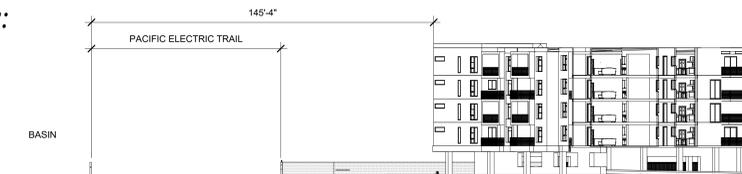


Proposed Apartment Complex For:
Mike Mahmoudi
 NEC Foothill Blvd & Sultana St,
 Fontana, CA 92336



Distance to North Side of Pacific Electric Trail
 1" = 30'-0"



OWNER: MIKE MAHMOUDI
PROJECT ADDRESS: NEC FOOTHILL BLVD & SULTANA ST FONTANA, CA 92336
ARCHITECT: ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 doug.andresen@aafirm.com
TRAFFIC: K2 TRAFFIC ENGINEERING, INC. KAY HSU (714) 832-2116 kay@k2traffic.com

Sequence Of Drawings - DR

Number	Description
PL1	Site Plan
PL2	Site Plan/Overall First Floor Plan
PL2.1	Overall Floor Plans
PL3	Typical Floor Plans
PL4	Main Corner Plans
PL4.1	Main Corner Plans
PL4.2	Main Corner Plans
PL5	Exterior Elevations
PL6	Roof Plan
PL7	3D Views
PL8	3D Renderings
PL9	3D Renderings
1 of 1	Preliminary Grading Plan
E-1	Site Photometric Plan
L-1	Preliminary Landscape Plan
L-2	Preliminary Landscape Plan

Building Data

APN: 111033113 / 111033125
ZONING: R-5
OCCUPANCY: GROUP R-2
CONSTRUCTION: PARKING GARAGE: TYPE 1 / TYPE V-A
FIRE SPRINKLERS: AUTOMATIC LIFE SAFETY SPRINKLER SYSTEM REQUIRED

PROJECT DESCRIPTION: PROPOSED 163 UNITS APARTMENT AND 41 ADU UNITS CONTEMPORARY STYLE COMPLEX (TOTAL 204 UNITS) WITH PARKING STRUCTURE. FIRST FLOOR TO HAVE (5) 1,000 SF RETAIL UNITS AND 277 PARKING SPACES. SECOND FLOOR THROUGH FIFTH FLOOR TO HAVE PROPOSED 1,000 SF AND 800 SF UNITS THROUGHOUT ALL FOUR FLOORS.

AMENITIES ON SITE INCLUDE: POOL & SPA (1ST FLOOR), FITNESS CENTER (3RD FLOOR), RECREATION CENTER (4TH FLOOR), SITTING AREA WITH BBQ AND TRELIS AND ROOF TOP DECK WITH FIRE PIT.

LOT AREA: 151,589 SQ. FT. (3.5 AC.)
BUILDING FOOTPRINT: 83,125 SQ. FT.
NET LOT AREA: 88,464 SQ. FT. (100%)
LANDSCAPE AREA: 22,383 SQ. FT. (32.6%)
HARDSCAPE AREA: 44,725 SQ. FT. (67.4%)

COMBINED TOTAL PRIVATE AND COMMON OPEN SPACE REQUIRED: 37,898 SQ. FT. (25.0%)
PRIVATE OPEN SPACE (BALCONIES) TOTAL: 18,894 SQ. FT.
COMMON OPEN SPACE (ATRIUM): 17,415 SQ. FT.
(POOL AREA): 2,341 SQ. FT.
(UPPER POOL AREA): 1,107 SQ. FT.
(ROOF TOP DECK): 2,341 SQ. FT.
TOTAL COMMON OPEN SPACE: 23,294 SQ. FT.
COMBINED TOTAL PRIVATE AND COMMON OPEN SPACE PROVIDED: 42,096 SQ. FT. (27.7%) OK!

LOT COVERAGE: 54.8%

DENSITY:
 39.1 UNITS MIN. (3.5 x 39.1) = 137 UNITS MIN.
 50 UNITS MAX. (3.5 x 50) = 175 UNITS MAX.
 UNITS PROVIDED: 163 UNITS
PROJECT DENSITY (163 UNITS / 3.5 ACRES): 47 UNITS / AC.

TOTAL ADU UNITS (163 UNITS x 25%) = 41 UNITS
 41 of 60 (2) BEDROOM UNITS (863 SF) TO BE ADU'S

UNIT BREAK DOWN:
 3 BEDROOM UNITS (1,054 SF): 28 UNITS
 3 BEDROOM UNITS (1,000 SF): 116 UNITS
 2 BEDROOM UNITS (863 SF): 60 UNITS

TOTAL OVERALL UNITS PROVIDED: 204 UNITS

BALCONIES VARY FROM UNIT TO UNIT FROM 82 SF TO 107 SF (SEE SITE PLAN / OVERALL FIRST FLOOR PLAN) (NO GROUND LEVEL UNITS. ALL UNITS PROVIDED ARE UPPER-LEVEL)

PARKING TABULATION:
TOTAL PARKING SPACES REQUIRED: 245 SPACES
 163 UNITS x 1.50:
TOTAL UNIT PARKING SPACES PROVIDED: 247 SPACES
 TOTAL SPACES
 INCLUDING ADA SPACES: 7 SPACES
 INCLUDING EV-CAPABLE (10%): 25 SPACES
 INCLUDING EVSE-READY (25%): 62 SPACES
 INCLUDING EVSE-INSTALLED (5%): 13 SPACES

RETAIL UNITS 175 SF / 1 (5,000): 29 SPACES
TOTAL REQUIRED SPACES: 29 SPACES
 (175 SF PER 1 SPACE FOR THE FIRST 5,000 SF THEN 200 SF / PER 1 SPACE AFTER THAT)

TOTAL RETAIL PARKING SPACES PROVIDED: 30 SPACES
 TOTAL SPACES
 INCLUDING ADA SPACES: 2 SPACES
 INCLUDING EV-CAPABLE (10%): 3 SPACES
 INCLUDING EVSE-READY (25%): 8 SPACES
 INCLUDING EVSE-INSTALLED (5%): 2 SPACES

TOTAL OVERALL PARKING SPACES PROVIDED: 277 SPACES
 TOTAL SPACES

TREES REQUIRED (1/4 / 279 PARKING SPACES): 70 TREES
TREE PROVIDED: 71 TREES

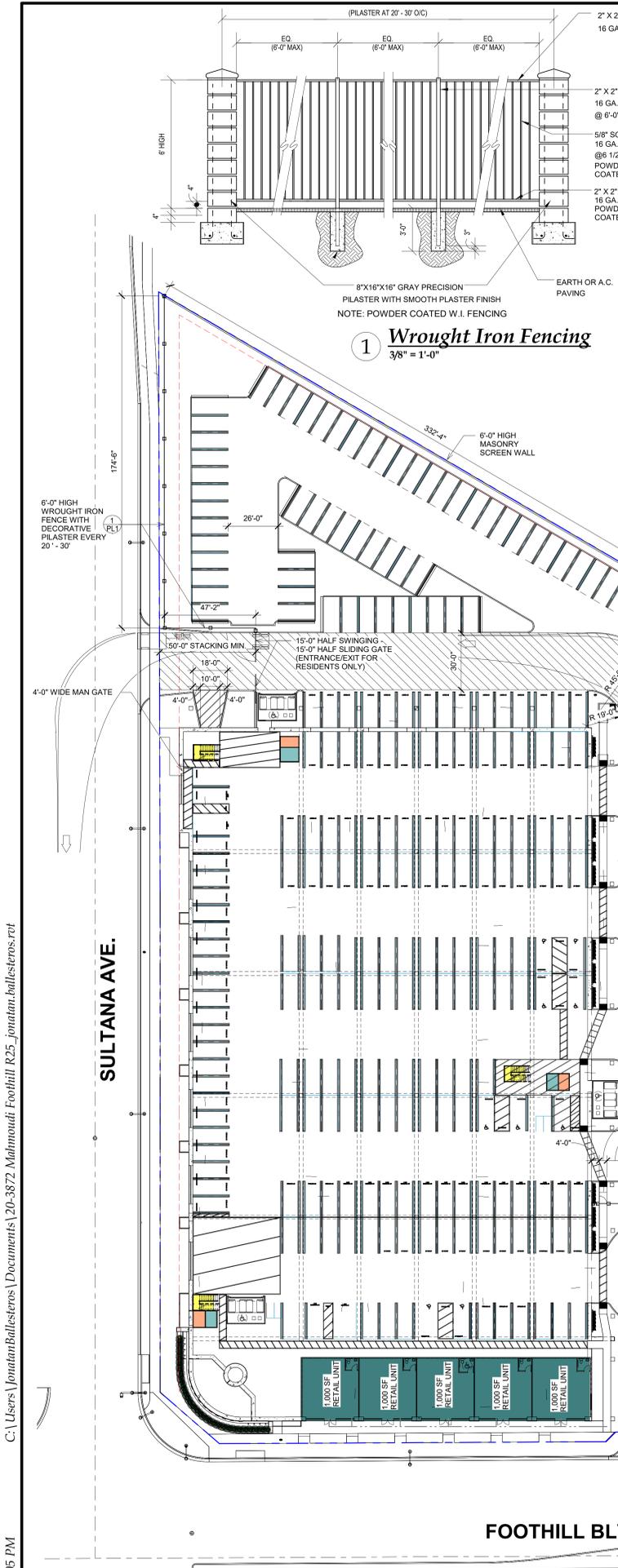


**Overhead View
 General Notes**

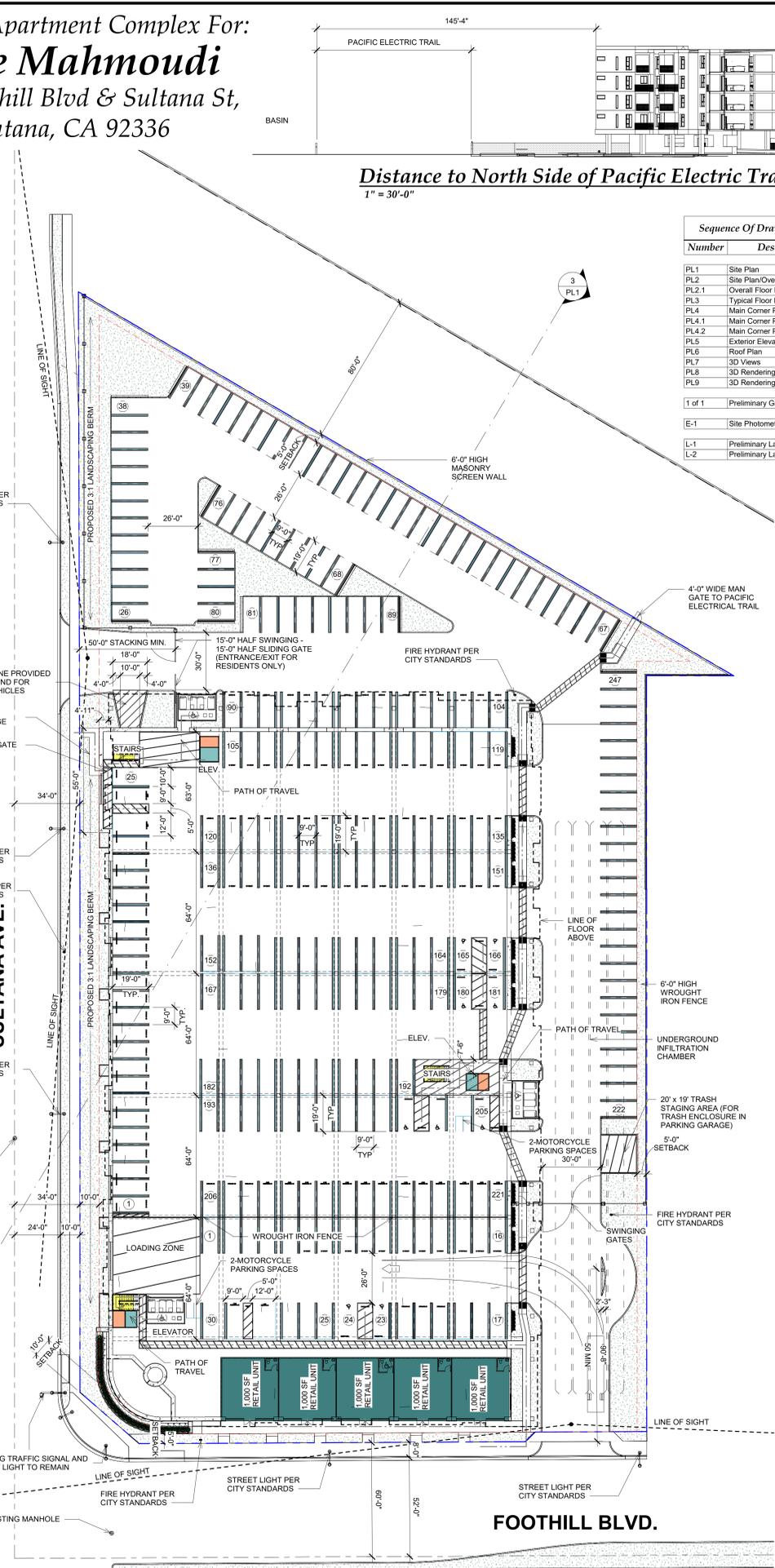
- ALL EXTERIOR LIGHTING SHALL BE DIRECTED AND SHIELDED TO ILLUMINATE ONLY THE PARKING, BUILDING, AND LOADING AREA AND AVOID GLARE IMPACTS ON ADJACENT PROPERTIES. THE APPLICANT SHALL DESIGN THE PROJECT TO SHOW COMPLIANCE WITH THE LATEST ADOPTED EDITION OF THE FOLLOWING CODES AS APPLICABLE.
- | | |
|----|--|
| A. | CALIFORNIA BUILDING CODE |
| B. | CALIFORNIA RESIDENTIAL CODE |
| C. | CALIFORNIA ELECTRICAL CODE |
| D. | CALIFORNIA MECHANICAL CODE |
| E. | CALIFORNIA PLUMBING CODE |
| F. | CALIFORNIA ENERGY CODE |
| G. | CALIFORNIA FIRE CODE |
| H. | CALIFORNIA GREEN BUILDING STANDARDS CODE |

Area Schedule

Name	Area
Parking Garage	
Commercial Units	5,000 SF
Conditioned	5,000 SF
Parking Garage	71,044 SF
Unconditioned	71,044 SF
Parking Garage	76,044 SF
1st Floor	
2-Bed Unit	12,819 SF
3-Bed Unit "A"	29,002 SF
3-Bed Unit "B"	7,386 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	49,668 SF
Atrium	17,415 SF
Pool Area	2,341 SF
Open Space	19,759 SF
Balcony	4,740 SF
Corridor	7,830 SF
Unconditioned	12,570 SF
1st Floor	81,994 SF
2nd Floor	
2-Bed Unit	12,819 SF
3-Bed Unit "A"	29,011 SF
3-Bed Unit "B"	7,382 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	49,672 SF
Upper Pool Area	1,107 SF
Open Space	1,107 SF
Balcony	4,657 SF
Corridor	7,805 SF
Unconditioned	12,462 SF
2nd Floor	63,242 SF
3rd Floor	
2-Bed Unit	12,819 SF
3-Bed Unit "A"	29,002 SF
3-Bed Unit "B"	7,380 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	52,003 SF
Balcony	4,740 SF
Corridor	7,830 SF
Unconditioned	12,570 SF
3rd Floor	64,573 SF
4th Floor	
2-Bed Unit	12,802 SF
3-Bed Unit "A"	29,002 SF
3-Bed Unit "B"	7,380 SF
Men's RR	230 SF
Women's RR	230 SF
Conditioned	49,645 SF
Balcony	4,752 SF
Corridor	7,847 SF
Unconditioned	12,599 SF
4th Floor	62,244 SF
Roof Top Deck	
Roof Top Patio	2,626 SF
Open Space	2,626 SF
Roof Top Deck	2,626 SF
Grand total	350,723 SF



Fence/Fire Plan
 1" = 30'-0"



Site Plan/Parking Garage
 1" = 30'-0"

Proposed Apartment Complex For:
Mike Mahmoudi
 NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872
 16 Apr. 2025

12-31-25
 RENEWAL
 STATE OF CALIFORNIA

Site Plan
PL1



Site Plan/Overall First Floor Plan
1/16" = 1'-0"

NOTE: ALL UNITS ARE PROPOSED WITH 126 CUBIC FEET OF STORAGE SPACE

Field Region Legend

- 2-BEDROOM UNITS
- 3-BEDROOM OPTION "A" UNITS
- 3-BEDROOM OPTION "B" UNITS
- UNIT BALCONIES
- ELEVATOR
- ELEVATOR MACHINE ROOM / STORAGE
- TRASH SHOOT ENCLOSURE

Proposed Apartment Complex For:	
Mike Mahmoudi	
NEC Foothill Blvd & Sultana St, Fontana, CA 92336	
20-3872	▲
16 Apr. 2025	▲



**Site Plan/Overall
First Floor Plan PL2**



Overall Fourth Floor Plan
3/64" = 1'-0"



Overall Third Floor Plan
3/64" = 1'-0"



Overall Second Floor Plan
3/64" = 1'-0"

NOTE: ALL UNITS ARE PROPOSED WITH 126 CUBIC FEET OF STORAGE SPACE

- Field Region Legend**
- 2-BEDROOM UNITS
 - 3-BEDROOM OPTION "A" UNITS
 - 3-BEDROOM OPTION "B" UNITS
 - UNIT BALCONIES
 - ELEVATOR
 - ELEVATOR MACHINE ROOM / STORAGE
 - TRASH SHOOT ENCLOSURE

ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336
20-3872
16 Apr. 2025



Overall Floor Plans
PL2.1

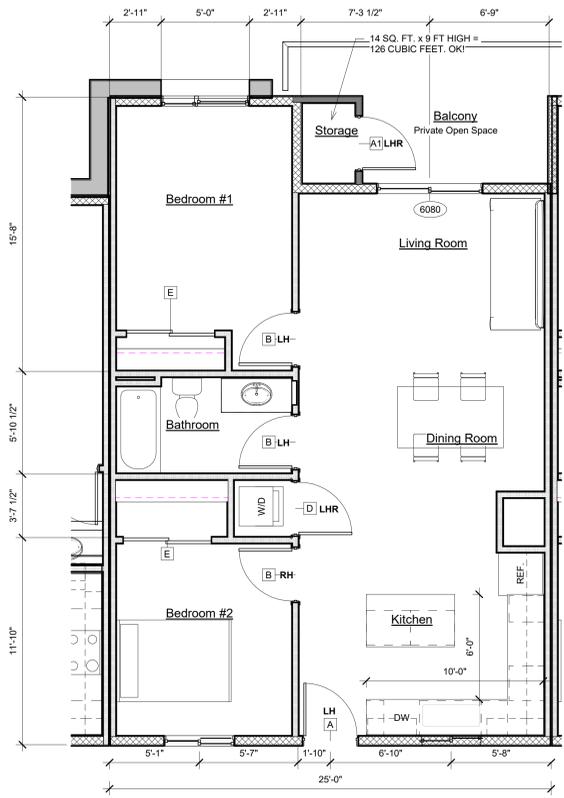
Proposed Apartment Complex For:
Mike Mahmoudi
 NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872
 16 Apr. 2025

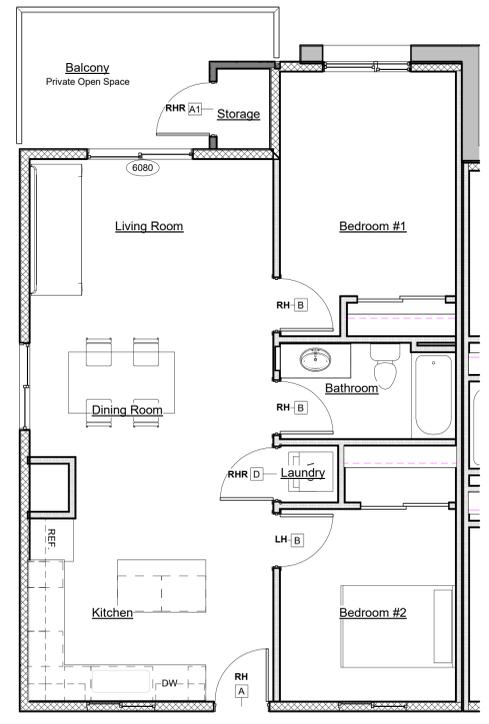


**Typical Floor
Plans**

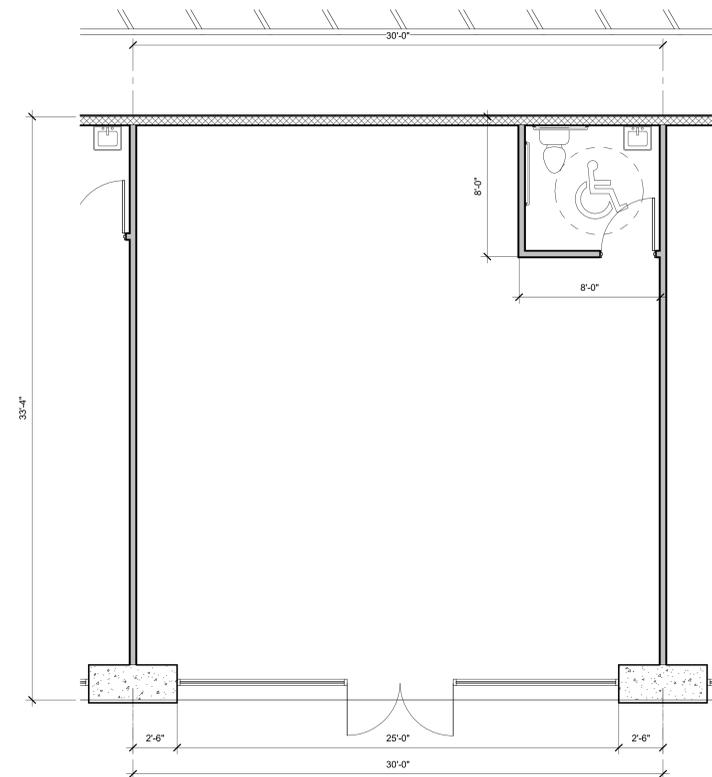
PL3



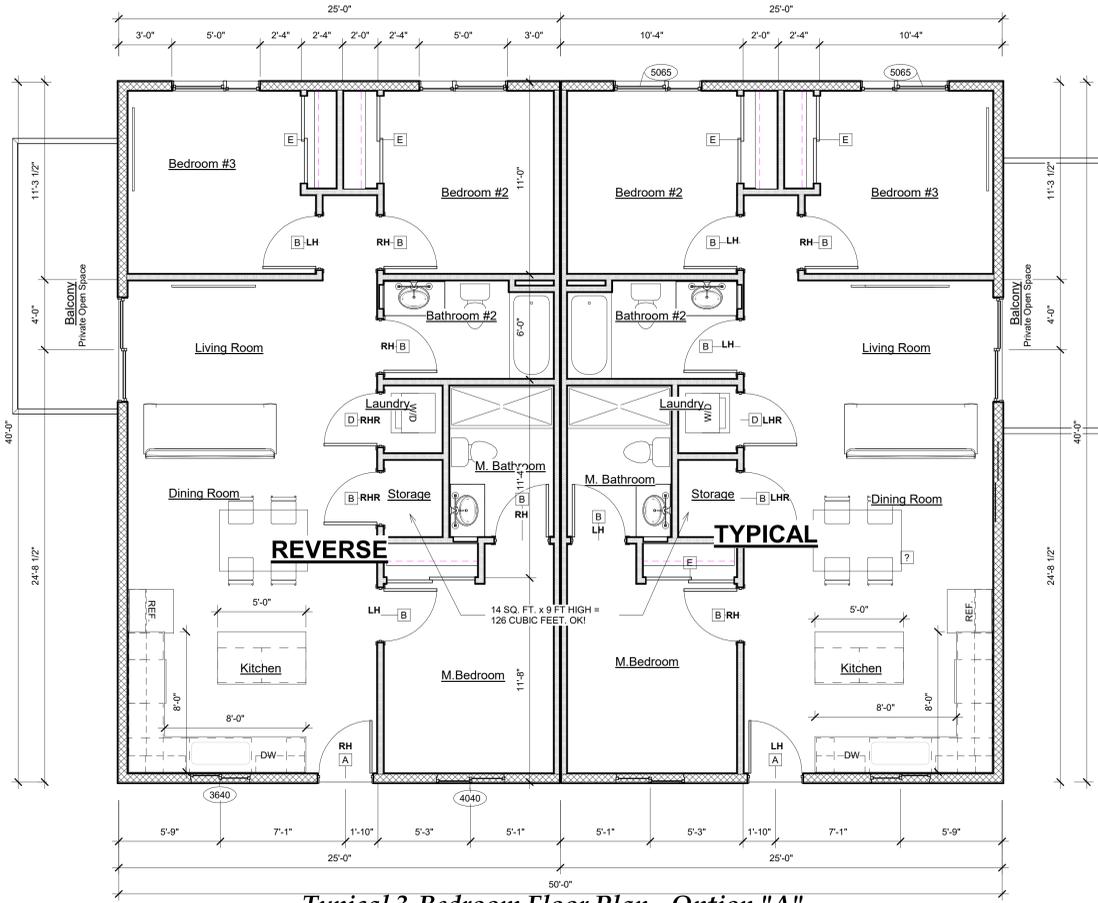
Typical 2-Bedroom Floor Plan
 1/4" = 1'-0"



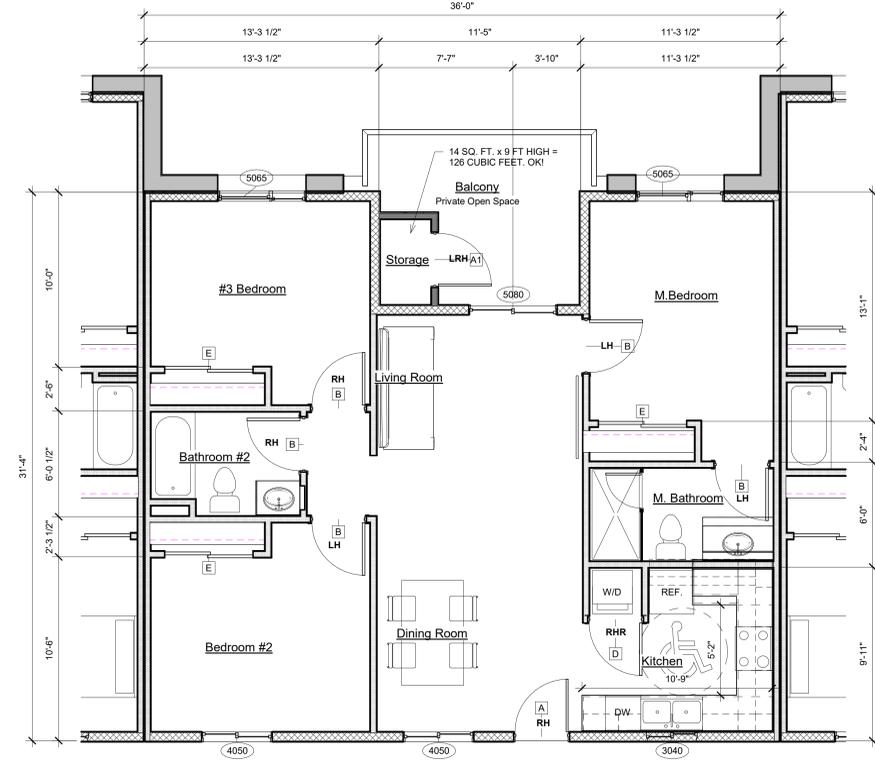
Typical 2-Bedroom (Reverse) Floor Plan
 1/4" = 1'-0"



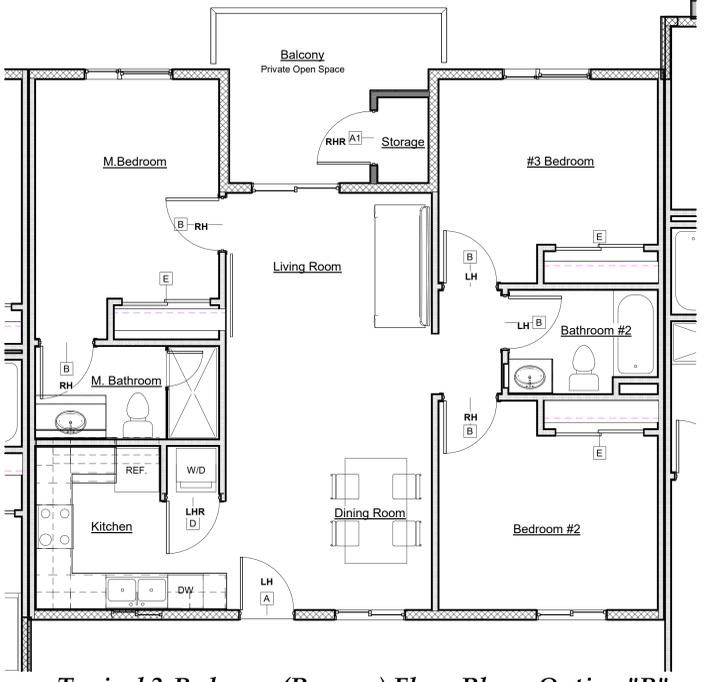
Typical Retail Unit
 1/4" = 1'-0"



Typical 3-Bedroom Floor Plan - Option "A"
 1/4" = 1'-0"



Typical 3-Bedroom Floor Plan - Option "B"
 1/4" = 1'-0"



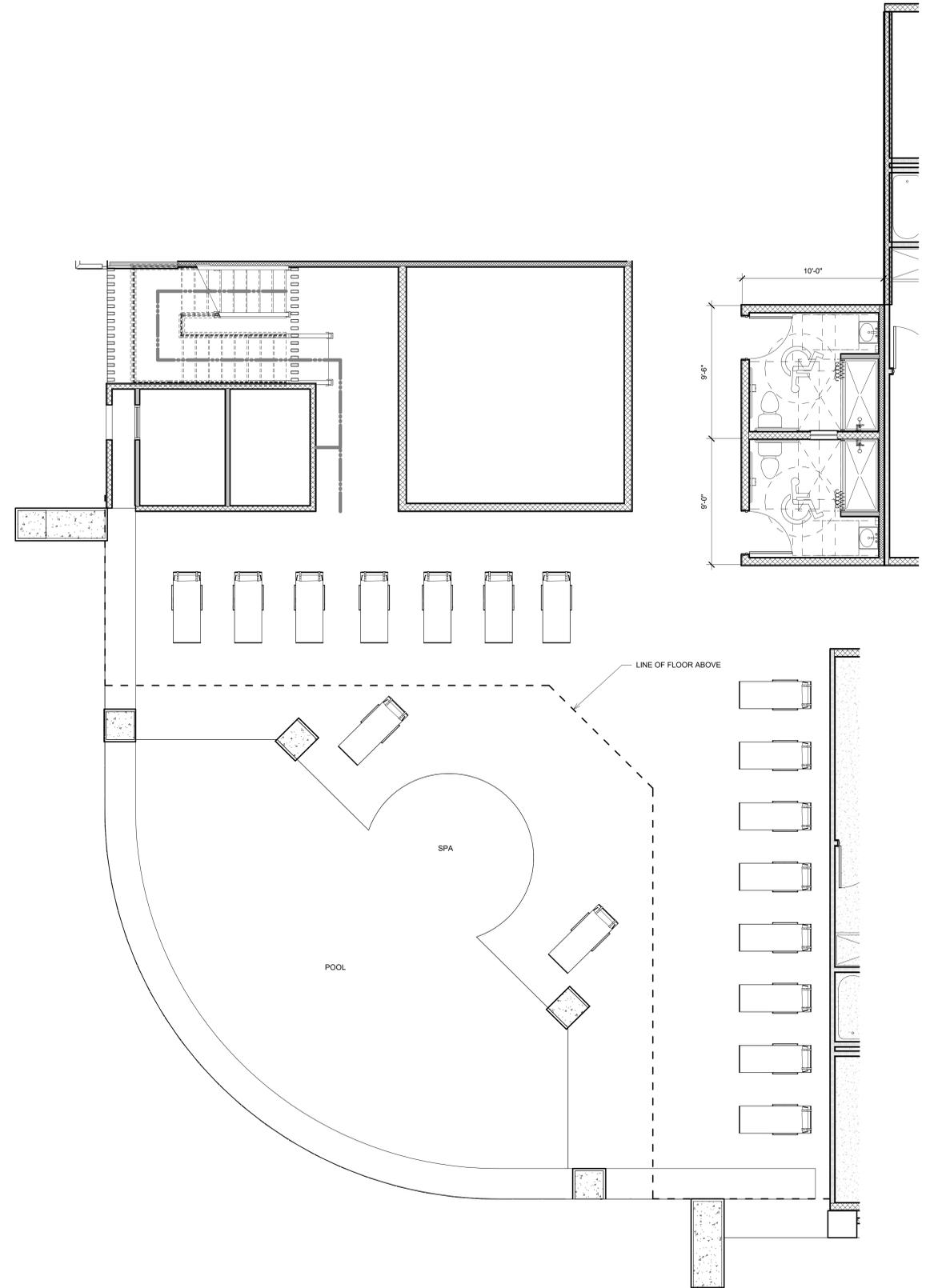
Typical 3-Bedroom (Reverse) Floor Plan - Option "B"
 1/4" = 1'-0"

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Second Floor Patio Plan
1/4" = 1'-0"



First Floor Patio Plan
1/4" = 1'-0"

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17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

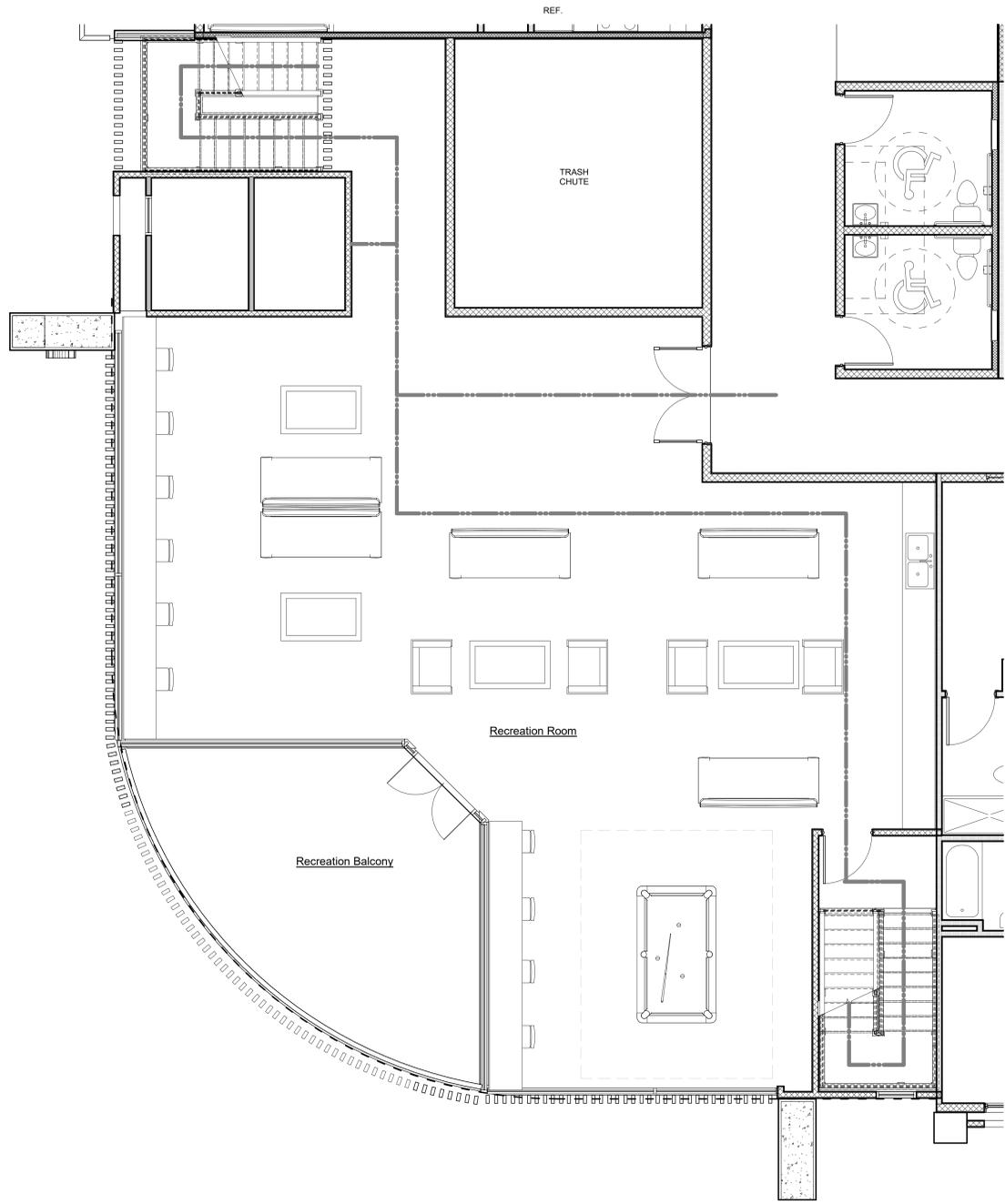
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16 Apr. 2025	▲



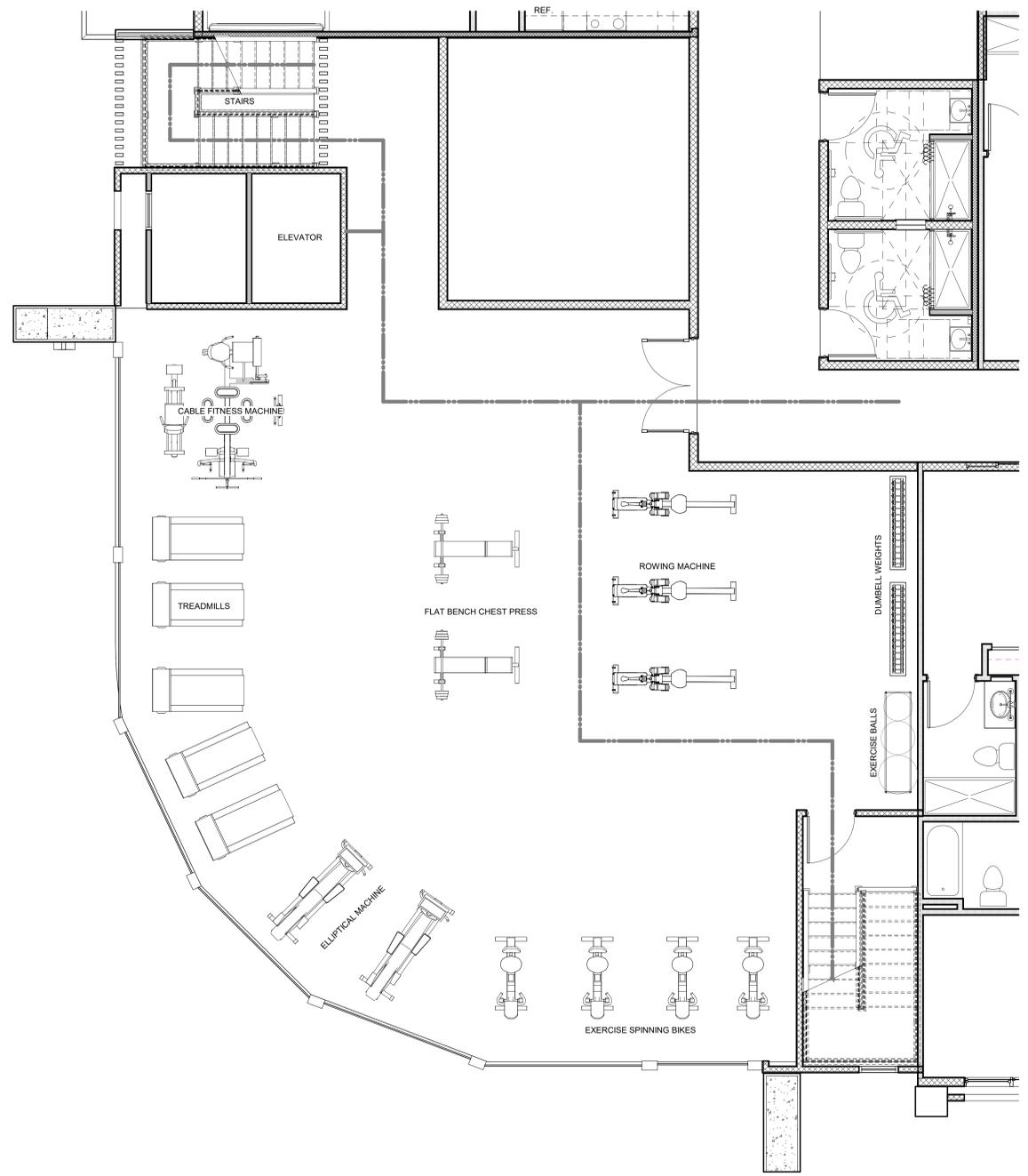
Main Corner Plans

PL4

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Fourth Floor Recreation Center Plan
1/4" = 1'-0"



Third Floor Fitness Center Plan
1/4" = 1'-0"

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Proposed Apartment Complex For:

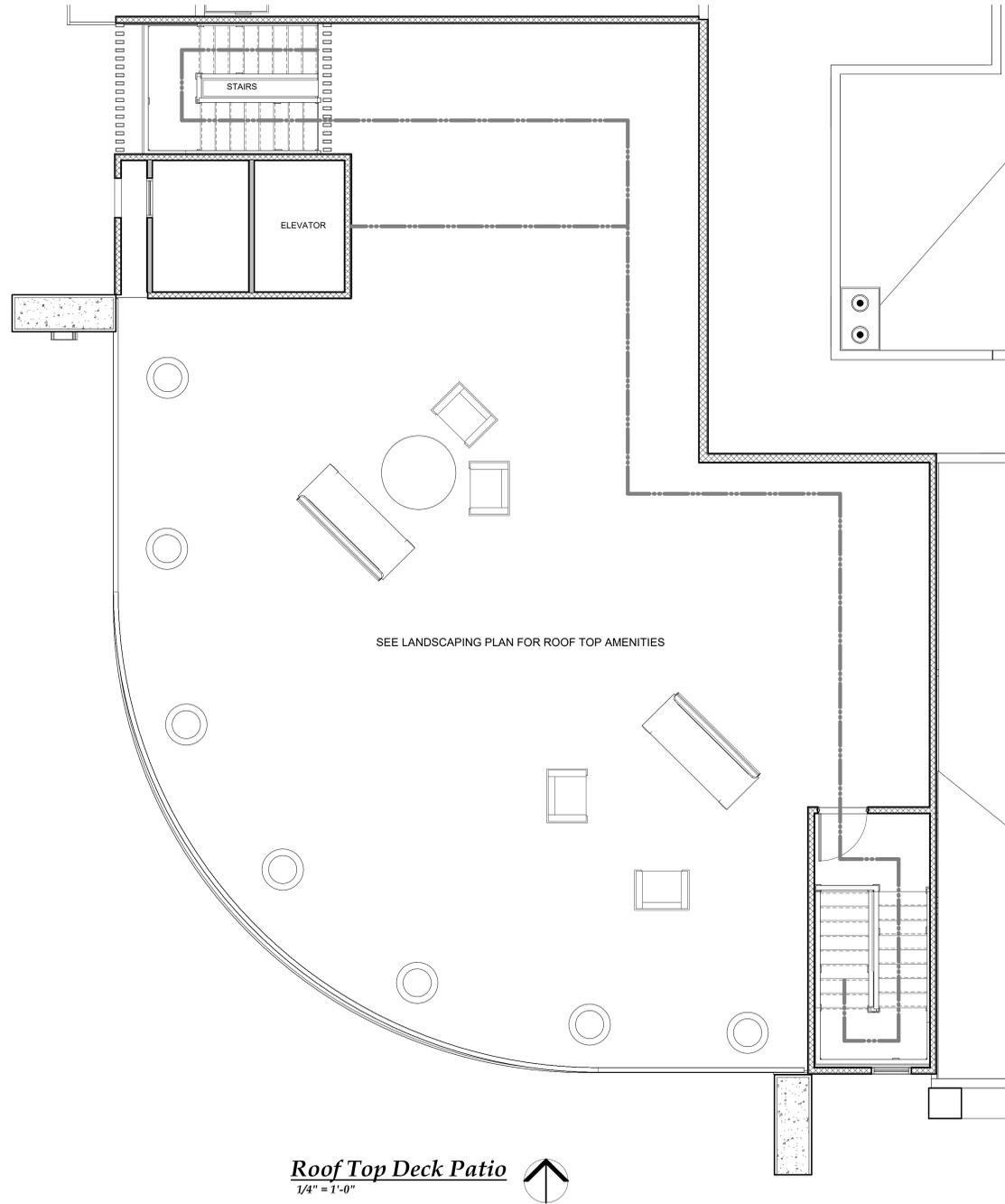
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	▲
16 Apr. 2025	▲



Main Corner Plans

PL4.1



Roof Top Deck Patio
1/4" = 1'-0"

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Proposed Apartment Complex For:	
Mike Mahmoudi	
NEC Foothill Blvd & Sultana St, Fontana, CA 92336	
20-3872	▲
16 Apr. 2025	▲

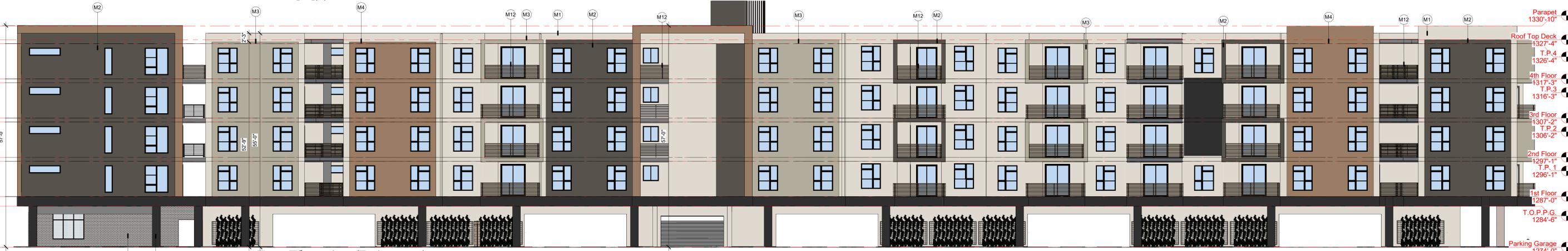


**Main Corner
Plan**

PL4.2



South Elevation (Foothill Blvd)
1" = 10'-0"



East Elevation (Driveway)
1" = 10'-0"



West Elevation (Sultana Ave)
1" = 10'-0"



North Elevation
1" = 10'-0"

Material List

Material: Mark	Material: Description	Material: Manufacturer	Material: Model
M1	MAIN COLOR - EGRET WHITE	SHERWIN-WILLIAMS	ISW7570
M2	ACCENT COLOR - THUNDER GRAY	SHERWIN-WILLIAMS	ISW7645
M3	ACCENT COLOR - GATEWAY GRAY	SHERWIN-WILLIAMS	ISW7644
M4	ACCENT COLOR - ROCKWOOD CLAY	SHERWIN-WILLIAMS	ISW2623
M5	ACCENT COLOR - TRICORN BLACK	SHERWIN-WILLIAMS	ISW6258
M6	Natural Stone Veneer	Cultured Stone	Country Ledgerstone - Ashfall
M7	Expanded Mesh	Amico Architectural	Apex01
M8	Brick Veneer	Cultured Stone	Handmade Brick Veneer - Canvas
M9	ALUMINUM STOREFRONT		BLACK ANODIZED
M10	ALUMINUM COMPOSITE PANEL	REYNOLBOND	DURAGLOSS 5000: ELEGANT BLACK
M11	ALUMINUM VERTICLE FIN		ALUMINUM WOOD FINISH
M12	ALUMINUM RAILING		ALUMINUM WOOD FINISH

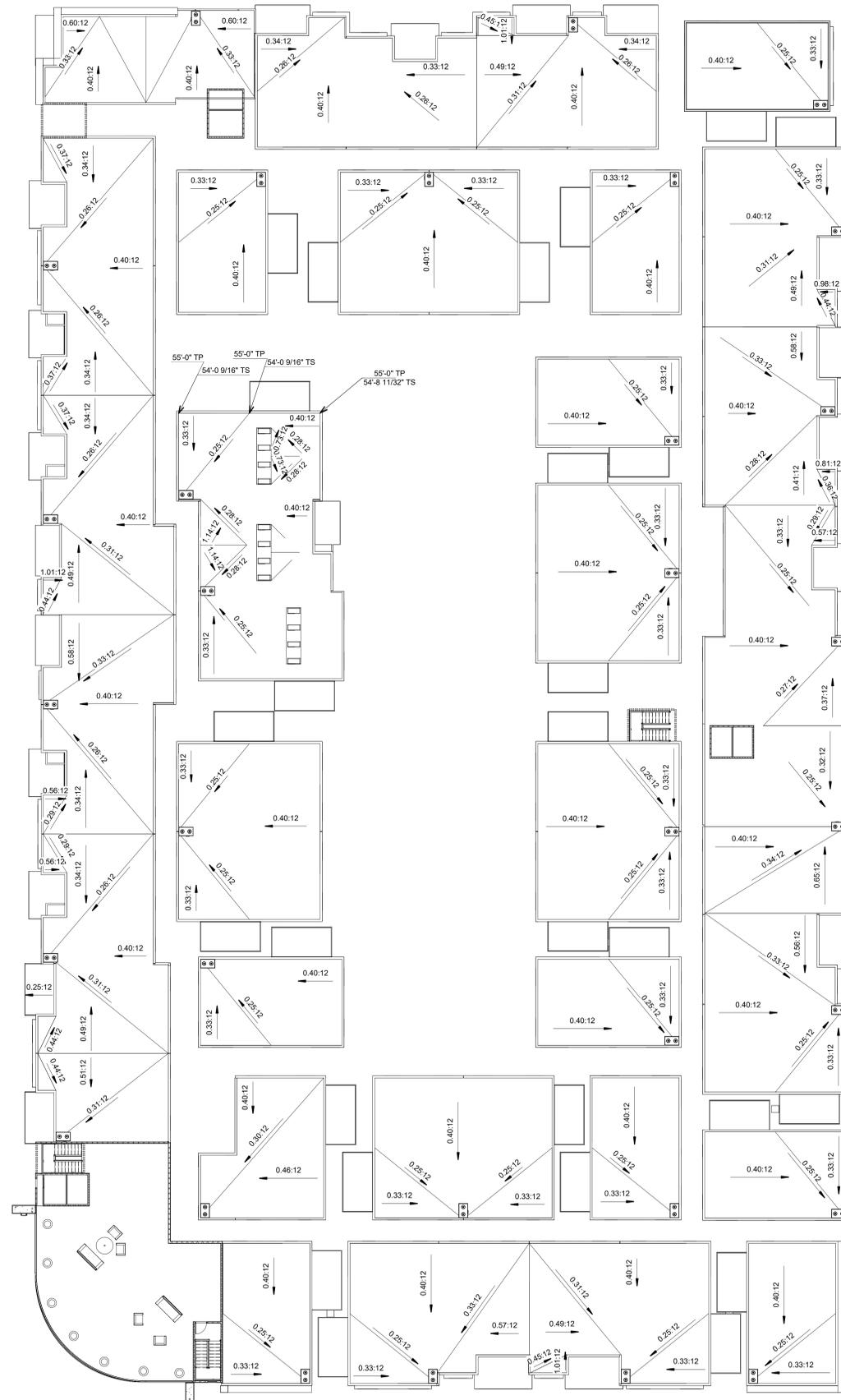
Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336
20-3872
16 Apr. 2025



**Exterior
Elevations**

PL5

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Roof Plan
1/16" = 1'-0"

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Proposed Apartment Complex For: Mike Mahmoudi NEC Foothill Blvd & Sultana St, Fontana, CA 92336		
20-3872	▲	
16 Apr. 2025	▲	
Roof Plan		PL6

Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336

20-3872	
16 Apr. 2025	



3D Views

PL7



3D Aerial View



Corner Elevation
3/32" = 1'-0"



3D Street View



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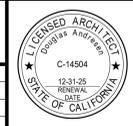
Proposed Apartment Complex For:	
Mike Mahmoudi	
NEC Foothill Blvd & Sultana St, Fontana, CA 92336	
20-3872	▲
16 Apr. 2025	▲



3D Renderings **PL8**

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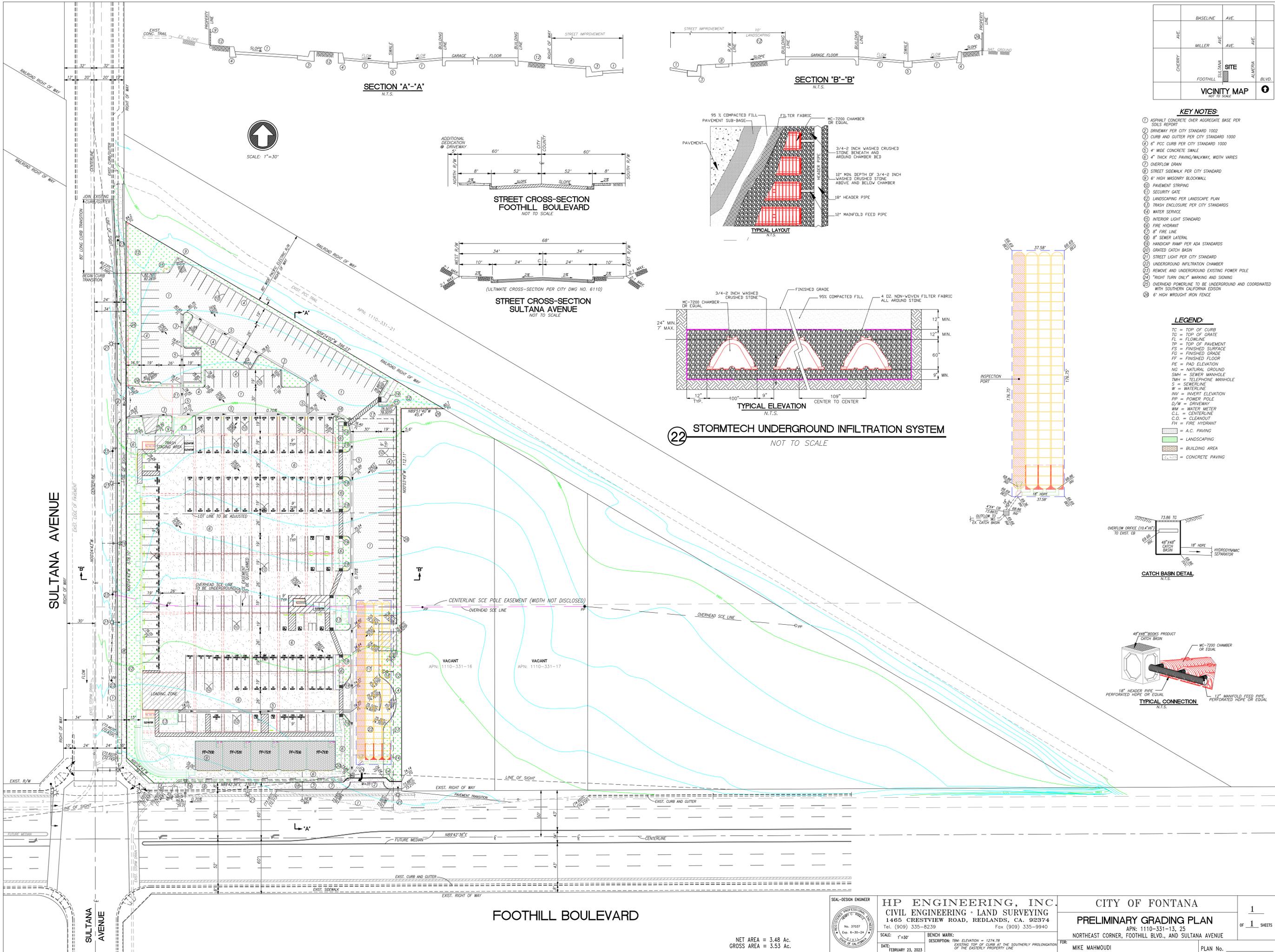


 <p>ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688</p>	<p>Proposed Apartment Complex For: Mike Mahmoudi NEC Foothill Blvd & Sultana St, Fontana, CA 92336</p>		
	20-3872	▲	
	16 Apr. 2025	▲	
<p>3D Renderings</p>		<p>PL9</p>	

	BASELINE AVE.	
AVE.	MILLER AVE.	AVE.
CHERRY	FOOTHILL BLVD	ALMERA
	SULTANA AVE.	
	VICINITY MAP	
		①

- KEY NOTES:**
- ASPHALT CONCRETE OVER AGGREGATE BASE PER SOILS REPORT
 - DRIVEWAY PER CITY STANDARD 1002
 - CURB AND GUTTER PER CITY STANDARD 1000
 - 3" PCC CURB PER CITY STANDARD 1000
 - 4" WIDE CONCRETE SWALE
 - 4" THICK PCC PAVING/MALKWAY, WIDTH VARIES
 - OVERFLOW DRAIN
 - STREET SIDEWALK PER CITY STANDARD
 - 6" HIGH MASONRY BLOCKWALL
 - PAVEMENT STRIPING
 - SECURITY GATE
 - LANDSCAPING PER LANDSCAPE PLAN
 - TRASH ENCLOSURE PER CITY STANDARDS
 - WATER SERVICE
 - INTERIOR LIGHT STANDARD
 - FIRE HYDRANT
 - 8" FIRE LINE
 - 8" SEWER LATERAL
 - HANDICAP RAMP PER ADA STANDARDS
 - GRADED CATCH BASIN
 - STREET LIGHT PER CITY STANDARD
 - UNDERGROUND INFILTRATION CHAMBER
 - REMOVE AND UNDERGROUND EXISTING POWER POLE
 - "RIGHT TURN ONLY" MARKING AND SIGNING
 - OVERHEAD POWERLINE TO BE UNDERGROUND AND COORDINATED WITH SOUTHERN CALIFORNIA EDISON
 - 6" HIGH WROUGHT IRON FENCE

- LEGEND:**
- TC = TOP OF CURB
 - TG = TOP OF GRATE
 - FL = FLOWLINE
 - TR = TOP OF PAVEMENT
 - FS = FINISHED SURFACE
 - FG = FINISHED GRADE
 - FF = FINISHED FLOOR
 - PE = PAD ELEVATION
 - NG = NATURAL GROUND
 - SMH = SEWER MANHOLE
 - TMH = TELEPHONE MANHOLE
 - S = SEWERLINE
 - W = WATERLINE
 - INV = INVERT ELEVATION
 - PP = POWER POLE
 - D/W = DRIVEWAY
 - WM = WATER METER
 - C.L. = CENTERLINE
 - C.O. = CLEANSUIT
 - FH = FIRE HYDRANT
- AC PAVING
 - LANDSCAPING
 - BUILDING AREA
 - CONCRETE PAVING



SULTANA AVENUE

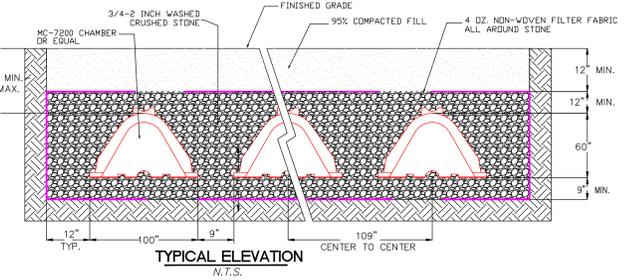
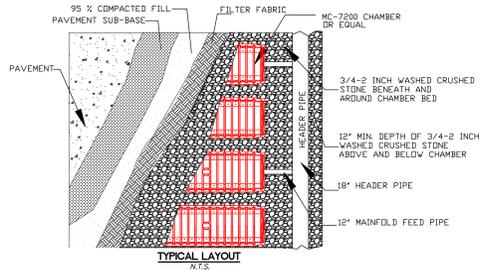
FOOTHILL BOULEVARD

SECTION "A"- "A"
N.T.S.

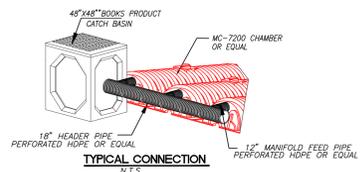
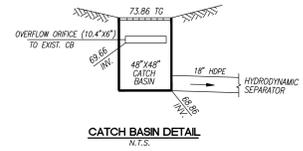
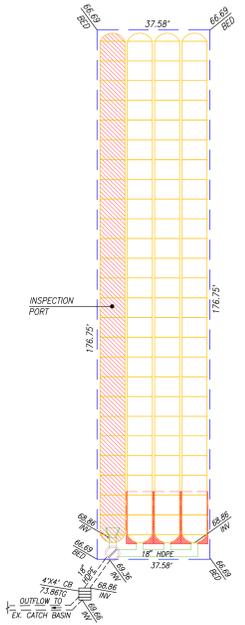
SECTION "B"- "B"
N.T.S.

**STREET CROSS-SECTION
FOOTHILL BOULEVARD**
NOT TO SCALE

**STREET CROSS-SECTION
SULTANA AVENUE**
NOT TO SCALE



22 STORMTECH UNDERGROUND INFILTRATION SYSTEM
NOT TO SCALE



NET AREA = 3.48 AC.
GROSS AREA = 3.53 AC.



HP ENGINEERING, INC.
CIVIL ENGINEERING • LAND SURVEYING
1465 CRESTVIEW ROAD, REDLANDS, CA 92374
Tel. (909) 335-8239 Fax (909) 335-9940

SCALE: 1"=30'
DATE: FEBRUARY 23, 2023

BENCH MARK:
DESCRIPTION: TBM ELEVATION = 1274.78
EXISTING TOP OF CURB AT THE SOUTHERLY PROLONGATION OF THE EASTERLY PROPERTY LINE

CITY OF FONTANA
PRELIMINARY GRADING PLAN
APN: 1110-331-13, 21
NORTHEAST CORNER, FOOTHILL BLVD., AND SULTANA AVENUE

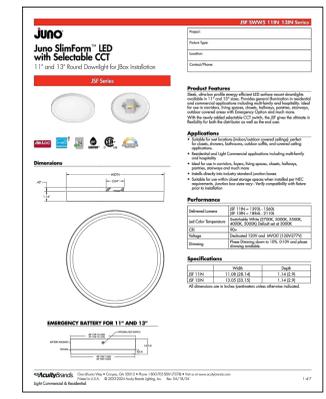
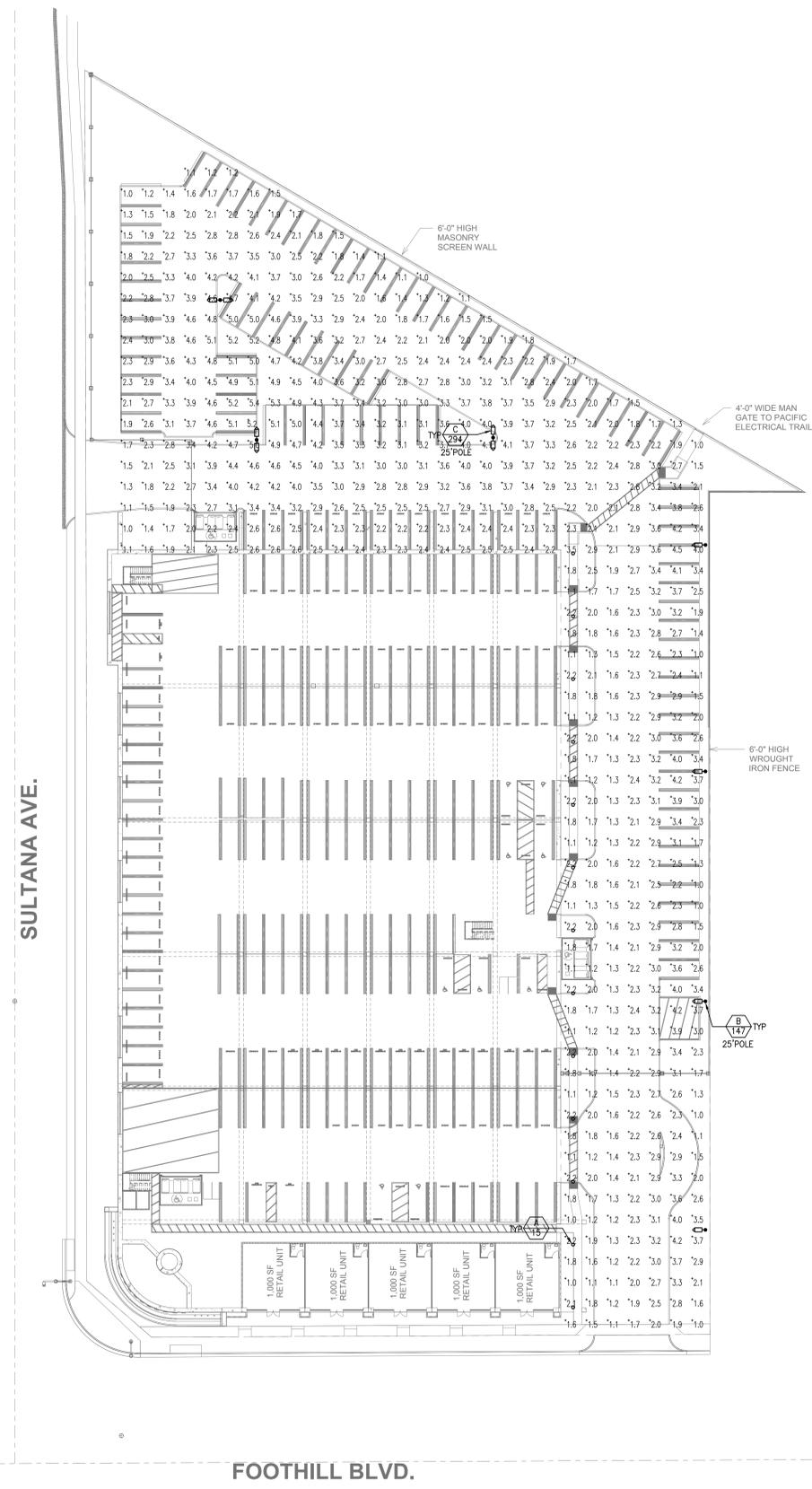
FOR: MIKE MAHMOUDI

PLAN No. _____

1
OF 1 SHEETS

Schedule						
Symbol	Label	QTY	Manufacturer	Catalog	Description	LLF / Input Power
○	A 15	13	Juno Lighting	JSF 11IN 13LM 40K 90CRI MVOLT 2T WH	11" Round Edgell (Slimform) Surface Mount, 4000K, 90CRI, MV	0.9 / 14.6
⌚	B 147	4	Lithonia Lighting	RSX2 LED P3 40K R3 HS	RSX LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R3 Distribution with RS shield	0.95 / 147
⌚	C 294	3	Lithonia Lighting	RSX2 LED P3 40K R5	RSX Area Fixture Size 2 P3 Lumen Package 4000K CCT Type R5 Distribution	0.95 / 294

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	2.6 ft.	5.4 ft.	1.0 ft.	5.4:1	2.6:1



TYPE A - 11" SURFACE LIGHT FIXTURE

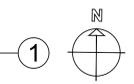


TYPE B - SINGLE HEAD POLE FIXTURE



TYPE C - SINGLE HEAD POLE FIXTURE

SITE PHOTOMETRIC PLAN
SCALE: 1"=30'-0"



Proposed Apartment Complex For:
Mike Mahmoudi
NEC Foothill Blvd & Sultana St, Fontana, CA 92336
20-3872
1 Nov. 2023



SITE PHOTOMETRIC PLAN

E-1



PLANT PALETTE WUCOLS SIZE

TREES

- CERCIS canadensis 'Forest Pansy' Low 30' TALL, 20-25' WIDE
- PURPLE LEAF EASTERN REDBUD
- LAGERSTROEMIA indica 'Natchez' Mod. 20' TALL & WIDE
- NATCHEZ CRAPE MYRTLE
- LAGERSTROEMIA indica 'Catawba' Mod. 15' TALL & WIDE
- CATAWBA CRAPE MYRTLE
- MAGNOLIA grandiflora 'St. Mary' Low 25' TALL, 20' WIDE
- SWAN HILL FRUITLESS OLIVE
- FROCARPUS falcatus Mod. 40-60' TALL, 25' WIDE
- FRICAN FERN PINE
- RHAPHIOLEPIS 'Majestic Beauty' Mod. 25' TALL, 10' WIDE
- MAJESTIC BEAUTY INDIAN HAWTHORN

FOUNDATION SHRUBS

- BUXUS microphylla japonica 'Winter Gem' WINTER GEM BOXWOOD Mod. 3-4' TALL & WIDE
- CALLISTEMON 'Little John' LITTLE JOHN DWARF BOTTLEBRUSH Low 3' TALL, 3-5' WIDE
- GARDENIA jasminoides 'Frostproof' Mod. 5' TALL, 4' WIDE
- FROSTPROOF GARDENIA
- LEUCOPHYLLUM frutescens 'Green Cloud' GREEN CLOUD TEXAS SAGE Low 6-8' TALL & WIDE
- PITOSPORUM tabra 'Shima' Mod. 24'-30' TALL & WIDE
- CREAM DE MINT™ DWARF PITOSPORUM
- PITOSPORUM tenuifolium 'Oliver Twist' OLIVER TWIST PITOSPORUM Mod. 8-10' TALL, 5-7' WIDE
- ROSA 'Pink' REMINISCENT PINK ROSE Mod. 3-4' TALL, 2' WIDE
- ROSMARINUS officinalis 'Tuscan Blue' Low 5' TALL, 2-4' WIDE
- TUSCAN BLUE ROSEMARY

ACCENTS AND GROUNDCOVERS

- ANIGOZANTHOS Yellow YELLOW KANGAROO PAW Low 1-3' TALL & WIDE
- CAREX tumulicola Low 1-2' TALL, 2-3' WIDE
- BERKELEY SEDGE
- DIANELLA lasmanica 'Variegata' Mod. 2' TALL & WIDE
- VARIEGATED FLAX LILY
- EUPHORBIA characias 'Wilcolt' Low 2' TALL & WIDE
- SILVER SWAN EUPHORBIA
- HEMEROCALLIS x 'Ruby Spider' Mod. 2-3' TALL, 2' WIDE
- RUBY SPIDER DAYLILY
- LANTANA montevidensis Low 1'-2' TALL, 3'-5' WIDE
- TRAILING LANTANA
- LANTANA montevidensis 'Monma' Low 1' TALL, 3'-5' WIDE
- WHITE LIGHTNIN' TRAILING LANTANA
- LANTANA 'New Gold' Low 1-2' TALL, 2-4' WIDE
- NEW GOLD LANTANA
- LIRIOPE muscari 'Majestic' Mod. 18" TALL, 2' WIDE
- MAJESTIC LILYTURF
- SENECIO serpens Low 1' TALL, 2-3' WIDE
- BLUE CHALKSTICKS

Note: All planters shall receive 3" layer shredded bark mulch.

PRELIMINARY WATER USE CALCULATIONS

Reference Eto	55.6	Conservation Factor	0.55			
Maximum Allowable Water Allocation Equation:	MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]					
Eto	0.62	ETAF	LA	1-ETAF	SLA	424,373 MAWA
55.6	0.62	0.55	22383	0.45	0	

Estimated Total Water Use Equation:
ETWU = Eto x 0.62 x ETAF x LA
381,031 ETWU

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
LW-MW SHRUBS		22131	99%	MODERATE	0.40	0.81	55.60	0.62	0.49	22131	376,740.66	Dripline
LW-MW TREES		252	1%	MODERATE	0.40	0.81	55.60	0.62	0.49	252	4,289.85	Dripline
ETWU											381,031	
Total Landscape											22,383	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.

GROUND FLOOR





PLANT PALETTE WUCOLS SIZE

TREES

	CERCIS canadensis 'Forest Pansy'	Low	30' TALL, 20-25' WIDE
	PURPLE LEAF EASTERN REDBUD		
	LAGERSTROEMIA indica 'Natchez'	Mod.	20' TALL & WIDE
	NATCHEZ CRAPE MYRTLE		
	LAGERSTROEMIA indica 'Catawba'	Mod.	15' TALL & WIDE
	CATAWBA CRAPE MYRTLE		
	MAGNOLIA grandiflora 'St. Mary'	Low	25' TALL, 20' WIDE
	SWAN HILL FRUITLESS OLIVE		
	FROCARPUS falcatus	Mod.	40-60' TALL, 25' WIDE
	FRICAN FERN PINE		
	RHAPHIOLEPIS 'Majestic Beauty'	Mod.	25' TALL, 10' WIDE
	MAJESTIC BEAUTY INDIAN HAWTHORN		

FOUNDATION SHRUBS

	BUXUS microphylla japonica 'Winter Gem'		
	WINTER GEM BOXWOOD	Mod.	3-4' TALL & WIDE
	CALLISTEMON 'Little John'	Low	3' TALL, 3-5' WIDE
	LITTLE JOHN DWARF BOTTLEBRUSH		
	GARDENIA jasminoides 'Frostproof'	Mod.	5' TALL, 4' WIDE
	FROSTPROOF GARDENIA		
	LEUCOPHYLLUM frutescens 'Green Cloud'		6-8' TALL & WIDE
	GREEN CLOUD TEXAS SAGE	Low	
	PITOSPORUM tobira 'Shima'	Mod.	24'-30" TALL & WIDE
	CREAM DE MINI™ DWARF PITOSPORUM		
	PITOSPORUM tenuifolium 'Oliver Twist'		8-10' TALL, 5-7' WIDE
	OLIVER TWIST PITOSPORUM	Mod.	
	ROSA 'Pink'	Mod.	3-4' TALL, 2' WIDE
	REMINISCENT PINK ROSE		
	ROSMARINUS officinalis 'Tuscan Blue'	Low	5' TALL, 2-4' WIDE
	TUSCAN BLUE ROSEMARY		

ACCENTS AND GROUNDCOVERS

	ANIGOZANTHOS Yellow	Low	1-3' TALL & WIDE
	YELLOW KANGAROO PAW		
	CAREX tumulicola	Low	1-2' TALL, 2-3' WIDE
	BERKELEY SEDGE		
	DIANELLA hasmanica 'Variegata'	Mod.	2' TALL & WIDE
	VARIEGATED FLAX LILY		
	EUPHORBIA characias 'Wilcott'	Low	2' TALL & WIDE
	SILVER SWAN EUPHORBIA		
	HEMEROCALLIS x 'Ruby Spider'	Mod.	2-3' TALL, 2' WIDE
	RUBY SPIDER DAYLILY		
	LANTANA montevidensis	Low	1'-2' TALL, 3'-5' WIDE
	TRAILING LANTANA		
	LANTANA montevidensis 'Monna'	Low	1' TALL, 3'-5' WIDE
	WHITE LIGHTNIN' TRAILING LANTANA		
	LANTANA 'New Gold'	Low	1-2' TALL, 2-4' WIDE
	NEW GOLD LANTANA		
	LIRIOPE muscari 'Majestic'	Mod.	18" TALL, 2' WIDE
	MAJESTIC LILYTURF		
	SENECIO serpens	Low	1' TALL, 2-3' WIDE
	BLUE CHALKSTICKS		

Note: All planters shall receive 3" layer shredded bark mulch.