FOREST MANAGEMENT NOTES:

The Seminary site includes existing stands of native and non–native tree species, including coast live oak, California buckeye, Monterey pine, and acacia. Protected trees designated for removal, within the limits of grading and immediately adjacent areas, are identified on Sheets L3.11–L3.14 and Sheets L3.21–L3.24. Protected trees will be replaced at a ratio of 3:1 consistent with the Marin County Tree Ordinance (See Sheets L1.10A and L1.20A for plant lists and quantities). Other trees, consisting of predominantly non–native species within the shaded canopy symbol, generally occur outside the limits of grading.

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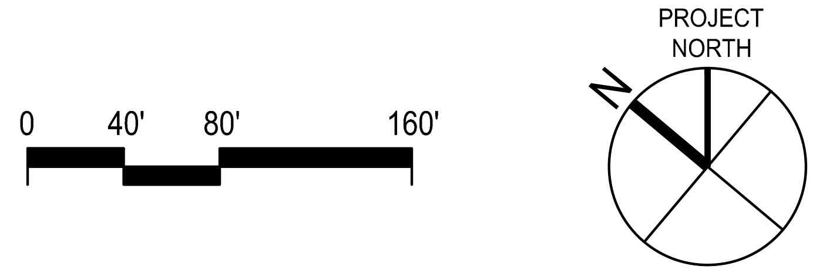
LEGEND

- ● EXISTING OAK TREE TO REMAIN
- ✕ PROTECTED TREE TO BE REMOVED
- ● EXISTING TREE CANOPY
- ▨ APPROXIMATE EXTENT OF GRADING

PROTECTED TREES TO BE REMOVED: 84

SEE 40 SCALE PLANS FOR TREE IDENTIFICATION NUMBERS, SPECIES AND DIAMETER AT BREAST HEIGHT

SEE ARBORIST REPORT FOR DETAILS



NORTH
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201 Seminary Drive
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REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT
AND TREE REMOVAL PLAN
EAST

1" = 80'

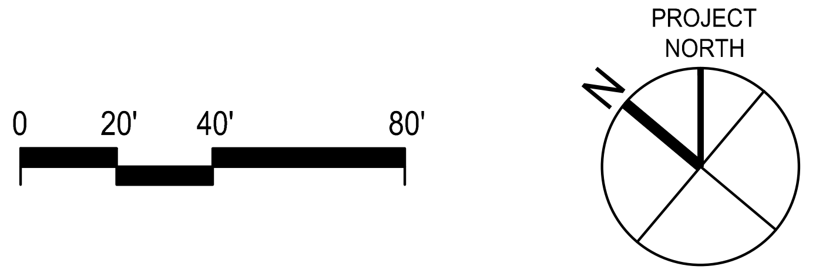
BLDG. TYPE
00

SHEET NO.
L3.10

LEGEND

●	EXISTING OAK TREE TO REMAIN
T 100 COAST LIVE OAK, 15" ✕	PROTECTED TREE TO BE REMOVED
	DIAMETER AT BREAST HEIGHT
T 100	PHYSICAL TAG NUMBER PER ARBORIST REPORT
WP 100	WAY POINT NUMBER PER ARBORIST REPORT
▨	EXISTING TREE CANOPY

SEE ARBORIST REPORT
FOR DETAILS



NORTH
COAST
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LLC

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	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

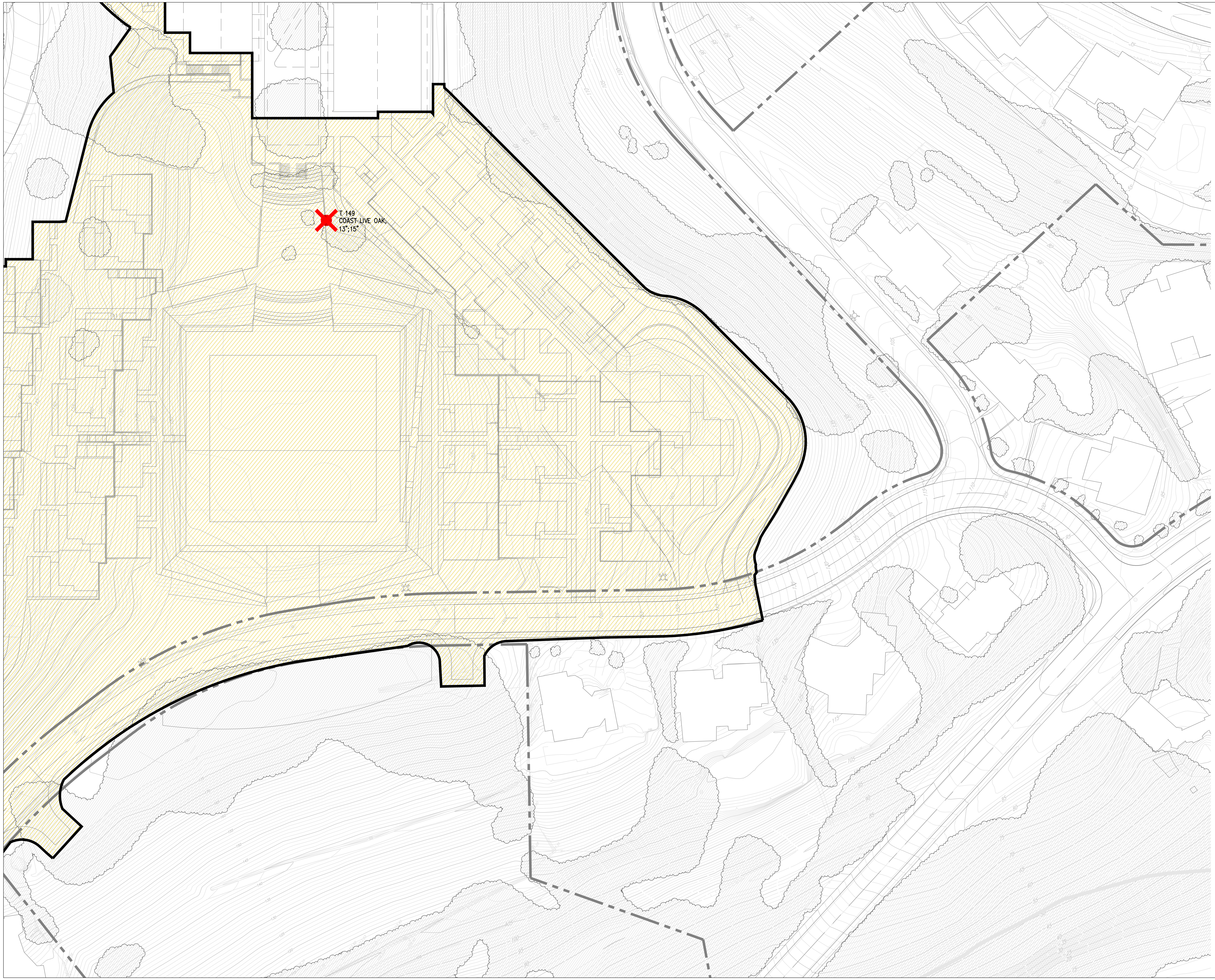
FOREST MANAGEMENT AND TREE REMOVAL PLAN

EAST

1" = 40'

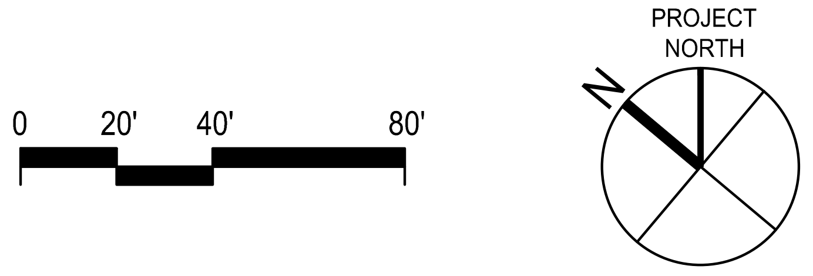
BLDG. TYPE
00

SHEET NO.
L3.11



LEGEND

●	EXISTING OAK TREE TO REMAIN
T 100 COAST LIVE OAK, 15" ✕	PROTECTED TREE TO BE REMOVED
	DIAMETER AT BREAST HEIGHT
T 100	PHYSICAL TAG NUMBER PER ARBORIST REPORT
WP 100	WAY POINT NUMBER PER ARBORIST REPORT
	EXISTING TREE CANOPY
	SEE ARBORIST REPORT FOR DETAILS



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THE SEMINARY

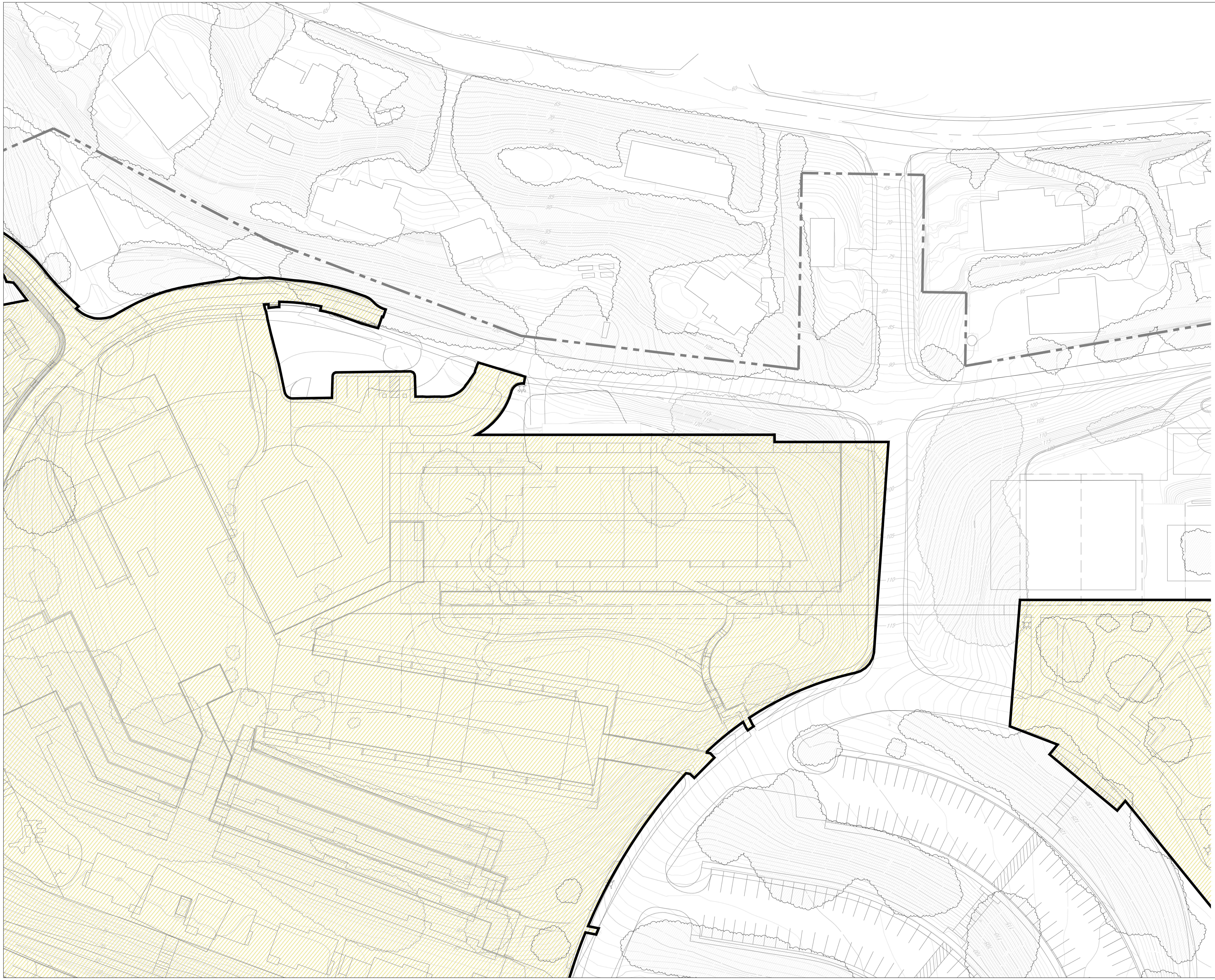
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT AND TREE REMOVAL PLAN EAST

1" = 40'

BLDG. TYPE
00

SHEET NO.
L3.12



LEGEND

●	EXISTING OAK TREE TO REMAIN
T 100 COAST LIVE OAK, 15" ✕	PROTECTED TREE TO BE REMOVED
15"	DIAMETER AT BREAST HEIGHT
T 100	PHYSICAL TAG NUMBER PER ARBORIST REPORT
WP 100	WAY POINT NUMBER PER ARBORIST REPORT
	EXISTING TREE CANOPY

SEE ARBORIST REPORT FOR DETAILS

0 20' 40' 80'

PROJECT NORTH

N

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THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

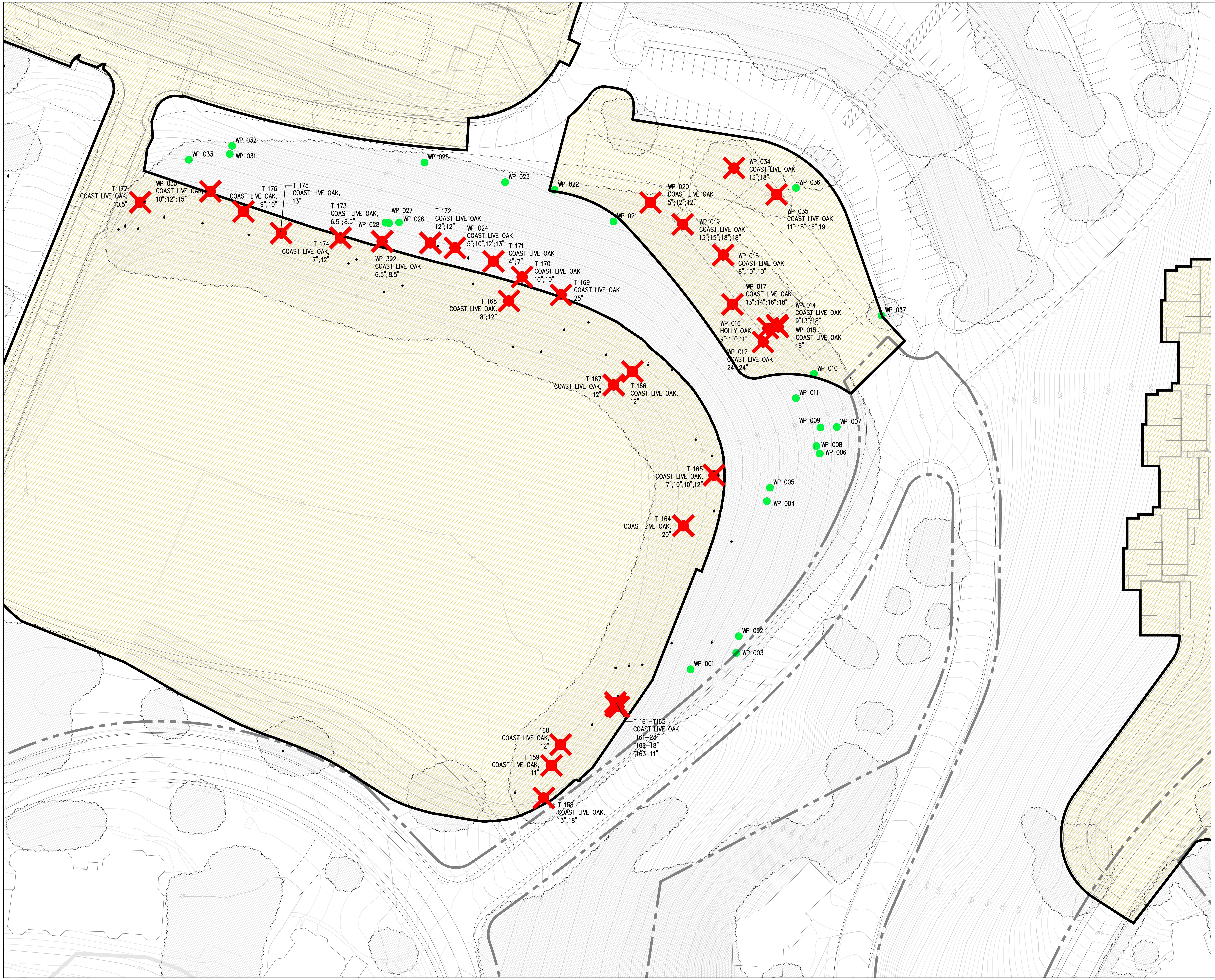
IN PROGRESS

FOREST MANAGEMENT AND TREE REMOVAL PLAN
EAST

1" = 40'

BLDG. TYPE
00

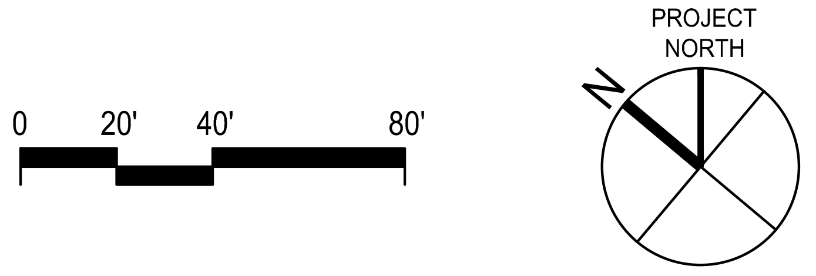
SHEET NO.
L3.13



LEGEND

●	EXISTING OAK TREE TO REMAIN
T 100 COAST LIVE OAK, 15" ✕	PROTECTED TREE TO BE REMOVED
	DIAMETER AT BREAST HEIGHT
T 100	PHYSICAL TAG NUMBER PER ARBORIST REPORT
WP 100	WAY POINT NUMBER PER ARBORIST REPORT
	EXISTING TREE CANOPY

SEE ARBORIST REPORT
FOR DETAILS



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THE SEMINARY

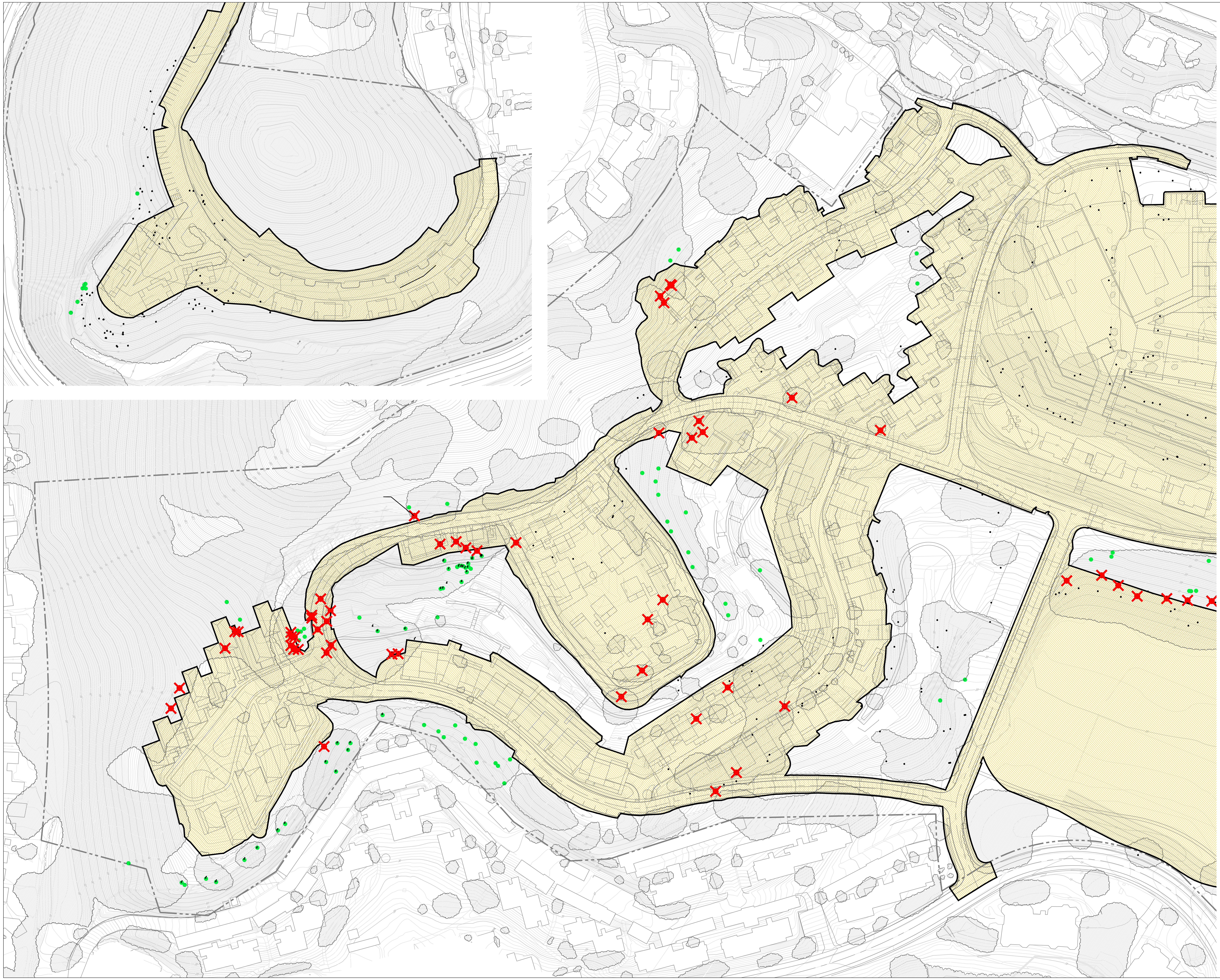
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT AND TREE REMOVAL PLAN EAST

1" = 40'

BLDG. TYPE
00

SHEET NO.
L3.14



FOREST MANAGEMENT NOTES:

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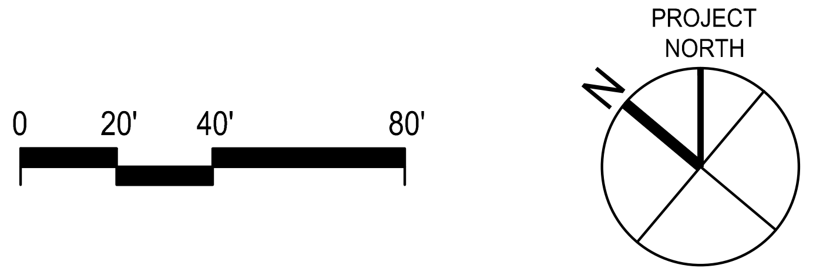
LEGEND

●	EXISTING OAK TREE TO REMAIN
✕	PROTECTED TREE TO BE REMOVED
☁	EXISTING TREE CANOPY
▨	APPROXIMATE EXTENT OF GRADING

PROTECTED TREES TO BE REMOVED: 84

SEE 40 SCALE PLANS FOR TREE IDENTIFICATION NUMBERS, SPECIES AND DIAMETER AT BREAST HEIGHT

SEE ARBORIST REPORT FOR DETAILS



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THE SEMINARY

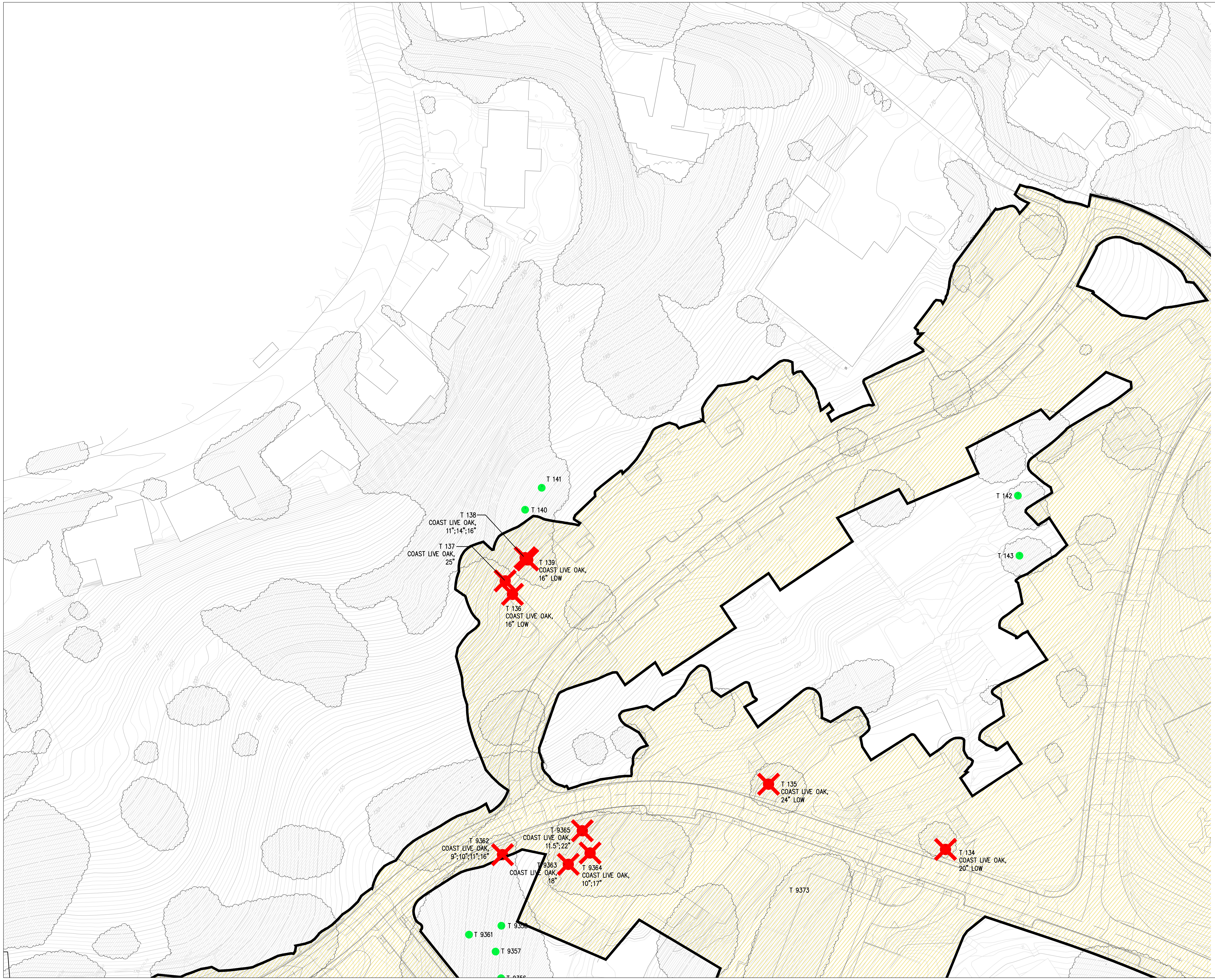
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT
AND TREE REMOVAL PLAN
WEST

1" = 80'

BLDG. TYPE
00

SHEET NO.
L3.20



LEGEND

● EXISTING OAK TREE TO REMAIN

T 100 COAST LIVE OAK, 15" ✕ PROTECTED TREE TO BE REMOVED

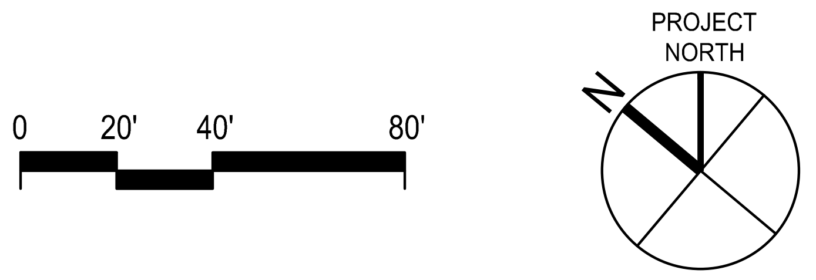
DIAMETER AT BREAST HEIGHT

T 100 PHYSICAL TAG NUMBER PER ARBORIST REPORT

WP 100 WAY POINT NUMBER PER ARBORIST REPORT

EXISTING TREE CANOPY

SEE ARBORIST REPORT FOR DETAILS



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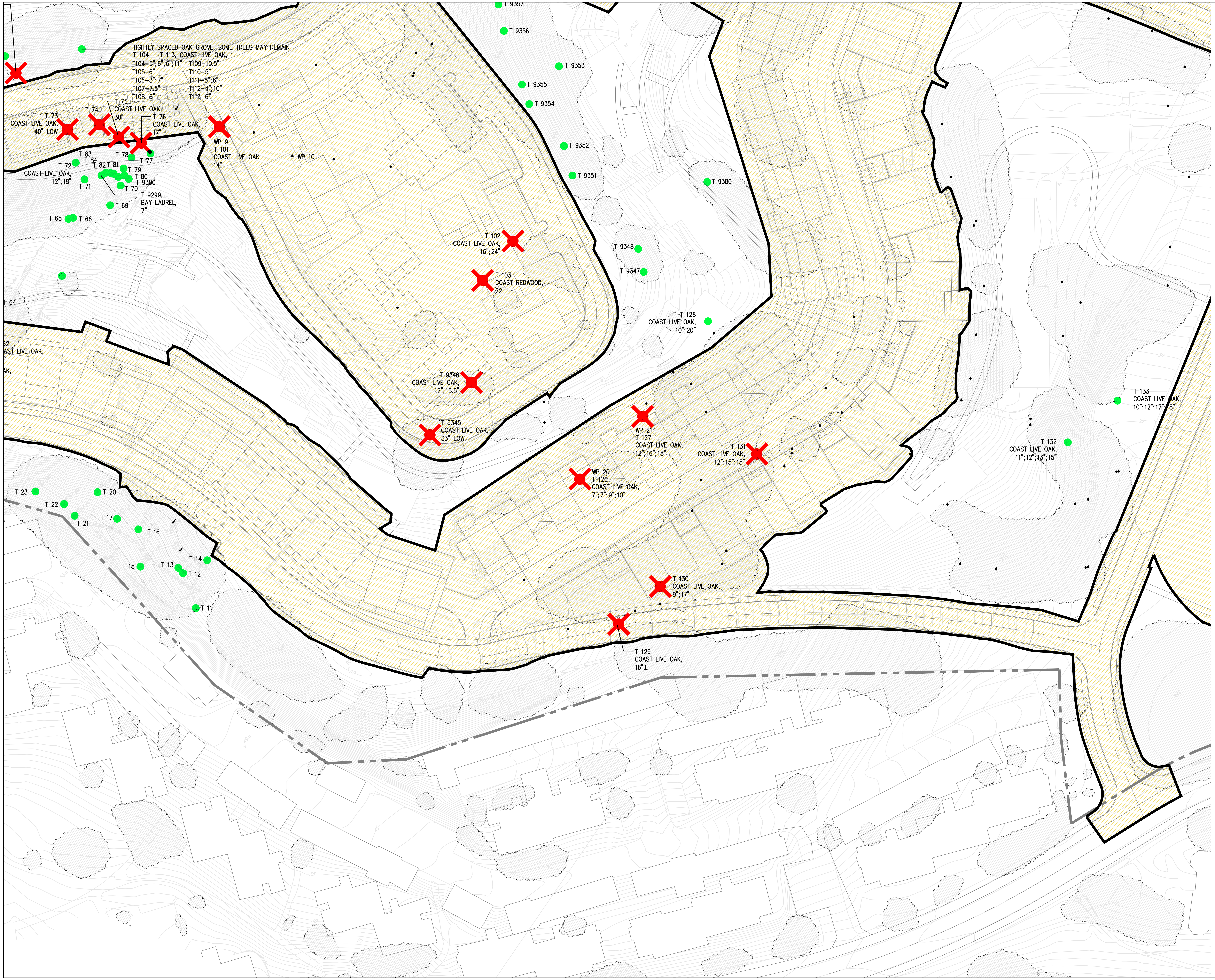
MILL VALLEY, CA 94941

FOREST MANAGEMENT
AND TREE REMOVAL PLAN
WEST

1" = 40'

BLDG. TYPE
00

SHEET NO.
L3.21



LEGEND

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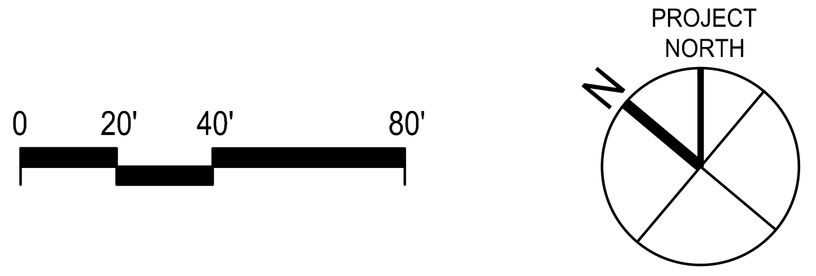

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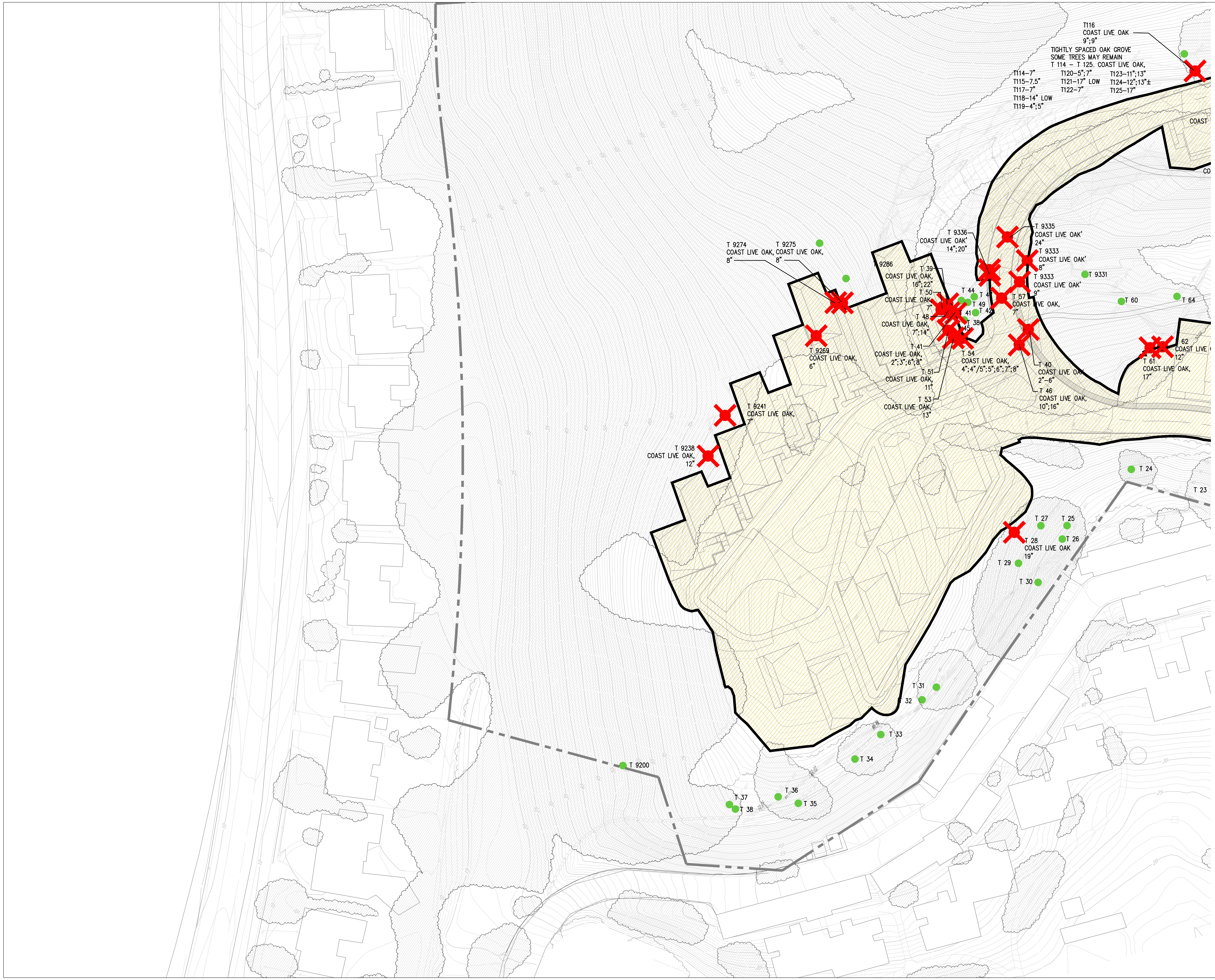
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT AND TREE REMOVAL PLAN
WEST

1" = 40'

BLDG. TYPE
00

SHEET NO.
L3.22



LEGEND

●	EXISTING OAK TREE TO REMAIN
T 100 COAST LIVE OAK, 15" ✕	PROTECTED TREE TO BE REMOVED
	DIAMETER AT BREAST HEIGHT
T 100	PHYSICAL TAG NUMBER PER ARBORIST REPORT
WP 100	WAY POINT NUMBER PER ARBORIST REPORT
▨	EXISTING TREE CANOPY
	SEE ARBORIST REPORT FOR DETAILS

0 20' 40' 80'

PROJECT NORTH

N

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Mill Valley, CA 94941

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THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT
AND TREE REMOVAL PLAN
WEST

1" = 40'

BLDG. TYPE
00

SHEET NO.
L3.23

LEGEND

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	DIAMETER AT BREAST HEIGHT
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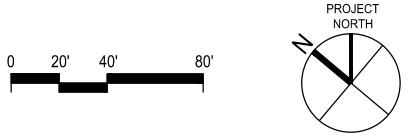
WP 100	WAY POINT NUMBER PER ARBORIST REPORT
	EXISTING TREE CANOPY
	SEE ARBORIST REPORT FOR DETAILS



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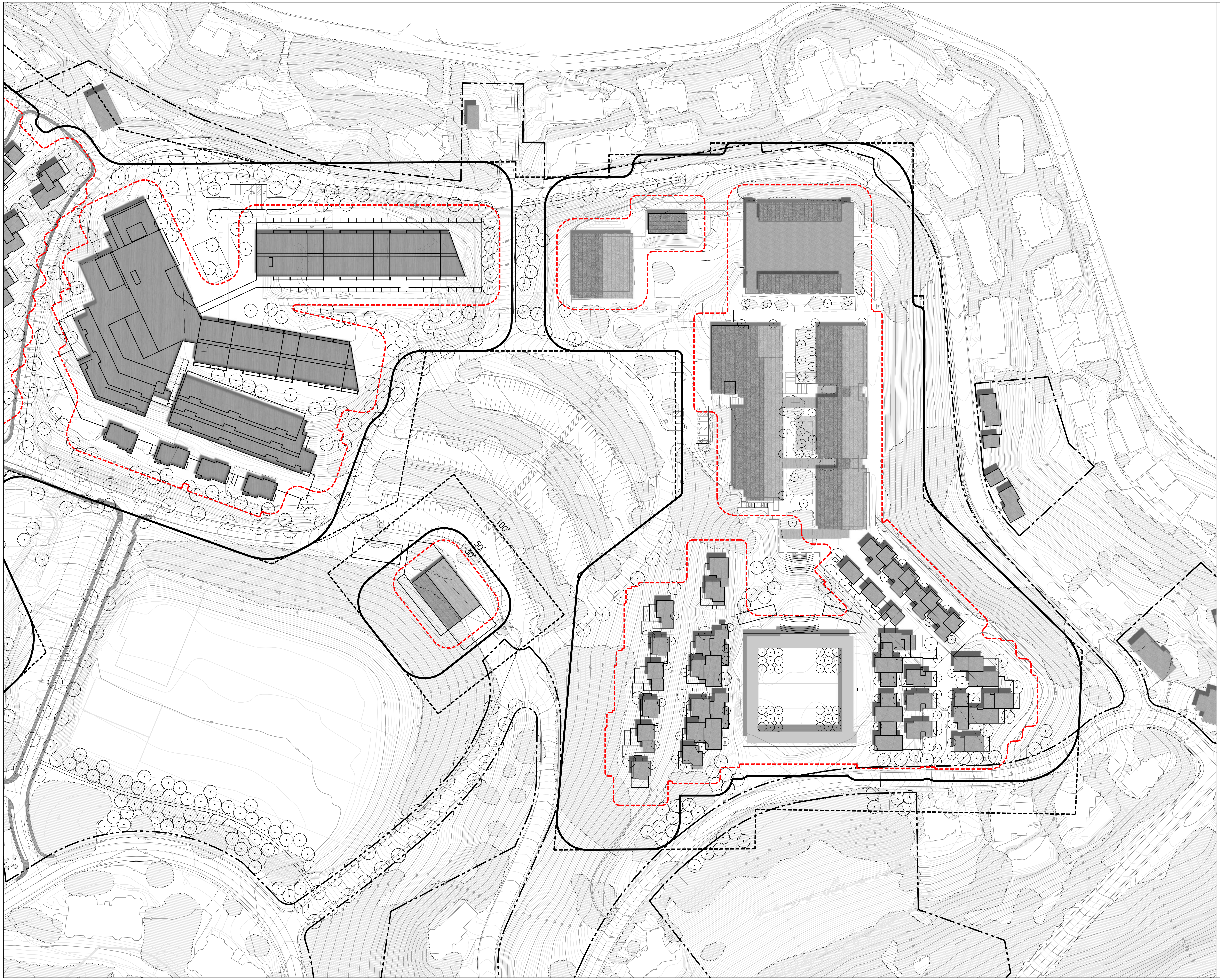
201 SEMINARY DRIVE
MILL VALLEY, CA 94941

FOREST MANAGEMENT AND TREE REMOVAL PLAN
WEST

1" = 40'

BLDG. TYPE
00

SHEET NO.
L3.24



LEGEND

- - - FUEL ZONE 30'
- - - FUEL ZONE 100'
— DEFENSIBLE SPACE ZONE
○ PROPOSED TREES (See L1.10A and L1.20A)
☁ EXISTING TREE CANOPY

PLAN DESCRIPTION

The following is a narrative description of the Vegetation Fuels Management Plan (VMP) for The Seminary site located at 201 Seminary Drive, Mill Valley, California 94941 (see Sheets 00.L4.10 and 00.L4.20 for the Vegetation Management Plan Exhibits). The proposed project consists of new and replacement buildings for the residential uses on the site and several new and renovated buildings campus buildings. All proposed building uses are consistent with the 1984 approved master plan for the property. The existing landscape includes a mix of native and non–native trees, native and exotic shrubs and underbrush and primarily non–native grasses. The existing and iconic Monterey pines planted extensively in the 1950's throughout the site are nearing the end of their lifespan. A long–term program to remove dead and declining trees and establish native oaks and compatible species will be initiated with the development. Refer to the arborist reports, prepared by James McNair, certified arborist, for the approach to tree removal, replacement and maintenance and Figures 00.L3.10–00.L3.__of the Precise Plan submittal for the tree removal exhibits. All tree thinning within the Defensible Space Zone will conform to Fire Code standards. The general approach to landscape plantings within the site improvements on the approximately 100–acre site will be to remove exotic and invasive species and to restore/recreate an open, native oak and grassland landscape.

Proposed landscape improvements include new and reconstructed athletic fields, removal of trees within the development areas and replacement of protected tree species with appropriate species, re–seeding of disturbed and graded hillsides with native grasses and wildflowers, selected groupings of drought–tolerant, native and adapted shrubs and groundcovers in building perimeter areas. Higher use areas within the campus and residential courtyards will include ornamental, yet low water use plantings. Low retaining walls and planters are located throughout the site, many providing areas for water quality treatment for building and patio/terraces. The residential buildings also include 'green–screen' vertical planting along many exposed walls.

HAZARD ASSESSMENT

The Hazard Assessment Matrix was completed using the methodology described in the Marin County Fire Protection Standard #220, dated 2/5/2010.

Given the many buildings throughout the site, the slopes and aspect conditions vary considerably. However, the majority of the site consists of south and west–facing slopes are greater than 30 degrees. The Hazard Assessment Matrix results will require defensible space zone of 50 feet on the upslope and side slope sides of structures and 100 feet on the downslope conditions.

HAZARD ASSESSMENT MATRIX

HAZARD POINTS	1	2	3	4	5	6	7	8	POINTS
ASPECT	NE, E	NW, N	SE, W	S	SW				4–5
SLOPE		0–10		11–20		21–30		31+	6–8
FUEL 0–30	SPECIMEN GARDEN	HARDWOOD	GRASS	MOSTLY GRASS	MOSTLY BRUSH	PYROPHORIC HARDWOODS CHAPARRAL	CONIFER	CONIFER W/ BRUSH UNDERSTORY	4–7
FUEL 31–100	GRASS, MOSTLY GRASS	MOSTLY BRUSH		PYROPHORIC HARDWOODS CHAPARRAL	CONIFER WITH BRUSH UNDER STORY				3–5

TOTAL HAZARD POINTS: 17–25
MINIMUM HORIZONTAL MODIFICATION REQUIREMENT (feet): 50x50x100

DEFENSIBLE SPACE ZONE

The 30–foot fuel zone surrounding the structures primarily consists of annual grass understory and a mix of trees consisting of approximately 20% hardwoods and 80% conifers (primarily Monterey Pine). Since there are some conditions with conifer with brush understory, the more hazardous condition will dictate the required treatment in this zone. Landscape improvements within the 30–foot zone will consist primarily of non–irrigated native grasses, ground covers and shrub plantings, with limited areas of irrigated new plantings. No fire–prone species will be planted within this zone.

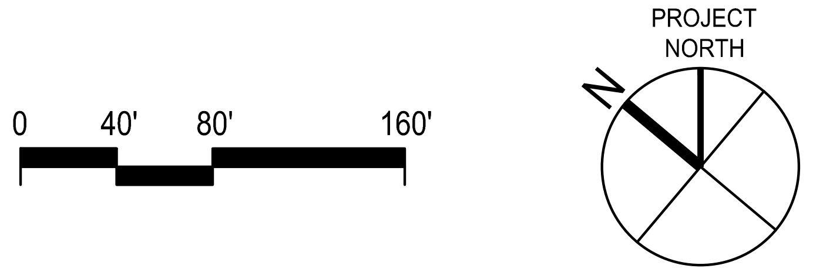
Plants will be arranged to ensure no continuity between shrub understory plantings and tree crowns. Tree planting will include clusters of native oaks, buckeye or compatible ornamental species spaced so that mature crowns will be well separated at maturity. Existing trees within the 30–foot zone will be pruned of all dead wood and branches within 10 feet of the buildings. Healthy Monterey pines within the 30 foot zone will be retained and pruned as noted. Pines determined to be unsuitable for preservation will be removed (see arborist report).

The 100–foot fuel zone is similar to the 30–foot zone, consisting of annual grass understory with some areas of brush, and a mix of hardwoods and conifers. Existing trees in some areas are predominantly conifers. Subject to recommendations by the arborist, health Monterey pines will be retained and dead, dying or diseased trees will be removed. In this zone grasses will be mowed or grazed and all dead wood and branches within 10 feet of the ground or surrounding vegetation will be removed. All invasive species of brush will be removed and remaining shrubs native shrubs will be pruned or removed to ensure no continuity with other shrub masses or trees.

No fire–prone species as identified by the Mill Valley Fire Department or the University of California Cooperative Extension Document: Pyrophitic vs. Fire Resistant Plants, dated October 1998 will be planted within the Defensible Space Zone (See Landscape Plans Sheets 00.L1.10, L1.20 and L1.20A for preliminary plant lists. Final, plant lists will be included as part of subsequent landscape improvement plans.

MAINTENANCE

The Seminary landscape will be maintained in perpetuity to ensure a fire–safe condition, consistent with this plan and Marin County Fire Department regulations. All trees and shrubs within the Defensible Space Zone will be regularly pruned of dead wood and shaped to preserve adequate space between them. Trees shall be pruned to maintain 15 feet of clearance over driveways and streets. The majority of landscape areas within the Defensible Space Zone will be maintained in a natural condition and will not be irrigated except for establishment of new plantings. Any permanent irrigation for the limited new landscape areas near walkways, building foundation, planters or other selected areas will be drip irrigated. All proposed drip irrigation systems will be maintained and functional at all times. All shrub and groundcover areas will be mulched to retain soil moisture and renewed on a regular basis. Subsequent landscape improvement plans and specifications will include detailed maintenance requirements.



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THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

VEGETATION MANAGEMENT PLAN EAST

1" = 80'

BLDG. TYPE
00

SHEET NO.
L4.10

LEGEND

- 🟥 - - - FUEL ZONE 30'
- - - - FUEL ZONE 100'
- ━━ DEFENSIBLE SPACE ZONE
- ⊙ PROPOSED TREES (See L1.10A and L1.20A)
- ● EXISTING TREE CANOPY

PLAN DESCRIPTION

The following is a narrative description of the Vegetation Fuels Management Plan (VMP) for The Seminary site located at 201 Seminary Drive, Mill Valley, California 94941 (see Sheets 00.L4.10 and 00.L4.20 for the Vegetation Management Plan Exhibits). The proposed project consists of new and replacement buildings for the residential uses on the site and several new and renovated buildings campus buildings. All proposed building uses are consistent with the 1984 approved master plan for the property. The existing landscape includes a mix of native and non-native trees, native and exotic shrubs and underbrush and primarily non-native grasses. The existing and iconic Monterey pines planted extensively in the 1950's throughout the site are nearing the end of their lifespan. A long-term program to remove dead and declining trees and establish native oaks and compatible species will be initiated with the development. Refer to the arborist reports, prepared by James McNair, certified arborist, for the approach to tree removal, replacement and maintenance and Figures 00.L3.10-00.L3.__of the Precise Plan submittal for the tree removal exhibits. All tree thinning within the Defensible Space Zone will conform to Fire Code standards. The general approach to landscape plantings within the site improvements on the approximately 100-acre site will be to remove exotic and invasive species and to restore/recreate an open, native oak and grassland landscape.

Proposed landscape improvements include new and reconstructed athletic fields, removal of trees within the development areas and replacement of protected tree species with appropriate species, re-seeding of disturbed and graded hillsides with native grasses and wildflowers, selected groupings of drought-tolerant, native and adapted shrubs and groundcovers in building perimeter areas. Higher use areas within the campus and residential courtyards will include ornamental, yet low water use plantings. Low retaining walls and planters are located throughout the site, many providing areas for water quality treatment for building and patio/terraces. The residential buildings also include 'green-screen' vertical planting along many exposed walls.

HAZARD ASSESSMENT

The Hazard Assessment Matrix was completed using the methodology described in the Marin County Fire Protection Standard #220, dated 2/5/2010.

Given the many buildings throughout the site, the slopes and aspect conditions vary considerably. However, the majority of the site consists of south and west-facing slopes are greater than 30 degrees. The Hazard Assessment Matrix results will require defensible space zone of 50 feet on the upslope and side slope sides of structures and 100 feet on the downslope conditions.

HAZARD ASSESSMENT MATRIX

HAZARD POINTS	1	2	3	4	5	6	7	8	POINTS
ASPECT	NE, E	NW, N	SE, W	S	SW				4-5
SLOPE		0-10		11-20		21-30		31+	6-8
FUEL 0-30	SPECIMEN GARDEN	HARDWOOD	GRASS	MOSTLY GRASS	MOSTLY BRUSH	PYROPHORIC HARDWOODS CHAPARRAL	CONIFER	CONIFER W/ BRUSH UNDERSTORY	4-7
FUEL 31-100	GRASS, MOSTLY GRASS	MOSTLY BRUSH		PYROPHORIC HARDWOODS CHAPARRAL	CONIFER WITH BRUSH UNDER STORY				3-5

TOTAL HAZARD POINTS: 17-25
MINIMUM HORIZONTAL MODIFICATION REQUIREMENT (feet): 50x50x100

DEFENSIBLE SPACE ZONE

The 30-foot fuel zone surrounding the structures primarily consists of annual grass understory and a mix of trees consisting of approximately 20% hardwoods and 80% conifers (primarily Monterey Pine). Since there are some conditions with conifer with brush understory, the more hazardous condition will dictate the required treatment in this zone. Landscape improvements within the 30-foot zone will consist primarily of non-irrigated native grasses, ground covers and shrub plantings, with limited areas of irrigated new plantings. No fire-prone species will be planted within this zone.

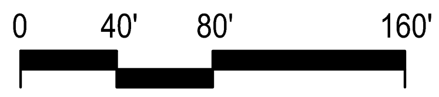
Plants will be arranged to ensure no continuity between shrub understory plantings and tree crowns. Tree planting will include clusters of native oaks, buckeye or compatible ornamental species spaced so that mature crowns will be well separated at maturity. Existing trees within the 30-foot zone will be pruned of all dead wood and branches within 10 feet of the buildings. Healthy Monterey pines within the 30 foot zone will be retained and pruned as noted. Pines determined to be unsuitable for preservation will be removed (see arborist report).

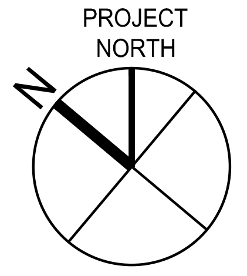
The 100-foot fuel zone is similar to the 30-foot zone, consisting of annual grass understory with some areas of brush, and a mix of hardwoods and conifers. Existing trees in some areas are predominantly conifers. Subject to recommendations by the arborist, health Monterey pines will be retained and dead, dying or diseased trees will be removed. In this zone grasses will be mowed or grazed and all dead wood and branches within 10 feet of the ground or surrounding vegetation will be removed. All invasive species of brush will be removed and remaining shrubs native shrubs will be pruned or removed to ensure no continuity with other shrub masses or trees.

No fire-prone species as identified by the Mill Valley Fire Department or the University of California Cooperative Extension Document: Pyrophitic vs. Fire Resistant Plants, dated October 1998 will be planted within the Defensible Space Zone (See Landscape Plans Sheets 00.L1.10, L1.20 and L1.20A for preliminary plant lists. Final, plant lists will be included as part of subsequent landscape improvement plans.

MAINTENANCE

The Seminary landscape will be maintained in perpetuity to ensure a fire-safe condition, consistent with this plan and Marin County Fire Department regulations. All trees and shrubs within the Defensible Space Zone will be regularly pruned of dead wood and shaped to preserve adequate space between them. Trees shall be pruned to maintain 15 feet of clearance over driveways and streets. The majority of landscape areas within the Defensible Space Zone will be maintained in a natural condition and will not be irrigated except for establishment of new plantings. Any permanent irrigation for the limited new landscape areas near walkways, building foundation, planters or other selected areas will be drip irrigated. All proposed drip irrigation systems will be maintained and functional at all times. All shrub and groundcover areas will be mulched to retain soil moisture and renewed on a regular basis. Subsequent landscape improvement plans and specifications will include detailed maintenance requirements.





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201 Seminary Drive
Mill Valley, CA 94941

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swa

REV	DATE	DESCRIPTION
	10.05.2015	PLANNING SUBMITTAL SET
	05.16.2016	PLANNING RESUBMITTAL SET
	01.31.2020	PLANNING / MP RESUBM SET

THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

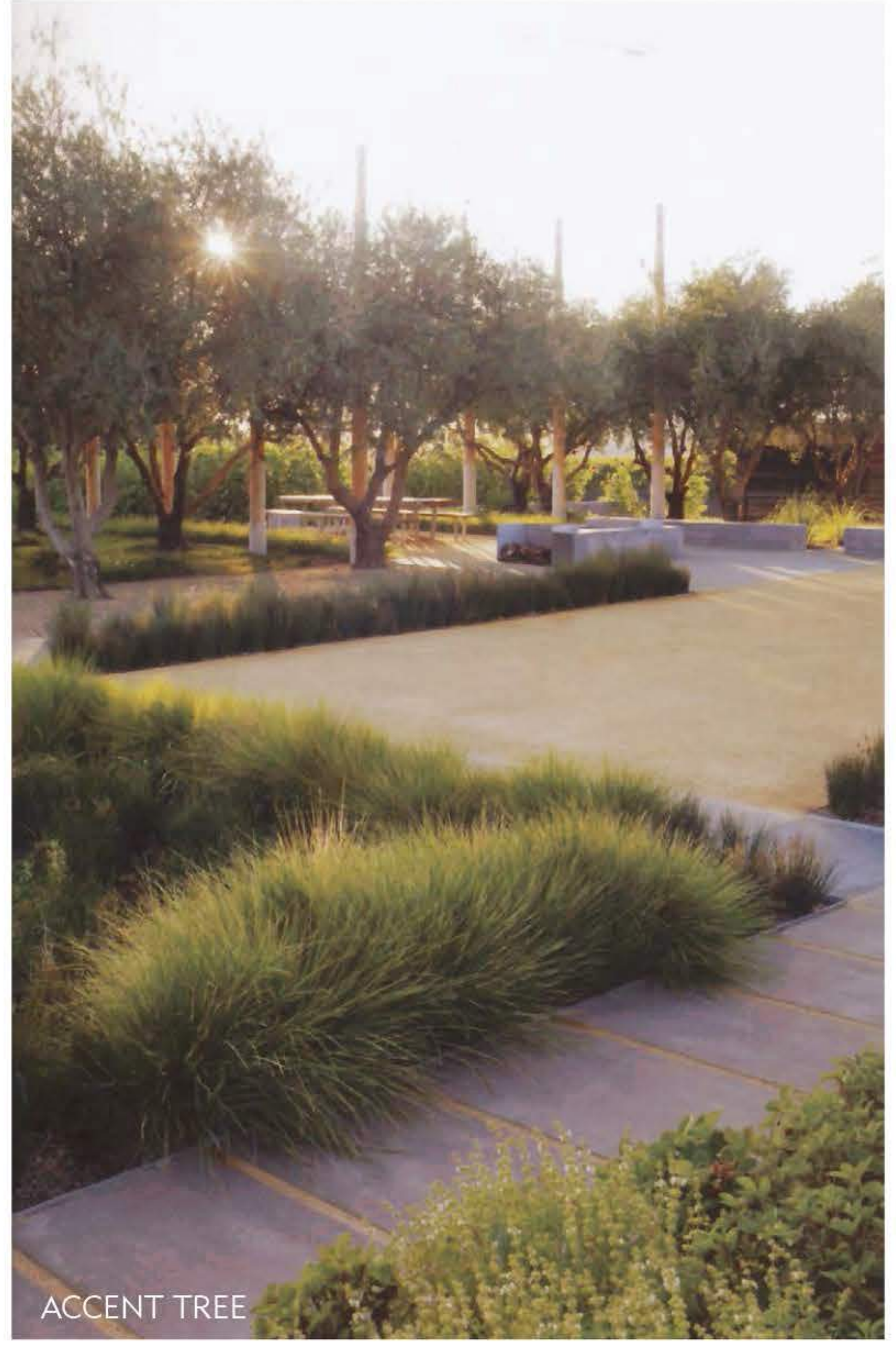
VEGETATION MANAGEMENT PLAN WEST

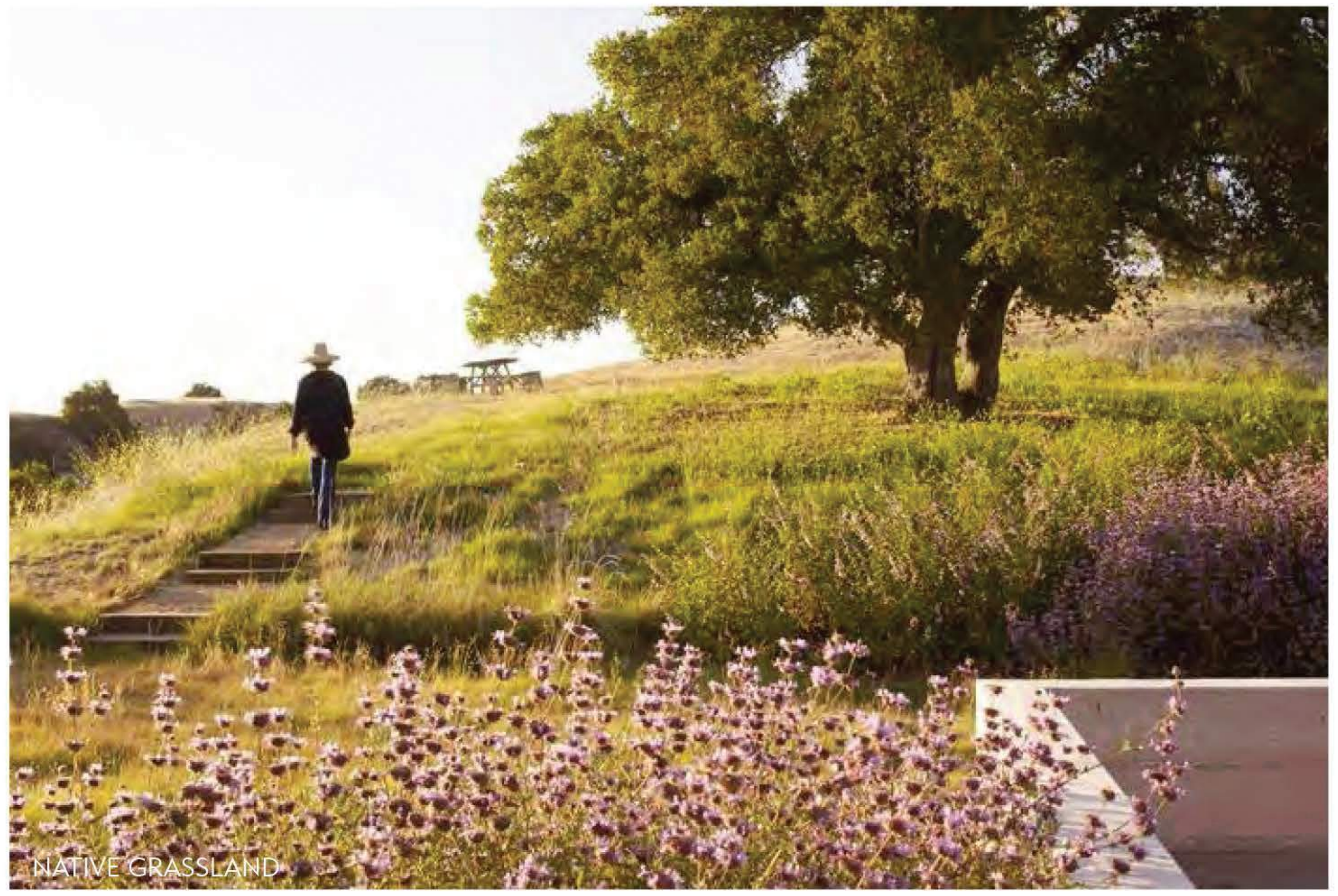
1" = 80'

BLDG. TYPE
00

SHEET NO.
L4.20


ACCENT TREE


ACCENT TREE


NATIVE GRASSLAND

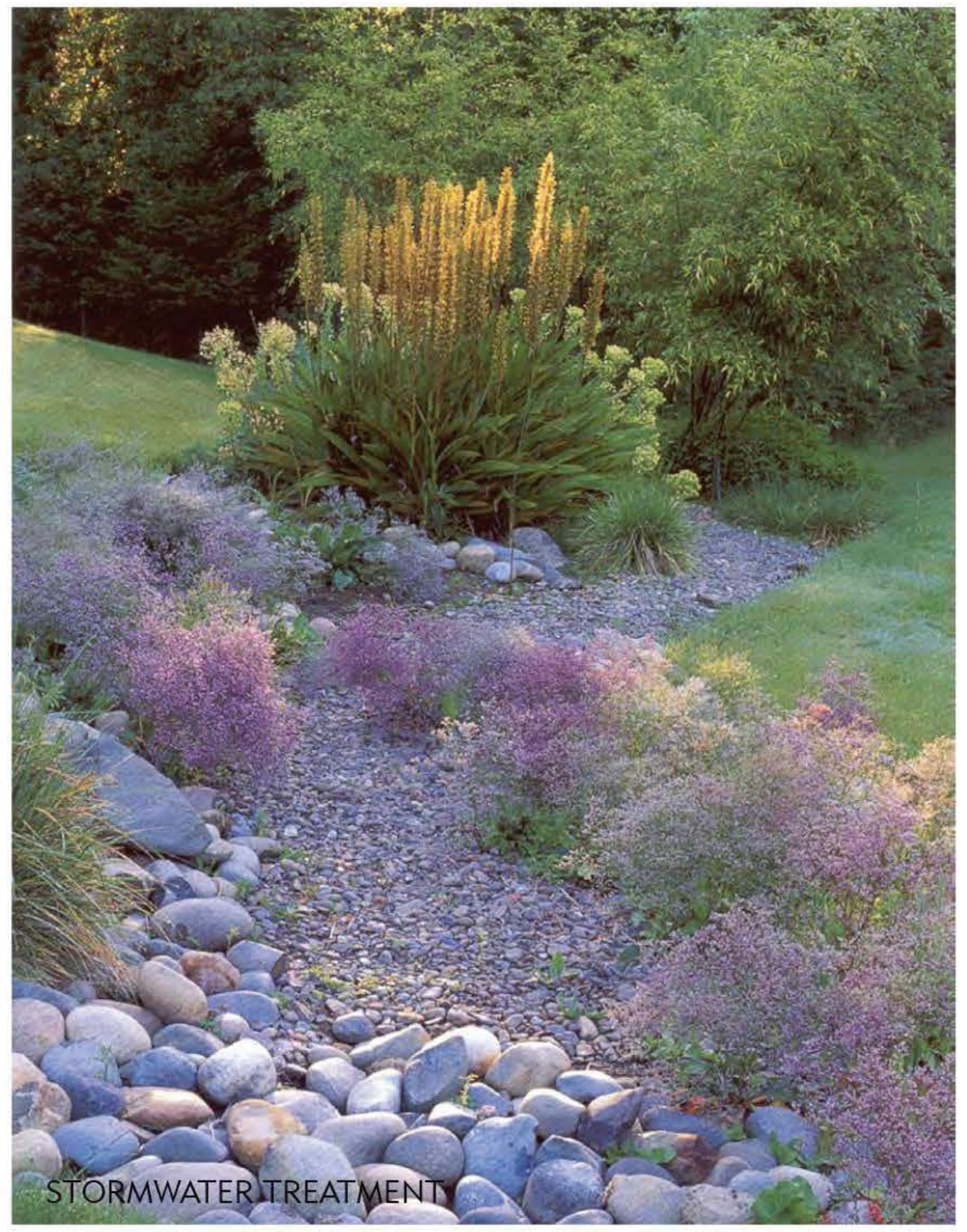

STORMWATER TREATMENT


DROUGHT TOLERANT ACCENT


DROUGHT TOLERANT ACCENT


DROUGHT TOLERANT ACCENT


DROUGHT TOLERANT ACCENT


STORMWATER TREATMENT


STORMWATER TREATMENT


STORMWATER TREATMENT


DROUGHT TOLERANT GROUNDCOVER


ENTRY ACCENT


ENTRY ACCENT


DROUGHT TOLERANT GROUNDCOVER


DROUGHT TOLERANT GROUNDCOVER

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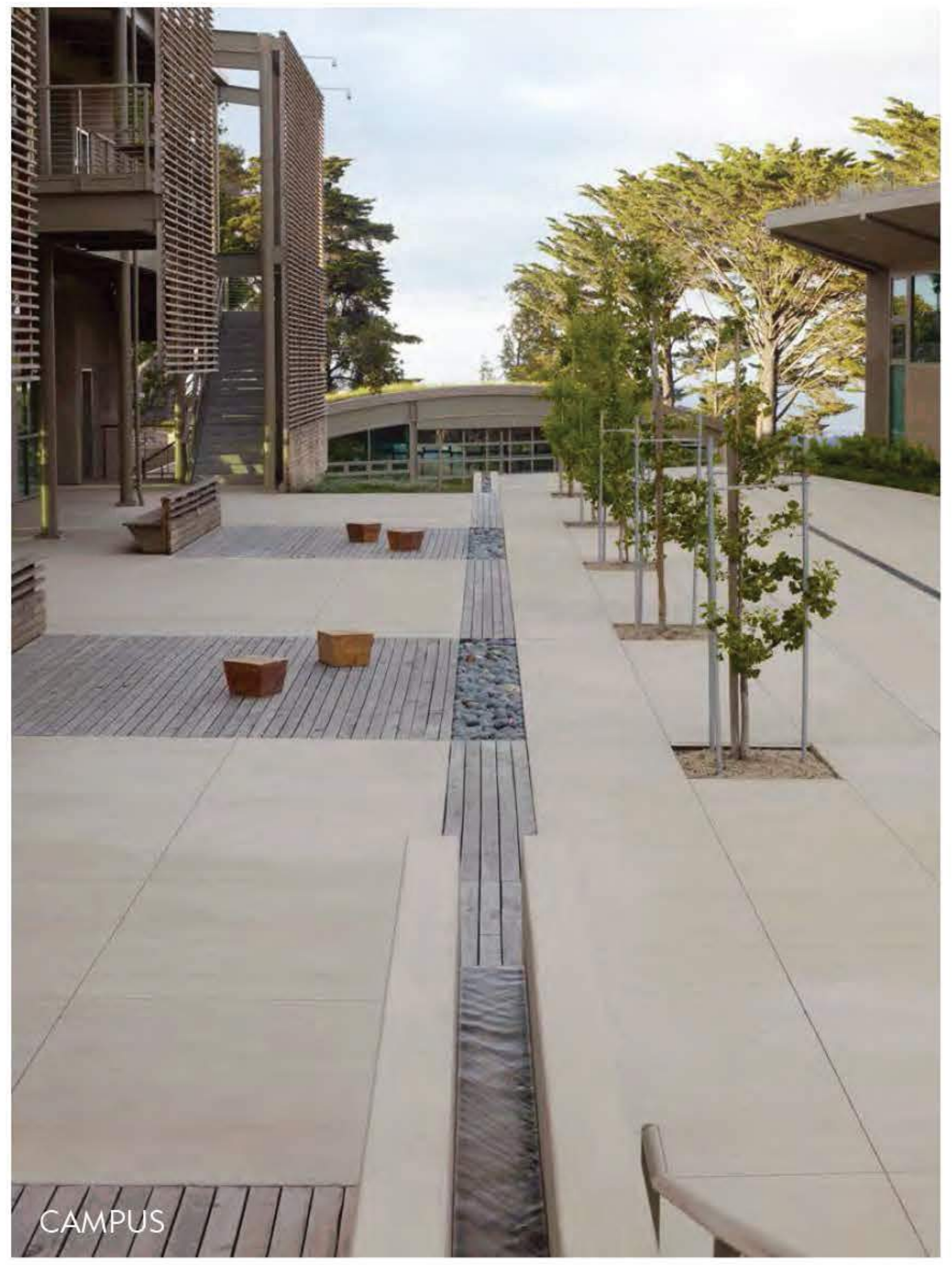
THE SEMINARY

201 SEMINARY DRIVE
MILL VALLEY, CA 94941

LANDSCAPE MATERIALS & REFERENCE IMAGES
PLANTING

BLDG. TYPE
00

SHEET NO.
L6.10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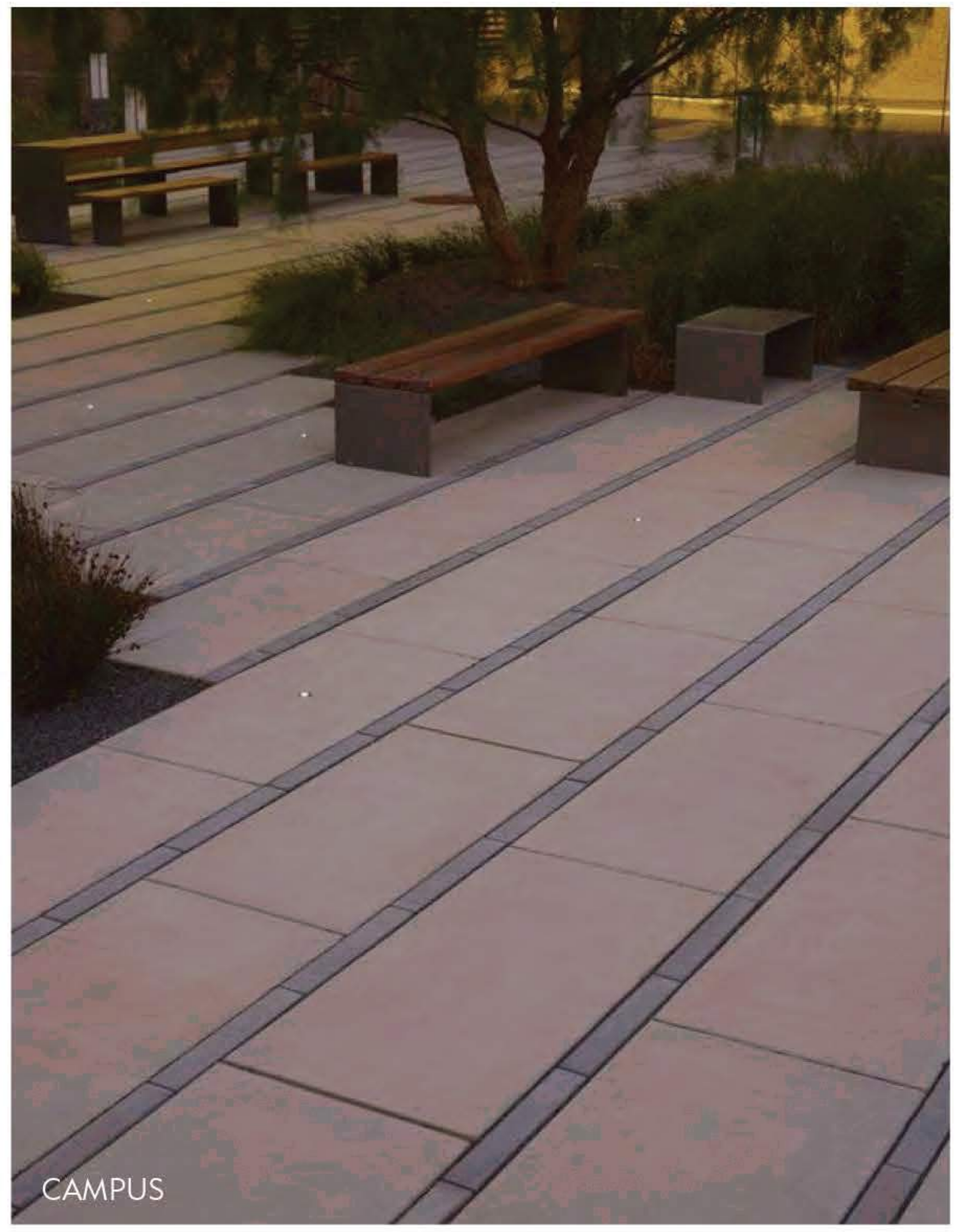
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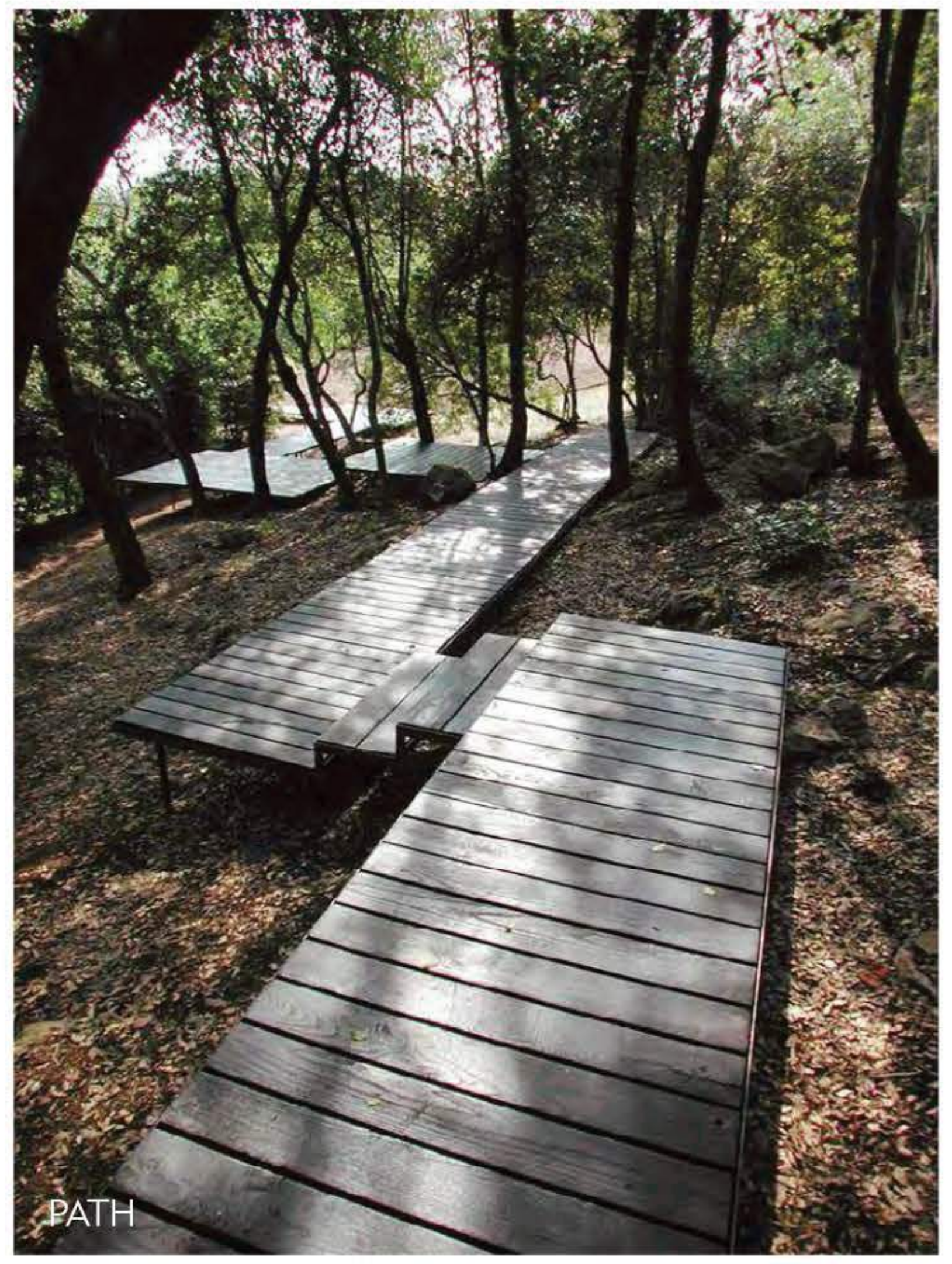
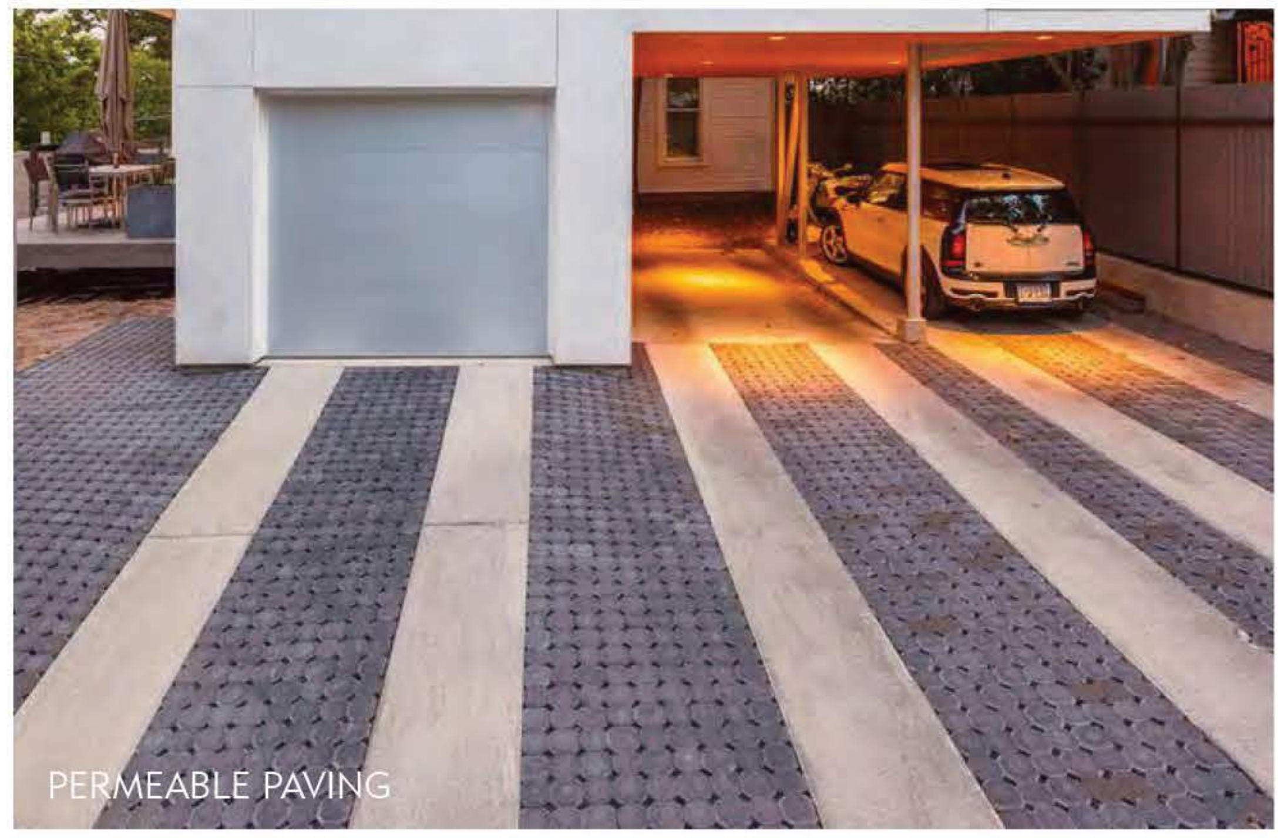
CAMPUS


PATH


PATH


PATH


PERMEABLE PAVING


CAMPUS

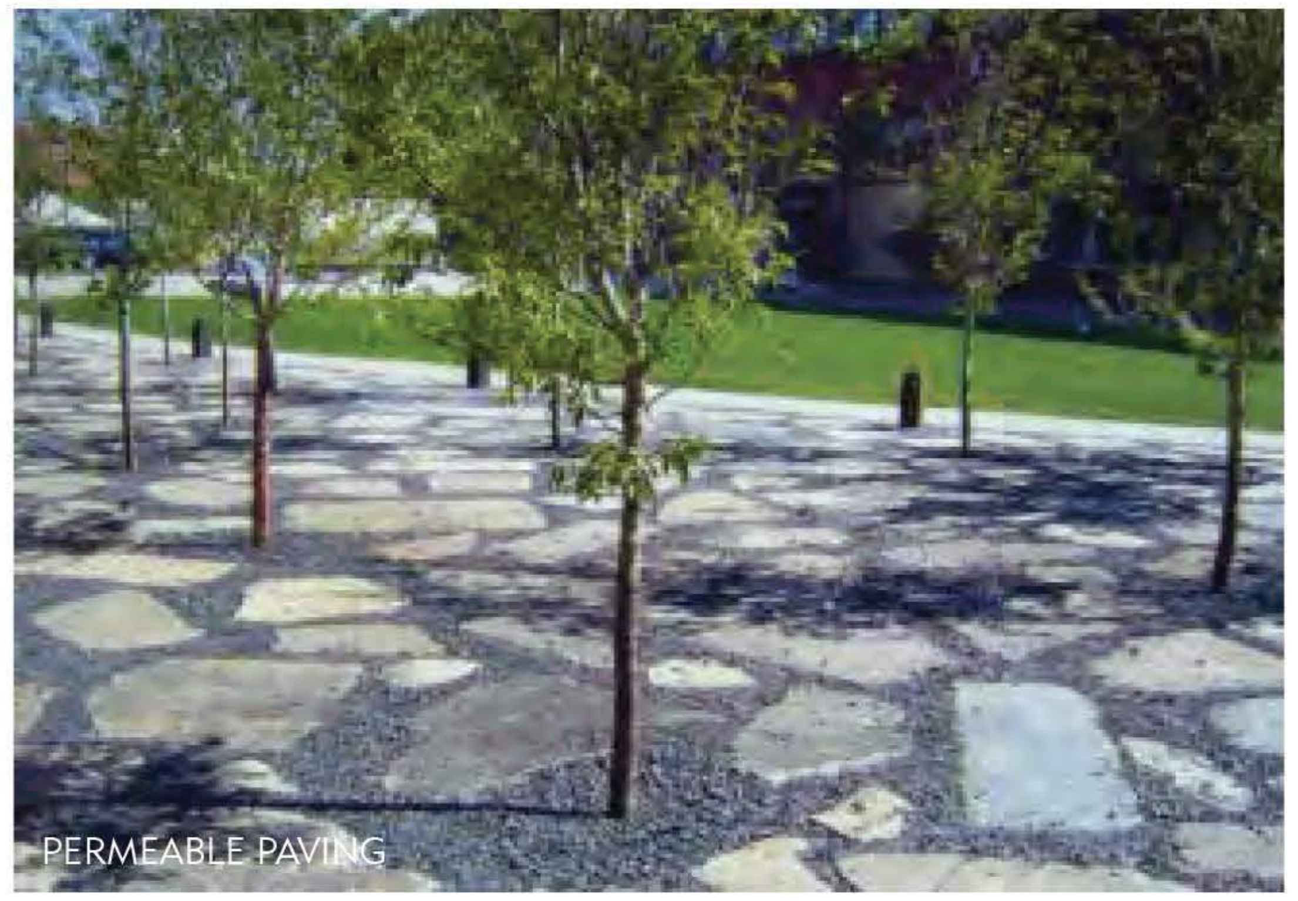

AMPITHEATER


PATH


PERMEABLE PAVING


PERMEABLE PAVING


SEATING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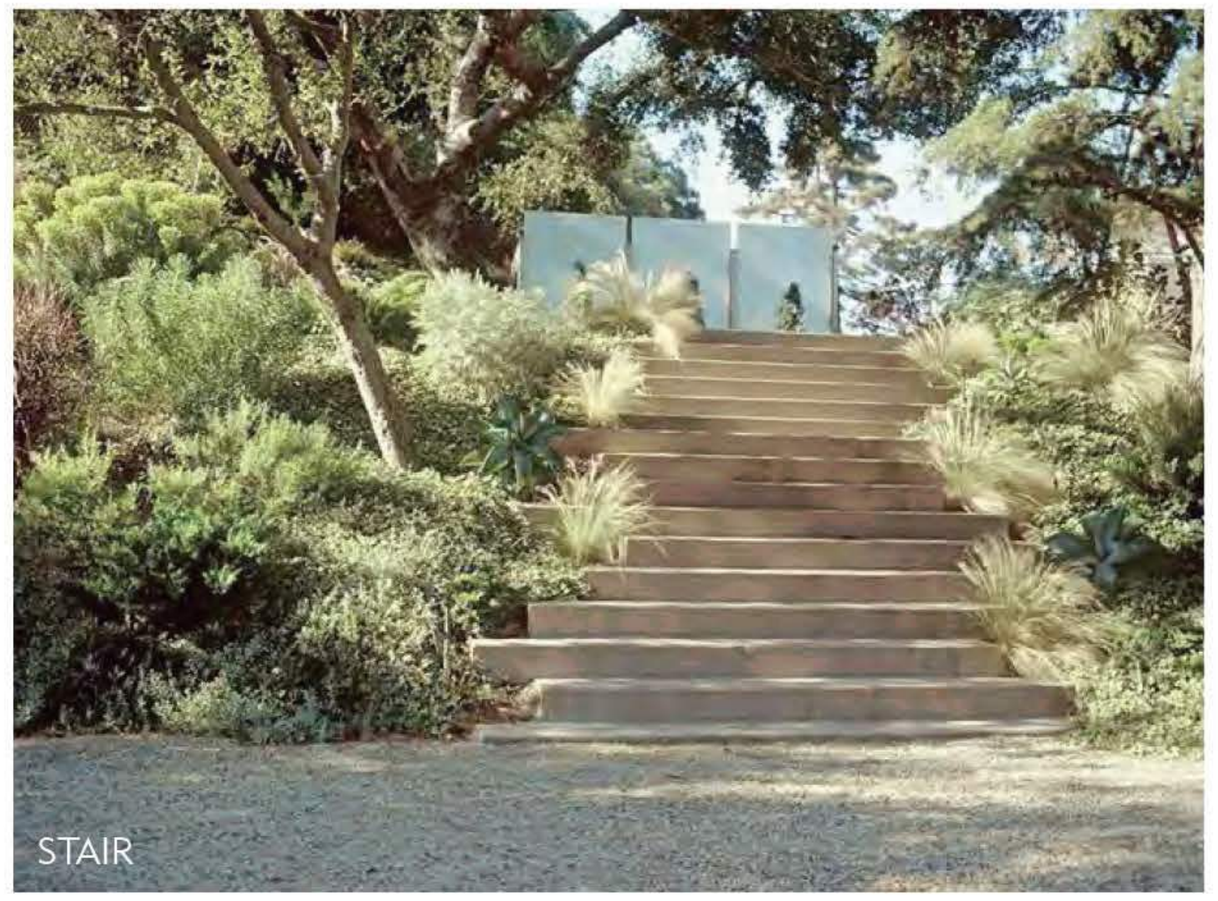
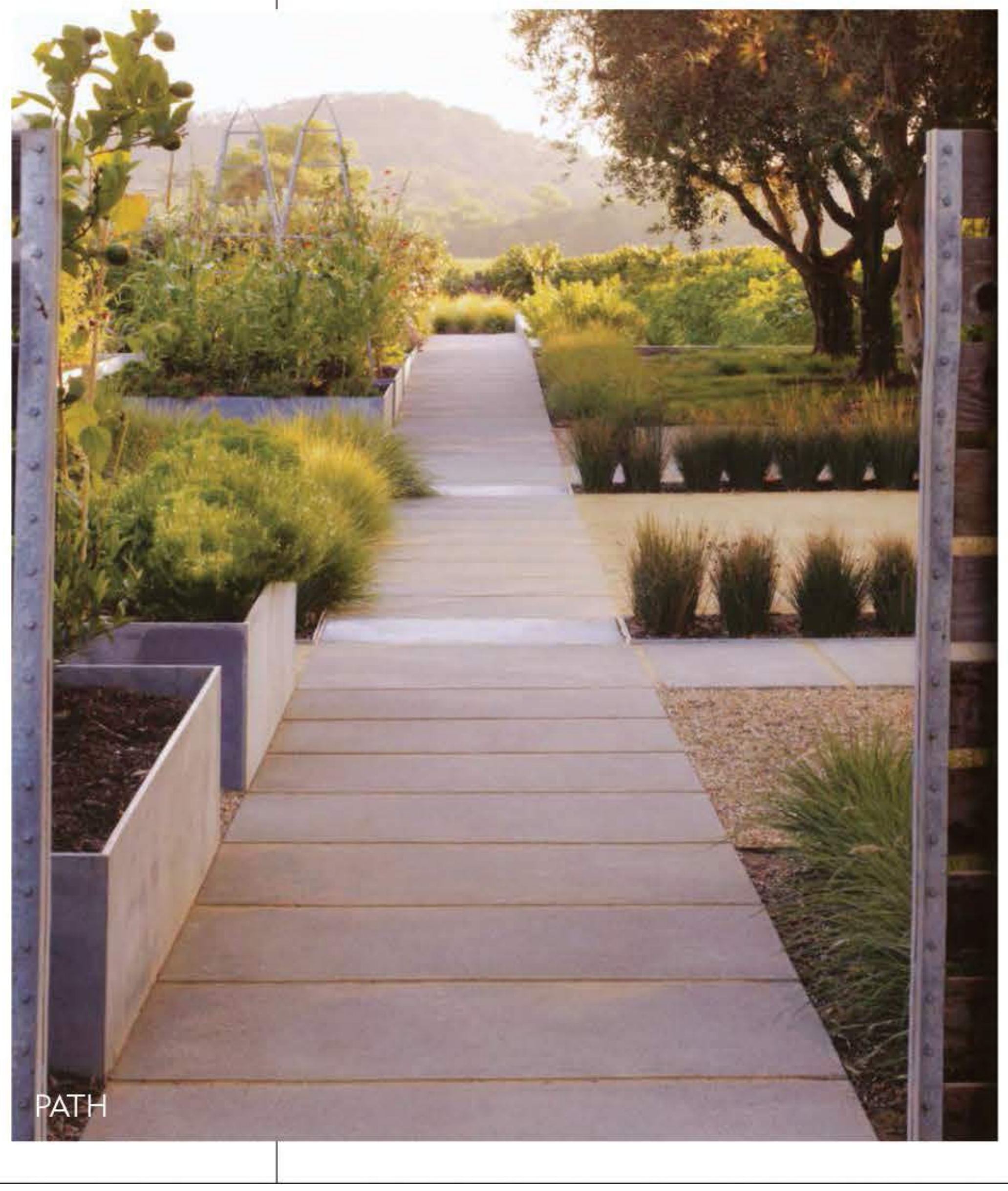

STAIR


STAIR


RAIN GARDEN


PATH

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THE SEMINARY

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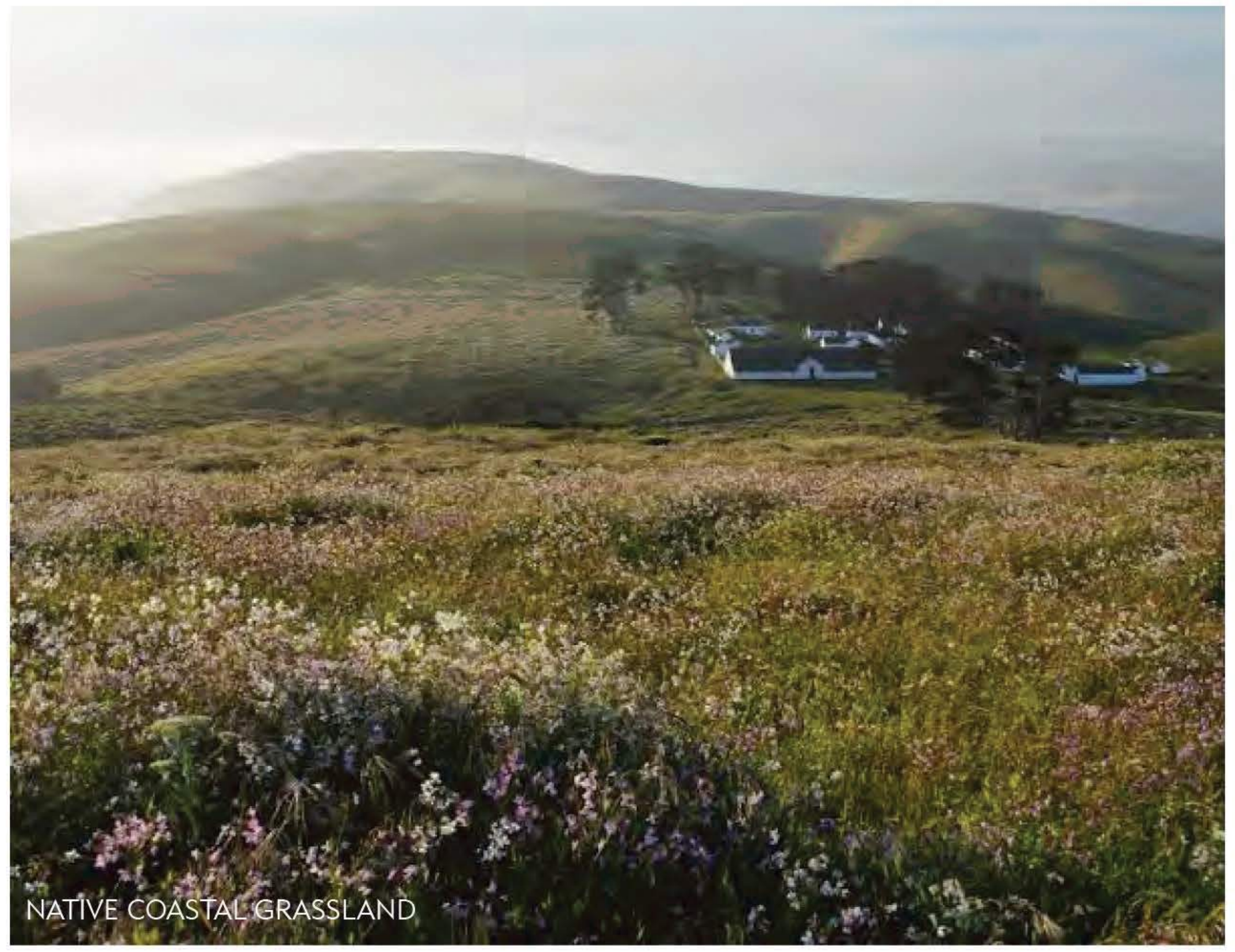
MILL VALLEY, CA 94941

LANDSCAPE MATERIALS
& REFERENCE IMAGES
HARDSCAPE

BLDG. TYPE
00

SHEET NO.
L6.11


OAK SAVANNAH


NATIVE COASTAL GRASSLAND

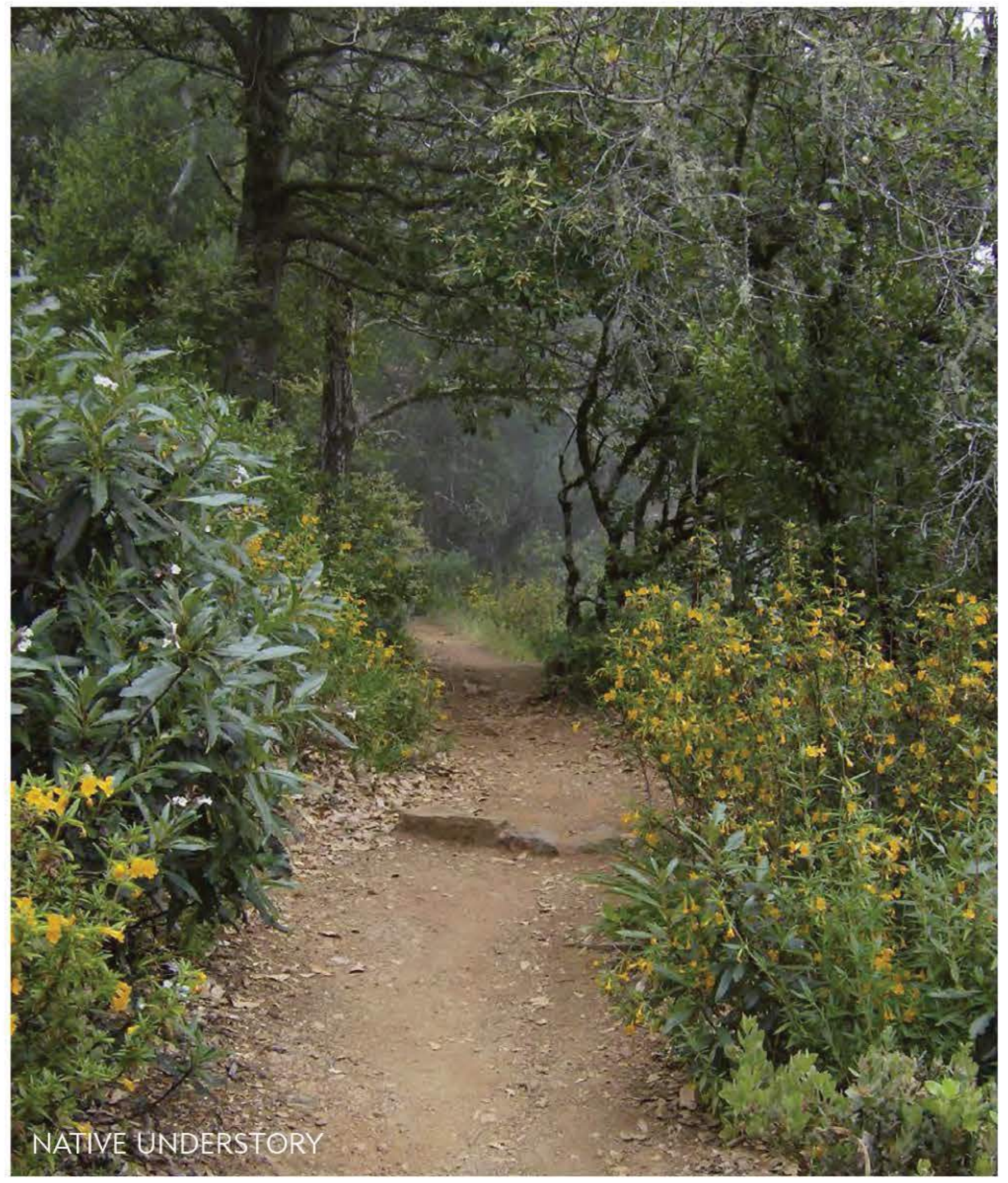

NATIVE COASTAL GRASSLAND


NATIVE FLOWERS


NATIVE ACCENT TREE


OAK SAVANNAH


COASTAL GRASSLAND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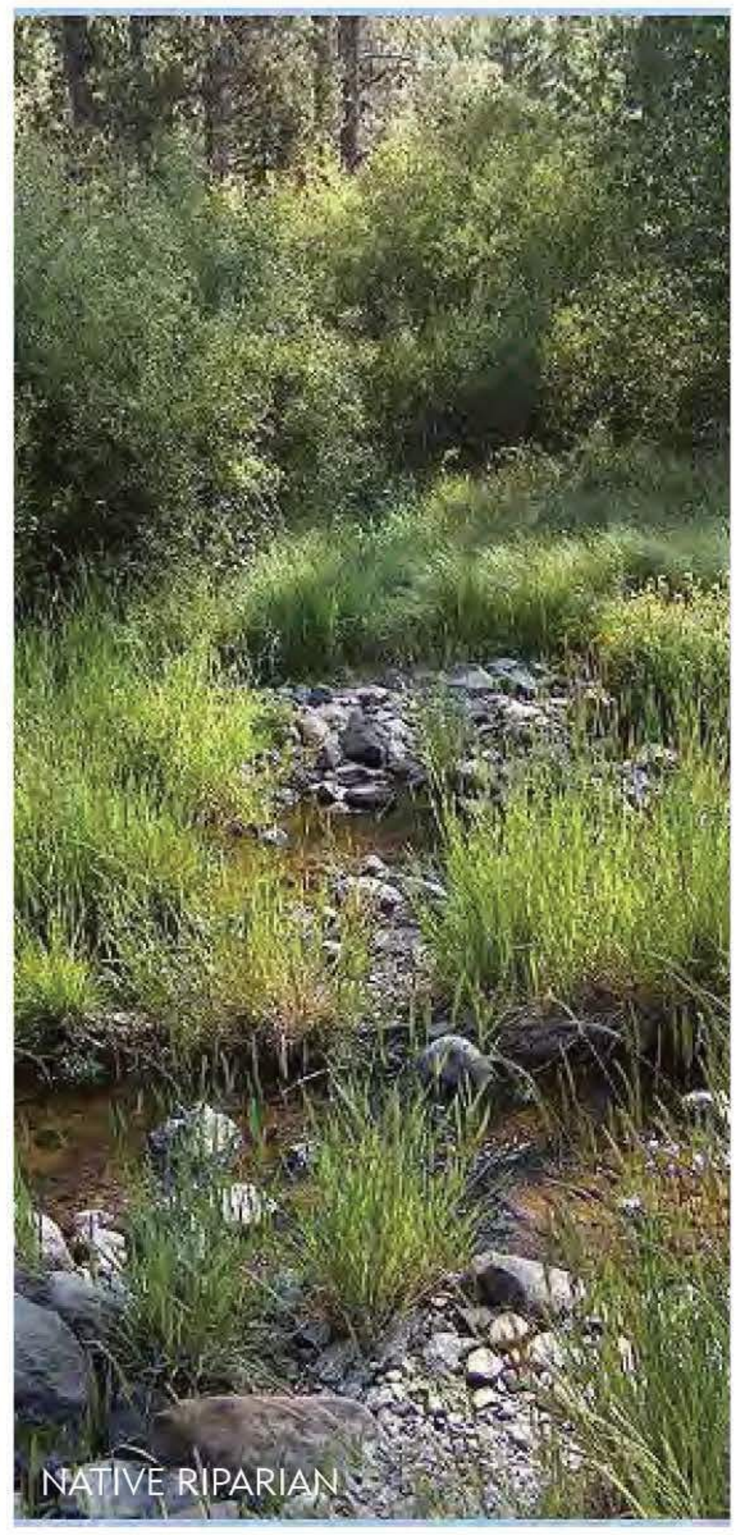
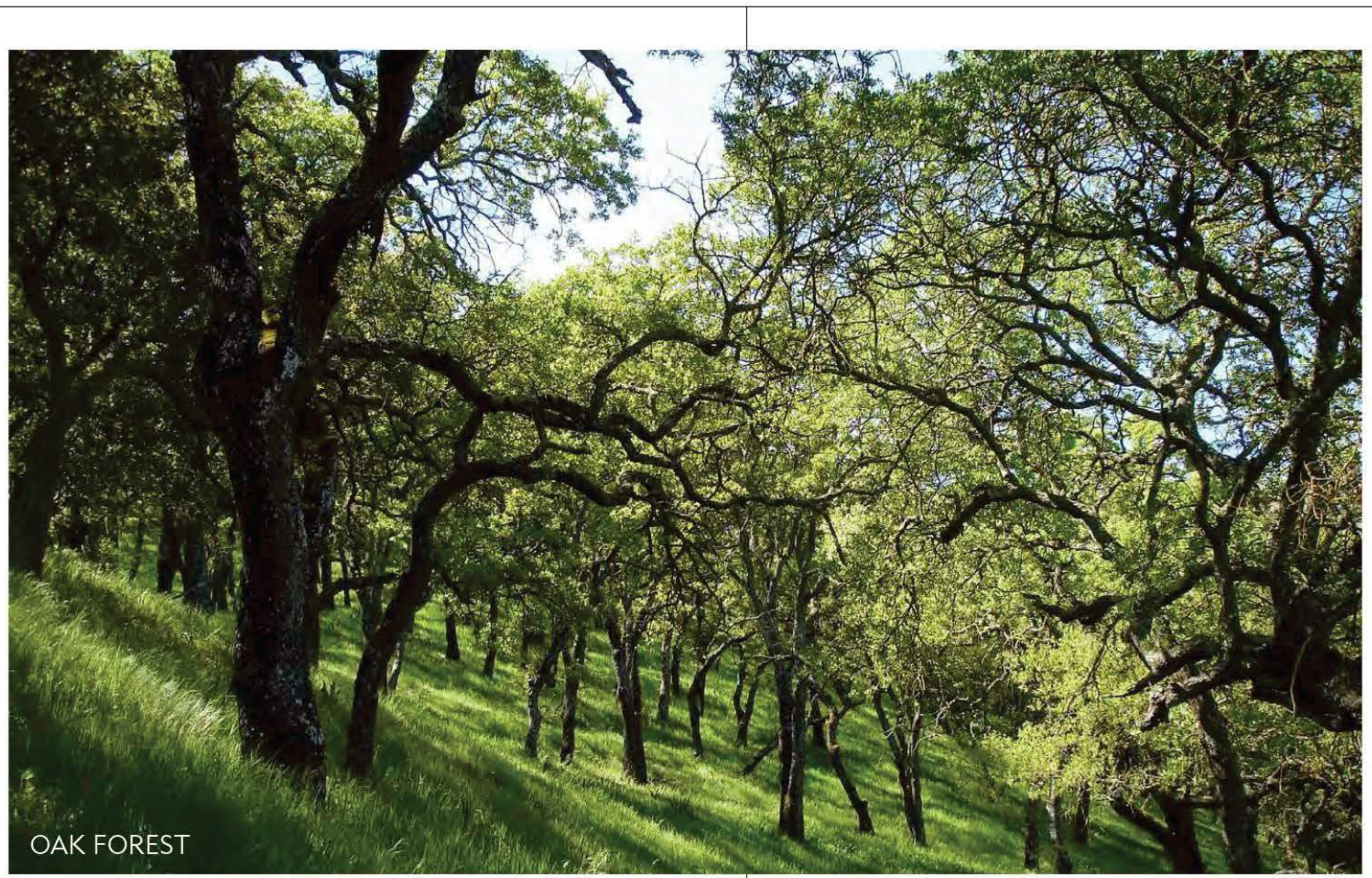

NATIVE RIPARIAN


OAK FOREST


NATIVE UNDERSTORY


NATIVE UNDERSTORY


NATIVE GRASSLAND

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LANDSCAPE MATERIALS
& REFERENCE IMAGES
LANDSCAPE

BLDG. TYPE
00

SHEET NO.
L6.12