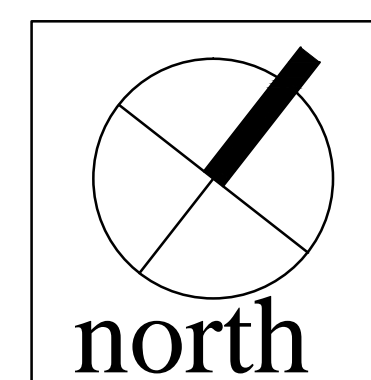


LANDSCAPE CALCULATIONS

TOTAL SITE AREA : 536,756 S.F. (12.94 ACRES)
 LANDSCAPE AREA REQUIRED (5% OF SITE): 28,187 S.F.
 LANDSCAPE AREA PROVIDED (7.4%): 40,074 S.F.
 EXISTING TREE CALCULATIONS TO BE PROVIDED IN FINAL PLAN UPON
 FIELD SURVEY OF EXISTING TREES. APPROX. EXISTING LOCATIONS
 SHOWN.

WATER EFFICIENT LANDSCAPE REQUIREMENTS

ALL IRRIGATION EITHER PERMANENT OR TEMPORARY
 SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY
 IRRIGATED SHRUBS AND TREES SHALL BE DRIP IRRIGATED.
 AUTOMATIC CONTROLLER ET DATA, REPEAT CYCLING
 MINIMAL DROUGHT TOLERANT TURF - EMPLOYEES AREA ONLY
 IRRIGATION ZONES PER PLANT WATER REQUIREMENTS
 HUNTER MINI-CLIK RAIN SENSOR/ SOIL MOISTURE SENSOR TO BE SPECIFIED
 SLOPES LESS THAN 5% IN HEIGHT
 SOIL AMENDMENTS TO BE INCORPORATED
 PLANTER SURFACE AREAS TO BE MULCHED
 WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD



1" = 40'
 0 40 80 120

LANDSCAPE LEGEND

- ACCENT TREE
- DECIDUOUS STREET TREE
- LARGE DECIDUOUS SHADE TREE
- LARGE EVERGREEN TREE
- COLUMNAR DECIDUOUS TREE
- PARKING LOT SCREEN PLANTING: MEDIUM EVERGREEN SHRUBS
- STREETSCAPE PLANTING: GROUPING OF LOW SHRUBS, BIO-SWALE GRASSES
- PROJECT ACCENT PLANTING: LOW TO MEDIUM FLOWERING ACCENT SHRUBS, GROUND COVERS AND PERENNIAL ACCENTS
- FOUNDATION PLANTING: MEDIUM TO TALL SHRUBS, MEDIUM SPACING
- CONCRETE WALK / PATIO

PLN17-0005
 Exhibit P
 April 6, 2017

PRELIMINARY PLANT LIST

"N" CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME ZONE	MATURE HABIT H X W
LARGE TREES					
	ULMUS P. 'TRUE GREEN'	EVERGREEN ELM	15 GAL. or B&B	L	40' X 40'
	LAURUS N. 'SARATOGA'	SWEET BAY LAUREL	15 GAL. or B&B	L	20' X 20'
	PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GA. or B&B	L	50' X 40'
	OLEA 'SWAN HILL'	FRUITLESS OLIVE	15 GA. or B&B	L	20' X 20'
	PLATANUS RACEMOSA	SYCAMORE	15 GA. or B&B	L	50' X 50'
COLUMNAR DECIDUOUS TREE					
	CELTIS OCCIDENTALIS 'SENTINEL'	COLUMNAR HACKBERRY	15 GA. or B&B	L	40' X 12'
TALL SCREENING SHRUBS					
	DODONAEA VISCOSEA	HOPSEED	5 GAL.	L	10' X 10'
	ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	5 GAL.	L	7' X 5'
	RHAMNUS C. 'EVE CASE'	COFFEEBERRY	5 GAL.	L	5' X 6'
	ESCALLONIA 'APPLE BLOSSOM'	ESCALLONIA	5 GAL.	L	6' X 6'
LOW SHRUBS AND GROUNDCOVER					
	CISTUS SKANBERGII	ROCK ROSE	5 GAL.	L	2' X 3'
	ARCTOSTAPHYLOS U. 'GREEN SUPREME'	MANZANITA	5 GAL.	L	1' X 3'
	BACCHARIS PILLARIS	DW. COYOTE BUSH	5 GAL.	L	2' X 5'
	PHORMIUM YELLOW WAVE	NEW ZEALAND FLAX	5 GAL.	L	4' X 4'
	CISTUS PURPUREUS	ORCHID ROCKROSE	5 GAL.	L	4' X 4'
	CELANOTHUS T. 'REPPENS'	CELANOTHUS	5 GAL.	L	1.5' X 5'
	SALVIA GREGGII 'HEATWAVE'	SALVIA	1 GAL.	L	3' X 3'
	SALVIA C. 'POZO BLUE'	CLEVELAND SAGE	5 GAL.	L	4' X 4'
GRASS OR GRASS LIKE					
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	L	1' X 2'
	CALAMAGROSTIS X ACUTIFLORA	FEATHERED GRASS	1 GAL.	L	2' X 3'
	LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	1 GAL.	L	3' X 3'
PERENNIALS					
	ERIGERON GAUCUS	BEACH DAISY	1 GAL.	L	1' X 3'
	ACHILLEA M. 'MOONSHINE'	YARROW	1 GAL.	L	2' X 2'
	EPILOBIUM CALIFORNICUM	CALIFORNIA FUSCHIA	1 GAL.	L	1' X 3'
	VERBENA LILACINA	VERBENA	1 GAL.	L	1' X 2'
BIO SWALE GRASSES					
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	L	2' X 2'
	DESCHAMPIA CAESPITOSA	TUFTED HARRGRASS	1 GAL.	L	2' X 2'
	CHONDRORHIZUM TECTORIUM	SMALL CAPE RUSH	1 GAL.	L	3' X 4'
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	L	4' X 4'

PLANT LIST IS PRELIMINARY. IT IS PROVIDED TO PORTRAY DESIGN INTENT AND MAY NOT NECESSARILY REPRESENT THE FINAL PLANT LIST. SOME OF THE PLANTS MAY CHANGE TO SIMILAR OR ALL MAY NOT BE UTILIZED.

CONCEPTUAL
 LANDSCAPE PLAN LC1.1