

	ETo		KL		LA or SLA (sq.ft.)		CONVERSION FACTOR		IE		EAWU (gallons per year)
SLA	51.2	X	1.00	X	0	X	0.62	/	0.75	=	0
COOL SEASON TURF	51.2	X	1.00	X	0	X	0.62	/	0.75	=	0
WARM SEASON TURF	51.2	X	0.65	X	6,889		0.62	/	0.75	=	189,526
HIGH WATER SHRUBS	51.2	X	0.70	0	0	X	0.62	/	0.75	=	0
MED WATER SHRUBS	51.2	X	0.50	X	57,622	X	0.62	/	0.81		1,129,107
LOW WATER SHRUBS	51.2	X	0.30	X	57,621	X	0.62	/	0.81		677,452
V. L. WATER SHRUB	51.2	X	0.20	X	0	X	0.62	/	0.81		0
HIGH WATER TREES	51.2	X	0.80	X	0	X	0.62	/	0.81		0
MED WATER TREES	51.2	X	0.50	X	1,550	X	0.62	/	0.81		30,372
LOW WATER TREES	51.2	X	0.20	X	750	X	0.62	/	0.81		5,879
ANNUAL COLOR	51.2	X	0.90	X	0	X	0.62	/	0.75		0
OTHER	51.2	X	1.00	X	0	X	0.62	/	0.90		0
TOTAL EAWU					124432						2,032,336

ESTIMATED ANNUAL WATER USE = 1,265,654 GALLONS PER YEAR < MAXIMUM APPLIED WATER ALLOWANCE = 920,301 GALLONS PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE	1,281,096 GALLONS / YEAR
ESTIMATED APPLIED WATER USAGE	920,301 GALLONS / YEAR

ASSISTED LIVING FACILITY
MAXIMUM APPLIED WATER ALLOWANCE

TOTAL MAWA= (ETo X 0.62 X [(LA X 0.7) + (SLA X 0.3)]-GALLONS PER YEAR FOR LA + SLA
WHERE:
MAWA= MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
0.7 = EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF)
0.3 = ADDITIONAL WATER ALLOWANCE FOR SLA
1.0 = ETAF FOR SPECIAL LANDSCAPE AREA
LA = LANDSCAPE AREA (SQUARE FEET)
SLA = LANDSCAPE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)

	ETo		LA or SLA (sq.ft.)		CONVERSION FACTOR		ETAF		MAWA (gallons per year)
MAWA for LA	51.2	X	124,432	X	0.62		.7		2,764,979
MAWA for SLA	51.2	X	0	X	0.62		.3		0
TOTAL MAWA	51.2	X	ADJUSTED LA 124432	X	0.62		=		2,764,979

ESTIMATED APPLIED WATER USAGE

EAWU= (ETo X KL X LA (in sq.ft.) X 0.62) / IE
WHERE:
EAWU= ESTIMATED APPLIED WATER USAGE (GALLONS PER YEAR)
ETo = REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
KL = LANDSCAPE COEFFICIENT
LA = LANDSCAPE AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (TO GALLONS PER SQUARE FOOT)
IE = IRRIGATION EFFICIENCY = IME X DU
IME = IRRIGATION MANAGEMENT EFFICIENCY (90%)
DU = DISTRIBUTION OF IRRIGATION HEAD

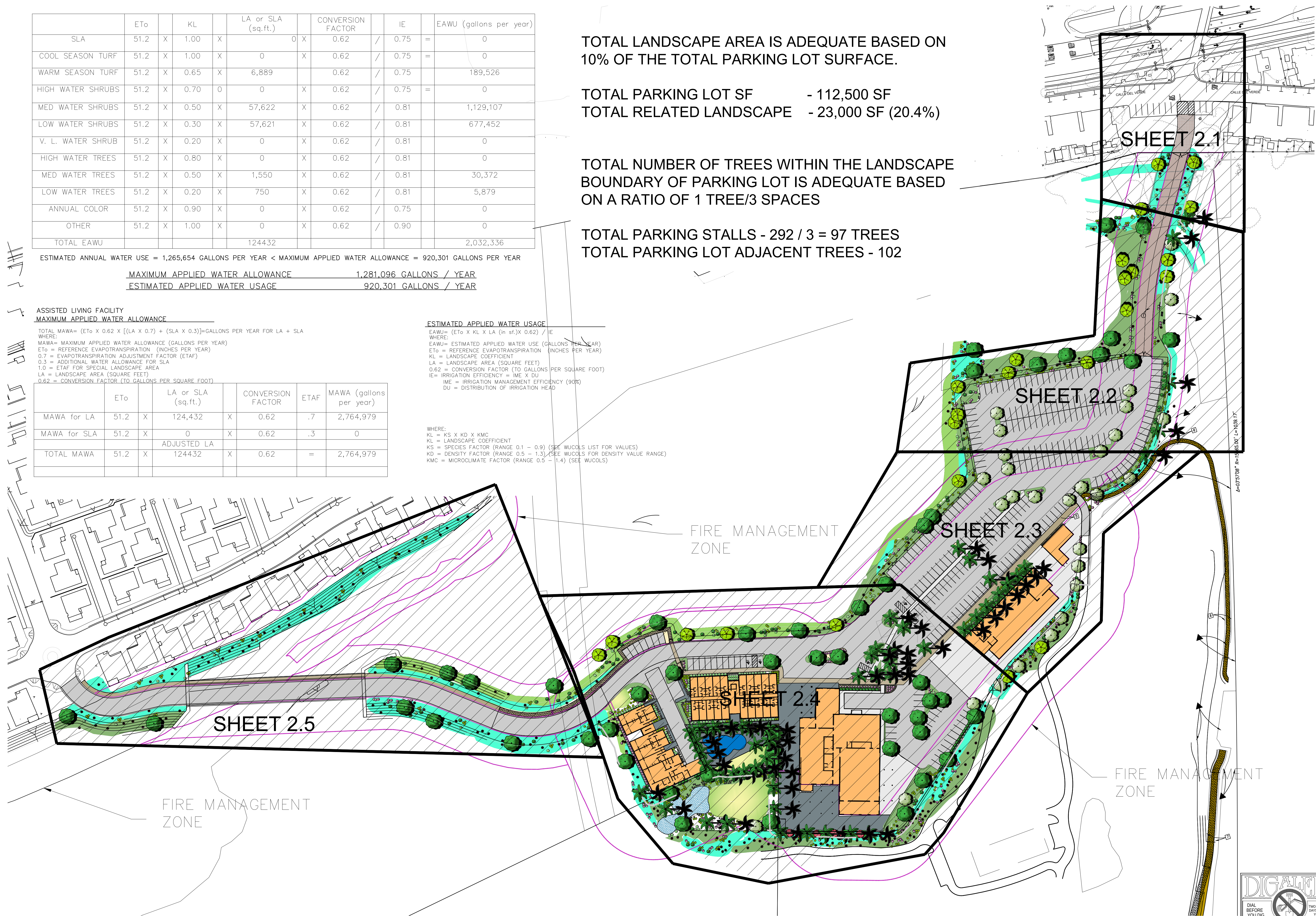
WHERE:
KL = KS X KD X KMC
KL = LANDSCAPE COEFFICIENT
KS = SPECIES FACTOR (RANGE 0.1 - 0.9) (SEE WUCOLS LIST FOR VALUES)
KD = DENSITY FACTOR (RANGE 0.5 - 1.3) (SEE WUCOLS FOR DENSITY VALUE RANGE)
KMC = MICROCLIMATE FACTOR (RANGE 0.5 - 1.4) (SEE WUCOLS)

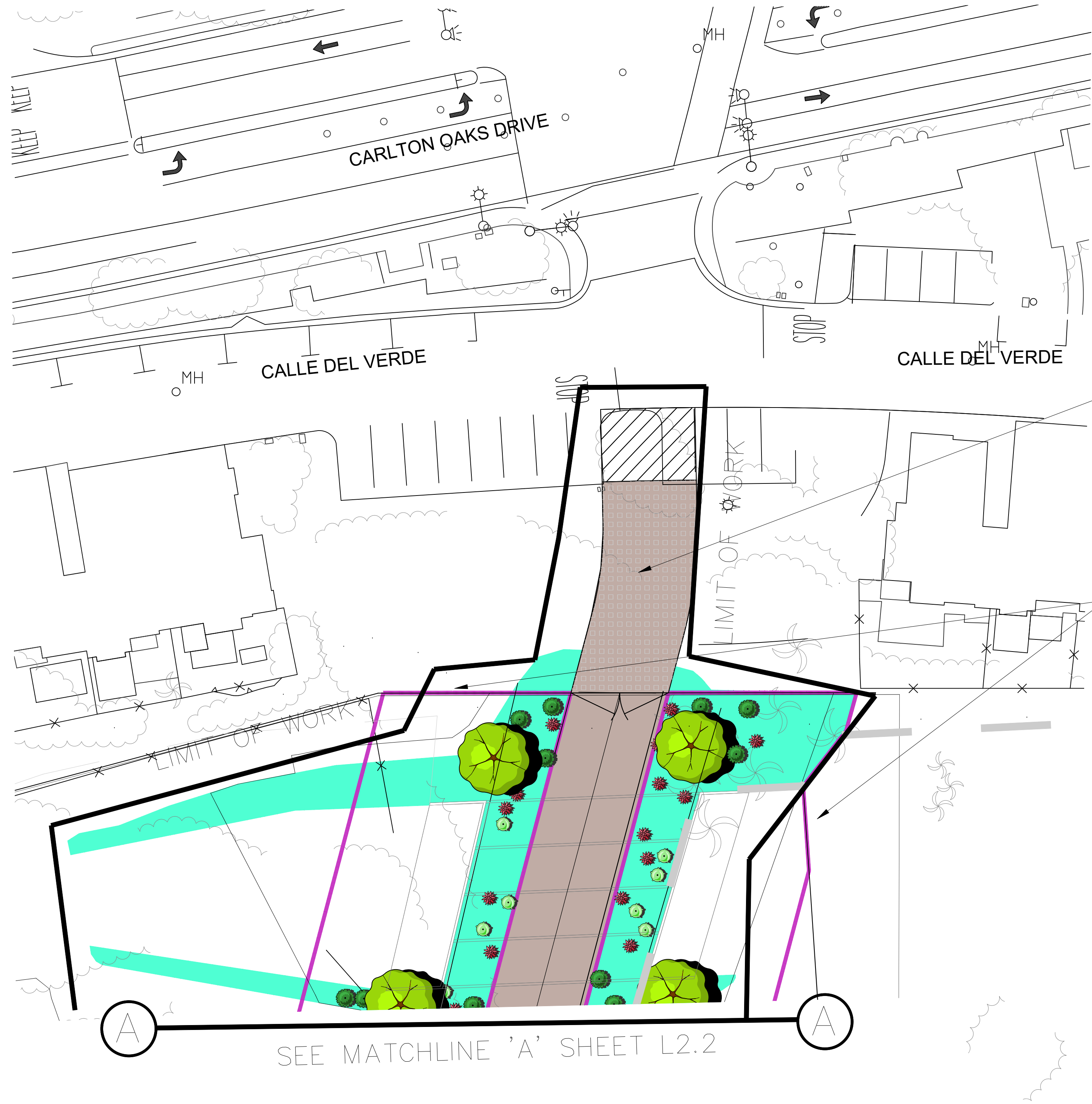
TOTAL LANDSCAPE AREA IS ADEQUATE BASED ON 10% OF THE TOTAL PARKING LOT SURFACE.

TOTAL PARKING LOT SF - 112,500 SF
TOTAL RELATED LANDSCAPE - 23,000 SF (20.4%)

TOTAL NUMBER OF TREES WITHIN THE LANDSCAPE BOUNDARY OF PARKING LOT IS ADEQUATE BASED ON A RATIO OF 1 TREE/3 SPACES

TOTAL PARKING STALLS - 292 / 3 = 97 TREES
TOTAL PARKING LOT ADJACENT TREES - 102





FIRE ACCESS ROAD SURFACE
TO BE GRASSCRETE
CONSTRUCTED TO
SPECIFICATIONS APPROVED BY
LOCAL FIRE MARSHALL.

FIRE MANAGEMENT ZONE

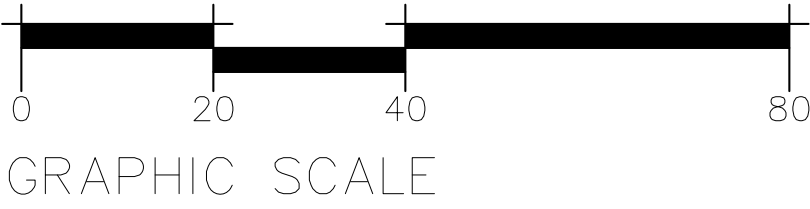
SEE LANDSCAPE PLANS PREPARED BY
ENVIRONMENTAL CONSULTANT FOR PLANTING
BEYOND TOE OF SLOPE.

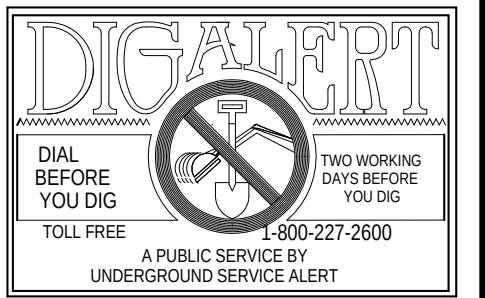
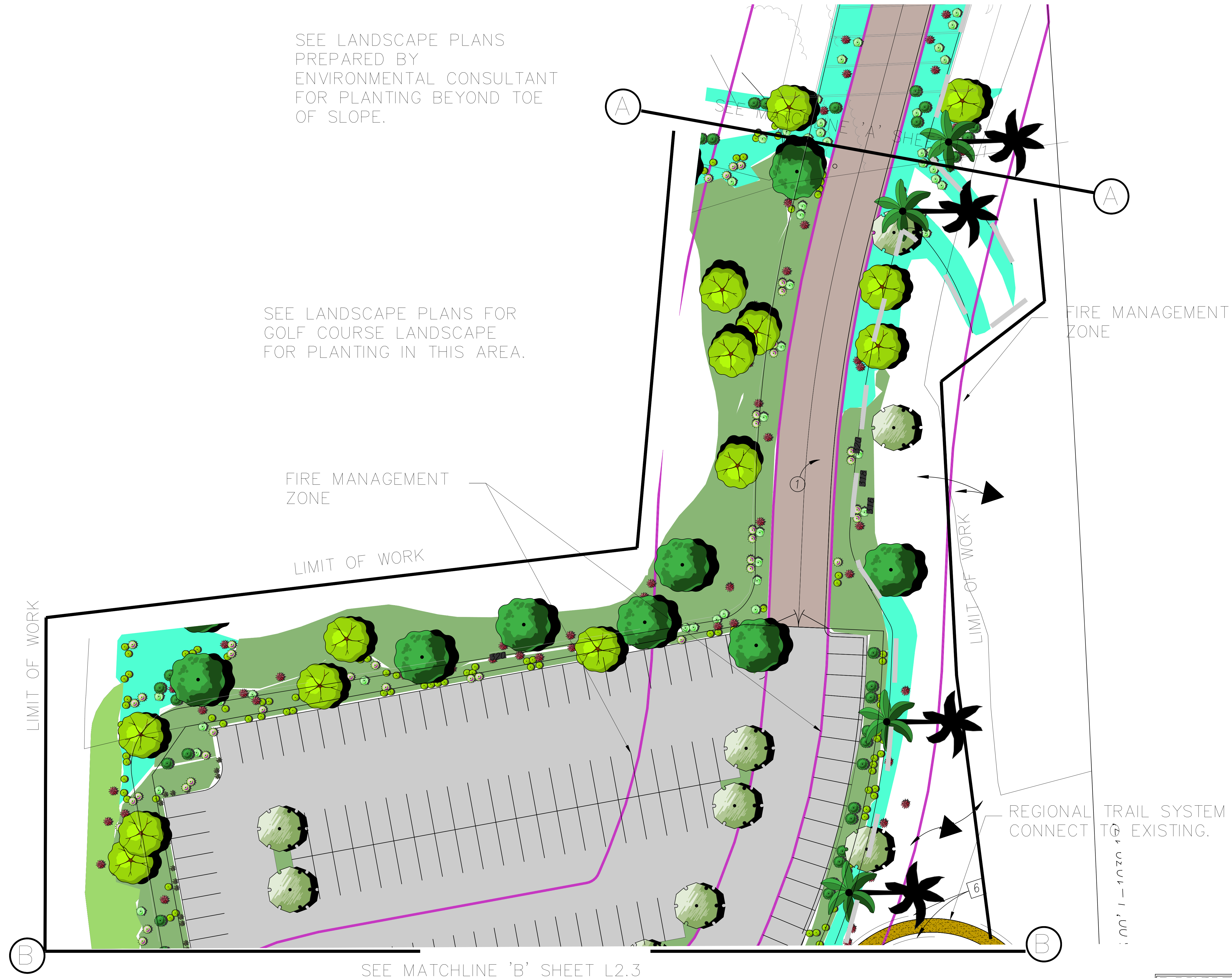
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	CER SIL	Ceratonia siliqua / Carob Tree	24"box	55
	LM	Lagerstroemia indica 'Cherokee Red' / Cherokee Red Crape Myrtle	24"box	6
	PC	Pistacia chinensis / Chinese Pistache	24"box	27
	QS	Quercus suber / Cork Oak	36"box	29
PALMS				
		Archontophoenix cunninghamiana / King Palm	20' B.T.H. minimum	54

CONCEPT PLANT SCHEDULE

	LARGE FOUNDATION SHRUBS Ligustrum texanum / Texas Privet Pittosporum tobira 'Variegata' / Variegated Mock Orange Rhus ovata / Sugar Bush	261
	MEDIUM SPREADING SHRUBS Ceanothus x 'Joyce Coulter' / Ceanothus Joyce Coulter Lantana camara 'Dallas Red' / Dallas Red Lantana Lantana montevidensis 'Trailing Purple' / Trailing Purple Lantana Lantana x 'New Gold' / New Gold Lantana	667
	MEDIUM SHRUBS Ceanothus x 'Blue Jeans' / Blue Jeans Wild Lilac Olea europaea 'Little Ollie' TM / Little Ollie Olive Raphiolepis indica 'Ballerina' / Ballerina Indian Hawthorn	390
	SMALL SHRUBS Carissa grandiflora / Natal Plum Ceanothus maritimus 'Popcorn' / Maritime Ceanothus Salvia officinalis / Garden Sage	725
	LARGE ACCENTS Agave americana / Century Plant Agave americana 'Medio-picta Alba' / Striped Century Plant Aloe barbadensis / Barbados Aloe	367
	SMALL PERENNIAL ACCENTS Hesperaloe parviflora 'Brakelights' TM / Brakelights Red Yucca Hesperaloe parviflora 'Dwarf Yellow' / Dark Yellow Yucca Kniphofia uvaria / Red Hot Poker Lavandula angustifolia / English Lavender Ophiopogon japonicus 'Variegata' / Variegated Mondo Grass	362
	GROUND COVERS Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum Ceanothus griseus horizontalis 'Yankee Point' / California Lilac Ceanothus maritimus / Maritime Ceanothus Myoporum parvifolium 'Prostratum' / Myoporum	53,708 sf
	GROUND COVERS - SLOPES Arctostaphylos x 'Emerald Carpet' / Emerald Carpet Manzanita Carissa macrocarpa 'Green Carpet' / Green Carpet Natal Plum Lantana montevidensis / Purple Trailing Lantana Lantana x 'New Gold' / New Gold Lantana	41,965 sf
	TURF	6,889 sf
	WET LANDS INTERFACE PLANTING Species of grasses, shrubs and other riparian plant material for the base of slope adjacent to wetlands to be selected by Environmental Consultant.	19,570 sf





SEE LANDSCAPE PLANS
PREPARED BY
ENVIRONMENTAL CONSULTANT
FOR PLANTING BEYOND TOE
OF SLOPE.

FIRE MANAGEMENT
ZONE

SEE MATCHLINE 'B' SHEET L2.2

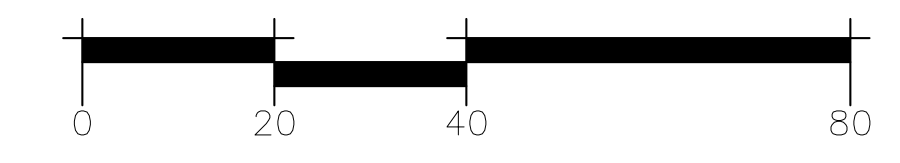
SEE MATCHLINE 'C' SHEET L2.4



REGIONAL TRAIL SYSTEM
CONNECT TO EXISTING.

TRAIL SURFACE WITHIN
CLUBHOUSE AND HOTEL SITE
TO BE PAVERS, OR
SPECIALIZED CONCRETE
PAVING - COLOR AND FINISH
TBD.

SEE GOLF COURSE LANDSCAPE
PLANS FOR PLANTING AT
PRACTICE FACILITY AND AROUND
DRIVING RANGE.



GRAPHIC SCALE



LANDSCAPE
PLANS

CARLTON
OAKS

no.	revisions	date	by

Scale:	Date: FEBRUARY 2024	Drawn By:	Approved By:
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LANDSCAPE PACKAGE

PROSHOP AND PARKING
LANDSCAPE

North

Job No.

PL -CE

Sheet No.

L2.3

of



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LANDSCAPE PLANS

CARLTON OAKS

no.	revisions	date	by

Scale: _____

Date: FEBRUARY 2024

Drawn By: _____

Approved By: _____

LANDSCAPE PACKAGE

HOTEL PLANTING

North

Job No. _____

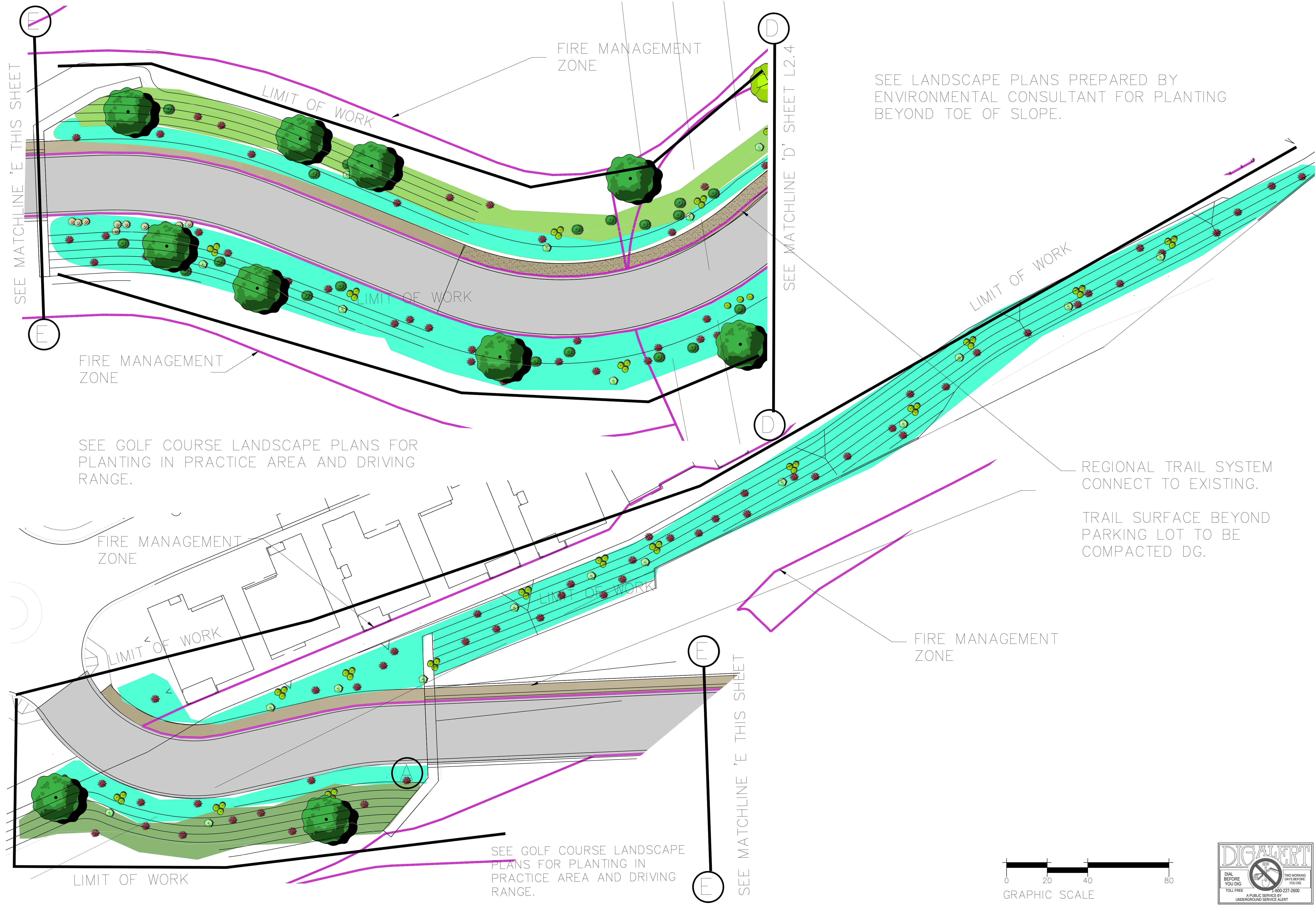
PL -CE

Sheet No. _____

L2.4

of _____

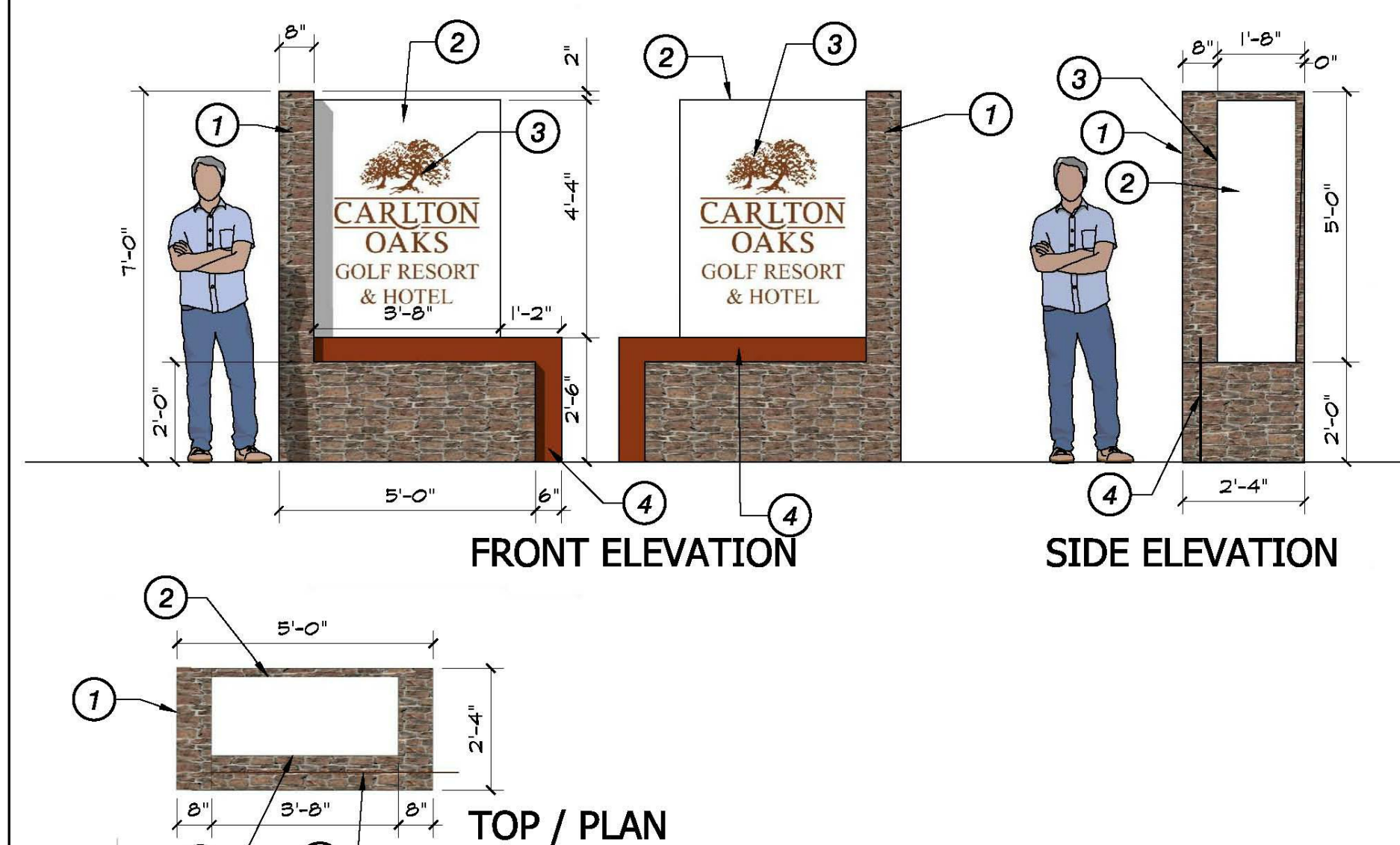
DIALERT
DIAL BEFORE YOU DIG
TOLL FREE 1-800-227-2600
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT



no.	revisions	date	by
1			
2			
3			
4			

Scale:	Date: FEBRUARY 2024	Drawn By:	Approved By:
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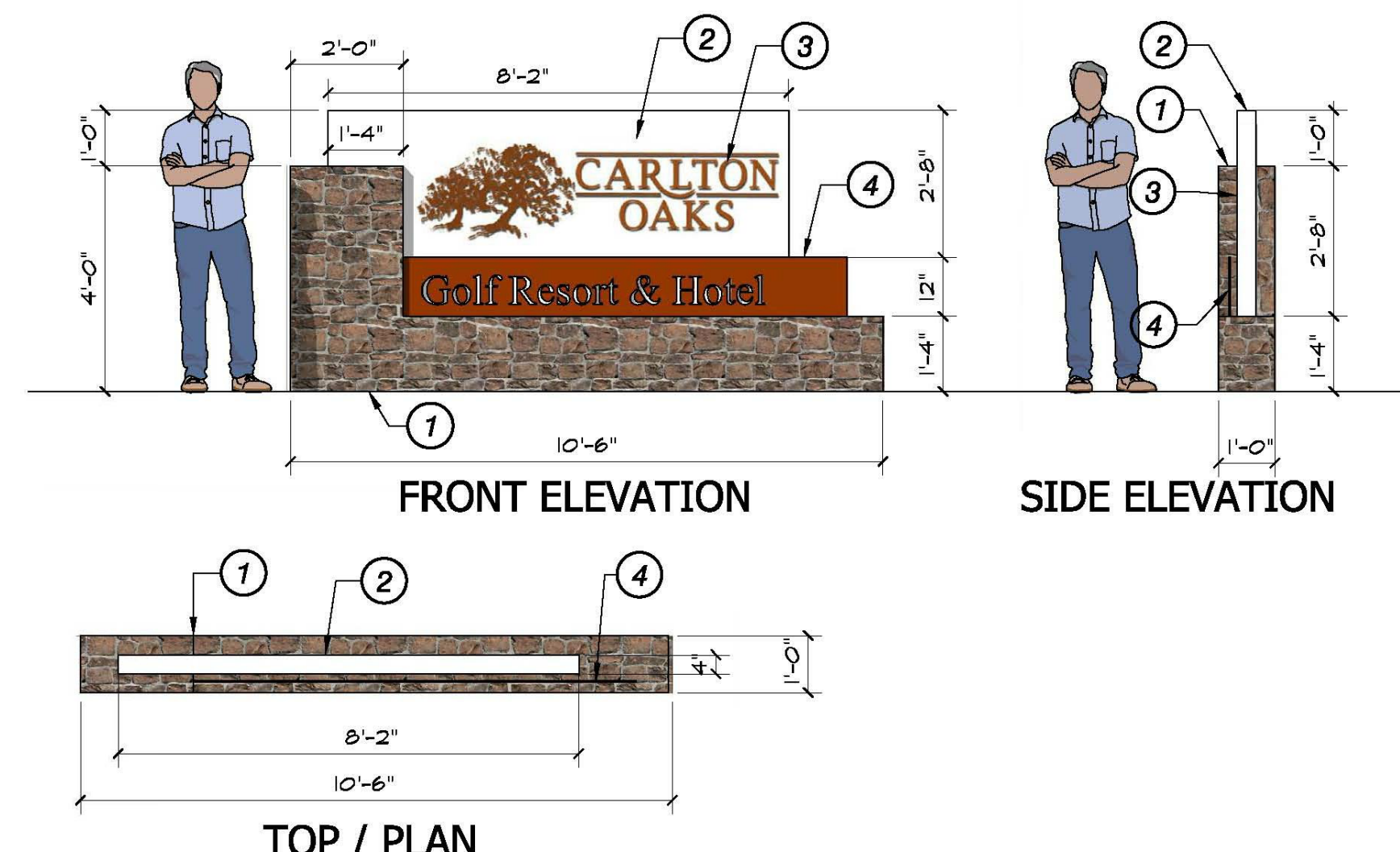




A CARLTON OAKS MONUMENT PILASTER
3/8" = 1'-0"

324123.27-41

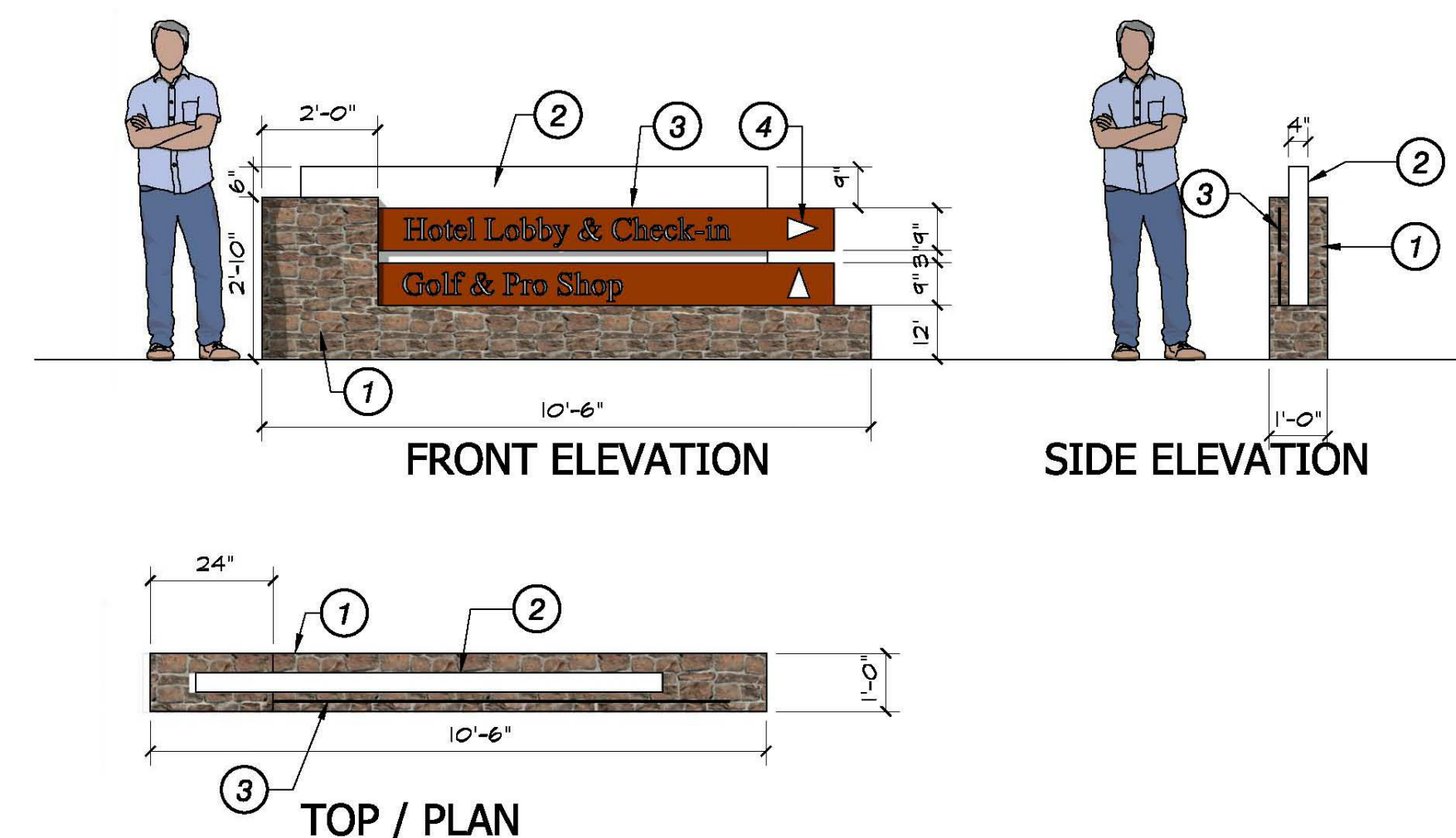
- ① STONE CLAD CMU WALL
- ② STUCCO CLAD CMU WALL
- ③ RAISED STEEL LETTERING AND LASER CUT LOGO
- ④ POWDER COATED STEEL ACCENT PANEL



B CARLTON OAKS LARGE SIGNAGE
3/8" = 1'-0"

324123.27-42

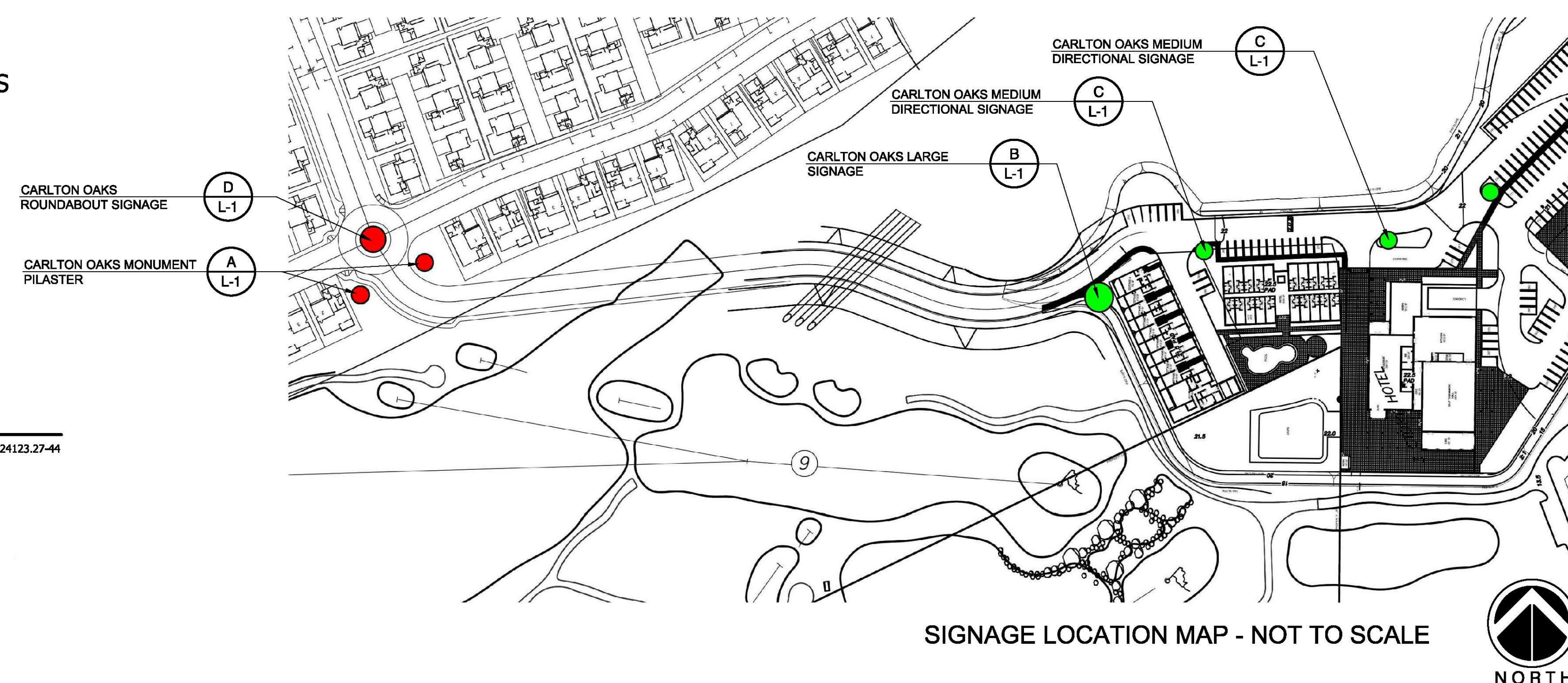
- ① STONE CLAD CMU WALL
- ② STUCCO CLAD CMU WALL
- ③ RAISED STEEL LETTERING AND LASER CUT LOGO
- ④ POWDER COATED STEEL ACCENT PANEL WITH PROJECT SIGNAGE



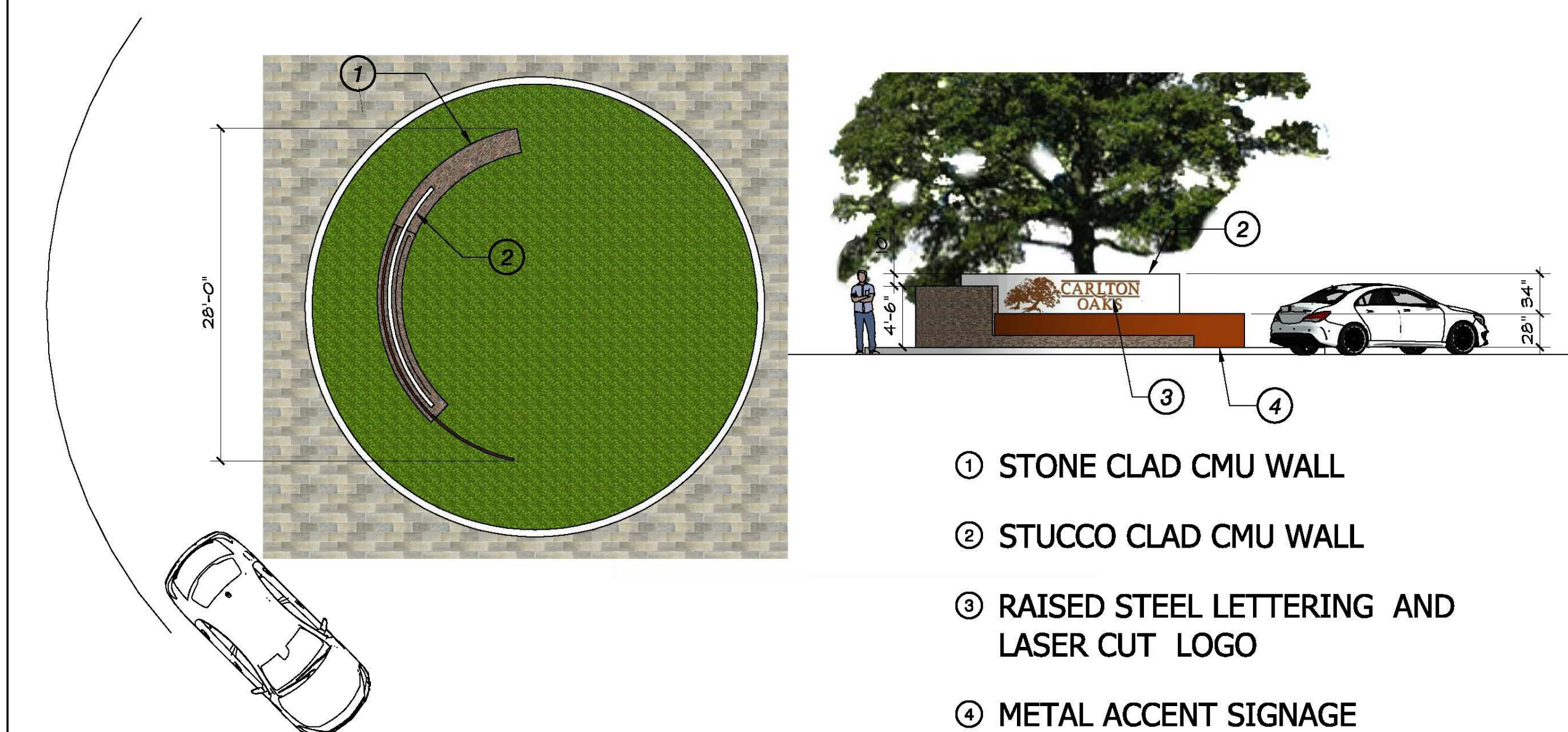
C CARLTON OAKS MEDIUM DIRECTIONAL SIGNAGE
3/8" = 1'-0"

324123.27-44

- ① STONE CLAD CMU WALL
- ② STUCCO CLAD CMU WALL
- ③ FLOATING BLADE SIGNS WITH LASER CUT LETTERING
- ④ DIRECTIONAL ARROWS



SIGNAGE LOCATION MAP - NOT TO SCALE



D CARLTON OAKS ROUNDABOUT SIGNAGE
1/8" = 1'-0"

324123.27-45

- ① STONE CLAD CMU WALL
- ② STUCCO CLAD CMU WALL
- ③ RAISED STEEL LETTERING AND LASER CUT LOGO
- ④ METAL ACCENT SIGNAGE