PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	MATURE HEIGHT/ SPREAD
	TREES:			
	NATIVE TREES			
	Alnus rhombifolia	White Alder	24" Box	90'/40'
	Heteromeles arbutifolia	Toyon	24" Box	25'/20'
	Platanus racemosa	California Sycamore	24" Box	80'/40'
	(PLANTING OF ADDITIONAL TREES IS NOT PROPOSED WITHIN THE WETLAND OR WETLAND BUFFER AREA)			
	STREET & SHADE TREES			
	Jacaranda acutifolia	Jacaranda acutifolia	36" Box	40'/30'
	Liquidamber styraciflua	American Sweet Gum	24" Box	60'/30'
	Metrosideros excelsus	New Zealand Chistmas Tree	24" Box	30'/30'
	Platanus acerifolia	London Plane Tree	36" Box	80'/40'
	Rhus lancea	African Sumac	24" Box	25'/20'
	Tristania conferta	Brisbane box	24" Box	40'/40'
	Ulmus parvifolia	Chinese Evergreen Elm	24" Box	40'/40'
	SMALL ORNAMENTAL AND COLUMNAR TREES			
	Hymenosporum flavum	Sweetshade	24" Box	30'/20'
	Lynothamus asplenifolius	Fernleaf Catalina Ironwwod	24" Box	15'/30'
	Magnolia 'Little Gem"	Little Gem magnolia	24" Box	25'/15'
	Olea europa 'Swan Hill'	Swan Hill Fruitless Olive	24" Box	30'/25'
	Prunus cerasifera 'Krauter Vesuvius'	Purple Leaf Plum	24" Box	20'/15'
	Stenocarpus sinuatus	Firewheel Tree	24" Box	30'/15'
	Tristaniopsis laurina	Water Gum	24" Box	12'/18'
	SPECIMEN TREE			
	Magnolia grandiflora	Southern Magnolia	36" Box	60'/40'
	Platanus acerifolia	London Plane Tree	36" Box	80'/40'
	PALMS:			
	Sygarus romanoffzianum	Queen Palm	16–28' BTH	50'/20'
	Washingtonia robusta	Mexican Fan Palm	30' BTH	80'/12'
	SHRUBS, GROUNDCOVERS, GRASSES AND VINES:			
	NATIVE SHRUBS			
	Ceanothus spp.	Ceanothus	5 Gallon	Varies
	Rhamnus californica	Coffeeberry	5 Gallon	6'/6'
	Ribes speciosum	Fuschia Flowering Gooseberry	5 Gallon	8'/10'
	Ribes viburnifolium	Evergreen Currant	5 Gallon	6'/12'
	Salvia spp.	Sage	5 Gallon	3'/3'
	ORNAMENTAL SHRUBS			
	Abelia spp.	Abelia	5 Gallon	8'/5'
	Buxus spp.	Boxwood	5 Gallon	5'/5'
	Calliandra tweedii	Brazillian Flame Bush	5 Gallon	8'/10'
	Cistus spp.	Rockrose	5 Gallon	6'/6'
	Escallonia x exoniensis	Escallonia	5 Gallon	10'/10'
	Lantana spp	Lantana	5 Gallon	5'/8'
	Lavandula angustifolia	English Lavender	1 Gallon	2'/3'
	Leucophyllum "Green Cloud'	Texas Ranger	5 Gallon	2'/3'
	Phormium tenax	New Zealand Flax	5 Gallon	8'/9'
	Photinia fraseri	Fraser's photinia	5 Gallon	12'/10'
	Raphiolepis indica	Indian Hawthorne	5 Gallon	8'/8'
	ORNAMENTAL GROUNDCOVERS			
	Carissa m. 'Green Carpet'	Natal Plum	1 Gallon	1.5'/4'
	Fragaria chiloensis	Ornamental Strawberry	Flats	1'/1'
	Gazania 'Mitsua Yellow'	Gazania	Flats	1'/1'
	Liriope spicata	Creeping Lily Turf	1 Gallon	2'/3'
	Myoporum parvifolium	Myoporum	1 Gallon	1.5/6'
	Senecio mandraliscae	Kleinia mandraliscae	1 Gallon	1.5/2'
	Trachelospermum asiaticum	Asian Jasmine	1 Gallon	1.5/6'
	ORNAMENTAL PERENNIALS/GRASSES/SUCCULENTS			
	Agapanthus africanus	Lily of the Nile	5 Gallon	2.5'/3'
	Agave attenuata	Foxtail Agave	5 Gallon	2.5'/5'
	Aloe spp.	Aloe	5 Gallon	2'/2'
	Carex tumicola	Berkeley Sedge	1 Gallon	1'/1'
	Festuca ovina glauca	Blue Fescue	1 Gallon	1'/1'
	Hemerocallis hybrids	Evergreen Hybrid Daylilies	5 Gallon	2'/2'
	Kniphophia uvaria	Red Hot Poker	1 Gallon	4'/4'
	Miscanthus sinensis	Eulalia	1 Gallon	4'/4'
	ORNAMENTAL VINES			
	Bougainvillea spp.	Bougainvillea	15 Gallon	N/A
	Distictis 'Rivers'	Royal Trumpet Vine	5 Gallon	N/A
	Ficus pumila	Creeping Fig	5 Gallon	N/A
	Parthenocissus tricuspidata	Boston Ivy	5 Gallon	N/A
	Rosa spp.	Climbing Rose	15 Gallon	N/A
	Solandra maxima	Cup of Gold Vine	5 Gallon	N/A
	Stephanotis floribunda	Madagascar Jasmine	5 Gallon	N/A
	Wisteria sinensis	Japanese Wisteria	15 Gallon	N/A
	TURF			
	Warm or cool season grass as selected by Owner /User as required by area / use		Seed / Hydroseed /Sod	
	PASTURE			
	To be selected by Owner/ User	–	Seed/ Hydroseed	

GENERAL NOTES

PLANTING AND IRRIGATION NOTES

1. ALL PLANTING AND IRRIGATION SHALL CONFORM WITH THE COUNTY OF SAN DIEGO LANDSCAPE WATER CONSERVATION DESIGN MANUAL, THE COUNTY GRADING ORDINANCE, THE COUNTY OFF–STREET PARKING MANUAL AND ALL OTHER LANDSCAPE RELATED REGIONAL STANDARDS.
2. AN IRRIGATION SYSTEM SHALL BE PROVIDED AS REQUIRED FOR PROPER IRRIGATION, DEVELOPMENT AND MAINTENANCE OF THE VEGETATION. THE DESIGN OF THE SYSTEM SHALL PROVIDE ADEQUATE SUPPORT OF THE VEGETATION SELECTED.
3. THE IRRIGATION SYSTEM SHALL BE A CENTRALLY CONTROLLED AUTOMATIC SYSTEM WITH A RAIN SENSING DEVICE, WATER EFFICIENT, LOW PRECIPITATION RATE SPRAY, ROTOR AND BUBBLER SYSTEM TO BE MAINTAINED BY THE PROPERTY MANAGEMENT.
4. THE PROPERTY IS LOCATED WITHIN THE OLIVENHAIN MUNICIPAL WATER DISTRICT. A RECYCLED WATER MAINLINE IS LOCATED ON SAN DIEGUETO ROAD. THE IRRIGATION SYSTEM FOR THE PROJECT MAY INCLUDE RECYCLED WATER AND SHALL CONFORM TO THE REQUIREMENTS OF THE OLIVENHAIN MUNICIPAL WATER DISTRICT AND COUNTY OF SAN DIEGO DEPARTMENT OF ENVIRONMENT HEALTH (DEH)
5. IT IS THE INTENT OF THE DEVELOPER TO SAVE AND REPLANT MANY OF THE EXISTING PURPLE LEAF PLUMS, CALIFORNIA SYCAMORES, AMERICAN SWEET GUMS AND MEXICAN FAN PALMS. THE DEVELOPER SHALL RETAIN THE SERVICES OF A CERTIFIED ARBORIST AND A TREE MOVING COMPANY TO EVALUATE EXISTING TREES AND DETERMINE WHICH TREES CAN BE RELOCATED.
6. DECORATIVE COOL SEASON TURF SHALL BE LIMITED TO 15% OF THE LANDSCAPE AREA. TURF SHALL NOT BE USED IN THE TRANSITIONAL LANDSCAPE AREAS ADJACENT TO THE RIPARIAN HABITAT.
7. AN ENCROACHMENT PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS SHALL BE OBTAINED FOR ANY PLANTING AND IRRIGATION WITHIN THE PUBLIC RIGHT OF WAY. TREES SHALL BE PLANTED THREE FEET OUTSIDE THE RIGHT OF WAY LINE.
8. TREE SPACING WITHIN THE PARKING LOTS HAVE BEEN PROPOSED SO THAT A PARKING SPACE IS WITHIN THIRTY FEET OF THE TRUNK OF A TREE EXCEPT WHERE SERVICE SITE REQUIREMENTS HAVE DICTATED OTHERWISE.
9. A COMBINATION OF TREES AND SHRUBS SHALL BE PROVIDED ALONG THE WESTERN PROPERTY LINE TO PROVIDE A SCREEN ADJACENT TO THE PROPOSED PARKING.
10. CONCRETE WHEEL STOPS SHALL BE PROVIDED ON ALL PARKING SPACES ADJACENT TO LANDSCAPE AREAS, WALKWAYS AND ADJACENT PROPERTIES IN ACCORDANCE WITH THE OFF STREET PARKING MANUAL.
11. ALL TREES WITHIN 10' OF IMPROVEMENTS SUCH AS WALKS, CURBS, PAVING, ETC. SHALL BE INSTALLED WITH ROOT BARRIERS.
12. A FORTY SQUARE FEET AIR AND WATER PERMEABLE ARE SHALL BE PROVIDED WITH A MINIMUM WIDTH DIMENSION OF FIVE FEET SHALL BE PROVIDED TO EACH TREE.
13. ALL SHRUB PLANTING AREAS SHALL RECEIVE A 2" MINIMUM LAYER OF BARK MULCH.

MAINTENANCE NOTES

14. ALL LANDSCAPE AREAS SHALL BE MAINTAINED BY A QUALIFIED LANDSCAPE COMPANY HIRED BY THE DEVELOPER OR THE FUTURE PROPERTY MANAGEMENT COMPANY. LANDSCAPED AREAS SHALL BE FREE OF DEBRIS AND LITTER AND ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION. DISEASED OR DEAD PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED PER THE CONDITIONS OF THE PERMIT.
15. THE PROPERTY DEVELOPER / MANAGEMENT COMPANY SHALL ENSURE LANDSCAPE MAINTENANCE PROVIDERS USE INTEGRATED PEST MANAGEMENT PRACTICES (IPM) TO PREVENT FERTILIZERS, PESTICIDES, YARD WASTE, AND OTHER POLLUTANTS FROM ENTERING THE CREEK AND STORM DRAINAGE SYSTEM.

REVEGETATION, EROSION CONTROL AND BRUSH MANAGEMENT NOTES

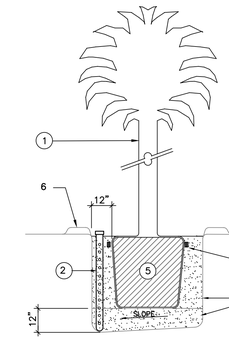
16. ALL GRADED, DISTURBED OR ERODED AREAS THAT WILL NOT BE PERMANENTLY PAVED OR COVERED BY STRUCTURES SHALL BE PERMANENTLY REVEGETATED AND IRRIGATED PER THE COUNTY OF SAN DIEGO STANDARDS.
17. ALL GRADED PAD AREAS SHALL BE HYDROSEEDED TO PREVENT EROSION IN THE EVENT THAT CONSTRUCTION OF BUILDINGS DOES NOT OCCUR WITHIN 30 DAYS OF GRADING. HYDROSEED SHALL BE IRRIGATED OR REAPPLIED AS NECESSARY TO ESTABLISH GROWTH.
18. ALL SLOPES REVEGETATED SHALL BE PLANTED IN ACCORDANCE TO THE COUNTY OF SAN DIEGO STANDARDS REFERENCED WITHIN THE LANDSCAPE WATER CONSERVATION MANUAL.
19. THE REVEGETATION PLAN SHALL BE LIMITED TO ALL NEW MANUFACTURED SLOPES AND DISTURBED AREAS ADJACENT TO RIPARIAN WETLAND AS INDICATED ON THE PLAN.
12. A BRUSH MANAGEMENT PLAN AND A FIRE PROTECTION PLAN PROGRAM IS REQUIRED FOR THIS SITE. THE RANCHO SANTA FE FIRE PROTECTION DISTRICT (RSFFPD) HAS DETERMINED THAT THE SITE LIES WITHIN A VERY HIGH HAZARD AREA. A ONE HUNDRED FOOT (100') FUEL MODIFICATION ZONE SHALL BE PROVIDED IN AREAS THAT ARE NEXT TO EXISTING RIPARIAN WETLAND AND ALONG SAN DIEGUETO ROAD. EXISTING PLANTING SHALL BE MODIFIED , THINNED OR REMOVED TO REDUCE TRANSMITTING FIRE FROM THE NATIVE GROWTH TO PROPOSED STRUCTURES WITHIN THE PROJECT. THE FUEL MODIFICATION ZONE BEHIND BUILDING 3 SHALL BE REDUCED AS ALLOWED BY THE RSFFPD SPECIAL CONDITONS DETERMINDED FOR THIS PROJECT.

LANDSCAPE CALCULATIONS

TOTAL SITE	517, 429 SQUARE FEET (S.F.) or 11.89 ACRES
HARDSCAPE:	
BUILDING	141,668 S.F.
STABILIZED DG	20,734 S.F.
SOFT DG	28,281 S.F.
HARDSCAPE PAVEMENT: INCLUDES CONCRETE, ENHANCED CONCRETE AND PAVERS	85,326 S.F.
ASPHALT PAVEMENT (STREET, DRIVE AISLES, PARKING AREAS)	97,689 S.F.
TOTAL HARDSCAPE	373,698 S.F.
SOFTSCAPE:	
NATURALIZED AREA/WETLAND	23,856 S.F.
TURF AREA	45,020 S.F.
PASTURE	7,055 S.F.
ORNAMENTAL LANDSCAPE AREAS	67,800 S.F.
TOTAL SOFTSCAPE	143,731 S.F.
OPEN SPACE REQUIREMENT:	
TOTAL OPEN SPACE PROVIDED	143,731 S.F. (28% OF THE TOTAL SITE AREA)
INTERNAL PARKING LANDSCAPE AREA REQUIREMENTS:	
NET PARKING AREA	44,482 S.F.
TOTAL LANDSCAPE AREA WITHIN PARKING	4,119 S.F. (9% OF PARKING AREA)

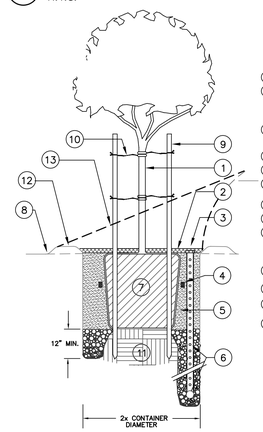
GENERAL FIRE DEPARTMENT NOTES

1. ALL PLANTING SHALL COMPLY WITH THE RANCHO SANTA FE FIRE PROTECTION DISTRICT STANDARDS AND SPECIAL CONDITIONS PROPOSED FOR THIS PROJECT AND THE APPROVED LANDSCAPE CONCEPT PLAN.
2. ALL NON– FIRE RESISTIVE TREES, INCLUDING CONIFERS, PEPPER TREES, EUCALYPTUS, AND ACACIA SPECIES, SHALL BE PLANTED AND MAINTAINED SO THAT THE TREES DRIP LINE AT MATURITY IS A MINIMUM 30 FEET FROM ANY COMBUSTIBLE STRUCTURE. ALL FIRE RESISTIVE TREES SHALL BE PLANTED AND MAINTAINED AT A MINIMUM OF 10 FEET FROM THE TREE'S DRIP LINE TO ANY COMBUSTIBLE STRUCTURE.
3. FOR STREETSCAPE PLANTINGS , ALL NON–FIRE RESISTIVE TREES SHALL BE PLANTED SO THAT THE CENTER OF THE TREE TRUNK IS 20 FEET FROM THE EDGE OF CURB; FIRE RESISTIVE TREES CAN BE PLANTED 10 FEET FROM THE EDGE OF CURB TO THE CENTER OF THE TREE TRUNK. CARE SHALL BE GIVEN TO THE TYPE OF TREE SELECTED THAT WILL NOT ENCROACH INTO THE ROADWAY, NOR PRODUCE A CLOSED CANOPY EFFECT.
4. LIMIT PLANTING OF LARGE UNBROKEN MASSES ESPECIALLY TREES AND LARGE SHRUBS. GROUPS SHOULD BE TWO TO THREE TREES MAXIMUM, WITH MATURE FOLIAGE OF ANY GROUP SEPARATED HORIZONTALLY BY AT LEAST 10 FEET , IF PLANTED ON LESS THAN 20 PERCENT SLOPE, AND 20 FEET, IF PLANTED ON GREATER THAN 20 PERCENT SLOPE.
5. IF SHRUBS ARE LOCATED UNDERNEATH A TREE'S DRIP LINE, THE LOWEST BRANCH SHALL BE AT LEAST THREE TIMES AS HIGH AS THE UNDERSTORY SHRUBS OR 10 FEET WHICHEVER IS GREATER.
6. ALL FIRE APPARATUS ACCESS SHALL HAVE AND MAINTAIN A MINIMUM OF VERTICAL CLEARANCE OF NO LESS THAN 13 FEET SIX INCHES.
7. FINAL DETAIL PLANTING PLANS SHALL BE REVIEWED AND APPROVED BY THE RSFFPD.
8. ALL LANDSCAPING SHALL BE INSTALLED BEFORE FINAL INSPECTION.



1. SET TRUNK PLUMB/CENTER
2. 4" PERFORATED PVC "U" WITH FILTER FABRIC SOCK, DRAIN CAPS AT TOP.
3. PLANT TABLETS, SEE SPECS. MAXIMUM 3" DEPTH.
4. BACKFILL 100% WASHED CONCRETE SAND. ALL BACKFILL TO BE WATER JETTED DURING PLANTING OPERATION.
5. ROOTBALL.
6. 4" HIGH BERM IN SHRUB / GROUNDCOVER AREAS ONLY.

A PALM PLANTING
N.T.S.

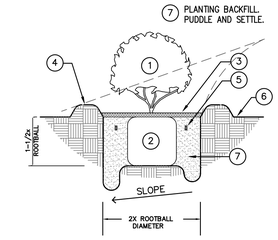


1. SET TRUNK PLUMB /CENTER IN PIT
2. 2" DEPTH OF MULCH, IN TURF AREAS PROVIDE CLEAR AREA 12" OUT FROM CENTER OF TRUNK FOR MULCH
3. 4" ABS WRAPPED PERFORATED STAND PIPE WITH REMOVABLE PVC CAP.
4. PLANT TABLETS.
5. BACKFILL MIX. PUDDLE AND SETTLE.
6. 1 CU. FT. OF 3/4" GRAVEL AT BASE OF EACH PIPE.
7. ROOT BALL
8. FINISH GRADE.
9. 2" DIA.LODGE POLE PINE STAKE, 2 EACH 10'MIN.,12' LONG FOR 24" BOX, 14' FOR 36" BOX SET STAKES PERPENDICULAR TO PREVAILING WIND
10. "CINCH TIE" BY U.I.T. OR EQUAL.
11. COMPACTED OR NATIVE SOIL
12. 4" HIGH BERM, OMIT IN TURF AREAS
13. FINISH GRADE AT SLOPE, WHERE APPLICABLE

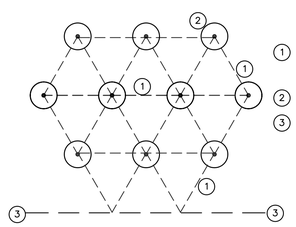
NOTE:
* ONE STAND PIPE PER TREE TYPICAL, * OMIT STAND PIPES ON SLOPES
* MULTI TRUNK TREES ONE STAKE PER TRUNK OR OMIT STAKES IF TRUNKS ARE STABLE
* KEEP SOD AWAY FROM TRUNK IN TURF AREAS–PROVIDE 24" DIAMETER CLEAR AREA CENTERED ON TREE TRUNK; INSTALL BARK MULCH IN CLEARED AREA.
* INSTALL ROOTBARRIER PER PLANTING NOTES.

B TREE PLANTING / DOUBLE STAKE
N.T.S.

1. SHRUB
2. ROOTBALL
3. 2" DEPTH OF MULCH
4. 4" BERM, FIRMLY COMPACTED.
5. PLANT TABLETS.
6. FINISH GRADE
7. PLANTING BACKFILL. PUDDLE AND SETTLE.

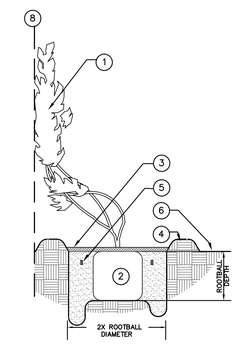


C SHRUB PLANTING
N.T.S.



1. LOCATE PLANTS EQUALLY SPACED PER DISTANCE SHOWN ON PLANS
2. PLANT
3. PAVEMENT /EDGE OF PLANTING

E GROUNDCOVER / SHRUB SPACING
N.T.S.



1. VINE– USE EPOXY TABS TO ADHERE TO SOLID WALL; USE NYLON TIES TO ADHERE TO FENCE
2. ROOTBALL
3. 2" DEPTH OF MULCH
4. 4" BERM, FIRMLY COMPACTED.
5. PLANT TABLETS.
6. FINISH GRADE
7. PLANTING BACKFILL. PUDDLE AND SETTLE.
8. WALL OR FENCE

D SHRUB PLANTING
N.T.S.

REGISTERED LANDSCAPE ARCHITECT
STEVEN L. OTSUKA
No. 1993
EXP. 10-31-08
CALIFORNIA

TUCKER SADLER
225 BROADWAY SUITE 1700
SAN DIEGO, CALIFORNIA 92101
619 . 236 . 1662 FAX 619 . 236 . 9267

Helen Woodward Animal Center
6461 El Apajo Road
Rancho Santa Fe, CA 92067

APN # 269-080-05
APN # 269-080-06
APN # 269-080-09

P04-059
ER# 96-080-23B

APPROVED	DATE
-	-
-	-

ISSUED/ REVISIONS	DATE
- 2nd MUP SUBMITTAL	01.04.06
- 3rd MUP SUBMITTAL	06.22.06
- 4th MUP SUBMITTAL	08.06.07
5th MUP SUBMITTAL	02.01.08

ARCHITECT OF RECORD:
PARTERRE
SITE PLANNING
URBAN DESIGN
LANDSCAPE ARCHITECTURE
1221 HAYES AVENUE
SAN DIEGO, CALIFORNIA 92103
PHONE: (619) 296-3713
FAX: (619) 296-3702

SHEET TITLE:

LANDSCAPE NOTES AND LEGEND

PROJECT NUMBER:	DRAWN BY:
20511	LO
DATE: 2/1/08	CHECKED BY: PAR
DRAWING NUMBER: SHEET: OF: -	DRAWING NUMBER: L-2

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