

# MAGNOLIA FLATS

## CONCEPTUAL DESIGN PACKAGE

RIVERSIDE, CALIFORNIA



### LANDSCAPE CONCEPTUAL DESIGN

- 01 Title Sheet
- 02 Conceptual Landscape Plan
- 03 Conceptual Fence and Wall Plan
- 04 Conceptual Dimension Plan
- 05 Project Design Features
- 06 Retail Area Enlargement
- 07 Pool Area, Courtyard, and Leasing Plaza Enlargement
- 08 Design Imagery

**OCTOBER 02, 2020**

P19-0683 (PPE) & P20-0133 (CUP) Exhibit 8c - Project Plans  
10411-10481 Magnolia Avenue

CLIENT



ARCHITECT



REGIONAL CONTEXT



LOCAL CONTEXT



**PALM AND VERTICAL SCREEN LEGEND**

SYMBOL	NAME	SIZE
	Phoenix dactylifera Medjool Date Palm	25" BTH
	Washingtonia robusta Mexican Fan Palm	
	Dracaena draco Dragon Tree	24" Box
	Chamaerops humilis Mediterranean Fan Palm	
	Cupressus sempervirens Italian Cypress	24" Box

**ACCENT TREE LEGEND**

SYMBOL	NAME	SIZE
	Albizia julibrissin Silk Tree	36" Box
	Cercidium x "Desert Mesuem" Desert Museum Palo Verde	36" Box
	Magnolia grandiflora Southern Magnolia	36" Box
	Olea europaea Mission Olive	36" Box
	Quercus spp. Oak Tree	36" Box

**CANOPY TREE LEGEND**

SYMBOL	NAME	SIZE
	Arbutus 'Marina' Marina Strawberry Tree	24" Box
	Koelreuteria bipinnata Chinese Flame Tree	24" Box
	Laurus nobilis Sweet Bay	24" Box
	Melaleuca nesophila Pink Melaleuca	24" Box
	Tristania conferta Brisbane Box	24" Box

**SHRUBS - NORTH/EAST EXPOSURE**

SYMBOL	NAME	SIZE	WUCOLS
	Bougainvillea spp. Bougainvillea	5 Gal.	Low
	Cordyline baueri Bauer's Dracaena	15 Gal.	Medium
	Calamagrostis x acutiflora Feather Reed Grass	5 Gal.	Medium
	Dianella revoluta. Flax Lily	5 Gal.	Low
	Salvia spp. Sage	5 Gal.	Medium

**SHRUBS - SOUTH/WEST EXPOSURE**

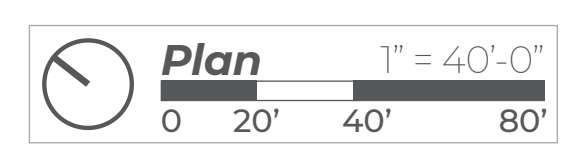
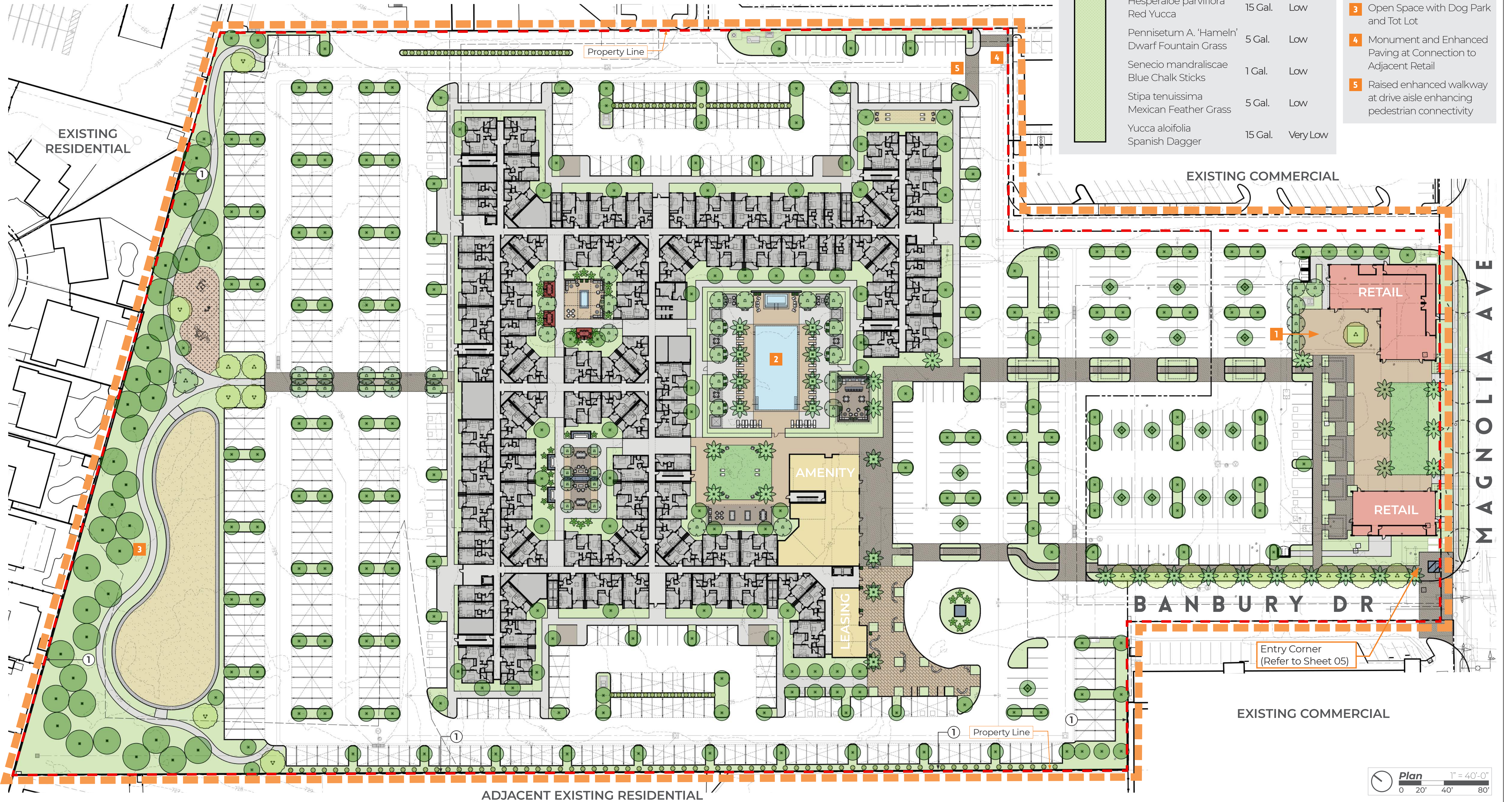
SYMBOL	NAME	SIZE	NOTES
	Agave americana Century Plant	5 Gal.	Very Low
	Agave spp. Foxtail Agave	15 Gal.	Low
	Aloe spp. Aloe Triata	5 Gal.	Low
	Muhlenberia capillaris Muhly Grass	5 Gal.	Low
	Juncus patens California Gray rush	5 Gal.	Low
	Hesperaloe parviflora Red Yucca	15 Gal.	Low
	Pennisetum A. 'Hameln' Dwarf Fountain Grass	5 Gal.	Low
	Senecio mandraliscae Blue Chalk Sticks	1 Gal.	Low
	Stipa tenuissima Mexican Feather Grass	5 Gal.	Low
	Yucca aloifolia Spanish Dagger	15 Gal.	Very Low

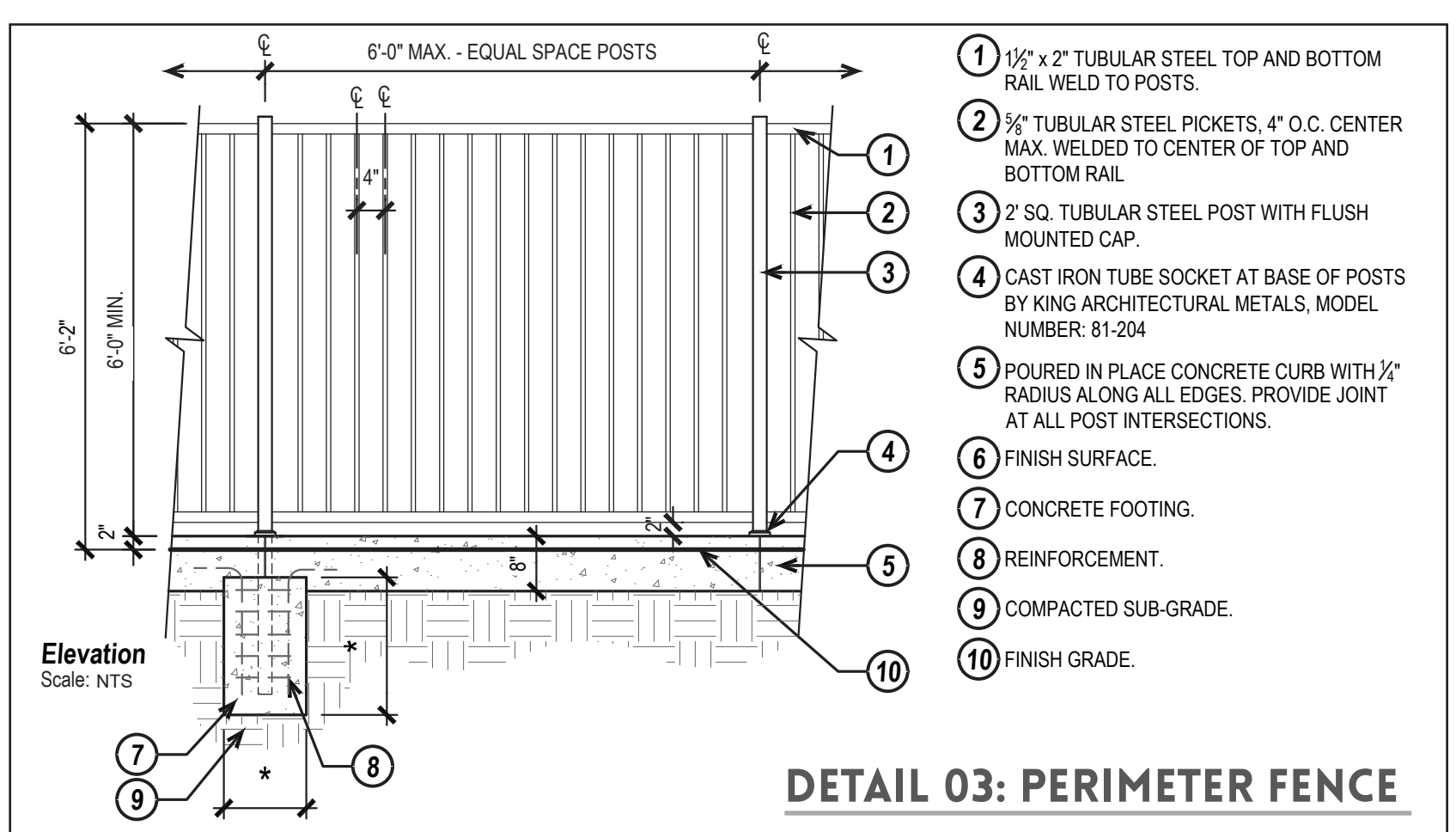
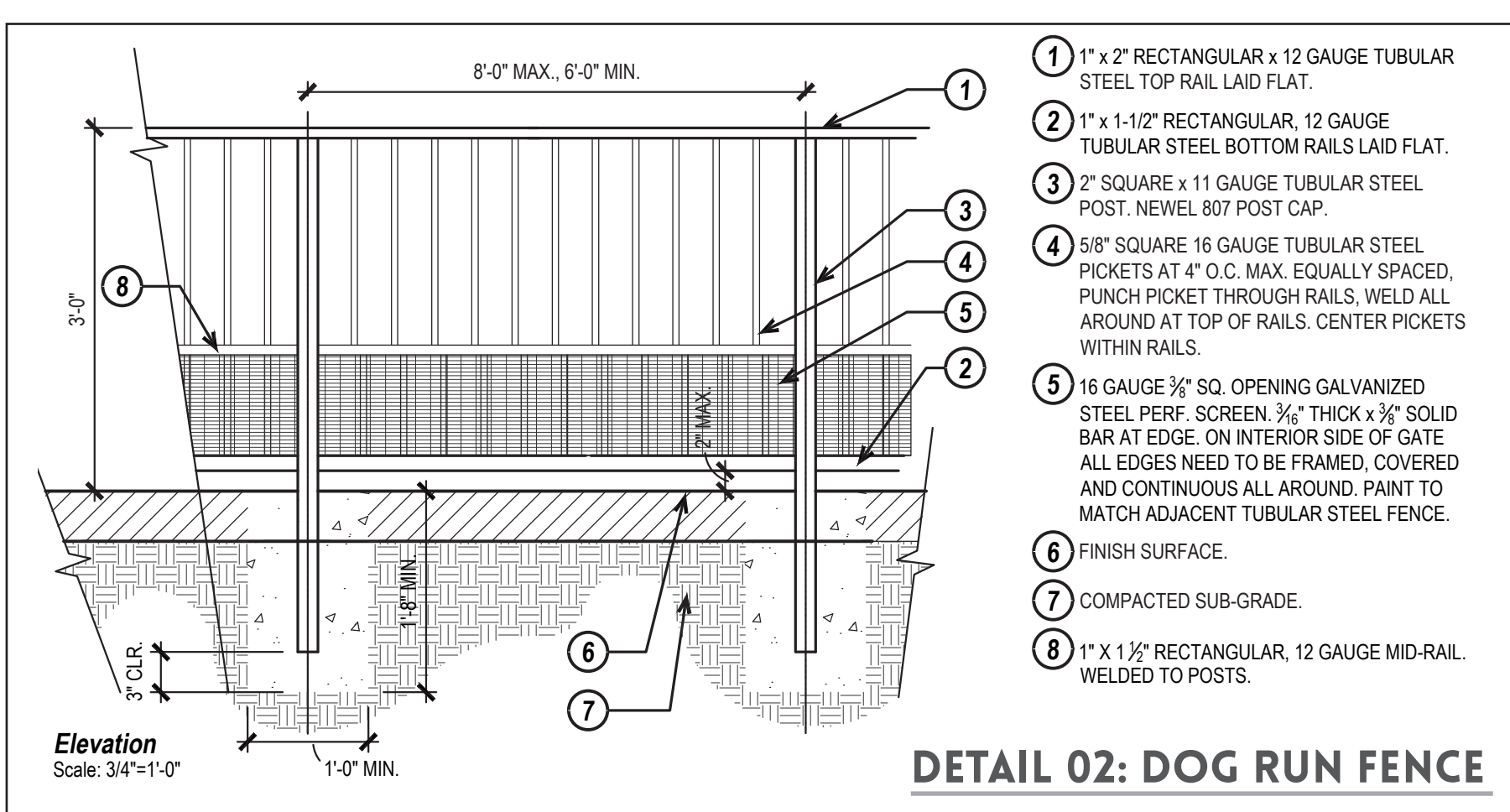
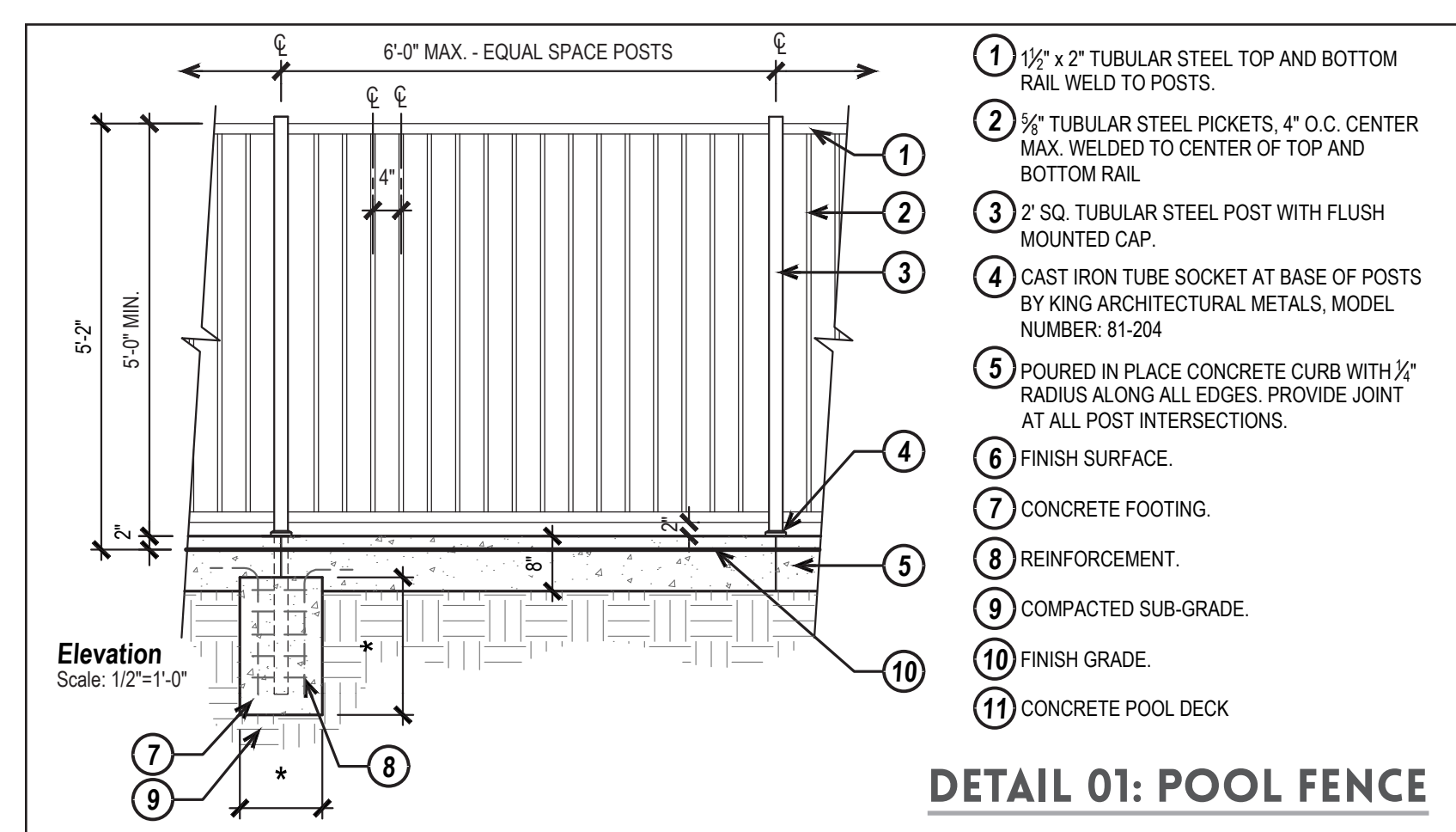
**EXISTING TO BE MODIFIED**

- ① Existing CMU wall to be protected in place. Wall to be refinished with new coat of paint.

**PROPOSED LANDSCAPE**

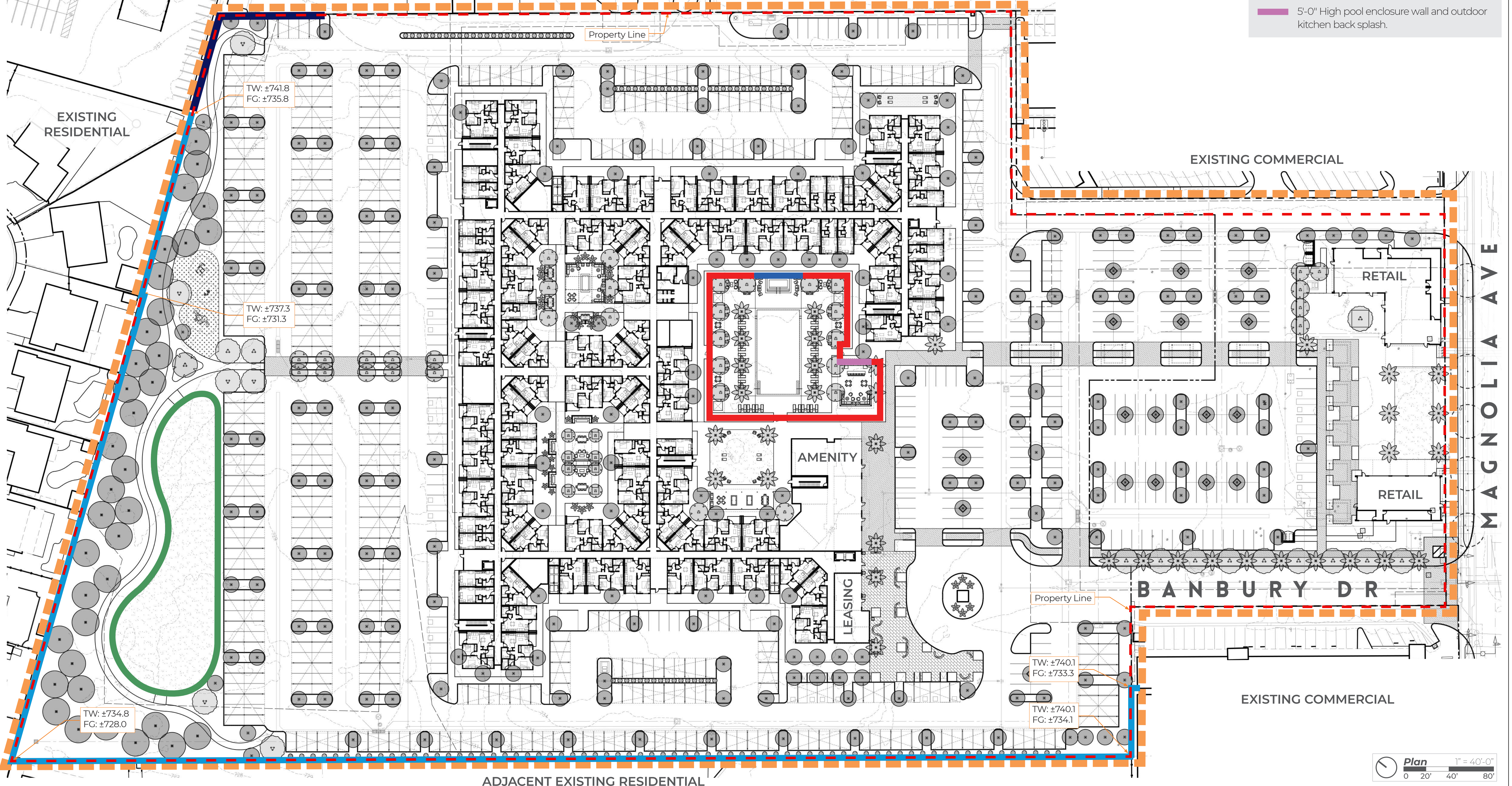
- 1 Retail Area Enlargement (See Sheet 05)
- 2 Pool Area, Courtyards, and Leasing Plaza Enlargement (See Sheet 06)
- 3 Open Space with Dog Park and Tot Lot
- 4 Monument and Enhanced Paving at Connection to Adjacent Retail
- 5 Raised enhanced walkway at drive aisle enhancing pedestrian connectivity

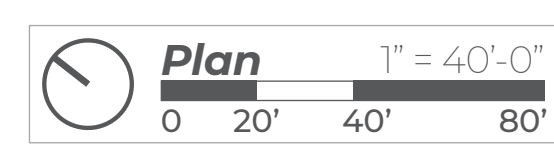
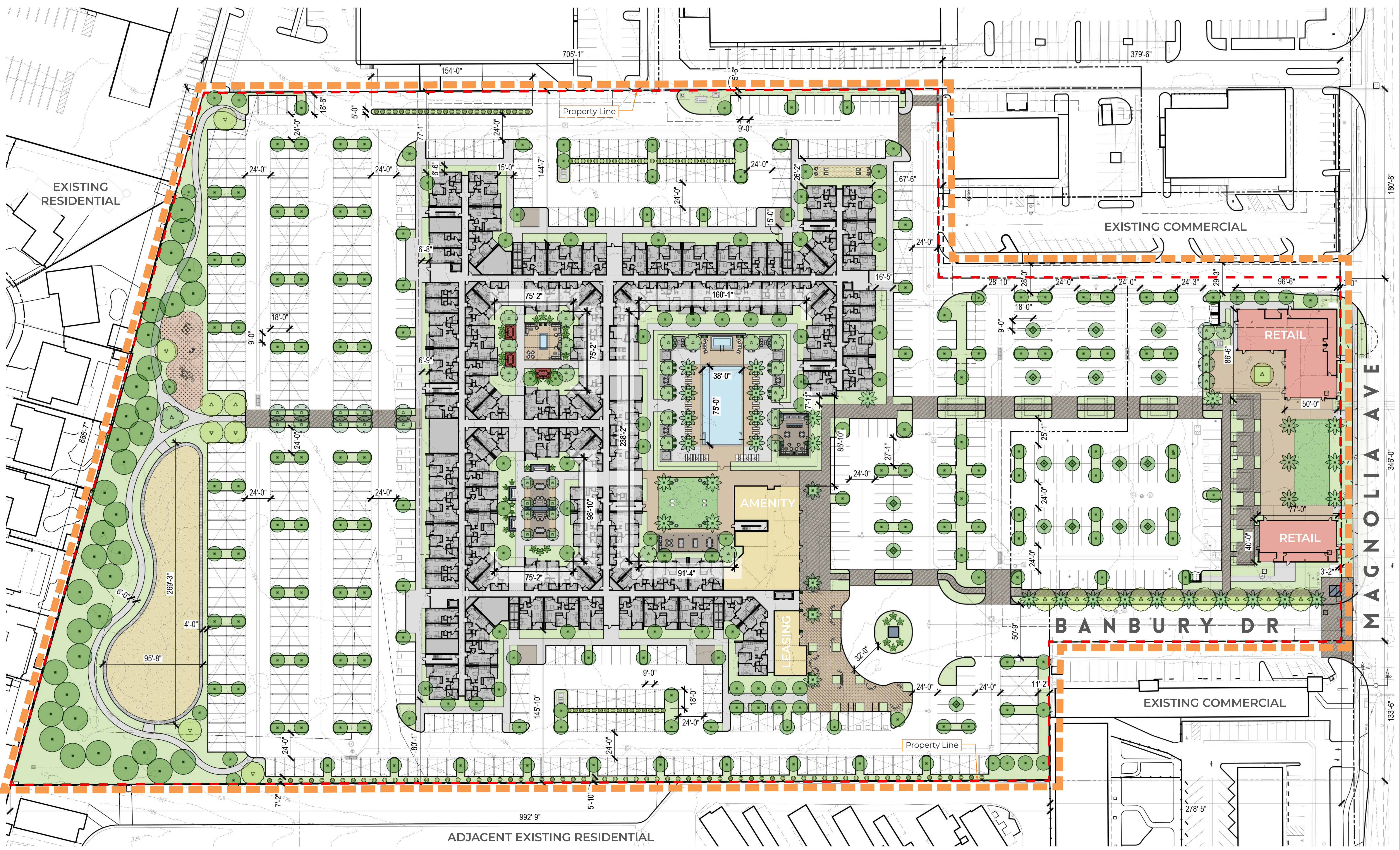




**FENCES AND WALLS LEGEND**

- Existing CMU perimeter wall to be protected in place. Wall to be refinished with a new coat of paint. Refer to Civil drawings for grading, sections, details, and specifications.  
Wall Height: Existing to remain.
- 6'-0" High tubular steel perimeter fence (refer to detail 03 to the left for reference).
- 5'-0" High tubular steel pool enclosure fence (refer to detail 01 to the left for reference).
- 3'-0" High tubular steel dog park enclosure fence (refer to detail 02 to the left for reference).
- 6'-0" High decorative spa wall with tile finish.
- 5'-0" High pool enclosure wall and outdoor kitchen back splash.

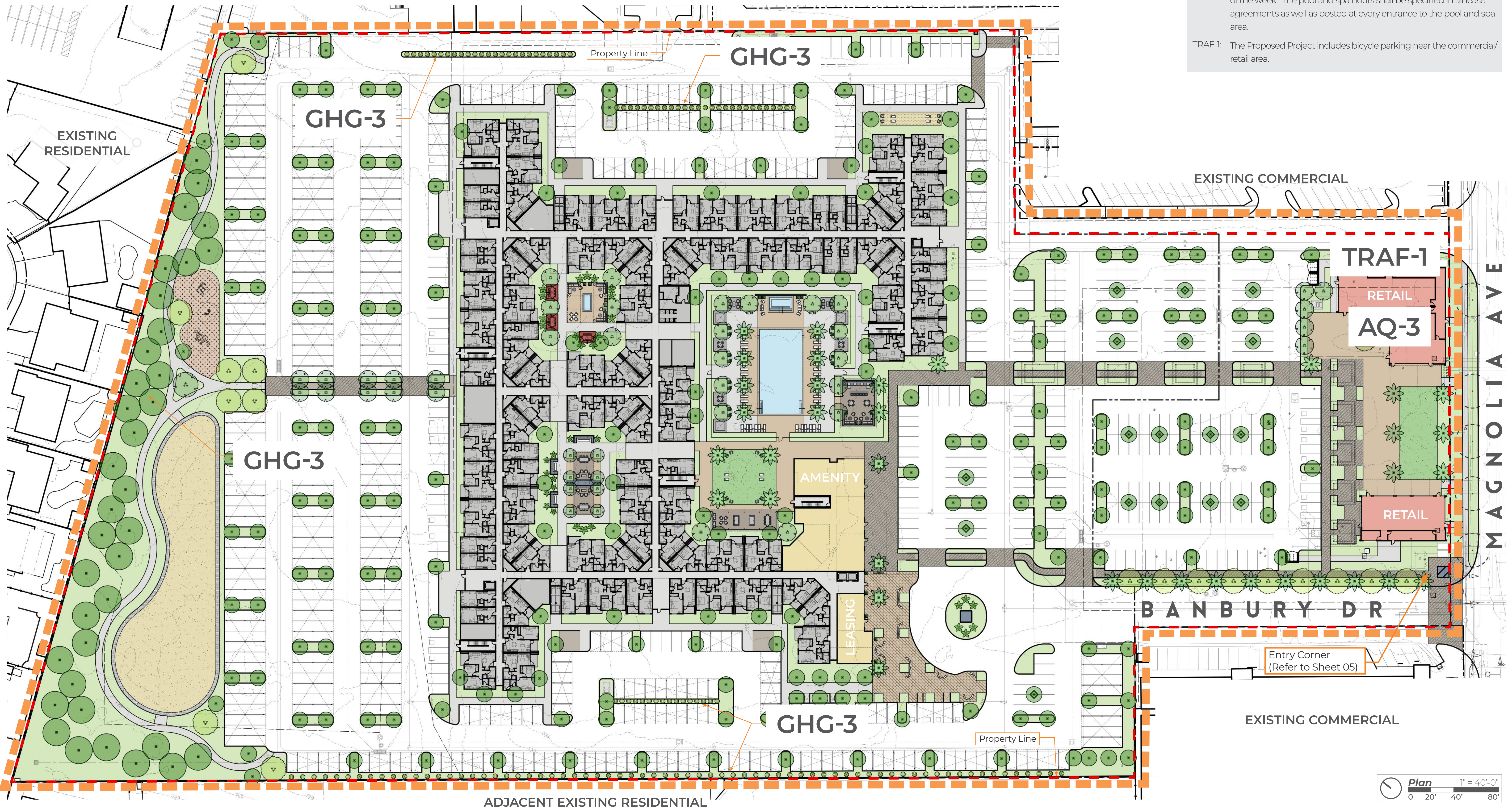




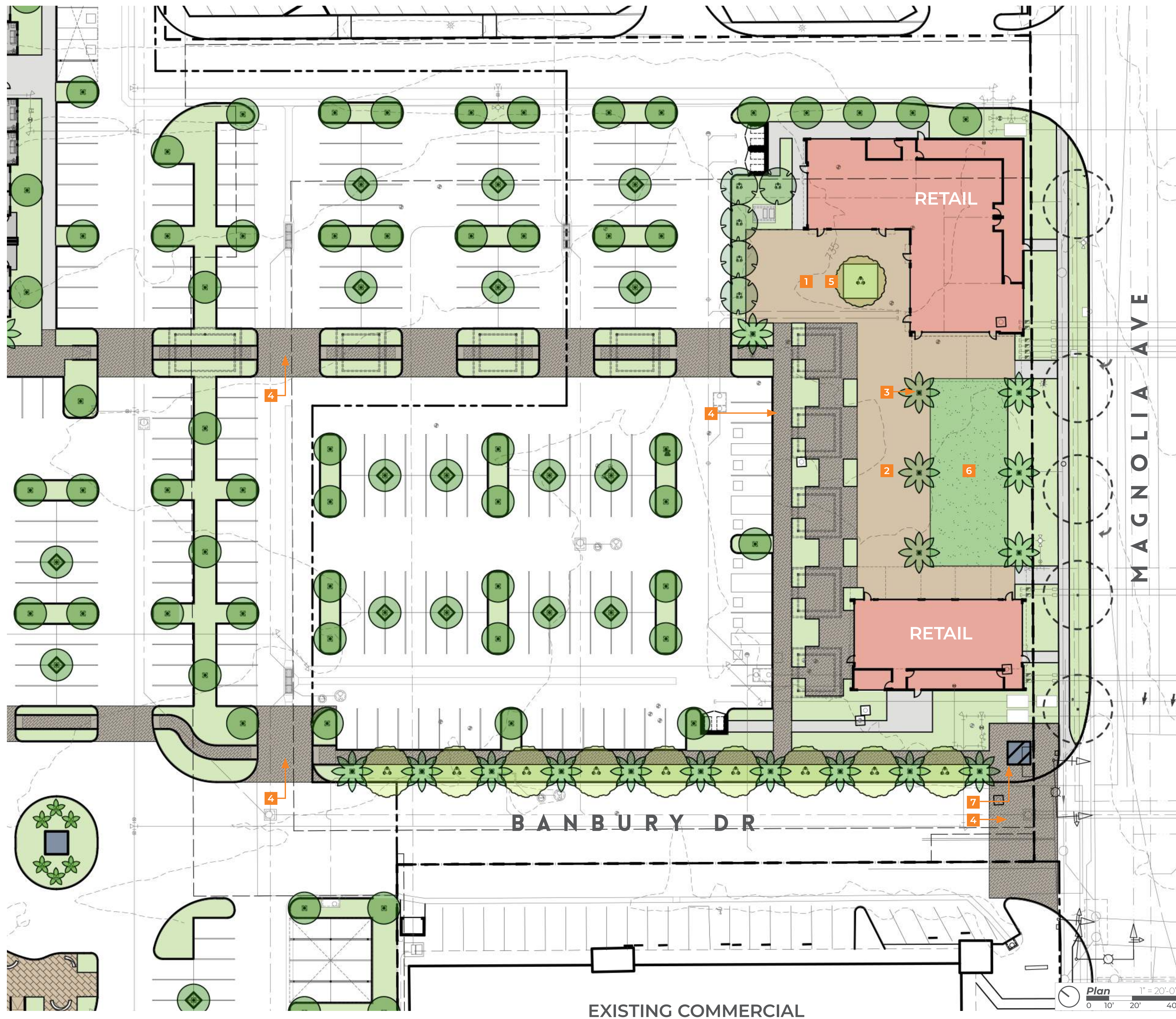
CONCEPTUAL DIMENSION PLAN

**DESIGN FEATURES**

- AQ-3: The Property Owner/Developer shall install bike racks.
- GHG-1: The Property Owner/Developer shall use water efficient irrigation systems and drought tolerate landscaping. Portable water in landscape areas will be used in compliance with City and California Department of Water Resources' Model Water Landscape Ordinance, whichever is more stringent.
- GHG-3: The Property Owner/Developer shall include trees throughout the Project Site along the perimeter of the Project Site, the residential buildings, and the retail buildings. Additionally, trees would be planted throughout the park and parking areas.
- NO-1: The Property Owner/Developer shall require that the pool and spa area to be closed between the hours of 10 PM and 7 AM every day of the week. The pool and spa hours shall be specified in all lease agreements as well as posted at every entrance to the pool and spa area.
- TRAF-1: The Proposed Project includes bicycle parking near the commercial/retail area.



**PROJECT DESIGN FEATURES**



**PROPOSED LANDSCAPE**

- 1 Shared Outdoor Dining / Flex Space
- 2 Retail Entry Plaza with Enhanced Paving and Festoon Lighting
- 3 Matching Height Palm Trees
- 4 Enhanced Raised Walk to Denote Connection to Residence
- 5 Specimen Tree
- 6 Open Programmable Turf Area
- 7 Entry Plaza with Monument / Signage

**GENERAL NOTES**

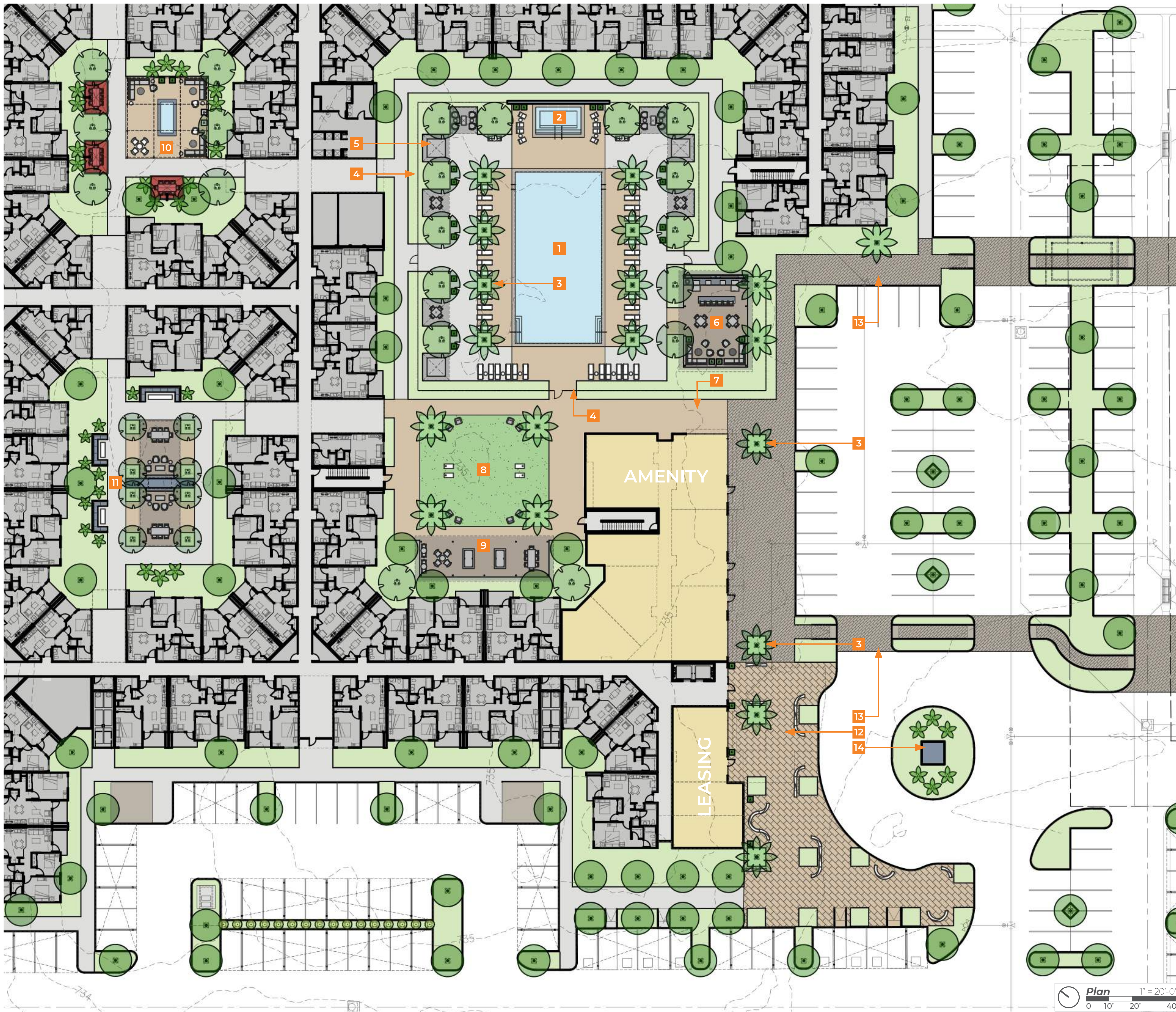
- A. Final Landscape Plans shall accurately show placement of trees, shrubs, and groundcovers.
- B. Landscape Architect shall verify utility, sewer, storm drain easement and place planting locations accordingly to meet City of Riverside requirements.
- C. All required landscape areas shall be maintained by owner per the City of Riverside requirements.
- D. No existing trees on-site shall be protected.
- E. All existing street tree shall be protected in place; additional 24" box size Magnolia grandiflora may be required if existing street trees are dead or in poor condition. Planting, staking, irrigation, and root barriers shall conform to Landscape & Forestry specifications. Tree inspector will make final determination of precise locations after fine grading and hardscape installation is complete.
- F. Any off-site improvement plans to be approved by Public Works prior to issuance of construction permit.

**PLANTING NOTES**

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or gravel mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be gravel mulched to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Riverside Guidelines.

**IRRIGATION NOTES**

An automatic irrigation system shall be installed to provide coverage for all planting areas shown on the plan. Low precipitation equipment shall provide sufficient water for plant growth with a minimum water loss due to water run-off. Irrigation systems shall use high quality automatic control valves, controllers and other necessary irrigation equipment. All components shall be of non-corrosive material. All drip systems shall be adequately filtered and regulated per the manufacturer's recommended design parameters. All irrigation improvements shall follow the City of Riverside Guidelines for water efficient landscapes. The estimated applied water use allowed for the landscape area shall not exceed the MAWA calculation.



**PROPOSED LANDSCAPE**

- 1 Pool (+/- 38'w x 75'l)
- 2 Spa (+/- 12'w x 20'l) with Decorative Spa Wall (+/- 6'ht.)
- 3 Matching Height Palm Trees
- 4 5'ht Pool Enclosure Fence and Gates
- 5 Metal Cabanas with Slatted Canopy
- 6 Outdoor Kitchen and Lounge Area with Televisions and Metal Trellis
- 7 Poured Concrete Paving with "Top-Cast" Finish (or Equivalent)
- 8 Flex-use / Game Lawn Outside of Amenity Rooms
- 9 Outdoor Game Area with Metal Slat Trellis
- 10 Lounge Area with Water Feature (+/- 8'w x 12'l) and Festoon Lighting
- 11 Communal Fire Pit with Metal Trellis
- 12 Leasing Plaza with Accent Paving
- 13 Enhanced Raised Walkway to Denote Connection to Retail
- 14 Entry Monument / Signage

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