

TALUS RESERVE

COMMON AREA LANDSCAPE PLANS

MARIN COUNTY

PROJECT DIRECTORY

CLIENT
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CONTACT: JARED FREY

GENERAL NOTES

- THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD OWNER AND ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXEMPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF ENGINEER.
- EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED AND SHEETED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT ALL EXISTING IMPROVEMENTS OF ANY KIND WILL BE FULLY PROTECTED FROM DAMAGE. ANY DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING AND SHEETING, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND HE SHALL EFFECT NECESSARY REPAIRS OR RECONSTRUCTION AT HIS OWN EXPENSE. WHERE THE EXCAVATION FOR A CONDUIT TRENCH, AND/OR STRUCTURE IS FIVE FEET OR MORE IN DEPTH, THE CONTRACTOR SHALL PROVIDE ADEQUATE SHEETING, SHORING AND BRACING OR EQUIVALENT METHOD, FOR THE PROTECTION OF LIFE, OR LIMB, WHICH SHALL CONFORM TO THE APPLICABLE CONSTRUCTION SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY OF THE STATE OF CALIFORNIA, THE CONTRACTOR SHALL ALWAYS COMPLY WITH OSHA REQUIREMENTS.
- ALL APPLICABLE REQUIREMENTS OF THE CALIFORNIA CONSTRUCTION AND GENERAL INDUSTRY SAFETY ERRORS, THE OCCUPATIONAL SAFETY AND HEALTH ACT AND THE CONSTRUCTION SAFETY ACT SHALL BE MET.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN PERMITS NECESSARY TO PERFORM THE WORK SHOWN IN THESE PLANS FROM THE APPROPRIATE AGENCIES.
- THE CONTRACTOR SHALL TAKE EFFECTIVE ACTION TO PREVENT THE FORMATION OF AN AIRBORNE DUST NUISANCE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE RESULTING FROM THEIR FAILURE TO DO SO.
- THE CONTRACTOR MUST PROVIDE FOR SAFE ACCESSIBLE INGRESS AND EGRESS FOR ADJACENT PROPERTY OWNERS AND EVA THROUGHOUT THE PERIOD OF CONSTRUCTION. TEMPORARY THROUGH ACCESS FOR THE GENERAL PUBLIC DUE TO CONSTRUCTION STAGING OR LIMITATIONS MUST BE FULLY REVIEWED AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. ALL ACCESS MUST BE SAFE, SECURED, FLAGGED, SIGNED, AND ACCESSIBLE PER THE APPROVED SITE ACCESS PLAN SUBMITTED BY THE CONTRACTOR AND REQUIRED BY THE OWNER.
- DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EMERGENCY VEHICLE ACCESS, PUBLIC SAFETY AND SAFETY OF EXISTING STRUCTURES. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, FENCING, BARRICADES, TRAFFIC CONTROLS, FLAGGERS, SHORINGS, BRACING AND GUYS OR OTHER DEVICES NECESSARY TO PROVIDE FOR SAFETY IN ACCORDANCE WITH ALL NATIONAL, STATE SPECS AND LOCAL SAFETY ORDINANCES.
- THE CONTRACTOR SHALL POST EMERGENCY TELEPHONE NUMBERS FOR POLICE, FIRE, AMBULANCE, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF JOB SITE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED UPON RECORD INFORMATION AVAILABLE TO THE ENGINEER AT THE TIME OF PREPARATION OF THESE PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AT LEAST THREE (3) WORKING DAYS IN ADVANCE OF CONSTRUCTION TO FIELD LOCATE UTILITIES. CALL UNDERGROUND SERVICE ALERT (U.S.A.), AT 800-227-2600. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED AND MERGED IN THE CONTRACT UNIT PRICE.
- ALL EXISTING UTILITIES AND IMPROVEMENTS THAT BECOME DAMAGED DURING CONSTRUCTION MUST BE COMPLETELY RESTORED TO THE SATISFACTION OF THE CITY ENGINEER OR UTILITY AGENCY REPRESENTATIVE, AT THE CONTRACTOR'S SOLE EXPENSE.
- ANY RELOCATION OF PUBLIC UTILITIES SHALL BE CONDUCTED IN ACCORDANCE WITH ANY AND ALL REQUIREMENTS OF THE UTILITY COMPANY REPRESENTATIVE INCLUDING FEES, BONDS, PERMITS AND WORKING CONDITIONS, ETC. THIS WORK SHALL BE DONE AT NO EXPENSE TO THE UTILITY COMPANY. THE OWNER SHALL PAY THE COST OF ALL SUCH RELOCATION WORK INCLUDING FEES, BONDS, PERMITS, ETC.
- THE CONSTRUCTION OF ALL GRAVITY UNDERGROUND LINES (STORM DRAINS) SHALL BEGIN AT THE MOST DOWNSTREAM END, UNLESS OTHERWISE SPECIFICALLY APPROVED BY ENGINEER OR BY THE OWNER.
- IF ARCHEOLOGICAL MATERIALS ARE UNCOVERED DURING GRADING, TRENCHING OR OTHER EXCAVATION, EARTHWORK WITHIN 50 FEET OF THESE MATERIALS SHALL BE STOPPED UNTIL A PROFESSIONAL ARCHAEOLOGIST WHO IS CERTIFIED BY THE SOCIETY OF CALIFORNIA ARCHAEOLOGY (SCA) AND/OR THE SOCIETY OF PROFESSIONAL ARCHAEOLOGY (SOPA) HAS HAD AN OPPORTUNITY TO EVALUATE THE SIGNIFICANCE OF THE FIND AND SUGGEST APPROPRIATE MITIGATION MEASURES, IF THEY ARE DEEMED NECESSARY.
- THE USE OR INSTALLATION OF ANY MATERIAL OR EQUIPMENT WHICH IS MADE FROM, OR WHICH CONTAINS ASBESTOS FOR USE IN THE CONSTRUCTION OF THESE IMPROVEMENTS, IS NEITHER SPECIFIED NOR RECOMMENDED. ANY PARTY INSTALLING OR USING ANY PARTY SUCH MATERIALS OR EQUIPMENT SHALL BE SOLELY RESPONSIBLE FOR ALL INJURIES, DAMAGES, OR LIABILITIES OF ANY KIND, CAUSED BY THE USE OF SUCH MATERIALS OR EQUIPMENT.
- THE CONTRACTOR MUST MEET AND IMPLEMENT ALL NPDES, SWPPP, AND EROSION CONTROL REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
- SHOULD IT APPEAR THAT THE WORK TO BE DONE OR ANY MATTER RELATIVE THERETO IS NOT SUFFICIENTLY DETAILED OR EXPLAINED ON THESE PLANS, THE CONTRACTOR SHALL CONTACT GATES & ASSOCIATES AT (925) 736-8176 FOR SUCH FURTHER EXPLANATIONS AS MAY BE NECESSARY.

LAYOUT NOTES

- CONTRACTOR SHALL VERIFY ALL UTILITIES, GRADES, EXISTING CONDITIONS AND DIMENSIONS IN THE FIELD PRIOR TO COMMENCING WORK. ALL DISCREPANCIES OR QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.
- ALL WRITTEN DIMENSIONS SUPERCEDE ALL SCALED DISTANCES AND DIMENSIONS. DIMENSIONS SHOWN ARE FROM THE FACE OF THE BUILDING, WALL, BACK OF CURB, EDGE OF WALK, PROPERTY LINE, OR CENTERLINE OF COLUMN UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL DIMENSIONS AT BUILDING ARE TO FACE OF BUILDING. ALL DIMENSIONS AT ROADWAY ARE TO FACE OF CURB.
- ALL ANGLES ARE 45 DEGREE, 90 DEGREE, OR 135 DEGREE UNLESS OTHERWISE NOTED.
- ALL CURVES AND ALL TRANSITIONS BETWEEN CURVES AND STRAIGHT EDGES SHALL BE SMOOTH.
- ALL RETURN RADII AND CURB DATA ARE TO FACE OF CURB.
- WHENEVER BOTTOM OF WALL (BW) ELEVATION IS GIVEN, IT IS FINISH PAVEMENT OR GRADE ELEVATION AT FACE OF WALL.
- SCORE LINES IN SIDEWALKS SHALL BE SPACED TO EQUAL THE WIDTH OF THE WALKWAY, UNLESS OTHERWISE SHOWN. EXPANSION JOINTS IN SIDEWALKS SHALL BE 20' ON CENTER MAXIMUM.
- EXPANSION JOINTS IN CONCRETE WALLS SHALL BE AT 40' O.C. MAXIMUM.
- BUILDING LAYOUT AND LOCATION, SIDEWALK, CURB AND GUTTER, GRADING AND DRAINAGE IS BASED ON DRAWINGS PREPARED BY THE ARCHITECT AND THE CIVIL ENGINEER.
- STATIONING HEREON IS ALONG CONSTRUCTION CENTERLINE UNLESS OTHERWISE SHOWN OR INDICATED.
- ANY EXTRA CONSTRUCTION STAKING NECESSITATED SOLELY BY THE CONTRACTOR'S NEGLIGENCE WILL BE CHARGED TO THE CONTRACTOR ON A TIME AND EXPENSES BASIS AND PAID FOR BY THE CONTRACTOR.
- SEE IRRIGATION DRAWINGS FOR GENERAL SYSTEM REQUIREMENTS AND FOR LOCATION OF IRRIGATION MAINLINE PIPING. SLEEVES TO ACCOMMODATE IRRIGATION PIPING, SIZED AS NEEDED, SHALL BE IN PLACE UNDER AND THROUGH SLABS AND WALLS, PRIOR TO POURING.
- PROVIDE CONTINUOUS HEADERS AT THE EDGES OF ALL AC PAVING, SHRUB AREAS, LAWN AREAS, DECOMPOSED GRANITE WHERE IT IS NOT CONSTRAINED BY A CONCRETE PAVING OR MOW BAND.
- ALL CONCRETE PAVEMENTS SHALL BE DOWELED INTO CURBS, SIDEWALKS, AND BUILDING FOUNDATIONS.
- REFER TO GEOTECHNICAL REPORT FOR ADDITIONAL INFORMATION, SECTIONS, REINFORCEMENT, AND PREPARATION. IN CASE OF DISCREPANCY THE GEOTECHNICAL REPORT SHALL GOVERN.
- ALL TYPICAL DETAILS SHALL APPLY UNLESS NOTED OTHERWISE.
- ANY AND ALL WORK WITHIN CITY RIGHT OF WAY SHALL CONFORM TO ALL CITY STANDARD DETAILS AND SPECIFICATIONS.
- CONCRETE FOOTINGS INSTALLED FOR ALL SITE FURNISHINGS, SPORTS EQUIPMENT, ETC. IN DECORATIVE PAVEMENT, ASPHALT PAVING, DECOMPOSED GRANITE, CONCRETE PAVING, AND PLANTERS SHALL BE HELD BELOW GRADE.
- ALL EXISTING ITEMS TO REMAIN SHALL BE PROTECTED AS REQUIRED. ANY DAMAGED ITEMS SHALL BE FULLY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE TO THE FULL SATISFACTION OF THE OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH OPERATIONS.
- ALL QUANTITIES AND PAY ITEMS ARE AND WILL BE BASED ON HORIZONTAL MEASUREMENTS.
- ALL PATTERNS, LINE TYPES, AND SYMBOLS SHOWN WITHIN THE PLAN SET REFERENCE THE LAYOUT LEGEND AND ARE PART OF THE SCOPE OF WORK. CALLOUTS ARE SHOWN FOR CLARIFICATION OF WORK, BUT DO NOT INDICATE EVERY AND ALL INSTANCES OF SUCH WORK. THE CONTRACTOR SHALL REQUEST CLARIFICATION TO ANY ITEMS (INCLUDING BUT NOT LIMITED TO PAVING, WALLS, FINISHES, COLORS, FENCING, FOUNTAINS, POTS, AND SITE FURNITURE) NOT CLEARLY IDENTIFIED TO BE PART OF THE SCOPE OF WORK PRIOR TO BID.
- THE CONTRACT DRAWINGS MUST BE ACCOMPANIED BY CONTRACT SPECIFICATIONS. THE CONTRACTOR MUST CONTACT THE LANDSCAPE ARCHITECT AT 925-736-8176 FOR SPECIFICATIONS IF NOT RECEIVED.
- SUBMITTALS AND SITE MOCKUPS OF ALL WORK SHALL BE REQUIRED PRIOR TO FINAL PLACEMENT INCLUDING BUT NOT LIMITED TO ALL WALLS, PAVEMENTS, COLORS, FINISHES, METAL WORK, FENCING, AND PAINTING FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT. SEE SPECIFICATIONS.
- PER CONDITION OF APPROVAL 67.E, GRADED SLOPES AND AREAS DISTURBED AS PART OF THE PROJECT SHOULD BE MONITORED TO PREVENT ESTABLISHMENT AND SPREAD OF FRENCH & SCOTCH BROOM. REMOVAL AND MONITORING SHOULD INCLUDE ANNUAL LATE WINTER REMOVAL OF ANY ROOTED PLANTS WHEN SOILS ARE SATURATED AND CUTTING BACK OF ANY REMAINING FLOWERING PLANTS IN SPRING BEFORE SEED BEGINS TO SET IN LATE APRIL.
- PRIOR TO FINAL INSPECTION OF THE SUBDIVISION IMPROVEMENT PLANS AND COMMON AREAS, THE APPLICANT OR OWNER SHALL IMPLEMENT THE APPROVED PRECISE DEVELOPMENT LANDSCAPE PLAN AND CALL FOR AN INSPECTION BY THE COMMUNITY DEVELOPMENT AGENCY STAFF. THE APPROVED LANDSCAPE PLAN IMPLEMENTS THE PROJECT LANDSCAPING (WHICH INCLUDES STREET TREES, A MINIMUM 20-FOOT WIDE LANDSCAPED AREA BETWEEN EXISTING HOMES ON ELLEN DRIVE AND LISA COURT AND THE NEW ERIN DRIVE EXTENSION, AND THE PROJECT SITE LANDSCAPING ALONG LUCAS VALLEY ROAD) AS SHOWN IN THE CONCEPTUAL LANDSCAPE PLAN. THIS WOULD BREAK UP THE FORM AND LINES OF THE PROJECT SITE DEVELOPMENT.

SITE TREE MITIGATION SUMMARY

HERITAGE REMOVALS	8
PROTECTED REMOVALS	11
EXEMPT REMOVALS	16
TOTAL REMOVALS (EXCLUDING LOT) (8,9,10)	35
TREE MITIGATION (2:1 RATIO) REQUIRED (M1)	70
TOTAL NEW TREES PROVIDED	119
FUTURE LOT 8,9,10 TREE REMOVALS UNDER SEPARATE PERMIT	3
FUTURE LOT 8,9,10 TREE MITIGATION REQUIRED	TBD
ADDITIONAL TREES PROVIDED TO BE ALLOCATED TOWARDS FUTURE TREE REMOVALS (M2)	49

- REFER TO TREE REMOVAL PERMIT REPORT PREPARED BY URBAN FORESTRY ASSOCIATES ON APRIL 28, 2020
- REFER TO PLANTING PLAN SHEETS L2.1 - L2.4 FOR MITIGATION TREE PLANTING, TYP.

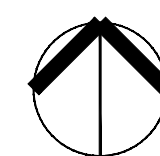
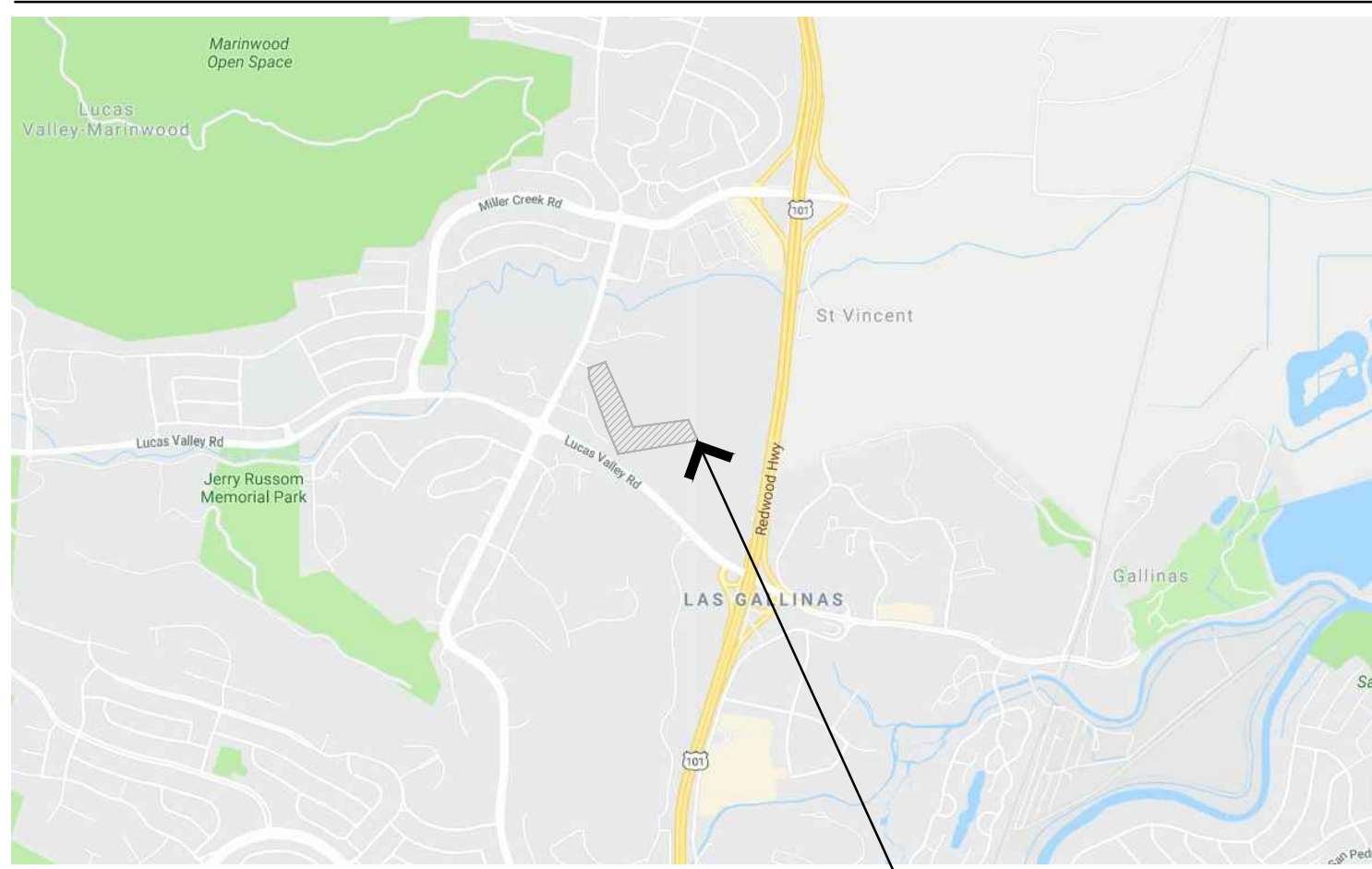
LAYOUT LEGEND

	PEDESTRIAN CONCRETE PAVING FINISH: BROOM COLOR: STANDARD GREY	S.C.D.
	MONUMENT SIGN	6 L4.1
	STREET LIGHTS, SEE JOINT TRENCH DRAWINGS	
	SCORELINE	
T	TREAD	
TBD	TO BE DETERMINED	
SP	SPACING	
	POINT OF BEGINNING	
F.O.B.	FACE OF BUILDING	
TYP.	TYPICAL	
EQ.	EQUAL	
CONT.	CONTINUOUS	
S.C.D.	SEE CIVIL'S DRAWINGS	
S.A.D.	SEE ARCHITECT'S DRAWINGS	
SIM	SIMILAR	
R	RADIUS - ALL RADII GIVEN FOR WALLS ARE DIMENSIONED TO OUTSIDE OF WALLS.	
	ALIGN	
	CENTER LINE	
PL	PROPERTY LINE	
EQ	EQUAL	
	PLANTING AREA	
HDR	HEADER BOARD	

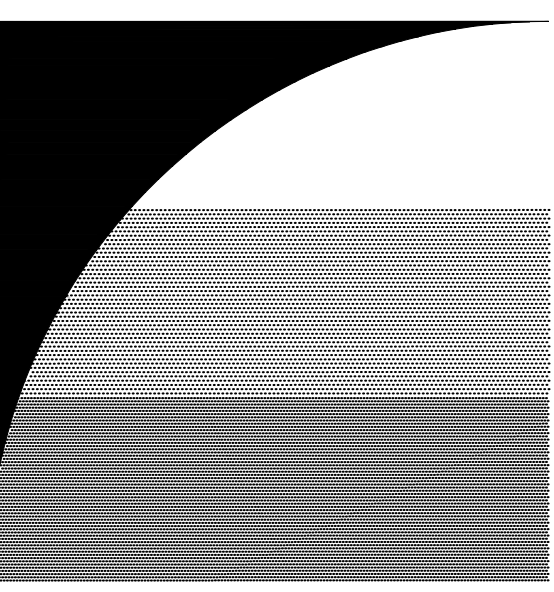
SHEET LIST

Sheet Number	Sheet Title
L0.1	COVER SHEET
L0.2	PLANTING NOTES & LEGEND
L2.1	LAYOUT & PLANTING PLAN
L2.2	LAYOUT & PLANTING PLAN
L2.3	LAYOUT & PLANTING PLAN
L2.4	LAYOUT & PLANTING PLAN
L2.5	GRASSLAND RESTORATION AND ENHANCEMENT PLAN
L3.1	IRRIGATION PLAN (PENDING)
L3.2	IRRIGATION PLAN (PENDING)
L3.3	IRRIGATION PLAN (PENDING)
L3.4	IRRIGATION PLAN (PENDING)
L3.5	IRRIGATION NOTES & LEGEND (PENDING)
L3.6	IRRIGATION DETAILS (PENDING)
L3.7	IRRIGATION DETAILS (PENDING)
L3.8	IRRIGATION WATER USE CALCULATIONS (PENDING)
L4.1	CONSTRUCTION DETAILS

LOCATION MAP



PROJECT SITE



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA 94583
T 925.736.8176 www.dgates.com

TALUS RESERVE COMMON AREA LANDSCAPE

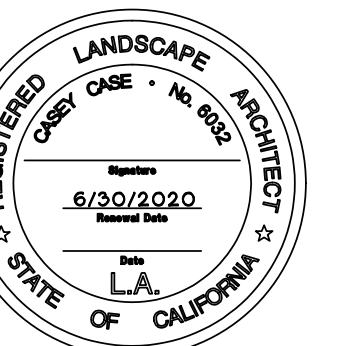
SAN RAFAEL
CALIFORNIA



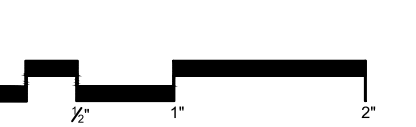
LAFFERTY
COMMUNITIES

ISSUE: DESCRIPTION: DATE:
1 1ST CD SUBMITTAL 10/30/2019
2 FINAL MAP SUBMITTAL 04/02/2020
3 TREE REMOVAL PERMIT 04/29/2020

NOT FOR
CONSTRUCTION



PROJECT NUMBER: 5634
DRAWN: DB
CHECK: KC
DATE: 04/29/2020
SCALE:



COVER SHEET

L0.1

PLANTING NOTES

GENERAL

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN.
- ALL QUANTITIES AND PLANT COUNTS ARE FOR THE CONVENIENCE OF THE CONTRACTOR. IN CASE OF DISCREPANCIES, THE PLAN SHALL GOVERN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING SCHEME AS THEY FEEL NECESSARY WHILE WORK IS IN PROGRESS, UPON APPROVAL BY THE OWNER. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE, WHEN NECESSARY.
- PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES, BUT SHALL NOT BLOCK WINDOWS, BLOCK SIGNS NOR IMPEDE ACCESS.
- THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING, AND IN SOME CASE REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
- ALL PLANTING AREA MUST BE IRRIGATED WITH AUTOMATIC IRRIGATION SYSTEM. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATED AND OPERATIONAL WITH FULL COVERAGE PRIOR TO PLANTING.
- CONTRACTOR TO REVIEW ALL EXISTING, PROPOSED, & AS BUILT UTILITY PLANS PRIOR TO CONSTRUCTION. CONTRACTOR TO TAKE PRECAUTIONS IN EXCAVATION OF ALL TREE PLANTING PITS. CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS FOUND DURING CONSTRUCTION.
- CONTRACTOR MUST REVIEW ALL PLANS PRIOR TO THE BEGINNING OF CONSTRUCTION AND MAINTAIN THE FOLLOWING CLEARANCES FOR ALL TREE PLANTINGS. CONTRACTOR TO TAKE PRECAUTION IN ALL EXCAVATION ACTIVITY. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS PRIOR TO INSTALLATION.
 - FIRE HYDRANTS AND PVS: 3' MINIMUM
 - LIGHT POLES: 10' MINIMUM
 - UTILITIES: 3' MINIMUM
 - BUILDING ROOF EDGE: 5' MINIMUM
- CONTRACTOR TO PROVIDE AND ARRANGE FOR PLANT MATERIAL THRU CONTRACT GROW, PLANT BROKERS, OR DIRECT PURCHASE AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PROJECTS PLANTING PLAN. CONTRACTOR MUST SUBMIT WITHIN 30 DAYS AFTER AWARD OF A BID A DETAILED NURSERY LIST OF SECURED PLANT MATERIAL, CONTRACT GROW PLANT MATERIAL, AND ANY SUBSTITUTION REQUESTS. CONTRACTOR SHALL ARRANGE AND SECURE ALL PLANT MATERIAL WITHIN 30 DAYS OF BID. UPON DELIVERY, PLANT MATERIAL THAT DOES NOT MEET NURSERY STANDARDS, IS ROOTBOUND, OF POOR QUALITY & HEALTH, SUBSTANDARD SIZE, AND / OR IS NOT APPROVED BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE. MATERIAL WHICH IS NOT SECURED AND IS UNAVAILABLE IN THE SIZE SPECIFIED SHALL BE UP-SIZED, IF AVAILABLE. ALL REPLACEMENT MATERIAL, SUBSTITUTIONS OR UP-SIZED PLANT MATERIAL MUST BE PROVIDED AS REQUIRED FOR THE FULL IMPLEMENTATION OF THE PLANTING PLAN AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
- PROCUREMENT OF PLANT MATERIAL SHALL NOT BE LIMITED TO NORTHERN CALIFORNIA. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRUCKING, INSPECTIONS, AND INCIDENTALS FOR PROVIDING PLANT MATERIAL FROM SOURCES OUT OF STATE AS REQUIRED BY THE PROJECT PLANTING PLAN.

EXISTING PLANT MATERIAL

- ALL EXISTING PLANT MATERIAL, TREES, OR SHRUBS TO REMAIN MUST BE PROTECTED AND MAINTAINED IN PLACE BY THE CONTRACTOR.
- ANY DAMAGED MATERIAL MUST BE FULLY REPLACED TO MATCH EXISTING BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE CONTRACT AND OWNER.
- CONTRACTOR MUST MAINTAIN ANY EXISTING IRRIGATION SYSTEMS OR PROVIDE TEMPORARY IRRIGATION SYSTEMS AS REQUIRED TO ALL EXISTING PLANTING AREAS TO REMAIN.

SOILS

- THE CONTRACTOR MUST PROVIDE AN AGRICULTURAL SUITABILITIES ANALYSIS FOR ALL SOILS EXISTING AND IMPORTED INCLUDING BUT NOT LIMITED TO: EXISTING ON-SITE SOILS, IMPORTED TOPSOIL, LIME TREATED AREAS, AND ALL AMENDMENTS. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. PROVIDE 2 TESTS AT 6" DEPTH AND 2 TESTS AT 24" DEPTH THROUGHOUT THE SITE. PROVIDE ADDITIONAL TESTING (ONE 6" AND ONE 24" DEPTH TEST PER 25,000 SF FOR AREAS WHICH WERE LIME TREATED). EACH TEST SAMPLE SHALL CONTAIN 3 REPRESENTATIVE SOIL SAMPLES. ALL LIME TREATED PLANTING AREAS SHALL BE REMOVED AND REPLACED WITH IMPORT TOP SOIL AT NO COST TO THE OWNER. ALL TESTING SHALL BE PAID FOR BY THE CONTRACTOR. FOR BID PURPOSES AMEND ALL SOIL WITH 6 YARDS OMRI COMPOST SOLBS GYPSUM AND 100LBS OF GRO-POWER PLUS 5-3-1 W/ M PER 1000SF. CONTRACTOR TO SUBMIT ALL DELIVERY TICKETS FOR COMPOST AND FERTILIZERS FOR VERIFICATION.
- ALL SOILS IMPORTED ONTO THE SITE FOR ANY PURPOSE SUCH AS GRADING, NON EXPANSIVE FILL, FILL, OR FOR ANY GENERAL PURPOSE MUST BE TESTED FOR PLANT SUITABILITY PRIOR TO PLACEMENT. ALL IMPORT SOILS SHALL BE NON-DETRIMENTAL TO PLANT MATERIAL AND SOILS ANALYSIS SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL. PROVIDE 1 TEST PER 500 CY OF MATERIAL.
- SOIL IS TO BE AMENDED, AT THE RATE INDICATED BY THE SOIL ANALYSIS, TO BRING THE SOIL ORGANIC MATTER CONTENT TO A MINIMUM OF 3.5% BY DRY WEIGHT, AND A MINIMUM OF 2" OF QUALITY RECYCLED COMPOST, ON ALL PLANTING AREAS.
- ALL PLANTERS IN AREAS WHICH HAVE BEEN COMPACTED, SUCH AS ADJACENT TO BUILDINGS AND IN PARKING LOTS, SHALL BE CROSS RIPPED TO THE FOLLOWING DEPTHS: PLANTERS LESS THAN THREE (3) FEET WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES BELOW SUBGRADE. PLANTERS THREE TO TEN (3-10) FEET WIDE MUST HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 18" BELOW SUBGRADE, PLANTERS MORE THAN 10' WIDE SHALL HAVE COMPACTION RELIEVED TO A MINIMUM DEPTH OF 12" BELOW SUBGRADE. AREAS SHALL BE PROTECTED AFTER DECOMPACTION.
- CONTRACTOR SHALL PERFORM A PERCOLATION TEST AT THE BEGINNING OF CONSTRUCTION AT 1 LOCATION PER ACRE (MAX OF 4) TO DETERMINE THE DRAINAGE CAPACITY OF THE EXISTING SITE SOIL FOR TREE HEALTH. NOTIFY THE LANDSCAPE ARCHITECT IF DRAINAGE IS LESS THAN 2" PER HOUR.

TREES

- ALL TREES SHALL BE STANDARDS UNLESS SPECIFICALLY NOTED.
- ALL TREES ARE TO BE STAKED AS SHOWN ON THE TREE STAKING/GUYING DIAGRAMS. BRANCHING HEIGHT OF TREES SHALL BE A 6"-0" MINIMUM ABOVE FINISH GRADE. ALL TREES IN A FORMAL GROUP PLANTING MUST BE MATCHING IN SIZE AND SHAPE. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE OWNER. LANDSCAPE ARCHITECT SHALL BE CONSULTED REGARDING ORIENTATION OF TREES PRIOR TO PLANTING AND/OR BACKFILLING.
- PLANT TREES 3'-0" MINIMUM FROM FACE OF CURB, AND FROM EDGES OF PAVING. ALL TREES WITHIN 5' OF PAVING AREAS AND BUILDINGS MUST HAVE ROOT BARRIERS INSTALLED. SEE ROOT BARRIER DETAIL. DEEP ROOT BARRIER MODEL NO. UB.24.2. (415) 344-1464. INSTALL PER MANUFACTURER'S SPECIFICATIONS. WHERE WATER BARRIERS AND ROOT BARRIERS ARE REQUIRED, USE CENTURY PRODUCTS DUAL PURPOSE WATER/ ROOT BARRIER CR-PE24-20, (714)632-7083, S.C.D. FOR LOCATIONS OF WATER BARRIER.
- PROVIDE 4" BERM AROUND TREE FOR WATER BASIN. SEE TREE STAKING DETAIL. BERM TO BE REMOVED IN LAWN AREA AFTER INITIAL MAINTENANCE PERIOD. MULCH TREE WELL WITH 3" LAYER OF RECYCLED CHIPPED MULCH. KEEP MULCH AWAY FROM TREE TRUNK. HOLD LAWN AND HYDROSEED 2' CLEAR FROM TRUNKS, TYP.
- TREES MUST HAVE AN UNCUIT LEADER THAT HAS A UNIFORM TAPER FROM BASE TO TIP. TREES MUST MEET AT LEAST NORMAL CALIPER AND HEIGHT FOR CONTAINER SIZE. OVERGROWN OR ROOT BOUND TREES ARE NOT ACCEPTABLE.

PLANTING NOTES (CONT)

SHRUBS, GROUNDCOVERS AND VINES

- GROUNDCOVER MUST BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
- SHRUBS AND PERENNIALS MUST HAVE ADEQUATE SETBACK FROM THE ADJACENT SIDEWALK AND EDGES OF PARKING LOT CURBS. NOTIFY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION IF PLANT MATERIAL MAY PROTRUDE INTO THE PATH OF TRAVEL.

ACCESSORIES

- ALL PLANTING NOT BOUNDED BY CONCRETE OR A HARDSCAPE EDGE SHALL BE COMPLETELY SURROUNDED BY HEADERS. ALL ASPHALT AREAS TO BE COMPLETELY SURROUNDED BY HEADERS OR ADJACENT CONCRETE WORK.
- ALL PLANTING AREAS MUST BE TOP-DRESSED WITH 3" LAYER OF RECYCLED CHIPPED MULCH. COLOR: BROWN. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO ORDERING.
- ALL MULCH WITHIN STORMWATER PLANTING AREAS MUST BE 3" OF WASHED PEA GRAVEL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL.
- ALL SLOPES GREATER THAN 2.5:1 MUST BE COVERED WITH EROSION CONTROL NETTING PER THE MANUFACTURER'S SPECIFICATIONS. OVERLAP ALL EDGES A MINIMUM OF 12" AND SECURE AS REQUIRED WITH METAL STAPLES. EROSION CONTROL NETTING TO BE WESTERN EXCELSIOR, EXCEL CS-3 OR APPROVED EQUAL. AVAILABLE FROM REED & GRAHAM 888-381-0800.
- THE LANDSCAPE CONTRACTOR SHALL AS A PART OF THIS BID PROVIDE FOR A PLANTING ALLOWANCE FOR THE AMOUNT OF \$3,000.00 (THREE THOUSAND DOLLARS), TO BE USED FOR SUPPLYING AND INSTALLING ADDITIONAL PLANT MATERIAL AS DIRECTED BY THE LANDSCAPE ARCHITECT AND APPROVED BY THE OWNER IN WRITING. THE UNUSED PORTION OF THE ALLOWANCE SHALL BE RETURNED TO THE OWNER AT THE BEGINNING OF THE MAINTENANCE PERIOD.

SUBMITTALS

- CONTRACTOR MUST SUBMIT ALL TESTS, PRODUCTS, ACCESSORIES, CUT SHEETS OF ALL ITEMS SPECIFIED FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO DELIVERY. CONTRACTOR SHALL SUBMIT PHOTOS OF ALL SHRUBS, GROUND COVERS, VINES, AND TREES FOR PRELIMINARY REVIEW AND APPROVAL.
- PLANT MATERIAL NOT APPROVED BY THE LANDSCAPE ARCHITECT MAY BE SUBJECT TO REMOVAL AND REPLACEMENT WITH APPROVED PLANT MATERIAL AT NO ADDITIONAL COST TO THE CONTRACT OR OWNER.

ADDITIONAL REQUIREMENTS

- ALL PLANT MATERIAL TO BE INSPECTED & APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTACT THE PROJECT LANDSCAPE ARCHITECT FOR FINAL INSPECTION OF LANDSCAPE AND IRRIGATION. PRIOR TO RELEASE OF BUILDING FOR OCCUPANCY, THE PROJECT LANDSCAPE ARCHITECT WILL SUBMIT A LETTER TO THE CITY CERTIFYING THE PLANTING AND IRRIGATION HAS BEEN INSTALLED IN CONFORMANCE WITH THE APPROVED PLANTING AND IRRIGATION PLANS, SUBJECT TO THE REVIEW AND APPROVAL OF THE CITY LANDSCAPE ARCHITECT. SECURITIES IN LIEU OF INSTALLATION WILL NOT BE ACCEPTED.
- DURING THE INSTALLATION OF LANDSCAPING AND INSTALLATION AND PRIOR TO THE ISSUANCE OF A BUILDING OCCUPANCY PERMIT, THE LANDSCAPE ARCHITECT MUST INSPECT AND MONITOR THE INSTALLATION OF MATERIALS TO VERIFY CONFORMANCE TO THESE PLANS. ONCE APPROVED, THE LANDSCAPE ARCHITECT SHALL PROVIDE A WRITTEN LETTER TO DEPARTMENT OF PLANNING AND DEVELOPMENT STATING COMPLIANCE WITH THE APPROVED PLANS.

TREE PROTECTION NOTES:

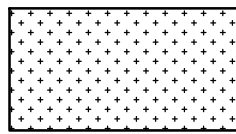
- PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING TO REDUCE SOIL COMPACTION FROM EQUIPMENT.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX INCH TALL LAYER BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS. APPROVED MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED.
- THE TREE PROTECTION FENCE SHALL BE 6' HIGH SNOW FENCE WITH IMMOVABLE POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND EACH TREE. ANY ENROACHMENT INTO THE DRIP LINE FOR FENCING OR CONSTRUCTION PURPOSES SHALL NOT BE PERMITTED.
- LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE ARBORIST OF RECORD FOR THE JO.
- THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENROACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS, GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
- CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AND AT ALL TIMES UNTIL PROJECT IS COMPLETE, AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
- A 'TREE PROTECTION ZONE' SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
- THE ARBORIST OF RECORD FOR THE JOB OR THE CITY ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
- FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY WHICH IS SCHEDULED PRIOR OR LANDSCAPE INSTALLATION.
- ROOTS OF SINGLE STANDING TREES OFTEN EXTEND UP TO THREE TIMES THE DISTANCE OF THE ACTUAL DRIP LINE AND FUNCTION PRIMARILY IN THEY UPTAKE OF NUTRIENTS AND WATER. THE DRIP LINE IS ARBITRARILY ESTABLISHED AS THE MINIMUM ROOT AREA GENERALLY REQUIRED TO PRESERVE TREE HEALTH. AS MUCH AREA AROUND THE CIRCUMFERENCE OF THE TREE SHOULD HAVE MINIMUM INTRUSION TO FURTHER INSURE TREE SURVIVAL AND HEALTH.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE VALUE OF THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.
- NO MECHANICAL TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ANY EXCAVATION IF REQUIRED SHALL BE BY HAND, AIR SPADE OR BY VACUUM. CUTTING OF ANY ROOTS OVER 3" DIA SHALL BE REVIEWED BY AN ARBORIST.
- SEE TREE PRESERVATION SPECIFICATIONS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL CONTRACT WITH AN ARBORIST AS REQUIRED TO ENSURE PROPER TREE HEALTH IF A PROJECT ARBORIST OR CITY ARBORIST HAS NOT BEEN CONTRACTED.

PLANTING LIST

TREES	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	ALLOTTED CREDIT
CER	CERCIS OCCIDENTALIS	WESTERN REDBUD	24"BOX	VL (WUCOLS IV)	15'
QUA	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	L (WUCOLS IV)	25'
QUE	QUERCUS LOBATA	VALLEY OAK	24"BOX	VL (WUCOLS IV)	30'

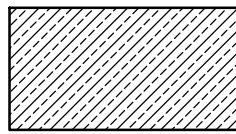
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
AD	AGAVE DESERTI	DESERT AGAVE	5 GAL	L (WUCOLS IV)	36" o.c.
CT	CAREX TUMULICOLA	BERKELEY SEDGE	5 GAL	L	24" o.c.
HA	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	L (WUCOLS IV)	60" o.c.
LC	LEYMUS CONDENSATUS 'CANYON PRINCE'	NATIVE BLUE RYE	5 GAL	L (WUCOLS IV)	36" o.c.
MA	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	5 GAL	L (WUCOLS IV)	36" o.c.
RE	RHAMNUS CALIFORNICA 'EVE CASE'	CALIFORNIA COFFEEBERRY	1 GAL	L (WUCOLS IV)	60" o.c.
RS	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL	L (WUCOLS IV)	60" o.c.
RC	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	1 GAL	L (WUCOLS IV)	96" o.c.
SP	SALVIA BRANDEGEEI 'PACIFIC BLUE'	SANTA ROSA ISLAND SAGE	5 GAL	L	48" o.c.

GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING
FS	FESTUCA CALIFORNICA 'SERPENTINE BLUE'	CALIFORNIA FESCUE	1 GAL	L	30" o.c.
ZC	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	L (WUCOLS IV)	36" o.c.



HYDROSEED MIX A
40 LBS/ ACRE TOTAL:
FESTUCA RUBRA
JUNCUS PATENS
JUNCUS TENUIS
JUNCUS XIPHOIDES
LEYMUS TRICOIDES
STIPA PULCHRA

AVAILABLE PACIFIC COAST SEED OR EQUAL (925)373-4417

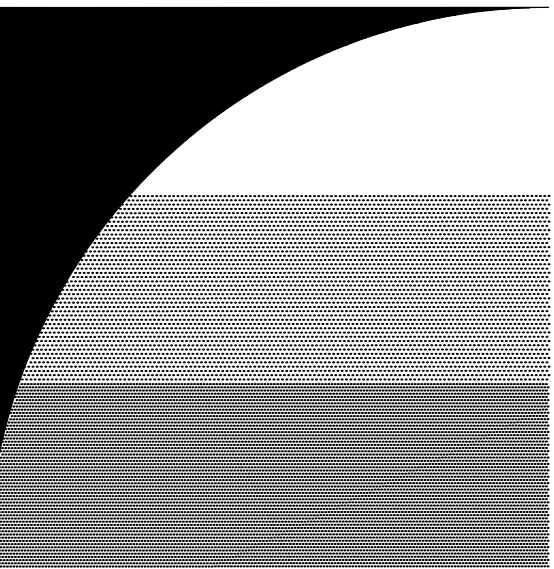
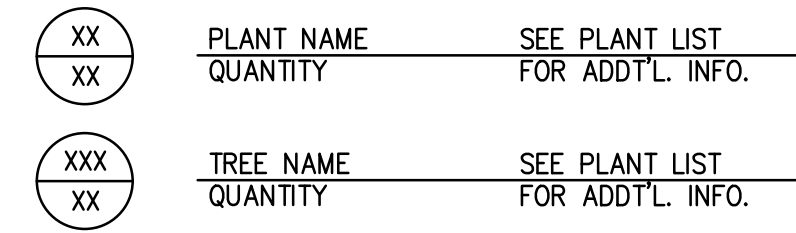


HYDROSEED MIX B

STIPA PULCHRA

AVAILABLE PACIFIC COAST SEED OR EQUAL (925)373-4417

PLANTING LEGEND



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TALUS RESERVE COMMON AREA LANDSCAPE

SAN RAFAEL
CALIFORNIA

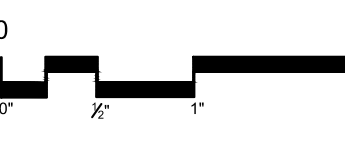


ISSUE:	DESCRIPTION:	DATE:
1	1ST CD SUBMITTAL	10/30/2019
2	FINAL MAP SUBMITTAL	04/02/2020
3	TREE REMOVAL PERMIT	04/29/2020

NOT FOR
CONSTRUCTION

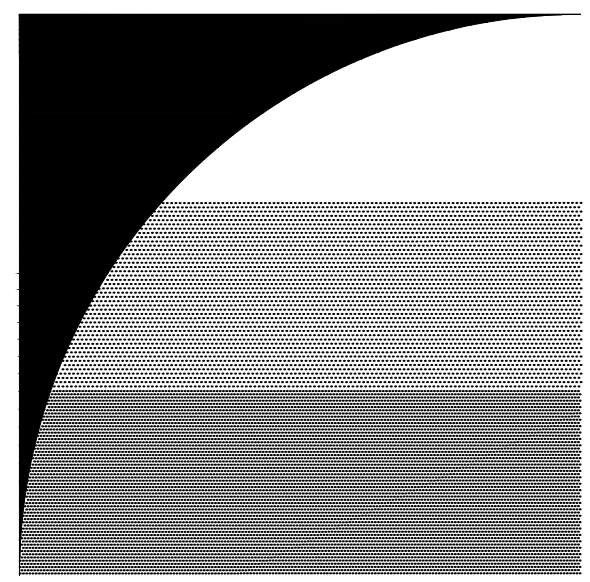


PROJECT NUMBER:	5634
DRAWN:	DB
CHECK:	KC
DATE:	04/29/2020
SCALE:	NTS



PLANTING NOTES & LEGEND

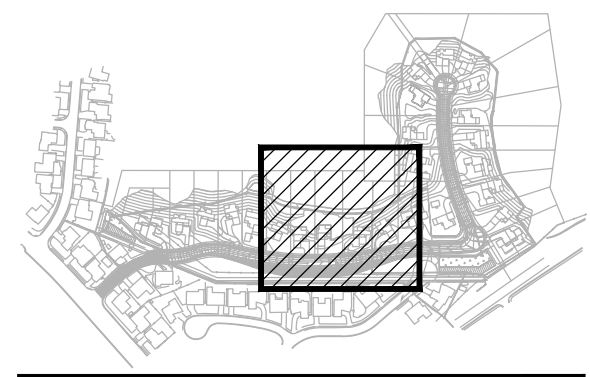
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**TALUS RESERVE
 COMMON
 AREA
 LANDSCAPE**

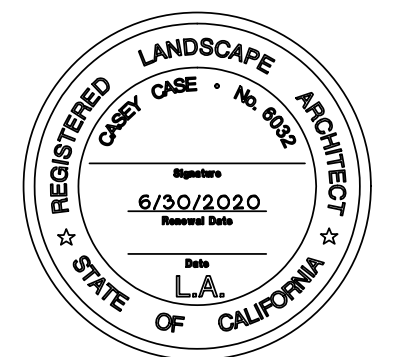
SAN RAFAEL
 CALIFORNIA



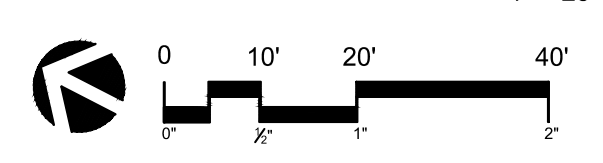
**LAFFERTY
 COMMUNITIES**

ISSUE:	DESCRIPTION:	DATE:
1	1ST CD SUBMITTAL	10/30/2019
2	FINAL MAP SUBMITTAL	04/02/2020
3	TREE REMOVAL PERMIT	04/29/2020

**NOT FOR
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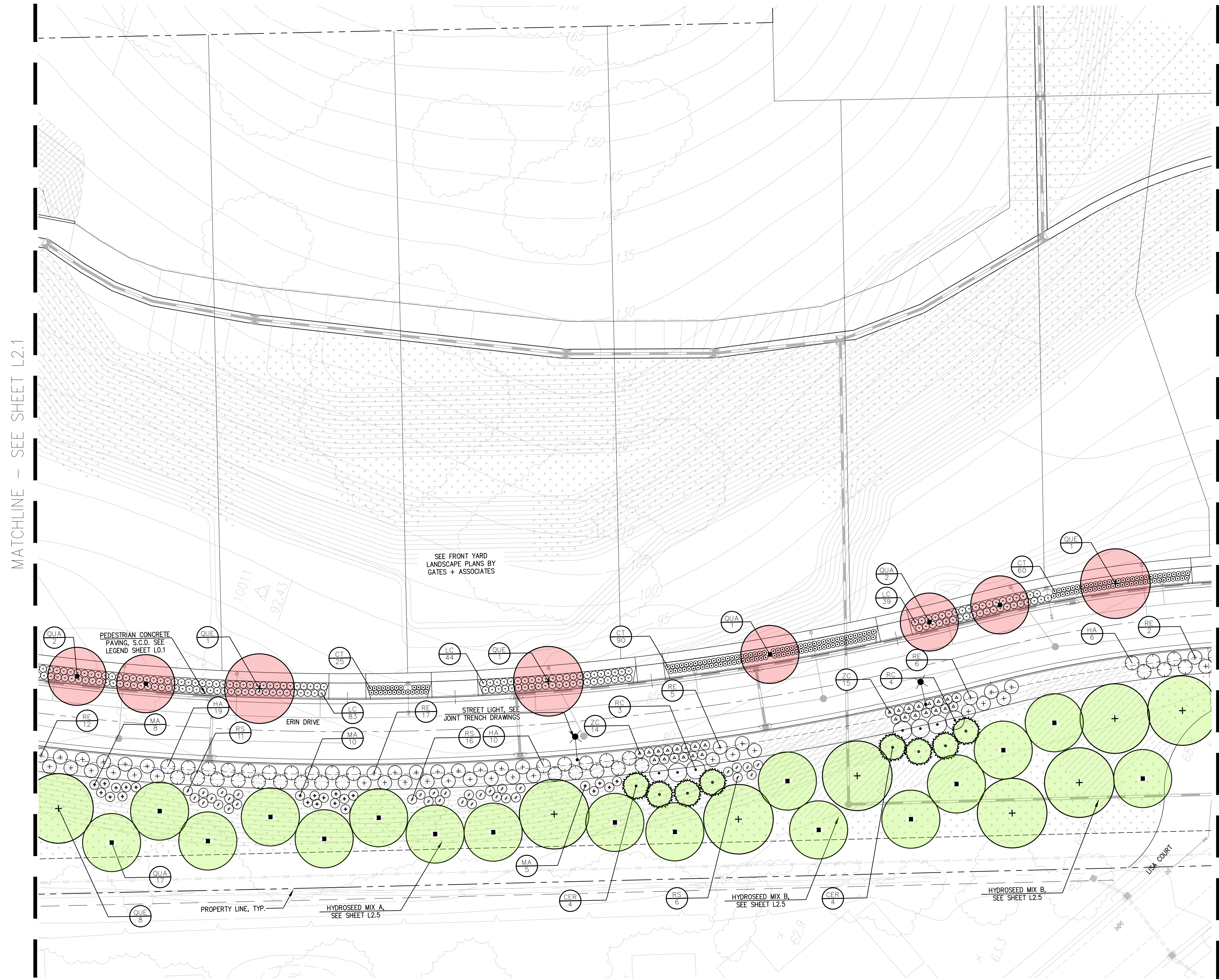


PROJECT NUMBER:	5634
DRAWN:	DB
CHECK:	KC
DATE:	04/29/2020
SCALE:	1" = 20'



LAYOUT & PLANTING PLAN

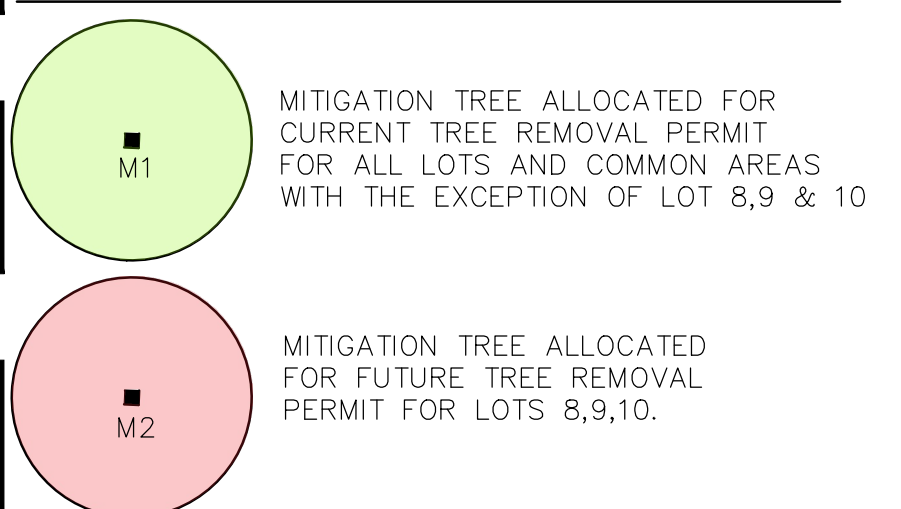
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MATCHLINE - SEE SHEET L2.3

MATCHLINE - SEE SHEET L2.1

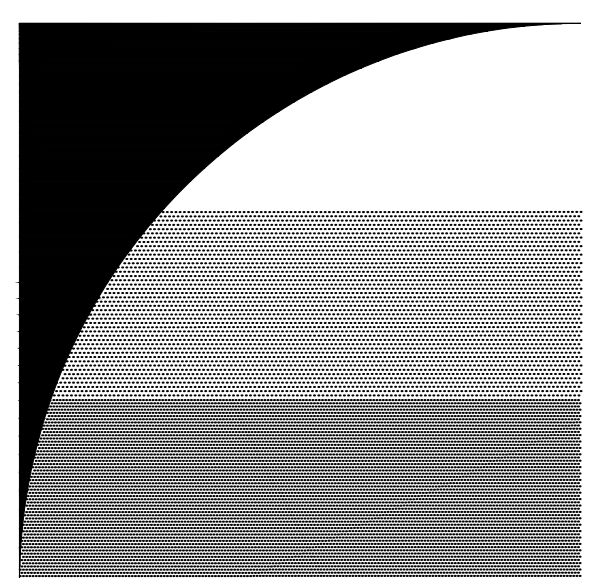
TREE MITIGATION LEGEND



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MATCHLINE - SEE SHEET L2.4

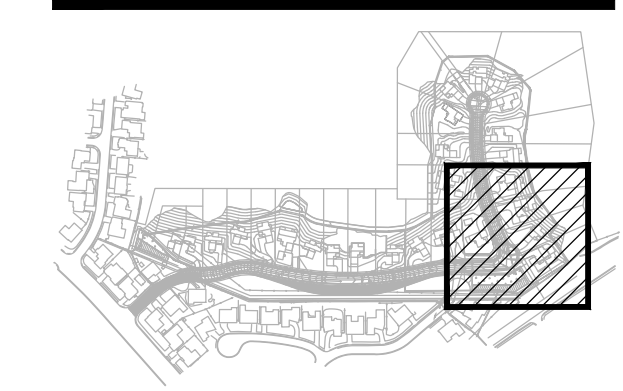
MATCHLINE - SEE SHEET L2.2



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TALUS RESERVE COMMON AREA LANDSCAPE

SAN RAFAEL CALIFORNIA



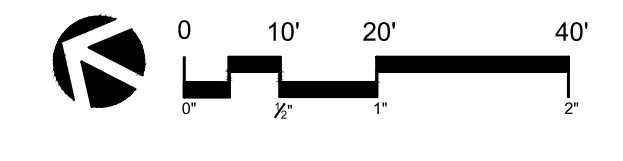
LAFFERTY COMMUNITIES

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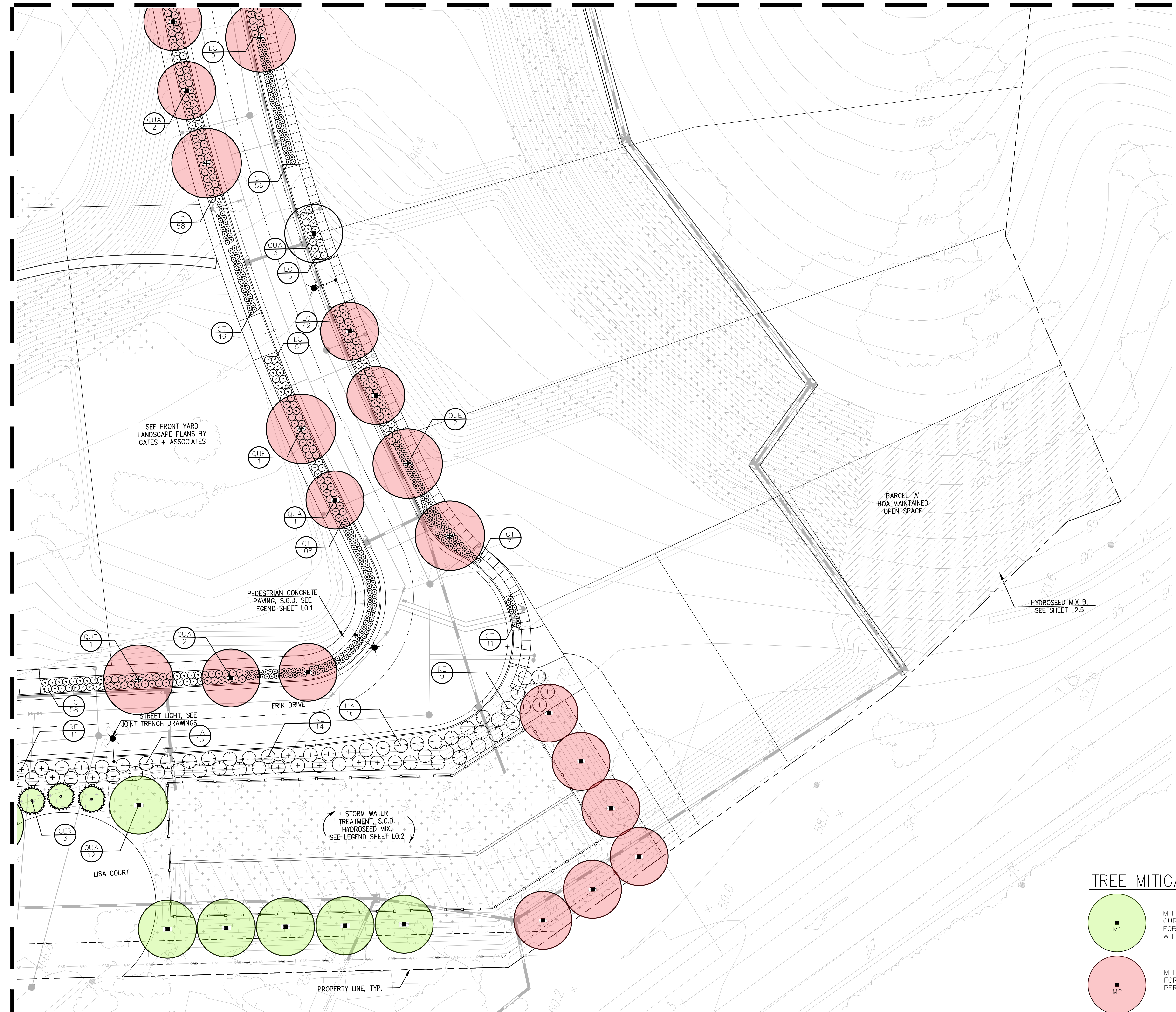


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 DRAWN: DB
 CHECK: KC
 DATE: 04/29/2020
 SCALE: 1" = 20'



LAYOUT & PLANTING PLAN

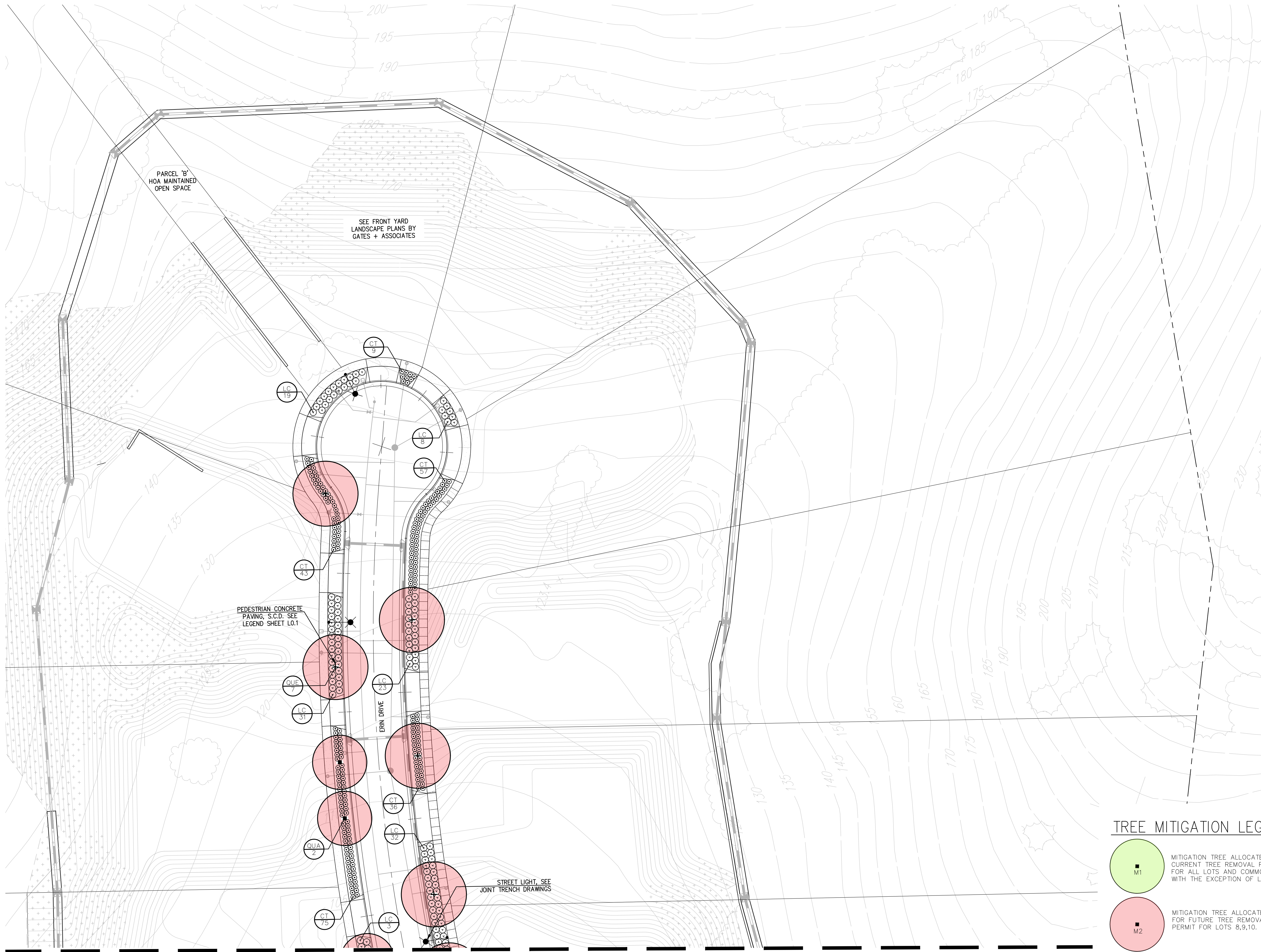
L2.3



TREE MITIGATION LEGEND

- M1 MITIGATION TREE ALLOCATED FOR CURRENT TREE REMOVAL PERMIT FOR ALL LOTS AND COMMON AREAS WITH THE EXCEPTION OF LOT 8,9 & 10
- M2 MITIGATION TREE ALLOCATED FOR FUTURE TREE REMOVAL PERMIT FOR LOTS 8,9,10.

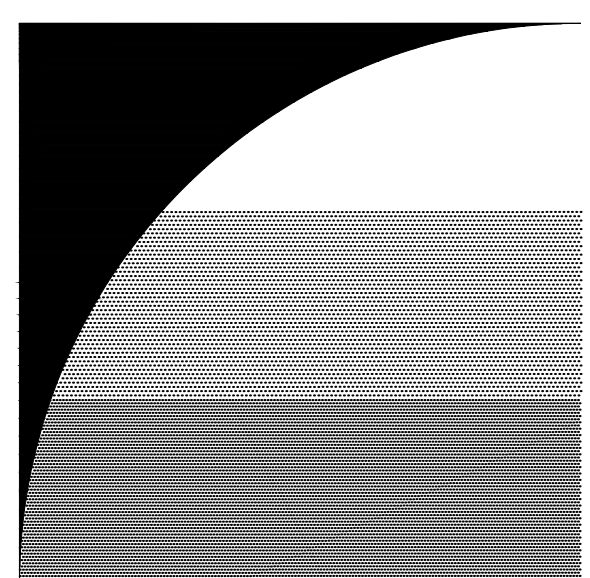
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PLOT DATE: 4/29/2020 2:02 PM



MATCHLINE – SEE SHEET L2.3

TREE MITIGATION LEGEND

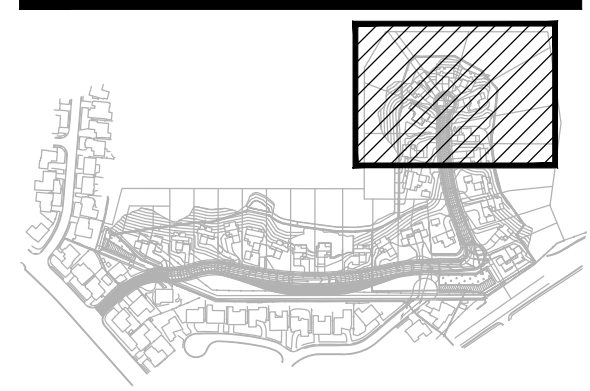
- MITIGATION TREE ALLOCATED FOR CURRENT TREE REMOVAL PERMIT FOR ALL LOTS AND COMMON AREAS WITH THE EXCEPTION OF LOT 8,9 &10
- MITIGATION TREE ALLOCATED FOR FUTURE TREE REMOVAL PERMIT FOR LOTS 8,9,10.



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**TALUS RESERVE
 COMMON
 AREA
 LANDSCAPE**

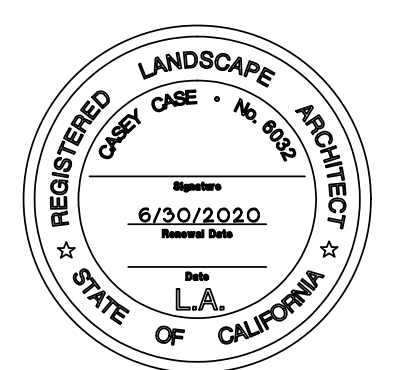
SAN RAFAEL
 CALIFORNIA



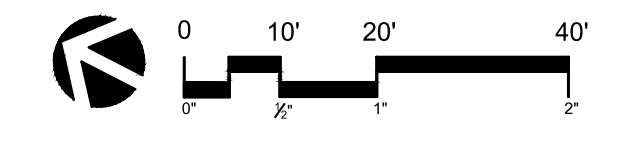
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**NOT FOR
 CONSTRUCTION**



PROJECT NUMBER: 5634
 DRAWN: DB
 CHECK: KC
 DATE: 04/29/2020
 SCALE: 1" = 20'



LAYOUT & PLANTING PLAN

L2.4

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 PLOT DATE: 4/29/2020 2:02 PM

GRASSLAND RESTORATION & ENHANCEMENT NOTES

PROTECTION MEASURES:

1. THE PROPOSED PROJECT SHALL LIMIT IMPACTS TO NATIVE GRASSLAND TO THAT WITHIN GRADED AREAS. THE FOLLOWING MEASURES SHALL BE IMPLEMENTED TO ENSURE THAT IMPACTS ARE MINIMIZED:
2. A TEMPORARY CONSTRUCTION FENCE SHALL SEPARATE AREAS PROPOSED FOR GRADING FROM AREAS DOMINATED BY NATIVE GRASSLANDS
3. LANDSCAPE TREES SHALL NOT BE PLACED IN AREAS DOMINATED BY NATIVE GRASSLAND.

REESTABLISHMENT MEASURES:

1. A QUALIFIED BIOLOGIST SPECIALIZING IN RESTORATION WILL IMPLEMENT THE GRASSLAND RESTORATION AND ENHANCEMENT PLAN.
2. NATIVE GRASSLANDS AREAS WILL BE RESTORED ON-SITE TO MITIGATE FOR IMPACTS ON NATIVE GRASSES, AS REQUIRED BY CONDITION #34. THE REPLACEMENT RATIO WILL BE 1:1, WITH REPLACEMENT PROVIDED ON A PER ACRE BASIS FOR EACH COVER CLASS LOST.

IMPLEMENTATION:

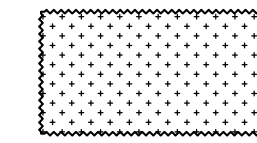
1. AFTER THE SEED BED IS PREPARED, THE SITES WILL BE IRRIGATED TO INITIATE WEED GROWTH. THE IRRIGATION WILL BE INITIATED DURING SEPTEMBER OR EARLY OCTOBER AND WILL BE REPEATED 8 TIMES, OR AS NECESSARY, OVER A 3-4 WEEK PERIOD, TO GERMINATE THE SEED SEEDS. THE WEED SEEDLINGS WILL BE TREATED WITH A SUITABLE HERBICIDE. IRRIGATION WILL BE REPEATED IN ORDER TO GERMINATE A SECOND CROP OF SEED SEEDLINGS, WHICH WILL SUBSEQUENTLY BE TREATED WITH AN HERBICIDE.
2. A HYDRO SEED MIX CONSISTING OF NASSELLA PULCHRA, FESTUCA RUBRA, JUNCUS PATENS, JUNCUS TENUIS, JUNCUS XIPHOIDES, LEYMUS TRICOIDES, AND NATIVE WILDFLOWERS WILL BE PLANTED IN THE MITIGATION AREA. SEED WILL BE PURCHASED FROM A SUITABLE GROWER.
3. SEED WILL BE SOWN AT APPROXIMATELY 20 POUNDS PER ACRE. SEED WILL BE SPREAD BY HAND OR WITH A SEED DRILL OR OTHER TYPE OF MECHANIZED EQUIPMENT. SEED WILL BE SOWN TWO WEEKS OR MORE AFTER THE SECOND CROP OF SEEDS HAS BEEN TREATED WITH AN HERBICIDE.
4. EROSION CONTROL NETTING WILL BE PLACED ON THE STEEPLY SLOPING SEEDED AREAS.
5. THE PLANTED AREA WILL BE IRRIGATED AT LEAST ONCE A WEEK, EITHER Y HAND OR BY TRUCK WATERING, UNTIL THE WINTER RAINS PROVIDE SUFFICIENT MOISTURE. IF THE RAINFALL IS LOW, THEN IRRIGATION WILL PROVIDE SUFFICIENT WATER. THE PLANTS WILL BE IRRIGATED FOR A MINIMUM OF TWO YEARS. IRRIGATION WILL OCCUR ONCE A WEEK DURING SUMMER.
6. CONTROLLING WEEDS WILL BE THE MAJOR MAINTENANCE ACTIVITY. WEEDS WILL BE CONTROLLED BY USE OF SELECTIVE HERBICIDES, CAREFULLY TIMED MOWING BEFORE MARCH OR AFTER JUNE, AND BY HAND.

SCHEDULE

- DURING SEPTEMBER OR OCTOBER, THE PLANTING AREAS WILL BE IRRIGATED TO GERMINATE WEED SEEDS.
2. DURING OCTOBER, HERBICIDE WILL BE APPLIED TO WEED SEEDLINGS.
 3. DURING OCTOBER OR EARLY NOVEMBER, IRRIGATION WILL AGAIN BE APPLIED TO THE PLANTING AREAS.
 4. DURING MID TO LATE NOVEMBER, HERBICIDE WILL BE APPLIED TO THE SECOND CROP OF SEEDLINGS.
 5. DURING LATE NOVEMBER TO EARLY DECEMBER, THE HYDRO SEED MIX WILL BE APPLIED TO THE SECOND CROP OF SEED SEEDLINGS.
 6. AFTER SEED HAS BEEN SOWN, EROSION CONTROL NETTING WILL BE APPLIED TO STEEPER PLANTING AREAS.
 7. IRRIGATION WILL BE APPLIED DURING THE RAINY SEASON AS NEEDED AND WILL BE APPLIED DURING THE DRY SEASON WEEKLY FOR TWO YEARS.
 8. THE PLANTING AREAS WILL BE MONITORED FOR FIVE YEARS FROM THE DATE OF PLANTING.

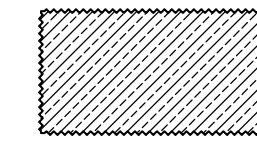
MAINTENANCE & LONG TERM MANAGEMENT

1. WEED REMOVAL IS ANTICIPATED TO BE NEEDED THROUGHOUT THE 5 YEAR MONITORING PERIOD. IT WILL BE ESPECIALLY IMPORTANT TO REMOVE WEEDS WHILE THE COVER OF THE NATIVE GRASSLAND PLANTING IS LOW. AFTER THE COVER OF NATIVE GRASSES HAS INCREASED, IT WILL BE MORE DIFFICULT FOR WEEDS TO COMPETE AND REMOVAL MAY BE NECESSARY BUT NOT AS CRITICAL AS DURING THE EARLY YEARS OF PLANTING. PARCELS A, B, & C OPEN SPACE SHALL BE HOA MAINTAINED.



HYDROSEED MIX A
40 LBS / ACRE TOTAL:
FESTUCA RUBRA
JUNCUS PATENS
JUNCUS TENUIS
JUNCUS XIPHOIDES
LEYMUS TRICOIDES
STIPA PULCHRA

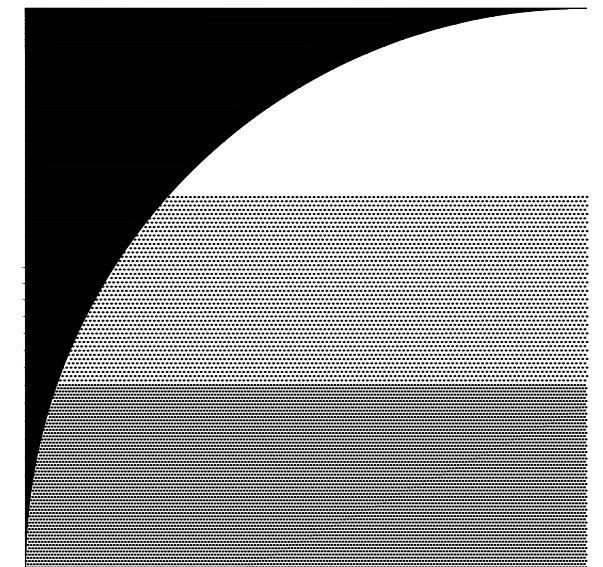
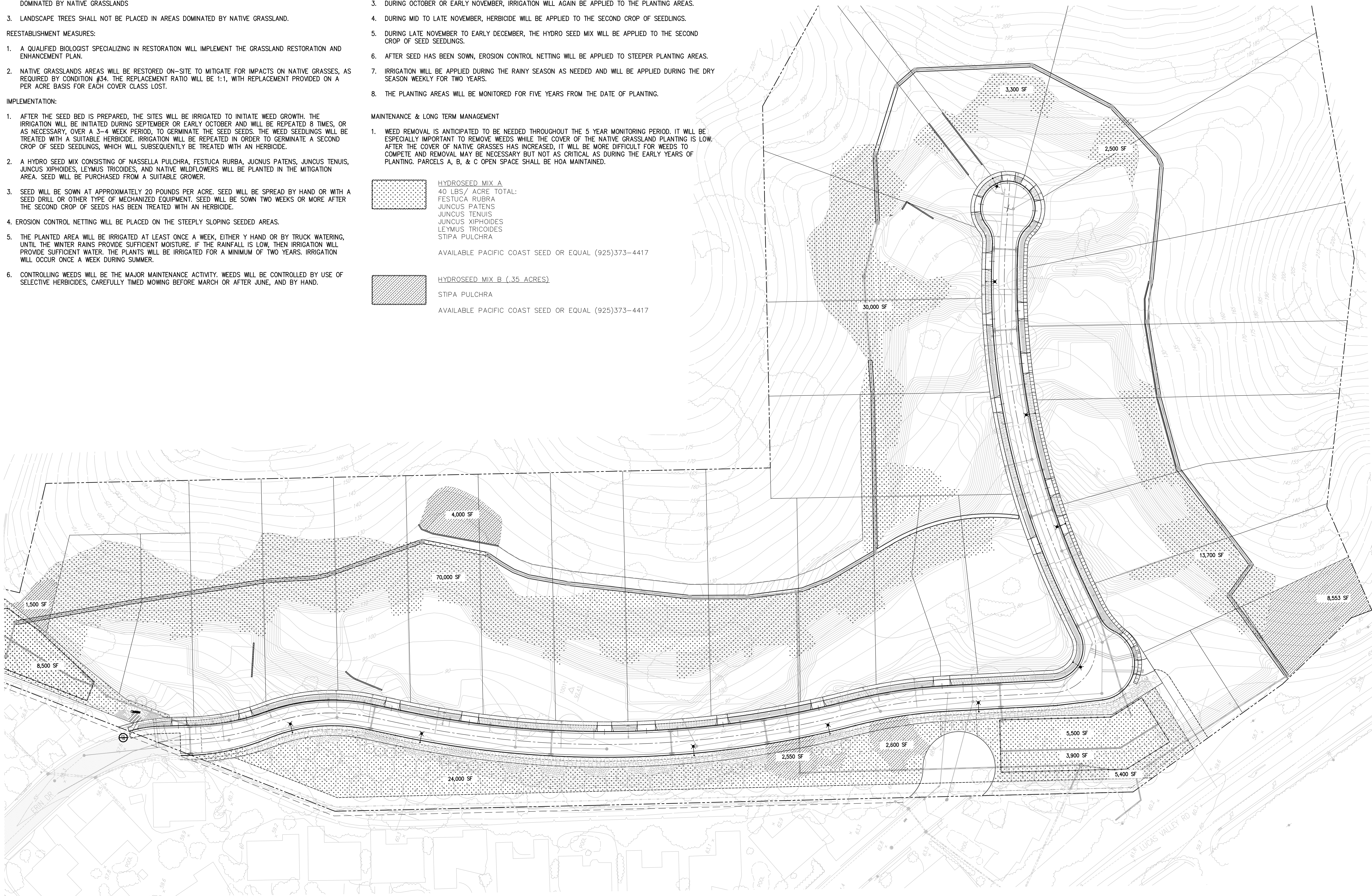
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HYDROSEED MIX B (.35 ACRES)

STIPA PULCHRA

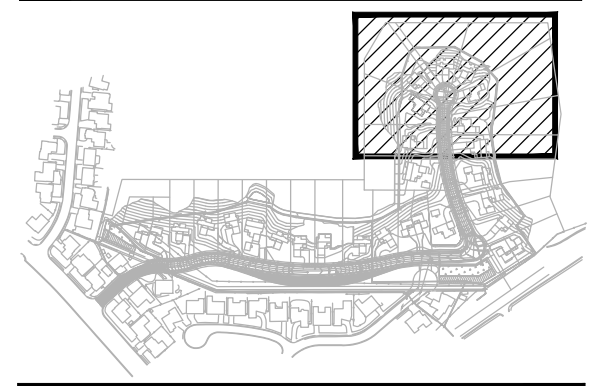
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TALUS RESERVE
COMMON
AREA
LANDSCAPE

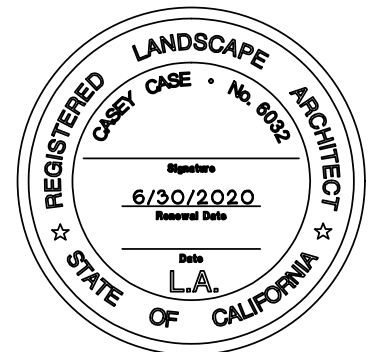
SAN RAFAEL
CALIFORNIA



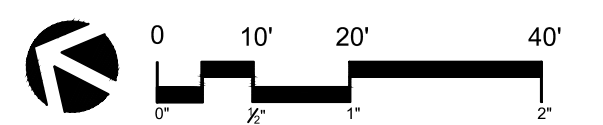
LAFFERTY
COMMUNITIES

ISSUE:	DESCRIPTION:	DATE:
1	1ST CD SUBMITTAL	10/30/2019
2	FINAL MAP SUBMITTAL	04/02/2020
3	TREE REMOVAL PERMIT	04/29/2020

NOT FOR
CONSTRUCTION

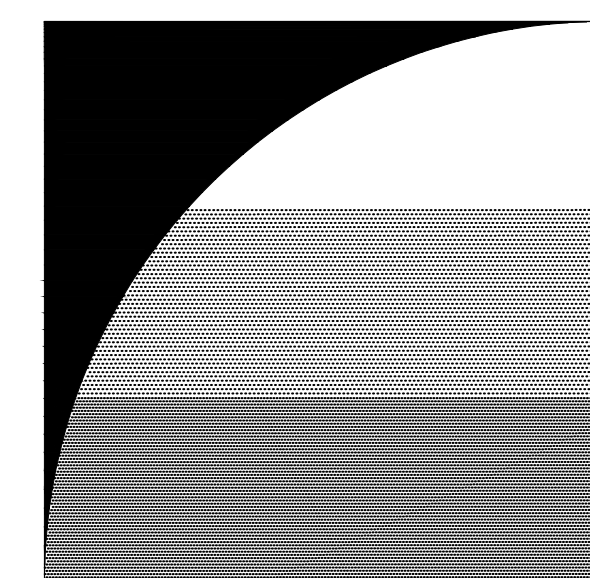


PROJECT NUMBER: 5634
DRAWN: DB
CHECK: KC
DATE: 04/29/2020
SCALE: 1" = 20'



GRASSLAND
RESTORATION AND
ENHANCEMENT PLAN

L2.5



GATES + ASSOCIATES
 LANDSCAPE ARCHITECTURE
 LAND PLANNING · URBAN DESIGN
 2671 CROW CANYON RD. SAN RAMON, CA 94583
 T 925.736.8176 www.gates.com

**TALUS RESERVE
 COMMON
 AREA
 LANDSCAPE**

SAN RAFAEL
 CALIFORNIA

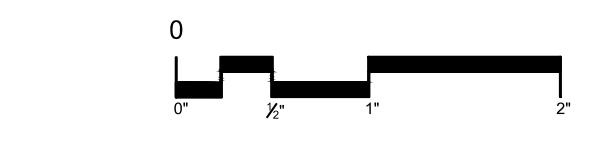


ISSUE:	DESCRIPTION:	DATE:
1	1ST CD SUBMITTAL	10/30/2019
2	FINAL MAP SUBMITTAL	04/02/2020
3	TREE REMOVAL PERMIT	04/29/2020

**NOT FOR
 CONSTRUCTION**

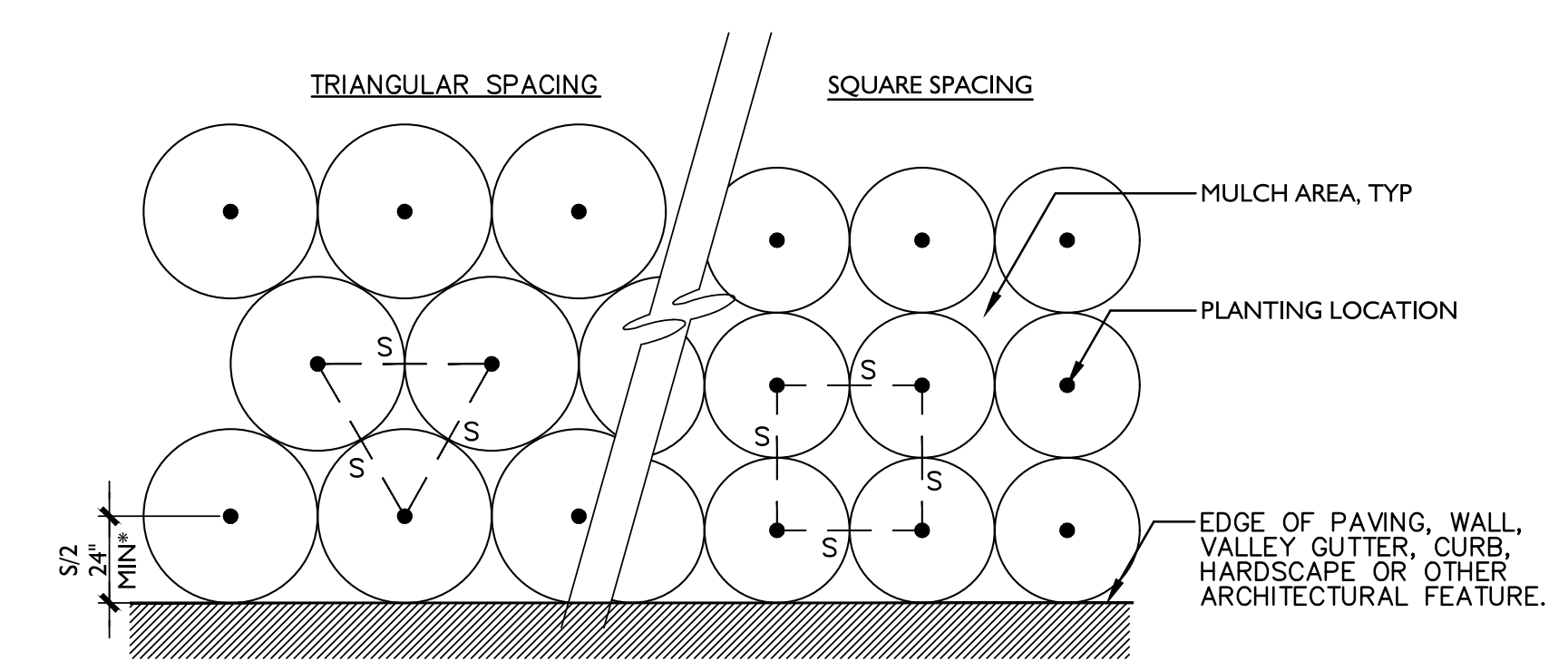


PROJECT NUMBER: 5634
 DRAWN: DB
 CHECK: KC
 DATE: 04/29/2020
 SCALE: PER DETAIL



**CONSTRUCTION
 DETAILS**

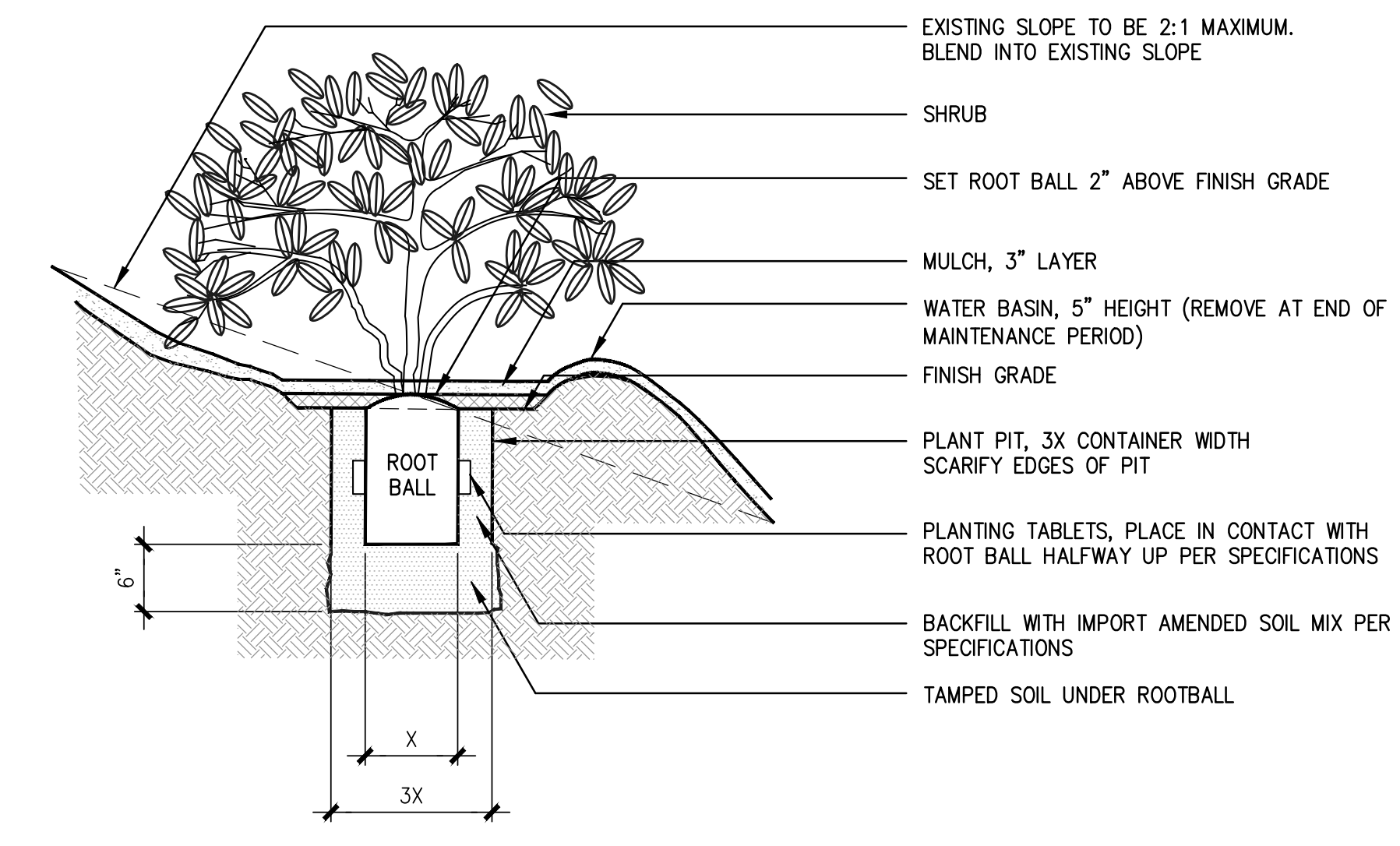
L4.1



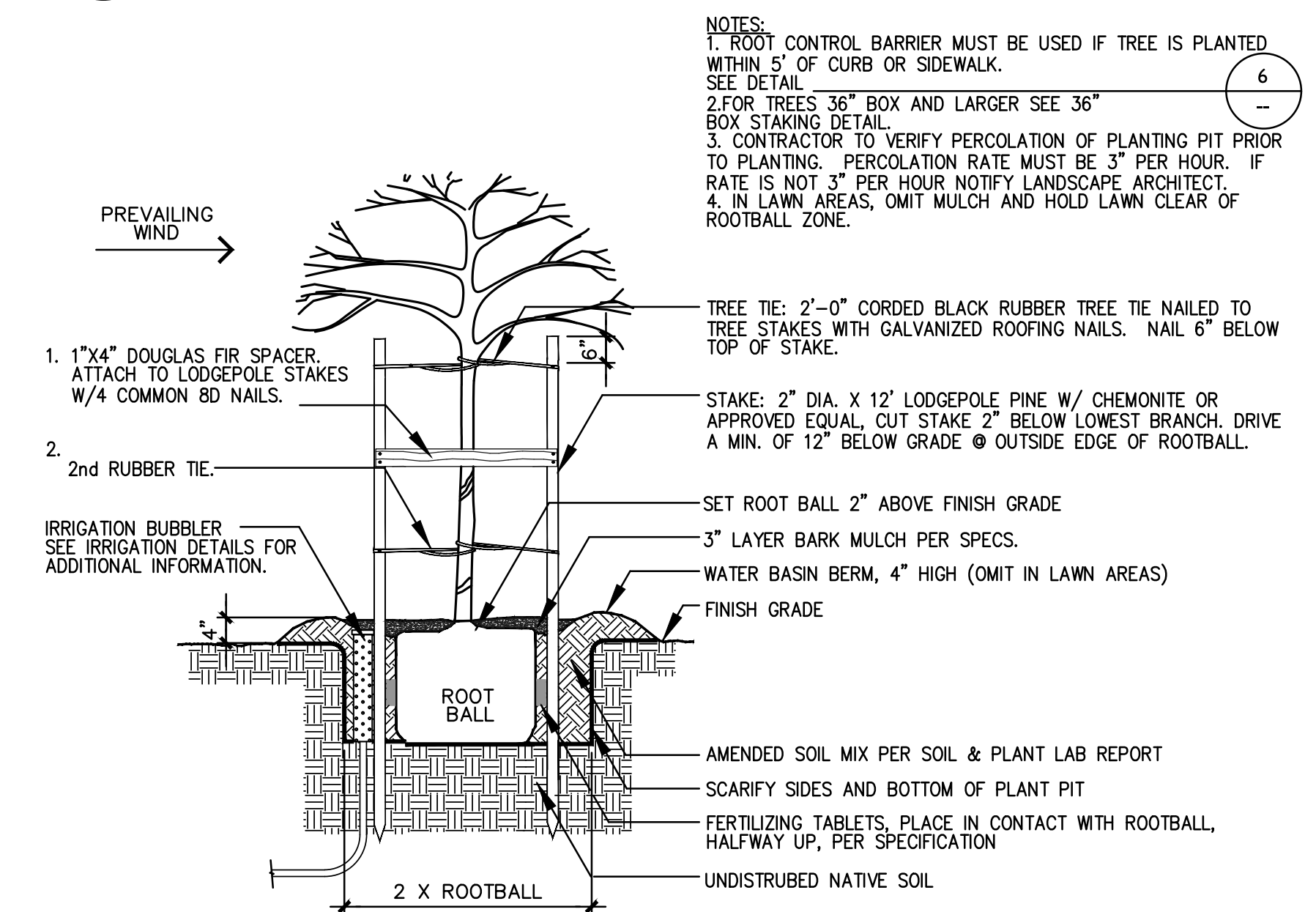
NOTES:
 A. S = PLANT SPACING DISTANCE ON CENTER, SEE CHART
 B. FOR USE AS A GUIDE FOR SHRUBS AND GROUND COVER WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER.
 *AT ALL SHRUB AND GROUND COVER LOCATIONS WHERE SPRAY IRRIGATION IS USED, HOLD PLANTING 24" CLEAR OF CURB LINE IN CONJUNCTION WITH IRRIGATION PER AB 1881.

Plant Quantity Chart	
Spacing	# of Plants/S.F.
6" o.c.	4.60
8" o.c.	2.60
12" o.c.	1.15
18" o.c.	.512
24" o.c.	.290
30" o.c.	.185
36" o.c.	.128
42" o.c.	.087
48" o.c.	.063

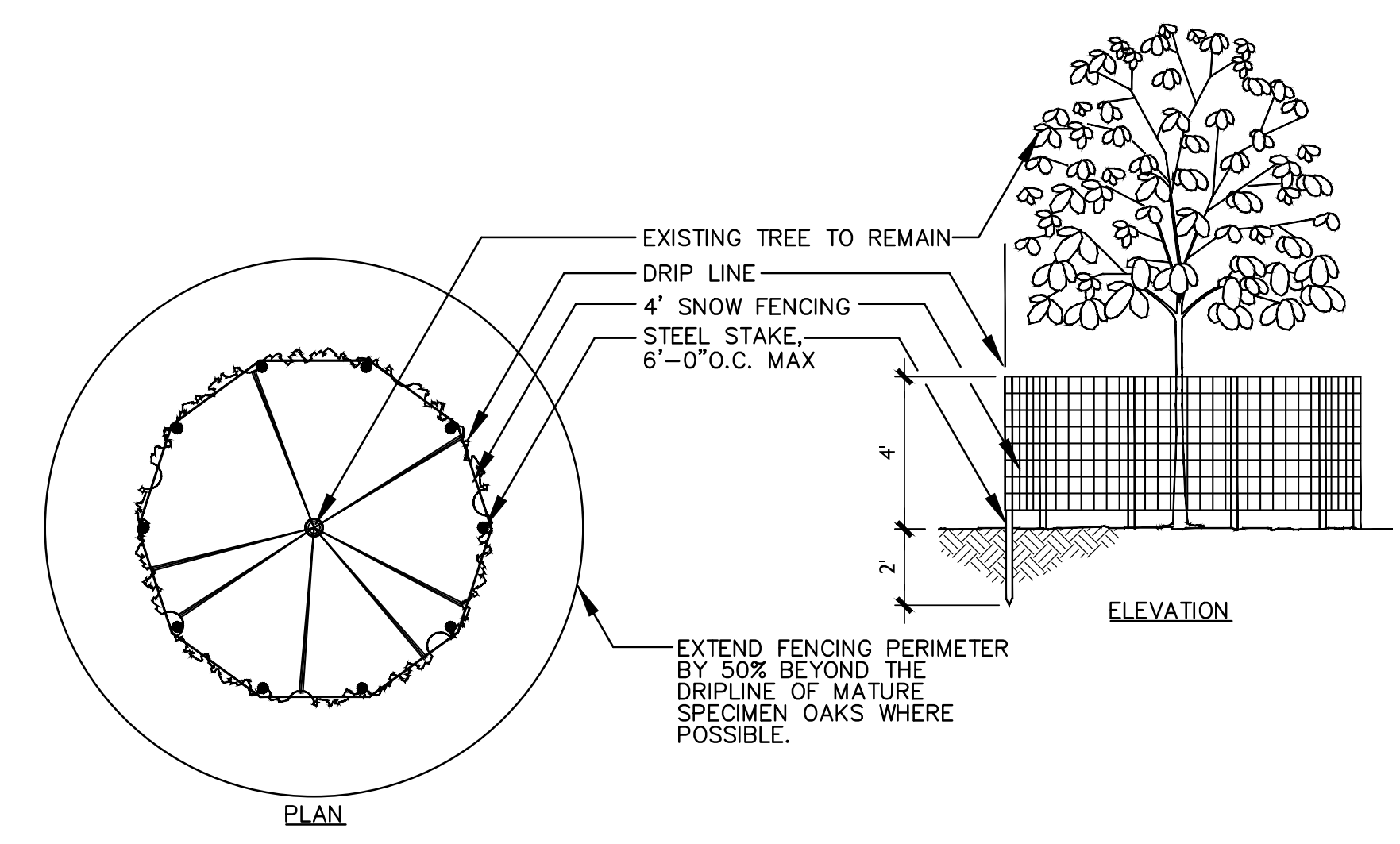
3 PLANT SPACING
 SCALE: 1" = 1'-0"



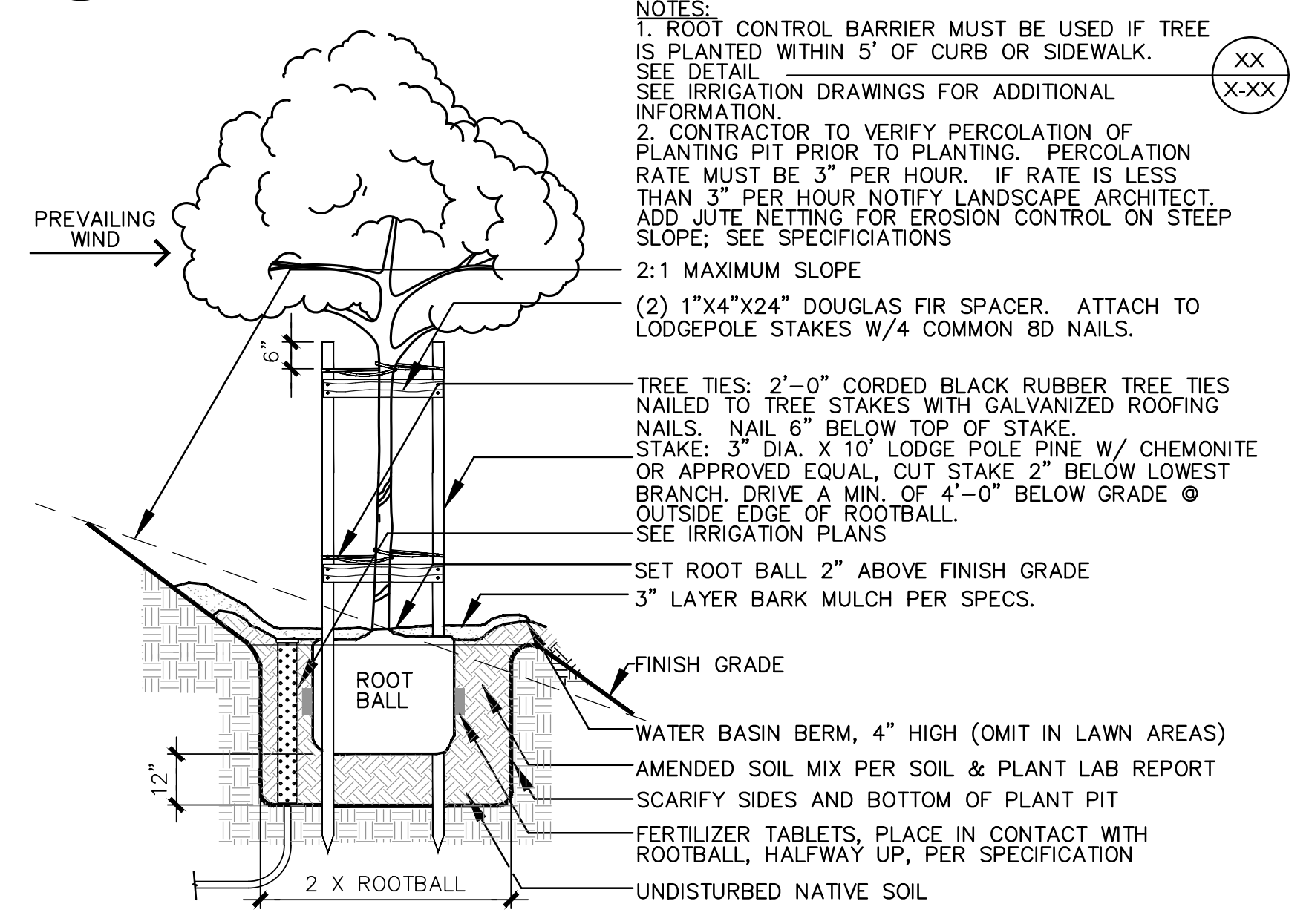
2 SHRUB PLANTING ON SLOPE
 SCALE: 3/8" = 1'-0"



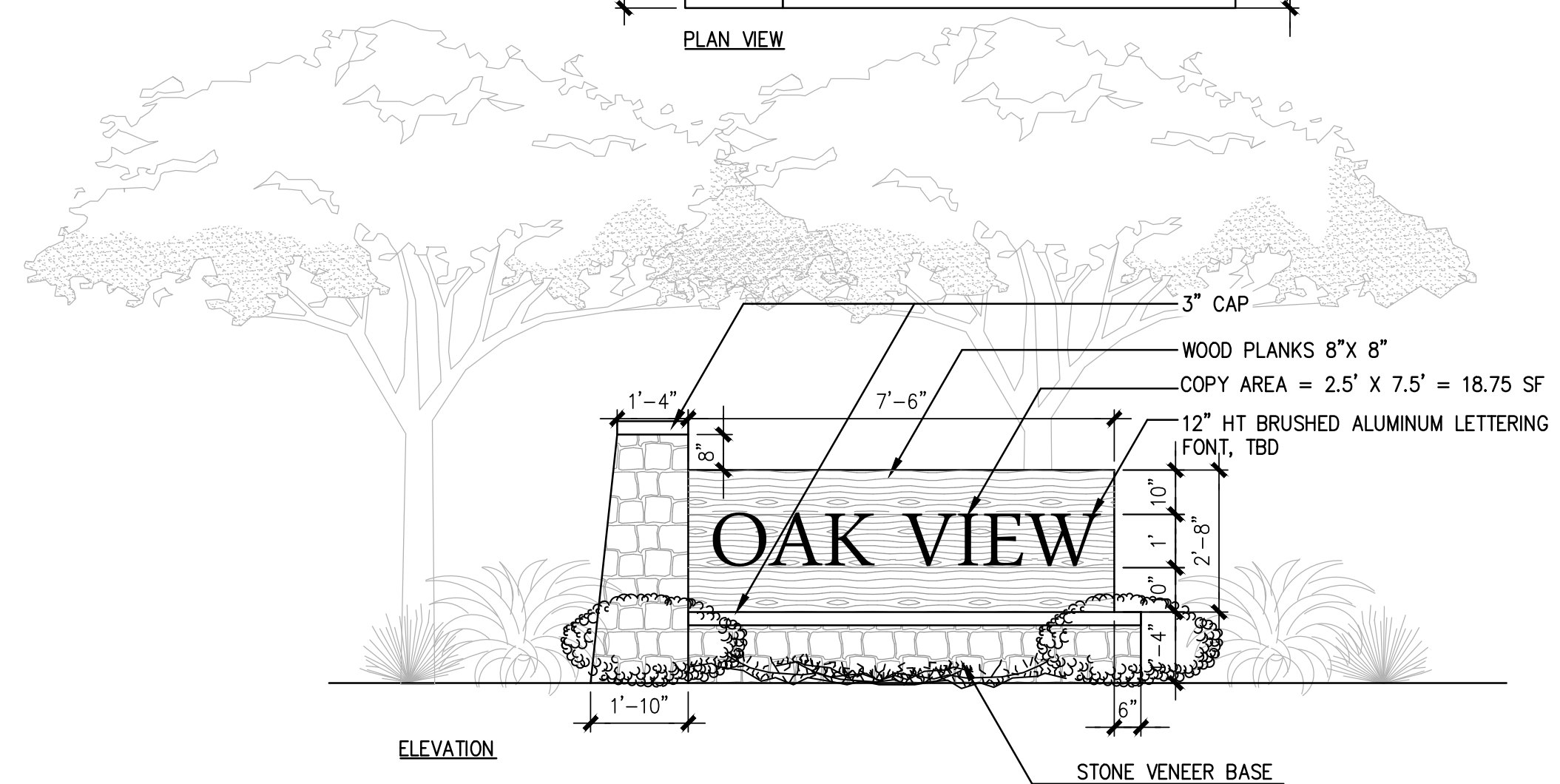
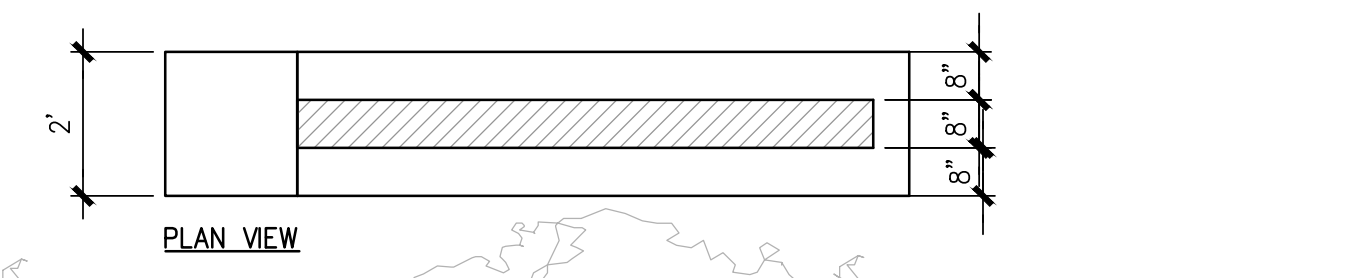
1 TREE STAKING DETAIL
 SCALE: 3/8" = 1'-0"



5 EXISTING TREE PROTECTIVE FENCING
 SCALE: 1/4" = 1'-0"



4 TREE PLANTING ON SLOPE
 SCALE: 3/8" = 1'-0"



6 MONUMENT SIGN
 SCALE: 3/8" = 1'-0"

PATH: F:\MARIN COUNTY\OAKVIEW (56554)\WOOD\SHETS\JLG-D-0KVIEWING
 PLOT DATE: 4/29/2020 2:02 PM