

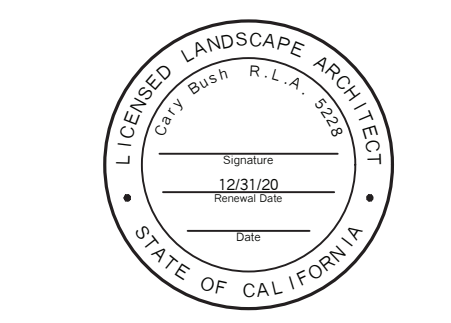
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| Planning Dept. | Comments | 06-09-19 |
|----------------|----------|----------|
| | | |
| | | |
| | | |
| | | |

project title:
Paradise Drive

APN# 039-302-02
 APN# 039-302-03

3820 Paradise Drive,
 Tiburon, CA 94920

client:
PV Tiburon LLC

71 Central Avenue,
 Sausalito, CA
 94965

content:
**LANDSCAPE
 MASTER SITE PLAN
 & SHEET INDEX**

| | |
|--------------|--------------|
| Date: | 6.5.19 |
| Scale: | AS_SHOWN |
| Sheet No.: | 1 OF 12 |
| File No.: | 1821_TIBURON |
| Drawing No.: | |

L0.0

VICINITY MAP:



SHEET INDEX:

| Sheet # | Sheet Title |
|------------------|--|
| L0.0 | Master Site Plan - Cover Sheet |
| PARCEL 1: | |
| L1.0 | Landscape/ Revegetation Plan |
| L1.1 | Landscape/ Revegetation Plan - Enlargement |
| L1.2 | Landscape/ Revegetation Plan - Enlargement |
| L1.3 | Vegetation Management Plan |
| L1.4 | Irrigation Notes & Water Use Calculations |
| PARCEL 2: | |
| L2.0 | Landscape/ Revegetation Plan |
| L2.1 | Landscape/ Revegetation Plan - Enlargement |
| L2.2 | Landscape/ Revegetation Plan - Enlargement |
| L2.3 | Vegetation Management Plan |
| L2.4 | Irrigation Notes & Water Use Calculations |
| L4.0 | Plant Precedent Imagery, Planting Notes & Specifications |

CONSULTANT INDEX:

| Architect | Civil Engineer |
|--|---|
| Sean Bailey Design 263 Tenth Avenue San Francisco, CA 94118 303.564.6052 sean.bailey1014@gmail.com www.seanbaileydesign.com | Sherwood Design Engineers Drew Norton 58 Maiden Lane San Francisco, CA 94108 415.677.7300 dnorton@sherwoodengineers.com sherwoodengineers.com |



LANDSCAPE MASTER SITE PLAN

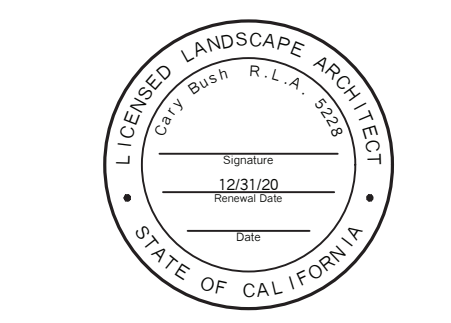
scale: 1"=80'

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|-------------------------|----------|
| Planning Dept. Comments | 06-06-19 |
| Planning Dept. Comments | 09-13-19 |
| Revision: | Date: |

project title:
Paradise Drive

APN# 039-302-02

3820 Paradise Drive, Tiburon, CA 94920

client:
PV Tiburon LLC

71 Central Avenue, Sausalito, CA 94965

content:
LANDSCAPE MASTER SITE PLAN/ TREE PLAN - PARCEL 1

Date: **8.13.19**

Scale: **AS_SHOWN**

Sheet No.: **2 OF 12**

File No.: **1821_TIBURON**

Drawing No.:

SYMBOL LEGEND

| SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION | SYMBOL | DESCRIPTION |
|--------|---------------|--------|-------------|--------|-----------------|
| 1 | DRIVEWAY | 4 | A.D.U. | 7 | POOL |
| 2 | AUTOCOURT | 5 | ENTRY | 8 | OUTDOOR KITCHEN |
| 3 | GUEST PARKING | 6 | GREEN ROOF | 9 | WATER FEATURE |

PLANT MATERIAL LEGEND/ INDEX:

| KEY: | COMMON NAME: | BOTANICAL NAME: | SIZE: | MATURE SIZE: | MATURE SIZE (AREA @ DRIPLINE): | PLANT COUNT: | PLANT COMMENTS: | (WATER USE) | NATIVE* |
|--|-----------------------------|---|---------|---------------|--------------------------------|--------------|----------------------------|-------------|---------|
| TREES: | | | | | | | | | |
| AMS | MARINA STRAWBERRY TREE | ARBUTUS MARINA | 24" BOX | 50' H x 30' W | 707 SQ. FT. | 1 | 6-8' MULTI/LOW BRANCHED | (L) | -- |
| LIN | NATCHEZ CRAPE MYRTLE | LAGERSTROEMIA INDICA | 15 GAL. | 20' H x 15' W | 177 SQ. FT. | 11 | 6-8' STD./LOW BRANCHED | (L) | -- |
| QA | COAST LIVE OAK | QUERCUS AGRIFOLIA | 24" BOX | 50' H x 50' W | 1963 SQ. FT. | 6 | 6-8' STD./LOW BRANCHED | (L) | BA |
| SHRUBS: | | | | | | | | | |
| ABF | BLUE FLAME AGAVE | AGAVE 'BLUE FLAME' | 1 GAL. | 2' H x 3' W | 7 SQ. FT. | 8 | PLANT 4' O.C. | (L) | -- |
| PDG | DART'S GOLD NINEBARK | PHYSOCARPUS OPULIFOLIUS 'DARTS GOLD' | 5 GAL. | 4' H x 4' W | 13 SQ. FT. | 1 | PLANT 5' O.C. | (L) | -- |
| RBS | RED-FLOWERING CURRANT | RIBES SANGUINEUM 'HEARTS DELIGHT' | 5 GAL. | 9' H x 9' W | 64 SQ. FT. | 3 | PLANT 7' O.C. | (L) | BA |
| RBV | EVERGREEN CURRANT | RIBES VIBURNIFOLIUM | 5 GAL. | 5' H x 8' W | 50 SQ. FT. | 3 | PLANT 7' O.C. | (L) | C |
| RC | LEATHERLEAF COFFEEBERRY | RHAMNUS CALIFORNICA 'LEATHER LEAF' | 5 GAL. | 6' H x 6' W | 28 SQ. FT. | 18 | PLANT 6' O.C. | (L) | C |
| SH | AUSTRALIAN BLUEBELL CREEPER | SOLL'YA HETEROPHYLLA | 1 GAL. | 3' H x 5' W | 20 SQ. FT. | 8 | PLANT 6' O.C. | (L) | -- |
| RO | SUGAR BUSH | RHUS OVATA | 15 GAL. | 8' H x 8' W | 50 SQ. FT. | 10 | PLANT 8' O.C. | (L) | C |
| ORNAMENTAL GRASSES: | | | | | | | | | |
| MD | PINE MUHLEY | MUHLBERGIA DUBIA | 1 GAL. | 3' H x 2' W | 3.25 SQ. FT. | 26 | PLANT 6' O.C. | (L) | -- |
| MF | PURPLY MUHLY | MUHLBERGIA FILIPES | 1 GAL. | 4' H x 4' W | 13 SQ. FT. | 62 | PLANT 4' O.C. | (L) | -- |
| GROUNDCOVER/ PERENNIALS/ BULBS: | | | | | | | | | |
| AMC | GREY-LEAFED YARROW | ACHILLEA MILLEFOLIUM 'CALISTOGA' | 4" POT | 3' H x 18" W | 1.8 SQ. FT. | 184 | PLANT 2' O.C. | (L) | BA |
| AMM | FERN LEAF YARROW | ACHILLEA MILLEFOLIUM 'MOONSHINE' | 4" POT | 2' H x 3' W | 7 SQ. FT. | 30 | PLANT 3' O.C. | (L) | BA |
| BE | SOFT CARESS MAHONIA | BERBERIS EURYBRACTEATA | 1 GAL. | 3' H x 3' W | 7 SQ. FT. | 12 | PLANT 4' O.C. | (L) | -- |
| BT | TICKSEED | BIDENS TRIPLINERVA | 4" POT | 3' H x 3' W | 7 SQ. FT. | 16 | PLANT 4' O.C. | (L) | -- |
| EC | CALIFORNIA FUCHSIA | EPILOBIUM CANUM | 1 GAL. | 2' H x 4' W | 13 SQ. FT. | 5 | PLANT 5' O.C. | (L) | BA |
| ER | ALPINE GERANIUM | ERODIUM REICHARDII | 4" POT | 6" H x 12" W | 0.8 SQ. FT. | 75 | PLANT 12" O.C. | (L) | -- |
| HEL | CORSICAN HELLEBORE | HELLEBORUS ARGUTIFOLIUS | 1 GAL. | 3' H x 3' W | 7 SQ. FT. | 13 | PLANT 3' O.C. | (L) | -- |
| SAB | AMETHYST BLUFF PURPLE SAGE | SALVIA LEUCOPHYLLA 'AMETHYST BLUFF' | 1 GAL. | 5' H x 10' W | 79 SQ. FT. | 8 | PLANT | (L) | C |
| SLB | BEE'S BLISS SALVIA | SALVIA LEUCOPHYLLA 'BEE'S BLISS' | 1 GAL. | 2' H x 6' W | 28 SQ. FT. | 6 | PLANT 6' O.C. | (L) | C |
| TC | GERMANDER | TEUCRIUM CHAMAEDRYS | 4" POT | 2' H x 3' W | 7 SQ. FT. | 24 | PLANT 3' O.C. | (L) | -- |
| GREEN ROOF: | | | | | | | | | |
| AF | WESTERN COLUMBINE | AQUILEGIA FORMOSA | SEED | | 174 SQ. FT. | SEED | 12 LBS. / ACRE (MEADOW) | (L) | BA |
| CT | BERKELEY SEDGE | CAREX TUMULICOLA | 1 GAL. | 2H X 2W | 3 SQ. FT. | 59 | PLANT 3' O.C. | (L) | BA |
| LB | CALIFORNIA LUPINE | LUPINUS 'BICOLOR' SPP. | SEED | | 174 SQ. FT. | SEED | 15 LBS. / ACRE (MEADOW) | (L) | BA |
| FORMAL LAWN | | | | | | | | | |
| LAWN | BOLERO PLUS | 90% BOLERO DWARF FESCUE, 10% KENTUCKY BLUEGRASS | | | 578 SQ. FT. | SOD | SOD | (M) | -- |
| HYDROSEED | | | | | | | | | |
| BD | RATTLESNAKE GRASS | BRIZA MEDIA | SEED | | | | 14 LBS. / ACRE (MEADOW) | (L) | C |
| CBAWM | | CA. BAY AREA WILDFLOWER MIX SPP. | SEED | | | | 20 LBS. / ACRE (DISTURBED) | (L) | C |

*NATIVE STATUS KEY: 'C' = CALIFORNIA NATIVE / 'BA' = BAY AREA NATIVE / 'M' = MARIN COUNTY NATIVE

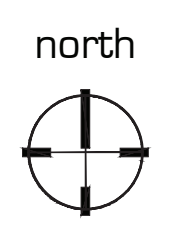
BAY AREA NATIVE PLANT PROJECT TOTALS:

FORMULA FOR CALCULATION OF PLANTED AREAS: [MATURE SIZE (AREA @ DRIPLINE)] x [PLANT COUNT]
 TOTAL AREA (SQ. FT.) OF PROPOSED PLANTINGS = 19,913.5 SQ. FT.
 AREA (SQ. FT.) OF BAY AREA NATIVE PLANTINGS = 13,101 SQ. FT.
 PERCENTAGE OF BAY AREA NATIVE PLANTINGS WITHIN TOTAL PROPOSED PLANTED AREAS = 66%

PROJECT PLANTING NOTES:

ALL PLANTS SELECTED USING WUCOLS PROJECT DATA (UCANR.EDU/SITES/WUCOLS). PLANTS SELECTED CONFORM TO FIRESAFE MARIN LISTINGS AND ARE GOOD CANDIDATES FOR EUCALYPTUS UNDERSTORY PLANTING.

ALL SYMBOLS AND PLANT MATERIAL MAY NOT APPLY TO THIS LEGEND FOR PLANT QUANTITY OR AVAILABILITY. CONFIRM ALL SUBSTITUTIONS WITH LANDSCAPE ARCHITECT PRIOR TO ANY OR ALL PLANTINGS THAT MEET WATER USE AND COMPATIBLE PLANTING CONDITIONS. 'CALIFORNIA BAY AREA WILDFLOWER MIX' AVAILABLE THRU PACIFIC COAST SEED, LIVERMORE, CA (925)373-4417 OR WWW.PCSEED.COM. (LEBALLISTERS, SANTA ROSA, CA (707)526-6733). NATIVE PLANT SEEDS AVAILABLE THRU LARNER SEEDS (415)868-9407 OR WWW.LARNERSEEDS.COM. APPLY ALL SEED AND IMMEDIATELY COVER WITH STERILE STRAW, ENOUGH TO OBSCURE THE GROUND SURFACE AT TIME OF PLANTING.



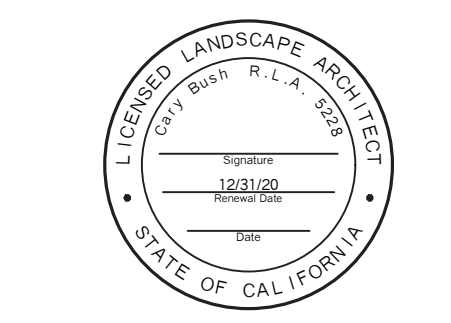
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| Planning Dept. | Comments | Date |
|----------------|----------|----------|
| | | 06-06-19 |
| | | |
| | | |
| Revision: | | Date: |

project title:
Paradise Drive

APN# 039-302-02

3820 Paradise Drive, Tiburon, CA 94920

client:
PV Tiburon LLC

71 Central Avenue, Sausalito, CA 94965

content:
LANDSCAPE/ REVEGETATION PLAN - PARCEL 1 - ENLARGEMENT

Date: 6.5.19
 Scale: AS_SHOWN
 Sheet No.: 3 OF 12
 File No.: 1821_TIBURON
 Drawing No.:



LANDSCAPE/ REVEGETATION PLAN - PARCEL 1 - ENLARGEMENT

scale: 1/8" = 1'-0"



L1.1

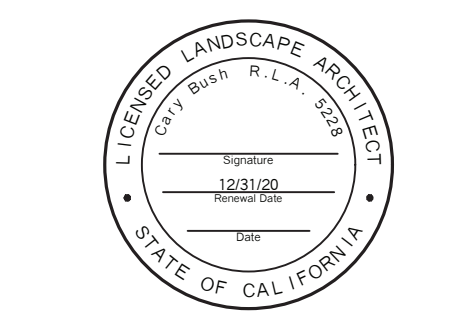
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project title:
Paradise Drive

APN# 039-302-02

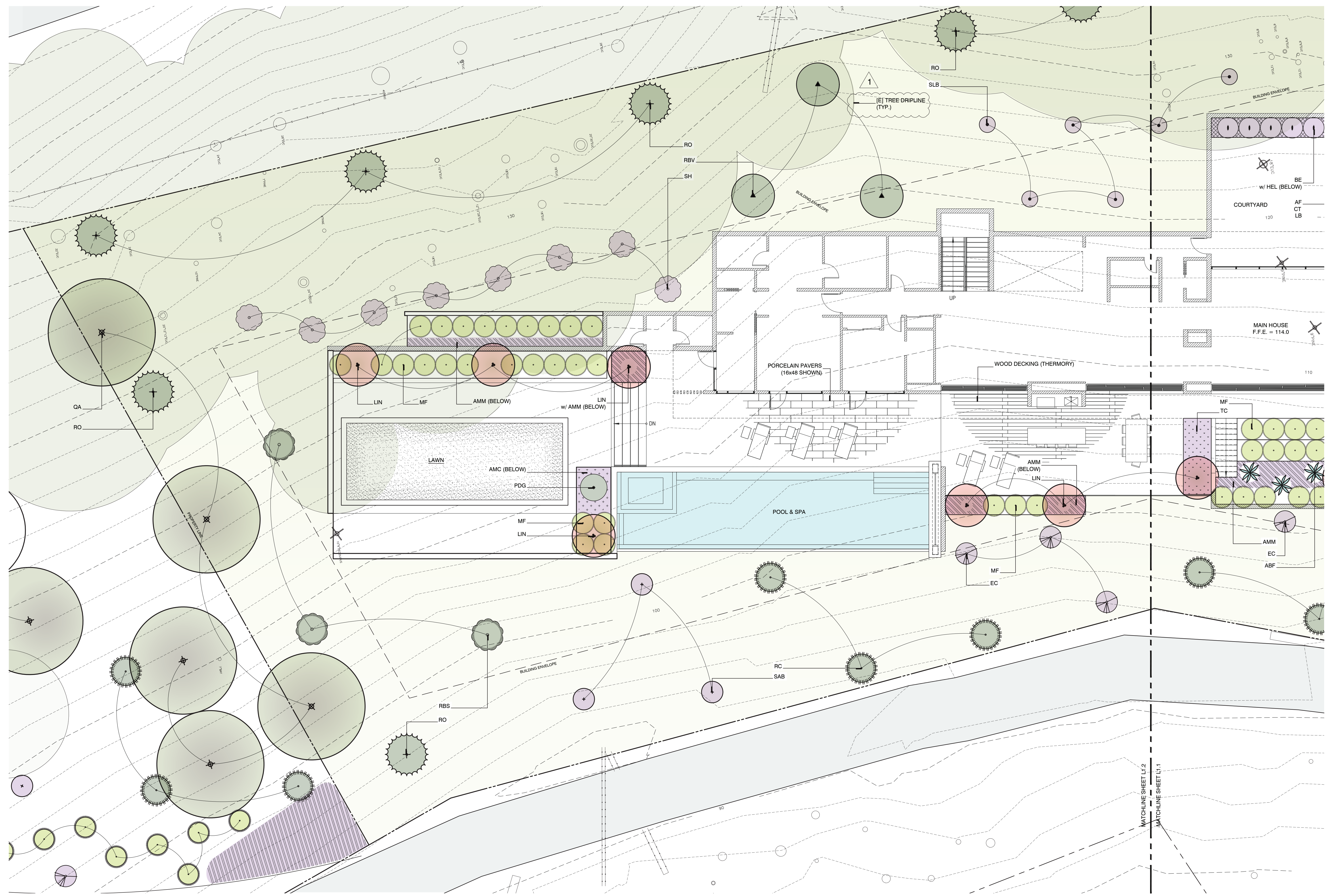
3820 Paradise Drive, Tiburon, CA 94920

client:
PV Tiburon LLC

71 Central Avenue, Sausalito, CA 94965

content:
LANDSCAPE/ REVEGETATION PLAN - PARCEL 1 - ENLARGEMENT

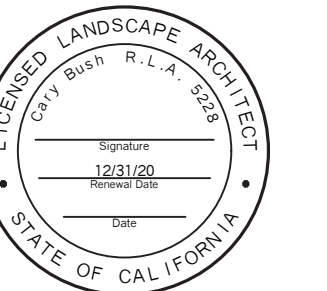
Date: 6.5.19
 Scale: AS_SHOWN
 Sheet No.: 4 OF 12
 File No.: 1821_TIBURON
 Drawing No.:



LANDSCAPE/ REVEGETATION PLAN - PARCEL 1 - ENLARGEMENT

scale: 1/8" = 1'-0"





SYMBOL LEGEND [3820 PARADISE DRIVE, TIBURON, CA 94920 - PARCEL 1]

| SYMBOL | DESCRIPTION |
|--------|--|
| ⊕ | (E) TREE: TO REMAIN |
| ⊗ | (E) TREE: TO BE REMOVED (OBTAIN CITY/ COUNTY PERMIT) |

VEGETATION FUELS MANAGEMENT PLAN & DEFENSIBLE SPACE NOTES [3820 PARADISE DRIVE, TIBURON, CA 94920]

ZONE 1 (IMMEDIATE) - EXTENDS 0-5' FROM YOUR HOUSE. IT'S THE AREA CLOSEST TO YOUR HOUSE, INCLUDING PLANTS, DECKS, OUTDOOR FURNITURE, & THE OUTSIDE WALLS & COVERINGS. THIS AREA IS MOST VULNERABLE, & SHOULD BE MOST AGGRESSIVELY MAINTAINED FOR FIRE RESISTANCE.

1. REMOVE ANY COMBUSTIBLE OUTDOOR FURNITURE.
2. REPLACE JUTE OR FIBER DOOR MATS WITH FIRE RESISTANT MATERIALS.
3. CLEAN ALL FALLEN LEAVES & NEEDLES REGULARLY. REPEAT OFTEN DURING FIRE SEASON.
4. REMOVE ALL FIRE-PRONE PLANTS, & CHOOSE ONLY FIRE-RESISTANT VARIETIES. IRRIGATE REGULARLY.
5. REMOVE TREE LIMBS THAT EXTEND INTO THIS ZONE. FIRE-PRONE TREES SHOULD BE AGGRESSIVELY PRUNED OR IDEALLY, REMOVED.
6. PROVIDE ADEQUATE SPACING BETWEEN ALL PLANTS.
7. DO NOT STORE FIREWOOD, LUMBER, OR COMBUSTIBLES HERE, EVEN (ESPECIALLY) UNDER DECKS OR OVERHANGS. MOVE STORED COMBUSTIBLES INSIDE, OR AT LEAST 30' AWAY FROM STRUCTURES.
8. USE ONLY FIRE RESISTANT MULCHES. "GORILLA HAIR" OR SIMILAR SHREDDED BARK SHOULD BE REMOVED IN THIS ZONE. COMPOSTED MULCH & LARGE BARK & CHIPS MAY BE OK.

ZONE 1 (INTERMEDIATE) - EXTENDS FROM 5' TO 30' OUT FROM BUILDINGS, STRUCTURES, DECKS, ETC.

1. REMOVE ALL DEAD PLANTS, GRASS, & WEEDS (VEGETATION).
2. REMOVE DEAD OR DRY LEAVES & PINE NEEDLES FROM YOUR YARD, ROOF & RAIN GUTTERS.
3. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
4. REMOVE BRANCHES THAT HANG OVER YOUR ROOF & KEEP DEAD BRANCHES 10 FEET AWAY FROM YOUR CHIMNEY.
5. RELOCATE WOOD PILES INTO ZONE 2.
6. REMOVE OR PRUNE FLAMMABLE PLANTS & SHRUBS NEAR WINDOWS.
7. REMOVE VEGETATION & ITEMS THAT COULD CATCH FIRE FROM AROUND & UNDER DECKS.
8. CREATE ADDITIONAL SEPARATION BETWEEN TREES, SHRUBS & ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

ZONE 2 (EXTENDED) - EXTENDING FROM 30' TO 100' (OR MORE, IF REQUIRED DUE TO STEEP SLOPES, NEARBY VEGETATION CONDITIONS, &/OR YOUR LOCAL FIRE DEPARTMENT), THIS ZONE SHOULD INCLUDE AT A MINIMUM:

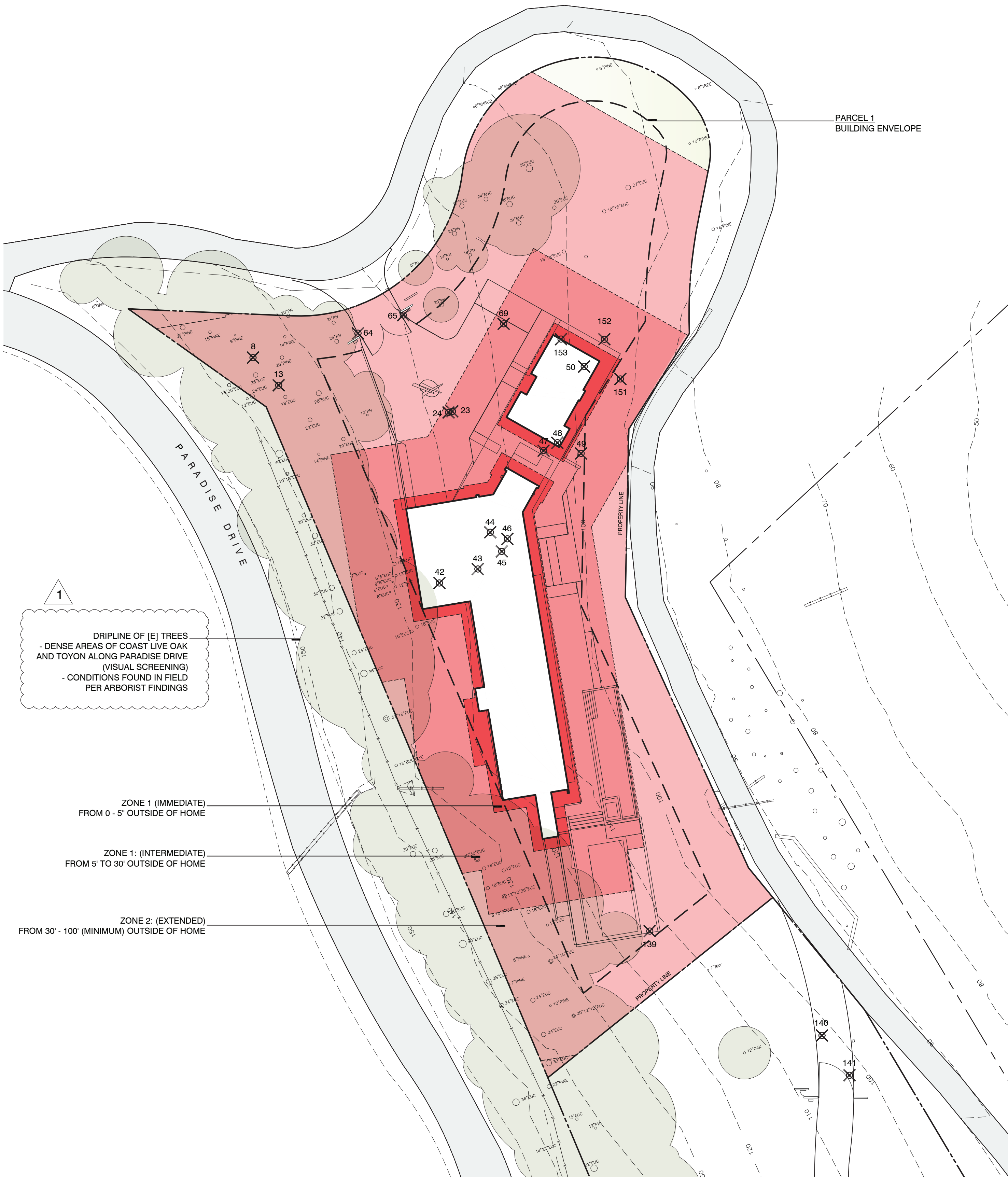
1. CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
2. CREATE HORIZONTAL SPACING BETWEEN SHRUBS & TREES. (SEE DIAGRAM)
3. CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS & TREES. (SEE DIAGRAM)
4. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, & SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES IF EROSION CONTROL IS AN ISSUE.

PER MARIN COUNTY FIRE DEPARTMENT - FIRE PROTECTION STANDARD 220:
 1. "IF THE MINIMUM REQUIRED DEFENSIBLE SPACE CROSSES PROPERTY LINES, THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN A 'DEFENSIBLE SPACE EASEMENT' FROM THE ADJOINING PROPERTY OWNER." - SEE MARIN COUNTY FIRE DEPARTMENT FIRE PROTECTION STANDARD 220 FOR FURTHER INFORMATION.

TREE REMOVAL HAZARD MATRIX [3820 PARADISE DRIVE, TIBURON, CA 94920 - PARCEL 1]

| TREE # | DBH | TREE NAME |
|--------|---------|--|
| 8 | 6" | DEAD - MONTEREY PINE (PINUS RADIATA) |
| 13 | 8" | DEAD - MONTEREY PINE (PINUS RADIATA) |
| 23 | 12" | MONTEREY PINE (PINUS RADIATA) |
| 24 | 18" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 42 | 18" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 43 | 9" | MONTEREY PINE (PINUS RADIATA) |
| 44 | 6" | MONTEREY PINE (PINUS RADIATA) |
| 45 | 9" | MONTEREY PINE (PINUS RADIATA) |
| 46 | 9" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 47 | 9" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 48 | 9" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 49 | 12" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 50 | 21" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 65 | 32" | MONTEREY PINE (PINUS RADIATA) |
| 69 | 8" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 139 | 10', 6" | COAST LIVE OAK (QUERCUS AGRIFOLIA) |
| 151 | 28" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 152 | 7", 16" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |
| 153 | 10" | TASMANIAN BLUE GUM (EUCALYPTUS GLOBULUS) |

263' = TOTAL NUMBER OF DIAMETER INCHES OF TREES TO BE REMOVED



1
 DRIPLINE OF (E) TREES
 - DENSE AREAS OF COAST LIVE OAK
 AND TOYON ALONG PARADISE DRIVE
 (VISUAL SCREENING)
 - CONDITIONS FOUND IN FIELD
 PER ARBORIST FINDINGS

1
 ZONE 1 (IMMEDIATE)
 FROM 0 - 5' OUTSIDE OF HOME

1
 ZONE 1: (INTERMEDIATE)
 FROM 5' TO 30' OUTSIDE OF HOME

1
 ZONE 2: (EXTENDED)
 FROM 30' - 100' (MINIMUM) OUTSIDE OF HOME

| Planning Dept. Comments | 06.06.19 |
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| | |
| Revision: | Date: |
| | |

MWELO PRELIMINARY WATER BUDGET [3820 PARADISE DRIVE, TIBURON, CA 94920 - PARCEL 1]

Maximum Applied Water Allowance
 Enter Zip Code **94920** 26.33 Residential? **Yes**

Enter Project Information
 Project Name:
 Address: **3820 PARADISE DRIVE, TIBURON, CA (PARCEL 1)**
 Meter Number:
 Location/Sheet No.:
 Date: **1/31/2019**

Maximum Applied Water Allowance (MAWA)

Landscaped Area: **20,079** sqft
 Special Landscaped Area: **578** sqft
 MAWA = **247** CCF

Estimated Total Water Use (ETWU)

Low water use plant **19,501** sqft
 Moderate water use plant **578** sqft
 High water use plant **0** sqft
 Efficiency Factor **0.85**

| % of Total Landscape Irrigated with Drip | Irrigation Efficiency Factor |
|--|------------------------------|
| 0-33% | select 0.75 |
| 34-66% | select 0.80 |
| 67-100% | select 0.85 |

ETWU = **159** CCF

| Water Use Table | | | | | | |
|---|----------|---------|----------|---------|---------|---------|
| ETWU | Gallons: | 118,932 | CCF's: | 159 | AF: | 0.37 |
| Baseline Period | Jan/Feb | Mar/Apr | May/June | Jul/Aug | Sep/Oct | Nov/Dec |
| Baseline CCF's | 1 | 17 | 44 | 51 | 37 | 9 |
| 1 CCF = 748 Gallons; 1 AF = 435.6 CCF's | | | | | | |
| For more information please contact 415-945-1497 or see our website at www.marinwater.org | | | | | | |

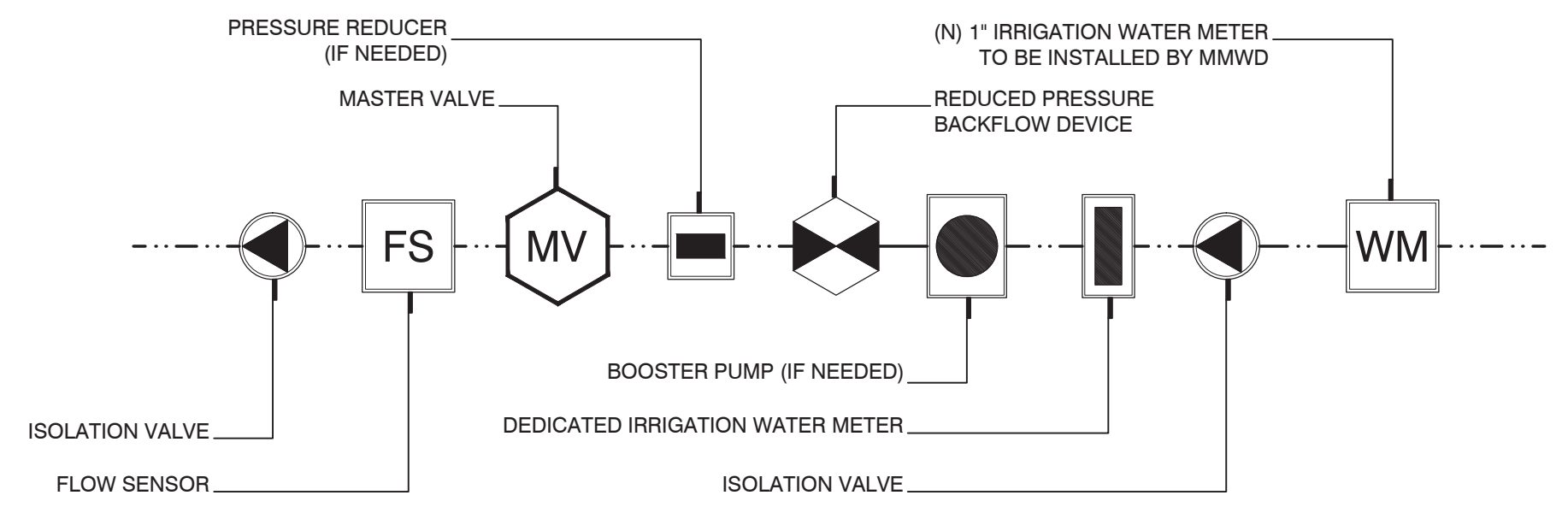
The ETWU (159 CCF) is less than the MAWA (247 CCF), therefore the preliminary water budget complies with the maximum applied water allowance (MAWA).

IRRIGATION STATEMENT [3820 PARADISE DRIVE, TIBURON, CA 94920 - PARCEL 1]

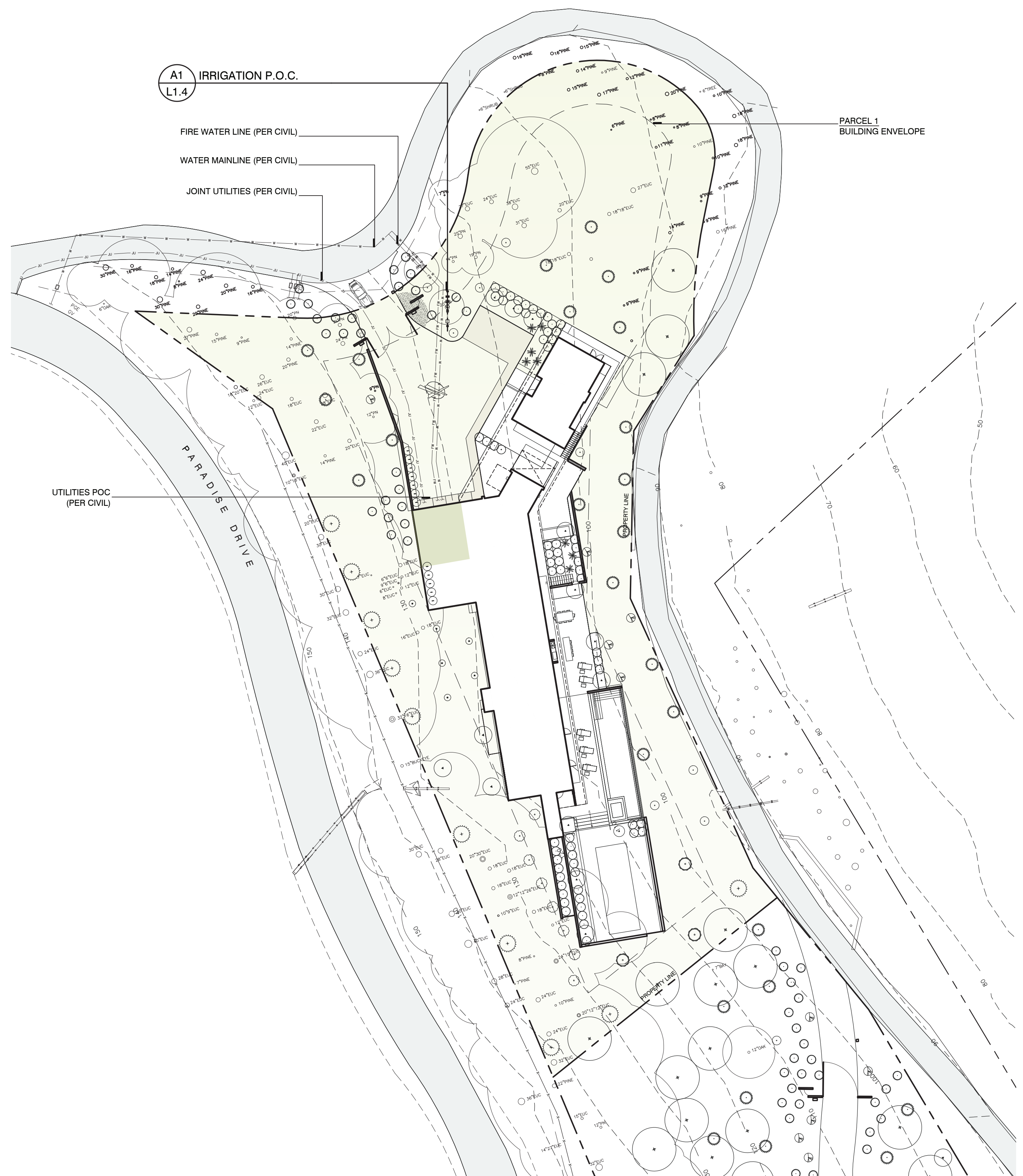
- ALL IRRIGATION WILL BE DESIGNED TO MEET MARIN MUNICIPAL WATER DISTRICT WATER EFFICIENT LANDSCAPE ORDINANCE AND WILL CONTAIN THE FOLLOWING COMPONENTS:
1. THE IRRIGATION SYSTEM WILL BE DESIGNED AND INSTALLED TO MEET IRRIGATION EFFICIENCY IN THE MAXIMUM APPLIED WATER ALLOWANCE.
 2. WEATHER BASED, SELF ADJUSTING IRRIGATION CONTROLLER.
 3. EMITTERS TO INCLUDE SUBSURFACE DRIP IRRIGATION WITH TREE & VINE BUBBLERS.
 4. NO SPRAY IRRIGATION WILL BE INSTALLED, UNLESS NOTED OTHERWISE.
 5. TREES WILL BE PLACED ON SEPARATE VALVES.
 6. ISOLATION VALVES TO BE INSTALLED AT POINT OF CONNECTION AND BEFORE EACH VALVE OR MANIFOLD.
 7. PRESSURE REGULATION TO BE INSTALLED.
 8. SEPARATE VALVES TO BE INSTALLED TO IRRIGATE ZONES OF MEDIUM AND LOW WATER USE.
 9. CHECK VALVES TO BE INSTALLED TO PREVENT LOW POINT DRAINAGE.
 10. SITE SPECIFIC SOIL AMENDMENT TO IMPROVE FERTILITY OF SOIL FOR LANDSCAPE PLANTS, INCLUDING NATIVES.

IRRIGATION AREA CALCULATIONS [3820 PARADISE DRIVE, TIBURON, CA 94920 - PARCEL 1]

| ZONE | TOTAL AREA (SQ. FT.) | IRRIGATION METHOD |
|-----------------------------|----------------------|--------------------------|
| TREES: | 14,432 | ROOT ZONE BUBBLER & DRIP |
| SHRUBS: | 1575 | DRIP |
| GRASSES: | 891 | DRIP |
| GROUND COVER: | 2078 | DRIP |
| GREEN ROOF: | 525 | DRIP |
| LAWN: | 578 | SPRAY |
| TOTAL IRRIGATION ALL AREAS: | 20,079 SF | |



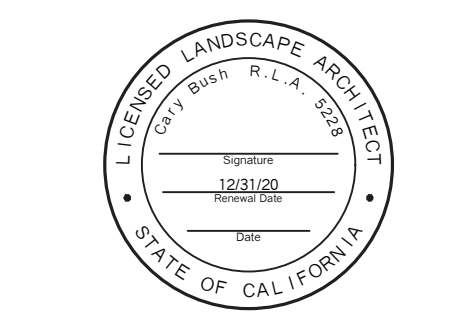
A1 IRRIGATION P.O.C. (POINT OF CONNECTION)
 L1.4 DIAGRAM (N.T.S.)



LANDSCAPE IRRIGATION: GEN. METHOD, P.O.C, & PRELIM. WATER USE CALCS - PARCEL 1
 scale: 1"=30'



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| Planning Dept. | Comments | Date |
|----------------|----------|----------|
| | | 06/06/19 |
| Revision: | | Date: |

project title:
 Paradise Drive

APN# 039-302-0
 3820 Paradise Drive, Tiburon, CA 94920

client:
 PV Tiburon LLC
 71 Central Avenue, Sausalito, CA 94965

content:
 LANDSCAPE IRRIGATION: GEN. METHOD, P.O.C, & PRELIM. WATER USE CALCS - PARCEL 1

Date: 6.5.19
 Scale: AS_SHOWN
 Sheet No.: 6 OF 12
 File No.: 1821_TIBURON
 Drawing No.:

PLANT PRECEDENT IMAGERY

TREES



ARBUTUS MARINA (MARINA STRAWBERRY TREE)
CARPINUS FASTIGIATA 'FRANS FONTAINE' (COLUMNAR HORNBEAM)
CELTIS x MAGNIFICA (MAGNIFICA HACKBERRY)
LAGERSTROEMIA INDICA (NATCHEZ CRAPE MYRTLE)
QUERCUS AGRIFOLIA (COAST LIVE OAK)

SHRUBS



AGAVE 'BLUE FLAME' (BLUE FLAME AGAVE)
ARCTOSTAPHYLOS 'HOWARD MCMINN' (HOWARD MCMINN MANZANITA)
ARCTOSTAPHYLOS 'SUNSET' (SUNSET MANZANITA)
CORYLUS CORNUTA SPP. CALIFORNICA (WESTERN HAZELNUT)
HIMALAYACALAMUS F. 'DAIMARA PA RED' (CANDYSTRIPE BAMBOO)
PHYSOCARPUS OPULIFOLIUS (DARTS GOLD NINEBARK)
RIBES SANGUINEUM 'HEARTS DELIGHT' (RED-FLOWERING CURRANT)
RIBES VIBURNIFOLIUM (EVERGREEN CURRANT)



RHAMNUS CALIFORNICA LEATHER LEAF (LEATHERLEAF COFFEEBERRY)
SOLLYA HETEROPHYLLA (AUSTRALIAN BLUEBELL CREEPER)
RHUS OVATA (SUGAR BUSH)

ORNAMENTAL GRASSES



CHONDROPETALUM TECTORUM 'EL CAMPO' (CAPE RUSH)
CAREX TUMULICOLA (BERKELEY SEDGE)
MUHLENBERGIA DUBIA (PINE MUHLEY)
MUHLENBERGIA FILIPENS (PURPLY MUHLY)

GROUND COVER/ PERENNIALS/ BULBS



ACHILLEA MILLEFOLIUM 'CALISTOGA' (GREY-LEAFED YARROW)
ACHILLEA MILLEFOLIUM 'MOONSHINE' (FERN LEAF YARROW)
BERBERIS EURYBRACTEATA (SOFT CARESS MAHONIA)
BIDENS TRIPLINERVIA (TICKSEED)
CLINPODIUM DOUGLASII (YERBA BUENA)
EPILOBIUM CANUM (CALIFORNIA FUCHSIA)
EPILOBIUM SPP. 'SELECT MATTOLE' (CALIFORNIA FUCHSIA)



ECHEVERIA ELEGANS (HENS & CHICKS)
ERODIUM REICHARDII (ALPINE GERANIUM)
EPIMEDIUM SULPHERUM 'VERSICOLOR' (BISHOP'S HAT)
HELLEBORUS ARGUTIFOLIUS (CORSIKAN HELLEBORE)
SALVIA LEUCOPHYLLA 'AMETHYST BLUFF' (AMETHYST BLUFF PURPLE SAGE)
SALVIA LEUCOPHYLLA 'BEE'S BLISS' (BEE'S BLISS SALVIA)
SALVIA SPATHACEA (HUMMINGBIRD SAGE)
SEDUM 'AUTUMN FIRE'



TEUCCIUM CHAMAEDRYS (GERMANDER)
VERBENA BONARIENSIS LOLLIPOP (DWARF VERBENA)
VERBENA LILACINA 'DE LA MINA' (CEDROS ISLAND VERBENA)

GREEN ROOF PLANTINGS



AQUILEGIA FORMOSA (WESTERN COLUMBINE)
CAREX TUMULICOLA (BERKELEY SEDGE)
LUPINUS 'BICOLOR' (CALIFORNIA LUPINE)

PLANTING SPECIFICATIONS

[3820 PARADISE DRIVE, TIBURON, CA 94920]

- GENERAL:
1. CONTRACTOR SHALL BID AND INSTALL PLANT MATERIALS FOR THESE PLANS AND SPECIFICATIONS, UNLESS GIVEN FURTHER WRITTEN INSTRUCTIONS...
2. WORK INCLUDES, BUT NOT LIMITED TO, ALL LABOR, EQUIPMENT, AND MATERIALS NECESSARY TO FURNISH, INSTALL, AND GUARANTEE PLANTINGS...

- UNDERGROUND UTILITIES:
1. CALL THE UNDERGROUND SERVICE ALERT (USA) AT 1-800-642-2444 TWO DAYS PRIOR TO DIGGING...
2. BEFORE PROCEEDING WITH ANY WORK, CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND QUANTITIES...
3. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE TO SAID UTILITIES...

- QUALITY ASSURANCE:
1. MANUFACTURER'S DIRECTIONS AND DETAILED APPLICATION SHALL BE FOLLOWED IN ALL CASES WHERE THE MANUFACTURER'S COMPONENTS USED IN THIS CONTRACT, COVER CONTENT NOT SHOWN ON DRAWINGS AND SPECIFICATIONS.

- ORDINANCES AND REGULATIONS:
1. PLANT MATERIAL SHALL CONFORM TO STATE AND FEDERAL LAWS RELATING TO INSPECTION FOR DISEASES AND PEST INFESTATION...
2. REFER TO THE COUNTY OF MARIN PLANNING DEPARTMENT FOR STANDARDS AND SPECIFICATIONS FOR PLANTING PARKWAY TREES AND SETBACKS FROM UTILITIES.

- GUARANTEE:
1. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS AND LABOR FOR A PERIOD OF 6 MONTHS. ALL PLANTS SHALL BE HEALTHY AND FREE FROM INFESTATIONS...

- INSPECTIONS:
1. CONTRACTOR SHALL NOTIFY CONSTRUCTION MANAGER AND LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK...
2. REVIEW FINISH GRADE WITH LANDSCAPE ARCHITECT PRIOR TO PLANT PLACEMENT...
3. ALL PLANTS SHALL BE INSPECTED BY LANDSCAPE ARCHITECT FOR HEALTH, PESTS AND SIZE PRIOR TO LAYOUT...

- EXPLANATION OF DRAWINGS:
1. LAYOUT OF PLANTINGS IS DIAGRAMMATIC AND MAY NEED FIELD ADJUSTMENT FOR EXISTING SITE CONDITIONS NOT SHOWN ON PLANS...

- SUBMITTALS:
1. CONTRACTOR SHALL SUPPLY ARCHITECT WITH PHOTOS OF SPECIMEN TREES WITH ACTUAL HEIGHT AND WIDTH DIMENSIONS...
2. CONTRACTOR SHALL SUBMIT RANDOM SOIL SAMPLES FROM THE SITE TO A QUALIFIED SOIL TESTING LAB FOR A HORTICULTURAL SUITABILITY TEST...

- PLANTING OPERATIONS:
1. IMPORTED BACKFILL FOR FINISHED GRADING AND RAISED PLANTING BEDS SHALL BE COMPOSED OF A FRIABLE, SANDY LOAM CAPABLE OF SUSTAINING HEALTHY PLANT LIFE...
2.1. TURF AREAS - 4" MIN. AMENDED SOIL DEPTH.
2.2. SHRUB AREAS - 6-8" AMENDED SOIL DEPTH.
3. AMEND PLANTING HOLE AS PER PLANTING DETAIL. USE MICROBIAL ORGANIC STARTER...
4. GRADE AND RAKE ALL PLANTING AREAS TO REMOVE DEBRIS LARGER THAN 1" DIAMETER...

- MAINTENANCE PERIOD:
1. PROVIDE A SIX-MONTH MAINTENANCE PERIOD UPON FINAL COMPLETION OF PLANTING OPERATIONS.
2. WHEN PLANTING OPERATIONS ARE COMPLETE, NOTIFY LANDSCAPE ARCHITECT. A SITE WALK-THRU WILL BE PERFORMED...
3. THREE-MONTH MAINTENANCE SHALL INCLUDE LABOR AND MATERIALS TO FERTILIZE, WEEK, AND BE FREE OF PESTS AND DISEASE...

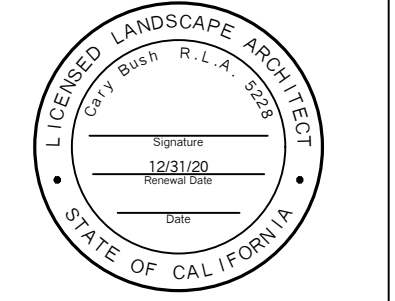
- CLEAN-UP:
1. CLEAN-UP SHALL BE MADE AS EACH PORTION OF WORK PROGRESSES. ALL PAVING AND WALKS SHALL BE SWEEPED OR WASHED DOWN...
1.1. DURING WET OR RAINY PERIODS, PROTECT ANY OPEN SLOPE, CLEARED OF VEGETATION WITH APPROPRIATE EROSION CONTROL MEASURES...
1.2. FOR ADDITIONAL INFORMATION SEE PLANTING DETAILS ON SHEET L2.0.



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Revision table with columns for Planning Dept. Comments, Date, and Revision/Date.

project title:

Paradise Drive

APN# 039-302-02

APN# 039-302-03

3820 Paradise Drive, Tiburon, CA 94920

client:

PV Tiburon LLC

71 Central Avenue, Sausalito, CA 94965

content:

PLANT PRECEDENT IMAGERY & PLANTING NOTES & SPECIFICATIONS

Date: 6.5.19

Scale: AS_SHOWN

Sheet No.: 12 OF 12

File No.: 1821_TIBURON

Drawing No.: