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- Landscape:**  
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Project Location



**Vicinity Map**



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Milestone Housing Group  
 481 N Santa Cruz Ave, Ste. 310  
 Los Gatos, CA 95030

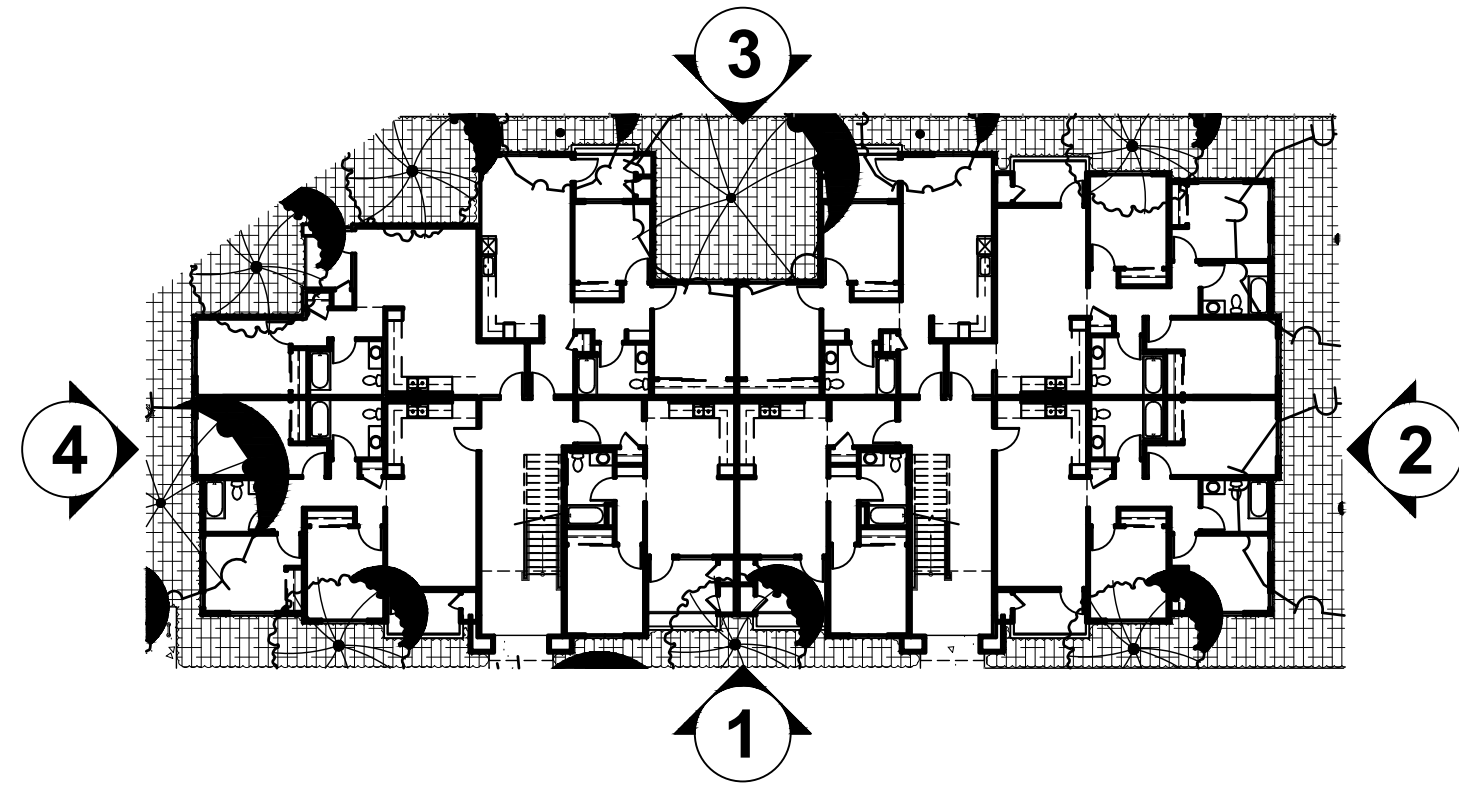
**RIDLEY AVE APARTMENTS**  
 SANTA ROSA, CA # 2020-0858

**VISIONING PHASE**  
 AUGUST 26TH, 2021

**COVER SHEET**  
 SHEET INDEX

**A0.1**





**Building Key Plan** N.T.S.

**Material Legend**

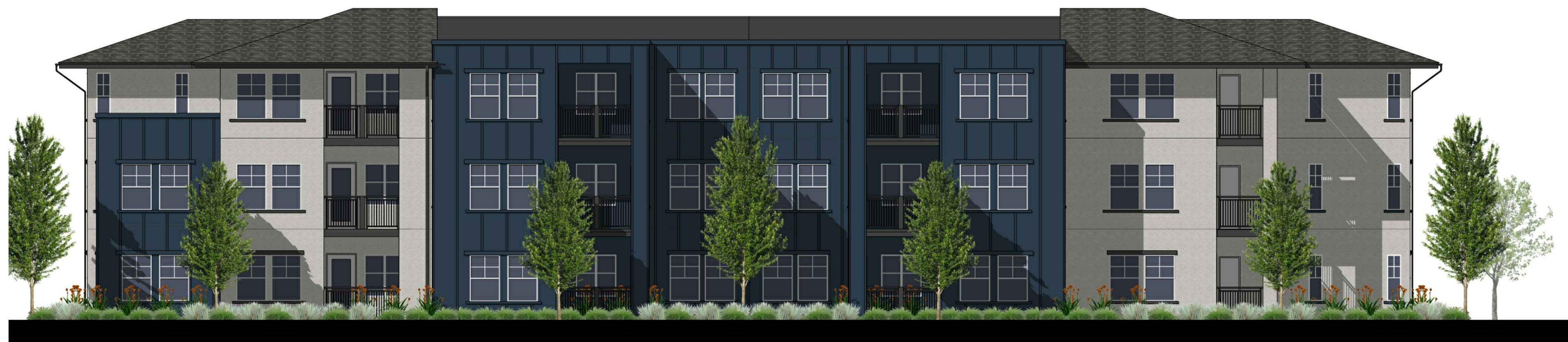
- 1. Stucco
- 2. Fiber Cement Board and Batten
- 3. Stone Veneer
- 4. Asphalt Composite Shingles
- 5. Vinyl Window
- 6. Vertical Metal Picket Railing
- 7. Metal Canopy
- 8. Decorative Light Fixture
- 9. Mechanical Equipment Screen



**1. FRONT ELEVATION**



**2. RIGHT ELEVATION**



**3. REAR ELEVATION**



**4. LEFT ELEVATION**

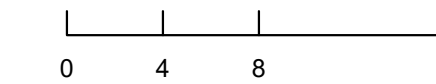


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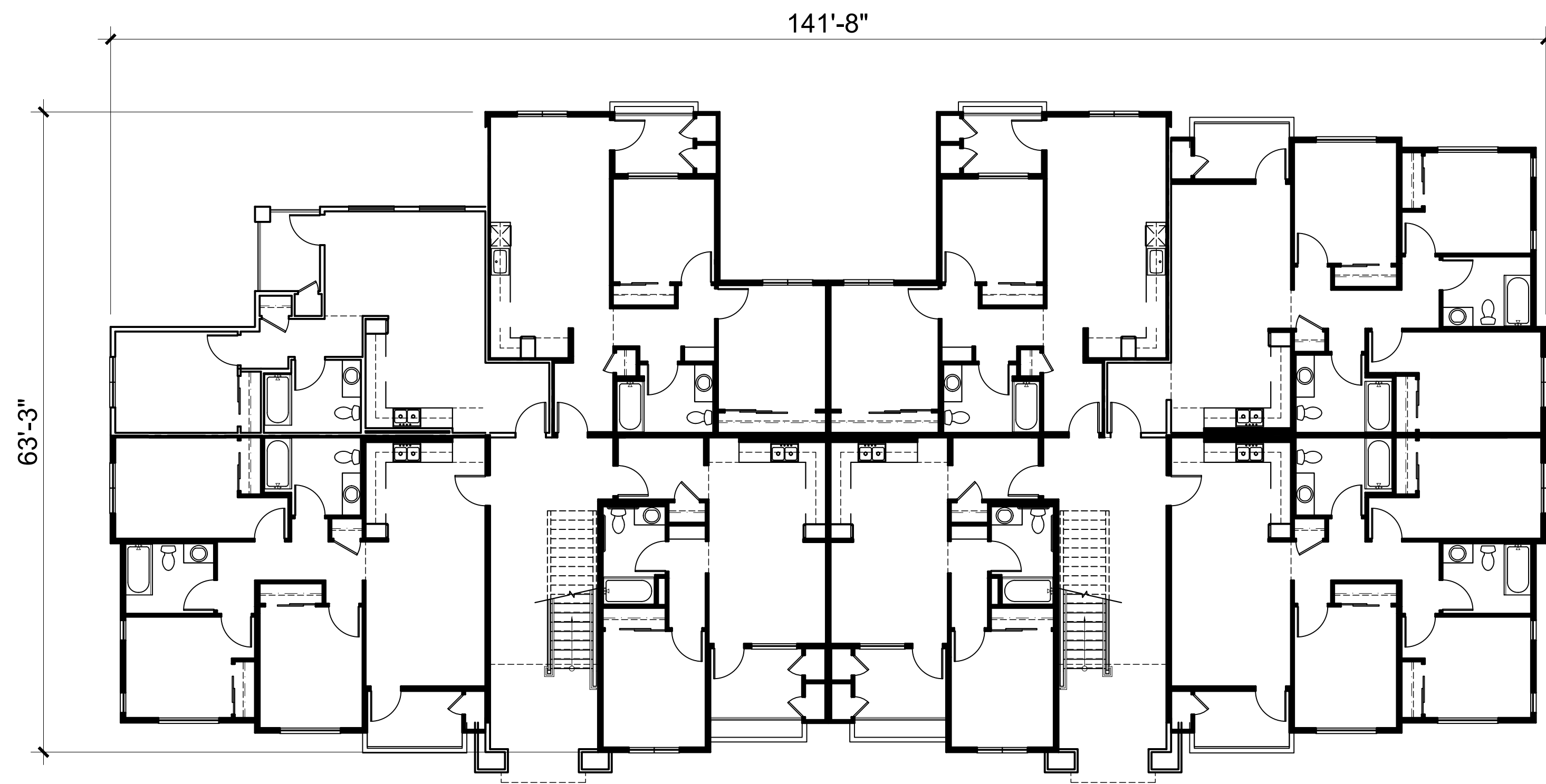
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AUGUST 26TH, 2021



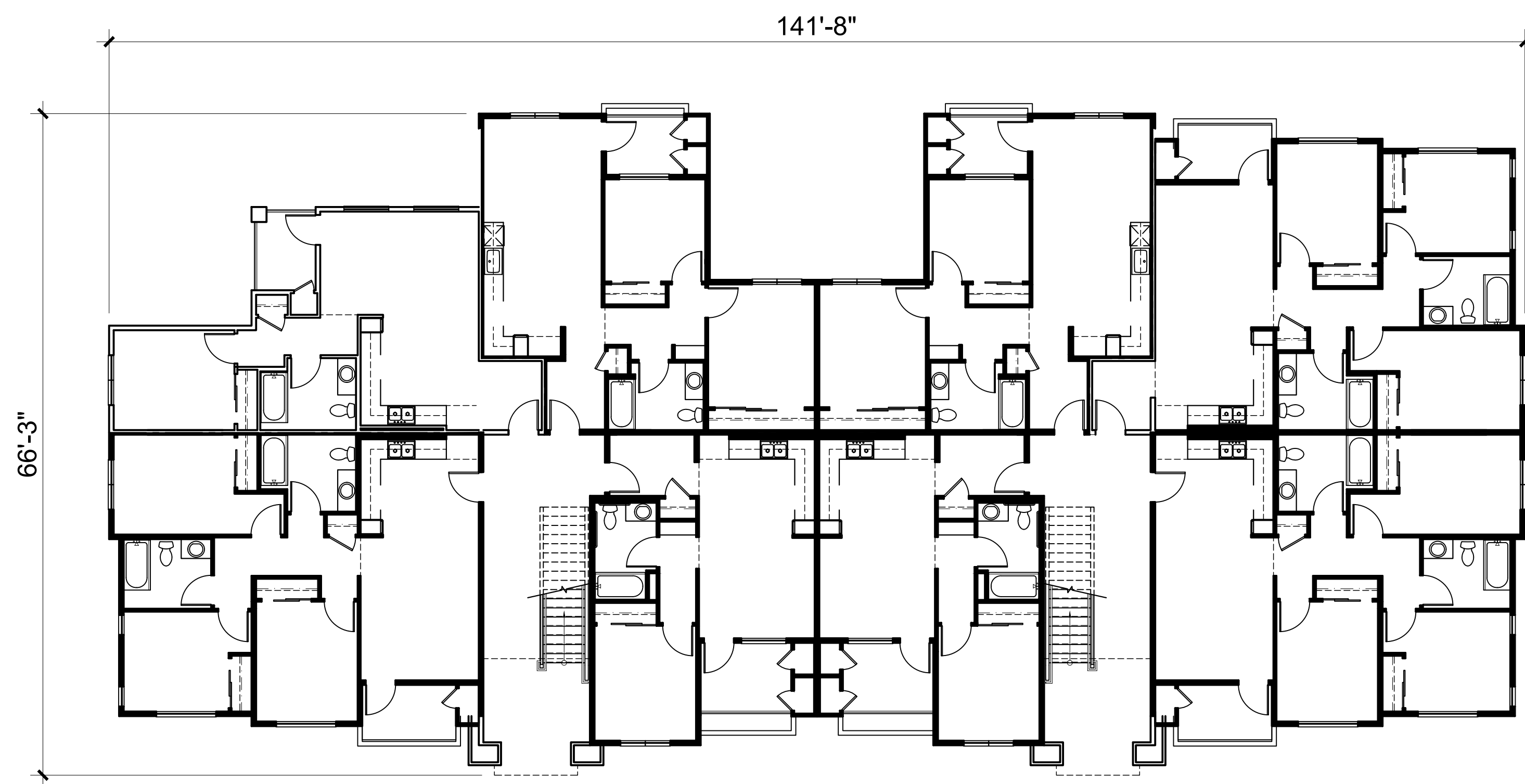
BUILDING ELEVATIONS  
APARTMENT BUILDING

A2.1

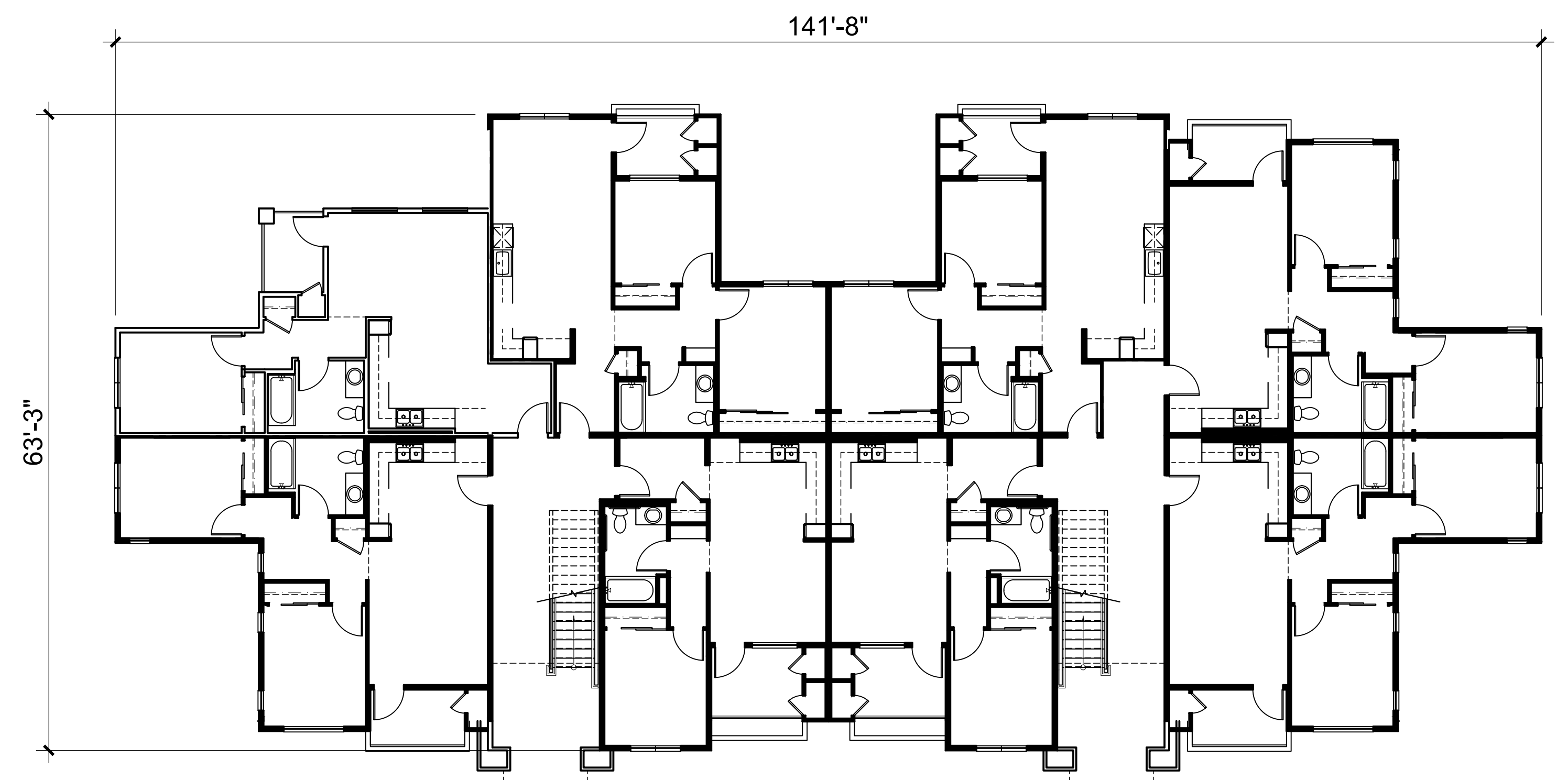




Level 2



Level 1



Level 3

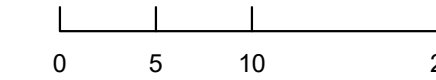


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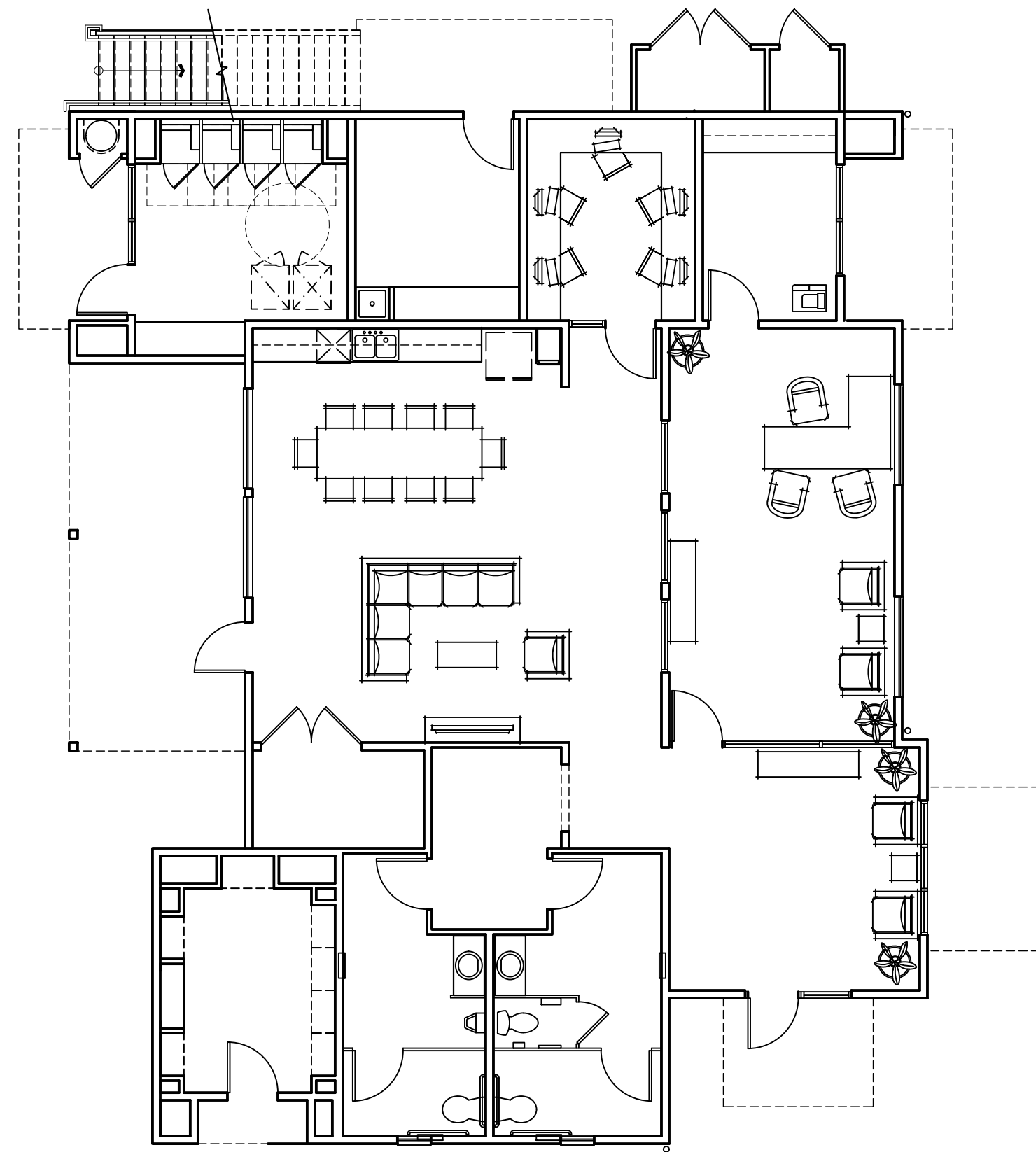
**RIDLEY AVE APARTMENTS**  
SANTA ROSA, CA # 2020-0858

VISIONING PHASE  
AUGUST 26TH, 2021

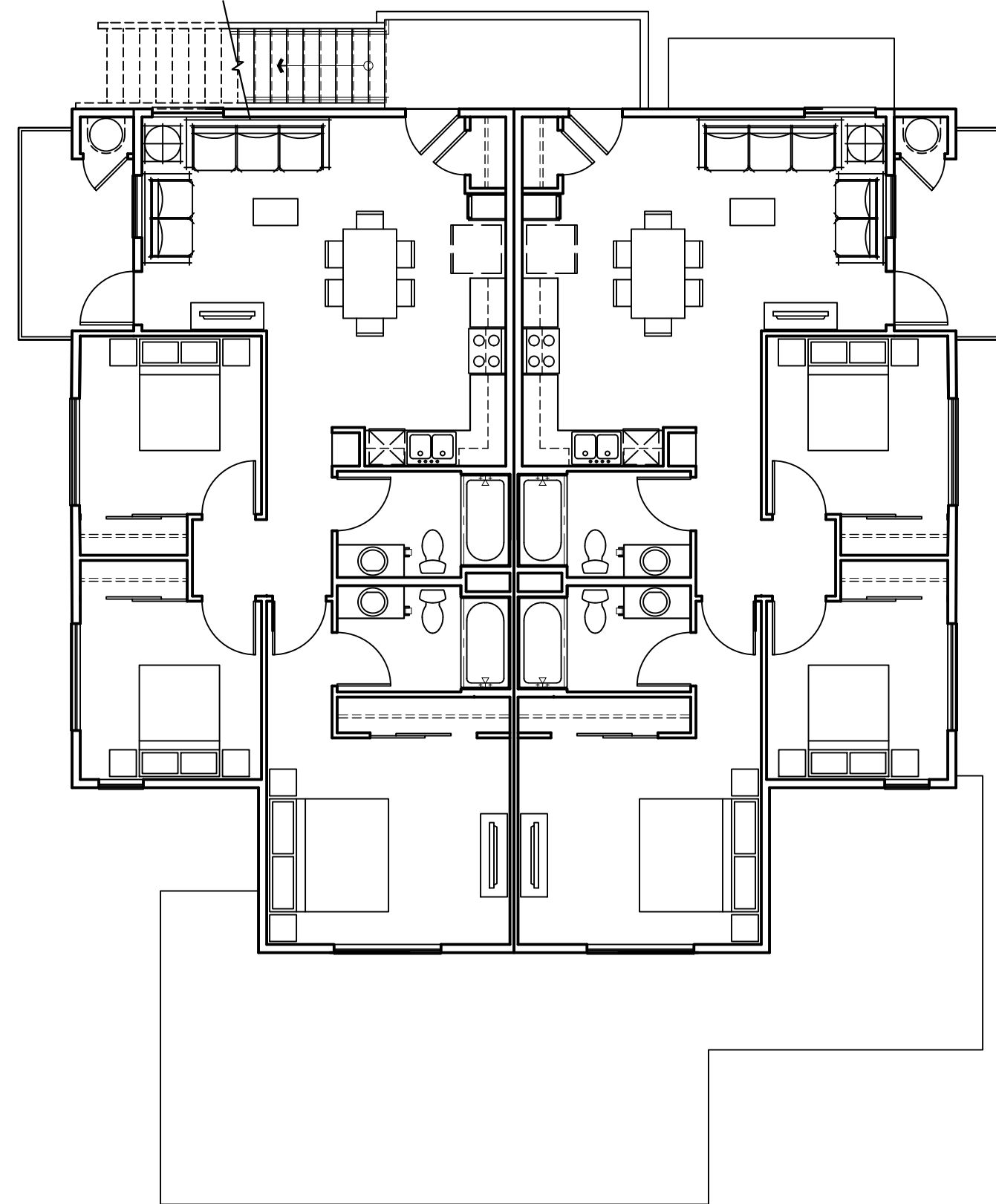


BUILDING PLANS  
BUILDING 'A'

A3.0



Level 1



Level 2

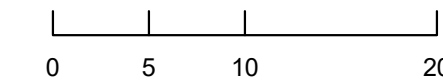


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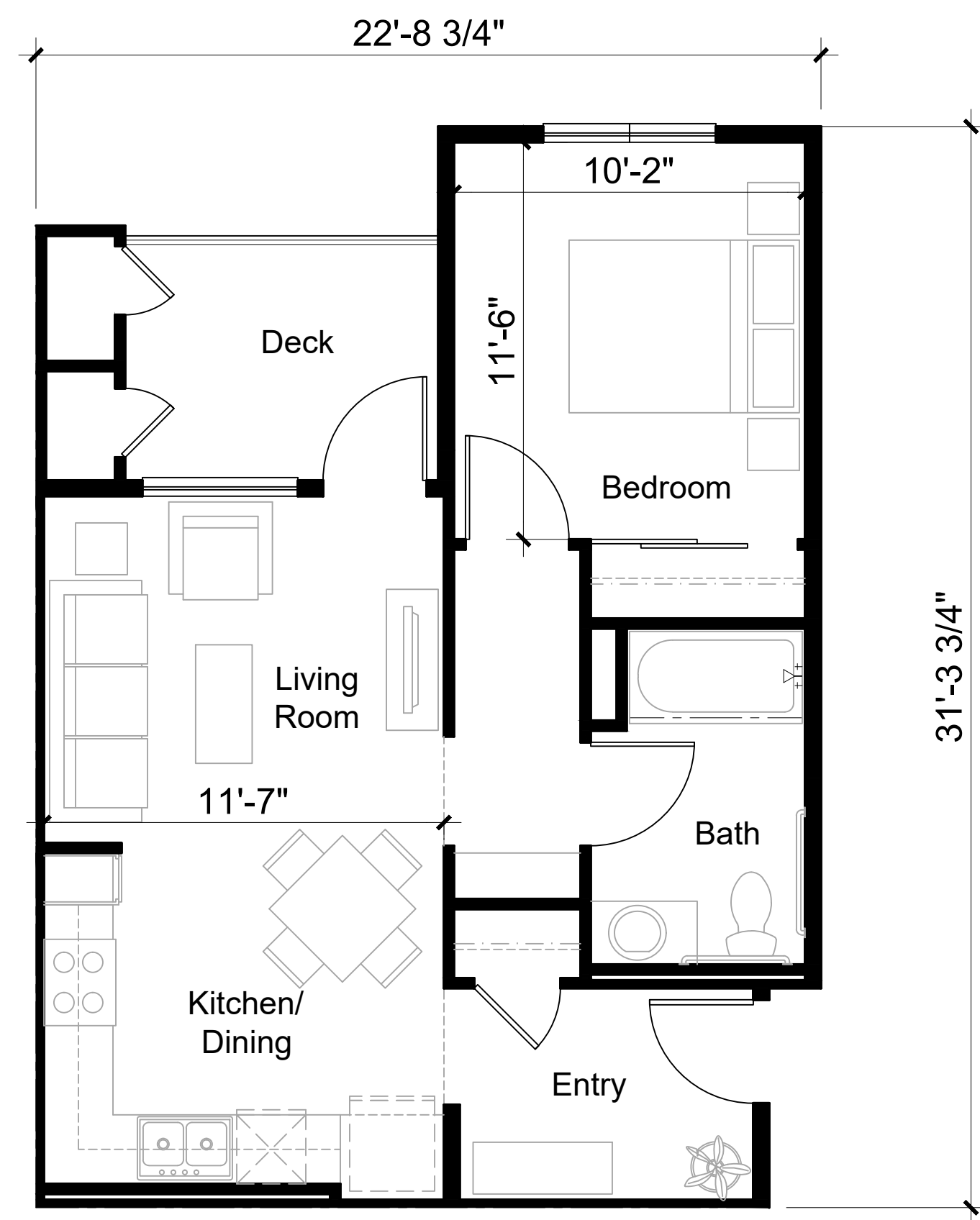
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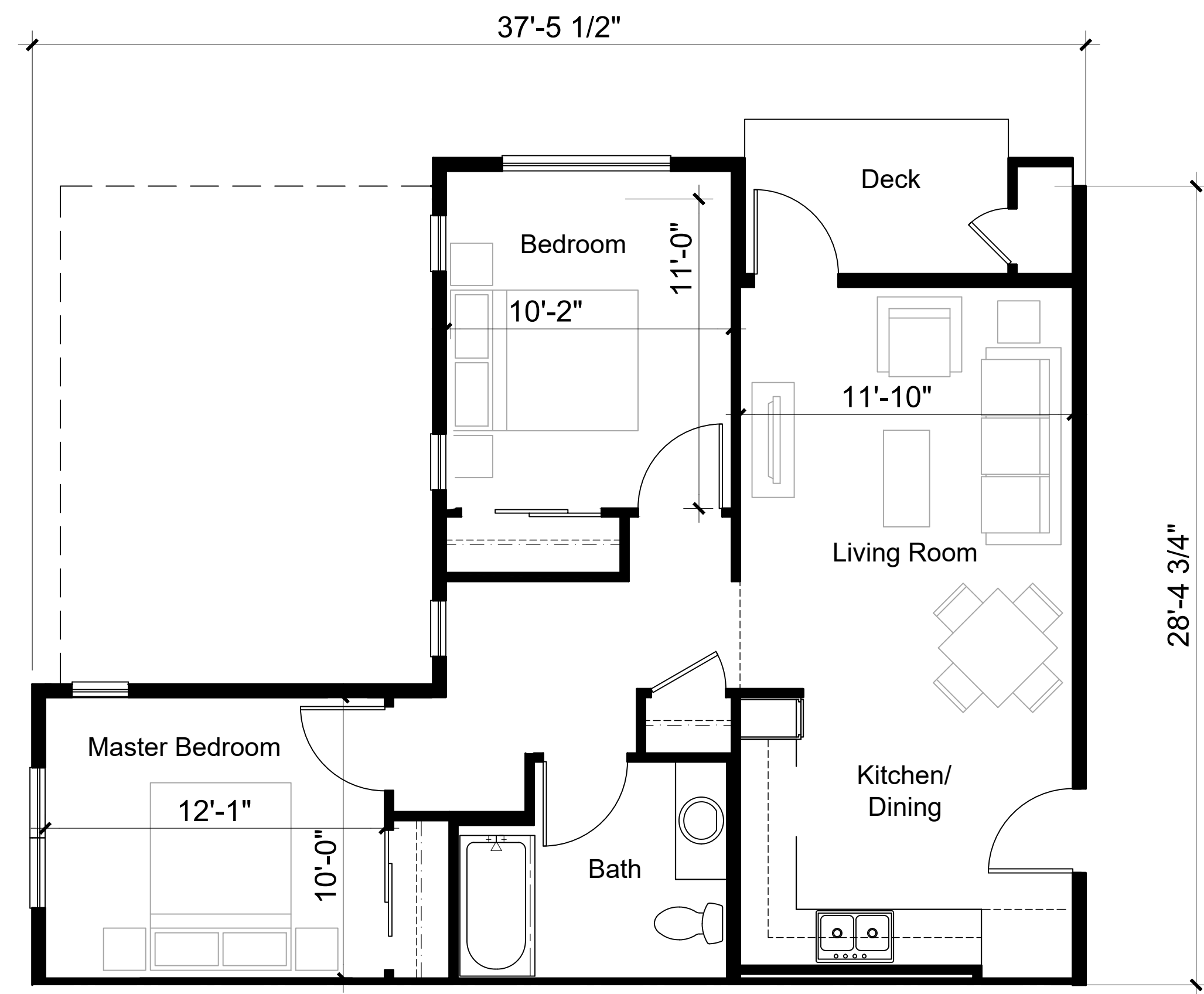
CLUBHOUSE PLANS

A3.1

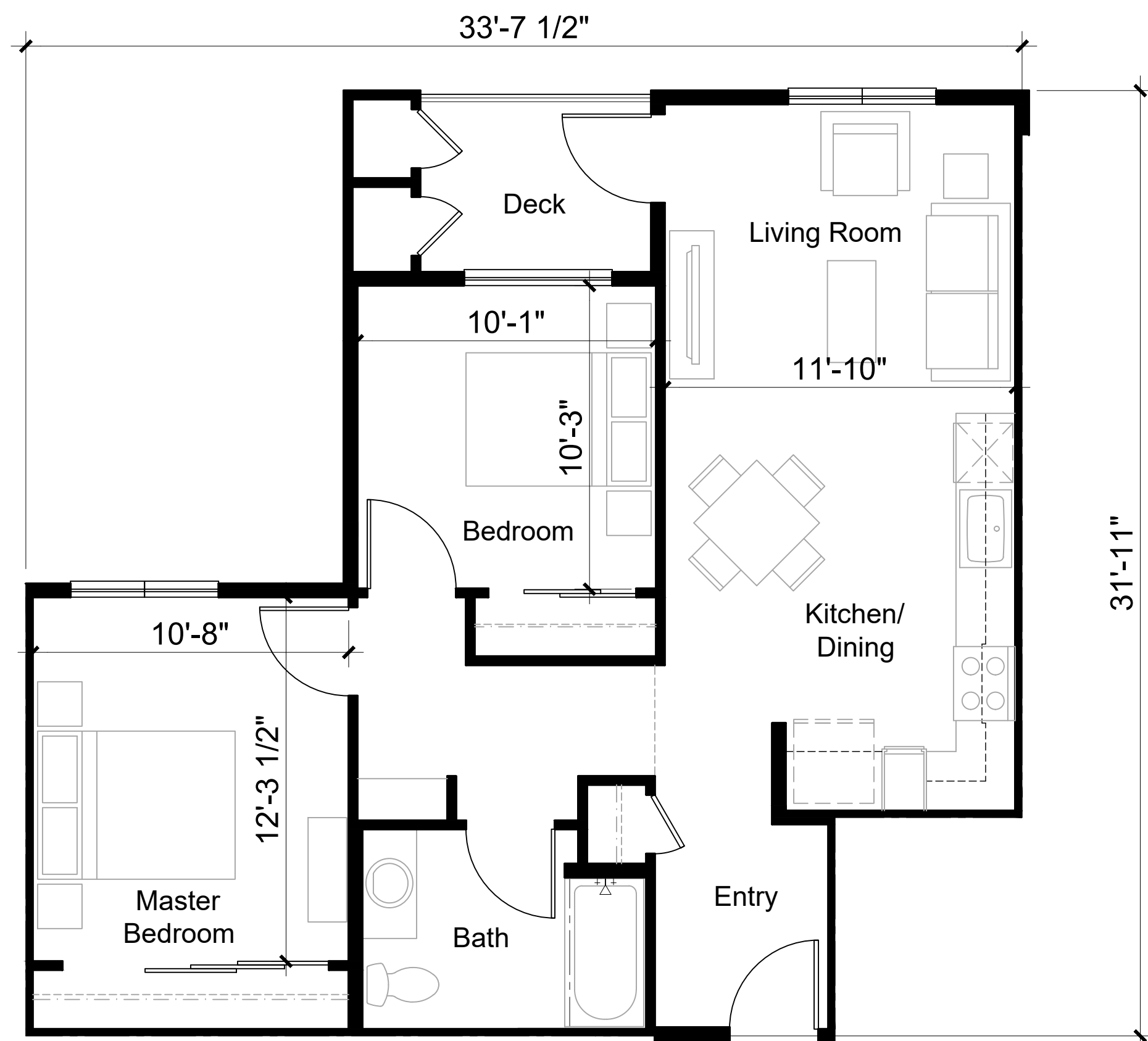




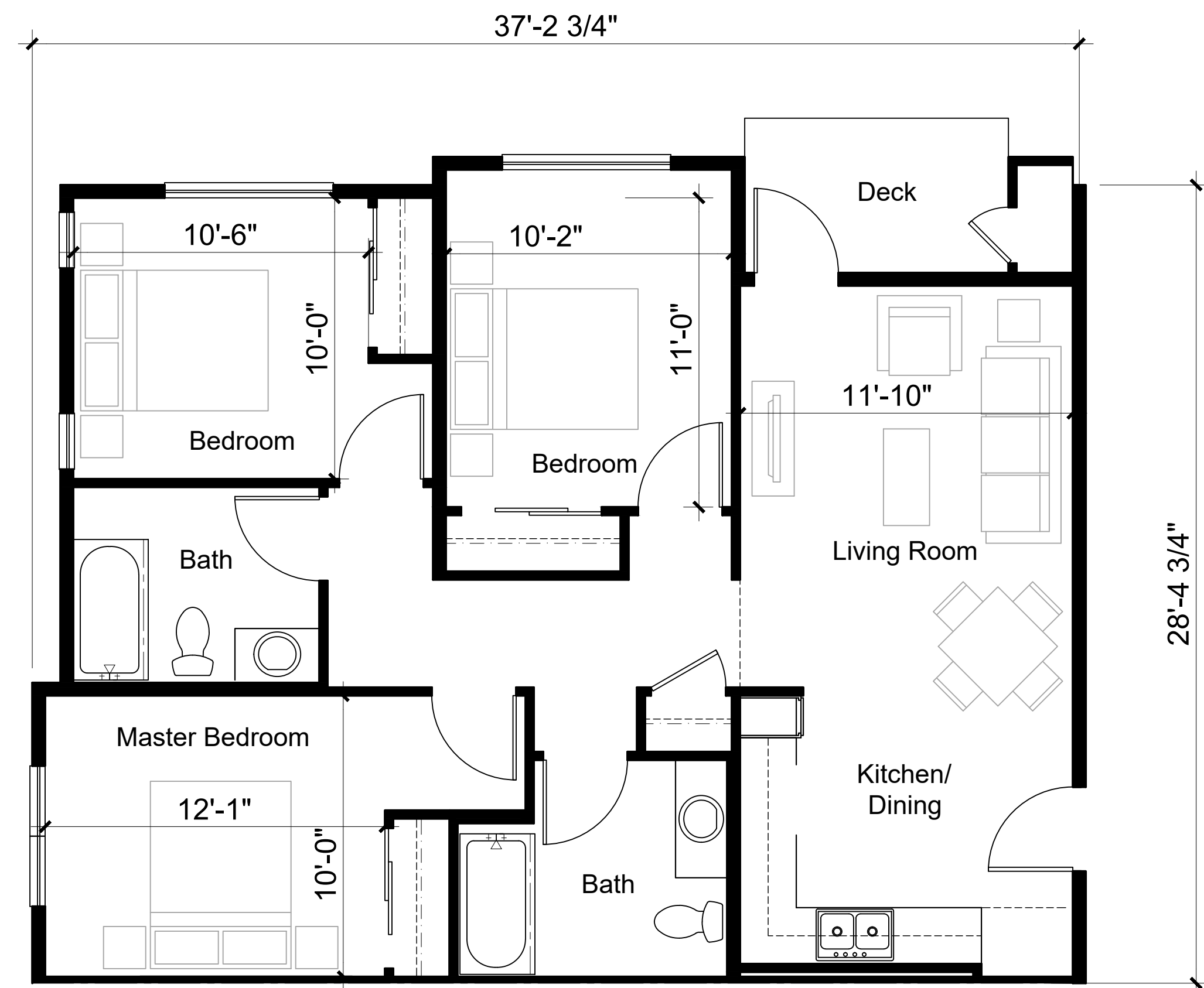
Unit Type 1-1  
 1 Bedroom/ 1 Bathroom  
 Net Area: 539 SQ. FT.  
 Gross Area: 583 SQ. FT.



Unit Type 2-2  
 2 Bedrooms/ 1 Bathroom  
 Net Area: 718 SQ. FT.  
 Gross Area: 768 SQ. FT.



Unit Type 2-1  
 2 Bedrooms/ 1 Bathroom  
 Net Area: 736 SQ. FT.  
 Gross Area: 786 SQ. FT.



Unit Type 3-1  
 3 Bedrooms/ 2 Bathrooms  
 Net Area: 953 SQ. FT.  
 Gross Area: 1003 SQ. FT.

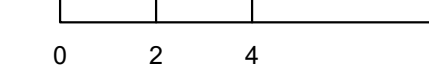


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VISIONING PHASE  
 AUGUST 26TH, 2021



ENLARGED BUILDING PLANS  
 UNIT PLANS

A5.0





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**RIDLEY AVE APARTMENTS**  
SANTA ROSA, CA # 2020-0858

VISIONING PHASE  
AUGUST 26TH, 2021

AERIAL RENDERING  
VIEW NORTH

A6.0





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**RIDLEY AVE APARTMENTS**  
SANTA ROSA, CA # 2020-0858

VISIONING PHASE  
AUGUST 26TH, 2021

ENTRANCE TO PROJECT  
VIEW FROM RIDLEY AVE

A6.1





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**RIDLEY AVE APARTMENTS**  
SANTA ROSA, CA # 2020-0858

**VISIONING PHASE**  
AUGUST 26TH, 2021

**STREET VIEW**  
VIEW FROM FUTURE WYNGATE DRIVE

**A6.2**





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**RIDLEY AVE APARTMENTS**  
SANTA ROSA, CA # 2020-0858

VISIONING PHASE  
AUGUST 26TH, 2021

AERIAL VIEW OF PROJECT  
SOUTHEAST VIEW

A6.3





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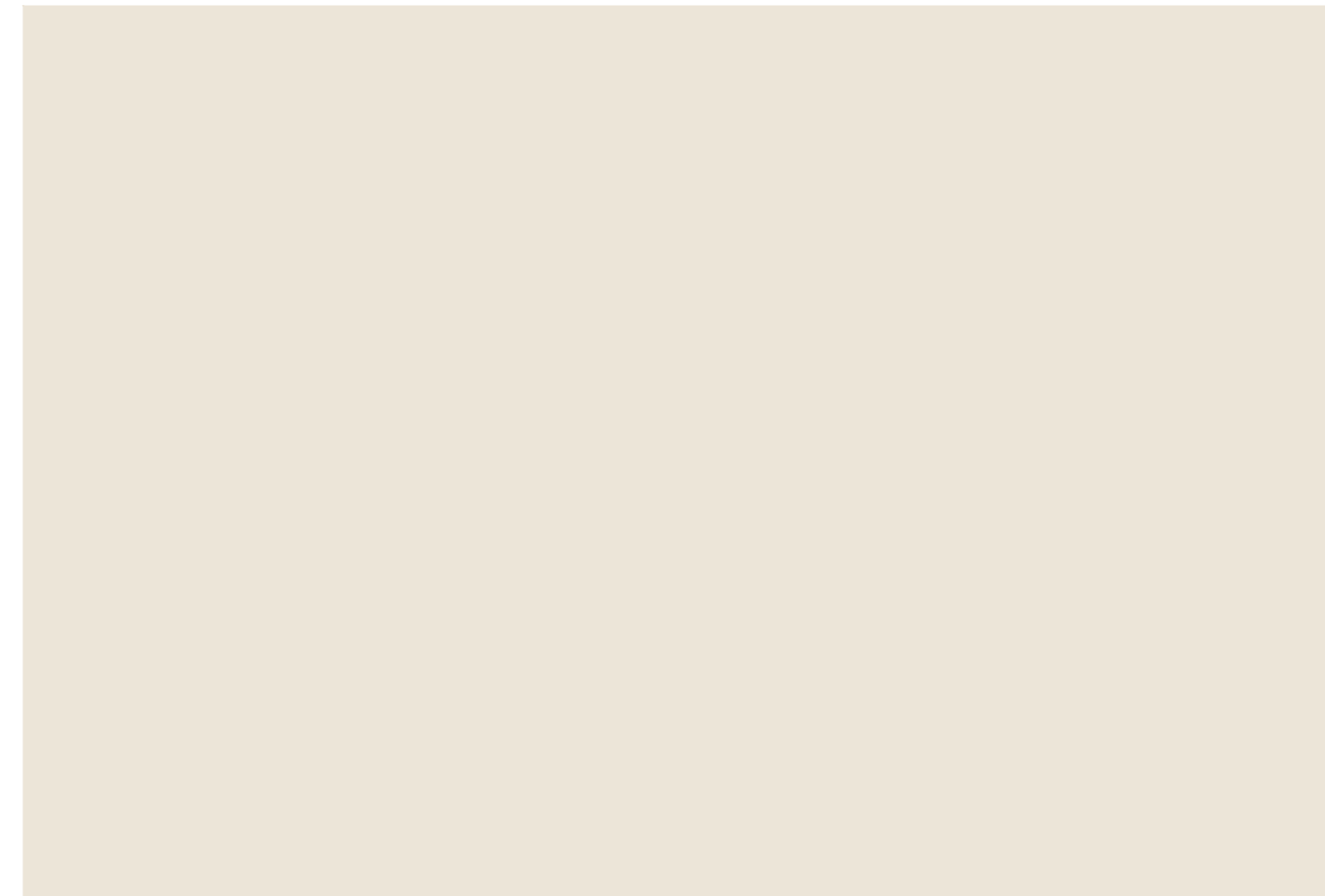
**RIDLEY AVE APARTMENTS**  
SANTA ROSA, CA # 2020-0858

VISIONING PHASE  
AUGUST 26TH, 2021

STREET VIEW OF PROJECT  
VIEW FROM PARKING

A6.4





1. FIELD, STUCCO 1  
SW 7013 - IVORY LACE



2. FIELD, FIBERCEMENT PANEL 1  
SW 2739 - CHARCOAL BLUE



3. STONE VENEER



4. FASCIA & TRIM  
SW 7048 - URBANE BRONZE



5. METAL DETAILS  
SW 7069 - IRON ORE



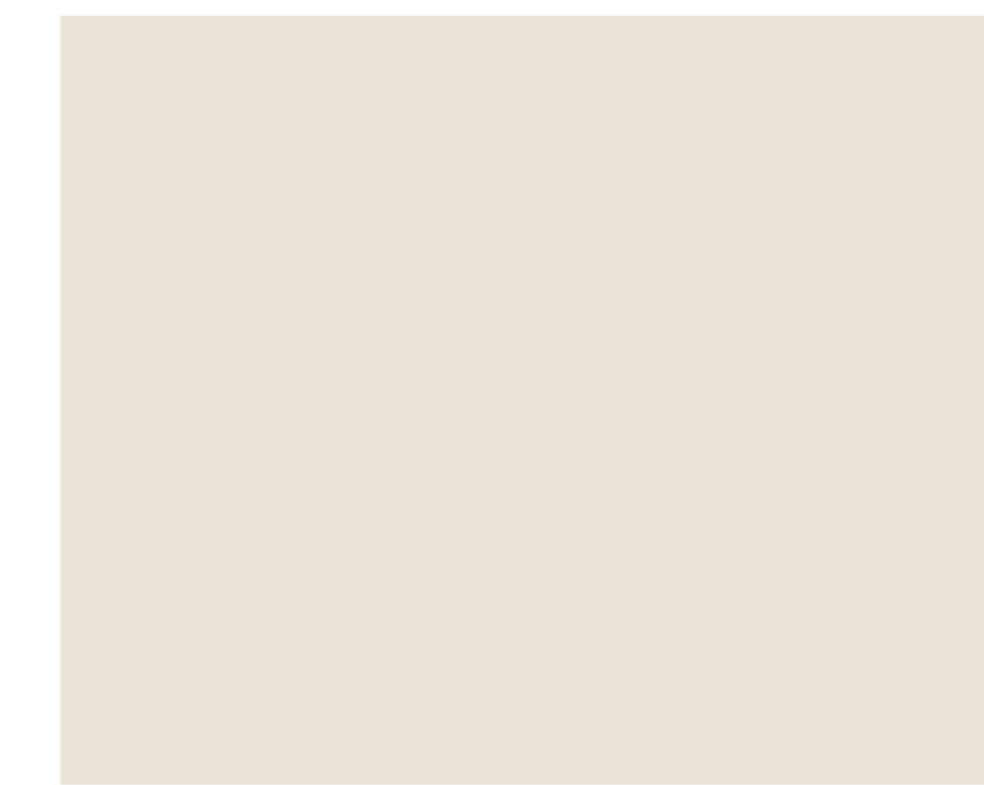
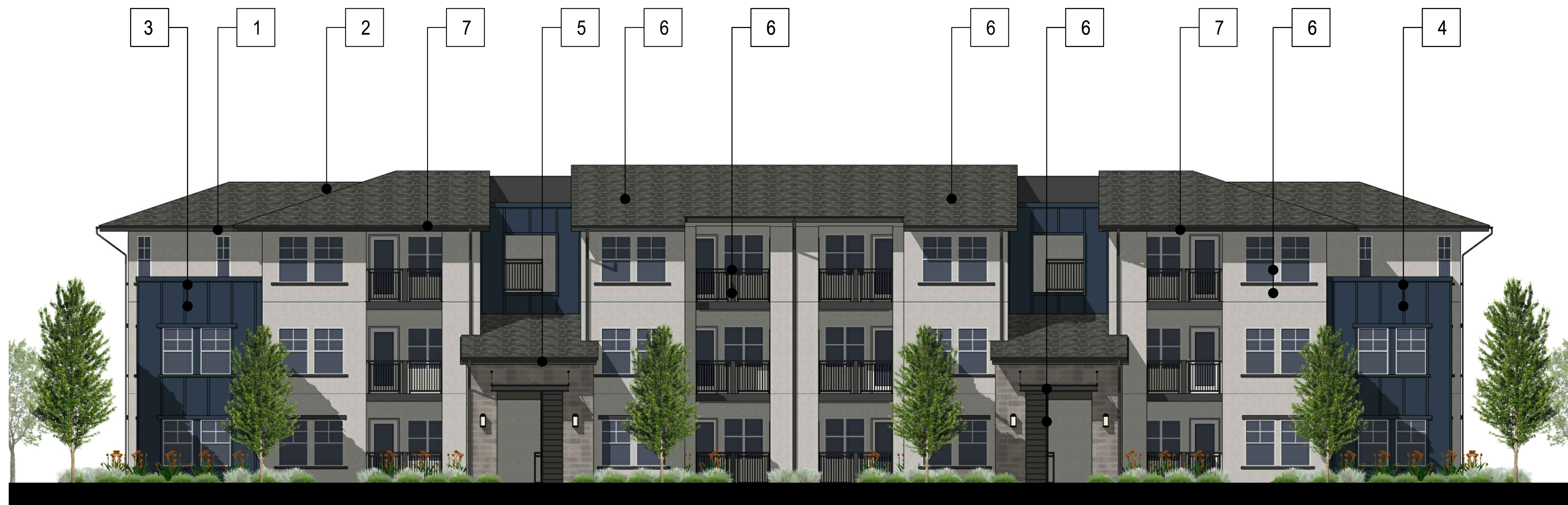
6. ASPHALT SHINGLES



7. VINYL WINDOW  
WHITE



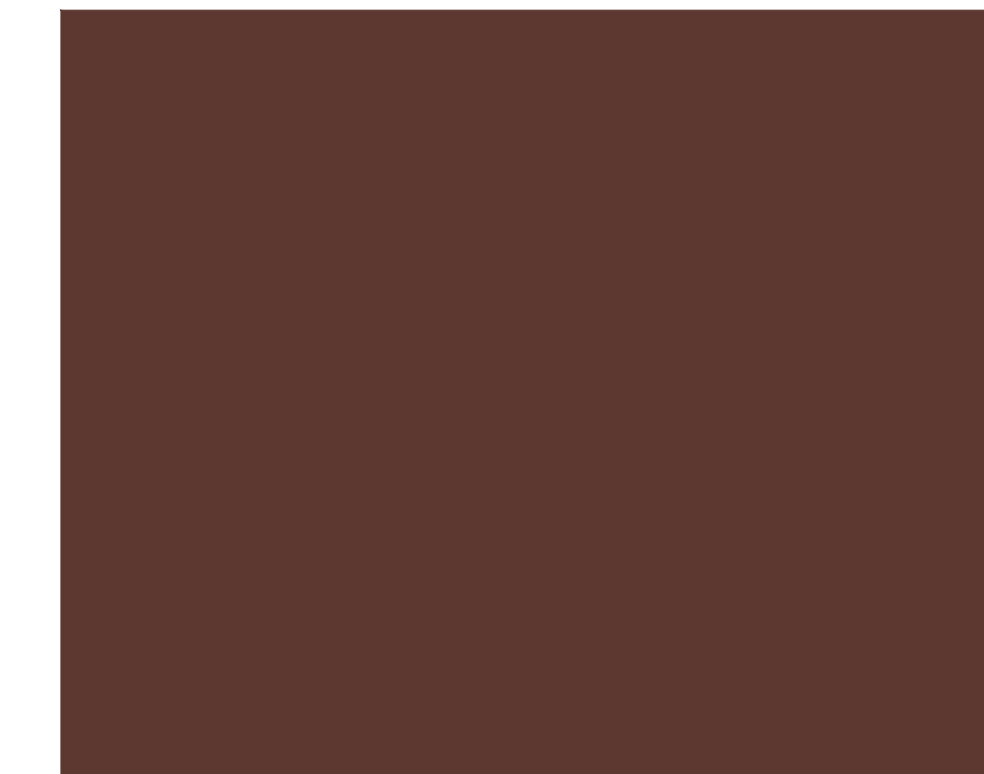




1. FIELD, STUCCO 1  
SW 7013 - IVORY LACE



2. FIELD, STUCCO 2  
SW 7045 - INTELLECTUAL GRAY



3. FIELD, SIDING 1  
SW 6055 - FIERY BROWN



4. FIELD, SIDING 2  
SW 6179 - ARTICHOKE



5. STONE VENEER  
CULTURED STONE  
CAST-FIT - FRENCH GRAY



6. TRIM 1  
SW 7048 - URBANE BRONZE



7. VINYL WINDOW  
WHITE



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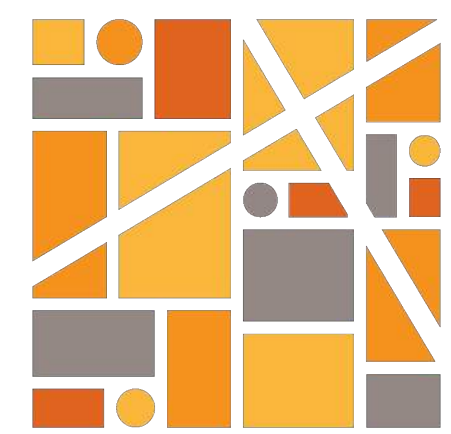
VISIONING PHASE  
AUGUST 26TH, 2021

MATERIAL BOARD

A7.1



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**INTEGRA**  
 PLANNING+  
 LANDSCAPE  
 ARCHITECTURE

ILLUSTRATIVE PLAN  
 CONCEPTUAL LANDSCAPE PLAN  
**RIDLEY AVE. APARTMENTS**  
 SANTA ROSA, CA  
 MILESTONE HOUSING GROUP, LOS GATOS, CA



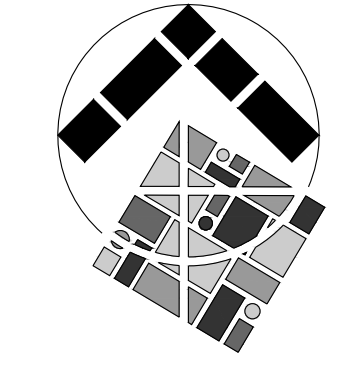
**PLANTING LEGEND**

ABBREV.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
<b>SHADE/STREET/SCREEN TREES</b>						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	X	SINGLE TRUNK
ARB MAR	ARBUSUTUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	X	SINGLE TRUNK
KEO PAN	KEOELREUTERIA PANICULATA	GOLDENRAIN TREE	L	24" BOX	X	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFOLRA	MAGNOLIA	M	24" BOX	X	SINGLE TRUNK
POD MAC	PODOCARPUS MACROPHYLLUS	YEW PINE	M	15 GAL.	X	SINGLE TRUNK
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	X	MULTI TRUNK
<b>ACCENT TREES</b>						
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	M	15 GAL.	X	MULTI TRUNK
ARB UNE	ARBUSUTUS UNDEO	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X	MULTI TRUNK
ERI JAP	ERIBOTTRYA JAPONICA	LOQUAT	L	15 GAL.	X	SINGLE TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
<b>LARGE SHRUBS (+5' O.C.)</b>						
ALY HUE	ALYOGYNE HUEGELII	BLUE HIBISCUS	L	5 GAL.	X	6' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PNIK'	MALLOW TREE	M	5 GAL.	X	6' O.C. SPACING
CEA DAR	CEANOTHUS 'CONCHA'	CEANOTHUS	L	5 GAL.	X	6' O.C. SPACING
CAM SAS	CAMELLIA SASANQUA	CAMELLIA	M	5 GAL.	X	8' O.C. SPACING
CHA NOE	CHAENOMELES 'NOELII'	FLOWERING QUINCE	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE'	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EUO JAP	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLU AUR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. 'EVECASE'	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSYMYRY	L	5 GAL.	X	8' O.C. SPACING
<b>MEDIUM SHRUBS (3' TO 4.5' O.C.)</b>						
ABU HYB	ABUTILON HYBRIDUM	FLOWERING MAPLE	M	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	L	5 GAL.	X	3' O.C. SPACING
PHO BRO	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	L	5 GAL.	X	4' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3' O.C. SPACING
<b>SMALL SHRUBS (~2.5' O.C)</b>						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOO	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUP RIG	EUPHORBIA RIGIDA	SILVER SPURGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALUM ROOT	M	1 GAL.	X	2' O.C. SPACING
LAV SSP	LAVANDULA SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	3' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
<b>GRASSES/GRASSLIKE</b>						
FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	1' O.C. SPACING
MUL CAP	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L	5 GAL.	X	3' O.C. SPACING
MUL RIG	MULENBERGIA RIGEN	DEER GRASS	L	0 5GAL.	X	3' O.C. SPACING
<b>VINES</b>						
BOU MON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	
CAM RAD	CAMPISIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANKSIAE	LADY'S BANK ROSE	L	15 GAL.	X	
VIT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
<b>GROUNDCOVER</b>						
ARC MON	ARCTOSTAPHYLOS HOOKII	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
CEA GRI	CEANOTHUS THYRSIFLORUS	CEANTHUS	L	1 GAL.	X	4' O.C. SPACING
COT DAM	COTONEASTER D. LOWFAST'	BAERBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	3' O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

**IRRIGATION CONCEPT STATEMENT**

WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SYSTEM COMPONENTS WILL INCLUDE A WEATHER BASED SMART IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, BUBBLERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DRIP IRRIGATION.

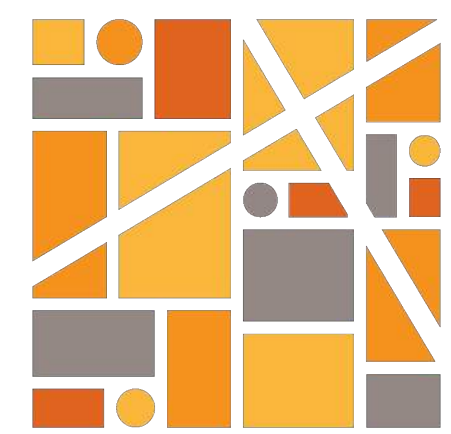
OUR PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AIDS IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND MICROCLIMATES, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.



DATE: 8/26/2021  
 SHEET NUMBER: L-0 OF 4  
 PROJECT NUMBER: 21-057.01

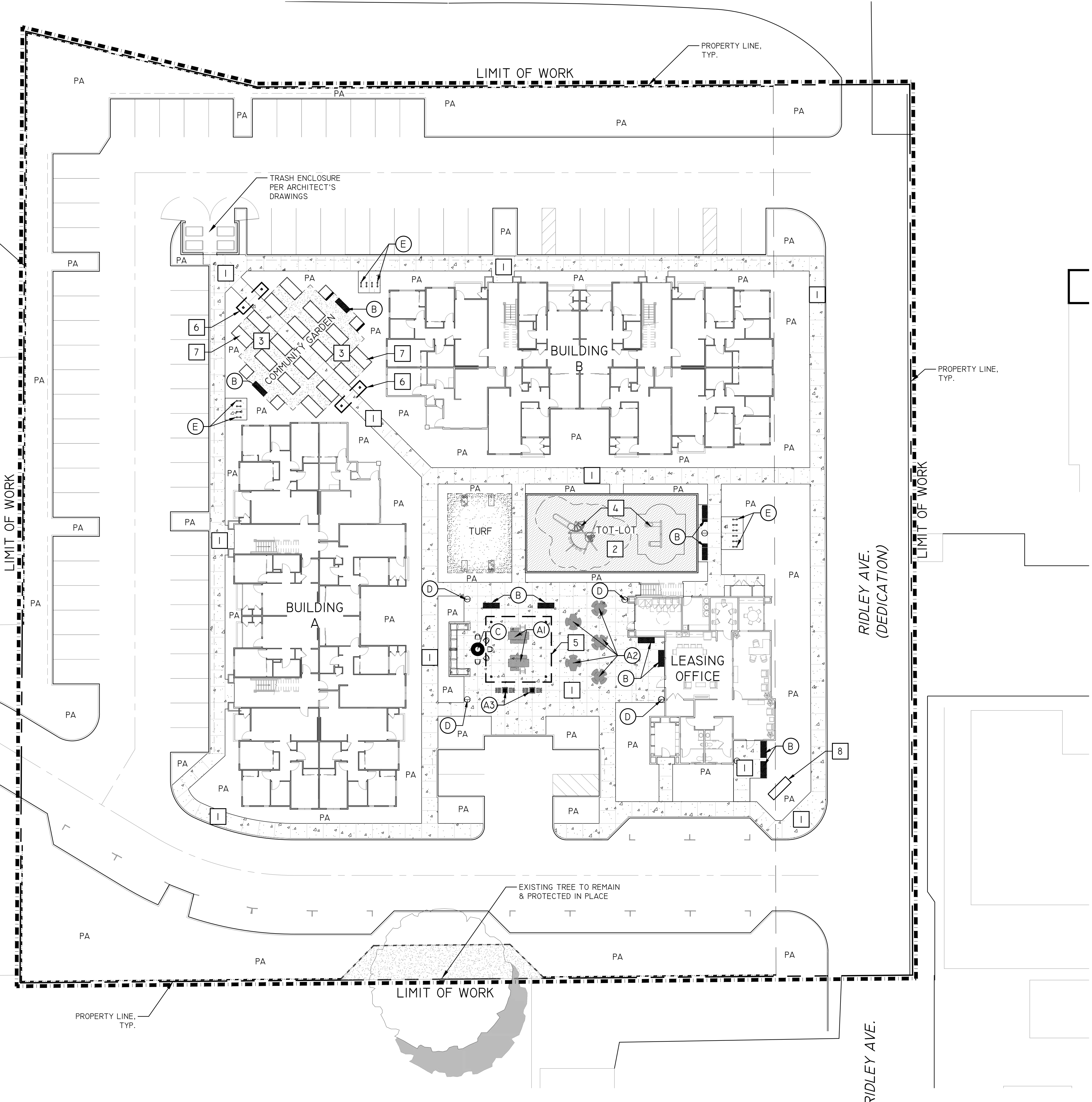


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**INTEGRA**  
PLANNING+  
LANDSCAPE  
ARCHITECTURE

SITE PLAN  
CONCEPTUAL LANDSCAPE PLAN  
**RIDLEY AVE. APARTMENTS**  
SANTA ROSA, CA  
MILESTONE HOUSING GROUP, LOS GATOS, CA

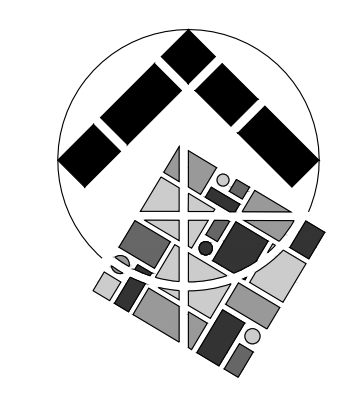


**CONSTRUCTION LEGEND**

- PA PLANTING AREA
- TYP. TYPICAL
- I REFER TO FINISH/COLOR SCHEDULE
- A REFER TO AMENITIES

**MATERIAL SCHEDULE**

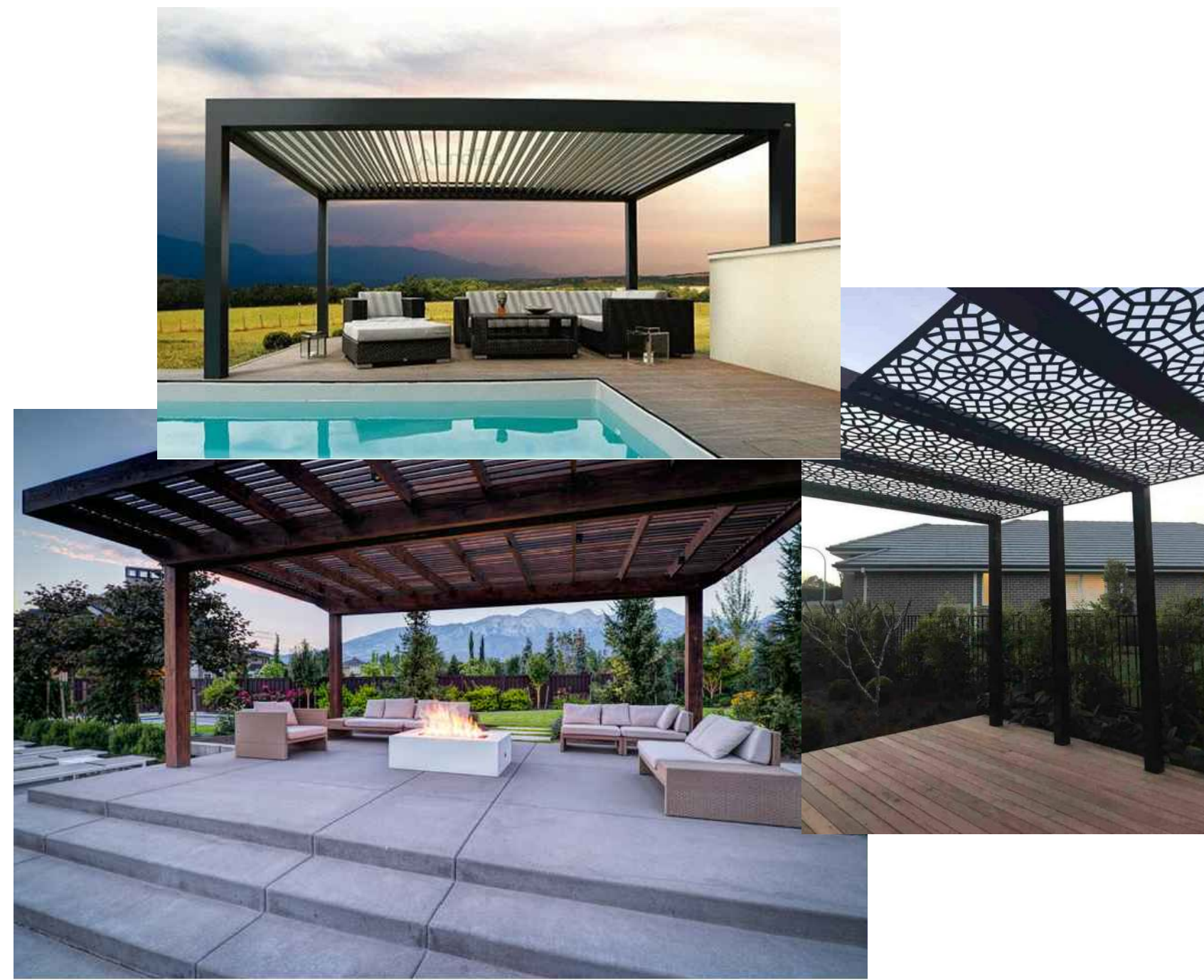
- 1 CONCRETE PAVING - CONCRETE W/COLOR & FINISH TBD. SCORE AS SHOWN.
- 2 PLAY SURFACE - TBD.
- 3 MULCH - ARBOR WALK-ON MULCH.
- 4 TOT-LOT PLAY EQUIPMENT (2-12 YEARS OLD) - SEE SHEET L-2
- 5 SHADE STRUCTURE - TO BE 20 FT. x 20 FT. PERGOLA.
- 6 TEA ARBOR - TO BE 3.5 FT. X 14 FT. W/ SWING.
- 7 WOOD GARDEN BOX - TO BE 4 FT. X 8 FT. X 1 FT (QNTY. OF 12).
- 8 ENTRY MONUMENT SIGNAGE - TBD.
- A1 PICNIC TABLE - TO BE 7.5 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- A2 PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 5).
- A3 GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- B BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 8).
- C FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- D TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 6).
- E BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 14 RACKS/28 BIKES).
- WOOD FENCE - TO BE 6 FT. W/LATTICE TOP.



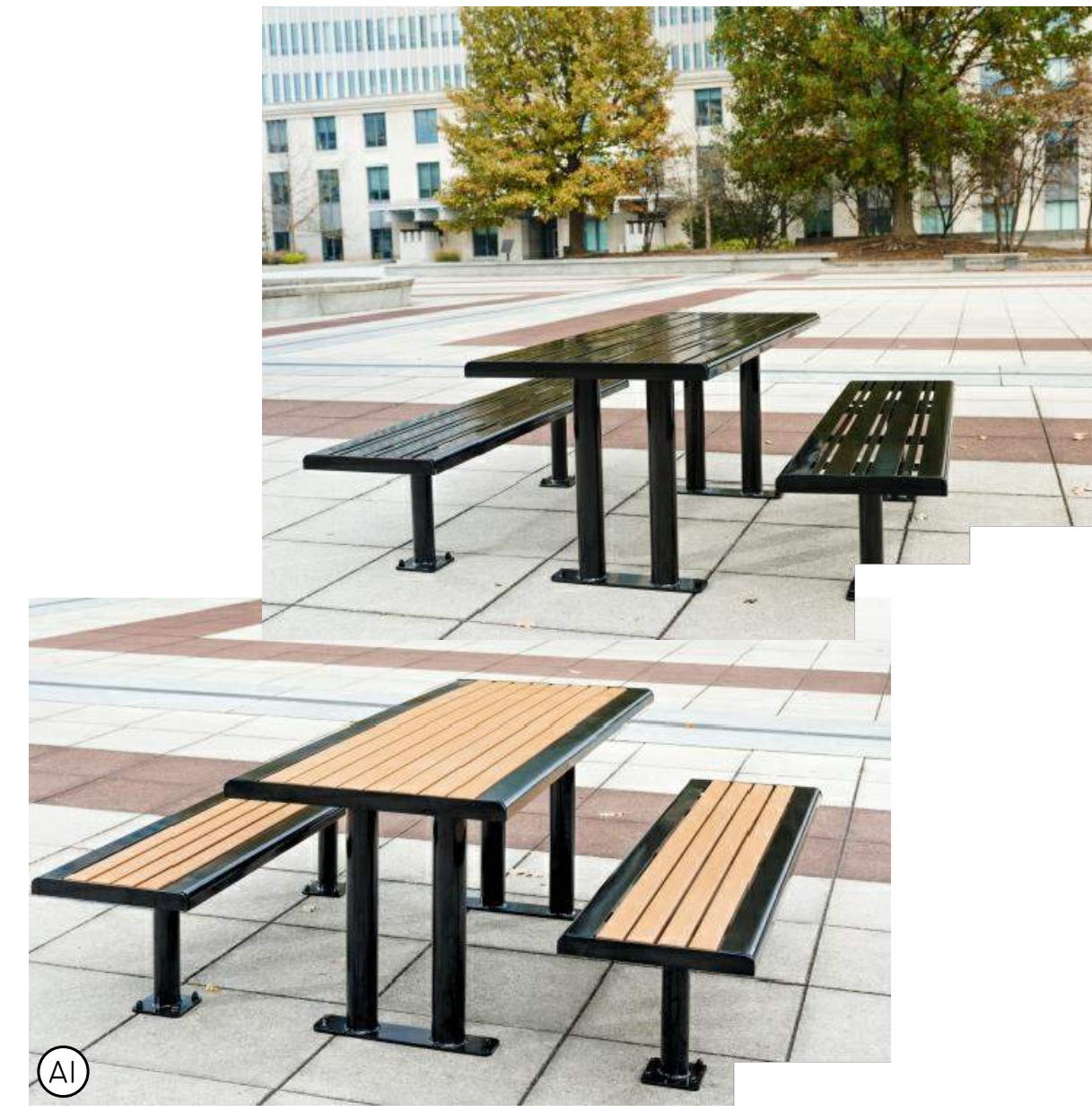
GRAPHIC SCALE  
0 20 40  
( IN FEET )  
1 INCH = 20 FT

DATE: 8/26/2021  
SHEET NUMBER: L-1 OF 4  
PROJECT NUMBER: 21-057.01





**3** **SITE AMENITIES** IMAGES ARE CONCEPTUAL IN NATURE.  
ACTUAL SITE AMENITIES MAY VARY.  
SCALE: N.T.S.



**1** **SITE FURNISHING - TABLES** IMAGES ARE CONCEPTUAL IN NATURE.  
ACTUAL SITE AMENITIES MAY VARY.  
SCALE: N.T.S.



**4** **TOT-LOT PLAY EQUIPMENT** IMAGES ARE CONCEPTUAL IN NATURE.  
ACTUAL PLAY EQUIPMENT MAY VARY.  
SCALE: N.T.S.



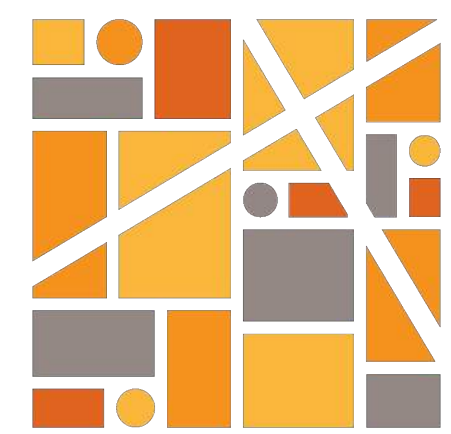
**2** **SITE FURNISHING - BENCHES, TRASH RECEPTACLE & BIKE RACKS** IMAGES ARE CONCEPTUAL IN NATURE.  
ACTUAL SITE AMENITIES MAY VARY.  
SCALE: N.T.S.

**SITE AMENITIES**

- (A1) PICNIC TABLE - TO BE 6 FT. RECTANGLE TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- (A2) PICNIC TABLE - TO BE 3.5 FT. ROUND TABLE W/COLOR & FINISH TBD (QNTY. OF 5).
- (A3) GAME TABLE - TO BE 3.5 FT. SQ. TABLE W/COLOR & FINISH TBD (QNTY. OF 2).
- (B) BENCHES - TO BE 6 FT. W/COLOR & FINISH TBD (QNTY. OF 8).
- (C) FIREPIT - TBD W/COLOR & FINISH TBD (QNTY. OF 1).
- (D) TRASH RECEPTACLES - TBD W/COLOR TBD (QNTY. OF 6).
- (E) BICYCLE RACK - TBD W/COLOR TBD (QNTY. OF 14 RACKS/28 BIKES).

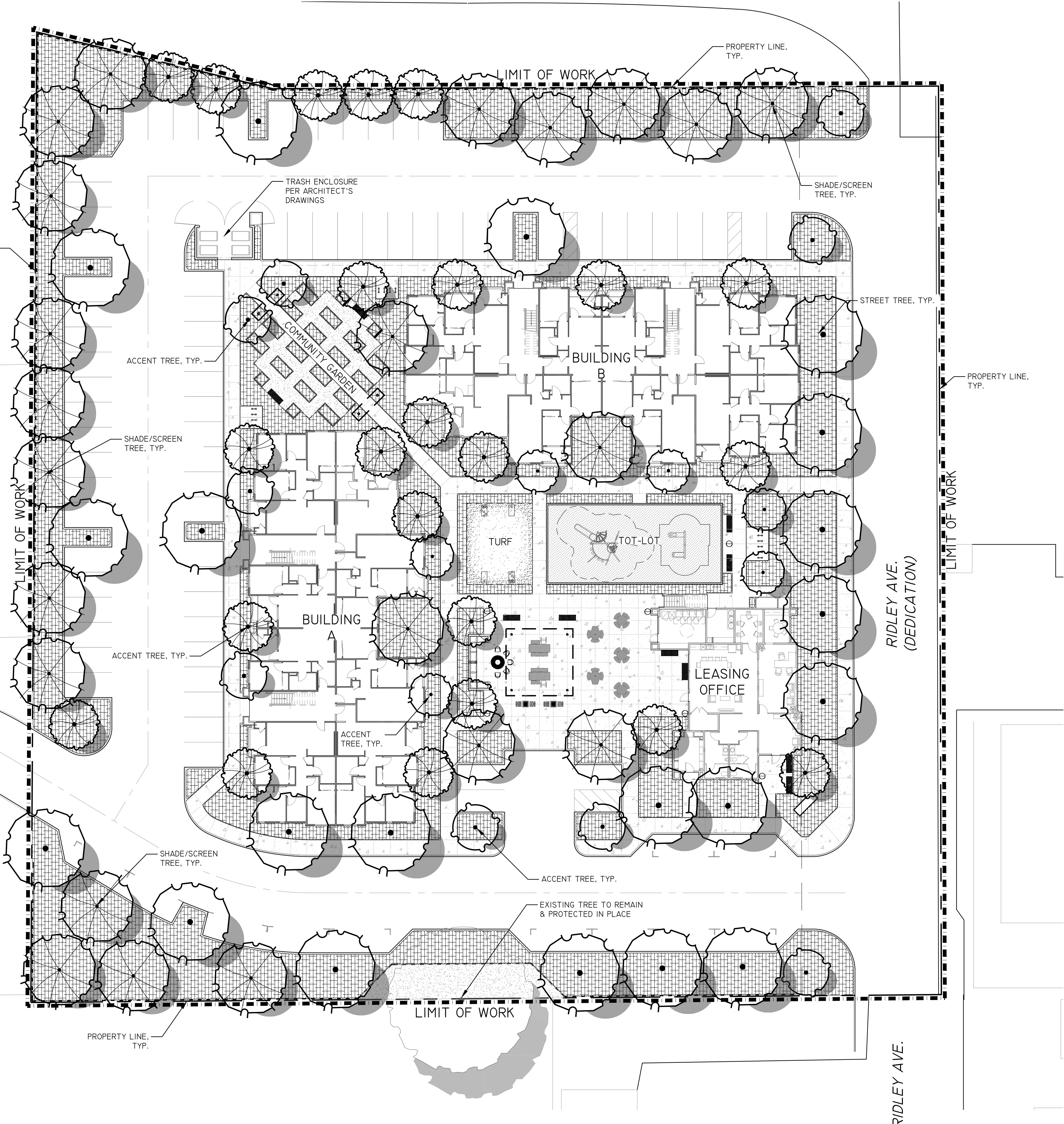


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**INTEGRA**  
 PLANNING +  
 LANDSCAPE  
 ARCHITECTURE

PLANTING PLAN  
 CONCEPTUAL LANDSCAPE PLAN  
**RIDLEY AVE. APARTMENTS**  
 SANTA ROSA, CA  
 MILESTONE HOUSING GROUP, LOS GATOS, CA



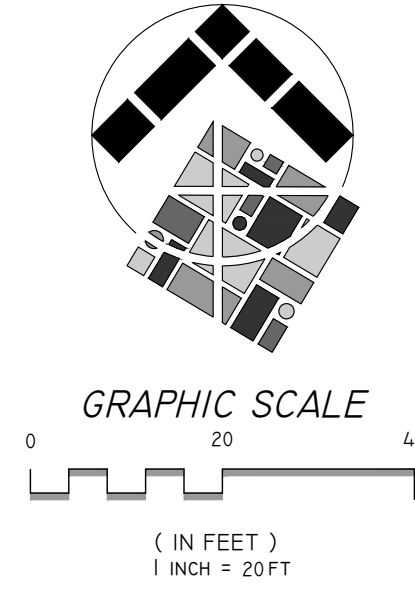
**PLANTING LEGEND**

ABBREV.	BOTANICAL NAME	COMMON NAME	WOCULS	SIZE	QTY	REMARKS/SPACING
<b>SHADE/STREET/SCREEN TREES</b>						
ACE RUB	ACER R. 'OCTOBER GLORY'	RED MAPLE	M	24" BOX	X	SINGLE TRUNK
ARB MAR	ARBUSUTUS 'MARINA'	STRAWBERRY TREE	L	24" BOX	X	SINGLE TRUNK
KEO PAN	KEOELREUTERIA PANICULATA	GOLDENRAIN TREE	L	24" BOX	X	SINGLE TRUNK
MAG MAJ	MAGNOLIA GRANDIFOLRA	MAGNOLIA	M	24" BOX	X	SINGLE TRUNK
POD MAC	PODOCARPUS MACROPHYLLUS	YEW PINE	M	15 GAL.	X	SINGLE TRUNK
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VL	24" BOX	X	MULTI TRUNK
<b>ACCENT TREES</b>						
ACE PAL	ACER PALMATUM	JAPANESE MAPLE	M	15 GAL.	X	MULTI TRUNK
ARB UNE	ARBUSUTUS UNDEO	STRAWBERRY TREE	L	15 GAL.	X	SINGLE TRUNK
CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	VL	15 GAL.	X	MULTI TRUNK
ERI JAP	ERIBOTTRYA JAPONICA	LOQUAT	L	15 GAL.	X	SINGLE TRUNK
LAG NAT	LAGERSTROMIA INDICA	CREPE MYRTLE	L	15 GAL.	X	SINGLE TRUNK
<b>LARGE SHRUBS (+5' O.C.)</b>						
ALY HUE	ALYOGYNE HUEGELII	BLUE HIBISCUS	L	5 GAL.	X	6' O.C. SPACING
ANI HYP	ANISODONTE H. 'TARA PNIK'	MALLOW TREE	M	5 GAL.	X	6' O.C. SPACING
CEA DAR	CEANOTHUS 'CONCHA'	CEANOTHUS	L	5 GAL.	X	6' O.C. SPACING
CAM SAS	CAMELLIA SASANQUA	CAMELLIA	M	5 GAL.	X	8' O.C. SPACING
CHA NOE	CHAENOMELES 'NOELII'	FLOWERING QUINCE	L	5 GAL.	X	8' O.C. SPACING
COT COG	COTINUS C. ROYAL PURPLE'	SMOKE TREE	L	5 GAL.	X	5' O.C. SPACING
EUO JAP	EUONYMUS JAPONICA	EVERGREEN EUONYMUS	L	5 GAL.	X	5' O.C. SPACING
EUR PEC	EURYOPS PECTINATUS	SHRUB DAISY	L	5 GAL.	X	5' O.C. SPACING
FEI SEL	FEIJOA SELLOWIANA	PINEAPPLE GUAVE	M	5 GAL.	X	8' O.C. SPACING
OLE LIL	OLEA E. 'MONTRA'	DWARF OLIVE	L	5 GAL.	X	5' O.C. SPACING
PLU AUR	PLUMBAGO AURICULATA	CAPE PLUMBAGO	L	5 GAL.	X	6' O.C. SPACING
RHA EVE	RHAMNUS CAL. 'EVECASE'	CAL. COFFEEBERRY	L	5 GAL.	X	6' O.C. SPACING
WES FRU	WESTRINGIA FRUTICOSA	COAST ROSYMRY	L	5 GAL.	X	8' O.C. SPACING
<b>MEDIUM SHRUBS (3' TO 4.5' O.C.)</b>						
ABU HYB	ABUTILON HYBRIDUM	FLOWERING MAPLE	M	5 GAL.	X	3' O.C. SPACING
CIS HYB	CISTUS X HYBRID	WHITE ROCK ROSE	L	5 GAL.	X	4' O.C. SPACING
COR PUL	CORREA PULCHELLA	AUSTRALIAN FUCHSIA	L	1 GAL.	X	4' O.C. SPACING
HES PAR	HESPERALOE PARVIFLORA	YUCCA	L	1 GAL.	X	4' O.C. SPACING
LOR CHI	LOROPETALUM CHINENSIS	RED FRINGE FLOWER	L	5 GAL.	X	4' O.C. SPACING
MYR COM	MYRTUS C. 'COMPACTA'	DWARF MYRTLE	L	5 GAL.	X	4' O.C. SPACING
NAN DOM	NANDINA D. 'TUSCAN FLAME'	HAVENLY BAMBOO	L	5 GAL.	X	3' O.C. SPACING
PHO BRO	PHORMIUM HYBRID	NEW ZEALAND FLAX	L	5 GAL.	X	4' O.C. SPACING
PIT TOB	PITTOSPORUM T. 'VARIEGATA'	MOCK ORANGE	L	5 GAL.	X	4' O.C. SPACING
TEU FRU	TEUCRIUM FRUTICANS	BUSH GERMANDER	L	1 GAL.	X	3' O.C. SPACING
<b>SMALL SHRUBS (-2.5' O.C)</b>						
ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	L	1 GAL.	X	2' O.C. SPACING
COR MOO	COREOPSIS V. 'MOONBEAM'	TICKSEED	L	1 GAL.	X	2' O.C. SPACING
EUP RIG	EUPHORBIA RIGIDA	SILVER SPURGE	L	1 GAL.	X	2' O.C. SPACING
HEU HYB	HEUCHERA HYBRID	ALUM ROOT	M	1 GAL.	X	2' O.C. SPACING
LAV SSP	LAVANDULA SSP.	LAVENDER	L	1 GAL.	X	2' O.C. SPACING
SAL GRE	SALVIA GREGGII	AUTUMN SAGE	L	1 GAL.	X	3' O.C. SPACING
SAN ROS	SANTOLINA ROSMARINFOLIA	GREEN SANTOLINA	L	1 GAL.	X	2' O.C. SPACING
<b>GRASSES/GRASSLIKE</b>						
FES MAR	FESTUCA MAIREI	MAIRE'S FESCUE	L	1 GAL.	X	2' O.C. SPACING
LOM BZE	LOMANDRA LONGIFOLIA	DWARF MAT GRASS	L	1 GAL.	X	3' O.C. SPACING
HEL SEM	HELICTOTRICHON SEMP.	BLUE OAT GRASS	L	1 GAL.	X	1' O.C. SPACING
MUL CAP	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	L	5 GAL.	X	3' O.C. SPACING
MUL RIG	MULENBERGIA RIGEN	DEER GRASS	L	0 5GAL.	X	3' O.C. SPACING
<b>VINES</b>						
BOU MON	BOUGAINVILLEA 'MONKA'	BOUGAINVILLEA	L	15 GAL.	X	TRAIN TO TRELIS
CAM RAD	CAMPISIS RADICANS	TRUMPET CREEPER	L	15 GAL.	X	
CLE HYB	CLEMATIS HYBRID	EVERGREEN CLEMATIS	L	15 GAL.	X	
GEL SEM	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	L	15 GAL.	X	
MAC UNG	MACFADYENA UNGUIS-CATI	CAT'S CLAW	L	15 GAL.	X	
ROS BAN	ROSA BANKSIAE	LADY'S BANK ROSE	L	15 GAL.	X	
VIT ROD	VITIS 'RODGER RED'	RODGER RED GRAPE	L	15 GAL.	X	
<b>GROUNDCOVER</b>						
ARC MON	ARCTOSTAPHYLOS HOOKII	CARPET MANZANITA	L	1 GAL.	X	4' O.C. SPACING
CEA GRI	CEANOTHUS THYRSIFLORUS	'MONTEREY CARPET'	L	1 GAL.	X	4' O.C. SPACING
COT DAM	COTONEASTER D. LOWFAST'	BAERBERRY	L	1 GAL.	X	6' O.C. SPACING
DYM MAR	DYMONDIA MARGARETEA	DYMONDIA	L	1 GAL.	X	3' O.C. SPACING
LAN MON	LANTANA MONTEVIDENSIS	TRAILING LANTANA	L	1 GAL.	X	5' O.C. SPACING
MYO PUT	MYOPORUM PROSTRATE	MYOPORUM	L	1 GAL.	X	6' O.C. SPACING
WES MUN	WESTRINGIA F. 'MUNDI'	WESTRINGIA	L	1 GAL.	X	4' O.C. SPACING

**IRRIGATION CONCEPT STATEMENT**

WE WILL DESIGN THE IRRIGATION SYSTEM TO UTILIZE THE LATEST TECHNOLOGY FOR ACHIEVING MAXIMUM WATER USE EFFICIENCY IN APPLICATION AND WATER MANAGEMENT. SYSTEM COMPONENTS WILL INCLUDE A WEATHER BASED SMART IRRIGATION CONTROLLER, ISOLATION VALVES ON THE MAIN LINE, BUBBLERS FOR TREES WHICH WILL BE ON SEPARATE ZONES FROM THE REST OF THE LANDSCAPE, AND LOW FLOW DRIP IRRIGATION.

OUR PLANTING PLAN INFLUENCES THE IRRIGATION PLAN BY PROVIDING PLANTING AREAS WITH DISTINCT HYDROZONES. HYDROZONES ARE GROUPINGS OF PLANTS WITH SIMILAR WATER REQUIREMENTS. THIS GREATLY AIDS IN THE EFFICIENT USE OF LANDSCAPE WATER. THE PLANTING PLAN ALSO TAKES INTO CONSIDERATION SOLAR EXPOSURE AND ASPECT, ADJACENT LANDSCAPE FEATURES AND BUILDINGS, SOIL TYPES AND MICROCLIMATES, ALL OF WHICH FACTOR INTO THE DESIGN OF HIGHLY EFFICIENT IRRIGATION SYSTEMS.



DATE: 8/26/2021  
 SHEET NUMBER: L-3 OF 4  
 PROJECT NUMBER: 21-057.01