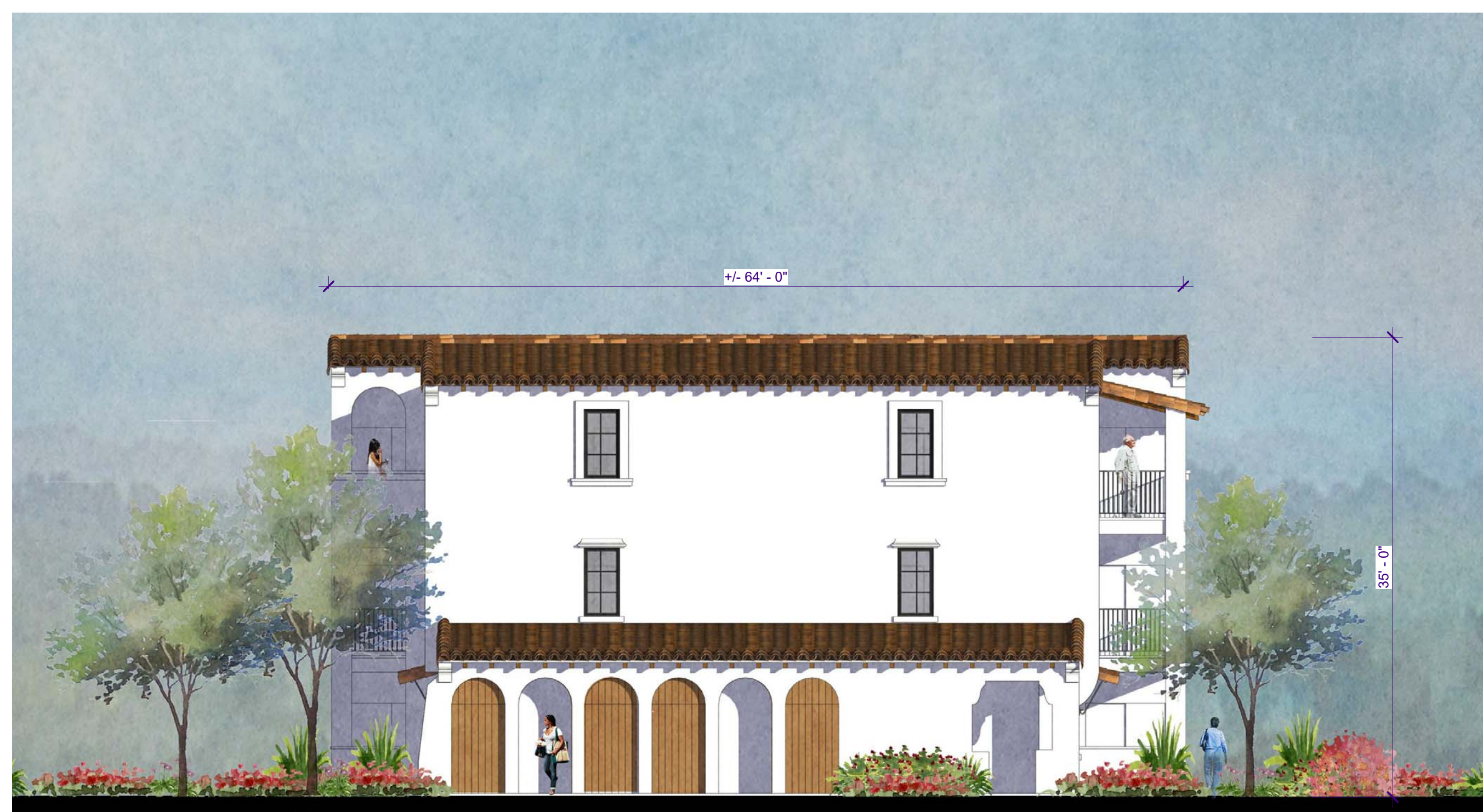




1 Building A Front  
SCALE: 1/8" = 1'-0"



2 Building A Side  
SCALE: 1/8" = 1'-0"



1 Building B Front

SCALE: 1/8" = 1'-0"



2 Building B Side

SCALE: 1/8" = 1'-0"



3 Building C Front

SCALE: 1/8" = 1'-0"



4 Building C Side

SCALE: 1/8" = 1'-0"



**1 Building D Front**  
SCALE: 1/8" = 1'-0"



**2 Building D Side**  
SCALE: 1/8" = 1'-0"



**4 Building E Side**  
SCALE: 1/8" = 1'-0"



**3 Building E Front**  
SCALE: 1/8" = 1'-0"



**PLANTING DESIGN CRITERIA:**

THE PLANT PALETTE IS COMPRISED OF PLANT MATERIAL AND TREES KNOWN TO THRIVE IN THE LOCAL CLIMATE AND SOIL CONDITIONS. THE PLANT PALETTE IS COMPRISED OF PLANTS NATIVE TO MEDITERRANEAN CLIMATES. 20% OR LESS OF THE PLANT MATERIAL WILL REQUIRE MODERATE WATER, AND THE REMAINDER WILL REQUIRE LOW TO VERY LOW WATER ONCE ESTABLISHED. THIS PLANT PALETTE COUPLED WITH THE IRRIGATION SYSTEM DESCRIBED, HAS BEEN DESIGNED TO MEET OR EXCEED THE STATE AND LOCAL STANDARDS FOR WATER CONSERVATION THROUGH WATER EFFICIENT LANDSCAPE IRRIGATION DESIGN.

LOW WATER SHRUBS AND GROUNDCOVERS COMPRISE A MAJORITY OF THE TOTAL LANDSCAPED AREA.

THIS PLAN WILL COMPLY WITH MUNICIPAL CODE REQUIREMENTS AND STATE WATER EFFICIENT LANDSCAPE ORDINANCES.

**LANDSCAPE PLAN AREAS:**

TOTAL LANDSCAPED AREA: 395,460 SF  
 PERCENT OF ENTIRE PROJECT LANDSCAPED: 49.3%  
 INTERIOR PARKING LANDSCAPE: 12,294 SF  
 PERIMETER PARKING LANDSCAPE: 114,806 SF

TREE COUNT: 79  
 TREE COUNT: 213

**IRRIGATION DESIGN CRITERIA:**

THE IRRIGATION DESIGN WILL COMPLY WITH THE LOCAL AND THE STATE WATER CONSERVATION REQUIREMENTS. THE WATER CONSERVATION METHOD FOR NEW ORNAMENTAL LANDSCAPE PLANT MATERIAL HAS LOW TO MEDIUM WATER USE.

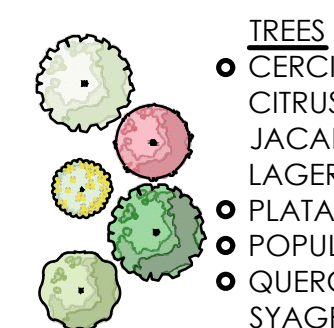
A WEATHER SENSING, 'SMART CONTROLLER' WILL BE USED TO MONITOR THE IRRIGATION WATER AND MANAGE DAILY WATER CONSUMPTION TO THE MINIMUM REQUIREMENTS FOR EACH HYDROZONE.

ALL TREES, SHRUBS, AND GROUNDCOVER AREAS WILL BE IRRIGATED ON SEPARATE HYDROZONES SO THAT ONCE ESTABLISHED, WATER CAN BE REGULATED IN A MORE EFFICIENT MANNER.

TREES WILL BE IRRIGATED BY BUBBLERS. ALL ORNAMENTAL PLANTING WILL RECEIVE DRIP IRRIGATION OR OTHER HIGHLY EFFICIENT IRRIGATION.

HARDSCAPE AREA, INCLUDING PLAY SURFACES: 138,895 SF  
 PERCENT OF ENTIRE PROJECT HARDSCAPED: 1.7%

**CONCEPTUAL PLANT SCHEDULE:**



- TREES**
- CERCIS OCCIDENTALIS
  - CITRUS X TANGELO
  - JACARANDA MIMOSIFOLIA
  - LAGERSTROEMIA INDICA 'WATERMELON RED'
  - PLATANUS X ACERIFOLIA
  - POPULUS FREMONTII 'NEVADA'
  - QUERCUS AGRIFOLIA
  - SYAGRUS ROMANZOFFIANA
  - WASHINGTONIA ROBUSTA
  - ZELKOVA SERRATA 'VILLAGE GREEN'



- SHRUBS**
- AGAVE X 'BLUE FLAME'
  - ANIGOZANTHOS X 'RED'
  - BUXUS MICROPHYLLA JAPONICA
  - CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'
  - CAREX DIVULSA
  - CISTUS SALVIFOLIUS 'PROSTRATUS'
  - DIANELLA CAERULEA 'CASSA BLUE'
  - DIETES BICOLOR
  - GERANIUM X 'JOHNSON'S BLUE'
  - HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'
  - IRIS DOUGLASIANA
  - JUNCUS PATENS

- COMMON NAME**
- WESTERN REDBUD MULTI-TRUNK
  - TANGELO
  - JACARANDA
  - WATERMELON RED CRAPE MYRTLE
  - LONDON PLANE TREE MULTI-TRUNK
  - NEVADA FREMONT COTTONWOOD
  - COAST LIVE OAK MULTI-TRUNK
  - QUEEN PALM
  - MEXICAN FAN PALM
  - SAWLEAF ZELKOVA

- COMMON NAME**
- BLUE FLAME AGAVE
  - KANGAROO PAW
  - JAPANESE BOXWOOD
  - FEATHER REED GRASS
  - BERKELEY SEDGE
  - SAGELEAF ROCKROSE
  - CASSA BLUE FLAX LILY
  - FORTNIGHT LILY
  - JOHNSON'S BLUE GERANIUM
  - SNOW QUEEN OAKLEAF HYDRANGEA
  - DOUGLAS IRIS
  - CALIFORNIA GRAY RUSH

- LANTANA CAMARA 'BANDANA ORANGE'
- LAVANDULA ANGUSTIFOLIA
- LAVANDULA X INTERMEDIA 'PROVENCE'
- LEYMUS CONDENSATUS 'CANYON PRINCE'
- LOMANDRA LONGIFOLIA 'BREEZE'
- MISCANTHUS TRANSMORRISONENSIS
- MUHLENBERGIA DUBIA
- MUHLENBERGIA RIGENS
- MYRICA CALIFORNICA
- NEPETA X FAASSENII 'WALKERS LOW'
- PENNISETUM SPATHIOLATUM
- ROSA FLORIBUNDA 'ICEBERG'
- ROSMARINUS OFFICINALIS 'TUSCAN BLUE'
- SALVIA CLEVELANDII 'WINIFRED GILLMAN'
- SALVIA GREGGII 'SALMON'
- SALVIA SPATHACEA
- SOLIDAGO CALIFORNICA
- TEUCRIUM CHAMAEDRYS

- LANTANA
- ENGLISH LAVENDER
- PROVENCE LAVENDIN
- NATIVE BLUE RYE
- DWARF MAT RUSH
- EVERGREEN EULALIA
- PINE MUHLY
- DEER GRASS
- PACIFIC WAX MYRTLE
- WALKERS LOW CATMINT
- RYE PUFFS
- ICEBERG ROSE
- TUSCAN BLUE ROSEMARY
- CLEVELAND SAGE
- SALMON SAGE
- HUMMINGBIRD SAGE
- CALIFORNIA GOLDENROD
- GERMANDER

TURF AREA - 9% OF TOTAL LANDSCAPE AREA

● INDICATES SPECIES SUITABLE FOR BIOSWALE

SCALE 1" = 60'-0"

