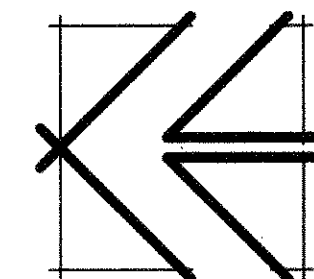
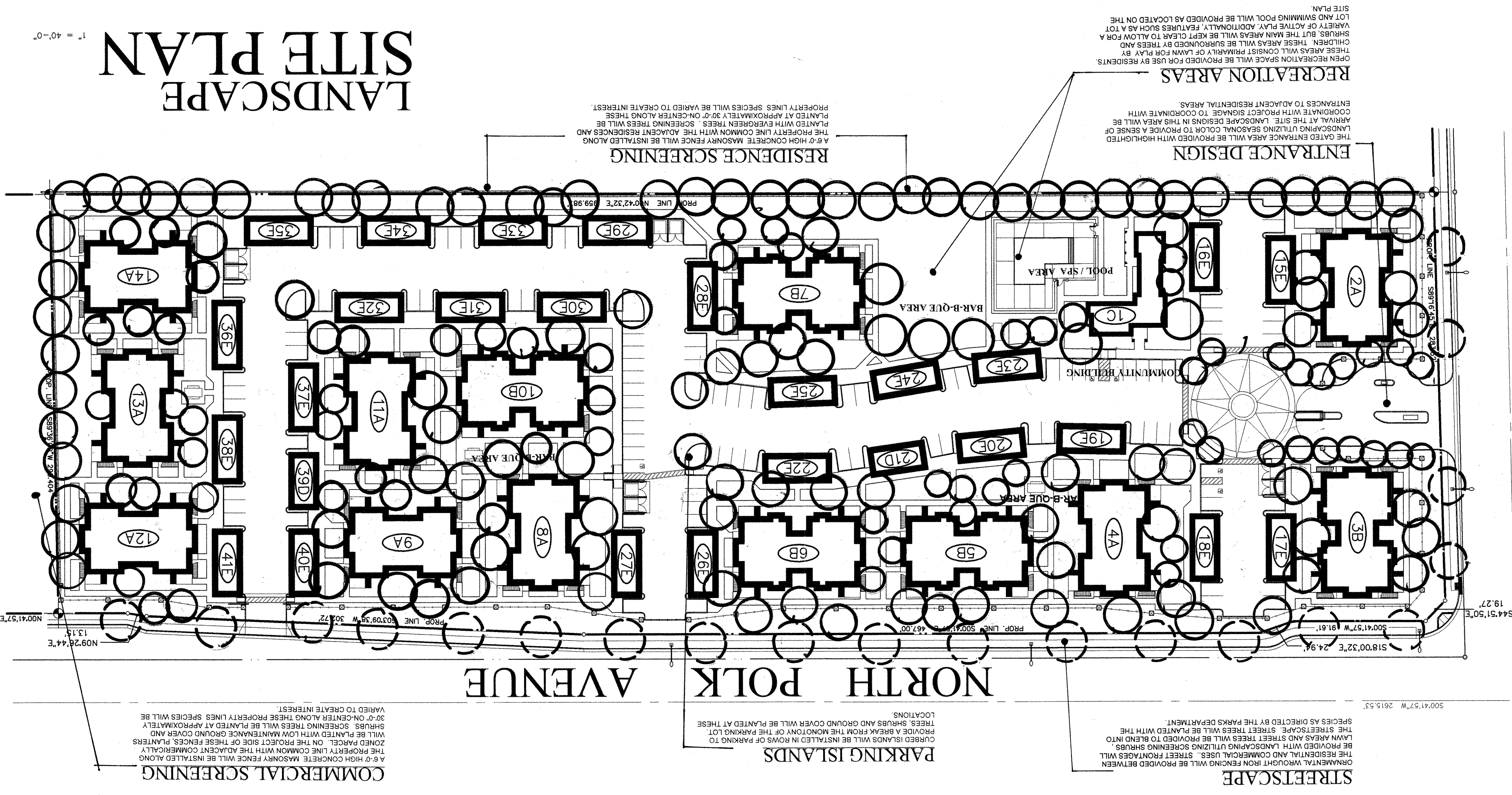


WEST PALO ALTO



# LANDSCAPE SITE PLAN

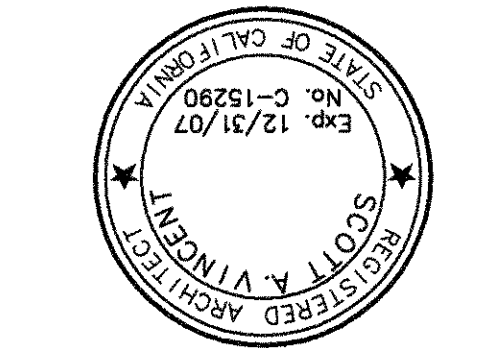
STREET TREES

- STREET TREES SHALL BE PLANTED BY THE PROPERTY OWNER. THE APPROVED LANDSCAPE PLAN SHALL SERVE AS A STREET TREE PLANTING PERMIT AND SHALL BE AT ALL TIMES. NOTIFY THE DEPARTMENT OF PUBLIC WORKS TO VERIFY TREE PLANTING LOCATIONS 72 HOURS PRIOR TO ANY EXCAVATION. THE PROPERTY OWNER IS REQUIRED TO PROVIDE AN AUTOMATIC IRRIGATION SYSTEM.
- TREES PLANTED IN THE RIGHT-OF-WAY SHALL BE LOCATED WITH THE FOLLOWING MINIMUM SETBACKS:
  - 30'-0" FROM STREET CORNERS FOR VISIBILITY AND 15'-0" FROM POLES.
  - 10'-0" FROM FIRE HYDRANTS AND 8'-0" FROM SEWER LINES.
  - 5'-0" FROM BUILDING OVERHANGS AND 2'-0" FROM ADJACENT CONCRETE AND ADJOINING PROPERTY LINES.
  - 3'-0" FROM GAS, ELECTRIC AND WATER LINES AND ROOF DRAINS.
- DRILLING TO PERCEE HARDPAAS SHALL BE REQUIRED PRIOR TO PLANTING EACH STREET TREE. NOTIFY PUBLIC WORKS INSPECTOR TWO WORKING DAYS IN ADVANCE OF DRILLING DATE FOR INSPECTION OF DRILLING OPERATIONS AND TO CHECK BACKFILLING PROCEDURES AND SAFETY BARRIERS.
- DRILLING SHALL BE COMPLETED WITHIN THE 14 DAYS FOR WHICH CLEARANCE WAS OBTAINED FOR APPROVED LOCATIONS. HOLES SHALL BE 2 FEET IN DIAMETER AND DRILLED TO A DEPTH WHERE VISUAL EVIDENCE OF THE SUBSURFACE SAND OR GRAVEL DRAINAGE STRATUM IS APPARENT. DEEP, IMMEDIATELY FOLLOWING DRILLING, THE HOLE SHALL BE BACKFILLED WITH SOIL DRILLED FROM THE HOLE USING SURFICIENT WATER TO THOROUGHLY SATURATE THE BACKFILL MATERIAL. IMMEDIATELY FOLLOWING BACKFILLING THE WHITE SPOT DESIGNATING THE PLANTING SITE IS PAINTED BLACK TO INDICATE THE SITE HAS BEEN DRILLED. THE DRILLED SITES ARE BARRETTED AND CHECKED DAILY FOR 5 WORKING DAYS FOR SOIL SETTLING. SOIL LEVELS ARE ADJUSTED AS NECESSARY. REMOVED. SOILS SHALL BE ALLOWED TO SETTLE FOR A MINIMUM OF 20 DAYS PRIOR TO PLANTING.

- TREES:**
- 15 gal. 18" c. EUCALYPTUS SIDEROXYLEN 'ROSEA' - Black Iron Bark
  - 15 gal. 12" c. LAGERSTROMIA INDICA - Grape Myrtle
  - 15 gal. 18" c. PINUS CANARIENSIS - Canary Island Pine
  - 15 gal. 30" c. PYRUS CALLERIANA - Aristocrat Pear
  - 15 gal. 20" c. PINUS HALEPENSIS - Aleppo Pine
  - 15 gal. 35" c. PISTACHIA CHINENSIS - Chinese Pistache
  - 15 gal. 18" c. SEQUOIA SEMPERVIRENS - Coast Redwood
  - 15 gal. 18" c. PRUNUS CERASIFERA 'ATROPURPUREA' - Purple leaf Plum
- SHRUBS:**
- 1 gal. 18" c. AGAPANTHUS AFRICANUS - Lily of the Nile
  - 5 gal. 35" c. ASPARAGUS SPRENGERI - Sprenger Asparagus
  - 5 gal. 35" c. AZALEA SOUTHERN INDICA - Sun Azalea
  - 5 gal. 35" c. CAMELLIA SASANGUA - Sun Camellia
  - 1 gal. 20" c. FIGUS PUMILA - Creeping Fig Vine
  - 5 gal. 35" c. GAMPULUS CHRYSANTHEMIFOLIA - NCN
  - 5 gal. 35" c. GARDENIA MYSTERY - Gardenia
  - 5 gal. 35" c. JUNIPERUS SABINA TAMARISCIFOLIA - Juniper Tam
  - 5 gal. 35" c. MANDARINA AQUILIFORMIS - Chinese Grape
  - 5 gal. 35" c. NANDINA DOMESTICA - Heavenly Bamboo
  - 5 gal. 72" c. PHOTINIA FRASERII - Photinia
  - 5 gal. 35" c. PITTOSPORUM TORIBA - Toriba
  - 5 gal. 35" c. RAPHIOLIPS INDICA ROSEA - India Hawthorne
  - 5 gal. 35" c. ROSEMARY OFFICINALIS - Rosemary
  - 5 gal. 35" c. TRACHYLOSPERMUM JASMINOIDES - Star Jasmine
  - 5 gal. 72" c. XYLISMA CONGESTUM - Shiny Xylisma
- GROUNDCOVERS:**
- HYPERICUM CALYCINUM - Aaron's Beard (from flats 12" O.C.)
  - GAZANIA COPPER KING - Trailing Gazania (from flats 12" O.C.)
  - VINCA MINOR - Dwarf Periwinkle (from flats 12" O.C.)
  - LAWN - Tall Fescue Hydroseeded (Sodded - bid alternate)
  - Annials - Assorted (petunias, mums, & dwarf marigolds)

Project Name: ESTES APARTMENTS  
 Project Number: 270718  
 Project Date:  
 Scale: 1" = 40'-0"

DATE: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 PLAN CHECK: \_\_\_\_\_  
 BACK CHECK: \_\_\_\_\_  
 PERMITS: \_\_\_\_\_  
 CONSTRUCTION: \_\_\_\_\_  
 AS BUILT: \_\_\_\_\_



PROPOSED APARTMENTS FOR:  
**MR. JIM ESTES**  
 5430 WEST PALO ALTO AVENUE  
 FRESNO, CALIFORNIA 93720

THE VINCENT COMPANY ARCHITECTS, INC.  
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 Phone: 559.225.2602