

996 LORAIN AVENUE

FIRST SUBMITTAL

SEPTEMBER 16, 2022

SHEET INDEX

TITLE SHEET	T1
PROJECT DATA SHEET	T2
PROJECT DATA SHEET	T3
SITE CIRCULATION & SOLID DISPOSAL WASTE PLAN	T4
EXISTING SITE PLAN & SURROUNDING CONTEXT	A01
EXISTING SITE PLAN	A02
PROPOSED SITE PLAN	A03
STREET ELEVATIONS	A04
EXTERIOR ELEVATIONS	A05
MATERIAL SELECTIONS	A06
BUILDING PERSPECTIVE	A07
FIRST FLOOR PLAN	A08
SECOND FLOOR PLAN	A09
THIRD FLOOR PLAN	A10
ROOF PLAN	A11
BUILDING SECTIONS	A12
EXISTING CONDITIONS PLAN	C1
PRELIMINARY SITE PLAN	C2
GROUND LEVEL CONCEPT PLAN	L1
ROOF TERRACE CONCEPT PLAN	L2
PLANT AND MATERIAL PALETTE	L3



VICINITY MAP

SCALE: N.T.S.



PROJECT DESCRIPTION

PROPOSED 3-STORY MIXED-USE BUILDING WITH GROUND-FLOOR NEIGHBORHOOD RETAIL SPACE WITH AT-GRADE PARKING. SECOND AND THIRD FLOORS ARE RESIDENTIAL UNITS WITH ROOF TERRACE ABOVE FOR RESIDENTIAL COMMON OPEN SPACE.

PROJECT DIRECTORY

OWNER
 DENARDI WANG HOMES
 4962 EL CAMINO REAL, SUITE 223
 LOS ALTOS, CA 94022
 PHONE: 650-265-0597
 CONTACT: ALBERT WANG
 KEVIN DENARDI

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 BRENTWOOD, CA 94513
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 CONTACT: JEFF POTTS
 BRENT RANDALL

LANDSCAPE ARCHITECT
 GATES + ASSOCIATES
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 ERIK GELLERMAN

CIVIL ENGINEER
 BKF ENGINEERS
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 SAN JOSE, CA 95112
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 CONTACT: ISSAC BIROCCI
 ERIN AGUILING

366.016 996 Loraine Avenue
 Los Altos, CA
 September 16, 2022

TITLE SHEET
 T1

UNIT MIX CHART

UNIT	AREA	1ST FLR	2ND FLR	3RD FLR	UNITS	
1 BEDROOM						
1A	659 S.F.		1	1	2	4 BEDS
1B	688 S.F.		1	1	2	
2 BEDROOM						
2A	921 S.F.		2	2	4	12 BEDS
2B	948 S.F.		2	2	4	
		0	6	6	12	16 BEDS
					TOTAL	TOTAL

CODES AND STANDARDS

BUILDING PLANS TO COMPLY WITH THE FOLLOWING STANDARDS:
 2022 CALIFORNIA CODE OF REGULATIONS
 CITY OF LOS ALTOS REACH CODE ORDINANCE

AFFORDABLE HOUSING / DENSITY BONUS

DENSITY BONUS

CALIFORNIA GOVERNMENT CODE SECTION 65915.(b)(1)(D)
 CITY SHALL GRANT ONE DENSITY BONUS (INCLUDES INCENTIVES, CONCESSIONS, WAIVERS, AND PARKING RATIOS) WHEN APPLICANT AGREES TO CONSTRUCT A HOUSING DEVELOPMENT THAT WILL CONTAIN AT LEAST THE FOLLOWING:

10% OF TOTAL DWELLING UNITS IN A COMMON INTEREST DEVELOPMENT FOR PERSONS AND FAMILIES OF MODERATE INCOME PROVIDED THAT ALL UNITS IN THE DEVELOPMENT ARE OFFERED TO THE PUBLIC FOR PURCHASE.

CALIFORNIA GOVERNMENT CODE SECTION 65915.(d)(2)(A)
 ONE INCENTIVE OR CONCESSION FOR PROJECTS WITH AT LEAST 10 PERCENT FOR PERSONS AND FAMILIES OF MODERATE INCOME IN A COMMON INTEREST DEVELOPMENT.

CALIFORNIA GOVERNMENT CODE SECTION 65915.(f)(4)
 15% MODERATE-INCOME UNITS GENERATES 10% DENSITY BONUS.
 ALL DENSITY CALCULATIONS SHALL BE ROUNDED UP TO NEXT WHOLE NUMBER.

AFFORDABLE HOUSING / BELOW-MARKET-RATE (BMR) UNITS

15% OF TOTAL UNITS (12X.15 = 1.8): 2 MODERATE-INCOME UNITS
 SEE FLOOR PLANS FOR LOCATION OF UNITS

CONCESSIONS

11' INCREASE IN MAX ALLOWABLE BUILDING HEIGHT

WAIVERS

LCSP - MINIMUM UNITS SIZE
 LAMC 14.40.080 - FRONT YARD (CN)
 LAMC 14.40.090 - SIDE YARDS (CN)
 LAMC 14.40.150 - DESIGN CONTROL (CN) B.1.A - THIRD STORY STEP-BACK
 LAMC 14.40.150 - DESIGN CONTROL (CN) B.5.A.II - BUILDING RECESS
 LAMC 14.40.150 - DESIGN CONTROL (CN) B.6.A - WINDOW AND BALCONY ORIENTATION AT SIDE YARD
 LAMC 14.40.150 - DESIGN CONTROL (CN) B.6.B - WINDOWS AT SIDE YARD

PROJECT DATA TABLE

ADDRESS	996 LORRAINE LOS ALTOS, CA 94022
APN	189-15-086
EXISTING USE	COMMERCIAL
PROPOSED USE	MIXED-USE
GENERAL PLAN	NC (NEIGHBORHOOD COMMERCIAL)
ZONING	LCSP (LOYOLA CORNERS SPECIFIC PLAN) CN (COMMERCIAL NEIGHBORHOOD)
MAXIMUM F.A.R.	NONE
CONDITIONAL USE:	MIXED-USE
SITE AREA	8,898 SF (0.20 ACRES)
PROPOSED DENSITY:	12 UNITS (60 DU/AC)
BUILDING CODE:	2022 C.B.C.
OCCUPANCY	B / R2
CONSTRUCTION TYPE	VA
FIRE SPRINKLERS:	INCLUDED PER C.B.C. 903.2

	CONDITION	REQUIRED	PROPOSED
MAXIMUM HEIGHT		30'	41'
BUILDING SETBACKS	FRONT	0' (40' AT R ZONES)	0'
	STREET SIDE	0' (40' AT R ZONES)	0'
	INTERIOR SIDE	0' (50' AT R ZONES)	1'-6"
	REAR	20'	20'

BUILDING AREA SUMMARY (GROSS S.F.)

FIRST FLOOR	1,912 S.F.
SECOND FLOOR	6,091 S.F.
THIRD FLOOR	6,091 S.F.
ROOF TERRACE	340 S.F.
TOTAL	14,434 S.F.

PARKING STANDARDS

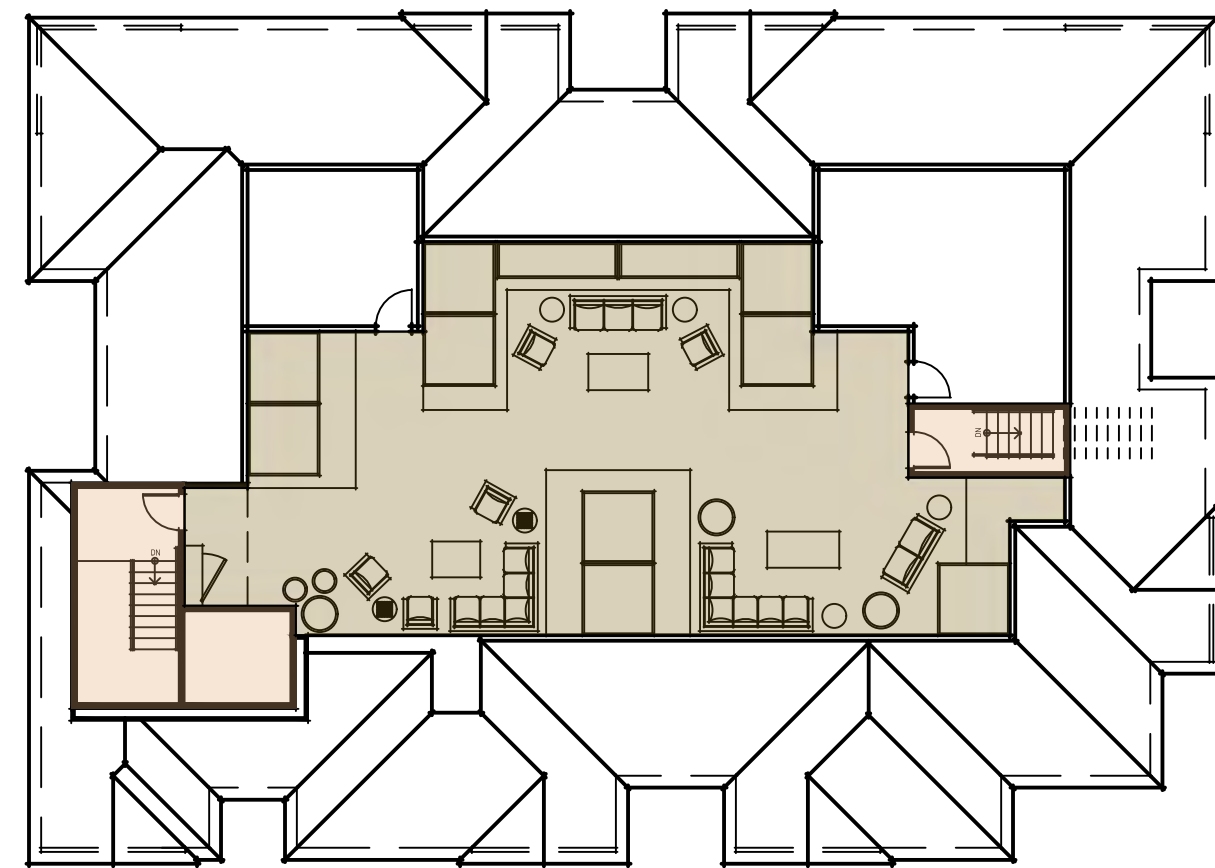
PARKING STANDARDS (PER LCSP)	
1 SPACE PER RESIDENTIAL UNIT	12 SPACES
1 SPACE PER 300 S.F. COMMERCIAL	4 SPACES
TOTAL REQUIRED PARKING SPACES	16 SPACES

DENSITY BONUS PARKING STANDARDS PER GOV. CODE 65915 (p) (1)	
1 SPACE PER UNIT 1 BEDROOM UNIT	4 SPACES
1.5 SPACES PER 2&3 BEDROOM UNIT	12 SPACES
GUEST AND ADA INCLUDED:	INCLUDED
TOTAL REQUIRED PARKING SPACES	16 SPACES

PARKING PROVIDED	
STANDARD SPACES:	15 SPACES
ADA SPACES:	1 SPACE
TOTAL PROVIDED	16 SPACES

BICYCLE PARKING STANDARDS

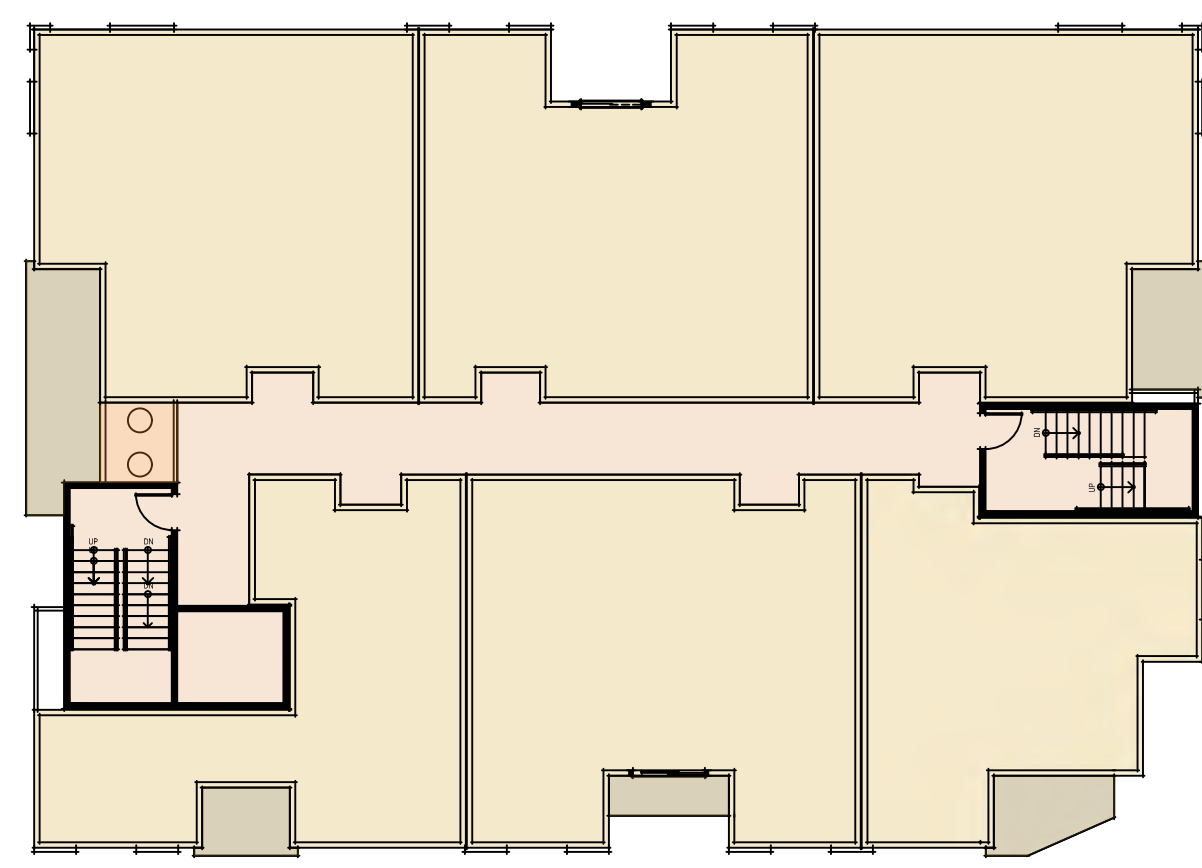
REQUIRED SPACES (PER VTA)	
1 CLASS I SPACES PER 3 UNITS	4 SPACES
1 CLASS II SPACES PER 15 UNITS	1 SPACE
PROVIDED SPACES	
CLASS I (ENCLOSED BICYCLE STORAGE)	12 SPACES
CLASS II (1 BICYCLE RACK)	2 SPACES



FOURTH FLOOR

CATEGORY	SUBTOTALS
CIRCULATION	340 SF
UTILITY	
DWELLING UNITS	
RETAIL	
FLOOR TOTAL	340 SF

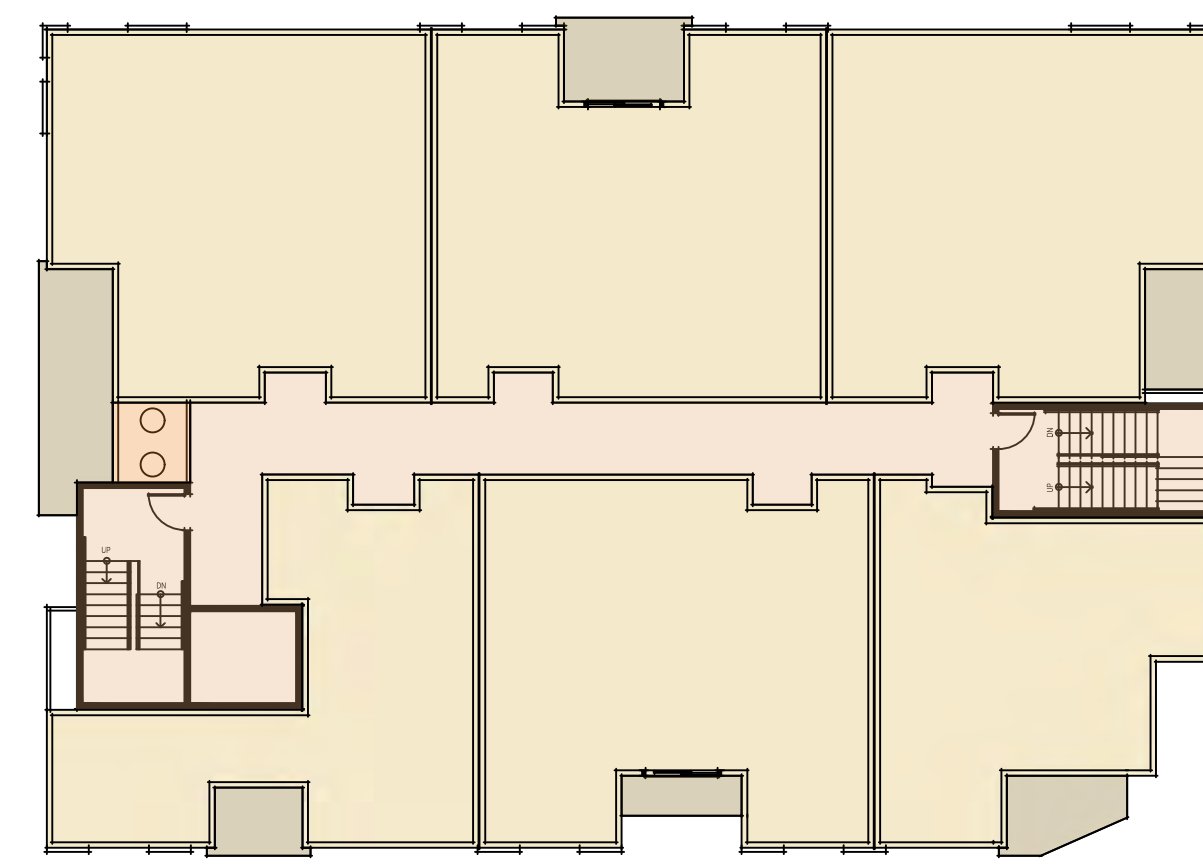
ROOF TERRACE AREA	1,806 SF
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THIRD FLOOR

CATEGORY	SUBTOTALS
CIRCULATION	963 SF
UTILITY	43 SF
DWELLING UNITS	5,085 SF
RETAIL	
FLOOR TOTAL	6,091 SF

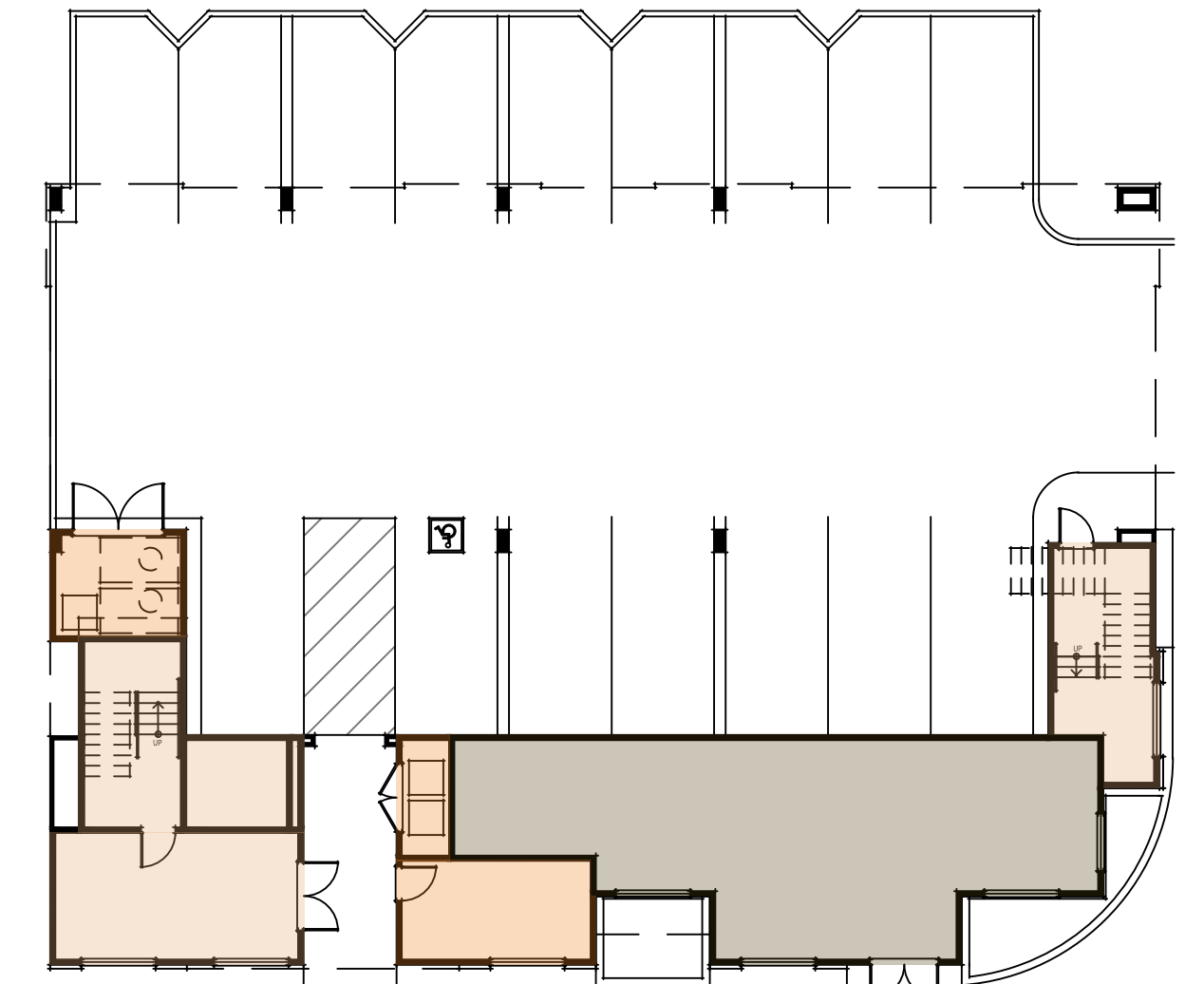
PRIVATE DECK AREA	313 SF
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SECOND FLOOR

CATEGORY	SUBTOTALS
CIRCULATION	963 SF
UTILITY	43 SF
DWELLING UNITS	5,085 SF
RETAIL	
FLOOR TOTAL	6,091 SF

PRIVATE DECK AREA	384 SF
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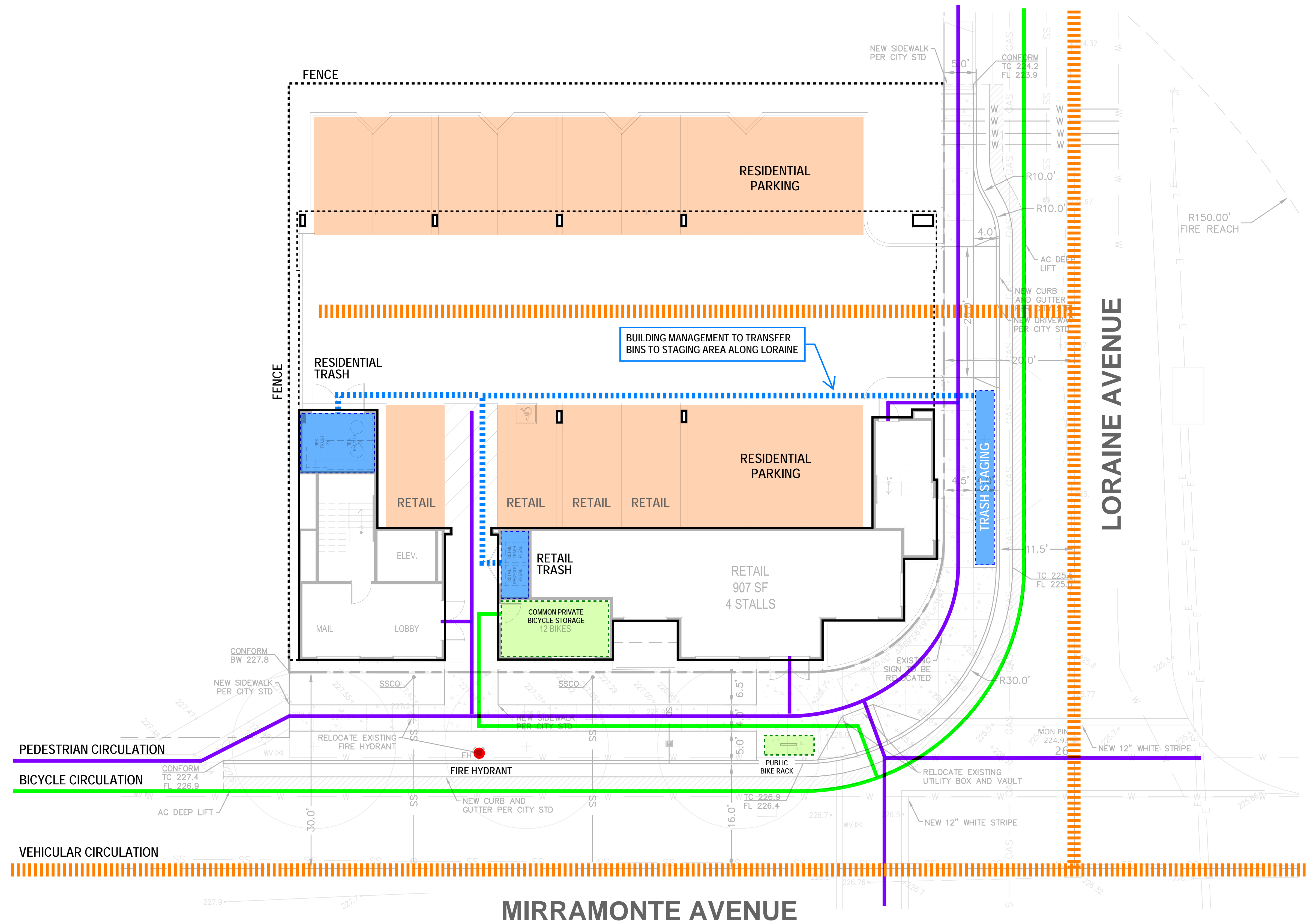


FIRST FLOOR

CATEGORY	SUBTOTALS
CIRCULATION	684 SF
UTILITY	321 SF
DWELLING UNITS	
RETAIL	907 SF
FLOOR TOTAL	1,912 SF

BUILDING TOTALS	
CATEGORY	SUBTOTALS
CIRCULATION	2,950 SF
UTILITY	407 SF
DWELLING UNITS	10,170 SF
RETAIL	907 SF
TOTAL	14,434 SF

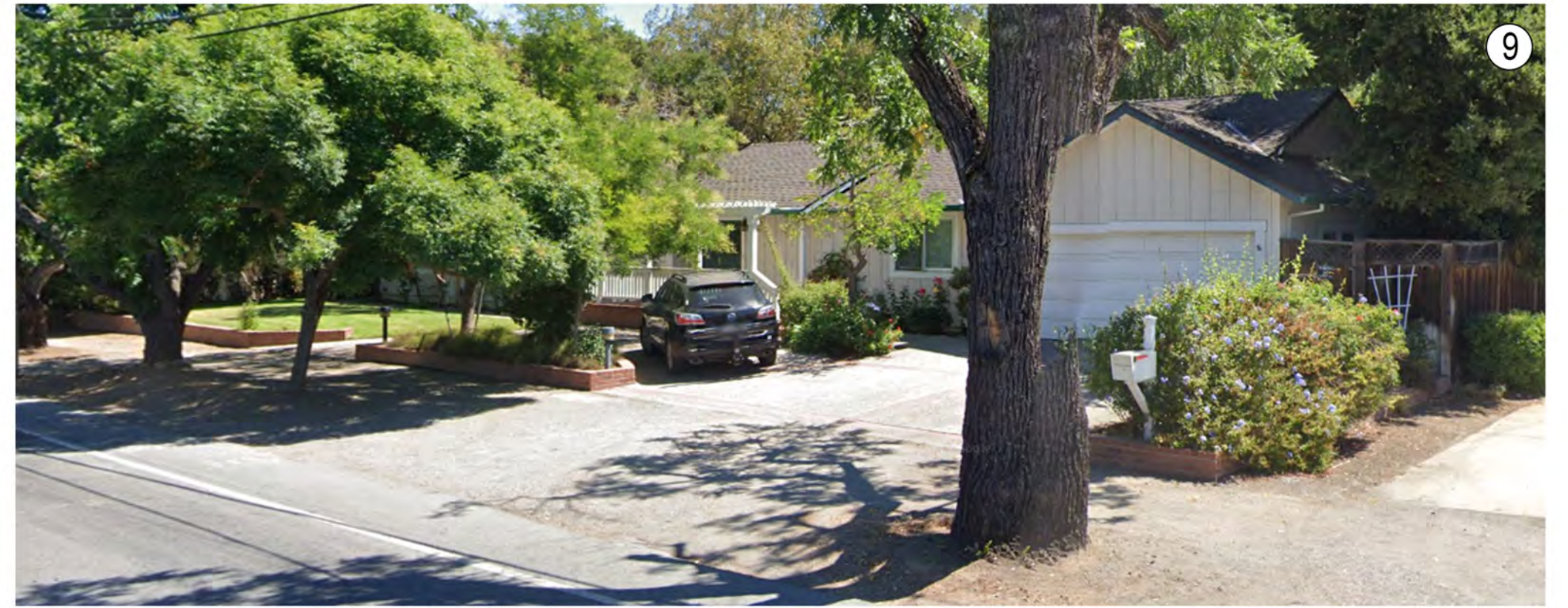
TOTAL DECK & TERRACE AREA	2,503 SF
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SITE CIRCULATION & SOLID DISPOSAL WASTE PLAN
 T4





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EXISTING SITE PLAN & SURROUNDING CONTEXT
A01

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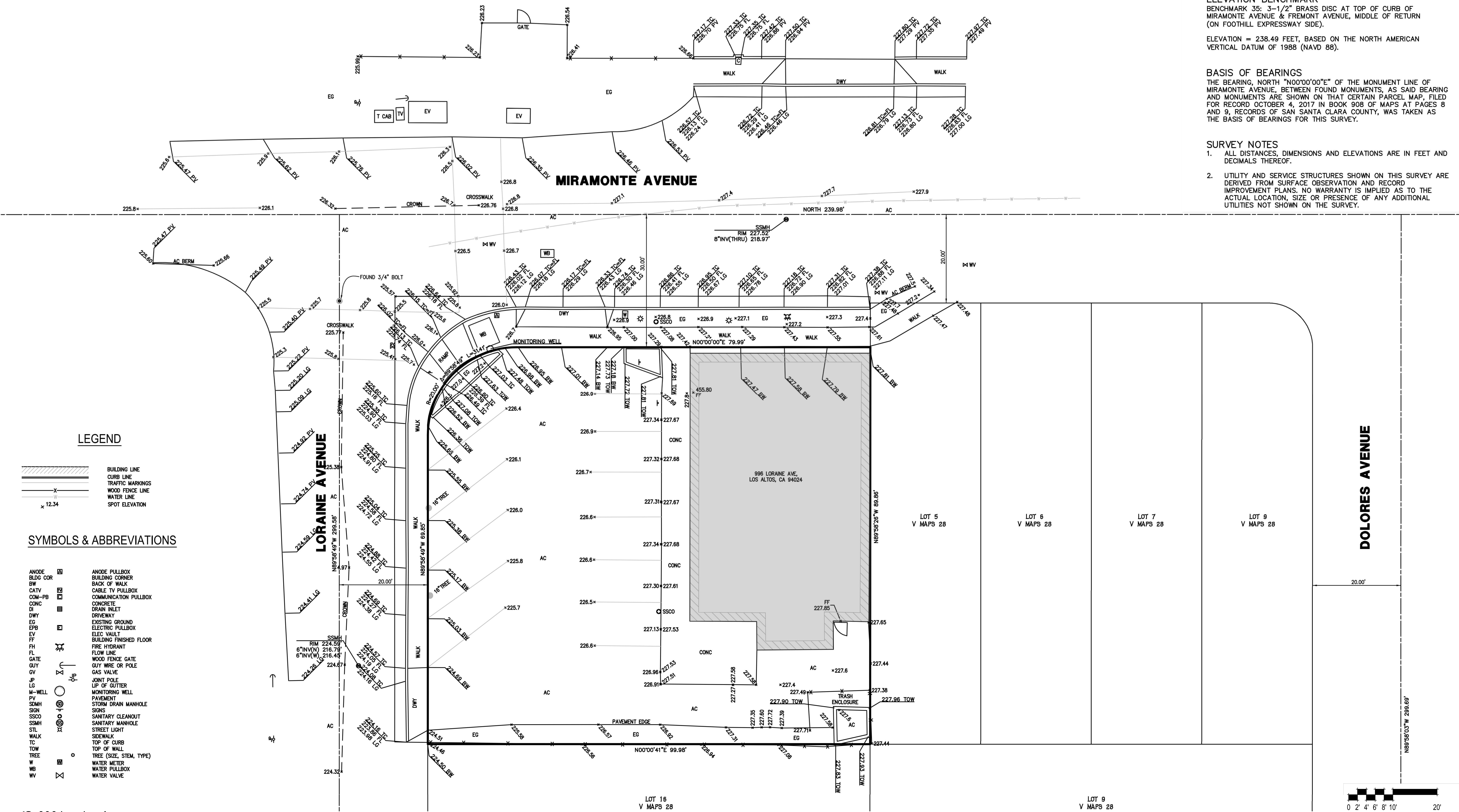


ELEVATION BENCHMARK
 BENCHMARK 35: 3-1/2" BRASS DISC AT TOP OF CURB OF MIRAMONTE AVENUE & FREMONT AVENUE, MIDDLE OF RETURN (ON FOOTHILL EXPRESSWAY SIDE).

ELEVATION = 238.49 FEET, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

BASIS OF BEARINGS
 THE BEARING, NORTH "N00°00'00"E" OF THE MONUMENT LINE OF MIRAMONTE AVENUE, BETWEEN FOUND MONUMENTS, AS SAID BEARING AND MONUMENTS ARE SHOWN ON THAT CERTAIN PARCEL MAP, FILED FOR RECORD OCTOBER 4, 2017 IN BOOK 908 OF MAPS AT PAGES 8 AND 9, RECORDS OF SAN SANTA CLARA COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

SURVEY NOTES
 1. ALL DISTANCES, DIMENSIONS AND ELEVATIONS ARE IN FEET AND DECIMALS THEREOF.
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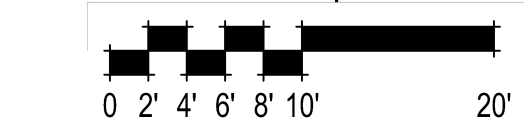
LEGEND

	BUILDING LINE
	CURB LINE
	TRAFFIC MARKINGS
	WOOD FENCE LINE
	WATER LINE
	SPOT ELEVATION

SYMBOLS & ABBREVIATIONS

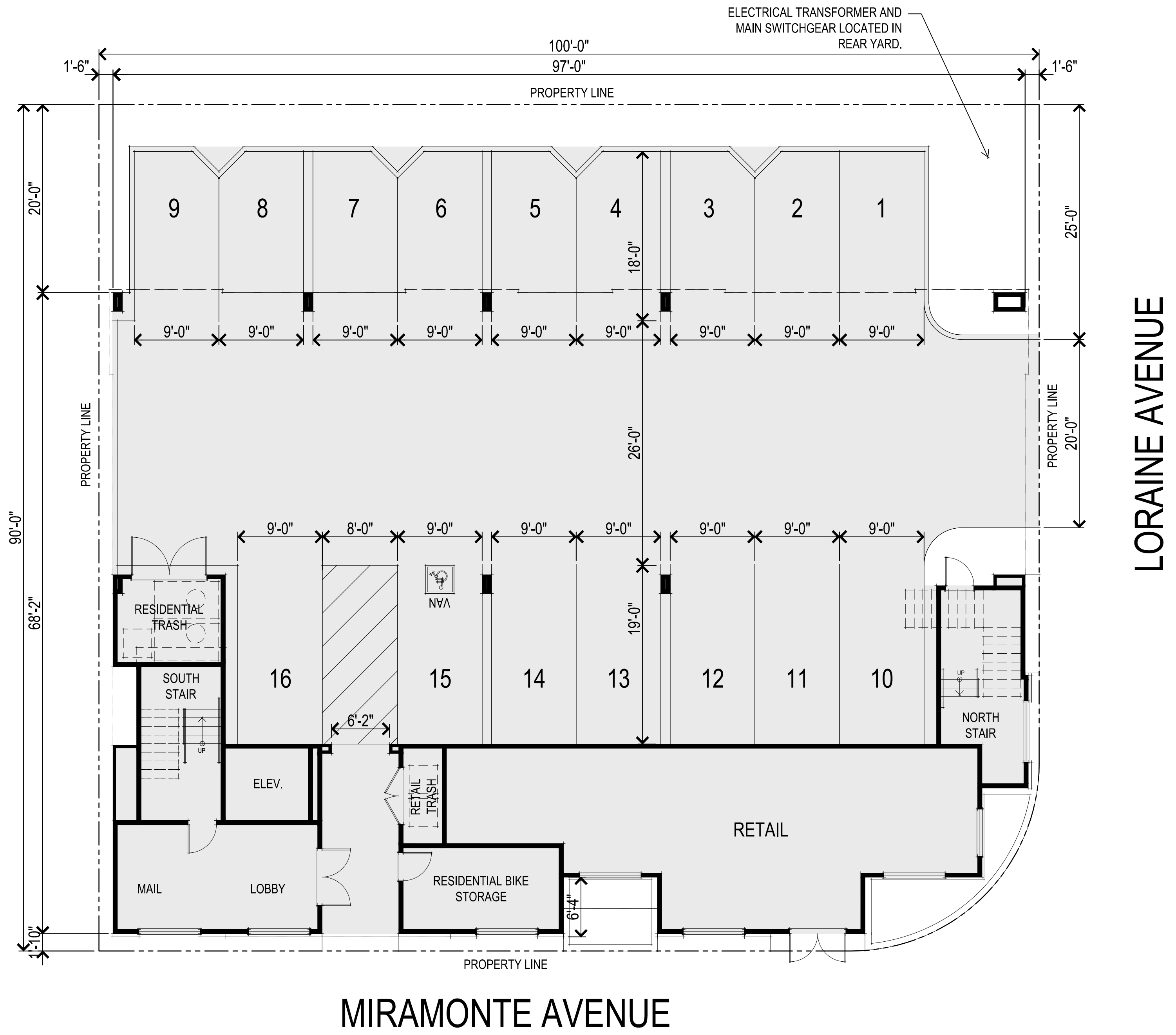
ANODE	ANODE PULLBOX
BLDG COR	BUILDING CORNER
BW	BACK OF WALK
CATV	CABLE TV PULLBOX
COM-PB	COMMUNICATION PULLBOX
CONC	CONCRETE
DI	DRAIN INLET
DWY	DRIVEWAY
EG	EXISTING GROUND
EPB	ELECTRIC PULLBOX
EV	ELEC VAULT
FF	BUILDING FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
GATE	WOOD FENCE GATE
GUY	GUY WIRE OR POLE
GV	GAS VALVE
JP	JOINT POLE
LG	LIP OF GUTTER
M-WELL	MONITORING WELL
PV	PAVEMENT
SDMH	STORM DRAIN MANHOLE
SGN	SIGNS
SSCO	SANITARY CLEANOUT
SSMH	SANITARY MANHOLE
STL	STREET LIGHT
WALK	SIDEWALK
TC	TOP OF CURB
TOW	TOP OF WALL
TREE	TREE (SIZE, STEM, TYPE)
W	WATER METER
WB	WATER PULLBOX
WV	WATER VALVE

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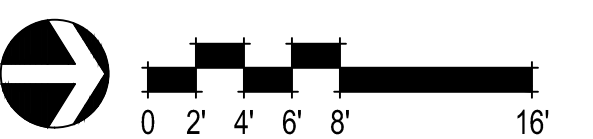


EXISTING SITE PLAN
 A02





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PROPOSED SITE PLAN
 A03

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MIRAMONTE AVENUE STREET ELEVATION



LORAIN AVENUE STREET ELEVATION

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STREET ELEVATIONS
A04

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EAST ELEVATION (MIRAMONTE AVE)



NORTH ELEVATION (LORRAINE AVE)



WEST ELEVATION



SOUTH ELEVATION

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EXTERIOR ELEVATIONS
 A05

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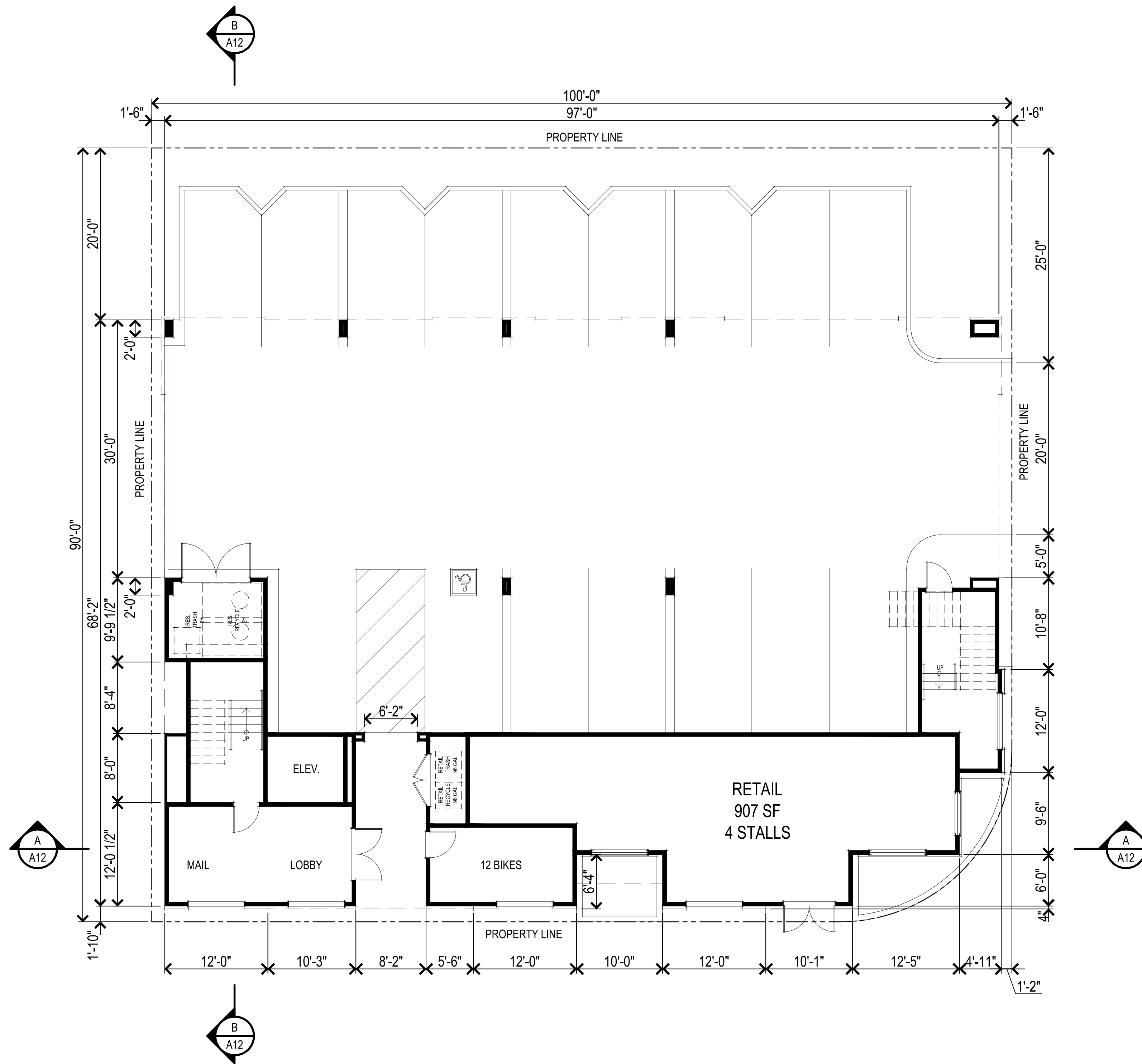
MATERIAL SELECTIONS
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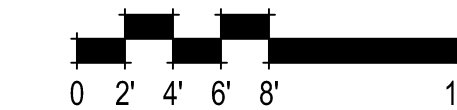




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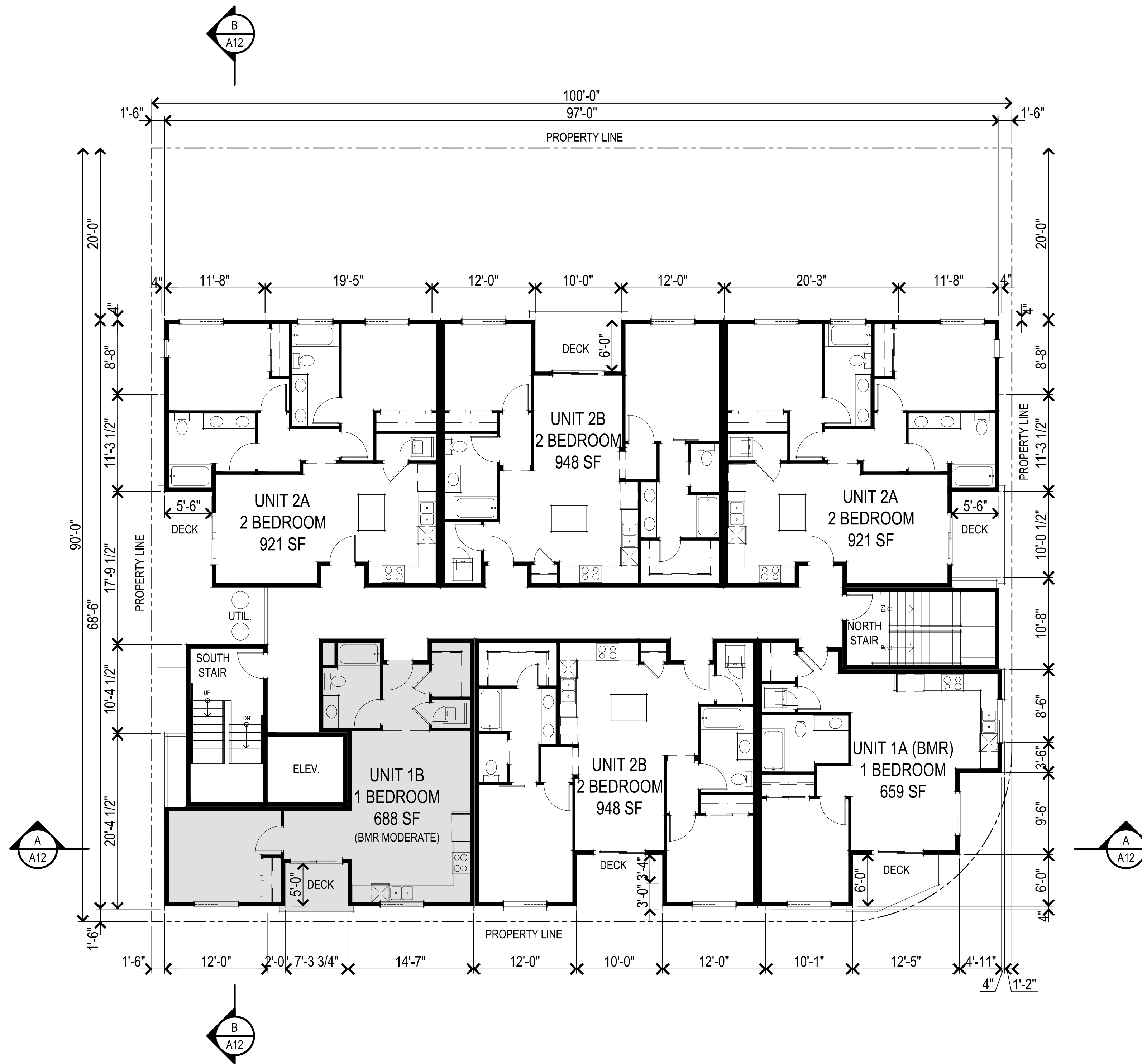
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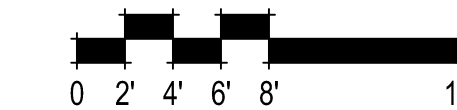
FIRST FLOOR PLAN
 A08

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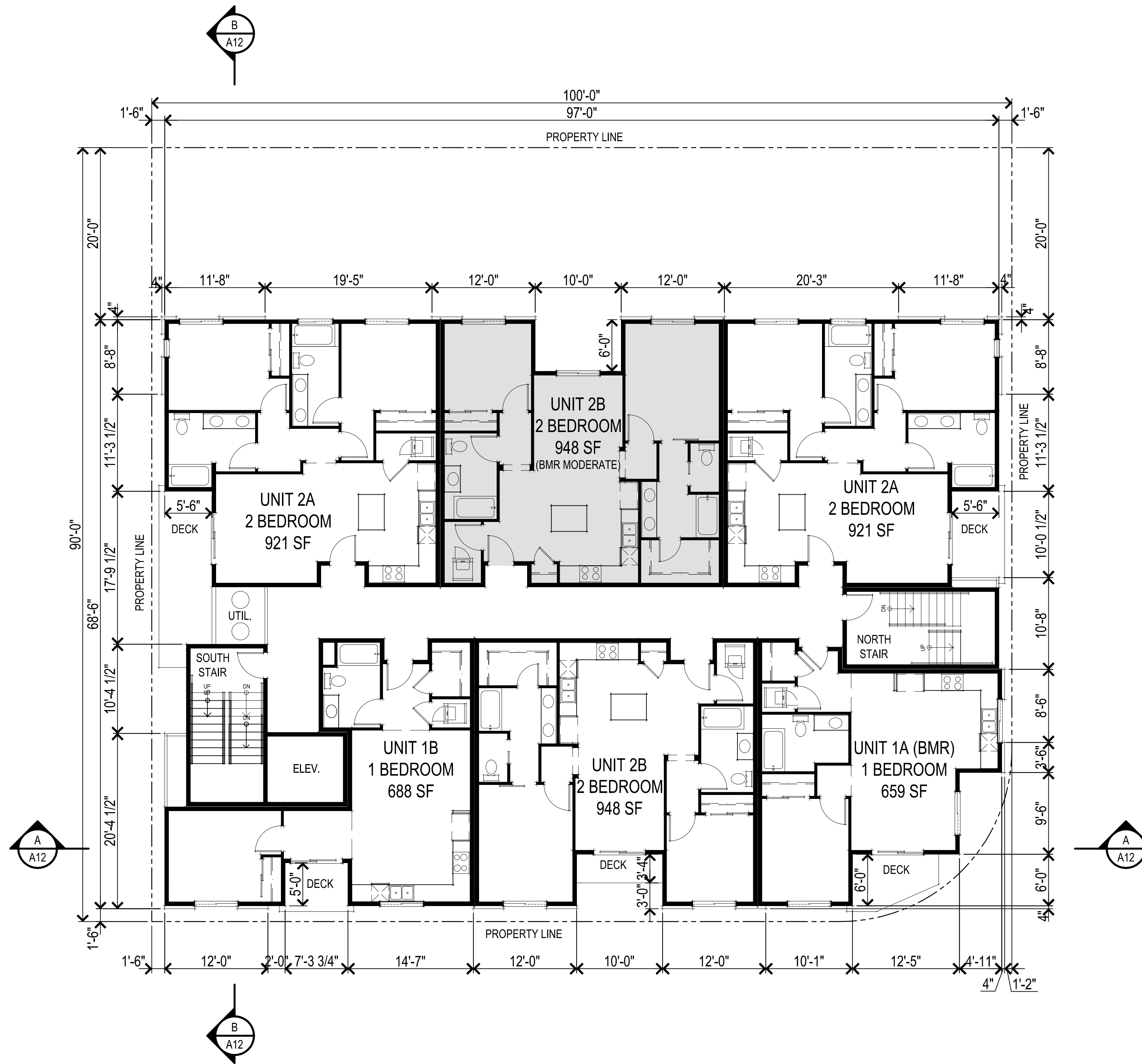
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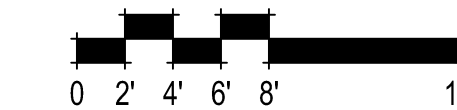
SECOND FLOOR PLAN
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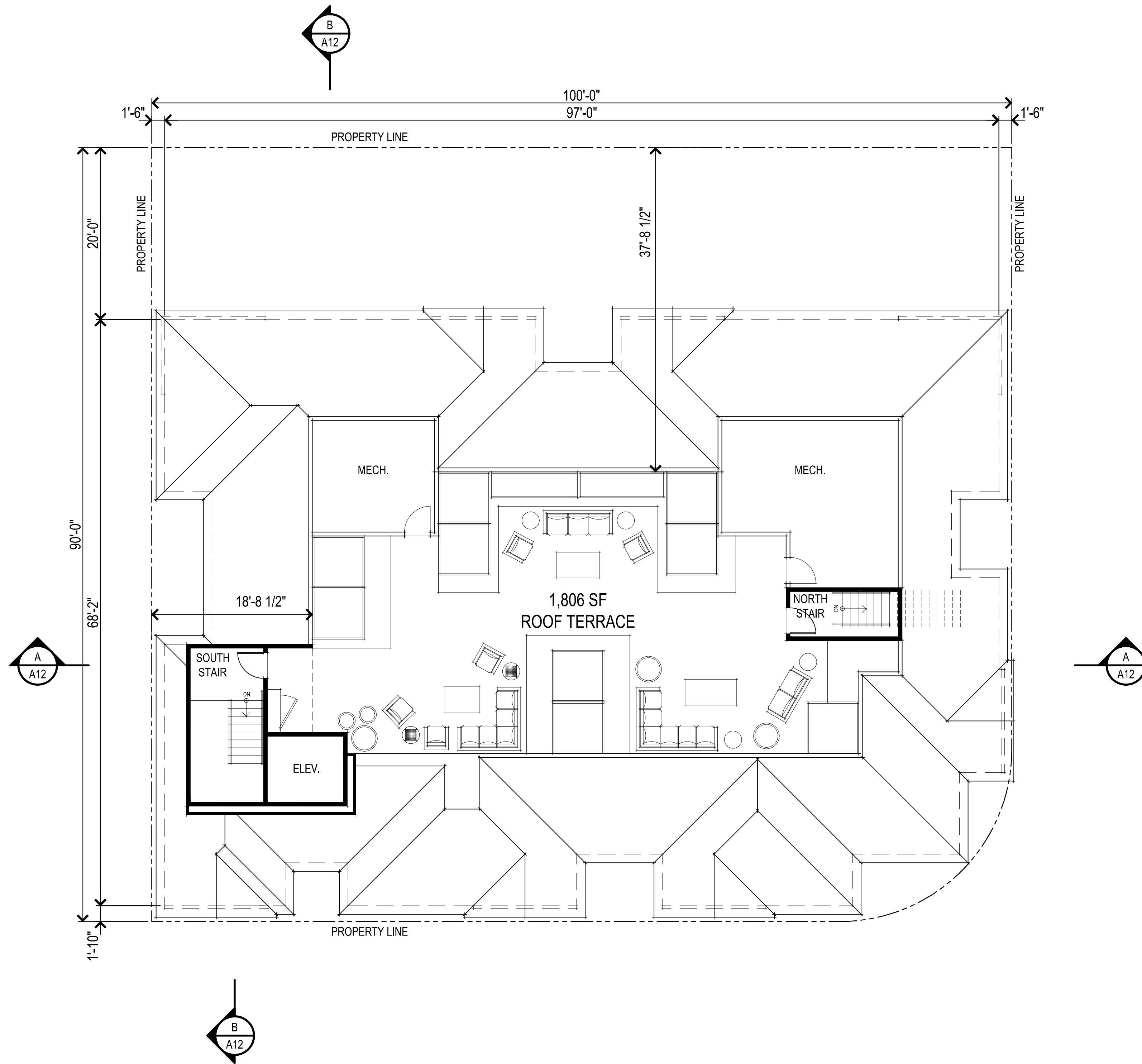
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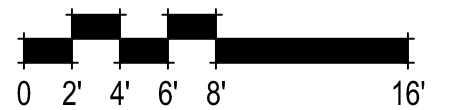
THIRD FLOOR PLAN
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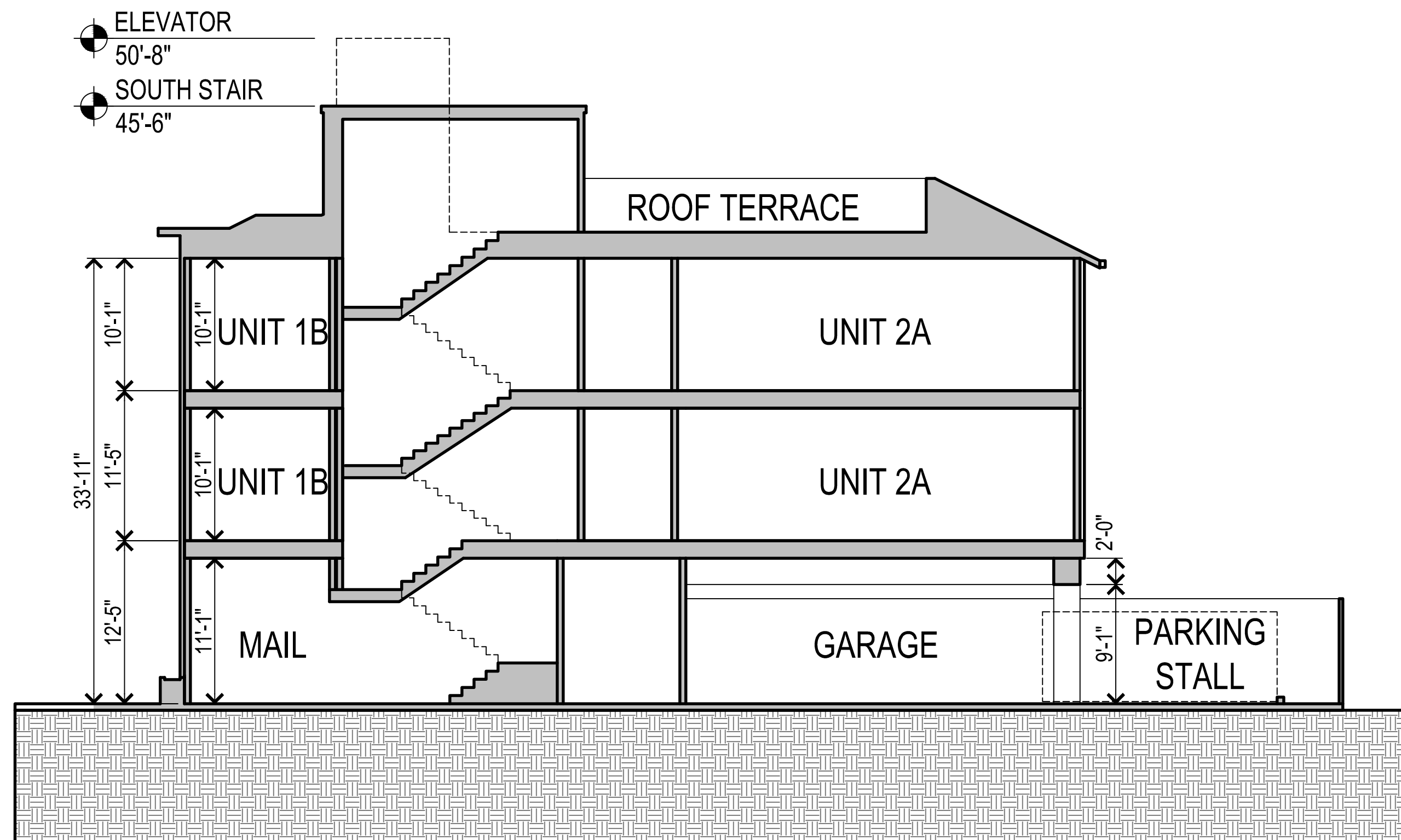
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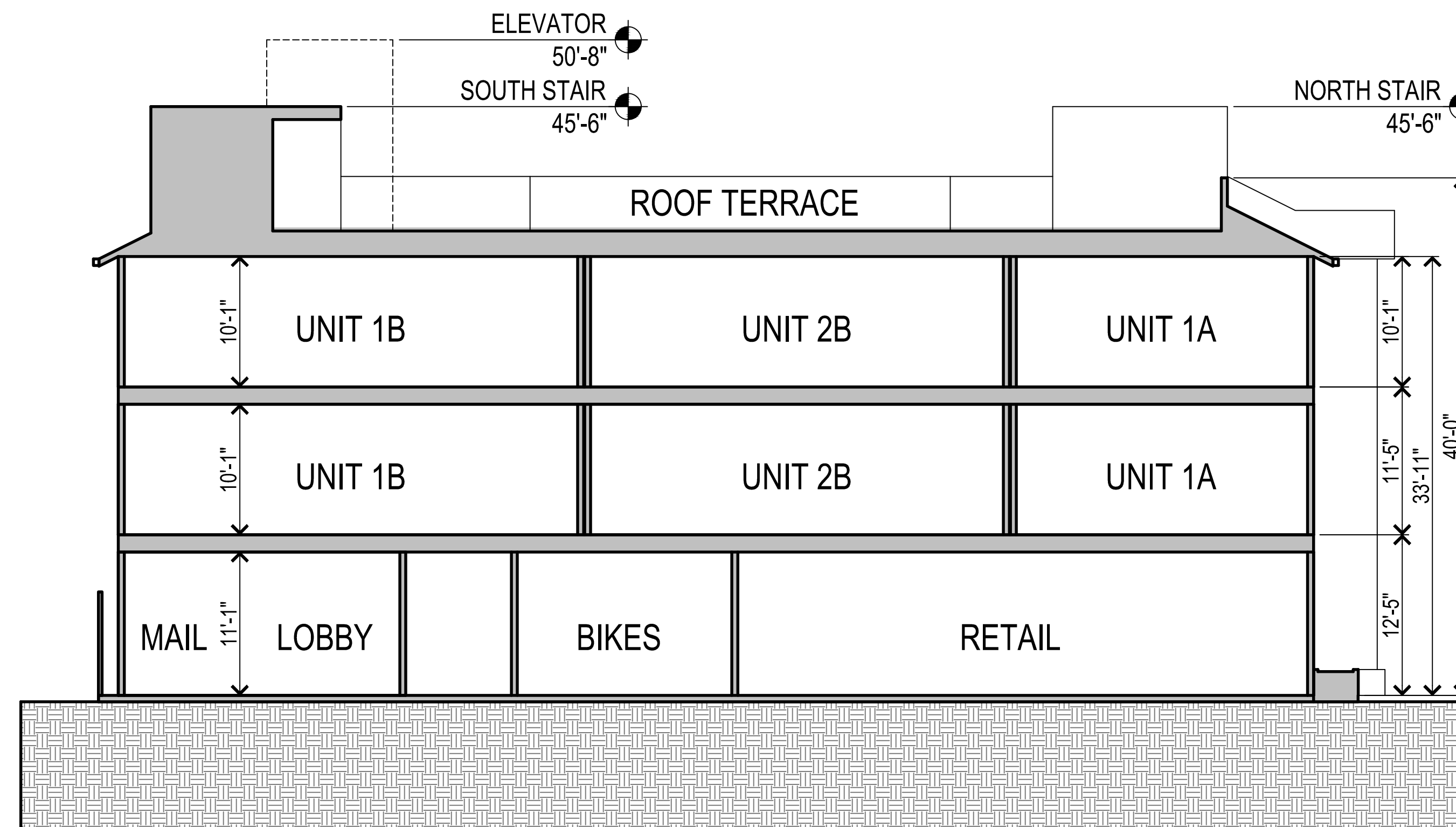
ROOF PLAN
 A11

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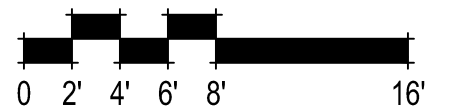


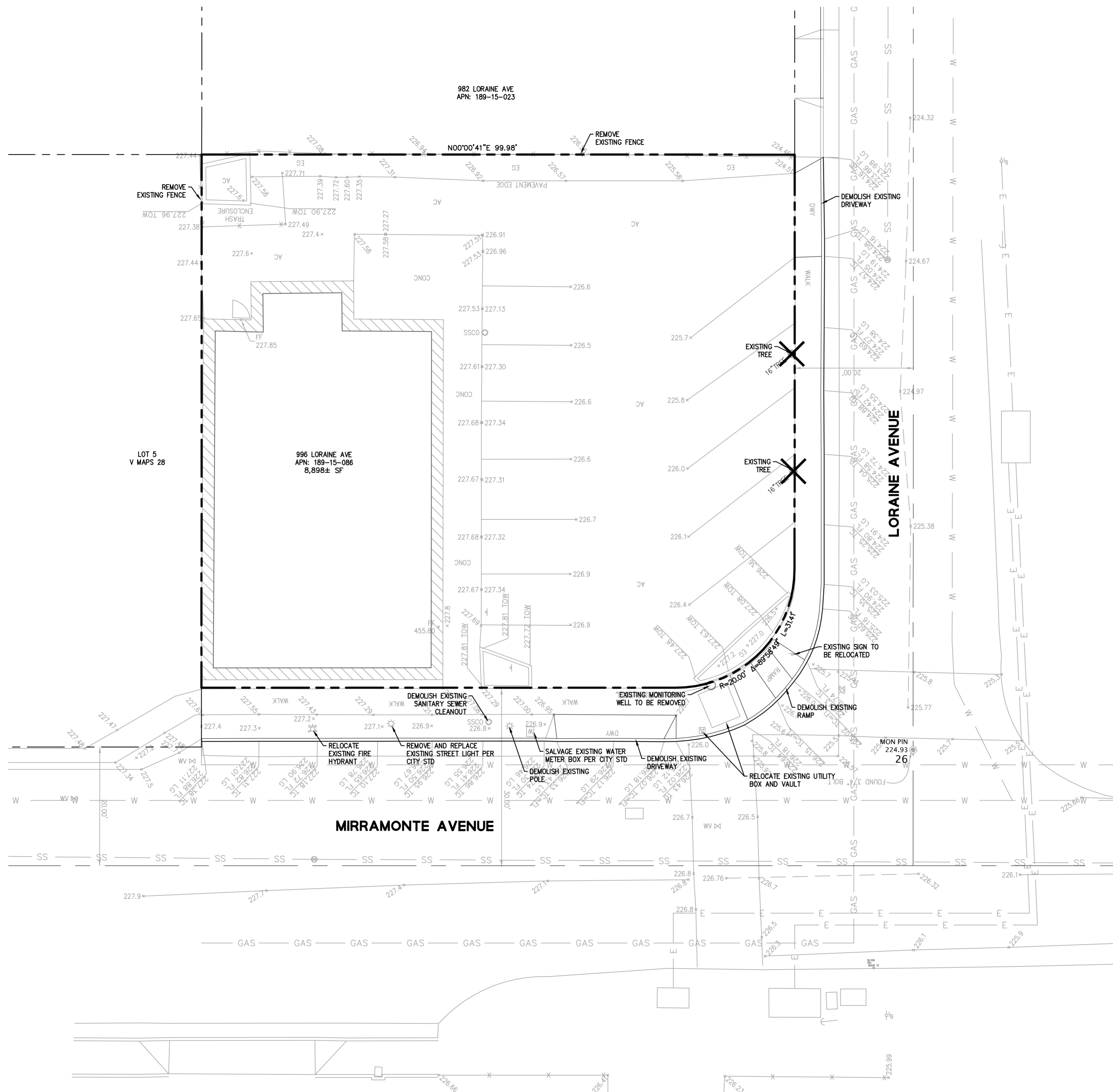


SECTION B



SECTION A





LEGEND

PROJECT BOUNDARY	---
ADJACENT LOT LINE	---
EASEMENT	---
ROAD CENTER LINE	---
STORMDRAIN LINE	— SD — SD —
SANITARY SEWER LINE	— SS — SS —
WATER LINE	— W —
GAS LINE	— GAS — GAS —
BUILDING LINE	▨
WOOD FENCE LINE	— X —
SPOT ELEVATION	x 12.34
DRAIN INLET	⊠
FIRE HYDRANT	⊗
STORM DRAIN MANHOLE	⊙
SANITARY MANHOLE	⊙
(E) TREE TO BE REMOVED	X

ELEVATION BENCHMARK

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BASIS OF BEARINGS

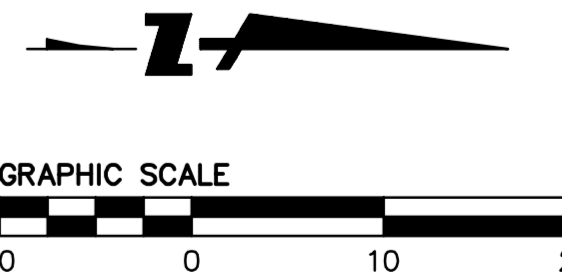
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ABBREVIATIONS

ANODE	ANODE PULLBOX
BLDG COR	BUILDING CORNER
BW	BACK OF WALK
CATV	CABLE TV PULLBOX
COM-PB	COMMUNICATION PULLBOX
CONC	CONCRETE
DI	DRAIN INLET
DWY	DRIVEWAY
EG	EXISTING GROUND
EPB	ELECTRIC PULLBOX
EV	ELEC VAULT
FF	BUILDING FINISHED FLOOR
FI	FIRE HYDRANT
FL	FLOW LINE
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GUY	GUY WIRE OR POLE
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JP	JOINT POLE
LG	LIP OF GUTTER
M-WELL	MONITORING WELL
PV	PAVEMENT
SDMH	STORM DRAIN MANHOLE
SIGN	SANITARY CLEANOUT
SSCO	SANITARY MANHOLE
SSMH	SANITARY MANHOLE
STL	STREET LIGHT
WALK	SIDEWALK
TC	TOP OF CURB
TOW	TOP OF WALL
TREE	TREE (SIZE, STEM, TYPE)
W	WATER METER
WB	WATER PULLBOX
WV	WATER VALVE



996 Loraine Avenue

Los Altos, CA
 September 12, 2022

EXISTING CONDITIONS PLAN

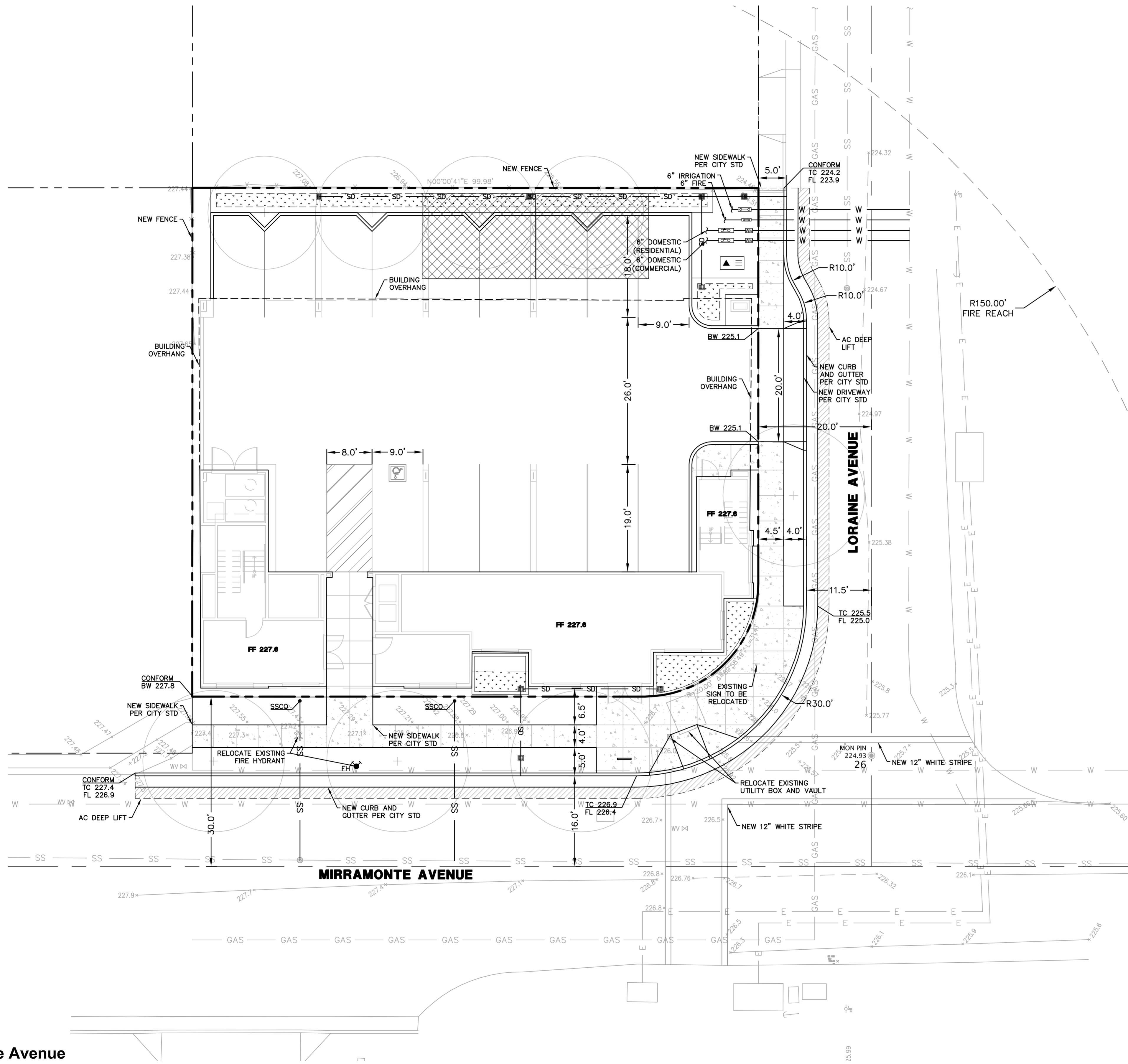
C1



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 1730 N. FIRST STREET
 SUITE 600
 SAN JOSE, CA 95112
 (408) 467-9100
 www.bkf.com

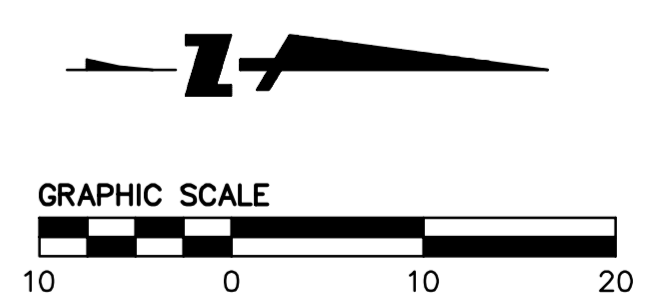
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 Brentwood, CA 94513
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LEGEND

- PROJECT BOUNDARY
- ADJACENT LOT LINE
- INTERIOR LOT LINE
- SAWCUT LINE
- ROAD CENTER LINE
- CURB AND GUTTER
- CONCRETE SECTION
- AC DEEPLIFT
- BIORETENTION BASIN
- FLOW THROUGH PLANTER
- SILVA CELLS
- TRANSFORMER
- OVERFLOW DRAIN
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- BACK FLOW PREVENTOR
- WATER METER



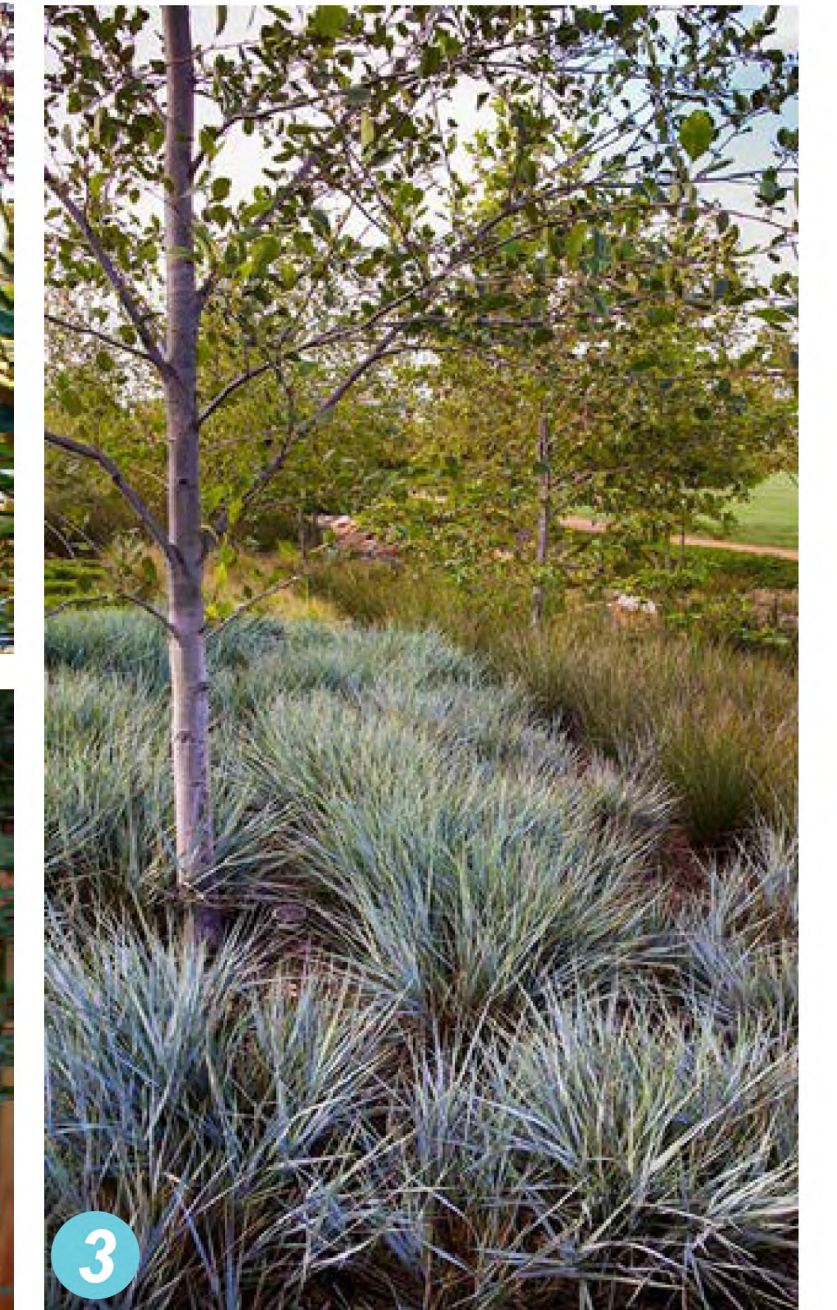
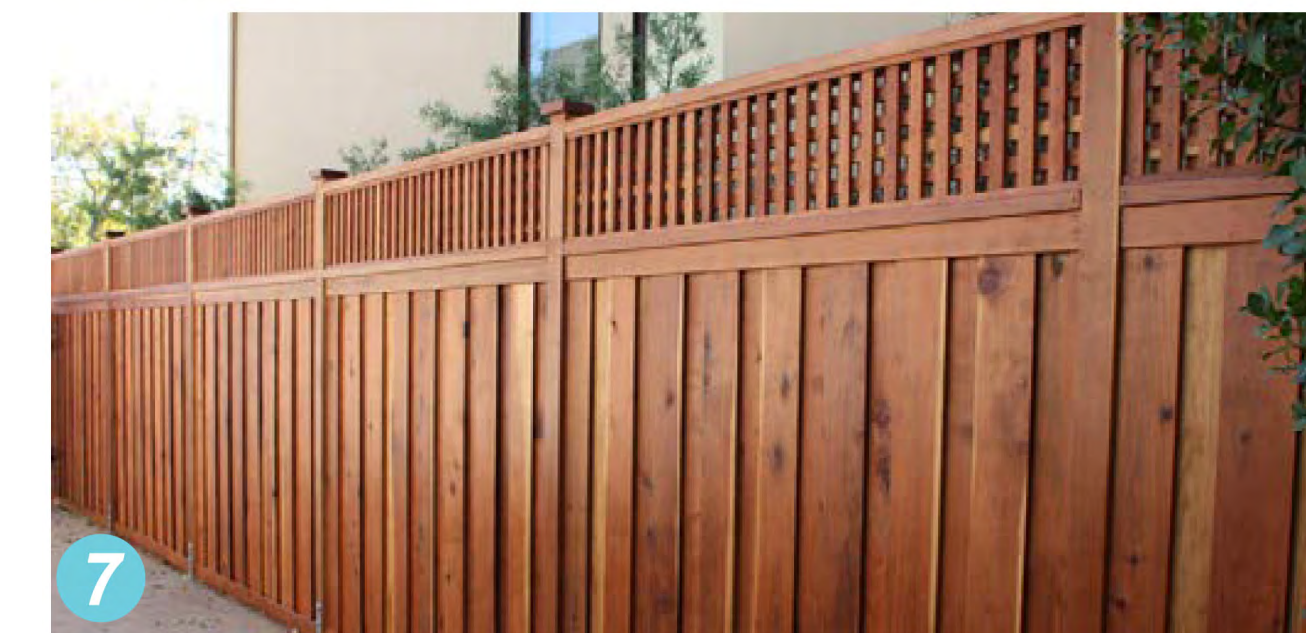
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 September 12, 2022

PRELIMINARY SITE PLAN
C2

 <p>BKF ENGINEERS 1730 N. FIRST STREET SUITE 600 SAN JOSE, CA 95112 (408) 467-9100 www.bkf.com</p>	<p>SDG Architects, Inc. 3361 Walnut Blvd. Suite 120 Brentwood, CA 94513 925.634.7000 sdgarchitectsinc.com</p> 	
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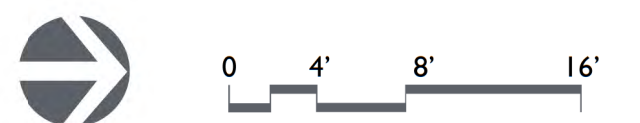
- 1 Street Tree per City Standards
- 2 Planting Along Frontage
- 3 Storm Water Planting
- 4 Trees in Silva Cell System
- 5 Sidewalk per City Standards
- 6 Utility Area, S.C.D.
- 7 Good Neighbor Fence
- 8 Bike Rack
- 9 New White Stripe, S.C.D.



SURFACE AREA CALCULATIONS

Ground Level:	Podium Level:
Onsite Planting: 1105 SF	Planting: 670 SF
Onsite Hardscape: 5409 SF	Hardscape: 1134 SF
Offsite Planting: 994 SF	
Offsite Hardscape: 1231 SF	

NOTE: All proposed landscape plans shall be conditioned to comply with the City's Water Efficient Landscape Ordinance





- 1 Fire Lounge w/ Electric Fire Pit
- 2 Outdoor Living Room
- 3 Game Room
- 4 Community Library
- 5 Layered Planting
- 6 Decorative Pots
- 7 Pedestal Pavers

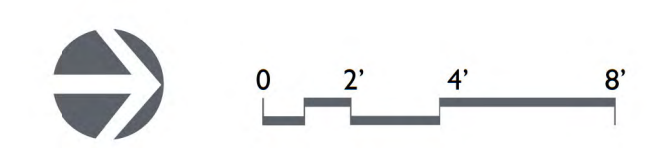
Pot Planting:
Cordyline spp.
Erigeron karvinskianus
Ipomoea batatas

Layered Planting:
Anigozanthos spp.
Carex divulsa
Dietes vegeta 'Variegata'
Salvia leucantha 'Santa Barbara'
Muhlenbergia dubia
Pittosporum spp.

Podium Tree:
Olea europaea 'Swan Hill'



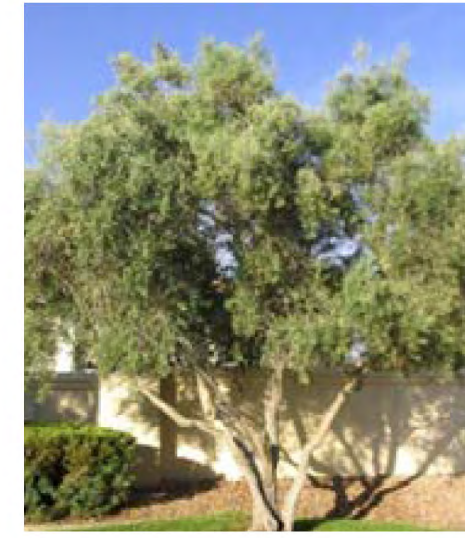
NOTE: All proposed landscape plans shall be conditioned to comply with the City's Water Efficient Landscape Ordinance



TREES



Cercis occidentalis
Western Redbud

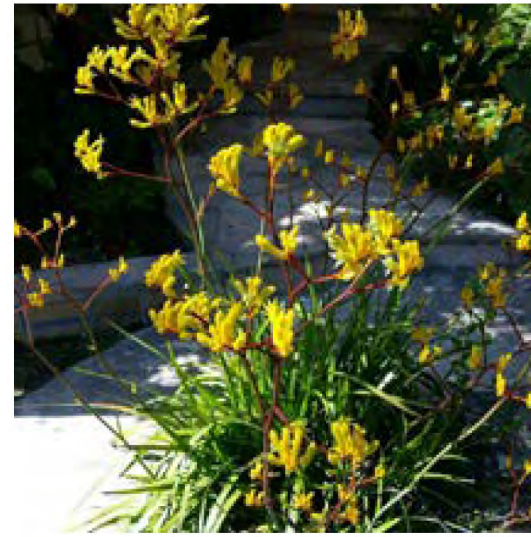


Olea e. 'Swan Hill'
Swan Hill Olive



Pistachia chinensis
Chinese Pistache

SHRUB AND GROUNDCOVERS



Anigosanthos spp.
Kangaroo Paw



Carex divulsa
Grey Sedge



Chondropetalum t.
Cape Rush



Coprosmia k. 'Variegata'
Variegated Mirror Plant



Cordylina 'Renegade'
Renegade Cordylina



Dietes g. 'Variegata'
Variegated Fortnight Lily



Erigeron karvinskianus
Mexican Fleabane



Ipomea
Potatoe Vine



Juncus patens
California Gray Rush



Lavandula augustifolia
Lavender



Leymus condensatus
California Wild Rye



Lomandra l. 'Platinum Beauty'
Variegated Dwarf Mat Rush



Muhlenbergia dubia
Pine Muhly



Pittosporum spp.
Pittosporum



Raphiolepis i. 'Ballerina'
Indian Hawthorn



Salvia leucantha
Santa Barbara Sage

PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	GROWTH RATE	MATURE SIZE (H'XW')
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX, STANDARD	L	FAST	25'X25'
OES	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	24" BOX MULTI	VL	SLOW	30'X30'
PIC	PISTACHIA CHINENSIS	CHINESE PISTACHE MULTI-TRUNK	24" BOX STANDARD	L	FAST	30'X40'
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	GROWTH RATE	MATURE SIZE (H'XW')
AH	ANIGOZANTHOS SPP.	KANGAROO PAW	5 GAL	L	FAST	3'X3'
CD	CAREX DIVULSA	EUROPEAN GREY SEDGE	5 GAL	L	FAST	3'X3'
CE	CHONDROPETALUM ELEPHANTINUM	LARGE CAPE RUSH	5 GAL	L	FAST	5'X5'
CV	COPROSMA KIRKII 'VARIEGATA'	CREEPING MIRROR PLANT	5 GAL	L	FAST	1'X6'
CT	CORDYLINA AUSTRALIS 'TORBAY DAZZLER'	TORBAY DAZZLER GRASS PALM	5 GAL	L	FAST	3'X6'
DV	DIETES VEGETA 'VARIEGATA'	VARIEGATED AFRICAN IRIS	5 GAL	L	FAST	3'X3'
EK	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	FAST	1'X3'
IB	IPOMOEA BATATAS	ORNAMENTAL SWEET POTATO	1 GAL	M	FAST	3'X3'
JC	JUNCUS PATENS 'CARMAN'S GREY'	SPREADING RUSH	5 GAL	L	FAST	2'X2'
LA	LAVANDULA ANGUSTIFOLIA	ENGLISH LAVENDER	5 GAL	L	FAST	2.5'X2.5'
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE GIANT WILD RYE	5 GAL	L	FAST	6'X6'
LE	LOMANDRA LONGIFOLIA 'PLATINUM BEAUTY'	MAT RUSH	5 GAL	L	FAST	3'X3'
MD	MUHLENBERGIA DUBIA	PINE MUHLY	5 GAL	L	FAST	2'X2'
PV	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED JAPANESE PITTIOSPORUM	5 GAL	L	FAST	6'X6'
RB	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GAL	L	FAST	3'X3'
SB	SALVIA LEUCANTHA 'SANTA BARBARA'	SANTA BARBARA MEXICAN BUSH SAGE	5 GAL	L	FAST	6'X6'

PAVING

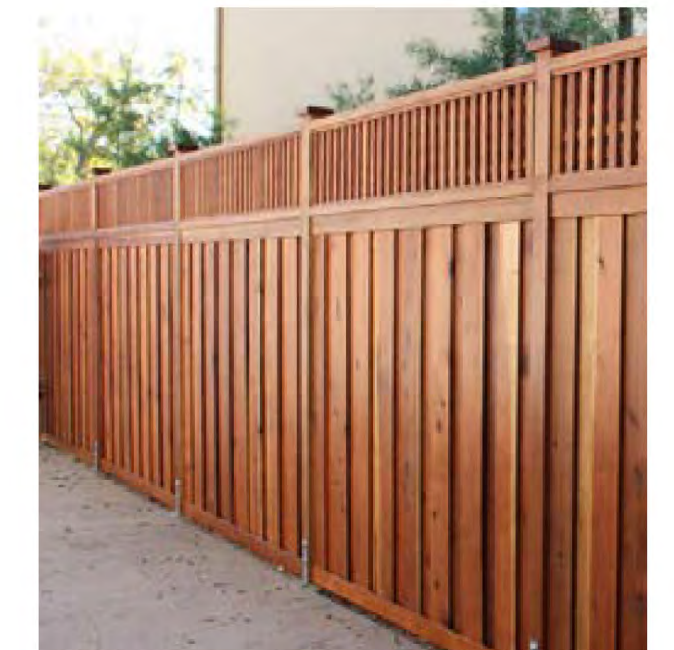


Standard Concrete



Concrete Pedestal Pavers

FENCING



Good Neighbor Wood Fence

POTS



Fiberglass Pots



GFRC Concrete Pots