

Cedar Valley Senior Housing

31200 Cedar Valley Drive
Westlake Village, California 91362

Development and Use Application Submission
25 October 2019

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Project Description Cedar Valley Senior Housing

Project:

The proposed project located at 31200 Cedar Valley Drive in Westlake Village consists of developing a new 3-story Residential Care Facility for the Elderly. The senior community will provide services to residents needing Assisted Living and Memory Care support within an enclosed, welcoming and secure environment.

Services that will be available are:

- Assistance with eating, bathing, dressing, toileting and walking
- Access to health and medical services
- 24/7 security and staff availability
- Emergency call system for each resident's home
- Health promotion and exercise programs
- Medication reminders
- Personal laundry services
- Social and recreational activities
- Three meals a day served in a common dining area
- Housekeeping services
- Transportation via van for group events or private chauffeured car

The project will be designed to be a Best in Class community with upgraded finishes such as luxury vinyl plank flooring, granite or quartz countertops and stainless-steel appliances. The community will provide a resort-like experience through the architecture, landscaping, interior amenities and finishes and exterior secured courtyards. Common areas for the assisted living residents will include a dining room, bistro, activity room, fitness room, roof terrace, lobby reception area, salon and theatre. Memory care common area spaces will include a dedicated dining room, living room and activity room as well as access to the community bistro and salon.

Site:

Currently the site is improved with a one-story industrial office building which will be demolished. The main entry drive with drop off and underground garage access is proposed off of Cedar Valley Drive. All services for the community, trash and service deliveries, will be from a shared driveway on Cedar Valley Drive. Landscaping will be provided throughout.

Building:

The new building will be of Type VA-1-hour wood construction consisting of 126 units with a total of approximately 92,838 SF. The 3-story building will have a maximum height of 52 feet, measured from the adjacent grade to the highest point of the roof. Amenities for the senior residents will include a central service kitchen, dining rooms for both Assisted Living and Memory Care residents, bistro, library, therapy room, theater and activity rooms in addition to a staff lounge and administrative office spaces.

The massing of the building is consistent with the surrounding context including the 3-story Hilton

Foundation building to the east and the 2-story office building to the north (See site sections).

Outdoor amenities will include private internal courtyards that will be secured for the safety of residents. The courtyards will contain both walking paths for exercise, quiet contemplative areas for visiting with family and tables for outdoor activities. There will be kitchenettes in all assisted living units (sink, microwave and refrigerator) with granite or quartz countertops. Memory care units will not have a kitchenette and instead a counter top and storage area.

Parking:

In Assisted Living & Memory Care communities, parking is necessary only for staff and visitors as residents no longer drive. On grade parking is being proposed at 0.5 stalls/unit which is industry standard. A total of 63 parking stalls are being proposed for this project. In addition, the community will provide a van and a private car with chauffer that can transport residents around town, to doctor's appointments and to offsite activities.



Operations:

The community will be open 24 hours per day, 7 days per week. It will be licensed by the State of California as a Residential Care for the Elderly and will comply with all the state regulations. Staff will be on site 24 hours a day with the following 3 shifts:

- 6AM-2PM – 30 staff members
- 2PM-10PM – 25 staff members
- 10PM-6AM – 5 staff members

Architectural Style:

The proposed architectural style takes its cue from several elements prevalent in the Westlake Village community. It will include cement plaster walls, wood-like lap siding, concrete tile roofs, wood beam rafter tails & wrought iron detailing (See imagery sheet for examples). All exterior paint colors will be within an earth-tone color palette. We feel this style will blend well and be respectful of the surrounding community.



LANDSCAPE PROJECT DESCRIPTION

Based on the Conceptual Landscape Plan prepared by MJS Design Group dated October 23, 2019

The Westlake Village Senior Housing development, located within a mostly commercial neighborhood, will be embraced by a lush landscape setback on 3 sides with the 4th side addressing deliveries to the site. Ground level residential units on the perimeter and facing the internal Courtyard are buffered with low, lush planting. The project entry at Cedar Valley Drive is recognized as essential place-making landscape opportunity. To achieve the quality of place, this area will be given a differentiated, unique character and image which collectively strengthens the identity of this senior community. Ease of accessibility encourages pedestrian activity, promotes safety and facilitates neighborhood interaction. will define the preservation character of the community. Careful use of water for landscaping utilizing medium and low water use plant material and a design approach of green oasis where the highest visual impacts occur.

RESIDENT COURTYARD:

The internal Courtyard, centrally located to the residential units and common areas serves as the outdoor social hub for the assisted living residents. A century old Olive tree anchors this outdoor space. A Fountain at the center of the Courtyard creates a visual connection to the outdoors from the Lobby entrance. Various types of "soft" furniture including chairs, loveseats, couches, tables & umbrellas gives the residents socializing options. The Memory Care residents enjoy an opportunity to interact with the landscape on generous, curvilinear walkways wandering by a bird bath, a pollinators garden and under mature Olive trees. Lush and colorful plant material arranged in organic groupings with an early-California palette provides visual interest.

PLANT MATERIAL:

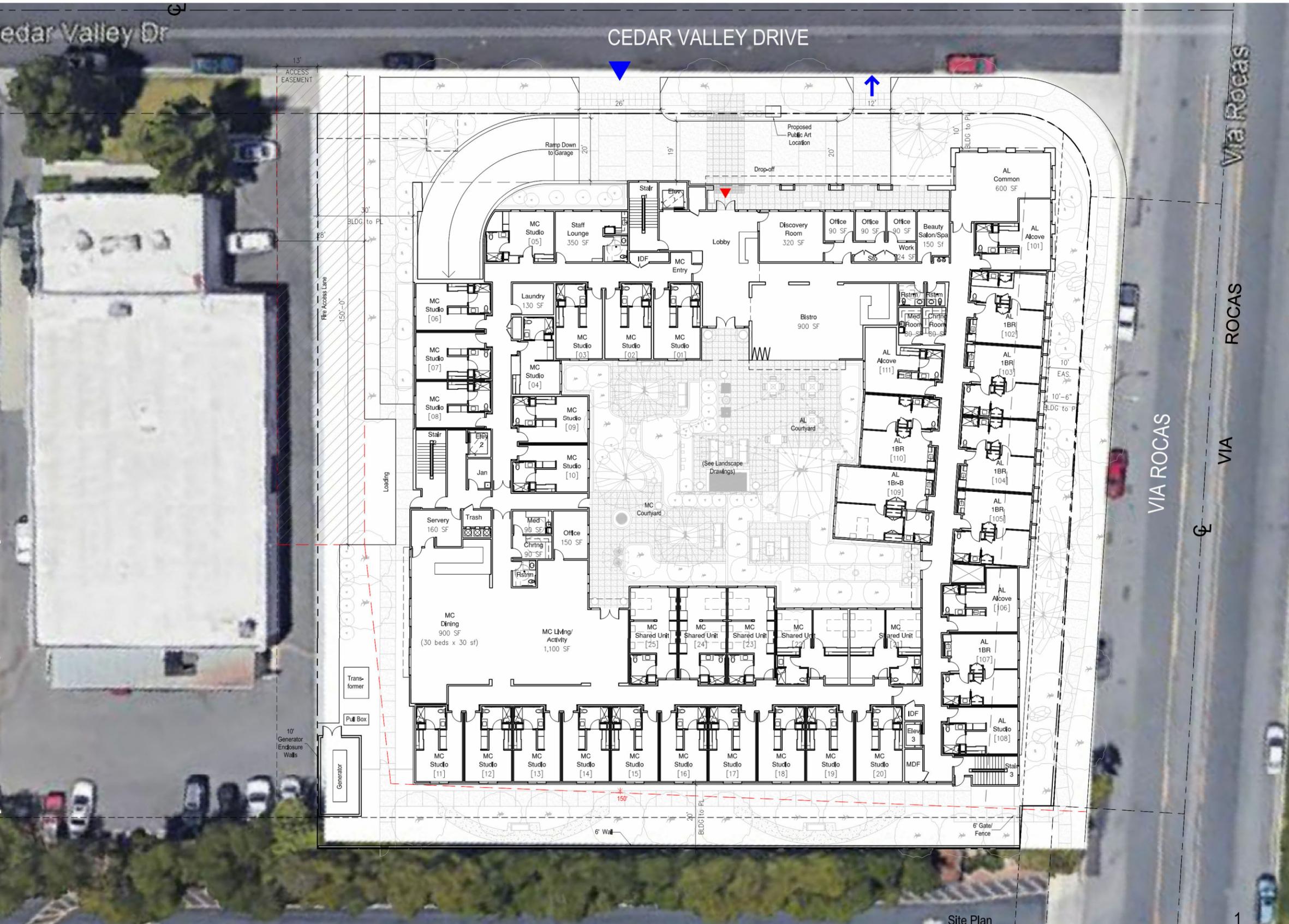
Careful use of water for landscaping including low water use plant material and a design approach of green oasis where the highest visual impacts would occur. The planting scheme is simple, bold and easy to maintain providing a mix of plant sizes in informal planting schemes including both long and short-lived plant materials. Low water consumptive plants are utilized for the streetscape at Via Rocas street. All proposed plants are CAL-IPC non-invasive and WUCOLS Medium/Low water consumptive varieties for their proposed growing conditions.



Cedar Valley Senior Housing

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Unit Mix

Third Floor		
AL'-Studio	(381 gsf)	20
AL'-Studio Aff*	(381 gsf)	7
AL'-Alcove	(439 gsf)	12
AL'-1Br-A	(577 gsf)	8
AL'-1Br-B	(741 gsf)	3
AL'-2BR	(1,077 gsf)	1
		51 AL Light Units (52 Beds)

Second Floor		
AL'-Studio	(381 gsf)	12
AL'-Studio Aff*	(381 gsf)	6
AL'-Alcove	(439 gsf)	9
AL'-1Br-A	(577 gsf)	8
AL'-1Br-B	(741 gsf)	3
AL'-2BR	(1,077 gsf)	1
		39 AL Units (40 Beds)

Ground Floor		
AL'-Studio	(381 gsf)	1
AL'-Alcove	(439 gsf)	3
AL'-1Br-A	(577 gsf)	6
AL'-1Br-B	(741 gsf)	1
		11 AL Units (11 Beds)
MC-Studio	(381 gsf)	20
MC-Shared	(491 gsf)	5
		25 MC Units (30 Beds)

126 Total Units (133 Beds)
 *13 affordable (moderate) units total

Max Parking Need:	Peak Staff:	35
	Guest:	20
		Total: 55

Parking Provided: 67 Cars in Underground Garage

Third Floor	31,500 GSF
Second Floor	31,400 GSF
First Floor	29,900 GSF
Total Above Grade	92,800 GSF
Underground Garage	38,300 GSF

Rentable Area 58,124 GSF
 Efficiency 63%

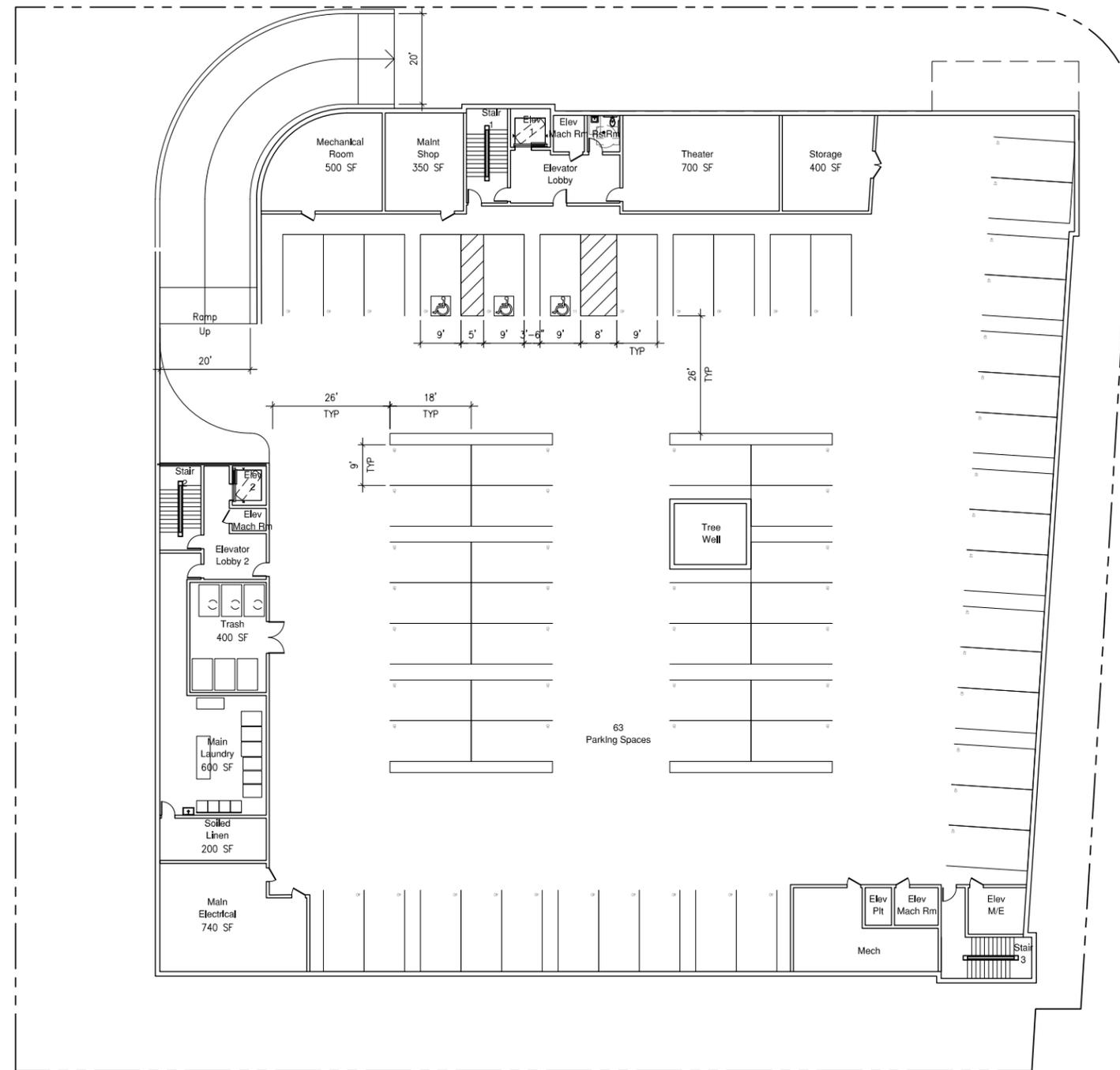
Assisted Living Unit Mix		
Studio	46 (46%)	
Alcove	24 (24%)	
1BR	29 (29%)	
2BR	2 (2%)	
Total	101	

Memory Care Unit Mix		
Studio	20 (80%)	
Shared	5 (20%)	
Total	25	

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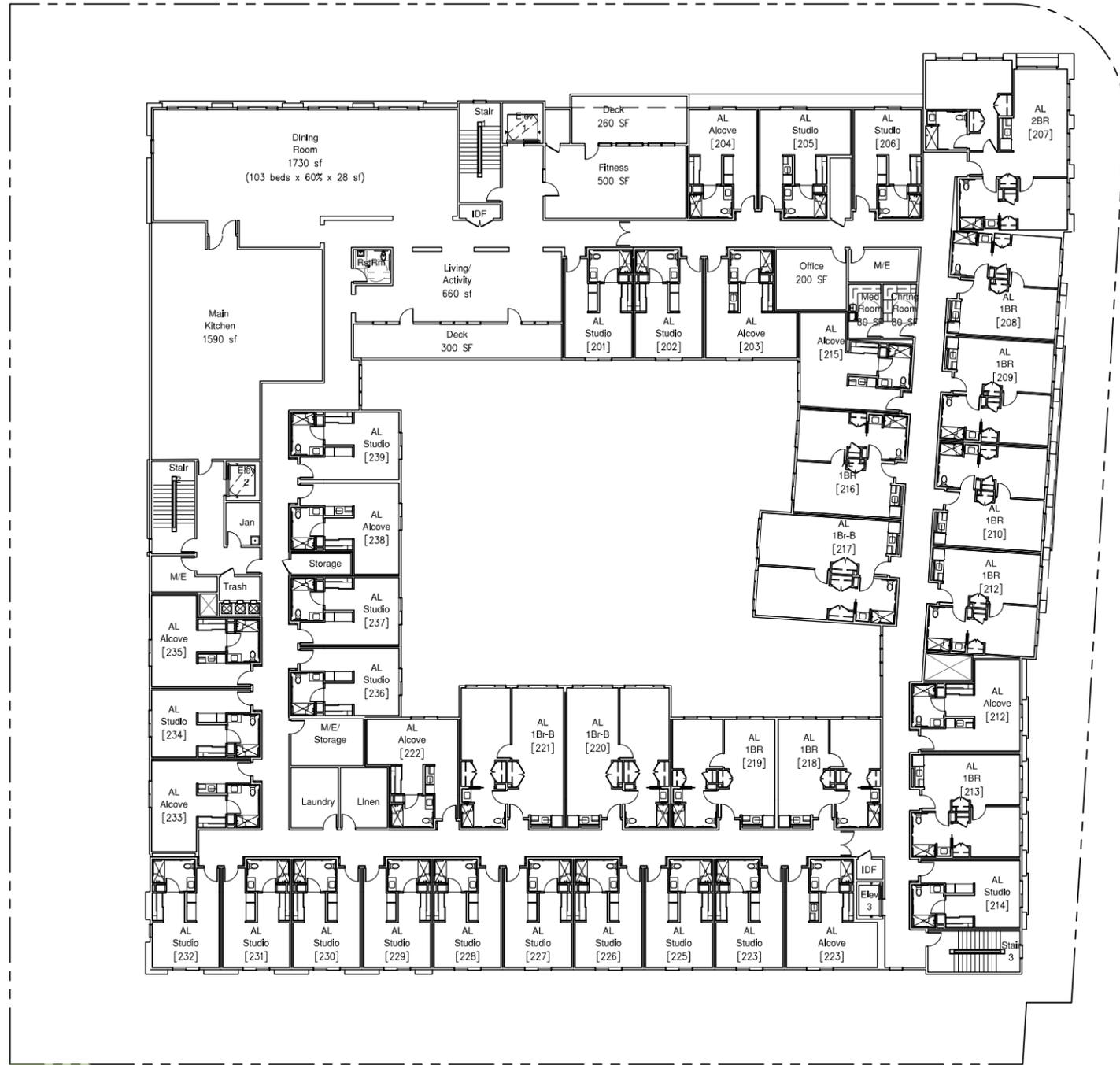




Underground Garage Plan

Cedar Valley Senior Housing

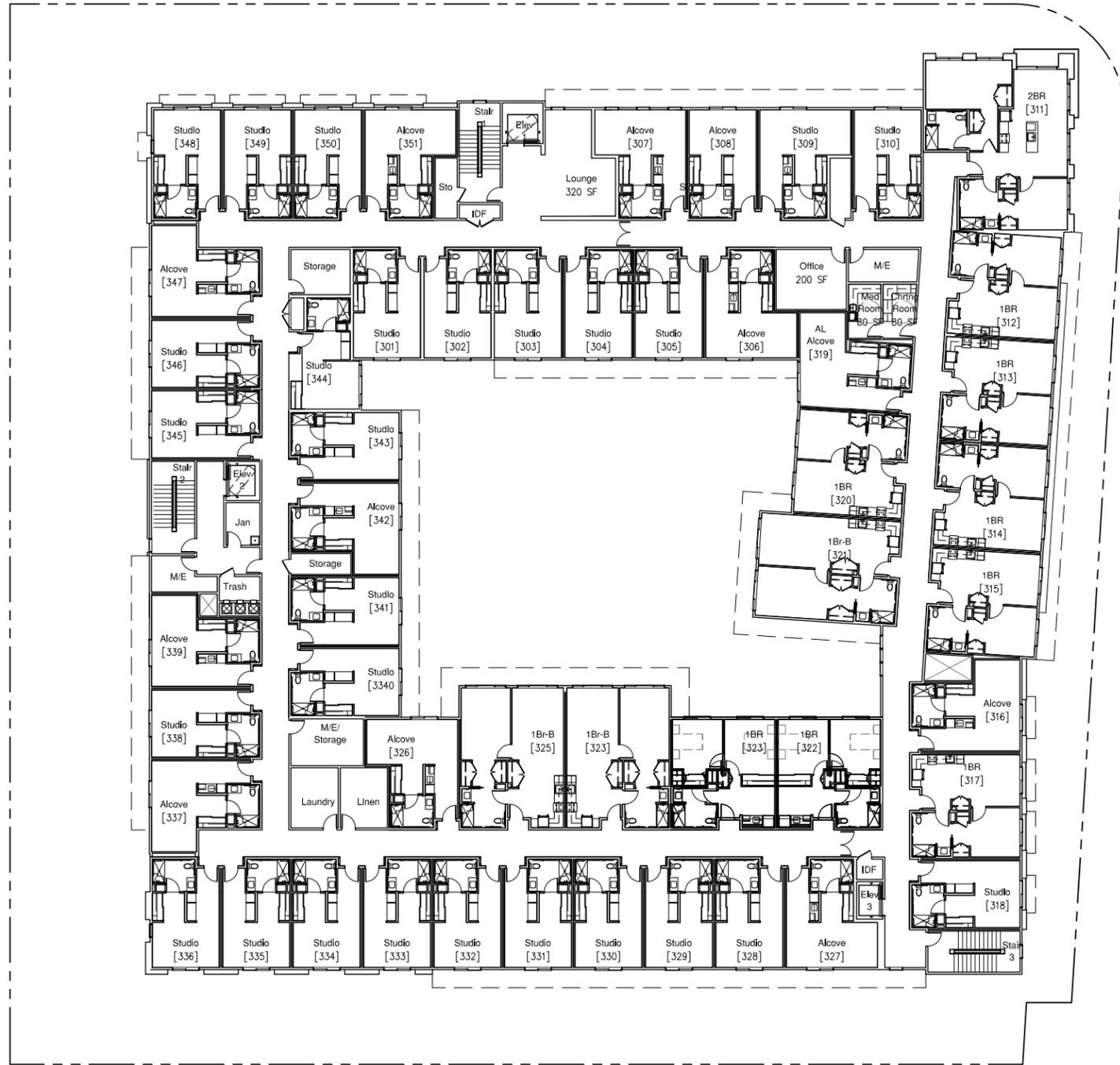
31200 Cedar Valley Drive,
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Second Floor Plan

Cedar Valley Senior Housing

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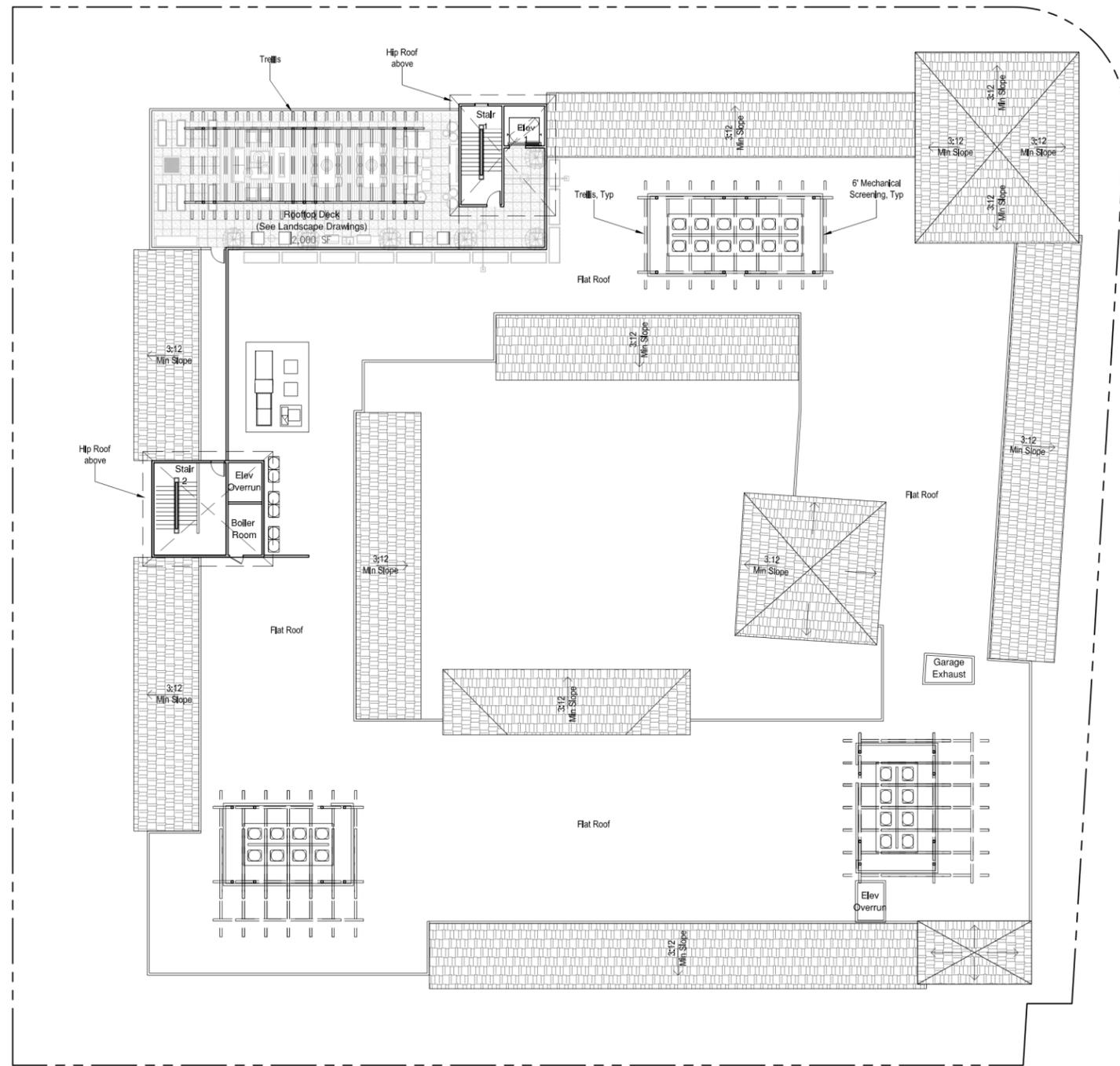


Third Floor Plan

Cedar Valley Senior Housing

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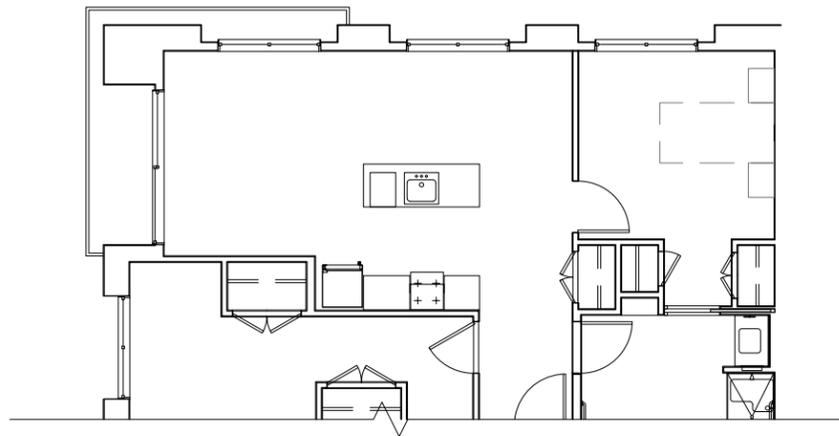




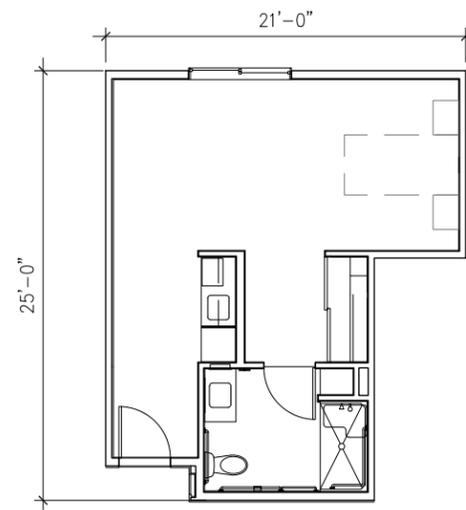
Roof Plan

Cedar Valley Senior Housing

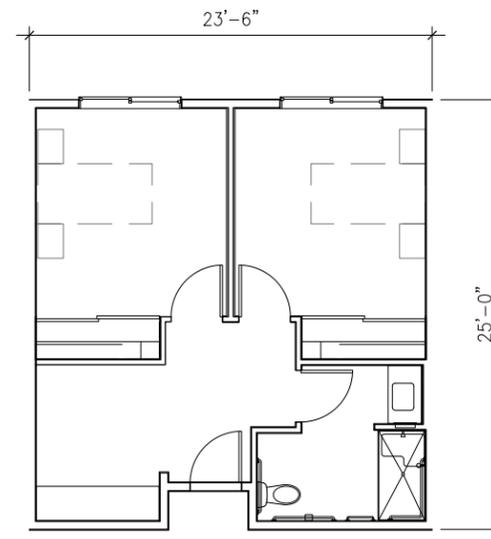
31200 Cedar Valley Drive,
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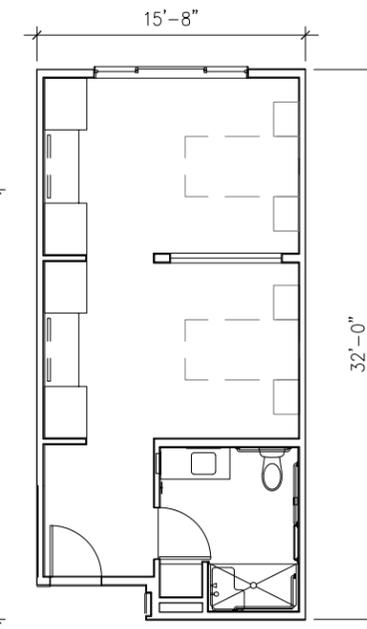
where occurs
in 3rd floor



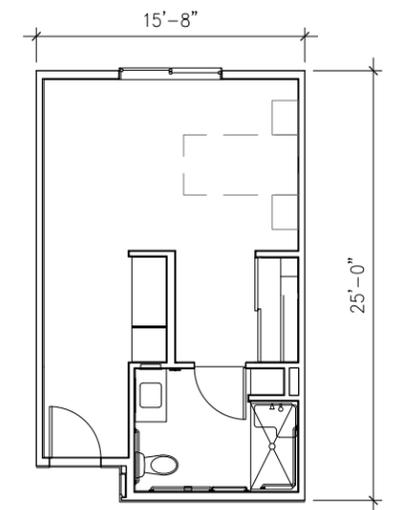
Alcove (A)
439 GSF



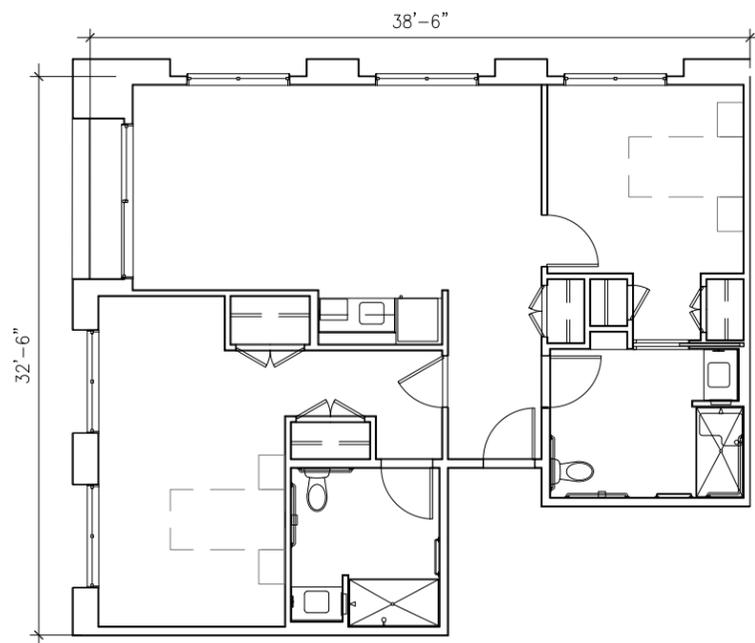
Shared Studio (S3)
577 GSF



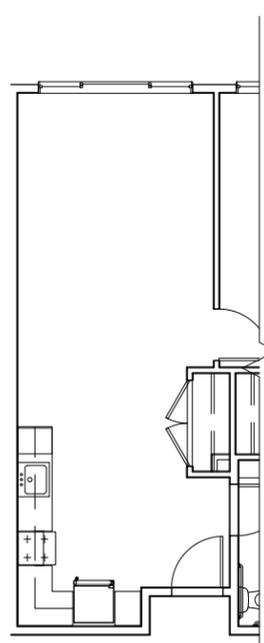
Shared Studio (S2)
491 GSF



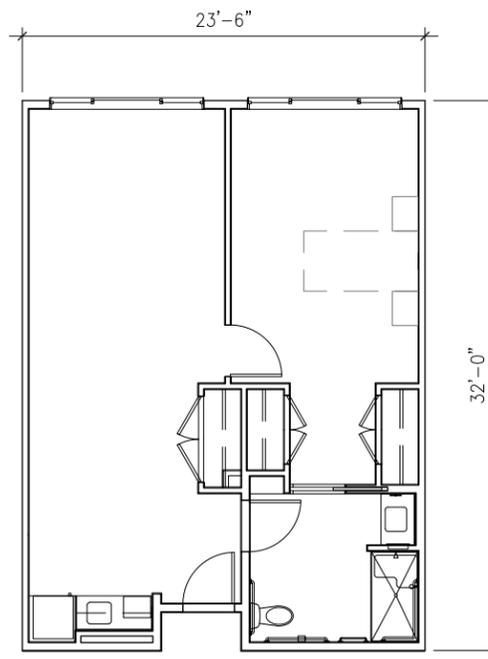
Studio (S)
381 GSF



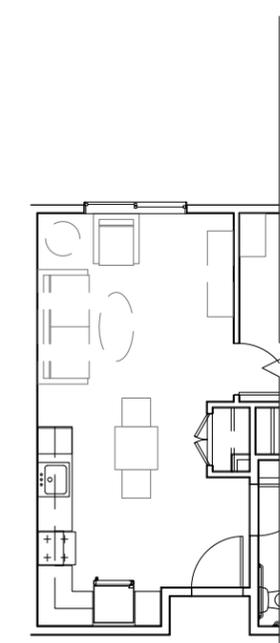
2 Bedroom (2BR)
1,077 GSF



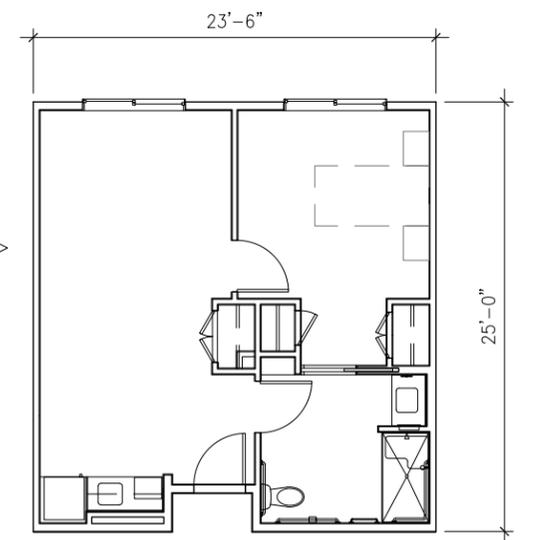
where occurs
in 3rd floor



1 Bedroom (1BR-B)
741 GSF



where occurs
in 3rd floor



1 Bedroom (1BR-A)
577 GSF

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Conceptual Unit Plans |
A7





North Elevation (Cedar Valley Drive)



East Elevation (Via Rocas)

Cedar Valley Senior Housing

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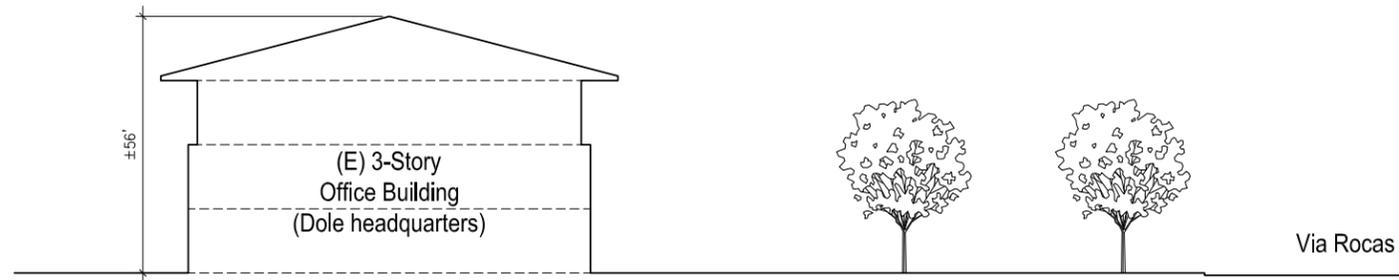
South Elevation



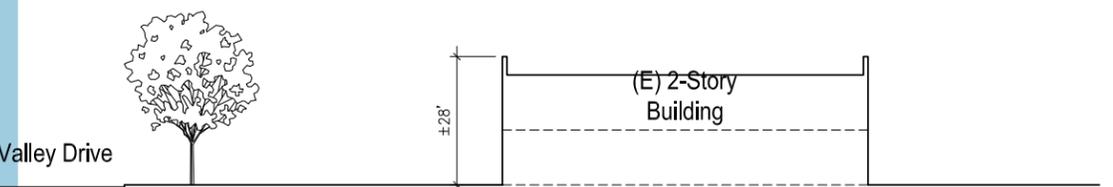
West Elevation

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North Elevation



East Elevation

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North East Perspective (Cedar Valley Drive)

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South East Perspective (Via Rocas)

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Entry / Drop-off (Cedar Valley Drive)

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View from Hilltop Park |
A14

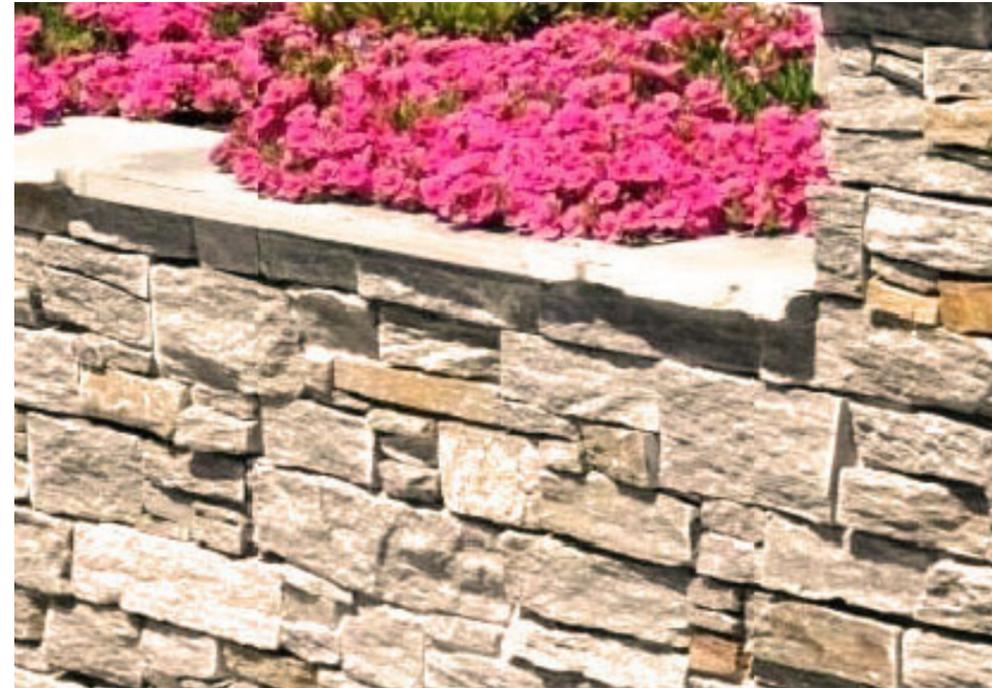
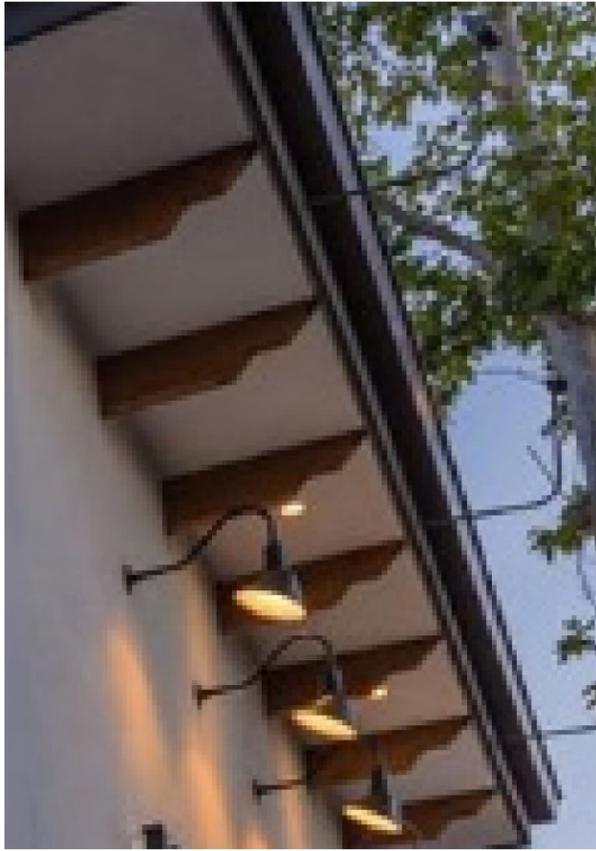


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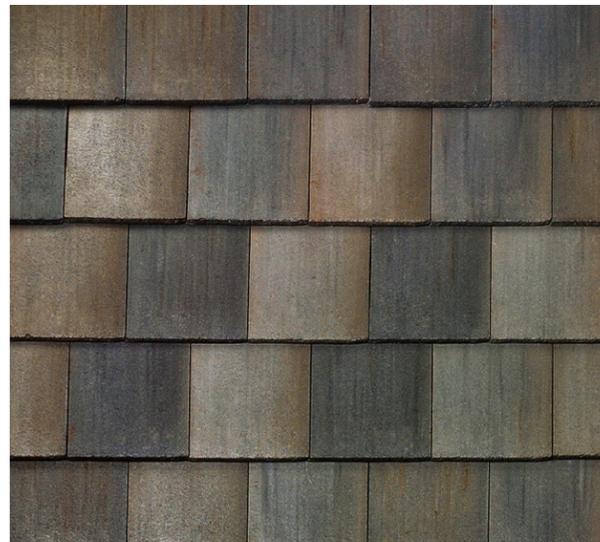
View from Hilltop - Zoomed In Park |
A15





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7. Concrete Slate Tile Roof
(Boral Saxony 900 Appalachian Blend)



Cementitious Board Lap Siding
Reference Image Only - see color below



1. Exterior Cement Plaster Color 1
(SW 7527 Nantucket Dune)



6. Cultured Stone Veneer
(El Dorado Stone - Limestone York)



5. Cementitious Board Siding
(SW 7523 Burnished Brandy)



4. Metal Railing
(SW 6989 Domino)



3. Exterior Cement Plaster
Color 2
(SW 6004 Mink)



2. Aluminum Storefront
Window Frames,
Vinyl Window Color, Sim
(Arcadia Standard
Medium Bronze)



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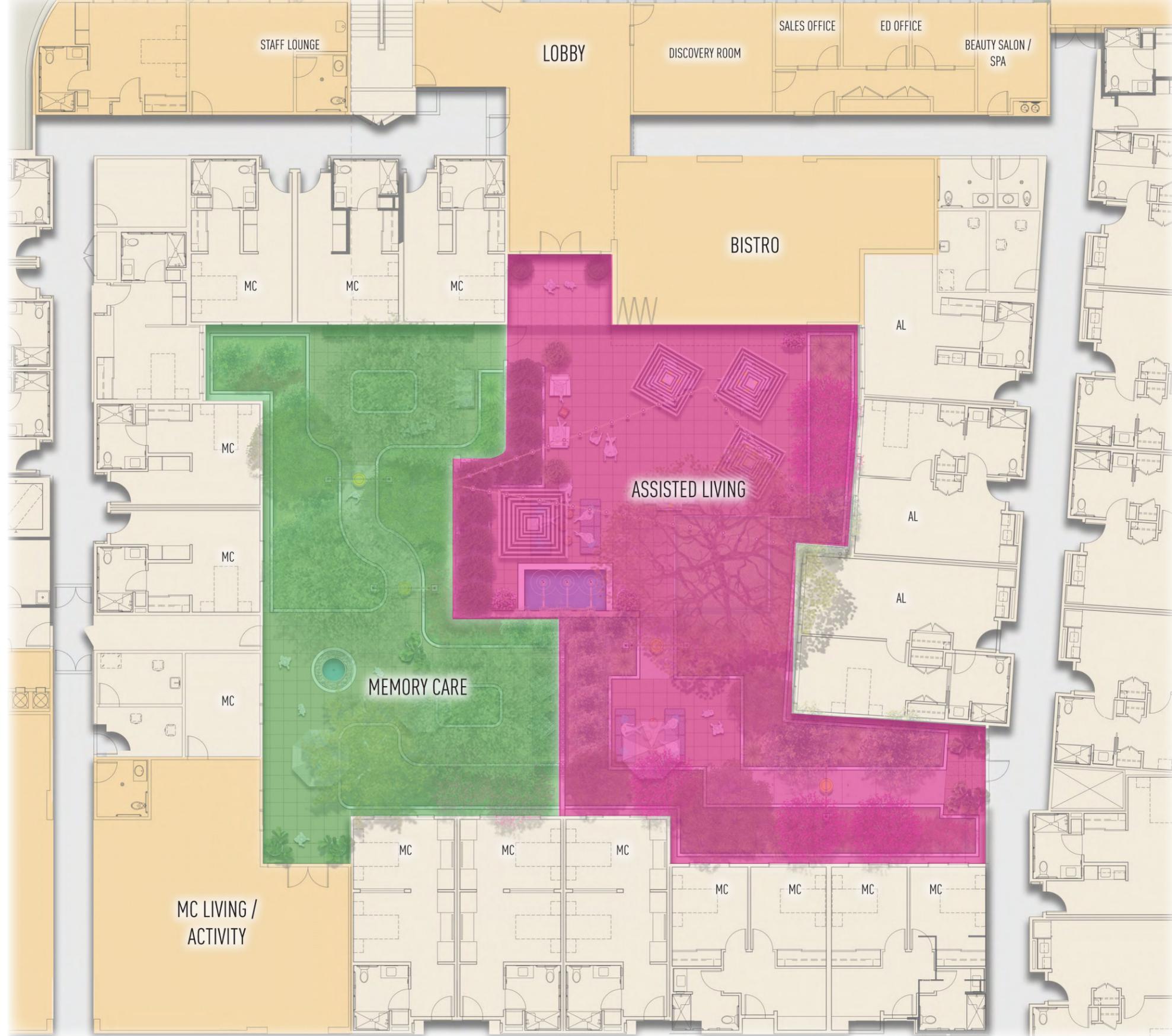


Westlake Village Senior Housing

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Conceptual Landscape Plan |
L1.1





Westlake Village Senior Housing

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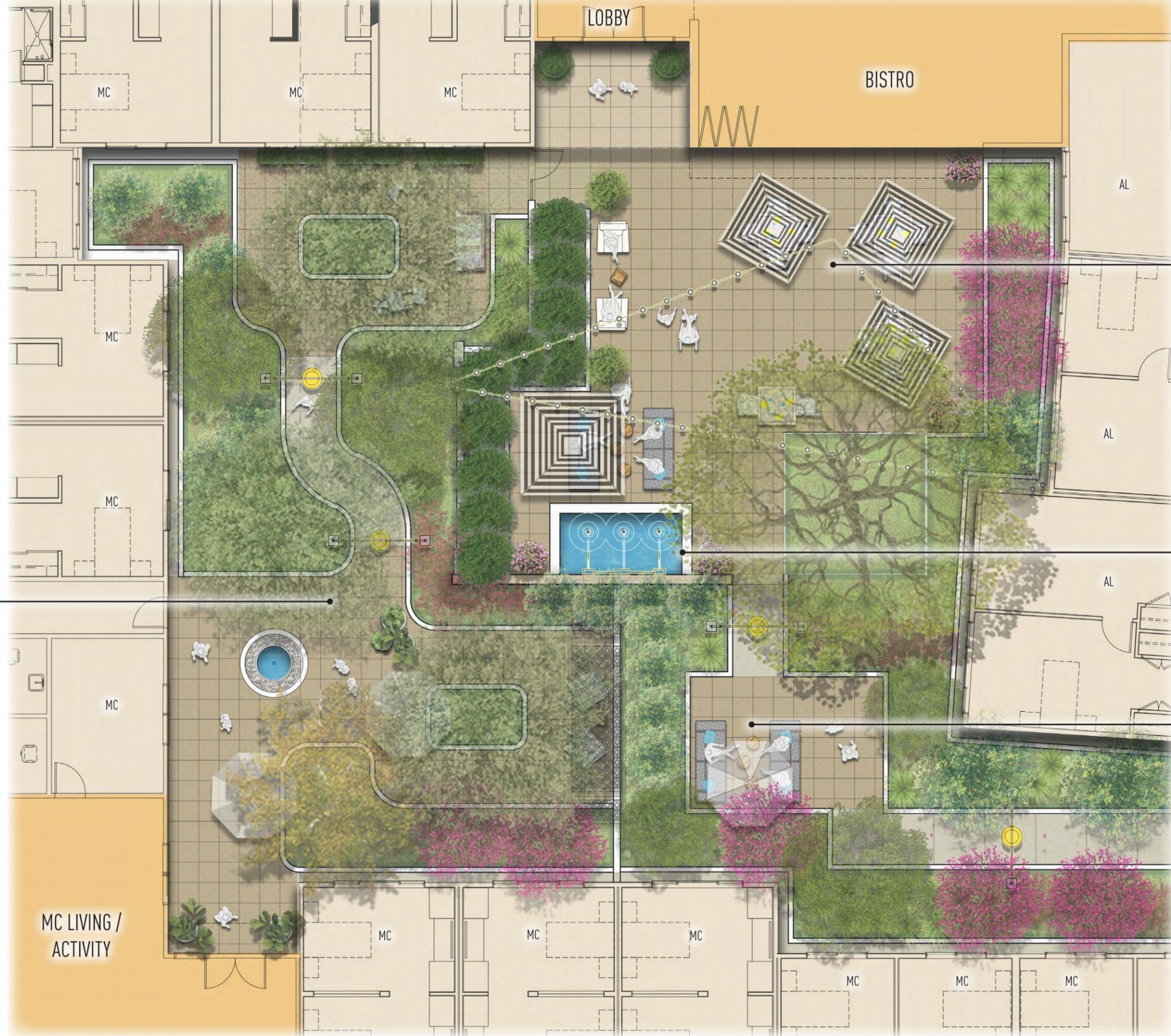
Courtyard Separation Exhibit |
L1.2





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- OUTDOOR DINING**
- tables with umbrellas
 - pottery
 - festival lights

- FOUNTAIN COURT**
- wall fountain - center line to courtyard doors
 - stone feature wall
 - garden art - bird houses
 - specimen tree - raised metal planter

- SEATING GARDEN**
- seating with umbrella
 - trellis with hanging lights

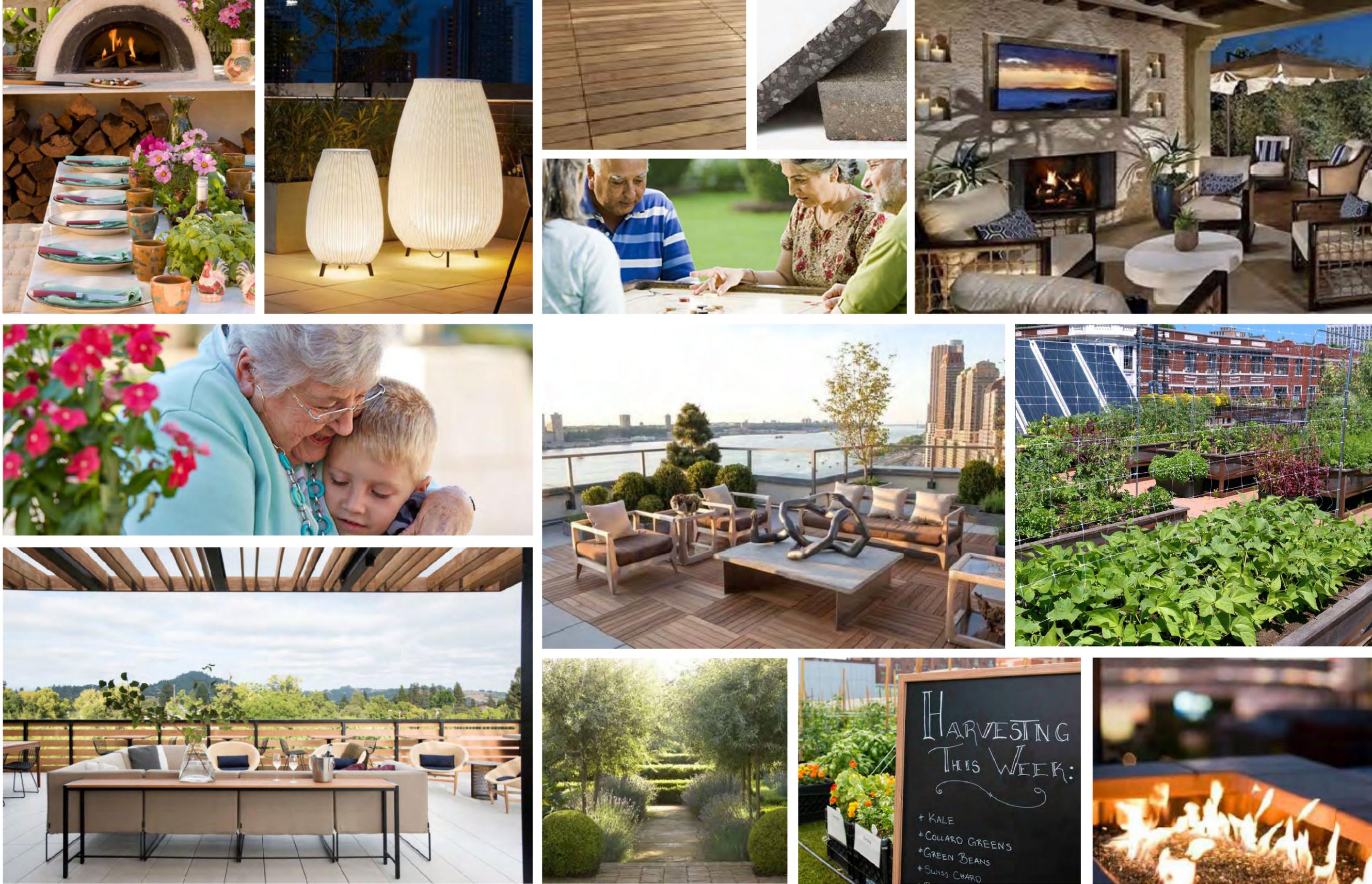
- MEMORY CARE GARDEN**
- circumambulatory strolling walk
 - bird bath
 - bird and butterfly friendly planting
 - shade trees
 - seating with umbrellas
 - trellises with hanging lights

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Courtyard Enlargement |
L1.4





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- FIRESIDE LOUNGE**
- trellis with hanging lights
 - fireplace
 - lounge seating

- ENTERTAINMENT TERRACE**
- outdoor tv/movies
 - lounge seating
 - pottery

- COMMUNITY GARDEN**
- water feature
 - vegetable planters to attract pollinators

- ENTRY**
- arbors with hanging lights
 - hedge row

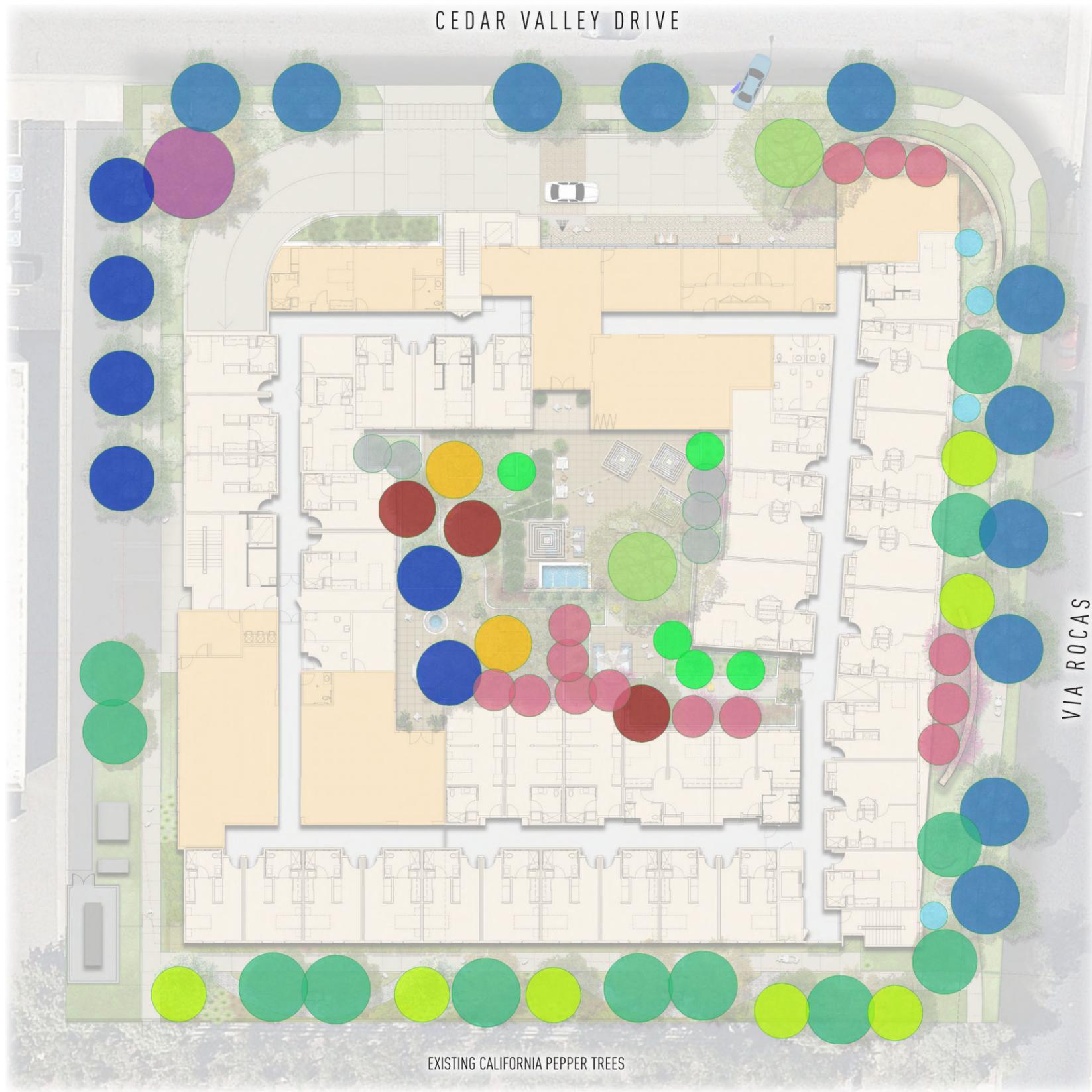
- DINING ROOM**
- bbq counter
 - communal tables
 - shade trellis

Westlake Village Senior Housing

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Rooftop Deck |
L1.6



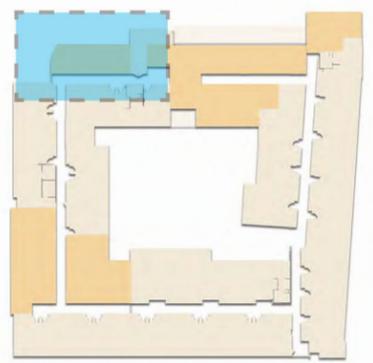


PROPOSED PLANT LIST

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

ALL PLANTS ARE CAP-IPC NON-INVASIVE and WUCOLS MEDIUM/LOW WATER CONSUMPTION (REGION 3 - SOUTH COASTAL) VARIETIES FOR THEIR PROPOSED GROWING CONDITIONS. THESE PLANTS ARE WATER CONSERVING and USED FOR THEIR DEEP ROOT SYSTEMS WHICH STABILIZES SOIL and MINIMIZES EROSION IMPACTS.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QUANTITY
TREES:					
●	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE Multi-Trunk	48" BOX	LOW	3
●	CALLISTEMON CITRINUS	WEeping BOTTLEBRUSH Tree form	36" BOX	LOW	4
●	CERCIS C. 'FOREST PANSY'	EASTERN REDBUD Multi-Trunk	36" BOX	LOW	12
●	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36" BOX	MODERATE	11
●	MAGNOLIA GRANDIFLORA 'LITTLE GEM'	LITTLE GEM MAGNOLIA Low Branching	48" BOX	MODERATE	5
●	MELALEUCA QUINQUENERVIA	BROAD-LEAVED PAPERBARK TREE	48" BOX	LOW	2
●	OLEA 'SWAN HILL'	FRUITLESS OLIVE Multi-Trunk	60" BOX	LOW	2
●	PINUS CANARIENSIS	CANARY ISLAND PINE	48" BOX	LOW	7
●	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	36" BOX	MODERATE	12
●	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE Multi-Trunk	60" BOX	MODERATE	1
●	PODOCARPUS E. 'ICEE BLUE'	ICEE BLUE PODOCARPUS	24" BOX	MODERATE	5
●	TRISTANIA CONFERTA	BRISBANE BOX	48" BOX	MODERATE	6



EXISTING CALIFORNIA PEPPER TREES

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SHRUBS - STREETSCAPE & GROUND LEVEL

LARGE SHRUBS: (INSTALL AT 3' O.C.)

AGAVE ATTENUATA 'RAY OF LIGHT'	FOXTAIL AGAVE	15 GAL.	LOW
ARMERIA MARITIMA	SEA THRIFT	1 GAL.	LOW
BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL.	LOW
CAREX SPECIES	SEDGE	1 GAL.	LOW
CARPENTERIA CALIFORNICA	BUSH ANEMONE	1 GAL.	LOW
DASYLIRION WHERLERII	DESERT SPOON	15 GAL.	LOW
DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILLY	1 GAL.	LOW
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL.	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	MODERATE
HESPERALOE PARVIFOLA 'YELLOW'	YELLOW YUCCA	5 GAL.	LOW
KNIFOPHIA OVARIA 'BLAZE'	TORCH LILY	5 GAL.	LOW
LAVENDER STOECHAS	SPANISH LAVENDER	5 GAL.	LOW
MAHONIA AQUIFOIUM	OREGON GRAPE	5 GAL.	MODERATE
MUHLENBERGIS SPECIES.	DEER GRASS	1 GAL.	LOW
PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	1 GAL.	MODERATE
PHORMIUM HYBRID	HYBRID FLAX	5 GAL.	MODERATE
PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	5 GAL.	LOW
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL.	LOW
RHUS OVATA	SUGAR BUSH	5 GAL.	LOW
ROSMARINUS PROSTRATUS	DWARF ROSEMARY	1 GAL.	LOW
TECOMA STANS	YELLOW BELLS	15 GAL.	LOW

SHRUBS - COMMON AREA LANDSCAPE

LARGE SHRUBS: (INSTALL AT MIN. 3' O.C.)

ARBUTUS UNEDO	STRAWBERRY TREE	15 GAL.	LOW
FURCRAEA 'MEDIOPICTA'	MAURITIUS HEMP	15 GAL.	LOW
LIGUSTRUM T. JAPONICUM	WAX LEAF PRIVET	5 GAL.	MODERATE
PHORMIUM HYBRID	HYBRID FLAX	5 GAL.	MODERATE
PHOTINIA X FRASERII	RED-TIPPED PHOTINIA	5 GAL.	MODERATE
TECOMA STANS	YELLOW BELLS	15 GAL.	LOW
TIBOUCHINA URVILLEANA	PRINCESS FLOWER	15 GAL.	MODERATE
WESTRINGIA FRUITICOSA	COAST ROSEMARY	5 GAL.	LOW

MEDIUM SHRUBS: (INSTALL AT MIN. 30" O.C.)

BOUGAINVILLEA SPECIES	BOUGAINVILLEA	5 GAL.	LOW
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	LOW
DIANELLA TASMANICA VARIEGATA	FLAX LILLY	5 GAL.	MODERATE
DIETES VEGETA	FORTNIGHT LILY	5 GAL.	LOW
FATSIA JAPONICA 'VARIEGATA'	VARIEGATED FATSIA	15 GAL.	MODERATE
GREVILLEA SPECIES	GREVILLEA	5 GAL.	LOW
PITTOSPORUM SPECIES	MOCK ORANGE	5 GAL.	MODERATE
PHILODENDRON XANADU	DWARF PHILODENDRON	5 GAL.	MODERATE
RAPHIOLEPIS INDICA SPECIES	INDIA HAWTHORN	5 GAL.	LOW
RAPHIOLEPIS UBELLATUM 'WHITE ENCHANTRESS'	YEDDA HAWTHORN	5 GAL.	LOW
STRELITZIA REGINAE	BIRD OF PARADISE	15 GAL.	MODERATE

SMALL SHRUBS: (INSTALL AT MIN. 24" O.C.)

ACACIA COGNATA 'COUSIN ITT'	RIVER WATTLE	5 GAL.	LOW
ASPARAGUS DENSIFLORA 'MEYER'	MEYERS ASPARAGUS	5 GAL.	MODERATE
CARISSA M. 'HORIZONTALIS'	NATAL PLUM	1 GAL.	LOW
CAREX SPECIES	SEDGE	1 GAL.	LOW
HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILIES	5 GAL.	MODERATE
MAHONIA 'SOFT CARESS'	'SOFT CARESS' MAHONIA	5 GAL.	MODERATE
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL.	LOW
ROSMARINUS O. PROSTRATUS	DWARF ROSEMARY	1 GAL.	LOW

SHREDDED WOOD MULCH:

MINIMUM 3" THICK LAYER SHREDDED WOOD MULCH IN ALL PLANTING AREAS

FOR TREE LEGEND SEE SHEET L1.7

IRRIGATION CONCEPT STATEMENT

IRRIGATION ZONES: IRRIGATION HYDRO-ZONES SHALL HAVE PLANTS GROUPED WITH SIMILAR WATERING REQUIREMENTS.
 DEPTH OF IRRIGATION LINES: ALL ON-GRADE LATERAL LINES SHALL BE BURIED TO A DEPTH OF 18" MIN. ALL ON-GRADE MAINLINES SHALL BE BURIED TO A DEPTH OF 24" MIN.
 BACKFLOW PREVENTER: BACKFLOW PREVENTER SHALL BE A REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER (FEBCO 825Y OR EQUAL) TYPE AS APPROVED BY WATER PURVEYOR and SCREENED WITH LANDSCAPING FROM PUBLIC VIEW.
 IRRIGATION EMITTERS: ALL SHRUB AREAS SHALL BE IRRIGATED USING DRIP TYPE IRRIGATION SYSTEM. ALL TREES SHALL BE IRRIGATED USING BUBBLER AND/OR DRIP IRRIGATION SYSTEM. ALL GROUND COVER AREAS SHALL BE IRRIGATED USING DRIP IRRIGATION SYSTEM.
 IRRIGATION CONTROLLER: CONTROLLER SHALL BE AUTOMATIC WITH MULTIPLE PROGRAMMING CAPABILITY. CONTROLLER TO BE REPROGRAMMED SEASONALLY TO MINIMIZE RUNOFF AND OVER WATERING. "SMART" CONTROLLER WEATHER TRACKING DEVICES SHALL BE UTILIZED TO CONTROL IRRIGATION CYCLES ACCORDING TO SPECIFIC IRRIGATION REQUIREMENTS.
 CLASS OF IRRIGATION PIPE: ALL MAINLINE SHALL BE CLASS 315 PVC. ALL LATERAL LINE SHALL BE CLASS 200 PVC.

THE IRRIGATION DESIGN SHALL COMPLY WITH THE CRITERIA OF CITY OF WESTLAKE VILLAGE WATER CONSERVATION POLICIES AND REQUIREMENTS INCLUDING BUT NOT LIMITED TO:

- PLANT MATERIALS SHALL BE SELECTED FOR ENERGY EFFICIENCY AND DROUGHT TOLERANCE; ADAPTABILITY AND RELATIONSHIP TO WESTLAKE VILLAGE ENVIRONMENT; COLOR, FORM AND PATTERN; ABILITY TO PROVIDE SHADE; SOIL RETENTION, FIRE RESISTIVENESS, ETC. THE OVERALL LANDSCAPE PLAN SHALL BE INTEGRATED WITH ALL ELEMENTS OF THE PROJECT, SUCH AS BUILDINGS, PARKING LOTS AND STREETS, TO ACHIEVE DESIRABLE MICRO-CLIMATE AND MINIMIZE ENERGY DEMAND AND WATER USE.
- WHERE SHRUBS OR LOW-LEVEL VEGETATION ARE USED, VEGETATIVE MATTER AT MATURITY SHALL COVER AT LEAST 75% OF ACTUAL PLANTED AREA.
- IRRIGATION SYSTEMS SHALL BE IN ACCORDANCE WITH THE CITY WATER EFFICIENT LANDSCAPE REQUIREMENTS AND THE ARBORICULTURAL STANDARDS AND SPECIFICATIONS ON FILE IN THE DEPARTMENT OF PUBLIC WORKS.

WATER CONSERVATION PRINCIPLES

PURPOSE: TO PROVIDE THE MAINTENANCE STAFF A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE RESIDENTS.
 CONCEPT: THE SYSTEM WILL UTILIZE DRIP AND BUBBLER IRRIGATION COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL. THE SYSTEM WILL BE CONTROLLED BY A "WEATHER TRAK" OR "SMART" CONTROLLER. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WATER RUNOFF, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN BUBBLER HEADS OR DRIP TUBING TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NON-FERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

SCREENING OF UTILITY EQUIPMENT:

ALL ABOVE-GROUND UTILITY EQUIPMENT WILL BE SCREENED FROM PUBLIC VIEW WITH A MINIMUM 3' WIDE PLANTING AREA. PROPOSED SCREEN SHRUB WILL BE 15 GALLON SIZE SPACED TO SCREEN 75% OF UTILITY AT THE TIME OF PLANTING.

EXISTING TREE NOTE:

NO EXISTING TREES ON SITE TO REMAIN.

LINE-OF-SIGHT NOTE:

SHRUBS TO BE MAINTAINED AT MAXIMUM 24" HIGH WITHIN LINE OF SIGHT AT STREET INTERSECTIONS.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.