

**SHADE STUDY CALCULATIONS**

PROJECT: PARCELS 1 & 2 STAGE 2 7.25.19

OVERALL PARCELS 1 & 2 STAGE 2 SITE

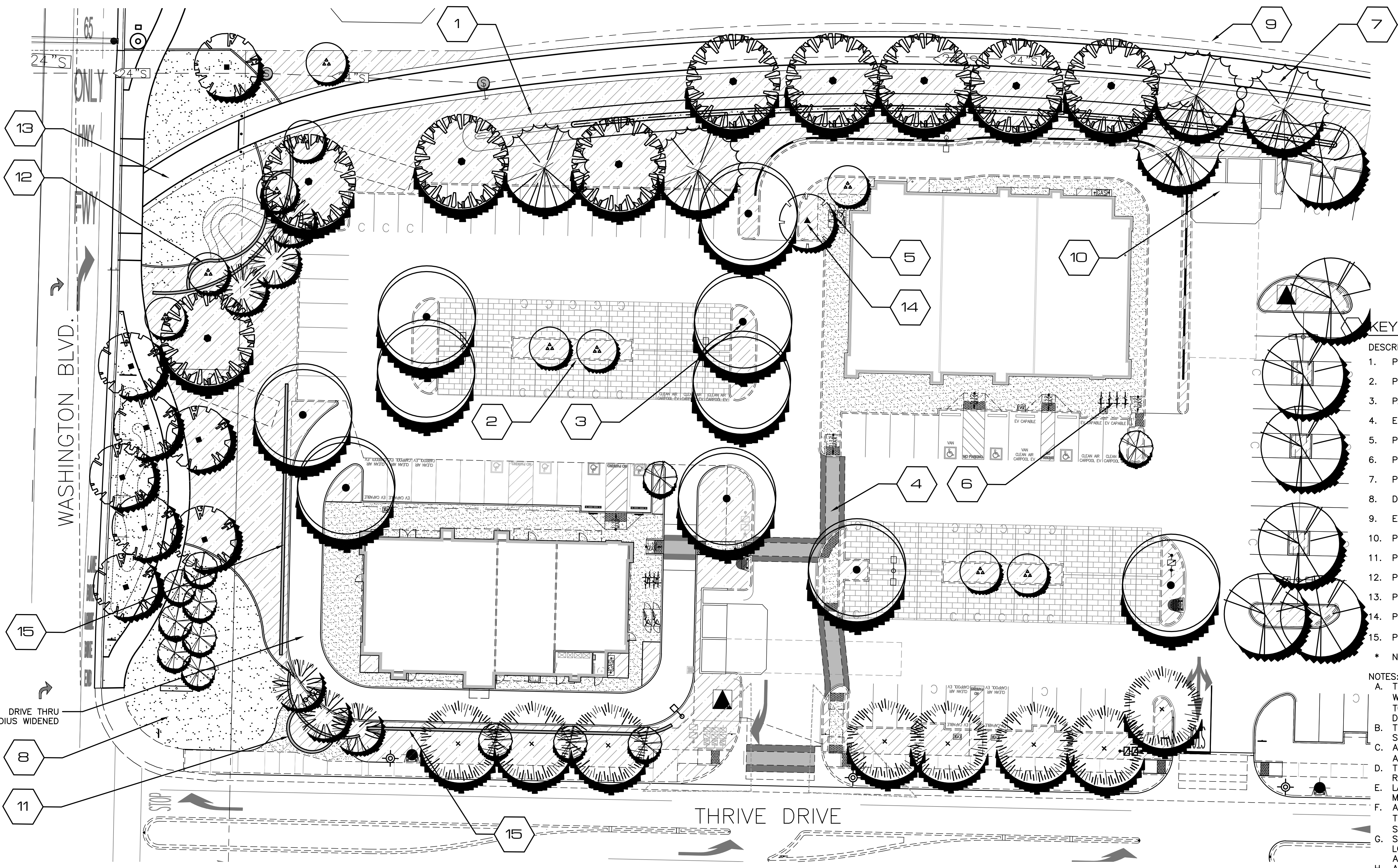
STANDARD STALLS	164	44,280
COMPACT STALLS	64	16,128
HANDICAP STALLS	8	2,016
TOTAL PAVED PARKING AREA:		62,424
TOTAL SHADE REQUIRED:	50%	31,212
TOTAL SHADE PROVIDED:		33,005
TOTAL SHADE PERCENTAGE		52.9%

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
<b>30 TO 35' TREES</b>				
ULMUS P., PINUS P.	35-1	4	X	961
MAGNOLIA G., PLATANUS A.	35-P	42	X	481
CEDRUS D., PISTACIA C.	35-N	11	X	240
QUERCUS L.				
<b>25 TO 30' TREES</b>				
QUERCUS R., PINUS H.	30-1	0	X	707
FRAXINUS P.	30-P	0	X	354
	30-N	0	X	177
<b>20' TO 25' TREES</b>				
QUERCUS C., ACER N.	25-1	8	X	491
	25-P	9	X	246
	25-N	0	X	123
<b>15' TO 20' TREES</b>				
	20-1	0	X	314
	20-P	0	X	157
	20-N	0	X	79
<b>10' TO 15' TREES</b>				
COTINUS C., LAURUS N.	15-1	1	X	177
CHILOPSIS L., RAPHIOLEPIS I.	15-P	0	X	88
PHOENIX, MALLUS, LAGERSTROHMIA I.	15-N	0	X	44
<b>TOTAL</b>				<b>33,005</b>

**KEYNOTES**

- | DESCRIPTION  | SYMBOL |
|--|--------|
| 1. PROPOSED VEGETATIVE SWALE   |        |
| 2. PROPOSED WATER QUALITY BASIN  |        |
| 3. PARKING LOT TREES   |        |
| 4. ENHANCED PEDESTRIAN LINKAGE   |        |
| 5. PROPOSED BIKE LOCKERS   |        |
| 6. PROPOSED BIKE RACKS   |        |
| 7. PROPOSED PERIMETER TRAIL  |        |
| 8. DENOTES LANDSCAPED AREA   |        |
| 9. EXISTING PERIMETER FENCE  |        |
| 10. PROPOSED TRASH ENCLOSURE   |        |
| 11. PROPOSED DECORATIVE PLANTER WALLS                                  |        |
| 12. PROPOSED ENTRY FEATURE WALL  |        |
| 13. PROPOSED PEDESTRIAN LINK TO PERIMETER TRAIL AND SEWER ACCESS ROAD. |        |
| 14. PROPOSED SPECIMEN ACCENT TREES                                     |        |
| 15. PROPOSED 36" HEIGHT MASONRY AND STUCCO FINISHED SCREEN WALL.       |        |

- \* NOTE FURNISHINGS TO BE FINISHED IN BRONZE COLOR.
- NOTES:
- THE LANDSCAPE PLAN SHALL INDICATE THE LOCATION OF, AND BE DESIGNED TO AVOID CONFLICTS WITH, ALL POLE-MOUNTED LIGHT FIXTURES AND UTILITY EQUIPMENT INCLUDING (BUT NOT LIMITED TO) ELECTRIC TRANSFORMERS, SWITCHGEAR, AND OVERHEAD LINES; BACKFLOW PREVENTERS; FIRE DEPARTMENT CONNECTIONS; AND PUBLIC WATER, SEWER, AND STORM DRAIN FACILITIES.
  - TREE PLANTINGS IN THE PARKING LOT SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 50% SHADE COVERAGE AFTER 15 YEARS.
  - AT A MINIMUM, LANDSCAPED AREAS NOT COVERED WITH LIVE MATERIAL SHALL BE COVERED WITH A ROCK, (3") BARK (NO SHREDDED BARK) OR (3") MULCH COVERING.
  - THE LANDSCAPE PLAN SHALL COMPLY WITH THE LANDSCAPE GUIDELINES FOR NORTH CENTRAL ROSEVILLE SPECIFIC PLAN AND THE CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPE ORDINANCE.
  - LANDSCAPING ADJACENT TO PRESERVE AREAS SHALL CONSIST OF DROUGHT-TOLERANT PLANT MATERIAL.
  - ALL LANDSCAPING IN AREAS CONTAINING ELECTRICAL SERVICE EQUIPMENT SHALL CONFORM TO THE ELECTRIC DEPARTMENT'S LANDSCAPE REQUIREMENTS AND WORK CLEARANCES AS OUTLINED IN SECTION 10.00 OF THE DEPARTMENTS "SPECIFICATION FOR COMMERCIAL CONSTRUCTION."
  - SLOPES WITHIN LANDSCAPE PLANTERS SHALL BE NO MORE THAN 3:1. A TWO-FOOT FLAT BENCH LOCATED AT BACK-OF-WALK SHALL BE INCLUDED IN THE LANDSCAPE AREA TO SLOW OR ALLOW ABSORPTION OF NUISANCE RUN-OFF FROM THE PLANTERS.
  - ALL LANDSCAPING SHALL CONFORM TO THE STANDARDS OF CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN WITH THE INTENT TO CREATE NATURAL SURVEILLANCE, CONTROLLING ACCESS, AND TERRITORIAL REINFORCEMENT TO PROPERTY BOUNDARIES.



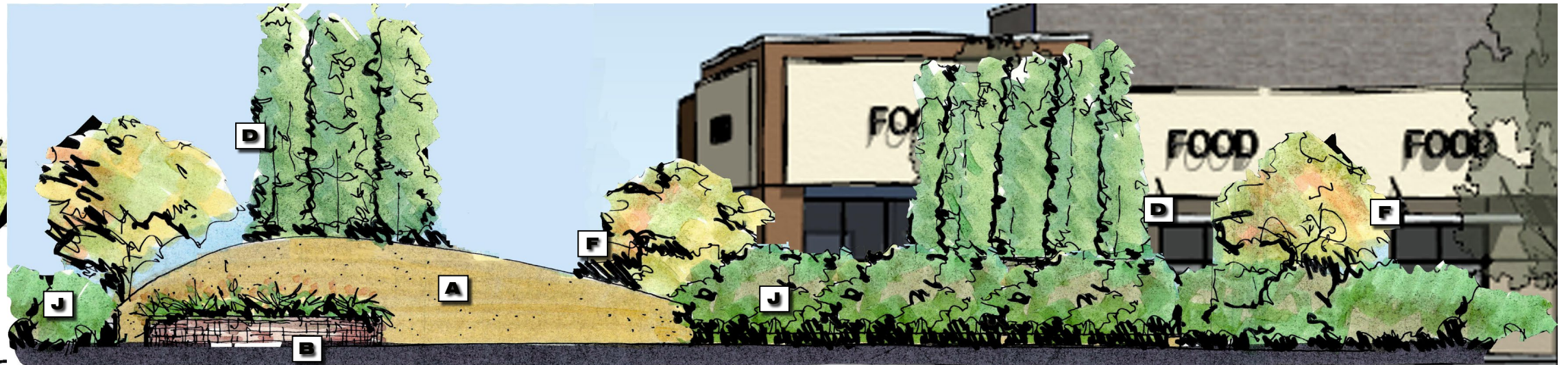
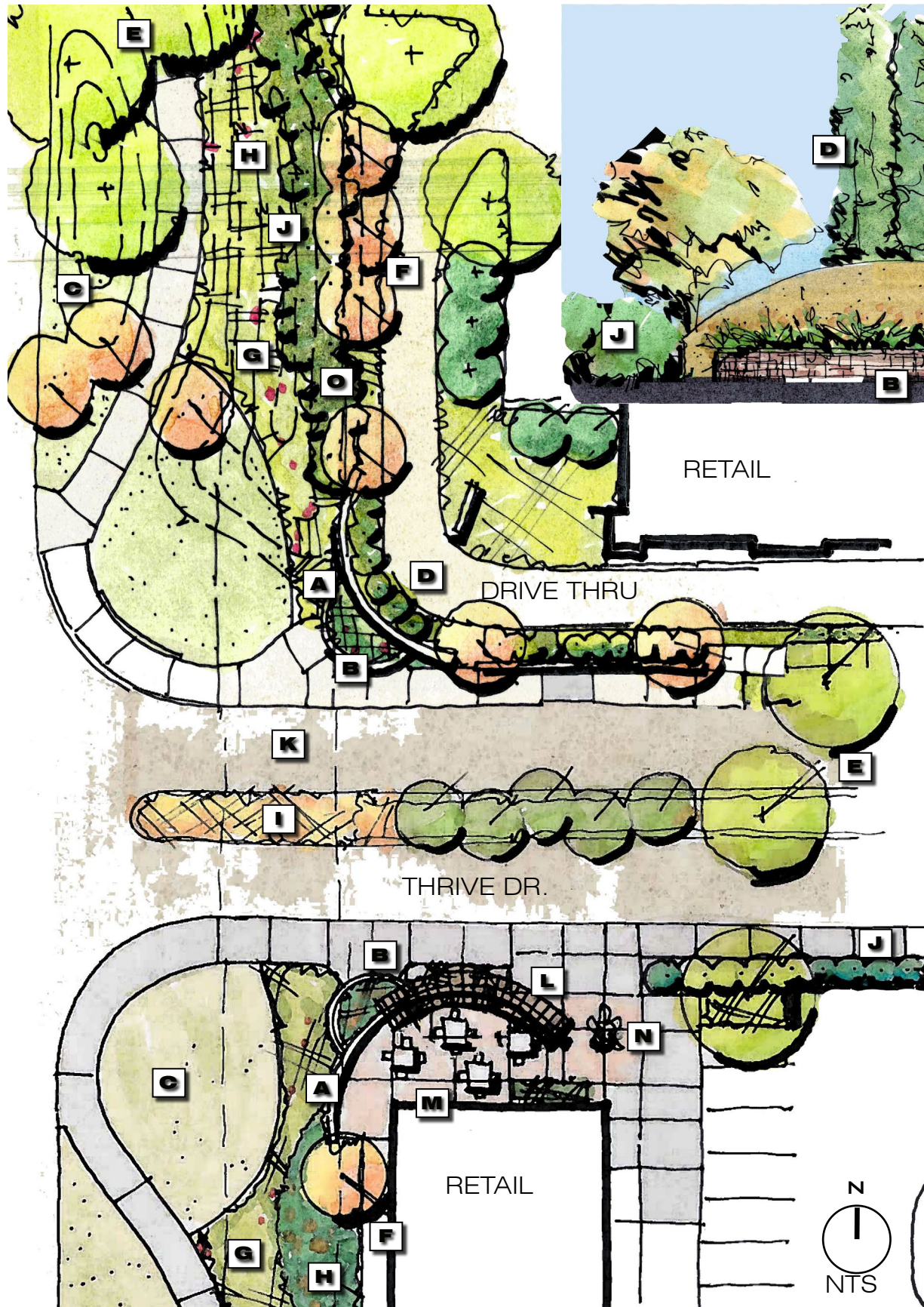
**PLANT LIST AND LEGEND: STAGE 2 PERMIT**

USE TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	HGT / WIDTH	WATER USE
SHADE TREE		ACER RUBRUM	'RED SUNSET' RED MAPLE	15 G./VARIES	50'/25'	MATCHED
		PISTACIA CHINENSIS	CHINESE PISTACHE	15 G./VARIES	40'/30'	MATCHED
		PLATANUS ACERFOLIA	'BLOODGOOD' LONDON PLANE TREE	15 G./VARIES	60'/40'	MATCHED
		PODOCARPUS GRACILIOR	FERN PINE	24" BOX / VARIES	40'/35'	MATCHED
SUBORDINATE & SCREEN TREES		CEDRUS DEODORA	DEODAR CEDAR	24 BOX	70'/35'	MATCHED
		CERCIS CANADENSIS	'MERLOT'	24 BOX	20'/15'	MATCHED
ACCENT TREE		LAGERSTROEMIA X. ARAPAHO	CRAPE MYRTLE	24 BOX	20'/15'	MATCHED
		PYRUS CALLERYANA	'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25'	MATCHED
FACER SHRUB MATERIAL		QUERCUS WISLIZENII	INTERIOR LIVE OAK	36" BOX / VARIES	40'/40'	NATURAL
		QUERCUS WISLIZENII	INTERIOR LIVE OAK	36" BOX / VARIES	40'/40'	NATURAL
SHRUB AND GROUNDCOVERS		CERCIS CANADENSIS	'MERLOT'	24 BOX	20'/15'	MATCHED
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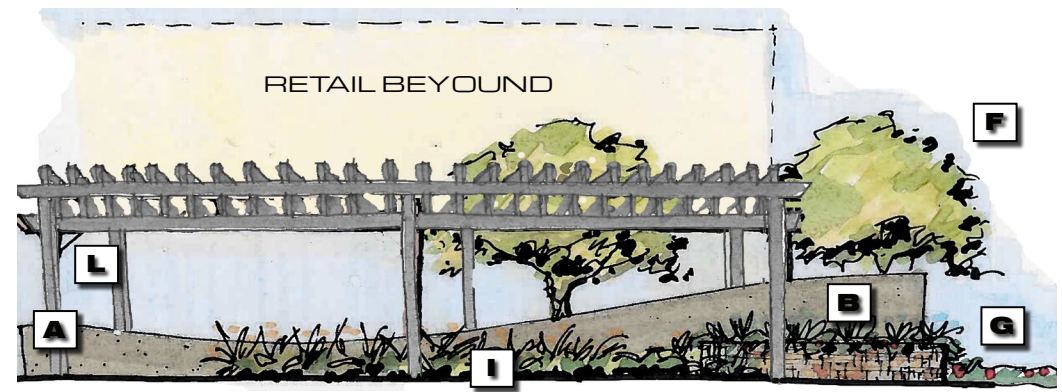
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	HGT / WIDTH	WATER USE
	CEDRUS DEODORA	DEODAR CEDAR	24 BOX	70'/35'	MATCHED
	CERCIS CANADENSIS	'MERLOT'	24 BOX	20'/15'	MATCHED
	LAGERSTROEMIA X. ARAPAHO	CRAPE MYRTLE	24 BOX	20'/15'	MATCHED
	PYRUS CALLERYANA	'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25'	MATCHED
	QUERCUS WISLIZENII	INTERIOR LIVE OAK	36" BOX / VARIES	40'/40'	NATURAL

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	HGT / WIDTH	WATER USE
	CERCIS CANADENSIS	'MERLOT'	24 BOX	20'/15'	MATCHED
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SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	HGT / WIDTH	WATER USE
	CORNUS SERICEA	FESTUCA RUBRA	1 GAL	18" o.c.	LOW
	FESTUCA RUBRA	JUNCUS BALTIUS	1 GAL	18" o.c.	LOW
	JUNCUS BALTIUS	PRUNUS CISTENA	1 GAL	18" o.c.	LOW
	PRUNUS CISTENA	ELYMUS SPP.	1 GAL	18" o.c.	LOW
	ELYMUS SPP.	SPIREA SPP.	1 GAL	18" o.c.	MOD
	SPIREA SPP.	MAHONIA COMPACTA	1 GAL	3' o.c.	LOW
	MAHONIA COMPACTA				



A SOUTH ELEVATION - BLDG. B



B NORTH ELEVATION - BLDG. C

LEGEND

- A "ARCHING" & CURVED ACCENT SCREEN WALL STUCCO FINISH - WARM GREY, 6' MAX. HGT. @ APEX
- B CURVED, CAPPED, PLANTER WALL WITH EDS VENEER CUT COARSE STONE, MADRONA
- C "NO MOW" TURF TO MATCH ROUNDABOUT
- D VERTICAL ACCENT TREE TO MATCH ROUNDABOUT - ITALIAN CYPRESS OR POPULUS
- E STREET TREE - (PODOCARPUS GRACILIOR.- THRIVE DR, ACER RUBRUM - WASHINGTON BLVD.).
- F FLOWERING ACCENT TREE - LAGERSTROEMIA I. CRAPE MYRTLE
- G FLOWERING ACCENT FILLER - ROSA FLOWER CARPET ROSE
- H FLOWERING ACCENT FILLER - CALLISTEMON

- LITTLE JOHN
- I ACCENT PLANTING - HESPERALOE P. RED YUCCA
- J BACKGROUND SCREEN SHRUB
- K EXISTING STORM DRAIN LINES.
- L STEEL CURVED, SHED, ARBOR OVER PATIO - SEE B ELEVATION ABOVE.
- M COLORED, SCORED CONCRETE PATIO
- N LARGE, ACCENT POT WITH ACCENT SHRUB
- O MOUNDED, +42" HEIGHT, PLANTER AREA FOR SCREENING DRIVE THRU.