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REVISIONS
 NO. DATE ISSUE

08/25/25 RA PLANNING, FIRE & BLDG.

REVISION CHANGE

ISSUE
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OWNER
 WAWALAND LLC
 6044 STEVENSON BLVD.
 FREMONT CA 94538

PROJECT NAME
**1933 Pulgas Ave
 Townhomes**
 East Palo Alto, CA 94303

APN
 063-492-280

SCALE
 AS NOTED
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 TG / MP
 CHECKED BY
 RG / SK
 PROJECT NO.
 202309
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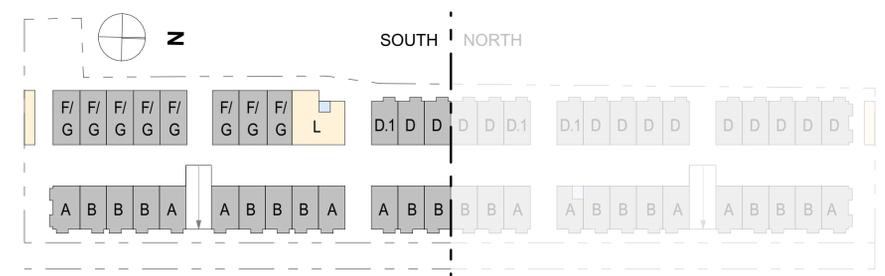
**LANDSCAPE
 PLAN SOUTH**

DRAWING NO. 54 OF 64

L1.04

TREES (PROPOSED)			
NAME	2D DRAWING	Q	NOTES
SMALL TREE 1	SM1	40	
QUERCUS AGRIFOLIA (E)	QA	1	EXISTING (PRESERVE)
PISTACIA CHINENSIS (N)	MT	21	24" BOX
		62	

PLANTING (PROPOSED)			PLANTING (PROPOSED)		
NAME	2D DRAWING	Q	NAME	2D DRAWING	Q
ACHILLEA MILLEFOLIUM	AM	1	MISCANTHUS SINENSIS	MS	1
AGAVE ATTENUATA	AGA	89	NASSELA TENUISSIMA	NT	307
ANIGOZANTHOS	AG	181	NEPETA MISSONI	NM	73
ARTEMISIA POWISCASLE	APW	40	PERSICARIA	PS	1
CAREX BLUE	CB	212	PHORMIUM TENAX	PT	76
CAREX PRAIRIE FIRE	CPF	121	SALVIA NEMOROSA	SN	30
ECHINACEA PURPUREA	EP	1	SALVIA SONOMENES	SS	1
FESTUCA GLAUCA	FG	152	SANTOLINA	ST	86
KNIPHOFIA UVARIA	KU	16	SEDUM SPECTABILE	SSB	109
LAVANDA ANGUSTIFOLIA	LA	48	SENECIO SERPENS	SC	102
LEUCADENDRON	LD	23	WESTRINGIA FRUTICOSA	WF	166
LOMANDRA BREEZE	LB	88			1924



NOTE:
 I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

SIGNATURE: *Royal Duman* DATE: 03.26.2025

NOTE:
 SEE CIVIL PLANS (PRELIMINARY SITE GRADING, DRAINAGE, & UTILITY PLANS) FOR NEW FLOW THROUGH PLANTERS AND SILVACELLS SYSTEM DETAILS.

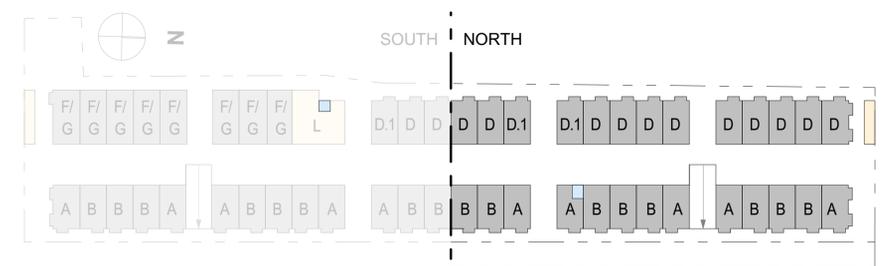
CODE REQUIREMENTS FOR TREE PLANTING IN PUBLIC RIGHT OF WAY:
 RULE* 1 PER 25' = FRONTAGE/ 25' = 643'-10"/ 25' = 26 TREES (24" BOX)
 RULE* 15-GALLON TREE = WITH 15' SPACING = FRONTAGE/ 15' = 43 TREES/3 = 15 TREES (24" BOX)
 NOTE: DUE TO SITE CONSTRAINTS, A TOTAL OF 22 TREES ARE PROPOSED ALONG THE FRONTAGE. MEETING THE MAXIMUM FEASIBLE PLANTING DENSITY. ADDITIONAL TREES WILL BE PLANTED ELSEWHERE ON-SITE. REMAINING TREES WILL BE IN-LIEU FEE

STORY 1, SOUTH
 SCALE: 3/32" = 1'-0"

1

TREES (PROPOSED)			
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QUERCUS AGRIFOLIA (E)	QA	1	EXISTING (PRESERVE)
PISTACIA CHINENSIS (N)	MT	21	24" BOX
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NAME	2D DRAWING	Q	NAME	2D DRAWING	Q
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AGAVE ATTENUATA	AGA	89	NASSELA TENUISSIMA	NT	307
ANIGOZANTHOS	AG	181	NEPETA MISSONI	NM	73
ARTEMISIA POWISCATLE	APW	40	PERSICARIA	PS	1
CAREX BLUE	CB	212	PHORMIUM TENAX	PT	76
CAREX PRAIRIE FIRE	CPF	121	SALVIA NEMOROSA	SN	30
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LEUCADENDRON	LD	23	WESTRINGIA FRUTICOSA	WF	166
LOMANDRA BREEZE	LB	88			1924



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LANDSCAPE PLAN NORTH

DRAWING NO. 55 OF 64

L1.05

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HEDGING



NEPETA MUSSINII
Catmint



WESTRINGIA FRUTICOSA
Coastal rosemary



CAREX FLACCA
Blue Zinger



LAVANDULA ANGSTIFOLIA
English lavender



NASSELLA TENUISSIMA
Mexican feathergrass



SANTOLINA
Lavender cotton

HOMES ACCENT PLANTING



AGAVE ATTENUATA
Fox tail agave



ANIGOZANTHOS FLAVIDUS
Kangaroo paws



LEUCADENDRON
Conebush



SENECIO SERPENS
Blue chalksticks



PHORMIUM TENAX
New Zealand Flax



FESTUCA GLAUCA
Blue fescue



ARTEMISIA POWIS CASTLE
Wormwood

YARDS - FLOW THROUGH PLANTERS



CAREX PRAIRIE FIRE
New Zealand Hair Sedge



LOMANDRA BREEZE
Dwarf Mat Rush



SEDUM SPECTABILE
Showy stonecrop



SANTOLINA
Lavender cotton



SALVIA NEMOROSA
Woodland sage



ACER CIRCINATUM
Vine maple

COMMON YARD PLANTING



AGAVE ATTENUATA
Fox tail agave



SEDUM SPECTABILE
Showy stonecrop



NASSELLA TENUISSIMA
Mexican feathergrass

PARKWAY - STREET PLANTING



WESTRINGIA FRUTICOSA
Coastal rosemary



LOMANDRA BREEZE
Dwarf Mat Rush



NASSELLA TENUISSIMA
Mexican feathergrass



CAREX FLACCA
Blue Zinger



CAREX PRAIRIE FIRE
New Zealand Hair Sedge



PISTACIA CHINENSIS
Chinese pistache

PLANT LIST

Botanical Name	Common Name	Water Usage	CA Native
HEDGING - GENERAL PLANTING			
<i>Nepeta Mussinii</i>	Catmint	Medium	N
<i>Westringia Fruticosa</i>	Coastal rosemary	Medium	N
<i>Carex flacca</i>	Blue Zinger	Medium	N
<i>Lavandula angustifolia</i>	English lavender	Low	N
<i>Nassella tenuissima</i>	Mexican feathergrass	Low	N
<i>Santolina chamaecyparissus</i>	Lavender cotton	Medium	N

HOMES ACCENT PLANTING			
<i>Agave attenuata</i>	Fox Tail Agave	Low	N
<i>Anigozanthus flavidus</i>	Kangaroo paws	Low	N
<i>Leucadendron Safari sunset</i>	Conebush	Low	N
<i>Senecio serpens</i>	Blue chalksticks	Low	N
<i>Phormium tenax</i>	New Zealand flax	Medium	N
<i>Festuca glauca</i>	Blue fescue	Medium	N
<i>Artemisia Powis Castle</i>	Wormwood	Low	N

YARD - FLOW THROUGH PLANTERS			
<i>Carex testacea Prairie Fire</i>	New Zealand Hair Sedge	Medium	N
<i>Lomandra longifolia Breeze</i>	Dwarf Mat Rush	Medium	N
<i>Sedum spectabile</i>	Showy stonecrop	Low	N
<i>Santolina chamaecyparissus</i>	Lavender cotton	Medium	N
<i>Salvia nemorosa</i>	Woodland sage	Low	N
<i>Acer circinatum</i>	Vine maple	Medium	Y

INTERIOR YARD PLANTING			
<i>Agave attenuata</i>	Fox Tail Agave	Low	N
<i>Sedum spectabile</i>	Showy stonecrop	Low	N
<i>Nassella tenuissima</i>	Mexican feathergrass	Low	N

PARKWAY - STREET PLANTING			
<i>Westringia Fruticosa</i>	Coastal rosemary	Medium	N
<i>Lomandra longifolia Breeze</i>	Dwarf Mat Rush	Medium	N
<i>Nassella tenuissima</i>	Mexican feathergrass	Low	N
<i>Carex flacca</i>	Blue Zinger	Medium	N
<i>Carex testacea Prairie Fire</i>	New Zealand Hair Sedge	Medium	N
<i>Pistacia chinensis</i>	Chinese pistache	Low	N

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PLANTING PALLETTE

DRAWING NO. 56 OF 64

L1.06



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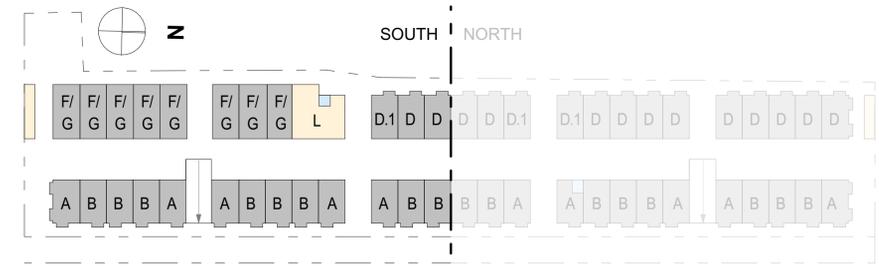
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IRRIGATION PLAN SOUTH

DRAWING NO. 57 OF 64

L1.07



IRRIGATION LEGEND:

- 2" WATER METER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE BEFORE
- MANUAL DRAIN VALVE
- SOLENOID REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- LAWN SIDE STRIP SPRAY SPRINKLER
- HI-POP SHRUB SIDE STRIP SPRINKLER
- POP-UP TREE BUBBLER
- MAINLINE PIPE, 3" SIZE IF NOT NOTED
- LATERAL LINE PIPE



STORY 1, SOUTH
 SCALE: 3/32" = 1'-0"



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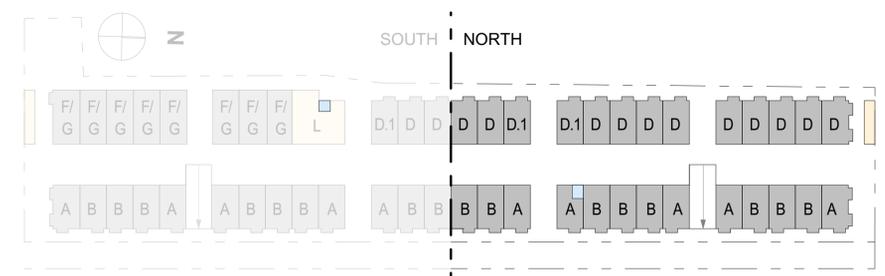
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IRRIGATION PLAN NORTH

DRAWING NO. 58 OF 64

L1.08



IRRIGATION LEGEND:

- 2" WATER METER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE SYSTEM REQUIREMENTS AT SITE BEFORE
- MANUAL DRAIN VALVE
- SOLENOID REMOTE CONTROL VALVE
- QUICK COUPLING VALVE
- LAWN SIDE STRIP SPRAY SPRINKLER
- HI-POP SHRUB SIDE STRIP SPRAY SPRINKLER
- POP-UP TREE BUBBLER
- MAINLINE PIPE, 3" SIZE IF NOT NOTED
- LATERAL LINE PIPE

MATCHLINE SEE SHEET L1.06



BUILDING ADDRESS TYP.

BUILDING ADDRESS TYP.



STORY 1, NORTH
 SCALE: 3/32" = 1'-0"

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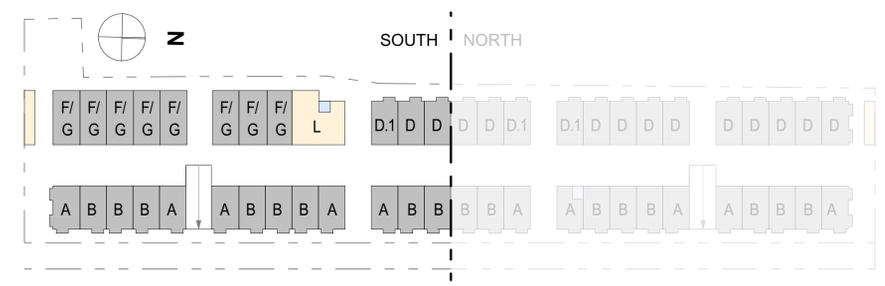
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IRRIGATION SLEEVING PLAN SOUTH

DRAWING NO. 59 OF 64

L1.09



SLEEVING LEGEND

- A** 8" CLASS 200 PVC SLEEVE
- B** 6" CLASS 200 PVC SLEEVE





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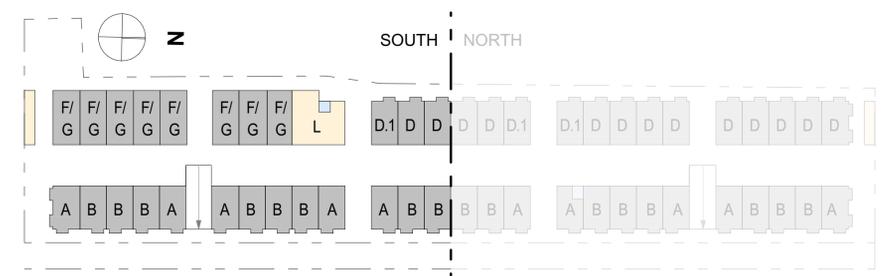
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HYDROZONE PLAN SOUTH

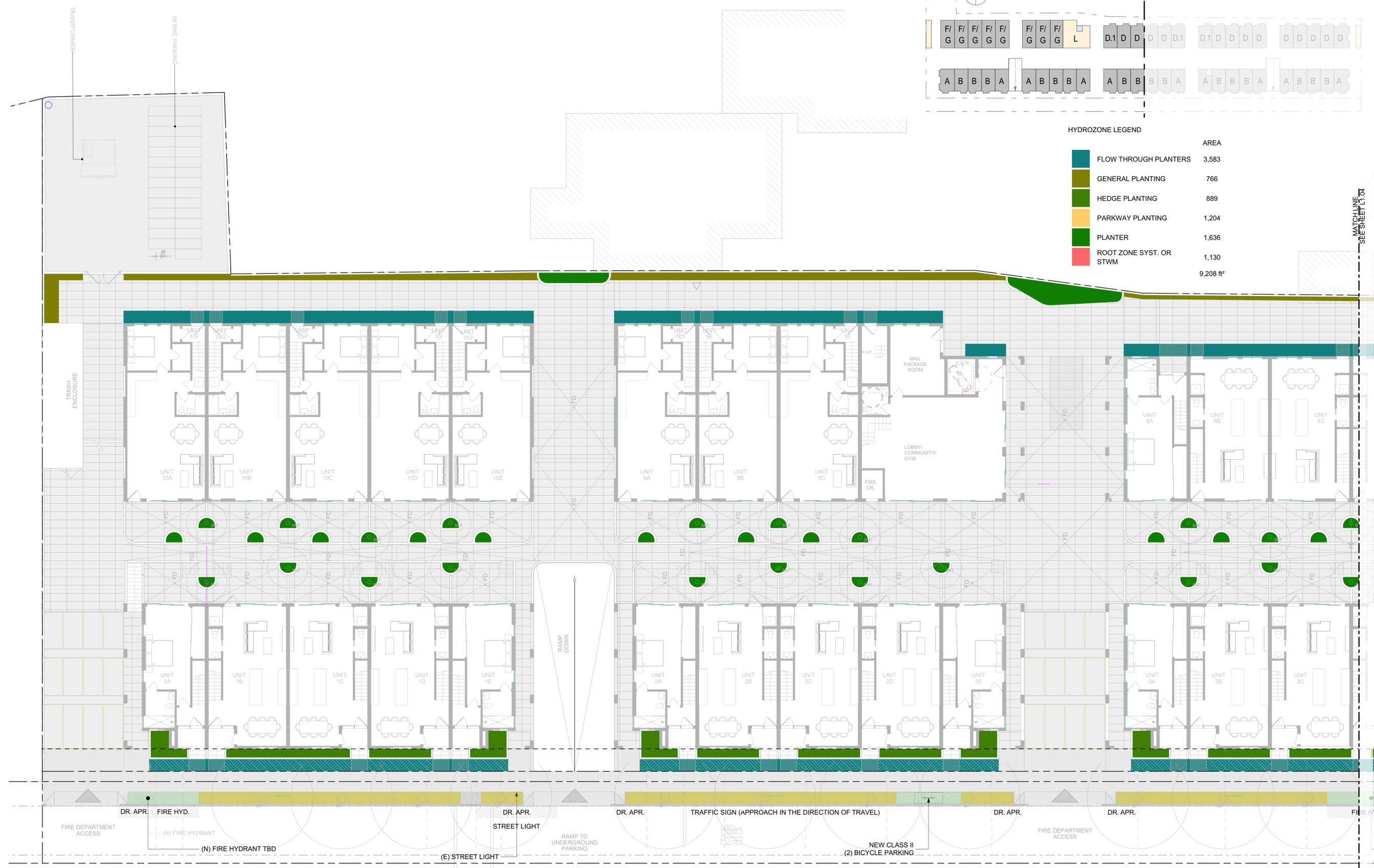
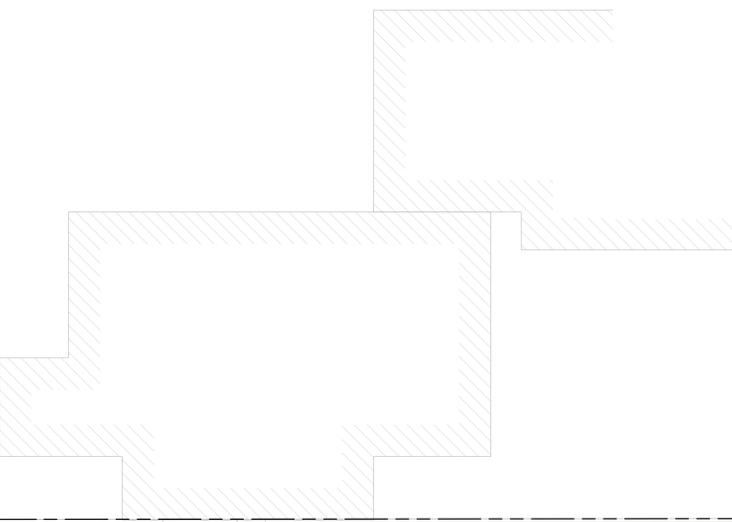
DRAWING NO. 61 OF 64

L1.11



HYDROZONE LEGEND

HYDROZONE	AREA
FLOW THROUGH PLANTERS	3,583
GENERAL PLANTING	766
HEDGE PLANTING	889
PARKWAY PLANTING	1,204
PLANTER	1,636
ROOT ZONE SYST. OR STWM	1,130
TOTAL	9,208 ft²



NOTE:
 I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) AND SUBMIT A COMPLETE LANDSCAPE DOCUMENT PACKAGE.

SIGNATURE: *Rajad Ghannam* DATE: 03.26.2025

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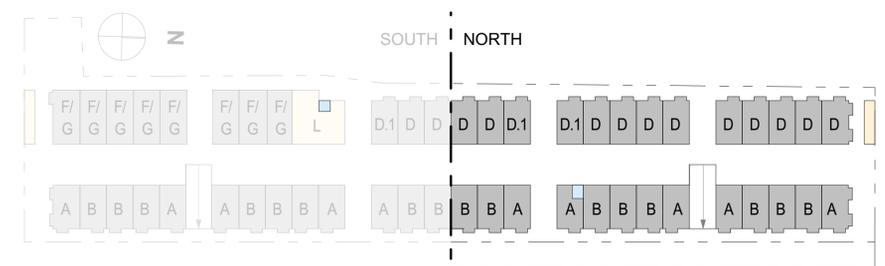
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HYDROZONE PLAN NORTH

DRAWING NO. 62 OF 64

L1.12



HYDROZONE LEGEND

AREA	AREA
FLOW THROUGH PLANTERS	3,583
GENERAL PLANTING	766
HEDGE PLANTING	889
PARKWAY PLANTING	1,204
PLANTER	1,636
ROOT ZONE SYST. OR STWM	1,130
	9,208 ft ²

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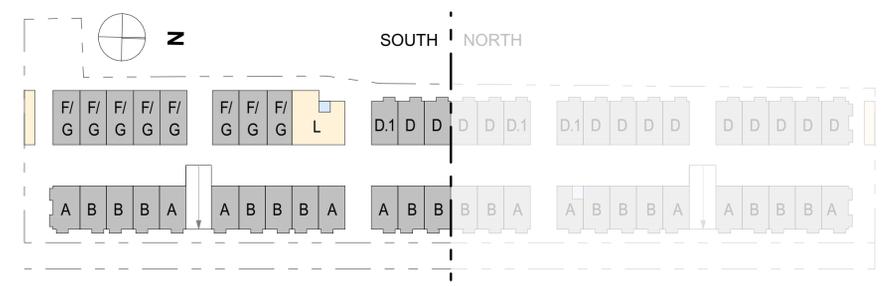
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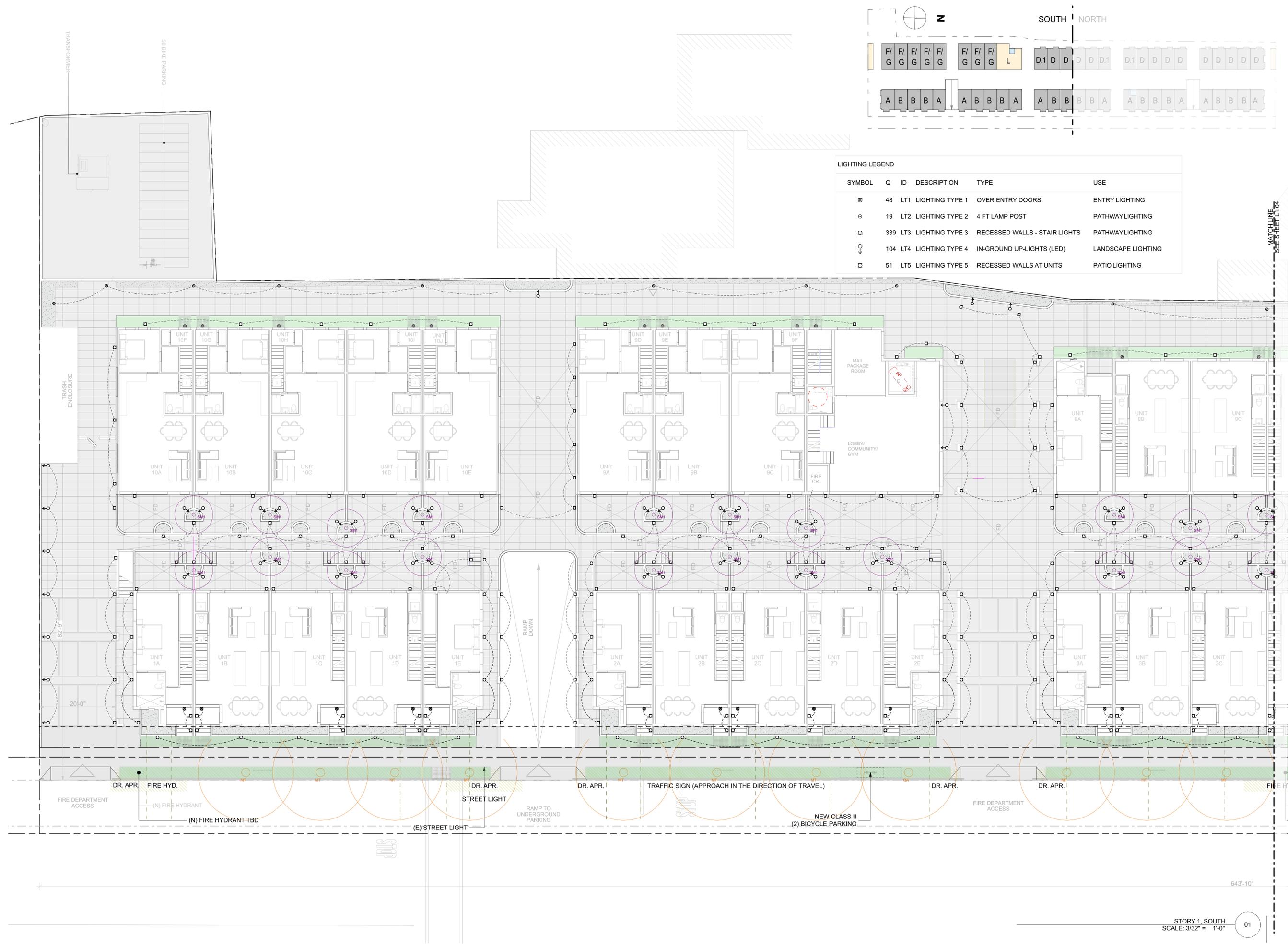
SITE LIGHTING SOUTH

DRAWING NO. 63 OF 64

L1.13



SYMBOL	Q	ID	DESCRIPTION	TYPE	USE
⊗	48	LT1	LIGHTING TYPE 1	OVER ENTRY DOORS	ENTRY LIGHTING
⊙	19	LT2	LIGHTING TYPE 2	4 FT LAMP POST	PATHWAY LIGHTING
□	339	LT3	LIGHTING TYPE 3	RECESSED WALLS - STAIR LIGHTS	PATHWAY LIGHTING
○	104	LT4	LIGHTING TYPE 4	IN-GROUND UP-LIGHTS (LED)	LANDSCAPE LIGHTING
□	51	LT5	LIGHTING TYPE 5	RECESSED WALLS AT UNITS	PATIO LIGHTING





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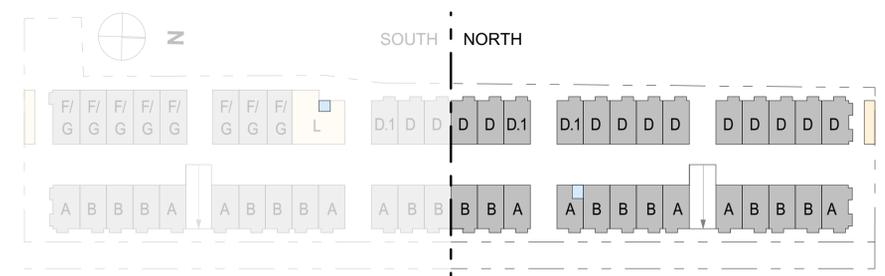
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SITE LIGHTING NORTH

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LIGHTING LEGEND

SYMBOL	Q	ID	DESCRIPTION	TYPE	USE
⊗	48	LT1	LIGHTING TYPE 1	OVER ENTRY DOORS	ENTRY LIGHTING
⊙	19	LT2	LIGHTING TYPE 2	4 FT LAMP POST	PATHWAY LIGHTING
□	339	LT3	LIGHTING TYPE 3	RECESSED WALLS - STAIR LIGHTS	PATHWAY LIGHTING
○	104	LT4	LIGHTING TYPE 4	IN-GROUND UP-LIGHTS (LED)	LANDSCAPE LIGHTING
□	51	LT5	LIGHTING TYPE 5	RECESSED WALLS AT UNITS	PATIO LIGHTING

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BUILD#
 ADDR#
 TYP.

BUILD#
 ADDR#
 TYP.

