



PLANTING NOTES

1. THE PLANTING DESIGN FOR THE SITE IS DROUGHT TOLERANT AND CONSISTS OF A BALANCE OF EVERGREEN AND DECIDUOUS PLANTING AS WELL AS NATIVE AND ORNAMENTAL PLANTING.
2. ALL SHRUBS AND GROUND COVER MATERIAL SELECTED HAVE A WUCOLS WATER USE RATING OF VERY LOW TO MODERATE.
3. PROPOSED TREE CANOPIES ARE SHOWN AT 85% MATURE GROWTH DIAMETER IN ORDER TO ENSURE THERE IS SUFFICIENT ROOM FOR TREE GROWTH AND HEALTH.

IRRIGATION NOTES

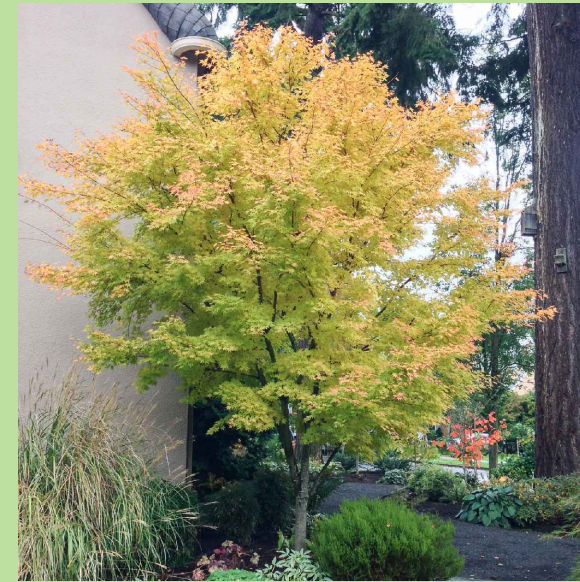
1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELCO).
2. THE IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET/SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS.
4. PLANTS WILL BE GROUPED ONTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPOTRANSPIRATION RATES.
5. ALL MWELCO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	WUCOLS	MIN. SIZE
TREES			
ACER PALMATUM 'SANGO KAKU'	CORAL BARK JAPANESE MAPLE	MOD	15 GALLON
ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	MOD	24" BOX
ARBUTUS 'MARINA'	STRAWBERRY TREE	LOW	24" BOX
CERCIS CANADENSIS 'FOREST PANSY'	PURPLE LEAF EASTERN REDBUD	MOD	15 GALLON
PODOCARPUS M. 'MAKI'	SHRUBBY YEW PINE	MOD	15 GALLON
QUERCUS PALUSTRIS	PIN OAK	MOD	24" BOX
EXISTING TREE TO REMAIN - SEE ARBORIST'S REPORT FOR INFORMATION			
BACKGROUND SHRUBS			
ALYOGYNE HUEGELII	BLUE HIBISCUS	LOW	15 GAL
ARCTOSTAPHYLOS 'SUNSET' **	SUNSET MANZANITA	LOW	15 GAL
CALLISTEMON C. 'JEFFERSII'	PINK DWARF LEMON BOTTLEBRUSH	LOW	15 GAL
PRUNUS CAROLINIANA 'COMPACTA'	COMPACT CHERRY LAUREL	LOW	15 GAL
FOUNDATION SHRUBS			
GREVILLEA 'NOELLI'	NOEL'S GREVILLEA	LOW	5 GAL
LOROPETALUM 'RAZZLEBERRY'	CHINESE FRINGE FLOWER	LOW	5 GAL
RHAMNUS C. 'ROUND SAN BRUNO' **	COFFEEBERRY	LOW	5 GAL
WESTRINGIA FRUTICOSA	COAST ROSEMARY	LOW	5 GAL
LARGE ACCENT SHRUBS			
CISTUS PURPUREUS	ORCHID ROCKROSE	LOW	1 GAL
CORDYLINA AUSTRALIS 'RED STAR'	RED STAR DRACAENA	LOW	5 GAL
EUONYMUS JAPONICUS 'GREEN SPIRE'	GREENSPIRE EUONYMUS	LOW	5 GAL
JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	LOW	15 GAL
NANDINA DOMESTICA 'GULF STREAM'	COMPACT HEAVENLY BAMBOO	LOW	5 GAL
PHORMIUM 'YELLOW WAVE'	YELLOW WAVE NEW ZEALAND FLAX	LOW	5 GAL
SMALL ACCENT SHRUBS			
ACACIA C. 'COUSIN ITT'	RIVER WATTLE	LOW	1 GAL
ACHILLEA M. 'SONOMA COAST' **	WHITE YARROW	LOW	1 GAL
CORREA 'IVORY BELLS'	WHITE AUSTRALIAN FUCHSIA	LOW	1 GAL
ELYMUS C. 'CANYON PRINCE' **	CANYON PRINCE WILD RYE GRASS	LOW	1 GAL
ERIOGONUM GRANDE RUBESCENS **	SAN MIGUEL ISLAND BUCKWHEAT	LOW	1 GAL
FESTUCA MAIREI	ATLAS FESCUE	LOW	1 GAL
GALVEZIA S. 'FIRECRACKER' **	ISLAND SNAPDRAGON	LOW	1 GAL
LOMANDRA L. 'BREEZE'	DWARF MAT RUSH	LOW	1 GAL
PENSTEMON H. 'MARGARITA BOP' **	BLUE BEDDER PENSTEMON	LOW	1 GAL
VERBENA LILACINA 'DE LA MINA' **	LILAC VERBENA	LOW	1 GAL
GROUNDCOVERS			
ARCTOSTAPHYLOS UU. 'POINT REYES' **	POINT REYES MANZANITA	LOW	1 GAL @ 8" O.C.
CEANOETHUS G. H. 'YANKEE POINT' **	WILD LILAC	LOW	1 GAL @ 6" O.C.
COTONEASTER D. 'LOWFAST'	BEARBERRY COTONEASTER	LOW	1 GAL @ 8" O.C.
BIORETENTION AREA*			
BOUTELOUA GRACILIS **	BLUE GRAMA	LOW	1 GAL
CAREX TUMULICOLA (DIVULSA) **	BERKELEY SEDGE	LOW	1 GAL
EPILOBIUM CANUM **	CALIFORNIA FUSCHIA	LOW	1 GAL
JUNILUS PATEUS **	CALIFORNIA GREY RUSH	LOW	1 GAL
MIMULUS AURANTIACUS **	STICKY MONKEY-FLOWER	V. LOW	1 GAL
MUHLENBERGIA RIGENS **	DEERGRASS	LOW	5 GAL
SYMPHORICARPOS ALBUS **	COMMON SNOWBERRY	LOW	5 GAL

* BIORETENTION AREA PLANT PALETTE AS APPROVED PER BASMAA GUIDELINES.
 ** CALIFORNIA NATIVE PLANT
 THE 45 PROPOSED TREES PROVIDE FOR THE 1:1 MITIGATION OF THE 44 EXISTING TREES TO BE REMOVED.

TREES



ACER PALMATUM 'SANGO KAKU'



ACER RUBRUM 'OCTOBER GLORY'



ARBUTUS 'MARINA'



CERCIS CANADENSIS 'FOREST PANSY'



PODOCARPUS MACROPHYLLUS 'MAKI'



QUERCUS PALUSTRIS

MATERIALS



BENCH



TABLE AND CHAIRS



WOOD GOOD NEIGHBOR FENCE



BIKE RACK



CLUSTER MAILBOX

BACKGROUND SHRUBS



ALYOGYNE HUEGELII



ARCTOSTAPHYLOS 'SUNSET'



CALLISTEMON C. 'JEFFERSII'



PRUNUS CAROLINIANA 'COMPACTA'

FOUNDATION SHRUBS



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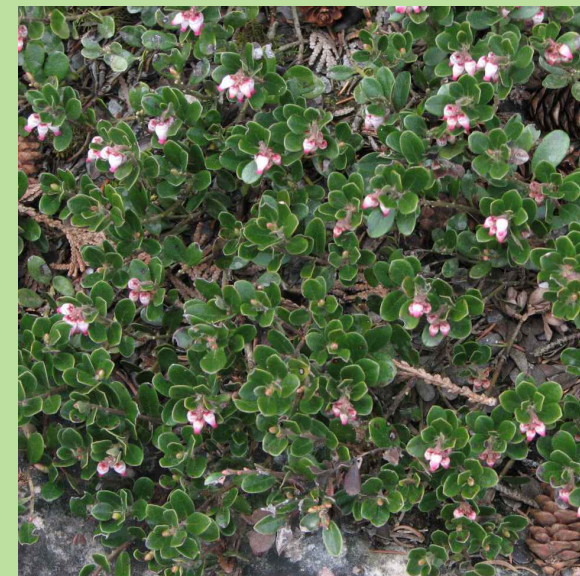


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PLANT AND SITE IMAGERY
CONCEPTUAL LANDSCAPE PLAN
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