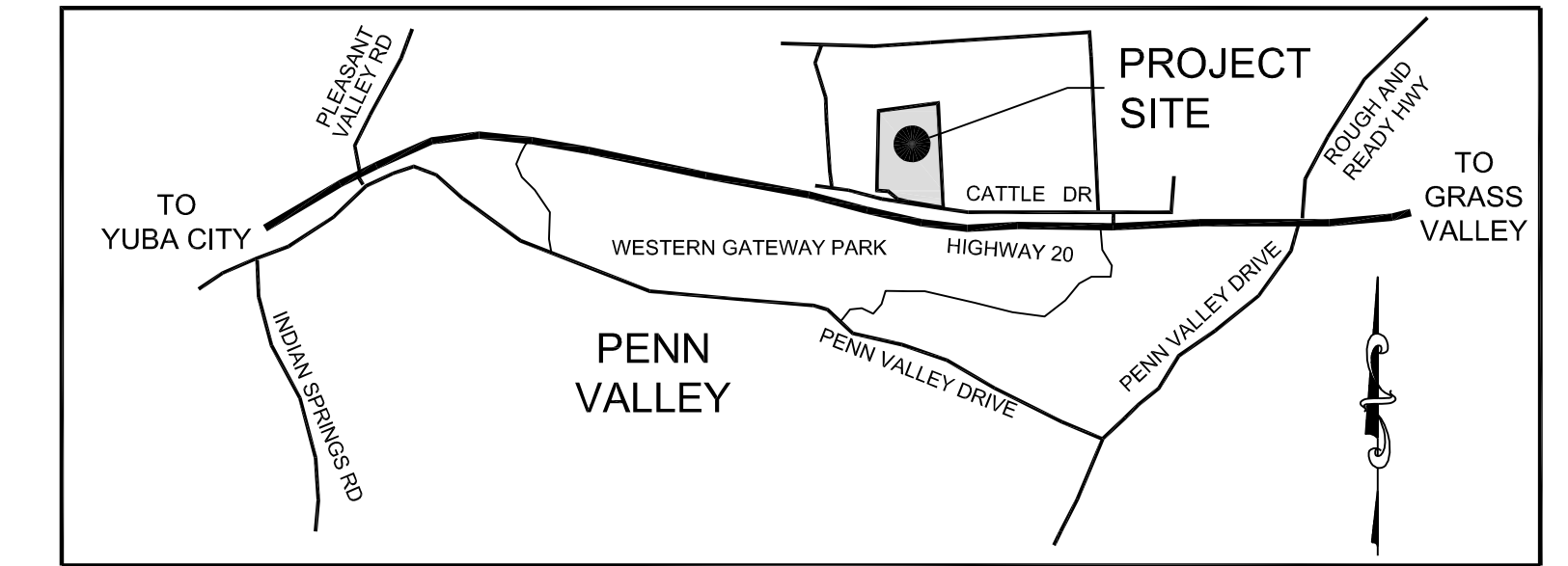


17860 CATTLE DRIVE

PENN VALLEY, CALIFORNIA



VICINITY MAP-nts

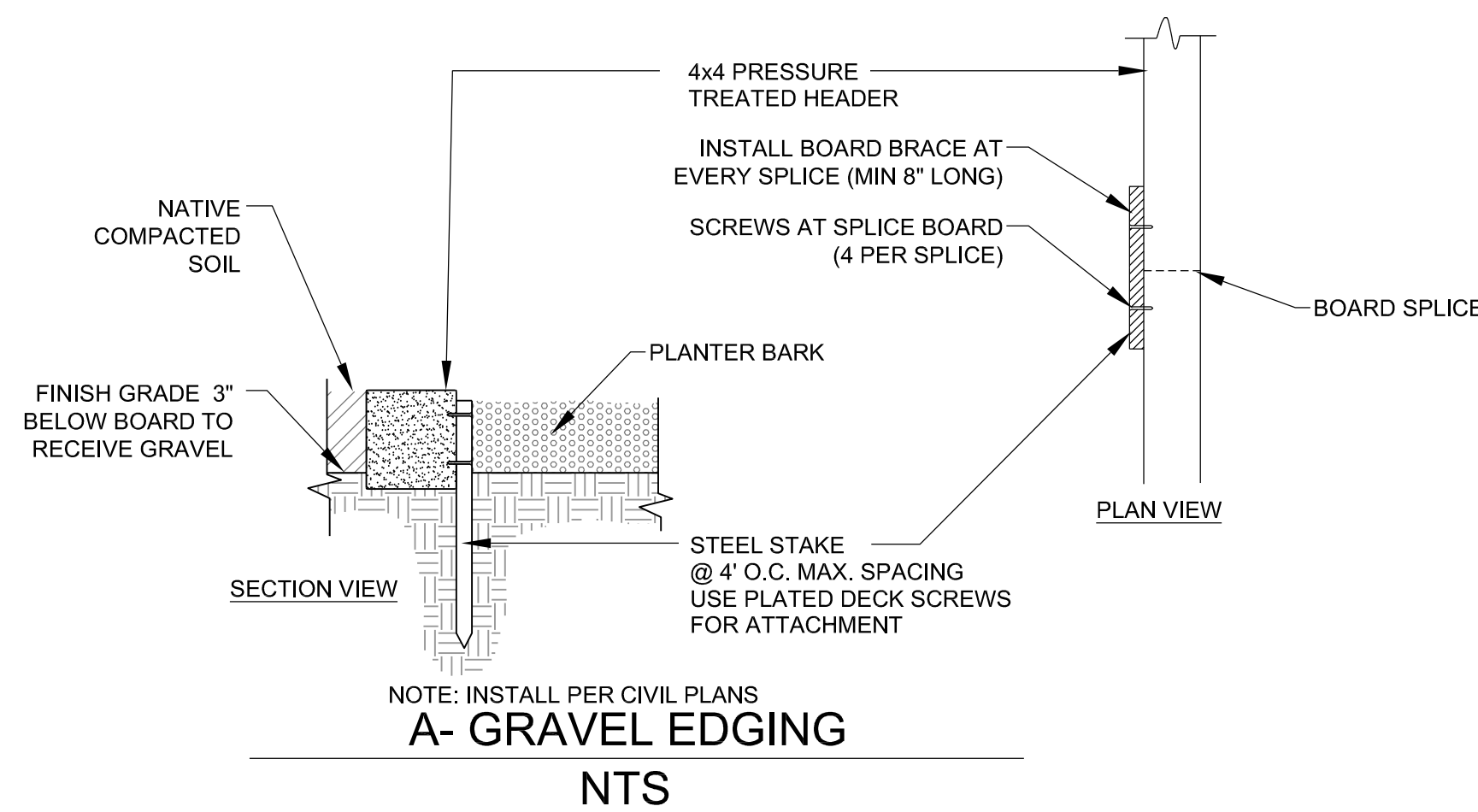
PARKING TREE CANOPY SHADE CALCULATIONS (MINIMUM 40% SHADE COVERAGE REQUIRED AT TREE MATURITY)				
TREE	FULL	3/4	1/2	1/4
ACER	6 x 962 = 5,772	0 x 721 = 0	0 x 481 = 0	0 x 240 = 0
LAUREL	0 x 491 = 0	0 x 368 = 0	3 x 246 = 738	0 x 123 = 0
LAGERSTROEMIA	2 x 314 = 316	0 x 235 = 0	4 x 157 = 628	0 x 79 = 0
TOTAL PARKING: 16,841 SF				
TOTAL SHADE PROVIDED: 7,454 SF				
SHADE PERCENTAGE: 44%				

PLANTING NOTES

- PLANTING SHALL CONFORM TO LOCAL REQUIREMENTS FOR LANDSCAPE SITE DEVELOPMENT.
- PROVIDE MINIMUM SLOPE OF 1% FOR POSITIVE DRAINAGE AWAY FROM CENTER IN ALL PLANTED AREAS.
- THE PLANT QUANTITIES SHOWN ON THE DRAWINGS ARE INFORMATIONAL ONLY. THE CONTRACTOR IS RESPONSIBLE FOR FINAL QUANTITIES REQUIRED TO COMPLETE THE WORK. IN CASE OF DISCREPANCY, THE PLAN SHALL GOVERN.
- ALL TREES SHALL BE PLANTED A MINIMUM OF 5' FROM UNDERGROUND UTILITIES.
- ALL EXISTING TREES SHALL BE PROTECTED FROM DAMAGE OR INJURY. NO PARKING OR STACKING OF CONSTRUCTION MATERIAL IS ALLOWED WITHIN THE DRIPLINE OF AN EXISTING TREE.
- IMMEDIATELY AFTER AWARD OF CONTRACT, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF SPECIFIED PLANT MATERIAL IS AVAILABLE FROM COMMERCIAL NURSERIES. IN THE EVENT THAT A PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES WILL NOT ALTER THE CONTRACTOR'S ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
- THE CONTRACTOR SHALL ENSURE THAT ALL EXCAVATED PLANT PITS HAVE POSITIVE DRAINAGE. PLANT PITS SHALL BE FULLY FILLED WITH WATER AND SHALL DRAIN WITHIN ONE (1) HOUR OF FILLING. THE CONTRACTOR SHALL EXCAVATE THROUGH ANY IMPERVIOUS LAYER IF ENCOUNTERED.
- ALL PLANT MATERIAL SHALL COMPLY WITH ANSI Z601 'STANDARD FOR NURSERY STOCK'.
- ROOT BARRIERS SHALL BE PROVIDED FOR ALL TREES WITHIN 5' OF ANY CURB AND/OR HARDSCAPE PAVEMENT.
- ALL PLANTER AREAS SHALL RECEIVE A 3" LAYER OF BARK MULCH.
- THE CONTRACTOR SHALL PROVIDE A SOILS REPORT PREPARED BY A QUALIFIED SOILS SPECIALIST AND SUBMIT TO THE OWNER FOR FINAL APPROVAL. SOILS SAMPLES SHALL BE COLLECTED AFTER ROUGH GRADING OPERATIONS AND PRIOR TO THE INSTALLATION OF PLANT MATERIAL. SOIL SAMPLES SHALL BE SUFFICIENTLY NUMEROUS TO ACCOUNT FOR ANY SOIL VARIATIONS THAT MAY BE PRESENT ON THE SITE. THE FOLLOWING MINIMUM ITEMS SHALL BE INCLUDED IN THE ANALYSIS:
 - INFILTRATION RATE.
 - SOIL TEXTURE.
 - CATION EXCHANGE CAPACITY.
 - SOIL FERTILITY INCLUDING TESTS FOR NITROGEN, POTASSIUM, PHOSPHOROUS, PH, ORGANIC MATTER AND SPECIFIC CONDUCTANCE (E.C.).
- PRIOR TO PLANTING, SOIL AMENDMENTS SHALL BE ADDED PER RECOMMENDATIONS OF THE SOILS REPORT. SOIL AMENDMENTS SHOWN ON THE PLANS ARE TO BE USED FOR BIDDING PURPOSES ONLY. THE RESULTS OF THE SOILS TESTS THE CONTRACTOR PERFORMS SHALL DETERMINE ACTUAL AMENDMENTS.

PLANT LEGEND

SYM	BOTANICAL/ COMMON NAME	SIZE	QTY	REMARKS
TREES				
	ACER RUBRUM 'OCTOBER GLORY'/RED MAPLE	15 GAL	6	STANDARD
	LAURUS NOBILIS/BAY LAUREL	24" BOX	3	STANDARD
	LAGERSTROEMIA INDICA 'ZUNI'/PURPLE CRAPE MYRTLE	15 GAL	11	STANDARD
	QUERCUS WISLIZENII/INTERIOR LIVE OAK	24" BOX	4	STANDARD
NOTE: 59 PARKING SPACES PROPOSED, 24 TREES REQUIRED PER CODE (4 TREES FOR EVERY 10 PARKING STALLS)				
SHRUBS (DROUGHT-TOLERANT AND NATIVE PLANTS)				
	ACHILLEA 'MOONSHINE'/YARROW	5 GAL	31	
	BERBERIS 'ATROPURPUREA'/ RED LEAF JAPANESE BARBERRY	5 GAL	23	
	DIETES VEGETA/FORTNIGHT LILY	5 GAL	16	
	HETEROMELES ARBUTIFOLIA/TOYON	5 GAL	26	
	MUHLENBERGIA RIGENS/DEER GRASS	5 GAL	27	
NOTE: 59 PARKING SPACES PROPOSED, 30 SHRUBS REQUIRED PER CODE (5 SHRUBS FOR EVERY 10 PARKING STALLS)				
IRRIGATION SYSTEM A POINT SOURCE DRIP IRRIGATION SYSTEM WILL BE USED AND DESIGNED FOR TREE AND SHRUB PLANTINGS.				



PRELIMINARY LANDSCAPE PLAN

APRIL 8, 2018