



LANDSCAPE CALCULATIONS:
 NET SITE AREA (MINUS BLDG.) = 1,225,952 S.F.
 SITE AREA LANDSCAPE REQUIRED 10% NET SITE: 122,595 S.F.
 SITE AREA LANDSCAPE PROVIDED: 204,147 S.F.
 TOTAL AUTO PARKING SPACES: 284
 TOTAL PARKING LOT TREE PROVIDED: 58 (1/5 SPACES)
 PARKING LOT AREA: 121,078 S.F.
 PARKING LOT AREA LANDSCAPE REQUIRED (12%): 14,529 S.F.
 PARKING LOT LANDSCAPE PROVIDED (21%): 25,888 S.F.
 TREES REQUIRED = 90% SHADE (80,539 S.F.)
 TREES PROVIDED = 83 @ 40 DIA. MATURITY
 41 TREES @ 100% = 51,456 S.F.
 17 TREES @ 50% = 10,676 S.F.
 TOTAL SHADE PROVIDED: 62,172 S.F. (51%)
 25% OF TREES TO BE 24" BOX TREES AT INSTALLATION PER FINAL PLANS
 30% OF TREES TO BE EVERGREEN SPECIES (50% SHOWN)

WATER EFFICIENT LANDSCAPE REQUIREMENTS
 AUTOMATIC CONTROLLER W/ ET DATA, REPEAT CYCLING
 IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 RAIN SENSOR/ SOIL MOISTURE SENSOR TO BE SPECIFIED
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD
 LANDSCAPE PLAN TO MEET STAGE 2 DROUGHT RESTRICTIONS
 DOCUMENTATION PACKAGE REQUIRED AT FINAL INSTALLATION PER FINAL PLANS

PLANT LIST:
 CA NATIVE BOTANICAL NAME "N" COMMON NAME SIZE WATER REGIME/ HYDROZONE MATURE HABIT H X W

N	COMMON NAME	SIZE	WATER REGIME/ HYDROZONE	MATURE HABIT H X W
N	CERCIS OCCIDENTALIS	15 GAL.	L	20' X 15'
N	HETEROMOLIS ARBUTIFOLIA	15 GAL.	L	25' X 20' MULTI-STEM
N	PISTACIA C. 'KEITH DAVEY'	24" BOX	L	50' X 30'
N	ZELKOVA S. 'VILLAGE GREEN'	15 GAL.	L	55' X 50'
N	QUERCUS LOBATA	15 GAL.	L	50' X 40'
N	ULMUS P. 'TRUE GREEN'	24" BOX	L	50' X 40'
N	ZELKOVA S. 'MUSASHINO'	15 GAL.	L	40' X 15'
N	JUNIPERUS SPECIES	15 GAL.	L	10'-15'
N	LARGE SHRUBS			
N	CERCOCARPUS B. BLANCHEAE	5 GAL.	L	10' X 10'
N	RHUS OVATA	5 GAL.	VL	8' X 10'
N	CEANOTHUS 'CONCHA'	5 GAL.	L	6' X 8'
N	ARCTOSTAPHYLOS 'HOWARD MCINN'	5 GAL.	L	8' X 8'
N	DROUGHT TOLERANT SHRUBS			
N	LANTANA M. 'DW. YELLOW'	5 GAL.	L	2' X 4' PLANT 3' OC
N	CISTUS SALVIFOLIUS	5 GAL.	L	2' X 4'
N	RHAMNUS C. 'MOUND SAN BRUNO'	5 GAL.	L	5' X 6' PLANT 6' OC
N	NERIUM OLEANDER 'PETITE SALMON'	5 GAL.	L	5' X 5'
N	PHOLOMIS FRUITICOSA	5 GAL.	L	4' X 4' PLANT 4' OC
N	ROSMARINUS O. 'TUSCAN BLUE'	5 GAL.	L	4' X 4'
N	PHORMIUM SPP.	5 GAL.	L	VARIES
N	CISTUS PURPUREUS	5 GAL.	L	4' X 4'
N	BACCHARIS 'CENTENNIAL'	5 GAL.	L	2' X 6' PLANT 5' OC
N	ROSMARINUS O. 'COLLINGHAM'	5 GAL.	L	2' X 6' PLANT 5' OC
N	VIGUIERA PARISHII	5 GAL.	L	4' X 4' PLANT 4' OC
N	SALVIA CLEVELANDII	5 GAL.	L	3' X 4'
N	ARCTOSTAPHYLOS 'EMERALD GREEN'	5 GAL.	L	1' X 4' PLANT 4' OC

GRASS ACCENTS

L	LOMANDRA L 'BREEZE'	BREEZE MAT RUSH	1 GAL.
L	PENNISETUM S. 'KARLEY ROSE'	FOUNTAIN GRASS	1 GAL.
N	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.
N	HELIOTRICHON SEMPERVIVONS	BLUE OAT GRASS	1 GAL.
N	CALAMAGROSTIS A. 'KARL FOESTER'	FEATHERREED	1 GAL.

PERENNIALS ENTRIES AND OFFICE ACCENT

L	OENOTHERA SPECIOSA 'ROSEA'	MEXICAN PRIMROSE	1 GAL.
N	ACHILLEA MOONSHINE'	YARROW	1 GAL.
N	DIETES V. 'VARIEGATA'	FORT NIGHT LILY	1 GAL.
N	GAILARDIA GRANDIFLORA	BLANKET FLOWER	1 GAL.
N	NEPETA 'WALKER LOW'	CATMINT	1 GAL.

DETENTION AREA PLANTING
 SIDE SLOPE AREA TO BE SEEDED WITH A NATIVE GRASS/WILDFLOWER MIX
 BOTTOM OF BASIN TO BE SEEDED WITH BIO-SWALE GRASSES

DECORATIVE ROCK ACCENT & BASIN INLETS
 4" MINIMUM DEPTH OF 3'-6" FRACTURED ROCK AS AVAILABLE FROM A LOCAL SOURCE.
 COLOR GRAY BLEND.

PLANTER MULCH
 BARK MULCH-ALL PLANTERS NOT DESIGNATED FOR ROCK, D.G. OR SEEDING.

- LEGEND**
- COLUMNAR DECIDUOUS TREE
 - COLUMNAR EVERGREEN TREE
 - LARGE EVERGREEN TREE
 - LARGE DECIDUOUS SHADE TREE
 - LARGE BROADLEAF EVERGREEN SHADE TREE
 - NATIVE LARGE SHRUB OR SMALL TREE
 - FLW. ACCENT TREE
 - PARKING LOT PLANTING-LOW SHRUBS/ PERENNIAL ACCENTS W/ BARK MULCH
 - PROJECT ACCENT PLANTING- LOW ACCENT SHRUBS/GROUNDCOVER/PERENNIALS WITH DECOMPOSED GRANITE MULCH AND LARGE BOULDER ACCENTS
 - SCREEN SHRUBS 10' MAX. HEIGHT WITH 3'-6" DIA. ROCK MULCH
 - FOUNDATION PLANTING LARGE SHRUBS WITH LOW SHRUB OR GROUNDCOVER ACCENT BARK MULCH
 - ACCENT PLANTING LOW TO MED. SHRUBS AND PERENNIALS W/ 1/2" ROCK MULCH W/ BOULDER ACCENT AREAS
 - NATIVE GRASSES SEEDED HYDROMULCH
 - DECORATIVE ROCK MULCH IN PLANTER

CONCEPTUAL LANDSCAPE PLAN
 SCALE: 1" = 60'-0"



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PLUMBING		-
ELECTRICAL		-
LANDSCAPE	GREEN DESIGN	-
FIRE PROTECTION		-
SOILS ENGINEER		-

Title:
 CONCEPTUAL LANDSCAPE PLAN

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Revision:
 4-12-16 REVISED SITE
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