

Preliminary Planting Palette

Trees

Spreading Focal-Point Trees - 24" box min.

- Cercidium 'Desert Museum
- Geijera parviflora
- Olea europaea 'Fruitless'
- Schinus molle

Parking Lot Shade Trees - 24" box min.

- Pistacia chinensis 'Keith Davey'
- Platanus x acerfolia
- Quercus cocinea
- Ulmus parvifolia

Perimeter Screen Trees - 24" box min.

- Laurus nobilis 'Saratoga'
- Magnolia grandiflora 'Sam Somers'
- Podocarpus gracilior
- Quercus wislizenii
- Tristanopsis laurina

Small Accent Trees - 24" box min.

- Chilopsis linearis 'Art's Seedless'
- Lagerstroemia indica
- Magnolia soulangiana
- Malus 'Prairie Fire'

Upright Accent Trees - 24" box min.

- Brachychiton populneus
- Hymenosporum flavum
- Lophostemon confertus
- Quercus robur x alba 'Skinny Genes'

Conifer Screen Trees - 24" box min.

- Cedrus deodara
- Pinus canariensis
- Thuja plicata 'Spring Grove'

Shrubs

Screen / Buffer Perimeter Shrubs - 5 gal.

- Echium candicans
- Lantana hybridus 'Radiation'
- Leonotis leonurus
- Leucadendron 'Safari Sunset'
- Leucophyllum frutescens 'Green Cloud'
- Rhamnus alternus 'John Edwards'

Hedges - 5 gal.

- Ligustrum japonicum 'Texanum'
- Myrtus communis 'Compacta'
- Olea europaea 'Little Ollie'
- Raphiolepis umbellata 'Minor'

Narrow Upright Shrubs - Architectural - 5 gal.

- Cupressus sempervirens 'Totem'
- Dodonea viscosa
- Euonymus japonicus 'Green Spire'
- Thuja occidentalis 'Emerald'

Middle-Ground In-fill Planting - 5 gal.

- Callistemon viminalis 'Better John'
- Eremophila maculata 'Valetine'
- Lantana hybridus 'Gold Rush'
- Raphiolepis indica 'Ballarina'

Flowering and Accent Plants - 1 and 5 gal.

- Agave weberi
- Anigozanthos hybridus 'Bush Ranger'
- Chondropetalum tectorum
- Dasyliroa wheeleri
- Euphorbia species
- Kniphofia uvaria 'Flamenco'
- Phormium spp.

Small Accent Plants - 1 an 5 gal.

- Agave 'Blue Glow'
- Dianella variegata
- Lantana montevidensis
- Lomandra confertifolius 'Olive Green'
- Mulenbergia dubia
- Salvia spp.

Groundcovers

Low Accent Plants - 1 gal.

- Achillea millefolium 'Paprika'
- Antennaria dioica
- Baccharis pilularis 'Twin Peaks II'
- Carrisa macrocarpa
- Euphorbia species
- Senecio mandraliscae
- Teucrium cossonii majoricum

Spreading Infill Groundcover - 1 and 5 gal.

- Baccharis pilularis 'Twin Peaks II'
- Carrisa macrocarpa
- Ceanothus griseus horizontalis
- Cistus pulverulentus 'Sunset'
- Eremophila glabra 'Murchison River'

Spreading Low Groundcovers - 1 gal

- Arctostaphylos 'Emerald Carpet'
- Evergreen Euonymus
- Grevillea lanigera 'Coastal Gem'
- Juniperus sabina 'Moor-Dense'
- Lampranthus spectabilis
- Trachelospermum asiaticum
- Westringia 'Low Horizon'

Special Planting Zone - 1 and 5 gal

This zone is for focal point garden location and is comprised of a curated blend of special plant species for high visual impact. These areas are envisioned as blends of Agave, Aloe, succulents, ice plants, Sedums, etc., in a mixing to create a tapestry of form, color, and texture.

Grasses and Grass-Like Plantings - 1 and 5 gal

- Carex tumulicola
- Deschampsia cespitosa
- Dianella revoluta 'Little Rev'
- Festuca idahoensis
- Hesperaloe parviflora 'Brakelights'
- Juncus patens
- Lomandra confertifolius 'Olive Green'
- Muhlenbergia capillaris

Natural Lawn - sod

- Tifgreen hybrid bermuda sodded lawn.

Note - Lawn may be substituted with synthetic lawn such as SynLawn (www.synlawn.com) SynAugustine X47 or approved equal

Yarrow

- Red Apple
- Desert Marigold
- Ice Plant
- Spurge
- Blue Chalk Sticks
- Germander

Coyote Bush

- Natal Plum
- Carmel Creeper
- Sunset Rockrose
- Common Emu Bush

Trailing Manzanita

- Bearberry
- Woolly Grevillea
- Juniper
- Trailing Ice Plant
- Asian Jasmine
- Prostrate Coast Rosemary

Foothill Sedge

- Tufted hairgrass
- Little Rev Flax Lily
- Idaho Fescue
- Red Yucca
- California Gray Rush
- Mat Rush
- Pink Muhly

Misc. Landscape Materials

All shrub and groundcover areas shall be top-dressed with a 3" layer of mulch derived from recycled wood chips or arbor chips from tree trimming. Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gorilla-Hair") is not acceptable.

This plan represents the design style and theme of the landscape design and planting. These plants are preliminary and may change through the design process. The final planting plan may not contain all of the above plants in the sizes as shown. Additionally some new plant species may be used in the final design. This plan does however indicate the quantity of trees and the overall level of landscape development that will be carried through with the final design.

WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Ramona 51.6								
Hydrozone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETHL
1	Lawn	High	0.7	1,447 sf	5.5%	MP Rotator	.75	43206.26
2	Shrubs	Medium	0.4	3,350 sf	12.7%	Bubblers/Drip	.81	52925.04
3	Shrubs	Low	0.3	15,262 sf	57.9%	Bubblers/Drip	.81	180837.74
4	Euc. Duff	None	0	4,783 sf	18.2%	None	1	0
5	Cobble/Aggregate	None	0	1,495 sf	5.7%	None	1	0
TOTAL				26,337 sf		276,969.04 Gallons		
Maximum Applied Water Allowance (MAWA)			379,158 gallon/year					
Estimated Total Water Usage (ETWU)			276,969 gallon/year					
Average Irrigation Efficiency			.80					
ETWU is less than MAWA, therefore water usage as designed exceeds code requirements								

Irrigation

The irrigation design for the project will be designed to be in compliance with the County's Water Efficient Landscape Ordinance (WELO). The entire site will be irrigated using a fully automatic system. The irrigation system will be predominately low volume emission devices such as drip or bubbler with the possibility of some use of pop-up rotary nozzles at storm water filtration planting and in the small recreation lawns. The system will include in-line valves, quick couplers, and gate valves, as well as backflow prevention to meet all local and CBC codes. The automatic controller will be a "smart" controller to meet WELO and will include a weather sensor.

Tree Root Barriers

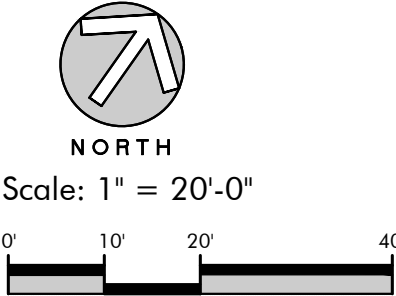
All trees within 5' of curbs or sidewalk paving shall have DeepRoot Model #UB 18-2 root barriers installed during tree installation.

Landscape Maintenance

The maintenance of all landscape as shown on these plans and inclusive of landscape on the private property of this project as well as the off-site land within the adjoining public right-of-way are to be maintained in perpetuity by the private property land-owner. Maintenance is inclusive of all typical site and landscape maintenance such as irrigation repairs, weeding, pruning, clean-up, replacement of damaged items, and on-going upgrades as needed to keep the property and project in a quality and aesthetically pleasing manner and per County and community codes and expectations.

Landscape Areas

Lawn Area	1,447 sf	6.7%
Shrub and Groundcover Area	16,796 sf	78.0%
Eucalyptus Duff	1,258 sf	6.8%
Cobble / Aggregate	1,844 sf	8.6%
Total Landscape Area	21,545 sf	100%
Size of Parcel	119,300 sf	(2.74 acres)
Percentage of Site in Landscape	18.1%	
Plus:		
Off-Site Eucalyptus Duff - Hwy 67	3,273 sf	
Percent of Site in Landscape with Off-Site	20.8%	



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES

PRELIMINARY PLANTING PLAN

RAMONA, CA

LO.2

SITE PLAN SUBMITTAL
SITE RESPONSE #2
Project No. 23104 / KLA 23-2498



Proposed Trees



Agonis flexuosa



Koelreuteria bipinnata



Lophostemon confertus



Pistacia chinensis 'Keith Davey'



Quercus agrifolia



Hymenosporum flavum



Lagerstroemia indica 'Muskogee'



Magnolia grandiflora 'Little Gem'



Platanus racemosa



Schinus molle

Proposed Shrubs



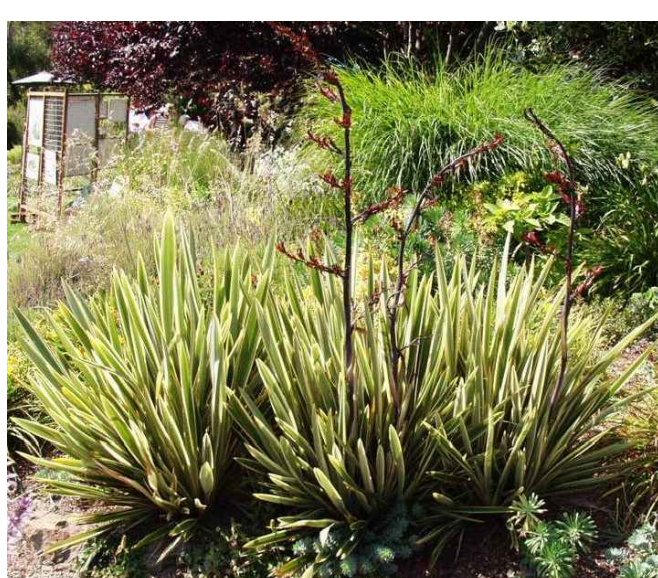
Anigozanthos hybridus 'Bush Ranger'



Ceanothus 'Julia Phelps'



Lantana camara 'Radiation'



Phormium 'Tony Tiger'



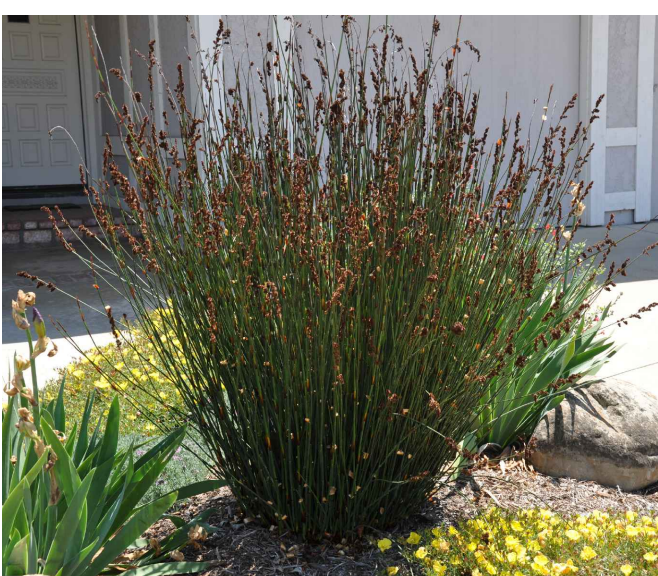
Salvia greggii



Clematis armandii



Arctostaphylos densiflora 'Howard McMinn'



Chondropetalum tectorum



Leucophyllum frutescens 'Green Cloud'



Rhamnus alternus 'John Edwards'



Jasminum polyanthum



Callistemon viminalis 'Better John'



Hesperaloe parvifolia 'Brakelights'



Olea europea 'Little Ollie'



Rosmarinus officinalis 'Miss Jessup Upright'



Bougainvillea 'San Diego Red'

Proposed Groundcovers



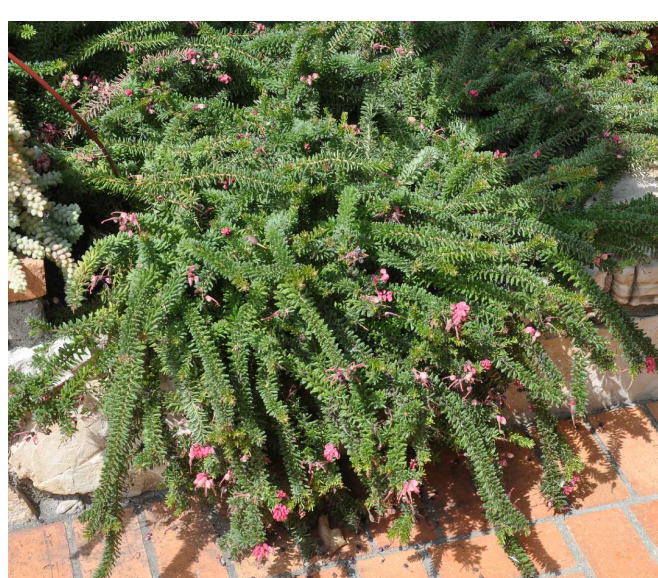
Acacia redolens 'Low Boy'



Bulbine frutescens



Dianella revoluta 'Variegata'



Grevillea lanigera 'Coastal Gem'



Juniperus conferta



Muhlenbergia dubia



Baccharis pilularis 'Twin Peaks'



Calamagrostis acutiflora 'Karl Foerster'



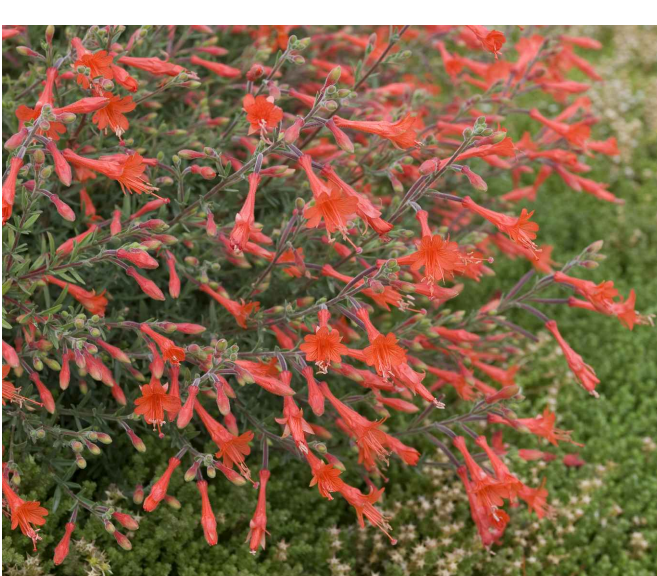
Festuca mairei



Hemerocallis hybridus 'Evergreen Yellow'



Lomandra longifolia 'Breeze'



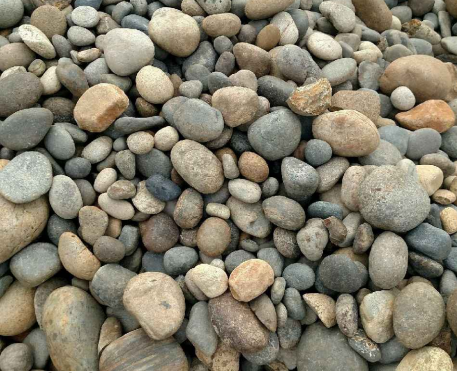
Zauschneria californica 'Route 66'

Non-Living Groundcover

Cobble, Decomposed Granite (DG), etc. designed with the landscape planting to lessen the amount of irrigated landscape while keep a high-level aesthetic.

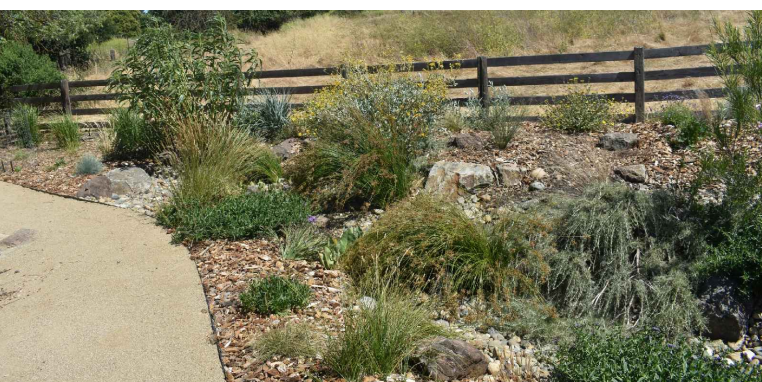
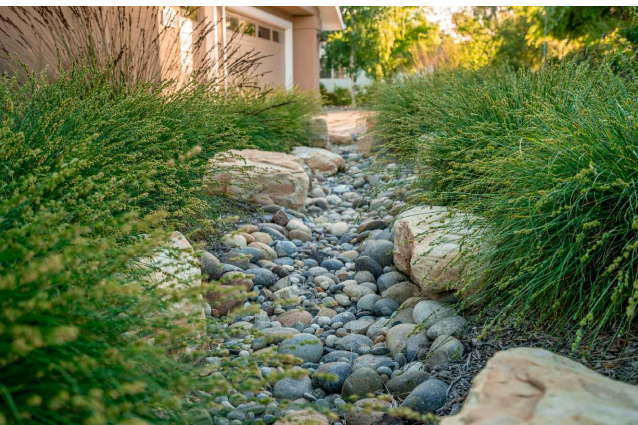


Tan/Gold DG

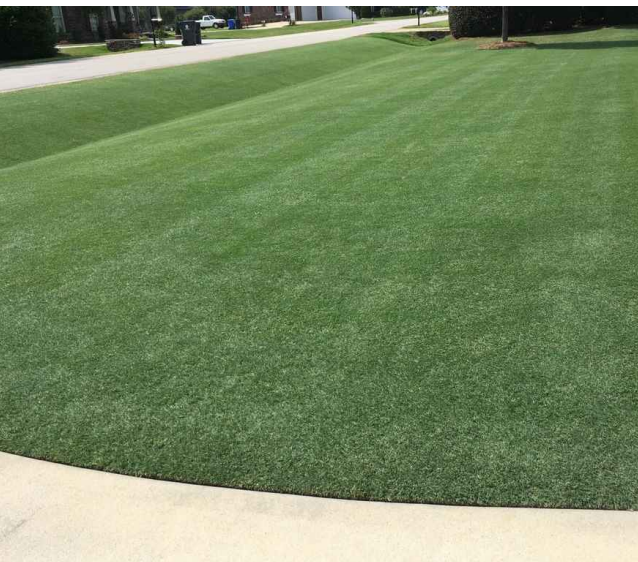


Cobble

Conceptual Landscape Images

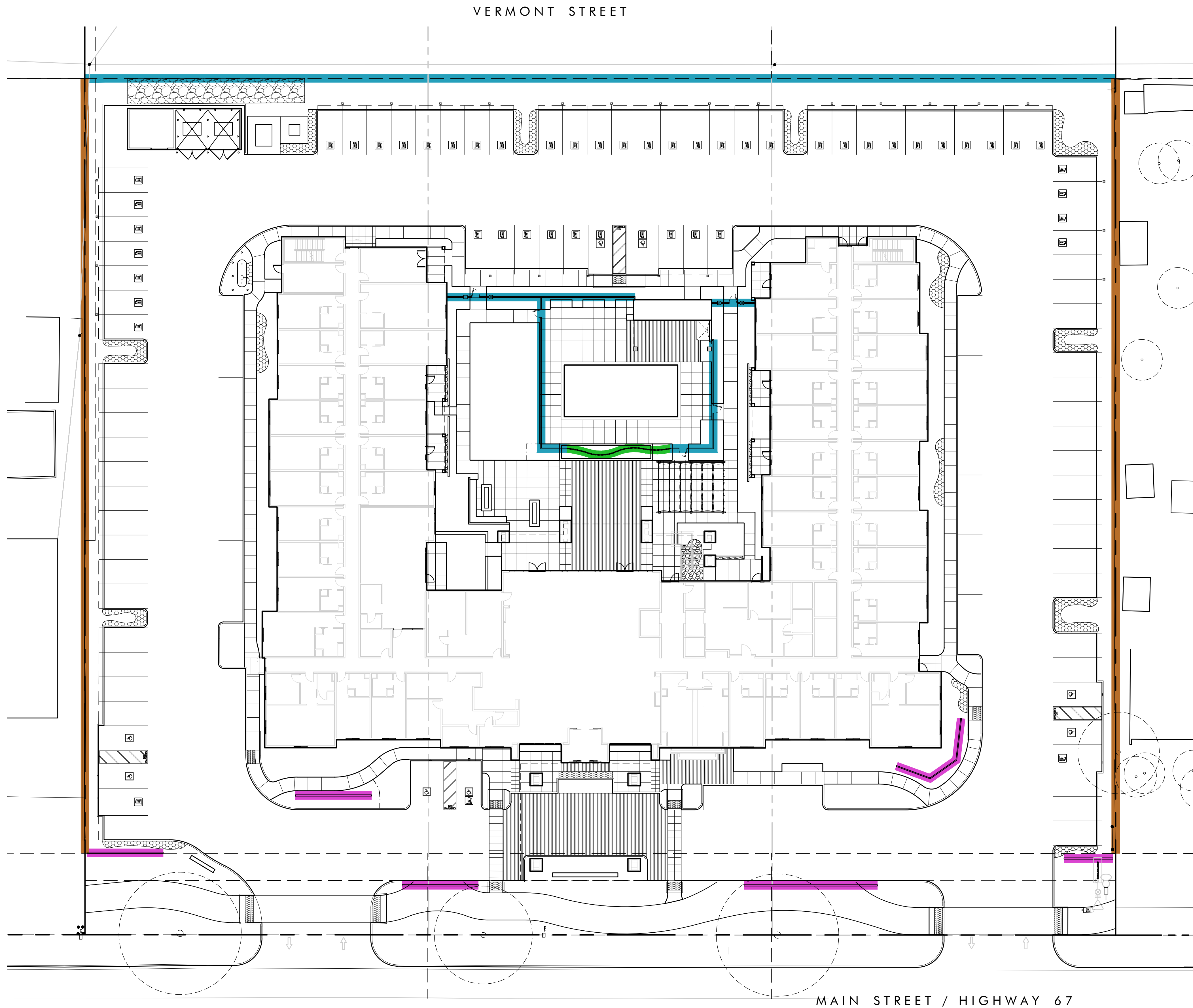


Lawn



Tifgreen Bermuda

The Preliminary Plant Palette represents a sampling of the types of trees, shrubs, groundcovers, and vines that we anticipate to be appropriate for the location as well as the design style and overall theme. This is the list from which plant selection will be drawn from. Not all plants listed within this plant palette will be used in the final design and some plants not listed may be introduced. However, the planting design intent will remain consistent with this plan and plant palette.



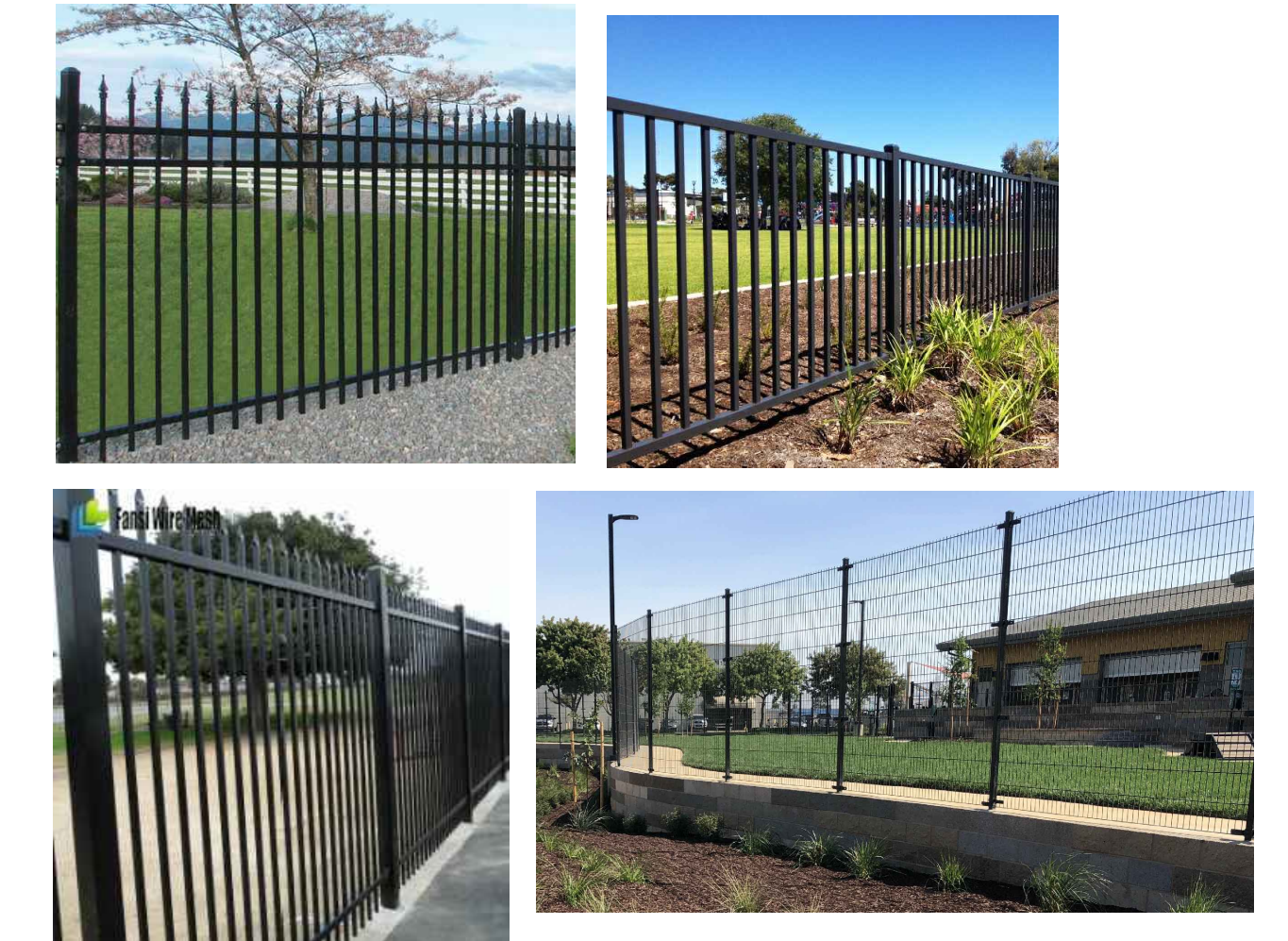
Low Rail Fence

±42" tall two-rail fence along Main St. To divert possible pedestrian access. Fence to be placed in off-set lengths to lessen the linear appearance. Can be Timbercrete (concrete), painted wood rail, split cedar rail.



Tubular Steel Fence

5' - 6' tall tubular steel fence along the Vermont St. frontage (with dense landscape) and per the requirements of the pool enclosure fence. Option of wire-mesh fence in lieu of tubular steel.



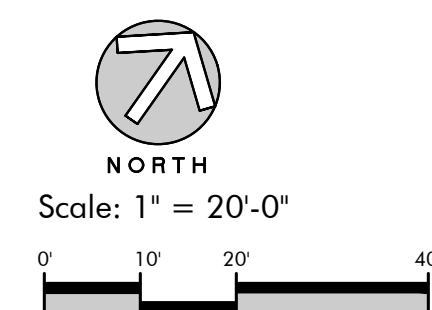
Enhanced Vertical Post Pool Fence

5' - 6' tall steel fence with vertical pickets only - No horizontal rails. To meet pool enclosure code requirements



Enhanced Perimeter Wood Fence

6' tall solid wood fence



RAMONA BOUTIQUE HOTEL

WOODCREST REAL ESTATE VENTURES

SCHEMATIC FENCING PLAN

RAMONA, CA

LO.4

SITE PLAN / SUBMITTAL 08-18-2023
SITE RESPONSE #2 06-20-2025

Project No. 23104 / KLA 23-2498

