

LANDSCAPE LEGEND

SYMBOL	LARGE TREES	TYPE	SIZE	SYMBOL	SHRUBS AND GROUND COVER	SIZE	* description
	EXISTING TREE - SEE PHOTOS				EXISTING DECORATIVE LANDSCAPE BOLLARDS		
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	15 GAL	
	EXISTING TREE - SEE PHOTOS				EXISTING SHRUB - SEE PHOTOS	15 GAL	
	EXISTING TREE - SEE PHOTOS				FEATHERY GRASSES Carex articulata	5 GAL	
	CALIFORNIA PEPPER TREE Scaevola taccada	LARGE DECIDUOUS	24" BOX		MEXICAN PRUNOSE Quercus californica	5 GAL	
	SHEDDING ACACIA Acacia macrophylla	LARGE DECIDUOUS	24" BOX		EXISTING SHRUB - SEE PHOTOS	1 GAL	
	MONDRIAN PINE Pinus brutia Edinburg	LARGE EVERGREEN	24" BOX		EVERGREEN EUCONYMUS Eucynonus japonica	1 GAL	
	ALPINE PINE Pinus halepensis	LARGE EVERGREEN	24" BOX		COMMON WINTER CRESPER Eucynonus formalis	1 GAL	
					HYBRID GAZONIA Guzmania hybridus	1 GAL	

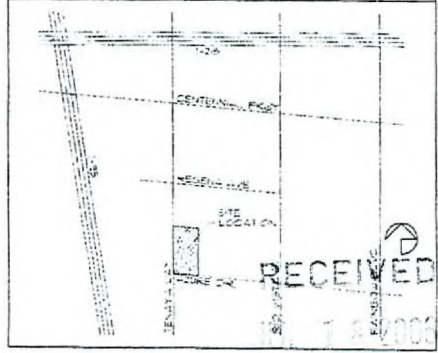
1. ALL EXISTING LANDSCAPE GROUND COVER TO BE 5/8" 1/4" DIA. RED WASHED GRAVEL
2. ALL PLANTS ON SITE MUST CONFORM WITH TITLE 19 REG
3. 24" BOX TREES A MINIMUM OF 20% OF DC + NORTH + EAST AND WEST PROPERTY LINES
4. PROVIDE 14" FIVE GALLON SHRUBS MIN FOR EACH TREE
5. EXISTING LANDSCAPE TO BE PRESERVED WHERE POSSIBLE
6. EXISTING TURF TO BE REMOVED AND REPLACED WITH IRONING GROUND COVER PER NOTE 7
7. EXISTING SPRINKLER SYSTEM TO BE ABANDONED AND REPLACED WITH NEW DRAIN IRRIGATION SYSTEM

KEYNOTES

PROJECT DATA

EXISTING ZONING:	RE
REQUIRED ZONING:	PR
BUILDING AREA:	EXISTING OFFICE GENERAL OFFICE + 10,11 SF MEDICAL OFFICE + 3,71 SF FUTURE OFFICE MEDICAL OFFICE + 3,111 SF TOTAL GENERAL OFFICE + 10,11 SF TOTAL MEDICAL OFFICE + 3,111 SF
PARKING REQUIRED:	1 SPACE FOR EVERY 100 SF OF BUILDING AREA - 31 SPACES
PARKING PROVIDED:	33 SPACES
FLOOR AREA RATIO:	4.1
FUTURE AREA RATIO:	15%
SITE AREA LOT:	41,442 SF 90 ACRES
URFP:	09-15-03-008

LOCATION



ZONED TO UNDEVELOPED

STREET FRONTAGE BUFFER
24" BOX TREES 20' OC + 14" 1" GAL AND 14" 5 GAL SHRUBS PER TREE

ZONE BOUNDARY BUFFER
24" BOX TREES 20' OC + 14" 1" GAL AND 14" 5 GAL SHRUBS PER TREE

ZONED RE
EXISTING SINGLE
FAMILY RESIDENCE

FUTURE MEDICAL OFFICE ADDITION
4,525 SF

ZONE BOUNDARY BUFFER
24" BOX TREES 20' OC + 14" 1" GAL AND 14" 5 GAL SHRUBS PER TREE

ZONED RE
EXISTING SINGLE
FAMILY RESIDENCE

EXISTING RESIDENCE
REMOVED TO OFFICE
18,775 MEDICAL
18,775 SF OFFICE

RECEIVED
JUL 13 2006

ZON-15233
10/19/06 PC

revisions
A
A
A

John
Adolf
Burke, architect

OFFICE BUILDING
1180 W. AZURE DRIVE
for: Chuck & Gail Shields

date: _____
proj. no.: _____
drwn. by: _____

sheet no. A1
SDR-463
7-22-04