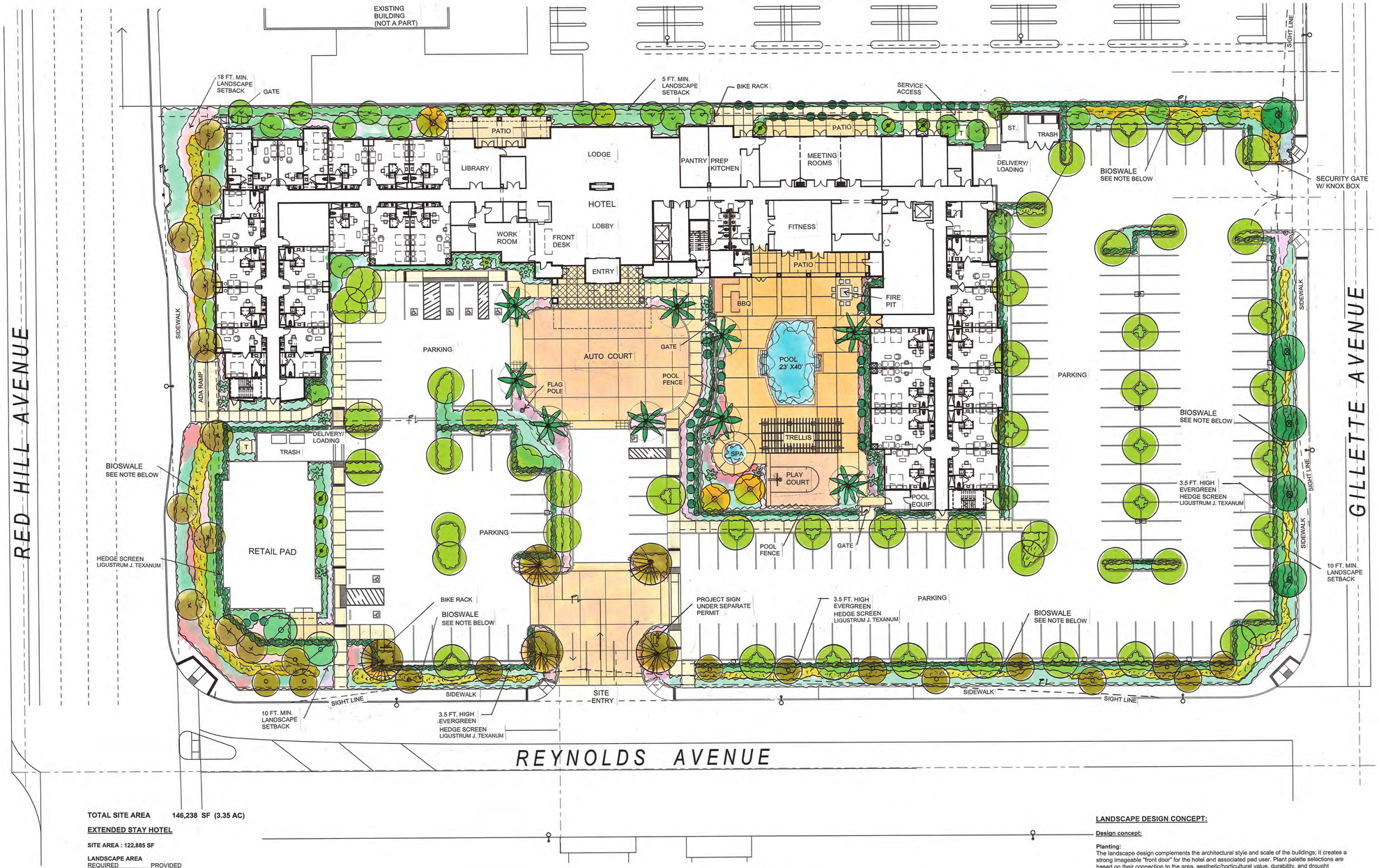

PRELIMINARY PLANT LIST

SUNSET ZONE: 22
WULCOLS REGION: 3

SYMBOL	BOTANICAL NAME/COMMON NAME		SIZE	SPACING	WULCOLS
TREES					
Redhill Avenue					
	Eucalyptus maculate	Spotted Gum	24" Box 15 Gal	15' to 30' O.C. 1 tree/30' Frontage	M
Reynolds Avenue					
	Eucalyptus citriodora	Lemon Scent gum	24" Box 15 Gal	5' to 50' O.C. 1 tree/30' Frontage	L -
Gillette Avenue					
	Cupaniopsis anacardioides	Carrot Wood	24" Box	30' O.C.	M
Main Site Entry					
	Olea europaea	Olive Multi-trunk	36" Box	Per Plan	L
Hotel Auto & Pool Courts					
	Phoenix dactylifera 'Zahidi'	Date Palm	20' BTH	Per Plan	L
Accent Tree					
	Cercidium 'Azt' Thornless	Desert Museum Multi-trunk	36" Box	Per Plan	L
	Arbutus unedo	Strawberry Tree (Multi-trunk)	36" Box	Per Plan	L
Hotel Building Perimeter					
	Cupressus sempervirens	Italian Cypress	24" Box 15 Gal	Per Plan	L
	Lophostemon confertus	Brisbane box	15 Gal	Per Plan	M
	Podocarpus gracilior	Fern Pine (Columnar)	24" Box	Per Plan	M
Pad User Entry					
	Podocarpus gracilior	Fern Pine	24" Box	Per Plan	M
Pad Building Perimeter					
	Podocarpus gracilior	Fern Pine (Columnar)	24" Box	Per Plan	M
	Cupressus sempervirens	Italian Cypress	15 Gal	Per Plan	L
Parking Lot					
	Geijera parviflora	Australian Willow	24" Box	Per Plan	L
Property North Boundary					
	Lophostemon confertus	Brisbane box	15 Gal	Per Plan	M
	Podocarpus gracilior	Fern Pine (Columnar)	24" Box	Per Plan	M
Shrubs					
	Schefflera arboicola	Hawaiian Elf Schefflera	24" Box	Per Plan	M
	Strelitzia nicolai	Giant Bird of Paradise	15 Gal	Accent	M
	Ligustrum j. texanum	Japanese Privet	5 Gal	30" O.C.	L
	Agave attenuata	Agave	5 Gal	Accent	L
	Aloe arborescens	Aloe	1 Gal	36" O.C.	L
	Anigozanthus flavidus red	Giant Red Kangaroo Paw	5 Gal	18" O.C.	L
	Aspidistra elatior	Cast-Iron Plant	5 Gal	24" O.C.	M
	Bougainvillea 'La Jolla'	Bougainvillea	5 Gal	36" O.C.	L
	Buxus m. japonica ' Green Beauty'	Japanese Boxwood	5 Gal	18" O.C	M
	Calliandra haematocephala	Pink Powder Puff	5 Gal	42" O.C.	
	Callistemon 'Little John'	Bottle Brush	5 Gal	30" O.C.	M
	Clivia miniata	N/A	1 Gal	24" O.C.	M
	Cordyline australis 'Sundance'	Sundance Cordyline	15 Gal	Per Plan	
	Dietes bicolor	Fortnight Lily	1 Gal	24" O.C	M
	Hemerocallis hybrids	Daylilly 50% Red 50% Orange	1 Gal	24" O.C.	M
	Lavandula dentata	French Lavender	5 Gal.	Accent	L
	Leptospermum s. 'Silver & Rose'	New Zealand Tea Tree	15 Gal.	Accent	L
	Liriope gigantea	Giant Lily Turf	1 Gal	24" O.C	M
	Laurus nobilis	Sweet Bay	5 Ga.	30" O.C.	L
	Myrtus communis 'compacta'	Compact Myrtle	5 Gal	24" O.C.	M
	Philodendron 'xanadu'	NCN	5 Gal	24" O.C	M
	Phormium 'Maori Queen'	Maori Queen Flax	15 Gal	36" O.C	L
	Rosa floribunda ssp.	Floribunda Roses	1 Gal	30" O.C.	M
	Salvia clevelandii	Cleveland Sage	1 Gal	36" O.C	L
	Sansevieria trifasciata laurentii	Variegated Snake Plant	5 Gal	30" O.C.	M
	Strelitzia reginae	Bird of Paradise	5 Gal	Accent	M
Grasses					
	Carex tumulicola	Berkeley Sedge	1 Gal	12" O.C	M
	Calamagrostis a. 'Karl Foerster'	Foerster's Feather Reed Grass	1 Gal	30" O.C.	M
	Festuca glauca	Fescue	1 Gal	18" O.C.	M
	Juncus acutus	Spiny Rush	5 Gal	Accent	M
	Nassella tenuissima	Mexican Feather Grass	1 Gal	12" O.C	VL
	Seslerla autumnalis	Autumn Moor Grass	1 Gal	16" O.C	M
	Stipa arundinacea	Pheasant's-Tail Grass	1 Gal	36" O.C.	?
Groundcover					
	Baccharis pilularis 'Pigeon Point'	Pigeon Point Coyote Brush	1Gal	30" O.C.	L
	Coprosma X kirkii	Coprosma	1 Gal	36" O.C.	L
	Geranium 'Johnson Blue'	Johnson Blue Geranium	1 Gal	18" O.C	M
	Rosmarinus officinalis	Rosemary	1 Gal	18" O.C	L
	Senecio mandraliscae	Kleinia	1 Gal	18" O.C.	L
	Trachelospermum jasminoides	Star Jasmine	1 Gal.	18" O.C	M
Vines					
	Distictis buccinatoria	Blood-Red Trumpet Vine	5 Gal	Attach to Fence	M
	Ficus pumila	Creeping Fig	1 Gal	Attach to Wall	M
	Parthenocissus tricuspidata	Boston Ivy	1 Gal	Attach to Wall	M

TOTAL SITE AREA 146,238 SF (3.35 AC)

EXTENDED STAY HOTEL

SITE AREA : 122,885 SF

LANDSCAPE AREA

REQUIRED	PROVIDED
15%	19.5%

PROPERTY BOUNDARY LANDSCAPE (940 LF)

REQUIRED	PROVIDED
32 TREES	36

PARKING LOT TREES 1:4 STALLS (145 PARKING SPACES)

REQUIRED	PROVIDED
37 TREES	46

RETAIL

SITE AREA : 23,354 SF

LANDSCAPE AREA

REQUIRED	PROVIDED
15%	37%

PROPERTY BOUNDARY LANDSCAPE (305 LF)

REQUIRED	PROVIDED
10 TREES	10

PARKING LOT TREES 1:4 STALLS (21 PARKING SPACES)

REQUIRED	PROVIDED
6 TREES	9

Landscape Planting Notes:

1. Landscape areas shall be maintained by the owner.
2. All shrub beds adjacent to turf areas shall be separated by metal edging.
3. Trees located within five (5) feet of any paved surface shall be provided with root barriers.
6. Shrub and groundcover areas shall have 3" deep, 1-2" shredded mulch.
7. Open parking areas shall be screened from view from adjacent properties and streets using walls, berms, and/or evergreen landscaping. This screening shall have an eventual height of 3.5 feet in accordance with Zoning Code Section 3-15-5(6).
8. In accordance with Zoning Code Section 3-20-1, screening shall be provided so that materials and/or equipment stored in the area at grade or on the roof are screened from view from adjacent streets, no matter the street grade, and all properties at the same grade.

Irrigation Notes:

1. Irrigation to be provided in accordance with City of Irvine Sustainable Landscaping Guideline Manual and State Ordinance AB1881.
2. Permanent automatic irrigation systems shall be provided for all landscape areas, including the bio-swales. An irrigation system shall be provided as required for proper irrigation, development and maintenance of the vegetation.

BIOSWALE NOTE:
PROPOSED PLANTING WILL BE UNIFORM WITH COMBINATION OF BACCHARIS P. 'PIGEON POINT', SENECIO & CAREX TUMULICOLA ALONG THE WALKS, WITH ORNAMENTAL GRASSES ALONG THE CENTER; ROSMARINUS & COPROSMA ALONG THE SLOPES WITH ACCENT OF FLAX & ROSES.

LANDSCAPE DESIGN CONCEPT:

Design concept:

Planting:
The landscape design complements the architectural style and scale of the buildings; it creates a strong imageable "front door" for the hotel and associated pad user. Plant palette selections are based on their connection to the area, aesthetic/horticultural value, durability, and drought tolerant characteristics and low maintenance. The plant choices reflect generally Mediterranean regional plantings, featuring Olive Trees at the entry and Date Palm "Bosque" at the Hotel Auto Court extending into the pool deck area. Italian Cypress trees are used as a green screen to add interest of form. The accent trees are drought tolerant Cercidiums and Arbutus at selected locations, with canopy Geijera trees in the parking for shade and foliage color variation.

Hedges, vines and cypress trees will screen the pool area from the parking; building perimeter plantings will have evergreen trees that will create secondary level of greenery to "soften" the building facade. The street tree selects are based on the City and CC&R's criteria, Eucalyptus along Redhill and Reynolds Aves. and Carrot Woods along Gillette Ave.

Bioswales along the perimeter of the site will capture rain water with ornamental grasses and groundcovers that will act as natural filtration of the "first flush" rainfall. This will create a 'natural' planting image along the perimeter, with hedge screening of parking areas from public views. The shrubs and groundcover reinforce the "natural" look featuring colorful Aloes, Salvias, Lavandula, Roses, Rosemary, Bougainvillea to name a few.

Hardscape:
The site and hotel porte-cochere will feature integral color concrete paving that will be extended into the hotel entry/drop-off area. The pool deck will also have integral color paving with the geometry associated with the building elements; outdoor patios will also have integral colored paving associated with trellis columns and door openings. In these areas there will be planted pots and site furniture to create a relaxing outdoor environment.

The pool deck will feature pool/spa, sunning deck, BBQ (2 grills) eating area, fire pit, and play court for visitor enjoyment.

Irrigation:
Irrigation will use the City wide recycled water and will have fully automatic smart controller, which will monitor the irrigation cycles in real time based on weather data. Irrigation will be associated with hydrozones related to the plant grouping's water needs, in an effort to conserve water and deliver the right amount of water needed. Large landscape areas use water efficient rotors/efficiency spray heads, while smaller spaces of shrubs/ groundcovers will use drip irrigation. Tree bubblers will be valve separately from the groundcovers and shrubs in order to promote appropriate tree health and root growth.

NORTH

HOMEWOOD SUITES EXTENDED STAY HOTEL

DKN HOTELS

17370 RED HILL AVE
IRVINE, CA 92614

#566789-PCPU

0' 10' 20' 40'
SCALE : 1" = 20'-0"

1"=20'-0" DKN 131 **03/10/14**

PRELIMINARY LANDSCAPE PLAN L-1

SITE DESIGN STUDIO, INC.
LANDSCAPE ARCHITECTURE
180 East Main Street, Suite 208, Tustin, CA 92780
Tel. (714) 426-0248 Fax. (714) 426-0255

SITEdesign studio inc

EAST ELEVATION (GILLETTE)

SCALE: 3/32" = 1'-0"

WEST ELEVATION (RED HILL)

SCALE: 3/32" = 1'-0"

NORTH ELEVATION (INWOOD PARK)

SCALE: 3/32" = 1'-0"

MATERIAL LEGEND

EIFS-1,PLAS-5, & PT-1	CL 2725D "Dissent"
EIFS-2 & PLAS-6	CL 2754D "Tana"
EIFS-3 & PLAS-3	CL 1577N "Ahwanee"
EIFS-4 & PLAS-4	CLW 1033W "Forgetmenot"
EIFS-5 & PLAS-1	CL 1595D "Big Mable"
PLAS-2	CL 2721W "Kid Glove"
GL-1	PILKINGTON "Green"
STN-1	Olympic "Oxford Brown" Solid Body Stain
ALUM-1 & ALUM-2	PPG Duranar XL "Champagne Gold"
ALUM-3	PAC-CLAD "Hemlock Green"

NOTE: ALL SIGNAGE IS SUBJECT TO SEPERATE REVIEW / PERMITING.

HOMEWOOD SUITES EXTENDED STAY HOTEL

DKN HOTELS

17370 RED HILL AVE
IRVINE, CA 92614

#566789-PCPU

SCALE: As indicated | 12020 | 03/10/14

ELEVATIONS

A-4

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