



CCCA, LLC
NLB2 AND LPG PHASE 2 (WEST LOT PROJECT)
PLANNING APPLICATION
OCT 31, 2014

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NLB2

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LPG2

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OVERALL PROJECT DESCRIPTION

BioMarin, a global biopharmaceutical company headquartered in San Rafael, is proposing to develop a new Research and Development facility on Parcel 1 of the San Rafael Corporate Center (SRCC) campus. Parcel 1, which is currently developed as surface parking, is located to the west of Lindaro Street and to the south of the existing Parking Garage at 775 Lindaro. To support the parking requirements for the proposed new Research and Development facility a Phase 2 extension is proposed to the entitled Lincoln Parking Garage on Parcel 8 of the SRCC at 788 Lincoln.

The 15.54-acre SRCC campus is bounded to the north by 2nd Street; to the south and west by Anderson Drive; and to the south and east by Mahon Creek (San Rafael Creek). The overall development is divided into three main parcels (west, central, and east) by Lindaro Street to the west and Lincoln Avenue to the east. The existing campus consists of four office buildings (A, B, C and D) in the center parcel, a parking garage (Lindaro garage), surface parking on the west parcel, and surface parking on the east parcel.

In early 2014 final Design Review Approval was granted for a fifth building (Building E, also referred to as NLB1) on the center parcel and for a parking structure (Lincoln Parking Garage Phase 1 or LPG1) on the east parcel. These two projects are in progress and are anticipated to be completed late in 2015. BioMarin is the sole owner and the largest tenant of the SRCC campus where it maintains its corporate headquarters. BioMarin intends to ultimately occupy the entire campus.

This proposed new project includes a three-story 80,000 SF Research and Development facility (NLB2) with related office and support spaces on parcel 1 and a Phase 2 expansion (LPG2) to the Lincoln Parking Garage with approximately 271 structured stalls and approximately 41 stalls on grade on parcel 8. The proposed building & garage and associated site developments will be designed to be compatible with the architectural character of the current SRCC campus and in compliance with the established design, planning and development goals of the City of San Rafael. The project will meet CalGreen Mandatory measures plus Tier 1 Voluntary measures in accordance with San Rafael standards for sustainability and efficiency, and will be designed to minimize impact to the site and surrounding areas.



- EXISTING BUILDINGS
- APPROVED BUILDINGS IN PROGRESS
- PROPOSED BUILDINGS AND LANDSCAPE MODIFICATIONS



OVERALL PROJECT DATA

PROJECT INFORMATION

Campus Zoning PD (ED14-015)
 Overall Campus Site Area 15.54 Acre (676,923 SF)
 FAR 0.75 (507,693 SF Maximum) per UP11-033 and ED-97-24.
 Parking Requirement 3.3 parking spaces per 1000 square feet of building area.(UP11-033)

SUMMARY

Overall Building Area
 FAR
 Use
 Required parking
 Existing/Proposed parking
 Surplus (Deficit)
 Actual Parking Ratio (per 1000)

EXISTING CONDITIONS (Includes Buildings A, B, C, D and Lindaro Garage)	ENTITLED CONDITIONS (Includes EXISTING plus In-progress Building E and Lincoln Parking Garage)	PROPOSED CONDITIONS (Includes ENTITLED plus Proposed NLB2 and LPG2)
314,160	400,700	480,700
0.46	0.59	0.71
Office	Office, R&D	Office, R&D
1,037	1,322	1,586
947	1,415	1,546
-90	93	-40
3.01	3.53	3.21

PARKING SUMMARY

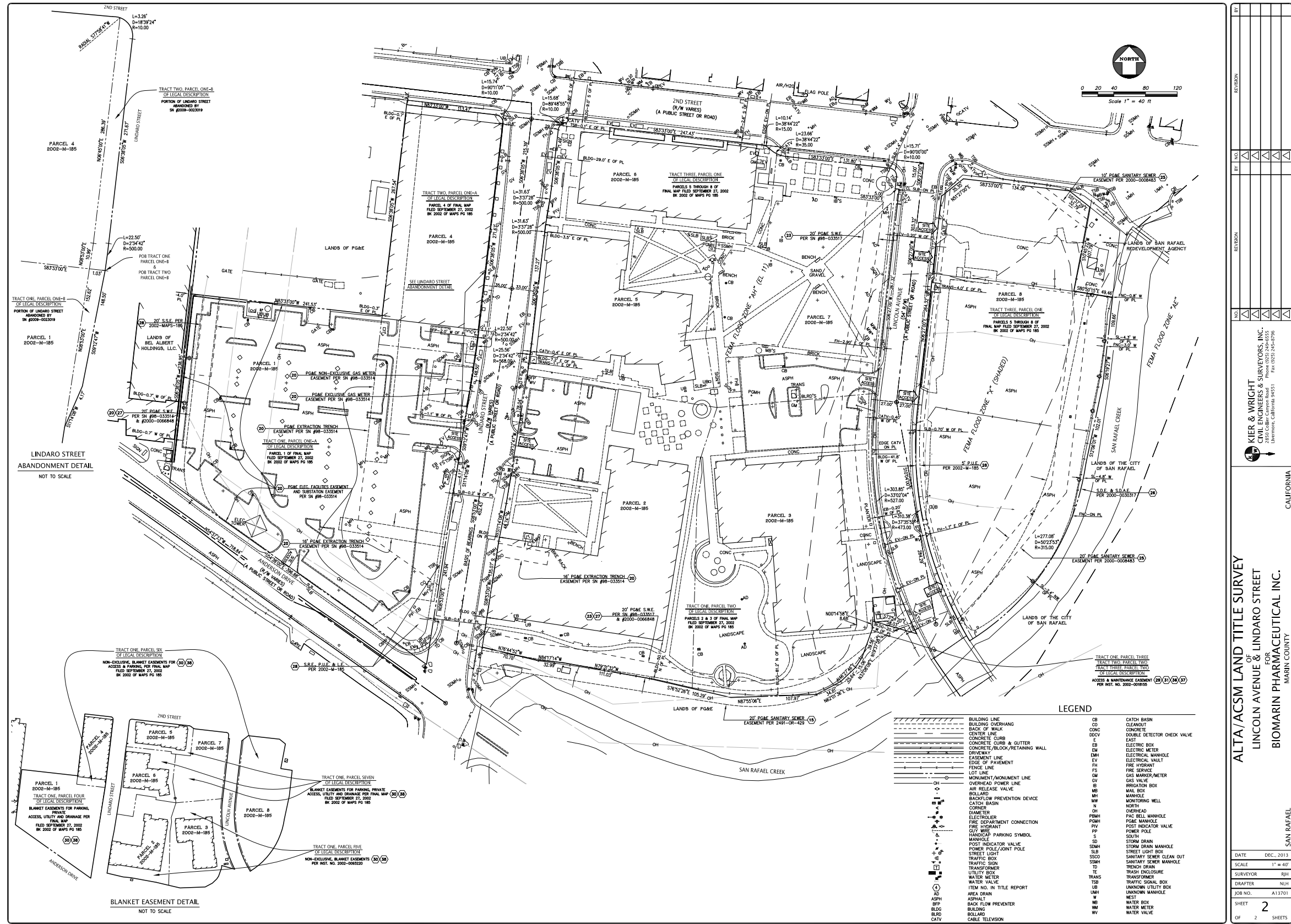
750 Lindaro Visitor Lot
 781 Lincoln Visitor Lot
 775 Lindaro Parking
 West Lot Surface , Parcel 1
 East Lot Surface Parking (Existing)
 East Lot Surface Parking Phase 1 (Temporary)
 Lincoln Parking Garage Phase 1
 East Lot Surface Parking Phase 2
 Lincoln Parking Garage Phase 2
Total

24	24	24
29	14	14
399	399	399
256	256	131
239	-	-
-	56	-
-	666	-
-	-	41
-	-	937
947	1,415	1,546

Maximum Building Height

Both the NLB2 site (parcel 1) and the LPG2 site (parcel 8) have a 54' height limit as measured according to 1997 UBC standards. Both projects are consistent with the height limits as further elaborated in the individual project descriptions.





DATE	DEC. 2013
SCALE	1" = 40'
SUBMITTER	BMH
DRAWN	NLH
JOB NO.	A13701
SHEET	2
OF 2 SHEETS	

NLB2- PROJECT DESCRIPTION

DESIGN

The design of the proposed Research and Development Building (NLB2) is responsive to and is shaped by its site conditions and the existing SRCC campus buildings.

Parcel 1 is overlain with a variety of easements related both to PG&E's access to the adjacent substation and to PG&E's access to extraction and monitoring facilities pertaining to the 1998 remediation of the SRCC site. The extraction trenches and monitoring facilities are required to be accessible at the ground level and thus restrict the footprint of the building. Care has also been taken to maintain adequate separation (40' minimum) between the building and the overhead distribution lines exiting the PG&E substation. The proposed design also maintains the existing intersection and crosswalk at the Lindaro entry to the campus as well as access to the Lindaro Parking garage via parcel 1.

The design of the building responds to the existing SRCC buildings via the use of corner and entry tower elements, mansard roof forms, and punched window openings. The design intent is to closely match the color palette and detailing of the existing buildings to create consistency on the campus.

BUILDING HEIGHT

The proposed Research and Development Building is located within the Lindaro Office District and has a mandated building height limit of 54 feet for the primary structure as measured by 1997 UBC standards. Additional architectural features including the mansard roofs, mechanical enclosures and towers are permitted to extend above the 54' height limit.

The proposed design is consistent with the height limits as the main portion of the building is 49' to the roof deck. The proposed design includes mansard roofs consistent in size, shape and material with the character of the SRCC campus. The design also includes roof top mechanical equipment housed in tower structures which extend approximately 14 feet above the 54' height limit. Any additional rooftop equipment will be screened according to City of San Rafael requirements.

PARKING

As a part of the proposed project, additional structured parking will be created on the east parcel. BioMarin's desire is to provide parking meeting or exceeding the 3.3/1000 (3.3 auto spaces to 1,000 square feet of occupied space) requirement for the campus. Due to site constraints, PG&E easements and setbacks from the creek bed and slurry wall, the proposed design includes 1,546 campus-wide stalls of the 1,586 stalls required by the proposed building area. BioMarin is requesting a minor parking reduction of 40 stalls which would yield a parking ratio of 3.21/1000.

CIVIL

The NLB2 site is currently developed as a surface parking lot. The NLB2 site will be designed to manage storm water runoff consistent with CalGreen and Marin County standards. Specifically, there will be no net increase to the current run-off rates (overall hardscape is assumed not to increase), and pretreatment will be included prior to discharge to the public drainage system (e.g. bioswales). Site utilities will connect to existing mains within Lindaro Street.

LANDSCAPE

The NLB2 landscape design will continue the existing campus treatments utilizing site features, paving, stone mulches and plantings to provide a cohesive continuity with the previous campus development phases. The plant palette will consist of trees, shrubs, ground covers, grasses and perennials that conform to Marin Municipal Water District requirements, the California water efficient landscape ordinance (WELo) and new Marin County storm water pollution prevention practices. The plants will be selected for low water use and low maintenance and will be irrigated with an emitter type spot application system. The plantings in bio-retention areas will be selected for their ability to handle seasonal inundation and for compatibility with the fast-draining bio-retention soils. These areas will be irrigated by overhead, low precipitation stream spray rotors. The tree palette will be a continuation of street and shade trees utilized in the previous phases of the campus development with deep root watering irrigation elements.

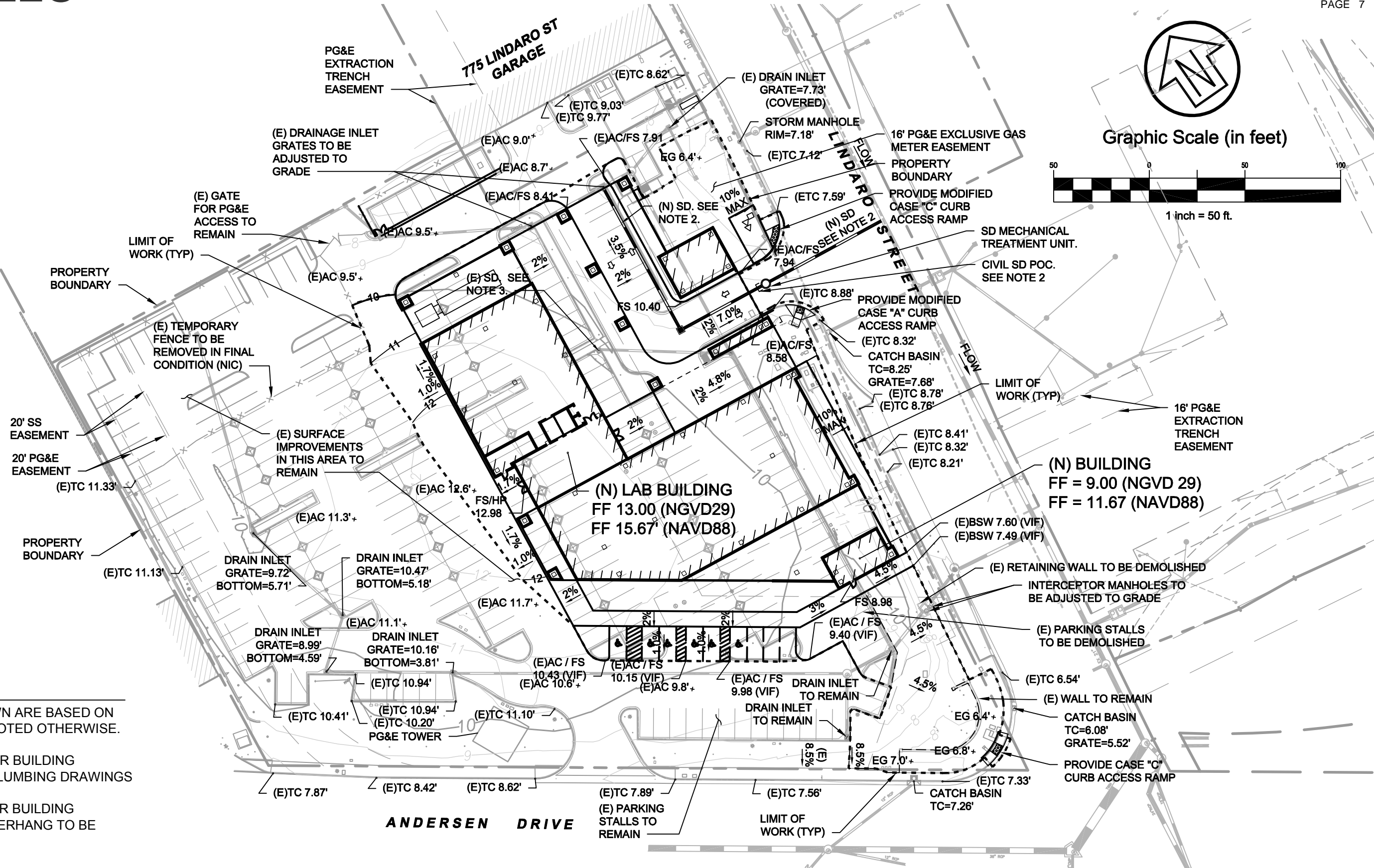
STRUCTURAL

The proposed NLB2 is anticipated to be constructed with a structural steel frame, utilizing W section columns and beams. The primary lateral force resisting system will either be SMRF (Steel Moment Resisting Frame) or BRBF (Buckling Restrained Braced Frame). The building is anticipated to be designed to a voluntary increased seismic importance factor of 1.50. Roof and elevated floors will be concrete fill on metal deck, and likely designed for 150 psf live loads. Elevated floor vibration properties are anticipated to be limited to 8,000 MIPs over about 90% of the lab areas. The ground floor is anticipated to be a structural concrete slab, approximately 12" thick. The building is anticipated to be supported on Auger Grouted Displacement Piles with perimeter grade beams and pile caps. AGDP's will likely be selected to mitigate soil spoils and off-haul, loud noise, and vibrations during installation. The exterior façade is anticipated to be supported by gage metal studs. Concrete specifications will include recycled materials and greater than 3,000 psi concrete to provide sustainability enhancements and meet CALGREEN recommendations. Major mechanical equipment at the exposed rooftops is anticipated to be supported on concrete housekeeping pads and enclosed within roof screens.

SOIL MANAGEMENT

Contaminated soil and groundwater are present beneath the Central and Western Parcels (the latter of which includes the proposed NLB2 site on Parcel 1) in association with historical Manufactured Gas Plant (MGP) support activities conducted on the properties. Extensive investigations conducted in the 1980s found that soil and groundwater onsite contain polynuclear aromatic hydrocarbons (PNAs) and, to a lesser extent, volatile organic compounds (VOCs). On February 26, 1998, in association with City of San Rafael-entitled site redevelopment plans, the Department of Toxic Substance Control (DTSC) approved a Soil Management Work Plan ("SWMP"), which addressed soil and groundwater management procedures associated with construction. A Soil Management Work Plan Addendum ("SWMP Addendum"), with slightly modified procedures for construction and the Western Parking Structure, was approved by DTSC in 2008. In 2014, DTSC confirmed its continued concurrence with the procedures established in the 2008 SWMP Addendum for construction of Building E, NLB1. Similarly, the SWMP Addendum will be implemented for managing contaminants during construction of NLB2 on Parcel 1.

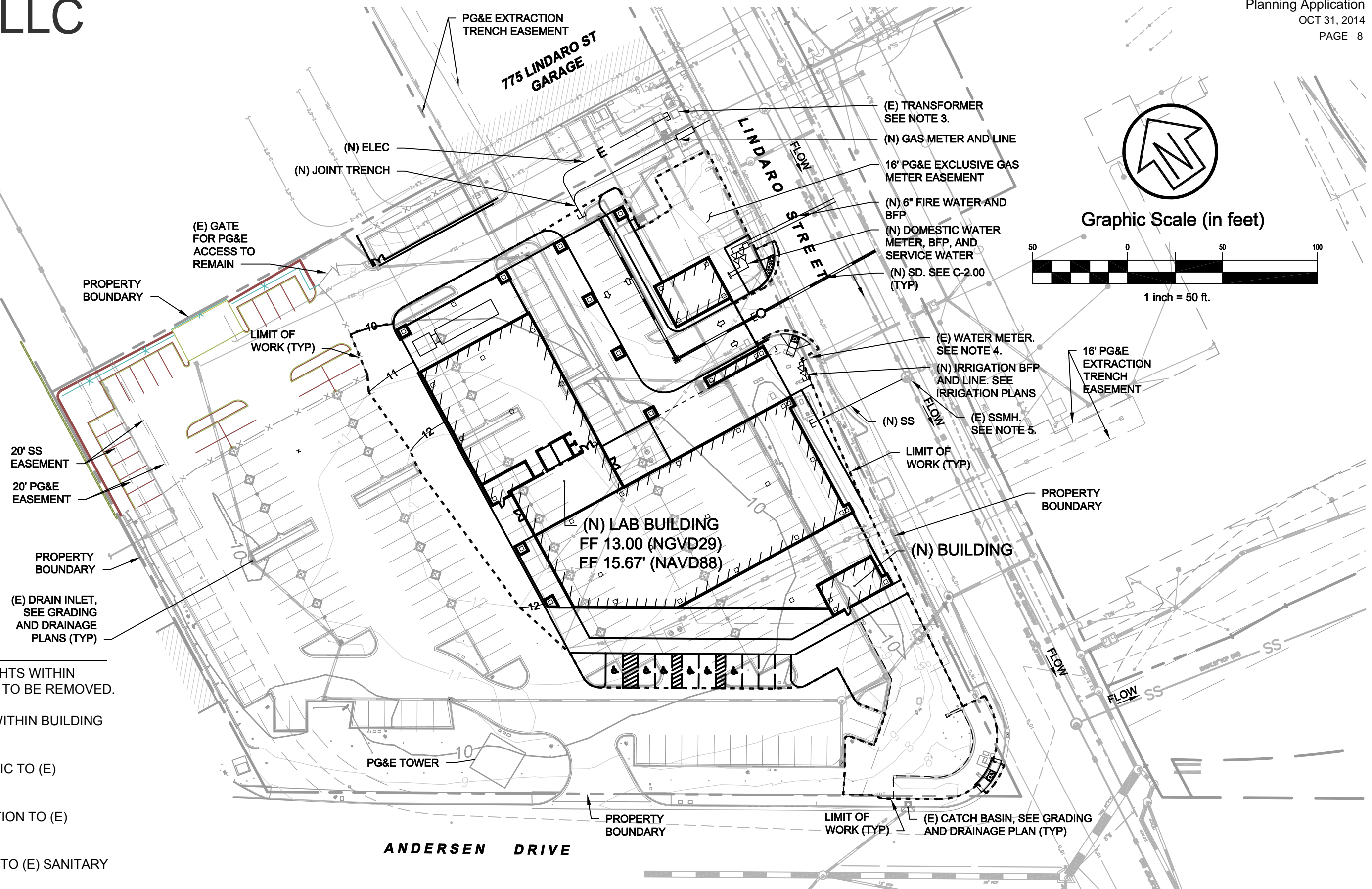




SHEET NOTES

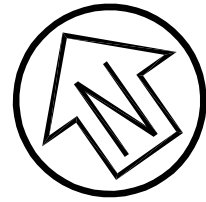
1. ELEVATIONS SHOWN ARE BASED ON NGVD29 UNLESS NOTED OTHERWISE.
2. FOR NEW SD UNDER BUILDING OVERHANG, SEE PLUMBING DRAWINGS
3. EXISTING SD UNDER BUILDING FOOTPRINT OR OVERHANG TO BE REMOVED



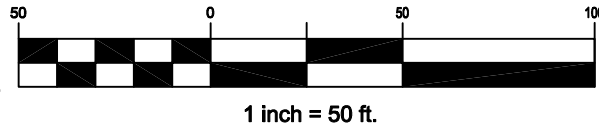


SHEET NOTES

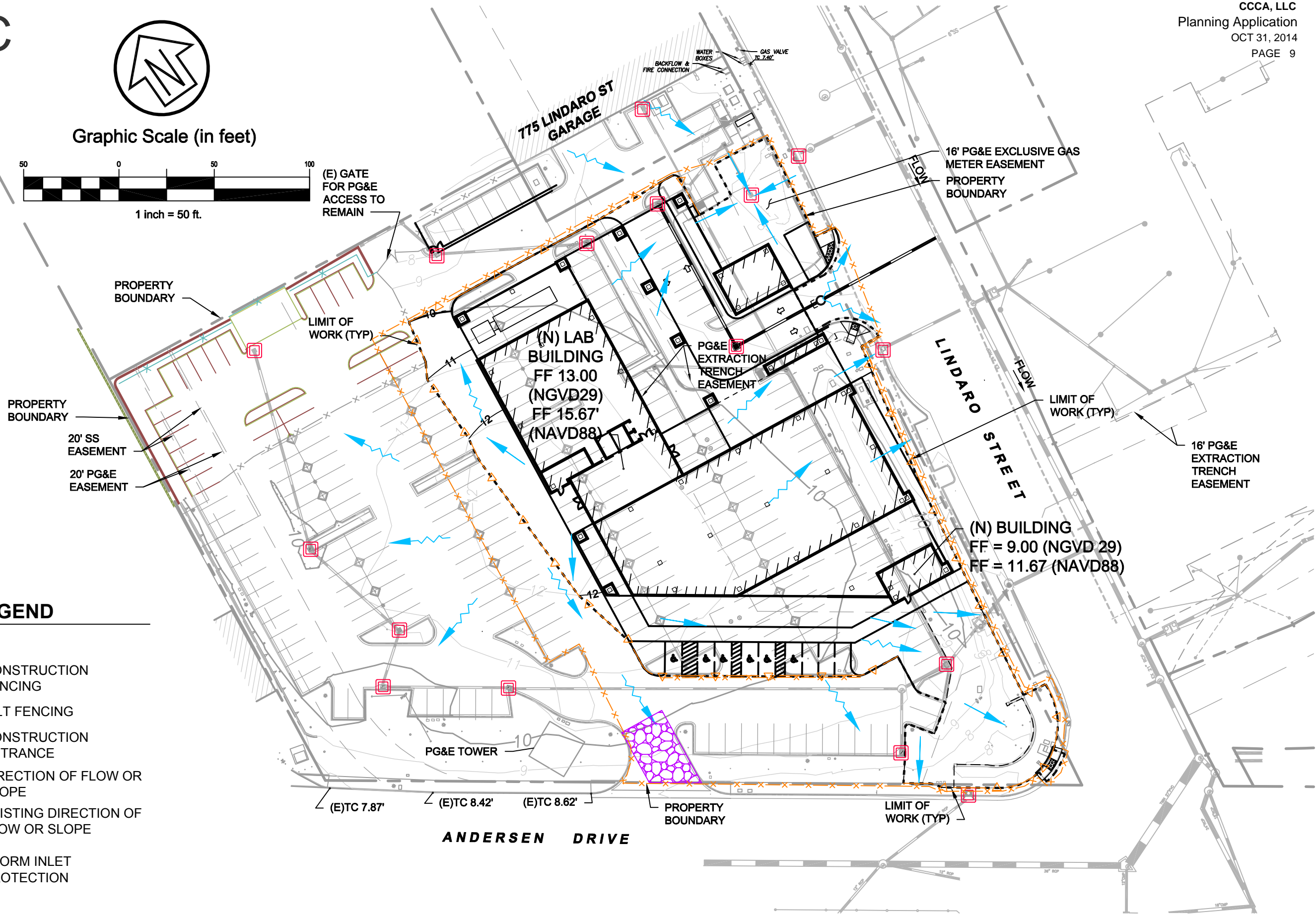
1. EXISTING STREET LIGHTS WITHIN BUILDING FOOTPRINT TO BE REMOVED.
2. EXISTING ELECTRIC WITHIN BUILDING TO BE DEMOLISHED
3. CONNECT (N) ELECTRIC TO (E) TRANSFORMER
4. CONNECT (N) IRRIGATION TO (E) METER
5. CONNECT (N) SEWER TO (E) SANITARY SEWER MANHOLE



Graphic Scale (in feet)



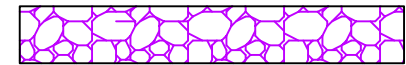





(E) GATE FOR PG&E ACCESS TO REMAIN

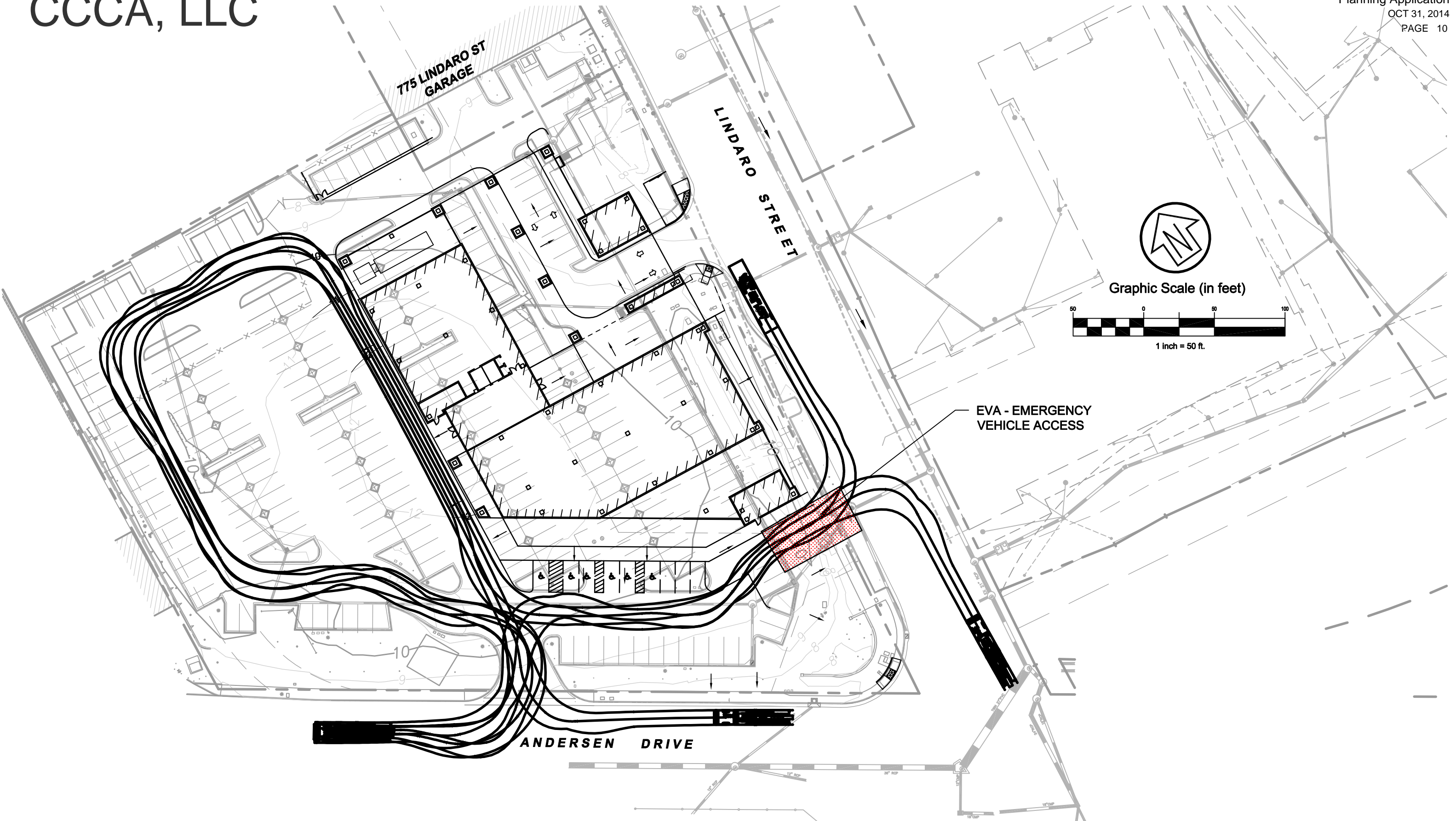


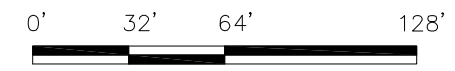
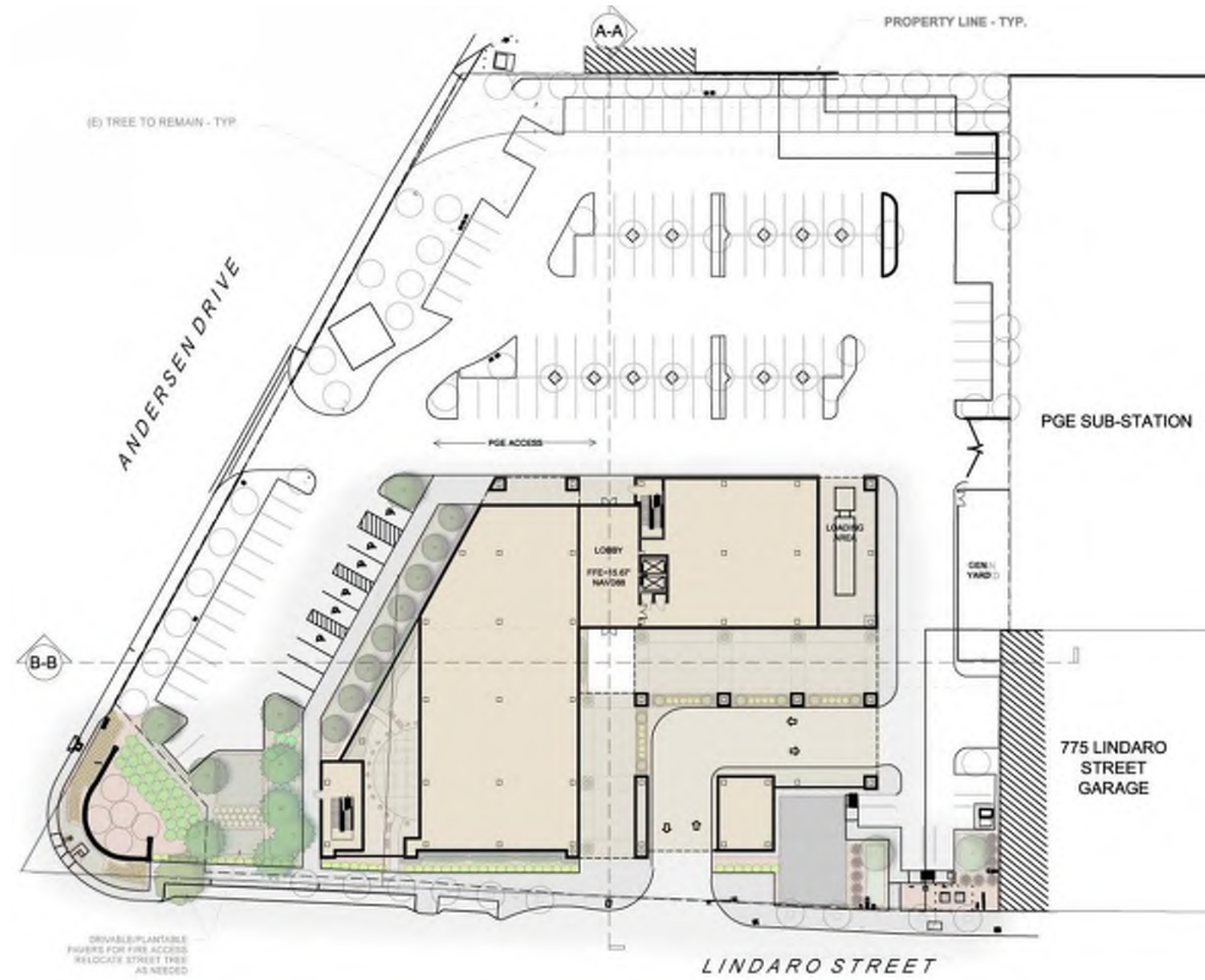
EROSION CONTROL LEGEND







PROPOSED

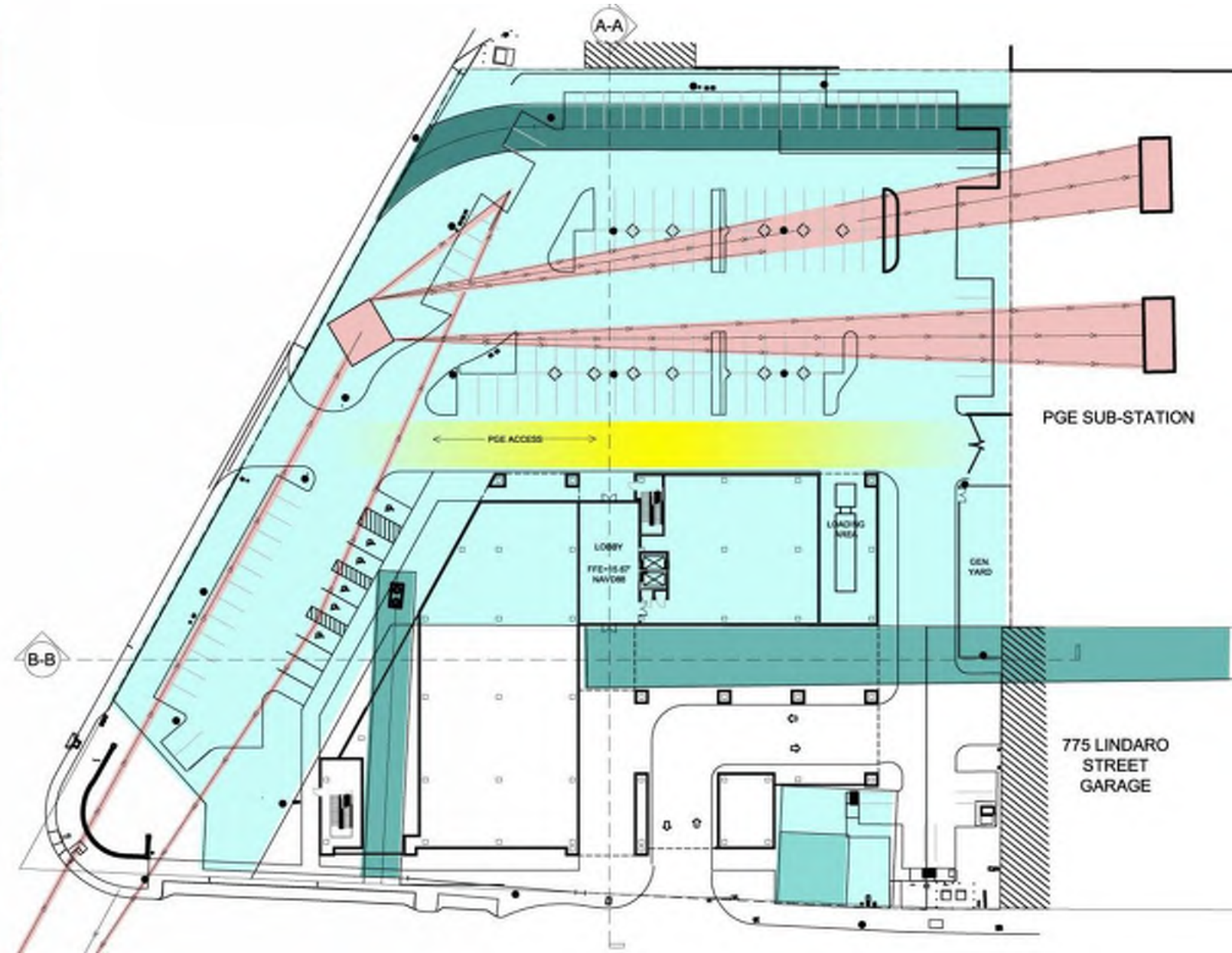
-  CONSTRUCTION FENCING
-  SILT FENCING
-  CONSTRUCTION ENTRANCE
-  DIRECTION OF FLOW OR SLOPE
-  EXISTING DIRECTION OF FLOW OR SLOPE
-  STORM INLET PROTECTION

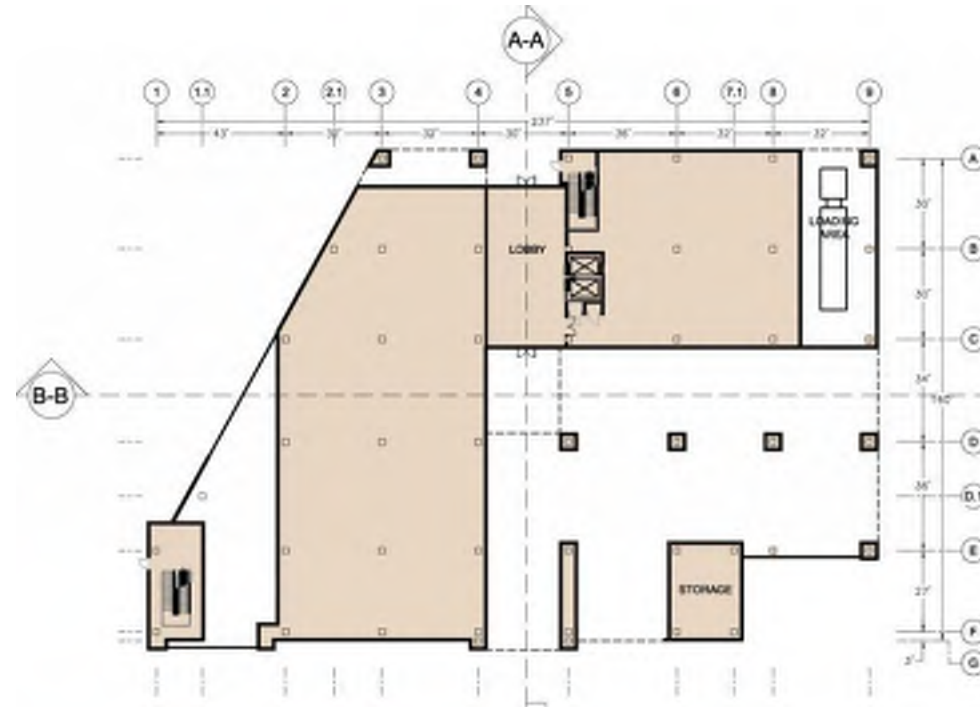




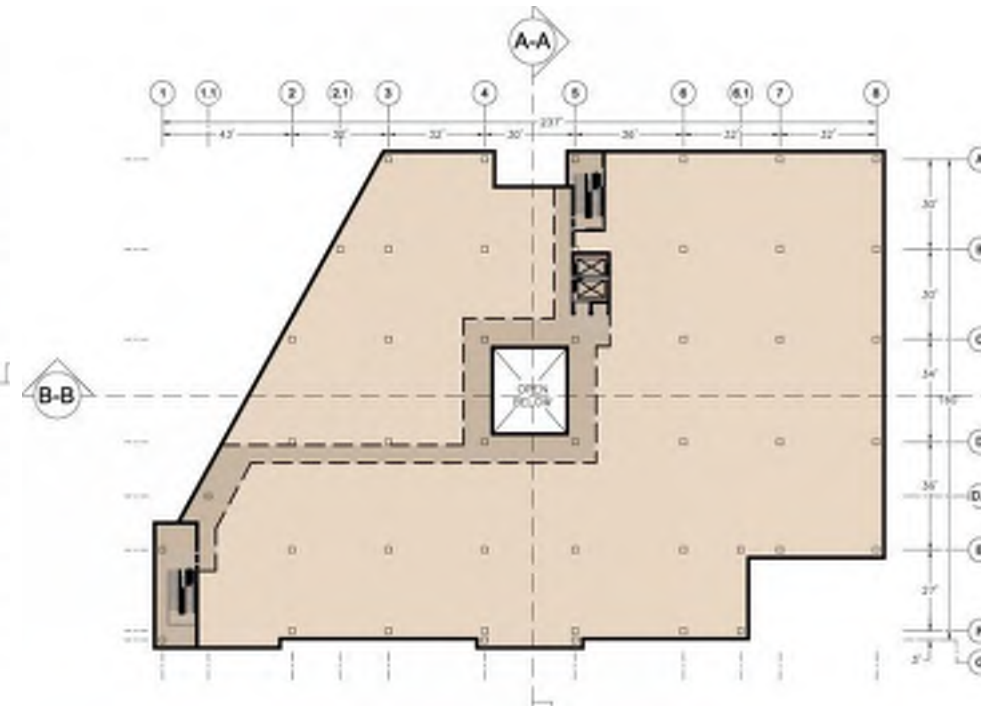


- PGE ACCESS EASEMENT 
- OVERHEAD POWER/TOWERS 
- PROPOSED PGE ACCESS 
- SLURRY WALL EASEMENT 
- PGE EASEMENT 
- PGE EXTRACTION TRENCH EASEMENT 

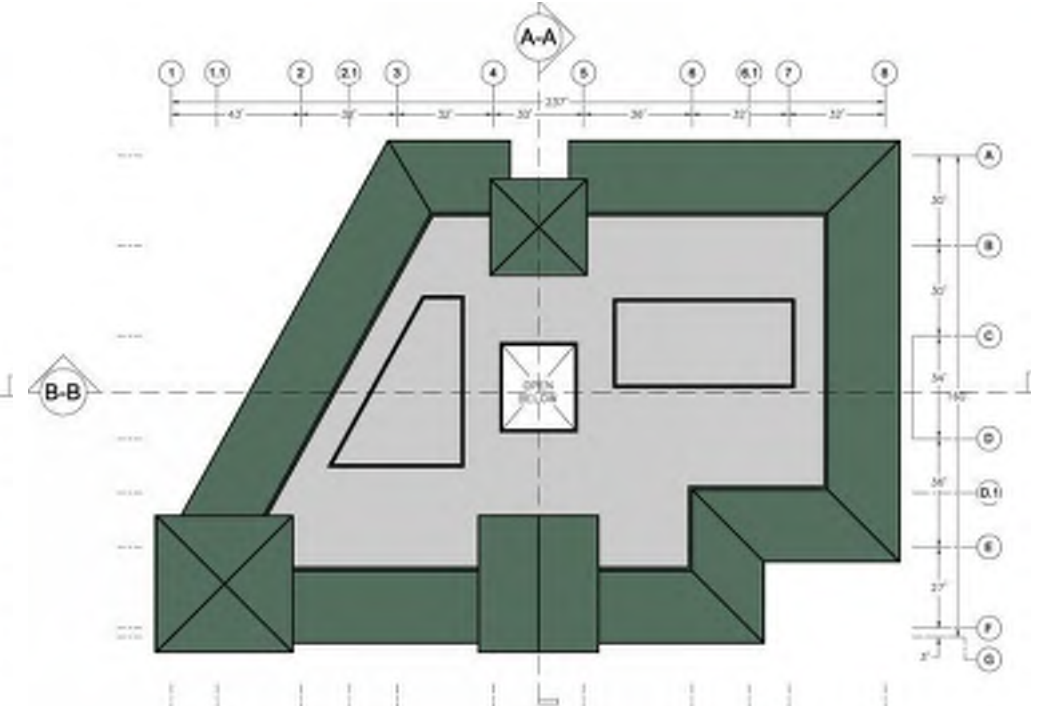




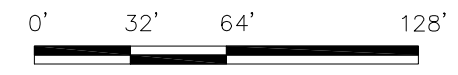
FIRST LEVEL

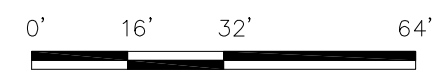


SECOND AND THIRD LEVEL



ROOF LEVEL

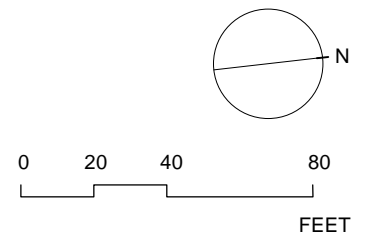






PLANT LEGEND

SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	REMARKS
TREES				
LAGERSTROEMIA 'NATCHEZ'	Crape Myrtle	24" BOX	20'X20'	MULTI-TRUNK
CARPINUS BETULUS 'FRANS FONTAINE'	European Hornbeam	24" BOX	35'X15'	STANDARD
OLEA EUROPEA 'WILSONII'	Olive	24" BOX	15'X15'	MATCH (E)
PLATANUS ACERIFOLIA 'BLOODGOOD'	London Plane Tree	24" BOX	40'X30'	MATCH (E)
SEQUOIA SEMPERVIRENS	Coastal Redwood	24" BOX	50'X30'	N, STANDARD
SHRUBS				
ARBUTUS U. 'ELFIN KING'	Strawberry Tree	5 GAL.	5'X5'	
CORREA 'IVORY BELLS'	White Australian Fuchsia	1 GAL.	4'X4'	
GREVILLEA 'NOELII'	Grevillea	5 GAL.	4'X4'	
MYRTUS COMMUNIS 'COMPACTA'	Dwarf Myrtle	5 GAL.	3'X3'	
ROSA CALIFORNICA	California Wild Rose	5 GAL.	4'X8'	N
SOLLYA HETEROPHYLLA	Australian Bluebell Creeper	1 GAL.	4'X4'	
PERENNIALS/ GRASSES				
ALOE 'BLUE ELF'	Blue Elf Aloe	1 GAL.	18"X24"	
BULBINE FRUTESCENS	Bulbine	1 GAL.	18"X4"	
CAREX DIVULSA	Berkeley Sedge	1 GAL.	18"X18"	
CHONDROPETALUM TECTORUM	Cape Rush	1 GAL.	3'X3'	
EACHEVERIA ELEGANS	Hen and Chicks	4" POTS	1'X1'	
EUPHORBIA C. 'MARTINII'	Euphorbia	5 GAL.	30"X18"	
FESTUCA CALIFORNICA	California Fescue	1 GAL.	2'X2'	N
HELIOTRICHON SEMPERVIRENS	Blue Oat Grass	1 GAL.	18"X18"	
JUNCUS PATENS	California Gray Rush	1 GAL.	18"X18"	N
LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'	Munstead Lavender	1 GAL.	18"X18"	
PHORMIUM TENAX 'ATROPURPUREUM'	New Zealand Flax	5 GAL.	6'X4'	
PHORMIUM 'DUET'	New Zealand Flax	5 GAL.	2'X2'	
SEDUM 'AUTUMN JOY'	Stoncrop	1 GAL.	18"X18"	
STIPA ICHU	Peruvian Feather Grass	1 GAL.	18"X18"	
GROUNDCOVERS AND VINES				
ARCTOSTAPHYLOS SPP.	Manzanita	1 GAL.	8"X4"	N
CEANOTHUS GRISEUS HORIZONTALIS	Carmel Creeper	1 GAL.	2'X8"	N
CLEMATIS JACKMANII	Clematis	5 GAL.	25'X	
DISTICTIS BUCCINATOR	Bloodred Trumpet Vine	5 GAL.	20'X	
HARDENBERGIA 'HAPPY WONDERER'	Purple Vine Lilac	5 GAL.	10'X	
RUBUS ROLFEI	Bramble	1 GAL.	6"X2'	
SHADE /POT PLANTING				
ASPIDISTRA ELATIOR	Cast Iron Plant	1 GAL.	3'X3'	
CYRTOMIUM FALCATUM 'ROCHFORDIANUM'	Holly Fern	1 GAL.	2'X2'	
LIRIOPE MUSCARI 'BIG BLUE'	Big Blue Lilyturf	1 GAL.	2'X2'	
POLYSTICHUM MUNITUM	Western Sword Fern	1 GAL.	12"X12"	N



TREES



CARPINUS BETULUS
'FRANS FONTAINE'



LAGERSTROEMIA
'NATCHEZ'



OLEA EUROPEA



PLATANUS
'BLOODGOOD'



SEQUOIA
SEMPERVIRENS

SHRUBS



ARBUTUS U. 'ELFIN KING'



CORREA 'IVORY BELLS'



GREVILLEA 'NOELII'

PERENNIALS/ GRASSES



MYRTLE COMMUNIS
COMPACTA



ROSA CALIFORNICA



SOLLYA
HETEROPHYLLA



ALOE 'BLUE ELF'



BULBINE
'TINY TANGERINE'



CAREX DIVULSA



CHONDROPETALUM
TECTORUM



ECHEVERIA ELEGANS



EUPHOBIA C. 'MARTINI'



FESTUCA
CALIFORNICA



HELICOTRICHON
SEMPERVIRENS



JUNCUS PATENS



LAVANDULA A.
'MUNSTEAD'



PHORMIUM
'ATROPURPUREUM'



PHORMIUM 'DUET'

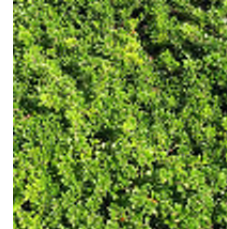


SEDUM 'AUTUMN JOY'

GROUNDCOVERS



STIPA ICHU



ARCTOSTAPHYLOS SPP.



CEANOETHUS GRISEUS
HORIZONTALIS



RUBUS ROLFEI

VINES



CLEMATIS JACKMANII



DISTICTIS
BUCCINATORIA



HARDENBERGIA V.
'HAPPY WONDERER'

PLANTS FOR SHADE/ POTS



ASPIDISTRA ELATIOR



CYRTOMIUM FALCATUM
'ROCHFORDIANUM'



LIRIOPE MUSCARI
'BIG BLUE'



POLYSTICHUM MUNITUM

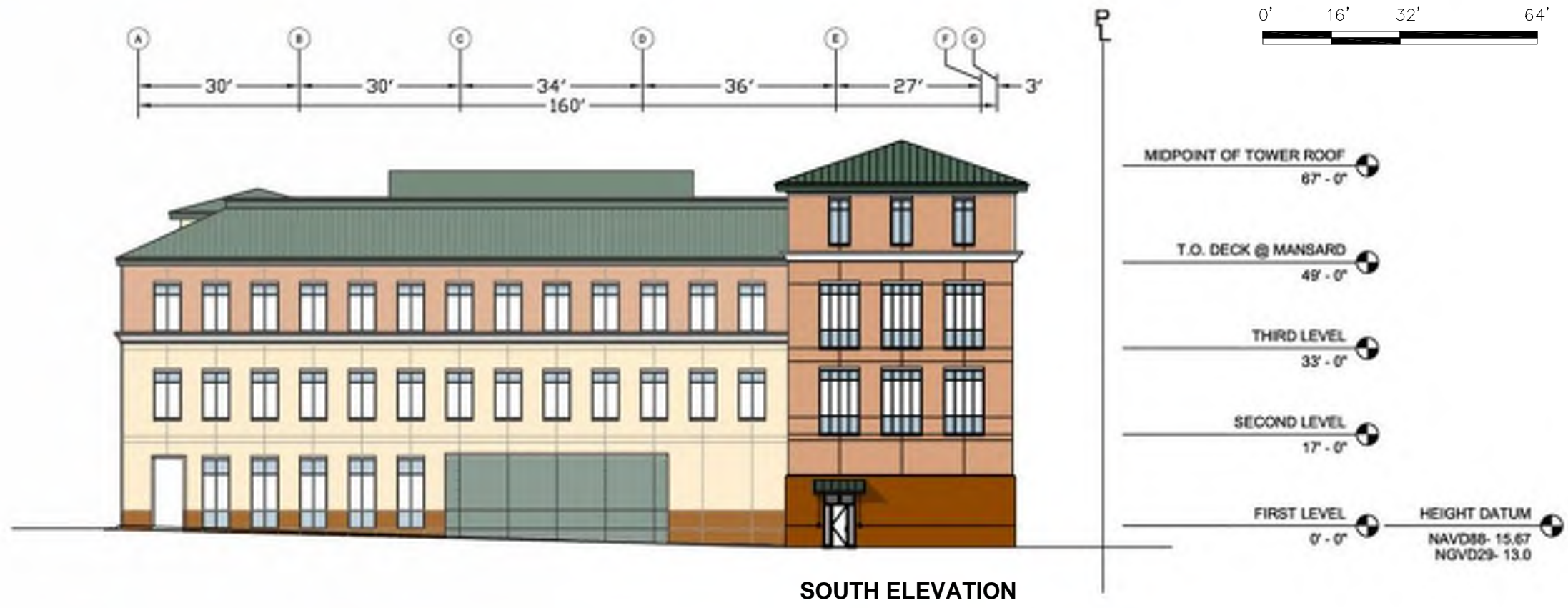


EAST ELEVATION



NORTH ELEVATION











LPG PHASE 2- PROJECT DESCRIPTION

DESIGN

The architectural style of the Lincoln Parking Garage Phase 2 (LPG2) was established to fit into the context of the existing campus and the phase 1 portion of the garage. The level parking decks will be flat and will allow the architectural features to follow the clean rectilinear shapes of the adjacent buildings. There are no new stairs, elevators, or ramps in the proposed garage; circulation will be shared with the phase 1 portion of the garage. The overall height of the building will remain below the 54' height limit by providing all required ADA stalls on the ground level, which will be set one foot below the datum elevation. The garage is proposed to be located on a pad of approximately 15,000 square feet.

CIVIL

Storm water management for LPG2 will be consistent with CalGreen and Marin County standards and there will be no net increase to the current run-off rates (overall hardscape is assumed not to increase). Storm water treatment for this portion of the project will either consist of a bioswale serving only the southern portion of the site, or the run-off will be routed to the north where it will be treated by way of a mechanical treatment vault serving the entire site. Utilities for the Phase 2 Garage will connect to existing mains within Lincoln Street.

LANDSCAPE

The LPG2 landscape design will continue the existing campus treatments utilizing site features, paving, stone mulches and plantings to provide continuity with the previous campus development phases. The plant palette will consist of trees, shrubs, ground covers, grasses and perennials that conform to Marin Municipal Water District requirements, the California water efficient landscape ordinance (WELO) and new Marin County storm water pollution prevention practices.

Plants will be selected for low water use and low maintenance and will be irrigated with an emitter type spot application system. The plantings in the bio-retention areas will be selected for their ability to handle seasonal inundation and the fast-draining bio-retention soils. These areas will be irrigated by overhead, low precipitation stream spray rotors. The tree palette will be a continuation of street and shade trees utilized in the previous phases of the campus development with deep root watering irrigation elements.

STRUCTURAL

The garage is proposed to be a hybrid concrete structure with precast columns and beams, and cast in place slabs. The lateral system is cast in place shear walls with precast boundary elements. The foundations will consist of auger grouted displacement piles (AGDP's) with pile caps and tie beams to support the structure and slab on grade. AGDPs will likely be selected to mitigate soil spoils and off-haul, loud noise, and vibrations during installation. The use of cast in place concrete and precast concrete elements will provide structural strength, durability and will minimize required maintenance. The main structural elements will be finished with materials and colors to complement the main campus buildings.

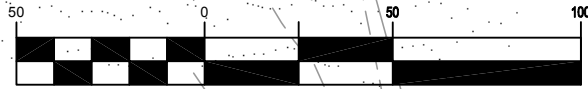
SOIL MANAGEMENT

The LPG2 site on Parcel 8 is currently surface parking. Contamination by petroleum hydrocarbons (gasoline, motor oils), several metals, and methane gas have been found in soil and groundwater beneath the property. Site remedial measures were overseen and approved by the San Francisco Regional Water Quality Control Board in 2009 and 2010. Because some residual contamination potentially remains in the subsurface and because site redevelopment with a parking garage was anticipated, a Soil Management Plan ("SMP") was developed in 2009 and approved by the RWQCB in 2010. The SMP describes soil and groundwater handling procedures and methane mitigation measures to be used during development and construction. This plan was developed to be consistent with procedures in the 2008 SWMP Addendum for the Central and Western Parcels. In 2014, the RWQCB confirmed its continued concurrence with the procedures established in the SMP for construction of the Parcel 8 Parking Garage.





Graphic Scale (in feet)



1 inch = 50 ft.

(E) BUILDING B
 FF = 10.5 (NGVD 29)

(N)-BUILDING E (NIC)
 FF = 10.33 (NGVD 29)

LINCOLN AVENUE (54' RIGHT OF WAY)

SECOND STREET
 (54' RIGHT OF WAY)

LIMIT OF WORK
 PROPERTY LINE

CROSSWALK
 (INCLUDED IN PHASE 1, NIC)

(E) UTIL TO BE
 RELOCATED

1.2%

2" DOMESTIC WATER
 SEE NOTE 2.

6" FIRE WATER
 SEE NOTE 2.

(N) PHASE 1 PARKING
 STRUCTURE (NIC)

(N) PHASE 2 PARKING
 STRUCTURE

FOR SANITARY
 SEWER, DOMESTIC
 WATER, FIRE WATER,
 AND DRY UTILITIES,
 SEE NOTE 2

RAMP TO BE
 REMOVED IN
 PHASE 2.

MATCH INVERT
 FROM PHASE 1.
 12" INV. 2.06

10" SD POC
 SEE NOTES
 1 AND 2.

6" SS POC
 SEE NOTES
 1 AND 2.

SD NETWORK
 SEE NOTE 1

6" SS POC
 SEE NOTE 1 AND 2.

8" SD POC
 SEE NOTE 1 AND 2.

PROPERTY LINE
 LIMIT OF WORK

(N) DRIVEWAY

0.51%

(E)-CB
 TO BE REMOVED

TC 7.71
 MATCH (E)

FS 7.85
 EG 6.3

EX PUE
 TOP OF BANK

(N) SD DI

0.51%

(E) 1.8%

(N) 12" PVC SD

EG/EP 8.21

25' CREEK
 SETBACK

(E) EDGE OF PAVEMENT

EG/EP 8.59

EG/EP 8.84

EG/EP 8.17

EG/EP 8.44

EG/EP 8.04

EG/HP 8.44

EG/HP 8.17

EG/HP 8.21

EX-SDMH #1
 SEE NOTE 1

(N) STRIPING. SEE
 ARCHITECTURAL
 PLANS (TYP)

EX-SDMH #1
 SEE NOTE 1

LEGEND

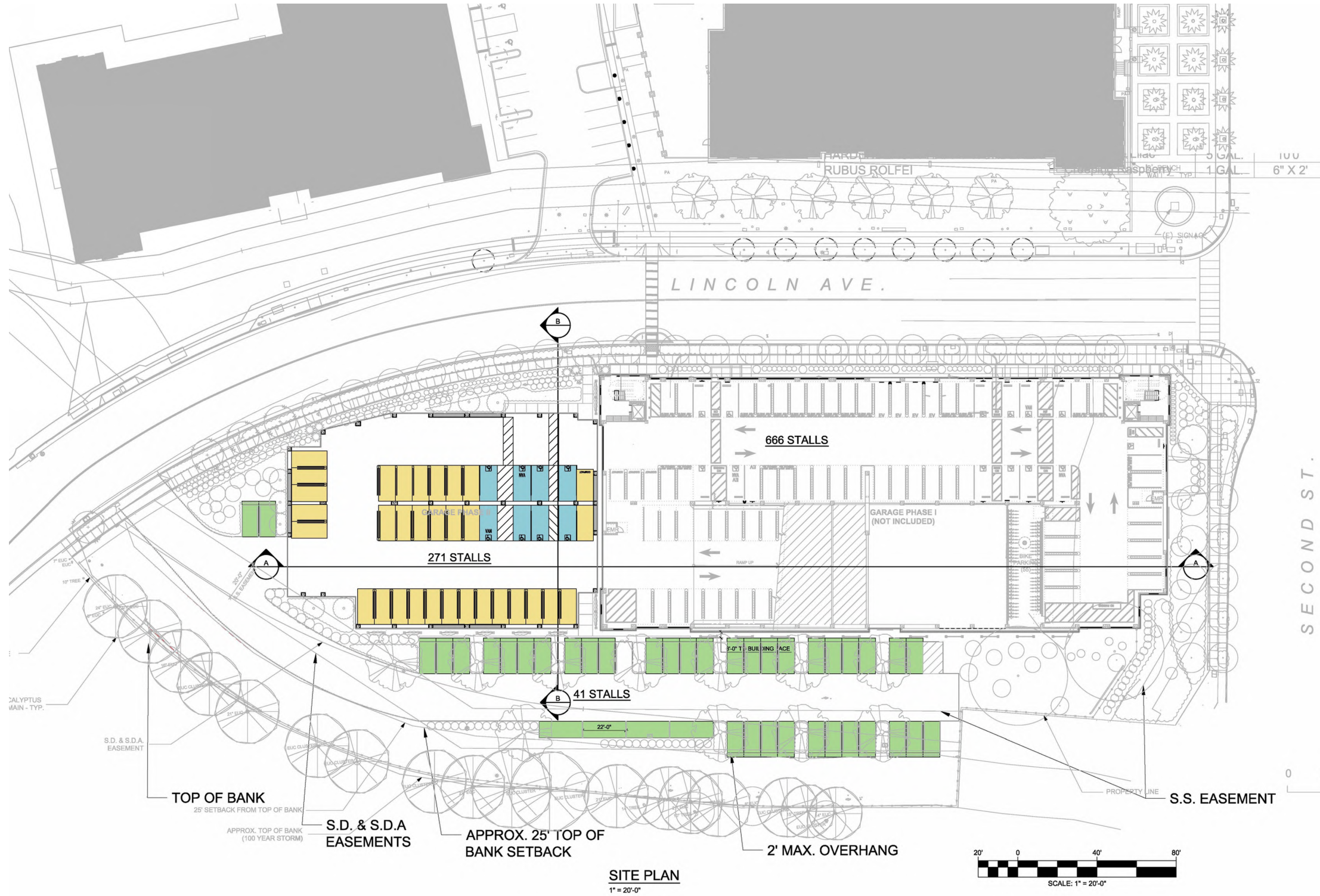
EXISTING PAVING
 TO REMAIN

SHEET NOTES

1. GRADING, STORM DRAIN NETWORK, AND UTILITIES REFERENCE PHASE 1 AND ARE SHOWN FOR REFERENCE ONLY.
2. PHASE 1 FIRE WATER, DOMESTIC WATER, SANITARY SEWERAGE, STORM DRAIN, AND DRY UTILITIES TO CONNECT TO PHASE 2 PARKING GARAGE AT NORTH SIDE OF PHASE 2 GARAGE. SEE PLUMBING AND ELECTRICAL PLANS.

MAHON CREEK

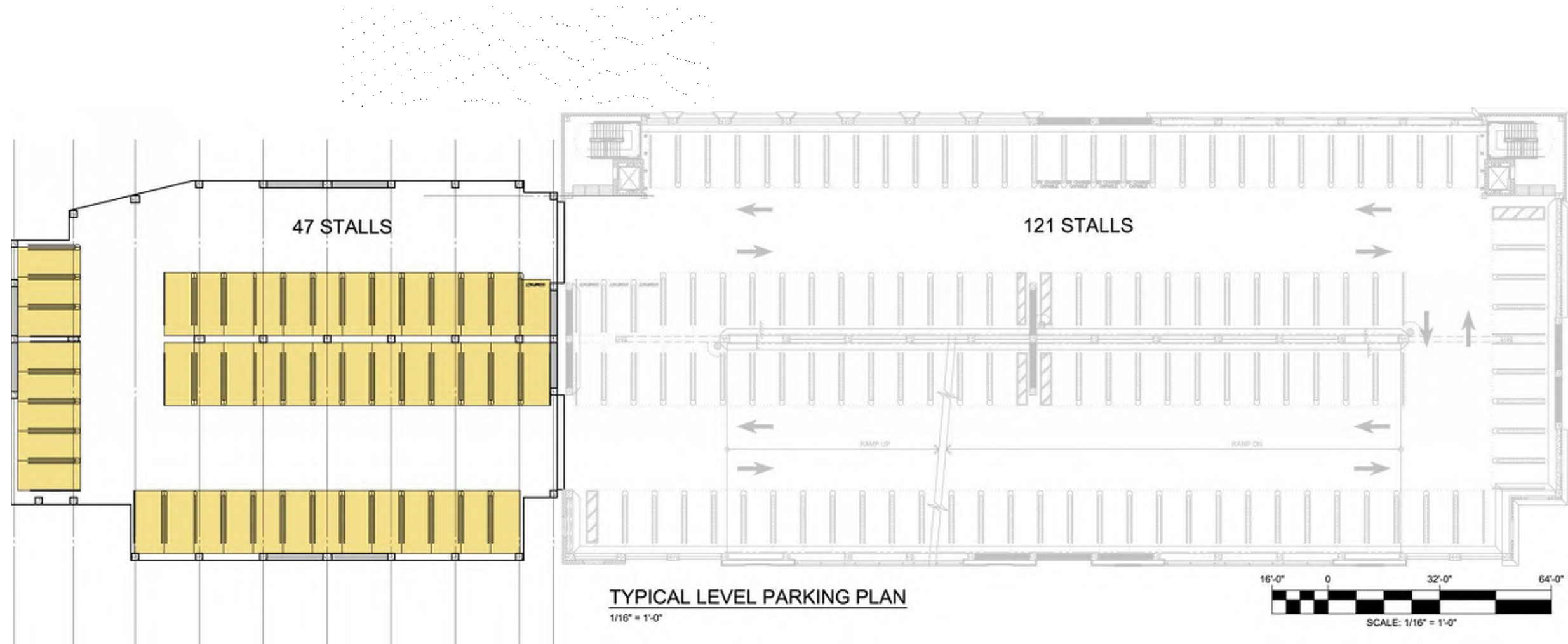


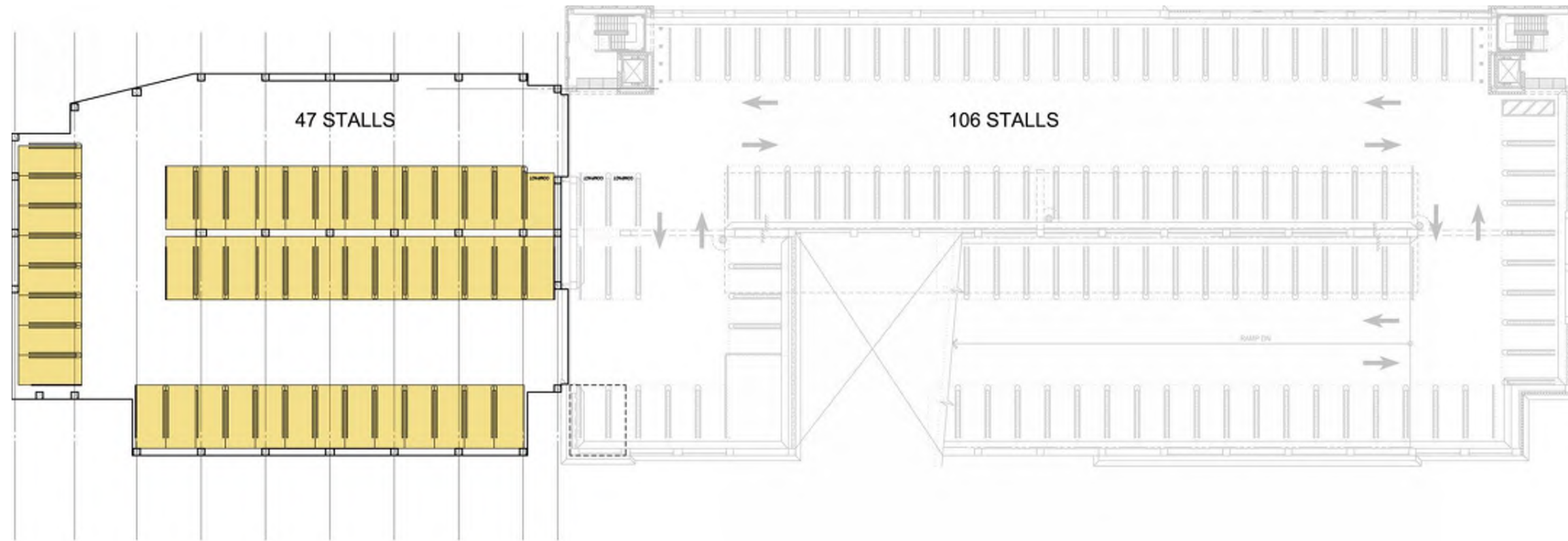


	PH 1 STALLS	PH 2 STALLS	TOTAL	FF HEIGHT	NEW AREA	ELEVATIONS
SIXTH	107	47	154	10'-2"	15,900	51.00
FIFTH	121	47	168	10'-2"	15,900	40.83
FOURTH	121	47	168	10'-2"	15,900	30.67
THIRD	121	47	168	10'-2"	15,900	20.50
SECOND	119	43	162	10'-2"	15,400	10.33
GROUND	77	40	117	11'-4"	15,900	-1.0
ON GRADE	-	41	41	-		0.0
TOTAL	666	312	978	-	94,900	



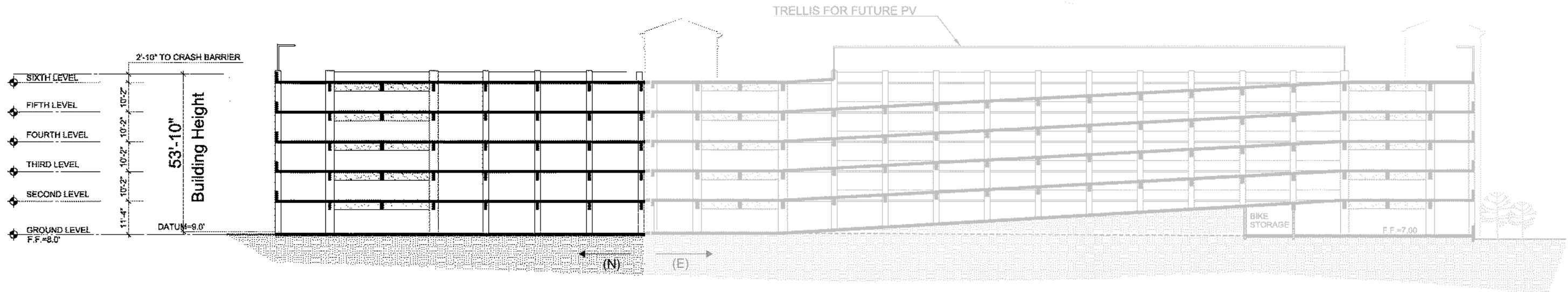




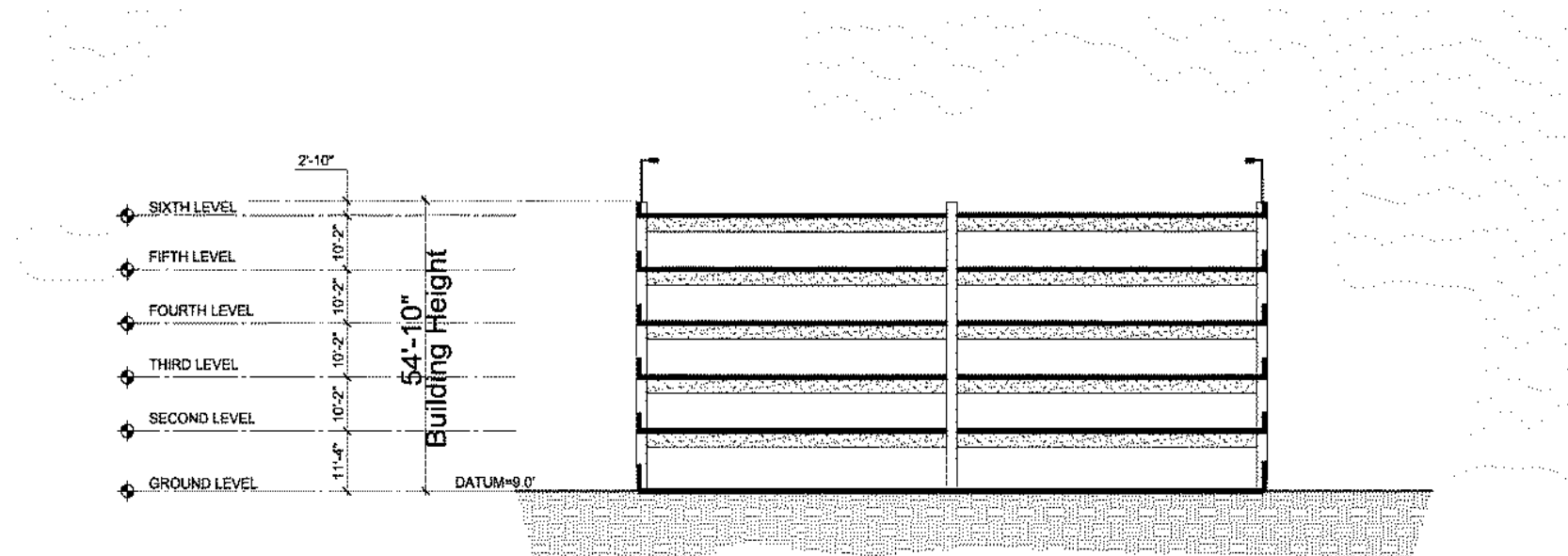
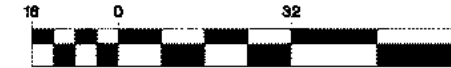


SIXTH LEVEL PARKING PLAN
1/16" = 1'-0"





(A) LONGITUDINAL SECTION



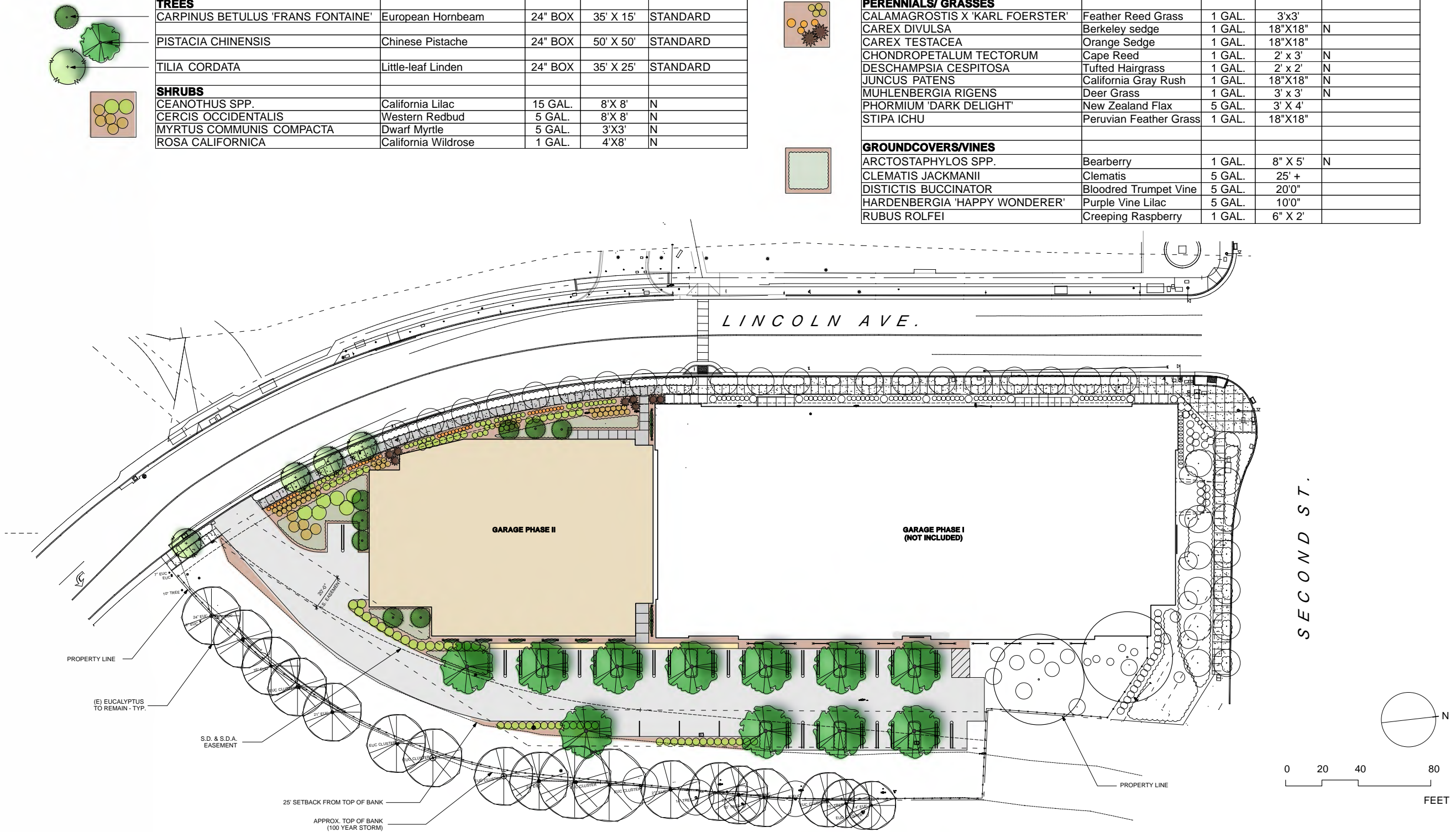
(B) TRANSVERSE SECTION



PLANT LEGEND

SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	REMARKS
				NATIVE (N)
TREES				
CARPINUS BETULUS 'FRANS FONTAINE'	European Hornbeam	24" BOX	35' X 15'	STANDARD
PISTACIA CHINENSIS	Chinese Pistache	24" BOX	50' X 50'	STANDARD
TILIA CORDATA	Little-leaf Linden	24" BOX	35' X 25'	STANDARD
SHRUBS				
CEANOTHUS SPP.	California Lilac	15 GAL.	8' X 8'	N
CERCIS OCCIDENTALIS	Western Redbud	5 GAL.	8' X 8'	N
MYRTUS COMMUNIS COMPACTA	Dwarf Myrtle	5 GAL.	3' X 3'	N
ROSA CALIFORNICA	California Wildrose	1 GAL.	4' X 8'	N

SCIENTIFIC NAME	COMMON NAME	SIZE	MATURE SIZE (HXW)	REMARKS
				NATIVE (N)
PERENNIALS/ GRASSES				
CALAMAGROSTIS X 'KARL FOERSTER'	Feather Reed Grass	1 GAL.	3'x3'	
CAREX DIVULSA	Berkeley sedge	1 GAL.	18"X18"	N
CAREX TESTACEA	Orange Sedge	1 GAL.	18"X18"	
CHONDROPETALUM TECTORUM	Cape Reed	1 GAL.	2' x 3'	N
DESCHAMPSIA CESPITOSA	Tufted Hairgrass	1 GAL.	2' x 2'	N
JUNCUS PATENS	California Gray Rush	1 GAL.	18"X18"	N
MUHLENBERGIA RIGENS	Deer Grass	1 GAL.	3' x 3'	N
PHORMIUM 'DARK DELIGHT'	New Zealand Flax	5 GAL.	3' X 4'	
STIPA ICHU	Peruvian Feather Grass	1 GAL.	18"X18"	
GROUNDCOVERS/VINES				
ARCTOSTAPHYLOS SPP.	Bearberry	1 GAL.	8" X 5'	N
CLEMATIS JACKMANII	Clematis	5 GAL.	25' +	
DISTICTIS BUCCINATOR	Bloodred Trumpet Vine	5 GAL.	20'0"	
HARDENBERGIA 'HAPPY WONDERER'	Purple Vine Lilac	5 GAL.	10'0"	
RUBUS ROLFEI	Creeping Raspberry	1 GAL.	6" X 2'	



TREES



CARPINUS BETULUS
'FRANS FONTAINE'



PISTACIA CHINENSIS



TILIA CORDATA

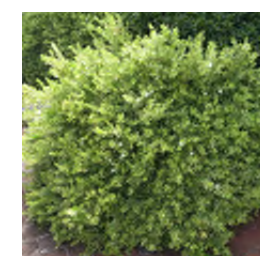
SHRUBS



CEANOTHUS SPP.



CERCIS
OCCIDENTALIS



MYRTUS COMMUNIS
COMPACTA

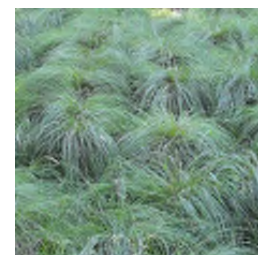


ROSA CALIFORNICA

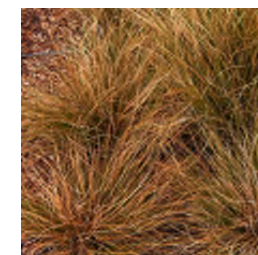
PERENNIALS/GRASSES



CALAMAGROSTIS X
'KARL FOERSTER'



CAREX DIVULSA



CAREX TESTACEA



CHONDROPETALUM
TECTORUM



DESCHAMPSIA
CEPITOSA



JUNCUS PATENS

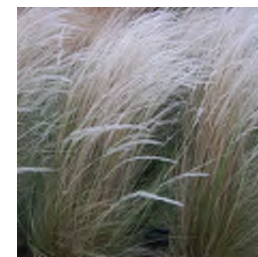


MUHLENBERGIA
RIGENS

GROUNDCOVERS



PHORMIUM
'DARK DELIGHT'



STIPA ICHU



ARCTOSTAPHYLOS SPP.



RUBUS ROLFEI

VINES



CLEMATIS JACKMANII



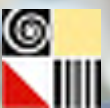
DISTICTIS
BUCCINATORIA



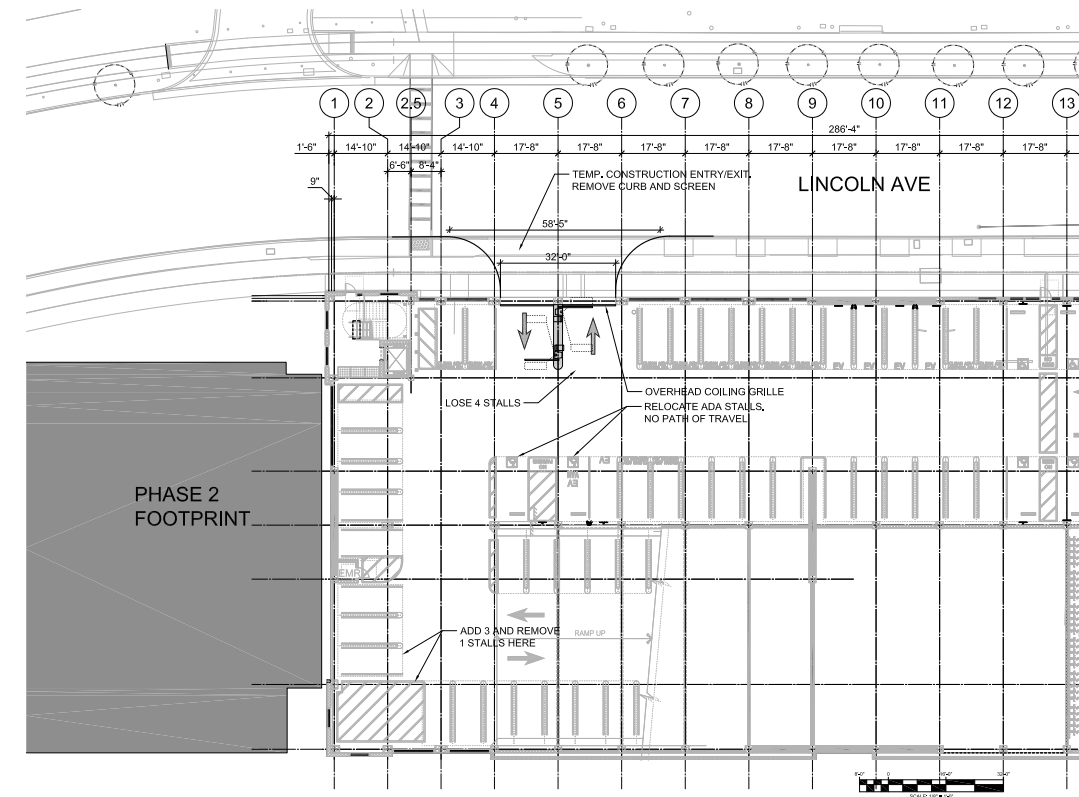
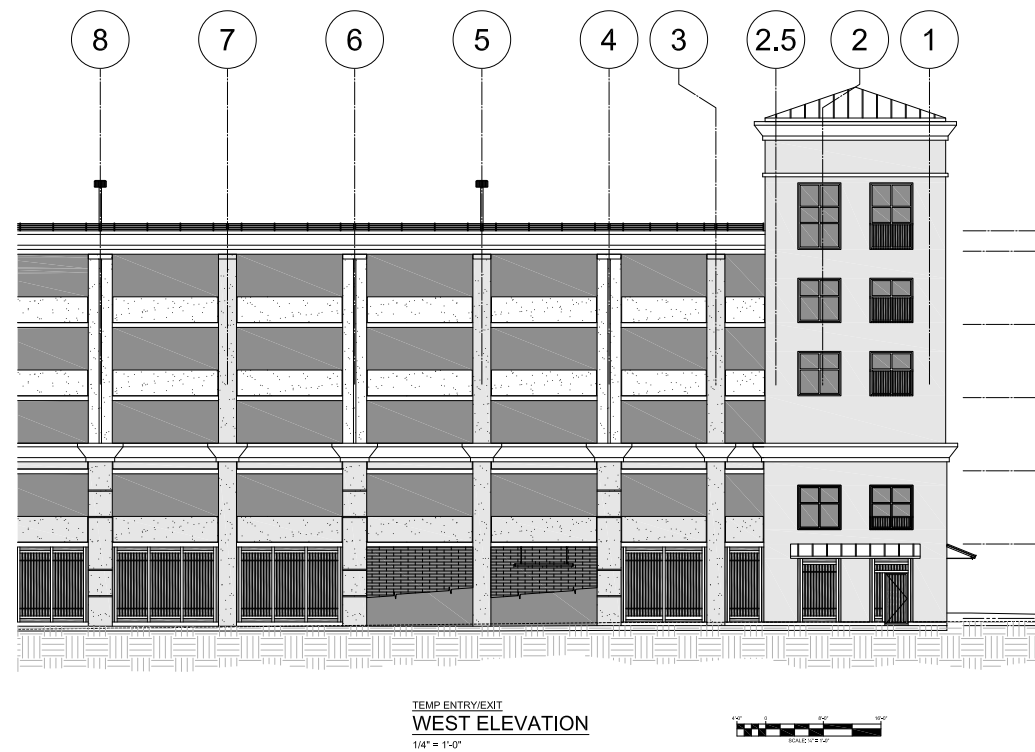
HARDENBERGIA V.
'HAPPY WONDERER'











- EXISTING BUILDINGS
- APPROVED BUILDINGS IN PROGRESS
- PROPOSED BUILDINGS AND LANDSCAPE MODIFICATIONS

