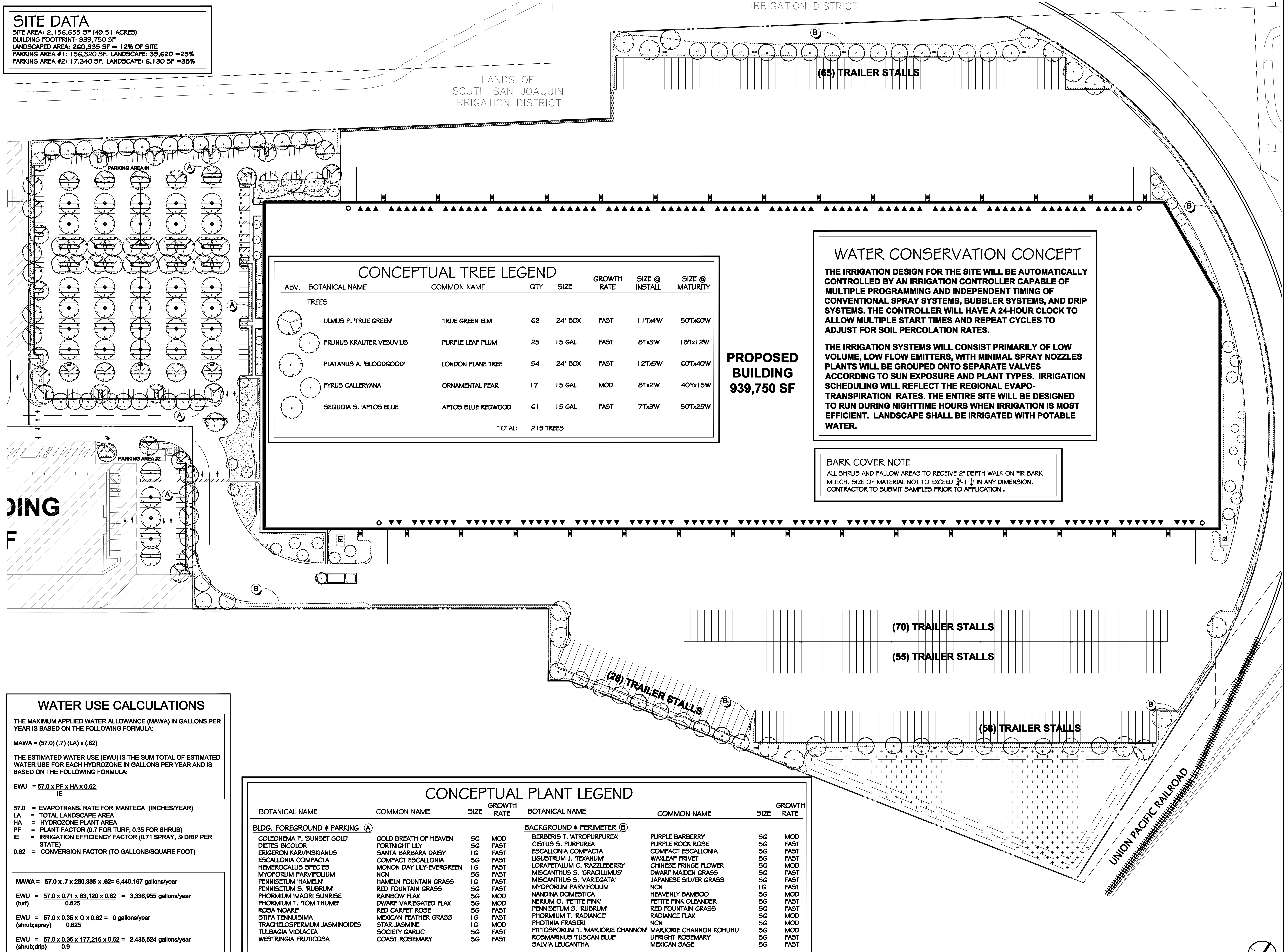
CAUTION: IF THIS SHEET IS NOT 30 x42 IT IS A REDUCED PRINT

SITE DATA

SITE AREA: 2,156,655 SF (49.51 ACRES)
BUILDING FOOTPRINT: 939,750 SF
LANDSCAPED AREA: 260,335 SF = 12% OF SITE
PARKING AREA #1: 156,320 SF. LANDSCAPE: 39,620 =25%
PARKING AREA #2: 17,340 SF. LANDSCAPE: 6,130 SF =35%



CONCEPTUAL TREE LEGEND

ABV.	BOTANICAL NAME	COMMON NAME	QTY	SIZE	GROWTH RATE	SIZE @ INSTALL	SIZE @ MATURITY
	TREES						
	ULMUS P. 'TRUE GREEN'	TRUE GREEN ELM	62	24" BOX	FAST	11'Tx4W	50'Tx60W
	PRUNUS KRAUTER VESUVIUS	PURPLE LEAF PLUM	25	15 GAL	FAST	8'Tx3W	18'Tx12W
	PLATANUS A. 'BLOODGOOD'	LONDON PLANE TREE	54	24" BOX	FAST	12'Tx5W	60'Tx40W
	PYRUS CALLERYANA	ORNAMENTAL PEAR	17	15 GAL	MOD	8'Tx2W	40'Tx15W
	SEQUOIA S. 'APTOS BLUE'	APTOS BLUE REDWOOD	61	15 GAL	FAST	7'Tx3W	50'Tx25W
		TOTAL:	219 TREES				

WATER CONSERVATION CONCEPT

THE IRRIGATION DESIGN FOR THE SITE WILL BE AUTOMATICALLY CONTROLLED BY AN IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF CONVENTIONAL SPRAY SYSTEMS, BUBBLER SYSTEMS, AND DRIP SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW EMITTERS, WITH MINIMAL SPRAY NOZZLES PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND PLANT TYPES. IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT. LANDSCAPE SHALL BE IRRIGATED WITH POTABLE WATER.

BARK COVER NOTE

ALL SHRUB AND FALLOW AREAS TO RECEIVE 2" DEPTH WALK-ON FIR BARK MULCH. SIZE OF MATERIAL NOT TO EXCEED ¾"-1 ¼" IN ANY DIMENSION. CONTRACTOR TO SUBMIT SAMPLES PRIOR TO APPLICATION.

WATER USE CALCULATIONS

THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) IN GALLONS PER YEAR IS BASED ON THE FOLLOWING FORMULA:

MAWA = (57.0) (.7) (LA) x (.62)

THE ESTIMATED WATER USE (EWU) IS THE SUM TOTAL OF ESTIMATED WATER USE FOR EACH HYDROZONE IN GALLONS PER YEAR AND IS BASED ON THE FOLLOWING FORMULA:

EWU = 57.0 x PF x HA x 0.62 / IE

57.0 = EVAPOTRANS. RATE FOR MANTECA (INCHES/YEAR)
LA = TOTAL LANDSCAPE AREA
HA = HYDROZONE PLANT AREA
PF = PLANT FACTOR (0.7 FOR TURF; 0.35 FOR SHRUB)
IE = IRRIGATION EFFICIENCY FACTOR (0.71 SPRAY, .9 DRIP PER STATE)
0.62 = CONVERSION FACTOR (TO GALLONS/SQUARE FOOT)

MAWA = 57.0 x .7 x 260,335 x .62= 6,440,167 gallons/year

EWU = 57.0 x 0.71 x 83,120 x 0.62 / 0.625 = 3,336,955 gallons/year (turf)

EWU = 57.0 x 0.35 x O x 0.62 / 0.625 = 0 gallons/year (shrub;spray)

EWU = 57.0 x 0.35 x 177,215 x 0.62 / 0.9 = 2,435,524 gallons/year (shrub;drip)

TOTAL: 5,772,479 gallons/year (<6,440,167 MAWA)

THIS CALCULATION INCLUDES ALL IRRIGATED AREAS ON SITE

CONCEPTUAL PLANT LEGEND

BLDG. FOREGROUND & PARKING (A)

BOTANICAL NAME	COMMON NAME	SIZE	GROWTH RATE
COLEONEMA P. 'SUNSET GOLD'	GOLD BREATH OF HEAVEN	5G	MOD
DIETES BICOLOR	FORTNIGHT LILY	5G	FAST
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1G	FAST
ESCALLONIA COMPACTA	COMPACT ESCALLONIA	5G	FAST
HEMEROCALLIS SPECIES	MONON DAY LILY-EVERGREEN	1G	FAST
MYOPORUM PARVIFOLIUM	NCN	5G	FAST
PENNISETUM 'HAMELN'	HAMELN FOUNTAIN GRASS	1G	FAST
PENNISETUM S. 'RUBRUM'	RED FOUNTAIN GRASS	5G	FAST
PHORMIUM 'MAORI SUNRISE'	RAINBOW FLAX	5G	MOD
PHORMIUM T. 'TOM THUMB'	DWARF VARIEGATED FLAX	5G	MOD
ROSA 'NOARE'	RED CARPET ROSE	5G	FAST
STIPA TENNUISIMA	MEXICAN FEATHER GRASS	1G	FAST
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1G	MOD
TULBAGIA VIOLACEA	SOCIETY GARLIC	5G	FAST
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5G	FAST

BACKGROUND & PERIMETER (B)

BOTANICAL NAME	COMMON NAME	SIZE	GROWTH RATE
BERBERIS T. 'ATROPURPUREA'	PURPLE BARBERRY	5G	MOD
CISTUS S. PURPUREA	PURPLE ROCK ROSE	5G	FAST
ESCALLONIA COMPACTA	COMPACT ESCALLONIA	5G	FAST
LIGUSTRUM J. 'TEXANUM'	WAXLEAF PRIVET	5G	FAST
LORAPETALUM C. 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	5G	MOD
MISCANTHUS S. 'GRACILLIMUS'	DWARF MAIDEN GRASS	5G	FAST
MISCANTHUS S. 'VARIEGATA'	JAPANESE SILVER GRASS	5G	FAST
MYOPORUM PARVIFOLIUM	NCN	1G	FAST
NANDINA DOMESTICA	HEAVENLY BAMBOO	5G	MOD
NERIUM O. 'PETITE PINK'	PETITE PINK OLEANDER	5G	MOD
PENNISETUM S. 'RUBRUM'	RED FOUNTAIN GRASS	5G	FAST
PHORMIUM T. 'RADIANCE'	RADIANCE FLAX	5G	MOD
PHOTINIA FRASERI	NCN	5G	MOD
PITTOSPORUM T. 'MARJORIE CHANNON'	MARJORIE CHANNON KOHUHU	5G	MOD
ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5G	FAST
SALVIA LEUCANTHA	MEXICAN SAGE	5G	FAST

NO-MOW FESCUE AT BIO-DETENTION AREA -SOD AVAILABLE FROM DELTA BLUEGRASS

SMOOTH RIVER ROCK COBBLE ON FILTER FABRIC AT TREES IN PARKING ISLANDS. 5"- MULTI COLOR

'90/10 TALL FESCUE BLEND' SOD -AVAIL. FROM DELTA BLUE GRASS

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PACIFIC BUSINESS CENTER

LOUISE AVENUE

MANTECA, CALIFORNIA

CONCEPTUAL LANDSCAPE PLAN

DATE	REMARKS	DATE	REMARKS
05-04-12	SUBMITTAL		

PA / PM: PN
DRAWN BY: AL
JOB NO.: SNR-0027-00

SHEET

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