



TREE PALETTE			
TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	LAGERSTROEMIA INDICA 'GLENDDORA WHITE' GLENDDORA WHITE CRAPE MYRTLE MULTI-TRUNK	48"BOX	M
	LAGERSTROEMIA X 'TUSCARORA' RED CRAPE MYRTLE	36"BOX	M
	PHOENIX DACTYLIFERA DATE PALM	18' BTH	L
	PLATANUS X ACERIFOLIA 'BLOODGOOD' LONDON PLANE TREE	36"BOX	M
	QUERCUS AGRIFOLIA COAST LIVE OAK	48"BOX	L
	RHUS LANCEA AFRICAN SUMAC	15 GAL	L
	TRISTANIA CONFERTA BRISBANE BOX	24"BOX	M
EXISTING TREES TO REMAIN	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	LAGERSTROEMIA SP. CRAPE MYRTLE	-	
	TIPUANA TIPU TIPU TREE	-	
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	-	

SHRUB / GROUNDCOVER PALETTE			
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETIANA 'VARIEGATA' VARIEGATED AGAVE	15 GAL	L
	CALLISTEMON VIMINALIS 'LITTLE JOHN' DWARF WEEPING BOTTLEBRUSH	15 GAL	L
	HESPERALOE PARVIFLORA RED YUCCA	5 GAL	L
	LANTANA X 'NEW GOLD' NEW GOLD LANTANA	5 GAL	L
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE' TUSCAN BLUE ROSEMARY	5 GAL	L
	STRELITZIA JUNCIEA NARROW-LEAFED BIRD OF PARADISE	5 GAL	L

CORNER ACCENT PALETTE			
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	AGAVE DESMETIANA 'VARIEGATA' VARIEGATED AGAVE	15 GAL	L
	LIGUSTRUM JAPONICUM 'TEXANUM' TEXAS PRIVET	15 GAL	M
	RHAPHIOLEPIS INDICA 'BALLERINA' BALLERINA INDIAN HAWTHORN	5 GAL	M
	ROSA X 'NOASCHNEE' TM FLOWER CARPET WHITE GROUNDCOVER ROSE	5 GAL	M
	ROSA X 'NOATRAUM' TM FLOWER CARPET PINK ROSE	5 GAL	M
	STRELITZIA REGINAE BIRD OF PARADISE	5 GAL	M

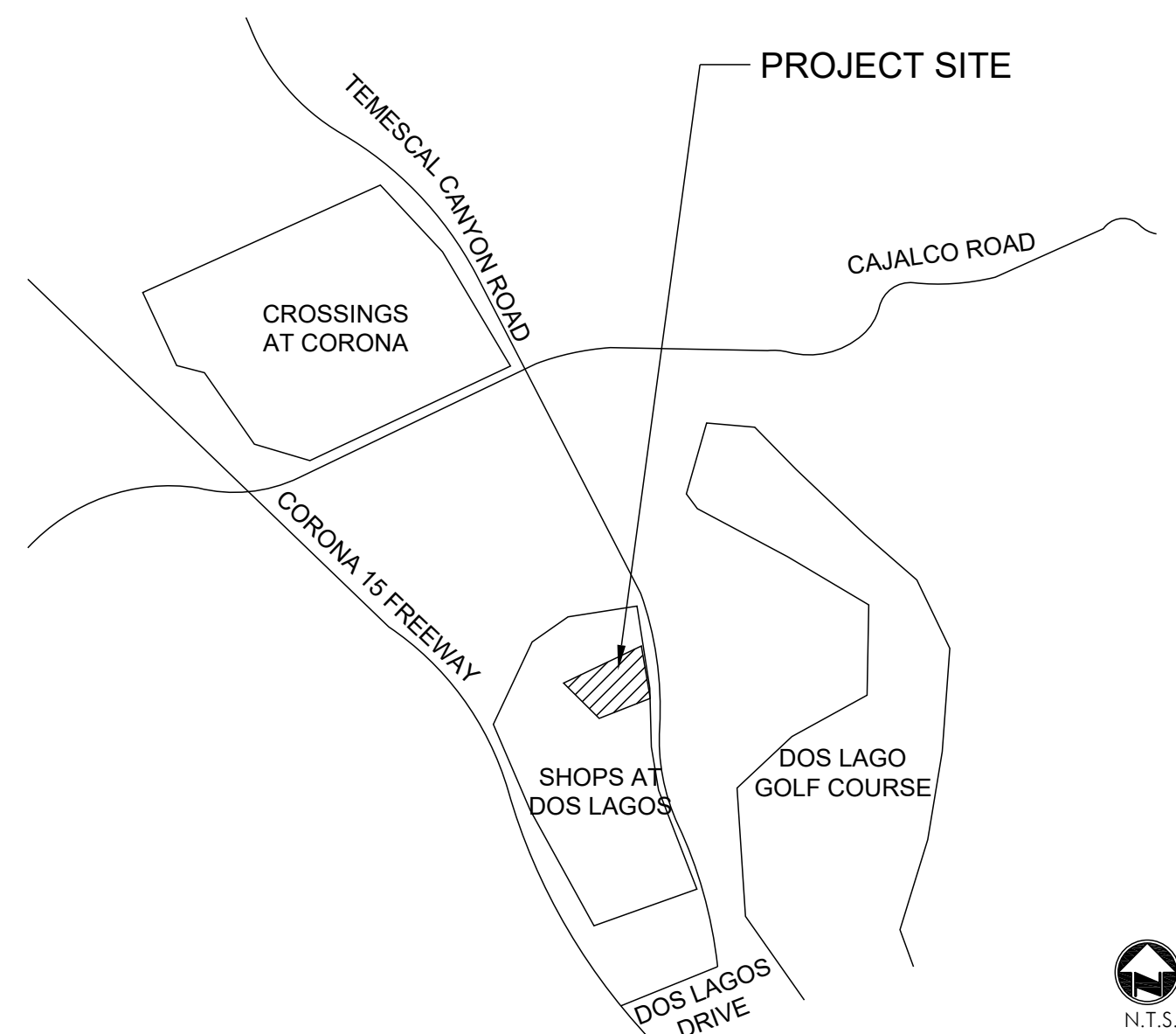
WATER EFFICIENT LANDSCAPE WORKSHEET						DATE:	12/18/2020
PROJECT: Vista Dos Lagos							
This worksheet is filed out by the project applicant and it is a required element of the Landscape Documentation Package.							
Reference Evapotranspiration (ET <sub>0</sub> )						\$6.37	
Conversion Factor						0.82	
Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF x IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
Low Water Use Plantings	0.2	Drip	0.81	0.25	178,469	44,967	154,002
Moderately Low Water Use Plantings	0.4	Drip	0.81	0.49	15,733	7,777	27,148
TOTALS					19,419	51,833	181,150
<b>Special Landscape Areas</b>							
Turf areas Irrigated w/ recycled water				1	0	0	0
Water features				1	0	0	0
TOTALS					0	0	0
						ETWU Total	181,150
						Maximum Allowed Water Allowance (MAWA)	306,407
<b>MAWA</b>							
ETAF for residential areas is .55 or .45 for commercial areas							
MAWA =	ET <sub>0</sub> *	Conv Factor *	(ETAF Efficiency)	*	LA	+	(1-ETAF) * (SLA)
	56.37	0.82	0.45	*	19,419	+	0.55 0
MAWA=	306,407						
<b>ETAF Calculations</b>							
<b>Regular Landscape Areas</b>				<b>All Landscape Areas</b>			
Total ETAF x Area				Total ETAF x Area			
5,183				5,183			
Total Area				Total Area			
19,419				19,419			
Average ETAF				Sitewide ETAF			
0.27				0.27			
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.							

## 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 provide shade coverage for much of the site. Large accent trees are located at major project entries and where enhanced planting areas are located to better welcome visitors. 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 .8. 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



# VISTA DOS LAGOS



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

# CONCEPTUAL LANDSCAPE PLAN

PREPARED FOR REXCO DEVELOPMENT  
2518 NORTH SANTIAGO BLVD ORANGE, CA 92667 PH: (951) 898-1502  
01/25/2021