



PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING	HEIGHT X WIDTH	REMARKS
TREES:							
T1	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL.	67	MODERATE	20' X 15'	STD. TRUNK
T2	PLATANUS X HISPANICA	LONDON PLANE TREE	24" BOX	15	MODERATE	50-70' X 10-15'	STD. TRUNK
SHRUBS:							
S1	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	124	LOW	2-3' X 2-3'	
S2	CALLISTEMON VIMINALIS 'SLIM'	DWARF WEEPING BOTTLEBRUSH	15 GAL.	66	LOW	6-8' X 4-5'	COLUMNAR FORM
S3	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	174	LOW	2-3' X 2-3'	
S4	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	373	LOW	3-4' X 2-3'	
S5	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	61	LOW	4-5' X 4-5'	
S6	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	5 GAL.	127	LOW	3' X 3'	
GROUNDCOVERS:							
G1	BULBINE FRUTESCENS 'HALLMARK'	STALKED BULBINE	1 GAL.	18" o.c.	LOW	1-2' X 1-2'	
G2	CARISSA MACROCARPA 'GREEN CARPET'	LOW GROWING NATAL PLUM	1 GAL.	24" o.c.	MODERATE	1-1/2' X 3-4'	
G3	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	48" o.c.	LOW	6-12" X 4-5'	
VINE:							
V1	FICUS REPENS	CREEPING FIG	1 GAL.	54	MODERATE		
LAWN:							
L	MARATHON II SOD				HIGH		

WATER EFFICIENT LANDSCAPE CALCULATIONS

PER 2015 REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

REFERENCE EVAPOTRANSPIRATION (Eto) 43.2

PLANT DESCRIP.	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF / IE)	LAND. AREA	ETAF X AREA	ETWU
LOW WATER	0.2	DRIP	0.81	0.25	11,151	2787.7	74,866 GAL. / YR.
MODERATE WATER	0.5	DRIP	0.81	0.62	1,597	990.1	26,519 GAL. / YR.
HIGH WATER	0.7	DRIP	0.81	0.86	1,290	1,109.4	29,714 GAL. / YR.
				TOTAL	14,038 S.F.	4887.2	ETWU TOTAL 130,899 GAL. / YR.
							MAWA TOTAL 206,796 GAL. / YR.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (Eto) (0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]

MAWA = (43.2) (0.62) [(0.55 X 14,038) + (0.45 X 0)]

MAWA = 206,796 GAL. / YR.

ETAF CALCULATIONS

(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .45 OR BELOW FOR NON-RESIDENTIAL AREAS)

TOTAL ETAF X AREA = 4887.2

TOTAL AREA = 14,038 S. F.

AVERAGE ETAF = 0.35

HYDROZONE INFORMATION TABLE

LOW WATER USE HYDROZONES: 11,151 S.F. = 80% OF LANDSCAPE
 MODERATE WATER USE HYDROZONES: 1,597 S.F. = 11% OF LANDSCAPE
 HIGH WATER USE HYDROZONES: 1,290 S.F. = 9% OF LANDSCAPE

RECREATION SITE AMENITIES LIST

- A1 **COVERED GRILL**
COLOR: BLACK
BY: PLAYWORLD
QTY: 1
- A2 **PLAY CUBES - 4**
INSTALL PLAYCUBES ON UNITARY PROTECTIVE PLAYGROUND SURFACE
COLOR: BY OWNER
BY: PLAYWORLD
QTY: 1
- A3 **RECTANGLE TABLE**
COLOR: BY OWNER
BY: PLAYWORLD
QTY: 2
- A4 **SQUARE TABLE**
COLOR: BY OWNER
BY: PLAYWORLD
QTY: 4

GENERAL NOTES

PROJECT:
NEW RESIDENTIAL TOWNHOME PROJECT
CARSON TOWNHOMES
215 W. CARSON STREET
CARSON, CA

PROJECT APPLICANT / OWNER:
DWB CARSON II LLC
DON WILSON BUILDERS
23705 CRENSHAW BOULEVARD, STE. 200
TORRANCE, CA 90510

PROJECT EXHIBIT PREPARER / LANDSCAPE ARCHITECT:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO AVENUE
LONG BEACH, CA 90804
562.494.0411

LANDSCAPE SITE AREA:
SITE LANDSCAPE AREA = 11,971 SQ. FT.
SITE TURF AREA = 1,290 SQ. FT.
PROPOSED R-O-W LANDSCAPE AREA = 777 SQ. FT.
EXISTING R-O-W LANDSCAPE AREA = 579 SQ. FT.
TOTAL LANDSCAPE AREA = 14,617 SQ. FT.

PROJECT ZONING:
MU-CS MIXED USE - CARSON STREET



CONCEPTUAL LANDSCAPE PLAN

REVISIONS	BY

CNA
CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:
DWB CARSON II LLC
215 W. CARSON STREET, SUITE 200
TORRANCE, CA 90503

PREPARED BY:
CRAIG WEBER & ASSOCIATES
950 SANTIAGO WAY, LONG BEACH, CA 90804
PH: 562.494.0411

REGISTERED LANDSCAPE ARCHITECT
CRAIG WEBER, 950 SANTIAGO WAY, LONG BEACH, CA 90804
No. 10000
Exp. Date: 12/31/2024

PROJECT: APN: 7341-011-013, 018, 019, 020
CARSON TOWNHOMES
215 W. CARSON STREET
CARSON, CA

Date: OCT 2021
Scale: 1/16" = 1' 0"
Drawn: KGW
Job: 1594
Sheet: