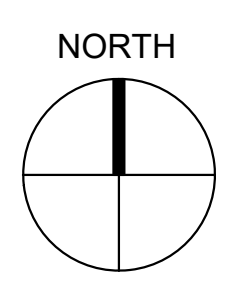


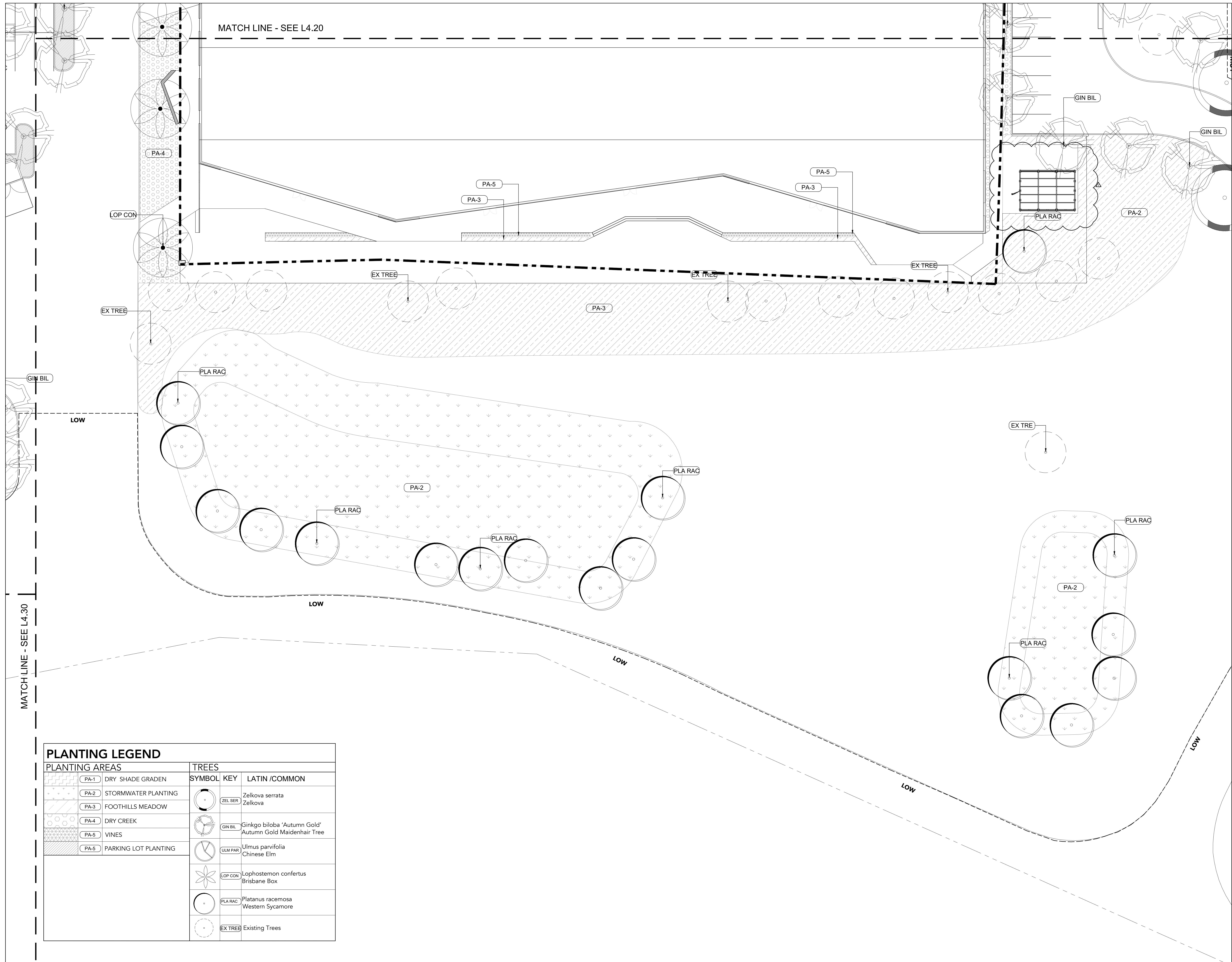
PLANTING AREAS		TREES	
SYMBOL	DESCRIPTION	SYMBOL KEY	LATIN /COMMON
PA-1	DRY SHADE GRADEN	ZEL SER	Zelkova serrata Zelkova
PA-2	STORMWATER PLANTING	GIN BL	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree
PA-3	FOOTHILLS MEADOW	QUE LOB	Quercus lobata Valley Oak
PA-4	DRY CREEK		
PA-5	VINES		
PA-5	PARKING LOT PLANTING		

rev	date	issue
1	20.03.17	design review rev. 1
2	20.04.04	design review rev. 2



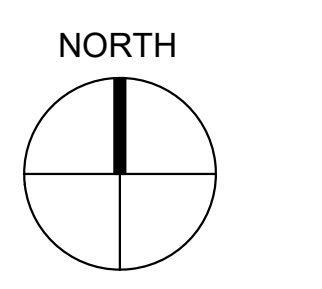
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date: 1/22/2020

PLANTING PLAN



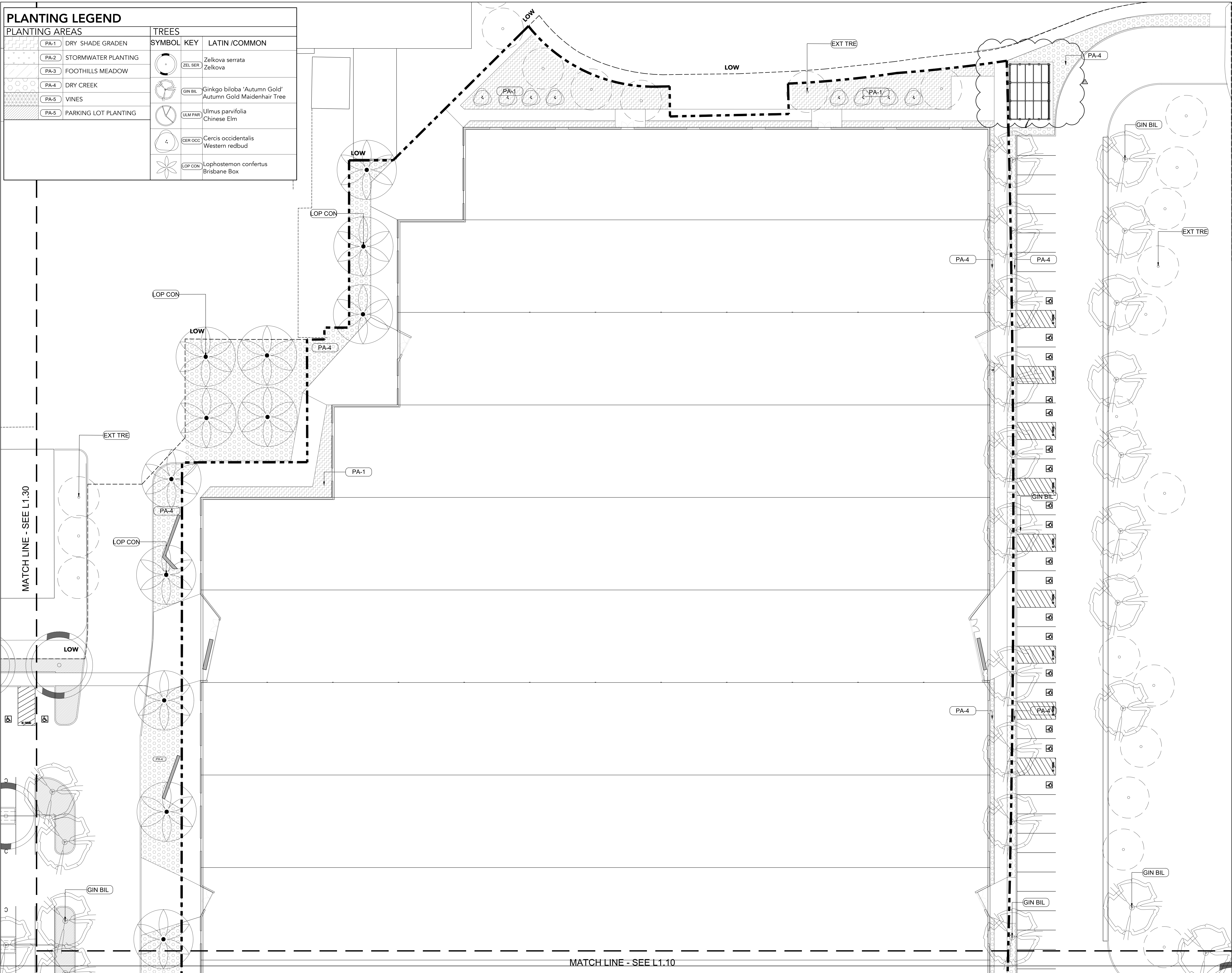
PLANTING LEGEND	
PLANTING AREAS	TREES
PA-1 DRY SHADE GRADEN	SYMBOL KEY LATIN /COMMON
PA-2 STORMWATER PLANTING	ZEL SER Zelkova serrata Zelkova
PA-3 FOOTHILLS MEADOW	GIN BIL Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree
PA-4 DRY CREEK	ULM PAR Ulmus parvifolia Chinese Elm
PA-5 VINES	LOP CON Lophostemon confertus Brisbane Box
PA-5 PARKING LOT PLANTING	PLA RAC Platanus racemosa Western Sycamore
	EX TREE Existing Trees

20.04.04	design review rev. 2
20.03.17	design review rev. 1
rev date	issue



scale: 1/16" = 1'-0"
date: 1/22/2020

PLANTING AREAS		TREES	
SYMBOL	KEY	SYMBOL	KEY
PA-1	DRY SHADE GRADEN	ZEL SER	Zelkova serrata Zelkova
PA-2	STORMWATER PLANTING	GIN BIL	Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree
PA-3	FOOTHILLS MEADOW	ULM PAR	Ulmus parvifolia Chinese Elm
PA-4	DRY CREEK	CER OCC	Cercis occidentalis Western redbud
PA-5	VINES	LOP CON	Lophostemon confertus Brisbane Box
PA-5	PARKING LOT PLANTING		



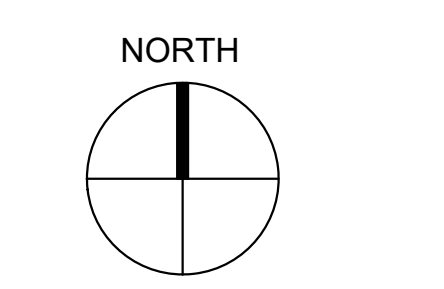
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20.04.04	design review rev. 2
20.03.17	design review rev. 1
rev	date
	issue



scale: 1/16" = 1'-0"
date: 1/22/2020

PLANTING PLAN

L4.20

PLANTING LEGEND AND SCHEDULE

SYMBOL	LATIN NAME	COMMON NAME	TYPE	SIZE	DIA (FT)	HEIGHT (FT)	WATER USE
PA-6 PARKING LOT PLANTING							
	Elymus condensatus 'Canyon Prince'	Canyon Prince Giant Rye Grass	GRASS	1 gallon	2 - 8	3 - 10	VERY LOW
	Muhlenbergia rigens	Deer Grass	GRASS	1 gallon	2	1 - 2	LOW
PARKING LOT TREES							
	Zelkova serrata	Zelkova	TREE	24" BOX	50 - 70	50 - 70	MEDIUM
	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	TREE	24" BOX	30 - 40	45 - 50	LOW
	Ulmus parvifolia	Chinese Elm	TREE	24" BOX	50 - 70	40 - 60	MEDIUM
	Quercus lobata	Valley Oak	TREE	24" BOX	50	60 - 100	LOW

PLANTING AREAS

SYMBOL	LATIN NAME	COMMON NAME	TYPE	SIZE	DIA (FT)	HEIGHT (FT)	WATER USE
PA-1 DRY SHADE GARDEN							
	Aspidistra elatior	Cast-iron Plant	PEREN	1 gallon	2 - 3	1 - 2	MEDIUM
	Clinopodium douglasii	Yerba Buena	PEREN	1 gallon	3	4 - 7	LOW
	Festuca californica	California Fescue	GRASS	1 gallon	3	1 - 4	VERY LOW
	Fragaria chiloensis	Beach Strawberry	GC	1 gallon	2 - 2.5	0.5 - 1	LOW, VERY LOW
	Polystichum munitum	Western Sword Fern	PEREN	1 gallon	2 - 3	1.5 - 6	LOW
PA-2 STORMWATER PLANTING							
	Achillea millefolium	Common Yarrow	PEREN	1 gallon	0.5 - 1.5	1 - 3	LOW
	Carex tumulicola	Foothill Sedge	GRASS	1 gallon	2	0.5 - 1	LOW
	Iris douglasiana	Douglas Iris	PEREN	1 gallon	2 - 4	0.6 - 2.6	LOW
	Juncus patens	Common Rush	GRASS	1 gallon	3	1 - 3	MEDIUM TO HIGH
	Stipa pulchra	Purple Needlegrass	GRASS	1 gallon	1.5	3.3	LOW, VERY LOW
PA-3 FOOTHILLS MEADOW							
	Achillea millefolium	Common Yarrow	PEREN	1 gallon	0.5 - 1.5	1 - 3	LOW
	Artemisia tridentata	Big Sagebrush	SHRUB	1 gallon	10	3 - 15	MEDIUM TO LOW
	Eriogonum fasciculatum	California Buckwheat	GC	1 gallon	3	1 - 6.5	LOW, VERY LOW
	Eriogonum grande 'rubescens'	Red-flowered Buckwheat	GC	1 gallon	3	0.8 - 1.5	VERY LOW
	Muhlenbergia rigens	Deer Grass	GRASS	1 gallon	4	4 - 5	LOW
PA-4 DRY CREEK							
	Artemisia tridentata	Big Sagebrush	SHRUB	1 gallon	10	3 - 15	MEDIUM TO LOW
	Calamagrostis foliosa	Fountain Grass	GRASS	1 gallon	2	1 - 2	LOW
	Muhlenbergia rigens	Deer Grass	GRASS	1 gallon	4	4 - 5	LOW
	Salvia leucantha	Mexican Sage	PEREN	1 gallon	2 - 3	2 - 3	MEDIUM
PA-5 VINES							
	Trachelospermum jasminoides	Confederate Jasmine	VINE	1 gallon	3 - 6	3 - 6	MEDIUM

WELO CALCULATION

HYDROZONE	LOCATIONS	SQ FOOTAGE OF PLANTING AREA (PA)	PERCENTAGE OF AREA	IRRIGATION	WATER USE	PLANT FACTOR	PF x PA
PA-1	DRY SHADE GARDEN	4,352.00	3.43%	DRIP	MEDIUM	0.5	2176.00
PA-2	DRY CREEK	11,520.00	9.09%	DRIP	LOW	0.3	3456.00
PA-3	STORMWATER PLANTING	37,498.00	29.59%	DRIP	LOW	0.3	11249.40
PA-4	FOOTHILLS MEADOW	51,622.00	40.73%	DRIP	LOW	0.3	15486.60
PA-5	PARKING LOT	21,407.00	16.89%	DRIP	MEDIUM	0.5	10703.50
PA-5	VINES	332.00	0.26%	DRIP	MEDIUM	0.5	166.00
		126,731	100.00%				43237.50

Maximum Applied Water Allowance (MAWA)	Estimated Total Water Use (ETWU)
MAWA = (ETo) (0.62) [(0.7 x LA) + (0.3 x SLA)]	ETWU = (ETo) (0.62) (PF x PA) / 7.1
ETo (Evapotranspiration)	ETo
LA (Landscape Area)	PF (Plant Factor)
0.62 - (Conversion Factor Gallons to Sq Ft)	PA (Hydrozone Area)
SLA - Portion of the Landscape Area sqft	0.62 Conversion Factor
3 - Additional ET Adjustment Factor	ET (Irrigation Efficiency)
MAWA	ETWU
2,871,065	1,970,899

IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.



PARKING SHADE CALCULATION

TREE	TREE SIZE	TREE COUNT	100% SHADE VALUE	50% SHADE VALUE	25% SHADE VALUE
Ginkgo biloba 'Autumn Gold' Autumn Gold Maidenhair Tree	Large Tree (30' - 35')	150	77 X (962 sqft) = 74,074	65 X (481 sqft) = 31,625	8 X (240.50 sqft) = 1,924
Quercus lobata Valley Oak	Large Tree (30' - 35')	18	N/A	10 X (481 sqft) = 4,810	8 X (240.50 sqft) = 1,924
Zelkova serrata Zelkova	Large Tree (30' - 35')	85	81 X (962 sqft) = 77,922	N/A	4 X (240.50 sqft) = 962
TOTAL		253	158 X (962 sqft) = 151,996 SF	75 X (481 sqft) = 36,435 SF	20 X (240.50 sqft) = 4,810 SF

TOTAL SHADED AREA: 193,241 SF

PARKING LOT PAVING AREA: 361,789 + 17,786 = 379,575 SF

PERCENTAGE OF SHADED AREA = SHADED AREA / PAVING AREA X 100% = 50%

SITE TREES

	Cercis occidentalis	Western Redbud	TREE	24" BOX	10 - 15	10 - 20	LOW
	Lophostemon confertus	Brisbane Box	TREE	24" BOX	30 - 50	40 - 70	LOW
	Platanus racemosa	Western Sycamore	TREE	24" BOX	10 - 30	30 - 50	MEDIUM TO HIGH
	Quercus lobata	Valley Oak	TREE	24" BOX	50	60 - 100	LOW
	Existing Trees	Varies					

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20.04.04 design review rev. 2
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rev date issue



NORTH

scale: NTS
date: 1/22/2020

PLANTING
SCHEDULE

L4.00

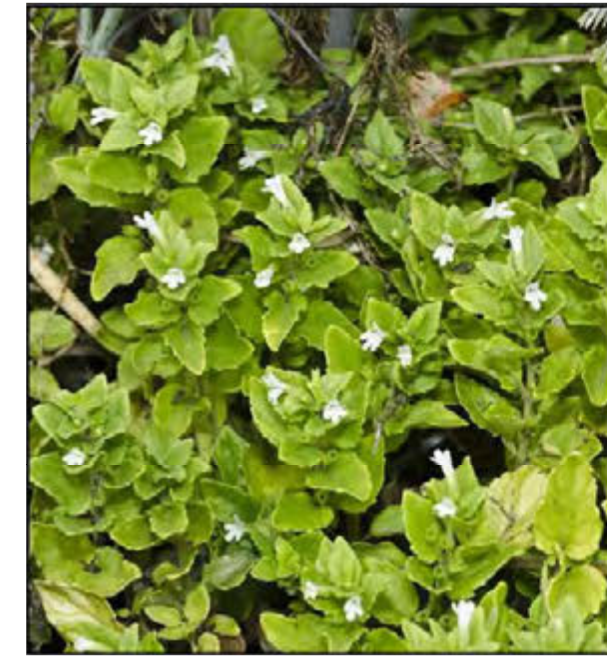
DRY SHADE GARDEN



CAST IRON PLANT
Aspidistra elatior



WESTERN RED BUD
Cercis occidentalis



YERBA BUENA
Clinopodium douglasii



CALIFORNIA FESCUE
Festuca californica



BEACH STRAWBERRY
Fragaria chiloensis



WESTERN SWORD FERN
Polystichum munitum

STORMWATER PLANTING



YARROW
Achillea millefolium



FOOT HILL SEDGE
Carex tumulicola



DOUGLAS IRIS
Iris douglasiana



JUNCUS
Juncus patens

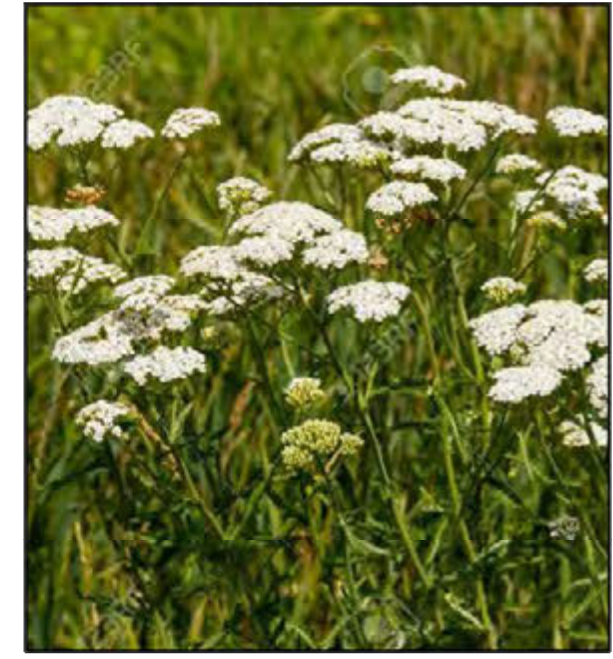


CA SYCAMORE
Platanus racemosa



PURPLE NEEDLE GRASS
Stipa pulchra

FOOTHILLS MEADOW



YARROW
Achillea millefolium



BIG SAGE BRUSH
Artemisia tridentata



CA BUCKWHEAT
Eriogonum fasciculatum



CA RED BUCKWHEAT
Eriogonum grande
'rubescens'



VALLEY OAK
Quercus lobata

DRY CREEK



BIG SAGE BRUSH
Artemisia tridentata



FOUNTAIN GRASS
Calamagrostis foliosa



BRISBANE BOX
Lophostemon confertus



DEER GRASS
Muhlenbergia rigens



MEXICAN SAGE
Salvia leucantha

PARKING LOT



CANYON PRINCE
Elymus condensatus



GINGKO TREE
Ginkgo biloba
'Autumn Gold'



VALLEY OAK
Quercus lobata



DEER GRASS
Muhlenbergia rigens



ZELKOVA TREE
Zelkova serrata

VINES



STAR JASMINE
Trachelospermum
jasminoides



NORTH

