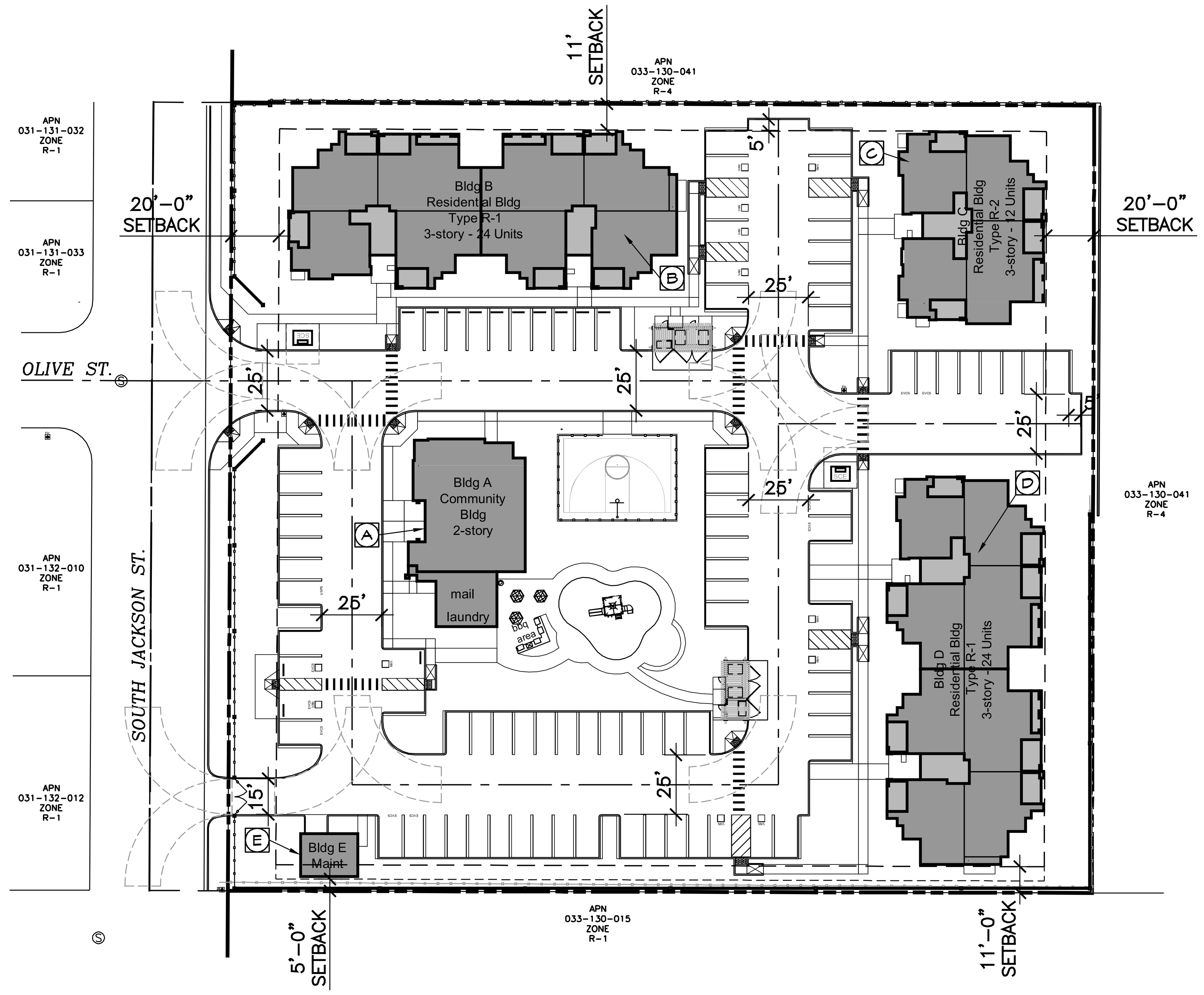

SITE DEVELOPMENT PLAN

SCALE: 1"=40'

0 20 40 80

GRAPHIC SCALE

NORTH

Building Legend

Bldg.	Plan Type	Const. Type	Stories	Occupancy	Gross Area
A Community	C-1	VB Sprinkled (SM)	2	A3/B/R3	4,065 SF
B Residential	R-1	VB Sprinkled (SM)	3	R2	24,302 SF*
C Residential	R-2	VB Sprinkled (SM)	3	R2	11,581 SF*
D Residential	R-1	VB Sprinkled (SM)	3	R2	24,302 SF*
E Maintenance	C-2	VB Sprinkled (S)	1	U	407 SF

*Allowable building area is 42,000 SF per CBC table 506.2 for sprinkled multi-story building with no area increase.

Fire Sprinkler Note

All buildings shall be installed throughout with a full NFPA 13 Fire Sprinkler System

Variance request of RBCC §8.16 Fire Apparatus Access Road (2) from the Developer will be granted. This variance will allow the 25' drive aisle widths in lieu of the 30' drive aisle widths the RBCC requires. As a condition of this variance the project will be required to provide a full NFPA 13 sprinkler system throughout. CPVC piping will be allowed to be used in all areas except for the attic spaces. All the attic spaces must be sprinklered to the NFPA 13 standard

Dwelling Unit Data

Building A – 2 story / 1 units

Unit Type	Count	Bed/Bath	Livable Area
Manager's	(1)	3/3	1183 SF

Building B – 3 story / 24 units

Unit Type	Count	Bed/Bath	Livable Area
1	(3)	1/1	604 SF
2	(3)	2/1	767 SF
2x	(3)	2/1	767 SF
2b	(6)	2/1	779 SF
2bX	(3)	2/1	765 SF
3	(6)	3/2	1003 SF

Building C – 3 story / 12 units

Unit Type	Count	Bed/Bath	Livable Area
1	(6)	1/1	604 SF
2x	(3)	2/1	767 SF
3x	(3)	3/2	998 SF

Building D – 3 story / 24 units

Unit Type	Count	Bed/Bath	Livable Area
1	(3)	1/1	604 SF
2	(3)	2/1	767 SF
2x	(3)	2/1	767 SF
2b	(6)	2/1	779 SF
2bX	(3)	2/1	765 SF
3	(6)	3/2	1003 SF

Unit Mix		
One Bedroom	12	(19.67%)
Two Bedroom	33	(54.10%)
Three Bedroom	16	(26.23%)
Total Units =	61	(100%)

Parking Tabulations Continued

Parking Provided:

Assigned Standard Spaces	52	Spaces
Assigned Compact Spaces	0	Spaces
Assigned Employee Standard Spaces	2	Spaces
Assigned Accessible Spaces	0	Spaces
Assigned Van Accessible Spaces	9	Spaces
Unassigned Standard Spaces	15	Spaces
Unassigned Compact Spaces	0	Spaces
Open Std. Accessible Spaces per 11B-208.2	0	Spaces
Open Van Accessible Spaces per 11B-208.2	1	Spaces
Open Std. EVCS Spaces	7	Spaces
Van Accessible EVCS Spaces	1	Spaces
Std. Accessible EVCS Spaces	1	Spaces
Reserved USPS Delivery Spaces	1	Spaces
Total Off Street Parking Spaces Provided	89	Spaces

Parking Notes:

- All standard spaces are 9' wide x 18' deep
- All Compact spaces are 8' wide x 16.5' deep
- All standard accessible spaces are 9' wide x 18' deep with an adjoining 5' wide x 18' deep loading zone
- All van accessible spaces are 9' wide x 18' deep with an adjoining 8' wide x 18' deep passenger side loading zone

Project Data Continued

Site Coverage (Max 60% of Site Area)

Building A –	Community Building	3,178 SF
Building B –	Residential Building	8,702 SF
Building C –	Residential Building	4,239 SF
Building D –	Residential Building	8,704 SF
Building E –	Maintenance Building	432 SF
Aggregate Total Coverage=		15,911 SF
15,911 (coverage) / 119,790 SF (gross lot area)=		13.28%
Max Allowable per R-1 Zone=		60%

Parking Tabulations

Parking Data (Based on 100% Affordable Housing)

Gross Parking Per Unit:		
One Bedroom	2.00 Space x 12=	24.00 Spaces
Two Bedroom	2.00 Spaces x 33=	66.00 Spaces
Three Bedroom	2.00 Spaces x 16=	32.00 Spaces
Visitor Parking	61 / 5 =	12.20 Spaces
Gross Parking Requirement		135.00 Spaces
Affordable Housing Parking Reduction:		
One Bedroom	(1.00) Spaces x 12 (12.00)	Spaces
Two Bedroom	(0.50) Spaces x 33 (16.50)	Spaces
Three Bedroom	(0.50) Spaces x 16 (8.00)	Spaces
Visitor Spaces	(0.20) Spaces x 61 (12.20)	Spaces
Total Affordable Parking Reduction		(49.00) Spaces
Net Parking Calculation:		
Gross Parking Required		135.00 Spaces
Affordable Reduction		(48.00) Spaces
Net Parking Required		87.00 Spaces

Project Data

Property Address
321 S. Jackson St.
Red Bluff, CA. 96080

Site Data
Site Area:
Gross Area = 2.75 Acres
Net Area =
Disturbed Area = 2.75 Acres

FEMA Information
This project is located within FEMA flood zone X

Land Use and Zoning Information

Existing General Plan:	R-L Residential – Low Density
Proposed General Plan:	R-M Residential – Medium Density
Existing Zoning:	R-1 Single Family Residence
Proposed Zoning:	R-4 General Apartment – Professional

Site Density (Zone R-4)
Allowable Density Per Zone = 20 DU / Acres
Proposed Density
61 units / 2.75 acres = 22.18 DU / Acre**
**Allowed per State Density Bonus

Building Height Table (measured from average grade)
Building height is measured per City of Red Bluff Municipal Code

Building A – Community Building – 2 story	27.00 Ft.
Building B – Residential Building – 3 story	34.52 Ft.
Building C – Residential Building – 3 story	34.52 Ft.
Building D – Residential Building – 3 story	34.52 Ft.
Building E – Maintenance Building – 1 story	12.35 Ft.

Project Description

A planned 61 unit affordable housing community on a 2.75 acre infill site. Development will include (3) three story family apartment buildings, (1) two story community building, and (1) one story maintenance building. Resident amenities will include outdoor recreation areas consisting of a tot lot, ball court, BBQ and picnic areas. The project will include a mix of one, two and three bedroom dwelling units ranging in size from 604 to 1003 square feet of living area.

Property Owner

OWNER
NVCSS
2400 Washington Ave.
Redding, CA. 96001
530-241-0552

DEVELOPER
PALM COMMUNITIES
100 PACIFICA, SUITE 203
IRVINE, CA. 92618
949-878-9373

Legal Description

PAR C PM 77-234 BK 4 PG 165

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495 E. Rincon Street, Suite 204
Corona, CA 92879
Ph: 951.268.1650 Fax: 951.268.1651

A Palm Communities Affordable Housing Development
Palm Villas at Red Bluff
"A Partnership with NVCSS"
321 S. Jackson St.
Red Bluff, CA. 96080
APN: 033-130-028

Revisions

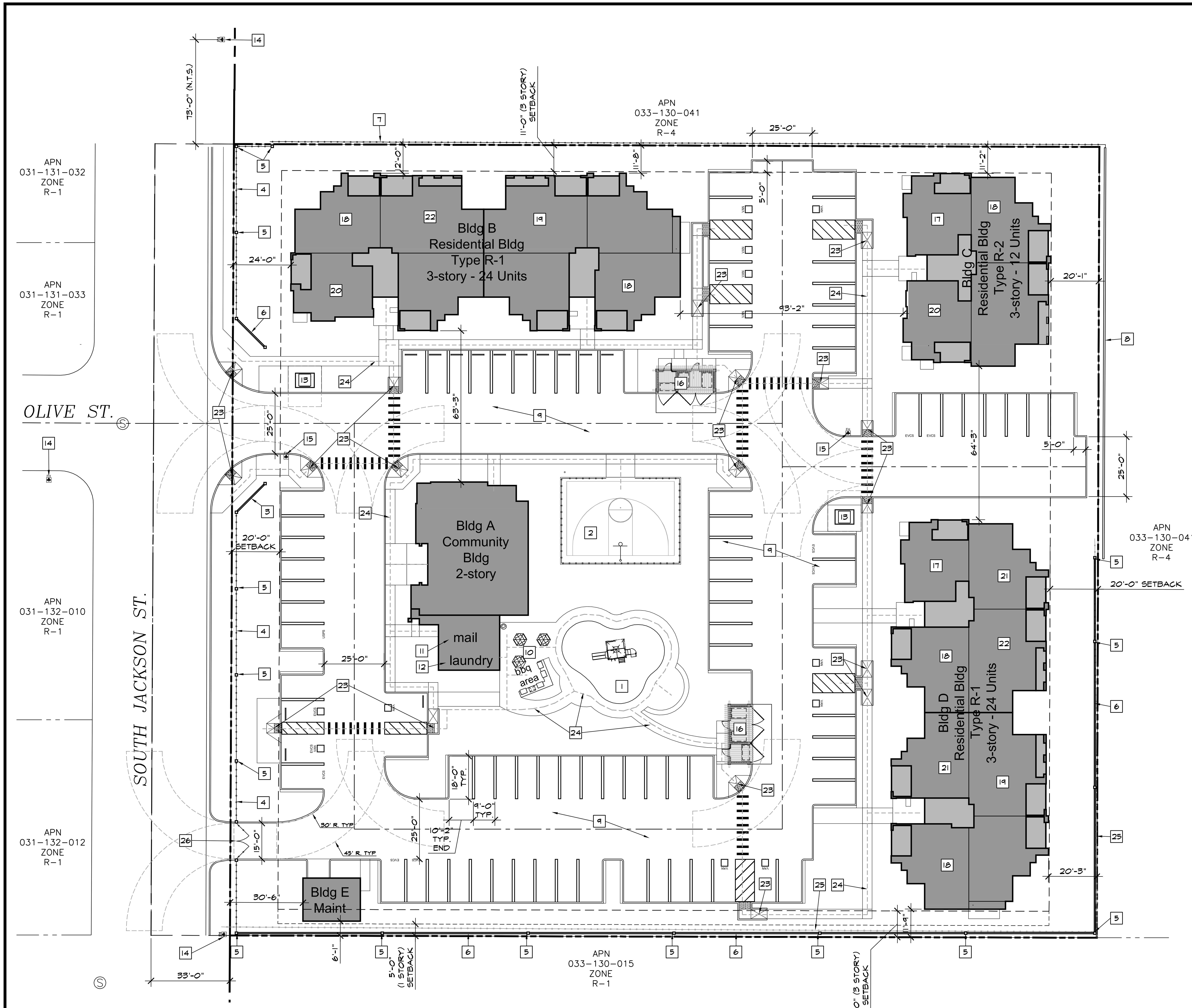
A	10-04-21	Schematic Design
B	12-27-21	Prelim City Comments

PALM COMMUNITIES
Quality for Generations

Job No.	Date
2190D	10/04/21
Drawn By	Checked By
WGA	WGA

Sheet Title
Site Development Plan / Site Data

A-0



SITE PLAN

SCALE: 1"=20'

0 10 20 40

GRAPHIC SCALE

NORTH

Site Plan Key Notes

1. Tot Lot
2. Ball Court
3. Construct new monument sign under separate permit
4. Construct new 6' high tubular steel fence under separate permit
5. Construct new 12" sq. x 6' high split face CMU pilaster under separate permit.
6. Construct new 6' high split face CMU wall under separate permit
7. Existing tube steel fence to remain
8. Existing CMU wall to remain
9. A.C. paved parking and drive aisle
10. Community BBQ / outdoor recreation space
11. Community Mail Room
12. Community Laundry Room
13. PG&E Pad Mount Transformer
14. Existing fire hydrant
15. Proposed new fire hydrant – see civil plans
16. Two bin waste & recycling enclosure
17. One Bedroom accessible ground floor unit with mobility features per chapter 11B of the CBC
18. Two Bedroom accessible ground floor unit with mobility features per chapter 11B of the CBC
19. Three Bedroom accessible ground floor unit with mobility features per chapter 11B of the CBC
20. One bedroom accessible ground floor unit with communications features per chapter 11B of the CBC
21. Two bedroom acccessible ground floor unit with communications features per chapter 11B of the CBC
22. Three bedroom accessible ground floor unit with communications features per chapter 11B of the CBC
23. Accessible curb ramp
24. Accessible path of travel
25. Existing fence to be removed
26. Emergency vehicle access gate

Accessible Dwelling Units

No less than 15% of all rental dwelling units shall provide mobility features per chapter 11B of the CBC

No less than 10% of all rental dwelling units shall provide communications features per chapter 11B of the CBC

All ground floor units not specified to provide mobility features shall be adaptable to comply with chapter 11B of the CBC

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Quality for Generations

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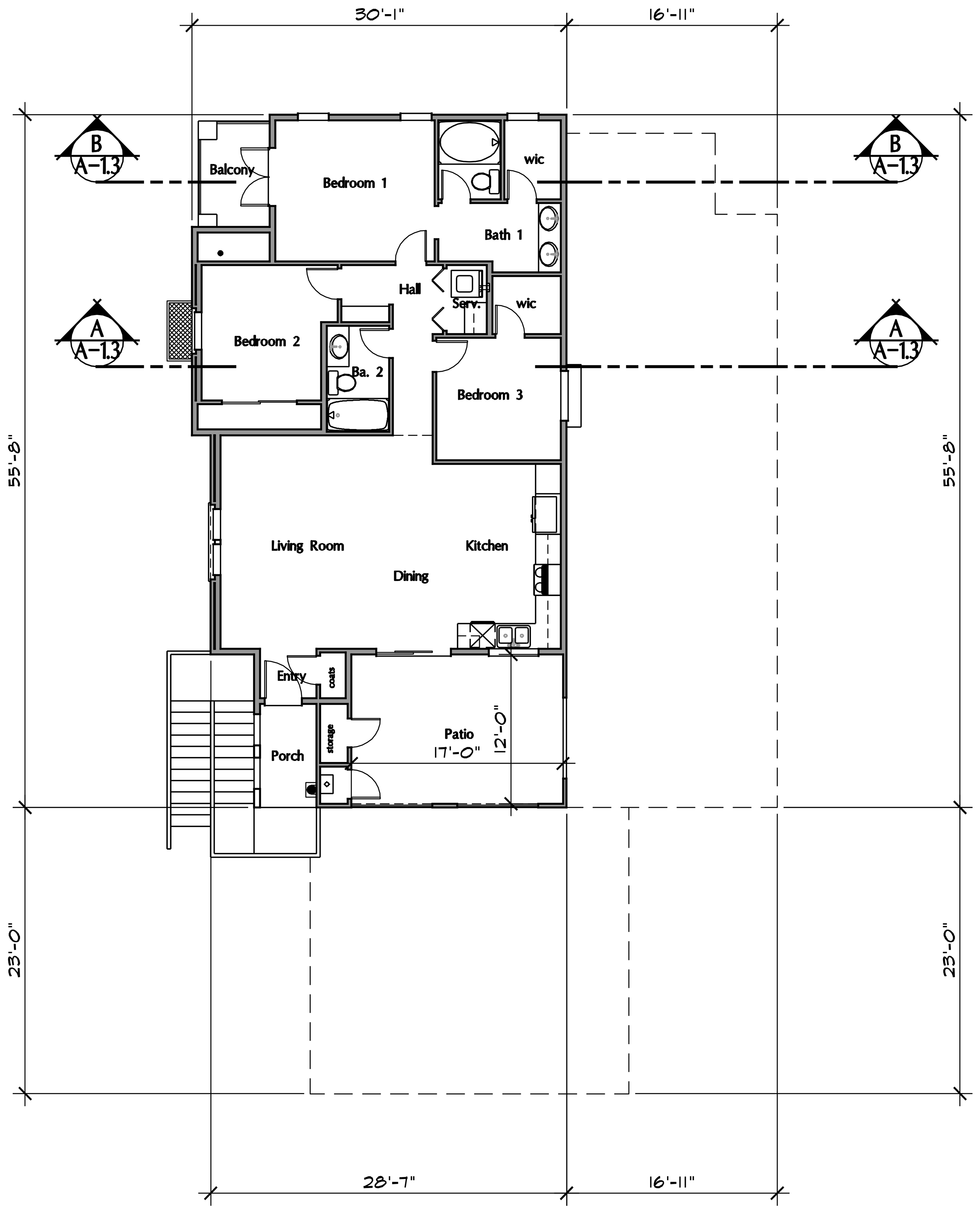
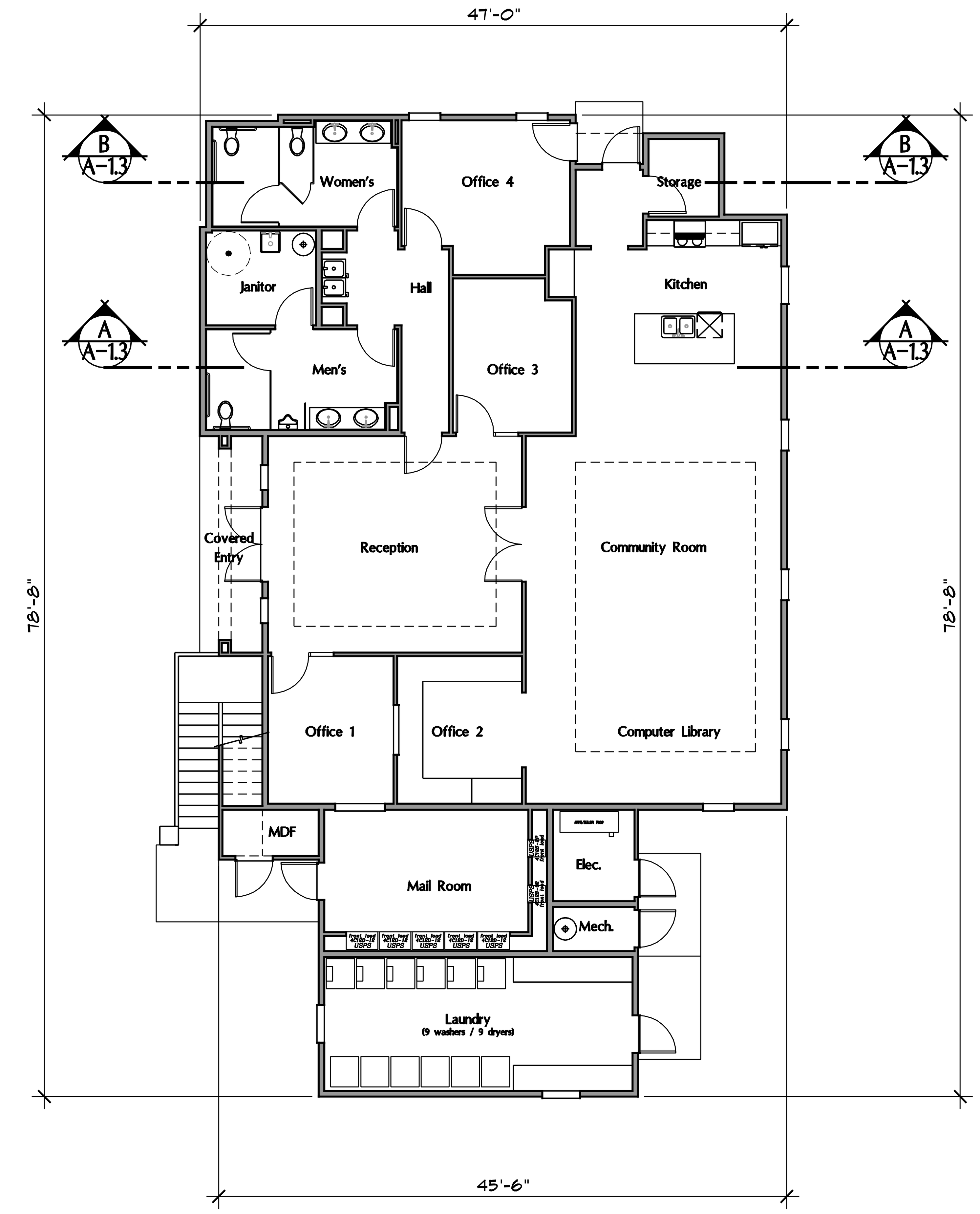
Sheet Title

Site Plan

A–0.1



SECOND FLOOR PLAN



FIRST FLOOR PLAN

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

0 4 8 16

GRAPHIC SCALE

NORTH

Square Footage
First Floor= 2907 sf
Second Floor= 1158 sf
Total= 4065 sf

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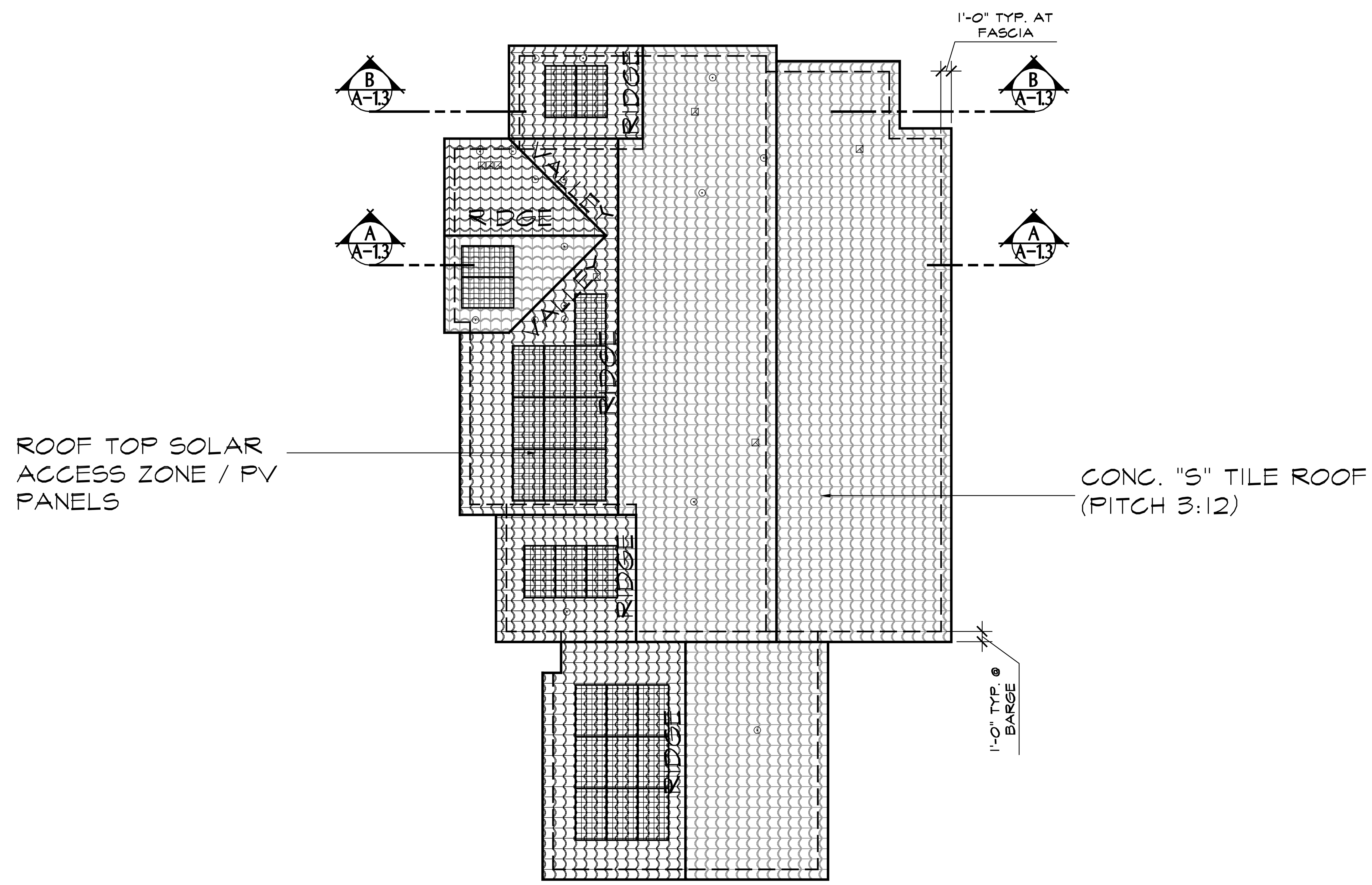
PALM COMMUNITIES
Quality for Generations

Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title
Community Building A
Building Type C-1
Floor Plans

A-1.1



ROOF PLAN

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

0 4 8 16

GRAPHIC SCALE

NORTH

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PALM COMMUNITIES
Quality for Generations

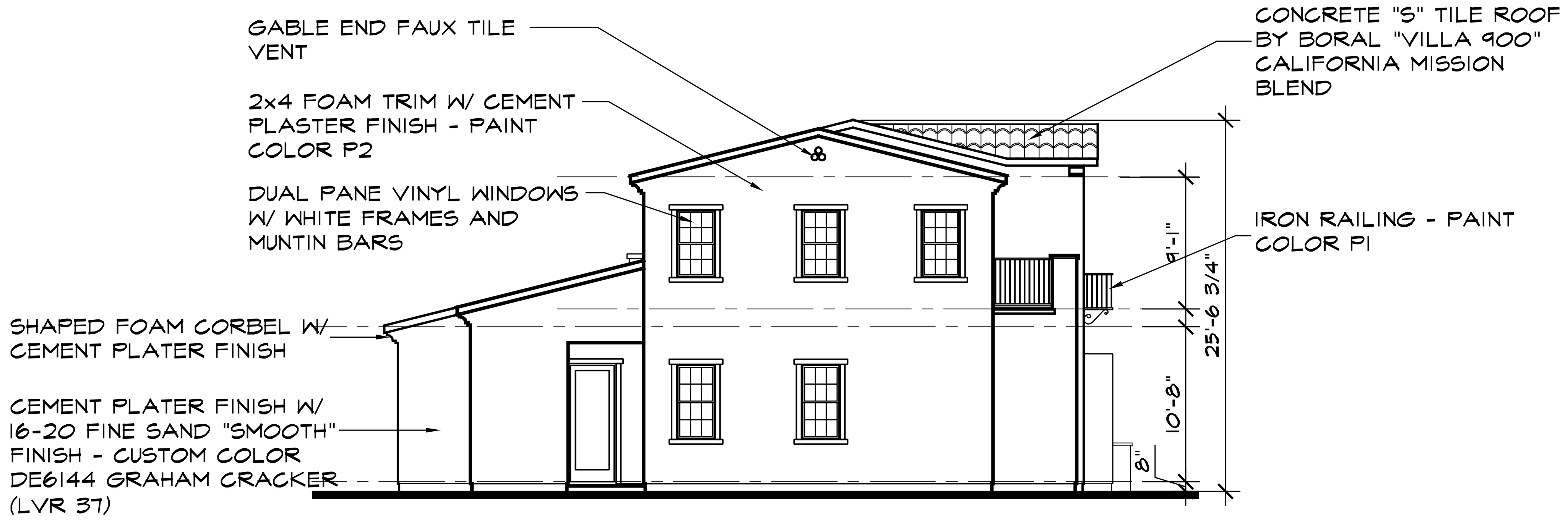
Job No.	Date
2190D	10/04/21
Drawn By	Checked By
WGA	WGA

Sheet Title
Community Building A
Building Type C-1
Roof Plan

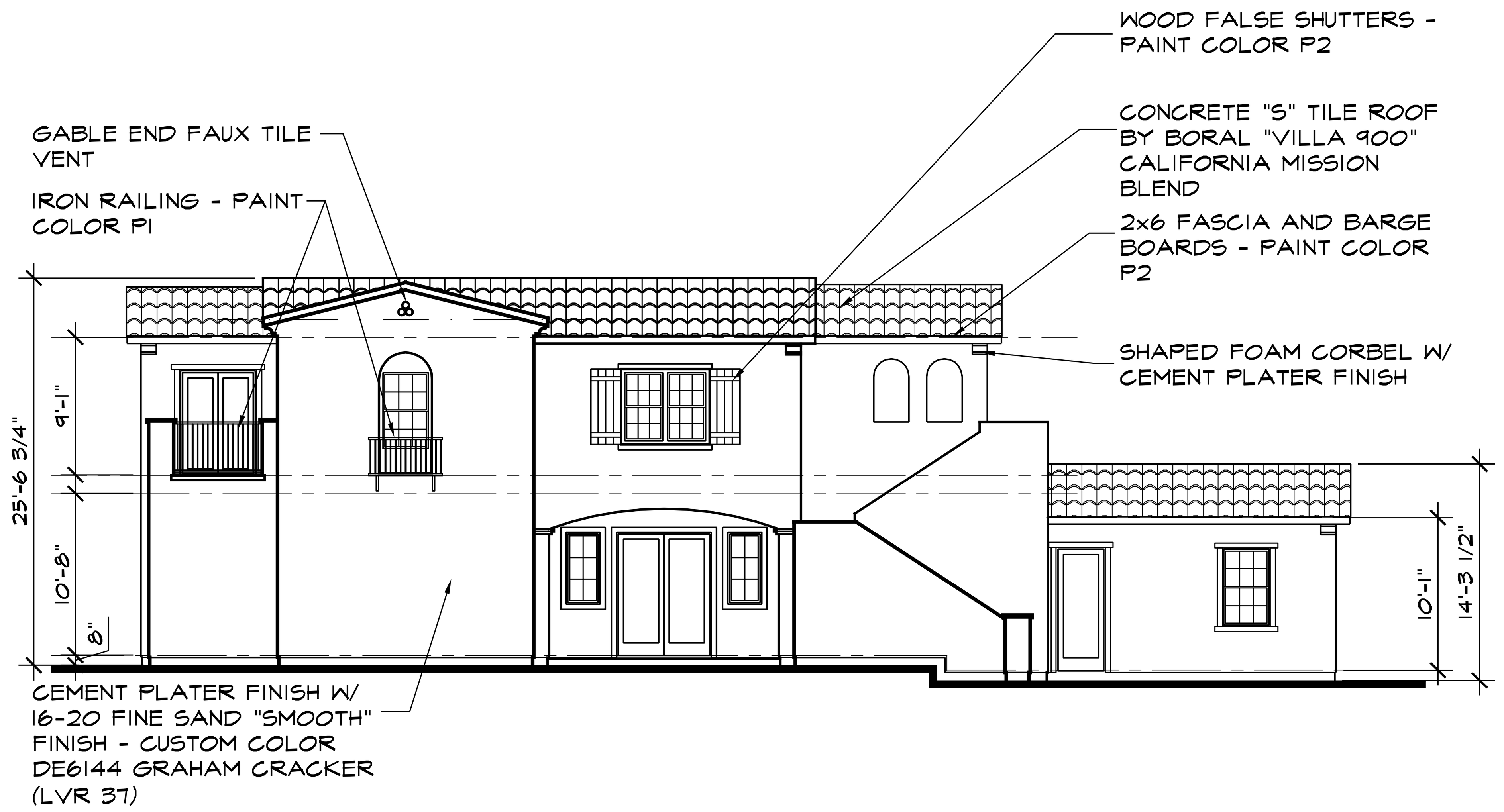
A-1.2

PAINT LEGEND

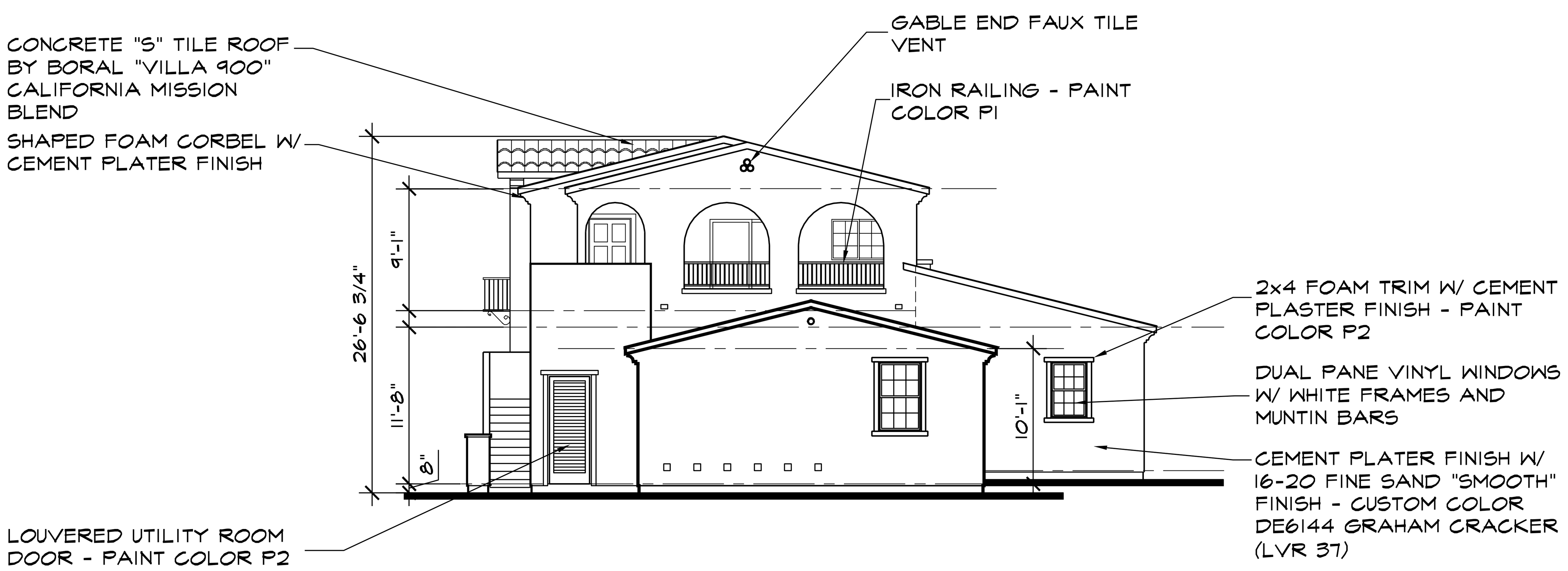
P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)



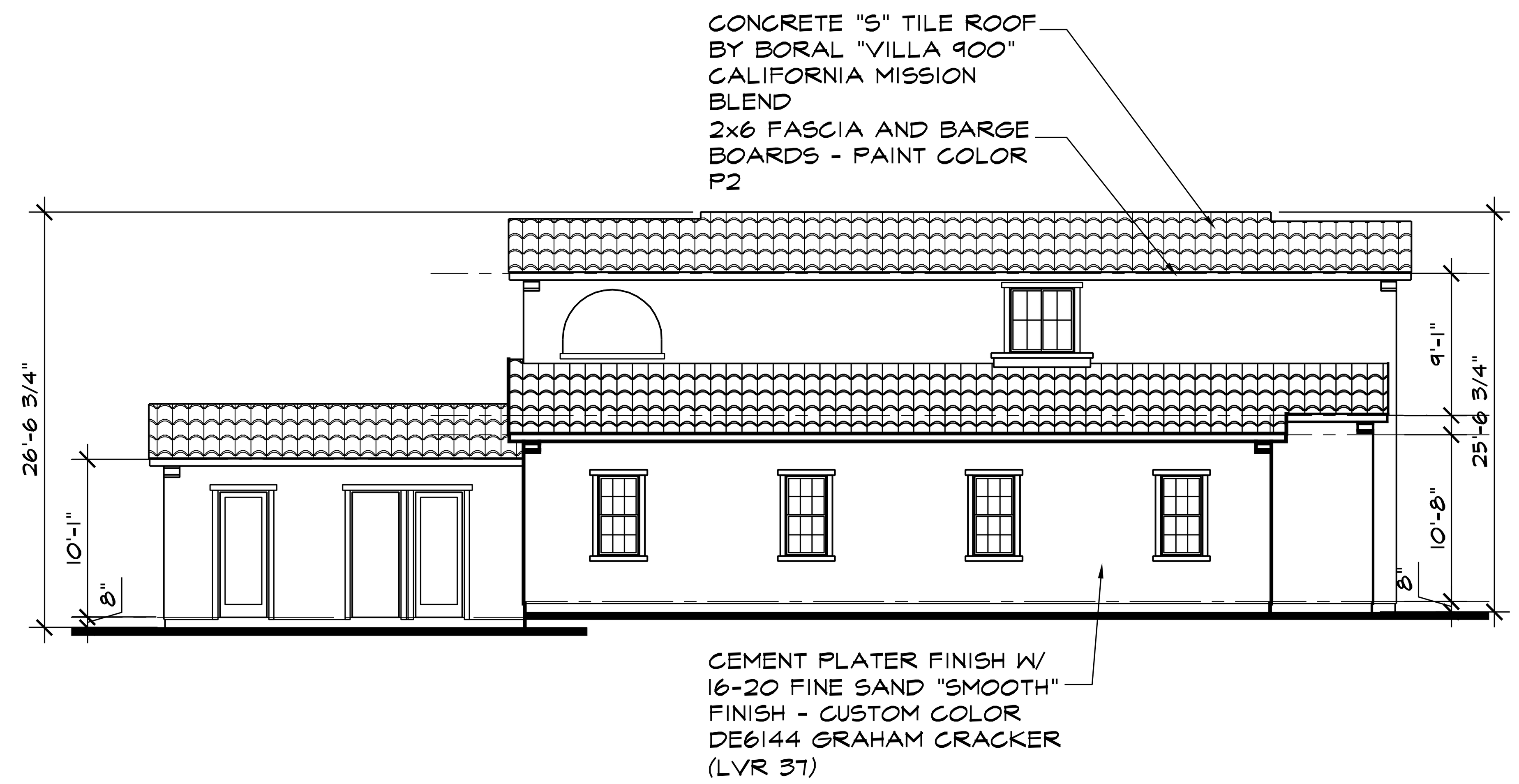
LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

ELEVATIONS

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

0 4 8 16
GRAPHIC SCALE

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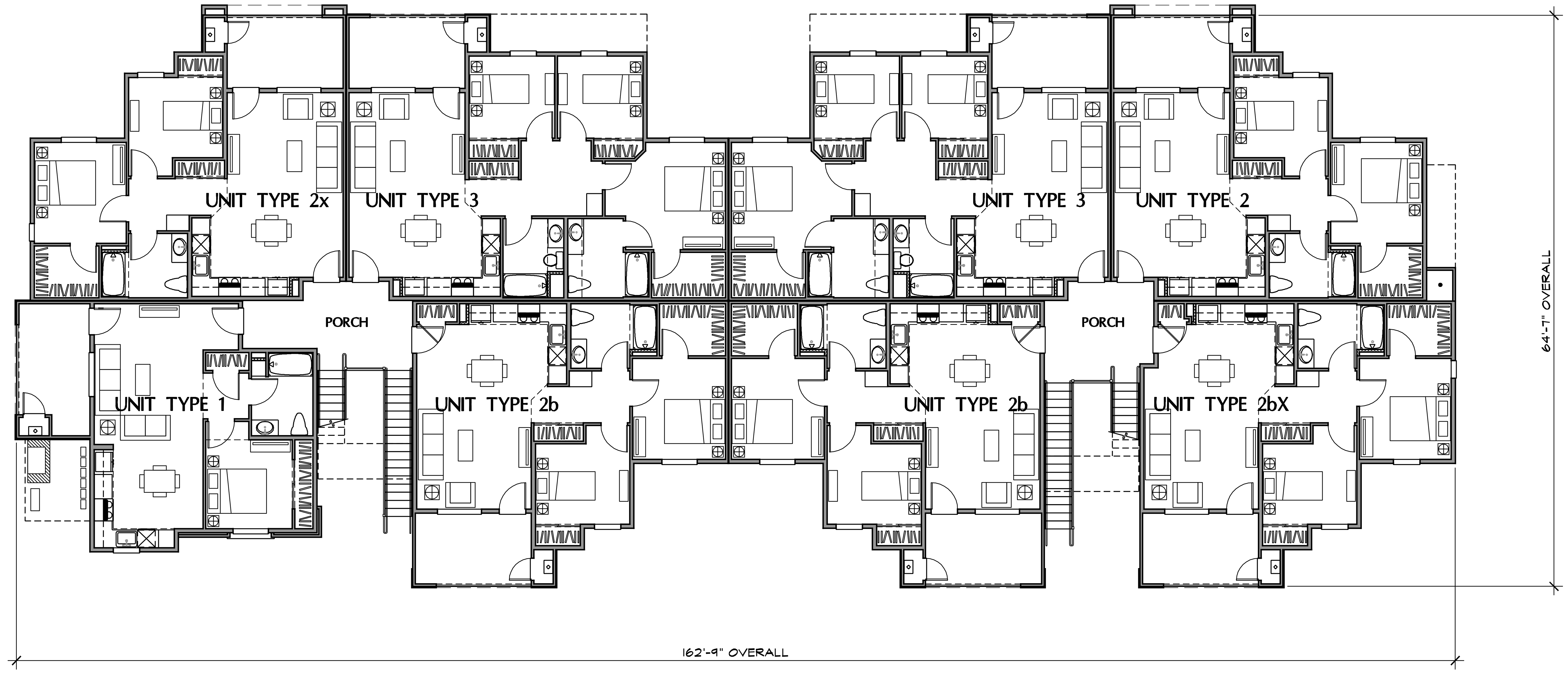
PALM COMMUNITIES
Quality for Generations

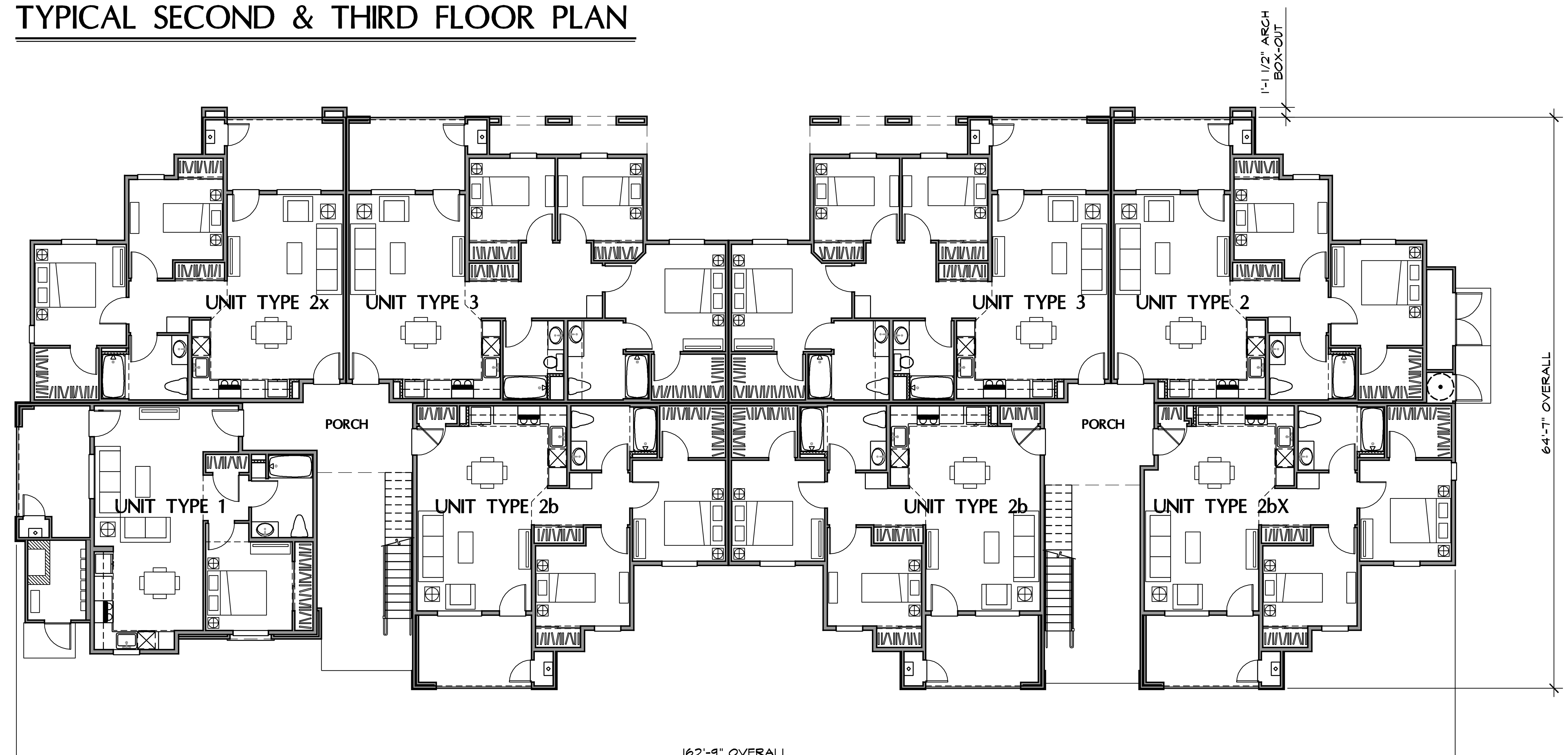
Job No.	Date
2190D	10/04/21
Drawn By	Checked By
WGA	WGA

Sheet Title
Community Building A
Building Type C-1
Elevations

A-1.4



TYPICAL SECOND & THIRD FLOOR PLAN



FIRST FLOOR PLAN

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

0 4 8 16
GRAPHIC SCALE

Build B NORTH
Build D NORTH

Gross Square Footage
First Floor= 8174 sf
Second Floor= 7949 SF
Third Floor 8179 sf
Total= 24,302 sf

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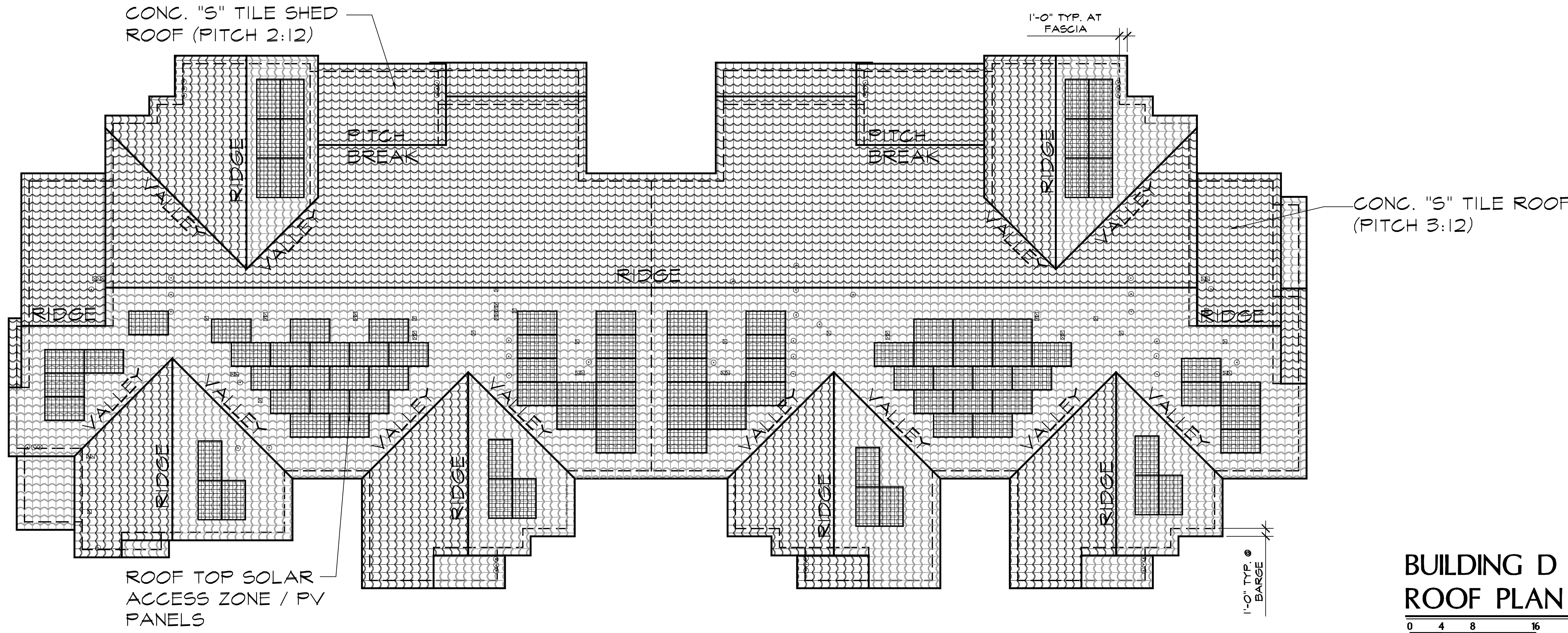
PALM COMMUNITIES
Quality for Generations

Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title
Residential Buildings B & D
Building Type R-1
Floor Plans

A-2.1

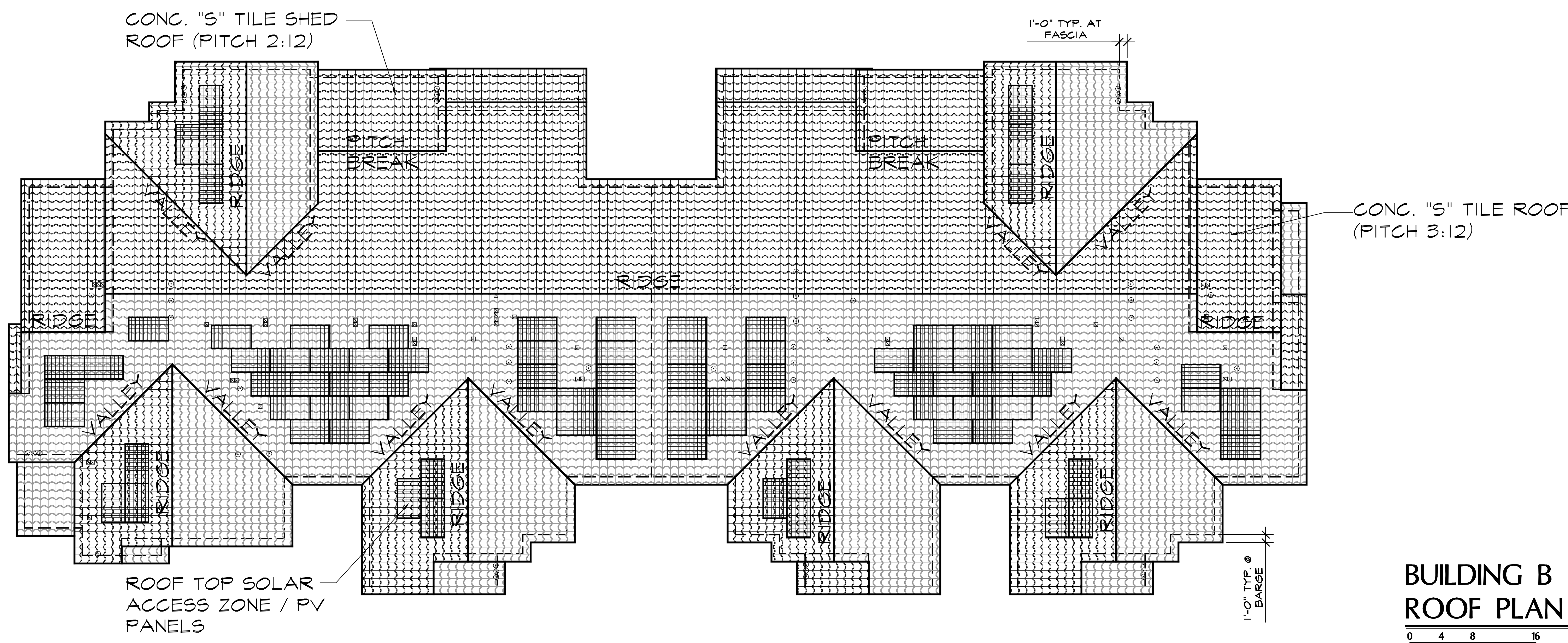


BUILDING D
ROOF PLAN

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

0 4 8 16
GRAPHIC SCALE

NORTH



BUILDING B
ROOF PLAN

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

0 4 8 16
GRAPHIC SCALE

NORTH

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PALM COMMUNITIES
Quality for Generations

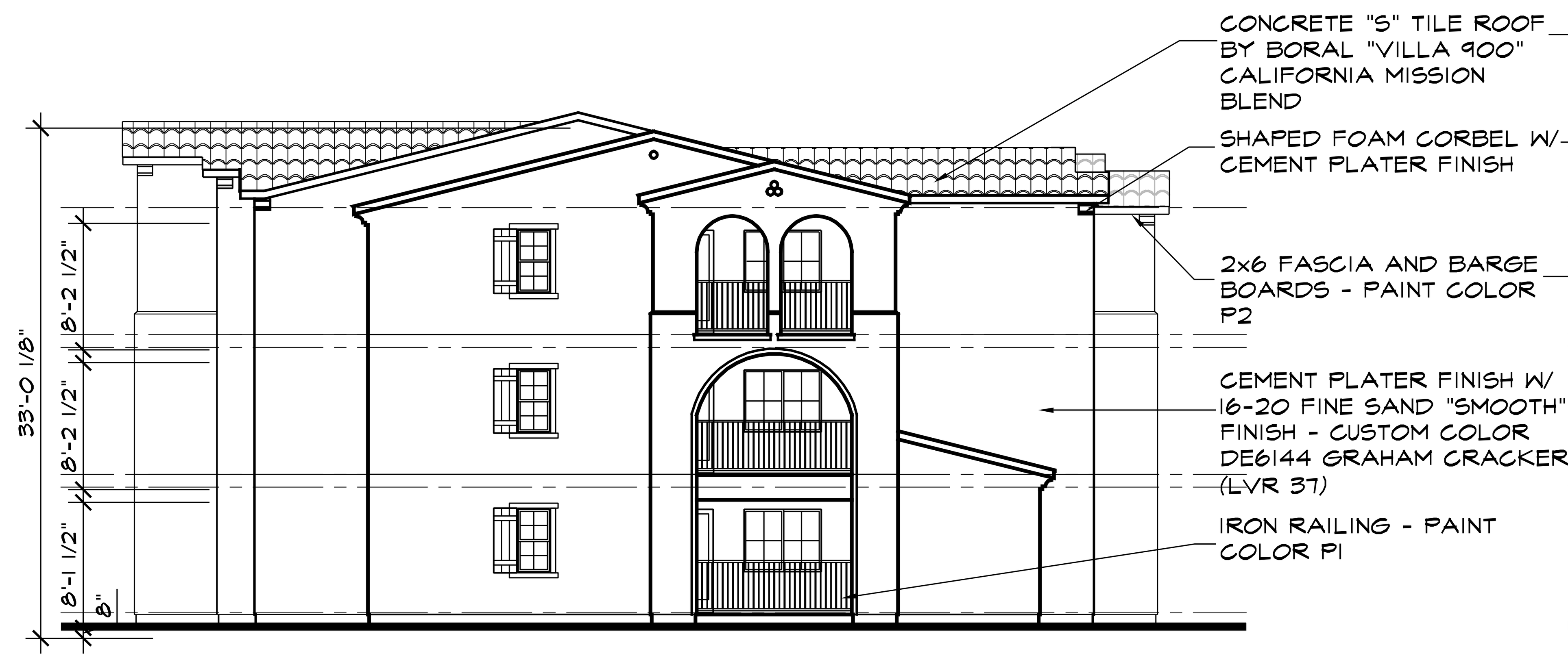
Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title
Residential Buildings B & D
Building Type R-1
Roof Plan

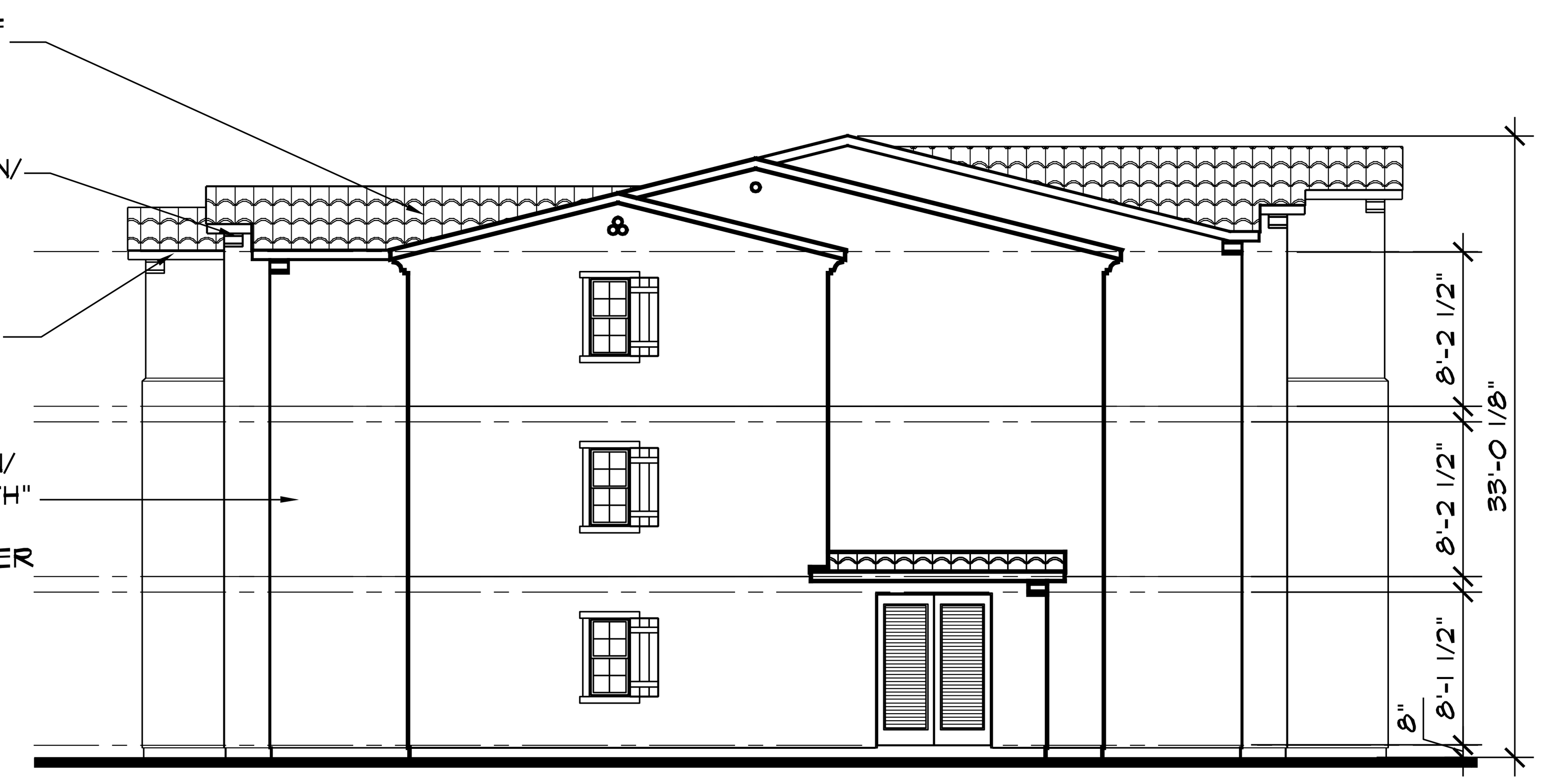
A-2.2

PAINT LEGEND

P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

FRONT ELEVATION

REAR ELEVATION

ELEVATIONS

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

0 4 8 16

GRAPHIC SCALE

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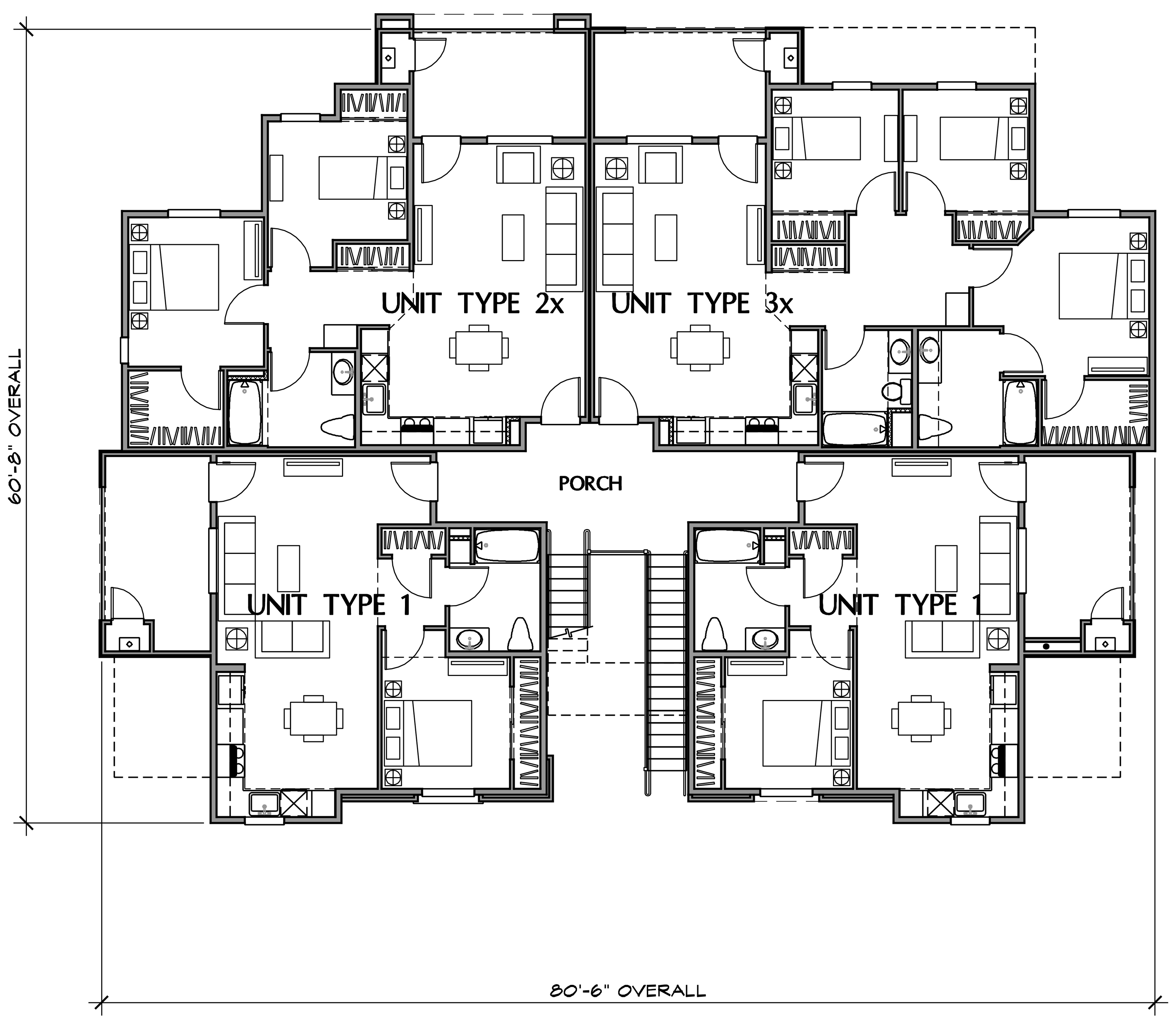
PALM COMMUNITIES
Quality for Generations

Job No.	Date
2190D	10/04/21
Drawn By	Checked By
WGA	WGA

Sheet Title

Residential Buildings B & D
Building Type R-1
Elevations

A-2.4



TYPICAL SECOND & THIRD FLOOR PLAN

FIRST FLOOR PLAN

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

0 4 8 16
GRAPHIC SCALE

NORTH

Gross Square Footage
First Floor= 3957 sf
Second Floor= 3750 SF
Third Floor 3874 sf
Total= 11,581 sf

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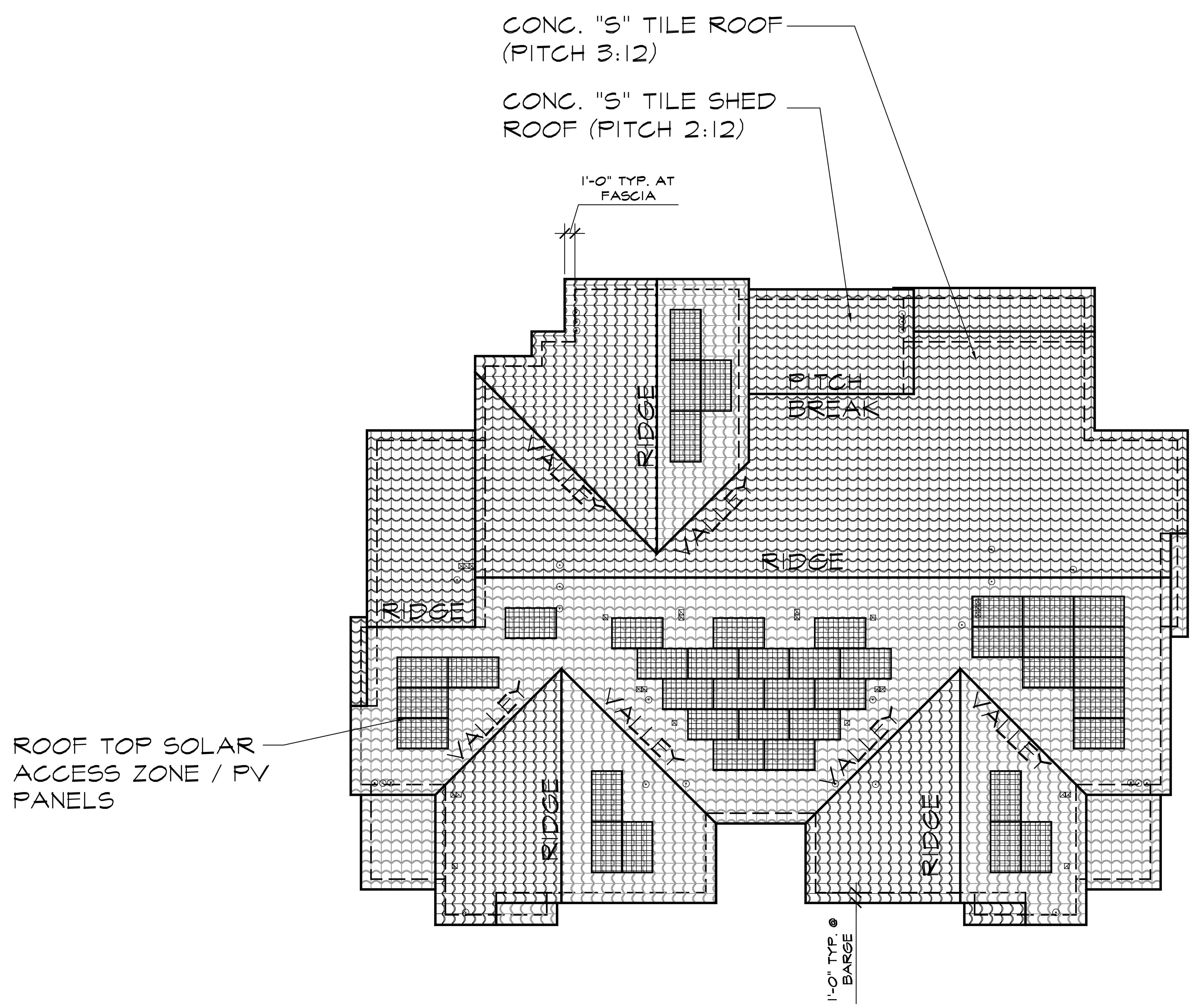
PALM COMMUNITIES
Quality for Generations

Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title
Residential Building C
Building Type R-2
Floor Plans

A-3.1



ROOF PLAN

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

0 4 8 16

GRAPHIC SCALE

NORTH

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Palm Villas at Red Bluff

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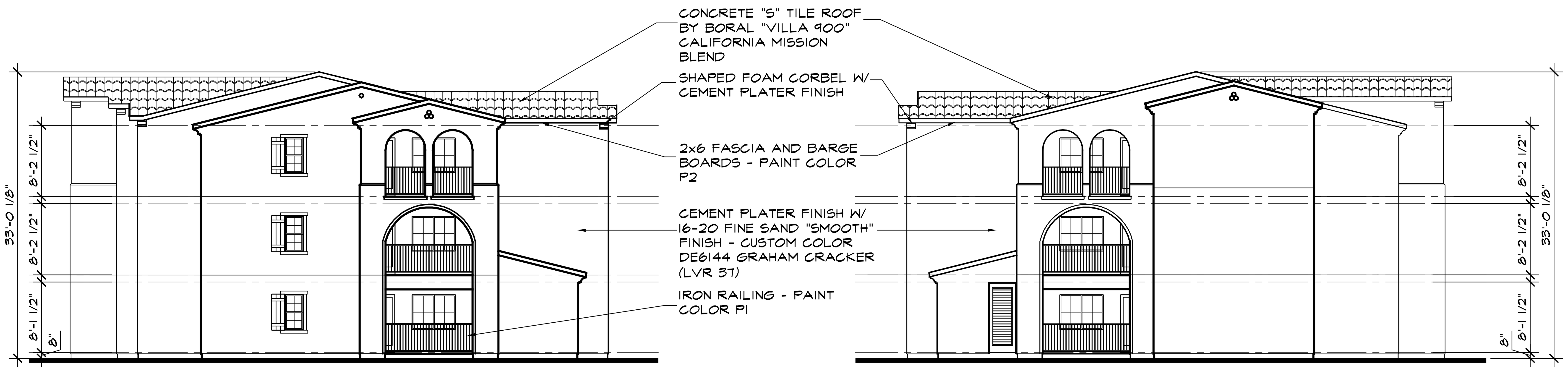
PALM COMMUNITIES
Quality for Generations

Job No.	Date
2190D	10/04/21
Drawn By	**Checked By**
WGA	WGA

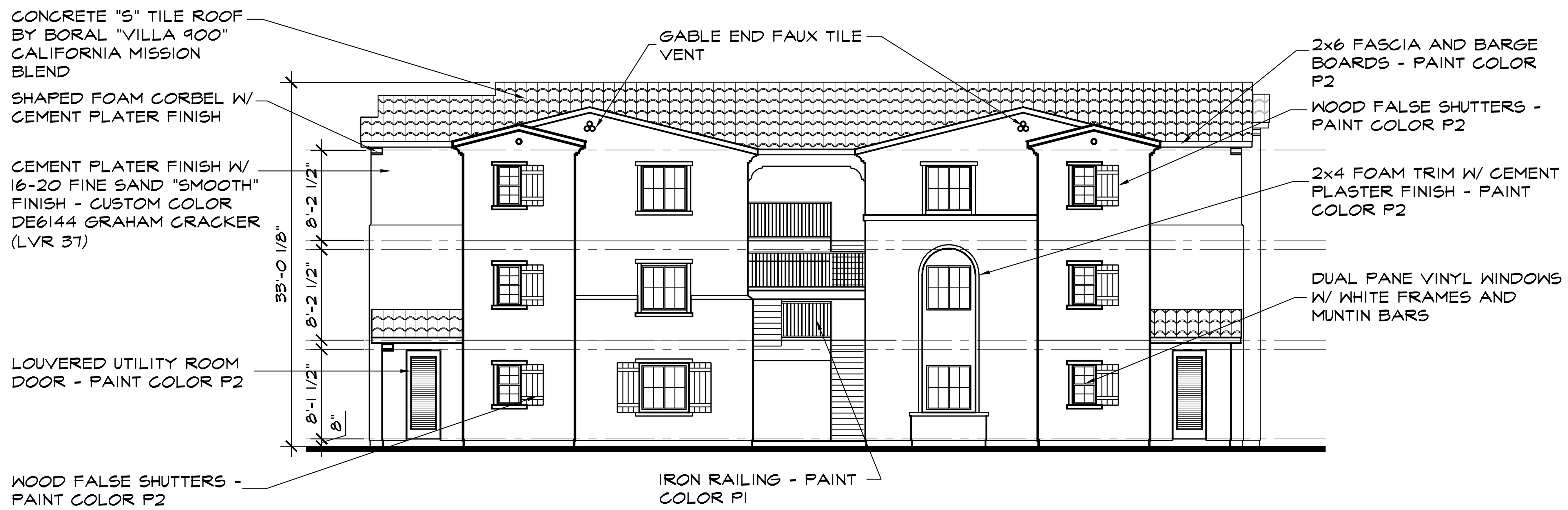
Sheet Title
Residential Building C
Building Type R-2
Roof Plan

A-3.2

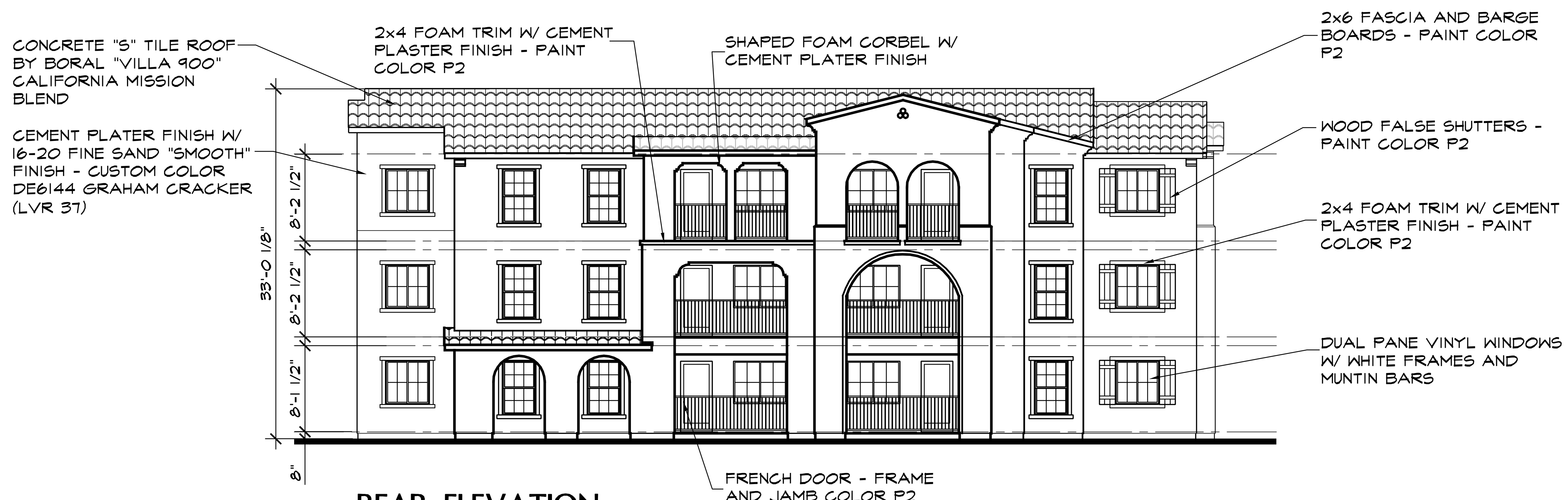


LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION

PAINT LEGEND

P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)

ELEVATIONS

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

0 4 8 16
GRAPHIC SCALE

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"A Partnership with NVCSS"

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Revisions

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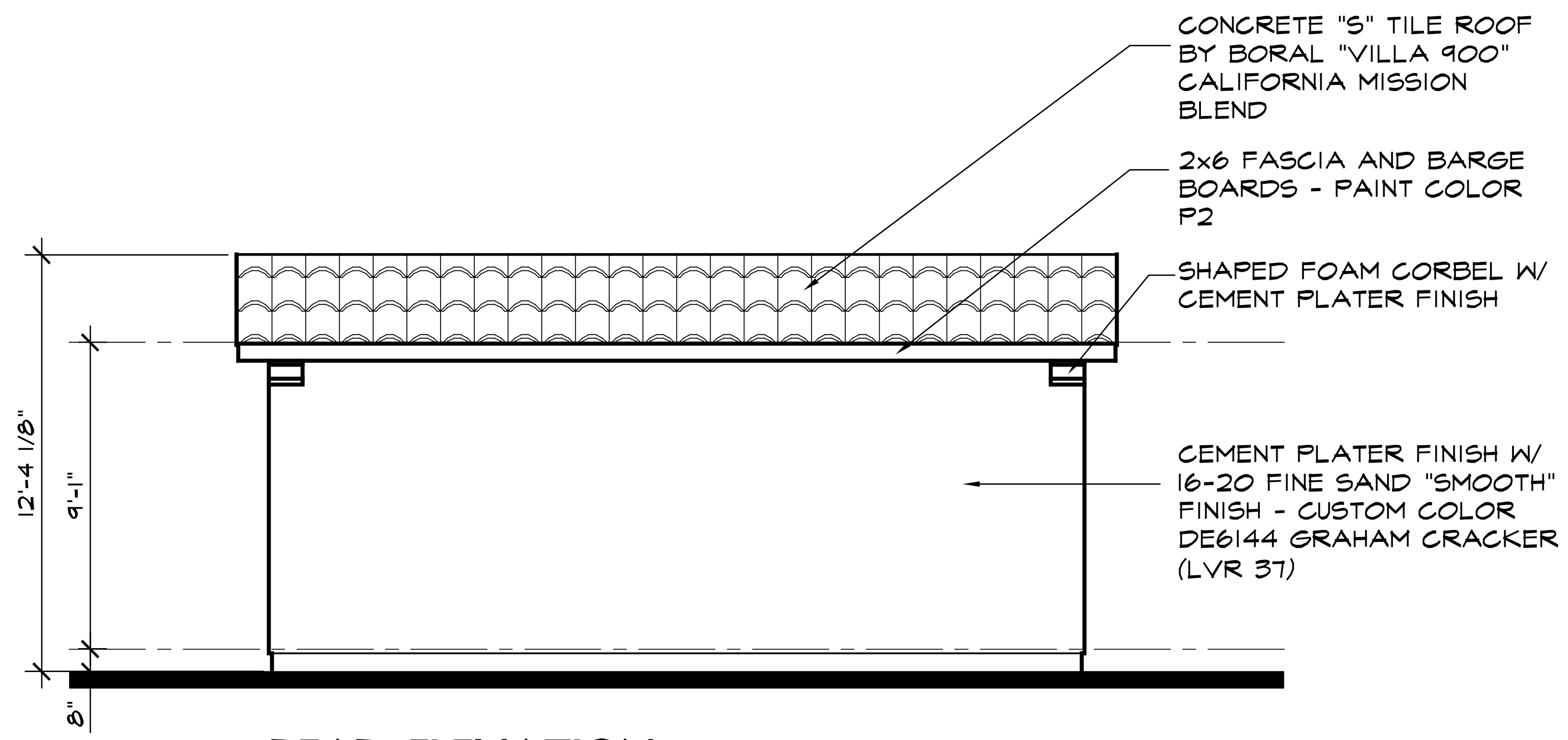
PALM COMMUNITIES
Quality for Generations

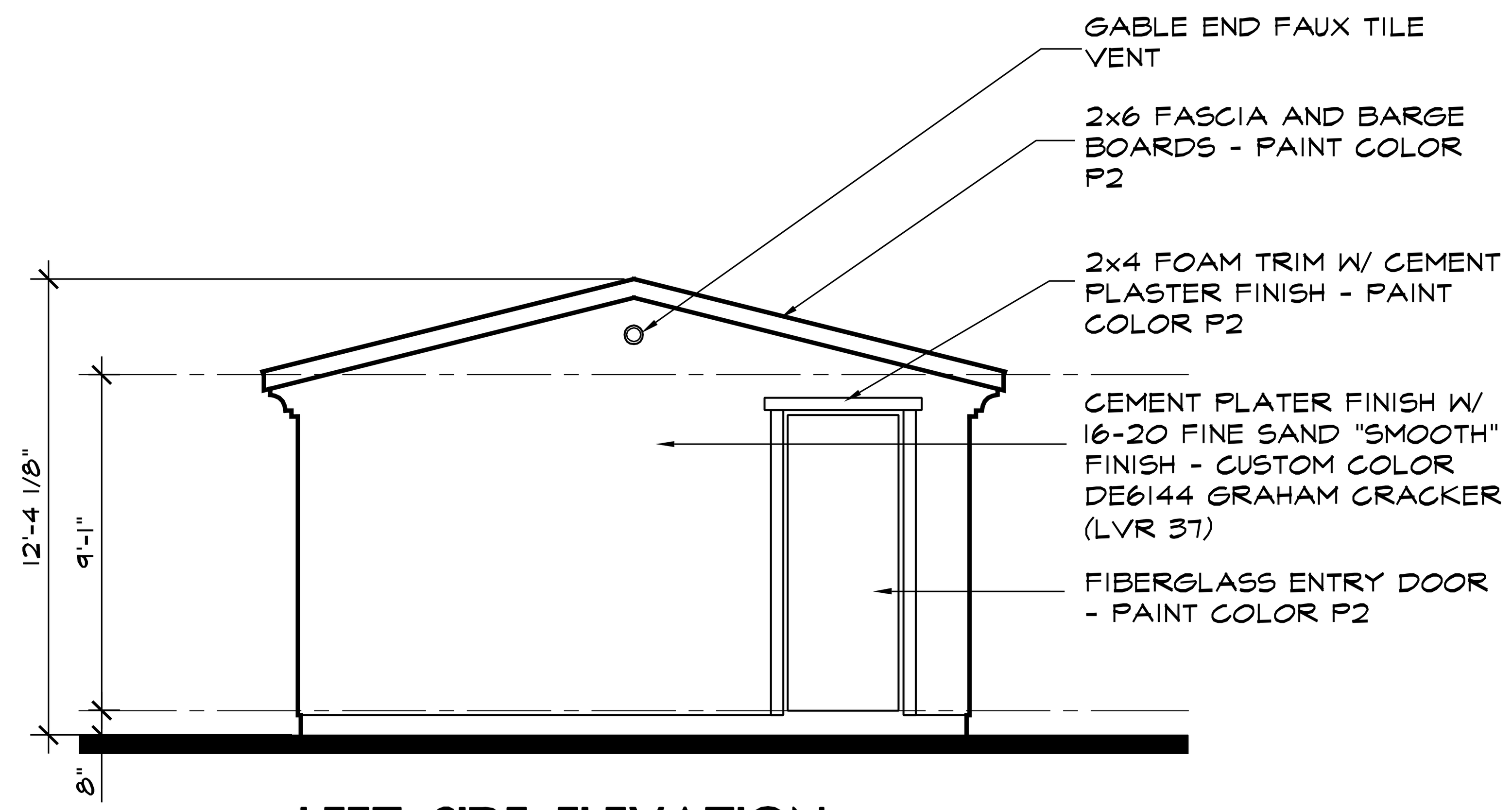
Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title
Residential Building C
Building Type R-2
Elevations

A-3.4



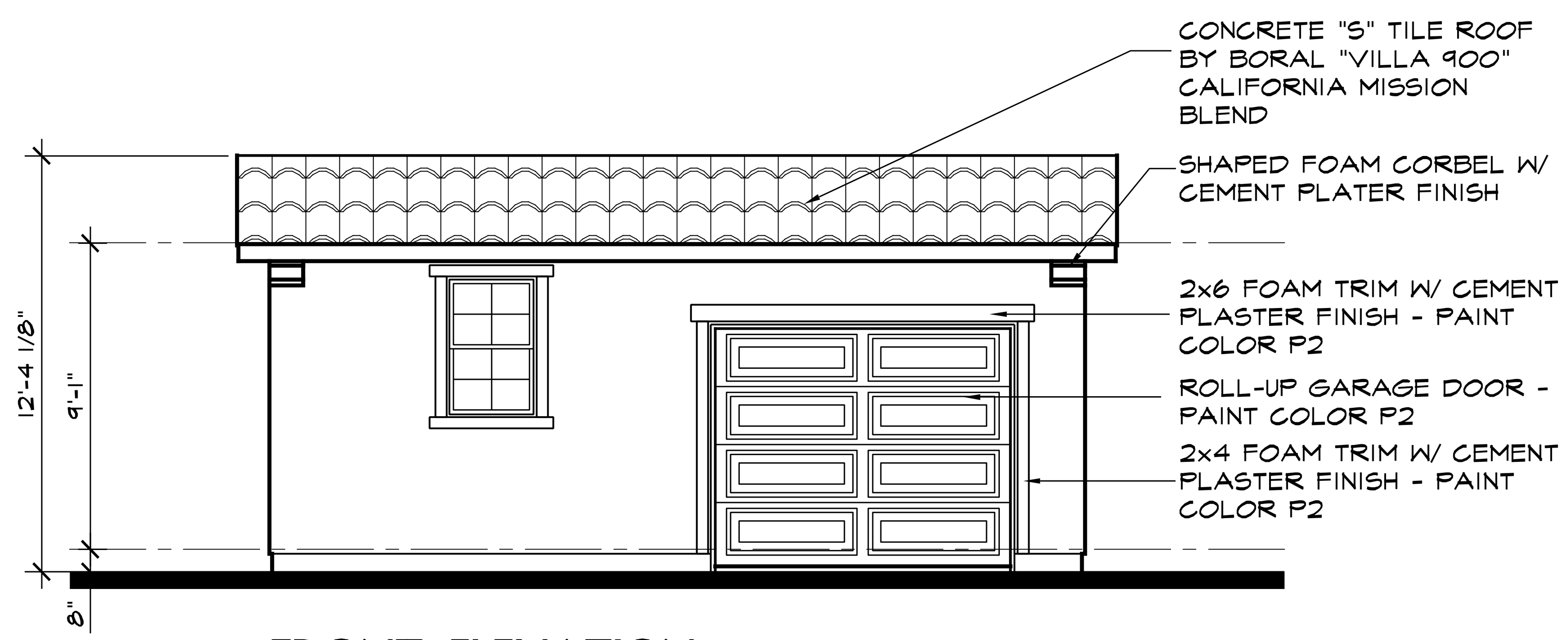
REAR ELEVATION



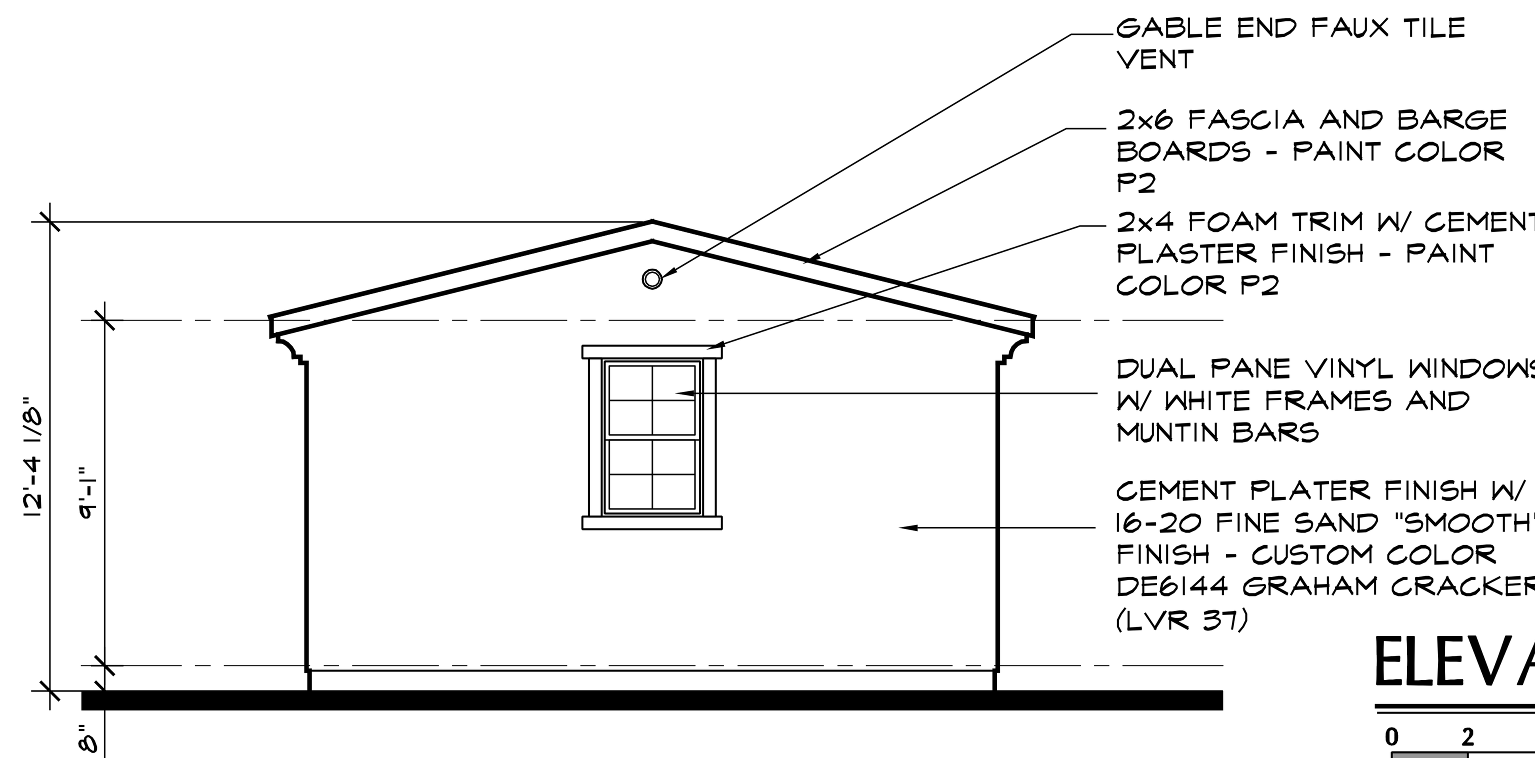
LEFT SIDE ELEVATION

PAINT LEGEND

P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)



FRONT ELEVATION

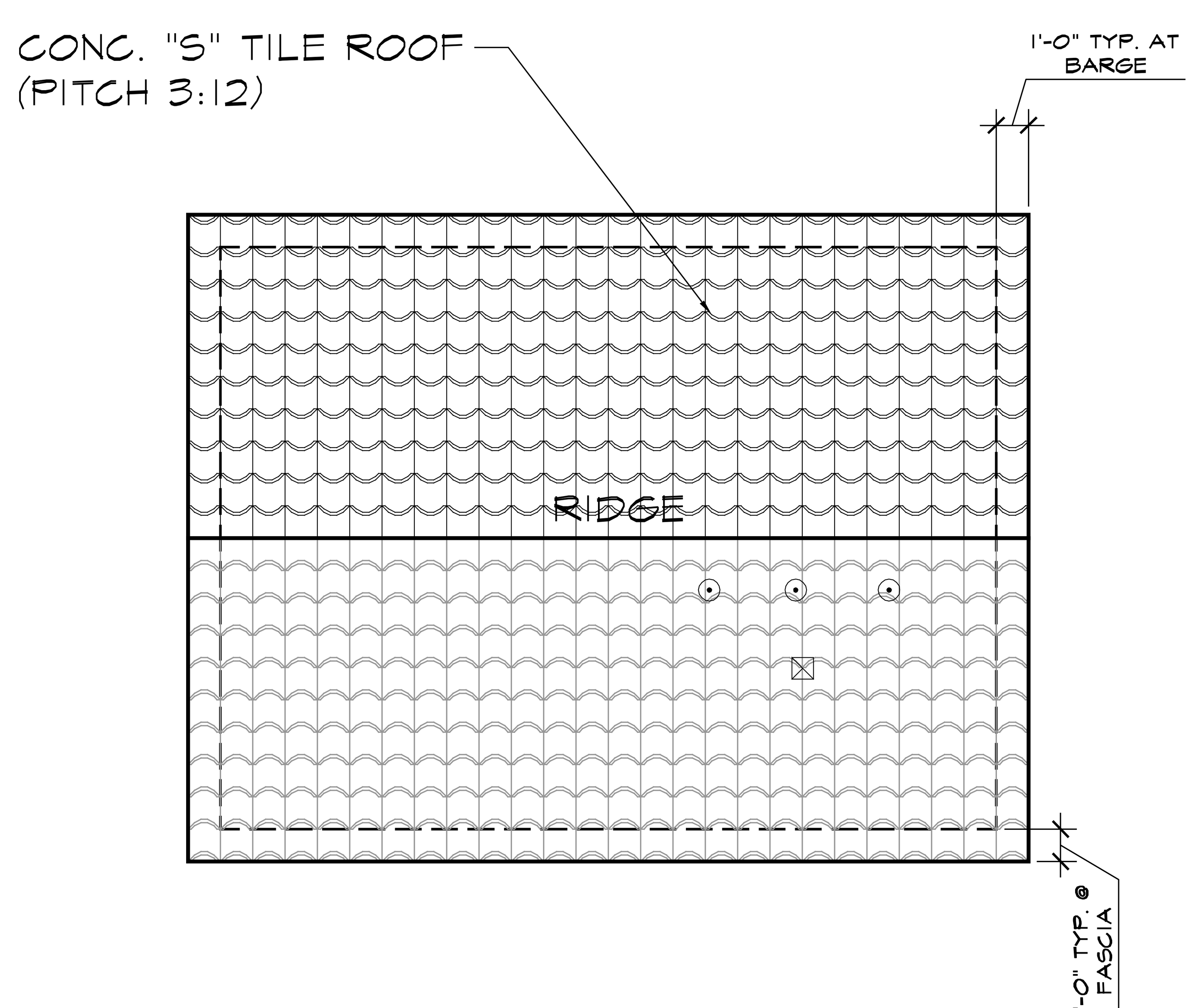


RIGHT SIDE ELEVATION

ELEVATIONS

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

0 2 4 8 GRAPHIC SCALE

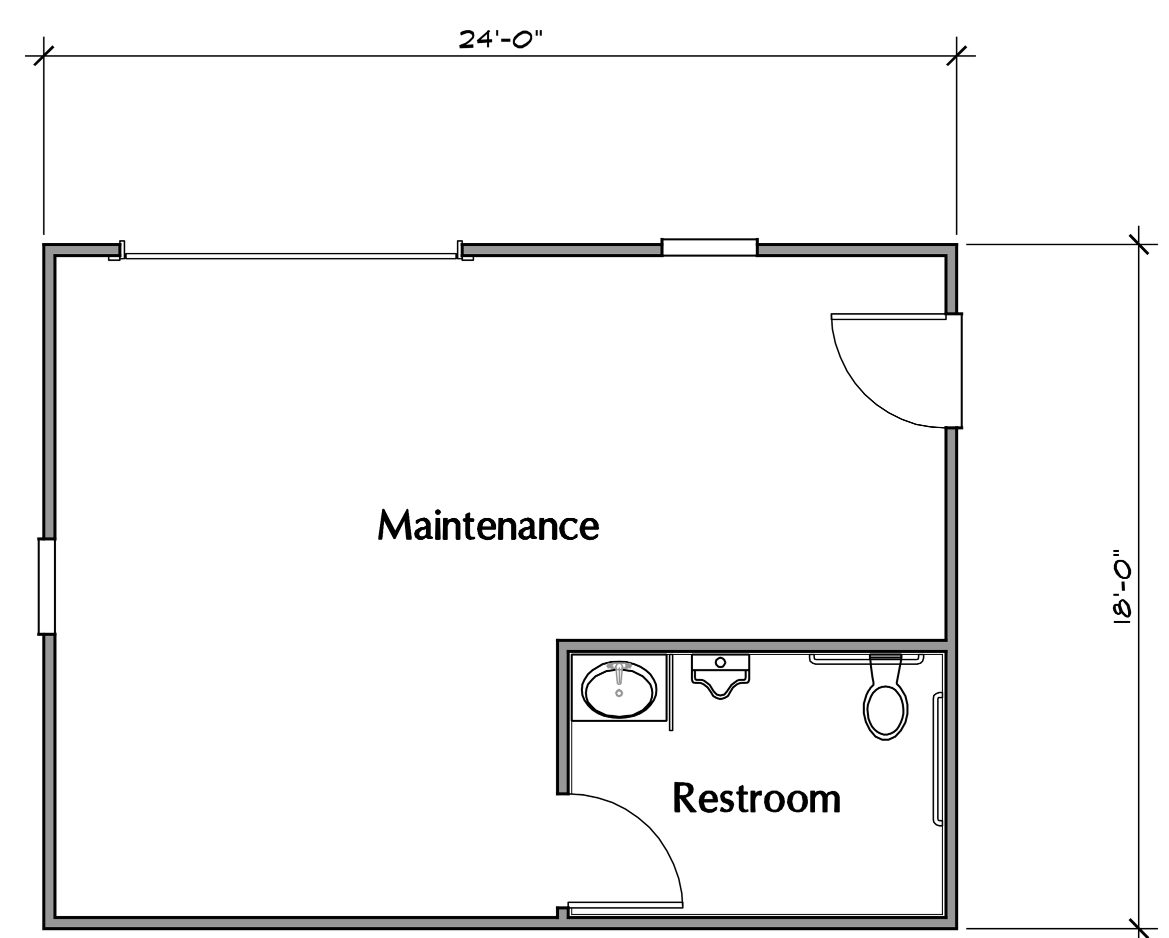


ROOF PLAN

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

0 2 4 8 GRAPHIC SCALE

NORTH



FLOOR PLAN

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

0 2 4 8 GRAPHIC SCALE

NORTH

Square Footage
407 Square Ft.

derra
495 E. Rincon Street, Suite 204
Corona, CA 92879
Ph: 951.268.1650 Fax: 951.268.1651

A Palm Communities Affordable Housing Development

Palm Villas at Red Bluff

"A Partnership with NVCSS"

321 S. Jackson St.
Red Bluff, CA. 96080

APN: 033-130-028

Revisions

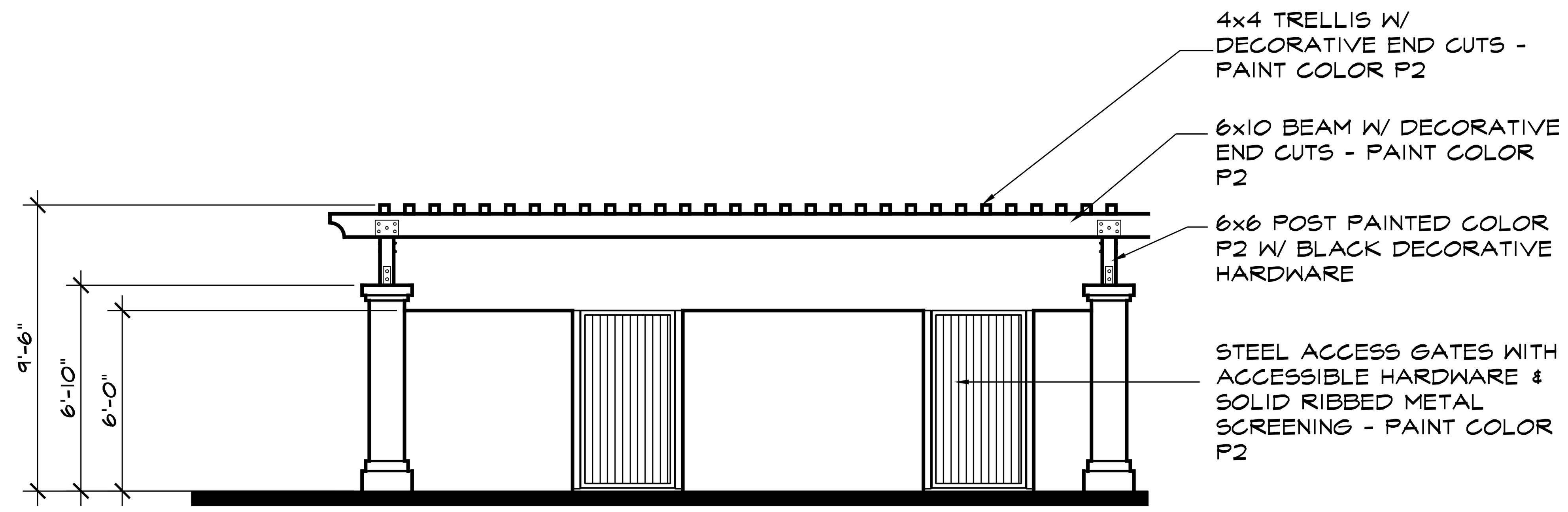
A	10-04-21 Schematic Design
B	12-27-21 Prelim City Comments

PALM COMMUNITIES
Quality for Generations

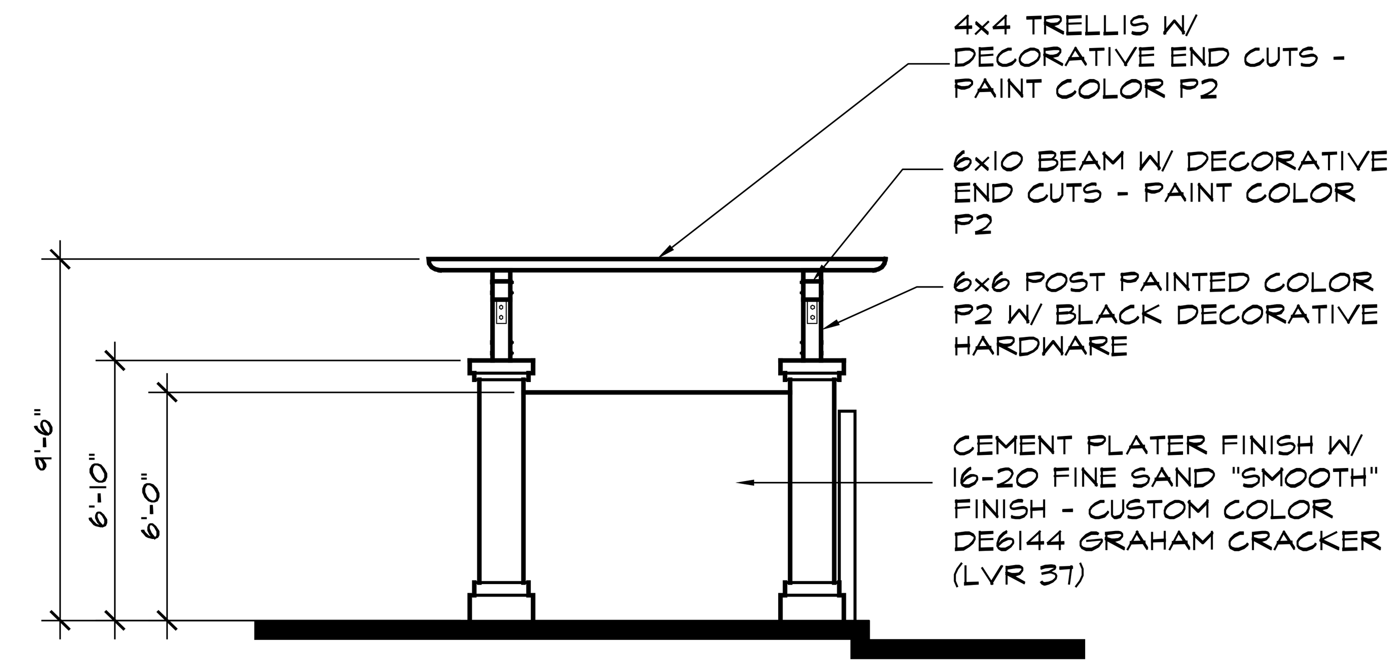
Job No.	Date
2190D	10/04/21
Drawn By	Checked By
WGA	WGA

Sheet Title
Community Building E
Building Type C-2
Plans & Elevations

A-4.1



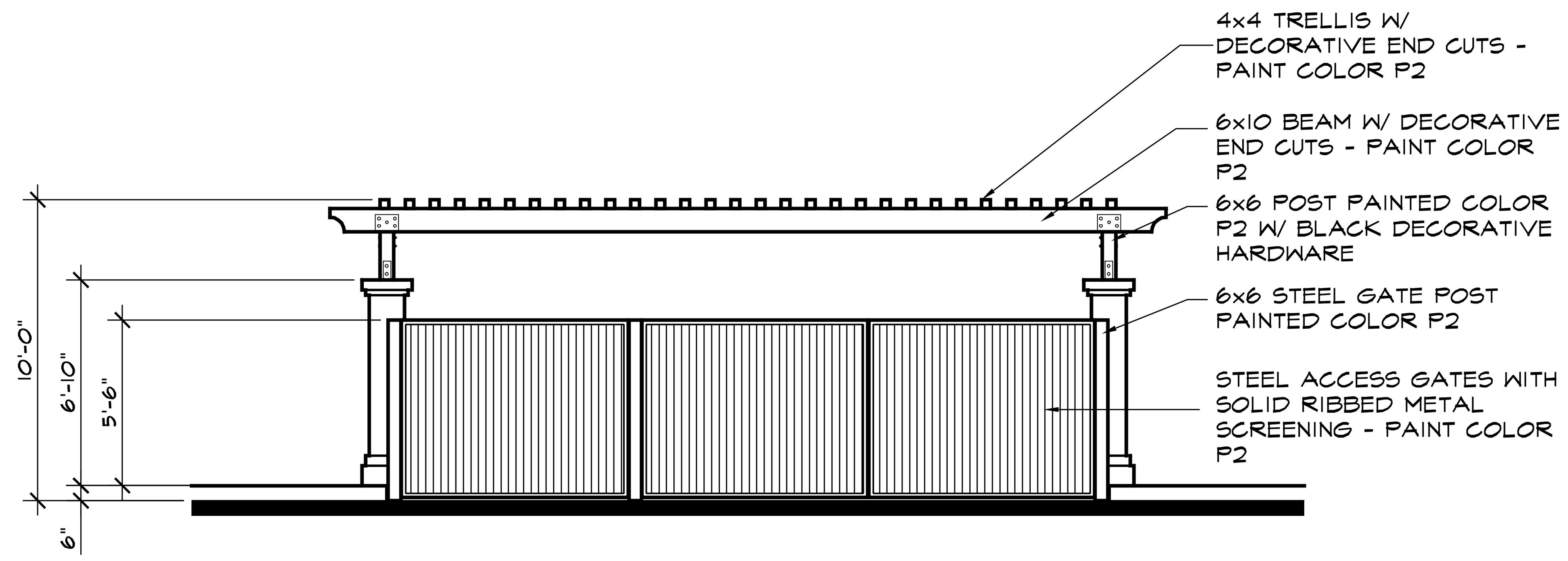
REAR ELEVATION



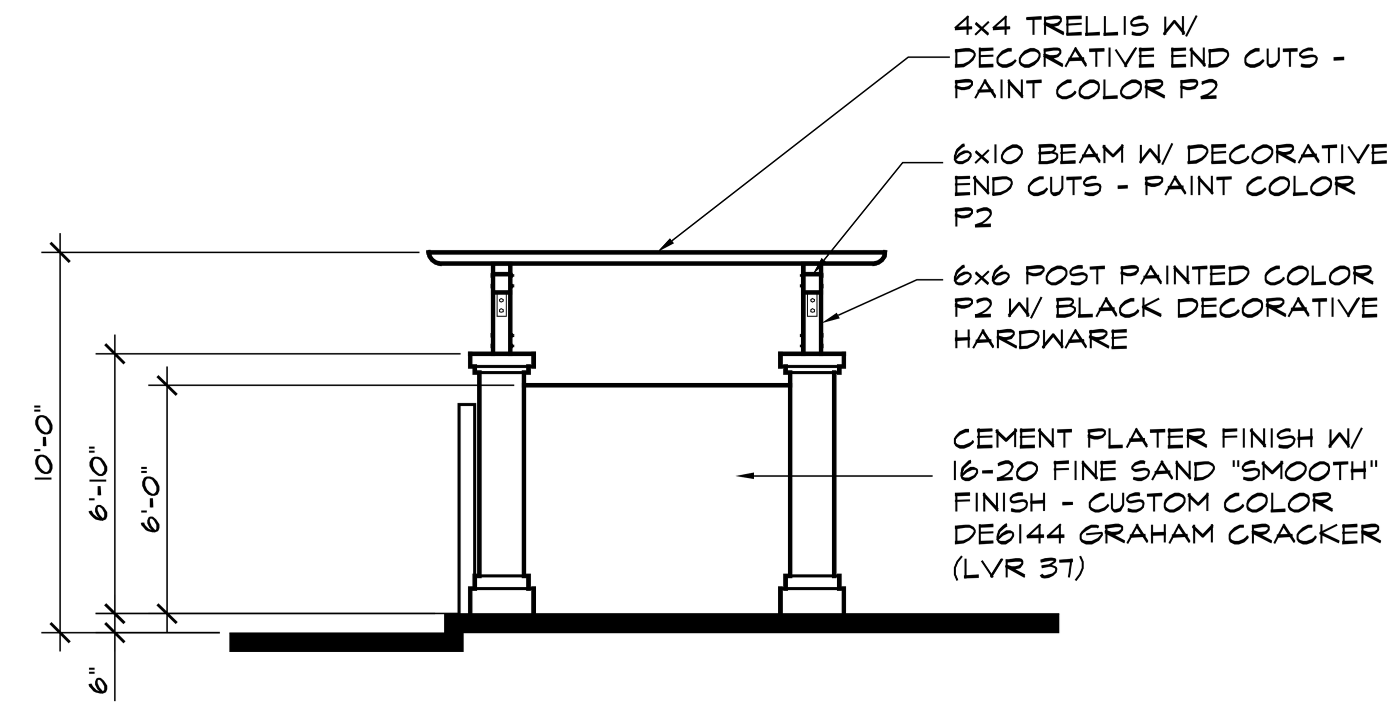
LEFT SIDE ELEVATION

PAINT LEGEND

P1	DUNN EDWARDS DEA187 BLACK
P2	DUNN EDWARDS DE6133 OLD BOOT (LRV 13)



FRONT ELEVATION

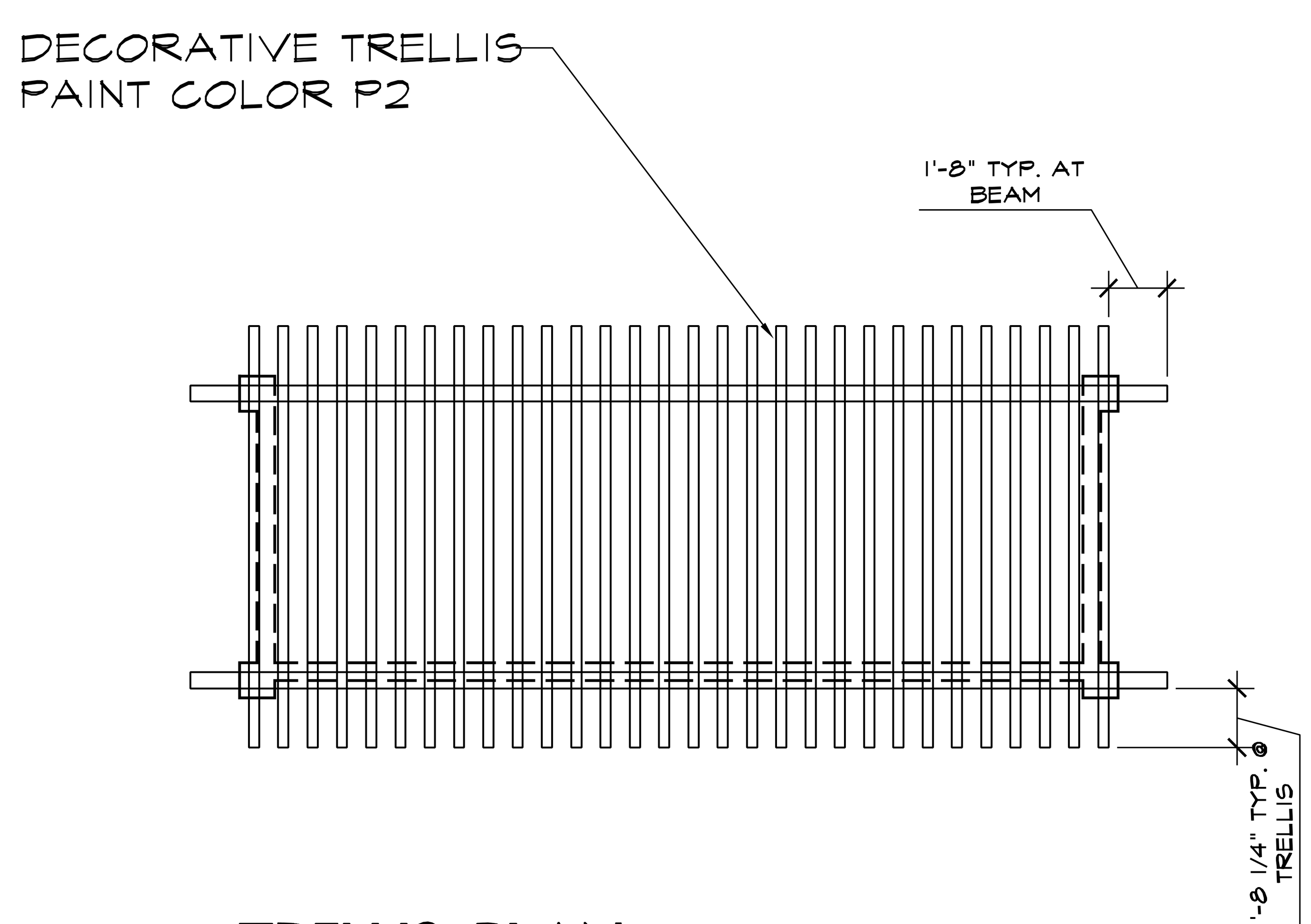


RIGHT SIDE ELEVATION

ELEVATIONS

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

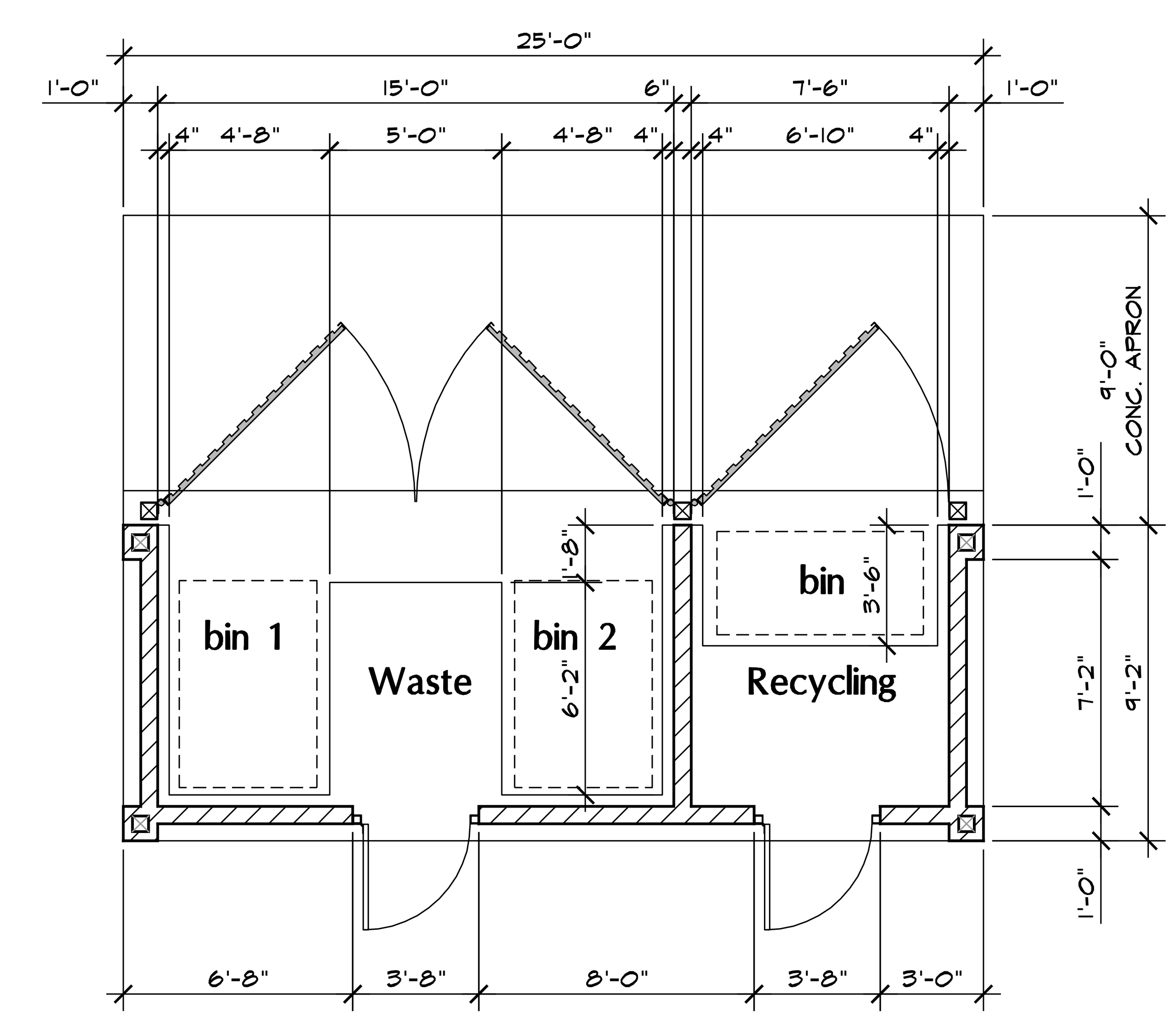
0 2 4 8
GRAPHIC SCALE



TRELLIS PLAN

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

0 2 4 8
GRAPHIC SCALE



FLOOR PLAN

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

0 2 4 8
GRAPHIC SCALE

derra
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A Palm Communities Affordable Housing Development

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APN: 033-130-028

Revisions

A	10-04-21	Schematic Design
B	12-27-21	Prelim City Comments

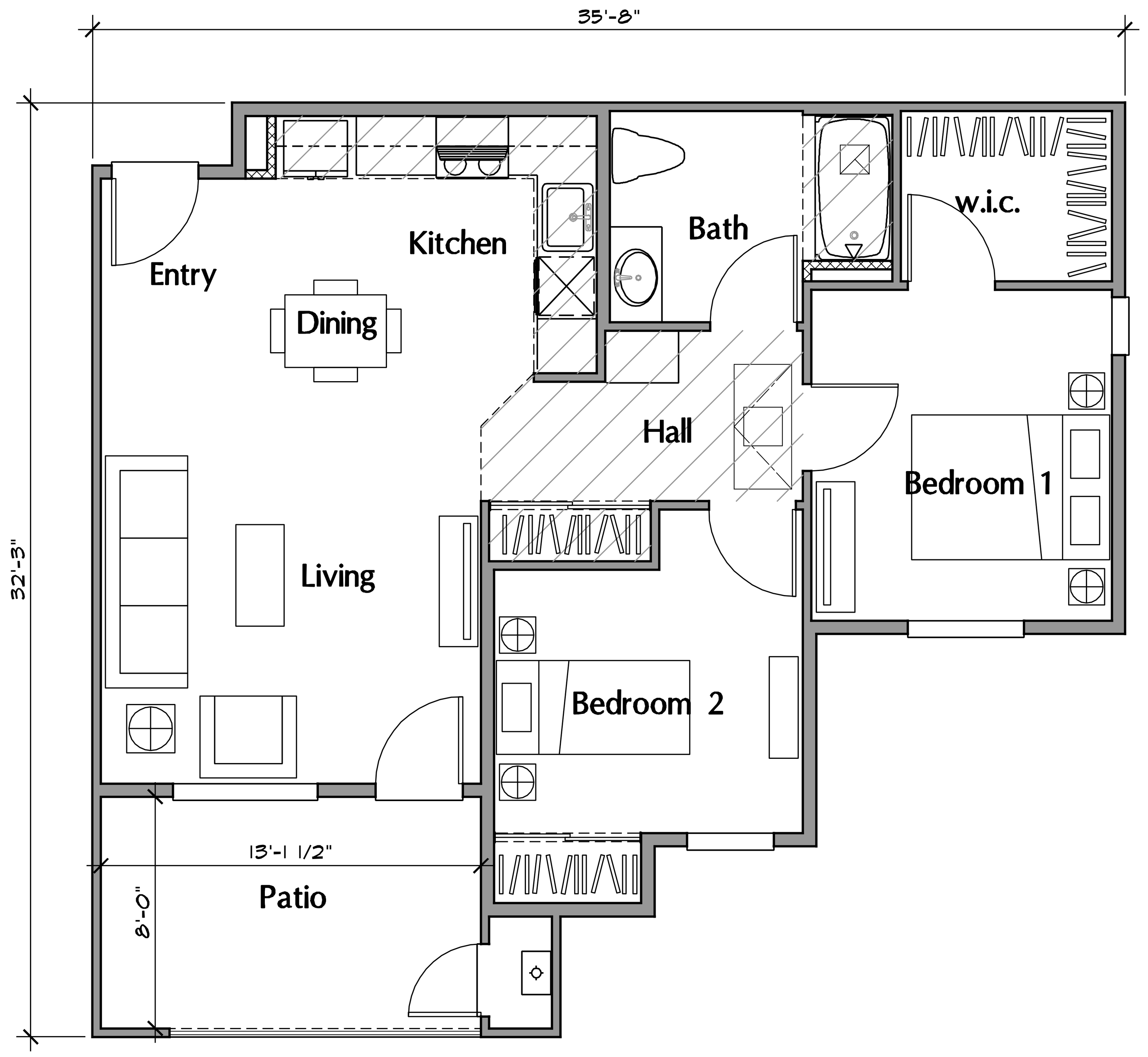
PALM COMMUNITIES
Quality for Generations

Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title

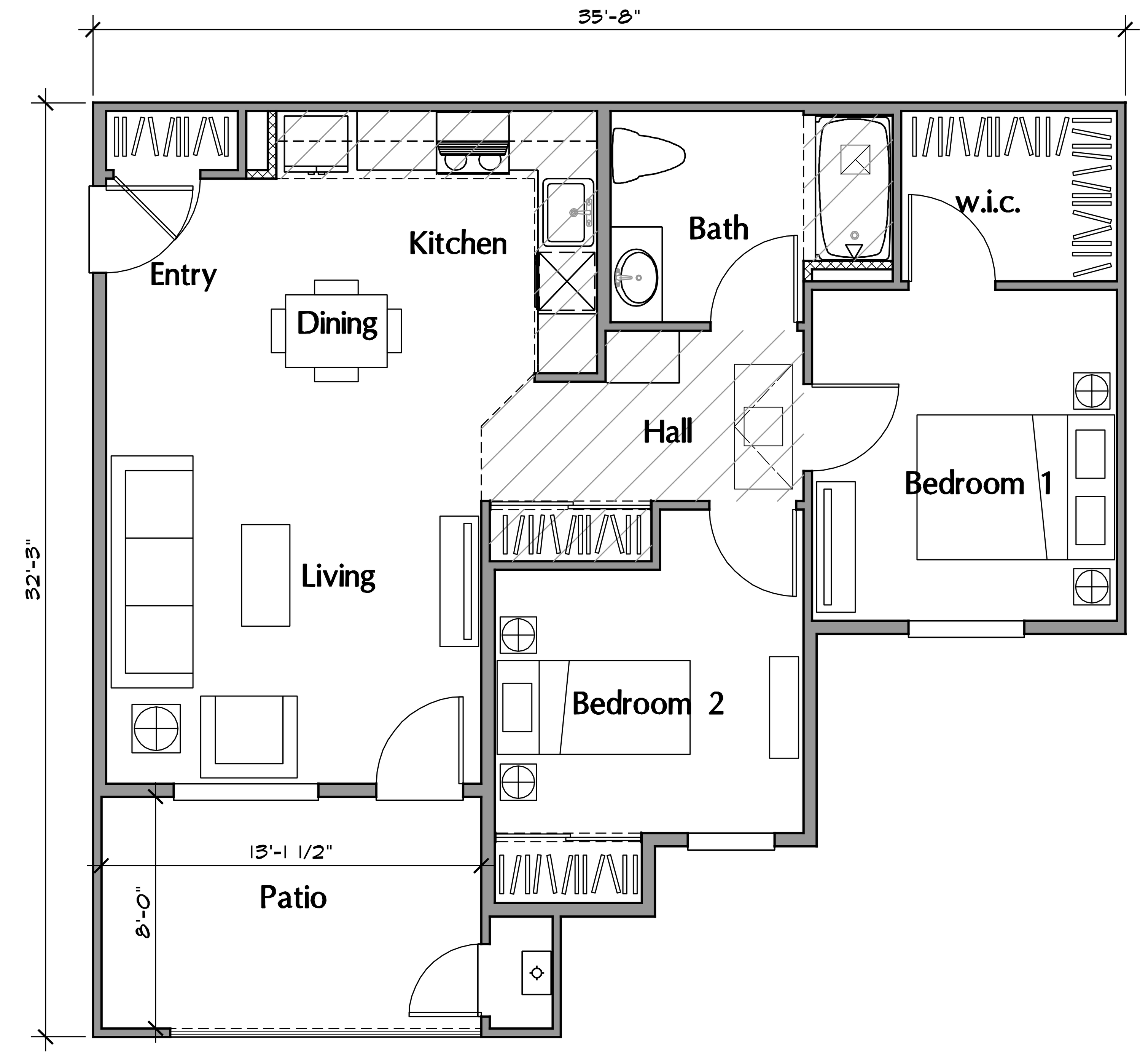
Waste & Recycling Enclosure Plans & Elevations

A-5.1



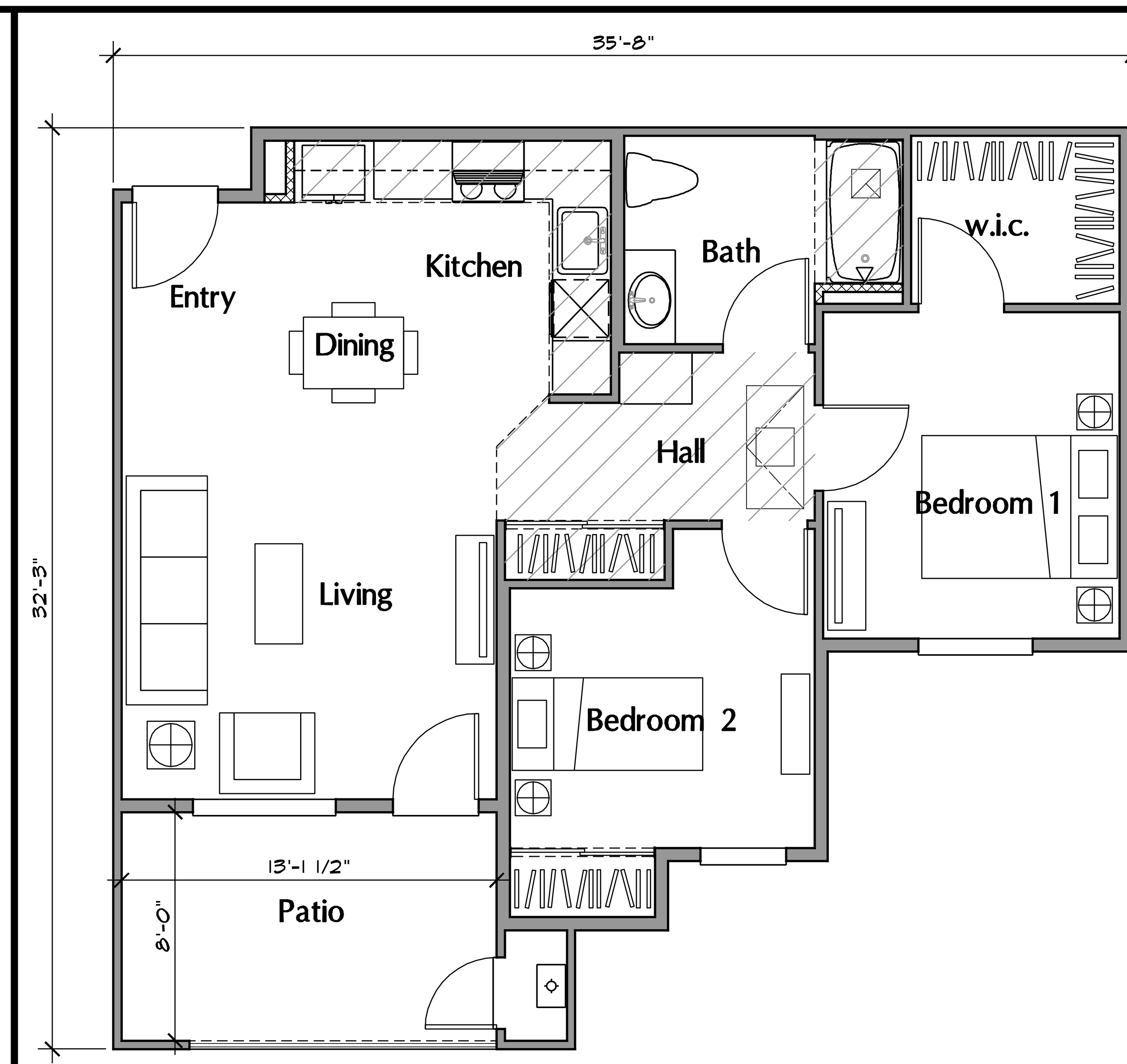
UNIT TYPE 2x 767 sq. ft.

0 2 4 8 GRAPHIC SCALE — SCALE: 1/4"=1'-0"



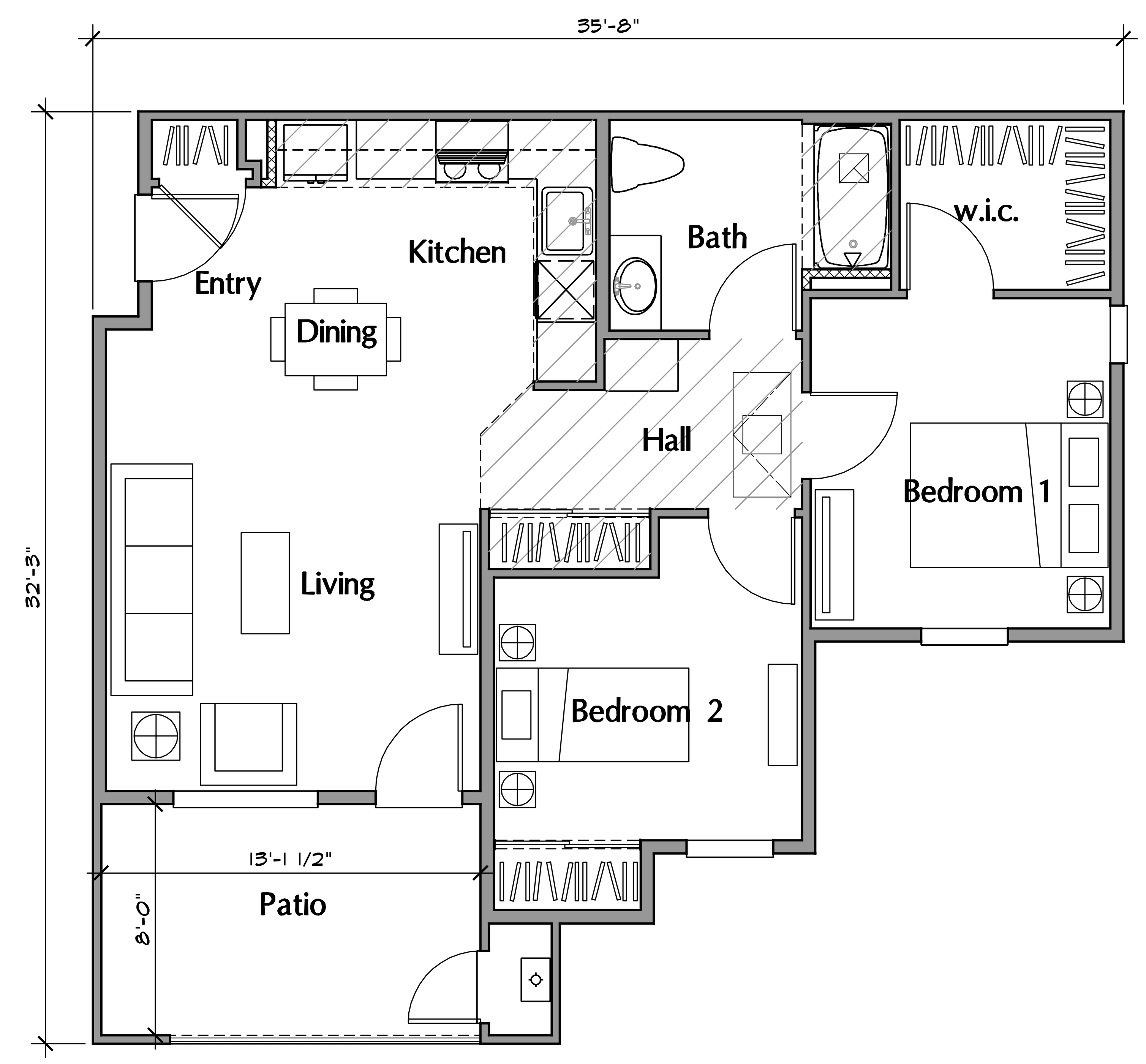
UNIT TYPE 2b 779 sq. ft.

0 2 4 8 GRAPHIC SCALE — SCALE: 1/4"=1'-0"



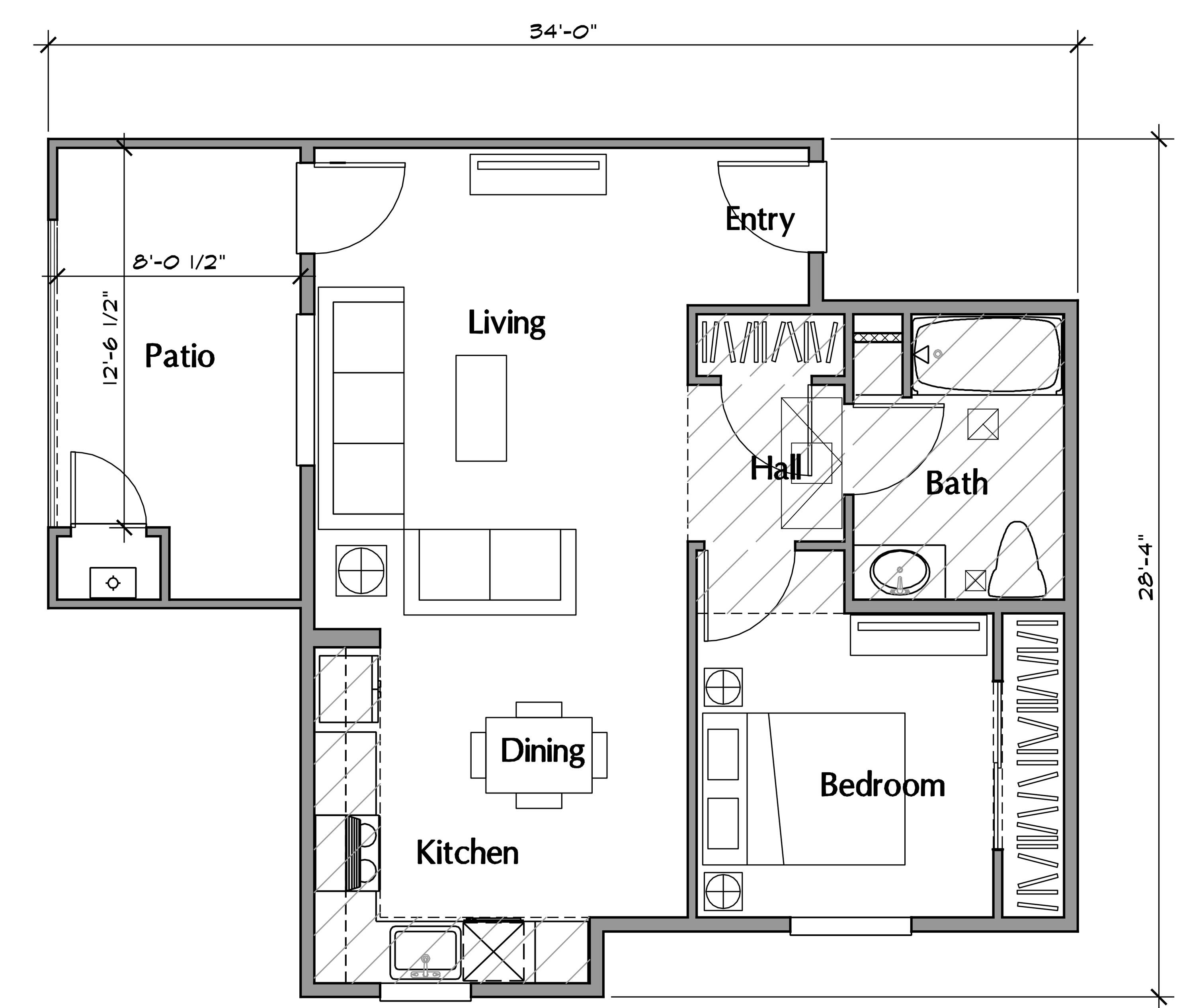
UNIT TYPE 2 767 sq. ft.

0 2 4 8 GRAPHIC SCALE — SCALE: 1/4"=1'-0"



UNIT TYPE 2bX 765 sq. ft.

0 2 4 8 GRAPHIC SCALE — SCALE: 1/4"=1'-0"



UNIT TYPE 1 604 sq. ft.

0 2 4 8 GRAPHIC SCALE — SCALE: 1/4"=1'-0"

derra
495 E. Rincon Street, Suite 204
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Revisions

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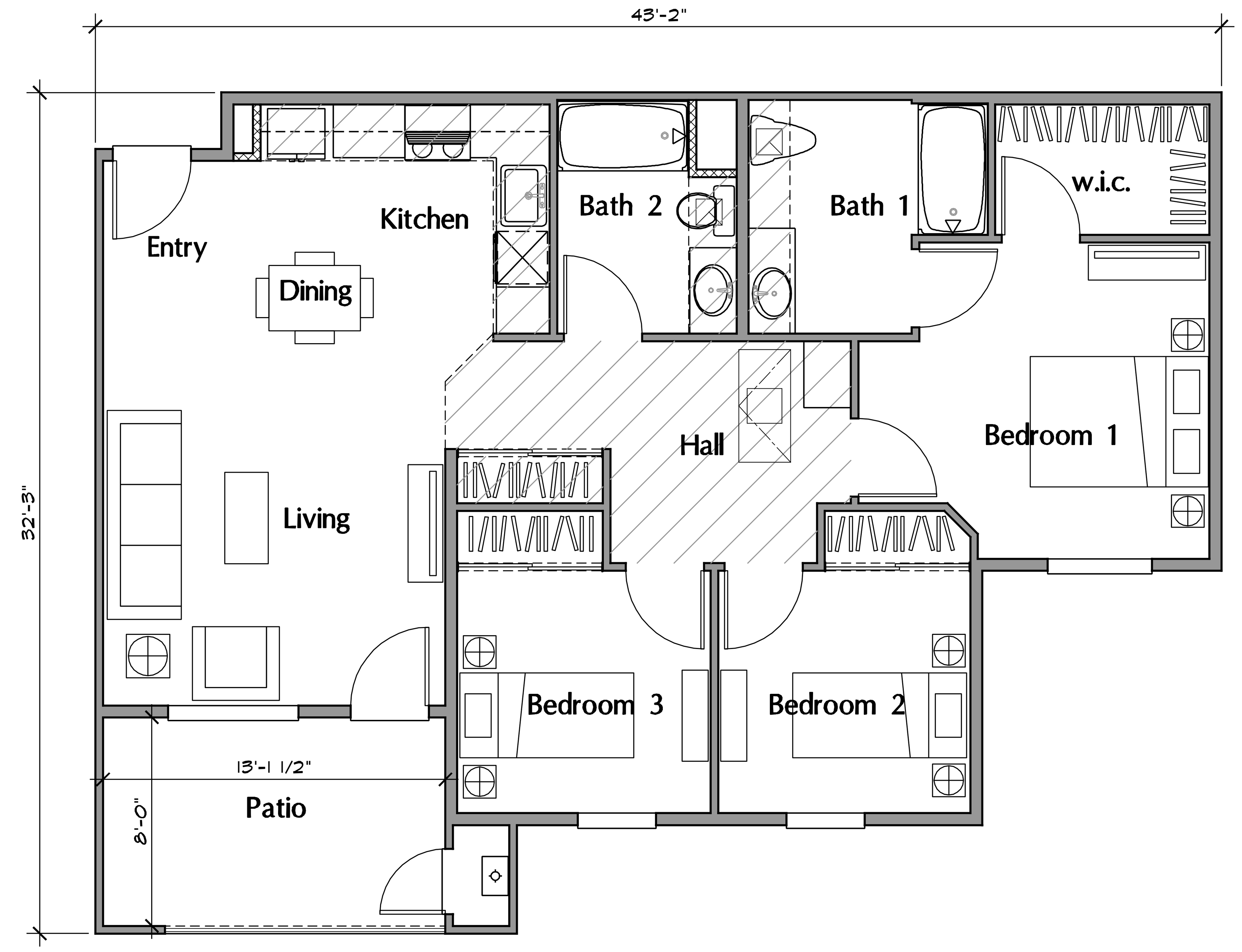
PALM COMMUNITIES
Quality for Generations

Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title

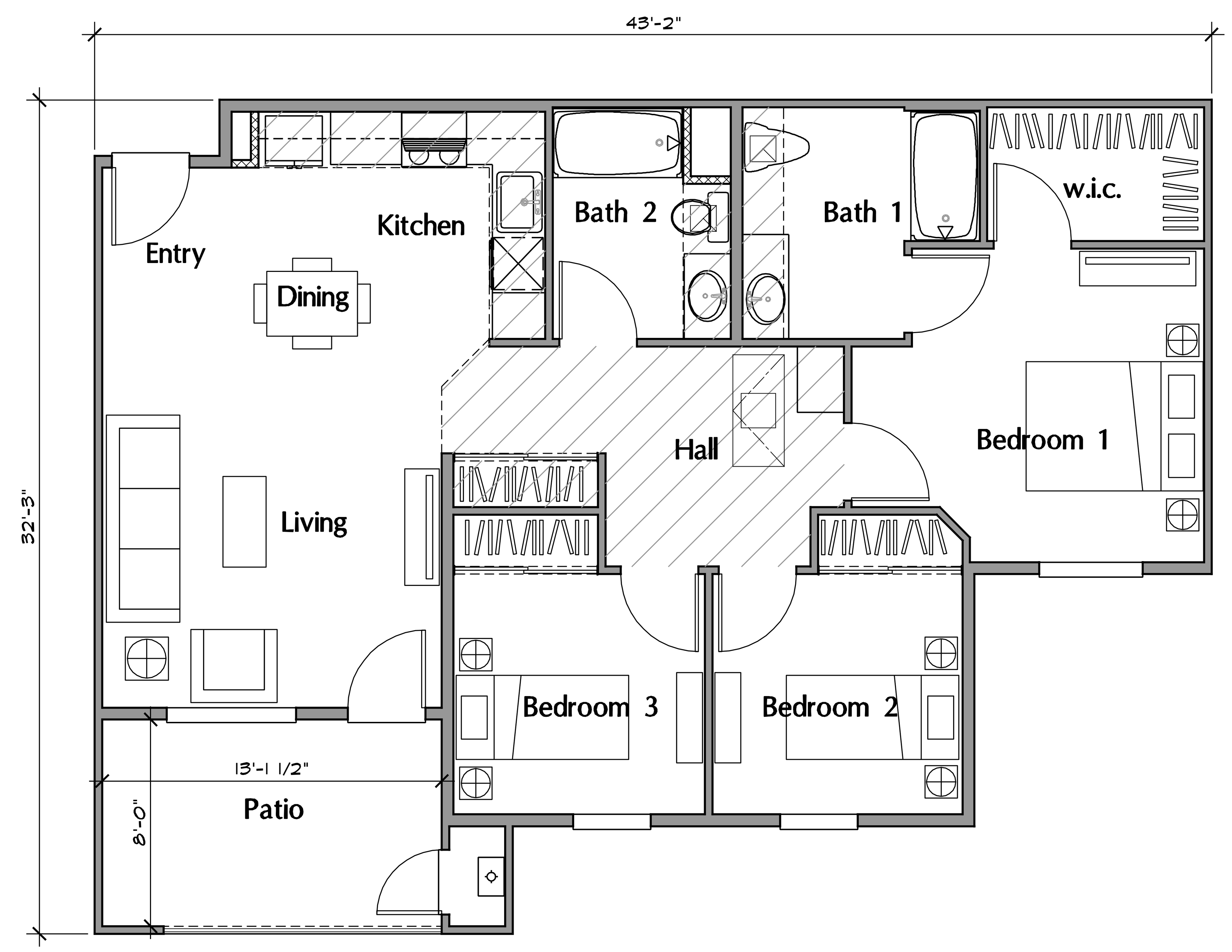
Unit Plans
One & Two Bedroom Units

A-6.1



UNIT TYPE 3x 998 sq. ft.

0 2 4 8
GRAPHIC SCALE
SCALE: 1/4"=1'-0"



UNIT TYPE 3 1003 sq. ft.

0 2 4 8
GRAPHIC SCALE
SCALE: 1/4"=1'-0"

derra
495 E. Rincon Street, Suite 204
Corona, CA 92879
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A Palm Communities Affordable Housing Development

Palm Villas at Red Bluff

"A Partnership with NVCSS"

321 S. Jackson St.
Red Bluff, CA. 96080

APN: 033-130-028

Revisions

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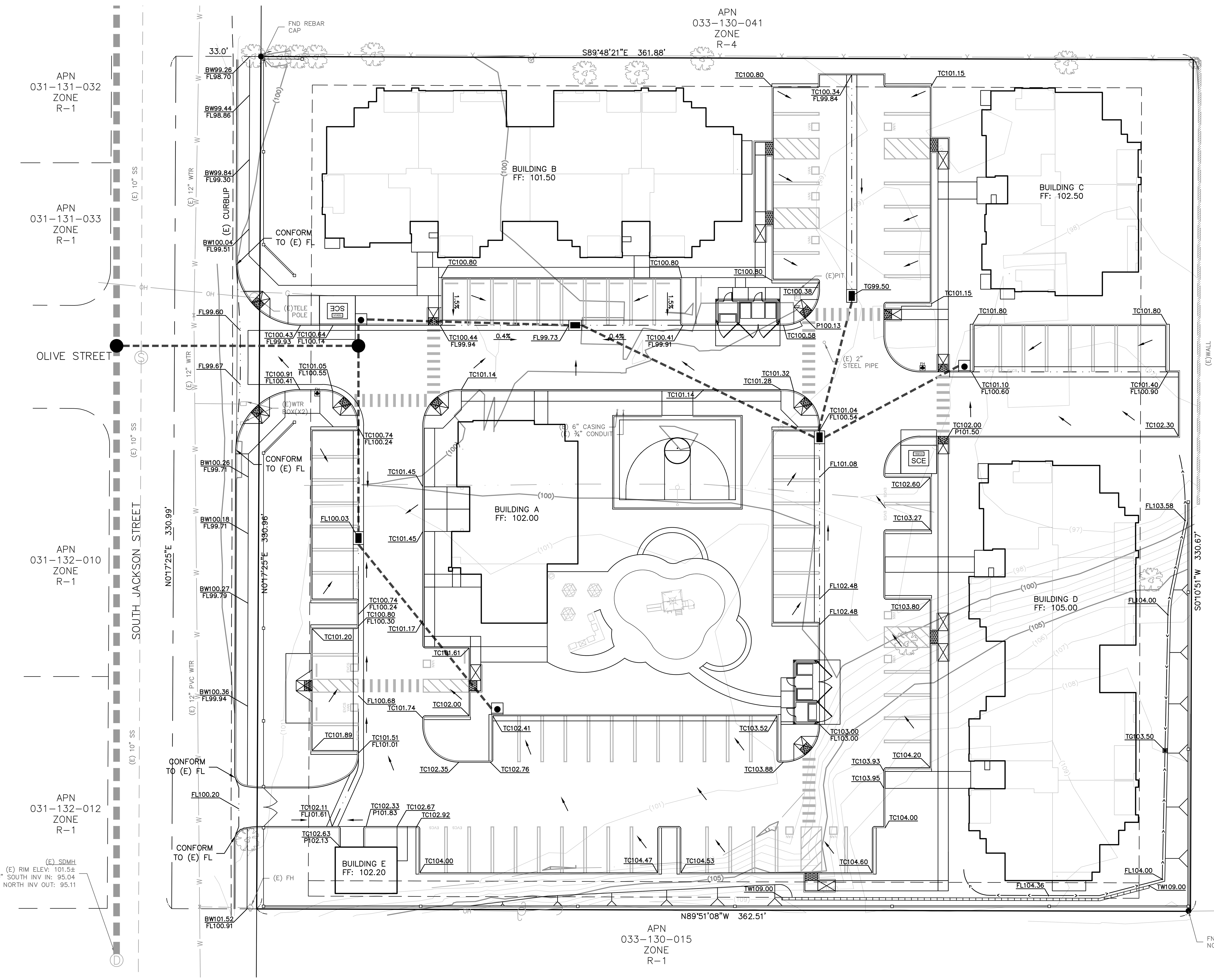
PALM COMMUNITIES
Quality for Generations

Job No. 2190D	Date 10/04/21
Drawn By WGA	Checked By WGA

Sheet Title
Unit Plans
3 Bedroom Units

A-6.2



LEGEND

EXISTING	PROPOSED	
SDP	SDP	STORM DRAIN LINE
SSP	SSP	SANITARY SEWER LINE
W	W	WATER LINE
G	G	GAS LINE
P	P	ELECTRIC POWER LINE
	SDMH	STORM DRAIN MANHOLE (CITY STD. PAGE 260.00)
	SSMH	SANITARY SEWER MANHOLE (CITY STD. PAGE 360.00)
		AREA DRAIN
		STORM DRAIN CB #3 (CITY STD. PAGE 230.00)
		STORM DRAIN CB #4 (CITY STD. PAGE 240.00)
		FLARED END SECTION
		POWER POLE
		GUY POLE
		SIGNAL POLE
		LIGHT STANDARD (PER CITY ELECTRIC PLAN)
W	W	WATER METER
		FIRE HYDRANT (CITY STD. PAGE 421.00)
		FIRE DEPARTMENT CONNECTION
		WATER VALVE (CITY STD. PAGE 404.00)
		WATER SERVICE CONNECTION – DOMESTIC SERVICE ONLY (CITY STD. PAGE 401.00), RESIDENTIAL FIRE SERVICE (CITY STD. PAGE 422.31) SEE NOTE THIS SHEET FOR LOCATIONS
		WATER LINE BLOWOFF (CITY STD. PAGE 450.00)
		CUT AND CAP
	AB	CLASS 2 AGGREGATE BASE PER CALTRANS STANDARD SPECIFICATIONS SPECIFICATIONS SECTION 26-1.02A, MINIMUM 95% COMPACTION
	AC	ASPHALT CONCRETE
	ADA	AMERICANS WITH DISABILITIES ACT
	CB	CATCH BASIN
	CBC	CALIFORNIA BUILDING CODE
	℄	CENTER LINE
	DL	DAYLIGHT
	DW	DOMESTIC WATER
	(E)	EXISTING
	EG	EXISTING GROUND
	EP	EDGE OF PAVEMENT
	FG	FINISH GRADE
	FF	FINISH FLOOR
	FL	FLOW LINE
	FS	FINISH SURFACE
	FW	FIRE WATER
	GB	GRADE BREAK
	HP	HIGH POINT
	ICV	IRRIGATION CONTROL VALVE
	INV	INVERT ELEVATION OF PIPE
	LT	LEFT
	P	TOP OF PAVEMENT
	POC	POINT OF CONNECTION
	PSE	PUBLIC SERVICE EASEMENT
	PVT	PRIVATE
	R	RADIUS
	RW	RIGHT OF WAY
	RT	RIGHT
	SDMH	STORM DRAIN MANHOLE
	SDP	STORM DRAIN PIPE
	SSMH	SANITARY SEWER MANHOLE
	SSP	SANITARY SEWER PIPE
	STA	STATION
	TC	TOP OF CURB
	TF	TOP OF FOOTING
	TG	TOP OF GRATE
	TW	TOP OF WALL

20 0 10 20
1 INCH = 20 FEET

PALM VILLAS AT RED BLUFF ENTITLEMENT

PRELIMINARY GRADING AND UTILITY PLAN
FOR
DERRA DESIGN, INC.
BY

SHARRAH DUNLAP SAWYER, INC.
Civil Engineering • Land Planning • Surveying & Mapping
Landscape Architecture • Presentation Graphics
320 Hartnell Avenue, Redding, CA 96002
530.221.1792 voice • 530.221.8369 fax • info@sdsengineering.com

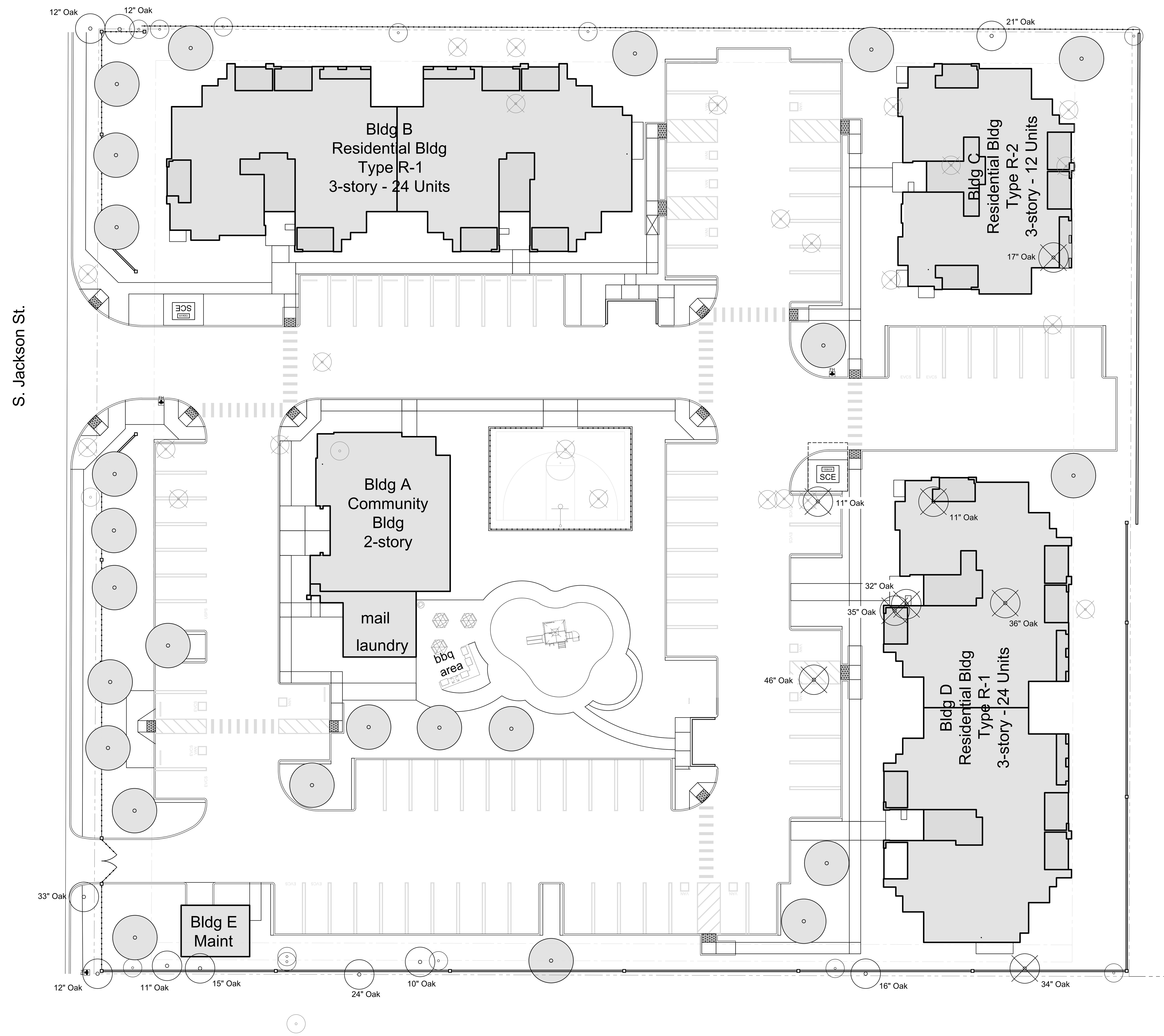
DATE: FEBRUARY, 2022 SCALE: 1"=20' SHEET 1 OF 1

HJG "P:\proj\p\21142\Dwg\21142b.dwg" 21.0142.000

TREE SCHEDULE

	Proposed Replacement Tree Quercus lobata (Valley Oak) - 15 gallon (see Planting Plan)
16" Oak	Heritage and Mature Native Tree to remain (Quercus lobata - Valley Oak)
16" Oak	Heritage and Mature Native Tree to be removed (Quercus lobata - Valley Oak)
	Non Heritage and Mature Tree to remain
	Non Heritage and Mature Tree to be removed

Tree Replacement Calculation
- Heritage and mature native trees to be removed: 8
- Required replacement trees (3:1 ratio): 8 x 3 = 24
- Proposed replacement trees (see Planting Plan): 24



Tree Replacement Plan

1" = 20'

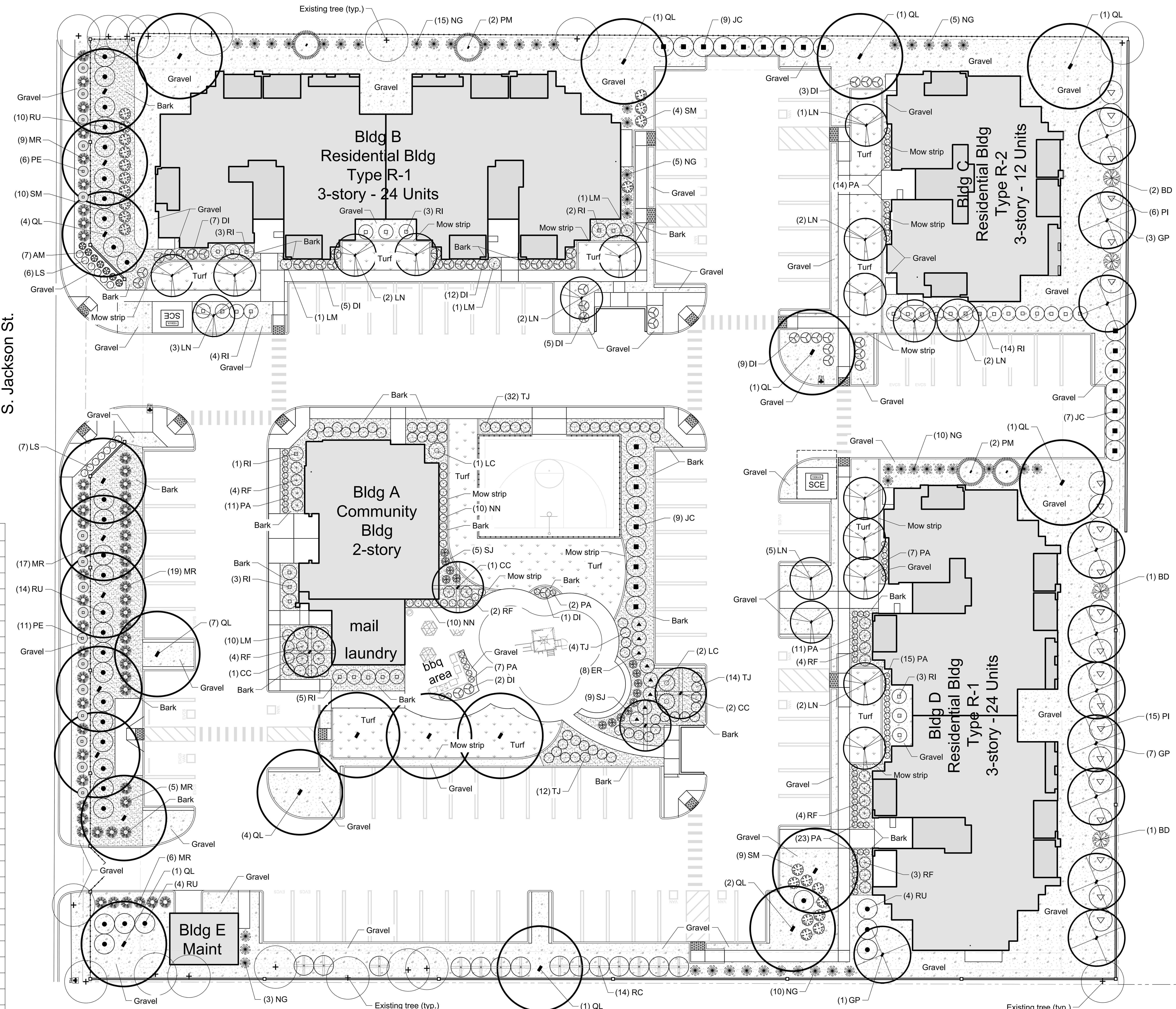
Michael Lander ASLA
Landscape Architecture
RLA 2399
20270 Lupine Drive • Redding, California • 96002
(530) 223-2488

Tree Replacement Plan

Palm Villas at Red Bluff
321 South Jackson Street
Red Bluff, CA 96080
AP# 033-130-028

2-3-2022

L1



PLANT SCHEDULE

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
AM	7	1 gal	Achillea millefolium	Yarrow	
BD	4	1 gal	Buddleja davidii	Butterfly Bush	
CC	4	15 gal	Cercis canadensis	Eastern Redbud	double stake
DI	44	1 gal	Dietes iridioides	Fortnight Lily	
ER	8	5 gal	Escallonia rubra 'Compakta'	Compact Escallonia	
GP	11	15 gal	Geijera parviflora	Australian Willow	double stake
JC	25	5 gal	Juniperus chinensis 'Armstrong'	Armstrong Juniper	
LN	19	15 gal	Lagerstroemia indicai 'Natchez'	Natchez Crape Myrtle	standard, double stake
LM	13	1 gal	Lantana montevidensis	Lantana	
LS	13	1 gal	Lavandula stoechas	Spanish Lavender	
LC	3	5 gal	Loropetalum chinense 'Sizzling Pink'	Fringe Flower	
MR	56	1 gal	Muhlenbergia rigens	Deer Grass	
NG	48	5 gal	Nandina domestica 'Gulf Stream'	Heavenly Bamboo	
NN	20	1 gal	Nandina domestica 'Nana'	Heavenly Bamboo	
PA	90	1 gal	Pennisetum alopecuriodes 'Little Bunny'	Dwarf Fountain Grass	
PE	17	1 gal	Perovskia atriplicifolia	Russian Sage	
PI	21	5 gal	Pittosporum tobira 'Variegatum'	Variegated Japanese Pittosporum	
PM	4	15 gal	Podocarpus macrophyllus	Yew Pine	double stake
QL	24	15 gal	Quercus lobata	Valley Oak	double stake
RC	14	5 gal	Rhamnus californica	Coffeeberry	
RI	38	5 gal	Rhaphiolepis indica 'Clara'	Indian Hawthorn	
RU	32	5 gal	Rhaphiolepis umbellata 'Southern Moon'	Yedda Hawthorn	
RF	21	5 gal	Rosa 'Flower Carpet Pink Supreme'	Groundcover Rose	
SM	23	1 gal	Salvia microphylla 'Hot lips'	Sage	
SJ	14	1 gal	Spiraea japonica 'Neon Flash'	Japanese Spirea	
TJ	62	1 gal	Trachelospermum jasminoides	Star Jasmine	
	QTY		MISCELLANEOUS		
	8,640 sf		Bark (Fir Walk on Bark) - 3" deep over pre-emergent herbicide		
	24,860 sf		Gravel (3/4" clean crushed stone) - 3" deep over filter fabric (4 oz/yd)		
	5,270 sf	sod	Turf (90/10 mix of Turf Type Tall Fescue and Kentucky Bluegrass)		
	543 lf		Mow strip (concrete, 6" wide) - see -/-		

Planting Plan

1" = 20'

Michael Lander ASLA
Landscape Architecture
RLA 2399
20270 Lupine Drive • Redding, California • 96002
(530) 223-2488

REGISTERED LANDSCAPE ARCHITECT
MICHAEL J. LANDER
Lic. No. 2399
Exp: 12/31/23
STATE OF CALIFORNIA

Planting Plan

Preliminary - Not for Construction

Palm Villas at Red Bluff

321 South Jackson Street
Red Bluff, CA 96080
AP# 033-130-028

2-3-2022

L2