

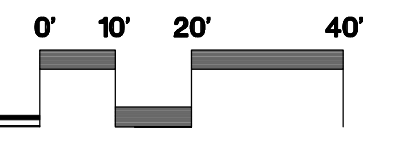
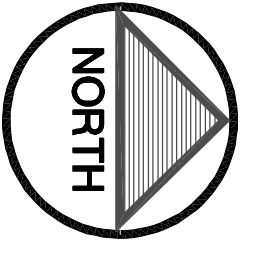
- PRELIMINARY DESIGN NOTES:**
- DURING THE CONSTRUCTION DOCUMENT PHASE, ALL NEW LANDSCAPING AND IRRIGATION WILL BE DESIGNED TO MEET ROSEVILLE'S LANDSCAPE GUIDELINE SPECIFIC PLAN REQUIREMENTS, THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS, AND THE LATEST EDITION OF THE CITY'S PARKS CONSTRUCTION STANDARDS.
 - ALL NEW LANDSCAPING WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA AB1601 WATER USE ORDINANCE.
 - DURING THE CONSTRUCTION DOCUMENT PHASE, THE LANDSCAPE PLAN SHALL INDICATE THE LOCATION OF, AND BE DESIGNED TO AVOID CONFLICT WITH, ALL POLE MOUNTED LIGHT FIXTURES AND UTILITY EQUIPMENT INCLUDING (BUT NOT LIMITED TO) ELECTRIC TRANSFORMERS, SWITCHGEAR, AND OVERHEAD LINES, BACKFLOW PREVENTER, FIRE DEPARTMENT CONNECTIONS, AND PUBLIC WATER, SEWER, AND STORM DRAIN FACILITIES.
 - ALL LANDSCAPING IN AREAS CONTAINING ELECTRICAL SERVICE EQUIPMENT SHALL CONFORM TO THE ELECTRIC DEPARTMENT'S LANDSCAPE REQUIREMENTS AND WORK CLEARANCE AS OUTLINE IN SECTION 10.00 OF THE DEPARTMENT'S SPECIFICATION FOR COMMERCIAL CONSTRUCTION.
 - THE PRELIMINARY LANDSCAPE DESIGN IS BASED ON THE PRELIMINARY SITE DESIGN. DURING THE CONSTRUCTION DRAWINGS PHASE, COORDINATION WITH CHANGES TO THE SITE PLAN FROM ARCHITECTURAL AND ENGINEERING IMPROVEMENTS, INCLUDING SITE UTILITIES, MAY CAUSE CHANGES TO THE LANDSCAPE AREAS AND REQUIRE CHANGES TO THIS PROPOSED DESIGN.
 - THE TREE PLANTINGS IN THE PARKING LOT SHALL BE DESIGNED TO PROVIDE A MINIMUM OF 50% SHADE COVERAGE AFTER 15 YEARS. SEE PARKING LOT SHADE CALCULATIONS ON THIS SHEET FOR ADDITIONAL INFORMATION.
 - DURING THE CONSTRUCTION DOCUMENT PHASE, AN IRRIGATION PLAN WILL BE PROVIDED THAT WILL IRRIGATE THE PLANTING AREAS WITH AN AUTOMATIC IRRIGATION SYSTEM USING LOW FLOW DRIP AND BUBBLER IRRIGATION SYSTEMS. WHERE POSSIBLE, THE TREES WILL BE ON AN INDEPENDENT IRRIGATION VALVE SEPARATE FROM SHRUB AND GROUND COVER AREAS.
 - PLANTING BED SOIL SHALL BE AMENDED TO CORRECT IN-PLACE SOIL DEFICIENCIES TO SUPPORT THE NEEDS OF THE SPECIFIED PLANTS PER THE SOIL'S REPORT PROVIDED FOR DURING THE CONSTRUCTION DOCUMENTS PHASE.
 - ANY LANDSCAPING ADJACENT TO PRESERVE AREAS SHALL CONSIST OF CALIFORNIA NATIVE, DROUGHT TOLERANT GROUNDCOVER, SHRUBS, PLANTS, AND TREES.
 - 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.
 - AT A MINIMUM, ALL LANDSCAPE AREAS NOT COVERED WITH LIVE PLANT MATERIAL SHALL BE COVERED WITH ROCK OR 3" LAYER OF BARK MULCH (NOT SHREDDED).
 - REFER TO THE CIVIL ENGINEER'S PLANS FOR SITE DESIGN, IMPROVEMENTS, AND GRADING. PER THE CIVIL PLANS, 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.

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE
	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	15 GAL	MEDIUM	HT:7-8'/SP:2-3'
	CUPRESSUS ARIZONICA 'GLABRA 'BLUE ICE'	ARIZONA CYPRESS	15 GAL	LOW	HT:4-5'/SP:1-2'
	LAGERSTROEMIA INDICA 'WATERMELON RED'	WATERMELON RED GRAPE MYRTLE	15 GAL	LOW	HT:7-8'/SP:2-3'
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	LOW	HT:7-8'/SP:2-3'
	PLATANUS ACERIFOLIA 'BLOODGOOD'	LONDON PLANE TREE	15 GAL	MEDIUM	HT:7-8'/SP:2-3'
	RHUS LANCEA	AFRICAN SUMAC	15 GAL	LOW	HT:7-8'/SP:2-3'
	THUJA OCCIDENTALIS 'EMERALD'	AMERICAN ARBORVITAE	15 GAL	MEDIUM	HT:4-5'/SP:2-3'
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	PLANTED SIZE
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	HT:10'/SP:10"
	DIETES VEGETA	AFRICAN IRIS	5 GAL	LOW	HT:14'/SP:14"
	DODONAEA VISCOSA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	LOW	HT:18'/SP:12"
	BUNYMUS JAPONICUS 'AUREO-MARGINATUS'	GOLDEN BUNYMUS	5 GAL	LOW	HT:14'/SP:14"
	GREVILLEA X NOELLII'	GREVILLEA	5 GAL	LOW	HT:10'/SP:10"
	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL	LOW	HT:10'/SP:10"
	NANDINA DOMESTICA 'COMPACTA'	COMPACT HEAVENLY BAMBOO	5 GAL	LOW	HT:18'/SP:12"
	PENNISETUM MESSAGIACUM 'RED BUNNY TAILS'	RED BUNNY FOUNTAIN GRASS	1 GAL	LOW	HT:6'/SP:6"
	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	5 GAL	LOW	HT:14'/SP:14"
	PHORMIUM TENAX 'BRONZE BABY'	BRONZE BABY NEW ZEALAND FLAX	5 GAL	LOW	HT:14'/SP:14"
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	WATER USE	SPACING
	BIOFILTRATION GRASS (AVAILABLE FROM DELTA BLUEGRASS CO. 800-637-8873. DO NOT MOW GRASS.)	BIOFILTRATION GRASS	SOD	LOW	-
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GAL	LOW	Ø 54" O.C.
	MYOPORUM PARVIFOLIUM 'PINK'	TRAILING MYOPORUM	1 GAL	LOW	Ø 60" O.C.
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL	LOW	Ø 48" O.C.
	VERBENA PERUVIANA 'RED'	RED PERUVIAN VERBENA	1 GAL	LOW	Ø 28" O.C.

PARKING LOT SHADE CALCULATION

TREE NUMBER AND SIZE	QUANTITY @ FULL (100%) F	QUANTITY @ 3/4 (75%) TQ	QUANTITY @ 1/2 (50%) H	QUANTITY @ 1/4 (25%) Q	TOTAL SQ. FT.
1 - 30' PLUS SPREAD	0 x (962) = 0	+ 0 x (722) = 0	+ 4 x (481) = 1,924	+ 2 x (240) = 480	= 2,404
2 - 25' TO 30' SPREAD	0 x (706) = 0	+ 0 x (530) = 0	+ 0 x (354) = 0	+ 0 x (177) = 0	= 0
3 - 20' TO 25' SPREAD	0 x (491) = 0	+ 0 x (368) = 0	+ 0 x (246) = 0	+ 0 x (123) = 0	= 0
4 - 15' TO 20' SPREAD	0 x (314) = 0	+ 0 x (236) = 0	+ 0 x (157) = 0	+ 0 x (79) = 0	= 0
CALCULATED TOTAL TREE SHADE:					2,404
REQUIRED TOTAL					
AREA OF PAVING (SHADED ON PLAN)	3,935 SQ. FT. OF SHADED AREA ON PLAN				
AREA REQUIRED TO BE SHADED	3,935 SQ. FT. x 50% = 1,967.5				
CALCULATED SHADE PROVIDED	2,404 SQ. FT.				
PERCENT SHADE PROVIDED	61 %				
SEE PLAN FOR TREE SHADE CREDIT. EXAMPLE: 2H IS A 25' TO 30' PERIMETER (50%) TREE.					



SCALE: 1" = 20'-0"
JOB #: C-111-20
AUG. 4, 2021

PRELIMINARY LANDSCAPE PLAN

PARMAR - ROSEVILLE
2990 FOOTHILLS BOULEVARD, ROSEVILLE, CA