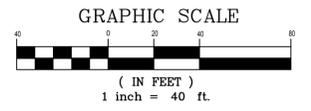
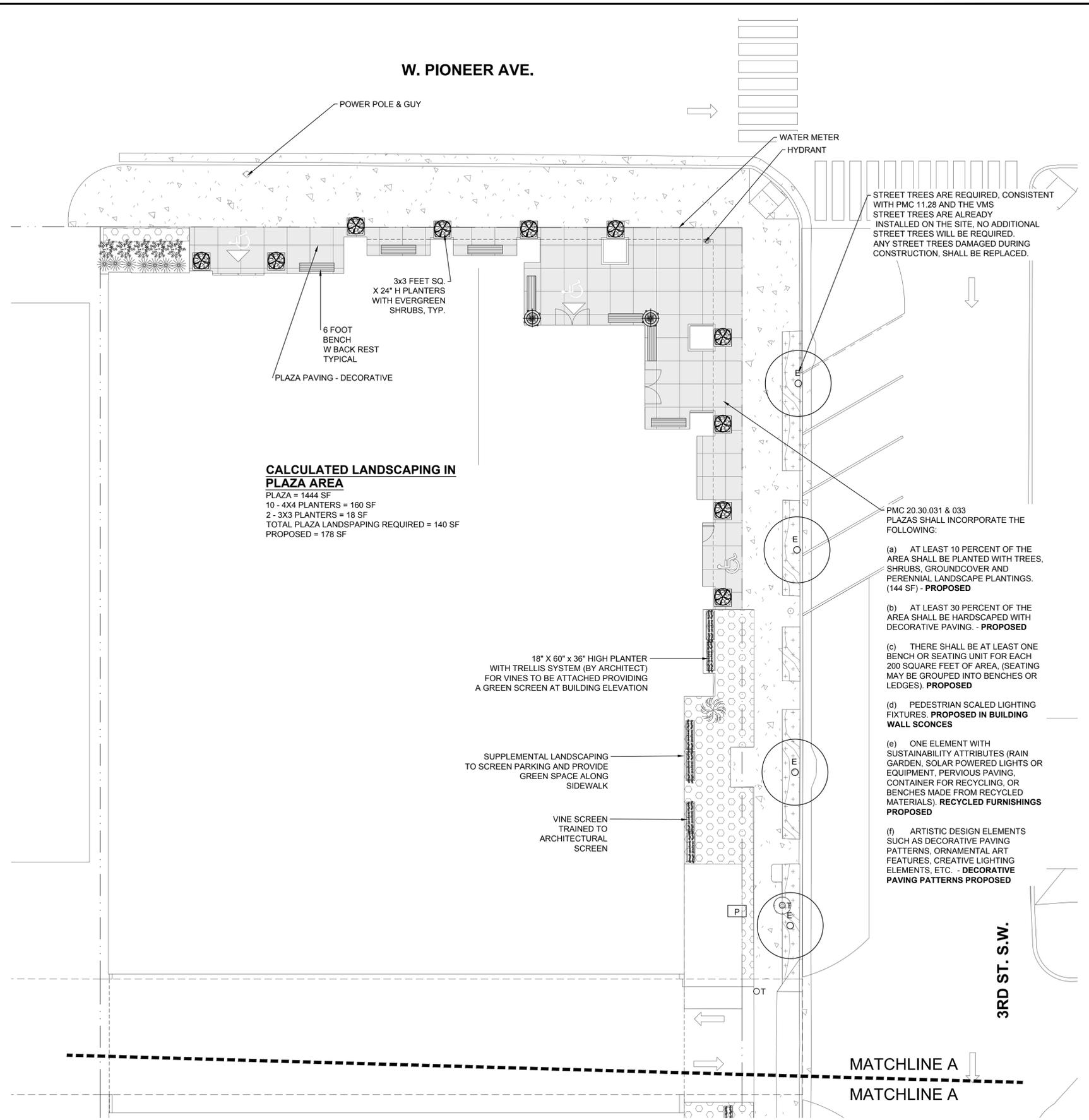


OVERALL LANDSCAPE PLAN

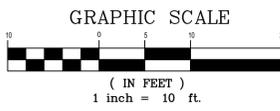


SIGNIFICANT TREES ON SITE
THERE IS ONE 15" MAPLE ON THE NORTH WEST AREA OF THE SITE THAT IS PROPOSED TO BE REMOVED AND REPLACED.
THERE IS ONE 21" MAPLE ON THE SOUTH WEST AREA. IT IS PROPOSED TO REMOVE AND REPLACE.



CALCULATED LANDSCAPING IN PLAZA AREA

PLAZA = 1444 SF
10 - 4X4 PLANTERS = 160 SF
2 - 3X3 PLANTERS = 18 SF
TOTAL PLAZA LANDSPAPING REQUIRED = 140 SF
PROPOSED = 178 SF

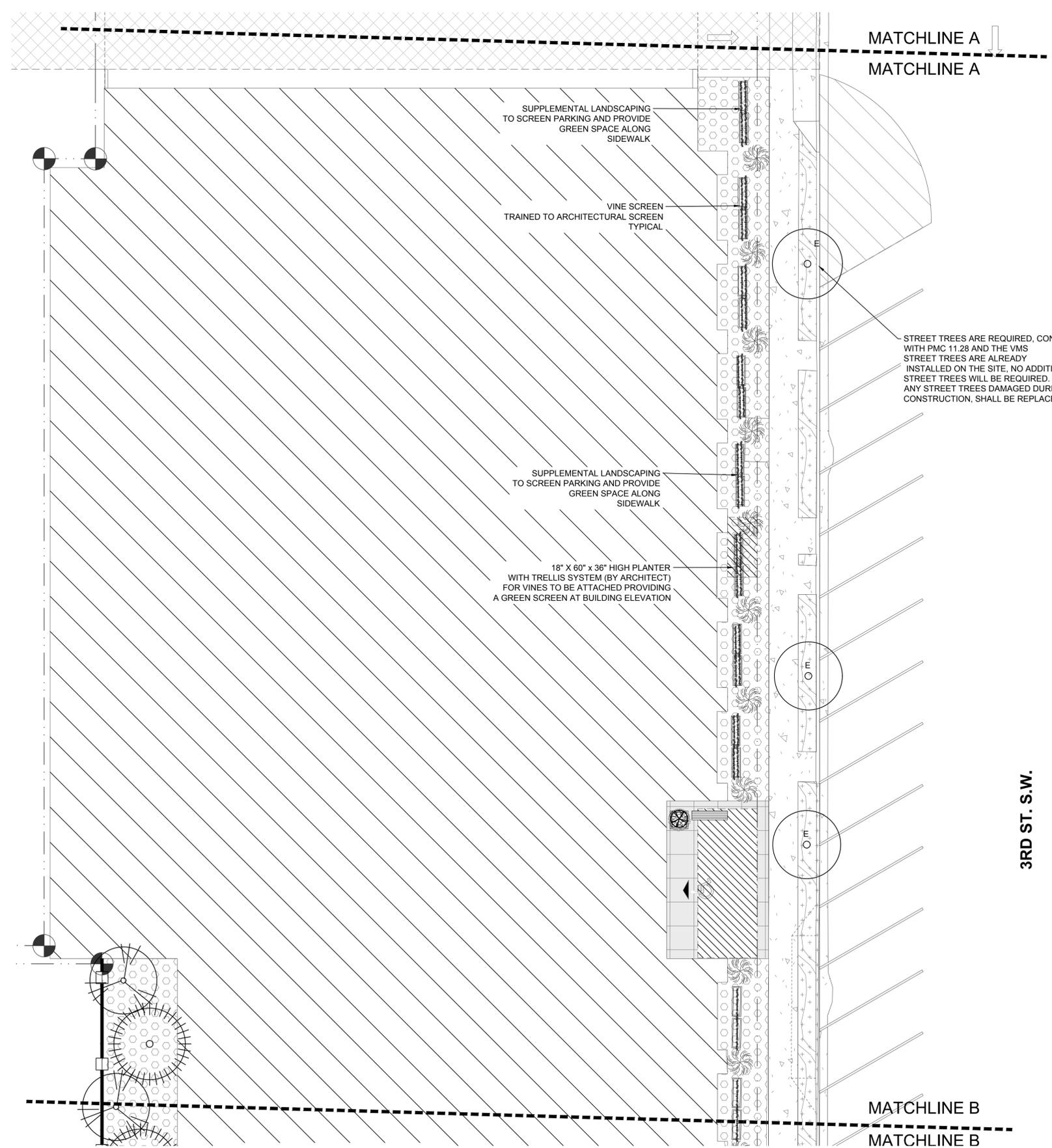


PLANTING PLAN NORTH

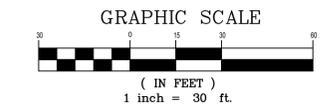


PLANT LEGEND			
TREES			
SYMBOL	QTY	DESCRIPTION	SIZE
	1	DECIDUOUS TREE - FROM APPROVED CITY LIST	1" Cal. Min Well Formed / 8' Min. Ht.
	2	DECIDUOUS TREE - FROM APPROVED CITY LIST	1" Cal. Min Well Formed / 8' Min. Ht.
	11	Cupressus sempervirens Swane's Gold OR Similar conifer or Pom Pom Topiary Conifer	6' Ht. Min. Well Formed
	4	EVERGREEN SCREENING CONIFER - FROM APPROVED CITY LIST	8' Ht. Min. Well Formed
	4	DECIDUOUS TREE - FROM APPROVED CITY LIST	2" Cal. Min Well Formed
	7	EVERGREEN SCREENING CONIFER - FROM APPROVED CITY LIST	8' Ht. Min. Full / Compact
SHRUBS & GROUND COVERS			
SYMBOL	QTY	DESCRIPTION	SIZE
	11	Myrica californica Pacific Wax Myrtle NATIVE	3 Gal. Min.
	5	Potentilla fruticosa Cinquefoil NATIVE	3 Gal. Min.
	7	Calamagrostis acutifolia Karl Forester Grass	1 Gal. Min.
	2	Buxus macrophylla Koreana Korean Boxwood	3 Gal. Min.
	88	Ophiopogon planicans 'Nigra' Black mondo grass	1 Gal. Min.
	20	Miscanthus sinensis 'Gracillis' Maiden Hair Grass	1 Gal. Min.
	58	Vining shrub - Clematis armandi- Evergreen Clematis, or similar twining vine	5 Gal. Min.
		Cornus canadensis Bunchberry - Evergreen Groundcover NATIVE	1 Gal. Min. @ 24" OC Triangular Spacing
		Fragaria chilloensis Coastal Strawberry NATIVE	1 Gal. @ 18" OC Triangular Spacing
	11	36X36X30H - PLANTER - OWNER'S CHOICE - COLOR AND STYLE	
	36	18X60X36H - PLANTER - OWNER'S CHOICE - COLOR AND STYLE	
	8	6 FOOT LONG BENCH W/ BACKREST - OWNER'S CHOICE - COLOR AND STYLE MATERIAL TO BE RECYCLED SUSTAINABLE MATERIAL AS REQUIRED FOR THE PLAZA AREA SUSTAINABLE REQUIREMENTS	

PRELIMINARY PLANT LIST - FOR CONCEPTUAL PLANTING DESIGN - PLANT MATERIAL WILL BE FINALIZED AT FINAL LANDSCAPE DESIGN AND BASED ON AVAILABILITY AT THE TIME OF PLANTING. ANY SUBSTITUTIONS MUST BE APPROVED BY THE LA AND THE AGENCY.



STREAM CORRIDOR PLANTING PLAN



PROJECT:

REVISIONS:

DRAWING ISSUED FOR:
AGENCY
REVIEW

DATE: AUGUST 19, 2022



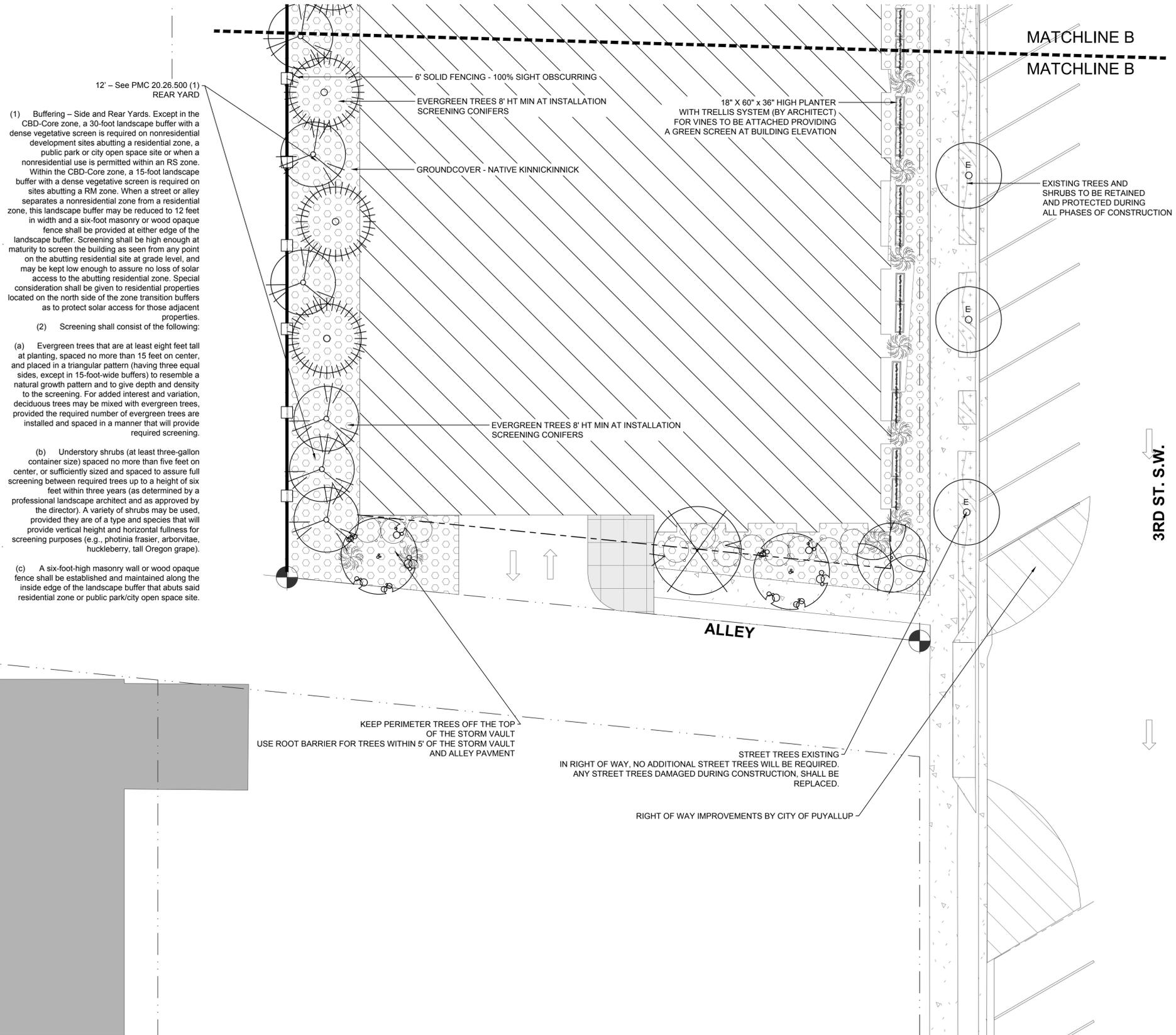
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FILE NAME: 2246LSB
DRAWN BY: KLO
CHECKED BY: KLO
X-REFS: CIVIL
PLOT SCALE: 1:1
DRAWING SCALES: 1:10

DRAWING CONTENTS

**PRELIMINARY
LANDSCAPE
PLAN - SOUTH**

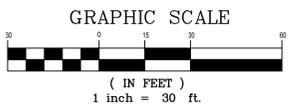
DRAWING NO.:

L3



- 12' - See PMC 20.26.500 (1) REAR YARD
- (1) Buffering - Side and Rear Yards. Except in the CBD-Core zone, a 30-foot landscape buffer with a dense vegetative screen is required on nonresidential development sites abutting a residential zone, a public park or city open space site or when a nonresidential use is permitted within an RS zone. Within the CBD-Core zone, a 15-foot landscape buffer with a dense vegetative screen is required on sites abutting a RM zone. When a street or alley separates a nonresidential zone from a residential zone, this landscape buffer may be reduced to 12 feet in width and a six-foot masonry or wood opaque fence shall be provided at either edge of the landscape buffer. Screening shall be high enough at maturity to screen the building as seen from any point on the abutting residential site at grade level, and may be kept low enough to assure no loss of solar access to the abutting residential zone. Special consideration shall be given to residential properties located on the north side of the zone transition buffers as to protect solar access for those adjacent properties.
- (2) Screening shall consist of the following:
- (a) Evergreen trees that are at least eight feet tall at planting, spaced no more than 15 feet on center, and placed in a triangular pattern (having three equal sides, except in 15-foot-wide buffers) to resemble a natural growth pattern and to give depth and density to the screening. For added interest and variation, deciduous trees may be mixed with evergreen trees, provided the required number of evergreen trees are installed and spaced in a manner that will provide required screening.
- (b) Understory shrubs (at least three-gallon container size) spaced no more than five feet on center, or sufficiently sized and spaced to assure full screening between required trees up to a height of six feet within three years (as determined by a professional landscape architect and as approved by the director). A variety of shrubs may be used, provided they are of a type and species that will provide vertical height and horizontal fullness for screening purposes (e.g., photinia fraseri, arborvitae, huckleberry, tall Oregon grape).
- (c) A six-foot-high masonry wall or wood opaque fence shall be established and maintained along the inside edge of the landscape buffer that abuts said residential zone or public park/city open space site.

SOUTH PORTION SITE - PLANTING PLAN



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