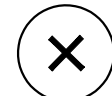


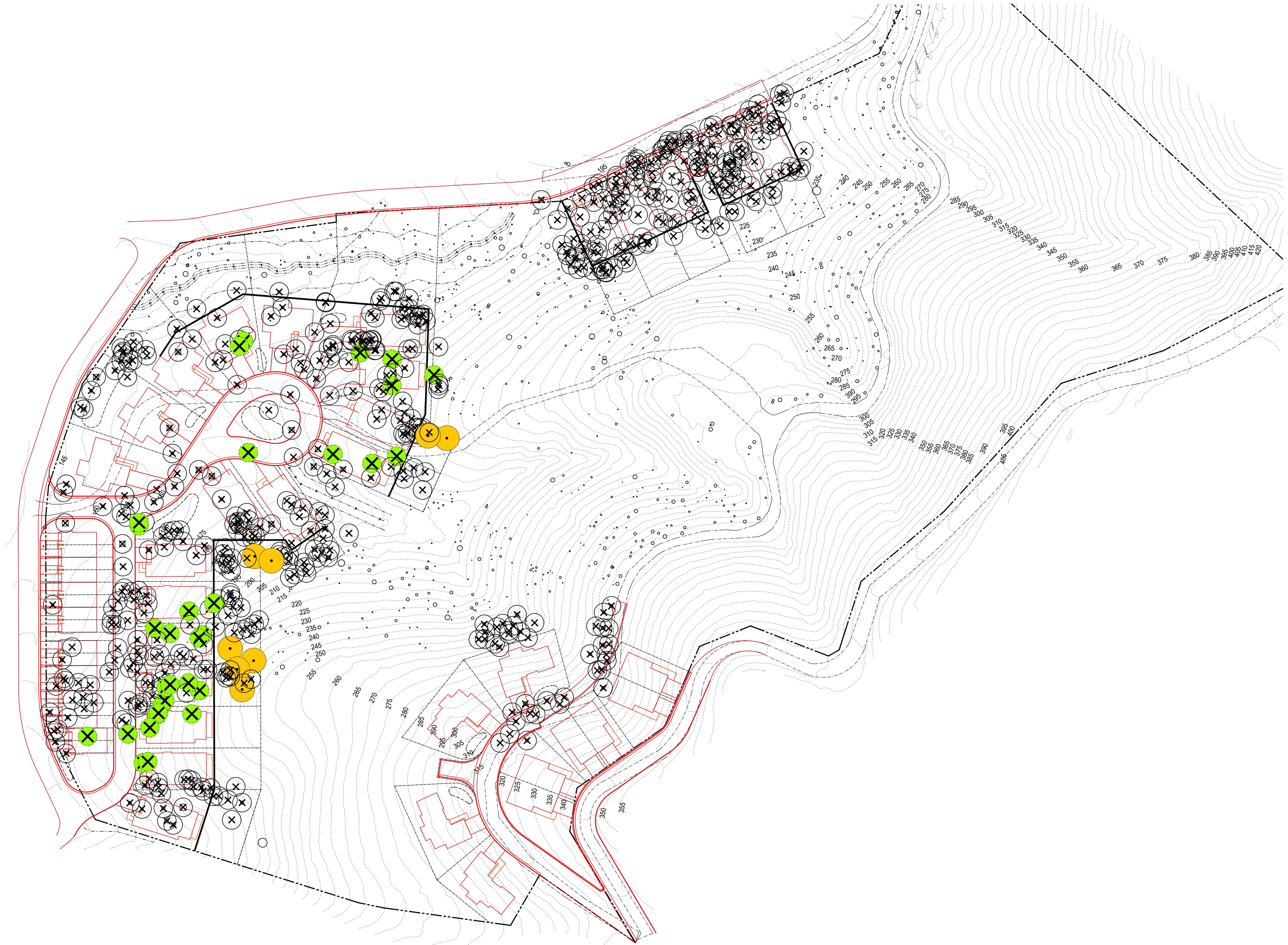


TREE REMOVAL SUMMARY

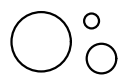

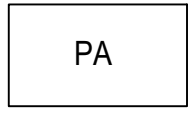


	TOTAL
NUMBER OF NON-SIGNIFICANT TREES TO BE REMOVED	509
NUMBER OF SIGNIFICANT NATIVE TREES TO BE REMOVED	33
NUMBER OF SIGNIFICANT NATIVE TREES TO REMAIN, WITHIN ZONE OF DISTURBANCE	9

TREE REMOVAL LEGEND

-  TREES TO BE REMOVED, TYP
-  SIGNIFICANT NATIVE TREES TO BE REMOVED, TYP
-  SIGNIFICANT NATIVE TREES TO REMAIN, TYP



LEGEND

-  EXISTING TREES
-  PROPOSED TREE
-  PLANTING AREA
-  STORMWATER PLANTING AREA
-  PEDESTRIAN PAVING

LANDSCAPE CALCULATIONS:

	SQUARE FEET	ACRE	%
LOT SIZE	905768	20.80	100
LOT COVERAGE	163568	3.75	18
STPA	7490	0.17	1
LANDSCAPED AREA	67045	1.54	8
NATURAL OPEN AREA	667665	15.30	73



QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACE	MATURE HEIGHT	MATURE WIDTH	WUCOLS
TREES									
--		ACE OCT	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	24" BOX	SEE PLAN	40'	30'-0"	L
--		ARB MAR	ARBUTUS 'MARINA' MULTI-STEM	STRAWBERRY TREE MULTI-STEM	24" BOX	SEE PLAN	25'	20'	L
-	●	CER OCC	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	SEE PLAN	15'	15'-0"	L
-		QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	SEE PLAN	40'	40'	L
-		ULM PAR	ULMUS PARVIFOLIA	CHINESE ELM	24" BOX	SEE PLAN	40'	50'	L

QTY	SYMBOL	ABBR.	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACE	MATURE HEIGHT	MATURE WIDTH	WUCOLS	STPA
SHRUBS										
-	▼	ARC HOW	ARCTOSTAPHYLOS 'HOWARD MCMINN'	HOWARD MCMINN MANZANITA	5 GAL	4" O.C.	5'	5'	L	N
-	▼	CEA JUL	CEANOTHUS 'JULIA PHELPS'	SMALL LEAF MOUNTAIN LILAC	5 GAL	6" O.C.	5'	7'	L	N
-	▼	HET ARB	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	6" O.C.	10'	10'	L	N
-	▼	RHA CAL	RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	5" O.C.	5'	5'	L	Y
-	▼	WES SMO	WESTRINGIA FRUTICOSA	VARIEGATED COAST ROSEMARY	5 GAL	5" O.C.	5'	5'	L	N
PERENNIALS										
-	▼	AGA RUP	AGASTACHE RUPESTRE 'APACHE SUNSET'	APACHE SUNSET HYSSOP	1 GAL	18" O.C.	18"	18"	L	N
-	▼	AH MIL	ACHILLEA MILLEFOIUM	YARROW	1 GAL	12" O.C.	2'	2'	L	Y
-	▼	EPI CAN	EPILOBIUM CANUM	CALIFORNIA FUSCIA	1 GAL	24" O.C.	3'	2'	L	N
-	▼	VER LIL	VERBENA LILACINA DE LA MINA	CEDROS ISLAND VERBENA	1 GAL	30" O.C.	30"	3'	L	Y
-	▼	CHO TEC	CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL	36" O.C.	4'	4'	L	Y
GRASSES & RUSHES										
-	▼	FES MAR	FESTUCA MAREI	ATLAS FESCUE	1 GAL	30" O.C.	30"	30"	L	N
-	▼	JUN PAT	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL	30" O.C.	30"	30"	L	Y
-	▼	LEY CAN	LEYMUS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	1 GAL	3" O.C.	3'	3'	L	Y
-	▼	LOM PLA	LOMANDRA 'PLATINUM BEAUTY'	VARIEGATED DWARF MAT RUSH	1 GAL	36" O.C.	3'	3'	L	N
GROUNDCOVERS										
-	▼	BAC PIG	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BRUSH	1 GAL	5" O.C.	24"	8"	L	N
-	▼	CEA ANC	CEANOTHUS 'ANCHOR BAY'	ANCHOR BAY CEANOTHUS	1 GAL	4" O.C.	18"	6"	L	N
-	▼	ARC PAC	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	3" O.C.	18"	4"	L	N

PLANTING NOTES:

- ALL PLANTING AREAS TO RECEIVE 3" OF MULCH, SEE SPECS.

IRRIGATION NOTES:

- IRRIGATION SYSTEM IS INTENDED TO MEET ALL STATE MWELO & LOCAL WATER DISTRICT REQUIREMENTS.
- IRRIGATION SYSTEM TO HAVE AUTOMATIC IRRIGATION CONTROLLER W/ ET BASED WEATHER SENSOR. SYTEM WILL USE LOW WATER USE DRIP IRRIGATION AND TREE BUBBLERS.

