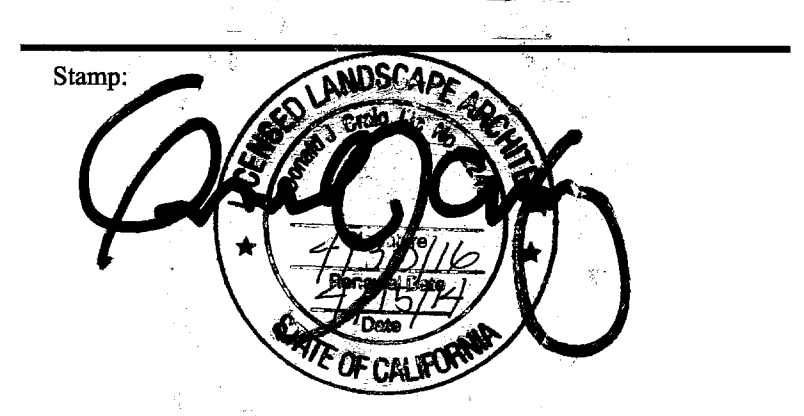


The use of these plans and specifications shall be restricted to the specific site for which they were prepared and publication thereof shall be expressly limited to such use. Reuse, reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with ANDERSON ARCHITECTS INC. without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of the restrictions.

Client:  
**Cypress Group**  
 20640 Third Street, Suite 600  
 Saratoga, CA 95070

Project:  
**"Mavericks Apartments"**  
 12-Unit Apartment Project  
 South West Corner of Coronado Street & Avenue Portola  
 El Granada, California

DON CRAIG AND ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 14511 CYPRESS POINT TERRACE  
 VALLEY CENTER, CALIF. 92082  
 REGISTERED LAND ARCH # 2245  
 CELL PH. # 858-922-3075  
 FAX PH. # 760-913-5109  
 EMAIL # dcl3321@att.net



Issued For

No.	Description	Date
0	PRELIMINARY SUBMITTAL	01/21/14
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		

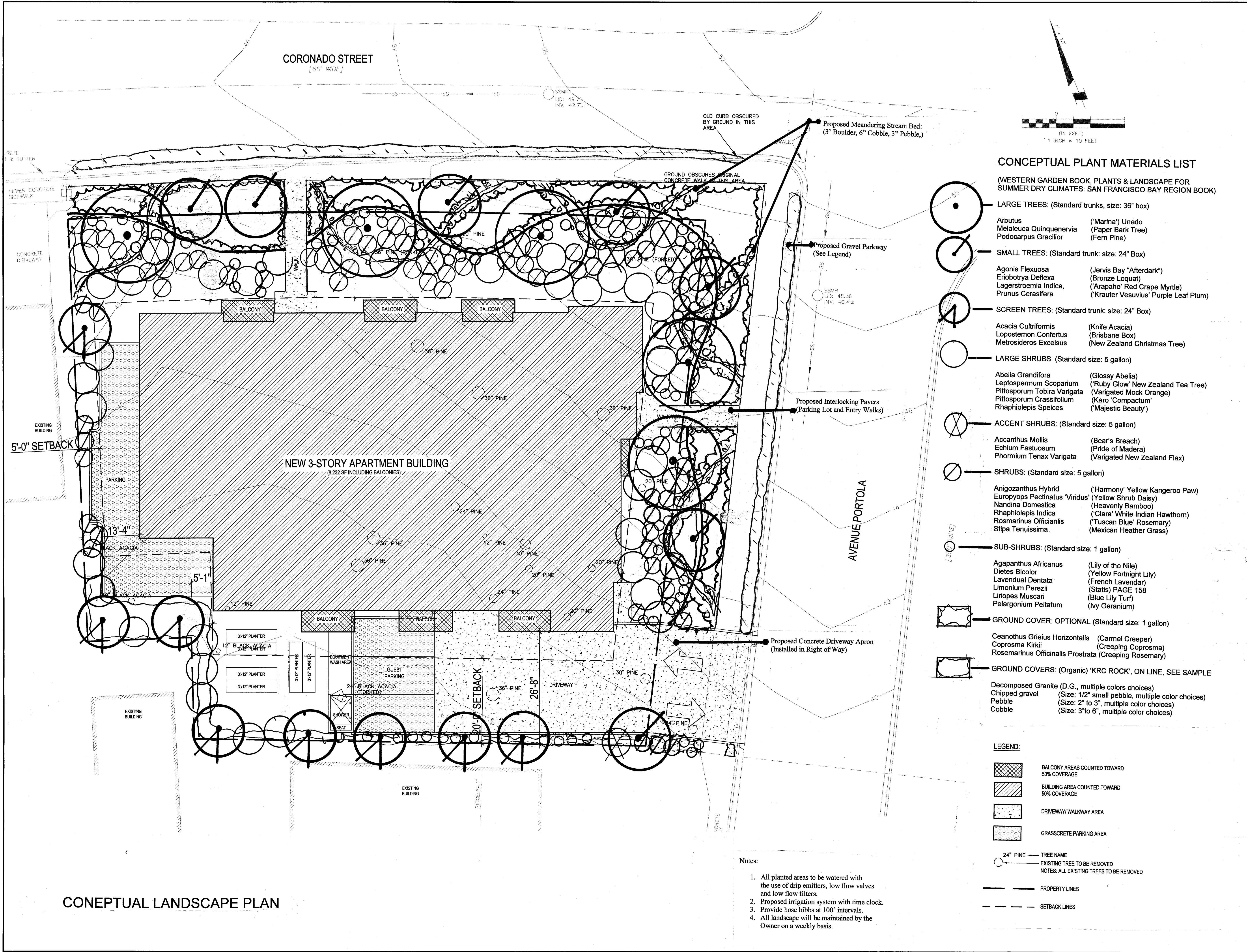
Issued Date: 03/25/14  
 Scale: 1" = 10'-0"  
 Drawn By: ANN  
 Checked By: KBA  
 Sheet Title:

# CONCEPTUAL LANDSCAPE PLAN

Sheet No.:

## L-1

File: P/ Job: -



### CONCEPTUAL PLANT MATERIALS LIST

(WESTERN GARDEN BOOK, PLANTS & LANDSCAPE FOR SUMMER DRY CLIMATES: SAN FRANCISCO BAY REGION BOOK)

- LARGE TREES:** (Standard trunks, size: 36" box)
  - Arbutus (Marina) Unedo (Paper Bark Tree)
  - Melaleuca Quinquenaria (Fern Pine)
  - Podocarpus Graclior (Fern Pine)
- SMALL TREES:** (Standard trunk: size: 24" Box)
  - Agonis Flexuosa (Jervis Bay "Afterdark")
  - Eriobotrya Deflexa (Bronze Loquat)
  - Lagerstroemia Indica (Arapaho Red Cape Myrtle)
  - Prunus Cerasifera (Krauter Vesuvius Purple Leaf Plum)
- SCREEN TREES:** (Standard trunk: size: 24" Box)
  - Acacia Cultriformis (Knife Acacia)
  - Lopostemon Confertus (Brisbane Box)
  - Metrosideros Excelsus (New Zealand Christmas Tree)
- LARGE SHRUBS:** (Standard size: 5 gallon)
  - Abelia Grandiflora (Glossy Abelia)
  - Leptospermum Scoparium (Ruby Glow New Zealand Tea Tree)
  - Pittosporum Tobira Varigata (Variegated Mock Orange)
  - Pittosporum Crassifolium (Karo Compactum)
  - Rhaphiolepis Speices (Majestic Beauty)
- ACCENT SHRUBS:** (Standard size: 5 gallon)
  - Accanthus Mollis (Bear's Breach)
  - Echium Fastuosum (Pride of Madera)
  - Phormium Tenax Varigata (Variegated New Zealand Flax)
- SHRUBS:** (Standard size: 5 gallon)
  - Anigozanthus Hybrid (Harmony Yellow Kangaroo Paw)
  - Europyops Pectinatus Viridus (Yellow Shrub Daisy)
  - Nandina Domestica (Heavenly Bamboo)
  - Rhaphiolepis Indica (Clara White Indian Hawthorn)
  - Rosmarinus Officinalis (Tuscan Blue Rosemary)
  - Stipa Tenussima (Mexican Heather Grass)
- SUB-SHRUBS:** (Standard size: 1 gallon)
  - Agapanthus Africanus (Lily of the Nile)
  - Diets Bicolor (Yellow Fortnight Lily)
  - Lavendul Dentata (French Lavendar)
  - Limonium Perezii (Statis) PAGE 158
  - Liriope Muscari (Blue Lily Turf)
  - Pelargonium Peltatum (Ivy Geranium)
- GROUND COVER: OPTIONAL** (Standard size: 1 gallon)
  - Ceanothus Grielius Horizontalis (Carmel Creeper)
  - Coprosma Kirkii (Creeping Coprosma)
  - Rosemarinus Officinalis Prostrata (Creeping Rosemary)
- GROUND COVERS:** (Organic) 'KRC ROCK', ON LINE, SEE SAMPLE
  - Decomposed Granite (D.G., multiple colors choices)
  - Chipped gravel (Size: 1/2" small pebble, multiple color choices)
  - Pebble (Size: 2" to 3", multiple color choices)
  - Cobble (Size: 3" to 6", multiple color choices)

### LEGEND:

- BALCONY AREAS COUNTED TOWARD 50% COVERAGE
- BUILDING AREA COUNTED TOWARD 50% COVERAGE
- DRIVEWAY/WALKWAY AREA
- GRASSCRETE PARKING AREA
- 24" PINE TREE NAME
- EXISTING TREE TO BE REMOVED
- PROPERTY LINES
- SETBACK LINES

### Notes:

1. All planted areas to be watered with the use of drip emitters, low flow valves and low flow filters.
2. Proposed irrigation system with time clock.
3. Provide hose bibbs at 100' intervals.
4. All landscape will be maintained by the Owner on a weekly basis.

## CONCEPTUAL LANDSCAPE PLAN

4/15/14