










CONCEPT PLANT SCHEDULE

|  |  |           |   |
|--|--|-----------|---|
|  | EVERGREEN PERIMETER TREE<br>ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM   | 17        | 15 GAL., L  |
|  | FLOWERING ACCENT TREE<br>50% 36" BOX & 50% 24" BOX<br>CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD  | 85        | 24" BOX & 36" BOX, M  |
|  | PARKING LOT SHADE TREE<br>CERCIDIUM X 'DESERT MUSEUM' / THORNLESS PALO VERDE<br>RHUS LANCEA / AFRICAN SUMAC  | 70        | 15 GAL., L<br>15 GAL., L  |
|  | VERTICAL BUILDING SCREEN TREE<br>TRISTANIA CONFERTA / BRISBANE BOX   | 14        | 15 GAL., M  |
|  | VERTICAL ACCENT PALM<br>SYAGRUS ROMANZOFFIANA / QUEEN PALM   | 29        | 36" BOX, L  |
|  | TENNESSEE ST. STREET TREE<br>PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR   | 11        | 24" BOX, M  |
|  | LUGONIA AVE. STREET TREE<br>PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANE TREE  | 10        | 24" BOX, M  |
|  | PARKING LOT SCREENING SHRUBS<br>ELAEAGNUS PUNGENS 'FRUITLANDII' / FRUITLAND THORNY ELAEAGNUS<br>LEUCOPHYLLUM LANGMANIAE 'LOWERY'S LEGACY' / LOWERY'S LEGACY LANGMAN'S SAGE<br>WESTRINGIA X 'WYNABBIE GEM' / WYNABBIE GEM COAST ROSEMARY  | 309       | 15 GAL., L<br>5 GAL., L<br>5 GAL., L  |
|  | SHRUBS & GROUNDCOVERS<br>ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW<br>ALOE VERA / MEDICINAL ALOE<br>BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH<br>CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE<br>CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF 'WEeping BOTTLEBRUSH<br>DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY<br>FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE<br>HESPERALOE PARVIFLORA / RED YUCCA<br>MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED EULALIA GRASS<br>ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY<br>SALVIA GREGGII 'RED' / AUTUMN SAGE<br>TEUCRIUM CHAMAEDRY'S 'PROSTRATUM' / PROSTRATE GERMANDER | 19,135 SF | 1 GAL., L<br>5 GAL., L<br>1 GAL., L<br>5 GAL., L<br>5 GAL., L<br>5 GAL., L<br>5 GAL., L<br>1 GAL., L<br>5 GAL., L<br>5 GAL., L<br>1 GAL., L |

| TREE PERCENTAGES | QTY       | %  | Caliper       | Maturation |
|------------------|-----------|----|---------------|------------|
| TOTAL TREE COUNT | 236 TREES |    |               |            |
| DECIDUOUS TREES  | 106       | 45 |               |            |
| EVERGREEN TREES  | 130       | 55 |               |            |
| 36" BOX TREES    | 71        | 29 | 2 1/2"-2 3/4" | 10 years   |
| 24" BOX TREES    | 64        | 26 | 1 1/4"-1 3/4" | 10 years   |
| 15 GAL. TREES    | 111       | 47 | 3/4"-1"       | 15 years   |

TREES WITHIN 6 FEET OF HARDSCAPE SHALL BE INSTALLED WITH APPROVED ROOT CONTROL BARRIER (16 FEET LENGTH TOTAL MIN. EACH TREE)

ALL GROUND-MOUNTED ELECTRICAL/MECHANICAL EQUIPMENT SHALL BE EFFECTIVELY SCREENED WITH LANDSCAPING

PHASE II  
(NOT A PART)



KEY PLAN  
NOT TO SCALE

**PARKING AREA PROVIDED:**  
66,420 SF  
**PARKING AREA LANDSCAPE REQUIRES AT 7%:**  
4,649 SF  
**PARKING AREA LANDSCAPE PROVIDED:**  
17,963 SF

**IRRIGATION SYSTEM DESIGN STATEMENT:**  
A PERMANENT AUTOMATIC SUB-SURFACE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO IRRIGATE ALL PLANTING AREAS. THE IRRIGATION CONTROLLER(S) SHALL BE EQUIPPED FROM THE MANUFACTURER WITH WEATHER/EVAPOTRANSPIRATION (ET) SENSING CAPABILITIES TO AUTOMATICALLY ADJUST WATERING SCHEDULES AND AMOUNTS. THE DESIGN OF THE IRRIGATION SYSTEM SHALL EMPHASIZE WATER CONSERVATION AND PROVIDE EFFICIENT AND UNIFORM DISTRIBUTION OF IRRIGATION WATER. DRIP AND/OR BUBBLER IRRIGATION, OR OTHER LOW-VOLUME, LOW-PRESSURE MICRO-IRRIGATION SYSTEM PER CITY OF REDLANDS DEVELOPMENT CODE SHALL BE INSTALLED IN PLANTER AREAS TO PROVIDE WATER DIRECTLY TO THE ROOT ZONE OF PLANTS.

**PRELIMINARY WATER USE CALCULATIONS:**  
**M.A.W.A. = (55.6) (0.62) [(0.45 x 52,488)] = 814,215 gal / yr.**  
**E.T.W.U. = (55.6) (0.62) [(0.4 x 52,488)] / 0.81 = 723,745 gal / yr.**

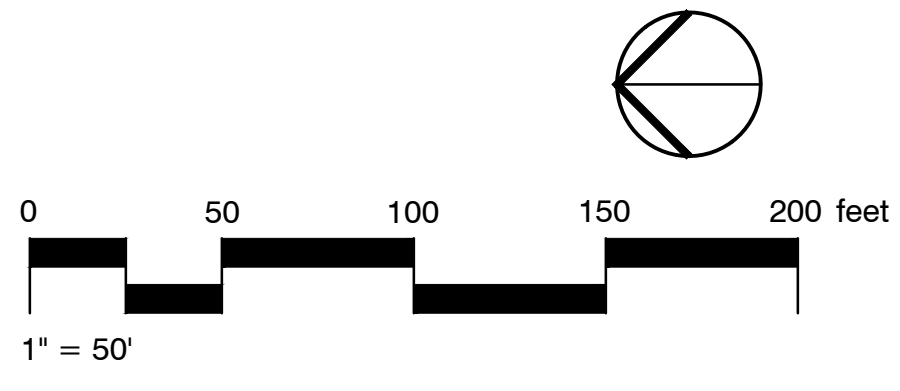
LUGONIA AVE. & TENNESSEE ST.  
REDLANDS, CA

CONCEPTUAL LANDSCAPE PLAN

L1.0

DATE: 12.28.2022  
MCG JOB #: 20.190.05  
Wda! JOB #: 22068

| DATE | REVISIONS |
|------|-----------|
|      |           |
|      |           |
|      |           |




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