

PRELIMINARY LANDSCAPE KEYNOTES

**SHADE STUDY CALCULATIONS**

PROJECT:	BAYSIDE HR PARCEL 49	10/21/2022
<b>HR PARCEL 49 ENTIRE SITE</b>		
STANDARD STALLS	1,527	412,290
COMPACT STALLS	281	70,812
HANDICAP STALLS	66	23,760
TOTAL PAVED PARKING AREA:		506,862
TOTAL SHADE REQUIRED:	50%	253,431
TOTAL SHADE PROVIDED:		266,146
TOTAL SHADE PERCENTAGE		53%

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
<b>30 TO 35' TREES</b>				
Pistacia c., Zelkova s., Quercus v.,	35-I	114	X 961	109,554
Quercus w.,	35-P	189	X 481	90,909
	35-N	48	X 240	11,520
<b>25' TO 30' TREES</b>				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	24	X 354	8,496
	30-N	0	X 177	0
<b>20' TO 25' TREES</b>				
Pyrus c.	25-I	1	X 491	491
	25-P	59	X 246	14,514
	25-N	0	X 123	0
<b>15' TO 20' TREES</b>				
Quercus r.,	20-I	0	X 314	0
	20-P	33	X 157	5,181
	20-N	0	X 79	0
<b>10' TO 15' TREES</b>				
Cotinus c., Laurus n., Chiloopsis l.,	15-I	49	X 177	8,673
Rhaphiolepis l., Cercis c.,	15-P	186	X 88	16,368
Lagerstroemia i	15-N	10	X 44	440
<b>TOTAL</b>				<b>266,146</b>

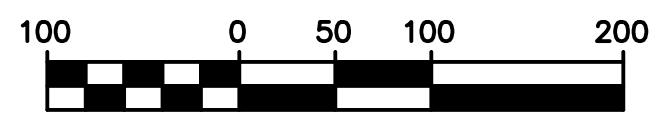
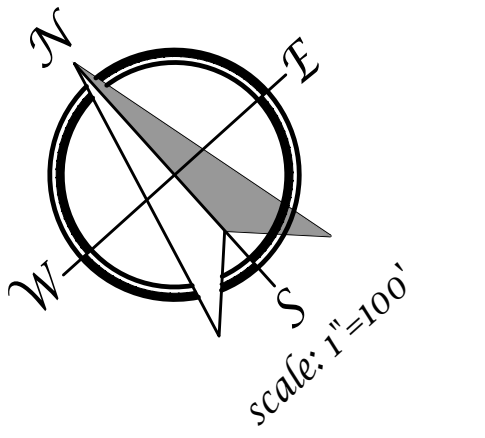
**SHADE STUDY CALCULATIONS**

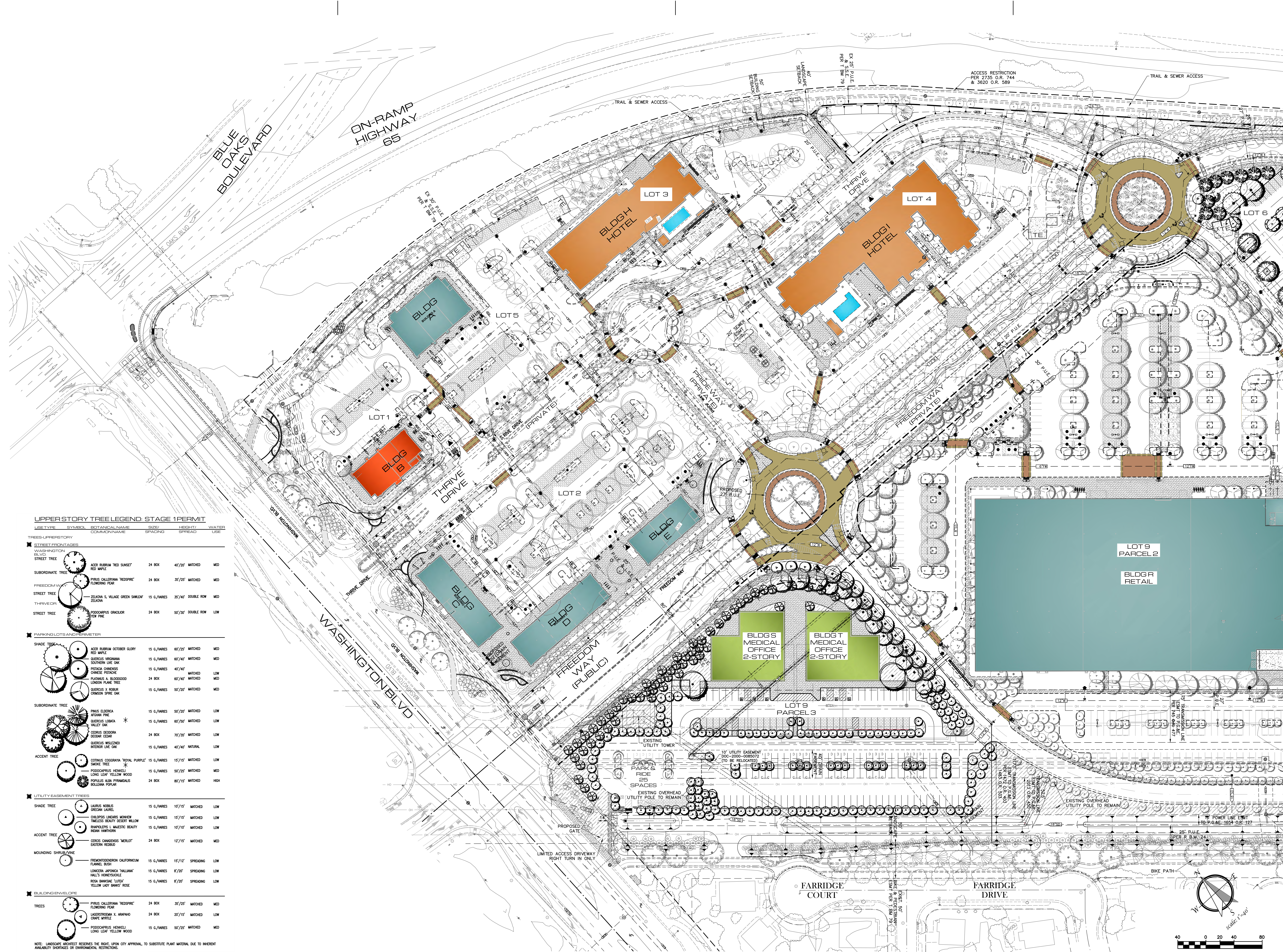
PROJECT:	BAYSIDE HR PARCEL 49	10/21/2022
<b>LOT 6 BLDG. M, LOT 9 BLDG. S &amp; T</b>		
STANDARD STALLS	171	46,170
COMPACT STALLS	34	8,568
HANDICAP STALLS	8	2,880
TOTAL PAVED PARKING AREA:		57,618
TOTAL SHADE REQUIRED:	50%	28,809
TOTAL SHADE PROVIDED:		17,236
TOTAL SHADE PERCENTAGE		30%

SYMBOL	PATTERN	QTY.	UNIT	TOTAL S.F.
<b>30 TO 35' TREES</b>				
Pistacia c., Zelkova s., Quercus v.,	35-I	3	X 961	2,883
Quercus w.,	35-P	1	X 481	481
	35-N	6	X 240	1,440
<b>25' TO 30' TREES</b>				
Quercus r., Pinus e.	30-I	0	X 707	0
	30-P	0	X 354	0
	30-N	0	X 177	0
<b>20' TO 25' TREES</b>				
Pyrus c.	25-I	1	X 491	491
	25-P	3	X 246	738
	25-N	0	X 123	0
<b>15' TO 20' TREES</b>				
Quercus r.,	20-I	0	X 314	0
	20-P	0	X 157	0
	20-N	0	X 79	0
<b>10' TO 15' TREES</b>				
Cotinus c., Laurus n., Chiloopsis l.,	15-I	27	X 177	4,779
Rhaphiolepis l., Cercis c.,	15-P	70	X 88	6,160
Lagerstroemia i	15-N	6	X 44	264
<b>TOTAL</b>				<b>17,236</b>

- 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.

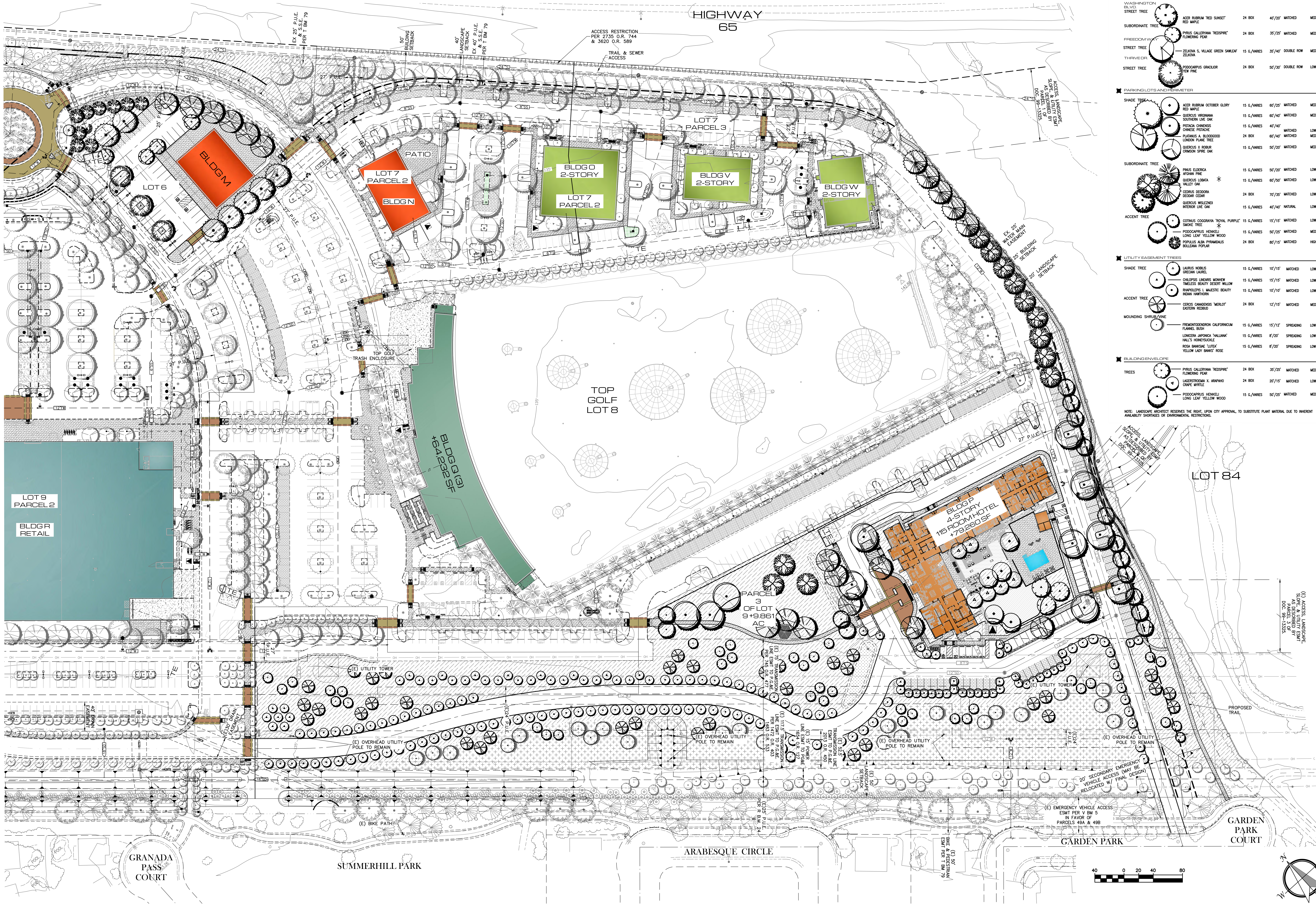




**UPPER STORY TREE LEGEND: STAGE 1 PERMIT**

USE TYPE	SYMBOL	BOTANICAL NAME	SIZE / SPACING	HEIGHT / SPREAD	WATER USE
<b>TREES - UPPER STORY</b>					
<b>STREET TREES</b>					
WASHINGTON BLVD STREET TREE	(Symbol)	ACER RUBRUM 'RED SUNSET' / RED MAPLE	24 BOX	40'/20'	MATCHED / MED
FREEDOMWAY STREET TREE	(Symbol)	PIRUS CALLERIANA 'RESPIRE' / FLOWERING PEAR	24 BOX	35'/25'	MATCHED / MED
THRIVE DRIVE STREET TREE	(Symbol)	ZELKOVA S. VILLAGE GREEN SAKLEIN / ZELKOVA	15 G./VARIES	35'/40'	DOUBLE ROW / MED
THRIVE DRIVE STREET TREE	(Symbol)	PODOCARPUS GRACILOR / YEW PINE	24 BOX	50'/30'	DOUBLE ROW / LOW
<b>PARKING LOTS AND DRIVEWAY</b>					
SHADE TREE	(Symbol)	ACER RUBRUM OCTOBER GLORY / RED MAPLE	15 G./VARIES	60'/20'	MATCHED / MED
SHADE TREE	(Symbol)	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	15 G./VARIES	60'/40'	MATCHED / MED
SHADE TREE	(Symbol)	PISTACIA CHINENSIS / CHINESE PISTACHE	15 G./VARIES	40'/40'	MATCHED / LOW
SHADE TREE	(Symbol)	PLATANUS A. BLOODGOOD / LONDON PLANE TREE	24 BOX	60'/40'	MATCHED / MED
SHADE TREE	(Symbol)	QUERCUS X ROBUR / CRIMSON SPICE OAK	15 G./VARIES	50'/20'	MATCHED / MED
SUBORDINATE TREE	(Symbol)	PIRUS ELBERGA / AFGHAN PINE	15 G./VARIES	50'/20'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	QUERCUS LORNA / VALLEY OAK	15 G./VARIES	60'/30'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	CELRUS DEODORA / DEODAR CEDAR	24 BOX	70'/30'	MATCHED / LOW
SUBORDINATE TREE	(Symbol)	QUERCUS WESCHER / INTERIOR LIVE OAK	15 G./VARIES	40'/40'	NATURAL / LOW
ACCENT TREE	(Symbol)	COTYLIUS COCOSRYA 'ROYAL PURPLE' / SHADY TREE	15 G./VARIES	15'/15'	MATCHED / LOW
ACCENT TREE	(Symbol)	PODOCARPUS HENKELI / LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25'	MATCHED / MED
ACCENT TREE	(Symbol)	POPULUS ALBA PYRAMIDUS / BULLENA POPPY	24 BOX	80'/15'	MATCHED / HIGH
<b>UTILITY EASEMENT TREES</b>					
SHADE TREE	(Symbol)	LAURUS NOBILIS / CRESCENT LAUREL	15 G./VARIES	10'/15'	MATCHED / LOW
SHADE TREE	(Symbol)	CHENOPodium LINARIUM / MIMNEY / TIMELESS BEAUTY / DESERT WILLOW	15 G./VARIES	15'/15'	MATCHED / LOW
SHADE TREE	(Symbol)	RHAPLODIA S. MAJESTIC BEAUTY / ROMA HAWKWOOD	15 G./VARIES	10'/10'	MATCHED / LOW
ACCENT TREE	(Symbol)	CERCIS CANADENSIS 'MERLOT' / EASTERN REDGOD	24 BOX	12'/15'	MATCHED / MED
<b>MOUNDING SHRUBS/VINE</b>					
MOUNDING SHRUB/VINE	(Symbol)	FREMONTODENDRON CALIFORNICUM / FLANNEL BUSH	15 G./VARIES	15'/12'	SPREADING / LOW
MOUNDING SHRUB/VINE	(Symbol)	LONICERA JAPONICA 'WILLIAMS' / WALL'S HONEYBUCKLE	15 G./VARIES	8'/20'	SPREADING / LOW
MOUNDING SHRUB/VINE	(Symbol)	ROSA BANKSIAE 'LITEX' / YELLOW LADY BANKS ROSE	15 G./VARIES	8'/20'	SPREADING / LOW
<b>BUILDING ENVELOPE</b>					
TREES	(Symbol)	PIRUS CALLERIANA 'RESPIRE' / FLOWERING PEAR	24 BOX	35'/25'	MATCHED / MED
TREES	(Symbol)	LACINOSTROMA X. ANAPHALID / CRAPE MYRTLE	24 BOX	20'/15'	MATCHED / LOW
TREES	(Symbol)	PODOCARPUS HENKELI / LONG LEAF YELLOW WOOD	15 G./VARIES	50'/25'	MATCHED / MED

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

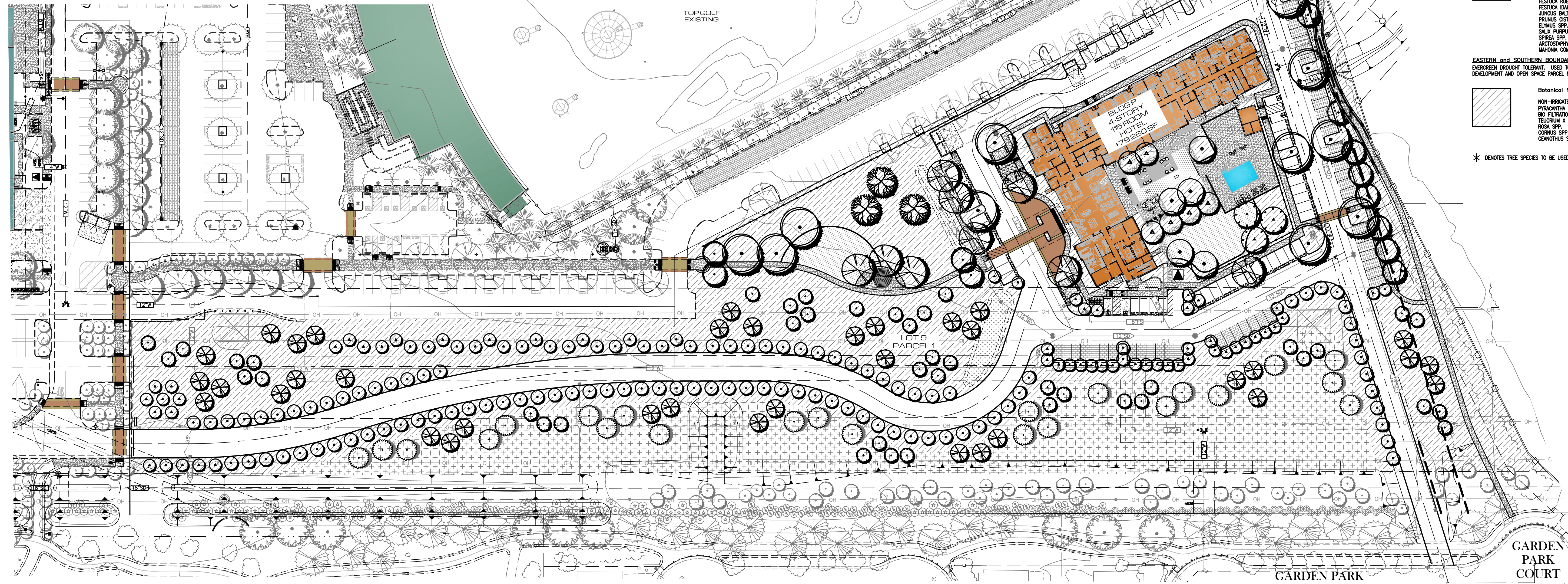
TREE TYPE	SYMBOL	BOTANICAL NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
<b>TREES - UPPER STORY</b>					
<b>STREET FRONTAGES</b>					
WASHINGTON SILVER STREET TREE		ACER RUBRUM 'RED SUNSET' RED MAPLE	24 BOX	40'/20'	MATCHED MED
SUBORDINATE TREE		PRINUS CALIFORNICA 'RED SPICE' FLOWERING PEAR	24 BOX	30'/25'	MATCHED MED
FREEFORM TREE		ZELKOVA S. VILLAGE GREEN SAKURAI ZELKOVA	15 G./VARES	35'/40'	DOUBLE ROW MED
STREET TREE		PODOCARPUS GRACILIOR FINE PINE	24 BOX	50'/30'	DOUBLE ROW LOW
<b>PARKING LOTS AND PERIMETERS</b>					
SHADE TREE		ACER RUBRUM 'OCTOBER GLORY' RED MAPLE	15 G./VARES	60'/25'	MATCHED MED
		QUERCUS VIRGINICA SOUTHERN LIVE OAK	15 G./VARES	60'/40'	MATCHED MED
		FRAXINUS CHINENSIS CHINESE PASTICHE	15 G./VARES	40'/40'	MATCHED LOW
		PLATANUS A. BLOODGOOD CROWN PALM TREE	24 BOX	60'/40'	MATCHED MED
		QUERCUS S. BOBUR CRIMSON SPICE OAK	15 G./VARES	50'/20'	MATCHED MED
SUBORDINATE TREE		PRINUS ELDERICA WEDDIN PINE	15 G./VARES	50'/20'	MATCHED LOW
		QUERCUS UMBRATA VALLEY OAK	15 G./VARES	60'/20'	MATCHED LOW
		CELOSIA DEODORA BOSTON CEDAR	24 BOX	70'/25'	MATCHED LOW
		QUERCUS WILSONII INTERIOR LIVE OAK	15 G./VARES	40'/40'	NATURAL LOW
ACCENT TREE		COTINUS COCCINEA 'ROYAL PURPLE' SHRUB TREE	15 G./VARES	15'/15'	MATCHED LOW
		PODOCARPUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARES	50'/25'	MATCHED MED
		POPULUS ALBA PROMINENS BOLLANA POPLAR	24 BOX	60'/15'	MATCHED HIGH
<b>UTILITY EASEMENT TREES</b>					
SHADE TREE		JUNIPUS NOBILIS GREEN LAUREL	15 G./VARES	10'/15'	MATCHED LOW
		CHILOPSIS LINEARIS MONHEW WIRELESS BEAUTY DESERT WILLOW	15 G./VARES	15'/15'	MATCHED LOW
		TRAPALDIA L. MAJESTIC BEAUTY IRON HARTSHORN	15 G./VARES	10'/10'	MATCHED LOW
ACCENT TREE		CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD	24 BOX	12'/15'	MATCHED MED
MOULDING SHRUB/VINE		FREMYNTODENDRON CALIFORNICUM FRANKIE TREE	15 G./VARES	15'/12'	SPREADING LOW
		LONICERA JAPONICA 'NALLIAN' HALL'S HONEYBUCKLE	15 G./VARES	8'/20'	SPREADING LOW
		ROSA GANDIENSIS 'LITKA' YELLOW LAKE BRANT ROSE	15 G./VARES	8'/20'	SPREADING LOW
<b>BUILDING ENVELOPE</b>					
TREES		PRINUS CALIFORNICA 'RED SPICE' FLOWERING PEAR	24 BOX	30'/25'	MATCHED MED
		LACINOSTROMA X. ARAPHO CRAPE MYRTLE	24 BOX	20'/15'	MATCHED LOW
		PODOCARPUS HENKELI LONG LEAF YELLOW WOOD	15 G./VARES	50'/25'	MATCHED MED

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PLANT LIST AND LEGEND: STAGE 2 PERMIT

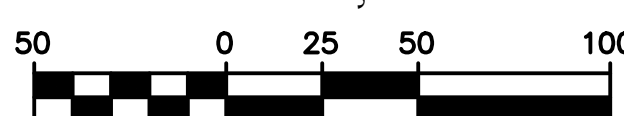
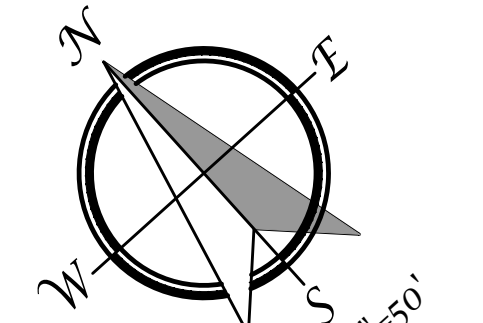
USE TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
<b>TREES-UPPERSTORY</b>						
<b>STREET FRONTAGES</b>						
WASHINGTON BLVD STREET TREE		ACER RUBRUM 'RED SUNSET'	RED MAPLE	24 BOX	40'/20'	MATCHED MED
SUBORDINATE TREE		PIRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24 BOX	35'/25'	MATCHED MED
FREEDOMWAY STREET TREE		ZELKOWA S. VILLAGE GREEN SAWLEAF	ZELKOWA	15 G./VARIES	35'/40'	DOUBLE ROW MED
THRIVE DR. STREET TREE		PODOCARPUS GRAUOLIOR	TEW PINE	24 BOX	50'/30'	DOUBLE ROW LOW
<b>PARKING LOTS AND PERIMETER</b>						
SHADE TREE		ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	15 G./VARIES	60'/25'	MATCHED MED
		QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	15 G./VARIES	60'/40'	MATCHED MED
		PISTACHIA CHINENSIS	CHINESE PISTACHE	15 G./VARIES	40'/40'	MATCHED LOW
		PLATANUS A. BLOODGOOD	LONDON PLANE TREE	24 BOX	60'/40'	MATCHED MED
		QUERCUS X ROBUR	CRIMSON SPIRE OAK	15 G./VARIES	50'/20'	MATCHED MED
SUBORDINATE TREE		PIRUS ELDERICA	AFGHAN PINE	15 G./VARIES	50'/20'	MATCHED LOW
		QUERCUS LOBATA	VALLEY OAK	15 G./VARIES	60'/30'	MATCHED LOW
		CEDRUS DEODORA	DEODAR CEDAR	24 BOX	70'/35'	MATCHED LOW
		QUERCUS WISLIZNERI	INTERIOR LIVE OAK	15 G./VARIES	40'/40'	NATURAL LOW

USE TYPE	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/SPACING	HEIGHT/SPREAD	WATER USE
<b>PARKING LOTS AND PERIMETER</b>						
ACCENT TREE		COTINUS COGORAYA	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
<b>UTILITY EASEMENT TREES</b>						
SHADE TREE		LAURUS NOBILIS	GRECOAN LAUREL	15 G./VARIES	10'/15'	MATCHED LOW
		CHALIPUS LINEARIS	MONHEW TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15'	MATCHED LOW
ACCENT TREE		RHAPLOLEPS L. MAJESTIC BEAUTY	INDIAN HAWTHORN	15 G./VARIES	10'/10'	MATCHED LOW
		CERCIS CANADENSIS 'MERLOT'	EASTERN REDBUD	24 BOX	12'/15'	MATCHED MED
MOUNDING SHRUB/VINE		FREMONTODENDRON CALIFORNICUM	FLAMEL BUSH	15 G./VARIES	15'/12'	SPREADING LOW
		LONICERA JAPONICA 'HALLIANA'	HALL'S HONEYSUCKLE	15 G./VARIES	8'/20'	SPREADING LOW
		ROSA BANKSIAE 'LITEA'	YELLOW LADY BANKS' ROSE	15 G./VARIES	8'/20'	SPREADING LOW
<b>BUILDING ENVELOPE</b>						
TREES		PIRUS CALLERYANA 'REDSPIRE'	FLOWERING PEAR	24 BOX	35'/25'	MATCHED MED
		LAGERSTROEMIA X. ARAPAHO	CRAPE MYRTLE	24 BOX	20'/15'	MATCHED LOW



SHRUB AND GROUNDCOVERS	Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
<b>BACKGROUND OR FOUNDATION SHRUB MATERIAL</b>				
EVERGREEN, LARGE SHRUBS TO 8'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.				
	ARCHISTAPHYLOS H. MCMURRI	1 1/2 GAL	35.o.c.	LOW
	ARBITUS U. COMPACTA	1 1/2 GAL	35.o.c.	LOW
	GREVILLEA CANBERRA	1 1/2 GAL	60.o.c.	LOW
	HELIUM GLEADERS 'MRS. ROEDING'	1 1/2 GAL	60.o.c.	LOW
	FRANKIA CALIFORNICA	1 1/2 GAL	60.o.c.	LOW
	RHAMNUS JACK EVANS	5 GAL	60.o.c.	MOD LOW
	XYLOPIA G. 'COMPACTA'	5 GAL	35.o.c.	LOW
<b>FACER SHRUB MATERIAL</b>				
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 1/2 GAL	35.o.c.	LOW
	RHAMNUS 'SM BRUNO'	5 GAL	40.o.c.	LOW
	COSTUS SP.	1 1/2 GAL	50.o.c.	LOW
	CALLISTEMON LITTLE JOHN	1 GAL	40.o.c.	MOD
	RHAMNUS SPP.	1 1/2 GAL	40.o.c.	MOD
	ROSMARINUS O. TUSCAN BLUE	1 GAL	35.o.c.	LOW
<b>ACCENT SHRUB MATERIAL</b>				
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	35.o.c.	LOW
	HEMEROCALLIS HYBRIDS	1 GAL	20.o.c.	MED
	LAWNODIA SP.	1 GAL	20.o.c.	LOW
	MANISIA A. 'COMPACTA'	1 1/2 GAL	35.o.c.	LOW
	CALLISTEMON LITTLE JOHN	1 GAL	35.o.c.	MED
	LEPTOSPERMUM SPP.	1 GAL	35.o.c.	LOW
	FENESTRUM SP.	1 GAL	20.o.c.	LOW
<b>GROUND COVER MATERIAL</b>				
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	35"o.c.	LOW
	BACCHARIS PILLULARIS	1 GAL	24"o.c.	LOW
	COPROSMIA X. NIKKA	1 GAL	36"o.c.	MED
	MANISIA H. DWARF	1 GAL	24"o.c.	LOW
	ROSMARINUS O. 'PROSTRATUS'	1 GAL	36"o.c.	LOW
	ROSA 'FLOWER GARNET' SP.	1 GAL	24"o.c.	MED
	TRACHELOSPERMUM JASMINOIDES	1 GAL	36"o.c.	MED
	LONICERA INTERRUPTA	1 GAL	24"o.c.	MED
	ROSA SPP.	1 GAL	24"o.c.	LOW
	TURF SOODED - 'TOLERIO' TURF TYPE	---	---	HIGH
	DWARF FESCUE	---	---	MED
	TURF SOODED - 'NO MOW FESCUE'	---	---	---
	NON-IRRIGATED HYDROSEED - PC SEED	---	---	---
	GREEN TO GOLD BLEND W/WILDFLOWERS	---	---	---
<b>WATER QUALITY AREAS</b>				
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 BALTICUS	1 GAL	18"o.c.	LOW
	PRUNUS COSTEM	1 GAL	18"o.c.	LOW
	ELYMUS SPP.	1 GAL	5"o.c.	MOD
	SALIX PURPUREA	1 GAL	18"o.c.	MOD
	SPIREA SPP.	1 GAL	3"o.c.	LOW
	ARCTOSTAPHYLOS IM URIS	1 GAL	36"o.c.	LOW
	MANISIA COMPACTA	1 GAL	3"o.c.	LOW
<b>EASTERN and SOUTHERN BOUNDARY EDGE PLANTING-(EXISTING)</b>				
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
	PHYCACATHA COCCINEA 'LIMBY'	1 GAL	35.o.c.	LOW
	BIO FILTRATION SOD	SOD	SOD	MOD
	TELEKIMIA X. PROSTRATA	1 GAL	24"o.c.	LOW
	ROSA SPP.	1 GAL	35.o.c.	LOW
	CORNUS SPP.	1 GAL	20.o.c.	LOW
	CEANOTHUS SPP.	1 GAL	35.o.c.	MOD
	1 GAL	35.o.c.	MOD	LOW

\* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY



NCRSP Parcel 49 / Homewood Suites Hotel - Stage 2

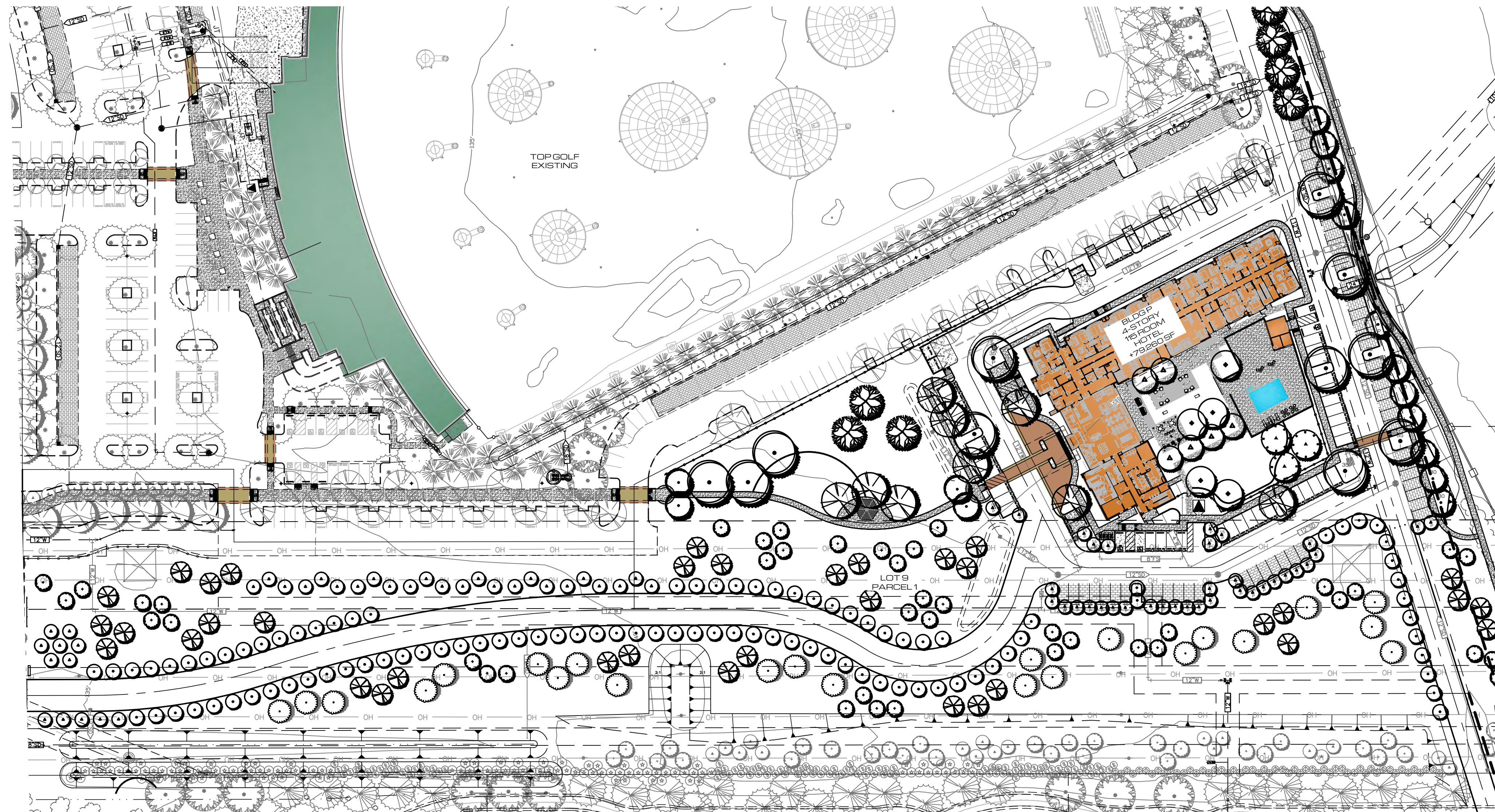
Preliminary Landscape Plan

Roseville, California

SHEET  
**FUHRMAN LEAMY**  
 LAND GROUP  
 DESIGN · SERVICE · SOLUTIONS  
 2140 PROFESSIONAL DRIVE, SUITE 115 ROSEVILLE, CA 95661

PL2.0

DATE: 1.06.2023  
 PROJECT: TSD-20065



### LOT 9 - BLDG. P PARKING LOT SHADE STUDY

SCALE: 1"=60'0"

#### SHADE STUDY CALCULATIONS

PROJECT: BAYSIDE HR PARCEL 49 10/21/2022

LOT 9 BLDG. P			
STANDARD STALLS	117		31,590
COMPACT STALLS	1		252
HANDICAP STALLS	5		1,800
TOTAL PAVED PARKING AREA:			33,642
TOTAL SHADE REQUIRED:	50%		16,821
TOTAL SHADE PROVIDED:			19,738
TOTAL SHADE PERCENTAGE			59%

SYMBOL	PATTERN	QTY.	UNIT	IN S.F.	TOTAL S.F.
<b>30' TO 35' TREES</b>					
Pistacia c., Zelkova s., Quercus v.	35-I	8	X	961	7,688
Quercus w.,	35-P	10	X	481	4,810
	35-N	0	X	240	0
<b>25' TO 30' TREES</b>					
Quercus r., Pinus e.	30-I	0	X	707	0
	30-P	11	X	354	3,894
	30-N	0	X	177	0
<b>20' TO 25' TREES</b>					
Pyrus c.	25-I	0	X	491	0
	25-P	0	X	246	0
	25-N	0	X	123	0
<b>15' TO 20' TREES</b>					
Quercus r.,	20-I	0	X	314	0
	20-P	0	X	157	0
	20-N	0	X	79	0
<b>10' TO 15' TREES</b>					
Cotinus c., Laurus n., Chilopsis l.,	15-I	2	X	177	354
Rhapiolepis l., Cercis c.,	15-P	34	X	88	2,992
Lagerstroemia i	15-N	0	X	44	0
<b>TOTAL</b>					<b>19,738</b>



LUMEC LUMILOK DECORATIVE LAMP\*



BIKE



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
<b>TREES-UPPERSTORY</b>					
NOTE: LANDSCAPE ARCHITECT RESERVES THE RIGHT, UPON CITY APPROVAL, TO SUBSTITUTE PLANT MATERIAL DUE TO INHERENT AVAILABILITY SHORTAGES OR ENVIRONMENTAL RESTRICTIONS.					
STREET TREE		ACER RUBRUM 'RED SUNSET' RED MAPLE	24 BOX	40'/20' MATCHED	MED
SUBORDINATE TREE		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25' MATCHED	MED
STREET TREE		ZELKOVA S. VILAGE GREEN SHAWLEAF ZELKOVA	15 G./VARIES	35'/40' DOUBLE ROW	MED
STREET TREE		PODOCARPUS GRACILIOR YEW PINE	24 BOX	50'/30' DOUBLE ROW	LOW
<b>PARKING LOTS AND PERIMETER</b>					
SHADE TREE		ACER RUBRUM OCTOBER GLORY RED MAPLE	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. BLOODGOOD LONDON PLANE TREE	24 BOX	60'/40' MATCHED	MED
		QUERCUS X ROBUR CRIMSON SPIRE OAK	15 G./VARIES	50'/20' MATCHED	MED
SUBORDINATE TREE		PIRUS ELDERICA PINE	AFGHAN 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 WISLIZENI INTERIOR LIVE OAK	15 G./VARIES	40'/40' NATURAL	LOW
ACCENT TREE		COTINUS COGGRYA 'ROYAL PURPLE' SMOKE TREE	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
<b>UTILITY EASEMENT TREES</b>					
SHADE TREE		LAURUS NOBILIS GREY DAN LAUREL	15 G./VARIES	10'/15' MATCHED	LOW
		CHILOPSIS LINEARIS MONHEW TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15' MATCHED	LOW
ACCENT TREE		RHAPIOLEPIS L. MAESTIC BEAUTY INDIAN HAWTHORN	15 G./VARIES	10'/10' MATCHED	LOW
		CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD	24 BOX	12'/15' MATCHED	MED
MOUNDING SHRUB/VINE		FREMONTODENDRON CALIFORNICUM FLAMEL BUSH	15 G./VARIES	15'/12' SPREADING	LOW
		LONCERA JAPONICA 'HALLIANA' HALL'S HONEYSUCKLE	15 G./VARIES	8'/20' SPREADING	LOW
		ROSA BANKSIAE 'LUTEA' YELLOW LADY BANKS' ROSE	15 G./VARIES	8'/20' SPREADING	LOW
<b>BUILDING ENVELOPE</b>					
TREES		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25' MATCHED	MED
		LAGERSTROEMIA X. ARAPAHO CRAPE MYRTLE	24 BOX	20'/15' MATCHED	LOW

#### SHRUB AND GROUND COVERS

SHRUBS, GROUND COVER, VINES, PERENNIALS, GRASSES-UNDERSTORY BACKGROUND OR FOUNDATION SHRUB MATERIAL EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
ARCHIOTAPHYLUS H. MCINN	1/5 GAL	5'oc.	LOW
ARBITUS U. COMPACTA	1/5 GAL	3'oc.	LOW
GREVILLEA CHAENERA	1/5 GAL	5'oc.	LOW
NERUM OLIVARIA 'MRS. ROEDING'	1/5 GAL	6'oc.	LOW
FRANKLINIA CALIFORNICA	1/5 GAL	6'oc.	LOW
RHAPHIOLEPIS JACK EVANS	5 GAL	6'oc.	MED
XYLOSA C. 'COMPACTA'	5 GAL	3'oc.	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
CEANOETHUS SPP.	1/5 GAL	3'oc.	LOW
RHAMNUS 'SAN BRUNO'	5 GAL	4'oc.	LOW
COTINUS SP.	1/5 GAL	3'oc.	LOW
CALLISTEMON LITTLE JOHN	1 GAL	3'oc.	LOW
LEPTOSPERMUM SPP.	1/5 GAL	4'oc.	MED
RHAPHIOLEPIS SPP.	1 GAL	3'oc.	LOW
ROSMARINUS O. TUSCAN BLUE	1 GAL	3'oc.	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
HEPERALOE SPP.	1 GAL	18"oc.	MED
HEMEROCALLIS HYBRIDS	1 GAL	2'oc.	MED
LAJOLAIA SP.	1 GAL	2'oc.	LOW
MAHONIA A. 'COMPACTA'	1/5 GAL	2'oc.	LOW
CALLISTEMON LITTLE JOHN	1 GAL	3'oc.	LOW
MANDARINA 'HANSOUR DWARF'	1 GAL	3'oc.	MED
FRONTSERIA SP.	1 GAL	2'oc.	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
ARCTOSTAPHYLUS SPP.	1 GAL	36"oc.	LOW
BACCHARIS PILLULARIS	1 GAL	24"oc.	LOW
COPROSMIA X. ROSE	1 GAL	36"oc.	LOW
MANDARINA H DWARF	1 GAL	36"oc.	LOW
ROSMARINUS O. 'PROSTRATUS'	1 GAL	36"oc.	MED
ROSA 'FLORER GARDEN' SP.	1 GAL	24"oc.	MED
TRACHELOSPERMUM GERMINGIDES	1 GAL	36"oc.	MED
LONCERA INTERRUPTA	1 GAL	24"oc.	MED
ROSA SPP.	1 GAL	24"oc.	MED
TURF SOODED - 'BOLERO' TURF TYPE	---	---	HIGH
DWARF FESCUE	---	---	MED
TURF SOODED - 'NO MOW FESCUE	---	---	MED
NON-BRIGATED HYDROSEED - PC SEED GREEN TO COLD BLEND W/WILDFLOWERS	---	---	---

#### 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'oc.	MED
FESTUCA RUBRA	1 GAL	18"oc.	LOW
FESTUCA IRVINGIENSIS	1 GAL	18"oc.	LOW
JUNCUS BALTICUS	1 GAL	18"oc.	LOW
PRUNUS COSTEMA	1 GAL	5'oc.	LOW
ELYMUS SPP.	1 GAL	18"oc.	LOW
SALIX PURPUREA	1 GAL	3'oc.	MED
SPIREA SPP.	1 GAL	36"oc.	LOW
ARCTOSTAPHYLUS UM URIS	1 GAL	3'oc.	LOW
MAHONIA COMPACTA	1 GAL	3'oc.	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 8A. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.

Botanical Name	Size (Min.)	Spacing (Min.)	Water Use
NON-BRIGATED 'GREEN/GOLD BLEND'	SEED	NA	Y LOW
PIRACANTHA COCCINEA 'LOWBOY'	1 GAL	3'oc.	LOW
BIO FILTRATION SOD	---	---	MED
TELICRUM X. PROSTRATUS	1 GAL	24"oc.	LOW
ROSA SPP.	1 GAL	3'oc.	LOW
CORNUS SPP.	1 GAL	2'oc.	MED
CEANOETHUS SPP.	1 GAL	3'oc.	LOW

\* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY