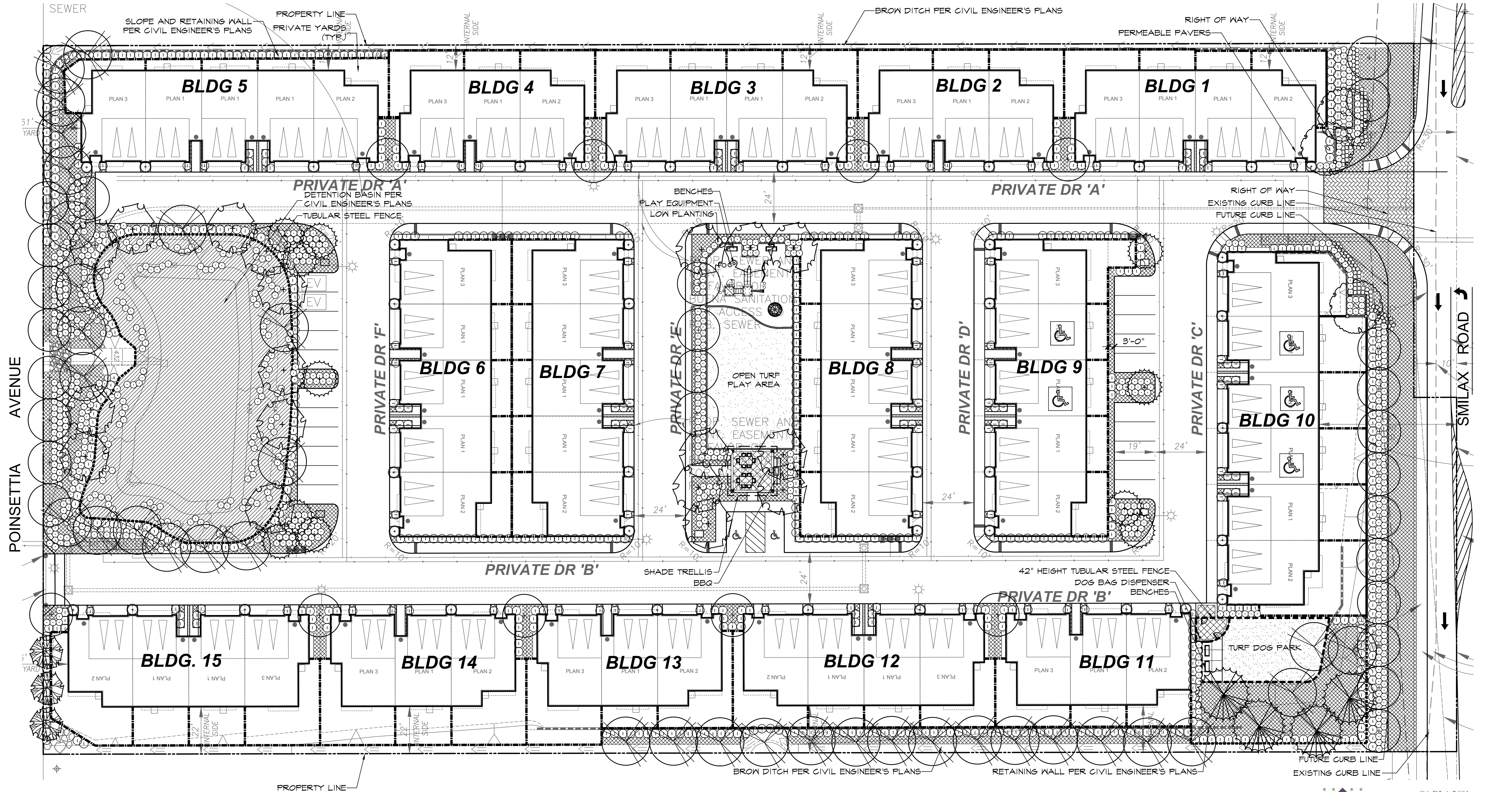
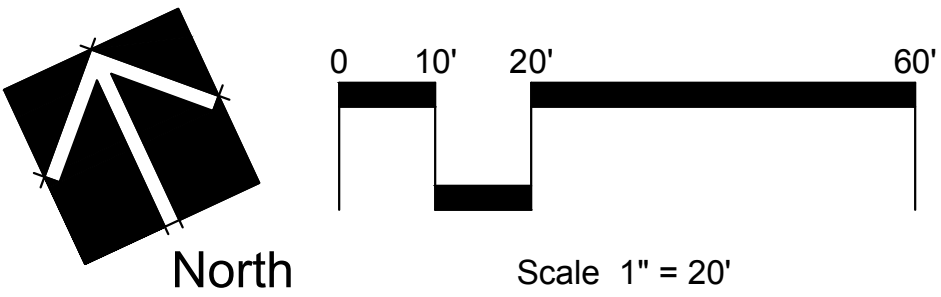


Landscape Concept Plan



TREES REQUIRED PER CLIMATE ACTION PLAN: 124
TREES PROVIDED: 207

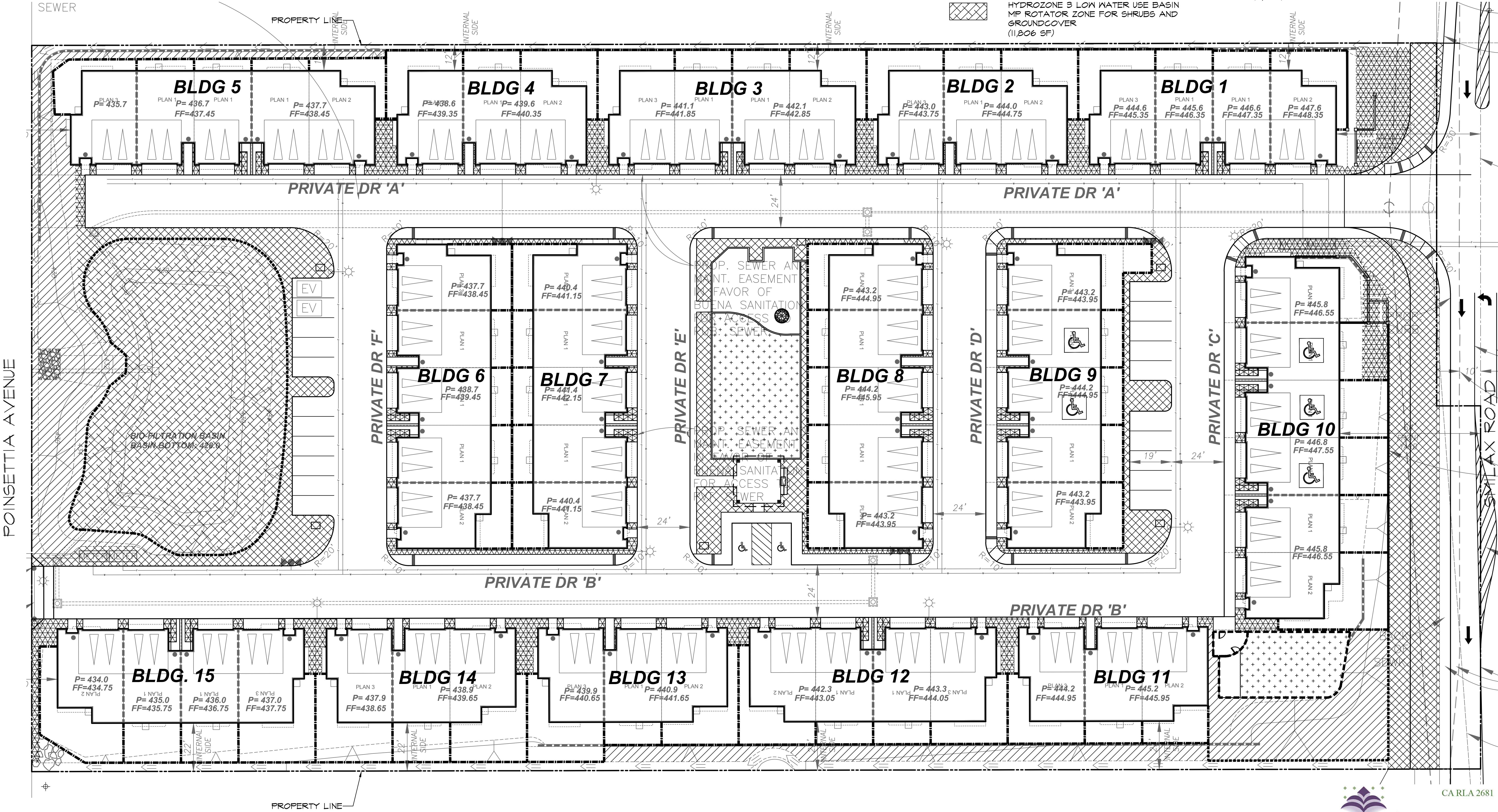
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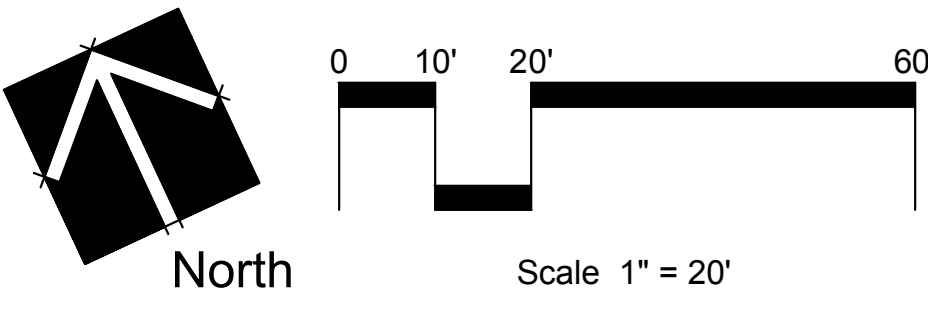
CA RLIA 2681

HOWARD ASSOCIATES
landscape architecture
2442 Second Avenue
San Diego, CA 92101
(619) 718-9660

Water Conservation Plan

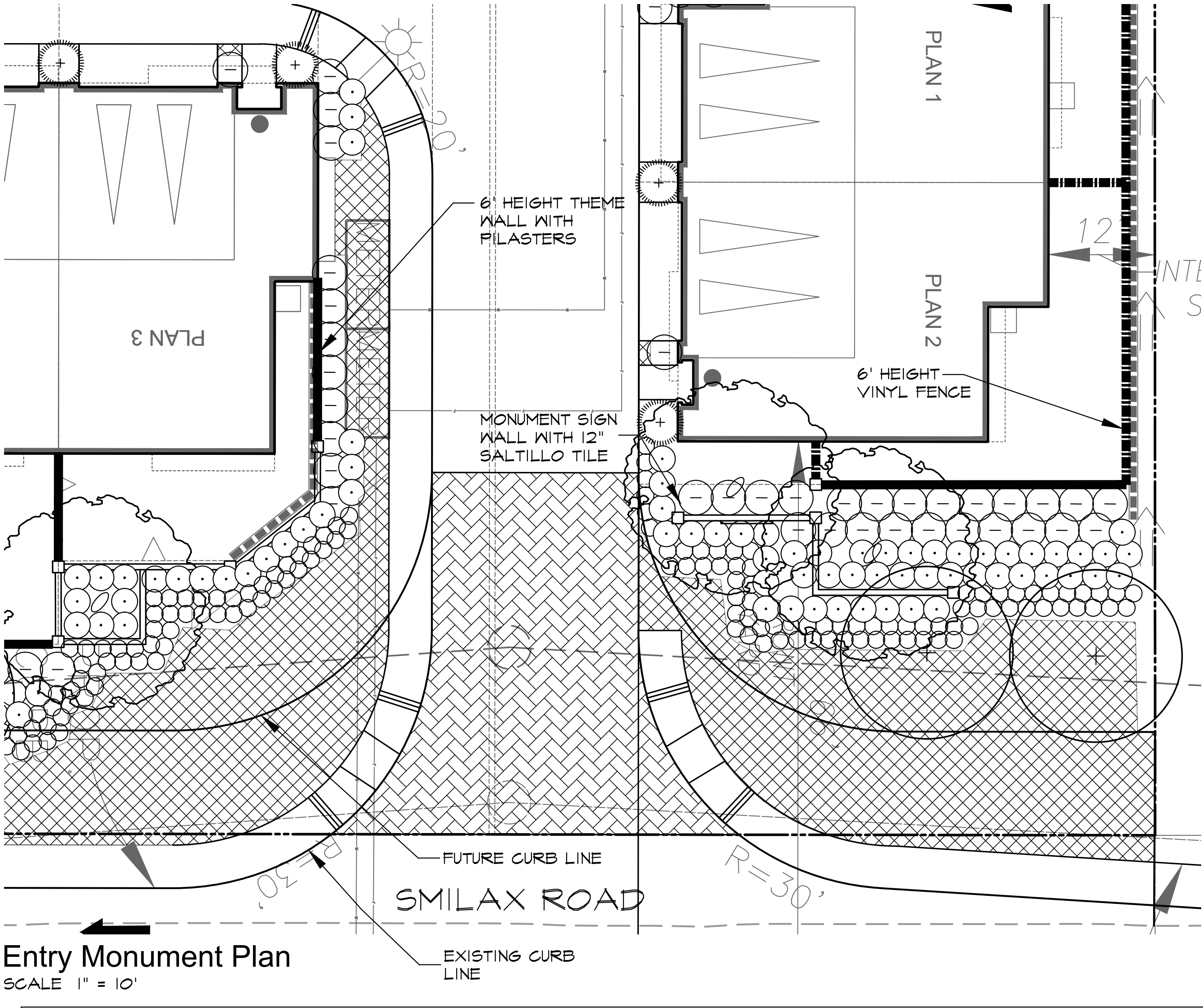


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Landscape Concept Plan

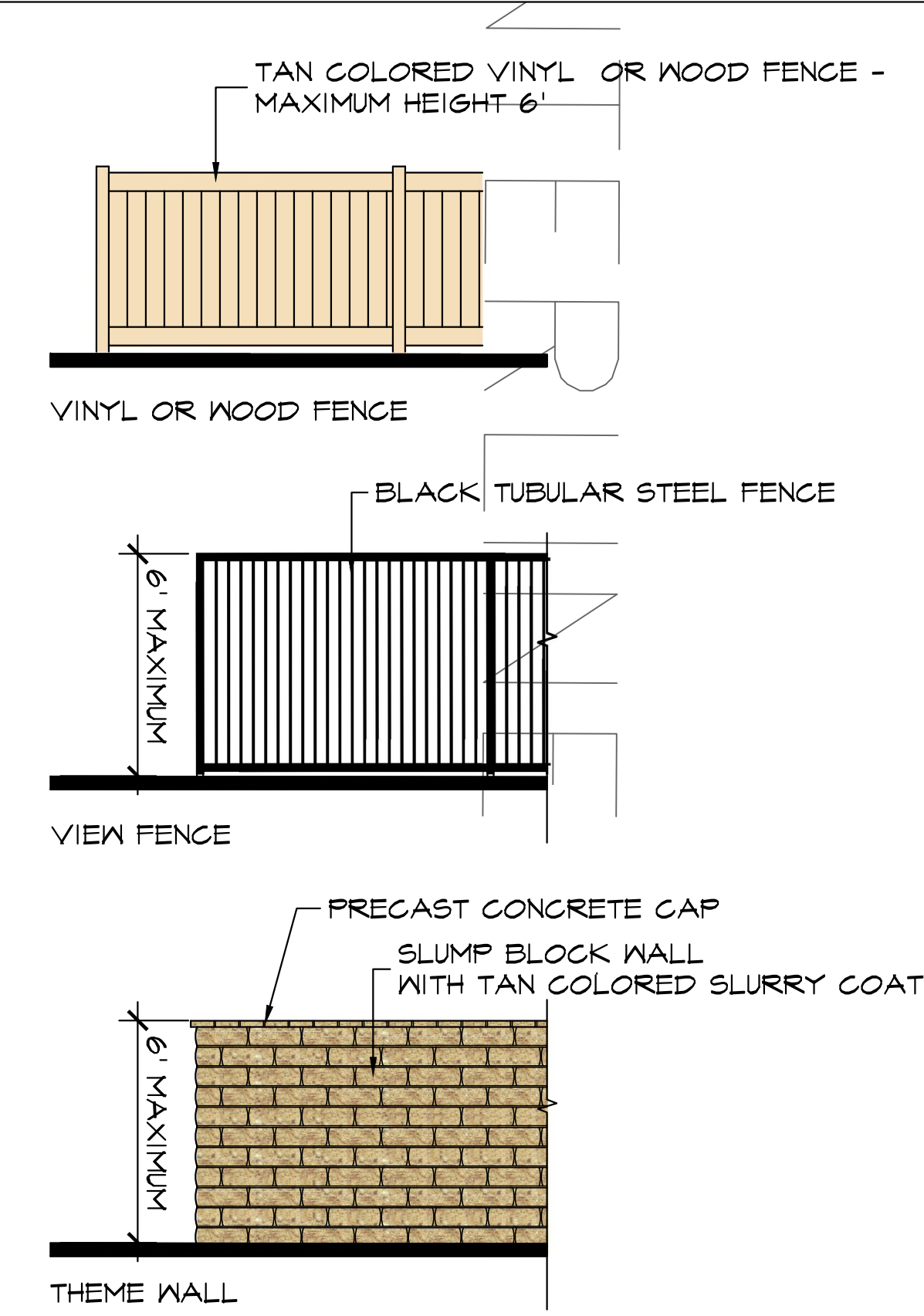


Entry Monument Elevation
SCALE 1/4" = 1'-0"

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WALL & FENCE LEGEND

-----	42" HEIGHT TUBULAR STEEL FENCE
-----	6' HEIGHT VINYL OR WOOD FENCE
-----	6' HEIGHT VIEW FENCE
-----	6' HEIGHT THEME WALL WITH PILASTERS 40' ON CENTER
=====	ENTRY MONUMENT WALL WITH PILASTERS



Wall and Fence Elevations

PLANT LEGEND

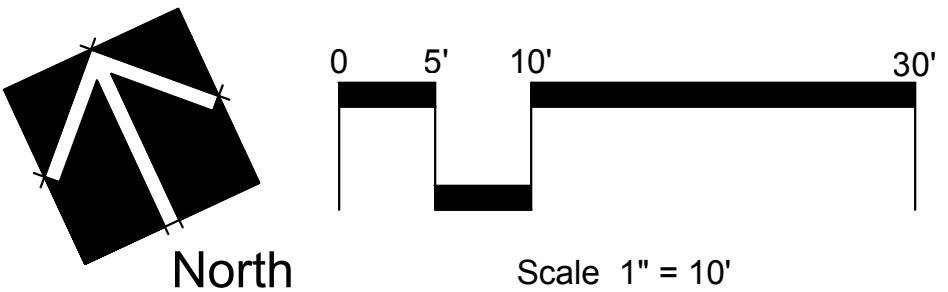
Botanical Name	Common Name	Wucols (Zone III)
ENTRY TREES - 36" box		
Olea 'Swan Hill'	Fruitless Olive	L
PERIMETER STREET TREES - 24" box		
Geijera parviflora	Australian willow	L
Pyrus calleryana	Bradford pear	M
Rhus lancea	African Sumac	L
Syagrus romanzoffiana	Queen Palm	M
THEME TREES - 24" box		
Cercis spp.	Redbud	L
Pyrus calleryana	Bradford pear	M
Chitalpa tashkentensis	Fringe tree	L
Rhus lancea	African Sumac	L
PARKING AREA TREES - 24" box		
Arbutus 'Marina'	No common name	L
Ulmus parvifolia	Evergreen elm	M
DETENTION BASIN/SLOPE TREES - 15 gal. - 24" box		
Quercus agrifolia	Coast Live Oak	L
Cercis occidentalis	Redbud	L
Rhus laurina	African sumac	L
Platanus acerfolia	Sycamore	M
COLUMNAR TREES - 15 gal. - 24" box		
Cupressus 'Tiny Tower'	Dwarf Italian cypres	x
Pittosporum 'Silver Sheen'	Silver Sheen Kohuhu	x
SHRUBS		
SCREENING SHRUBS- 5 gal - 15 gal		
Pittosporum t.'Variegata'	Mock Orange	M
Leucophyllum spp.	Texas ranger	L
Ligustrum 'Texanum'	Ligustrum	M
Westringia 'Morning Light'	Coast rosemary	L
Westringia 'Blue Gem'	Coast rosemary	L
Rhaphiolepis 'Ballerina'	Dwarf India Hawthorn	L
MASSING SHRUBS- 1 gal - 5 gal		
Anigozanthus varieties	Kangaroo paw	L
Dianella varieties	Flax lily	L
Festuca 'Siskyou Blue'	Elijah Blue Fescue	L
Lavandula spp	Lavender	L
Muhlenbergia rigens	Deer grass	L
Olea 'Little Ollie'	Dwarf olive	L
Phlomis fruticosa	Jerusalem Sage	L
Rosmarinus 'Tuscan Blue'	Tuscan Blue Rosemary	L
Salvia greggii	Autumn Sage	L
Salvia leucantha	Mexican Bush Sage	L
Salvia 'Winnifred Gilman'	Cleveland Sage	L
Senecio cylindricus	Narrow leafed Senecio	L
Muhlenbergia capillaris	Pink Muhlygrass	M
Rosa 'Iceberg'	Iceberg Rose	M
ACCENT SHRUBS- 1 gal - 5 gal		
Agave 'Blue Flame'	Blue Flame Agave	L
Agave attenuata	Foxtail Agave	L
Agave desmettiana	Smooth Agave	L
Aloe arborescens	Tree aloe	L
Aloe 'Blue Elf'	Blue Elf Aloe	L
Aloe plicatilis	Fan Aloe	L
Kalanchoe thyrsiflora	Paddle Plant	L
Phormium spp.	Flax	L
VINES- 5 gal @ 15 gal		
Macfadyena unguis-cati	Cats Claw	M
Distictus spp.	Trumpet vine	M
Jasminum polyanthum	Pink jasmine	M
Pandorea spp.	Bower vine	M
GROUND COVERS- Flats @ 12" O.C.		
Myoporum 'Putah Creek'	No common name	L
Rosmarinus spp.	Prostrate rosemary	L
Senecio spp.	No common name	L
DETENTION BASIN GROUND COVERS- Plugs @ 12" O.C. (min. size)		
Juncus patens	California gray rush	L
Carex tumulicola	Berkeley Sedge	L
Festuca 'Siskyou Blue'	Elijah Blue Fescue	L
Bouteloua gracilis	Blue Grama Grass	L
Elymus condensatus	Giant Wild Rye	L
Marathon II	Sod	H

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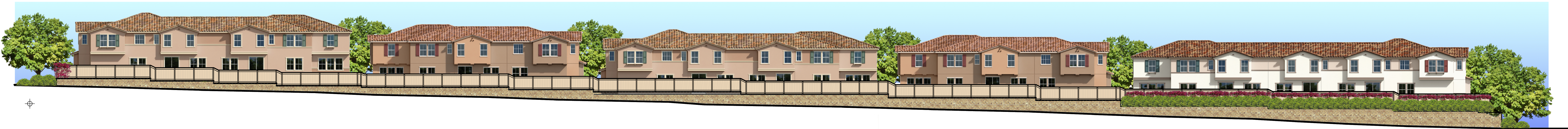
Water Conservation Notes

1. All slope irrigation shall use Hunter MP rotator or gear drive rotor heads.
2. All irrigation controllers shall have automatic rain shut-off devices.
3. All plant material utilized is classified as low or moderate water use by WUCOLS (Water Use Classification of Landscape Species).
4. 100% of the landscaped area is moderate use hydrozone.
5. All parkway areas adjacent to curbs or sidewalks utilize subsurface irrigation.

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _a)	51.1			Project Type	Residential		0.55
Hydrozone #/ Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE) ^c		Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas							
Shrubs & GC - MW	0.5	Drip	0.81	0.62	8,391	5180	164,101
Shrubs & GC - LW	0.3	Drip	0.81	0.37	15,318	5673	179,743
Slope Basin - LW	0.3	Overhead	0.75	0.40	11,806	4722	149,615
Turf - HW	0.8	Overhead	0.75	1.07	3,269	3487	110,473
Slope - LW	0.5	Overhead	0.75	0.67	11,094	7396	234,320
				Totals	49,878	19062	603,932
						ETWU Total	603,932
						Maximum Allowed Water Allowance (MAWA) ^e	675,815



North Elevation



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