

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.

| TREES | | | |
|--------|---|------|--------|
| SYMBOL | TREE NAME | QTY. | WUCOLS |
| | NEW STREET TREE ALONG RIVERSIDE AVE. PLATANUS A. 'BLOODGOOD', LONDON PLANE TREE 24" BOX SIZE. | 14 | M |
| | PARKING LOT SHADE TREE PROSOPIS CHILENSIS, CHILEAN MESQUITE 24" BOX SIZE. | 19 | L |
| | PROPOSED FLOWERING ACCENT TREE CHITALPA TASHKENTENSIS, CHITALPA TREE 36" BOX SIZE. | 8 | L |
| | FLOWERING ACCENT TREE CERCIIDIUM F. 'DESERT MUSEUM', PALO VERDE 36" BOX SIZE. | 6 | L |
| | VERTICAL TREE AGAINST BUILDING BRACHYCHITON POPULNEUS, BOTTLE TREE 24" BOX SIZE. | 12 | L |
| | VERTICAL TREE AGAINST BUILDING TRISTANIA CONFERTA, BRISBANE BOX 24" BOX SIZE. | 22 | M |
| | EVERGREEN SCREEN TREE PINUS ELДАРICA, MONDELL PINE 24" BOX SIZE. | 47 | L |
| | BACKDROP STREET TREE GEJERA PARVIFLORA, AUSTRALIAN WILLOW 24" BOX SIZE. | 18 | M |
| | EVERGREEN SCREEN TREES ADJACENT TO CELL-PHONE TOWER PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE. | 26 | M |

REFERENCE KEY NOTES:

- A. ELECTRICAL TRANSFORMER PER CIVIL PLANS.
- B. SIDEWALK PER CIVIL PLANS.
- C. TRASH ENCLOSURE PER ARCH. DWGS.
- D. BIKE RACK PER ARCH. DWGS.
- E. EMPLOYEE BREAK AREA PER ARCH. PLANS.
- F. ENHANCED PAVING AT BUILDING ENTRY, CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM TO LIGHT ETCH FINISH.
- G. FIRE HYDRANT PER CIVIL PLANS.

GROUND COVER AND SHRUB MASSES

| SYMBOL | GROUND COVER/SHRUB MASS 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. | L |
| | SALVIA DORII, DESERT SAGE 5 GAL. SIZE @ 42" O.C. | L |
| | AGAVE 'BLUE FLAME', BLUE FLAME AGAVE 5 GAL. SIZE @ 36" O.C. | L |
| | ENCELIA CALIFORNICA, CALIFORNIA BRITTLEBRUSH 1 GAL. SIZE @ 30" O.C. | L |
| | DIETES BICOLOR, FORTNIGHT LILY 1 GAL. SIZE @ 24" O.C. | M |
| | VERBENA 'DE LA MINA', DE LA MINA VERBENA 1 GAL. SIZE @ 24" O.C. | L |

NOTE: APPLY A 3" MIN. LAYER OF MULCH TOP DRESSING WITHIN ALL PLANTING AREAS. A SAMPLE IS REQUIRED PRIOR TO APPLICATION.

WUCOLS PLANT FACTOR

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

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

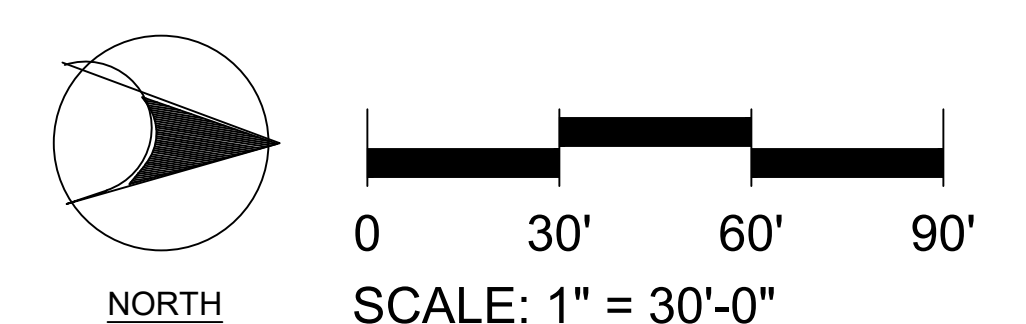
DESIGN KEY NOTES:

- 1. NEW STREET TREE PER LEGEND.
- 2. FLOWERING ACCENT TREE AT FOCAL AREAS PER TREE LEGEND.
- 3. PARKING LOT SHADE TREE PER LEGEND.
- 4. FOUNDATION SHRUB ALONG BUILDING PER PLANTING LEGEND.
- 5. VERTICAL TREE ALONG BUILDING PER TREE LEGEND.
- 6. SCREEN SHRUB ALONG PROPERTY LINE PER PLANTING LEGEND.
- 7. DROUGHT TOLERANT GROUND COVER AND SHRUB PLANTING LEGEND.
- 8. ALL TREES LOCATED 5' OR LESS TO CURB, WALKWAY OR WALL SHALL BE INSTALLED WITH DEEP ROOT BARRIER PANELS. 18" MIN. DEPTH X 10' WIDE PANEL.
- 9. ALLOW FOR 24" CLEARANCE FROM BACK OF CURB TO SHRUB. PROVIDE MULCH BETWEEN BACK OF CURB AND SHRUB.
- 10. EVERGREEN SCREEN TREE ALONG PROPERTY LINE PER TREE LEGEND.
- 11. OUTDOOR GATHERING AREA CONSISTING OF INTEGRAL COLORED CONCRETE WITH MEDIUM ETCH FINISH.
- 12. ENHANCED PAVING AT VEHICULAR ENTRY.
- 13. EVERGREEN SCREEN TREES PLANTED ADJACENT TO EX. CALL PHONE TOWER.

| SHRUBS - SHRUBS SHALL BE CHOSEN FROM THE FOLLOWING: | | |
|---|---|--------|
| SYMBOL | SHRUB 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 MMELALEUCA 5 GAL. SIZE | L |
| | HETEROMELES ARBUTIFOLIA, TOYON 5 GAL. SIZE | L |

CONCEPTUAL LANDSCAPE PLAN
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DATE: 08-22-23