

**LEED - C & S**

Project Name: Sierra Point Parcel 3

Rating System Version: LEED for Core & Shell Development version 2.0, July 2006

Date: 6/27/08

Y	M	N	Sustainable Sites	Responsible Party	Notes:
			Prerequisite 1 Construction Activity Pollution Prevention		Template & supporting documents complete. Credit submittal closed.
X			Credit 1 Site Selection		
X			Credit 2 Development Density		
X			Credit 3 Brownfield Redevelopment		Template & supporting documents complete. Credit submittal closed.
X			Credit 4.1 Alternative Transportation, Public Transportation Access		Alternative compliance option for shuttle system serving BART & CalTrans stations - Sierra Point Owners Association (SPOA) shuttle system to mass transit stations. Credit submittal closed.
X			Credit 4.2 Alternative Transportation, Bicycle Storage & Changing Rooms		For 8-story bldg, need 24 bike racks & 4 showers. Floor plans show 4 showers (A2.1, A2.20, etc.). Garage plans show bike racks (twice the required number of bike spaces). Template & supporting documents complete. Credit submittal closed.
X			Credit 4.3 Alternative Transportation, Low Emitting & Fuel Efficient Vehicles	Opus A/E	Based on final Phase I parking total, project must designate 5% preferred parking stalls for fuel-efficient vehicles. Final project design will determine if additional preferred stalls are desired, in addition to the carpool stalls designated for both LEED (SS-4.4) & City requirements. Defer to Construction Phase submittal.
X			Credit 4.4 Alternative Transportation, Parking Capacity		Current design includes 2-3 less stalls than required by code, as well as 5% dedicated to carpool stalls. Template & supporting documents complete. Credit submittal closed.
X			Credit 5.1 Reduced Site Disturbance, Restore Habitat		
X			Credit 5.2 Reduced Site Disturbance, Maximize Open Space		Template & supporting documents complete. Credit submittal closed.
X			Credit 6.1 Stormwater Management, Quantity Control		Project pursuing 'Stormwater Channel Protection' alternate compliance option. Credit may not be approved by USGBC since reduction not achievable, but attempt submittal to show protection of surrounding water bodies for drainage.
X			Credit 6.2 Stormwater Management, Quality Control		Pursuing alternative compliance approach for credit submittal. Credit may not be approved by USGBC since alternative compliance approach, but attempt submittal to show protection of surrounding water body & treatment.
X			Credit 7.1 Heat Island Effect, Site Surfaces		Current design includes 65% covered parking. Credit submittal closed.
X			Credit 7.2 Heat Island Effect, Roof Surfaces		Template & supporting documents complete. Credit submittal closed.
X			Credit 8 Light Pollution Reduction	Lighting Design Team	EE/Lighting Designer to review new v2.2 (C&S) lighting criteria and confirm final lighting design complies with the specified light pollution design criteria, as well as, the reduced lighting power densities for energy savings. Lighting from the garage, or other pedestrian walkway/BCDC Trail safety lighting features may impact credit requirements & prevent project from achieving point. Draft footcandle/photometric plan to be submitted for review. Defer credit submittal to Construction Phase & assign to Electrical D/B subcontractor.
X			Credit 9 Tenant Design & Construction Guidelines		Template & supporting documents complete. Credit submittal closed.
<b>8 4 3 15 Possible</b>					

Y	M	N	Water Efficiency	Responsible Party	Notes:
X			Credit 1.1 Water Efficient Landscaping, Reduce by 50%		Template & supporting documents complete. Credit submittal closed.
X			Credit 1.2 Water Efficient Landscaping, No Potable Use		
X			Credit 2 Innovative Wastewater Technologies		
X			Credit 3.1 Water Use Reduction, 20% Reduction	M/P Team	CB Engineers completed draft calculator. Revisions include additional cut sheets, plumbing fixture schedule and/or plumbing specifications to support template. Revise template for manufacturer/model/updated flow rates to achieve 40%+, minimum. (prelim calcs shows 45.8%) D/B Plumbing Contractor may complete final submittal for LEED Online, pending final revisions.
X			Credit 3.2 Water Use Reduction, Additional 10% Reduction (30% total)		
<b>3 0 2 5 Possible</b>					

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Y	M	N	Energy and Atmosphere	Responsible Party	Notes:
Y			Prerequisite 1 Fundamental Commissioning of the Building Energy Systems	Cx Agent	CB Engineers capable of completing the Cx scope of services. Draft specifications sent to Chikezie for review & assigned to LEED Online responsible party. Cx RFP and formal contract to be issued at project restart.
Y			Prerequisite 2 Minimum Energy Performance	M/P Team	CB Engineers completed draft LEED Online template. Complete Online template and references to EAc1 energy model for supporting documentation and submittal can be marked complete.
Y			Prerequisite 3 Fundamental Refrigerant Management	M/P Team	CB Engineers completed draft LEED Online template. Complete Online template & upload specs or cut sheets for refrigerant type called out in narrative (reference EAc4 uploaded cut sheet), and submittal can be marked complete.
X			Credit 1.1 Optimize Energy Performance, 10.5%	M/P Team & Energy Modeler	Current model confirms minimum 14% threshold achieved.
X			Credit 1.2 Optimize Energy Performance, 14%		
X			Credit 1.3 Optimize Energy Performance, 17.5%		
X			Credit 1.4 Optimize Energy Performance, 21%		
X			Credit 1.5 Optimize Energy Performance, 24.5%		
X			Credit 1.6 Optimize Energy Performance, 28%		
X			Credit 1.7 Optimize Energy Performance, 31.5%		CB Engineers completed draft LEED Online template. Complete Online template and references to EAc1 energy model for supporting documentation and submittal can be marked complete.
X			Credit 1.8 Optimize Energy Performance, 35%		
X			Credit 2.1 On-Site Renewable Energy, 1%		
X			Credit 3 Enhanced Commissioning	Cx Agent (CB Eng for Cx Design Review)	CB Engineers assigned to LEED Online. Although a Construction Phase submittal, CB Engineers Cx to complete and document the LEED Online Cx Design Review for final completion of project scope submittal during this period of the project. Cx RFP and formal contract for this level of services to be issued at project restart.
X			Credit 4 Enhanced Refrigerant Management	M/P Team	CB Engineers completed draft LEED Online template. Complete Online template, attach Mechanical Schedule (M0.2), reference cut sheets for refrigerant type called out in narrative, and submittal can be marked complete. Pending final revisions.
X			Credit 5.1 Measurement & Verification - Base Building	MEP Team (assigned to AF on LEED Online)	Building design planned to include EMS/BAS, however team to investigate level of metering for C&S loads (electric, gas, heat/cool, water, etc.) separate from Tenant space loads. Team must contract services for M&V Plan submittal to a responsible party for the LEED Online required submittal.
X			Credit 5.2 Measurement & Verification - Tenant Submetering		Building design planned to include EMS/BAS, however team to investigate level of tenant submetering capability. Tenant electric loads are not required to be separated for lighting, heating, power, etc., however design must be capable to expand for future tenant submetering needs. Future tenant lease space design may impact final design. Defer to Construction Phase submittal.
X			Credit 6 Green Power	Opus	Opus capable of purchasing a green power contract for 35% of C&S electric load. Consider cost for purchase of green power contract near project completion and purchase if desired. Construction Phase submittal, defer contract until TCO.
<b>4 3 7 14 Possible</b>					

Y	M	N	Materials and Resources	Responsible Party	Notes:
Y			Prerequisite 1 Storage & Collection of Recyclables		Template, narrative, dwgs designating recycling area (1st fir/dumpster area/loading dock/janitor's closet/breakroom/etc.), and Tenant Guideline section outlining owner/tenant recycling plan complete. Template & supporting documents complete. Credit submittal closed.
X			Credit 1.1-1.3 Building Reuse (3pts)		
X			Credit 2.1 Construction Waste Management, Salvage or Recycle 50% (75% for 2pts)	Opus Construction	Opus collaborated with S. San Fran Scavenger Co. to complete jobsite waste recycling program plan. CWM requirements are included in specification 01524. Higher 75% threshold targeted for onsite waste recycling management.
X			Credit 3 Resource Reuse, Specify 1% Reuse		
X			Credit 4.1 Recycled Content, Specify 10% Recycled Content (PC + 1/2 PI) (20% for 2pts)	Opus Construction	Specifications include submittal requirements for documenting product Recycled Content. Submittal forms included in Div. 1 specs.
X			Credit 5.1 & 5.2 Regional Materials, 10% Extracted, Processed & Manufactured Locally (20% for 2pts)	Opus Construction	Specifications include submittal requirements for documenting product Regional Harvesting & Manufacturing Location. Submittal forms included in Div. 1 specs. Higher threshold (20%) goal, but not accounting until 10% achieved in field.
X			Credit 6 Certified Wood	Opus A/E	Minimize wood scope where possible. Opus to investigate in final subcontractor buy-out, determine if credit is available at project restart or subcontractor buy-out.
<b>2 4 5 11 Possible</b>					

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Y	M	N	Indoor Environmental Quality	Responsible Party	Notes:
Y			Prerequisite 1 Minimum IAQ Performance	M/P Team	CB Engineers completed draft LEED Online template & supporting ventilation table. Complete Online template, reference ASHRAE 62 table called out in narrative, and submittal can be marked complete.
Y			Prerequisite 2 Environmental Tobacco Smoke (ETS) Control	Opus A/E	LEED Online template & smoking policy complete. Attach dwgs/site plans showing designated smoking areas. Credit point to be marked complete on LEED Online once submittal is complete.
X			Credit 1 Outdoor Air Delivery Monitoring	M/P Team	Draft template complete, revisions to narrative & add'l supporting documents like CO2 sensor cut sheets or Mech Dwgs, BAS with Outdoor Air Delivery monitoring highlighted, Controls Sequence specifications, etc. will be required for the final submittal. CB Eng. draft template uploaded for reference, but revisions still necessary for credit
X			Credit 2 Increase Ventilation		
X			Credit 3 Construction IAQ Management Plan, During Construction	Opus Construction	Confirmed minimum MERV 8 final filters or work operational filter, Opus Construction will implement IAQ Plan + photos during construction. Specifications include requirements for Construction Indoor Air Quality Management compliance.
X			Credit 4.1 Low-Emitting Materials, Adhesives	Opus Construction	Specifications include requirements for low-VOC products, LEED Submittal forms included in project contract documents for all trades.
X			Credit 4.2 Low-Emitting Materials, Paints (1 point for 2)		
X			Credit 4.3 Low-Emitting Materials, Carpet (2 points for 4)		
X			Credit 4.4 Low-Emitting Materials, Composite Wood & Agrifiber Products (3 points for 4)	Opus Construction	Minimum composite wood planned for design; pt will be included in project specifications; documentation priority to achieve pt. LEED submittal forms included in project contract documents for all trades.
X			Credit 5 Indoor Chemical and Pollutant Source Control	M/P Team & Opus A/E	CB Engineers completed draft filter & negative pressure (MERV 13 filters & Janitor's closets include exhaust fans) portion of LEED Online template (including cut sheet of final filter). Additional documentation to be uploaded includes Mech dwgs showing exhaust fans at final location for housekeeping & print rooms, entrymat dwgs & cut sheets, and full height walls or hard-lid at janitor's closet areas. CB Eng. draft template uploaded for reference, but revisions & additional attachments still necessary for credit point to be marked complete on LEED Online.
X			Credit 6 Controllability of Systems, Thermal Comfort		
X			Credit 7 Thermal Comfort, Design	M/P Team	Draft template complete, revisions include narrative & any add'l supporting documents (psychrometric chart, ASHRAE 55 design conditions for nearest station location, Control Sequence of Operations specs, etc.) CB Eng. draft template uploaded for reference, but revisions still necessary for credit point to be marked complete on LEED Online.
X			Credit 8.1 Daylight and Views, Daylight for 75% of Space		
X			Credit 8.2 Daylight and Views, Views for 90% of Space		Template & supporting documents complete. Credit submittal closed.
<b>8 0 3 11 Possible</b>					

Y	M	N	Innovation & Design Process	Responsible Party	Notes:
X			Credit 1.1 Innovation in Design, Green Housekeeping Plan		Green Housekeeping Plan (Appendix from Sustainable Tenant Guideline) Template & supporting documents complete. Credit submittal closed.
X			Credit 1.2 Innovation in Design, Exemplary Performance	M/P Team	Exceedance threshold for Water Use Reduction (40%+ savings for WEc3) Pending WEc3 final revisions for template & submittal completion.
X			Credit 1.3 Innovation in Design, Exemplary Performance (EAc6)	Opus	70% Green Power contract purchase (only applicable if EAc6 is pursued)
X			Credit 1.4 Innovation in Design, Educational Outreach Program	Team	Educational Outreach - green bldg signage program & sustainable bldg manual/pamphlet/kiosk/etc.
X			Credit 2 LEED™ Accredited Professional		C. France/consultant - Credit submittal closed.
<b>3 2 0 5 Possible</b>					

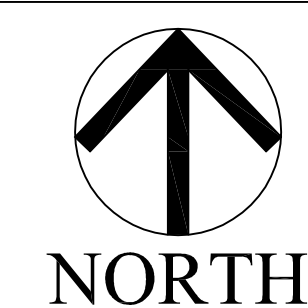
0 - 22	Insufficient
23 - 27	Certified
28 - 33	Silver
34 - 44	Gold
45 - 61	Platinum

Project Points		Maybe	
28		13	
Silver			

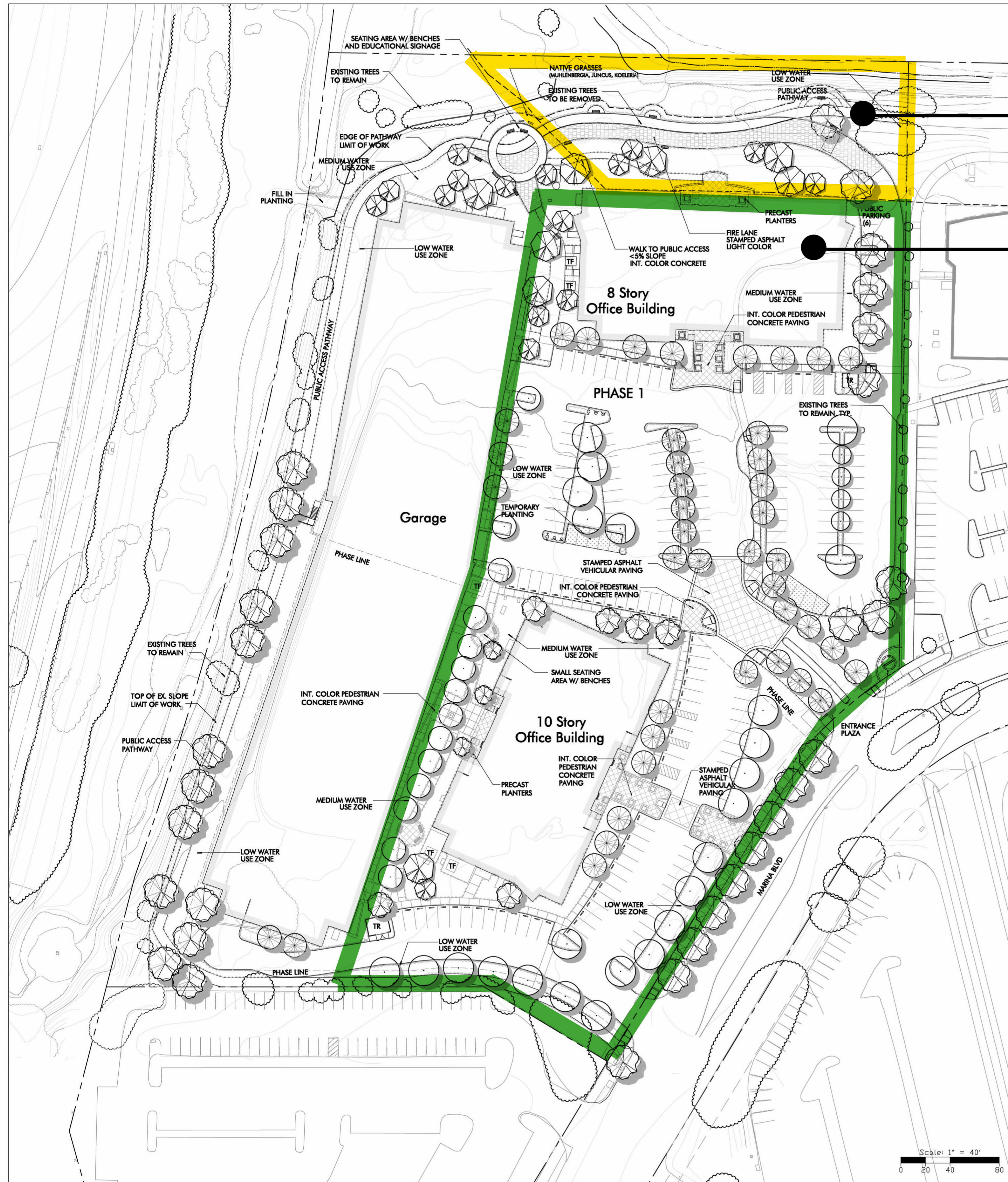
LEED REQUIREMENTS

THIS FACILITY WILL ACHIEVE SILVER LEED STATUS AT A MINIMUM OF 28 LEED-CS POINTS AS WELL AS MEET THE CITY OF BRISBANE PROPOSED GREEN BUILDING ORDINANCE. THE POTENTIAL FOR 28 POINTS IS PLANNED TO BE DESIGNED INTO THE BUILDING AND ITS SYSTEMS. MANDATORY LEED CRITERIA ARE CONTAINED WITHIN THE DESIGN AND REFLECTED WITHIN THE BIDDING DOCUMENTS WHILE OTHER CRITERIA ARE MANDATED BY THE OWNER. SEE THE REFERENCED SCORECARD FOR THE DESIGNED LEED POINTS. THE ACHIEVEMENT OF ADDITIONAL LEED-CS POINTS TO ACHIEVE THE NECESSARY SILVER CERTIFICATION LEVEL IS UP TO THE DISCRETION OF THE DESIGN-BUILD TEAM.

01/09/09  
09/21/07







TOTAL: 32,580 SF  
 LANDSCAPING: 10,510 SF  
 PATH: 2,690 SF  
 FIRE ROAD: 4,480 SF  
 UNDEVELOPED: 14,900 SF

TOTAL: 209,980 SF  
 LANDSCAPING: 49,400 SF

01/09/09  
 09/21/07



**PLANT PALETTE**

TREES								
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	HT. AT MATURITY	TOLERANCES	DEC/EV	WWCOLS
AES	CAL	* <i>Aesculus x carnea</i>	Red Horsechestnut		to 40'	D/W/S	DEC	M
ARB	MAR	* <i>Arbutus Marina</i>	Strawberry Tree		to 40'	D/W/S	EV	L
CER	CAN	* <i>Cercis occidentalis</i>	Western Redbud		10'-18'	D/S	DEC	VL
GOR	FLO	* <i>Cornus nuttallii</i> 'Starlight'	Flowering Dogwood		10'-18'	D/S	DEC	M
CRA	LAE	* <i>Crataegus lasvigata</i>	English Hawthorn		18'-25'	D/W/S	DEC	M
EUC	SPA	* <i>Eucalyptus spathulata</i>	Narrow-leaf Gumtree	multi	20'-30'	D/S	EV	L
LAU	SAR	* <i>Laurus n. 'Saratoga'</i>	Sweet Bay		20'-35'	D/W/S	EV	L
LOP	CON	* <i>Lophostemon confertus</i>	Brisbane box		30'-45'	D/S	EV	M
MAG	SOU	* <i>Magnolia s. 'Lilliputian'</i>	Saucer Magnolia	multi	to 25'	S	DEC	M
MEL	QUI	* <i>Melaleuca quinquenervia</i>	Cajuput Tree	multi	20'-40'	D/W/S	EV	L
MET	EXC	* <i>Metrosideros excelsus</i>	New Zealand Christmas Tree		to 30'	D/W/S	EV	L
MYO	LAE	* <i>Myoporum laetum</i>	NCN		to 30'	W/S	EV	L
PIN	ING	* <i>Pinus nigra</i>	Australian Black Pine		40'-60'	D/W/S	EV	M
PLA	ACE	* <i>Platanus x acerifolia</i>	London Plane Tree		40'-80'	D/W/S	DEC	L
PRU	CAR	* <i>Prunus caroliniana</i>	Carolina Cherry Laurel		20'-30'	D/W/S	EV	L
PYR	CAL	* <i>Pyrus c. 'Whitehouse'</i>	Flowering Pear		to 50'	D/W/S	DEC	M
SEO	SEM	* <i>Sequoia sempervirens</i>	Coast Redwood		70'-90'	D/W/S	EV	H
SOR	AUC	* <i>Sorbus aucuparia</i>	European Mountain Ash		to 20'-25'	D/W/S	EV	M
UMB	CAL	* <i>Umbellularia californica</i>	California Bay		to 20'-25'	D/W/S	EV	M

\* 24" Box Standard Unless Noted Otherwise on Plans

SHRUBS								
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	HT. AT MATURITY	TOLERANCES	DEC/EV	WWCOLS
1	5 gal	<i>Abelia Edward Goucher</i>	Glossy Abelia	36" O.C.	3'-5'	D/W/S	Semi EV	M
2	5 gal	<i>Acacia longifolia</i>	Sydney Golden Wattle	72" O.C.	to 20'	D/W/S	EV	L
3	1 gal	<i>Acanthus mollis</i>	Bears Breech	30" O.C.	4'-5'	D	DEC	M
4	5 gal	<i>Agapanthus orientalis</i>	Lily of the Nile	24" O.C.	4'-5'	D/S	EV	M
5	5 gal	<i>Abutilon hybrid 'Moonchimes'</i>	Chinese Bellflower	42" O.C.	8'-10'	D/S	EV	M
6	5 gal	<i>Atriplex canescens</i>	Four-wing Saltbush	42" O.C.	3'-6'	D/W/S	EV	VL
7	5 gal	<i>Buxus m. j. 'Green Beauty'</i>	Japanese Boxwood	24" O.C.	to 8'	D/S	EV	M
8	5 gal	<i>Ceanothus 'Julia Phelps'</i>	Wild Lilac	48" O.C.	4'-7'	D/W/S	EV	L
9	5 gal	<i>Cistus salvifolius</i>	Sageleaf Rockrose	48" O.C.	to 2'	D/W/S	EV	L
10	5 gal	<i>Coprosma repens</i>	Mirror Plant	48" O.C.	to 10'	D/W/S	EV	M
11	5 gal	<i>Cotoneaster lacteus</i>	NCN	72" O.C.	to 8'	D/W/S	EV	L
12	5 gal	<i>Clivia miniata</i>	Kaffir Lily	15" O.C.	to 2'	-	EV	M
13	1 gal	<i>Crocasmia h. 'Lucifer'</i>	Montbretia	18" O.C.	to 4'	-	EV	L
14	15 gal	<i>Dicksonia antarctica</i>	Tasmanian Tree Fern	72" O.C.	to 15'	D/S	Semi EV	H
15	5 gal	<i>Dietes vegeta</i>	Fortnight Lily	30" O.C.	to 3'	-	EV	L
16	1 gal	<i>Echium frutescens</i>	Pride of Madeira	72" O.C.	5'-6'	D/W/S	DEC	L
17	5 gal	<i>Escalonia r. 'C. F. Bell'</i>	Escalonia	30" O.C.	5'-6'	D/W/S	EV	M
18	5 gal	<i>Euphorbia c. 'Wulfenii'</i>	Euphorbia	30" O.C.	to 4'	D/S	EV	L
19	5 gal	<i>Fejoa sellowiana</i>	Pineapple guava	48" O.C.	18'-25'	D/S	EV	L
20	5 gal	<i>Griselinia littoralis</i>	Griselinia	42" O.C.	to 10'	D/W	EV	M
21	5 gal	<i>Hebe 'Laka'</i>	NCN	30" O.C.	to 3'	D/S	EV	M
22	1 gal	<i>Hemerocallis hybrids</i>	Evergreen Day Lily	18" O.C.	2'-4'	D/S	EV	M
23	1 gal	<i>Juncus patens</i>	Wire Grass	42" O.C.	2'	-	EV	?
24	1 gal	<i>Koeleria macrantha</i>	Junegrass	24" O.C.	1'	-	DEC	?
25	5 gal	<i>Lavatera assurgentiflora</i>	Lavatera	48" O.C.	5'-10'	D/S	EV	L
26	1 gal	<i>Leonotis leonurus</i>	Lions Tail	48" O.C.	4'-6'	D/W/S	EV	L
27	15 gal	<i>Ligustrum j. 'Texanum'</i>	Japanese Privet	30" O.C.	8'-10'	W/S	EV	M
28	5 gal	<i>Meibomia neophila</i>	Pink Meibomia	72" O.C.	15'-20'	D/W/S	EV	L
29	1 gal	<i>Miscanthus transmarionensis</i>	Evergreen Miscanthus	42" O.C.	3'-4'	D/W/S	EV	?
30	1 gal	<i>Muhlenbergia rigens</i>	Deer Grass	42" O.C.	3'	-	DEC	L
31	5 gal	<i>Nephrolepis cordifolia</i>	Southern Sword Fern	24" O.C.	2'-3'	D/S	Semi EV	M
32	5 gal	<i>Phormium Variegatum</i>	New Zealand Flax	36" O.C.	6'-8'	D/W/S	EV	L
33	5 gal	<i>Pittosporum tobira</i>	Tobira	36" O.C.	6'-15'	D/W/S	EV	L
34	5 gal	<i>Pittosporum L. 'Variegata'</i>	Variegated Pittosporum	30" O.C.	2'-3'	D/W/S	EV	L
35	5 gal	<i>Pittosporum L. 'Wheeler's Dwarf'</i>	Wheeler's Dwarf Pittosporum	24" O.C.	2'-3'	D/W/S	EV	M
36	15 gal	<i>Prunus c. 'Compacta'</i>	Carolina Cherry Laurel	72" O.C.	10'-12'	D/W/S	EV	L
37	15 gal	<i>Prunus laurocerasus</i>	English Laurel	72" O.C.	15'-30'	D/S	EV	M
38	5 gal	<i>Rhamnus californica</i>	Coffeeberry	48" O.C.	40'-50'	D/W/S	EV	L
39	5 gal	<i>Rhaphiolepis indica 'Clara'</i>	India Hawthorn	24" O.C.	3'-5'	D/W/S	EV	L
40	5 gal	<i>Rosa rugosa</i>	Romanas Rose	48" O.C.	3'-6'	D/W/S	DEC	M
41	5 gal	<i>Rosmarinus o. 'Blue Spires'</i>	Upright Rosemary	36" O.C.	5'-6'	D/W/S	EV	L
42	1 gal	<i>Stipa gigantea</i>	Giant Feather Grass	24" O.C.	to 6'	D/W/S	EV	?
43	1 gal	<i>Teucrium chamaedrys</i>	Germander	18" O.C.	to 1'	D/W/S	EV	L
44	5 gal	<i>Tibouchina urvilleana</i>	Princess Flower	72" O.C.	5'-18'	D/W/S	EV	M
45	5 gal	<i>Westringia fruticosa</i>	Coast Rosemary	30" O.C.	3'-6'	D/W/S	EV	L

GROUNDCOVERS								
KEY	SIZE	BOTANICAL NAME	COMMON NAME	SPACING	HT. AT MATURITY	TOLERANCES	DEC/EV	WWCOLS
BC	1 gal	<i>Bergenia crassifolia</i>	Winter-blooming Bergenia	15" O.C.	to 1'	-	EV	M
CG	1 gal	<i>Ceanothus g. 'Yankee Point'</i>	NCN	36" O.C.	0.2'-1'	D/W/S	EV	L
CM	1 gal	<i>Convolvulus mauritanicus</i>	Ground Morning Glory	30" O.C.	1'-2'	D/S	EV	L
CK	1 gal	<i>Coprosma kirkii</i>	Creeping Coprosma	30" O.C.	1'-3'	D/W/S	EV	L
CS	1 gal	<i>Cotoneaster s. 'Emerald Carpet'</i>	Willowleaf Cotoneaster	36" O.C.	12'-15'	D/W/S	Semi EV	M
FC	1 gal	<i>Fragaria chiloensis</i>	Wild Strawberry	12" O.C.	4"-8"	D/W/S	EV	M
JP	1 gal	<i>Juniperus p. 'Nana'</i>	NCN	36" O.C.	to 1'	D/W/S	EV	L
LM	1 gal	<i>Liriope m. 'Maletta'</i>	Lily Turf	12" O.C.	6"-12"	D	EV	M
MP	1 gal	<i>Myoporum 'Pacificum'</i>	NCN	48" O.C.	3'-6"	D/W/S	EV	L
RC	1 gal	<i>Rubus calycynoides</i>	Bramble	24" O.C.	to 1'	D/W/S	EV	M
SD	1 gal	<i>Satureja douglasii</i>	Yerba Buena	30" O.C.	to 6"	D/W/S	EV	?
TJ	1 gal	<i>Trachelospermum jasminoides</i>	Star Jasmine	18" O.C.	to 2'	-	EV	M
VM	1 gal	<i>Vinca minor</i>	Dwarf Periwinkle	18" O.C.	4"-6"	S	EV	M

VINES								
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	HT. AT MATURITY	TOLERANCES	DEC/EV	WWCOLS
CG	1 gal	<i>Clematis m. 'Grandiflora'</i>	Anemone Clematis		20'-30'	-	DEC	M
DR	1 gal	<i>Distictis 'River'</i>	Royal Trumpet Vine		20'-30'	-	EV	M
FP	1 gal	<i>Ficus pumila</i>	Creeping Fig		15'-20'	-	EV	M
JP	1 gal	<i>Jasminum polyanthum</i>	Pink Jasmine		to 20'	-	EV	M
PT	1 gal	<i>Parthenocissus tricuspidata</i>	Boston Ivy		30'-50'	D/S	Semi EV	M

**NOTES:**

PLANT TOLERANCES KEY:  
 D Drought Tolerant  
 W Wind Tolerant  
 S Bad Soil Conditions Tolerant  
 - Not Tolerant to any above  
 Will Be Used in Limited Quantities.

TOTAL AREA TO BE IRRIGATED:  
 Phase 1 Low = 33,891 s.f.  
 Phase 1 Med = 22,062 s.f.  
 Phase 2 Low = 11,601 s.f.  
 Phase 2 Med = 16,605 s.f.  
 Total Site = 84,159 s.f.

IRRIGATION SYSTEM:  
 The irrigation system will be designed to operate efficiently utilizing low application rate sprinklers and/or drip emitters. Irrigation zones will be separated to account for differing plant water requirements, root depths and sun/shade exposures.



01/09/09  
 12/05/08  
 09/21/07





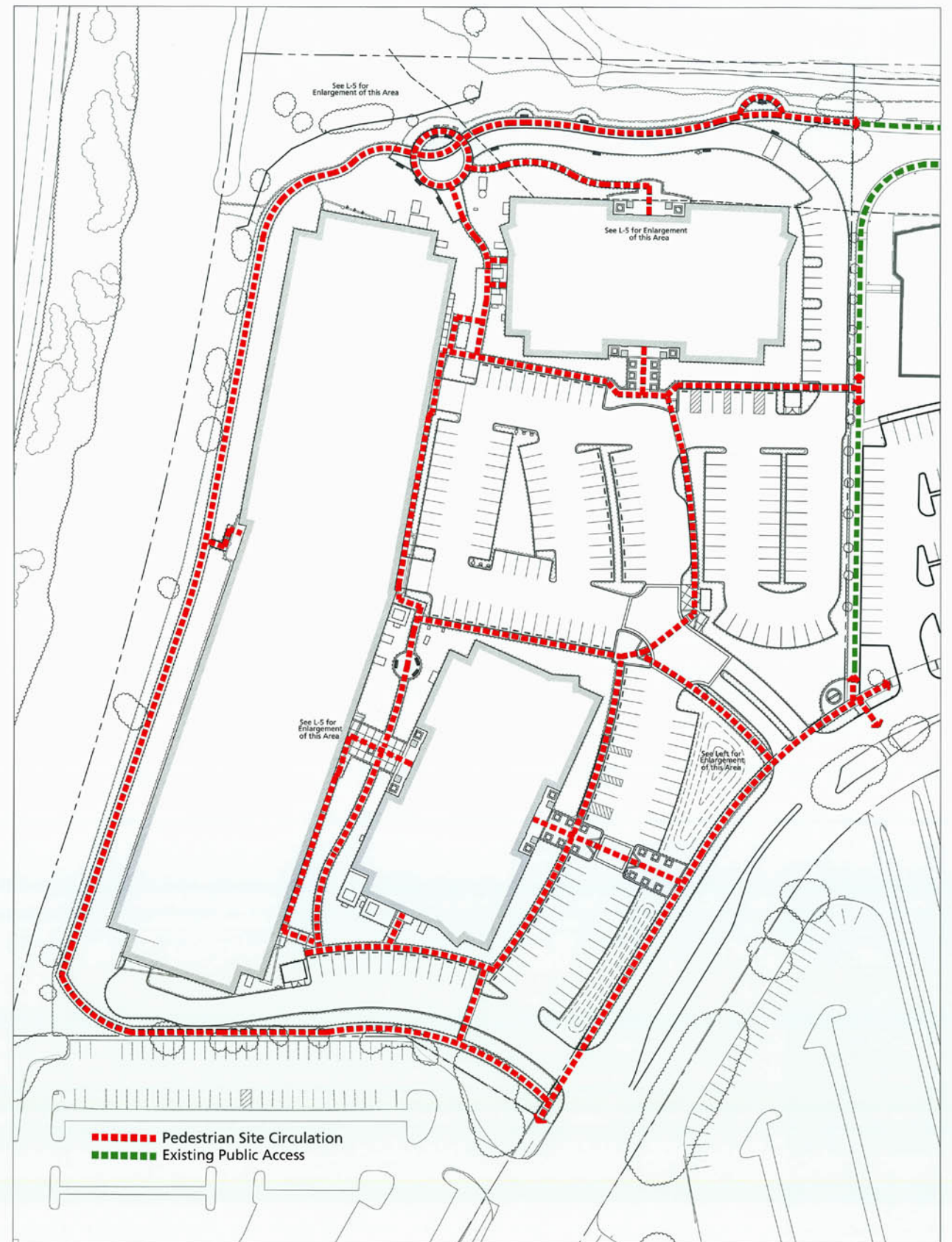
SECTION THROUGH MOUNDING

Scale 1/16" = 1'-0"



MOUNDING ALONG MARINA BLVD

Scale 1/16" = 1'-0"



SITE CIRCULATION

Scale 1" = 40'

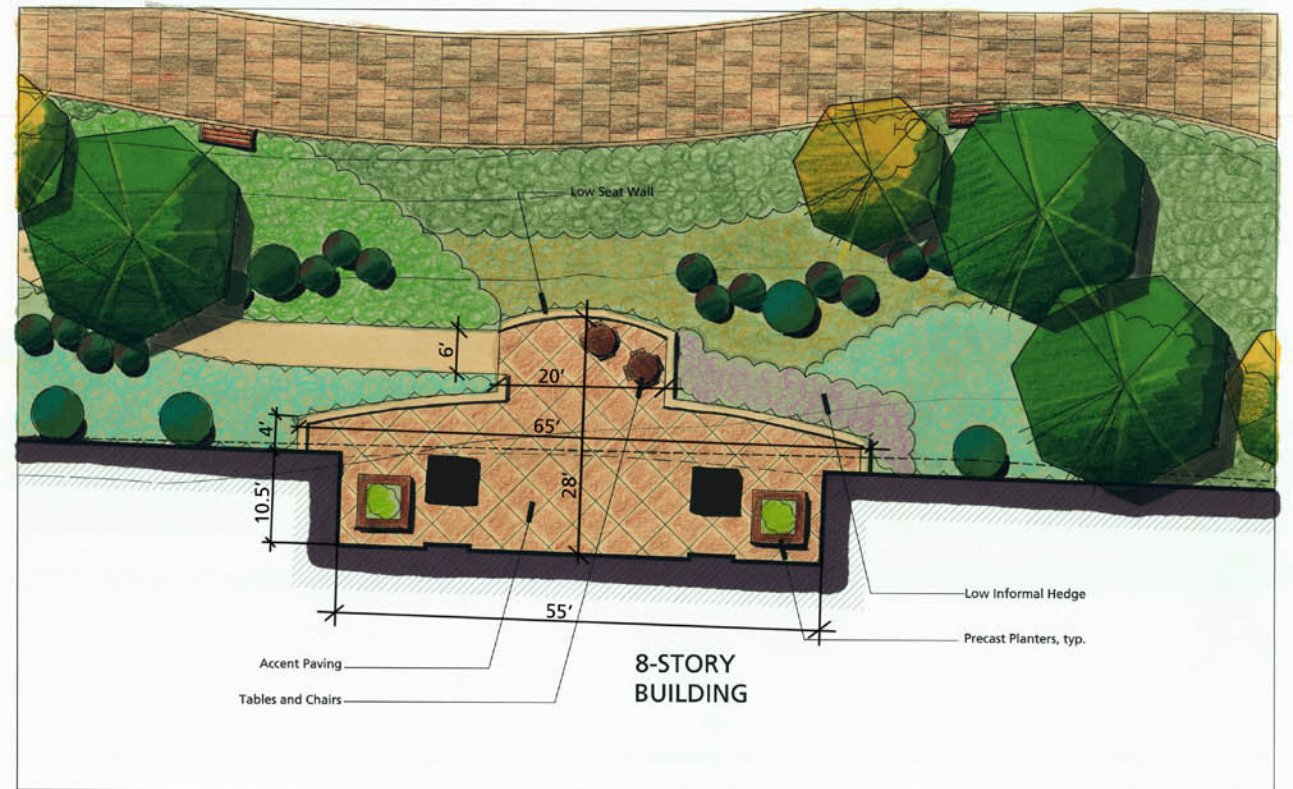
01/09/09  
12/05/08  
09/21/07





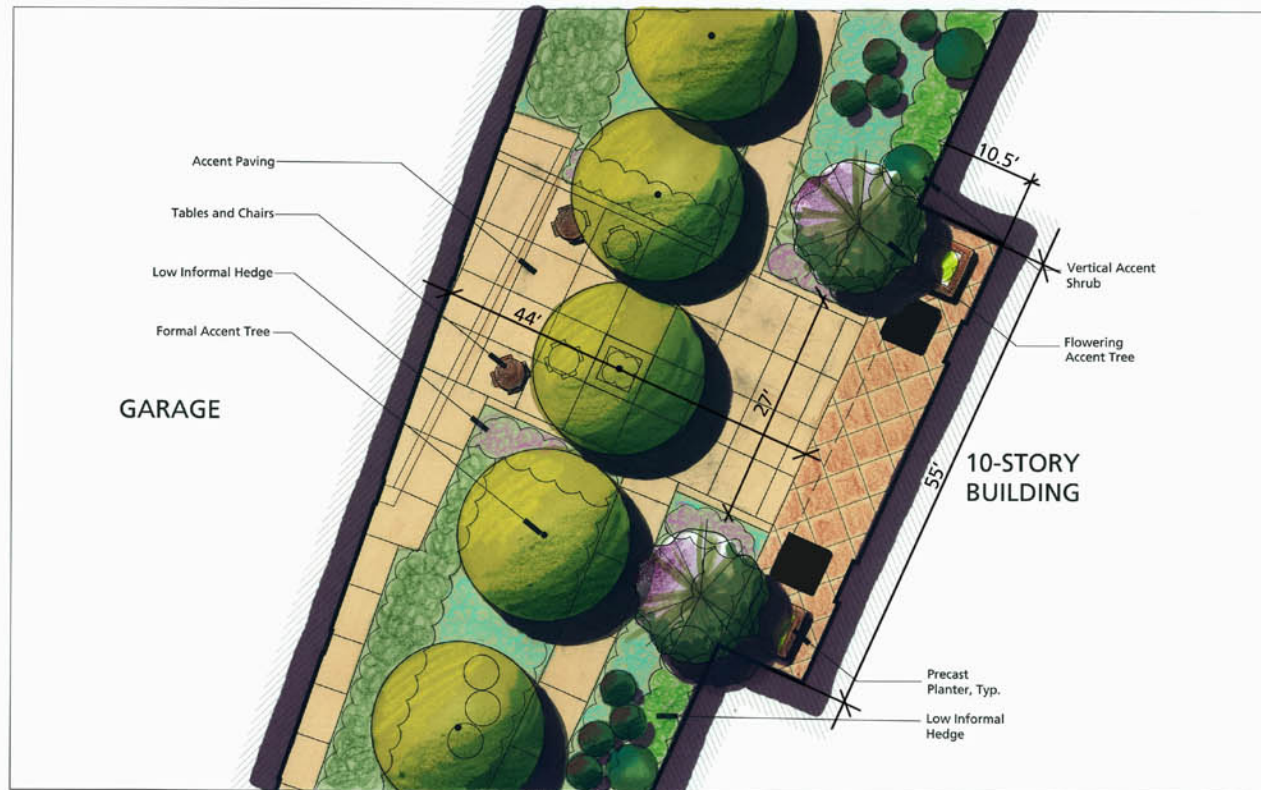
NORTH WEST SITE AREA

Scale 1/16" = 1'-0"



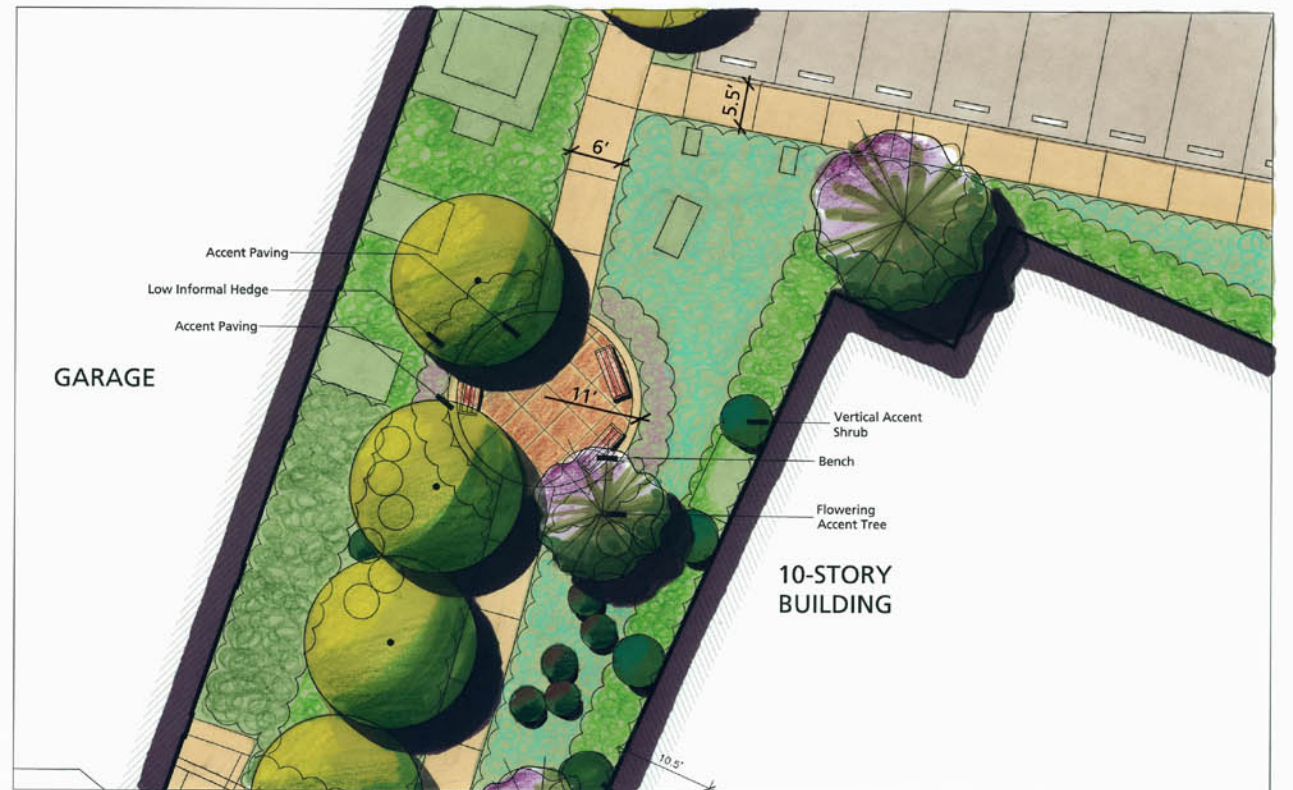
PLAZA BEHIND 8-STORY BLDG

Scale 1/8" = 1'-0"



PLAZA BETWEEN GARAGE AND 10-STORY BLDG

Scale 1/8" = 1'-0"

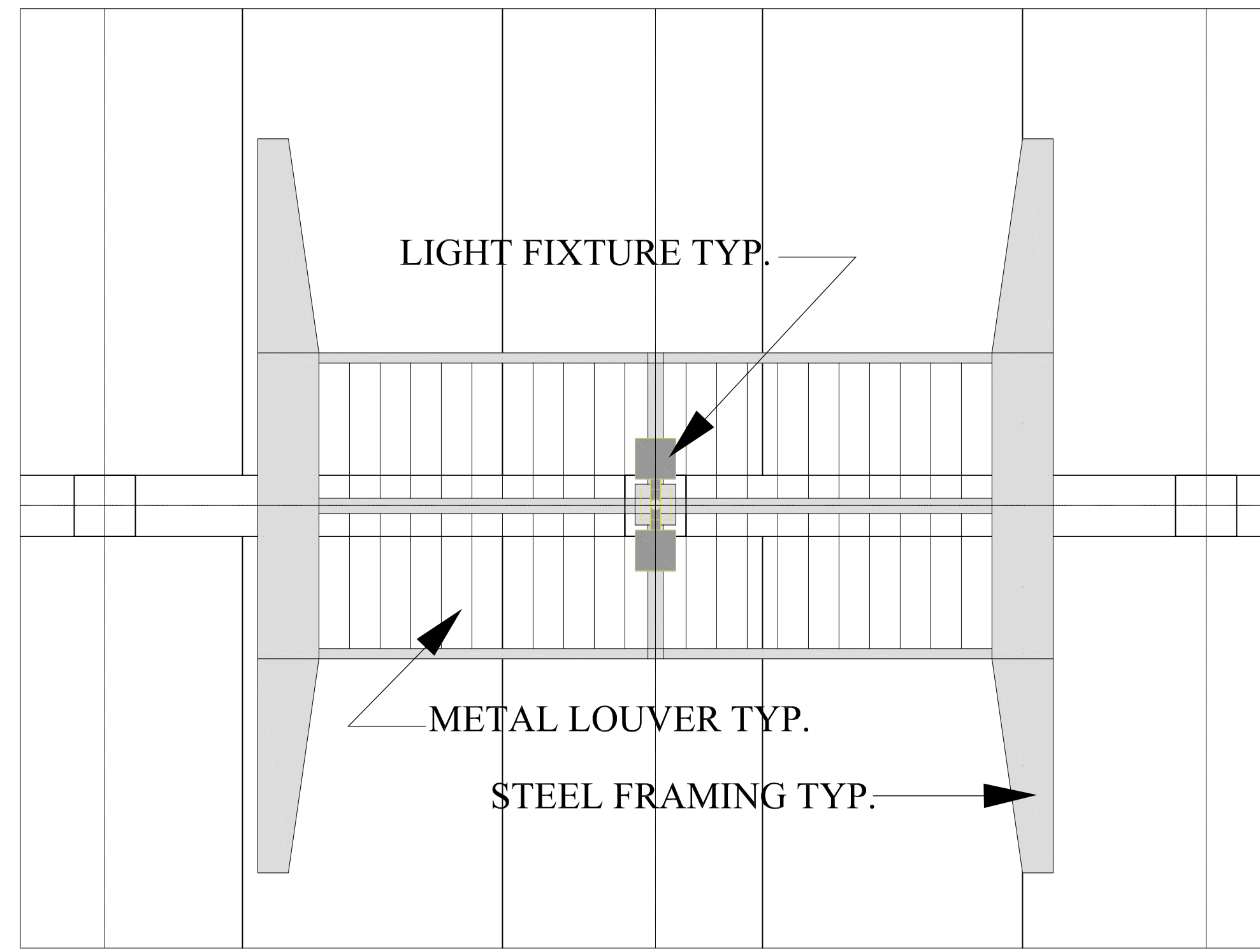


SEATING AREA BEHIND 10-STORY BLDG

Scale 1/8" = 1'-0"

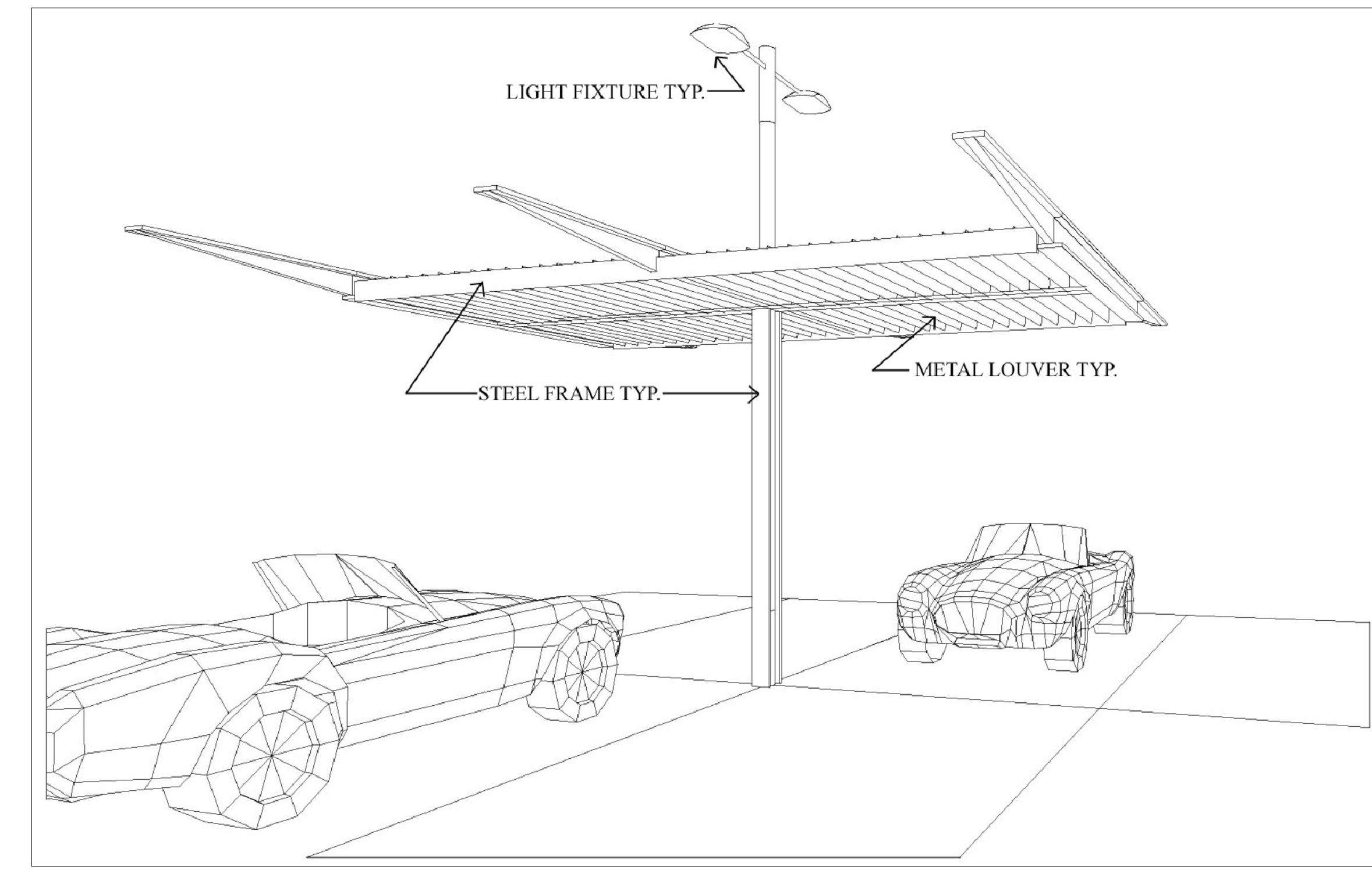
01/09/09  
12/05/08  
09/21/07



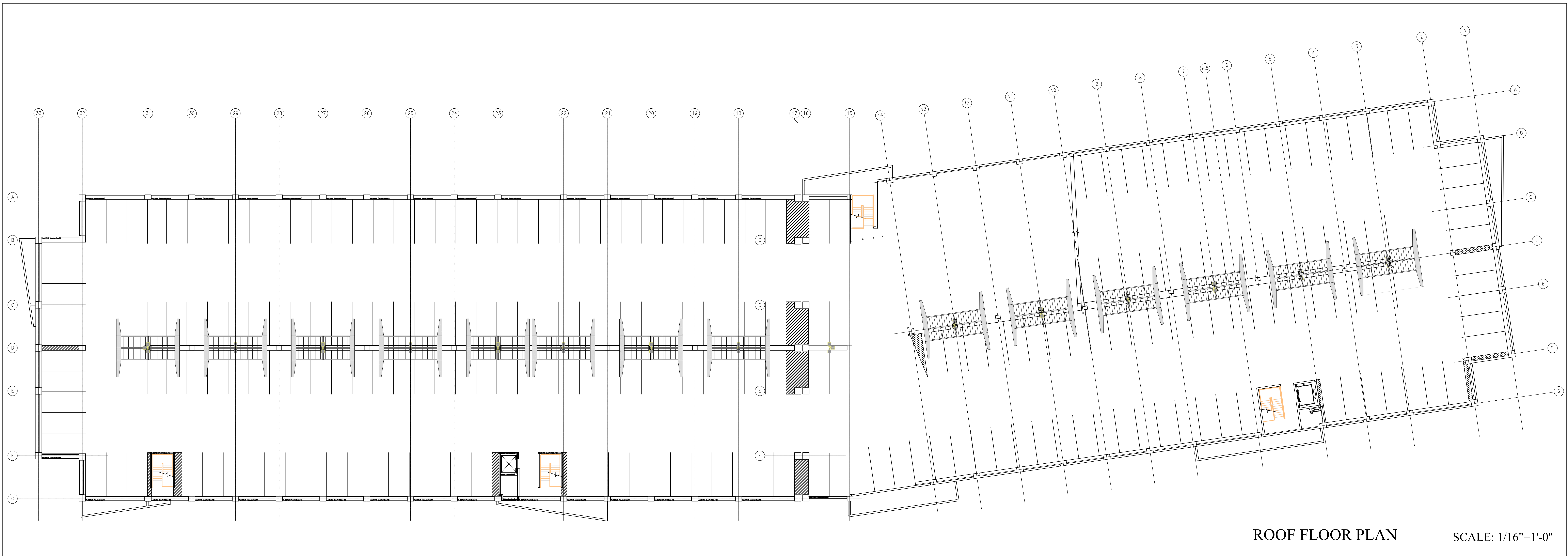


TRELLIS PLAN

SCALE: 1/4"=1'-0"



PERSPECTIVE



ROOF FLOOR PLAN

SCALE: 1/16"=1'-0"

01/09/09  
09/21/07

