



NORTH WEST RENDERING 4



SOUTH EAST RENDERING 2



NORTH EAST RENDERING 3



SOUTH WEST RENDERING 1

PROJECT:
 GROUND UP OFFICE BUILDING

parentis health.
 PARENTIS HEALTH
 24221 PASEO DE VALENCIA
 LAGUNA WOODS, CA 92637 •

COPYRIGHT
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / RR
SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

SHEET TITLE
RENDERINGS

SHEET NUMBER

A0.1

BUILDING AREA

SITE AREA = 15,250 SF.
 BUILDING AREA = 3,011 SF.
 ALLOWABLE LOT COVERAGE = 35% (15,250 SF. x .35 = 5,340 SF.)

PARKING ANALYSIS

STANDARD SPACES = 9
 ACCESSIBLE SPACES = 1
 TOTAL EXISTING PARKING = 10



EXISTING SITE PLAN

SCALE: 1" = 20'-0"

designwork studios
 ARCHITECTURE • INTERIOR DESIGN

8941 Research Drive, Suite 100
 Irvine, CA 92618
 Tel. 714.480.0533

PROJECT:
 GROUND UP OFFICE BUILDING

parentis health.

PARENTIS HEALTH
 24221 PASEO DE VALENCIA
 LAGUNA WOODS, CA 92637 •

COPYRIGHT
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / RRR
SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

SHEET TITLE
 EXISTING SITE PLAN

SHEET NUMBER
A1.0

BUILDING AREA

PARKING REQUIREMENT BY LAGUNA WOODS MUNICIPAL CODE
CHAPTER 13.10 COMMERCIAL DISTRICT

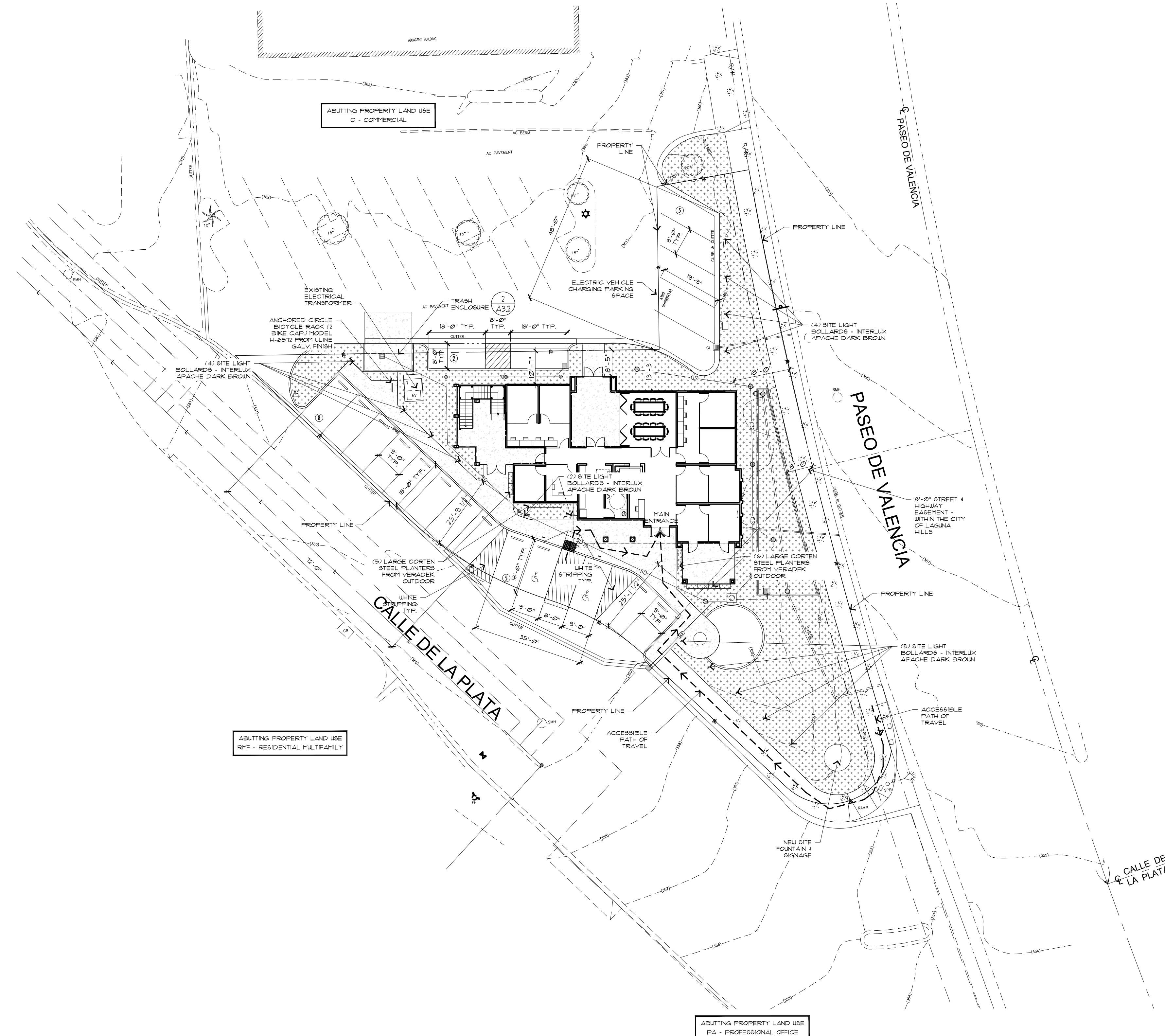
LAND USE = _____ C - COMMERCIAL
 ZONING = _____ PA - PROFESSIONAL & ADMINISTRATIVE OFFICE
 ALL SETBACKS = _____ 10'-0"
 ALLOWABLE BLDG. HEIGHT = _____ 35'-0"
 PROPOSED BLDG. HEIGHT = _____ 35'-0"
 LAND AREA = _____ 16,828 SF. OR 0.386 ACRES PER A.L.T.A.
 SITE AREA = _____ 15,258 SF. (CLEAR AFTER EASEMENT)
 MAX F.A.R. = _____ (LOT SIZE x .30) 15,258 x .30 = 4,577 SF.
 BUILDING AREA = _____ 4,555 SF. (1ST FLR: 2,856 SF. / 2ND FLR: 1,699 SF.)
 ALLOWABLE LOT COVERAGE = _____ 35% (15,258 SF. x .35 = 5,340 SF.)

PARKING ANALYSIS

PARKING REQUIREMENT BY LAGUNA WOODS MUNICIPAL CODE
CHAPTER 13.10.010 OFF-STREET PARKING REQUIREMENTS

1 PARKING SPACE FOR EACH 250 SF. OF GROSS FLOOR AREA
 4,555 SF. / 250 SF. = _____ 18 PARKING SPACES REQ'D
OVERALL PARKING SPACES
 STANDARD SPACES = _____ 18
 ACCESSIBLE SPACES = _____ 2
 TOTAL PARKING PROVIDED = _____ 20

- MIN. REQUIRED ACCESSIBLE PARKING SPACES PER TABLE CHAPTER 13.10.030 = 1 ACCESSIBLE PARKING SPACE REQUIRED
- 2 ACCESSIBLE PARKING SPACES PROVIDED
- 1 ELECTRIC VEHICLE CHARGING PARKING SPACE PROVIDED
- 1 ANCHORED TWO-BICYCLE CAPACITY RACK PROVIDED



PROJECT:
GROUND UP OFFICE BUILDING

parentis health.
 PARENTIS HEALTH
 24221 PASEO DE VALENCIA
 LAGUNA WOODS, CA 92637 •

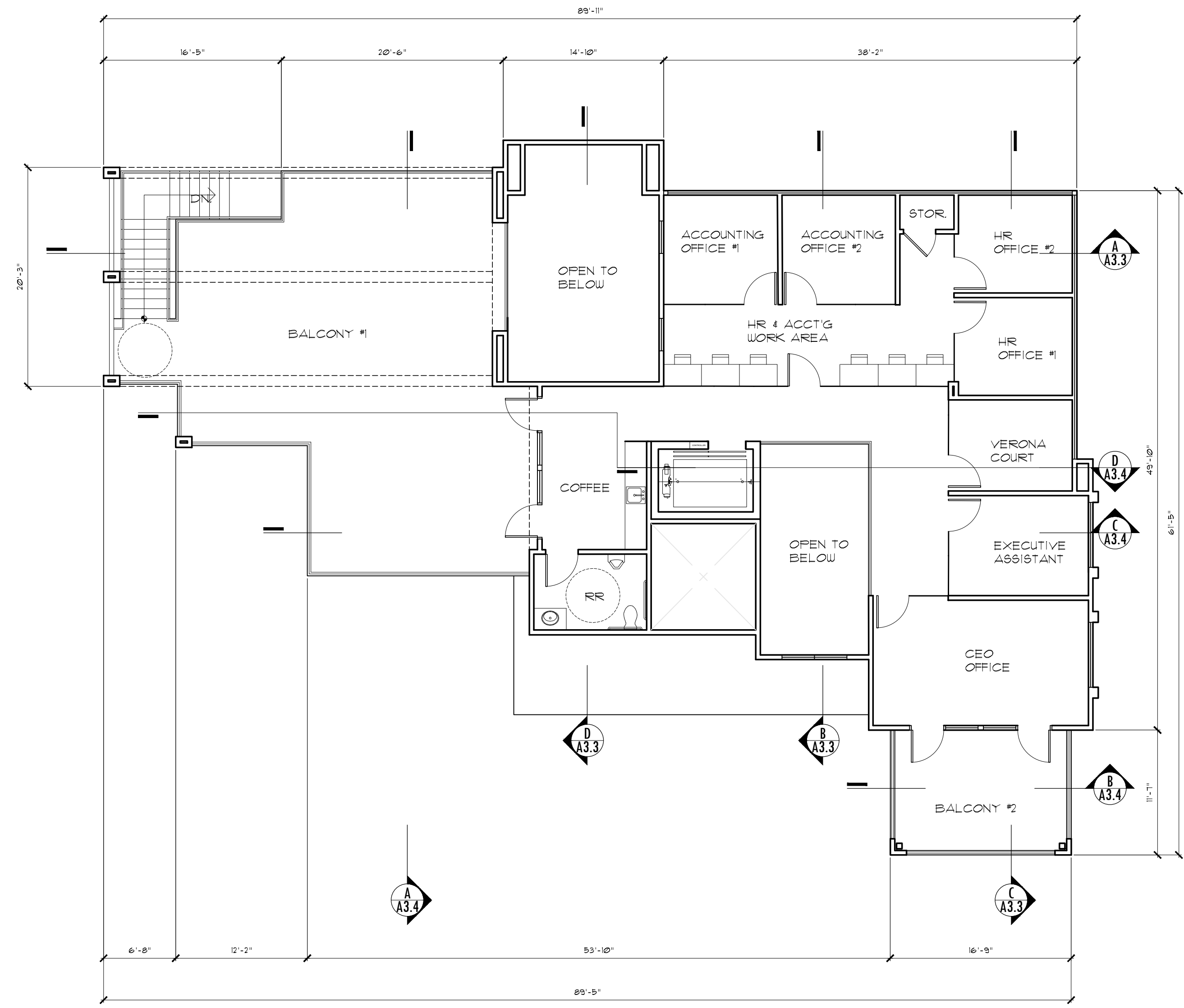
COPYRIGHT
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / RR
SCALE	AS NOTED

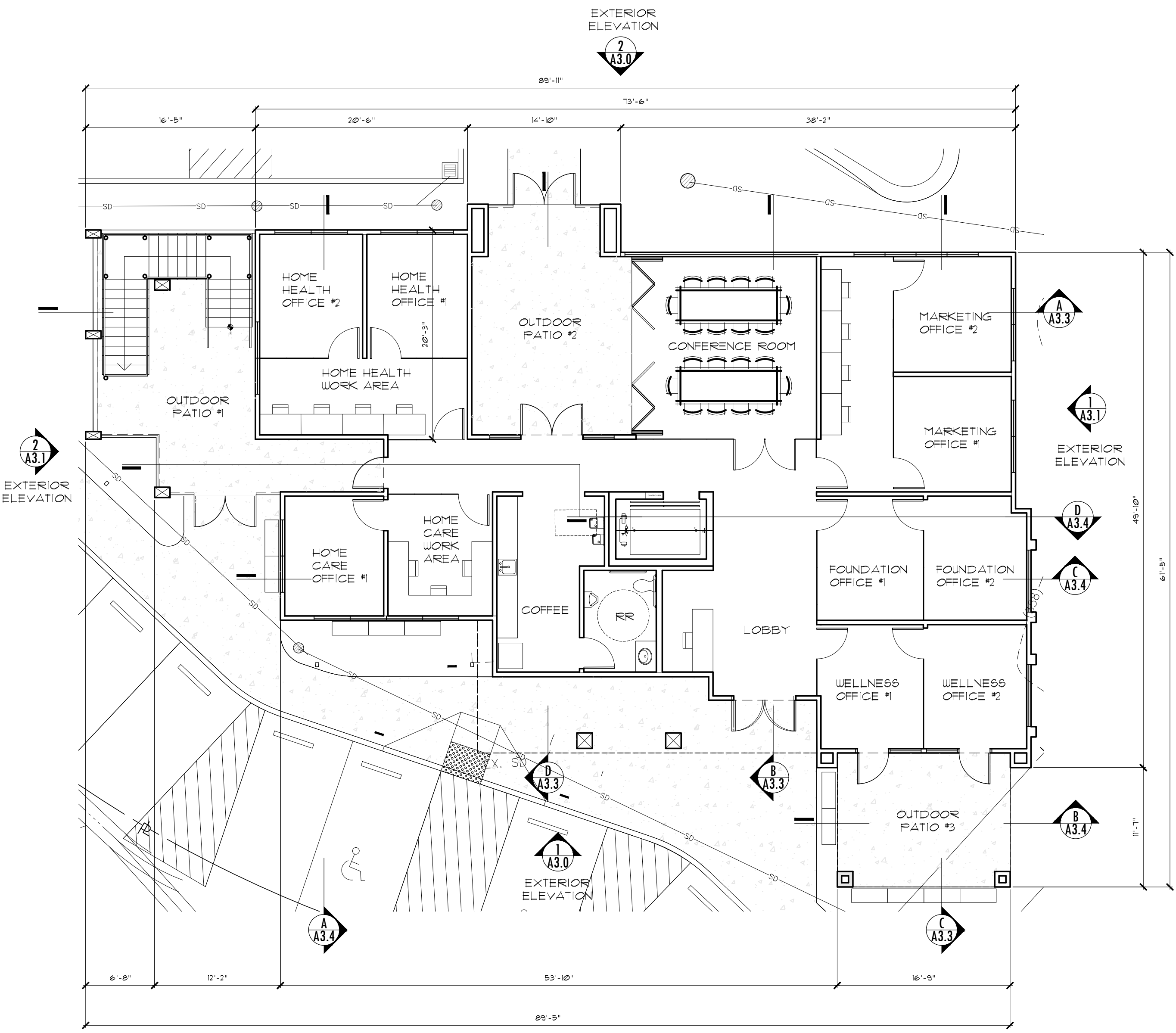
DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

SHEET TITLE
PROPOSED SITE PLAN

SHEET NUMBER
A1.1



PROPOSED FLOOR PLAN (SECOND LEVEL)
 SCALE: 1/8" = 1'-0"
 (1,699 SF)



PROPOSED FLOOR PLAN (FIRST LEVEL)
 SCALE: 1/8" = 1'-0"
 (2,856 SF)

PROJECT:
 GROUND UP OFFICE BUILDING

parentis health.

PARENTIS HEALTH
 24221 PASEO DE VALENCIA
 LAGUNA WOODS, CA 92637 •

COPYRIGHT
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / IRR
SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

PROJECT:
GROUND UP OFFICE BUILDING

parentis health.

PARENTIS HEALTH
24221 PASEO DE VALENCIA
LAGUNA WOODS, CA 92637 •

COPYRIGHT

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

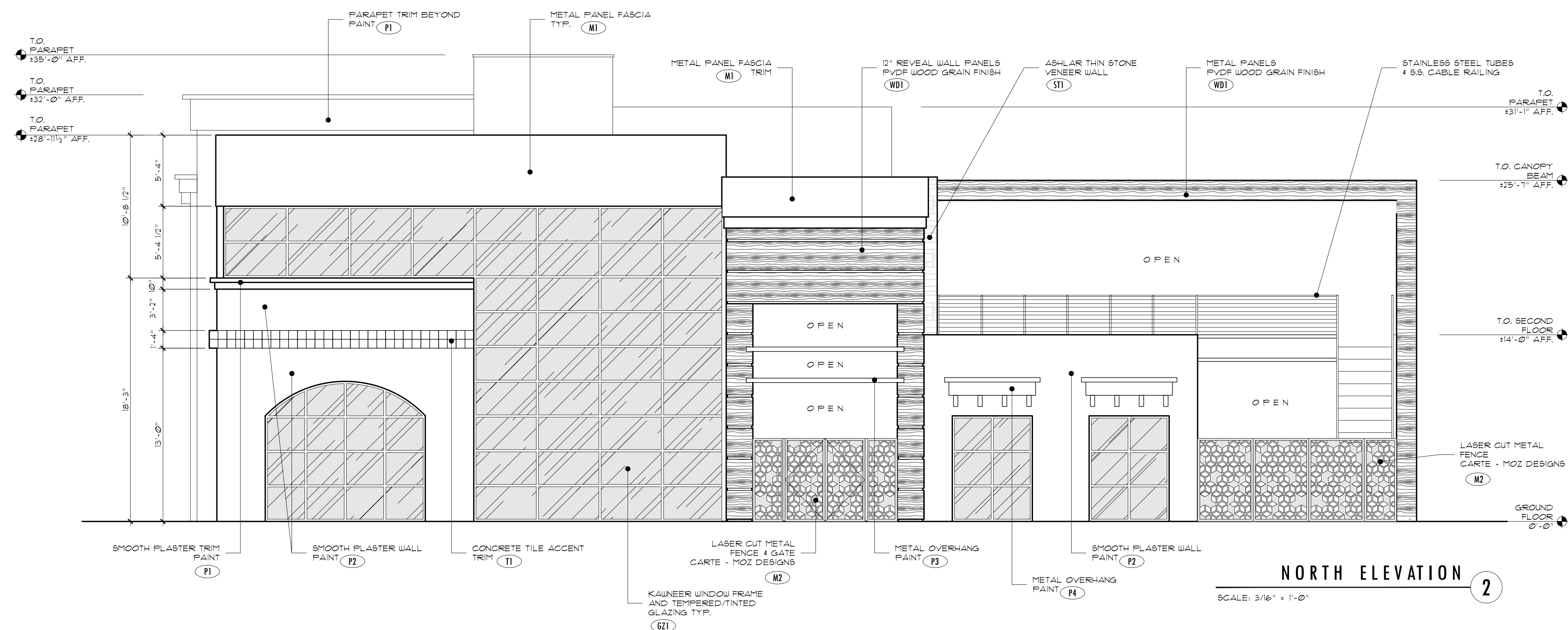
PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / IRR
SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

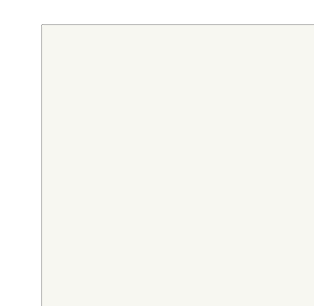
SHEET TITLE
EXTERIOR ELEVATIONS

SHEET NUMBER

A3.0



P1 PAINT
SW 1041 (VAN DYKE BROWN)



P2 PAINT
SW 1151 (HIGH REFLECTIVE WHITE)



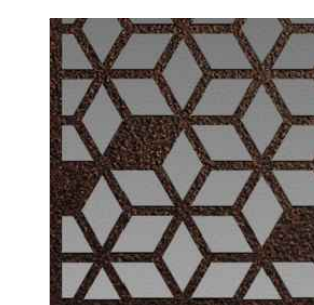
P3 PAINT
SW 1041 (VAN DYKE BROWN)



P4 PAINT
SW 1105 (COPPER POT)



M1 METAL PANEL
PANEL PAINTED (P3)



M2 METAL PANEL
LASER CUT GATE (R057)



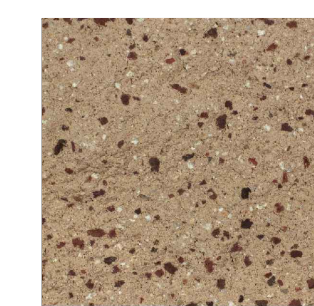
M3 METAL PANEL
ALUT SHEET (RUST POWDER)



ST1 THIN STONE
ALAMO THIN VENEER ASHLAR (STONE RIDGE FOSSIL)



W1 WOOD METAL PANEL
FAC-CLAD REVEAL PANEL (WOOD / COPPER)



CMU1 CONCRETE BLOCK
GRECO BLOCK + HARDSCAPE (TAN HIGH-SPLIT FACE)



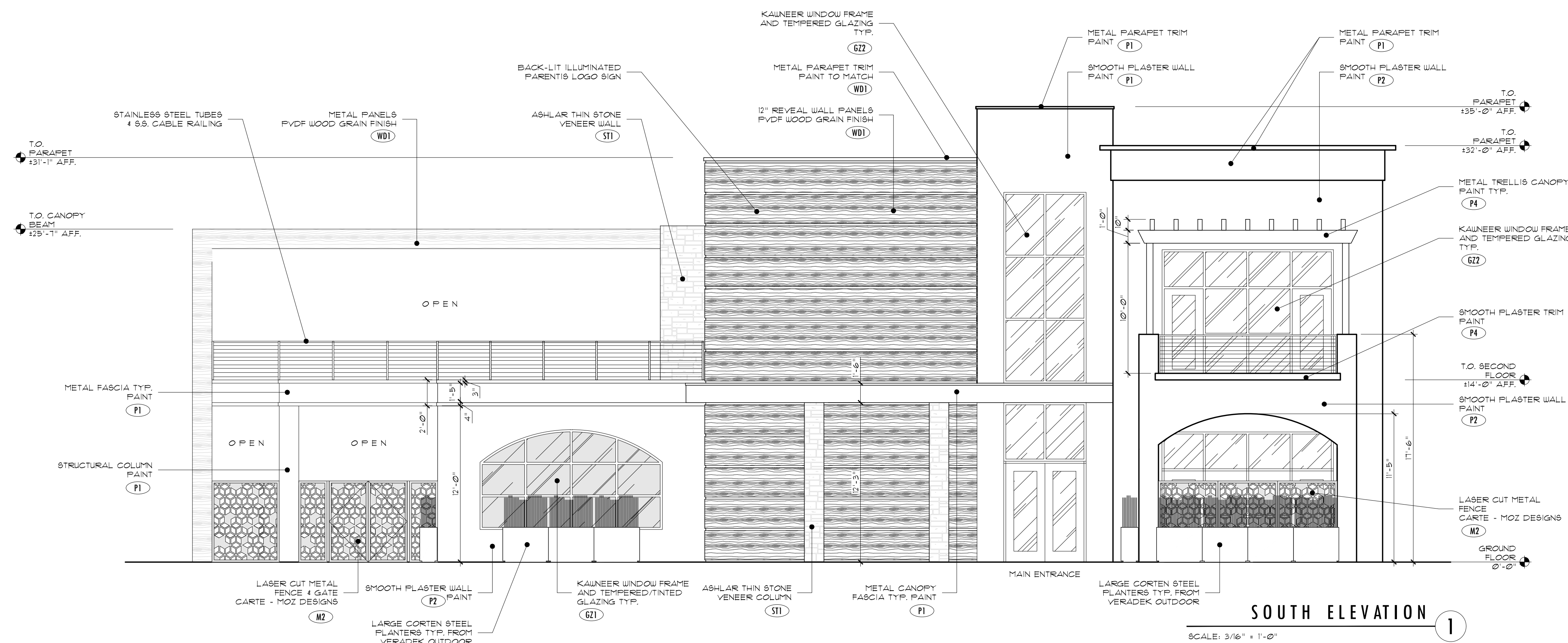
T1 CONCRETE TILE
ART BACKS MADRONA COLLECTION (CARMEL)



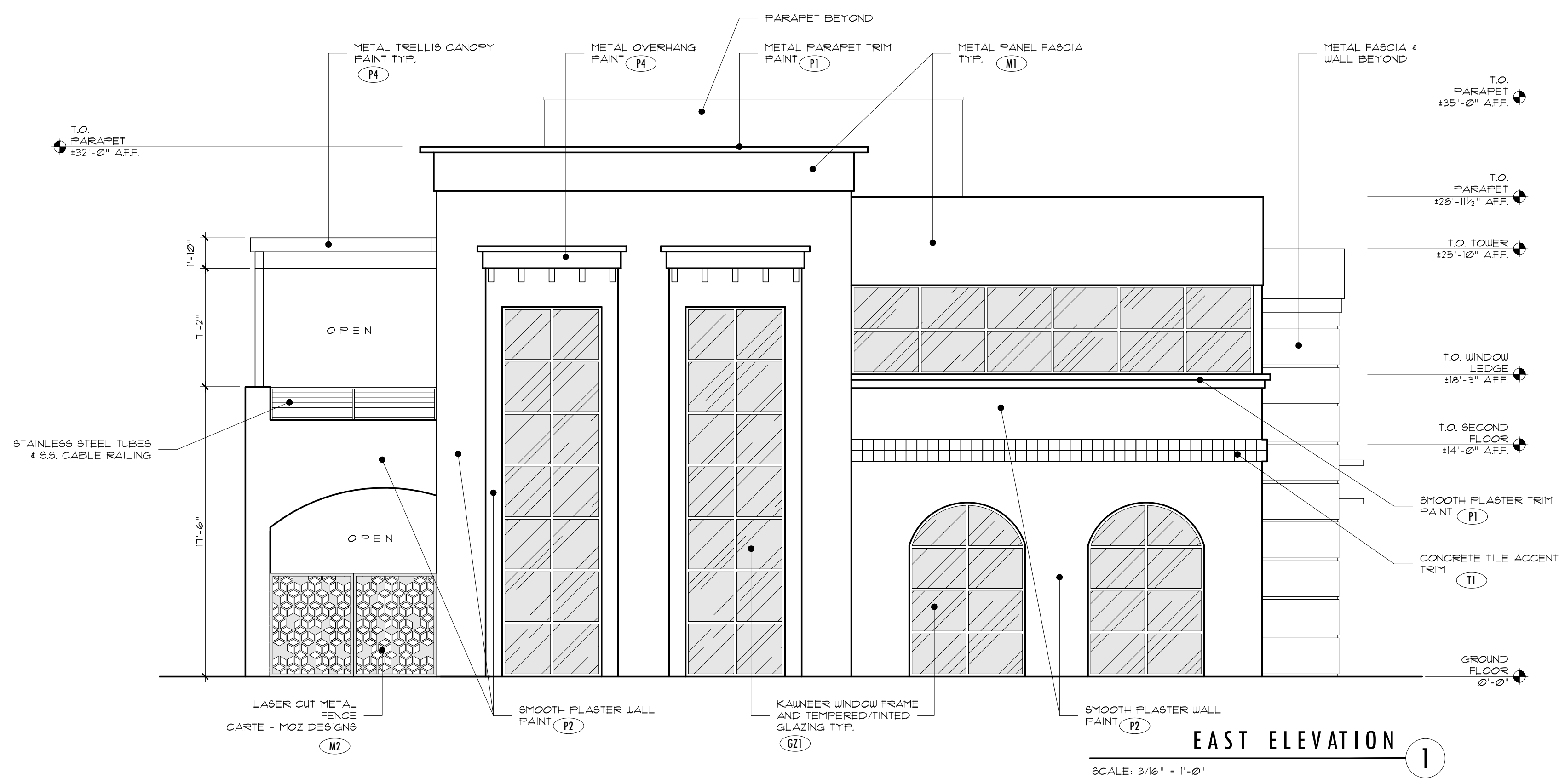
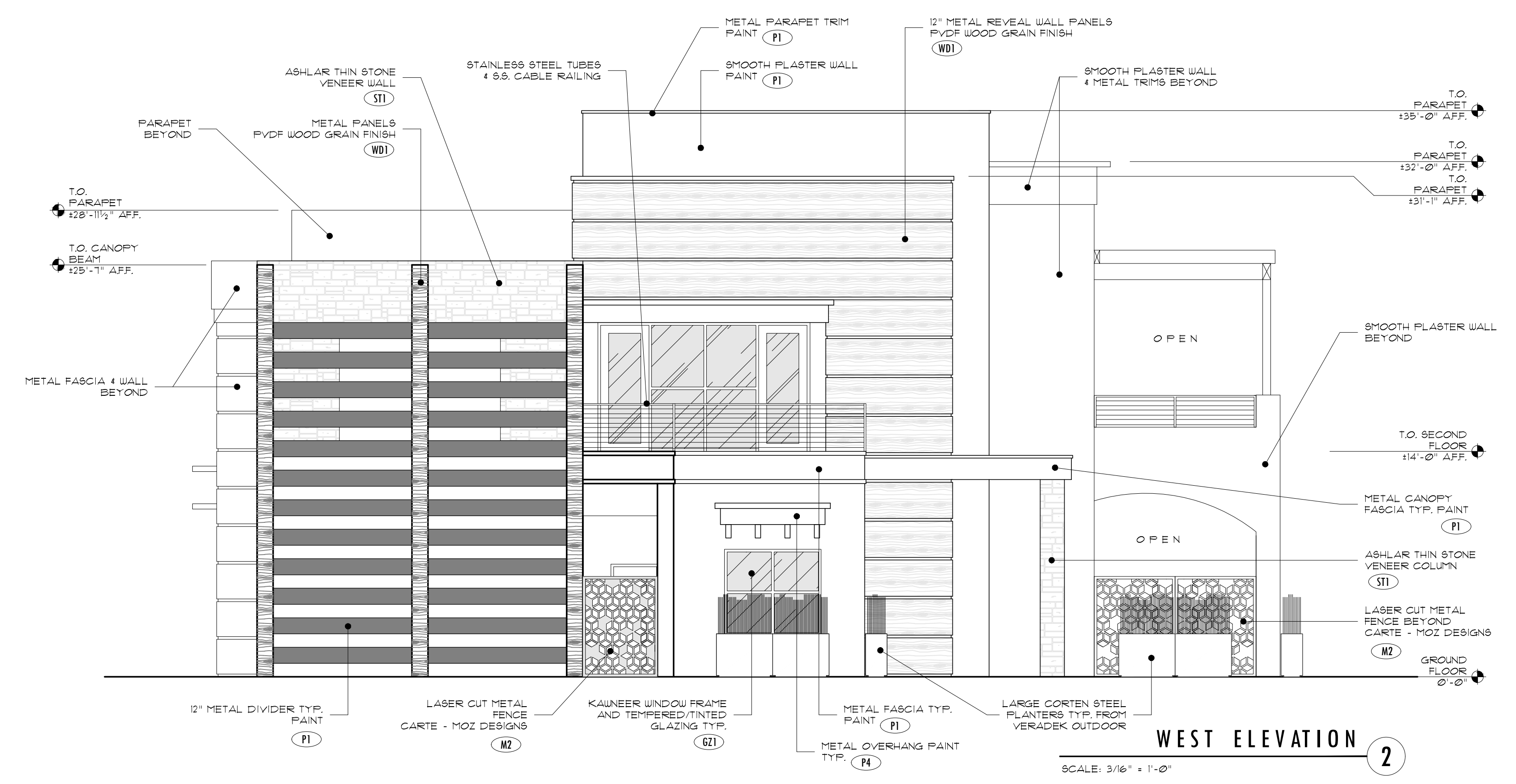
GZ1 DOUBLE GLAZED GLASS
GUARDIAN GLASS (8X8 1/2 CRYSTAL BLUE CLEAR)



GZ2 DOUBLE GLAZED GLASS
GUARDIAN GLASS (8X8 1/2 CRYSTAL BLUE CLEAR)



DESIGNWORK STUDIOS



P1 PAINT
 SW 1041 (VAN DYKE BROWN)

P2 PAINT
 SW 1151 (HIGH REFLECTIVE WHITE)

P3 PAINT
 SW 1041 (VAN DYKE BROWN)

P4 PAINT
 SW 1105 (COPPER POT)

M1 METAL PANEL
 PANEL PAINTED (P3)

M2 METAL PANEL
 LASER CUT CARTE (R0517)

M3 METAL PANEL
 ALUM. SHEET (RUST POWDER)

ST1 THIN STONE
 ALAMO THIN VENEER ASHLAR (STONE RIDGE POSSBL.)

WD1 WOOD METAL PANEL
 PAC-GLAD REVEAL PANEL (WOOD / COPPER)

CMU1 CONCRETE BLOCK
 GRID BLOCK, 4 HARDSCAPE (7AN HIGH-SPLIT FACE)

T1 CONCRETE TILE
 SAN JACKS MADRONA COLLECTION (CAFR)

GZ1 DOUBLE GLAZED GLASS
 GUARDIAN GL485 (8X6 9/123 CRYSTAL BLUE CLEAR)

GZ2 DOUBLE GLAZED GLASS
 GUARDIAN GL485 (8X6 9/123 CRYSTAL BLUE CLEAR)

PROJECT:
 GROUND UP OFFICE BUILDING

parentis health.
 PARENTIS HEALTH
 24221 PASEO DE VALENCIA
 LAGUNA WOODS, CA 92637 •

COPYRIGHT
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / RRR
SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

SHEET TITLE
 EXTERIOR ELEVATIONS

SHEET NUMBER
A3.1

PROJECT:
 GROUND UP OFFICE BUILDING

parentis health.
 PARENTIS HEALTH
 24221 PASEO DE VALENCIA
 LAGUNA WOODS, CA 92637 •

COPYRIGHT
 ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

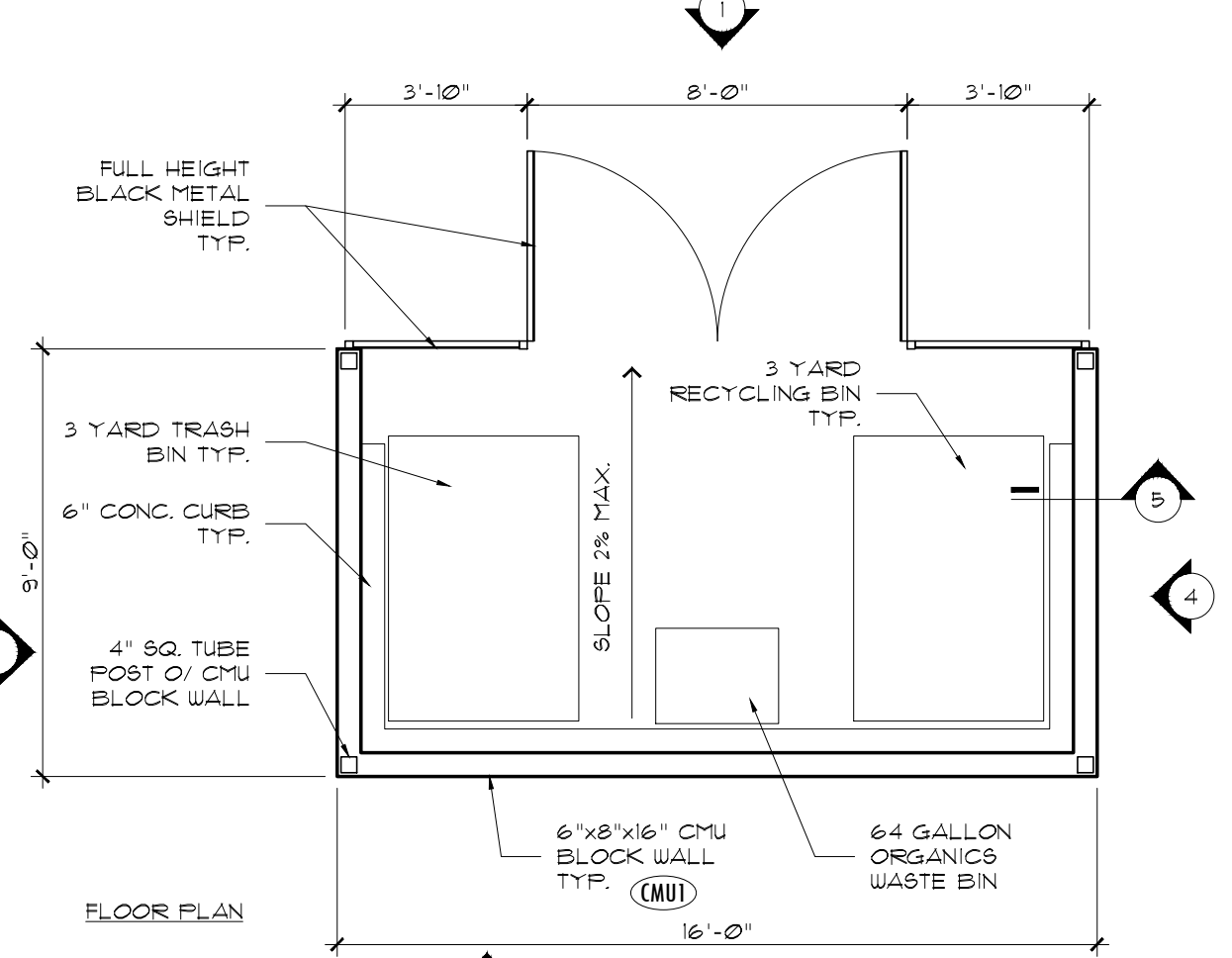
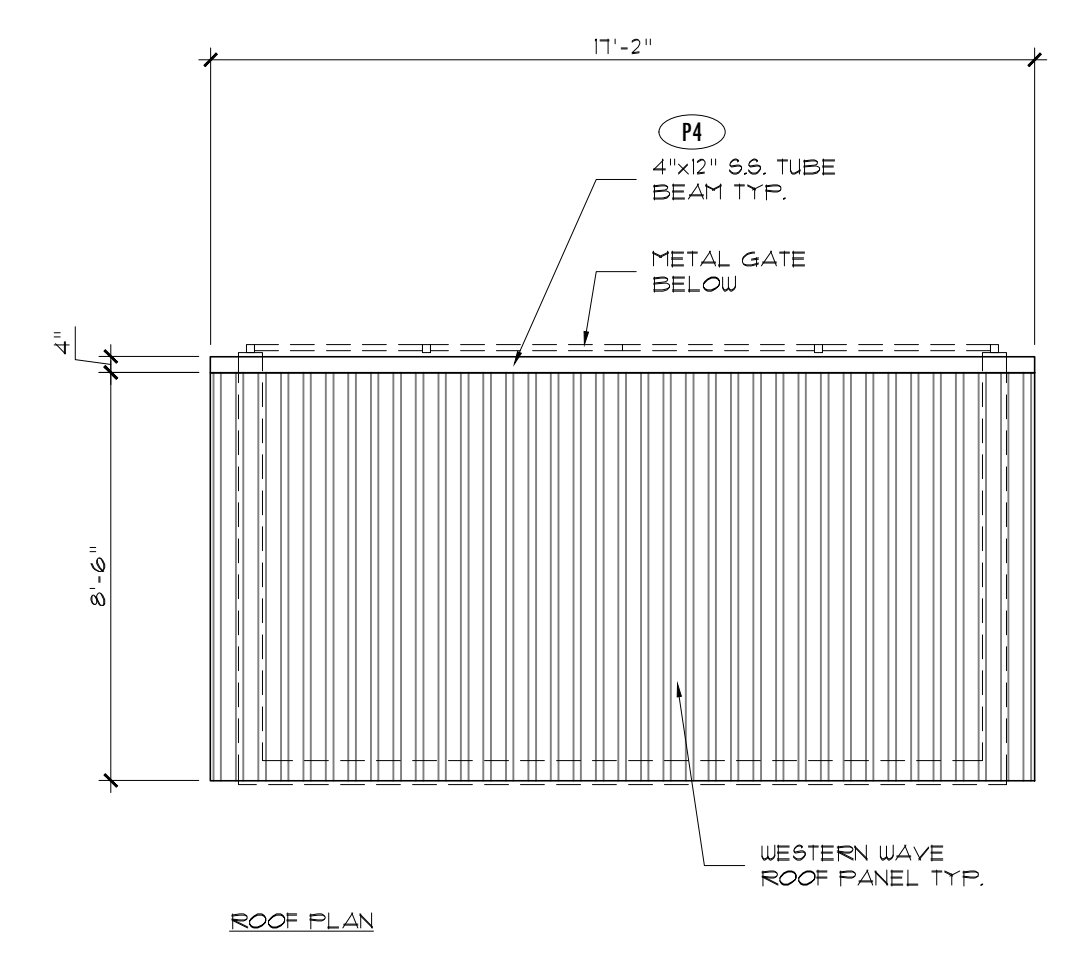
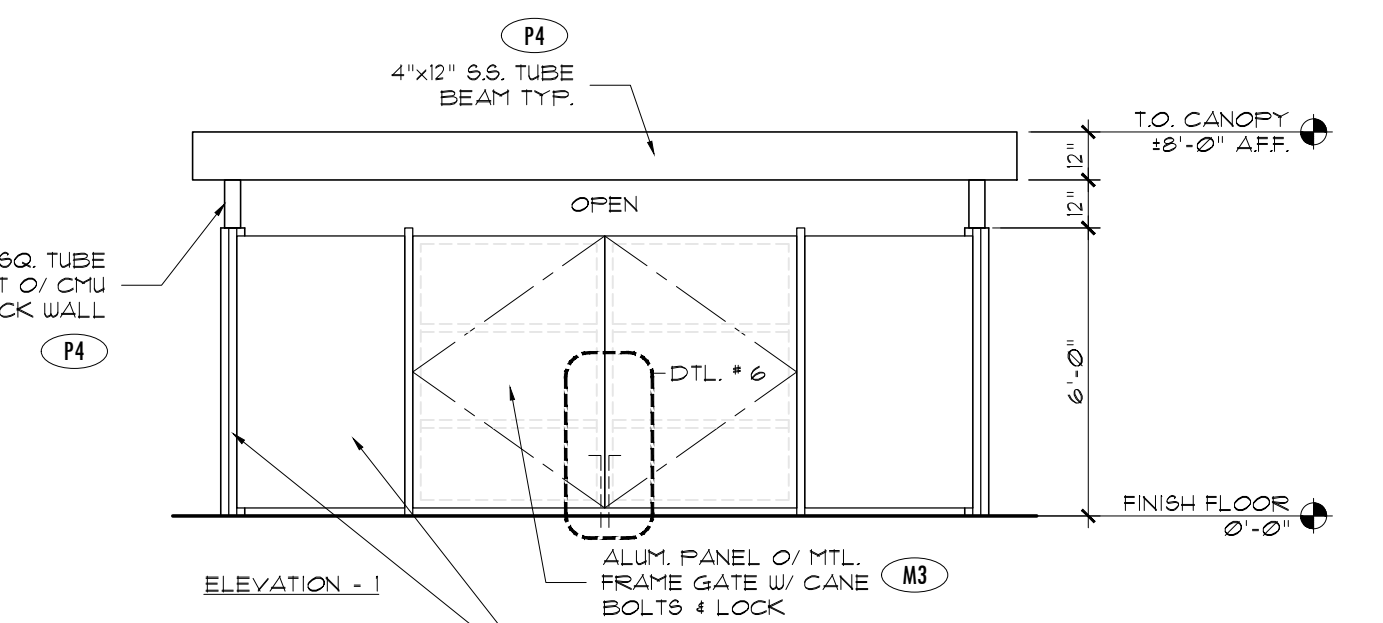
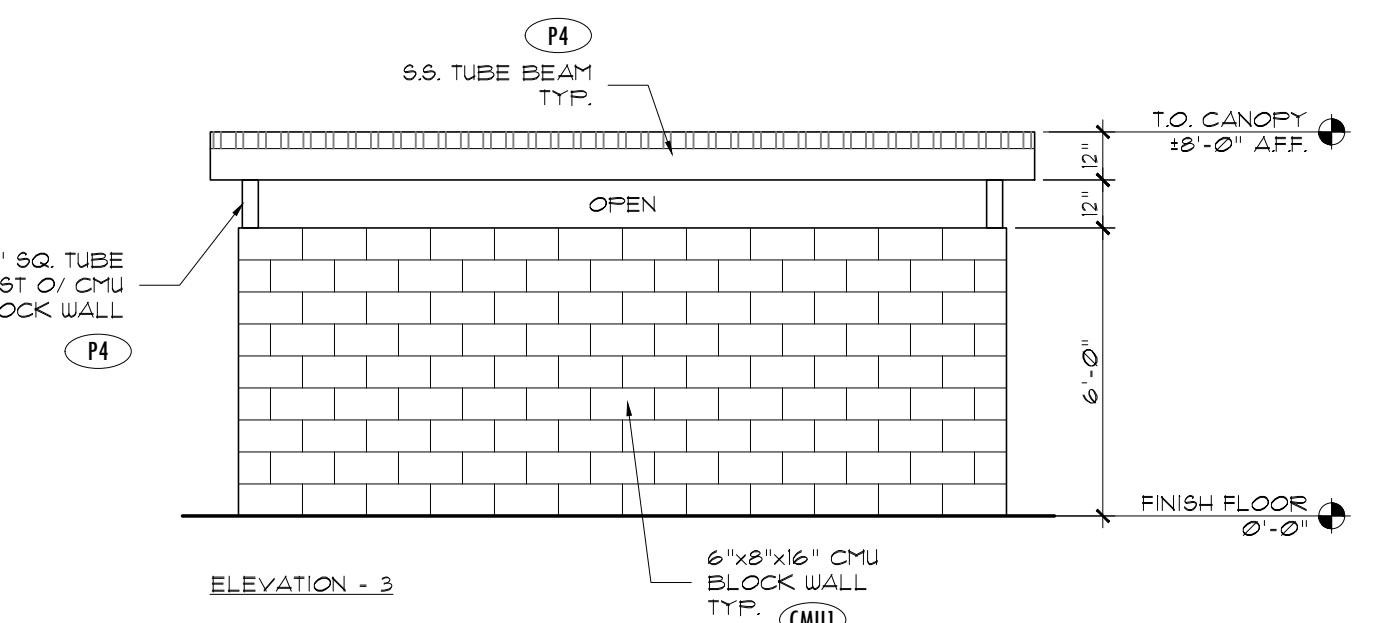
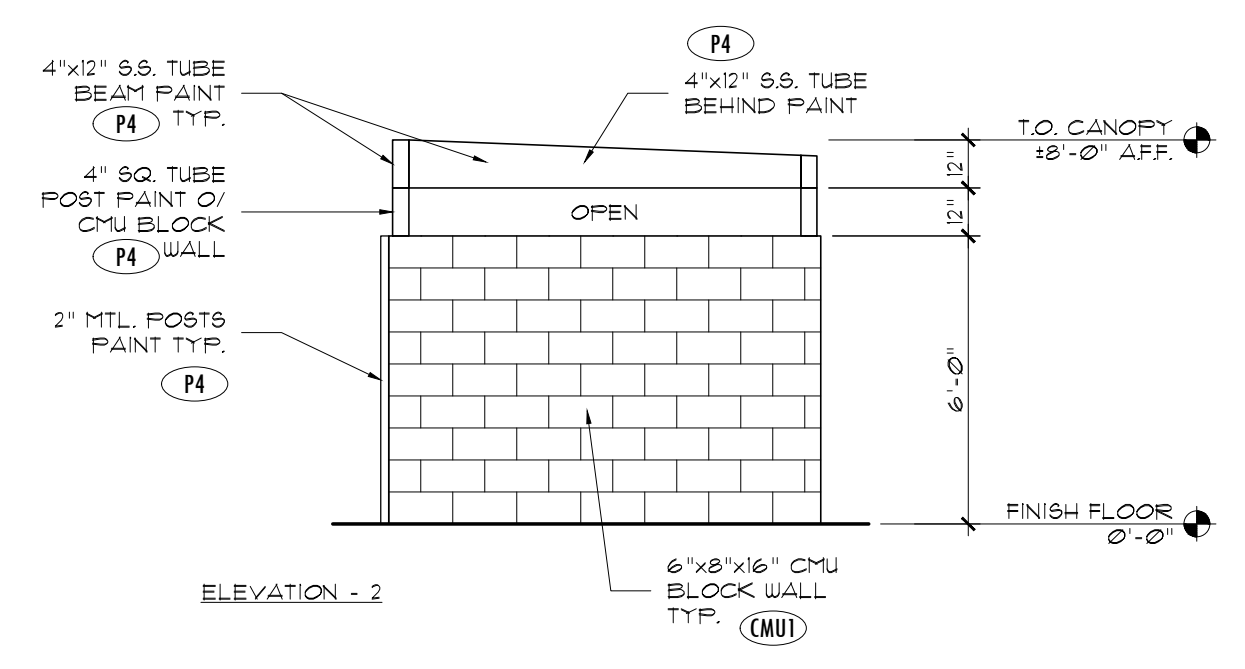
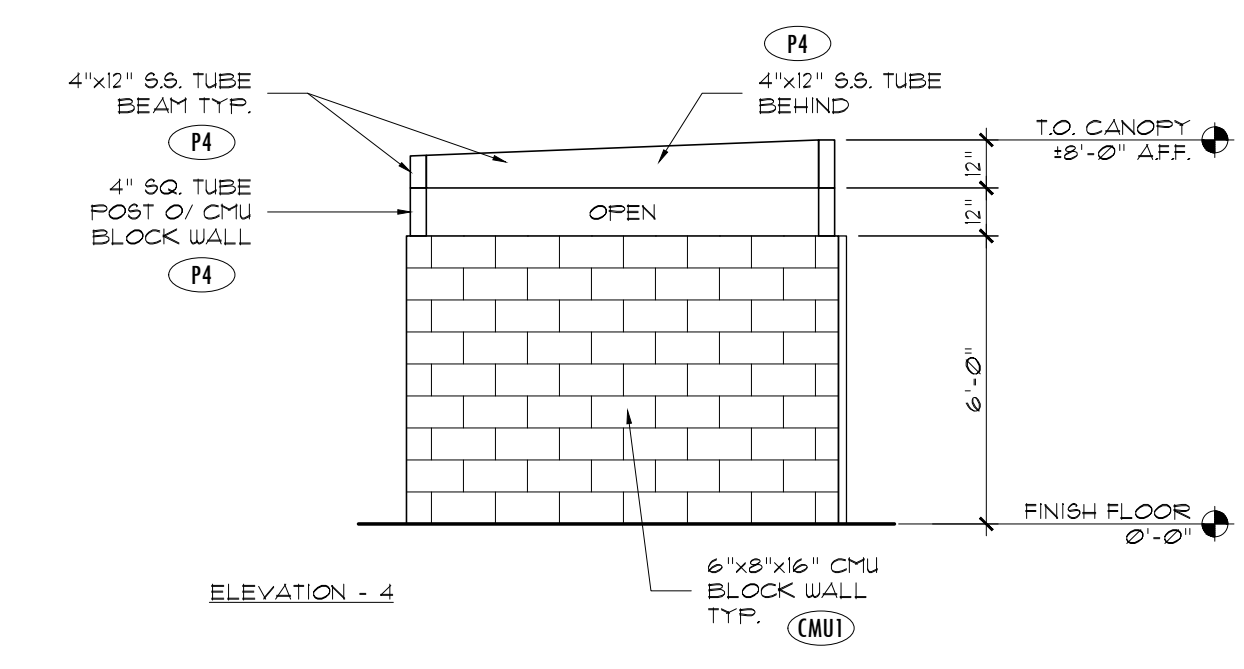
PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / RR
SCALE	AS NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

SHEET TITLE
PROPOSED ROOF PLAN & TRASH ENCLOSURE

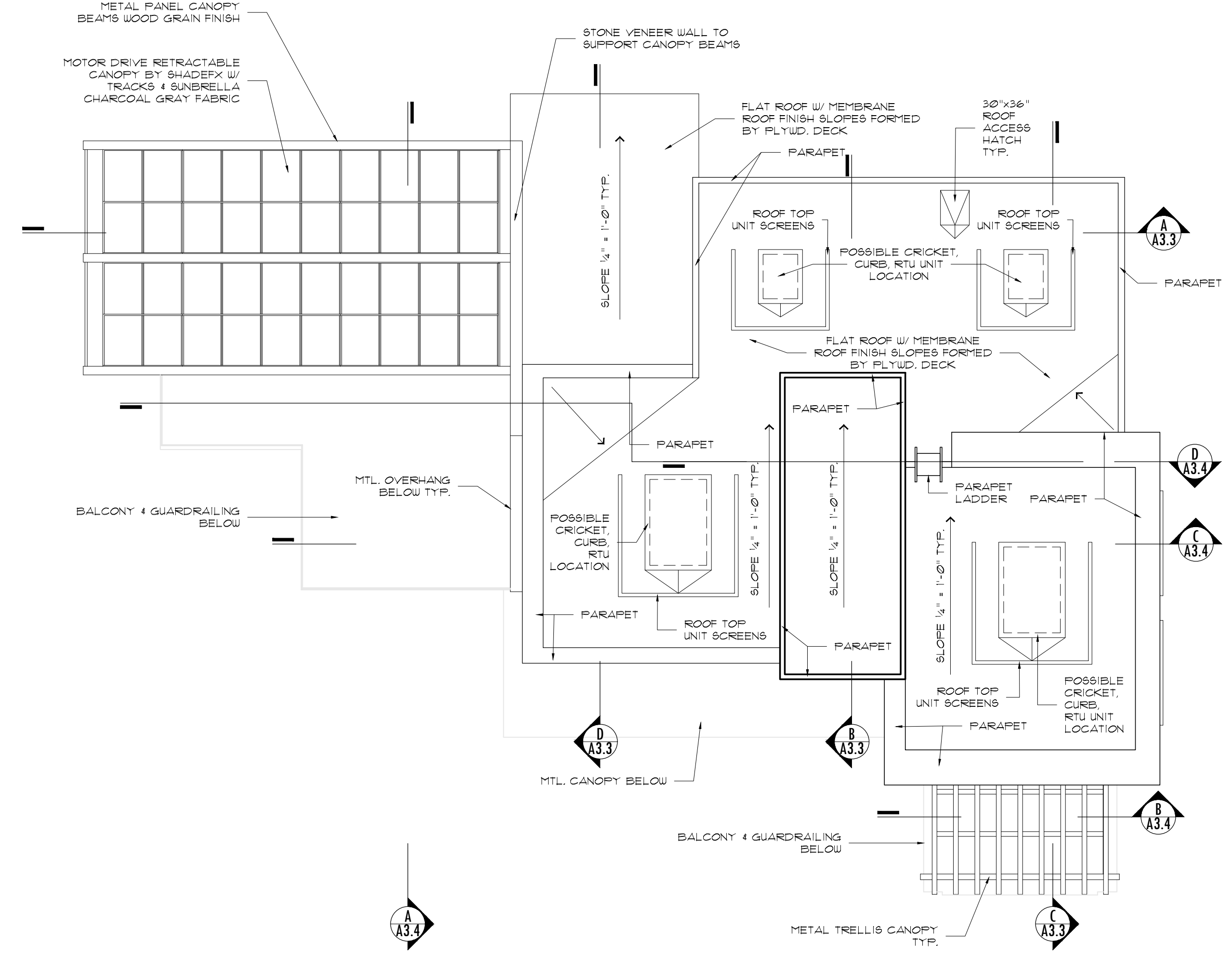
SHEET NUMBER

A3.2



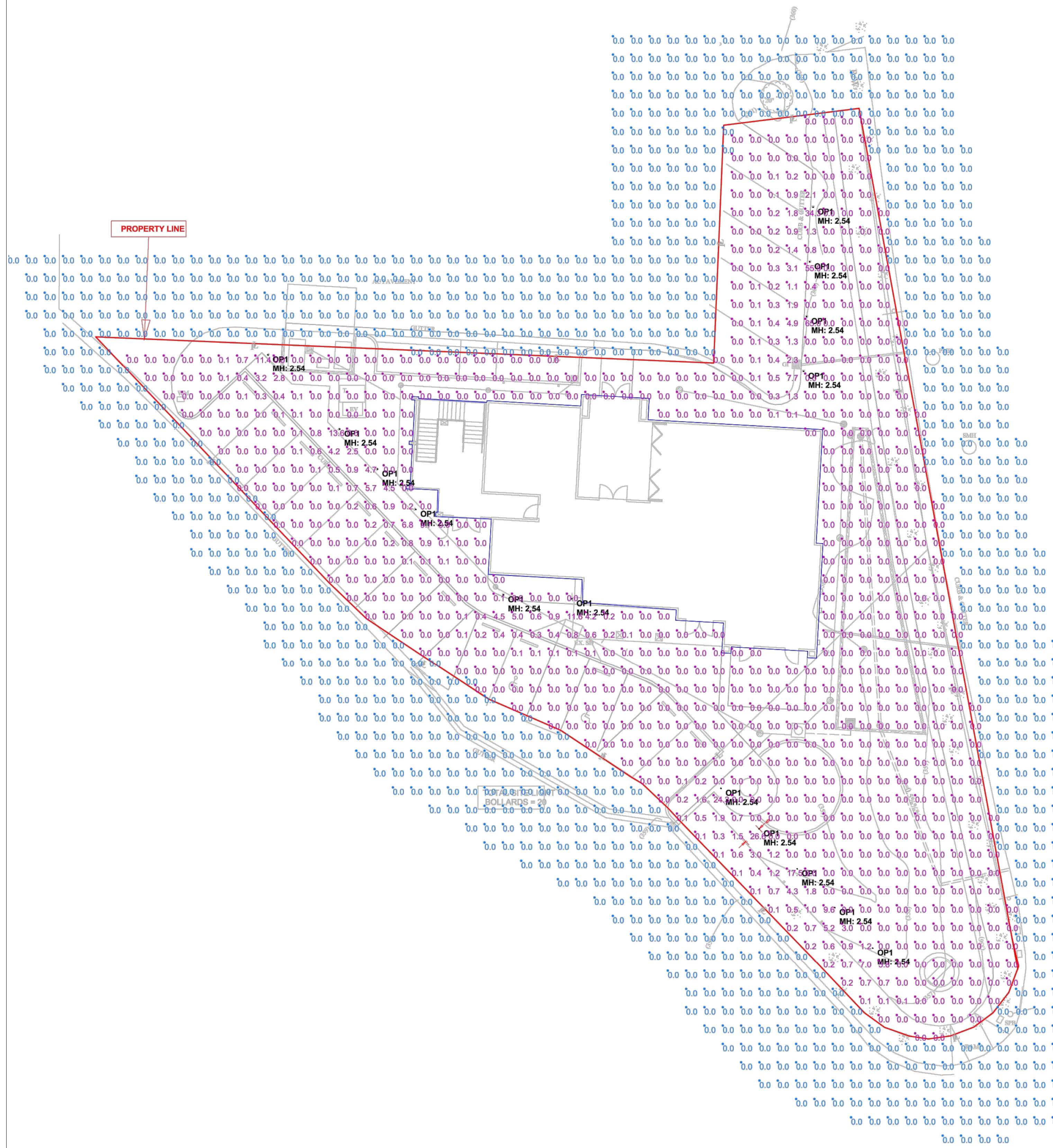
PROPOSED TRASH ENCLOSURE

SCALE: 1/4" = 1'-0"



SCALE: 1/8" = 1'-0"

PROPOSED ROOF PLAN



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
OP1	15	OP1	SINGLE	N.A.	0.850	inter lux // 81978N00

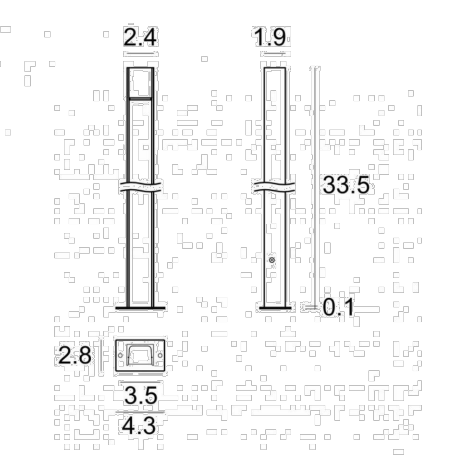
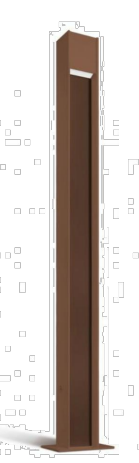
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Area_1	Illuminance	Fc	0.52	65.0	0.0	N.A.	N.A.
Area_2	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
Spill light	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

Jobname
Parentis Health Site_2022-12-5-AGI
Report for: Adrienne Amico
Report by: Ismael Avina-Prieto / Applications Engineer
Mounting Ht.: See Drawing
See Luminaire Schedule for Light Loss Factor - Unless otherwise specified by customer
Reflectance: 80/50/20 - Unless otherwise specified by customer
Date: 12/5/2022

-----Disclaimer-----
Luminaire data is obtained according to IES procedures under controlled laboratory conditions. Field results may differ from computer predictions due to many uncontrollable factors including, but not limited to Line Voltage Variations, Lamp Performance, Ballast input watts, LED Drivers input watts, Temperature Variations and Jobsite Conditions.

Apache

Bollard & Pole | topLED 9 W | CRI 80 | 4000K | General Lighting | Dark brown | Wet location | 220mA
LL-E81978-N-00



Technical data	
Designer	Studio RIGO
Type	Bollard
Installation position	Floor
Installation environment	Outdoor
Light Source	LED
Optics	General Lighting
Light emission direction	downward
Power	9 W
Operation	220mA
Source lumens	1313 lm
CCT	4000 K
Color rendering index	80 Ra
Safety class	Class 2
IP	IP65
IK	IK08
Glow wire test	850°
Direct mounting on normally flammable surfaces	Yes
CE	Yes
ETL	Yes
Dimmable article	No
Directional	No
Tilting	No
Walk-over	No
Drive-over	No
Cable included	No
Resin potting	No
Type of light emission	Single emission
Net weight	2.28 Kg
Electrostatic discharge protection	4 KV
Surge protection	0.5 KV
Ordinary temperature on the glass	104 °F

Finishing casing	
Material	Aluminum 6060
Color	Dark brown
Process	Open pore anodizing + Powder Coating

Finishing diffuser	
Material	UV Resistant Polycarbonate
Color	opaline

Finishing base	
Material	Galvanised Iron
Color	Dark brown
Process	Powder coating

Notes:

PROJECT:
GROUND UP OFFICE BUILDING

parentis health.
PARENTIS HEALTH
24221 PASEO DE VALENCIA
LAGUNA WOODS, CA 92637 •

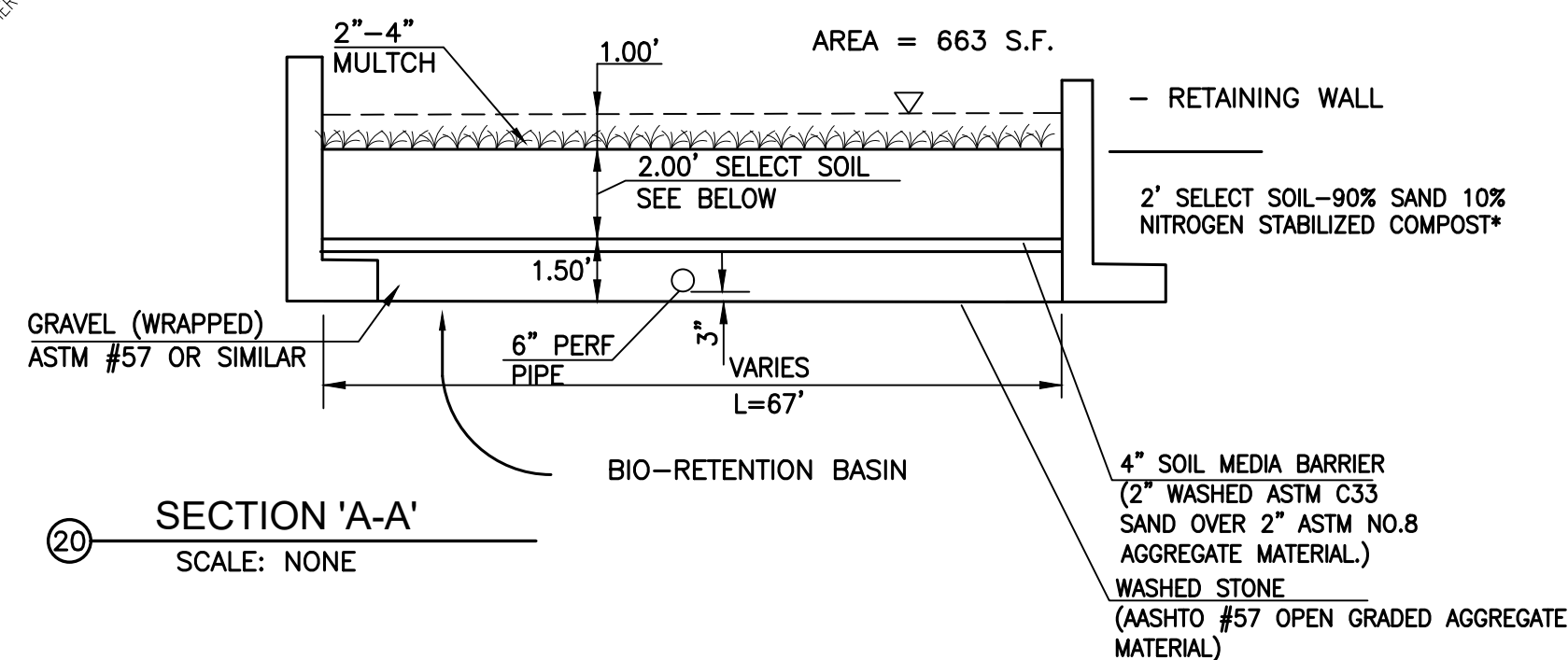
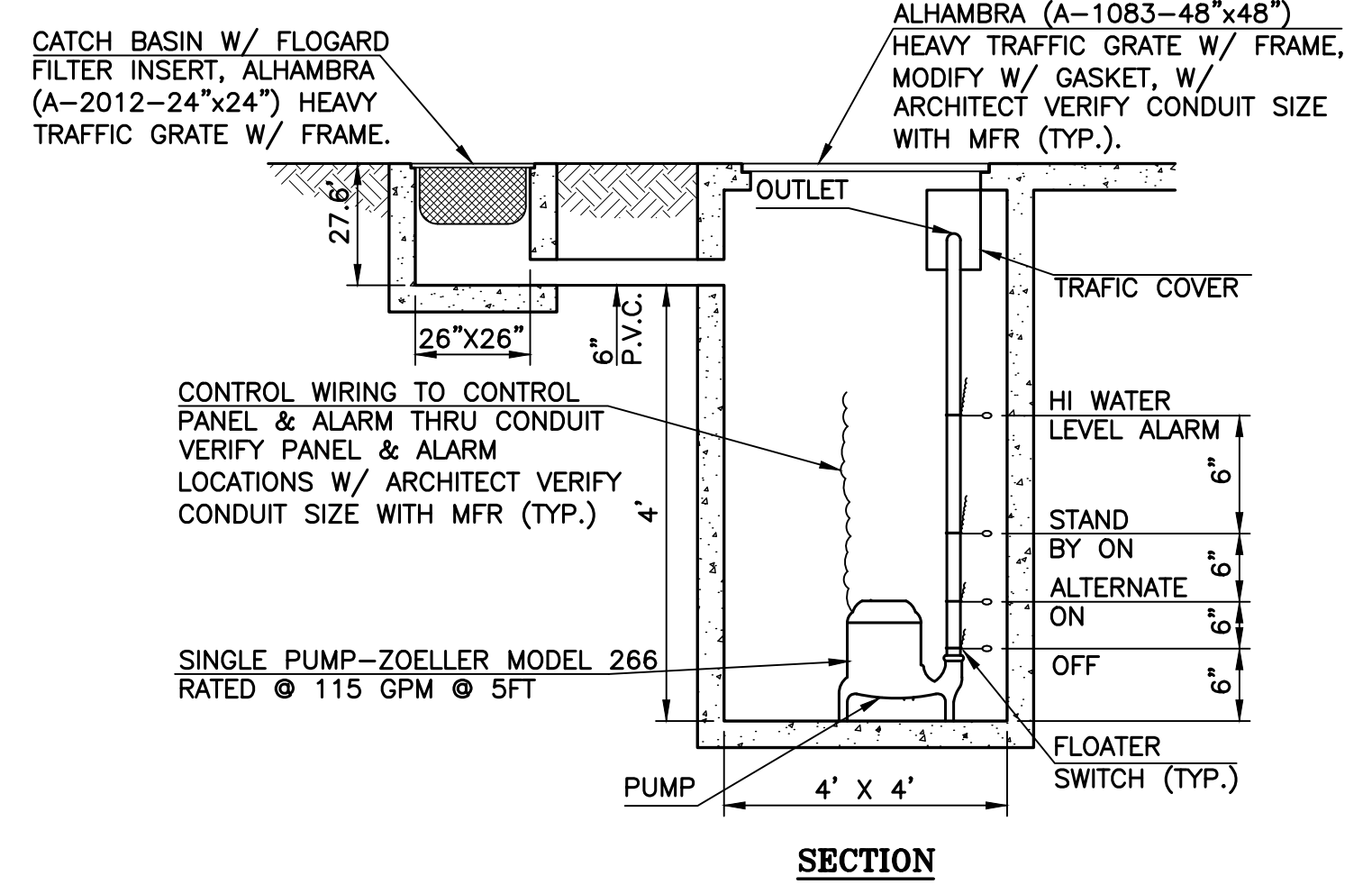
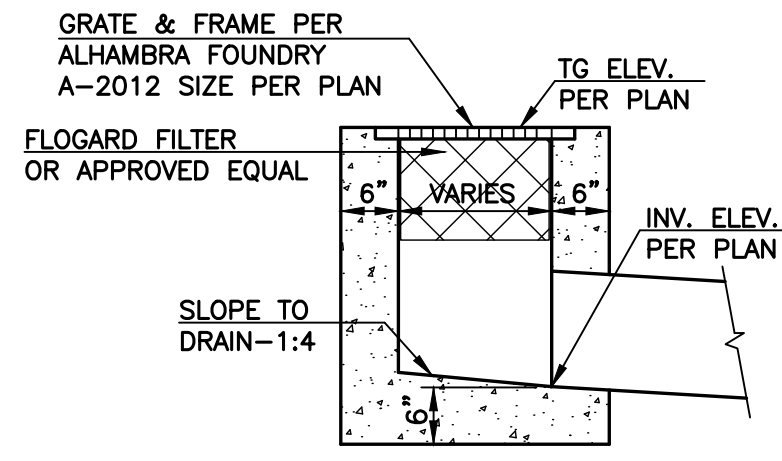
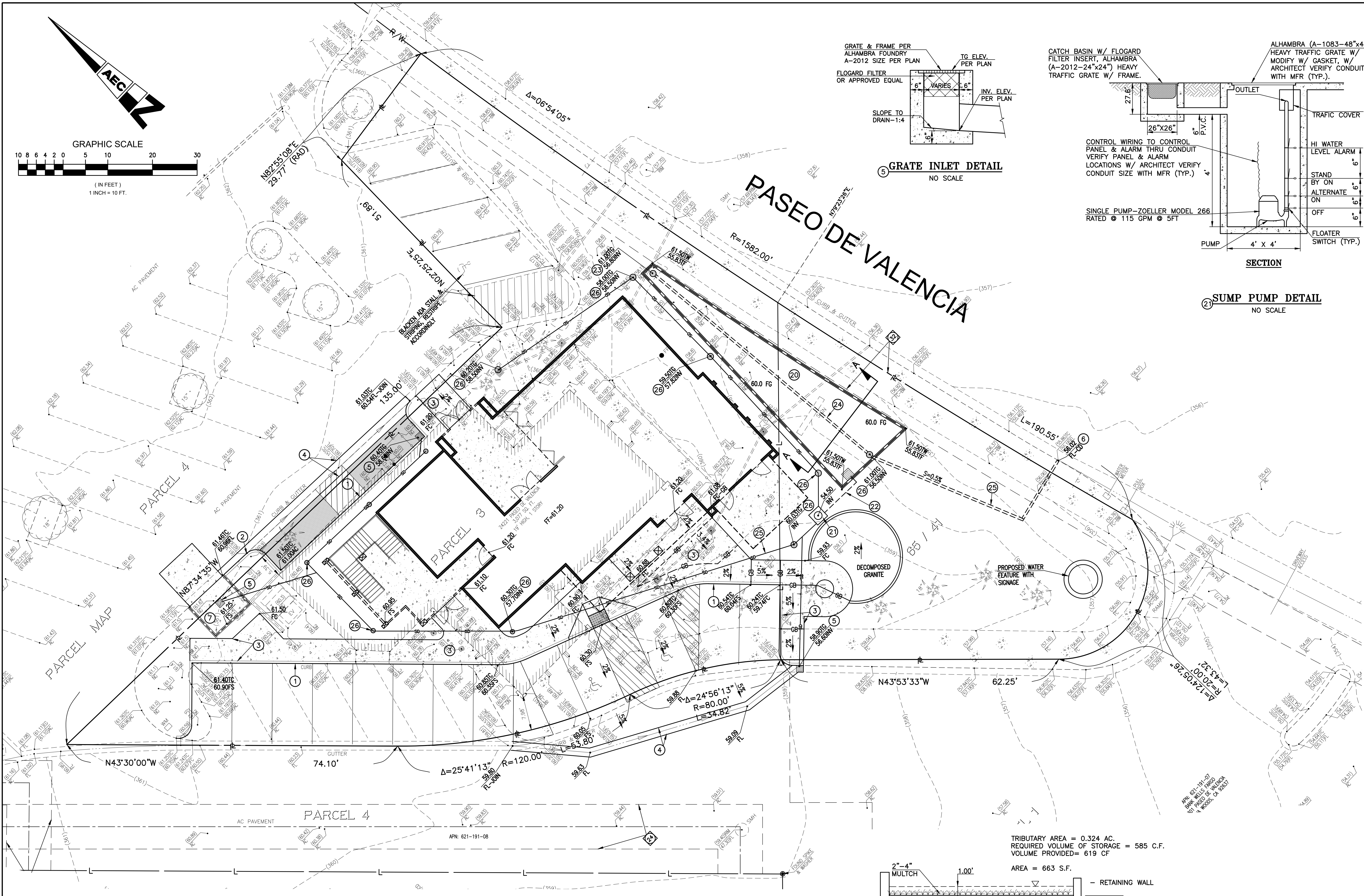
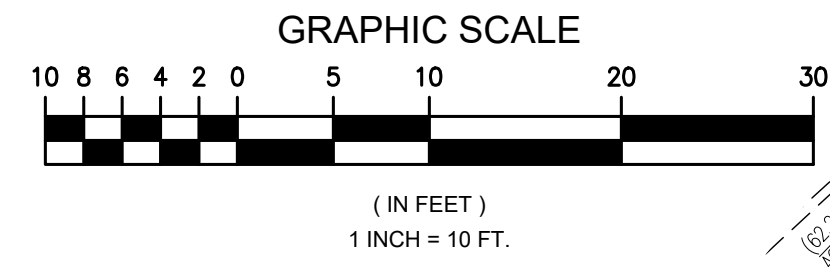
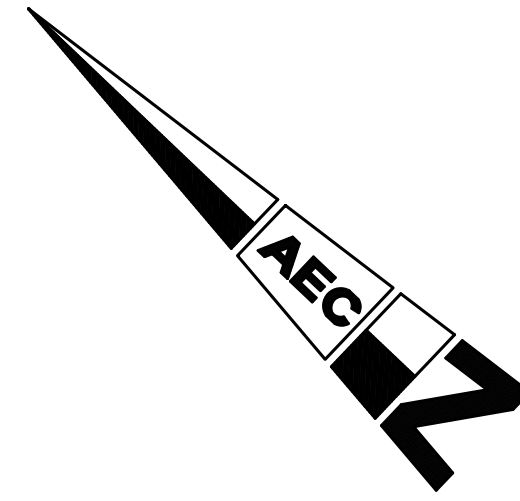
COPYRIGHT
ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF DESIGNWORK STUDIOS, INC. AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGN ARRANGEMENTS, OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNWORK STUDIOS, INC.

PROJECT NO	22006
DATE	03/22/23
DRAWN BY	RT / PH / RRR
SCALE	A6 NOTED

DESCRIPTION	DATE
PLANNING SUBMITTAL	08/04/22
PLANNING SUBMITTAL	10/11/22
PLANNING SUBMITTAL	12/06/22
PLANNING SUBMITTAL	01/24/23
PLANNING SUBMITTAL	03/08/23
PLANNING SUBMITTAL	03/22/23

SHEET TITLE
SITE PLAN PHOTOMETRICS

SHEET NUMBER
SP1



CONSTRUCTION NOTES

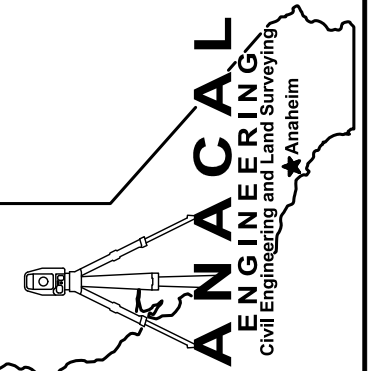
- 1 CONSTRUCT CONCRETE CURB
- 2 CONSTRUCT CURB AND GUTTER PER COUNTY STD. A2-6(150)
- 3 CONSTRUCT CONCRETE SIDEWALK
- 4 CONSTRUCT GUTTER
- 5 CONSTRUCT GRATE INLET PER DETAIL HEREON
- 6 CONSTRUCT CURB DRAIN
- 7 CONSTRUCT TRASH ENCLOSURE PER ARCHITECT SPECS

STORM DRAIN CONSTRUCTION NOTES

- 20 CONSTRUCT RETENTION BASIN PER DETAIL A-A HEREON
- 21 CONSTRUCT SUMP PUMP PER DETAIL HEREON
- 22 CONSTRUCT 3" STEEL FORCE MAIN
- 23 CONSTRUCT CAPPED CLEANOUT PORT
- 24 CONSTRUCT 6" PERFORATED PIPE
- 25 INSTALL 6" PVC PIPE FOR STORM DRAIN SYSTEM
- 26 CONSTRUCT YARD DRAIN PER DETAIL ON SHEET 2

TRIBUTARY AREA = 0.324 AC.
 REQUIRED VOLUME OF STORAGE = 585 C.F.
 VOLUME PROVIDED = 619 CF
 AREA = 663 S.F.

REVISIONS	
NO.	DESCRIPTION



ANACAL ENGINEERING COMPANY
 CIVIL ENGINEERING & LAND SURVEYING
 1211 NORTH TUSTIN AVENUE
 ANAHEIM, CALIFORNIA 92807
 PHONE: 714-774-1763 FAX: 714-774-4690
 E-MAIL ADDRESS: ANACAL@ANACALENGINEERING.COM

DATE 08/04/22
 SCALE AS NOTED
 DRAWN J. M.
 CHECKED D. C.

PRELIMINARY GRADING PLAN
PARENTIS HEALTH
24221 PASEO DE VALENCIA
 LAGUNA WOODS, CALIFORNIA
 JOB NO. 20-123-PRE-GP



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE	PLANT FACTORS
TREES						
	QUERCUS ILEX	HOLLY OAK	36" BOX	5	LOW	0.10-0.30
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX		LOW	0.10-0.30
	LAGERSTROEMIA INDICA 'NATCHEZ'	WHITE CRAPE MYRTLE	36" BOX	11	MEDIUM	0.40-0.60
	PISTACHIA CHINENSIS	CHINESE PISTACHE	36" BOX		MEDIUM	0.40-0.60
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX		MEDIUM	0.40-0.60
SCREENING SHRUBS						
	DODONAEA VISCOSA	HOPBUSH	15 GALLON	LOW	0.10-0.30	
	PRUNUS C. 'COMPACTA'	DWARF CAROLINA CHERRY	15 GALLON	MEDIUM	0.40-0.60	
	PHOTINIA FRASERI	RED TIP PHOTINIA	15 GALLON	MEDIUM	0.40-0.60	
SHRUBS & GRASSES (TOTAL LANDSCAPE AREA = 5,862 S.F.)						
	BOUGAINVILLEA 'ROSENKA'	ROSENKA BOUGAINVILLEA	5 GALLON	LOW	0.10-0.30	
	CALLISTEMON 'LITTLE JOHN'	DWARF CALLISTEMON	5 GALLON	LOW	0.10-0.30	
	DIANELLA TASMANICA 'VARIEGATA'	VARIGATED FLAX LILY	5 GALLON	MEDIUM	0.40-0.60	
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	CREeping JUNIPER	5 GALLON	LOW	0.10-0.30	
	KNIPHOFIA 'PINEAPPLE POPSICLE'	PINEAPPLE POPSICLE DWARF POKER	5 GALLON	MEDIUM	0.40-0.60	
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GALLON	VERY LOW	<0.10	
	RHAPHIOLEPIS INDICA 'SPRINGTIME'	SPRINGTIME INDIAN HAWTHORN	5 GALLON	LOW	0.10-0.30	
	SENECIO SERPENS	BLUE CHALKSTICKS	5 GALLON	LOW	0.10-0.30	
	TRACHEOLSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM	0.40-0.60	
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GALLON	LOW	0.10-0.30	
	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON	LOW	0.10-0.30	
	LOMANDRA 'BREEZE'	DWARF MAT RUSH	5 GALLON	LOW	0.10-0.30	
WATER QUALITY BASIN PLANTS						
	CAREX PANSA	SAND DUNE SEDGE	1 GALLON	MEDIUM	0.40-0.60	
	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GALLON	LOW	0.10-0.30	
	MIMULUS AURANTIACUS	STICKY MONKEY FLOWER	1 GALLON	LOW	<0.10	

IRRIGATION & PLANTING NOTES:

- ALL LANDSCAPE AREAS SHALL RECEIVE A WATER CONSCIOUS AUTOMATIC IRRIGATION SYSTEM. DRIP IRRIGATION SHALL BE UTILIZED WHERE EVER APPROPRIATE.
- ALL ON-SITE PLANTING AND IRRIGATION SHALL BE MAINTAINED TO ENSURE WATER EFFICIENCY AND HEALTH APPEARANCE
- ALL UNSIGHTLY SITE APPARATUS SHALL BE SCREENED WITH 5 GALLON SHRUBS OR GREATER (BACK FLOW PREVENTERS, TRANSFORMERS, GAS METERS, AC UNITS, ETC.)
- THE CRITERIA OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE WILL BE CALCULATED & APPROVED TO ASSURE COMPLIANCE OF EFFICIENT USE OF WATER WITHIN THE NEW DESIGNED LANDSCAPE PLAN.

SPECIMEN TREE (TYPICAL)

EXISTING PARKING STALLS

LOW WATER ORNAMENTAL GRASSES AND SHRUBS

PROPOSED PARKING

TRASH ENCLOSURE

BIKE RACK (2) CAPACITY

PARENTIS HEALTH HQ BUILDING

SITE WATER QUALITY BASIN

PASEO DE VALENCIA

WHITE STRIPING

ADA COMPLIANT PARKING STRIPING

NATURAL COLOR CONCRETE FIELD WITH TOP CAST ACID ETCH FINISH

WHITE STRIPING

PROPOSED PARKING

TYPICAL SYMBOL FOR PALM TREE TO BE REMOVED

PROPERTY LINE (TYPICAL)

LOW WATER GROUNDCOVER

DECOMPOSED GRANITE OUTDOOR SPACE

MOUNDED LANDSCAPE

EXISTING CITY SIDEWALK

PROPOSED SIGNAGE WITH FOUNTAIN

NOTE:

PLAN SHALL ADHERE TO CITY TREE REMOVAL STANDARDS AND REQUIREMENTS. TREES 1-9 AND 12 ARE PALM SPECIES WHICH DO NOT CONTRIBUTE TO THE VALUE OF THE COMMUNITY, ENVIRONMENT, CARBON SEQUESTRATION, NESTING HABITAT OR SHADE. IT IS RECOMMENDED THAT THE MITIGATION FOR THE REMOVAL OF PALMS SHOULD DEVIATE FROM THE CURRENT MUNICIPAL CODE WITH RESPECT TO THIS.

EXISTING TREE DIAMETER (DBH) SIZES

1	QUEEN PALM	12"
2	QUEEN PALM	11"
3	QUEEN PALM	14"
4	QUEEN PALM	18"
5	QUEEN PALM	12"
6	QUEEN PALM	11"
7	QUEEN PALM	11"
8	QUEEN PALM	11"
9	QUEEN PALM	13"
10	TUPIDANTHUS (MULTI)	21"
11	OLIVE TREE (DECLINING)	0
12	WASHINGTONIA PALM	18"

EXISTING TREES (TO BE REMOVED)



WATER EFFICIENT LANDSCAPE WORKSHEET

Hydrozone # (Planting Description)*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)†	ETAF (PFIE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)‡
Regular Landscape Areas							
TREE MEDIUM	0.5	BUBBLER	.75	.66	256	98	3455
SHRUB LOW	0.3	DRIP	.81	.37	5094	1895	31257
SHRUB MEDIUM	0.5	DRIP	.81	.62	777	482	15025
					Totals	6127(A)	2465(B)
Special Landscape Areas							
					1		
					1		
					1		
					Totals	0 (C)	0 (D)
						ETWU Total	65648
						Maximum Allowed Water Allowance (MAWA)*	73843

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	(B)	2465
Total Area	(A)	6127
Average ETAF	B ÷ A	.40

All Landscape Areas		
Total ETAF x Area	(B+D)	2465
Total Area	(A+C)	6127
Sitewide ETAF	(B+D) ÷ (A+C)	.45

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

ALL PLANTERS BEDS SHALL RECEIVE 3" DEPTH MULCH (MINIMUM) FOR SHRUB BEDS, 2" DEPTH MULCH IN GROUND COVER AREAS.

AN AGRONOMIC SOIL TESTING ANALYSIS WITH RECOMMENDATIONS SHALL BE INCLUDED ON LANDSCAPE PLANS.

ROOT BARRIER SHALL BE SPECIFIED FOR TREES WITHIN 6" (MINIMUM) OF HARDSCAPE. ROOT BARRIERS SHALL NOT ENCIRCLE THE TREE ROOTBALL BUT SHALL BE LOCATED AT EDGE OF HARDSCAPE AND EXTEND BEYOND CENTER OF TREE A MINIMUM OF 5' IN EACH DIRECTION.

PROVIDE THE FOLLOWING NOTE ON LANDSCAPE PLANS: I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM TO THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN TO BE SIGNED BY A CALIFORNIA LICENSED LANDSCAPE PROFESSIONAL

PRELIMINARY LANDSCAPE PLAN

Parentis Health HQ Building

Laguna Woods, CA

Parentis Health

SCALE: 1"=10'

0' 5' 10' 30'

TREES



GEIJERA PARVIFLORA
Australian Willow



LAGERSTROEMIA I. 'NATCHEZ'
White Crape Myrtle



LOPHOSTEMON CONFERTUS
Brisbane Box



PISTACHIA CHINENSIS
Chinese Pistache



QUERCUS ILEX
Holly Oak

SHRUBS



BOUGAINVILLEA 'ROSENKA'
Rosenka Bougainvillea



CALLISTEMON 'LITTLE JOHN'
Dwarf Callistemon



DIANELLA TASMANICA 'VARIEGATA'
Variegated Flax Lily



JUNIPERUS HORIZONTALIS 'BLUE CHIP'
Creeping Juniper



KNIPHOFIA 'PINEAP. POPSICLE'
Pineapple Popsicle Dwarf Poker



LANTANA 'NEW GOLD'
New Gold Lantana



RHAPHIOLEPIS I. 'SPRINGTIME'
Springtime Indian Hawthorn



SENECIO SERPENS
Blue Chalksticks



TRACHEOLSPERMUM JASMINOIDES
Star Jasmine

WATER QUALITY BASIN PLANTS



CAREX PANSA
Sand Dune Sedge



JUNCUS PATENS
California Gray Rush



MIMULUS CARDINALIS New
Scarlet Monkeyflower

PAVING



TOP CAST ACID ETCH CONCRETE
Natural Color



TOP CAST SANDBLAST FINISH
Natural Color

PRELIMINARY LANDSCAPE IMAGERY

Parentis Health HQ Building

Laguna Woods, CA

Parentis Health