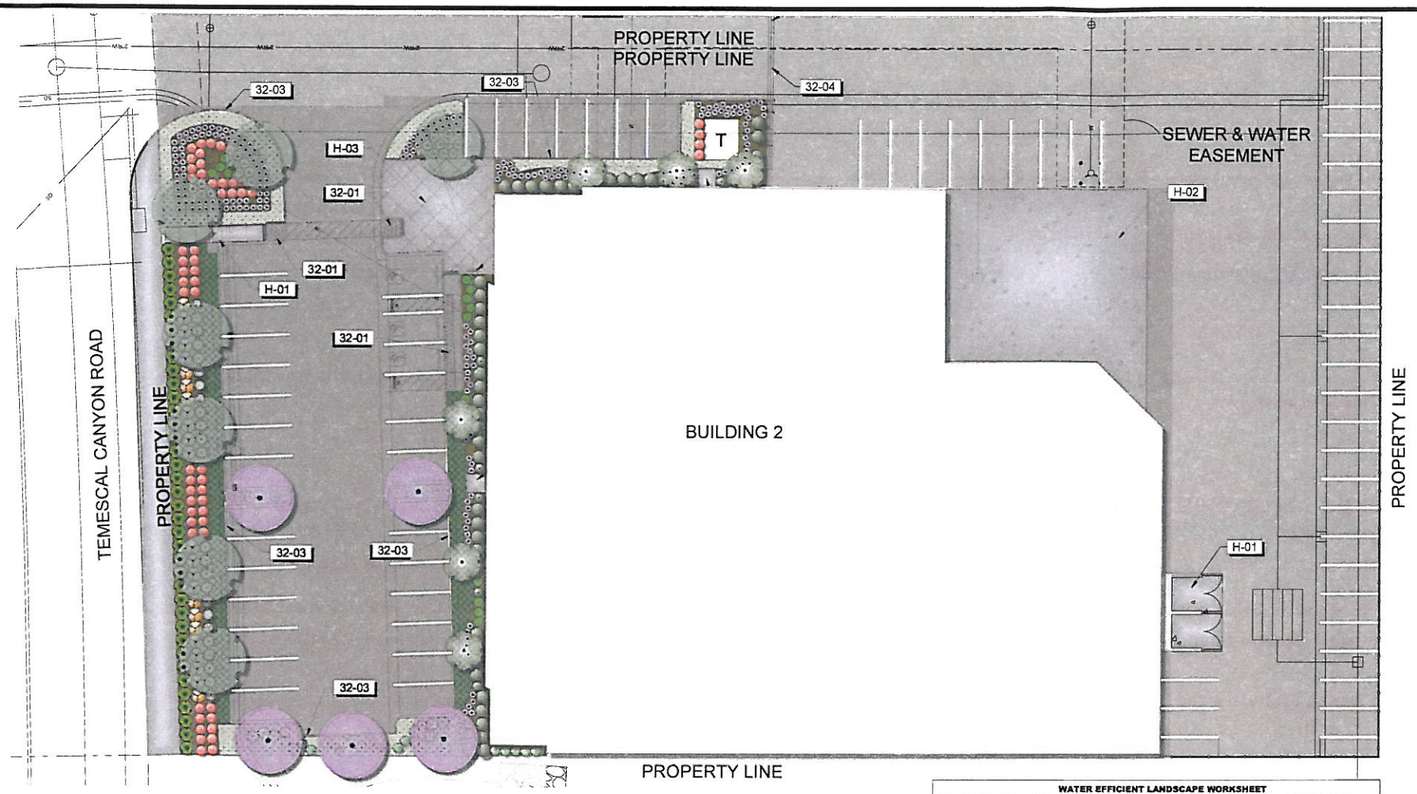


PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS		QTY
	JACARANDA MIMOSIFOLIA / JACARANDA	24"BOX	M		5
	OLEA EUROPAEA `SWAN HILL` TM / SWAN HILL OLIVE	36"BOX	L		7
	TRISTANIA CONFERTA / BRISBANE BOX	24"BOX	L		6
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS		QTY
	AGAVE ATTENUATA / AGAVE	5 GAL	L		28
	AGAVE DESMETTIANA `VARIEGATA` / VARIEGATED AGAVE	5 GAL	L		3
	BOUGAINVILLEA X `ROSENKA` / BOUGAINVILLEA	1 GAL	L		70
	CALISTEMON X `LITTLE JOHN` / DWARF CALISTEMON	5 GAL	L		47
	CUPRESSUS SEMPERVIRENS `GLAUCA` / ITALIAN CYPRESS	15 GAL	L		9
	LIGUSTRUM JAPONICUM `TEXANUM` / WAX LEAF PRIVET	5 GAL	M		46
	RHAPHIOLEPIS INDICA `BALLERINA` / BALLERINA INDIAN HAWTHORN	1 GAL	M		15
	RHAPHIOLEPIS INDICA `CLARA` / INDIAN HAWTHORN	5 GAL	M		38
	ROSA X `FLOWER CARPET RED` / ROSE	1 GAL	L		204
GROUND COVERS	BOTANICAL NAME / COMMON NAME	SIZE	WUCOLS	SPACING	QTY
	SENECIO SERPENS / BLUE CHALKSTICKS	FLAT	L	24" O.C.	1,131 SF
	TRACHELOSPERMUM JASMINOIDES `STAR` / STAR JASMINE	FLAT	M	36" O.C.	774 S.F.

WATER EFFICIENT LANDSCAPE WORKSHEET

PROJECT: DOS LAGOS PA6 - BUILDING 1 DATE 08-11-2016

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ETo) 58.33
Conversion Factor 0.62

Hydrozone # /Planting Description[1]	Plant Factor (PF)	Irrigation Method[2]	Irrigation Efficiency (IE)[3]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[4]
Regular Landscape Areas							
Low water use plantings	0.3	Drip	0.81	0.37	12,796	4739	165,917
Medium water use plantings	0.5	Drip	0.81	0.62	496	306	10,683
High water use turf	0.7	Drip	0.81	0.86		0	0
Low use plantings	0.3	Rotary Nozzles or Rotors	0.75	0.40	0	0	0
Med use plantings	0.5	Rotary Nozzles or Rotors	0.75	0.67	0	0	0
High water use turf	0.7	Rotary Nozzles or Rotors	0.75	0.93	0	0	0
				TOTALS	13,292	5045	176,210
Special Landscape Areas							
Turf areas parks				1	0	0	0
Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
				TOTALS	0	0	0
						ETWU Total	176,210
				Maximum Allowed Water Allowance (MAWA)[5]			256,320

MAWA

ETAF for residential areas is .55 or .45 for commercial areas

MAWA =	ETO *	Conv Factor *	((ETAF	*	LA)	+	(1-ETAF)	*	SLA))
	58.33	0.62	0.55		13,292		0.45		0
MAWA=	**256,320**								

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	5,045
Total Area	13,292
Average ETAF	**0.38**

All Landscape Areas

Total ETAF x Area	5,045
Total Area	13,292
Sitewide ETAF	**0.38**

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

EXTERIOR IMPROVEMENTS SCHEDULE

CODE	DESCRIPTION
32-01	ADA RAMP. PER CIVIL ENGINEER
32-03	CURB. PER CIVIL ENGINEER
32-04	VEHICULAR GATE PER ARCHITECT'S PLANS
32-05	BIKE RACK PER ARCHITECT'S PLANS

HARDSCAPE SURFACING SCHEDULE

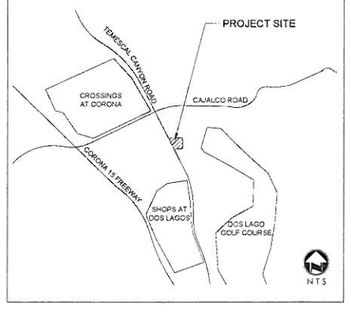
CODE	DESCRIPTION	COLOR		REMARKS
H-01	4" THICK CONCRETE PAVING	NATURAL GRAY	MEDIUM BROOM	
H-02	6" THICK CONCRETE PAVING	NATURAL GRAY	MEDIUM BROOM	
H-03	4" THINK CONCRETE PAVING	NATURAL GRAY	TOPCAST LIGHT ACID FINISH	SAWCUT SCORELINES DIAGONAL AS SHOWN

CONCEPT STATEMENT

LANDSCAPE CONCEPT:
This landscape will consist of California-Friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a uniform theme across the site consisting of formal massings of attractive and textural sub-tropical, lush plantings backed by evergreen clipped and manicured hedges against the building and screening the parking lots. Shade trees will be used to further screen the face of the building from the street as well as being used to provide shade coverage for much of the site. Large evergreen accent trees are located at major project entries and where enhanced planting areas are located to better welcome the visitor. Maintenance and longevity of plant material has been taken into consideration. Root panels and barriers will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Corona Landscape Guidelines.

IRRIGATION CONCEPT:
The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .9. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Corona Landscape Guidelines.

VICINITY MAP



DOS LAGOS (PA6) TRACT 31530 LOT 1-BUILDING 2

NORTH 0' 20' 40' 60'

bmla
LANDSCAPE ARCHITECTURE
310 NORTH JOY STREET | CORONA, CA 92879
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR REXCO
980 MONTECITO DR. SUITE 101, CORONA, CA 92879_ (951) 898-1502
8/29/2017