

September 30, 2016

**REQUEST FOR COMMENTS AND CONDITIONS**

The City of Brentwood would like to receive your comments and suggested conditions on a new project. Please plan on returning your written comments regarding the following project prior to:

**10/21/16**

Project:	TRI City Plaza II
Site Location:	South of Lone Tree Way, between Fairview Avenue and the Union Pacific Railroad Tracks
File No.:	DR 16-014, CUP 16-015, V 16-004
Tentative Hearing Date:	TBD
Planner Assigned:	Tim Nielsen
Applicant Information:	East LME Group, LLC

Please find the following item(s) attached for your review and comment:

**HORIZONTAL CONTROL PLAN, PRELIMINARY GRADING AND UTILITY PLANS, STORMWATER CONTROL PLAN, SITE AND BUILDING PLANS, LANDSCAPE PLANS.**

For your convenience, you may submit your comments via our website at the following address:  
**[http://www.brentwoodca.gov/gov/cd/planning/projects\\_under\\_review.asp](http://www.brentwoodca.gov/gov/cd/planning/projects_under_review.asp)**

Your comments: \_\_\_\_\_

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## **CITY OF BRENTWOOD CONDITIONAL USE PERMIT APPLICATION**

### **SUPPLEMENTAL INFORMATION**

#### **TRI-CITY PLAZA**

#### **DELUXE AUTO BODY REPAIR SHOP**

### **GENERAL INFORMATION**

#### Universal Application Section:

I.6 - Proposed Use: A single building of approximately 21,015 square feet will be built on 1.71 acres. It will be demised into two sections, one comprising approximately 12,615 square feet and the other approximately 8,400 square feet. The larger space will be occupied by an automotive body repair and paint shop and the smaller space by automotive related uses to be determined at a later date. An office associated with the larger space will face Lone Tree Way. The automotive body repair service sales will be conducted in this area. It is unknown at this time what type of automotive-related sales will occur in the smaller section of the building and how much space will be dedicated to sales activity.

The adjacent properties to the west and southwest are occupied by a service station with convenience store, a lube and oil change area and a mechanical car wash. The Auto Body Repair Shop use requested with this application expands on the auto service center theme already established at this location.

The property is bordered by the Mococo railroad tracks on the east, Lone Tree Way with a self-storage facility to the north and three residences to the south. The residences are separated from the site by an 8-foot tall masonry wall that was constructed when the service station and car wash were built.

### **PROJECT DESCRIPTION**

#### Universal Application Section:

II.8 - Square Footage: The building is approximately 21,015 square feet in size.

II.15 - Impervious Surface Area: 64,005 square feet of impervious surface area will be created.

II.17 - Type of Commercial and Sales Area: This is a neighborhood-oriented commercial project within PD-41/C-1. The use is allowed with a conditional use permit consistent with a C-1 zone. Deliveries will be made on the south side of building with roll up doors for access. Service sales will occur in the front office area at the north side of the building. Its size has not yet been finalized.

II.20 - Reasons for Conditional Use Permit (CUP) and Variance: Parcel B is one of four parcels that were included in the approval of PD-41 and Conditional Use Permit 01-24 (CUP 01-24) on September 3, 2002 by the Planning Commission and on October 22, 2002 by the City Council as the result of an appeal. The approved uses for parcels B and D at that time included a combination of retail, restaurants and offices. The site configuration and required parking were designed for those specific uses. There has been no

interest among buyers or operators in those uses at these parcels over the intervening 14 years. The property owner has spent in excess of \$628,000 in fees and assessments associated with development of the parcels that are included in PD-41. A significant portion of those fees are attributable to parcels B and D which have not developed.

The operator of Michael's Custom Restoration and Body Shop which is located at 8570-B, Brentwood Blvd., needs room to expand and has recently requested the owner of parcel B to build a shop for that business at this location. PD-41 allows for auto service uses consistent with C-1 zoning with approval of a conditional use permit. Doing so will retain this business and jobs in the city of Brentwood. The requested CUP will allow the owner to develop this parcel into a tax generating business that will eliminate a community eye sore that is used at times for illegal dumping.

Two buildings totaling 30,640 square feet are currently approved for parcel B. They include retail, restaurant and office uses that generate a parking space demand much greater than the smaller single building now proposed for the site. The change from these previously anticipated uses to an automotive service use necessitates the CUP now requested.

A parking variance is also required because the parking spaces needed for some of the PD-41 uses currently approved are more numerous than the parking needed for an auto body repair shop. Consequently, the parking needed for parcel B has been reduced.

Parcel D similarly was approved for retail and restaurant uses with a parking plan that fit those uses. It is highly unlikely that those types of uses will ever be undertaken. Consequently, that parcel is being shown blank at this time and will remain so until a realistic use can be determined. A new site plan will be developed at that time along with a parking plan that fits the new use. It is understood that the conditional use permit approval being sought in this application carries with it the requirement that the parking spaces for both parcels continue to provide sufficient parking for each parcel individually when they are developed as well as providing reciprocal parking for the adjacent parcels.

#### **ITEMS APPLICABLE TO THE PROJECT**

##### Universal Application Section:

III.29 - Hazardous Substances: A Hazardous Materials Permit must be obtained by the operator of the body shop from Contra Costa County due to the disposal of paint and solvents used during the repair and restoration process. These materials are deployed inside a controlled environment within the building and disposed of via properly licensed and trained individuals.

NEW SITE DEVELOPMENT:  
**AUTO-BODY SHOP &  
 AUTO-ORIENTED SERVICES**

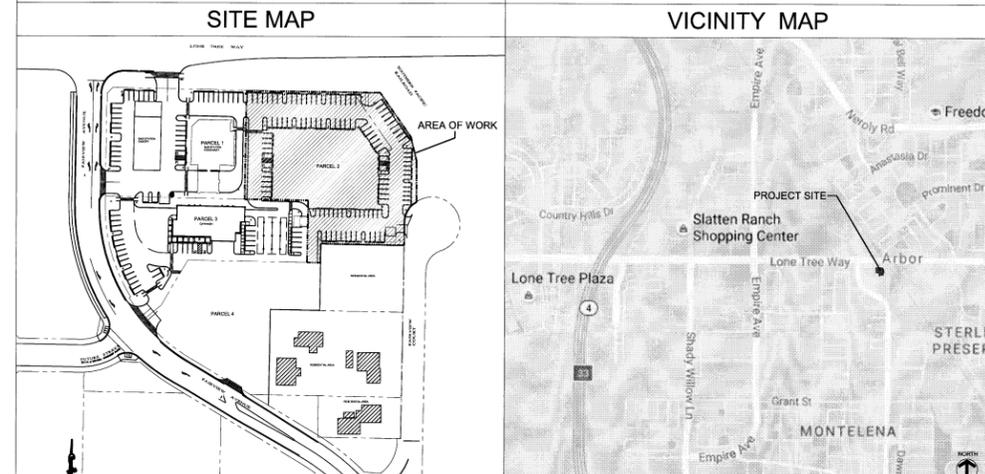
TRI-CITY PLAZA - PARCEL 2

6965 LONE TREE WAY  
 BRENTWOOD, CA 94513

APN#:

PROJECT DATA		DIRECTORY	
<p><b>APPLICABLE CODES:</b></p> <p>ALL CONSTRUCTION IS TO CONFORM TO:                  2013 CALIFORNIA BUILDING CODE                  2013 CALIFORNIA GREEN BUILDING STANDARDS CODE                  2013 CALIFORNIA ELECTRICAL CODE                  2013 CALIFORNIA PLUMBING CODE                  2013 CALIFORNIA MECHANICAL CODE                  2013 CALIFORNIA FIRE CODE                  2013 CALIFORNIA ENERGY CODE                  CITY OF BRENTWOOD MUNICIPAL CODES AND ORDINANCES</p> <p><b>APN #:</b> -  <b>ZONING:</b> PD-41 ZONE  <b>SITE AREA:</b> ±74,448 S.F. (1.71 ACRE)  <b>PROPOSED SITE COVERAGE:</b> 28.2%  <b>PROPOSED USE:</b> AUTO-BODY REPAIR FACILITY  <b>BUILDING:</b> 21,015 S.F.  <b>CONSTRUCTION TYPE:</b> TYPE III-B  <b>OCCUPANCY GROUP:</b> "B" &amp; "S1"</p> <p><b>PROPOSED PARKING:</b> 73 SPACES (INCLUDES 4 ACCESSIBLE SPACES)                  (BASED ON 13 SERVICE BAYS)</p> <p><b>SCOPE OF PROJECT:</b>                  THE SCOPE OF WORK UNDER THIS APPLICATION INCLUDES SITE IMPROVEMENTS SUCH AS: PARKING AREAS, LANDSCAPING &amp; UTILITIES TO ACCOMMODATE A NEW BUILDING. THE PROPOSED BUILDING WILL HOUSE A NEW AUTO-REPAIR SHOP AND/OR OTHER AUTO-ORIENTED SERVICES.</p>	<p><b>SITE DEVELOPER:</b>                  EAST LME                  P.O. BOX 458                  BRENTWOOD, CA 94513                  TEL: 925.779.9387                  FAX: 925.779.0192</p> <p><b>PROJECT MANAGEMENT &amp; CONSTRUCTION:</b>                  VALLI CONSTRUCTION, INC.                  600 MAIN STREET, SUITE C                  PLEASANTON, CA 94566                  TEL: 408.377.5000</p>	<p><b>ARCHITECT:</b>                  MENA ARCHITECTS                  575 W EL CAMINO REAL                  MOUNTAIN VIEW, CA 94040                  TEL: 650.210.8800                  FAX: 650.210.8801</p> <p><b>CIVIL ENGINEER:</b>                  HUMAN COMPANY INC.                  1021 BROWN AVENUE                  LAFAYETTE, CA 94549                  TEL: 925.283.9000                  FAX: 925.283.3578</p> <p><b>LANDSCAPE ARCHITECT:</b>                  REED ASSOCIATES                  LANDSCAPE ARCHITECTURE                  477 SOUTH TAFFE ST                  SUNNYVALE, CA 94086                  TEL: 408.481.9020                  FAX: 408.481.9022</p>	
DRAWING INDEX			
SHEET NO.	DESCRIPTION		
P001	COVER SHEET		
<b>CIVIL</b>			
C01	PRELIMINARY HORIZONTAL CONTROL PLAN		
C02	PRELIMINARY GRADING PLAN		
C03	PRELIMINARY UTILITY PLAN		
C-3-1	PRELIMINARY STORM WATER CONTROL PLAN EXHIBIT		
<b>ARCHITECTURAL</b>			
SP01	PRELIMINARY SITE PLAN		
P101	PRELIMINARY FLOOR PLAN		
P102	PRELIMINARY ROOF PLAN		
P301	PRELIMINARY BUILDING ELEVATIONS		
P302	PRELIMINARY ENLARGED PLAN & ELEVATION DETAILS		
<b>LANDSCAPE</b>			
L1.0	LANDSCAPE PLANTING PLAN		
L2.0	LANDSCAPE HYDROZONE PLAN		

RECEIVED  
 SEP 28 2016  
 CITY OF BRENTWOOD  
 COMMUNITY DEVELOPMENT DEPT.



NEW SITE DEVELOPMENT:  
**AUTO-BODY SHOP &  
 AUTO-ORIENTED SERVICES**  
 TRI-CITY PLAZA - PARCEL 2  
 6965 LONE TREE WAY  
 BRENTWOOD, CA 94513

REVISION	DATE
DATE:	09.26.16
JOB NO.:	16-508

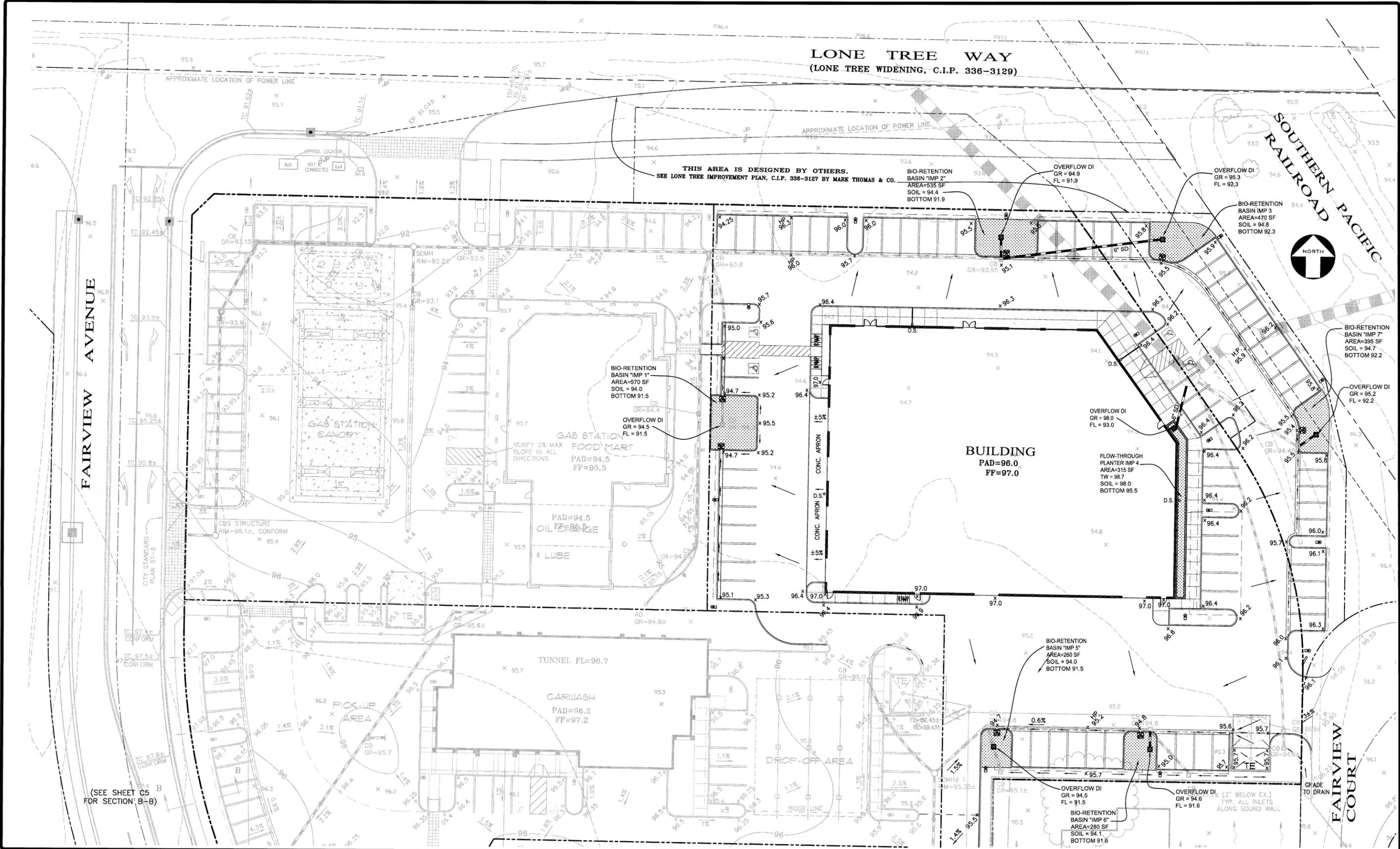
COVER SHEET

SCALE: AS NOTED

P001

OF





NO.	DATE	APPROVED BY	REVISIONS

SCALE 1" = 20'  
 DATE 08/26/2016  
 ENGINEER H.N.  
 JOB NO. 06001



IZZAT S. NASHASHIBI R.C.E. 29528

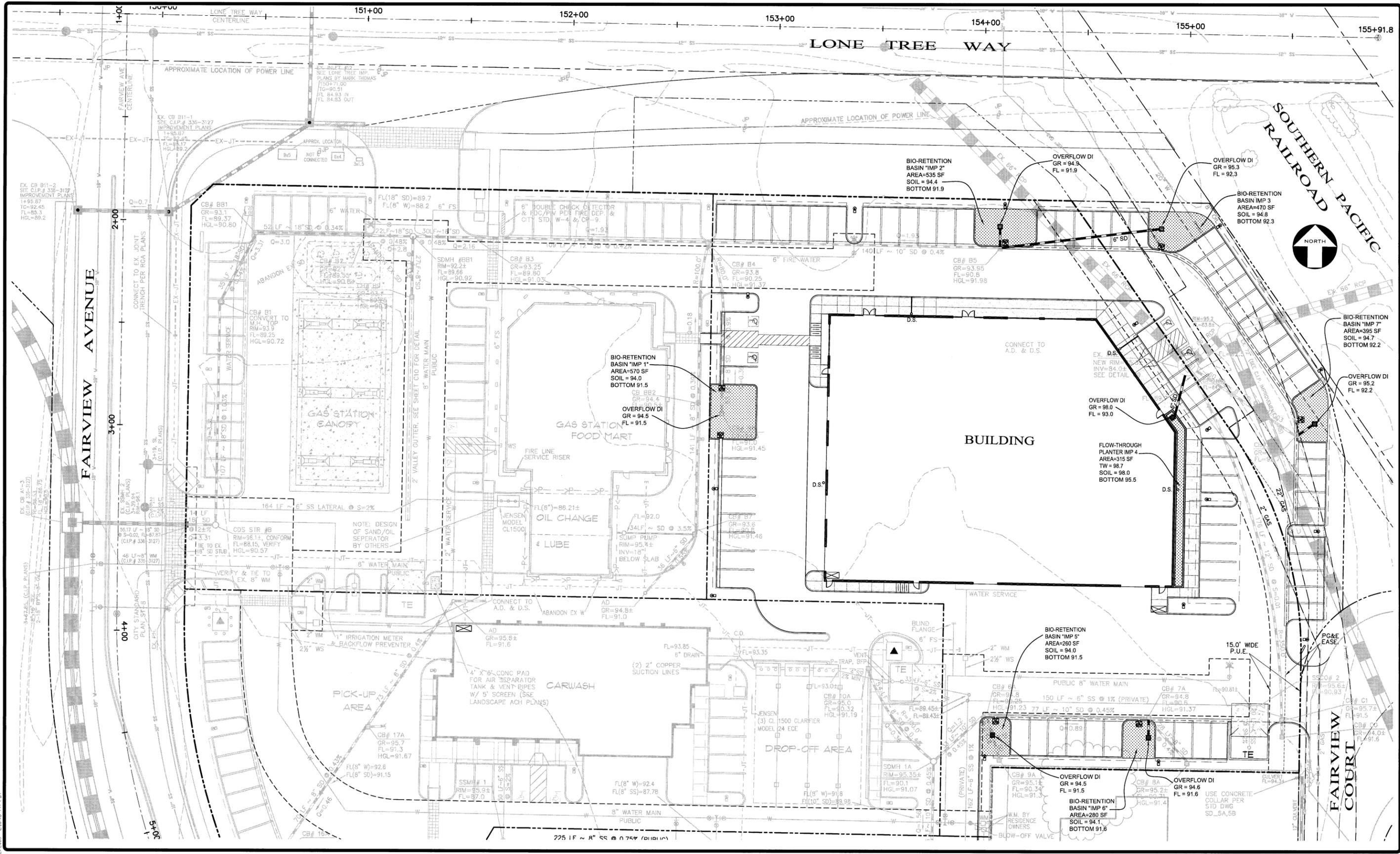
BRENTWOOD

**TRI CITY PLAZA  
 PARCEL 2  
 PRELIMINARY GRADING PLAN**

CALIFORNIA



SHEET **C02**  
 OF 4 SHEETS  
 JOB NO. 06001



NO.	DATE	APPROVED BY	REVISIONS

SCALE 1" = 20'  
 DATE 09/26/2016  
 ENGINEER H.N.  
 JOB NO. 06001

REGISTERED PROFESSIONAL ENGINEER  
 IZZAT S. NASHASHIBI R.C.E. 29528  
 BRENTWOOD CALIFORNIA

**TRI CITY PLAZA  
 PARCEL 2  
 PRELIMINARY UTILITY PLAN**  
 CALIFORNIA

**HUMANN COMPANY INC.**  
 ENGINEERING SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3578

SHEET **C03**  
 OF 4 SHEETS  
 JOB NO. 06001

2016-09-26 10:45 AM 2016-09-26 10:45 AM 2016-09-26 10:45 AM

**TOTAL SITE AREA:**

1.67± ACRES (72,710± SF)

**IMPERVIOUS AREA CALCULATIONS:**

TOTAL EXISTING IMPERVIOUS SURFACE	± 2,500 SF
IMPERVIOUS PAVEMENT REMOVED	± 0,000 SF
NEW IMPERVIOUS SURFACE	± 61,505 SF
TOTAL POST DEVELOPMENT IMPERVIOUS SURFACE	± 64,005 SF
LANDSCAPE & C.3 FACILITIES	± 8,705 SF

**DMA 0**

SELF TREATING LANDSCAPE DRAINS DIRECTLY OFFSITE (DMA 0-LS)	= ± 4,485 SF
CONSTRAINT AREAS DRAINS DIRECTLY OFFSITE (DMA 00)	= ± 3,500 SF
TRASH ENCLOSURE DRAIN TO SANITARY SEWER=	± 220 SF
TOTAL DMA 0	= ± 7,970 SF

**DMA 1**

ROOFS	6,720 X 1.0 = 6,720
IMPERVIOUS PAVING	6,660 X 1.0 = 6,660
IN-LIEU TREATMENT	490 X 1.0 = 490
LANDSCAPE	150 X 0.1 = 15
IMPERVIOUS AREA EQUIVALENT	= 13,885

**USE BIO-RETENTION BASIN FOR TREATMENT**

REQUIRED AREA = 13,885 x 0.04 = 555 SF  
DESIGNED IMP 1 AREA = 570 SF

**DMA 2**

ROOFS	4,500 X 1.0 = 4,500
IMPERVIOUS PAVING	8,325 X 1.0 = 8,325
LANDSCAPE	170 X 0.1 = 17
IMPERVIOUS AREA EQUIVALENT	= 12,842

**USE BIO-RETENTION BASIN FOR TREATMENT**

REQUIRED AREA = 12,842 x 0.04 = 514 SF  
DESIGNED IMP 2 AREA = 535 SF

**DMA 3**

ROOFS	3,650 X 1.0 = 3,650
IMPERVIOUS PAVING	3,520 X 1.0 = 3,520
LANDSCAPE	185 X 0.1 = 19
IMPERVIOUS AREA EQUIVALENT	= 7,189

**USE BIO-RETENTION BASIN FOR TREATMENT**

REQUIRED AREA = 7,189 x 0.04 = 288 SF  
DESIGNED IMP 3 AREA = 470 SF

**DMA 4**

ROOFS	6,720 X 1.0 = 6,720
IMPERVIOUS AREA EQUIVALENT	= 6,720

**USE FLOW-THROUGH PLANTER FOR TREATMENT**

REQUIRED AREA = 6,720 x 0.04 = 267 SF  
DESIGNED IMP 4 AREA = 315 SF

**DMA 5**

IMPERVIOUS PAVING	5,205 X 1.0 = 5,205
IN-LIEU TREATMENT	550 X 1.0 = 550
IMPERVIOUS AREA EQUIVALENT	= 5,755

**USE BIO-RETENTION BASIN FOR TREATMENT**

REQUIRED AREA = 5,755 x 0.04 = 230 SF  
DESIGNED IMP 5 AREA = 260 SF

**DMA 6**

IMPERVIOUS PAVING	6,510 X 1.0 = 6,510
IMPERVIOUS AREA EQUIVALENT	= 6,510

**USE BIO-RETENTION BASIN FOR TREATMENT**

REQUIRED AREA = 5,755 x 0.04 = 230 SF  
DESIGNED IMP 6 AREA = 280 SF

**DMA 7**

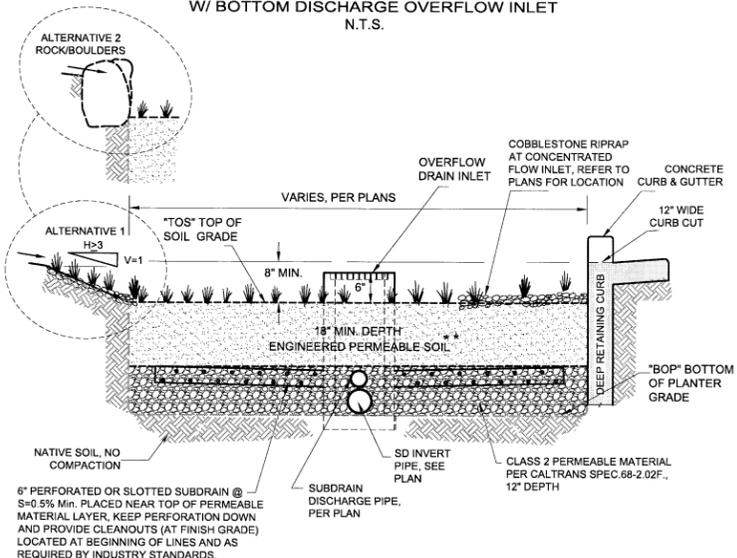
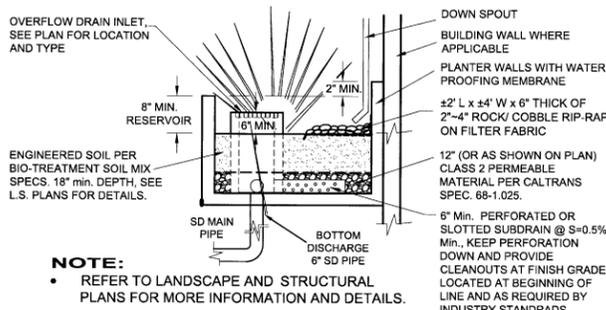
IMPERVIOUS PAVING	8,475 X 1.0 = 8,475
LANDSCAPE	890 X 0.1 = 89
IMPERVIOUS AREA EQUIVALENT	= 8,564

**USE BIO-RETENTION BASIN FOR TREATMENT**

REQUIRED AREA = 8,564 x 0.04 = 343 SF  
DESIGNED IMP 7 AREA = 395 SF

**LEGEND**

[Symbol]	ROOFS DRAIN TO C.3 TREATMENT FACILITIES	[Symbol]	ONSITE CONC. PAVING, CONSTRAINT AREA (DMA 00) "SUBJECT TO IN LIEU TREATMENT"
[Symbol]	IMPERVIOUS SURFACE (CONCRETE OR ASPHALT) DRAINS TO C.3 TREATMENT FACILITIES	[Symbol]	TRASH ENCLOSURE DRAIN TO SANITARY SEWER
[Symbol]	LANDSCAPE DRAINS TO C.3 TREATMENT FACILITY	[Symbol]	DMA DRAINAGE MANAGEMENT AREA
[Symbol]	IN-LIEU TREATMENT AREA	[Symbol]	INTEGRATED MANAGEMENT PRACTICE "C.3 FACILITY"
[Symbol]	SELF TREATING LANDSCAPE CONNECTED DIRECTLY TO STORM DRAIN SYSTEM (DMA 0-LS)	[Symbol]	DRAIN INLET & STORM DRAIN LINE
[Symbol]	C.3 TREATMENT FACILITY	[Symbol]	PERFORATED SUBDRAIN
		[Symbol]	T.O.S. TOP OF SOIL
		[Symbol]	B.O.P. BOTTOM OF PLANTER

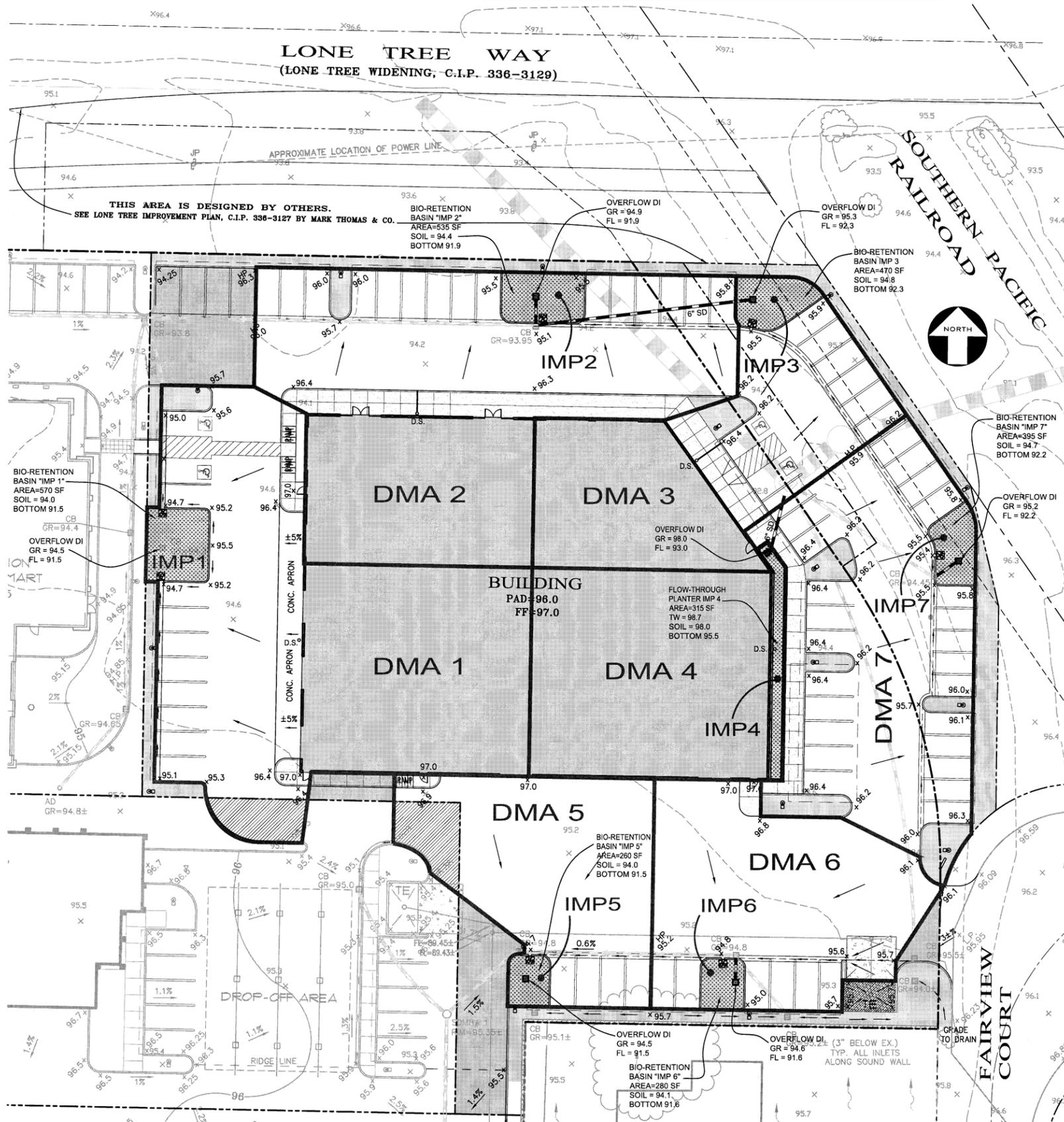


**BIORETENTION BASIN TYPICAL SECTION**  
N.T.S.

**PLANTER NOTES:**

- PLANTER SURFACE SHALL BE GRADED FLAT.
- ADDITIONAL ATTENTION SHOULD BE DIRECTED TO ENSURE ALL LANDSCAPED AREAS ARE VEGETATED AND STABILIZED BEFORE THE TREATMENT FACILITIES ARE BROUGHT ON-LINE.
- ALL PERFORATED PIPE SHALL HAVE A MINIMUM DIAMETER OF 6" AND A MINIMUM OF THREE 3/4" DIA. HOLES EVENLY SPACED ALONG THE CIRCUMFERENCE OF THE PIPE AND NOT LESS THAN THREE HOLES PER LINEAL FOOT OF PIPE.
- PLANTINGS MAY INCLUDE TREES; USE STRUCTURAL SOIL AS SHOWN ON C.C.Co. CLEAN WATER PROGRAM STORMWATER (C.3) GUIDEBOOK, 6TH EDITION. MINIMUM LONG TERM INFILTRATION RATE 5" PER HOUR.

\*\* REFER TO LANDSCAPE PLANS AND TO C.C.Co. CLEAN WATER PROGRAM STORMWATER (C.3) GUIDEBOOK, 6TH EDITION, APPENDIX B, FOR THE ENGINEERED SOIL MIX SPECIFICATIONS PRIOR TO ORDERING THE MIX.  
(A MIX AVAILABLE AT L.H. VOSS (www.lhvoss.com) HAS BEEN USED IN SOME RECENT APPLICATIONS IN CONTRA COSTA COUNTY.)



NO.	DATE	APPROVED BY	REVISIONS

SCALE	1" = 20'
DATE	09/26/2016
ENGINEER	H.N.
JOB NO.	06001

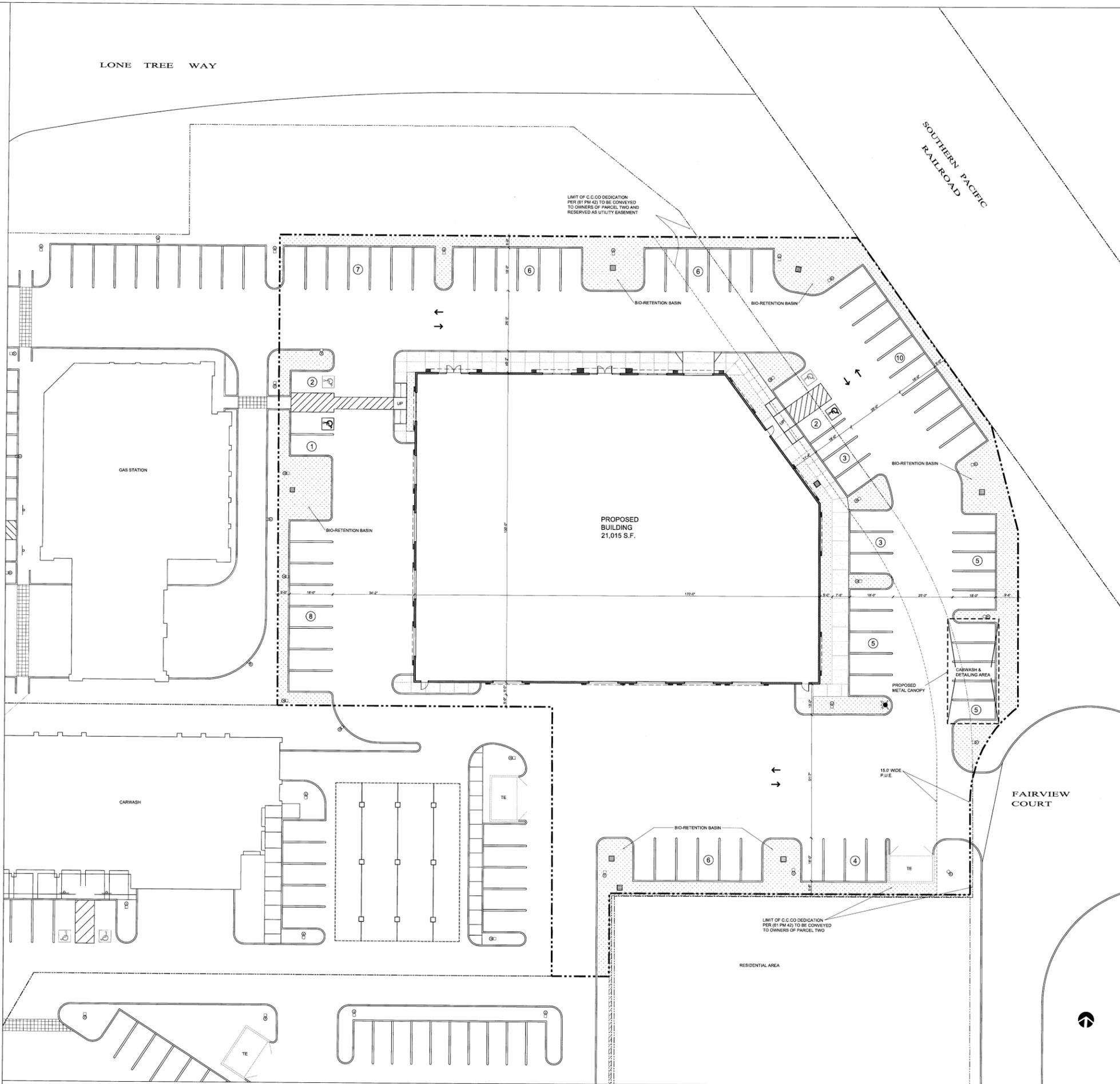
REGISTERED PROFESSIONAL ENGINEER  
No. 25538  
Exp. 3-31-09  
CIVIL  
STATE OF CALIFORNIA

IZZAT S. NASHASHIBI R.C.E. 29526

**TRI CITY PLAZA**  
PARCEL 2  
PRELIMINARY STORM WATER CONTROL PLAN EXHIBIT  
BRENTWOOD CALIFORNIA

**HUMANN COMPANY INC.**  
ENGINEERING - SURVEYING  
1021 BROWN AVE. LAFAYETTE, CA 94549  
PH (925)283-5000 FAX (925)283-3578

SHEET	<b>C.3-1</b>
OF	4 SHEETS
JOB NO.	06001



PRELIMINARY SITE PLAN

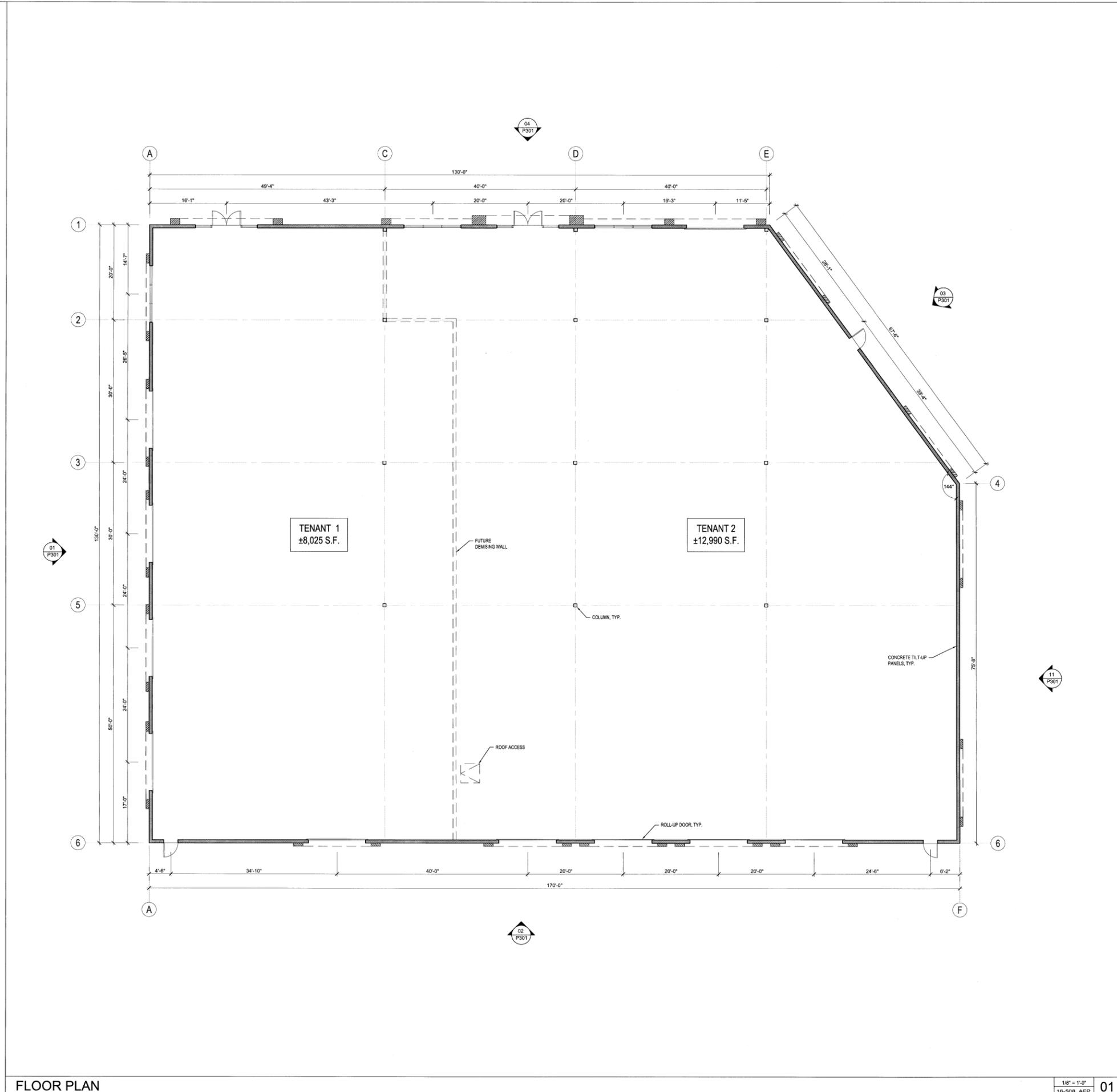
NEW SITE DEVELOPMENT:  
**AUTO-BODY SHOP &  
AUTO-ORIENTED SERVICES**  
TRI-CITY PLAZA - PARCEL 2  
6965 LONE TREE WAY  
BRENTWOOD, CA 94513

REVISION	DATE
DATE:	09.26.16
JOB NO.:	16-508

PRELIMINARY  
SITE PLAN

SCALE: AS NOTED

SP01



FLOOR PLAN

1/8" = 1'-0"  
16-508\_AFP 01

NEW SITE DEVELOPMENT:  
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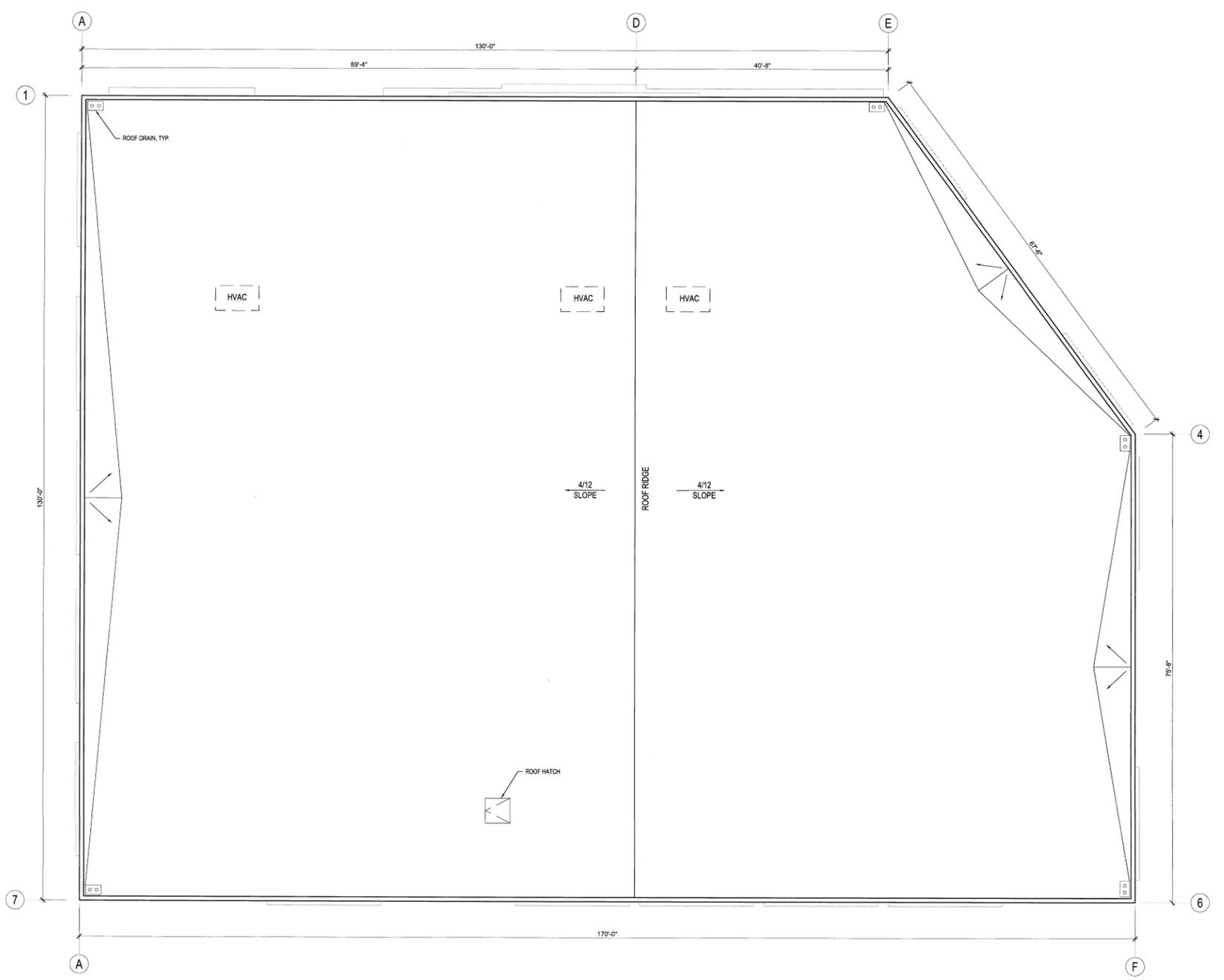
REVISION	DATE
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PRELIMINARY  
FLOOR PLAN

SCALE: AS NOTED

P101

OF



ROOF PLAN

1/8" = 1'-0"  
16-508\_AFP 01

NEW SITE DEVELOPMENT:  
**AUTO-BODY SHOP &  
AUTO-ORIENTED SERVICES**  
TRI-CITY PLAZA - PARCEL 2  
6965 LONE TREE WAY  
BRENTWOOD, CA 94513

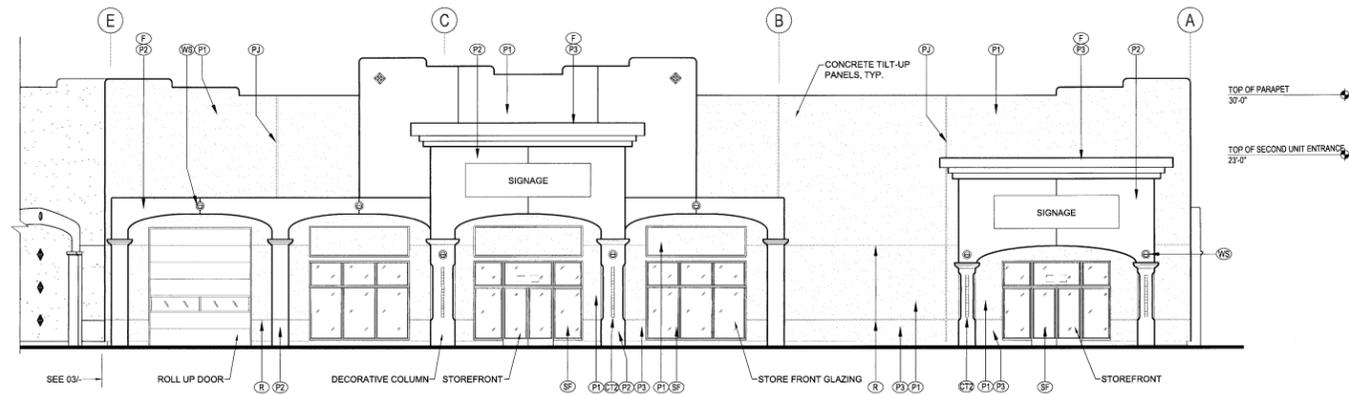
REVISION	DATE
DATE:	09.26.16
JOB NO.:	16-508

PRELIMINARY  
ROOF PLAN

SCALE: AS NOTED

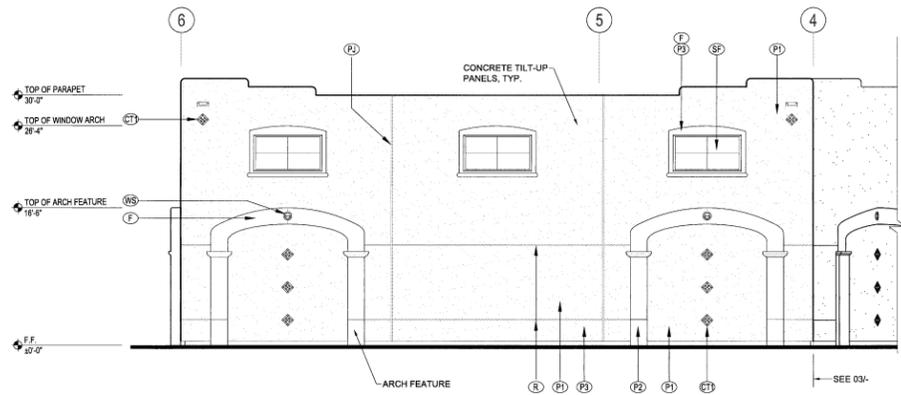
P102

OF



**NORTH ELEVATION**

1/8" = 1'-0"  
 16-508\_AEL 04

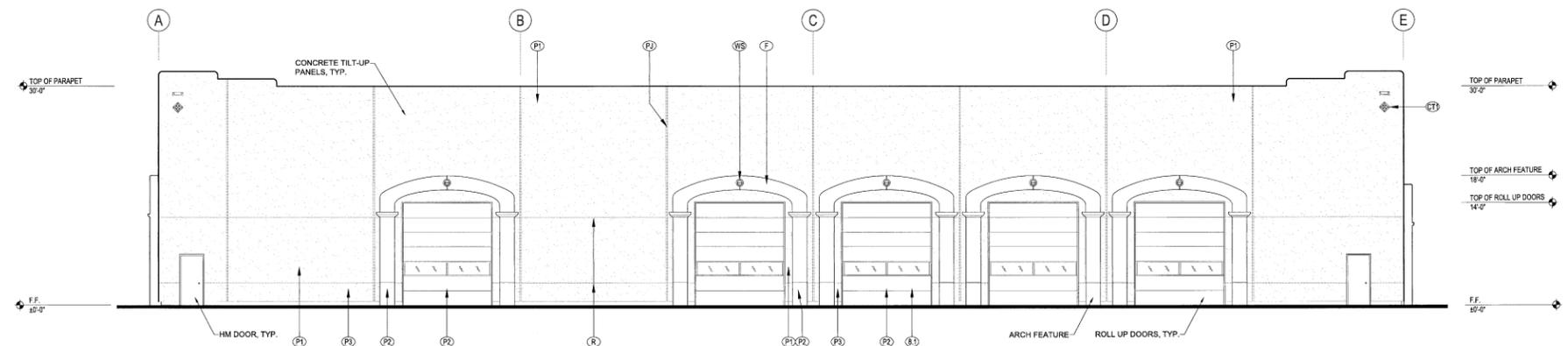


**EAST ELEVATION**

1/8" = 1'-0"  
 16-508\_AEL 11

**NORTH EAST ELEVATION**

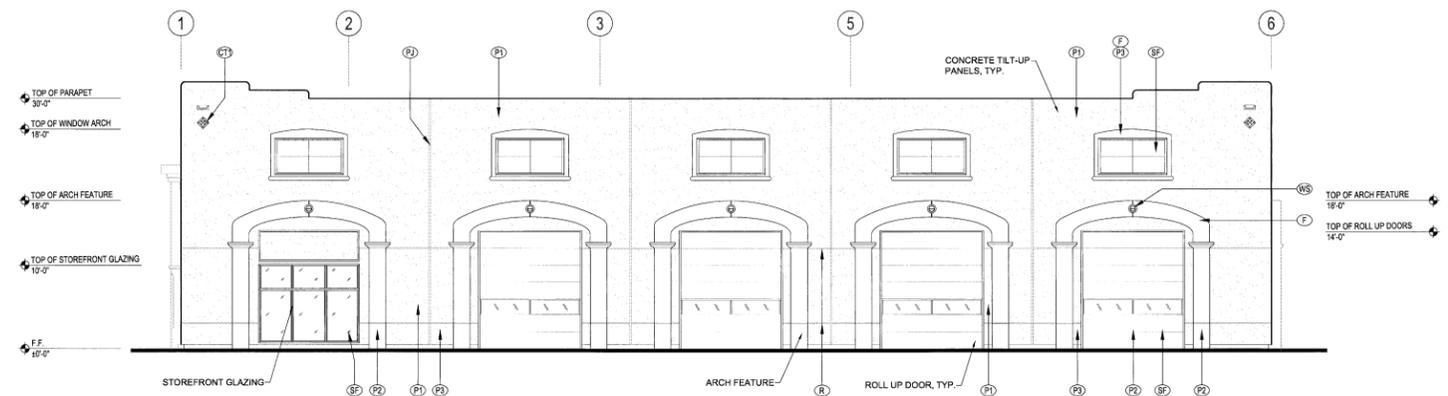
1/8" = 1'-0"  
 16-508\_AEL 03



**SOUTH ELEVATION**

1/8" = 1'-0"  
 16-508\_AEL 02

- (P1) SHERMAN-WILLIAMS SW-2214 TRADITIONAL IVORY.
- (P2) SHERMAN-WILLIAMS SW-2139 SHIPYARD GRAY.
- (P3) SHERMAN-WILLIAMS SW-2204 OAKRIDGE.
- (CT1) DECORATIVE TILE INSERT.
- (CT2) DECORATIVE TILE INSERT.
- (F) FOAM CROWN MOLDING.
- (PJ) PANEL VERTICAL JOINT
- (R) HORIZONTAL REVEAL
- (SF) U.S. ALUMINUM STOREFRONT SYSTEM OR APPROVED EQUAL. SPECS: SERIES FF450 #22 DARK BRONZE ANODIC COATING
- (WS) WALL SCENCE



**WEST ELEVATION**

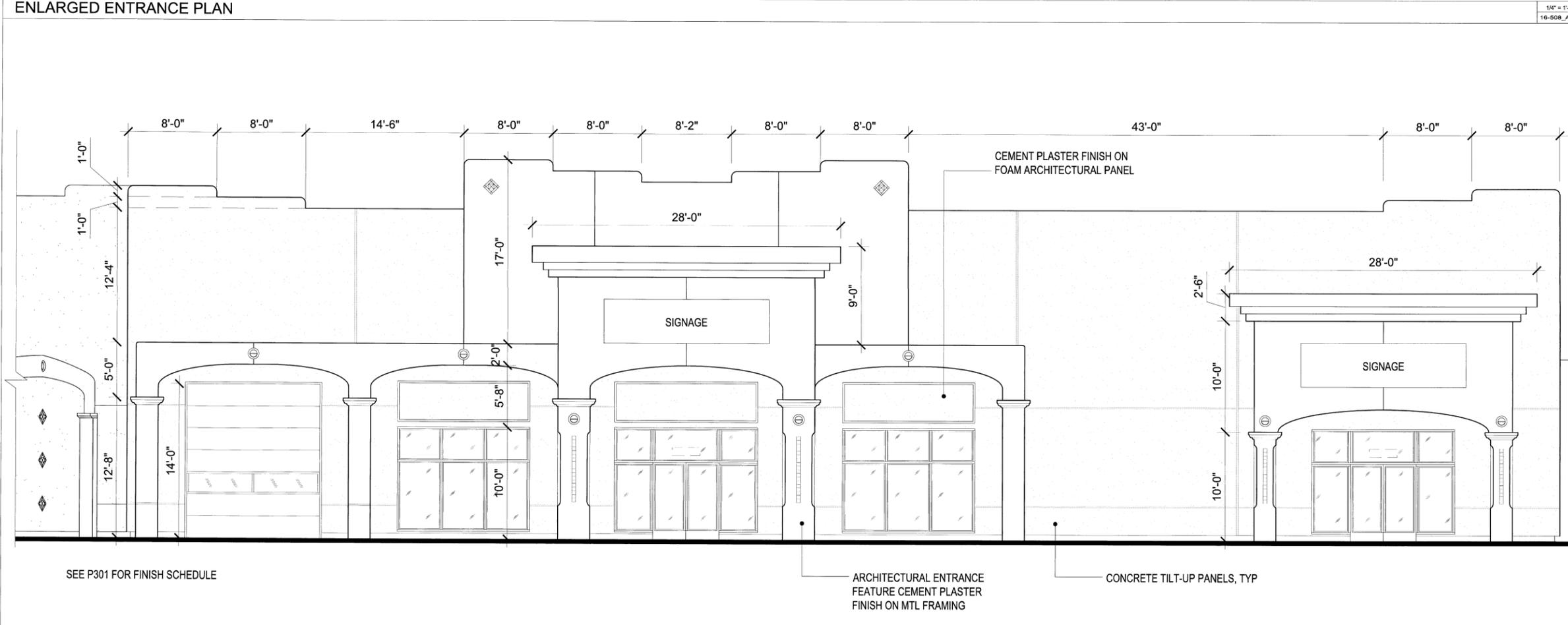
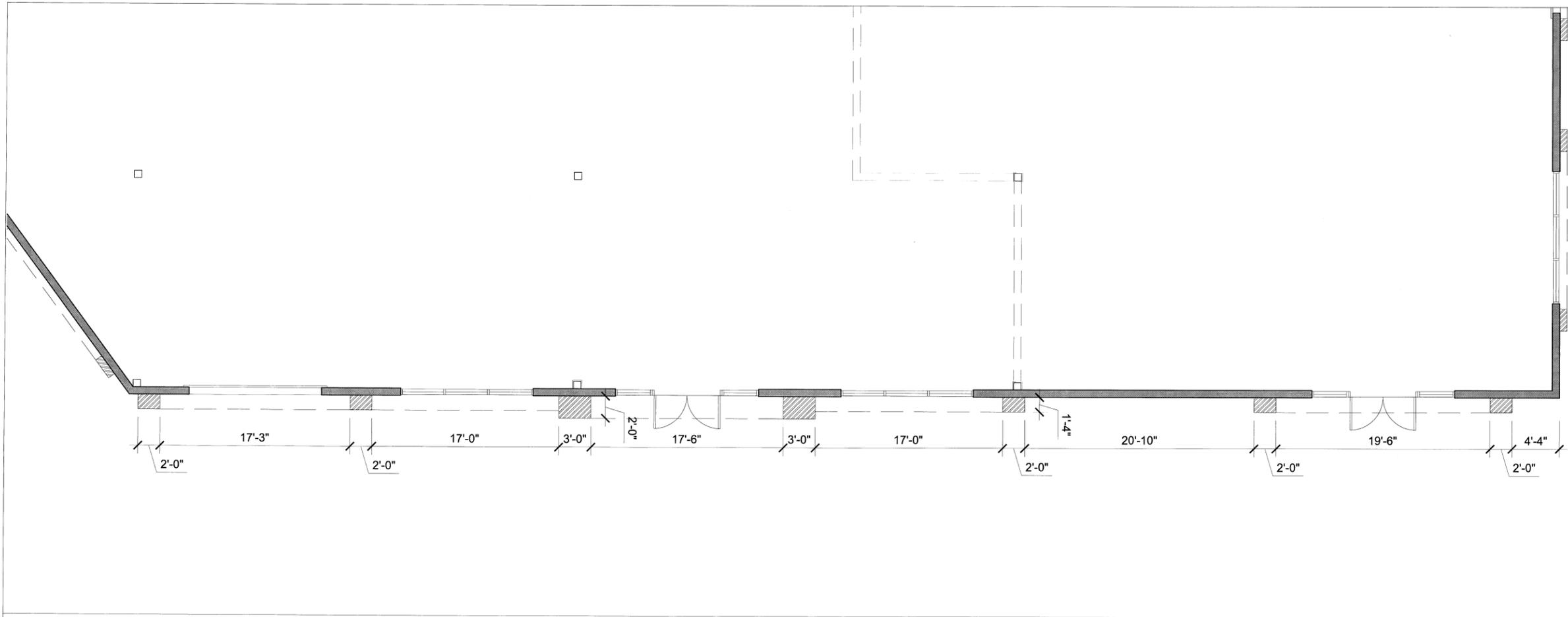
1/8" = 1'-0"  
 16-508\_AEL 01

**MATERIAL & FINISH SCHEDULE** SCHEDULE 17

REVISION	DATE
DATE:	09.26.16
JOB NO.:	16-508

PRELIMINARY  
 BUILDING  
 ELEVATION

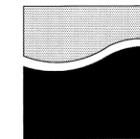
SCALE: AS NOTED



REVISION	DATE
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JOB NO.:	16-508

PRELIMINARY  
ENLARGED PLAN  
& ELEVATION DETAILS

SCALE: AS NOTED



REED ASSOCIATES  
LANDSCAPE ARCHITECTURE  
477 SOUTH TAFFEE STREET  
SUNNYVALE, CALIFORNIA 94088  
415.435.9322 / 415.435.9323 FAX  
www.ria.net / email: paul@ria.net

TRI CITY PLAZA

6965 LONE TREE WAY  
BRENTWOOD, CA 94513

ISSUE	DATE
Submitted	9.26.16



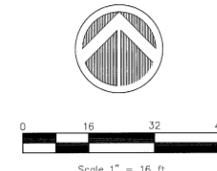
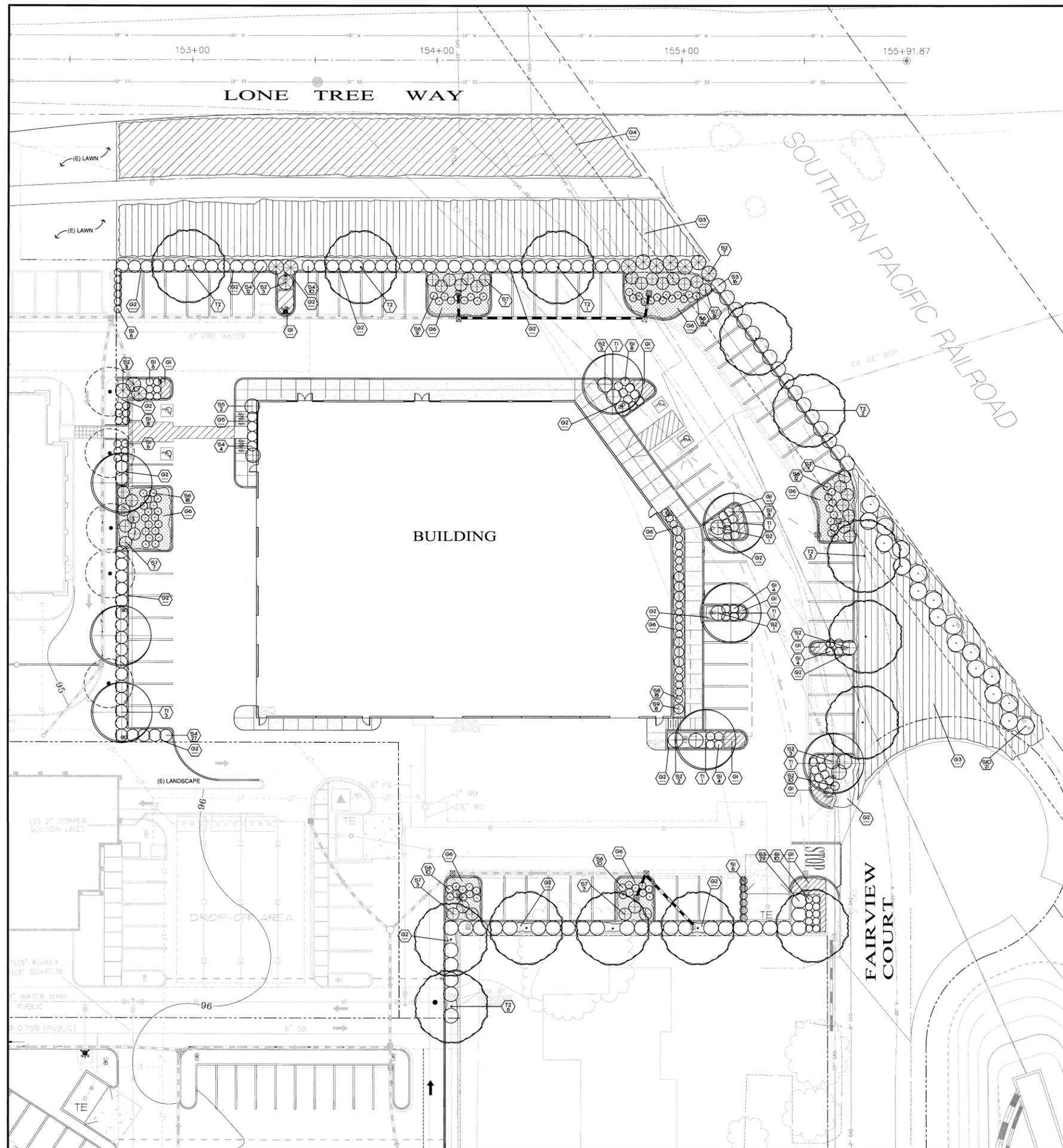
PLANT LIST:						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	USCOLS
<b>TREES</b>						
T1	LAGERBERGIA	SHRUB HYDRILLA	8	18" GAL.	STANDARD	LOW
T2	ANALBIUS THAMNIA	HARINA STRAWBERRY TREE	4	18" GAL.	STANDARD	LOW
<b>SHRUBS</b>						
S1	PENSTEMON H. MARGARITA BOB	CHINESE FOUNTAIN GRASS	68	5" GAL.		MEDIUM
S2	MACROPHIT. YELLOU WAVE	NEW ZEALAND FLAX	34	5" GAL.		LOW
S3	PITTOCORUM T. VARIIGATA	MOCK ORANGE	49	5" GAL.		LOW
S4	RAUHAUCOLEPIS L. THICK	TYEDOO HAZELHORN	53	5" GAL.		LOW
S5	PODOCARPUS MACROPHYLLUS	YEW PINE	2	18" GAL.		LOW
S6	JUNCUS PATENS	CALIFORNIA GREY RUSH	13	5" GAL.		LOW
S7	CHONDRILLUM TECTORUM	SMALL CAPE RUSH	39	5" GAL.		LOW
S8	PENSTEMON H. MARGARITA BOB	BLUE BEEDER PENSTEMON	18	5" GAL.		MEDIUM
S9	DIETES G. VARIIGATA	SHRIMP FORTNIGHT LILY	8	5" GAL.		LOW
S10	HETEROCHELES ANTIFFOLIA	TOYON	11	5" GAL.		LOW
<b>GROUND COVERS</b>						
G1	BULBINE FRUTESCENS 'YELLOW'	STALKED BULBINE	---	1 GAL.	18" O.C.	LOW
G2	COTYLEDONUM F. WHITE	AFRICAN DABBY	---	1 GAL.	18" O.C.	LOW
G3	ROSEMARYNUS O. HASTINGTON BLUE	ROSEMARY	---	1 GAL.	36" O.C.	LOW
G4	PTYOPHORUM PARVIFOLIUM	PTYOPHORUM	---	1 GAL.	36" O.C.	LOW
G5	CHARADELLETT NOBLE	CHARADELLETT	---	1 GAL.	18" O.C.	LOW
G6	CAREX PANSA	CALIFORNIA MEADOW BEDGE	---	1 GAL.	18" O.C.	LOW

PLANT NOTES:

- THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
- NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
- PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
- SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
- THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
- ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 4:1 SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2:1 SLOPE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (5% MIN).
- IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
- ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/4" FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
- ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
- PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1-800-227-2600
- PROTECT EXISTING STORM DRAIN INLETS, DRAIN INLETS, WITH FILTER FABRIC, FOR THE DURATION OF THE PROJECT.

PLANT SYMBOLS

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN



LANDSCAPE PLANTING PLAN

L1.0

ISSUE	DATE
Submit	9.26.16



**IRRIGATION HYDRO-ZONE LEGEND**

PLANTS ARE GROUP TO HAVE MATCHING WATER REQUIREMENTS AND MICRO-CLIMATE CHARACTERISTICS.

-  HIGH WATER REQUIREMENT
-  MEDIUM WATER REQUIREMENT
-  LOW WATER REQUIREMENT (DROUGHT TOLERANT PLANTING)

**Appendix B - Water Efficient Landscape Worksheet**

Reference Evapotranspiration (ET<sub>0</sub>) 44.2

MAWA - Regular Landscape Areas  
 $MAWA = (ET_0) \times (0.62) \times ((0.45 \times LA) + (0.3 \times SLA))$

landscape area 23,824 s.f.  
 ETAF 45 average ETAF for regular landscape areas must be 0.55 for residential areas, and 0.45 for non-residential areas.  
 mawa total 293,793 gallons per year

ETWU - Regular Landscape Areas  
 $ETWU = (ET_0) \times (0.62) \times (ETAF \times LA)$

hydro zone number	plant water use	plant factor (PF)	irrigation method	irrigation efficiency	ETAF (PF/IE)	hydro-zone area	ETAF x Area	ETWU	
1	low	0.2	spray	0.75	0.267	11,053	2,947.5	80,772	
2	medium	0.5	drip	0.85	0.588	1,402	824.7	22,600	
3	medium	0.5	drip	0.85	0.588	1,767	1,039	28,484	
4	medium	0.5	drip	0.85	0.588	1,201	706	19,360	
5	low	0.2	drip	0.85	0.235	2,163	509	13,947	
6	medium	0.5	drip	0.77	0.649	1,362	884	24,237	
7	low	0.2	spray	0.85	0.235	4,876	1,147	31,446	
						<b>totals</b>	<b>23,824</b>	<b>8,059</b>	<b>220,841</b>

ETAF calculations  
 total ETAF x area 8058.71  
 total area 23,824 s.f.  
 average ETAF 0.338 Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

TOTALS  
 MAWA total 293,793 gallons per year  
 ETWU total 220,841 gallons per year  
 24.8 Percentage reduction of Potable Irrigation Water

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Approved	PJR
Drawn	JH
Reviewed	PJR
Project No.	18.58
Scale	1"=16'
Issue Date	09.26.16

**LANDSCAPE HYDROZONE PLAN**

**L2.0**

