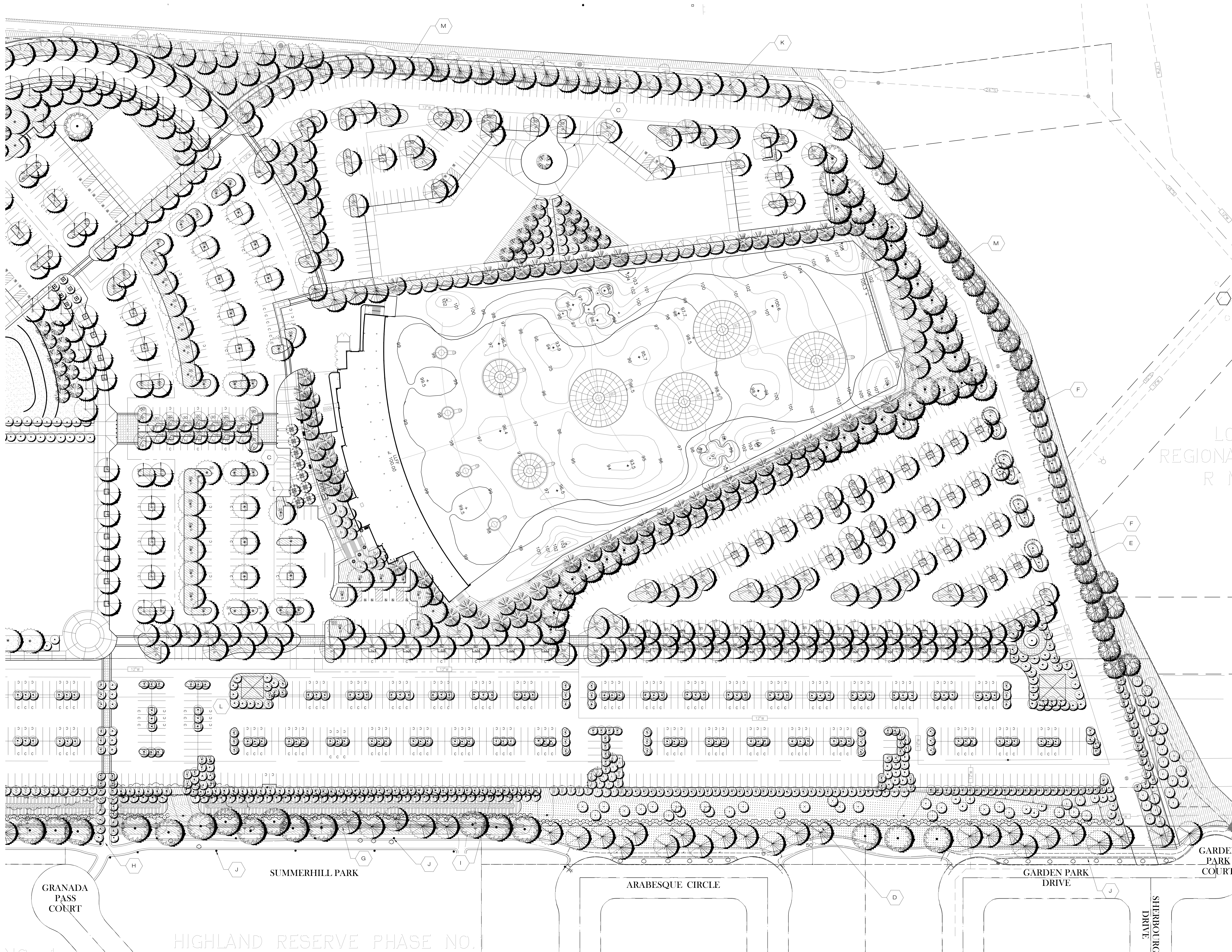


- SITE KEYNOTES**
- A. STREETSCAPE DESIGN INTENT** – Streetscape will be consistent with other projects within the area. Washington Blvd. will incorporate double row of trees per the Specific Plan requirements. The *Acer rubrum* was substituted for the Coast Live Oak as it is smaller, and more compatible with the storm drain structures to the east. Street A will incorporate the use of Double Row of *Ulmus parvifolia* trees along with massed planted under story of shrubs for interest, color, and accenting pedestrian paths. Street A terminates in a roundabout with signage and accent planting. Shrub masses will utilize drought tolerant species where appropriate.
- B. ENTRY TREATMENT** – Entry will be highlighted by grove of *Cercis canadensis* 'Merlot' and *Acer* in a double row and a turf area with low background planting. Monument signage will flank entry and at Street A and Street B intersections. Under story will be low and conforming to an undulated ground contour, while maintaining sight lines. Use of colorful plant materials will further enhance and define the entries, along with drought tolerant species where appropriate.
- C. BUILDING ZONE** – Focus is on connectivity for pedestrians. A variety of columnar and small scale trees with low contrasting shrub forms will be used to add interest, color, and texture. Several outdoor plaza spaces with tree wells will be incorporated between Buildings.
- D. SCREENING INTENT** – Primary planting along the south property lines are restricted in height due to overhead power line easement. However, a berm will be used to further mitigate views into project. Primary planting will consist of evergreen trees, *Laurus nobilis* and *Rhapiolepis Majestic Beauty* for year round buffering of power lines and towers, and medium height shrubs to screen adjacent properties. Planting of the City owned 50' corridor will be provided where trail must be reconstructed to incorporate drainage swales and large evergreen screen trees will be used, along with a barrier type ground planting at the Park Site. All plant material shall be drought tolerant. A 42" open metal fence will be placed adjacent to parking lot where it abuts existing park site.
- E. Protected Preserve boundary area.** Prior to construction of any phase of the project, high visibility temporary construction fencing shall be installed along the parcel adjacent to the Preserve. All construction activity must be per City requirements.
- F. Proposed Post and cable fencing.**
- G. Minimum 36" high berm along south property line.** See Grading Plans for maximum height.
- M. Proposed Decomposed Granite walking path adjacent**

- H. Park access from project.**
- I. 42" high open metal fence adjacent to parking lot**
- J. EXISTING TRAIL** – Existing trail will require removal and reconstruction to allow for proposed berming, overhead drainage release, drainage pipe coverage, and to place portions of the trail back on City property. Ballards placed adjacent to Summerhill Park for security purposes.
- K. HIGHWAY 65 DESIGN INTENT** – The Highway 65 Corridor will be consistent with other projects in the area. *Platanus acerifolia* Bloodgood staggered approx. 30' O.C., with *Cedrus deodora* as well. A 5'0" wide D.G. trail is proposed within the 40' landscape setback along Hwy. 65. Trees shall not be planted min of 15' from ex. 24" sewer line. Mixed species and low forms of shrubs for interest, color, and buffering of the project from the highway. Shrub masses will utilize drought tolerant species where appropriate. Eastern boundary shall be limited to plant material as identified in the plant legend due to existing proximity of adjacent Parcel 84 Open Space. It is desired to integrate 5'0" d.g. trail within the 40' landscape setback.
- L. PARKING LOT INTENT** – Designated trees will provide a canopy of shade. Under story plantings within the parking lot will consist of low shrubbery and/or ground covers. Pedestrian access is provided from Parking lot to adjacent existing bike trail along the south property line.

PLANT LIST AND LEGEND: STAGE 1 PERMIT						
USE TYPE	SYMBOL	BOTANICAL NAME COMMON NAME	SIZE/ SPACING	HEIGHT/ SPREAD	REMARKS	WATER USE
STREET FRONTAGES						
WASHINGTON BLVD STREET TREE		ACER RUBRUM 'RED SUNSET' RED MAPLE	24 BOX	40'/20'	MATCHED	MED
SUBORDINATE TREE		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25'	MATCHED	MED
STREET 'A' STREET TREE		ULMUS PARVIFOLIA TRUE GREEN EVERGREEN ELM	15 G./VARIES	35'/40'	DOUBLE ROW	MED
STREET 'B' STREET TREE		PODOCARPUS GRACILIOR YEW PINE	24 BOX	50'/30'	DOUBLE ROW	LOW
PARKING LOTS AND PERIMETER						
SHADE TREE		ACER NIGRUM GREENCOLUMB BLACK MAPLE	15 G./VARIES	60'/25'	MATCHED	MED
		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	15 G./VARIES	60'/40'	MATCHED	MED
		PISTACIA CHINENSIS CHINESE PISTACHE	15 G./VARIES	40'/40'	MATCHED	LOW
		PLATANUS ACERIFOLIA BLOODGOOD LONDON PLANE TREE	4 BOX	60'/40'	MATCHED	MED
		QUERCUS X ROBUR CRIMSON SPIRE OAK	15 G./VARIES	50'/20'	MATCHED	MED
SUBORDINATE TREE		PINUS HALEPENSIS ALLEPO PINE	15 G./VARIES	40'/40'	MATCHED	LOW
		QUERCUS LOBATA * VALLEY OAK	15 G./VARIES	60'/50'	MATCHED	LOW
		CEDRUS DEODORA DEODAR CEDAR	24 BOX	70'/35'	MATCHED	LOW
		QUERCUS WISLIZNEII INTERIOR LIVE OAK	15 G./VARIES	40'/40'	NATURAL	LOW
ACCENT TREE		COTINUS COGSGRANTIA 'ROYAL PURPLE' SMOKE TREE	15 G./VARIES	15'/15'	MATCHED	LOW
		FRAXINUS PENNSYLVANICA 'ODONNEE' GREEN GEM ASH	15 G./VARIES	50'/25'	MATCHED	MED
		POPULUS ALBA PYRAMIDALIS BOULEAUNA POPLAR	24 BOX	80'/15'	MATCHED	HIGH
UTILITY EASEMENT						
TREES SHADE TREE		LAURUS NOBILIS GRECIAN LAUREL	15 G./VARIES	10'/15'	MATCHED	LOW
		CHILOPSIS LINEARIS MONHEE TIMELESS BEAUTY DESERT WILLOW	15 G./VARIES	15'/15'	MATCHED	LOW
		RHAPHIOLEPIS L. MAJESTIC BEAUTY INDIAN HAWTHORN	15 G./VARIES	10'/10'	MATCHED	LOW
ACCENT TREE		CERCIS CANADENSIS 'MERLOT' EASTERN REDBUD	24 BOX	12'/15'	MATCHED	MED
BUILDING ENVELOPE						
TREES		PYRUS CALLERYANA 'REDSPIRE' FLOWERING PEAR	24 BOX	35'/25'	MATCHED	MED
		LAGERSTROEMIA X. ARAPAHO GRAPE MYRTLE	24 BOX	20'/15'	MATCHED	LOW
SHRUB AND GROUNDCOVERS						
BACKGROUND OR FOUNDATION SHRUB MATERIAL						
EVERGREEN, LARGE SHRUBS TO 6'-0" USED FOR REDUCING BUILDING MASS OR SCREENING UNDESIRABLE VIEWS.						
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use			
ARCHTOSTAPHYLOS H. MCMINN	1/5 GAL.	5'o.c.	MED			
ESCALLONIA SP.	1/5 GAL.	3'o.c.	MED			
GREVILLEA CANBERRA	1/5 GAL.	6'o.c.	LOW			
NERIUM OLEANDER 'MRS. ROEDING'	1/5 GAL.	6'o.c.	LOW			
RHAPHIOLEPIS INDICA SP.	1/5 GAL.	4'o.c.	LOW			
XYLOSMA C. 'COMPACTA'	5 GAL.	6'o.c.	LOW			
VIBURNUM TINUS 'SPRING BOUQUET'	5 GAL.	3'o.c.	MED			
FACER SHRUB MATERIAL						
EVERGREEN OR DECIDUOUS SHRUBS TO 4'-0". USED FOR "TERRACING" OF PLANT MATERIAL. SEASONAL COLOR AND SOFTENING OF BUILDING EDGES AND FOUNDATION SHRUBS.						
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use			
AZALEA SP.	1/5 GAL.	3'o.c.	MED			
RHAPHIOLEPIS 'SAN BRUNO'	5 GAL.	4'o.c.	MED			
CISTUS SP.	1/5 GAL.	5'o.c.	MED			
CALLISTEMON LITTLE JOHN	1 GAL.	3'o.c.	MED			
PITOSPORUM TOBIRA SP.	1/5 GAL.	4'o.c.	LOW			
RHAPHIOLEPIS INDICA SP.	1/5 GAL.	4'o.c.	LOW			
ROSMARINUS C. TUSCAN BLUE	1 GAL.	3'o.c.	LOW			
ACCENT SHRUB MATERIAL						
EVERGREEN OR PERENNIAL SHRUBS TO 3'-0". SOMETIMES LARGER. USED FOR AESTHETIC VALUE IN LANDSCAPE THROUGH BLOOM, LEAF COLOR, OR OVERALL CHARACTER.						
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use			
AGAPANTHUS SP.	1 GAL.	18'o.c.	MED			
DIETES SP.	1 GAL.	3'o.c.	LOW			
HEMEROCALLIS HYBRIDS	1 GAL.	2'o.c.	MED			
LAURANDULA SP.	1 GAL.	2'o.c.	LOW			
MAHONIA A. 'COMPACTA'	1/5 GAL.	2'o.c.	LOW			
CALLISTEMON LITTLE JOHN	1 GAL.	3'o.c.	LOW			
NANDINA 'HARBOR DWARF'	1 GAL.	3'o.c.	MED			
EASTERN AND SOUTHERN BOUNDARY EDGE PLANTING						
EVERGREEN DROUGHT TOLERANT. USED TO BLANKET LARGER AREAS AND AS A TRANSITION BUFFER BETWEEN DEVELOPMENT AND OPEN SPACE PARCEL 84. BUFFER TO OPEN SPACE PARCEL USING COMPATIBLE MATERIAL.						
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use			
ARCHTOSTAPHYLOS H. MCMINN	5 GAL.	72" o.c.	LOW			
BACCHARIS PILLULARIS	1 GAL.	36" o.c.	LOW			
ROSMARINUS C. 'PROSTRATUS'	1 GAL.	36" o.c.	LOW			
LAURANDULA SPP	1 GAL.	36" o.c.	LOW			
ROSA BANKSAE	1 GAL.	60" o.c.	LOW			
MAHONIA AQUIFOLIUM	1 GAL.	48" o.c.	LOW			
GROUND COVER MATERIAL						
EVERGREEN OR PERENNIAL SHRUBS TO 30" HIGH. USED TO BLANKET LARGER AREAS AND AS A FILLER BETWEEN SITE WORK EDGES AND FACER SHRUBS.						
Botanical Name	Size (Min.)	Spacing (Min.)	Water Use			
ARCHTOSTAPHYLOS SP.	1 GAL.	36" o.c.	LOW			
BACCHARIS PILLULARIS	1 GAL.	24" o.c.	LOW			
COPROSMA X KIRKII	1 GAL.	36" o.c.	MED			
GAZANIA SP.	1 GAL.	36" o.c.	LOW			
ROSMARINUS C. 'PROSTRATUS'	1 GAL.	36" o.c.	MED			
ROSA 'FLOWER CARPET' SP.	1 GAL.	36" o.c.	MED			
TRACHELOSPERMUM	1 GAL.	24" o.c.	MED			
JASMINEDES	1 GAL.	24" o.c.	MED			
VINCA MINOR	1 GAL.	24" o.c.	MED			
CAREX ELATA	---	---	HIGH			
TURF SOODED - "BOLEO" TURF	---	---	MED			
TURF DWARF FESCUE	---	---	MED			
TURF SOODED - "NO MOW FESCUE"	---	---	MED			
* DENOTES TREE SPECIES TO BE USED IN EASTERN BOUNDARY						

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