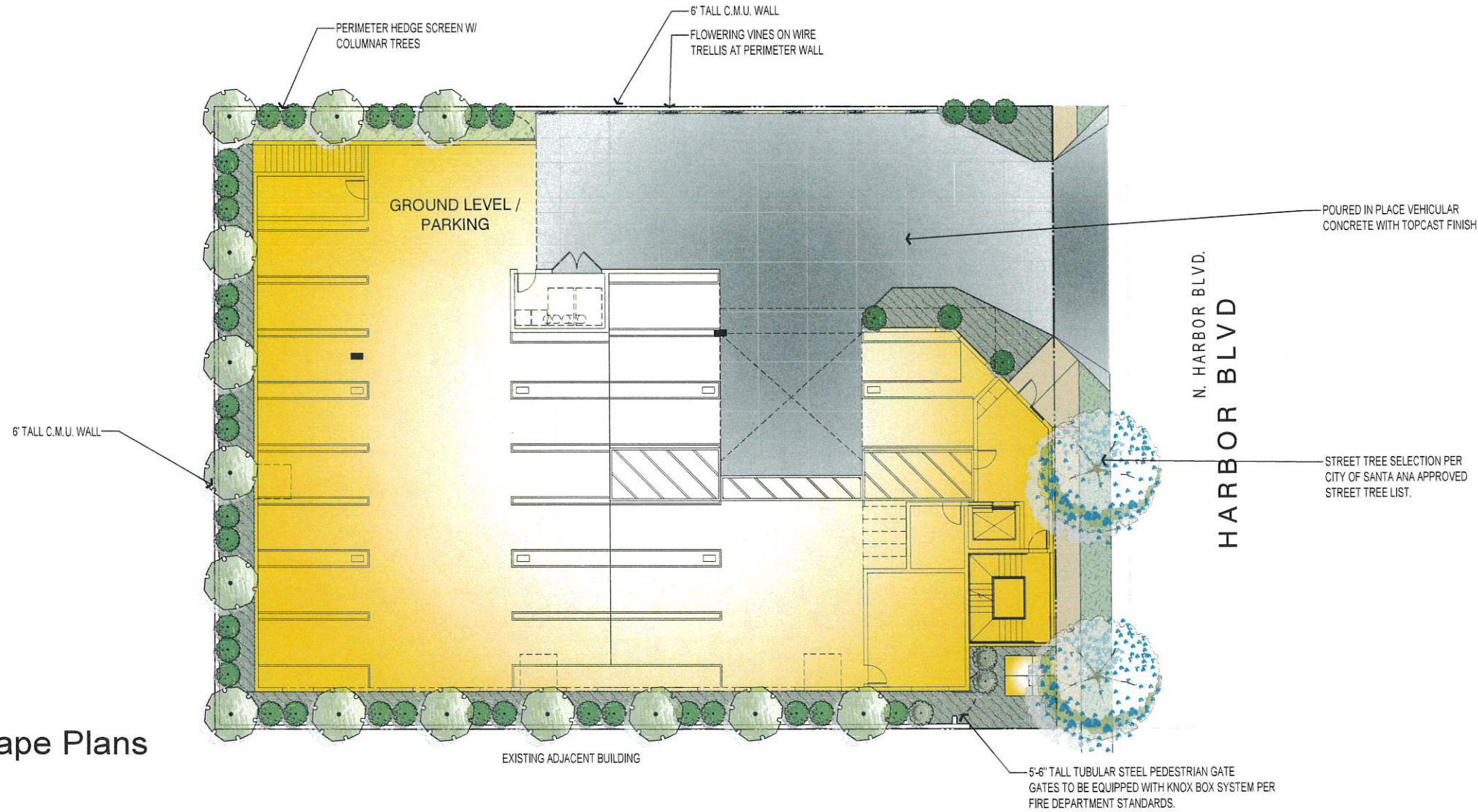


Exhibit 9 - Preliminary Landscape Plans



DESIGN APPROACH:

THE DESIGN FOR THIS PROJECT EMPHASIZES ITS USE OF A LOW-WATER USE PALETTE OF ORNAMENTAL PLANT MATERIAL AND ENVIRONMENTAL SENSITIVITY TO CREATE A SUSTAINABLE DESIGN THAT REFLECTS THE ADJOINING COMMUNITY AND IS A COMPLIMENT TO COMMERCIAL LANDSCAPE DESIGNS WITHIN THE CITY OF SANTA ANA.

LANDSCAPE DESIGN NOTES:

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO THE APPROVAL BY THE CITY OF SANTA ANA. ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO THE CITY OF SANTA ANA DESIGN GUIDELINES, CODES AND REGULATIONS. ALL LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED.

IRRIGATION SYSTEM DESIGN STATEMENT:

A PERMANENT AUTOMATIC SUB-SURFACE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION- SYSTEM SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS. THE AUTOMATIC IRRIGATION SYSTEM SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF SANTA ANA WATER EFFICIENCY LANDSCAPE ORDINANCE AND IRRIGATION STANDARDS.

California Water Efficient Landscape Worksheet						
Reference Evapotranspiration (ET _a)		47.8		Project Type		0.55
Hydrozone # / Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	ETAF (PF/IE) ^c	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d
Regular Landscape Areas						
NORTH	M	Drip	0.81	0.50	852	326
SOUTH	M	Drip	0.81	0.50	919	310
EAST	M	Drip	0.81	0.50	132	66
WEST	M	Drip	0.81	0.50	531	269
R.O.W.	L	Drip	0.61	0.40	295	118
Totals				2226	1085	32155
Special Landscape Areas						
			0		0	0
			0		0	0
			0		0	0
			0		0	0
Totals				0	0	0
					ETWU Total	32155
					Maximum Allowed Water Allowance (MAWA) ^e	36332
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area		1085				
Total Area		2226				
Average ETAF		0.49				
<div>Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.48 or below for non-residential areas.</div>						
All Landscape Areas						
Total ETAF x Area		1085				
Total Area		2226				
Average ETAF		0.49				

CONCEPT PLANT SCHEDULE

- STREET TREE**
Lagerstroemia indica x fauriei 'Natchez' / Natchez Crape Myrtle
- PERIMETER TREE**
Tristania laurina 'Elegant' / Elegant Water Gum
- HEDGE SCREEN**
Podocarpus macrophyllus 'Maki' / Maki Podocarpus
Prunus caroliniana 'Monus' / Bright 'N Tight Carolina Laurel Cherry
- ROOF DECK PLANTERS**
Aloe tongaensis 'Medusa' / Medusa Mozambique Tree Aloe
Kalanchoe beharensis / Felt Plant
Sedum reflexum 'Blue Spruce' / Blue Spruce-leaved Stonecrop
Sedum x 'Angelina' / Angelina Sedum
Sempervivum tectorum / Hen-and-Chicks
- VINES**
VINES ON WIRE TRELLIS AT PERIMETER WALL
Trachelospermum jasminoides / Star Jasmine Trellis
- SITE WIDE**
Agave x 'Blue Glow' / Blue Glow Agave
Anigozanthos x 'Bush Tango' / Bush Tango Kangaroo Paw
Festuca glauca 'Elijah Blue' / Elijah Blue Fescue
Muhlenbergia rigens / Deer Grass
Phormium x 'Yellow Wave' / Yellow Wave New Zealand Flax
Westringia fruticosa 'Smokey' / Smokey Westringia
- GROUND COVER**
Baccharis pilularis 'Santa Ana' / Santa Ana Coyote Brush
Westringia fruticosa 'NFL25' / Mundi™ Coast Rosemary
- PARKWAY UNDERSTORY**
Carex barbarae / Santa Barbara Sedge
Myoporum parvifolium 'White' / White Trailing Myoporum
Senecio serpens / Blue Chalksticks

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CONCEPTUAL LANDSCAPE PLAN

Drawn by: WDA
Date: 09/20/2022
Revisions:

21050

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