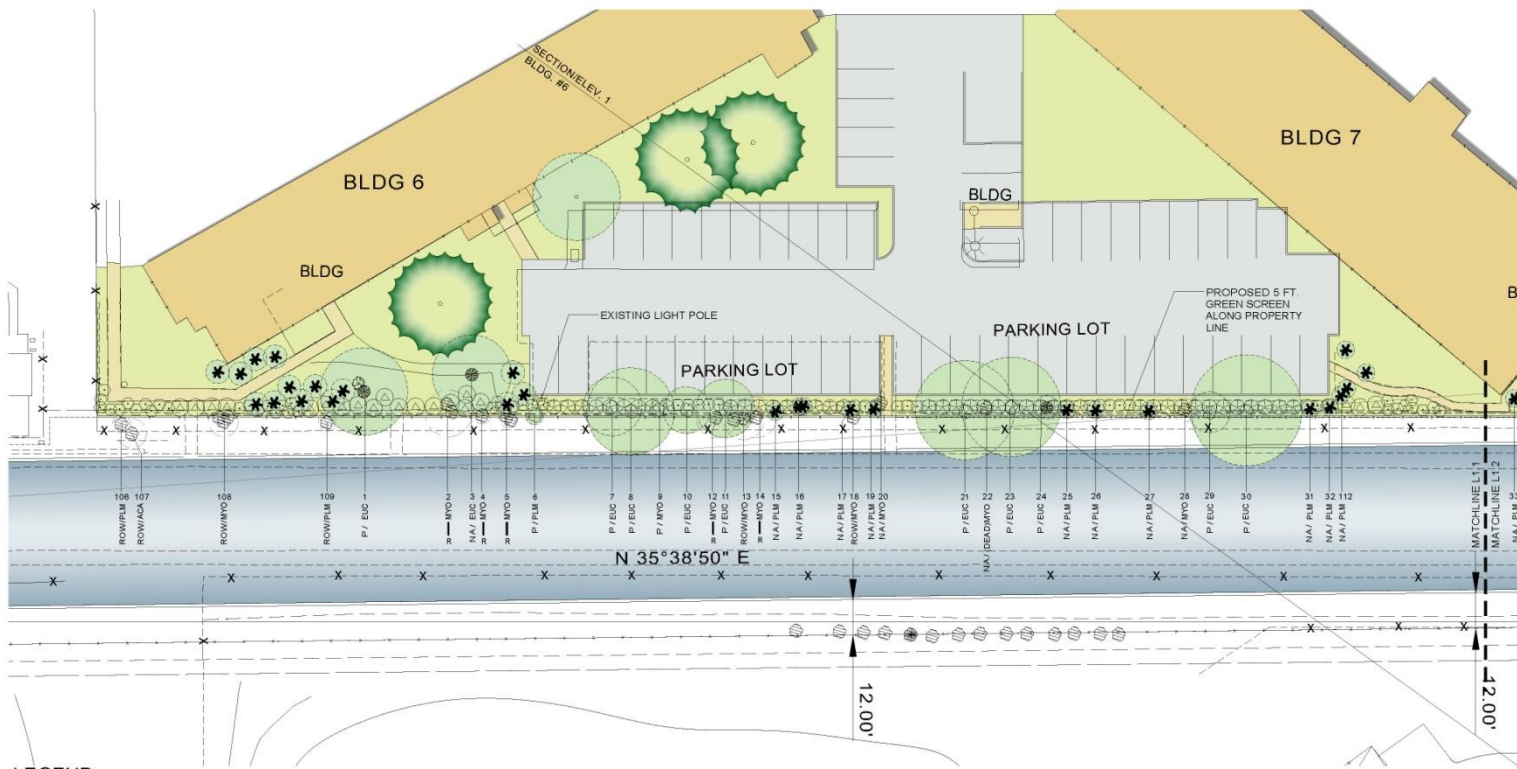


Surfside III
Landscape Plan, Tree Study
&
Photo Analysis



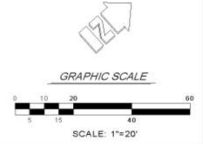
TREE SURVEY LEGEND

- 102 — SURVEY NUMBER
 - PLANT NAME
 - I — INDICATES STATUS OF TREE
- TREE SURVEY ABBREVIATION KEY**
- ABBR. — DEFINITION
 - P / — PRESERVE WITH TREATMENT (INCLUDES PRUNING-SEE NOTE #4 BELOW)
 - R — REMOVE
 - ROW/ — TREE INSIDE WATERSHED PROTECTION DISTRICT RIGHT-OF-WAY (TO BE REMOVED)
 - G/ — GONE
 - NA/ — SURVEYED TREES NOT SIGNIFICANTLY AFFECTED. (SEE NOTE #4 BELOW)
- ACACIA SHRUB — ACACIA SHRUB**
- SVC — SYCAMORE
 - PLM — PALM TREE
 - EUC — EUCALYPTUS TREE
 - MYO — MYOPORIUM SHRUB
 - DEAD — DEAD SHRUB OR TREE

LEGEND

TREES				SHRUBS			
SYMBOL	QNTY	SIZE	NAME	SYMBOL	QTY	SIZE	NAME
			EXISTING TREE CANOPY TO REMAIN		54	1 GAL	DENDROMECON HARFORDII BUSH POPPY
			EXISTING TREE CANOPY TO BE REMOVED		42	5 GAL	SALVIA LEUCOPHYLLA PURPLE SAGE
	9	36" BOX	PRUNUS ILICIFOLIA CATALINA CHERRY		39	5 GAL	RHAMNUS CALIFORNICA COFFEEBERRY
	4	24" BOX	UMBELLULARIA CALIFORNICA CALIFORNIA BAY		62	5 GAL	RHUS INTEGRIFOLIA LEMONADE BERRY
	25	24" BOX	HETEROMELES ARBUTIFOLIA TOYON		55	1 GAL	GALVEZIA SPECIOSA ISLAND SNAPDRAGON
	11	36" BOX	PLATANUS RACEMOSA CALIFORNIA SYCAMORE		20	1 GAL	RIBES VIBURNIFOLIUM CATALINA PERFUME
	9	24" BOX	LYONOTHAMNUS FLORIBUNDUS SPP ASPLENIFOLUS CATALINA IRONWOOD				
	4	36" BOX	QUERCUS AGRIFOLIA COASTAL LIVE OAK				

- NOTES:**
- HEAVY DASHED TREE CANOPIES INDICATE TREES TO REMAIN, THAT APPEAR ON PLAN SUPPLIED BY COUNTY FLOOD CONTROL. FADED, DASHED, TREE CANOPIES, INDICATE TREES TO BE REMOVED PER THE COUNTIES REVISED TREES SURVEY ORIGINALLY BY L.A. JOHNNY. THIS PLAN IS BASED OFF THESE SURVEYS, IN ORDER TO CREATE A CLOSE APPROXIMATION OF EXISTING CONDITIONS. CONTRACTORS MUST REFER TO ENGINEERS PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ALL BUILDINGS, HARDSCAPE AND STRUCTURES.
 - SPECIFIC PLANT SIZES TO BE DETERMINED. HOWEVER A 1/2, 1/3, 1/5 SIZING POLICY IS REQUIRED BY THE COASTAL COMMISSION. THIS REFERS TO ESTABLISHING A MIX OF 1/2RD 1-5GAL, 1/3RD 24"BOX, 1/5RD 36"BOX. A TOTAL OF 74 PLANTS (SHRUBS AND TREES) WILL BE REMOVED PER THE TREE REPORT BY "LA JOHNNY". SO NEW PLANTS, AT 1 TO 1 REPLACEMENT RATIO, WILL BE SIZED TO INCLUDE AT A MINIMUM (25)1-5 GAL, (25)24"BOX, AND (25)36" BOX.
 - EXISTING IRRIGATION SHALL BE MODIFIED TO COMPLY WITH NEW PLANTING DESIGN, AND CONFORM TO THE CURRENT WATER EFFICIENCY REQUIREMENTS.
 - ALL TREES IN PROJECT LIMITS, WITHIN 25 FT. OF ROW, SHALL BE PRUNED IF NECESSARY TO ELIMINATE CROWN OVERLAPPING PROPERTY LINE, IF NEEDED.



DATE: 1/22/19 TDJ PROJECT: SURFSIDE III LANDSCAPE IMPROVEMENTS	JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. 2300 LOMA VERDE ROAD, VENTURA, CA 93003 (805) 642-2641 FAX (805) 642-2614 JORDAN, GILBERT & BAIN - LANDSCAPE ARCHITECTS, INC.	PROJECT MANAGER: DATE DESIGNER: DATE CHECKER: DATE	COUNTY OF VENTURA PUBLIC WORKS AGENCY WATERSHED PROTECTION DISTRICT	SPEC. NO.: PRELU. NO.: 82322	SURFSIDE III LANDSCAPE IMPROVEMENTS PRELIMINARY PLAN	SHEET: L1.1 OF: 1 DRAWING NO: Y-7-7
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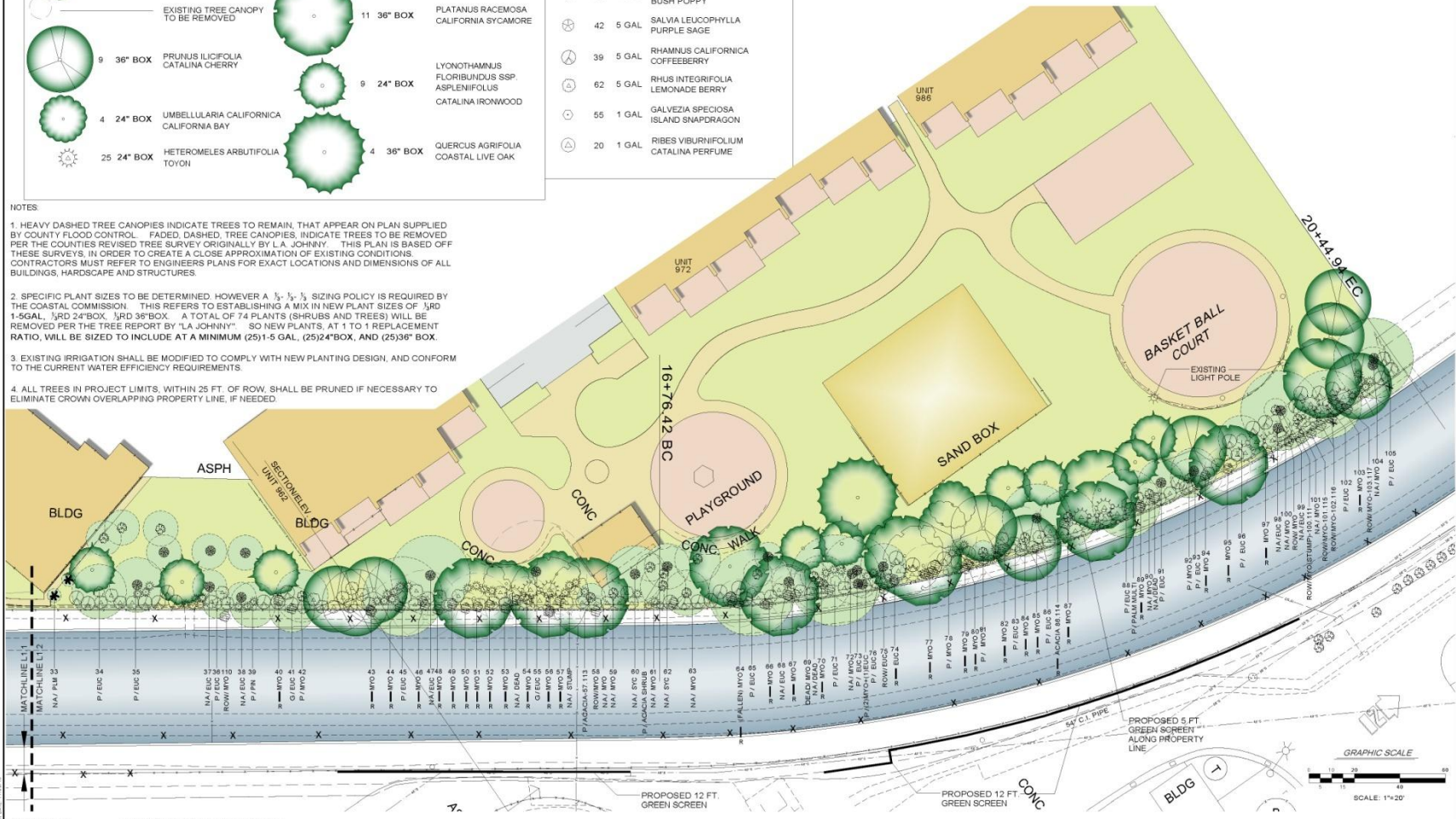




LEGEND


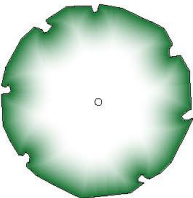


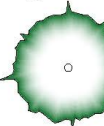

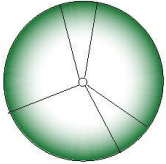
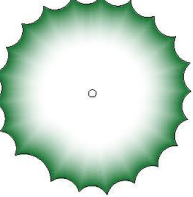

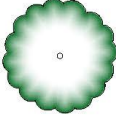



TREES				SHRUBS			
SYMBOL	QNTY	SIZE	NAME	SYMBOL	QTY	SIZE	NAME
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	25	24" BOX	HETEROMELES ARBUTIFOLIA TOYON		55	1 GAL	GALVEZIA SPECIOSA ISLAND SNAPDRAGON
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	11	36" BOX	PLATANUS RACEMOSA CALIFORNIA SYCAMORE				
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<p>DATE: 11/22/19 108</p> <p>PROJECT: J* STREET IMPROVEMENT</p>	<p>JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. 3000 LOMA VENTURA ROAD, VENTURA, CA 93003 PHONE: 805-234-2841 FAX: 805-234-8814</p>	<p>DESIGNED: _____ DATE: _____</p> <p>DRAWN: _____ DATE: _____</p> <p>CHECKED: _____ DATE: _____</p>	<p>PROJECT MANAGER: _____ DATE: _____</p> <p>SENIOR DIRECTOR: _____ DATE: _____</p> <p>ESTIMATE COORDINATOR: _____ DATE: _____</p>	<p>SPEC NO: _____</p> <p>PRICE NO: _____</p> <p>82322</p>	<p>"J" STREET DRAIN IMPROVEMENT PHASE 1 CHANNEL PLAN AND PROFILE FROM STA 12+00 TO STA 21+00</p>	<p>SHEET: L1.2</p> <p>OF: 3</p> <p>DATE: 11/22/19</p> <p>Y-7-7</p>
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LEGEND

TREES					SHRUBS						
SYMBOL	QNTY	SIZE	NAME	SYMBOL	QTY	SIZE	NAME	SYMBOL	QTY	SIZE	NAME
			EXISTING TREE CANOPY TO REMAIN		11	36" BOX	PLATANUS RACEMOSA CALIFORNIA SYCAMORE		54	1 GAL	DENDROMECON HARFORDII BUSH POPPY
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	25	24" BOX	HETEROMELES ARBUTIFOLIA TOYON						55	1 GAL	GALVEZIA SPECIOSA ISLAND SNAPDRAGON

Green Screens



Green Screens



UNIT 972



SECOND FLOOR – EXISTING CONDITIONS



FIRST FLOOR – EXISTING CONDITIONS

UNIT 972



SECOND FLOOR – DAY 1



FIRST FLOOR – DAY 1

UNIT 972



SECOND FLOOR – YEAR 3



FIRST FLOOR – YEAR 3

UNIT 972



SECOND FLOOR – YEAR 5



FIRST FLOOR – YEAR 5

UNIT 986



SECOND FLOOR – EXISTING CONDITIONS



FIRST FLOOR – EXISTING CONDITIONS

UNIT 986



SECOND FLOOR – DAY 1



FIRST FLOOR – DAY 1

UNIT 986



SECOND FLOOR – YEAR 3



FIRST FLOOR – YEAR 3

UNIT 986



SECOND FLOOR – YEAR 5

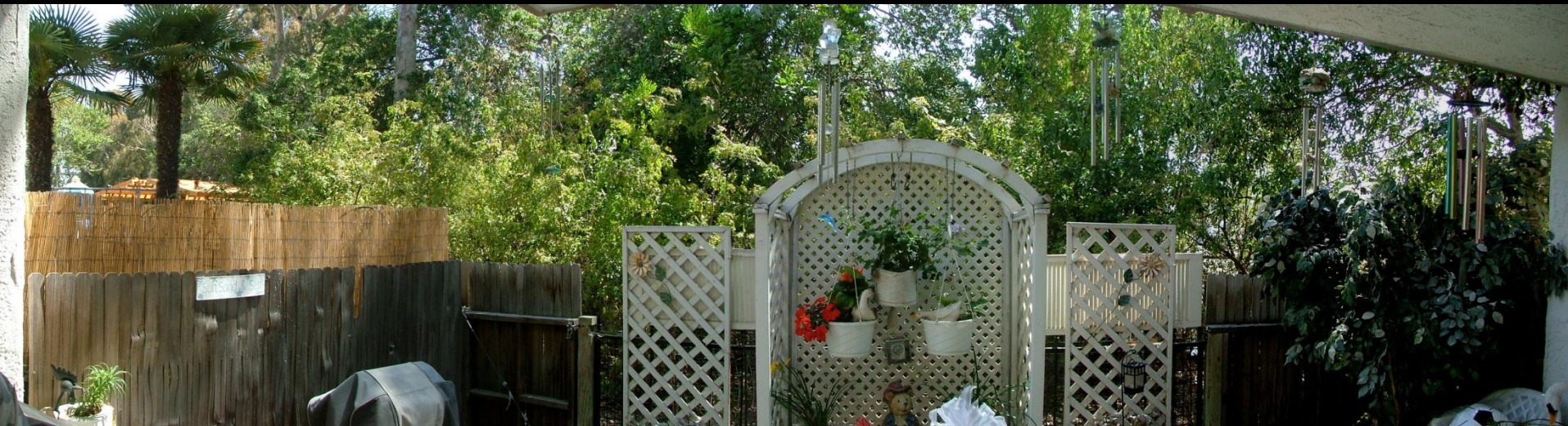


FIRST FLOOR – YEAR 5

UNIT 962



SECOND FLOOR – EXISTING CONDITIONS



FIRST FLOOR – EXISTING CONDITIONS

UNIT 962



SECOND FLOOR – DAY 1

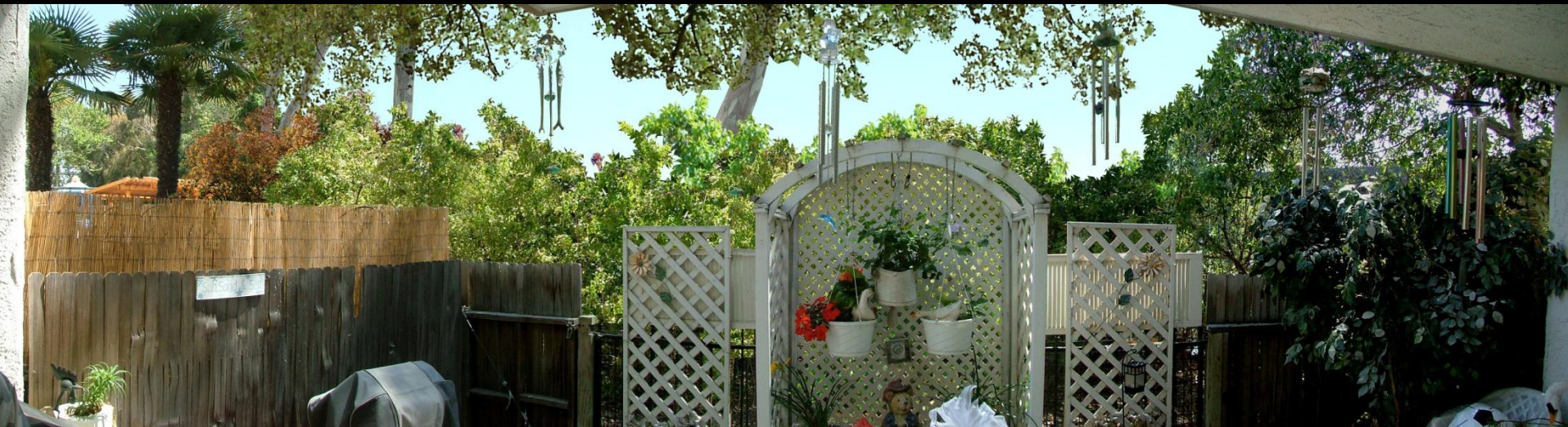


FIRST FLOOR – DAY 1

UNIT 962



SECOND FLOOR – YEAR 3

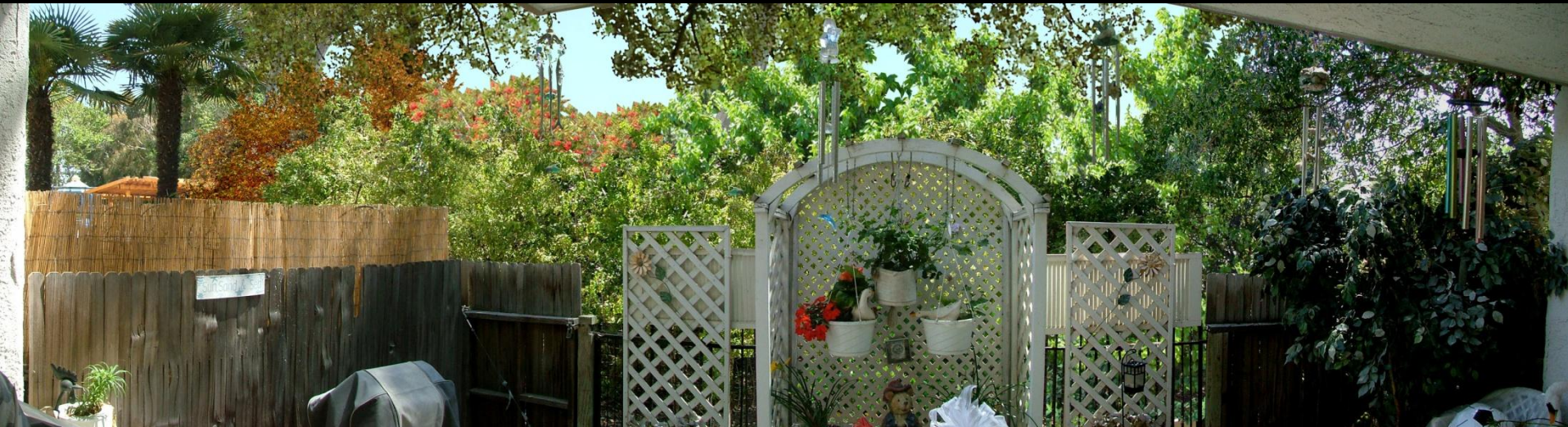


FIRST FLOOR – YEAR 3

UNIT 962



SECOND FLOOR – YEAR 5



FIRST FLOOR – YEAR 5

