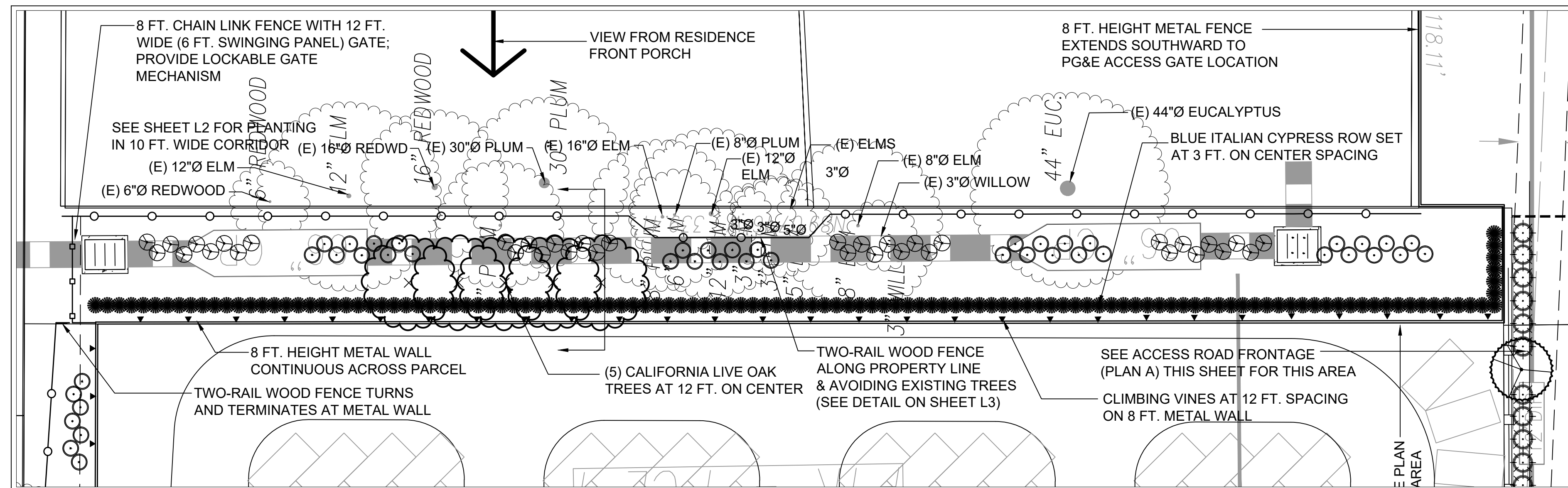
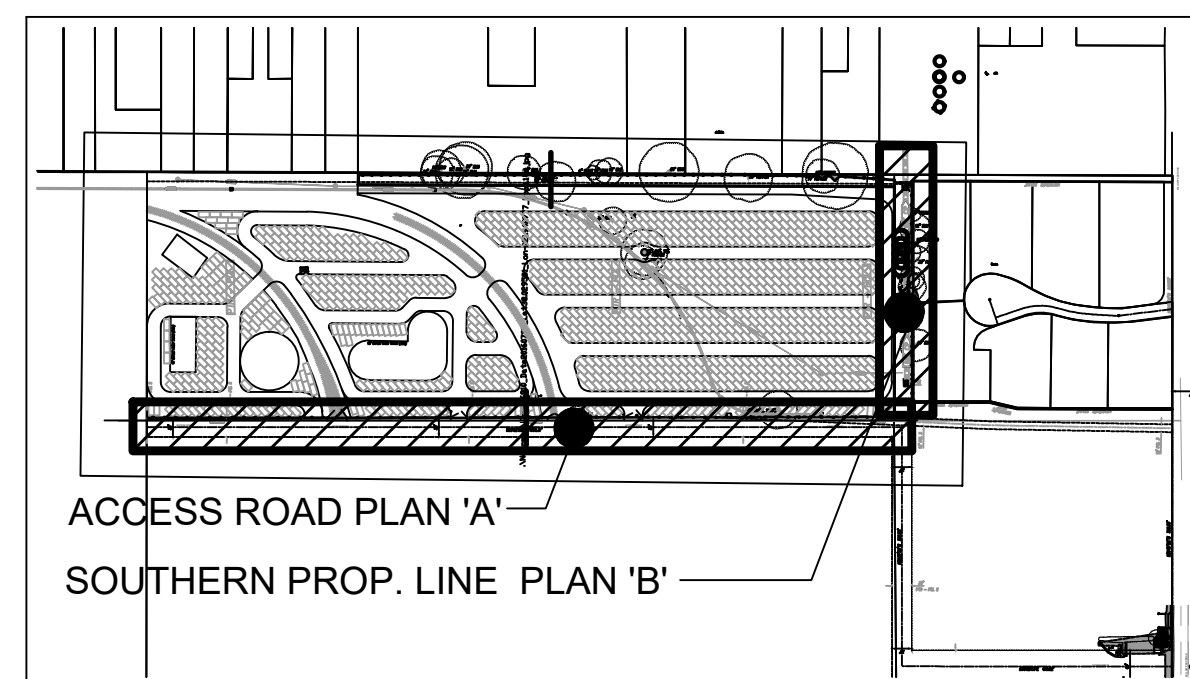


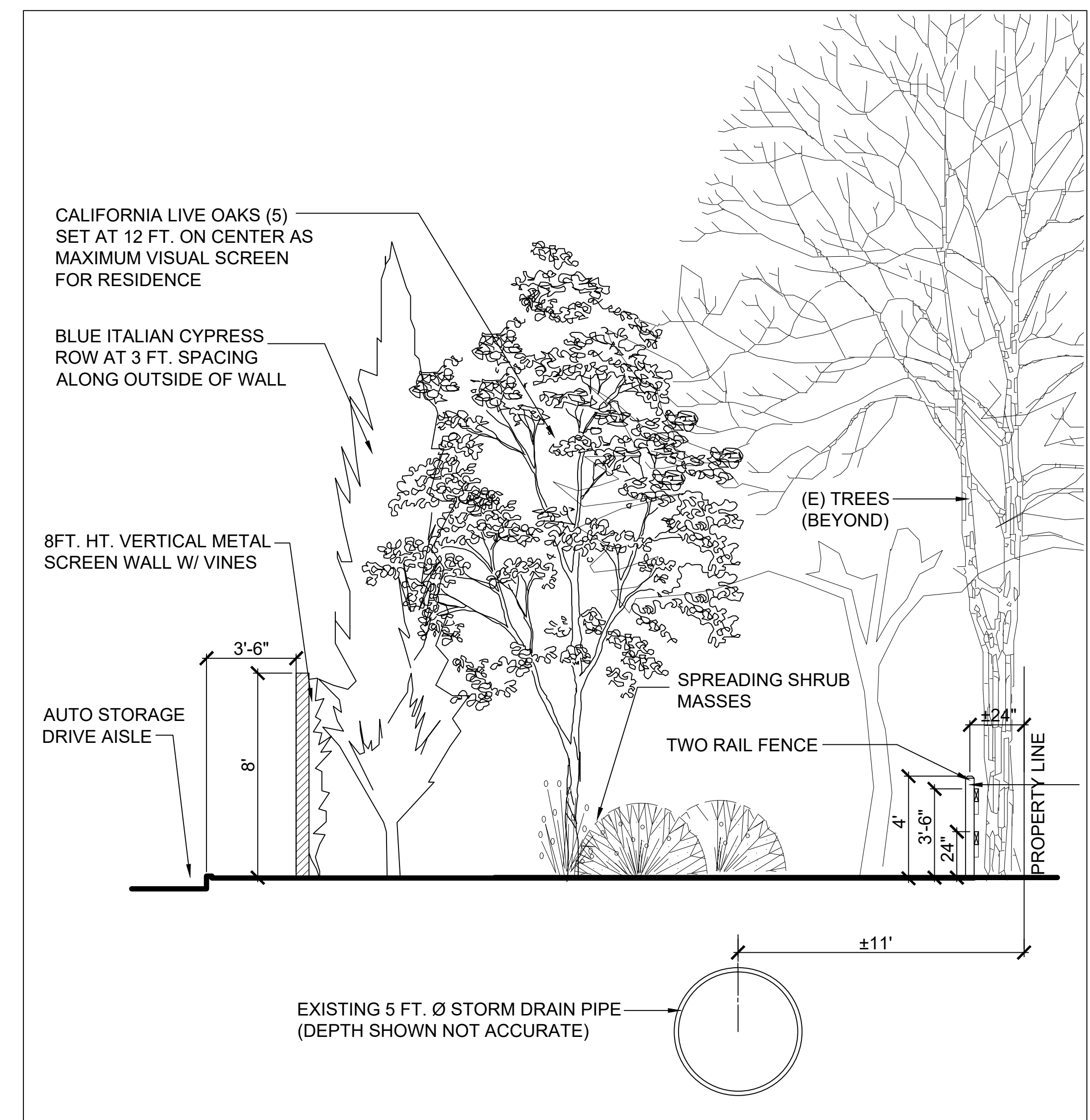
A PLANS: ACCESS ROAD
SCALE: 1" = 20'-0"
NORTH



B PLANS: SOUTH PROPERTY LINE
SCALE: 1" = 20'-0"
NORTH



SITE MAP

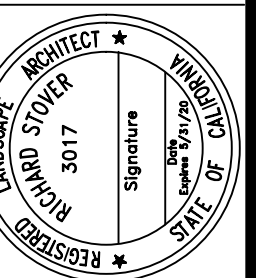


SECTION 'B': SOUTHERN PROPERTY LINE BUFFER

SEE SHEET L4 FOR PLANT LIST & IMAGES

REVISIONS	
05-23-23	COORDINATION
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS
05-24-23	SYNOPSIS

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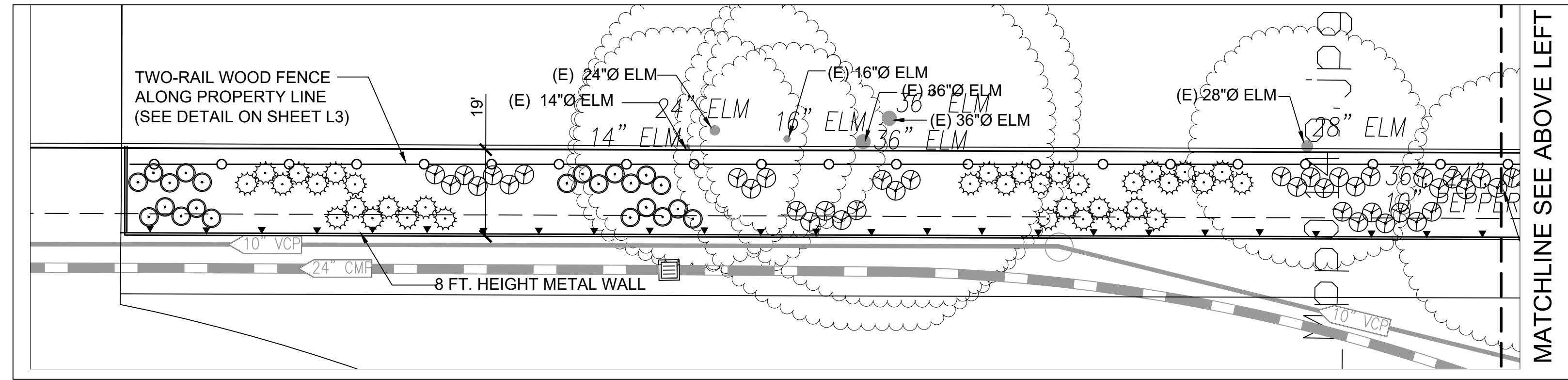
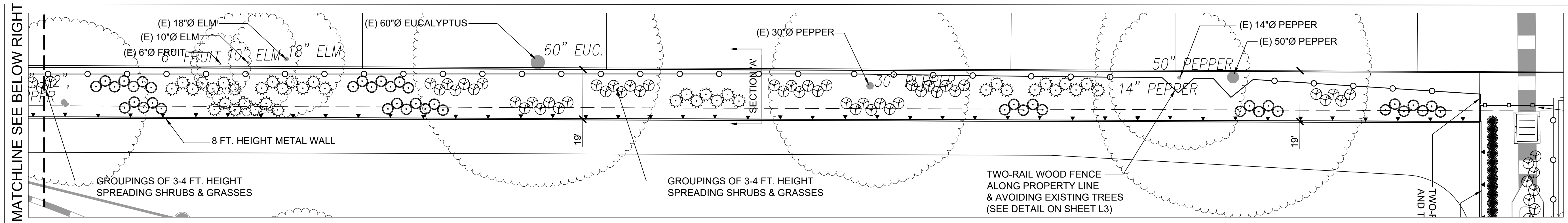


INSURANCE AUTO
AUCTIONS STORAGE
BAY POINT, CALIFORNIA

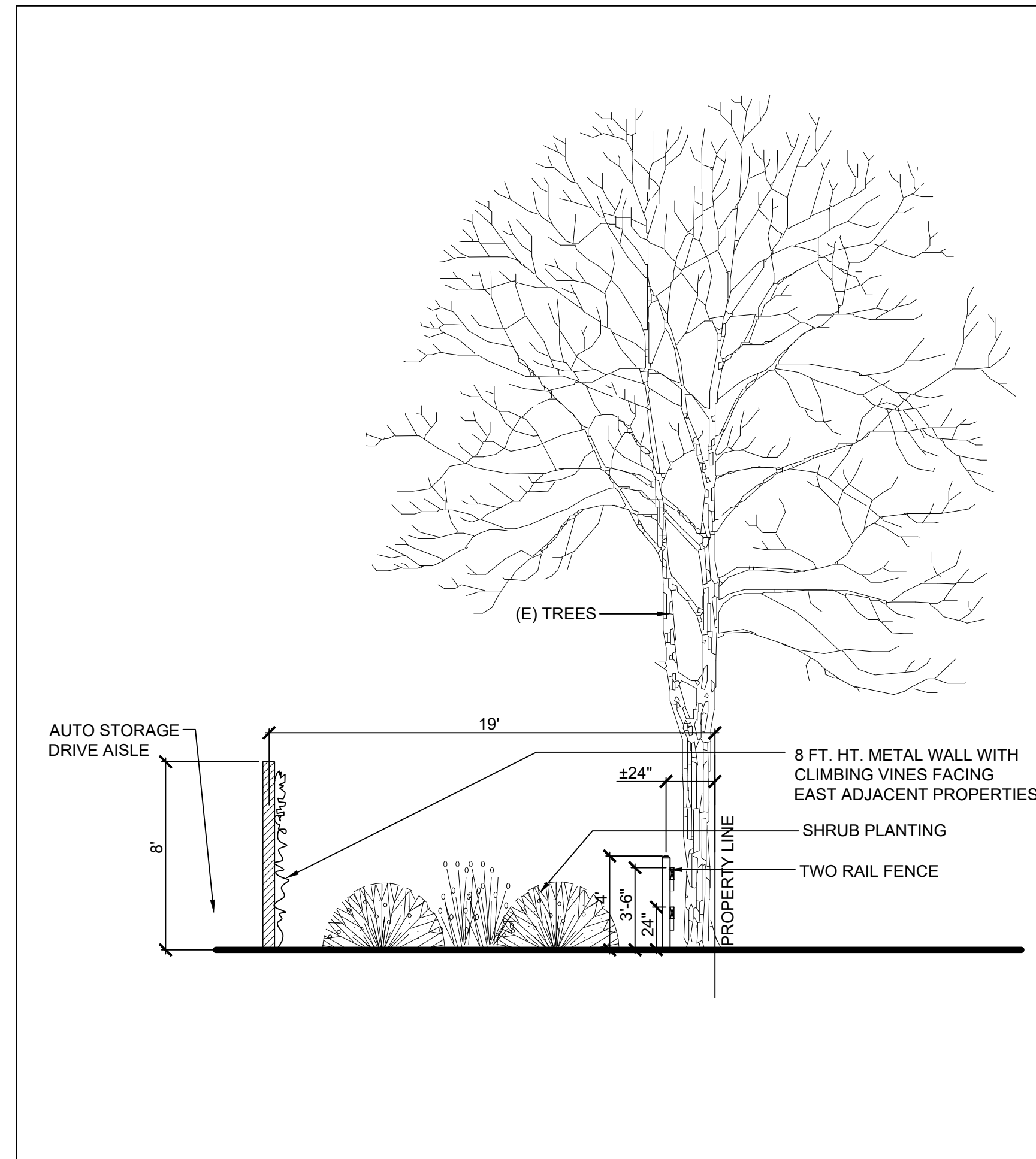
PRELIMINARY
LANDSCAPE
PLANS

DESIGNED:	RS	DRAWN:	RS
CHECKED:		JOB NO.:	
DATE:	05-28-20	SCALE:	NOTED

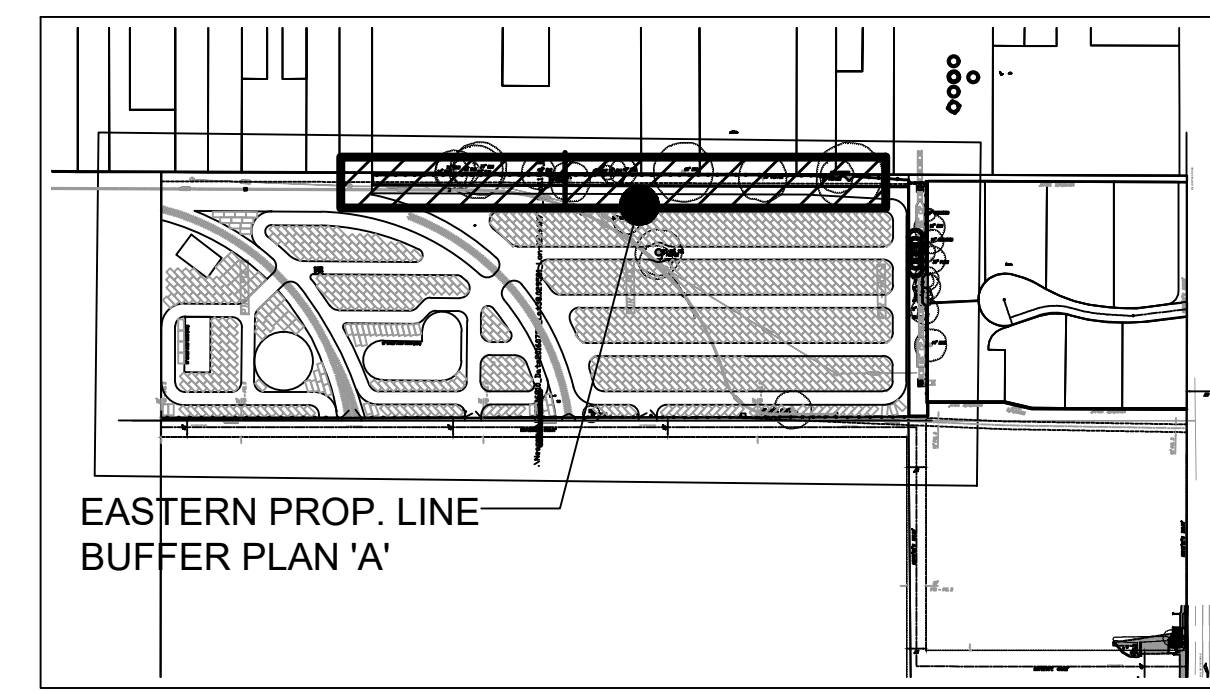
SHEET
L1
OF SHEETS



C PLANS: EAST PROPERTY LINE
SCALE: 1" = 20'-0"
NORTH



SECTION 'A': EASTERN PROPERTY LINE BUFFER



SITE MAP

SEE SHEET L4 FOR PLANT LIST & IMAGES

REVISIONS

05-23-23	COORDINATION
05-24-23	SYCAMORE HOA CMNTS
05-25-23	SYCAMORE HOA CMNTS
05-26-23	SYCAMORE HOA CMNTS
05-27-23	SYCAMORE HOA CMNTS
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12-30-23	SYCAMORE HOA CMNTS
12-31-23	SYCAMORE HOA CMNTS

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INSURANCE AUTO AUCTIONS STORAGE

BAY POINT, CALIFORNIA

PRELIMINARY LANDSCAPE PLANS

DESIGNED: RS

DRAWN: RS

CHECKED: RS

JOB NO: RS

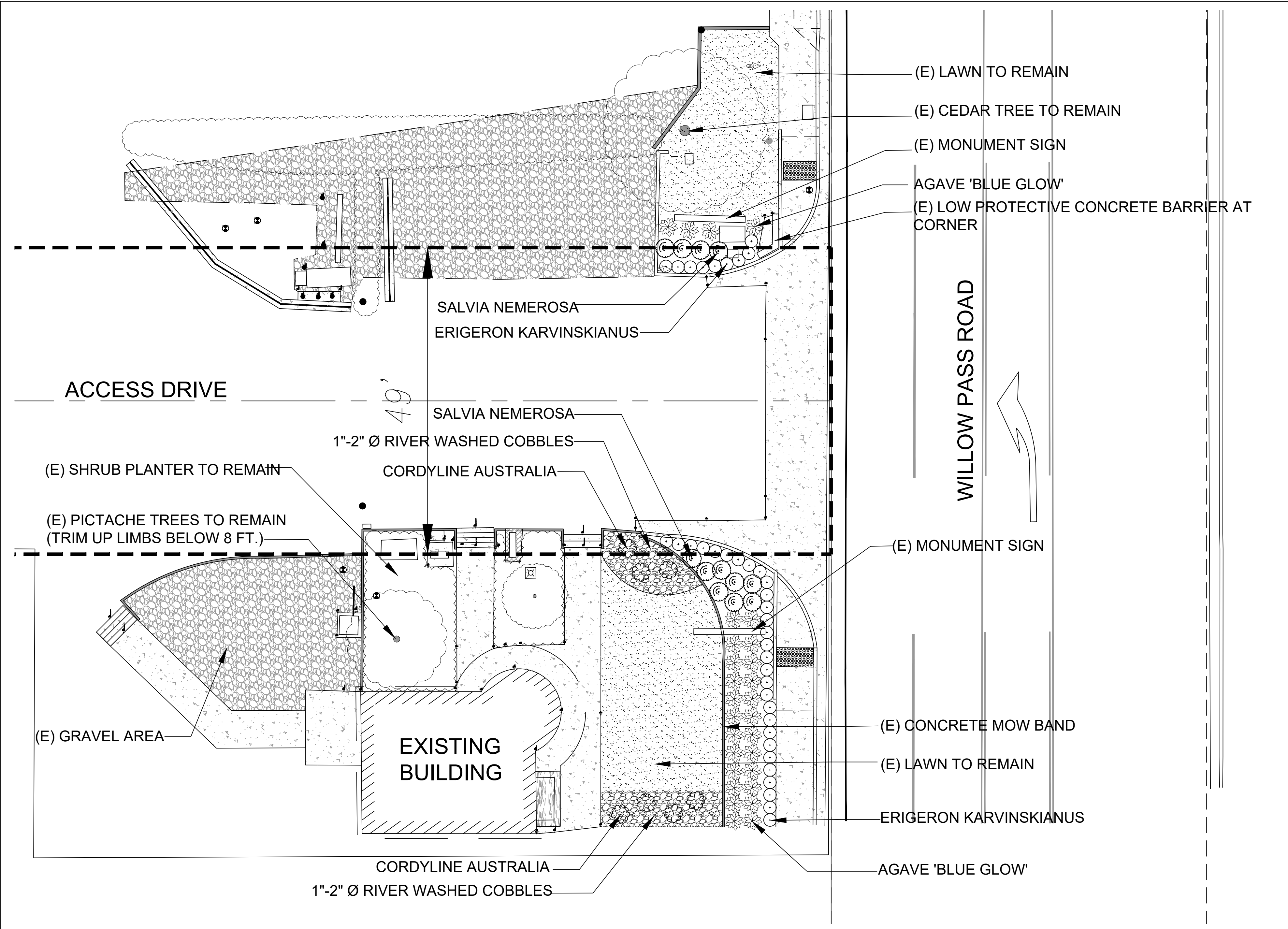
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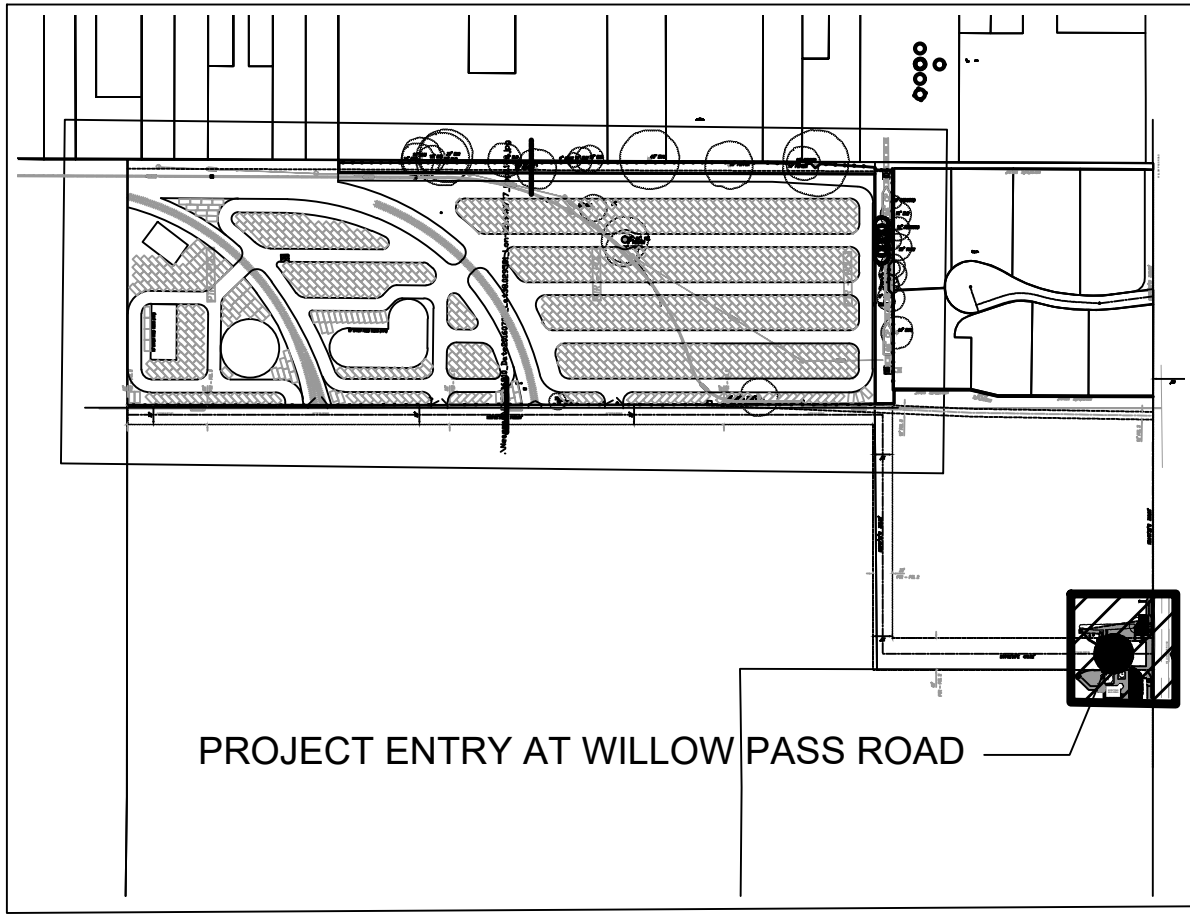
SHEET

L2

OF SHEETS



PLANS: ENTRY SOUTH OF PROPERTY LINE
SCALE: 1" = 10'-0"



SITE MAP



SEE SHEET L4 FOR PLANT LIST & IMAGES

REVISIONS	
△	05-23-23
△	COORDINATION
△	05-23-23
△	Sycamore HOA Cmte
△	05-23-23
△	Sycamore HOA Cmte
△	05-15-23
△	Sycamore HOA Cmte
△	05-15-23
△	Sycamore HOA Cmte
△	05-15-23
△	Sycamore HOA Cmte

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INSURANCE AUTO
AUCTIONS STORAGE
BAY POINT, CALIFORNIA

PRELIMINARY
LANDSCAPE
PLAN AT PROJECT
ENTRY

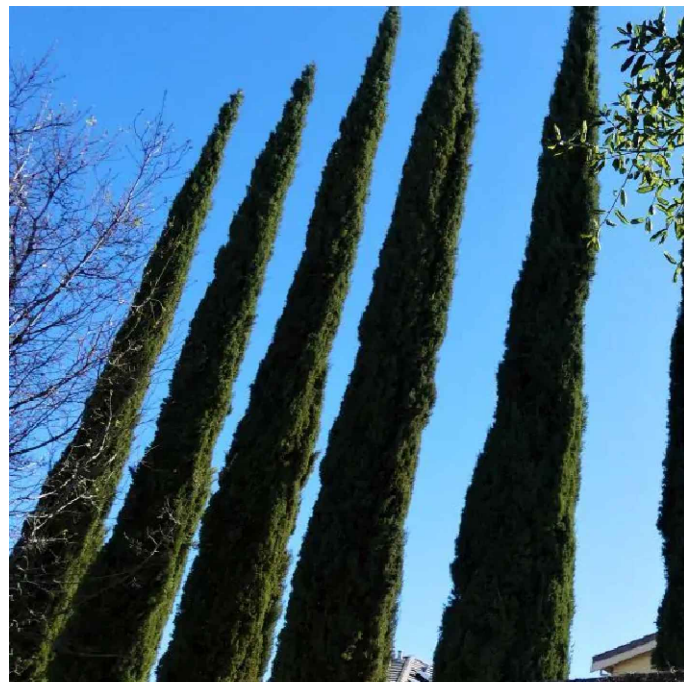
DESIGNED:	RS	DRAWN:	RS
CHECKED:		JOB NO.:	
DATE 05-28-20			
SCALE NOTED			

SHEET

L3

OF SHEETS

TREES



CUPRESSUS SEMPERVIRENS 'GLAUCA'
(BLUE ITALIAN CYPRESS)



EUCALYPTUS SIDEROXYLON
(RED IRONBARK)

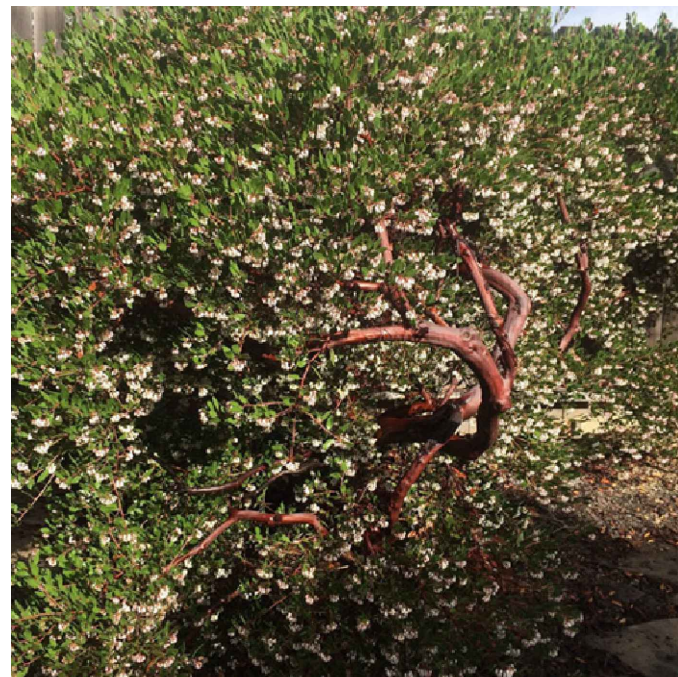


LAGERSTGROEMIA 'TUSCARORA'
(CRAPE MYRTLE)



QUERCUS AGRIFOLIA (CALIF. LIVE OAK)

SHRUBS



MAZANITA 'HOWARD MCMINN' (MAZANITA)



FRANGULA 'EVE CASE' (COFFEEBERRY)



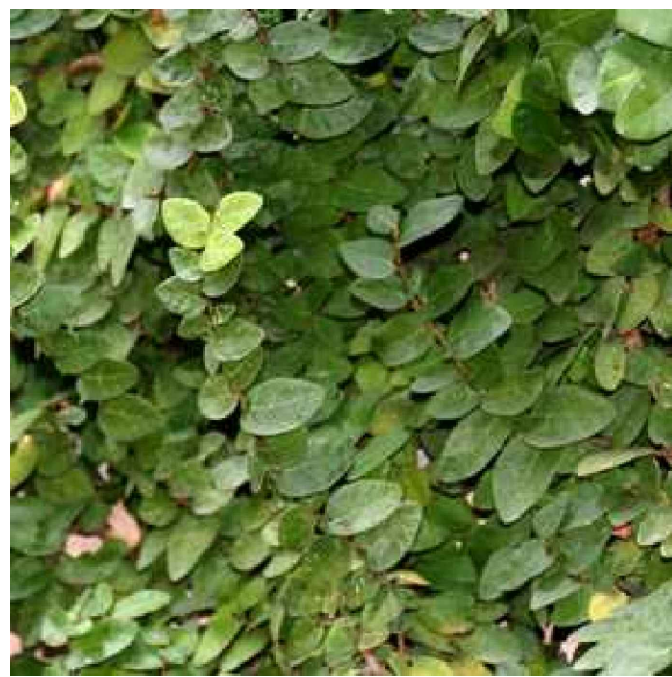
GREVILLEA 'NNOELII' (GREVILLEA)



NERIUM OLEANDER 'PETITE PINK' (DWAR OLEANDER)



PENNISETUM 'RUBRUM' (RED FOUNTAIN GRASS)



FICUS PUMILA (CREEPING EVERGREEN FIG)

PLANT MATERIALS

TREES:

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER USE	SIZE	MATURE SIZE	NUMBER
	CUPRESSUS SEMPERVIRENS 'GLAUCA'	BLUE ITALIAN CYPRESS	LOW	15 GAL	60'Hx6'W	124
	EUCALYPTUS SIDEROXYLON	RED IRONBARK	LOW	15 GAL	40'Hx20'W	20
	LAGERSTROMEIA F. 'TUSCARORA'	CRAPE MYRTLE	LOW	15 GAL	25'Hx25'W	4
	QUERCUS AGRIFOLIA	CALIFORNIA LIVE OAK	VERY LOW	15 GAL	35'Hx30'W	5

SHRUBS:

	AGAVE 'BLUE GLOW'	AGAVE	LOW	5 GAL	2'Hx3'W	28
	ARCTOSTAPHYLOS 'HOWARD MCMINN'	MCMINN MANZANITA	LOW	5 GAL	4'Hx5'W	101
	CORDYLINE AUSTRALIS 'RED STAR'	DRACENA	LOW	5 GAL	6'Hx3'W	7
	ERIGERON KAR. 'MOERHEIMII'	SANTA BARBARA DAISY	LOW	1 GAL	1'Hx2'W	38
	FRANGULA C. 'EVE CASE'	COFFEEBERRY	LOW	5 GAL	4'Hx5'W	122
	GREVILLEA 'NOELII'	GREVILLEA	LOW	5 GAL	4'Hx4'W	65
	NERIUM O. 'PETITE PINK'	DWARF OLEANDER	LOW	5 GAL	4'Hx5'W	82
	PENNISETUM 'RUBRUM'	RED FOUNTAIN GRASS	LOW	5 GAL	4'Hx4'W	76
	SALVIA NEMEROSA 'OSTFRIESLAND'	PURPLE SAGE	LOW	5 GAL	X'Hx4'W	12

VINES:

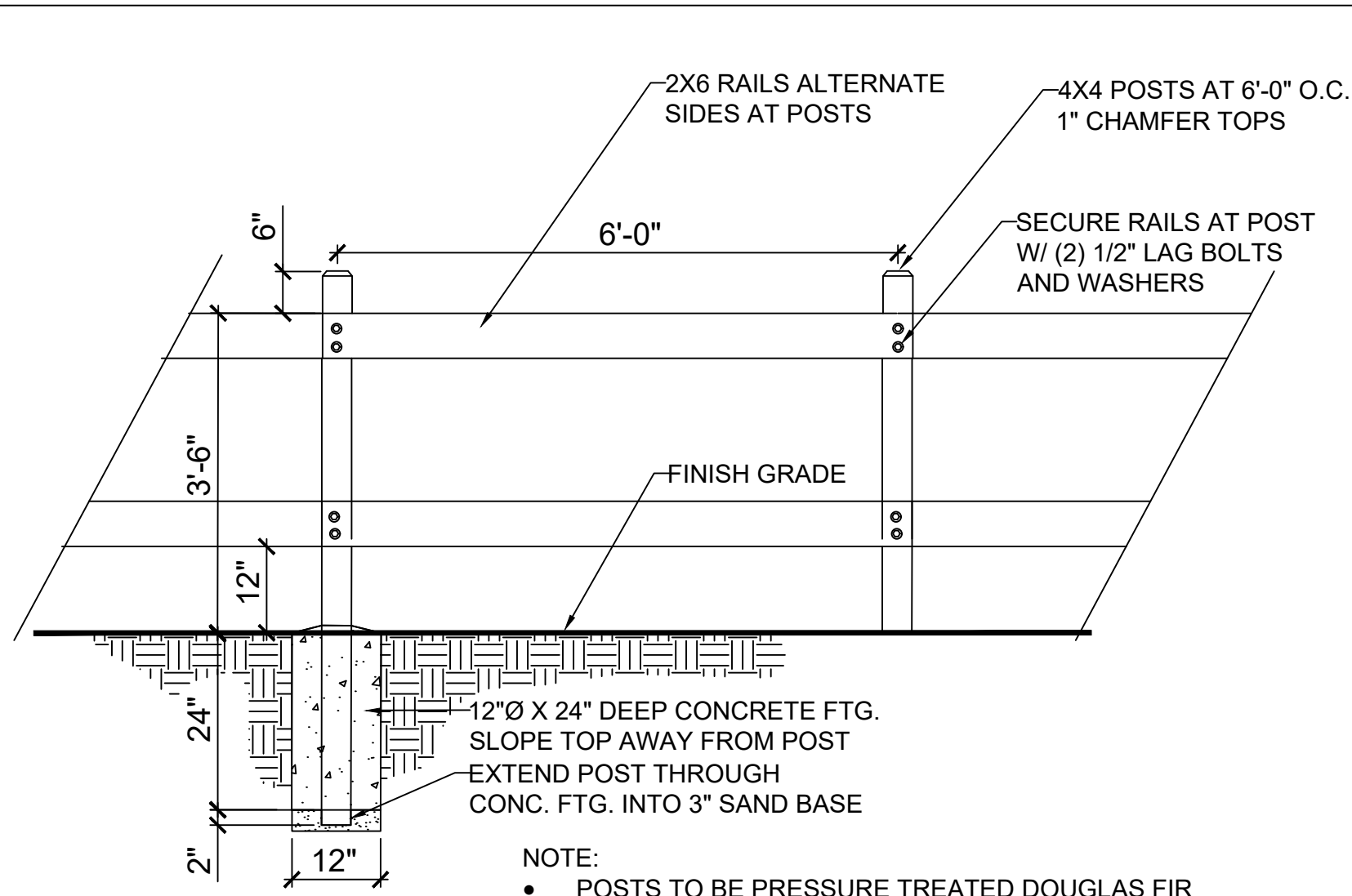
	FICUS PUMILA	CREEPING EVERGREEN FIG	LOW	5 GAL	13' SPREAD	99
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GENERAL NOTES:

1. ALL PLANTING AREAS SHALL RECEIVE A 3" MINIMUM DEEP LAYER OF FIR BARK DRESSING.
2. ALL PLANTING SHALL BE WATERED BY FULLY AUTOMATIC, WATER-CONSERVING LOW-PRECIPITATION BUBBLER IRRIGATION SYSTEM WITH WEATHER-BASED CONTROLLER OPERATION.



EXAMPLE IMAGE: 8 FT. HEIGHT METAL FENCE



RAIL FENCE DETAIL

NOSCALE

REVISIONS

△	05-23-23	COORDINATION
△	05-23-23	SYNOPSIS
△	05-23-23	SYNOPSIS
△	05-23-23	SYNOPSIS
△	05-23-23	SYNOPSIS
△	05-23-23	SYNOPSIS
△	05-23-23	SYNOPSIS
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△	05-23-23	SYNOPSIS
△	05-23-23	SYNOPSIS

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LANDSCAPE ARCHITECT

2017

SIGNATURE

SEAL

INSURANCE AUTO

AUCTIONS STORAGE

BAY POINT, CALIFORNIA

PLANT LIST

IMAGES AND

DETAIL

DESIGNED: RS

CHECKED: RS

DRAWN: RS

JOB NO:

DATE

05-28-20

SCALE

NOTED

SHEET

L4

OF SHEETS