

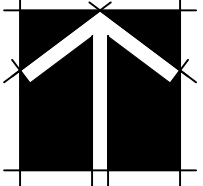
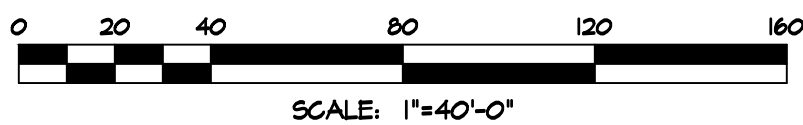
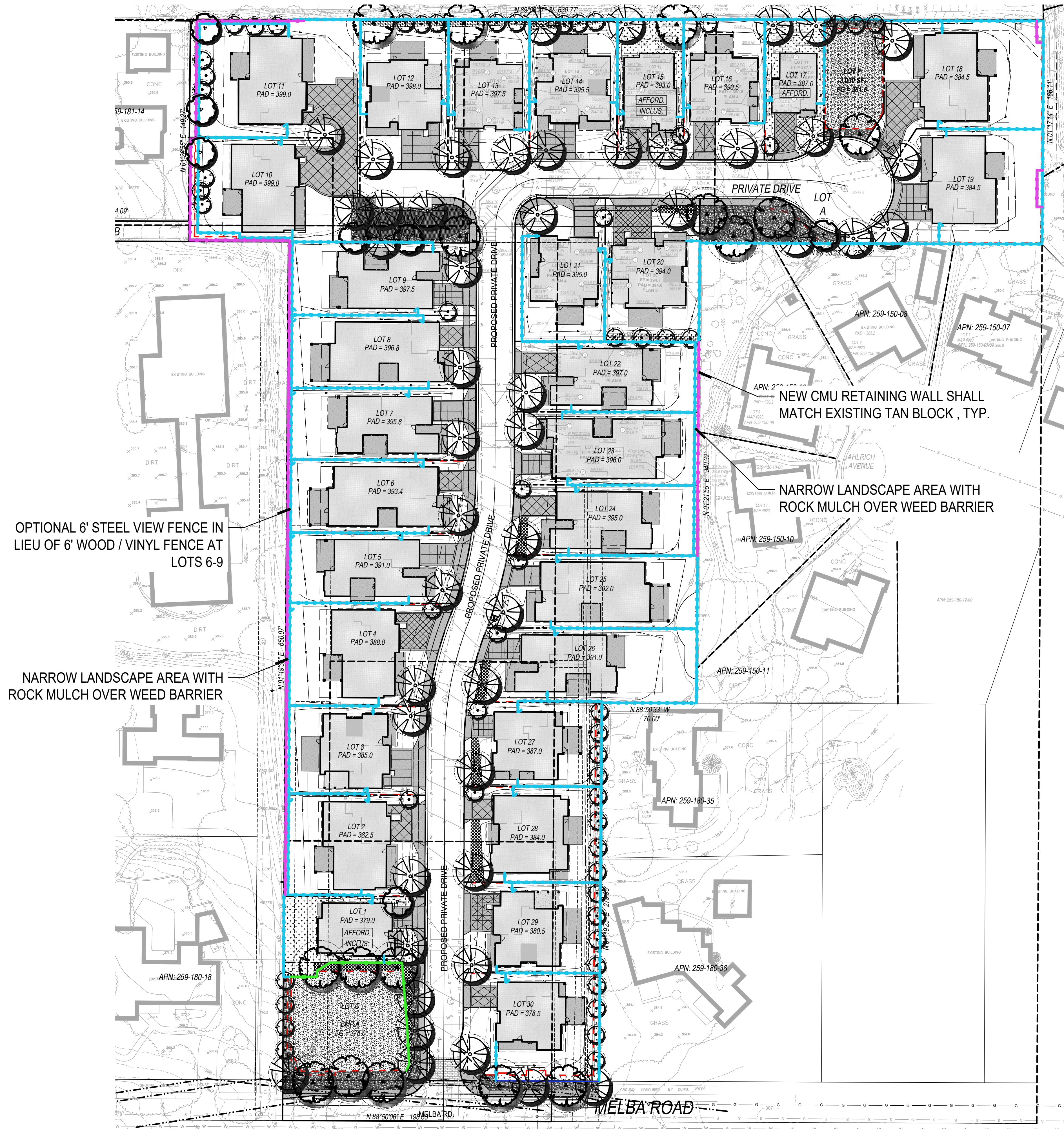
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Landscaping Plan Sheets

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LANDSCAPE CONCEPT

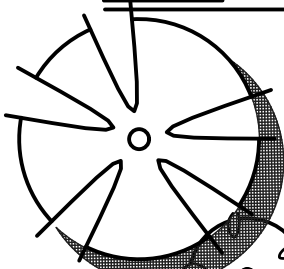
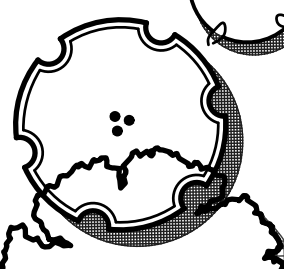
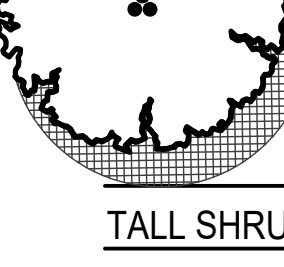


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CONCEPTUAL LANDSCAPE PLAN
MULTI-004309-2021, DR-004311-2021, SUB-004310-2021, & CDPNF-004312-2021
TORREY CREST
1220-1240 Melba Road & 1190 Island View Lane
City Of Encinitas, California

SHEET
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PLANT LIST & SPECIES

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	MATURE HT.	WUCOLS
	ARBUTUS MARINA ALT. METROSIDEROS EXCELSA	STRAWBERRY TREE NEW ZEALAND CHRISTMAS TREE	48	24" BOX, 15 GAL ON SLOPES & REAR YARDS	20-30' (APPROX. 10 YEARS TO MATURITY)	L
	*CERCIS OCCIDENTALIS - ALT. PODOCARPUS GRACILIOR	WESTERN REDBUD FERN PINE	56	24" BOX, 15 GAL ON SLOPES & REAR YARDS	12'-15' (APPROX. 5 YEARS TO MATURITY)	L
	*PRUNUS ILICIFOLIA	HOLLYLEAF CHERRY	7	24" BOX 15 GAL ON SLOPES & REAR YARDS	25-30' (APPROX. 10 YEARS TO MATURITY)	L
	*QUERCUS AGRIFOLIA	COAST LIVE OAK	16	24" BOX, 15 GAL ON SLOPES & REAR YARDS	50'-60' (APPROX. 20 YEARS TO MATURITY)	VL
TALL SHRUBS						
 HOA	 HOA	*ARCTOSTAPHYLOS SPP. DODONAEA VISCOSA 'PURPUREA' *HETEROMELES ARBUTIFOLIA *QUERCUS BERBERIDIFOLIA *QUERCUS DUMOSA *RHAMNUS CALIFORNICA *RHUS INTEGRIFOLIA *ROMNEYA COULTERI WESTRINGIA FRUTICOSA	MANZANITA PURPLE HOPSEED BUSH TOYON SCRUB OAK COASTAL SCRUB OAK COFFEEBERRY LEMONADE BERRY COULTER'S MATILUJA POPPY COAST ROSEMARY	MIN. 1 GAL.	10-15' 6-12' 6-12' 8-10' 10-12' 6-8' 10-15' 7-10' 10-15'	VL L L VL VL VL VL VL L
 PRIVATE	 PRIVATE					
MEDIUM SHRUBS						
 HOA	 HOA	*AGAVE SPP. *ALOE SPP. ARBUTUS UNEDO 'COMPACTA' BOUGAINVILLEA CALLISTEMON 'LITTLE JOHN' *SALVIA SPP.	AGAVE ALOE COMPACT STRAWBERRY TREE BOUGAINVILLEA LITTLE JOHN BOTTLE BRUSH SAGE		5' 3-6' 6-15' 4-6' 4-8' 3-6'	L L L L L L
 PRIVATE	 PRIVATE					
LOW SHRUBS & GROUNDCOVERS:						
 HOA	 HOA	*BACCHARIS PILULARIS & CV. *CALLIANDRA ERIOPHYLLA *LEYMUS C. 'CANYON PRINCE' *MUHLENBERGIA RIGENS MYOPORUM PARVIFOLIUM & CV. ROSMARINUS OFFICINALIS CV. SENECIO MANDRALISCAE	DWARF COYOTE BRUSH FAIRYDUSTER CANYON PRINCE WILD RYE DEER GRASS PROSTRATE MYOPORUM PROSTRATE ROSEMARY BLUE CHALK STICKS	ROOTED CUTTINGS AND/OR 1 GALLON	4-6' 2-3' 3' 3' 4-6' 2-4' 2-4'	L L L L L VL L
 PRIVATE	 PRIVATE					
VINES						
 HOA	 PRIVATE	BOUGAINVILLEA CV. FICUS PUMILA PYROSTEGIA VENUSTA	BOUGAINVILLEA CV. CREEPING FIG FLAME VINE	MIN 1 GAL	6-12' 6-12' 6-12'	L M M
WATER QUALITY BASIN (HOA MAINTAINED)						
 HOA		*CAREX TUMULICOLA *CAREX PANSA MUHLENBERGIA CAPILLARIS	BERKELEY SEDGE DUNE SEDGE PINK MUHLY	PLUGS. @ 20" O.C. PLUGS. @ 20" O.C. 1 GAL.	6-12" 6-12" 1-2"	L M M
GRASS LAWN						
		FESTUCA ARUNDINACEA	MARATHON II	SOD	3"	M

NOTES:
ALL PLANTS ON THE ABOVE LIST ARE CONSIDERED TO BE PLANTS SUITABLE FOR WATER CONSERVATION AND/OR DROUGHT TOLERANT IN THE CLIMATE ZONE OF THE SITE.
THE LANDSCAPE DESIGN FOR THIS PROJECT SHALL COMPLY WITH CHAPTER 7- LANDSCAPE GUIDELINES OF THE CITY OF ENCINITAS DESIGN GUIDELINES DOCUMENTS.
SIZE AT MATURITY LISTED ABOVE IS AS GIVEN BY SUNSET WESTERN GARDEN BOOK (SUNSET PUBLISHING CORP., 2001) OR LANDSCAPE PLANTS FOR WESTERN REGIONS (PERRY, 1992)
* DENOTES NATIVE PLANTS
A MIN. OF 50% OF THE PLANTS IN THE HOA MAINTAINED AREAS SHALL BE NATIVE
ANY MATURE TREES LISTED IN THE ARBORIST REPORT DATED OCTOBER 26, 2023, THAT ARE REMOVED SHALL BE REPLACED AT A 1 TO 1 RATIO (127 TREES). DEAD TREES ARE EXCLUDED. HOMEOWNERS MAY USE ANY SPECIES OF TREE OR PALM NOT ON THE CITY OF ENCINITAS INVASIVE SPECIES LIST IN FRONT YARDS, SIDE YARDS OR BACKYARDS. THE 1 TO 1 RATIO IS A CUMULATIVE REQUIREMENT. I.E. THE REPLACEMENT TREES MAY BE SPREAD UNEVENLY BETWEEN THE LOTS AND THE HOA-MAINTAINED AREAS. ADDITIONALLY, THE REMOVAL OF TREE NO. X28 ON 246 WITHAM ROAD AND TREE NO. X30 ON 240 WITHAM ROAD WILL BE REPLACED AT A MINIMUM OF A 1 TO 1 RATION (2 TREES) ON THE RESPECTIVE NEIGHBORING PROPERTIES AS OUTLINED IN THE ARBORIST REPORT DATED OCTOBER 26, 2023

FENCE AND WALL LEGEND

- WOOD / VINYL FENCE, SEE DETAIL C/L-4
- WOOD GATE
- 5'-0" HIGH STEEL FENCE, SEE DETAIL D/L-4
- 3'-6" HIGH CABLE GUARDRAIL AT RETAINING WALL, SEE DETAIL E/L-4
- 6' HIGH SLUMP BLOCK WALL, SEE DETAIL A/L-4
- RETAINING WALL PER CIVIL ENGINEER

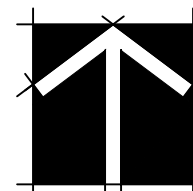


REPRESENTATIVE PLANTING DESIGN SHOWING TIERED LANDSCAPE AND MIXTURE OF SMALL, MEDIUM AND LARGE PLANTS

L-1 DATE: 02-26-24

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L-2 DATE: 02-26-24

SHEET
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OPTIONAL 6' STEEL VIEW FENCE IN LIEU OF 6' WOOD FENCE AT LOTS 6-9

NARROW LANDSCAPE AREA WITH ROCK MULCH OVER WEED BARRIER

PROPOSED 6' HIGH WOOD / VINYL FENCE AT LOT LINES - SEE DETAIL B/L-4

PROPOSED SLUMP BLOCK RETAINING WALL, TAN COLOR - HEIGHT PER CIVIL PLANS

ENHANCED CONCRETE DRIVEWAYS TO BE INTEGRAL COLORED CONCRETE SUCH AS SAN DIEGO BUFF WITH SAWCUT GRID PATTERN

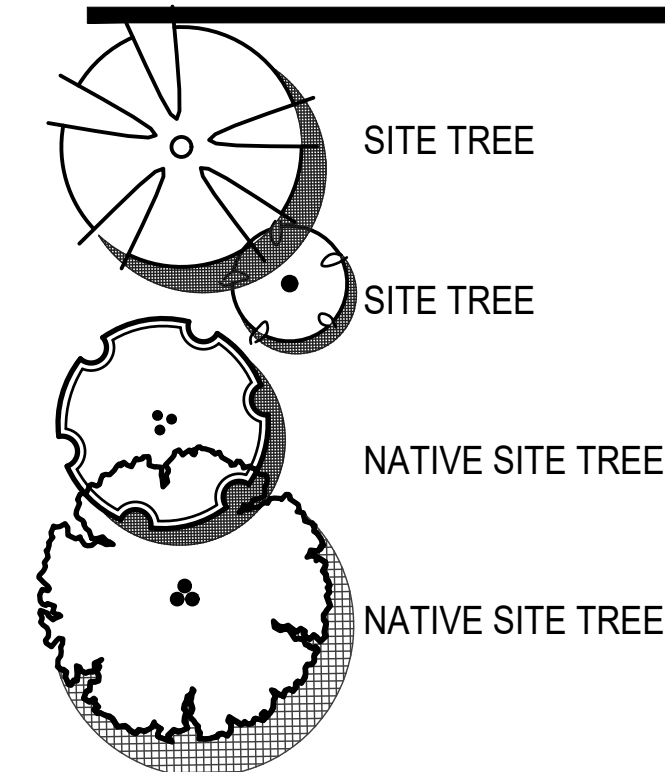
STEEL COMMUNITY MAILBOX - SEE DETAIL C/L-4

FIRE HYDRANT - ALL PLANTING SHALL BE 3' CLEAR
PRIVATE DRIVE

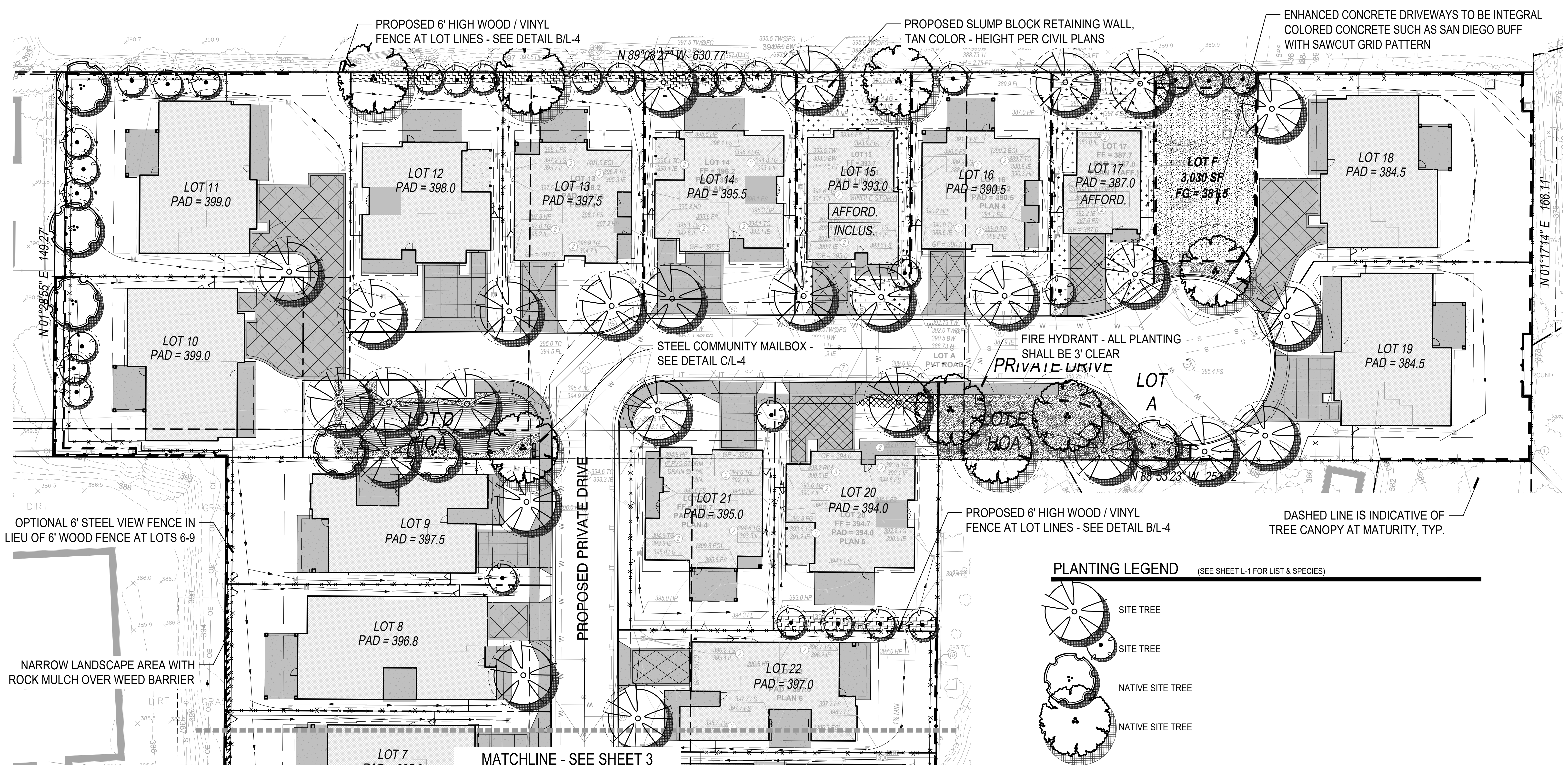
PROPOSED 6' HIGH WOOD / VINYL FENCE AT LOT LINES - SEE DETAIL B/L-4

DASHED LINE IS INDICATIVE OF TREE CANOPY AT MATURITY, TYP.

PLANTING LEGEND (SEE SHEET L-1 FOR LIST & SPECIES)

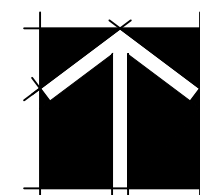
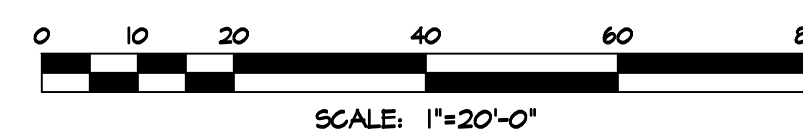
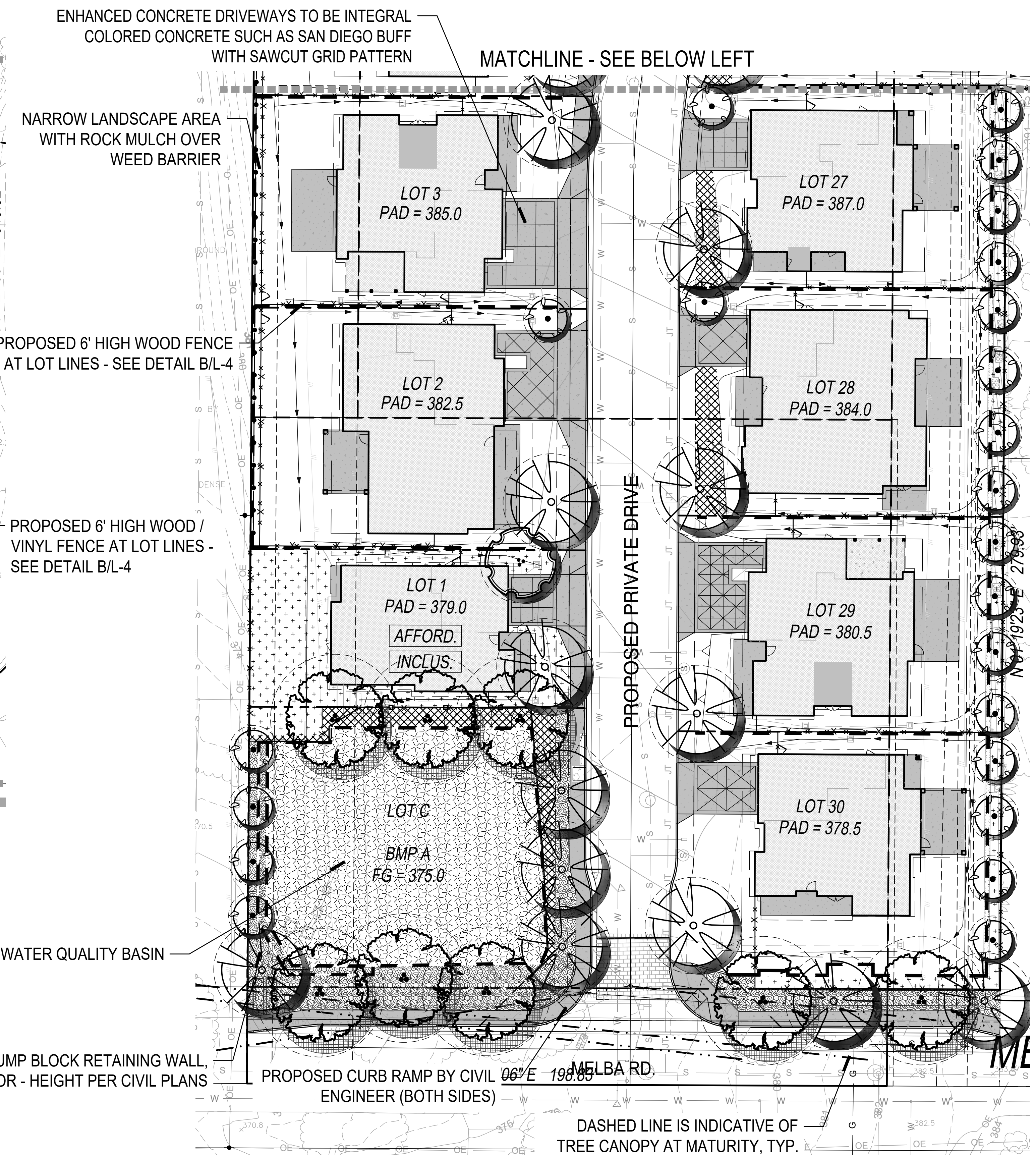
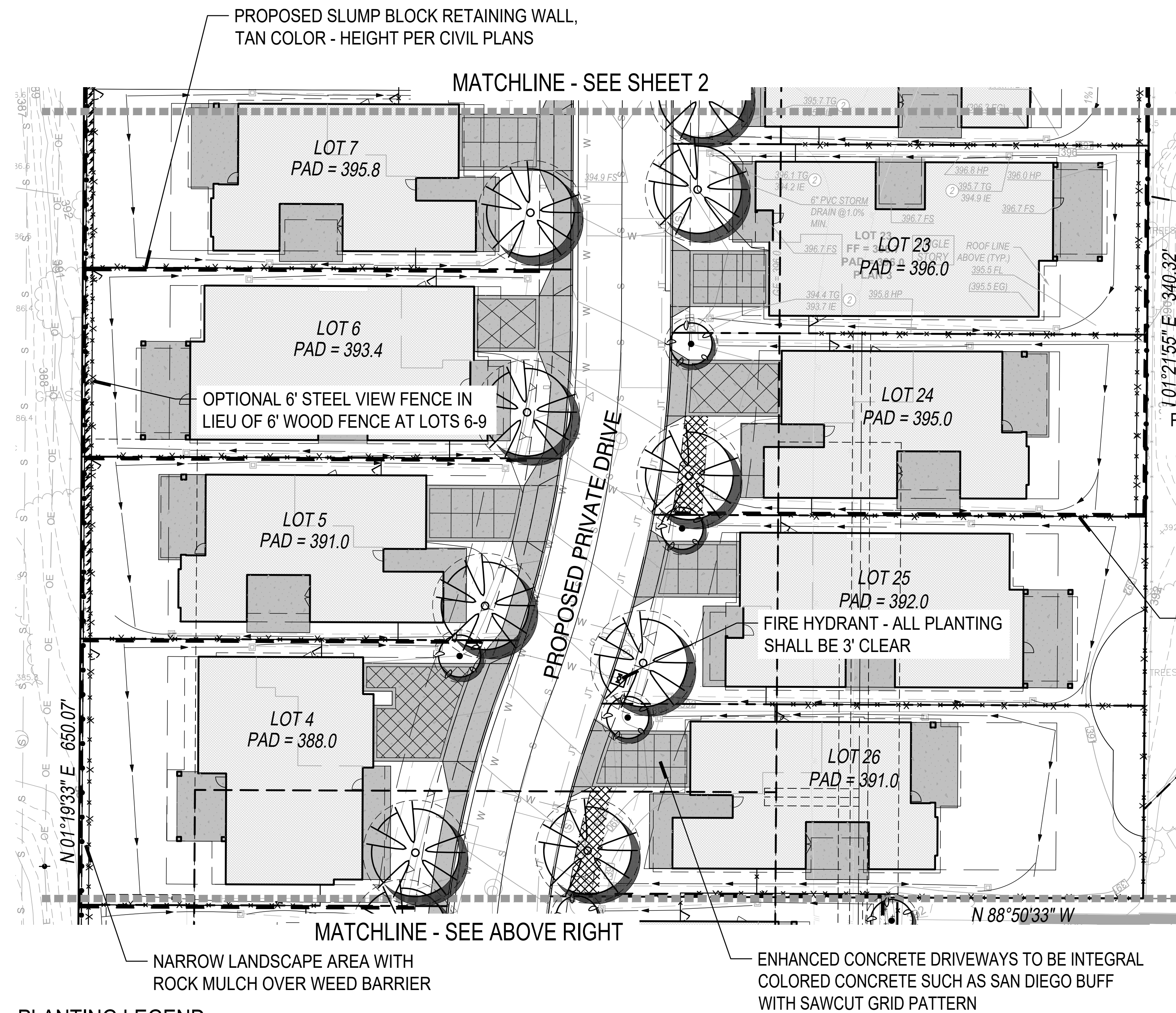


- PERMANENT SLOPE PLANTING (HOA MAINTAINED)
SEE SHEET 1 FOR PLANT LIST. ALL PERIMETER SLOPES AND SLOPES EXCEEDING 3' IN HT SHALL RECEIVE PERMANENT PLANTING AND IRRIGATION SYSTEMS AT TIME OF MASS GRADING THE SITE. SLOPE AREAS WILL BE MAINTAINED BY THE HOA.
- PERMANENT SLOPE PLANTING (PRIVATELY MAINTAINED)
- WATER QUALITY BASIN AREA
REFER TO ENGINEER PLANS FOR DETAIL. SEE PLANT LIST ON SHEET 2 FOR PLANT TYPE.
- FLAT LANDSCAPED AREA (HOA MAINTAINED)
LANDSCAPE AREAS INSTALLED BY DEVELOPER AND MAINTAINED BY HOA.
- FLAT LANDSCAPED AREA (PRIVATELY MAINTAINED)
LANDSCAPE AREAS INSTALLED BY DEVELOPER AND MAINTAINED BY HOMEOWNER.



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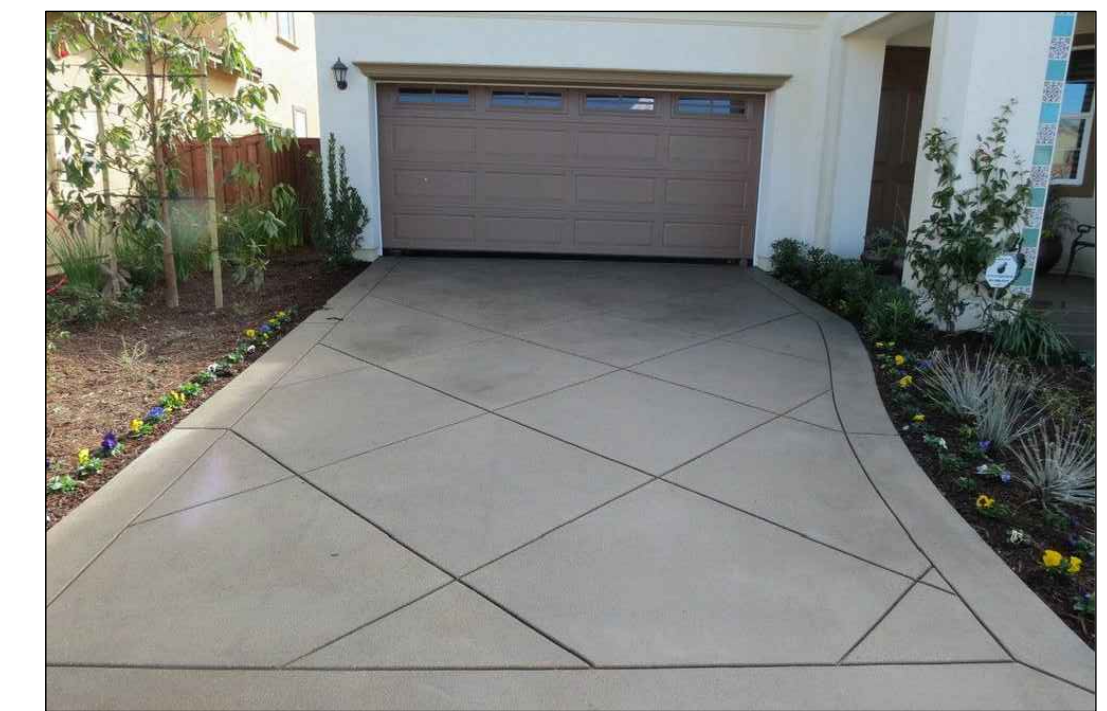
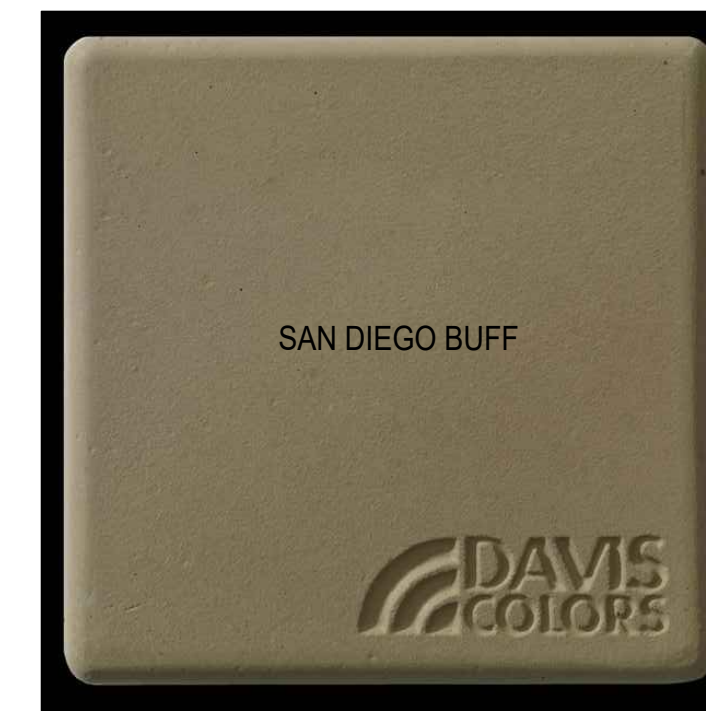
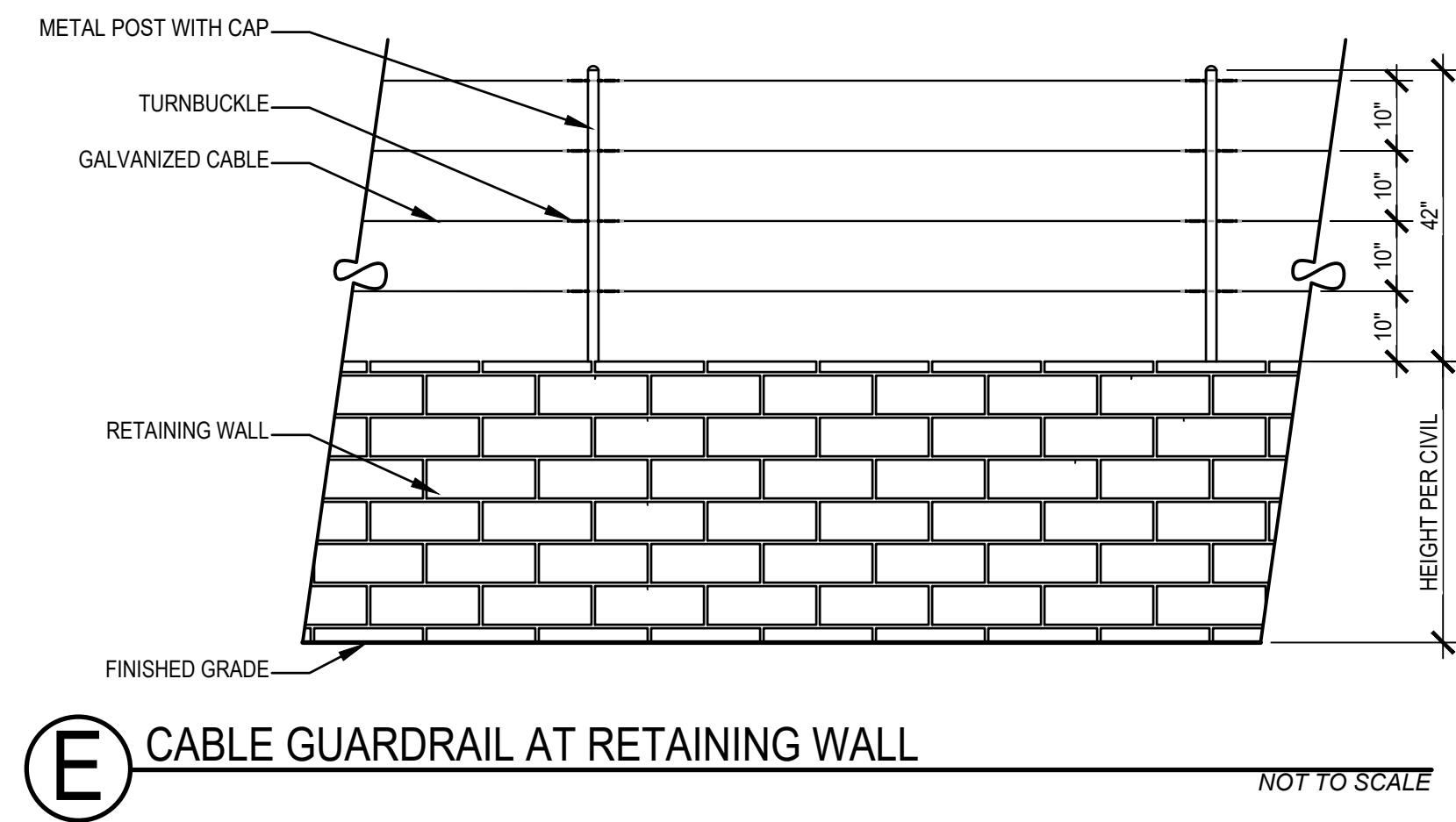
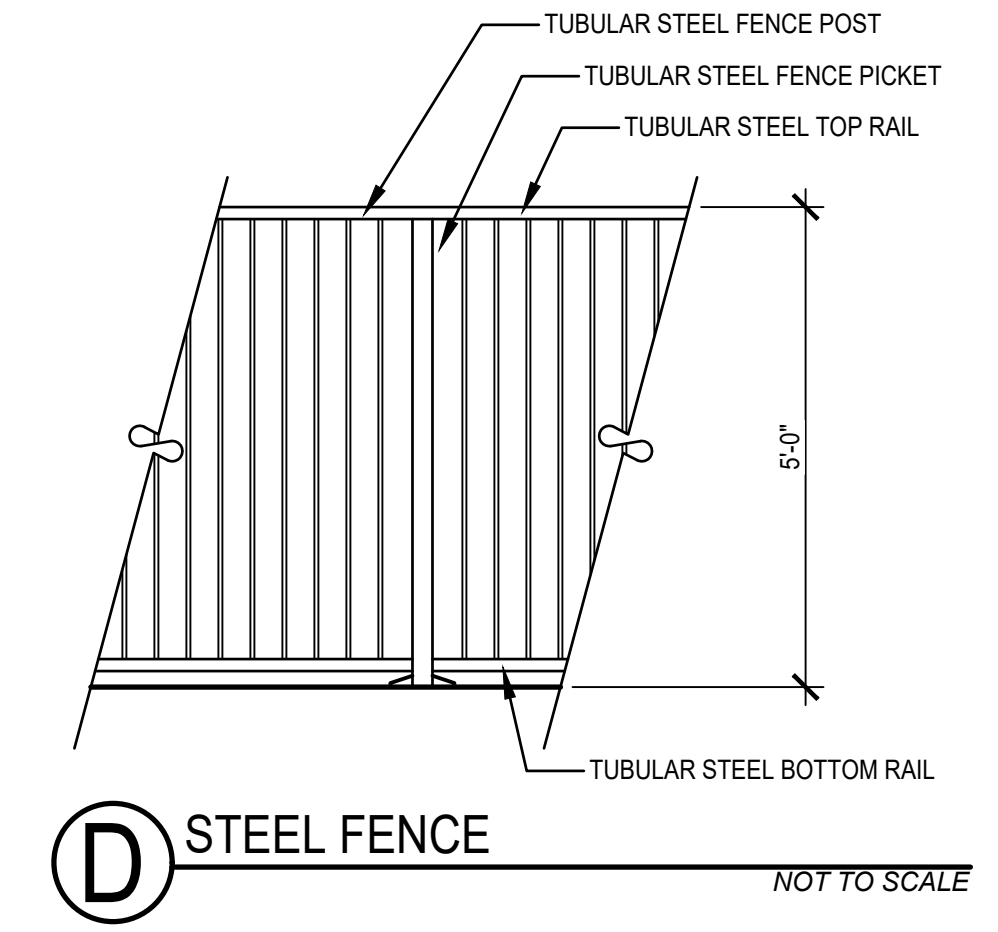
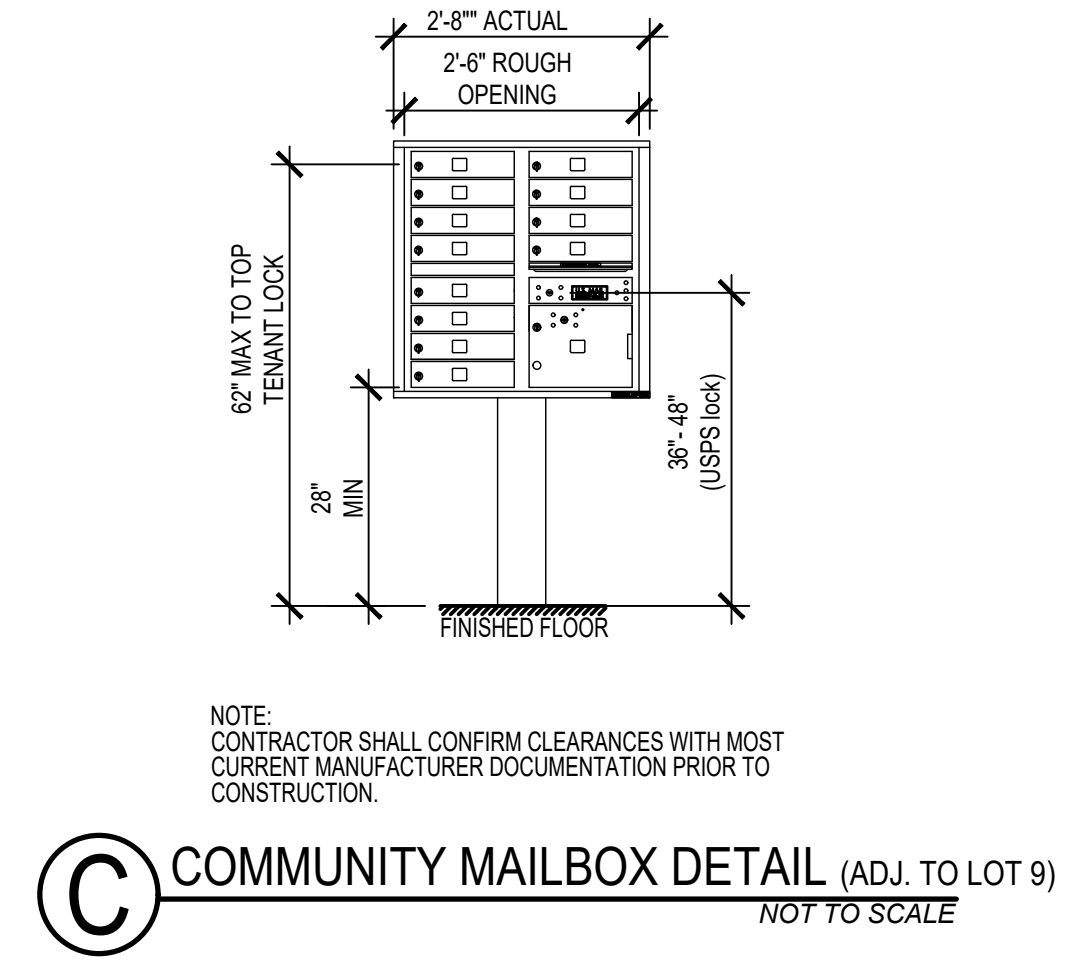
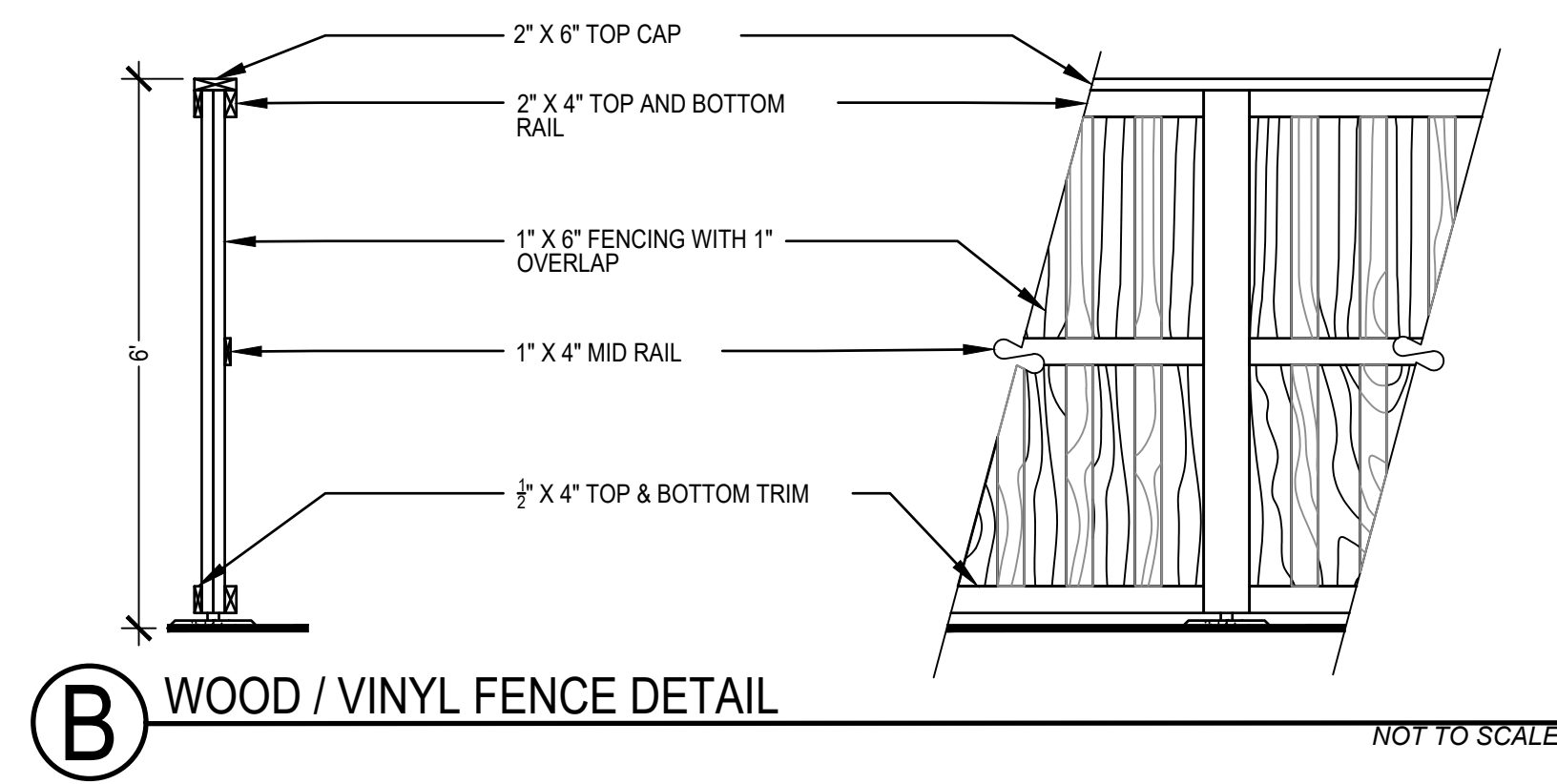
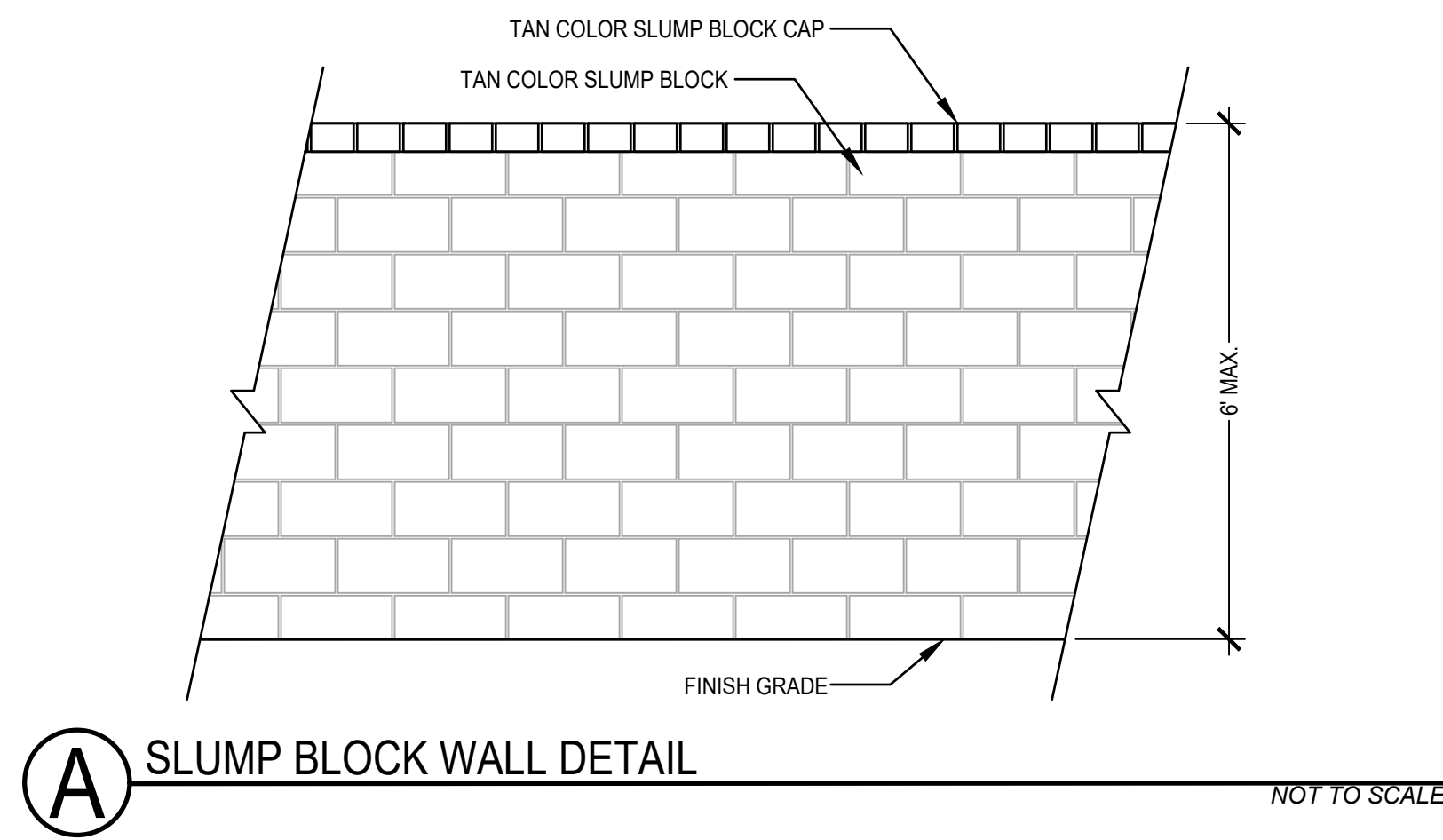
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TORREY CREST
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City Of Encinitas, California

L-3 DATE: 02-26-24

SHEET
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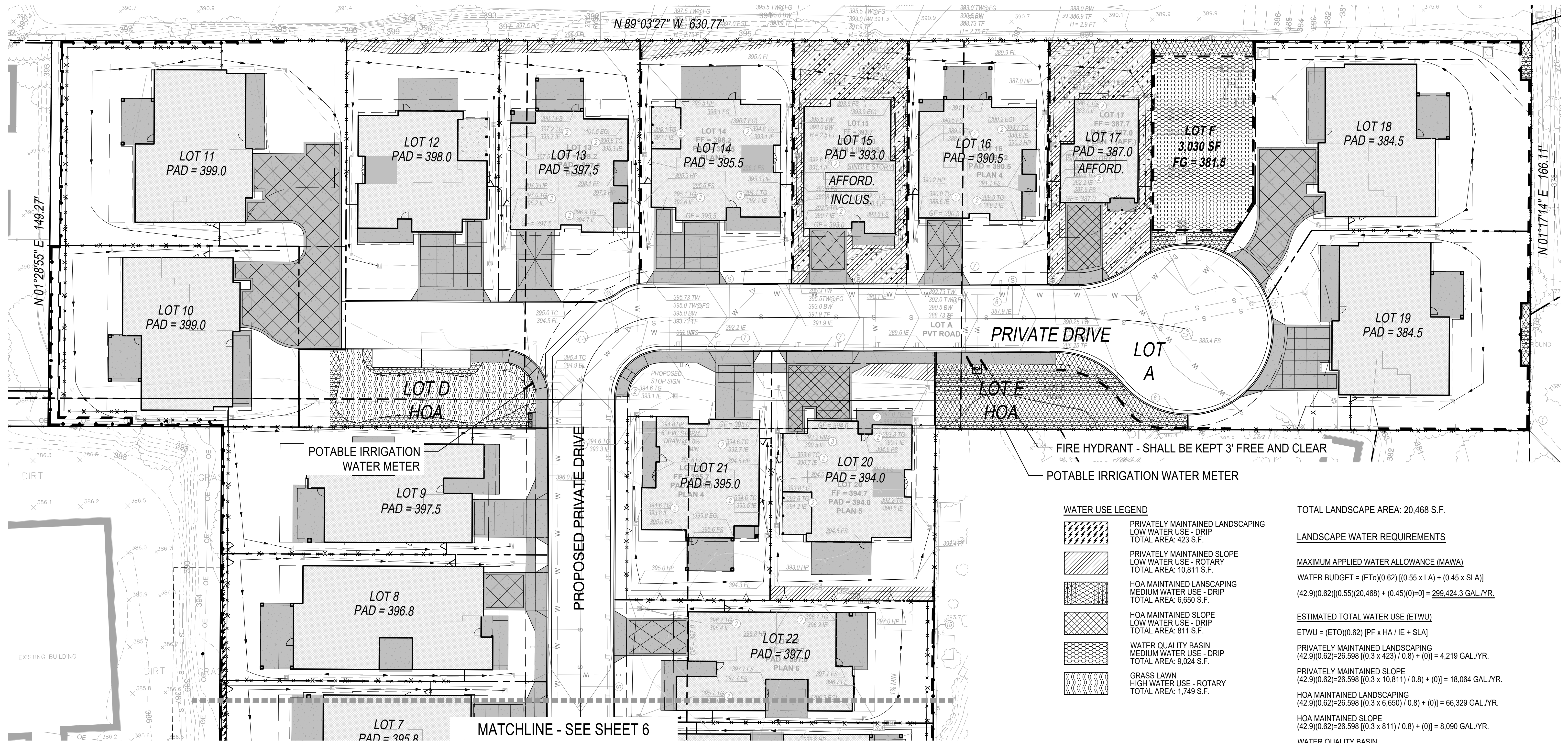
DATE: 02-26-24



ENHANCED CONCRETE DRIVEWAYS - SAN DIEGO BUFF COLOR ON ALL LOTS

CONCEPT DETAILS / IMAGERY

WATER USE CALCULATIONS



 PRIVATELY MAINTAINED LANDSCAPING
LOW WATER USE - DRIP
TOTAL AREA: 423 S.F.

HOA MAINTAINED LANDSCAPING
MEDIUM WATER USE - DRIP
TOTAL AREA: 6,650 S.F.

WATER QUALITY BASIN
MEDIUM WATER USE - DRIP
TOTAL AREA: 9.024 S.F.

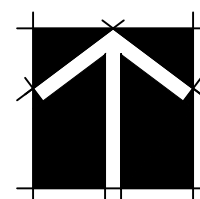
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WATER USE CALCULATIONS



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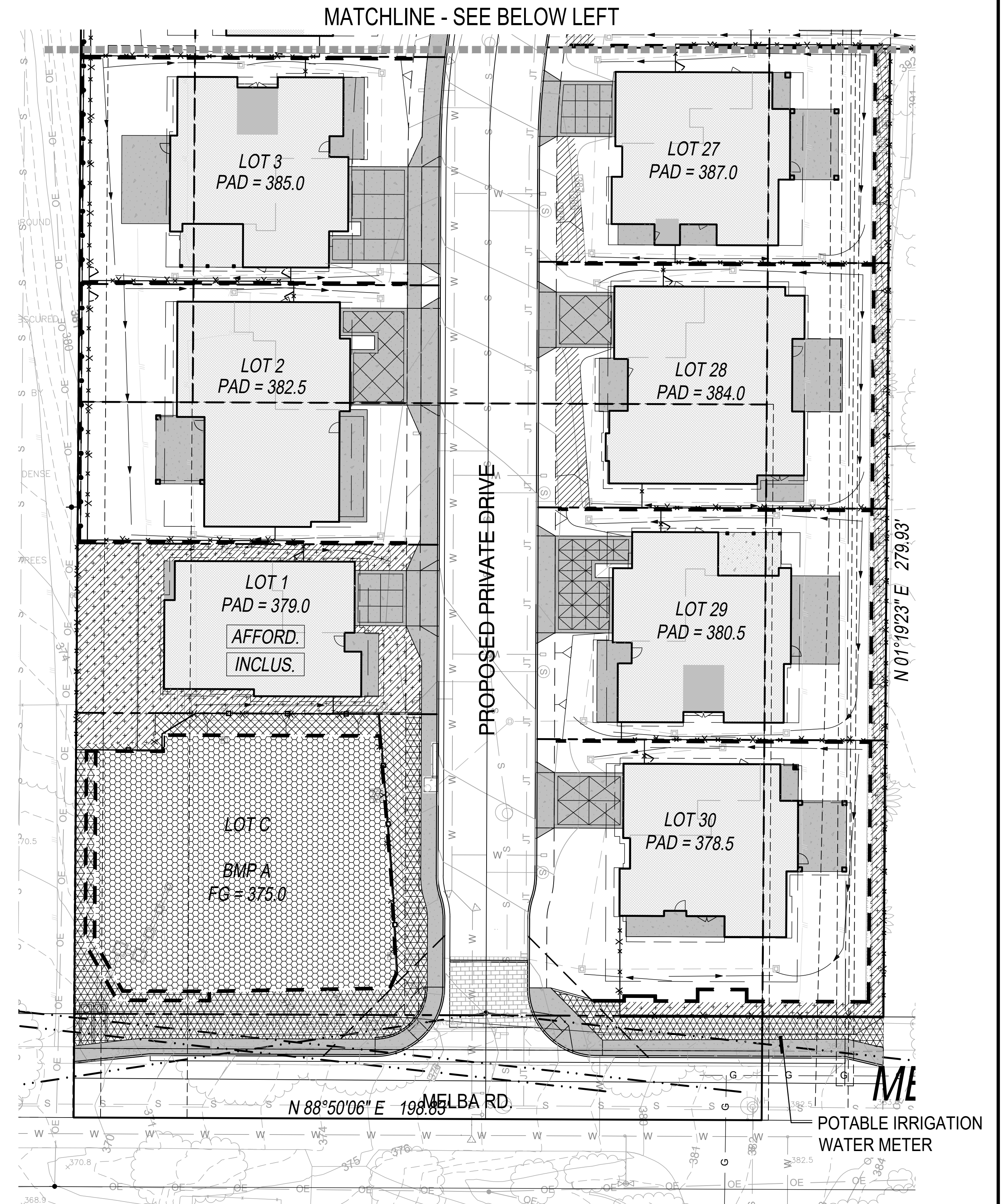
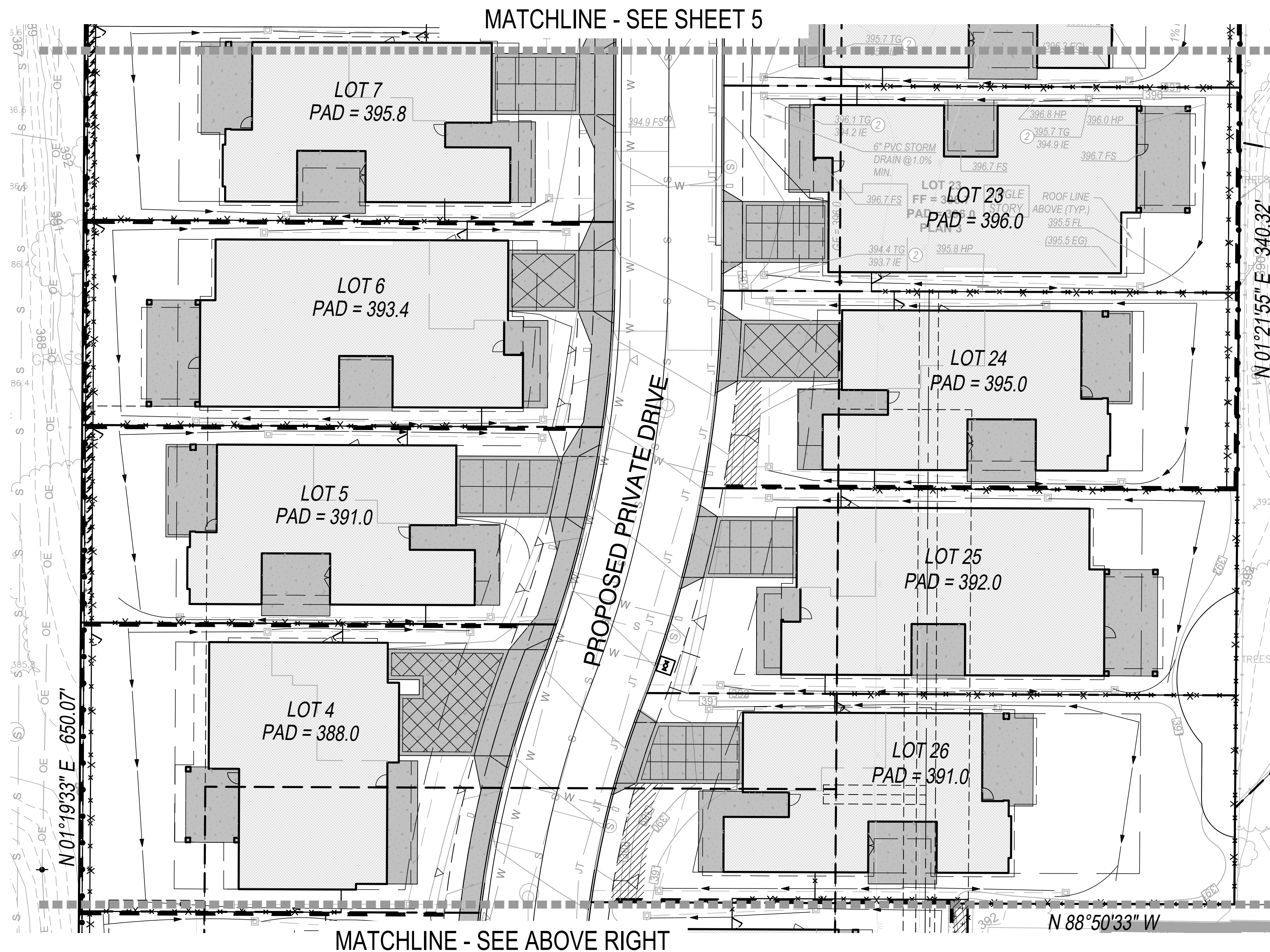
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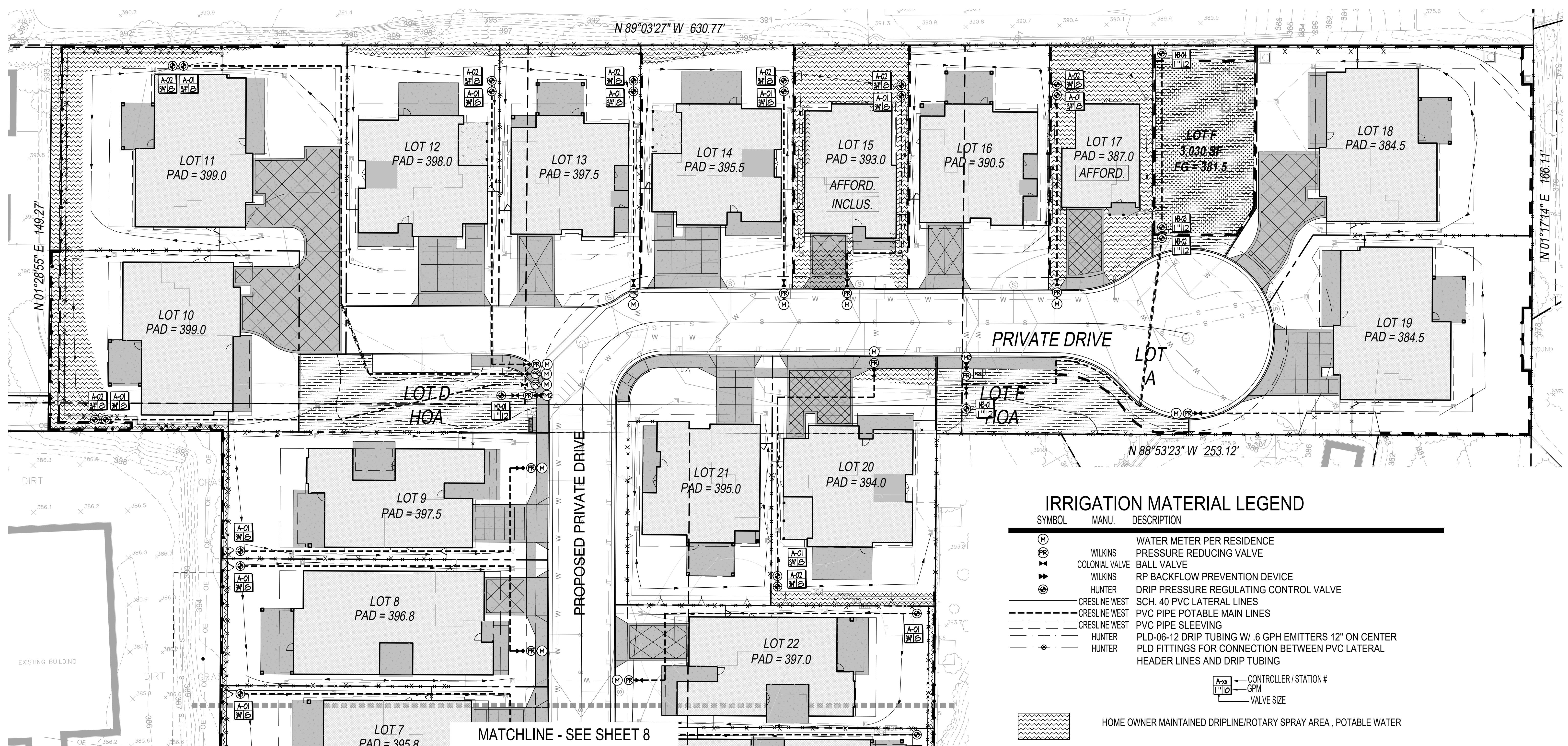
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IRRIGATION MATERIAL LEGEND		
SYMBOL	MANU.	DESCRIPTION
		WATER METER PER RESIDENCE
	WILKINS	PRESSURE REDUCING VALVE
	COLONIAL VALVE	BALL VALVE
	WILKINS	RP BACKFLOW PREVENTION DEVICE
	HUNTER	DRIP PRESSURE REGULATING CONTROL VALVE
	CRESLINE WEST	SCH. 40 PVC LATERAL LINES
	CRESLINE WEST	PVC PIPE POTABLE MAIN LINES
	CRESLINE WEST	PVC PIPE SLEEVING
	HUNTER	PLD-06-12 DRIP TUBING W/ .6 GPH EMITTERS 12" ON CENTER
	HUNTER	PLD FITTINGS FOR CONNECTION BETWEEN PVC LATERAL HEADER LINES AND DRIP TUBING
		CONTROLLER / STATION #
		GPM
		VALVE SIZE
		HOME OWNER MAINTAINED DRIPLINE/ROTARY SPRAY AREA , POTABLE WATER
		HOA MAINTAINED DRIPLINE/ROTARY SPRAY AREA, POTABLE WATER

IRRIGATION NOTES

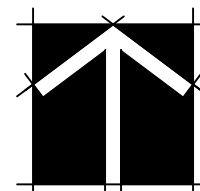
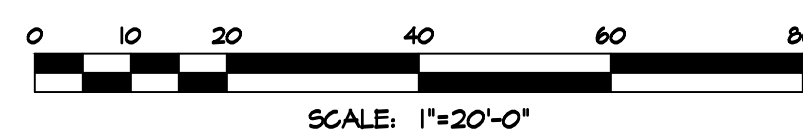
PERMANENT IRRIGATION SYSTEMS SHALL BE INSTALLED PER THE REQUIREMENTS OF THE CITY OF ENCINITAS MUNICIPAL CODE SECTION 23.24.510 - PLANTING OF SLOPES; AND PER CHAPTER 23.26 WATER EFFICIENT LANDSCAPE PROGRAM (KNOWN AS THE "CITY OF ENCINITAS LANDSCAPE ORDINANCE")

SLOPES REQUIRED TO BE PLANTED SHALL BE PROVIDED WITH AN APPROVED SYSTEM OF IRRIGATION, DESIGNED TO COVER ALL PORTIONS OF THE SLOPE AND PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION, A FUNCTIONAL TEST OF THE SYSTEM WILL BE REQUIRED. THE REQUIREMENTS FOR PERMANENT IRRIGATION SYSTEMS MAY BE MODIFIED UPON SPECIFIC RECOMMENDATION OF A LANDSCAPE ARCHITECT OR EQUIVALENT AUTHORITY THAT BECAUSE OF THE TYPE OF PLANTS SELECTED, THE PLANTING METHODS USED AND THE SOIL AND CLIMATIC CONDITIONS OF THE SITE, IRRIGATION WILL NOT BE NECESSARY FOR THE MAINTENANCE OF THE SLOPE PLANTING (23.24.510)

IRRIGATION SCHEDULING SHALL INCORPORATE THE USE OF EVAPOTRANSPIRATION DATA SUCH AS THAT FROM ON-SITE RAINFALL AND WEATHER SENSORS AND/OR OFF-SITE CALIFORNIA IRRIGATION MANAGEMENT INFORMATION SYSTEM (CIMIS) WEATHER STATION TO APPLY THE APPROPRIATE LEVELS OF WATER FOR DIFFERING CLIMATES AND LOCAL WEATHER CONDITIONS.

ALL LANDSCAPE AND IRRIGATION SHALL BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED, ANY LANDSCAPE AND IRRIGATION DAMAGED DURING CONSTRUCTION SHALL BE REPLACED IN LIKE KIND PER PARKS AND RECREATION STANDARDS TO THE SATISFACTION OF THE CITY INSPECTOR

IRRIGATION CONCEPT



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IRRIGATION CONCEPT

IRRIGATION NOTES

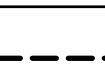
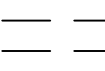
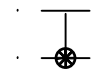
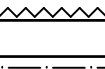
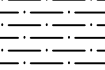
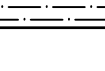
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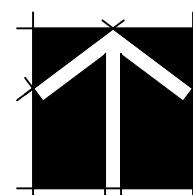
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IRRIGATION MATERIAL LEGEND

SYMBOL	MANU.	DESCRIPTION
		WATER METER PER RESIDENCE
		PRESSURE REDUCING VALVE
		BALL VALVE
		RP BACKFLOW PREVENTION DEVICE
		DRIP PRESSURE REGULATING CONTROL VALVE
		SCH. 40 PVC LATERAL LINES
		PVC PIPE POTABLE MAIN LINES
		PVC PIPE SLEEVING
		PLD-06-12 DRIP TUBING W/ 6 GPH EMITTERS 12" ON CENTER
		PLD FITTINGS FOR CONNECTION BETWEEN PVC LATERAL HEADER LINES AND DRIP TUBING
		CONTROLLER / STATION #
		GPM
		VALVE SIZE
		HOME OWNER MAINTAINED DRIPLINE/ROTARY SPRAY AREA, POTABLE WATER
		HOA MAINTAINED DRIPLINE/ROTARY SPRAY AREA, POTABLE WATER



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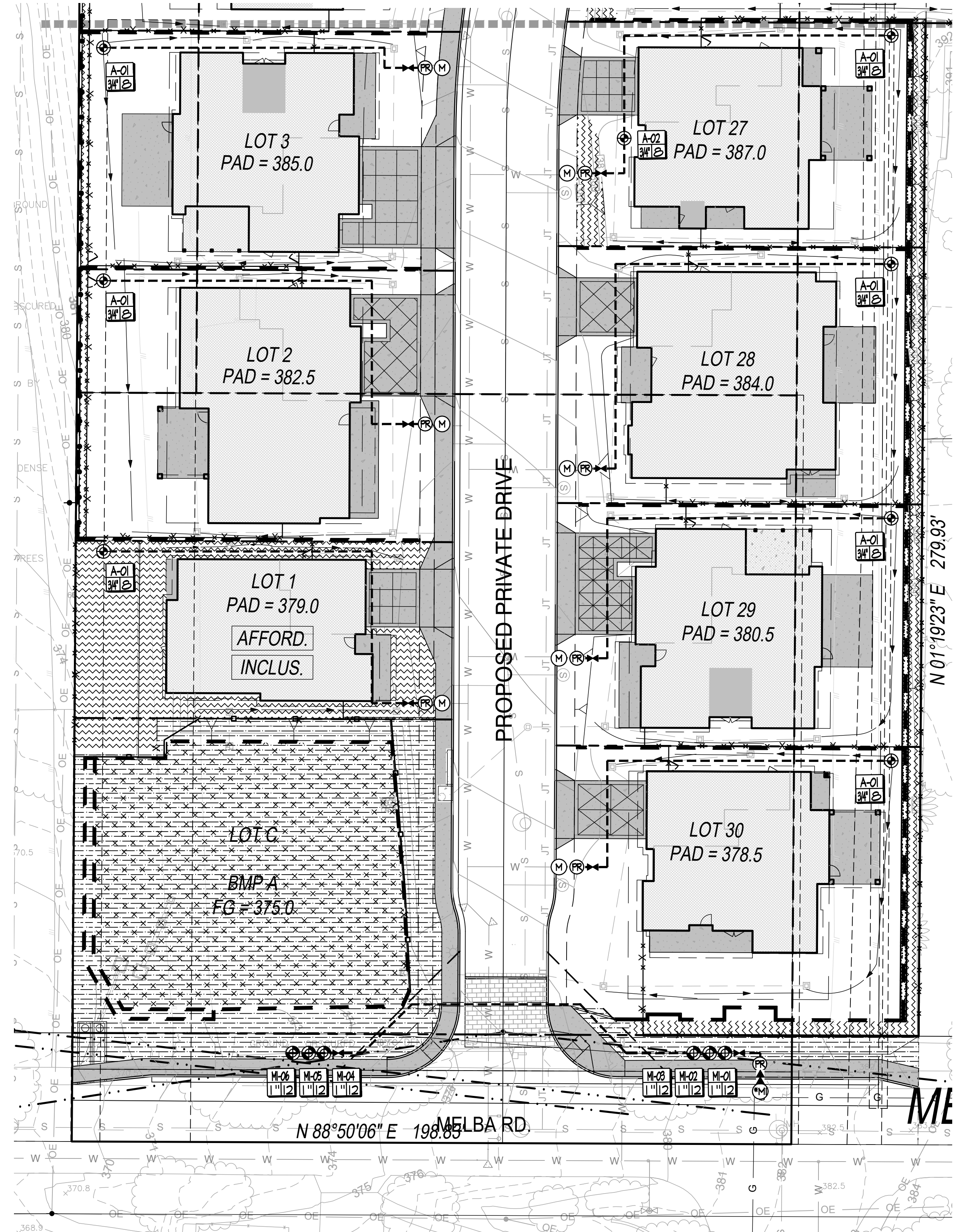


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MATCHLINE - SEE BELOW LEFT



L-8 DATE: 02-26-24

CONCEPTUAL LANDSCAPE PLAN
MULTI-004309-2021, DR-004311-2021, SUB-004310-2021, & CDPNF-004312-2021
TORREY CREST
1220-1240 Melba Road & 1190 Island View Lane
City Of Encinitas, California

SHEET
8
OF
10

GMP 1024 20-058-00

FILE NAME: G:\20-PROJECTS\20-058-00\LANDARCH\CONCEPT\20-058 CONCEPT EXISTING TREES.DWG

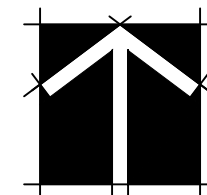
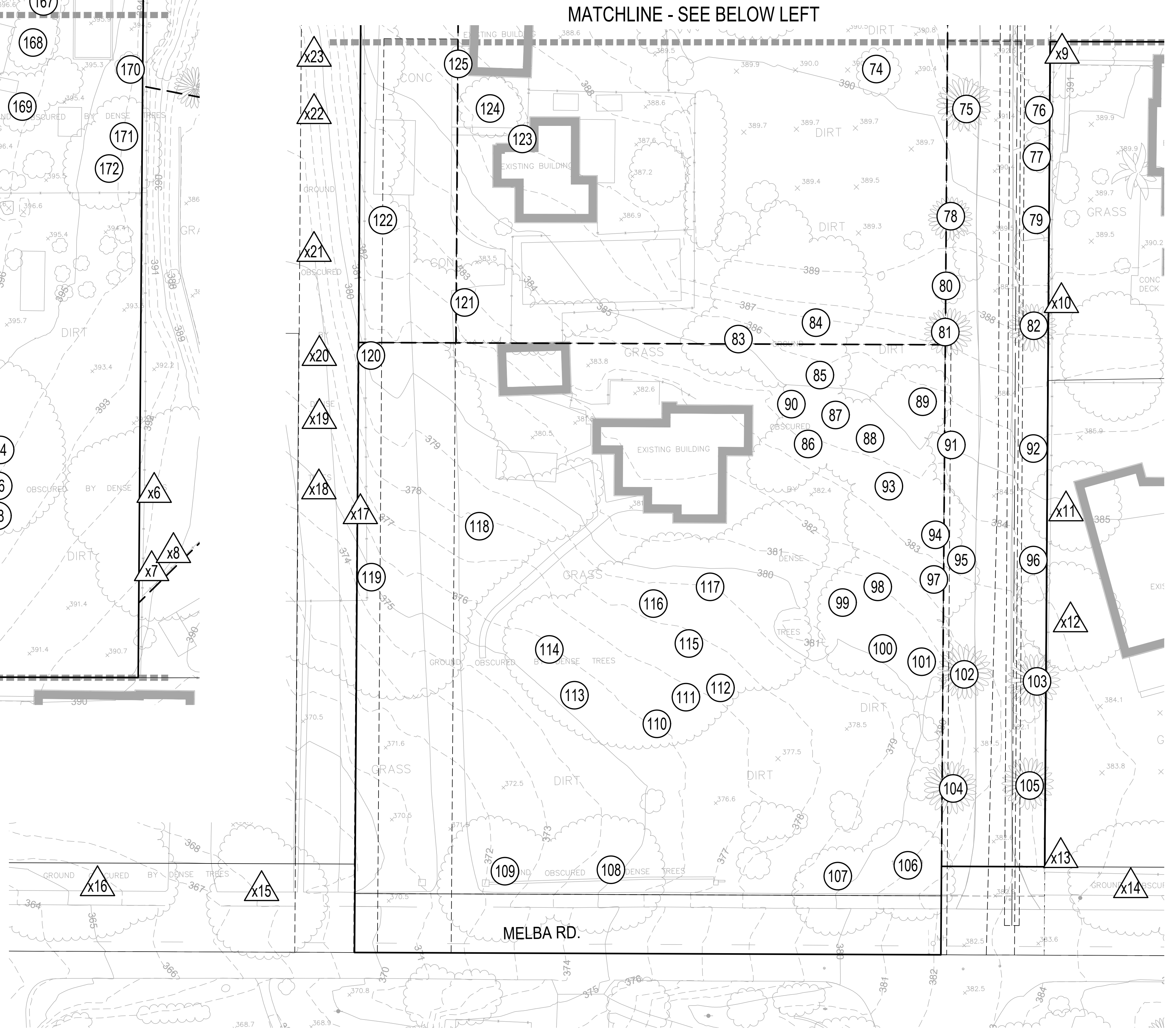
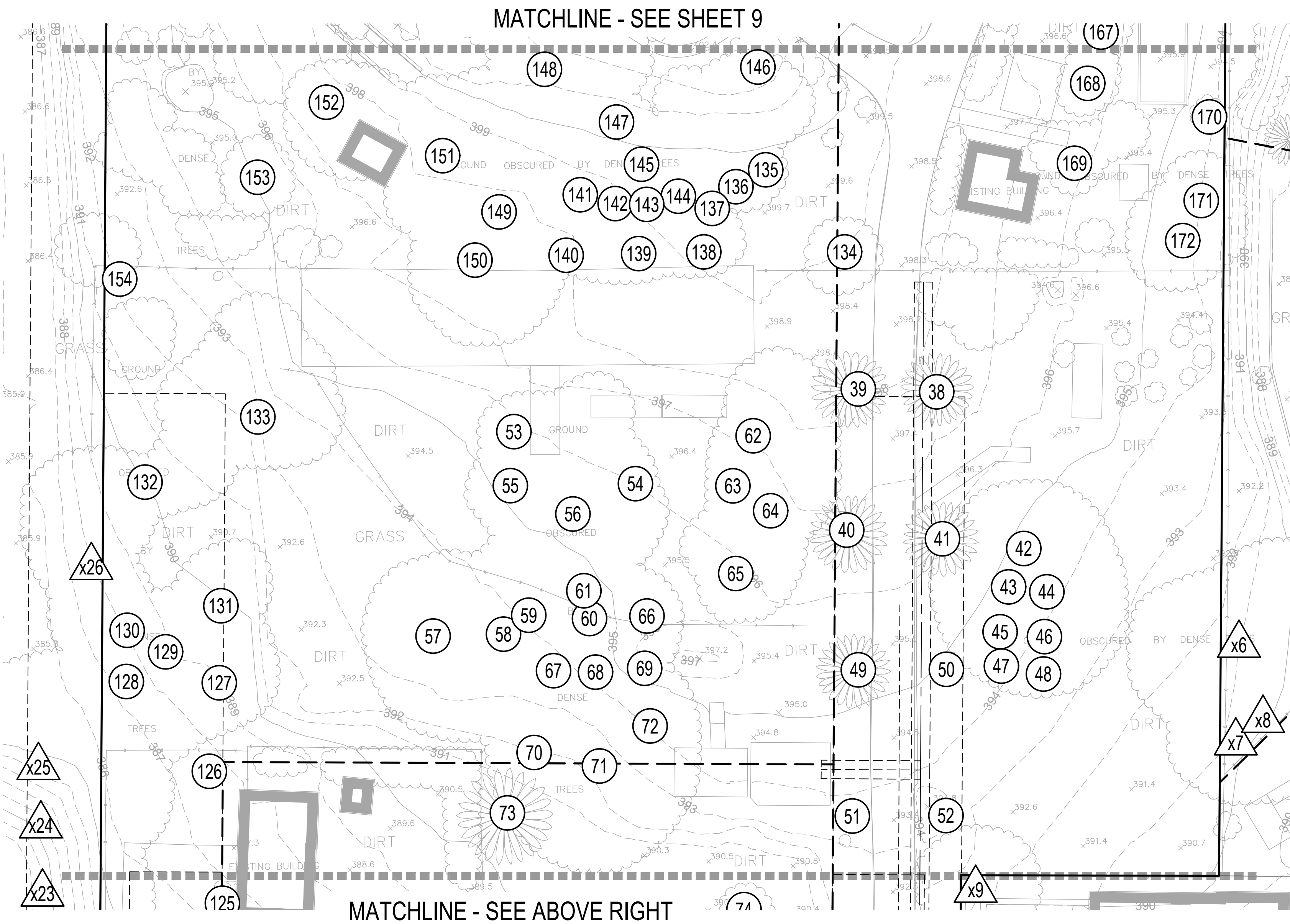


MATCHLINE - SEE SHEET 10

Botanical Name		Common Name	Trunk	Condition	Encinitas Invasive List	CA Native	Notes												
1	Eriobotrya deflexa	Bronze Loquat	2.1"	Poor	No	No	To be removed												
2	Phoenix canariensis	Canary Island Date Pa	30.7"	Fair	Yes	No	To be removed												
3	Acacia spp.	Acacia	7.6"	Fair	No	No	To be removed												
4	Acacia spp.	Acacia	6.7"	Dead	No	No	To be removed												
5	Myoporum laetum	Ngalo	7.5" @ 12"	Fair	Yes	No	Multi., To be removed												
6	Schinus terebinthifolius	Brazilian Pepper	8.4" @ 12"	Fair	Yes	No	Multi., To be removed												
7	Cedrus deodara	Deodar Cedar	15.2"	Poor	No	No	To be removed												
8	Myoporum laetum	Ngalo	6.9"	Poor	Yes	No	To be removed												
9	Myoporum laetum	Ngalo	7.8"	Poor	Yes	No	To be removed												
10	Syzygium paniculatum	Australian Brush Cher	20.3" @ 6"	Poor	No	No	Multi., To be removed												
11	Syzygium paniculatum	Australian Brush Cher	22.0" @ 36"	Poor	No	No	Multi., To be removed												
12	Myoporum laetum	Ngalo	5.7"	Poor	Yes	No	To be removed												
13	Schinus terebinthifolius	Brazilian Pepper	25.9" @ 12"	Fair	Yes	No	Multi., To be removed												
14	Myoporum laetum	Ngalo	15.3" @ 24"	Poor	Yes	No	Multi., To be removed												
15	Schinus terebinthifolius	Brazilian Pepper	30.2" @ 6"	Poor	Yes	No	Multi., To be removed												
16	Schinus terebinthifolius	Brazilian Pepper	16.4" @ 12"	Poor	Yes	No	Multi., To be removed												
17	Schinus terebinthifolius	Brazilian Pepper	13.5" @ 12"	Poor	Yes	No	Multi., To be removed												
18	Schinus terebinthifolius	Brazilian Pepper	18.9" @ 3"	Poor	Yes	No	Multi., To be removed												
19	Schinus terebinthifolius	Brazilian Pepper	5.7"	Dead	Yes	No	To be removed												
20	Schinus terebinthifolius	Brazilian Pepper	20.1" @ 3"	Fair	Yes	No	Multi., To be removed												
21	Schinus terebinthifolius	Brazilian Pepper	19.3" @ 3"	Fair	Yes	No	Multi., To be removed												
22	Juniperus c. Torulosa	Hollywood Juniper	12.3"	Good	No	No	To be removed												
23	Syzygium paniculatum	Australian Brush Cher	8.2" @ 40"	Poor	No	No	Multi., To be removed												
24	Syzygium paniculatum	Australian Brush Cher	9.0" @ 30"	Fair	No	No	Multi., To be removed												
25	Myoporum laetum	Ngalo	7.5"	Poor	Yes	No	To be removed												
26	Schinus terebinthifolius	Brazilian Pepper	12.9" @ 3"	Fair	Yes	No	Multi., To be removed												
27	Cupressus sempervirens	Italian Cypress	8.0"	Good	No	No	To be removed												
28	Cupressus sempervirens	Italian Cypress	4.5"	Fair	No	No	To be removed												
29	Cupressus sempervirens	Italian Cypress	4.5"	Poor	No	No	To be removed												
30	Myoporum laetum	Ngalo	8.2"	Poor	Yes	No	To be removed												
31	Cupaniopsis anacardioides	Carrotwood	6.2"	Poor	Yes	No	To be removed												
32	Schinus terebinthifolius	Brazilian Pepper	54.3" @ 3"	Good	Yes	No	Multi., To be removed												
33	Eucalyptus spp.	Eucalyptus	5.6"	Good	No	No	To be removed												
34	Schinus terebinthifolius	Brazilian Pepper	18.1" @ 3"	Fair	Yes	No	Multi., To be removed												
35	Schinus terebinthifolius	Brazilian Pepper	24.2" @ 6"	Good	Yes	No	Multi., To be removed												
36	Schinus terebinthifolius	Brazilian Pepper	49.1" @ 12"	Good	Yes	No	Multi., To be removed												
37	Schinus terebinthifolius	Brazilian Pepper	14.2" @ 6"	Good	Yes	No	Multi., To be removed												
38	Phoenix canariensis	Canary Island Date Pa	23.3"	Fair	Yes	No	To be removed												
39	Phoenix canariensis	Canary Island Date Pa	24.2"	Fair	Yes	No	To be removed												
40	Phoenix canariensis	Canary Island Date Pa	26.9"	Fair	Yes	No	To be removed												
41	Phoenix canariensis	Canary Island Date Pa	33.5"	Fair	Yes	No	To be removed												
42	Ficus spp	Ficus tree	16.0" @ 24"	Good	No	No	Multi., To be removed												
43	Ficus spp	Ficus tree	17.1" @ 24"	Good	No	No	Multi., To be removed												
44	Ficus spp	Ficus tree	28.2" @ 12"	Fair	No	No	Multi., To be removed												
45	Ficus citrifolia	Wild Banyan tree	15.9" @ 12"	Fair	No	No	Multi., To be removed												
46	Ficus citrifolia	Wild Banyan tree	28.7" @ 12"	Fair	No	No	Multi., To be removed												
47	Ficus spp	Ficus tree	41.2" @ 12"	Fair	No	No	Multi., To be removed												
48	Ficus spp	Ficus tree	48.8" @ 12"	Good	No	No	To be removed												
49	Phoenix canariensis	Canary Island Date Pa	26.5"	Fair	Yes	No	To be removed												
50	Phoenix canariensis	Canary Island Date Pa	26.9"	Dead	Yes	No	Dead stump, To be removed												
51	Phoenix canariensis	Canary Island Date Pa	24.9"	Dead	Yes	No	Dead stump, To be removed												
52	Phoenix canariensis	Canary Island Date Pa	28.2"	Dead	Yes	No	Dead stump, To be removed												
53	Ficus lyata	Fiddle Leaf Fig	13.8" @ 3"	Fair	No	No	Multi., To be removed												
54	Ficus spp	Ficus tree	6.3"	Good	No	No	To be removed												
55	Ficus spp	Ficus tree	10.7" @ 12"	Poor	No	No	Multi., To be removed												
56	Ficus spp	Ficus tree	25.5" @ 12"	Good	No	No	Multi., To be removed												
57	Ficus tree	Ficus tree	16.6" @ 12"	Good	No	No	Multi., To be removed												
58	Ficus spp	Ficus tree	22.5" @ 12"	Good	No	No	Multi., To be removed												
59	Ficus spp	Ficus tree	22.0" @ 12"	Good	No	No	Multi., To be removed												
60	Ficus spp	Ficus tree	12.2" @ 16"	Good	No	No	Multi., To be removed												
61	Ficus spp	Ficus tree	24.5" @ 3"	Poor	No	No	Multi., To be removed												
62	Ficus benghalensis	Banyan Fig	23.7" @ 12"	Good	No	No	Multi., To be removed												
63	Ficus benghalensis	Banyan Fig	25.1" @ 12"	Good	No	No	Multi., To be removed												
64	Ficus benghalensis	Banyan Fig	24.2" @ 15"	Good	No	No	Multi., To be removed												
65	Ficus trichopoda	Swamp Fig	19.5" @ 3"	Good	No	No	Multi., To be removed												
66	Quercus spp	Oak	18.7" @ 12"	Good	No	No	Multi., To be removed												
67	Ficus spp	Ficus tree	11.0" @ 12"	Good	No	No	Multi., To be removed												
68	Ficus spp	Ficus tree	13.0" @ 12"	Good	No	No	Multi., To be removed												
69	Ficus spp	Ficus tree	5.7" @ 12"	Good	No	No	Multi., To be removed												
70	Ficus capensis	Cape Ficus	18.7"	Good	No	No	To be removed												
71	Ficus capensis	Cape Ficus	10.1" @ 12"	Good	No	No	Multi., To be removed												
72	Ficus capensis	Cape Ficus	47.1" @ 9"	Good	No	No	Multi., To be removed												
73	Phoenix canariensis	Canary Island Date Pa	35.1"	Good	Yes	No	To be removed												
74	Inga edulis	Ice Cream Bean	6.8" @ 12"	Good	No	No	Multi., To be removed												
75	Phoenix canariensis	Canary Island Date Pa	27.8"	Good	Yes	No	To be removed												
76	Phoenix canariensis	Canary Island Date Pa	29.5"	Dead	Yes	No	Dead stump, To be removed												
77	Punica granatum	Pomegranate	9.8" @ 12"	Good	No	No	Multi., To be removed												
78	Phoenix canariensis	Canary Island Date Pa	26.3"	Fair	Yes	No	To be removed												
79	Phoenix canariensis	Canary Island Date Pa	26.1"	Dead	Yes	No	Dead stump, To be removed												
80	Quercus agrifolia	Coast Live Oak	8.6" @ 6"	Good	No	Yes	Multi., To be removed												
81	Phoenix canariensis	Canary Island Date Pa	29.5"	Dead	Yes	No	Dead stump, To be removed												
82	Phoenix canariensis	Canary Island Date Pa	28.8"	Poor	Yes	No	To be removed												
83	Allanthurus altissima	Tree of Heaven	16.2"	Poor	Yes	No	To be removed												
84	Allanthurus altissima	Tree of Heaven	22.8" @ 16"	Poor	Yes	No	Multi., To be removed												
85	Allanthurus altissima	Tree of Heaven	6.9" @ 12"	Poor	Yes	No	Multi., To be removed												
86	Myoporum laetum	Ngalo	8.5" @ 12"	Poor	Yes	No	Multi., To be removed												
87	Myoporum laetum	Ngalo	10.1"	Poor	Yes	No	To be removed												
88	Eriobotrya deflexa	Bronze Loquat	8.1" @ 3"	Fair	No	No	To be removed												
89	Casimiroa edulis	White Sapote	22.0" @ 12"	Fair	No	No	Multi., To be removed												
90	Psidium cattleianum	Strawberry Guava	8.6" @ 12"	Poor	No	No	Multi., To be removed												
91	Phoenix canariensis	Canary Island Date Pa	26.5"	Dead	Yes	No	Dead stump, To be removed												
92	Phoenix canariensis	Canary Island Date Pa	26.9"	Poor	Yes	No	To be removed												
93	Myoporum laetum	Ngalo	19.4" @ 16"	Poor	Yes	No	Multi., To be removed												
94	Punica granatum	Pomegranate	23.8" @ 6"	Fair	No	No	Multi., To be removed												
95	Phoenix canariensis	Canary Island Date Pa	46.0" @ 9"	Dead	Yes	No	Dead stump, To be removed												
96	Phoenix canariensis	Canary Island Date Pa	43.0" @ 16"	Dead	Yes	No	Dead stump, To be removed												
97	Quercus agrifolia	Coast Live Oak	12.1" @ 12"	Good	No	Yes	Multi., To be removed												
98	Punica granatum	Pomegranate	21.2" @ 6"	Good	No	No	Multi., To be removed												
99	Punica granatum	Pomegranate	15.0" @ 6"	Good	No	No	Multi., To be removed												

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EXISTING TREES



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**LANDSCAPE
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