



DESIGN KEY NOTES:

- 1. STREET TREE PER TREE LEGEND.
- 2. FLOWERING ACCENT TREE PER LEGEND.
- 3. PARKING LOT SHADE TREE PER LEGEND
- 4. DROUGHT TOLERANT GROUND COVER AND SHRUB MASSES
- 5. EVERGREEN SCREEN SHRUBS
- 6. ALL TREE LOCATED 3' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10" WIDE PANEL
- 7. VINES TRAINED TO WALL
- 8. 3" LAYER OF ROCK MULCH OVER WEED FILTER FABRIC
- 9. NON-ORGANIC MULCH ACCENT AREAS AT VEHICULAR DRIVEWAYS, CONSISTING OF ACCENT SHRUBS AND LARGE BOULDERS
- 10. SITE LINES AT DRIVEWAY PER CIVIL. ALL PLANTING WITHIN RESTRICTED SITE LINE AREAS SHALL BE LOW GROWING, 18" MAX. HT.
- 11. 'HALF-DIAMOND' TREE POP-OUT PLANTER AT SOUTHSIDE OF BUILDING, FOR REQUIRED SHADE TREES.
- 12. ENHANCED PAVING AT BUILDING ENTRY. CONSISTING OF COLORED CONCRETE AND MEDIUM TO LIGHT ETCH FINISH.

NOTE: THIS PROJECT SHALL PROVIDE MINIMUM 35% TREE-SHADE COVERAGE OF ALL STANDARD PARKING STALL AREAS, AFTER 15 YEARS POST PROJECT COMPLETION.

REFERENCE KEY NOTES:

- A. TRASH ENCLOSURE PER ARCHITECTURAL PLAN.
- B. FENCE PER ARCH. PLANS.
- C. PUBLIC SIDEWALK PER CIVIL PLANS.
- D. SCREEN WALL PER ARCH. PLANS.
- E. BELOW GRADE STORM WATER STORAGE CHAMBERS, PER CIVIL

PLANTING LEGEND

TREES			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE ALONG LOCUST AVE. CHITALPA TASHKENTENSIS, CHITALPA TREE 24" BOX SIZE.	14	L
	PROPOSED STREET TREE ALONG LOCUST AVE.. OLEA EUROPEA 'WILSONI', FRUITLESS OLIVE 24" BOX SIZE. STANDARD TRUNK	11	L
	FLOWERING ACCENT TREE CERCIDIUM F. 'DESERT MUSEUM', BLUE PALO VERDE 36" BOX SIZE.	21	L
	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE. STANDARD TRUNK.	19	L
	UPRIGHT SCREEN TREE ALONG BUILDING TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	28	M
	UPRIGHT SCREEN TREE PLATANUS MEXICANA, MEXICAN SYCAMORE 15 GAL. SIZE.	11	M

SHRUBS

SYMBOL	NAME	WUCOLS
	WESTRINGIA F. WYNABIE GEM, COAST ROSEMARY 5 GAL. SIZE.	L
	LEUCOPHYLLUM F. 'GREEN CLOUD', TEXAS RANGER 5 GAL. SIZE.	L
	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE.	M
	OLEA E. 'LITTLE OLLIE', DWARF FRUITLESS OLIVE 5 GAL. SIZE.	L
	MELALEUCA NESOPHYLLA, PINK MELALEUCA 5 GAL. SIZE.	L
	HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE.	L

VINES

SYMBOL	NAME
	FICUS PUMILLA, CREEPING FIG 5 GAL. SIZE

GROUND COVERS

SYMBOL	NAME	WUCOLS
	AGAVE TRUNCATA, ARTICHOKE AGAVE 5 GAL. SIZE @ 36" O.C.	L
	LANTANA CAMARA 'DWARF GOLD', DWARF LANTANA 1 GAL. SIZE @ 30" O.C.	L
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 36" O.C.	M
	HESPERALOE PARVIFLORA, RED YUCCA 1 GAL. SIZE @ 36" O.C.	L
	DIANELLA TASMANICA 'VARIEGATA', WHITE STRIPED TASMAN FLAX LILY 1 GAL. SIZE @ 24" O.C.	M
	LEYMUS C. 'CANYON PRINCE', CANYON PRINCE 1 GAL. SIZE @ 36" O.C.	L
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.	M
	SALVIA DORII, 5 GAL. SIZE @ 42" O.C.	L
	AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C.	L
	ENCELIA CALIFORNICA,	L
	DIETES BICOLOR, FOTNIGHT LILY 1 GAL. SIZE @ 24" O.C.	M
	VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C.	L

NOTE: ALL SHRUB PLANTING AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED WOOD MULCH.

GENERAL NOTES:

- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS BACKFLOW UNITS, FIRE DETECTOR CHECKS, FIRE CHECK VALVE, AND AIR CONDITIONING UNITS WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

CONCEPTUAL PLAN NOTE:

THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

IRRIGATION NOTE:

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

WUCOLS PLANT FACTOR

THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND'.

H = HIGH WATER NEEDS
M = MODERATE WATER NEEDS
L = LOW WATER NEEDS
VL = VERY LOW WATER NEEDS

ACCENT SHRUBS & SUCCULENTS

SYMBOL	NAME	WUCOLS
	AGAVE TRUNCATA, ARTICHOKE AGAVE 5 GAL. SIZE @ 36" O.C.	L
	AGAVE 'MEDIOPICTA ALBA', WHITE STRIPED AGAVE 5 GAL. SIZE	L
	AGAVE WEBERI, SMOOTH AGAVE 5 GAL. SIZE	L
	BOUGAINVILLEA SP, BOUGAINVILLEA 5 GAL. SIZE	L

NON-ORGANIC MULCH

SYMBOL	DESCRIPTION
	3" CRUSHED ROCK. 'GOLD' / TAN COLOR. 3" LAYER OVER WEED FILTER FABRIC
	ROCK BOULDERS AT NON-ORGANIC MULCH AREAS. 24"-48" SIZE