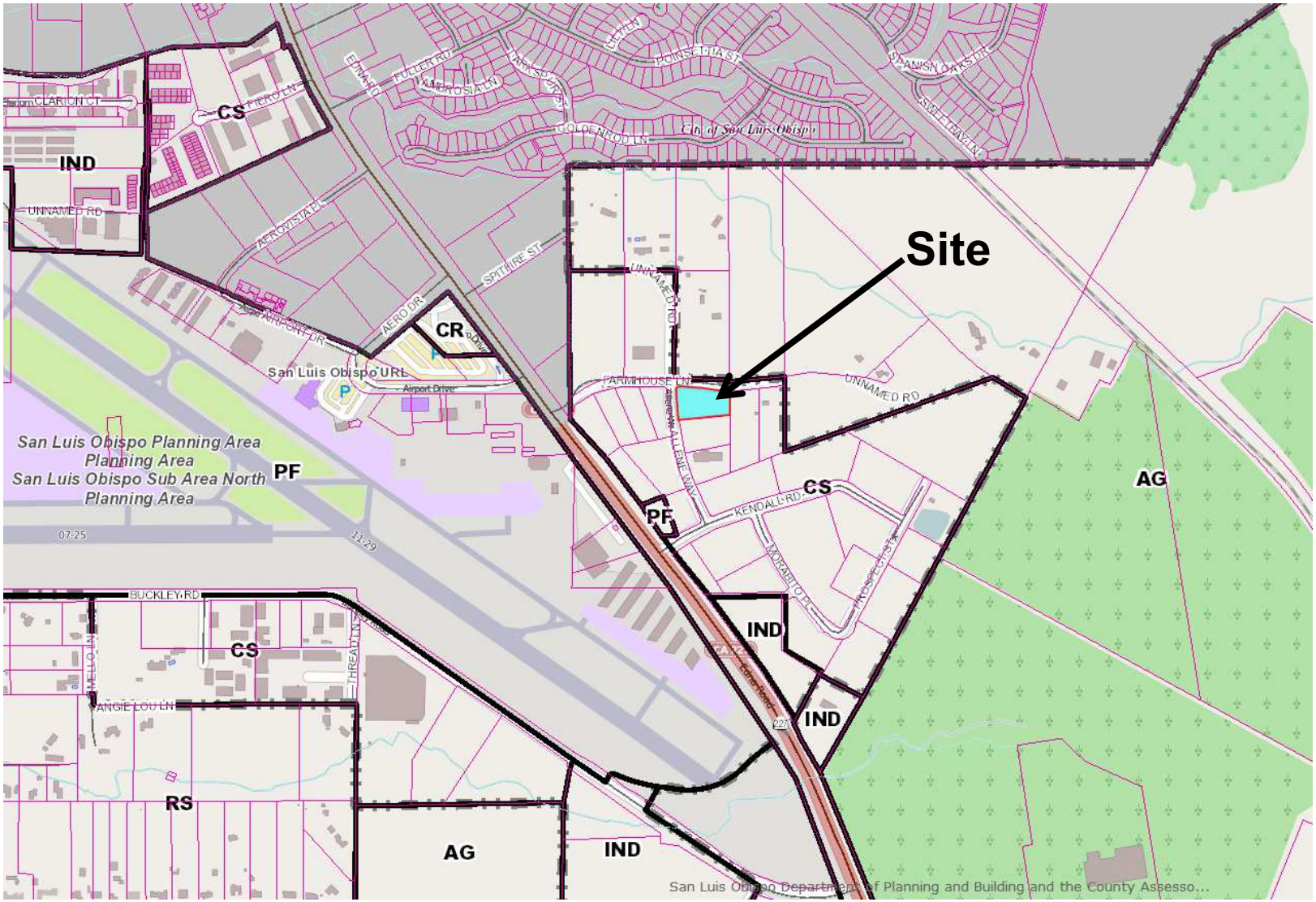

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EXHIBIT

Vicinity Map and Land Use Category Map

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EXHIBIT
Aerial Photograph

EXHIBIT

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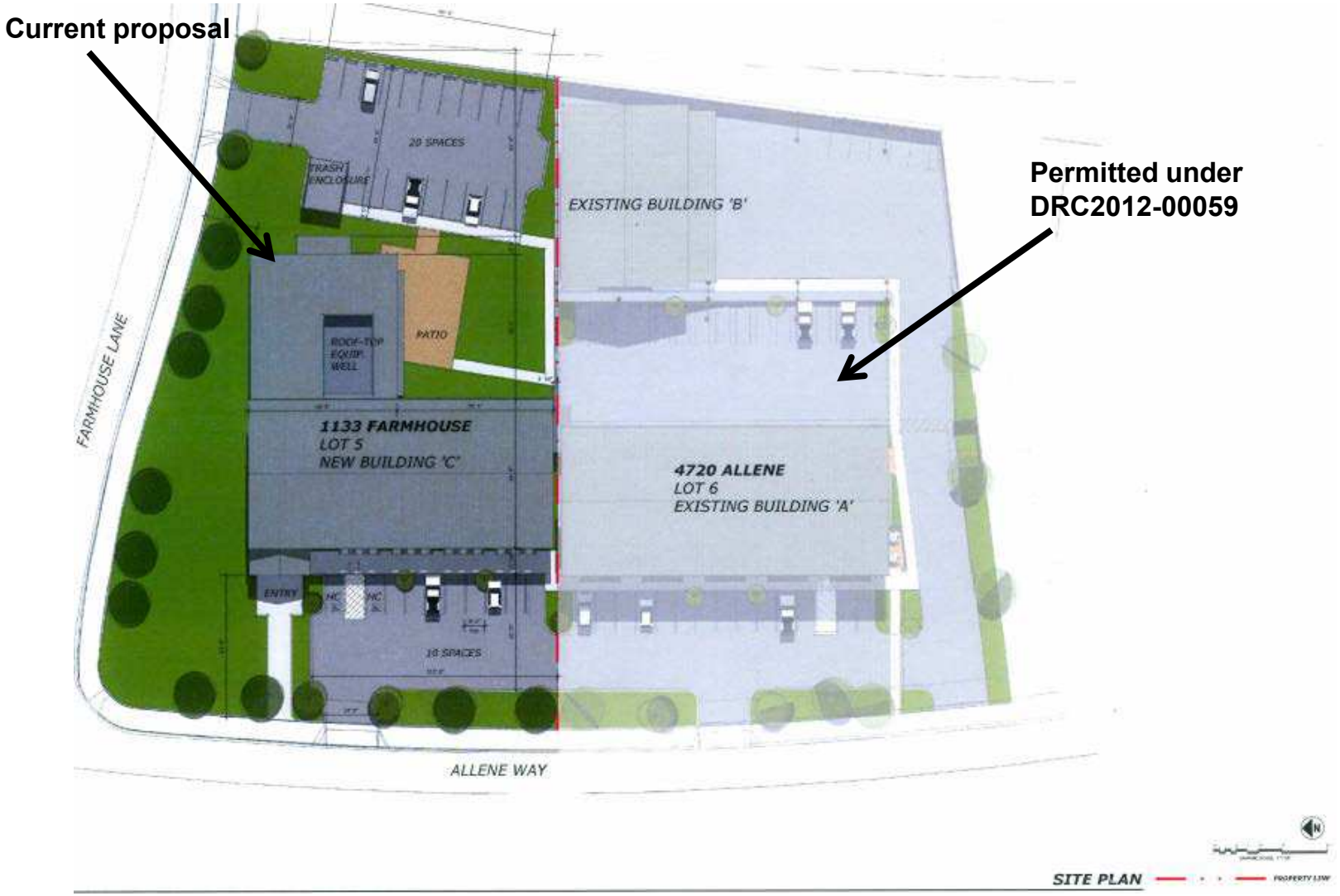
EXHIBIT
Aerial Photograph

EXHIBIT


Current proposal
Permitted under DRC2012-00059
20 SPACES
TRASH ENCLOSURE
EXISTING BUILDING 'B'
ROOF-TOP EQUIP. WELL
PATIO
FARMHOUSE LANE
1133 FARMHOUSE
LOT 5
NEW BUILDING 'C'
4720 ALLENE
LOT 6
EXISTING BUILDING 'A'
ENTRY
HC
HC
18 SPACES
ALLENE WAY
SITE PLAN
PROPERTY LINE

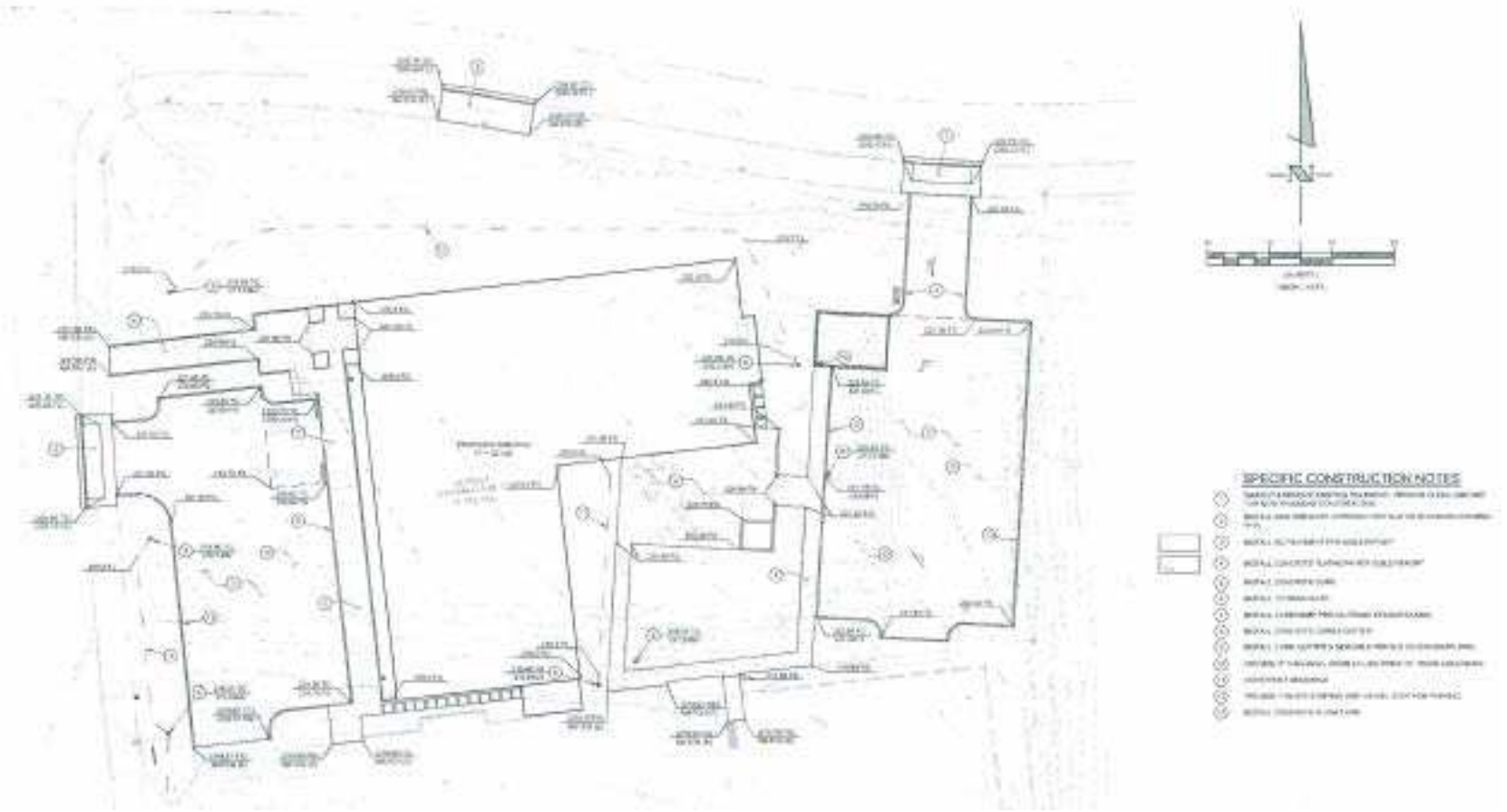


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EXHIBIT
Preliminary Grading Plan

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EXHIBIT

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

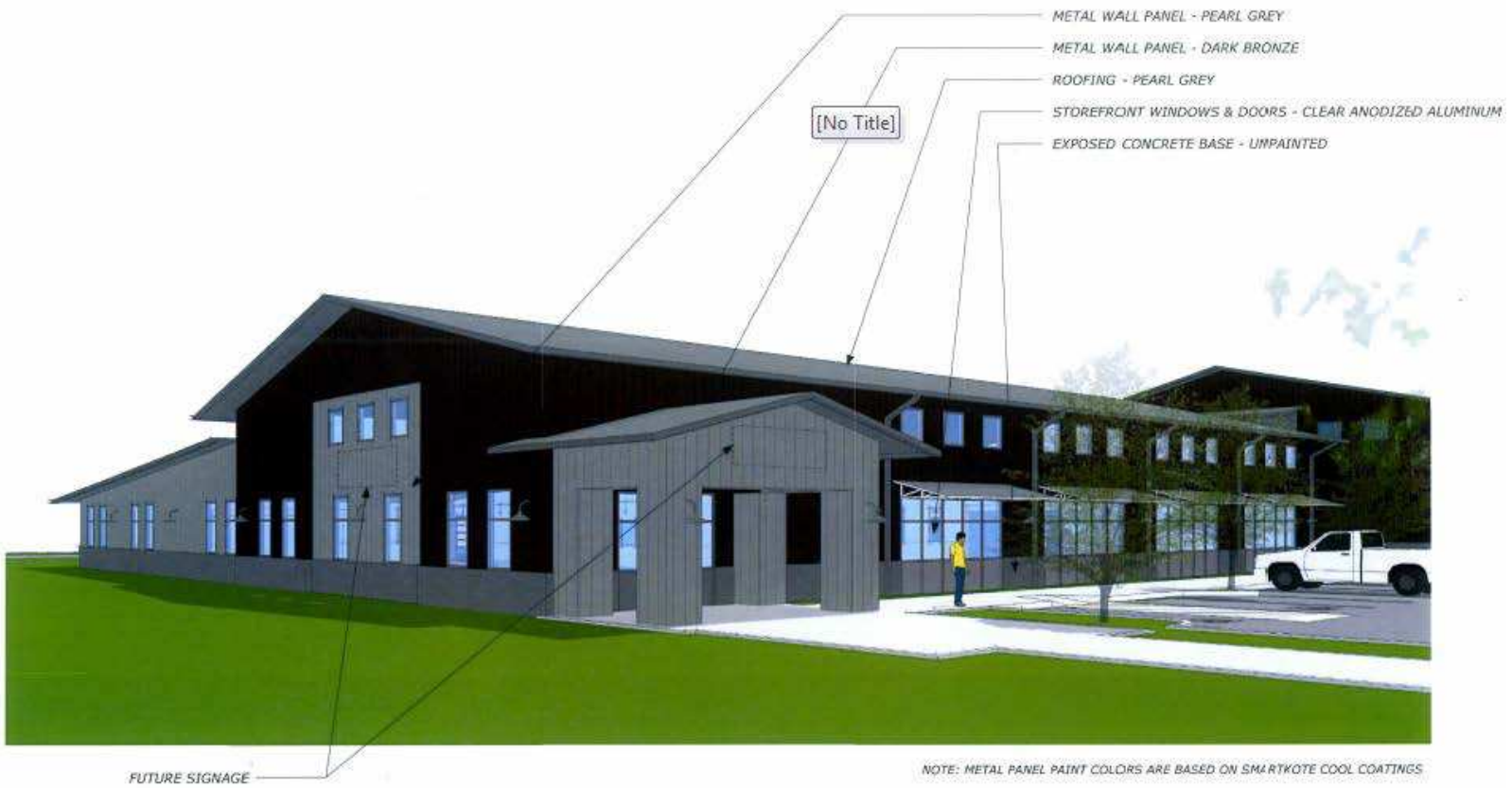

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EXHIBIT
Northwest perspective

PROJECT
EXHIBIT

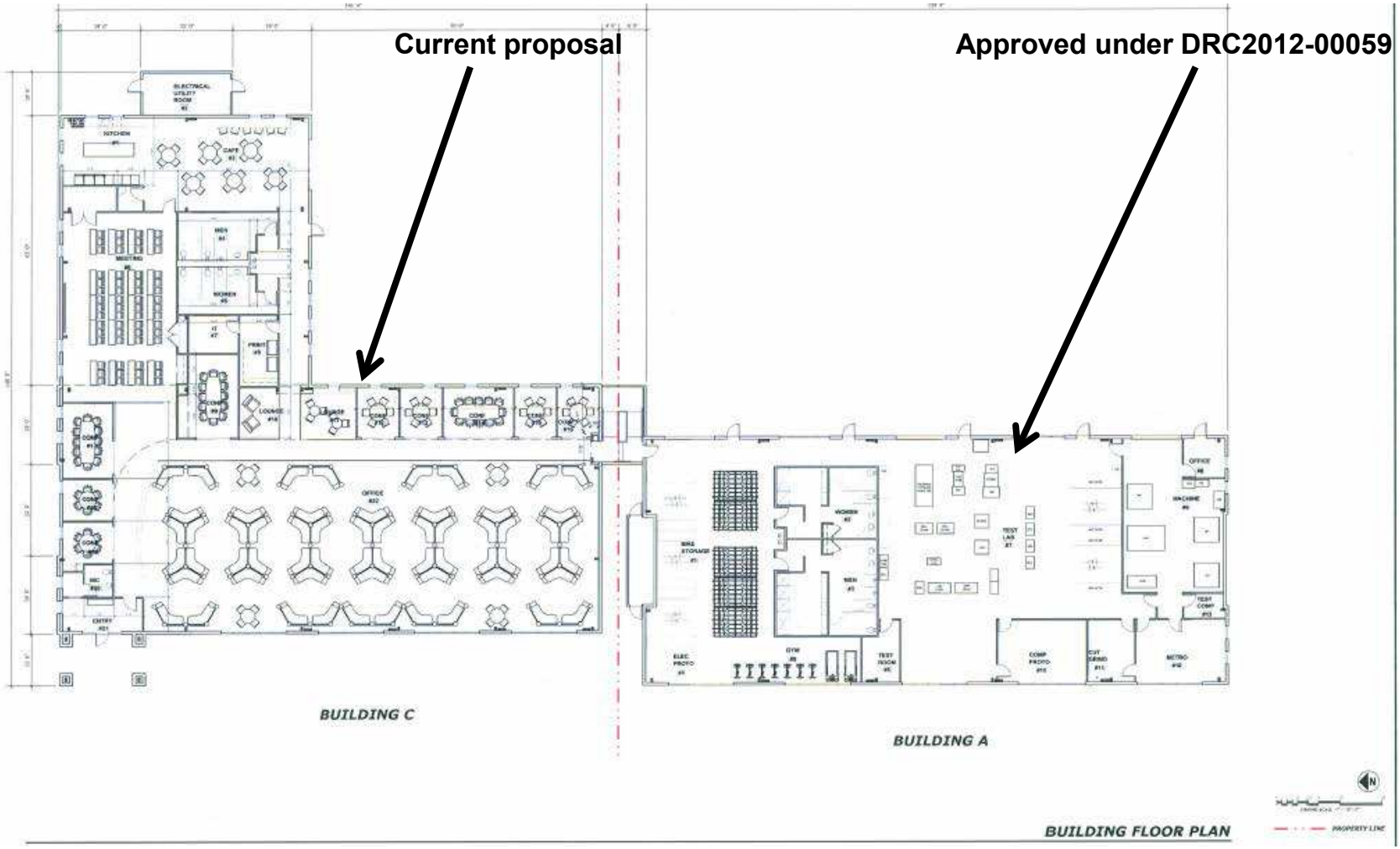

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EXHIBIT
Floor Plan

PROJECT
EXHIBIT

PROPOSED PLANT PALETTE

BOTANICAL / COMMON NAME	SIZE	NOTES
CANOPY TREES		
Platanus x acerifolia 'Bloodgood' / LONDON PLANE	24" BOX	LARGE CANOPY TREE
Pistacia chinensis / CHINESE PISTACHE	24" BOX	TAPEROPEN, VERTICAL FORM
Platanus racemosa / CALIFORNIA SYCAMORE	15 GAL	LARGE CANOPY TREE
PEDESTRIAN-SCALE TREES		
Melaleuca quinquenervia / CAJEPUT TREE	15 GAL	WHITE BARK, VERTICAL FORM
Olea europaea 'Swanson' / SWANSON OLIVE	24" BOX	YELLOW-GREEN FOLIAGE
Pyrus calleryana 'Redspire' / ORNAMENTAL PEAR	24" BOX	WHITE FLOWERS, FALL COLOR
LARGE SHRUBS		
Leucadendron 'Safari Sunset' / SAFARI SUNSET	5 GAL	YELLOW STAKES, MED. GROWTH
Grevillea sps. / GREVILLEA	5 GAL	VARIED FORM
Trimezia martinicensis / BLUE IRIS	5 GAL	GREY-BLUE FOLIAGE
MEDIUM SHRUBS		
Ceanothus spp. / CALIFORNIA LILAC	5 GAL	GREEN FOLIAGE, MULTI-COLOR
Hesperaloe funifera 'Yellow' / YELLOW YUCCA	5 GAL	BOLD FOLIAGE, SHADE TOLERANT
Westringia fruticosa 'Morning Light' / COAST ROSEMARY	5 GAL	COMPACT, YELLOW-GREEN FOLIAGE
SMALL SHRUBS		
Agave attenuata 'Nova Blue' / NOVA BLUE AGAVE	5 GAL	BOLD SUCCULENT
Cistus 'Sunset' / MAGENTA ROCKROSE	5 GAL	PINK FLOWERS, DROUGHT TOLERANT
Rosmarinus 'Collingwood Ingram' / ROSEMARY	5 GAL	FLOWERING, DROUGHT TOLERANT
PERENNIALS / GRASSES / ACCENTS		
Carex divulsa / BERKELEY SEDGE	1 GAL	DEEP GREEN FOLIAGE, SHADE
Carex tumulicola / FOOTHILL SEDGE	1 GAL	ORANGE FOLIAGE
Calamagrostis acut. 'Karl Foerster' / FEATHER REED GRASS	1 GAL	VERTICAL, TAN FLOWER STALKS
Cordyline cannifolia 'Purpurea' / CORDYLINE PALM	5 GAL	BURGUNDY FOLIAGE
Pennisetum spp. / NEW ZEALAND FLAX	5 GAL	SWORD-SHAPE FOLIAGE
Phygelius rectus sibs. / FOUNTAINGRASS PINK	1 GAL	FLOWERING PERENNIAL
GROUNDCOVER		
Cotoneaster dammeri 'Coralbeat' / BEARBERRY COTONEASTER	1 GAL	RED BERRIES
Cistus salviifolius / SAGELEAF ROCKROSE	5 GAL	PINK FLOWERS, DROUGHT TOLERANT
Rosmarinus officinalis 'Prostratus' / TRAILING ROSEMARY	1 GAL	FLOWERING, DROUGHT TOLERANT
BIOSWALE		
Carex praegracilis / CALIFORNIA FIELD SEDGE	1 GAL	MEADOW GRASS
Juncus patens / GREY RUSH	1 GAL	UPRIGHT GROWTH
Leymus condensatus / WILD RYE	1 GAL	BLUE FOLIAGE COLOR

CONCEPT NOTES

1. PLANT MATERIAL WAS CHOSEN FOR ITS COMPATIBILITY WITH THE MACROCLIMATIC / MICROCLIMATIC CONDITIONS OF THE DESIGN AND SITE, TOLERANCE OF WIND, TOLERANCE OF DROUGHT CONDITIONS, FOREIGHT SCREENING CAPABILITIES, AND OVERALL ATTRACTIVENESS.
2. IRRIGATION SYSTEM SHALL BE DESIGNED FOR MAXIMUM WATER EFFICIENCY AND SHALL INCLUDE AN AUTOMATIC CONTROLLER, BACKFLOW PREVENTION DEVICE, AND LOW-GALLON/GAGE HEADS FOR TURF AND LARGE GROUND COVER AREAS. A DRIP TYPE SYSTEM SHALL BE USED WHERE APPROPRIATE. TREES SHALL BE IRRIGATED ON SEPARATE BUBBLER SYSTEMS.
3. PLANT MATERIAL QUANTITIES, ALTERNATIVE SPECIFICATIONS, SITE DETAILS, AND MATERIAL DEFINITIONS WILL BE DETERMINED AND NOTED ON THE CONSTRUCTION DRAWINGS.

PLAN KEYNOTES

1. EXISTING TREE TO REMAIN, TYP.
2. COBBLE SWALE
3. LANDSCAPE BOULDERS, TYP.
4. ENHANCED PAVING
5. LOW WALL
6. RAISED PLANTER
7. D.G. SURFACE
8. BIKE RACK
9. 3'-6" X 3'-6" SPREAD FOOTING
10. EXISTING TREE TO BE REMOVED. REPLACE AT RATIO OF 2" D.B.H.

PROPOSED PLANT MATERIAL

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Landscape Plan

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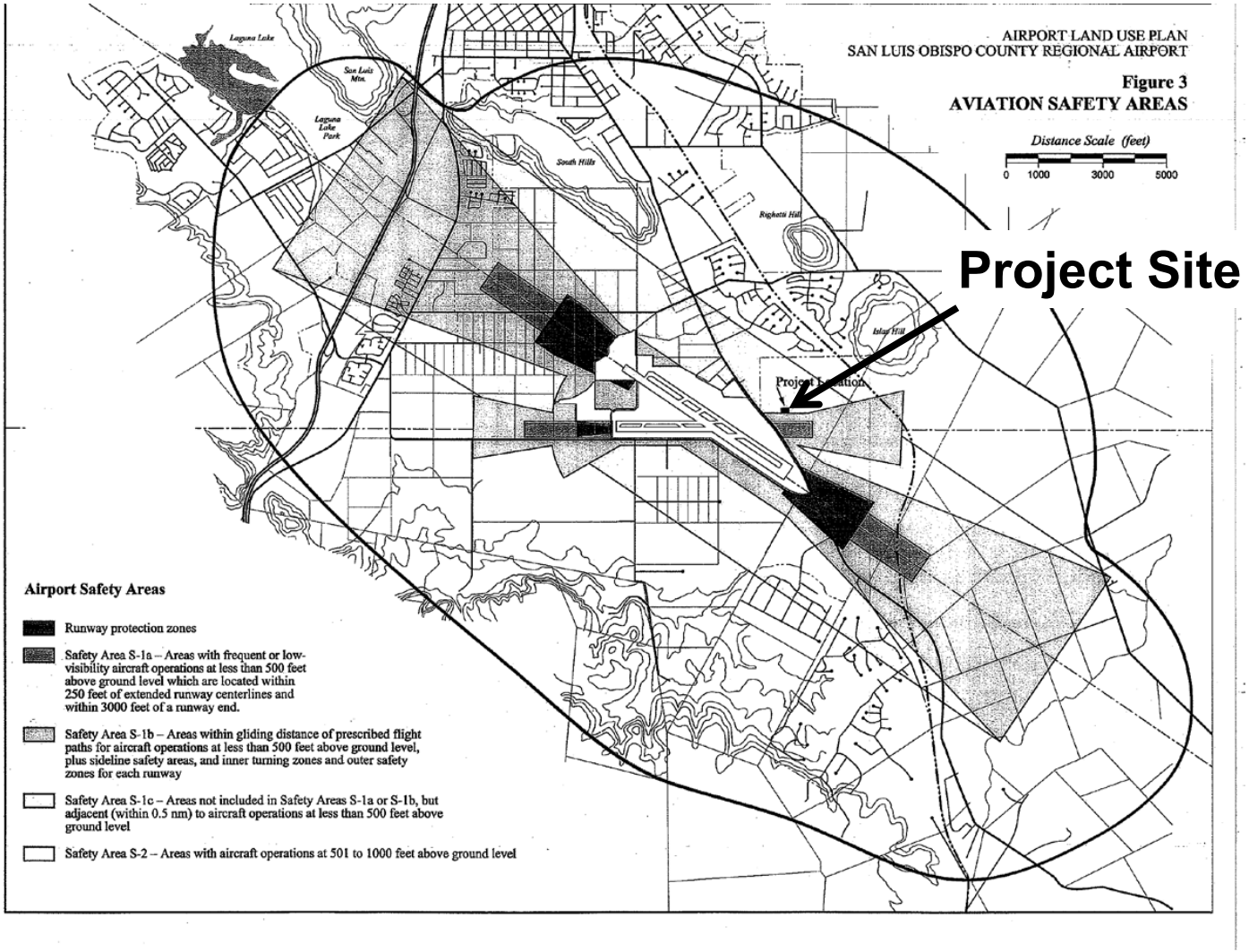

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EXHIBIT
Airport Safety Compliance Map

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EXHIBIT