

KEYNOTE LEGEND	
1	PROPERTY LINE
2	EXISTING CURB RAMPS TO REMAIN
3	EXISTING WALKWAY TO REMAIN
4	PROPOSED MONUMENT SIGN
5	EXISTING TREES TO REMAIN - TYP.
6	EXISTING SITE IMPROVEMENTS - LANDSCAPE ONLY
7	PROPOSED PLANTING AREA - TYP.
8	CANOPY PER ARCHITECT
9	PROPOSED ADA PARKING STALLS - TYP.
10	PROPOSED PARKING STALLS - TYP.
11	PROPOSED CAST-IN-PLACE CONCRETE SIDEWALK
12	ADA CURB RAMP - PER CIVIL ENGINEER
13	DECORATIVE LINEAR POTTERY
14	PROPOSED LOCATION FOR ORDER/MENU SIGN
15	DEMOLITION ZONE
16	VINE PLANTING - REFER TO PLANTING PLAN FOR SPECIES
17	VINE PLANTING IN LINEAR POTTERY - REFER TO PLANTING PLANS FOR SPECIES

GENERAL DESIGN NOTES

1. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
2. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF CARSON REQUIREMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF CARSON REQUIREMENTS.
4. ALL IMPROVEMENTS WITHIN THE PUBLIC RIGHT-OF-WAY, INCLUDING STREET TREES, SHALL BE INSTALLED PER THE PUBLIC IMPROVEMENT PLANS.

IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO BE AS EFFICIENT IN TERMS OF WATER USAGE AS POSSIBLE. WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

PLANTING DESIGN NOTES

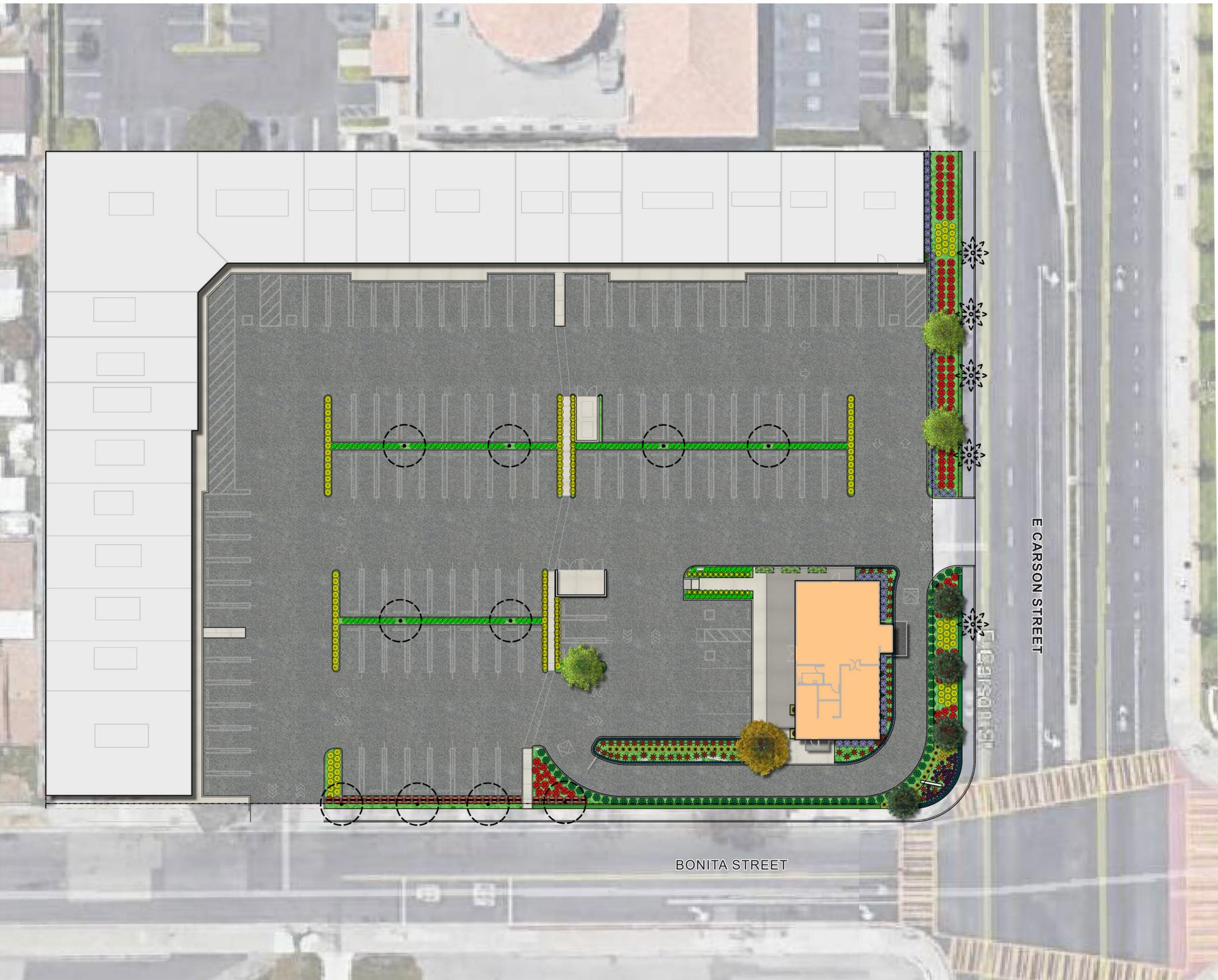
THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF CARSON GUIDELINES.

PROJECT SUMMARY

OVERALL SITE AREA	38,115 SF
IMPROVED LANDSCAPE	5,380 SF
PROPOSED LANDSCAPE	1,401 SF
OVERALL LANDSCAPE AREA	6,781 SF
LANDSCAPE COVERAGE	18%

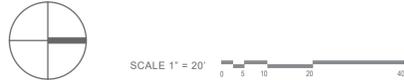


SCALE 1" = 20'



TREE LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	DESCRIPTION
	ARBUTUS UNEDO	STRAWBERRY TREE	24" BOX		MULTI TRUNK
	JACARANDA MIMOSIFOLIA	JACARANDA	36" BOX	-	PARKING LOT/ STREET TREE
	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	-	ACCENT TREE
	EXISTING TREES TO REMAIN		-	-	-
	EXISTING PALM TREES TO REMAIN		-	-	-

SHRUB LEGEND			
SYMBOL	BOTANICAL NAME COMMON NAME	WUCOLS	SIZE
	ANIGOZANTHOS YELLOW GEM YELLOW KANGAROO PAW	M	5 GAL.
	CARISSA GRANDIFLORA 'GREEN CARPET' NATAL PLUM	L	1 GAL.
	DIANELLA TASMANICA 'VARIEGATA' VARIEGATED FLAX LILY	M	5 GAL.
	DISTICTIS BUCCINATORIA TRUMPET VINE	M	15 GAL.
	HESPERALOE PARVIFLORA RED YUCCA	VL	5 GAL.
	LIGUSTRUM JAPONICUM 'TEXANUM' WAXLEAF PRIVET	M	15 GAL.
	NASSELLA TENUISSIMA MEXICAN FEATHER GRASS	L	5 GAL.
	PANDOREA JASMINOIDES 'ROSEA' PINK BOWER VINE	M	15 GAL.
	PITTOSPORUM TOBIRA 'SHIMA' CREAM DE MINT DWARF PITTOSPORUM	M	5 GAL.
	PRUNUS CAROLINIANA 'COMPACTA' COMPACT CAROLINA CHERRY LAUREL	M	15 GAL.
	RHAPHIOLEPIS INDICA 'CLARA' INDIAN HAWTHORN 'CLARA'	L	15 GAL.
	SALVIA GREGGII AUTUMN SAGE	L	15 GAL.
	SENECIO SERPENS BLUE CHALKSTICKS	L	1 GAL.
	TRADESCANTIA PALLIDA 'PURPUREA' WANDERING JEW	M	1 GAL.
	WESTRINGIA 'BLUE GEM' BLUE GEM WESTRINGIA	L	15 GAL.



TREE IMAGES

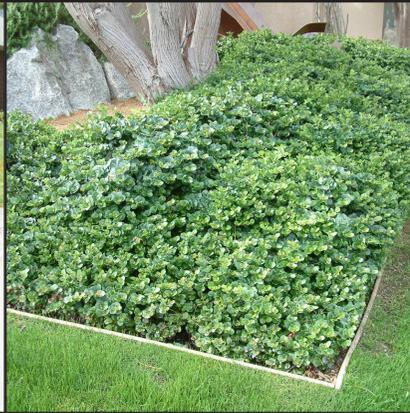


JACARANDA MIMOSIFOLIA
(JACARANDA)
HEIGHT: 25' - 40'
SPREAD: 20' - 30'

OLEA EUROPAEA 'SWAN HILL'
(FRUITLESS OLIVE)
HEIGHT: 25' - 30'
SPREAD: 25' - 30'

ARBUTUS UNEDO
(STRAWBERRY TREE)
HEIGHT: 20' - 30'
SPREAD: 15' - 20'
WUCOLS: M

SHRUB IMAGES



ANIGOZANTHOS 'YELLOW GEM'
(YELLOW KANGAROO PAW)
HEIGHT: 4' - 5'
SPREAD: 1' - 2'

CARISSA MACROCARPA 'GREEN CARPET'
(GREEN CARPET NATAL PLUM)
HEIGHT: 12" - 15"
SPREAD: 4' - 5'

DIANELLA TASMANICA 'VARIEGATA'
(VARIEGATED FLAX LILY)
HEIGHT: 42"
SPREAD: 12"

DISTICTIS BUCCINATORIA
(RED TRUMPET VINE)
HEIGHT: 2' - 3'
SPREAD: 2' - 3'
WUCOLS: M

HESPERALOE PARVIFLORA
(RED YUCCA)
HEIGHT: 3'
SPREAD: 5'

LIGUSTRUM JAPONICUM 'TEXANUM'
(WAXLEAF PRIVET)
HEIGHT: 8' - 10'
SPREAD: 4' - 6'

NASSELLA TENUISSIMA
(MEXICAN FEATHER GRASS)
HEIGHT: 1' - 24'
SPREAD: 2.5'

PANDOREA JASMINOIDES 'ROSEA'
(PINK BOWER VINE)
HEIGHT: CLIMBING
SPREAD: SPREADING
WUCOLS: M



PRUNUS CAROLINIANA COMPACTA
(DWARF CHERRY LAUREL)
HEIGHT: 8' - 10'
SPREAD: 6' - 8'
WUCOLS: M

PITTIOSPORUM TOBIRA 'CREAM DE MINT'
(CREAM DE MINT PITTIOSPORUM)
HEIGHT: 2' - 2.5'
SPREAD: 2' - 2.5'

RHAMPHIOLEPIS INDICA 'CLARA'
(INDIAN HAWTHORN CLARA)
HEIGHT: 4' - 5'
SPREAD: 4' - 5'

SALVIA GREGGII
(AUTUMN SAGE)
HEIGHT: 2' - 3'
SPREAD: 2' - 3'

SENECIO SERPENS
(BLUE CHALKSTICKS)
HEIGHT: 1'
SPREAD: 2' - 3'
WUCOLS: L

TRADESCANTIA PALLIDA 'PURPLE HEART'
(PURPLE HEART WANDERING JEW)
HEIGHT: 12"
SPREAD:

WESTRINGIA 'BLUE GEM'
(BLUE GEM WESTRINGIA)
HEIGHT: 6' - 7'
SPREAD: 6'

ENTITLEMENT PACKAGE

STARBUCKS CARSON BONITA PLAZA
CARSON, CA

PLANT IMAGERY

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ARCHITECTS ORANGE
PROJECT # 2021-168 09.08.2021

AO Architecture.
Design.
Relationships.
LANDSCAPE STUDIO
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