

DOMINICAN VALLEY HOUSING PLANNING SUBMITTAL

March 25, 2024

PROJECT DATA

Total Site Area: 905,768 sq ft
 Total Development Area (Subdivisions): 340,819 sq ft
 APN: 015-163-03
 Zoning District: Planned Development Distrct (PD)
 Single Family Housing: 27
 Duplex Units: 6
 Townhomes: 17 (includes 14 ADU's)
 Parking: 86 spaces enclosed
 64 guest parking in driveways
 6 parallel guest parking on Margarita Dr

PROJECT NARRATIVE

The Dominican Valley property is a 20.79 Acre site located in the Dominican / Black Canyon neighborhood of San Rafael. The subject site is bordered northwesterly between the streets of Gold-Hill grade and Deer Park Ave and southerly by Highland Ave and Margarita Drive. The development proposes Sub Division of the site into 50 lots with 50 units of residential housing (+14 Attached Junior ADUs).

The projects 50 lot layout has been designed as a “Clustered development”, specifically Clustering’s of development areas utilizing portions of the site which provide ease of access to the Public Right of Way (R.O.W) street frontages including Magnolia Drive, Deer-Park Ave, Gold-Hill Grade and Margarita Drive. Many of the lots are positioned along these public R.O.W street frontages where connections are available to Public Utilities and vehicular access, the remainder have public utility and vehicular access through private streets.

The designed Clustering of the development focused on avoidance of areas onsite with steep topography which thereby helped retain over +70% of the site as undisturbed natural terrain and avoided development of highly visible Hillside or ridgelines while preserving hillside as visual backdrop. The significant amount of undisturbed natural terrain also helps minimize removal of natural, vegetation and significant trees.

The development maintains a 25ft top of bank buffer to Sisters Creek meandering along Goldhill grade. The Drainageway onsite which are outside of the development footprint areas shall be piped / culverted and diverted towards Sisters Creek.

The proposed private streets have been designed with appropriate width, slope gradient and emergency Vehicle turn outs to ensure meeting Fire Code standards while also providing safe vehicular and pedestrian access to the development.

The 50 residential units (+ 14. Junior ADUs) comprises of the following types of units.

- 27 Single-Family Homes ranging in size from 2612 sq ft - 3215 sq ft
- 17 Townhomes ranging in size from 1150 sq ft - 1390 sq ft (Townhomes with attached junior ADUs)
- 6 Duplex units each 1705 sq ft

The homes have been designed to blend into the surrounding area, with the use of both step back massing and flat or low pitched roofs. The architectural design of the home’s exterior reflects a modern California feel with natural materials and muted colors. The building forms and open floor plans create strong connections to the outdoors utilizing large areas of glazing in combination with numerous outdoor patios.

The landscape will utilize a low-water, low-maintenance planting palette of native and climate-appropriate plants, with selected areas for bioretention and stormwater treatment. The plan preserves and protects the open space outside the area of disturbance as much as possible.

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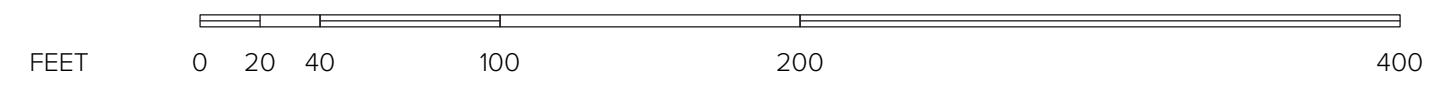
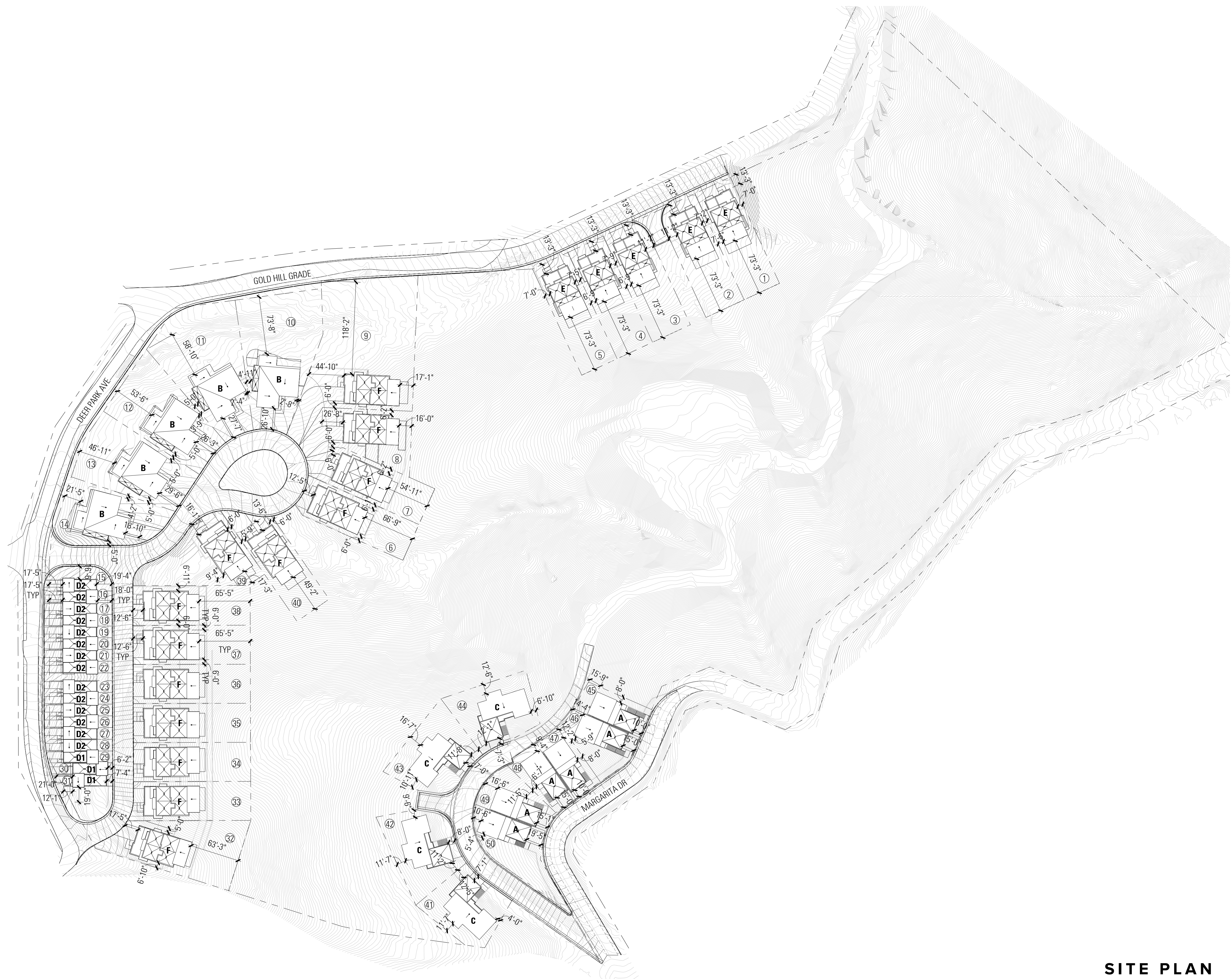
FAR CALCULATIONS					
LOT #	LOT AREA (SF)	UNIT TYPE	BUILDING AREA (NSF)	MAX BUILDING AREA (2,500 SF + 10% Lot)	FLOOR AREA RATIO
1	7,500	E	2,595	3,300	0.35
2	7,993	E	2,595	3,349	0.32
3	7,930	E	2,595	3,343	0.33
4	7,500	E	2,595	3,300	0.35
5	7,500	E	2,595	3,300	0.35
6	7,606	F	3,165	3,311	0.42
7	7,658	F	3,165	3,316	0.41
8	8,410	F	3,165	3,391	0.38
9	22,735	F	3,165	4,824	0.14
10	14,855	B	2,825	4,036	0.19
11	14,855	B	2,825	4,036	0.19
12	11,085	B	2,825	3,659	0.25
13	10,967	B	2,825	3,647	0.26
14	8,937	B	2,825	3,444	0.32
15	2,276	D2 (+ADU)	1,380	2,778	0.61
16	1,207	D2 (+ADU)	1,380	2,671	1.14
17	1,207	D2 (+ADU)	1,380	2,671	1.14
18	1,207	D2 (+ADU)	1,380	2,671	1.14
19	1,207	D2 (+ADU)	1,380	2,671	1.14
20	1,207	D2 (+ADU)	1,380	2,671	1.14
21	1,207	D2 (+ADU)	1,380	2,671	1.14
22	1,207	D2 (+ADU)	1,380	2,671	1.14
23	1,207	D2 (+ADU)	1,380	2,671	1.14
24	1,207	D2 (+ADU)	1,380	2,671	1.14
25	1,207	D2 (+ADU)	1,380	2,671	1.14
26	1,207	D2 (+ADU)	1,380	2,671	1.14
27	1,207	D2 (+ADU)	1,380	2,671	1.14
28	1,207	D2 (+ADU)	1,380	2,671	1.14
29	1,204	D1	1,150	2,670	0.96
30	1,122	D1	1,150	2,662	1.02
31	1,006	D1	1,150	2,651	1.14
32	11,210	F	3,165	3,671	0.28
33	7,571	F	3,165	3,307	0.42
34	7,500	F	3,165	3,300	0.42
35	7,500	F	3,165	3,300	0.42
36	7,500	F	3,165	3,300	0.42
37	7,500	F	3,165	3,300	0.42
38	7,650	F	3,165	3,315	0.41
39	9,300	F	3,165	3,480	0.34
40	7,502	F	3,165	3,300	0.42
41	7,133	C	3,030	3,263	0.42
42	8,055	C	3,030	3,356	0.38
43	8,189	C	3,030	3,369	0.37
44	7,737	C	3,030	3,324	0.39
45	3,509	A	1,805	2,901	0.51
46	4,818	A	1,805	3,032	0.37
47	3,344	A	1,805	2,884	0.54
48	3,429	A	1,805	2,893	0.53
49	4,263	A	1,805	2,976	0.42
50	6,413	A	1,805	3,191	0.28

LOT / BLDG CALCS			
AVG LOT WIDTH	MAX BLDG HT ¹	MAX STEP BACK HT ²	HILLSIDE GUIDELINE COMPLIANT ³ *See Footnotes
50'-0"	30'-0"	14'-3"	3
53'-3"	30'-0"	14'-3"	3
52'-10"	30'-0"	14'-3"	3
50'-0"	30'-0"	14'-3"	3
50'-0"	30'-0"	14'-3"	3
50'-3"	30'-0"	15'-3"	yes
50'-8"	24'-9"	15'-3"	yes
60'-8"	24'-3"	15'-3"	yes
99'-4"	24'-6"	15'-3"	yes
86'-0"	28'-8"	12'-0"	yes
81'-11"	28'-8"	15'-10"	yes
75'-1"	28'-8"	12'-0"	yes
73'-6"	28'-8"	12'-0"	yes
68'-5"	28'-8"	12'-0"	yes
28'-2"	26'-4"	22'-0"	4
15'-0"	28'-0"	22'-0"	4
15'-0"	26'-10"	22'-0"	4
15'-0"	26'-11"	22'-0"	4
15'-0"	26'-6"	22'-0"	4
15'-0"	28'-0"	22'-0"	4
15'-0"	27'-6"	22'-0"	4
15'-0"	27'-6"	22'-0"	4
15'-0"	26'-8"	22'-0"	4
15'-0"	27'-11"	22'-0"	4
15'-0"	24'-10"	22'-0"	4
15'-0"	26'-6"	22'-0"	4
15'-0"	24'-6"	22'-0"	4
15'-0"	24'-6"	22'-0"	4
15'-0"	23'-4"	21'-6"	4
15'-1"	23'-4"	22'-0"	4
15'-0"	23'-4"	21'-6"	4
69'-4"	20'-6"	15'-3"	yes
50'-5"	20'-9"	15'-3"	yes
50'-0"	21'-0"	15'-3"	yes
50'-0"	21'-3"	15'-3"	yes
50'-0"	21'-6"	15'-3"	yes
50'-0"	21'-3"	15'-3"	yes
50'-0"	21'-0"	15'-3"	yes
82'-2"	30'-0"	15'-3"	yes
50'-1"	30'-0"	15'-3"	yes
89'-8"	36'-6"	20'-0"	5
99'-2"	34'-0"	17'-6"	5
96'-8"	35'-6"	19'-0"	5
97'-7"	48'-0"	16'-3"	5
38'-10"	46'-10"	19'-0"	5
50'-1"	47'-6"	19'-8"	5
38'-10"	44'-10"	17'-0"	5
38'-4"	40'-10"	13'-0"	5
47'-0"	30'-10"	15'-0"	5
75'-11"	29'-10"	14'-0"	yes

FOOTNOTES
 1: measured from (E) grade
 2: measured at front and back planes only
 3: balcony projection breaks 20'+ wall
 4: stepback at 10' level, 20'+ of wall plane above
 5: road access and steepness of grade preclude full compliance

SQUARE FOOTAGE DEFINITIONS:
NSF: Sum of all enclosed areas, measured to the interior of enclosing walls, excluding non conditioned areas. Stairs counted at one floor only.

GSF: "Hillside areas gross building square footage" means the sum of all enclosed or covered areas of each floor or all structures on the site, measured to the exterior of the enclosing walls, columns or posts including basement areas, unfinished attic or loft spaces and other areas capable of being finished into habitable space as determined by the California Building Code; garages and carport areas six feet (6') or more above the natural grade, measured to the exterior face of surrounding walls, column, or posts; other roofs or covered areas supported by walls, columns or posts and capable of being enclosed, measured to the exterior face of surrounding walls, columns or posts; roof penthouses; and accessory structures greater than one hundred twenty (120) square feet in floor area. Excluded are areas permanently open to the sky; exterior areas under roof eaves, trellises or cantilevered overhangs and attic spaces and underfloor spaces that are not capable of being finished into habitable space.

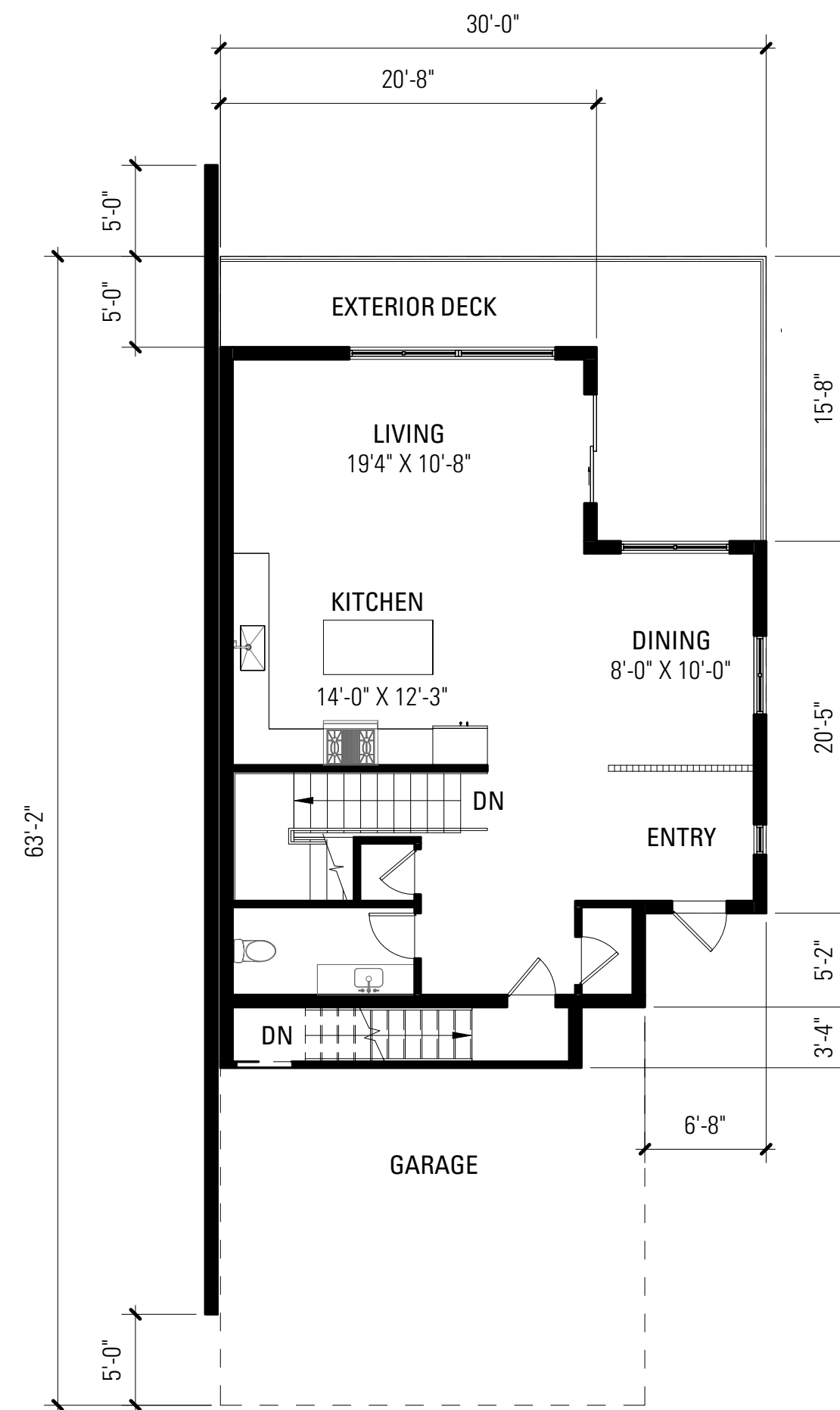


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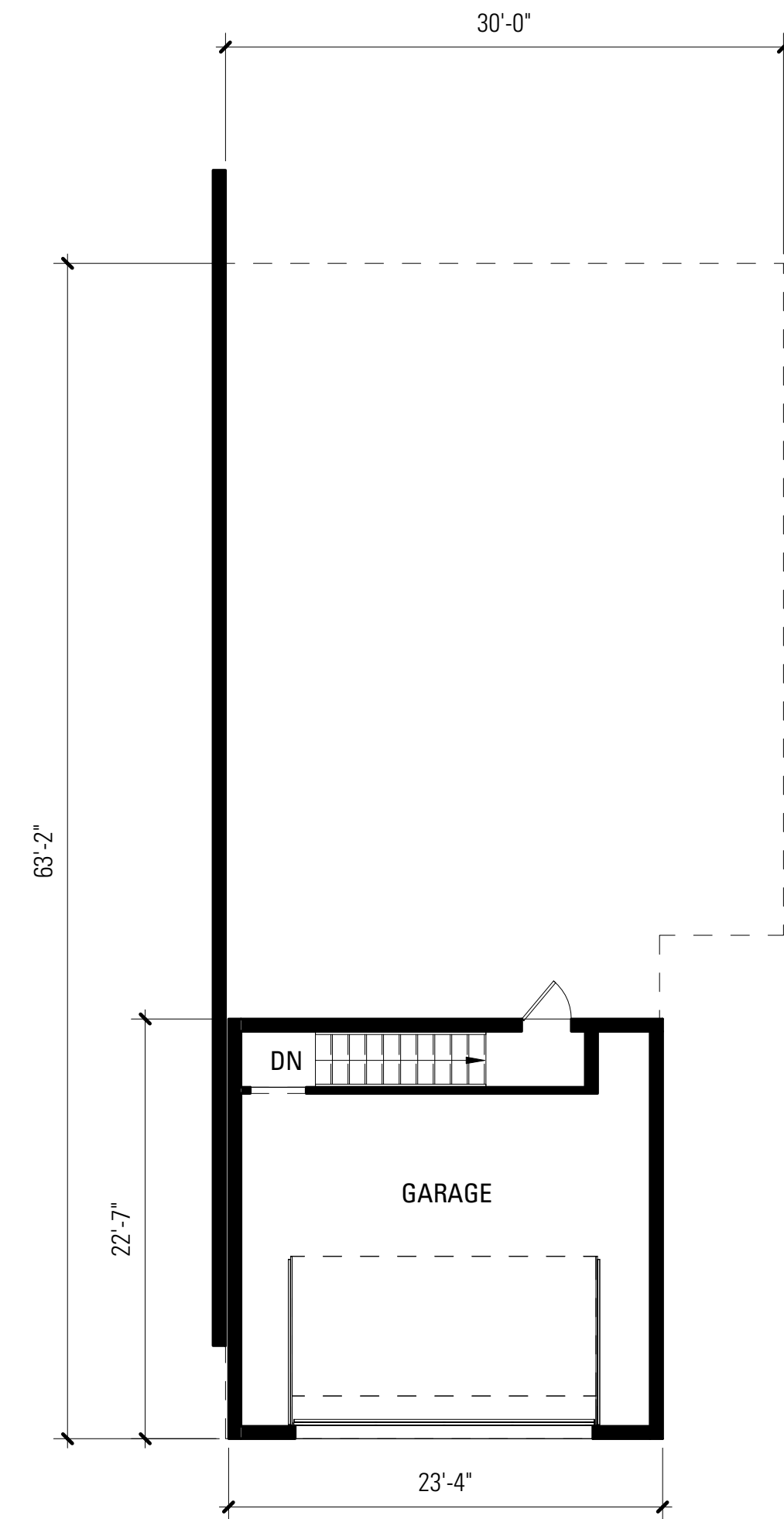




LOWER LEVEL



ENTRY LEVEL

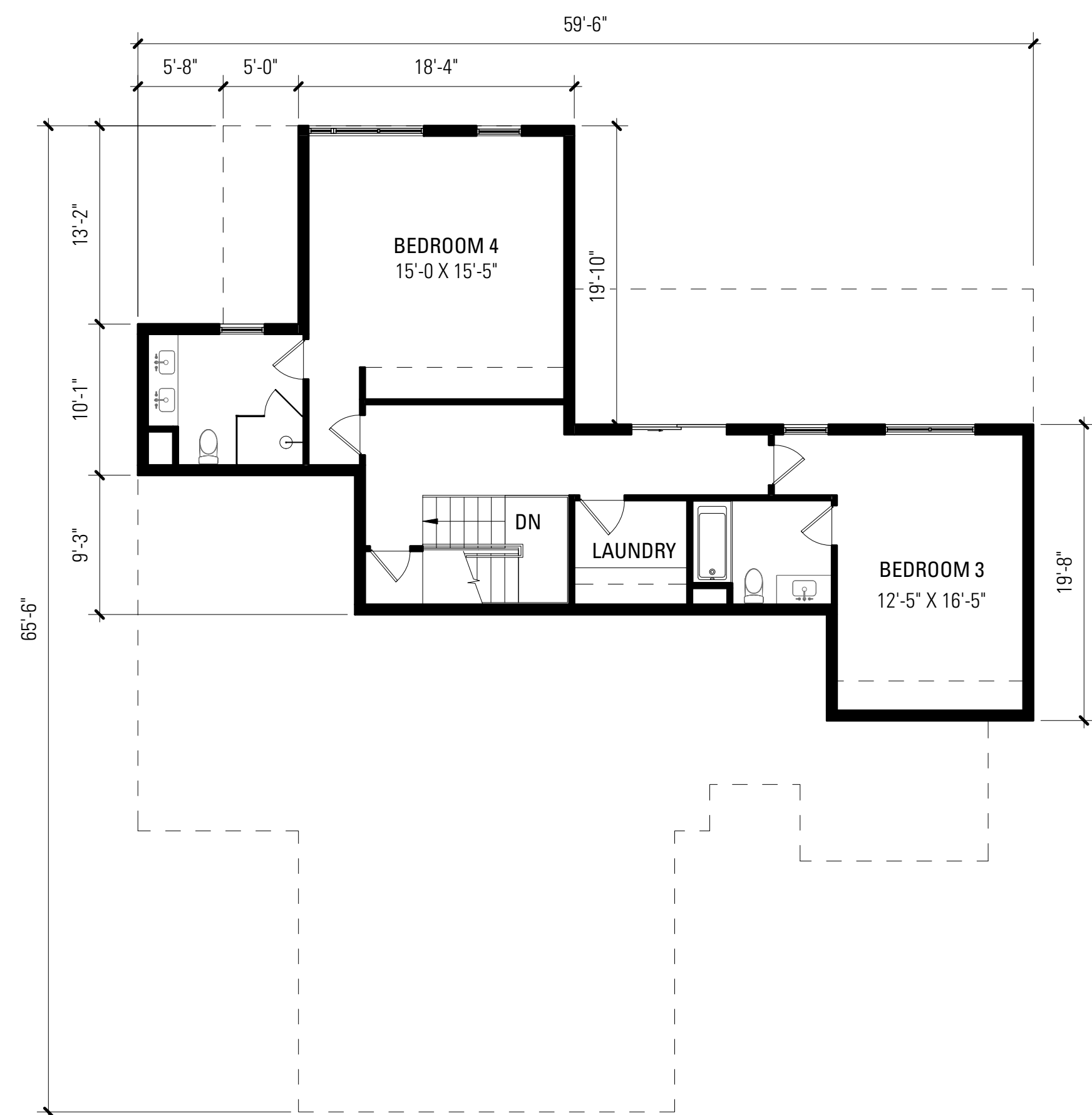


GARAGE LEVEL

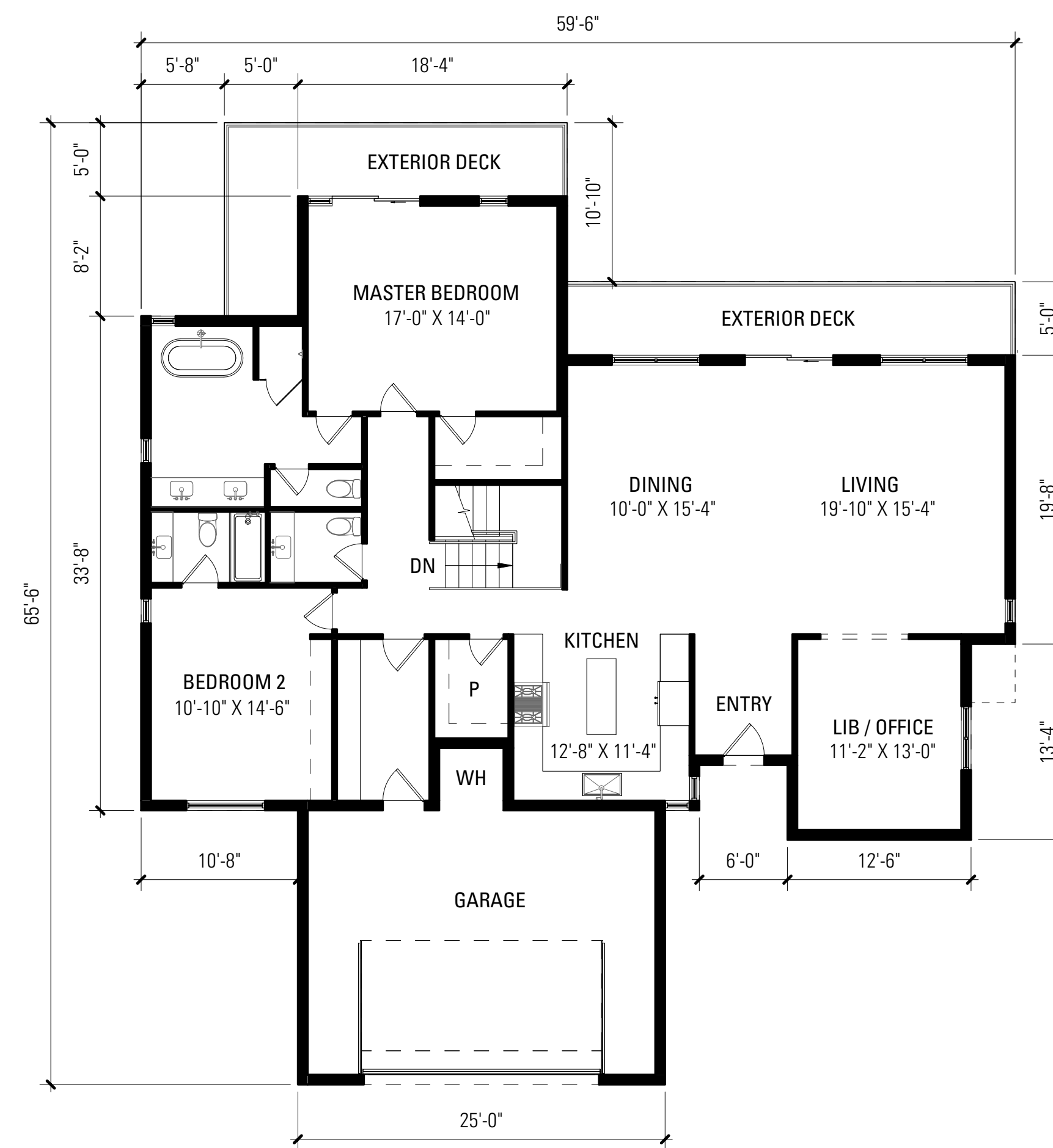
UNIT TYPE - A

LOWER LEVEL	= 970 NSF
ENTRY LEVEL	= 835 NSF
TOTAL	= 1,805 NSF

LOWER LEVEL	= 1,090 GSF
ENTRY LEVEL	= 960 GSF
GARAGE LEVEL	= 520 GSF
TOTAL	= 2,570 GSF



LOWER LEVEL

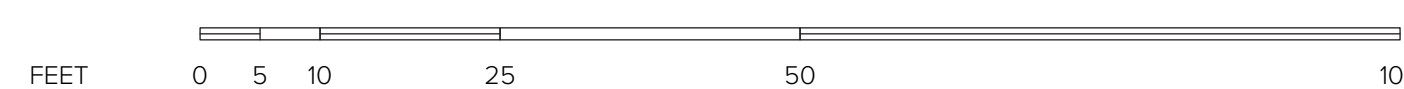


ENTRY LEVEL

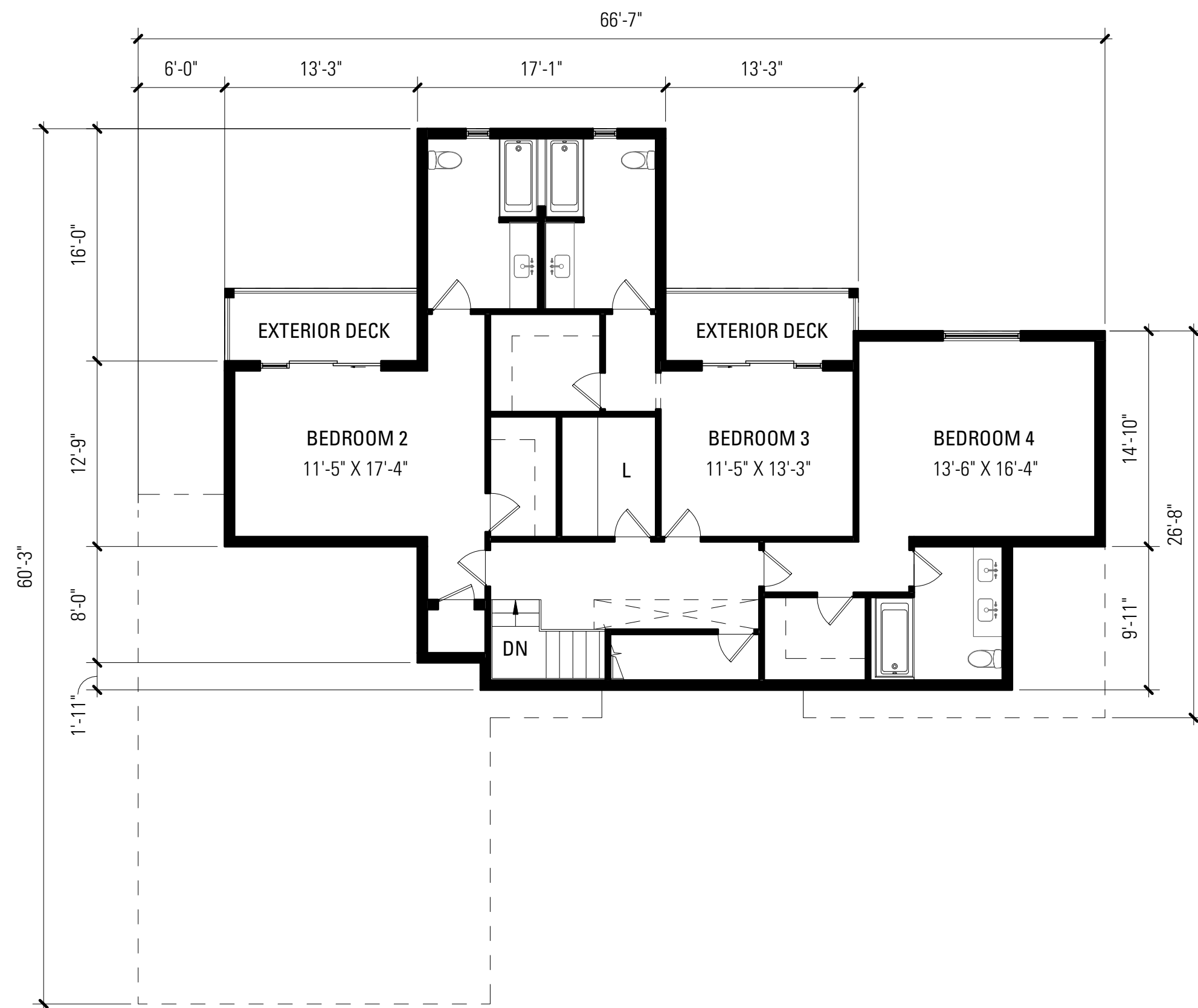
UNIT TYPE - B

LOWER LEVEL	= 975 NSF
ENTRY LEVEL	= 1,850 NSF
TOTAL	= 2,825 NSF

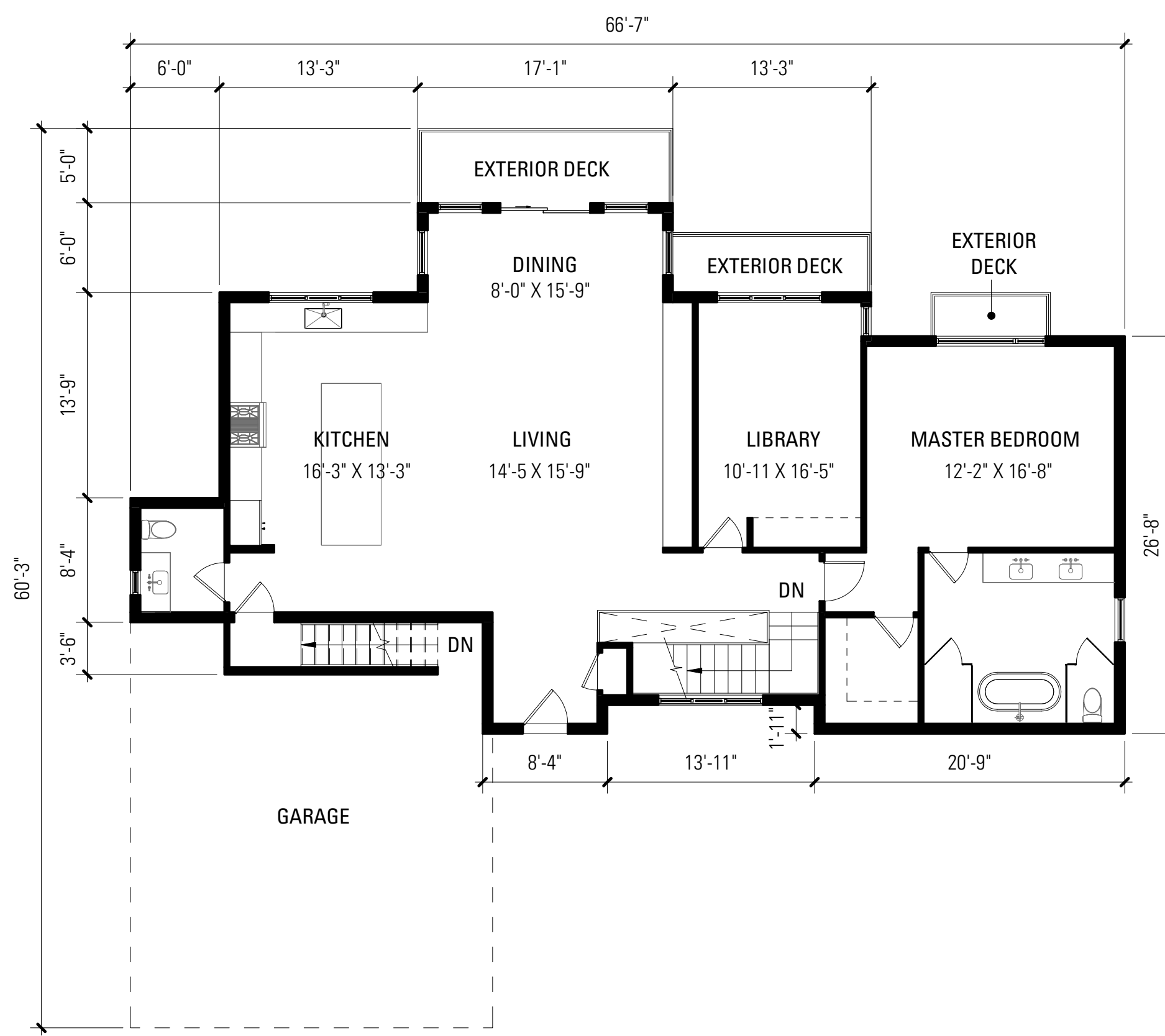
LOWER LEVEL	= 1,150 GSF
ENTRY LEVEL	= 2,520 GSF
TOTAL	= 3,670 GSF



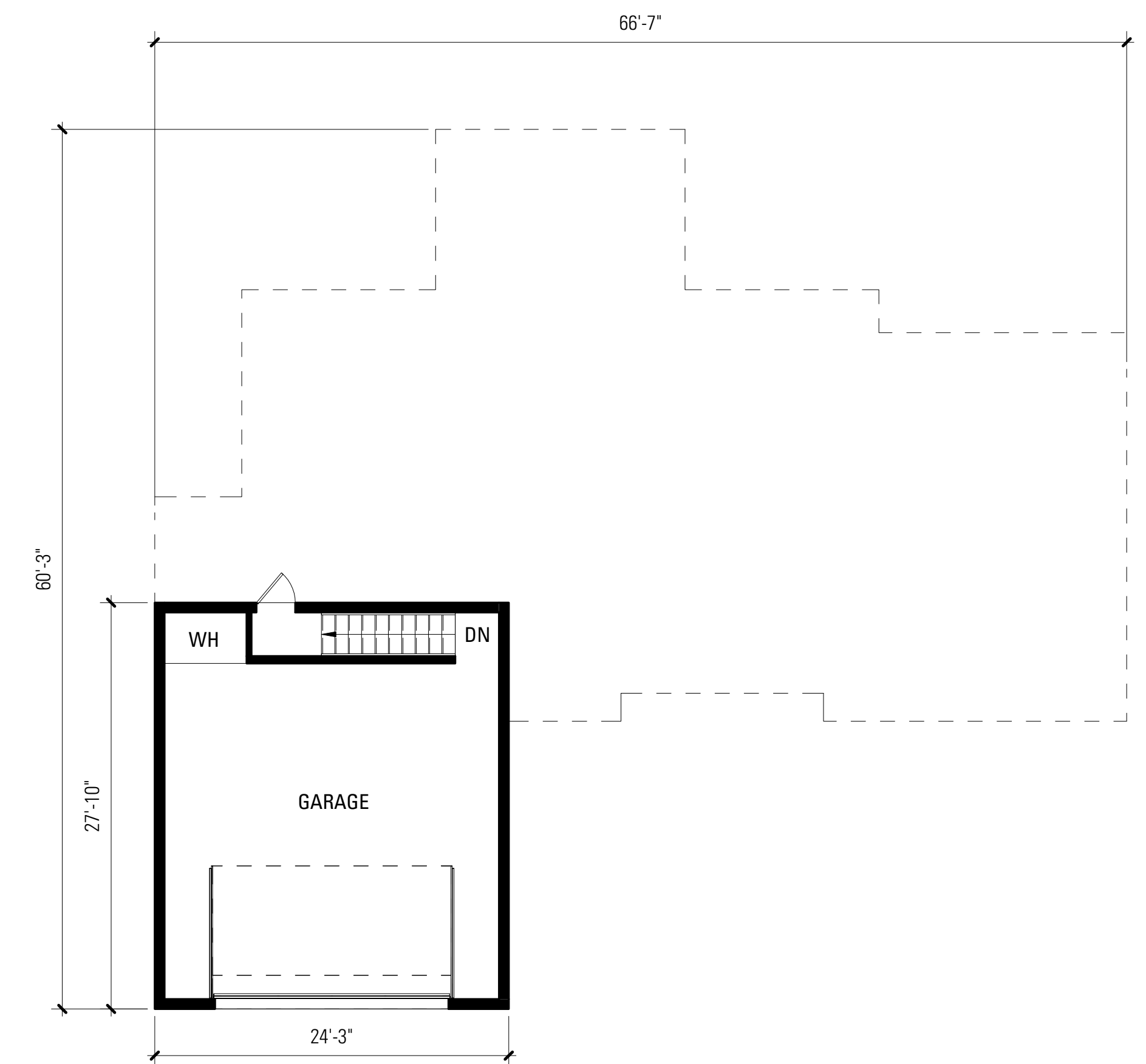
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LOWER LEVEL



ENTRY LEVEL

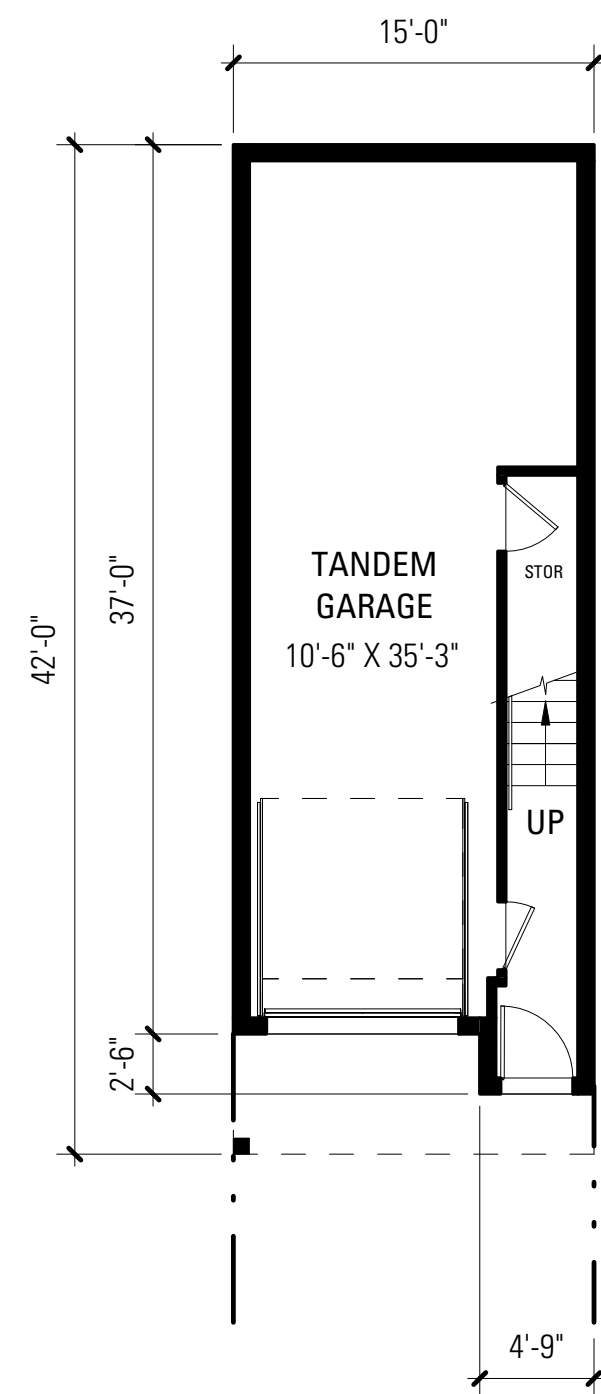


GARAGE LEVEL

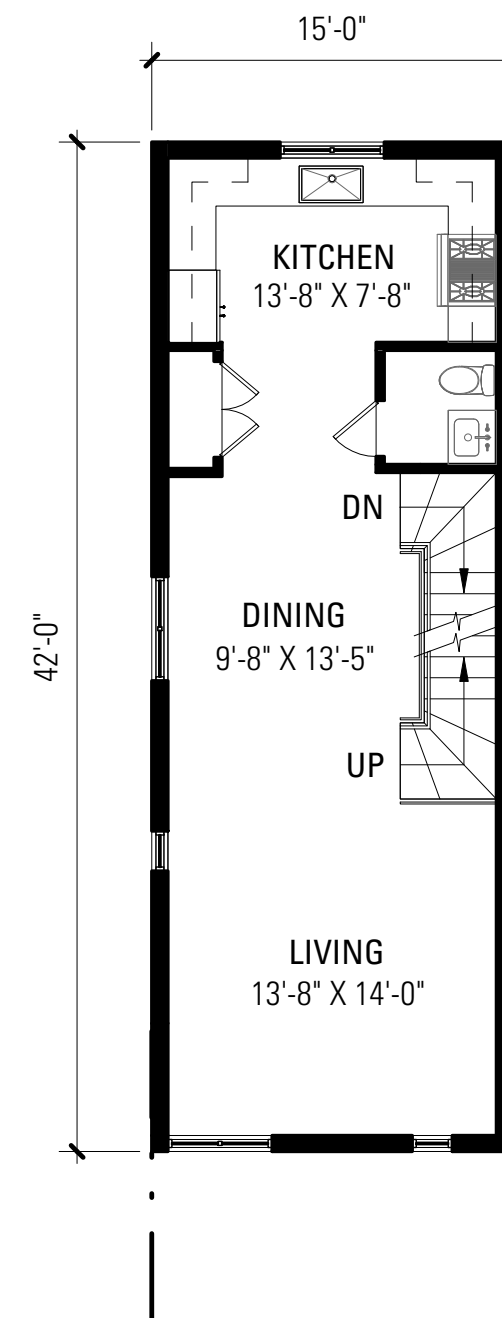
UNIT TYPE - C

LOWER LEVEL	= 1,395 NSF
ENTRY LEVEL	= 1,635 NSF
TOTAL	= 3,030 NSF

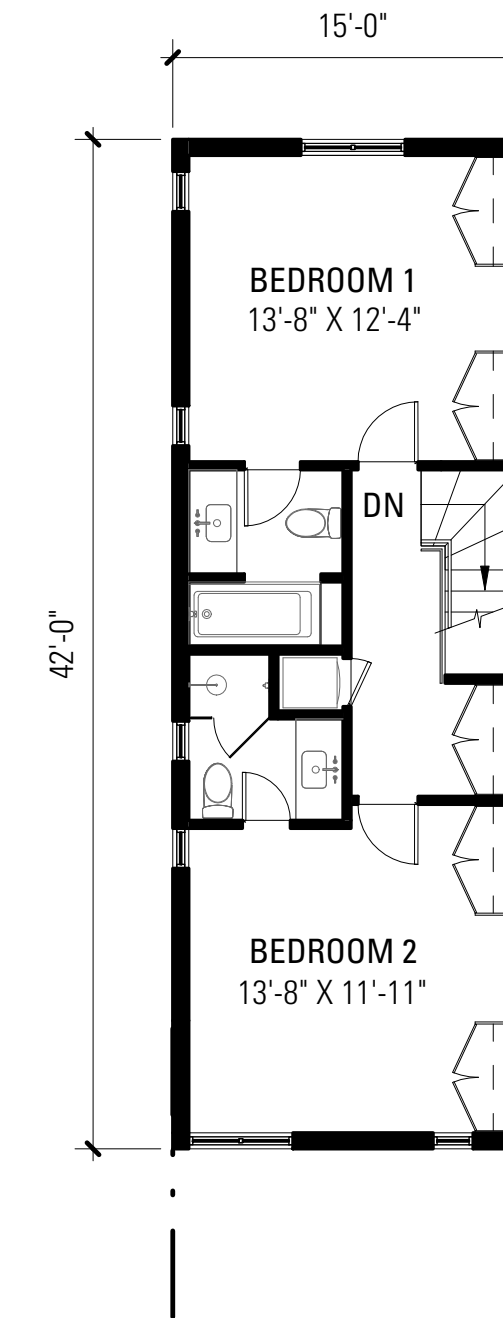
LOWER LEVEL	= 1,540 GSF
ENTRY LEVEL	= 1,740 GSF
GARAGE LEVEL	= 660 GSF
TOTAL	= 3,940 GSF



FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

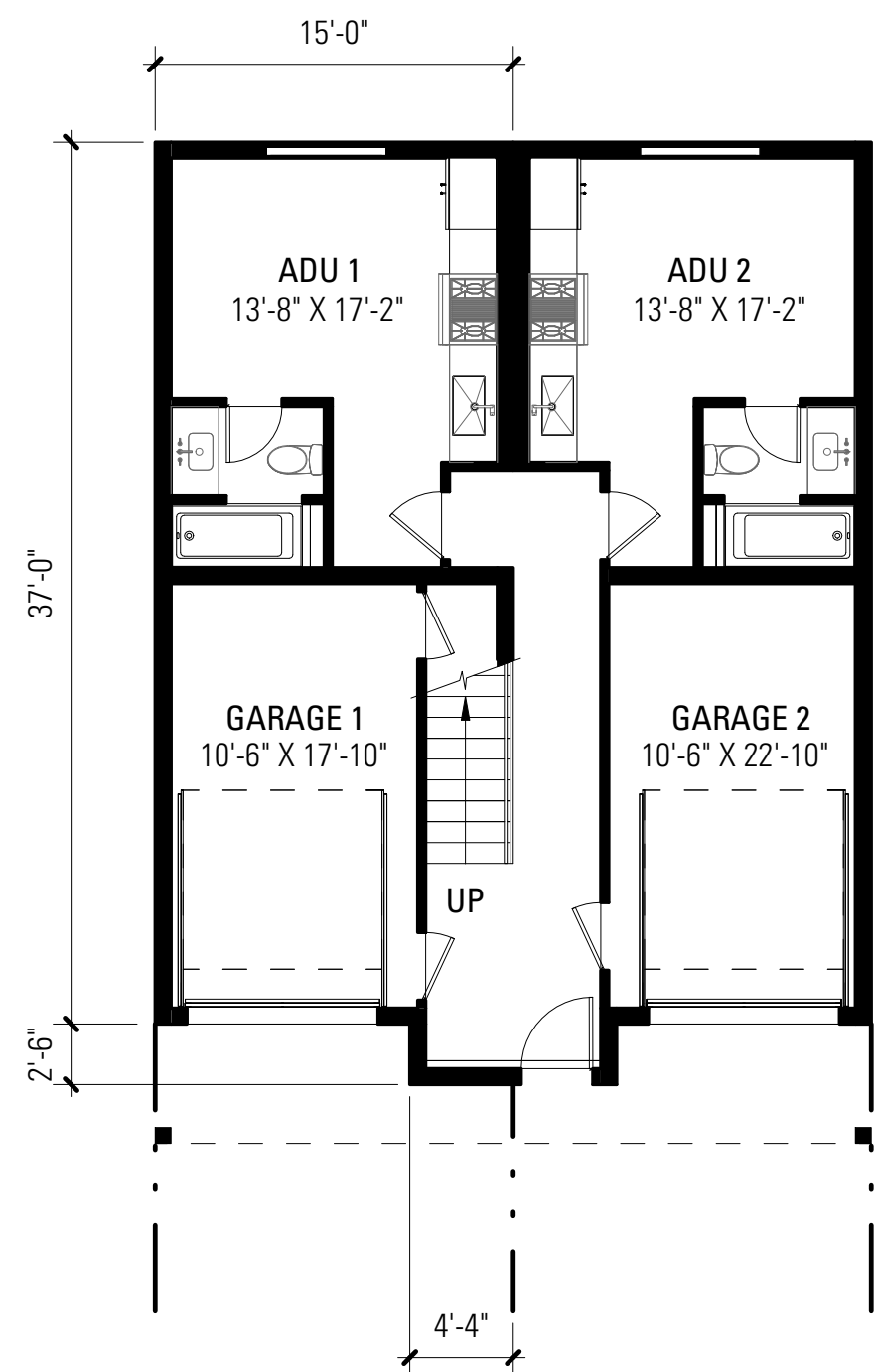
UNIT TYPE - D1

FIRST LEVEL	= 85 NSF
SECOND LEVEL	= 525 NSF
THIRD LEVEL	= 540 NSF
TOTAL	= 1,150 NSF

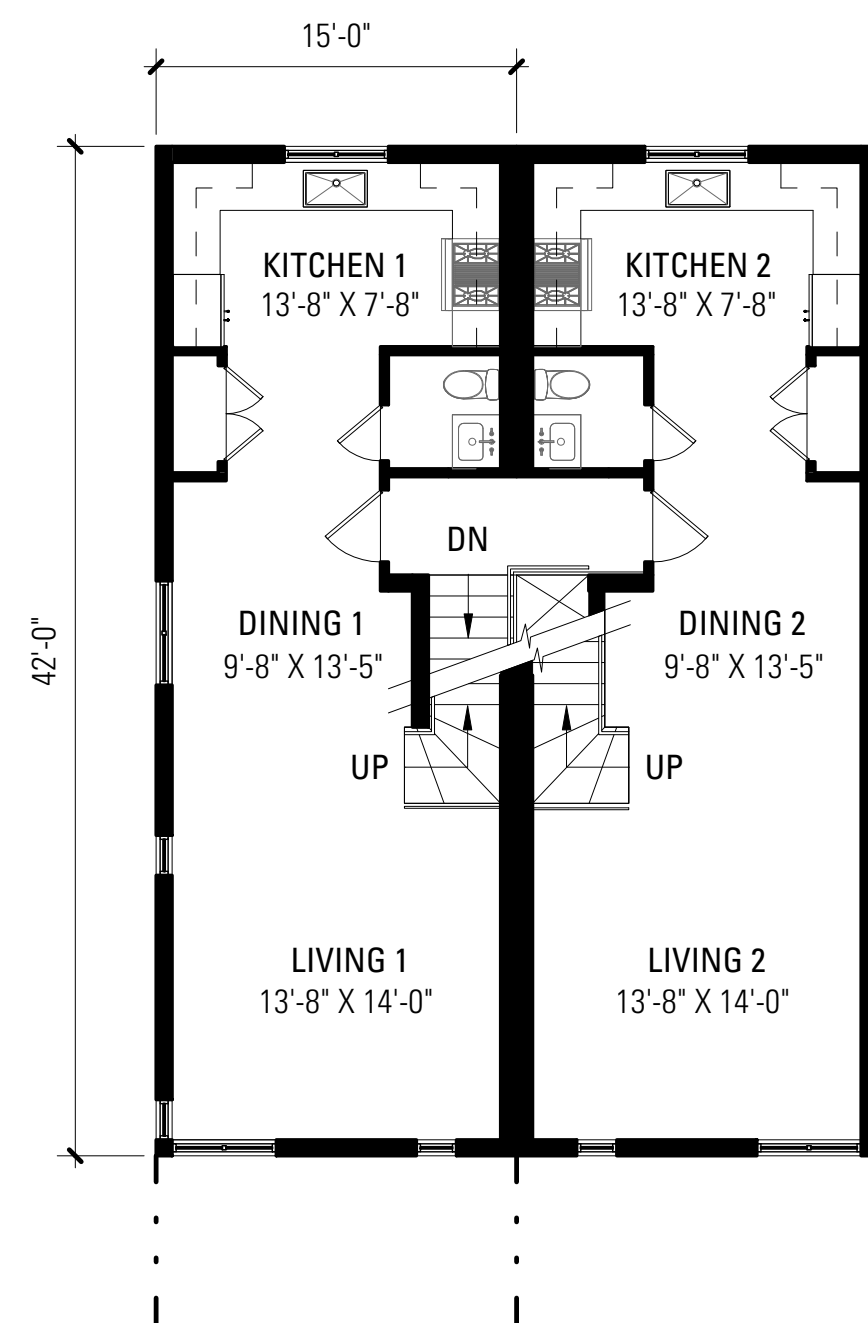
FIRST LEVEL	= 570 GSF
SECOND LEVEL	= 630 GSF
THIRD LEVEL	= 630 GSF
TOTAL	= 1,830 GSF



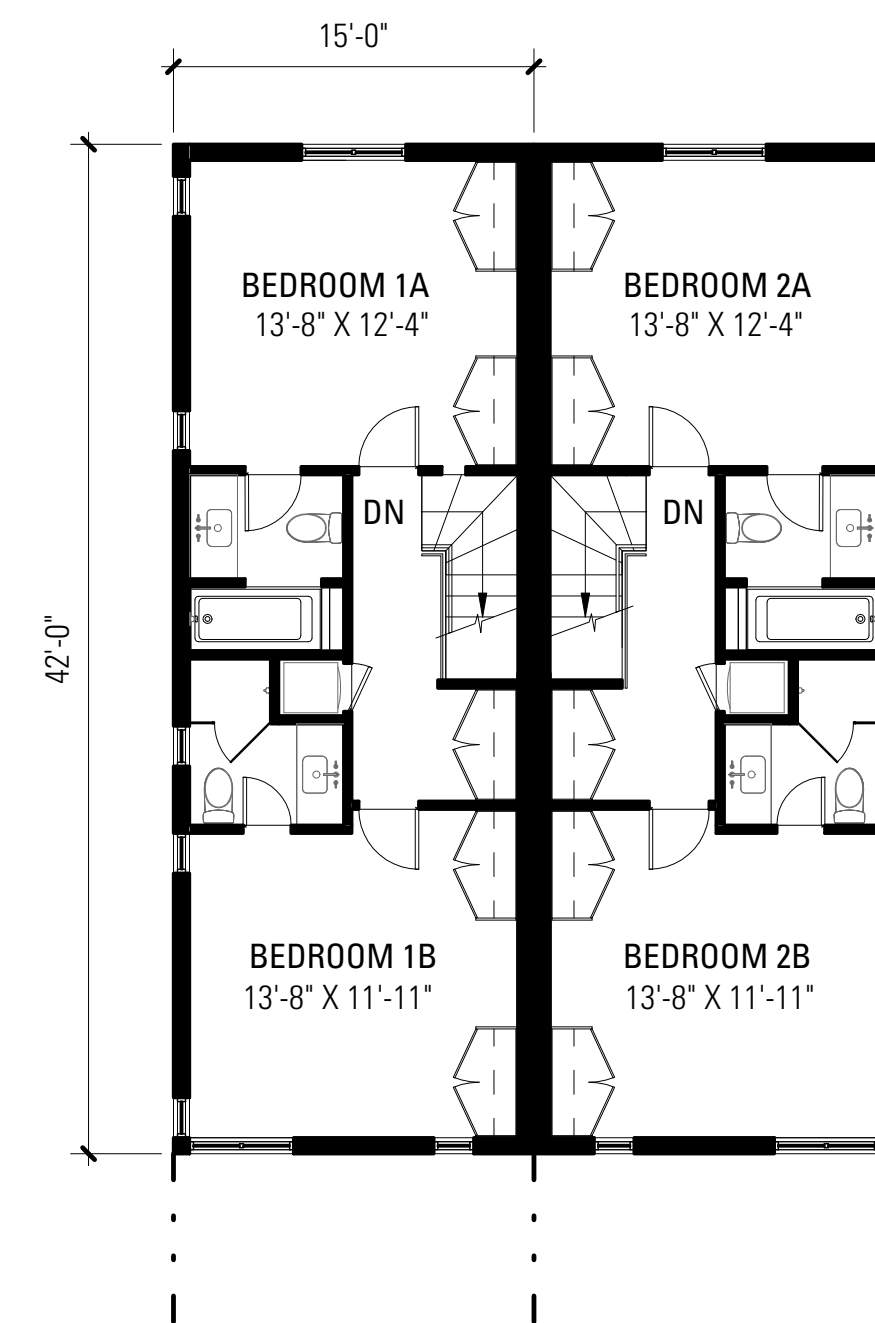
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FIRST LEVEL



SECOND LEVEL

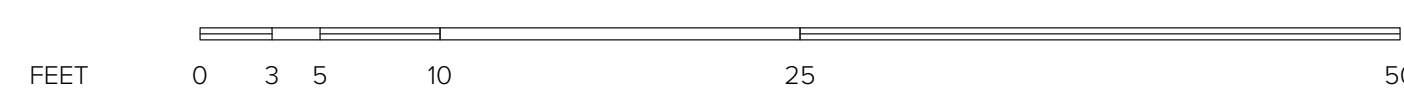


THIRD LEVEL

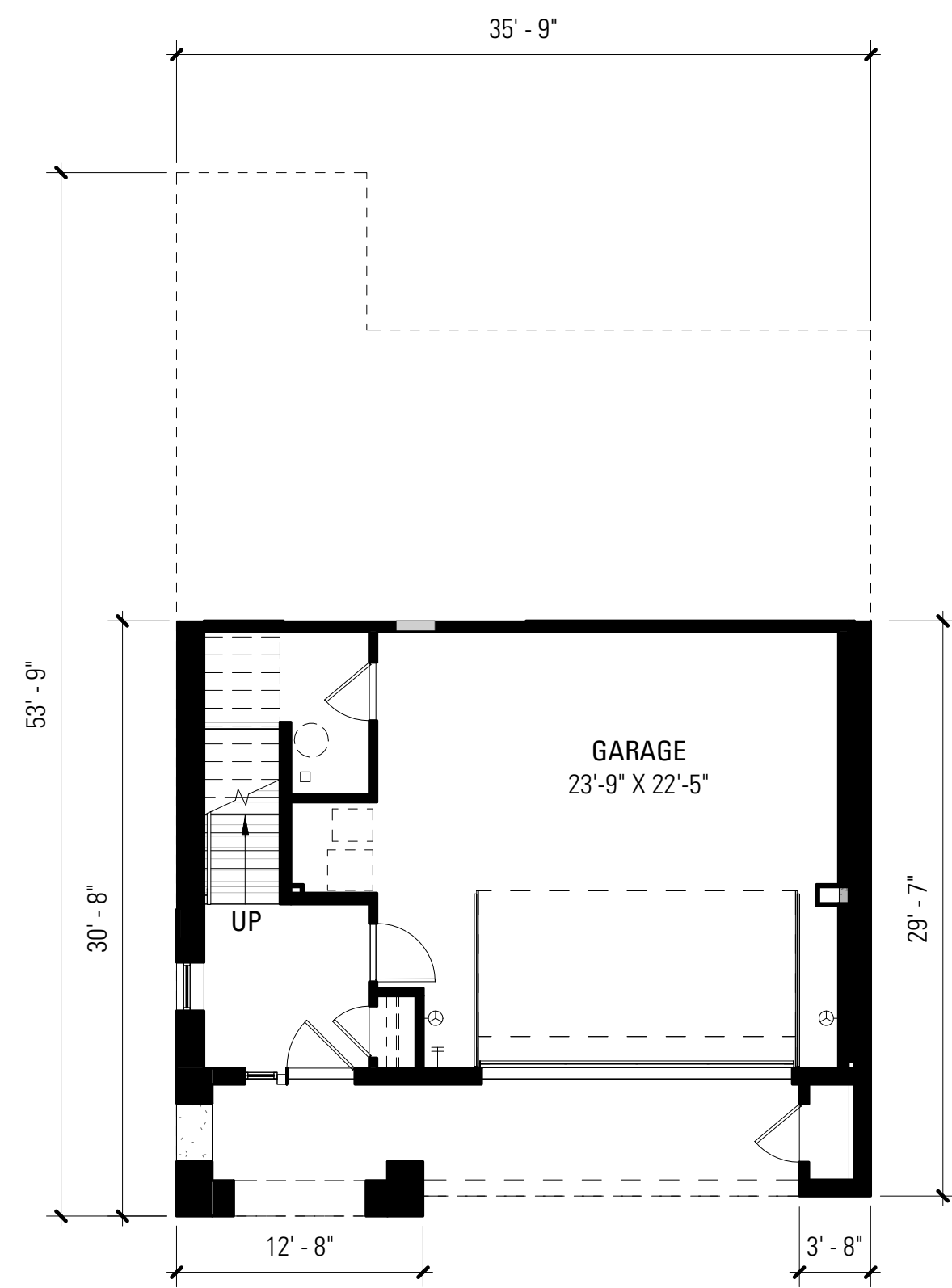
UNIT TYPE - D2 (+ ADU)

FIRST LEVEL	= 315 NSF
SECOND LEVEL	= 525 NSF
THIRD LEVEL	= 540 NSF
TOTAL	= 1,380 NSF

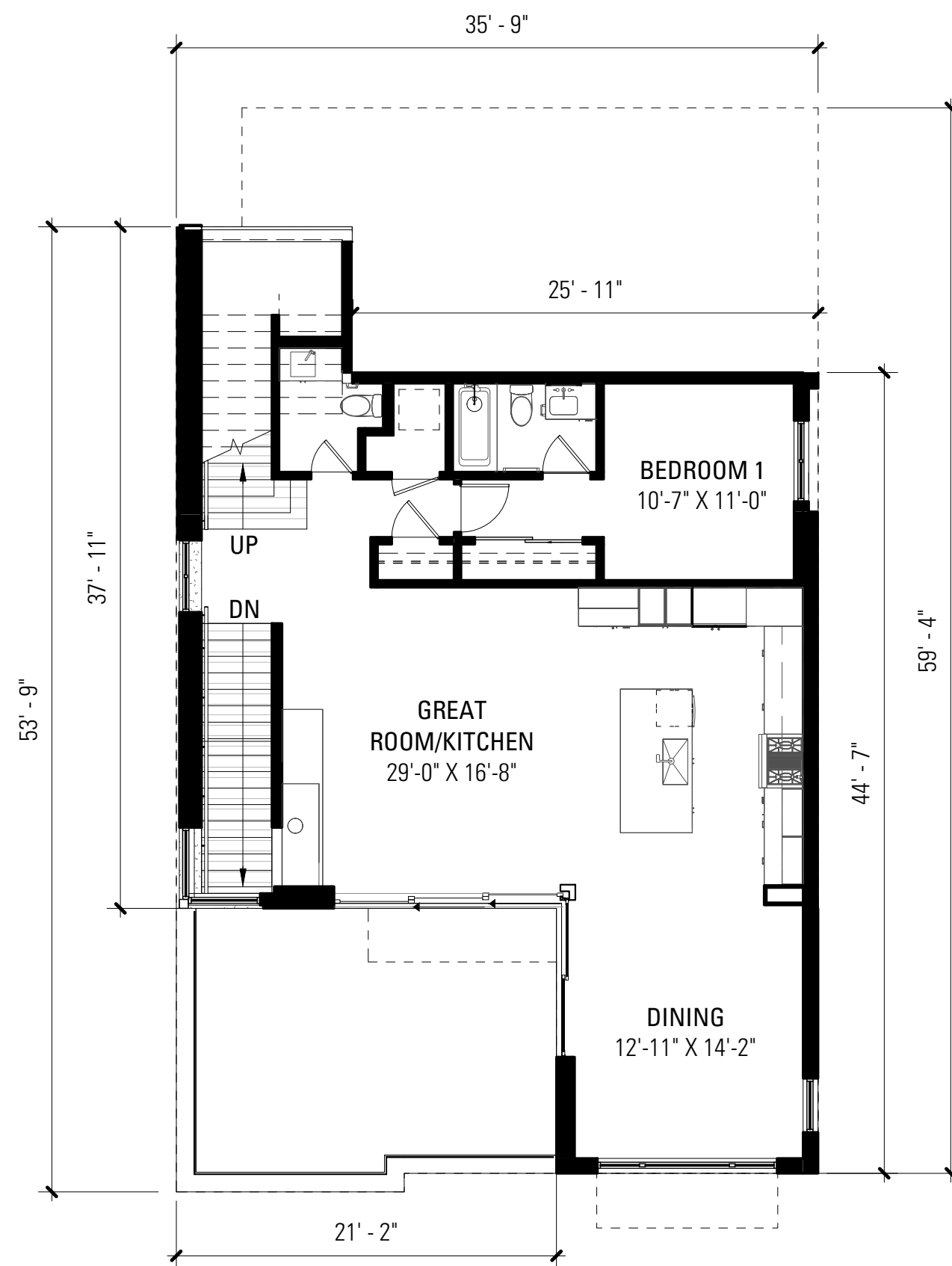
FIRST LEVEL	= 570 GSF
SECOND LEVEL	= 630 GSF
THIRD LEVEL	= 630 GSF
TOTAL	= 1,830 GSF



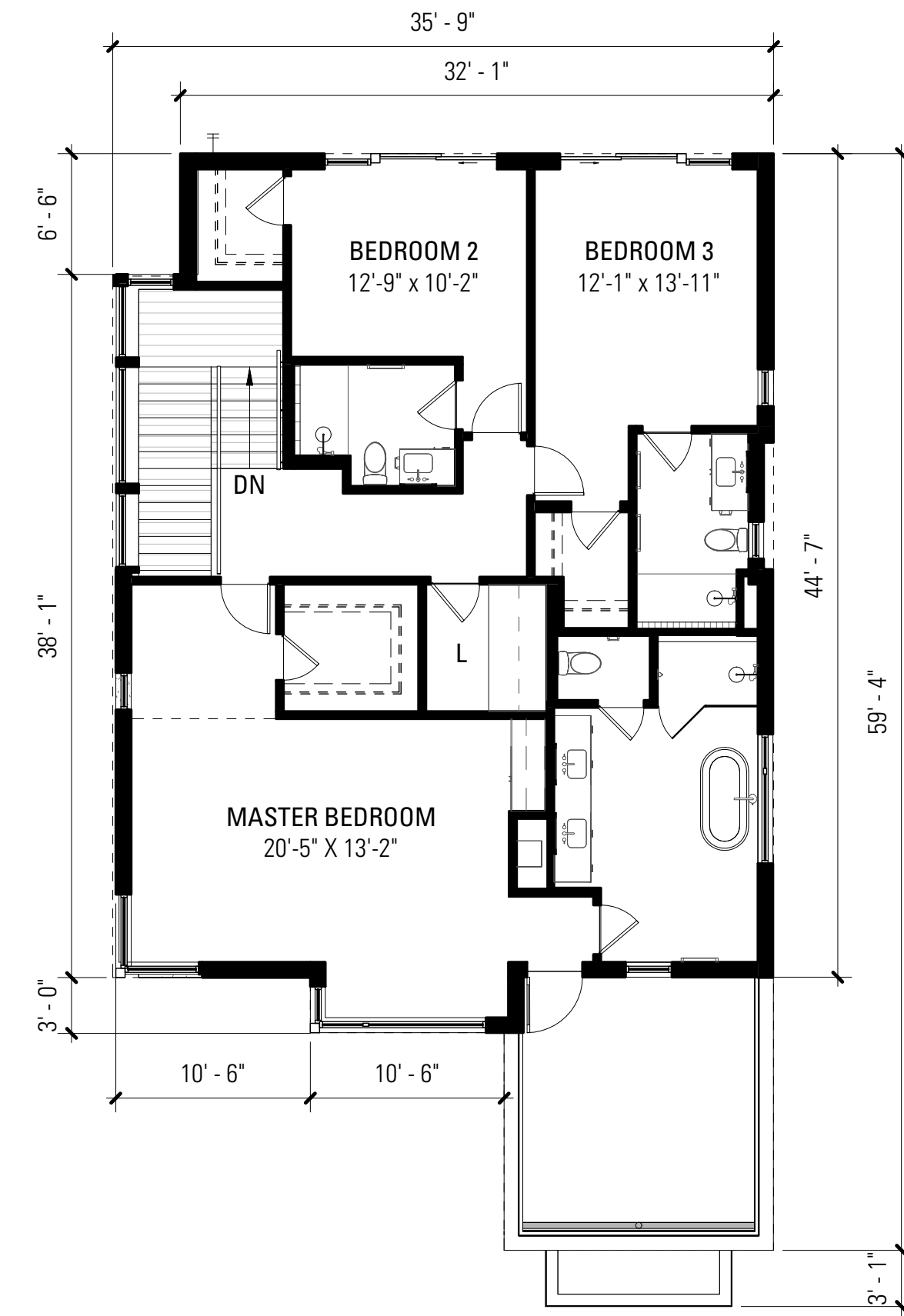
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FIRST LEVEL



SECOND LEVEL



THIRD LEVEL

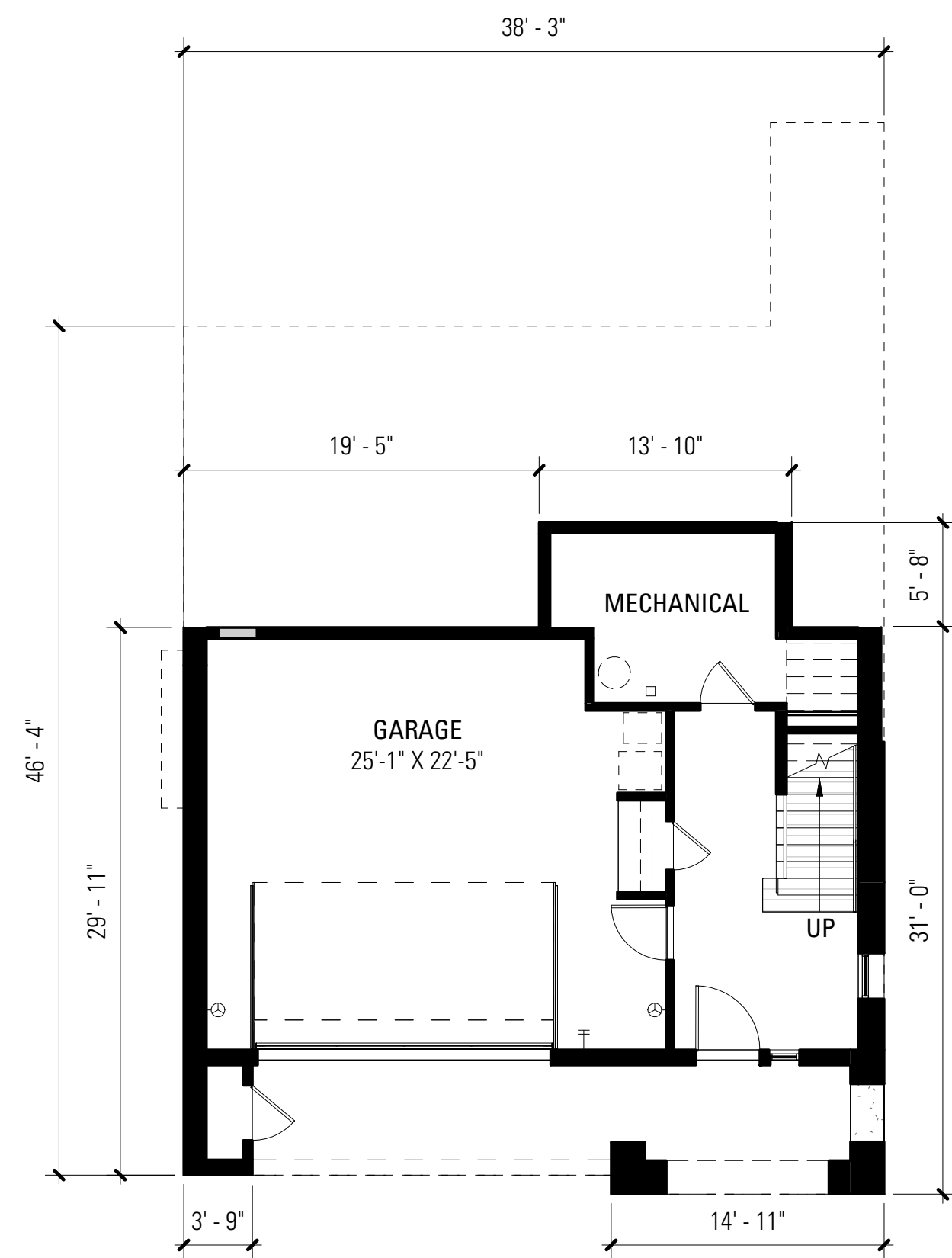
UNIT TYPE - E

FIRST LEVEL	= 170 NSF
SECOND LEVEL	= 1,045 NSF
THIRD LEVEL	= 1,380 NSF
TOTAL	= 2,595 NSF

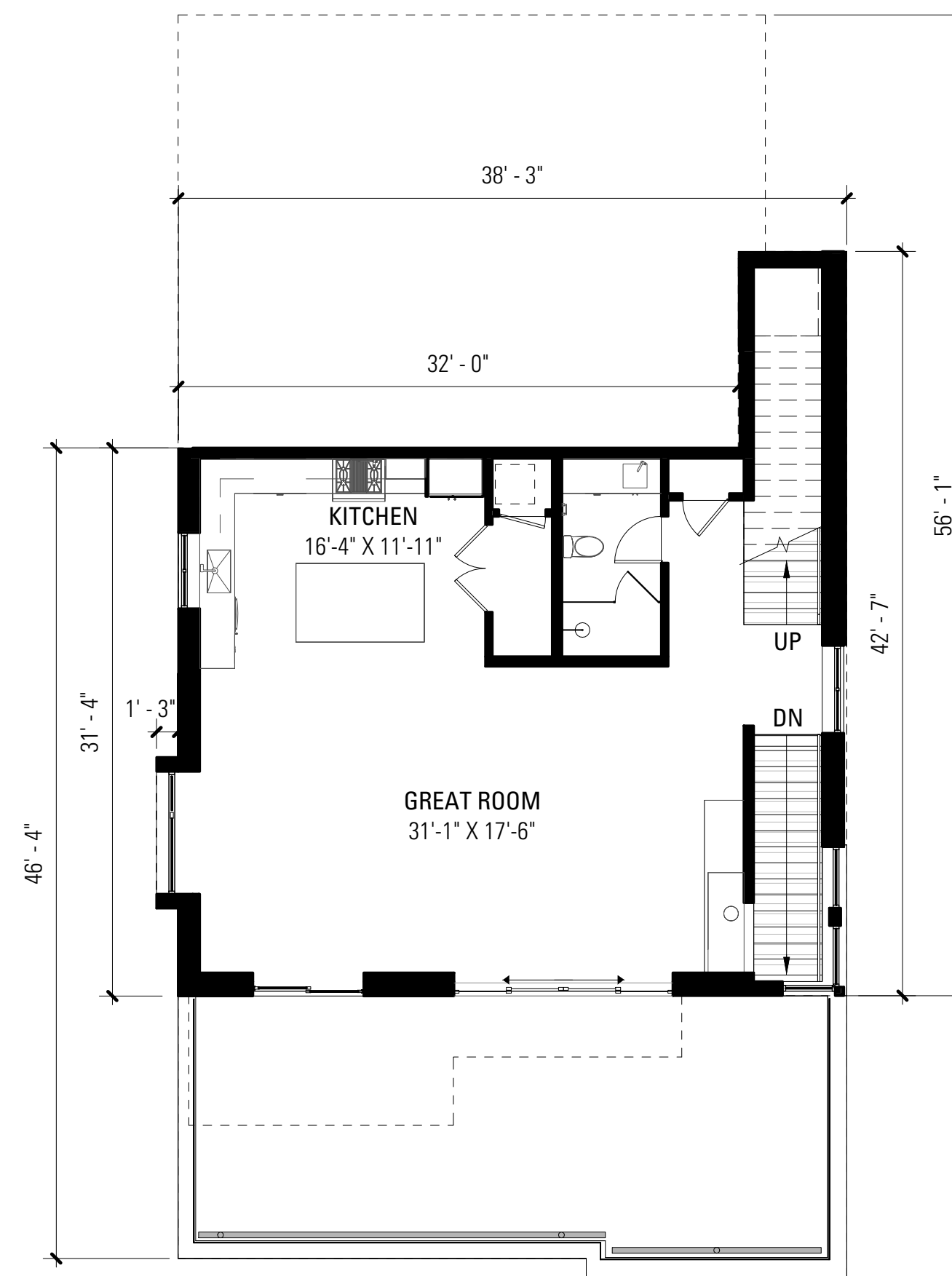
FIRST LEVEL	= 880 GSF
SECOND LEVEL	= 1,360 GSF
THIRD LEVEL	= 1,600 GSF
TOTAL	= 3,840 GSF



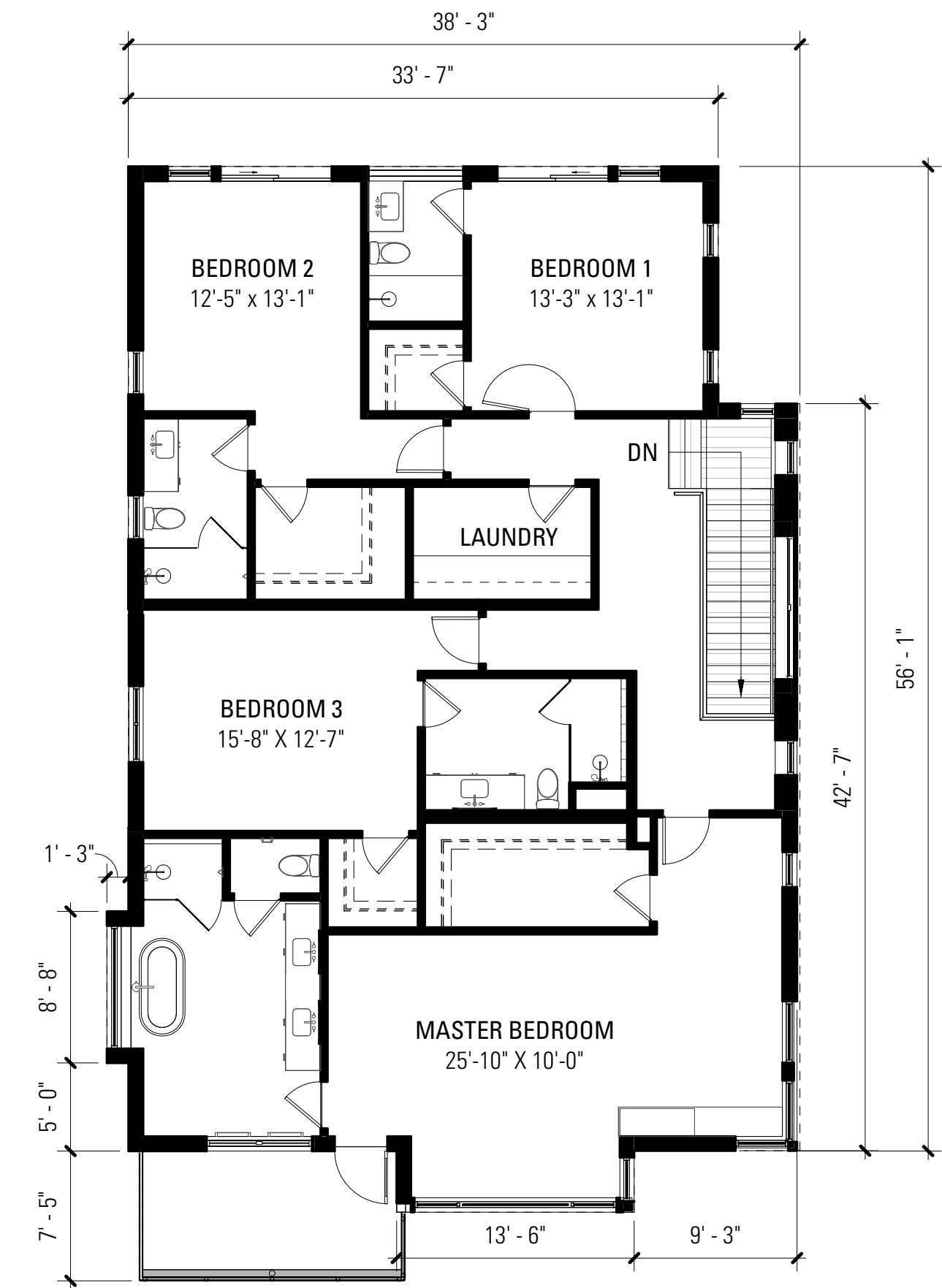
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FIRST LEVEL



SECOND LEVEL

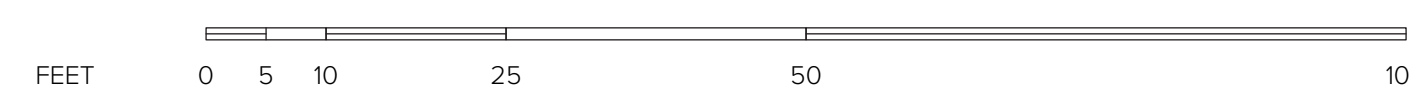


THIRD LEVEL

UNIT TYPE - F

FIRST LEVEL	= 320 NSF
SECOND LEVEL	= 1,035 NSF
THIRD LEVEL	= 1,810 NSF
TOTAL	= 3,165 NSF

FIRST LEVEL	= 1,020 GSF
SECOND LEVEL	= 1,270 GSF
THIRD LEVEL	= 2,140 GSF
TOTAL	= 4,430 GSF



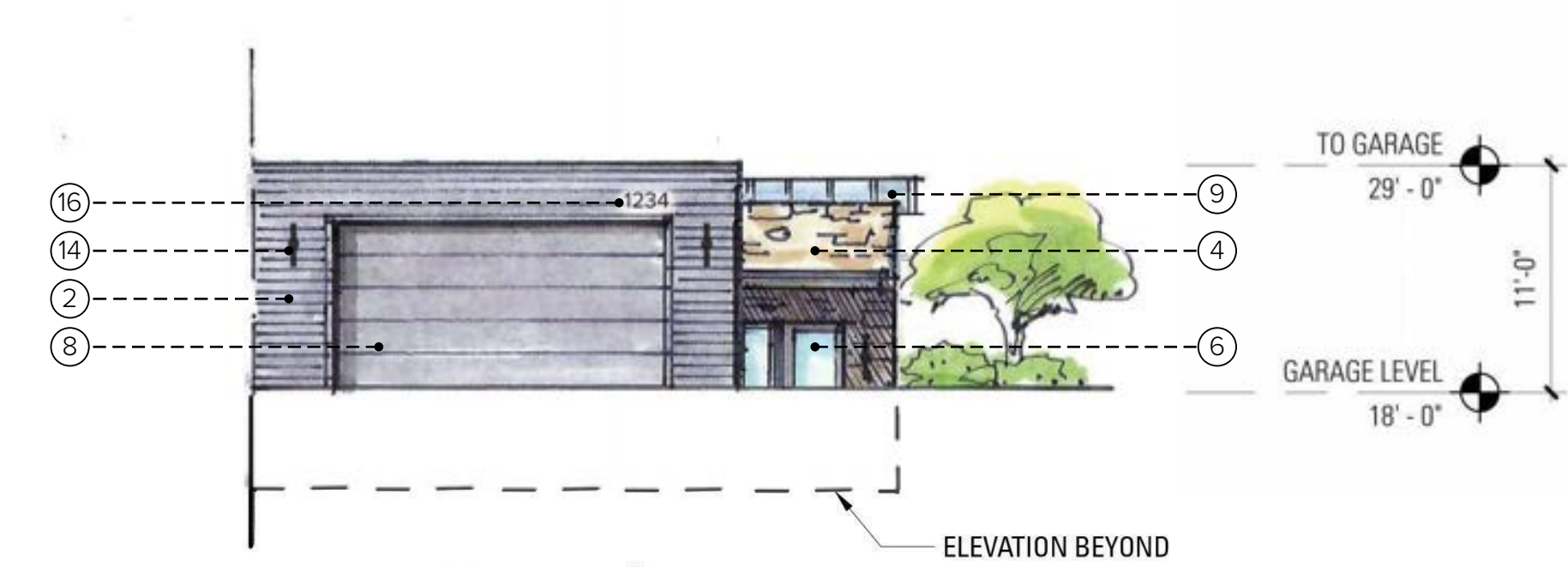
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LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



SIDE ELEVATION



FRONT ELEVATION

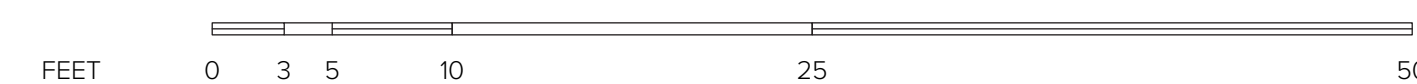


REAR ELEVATION

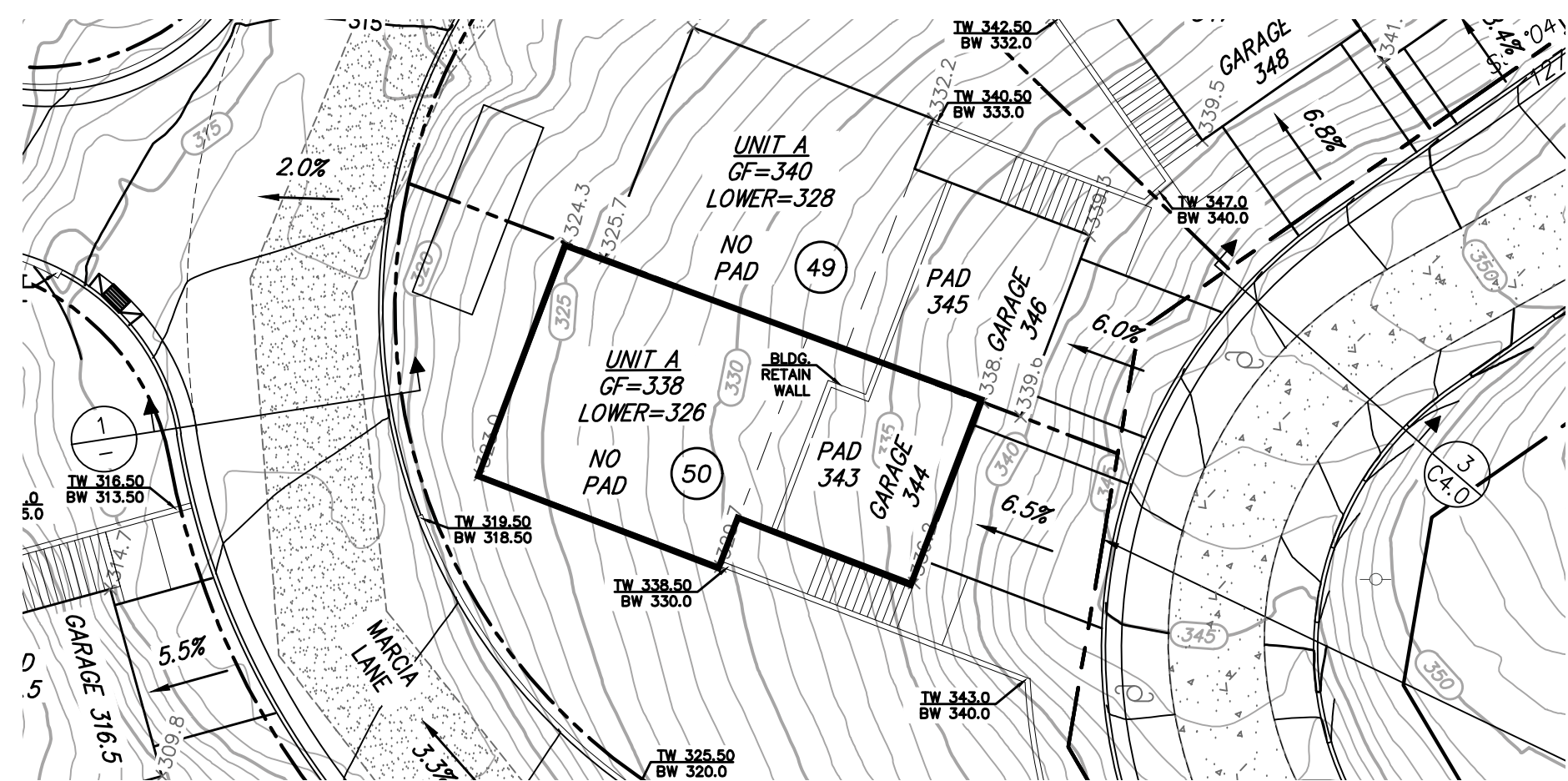
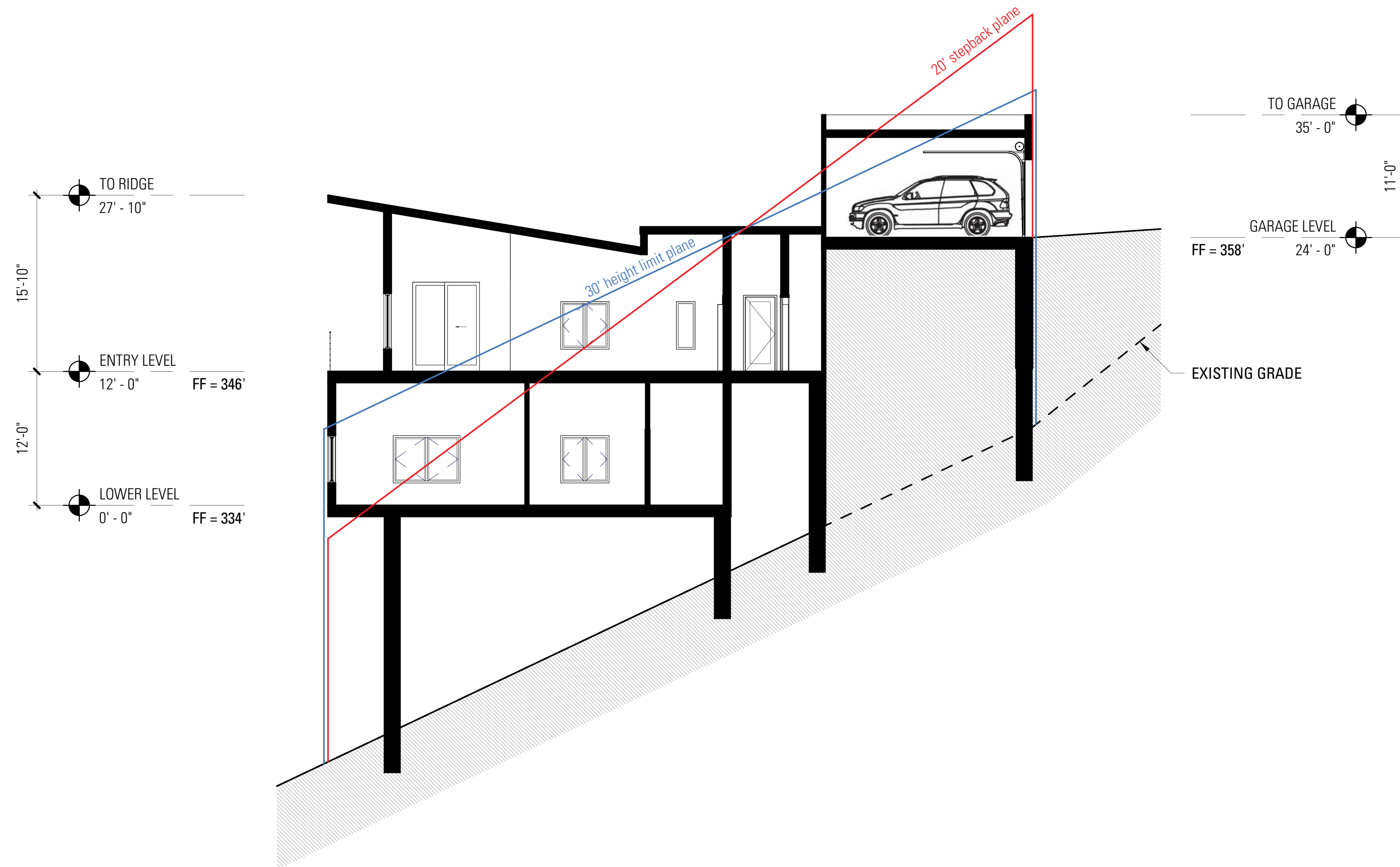
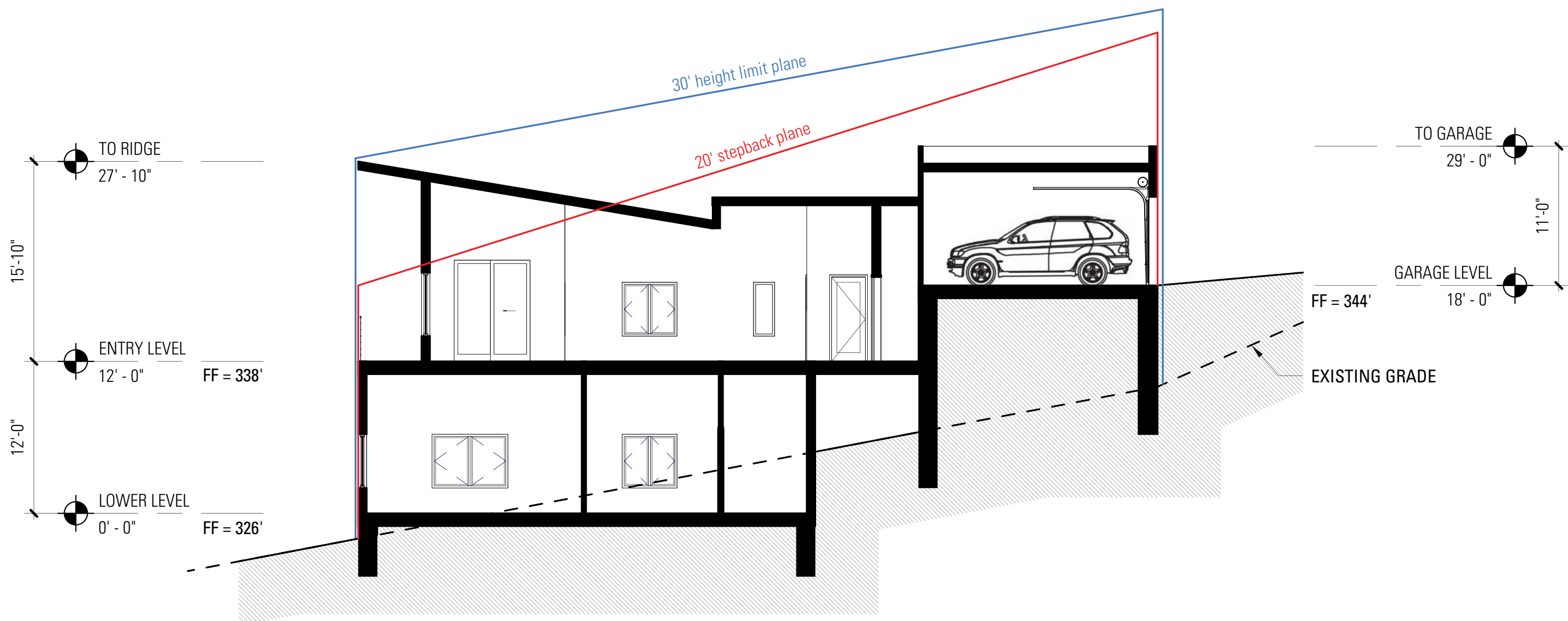


SIDE ELEVATION

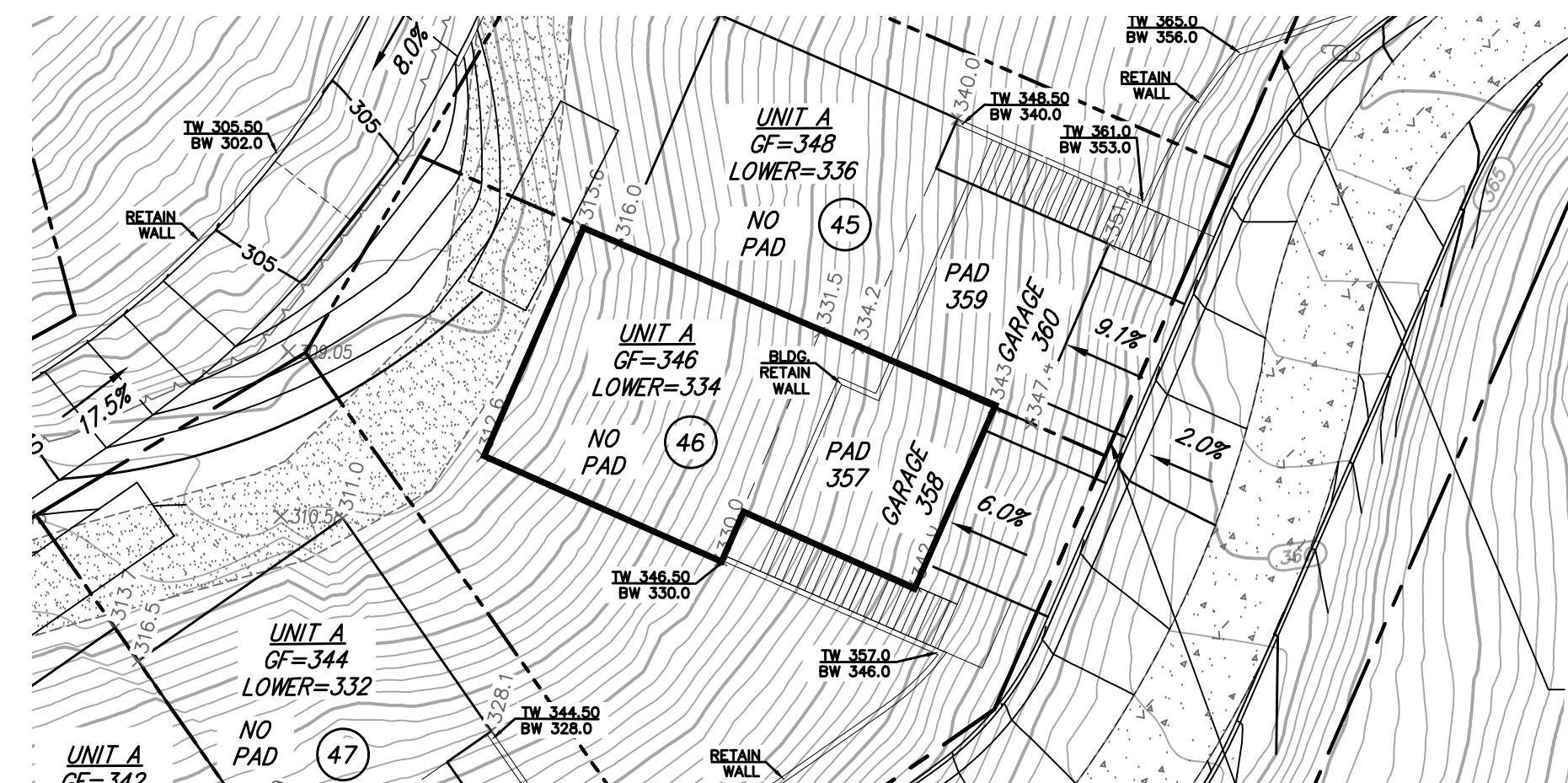
UNIT TYPE A - TYPICAL ELEVATIONS



Scale: 1/8" = 1'-0"



LOT 50 - LEAST GRADE CHANGE



LOT 46 - MOST GRADE CHANGE

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



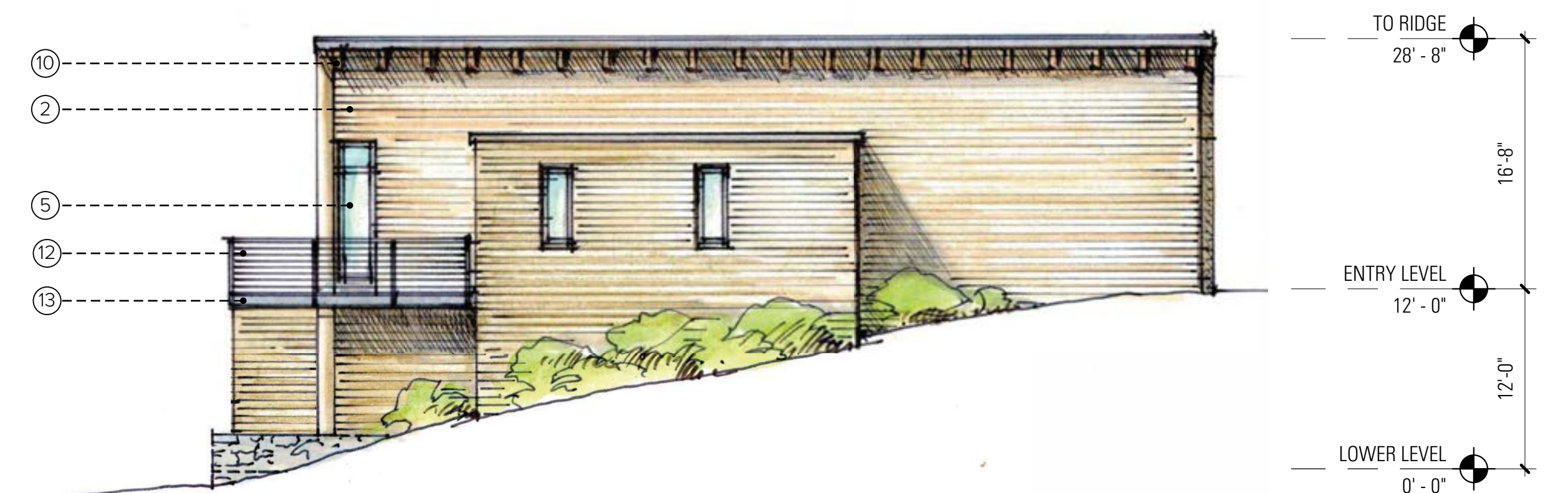
SIDE ELEVATION



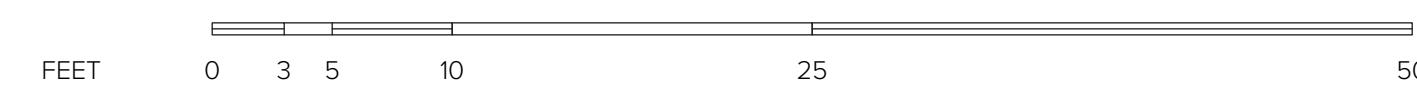
FRONT ELEVATION

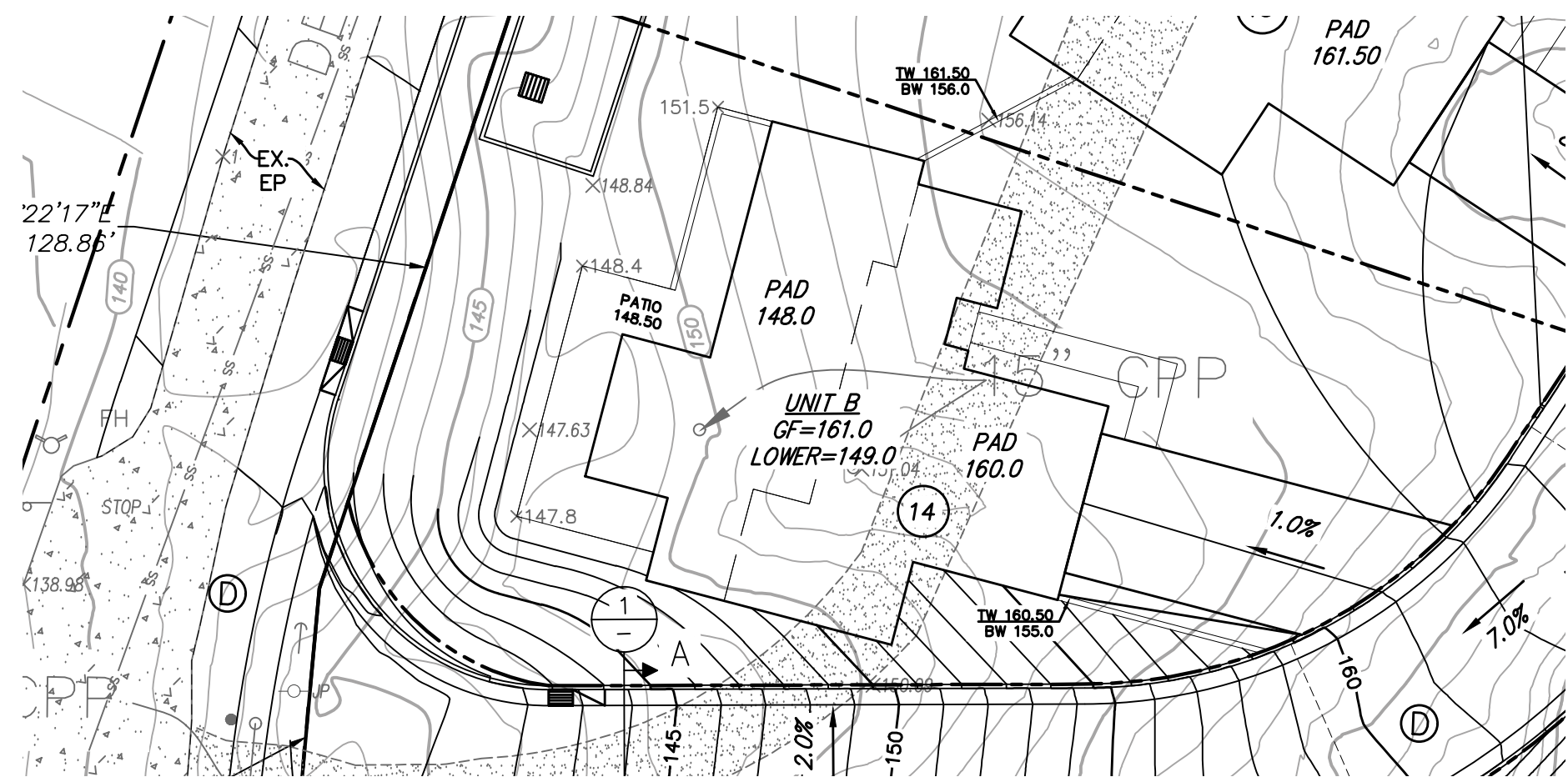
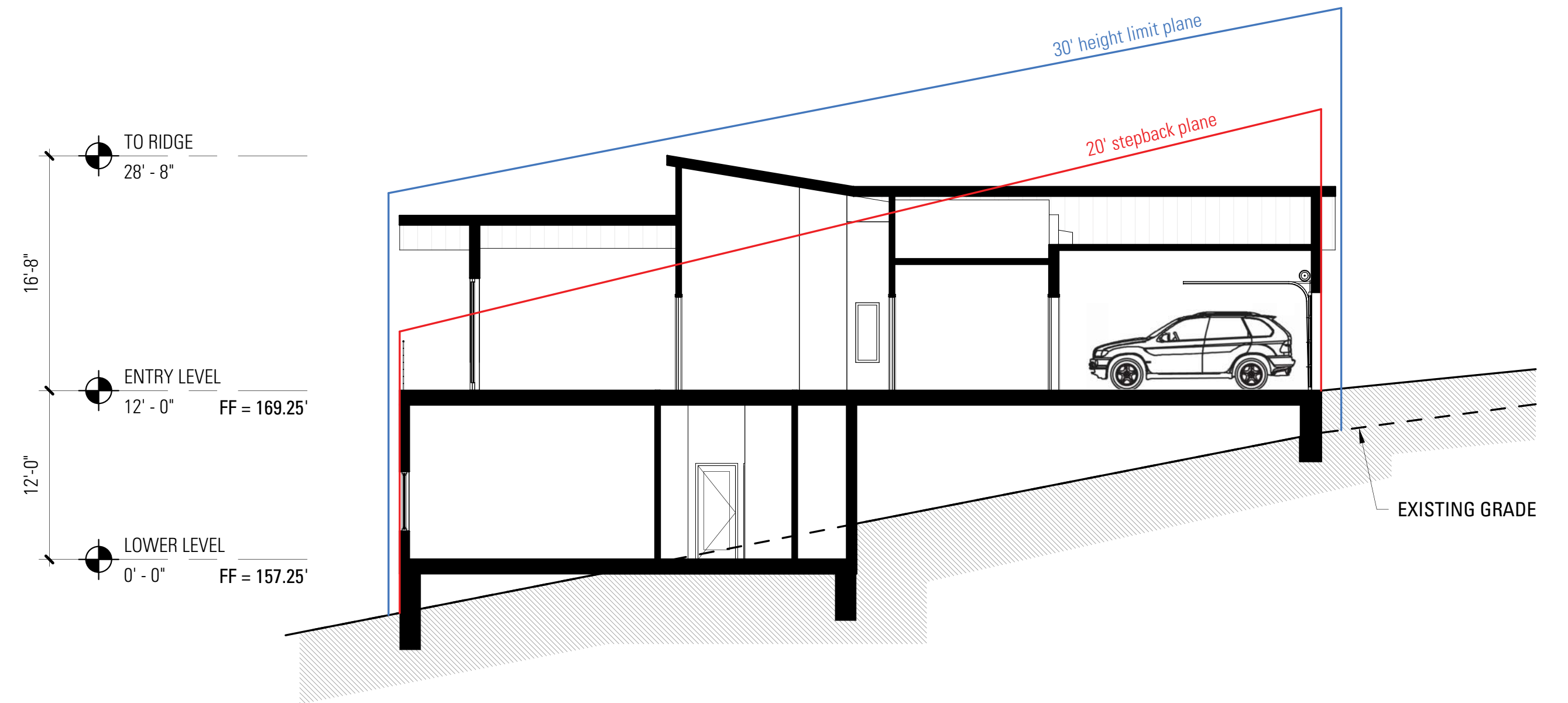
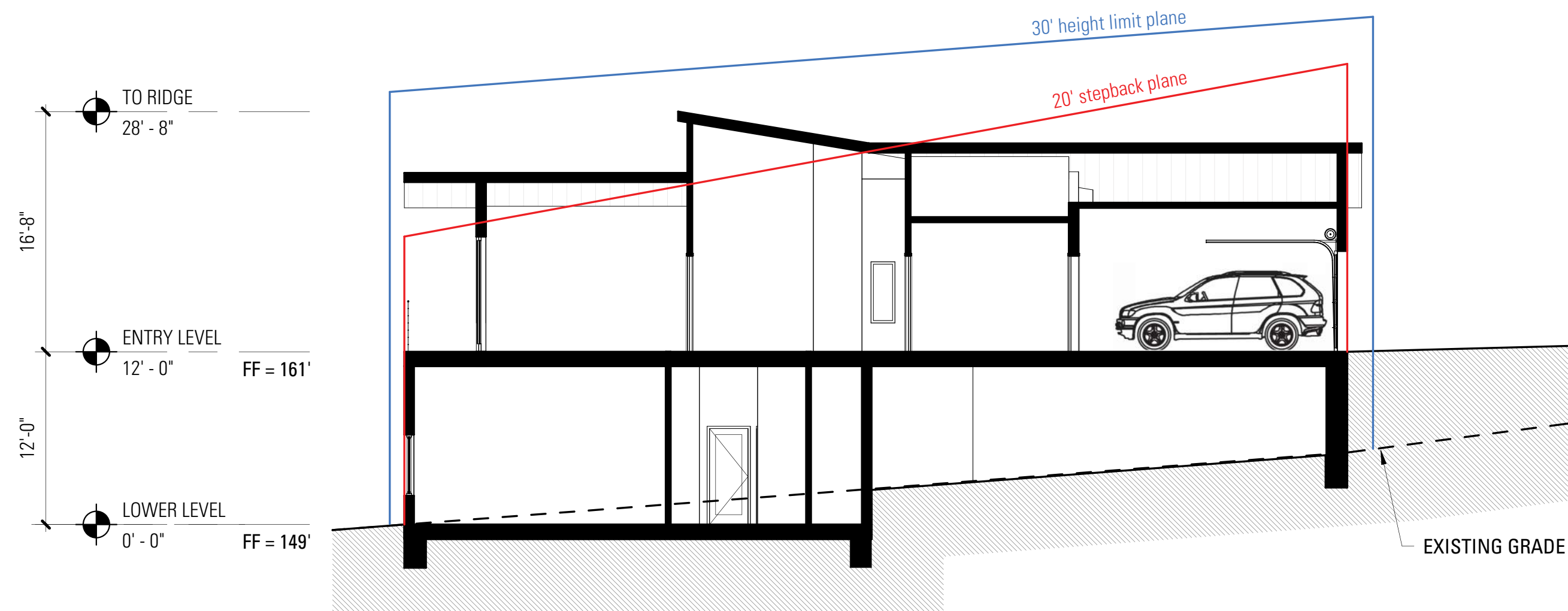


REAR ELEVATION

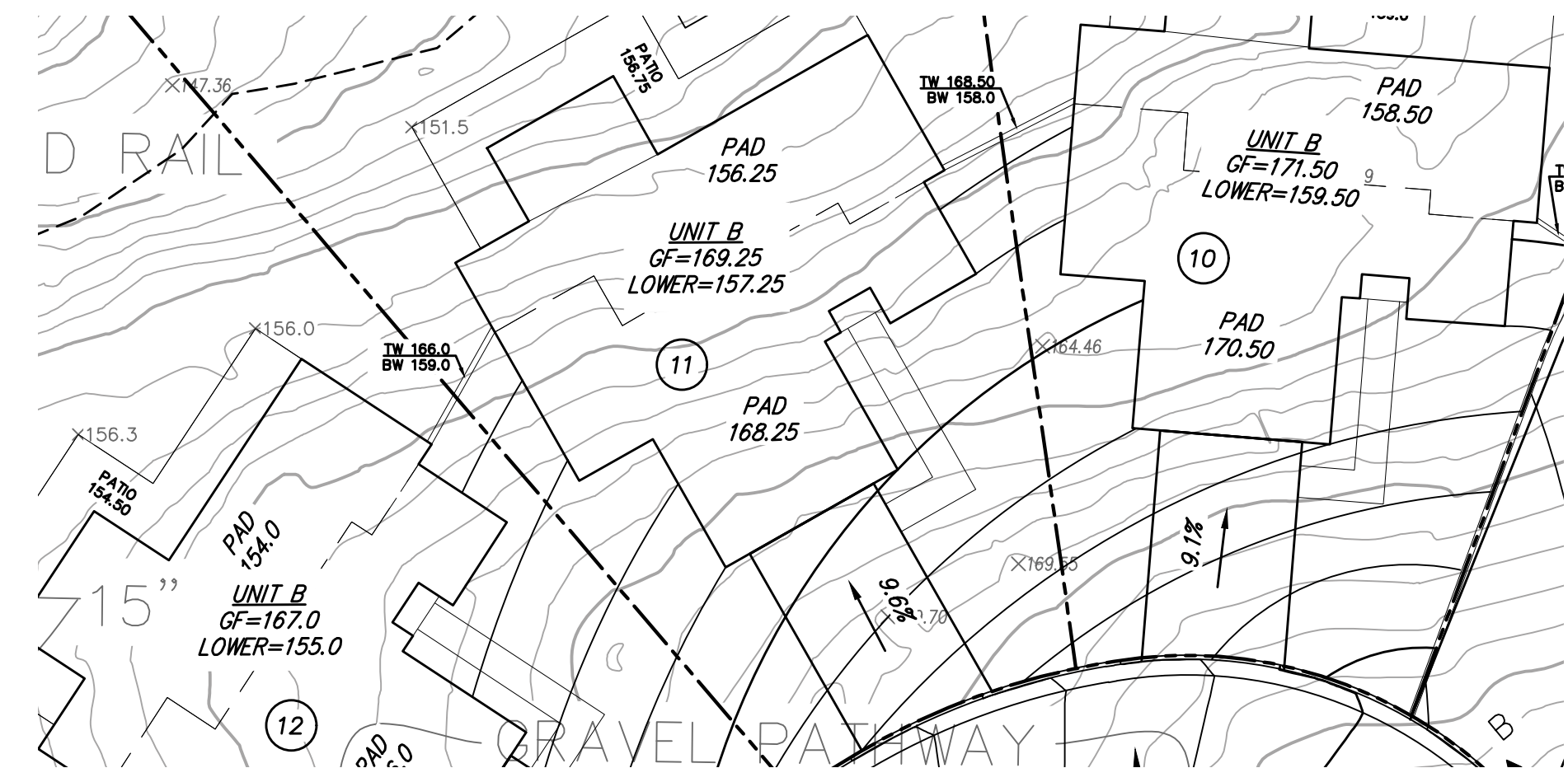


SIDE ELEVATION





LOT 14 - LEAST GRADE CHANGE



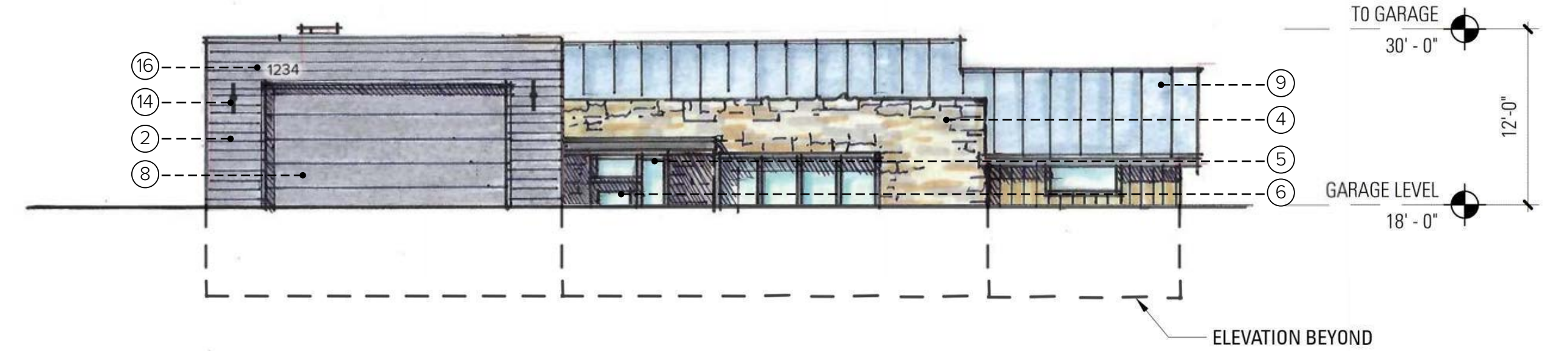
LOT 11 - MOST GRADE CHANGE

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL RAILING
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



SIDE ELEVATION



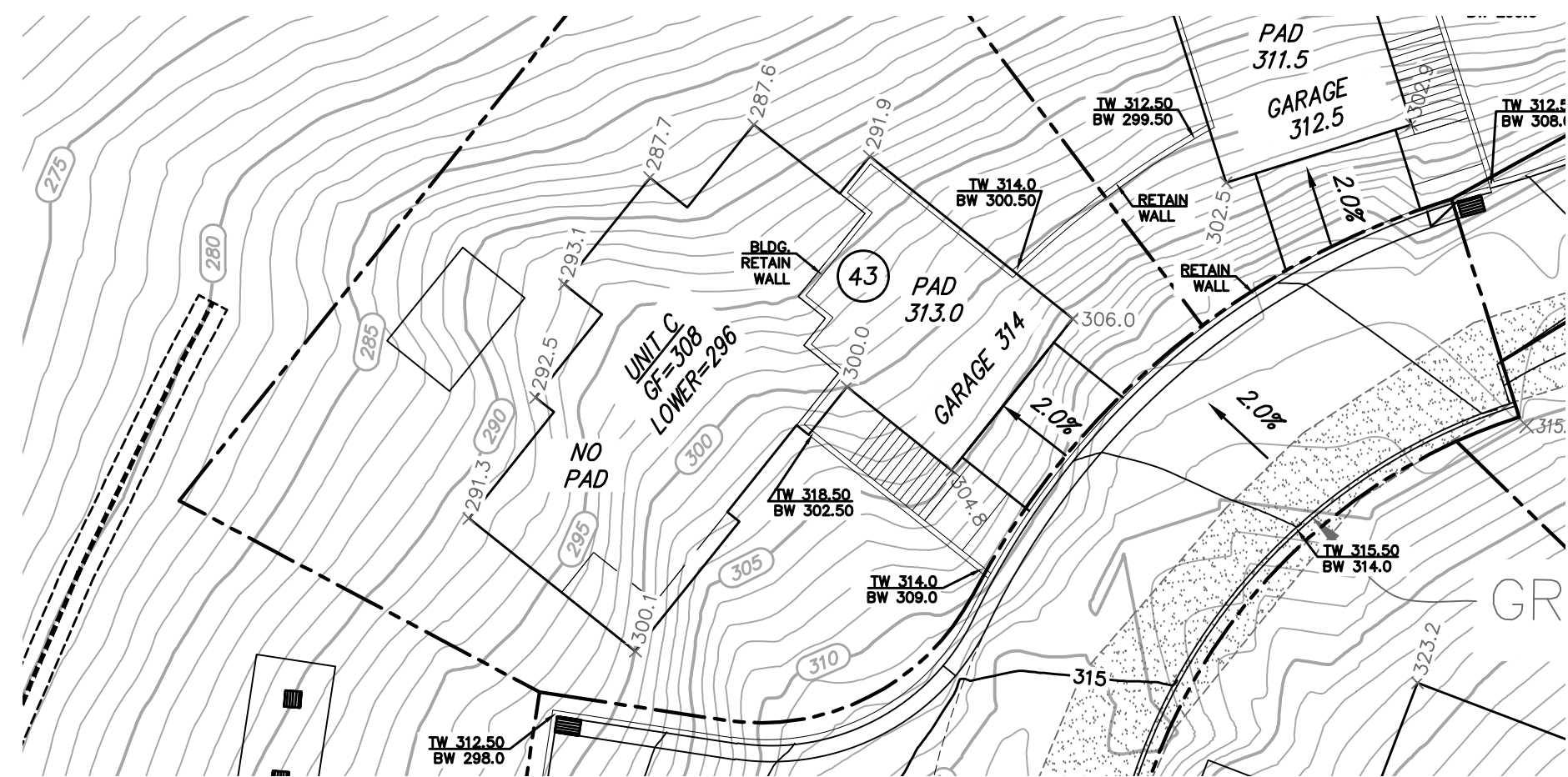
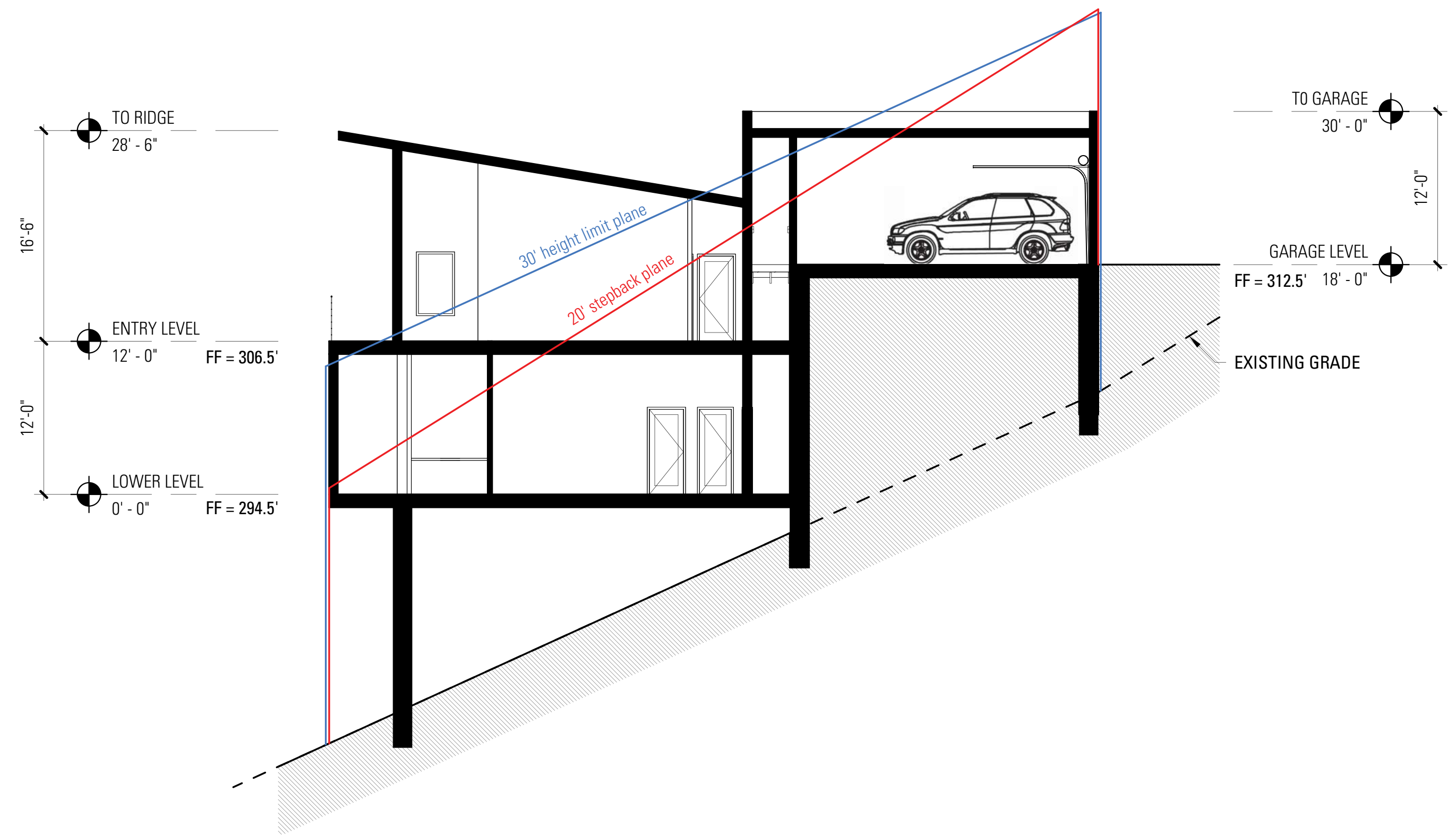
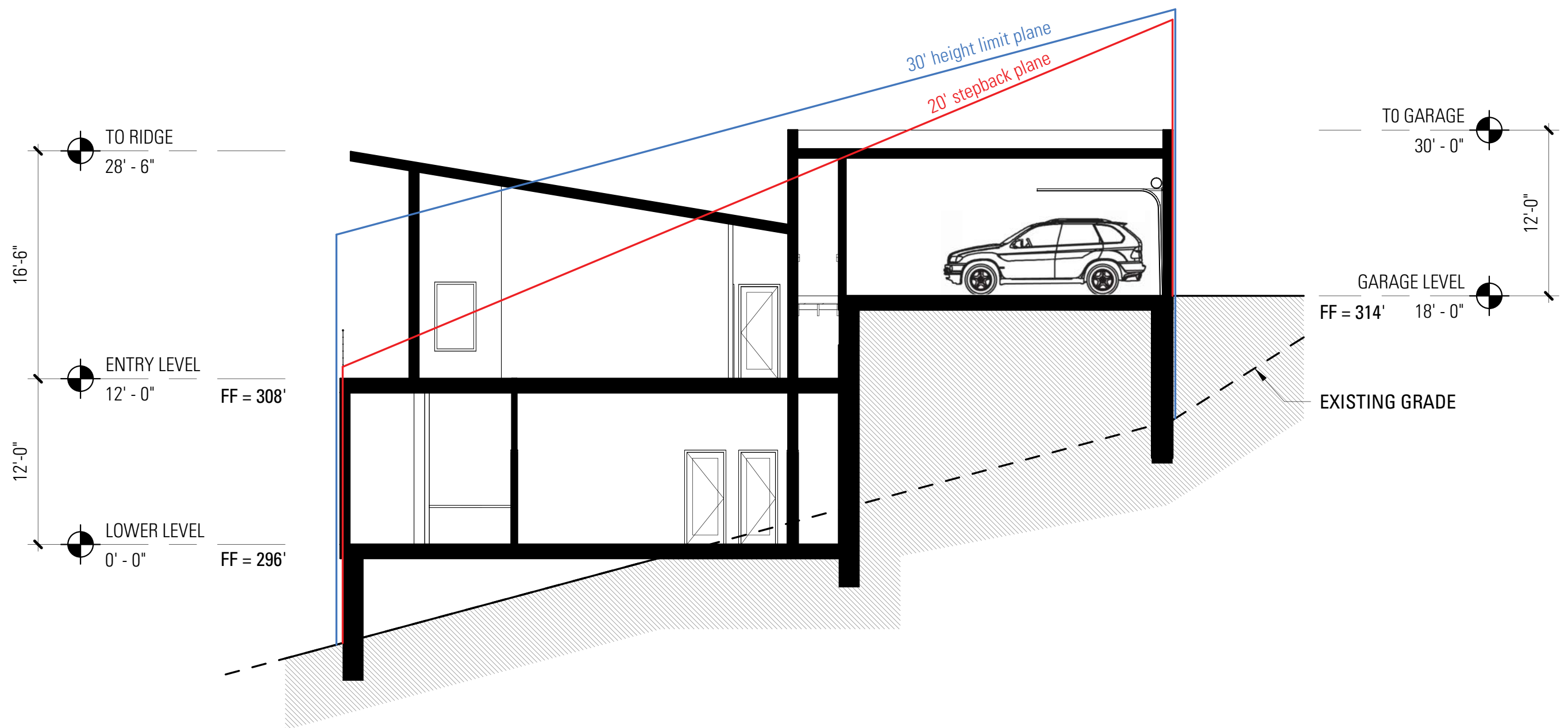
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



LOT 43 - LEAST GRADE CHANGE



LOT 44 - MOST GRADE CHANGE

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



SIDE ELEVATION



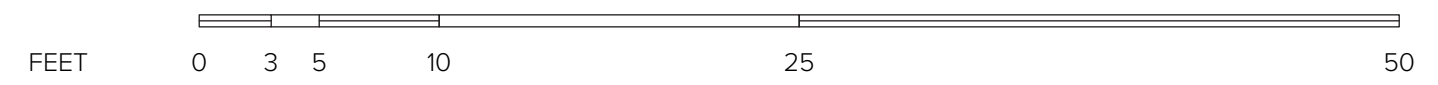
REAR ELEVATION

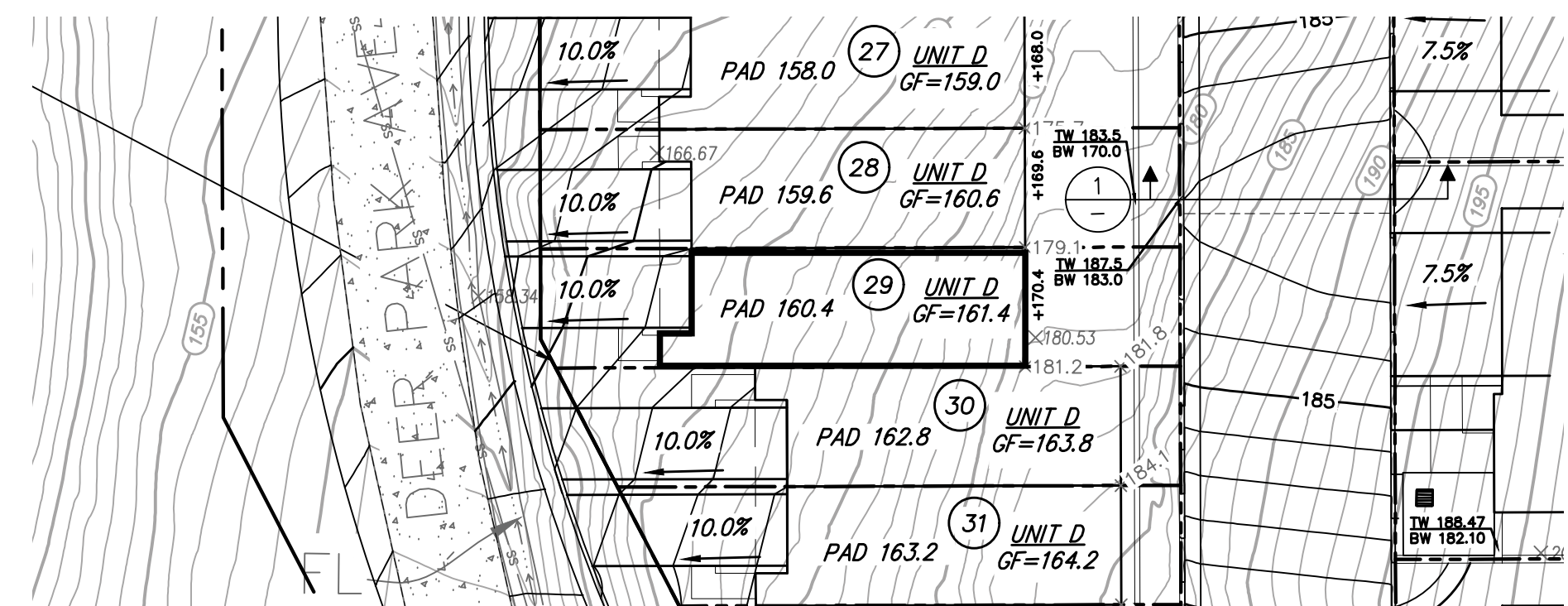
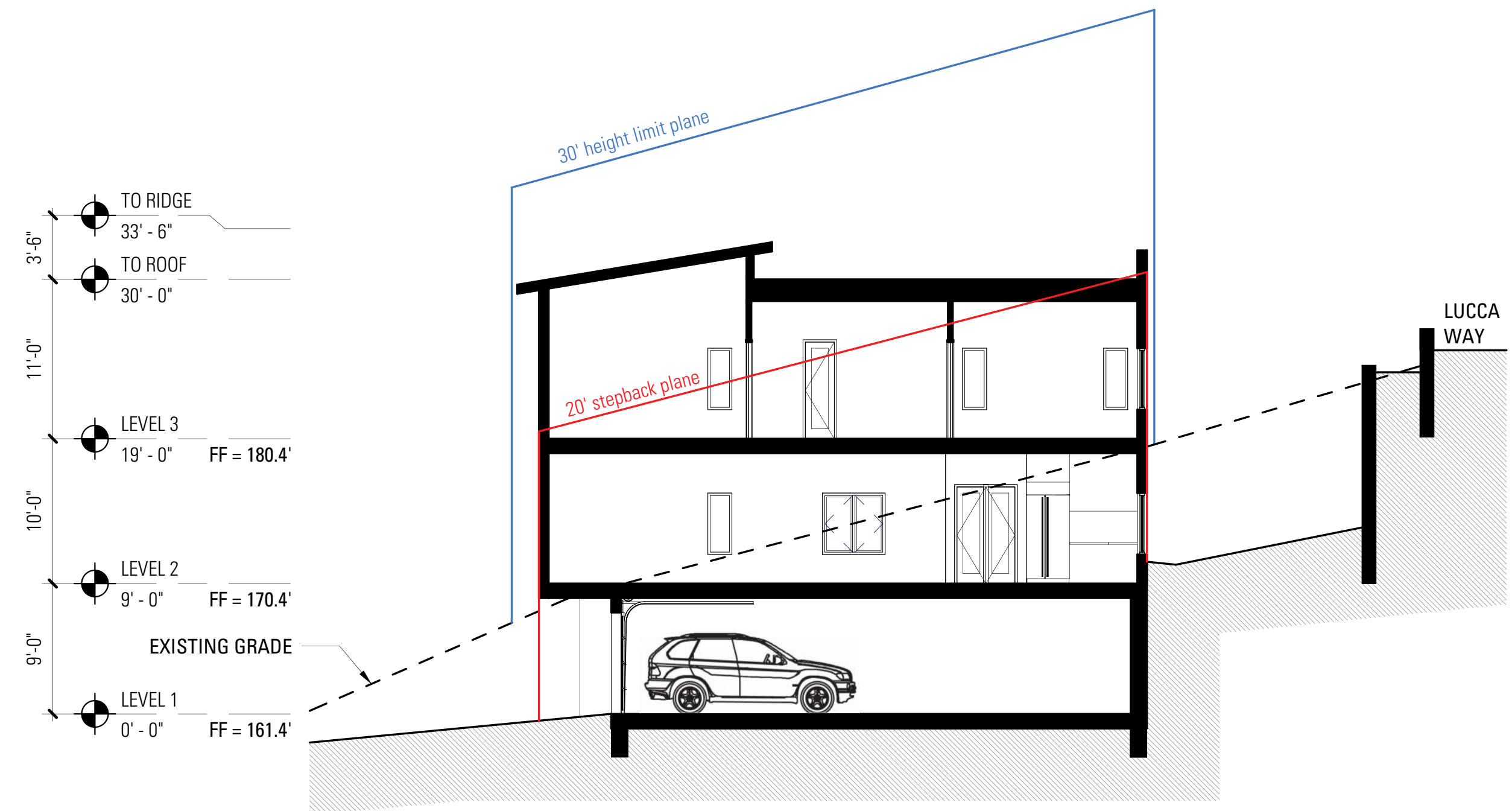


SIDE ELEVATION



FRONT ELEVATION





LOT 29 - TYPICAL GRADE CHANGE

LEGEND

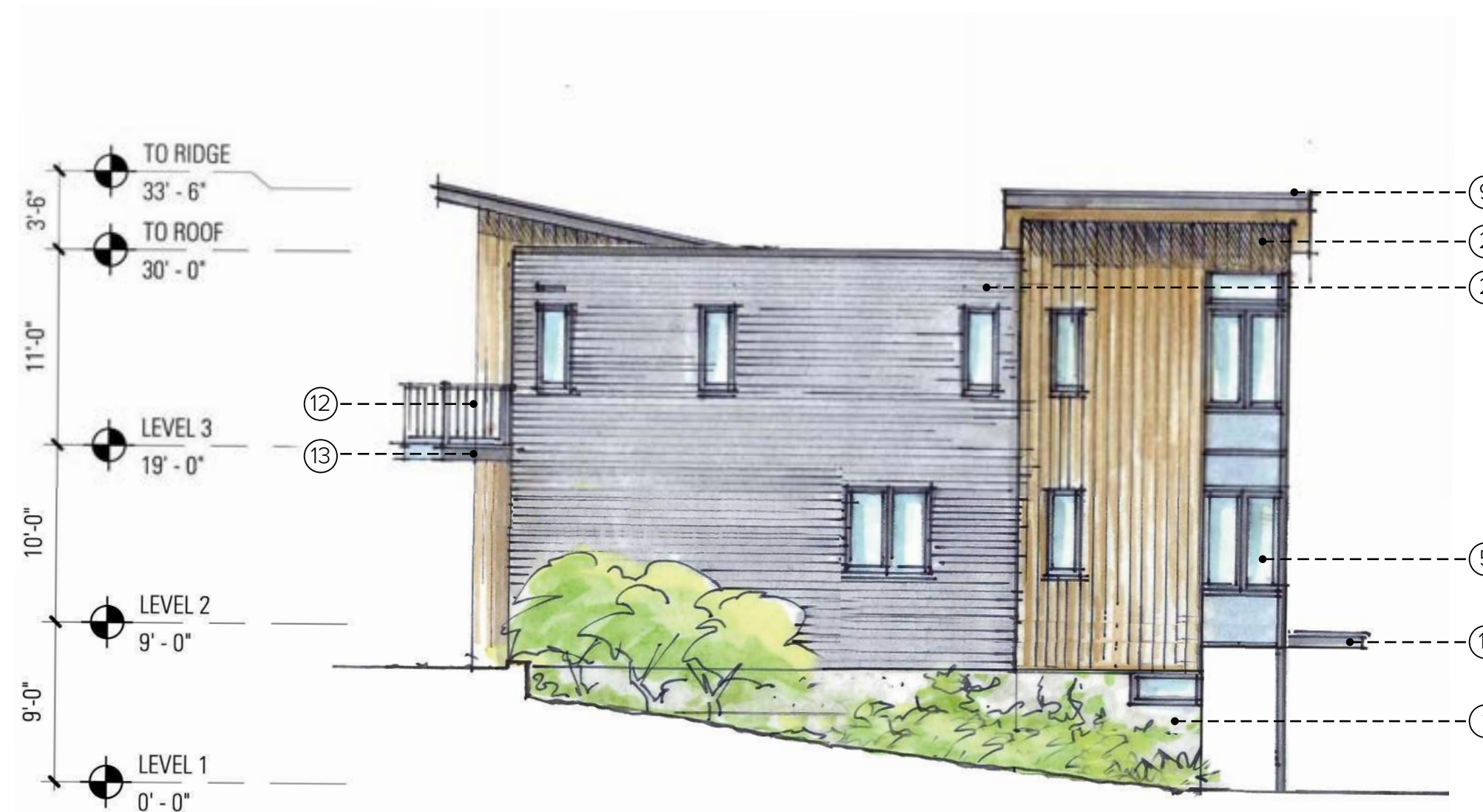
- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



SIDE ELEVATION



REAR ELEVATION



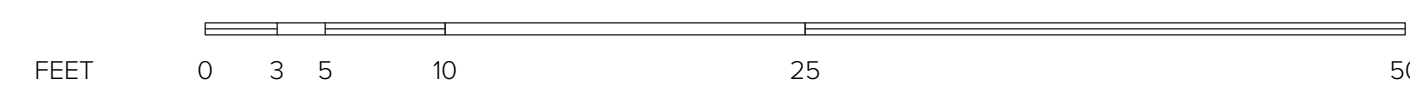
SIDE ELEVATION

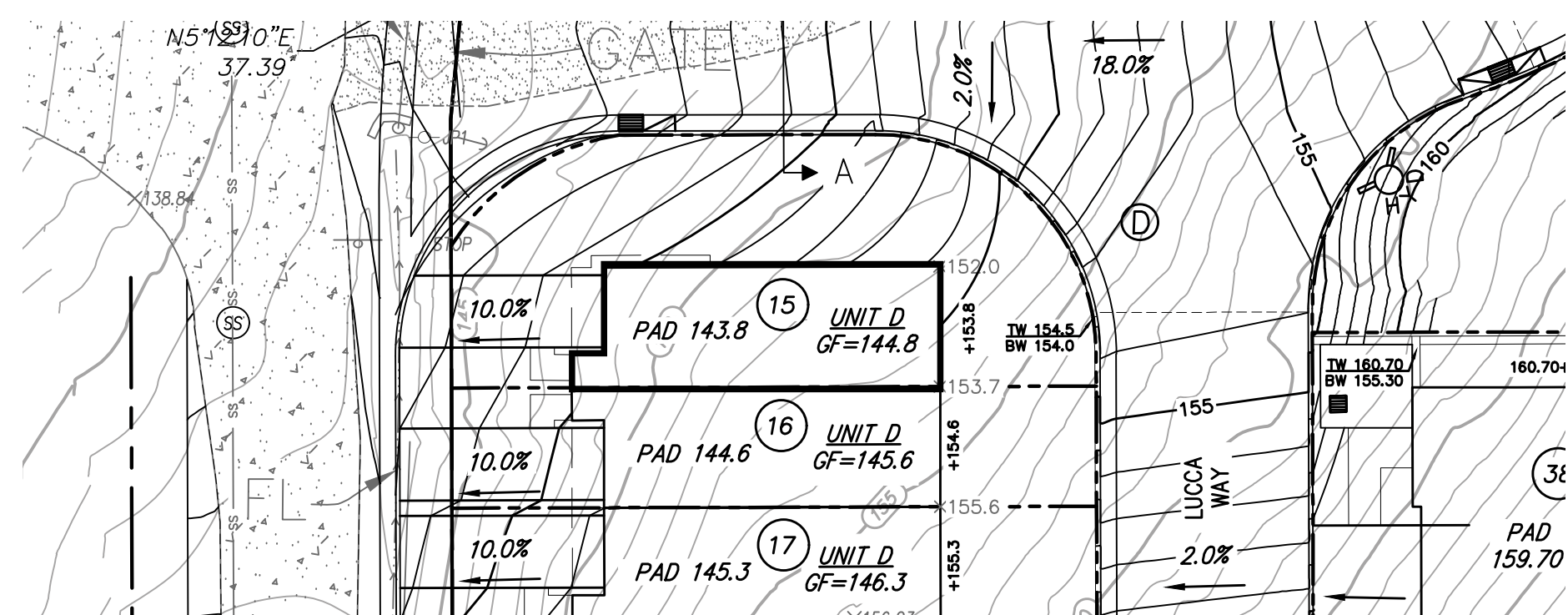
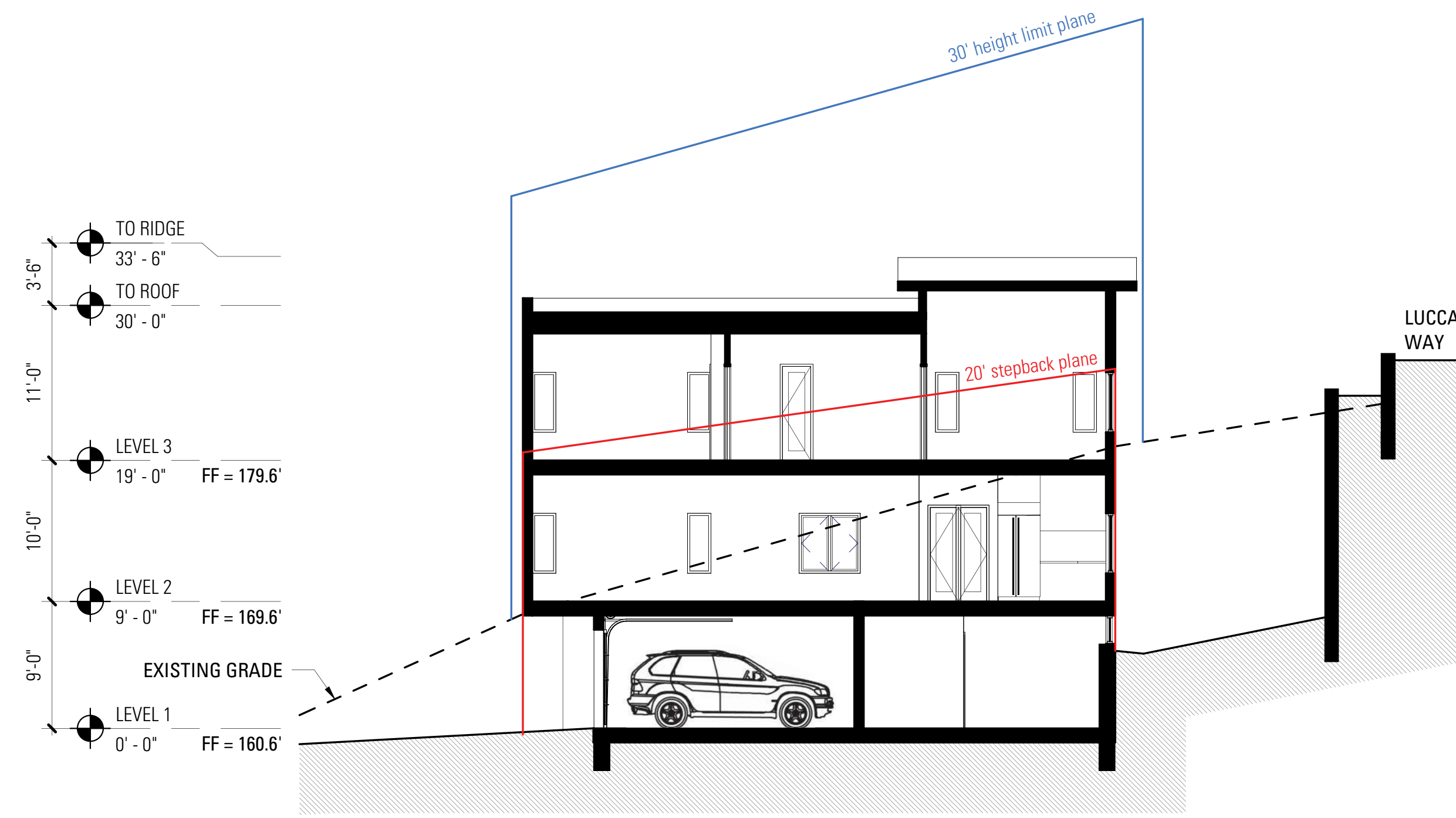
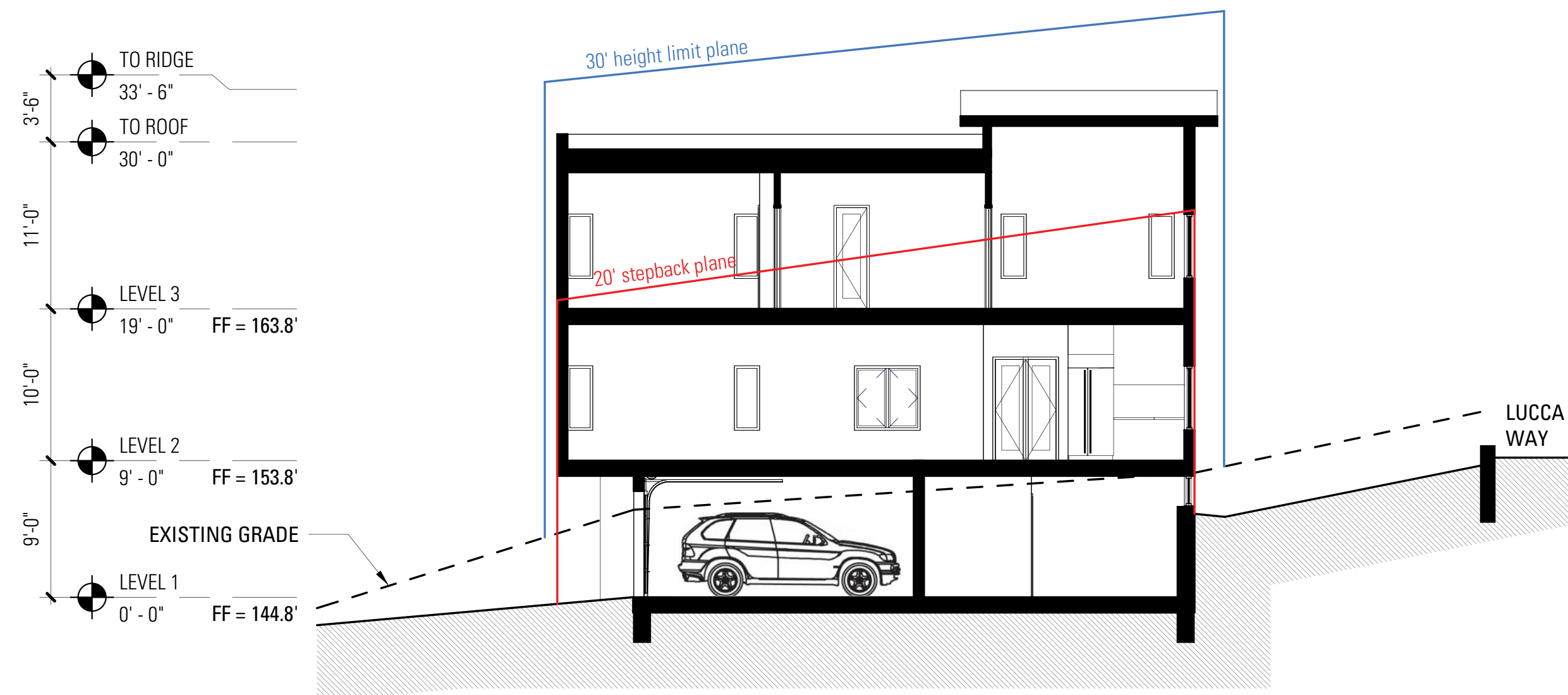


FRONT ELEVATION

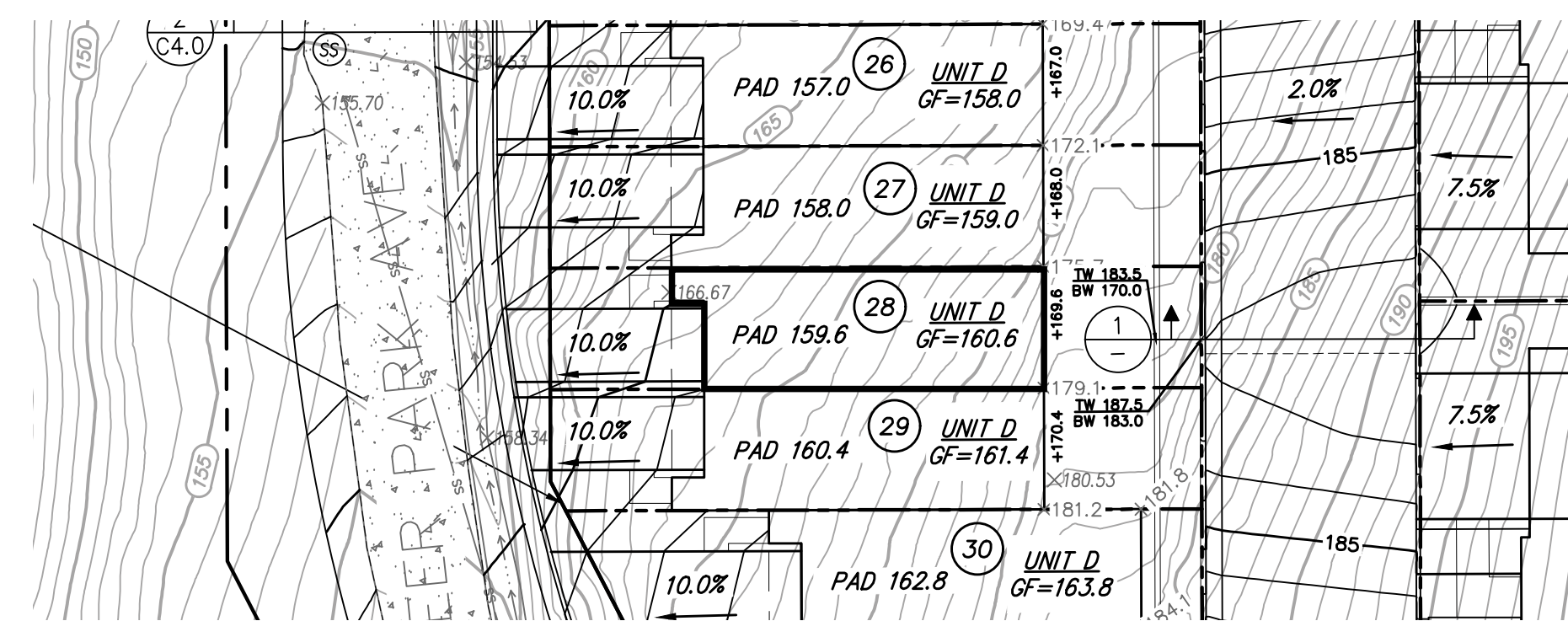
UNIT TYPE D2 - TYPICAL ELEVATIONS

Scale: 1/8" = 1'-0"





LOT 15 - LEAST GRADE CHANGE



LOT 28 - MOST GRADE CHANGE

LEGEND

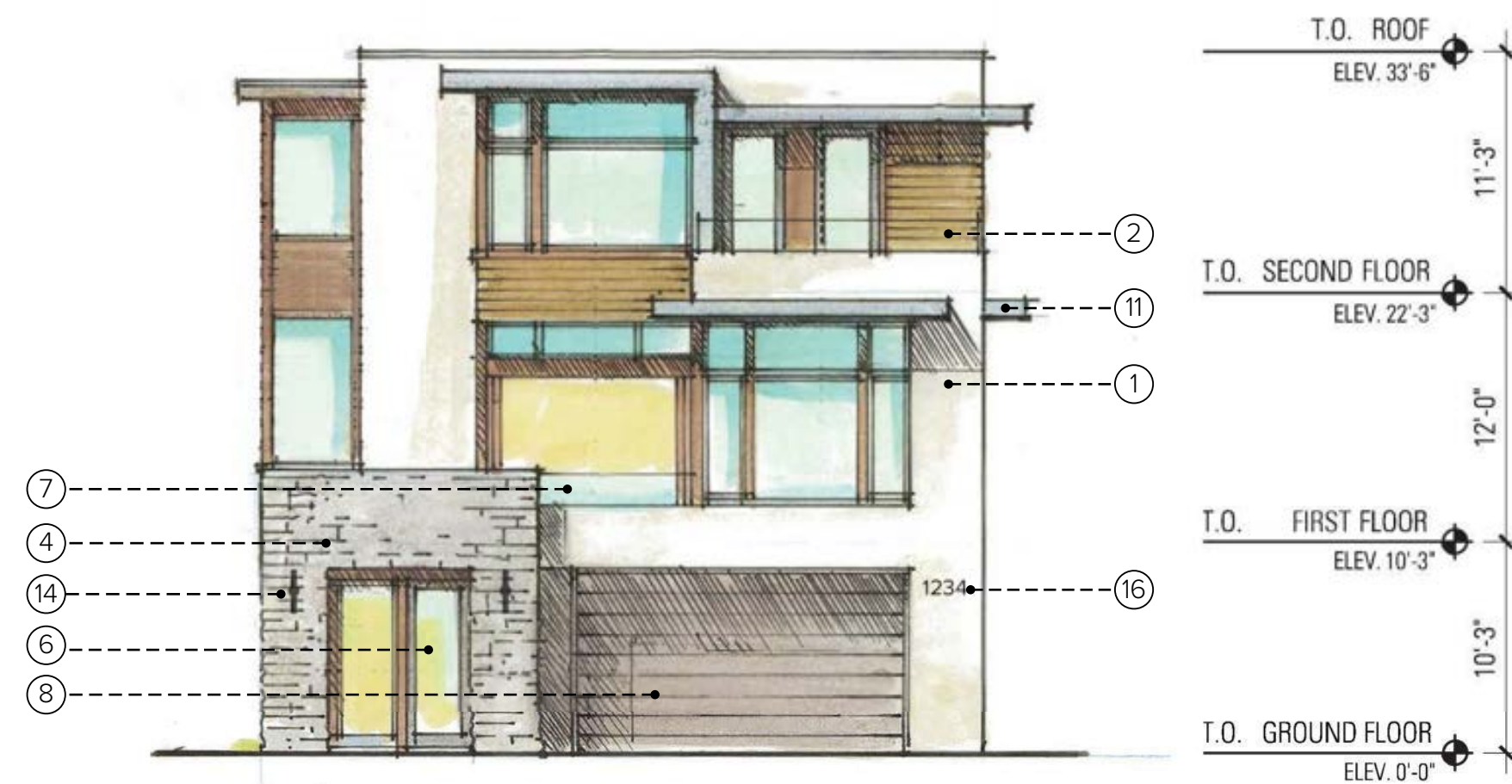
- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
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- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
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- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



SIDE ELEVATION



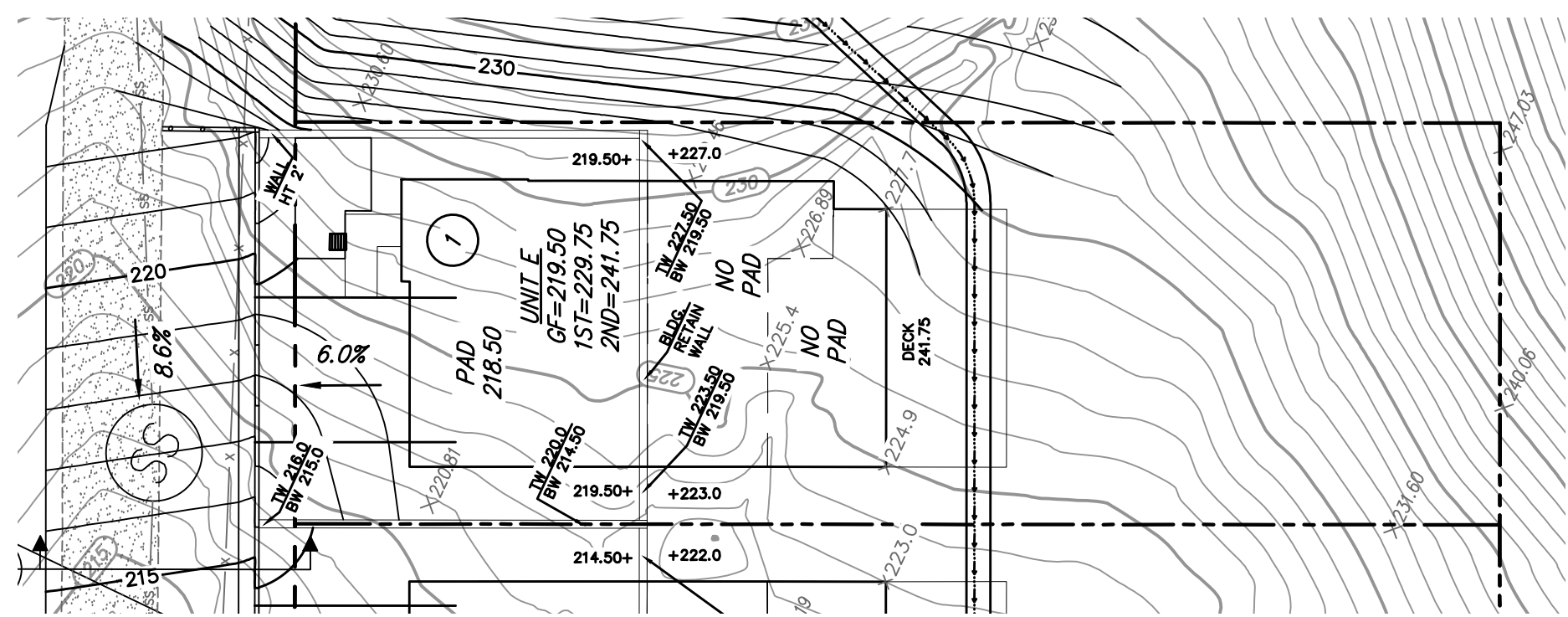
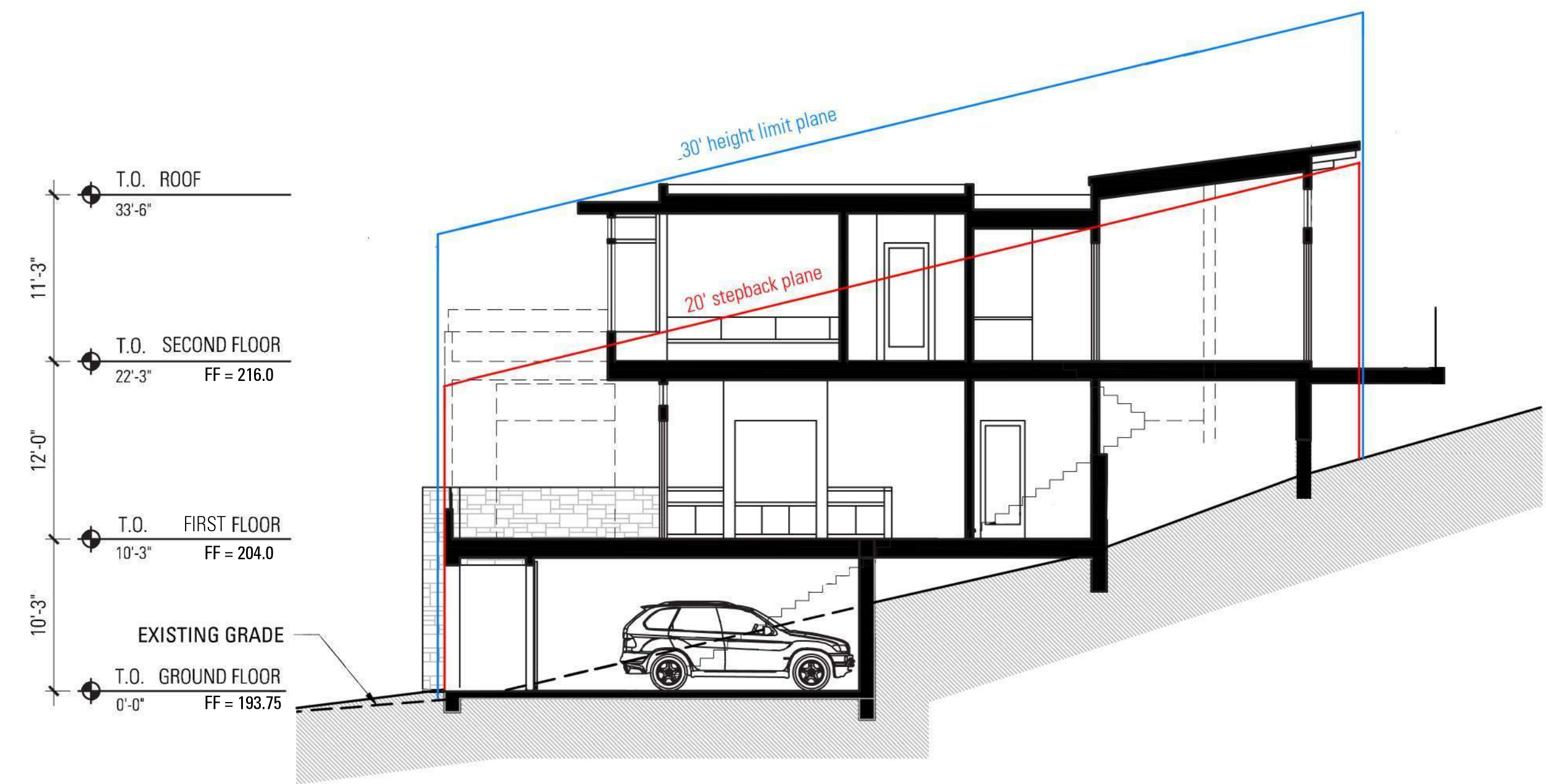
REAR ELEVATION



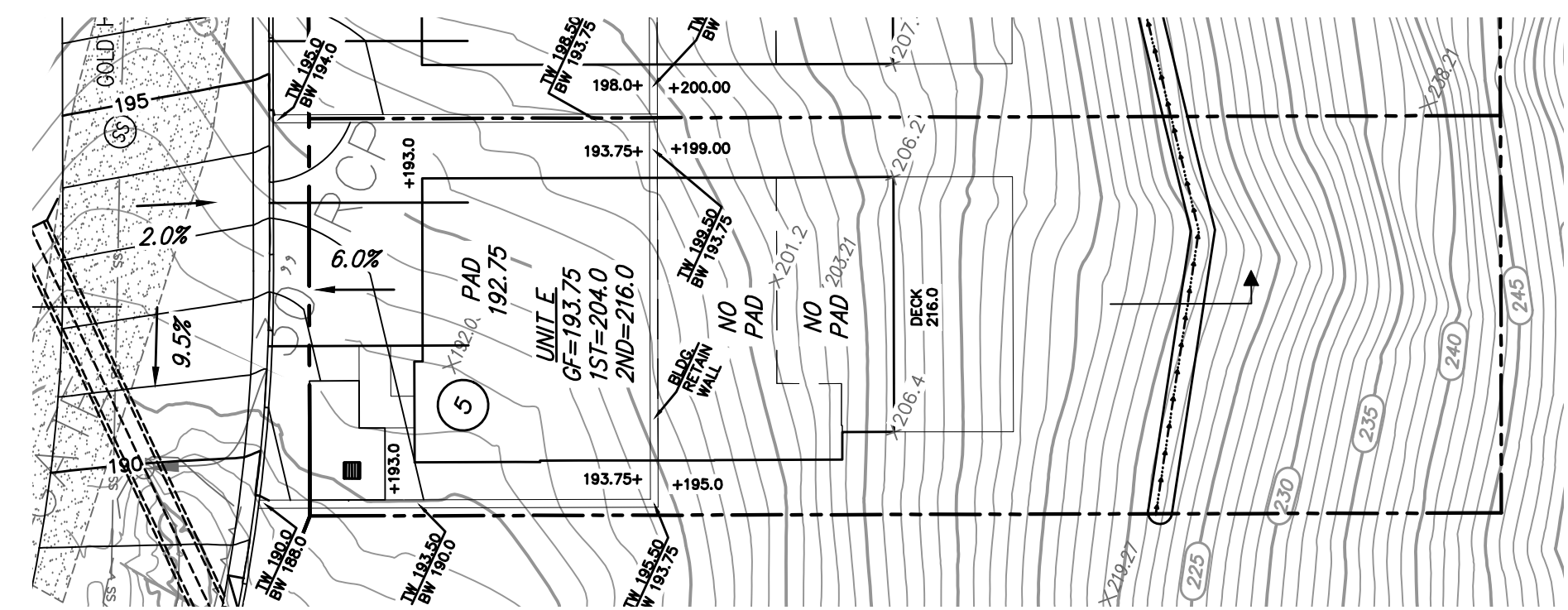
FRONT ELEVATION



SIDE ELEVATION



LOT 1 - LEAST GRADE CHANGE



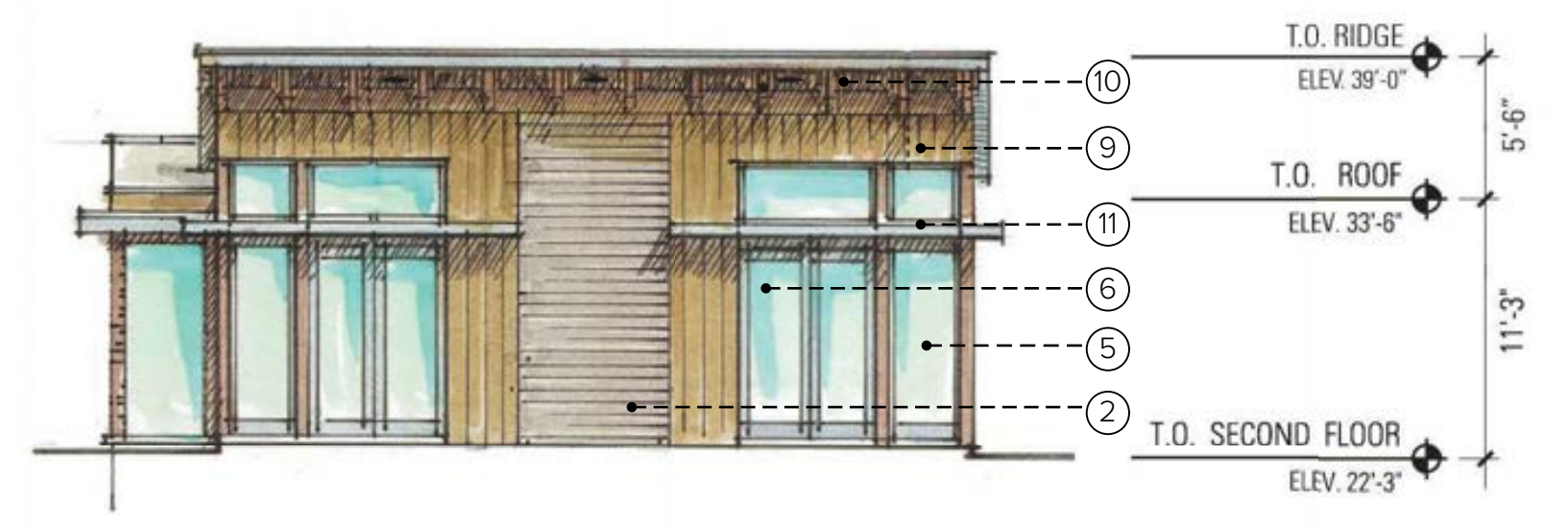
LOT 5 - MOST GRADE CHANGE

LEGEND

- ① CEMENT PLASTER
- ② ENGINEERED WOOD SIDING - STAINED
- ③ WOOD/CEMENT BOARD SIDING - PAINTED
- ④ STONE VENEER
- ⑤ METAL CLAD WOOD WINDOW
- ⑥ METAL CLAD WOOD DOORS
- ⑦ GLASS GUARDRAIL
- ⑧ ENGINEERED WOOD GARAGE DOOR
- ⑨ STANDING SEAM METAL ROOF
- ⑩ ENGINEERED WOOD RAFTERS
- ⑪ METAL SHADE SCREEN
- ⑫ METAL RAILING
- ⑬ ENGINEERED WOOD DECK WITH METAL EDGE
- ⑭ WALL SCONCE
- ⑮ RECESSED LIGHT FIXTURE
- ⑯ ADDRESS NUMBERS



SIDE ELEVATION



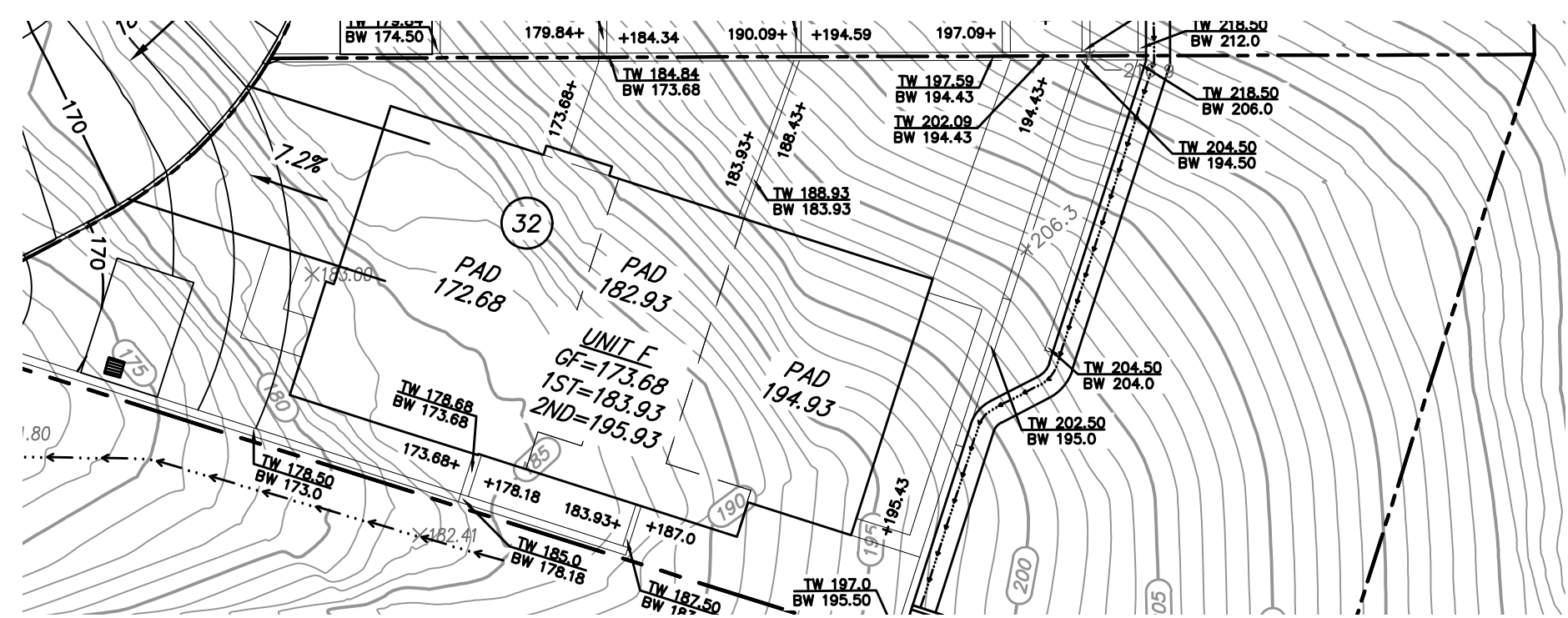
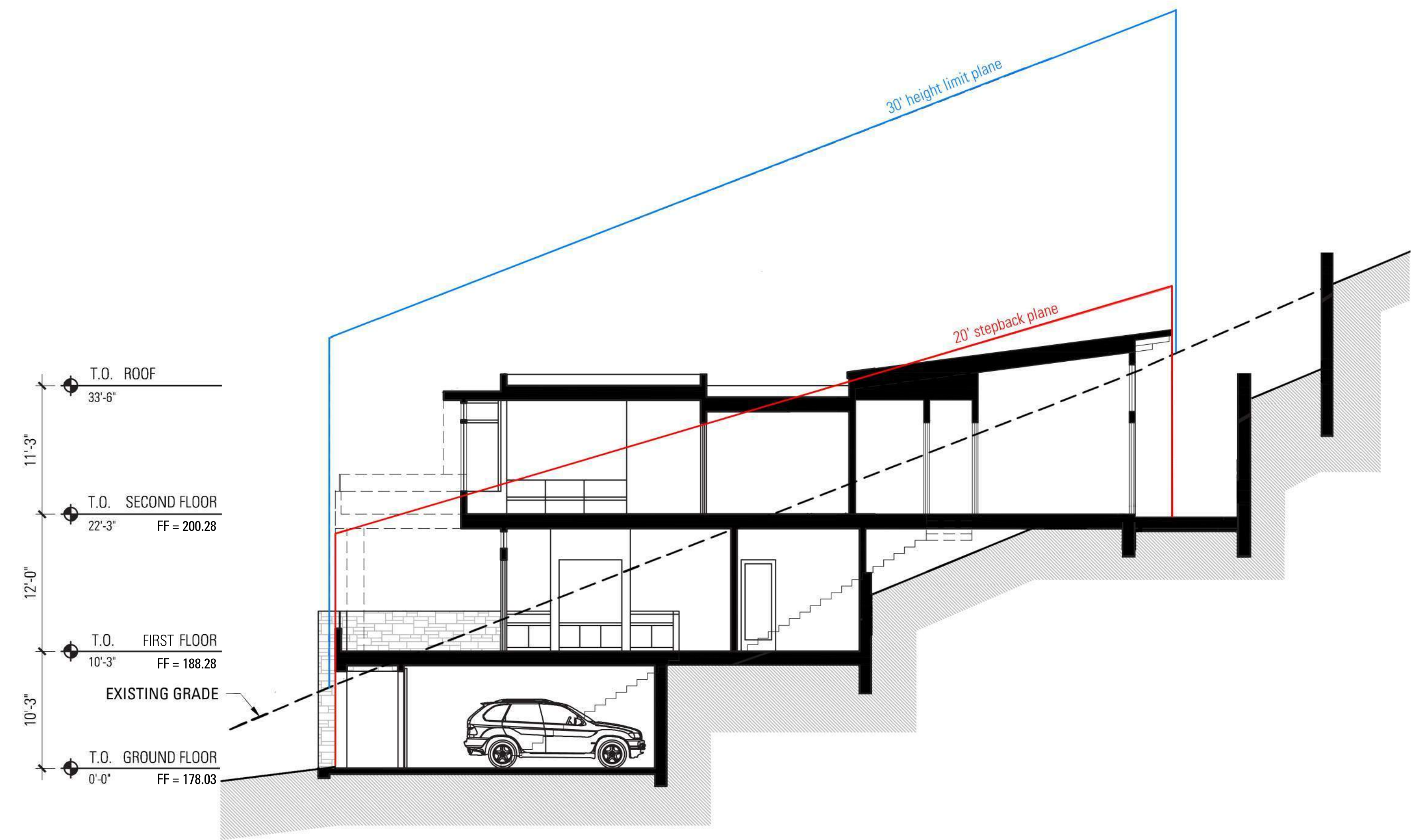
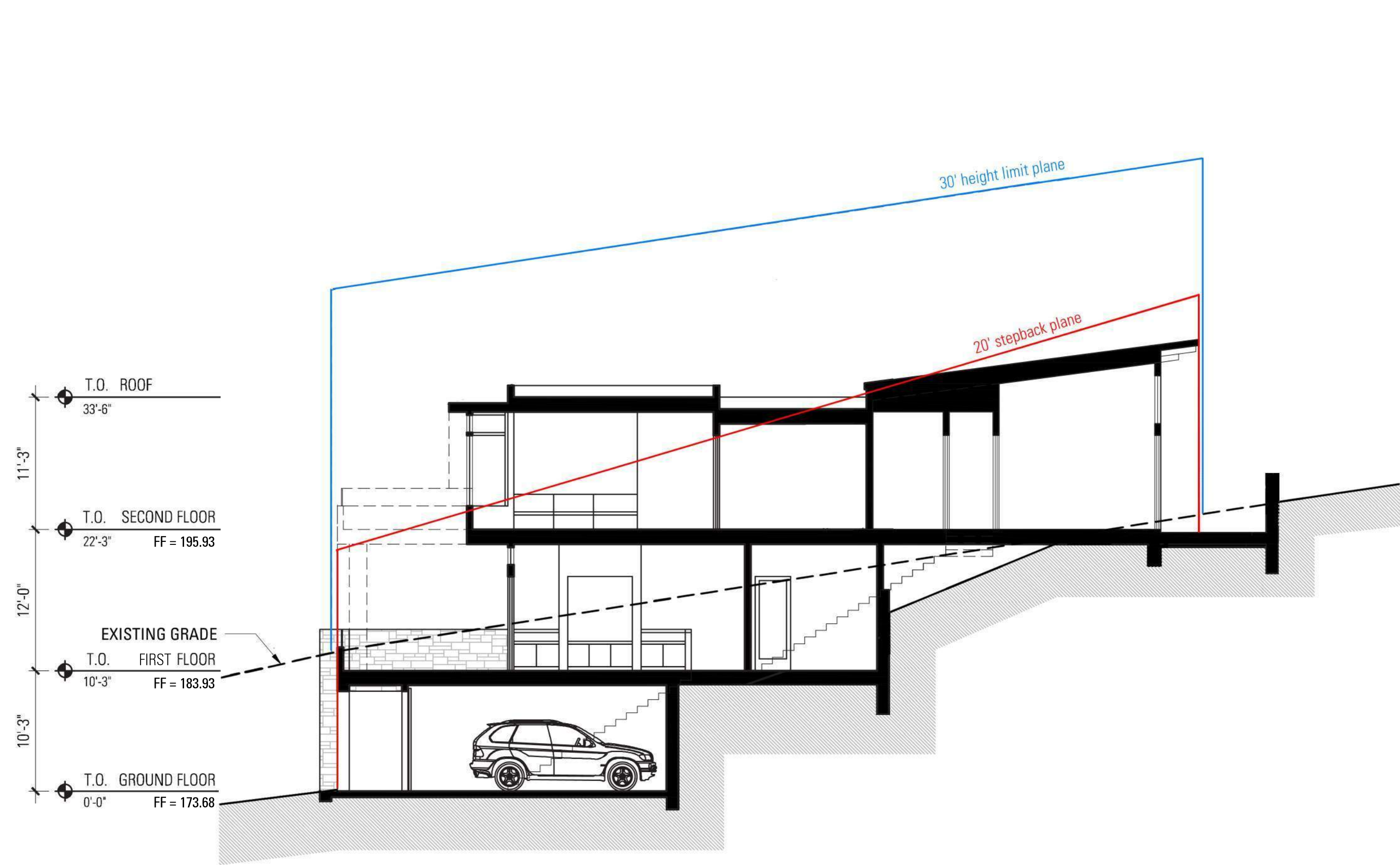
REAR ELEVATION



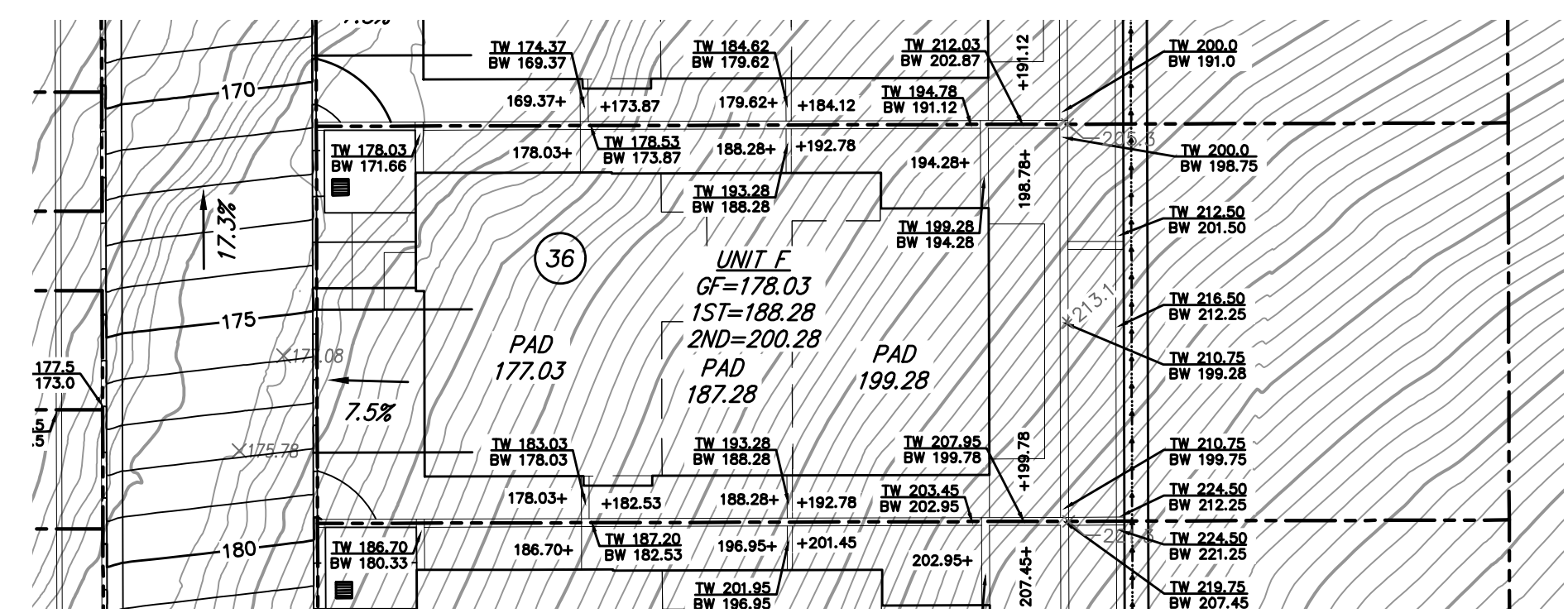
FRONT ELEVATION



SIDE ELEVATION



LOT 32 - LEAST GRADE CHANGE



LOT 36 - MOST GRADE CHANGE



14 WALL SCONCE



15 RECESSED LIGHT FIXTURE



16 ADDRESS NUMBERS

LIGHTING & ORNAMENTATION



1 CEMENT PLASTER



2 ENGINEERED WOOD SIDING - STAINED



3 WOOD/CEMENT BOARD SIDING - PAINTED



4 STONE VENEER



5 6 METAL CLAD WOOD WINDOW & DOOR



7 GLASS GUARDRAIL



9 STANDING SEAM METAL ROOF



11 METAL SHADE SCREEN



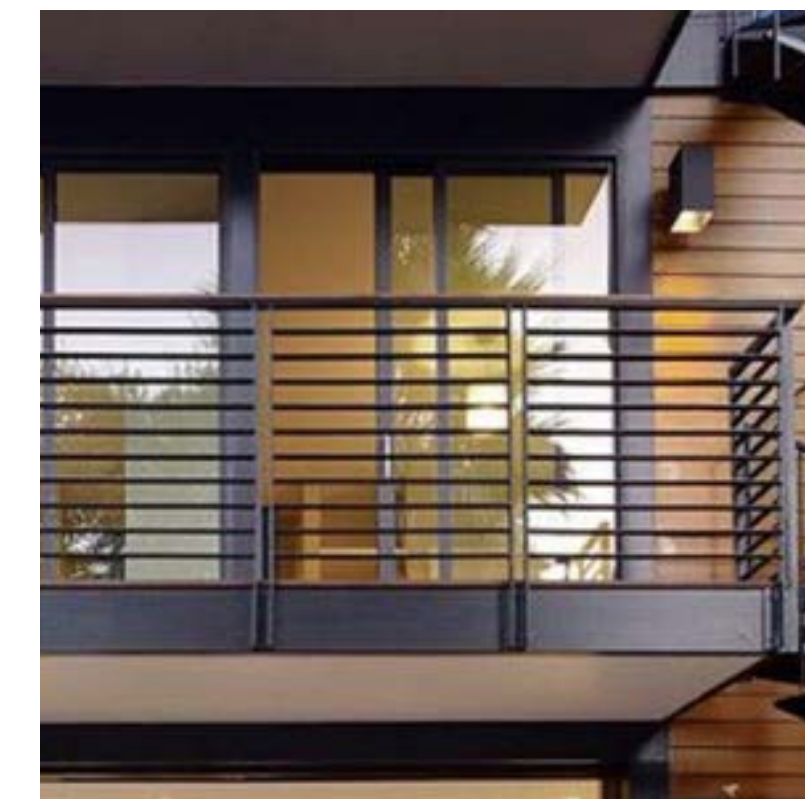
2 ENGINEERED WOOD SIDING - STAINED



8 ENGINEERED WOOD GARAGE DOOR






10 ENGINEERED WOOD RAFTERS



12 13 METAL RAILING & DECK

MATERIALS

TREE REMOVAL & PROTECTION LEGEND

-  TREES TO BE REMOVED, TYP
-  SIGNIFICANT NATIVE TREES TO BE REMOVED, TYP
-  SIGNIFICANT NATIVE TREES TO REMAIN, TYP

SPECIES TREE TAG
 TREE ID REFER TO ARBORIST REPORT
 XX' DBH DATED 1/5/17

TREE PROTECTION & REMOVAL NOTES

1. CLEAR AND GRUB LANDSCAPE AREAS PER SPECS.
2. REFER TO ARBORIST REPORT, DATED 3/18/24 & PREPARED BY ORACL OAK, LLC, FOR TREE ID, SPECIE, LOCATION, DBH, HEALTH AND RECOMMENDATIONS FOR CARE.
3. ALL TREE REMOVAL AND PROTECTION MEASURES SHALL BE IMPLEMENTED CONSISTENT WITH MEASURES IN SPECS AND THE CITY OF BELMONT TREE PRESERVATION GUIDELINES.
4. ALL TREES SCHEDULED FOR PRESERVATION SHALL BE TEMPORARILY FENCED DURING CONSTRUCTION. FENCING SHALL BE INSTALLED PRIOR TO STARTING WORK. FENCING SHALL CONSIST OF 60" HIGH CHAIN LINK FENCE. FENCING SHALL BE RIGIDLY SUPPORTED AND MAINTAINED DURING CONSTRUCTION. FENCED AREAS SHALL BE MAINTAINED IN A NATURAL CONDITION AND NOT COMPACTED. REMOVAL OF FENCING SHALL BE ALLOWED FOLLOWING APPROVAL BY THE TOWN ARBORIST. THE FENCING LOCATIONS SHALL BE DETERMINED IN FIELD BY THE TOWN ARBORIST.
5. THE CONTRACTOR SHALL NOT BE ALLOWED TO STORE EQUIPMENT OR MATERIAL WITHIN THE DRIPLINE AREA UNDER TREES TO REMAIN.
6. SELECTIVELY PRUNE ANY TREE CROWNS THAT LEAN INTO THE CONSTRUCTION AREA. PRUNING TO BE DONE UNDER SUPERVISION OF ARBORIST AND LANDSCAPE ARCHITECT.
7. PROTECT EXISTING TREES AND BRANCHES FROM DAMAGE DURING CONSTRUCTION. DAMAGED TREES TO BE REPLACED IN KIND WITH TREE OF EQUAL VALUE OR AS APPROVED BY OWNER. ALL WORK WITHIN TREE PROTECTION ZONE TO BE DONE BY HAND.
8. TREE PROTECTION ZONE TO BE 1' FOR EVERY INCH IN DIAMETER OF BREST HEIGHT.

TREE REMOVAL & REPLACEMENT SUMMARY

	TOTAL
NUMBER OF NON-SIGNIFICANT TREES TO BE REMOVED	509
NUMBER OF SIGNIFICANT NATIVE TREES TO BE REMOVED	11
REQUIRED TREE REPLACEMENT QUANTITY (3:1)	33
PROPOSED TREE QUANTITY	98

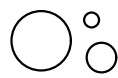


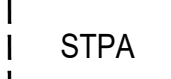

SIGNIFICANT NATIVE TREE REMOVAL TABLE

TREE # - TAG	SPECIES	DBH	CONDITION
#1 - 20	COAST LIVE OAK	17.8"	MODERATE
#2 - 21	COAST LIVE OAK	11.3", 8.5"	FAIR
#3 - 22	COAST LIVE OAK	12"	FAIR
#4 - 23	COAST LIVE OAK	12.2"	MODERATE
#5 - 24	COAST LIVE OAK	12", 8.5"	FAIR
#6 - 25	COAST LIVE OAK	16.1"	FAIR
#7 - 26	COAST LIVE OAK	12.5"	MODERATE
#8 - 27	COAST LIVE OAK	12"	FAIR
#9 - 28	COAST LIVE OAK	13.8"	GOOD
#10 - 29	COAST LIVE OAK	13.5"	GOOD
#11 - 30	COAST LIVE OAK	17.7"	GOOD

SIGNIFICANT NATIVE TREES ARE ANY CALIFORNIA NATIVE TREES WITH 12" DBH OR GREATER



LEGEND


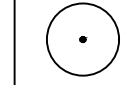
-  EXISTING TREES
-  PROPOSED TREE
-  PLANTING AREA
-  STORMWATER PLANTING AREA
-  PEDESTRIAN PAVING

LANDSCAPE CALCULATIONS:

	SQUARE FEET	ACRE	%
LOT SIZE	905768	20.80	100
LOT COVERAGE	163568	3.75	18
STPA	4644	0.10	1
LANDSCAPED AREA	70080	1.60	7
NATURAL OPEN AREA	667665	15.30	73

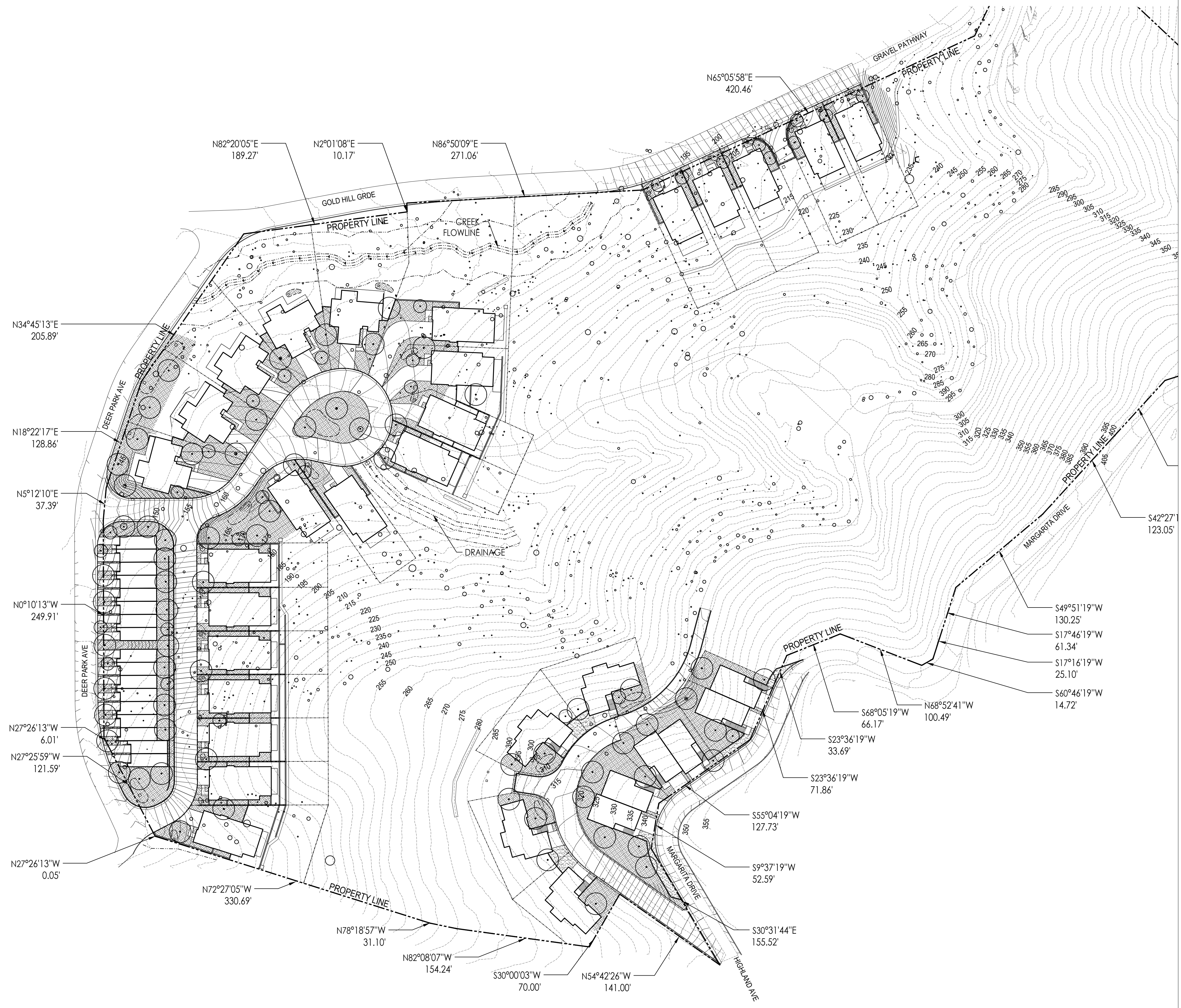


SOIL PLACEMENT LEGEND

SYMBOL	SOIL TYPE	SF	DESCRIPTION
	PLANTING SOIL	73078	12" MIN. AMENDED PLANTING SOIL, SEE NOTES
	PLANTING SOIL AT TREES	1600	AMENDED PLANTING SOIL TO DEPTH OF TREE ROOT BALL & 2X WIDTH OF ROOTBALL, SEE NOTES

SOIL PLACEMENT NOTES:

1. CONTRACTOR TO PROVIDE IMPORTED PLANTING SOIL UNLESS ADEQUATE TOPSOIL HAS BEEN STRIPPED AND STOCKPILED PER SPECIFICATIONS. AMENDED SUBSOIL IS NOT AN ACCEPTABLE PLANTING SOIL. REFER TO SPECIFICATIONS FOR DETAILED SOIL REQUIREMENTS, SOIL STRIPPING AND STOCKPILING INFORMATION.
2. TREES TO RECEIVE AMENDED PLANTING SOIL AT 2X ROOTBALL DIMENSION TO FULL DEPTH OF ROOTBALL.
3. SEE SPECIFICATIONS FOR MORE INFORMATION ABOUT SOIL PREPARATION.



QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACE	MATURE HEIGHT	MATURE WIDTH	WUCOLS
TREES									
98	ACE OCT		<i>ACER RUBRUM</i> 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	24" BOX	SEE PLAN	40'	30'-0"	L
	ARB MAR		<i>ARBUTUS</i> 'MARINA' MULTI-STEM	STRAWBERRY TREE MULTI-STEM	24" BOX	SEE PLAN	25'	20'	L
	CER OCC		<i>CERCIS OCCIDENTALIS</i>	WESTERN REDBUD	24" BOX	SEE PLAN	15'	15'-0"	L
	QUE AGR		<i>QUERCUS AGRIFOLIA</i>	COAST LIVE OAK	24" BOX	SEE PLAN	40'	40'	VL
	QUE GAR		<i>QUERCUS GARRYANA</i>	OREGON WHITE OAK	24" BOX	SEE PLAN	20-90'	30'	L
	QUE TOM		<i>QUERCUS TOMENTELLA</i>	ISLAND OAK	24" BOX	SEE PLAN	35-65'	35'	L
	ULM PAR		<i>ULMUS PARVIFOLIA</i>	CHINESE ELM	24" BOX	SEE PLAN	40'	50'	L

PLANTING NOTES:

1. ALL PLANTING AREAS TO RECEIVE 3" OF MULCH, SEE SPECS.

IRRIGATION NOTES:

1. IRRIGATION SYSTEM IS INTENDED TO MEET ALL STATE MWEL & LOCAL WATER DISTRICT REQUIREMENTS.
2. IRRIGATION SYSTEM TO HAVE AUTOMATIC IRRIGATION CONTROLLER W/ ET BASED WEATHER SENSOR. SYSTEM WILL USE LOW WATER USE DRIP IRRIGATION AND TREE BUBBLERS.

QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACE	MATURE HEIGHT	MATURE WIDTH	WUCOLS	STPA
SHRUBS										
-	ARC HOW		<i>ARCTOSTAPHYLOS</i> 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	4" O.C.	5'	5'	L	N
-	CEA JUL		<i>CEANOTHUS</i> 'JULIA PHELPS'	SMALL LEAF MOUNTAIN LILAC	5 GAL	60" O.C.	5'	7'	L	N
-	HET ARB		<i>HETEROMELES</i> ARBUTIFOLIA	TOYON	5 GAL	6" O.C.	10'	10'	L	N
-	RHA CAL		<i>RHAMNUS CALIFORNICA</i>	COFFEE BERRY	5 GAL	50" O.C.	5'	5'	L	Y
-	WES SMO		<i>WESTRINGIA</i> FRUTICOSA	VARIEGATED COAST ROSEMARY	5 GAL	5" O.C.	5'	5'	L	N
PERENNIALS										
-	AGA RUP		<i>AGASTACHE</i> RUPESTRE 'APACHE SUNSET'	APACHE SUNSET HYSSOP	1 GAL	18" O.C.	18"	18"	L	N
-	AH MIL		<i>ACHILLEA</i> MILLEFOIUM	YARROW	1 GAL	12" O.C.	2'	2'	L	Y
-	EPI CAN		<i>EPILOBIUM</i> CANUM	CALIFORNIA FUSCIA	1 GAL	24" O.C.	3'	2'	L	N
-	VER LIL		<i>VERBENA</i> LILACINA DE LA MINA	CEDROS ISLAND VERBENA	1 GAL	30" O.C.	30"	3'	L	Y
-	CHO TEC		<i>CHONDROPETALUM</i> TECTORUM	CAPE RUSH	1 GAL	36" O.C.	4'	4'	L	Y
GRASSES & RUSHES										
-	FES MAR		<i>FESTUCA</i> MAREI	ATLAS FESCUE	1 GAL	30" O.C.	30"	30"	L	N
-	JUN PAT		<i>JUNCUS</i> PATENS	CALIFORNIA GREY RUSH	1 GAL	30" O.C.	30"	30"	L	Y
-	LEY CAN		<i>LEYMUS</i> CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	3" O.C.	3'	3'	L	Y
-	LOM PLA		<i>LOMANDRA</i> 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	36" O.C.	3'	3'	L	N
GROUNDCOVERS										
-	BAC PIG		<i>BACCHARIS</i> PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BRUSH	1 GAL	5" O.C.	24"	8"	L	N
-	CEA ANC		<i>CEANOTHUS</i> 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	1 GAL	40" O.C.	18"	6"	L	N
-	ARC PAC		<i>ARCTOSTAPHYLOS</i> 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	3" O.C.	18"	4"	L	N

