

PRELIMINARY LANDSCAPE PLAN

SCALE: 1"=20'-0" AT 24X36" SHEET SIZE

SUGGESTED PLANT LIST

SYMBOL	QUAN.	BOTANICAL / COMMON NAME	SIZE	WATER USE
TREES				
○	QL	QUERCUS LOBATA, VALLEY OAK	15 GAL.	L
○	PI	PISTACHIA CHINENSIS, CHINESE PISTACHIO	15 GAL.	L
○	AR	ARBITUS UNEDO, STRAWBERRY TREE	15 GAL.	L
○	CO	COTINUS COGROGRIA, SMOKE TREE	15 GAL.	L
○	LA	LAGERSTROEMIA INDICA, TUSCARORA / PINK CRAPE MYRTLE	15 GAL.	L
SHRUBS				
○	DA	DAHPNE COCCIA, WINTER DAPHNE	5 GAL.	L
○	EL	ELAEGNUS PUNGENS, SILVERBERRY	5 GAL.	L
○	HE	HESPERALOE	2 GAL.	L
○	LA	LANTANA HYBRIDS	5 GAL.	L
○	LI	LIQUSTRUM LUCIDUM, GLOSSY PRIVET	5 GAL.	L
○	NA	NANDINA DOMESTICA, HEAVENLY BAMBOO	5 GAL.	L
○	RA	RAPHIOLEPS UMBELLATA, YEDDO HAWTHORNE	5 GAL.	L
○	SA	SALVIA LEUCANTHA, MEXICAN SAGE	5 GAL.	L
○	DI	DIETES IRIDIODES VARIEGATA, FORTNIGHT LILY	1 GAL.	L
GROUND COVERS				
■	JU	JUNIPERUS HARBOR DWARF JUNIPER	1 GAL.	L
■	V	VINCA MINOR	FROM FLATS	L
■	A	ARCTOSTAPHYLOS UVA URSI	1 GAL.	L
■	F	ARCTOSTAPHYLOS UVA URSI	1 GAL.	L
■	V	VINCA MINOR	FROM FLATS	L

SOILS ANALYSIS REPORT

TO BE FILED WITH PLANTING AND IRRIGATION DRAWINGS

HYDROZONE CALCULATIONS

WATER USE	AREA	TOTAL LANDSCAPE AREA
H	0 = 0	
M	0 = 0	
L	26,995 sf = 26,995 sf	
TOTAL	26,995 sf	26,995 sf

PLANTING NOTES

- THE AUTOMATIC IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL AND COVERAGE APPROVED PRIOR TO INSTALLATION OF PLANTING.
- FINISH GRASS AT EDGES OF ALL PLANTING AREAS SHALL BE 2" BELOW TOP OF ADJACENT CURBS, WALKS OR PAVING.
- ALL SHRUBS AND GROUNDCOVER AREAS SHALL RECEIVE 2" LAYER OF 2" MAX SIZE SIEVED BARK MULCH TOPDRESSING.
- FERTILIZE INDIVIDUAL PLANTS AFTER INSTALLATION WITH OSMOCOTE TIME RELEASE FORMULA PELLETTIZED FERTILIZER, PER MANUFACTURERS INSTRUCTIONS.
- PREPLANTING SOIL PREPARATION SHALL INCLUDE CULTIVATING SHRUB AREAS DOWN TO 6" AND INCORPORATE THE AMENDMENTS AND FERTILIZER PER THE SOILS REPORT.
- FOLLOWING ABOVE AMENDMENTS PER SOIL FERTILITY TEST RECOMMENDATIONS.
- MAINTAIN COMPLETE PROJECT FOR A PERIOD OF ONE YEAR FOLLOWING THE COMPLETION OF THE PUNCH LIST AND WRITTEN APPROVAL BY ARCHITECT.
- ANY PLANT MATERIAL THAT HAS DIED AFTER THE MAINTENANCE PERIOD HAS BEGUN WILL BE SUBJECT TO AN ADDITIONAL 30 DAYS MAINTENANCE PERIOD. ADDITIONAL MAINTENANCE PERIOD MAY EXTEND BEYOND THE FINAL ACCEPTANCE OF THE PROJECT.
- GUARANTEES ALL PLANTING AND IRRIGATION FOR A PERIOD OF ONE YEAR FOLLOWING THE ACCEPTANCE OF THE 30 DAY MAINTENANCE PERIOD.

WATER EFFICIENT LANDSCAPE WORKSHEET

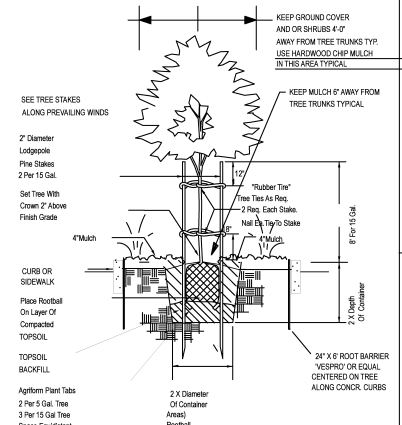
TO BE FILED WITH PLANTING AND IRRIGATION DRAWINGS

DESIGN STATEMENT

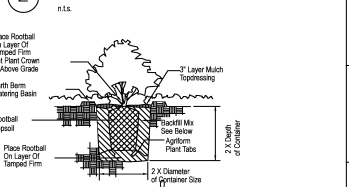
THIS LANDSCAPE DESIGN PROVIDES THE RESIDENTS OF THIS APARTMENT COMPLEX BOTH A SHADED ENVIRONMENT THROUGH THE HOT SUMMERS AND AN OPEN - SUNNY EXPERIENCE DURING THE WINTER. THE LANDSCAPE DESIGN INCORPORATES SPECIFIC AREAS FOR DIFFERENT AGE GROUPS FOR RECREATION, INCLUDING A TOT LOT AND OPEN LAWN AREAS FOR CROQUET OR VOLLEYBALL, ALL BALANCED WITH DROUGHT TOLERANT TREES, SHRUBS AND GROUND COVERS.

SHADE CALCULATIONS

TREE	KEY	FULL	THREE QTRS.	HALF	QUARTER
ACER RUBRUM	AC	4 @ 982 SF = 3948 SF	2 @ 722 SF = 1444 SF	4 @ 493 SF = 1972 SF	
PISTACHIA CHINENSIS	PC	3 @ 982 SF = 2946 SF	1 @ 722 SF = 722 SF	2 @ 493 SF = 986 SF	1 @ 240 SF = 240 SF
TOTALS		6,734 SF	2,166 SF	2,888 SF	240 SF
TOTAL SHADING AREA			12,028 SF		
CARPET AREA			4,932 SF		
TOTAL PARKING AREA TO BE SHADED			26,024 SF		
SHADE PERCENTAGE			79 %		



TREE PLANTING



SHRUB PLANTING



ED HAAG
LANDSCAPE ARCHITECT
PO BOX 192104
SACRAMENTO, CALIF. 95819
(916) 396-1861

"I WILL COMPLY WITH THE STATE ORDINANCE ON WATER CONSERVATION AND THE EFFICIENT USE OF WATER FOR ALL PLANTS IN THIS DESIGN FOR THE PROJECTS LANDSCAPE DESIGN PLAN"

BRADSHAW APARTMENTS

PRELIMINARY LANDSCAPE PLAN
SHADE CALCULATIONS
HYDROZONE CHART
PLANT LIST & DETAILS

L1 OF 1
6/6/18