

X = Proposed Trees (8)  
 "Trembling Aspen"  
 (Populus tremuloides)

⊙ = Proposed Juniper "Blue Rug" (Juniperus horizontalis 'Wiltonii')  
 3' high shrubs (8)

< 2" diameter, ~6' High Planting Size

PCD File # PPR 1916

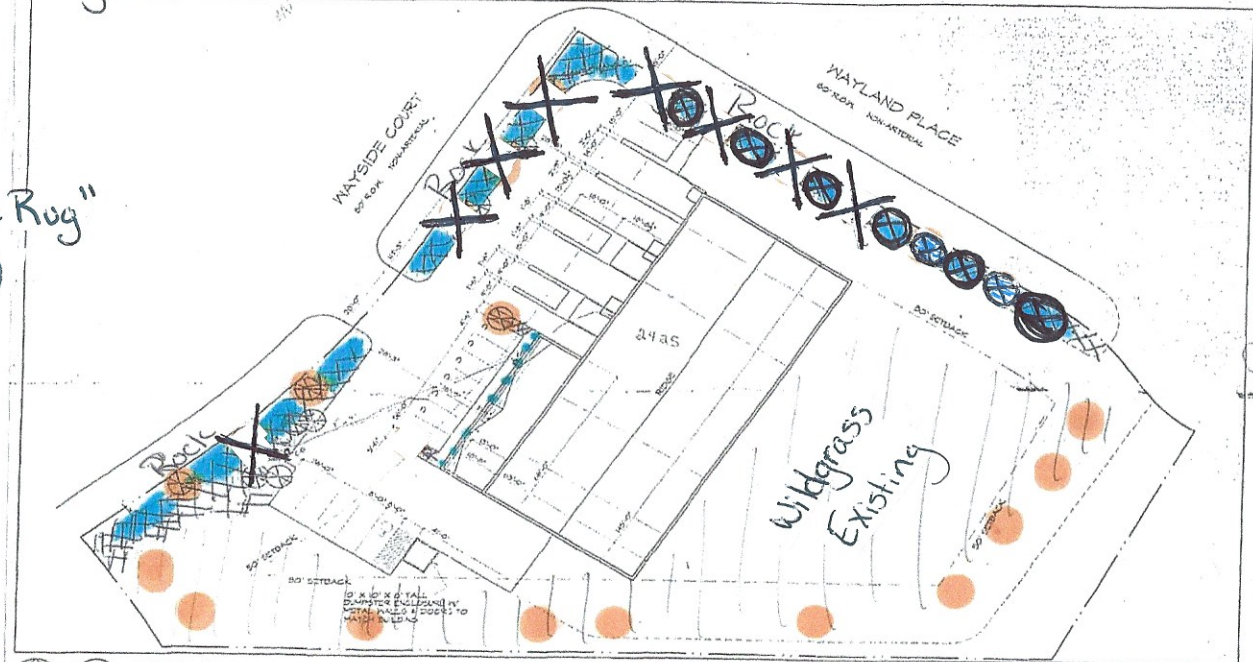
○ = Existing Deciduous  
 20' High Trees (13)

■ = Existing Juniper "Blue Rug"  
 3' High Shrubs (8)

● = Existing  
 Barberry Shrubs (8)  
 2' High

||||| = Wildgrass Existing

▨ = Rock Ground Cover  
 Existing



Ⓐ SITE PLAN / ROOF PLAN  
 SCALE: 1" = 20'-0"

**Landscape Calculations**

**Roadway Landscaping:** 1 tree/30 linear feet of road frontage along Wayside Court and Wayland Place excluding driveway widths.

Required: 17 Trees  
 Provided: 23 Existing Trees

**Internal Landscaping:** 5% of the lot shall be landscaped. Please calculate the SF of required landscaping and show the location and SF on the site plan.

Required SF of Internal Landscaping: 3092 SF  
 Provided SF of Internal Landscaping: 5720 SF

**Parking Lot Landscape Requirements:** For parking areas with 15 or more spaces, one tree is required for every 15 spaces.

Required Parking Lot Trees: 1 Tree  
 Provided Parking Lot Trees: 2 Existing Trees

**Parking Lot Screening Requirements:** Parking lots shall be screened from view from adjacent roads. Minimum height of screening to be 3' and can be accomplished with berms or shrub plantings. A minimum of 2/3 of the road frontage along the parking area shall have screening.

Required length of parking lot screening: 341 LF  
 Provided length of parking lot screening: 476 LF

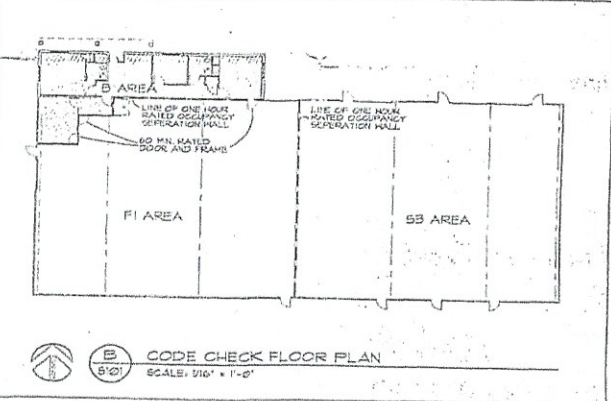
**CODE ANALYSIS**

1997 UBC  
 OCCUPANCY: B, R1, S3 TOTAL BUILDING AREA = 10,518 SF.  
 B OFFICE AREA = 1261 SF. CONSTRUCTION TYPE V N 2 STORY MAX. 8,000 SF MAX.  
 OCCUPANT LOAD FACTOR = 15 OCCUPANTS (4/1000), 1 EXIT REQUIRED.  
 R1 = 4,887 SF. CONSTRUCTION TYPE V N 2 STORY MAX. 8,000 SF MAX.  
 OCCUPANT LOAD FACTOR = 14 OCCUPANTS (4/1200), 1 EXIT REQUIRED.  
 S3 = 4,532 SF. CONSTRUCTION TYPE V N 2 STORY MAX. 13,000 SF MAX.  
 OCCUPANT LOAD FACTOR = 10 OCCUPANTS (4/1000), 1 EXIT REQUIRED.  
 EXIT WIDTH = 0.2' / PERSON = 135' MIN. REQ'D, 36' PROVIDED  
 ONE HOUR OCCUPANCY SEPARATION WALL REQ'D. BETWEEN B AND R1 SPACES  
 ONE HOUR OCCUPANCY SEPARATION WALL REQ'D. BETWEEN S3 AND R1 SPACES  
 AUTOMATIC FIRE SPRINKLER SYSTEM SHALL BE INSTALLED (PER 90423.1)  
 IN THE R1 AREA OF THE BLDG.

15 PARKING SPACES REQ'D.  
 8 FULL SIZE SPACES PROVIDED  
 7 CONTRACT SPACES PROVIDED  
 1 FULL SIZE HAND-CARRIED SPACE PROVIDED

ALL LANDSCAPING TO BE  
 DRIP IRRIGATED  
 3.0" GR. BODDED  
 FINE GRADE  
 TURFGRASS ON  
 PREPARED TRI-  
 MIX SOILBED =  
 5.3% SHD AREA

BUILDING HEIGHTS NOT TO EXCEED 35'  
 ZONE: PID (AD), PROPERTIES ZONED PID)  
 1.42 ACRES TAX SCHED. NO. 54263-04-026  
 LEGAL: LOT 2 INDIAN SPRING INDUSTRIAL CENTER



Ⓑ CODE CHECK FLOOR PLAN  
 SCALE: 1/16" = 1'-0"

All Landscaping is Drip Irrigated