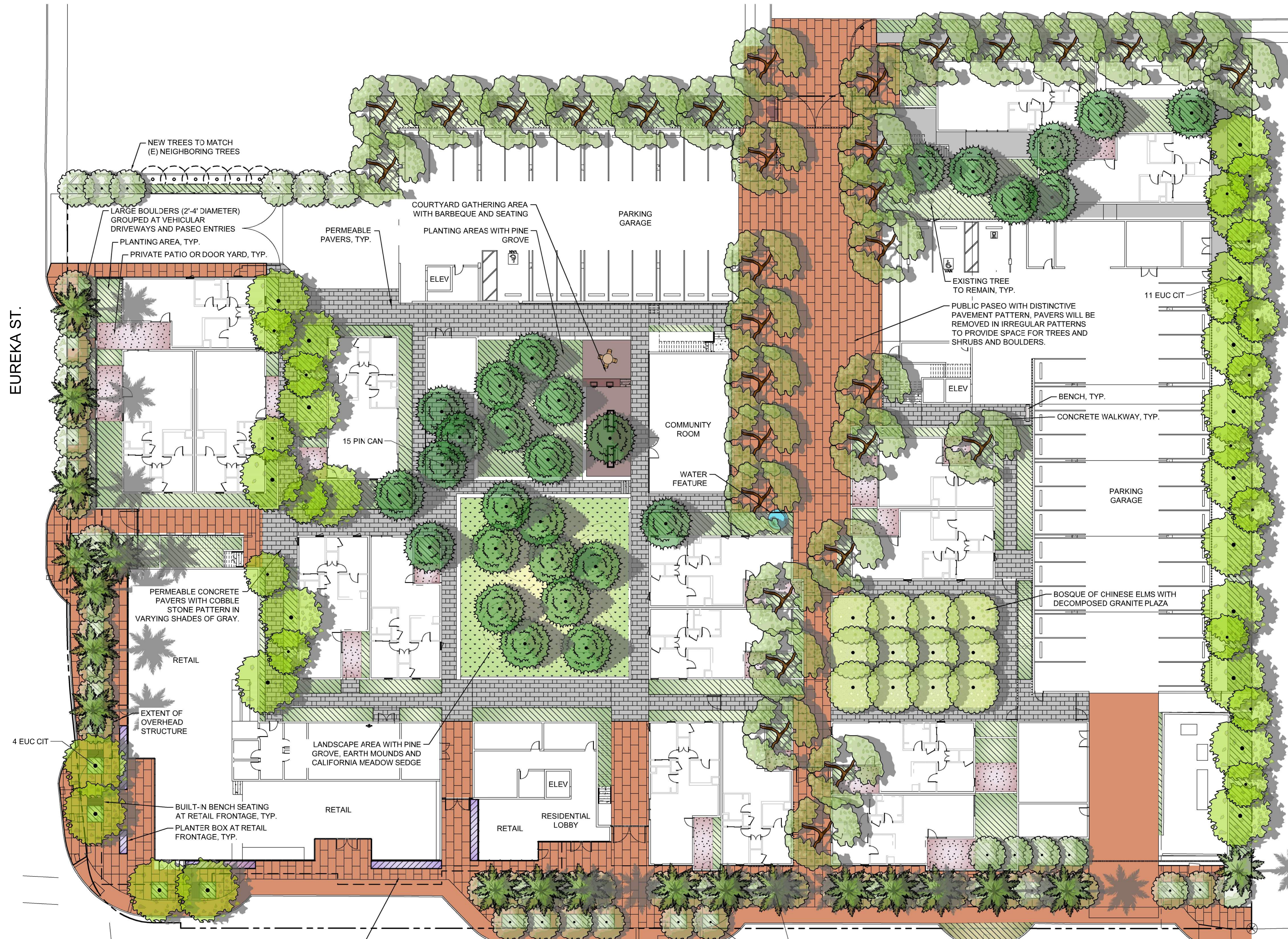


EUREKA ST.



PLANT SCHEDULE 1ST FLOOR

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE
TREES			
	COR FLO	Cornus florida / Flowering Dogwood	24" box
	EUC CIT	Eucalyptus citriodora / Lemon Scented Gum	36" Box
	MAG LIT	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	24" box
	PAR DES	Parkinsonia x 'Desert Museum' / Palo Verde	24" box
	PIN CAN	Pinus canariensis / Canary Island Pine	36"box
	PLA RAC	Platanus racemosa / California Sycamore	24" box
	ULM EM2	Ulmus propinqua 'JFS-Bieberich' / Emerald Sunshine® Elm	24" box
	WAS ROB	Washingtonia robusta / Mexican Fan Palm	15' BTH
GROUND COVERS			
	CAR PAN	Carex pansa / California Meadow Sedge	sod
LANDSCAPE AREAS			
	1ST FLO	1st Floor Planting Area / See Plant Palette This Sheet	
	DG	Decomposed Granite	
	PLNTPOT	Planter Pot / Diameter as noted	
	PRIVATE	Private Door Yard	
	PATHWAY	Permeable Pavers	

IRRIGATION STATEMENT

The irrigation system for street-level landscape will be serviced by a new dedicated irrigation water meter and point of connection. Irrigation at the 2nd and 3rd floor planter pots will be serviced by the domestic water service line and will incorporate backflow prevention equipment. The irrigation design will consist of low volume point source drip irrigation in ground level planter areas, low volume bubblers at in planter pots, and surface bubblers at trees. The system will include a smart irrigation controller with weather sensing capabilities to automatically adjust duration of application based on current evapotranspiration data. Maximum water allowance will be determined by State MWEL code. Irrigation stations shall be separated by hydrozones - areas with similar watering needs and microclimates.

PLANTING STATEMENT

The landscape plant palette consists of low and medium water use shrubs, perennials, trees, and ornamental grasses that are considered low maintenance, long lived, and hardy. Choice of plants is guided by considerations of solar exposure and climate conditions of the site.

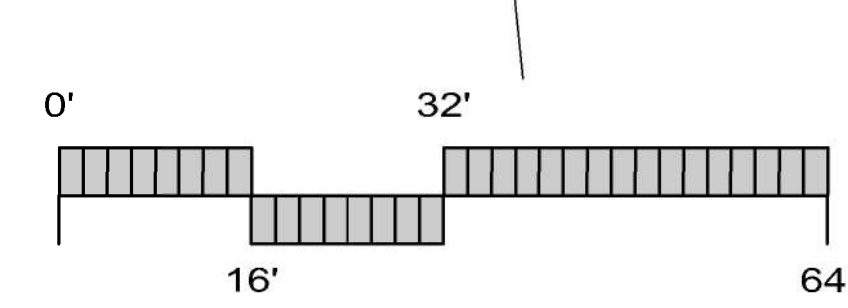
Plant design varies in form, texture and color. Informal plant forms and textures balance the geometric shapes of planning areas and planter pots. Planting design takes ease of maintenance into consideration by minimizing the following: plant material that may attract pests/disease, that drop extreme amounts of litter, or with a mature size larger than the space provided for growth. Selected plants are considered non-toxic to people and pets.

The streetscape tree canopy will primarily be a bosque of medium-sized deciduous Palo Verde shade trees, interspersed with a few groupings of Mexican Fan Palms and Eucalyptus to interrupt the horizontal shade canopy and to reference plantings across the street. Trees will be anchored with large boulders at vehicular and pedestrian entries into the interior of the site, and planted with an understory of native grasses and perennials that grow to a maximum height of 2'.

1st floor courtyards and paseo space will be planted with naturalistic groves of Canary Island Pine and Sycamore trees, and the two existing pine trees on site will remain in place. Understory plantings will display varying forms, textures, and shades of green to create a lush, calming atmosphere and to invite gathering and relaxing.

All planted areas shall be properly amended with organic compost and fertilizer per recommendations of a horticultural soils report, compacted and finish graded prior to planting. A pre-emergent herbicide will be used in ground level planting areas to control weeds. All landscape areas will be top dressed with a 3-inch depth of bark mulch (no shredded Redwood). Shrubs and ground covers will be no less than 1-gallon size. Trees will be no less than 24" box size.

As all on-site parking will be located within parking garages, parking lot shade requirements are not applicable.



STUART AVE.

7 WAS ROB
13 PAR DES

1ST FLOOR LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"

STREETSCAPE UNDERSTORY

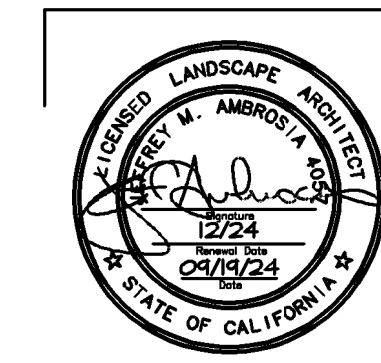
Type	Botanical Name	Common Name	Mature Size HxW	Container Size	Time to Mature Size	CA Native?	Evergreen?	Low Water Use?
Grass	Agrostis pallens	San Diego Bent Grass		sod	1 year	X	X	
Grass	Bouteloua gracilis 'Blond Ambition'	Blue Grama	1'x1'	1 gallon	1 year	X	semi	X
Grass	Carex pansa	California Meadow Sedge	8"	1 gallon	1 year	X	X	
Grass	Carex tumulicola	Foothills Sedge	2'x2'	1 gallon	1 year	X	X	X
Grass	Juncus patens	California Gray Rush	2'x2'	1 gallon	1 year	X	X	X
Grass	Muhlenbergia rigens	Deer Grass	4'x4'	1 gallon	1 year	X	X	X
Perennial	Achillea millefolium	Common Yarrow	1'x1'	1 gallon	1 year	X	X	X
Perennial	Erigeron karvinskianus	Santa Barbara Daisy	1'x3'	1 gallon	1 year		X	
Perennial	Verbena hybrids	Verbena	6'x2'	1 gallon	1 year		X	X
Perennial	Salvia clevelandii 'Winnifred Gilman'	California Blue Sage	3'x3'	1 gallon	1 year	X		X
Perennial	Zauschneria californica	California Fuchsia	1'x3'	1 gallon	1 year	X		X
Shrubs	Ceanothus maritimus 'Frosty Dawn'	California Lilac	3'x6'	5 gallon	3 years	X	X	X

1ST FLOOR UNDERSTORY

Type	Botanical Name	Common Name	HxW	Container Size	Mature Size	CA Native?	Evergreen?	Use?
Shrub	Berberis repens	Creeping Oregon Grape	2'x3'	5 gallon	3 years	X	X	X
Shrub	Carpenteria californica 'Elizabeth'	Bush Anemone	4'x4'	5 gallon	3 years	X	X	X
Shrub	Mahonia 'Soft Caress'	Soft Caress Mahonia	3'x3'	5 gallon	3 years		X	X
Shrub	Pinus mugo mugo	Dwarf Mugo Pine	2'x4'	5 gallon	5 years		X	
Groundcover	Fragaria californica	Wild Strawberry	1'x3'	1 gallon	1 year	X		X
Shrub	Lantana montevidensis	Lantana	1'x3'	1 gallon	1 year		semi	X
Groundcover	Sarcococca ruscifolia	Sweet Box	2'x6'	1 gallon				X
Groundcover	Symphoricarpos albus	Creeping Snowberry	2'x6'	1 gallon	2 years		X	
Groundcover	Trachelospermum jasminoides	Star Jasmine	2'x6'	1 gallon	2 years	X		X
Annual/Perennial	Lobularia maritima	Sweet Alyssum	1'x1'	6" pot	2 years		X	
Perennial	Heuchera spp.	Coral Bells	1'x2'	1 gallon	1 year		X	
Perennial	Liriope muscari 'Isabella'	Dwarf Lily Turf	1'x1'	1 gallon	1 year			
Fern	Polystichum munifolium	Sword Fern	3'x4'	5 gallon	1 year		X	
Vine	Calystegia macrostegia	Island Morning Glory	30"	5 gallon	7 years	X	X	X
Vine	Distictis buccinatoria	Trumpet Vine	30"	5 gallon	7 years		X	
Vine	Lonicera hispidula	California Honeysuckle	climbing	5 gallon	2 years	X		X
Vine	Vitis californica 'Roger's Red'	Wild Grape	climbing	5 gallon	2 years	X		

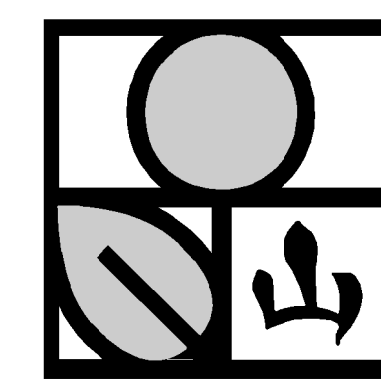
SCHEMATIC DESIGN/PLANNING SUBMITTAL
LANDSCAPE DEVELOPMENT PLANS

2024-09-16



STUART + EUREKA

NE CORNER OF STUART AND EUREKA
REDLANDS, CA
PROJECT NUMBER: 23005.0



SHEET TITLE: 1ST FLOOR LANDSCAPE PLAN

SCALE: 1/16" = 1'-0"
DATE PRINTED: 9/3/2024

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