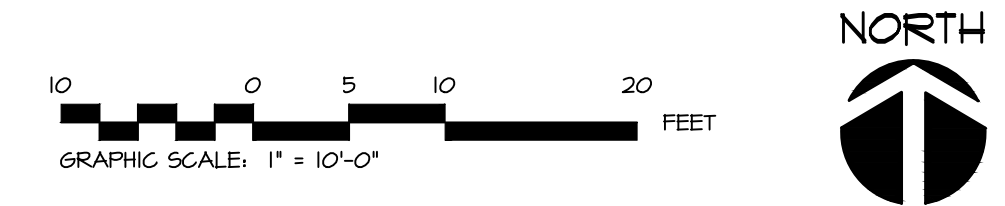


1 LANDSCAPE PLAN
1" = 10'-0"



Maximum Applied Water Allowance					Proposed Landscape Water Use				
Eto	X	.45 X	Pltg S X	Gal./SF =	MAWA	Plant Type	H2o Use	Pltg SF	Gallons
42.80		0.45	3.451	0.62	41,209	Low	0.40	3,084	38,537
							Totals	3,084	38,537

Plant Legend

Trees

JAC	Jacaranda mimosifolia	Jacaranda	L	4-36" Box	2-24" Box	6
LAG	Lagerstroemia indica 'Dynamite'	Dynamite Crape Myrtle	L	2-36" Box	4-24" Box	6
LAI	Lagerstroemia indica 'Catawba'	Purple Crape Myrtle	L	6-24" Box	4-15 Gal	10
CER	Cercis occidentalis	Western Redbud	L	2-24" Box	9-15 Gal	11
PST	Pittosporum tobira	Mock Orange (STD)	L	15 Gal		13
CST	Callistemon citrinus 'Little John'	Dwarf Bottlebrush (STD)	L	15 Gal		6
ACR	Acer buergerianum	Trident Maple	L	24" Box		4
MAG	Magnolia soulangeana	Magnolia	L	36" Box		2
						Total 58

8-36" Box = 24 pts 18-24" Box = 36 pts 32-15 Gallon = 32 Total 92 Required 92

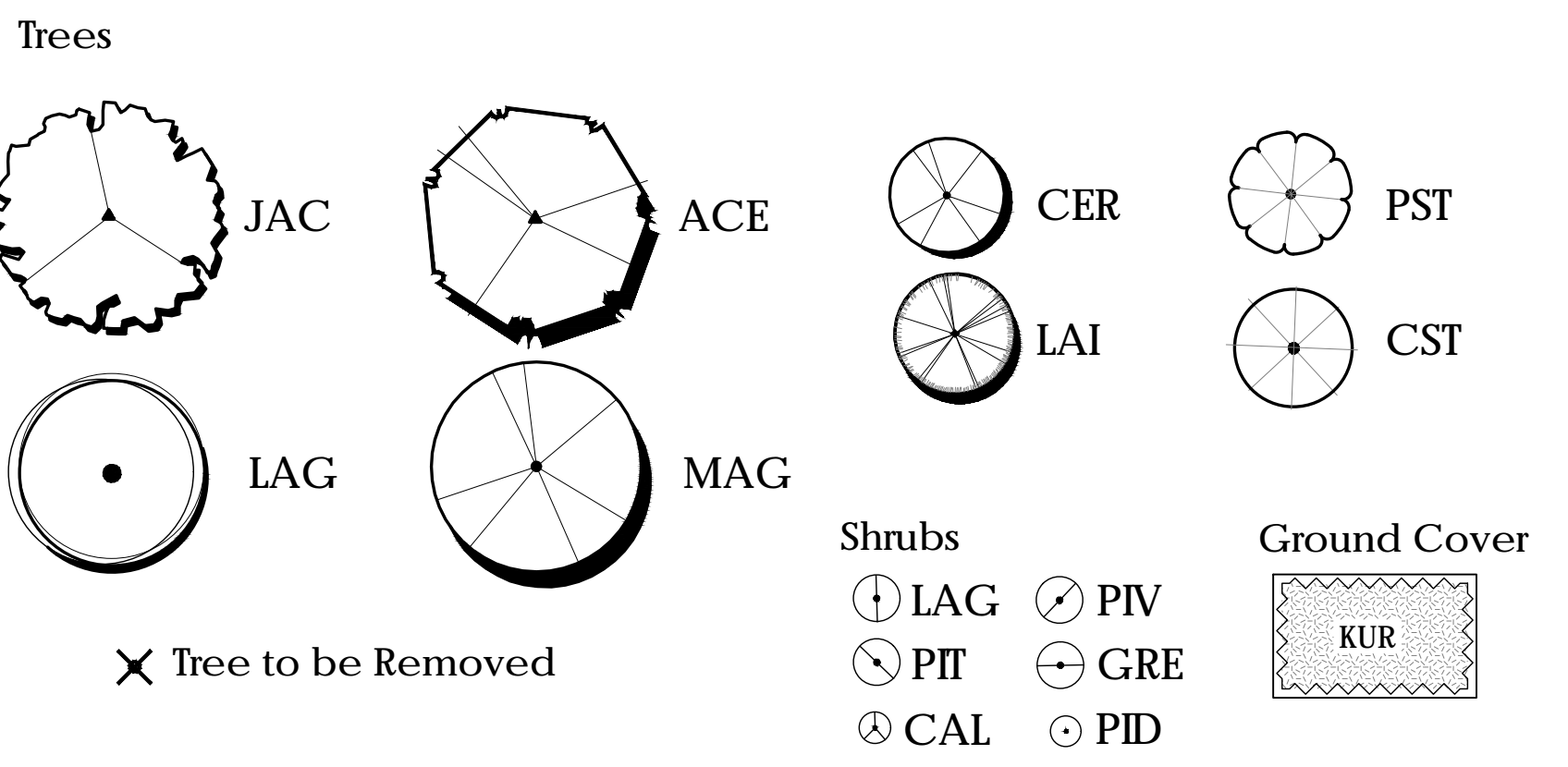
Shurbs

GRE	Grevillea x 'NoellNoell'	Grevillea	L	5 gallon
LAG	Lagerstroemia indica 'Moned'	Red Dwarf Crape Myrtle	L	5 gallon
PIT	Pittosporum tobira	Mock Orange	L	5 gallon
PIV	Pittosporum tobira 'Variegatum'	Variegated Mock Orange	L	5 gallon
PID	Pittosporum tobira 'Tumer's Var. Dwarf'	Tumer's Variegated Dwarf	L	5 gallon
CAL	Callistemon citrinus 'Little John'	Dwarf Bottlebrush	L	5 gallon

Ground Cover

LIP	Lippia nodiflora L. 'Kurapia'	Kurapia Sod	L	Sod
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Planting Legend



Planting Notes

- All trees are to be staked as shown in the staking diagram per city requirement.
- Plant locations are to be adjusted as necessary to screen utilities but not block windows or impede access.
- All ground cover and shrub areas shall be top-dressed with a 3" layer of bark mulch.
- All ground cover planting will be placed no farther than 6" from edge of pavement, edge of header or back of curb. Spacing shall ensure full coverage in one year.
- There shall be no storing of material or equipment, permitting of any burning or operating or parking of equipment under branches of any existing plants to remain. If existing plants to remain are damaged during construction, the plants shall be replaced with the same species an size as those damaged.
- All plant material shall be nursery grown stock. All plant materials shall be tagged at the nursery at least 1 month prior to planting for the Landscape Architects review.
- Review layout of all landscape elements with the Landscape Architect prior to installation. Field modifications may be necessary. Final layout to be reviewed by the Landscape Architect.
- Written dimensions supersede scaled dimension. Measurements are from the wall face, back of curb, edge of walk, building wall, property line or center line as graphically indicated.
- All layout corners are at 90 degrees right angles unless otherwise indicated. All curves shown are segments of circles with noted radii or diameter if noted. Circles can be scaled and be connected by freeform curves.
- HERBICIDE APPLICATION:** Herbicide shall not be used until all plant material has been planted a minimum of 20-days. All planting areas shall be kept weed-free by non-herbicide methods during this time period. Herbicide shall not be applied to any areas which are or have been seeded. Contractor must be licensed by the State and County for fertilizer application, and must have current registration on file with the County.
- Landscaping shall be maintained in a manner to prevent landscaping from growing above 3' in height in the areas indicated in the plans as being located within a safety visibility triangle area.
- CERTIFICATION:** Prior to occupancy, the Landscape Architect shall certify in writing in a manner acceptable to the Building Inspection Division, that the landscaping has been installed in accordance with all aspects of the approved landscape plans.
- A minimum of 8" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas.
- Incorporate compost or natural fertilizer into the soil to a minimum depth of 8" at a minimum rate of 6 cubic yards per 1000 square feet.
- All Plantings shall be automatically irrigated utilizing state of the art system, components and installation techniques.
- All details shall comply with city standard details.
- An Arborist Report was prepared by McClenahan Consulting, LLC dated March 5, 2016 which includes the Landscape Unit Value calculation



JAC Jacaranda mimosifolia



LAG Lagerstroemia indica 'Dynamite'



ACR Acer buergerianum



MAG Magnolia soulangeana



GRE Grevillea x 'NoellNoell'



LAG Lagerstroemia indica 'Moned'



PIT Pittosporum tobira



PIV Pittosporum t. 'Variegatum'



PID Pittosporum t. 'Tumer's Var.'



CAL Callistemon citr. 'Little John'



LIP Lippia nodiflora L. 'Kurapia'



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318 Grand Blvd
California
San Mateo

Landscape Plan

Revision

Sheet Title
Landscape Plan

Project ASI 501
Date 1-15-16
Scale 1=10'

Sheet
LA-1