



WQMP BASIN PLAN SCHEDULE:

QTY	SCIENTIFIC NAME	COMMON NAME	COND.	MATURE HEIGHT/WIDTH	WATER NEEDS
SHRUB					
60	Iva hayesiana	Hoyes Iva	quart	36"ht. x 7"wd.	Very Low
60	Mahonia nevadensis	Nevadensis Mahonia	quart	7"ht. x 7"wd.	Very Low
60	Ribes viburnifolium	Catalina Perfume	quart	36"ht. x 60"wd.	Very Low
GROUND COVER, VINES, SUCCULENTS, PERENNIALS					
60	Achillea millefolium	Yarrow	quart	24"ht. x 24"wd.	Low
60	Artemisia douglasiana	Mugwort	quart	48"ht. x 48"wd.	Very Low
60	Baccharis pilularis 'Pigeon Point'	Dwarf Coyote Bush	quart	18"ht. x 8"wd.	Low
60	Ceanothus 'Anchor Bay'	Anchor Bay Ceanothus	quart	30"ht. x 60"wd.	Low
60	Huechera maxima	Island Alum Root	quart	12"ht. x 12"wd.	Very Low
60	Iris douglasiana	Douglas Iris	quart	24"ht. x 24"wd.	Very Low
60	Mimulus cardinalis	Scarlet Monkeyflower	quart	24"ht. x 24"wd.	Low
60	Polypodium californicum	California Polypody	quart	12"ht. x 18"wd.	Low
60	Satureja douglasii	Yerba Buena	quart	12"ht. x 36"wd.	Very Low
60	Vernegasia carpesoides	Canyon Sunflower	quart	48"ht. x 48"wd.	Low
GRASSES					
60	Aristida purpurea	Purple Three-Awn	quart	24"ht. x 24"wd.	Very Low
60	Deschampsia cespitosa	Tufted Hairgrass	quart	36"ht. x 24"wd.	Very Low
60	Juncus patens	California Gray Rush	quart	24"ht. x 24"wd.	Very Low
60	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	quart	36"ht. x 24"wd.	Very Low
60	Leymus triticoides 'Grey Dawn'	Grey Dawn Creeping Wild Rye	quart	24"ht. x 24"wd.	Very Low
60	Muhlenbergia rigens	Deegrass	quart	36"ht. x 24"wd.	Very Low
60	Sporobolus airoides	Alkali Dropseed	quart	48"ht. x 24"wd.	Very Low

Install WQMP basin plantings at 24" on center in random groupings. Minimum size group of 3 and maximum size group of 10.

LEGENDS AND NOTES:

- LANDSCAPE CONSTRUCTION NOTES:**
- The contractor shall be responsible for obtaining building permits prior to commencing construction.
 - The contractor shall notify the architect if discrepancies exist between existing site conditions and plans.
 - All construction shall meet or exceed City standards and guidelines.
 - The contractor shall take great care to protect existing site amenities during the process of construction. Items not specifically identified for protection shall be protected in place.
 - The design shown is diagrammatic, the contractor shall review the site conditions prior to bidding.
 - Locating and protecting all underground utilities, prior to digging, is responsibility of the landscape contractor.
 - Prior to installation, the landscape contractor shall inspect the sub grade, general site conditions, verify elevations, utility locations, irrigation, approve topsoil provided by general contractor and observe the site conditions under which the work is to be done. Notify general contractor of any unsatisfactory conditions. Work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor and/or construction manager.
 - Site to be 100% irrigated by an automatic underground drip irrigation system that is design-build.

- SOILS NOTES**
- All soil next to curbs and sidewalks shall be graded at one inch to two inches below the finished surface.
 - A post grading agronomic soils analysis is required. Contractor shall amend the soil in accordance with the recommendations of the report.
 - Soil amendments shall be added to all planting areas with gradients 2:1 and less in accordance with post grading soil analysis recommendations.
 - Backfill Mix:
 - 1/2 Cubic Yard Screened Site Top Soil
 - 1/2 Cubic Yard Nitroized Shavings
 - 2 lbs Iron Sulfate
 - 10 lbs Organic Gypsum

- ROOT BARRIER NOTES**
- Root panels and linear barriers are required for all trees planted within a parking area or within 8-foot of any walking or driveable surface in accordance with the Landscape and Irrigation Standards Plans and Specifications.

- PLANT NOTES**
- Shrubs are kept a minimum of three feet from the doors of the electrical unit or as specified by the utility agency. All trees and shrub beds to be mulched with a minimum of inches of clean shredded hardwood mulch. All groundcover beds shall be mulched with a minimum of 1.5 inches of shredded hardwood mulch. Color enhanced mulch is prohibited.
 - All disturbed areas (including right-of-ways) not receiving mulch to receive 3 inches of decomposed granite.
 - Planting holes to be dug a minimum of four times the width of the root ball of both shrub and tree. Amend backfill with topsoil mix. Place rootball on undisturbed soil.
 - All landscaping shall be installed in conformance with ANSI Z60.1 The American Standard for Nursery Stock, and the accepted standards of the American Association of Nurserymen.
 - The landscape contractor shall guarantee all plants installed for one full year from date of acceptance by the owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period. The landscape contractor shall not be responsible for acts of God or vandalism. Any plant that is determined dead, in an unhealthy or unsightly condition, lost its shape due to dead branches or other symptoms of poor, non-vigorous growth shall be replaced by the landscape contractor with the cost of the replacement included in the bid or proposal price.
 - Water thoroughly twice in the first 24 hours and apply mulch immediately.

- STAKING AND TYING NOTES**
- Stake all trees.
 - Place the stake 12 to 14 inches away from the tree on prevailing wind side of the tree.
 - Drive the stake until the stake is firmly anchored into undisturbed native soil.
 - Nursery stake must be removed. If trunk is too spindly to support itself, or has little or no taper then additional ties may be required.
 - Determine the correct height for the stake keeping in mind it should be no higher than necessary but high enough to hold the tree upright. To locate the correct point to mount the ties, hold the trunk of the tree in one hand and gently bend the top with the other. Find the lowest height at which the top returns upright and install the tree ties 6 to 8 inches higher than that point.

- SLOPE NOTES**
- Slopes shall be landscaped with appropriate planting for immediate erosion control. Jute netting is also allowed to be used on commercial/industrial slopes with the approval of the Community Development Director.
 - The owner of any excavated or filled property, or any other person or agent in possession or control of such property, shall maintain all slopes, retaining walls, cribbing, drainage structures and other protective devices.

LANDSCAPE LEGEND:

- CANOPY TREE
- UNDERSTORY TREE
- PALM TREE
- CONIFEROUS TREE
- SHRUB/GRASS/PERENNIAL
- SHREDDED HARDWOOD MULCH (12,330 SF)
- WQMP PLANTING AREA (4,200 SF)

1 Maximum Annual Water Allocation (MAWA)

INPUT the total square footage of landscape = 12,330 x 62
 INPUT the Hist. ETo for the area = 56.37 x 8
 MAWA = 344,741 gal / yr
 748
 MAWA = 460.88

2 Estimated Annual Water Use (EAWU)

Hydrozone # 1 INPUT Plant Factor = (Low)
 INPUT square footage of hydrozone =
 INPUT hydrozone irrigation efficiency =
 EAWU = cu ft / yr

Hydrozone # 2 INPUT Plant Factor = (High)
 INPUT square footage of hydrozone =
 INPUT hydrozone irrigation efficiency =
 EAWU = cu ft / yr

Hydrozone # 3 INPUT Plant Factor = (Med)
 INPUT square footage of hydrozone =
 INPUT hydrozone irrigation efficiency =
 EAWU = cu ft / yr

Hydrozone # 4 INPUT Plant Factor = (Low)
 INPUT square footage of hydrozone = 12,330
 INPUT hydrozone irrigation efficiency = 0.95
 EAWU = 128.02 cu ft / yr

Hydrozone # 5 INPUT Plant Factor = (Very Low)
 INPUT square footage of hydrozone =
 INPUT hydrozone irrigation efficiency =
 EAWU = cu ft / yr

SubTotal EAWU = 128.02 cu ft / yr
 Input Irrigation System Operation Factor = 0.85
 Total EAWU = 150.61
 MAWA - EAWU = 310.27 cu ft / yr
 (this number must be positive)

*All landscape areas have Low plant factor and will all receive drip irrigation.

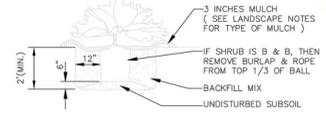
NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	MATURE HEIGHT/WIDTH	WATER NEEDS	REMARKS
TREE							
BB	13	Brahea brandegeei	San Jose Hesper Palm	#24	40"ht. x 10"wd.	Low	Straight, single-stem
BP	6	Brachychiton populneus	Bottle Tree	#24	30"ht. x 30"wd.	Low	Full, well shaped, single-stem
CT	3	X Chitalpa tashkentensis	Chitalpa	#15	20"ht. x 20"wd.	Low	Full, well shaped, single-stem
EL	6	Eucalyptus leucocylon	White Ironbark	#36	50"ht. x 30"wd.	Low	Full, well shaped, single-stem
PP	10	Pinus ponderosa	Ponderosa Pine	#24	70"ht. x 25"wd.	Low	Full, well shaped, single-stem
QA	6	Quercus agrifolia	Coast Live Oak	#15	50"ht. x 30"wd.	Low	Full, well shaped, single-stem
QM	5	Quercus muhlenbergii	Chinquapin Oak	#15	50"ht. x 50"wd.	Low	Full, well shaped, single-stem
UP	4	Ulmus parvifolia	Chinese Evergreen Elm	#24	40"ht. x 30"wd.	Low	Full, well shaped, single-stem
WF	14	Washingtonia filifera	California Fan Palm	#24	50"ht. x 10"wd.	Low	Straight, single-stem
SHRUB							
AR	58	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 gallon	30"ht. x 72"wd.	Low	Full, vigorous
AC	35	Acacia redolens 'Low Boy'	Prostrate Acacia	5 gallon	18"ht. x 72"wd.	Low	Full, vigorous
CM	59	Ceanothus maritimus 'Valley Violet'	Valley Violet Ceanothus	5 gallon	24"ht. x 48"wd.	Low	Full, vigorous
CE	17	Calliandra eriophylla	Pink Fairyduster	5 gallon	24"ht. x 36"wd.	Very Low	Full, vigorous
CU	32	Chamaelucium uncinatum 'Purple Pride'	Gerardton Waxflower	5gal, 36"ht.	48"ht. x 48"wd.	Low	Full, vigorous
HA	20	Heteromeles arbutifolia 'Davis Gold'	Davis Gold Toyon	5 gallon	60"ht. x 60"wd.	Low	Full, vigorous
RC	5	Rhamnus crocea	Spiray Redberry	5 gallon	60"ht. x 60"wd.	Low	Full, vigorous
WE	35	Westringia fruticosa 'Morning Light'	Coast Rosemary	5gal, 36"ht.	48"ht. x 48"wd.	Low	Full, vigorous
ORNAMENTAL GRASS							
MC	48	Muhlenbergia capillaris	Pink Muhlygrass	5 gallon	36"ht. x 36"wd.	Low	Full, vigorous
SW	30	Sporobolus wrightii	Giant Sacaton	5 gallon	60"ht. x 48"wd.	Low	Full, vigorous
PERENNIAL							
SL	15	Salvia leucantha 'White Mischief'	Mexican Bush Sage	1 gallon	24"ht. x 24"wd.	Low	
SA	14	Sedum 'Autumn Joy'	Autumn Joy Stonecrop	1 gallon	18"ht. x 18"wd.	Low	
SE	24	Sedum elaeagnifolium	Yellow Stonecrop	1 gallon	6"ht. x spreading	Low	
VR	41	Verbena rigida	Sand Paper Verbena	1 gallon	12"ht. x spreading	Low	

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

SHRUB PLANTING
N.T.S.



WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

REVISIONS DATE BY

PROJECT DESCRIPTION
COMMERCIAL/INDUSTRIAL LANDSCAPE PLANS FOR TRACT

PREPARED FOR:
WOODSPRING SUITES
GOLD COAST PREMIER PROPERTIES, LLC
CORONA, CA

SHEET DESCRIPTION
LANDSCAPE PLAN

DATE PREPARED: 05/31/2019
DRAWING SCALE: 1" = 30'-0"
DRAWN BY: JM
DESIGNED BY: JM
CHECKED BY: BR
DPR NUMBER:

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EXHIBIT E