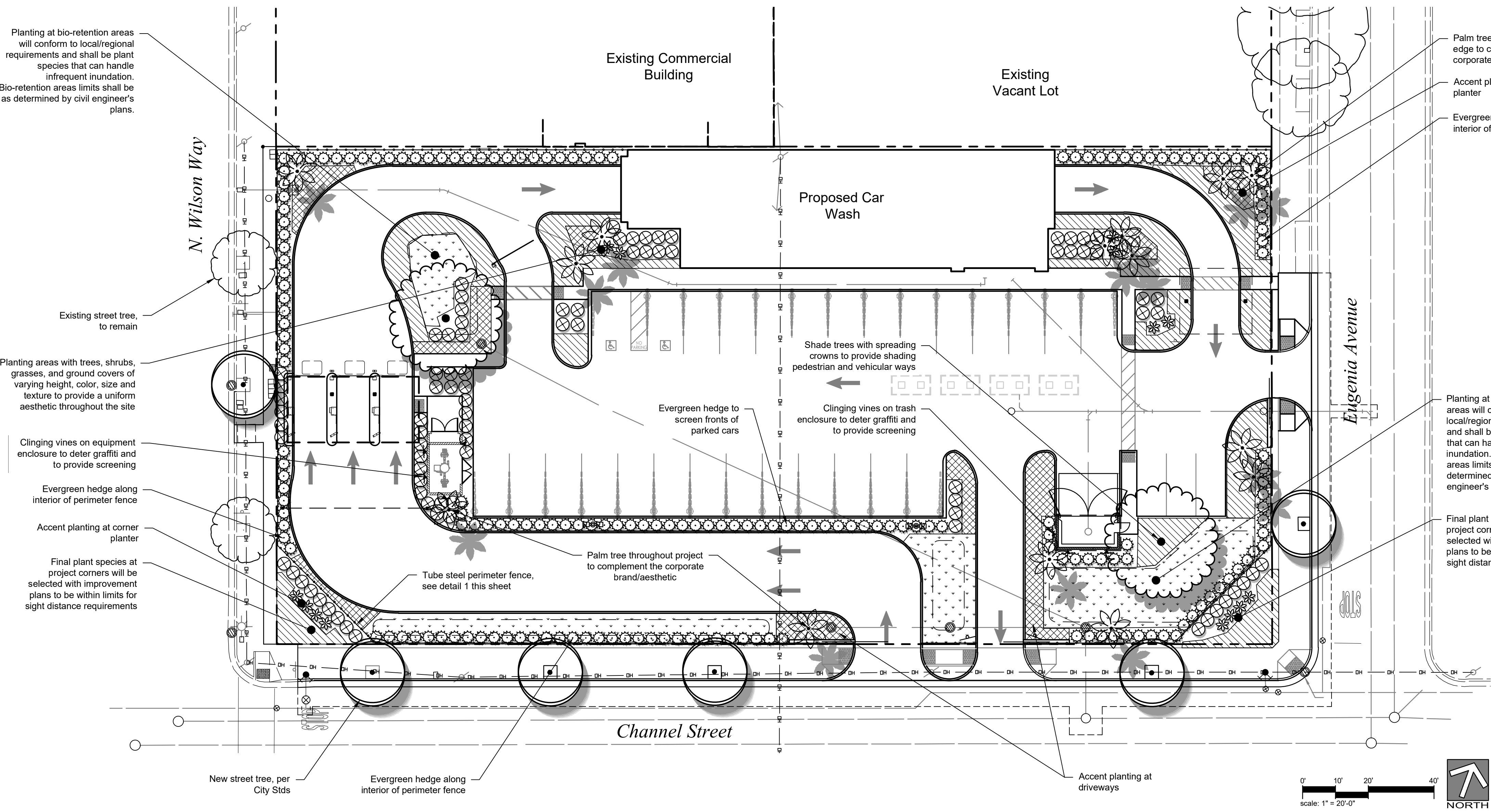
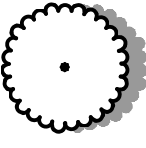
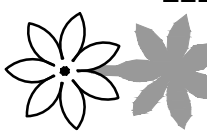
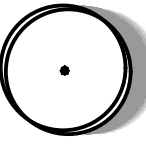
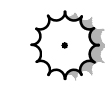
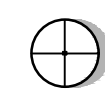
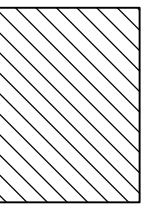
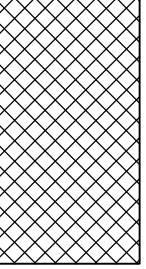
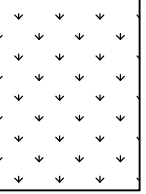
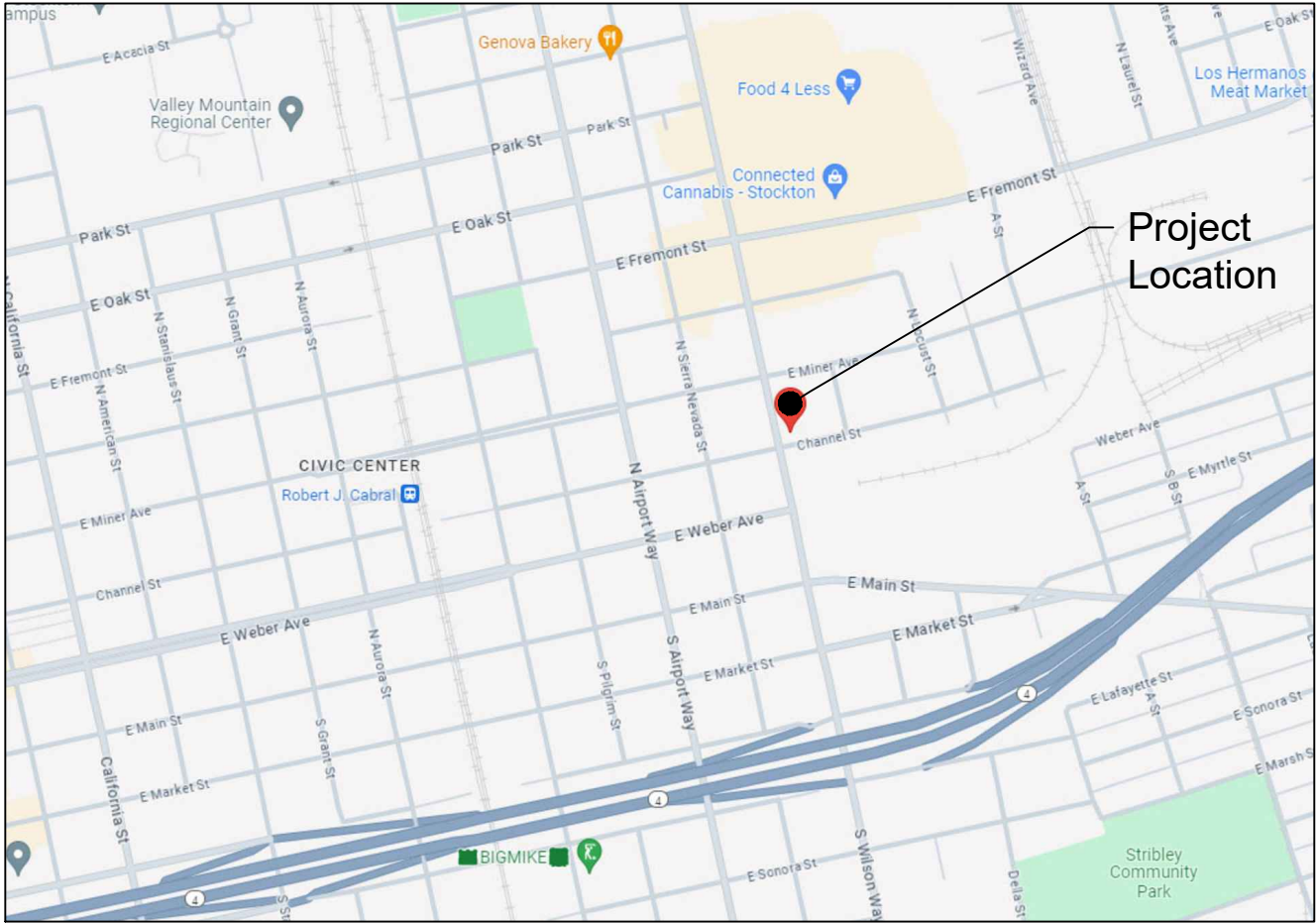




PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WUCOLS	
TREES								
	SHADE TREE			2				
	ACE OGL	Acer rubrum 'October Glory'	October Glory Red Maple		15 gal.	35'	Moderate	
	CIN CAM	Cinnamomum camphora	Camphor Tree		15 gal.	35'	Moderate	
	ZEL VIL	Zelkova serrata 'Village Green'	Village Green Japanese Zelkova		15 gal.	35'	Moderate	
	PALM TREE			14				
	CHA HUM	Chamaerops humilis	Mediterranean Fan Palm		24" box	per plan	Low	
	TRA FOR	Trachycarpus fortunei	Windmill Palm		24" box	per plan	Moderate	
	STREET TREE			6				
	ACE COL	Acer platanoides 'Columnare'	Columnar Norway Maple		15 gal.	per plan	Moderate	
	ACE CRK	Acer platanoides 'Crimson King'	Crimson King Norway Maple		15 gal.	per plan	Moderate	
	GEI PAR	Geijera parviflora	Australian Willow		15 gal.	per plan	Low	
	SHRUBS							
	ACCENT SHRUB			14				
	Cal kar	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		5 gal.	4'	Low	
	Muh cap	Muhlenbergia capillaris	Pink Muhly Grass		5 gal.	5'	Low	
	Per atr	Perovskia atriplicifolia	Russian Sage		5 gal.	6'	Low	
	Pho ten	Phormium tenax spp.	New Zealand Flax, medium size		5 gal.	4'	Low	
	Ros wht	Rosa x 'Flower Carpet'	Flower Carpet Rose - White		5 gal.	3'	Moderate	
	EVERGREEN SHRUB/HEDGE			184				
	Cal ljn	Callistemon viminalis 'Little John'	Little John Weeping Bottlebrush		5 gal.	4'	Low	
	Lig vec	Ligustrum japonicum 'Texanum'	Texanum Privet		5 gal.	4'	Low	
	Ole lit	Olea europaea 'Little Ollie' TM	Little Ollie Olive		5 gal.	5'	Low	
	Rha min	Rhaphiolepis umbellata 'Minor'	Dwarf Yedda Hawthorn		5 gal.	4'	Low	
	INFILL SHRUB			83				
	Die iri	Dietsa iridioides	Fortnight Lily		5 gal.	3'	Low	
	Pit whd	Pittosporum tobira 'Wheeler's Dwarf'	Wheeler's Dwarf Pittosporum		5 gal.	4'	Moderate	
	Rha ind	Rhaphiolepis indica	Indian Hawthorn		5 gal.	4'	Moderate	
	VINE			7				
	Fic pum	Ficus pumila	Creeping Fig		5 gal.	8'	Moderate	
	Par tri	Parthenocissus tricuspidata	Boston Ivy		5 gal.	8'	Moderate	
GROUND COVERS								
	LOW EVERGREEN GROUND COVER			2,885 sf				
	Cop var	Coprosma kirkii 'Variegata'	Creeping Mirror Plant		46	1 gal.	48"	Low
	Cot low	Cotoneaster dammeri 'Lowfast'	Lowfast Bearberry Cotoneaster		46	1 gal.	48"	Low
	Jun blu	Juniperus horizontalis 'Blue Rug'	Blue Rug Juniper		83	1 gal.	36"	Low
	Myo par	Myoporum parvifolium	Trailing Myoporum		46	1 gal.	48"	Low
	ACCENT GROUND COVER			1,452 sf				
	Hem yel	Hemerocallis x 'Evergreen Yellow'	Evergreen Yellow Daylily		29	1 gal.	36"	Moderate
	Lom ira	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush		29	1 gal.	36"	Low
	Pho spr	Phormium tenax 'Jack Spratt'	New Zealand Flax		62	1 gal.	24"	Moderate
	Teu cha	Teucrium chamaedrys	Germander		65	1 gal.	24"	Low
	Tul var	Tulbaghia violacea 'Variegata'	Striped Society Garlic		109	1 gal.	18"	Low
	Ver hyb	Verbena x hybrida	Verbena		65	1 gal.	24"	Low
	BIO-RETENTION AREA			3,428 sf				
	Car tum	Carex tumulicola	Foothill Sedge		223	1 gal.	24"	Low
	Cho tct	Chondropetalum tectorum	Small Cape Rush		55	1 gal.	48"	Low
	Jun car	Juncus patens 'Carman's Grey'	Spreading Rush		100	1 gal.	36"	Low
	Muh rig	Muhlenbergia rigens	Deer Grass		55	1 gal.	48"	Low

VICINITY MAP



WATER EFFICIENT LANDSCAPE ORDINANCE WORKSHEET

Reference Evapotranspiration							
49.1 in/yr							
ETAF _{req}							
Maximum Allowed ETAF 0.45							
APPENDIX B WORKSHEET	Hydro-zone (see desc. below)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area
	Regular Landscape Areas ("RLA") - See Hydrozone Descriptions for Referenced Numbers						
	Shrub	0.50	Drip	0.81	0.62	0 sf	0.00
	Shrubs	0.30	Drip	0.81	0.37	5,663 sf	2,097.41
	Bioswale	0.40	Drip	0.81	0.49	6,837 sf	3,376.30
MAWA	Special Landscape Areas ("SLA")						
	SLA1				1.00	0 sf	0.00
	Sub-totals						
	Total Landscape Area (RLA+SLA)						
	ETWU Total						
ETAF	Maximum Allowed Water Allowance (MAWA)						
	MAXIMUM ALLOWABLE WATER CALCULATION ("MAWA")						
	MAWA	=	(ETo)	(0.62)	[(ETAF x LA) + (1-ETAF) x SLA]		
	171,236 gal/yr		49.1 in/yr	0.62	0.45	12,500 sf	0.55
	0 sf						
ETAF	ETAF CALCULATIONS						
	Regular Landscape Area (RLA) ETAF				Max Allowed ETAF		
	Total ETAF x RLA				5473.70		
	Divided by Total RLA				12,500 sf		
	Average ETAF (RLA)				0.44	0.45	If Average ETAF is less than Max. Allowed ETAF the Project complies with WELO

WELO COMPLIANCE

This project has been designed to conform with the State's Model Water Efficient Landscape Ordinance (MWELO).

IRRIGATION DESIGN
The irrigation on the site will use drip irrigation, will meet the City's requirements, and will comply with the requirements of WELO. Equipment will include dedicated irrigation meter, smart controller, weather sensor, and efficient irrigation emitters, nozzles, and other equipment.

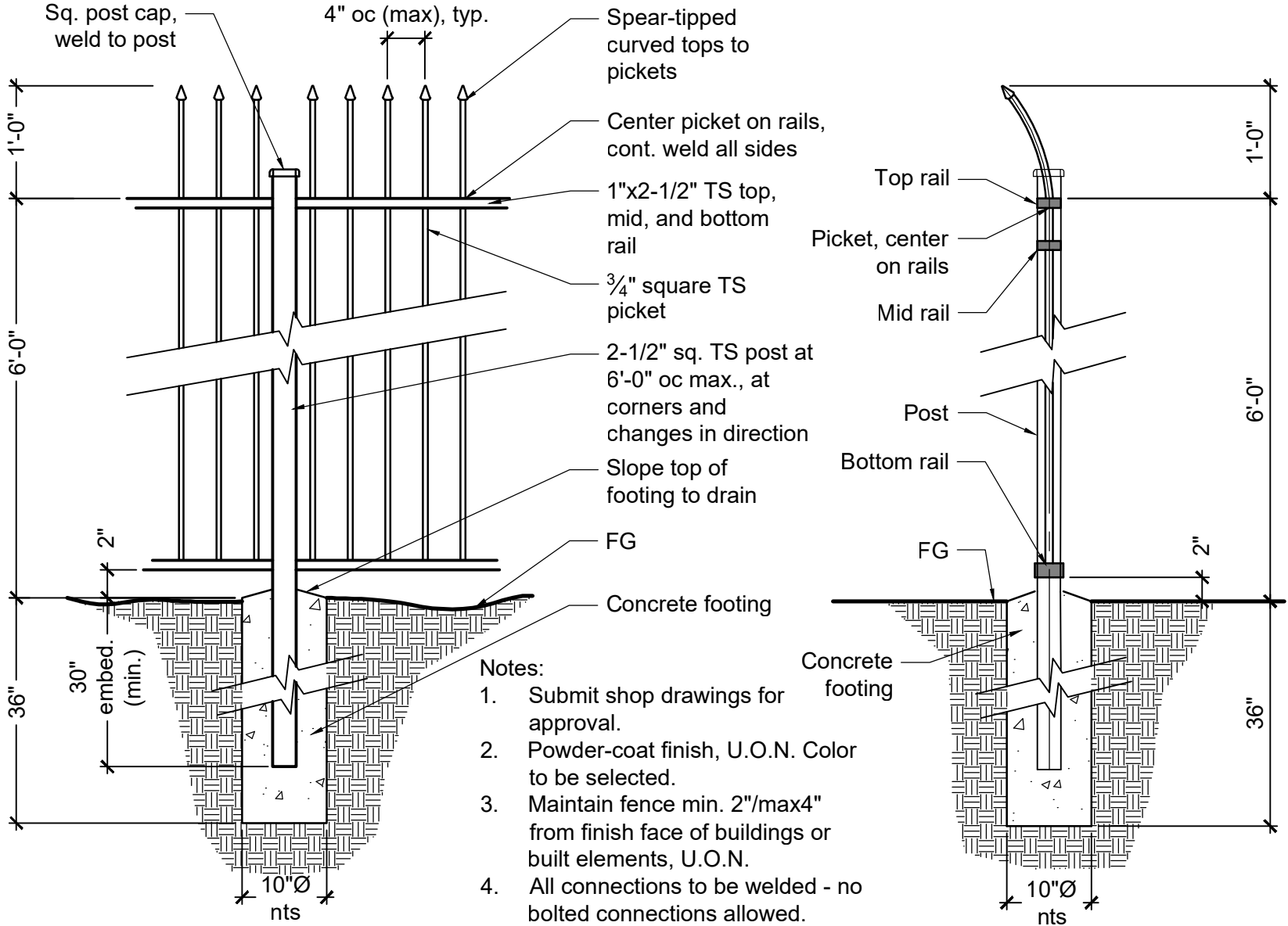
PLANTING DESIGN
The landscape design uses water-wise plant species suitable for this region and that are low maintenance and durable, uses trees to shade paved areas, and plants have been grouped into hydro-zones. References used for the landscape design include published information from the local jurisdiction, Sunset Western Garden Book and WUCOLS.

LANDSCAPE AREA CALCULATIONS

Total Site Area: 45,900 sf.
Total Landscape Area: 12,500 sf.
Irrigated planter: 5,663 sf
Irrigated bio-retention area: 6,387 sf
Percentage of Total Site as Landscape: 27 %

PARKING LOT TREE REQUIREMENTS

Number parking spaces: 3
Req'd trees (1 tree per 5 parking spaces): 1
Trees Provided: 1



1 TUBE STEEL SECURITY FENCE

P-SH-04

Preliminary Landscape Plan