

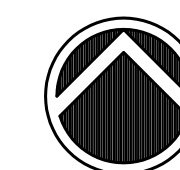
NEW PROPOSED
BUILDING AT 1005
NORTHGATE

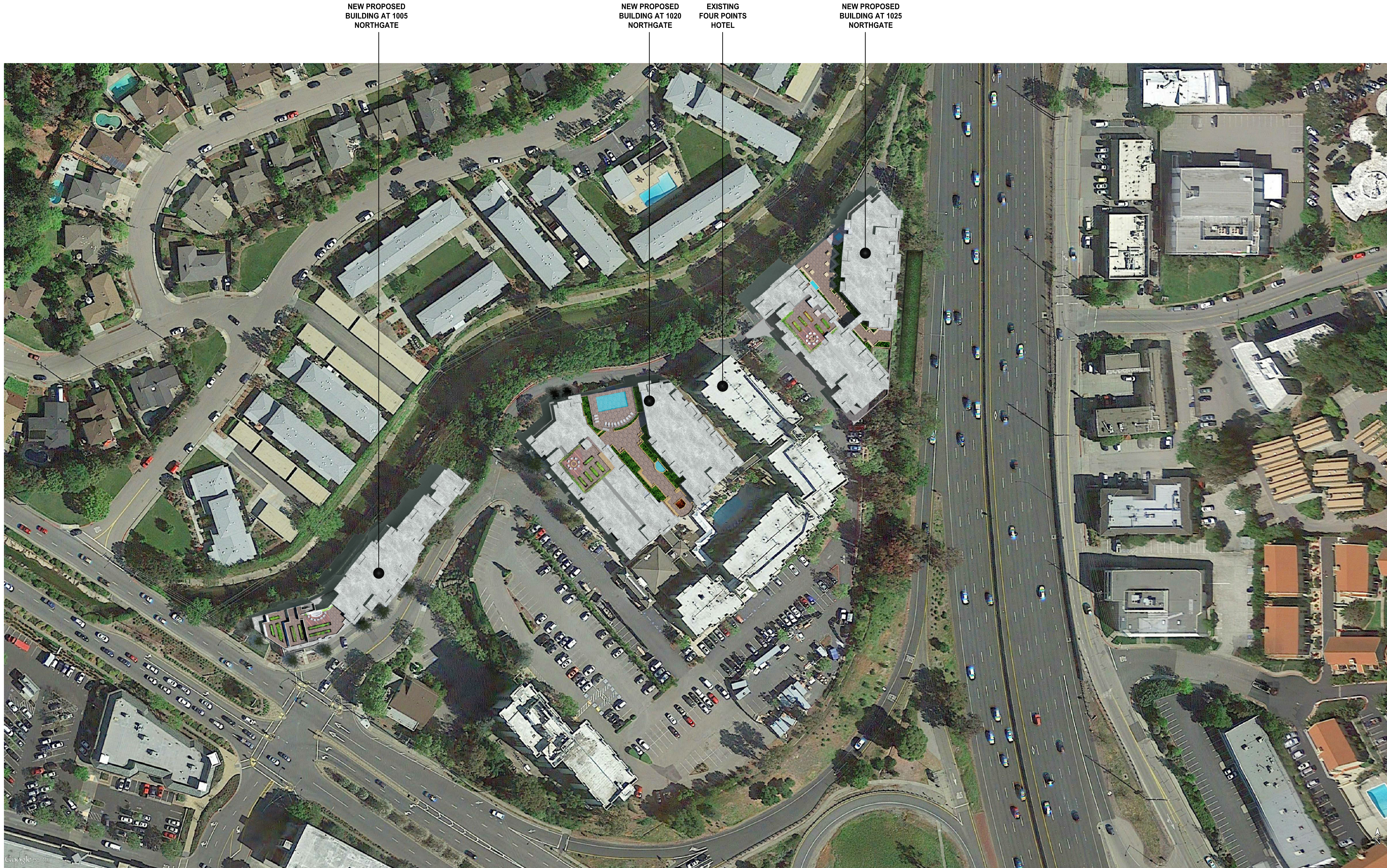
NEW PROPOSED
BUILDING AT 1020
NORTHGATE

EXISTING
FOUR POINTS
HOTEL

NEW PROPOSED
BUILDING AT 1025
NORTHGATE

1 SHADOW STUDY - DECEMBER 21 3pm





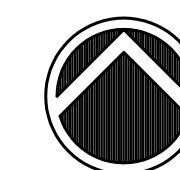
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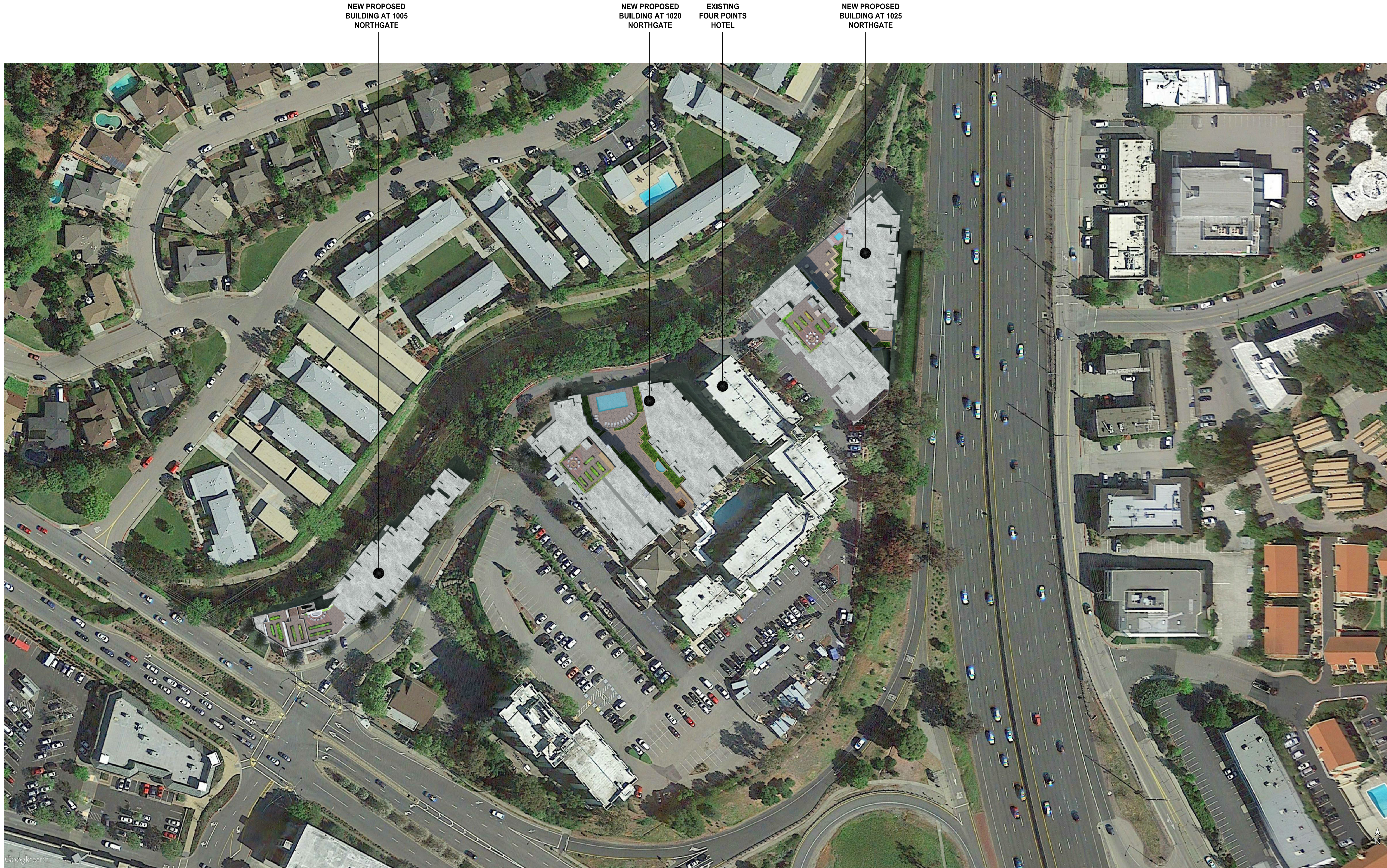
NEW PROPOSED
BUILDING AT 1020
NORTHGATE

EXISTING
FOUR POINTS
HOTEL

NEW PROPOSED
BUILDING AT 1025
NORTHGATE

1 SHADOW STUDY - JUNE 21 12pm





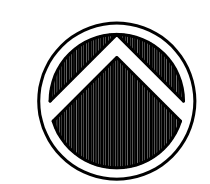
NEW PROPOSED
BUILDING AT 1005
NORTHGATE

NEW PROPOSED
BUILDING AT 1020
NORTHGATE

EXISTING
FOUR POINTS
HOTEL

NEW PROPOSED
BUILDING AT 1025
NORTHGATE

1 SHADOW STUDY - JUNE 21 3pm

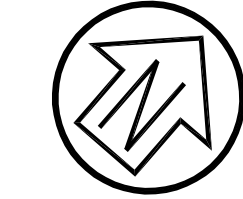


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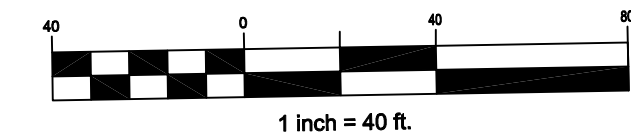
- PORTIONS OF PARCELS AS SHOWN ON THIS MAP ARE DESIGNATED FEMA FLOOD ZONE X OTHER AREAS (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FEMA FLOOD INSURANCE RATE MAP PANEL 06041C0293D EFFECTIVE DATE MAY 4, 2009.
- GROSS LAND AREA = 318,424 Sq. Ft. ±, OR 7.31 AC. ±.
- TOPOGRAPHIC SURVEY PROVIDED BY AMERICAN LAND SURVEYING, INC. ELEVATIONS SHOWN ON ASSUMED LOCAL DATUM.
- UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION.

IMPERVIOUS AREA SUMMARY

LOT SIZE	318,424 S.F. (7.31 AC.)
EXISTING IMPERVIOUS SURFACE:	193500 S.F.
PAVEMENT	120,500 S.F.
HARDSCAPE / PORCH / DECK (ALLOW)	25,000 S.F.
BUILDING	48,000 S.F.

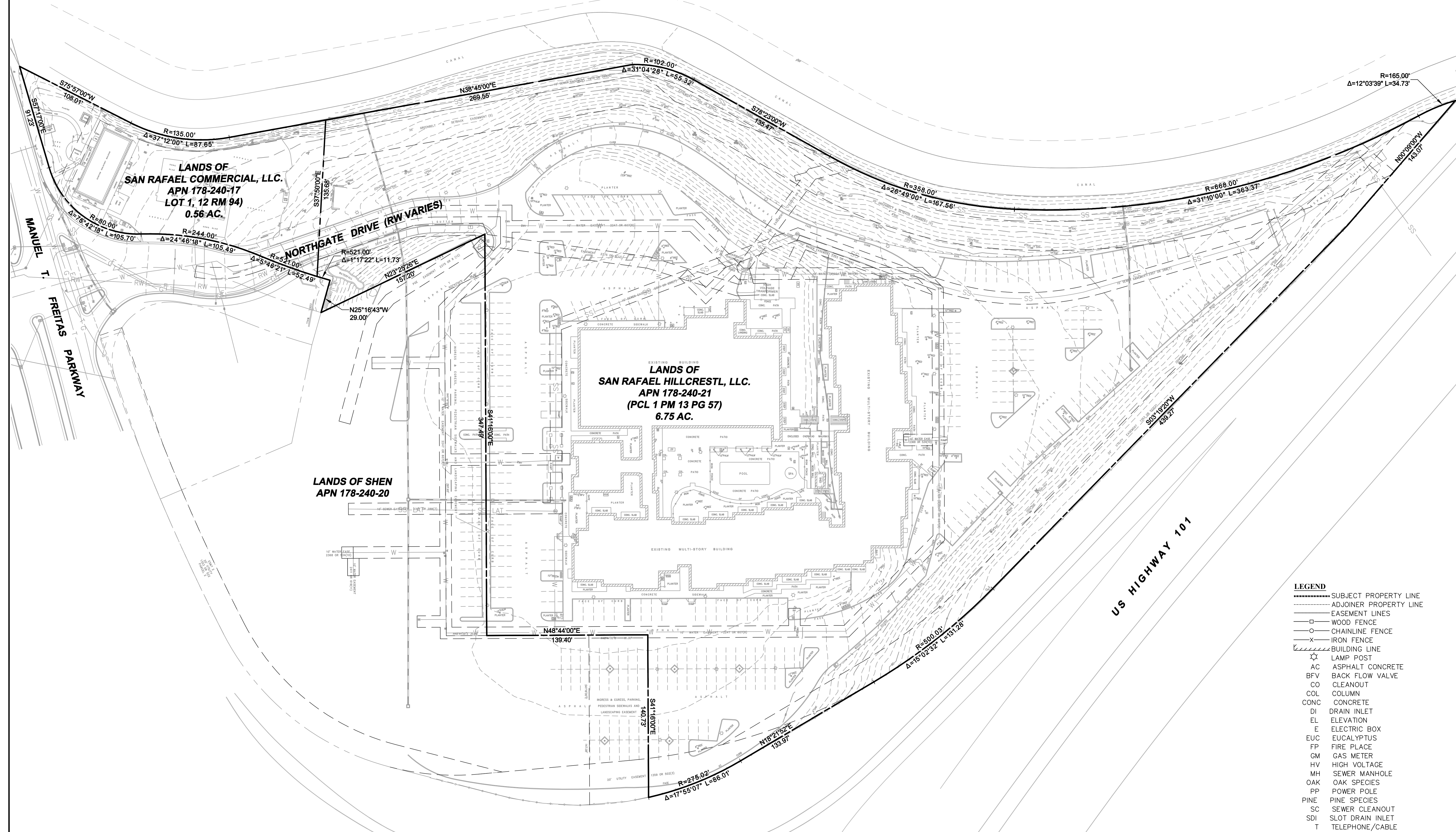


Graphic Scale (in feet)



1 inch = 40 ft.

Rev	Date	Description	Designed	Drawn	Checked
1	06/30/16	Submitted to Client	WFL/RRB	RRB	WFL
2	04/08/16	Submitted to Client	WFL/RRB	RRB	WFL



BASIS OF BEARING:

BASIS OF BEARING FOR THIS MAP IS N48°44'00"E BETWEEN FOUND RAILROAD SPIKES PER 13 PARCEL MAPS 57 FILED IN THE OFFICE OF THE MARIN COUNTY RECORDER.

LEGEND

---	SUBJECT PROPERTY LINE
- - -	ADJOINER PROPERTY LINE
---	EASEMENT LINES
□	WOOD FENCE
○	CHAINLINE FENCE
×	IRON FENCE
---	BUILDING LINE
⊗	LAMP POST
AC	ASPHALT CONCRETE
BFV	BACK FLOW VALVE
CO	CLEANOUT
COL	COLUMN
CONC	CONCRETE
DI	DRAIN INLET
EL	ELEVATION
E	ELECTRIC BOX
EUC	EUCALYPTUS
FP	FIRE PLACE
GM	GAS METER
HV	HIGH VOLTAGE
MH	SEWER MANHOLE
OAK	OAK SPECIES
PP	POWER POLE
PINE	PINE SPECIES
SC	SEWER CLEANOUT
SDI	SLOT DRAIN INLET
T	TELEPHONE /CABLE
U	UTILITY BOX
W	WATER VALVE
V	IRRIGATION VALVE

PRELIMINARY

NORTHGATE WALK
EXISTING CONDITIONS
EMPIRE, USA

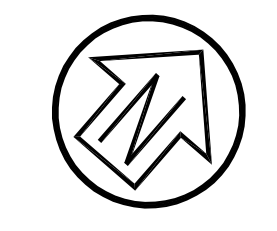
City Of
San Rafael
County Of
Marin
State Of
California

Prepared Under the Direction of:

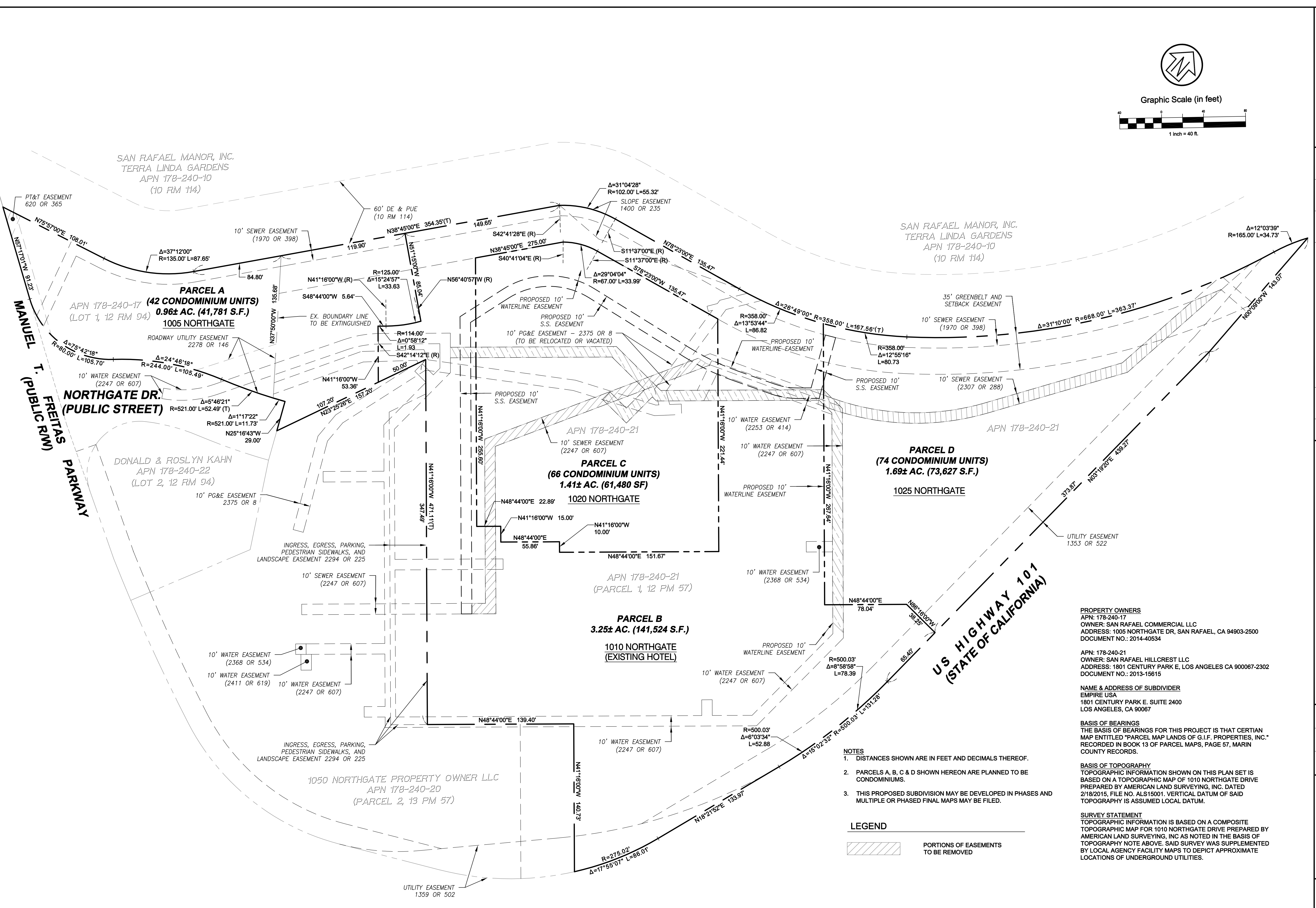
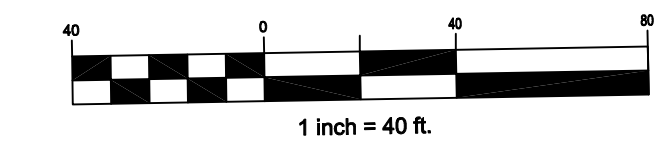
WAYNE J. LEACH
No. 54306
CIVIL
STATE OF CALIFORNIA

Sheet
C0
Scale: 1" = 40'
Date: 02/02/2016
Project Number: 5.1455.00
Plan File: D-5290

P:\05444600\05446000\Sheet_Drawing\CI (Existing Conditions) (eng 06/30/2016 - 02:20 PM) (enr 11/15/2016)



Graphic Scale (in feet)



- NOTES**
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 - PARCELS A, B, C & D SHOWN HEREON ARE PLANNED TO BE CONDOMINIUMS.
 - THIS PROPOSED SUBDIVISION MAY BE DEVELOPED IN PHASES AND MULTIPLE OR PHASED FINAL MAPS MAY BE FILED.

LEGEND

PORTIONS OF EASEMENTS TO BE REMOVED

PROPERTY OWNERS
 APN: 178-240-17
 OWNER: SAN RAFAEL COMMERCIAL LLC
 ADDRESS: 1005 NORTHGATE DR, SAN RAFAEL, CA 94903-2500
 DOCUMENT NO.: 2014-40534

APN: 178-240-21
 OWNER: SAN RAFAEL HILLCREST LLC
 ADDRESS: 1801 CENTURY PARK E, LOS ANGELES CA 90007-2302
 DOCUMENT NO.: 2013-15615

NAME & ADDRESS OF SUBDIVIDER
 EMPIRE USA
 1801 CENTURY PARK E, SUITE 2400
 LOS ANGELES, CA 90067

BASIS OF BEARINGS
 THE BASIS OF BEARINGS FOR THIS PROJECT IS THAT CERTAIN MAP ENTITLED "PARCEL MAP LANDS OF G.I.F. PROPERTIES, INC." RECORDED IN BOOK 13 OF PARCEL MAPS, PAGE 57, MARIN COUNTY RECORDS.

BASIS OF TOPOGRAPHY
 TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN SET IS BASED ON A TOPOGRAPHIC MAP OF 1010 NORTHGATE DRIVE PREPARED BY AMERICAN LAND SURVEYING, INC AS NOTED IN THE BASIS OF TOPOGRAPHY NOTE ABOVE. SAID SURVEY WAS SUPPLEMENTED BY LOCAL AGENCY FACILITY MAPS TO DEPICT APPROXIMATE LOCATIONS OF UNDERGROUND UTILITIES.

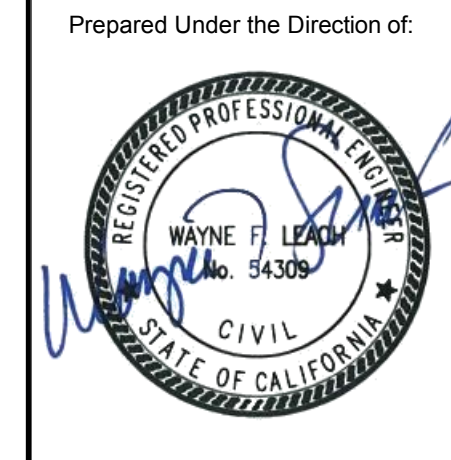
Rev	Date	Description	Drawn	Checked
06/30/16		Submitted to Client	RRB	WFL
04/08/16		Submitted to Client	RRB	WFL

NORTHGATE WALK
VESTING TENTATIVE MAP
 EMPIRE, USA

City Of
San Rafael

County Of
Marin

State Of
California



Sheet
C1

Scale: 1" = 40'

Date: 02/02/2016

Project Number: 5.1455.00

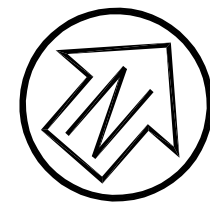
Plan File: D-5290

PRELIMINARY

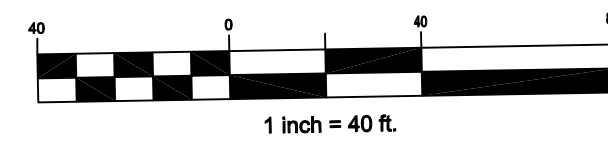
WAYNE F. LEACH R.C.E. 54309

VESTING TENTATIVE MAP
 BEING A RESUBDIVISION OF PARCEL 1 AS SHOWN ON BOOK 13 OF PARCEL MAPS, PAGE 57 AND PARCEL 1 AS SHOWN ON BOOK 12 OF PARCEL MAPS, PAGE 94, MARIN COUNTY RECORDS.

APN: 178-240-17 AND 21



Graphic Scale (in feet)



PRELIMINARY GRADING QUANTITIES

1005 NORTHGATE: CUT: 2,690± CUBIC YARDS FILL: 510± CUBIC YARDS NET: 2,180± CUBIC YARDS	1020 NORTHGATE CUT: 25,550± CUBIC YARDS FILL: 0± CUBIC YARD NET: 25,550± CUBIC YARDS	1025 NORTHGATE CUT: 30,920± CUBIC YARDS FILL: 70± CUBIC YARDS NET: 30,850± CUBIC YARDS
--	--	--

TOTAL: CUT: 59,160± CUBIC YARDS
FILL: 580± CUBIC YARDS
NET CUT: 58,580± CUBIC YARDS

- NOTES:**
- PROPOSED FINISH GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN.
 - THE EARTHWORK QUANTITIES ABOVE WERE TAKEN FROM THE DIFFERENCE BETWEEN EXISTING GRADING AND FINISHED GRADE. THE ABOVE EARTHWORK QUANTITIES HAVE NOT BEEN ADJUSTED.

LEGEND / ABBREVIATIONS

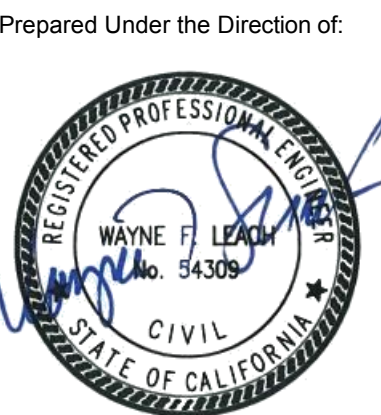
- BIORETENTION AREA
- EXISTING STORM DRAIN PIPE
- PROPOSED STORM DRAIN PIPE
- CONCRETE VALLEY GUTTER
- RETAINING WALL
- CB CATCH BASIN - UCS
- DI DROP INLET
- SDMH STORM DRAIN MANHOLE
- TREE TO BE REMOVED

- BW BACK OF WALK
- EG EXISTING GRADE
- (E) EXISTING
- EP. EDGE OF PAVEMENT
- F.F. FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- INV. INVERT
- (N) NEW
- SD STORM DRAIN
- TC TOP OF CURB
- TG TOP OF GRATE
- TP TOP OF PAVEMENT

Rev	Date	Description	Designed	Drawn	Checked
06/30/16		Submitted to Client			
04/08/16		Submitted to Client			

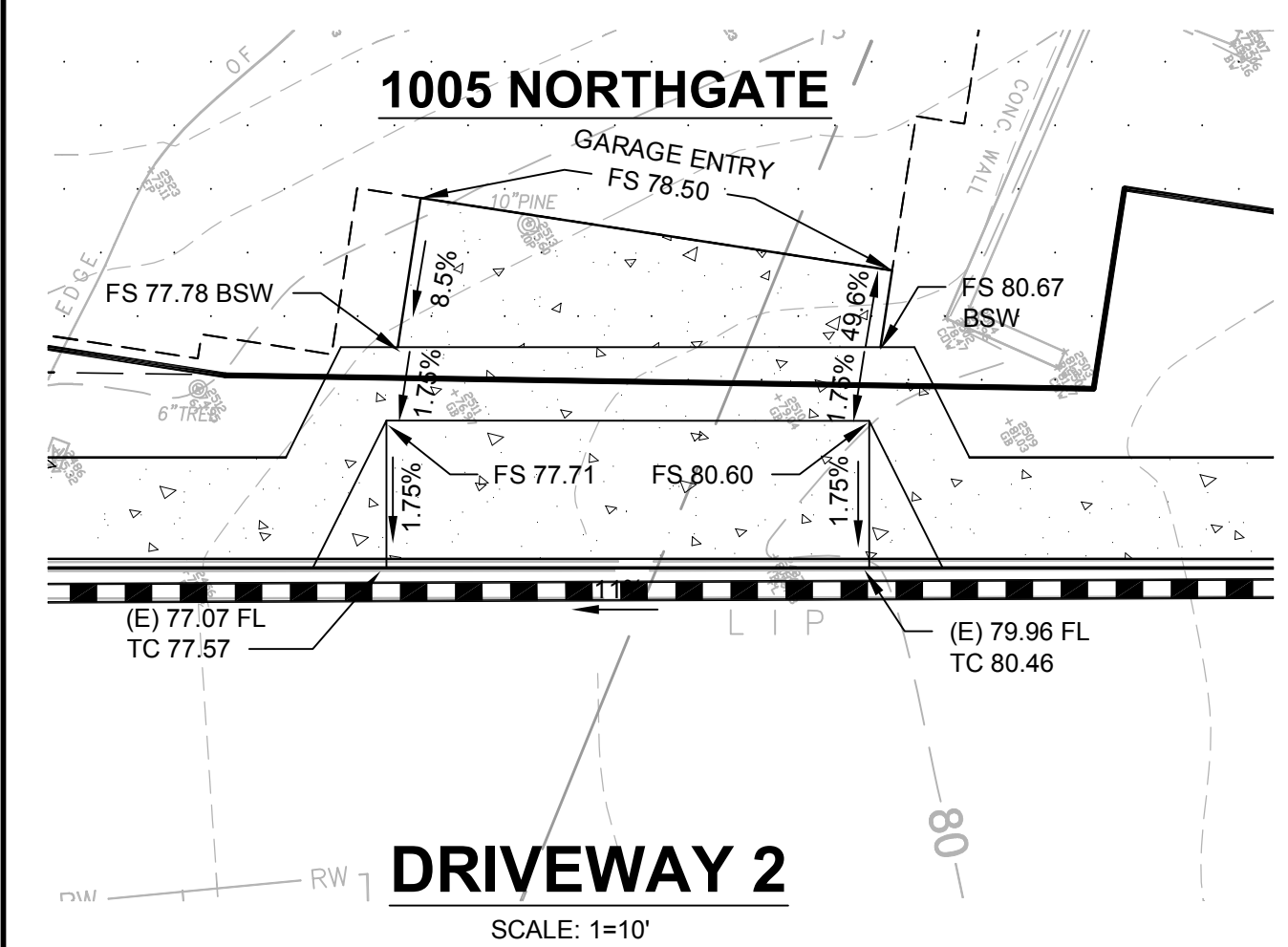
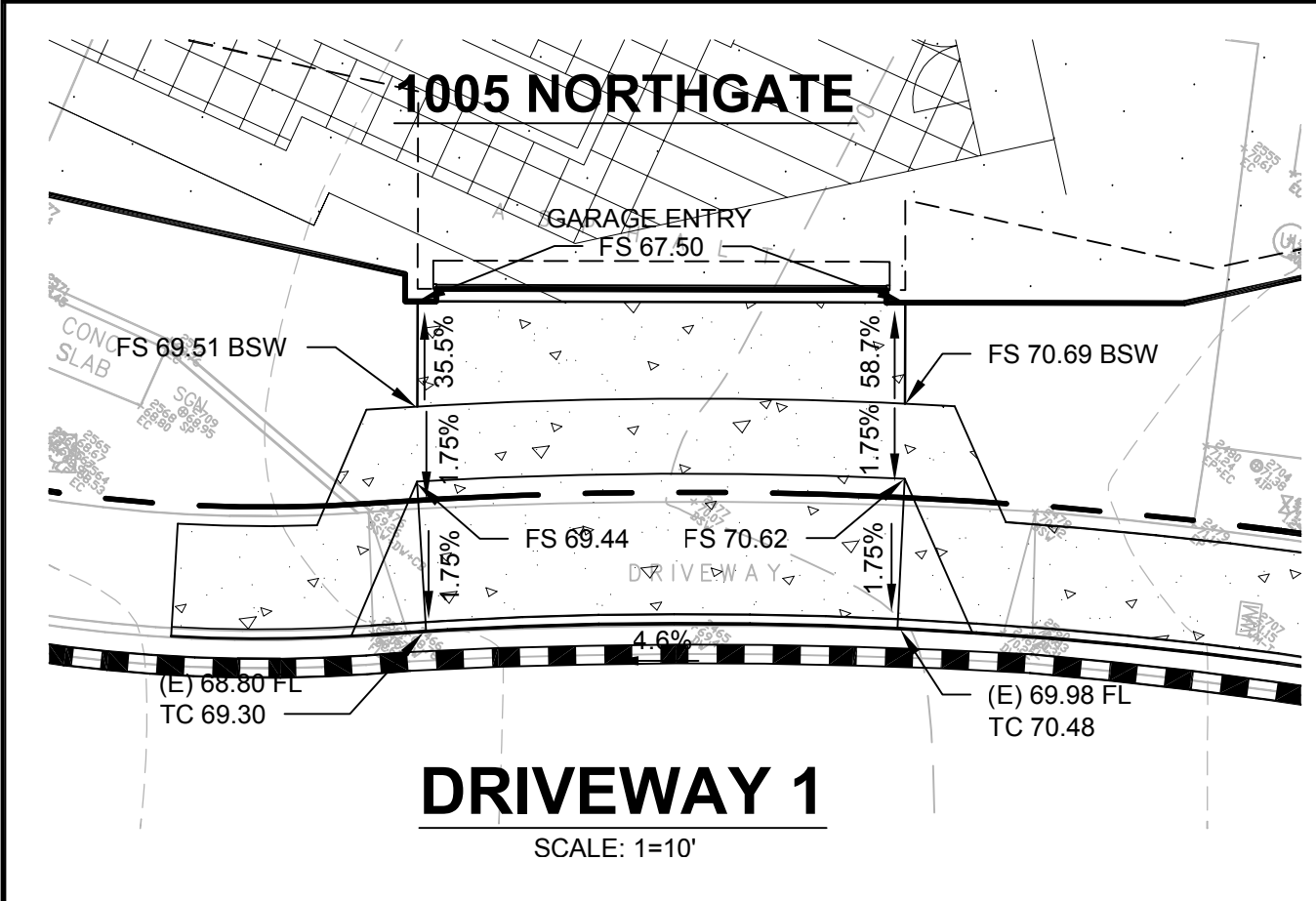
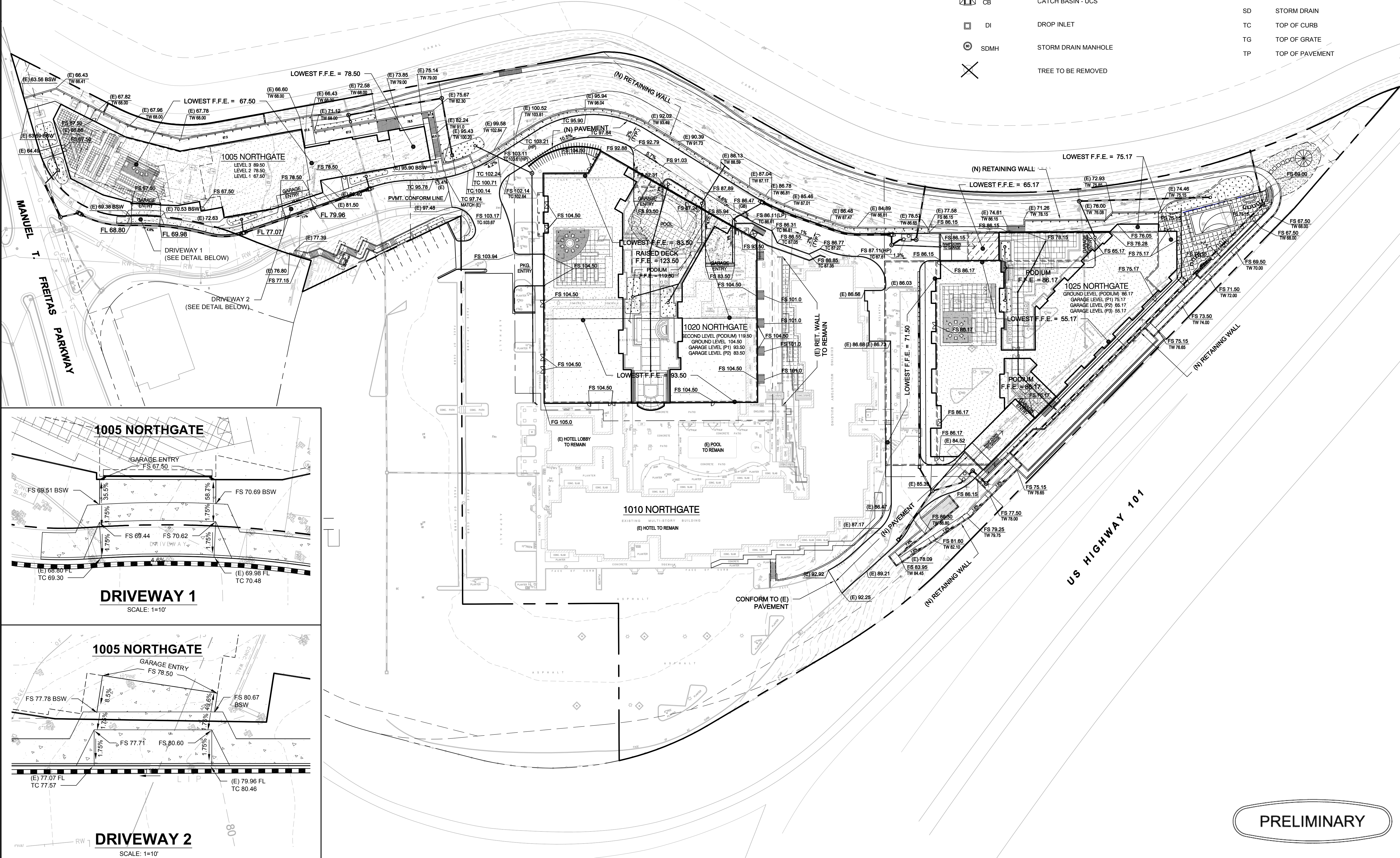
NORTHGATE WALK
PRELIMINARY GRADING
AND DRAINAGE PLAN
EMPIRE, USA

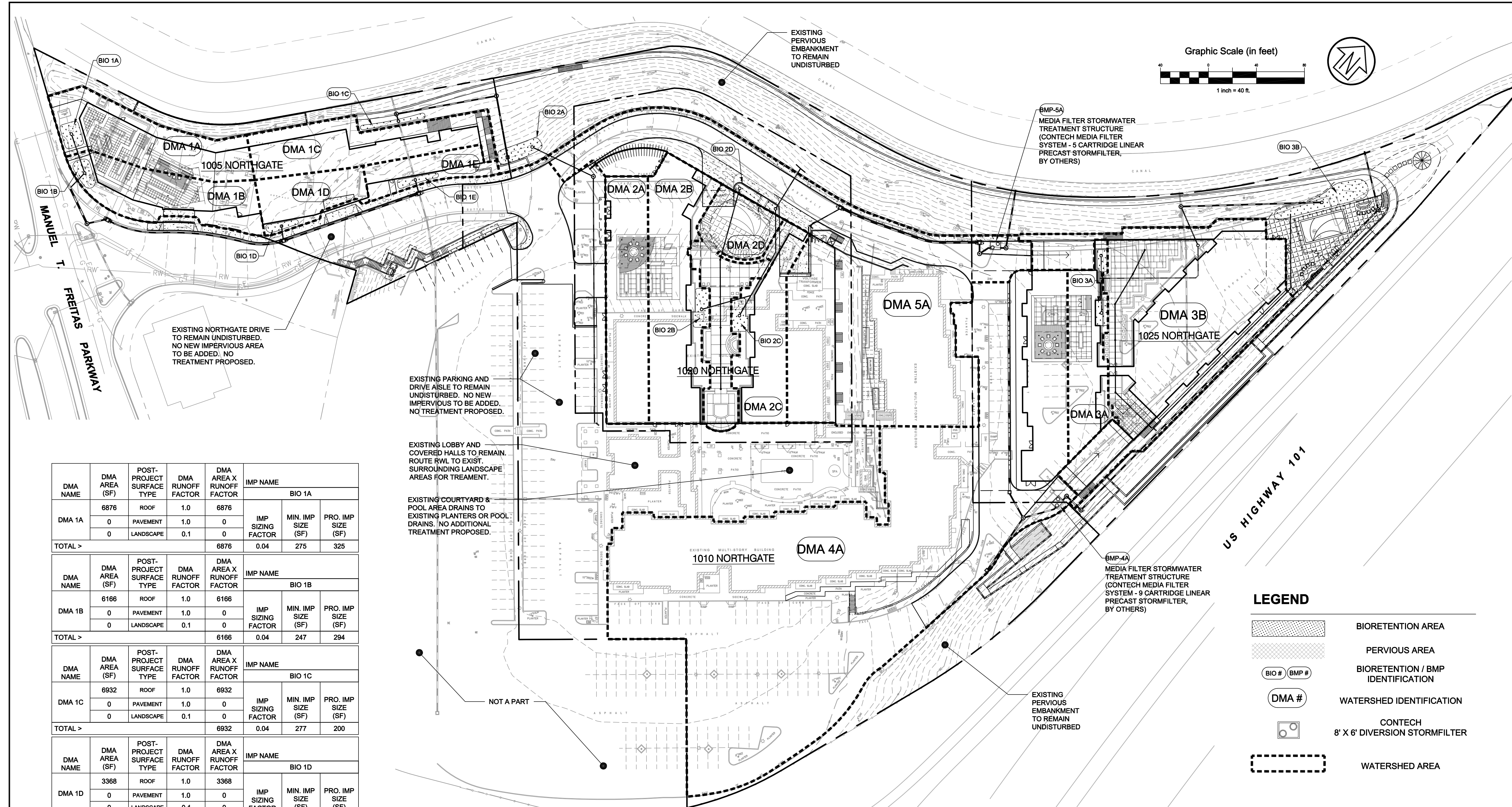
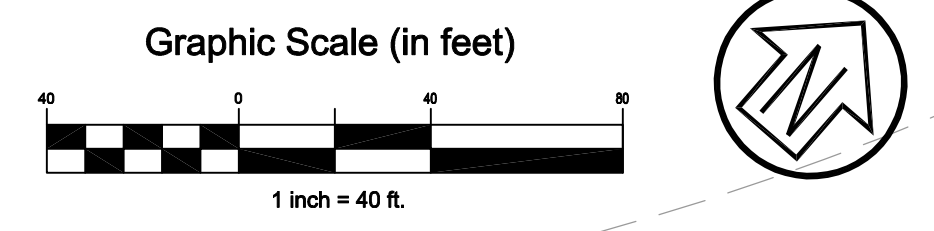
City Of
San Rafael
County Of
Marin
State Of
California



Sheet
C2
Scale: 1" = 40'
Date: 02/02/2016
Project Number: 5.1455.00
Plan File: D-5290

PRELIMINARY





DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
BIO 1A								
DMA 1A	6876	ROOF	1.0	6876				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6876			6876	0.04	275	325	
BIO 1B								
DMA 1B	6166	ROOF	1.0	6166				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6166			6166	0.04	247	294	
BIO 1C								
DMA 1C	6932	ROOF	1.0	6932				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6932			6932	0.04	277	200	
BIO 1D								
DMA 1D	3368	ROOF	1.0	3368				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	3368			3368	0.04	135	151	
BIO 1E								
DMA 1E	2650	ROOF	1.0	2650				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	2650			2650	0.04	106	187	
BIO 2A								
DMA 2A	7307	ROOF	1.0	7307				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	7307			7307	0.04	292	440	
BIO 2B								
DMA 2B	10038	ROOF	1.0	10038				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	10038			10038	0.04	402	435	

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
BIO 2C								
DMA 2C	6277	ROOF	1.0	6277				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	6277			6277	0.04	251	375	
BIO 2D								
DMA 2D	7240	ROOF	1.0	7240				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	7240			7240	0.04	290	250	
BIO 3A								
DMA 3A	5032	ROOF	1.0	5032				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	5032			5032	0.04	201	217	

DMA NAME	DMA AREA (SF)	POST-PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR	IMP NAME	IMP SIZING FACTOR	MIN. IMP SIZE (SF)	PRO. IMP SIZE (SF)
BIO 3B								
DMA 3B	24887	ROOF	1.0	24887				
	0	PAVEMENT	1.0	0				
	0	LANDSCAPE	0.1	0				
TOTAL >	24887			24887	0.04	995	993	

DRAINAGE MANAGEMENT AREA 4A							
SURFACE TYPE	AREA (AC)	RUNOFF COEFFICIENT	RAINFALL INTENSITY (IN/HR)	TREATMENT FLOW RATE (CFS)	TREATMENT FLOW RATE (GPM)	CARTRIDGE FLOW RATE (GPM)	MINIMUM NO. CARTRIDGES
ROOF/PVMT.	1.59	0.85	0.2	0.27	121	15	9
TOTAL				0.27	121	15	9

DRAINAGE MANAGEMENT AREA 5A							
SURFACE TYPE	AREA (AC)	RUNOFF COEFFICIENT	RAINFALL INTENSITY (IN/HR)	TREATMENT FLOW RATE (CFS)	TREATMENT FLOW RATE (GPM)	CARTRIDGE FLOW RATE (GPM)	MINIMUM NO. CARTRIDGES
ROOF/PVMT.	0.83	0.85	0.2	0.14	63	15	5
TOTAL				0.14	63	15	5

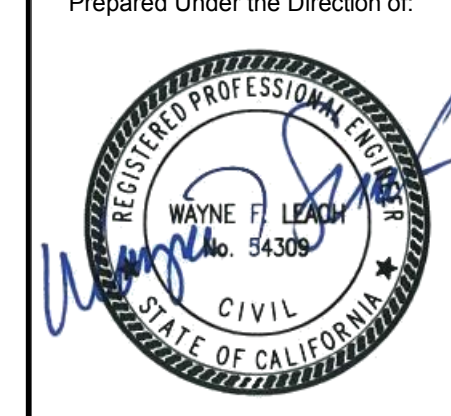
LEGEND

- BIORETENTION AREA
- PERVIOUS AREA
- BIORETENTION / BMP IDENTIFICATION
- WATERSHED IDENTIFICATION
- CONTECH 8' X 6' DIVERSION STORMFILTER
- WATERSHED AREA

Rev	Date	Description	Designed	Drawn	Checked
06/30/16		Submitted to Client	WFL/RRB	RRB	WFL
04/08/16		Submitted to Client	WFL/RRB	RRB	WFL

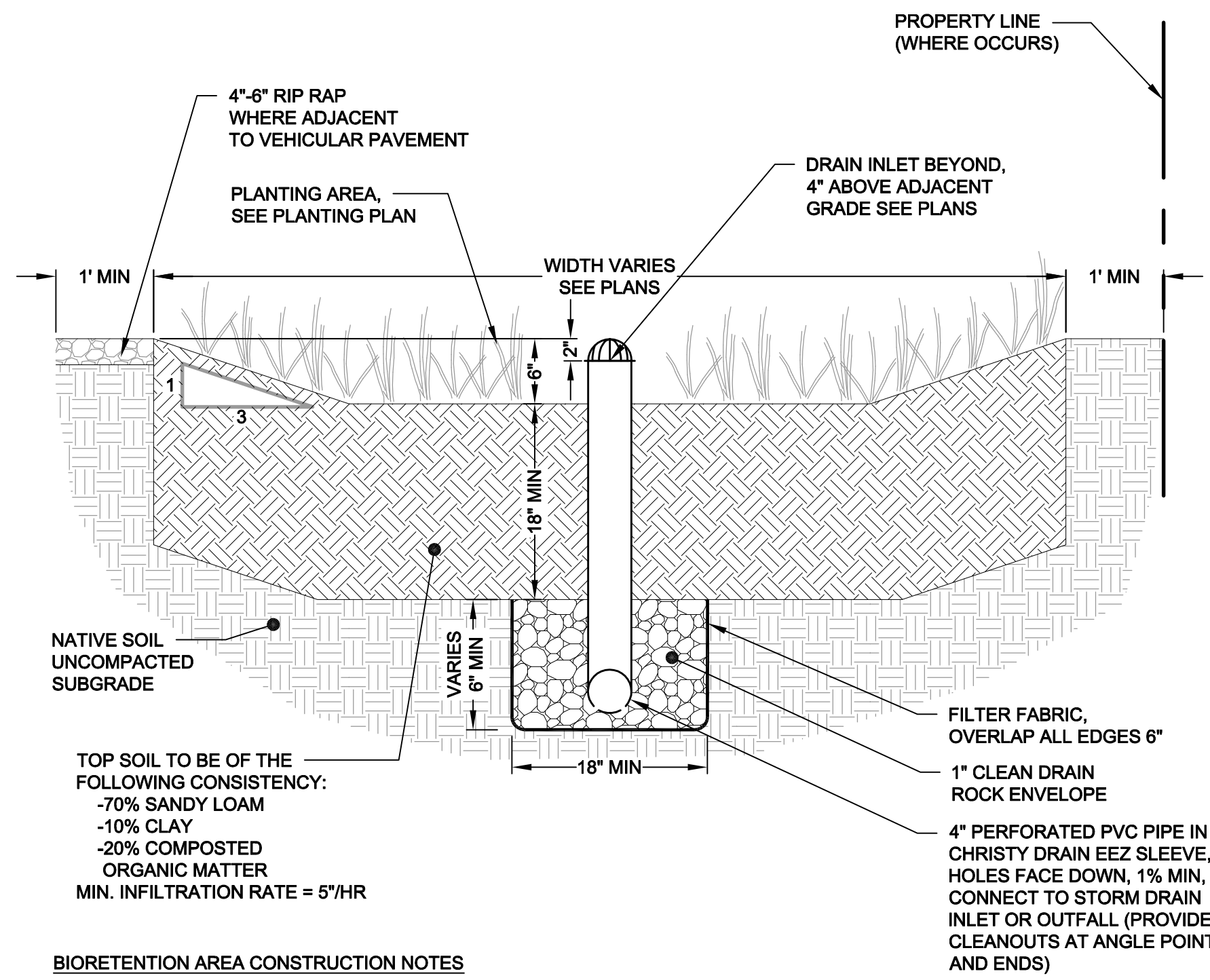
NORTHGATE WALK
PRELIMINARY STORMWATER CONTROL PLAN
 EMPIRE, USA

City Of
San Rafael
 County Of
Marin
 State Of
California



Prepared Under the Direction of:
 Scale: 1" = 40'
 Date: 02/02/2016
 Project Number: 5.1455.00
 Plan File: D-5290

PRELIMINARY

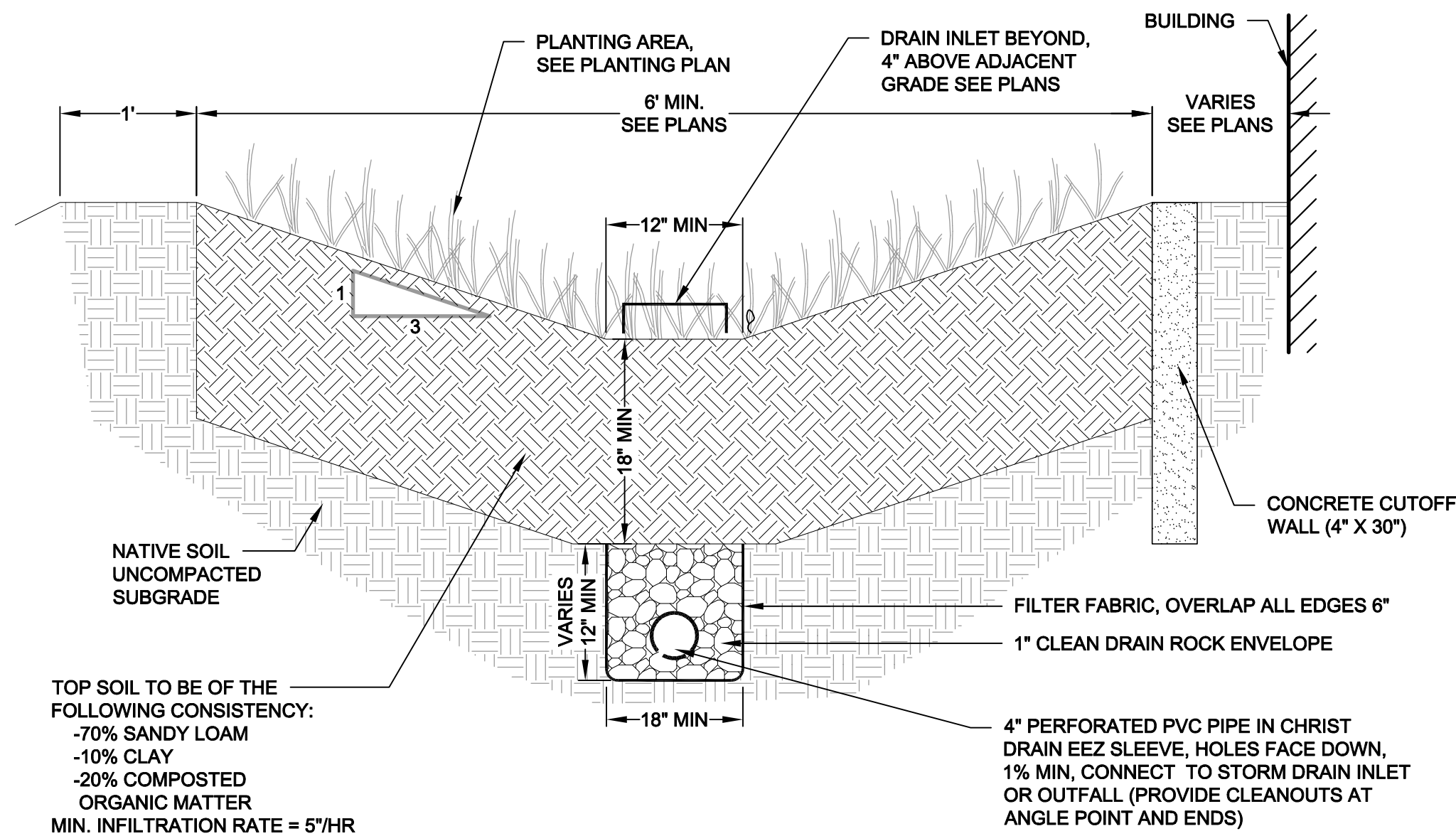


BIORETENTION AREA CONSTRUCTION NOTES

- SCARIFY SUBGRADE BEFORE INSTALLING BIORETENTION AREA AGGREGATE AND BIORETENTION SOIL MEDIA.
- COMPACT EACH 6" LIFT OF BIORETENTION SOIL MEDIA WITH LANDSCAPE ROLLER OR BY LIGHTLY WETTING. IF WETTING, LET DRY OVERNIGHT BEFORE PLANTING.
- NEVER WORK WITHIN BIORETENTION AREA LIMITS DURING RAIN OR UNDER WET CONDITIONS.
- KEEP ALL HEAVY MACHINERY OUTSIDE BIORETENTION AREA LIMITS.

1 BIORETENTION AREA DETAIL

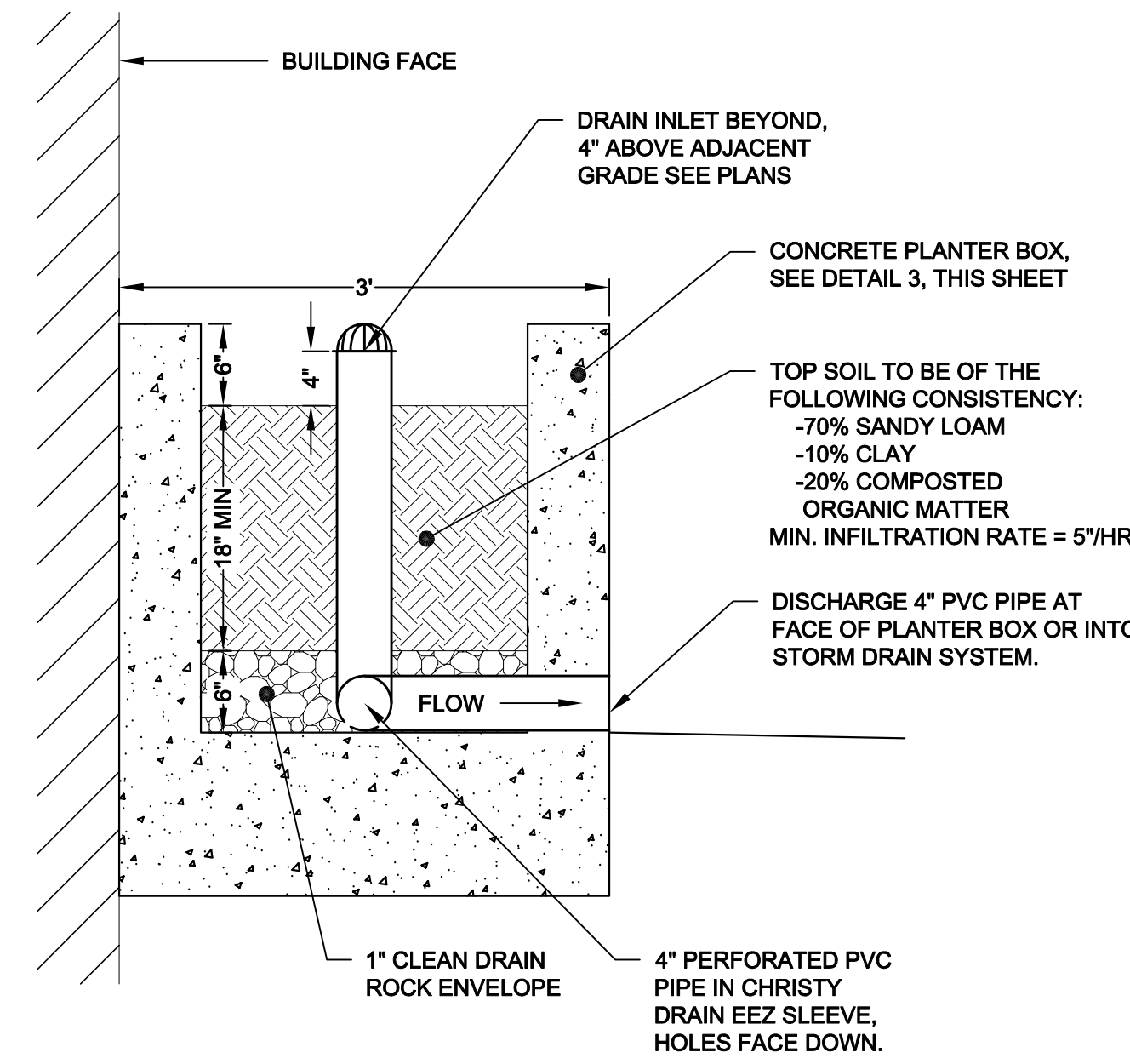
SCALE: 1" = 1'



- NOTE:
- BIORETENTION AREAS HAVE A MINIMUM DEPTH OF 12".
 - EXCLUDE THE PERFORATED SUBDRAIN AT BIORETENTION AREA B1.

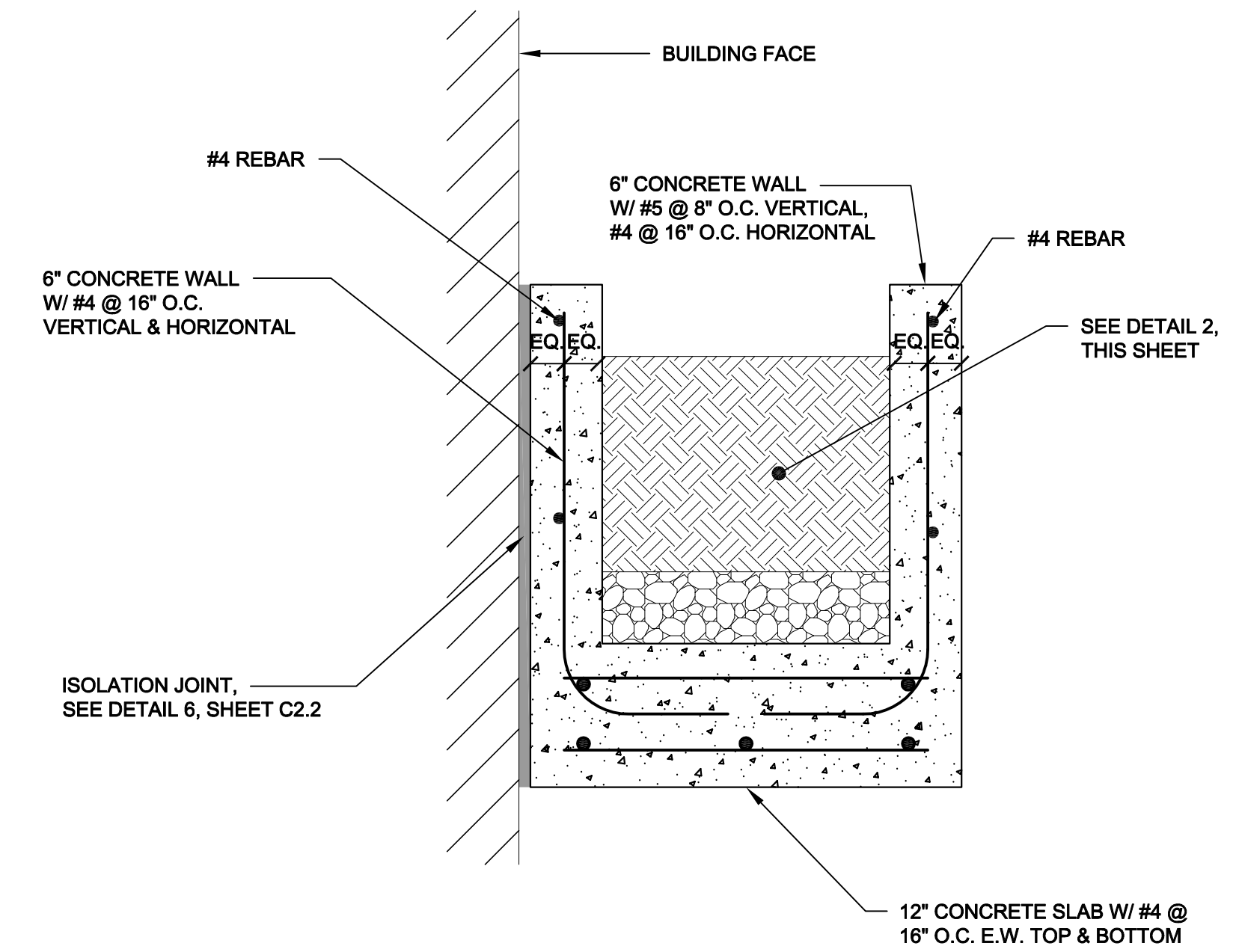
5 BIORETENTION DETAIL

SCALE: 1" = 1'



2 BIORETENTION PLANTER DETAIL

SCALE: 1" = 1'



3 CONCRETE PLANTER BOX DETAIL

SCALE: 1" = 1'

GENERAL NOTES

- REMOVE EXISTING SOIL IN BIORETENTION AREAS.
- THE BASE OF A BIORETENTION AREAS IS GRADED FLAT WITH A 2' MINIMUM WIDTH. IN AREAS WHERE THE 7' TOTAL WIDTH CANNOT BE ACHIEVED, THE BASE MAY BE REDUCED TO A 1' MINIMUM WIDTH. SEE PLANS FOR GRADING AND DRAIN LINES.
- ALL BIORETENTION AREAS SHALL MAINTAIN A MINIMUM 1' SETBACK FROM PROPERTY LINES.
- ALL PLANTING IN THE BIORETENTION AREAS SHALL BE CONSISTENT WITH LANDSCAPE PLANS.

PRELIMINARY

Rev	Date	Description	Designed	Drawn	Checked
-	-	-	-	-	-
-	06/30/16	Submitted to Client	WFL/RRB	RRB	WFL
-	04/08/16	Submitted to Client	WFL/RRB	RRB	WFL

**NORTHGATE WALK
PRELIMINARY STORMWATER
CONTROL DETAILS
EMPIRE, USA**

City Of
San Rafael
County Of
Marin
State Of
California

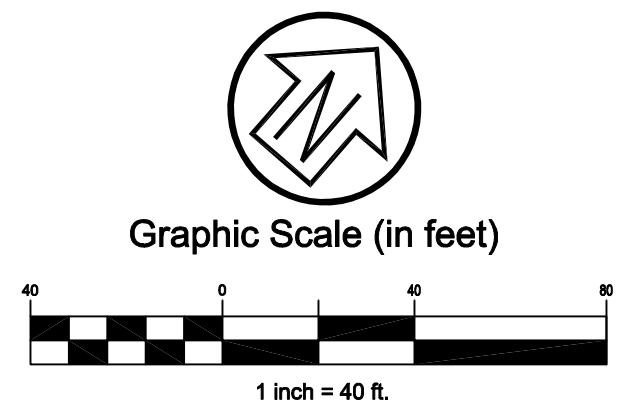
Prepared Under the Direction of:



Sheet
C3.2

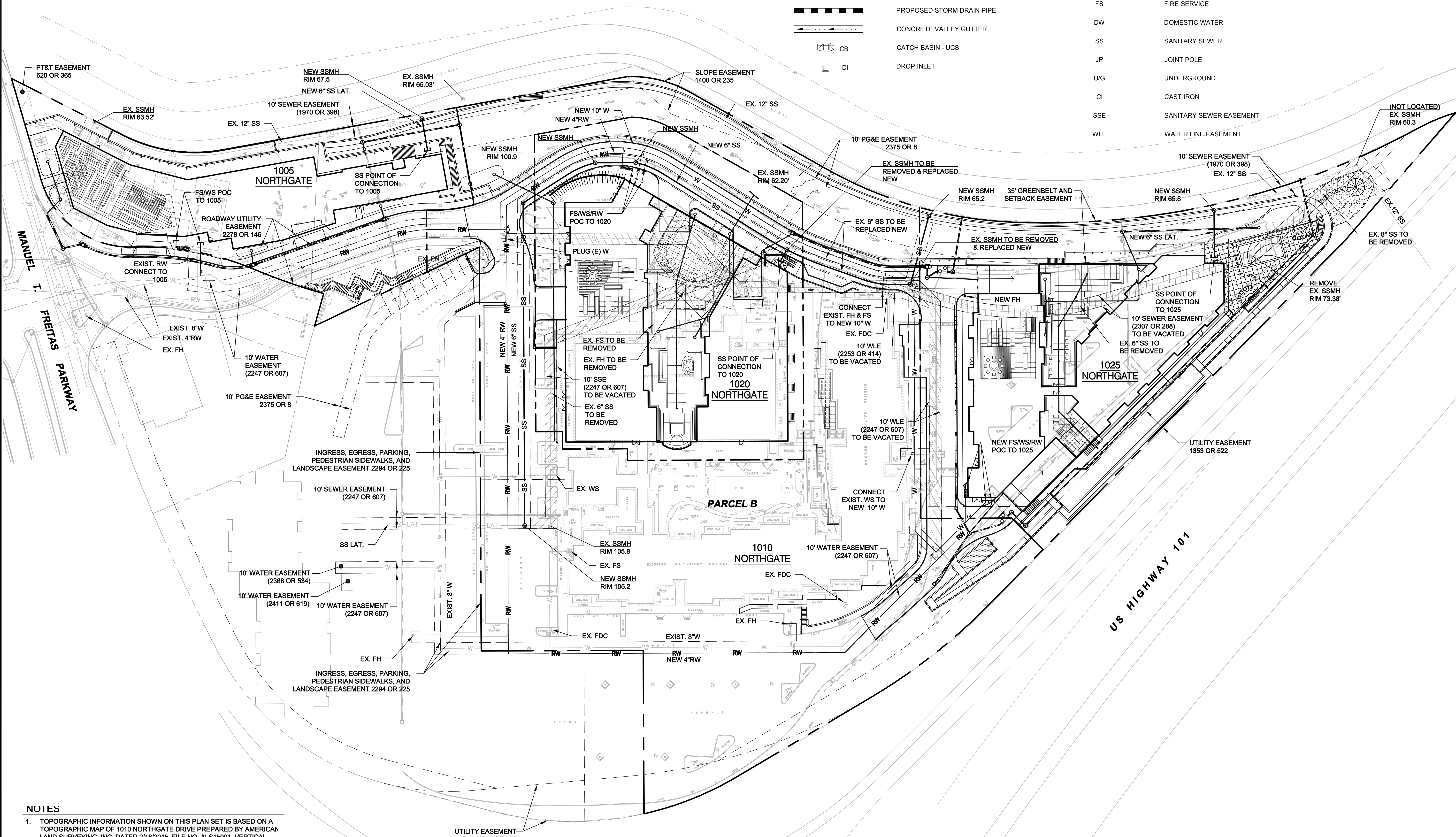
Scale: 1" = 40'
Date: 02/02/2016
Project Number: 5.1455.00
Plan File: D-5290

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LEGEND / ABBREVIATIONS

W	WATERLINE	SDMH	STORM DRAIN MANHOLE
SS	SANITARY SEWER LINE	HS	HYDRODYNAMIC SEPARATOR
JT	JOINT TRENCH	SSMH	SANITARY SEWER MANHOLE
RW	RECYCLED WATER (EXISTING)	SSCO	SANITARY SEWER CLEANOUT
OH	OVERHEAD LINE (EXISTING)	FH	FIRE HYDRANT
(Dashed)	STORM DRAIN PIPE (EXISTING)	FDC	FIRE DEPARTMENT CONNECTION
(Dashed)	PROPOSED STORM DRAIN PIPE	POC	POINT OF CONNECTION
(Dashed)	CONCRETE VALLEY GUTTER	FS	FIRE SERVICE
CB	CATCH BASIN - UCS	DW	DOMESTIC WATER
DI	DROP INLET	SS	SANITARY SEWER
		JP	JOINT POLE
		U/G	UNDERGROUND
		CI	CAST IRON
		SSE	SANITARY SEWER EASEMENT
		WLE	WATER LINE EASEMENT



- NOTES**
1. TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN SET IS BASED ON A TOPOGRAPHIC MAP OF 1010 NORTHGATE DRIVE PREPARED BY AMERICAN LAND SURVEYING, INC. DATED 2/18/2015, FILE NO. ALS15001. VERTICAL DATUM OF SAID TOPOGRAPHY IS ASSUMED LOCAL DATUM.
 2. APPROXIMATE LOCATION OF UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS COMPILED FROM LOCAL AGENCY FACILITY AND SCHEMATIC MAPS. LOCATIONS OF UNDERGROUND UTILITIES SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 3. DISTANCES AND ELEVATIONS SHOWN ARE IN FEET A DECIMALS THEREOF

PRELIMINARY

CSW | ST2
CSW/Stuber-Stroeh Engineering Group, Inc.
 45 Leverone Court, Novato, CA 94949
 Tel: 415.883.9850 Fax: 415.883.9858
 Civil & Structural Engineers
 Surveying & Mapping
 Environmental Planning
 Land Planning
 Construction Management
 http://www.cswst2.com © 2013

Rev	Date	Description	Designed	Drawn	Checked
06/30/16		Submitted to Client	WFL/RRB	RRB	WFL
04/08/16		Submitted to Client	WFL/RRB	RRB	WFL

NORTHGATE WALK
PRELIMINARY UTILITY PLAN
 EMPIRE, USA

City Of
San Rafael
 County Of
Marin
 State Of
California

Prepared Under the Direction of:

WAYNE F. LEACH
 No. 54302
 CIVIL
 STATE OF CALIFORNIA

Sheet
C4

Scale: 1" = 40'
 Date: 02/02/2016
 Project Number: 5.1455.00
 Plan File: D-5290

BRIAN POWELL & ASSOCIATES

10 H Street
San Rafael, CA 94901
415.491.4480 telephone, 415.602-0511 cell
California RLA #2525
Nevada RLA #442
brian@brianpowell.com

Consultant

Architect:

Structural Engineer

Civil Engineer

Electrical Engineer

Other

Drawn by

Checked by

Revisions

Number	Description	Date

Client
COAST CITY PARTNERS
1801 Century Park E, Suite 2400
Los Angeles, CA 90067

Project
NORTHGATE WALK

Sheet Title
LANDSCAPE MASTER PLAN

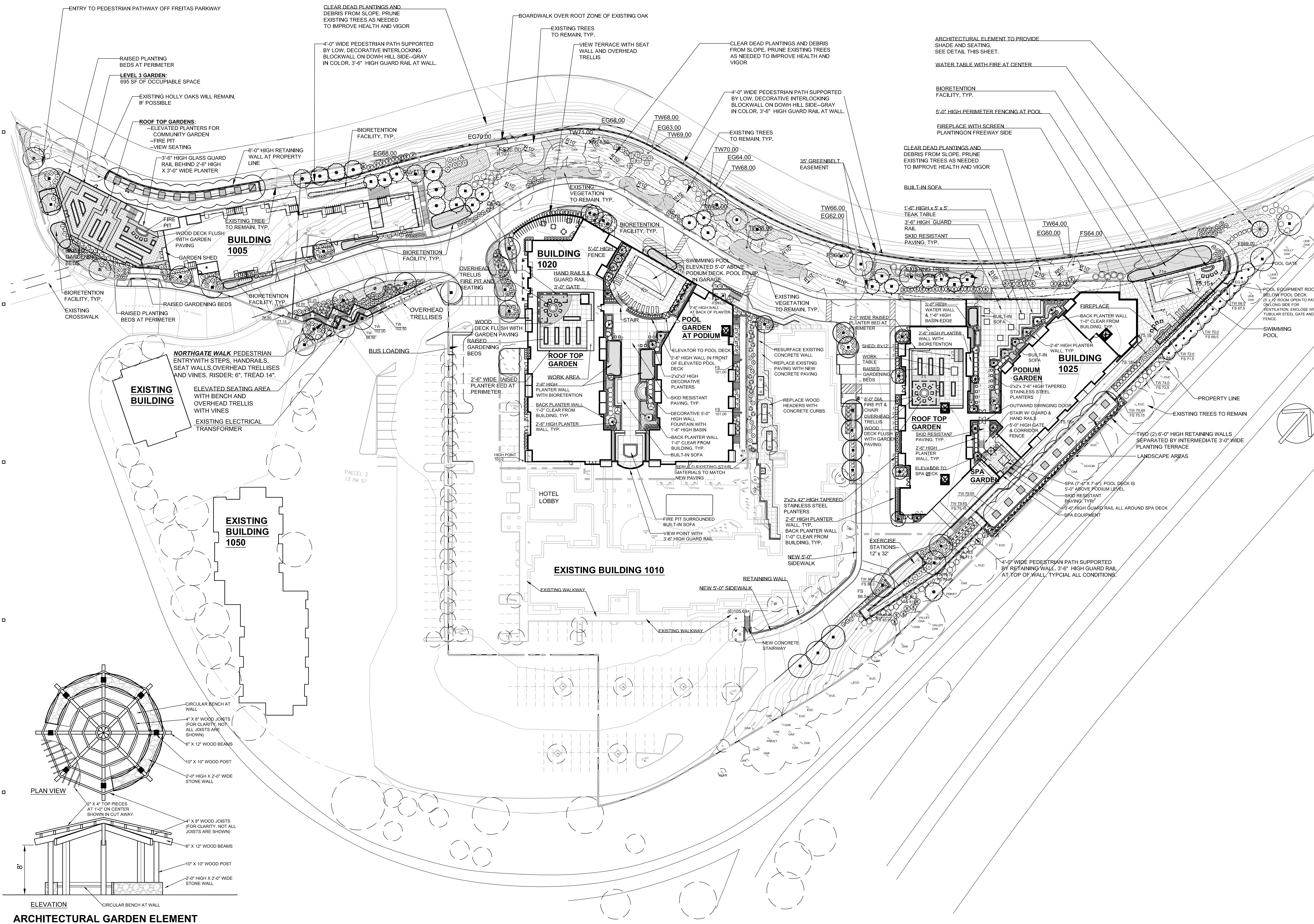
Job Number
21518

Date
JUNE 28, 2016

Scale
1" = 40'-0"

Sheet Number

L1



ARCHITECTURAL GARDEN ELEMENT

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Consultant

Architect:

Structural Engineer

Civil Engineer

Electrical Engineer

Other

Drawn by

Checked by

Revisions

Number Description Date

Client

COAST CITY PARTNERS
1801 Century Park E, Suite 2400
Los Angeles, CA 90067

Project

NORTHGATE WALK

Sheet Title

PLANTING PLAN

Job Number

21518

Date

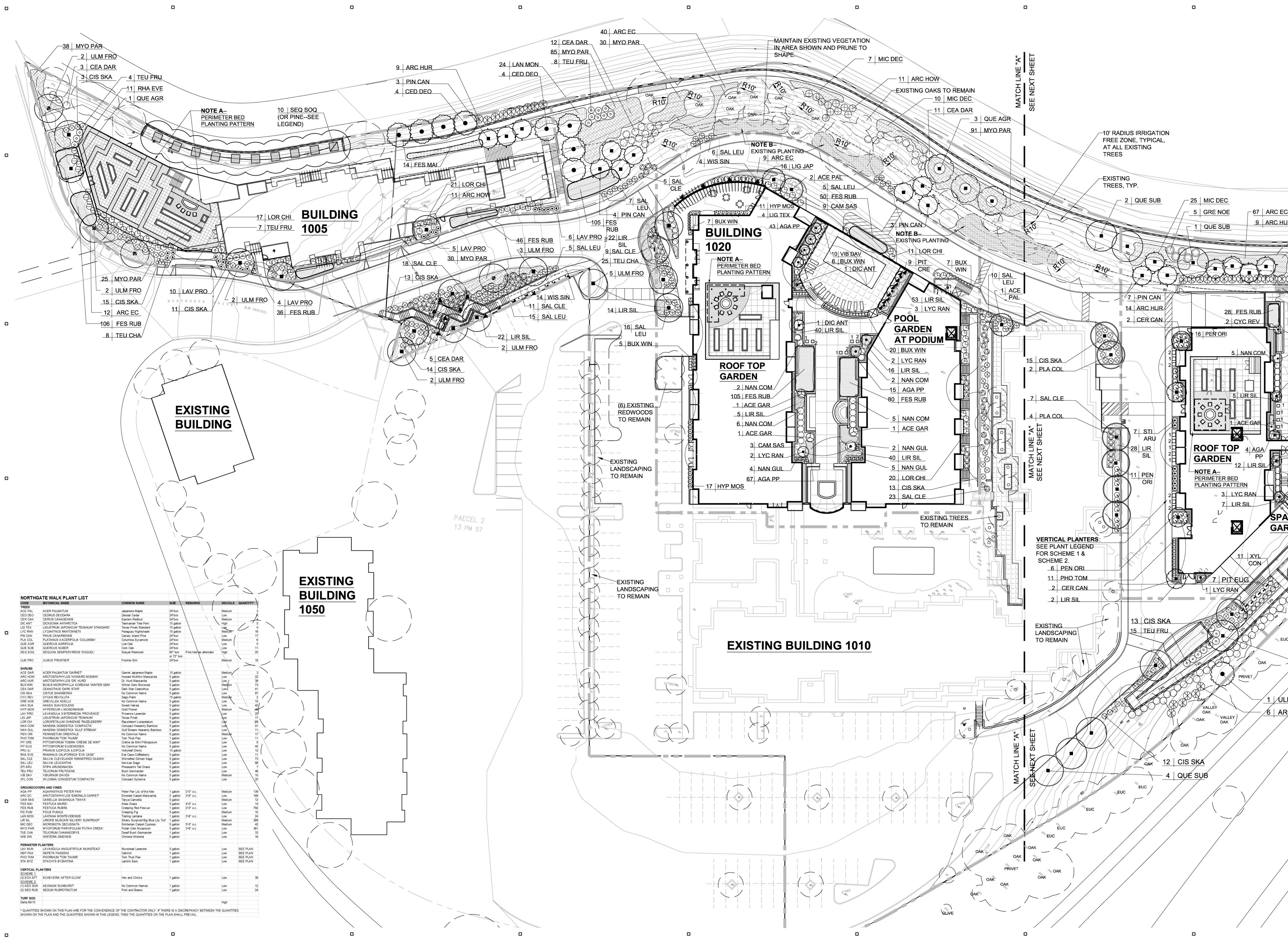
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L2



NORTHGATE WALK PLANT LIST

CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	W/COLS	QUANTITY
TREES						
ACE PAL	ACER PALMATUM	Japanese Maple	24"tr		Medium	3
ACE DEC	CEPHEUS DECORATA	Decorative Cedar	24"tr		Low	2
CER CAN	CERCIS CANADENSIS	Eastern Redbud	24"tr		Medium	3
DIC ANT	DICODENA ANTONICA	Taiwanese Tree Fern	15"gal		High	5
LIG TEX	LIQUIDTRUM JAPONICUM 'TEANANUM' STANDARD	Tea Tree Standard	15"gal		Low	5
LIC RAN	LYCANTHUS RANTONNETI	Purple Topgarden	15"gal		Medium	15
RYN CAN	RYNCHOSPORA	Carpet Grass	15"gal		Low	15
PLA COL	PLATANUS ALACERIFOLIA 'COLUMBIA'	Columbia Platanus	24"tr		Medium	5
QUE SUB	QUERCUS SUBER	Cork Oak	24"tr		Low	11
SEC SOQ	SECOIUM SEMPERVIRENS 'SQUEL'	Sisqui Redwood	24"tr		High	20
ULM FRO	ULMUS FRONTALIS	Frontier Elm	24"tr		Medium	15
SHRUBS						
ACE GAR	ACER PALMATUM 'GARRET'	Garret Japanese Maple	15"gal		Medium	3
ARC HOW	ARCTOSTAPHYLOS 'NOVARD' MCMAN'	Howard Nelson Manzanita	5"gal		Low	25
ARC HUR	ARCTOSTAPHYLOS 'DR. HURD'	Dr. Hurd Manzanita	5"gal		Low	35
BUX WIN	BUXUS MICROPHYLLA 'KOREANA WINTER GEM'	Winter Gem Boxwood	5"gal		Low	75
CEA DAR	CEANOTHUS 'DARK STAR'	Dark Star Ceanothus	5"gal		Low	45
CIS SKA	CISTIS SKANBERGII	No Common Name	5"gal		Medium	95
CYC REV	CYCLUS REVOLUTA	Maui Palm	5"gal		Low	5
GRE NOE	GREVILLEA NICOLLII	No Common Name	5"gal		Low	15
HAK SIA	HAKKIA SIAVEOLENS	Sierra Hakea	5"gal		Low	15
HYP MOS	HYPSPERUM X MOSEMANUM	Gold Flower	5"gal		Medium	45
LAV PRO	LAVANDULA 'KISTENREDA' 'PROVENCE'	Provence Lavender	5"gal		Low	15
LIG JAP	LIQUIDTRUM JAPONICUM 'TEANANUM'	Tea Tree	5"gal		Low	15
LOR CHI	LIQUIDTRUM JAPONICUM 'TEANANUM'	Tea Tree	5"gal		Low	15
NAN COM	MANDARINA DOMESTICA 'COMPACTA'	Compact Heavenly Bamboo	5"gal		Low	45
NAN SIL	MANDARINA DOMESTICA 'SILVER STREAM'	Silver Stream Heavenly Bamboo	5"gal		Low	45
PEN OR	PENINSETTA ORIENTALE	No Common Name	5"gal		Medium	15
PEN TOR	PHOENIX TOM TUBER	No Common Name	5"gal		Low	15
PIT CRE	PITISPORUM TOBIANA 'CREME DE MANT'	Creme de Mant Pittosporum	5"gal		Low	5
PIT EUG	PITISPORUM TOBIANA 'EUGENIA'	No Common Name	5"gal		Low	5
PRU LI	PRUNUS LUCIDA 'LOROLA'	Halimol Cherry	5"gal		Low	15
PRU LI	PRUNUS LUCIDA 'SWEET GAZE'	Sweet Gaze Cherry	5"gal		Low	15
SAL CLE	SALICAELEVAHNS WINTERFRED 'GLAMAN'	Winterfired Glamman	5"gal		Low	75
SAL LEU	SALICAELEVAHNS 'LIGIUM'	Winterfired Glamman	5"gal		Low	75
STI ARU	STYLIUM ARUNDINACEA	Phacelia's Tail Grass	5"gal		Low	7
TEU CHA	TEUCRIUM CHAMAEDRYS	No Common Name	5"gal		Medium	45
VIB DAV	VIBURNUM DAVIDA	Dark Green Viburnum	5"gal		Medium	15
XYL CON	XYLOPIA CONGESTUM 'COMPACTA'	Compact Xylopi	5"gal		Low	15
GROUNDCOVERS AND VINES						
ALU JIP	ALUMINUM VETER PAN	Peter Pan Lily of the Nile	1"gal		2'0" c.c.	135
ARC EC	ARCTOSTAPHYLOS EMERALD 'GARRET'	Emerald Carpet Manzanita	5"gal		2'0" c.c.	135
CAN BLS	CANELLULA BALANOPHILA 'TANAKA'	Tanaka Camellia	5"gal		Medium	15
FES RUB	FESTUCA RUBRA	Atlas Grass	5"gal		4'0" c.c.	14
FES RUB	FESTUCA RUBRA	Creeping Red Fescue	5"gal		2'0" c.c.	75
FIC RUM	FIGUS RUMEX	Creeping Fig	5"gal		3'0" c.c.	25
LAN MON	LANTANA MONTEVIDENSIS	Yellow Lantana	5"gal		3'0" c.c.	25
LIR SIL	LIRIODENDRON 'SILVER' SUNPROOF'	Silvery Sunproof Big Blue Lily Turf	5"gal		Medium	385
MIC DEC	MICROBIOTA DEQUIANA	No Common Name	5"gal		9'0" c.c.	45
MYO PAR	MYOPORUM PAVONIFOLIUM 'PUTAN CREEK'	Putan Creek Myoporum	5"gal		3'0" c.c.	385
TEU CHA	TEUCRIUM CHAMAEDRYS	Dark Green Manzanita	5"gal		Low	35
WIS SIN	WISTERIA SINENSIS	Chinese Wisteria	5"gal		Low	15
PERIMETER PLANTERS						
LAV FRO	LAVANDULA ANGLUSTIFOLIA 'MUNSTEAD'	Munstead Lavender	5"gal		Low	SEE PLAN
NEP FEA	NEPETA FASSNERI	Calamin	5"gal		Low	SEE PLAN
PHO TOM	PHOENIX TOM TUBER	No Common Name	5"gal		Low	SEE PLAN
STA BYZ	STACHYS BYZANTINA	Lavish Star	5"gal		Low	SEE PLAN
VERTICAL PLANTERS						
SCHEM 1	ECHINACEA 'AFTER GLOW'	Hen and Chicks	1"gal		Low	35
SCHEM 2	NO COMMON NAMES	No Common Names	1"gal		Low	12
SCHEM 3	NO COMMON NAMES	No Common Names	1"gal		Low	24
TURF SOO	NO COMMON NAMES	No Common Names	1"gal		High	

Consultant

Architect:

Structural Engineer

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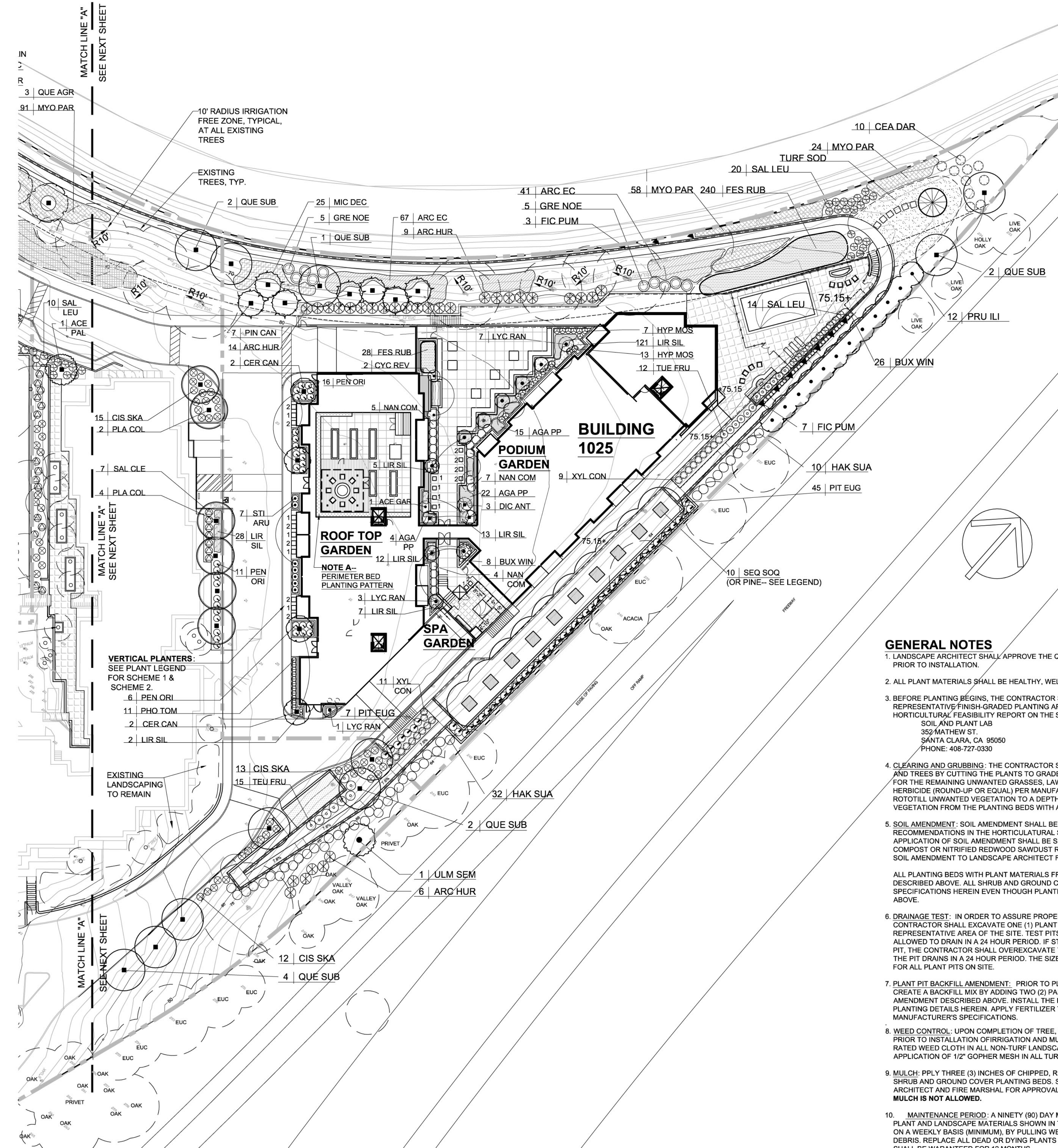
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L3



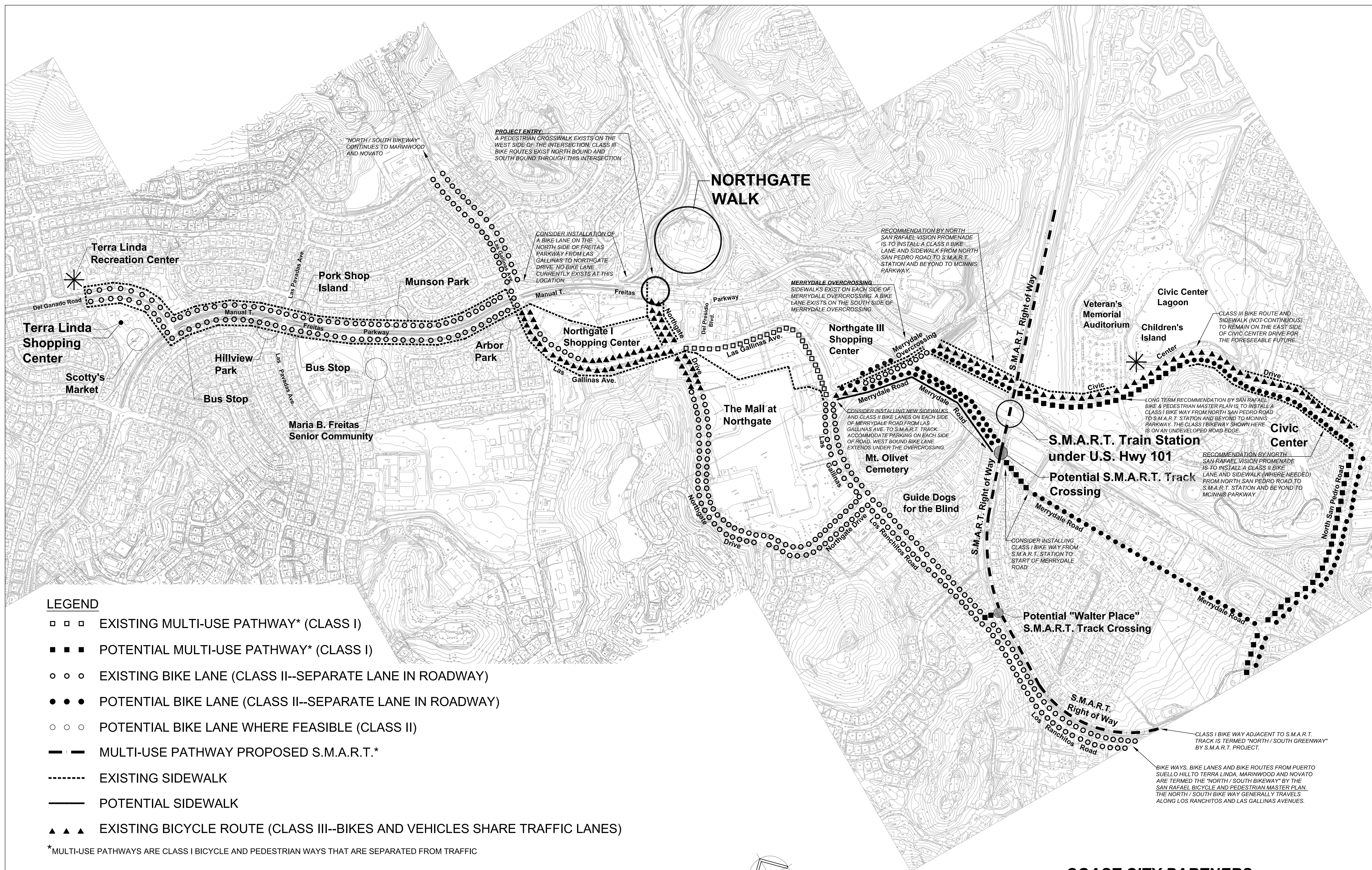
CODE	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WUCOLS	QUANTITY
TREES						
ACE PAL	ACER PALMATUM	Japanese Maple	24" box		Medium	3
CEC DEC	CEDRUS DEODARA	Deodar Cedar	24" box		Low	6
CER CAN	CERCIS CANADENSIS	Eastern Redbud	24" box		Medium	4
DIC ANT	DICKSONIA ANTARCTICA	Tasmanian Tree Fern	15 gallon		High	5
LIG TEX	LIGULSTRUM JAPONICUM 'TEXANUM' STANDARD	Texas Priest Standard	15 gallon		Low	4
LYC RAN	LYCANTHUS RANTONNETII	Paraguay Nightshade	15 gallon		Medium	10
PIN CAN	PINUS CANARENSIS	Canary Island Pine	24" box		Low	17
PLA COL	PLATANUS X ACERIFOLIA 'COLUMBIA'	Columbia Sycamore	24" box		Medium	6
QUE AGR	QUERCUS AGROBOLIA	Live Oak	24" box		Low	5
QUE SUB	QUERCUS SUBER	Cork Oak	24" box		Low	11
SEQ SOQ	SEQUOIA SEMPERVIRENS 'SQUEL'	Soquel Redwood	60" box	Pine tree as alternate	High	20
ULM FRO	ULMUS 'FRONTIER'	Frontier Elm	24" box	9' 7" box	Medium	18
SHRUBS						
ACE GAR	ACER PALMATUM 'GARNET'	Garnet Japanese Maple	15 gallon		Medium	3
ARC HOW	ARCTOSTAPHYLOS 'HOWARD MCMINN'	Howard McMinn Manzanita	5 gallon		Low	22
ARC HUR	ARCTOSTAPHYLOS 'DR. HURD'	Dr. Hurd Manzanita	5 gallon		Low	38
BUX WIN	BUXUS MICROPHYLLA 'KOREANA WINTER GEM'	Winter Gem Boxwood	5 gallon		Medium	73
CEA DAR	CELANOTHUS 'DARK STAR'	Dark Star Ceanothus	5 gallon		Low	41
CIS SKA	CISTIS SKANSBERGII	No Common Name	5 gallon		Low	97
CYC REV	CYCAS REVOLUTA	Sago Palm	15 gallon		Medium	2
GRE NOE	GREVILLEA NOELLI	No Common Name	5 gallon		Low	10
HAK SUA	HAKEA SIVULCOLENS	Sweet Hakea	5 gallon		Low	42
HYP MOS	HYPERICUM X MOBERIANUM	Gold Flower	5 gallon		Medium	48
LAV PRO	LAVANDULA X INTERMEDIA 'PROVENCE'	Provence Lavender	5 gallon		Low	25
LIG JAP	LIGULSTRUM JAPONICUM 'TEIXANUM'	Texas Priest	5 gallon		Low	17
LOR CH	LOROPETALUM CHINENSE 'RAZZLEBERRY'	Razzleberry Loropetalum	5 gallon		Low	69
NAN COM	NANDINA DOMESTICA 'COMPACTA'	Compact Heavenly Bamboo	5 gallon		Low	41
NAN GUL	NANDINA DOMESTICA 'SILENT STREAM'	Gulf Stream Heavenly Bamboo	5 gallon		Low	11
PEN ORI	PENNESETUM ORIENTALE	No Common Name	5 gallon		Medium	17
PHO TOM	PHORMIUM TOM THUMB	Tom Thumb Flax	1 gallon		Low	11
PIT CRE	PITIOSPORUM TOBIIRA 'CREME DE MINT'	Creme de Mint Pitiosporum	5 gallon		Low	9
PIT EUG	PITIOSPORUM EUGENODES	No Common Name	5 gallon		Low	45
PRU LI	PRUNUS LICIFOLIA LICIFOLIA	Hollyleaf Cherry	15 gallon		Low	12
RHA EVE	RHAMNUS CALIFORNICA 'EVE GAZE'	Eve Gaze Calleryana	5 gallon		Low	11
SAL CLE	SALVIA CLEVELANDI WINNEFRED GILMAN	Winnefred Gilman Sage	5 gallon		Low	73
SAL LEU	SALVIA LEUCANTHA	Nezarian Sage	5 gallon		Low	96
STI ARU	STIPA KRINDENGLA	Pharus's Tall Grass	5 gallon		Low	7
TEU FRU	TEUCORIUM FRUTICOSUM	Bush Germander	5 gallon		Low	46
VIB DAV	VIBURNUM DAVIDI	No Common Name	5 gallon		Medium	10
XYL CON	XYLOPIA COMESTUM 'COMPACTA'	Compact Xytoma	5 gallon		Low	20
GROUNDCOVERS AND VINES						
ACA PP	AGAPANTHUS 'PETER PAN'	Peter Pan Lily of the Nile	1 gallon	2'0" o.c.	Medium	139
ARC EC	ARCTOSTAPHYLOS 'EMERALD CARPET'	Emerald Carpet Manzanita	5 gallon	3'6" o.c.	Medium	169
CAN SAS	CAMELLIA SASANGUA 'TANYA'	Tanya Camellia	5 gallon	4'0" o.c.	Medium	12
FES MAI	FESTUCA MAIREI	Alta Grass	5 gallon	4'0" o.c.	Low	14
FES RUB	FESTUCA RUBRA	Creeping Red Fescue	5 gallon	2'0" o.c.	Low	792
FIC PUM	FICUS PUMICA	Creeping Fig	5 gallon		Medium	10
LAM MON	LANTANA MONTEVIDENSIS	Trailing Lantana	5 gallon	3'6" o.c.	Low	24
LIR SIL	LIRIOPE MUSCARI 'SILVERLY SUNROOF'	Silvery Sunroof Big Blue Lily Turf	1 gallon		Medium	389
MIC DEC	MICROBITA DECSIDIA	Siberian Carpet Cypress	5 gallon	5'0" o.c.	Medium	42
MYO PAR	MYOPIUM PARVIFOLIUM 'PUTAH CREEK'	Putah Creek Myoporum	5 gallon	3'6" o.c.	Low	381
TUE CHA	TEUCORIUM CHAMAEDRYD	Deaf Bush Germander	1 gallon		Low	33
WIS SIN	WISTERIA SINENSIS	Chinese Wisteria	5 gallon		Low	18
PERIMETER PLANTERS						
LAV MAN	LAVANDULA ANGSTYFOLIA 'MUNSTEAD'	Munstead Lavender	5 gallon		Low	SEE PLAN
NEP FAA	NEPETA FASSENI	Calamint	1 gallon		Low	SEE PLAN
PHO TOM	PHORMIUM TOM THUMB	Tom Thumb Flax	1 gallon		Low	SEE PLAN
STA BYZ	STACHYS BYZANTINA	Lamb's Ears	1 gallon		Low	SEE PLAN
VERTICAL PLANTERS						
SCHEME 1						
(3) ECH AFT	ECHVERIA 'AFTER GLOW'	Hem and Chicks	1 gallon		Low	39
SCHEME 2						
(1) SED SUN	SEDIUM 'SUNBURST'	No Common Name	1 gallon		Low	12
(2) SED RUB	SEDIUM RUBROINCTUM	Pink and Beans	1 gallon		Low	24
TURF SOD						
Daha 9010					High	

* QUANTITIES SHOWN ON THIS PLAN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITIES SHOWN ON THE PLAN AND THE QUANTITIES SHOWN IN THIS LEGEND, THEN THE QUANTITIES ON THE PLAN SHALL PREVAIL.

GENERAL NOTES

- LANDSCAPE ARCHITECT SHALL APPROVE THE QUALITY AND LOCATIONS OF ALL PLANT MATERIALS PRIOR TO INSTALLATION.
- ALL PLANT MATERIALS SHALL BE HEALTHY, WELL-SHAPED, VIGOROUS AND UNDAMAGED.
- BEFORE PLANTING BEGINS, THE CONTRACTOR SHALL SEND TWO (2) SOIL SAMPLES FROM REPRESENTATIVE FINISH-GRADED PLANTING AREAS TO SOIL AND PLANT LAB FOR A HORTICULTURAL FEASIBILITY REPORT ON THE SOIL. SEND SAMPLES TO:
SOIL AND PLANT LAB
352 MATHEW ST.
SANTA CLARA, CA 95050
PHONE: 408-727-0330
- CLEARING AND GRUBBING: THE CONTRACTOR SHALL CLEAR ALL UNWANTED, MATURE SHRUBS AND TREES BY CUTTING THE PLANTS TO GRADE AND REMOVING THE STUMPS WITH A GRINDER. FOR THE REMAINING UNWANTED GRASSES, LAWN, AND MISCELLANEOUS VEGETATION, APPLY AN HERBICIDE (ROUND-UP OR EQUAL) PER MANUFACTURER'S SPECIFICATIONS AND WAIT TWO WEEKS. ROTOTILL UNWANTED VEGETATION TO A DEPTH OF 6" TO 8" AND REMOVE ALL CLUMPS OF VEGETATION FROM THE PLANTING BEDS WITH A TWO INCH (2") GRADING RAKE.
- SOIL AMENDMENT: SOIL AMENDMENT SHALL BE ADDED TO THE PLANTING BEDS BASED ON THE RECOMMENDATIONS IN THE HORTICULTURAL SOILS REPORT DESCRIBED ABOVE. THE MINIMUM APPLICATION OF SOIL AMENDMENT SHALL BE SIX (6) CU YDS. PER 1,000 SQUARE FEET OF COMPOST OR NITRIFIED REDWOOD SAWDUST ROTOTILLED TO A DEPTH OF 8". SUBMIT SAMPLE OF SOIL AMENDMENT TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
- ALL PLANTING BEDS WITH PLANT MATERIALS FROM FLATS OR 4" POTS SHALL BE ROTOTILLED AS DESCRIBED ABOVE. ALL SHRUB AND GROUND COVER PLANT PITS SHALL BE AMENDED PER SPECIFICATIONS HEREIN EVEN THOUGH PLANTING BEDS ARE TO BE ROTOTILLED AS DESCRIBED ABOVE.
- DRAINAGE TEST: IN ORDER TO ASSURE PROPER DRAINAGE AT ALL PLANT HOLES, THE CONTRACTOR SHALL EXCAVATE ONE (1) PLANT PIT FOR EACH PLANT SIZE IN EACH REPRESENTATIVE AREA OF THE SITE. TEST PITS SHALL THEN BE FILLED WITH WATER AND ALLOWED TO DRAIN IN A 24 HOUR PERIOD. IF STANDING WATER OCCURS AT ANY PLANT PIT, THE CONTRACTOR SHALL OVEREXCAVATE THE HOLES AND REPEAT THE WATER TEST UNTIL THE PIT DRAINS IN A 24 HOUR PERIOD. THE SIZE OF THE FINAL TEST PITS SHALL BE THE STANDARD FOR ALL PLANT PITS ON SITE.
- PLANT PIT BACKFILL AMENDMENT: PRIOR TO PLANT INSTALLATION, THE CONTRACTOR SHALL CREATE A BACKFILL MIX BY ADDING TWO (2) PARTS NATIVE SOIL WITH ONE (1) PART SOIL AMENDMENT DESCRIBED ABOVE. INSTALL THE PLANT AND THE BACKFILL MIX AS SHOWN ON THE PLANTING DETAILS HEREIN. APPLY FERTILIZER TABLETS AT EACH PLANT PIT BASED ON MANUFACTURER'S SPECIFICATIONS.
- WEED CONTROL: UPON COMPLETION OF TREE, SHRUB, AND GROUND COVER INSTALLATION BUT PRIOR TO INSTALLATION OF IRRIGATION AND MULCH, THE CONTRACTOR SHALL INSTALL AT "20 YEAR" RATED WEED CLOTH IN ALL NON-TURF LANDSCAPE AREAS. NO WEED CLOTH IN TURF AREAS. SEE APPLICATION OF 1/2" GOPHER MESH IN ALL TURF AREAS BELOW.
- MULCH: PPLY THREE (3) INCHES OF CHIPPED, REDWOOD BARK MULCH, DARK IN COLOR, TO ALL SHRUB AND GROUND COVER PLANTING BEDS. SUBMIT SAMPLE OF MULCH TO LANDSCAPE ARCHITECT AND FIRE MARSHAL FOR APPROVAL PRIOR TO INSTALLATION. "MONKEY HAIR" BARK MULCH IS NOT ALLOWED.
- MAINTENANCE PERIOD: A NINETY (90) DAY MAINTENANCE PERIOD SHALL BE REQUIRED FOR ALL PLANT AND LANDSCAPE MATERIALS SHOWN IN THIS PLAN. CONTRACTOR SHALL MAINTAIN THE SITE ON A WEEKLY BASIS (MINIMUM), BY PULLING WEEDS, MOWING LAWNS AND CLEARING HARDSAPE OF DEBRIS. REPLACE ALL DEAD OR DYING PLANTS DURING THE MAINTENANCE PERIOD. ALL TREES SHALL BE WARRANTEED FOR 12 MONTHS.

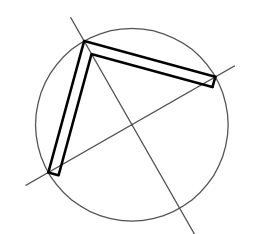
- DEER TEST: THE CONTRACTOR SHALL SUPPLY SAMPLES OF EACH PLANT SPECIFIED HEREIN AND HAVE THEM DELIVERED TO THE SITE ONE MONTH PRIOR TO ORDERING THE BALANCE OF THE PLANT MATERIAL. THE CONTRACTOR SHALL MONITOR DEER INTRUSION ON A DAILY BASIS AND MAKE A REPORT TO THE LANDSCAPE ARCHITECT. IF ANY PLANT SHOWS DAMAGE FROM DEER OR OTHER LOCAL ANIMALS, THAT PLANT SHALL BE REMOVED FROM THE PLANT PALETTE AND A SUBSTITUTE WILL BE SELECTED BY THE LANDSCAPE ARCHITECT. TREES CAN BE TEMPORARILY NETTED OR FENCED IF MINOR DAMAGE OCCURS.
 - PRE-CONSTRUCTION MEETING: TWO WEEKS PRIOR TO START OF CONSTRUCTION LANDSCAPE CONTRACTOR SHOULD CONTACT THE OWNER AND LANDSCAPE ARCHITECT TO REQUEST LANDSCAPE PRE-CONSTRUCTION MEETING.
 - SLOPE STABILIZATION: THE CONTRACTOR SHALL INSTALL JUTE MESH ON ALL SLOPES THAT ARE 3:1 AND GREATER. INSTALL JUTE MESH WITH LANDSCAPE STAPLES AND PER MANUFACTURER'S SPECIFICATION.
 - PYROPHYTIC PLANTS: NO PYROPHYTIC PLANTS WILL BE ALLOWED WITHIN 50' OF THE BUILDING OR GARAGE.
 - GOPHER MESH: UNDER ALL LAWN AREAS, THE CONTRACTOR SHALL INSTALL 1/2" X 1/2" GALVANIZED, WELDED WIRE GOPHER MESH.
 - RAISED PLANTER BACKFILL: RAISED PLANTER BACKFILL SPECIFICATIONS SHALL BE DETERMINED DURING CONSTRUCTION DOCUMENT PHASE.
 - WATERPROOFING AND SLAB PENETRATIONS: WATERPROOFING AND SLAB PENETRATIONS THROUGHOUT THE PROJECT, INCLUDING PODIUM AND ROOF TOP GARDENS, SHALL BE PERFORMED BY OTHERS.
 - GRADING AND DRAINAGE: ALL GRADING AND DRAINAGE SHALL BE PERFORMED BY OTHERS.
 - LIABILITY LIMITATION: ALL INFORMATION SHOWN IN THIS DOCUMENT SHALL BE CONSIDERED SUITABLE FOR DESIGN REVIEW ONLY AND NOT FOR CONSTRUCTION.
- TREE PROTECTION**
DURING CONSTRUCTION, THE CONTRACTOR SHALL EMPLOY THE HIGHEST INDUSTRY STANDARDS TO PROTECT ALL EXISTING TREE TRUNKS AND LIMBS FROM DAMAGE AND ALL ROOT ZONES FROM COMPACTION AND EXCESSIVE WATER.
- IRRIGATION METHOD**
ALL LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC, WATER CONSERVING IRRIGATION SYSTEM THAT IS CONTROLLED BY A WEATHER BASED IRRIGATION CONTROLLER. ALL IRRIGATION WATER WILL BE SUPPLIED BY THE CITY OF PETALUMA'S RECYCLED WATER SYSTEM.
- SPECIFIC NOTES:**
- PERIMETER BED PLANTING PATTERN:
(3) NEP FAA @ 2' O.C.
(2) LAV MAN @ 2' O.C.
(1) STA BYZ @ 2' O.C.
(1) PHO TOM @ 2' O.C.
REPEAT PLANTING PATTERN FOR EVERY TEN (10) LINEAR FEET OF 3'-0" WIDE PLANTER.
 - MAINTAIN EXISTING VEGETATION IN AREA SHOWN AND PRUNE TO SHAPE.



LEGEND

- □ □ EXISTING MULTI-USE PATHWAY* (CLASS I)
- ■ ■ POTENTIAL MULTI-USE PATHWAY* (CLASS I)
- ○ ○ EXISTING BIKE LANE (CLASS II--SEPARATE LANE IN ROADWAY)
- ● ● POTENTIAL BIKE LANE (CLASS II--SEPARATE LANE IN ROADWAY)
- ○ ○ POTENTIAL BIKE LANE WHERE FEASIBLE (CLASS II)
- — — MULTI-USE PATHWAY PROPOSED S.M.A.R.T.*
- EXISTING SIDEWALK
- POTENTIAL SIDEWALK
- ▲ ▲ ▲ EXISTING BICYCLE ROUTE (CLASS III--BIKES AND VEHICLES SHARE TRAFFIC LANES)

*MULTI-USE PATHWAYS ARE CLASS I BICYCLE AND PEDESTRIAN WAYS THAT ARE SEPARATED FROM TRAFFIC



NORTH
June 28, 2016
No Scale

NORTHGATE WALK

Proposed and Existing Bicycle and Pedestrian Ways in the Vicinity of Northgate Walk

COAST CITY PARTNERS
Owner
Brian Powell & Associates
Landscape Architects