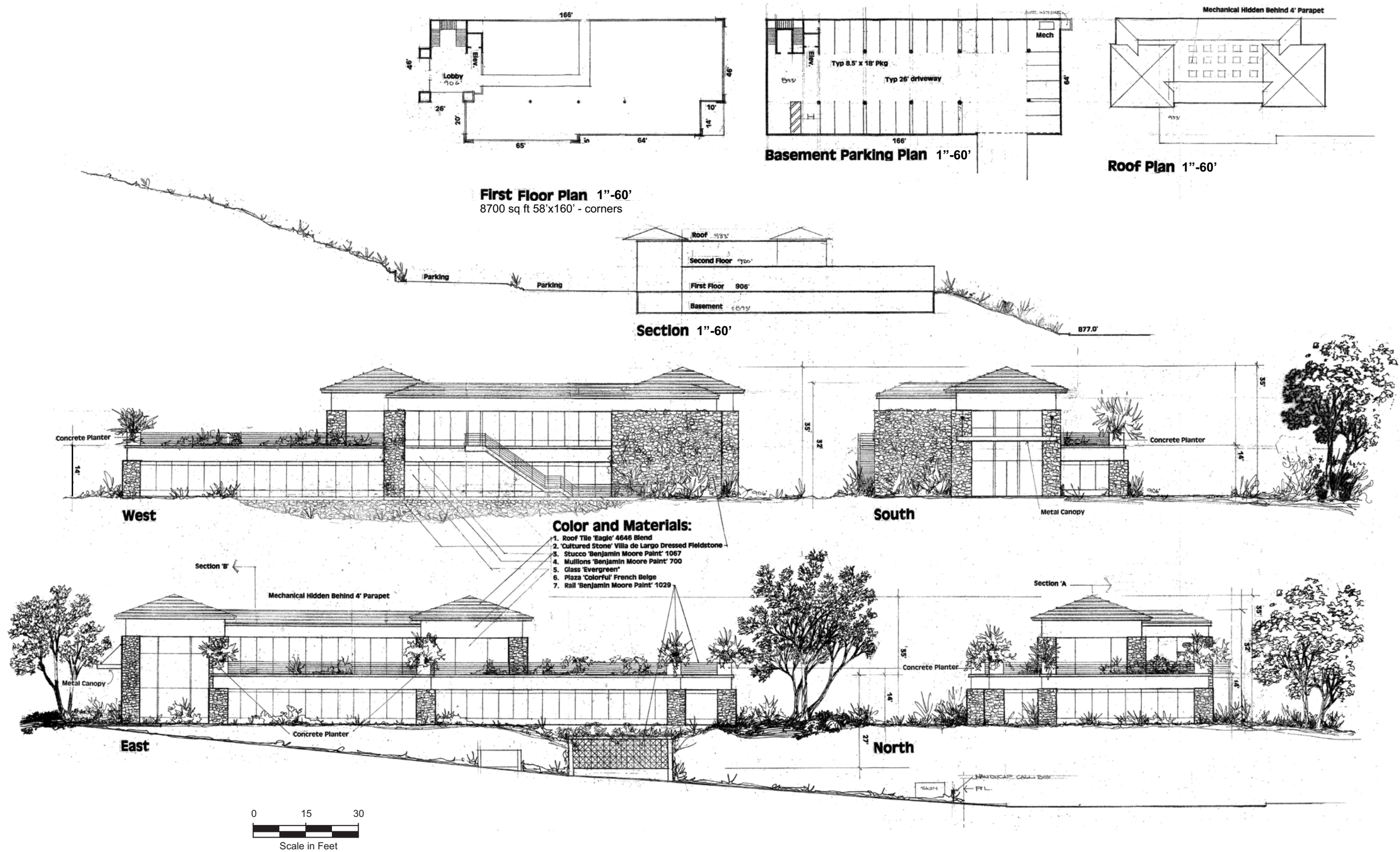


Site Plan



Building Elevations

Figure 5

### PLANTING LEGEND

**NATIVE AND NATIVE COMPATIBLE "OVERSTORY" PLANTINGS**

SYMBOL	SELECTION/DESCRIPTION
	<b>SIGNIFICANT EXIST. TREES</b> QUERCUS, PINUS, EUCALYPTUS
	<b>STREET TREES 36" BOX</b> QUERCUS AGRIFOLIA
	<b>OVERSTORY TREES 24" BOX, 36" BOX, 48" BOX, 60" BOX, 72" BOX</b> PLATANUS RACEMOSA, CERES OCCIDENTALIS, QUERCUS AGRIFOLIA / LOBATA
	<b>PARKING LOT TREES 36" BOX</b> PLATANUS ACERIFOLIA VAR., ULMUS PARVIFOLIA VAR.
	<b>UNDERSTORY TREES 15 G.C., 24" BOX</b> CERES OCCIDENTALIS, SAMBUCUS MEXICANA ARBUTUS MARINA

**NATIVE AND NATIVE COMPATIBLE "UNDERSTORY" PLANTINGS**

SYMBOL	SELECTION/DESCRIPTION
	<b>SLOPE SHRUB GROUPINGS 5 G.C., 15 G.C.</b> WESTRINGIA ROSMARINIFORMIS, SALVIA VAR. COSTUS VAR., TRICHOSTEMA LAMATUM, RHIBES VAR., ZAUCNERIA CALIF. VAR., ROMEA COULTER, FREMONTODENDRON CAL.
	<b>ACCENT / SCREENING SHRUBS 5 G.C., 15 G.C.</b> HETEROMELES ARBUTIFOLIA, PRUNUS LYONII, PRUNUS CAROLINIANA VAR., PHOTINIA FRASERI, ESCALLONIA FRASERI, SALVIA VAR., LAVATERA ASSURDENTIFOLIA
	<b>PARKING / BUILDING FEATURES 5 G.C., 15 G.C.</b> SALVIA "DREGGII", ROSA "MIDLAND" VAR., HEUCHERA SANGUINA VAR., NANDINA DOMESTICA, EURYOPS PECTINATUS
	<b>ACCENT PLANTS 1 G.C.</b> ROSA CALIF., HEUCHERA SANGUINA VAR., HEMEROCALLIS AURANTIACA, DIETES VEGETA, EURYOPS PECTINATUS, CLIVIA MINIATA
	<b>COLORFUL VINES 5 G.C.</b> PARTHENOCISSUS TRICUSPIDATA, CLYTOSTOMA CALLISTEGONES, ROSA BANKSIAE, ROSA "MIDLAND" VAR.
	<b>GROUND COVER MATRIX FLATS 12" OR 18" O.C.</b> CELANOTHUS HORIZONTALIS VAR., ARCTOTHECA CALEMENULA, ARCHTOSTAPHYLOS VAR., VERBENA VAR., ACHELLA TOMENTOSA, PHYLLO NODIFLORA, PELARGONIUM PECTINATUM VAR., HYPOPHORUM PARVIFOLIUM "PINK", CAMPANULA VAR., ROSMARINUS OFFICINALIS VAR.

TREES AT THE PERIMETER OF PARKING SURFACES WILL BE SELECTED AND POSITIONED SO AS TO PROVIDE FIFTY (50%) PER CENT CANOPY COVERAGE OVER THE PAVING, IN A SPAN OF FIFTEEN (15) YEARS.

**GENERAL NOTES:**

ALL ABOVE GROUND UTILITY EQUIPMENT (INCLUDING, BUT NOT LIMITED TO BACKFLOW PREVENTERS, CABLE TV BOXES, ELECTRICAL TRANSFORMERS, METERS, WATER AND IRRIGATION EQUIPMENT AND AIR CONDITIONING CONDENSERS) SHALL BE SCREENED WITH A SCREEN WALL AT LEAST AS TALL AS THE EQUIPMENT OR 15 GALLON CAN SIZED CONTAINER PLANTS, AS SELECTED AND SPOTTED BY THE LANDSCAPE ARCHITECT, TO ENSURE THAT 75% OF THE UTILITY EQUIPMENT IS SCREENED AT TIME OF PROJECT INSTALLATION ACCEPTANCE.

GRADING, DRAINAGE, WATERPROOFING, LIGHTING, SIGNAGE, DIRECTORY/MAIL KIOSK, "HARDSCAPE", ETC., ARE BY OTHERS. MAINTAIN A MINIMUM DISTANCE OF 15' BETWEEN LIGHT POLES AND TREE LOCATIONS.

**IRRIGATION NOTES:**

ALL IRRIGATION SYSTEMS WILL BE DESIGNED USING PREDOMINANTLY LOW VOLUME OUTLETS, SUCH AS LOW GPM SPRAY AND "FLOOD BUBBLER" HEADS.

ALL PLANTED AREAS WILL BE DESIGNED TO OPERATE ON CITY SUPPLIED SOURCES AND PRESSURES.

ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO PROTECT DOMESTIC POTABLE WATER BY USING "APPROVED" TYPE BACKFLOW PREVENTION DEVICES(S).

ALL IRRIGATION HEADS WILL BE DESIGNED TO OPERATE WITHIN THEIR PLANTING AREAS.

ALL IRRIGATION SYSTEMS WILL BE DESIGNED TO RESPECT THE VARYING PLANTING "HYDROZONES".

MITIGATION FOR DEAD AND REMOVED OAK TREES (GOT-9-12", GOT-10-8", GOT-15-11", GOT-11-11", GOT-13-33" AND, GOT-17-11") WILL BE AS FOLLOWS:

EXISTING OAK TREES TO BE REMOVED / TRANSPLANTED:  
TRUNK DIA. = 64" DIA.  
ONE OAK TREE REQUIRED FOR EACH 15,000 SQ. FT. OF BUILDING AREA. 12,700 SQ. FT. BUILDING PROPOSED = (1) 24" BOX QUERCUS AGRIFOLIA. REQUIRED (1 3/4")

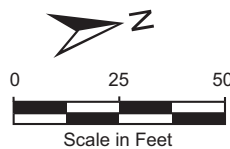
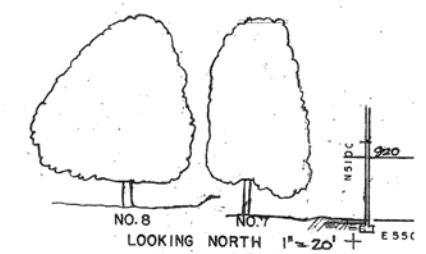
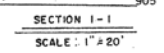
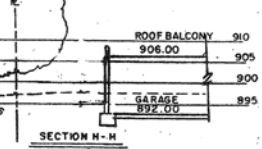
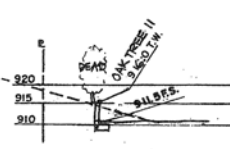
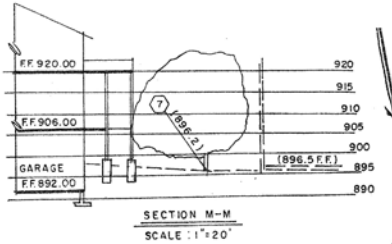
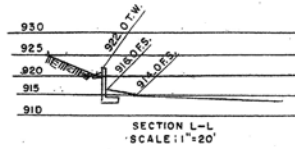
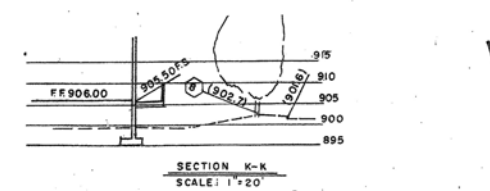
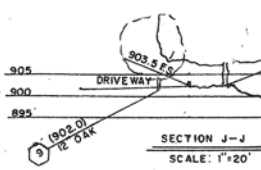
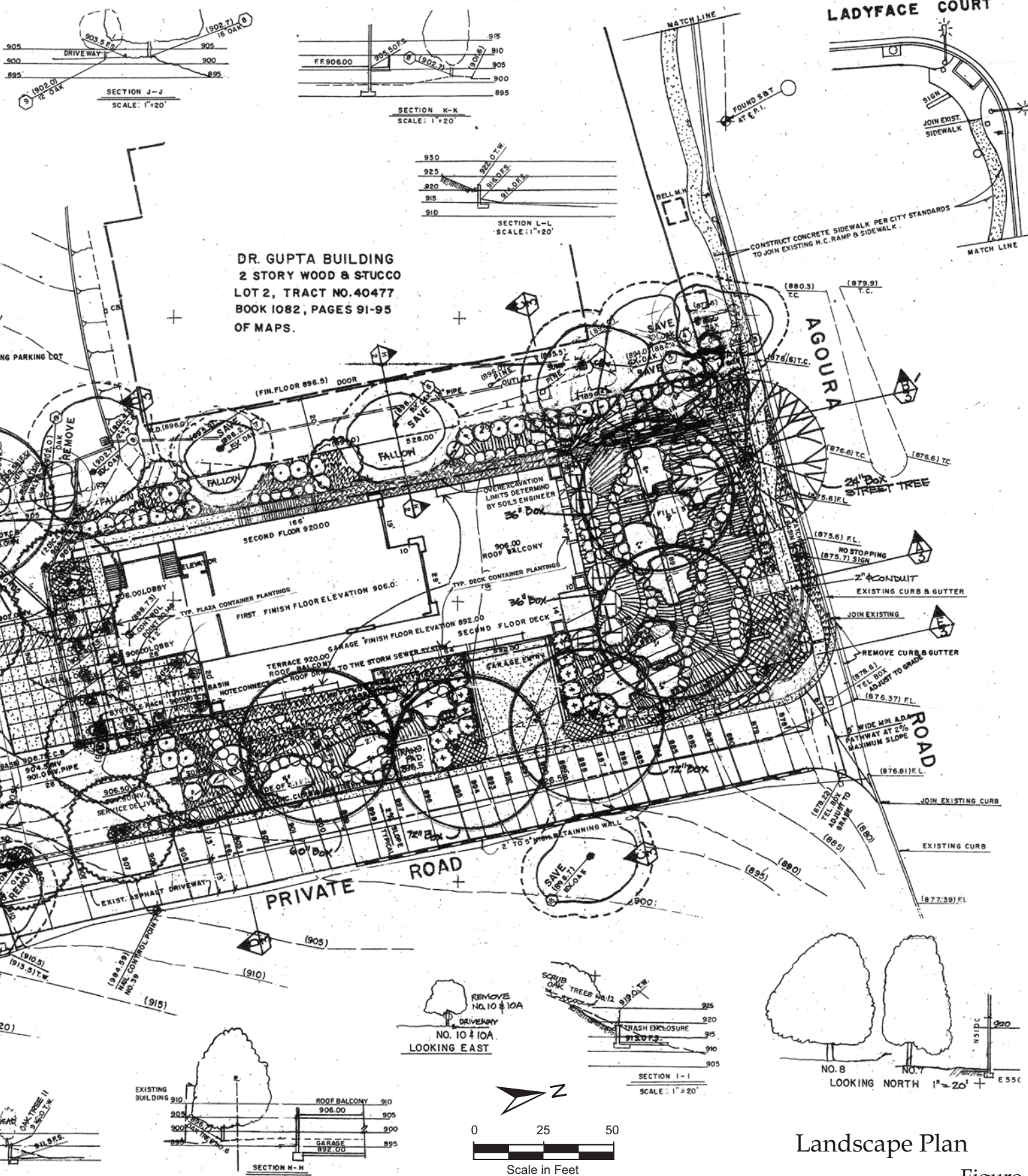
NEW OAK TREES TO BE REQUIRED FOR BUILDING SQUARE FOOTAGE:  
TRUNK DIA. = 1 3/4" DIA.  
TOTAL DIAMETER OF REPLACEMENT TREES REQUIRED:  
TRUNK DIA. = 85 3/4" DIA.

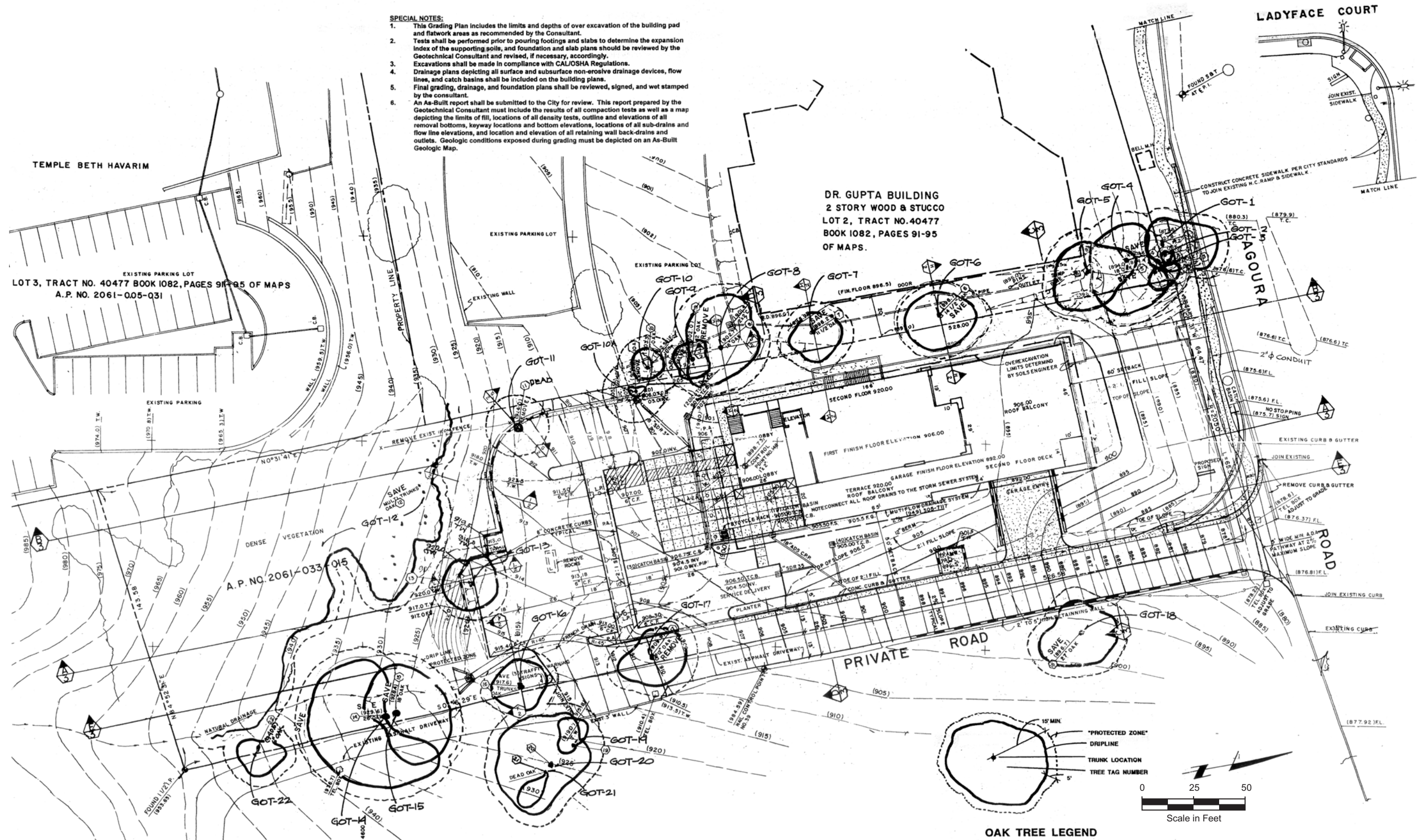
EQUIVALENT REPLACEMENT DIAMETERS:  
72" BOX NURSERY OAK = 7" DIA.  
60" BOX NURSERY OAK = 5" DIA.  
48" BOX NURSERY OAK = 3 1/2" DIA.  
36" BOX NURSERY OAK = 2 1/2" DIA.  
24" BOX NURSERY OAK = 1 3/4" DIA.  
15 G.C. NURSERY OAK = 3/4" DIA.

RECOMMENDED MITIGATION FOR TRANSPLANTED OAK TREE:

- (1) 15 G.C. = 00.75" DIA. QUERCUS AGRIFOLIA
- (2) 24" BOX = 00.00" DIA. QUERCUS AGRIFOLIA
- (3) 36" BOX = 10.00" DIA. QUERCUS AGRIFOLIA
- (4) 48" BOX = 00.00" DIA. QUERCUS AGRIFOLIA
- (5) 60" BOX = 10.00" DIA. QUERCUS AGRIFOLIA
- (6) 72" BOX = 21.00" DIA. QUERCUS AGRIFOLIA

TOTAL TRUNK REPLACEMENT DIA. = 85.75" DIA.  
(41.75" ON PLAN - 24.00" TO BE PLANTED OFF-SITE)

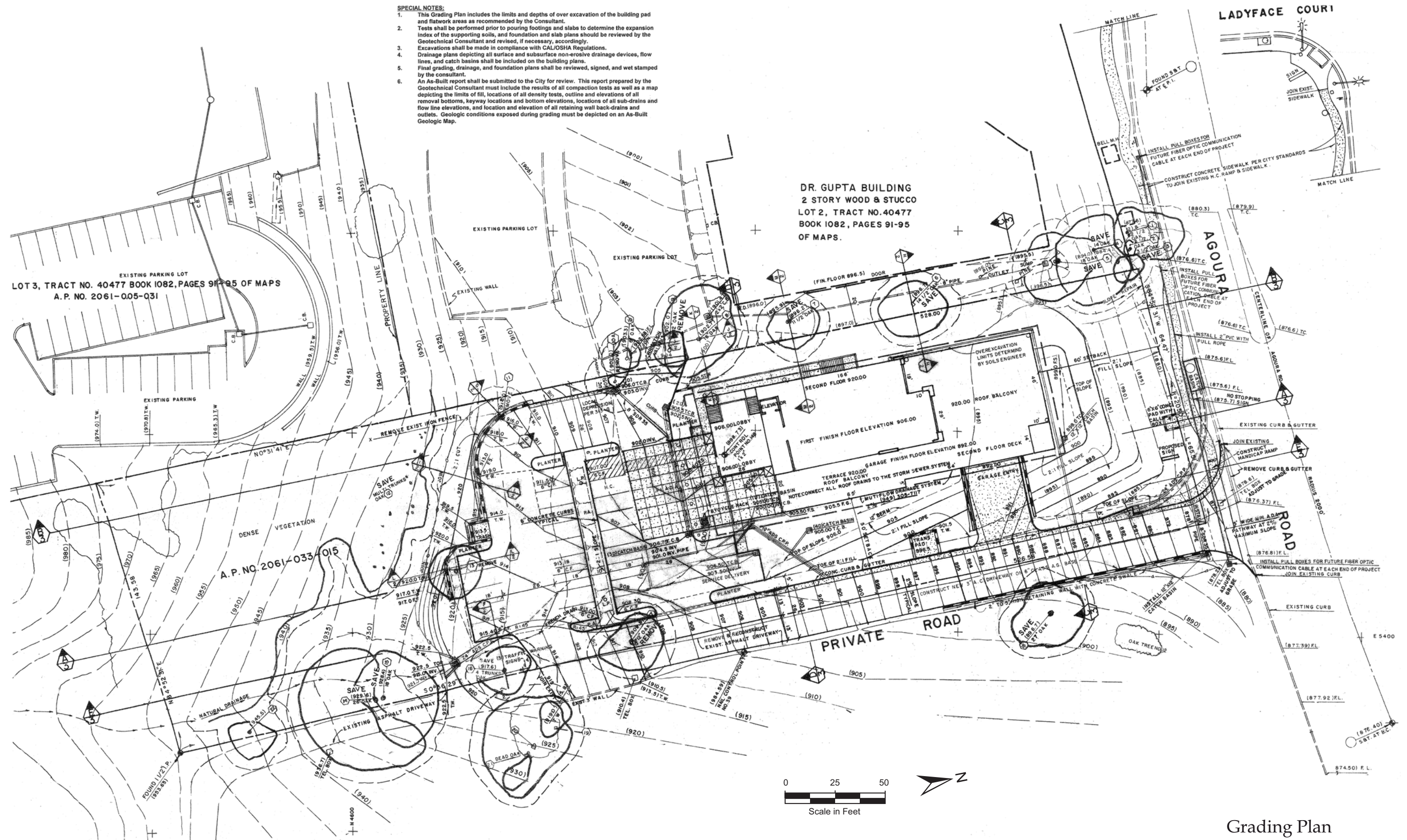




Oak Tree Map

**SPECIAL NOTES:**

1. This Grading Plan includes the limits and depths of over excavation of the building pad and flatwork areas as recommended by the Consultant.
2. Tests shall be performed prior to pouring footings and slabs to determine the expansion index of the supporting soils, and foundation and slab plans should be reviewed by the Geotechnical Consultant and revised, if necessary, accordingly.
3. Excavations shall be made in compliance with CAL/OSHA Regulations.
4. Drainage plans depicting all surface and subsurface non-erosive drainage devices, flow lines, and catch basins shall be included on the building plans.
5. Final grading, drainage, and foundation plans shall be reviewed, signed, and wet stamped by the consultant.
6. An As-Built report shall be submitted to the City for review. This report prepared by the Geotechnical Consultant must include the results of all compaction tests as well as a map depicting the limits of fill, locations of all density tests, outline and elevations of all removal bottoms, keyway locations and bottom elevations, locations of all sub-drains and flow line elevations, and location and elevation of all retaining wall back-drains and outlets. Geologic conditions exposed during grading must be depicted on an As-Built Geologic Map.



Drawing Source: CUE Engineering, October, 2007.

Grading Plan  
Figure 8  
City of Agoura Hills