



# IRON LOFTS

## LANDSCAPE ENTITLEMENT PACKAGE

RIVERSIDE, CALIFORNIA

LandStudio360  
LandscapeArchitecture

### Sheet Index

- 01 Title Sheet
- 02 Conceptual Landscape Plan
- 03 Conceptual Fence and Wall Plan
- 04 Courtyard A - Pool Area Enlargement
- 05 Courtyard B, and Building A 3rd & 4th Floor Enlargements

DECEMBER 11, 2024

CLIENT



ARCHITECT



REGIONAL CONTEXT



LOCAL CONTEXT





**PALMS AND TREE LEGEND**

SYM	NAME	SIZE	SYM	NAME	SIZE
<b>PALMS AND VERTICAL SCREEN</b>			<b>STREET TREES</b>		
	Phoenix dactylifera 'Medjool' Medjool Date Palm	25' BTH		Magnolia grandiflora 'St Mary' Saint Mary Magnolia	24" Box 25' O.C.
	Quercus agrifolia Coast Live Oak	24" Box As Shown		Celtis sinensis Chinese Hackberry	24" Box 25' O.C.
	Quercus shumardii Shumard Oak	24" Box 25' O.C.	<b>ACCENT TREE</b>		
<b>CANOPY TREE</b>				Olea europaea (Fruitless Var.) Fruitless Olive Tree	36" Box
	Koeleruteria bipinnata Chinese Flame Tree	24" Box		Dracaena draco Dragon Tree	24" Box
	Tristania conferta Brisbane Box	24" Box			

**VINES LEGEND**

NAME	SIZE/SPACING	WUCOLS	NAME	SIZE/SPACING	WUCOLS
Dolichandra unguis-cati Cat's Claw Vine	5 GAL. 20' O.C.	Low	Distictis buccinatoria Blood Red trumpet Vine	5 GAL. 20' O.C.	Medium

**SHRUBS AND GROUNDCOVERS LEGEND**

SYM	NAME	SIZE/SPACING	WUCOLS	NAME	SIZE/SPACING	WUCOLS
<b>3'H MIN. SCREENING SHRUBS</b>						
	Dodonea v. 'Purpurea' Purple Hopseed Bush	15 GAL. 8'-0" O.C.	Low	Olea europaea 'Montra' Little Ollie Dwarf Olive	15 GAL. 3'-0" O.C.	Low
	Leucophyllum f. 'White Cloud' White Cloud Texas Sage	15 GAL. 4'-0" O.C.	Very Low	Podocarpus e. 'Monmal' Icee Blue Yellow-Wood	15 GAL. 4'-0" O.C.	Medium

**BIOFILTRATION SHRUBS AND G.C.**

	Chilopsis linearis Desert Willow	15 GAL. 15'-0" O.C.	Low	Mahonia nevini Nevin's Barberry	5 GAL. 8'-0" O.C.	Low
	Juncus patens California Gray Rush	1 GAL. 3'-0" O.C.	Low	Muhlenbergia spp. Muhly Grass	1 GAL. 2'-0" O.C.	Low/ Medium

**SHRUBS**

	Agave 'Blue Glow' Blue Glow Agave	15 GAL. 3'-6" O.C.	Low	Hesperaloe parviflora Red Yucca	15 GAL. 3'-0" O.C.	Low
	Aloe 'Leo 371' Super Red Aloe	5 GAL. Per Plan	Low	Muhlenbergia rigens Deer Grass	5 GAL. 3'-0" O.C.	Low
	Callistemon v. 'Little John' Little John Bottlebrush	5 GAL. 3'-0" O.C.	Low	Salvia greggii Autumn Sage	5 GAL. 2'-0" O.C.	Low
	Cordylone baueri Bauer's Dracaena	15 GAL. 3'-0"	Medium	Salvia leucantha Mexican Sage	5 GAL. 4'-0" O.C.	Very Low
	Dasyliion longissimum Silver Desert Spoon	15 GAL. Per Plan	Low	Westringia fruticosa Coast Rosemary	5 GAL. 4'-0" O.C.	Low
	Dianella r. 'DR5000' PP#17,719 Little Rev Flax Lily	5 GAL. 2'-6" O.C.	Low	Yucca aloifolia Spanish Dagger	15 GAL. 4'-0" O.C.	Very Low
	Furcraea foetida Mauritius Hemp	15 GAL. Per Plan	Low			

**SHRUBS/G.C. NORTH/EAST EXPOSURE**

	Echinocactus grusonii Golden Barrel Cactus	5 GAL. Per Plan	Low	Senecio mandraliscae Blue Chalk Sticks	1 GAL. 1'-0" O.C.	Low
	Lantana m. 'White' White Lantana	1 GAL. 5'-0" O.C.	Low	Westringia fruticosa Coast Rosemary	5 GAL. 4'-0" O.C.	Low
	Rosmarinus o. 'Lockwood de Forest' Lockwood De Forest Rosemary	1 GAL. 4'-0" O.C.	Low			

**PARKING LOT LANDSCAPE TABULATIONS**

REQUIREMENT	PARKING LOT QTY.	REQUIRED	PROVIDED
Parking Lot Landscape Area is required to be 5% or greater of total Parking Lot Area	154,847 SF	7,742 SF	15,558 SF
Parking Lot Tree - One shade tree is required per 4 uncovered parking stalls	87 Uncovered PS.	22	25

**PROPOSED IMPROVEMENTS**

- 1 Project monumentation signage
- 2 Enhanced vehicular pavers at entry drive aisle
- 3 Natural grey concrete with retardant finish and sawcut joints at walkways
- 4 Trash enclosure
- 5 Transformer
- 6 Fenced dog park area
- 7 6'H CMU wall at property line
- 8 Decorative wall made from salvaged CMU blocks
- 9 Enhanced pedestrian pavers
- 10 Raised planter with accent tree
- 11 Parking lot tree
- 12 Shade tree
- 13 Accent palm tree
- 14 Carport
- 15 5'H Decorative weathered steel panel wall
- 16 Bench
- 17 Decomposed granite

**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 according 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.

**TRANSFORMER AND UTILITIES NOTE**

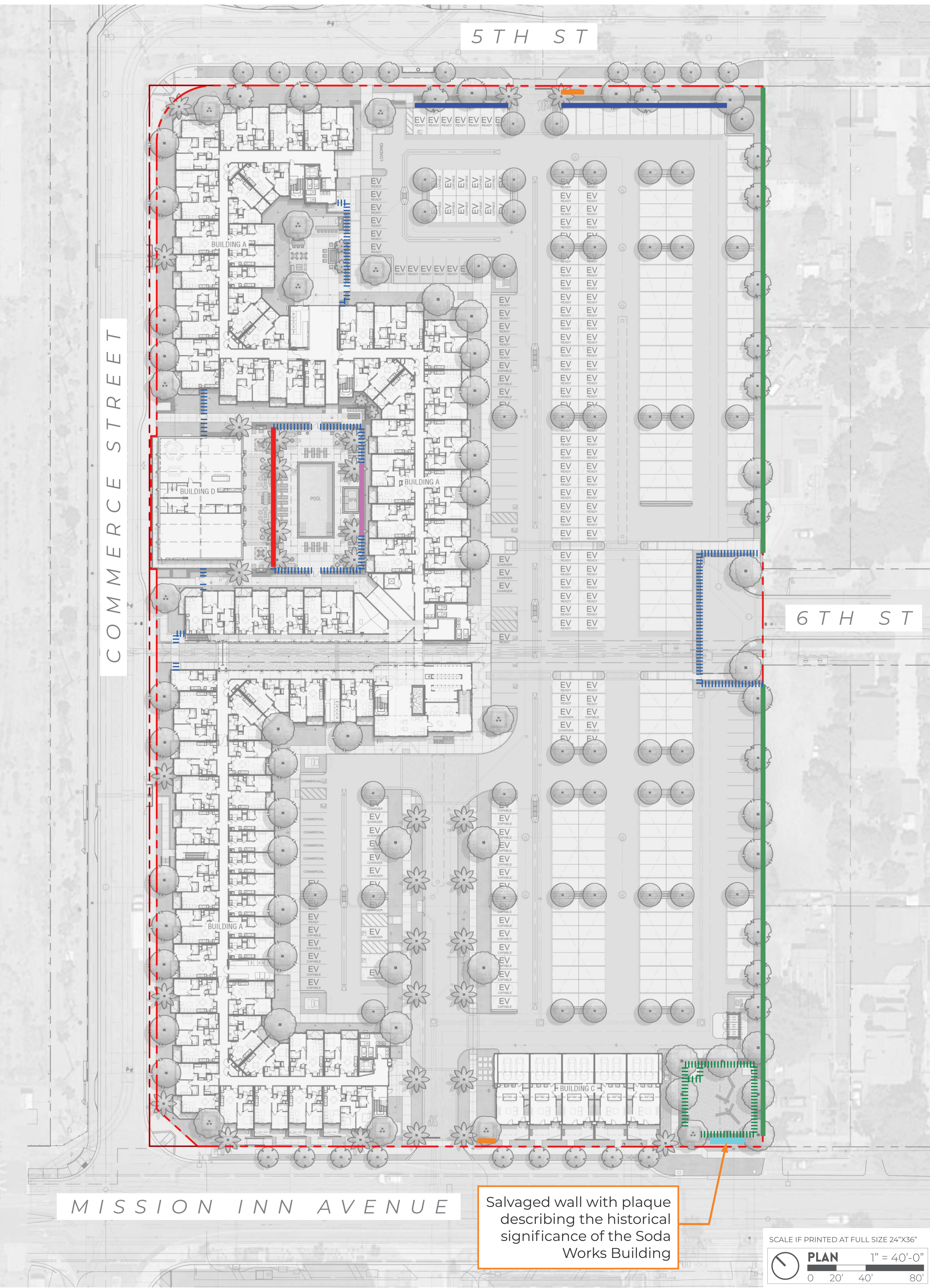
Visible transformer and utilities shall be screened by landscape in order to improve the aesthetics from the public right-of-way per City of Riverside code No. RMC 19.555.020.B1.

**PLANTING NOTES**

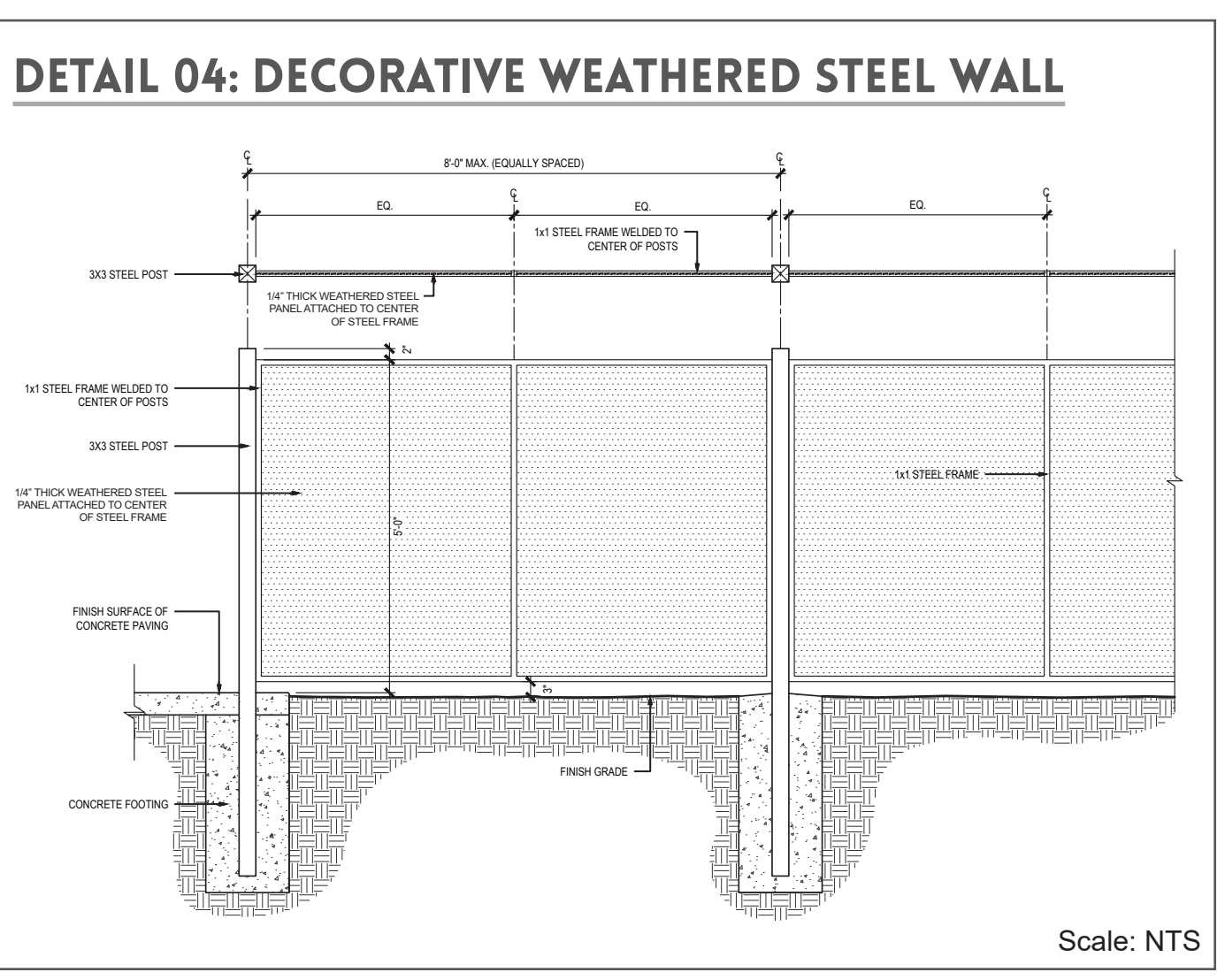
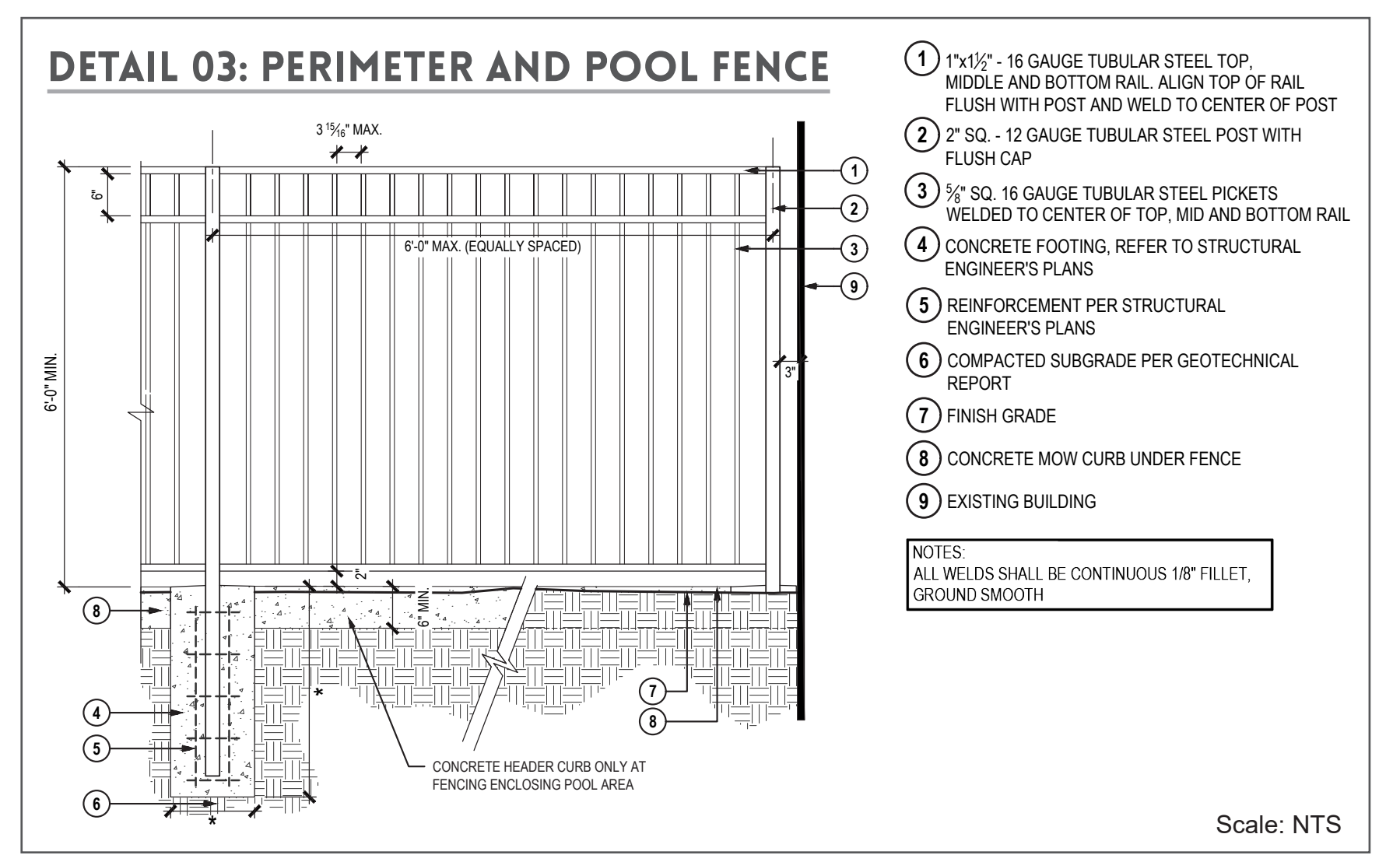
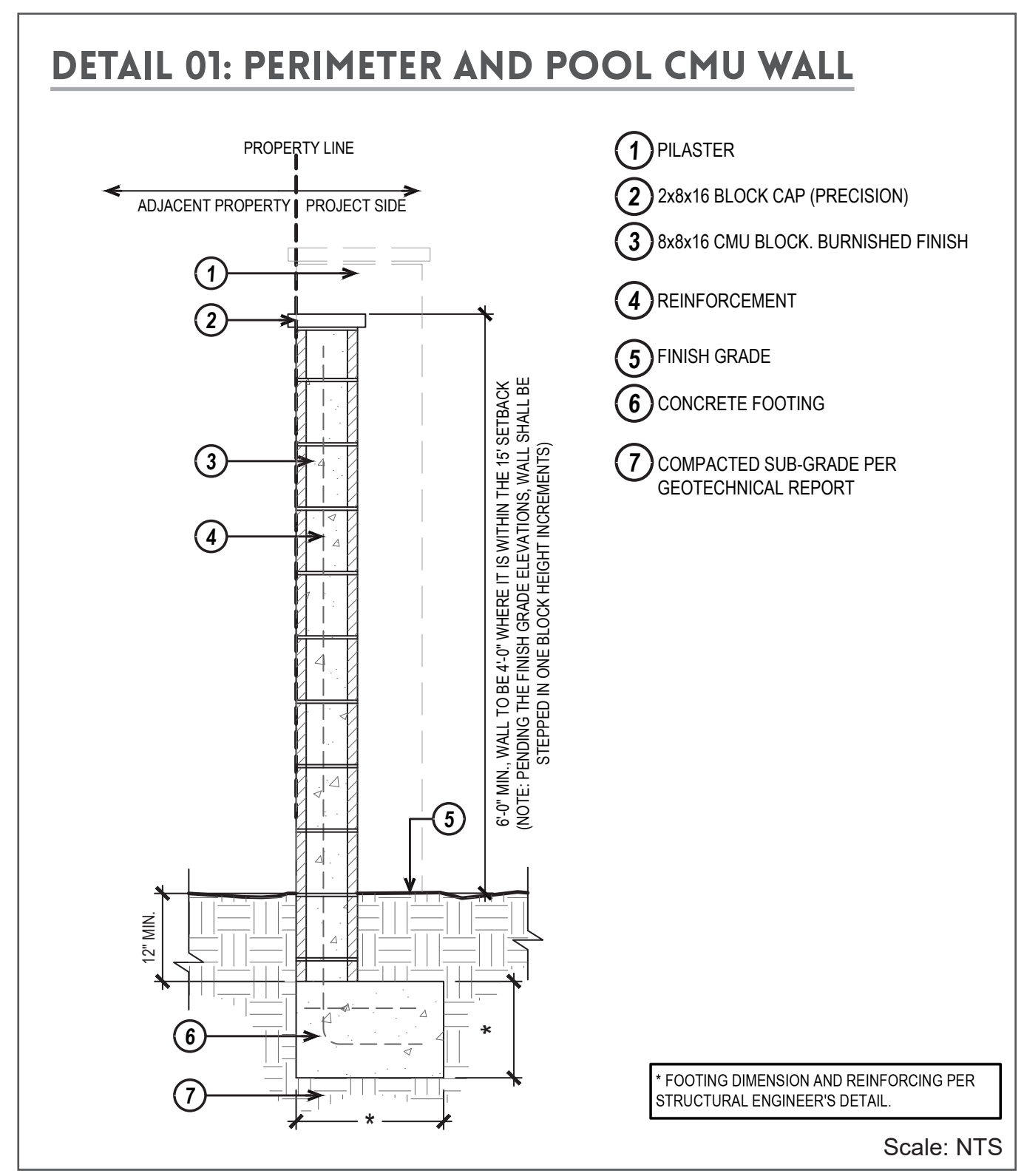
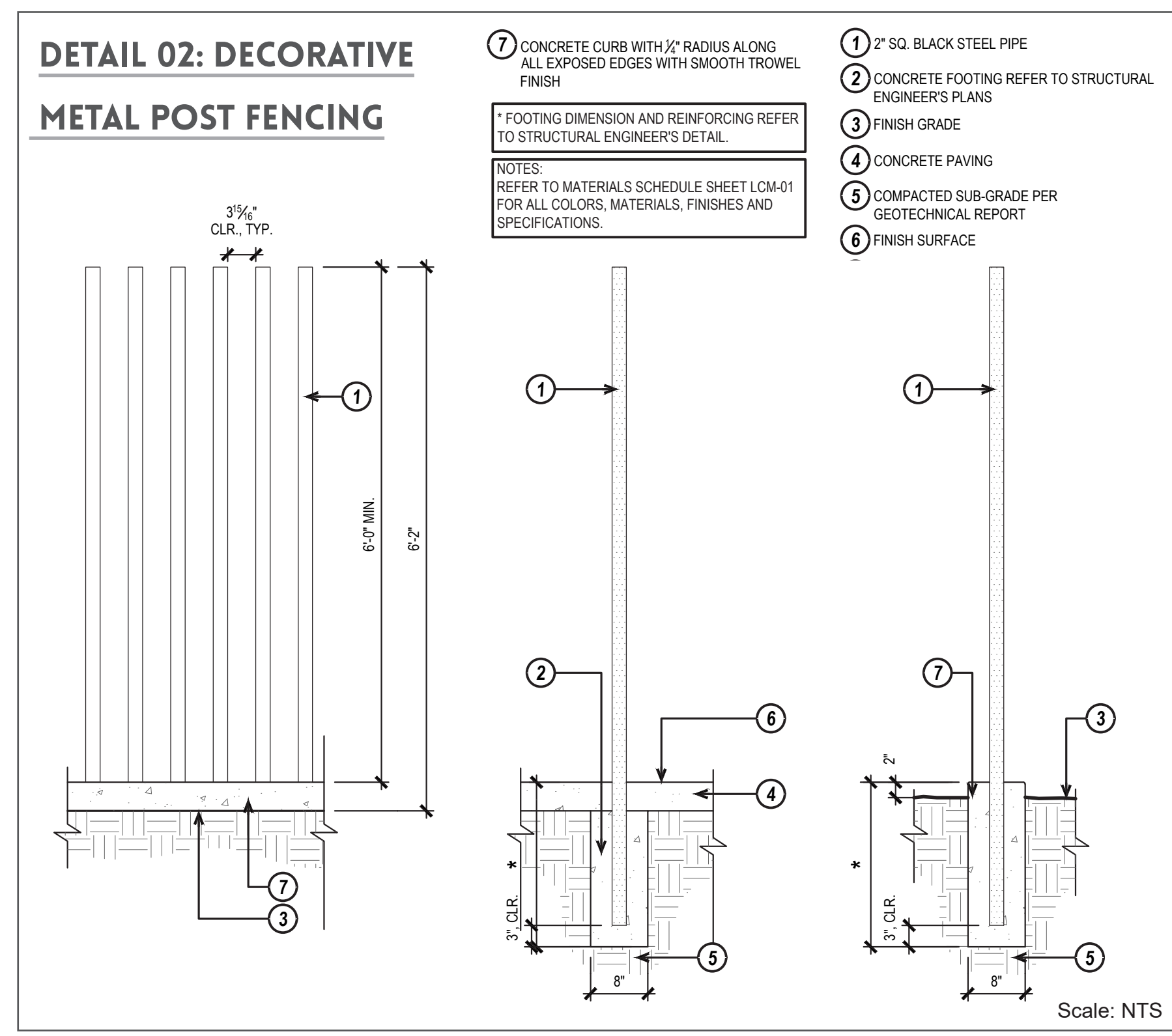
The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. 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.

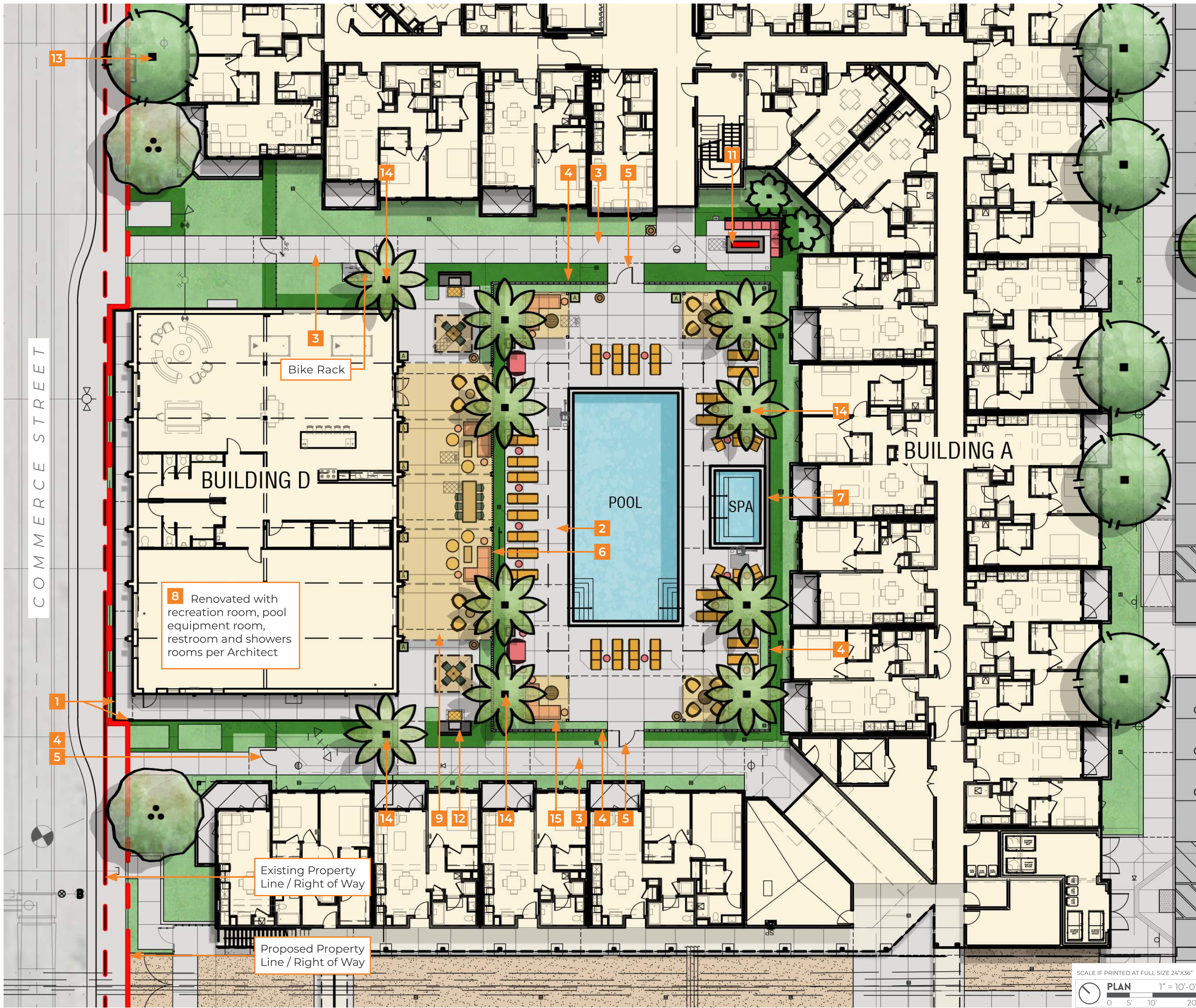
**IRRIGATION NOTES**

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.



- ### FENCES AND WALLS LEGEND
- █ 6'-0" High CMU wall with burnish finish with columns at Property Line (refer to detail 01 for reference.) Columns to be at MAX distance of 50' O.C. from each other. Any section of the wall that is within the 15' Setback is to be 4'-0" H.
  - █ 6'-0" Decorative metal post fencing at pool area (refer to detail 02 for reference.)
  - █ 6'-0" High decorative spa wall
  - ▤▤▤▤▤ 6'-0" High tubular steel fence (refer to detail 03 for reference.)
  - ▤▤▤▤▤ 3'-6" High tubular steel dog park enclosure fence.
  - █ Monumentation Signage by Signage Consultant. To be design and submitted to the City for approval at a later phase.
  - █ 5'-0" High Decorative weathered steel panel wall
  - █ Salvaged Wall (36"H to 42"H and 15'-0" Max length, verified by field condition and salvaged material.)
- ### WALL AND FENCE MATERIAL AND COLOR NOTE
- All walls to match the Architecture - material, finish, and color. All fence match the Architecture metal work finish and color.





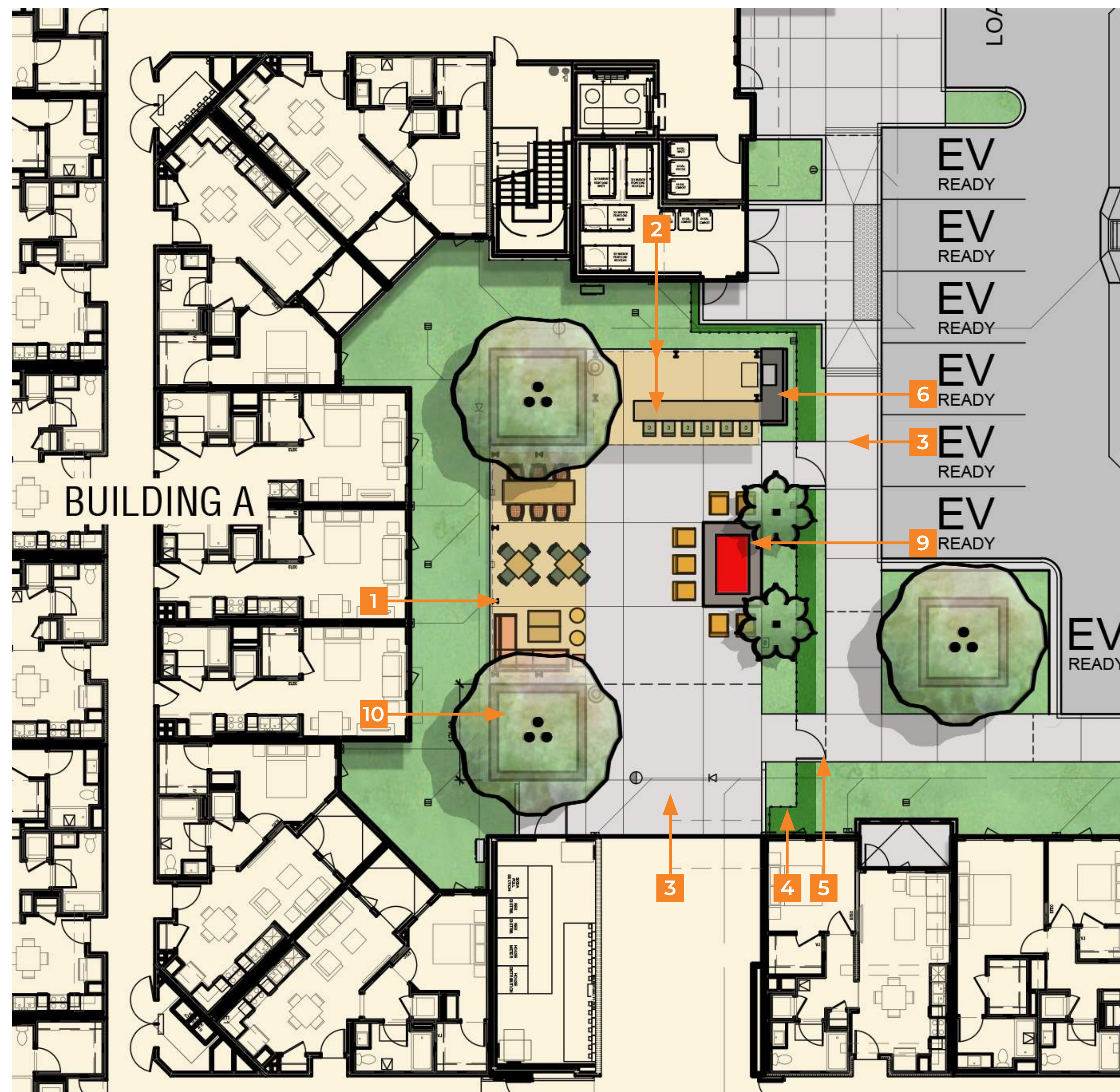
**PROPOSED IMPROVEMENTS**

- 1 New Handrails along elevated pathway of historic building per Historic Preservation Consultant
- 2 Natural grey concrete with retardant finish and sawcut joints at pool deck area
- 3 Natural grey concrete with retardant finish and sawcut joints at walkways
- 4 6'H tubular steel security fencing
- 5 6'H tubular steel secured gate
- 6 6'H decorative metal post fencing
- 7 6'H spa accent wall
- 8 Historic Building renovation per Architect
- 9 Shade trellis over mixed seating areas
- 10 Raised planter with accent tree
- 11 Fire pit with banquette seating area
- 12 BBQ counter with grill
- 13 Shade tree
- 14 Accent palm tree
- 15 Cabana with soft seating

**PLANT LIST NOTE**

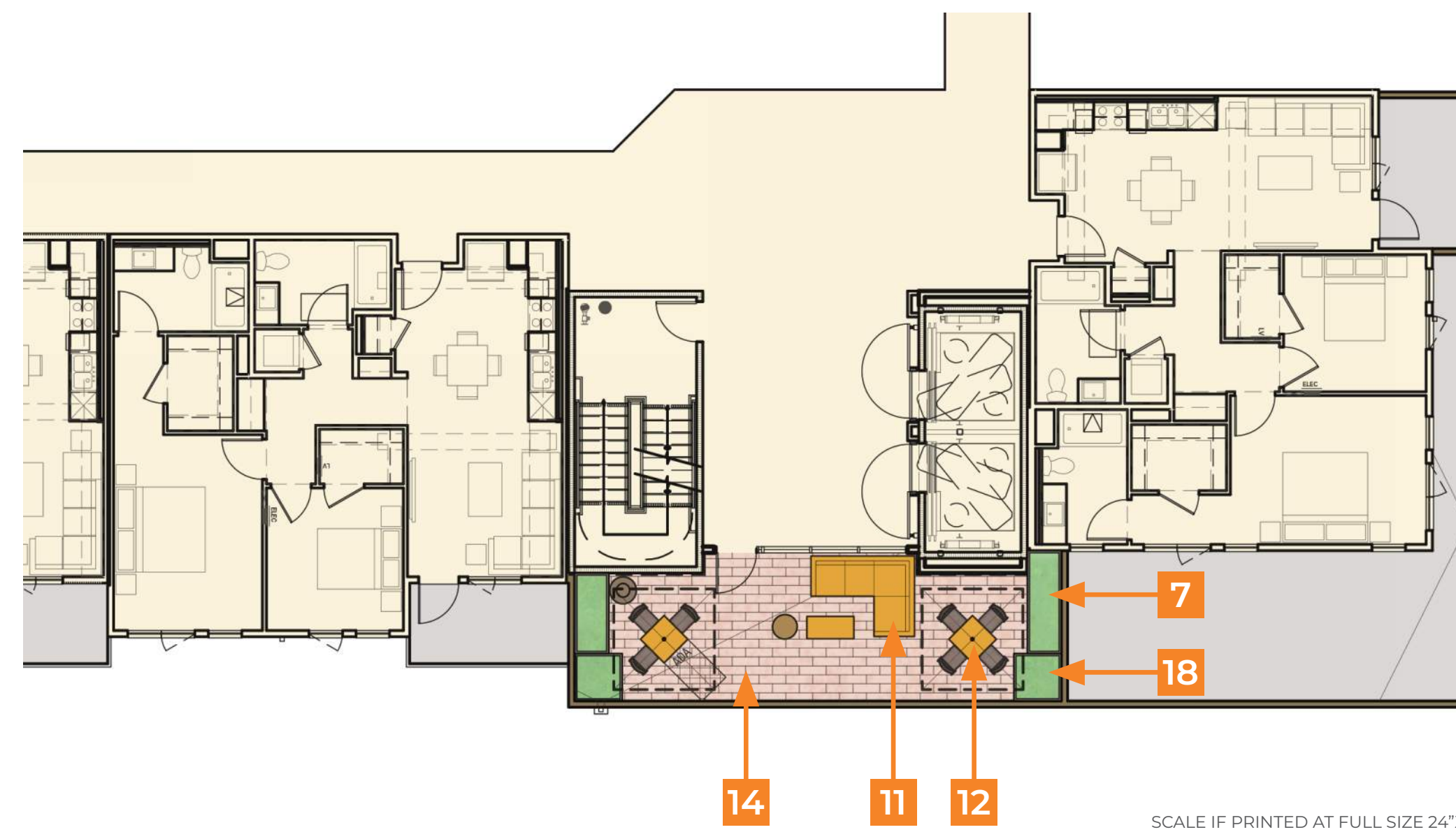
For trees, shrubs, and groundcovers information - refer to Sheet '01, 'Conceptual Landscape Plan - Ground Level.'

SCALE IF PRINTED AT FULL SIZE 24"x36"  
PLAN 1" = 10'-0"  
0 5' 10' 20'



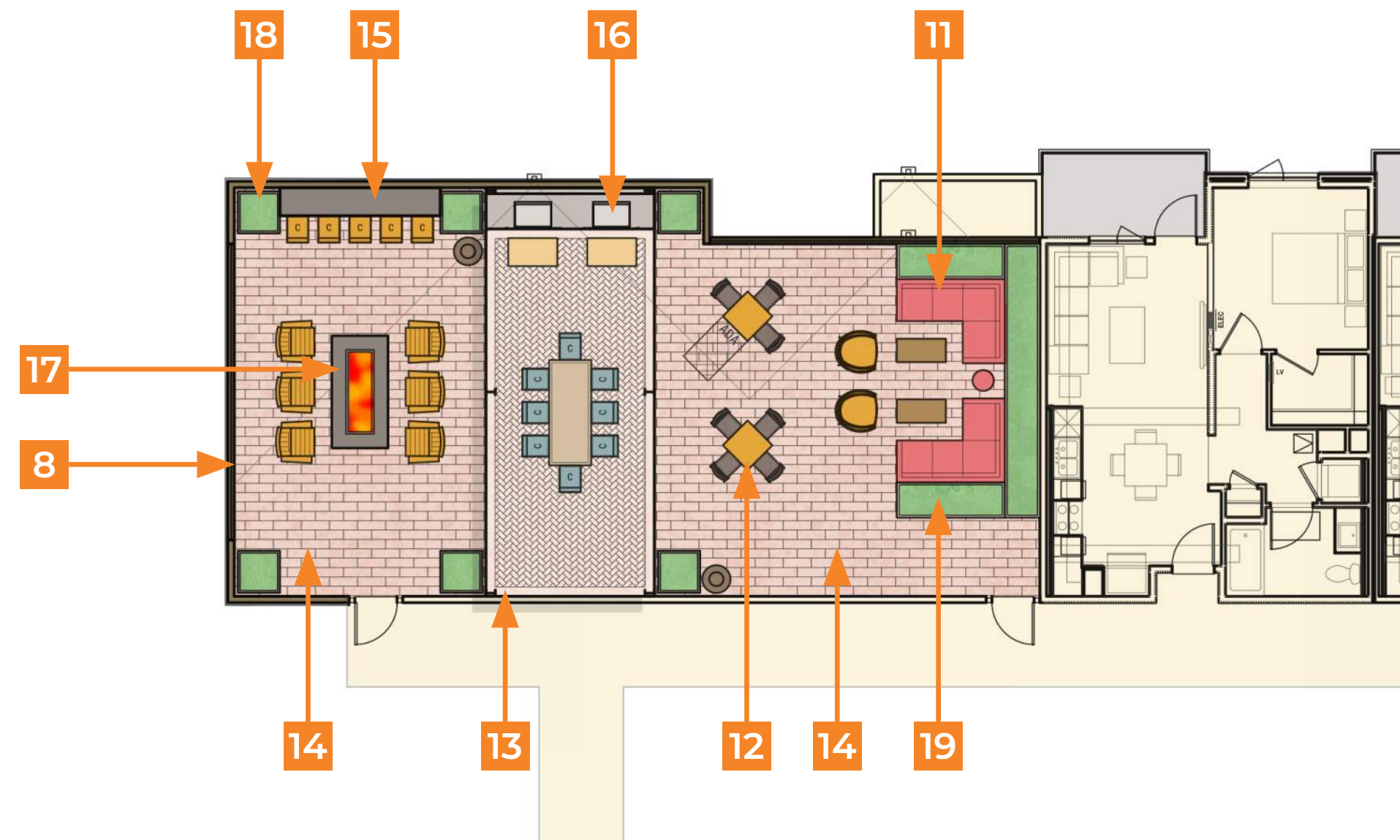
**COURTYARD B ENLARGEMENT**

SCALE IF PRINTED AT FULL SIZE 24"X36"  
**PLAN** 1" = 10'-0"  
 0 5' 10' 20'



**LEVEL 03 ROOF TERRACE ENLARGEMENT**

SCALE IF PRINTED AT FULL SIZE 24"X36"  
**PLAN** 1" = 10'-0"  
 0 5' 10' 20'



**LEVEL 04 ROOF TERRACE ENLARGEMENT**

SCALE IF PRINTED AT FULL SIZE 24"X36"  
**PLAN** 1" = 10'-0"  
 0 5' 10' 20'

**PROPOSED IMPROVEMENTS**

- 1 Shade trellis over mixed seating areas
- 2 Shade trellis with counter bar
- 3 Natural grey concrete with retardant finish and sawcut joints at walkways
- 4 6'H tubular steel security fencing
- 5 6'H tubular steel secured gate
- 6 BBQ counter connected to breakfast base at Courtyard B
- 7 2'H Fiberglass planter with 3'H shrubs to screen private patio
- 8 Proposed part the parapet wall to be glass instead of a solid wall.
- 9 Fire pit with lounge seating
- 10 Raised planter with accent tree
- 11 Sectional lounge seating
- 12 Dining table and chairs
- 13 Shade Trellis attached to the building
- 14 Accent paver field
- 15 ADA accessible counter along roof deck edge
- 16 BBQ grill and counter on roof terrace
- 17 4'x8' Fire Pit with Adirondack chairs
- 18 3'-6" SQ x3'H Fiberglass tree planter
- 19 2'H Fiberglass planter

**PLANT LIST NOTE**

For trees, shrubs, and groundcovers information - refer to Sheet 01, 'Conceptual Landscape Plan - Ground Level.'