



(E) CONC SIDEWALK  
 (E) CONC CURB & GUTTER  
 (N) CONC RETAINING WALLS

(N) COVERED ENTRANCE & GATE  
 LINE OF BLDG (FOW) BELOW, TYP

(N) 6' WOOD FENCE ON CONC.  
 RETAINING WALL  
 (N) BUILT-IN GAS GRILL  
 (N) DECOMP GRANITE SURFACE  
 (PERVIOUS PAVING)  
 (N) WATER FEATURE

(N) PAVERS/CONC PAVING, TYP  
 (N) BIKE RACKS W/DECOMP  
 GRANITE SURFACE (PERVIOUS  
 PAVING)  
 (N) 6' WOOD FENCE ON CONC  
 RETAINING WALL

(N) EXERCISE RUBBER FLOORING  
 (N) STORAGE CONTAINERS  
 (N) BIKE MAINTANANCE AREA  
 W/SOWER HEADS FOR CLEANING  
 BIKES

(N) PAVERS/CONC PAVING, TYP  
 (N) 6' WOOD FENCE

(N) CONC PAVERS

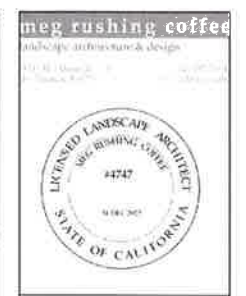
(N) TRASH ENCLOSURE

(N) PERMEABLE PAVERS  
 (PARKING)

(E) CONC CURB & GUTTER  
 (E) CONC DRIVEWAY

(N) PERMEABLE PAVERS (PARKING)

(N) 5- CAR LIFTS



**BROOKDALE APARTMENTS**  
 1552 Lincoln Avenue  
 San Rafael, CA 94901

ZONING APPLICATION 6 AUG 2021



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ZONING APPLICATION 9 AUG 2021

L1.3



AGONIS FLEXUOSA 'BURGUNDY'  
BURGUNDY PEPPERMINT TREE  
LAURUS NOBILIS 'SARATOGA'  
GRECIAN LAUREL  
LOPHOSTEMON CONFERTA  
BRISBANE BOX  
OLEA EUROPEA 'SWAN HILL'  
FRUITLESS OLIVE (IN CONTAINER)



ASTELIA CHATHAMICA 'SILVER SPEAR'  
ASTELIA  
CEANOTHUS 'CONCHA'  
CONCHA LILAC  
VARIEGATED FORTNIGHT LILY/  
DIETES GRANDIFLORA 'VARIEGATA'  
JUNCUS  
JUNCUS PATENS  
DWARF YEDDA HAWTHORN  
RHAPHIOLEPIS UMBELLATA 'MINOR'



ABUTILON HYBRID  
FLOWERING MAPLE (ESPALIER)  
SEDEGE  
CAREX DIVULSA  
HEUCHERA 'PURPLE PALACE'  
PURPLE PALACE CORAL BELLS



OVERSIZED ALL-WEATHER FICONSTONE CYLINDER  
PLANTER BY REJUVENATION (33"x33"x31")

**LANDSCAPE MATERIALS** 3

**PLANTING NOTES**

- ALL PLANTS TO BE NURSERY GROWN AND TO CONFORM TO THE CALIFORNIA STANDARD GRADING CODE OF NURSERY STOCK.
- ALL EXISTING TREES & PLANTS TO BE REMOVED SHALL BE CONFIRMED BY OWNER/LANDSCAPE ARCHITECT. TREES & PLANTS TO REMAIN SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION.
- CONTRACTOR SHALL LOCATE EXISTING UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY TREE PIT OR PLANT EXCAVATION.
- TREES SHALL BE IN PLACE PRIOR TO INSTALLATION OF DRAIN LINE. DRAIN LINE PLACEMENT SHALL BE ADJUSTED AS NECESSARY AROUND TREES.
- TREE PITS SHALL BE APPROXIMATELY TWO (2) TIMES AS WIDE AS ROOTBALL. SIDES OF TREE PITS TO SLOPE INWARD AND TO BE SCARIFIED. BOTTOM OF TREE PIT TO BE RAISED AND FILLED WITH FOUR (4)-INCHES MINIMUM LAYER OF GRAVEL.
- CONTRACTOR SHALL PROVIDE ROOT BARRIERS FOR ALL TREES WITHIN FIVE (5) FEET OF ANY PAVING.
- ALL PLANTING AREAS WITHOUT HEADERS TO HAVE SHOVEL-CUT EDGES.
- LANDSCAPE ARCHITECT/OWNER SHALL SPOT LOCATION OF ALL TREES/PLANTS PRIOR TO PLANTING.
- SUBMIT PHOTO OF ALL TREES/PLANTS 36" BOX AND LARGER FOR LANDSCAPE ARCHITECT/OWNER APPROVAL BEFORE PURCHASING.
- CONTRACTOR SHALL AMEND SOIL AND APPLY FERTILIZER AS NECESSARY FOR PLANT GROWTH.
- FINISH GRADE OF ALL PLANTING AREAS SHALL BE ONE AND A HALF (1-1/2") BELOW ADJACENT CURBS, PAVEMENT, OR HEADERS.
- FINISH GRADE TO SLOPE AWAY FROM STRUCTURES, & SLOPE TO DRAIN.
- CONTRACTOR SHALL PROVIDE TWO-INCH (2") LAYER OF NITROLIZED SHREDDED WOOD MULCH IN ALL PLANTING AREAS; THREE INCHES (3") UNDER ALL TREES. MULCH TO BE KEPT SIX INCHES (6") AWAY FROM TREE TRUNKS. SUBMIT SAMPLE FOR APPROVAL.
- CONTRACTOR TO PROVIDE ALLOWANCE FOR SHAPING AND PRUNING EXISTING TREES WITHIN LIMIT OF WORK.
- CONTRACTOR TO PROVIDE ALLOWANCE FOR 10% MORE PLANTS THAN SPECIFIED. ACTUAL QUANTITIES TO BE DETERMINED BY LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL PROVIDE ONE (1) YEAR WARRANTY ON ALL TREES; 90 DAY WARRANTY ON ALL PLANT MATERIAL (1 GALLON AND LARGER).
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING 100% HEAD TO HEAD IRRIGATION COVERAGE OF ALL PLANTING AREAS.
- INSTALL ALL IRRIGATION EQUIPMENT AS NECESSARY PER PLANTING PLAN.
- ALL TREES TO BE IRRIGATED BY BUBBLERS; ALL SHRUBS BY DRIP; ALL SOD BY SPRAYS.
- TREE, SHRUB AND TURF AREAS TO BE ZONED SEPARATELY.
- DRIP, BUBBLER, SPRAY, AND ROTOR TO BE ZONED SEPARATELY.
- WATERING TIME TO OCCUR BETWEEN THE HOURS OF 11PM AND 7AM.
- SPRINKLER HEADS TO BE KEPT A MINIMUM OF FOUR-INCHES (4") FROM WALLS AND TWO-INCHES (2") FROM OTHER BOUNDARIES.

**TREES**

SYMBOL	ABBR.	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
	AGO FLEX	8	36" BOX MULTI	AGONIS FLEXUOSA 'BURGUNDY'	BURGUNDY PEPPERMINT WILLOW	LOW
	LAU NOB	29	24" BOX COLUMN	LAURUS NOBILIS 'SARATOGA'	SARATOGA BAY LAUREL	LOW
	LOP CON	6	36" BOX STD	LOPHOSTEMON CONFERTA	BRISBANE BOX	MEDIUM
	OLE EUR	6	24" BOX MULTI	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	VERY LOW

**SHRUBS/PERENNIALS**

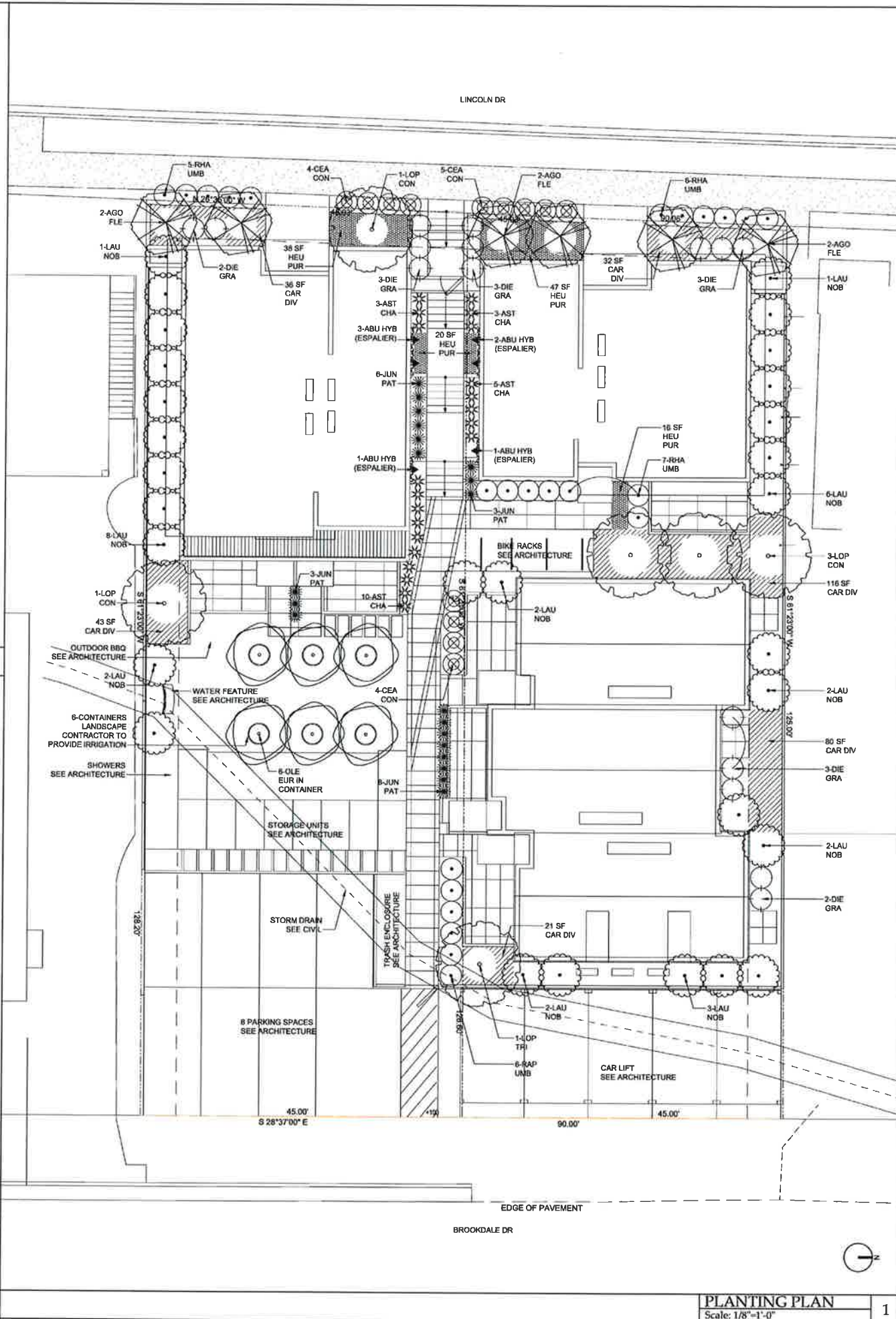
SYMBOL	ABBR.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
	AST CHA	21	5 GAL	ASTELIA CHATHAMICA 'SILVER SPEAR'	ASTELIA	MEDIUM
	CEA CON	13	6 GAL	CEANOTHUS 'CONCHA'	CONCHA LILAC	LOW
	DIE GRA	18	5 GAL	DIETES GRANDIFLORA 'VARIEGATA'	VARIEGATED FORTNIGHT LILY	LOW
	JUN PAT	20	5 GAL	JUNCUS PATENS	CALIFORNIA GREY RUSH	LOW
	RHA UMB	18	5 GAL	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDA HAWTHORN	LOW

**GROUNDCOVERS/VINES**

SYMBOL	ABBR.	QTY	SIZE	BOTANICAL NAME	COMMON NAME	WATER USE
	ABU HYB	6	5 GAL ESPALIER	ABUTILON HYBRID	FLOWERING MAPLE CONFIRM COLOR WITH OWNER	MEDIUM
	CAR DIV	328 SF	4" POTS @ 12" O.C.	CAREX DIVULSA	BERKELEY SEDGE	LOW
	HEU PUR	121 SF	4" POTS @ 12" O.C.	HEUCHERA 'PURPLE PALACE'	PURPLE PALACE CORAL BELLS	MEDIUM

TOTAL LOT = 11,394 SQ. FT.  
TOTAL LANDSCAPE AREA = 7,135 SQ. FT.  
TOTAL PLANTED AREA = 1,985 SQ. FT.

**PLANTING KEY & NOTES** 2



**PLANTING PLAN**  
Scale: 1/8"=1'-0"

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