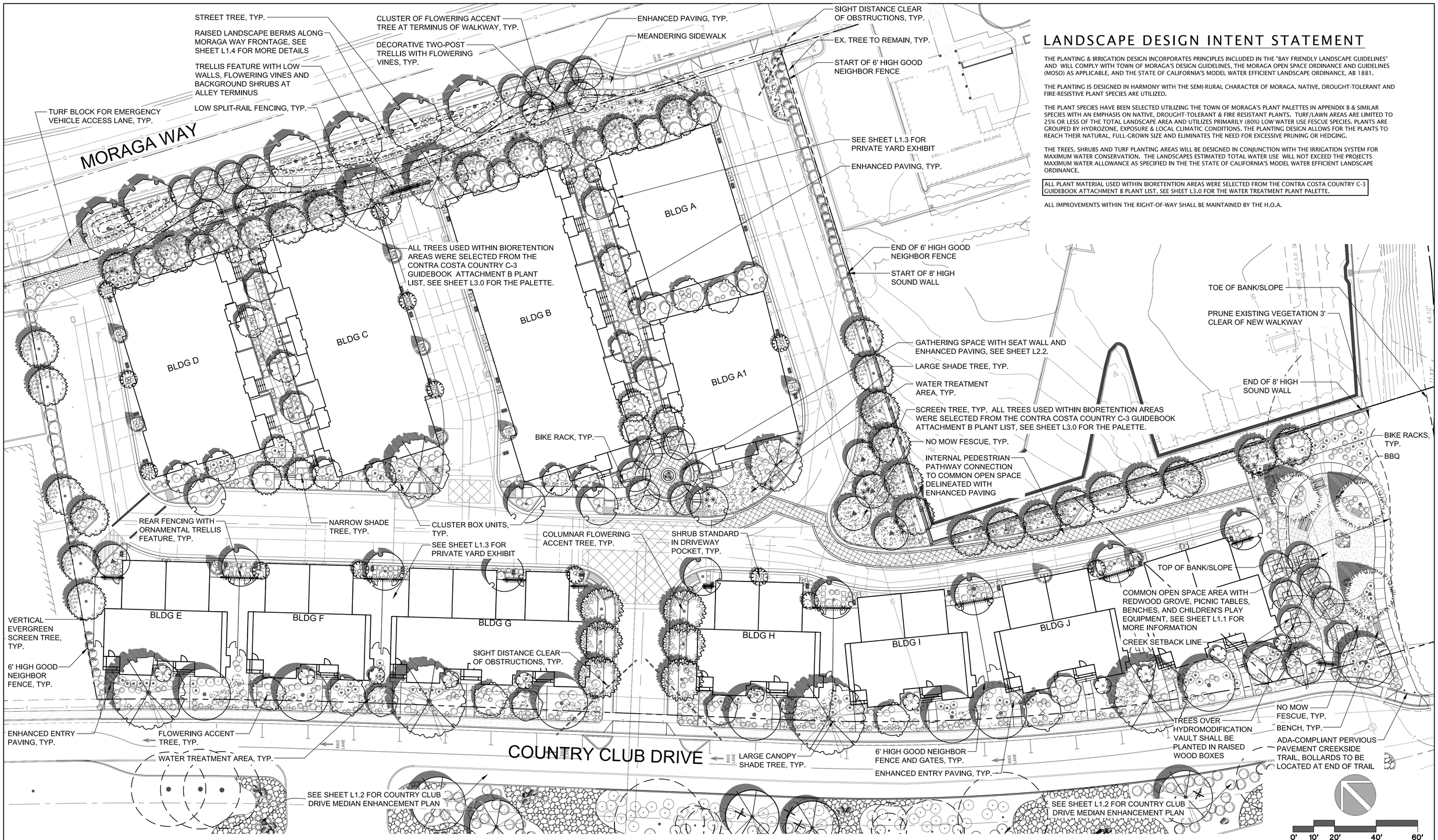

LANDSCAPE DESIGN INTENT STATEMENT

THE PLANTING & IRRIGATION DESIGN INCORPORATES PRINCIPLES INCLUDED IN THE "BAY FRIENDLY LANDSCAPE GUIDELINES" AND WILL COMPLY WITH TOWN OF MORAGA'S DESIGN GUIDELINES, THE MORAGA OPEN SPACE ORDINANCE AND GUIDELINES (MOSO) AS APPLICABLE, AND THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, AB 1881.

THE PLANTING IS DESIGNED IN HARMONY WITH THE SEMI-RURAL CHARACTER OF MORAGA. NATIVE, DROUGHT-TOLERANT AND FIRE-RESISTIVE PLANT SPECIES ARE UTILIZED.

THE PLANT SPECIES HAVE BEEN SELECTED UTILIZING THE TOWN OF MORAGA'S PLANT PALETTES IN APPENDIX B & SIMILAR SPECIES WITH AN EMPHASIS ON NATIVE, DROUGHT-TOLERANT & FIRE RESISTANT PLANTS. TURF/LAWN AREAS ARE LIMITED TO 25% OR LESS OF THE TOTAL LANDSCAPE AREA AND UTILIZES PRIMARILY (80%) LOW WATER USE FESCUE SPECIES. PLANTS ARE GROUPED BY HYDROZONE, EXPOSURE & LOCAL CLIMATIC CONDITIONS. THE PLANTING DESIGN ALLOWS FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE AND ELIMINATES THE NEED FOR EXCESSIVE PRUNING OR HEDGING.

THE TREES, SHRUBS AND TURF PLANTING AREAS WILL BE DESIGNED IN CONJUNCTION WITH THE IRRIGATION SYSTEM FOR MAXIMUM WATER CONSERVATION. THE LANDSCAPES ESTIMATED TOTAL WATER USE WILL NOT EXCEED THE PROJECTS MAXIMUM WATER ALLOWANCE AS SPECIFIED IN THE THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE.

ALL PLANT MATERIAL USED WITHIN BIORETENTION AREAS WERE SELECTED FROM THE CONTRA COSTA COUNTRY C-3 GUIDEBOOK ATTACHMENT B PLANT LIST, SEE SHEET L3.0 FOR THE WATER TREATMENT PLANT PALETTE.

ALL IMPROVEMENTS WITHIN THE RIGHT-OF-WAY SHALL BE MAINTAINED BY THE H.O.A.

VAN DORN ABED
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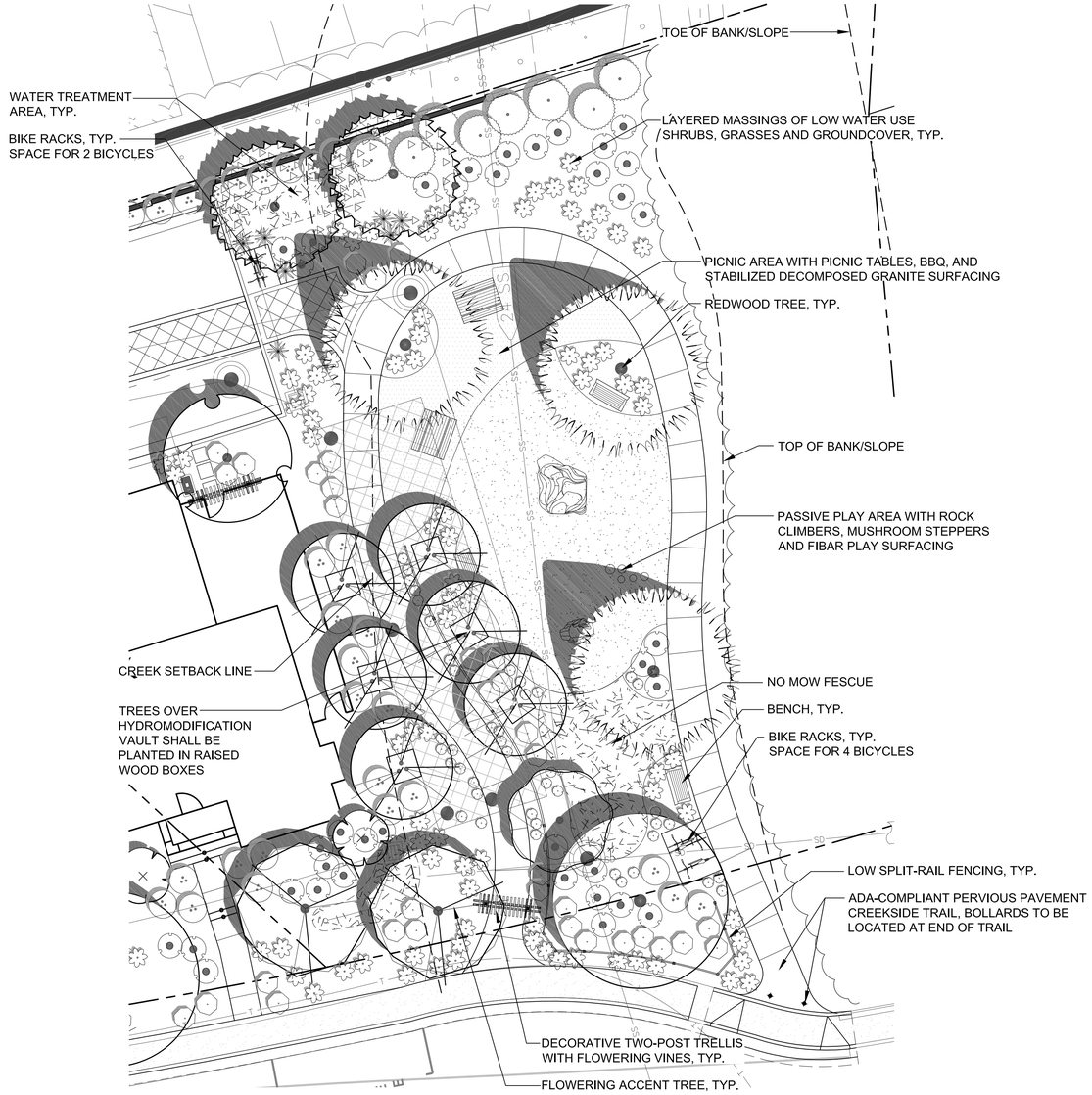
CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

SCALE: 1"=20'-0"

DATE: 5/26/16

L1.0



0' 5' 10' 20' 30'

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CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

COMMON OPEN SPACE AREA ENLARGEMENT

SCALE: 1"=10'-0"

DATE: 5/26/16

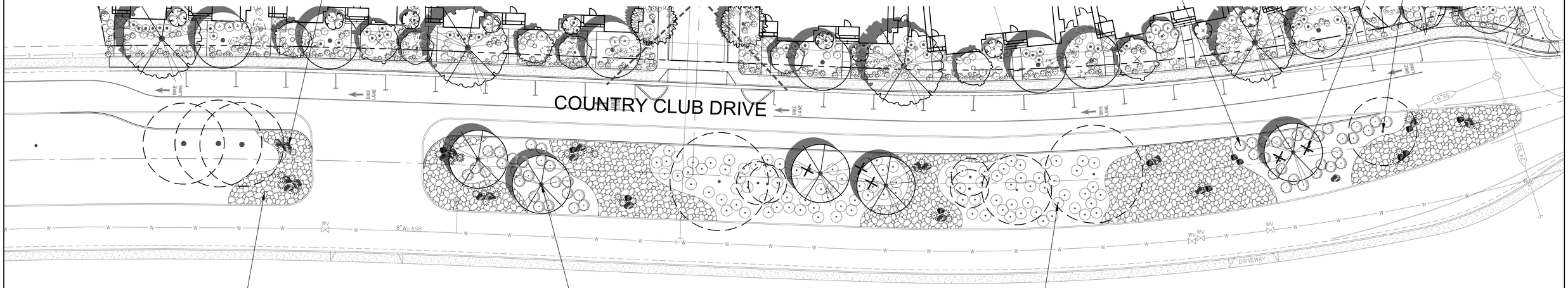
L1.1

GROUPINGS OF GRANITE BOULDERS SOFTENED WITH PHORMIUM 'YELLOW WAVE', TYP.

NATURALISTIC GROUPINGS OF ROSA CALIFORNICA, TYP.

EXISITING TREE TO BE REMOVED, TYPICAL OF 5

EXISITING TREE TO REMAIN, TYP.



EXISTING COBBLE SHALL BE REPURPOSED AND INFILLED WITH 2"x4" LIN CREEK COBBLES, TYP.

NEW MEDIAN TREE, PISTACIA CHINENSIS, TO MATCH EXISTING, TYP.

MASSINGS OF COTONEASTER DAMMERI 'LOWFAST', TYP.

MEDIAN LANDSCAPE NOTES

PROPOSED LANDSCAPING WITHIN THE COUNTRY CLUB DRIVE MEDIAN SHALL BE DROUGHT TOLERANT, NATIVE PLANT MATERIAL. THE H.O.A. SHALL MAINTAIN THE MEDIAN LANDSCAPING FOR A MINIMUM OF FIVE YEARS, EXCLUSIVE OF THE REQUIRED TWO YEAR WARRANTY PERIOD, OR SHALL CONTRIBUTE A LUMP SUM AMOUNT TO THE TOWN UPON TURN-OVER OF THE FACILITIES FOR TOWN MAINTENANCE EQUIVALENT TO FIVE YEARS OF MAINTENANCE COSTS.

EXISTING TREES SELECTED FOR REMOVAL ARE IN POOR HEALTH.

0' 10' 20' 40' 60'

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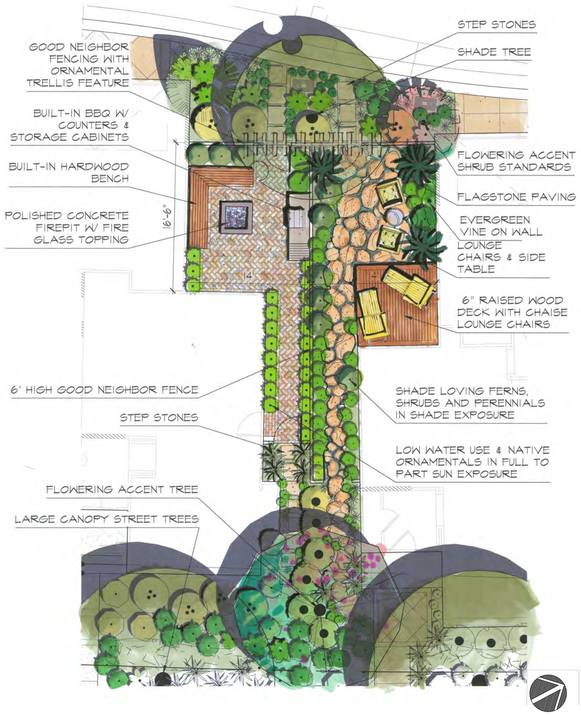
CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

COUNTRY CLUB DRIVE MEDIAN ENHANCEMENT PLAN

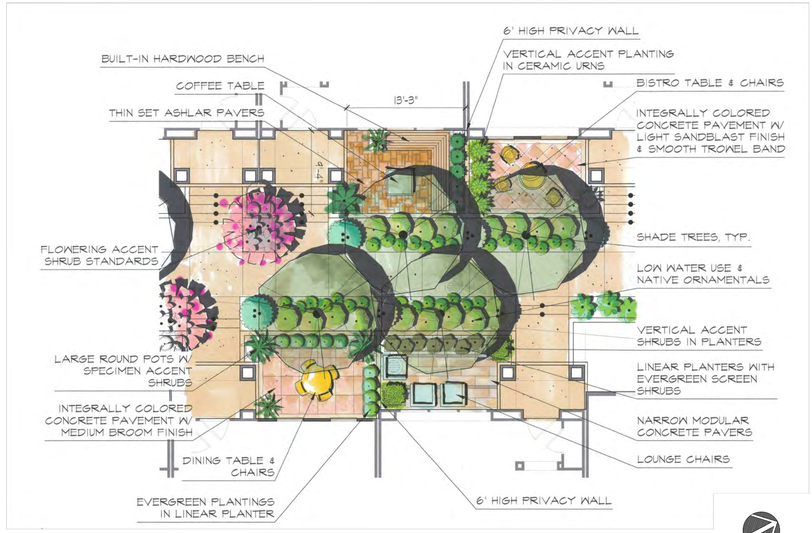
SCALE: 1"=20'-0"

DATE: 5/5/16

L1.2



PRIVATE BACKYARDS SCALE: 1/8"=1'-0"



PASEO PATIOS SCALE: 1/8"=1'-0"

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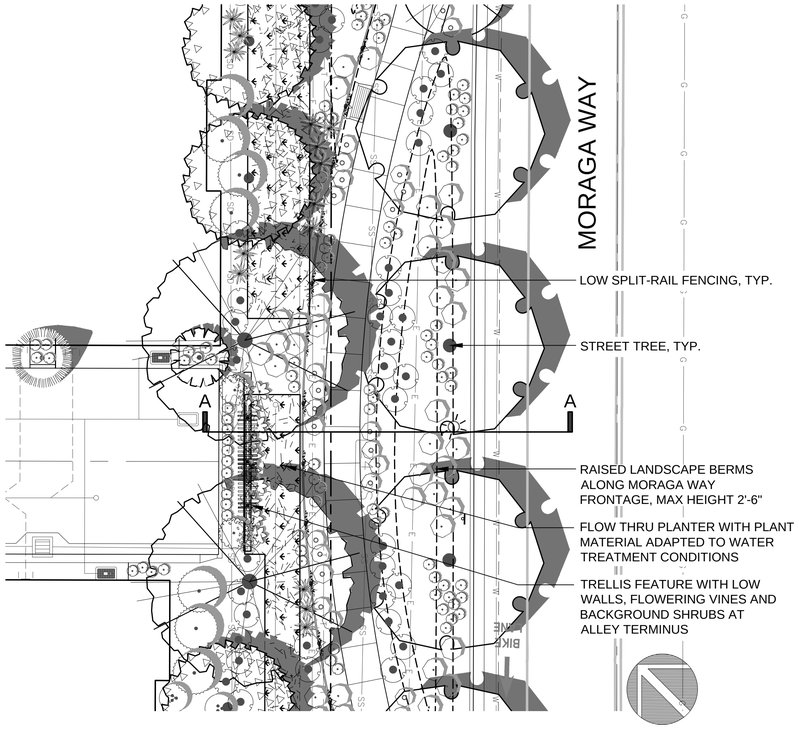
CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

PRIVATE YARD EXHIBITS

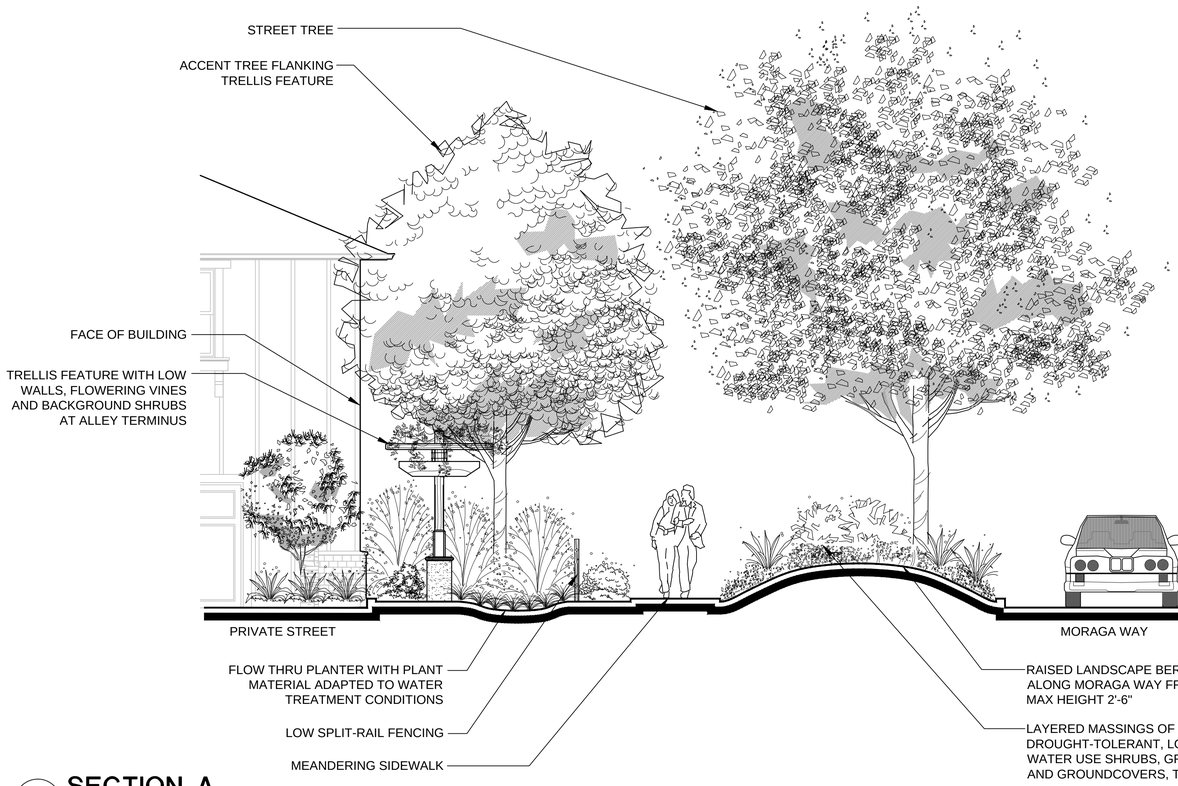
SCALE: 1/8"=1'-0" DATE: 5/5/16

L1.3



PLAN VIEW ENLARGEMENT

1"=10'-0"



SECTION A

1/4"=1'-0"

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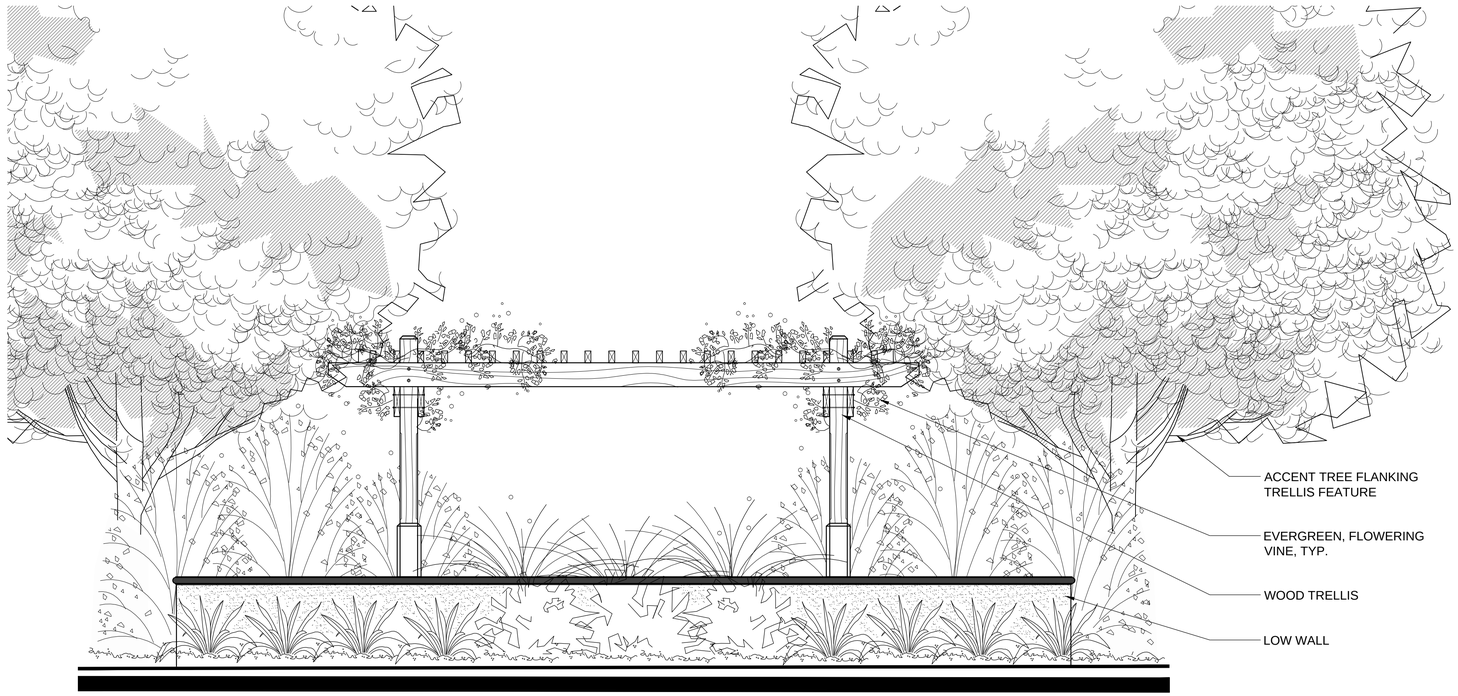
CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

MORAGA WAY BERM ENLARGEMENT AND SECTION

SCALE: AS SHOWN

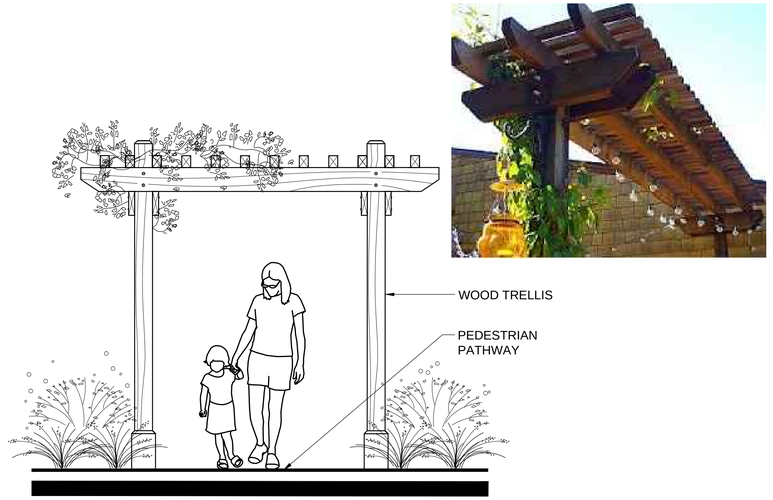
DATE: 5/5/16

L1.4



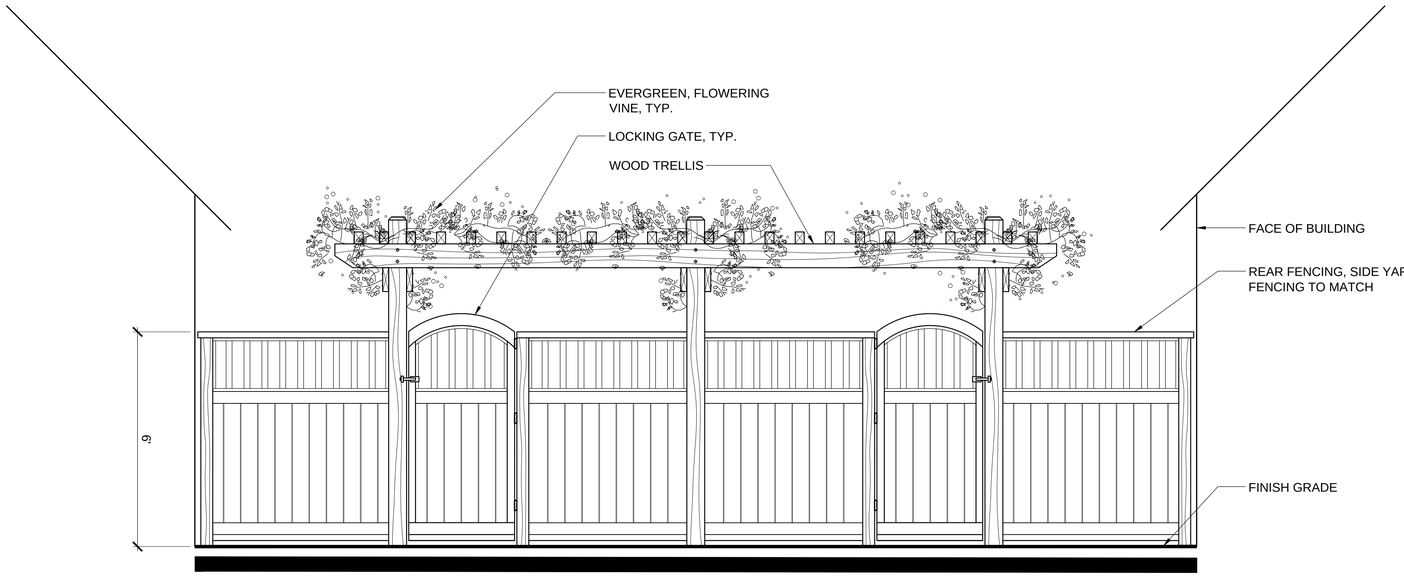
TRELLIS FEATURE WITH LOW WALLS AT ALLEY TERMINUS

1/2"=1'-0"



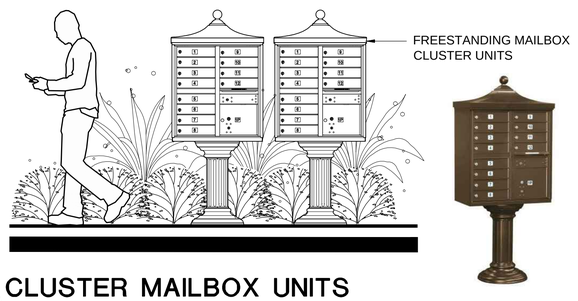
TWO-POST TRELLIS

NTS



COTTAGE REAR FENCING WITH TRELLIS FEATURE

NTS



CLUSTER MAILBOX UNITS

NTS

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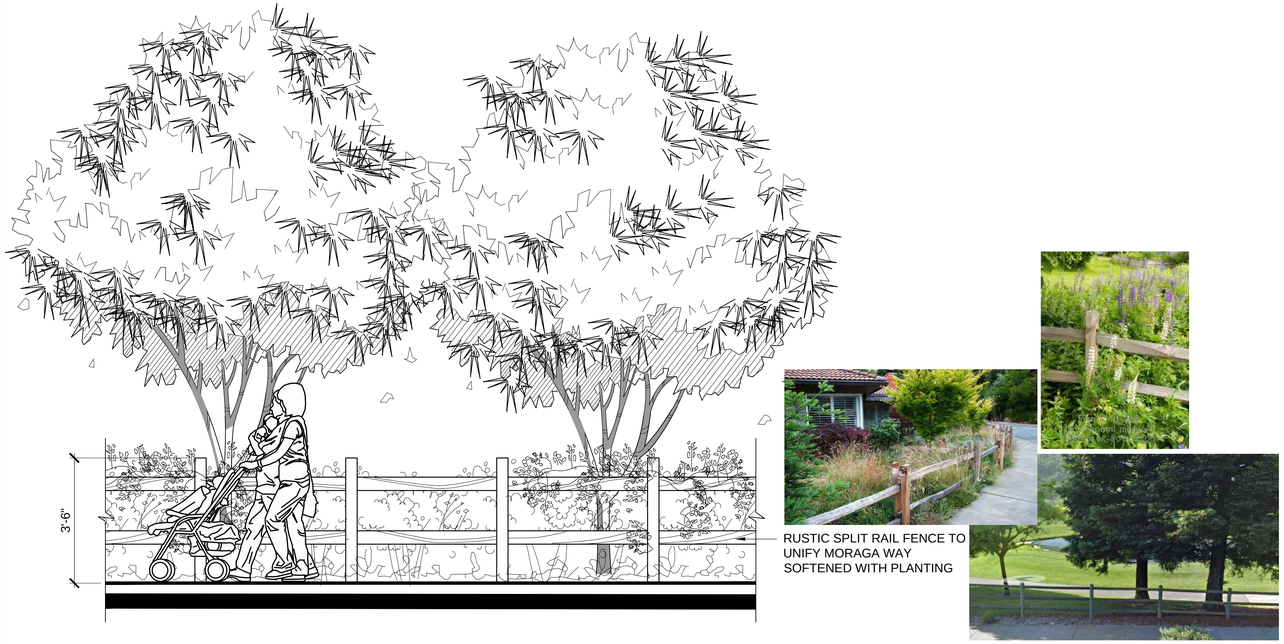
CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

CONCEPTUAL SITE AMENITIES

SCALE: N/A

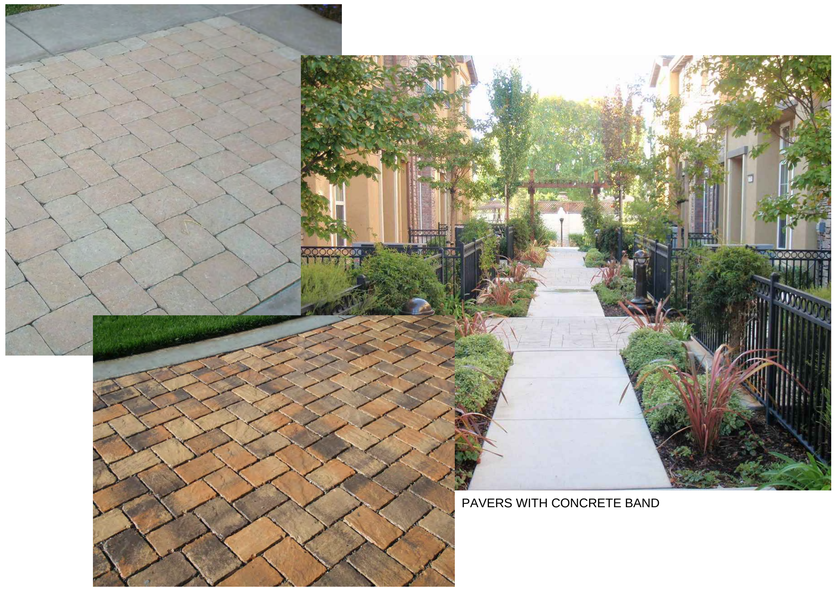
DATE: 5/5/16

L2.0



RUSTIC SPLIT RAIL FENCE TO UNIFY MORAGA WAY SOFTENED WITH PLANTING

SPLIT-RAIL FENCE
NTS



PAVERS WITH CONCRETE BAND

ENHANCED PAVING AT PASEOS AND ENTRIES
NTS

LANDSCAPEFORMS 'RIDE' BIKE RACK

BIKE RACK
NTS

LANDSCAPEFORMS 'GRETCHEN' ADA ACCESSIBLE PICNIC TABLES

PICNIC TABLE
NTS

FORMS+SURFACES 'LEDA' BACKED BENCH

BENCHES
NTS

PAVERS WITH CONCRETE BAND

LANDSCAPE STRUCTURES ROCK CLIMBERS AND MUSHROOM STEPPERS WITH FIBAR PLAY SURFACING

PASSIVE PLAY STRUCTURES AND SURFACING
NTS

VAN DORN ABED
LANDSCAPE ARCHITECTS, INC.
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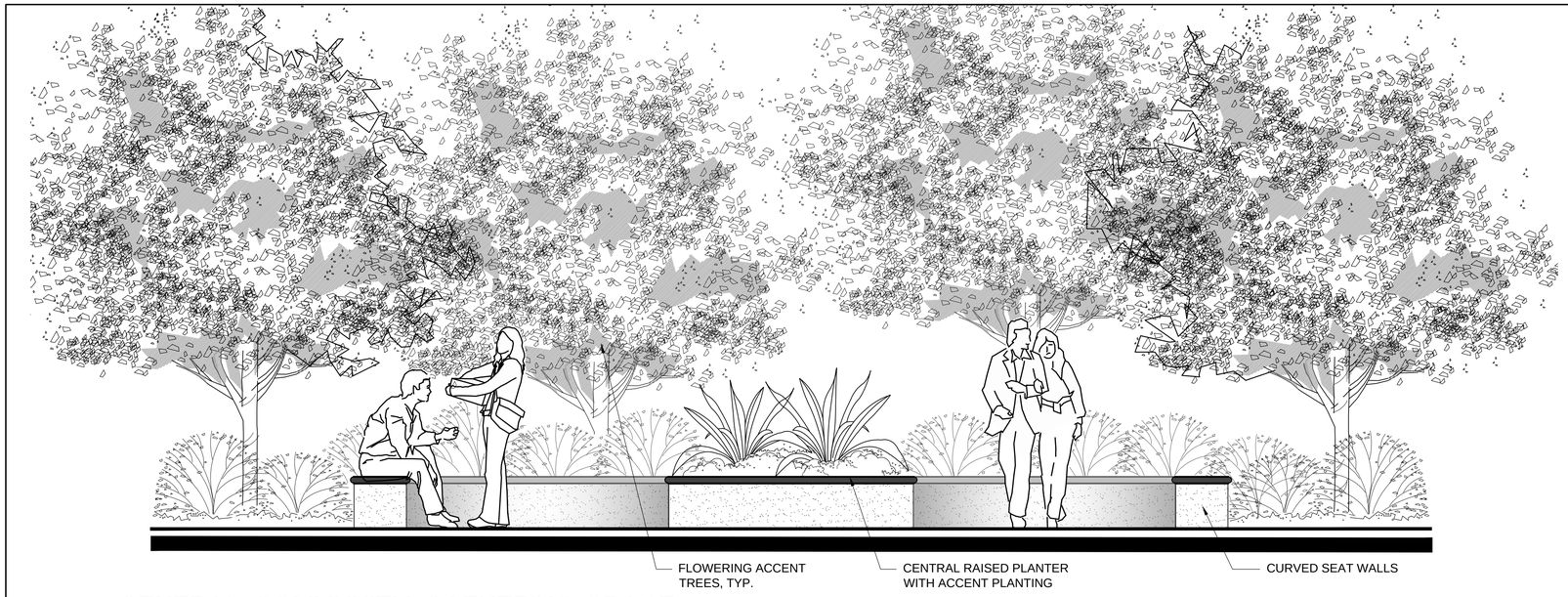
CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

CONCEPTUAL SITE AMENITIES

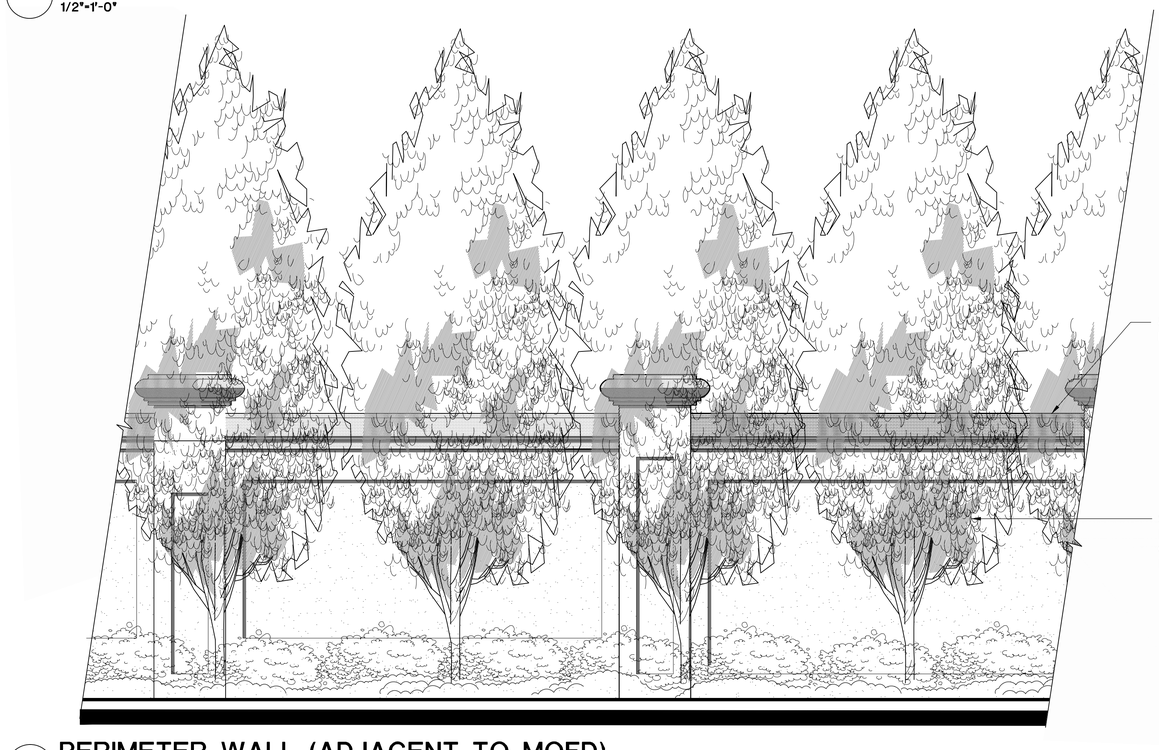
SCALE: N/A DATE: 5/5/16

L2.1



CENTRAL COMMUNITY GATHERING SPACE

1/2"=1'-0"



8' HIGH SOUNDWALL - PORTOLA MODEL FROM OLDCASTLE PRECAST, INC., COLOR TO MATCH ARCHITECTURE

PERIMETER WALL (ADJACENT TO MOFD)

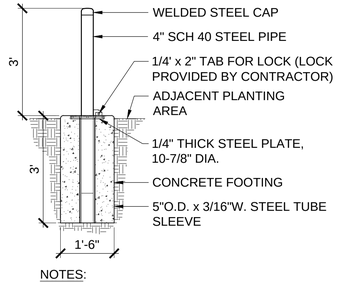
NTS

NOTES:

1. ALL WOOD SHALL BE CEDAR OR REDWOOD CONSTRUCTION GRADE.
2. ALL NAILS TO BE HOT DIPPED GALVANIZED.

PERIMETER GOOD NEIGHBOR FENCE

1/2"=1'-0"



NOTES:

1. DUMOR REMOVABLE BOLLARD MODEL 400-36/S-1SL. SEE PLAN FOR LOCATIONS. BOLLARDS TO BE POWDER COATED BRONZE. INSTALL PER MANUFACTURER'S INSTRUCTIONS.
2. AVAILABLE THROUGH ROSS RECREATION EQUIPMENT, (707) 538-3800.

BOLLARDS

1/2"=1'-0"

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CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

CONCEPTUAL SITE AMENITIES

SCALE: N/A

DATE: 5/5/16

PLANT PALETTE

TREES	COMMON NAME	CONT	WATER USE
ACER PALMANTUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	15 gallon	M
AESCULUS CALIFORNICA	CALIFORNIA BUCKEYE	15 gallon	L
ARBUTUS 'MARINA'	MARINA MADRONE	15 gallon	L
FRAXINUS OXYCARPA `RAYWOOD` TM	RAYWOOD ASH	24" box	M
JUGLANS CALIFORNICA V. HINDSII	CALIFORNIA BLACK WALNUT	24" box	M
LAGERSTROEMIA `MUSKOGEE`	LAVENDER CRAPE MYRTLE	15 gallon	L
MAGNOLIA SOULANGIANA 'LILLIPUTIAN'	LILLIPUTIAN MAGNOLIA	15 gallon	M
MAGNOLIA STELLATA	STAR MAGNOLIA	15 gallon	M
PISTACIA CHINENSIS	CHINESE PISTACHE	24" box	L
PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	25" box	M
PRUNUS 'KRAUTER VESUVIUS'	FLOWERING PLUM	15 gallon	L
PRUNUS X YEDOENSIS `AKEBONO`	FLOWERING CHERRY	15 gallon	M
PYRUS CALLERYANA 'BRADFORD'	BRADFORD PEAR	15 gallon	M
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" box	L
QUERCUS ILEX	HOLLY OAK	24" box	L
RHAMNUS ALATERNUS	ITALIAN BUCKHORN	15 gallon	L
ROBINIA X AMBIGUA `IDAHOENSIS`	IDAHO LOCUST	24" box	L
SEQUIOA SEMPERVIRENS	COAST REDWOOD	24" box	M
SOLANUM RANTONNETII 'ROYAL ROBE'	PARAGUAY NIGHTSHADE - STANDARD	15 gallon	L
TRISTANIOPSIS LAURINA	WATER GUM	15 gallon	M
ULMUS PARVIFOLIA	CHINESE ELM	24" box	M

SHRUBS	COMMON NAME		
AGAPANTHUS AFRICANUS `PETER PAN`	DWARF BLUE LILY OF THE NILE	1 gallon	M
ANIGOZANTHOS X `PINK JOEY`	PINK JOEY KANGAROO PAW	1 gallon	L
ARBUTUS UNEDO 'COMPACTA'	COMPACT STRAWBERRY BUSH	1 gallon	L
ASPARAGUS DENSIFLORUS `MYERS`	MYERS ASPARAGUS	1 gallon	M
AZALEA SOUTHERN INDICA HYBRID `DUC DE ROHAN`	DUC DE ROHAN	5 gallon	M
AZALEA SOUTHERN INDICA HYBRID `G. L. TABOR`	G. L. TAYLOR AZALEA	5 gallon	M
BUXUS MICROPHYLLA VAR. JAPONICA	JAPANESE BOXWOOD	1 gallon	M
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	1 gallon	L
CAREX SPECIES	SEDGE	1 gallon	M
CEANOTHUS SPECIES	CALIFORNIA LILAC	5 gallon	L
CISTUS SPECIES	WHITE ROCK ROSE	1 gallon	L
COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 gallon	M
CORREA PULCHELLA `PINK FLAMINGO`	AUSTRALIAN FUCHSIA	5 gallon	L
DAPHNE ODORA	WINTER DAPHNE	1 gallon	M
DIETES VEGETA	AFRICAN IRIS	5 gallon	L
ERIGERON GLAUCUS `WAYNE RODERICK`	SEASIDE DAISY	1 gallon	L
ERIGERON KARVINSKIANUS	FLEABANE	1 gallon	L
ESCALLONIA SPECIES	ESCALLONIA	5 gallon	M
EUPHORBIA X MARTINII	EUPHORBIA	5 gallon	L
EURYOPS PECTINATUS	EURYOPS	5 gallon	L
FESTUCA OVINA GLAUCA `ELIJAH BLUE`	BLUE FESCUE	1 gallon	L
FREMONTODENDRON CALIFORNICUM	CALIFORNIA FLANNEL BUSH	5 gallon	L
GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 gallon	L
GARRYA ELLIPTICA	COAST SILKTASSEL	5 gallon	L
GAURA LINHEIMERII	GAURA	1 gallon	M
GREVILLEA X `NOELLII`	GREVILLEA	5 gallon	L
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 gallon	L
HEMEROCALLIS HYBRID `YELLOW`	EVERGREEN YELLOW DAYLILY	1 gallon	M
HEUCHERA SANGUINEA `SANTA ANA CARDINAL`	CORAL BELLS	1 gallon	M
IRIS DOUGLASIANA	PACIFIC COAST IRIS	1 gallon	L
KNIPHOFIA UVARIA	RED HOT POKER	1 gallon	M
LAVATERA THURINGIACA 'BARNSLEY'	TREE MALLOW	5 gallon	L
LIMONIUM PEREZII	STATICE	1 gallon	L
LIRIOPE GIGANTEA	GIANT LILY TURF	1 gallon	M
LIRIOPE MUSCARI	LILY TURF	1 gallon	M
LOROPETALUM CHINENSE 'SIZZLING PINK'	SIZZLING PINK FRINGE FLOWER	5 gallon	L
MUHLENBERGIA RIGENS	DEER GRASS	5 gallon	L
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	5 gallon	L
MYRTUS COMMUNIS	MYRTLE	5 gallon	L
NANDINA DOMESTICA 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 gallon	L
NEPETA SPECIES	CATMINT	1 gallon	L
OPHIOPOGON PLANISCAPUS 'NIGRESCENS'	BLACK MONDO GRASS	1 gallon	M
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 gallon	L
PHORMIUM TENAX `DUET`	NEW ZEALAND FLAX	5 gallon	L
PHORMIUM TENAX `YELLOW WAVE`	YELLOW WAVE FLAX	5 gallon	L
PITTOSPORUM TOBIRA `VARIEGATA`	VARIEGATED MOCK ORANGE	5 gallon	L
PITTOSPORUM TOBIRA `WHEELERS DWARF`	WHEELER`S DWARF MOCK ORANGE	5 gallon	L
PRUNUS CAROLINIANA 'BRIGHT 'N TIGHT'	BRIGHT 'N TIGHT CAROLINA LAUREL	5 gallon	L
RHAMNUS CALIFORNICA 'SEAVIEW'	DWARF COFFEE BERRY	5 gallon	L
RIBES SPECIES	GOOSEBERRY	5 gallon	L
ROSA 'ICEBERG'	WHITE SHRUB ROSE	2 gallon	M
ROSA X `FLOWER CARPET PINK`	FLOWERCARPET ROSE	2 gallon	M
SALVIA CLEVELANDII	CLEVELAND SAGE	5 gallon	L
SALVIA SPECIES	SAGE	5 gallon	L
SANTOLINA SPECIES	LAVENDER COTTON	1 gallon	L
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL	5 gallon	L
STIPA PULCHRA	PURPLE NEEDLE GRASS	1 gallon	VL
TEUCRIUM FRUTICANS	BUSH GERMANDER	5 gallon	L
VIBURNUM TINUS	LAURUSTINUS	5 gallon	M

GROUND COVERS	COMMON NAME	CONT	WATER USE
APTENIA CORDIFOLIA	HEARTS AND FLOWERS	1 gallon	L
ARCTOSTAPHYLOS UVA-URSI 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 gallon	L
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	CALIFORNIA LILAC	1 gallon	L
CERATOSTIGMA PLUMBAGINOIDES	DWARF PLUMBAGO	1 gallon	L
COPROSMA PETRIEI "VERDE VISTA'	VERDE VISTA COPROSMA	1 gallon	L
COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	1 gallon	M
DELOSPERMA ALBA	WHITE TRAILING ICE PLANT	1 gallon	L
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	flats	M
MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	flats	L
TRACHELOSPERMUM JASMINOIDES	CHINESE STAR JASMINE	1 gallon	M
VINCA MINOR	DWARF PERIWINKLE	1 gallon	M

VINES	COMMON NAME	CONT	WATER USE
CLYTOSTOMA CALLISTEGIODES	VIOLET TRUMPET VINE	15 gallon	M
DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE	15 gallon	M
JASMINUM POLYANTHUM	JASMINE	15 gallon	M
VITUS CALIFORNICA 'WALKER RIDGE'	CALIFORNIA GRAPE	15 gallon	L

WATER TREATMENT TREES	COMMON NAME	CONT	WATER USE
ACER NEGUNDO	BOX ELDER	15 gallon	M
ERYIOBOTRYA JAPONICA	JAPANESE LOQUAT	15 gallon	M
FRAXINUS ANGUSTIFOLIA	RAYWOOD ASH	15 gallon	M
FRAXINUS DIPETALA	CALIFORNIA ASH	15 gallon	M
FRAXINUS LATIFOLIA	OREGON ASH	15 gallon	M
FRAXINUS VELUTINA	VELVET ASH	15 gallon	M
LAURUS SARATOGA	HYBRID LAUREL	15 gallon	M
PINUS THUNBERGIA	JAPANESE BLACK PINE	15 gallon	M
PITTOSPORUM UNDULATUM	CATALINA CHERRY	15 gallon	M
PRUNUS SERRULATA "SHIROGUGEN"	CHERRY	15 gallon	M

WATER TREATMENT SHRUBS & GROUND COVER	COMMON NAME	CONT	WATER USE
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 gallon	L
CAREX SPECIES	SEDGE	1 gallon	L
FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 gallon	L
FESTUCA 'NO MOW'	NO MOW FESCUE	sod	M
GAZANIA SPECIES	GAZANIA	1 gallon	L
JUNCUS SPECIES	RUSH	1 gallon	M
MIMULUS AURANTIACUS	COMMON MONKEYFLOWER	5 gallon	L
SEDUM SPATHULIFOLIUM	STONE CROP	1 gallon	L
SISYRINCHIUM BELLUM	BLUE EYED GRASS	1 gallon	L

ALL PLANT MATERIAL USED WITHIN BIORETENTION AREAS WERE SELECTED FROM THE CONTRA COSTA COUNTRY C-3 GUIDEBOOK ATTACHMENT B PLANT LIST

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CITY VENTURES
MORAGA
MORAGA, CALIFORNIA

CONCEPTUAL PLANTING LIST

SCALE: NTS

DATE: 5/5/16

L3.0