PLANT LEGEND

KEY	BOTANICAL NAMES	COMMON NAMES	SIZE	QUANTITY
	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	26
	WASHINGTONIA ROBUSTA	FAN PALM	10' BROWN TRUNK	77
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	45
	LAGERSTROMIA INDICA 'MUSKOGEE'	CRAPE MYRTLE STANDARD	24" BOX	43
	LIGUSTRUM JAPONICUM	WAX-LEAF PRIVET	5 GAL.	347
	RAPHIOLEPIS INDICA 'BALLERINA'	INDIAN HAWTHORNE	5 GAL.	695
	PHOTINIA FRASERI	PHOTINIA	5 GAL.	262
	PHORMIUM TENAX 'RUBRA'	NEW ZEALAND FLAX	5 GAL.	389
	PITTOSPORUM TOBIRA 'VARIGATA'	VARIGATED PITTOSPORUM	5 GAL.	410
	DIETES BICOLOR	FORTNITE LILY	1 GAL.	705
	AGAPANTHUS AFRICANUS 'QUEEN ANNE'	LILY OF THE NILE	1 GAL.	430
	HEMEROCALIS	DAY LILY	1 GAL.	580
	PARTHENOCICUS TRICUSPIDATA	BOSTON IVY	1 GAL.	2
	TALL FESCUE TURF	MARATHON II SOD		18,100 SQ FT

NOTE:

ALL SHRUB AND GROUNDCOVER AREAS TO RECEIVE 3" DEPTH SHREDDED BARK MULCH. SUBMIT SAMPLE TO CITY INSPECTOR FOR APPROVAL PRIOR TO INSTALLATION

CONTRACTOR TO CONDUCT THEIR OWN PLANT MATERIAL QUANTITY TAKEOFFS

CONTRACTOR TO CONDUCT AGRONOMIC SOIL TEST REPORT AND CONVEY RESULTS TO OWNER RESULTS

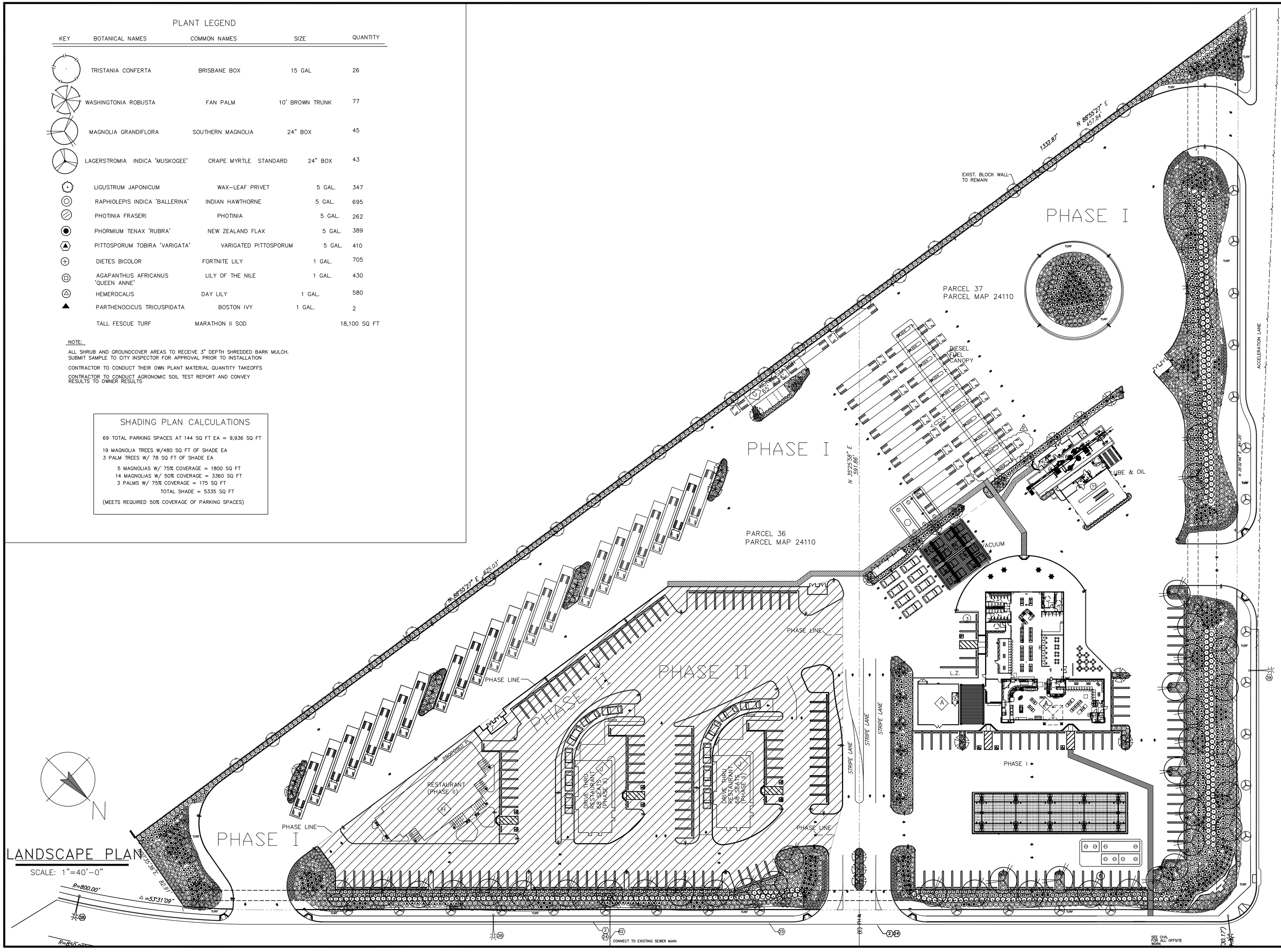
SHADING PLAN CALCULATIONS

69 TOTAL PARKING SPACES AT 144 SQ FT EA = 9,936 SQ FT

19 MAGNOLIA TREES W/480 SQ FT OF SHADE EA
3 PALM TREES W/ 78 SQ FT OF SHADE EA

5 MAGNOLIAS W/ 75% COVERAGE = 1800 SQ FT
14 MAGNOLIAS W/ 50% COVERAGE = 3360 SQ FT
3 PALMS W/ 75% COVERAGE = 175 SQ FT
TOTAL SHADE = 5335 SQ FT

(MEETS REQUIRED 50% COVERAGE OF PARKING SPACES)



LANDSCAPE PLAN

SCALE: 1"=40'-0"

CLIENT:

PINNACLE REAL ESTATE HOLDINGS, INC.
RIVERSIDE COUNTY TRAVEL ZONE LLC
COO & CO-FOUNDER

BRAND:

ARCO
BP WEST COAST PRODUCTS, LLC

CONSULTANT:

WESTERN STATES
Engineering & Construction, Inc.
733 N. MAIN ST.
ORANGE, CA 92868
714/ 769-2000
714/ 769-2007 Fax
www.wsecinc.com
A "Design/ Build" Co.

NO.	DATE	REVISION DESCRIPTION
1	11-17-03	BUILDING SUBMITTAL
2	4-19-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS BUILDING SUBMITTAL
3	6-01-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS BUILDING SUBMITTAL
4	8-10-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS
5	9-27-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS
6	11-24-04	REVISED PER PLAN CHECK
7	X-XX-05	COORDINATION CHECK

SEAL:

LICENSED LANDSCAPE ARCHITECT
ERIC DICKSON #3814
Signature
10-31-03
Renewal Date
Date
STATE OF CALIFORNIA

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CONFIDENTIALITY STATEMENT:
THE RECIPIENT OF THESE MATERIALS UNDERSTANDS THAT THE PROPRIETARY MATERIALS IS OWNED BY BP, AND ALSO, THAT THE MATERIALS CONTAIN PRIVILEDGED AND CONFIDENTIAL BUSINESS INFORMATION OF BP. ACCORDINGLY, THE RECIPIENT AGREES TO RETAIN THESE MATERIALS IN STRICT CONFIDENCE AND NOT TO DISCLOSE OR DISCUSS THESE MATERIALS WITH ANY THIRD PARTY AND, FURTHER, AGREES TO NOT TO MAKE COPIES OF THE MATERIALS. THE RECIPIENT AGREES TO USE THE MATERIALS ONLY FOR THE LIMITED PURPOSE FOR WHICH BP HAS MADE THE MATERIALS AVAILABLE. RECIPIENT AGREES TO RETURN ALL MATERIALS TO BP WITHIN TEN DAYS UPON COMPLETION OF THE INTENDED PURPOSE OR UPON THE REQUEST OF BP, WHICHEVER COMES FIRST.

DEVELOPMENT INFORMATION:

NEW BUILD (STICK)
3600 SERIES AM/PM CENTER CASHIER TO GO DELI

SITE ADDRESS:

23261 CAJALCO EXWY.
@ HARVILL AVENUE
PERRIS, California 92571

-

DESIGNED BY:	-	ALLIANCE Z&DM:	-
CHECKED BY:	-	BP REPM:	-
DRAWN BY:	-	ALLIANCE PM:	-
VERSION:	V01 11.17.03	PROJECT NO:	E75403

DRAWING TITLE:

LANDSCAPE PLAN

SHEET NO:

L-1