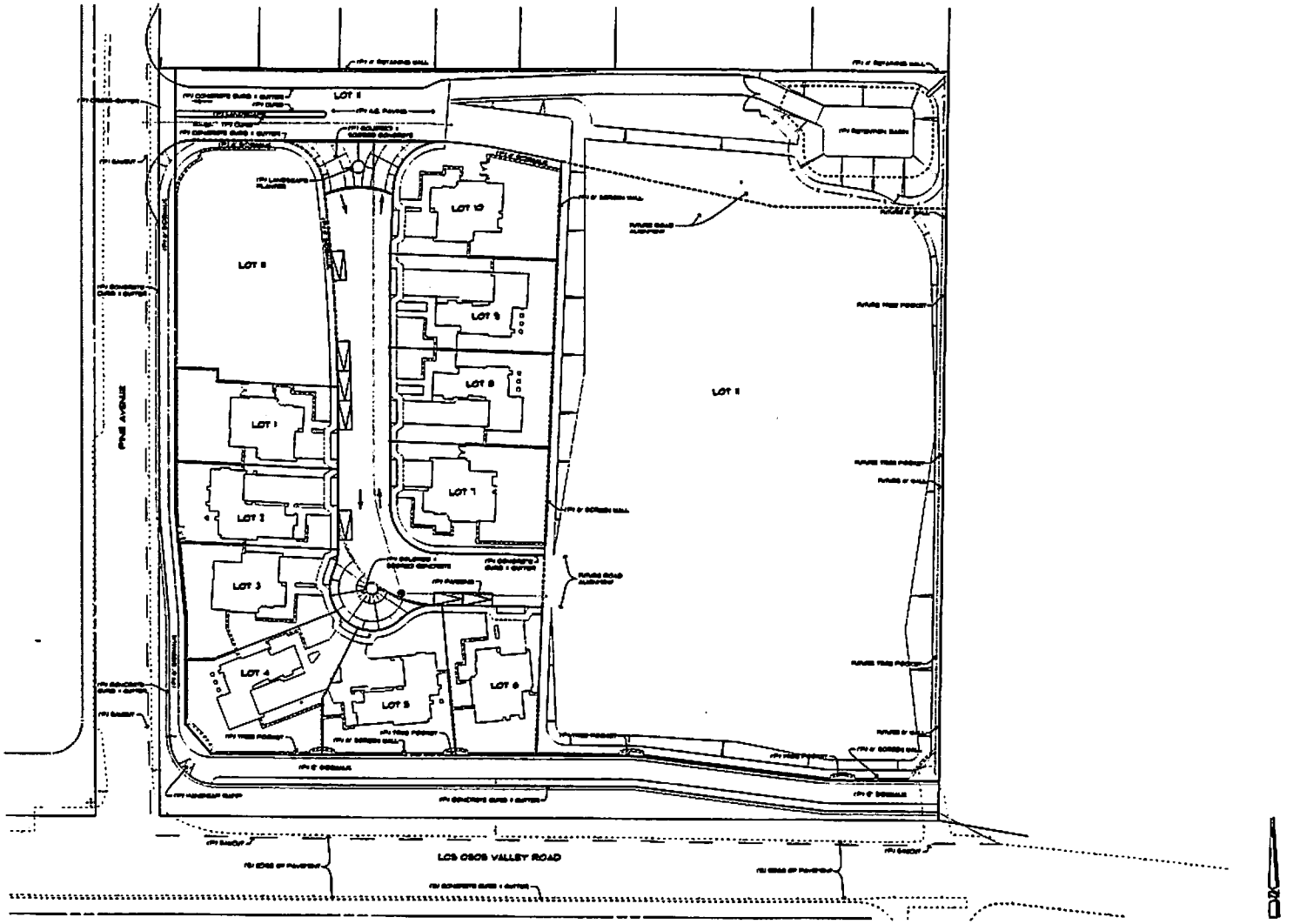



**MASTER SITE PLAN** - SCALE 1:30

# BAHIA VISTA ESTATES

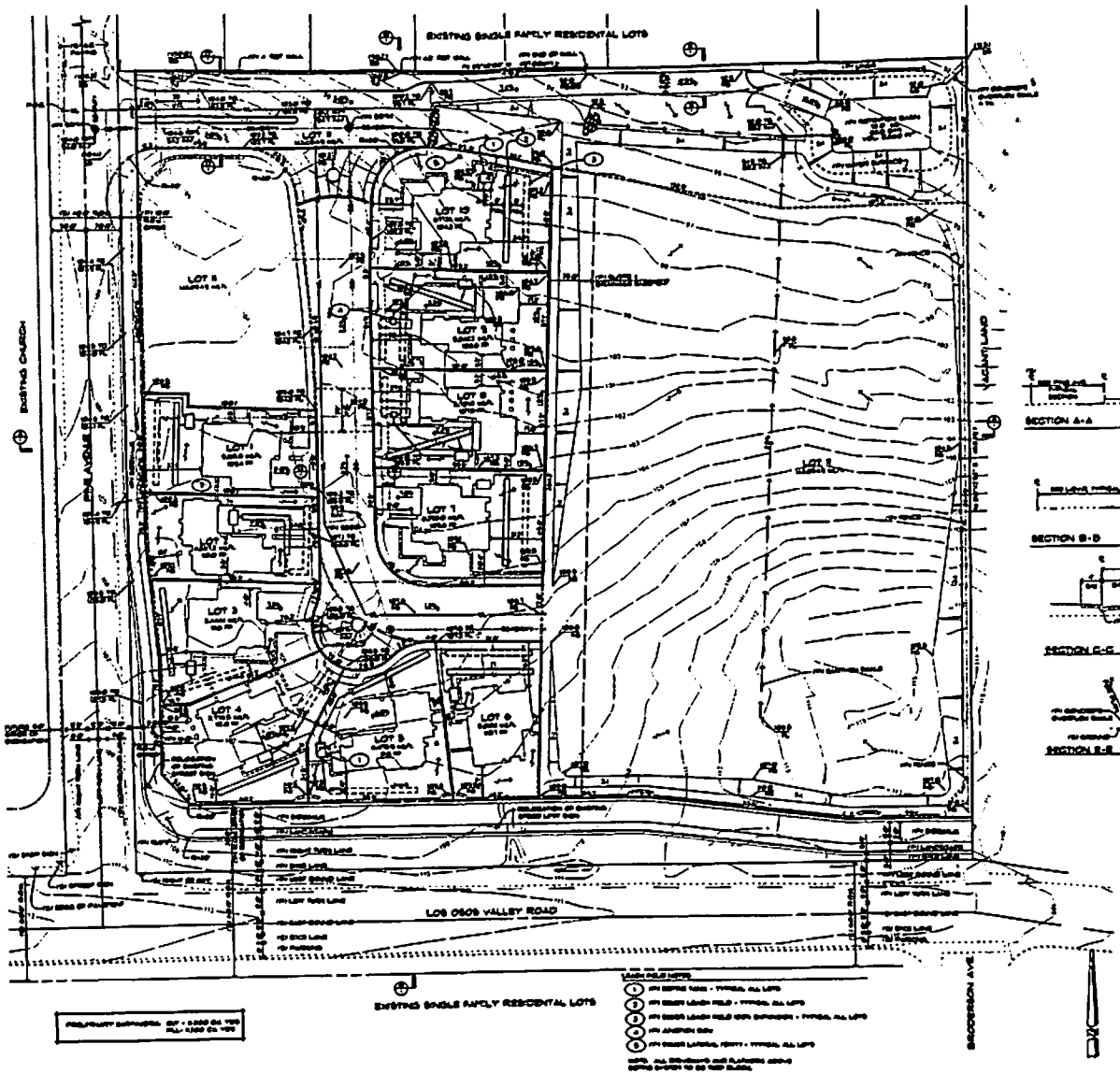
Vesting Tentative Tract Map

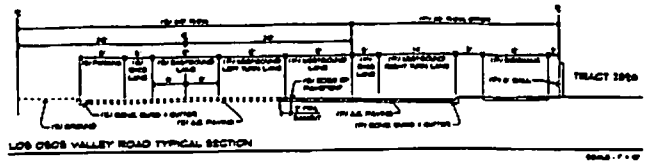
Tract 2896, a Residential Planned Development, Los Osos, CA

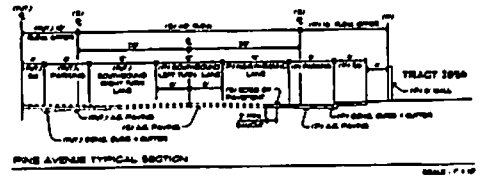
Owner / Applicant: Barkwood Development, LLC, Richard Friedman, Managing Partner

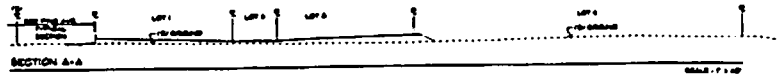
PLANNER: HODGE COMPANY
Land Planning + Civil Engineering
Surveying

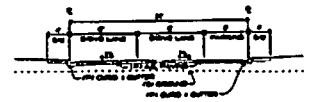
**C1-2**

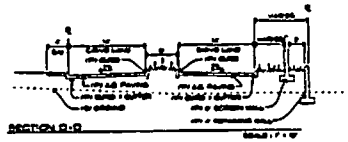







| LOT NUMBER | (P) FINISHED FLOOR | + | (P) BUILDING HEIGHT | + | (P) TOP OF ROOF | - | (E) AVERAGE GROUND | = | HEIGHT ABOVE EXISTING AVERAGE GROUND |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 106.4' | | 22.5' | | 128.9' | | 134.3' | | 27.6' |
| 2 | 110.8' | | 22.5' | | 133.3' | | 139.5' | | 27.8' |
| 3 | 113.5' | | 22.5' | | 136.1' | | 136.3' | | 27.9' |
| 4 | 112.0' | | 22.0' | | 134.0' | | 136.7' | | 27.3' |
| 5 | 111.0' | | 22.0 | | 134.3' | | 137.1' | | 27.2' |
| 6 | 109.7' | | 21.5' | | 131.2' | | 137.4' | | 24.8' |
| 7 | 105.6' | | 21.5' | | 127' | | 134.5' | | 26.5' |
| 8 | 103.5' | | 22.0' | | 125.5' | | 127.5' | | 28.0' |
| 9 | 103.5' | | 22.0' | | 127.5' | | 99.5' | | 28.0' |
| 10 | 105.7' | | 21.5' | | 127.2' | | 99.3' | | 27.9' |

**VESTING TENTATIVE TRACT MAP, PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN** - SCALE 1:30

# BAHIA VISTA ESTATES

Vesting Tentative Tract Map

Tract 2896, a Residential Planned Development, Los Osos, CA

Owner/Applicant: Barkwood Development, L.L.C. Richard Friedman, Managing Partner

PLANNER: HODGE COMPANY
Land Planning + Civil Engineering
in Solvitud Ave. San Luis Obispo Co. 93401
Ph 805-544-0000

**C1-3**

## Preliminary Plant Materials List

### Broad Leaf Evergreen Trees

| | |
|---|---|
| Arbutus 'Marina' | Strawberry Tree |
| Melaleuca quinquenervia | Cajeput tree |
| Olea europea | Olive |
| Pittosporum eugenioides | (No Common Name) |
| Quercus agrifolia | California Live Oak |
| Schinus molle | California Pepper |
| Tristania conferta | Brisbane box |

### Deciduous Shade Trees

| | |
|---|---|
| Pistacia chinensis | Chinese Pistache |
| Platanus acerifolia | London Plane Tree |
| Populus nigra 'Italica' | Lombardy Poplar |

### Accent Trees

| | |
|---|---|
| Callistemon viminalis | Weeping Bottlebrush |
| Cassia leptophylla | Gold Medallion Tree |
| Chitalpa tashkentensis | Chitalpa |
| Washingtonia robusta | Mexican Fan Palm |

### Tall Shrubs

| | |
|---|---|
| Ceanothus spp. | California Lilac |
| Heteromeles arbutifolia | Toyon |
| Myrica californica | Pacific Wax Myrtle |
| [illegible] | (no common name) |
| Rosmarinus officinalis | Rosemary |
| Westringia fruticosa | Coast Rosemary |

### Shrubs (sunny locations)

| | |
|---|---|
| Alyogyne huegelii | Blue Hibiscus |
| Callistemon 'Little John' | Dwarf Bottlebrush |
| Hemerocallis hybrid | Day Lily |
| Lavandula spp. | Lavender |
| Myrtus communis | True Myrtle |
| Phormium tenax 'Atropurpurea' | New Zealand Flax |
| Phormium tenax 'Maori Queen' | Dwarf New Zealand Flax |
| Raphiolepis indica | India Hawthorn |
| Rosa spp. | Carpet Rose |
| Rosmarinus officinalis | Rosemary |
| Salvia leucantha | Mexican Sage |

### Shrubs (shady locations)

| | |
|---|---|
| Aspidistra elatior | Cast-iron Plant |
| Clivia miniata | Kaffir Lily |
| Liriope muscari | Big Blue Lily Turf |

### Spreading Ground Cover

| | |
|---|---|
| Baccharis pilularis 'Twin Peaks' | Dwarf Coyote Brush |
| Bougainvillea rosenka | Bougainvillea |
| Ceanothus 'Yankee Point' | California Lilac |
| Cistus salvifolia | Sageleaf Rockrose |
| Erigeron karvinskianus | Santa Barbara Daisy |
| Lantana montevidensis | Trailing Lantana |
| Lavandula 'Munstead' | Lavender |
| Rosa banksiae | Lady Bank's Rose |
| Rosa spp. | Creeping Rose |
| Rosmarinus officinalis | Rosemary |

### Flowering Perennials

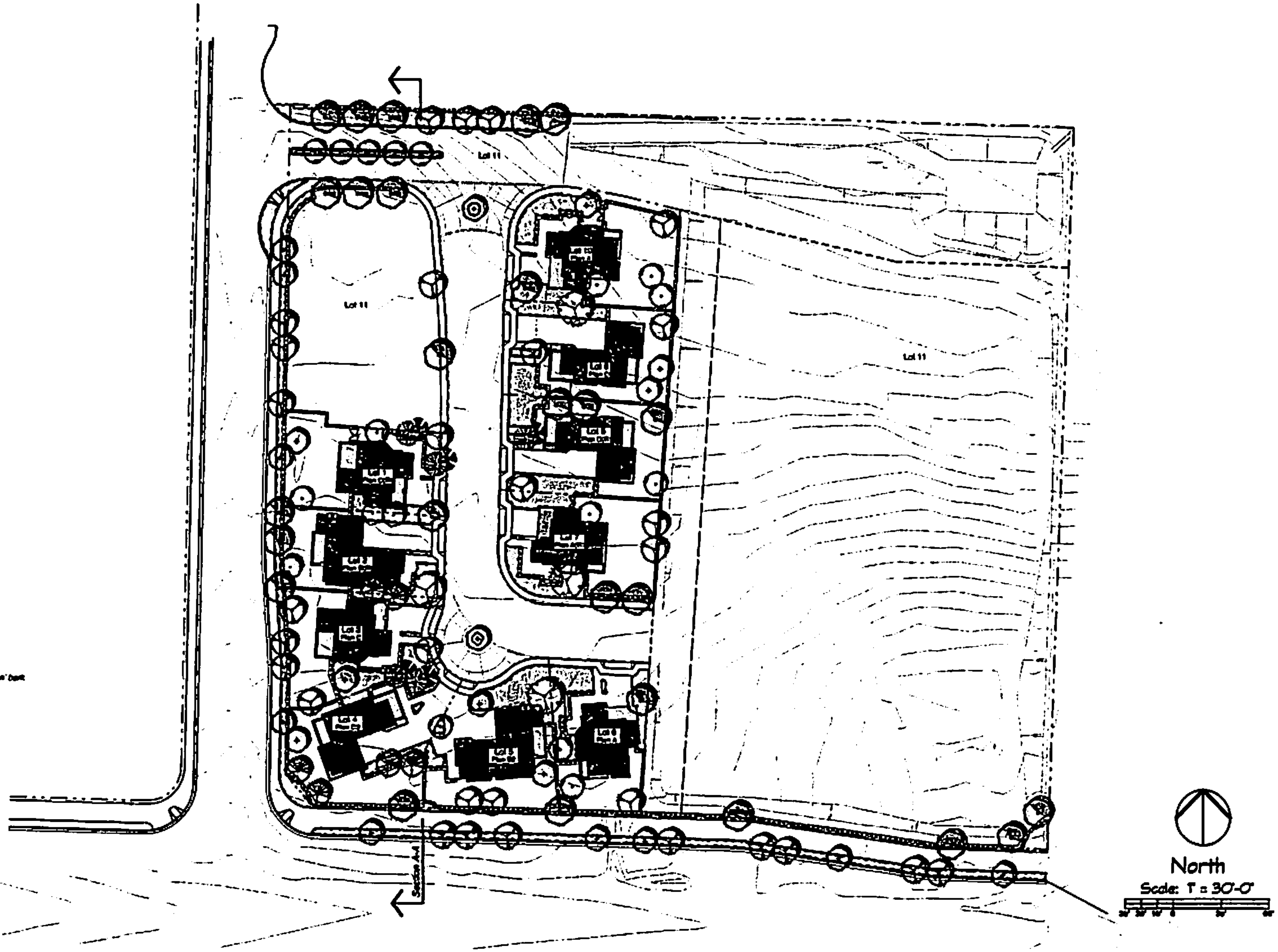
| | |
|---|---|
| Gaura lindheimeri | Gaura |
| Heuchera hybrid | Coral Bells |
| Penstemon gloxinioides | Border Penstemon |

### Ornamental Grass

| | |
|---|---|
| Calamagrostis 'Karl Foerster' | Feather Reed Grass |
| Elymus condensatus 'Canyon Prince' | 'Canyon Prince' Wild Rye |
| Festuca ovina glauca | Blue Fescue |
| Helictotrichon sempervirens | Blue Oat Grass |
| Miscanthus sinensis | Silver Grass |
| Muhlenbergia rigens | Deer Grass |
| Pennisetum orientale | Oriental Fountain Grass |
| Pennisetum setaceum 'Rubrum' | Purple Fountain Grass |

### Mulch

Mulch all ground cover and planter areas with 3" minimum layer 'walk-on' bark.




**LANDSCAPE CONCEPT SITE PLAN** - SCALE 1:30

**SITE PLAN NOTES**

# BAHIA VISTA ESTATES

Vesting Tentative Tract Map

Tract 2896, a Residential Planned Development, Los Osos, CA

Owner / Applicant: Barkwood Development, LLC, Richard Friedman, Managing Partner

firma

**L1-1**