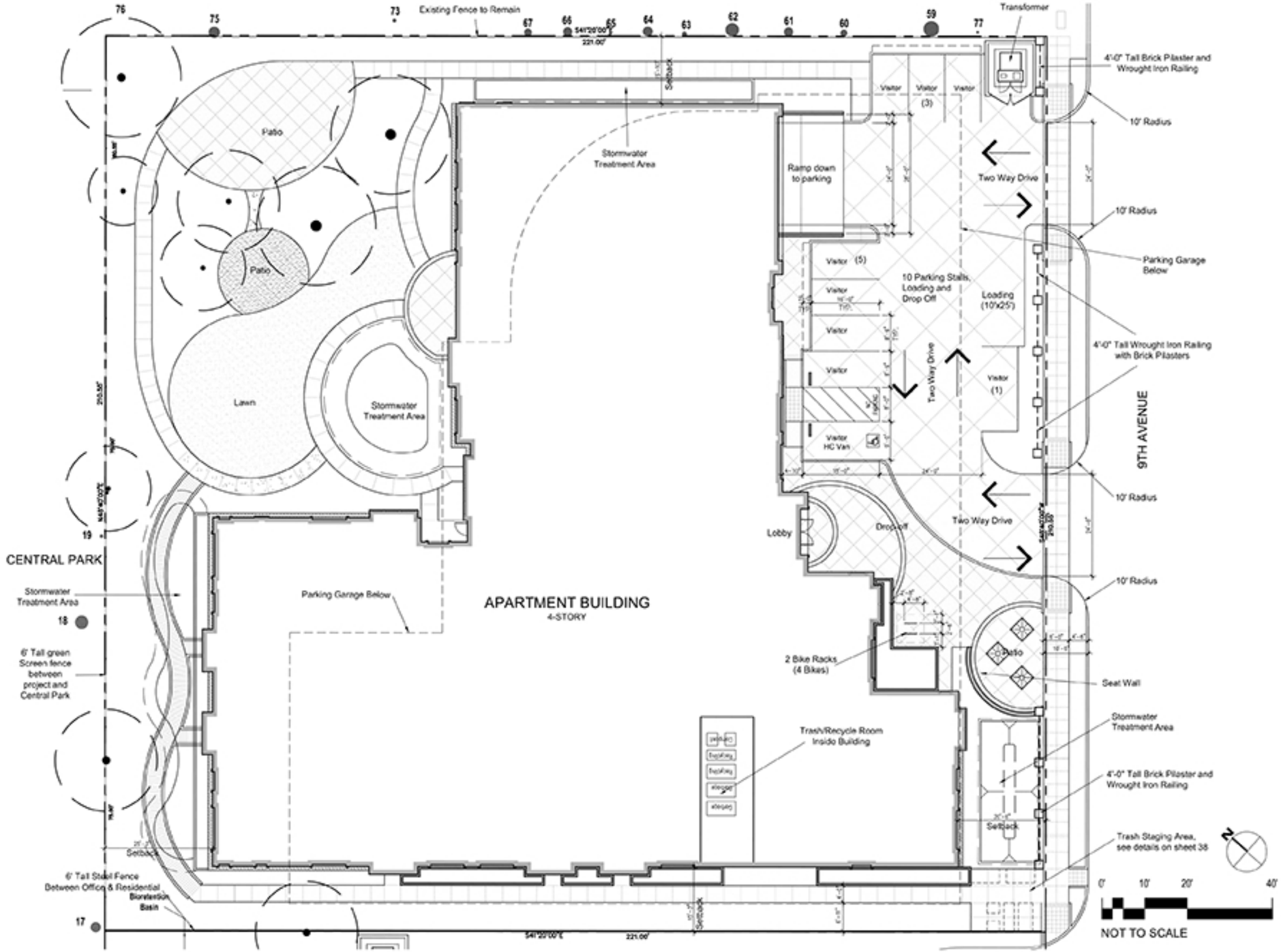


TRANS WORLD ASSURANCE

Central Park South San Mateo, CA

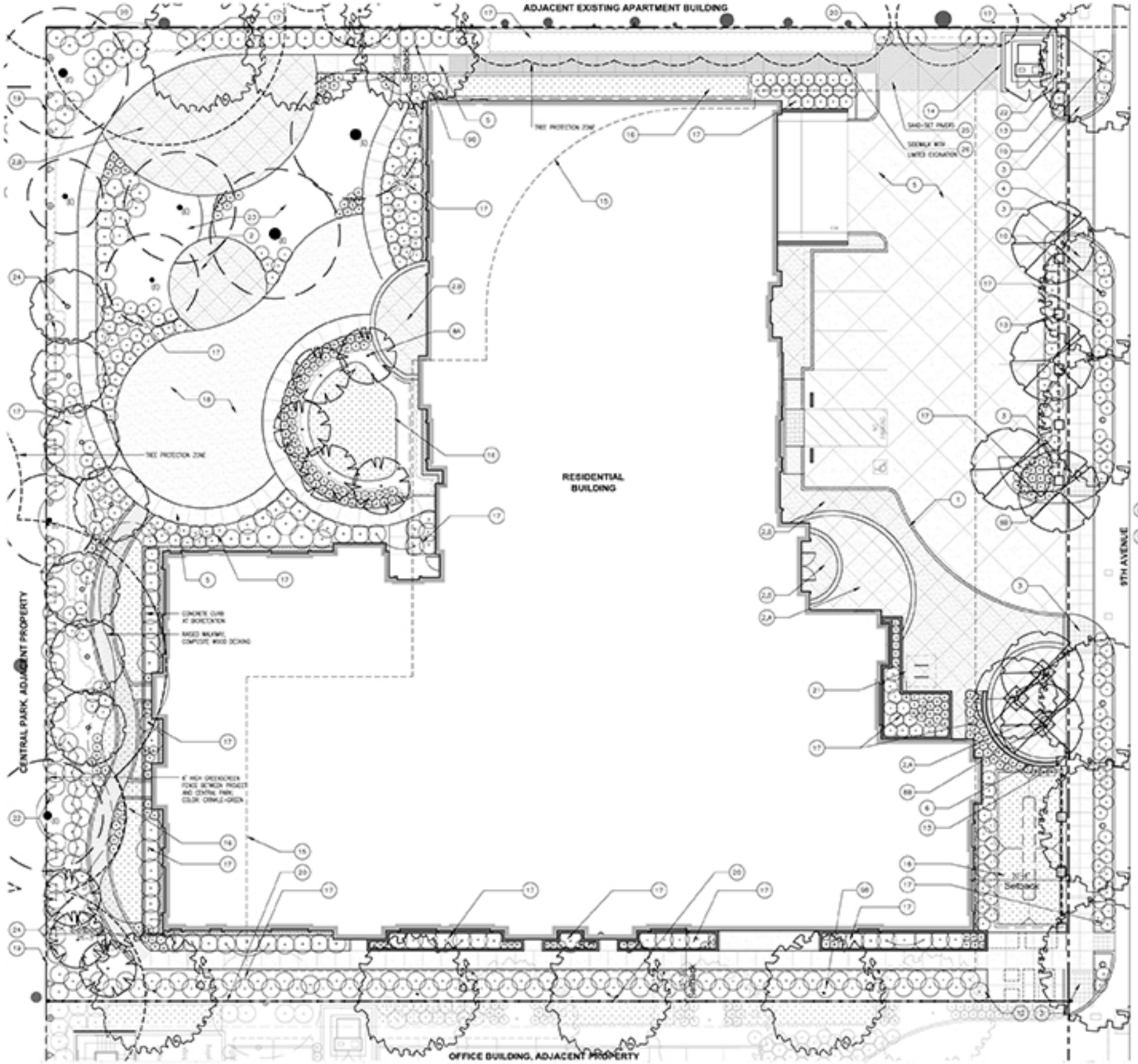
Trans World Assurance

Residential Site Plan 5

3.4.2015

9447.001

DES ARCHITECTS ENGINEERS



KEY NOTES:

1. VEHICULAR DROP OFF
2. COLORED CONCRETE PAVING WITH SCORE PATTERN
3. ACCESSIBLE CURB RAMP
4. CONCRETE CITY SIDEWALKS (w/ color)
5. CONCRETE PAVING (w/ color)
6. SEATWALL
7. OUTDOOR DINING AREA
8. ACCENT TREE
9. SCREENING TREE
10. STREET TREE
11. EXISTING TREE TO REMAIN
12. SCREEN HEDGE
13. FENCE: 4'H BLACK WROUGHT IRON RAILING WITH BRICK PILASTERS*
14. SCREENING OF TRANSFORMER
15. GARAGE WALL BELOW
16. BIO RETENTION PLANTING
17. SHRUB AND GROUNDCOVER PLANTING
18. TURF
19. GREENGREEN FENCE AT CENTRAL PARK PROPERTY LINE*
20. FENCE AT OFFICE AND APARTMENT PROPERTY LINES: 6'H BLACK WROUGHT IRON*
21. BIKE RACKS, 4 BIKE CAPACITY*
22. VINES
23. MULCH
24. WIND SCREEN SHRUB AND TREE PLANTING: HEteromeles arbutifolia 15 GALLON, ACER circinatum 24" BOX, MELALEUCA linariifolia 24" BOX
25. PAVERS ON SAND (REFER TO DETAIL)
26. SIDEWALK WITH LIMITED EXCAVATION (REFER TO DETAIL)

MATERIAL SCHEDULE:

	Paving Color	Manufacturer	Finish	Symbol
A	Eldorado Tan	SCOFIELD	Medium Sandblast	
B	Summer Beige	SCOFIELD	Light Broom	

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

NOTE: FOR ALL SITE FURNITURE AND MATERIALS REFER TO RESIDENTIAL-LANDSCAPE IMAGERY PLAN

PLANT LIST:

	Scientific Name	Common Name	WUCOLS *	QTY
	STREET TREE			
10	Platanus x. a. 'Columbia'	London Plane Tree	Low	6
	TREES			
(E)	Existing Tree - To remain			
8A	Acer circinatum	Vine maple	Mod	8
8B	Lagerstroemia 'Arapaho'	Red Crape Myrtle	Low	7
8C	Melaleuca linariifolia	Flaxleaf Paperbark	Low	7
8D	Ficus microcarpa 'Green Gem'	Indian Laurel Fig	Mod	7
	SHRUB & GROUNDCOVER PLANTING			
	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	Mod	21
	Chaix minima	Kaffir lily	Mod	82
	Correa 'Dusky Bells'	Australian Fuchsia	Low	73
	Hemerocallis dwarf hybrid	Evergreen Yellow Daylily	Mod	34
	Juniperus procumbens 'nana'	Prostrate juniper	Low	29
	Rhamnus alaternus 'variegata'	Variegated Buckthorn	Low	60
	Ribes s. var. glutinosum	Pink flowering currant	Low	13
	Ribes viburnifolium	Catalina Perfume	Low	27
	Rosa 'Flower Carpet Scarlet'	Scarlet Flower Carpet Rose	Low	23
	Sarcococca h. var. humilis	Sweet Box	Low	56
	VINES			
	Ficus pumila	Creeping Fig	Mod	3
	Hardenbergia violacea	Lilac vine	Mod	9
	Trachelospermum jasminoides	Star Jasmine	Mod	9
	BIO RETENTION PLANTING			
	Carex divulsa (tumulicola)	Berkeley Sedge	Low	800
	Festuca californica	California Fescue	Low	293
	Heteromeles arbutifolia	Toyon	Low	3"
	Iris douglasiana	Pacific Coast Iris	Low	8"
	Juncus patens 'Elk Blue'	Blue Rush	Low	450
	Mimulus aurantiacus	Sticky Monkey Flower	Low	63

TOTAL: 2,247 plants

207.8 LOW, 223 MOD = 90% drought tolerant

PLANTING AREA SUMMARY:

		% PLANTED AREA
Bio Retention Planting	1705 SQ. FT.	12%
Shrub & Groundcover Planting	10,538 SQ. FT.	76%
Turf	1,600 SQ. FT.	12%

* 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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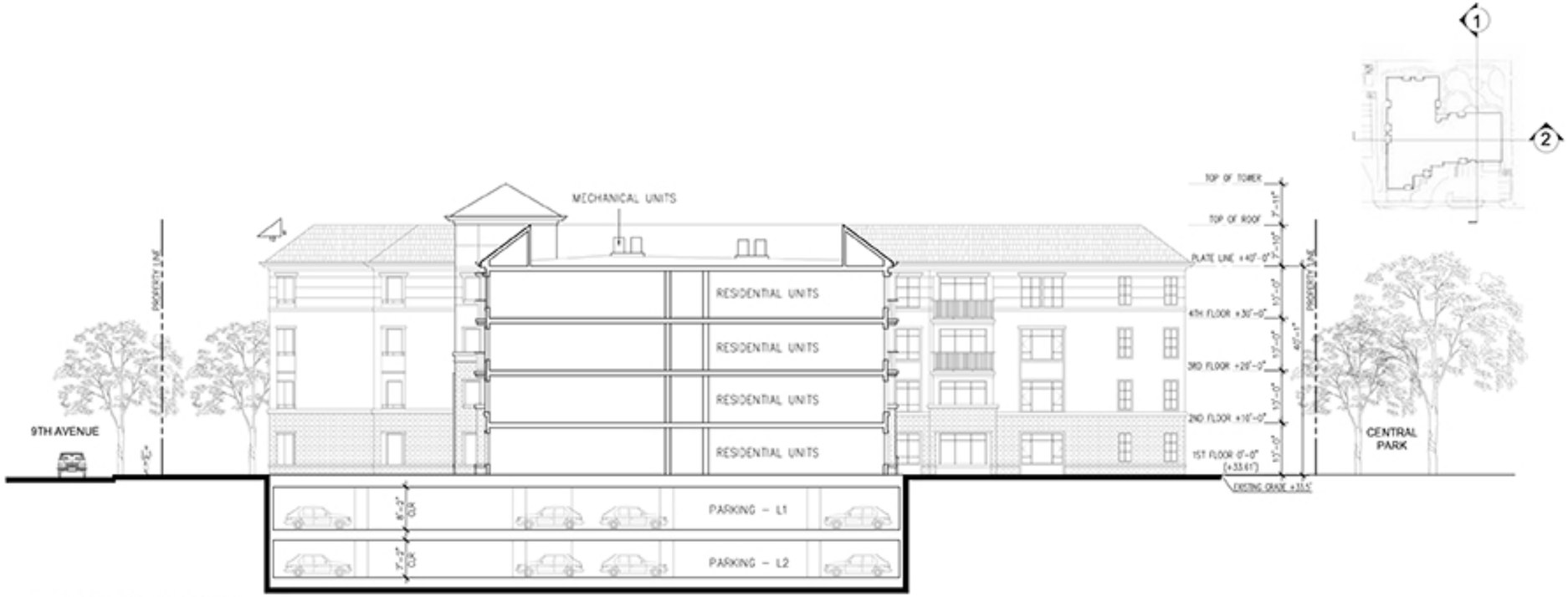
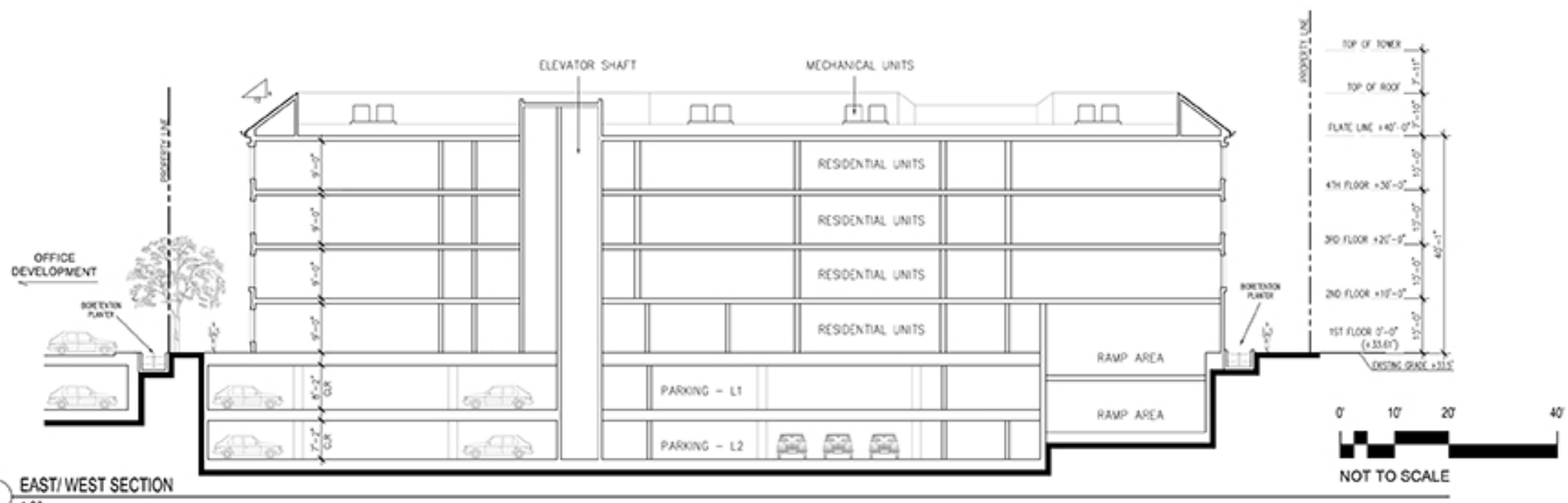


1 NORTH / SOUTH SECTION
1:20



2 EAST/ WEST SECTION
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