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LANDSCAPE AND SITE LIGHTING PLAN

MALLARD POINTE
Belvedere, California

MALLARD POINTE
1951 LLC
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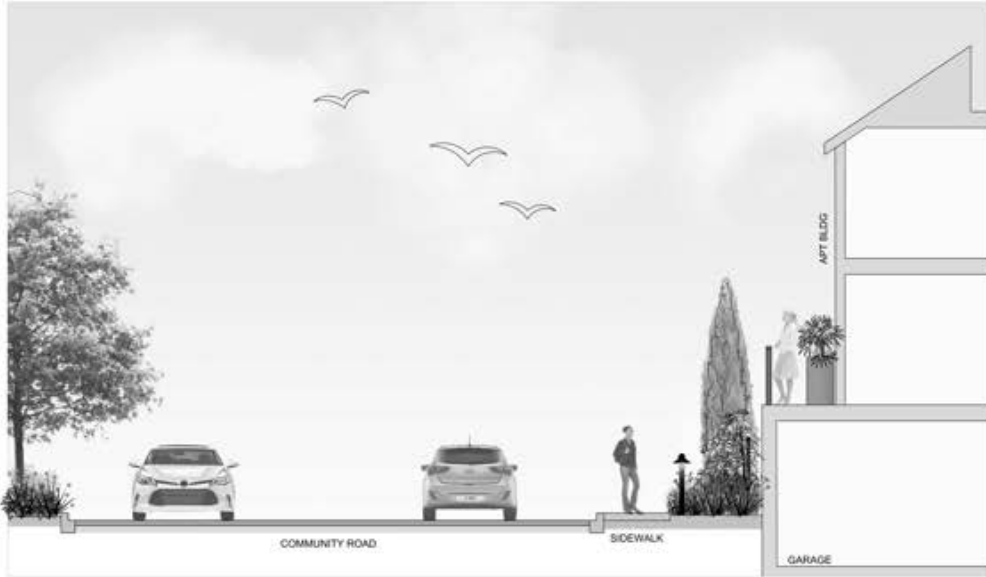


July 10, 2007

Graphic Scale



SECTION A
scale 1/4" = 1'-0"



SECTION B
scale 1/4" = 1'-0"



BOLLARD LIGHTING



PATH LIGHTING

LANDSCAPE SECTIONS AND MATERIALS IMAGERY

THE GUZZARDO PARTNERSHIP P.C.
Landscape Architects - Land Planners
181 Greenway Street
San Francisco, CA 94111
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May 28, 2021

Graphic Scale



MALLARD POINTE
Belvedere, California

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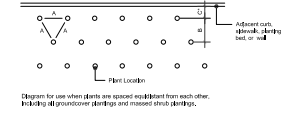
PLANT PALETTE

KEY	SIZE*	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
ACE PAL	24" Box	Acer palmatum	Green Japanese Maple	Low/Branch	M
CUP SEM	24" Box	Cupressus x sempervirens	Italian Cypress		VL
LAG TUS	24" Box	Lagerstroemia x "Fuscata"	Red Flowering Crape Myrtle	Standards/M	
LAG NAT	24" Box	Lagerstroemia "Natchez"	Natchez White Flowering Crape Myrtle	Standards/M	
CER OCC	24" Box	Cercis occidentalis	Western Redbud	Standards/L	
MAG ALT	24" Box	Magnolia grandiflora 'Alba'	'Alba' Southern Magnolia	Standards/M	
MEL NES	24" Box	Melicopea guineensis	Pink Melaleuca	Standards/L	
MEL QUI	on site	Quesadilla (potential for transplant subject to review by arborist)	Cajuput Tree		
OLE EUR	24" Box	Quercus virginiana	Southern Live Oak	Standards/L	
POD MAK	24" Box	Podocarpus macrophyllum Makii	Shrubby Yew Podocarpus	Column/L	
ULM SEM	24" Box	Ulmus sempervirens 'Dakota'	Evergreen Elm	Standards/M	
TRI LAU	36" Box	Tillandsia usneoides 'Elegant'	Water Gum	Standards/L	

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING**	WUCOLS
AAV	15 Gal	Agave americana 'Variegata'	Variegated Agave	24" O.C.	VL
AUN	5 Gal	Arbutus andrea 'Compacta'	Strawberry Tree	36" O.C.	L
AHM	5 Gal	Arctostaphylos 'Howard McIlroy'	Manzanita	48" O.C.	L
ASM	5 Gal	Asparagus densiflorus 'Myers'	Myers Foxtail Fern Asparagus	36" O.C.	M
COO	5 Gal	Ceanothus 'Concha'	Widi Lilac	72" O.C.	L
CSK	5 Gal	Ceanothus 'Skyline'	Skyline California Lilac	42" O.C.	L
CM	5 Gal	Citrus limon 'Meyer Improved'	Improved Meyer Lemon	42" O.C.	L
CPU	5 Gal	Cistus purpureus *	Orchid Rockrose	36" O.C.	L
CSA	5 Gal	Cistus salicifolius *	Sageleaf Rockrose	30" O.C.	L
DSE	5 Gal	Colocheimia sp. 'Sunset Gold'	Soldan Beam of Heaven	36" O.C.	M
CGW	5 Gal	Condalia microphylla	Rockrose Cottonweaver	60" O.C.	L
DVE	5 Gal	Dianella vegeta	Fountain Lily	30" O.C.	L
END	5 Gal	Escallonia 'Newport Dwarf'	Escallonia	36" O.C.	M
HYB	1 Gal	Hemerocallis hybrids	Evergreen Daylily	24" O.C.	M
HAR	5 Gal	Heteromeles arbutifolia 'Doris Gold'	Doris Gold Toyon	72" O.C.	L
HRC	5 Gal	Hibiscus rosa-sinensis 'Cheri'	Cheri Hibiscus	72" O.C.	M
HMR	5 Gal	Hibiscus moscheutos 'Rutledge'	Head Over Heels® Passion Hibiscus	72" O.C.	M
LCH	5 Gal	Loropetalum chinense 'Sizzling Pink'	Sizzling Pink Fringe Flower	36" O.C.	L
LCA	1 Gal	Limonium californicum	Sea Lavender	24" O.C.	L
LIT	5 Gal	Ligularia japonicum 'Texanum'	Texas Waxleaf Plant	42" O.C.	M
MCA	5 Gal	Myrica californica	Pacific Wax Myrtle	60" O.C.	L
PHX	5 Gal	Philodendron xanadu	Xanadu Philodendron	36" O.C.	M
PRO	15 Gal	Phoenix roebelenii	Pygmy Date Palm	Not App.	M
PCR	5 Gal	Pittosporum crassifolium 'Nana'	Pittosporum	36" O.C.	M
PTC	5 Gal	Pittosporum tenuifolium 'Marjorie Channon'	Marjorie Channon Pittosporum	48" O.C.	M
PDT	5 Gal	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Japanese Pittosporum	36" O.C.	M
PL	5 Gal	Prunella hillside	Hillside Cherry	60" O.C.	L
RCL	5 Gal	Rapidoletia 'Clara'	India Hawthorn	30" O.C.	L
RMS	5 Gal	Rhamnus c. 'Mount San Bruno'	Mount San Bruno Coffeberry	42" O.C.	L
RVI	5 Gal	Ribes viburnifolium	Catalina Pearline	60" O.C.	L
RCA	5 Gal	Rosa californica	California Rose	48" O.C.	L
RRU	5 Gal	Rosa rugosa 'Abra'	Ramona Rose	42" O.C.	L
SWG	5 Gal	Salvia c. 'Whisper Gleaner' *	Cleveland Sage	30" O.C.	L
TFR	5 Gal	Teucrium trifidum	Germander	42" O.C.	L
WFR	5 Gal	Westringia frutescens	Coast Rosemary	48" O.C.	L
YSE	5 Gal	Yucca filamentosa 'Bright Edge'	Bright Edge Yucca	48" O.C.	L

*"H" used as or noted on plans as shrub mass/groundcover

PLANT SPACING DIAGRAM



PLANT QUANTITY DIAGRAM

SPACING W	SPACING S	SPACING C	PLANTS PER SQUARE FOOT
6" O.C.	6" O.C.	6" O.C.	2.78
6" O.C.	6" O.C.	12" O.C.	1.39
6" O.C.	12" O.C.	6" O.C.	1.39
12" O.C.	6" O.C.	6" O.C.	0.69
12" O.C.	12" O.C.	6" O.C.	0.35
12" O.C.	12" O.C.	12" O.C.	0.18

PLANT CALLOUT SYMBOL



See Plant Spacing Diagram for maximum spacing "C". This chart is to be used to determine the number of ground cover required in a plan area and spacing between shrub plantings. Where shrub plantings are shown, calculate shrub mass area before filling spacing chart to determine plant quantities.

*Where noted, adjacent planting bed or sidewalk occurs. **Spacing "C" determines plant distance from wall, sidewalk, adjacent planting bed or back of curb, where C=30."

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
CD	1 Gal	Carex divisa	Barkley Sedge	24" O.C.	L
CA	1 Gal	Calamagrostis acutiflora 'Sirota'	Barkley Reed Grass	36" O.C.	M
DC	1 Gal	Deschampsia c. holckii-formis	Pacific Hair Grass	24" O.C.	L
FC	1 Gal	Festuca californica	California Fescue	24" O.C.	L
HS	1 Gal	Hesperis matronalis	Blue Owl Grass	24" O.C.	L
KU	5 Gal	Kuhnia ovalis 'Flamenco'	Red Power Plant	24" O.C.	L
LT	5 Gal	Lomandra 'Lime Tuft'	Dwarf Mai Rush	24" O.C.	L
MR	1 Gal	Muhlenbergia rigens	Overs Grass	36" O.C.	L
MU	1 Gal	Muhlenbergia 'Regal Mist'	Regal Mist Pink Muhly Grass	30" O.C.	L
SA	1 Gal	Syntherisma angustifolium	Blue Eyed Grass	24" O.C.	M

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
AT	1 Gal	Asterium arborescens 'In Top'	In Top Asterium	36" O.C.	L
AE	5 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet	36" O.C.	M
AM	1 Gal	Asteriscus maritimus 'Compacta'	Compadra Beach Daisy	18" O.C.	M
CG	1 Gal	Ceanothus gloriosus 'Emily Brown'	Point Reyes Ceanothus	36" O.C.	L
CE	1 Gal	Ceanothus tomentosum	Shrub-In-Summer	24" O.C.	M
EF	1 Gal	Eouynium fortunei coloratus	Whiter Creeper	24" O.C.	L
EG	1 Gal	Erigeron glaucus	Beach Aster	18" O.C.	L
FC	1 Gal	Fragaria chiloensis	Beach Strawberry	18" O.C.	M
IP	1 Gal	Ipheoglossum 'P. Coast Hybrids'	Mt. Pacific Coast Hybrid	18" O.C.	L
MP	1 Gal	Myoporum 'Fidellum'	Myoporum	48" O.C.	L
LL	1 Gal	Lantana x 'Mona'	Spreading Sunset™ Lantana	48" O.C.	M
LS	1 Gal	Lantana x 'Mona'	Trailing Lantana	48" O.C.	M
LC	2 Gal	Lavandula angustifolia 'Hidcote Blue'	Hidcote Blue English Lavender	48" O.C.	L
TH	1 Gal	Thymus praecox 'Coccineus'	Red Creeping Thyme	24" O.C.	L

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
SD		Sod Lawn	See Planting Notes #10		
BK	5 Gal	Bougainvillea 'California Gold'	Bougainvillea 'California Gold'		L
BK	5 Gal	Bougainvillea 'Barbara Karst'	Bougainvillea 'Barbara Karst'		L
TR	1 Gal	Tradescantia virginiana	Star Jasmine		M

PROPOSED STORMWATER TREATMENT PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	COMMENTS
AR	5 Gal	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	30" O.C.	Native/Low Water Use
CD	5 Gal	Carex diuisa c. tumidicola	Barkley Sedge	24" O.C.	Low Water Use
CT	5 Gal	Chorizanthe lactorum	Small Cape Rush	36" O.C.	Low Water Use
ER	1 Gal	Erigeron glaucus 'Wayne Rodecki'	Beach Aster	18" O.C.	Native/Low Water Use
JP	1 Gal	Juncus palustris	California Gray Rush	48" O.C.	Native/Low Water Use
MU	5 Gal	Muhlenbergia sagittalis	Pink Muhly Grass	30" O.C.	Native/Low Water Use
PH	5 Gal	Phacelia heterophylla 'Blue Spring'	Foot® Phacelia	24" O.C.	Native/Low Water Use
RS	5 Gal	Ribes sanguineum	Red-Flowering Currant	60" O.C.	Native/Low Water Use

PLANTING NOTES

- All work shall be performed by persons familiar with planting work and under supervision of a qualified planting foreman.
- Plant material locations shown are diagrammatic and may be subject to change in the field by the Landscape Architect before the maintenance period begins.
- All trees are to be staked as shown in the staking diagrams.
- All tree stakes shall be cut 6" above tree feet after stakes have been installed to the depth indicated in the staking diagrams. Single stake all conifers per tree staking diagram.
- Plant locations are to be adjusted in the field as necessary to screen utilities but not to block windows nor impede access. The Landscape Architect reserves the right to make minor adjustments in tree locations after planting at no cost to the Owner. All planting located adjacent to signs shall be field adjusted so as not to interfere with visibility of the signs.
- The Landscape Architect reserves the right to make substitutions, additions, and deletions in the planting scheme as felt necessary while work is in progress. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary and subject to the Owner's approval.
- The contractor is to secure all vines to walls and columns with approved fasteners, allowing for two (2) years growth. Submit sample of fastener to Landscape Architect for review prior to ordering.
- All planting areas, including planter pots, except lawns, shall be top-dressed with a 3" layer of recycled wood mulch, "Mulch Woods Brown Mulch" by WM Earthcare (877.963.2784; wmeathcare.com) or approved equal. Submit sample to Landscape Architect for review prior to ordering. Hold all mulch six (6) inches from all plants where mulch is applied over the rootball.
- All street trees to be installed in accordance with the standards and specifications of the City of Belvedere. Contractor to contact the city arborist to confirm plant type, plant size (at installation), installation detailing and locations prior to proceeding with installation of street trees. Contractor is to obtain street tree planting permit from the city. If a permit is required, prior to installation of street trees. Contractor is to consult with the Landscape Architect during this process.
- The lawn shall be sod or seeded (as noted) and consist of a drought tolerant hard fescue blend such as Pacific Sod "Medallion Dwarf with Bonset". Installed per manufacturer's recommendations and specifications. The mix shall consist of the following proportions of grass species: 100% Bonaal Double Dwarf fescue. Available through: Pacific Sod (800) 942-6296
- Trees planted in lawn areas shall have a 12" diameter cutout for trimming purposes.
- Plants shall be installed to anticipate settlement. See Tree and Shrub Planting Details.
- All trees noted with 'deep root' and those planted within 5'-0" of concrete paving, curbs, and walls shall have deep root barriers installed per manufacturer's specifications. See specifications and details for materials, depth of material, and location of installation.
- The Landscape Contractor shall arrange with a nursery to secure plant material noted on the drawings and have those plants available for review by the Owner and Landscape Architect within thirty (30) days of award of contract. The Contractor shall purchase the material and have it segregated and grown for the job upon approval of the plant material. The deposit necessary for such contract growing is to be born by the Contractor.
- The project has been designed to make efficient use of water through the use of drought tolerant plant materials. Deep rooting shall be encouraged by deep watering plant material as a part of normal landscape maintenance. The irrigation for all planting shall be limited to the amount required to maintain adequate plant health and growth. Water usage should be decreased as plants mature and become established. The Irrigation controllers shall be adjusted as necessary to reflect changes in weather and plant requirements.
- The Landscape Contractor shall verify the location of underground utilities and bring any conflicts with plant material locations to the attention of the Landscape Architect for a decision before proceeding with the work. Any utilities shown on the Landscape drawings are for reference and coordination purposes only. See Civil Drawings.
- The design intent of the planting plan is to establish an immediate and 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.
- Install all plants per plan locations and per patterns shown on the plans. Install all shrubs to ensure that antilapated, maintained plant size is at least 2'-0" from the face of building(s) unless shown otherwise on the plans. Refer to Plant Spacing Diagram for plant masses indicated in a diagrammatic manner on the plans. Refer to Plant Spacing Diagram for spacing of formal hedge rows.
- Contractor to provide one (1) Reference Planting Area for review by Landscape Architect prior to installation of the project planting. The Reference Planting Area shall consist of a representative portion of the site not less than 900 (nine hundred) square feet. Contractor to set out plants, in containers, in the locations and patterns shown on the plans, for field review by the Landscape Architect. The Reference Planting Area will be used as a guide for the remaining plant installation.
- The Maintenance Period(s) shall be 60 (sixty) days. Portions of the installed landscape of a project may be placed on a maintenance period prior to the completion of the project at the Owner's request and with the Owner's concurrence.
- Contractor to verify drainage of all tree planting pits. See Planting Specifications. Install drainage well per specifications and Tree Planting Details) if the tree planting pit does not drain at a rate to meet the specifications.
- Contractor shall remove all plant and bar code labels from all installed plants and landscape materials prior to arranging a site visit by the Landscape Architect.
- All tree rootballs shall be irrigated by water jet during the sixty (60) day maintenance period established by specifications. This irrigation shall occur each time normal irrigation is scheduled.
- The Landscape Contractor shall, as a part of this bid, provide for a planting allowance for the amount of \$5,000.00 (Five Thousand Dollars) to be used for supplying and installing additional plant material as directed by the Landscape Architect and approved by the Owner in writing. The unused portion of the allowance shall be returned to the Owner at the beginning of the maintenance period.
- The contractor is required to submit plant quantities and unit prices for all plant materials as a part of the bid.
- Assume 15 gallon plant for an un-labeled or un-sized tree; 5 gallon plant for an un-labeled or un-sized shrub; and 1 gallon @ 18" o.c. for an un-labeled ground cover.
- Assume 5 gallon plant size at 36" o.c. for all planting beds not provided with planting callouts or planting information.
- The planting areas on grade shall be ripped to a depth of 8" to reduce compaction. The native subgrade soil shall be treated with 100 lbs of gypsum/1000 sf and leached to improve drainage and reduce the soil interface barrier. Contractor shall coordinate this work with other trades. This is subject to the local recommendations of the soils test (see below) and review by the Landscape Architect and the Owner.
- All planting areas on grade are to receive Viskon Comp OMRI Listed Compost by Vision Recycling, (510) 429-1300, or approved equal, at the rate of 6 cubic yards/1000 square feet, evenly filled 6" deep into the soil to finish grade. All planting areas shall have 6-20-20 Commercial Fertilizer at 25lbs/1000 square feet evenly distributed into the soil. This is subject to the final recommendations and review of the soils test (see below) by the Landscape Architect and the Owner.
- Planting pits are to be backfilled with a mixture of 50% native soil and 50% amended native soil per note # 26 above.
- The General Contractor is to provide an agricultural suitability analysis for representative samples of on-site rough graded soil and any imported topsoil. Recommendations for amendments contained in this analysis are to be carried out before planting occurs. Such changes are to be accompanied by equitable adjustments in the contract price if/when necessary. See specifications for testing procedure.
- See civil drawings for imported storm water treatment area soil.

PLANTING NOTES

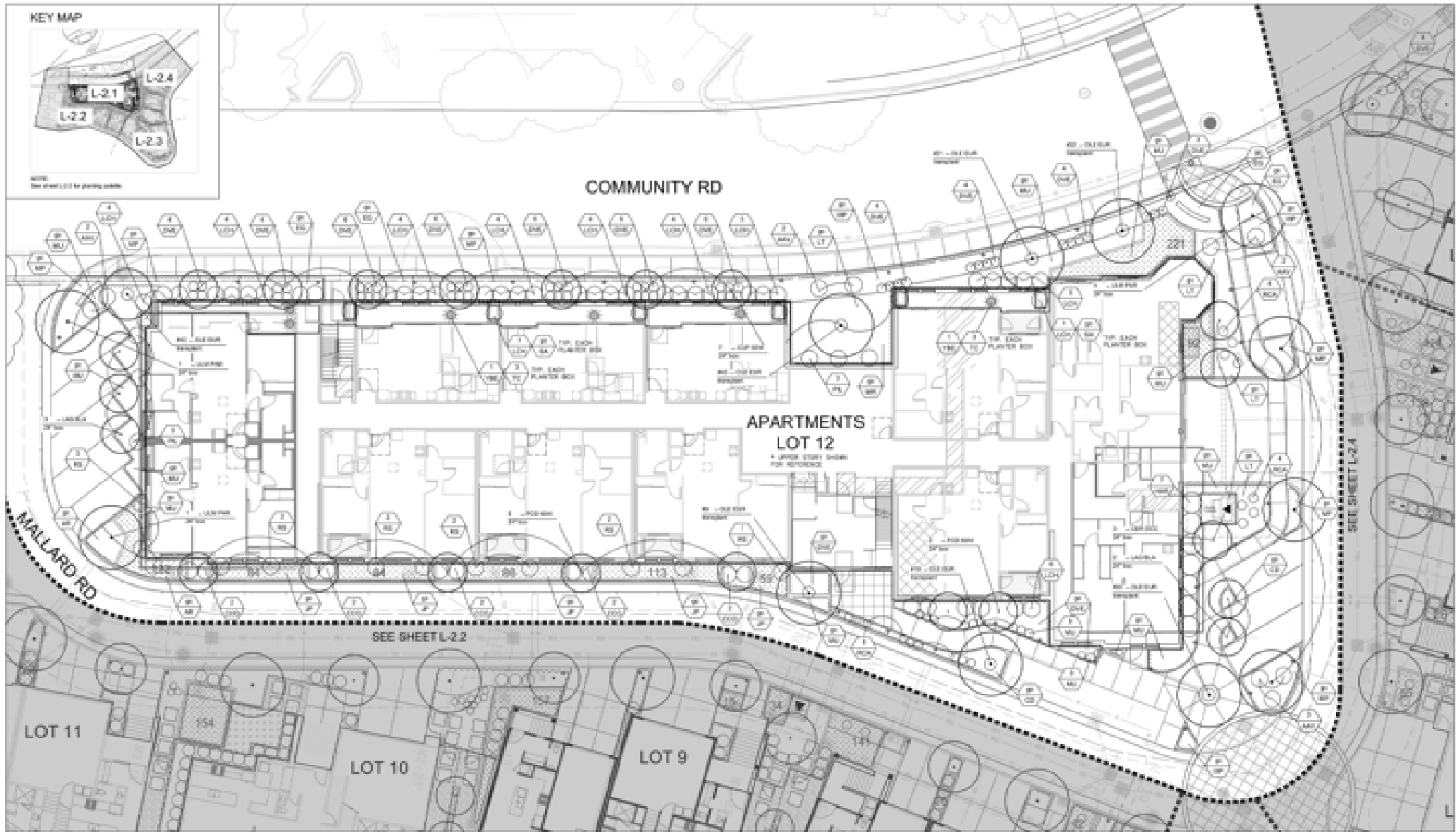
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Graphic Scale
1"=20'-0"
20' 10' 0' 20' 40'





PLANTING PLAN



May 28, 2007

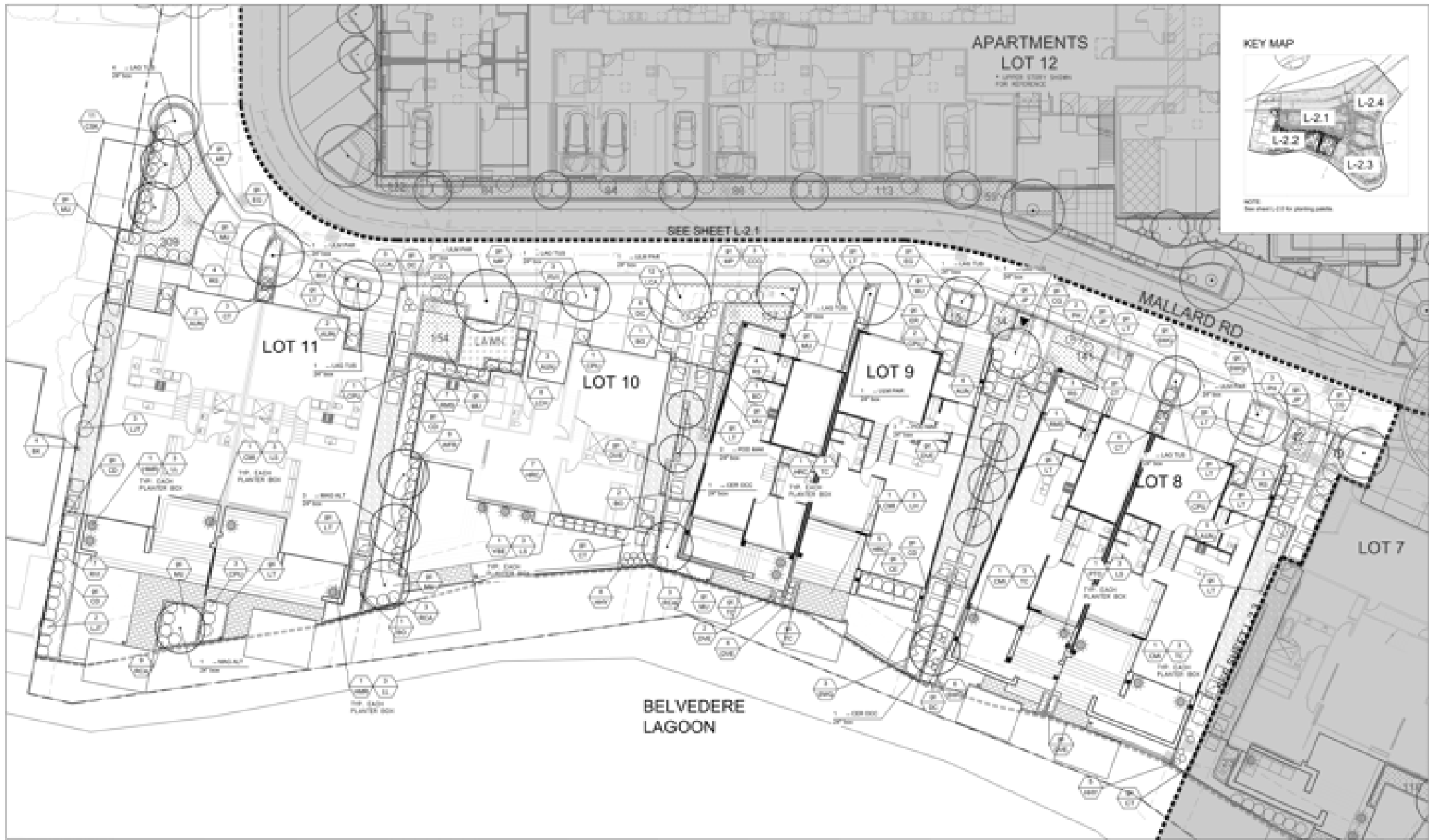
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PLANTING PLAN