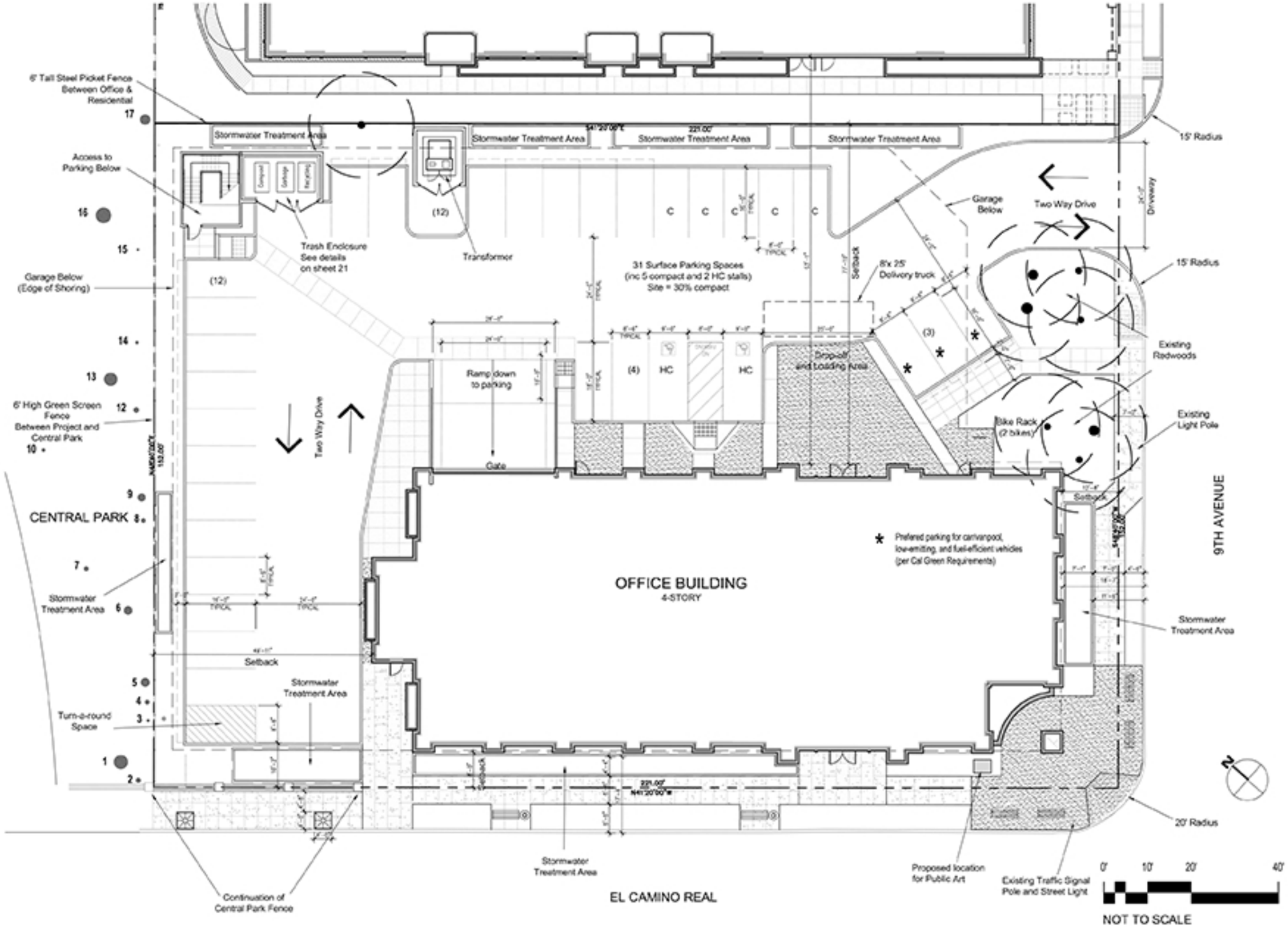

TRANS WORLD ASSURANCE

Central Park South San Mateo, CA

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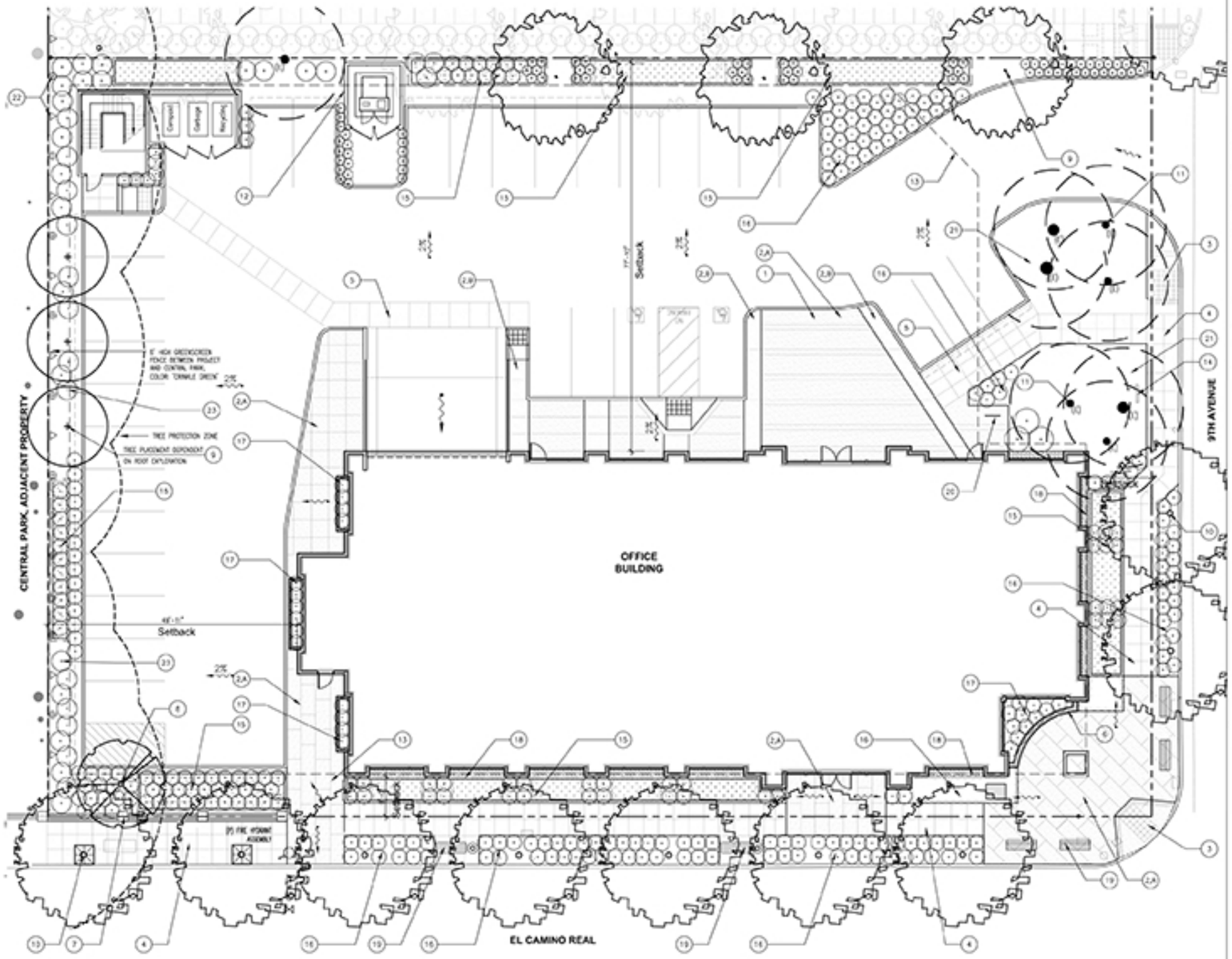
DES ARCHITECTS ENGINEERS

RESIDENTIAL DEVELOPMENT



KEY NOTES:

1. VEHICULAR DROP OFF
2. COLORED CONCRETE WITH SCORE PATTERNS
3. ACCESSIBLE CURB RAMP
4. CONCRETE CITY SIDEWALKS (no color)
5. CONCRETE WALKWAY (no color)
6. SEATWALL
7. PILLAR AND RAIL FENCE TO MATCH EXISTING AT CENTRAL PARK
8. ACCENT TREE
9. SCREENING TREE
10. STREET TREE
11. EXISTING TREE TO REMAIN
12. SCREENING OF TRANSFORMER
13. GARAGE WALL BELOW
14. PROJECT SIGNAGE
15. BIO RETENTION PLANTING
16. SHRUB AND GROUNDCOVER PLANTING
17. RAISED PLANTERS
18. COBBLE BAND AT BUILDING
19. BENCH
20. BIKE RACKS, TWO BIKE CAPACITY
21. MULCH
22. VINES AT GREENGORDER FENCE
23. SCREENING SHRUBS PITTOSPORUM "SILVERSHEEN" 15 GALLON

* NOTE: FOR ALL SITE FURNITURE AND MATERIALS REFER TO OFFICE-LANDSCAPE MASONRY PLAN

MATERIAL SCHEDULE:

(2) PAVING

	Color	Manufacturer	Finish	Symbol
(A)	Colorado Tan	SCOFIELD	Medium Sandblast	
(B)	Summer Beige	SCOFIELD	Light Broom	

(20) BIKE RACK

Model	Manufacturer	Finish
Wave Circular Bike Rack	Palmer Group, LLC	Stainless Steel

PLANT LIST:

	Scientific Name	Common Name	WUCOLS *	QTY
	CANOPY TREE AT STREET			
(10)	Platanus x. a. 'Columbia'	London Plane Tree	Low	9
	TREES			
(8)	Existing Tree – To remain			
(A)	Lagerstroemia 'Acoma'	Red Crape Myrtle	Low	1
(B)	Ficus microcarpa 'Green Gem'	Indian Laurel Fig	Med	2
	Pittosporum eugenioides	Tarata	Med	2
	SHRUB & GROUNDCOVER PLANTING			
	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	Med	11
	Arctostaphylos uva ursi	Bearberry Manzanita	Low	65
	Correa 'Dusky Bells'	Australian Fuchsia	Low	6
	Hemerocallis dwarf hybrid	Evergreen Yellow Daylily	Med	20
	Phormium 'Rainbow Warrior'	New Zealand Flax	Low	54
(23)	Pittosporum 'Silversheen'	Silver Sheen Kohuhu	Med	16
	Ribes s. var. glutinosum	Pink Flowering Currant	Low	3
	Rosa 'Flower Carpet Scarlet'	Scarlet Flower Carpet Rose	Low	26
(22)	VINES			
	Hardenbergia violacea	Lilac vine	Med	9
	Trachelospermum jasminoides	Star Jasmine	Med	9
(15)	BIO RETENTION PLANTING			
	Carex divulsa (tumicola)	Berkeley Sedge	Low	140
	Chondropetalum tectorum	Cape Reed Grass	Low	36
	Dietes vegeta	Fortnight Lily	Low	42
	Heteromeles arbutifolia	Toyon	Low	21
	Iris douglasiana	Pacific Coast Iris	Low	56
	Juncus patens 'Elk Blue'	Blue Rush	Low	650
	Mimulus aurantiacus	Sticky Monkey Flower	Low	54

TOTAL: 1,286 plants

1213 LOW, 73 MOD = 94% drought tolerant

PLANTING AREA SUMMARY:

		% PLANTED AREA
Bio Retention Planting	1,540 SQ. FT.	25%
Shrub & Groundcover Planting	4,743 SQ. FT.	75%
Turf & Annuals	0 SQ. FT.	0%

* WUCOLS = Water Use Classifications of Landscape Species

NOTE:
A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED IN PROPOSED LANDSCAPE AREAS IN ACCORDANCE WITH THE CITY OF SAN MATEO AND MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

0 5' 10' 20'
NOT TO SCALE

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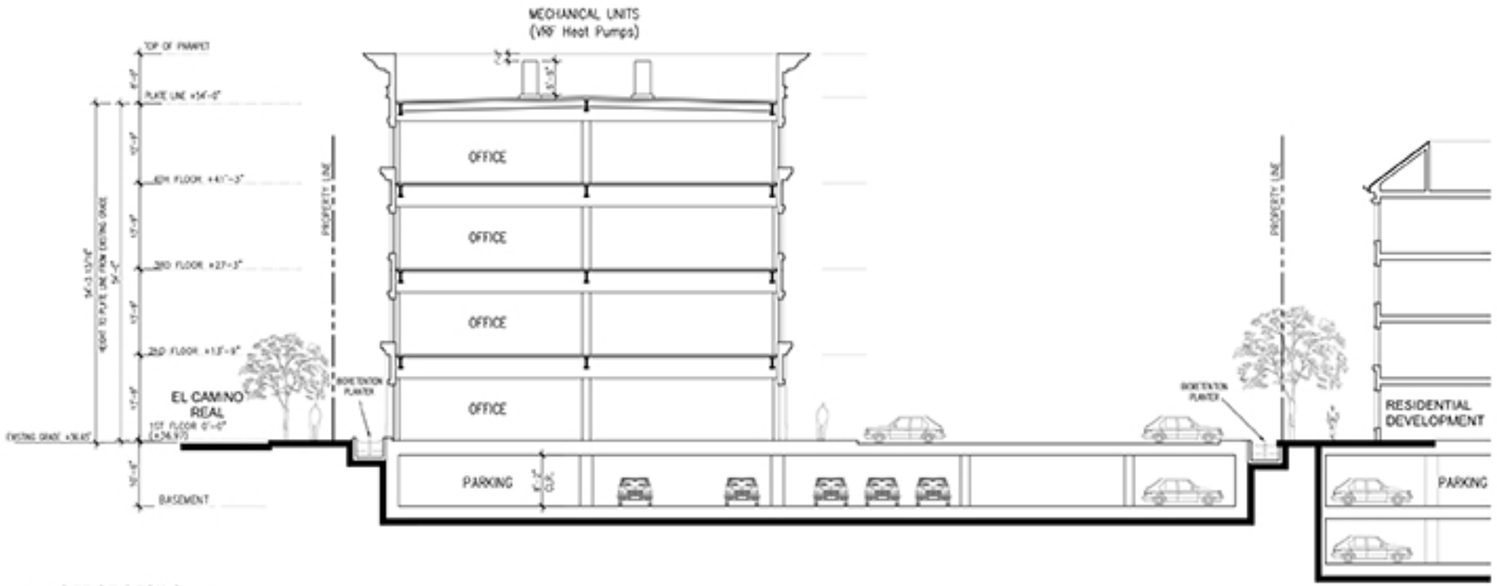
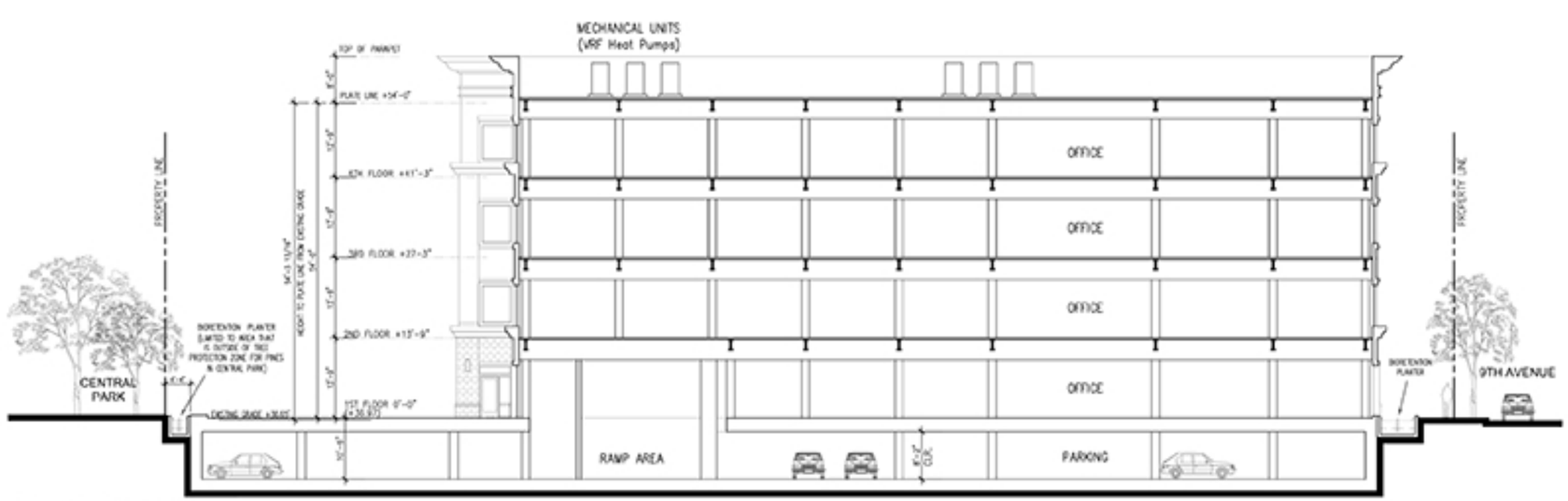
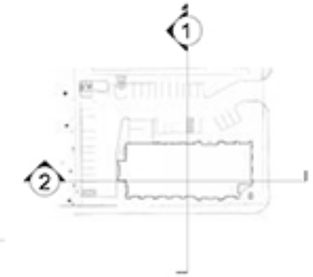


1 OFFICE SECTION 1
1"=10'-0"



2 OFFICE SECTION 2
1"=10'-0"



0' 10' 20' 40'
NOT TO SCALE