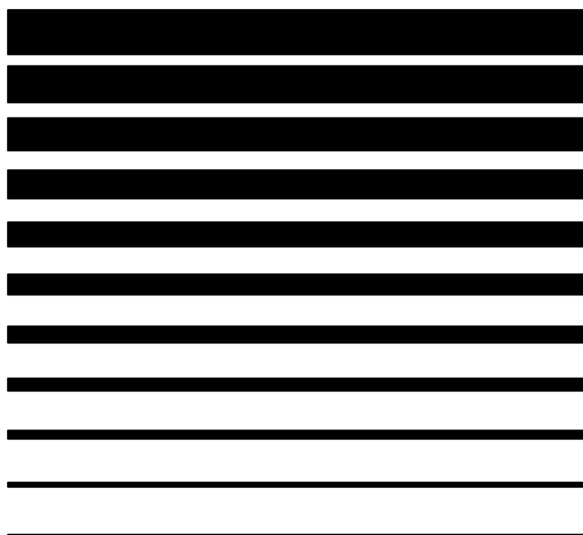




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Project:

MOURIER
M31
APARTMENTS

WOODCREEK OAKS BLVD.
CITY OF ROSEVILLE
CALIFORNIA
FOR MOURIER LAND INVESTMENT

Sheet Title:

PRELIMINARY
LANDSCAPE
PLAN



WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) = 381992 GALLONS PER YEAR									
MAWA = 52.2 ETO x 0.62 GAL/S.F. x 0.45 (ET ADJ. FACTOR) x 26222 S.F. LANDSCAPE AREA									
ESTIMATED TOTAL WATER USE (ETUW) = 219376 GALLONS PER YEAR									
HYDROZONE PLANT WATER PLANT AREA IRRIG. EFF. CALCULATION ESTIMATED									
(STATION #)	USE TYPE	FACTOR							WATER USE
PLANTERS	LOW (FULL SUN)	0.20	25779	81%	52.2x62x .20x	25779 / 81%	204003 GAL		
POOL	HIGH (FULL SUN)	0.70	443	75%	52.2x62x .70x	443 / 75%	13373 GAL		
TOTAL ANNUAL ESTIMATED WATER USE:								219376 GAL	

PARKING LOT
SHADE CALCULATIONS:

TREE TYPE	AREA/ FULL	QUANTITY	FULL	3/4	1/2	SUBTOTAL	TOTAL
20" DIA. TREES							
ACACIA ANEURA	314 S.F.	0	0	8	2	1413 S.F.	
CERCIS OCCIDENTALIS	314 S.F.	4	0	10	3	3062 S.F.	
OLEA EUROPEA	314 S.F.	0	0	5	1	864 S.F.	
20" TOTAL:						5338 S.F.	
25" DIA. TREES							
ULMUS PROPINQUA	490 S.F.	0	0	1	1	368 S.F.	
25" TOTAL:						368 S.F.	
35" DIA. TREES							
QUERCUS LOBATA	962 S.F.	0	0	11	0	5291 S.F.	
35" TOTAL:						5291 S.F.	
COVERED PARKING:						4391 S.F.	
PARKING AREA:						28371 S.F.	
SHADE REQUIRED: 50%						14185 S.F.	
SHADE PROVIDED: 84.2%						15388 S.F.	

WATER QUALITY PLANT PALETTE

BOTANIC NAME/COMMON NAME	SIZE
ACHILLEA MILLEFOLIUM 'APPLEBLOSSOM'/COMMON YARROW	1 GALLON
ARCTOSTAPHYLOS D. 'HOWARD McMINN'/MANZANITA	5 GALLON
BACCHARIS PILULARIS 'PIGEON POINT'/DWF. COYOTE BRUSH	1 GALLON
CHONDRPETALUM TECTORUM/DWF. CAPE RUSH	5 GALLON
CAREX DIVULSA/EURASIAN GRAY SEDGE	1 GALLON
DESCHAMPSIA CESPITOSA/TUFTED HAIR GRASS	1 GALLON
FESTUCA CALIFORNICA 'SERPENTINE BLUE'/CALIF. FESCUE	1 GALLON
GRASSES, BIOSWALE: DELTA BLUEGRASS 'BIOFILTRATION SOD'	SOD
LEYMUS CONDENSATUS 'CANYON PRINCE'/BLUE WILD RYE	1 GALLON
MIMULUS AURANTIACUS/STICKY MONKEY FLOWER	1 GALLON
MUHLENBERGIA RIGENS/DEER GRASS	1 GALLON
ROSA CALIFORNICA/WILD ROSE	5 GALLON
SISYRINCHIUM BELLUM/BLUE-EYED GRASS	1 GALLON

PLANT LIST & LEGEND

SYMBOL	BOTANIC NAME/COMMON NAME	SIZE	QUANTITY	REMARKS
	ACACIA ANEURA/MULGA	15 GALLON	12	
	CEDRUS DEODARA/DEODAR CEDAR	15 GALLON	3	
	CERCIS OCCIDENTALIS/WESTERN REDBUD	15 GALLON	27	STANDARD
	OLEA EUROPEA 'SWAN HILL'/FRUITLESS OLIVE	24" BOX	31	
	PARKINSONIA X. 'DESERT MUSEUM'/PALO VERDE	15 GALLON	8	
	QUERCUS LOBATA/VALLEY OAK	15 GALLON	11	LOW BRANCHED
	ULMUS PROPINQUA/EMERALD SUNSHINE/HYBRID ELM	15 GALLON	9	
	ULMUS WILSONIANA 'PROSPECTOR'/PROSPECTOR ELM	15 GALLON	16	OFF-SITE (BY OTHERS)
	ARBUTUS UNEDO 'COMPACTA'/STRAWBERRYBUSH	15 GALLON	12	
	HETEROMELES ARBUTIFOLIA/TOYON	15 GALLON	20	
	SHRUB & GROUND COVER AREA - SEE GENERAL PLANT PALETTE AT RIGHT			
	WATER QUALITY PLANTING - SEE WATER QUALITY PLANT PALETTE AT LEFT			



GENERAL PLANT PALETTE

BOTANIC NAME/COMMON NAME	SIZE
ACACIA REDOLENS 'DESERT CARPET'/PROSTRATE ACACIA	1 GALLON
ACANTHUS MOLLIS/BEARS BREECH	5 GALLON
BULBINE FRUTESCENS (YELLOW)/CAPE BALSAM	1 GALLON
BUXUS M. J. 'GREEN BEAUTY'/JAPANESE BOXWOOD	5 GALLON
CALLISTEMON V. 'LITTLE JOHN'/DWF. BOTTLE BRUSH	5 GALLON
COPROSMA P. 'VERDE VISTA'/COPROSMA	1 GALLON
COTONEASTER D. 'LOWFAST'/PROSTRATE COTONEASTER	1 GALLON
DIETES BICOLOR	1 GALLON
ERIGERON KARVINSKIANUS/FLABANE	1 GALLON
ERIOGONUM FASCICULATUM/CALIFORNIA BUCKWHEAT	1 GALLON
HELLEBORUS ARGUTOLIUS 'PACIFIC FROST'/CORSIKAN HELLEBORE	1 GALLON
HESPERALOE X. 'BRAKE LIGHTS'/HYBRID RED YUCCA	2 GALLON
IRIS DOUGLASIANA/DOUGLAS IRIS	1 GALLON
JUNIPERUS C. 'SAN JOSE'/SAN JOSE JUNIPER	1 GALLON
KNIPHOFIA UVARIA 'FLAMENCO'/RED HOT POKER	1 GALLON
LANTANA MONTEVIDENSIS/LANTANA	5 GALLON
MAHONIA AQUIFOLIUM/OREGON GRAPE	5 GALLON
MAHONIA REPENS/CREeping OREGON GRAPE	1 GALLON
MUHLENBERGIA CAPILLARIS/PURPLE MUHLY GRASS	1 GALLON
NEPETA X. FAASSENII/CATMINT	1 GALLON
NERIUM O. 'DWARF RED'/PETITE RED OLEANDER	5 GALLON
NANDINA DOMESTICA 'GULF STREAM'/DWF. HEAVENLY BAMBOO	5 GALLON
PENISETUM M. 'RED BUNNY TAILS'/DWF. FOUNTAIN GRASS	1 GALLON
PENSTEMON HETEROPHYLLUS 'MARGARITA B.O.P./BEARD TONGUE	1 GALLON
SALVIA MICROPHYLLA 'HOT LIPS'/AUTUMN SAGE	5 GALLON
SALVIA X. 'BEE'S BLISS'/CREeping SAGE	1 GALLON
TULBAGHIA VIOLACEA/SOCIETY GARLIC	1 GALLON
VERBENA PERUVIANA 'HOMESTEAD PURPLE'/HYBRID VERBENA	1 GALLON

Date: APR. 23, 2020

Scale: 1"=30'-0"

Job Number: 39013

Sheet Number: 1 of 1