



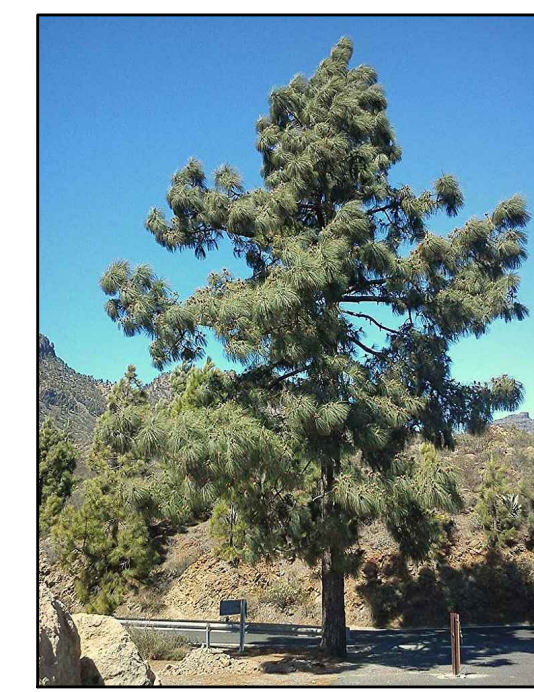
LAGERSTROEMIA 'MUSKOEG' MMB



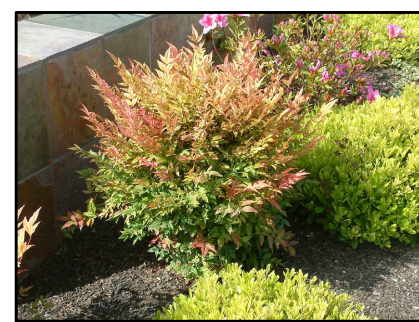
OLEA 'Wilsonii'



PYRUS CALLERYANA



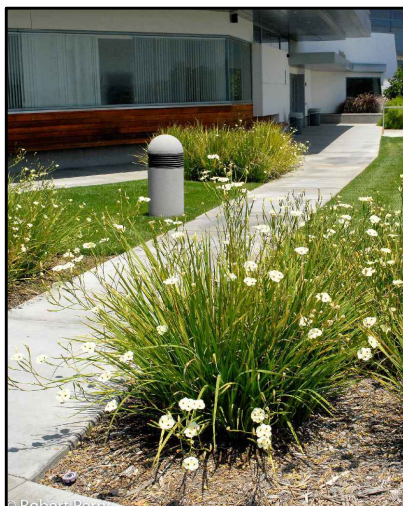
PYRUS CANARIENSIS



NANDINA DOMESTICA



BERBERIS THUNBERGII



DIETES BICOLOR



ROSMARINUS 'HUNTINGTON CARPET'



ELYONIMUS JAPONICUS



TURF I

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	LAGERSTROEMIA 'MUSKOEG' MMB	MUSKOGEE MYRTLE	36" BOX	11	L
	PYRUS CALLERYANA	CALLERY PEAR	24" BOX	32	M
	OLEA 'Wilsonii'	WILSONI OLIVE TREE	24" BOX	28	VL
	CRATAEGUS SPP.	EXISTING TREES ON ADJACENT PROPERTY TO BE REMOVED			
	PYRUS CALLERYANA SPP.	EXISTING TREES ON ADJACENT PROPERTY TO BE REMOVED		14	LOW
	QUEEN PALMS	EXISTING TREE TO BE REMOVED		3	LOW
	WILLOW SPP.	EXISTING TREE TO BE REMOVED		2	LOW

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	SPACING	WATER USE
	NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL	270	30" O.C.	LOW
	BERBERIS THUNBERGII	JAPANESE BARBERRY	5 GAL	469	30" O.C.	LOW
	DIETES BICOLOR	AMERICAN BIRCH	5 GAL	339	30" O.C.	MED
	ROSMARINUS 'HUNTINGTON CARPET'	HUNTINGTON CARPET	1 GAL		36" O.C.	LOW
	ELYONIMUS JAPONICUS	JAPANESE ELYONIMUS	1 GAL		36" O.C.	LOW
	TURF I			800		HIGH
	TURF II			800		HIGH

LANDSCAPE NOTES

- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- LANDSCAPING IS TO CONFORM TO ALL APPLICABLE CODES & ORDINANCES.
- PROPERTY OWNER SHALL BE RESPONSIBLE FOR ALL ON-SITE LANDSCAPING AS SHOWN.
- AT A MINIMUM, LANDSCAPED AREAS NOT COVERED WITH LIVE MATERIAL SHALL BE COVERED WITH A ROCK, 2" BARK, AND SHEEDS BARK, OR 1" MULCH COVERING, PLANNING.
- THE LANDSCAPE PLAN SHALL COMPLY WITH THE LANDSCAPE GUIDELINES FOR NORTHEAST ROSEVILLE SPECIFIC PLAN, THE PARCEL DESIGN GUIDELINES, AND THE CITY OF ROSEVILLE WATER EFFICIENT LANDSCAPE ORDINANCE (PLANNING, ENVIRONMENTAL, UTILITIES).
- LANDSCAPING ADJACENT TO PRESERVE AREAS SHALL CONSIST OF CALIFORNIA NATIVE DROUGHT-TOLERANT GROUNDCOVER, SHRUBS, PLANTS, AND TREES (OPEN SPACE PLANNING).
- ALL LANDSCAPING IN AREAS CONTAINING ELECTRICAL SERVICE EQUIPMENT SHALL CONFORM TO THE ELECTRIC DEPARTMENT'S LANDSCAPE REQUIREMENTS AND WORK CLEARANCES AS OUTLINED IN SECTION 10.02 OF THE DEPARTMENT'S SPECIFICATION FOR COMMERCIAL CONSTRUCTION (ELECTRIC).
- SLOPES WITHIN LANDSCAPE PLANTERS SHALL BE NO MORE THAN 3:1. A TWO-FOOT FLAT BENCH LOCATED AT BACK-OF-WALK SHALL BE INCLUDED IN THE LANDSCAPE AREA TO SLOW OR ALLOW ABSORPTION OF RUNOFF FROM THE PLANTERS (PARKS, RECREATION, AND LIBRARIES).

Reference Evapotranspiration (ET _r)	51.9	Project Type	Non-Residential	ETAF x	Estimated Total Water Use (ETWU) ¹
Hydrozone # / Planting Description ²	Plant Factor (PF)	Irrigation Method ³	Irrigation Efficiency (IE)	ETAF (PF) x (IE)	ETAF x Area (Sq. Ft.)
Regular Landscape Areas					
Mod- Trees	0.4	Drip	0.81	0.49	2100
Low- Shrubs	0.2	Drip	0.81	0.25	30425
High Turf	0.8	Overhead	0.75	1.07	6399
			0.75	0.00	0
			0.75	0.00	0
			0.75	0.00	0
Totals					38924
Special Landscape Areas					
			1		0
			1		0
			1		0
			1		0
Totals					0
ETWU Total					494736
Maximum Allowed Water Allowance (MAWA) ⁴					563623

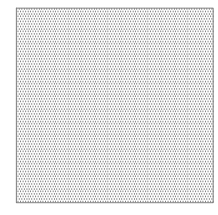
Regular Landscape Areas	
Total ETAF x Area	15375
Total Area	38924
Average ETAF	0.40

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	15375
Total Area	38924
Average ETAF	0.40



PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USE
	LAGERSTROEMIA 'MUSKOGEE'	MUSKOGEE CREEP MYRTLE	36" BOX	11	L
	HIBISCUS CANARIENSIS	CANARY ISLAND FINE	24" BOX	12	L
	PYRUS CALLERYANA	GALLERY PEAR	24" BOX	32	M
	OLEA 'Wilsoni'	WILSONI OLIVE TREE	24" BOX	28	VL
	CRATAEGUS SPP.	EXISTING TREES ON ADJACENT PROPERTY PROTECT IN PLACE			
	PYRUS CALLERYANA SPP.	EXISTING TREES ON ADJACENT PROPERTY PROTECT IN PLACE		14	LOW
	QUEEN PALMS	EXISTING TREE TO BE REMOVED		3	LOW
	WILLOW SPP.	EXISTING TREE TO BE REMOVED		2	LOW



SHADE AREA HATCH, REFER TO PLANS.

SHADE PARKING AREA CALCULATIONS

EMPLOYEE PARKING STALLS PROVIDED = 116 EA
 PARKING STALLS AREA = 18,792 SF
 PARKING LOT SHADE COVERAGE REQUIRED = 9,396 SF (50%)
 PARKING LOT AREA PROVIDED = 9,430 SF

