

**PLANT LIST**

ABBR.	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COMMENTS
<b>TREES</b>					
Af	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	13	3" Cal.	30' Canopy Dia.
Am	Arbutus 'Marina'	Strawberry Tree	7	3" Cal.	20' Canopy Dia.
Fa	Fraxinus americana 'Juninger'	Autumn Purple Ash	54	3" Cal.	35' Canopy Dia.
Ke	Koelerutera elegans 'Formosana'	Formosan Flame Tree	62	3" Cal.	25' Canopy Dia.
Li	Lagerstroemia indica x L.fauri	Crape Myrtle	17	3" Cal.	20' Canopy Dia.
Qi	Quercus lobata	Valley Oak	32	3" Cal.	35' Canopy Dia.
<b>SHRUBS</b>					
Cv	Callistemon 'Violetaceus'	Purple Bottlebrush	-	5 Gal.	
Ce	Ceanothus 'Concha'	Corolla Ceanothus	-	5 Gal.	
Dw	Dasylium wheeleri	Desert Spoon	-	5 Gal.	
Ls	Lavandula stoechas 'Otto Quast'	Otto Quast Lavender	-	5 Gal.	
Lf	Leucophyllum frutescens	Texas Ranger	-	5 Gal.	
Of	Osmannthus x fortunei	Hybrid Tea Olive	-	5 Gal.	
Ro	Rosmarinus officinalis	Rosemary	-	5 Gal.	
Sg	Salvia greggii	Autumn Sage	-	5 Gal.	
<b>PERENNIALS</b>					
Am	Achillea millefolium 'Island Pink'	Island Pink Yarrow	-	1 Gal.	
Ca	Calamagrostis x acutiflora 'Karl Foerster'	Reed Feather Grass	-	1 Gal.	
Kc	Kriphofia 'Christmas Cheer'	Christmas Cheer Poker Plant	-	1 Gal.	
Mr	Muhlenbergia rigens	Deer Grass	-	1 Gal.	
Nf	Nepeta x faassoni	Hybrid Catmint	-	1 Gal.	
Ph	Penstemon heterophyllus 'Margarita'	Margarita Footill Penstemon	-	1 Gal.	
Ss	Salvia spathacea	Hummingbird Sage	-	1 Gal.	
<b>VINES</b>					
Cc	Cytostoma callistegioides	Violet Pipe Vine	-	1 Gal.	
Hv	Hardenbergia violacea	Lilac Vine	-	1 Gal.	
<b>GROUND COVER</b>					
Cp	Ceratostigma plumbaginoides	Dwarf Plumbago	-	1 Gal.	
Rv	Ribes viburnifolium	Evergreen Currant	-	1 Gal.	

**SYMBOL LEGEND**

**PROPOSED TREE:**  
Refer to plant list and shade calculations for size and type

**EXISTING TREE (non oak):**  
Approximate location of existing tree to remain

**EXISTING TREE (Oak):**  
Approximate location of existing tree to remain

**SHRUB AREA:**  
To be determined from list above

**PERENNIAL AREA:**  
To be determined from list above

**GROUND COVER AREA:**  
To be determined from list above

**GENERAL LANDSCAPE NOTES:**

\* SOURCE OF BASE SHEETS IS WILLIAMS + PADON ARCHITECTS, PLANNERS

1. ALL APPROVALS TO BE BY THE LANDSCAPE ARCHITECT OR THE OWNER'S REPRESENTATIVE.

2. FINISH GRADE OF PLANTING BED AREAS SHALL BE REVIEWED & APPROVED BEFORE INSTALLATION OF EITHER MULCH OR SOD.

3. ROUGH GRADE, FINISH GRADE, & ALL BERM LOCATION/SHAPES SHALL BE REVIEWED & APPROVED BEFORE INSTALLATION OF THE IRRIGATION SYSTEM & SITE ELEMENTS.

4. ALL PROPERTY LINES WERE PROVIDED AND ESTABLISHED BY OTHERS - THIS SITE PLAN IS NOT A LEGAL SURVEY.

5. CONTRACTOR TO PROVIDE PHOTOGRAPHS OR SAMPLES OF ALL TREE PLANT MATERIAL FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO SEE IF SPECIFICATIONS ARE MET. THIS DOES NOT GUARANTEE ACCEPTANCE OF ALL TREES UPON DELIVERY TO PROJECT SITE.

6. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO ANY DIGGING OR CONSTRUCTION. THE ACQUISITION OF ALL NECESSARY PERMITS ASSOCIATED WITH CONSTRUCTION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR READING ALL NOTES, CHECKING PLANT NAMES AND CONFIRMING ALL NUMBERS, SIZES, AND PLANT AVAILABILITY PRIOR TO SUBMITTING BID.

8. IF QUANTITIES LISTED IN THE PLANTING SCHEDULES DO NOT CORRELATE WITH THE QUANTITIES INDICATED ON THE PLANS, THEN PLAN QUANTITIES SHALL GOVERN.

9. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICES NECESSARY TO INSTALL ALL MATERIALS COMPLETE AND IN PLACE AS SHOWN AND/OR SPECIFIED.

10. FINISH GRADES IN ALL LAWN AREAS SHALL BE ESTABLISHED AND INSPECTED BY OWNER'S REPRESENTATIVE BEFORE INSTALLATION OF SOD.

11. ROUGH GRADE, FINISH GRADE AND ALL BERM LOCATION/SHAPES SHALL BE ESTABLISHED BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT BEFORE INSTALLATION OF THE IRRIGATION SYSTEM, SITE ELEMENTS OR ANY SOD.

12. SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE TOP 6"-8" (MIN.) OF THE ROUGH GRADE OF ALL LAWN AREAS PRIOR TO SODDING.

13. ROUGH GRADE IN ALL LAWN AND PLANTING BED AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 8"-10" (MIN.) PRIOR TO INSTALLATION OF PLANT MATERIAL, BERMS & SOD.

14. ALL PLANT MATERIALS SHALL BE #1 GRADE NURSERY STOCK AND WARRANTED FOR ONE YEAR AFTER FINAL PROJECT ACCEPTANCE. REPLACE ANY PLANT WHICH DIES WITHIN TWO WEEKS WITH PLANTS EQUAL TO ORIGINAL MATERIALS USED EXCEPT FOR PLANT LOSSES DUE TO VANDALISM, ACTS OF NATURE, OR NEGLIGENCE BY THE OWNER.

15. THE CONTRACTOR SHALL BE REQUIRED TO EXCAVATE ALL PLANTING BED AREAS TO ESTABLISH ROUGH GRADE AND INSTALL REQUIRED SOIL AMENDMENTS. (4 1/2" BELOW TOP OF CURBS IN PLANTING AREAS & 1 1/2" BELOW SIDEWALKS IN LAWN AREAS.)

16. TREE STAKING SHALL BE DONE ON ALL TREES. CONTRACTOR SHALL STAKE AS PER DETAIL. ORIGINAL NURSERY STAKES ON TREES SHALL BE REMOVED BEFORE INSTALLATION. TREES MUST STAND UPRIGHT WITHOUT SUPPORT TO BE ACCEPTABLE.

17. INSTALL DEWITT PRO 5 LANDSCAPE FABRIC OR AN APPROVED EQUAL UNDER ALL MULCH AREAS. SECURE TO ROUGH GRADE. DO NOT LEAVE EXPOSED.

18. LANDSCAPE MULCH SHALL BE A 2" DEPTH OF DECOMPOSED GRANITE, AS APPROVED. TO BE INSTALLED IN ALL PLANTING AREAS.

19. ALL PLANTING PITS SHALL BE EITHER HAND OR BACKHOE DUG (NO AUGER). THE BOTTOM AND SIDES OF THE PLANTING PITS SHALL BE SCARIFIED BEFORE INSTALLATION OF THE PLANT MATERIAL. HOLES SHALL BE 3 TIMES AS WIDE AS THE ROOTBALL DIAMETER. THE SAME DEPTH AS THE ROOTBALL AND BACKFILLED WITH AN APPROVED SOIL MIX.

20. ALL PLANTING BEDS SHALL BE STRIPPED AND CLEARED OF ALL DEBRIS AND SHALL BE RAKED TO A SMOOTH AND EVEN GRADE PRIOR TO PLANT MATERIAL INSTALLATION.

21. "B.D.U." WATER SOLUBLE STARTER PLANT FERTILIZER BAGS/TABLETS OR AN APPROVED EQUAL SHALL BE INSTALLED IN ALL PLANTING PITS. USE 1 PER 1-GALLON CONTAINER, 3 PER 5-GALLON CONTAINER, AND 5 PER 15-GALLON CONTAINER/ 2' CAL. OR LARGER TREE.

22. CONTRACTOR TO APPLY A PRE-EMERGENT HERBICIDE THROUGHOUT ALL ROCK MULCH AREAS PRIOR TO PLACING MULCH. NO PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN PERENNIAL, GROUND COVER, BULB AND ANNUAL AREAS. ADD RONSTAR GRANULAR PRE-EMERGENT HERBICIDE PER MANUFACTURER'S WRITTEN RECOMMENDATIONS PRIOR TO INSTALLING WEED FABRIC AND ROCK MULCH.

23. FINAL LOCATION OF ALL LANDSCAPE PLANT MATERIAL SHALL BE SET BY THE CONTRACTOR ACCORDING TO THE PLANS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

24. NO PLANTS SHALL BE PLACED TO CONFLICT OR CREATE CONFLICT W/ SIGNS, LIGHTS, UTILITIES, ETC. IF PLANT LOCATION WILL CAUSE A CONFLICT, CONTACT THE LANDSCAPE ARCHITECT.

25. ALL PERENNIAL AND GROUND COVER AREAS SHALL BE HAND SET BY THE CONTRACTOR IN AREAS SHOWN ON DRAWINGS AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE BEFORE INSTALLATION.

26. THE CONTRACTOR SHALL REMOVE ALL BURLAP, TWINE, TIES, CONTAINERS AND WIRE BASKETS FROM ALL PLANT MATERIAL. DO NOT DISTURB ROOTBALLS. REMOVE ANY EXCESS SOIL ON TREES OR SHRUBS THAT HAS ACCUMULATED DURING THE PACKAGING & SHIPPING PROCESS. (B&B STOCK - ESPECIALLY) IN ORDER TO DETERMINE PROPER PLANTING DEPTH IN ORDER TO PLACE ROOTBALL AT 1" ABOVE GRADE. CLEAN DOWN TO THE TOP OF STRUCTURAL (FLARED) ROOT SYSTEM.

27. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROVIDE EFFECTIVE DUST CONTROL OF ALL PREPARED SOIL AREAS.

28. ALL TREES TO BE #1 GRADE NURSERY STOCK AND MEET CURRENT INDUSTRY QUALITY STANDARDS ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, ANSI Z60 AND NRS 555 (REGULATIONS OF NURSERY AND NURSERY STOCK). ALL TREES TO INCLUDE THE FOLLOWING:

- NO GIRDLING, KINKED, CIRCLING OR 'J' ROOTS.
- NO TREES THAT HAVE BEEN TOPPED.
- NO WOUNDS IN THE TRUNK BARK OR ON LIMBS.
- TO BE INSECT AND DISEASE FREE, RODENT AND MECHANICAL DAMAGE FREE.
- NO TREES THAT HAVE LARGE NURSERY STAKES THROUGH ROOTBALL OR HAVE BEEN GROWN ON A NURSERY STAKE.
- ROOTBALL TO BE APPROPRIATE TO CALIPER AND CROWN SIZE.
- TRUNK/ CROWN STRUCTURE AND TRUNK TAPER TO BE APPROPRIATE FOR THE SPECIES.
- ALL GRAFT UNIONS TO BE HEALTHY WITH TRUNK DIAMETER BELOW UNION LARGER THAN ABOVE UNION.
- ALL TREES TO STAND UPRIGHT WITHOUT STAKES.
- ROOTS, BARK AND SHOOT GROWTH TO GIVE EVIDENCE OF GOOD TREE VIGOR.
- ANY REPLACEMENT OF PLANT STOCK TO BE EQUAL TO ORIGINAL SPECIFICATION AND APPROVED BY THE OWNER'S REPRESENTATIVE.

29. ALL PLANTING BEDS SHALL HAVE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS.

30. ALL BOX TREES TO BE STAKE FREE NURSERY STOCK, NO LARGE STAKES THROUGH ROOTBALL.

31. THE CONTRACTOR SHALL SPACE PLANT MATERIALS TO ACCOMMODATE EVERGREEN TREE GROWTH. SPACE ALL SHRUBS/ GROUND COVERS/ PERENNIALS A MINIMUM OF 8' AWAY FROM ANY EVERGREEN TREE TRUNK.

32. ANY SUBSTITUTION OF PLANT MATERIAL TO BE SUBMITTED IN WRITING FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND THE COMMUNITY DEVELOPMENT DEPARTMENT.

33. THE CONTRACTOR SHALL INSPECT THE SITE REGULARLY TO REVIEW THE CONDITION OF ALL PLANTINGS. IF ANY CHANGES IN THE OVERALL MAINTENANCE PROGRAM ARE REQUIRED TO IMPROVE THE CONDITIONS TO AN ACCEPTABLE STANDARD, THE CONTRACTOR SHALL NOTIFY THE OWNER IN WRITING. OTHERWISE THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR THE CONDITION OF THE PLANTINGS AND MUST HONOR THE GUARANTEE. ANY PLANTS REPLACED UNDER THIS GUARANTEE SHALL BE GUARANTEED FOR ONE FULL YEAR FROM THE DATE OF REPLACEMENT.

34. THE CONTRACTOR SHALL BE REQUIRED TO PROVIDE MAINTENANCE OF THE ENTIRE IRRIGATION SYSTEM & ALL LANDSCAPING UNTIL FINAL PROJECT ACCEPTANCE. AFTER FINAL PROJECT ACCEPTANCE ALL PROJECT MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE OWNER.



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**THE CANNERY - COMMERCIAL DISTRICT  
DAVIS, CA**

ISSUE DATE: March 10, 2016

REVISIONS	#	DATE	DESCRIPTION

DRAWN: \_\_\_\_\_ REVIEWED: \_\_\_\_\_

PROJECT NUMBER: 0000

**Concept  
Planting Plan**

SHEET NUMBER  
**L1-1**

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**THE CANNERY - COMMERCIAL DISTRICT**  
**DAVIS, CA**

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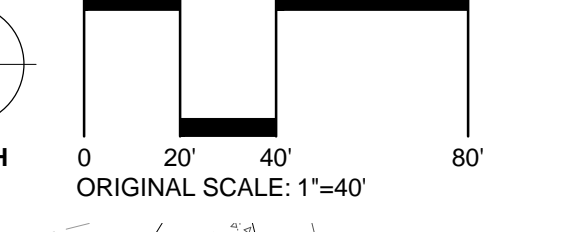
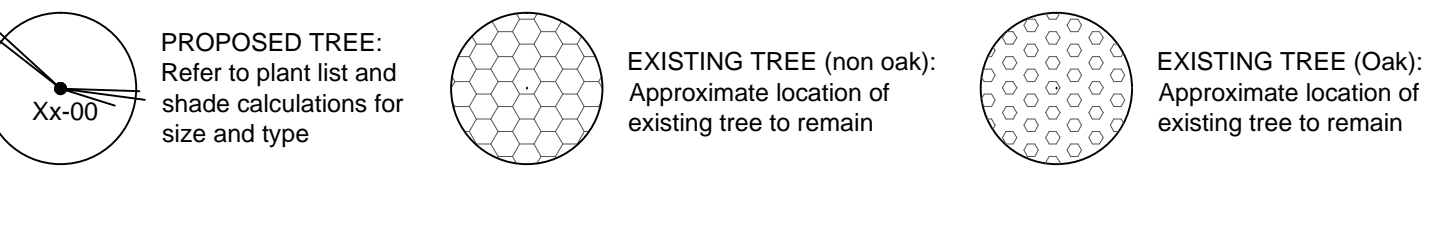
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**SHADE CALCULATIONS**

Symbol	Botanical Name / Common Name	Quantity @ Full Shade	Quantity @ 3/4 Shade	Quantity @ 1/2 Shade	Quantity @ 1/4 Shade	Total (Sq. Ft.)
Al-30	Acer x freemanii / Autumn Blaze Maple	1 @ 707 SF	3 @ 530 SF	2 @ 354 SF	0 @ 177 SF	3,005 SF
Am-20	Arbutus 'Marina' / Strawberry Tree	1 @ 314 SF	0 @ 236 SF	3 @ 157 SF	0 @ 79 SF	785 SF
Fa-35	Fraxinus americana / Purple Ash	30 @ 962 SF	10 @ 722 SF	13 @ 481 SF	0 @ 241 SF	42,333 SF
Ke-25	Koeleruteria elegans / Flame Tree	34 @ 491 SF	4 @ 368 SF	24 @ 246 SF	0 @ 123 SF	24,070 SF
Li-20	Lagerstromia indica / Crape Myrtle	12 @ 314 SF	0 @ 236 SF	5 @ 157 SF	0 @ 79 SF	4,553 SF
Ql-35	Quercus lobata / Valley Oak	0 @ 962 SF	2 @ 722 SF	16 @ 481 SF	0 @ 241 SF	9,140 SF
Total Tree Shade 83,886 Sq. Ft.						
						Total Surfaced Area 179,673 Sq. Ft.
Surfaced Area (Parking lot and drive aisles only):						Shade Area Required 89,836 Sq. Ft.
						Shade From Existing Trees (To be verified by the City) 7,100 Sq. Ft.
						Total Shade Provided (Including existing trees) 90,886 Sq. Ft.
						Percent Shade 50.6 %

**SYMBOL LEGEND**



EXISTING TREES, SHADE PROVIDED WILL BE INCLUDED IN THE OVERALL CALCULATION BASED ON APPROVAL FROM THE CITY AND URBAN FOREST MANAGER

EXISTING TREES, SHADE PROVIDED WILL BE INCLUDED IN THE OVERALL CALCULATION BASED ON APPROVAL FROM THE CITY AND URBAN FOREST MANAGER

ISSUE DATE: March 10, 2016

REVISIONS	
#	DESCRIPTION

DRAWN: \_\_\_\_\_ REVIEWED: \_\_\_\_\_

PROJECT NUMBER: 0000

**Parking Lot Shading Plan**

SHEET NUMBER  
**L2-1**

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