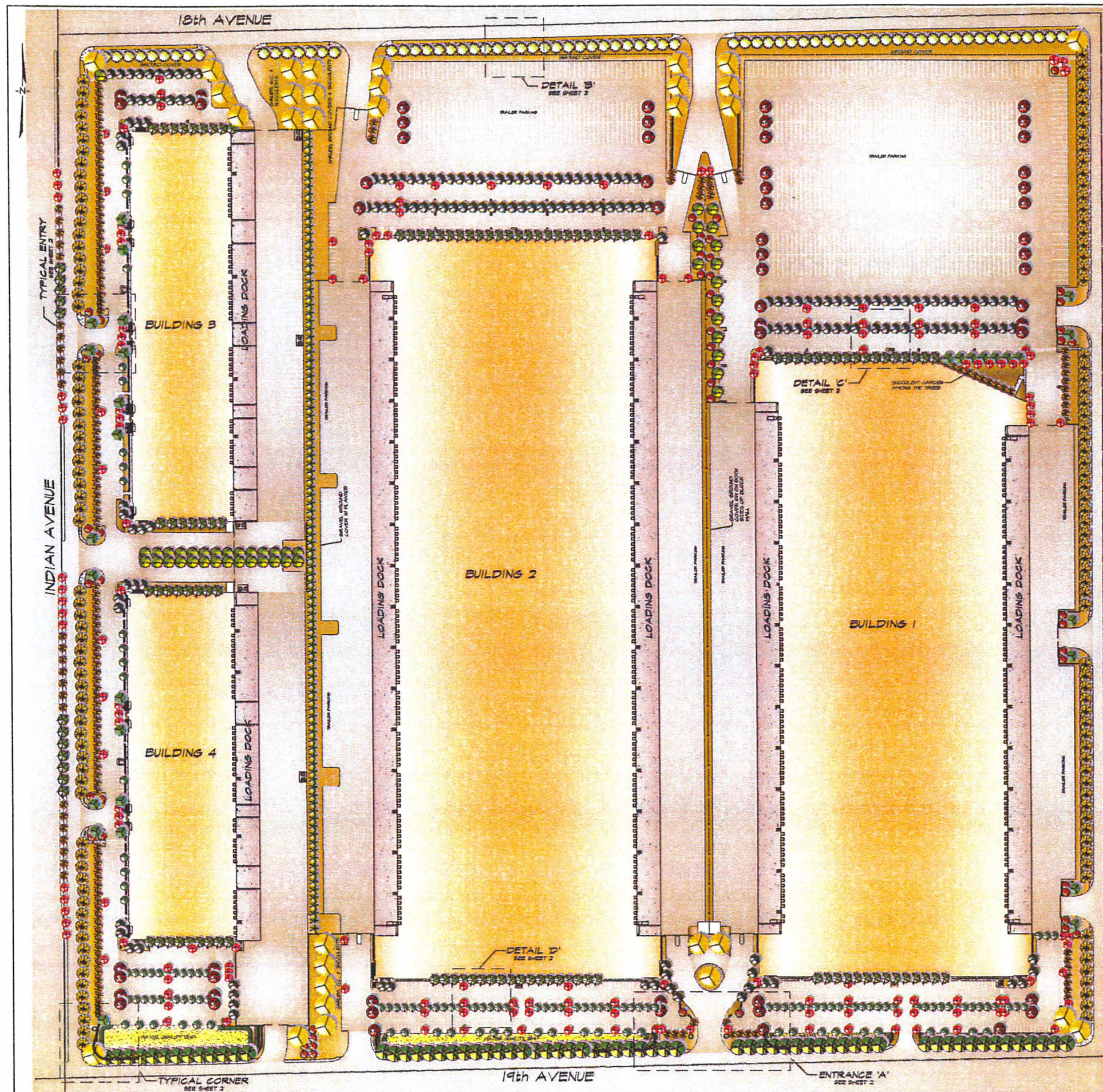




PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	MATURE SIZE	INSTALLATION QUANTITY	SPACING	PLANT FACTOR
<i>Juniperus Virginiana</i>	Shrubby Juniper	2'-3' H x 15'-20' W	24" box (336)	per plan	3
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	4
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	3
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	3
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	3
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	4
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	4
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	3
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2
<i>Calliandra purpurascens</i>	Calliandra	20' H x 30'-35' W	24" box (321)	per plan	2

SHRUBS

BOTANICAL NAME	COMMON NAME	INSTALLATION QUANTITY	SPACING	PLANT FACTOR
<i>Albizia julibrissin</i>	Blue Hibiscus	5 gal. (335)	5' O.C.	3
<i>Leucophyllum candidum</i>	Violet Silverleaf	5 gal. (320)	4' O.C.	2
<i>Leucophyllum angustifolium</i>	Cinnamon Sage	5 gal. (320)	4' O.C.	2
<i>Euphorbia rigida</i>	Gopher Plant	5 gal. (320)	per plan	2
<i>Dodonaea viscosa</i>	Purple Hopsseed Bush	5 gal. (320)	10' O.C.	3
<i>Grassia acuminata</i>	Lavender Star Flower	5 gal. (320)	6' O.C.	3
<i>Brevillea x Cordana</i>	Cordana (don Brevillea)	5 gal. (320)	per plan	3
<i>Leucophyllum frutescens</i>	Texas Ranger	5 gal. (320)	8' O.C.	2
<i>Brevillea x Noell</i>	Noell Brevillea	5 gal. (320)	5' O.C.	2

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	INSTALLATION QUANTITY	SPACING	PLANT FACTOR
<i>Dalea greggii</i>	Trailing Indigo Bush	1 gal. (335)	6' O.C.	2
<i>Lantana camara</i>	Patrol Horizon Compact Lantana	1 gal. (225)	4' O.C.	4
<i>Ornithoglossum</i>	Ornithoglossum	1 gal. (225)	2' O.C.	3
<i>Veronica</i>	Veronica	1 gal. (335)	10' O.C.	3

CACTI AND SUCCULENTS (ASCENT PLANTS)

BOTANICAL NAME	COMMON NAME	INSTALLATION QUANTITY	SPACING	PLANT FACTOR
<i>Agave Americana</i>	Mexican Agave	5 gal. (34)	20' O.C.	1
<i>Agave colorata</i>	Mexican Agave	5 gal. (32)	10' O.C.	1
<i>Agave parryi</i>	Parry's Agave	5 gal. (32)	6' O.C.	1
<i>Fouquieria splendens</i>	Acacia	5 gal. (32)	Use as accents	1
<i>Polycarpus monspeliensis</i>	Polycarpus	5 gal. (32)	Use as accents	1
<i>Pseudotsuga</i>	Slipper Plant	5 gal. (32)	Use as accents	1

ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME	INSTALLATION QUANTITY	SPACING	PLANT FACTOR
<i>Panicum virgatum</i>	Blue Fescue	5 gal. (2500)	2' O.C.	3
<i>Hesperantha</i>	Pink Hiney	5 gal. (2500)	8' O.C.	3
<i>Arundo donax</i>	Kangaroo Paw	5 gal. (2500)	5' O.C.	3

NOTES

- THIS DESIGN CONFORMS TO ORDINANCE NO. 854 AND COUNTY OF RIVERSIDE SPECIFIC TO CA FRIENDLY LANDSCAPING. ALL PLANTS LISTED ARE IN THE COUNTY OF RIVERSIDE GUIDE TO CA FRIENDLY LANDSCAPING.
- LINEAR DEEP ROOT BARRIERS TO BE INSTALLED FOR ANY TREES PLANTED WITHIN 6' FROM ANY HARDSCAPE.
- THERE IS NO EXISTING LANDSCAPING OR STREET TREES ADJACENT TO THE PROPERTY.
- ALL IRRIGATION SHALL CONFORM TO ORDINANCE 854.
- DECOMPOSED GRANITE SHALL BE INSTALLED 2" DEEP FOR ALL SHRUBS AND GROUND COVER FROM PLANTS.
- ALL GRASS NEXT TO PARKING SPACES SHALL HAVE 12" CONCRETE WALK OUT ADJACENT TO A 6" CURB (TOTAL OF 18").
- PARKING IS SCREENED BY USING GREVILLEA NOELL, LEUCOPHYLLUM LANSMANIAE, LEUCOPHYLLUM FRUTESCENS + DODONAEA VISCOSA.
- ALL EXPOSED SURFACES WITHIN THE DEVELOPED LANDSCAPE AREA SHALL BE MELDED WITH A MINIMUM TWO INCH (2") LAYER OF DS.
- BIKE RACKS WILL BE PROVIDED FOR EACH BUILDING.



SHADE CALCULATIONS

PARKING AREA - 2213 SPACES	SHADED PARKING - 1330 SPACES	8 SHADED - 508
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PLOT PLAN #23155

REVIEW FOR COMMENTS LETTER DATED 12/18/08	DATE 12/18/08
REVIEW FOR COMMENTS LETTER DATED 12/18/08	DATE 12/18/08
REVIEW FOR COMMENTS LETTER DATED 12/18/08	DATE 12/18/08

WATER USAGE

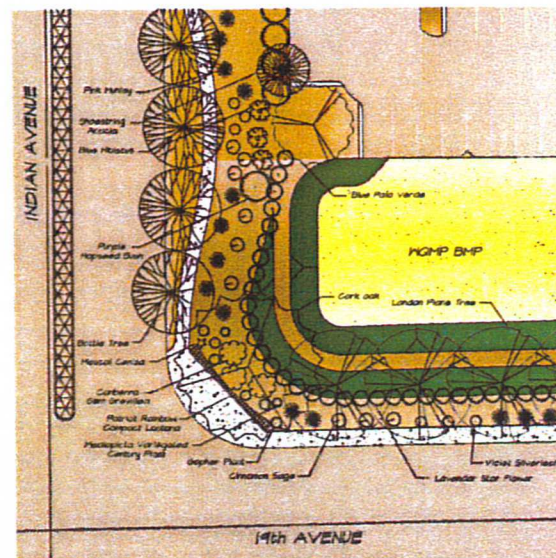
MAX ALLOWABLE WATER ALLOWANCE (PAPA) = 103 ac. 11.4" EST. ANNUAL WATER USE (EAP) = 82 ac. 11.4"

CONCEPTUAL LANDSCAPING PLAN

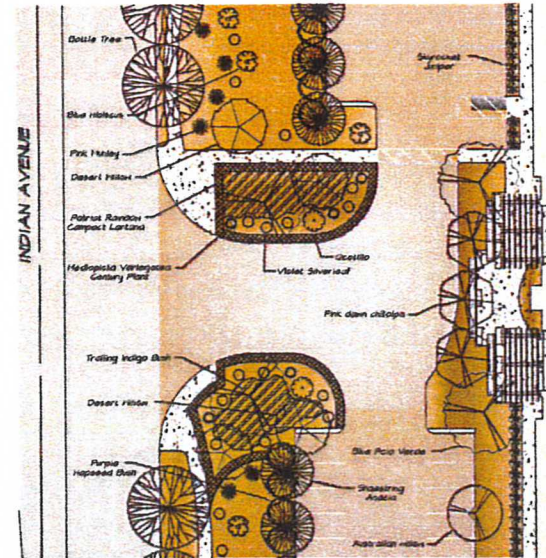
PALM SPRINGS BUSINESS PARK

DESIGNED BY: WEBB ENGINEERS	DATE: 08/2008
CHECKED BY: WEBB ENGINEERS	DATE: 08/2008
APPROVED BY: WEBB ENGINEERS	DATE: 08/2008

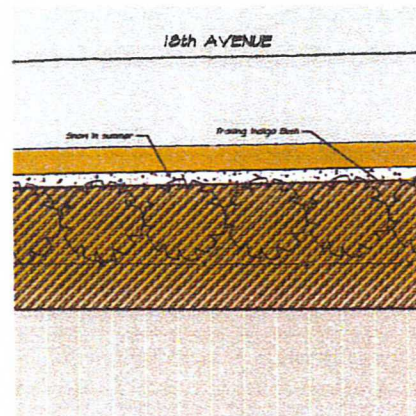




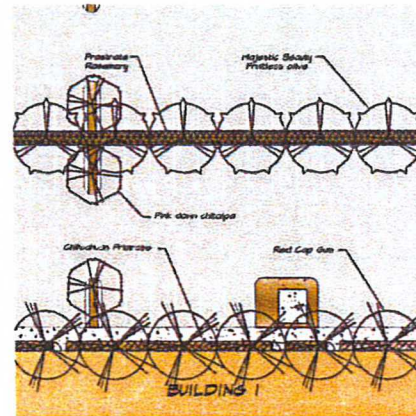
TYPICAL CORNER
SCALE: 1" = 20'



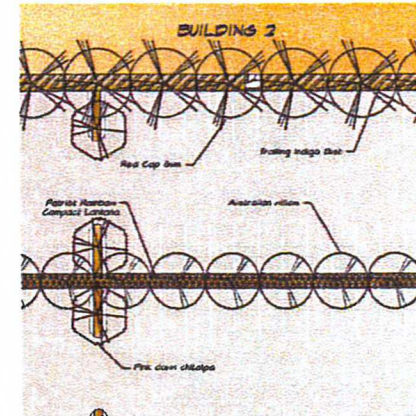
TYPICAL ENTRY
SCALE: 1" = 20'



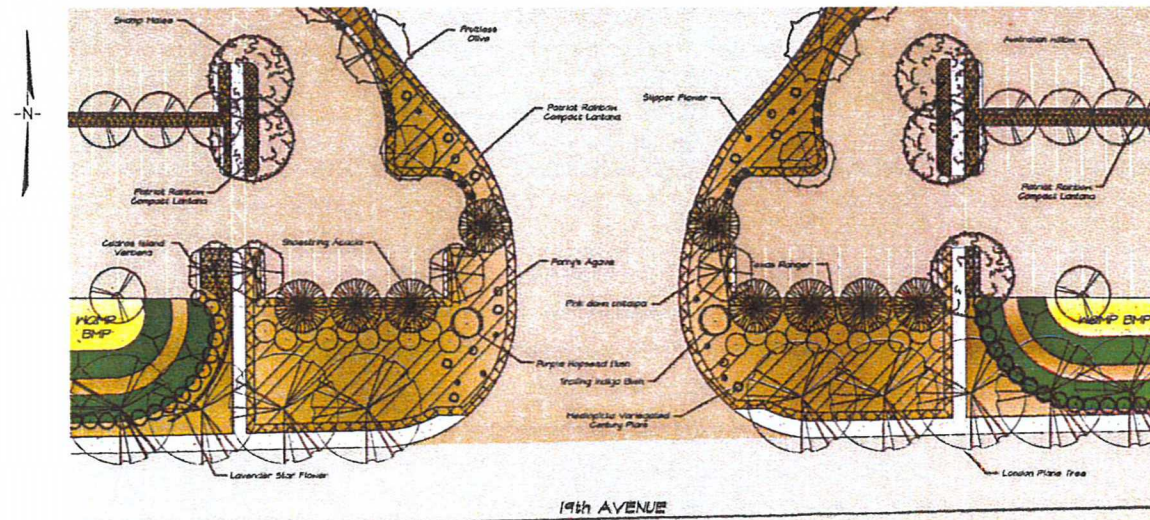
DETAIL 'B'
SCALE: 1" = 20'



DETAIL 'C'
SCALE: 1" = 20'



DETAIL 'D'
SCALE: 1" = 20'



ENTRANCE 'A'
SCALE: 1" = 20'

PLANTING LEGEND

BOTANICAL NAME	COMMON NAME	MATURE SIZE	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Impatiens Virginiana	Skunk Cabbage	2'-3' H x 15'-20' W	24" box (150)	per plan	3
Bellevue parviflora	Australian Nettle	20' H x 30' W	24" box (120)	per plan	4
Clusia europaea	Hopewell Beauty	25' H x 30' W	24" box (120)	per plan	3
Chilopsis linearis	Pink down cholla	25' H x 25' W	15 Gal. (150)	per plan	2
Heliconia bihai	Shrimp in summer	30' H x 30' W	24" box (120)	per plan	3
Brachyotum papayanum	Bottle Tree	20' H x 30' W	24" box (120)	per plan	3
Protea hybrid	Protea	30' H x 30' W	24" box (120)	per plan	2
Alcalypha spathulata	Swamp Nettle	15'-30' H x 15'-30' W	24" box (120)	per plan	4
Acacia birotundifolia	Showering Acacia	15'-30' H x 15'-30' W	24" box (120)	per plan	2
Quercus rubra	Cork oak	30'-40' H x 30'-40' W	36" box (120)	per plan	2
Baccharis angustifolia	Red Cap Gum	10'-20' H x 30' W	24" box (120)	per plan	4
Eucalyptus torquata	Coral gum	20' H x 30' W	24" box (120)	per plan	4
Portulacaria flaccida	Blue Poinciana	30' H x 30' W	24" box (120)	per plan	2
Platanus x acerifolia	London Plane Tree	30'-40' H x 60' W	24" box (120)	per plan	3
Onopeltus linearis	Desert willow	30'-40' H x 60' W	24" box (120)	per plan	2

SHRUBS

BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Albizia julibriss	Blue Hibiscus	5 Gal. (150)	5' O.C.	3
Leucosiphon cordatum	Violet Silverleaf	5 Gal. (120)	4' O.C.	2
Leucosiphon longifolius	Cinnamon Sage	5 Gal. (120)	4' O.C.	2
Bignonia rigida	Spider Plant	5 Gal. (120)	per plan	2
Dodonaea viscosa	Myrtles Bush	5 Gal. (120)	10' O.C.	3
Gratia occidentalis	Lavender Star Flower	5 Gal. (120)	8' O.C.	3
Gratia x carolinensis	Carolina Star Flower	5 Gal. (120)	per plan	3
Leucosiphon longifolius	Texas Ranger	5 Gal. (120)	8' O.C.	2
Gratia x Noellii	Noel Grevillea	5 Gal. (120)	5' O.C.	2

GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Dalea greggii	Trailing Indigo Bush	1 Gal. (120)	8' O.C.	2
Lantana camara	Compust Lantana	1 Gal. (120)	4' O.C.	4
Oenothera biennis	Chickadee Parrot	1 Gal. (120)	2' O.C.	3
Vernonia filiformis	Centra Island Verbena	1 Gal. (120)	10' O.C.	3

CACTI AND SUCCULENTS (ACCENT PLANTS)

BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Agave americana	Medicinal Agave	5 Gal. (120)	20' O.C.	1
Agave colorata	Colorata	5 Gal. (120)	10' O.C.	1
Agave parryi	Parry's Agave	5 Gal. (120)	8' O.C.	1
Pseudotsuga	Oakleaf	5 Gal. (120)	Use as accents	1
Pseudotsuga	Mexican Pseudotsuga	5 Gal. (120)	Use as accents	1
Pseudotsuga	Slipper Plant	5 Gal. (120)	Use as accents	1

ORNAMENTAL GRASSES

BOTANICAL NAME	COMMON NAME	INSTALLATION SIZE & QUANTITY	SPACING	PLANT FACTOR
Festuca ovina	Blue Fescue	5 Gal. (120)	2' O.C.	3
Muhlenbergia capillaris	Pink Honey	5 Gal. (120)	8' O.C.	3
Amorpha canescens	Kangaroo Paw	5 Gal. (120)	3' O.C.	3

GRAPHIC SCALE 1"=20'
0 20 40 60

PLOT PLAN #23155

REVISION	DATE	BY	DATE
REVISED FOR COMMENTS	12/1/08	JAM	12/1/08
REVISED FOR COMMENTS	12/1/08	JAM	12/1/08
REVISED FOR COMMENTS	12/1/08	JAM	12/1/08

CONCEPTUAL LANDSCAPING PLAN

PALM SPRINGS BUSINESS PARK



DATE: 12/1/08	BY: JAM	DATE: 12/1/08	BY: JAM
DESIGNED: JAM	CHECKED: JAM	DATE: 12/1/08	BY: JAM
PLANNED: JAM	DATE: 12/1/08	BY: JAM	DATE: 12/1/08

PLANNED: JAM