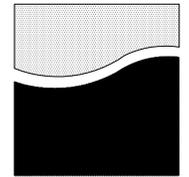


**PLANTING NOTES AND LEGENDS**

- SEE SHEET L1.1 FOR LANDSCAPE PLANTING LEGEND.
- SEE SHEET L1.1 FOR LANDSCAPE NOTES.

**PLANT SYMBOLS**

- EXISTING TREE TO REMAIN
- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY



**REED ASSOCIATES**  
 LANDSCAPE ARCHITECTURE  
 477 SOUTH TAAFFE STREET  
 SUNNYVALE, CALIFORNIA 94086  
 408.481.9020 / 408.481.9022 FAX  
 web: www.raia.net / email: paul@raia.net

**SURREY FARM ESTATES**

TWIN OAKS DRIVE  
 LOS GATOS, CALIFORNIA  
 APN-532-16-006

ISSUE	DATE
plant screening additions	4-28-14
ALT A AND ALT B REV	07-24-14
site adjustments	07-14-2015



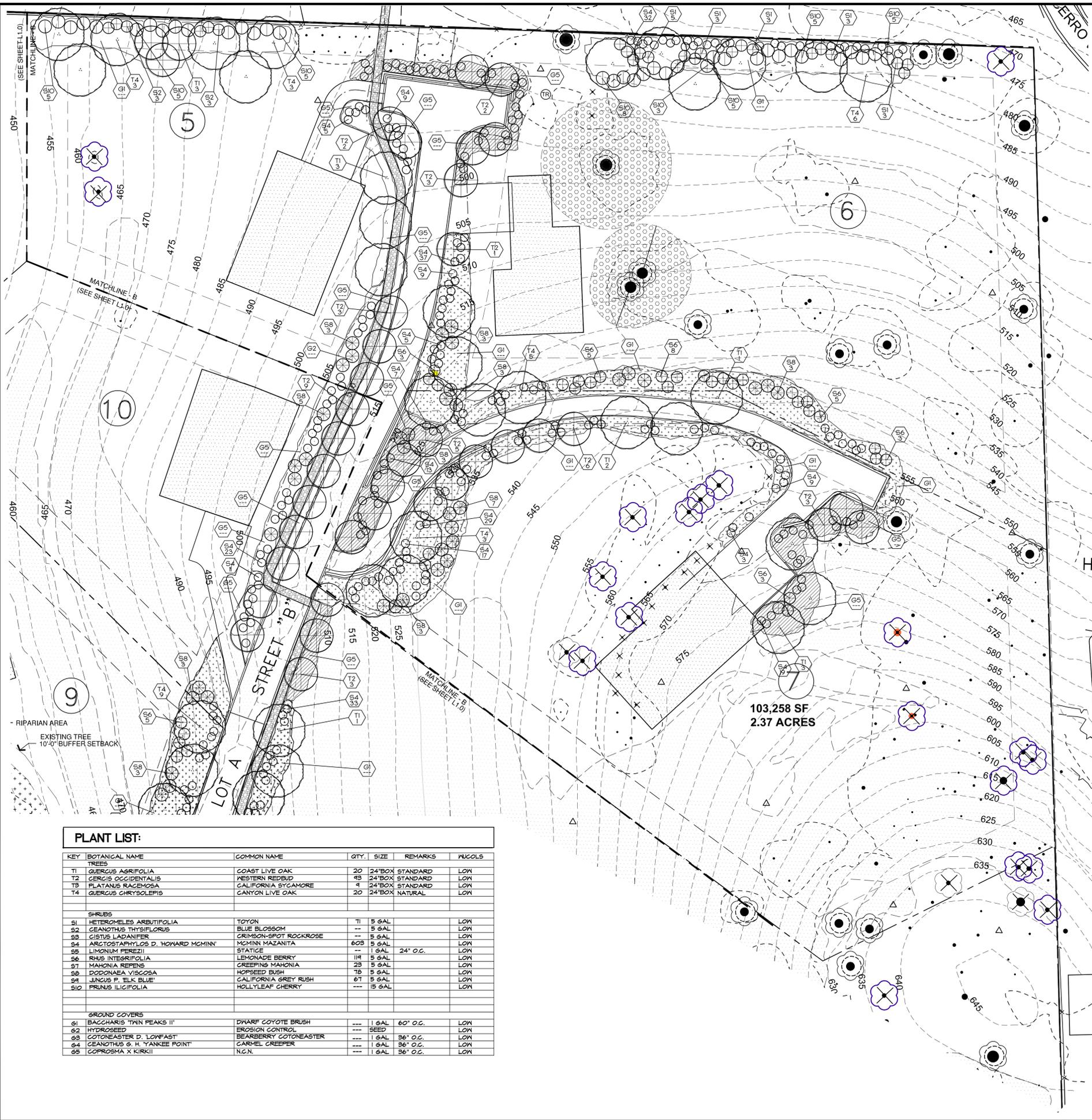
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Approved: pjr  
 Drawn: ds Reviewed: pjr  
 Project No.: ---  
 Scale: 1"=30' Issue Date: 04-28-14

- NOTES:**
- Landscape design is conceptual in nature. Individual lots will be held to Hillside Standards and Requirements at the time of development.
  - Existing tree locations are for reference only. See civil and architectural plans for tree numbers, identifications and tree removal information.

**LANDSCAPE PLANTING PLAN**

**L1.0**



**PLANT NOTES:**

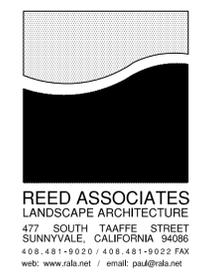
1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUND COVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2% SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
10. ALL SITE UTILITIES ARE TO BE PROTECTED DURING CONSTRUCTION. IN THE EVENT OF CONFLICT BETWEEN THE PLANS AND UTILITIES THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT. ANY DAMAGE TO UTILITIES, STRUCTURES, OR OTHER FEATURES TO REMAIN, AND CAUSED BY THE LANDSCAPE CONTRACTOR SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
11. THE WORK IN THESE DRAWINGS AND SPECIFICATIONS MAY RUN CONCURRENTLY WITH WORK BY OTHERS. THE LANDSCAPE CONTRACTOR SHALL COORDINATE THE WORK WITH OTHER CONTRACTORS.
12. REFER TO CIVIL ENGINEER'S PLANS FOR OVERALL SITE GRADING AND DRAINAGE.
13. SOD LAWN SHALL BE DWARF FESCUE BLEND.
14. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600

**PLANT SYMBOLS**

- ⬡ (with code) INDICATES PLANT KEY
- ⬡ (with quantity) INDICATES PLANT QUANTITY
- (with cross) EXISTING TREE TO REMAIN
- ⊕ BASE LINE FOR DIMENSIONS

**PLANT LIST:**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MULCH
<b>TREES</b>						
T1	QUERCUS AGRIIFOLIA	COAST LIVE OAK	20	24" BOX	STANDARD	LOW
T2	CERCIS OCCIDENTALIS	WESTERN REDBUD	43	24" BOX	STANDARD	LOW
T3	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	4	24" BOX	STANDARD	LOW
T4	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	20	24" BOX	NATURAL	LOW
<b>SHRUBS</b>						
S1	HEPATOMELLES ARBUTIFOLIA	TOYON	11	5 GAL		LOW
S2	CEANOTHUS THYRSIFLORUS	BLUE BLOSSOM	---	5 GAL		LOW
S3	CISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	---	5 GAL		LOW
S4	ARCTOSTAPHYLOS D. HOWARD MCMINN'	MCMINN MAZANITA	603	5 GAL		LOW
S5	LIMONIUM PEREZII	STATICE	---	1 GAL	24" O.C.	LOW
S6	RHUS INTEGRIFOLIA	LEMONADE BERRY	14	5 GAL		LOW
S7	MAHONIA REPENS	CREeping MAHONIA	23	5 GAL		LOW
S8	DODONAEA VISGOSA	HOPSEED BUSH	78	5 GAL		LOW
S9	JUNCUS P. ELK BLUE'	CALIFORNIA GREY RUSH	67	5 GAL		LOW
S10	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	---	15 GAL		LOW
<b>GROUND COVERS</b>						
G1	BACCHARIS 'TWIN PEAKS II'	DWARF COYOTE BRUSH	---	1 GAL	60" O.C.	LOW
G2	HYDROSIS	EROSION CONTROL	---	SEED		LOW
G3	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	---	1 GAL	36" O.C.	LOW
G4	CEANOTHUS G. H. 'YANKEE POINT'	CARMEL CREEPER	---	1 GAL	36" O.C.	LOW
G5	COPROSMA X KIRKII	N.C.N.	---	1 GAL	36" O.C.	LOW



**SURREY FARM ESTATES**

TWIN OAKS DRIVE  
LOS GATOS, CALIFORNIA  
APN-532-16-006

ISSUE	DATE
plant screening additions	4-28-14
ALT A AND ALT B REV	07-24-14
site adjustments	07-14-2015



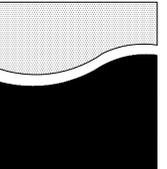
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Approved: pjr  
Drawn: ds  
Reviewed: pjr  
Project No.: ---  
Scale: 1"=30'  
Issue Date: 04-28-14

- NOTES:**
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  2. Existing tree locations are for reference only. See civil and architectural plans for tree numbers, identifications and tree removal information.

**LANDSCAPE PLANTING PLAN**

**L1.1**



REED ASSOCIATES  
LANDSCAPE ARCHITECTURE  
477 SOUTH TANKER STREET  
SUNNYVALE, CALIFORNIA 94086  
408.481-9020 / 408.481-9022 FAX  
web: www.raia.net / email: paul@raia.net

## SURREY FARM ESTATES

TWIN OAKS DRIVE  
LOS GATOS, CALIFORNIA

APN-532-16-006

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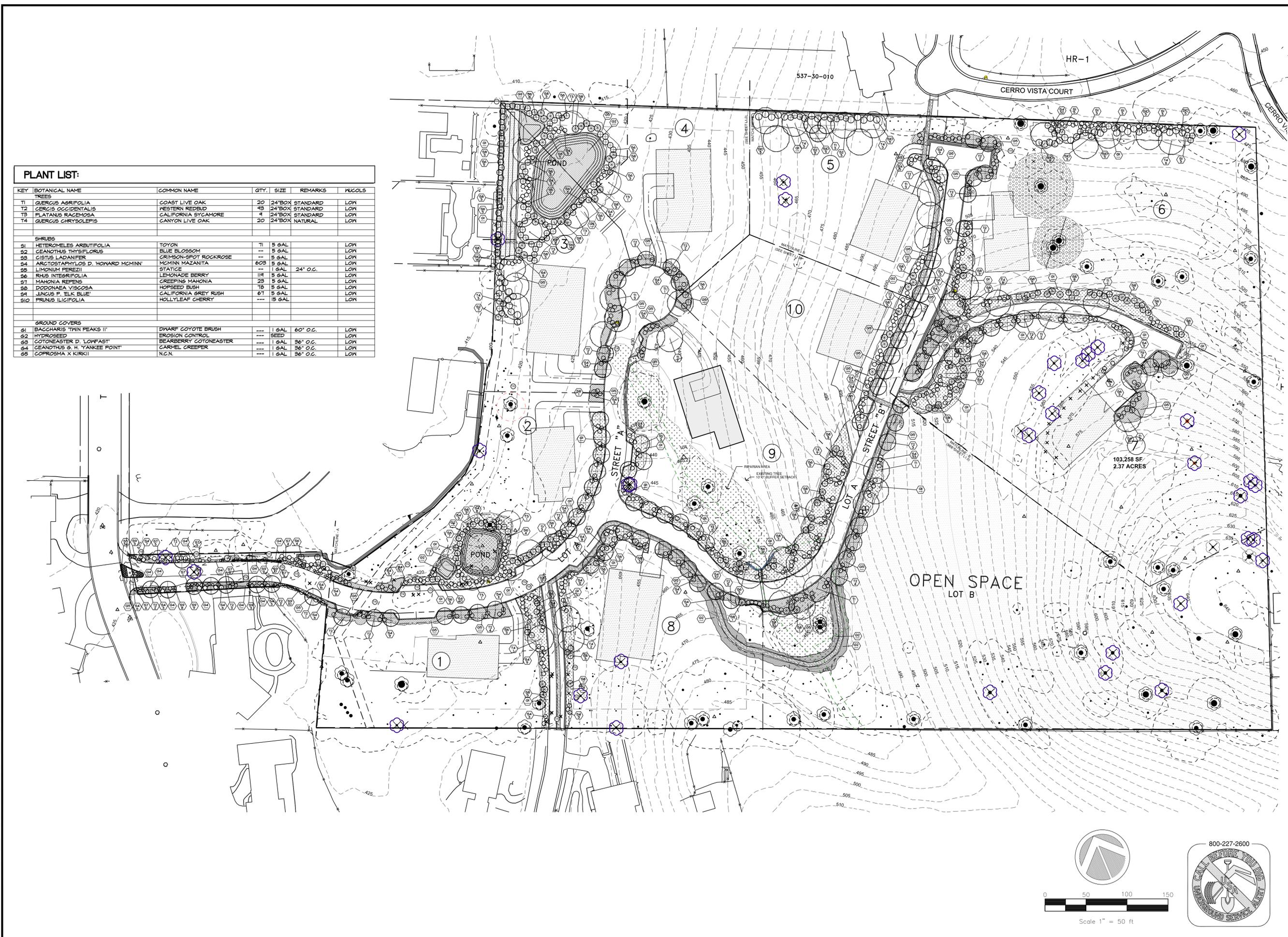
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## OVERALL SITE LANDSCAPE PLANTING PLAN

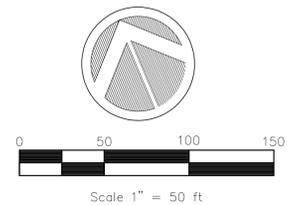
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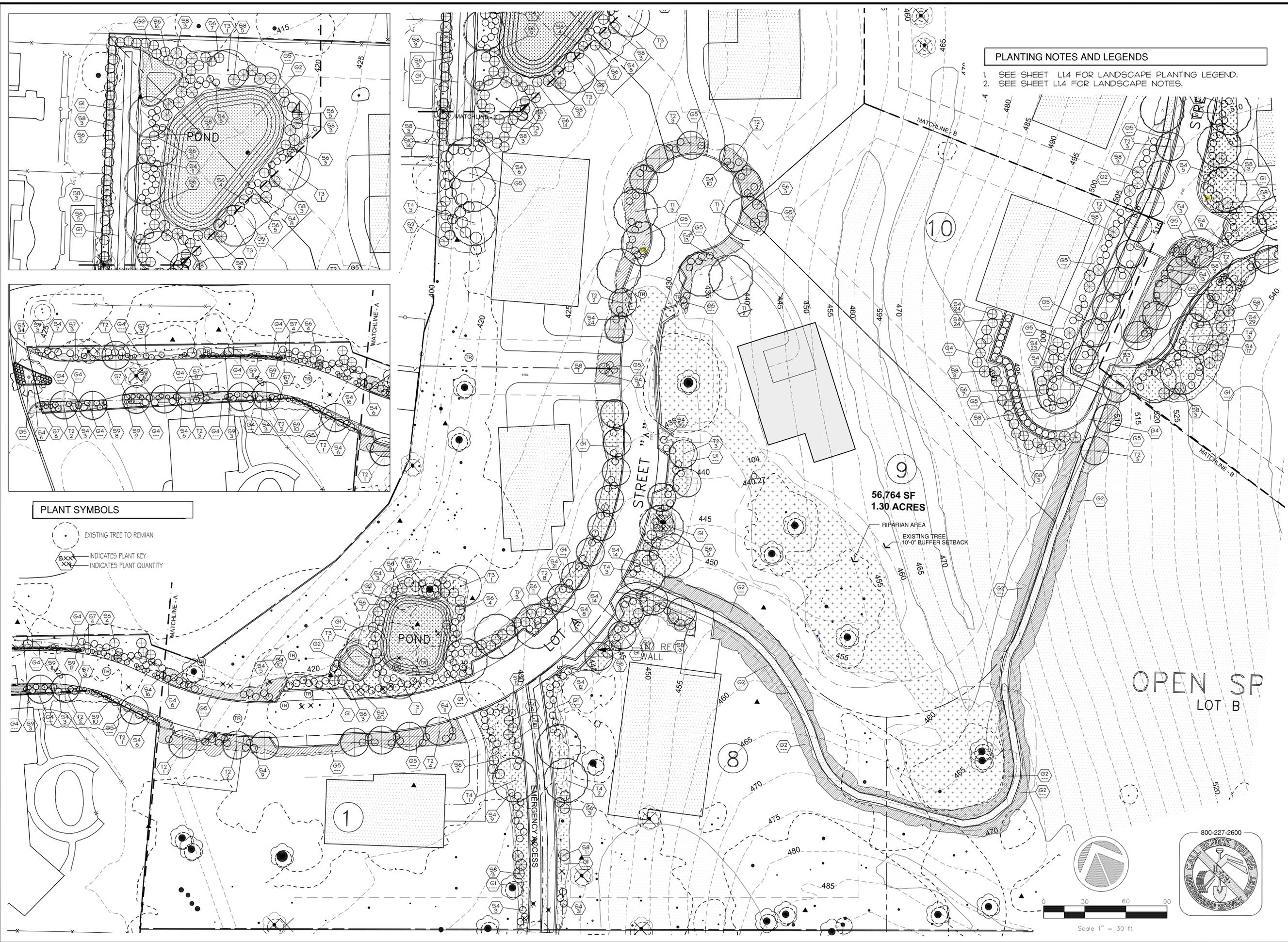
Sheet of



### PLANT LIST:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MULCH
<b>TREES</b>						
T1	QUERCUS AGRIFFOLIA	COAST LIVE OAK	20	24" BOX	STANDARD	LOW
T2	QUERCUS OCCIDENTALIS	WESTERN REDJUD	48	24" BOX	STANDARD	LOW
T3	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	4	24" BOX	STANDARD	LOW
T4	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	20	24" BOX	NATURAL	LOW
<b>SHRUBS</b>						
S1	HETEROMELES AREBUTIFOLIA	TOYON	71	5 GAL		LOW
S2	GEANTHUS THYSIFLORUS	BLUE BLOSSOM	---	5 GAL		LOW
S3	GISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	---	5 GAL		LOW
S4	ARGOSTEMMUM D. HOWARD MCMINN	NGAMINI MAZANITA	608	5 GAL		LOW
S5	LIMONUM PEREZII	STATICE	---	1 GAL	24" O.C.	LOW
S6	RHUS INTEGRIFOLIA	LEMONADE BERRY	114	5 GAL		LOW
S7	MAHONIA REPENS	CREEPING MAHONIA	23	5 GAL		LOW
S8	DODONAEA VISCOSA	HOPSEED BUSH	78	5 GAL		LOW
S9	JUNOS P. ELK BLUE	CALIFORNIA GREY RUSH	67	5 GAL		LOW
S10	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	---	15 GAL		LOW
<b>GROUND COVERS</b>						
G1	BACCHARIS TWIN PEAKS II	DYARI COYOTE BRUSH	---	1 GAL	60" O.C.	LOW
G2	HYDROSEED	EROSION CONTROL	---	SEED		LOW
G3	COTONEASTER D. LOYFAST	BEARBERRY COTONEASTER	---	1 GAL	36" O.C.	LOW
G4	GEANTHUS S. H. TANKER POINT	CAMEL CREEPER	---	1 GAL	36" O.C.	LOW
G5	COPROSMA X KIRKII	N.C.N.	---	1 GAL	36" O.C.	LOW



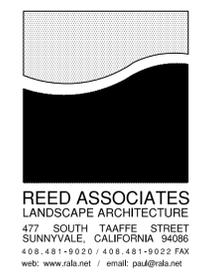


**PLANTING NOTES AND LEGENDS**

1. SEE SHEET L1.4 FOR LANDSCAPE PLANTING LEGEND.
2. SEE SHEET L1.4 FOR LANDSCAPE NOTES.

**PLANT SYMBOLS**

- EXISTING TREE TO REMAIN
- SXX INDICATES PLANT KEY
- XX INDICATES PLANT QUANTITY



**SURREY FARM ESTATES**

TWIN OAKS DRIVE  
LOS GATOS, CALIFORNIA  
APN-532-16-006

ISSUE	DATE
plant screening additions	4-28-14
ALT A AND ALT B REV	07-24-14
site adjustments	07-14-2015



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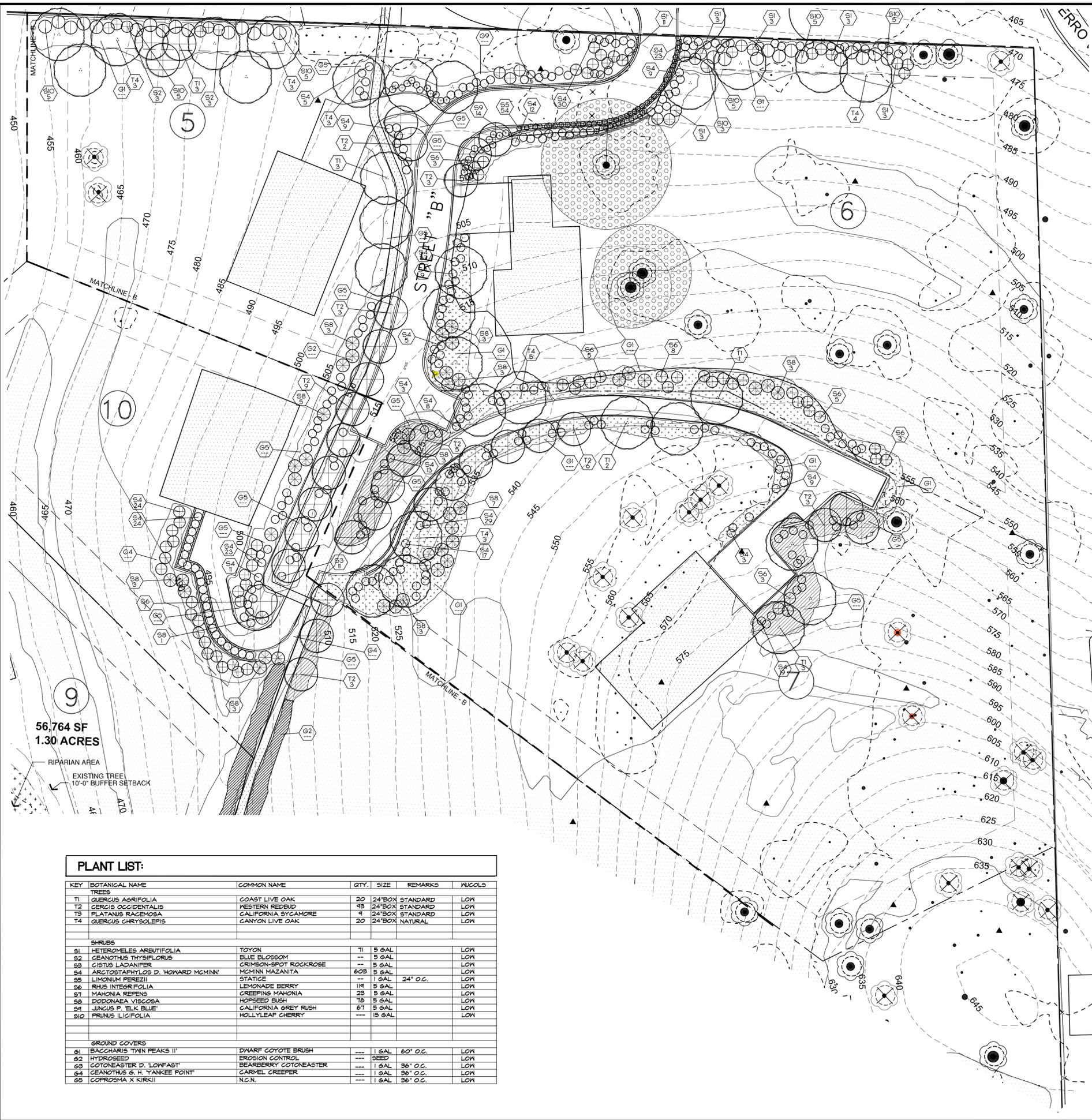
Approved	prj	Reviewed	prj
Drawn	ds		
Project No.	---		
Scale	1"=30'	Issue Date	04-28-14

- NOTES :**
1. Landscape design is conceptual in nature. Individual lots will be held to Hillside Standards and Requirements at the time of development.
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**ALTERNATE LANDSCAPE PLANTING PLAN**

**L1.3**

Sheet of



**PLANT NOTES:**

1. THE CONTRACTOR SHALL VERIFY PLANT QUANTITIES FROM THE PLANTING PLAN. QUANTITIES SHOWN IN THE LEGEND ARE FOR CONVENIENCE ONLY.
2. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY IN THE EVENT OF ANY DISCREPANCIES BETWEEN ACTUAL SITE CONDITIONS AND THE PLANTING PLAN.
3. PLANT GROUNDCOVER IN SHRUB AREAS AS NOTED, USE TRIANGULAR SPACING.
4. SEE DETAIL AND SPECIFICATION SHEETS FOR ADDITIONAL INFORMATION.
5. THERE WILL BE NO MATERIALS OR PLANT MATERIALS SUBSTITUTIONS WITHOUT APPROVAL OF THE OWNER OR THE LANDSCAPE ARCHITECT.
6. ALL SLOPES PLANTED WITH LAWN NOT TO EXCEED A 3% SLOPE. ALL SLOPES PLANTED WITH GROUND COVER NOT TO EXCEED A 2% SLOPE.
7. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS (2% MIN)
8. IN THE EVENT OF ANY DISCREPANCIES BETWEEN THIS PLAN AND ACTUAL SITE CONDITIONS, THE LANDSCAPE ARCHITECT IS TO BE NOTIFIED IMMEDIATELY.
9. ENTIRE SITE IS TO BE ROUGH GRADED BY THE GRADING CONTRACTOR TO WITHIN 1/8 FOOT OF FINISH GRADE. LANDSCAPE CONTRACTOR IS TO FINE GRADE ALL LANDSCAPE AREAS.
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14. PRIOR TO ANY DIGGING OR TRENCHING, CALL UNDERGROUND SERVICE ALERT - 1.800.227.2600

**PLANT SYMBOLS**

- INDICATES PLANT KEY
- INDICATES PLANT QUANTITY
- EXISTING TREE TO REMAIN
- BASE LINE FOR DIMENSIONS

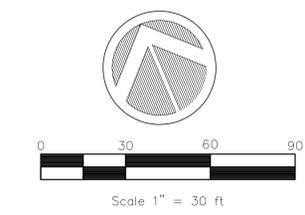
56,764 SF  
1.30 ACRES

RIPARIAN AREA

EXISTING TREE  
10'-0" BUFFER SETBACK

**PLANT LIST:**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	MUCOLS
<b>TREES</b>						
T1	QUERCUS AGRIFOLIA	COAST LIVE OAK	20	24" BOX	STANDARD	LOW
T2	CERCIS OCCIDENTALIS	WESTERN REDBUD	43	24" BOX	STANDARD	LOW
T3	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	4	24" BOX	STANDARD	LOW
T4	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	20	24" BOX	NATURAL	LOW
<b>SHRUBS</b>						
S1	HETEROMELES ARBUTIFOLIA	TOYON	11	5 GAL		LOW
S2	CEANOTHUS THYPSIFLORUS	BLUE BLOSSOM	---	5 GAL		LOW
S3	CISTUS LADANIFER	GRINSON-SPOT ROCKROSE	---	5 GAL		LOW
S4	ARCTOSTAPHYLOS D. HOYARD MCMINN'	MCMINN MAZANITA	603	5 GAL		LOW
S5	LIMONIUM PEREZII	STATICE	---	1 GAL	24" O.C.	LOW
S6	RHUS INTEGRIFOLIA	LEMONADE BERRY	118	5 GAL		LOW
S7	MAHONIA REPENS	CREEPING MAHONIA	23	5 GAL		LOW
S8	DODONAEA VISCOSEA	HOPSEED BUSH	78	5 GAL		LOW
S9	JUNCUS P. 'ELK BLUE'	CALIFORNIA GREY RUSH	67	5 GAL		LOW
S10	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	---	15 GAL		LOW
<b>GROUND COVERS</b>						
G1	BACCHARIS 'TWIN PEAKS II'	DWARF COYOTE BRUSH	---	1 GAL	60" O.C.	LOW
G2	HYDRANGEA	ERIGON CONTROL	---	SEED		LOW
G3	COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	---	1 GAL	36" O.C.	LOW
G4	CEANOTHUS G. H. 'YANKEE POINT'	CARMEL CREEPER	---	1 GAL	36" O.C.	LOW
G5	COPROSMIA X KIRKII	N.C.N.	---	1 GAL	36" O.C.	LOW



**REED ASSOCIATES**  
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477 SOUTH TAAFFE STREET  
SUNNYVALE, CALIFORNIA 94086  
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**SURREY FARM ESTATES**

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ISSUE	DATE
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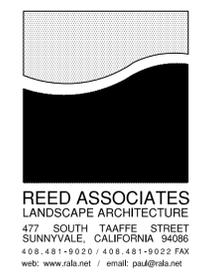
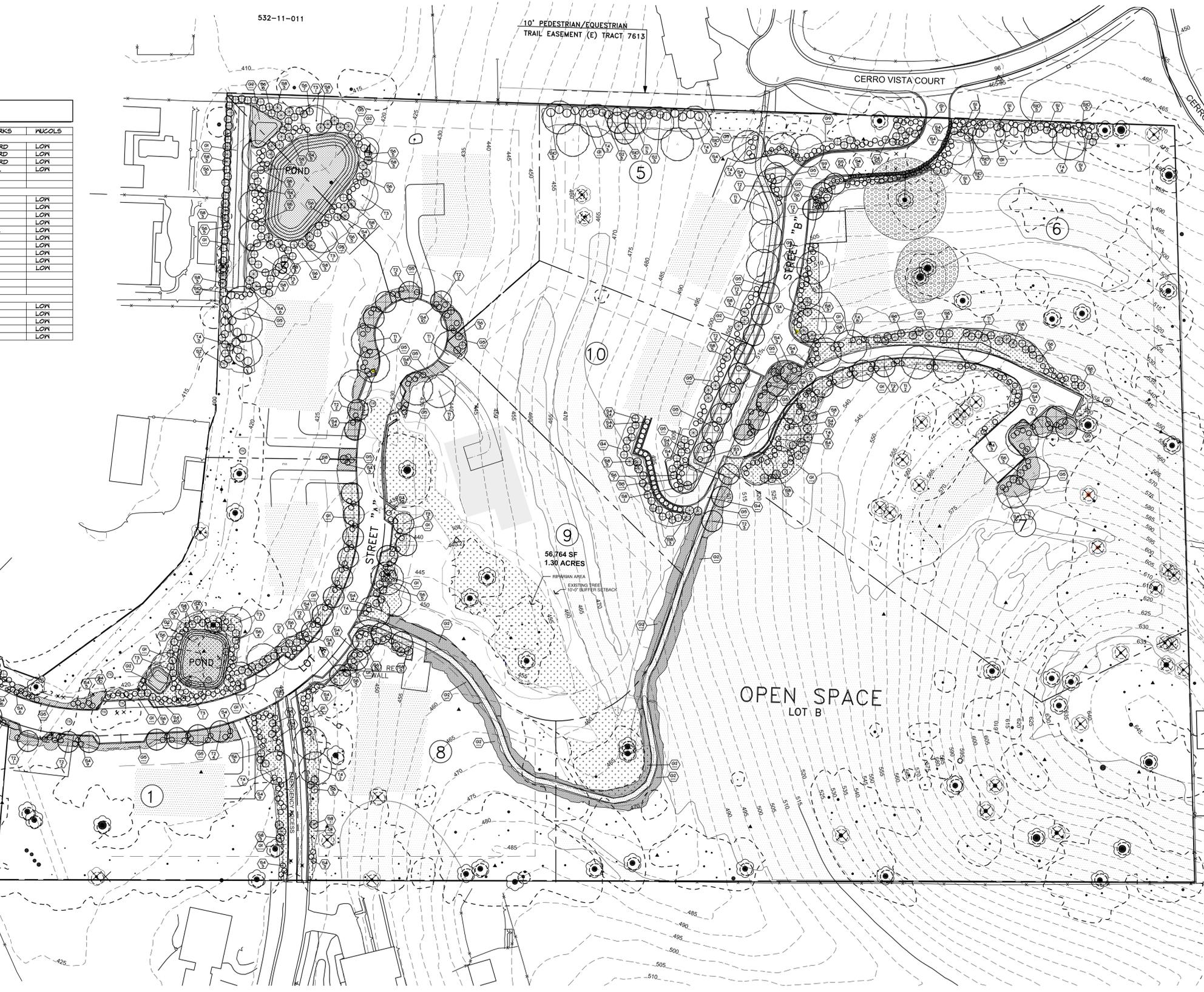
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**ALTERNATE LANDSCAPE PLANTING PLAN**

**L1.4**

**PLANT LIST:**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS	WUCOLS
<b>TREES</b>						
T1	QUERCUS AGRIFOLIA	COAST LIVE OAK	20	24" BOX	STANDARD	LOM
T2	QUERCUS OCCIDENTALIS	WESTERN REDBUD	49	24" BOX	STANDARD	LOM
T3	PLATANUS RACEMOSA	CALIFORNIA STAMORE	4	24" BOX	STANDARD	LOM
T4	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK	20	24" BOX	NATURAL	LOM
<b>SHRUBS</b>						
S1	HETEROMELES AREBUTIFOLIA	TOYON	71	5 GAL		LOM
S2	CEANOTHUS THYSIFLORUS	BLUE BLOSSOM	--	5 GAL		LOM
S3	CISTUS LADANIFER	CRIMSON-SPOT ROCKROSE	--	5 GAL		LOM
S4	ARCTOSTAPHYLOS D. HOWARD MCMINN'	MCMINN MAZANITA	609	5 GAL		LOM
S5	LIMONIUM PEREZII	STATICE	1	5 GAL	24" O.C.	LOM
S6	RHUS INTEGRIFOLIA	LEMONADE BERRY	118	5 GAL		LOM
S7	MAHONIA REPENS	CREEPING MAHONIA	23	5 GAL		LOM
S8	DODONAEA VISCOSA	HOPSEED BUSH	78	5 GAL		LOM
S9	JUNCUS P. ELK BLUE'	CALIFORNIA GREY RUSH	67	5 GAL		LOM
S10	PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	--	15 GAL		LOM
<b>GROUND COVERS</b>						
G1	BACCHARIS TWIN PEAKS II'	DWARF COYOTE BRUSH	---	1 GAL	60" O.C.	LOM
G2	HYDROSEED	EROSION CONTROL	---	SEED		LOM
G3	COTONEASTER D. LOWFAST'	BEARBERRY COTONEASTER	---	1 GAL	36" O.C.	LOM
G4	CEANOTHUS G. H. YANKEE POINT'	CARMEL CREEPER	---	1 GAL	36" O.C.	LOM
G5	COPROSMIA X KIRKII'	N.C.N.	---	1 GAL	36" O.C.	LOM



**SURREY FARM ESTATES**

TWIN OAKS DRIVE  
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**ALTERNATE OVERALL SITE LANDSCAPE PLANTING PLAN**

**L1.5**

