

PRELIMINARY LANDSCAPE KEYNOTES

SHADE STUDY CALCULATIONS

PROJECT:	BAYSIDE HR PARCEL 49	4/22/2020
HR PARCEL 49 ENTIRE SITE		
STANDARD STALLS	1,856	501,120
COMPACT STALLS	381	96,032
HANDICAP STALLS	64	23,040
TOTAL PAVED PARKING AREA:		620,172
TOTAL SHADE REQUIRED:	50%	310,086
TOTAL SHADE PROVIDED:		310,324
TOTAL SHADE PERCENTAGE	50%	

SYMBOL	PATTERN	QTY.	UNIT IN S.F.	TOTALS S.F.
30 TO 35' TREES				
Pistacia c., Zelkova s., Quercus v.,	35-I	109	X 961	104,749
Quercus w.,	35-P	222	X 481	106,782
	35-N	69	X 240	16,560
25' TO 30' TREES				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	28	X 354	9,912
	30-N	0	X 177	0
20' TO 25' TREES				
Pyrus c.	25-I	1	X 491	491
	25-P	59	X 246	14,514
	25-N	0	X 123	0
15' TO 20' TREES				
Quercus r.,	20-I	0	X 314	0
	20-P	33	X 157	5,181
	20-N	0	X 79	0
10' TO 15' TREES				
Cotinus c., Laurus n., Chilopsis l.,	15-I	171	X 177	30,267
Rhaphiolepis l., Cercis c.,	15-P	244	X 88	21,472
Lagerstroemia l.	15-N	9	X 44	396
TOTAL				310,324

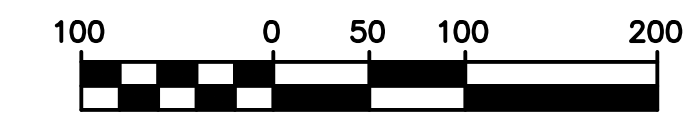
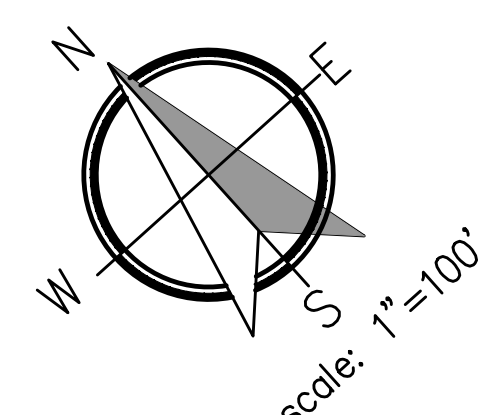
SHADE STUDY CALCULATIONS

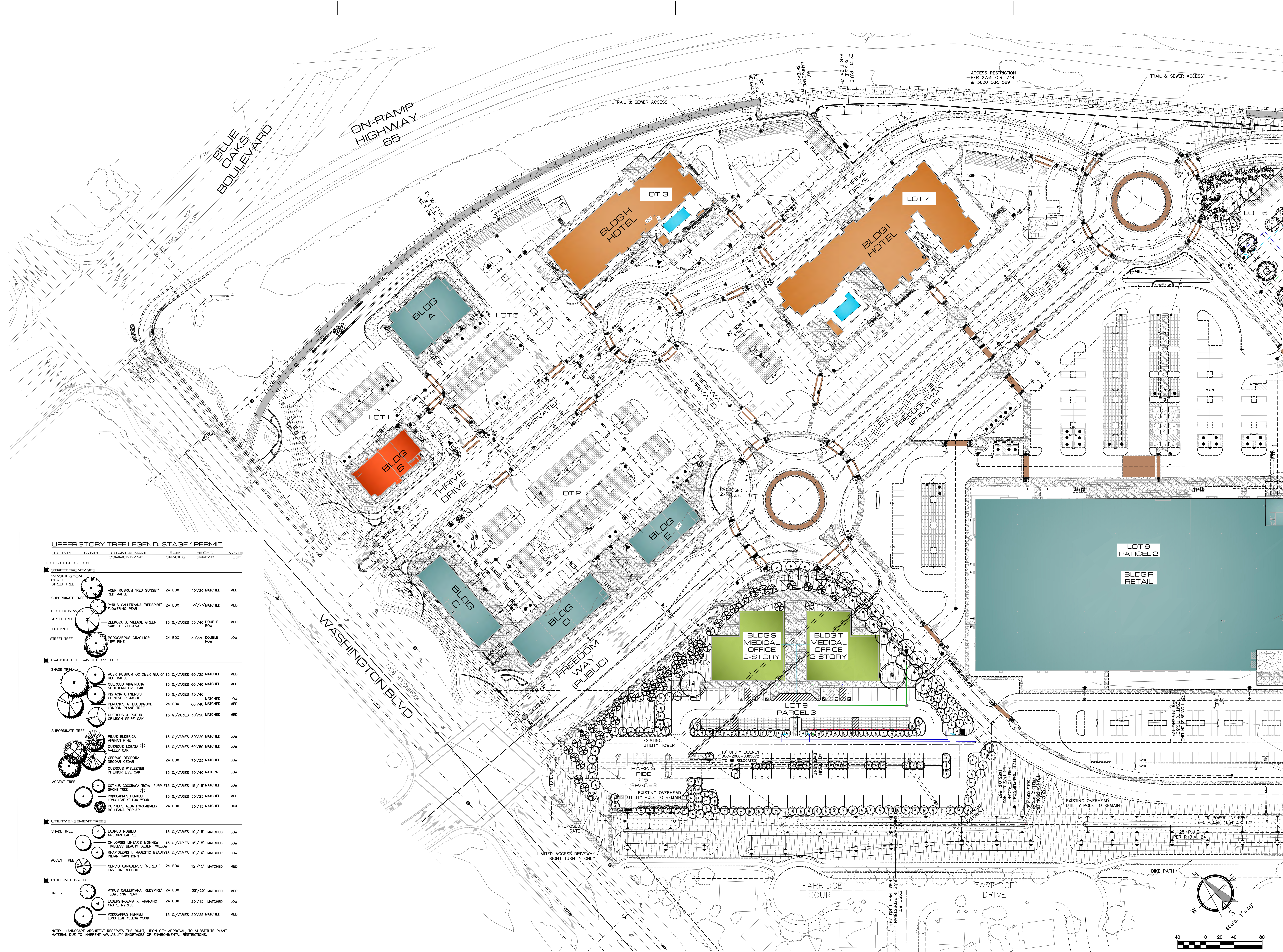
PROJECT:	BAYSIDE HR PARCEL 49	4/22/2020
LOT 6 BLDG. K, LOT 7 BLDG. L, M, N & O, LOT 9 BLDG. P, S & T		
STANDARD STALLS	814	219,780
COMPACT STALLS	178	44,856
HANDICAP STALLS	23	8,280
TOTAL PAVED PARKING AREA:		272,916
TOTAL SHADE REQUIRED:	50%	136,458
TOTAL SHADE PROVIDED:		115,819
TOTAL SHADE PERCENTAGE	42%	

SYMBOL	PATTERN	QTY.	UNIT IN S.F.	TOTALS S.F.
30 TO 35' TREES				
Pistacia c., Zelkova s., Quercus v.,	35-I	30	X 961	28,830
Quercus w.,	35-P	42	X 481	20,202
	35-N	47	X 240	11,280
25' TO 30' TREES				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	15	X 354	5,310
	30-N	0	X 177	0
20' TO 25' TREES				
Pyrus c.	25-I	1	X 491	491
	25-P	19	X 246	4,674
	25-N	0	X 123	0
15' TO 20' TREES				
Quercus r.,	20-I	0	X 314	0
	20-P	0	X 157	0
	20-N	0	X 79	0
10' TO 15' TREES				
Cotinus c., Laurus n., Chilopsis l.,	15-I	152	X 177	26,904
Rhaphiolepis l., Cercis c.,	15-P	203	X 88	17,864
Lagerstroemia l.	15-N	6	X 44	264
TOTAL				115,819

- A. **STREETSCAPE DESIGN INTENT** – Streetscape will be consistent with other projects within the area. Washington Blvd. Incorporates double Row of trees per the Specific Plan requirements. The Acer rubrum was substituted for the Coast Live Oak as it is smaller and more compatible with the storm drain structures to the east. Freedom Way will incorporate the use of Double Row of Zelkova serrata Village Green trees along with massed planted under story of shrubs for interest, color, and accenting pedestrian paths. Freedom Way terminates in a roundabout with and vertical accent trees and color massed planting. Shrub masses will utilize drought tolerant species where appropriate.
- B. **ENTRY TREATMENT** – Entry will be highlighted by grove of Cercis canadensis 'Merlot' in a double row and a turf area with low background planting. Monument signage will flank entry and at Freedom Way and Thrive Dr. intersections. Under story will be low and conforming to an undulated ground contour, while maintaining sight lines. Use of colorful plant materials will further enhance and define the entries, along with drought tolerant species where appropriate.
- C. **BUILDING ZONE** – Focus is on connectivity for pedestrians. A variety of columnar and small scale trees with low contrasting shrub forms will be used to add interest, color, and texture. Several outdoor plaza spaces with tree wells will be incorporated between Buildings.
- D. **SCREENING INTENT** – Primary planting along the south property lines are restricted in height due to overhead power line easement. However, an existing berm has been used to further mitigate views into project. Primary planting consist of large evergreen tress located outside of overhead power easement and overhead utility compatible tees, Laurus nobilis and Rhaphiolepis Majestic Beauty for year round buffering of power lines and towers, and medium height shrubs to screen adjacent properties. Planting of the City owned 50' corridor has been provided where trail was reconstructed to incorporate drainage swales. Additionally, a barrier type ground planting has been used adjacent to Summerhill Park. All plant material shall be drought tolerant. A 42" open metal fence will be placed adjacent to parking lot where it abuts Summerhill Park.

- E. Protected preserve boundary area. Prior to construction of any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the preserve. All construction activity must be per city requirements.
- F. Proposed post and cable fencing
- G. Existing 36" high berm along south property line.
- H. Pedestrian access to project site from adjacent Summerhill Park.
- I. 42" high open metal fence adjacent to parking lot.
- J. **EXISTING TRAIL** – Existing trail has been modified to allow for proposed berming, overland drainage release, drainage pipe coverage, and for replacing trail back onto City property.
- K. **HIGHWAY 65 DESIGN INTENT** – The Highway 65 Corridor will be consistent with other projects in the area. Platanus acerfolia Bloodgood staggered approximately 30' O.C., intermixed with Cedrus deodara. A 5'0" wide D.G. trail is proposed within the 40' landscape setback along Hwy. 65. Trees shall not be planted min of 15' from ex. 24" sewer line. Mixed species and low forms of shrubs for interest, color, and buffering of the project from the highway. Shrub masses will utilize drought tolerant species where appropriate. Eastern boundary shall be limited to plant material as identified in the plant legend due to existing proximity of adjacent Parcel 84 Open Space. It is desired to integrate 5'0" d.g. trail within the 40' landscape setback.
- L. **PARKING LOT INTENT** – Designated trees will provide a canopy of shade. Under story plantings within the parking lot will consist of low shrubbery and/or ground covers. Pedestrian access is provided from Parking lot to adjacent existing bike trail along the south property line.
- M. Proposed Decomposed Granite walking path adjacent to north project boundary.
- N. Proposed evergreen screen trees adjacent to south side of living spaces facility.

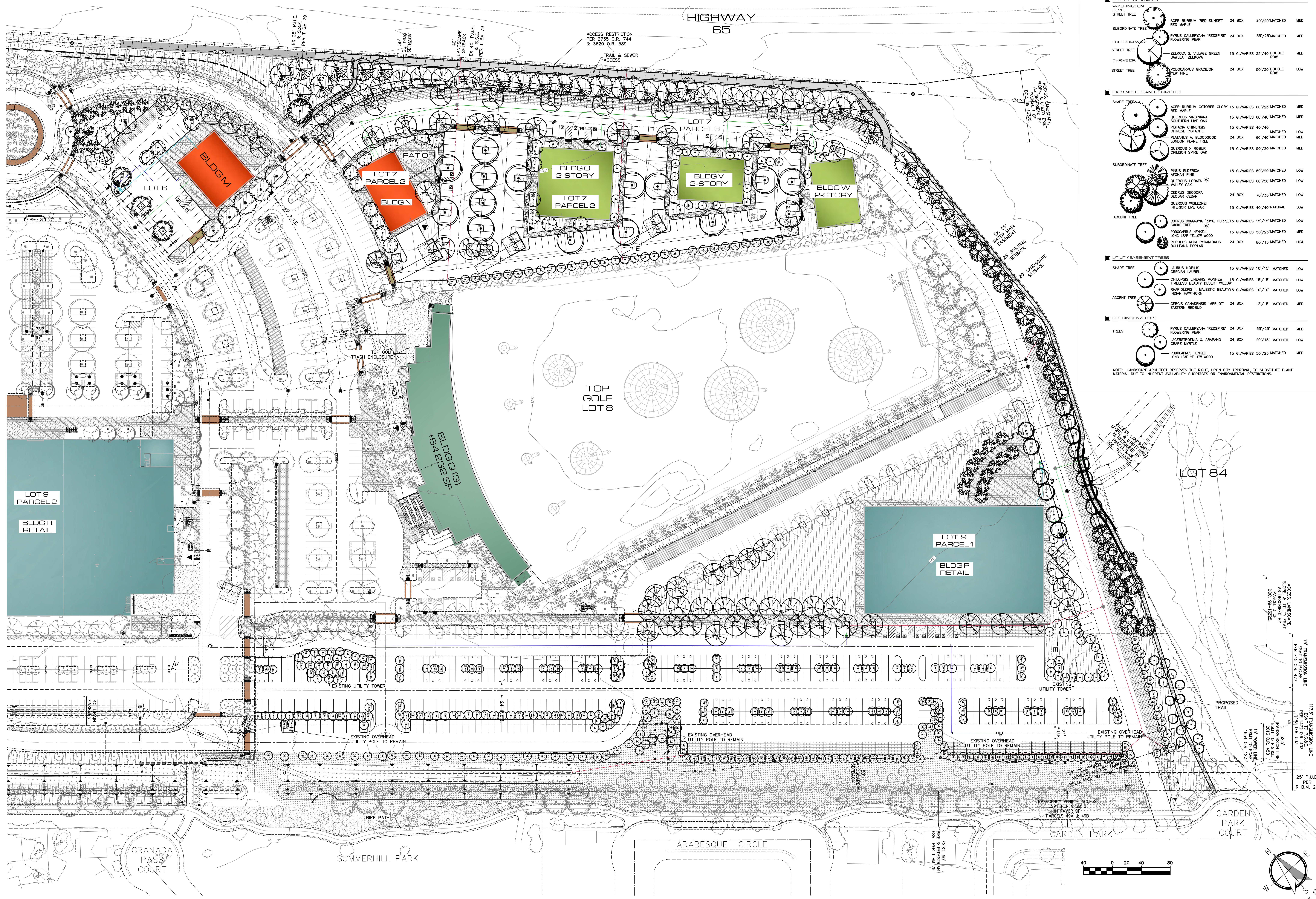




UPPERSTORY TREE LEGEND STAGE 1 PERMIT

USE TYPE	SYMBOL	BOTANICAL NAME	SIZE	HEIGHT	WATER
TREES - UPPERSTORY					
STREET FRONTS					
WASHINGTON BLVD STREET TREE		ACER RUBRUM 'RED SUNSET'	24 BOX	40'/20' MATCHED	MED
SUBORDINATE TREE		RED MAPLE			
FREEDOM WAY STREET TREE		PYRUS CALLERYANA 'REDSPIRE'	24 BOX	35'/25' MATCHED	MED
THRIVE DRIVE STREET TREE		ZELKOVA S. VILLAGE GREEN	15 G./VARIES	35'/40' DOUBLE ROW	MED
WASHINGTON BLVD STREET TREE		PODOCARPUS GRACILIOR	24 BOX	50'/30' DOUBLE ROW	LOW
PARKING LOTS AND PERIMETER					
SHADE TREE		ACER RUBRUM OCTOBER GLORY	15 G./VARIES	60'/25' MATCHED	MED
		RED MAPLE			
		QUERCUS VIRGINIANA	15 G./VARIES	60'/40' MATCHED	MED
		SOUTHERN LIVE OAK			
		PISTACHIA CHINENSIS	15 G./VARIES	40'/40'	LOW
		CHINESE PISTACHE			
		PLATANUS A. BLOODGOOD	24 BOX	60'/40' MATCHED	MED
		LONDON PLANE TREE			
		QUERCUS X ROBUR	15 G./VARIES	50'/20' MATCHED	MED
		CRIMSON SPICE OAK			
SUBORDINATE TREE		PRUNUS ELDERICA	15 G./VARIES	50'/20' MATCHED	LOW
		AFGHAN PINE			
		QUERCUS LOBATA	15 G./VARIES	60'/50' MATCHED	LOW
		VALLEY OAK			
		CESTRUS DEODORA	24 BOX	70'/35' MATCHED	LOW
		INDIAN CEDAR			
		QUERCUS WISLIZNEI	15 G./VARIES	40'/40' NATURAL	LOW
		INTERIOR LIVE OAK			
ACCENT TREE		COTINUS COGONIA 'ROYAL PURPLE'	15 G./VARIES	15'/15' MATCHED	LOW
		SMOKE TREE			
		PODOCARPUS HENKELI	15 G./VARIES	50'/25' MATCHED	MED
		LONG LEAF YELLOW WOOD			
		POPULUS ALBA PYRAMIDALIS	24 BOX	80'/15' MATCHED	HIGH
		BOLLEANA POPULAR			
UTILITY EASEMENT TREES					
SHADE TREE		LAURUS NOBILIS	15 G./VARIES	10'/15' MATCHED	LOW
		GRECIAN LAUREL			
		CHILOPSIS LINARIS MONHEW	15 G./VARIES	15'/15' MATCHED	LOW
		TIMBLESS BEAUTY DESERT WILLOW			
		RHAPLOPIS L. MAESTIC BEAUTY	15 G./VARIES	10'/10' MATCHED	LOW
		INDIAN HAWTHORN			
ACCENT TREE		CERCIS CANADENSIS 'MERLOT'	24 BOX	12'/15' MATCHED	MED
		EASTERN REDBUD			
BUILDING ENVELOPE					
TREES		PYRUS CALLERYANA 'REDSPIRE'	24 BOX	35'/25' MATCHED	MED
		FLOWERING PEAR			
		LAGERSTROEMIA X. ARAPAHO	24 BOX	20'/15' MATCHED	LOW
		CRANE MYRTLE			
		PODOCARPUS HENKELI	15 G./VARIES	50'/25' MATCHED	MED
		LONG LEAF YELLOW WOOD			

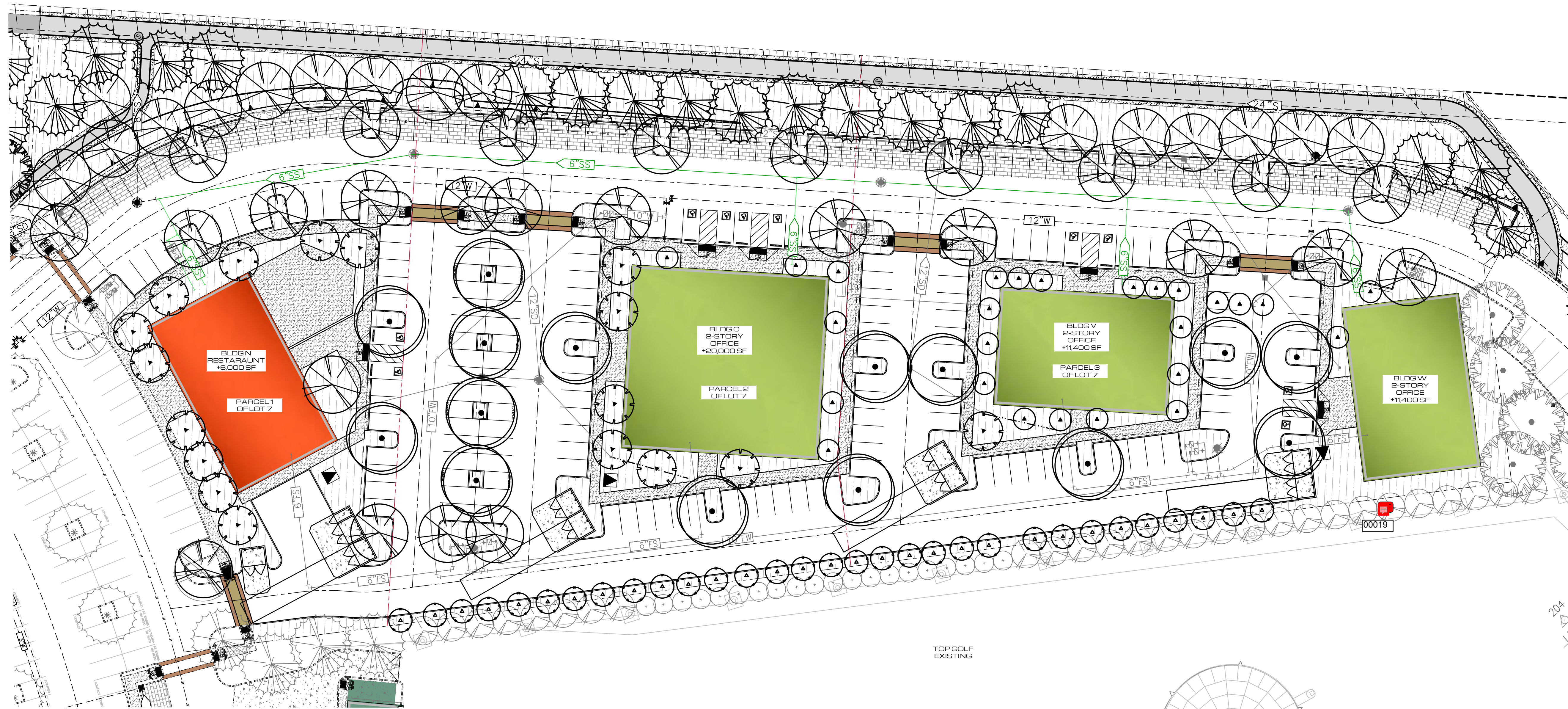
NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.



UPPER STORY TREE LEGEND: STAGE 1 PERMIT

TREE TYPE	SYMBOL	BOTANICAL NAME	SIZE/SPACING	HEIGHT	WATER USE
TREES - STREET FRONTS					
WASHINGTON SILVER STREET TREE	(Symbol)	ACER RUBRUM 'RED SUNSET'	24 BOX	40'/20' MATCHED	MED
SUBORDINATE TREE	(Symbol)	ACER RUBRUM 'RED MAPLE'			
FREEDOMWAY STREET TREE	(Symbol)	PIRUS CALLERYANA 'REDSPIRE'	24 BOX	35'/25' MATCHED	MED
THRIVE/DR STREET TREE	(Symbol)	ZELKOVA S. VILLAGE GREEN	15 G./VARIES	35'/40' DOUBLE ROW	MED
STREET TREE	(Symbol)	PODOCARPUS GRACILIOR 'FEW PINE'	24 BOX	50'/30' DOUBLE ROW	LOW
PARKING LOTS AND PERIMETERS					
SHADE TREE	(Symbol)	ACER RUBRUM 'OCTOBER GLORY'	15 G./VARIES	60'/25' MATCHED	MED
	(Symbol)	QUERCUS VIRGINIANA 'SOUTHERN LIVE OAK'	15 G./VARIES	60'/40' MATCHED	MED
	(Symbol)	QUERCUS CHINENSIS 'CHINESE PISTACHE'	15 G./VARIES	40'/40'	LOW
	(Symbol)	PLATANUS A. BLOODGOOD	24 BOX	60'/40' MATCHED	MED
	(Symbol)	QUERCUS X ROBUR 'CRIMSON SPIRE OAK'	15 G./VARIES	50'/20' MATCHED	MED
SUBORDINATE TREE	(Symbol)	QUERCUS ROBUR 'AFGHAN PINE'	15 G./VARIES	50'/20' MATCHED	LOW
	(Symbol)	QUERCUS LOBATA 'VALLEY OAK'	15 G./VARIES	60'/50' MATCHED	LOW
	(Symbol)	CEDRUS DEODORA 'SEDOAR CEDAR'	24 BOX	70'/35' MATCHED	LOW
	(Symbol)	QUERCUS WISLIZENI 'INTERIOR LIVE OAK'	15 G./VARIES	40'/40' NATURAL	LOW
ACCENT TREE	(Symbol)	COTINUS COGONIA 'ROYAL PURPLE'	15 G./VARIES	15'/15'	LOW
	(Symbol)	SMOKE TREE	15 G./VARIES	50'/25' MATCHED	MED
	(Symbol)	PODOCARPUS HENKELI 'LONG LEAF YELLOW WOOD'	24 BOX	80'/15' MATCHED	HIGH
UTILITY EASEMENT TREES					
SHADE TREE	(Symbol)	LAURUS NOBILIS 'BREGAN LAUREL'	15 G./VARIES	10'/15'	LOW
	(Symbol)	CHLOPSIS LINEARIS 'MONHEW'	15 G./VARIES	15'/15'	LOW
	(Symbol)	TIMELESS BEAUTY 'DESERT WILLOW'	15 G./VARIES	10'/10'	LOW
	(Symbol)	INDIAN HAWTHORN	15 G./VARIES	10'/10'	LOW
ACCENT TREE	(Symbol)	CERCIS CANADENSIS 'MERLOT'	24 BOX	12'/15'	MATCHED
	(Symbol)	EASTERN REDBUD			
BUILDING ENVELOPE TREES					
TREES	(Symbol)	PIRUS CALLERYANA 'REDSPIRE'	24 BOX	35'/25' MATCHED	MED
	(Symbol)	LAGERSTROEMIA X. ARAPAHO	24 BOX	20'/15' MATCHED	LOW
	(Symbol)	CRAPE MYRTLE	15 G./VARIES	50'/25' MATCHED	MED
	(Symbol)	PODOCARPUS HENKELI 'LONG LEAF YELLOW WOOD'			

NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.



PLANT LIST AND LEGEND: STAGE 2 PERMIT

USE TYPE SYMBOL BOTANICAL NAME COMMON NAME SIZE/ SPACING HEIGHT/ SPREAD WATER USE

TREES-UPPERSTORY

STREET FRONTS WASHINGTON BLVD STREET TREE

ACER RUBRUM 'RED SUNSET' 24 BOX 40'/20' MATCHED MED

ACER RUBRUM 'RED MAPLE' 24 BOX 40'/20' MATCHED MED

PYRUS CALLERYANA 'REDSPIRE' 24 BOX 35'/25' MATCHED MED

FREEFORM W/VA ZELKOVA S. VILLAGE GREEN 15 G./VARIES 35'/40' DOUBLE ROW MED

THRIVE DR. PODOCARPUS GRACILIOR 24 BOX 50'/30' DOUBLE ROW LOW

YEW PINE PODOCARPUS GRACILIOR 24 BOX 50'/30' DOUBLE ROW LOW

PARKING LOTS AND PERIMETER

SHADE TREE ACER RUBRUM 'OCTOBER GLORY' 15 G./VARIES 60'/25' MATCHED MED

QUERCUS VIRGINIANA 'SOUTHERN LIVE OAK' 15 G./VARIES 60'/40' MATCHED MED

PISTACIA CHINENSIS 'CHINESE PISTACHE' 15 G./VARIES 40'/40' MATCHED LOW

PLATANUS A. 'LONDON PLANE TREE' 24 BOX 60'/40' MATCHED MED

QUERCUS X ROBUR 'CRIMSON SPINE OAK' 15 G./VARIES 50'/20' MATCHED MED

SUBORDINATE TREE PINUS ELDERICA 'AFGHAN PINE' 15 G./VARIES 50'/20' MATCHED LOW

QUERCUS LOBATA 'VALLEY OAK' 15 G./VARIES 60'/50' MATCHED LOW

CEDRUS DEODORA 'DEODAR CEDAR' 24 BOX 70'/35' MATCHED LOW

QUERCUS WISLIZNEI 'INTERIOR LIVE OAK' 15 G./VARIES 40'/40' NATURAL LOW

PARKING LOTS AND PERIMETER

ACCENT TREE COTINUS COCGRANA 'ROYAL PURPLE' 15 G./VARIES 15'/15' MATCHED LOW

PODOCARPUS HENKELI 'LONG LEAF YELLOW WOOD' 15 G./VARIES 50'/25' MATCHED MED

POPULUS ALBA 'PYRAMIDALIS BOLLEANA POPLAR' 24 BOX 80'/15' MATCHED HIGH

UTILITY EASEMENT TREES

SHADE TREE LAURUS NOBILIS 'GRECIAN LAUREL' 15 G./VARIES 10'/15' MATCHED LOW

CHILOPSIS LINEARIS 'MONHEW TIMELESS BEAUTY DESERT WILLOW' 15 G./VARIES 15'/15' MATCHED LOW

RHAPIOLEPIS I. 'MAJESTIC BEAUTY' 15 G./VARIES 10'/10' MATCHED LOW

ACCENT TREE CERVIS CANADENSIS 'MERLOT' 24 BOX 12'/15' MATCHED MED

EASTERN REDBUD CERVIS CANADENSIS 'MERLOT' 24 BOX 12'/15' MATCHED MED

BUILDING ENVELOPE

TREES PYRUS CALLERYANA 'REDSPIRE' 24 BOX 35'/25' MATCHED MED

LAGERSTROEMIA X. 'ARAPAHO' 24 BOX 20'/15' MATCHED LOW

CRAPE MYRTLE LAGERSTROEMIA X. 'ARAPAHO' 24 BOX 20'/15' MATCHED LOW

SHRUB AND GROUNDCOVERS

SHRUBS (GROUNDCOVER, VINES, PERENNIALS, GRASSES-UNDERSTORY)

ARCHTOSTAPHYLOS H. 'MCMINN' 1/5 GAL. 5'o.c. LOW

ARBITUS U. 'COMPACTA' 1/5 GAL. 3'o.c. LOW

GREVILLEA 'CAMBERA' 1/5 GAL. 6'o.c. LOW

NERIUM 'OLEANDER MRS. ROEDING' 1/5 GAL. 6'o.c. LOW

FRANGULA 'CALIFORNICA' 1/5 GAL. 6'o.c. MOD

RHAPHIOLIS 'JACK EVANS' 5 GAL. 6'o.c. LOW

XYLOSMA C. 'COMPACTA' 5 GAL. 3'o.c. LOW

FACER SHRUB MATERIAL

EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR TERRACING OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.

CEANOTHUS SPP. 1/5 GAL. 3'o.c. LOW

RHAMNUS 'SAN BRUNO' 5 GAL. 4'o.c. LOW

CISTUS SP. 1/5 GAL. 5'o.c. LOW

CALLISTEMON 'LITTLE JOHN' 1 GAL. 3'o.c. MOD

LEPSTOSPERMUM SPP. 1/5 GAL. 4'o.c. MOD

RHAPHIOLIS SPP. 1/5 GAL. 4'o.c. MOD

ROSMARINUS O. 'TUSCAN BLUE' 1/5 GAL. 4'o.c. LOW

ACCENT SHRUB MATERIAL

EVERGREEN OR PERENNIAL SHRUBS TO 3'-0", SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.

HESPERALOE SPP. 1 GAL. 18'o.c. MED

DIETES SP. 1 GAL. 3'o.c. LOW

HEMEROCALLIS 'HYBRIDS' 1 GAL. 2'o.c. LOW

LAVANDULA SP. 1 GAL. 2'o.c. LOW

MAHONIA A. 'COMPACTA' 1/5 GAL. 3'o.c. LOW

CALLISTEMON 'LITTLE JOHN' 1 GAL. 3'o.c. LOW

NANDINA 'HARBOR DWARF' 1 GAL. 3'o.c. MED

PENNISETUM SP. 1 GAL. 2'o.c. LOW

GROUND COVER MATERIAL

EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

ARCTOSTAPHYLOS SP. 1 GAL. 36" o.c. LOW

SACCHARIS PILULARIS 1 GAL. 24" o.c. LOW

COPROSMA X. 'KIRKII' 1 GAL. 36" o.c. MED

NANDINA H. 'DWARF' 1 GAL. 36" o.c. MED

ROSMARINUS O. 'PROSTRATUS' 1 GAL. 24" o.c. LOW

ROSA 'FLOWER CARPET' SP. 1 GAL. 36" o.c. MED

TRACHELOSPERMUM 'MASHINOIDES' 1 GAL. 36" o.c. MED

LONGICERA INTERRUPTA 1 GAL. 24" o.c. MED

ROSA SPP. 1 GAL. 24" o.c. MED

TURF SODDED - 'BOLERO' TURF --- --- MED

TYPE DWARF FESCUE --- --- HIGH

TURF SODDED - 'NO MOW FESCUE' --- --- HIGH

WATER QUALITY AREAS

EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.

CORNUS SERICEA 1 GAL. 4' o.c. MOD

FESTUCA RUBRA 1 GAL. 18" o.c. LOW

FESTUCA IDAHOENSIS 1 GAL. 18" o.c. LOW

JUNCUS BALTCIUS 1 GAL. 18" o.c. LOW

PRUNUS CISTENA 1 GAL. 5' o.c. LOW

ELYMUS SPP. 1 GAL. 18" o.c. MOD

SALIX PURPUREA 1 GAL. 3' o.c. LOW

SPIREA SPP. 1 GAL. 36" o.c. LOW

MAHONIA COMPACTA 1 GAL. 3' o.c. LOW

EASTERN and SOUTHERN BOUNDARY EDGE PLANTING (EXISTING)

EVERGREEN DROUGHT TOLERANT. USED TO BLANKET LARGER AREAS AND AS A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL 84. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.

NON-IRRIGATED 'GREEN/GOLD BLEND SEED' NA v LOW

PYRACANTHA COCCINEA 'LOWBOY' 1 GAL. 3'o.c. LOW

BIO FILTRATION SOD 500 MOD

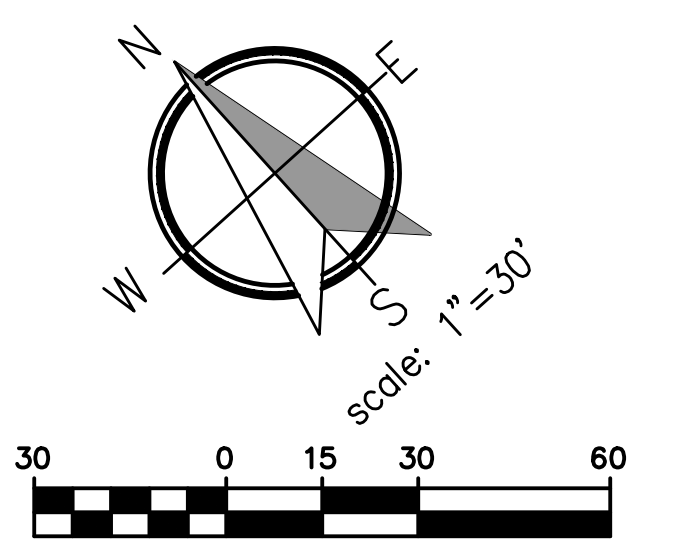
TEUCRIUM X. 'PROSTRATUM' 1 GAL. 24" o.c. LOW

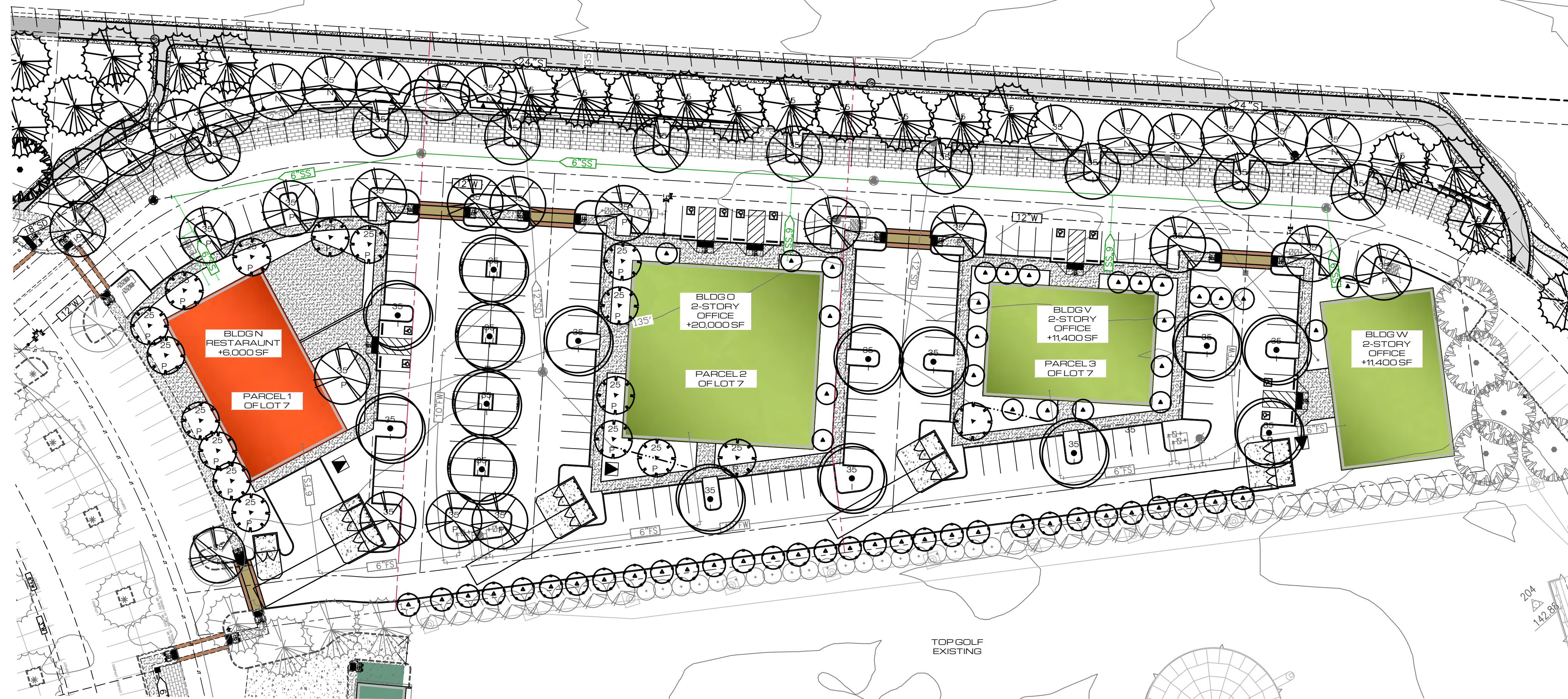
ROSA SPP. 1 GAL. 3'o.c. LOW

CORNUS SPP. 1 GAL. 2'o.c. MOD

CEANOTHUS SPP. 1 GAL. 3'o.c. LOW

* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY





LOT 7 PARKING LOT SHADE STUDY

SCALE: 1" = 40'0"

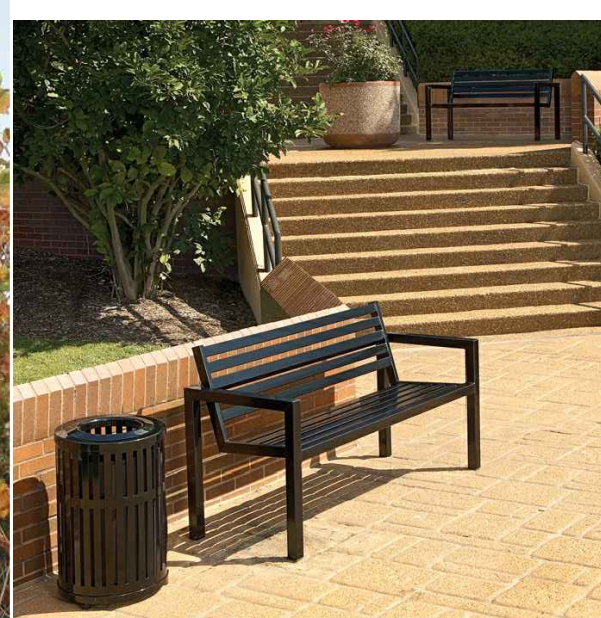
SHADE STUDY CALCULATIONS

PROJECT:	BAYSIDE HR PARCEL 49	4/22/2020
LOT 7		
STANDARD STALLS	226	61,020
COMPACT STALLS	8	2,016
HANDICAP STALLS	10	3,600
TOTAL PAVED PARKING AREA:		66,636
TOTAL SHADE REQUIRED:	50%	33,318
TOTAL SHADE PROVIDED:		41,418
TOTAL SHADE PERCENTAGE		62%

SYMBOL	PATTERN	QTY.	UNIT IN S.F.	TOTAL S.F.
30 TO 35' TREES				
Pistacia c., Zelkova s., Quercus v., Quercus w.,	35-I	25	X 961	24,025
	35-P	17	X 481	8,177
	35-N	22	X 240	5,280
25' TO 30' TREES				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	0	X 354	0
	30-N	0	X 177	0
20' TO 25' TREES				
Pyrus c.	25-I	0	X 491	0
	25-P	16	X 246	3,936
	25-N	0	X 123	0
15' TO 20' TREES				
Quercus r.,	20-I	0	X 314	0
	20-P	0	X 157	0
	20-N	0	X 79	0
10' TO 15' TREES				
Cotinus c., Laurus n., Chiloopsis l., Rhamphiolepis i., Cercis c., Lagerstroemia i	15-I	0	X 175	0
	15-P	0	X 95	0
	15-N	0	X 44	0
TOTAL				41,418



LUMEC LUMILOK DECORATIVE LAMP*



GARDCO PUREFORM PARKING LOT FIXTURE



GARDCO FULL CUTOFF BOLLARD

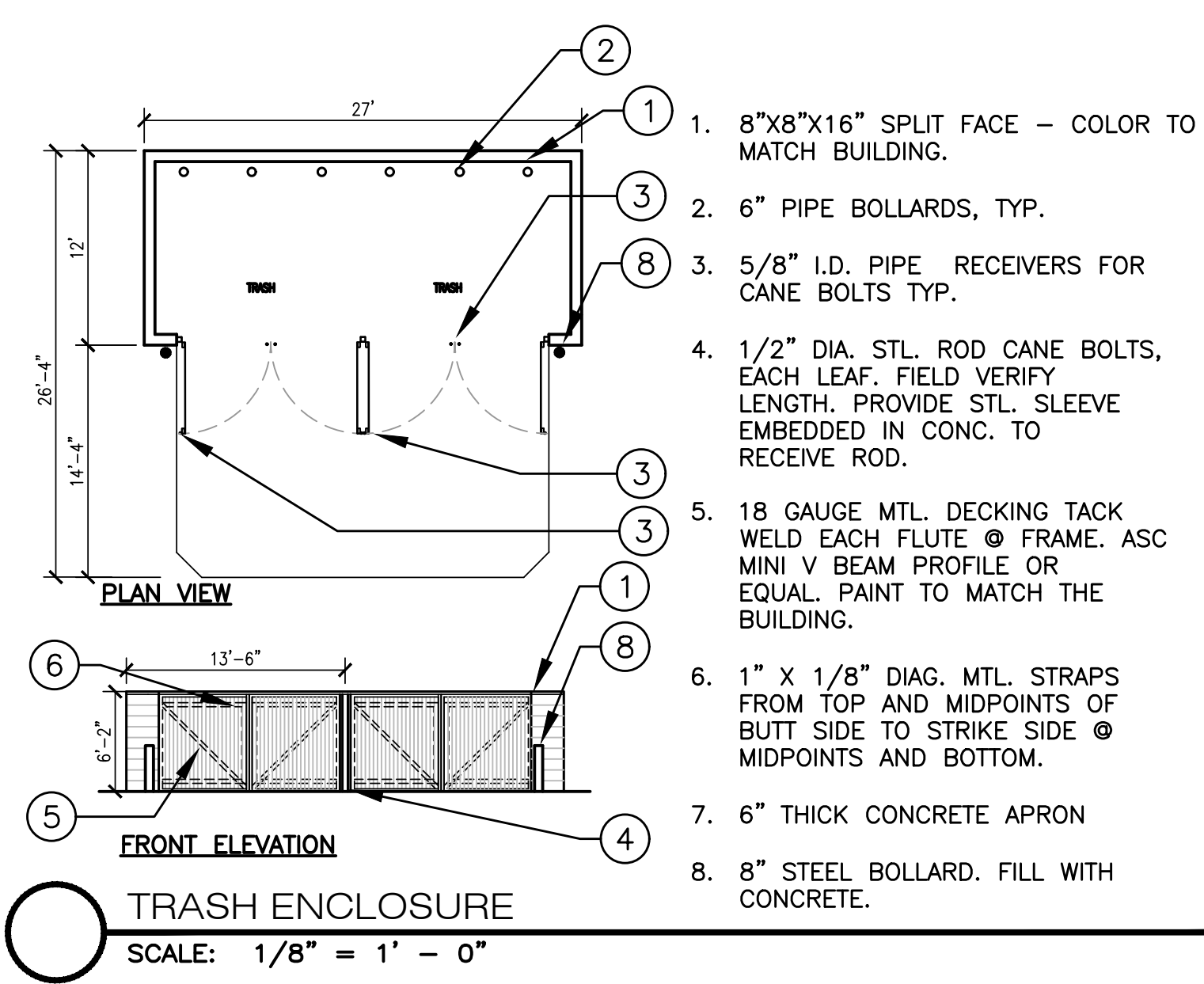


TRASH

PLANT LIST AND LEGEND: STAGE 2 PERMIT

USE TYPE	SYMBOL	BOTANICAL NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
TREES-UPPERSTORY					
NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.					
STREET TREE	(Symbol)	ACER RUBRUM 'RED SUNSET'	24 BOX	40'/20' MATCHED	MED
SUBORDINATE TREE	(Symbol)	PYRUS CALLERYANA 'REDSPIRE'	24 BOX	35'/25' MATCHED	MED
STREET TREE	(Symbol)	ZELKOVA S. VILLAGE GREEN	15 G./VARIES	35'/40' DOUBLE ROW	MED
STREET TREE	(Symbol)	PODOPARUS GRACILIOR	24 BOX	50'/30' DOUBLE ROW	LOW
PARKING LOTS AND PERIMETER					
SHADE TREE	(Symbol)	ACER RUBRUM OCTOBER GLORY	15 G./VARIES	60'/25' MATCHED	MED
SUBORDINATE TREE	(Symbol)	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 G./VARIES	60'/40' MATCHED	MED
SUBORDINATE TREE	(Symbol)	QUERCUS ROBUR CRIMSON SPIRE OAK	15 G./VARIES	50'/20' MATCHED	MED
SUBORDINATE TREE	(Symbol)	PINUS ELDERICA AFGHAN PINE	15 G./VARIES	50'/20' MATCHED	LOW
ACCENT TREE	(Symbol)	COTINUS COGGRAYA 'ROYAL PURPLE'	15 G./VARIES	15'/15' MATCHED	LOW
ACCENT TREE	(Symbol)	PODOPARUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25' MATCHED	MED
ACCENT TREE	(Symbol)	POPULUS ALBA PYRAMIDALIS BOLLEANA POPLAR	24 BOX	80'/15' MATCHED	HIGH
UTILITY EASEMENT TREES					
SHADE TREE	(Symbol)	LAURUS NOBILIS GRECIAN LAUREL	15 G./VARIES	10'/15' MATCHED	LOW
ACCENT TREE	(Symbol)	CHILOPSIS LINEARIS MONHEW TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15' MATCHED	LOW
ACCENT TREE	(Symbol)	RHAMPHIOLEPIS I. MAJESTIC BEAUTY	15 G./VARIES	10'/10' MATCHED	LOW
ACCENT TREE	(Symbol)	CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD	24 BOX	12'/15' MATCHED	MED
TREES ENVELOPE					
TREES	(Symbol)	PYRUS CALLERYANA 'REDSPIRE'	24 BOX	35'/25' MATCHED	MED
TREES	(Symbol)	LAGERSTROEMIA X. ARAPAHO CRAPE MYRTLE	24 BOX	20'/15' MATCHED	LOW
SHRUB AND GROUNDCOVERS					

BOTANICAL NAME	SIZE (Min.)	SPACING (Min.)	WATER USE
SHRUBS, GROUNDCOVER, VINES, PERENNIALS, GRASSES-UNDERSTORY			
BACKGROUND OR FOUNDATION SHRUB MATERIAL			
EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.	1 1/2 GAL	3' o.c.	LOW
ARCHISTOXYLOS H. MCMINN	1 1/2 GAL	3' o.c.	LOW
ARBITUS U. COMPACTA	1 1/2 GAL	3' o.c.	LOW
GREVILLEA CANBERRA	1 1/2 GAL	3' o.c.	LOW
NERIUM OLEANDER 'MRS. RODING'	1 1/2 GAL	3' o.c.	LOW
FRANCOIA CALIFORNICA	1 1/2 GAL	3' o.c.	LOW
RHAMPHIOLEPIS JACK EVANS	5 GAL	6' o.c.	MOD
XYLOSMA C. 'COMPACTA'	5 GAL	3' o.c.	LOW
FACER SHRUB MATERIAL			
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0" USED FOR 'TERRACING' OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.			
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
CEANOTHUS SPP.	1 1/2 GAL	3' o.c.	LOW
ROSMARINUS 'SAN BRUNO'	5 GAL	4' o.c.	LOW
CISTUS SPP.	1 1/2 GAL	3' o.c.	LOW
CALLISTEMON LITTLE JOHN	1 GAL	3' o.c.	LOW
TRACHELOSPERMUM SPP.	1 1/2 GAL	3' o.c.	MOD
RHAMPHIOLEPIS SPP.	1 1/2 GAL	3' o.c.	MOD
ROSMARINUS O. TUSCAN BLUE	1 GAL	3' o.c.	LOW
ACCENT SHRUB MATERIAL			
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0" SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.			
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
HESPERALOE SPP.	1 GAL	18" o.c.	MED
DIETES SPP.	1 GAL	3' o.c.	LOW
HEMEROCALUS HYBRIDS	1 GAL	2' o.c.	MED
LAVANDULA SPP.	1 GAL	2' o.c.	LOW
MAHONIA A. 'COMPACTA'	1 1/2 GAL	3' o.c.	LOW
CALLISTEMON LITTLE JOHN	1 GAL	3' o.c.	LOW
MANDARINA 'HARBOUR DWARF'	1 GAL	3' o.c.	MED
PENNISETUM SPP.	1 GAL	2' o.c.	LOW
GROUND COVER MATERIAL			
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
ARCTOSTAPHYLOS SPP.	1 GAL	36" o.c.	LOW
BACCHARIS PILULARIS	1 GAL	24" o.c.	LOW
COPROSMA X KIRKI	1 GAL	24" o.c.	MED
MANDARINA H DWARF	1 GAL	36" o.c.	LOW
ROSMARINUS O. 'PROSTRATUS'	1 GAL	36" o.c.	MED
ROSA 'FLOWER GARNET' SP.	1 GAL	24" o.c.	MED
TRACHELOSPERMUM JASMINOIDES	1 GAL	24" o.c.	MED
LONICERA INTERRUPTA	1 GAL	24" o.c.	MED
ROSA SPP.	---	3' o.c.	HIGH
TURF SOODED - "BOLERO" TURF	---	---	MED
TYPE DWARF FESCUE	---	---	---
TURF SOODED - "NO MOW FESCUE"	---	---	---
WATER QUALITY AREAS			
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.			
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
CORNUS SERICEA	1 GAL	4' o.c.	MOD
FESTUCA RUBRA	1 GAL	18" o.c.	LOW
FESTUCA IDAHOENSIS	1 GAL	18" o.c.	LOW
JUNCUS BALTICUS	1 GAL	18" o.c.	LOW
PRUNUS COSTERA	1 GAL	5' o.c.	LOW
ELYMUS SPP.	1 GAL	18" o.c.	MOD
SALIX PURPUREA	1 GAL	3' o.c.	MOD
SPIRAEA SPP.	1 GAL	24" o.c.	MED
ARCTOSTAPHYLOS UVI URIS	1 GAL	36" o.c.	LOW
MAHONIA COMPACTA	1 GAL	3' o.c.	LOW
EASTERN and SOUTHERN BOUNDARY EDGE PLANTING-(EXISTING)			
EVERGREEN DROUGHT TOLERANT. USED TO BLANKET LARGER AREAS AND BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL 84. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.			
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
NON-IRRIGATED 'GREEN/GOLD BLEND/SEED'	NA	NA	V LOW
PYRACANTHA COCCINEA 'LOWBOY'	1 GAL	3' o.c.	LOW
BIO FILTRATION SOD	SOD	SOD	MOD
TEUFRUM X PROSTRATUM	1 GAL	24" o.c.	LOW
ROSA SPP.	1 GAL	3' o.c.	LOW
CORNUS SPP.	1 GAL	2' o.c.	MOD
CEANOTHUS SPP.	1 GAL	3' o.c.	LOW



TRASH ENCLOSURE SCALE: 1/8" = 1' - 0"