NOTE:
FINAL LOCATIONS OF TREES AND LANDSCAPING ARE SUBJECT TO IMPROVEMENTS: PROPOSED CATCH BASIN INLET, WQMP FACILITIES, STORM DRAIN PIPES, UTILITIES, ETC.

LANDSCAPE MAINTENANCE RESPONSIBILITY NOTE:

THE LANDSCAPE CONCEPT PLAN INDICATES LANDSCAPE IMPROVEMENTS FOR BOTH ON SITE AND OFF SITE (PUBLIC RIGHTS-OF-WAY, PARKS, ETC.) AREAS. THE PROPERTY OWNER SHALL MAINTAIN OFF SITE AREAS.

CONCEPT PLANT SCHEDULE

EVERGREEN PERIMETER TREE	15	
24" BOX MIN		
Pinus eldarica / Afghan Pine		15 gal, L
Pistacia chinensis 'Red Push' / Chinese Pistache		15 gal, M
Platanus acerifolia 'Bloodgood' / London Plane Tree		15 gal, M
Tristania conferta / Brisbane Box		15 gal, L
PARKING LOT TREE	19	
Pistacia chinensis 'Red Push' / Red Push Chinese Pistache		15 gal, M
Ulmus parvifolia 'True Green' / True Green Lacebark Elm		15 gal, M
SMALL FLOWERING ACCENT TREE	19	
MIX OF 36" BOX & 48" BOX		
Cercis canadensis 'Oklahoma' / Redbud		24" Box, M
Cotinus coggygria / Smoke Tree		EXISTING
Lagerstroemia x 'Cheyenne' / Crape Myrtle		36"box, L
Lagerstroemia x 'Tuscarora' / Red Crape Myrtle		24" Box, L
DECIDUOUS SHADE TREE	18	
MIX OF 24" BOX AND 36" BOX		
Gleditsia triacanthos inermis 'Shademaster' / Shademaster Honey Locust		24" Box, L
Platanus x acerifolia 'Bloodgood' / Bloodgood London Plane Tree		24" Box, M
Quercus lobata / Valley Oak		24" Box, L
EVERGREEN SHADE TREE	20	
MIX OF 24" BOX AND 36" BOX		
Ulmus parvifolia 'True Green' / True Green Lacebark Elm		24" Box, M
BACKGROUND/SCREENING SHRUBS	603	
Abelia x 'Edward Goucher' / Edward Goucher Abelia		5 gal, M
Cistus x purpureus / Orchid Rockrose		1 gal, L
Dietes bicolor / Fortnight Lily		5 Gal., L
Elaeagnus pungens 'Fruitlandii' / Silverberry		5 Gal., L
Leonotis leonurus / Lion's Tail		5 gal, L
Muhlenbergia capillaris 'Pink Cloud' / Pink Cloud Pink Muhly Grass		1 gal, L
Muhlenbergia dumosa / Bamboo Muhly		1 gal, L
Pittosporum tobira 'Variegata' / Variegated Japanese Pittosporum		5 gal, M
Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry		15 Gal.
Prunus ilicifolia / Hollyleaf Cherry		15 Gal.
Rhaphiolepis indica 'Pink Lady' / Pink Lady Indian Hawthorn		5 gal, M
Tecoma stans / Yellow Bells		15 Gal.
Vitex trifolia purpurea / Simpleleaf Chaste Tree		15 Gal., M
Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary		5 Gal., L
DETENTION BASIN	3,389 sf	
Calamagrostis nutkaensis / Reed Grass		1 gal, M
Carex pansa / Sanddune Sedge		1 gal, M
Carex praegracilis / Slender Sedge		1 gal, M
Carex tumulicola / Berkley Sedge		1 gal, L
Cistus x hybridus / White Rockrose		5 gal, L
Juncus patens 'Elk Blue' / Spreading Rush		1 gal, L
Leymus triticoides / Creeping Wild Rye		1 gal, L
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary		1 gal, L
Sesleria x 'Greenlee Hybrid' / Greenlee Moor Grass		1 gal, M
SHRUBS & GROUNDCOVERS	10,223 sf	
Abelia x 'Edward Goucher' / Edward Goucher Abelia	95,616	5 gal, M
Achillea millefolium 'Moonshine' / Yarrow	4,722	1 Gal., L
Aloe vera / Medicinal Aloe		1 gal, L
Anigozanthos x 'Big Red' / Big Red Kangaroo Paw		5 Gal., L
Anigozanthos x 'Pink Joey' / Pink Joey Kangaroo Paw		1 gal, L
Artemisia x 'Powis Castle' / Powis Castle Artemisia		1 gal, L
Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush	1,181	1 Gal., L
Berberis thunbergii 'Atropurpurea Nana' / Dwarf Redleaf Japanses Barberry		5 Gal., M
Buddleja davidii nanhoensis 'Mongo' TM / Petite Indigo Dwarf Butterfly Bush		5 gal, M
Buddleja davidii nanhoensis 'Mongo' TM / Petite Indigo Dwarf Butterfly Bush	95,616	5 gal, M
Caesalpinia gilliesii / Yellow Bird of Paradise		5 Gal., L
Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush		5 Gal., L
Cistus x purpureus / Orchid Rockrose	95,616	1 gal, L
Dianella tasmanica 'Yellow Stripe' / Golden Flax Lily		1 gal, L
Festuca glauca 'Elijah Blue' / Blue Fescue		1 Gal., M
Gaura lindheimeri 'Crimson Butterflies' / Crimson Butterflies Gaura	169,983	5 gal, M
Hesperaloe parviflora / Red Yucca		5 Gal., L
Lavandula stoechas 'Otto Quast' / Otto Quast Spanish Lavender		5 Gal., L
Leonotis leonurus / Lion's Tail	61,194	5 gal, L
Leptospermum scoparium / New Zealand Tea Tree		15 Gal., M
Liriope muscari 'Variegata' / Variegated Lily Turf		1 gal, M
Loropetalum chinense 'Snowmound' / Snowmound Loropetalum		5 Gal., M
Miscanthus sinensis 'Variegatus' / Variegated Maiden Grass		1 gal, L
Muhlenbergia rigens / Deer Grass	10,624	1 gal, L
Oenothera berlandieri 'Siskiyou' / Mexican Evening Primrose	1,700	1 Gal., L
Prunus caroliniana 'Compacta' / Compact Carolina Laurel Cherry	95,616	15 gal, L
Rhamnus californica 'Mound San Bruno' / California Coffeeberry		15 Gal., L
Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary		1 gal, L
Salvia clevelandii 'Allen Chickering' / Cleveland Sage		1 gal, L
Salvia greggii 'Red' / Autumn Sage		1 gal, L
Tecoma stans / Yellow Bells	23,904	5 gal, L
Teucrium chamaedrys 'Prostratum' / Prostrate Germander		1 gal, L
Teucrium fruticans 'Compacta' / Bush Germander		1 gal, L
DROUGHT TOLERANT TURF	3,319 sf	
Cynodon x 'PWIN04S' / Dog Tuff Bermuda Grass		SOD

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	4" LAYER DECOMPOSED GRANITE OVER NATIVE 'DUNE' BY DECORATIVE STONE SOLUTIONS, INC. OR APPROVED EQUAL. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.	19.48 cy

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REGISTERED LANDSCAPE ARCHITECT
TIMOTHY F. DAVIS
No. 3353
7/31/23
8/18/22
STATE OF CALIFORNIA

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CONCEPTUAL LANDSCAPE PLAN
OVERALL SITE

Drawn by: Wdal
Date: 8/18/22
Revisions:

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