



CONCEPTUAL LANDSCAPE PLAN
VILLAGES AT ORANGE BLOSSOM SENIOR HOUSING PROJECT
 REDLANDS, CALIFORNIA

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REVISIONS

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	4/26/22
JOB NO.	22-02
SCALE	1"=20'/AS SHOWN
SHEET	L-1



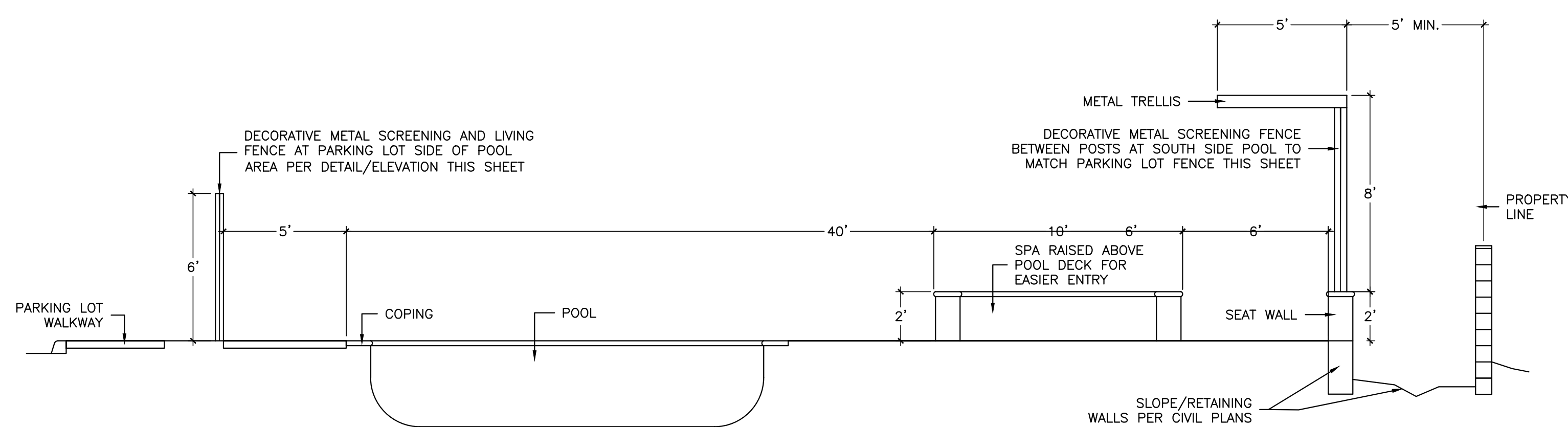
SITE PLAN
SCALE 1"=20'

CONSTRUCTION NOTES SCHEDULE

SYMBOL	DESCRIPTION
A-101	16'X40' POOL
A-102	8'X12' SPA RAISED 24" ABOVE POOL DECK FOR EASIER ENTRY
A-103	GAS FIREPIT
A-104	STEEL TRELLIS WITH DECORATIVE METAL PANELS BETWEEN POSTS TO MATCH DECORATIVE POOL FENCING PANELS
A-105	ALUMWOOD OR EQUAL SHADE TRELLIS OVER FIRE PIT AND ADJACENT PATIO
A-106	POOL EQUIPMENT PAD
A-107	DECORATIVE FENCING WITH GREEN SCREEN AND METAL PANELS PER ELEVATION THIS SHEET
A-108	24" HIGH SEAT WALL-TYPICAL
A-109	BBO AND RECREATION AREA PER ENLARGEMENT SHEET L-2
A-110	APPX. LOCATION OF 5' WIDE WALKWAY CONNECTION TO THE ORANGE BLOSSOM TRAIL
A-111	6' HIGH SPLIT FACE BLOCK WALL ALONG SOUTHERLY PROPERTY LINE
A-112	DECORATIVE TUBULAR STEEL FENCE WITH COLUMNS PER DETAIL SHEET L-2
A-113	VEHICULAR ACCESS GATES TO MATCH PERIMETER TUBULAR STEEL FENCING
A-114	PEDESTRIAN ACCESS GATES TO MATCH PERIMETER TUBULAR STEEL FENCING
A-115	GATE KEYPAD
A-116	TRASH ENCLOSURE PER ARCHITECT'S PLANS AND CITY STANDARDS
A-117	DRAINAGE SWALE PER CIVIL PLANS
A-118	CARPORT PER ARCHITECT'S PLAN
SYMBOL	DESCRIPTION
[Pattern]	DECORATIVE PAVING
[Pattern]	CONCRETE POOL DECKING



DECORATIVE FENCING AT POOL
NOT TO SCALE

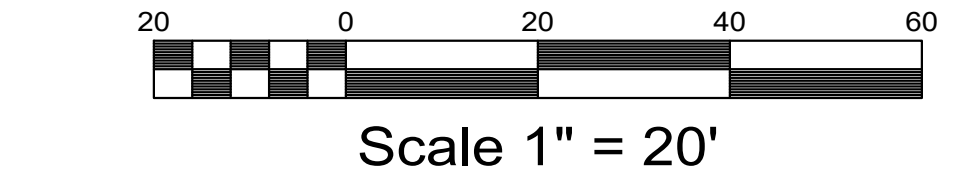


CROSS SECTION AT POOL AREA
SCALE 1/4"=1'

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
[Symbol]	21	CALLISTEMON VIMINALIS 'CVO1' TM LOW BRANCHED	SLIM BOTTLEBRUSH	15 GAL	MODERATE
[Symbol]	199	CUPRESSUS SEMPERVIRENS 'MONSHEL' TM	TINY TOWER ITALIAN CYPRESS	15 GAL	MODERATE
[Symbol]	31	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24" BOX	LOW
[Symbol]	20	HYMENOSPORUM FLAVUM LOW BRANCHED	SWEETSHADE	24" BOX	MODERATE
[Symbol]	12	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL	MODERATE
[Symbol]	11	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LOW BRANCHED	DWARF SOUTHERN MAGNOLIA	24" BOX	MODERATE
[Symbol]	12	MAYTENUS BOARIA 'GREEN SHOWERS' LOW BRANCHED	MAYTEN TREE	24" BOX	LOW
[Symbol]	7	PHOENIX CANARIENSIS SKINNED-MATCH SIZES	CANARY ISLAND DATE PALM	12' BTH	LOW
[Symbol]	35	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' LOW BRANCHED	SILVER SHEEN TAWHIWI	24" BOX	MODERATE
[Symbol]	16	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	36" BOX	MODERATE
GROUND COVERS	BOTANICAL NAME	COMMON NAME			
[Symbol]	SHRUB BED	REFER TO SHRUB PALETTE FOR TYPE			

REFER TO SHEET L-2 FOR PROPOSED SHRUB PALETTE

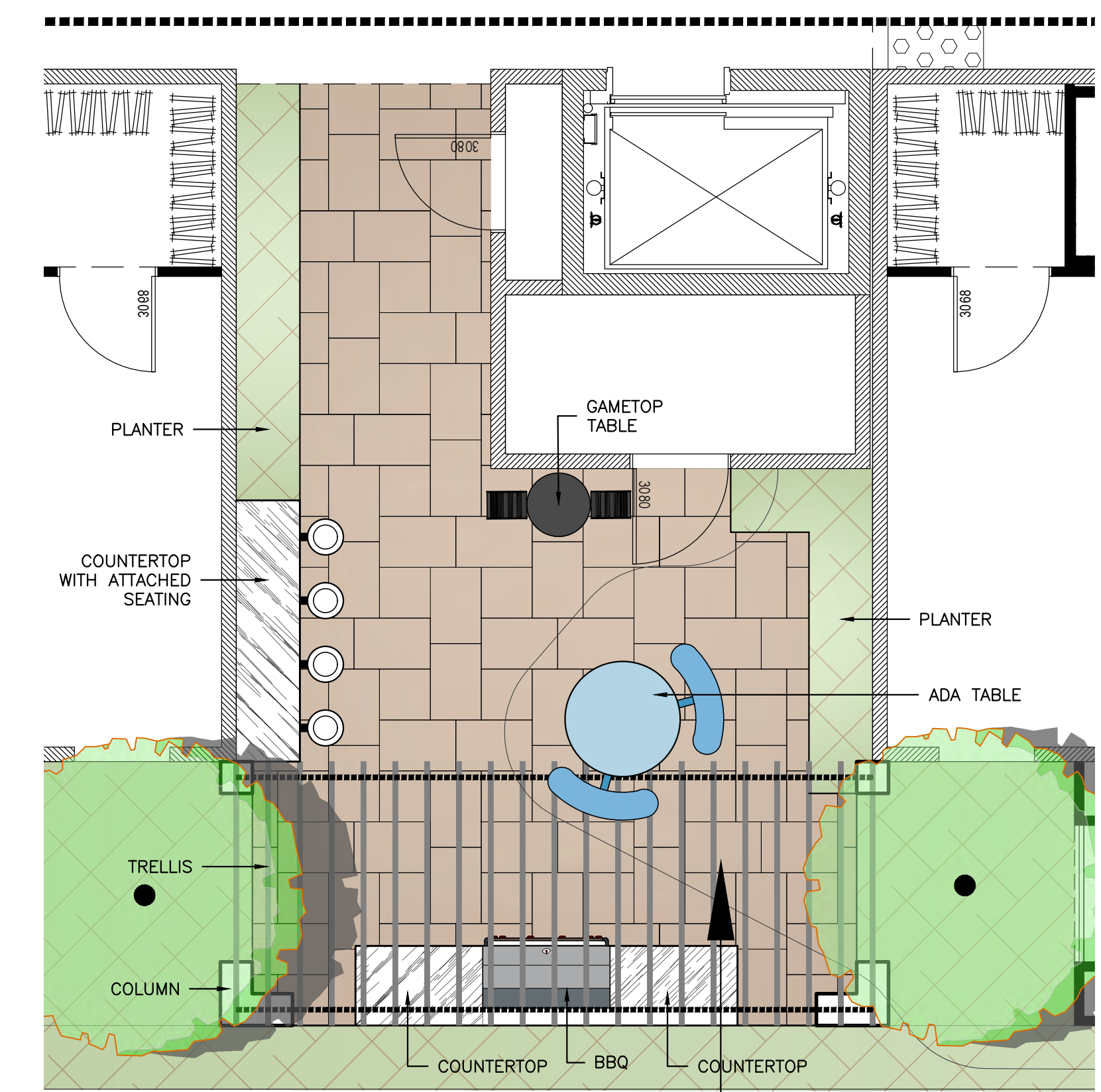


Scale 1" = 20'

PRELIMINARY-NOT FOR CONSTRUCTION



SITE PLAN
SCALE 1"=20'



ENLARGEMENT OF BBQ/RECREATION AREA
SCALE 1/4"=1'

CONSTRUCTION NOTES SCHEDULE

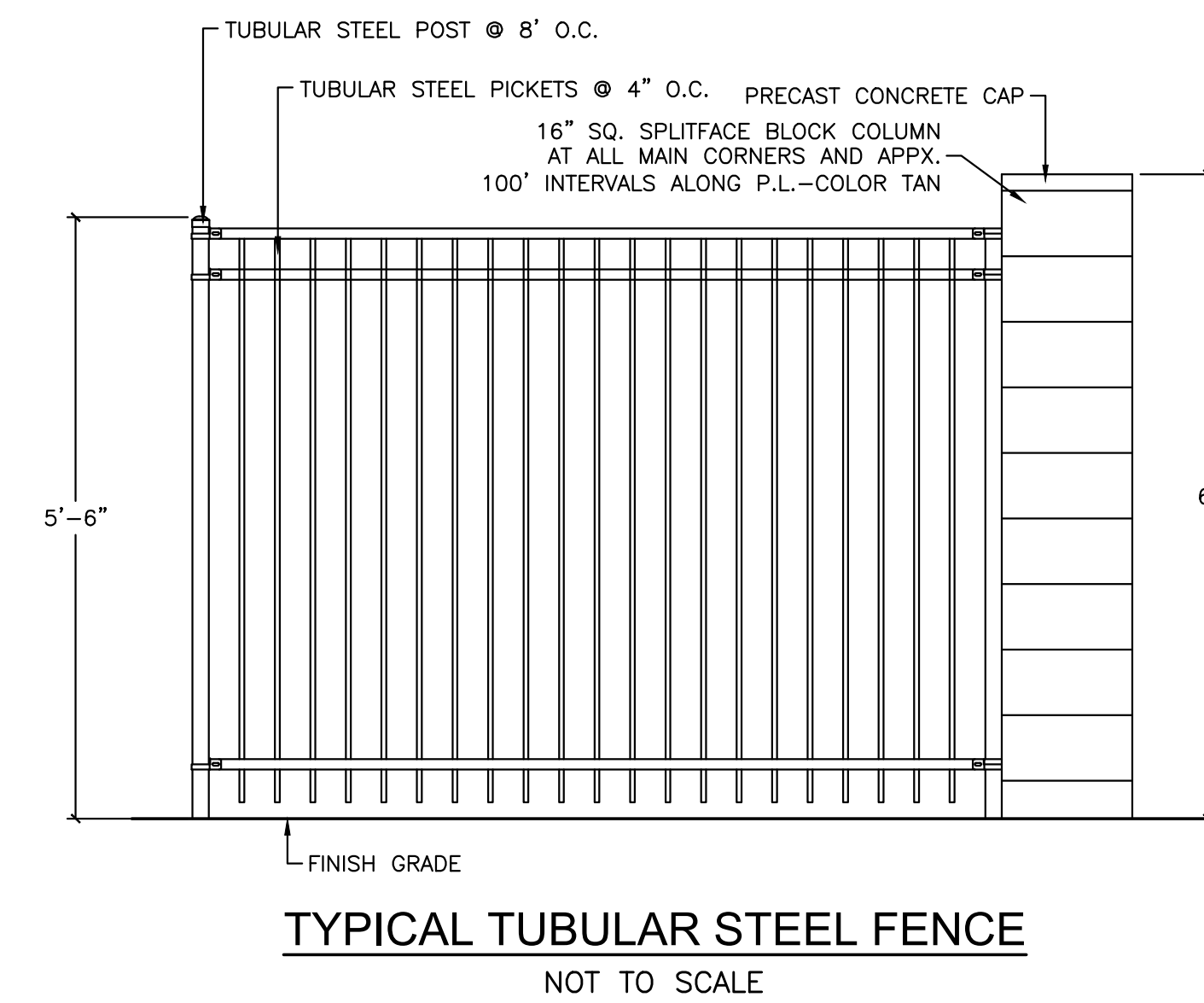
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PLANT SCHEDULE

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	21	CALLISTEMON VIMINALIS 'CV01' TM LOW BRANCHED	SLIM BOTTLEBRUSH	15 GAL	MODERATE
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	31	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	24" BOX	LOW
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GROUND COVERS	BOTANICAL NAME	COMMON NAME			
	SHRUB BED	REFER TO SHRUB PALETTE FOR TYPE			

PROPOSED SHRUB AND GROUND COVER PLANT PALETTE

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL	MODERATE
	CALYLOPHUS HARTWEGII FENDLERI	SUNDROPS	5 GAL	LOW
	COTONEASTER DAMMERI 'LOWFAST'	LOWFAST BEARBERRY COTONEASTER	5 GAL	MODERATE
	DIETES X 'LEMON DROP'	FORTNIGHT LILY	5 GAL	MODERATE
	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	LOW
	LANTANA M. 'LAVENDER'	LAVENDER LANTANA	5 GAL	
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	5 GAL	LOW
	LEUCOPHYLLUM 'THUNDER CLOUD'	THUNDER CLOUD TEXAS SAGE	5 GAL	LOW
	LOMANDRA L. 'BREEZE'	BREEZE MAT RUSH	5 GAL	LOW
	MUHLENBERGIA C. 'REGAL MIST'	REGAL MIST PINK MUHLY GRASS	5 GAL	LOW
	NANDINA D. 'GULF STREAM' TM	GULF STREAM HEAVENLY BAMBOO	5 GAL	MODERATE
	ROSMARINUS O. 'UPRIGHT BLUE'	UPRIGHT BLUE ROSEMARY	5 GAL	LOW
VINE/ESPALEIR	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	CAMPISIS RADICANS 'ATOMIC RED'	TRUMPET VINE	5 GAL	
	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GAL	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	LONICERA JAPONICA 'HALLIANA'	HALLS HONEYSUCKLE	FLAT	LOW
	WOOD MULCH REDWOOD GORILLA HAIR 3" DEPTH			



TYPICAL TUBULAR STEEL FENCE
NOT TO SCALE

California Water Efficient Landscape Worksheet							
Reference Evapotranspiration (ET _r)	55.6	Project Type		Non-Residential		0.45	
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE) (PF/IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ¹
Regular Landscape Areas							
TREES/SHRUBS	0.3	Drip	0.81	0.37	24194	8961	308895
		Drip	0.81	0.00	0	0	0
Totals					24194	8961	308895
Special Landscape Areas							
				1		0	0
Totals					0	0	0
						ETWU Total	308895
						Maximum Allowed Water Allowance (MAWA) ²	375307

ETAF Calculations	
Regular Landscape Areas	
Total ETAF x Area	8961
Total Area	24194
Average ETAF	0.37
All Landscape Areas	
Total ETAF x Area	8961
Total Area	24194
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

WATER USAGE CALCULATIONS

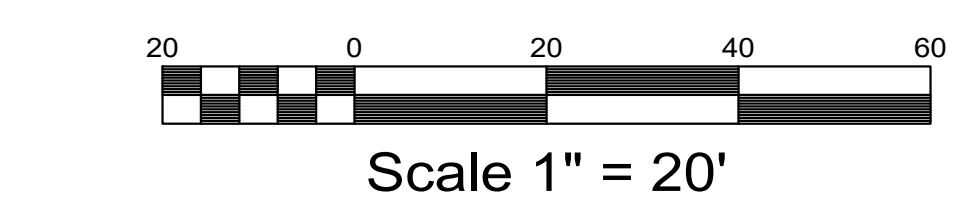


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