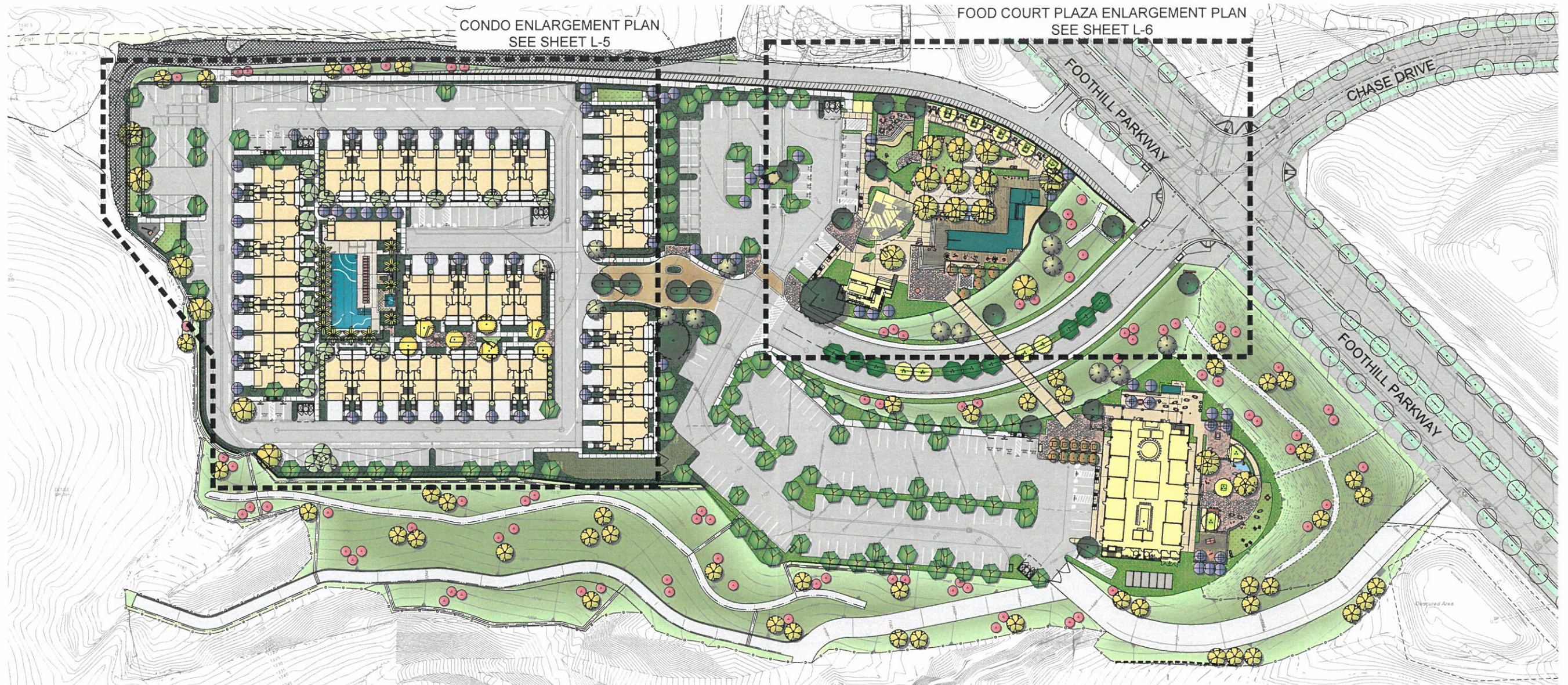




CONCEPT STATEMENT

LANDSCAPE CONCEPT:
This landscape will consist of climate adaptive and appropriate low and medium water use planting categories as described by the WUCOLS system. Plant material has been chosen to provide site wide coverage, slope stabilization, parking lot shade and accentuate entries to the site. Maintenance and longevity of the plant material has been taken into consideration. Root panels and barriers will be provided 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 current City of Corona landscape guidelines.

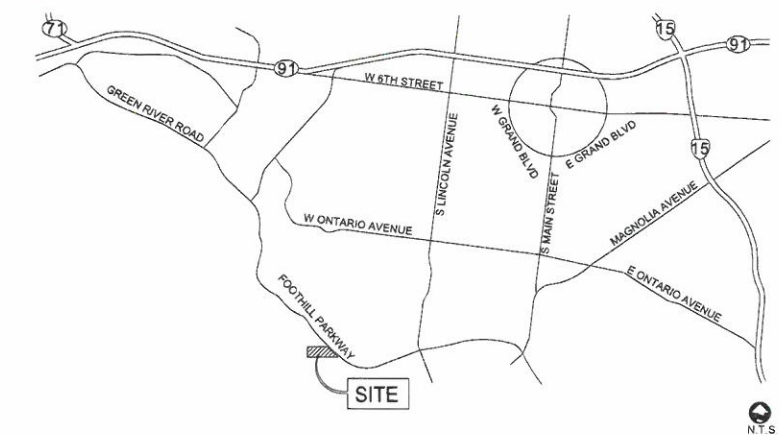
IRRIGATION CONCEPT:
The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of .81. Slopes will use rotors with an irrigation efficiency of .75. A smart irrigation controller 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 guidelines.

Sheet List Table	
Sheet Number	Sheet Title
L-1	PROJECT AESTHETIC
L-2	PROJECT AESTHETIC
L-3	OVERALL LANDSCAPE PLAN
L-4	PRELIMINARY PLANTING PALETTES
L-5	CONDO ENLARGEMENT PLAN
L-6	RETAIL PLAZA AND FOOD HALL PLAZA ENLARGEMENT PLANS
L-7	CONCEPTUAL WALL AND FENCE PLAN
L-8	WALL AND FENCE ELEVATIONS

WATER EFFICIENT LANDSCAPE WORKSHEET							DATE	12/14/2020
PROJECT: Skyline Village								
This worksheet is filled out by the project architect and it is a required element of the Landscape Documentation Package								
Reference: Regionalwaterregulation (ETW)							66.4	
Conversion Factor							0.62	
Hydrozone's Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (%)	ETAP	PF*ETAP	Landscape Area (sq. ft.)	ETAP's Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas								
Low water use plantings at Retail and Food Hall Plazas	0.2	Drip	0.81	0.25	3,552.1	951.1		332.565
Low water use plantings at SuperFuel Modification Areas	0.2	Drip	0.81	0.25	16,119.4	395.01		1,391.761
Moderately low water use plantings at Condos	0.4	Drip	0.75	0.53	41,335.2	239.72		827.702
TOTALS						54,100	729.84	2,552.117
Special Landscape Areas								
Planters per lot/comm unit				1	0.003	9,025	315.801	
Irrigated w/ recycled water				1	0	0		
Water features				1	0	0		
TOTALS						9,025	6,729	216.699
						ETWU Total	2,867.816	
						Maximum Allowed Water Allowance (MAWA)	8,015.225	

MAWA									
ETAP for residential areas is .45 or .45 for commercial areas									
MAWA =	ETAP *	Conv Factor *	(ETAP)	*	LA	+	(1-ETAP) *	2.4	SA
	86.4	0.65	263.128	0.45					9,028
MAWA =	8,015,225								
ETAP Calculations									
Regular Landscape Areas					All Landscape Areas				
Total ETAP *	72.984				Total ETAP *	82.013			
Area	54,100				Area	75,138			
Average ETAP	0.30				Average ETAP	0.32			
Average ETAP for Regular Landscape Areas must be 0.45 or better for residential areas and 0.45 or better for non-residential areas.									

VICINITY MAP



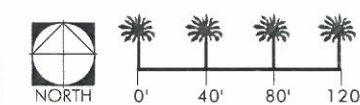
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SEE SHEET L-4 FOR PLANTING LEGENDS

L-3



OVERALL LANDSCAPE PLAN

DEDICATED FOR THE INVESTMENT

EXHIBIT 3.1

CONDO PLANTING PALETTE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	CUPRESSUS SEMPERVIRENS ITALIAN CYPRESS	24" BOX	L	
	GINKGO BILOBA MAIDENHAIR TREE	60" BOX	M	
	LAGERSTROEMIA INDICA 'PURPLE TOWER' PURPLE TOWER CRAPE MYRTLE	48" BOX	M	
	LAURUS NOBILIS BAY LAUREL	36" BOX	M	
	OLEA EUROPAEA 'SWAN HILL' TM SWAN HILL OLIVE	16 X 16 FIELD GROWN	L	
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	L	
	QUERCUS DOUGLASII BLUE OAK	60" BOX	L	
	RHUS LANCEA AFRICAN SUMAC	15 GAL	L	
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	18" BTH	L	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	AGAVE ATTENUATA FOXTAIL AGAVE	5 GAL	L	
	ALOE STRIATA CORAL ALOE	1 GAL	L	
	BULBINE FRUTESCENS STALKED BULBINE	1 GAL	L	
	DIANELLA TASMANICA 'SILVER STREAK' SILVER STREAK FLAX LILY	5 GAL	M	
	LAVANDULA STOECHAS 'OTTO QUAST' SPANISH LAVENDER	5 GAL	L	
	LIGUSTRUM JAPONICUM 'TEXANUM' WAX LEAF PRIVET	15 GAL	M	
	MYRTUS COMMUNIS 'COMPACTA' DWARF MYRTLE	15 GAL	M	
	OLEA EUROPAEA 'LITTLE OLLIE' TM LITTLE OLLIE OLIVE	15 GAL	L	
	PHLOMIS FRUTICOSA JERUSALEM SAGE	5 GAL	L	
	ROSA X 'NOASCHNEE' TM FLOWER CARPET WHITE GROUND COVER ROSE	5 GAL	M	
GROUND COVERS	SALVIA CHAMAEDRYOIDES MEXICAN BLUE SAGE	5 GAL	L	
	SALVIA GREGGII 'ALBA' WHITE TEXAS SAGE	5 GAL	L	
	ROSMARINUS PROSTRATUS PROSTRATE ROSEMARY	5 GAL	L	36" o.c.
	SENECIO MANDRALISCAE BLUE FINGER	1 GAL	L	30" o.c.

RETAIL/FOOD HALL PLAZAS PLANTING PALETTE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	ARBUTUS X 'MARINA' ARBUTUS MULTI-TRUNK	36" BOX	M	
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL	L	
	CITRUS X LIMON 'IMPROVED MEYER' MEYER LEMON	24" BOX	M	
	LAGERSTROEMIA INDICA 'PURPLE TOWER' PURPLE TOWER CRAPE MYRTLE	48" BOX	M	
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	36" BOX	L	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	72" BOX	M	
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	L	
	QUERCUS DOUGLASII BLUE OAK	60" BOX	L	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA	1 GAL	L	
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L	
	MUHLENBERGIA CAPILLARIS 'REGAL MIST' TM REGAL MIST PINK MUHLY GRASS	5 GAL	L	
	MUHLENBERGIA DUBIA PINE MUHLY	5 GAL	L	
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L	
	STRELITZIA JUNCEA NARROW-LEAFED BIRD OF PARADISE	5 GAL	L	
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	CAREX TUMULICOLA BERKELEY SEDGE	1 GAL	L	10" o.c.
	PENNISETUM SPATHIOLATUM SLENDER VELDT GRASS	5 GAL	L	12" o.c.
	SENECIO MANDRALISCAE BLUE FINGER	1 GAL	L	30" o.c.

SLOPE / FUEL MODIFICATION PALETTE

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	CERCIS OCCIDENTALIS WESTERN REDBUD MULTI-TRUNK	15 GAL	L	
	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	24" BOX	M	
	QUERCUS AGRIFOLIA COAST LIVE OAK	24" BOX	L	
	QUERCUS DOUGLASII BLUE OAK	60" BOX	L	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	
	CISTUS X HYBRIDUS WHITE ROCKROSE	5 GAL	L	
	CISTUS X PURPUREUS ORCHID ROCKROSE	5 GAL	L	
	DODONAEA VISCOSA 'PURPUREA' PURPLE LEAFED HOPSEED BUSH	15 GAL	M	
	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE	5 GAL	L	
	LEYMUS CONDENSATUS 'CANYON PRINCE' CANYON PRINCE BLUE RYE	5 GAL	L	
	SALVIA GREGGII 'ALBA' WHITE TEXAS SAGE	5 GAL	L	
	SHRUB AREAS			
	DUDLEYA PULVERULENTA CHALK DUDLEYA	5 GAL	L	24" o.c.
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS	SPACING
	BACCHARIS PILULARIS 'PIGEON POINT' COYOTE BRUSH	1 GAL	L	84" o.c.



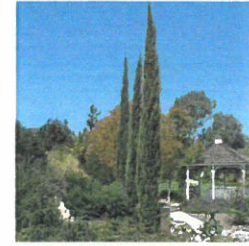
ARBUTUS X 'MARINA'



CERCIS OCCIDENTALIS



CITRUS X LIMON 'IMPROVED MEYER'



CUPRESSUS SEMPERVIRENS



GINKGO BILOBA



LAGERSTROEMIA INDICA
'PURPLE TOWER'



LAURUS NOBILIS



OLEA EUROPAEA 'SWAN HILL'



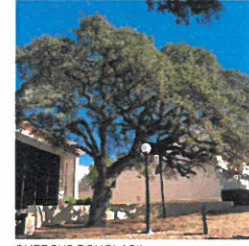
PARKINSONIA X 'DESERT MUSEUM'



PLATANUS RACEMOSA



QUERCUS AGRIFOLIA



QUERCUS DOUGLASII



RHUS LANCEA



WASHINGTONIA ROBUSTA

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PRELIMINARY PLANTING PALETTES

PREPARED FOR GF INVESTMENTS

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L-4



RETAIL PLAZA LEGEND

1. PEDESTRIAN ENTRY PLAZA
2. PEDESTRIAN BRIDGE
3. CHESS COURT UNDER CITRUS TREE BOSQUE
4. GRAND STAIRS
5. CONTAINER RETAIL / RESTAURANT
6. RETAIL VILLAGE PLAZA
7. ELEVATED DINING TERRACE
8. LAWN W/ SEATING AND DISCOVERY PLAN
9. SEATING GARDEN W/ FIRE PIT
10. DOG PARK W/ BOULDERS, NATURAL ELEMENTS
11. RAISED SEATING TERRACE W/ FESTOON LIGHTS
12. BIKE PARKING
13. ART SCULPTURE
14. STONE PAVING
15. FESTOON LIGHTING
16. DECORATIVE WATER FOUNTAIN
17. RETAINING WALL W/ GLASS GUARDRAIL TO KEEP ALL VIEWS
18. CORNER ENTRY MONUMENT
19. PERGOLA
20. BACK OF HOUSE / STORAGE



FOOD HALL PLAZA LEGEND

1. PEDESTRIAN ENTRY PLAZA
2. PEDESTRIAN BRIDGE
3. BEER GARDEN
4. HEARTH
5. POP UP BEER KIOSK
6. FIRE TERRACE
7. DINING COURT
8. WATER FEATURE W/ BOULDERS
9. BARTOP PLANTER
10. OVERLOOK LAWN
11. GAME COURT
12. FOOD COURT BUILDING
13. SHADE TRELLIS
14. STONE PAVING
15. CITRUS TREE BOSQUE

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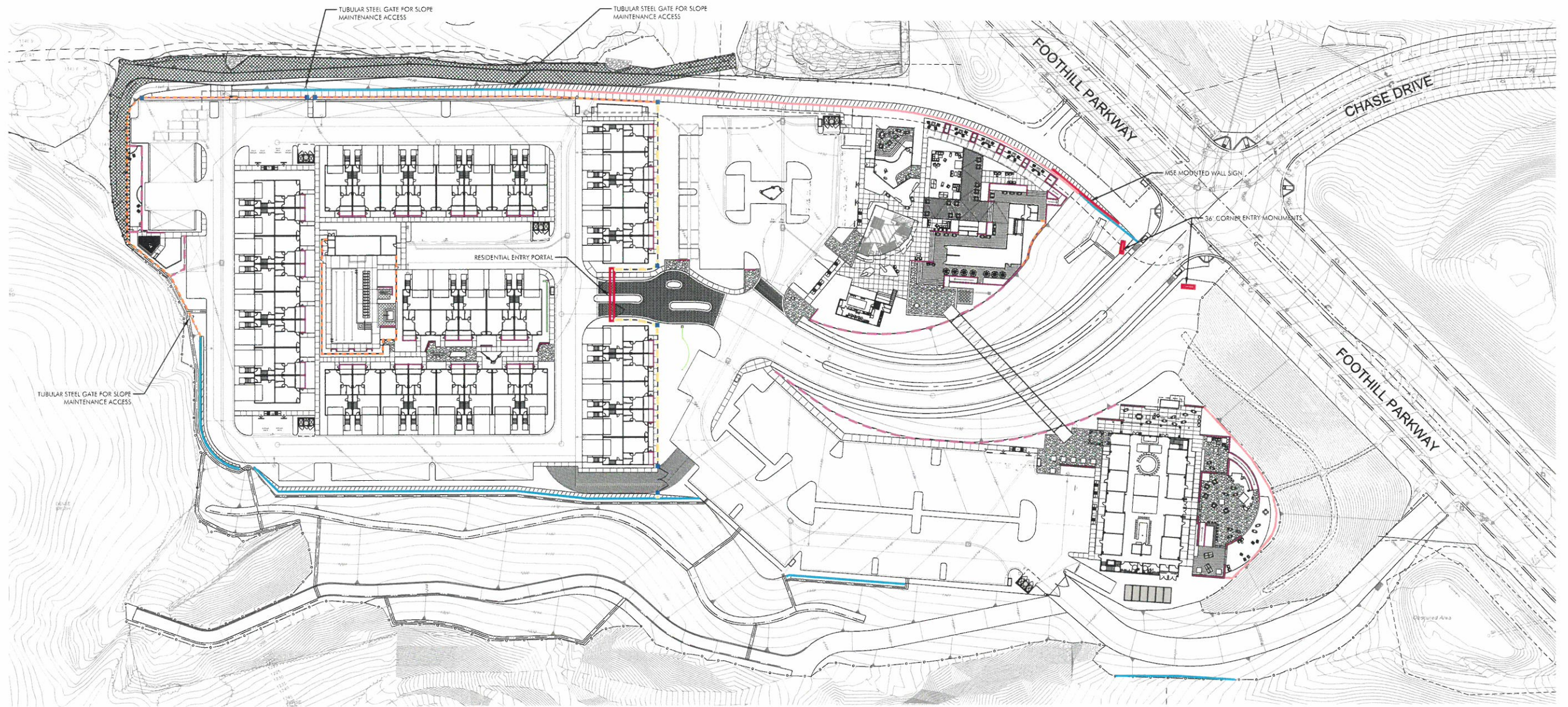
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RETAIL PLAZA AND FOOD HALL PLAZA ENLARGEMENT PLANS



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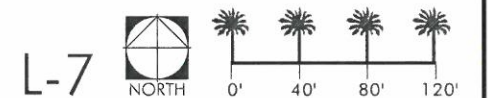
LEGEND

- 78" SQ. STUCCO PILASTER
- 72" WIRE GUARD FENCE ABOVE MSE WALL
- 72" GLASS GUARD FENCE
- 42" TUBULAR STEEL FENCE
- 72" TUBULAR STEEL FENCE
- 72" STUCCO WALL W/ DECORATIVE CAP
- 24" - 36" VENEER SEAT WALLS / LOW WALLS
- 36" LIMESTONE VENEER ACCENT WALL
- ENTRY MONUMENTS - REFER TO CALLOUTS ABOVE

SKYLINE VILLAGE

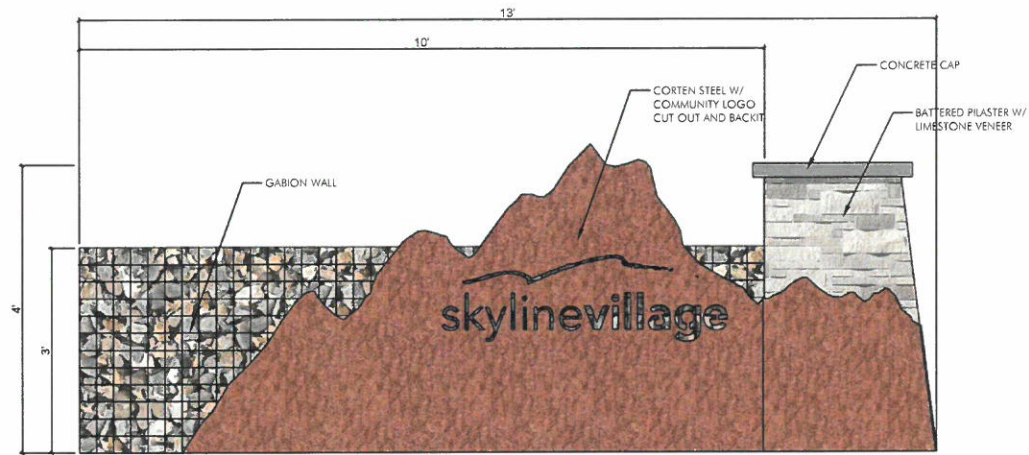


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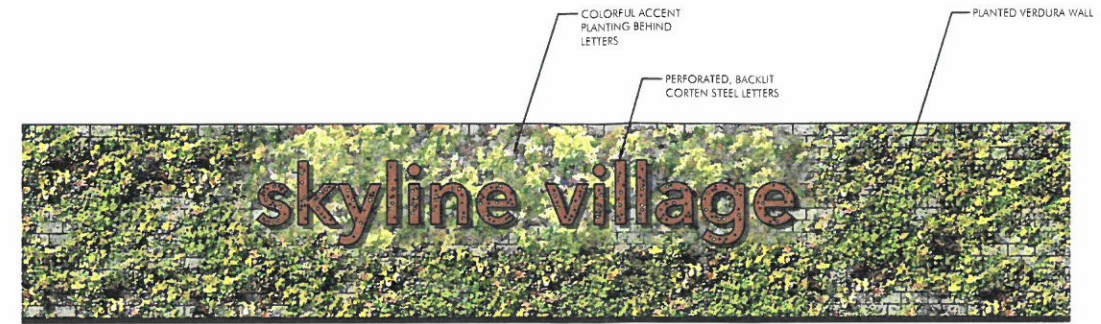


CONCEPTUAL WALL AND FENCE PLAN

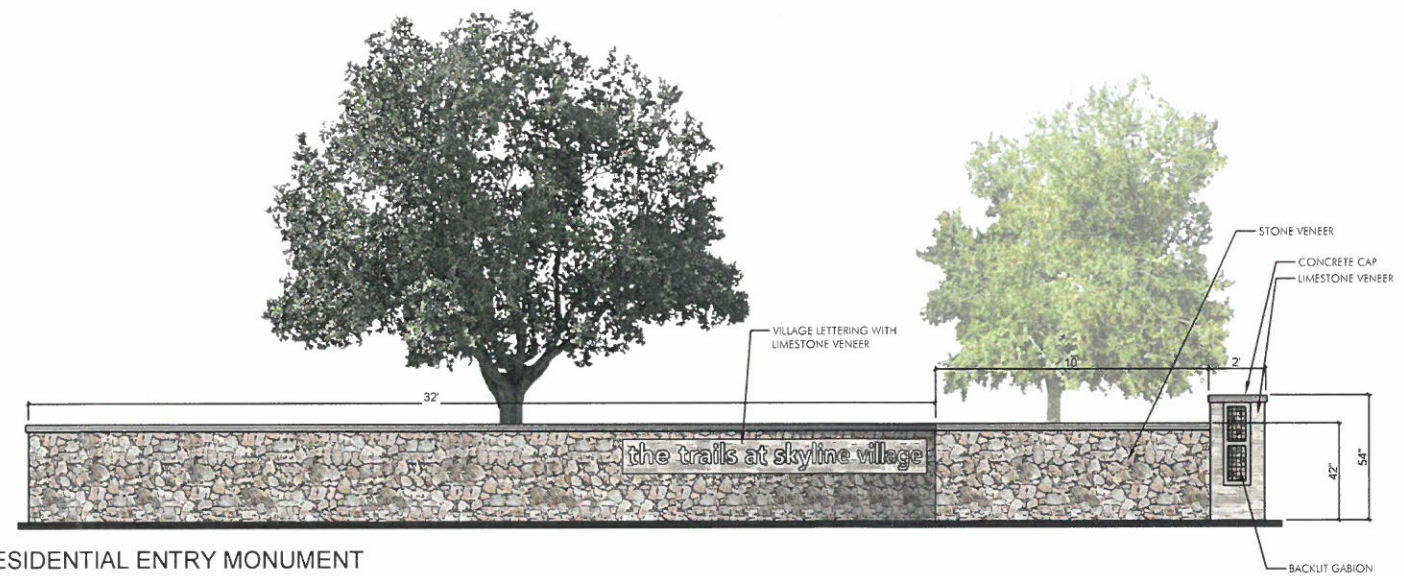
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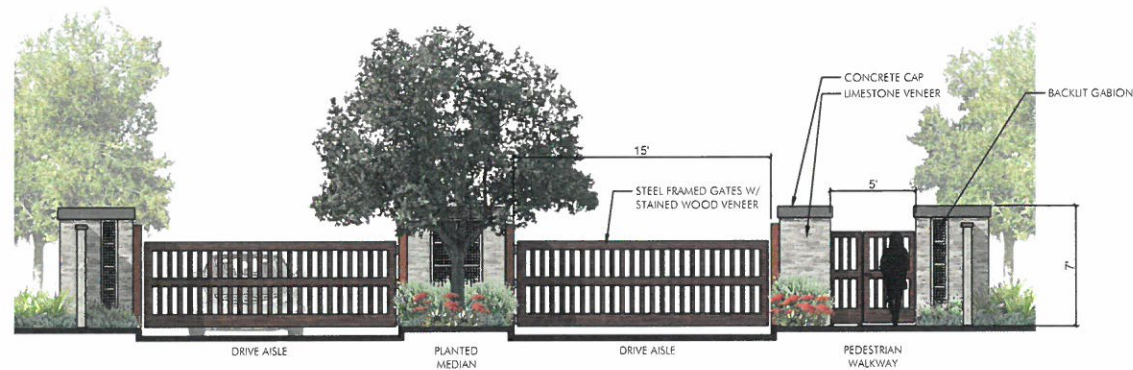
ENTRY MONUMENT AT CORNERS



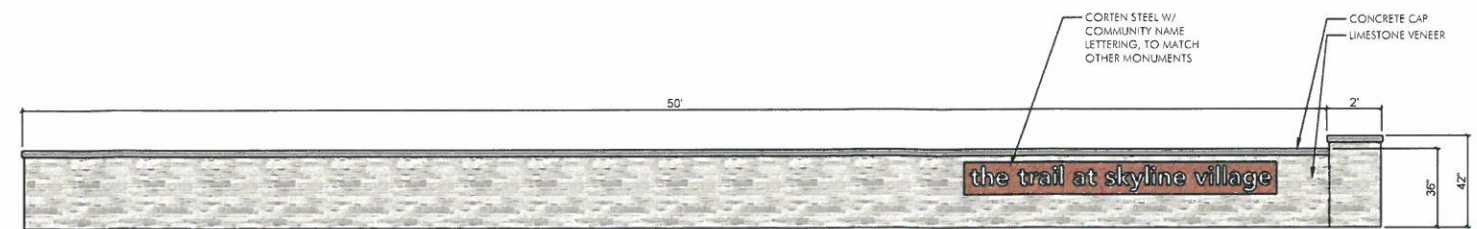
KEYSTONE WALL



RESIDENTIAL ENTRY MONUMENT



RESIDENTIAL GATED COMMUNITY ENTRANCE



RESIDENTIAL WAYFINDING MONUMENT

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L-8

WALL AND FENCE ELEVATIONS

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