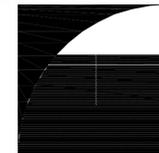


CLASSICS @ SAN MATEO
 CLASSIC COMMUNITIES

ILLUSTRATIVE LANDSCAPE PLAN



GATES
 +ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING • URBAN DESIGN
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TREES



Acer p. 'Sango Kaku'



Arbutus 'Marina'



Cercis occidentalis



Tibouchina urvilleana



Tristania conferta



Ulmus p. 'Drake'

VINES



Bougainvillea s. 'San Diego Red'



Distictis laxiflora



Macfadyena unguis-cati



Passiflora 'Beotii'

SHRUBS/ STORMWATER PLANTS



Abonium a. 'Zwartkop'



Anigozanthos 'Bush Ranger'



Camellia s. 'Setsugekka'



Callistemon v. 'Little John'



Clivia miniata



Dietes irioides



Euphorbia 'Blackbird'



Euonymus j. 'Microphyllus variegatus'



Grevillea 'Noellii'



Kniphofia 'Bressingham Comet'



Lavandula s. 'Madrid Pink'



Leucodendron 'Safari Sunshine'



Mahonia aquifolium



Myrtus c. 'Compacta'



Phormium 'Apricot Queen'



Sarcococca ruscifolia



Carex divulsa



Chondropetalum tectorum



Juncus patens



Rhamnus californica 'Eve Case'

GROUNDCOVER



Arctostaphylos 'Emerald Carpet'



Correa p. 'Mission Bells'



Festuca g. 'Elijah Blue'



Helleborus orientalis



Heuchera m. 'Purple Palace'



Liriope 'Silvery Sunproof'



Lantana montevidensis



Myoporum p. 'Putah Creek'



Sedum s. 'Tricolor'



Senecio mandraliscae



Stachys byzantina



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PLANT PALETTE IMAGES



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PLANT LIST

TREES			
Botanical Name	Common Name	Size	Drought Tolerant
ACER PALMATUM 'SANGO KAKU'	CORAL BARK MAPLE	15 GAL	--
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	YES
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	YES
TRIBOUCHINA URVILLEANA	PRINCESS FLOWER TREE	15 GAL	--
TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	--
ULMUS PARVIFOLIA 'DRAKE'	CHINESE EVERGREEN ELM	24" BOX	YES

SHRUBS			
Botanical Name	Common Name	Size	Drought Tolerant
AEONIUM ARBOREUM 'ZWARTKOP'	NCN	1 Gal.	YES
ANKIGOZZANTHOS 'BUSH RANGER (RED)'	KANGAROO PAW/ BUSH RANGER	1 Gal.	YES
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLE BRUSH	5 Gal.	YES
CAMELLIA SASANQUA 'SETSUGEKKA'	CAMELLIA	5 Gal.	--
CLIVIA MINIATA	CLIVIA	1 Gal.	YES
DIETES IRIODES	FORTNIGHT LILY	5 Gal.	YES
EUPHORBIA 'BLACKBIRD'	BLACKBIRD EUPHORBIA	1 Gal.	YES
EUONYMUS J. 'MICROPHYLLUS VARIEGATUS'	VARIEGATED BOX-LEAF EUONYMUS	5 Gal.	YES
GREVILLEA 'NOELLII'	GREVILLEA	5 Gal.	YES
KNIPHOFIA 'BRESSINGHAM COMET'	RED HOT POKER	1 Gal.	YES
LAVANDULA STOECHAS 'MADRID PINK'	SPANISH LAVENDER	1 Gal.	YES
LEUCODENDRON 'SAFARI SUNSHINE'	NCN	5 GAL	YES
MAHONIA AQUIFOLIUM	OREGON GRAPE	5 Gal.	YES
MYRTUS COMMUNIS 'COMPACTA'	COMPACT MYRTLE	5 Gal.	YES
PHORNIUM 'APRICOT QUEEN'	NEW ZEALAND FLAX	5 Gal.	YES
PODOCARPUS MICROPHYLLUS 'MAKI'	SHRUBBY YEW PINE	5 Gal.	--
SARCOCocca RUSCIFOLIA	SWEET BOX	5 Gal.	YES

GROUND COVER			
Botanical Name	Common Name	Size	Drought Tolerant
ARCTOSTAPHYLOS 'EMERALD CARPET'	PROSTRATE MANZANITA	1 GAL	YES
CORREA PULCHELLA 'MISSION BELLS'	AUSTRALIAN FUSCHIA	1 GAL	YES
FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	YES
HELLEBORUS ORIENTALIS	LENTEN ROSE	1 GAL	YES
HEUCHERA MICRANTHA 'PURPLE PALACE'	CORAL BELLS	1 GAL	YES
LANTANA MONTEVIDENSIS	LANTANA	1 GAL	YES
LIRIOPE 'SILVERY SUNPROOF'	VARIEGATED LILY TURF	1 GAL	--
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	NCN	1 Gal.	YES
ROSMARINUS 'IRENE'	PROSTRATE ROSEMARY	1 GAL	YES
SEDUM SPURIMUM 'TRICOLOR'	VARIEGATED STONECROP	1 GAL	YES
SENECIO MANDRAUSCAE	CHALK STICKS	1 GAL	YES
STACHYS BYZANTINA	LAMB'S EARS	1 GAL	YES

VINES			
Botanical Name	Common Name	Size	Drought Tolerant
BOUGAINVILLEA 'SPECTABILIS SAN DIEGO RED'	BOUGAINVILLEA	5 Gal.	YES
DISTICTIS LAXIFLORA	VANILLA TRUMPET VINE	5 Gal.	YES
MACFADYENA UNGUIS-CATI	CAT'S CLAW	5 Gal.	YES
PASSIFLORA BEOTII	PASSION VINE	5 Gal.	--

STORMWATER PLANTS			
Botanical Name	Common Name	Size	Drought Tolerant
CAREX DUMOSA	BERKELEY SEDGE	1 GAL	YES
CHONDRPETALUM TECTORUM	CAPE RUSH	5 Gal.	YES
JUNCUS PATENS 'ELK BLUE'	ELK BLUE CALIFORNIA BLUE RUSH	1 Gal.	YES
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 Gal.	YES



PRECAST WALL - 'HORIZONTAL BOARD'



WOOD FENCE AND GATE



WASTE RECEPTACLE



DECORATIVE POTS



CONCRETE SEATWALL



SEATPAD



TRELLIS

NOTES

1. THE PLANT LIST IS PRELIMINARY IN NATURE. SPECIES SHALL BE ADDED AND SUBTRACTED TO FULFILL THE DESIGN AND HORTICULTURAL REQUIREMENTS AS NECESSARY.
2. THE IRRIGATION SYSTEM SHALL BE DESIGNED WITH WATER CONSERVATION IN MIND WHILE ACHIEVING THE GOAL OF EFFECTIVELY AND EFFICIENTLY PROVIDING THE LANDSCAPE WITH WATER BY MEANS OF SUB SURFACE, DRIP, BUBBLER, AND SPRAY IRRIGATION TO THE SHRUBS/GROUND COVER AREAS AND BUBBLERS TO THE TREES PER AB 1881 AND MWEL0 REQUIREMENTS.
4. A STATE-OF-THE-ART IRRIGATION CONTROLLER SHALL BE SPECIFIED FOR THIS PROJECT TO CONTROL THE WATER ALLOCATED TO EACH VALVE GROUPED PER INDIVIDUAL HYDROZONE (BASED ON PLANT TYPE AND EXPOSURE).
5. SITE SOIL SHALL BE TESTED BY AN ACCREDITED SOILS ANALYSIS FIRM. RECOMMENDATIONS FOR HORTICULTURAL SUITABILITY SHALL BE INTEGRATED INTO SOIL STRUCTURE TO PROVIDE PLANT GROWTH.
6. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS, SIGNS NOR IMPEDE ACCESS.
7. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASES REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE. THE CONTRACTOR SHALL PROVIDE A FINAL MAINTENANCE SCHEDULE FOR THE OWNER TO PROPERLY MAINTAIN THE LANDSCAPE IN AN ATTRACTIVE AND HEALTHY CONDITION.

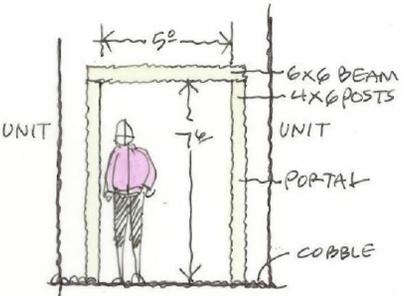
LANDSCAPE AREA CALCULATIONS

RATIO OF NEW TREES TO BE PLANTED PER LANDSCAPE AREA (PLANTED AREA IN S.F.): 57 TREES/ 5,745 S.F. OR 3.9 TREES/ 400 S.F. LANDSCAPE AREA (MIN. 1 TREE/ 400 S.F. PER SMMC SECTION 27.71.120 (F) I)

TOTAL SQUARE FOOTAGE OF ALL ANNUAL AREAS: 0 S.F.
 TOTAL SQUARE FOOTAGE OF ALL TURF AREAS: 0 S.F.

TOTAL SQUARE FOOTAGE OF ALL PLANTED AREAS:..... 5,745 S.F.
 TOTAL SQUARE FOOTAGE OF ALL GROUND LEVEL PATIOS, WALKWAYS & DECOMPOSED GRANITE PAVING, PODIUM DECK AND GRAVEL AREAS..... 15,530 S.F.
 TOTAL LANDSCAPE AREA..... 21,275 S.F.

* WHEN CALCULATING ALLOWABLE TURF, LANDSCAPE AREA = PLANTED AREA + GROUND LEVEL PATIOS, WALKWAYS & DECOMPOSED GRANITE PAVING, PODIUM DECK AND GRAVEL AREAS (SMMC SECTION 27.71.120 (C) I)



PORTAL
SCALE: N.T.S.



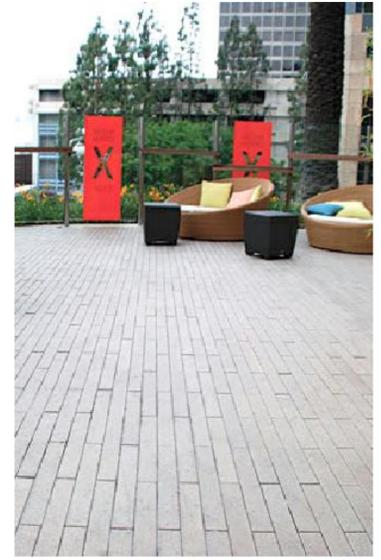
OUTDOOR LIGHTING



CORTEN PLANTER



DECOMPOSED GRANITE PAVING



INTERLOCKING PAVERS ON PODIUM DECK



ACCENT GRAVELS

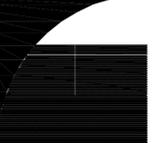


SPLIT FACE CMU PLANTER



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LANDSCAPE MATERIALS AND FURNISHINGS



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TREE PROTECTION NOTES:

- PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING. TO REDUCE SOIL COMPACTION FROM EQUIPMENT, A MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED, UNLESS AT EXISTING LAWN AREAS TO REMAIN.
- THE TREE PROTECTION FENCE SHALL BE 6' HIGH CHAIN LINK WITH IMMOVABLE POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND EACH TREE. ANY ENCROACHMENT INTO THE DRIP LINE FOR FENCING OR CONSTRUCTION PURPOSES SHALL NOT BE PERMITTED.
- LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE ARBORIST OF RECORD FOR THE JOB.
- THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENCROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS, GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE, CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
- CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AND AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
- A WARNING SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
- THE ARBORIST OF RECORD FOR THE JOB OR THE CITY ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
- FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY WHICH IS SCHEDULED PRIOR OR LANDSCAPE INSTALLATION.
- ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIP LINE AND FUNCTION PRIMARILY IN THEY UPTAKE OF NUTRIENTS AND WATER. THE DRIP LINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER INSURE TREE SURVIVAL AND HEALTH.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE MATURE RESOURCE LOST, AS DETERMINED BY THE ALAMEDA COUNTY PUBLIC WORKS AGENCY.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX INCH TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS.
- RELOCATION OF EXISTING TREES SHALL OCCUR UNDER THE OBSERVATION AND DIRECTION OF A CERTIFIED ARBORIST APPROVED BY THE ALAMEDA COUNTY PUBLIC WORKS AGENCY. CONTACT COUNTY FOR ADDITIONAL NOTES REGARDING TREE RELOCATION.
- NO TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ALL UTILITIES SHALL BE HUNG FROM THE DECK OR PLACED ON TOP OF SUBGRADE BELOW BEDDING AND PERVIOUS PAVING. FOOTINGS SHALL EXTEND TO THE DEPTH OF THE EXISTING SUBGRADE.
- TREE PROTECTION FENCING FOR EXISTING TREES ADJACENT TO PROPERTY LINE SHALL BE INSTALLED PER THE DIRECTION OF PROJECT ARBORIST.
- TO MINIMIZE ANY PROPOSED WALL TO EXISTING TREE ROOT CONFLICTS ALONG THE PROPERTY LINE, THE CONTRACTOR SHALL LOCATE ALL EXISTING TREE ROOTS IN THE CONSTRUCTION AREA BY SELECTIVELY HAND DIGGING OR AIR SPADING EXISTING SOIL.
- CONTRACTOR SHALL DETERMINE THE BEST SOLUTION FOR WALL INSTALLATION THAT WILL SAVE TREES AND THEN PROVIDE A SHOP DRAWING FOR REVIEW AND APPROVAL BY THE OWNER AND DESIGN TEAM.

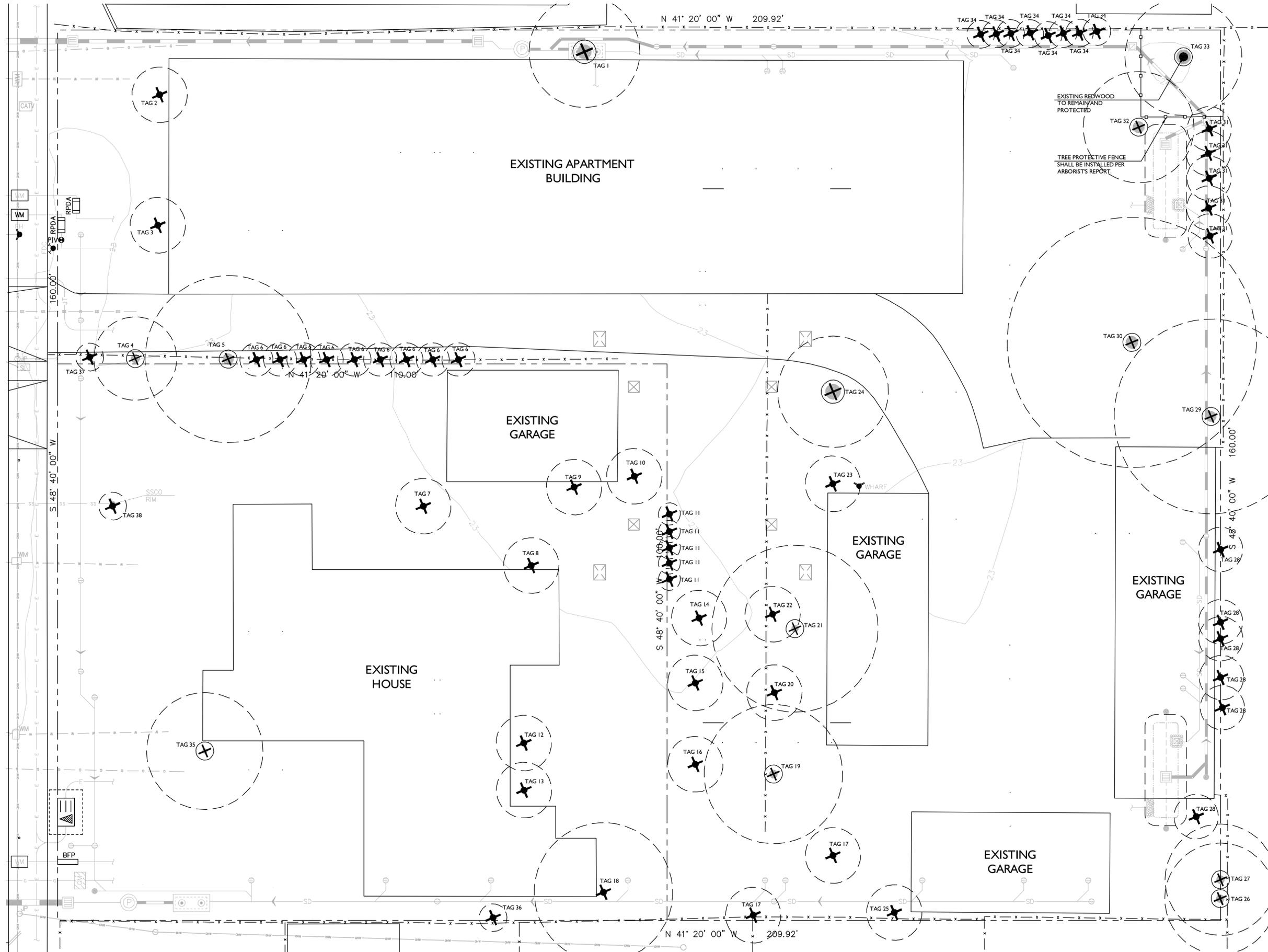
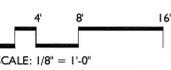
LEGEND:

- EXISTING TREE TO BE REMOVED
- "PROTECTED STATUS" TREE TO BE REMOVED
- EXISTING TREE TO REMAIN
- TREE PROTECTIVE FENCE

EXISTING TREES SUMMARY:

TOTAL EXISTING TREES TO BE REMOVED	102 TREES
TOTAL "PROTECTED STATUS" TREES TO BE REMOVED	12 TREES
TOTAL LU VALUE OF TREES TO BE REMOVED	198.17
TOTAL PROPOSED TREES	34 (15 GALLON) 23 (24" BOX) 57 TREES TOTAL

NOTE:
1. INFORMATION PROVIDED ON THIS PLAN IS BASED ON THE MARCH 13, 2013 TREE REPORT PREPARED BY BARRIE D. COATE AND ASSOCIATES
2. SEE ARBORIST'S REPORT FOR TREE EVALUATION SCHEDULE AND LANDSCAPE UNIT VALUE (LU) CALCULATIONS.



TREE PROTECTION PLAN

