LANDSCAPE KEY PLAN
SCALE: 1" = 100"

0' 50' 100' 200' 400'
GRAPHIC SCALE: 1" = 100'-0"

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SEALS AND SIGNATURES

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IN PROGRESS

SHEET TITLE
LANDSCAPE KEY PLAN

PROJECT NUMBER
21371.008

SHEET NUMBER
L0.0

Plot Date: 11/7/2016 12:16:58 PM Author

OVERALL LANDSCAPE PLAN A

SCALE: 1" = 50'

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'-0"

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SHEET TITLE

OVERALL LANDSCAPE PLAN A

PROJECT NUMBER 21371.008

SHEET NUMBER L0.1

Plot Date: 11/7/2016 12:16:58 PM Author

MATCHLINE - SEE L0.1

OVERALL LANDSCAPE PLAN B

SCALE: 1" = 50'

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'-0"

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SHEET TITLE

OVERALL LANDSCAPE PLAN B

PROJECT NUMBER 21371.008

SHEET NUMBER L0.2

Plot Date: 11/7/2016 12:16:58 PM Author

OVERALL LANDSCAPE PLAN A

SCALE: 1" = 50'

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'-0"

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SHEET TITLE

OVERALL LANDSCAPE PLAN A

21371.008

PROJECT NUMBER

L0.3

SHEET NUMBER

Plot Date: 11/7/2016 12:16:58 PM Author

MATCHLINE - SEE L0.3

OVERALL LANDSCAPE PLAN A

SCALE: 1" = 50'

0' 25' 50' 100' 200'

GRAPHIC SCALE: 1" = 50'-0"

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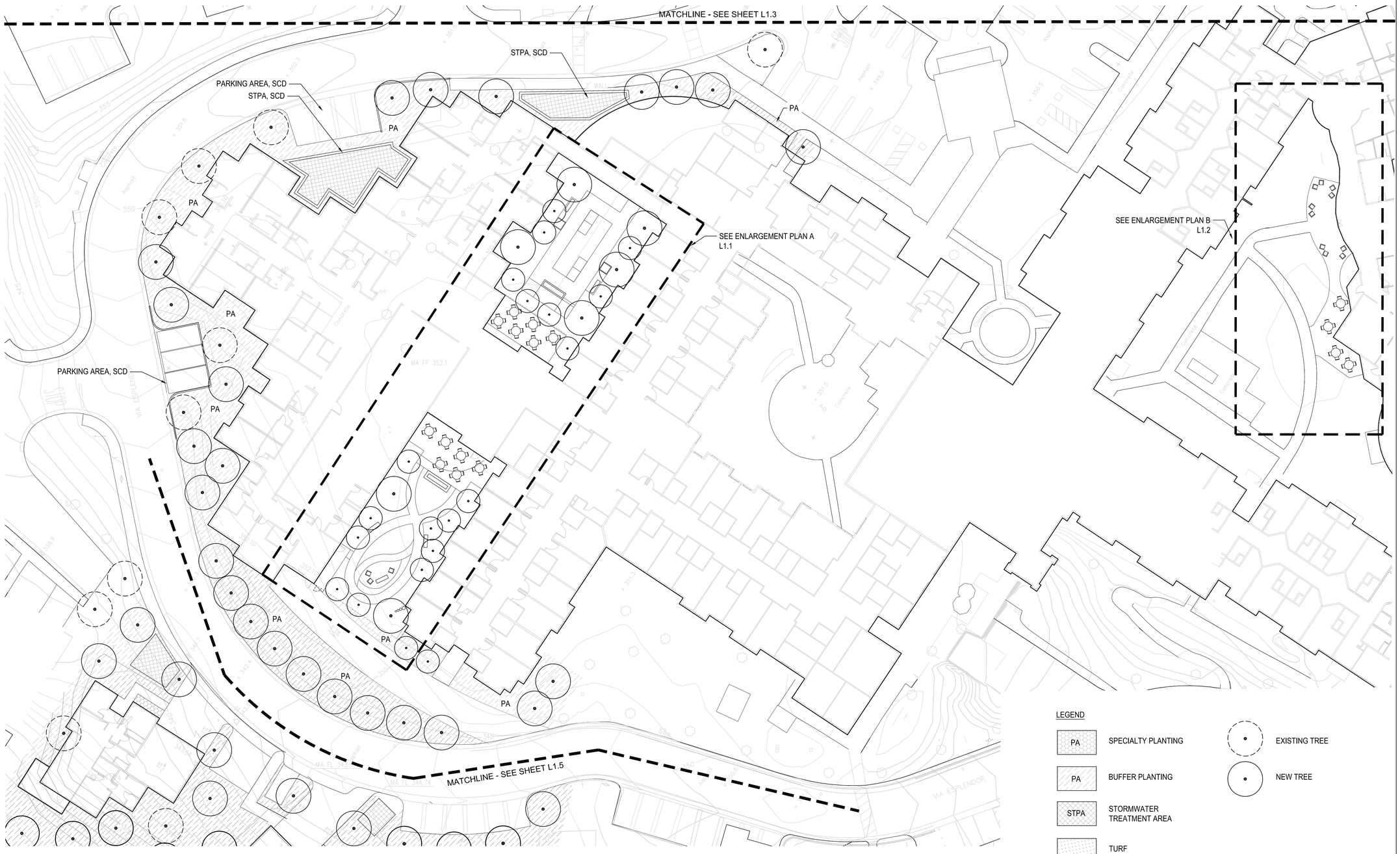
SHEET TITLE

OVERALL LANDSCAPE PLAN B

PROJECT NUMBER 21371.008

SHEET NUMBER L0.4

Plot Date: 11/7/2016 12:16:58 PM Author



LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE

HEALTHCARE & PATIO AT ASSISTED LIVING

SCALE: 1" = 20'

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

Plot Date: 11/7/2016 12:16:58 PM Author

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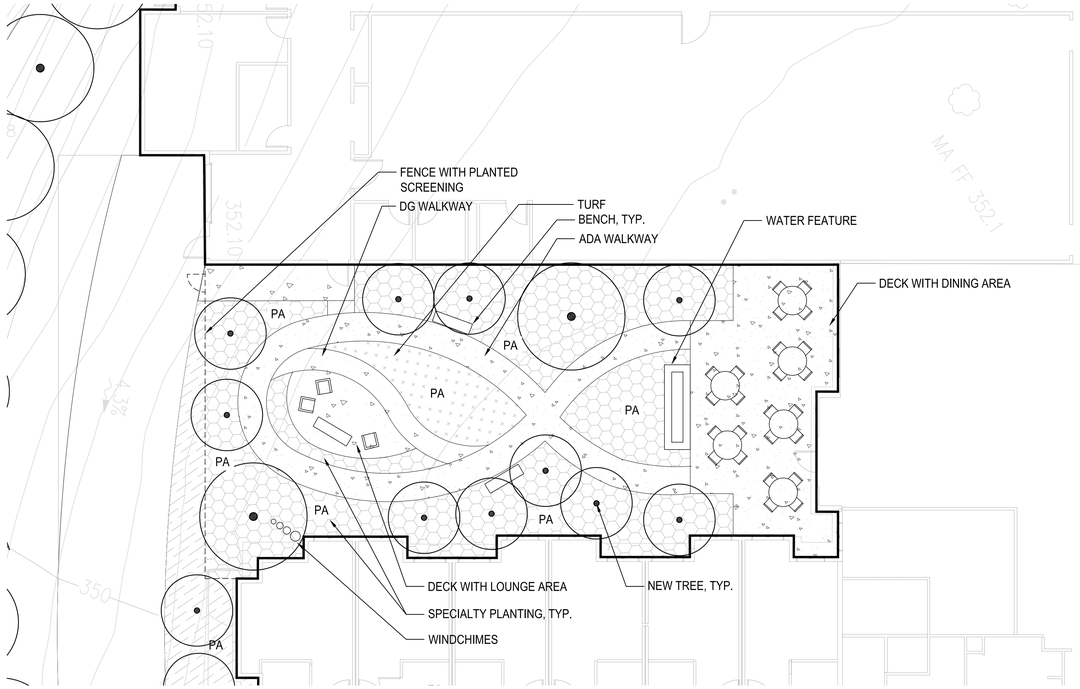
KEY PLAN

SHEET TITLE

HEALTHCARE & PATIO AT ASSISTED LIVING

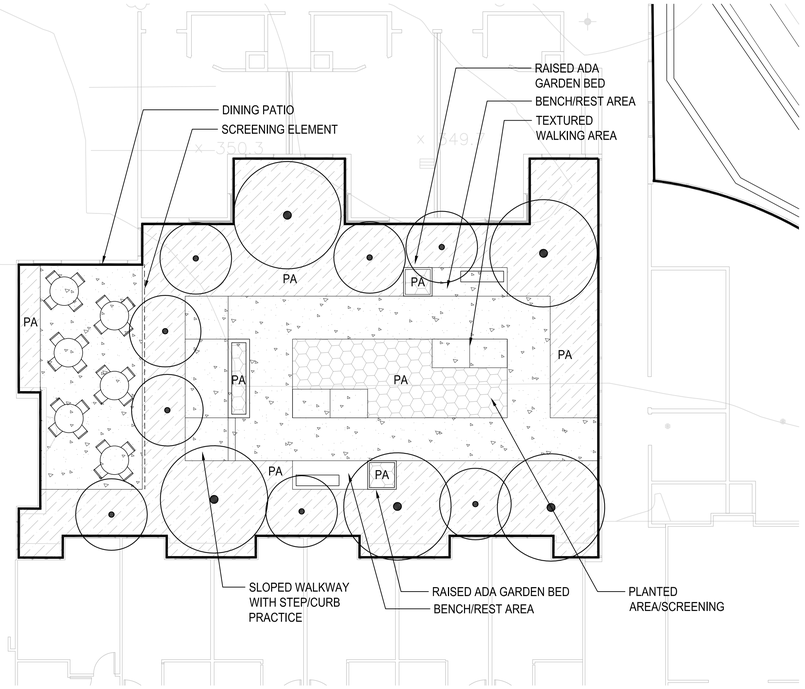
PROJECT NUMBER 21371.008

SHEET NUMBER L1.1



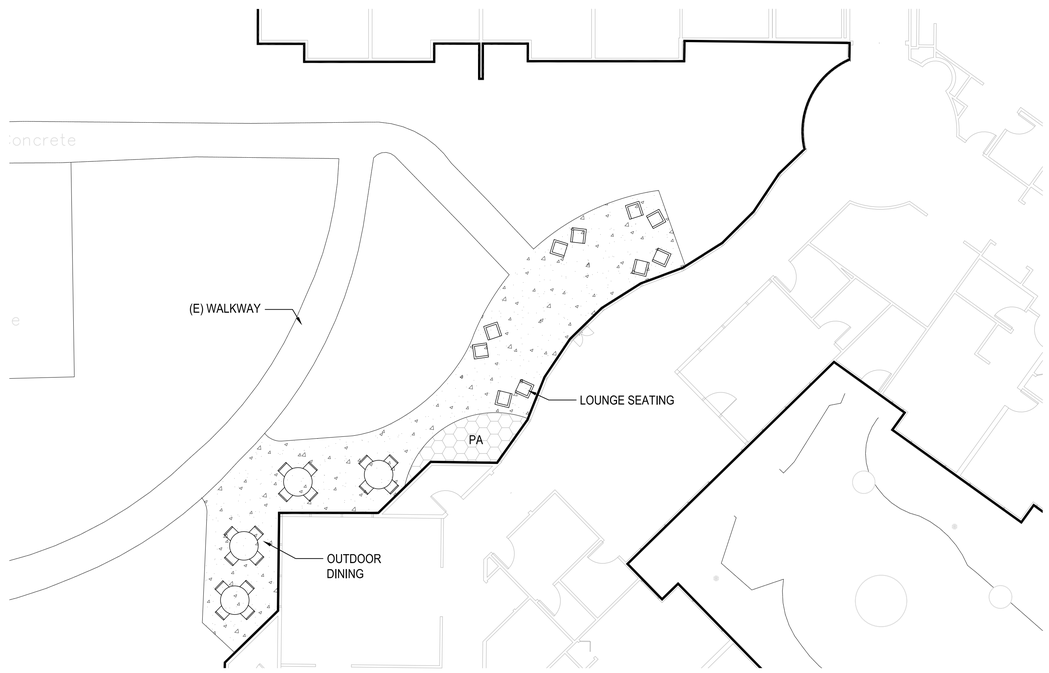
ENLARGEMENT PLAN A - HEALTHCARE

SCALE: 1" = 10'



LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE



ENLARGEMENT PLAN B - PATIO AT ASSISTED LIVING

SCALE: 1" = 10'

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" = 10'-0"

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KEY PLAN

SHEET TITLE

ENLARGEMENT PLANS A & B

PROJECT NUMBER 21371.008

SHEET NUMBER L1.2

Plot Date: 11/7/2016 12:16:58 PM Author

LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE

MEMORY CARE

SCALE: 1" = 20'

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

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KEY PLAN

SHEET TITLE

MEMORY CARE COURTYARD

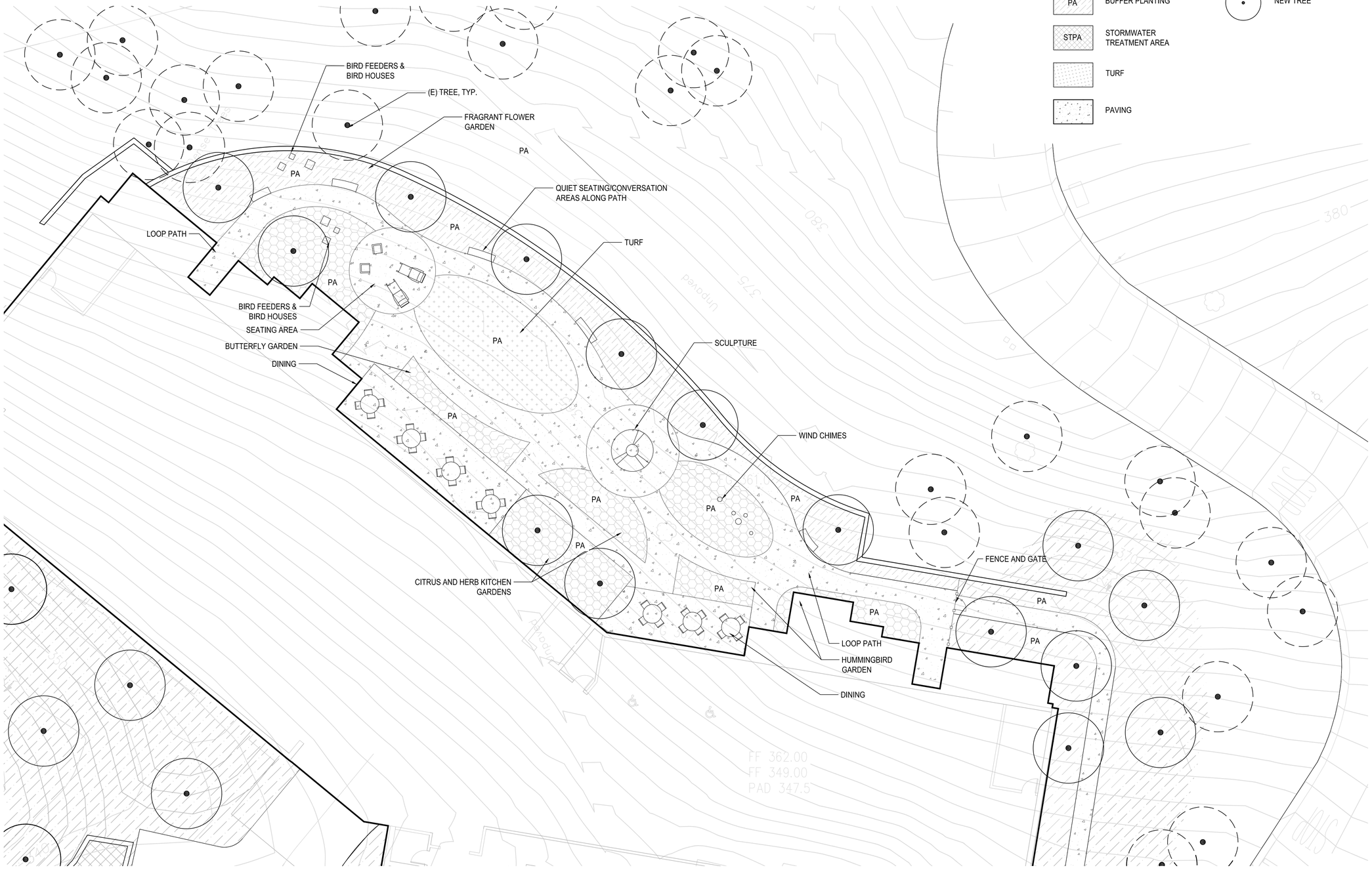
PROJECT NUMBER 21371.008

SHEET NUMBER L1.3

Plot Date: 11/7/2016 12:16:58 PM Author

LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE



MEMORY CARE

SCALE: 1" = 10'

0' 5' 10' 20' 40'

GRAPHIC SCALE: 1" =10'-0"

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KEY PLAN

SHEET TITLE

ENLARGEMENT PLAN A
MEMORY CARE

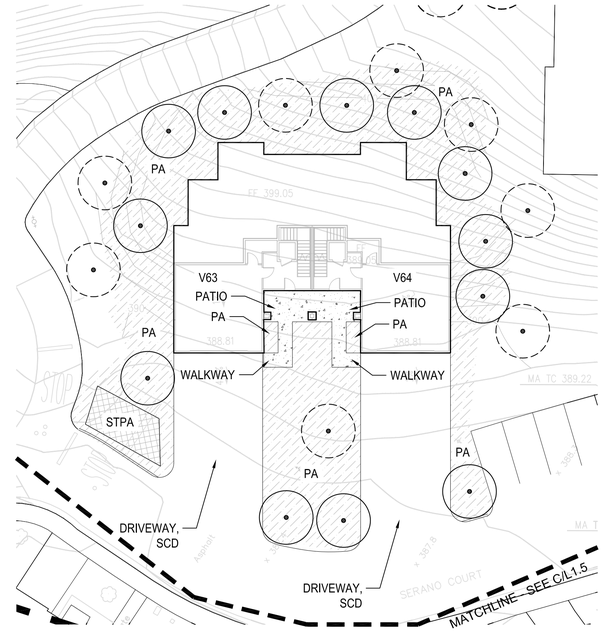
PROJECT NUMBER 21371.008

SHEET NUMBER L1.4

Plot Date: 11/7/2016 12:16:58 PM Author

A -VILLAS 61 & 62

SCALE: 1" = 20'

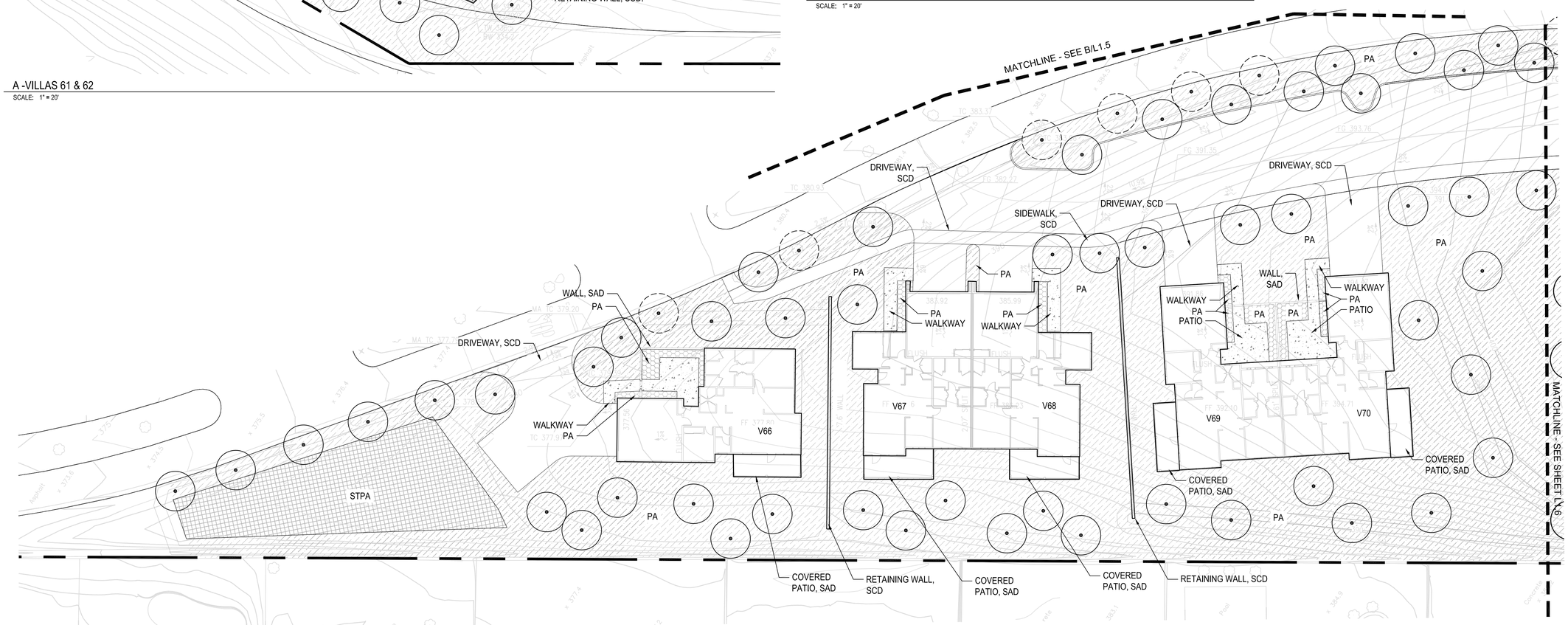


B -VILLAS 63 & 64

SCALE: 1" = 20'

LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE



C- VILLAS 66-70

SCALE: 1" = 20'

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

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SEALS AND SIGNATURES

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KEY PLAN

SHEET TITLE

VILLAS 61 & 62
VILLAS 63 & 64
VILLAS 66-70

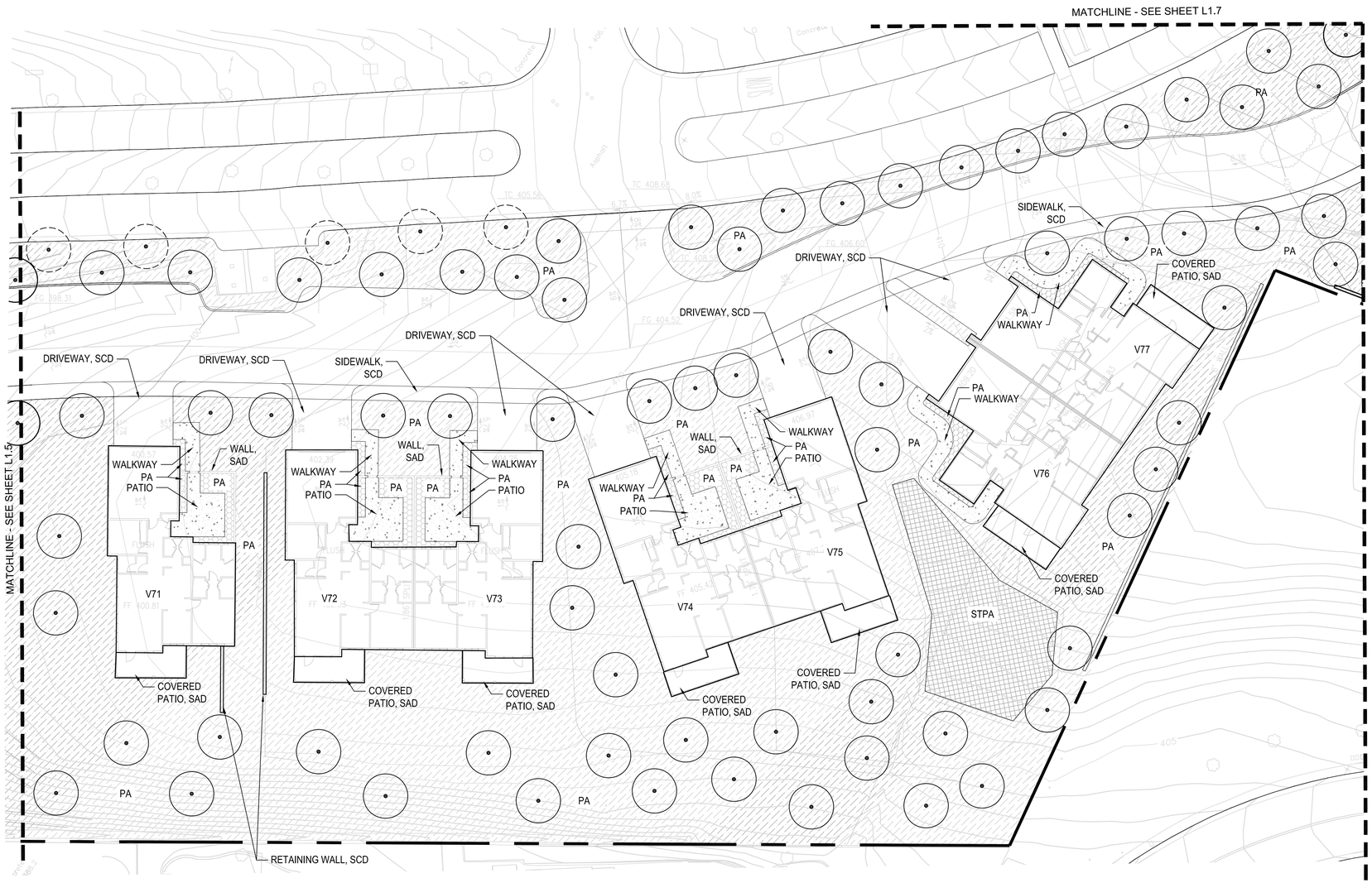
PROJECT NUMBER 21371.008

SHEET NUMBER L1.5

Plot Date: 11/7/2016 12:16:58 PM Author

LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE



VILLAS 71-77

SCALE: 1" = 20'

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

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SEALS AND SIGNATURES

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KEY PLAN

SHEET TITLE

VILLAS 71-77

PROJECT NUMBER 21371.008

SHEET NUMBER L1.6

Plot Date: 11/7/2016 12:16:58 PM Author

LEGEND

PA — SPECIALTY PLANTING	EXISTING TREE
PA — BUFFER PLANTING	NEW TREE
STPA — STORMWATER TREATMENT AREA	
TURF	
PAVING	

VILLAS 71-77

SCALE: 1" = 20'

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

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SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

SHEET TITLE

VILLAS 78-85

PROJECT NUMBER 21371.008

SHEET NUMBER L1.7

Plot Date: 11/7/2016 12:16:58 PM Author

DINING

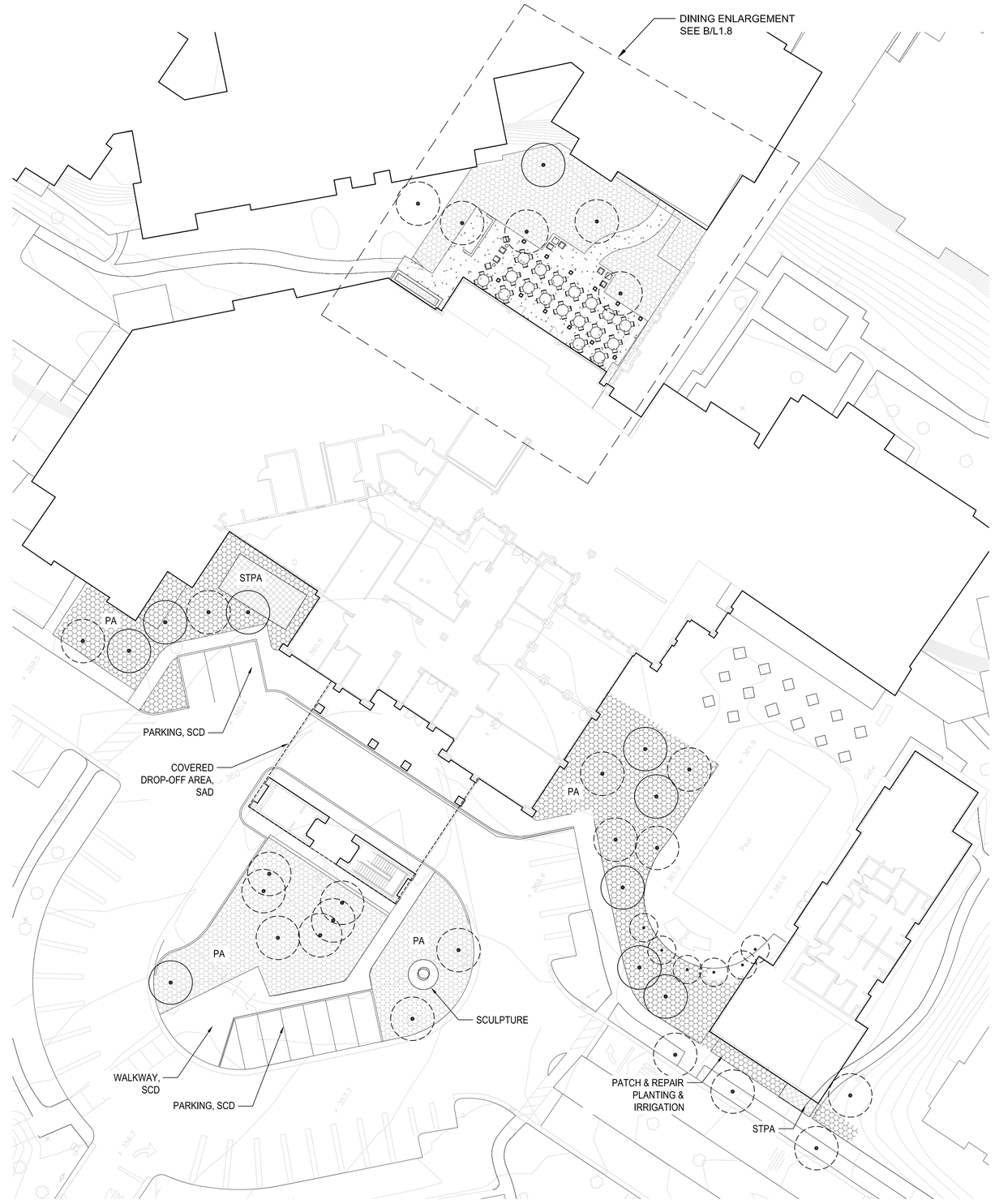
SCALE: 1" = 10'

0' 5' 10' 20'

GRAPHIC SCALE: 1" = 10'-0"

LEGEND

PA	SPECIALTY PLANTING
PA	BUFFER PLANTING
STPA	STORMWATER TREATMENT AREA
	TURF
	PAVING
	EXISTING TREE
	NEW TREE



MULTIPURPOSE, FITNESS, AND DINING

SCALE: 1" = 20'

0' 10' 20' 40' 80'

GRAPHIC SCALE: 1" = 20'-0"

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KEY PLAN

SHEET TITLE

MULTIPURPOSE
DINING
FITNESS

PROJECT NUMBER 21371.008

SHEET NUMBER L1.8

Plot Date: 11/7/2016 12:16:58 PM Author

WATER EFFICIENT LANDSCAPING NOTES

PROJECT WILL BE DESIGNED TO MEET THE REQUIREMENTS OF LANDSCAPE ORDINANCE 14.15.000 AND WILL INCLUDE A LANDSCAPE PROJECT SUBMITTAL AS REQUIRED BY SAID ORDINANCE.

1. DESIGN SHALL MEET THE REQUIREMENTS LAID OUT IN SECTION 14.15.050, WATER-EFFICIENT DESIGN ELEMENTS, INCLUDING PLANT SELECTION AND DESIGN, IRRIGATION DESIGN, SOIL AND MULCH SPECIFICATIONS, AND WATER FEATURE DESIGN.
2. A WATER BUDGET CALCULATION WILL BE PROVIDED WITH THE LANDSCAPE PROJECT SUBMITTAL BASED ON THE REQUIREMENTS OF SECTION 14.15.060.
3. SOIL ANALYSIS WILL BE PROVIDED IF REQUIRED BY THE DIRECTOR OF COMMUNITY DEVELOPMENT, PER SECTION 14.15.070.
4. SPECIFICATIONS WILL REQUIRE SUBMITTAL OF A LANDSCAPE AUDIT FOLLOWING COMPLETION OF PROJECT IMPLEMENTATION, PER SECTION 14.15.080.
5. SPECIFICATIONS WILL REQUIRE SUBMITTAL OF A LANDSCAPE MAINTENANCE SCHEDULE FOLLOWING COMPLETION OF PROJECT IMPLEMENTATION, PER SECTION 14.15.090.

PRELIMINARY PLANTING CONCEPTS

SPECIALTY AREAS

PLANTING IN SPECIALTY AREAS WILL DRAW FROM A DIVERSE PALETTE TO EMPHASIZE SEASONAL CHANGE AND INTEREST THROUGH COLOR AND TEXTURE. PLANTS WILL BE HIGHLY INTERMIXED TO CREATE A MODERN BUT GARDEN-LIKE EFFECT. THESE AREAS MAY REQUIRE MORE MAINTENANCE THAN BUFFER AREAS.

TREES IN SPECIALTY AREAS WILL BE SELECTED TO COMPLEMENT SURROUNDING PLANTING DESIGN, WITH AN INTERMIXING OF SPECIES AND SIZES WITH AN EMPHASIS ON SHADE AND/OR ORNAMENTAL SPECIES.

BUFFER AREAS (PARKING & PERIMETER)

PLANTING IN BUFFER AREAS WILL DRAW FROM A LOWER MAINTENANCE PALETTE AND WILL UTILIZE SIMPLER, LARGER MASSINGS THAN SPECIALTY AREAS..

TREES IN PARKING AREAS AND ALONG ROADWAYS WILL BE SELECTED FOR SHADE POTENTIAL, ABILITY TO WITHSTAND URBAN CONDITION, AND ROOTING HABIT.

STORMWATER TREATMENT AREAS

PLANTING IN STORMWATER TREATMENT AREAS WILL UTILIZE PLANTS THAT ARE DROUGHT TOLERANT BUT ABLE TO TOLERATE PERIODIC INUNDATION. OTHERWISE, THE APPROACH WILL BE SIMILAR TO THE PLANTING AREAS THEY ARE ADJACENT TO (SPECIALTY OR PARKING/PERIMETER).

INSTALLATION DENSITY

PLANTS WILL GENERALLY BE SPACED FOR INSTALLATION AT ROUGHLY 2/3 OF ANTICIPATED MATURE SIZE FOR IMMEDIATE EFFECT. PLANTS IN PARKING/PERIMETER AREAS MAY BE SPACED LESS DENSELY TO ENABLE EASE OF MAINTENANCE.

INSTALLATION SIZES

- SHRUBS WILL BE SIZED AT 5 TO 15 GALLON.
- GRASSES, PERENNIALS, AND SUCCULENTS WILL BE SIZED AT 1 TO 5 GALLON.
- SUCCULENTS OTHER THAN GROUNDCOVERS WILL BE SIZED AT 5 TO 15 GALLON.
- GROUND COVERS WILL BE SIZED IN 4" FLATS TO 1 GALLON.

TREE INSTALLATION SIZES

- SPECIALTY AREAS: 24" TO 48" BOX
- BUFFER AREAS: 24" TO 36" BOX

MULCH

- PLANTING AREAS EXCEPT FOR TURF AND STORMWATER TREATMENT AREAS TO BE MULCHED WITH A 3" THICK LAYER OF DECORATIVE FIR BARK MULCH.
- STORMWATER TREATMENT AREAS TO BE MULCHED WITH A 2" LAYER OF ROCK MULCH.

PRELIMINARY IRRIGATION CONCEPT

THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET OR EXCEED THE CITY OF CUPERTINO'S WATER-EFFICIENT LANDSCAPING REQUIREMENTS AND THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

CONTROLLER (OR SIMILAR)

- RAINBIRD ESP-LXMEF
- ETC-LX ET MANAGER CARTRIDGE WITH ET BOOSTER
- LIMR REMOTE CONTROL
- HARDWIRED RAINBIRD SENSOR RSD-CE, LOCATE ON ROOF

SYSTEM DESIGN

- TREES WILL BE IRRIGATED WITH DEEP WATERING TUBES - RAINBIRD RWS-B-C-1402, 0.5 GPM, 2 PER TREE, OR SIMILAR
- PLANTING AREAS EXCEPT FOR STORMWATER TREATMENT AREAS WILL BE IRRIGATED BY SUB-SURFACE OR ON-SURFACE DRIP OR BUBBLERS.
- STORMWATER TREATMENT AREAS WILL BE IRRIGATED BY MICROSPRAY.
- TURF AREAS TO BE IRRIGATED BY HIGH-EFFICIENCY ROTARY SPRAY - HUNTER MP ROTATOR OR SIMILAR.
- QUICK COUPLING VALVES TO BE PROVIDED AT A SPACING OF 200' MAX OC ALONG ALL PAVED AREAS.

PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	WATER USE
TREES		
Acer circinatum	Vine Maple	M
Albiza julibrissin	Paperbark Maple	L
Acer macrophyllum	Big Leaf Maple	M
Acer palmatum	Japanese Maple	M
Acer rubrum	Red Maple	M
Arbutus 'Marina'	Marina Arbutus	L
Arbutus menziesii	Madrone	L
Arbutus unedo	Strawberry Tree	L
Carpinus betula	European Pyramidal Hombeam	M
Cedrus deodara	Deodar Cedar	L
Celtis australis	European Hackberry	L
Celtis occidentalis	Common Hackberry	L
Ceratonia siliqua	Carob	L
Cercis canadensis	Eastern Redbud	M
Cercis occidentalis	Western Redbud	VL
Chilopsis linearis	Desert Willow	VL
Fraxinus angustifolia	Raywood Ash	M
Gleditsia triacanthos	Honey Locust	L
Geijera parviflora	Australian Willow	M
Ginkgo biloba	Autumn Gold Maidenhair Tree	M
Lagerstroemia spp., hybrids and cvs.	Crape Myrtle	L
Liriodendron tulipifera	Tulip Tree	M
Lophostemon confertus	Brisbane Box	M
Magnolia grandiflora	Southern Magnolia	M
Magnolia x soulangeana	Saucer Magnolia	M
Melaleuca quinquenervia	Cajeput Tree	L
Olea europaea 'swan hill'	Fruitless Olive	VL
Pinus brutia	Calabrian Pine	L
Pinus halepensis	Aleppo Pine	L
Pistachia chinensis	Chinese Pistache	L
Platanus racemosa	California Sycamore	M
Platanus x acerifolia 'Yarwood'	London Plane Yarwood	L-M
Pyrus calleryana cultivars	Callery Pear	M
Pyrus kawakamii	Evergreen Pear	M
Quercus agrifolia	Coast Live Oak	VL
Quercus lobata	Valley Oak	L
Quercus suber	Cork Oak	L
Quercus virginiana	Southern Live Oak	M
Schinus molle	California Pepper	VL
Tristania laurina	Little Leaf Myrtle	M
Ulmus parvifolia	Chinese Evergreen Elm	L
X Chitalpa tashkentensis	Chitalpa	L
Zelkova serrata	Saw Leaf Zelkova	M
SHRUBS		
Abutilon spp.	Flowering Maple	M
Arctostaphylos spp.	Manzanita	VL-L
Artemisia californica	California Sagebrush	L
Berberis spp.	Mahonia	L-M
Buddleja davidii and hybrids	Butterfly Bush	M
Callisetemon 'Little John'	Little John Bottle Brush	L
Calycanthus occidentalis	Spice Bush	M
Carpenteria californica	Bush Anemone	M
Ceanothus spp.	Ceanothus	L
Choisya dumosa var. Arizonica	Arizona Mock Orange	L
Cistus spp. and cultivars	Rockrose	L
Coleonema pulchellum	Breath of Heaven	M
Correa spp. and cultivars	Australian Fuchsia	L
Daphne odora	Winter Daphne	L
Dendromecon harfordii	Island Bush Poppy	L
Eriogonom spp. and cultivars	Buckwheat	VL-L
Grevillea spp. and cultivars	Grevillea	L
Hebe spp.	Hebe	M
Lavatera maritima	Bush Mallow	L
Leonitus leonorus	Lion's Tail	L
Leucadendron spp., hybrids and cvs.	Cone Bush	VL-L
Leptospermum laevigatum	Australian Tea Tree	L
Leucophyllum frutescens	Texas Sage	L
Myrica californica	Pacivic Wax Myrtle	L
Osmanthus fragrans	Sweet Olive	L
Perovskia spp. and cultivars	Russian Sage	L
Phlomis spp.	Jerusalem Sage	L
Pittosporum spp.	Pittosporum	M
Rhamnus californica 'Eve Case'	Eve Case Coffee Berry	L
Rhus integrifolia	Lemonadeberry	L
Ribes sanguineum	Red Flowering Currant	L
Romneya coulteri	Matilija Poppy	VL
Rosmarinus spp.	Rosemary	L
Salvia spp.	Sage	L
Sarcococca confusa	Sweet Box	L
Westringia fruticosa	Coast Rosemary	L

BOTANICAL NAME	COMMON NAME	WATER USE
PERENNIALS, GRASSES, GROUNDCOVERS		
Achillea millefolium	Yarrow	L
Agastache spp.	Hyssop	L-M
Ajuga reptans	Carpet Bugle	M
Anigozanthos hybrids and cultivars	Kangaroo Paw	L
Aristida purpurea	Purple Three-Awn	L
Asparagus densiflorus	Asparagus Fern	M
Bouteloua gracilis	Blue Grama	L
Calamagrostis spp.	Feather Reed Grass	M
Carex spp.	Berkeley Sedge	L-M
Chondropetalum tectorum	Small Cape Rush	L
Clivia spp.	Clivia	M
Deschampsia cespitosa	Tufted Hairgrass	L
Dryopteris spp.	Wood Fern	M
Dymondia margaretae	Dymondia	L
Epilobium latifolia	California Fuschia	L
Euphorbia spp.	Spurge	L-M
Festuca spp.	Fescue	L-M
Heuchera spp.	Alum Root	M
Iris douglasiana	Douglas Iris	L
Juncus patens	Common Rush	L
Kniphofia spp.	Poker Plant	L
Lantana spp. and cultivars	Lantana	L
Lavandula spp	Lavender	L
Liriope spp.	Creeping Lily Turf	M
Lupinus spp.	Lupine	VL-L
Mimulus	Monkeyflower	L
Muhlenbergia spp.	Muhly Grass	L
Nepeta spp.	Catmint	L
Pennisetum spp.	Fountain Grass	L
Penstemon spp. (natives)	Penstemon	L
Phormium hybrids	Flax	L
Polypodium californicum	California Polypody	L
Polystichum californicum	California Sword Fern	M
Rosmarinus spp.	Rosemary	L
Salvia spp.	Sage	L-M
Santolina spp.	Lavender Cotton	L
Stipa spp.	Wind Grass	VL-L
Teucrium fruticans	Bush Germander	L
Thymus spp. and cvs.	Thyme	L
Trichostema lanatum	Woolly Blue Curls	VL
Verbena spp.	Verbena	L
Woodwardia fimbriata	Giant Chain Fern	M
SUCCULENTS		
Agave spp.	Agave	VL-L
Aloe spp.	Aloe	L
Crassula spp.	Crassula	L
Duddleya spp.	Duddleya	L
Echevaria spp.	Hens Snd Chicks	L
Hesperaloe parviflora	Flowering Yucca	L
Kalanchoe spp.	Kalanchoe	L
Sedum spp.	Stonecrop	L
Senecio spp.	Senecio	L
Yucca spp.	Yucca	VL
VINES		
Bougainvillea spp.	Bougainvillea	L
Clematis spp.	Clematis	M
Clytostoma callistegioides	Purple Trumpet Vine	M
Distictis buccinatoria	Scarlet Trumpet Vine	M
Hardenbergia spp.	Lilac Vine	M
Hydrangea anomala	Climbing Hydrangea	M
Lonicera spp.	Honeysuckle	M
Passiflora spp.	Passion Vine	M
Trachelospermum jasminoides	Star Jasmine	M
Vitis californica	California Wild Grape	L
EDIBLE		
Citrus spp.	Citrus	
Ficus spp.	Fig	
Lavandula spp.	Lavander	
Malus spp.	Apple	
Prunus spp.	Peach	
Punica spp.	Pomegranate	
Vitis spp.	Grape	
Varius herbs		
TURF		
TURF SOD PRODUCT TO BE DELTA BLUEGRASS "NATIVE BENTGRASS" (Agrostis pallens),		

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ISSUED FOR	REV	DATE
SITE PLAN REVIEW SUBMITTAL		16 DEC 2016

SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

IN PROGRESS

SHEET TITLE

PRELIMINARY PLANTING PALETTE & NOTES

PROJECT NUMBER 21371.008

SHEET NUMBER L2.0

Plot Date: 11/7/2016 12:16:58 PM Author