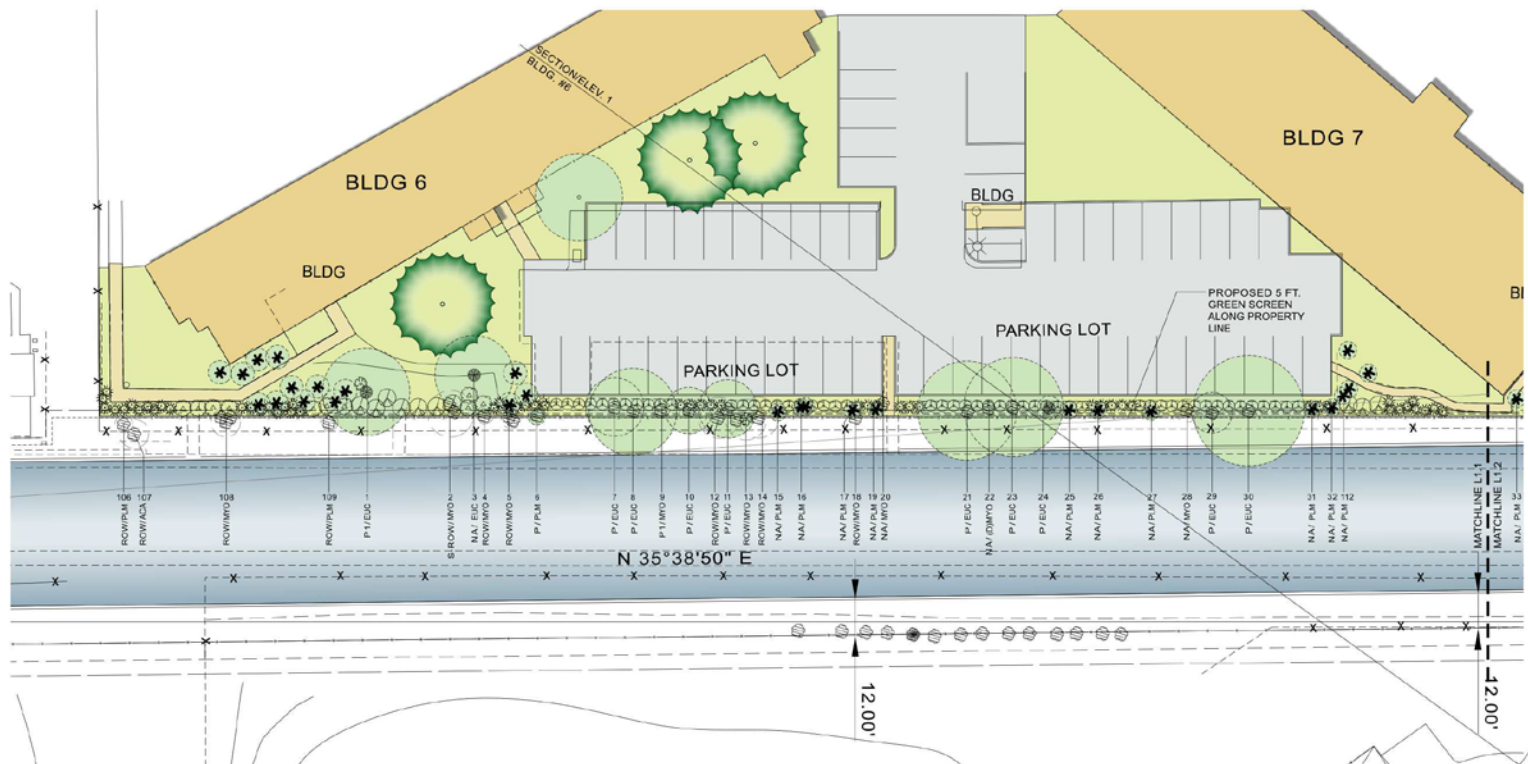


Surfside III  
Landscape Plan, Tree Study  
&  
Photo Analysis



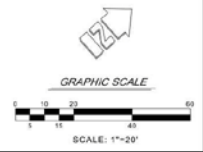
**TREE SURVEY LEGEND**

- 102 SURVEY NUMBER
  - ELC PLANT NAME
  - R INDICATES STATUS OF TREE
- TREE SURVEY ABBREVIATIONS KEY**
- | ABBR.  | DEFINITION   |
|--------|--|
| P/     | PRESERVE TREE  |
| S-ROW/ | 50% MITIGATION   |
| R      | REMOVE   |
| P/T/   | PRESERVE WITH TREATMENT                                |
| ROW/   | TREE INSIDE WATERSHED PROTECTION DISTRICT RIGHT-OF-WAY |
| G/     | CONE   |
| NA/    | SURVEYED TREES NOT SIGNIFICANTLY AFFECTED.             |
- ACACIA SHRUB - ACACIA SHRUB**
- SYC SYCAMORE
  - P/M PALM TREE
  - ELC ELUCALYPTUS TREE
  - MYC MYOPORIUM SHRUB
  - DEAD DEAD SHRUB OR TREE

**LEGEND**

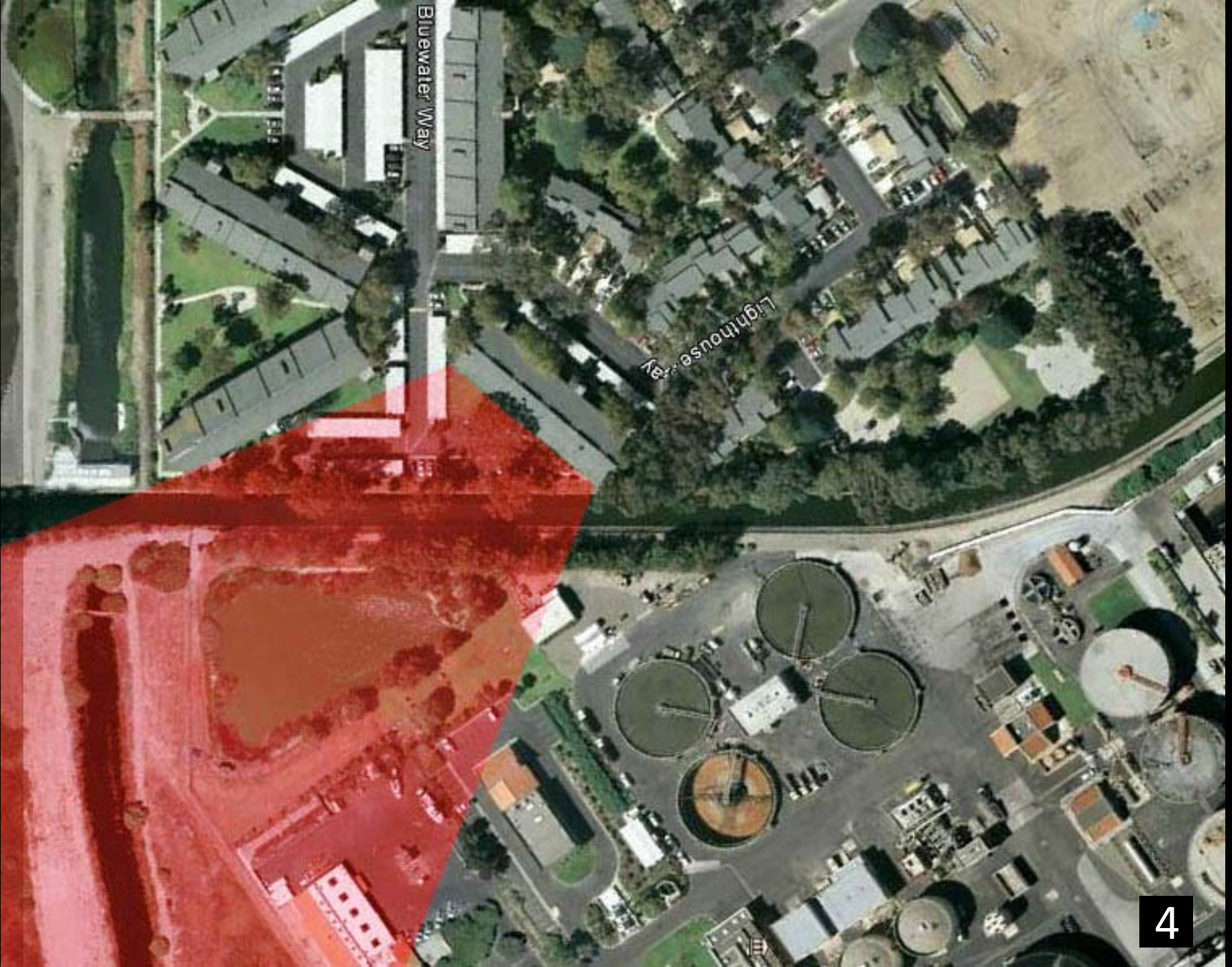
TREES				SHRUBS			
SYMBOL	QNTY	SIZE	NAME	SYMBOL	QTY	SIZE	NAME
			EXISTING TREE CANOPY TO REMAIN		111	1 GAL.	DENDROMECON HARFORDII BUSH POPPY
			EXISTING TREE CANOPY TO BE REMOVED		51	1 GAL.	COMAROSTAPHYLUS DIVERSIFOLIA SUMMER HOLLY
	10	36" BOX	PRUNUS ILICIFOLIA CATALINA CHERRY		49	5 GAL.	RHAMNUS CALIFORNICA COFFEEBERRY
	3	24" BOX	UMBELLULARIA CALIFORNICA CALIFORNIA BAY		72	5 GAL.	RHUS INTEGRIFOLIA LEMONADE BERRY
	25	24" BOX	HETEROMELES ARBUTIFOLIA TOYON				
	11	36" BOX	PLATANUS RACEMOSA CALIFORNIA SYCAMORE				
	9	24" BOX	LYONOTHAMNUS FLORIBUNDUS SSP. 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 COUNTY'S REVISED TREE SURVEY ORIGINALLY BY L.A. JOHNNY. THIS PLAN IS BASED ON 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" - 3/4" SIZING POLICY IS REQUIRED BY THE COASTAL COMMISSION. THIS REFERS TO ESTABLISHING A MIX IN NEW PLANT SIZES OF 1/2RD 1-5GAL, 1/2RD 24"BOX, 1/2RD 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.



DATE: 01/21/19	PUBLIC WORKS AGENCY	JORDAN, GILBERT & BAIN LANDSCAPE ARCHITECTS, INC. 3300 LOMA VISTA ROAD, VENTURA CA 93003 (805) 642-3841 FAX (805) 642-3814	PROJECT MANAGER: DATE	DESIGNED: DATE	COUNTY OF VENTURA PUBLIC WORKS AGENCY WATERSHED PROTECTION DISTRICT	SPEC NO.: PRJG NO.: 82322	SURFSIDE III LANDSCAPE IMPROVEMENTS PRELIMINARY PLAN	SHEET: L1.1 OF: 1 DRAWING NO.: V-9-9
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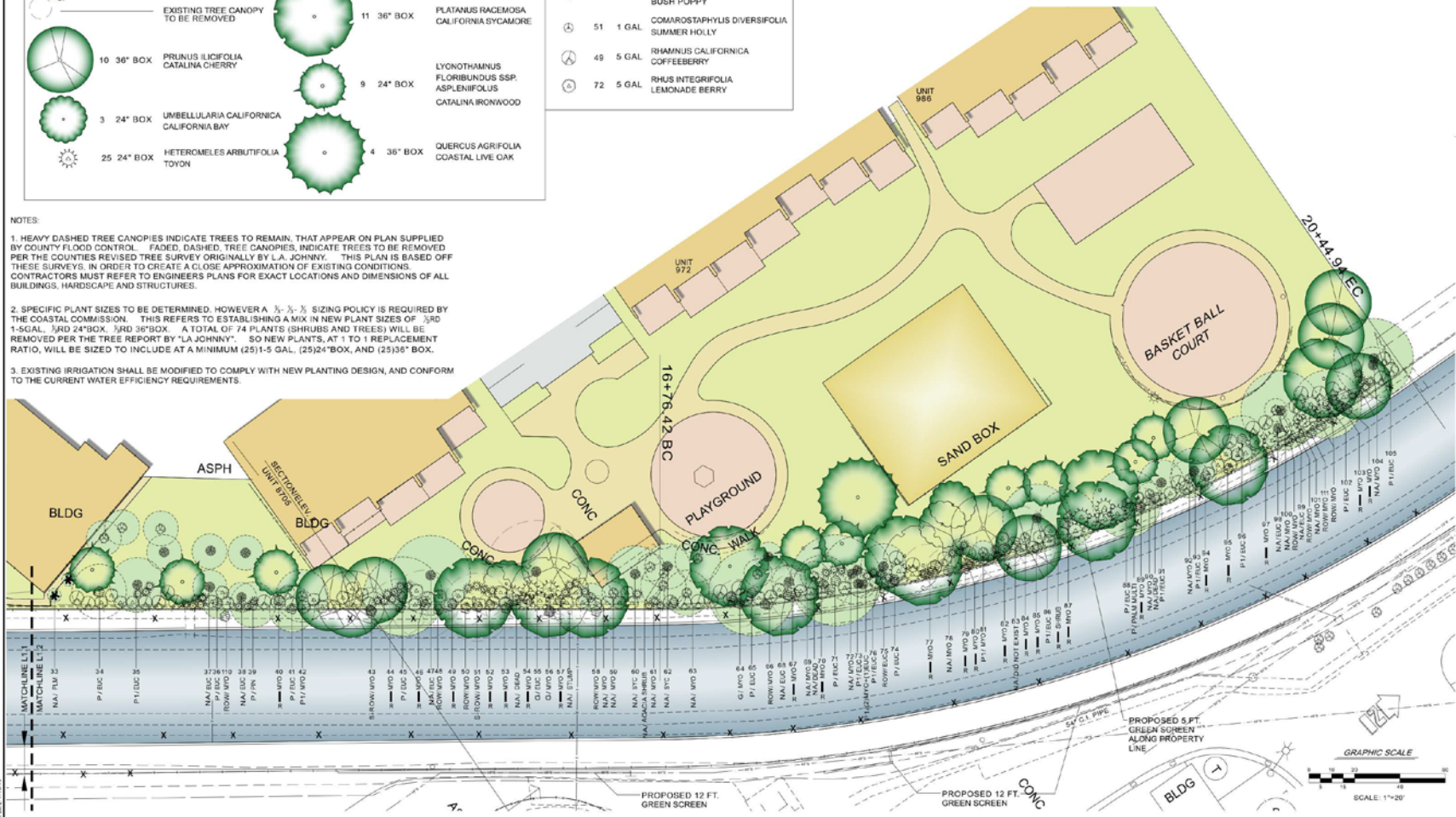


**LEGEND**

TREES				SHRUBS			
SYMBOL	QNTY	SIZE	NAME	SYMBOL	QTY	SIZE	NAME
			EXISTING TREE CANOPY TO REMAIN		111	1 GAL	DENDROMECON HARFORDII BUSH POPPY
			EXISTING TREE CANOPY TO BE REMOVED		51	1 GAL	COMAROSTAPHYLUS DIVERSIFOLIA SUMMER HOLLY
	10	36" BOX	PRUNUS ILICIFOLIA CATALINA CHERRY		49	5 GAL	RHAMNUS CALIFORNICA COFFEEBERRY
	3	24" BOX	UMBELLULARIA CALIFORNICA CALIFORNIA BAY		72	5 GAL	RHUS INTEGRIFOLIA LEMONADE BERRY
	25	24" BOX	HETEROMELES ARBUTIFOLIA TOYON				
	11	36" BOX	PLATANUS RACEMOSA CALIFORNIA SYCAMORE				
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	4	36" BOX	QUERCUS AGRIFOLIA COASTAL LIVE OAK				


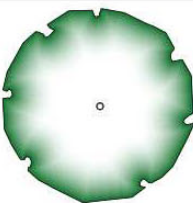


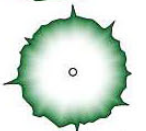

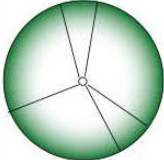


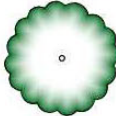



**NOTES:**

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<p>DATE: 08/13/2018</p> <p>PROJECT: JORDAN GILBERT &amp; BAIN LANDSCAPE ARCHITECTS, INC.</p> <p>2025 100A VISTA ROAD, VENTURA CA 93003</p> <p>PHONE: 805.444.3644 FAX: 805.444.3634</p>	<p>DESIGNED: _____ DATE: _____</p> <p>DRAWN: _____ DATE: _____</p> <p>CHECKED: _____ DATE: _____</p>	<p><b>COUNTY OF VENTURA</b></p> <p><b>PUBLIC WORKS AGENCY</b></p> <p><b>WATERSHED PROTECTION DISTRICT</b></p>	<p>SPEC. NO. _____</p> <p>PROJ. NO. _____</p> <p>82332</p>	<p><b>'J' STREET DRAIN IMPROVEMENT</b></p> <p><b>PHASE 1</b></p> <p>CHANNEL PLAN AND PROFILE</p> <p>FROM STA 12+00 TO STA 21+00</p>	<p>SHEET: L1.2</p> <p>DATE: _____</p> <p>SCALE: 1"=20'</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		111	1 GAL	DENDROMECON HARFORDII BUSH POPPY
			EXISTING TREE CANOPY TO BE REMOVED		9	24" BOX	LYONOTHAMNUS FLORIBUNDUS SSP. ASPLENIFOLUS CATALINA IRONWOOD		51	1 GAL	COMAROSTAPHYLIS DIVERSIFOLIA SUMMER HOLLY
	10	36" BOX	PRUNUS ILICIFOLIA CATALINA CHERRY		4	36" BOX	QUERCUS AGRIFOLIA COASTAL LIVE OAK		49	5 GAL	RHAMNUS CALIFORNICA COFFEEBERRY
	3	24" BOX	UMBELLULARIA CALIFORNICA CALIFORNIA BAY						72	5 GAL	RHUS INTEGRIFOLIA LEMONADE BERRY
	25	24" BOX	HETEROMELES ARBUTIFOLIA TOYON								

# Green Screens



# Green Screens



PROPOSED 5 FT. GREEN SCREEN

PROPOSED 12 FT. GREEN SCREEN

EXISTING 12 FT. GREEN SCREEN

# 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

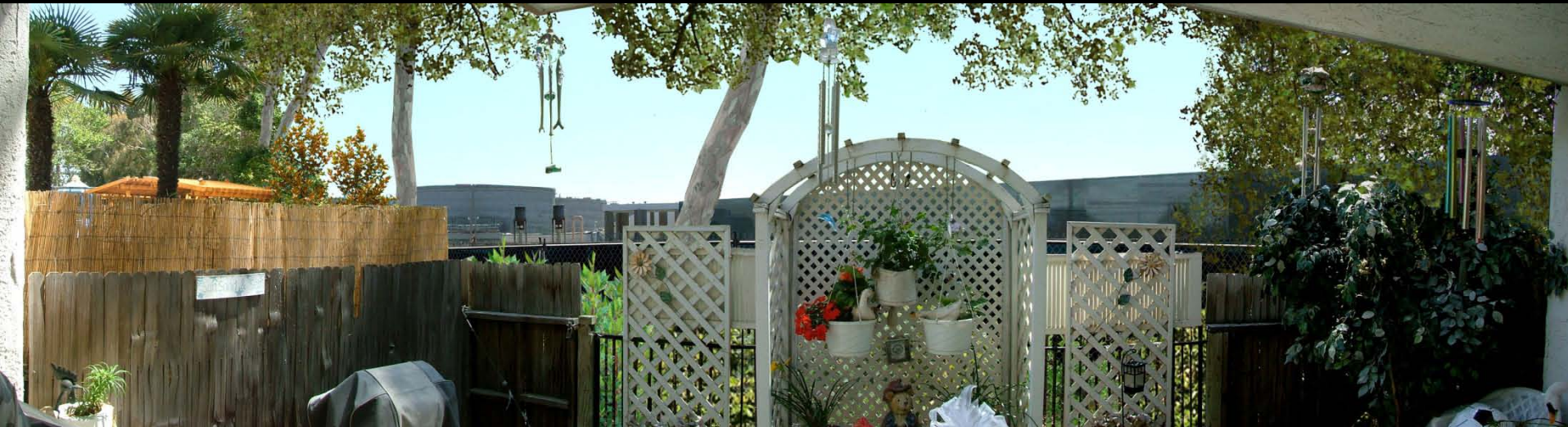


FIRST FLOOR – EXISTING CONDITIONS

# UNIT 962



SECOND FLOOR – DAY 1

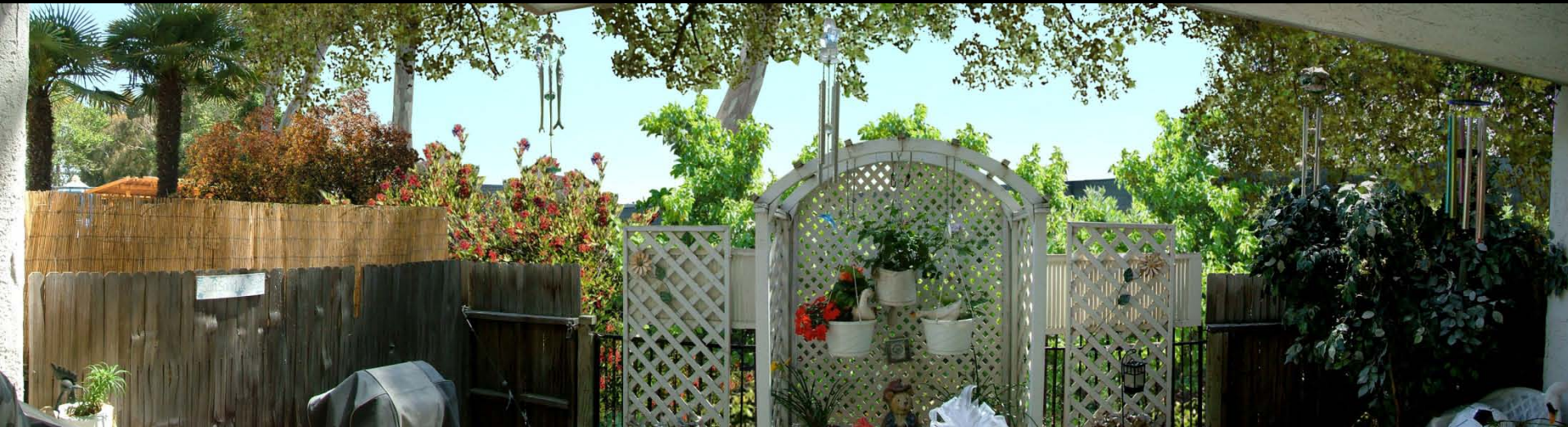


FIRST FLOOR – DAY 1

# UNIT 962



SECOND FLOOR – YEAR 3



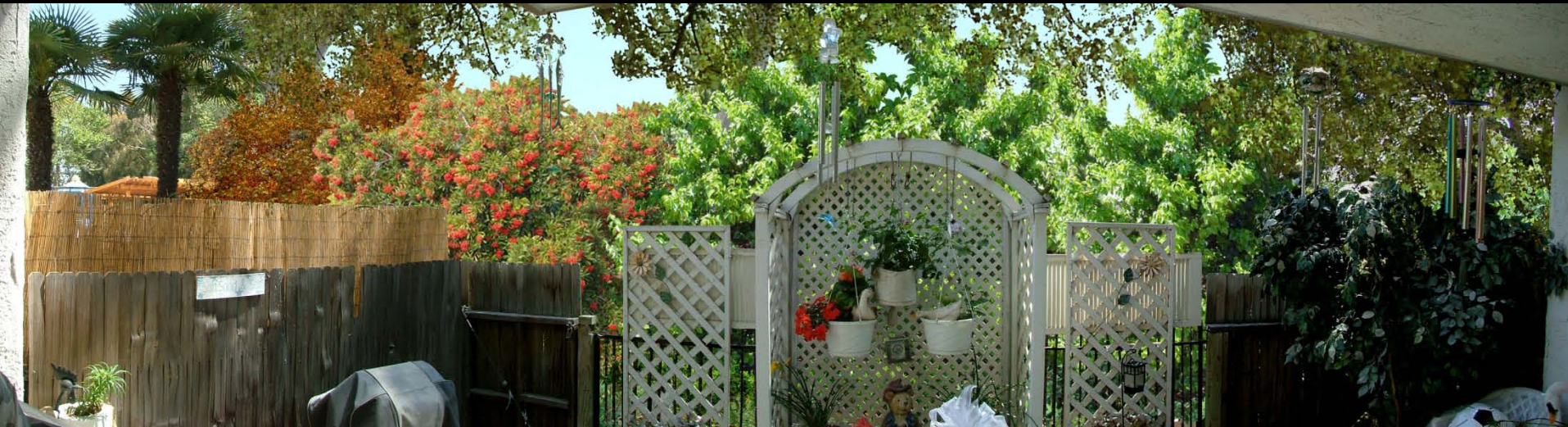
FIRST FLOOR – YEAR 3



# UNIT 962



SECOND FLOOR – YEAR 5



FIRST FLOOR – YEAR 5

