

APPENDIX 4.0-1
Conceptual Landscape Plan

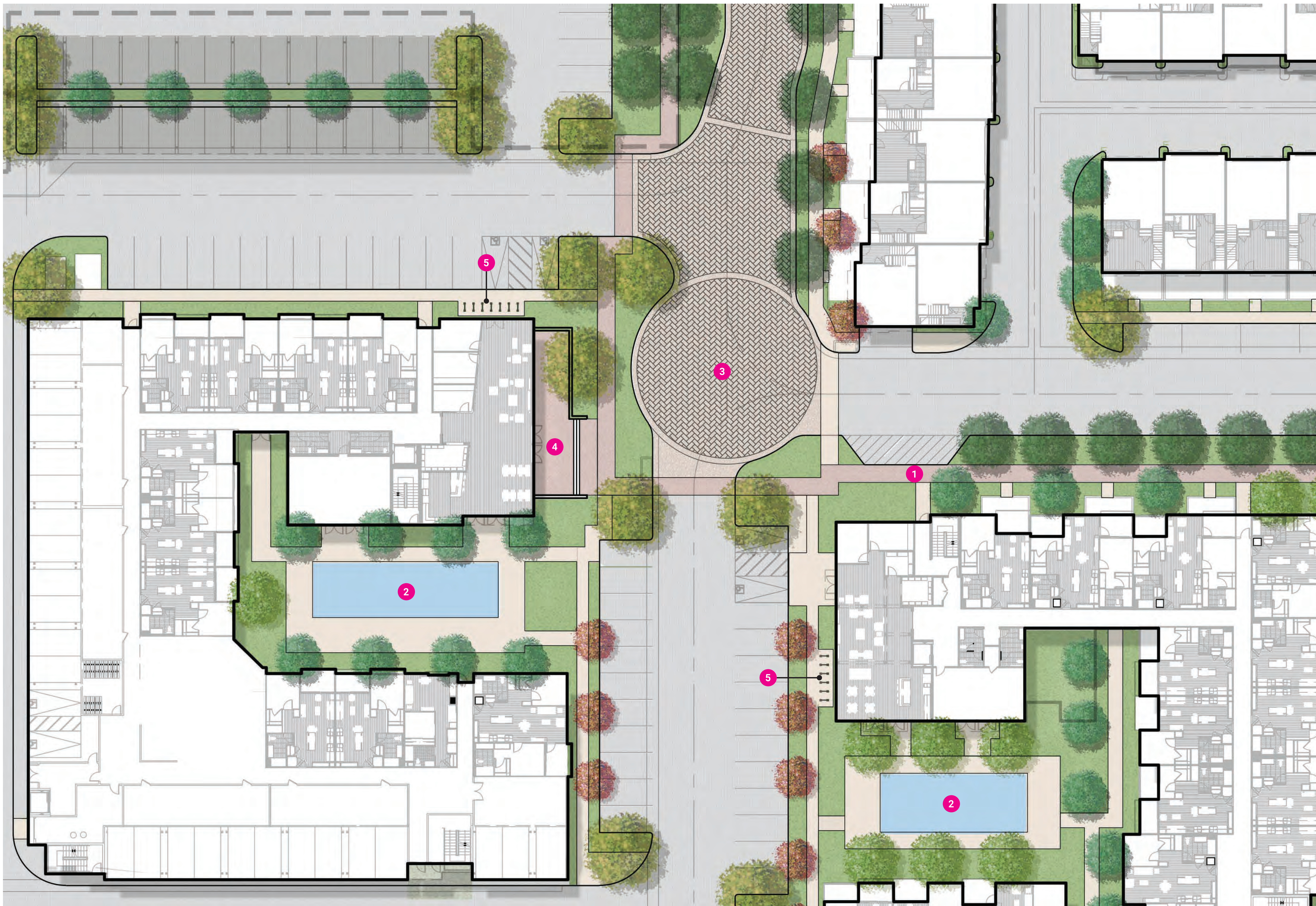


Legend:

- 1 Metro Plaza Park
- 2 Interior "trail" through project core
- 3 Resident Recreation/Pool Area
- 4 Passive play area & gathering space
- 5 Shade cover over parking stalls
- 6 Enhanced vehicular entry
- 7 Circulation "node" with small shade structure
- 8 Enhanced pedestrian experience at Harriman Dr.
- 9 Connection to adjacent (Vista Canyon) trail system
- 10 Project identification monument
- 11 Future Metrolink station
- 12 Irrigation point of connection (reclaimed water)


0' 30' 60' 120'
 North

OVERALL LANDSCAPE PLAN



Legend:

- 1 Interior "trail" through project core
- 2 Resident recreation / pool area
- 3 Enhanced vehicular entry
- 4 Leasing entry / patio
- 5 Bike racks



LANDSCAPE ENLARGEMENT

WEST ENTRY

**N E W
U R B A N
W E S T
I N C**

METROWALK

2001 Wilshire Blvd. Ste 401 . Santa Monica . California 90403
P. 310. 566. 6393 F. 310. 566. 6389

**WM WITHEE MALCOLM
A R C H I T E C T S**

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Job No. B9040 Date: 10.20.2020 **LS-1.02**



Legend:

- 1 Interior "trail" through project core
- 2 Resident recreation/pool area
- 3 Passive play area & gathering space
- 4 Enhanced vehicular entry
- 5 Circulation "node" with small shade structure
- 6 Bike racks



LANDSCAPE ENLARGEMENT

EAST ENTRY



Playground (Ages 2-5)



Playground (Ages 6-12)



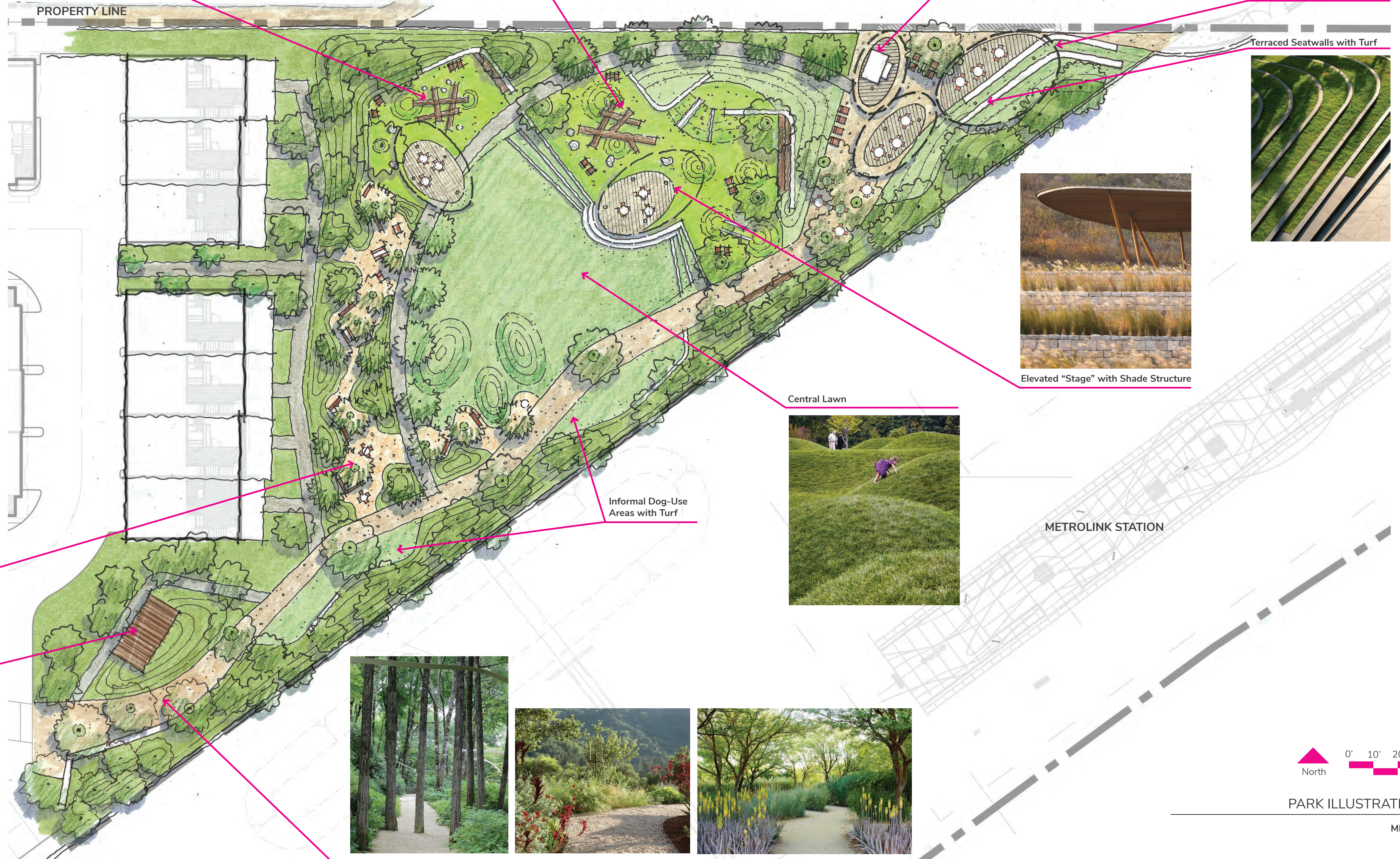
ADJACENT MIXED-USE



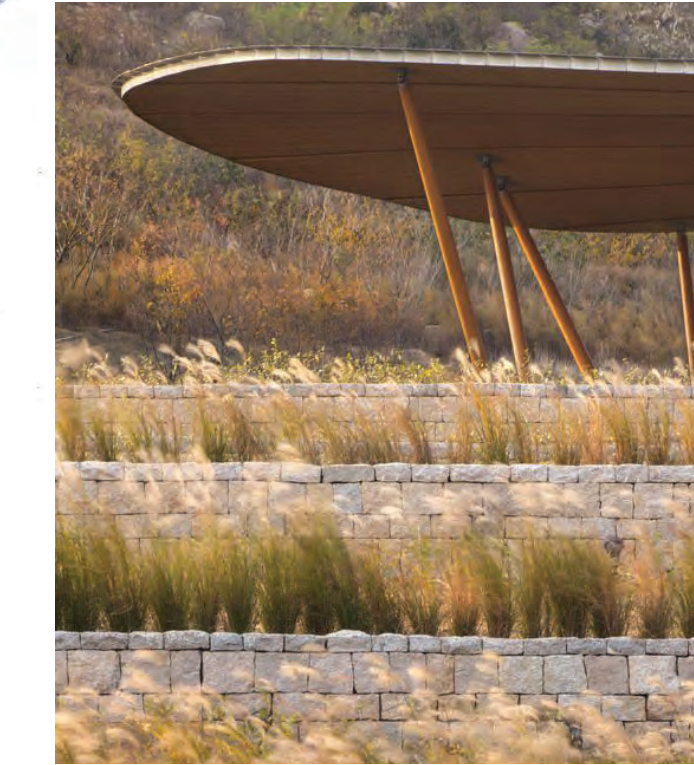
Coffee Kiosk



Sculptural Shade Structure, TYP.



Botanical Experience



Elevated "Stage" with Shade Structure

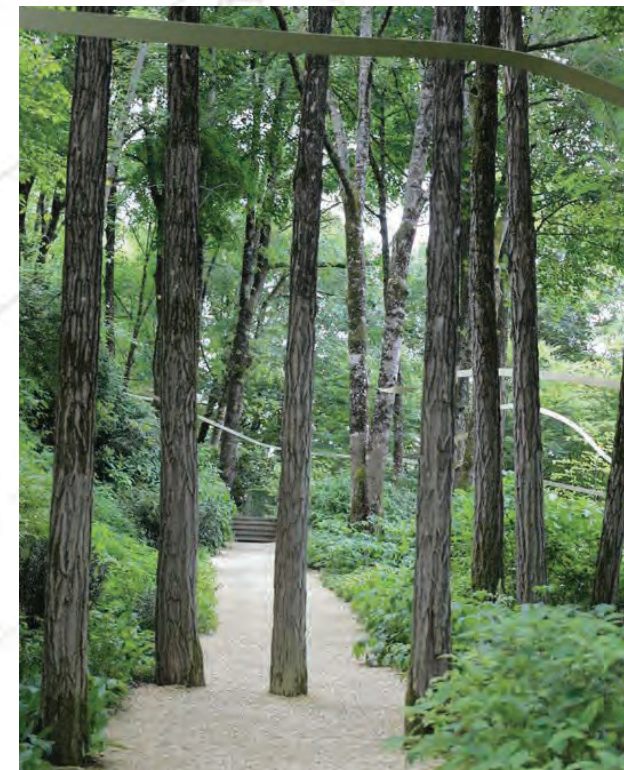


Central Lawn

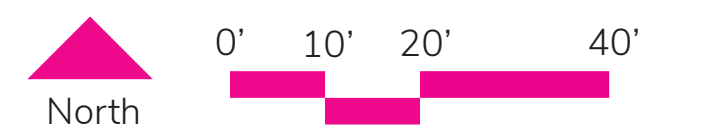
Informal Dog-Use Areas with Turf

METROLINK STATION

Seating Space with Shade Structure

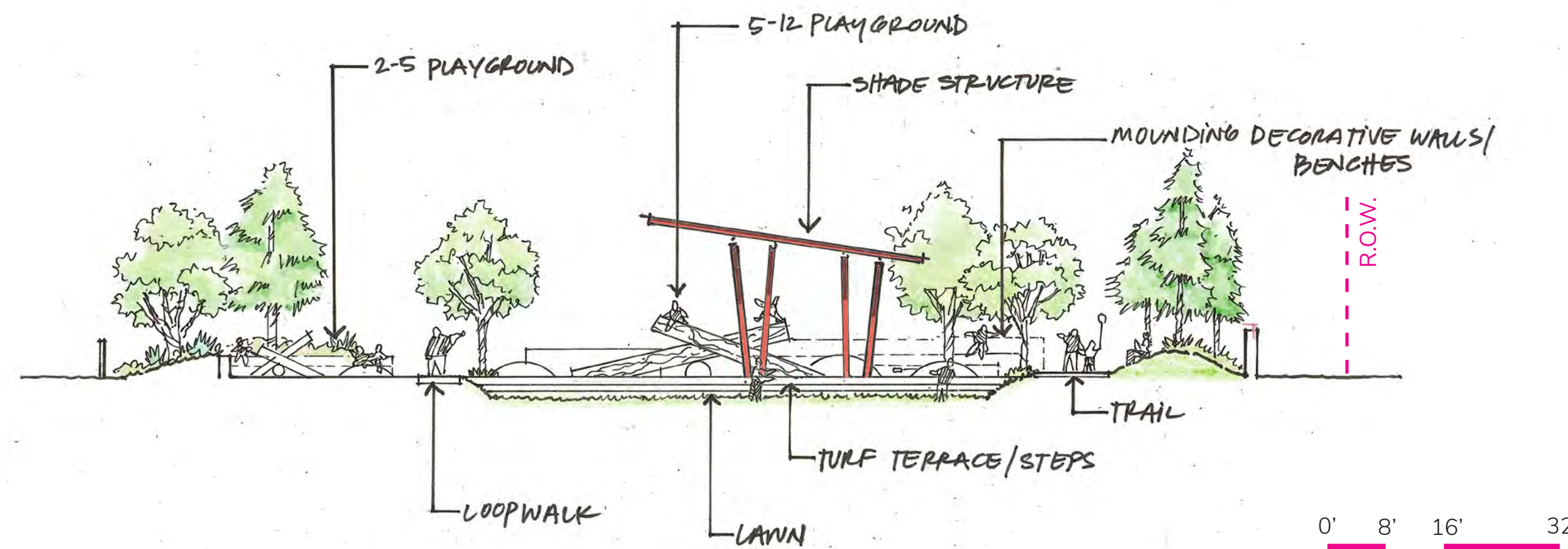


Primary "Trail" Connection with Oak Trees for Shade

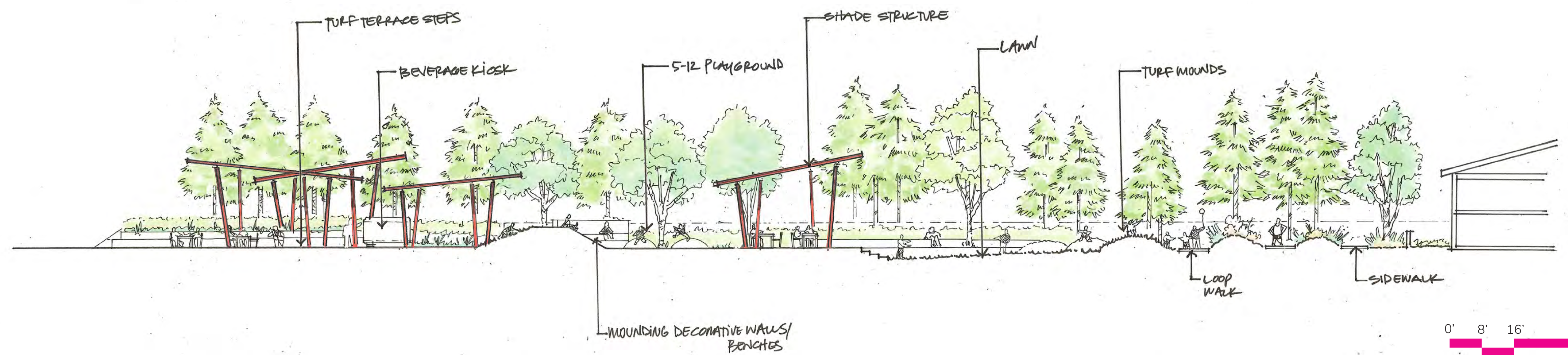


PARK ILLUSTRATIVE PLAN

METRO PLAZA



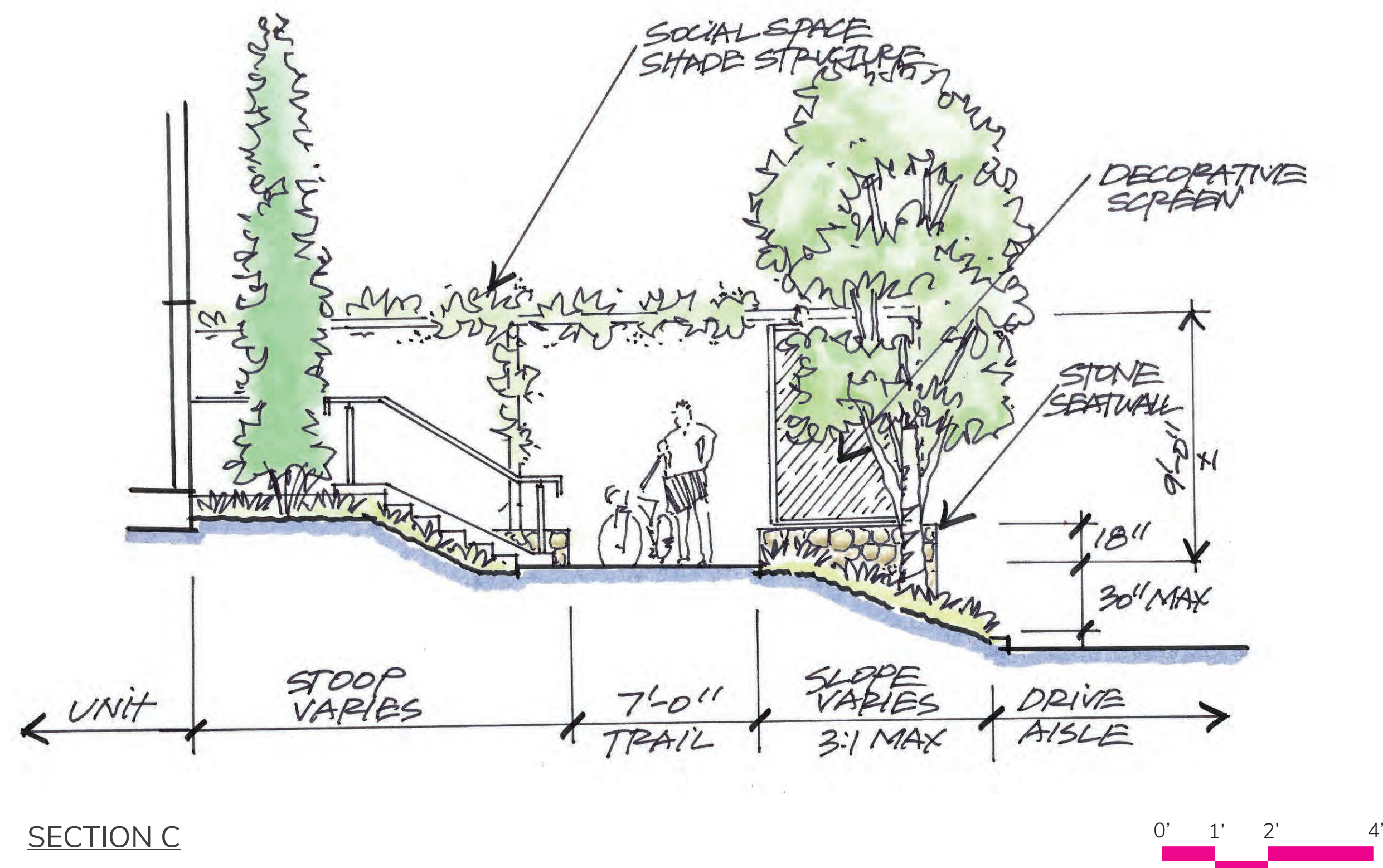
SECTION A



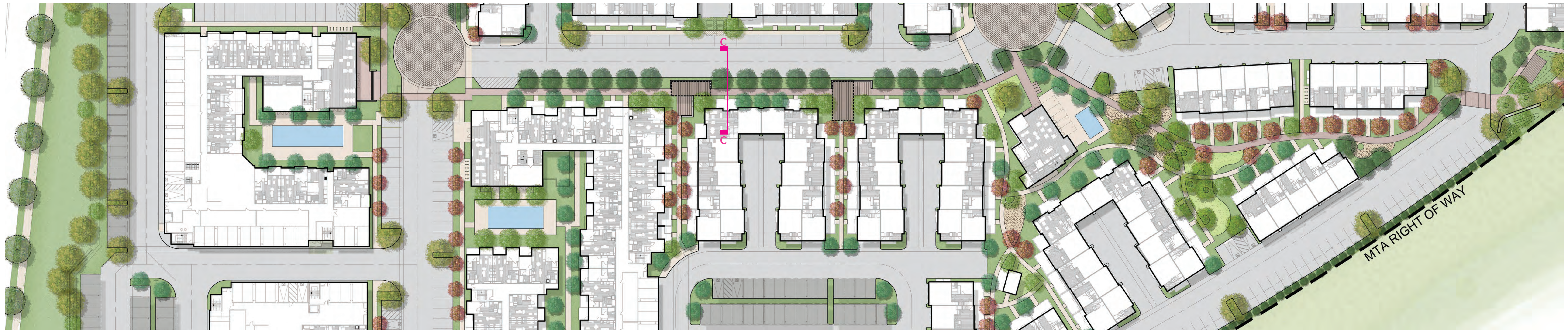
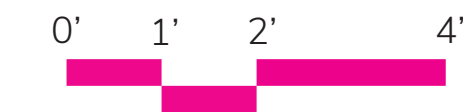
SECTION B

PARK SECTION

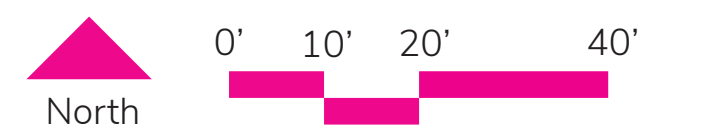
METRO PLAZA



SECTION C

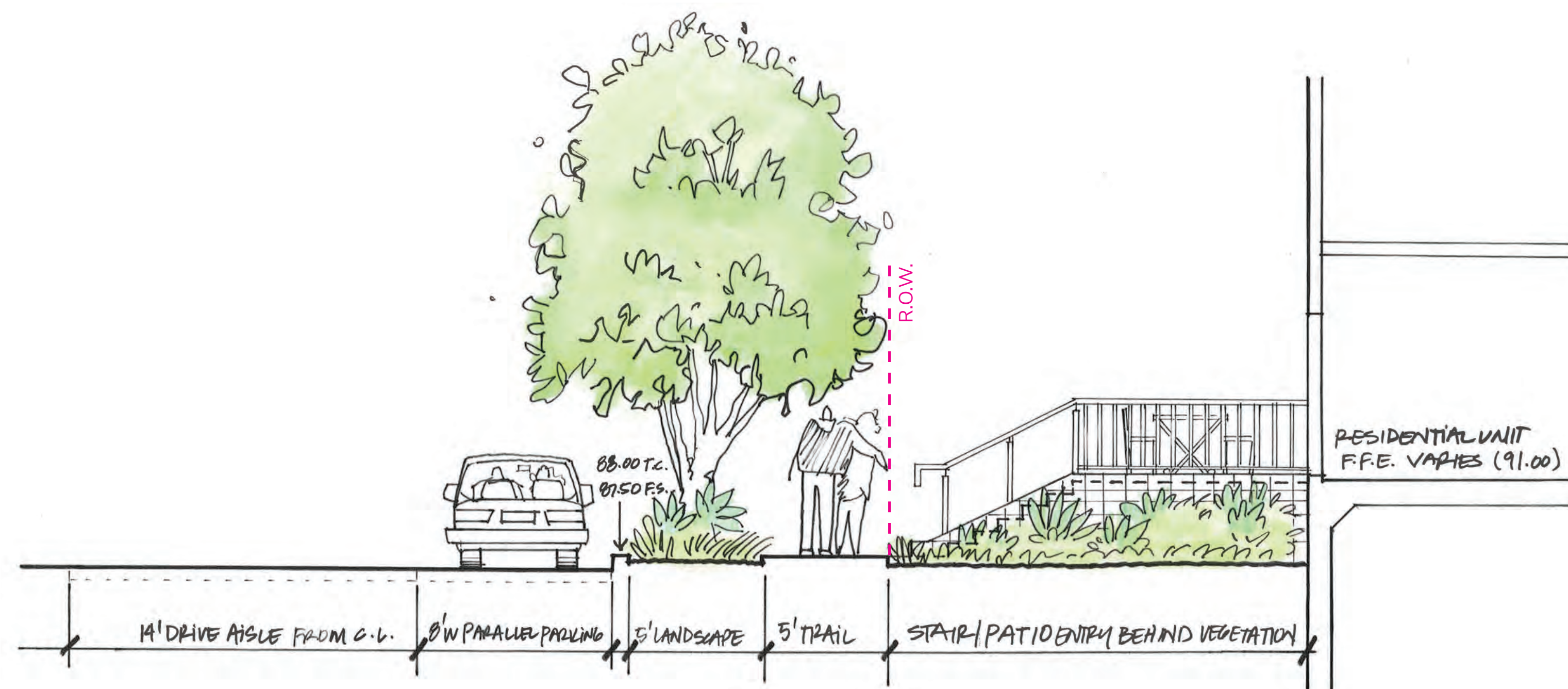


PLAN VIEW



MAIN TRAIL

TOWNHOUSE CONNECTION



SECTION D



PLAN VIEW



HARRIMAN DRIVE
TOWNHOUSE CONNECTION

**NEW
URBAN
WEST
INC**

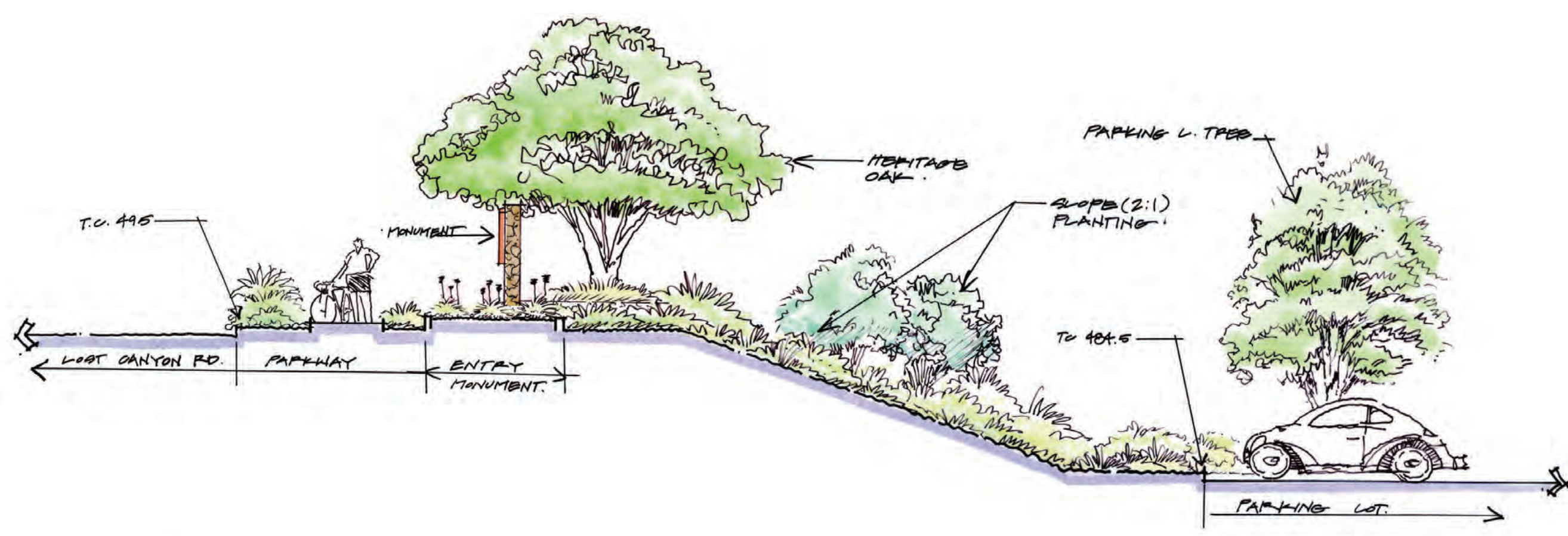
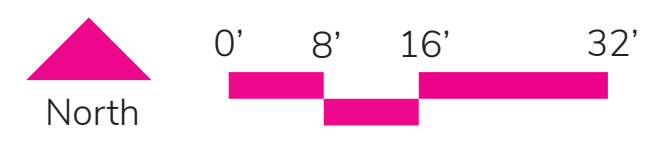
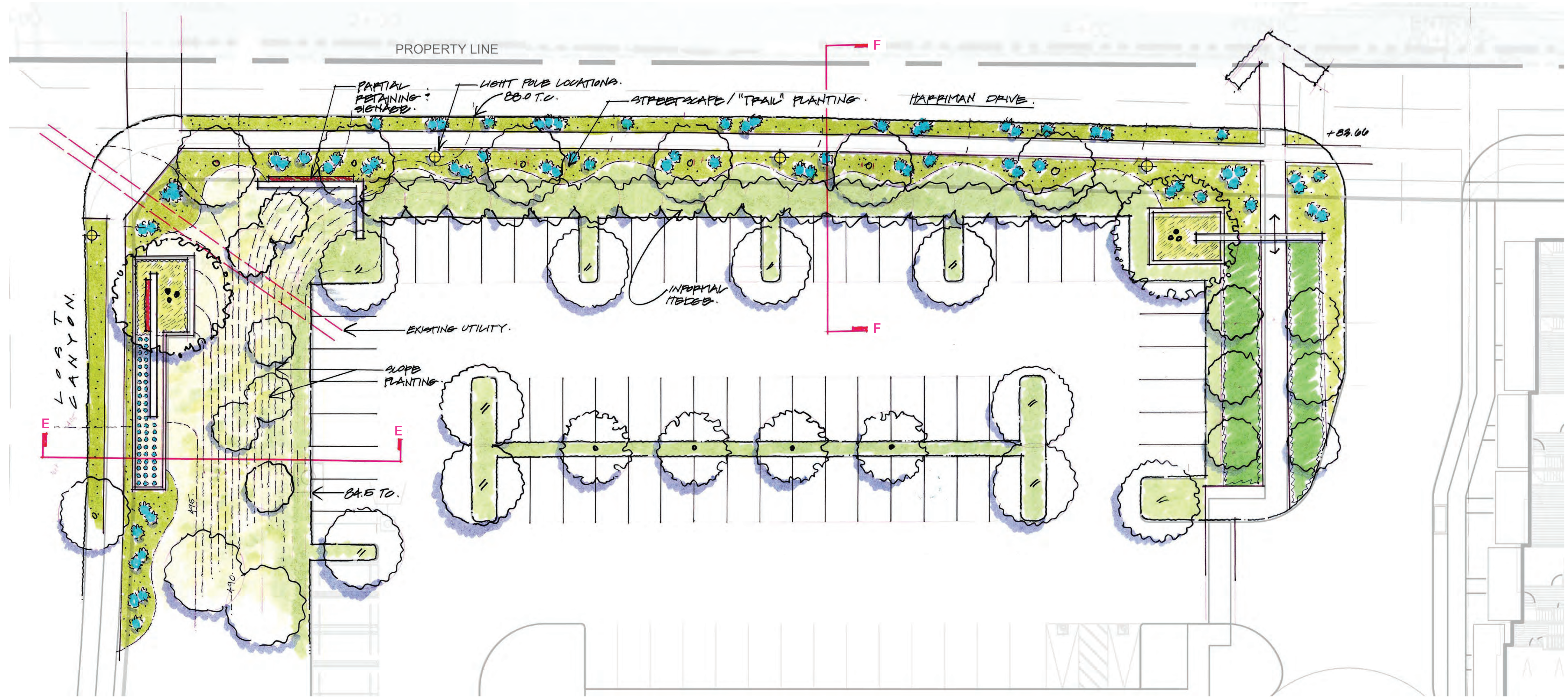
METROWALK

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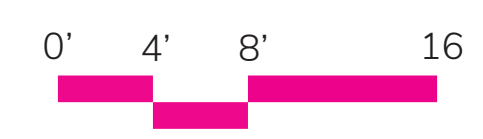
**WM WITHEE MALCOLM
ARCHITECTS**

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Job No. B9040 Date: 10.20.2020 **LS-1.07**



SECTION E



SECTION F

PROJECT ENTRY STUDY

HARRIMAN DRIVE & LOST CANYON RD

NEW
URBAN
WEST
INC

METROWALK

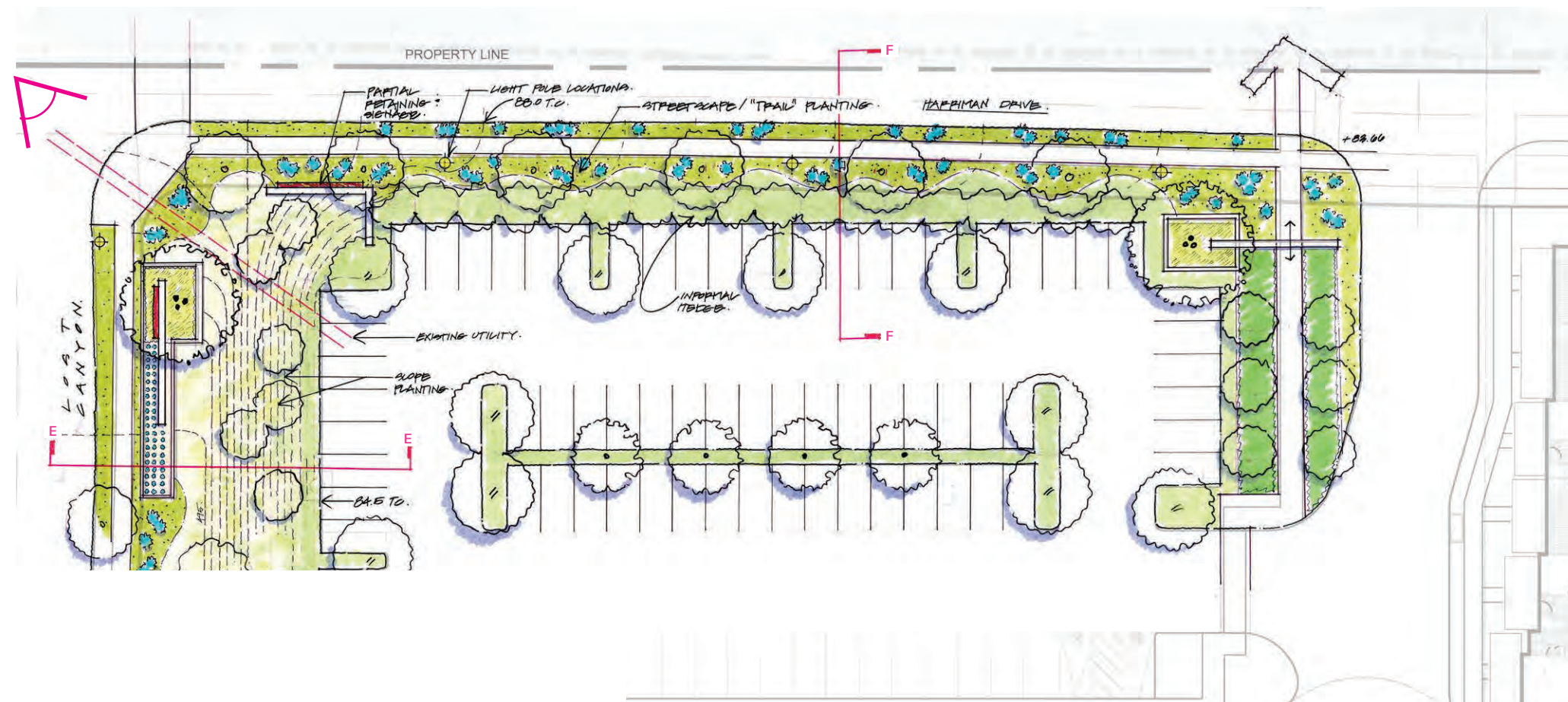
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WM WITHEE MALCOLM
ARCHITECTS

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Job No. B9040 Date: 10.20.2020 LS-1.08



3D VIEW



KEY MAP

PROJECT ENTRY STUDY - 3D VIEW

HARRIMAN DRIVE & LOST CANYON RD



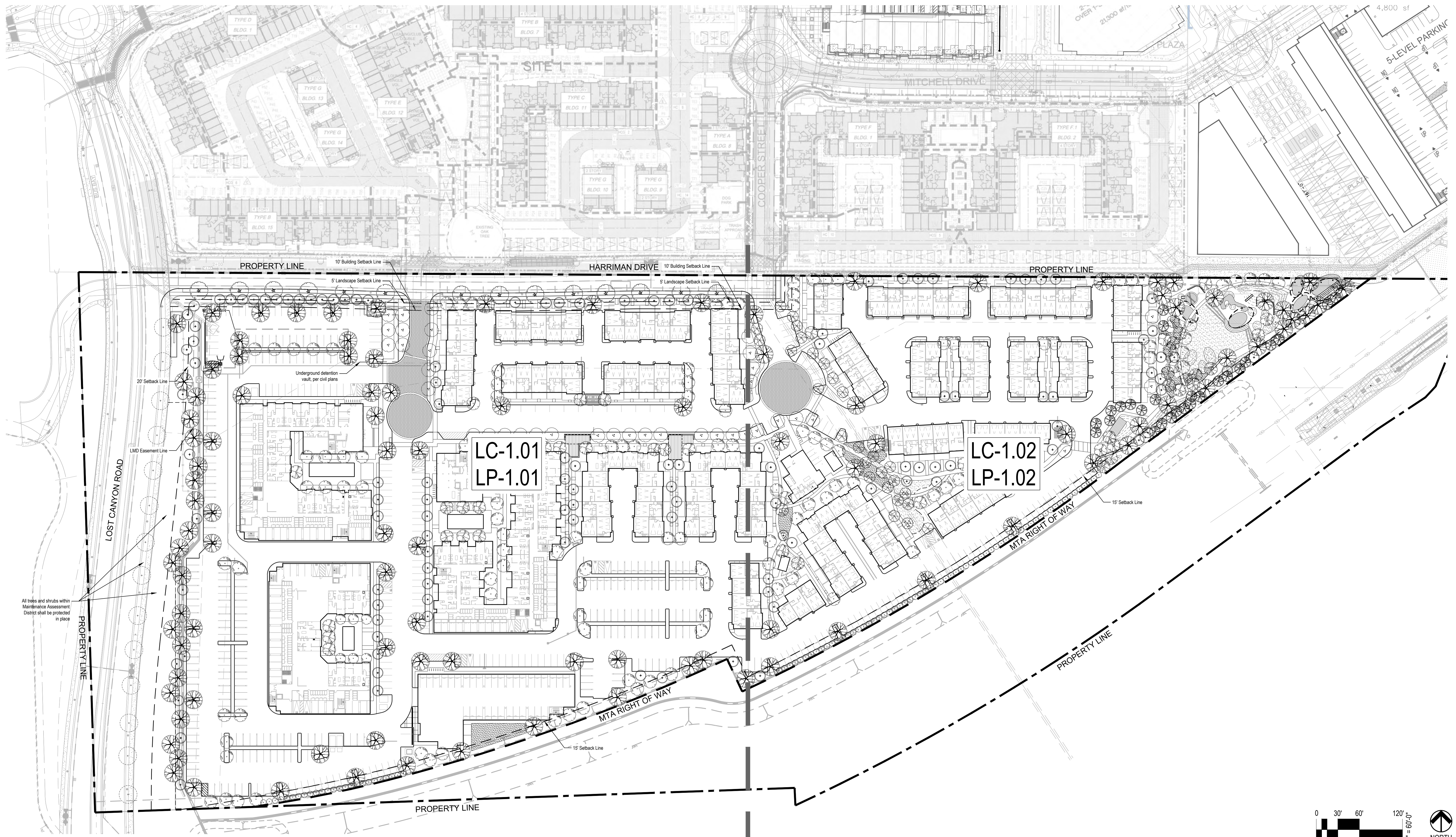
METROWALK

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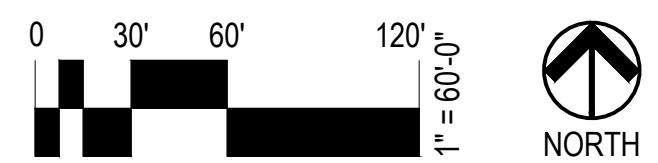
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Job No. B9040 Date: 10.20.2020 **LS-1.09**

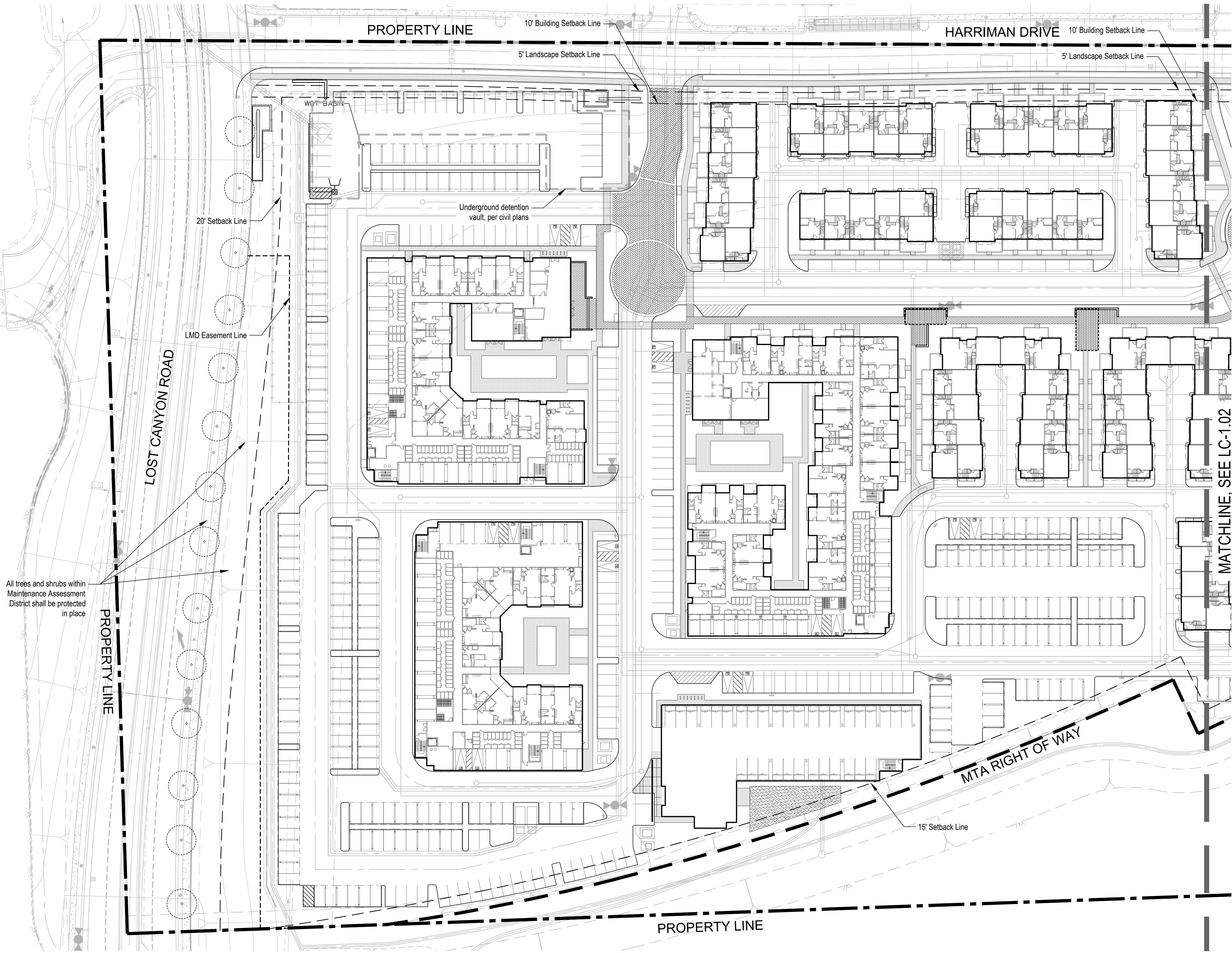


LC-1.01
LP-1.01

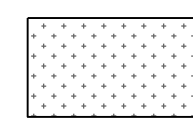
LC-1.02
LP-1.02

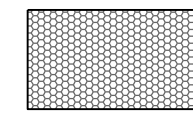


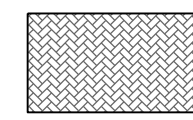
LANDSCAPE SITE PLAN

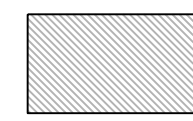


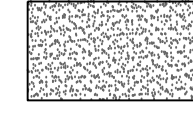
PAVING MATERIAL LEGEND

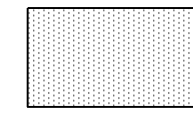
- 
STANDARD SITE PEDESTRIAN PAVEMENT
 POTENTIAL MATERIALS:
 - NATURAL GRAY PAVING WITH ETCHED OR BROOM FINISH
 - DECOMPOSED GRANITE
 - INTEGRAL COLOR CONCRETE WITH ETCHED FINISH
 - PRECAST CONCRETE PAVERS
 - PORCELAIN OR STONE TILE
 (AT SIGNIFICANT LOCATIONS SUCH AS BUILDING ENTRIES)
 *A VARIETY OF MATERIALS WILL BE UTILIZED AS APPROPRIATE IN DIFFERENT CONDITIONS

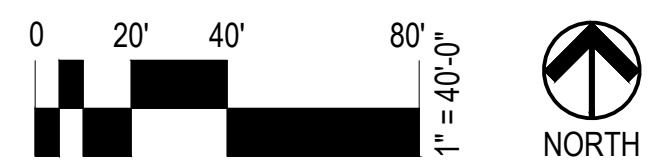
- 
ENHANCED PEDESTRIAN PAVEMENT AT TRAIL
 POTENTIAL MATERIALS:
 - NATURAL GRAY PAVING WITH ETCHED OR BROOM FINISH
 - INTEGRAL COLOR CONCRETE WITH ETCHED FINISH
 - PRECAST CONCRETE PAVERS
 - NATURAL STONE

- 
ENHANCED VEHICULAR PAVEMENT AT PROJECT ENTRY
 POTENTIAL MATERIALS:
 - INTEGRAL COLOR CONCRETE WITH DECORATIVE SCORING
 - PRECAST CONCRETE PAVERS
 - LITHOCRETE

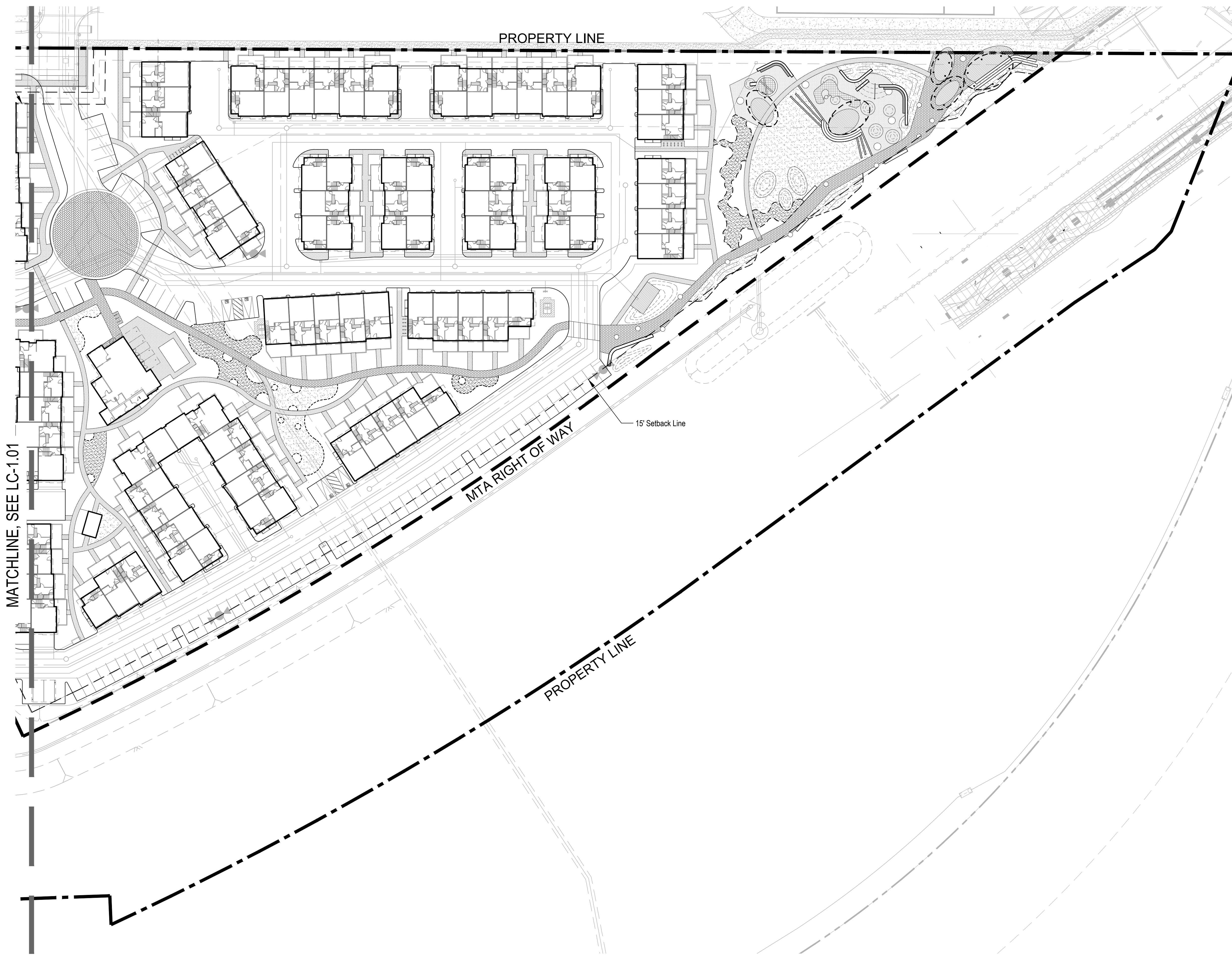
- 
ENHANCED PEDESTRIAN PAVEMENT AT PARK
 POTENTIAL MATERIALS:
 - NATURAL GRAY PAVING WITH ETCHED OR BROOM FINISH
 - INTEGRAL COLOR CONCRETE WITH ETCHED FINISH
 - PRECAST CONCRETE PAVERS
 - NATURAL STONE

- 
INFORMAL PATHS
 POTENTIAL MATERIALS:
 - DECOMPOSED GRANITE

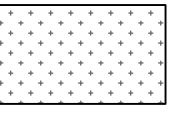
- 
ENHANCED PLAY PAVEMENT AT PARK
 POTENTIAL MATERIALS:
 - RESILIENT SURFACING

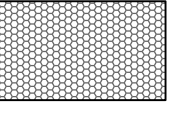


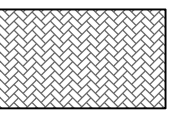
LANDSCAPE PAVING AND CIRCULATION PLAN

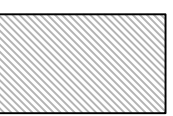


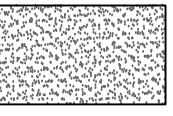
PAVING MATERIAL LEGEND

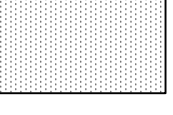
- 
STANDARD SITE PEDESTRIAN PAVEMENT
 POTENTIAL MATERIALS:
 - NATURAL GRAY PAVING WITH ETCHED OR BROOM FINISH
 - DECOMPOSED GRANITE
 - INTEGRAL COLOR CONCRETE WITH ETCHED FINISH
 - PRECAST CONCRETE PAVERS
 - PORCELAIN OR STONE TILE
 (AT SIGNIFICANT LOCATIONS SUCH AS BUILDING ENTRIES)
 *A VARIETY OF MATERIALS WILL BE UTILIZED AS APPROPRIATE IN DIFFERENT CONDITIONS

- 
ENHANCED PEDESTRIAN PAVEMENT AT TRAIL
 POTENTIAL MATERIALS:
 - NATURAL GRAY PAVING WITH ETCHED OR BROOM FINISH
 - INTEGRAL COLOR CONCRETE WITH ETCHED FINISH
 - PRECAST CONCRETE PAVERS
 - NATURAL STONE

- 
ENHANCED VEHICULAR PAVEMENT AT PROJECT ENTRY
 POTENTIAL MATERIALS:
 - INTEGRAL COLOR CONCRETE WITH DECORATIVE SCORING
 - PRECAST CONCRETE PAVERS
 - LITHOCRETE

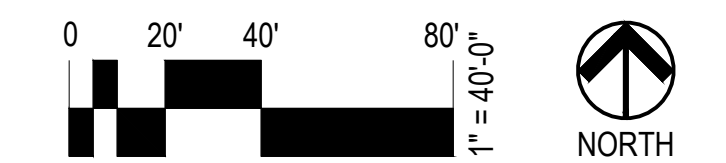
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ENHANCED PEDESTRIAN PAVEMENT AT PARK
 POTENTIAL MATERIALS:
 - NATURAL GRAY PAVING WITH ETCHED OR BROOM FINISH
 - INTEGRAL COLOR CONCRETE WITH ETCHED FINISH
 - PRECAST CONCRETE PAVERS
 - NATURAL STONE

- 
INFORMAL PATHS
 POTENTIAL MATERIALS:
 - DECOMPOSED GRANITE

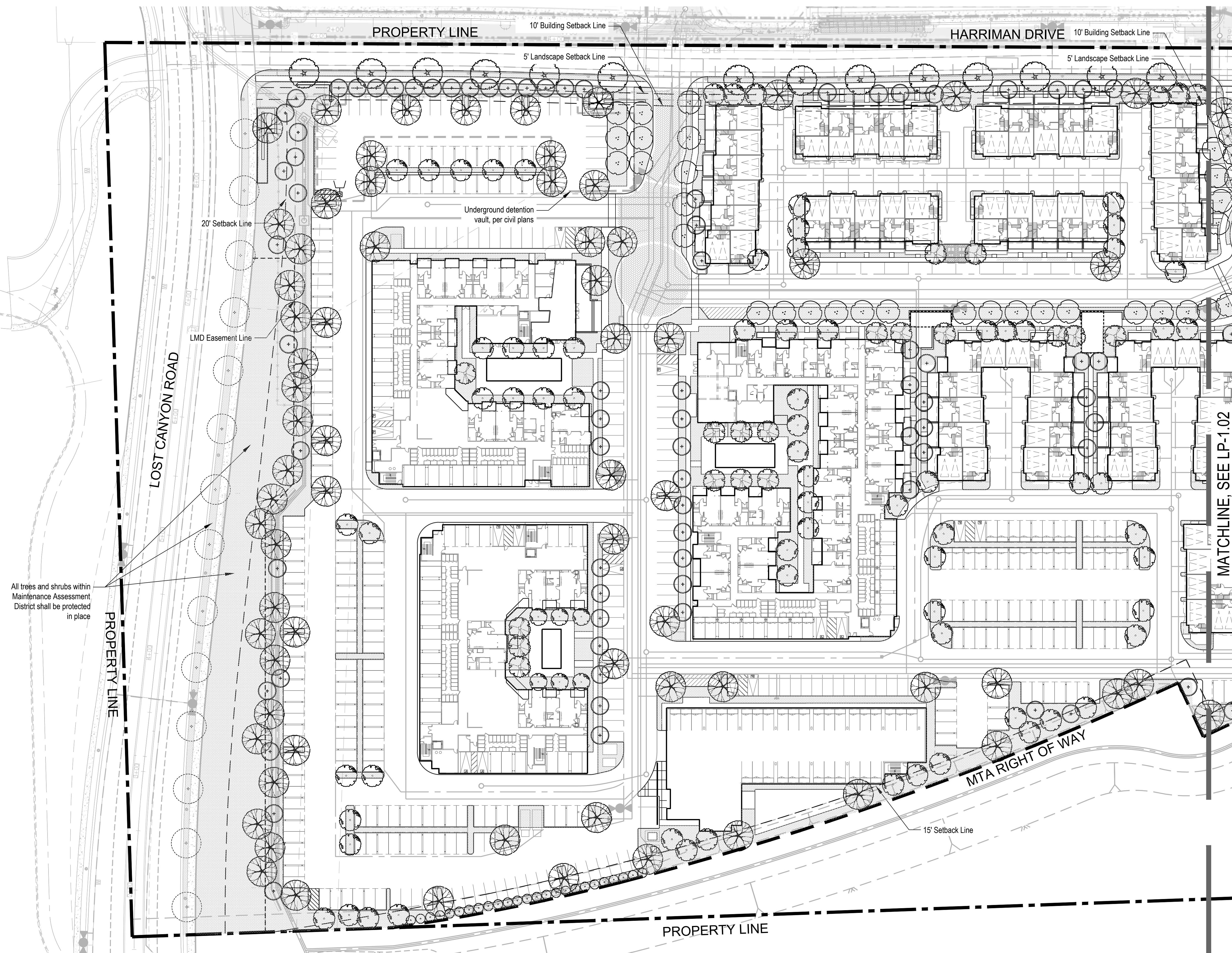
- 
ENHANCED PLAY PAVEMENT AT PARK
 POTENTIAL MATERIALS:
 - RESILIENT SURFACING

MATCHLINE, SEE LC-1.01

15' Setback Line
 MTA RIGHT OF WAY



LANDSCAPE PAVING AND
CIRCULATION PLAN


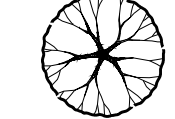
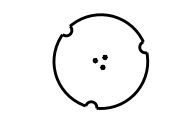


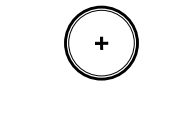
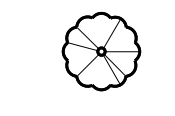
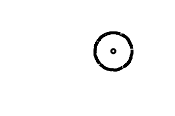
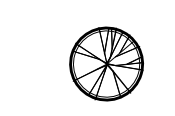



All trees and shrubs within Maintenance Assessment District shall be protected in place



PLANT PALETTE

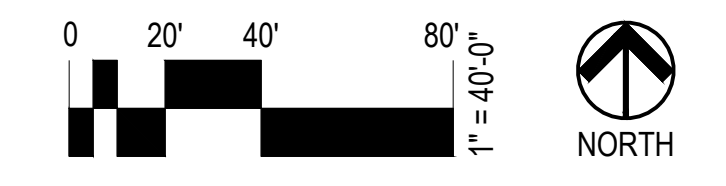
NOTE:
1. WUCOLS PLANT WATER NEEDS IDENTIFIED IN PARENTHESIS (H=HIGH, M=MODERATE, L=LOW, VL=VERY LOW)

TREES

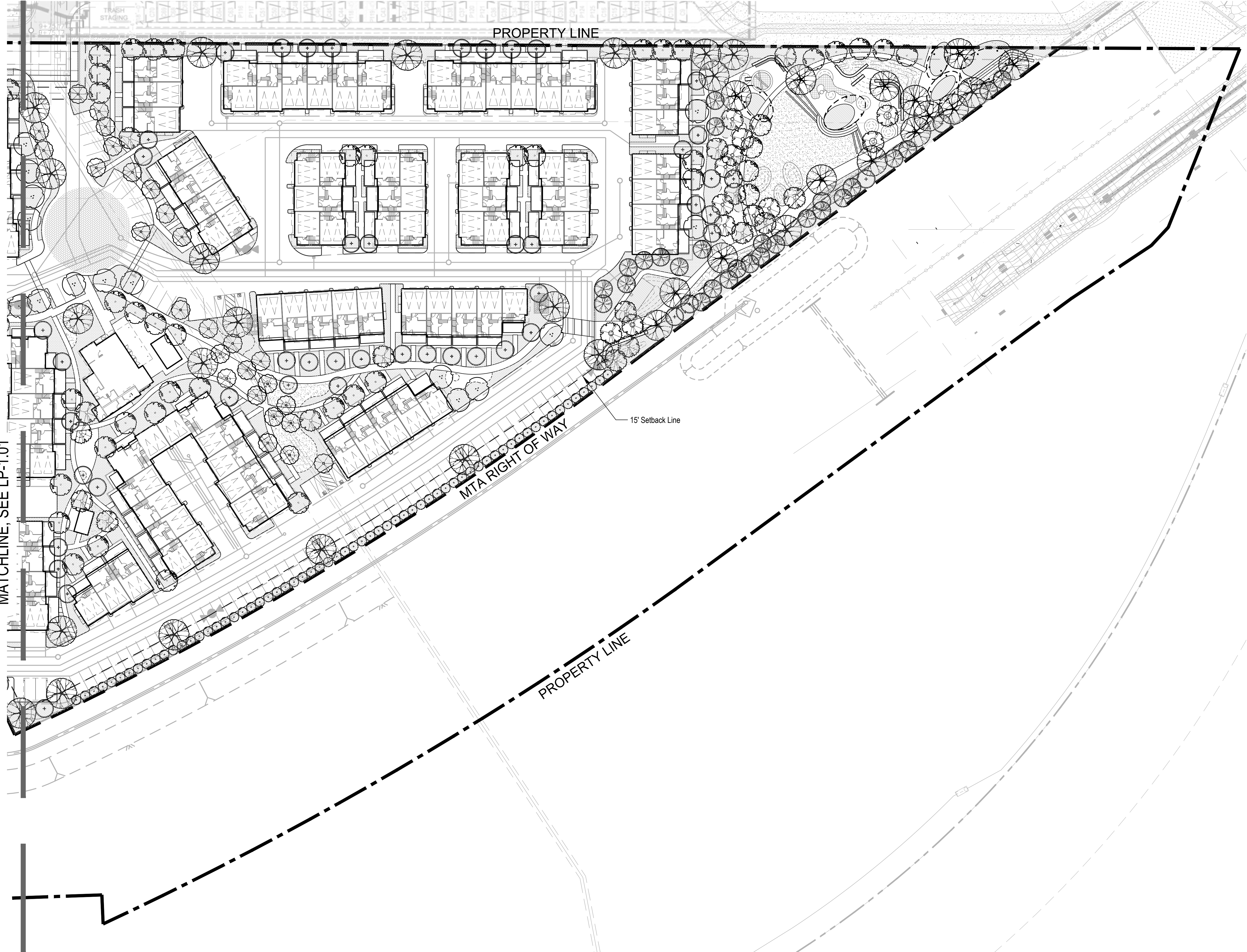
-  **PERIMETER STREET TREES [24" BOX]**
PISTACIA CHINENSIS - CHINESE PISTACHE (M)
-  **OAKS TREES [24" BOX AND LARGER]**
QUERCUS AGRIFOLIA - COAST LIVE OAK (VL)
QUERCUS ILEX - HOLLY OAK (L)
QUERCUS VELUTINA - BLACK OAK
QUERCUS LOBATA - VALLEY OAK (M)
QUERCUS ENGELMANNII - MESA OAK (L)
QUERCUS SUBER - CORK OAK (L)
-  **PROMENADE STREET TREE (YEAR-ROUND INTEREST) [36" BOX]**
ARBUTUS MARINA - MARINA ARBUTUS (STANDARD-TRUNK) (M)
LAGERSTROEMIA X 'NATCHEZ' - CRAPE MYRTLE (M)
MAGNOLIA GRANDIFLOIRA - SOUTHERN MAGNOLIA (M)
OLEA EUROPA - COMMON OLIVE (L)
PLATANUS RACEMOSA 'COLUMBIA' - CALIFORNIA SYCAMORE (M)
ULMUS PARVIFOLIA 'TRUE GREEN' - EVERGREEN ELM (L)
-  **SCULPTURAL ACCENT TREE [24" BOX AND LARGER]**
CHILOPSIS LINEARIS - DESERT WILLOW (L)
CERCIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE (L)
POPULUS FREMONTII - FREMONT'S COTTONWOOD (M)
POPULUS TRICHOCARPA - BLACK COTTONWOOD (M)
-  **EVERGREEN TREE [24" BOX AND LARGER]**
LOPHOSTEMON CONFERTUS - BRISBANE BOX (M)
ULMUS PARVIFOLIA 'TRUE GREEN' - EVERGREEN ELM (L)
OLEA EUROPA - COMMON OLIVE (L)
-  **SMALL SCALE CANOPY TREE [24" BOX]**
CERCIS OCCIDENTALIS - WESTERN REDBUD (L)
CERCIS CANADENSIS 'FOREST PANSY' - PURPLE LEAF REDBUD (M)
LAGERSTROEMIA X 'NATCHEZ' - CRAPE MYRTLE (M)
ARBUTUS MARINA - MARINA ARBUTUS (MULTI-TRUNK) (M)
-  **LARGE-SCALE SHRUBS WITH TREE-LIKE HABIT [24" BOX]**
ACACIA PODALYRIFOLIA - PEARL ACACIA (M)
ARBUTUS UNEDO - STRAWBERRY TREE (L)
CERCIS OCCIDENTALIS - WESTERN REDBUD (L)
CHILOPSIS LINEARIS - DESERT WILLOW (L)
LAURUS NOBILIS - SWEET BAY (L)
LEPTOSPERMIUM PETERSONII - LEMON SCENTED TEA TREE (L)
PRUNUS ILICIFOLIA - HOLLYLEAF CHERRY (VL)
-  **LARGE SCREEN SHRUBS [15 GALLON AND LARGER]**
PODOCARPUS MACROPHYLLUS (M)
FEIJOA SELLOWIANA (M)
DODONEA VISCOSA (L)
RHUS INTEGRIFOLIA (L)
CUPRESSUS SPP. (L)
-  **PARK CANOPY TREE [24" BOX AND LARGER]**
ACACIA STENOPHYLLA - SHOESTRING ACACIA (M)
PLATANUS RACEMOSA 'COLUMBIA' - CALIFORNIA SYCAMORE (M)
PROSOPIS CHILENSIS - THORNLESS CHILEAN MESQUITE (L)
RHUS LANCEA - AFRICAN SUMAC (L)
FRAXINUS DIPETALA - CALIFORNIA ASH (L)
-  **EXISTING PARKWAY TREES AT LOST CANYON ROAD**
PROTECT IN PLACE

GROUNDPLANE PLANTING

-  GENERAL PLANTING AREAS (SHRUBS, GROUNDCOVER & VINES)
-SEE SHEET LP-1.03 TO SEE LIST OF PLANTING PALETTE
-  TURF - SPECIES TBD



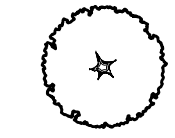
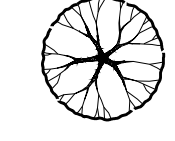
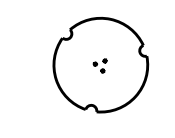
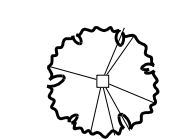
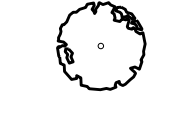
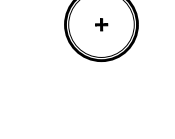
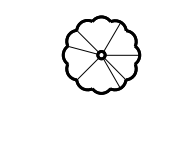
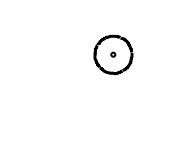
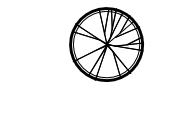
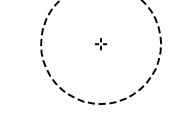
LANDSCAPE PLANTING PLAN




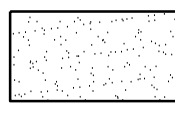
PLANT PALETTE

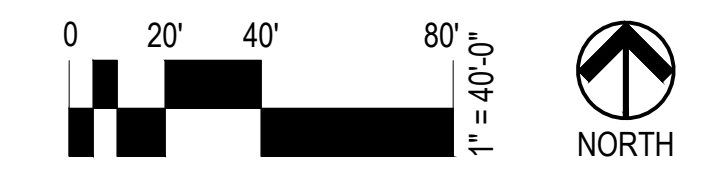
NOTE:
1. WUCOLS PLANT WATER NEEDS IDENTIFIED IN PARENTHESIS (H=HIGH, M=MODERATE, L=LOW, VL=VERY LOW)

TREES

- 
PERIMETER STREET TREES [24" BOX]
 PISTACIA CHINENSIS - CHINESE PISTACHE (M)
- 
OAKS TREES [24" BOX AND LARGER]
 QUERCUS AGRIFOLIA - COAST LIVE OAK (VL)
 QUERCUS ILEX - HOLLY OAK (L)
 QUERCUS VELUTINA - BLACK OAK
 QUERCUS LOBATA - VALLEY OAK (M)
 QUERCUS ENGELMANNII - MESA OAK (L)
 QUERCUS SUBER - CORK OAK (L)
- 
PROMENADE STREET TREE (YEAR-ROUND INTEREST) [36" BOX]
 ARBUTUS MARINA - MARINA ARBUTUS (STANDARD-TRUNK) (M)
 LAGERSTROEMIA X 'NATCHEZ' - CRAPE MYRTLE (M)
 MAGNOLIA GRANDIFLORA - SOUTHERN MAGNOLIA (M)
 OLEA EUROPA - COMMON OLIVE (L)
 PLATANUS RACEMOSA "COLUMBIA" - CALIFORNIA SYCAMORE (M)
 ULMUS PARVIFOLIA 'TRUE GREEN' - EVERGREEN ELM (L)
- 
SCULPTURAL ACCENT TREE [24" BOX AND LARGER]
 CHILOPSIS LINEARIS - DESERT WILLOW (L)
 CERDIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE (L)
 POPULUS FREMONTII - FREMONT'S COTTONWOOD (M)
 POPULUS TRICHOCARPA - BLACK COTTONWOOD (M)
- 
EVERGREEN TREE [24" BOX AND LARGER]
 LOPHOSTEMON CONFERTUS - BRISBANE BOX (M)
 ULMUS PARVIFOLIA 'TRUE GREEN' - EVERGREEN ELM (L)
 OLEA EUROPA - COMMON OLIVE (L)
- 
SMALL SCALE CANOPY TREE [24" BOX]
 CERCIS OCCIDENTALIS - WESTERN REDBUD (L)
 CERCIS CANADENSIS 'FOREST PANSY' - PURPLE LEAF REDBUD (M)
 LAGERSTROEMIA X 'NATCHEZ' - CRAPE MYRTLE (M)
 ARBUTUS MARINA - MARINA ARBUTUS (MULTI-TRUNK) (M)
- 
LARGE-SCALE SHRUBS WITH TREE-LIKE HABIT [24" BOX]
 ACACIA PODALYRIIFOLIA - PEARL ACACIA (M)
 ARBUTUS UNEDO - STRAWBERRY TREE (L)
 CERCIS OCCIDENTALIS - WESTERN REDBUD (L)
 CHILOPSIS LINEARIS - DESERT WILLOW (L)
 LAURUS NOBILIS - SWEET BAY (L)
 LEPTOSPERMIUM PETERSONII - LEMON SCENTED TEA TREE (L)
 PRUNUS ILICIFOLIA - HOLLYLEAF CHERRY (VL)
- 
LARGE SCREEN SHRUBS [15 GALLON AND LARGER]
 PODOCARPUS MACROPHYLLUS (M)
 FELIJOA SELLOWIANA (M)
 DODONEA VISCOSA (L)
 RHUS INTEGRIFOLIA (L)
 CUPRESSUS SPP. (L)
- 
PARK CANOPY TREE [24" BOX AND LARGER]
 ACACIA STENOPHYLLA - SHOESTRING ACACIA (M)
 PLATANUS RACEMOSA "COLUMBIA" - CALIFORNIA SYCAMORE (M)
 PROSOPIS CHILENSIS - THORNLESS CHILEAN MESQUITE (L)
 RHUS LANCEA - AFRICAN SUMAC (L)
 FRAXINUS DIPETALA - CALIFORNIA ASH (L)
- 
EXISTING PARKWAY TREES AT LOST CANYON ROAD
 PROTECT IN PLACE

GROUNDPLANE PLANTING

- 
 GENERAL PLANTING AREAS (SHRUBS, GROUNDCOVER & VINES)
 -SEE SHEET LP-1.03 TO SEE LIST OF PLANTING PALETTE
- 
 TURF - SPECIES TBD



LANDSCAPE PLANTING PLAN

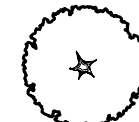
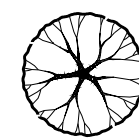
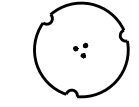
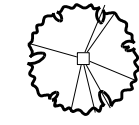
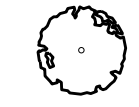
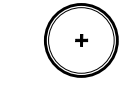
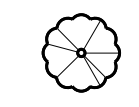
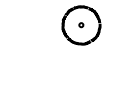
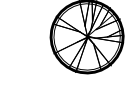
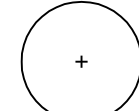
PLANT PALETTE

NOTE:
1. WUCOLS PLANT WATER NEEDS IDENTIFIED IN PARENTHESIS (H=HIGH, M=MODERATE, L=LOW, VL=VERY LOW)

- TREES ARE STANDARD FORM UNLESS NOTED OTHERWISE.
- TRIPLE STAKE TREES, UNLESS NOTED OTHERWISE.
- ALL TREES WITHIN 5' OF HARDSCAPE OR CURBS SHALL RECEIVE ROOT BARRIERS PER SPECIFICATIONS.
- ALL SHRUBS AND GROUNDCOVERS SHOWN AS HATCHES SHALL BE SPACED IN A TRIANGULAR PATTERN
- WHERE ORNAMENTAL GRASSES ARE PLANTED NEXT TO A CURB OR SIDEWALK, HOLD CENTER OF PLANT 30" FROM EDGE OF HARDSCAPE SURFACE.
- MINIMUM TREE SEPARATION DISTANCE:
TRAFFIC SIGNALS, STOP SIGNS, UTILITY POLES..... 20 FT.
UNDERGROUND UTILITY LINES (EXCEPT SEWER)..... 5 FT.
SEWER LINES..... 10 FT.
ABOVE GROUND UTILITY STRUCTURES..... 10 FT.
FIRE HYDRANTS..... 10 FT.
DRIVEWAYS..... 10 FT.
WALKWAYS..... 5 FT.
INTERSECTIONS..... 25 FT.
(INTERSECTING CURB LINES OF TWO STREETS)
(THE ABOVE DISTANCES MAY BE SUPERSEDED BY CITY CODE)
- UTILITIES SHOWN FOR REFERENCE ONLY, REFER TO ENGINEERING PLANS FOR UTILITY LAYOUT. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS WITH CONSTRUCTION DRAWINGS. BY FAILING TO BRING SUCH ITEMS TO THE ATTENTION OF LANDSCAPE ARCHITECT, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ANY REQUIRED MODIFICATIONS AND COSTS INCURRED.
- FOR ANY PLANT MATERIAL DESIGNATED TO BE 'PROTECTED IN PLACE' CONTRACTOR SHALL REPLACE IN KIND IF DAMAGE OCCURS.
- ALL PLANT MATERIAL FOR POTS TO BE RETAIL GRADE STOCK.
- ALL TREES PLANTED ADJACENT TO FIRE ACCESS ROADS SHALL MAINTAIN A VERTICAL CLEARANCE OF 13 FEET 6 INCHES. TREES PLANTED ADJACENT TO BEDROOM EGRESS WINDOWS SHALL NOT OBSTRUCT EGRESS AT WINDOW LEVEL OR EGRESS PATH.
- MINIMUM TREE SIZE FOR ALL TREES SHALL BE 24" BOX AND A MINIMUM OF 15% OF 48" BOX AND 30% OF 36" BOX TREES SHALL BE APPLIED TO THE TREE PALETTE

QTY

TREES

14		PERIMETER STREET TREES [24" BOX] PISTACIA CHINENSIS - CHINESE PISTACHE (M)
104		OAKS TREES [24" BOX AND LARGER] QUERCUS AGRIFOLIA - COAST LIVE OAK (VL) QUERCUS ILEX - HOLLY OAK (L) QUERCUS VELITINA - BLACK OAK QUERCUS LOBATA - VALLEY OAK (M) QUERCUS ENGELMANII - MESA OAK (L) QUERCUS SUBER - CORK OAK (L)
40		PROMENADE STREET TREE (YEAR-ROUND INTEREST) [36" BOX] ARBUTUS MARINA - MARINA ARBUTUS (STANDARD-TRUNK) (M) LAGERSTROEMIA X 'NATCHEZ' - CRAPE MYRTLE (M) MAGNOLIA GRANDIFLOIRA - SOUTHERN MAGNOLIA (M) OLEA EUROPA - COMMON OLIVE (L) PLATANUS RACEMOSA "COLUMBIA" - CALIFORNIA SYCAMORE (M) ULMUS PARVIFOLIA 'TRUE GREEN' - EVERGREEN ELM (L)
46		SCULPTURAL ACCENT TREE [24" BOX AND LARGER] CHILOPSIS LINEARIS - DESERT WILLOW (L) CERCIDIUM 'DESERT MUSEUM' - DESERT MUSEUM PALO VERDE (L) POPULUS FREMONTII - FREMONT'S COTTONWOOD (M) POPULUS TRICHOCARPA - BLACK COTTONWOOD (M)
124		EVERGREEN TREE [24" BOX AND LARGER] LOPHOSTEMON CONFERTUS - BRISBANE BOX (M) ULMUS PARVIFOLIA 'TRUE GREEN' - EVERGREEN ELM (L) OLEA EUROPA - COMMON OLIVE (L)
126		SMALL SCALE CANOPY TREE [24" BOX] CERCIS OCCIDENTALIS - WESTERN REDBUD (L) CERCIS CANADENSIS 'FOREST PANSY' - PURPLE LEAF REDBUD (M) LAGERSTROEMIA X 'NATCHEZ' - CRAPE MYRTLE (M) ARBUTUS MARINA - MARINA ARBUTUS (MULTI-TRUNK) (M)
27		LARGE-SCALE SHRUBS WITH TREE-LIKE HABIT [24" BOX] ACACIA PODALYRIIFOLIA - PEARL ACACIA (M) ARBUTUS UNEDO - STRAWBERRY TREE (L) CERCIS OCCIDENTALIS - WESTERN REDBUD (L) CHILOPSIS LINEARIS - DESSERT WILLOW (L) LAURUS NOBILIS - SWEET BAY (L) LEPTOSPERMUM PETERSONII - LEMON SCENTED TEA TREE (L) PRUNUS ILICIFOLIA - HOLLYLEAF CHERRY (VL)
89 (EXCLUDED FROM TREE COUNT)		LARGE SCREEN SHRUBS [15 GALLON AND LARGER] PODOCARPUS MACROPHYLLUS (M) FEUJOA SELLOWIANA (M) DODONEA VISCOSA (L) RHUS INTEGRIFOLIA (L) CUPRESSUS SPP. (L)
26		PARK CANOPY TREE [24" BOX AND LARGER] ACACIA STENOPHYLLA - SHOESTRING ACACIA (M) PLATANUS RACEMOSA "COLUMBIA" - CALIFORNIA SYCAMORE (M) PROSOPIS CHILENSIS - THORNLESS CHILEAN MESQUITE (L) RHUS LANCEA - AFRICAN SUMAC (L) FRAXINUS DIPETALA - CALIFORNIA ASH (L)
TOTAL: 507		EXISTING PARKWAY TREES AT LOST CANYON ROAD PROTECT IN PLACE

LANDSCAPE AREA CALCULATIONS

NET ACRES: 17.88
SITE AREA DEVOTED TO LANDSCAPING: 144,187 SQFT (18.5 % OF TOTAL SITE NET ACREAGE)
PARKING LOT TOTAL AREA: 174,449 SQFT
PARKING LOT AREA DEVOTED TO LANDSCAPING: 11,669 SQFT (6.7% OF TOTAL PARKING AREA)

TREE COVERAGE CALCULATION

NET ACRES: 17.88
TOTAL TREES: 507
TREES PER ACRE: 28.4

GENERAL PLANTING AREAS

LARGE SCREENING SHRUBS

BAMBUSA DOLICHOMERITHALLA - GREEN STRIPE BLOWGUN BAMBOO (24" BOX)
BAMBUSA OLDHAMII - GIANT TIMBER BAMBOO (24" BOX)
PRUNUS CAROLINIANA - CAROLINA CHEERY LAUREL
HETEROMELES ARBUTIFOLIA - TOYON
FEUJOA SELLOWIANA - PINEAPPLE GUAVA

LARGE ACCENT SHRUBS

*ALOE HERCULES - HERCULES TREE ALOE (L)
ALOE BAINESII - TREE ALOE (L)
*ALOE AFRICANA - SPINY ALOE
*ARBUTUS UNEDO 'COMPACTA' (MULTI-TRUNK) - STRAWBERRY TREE (L)
DASYLIRION WHEELERI - DESERT SPOON (VL)
DRACAENA DRACO - DRAGON TREE (L)
PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN' - SILVER SHEEN KOHUHU (L)
ECHIUM CANDICANS - PRIDE OF MADEIRA
OLEA 'LITTLE OLLIE' - DWARF OLIVE

MEDIUM SIZE MASSING SHRUBS

ACACIA C. 'COUSIN ITT' - LITTLE RIVER WATTLE
ANIGOZANTHOS SPP. - KANGAROO PAW (L)
BOUGAINVILLEA ROSENKA - ROSENKA BOUGAINVILLEA (L)
CALLISTEMON 'LITTLE JOHN' - DWARF BOTTLE BRUSH (M)
CARISSA SPP. NATAL PLUM (M)
CHONDRPETALUM TECTORUM - SMALL CAPE RUSH
DASYLIRION WHEELERI - DESERT SPOON (VL)
LOPHOMYRTUS 'RED DRAGON' - NEW ZEALAND MYRTLE
PHORMIUM SPP. - NEW ZEALAND FLAX (M)
RHAPHIOLEPIS SPP - YEDDO HAWTHORN (L)
SALVIA SPP. - SALVIA (L)
SENECIO DECARYI - MADAGASCAR SENECIO (L)
SENNA ARTEMISIODES - FEATHERY CASSIA (VL)
WESTRINGIA 'BLUE GEM' - BLUE GEM COAST ROSEMARY (L)
WESTRINGIA 'MUNDI' - MUNDI COAST ROSEMARY (L)
AGAVE 'BLUE FLAME' - BLUE FLAME AGAVE

SMALL SIZE ACCENT SUCCULENTS, GRASSES & GROUNDCOVERS

AEONIUM SPP. - AEONIUM (L)
*AGAVE 'BLUE GLOW' & 'BLUE FLAME' - AGAVE (L)
*ALOE SPP., 'BLUE ELF', 'ROOKAPPIE', 'CYNTHIA GIDDY'- ALOE (L)
ASPARAGUS D. 'MYERS' - FOXTAIL FERN (L)
BOUGAINVILLEA 'ROSENKA' - ROSENKA BOUGAINVILLEA (L)
BULBINE FRUTESCENS - STALKED BULBINE (L)
CAREX TUMULICOLA - BERKELEY SEDGE (L)
DIANELLA C. 'CLARITY BLUE' - CLARITY BLUE DIANELLA (L)
DIANELLA TASMANICA 'VARIEGATA' - VARIEGATED FLAX LILY (L)
*FESTUCA MAIREI - ATLAS FESCUE (L)
GREVILLEA L. 'PROSTRATE' - PROSTRATE WOOLY GREVILLEA (L) (GROUNDCOVER)
LANTANA MONTEFIDENSIS - TRAILING LANTANA (L)
LEYMUS C. 'CANYON PRINCE' - CANYON PRINCE WILD RYE (L)
LOMANDRA LONGIFOLIA 'BREEZE, LM300 PP15,420' - DWARF MAT RUSH (L)
MUHLENBERGIA CAPILLARIS - HAIRY AWN MUHLY (L)
PENNISETUM 'FAIRY TAILS' - EVERGREEN FOUNTAIN GRASS (L)
PORTULACARIA AFRA 'VARIEGATA' - RAINBOW BUSH (VL)
ROSMARINUS SPP., 'ROMAN BEAUTY' - ROSEMARY SPP. (L)
*SENECIO MANDRALISCAE - BLUE CHALK STICKS (L) (GROUNDCOVER)
SESLERIA AUTUMNALIS - AUTUMN MOOR GRASS
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
CARISSA SP. - NATAL PLUM
ANIGOZANTHOS 'BIG RED' - RED KANGAROO PAW (L)
CALLISTEMON 'LITTLE JOHN' - DWARF BOTTLEBRUSH (L)
LEONOTIS LEONURUS - LION'S TAIL
PITTIOSPORUM CRASSIFOLIUM 'COMPACTUM' - KARO SHRUB
ROSMARINUS O. 'COLLINGWOOD INGRAM' - SHRUB ROSEMARY
SALVIA LEUCANTHA - MEXICAN SAGE (L)

SHADE CONDITION SHRUBS & GROUNDCOVERS

ASPARAGUS D. 'MYERS' - FOXTAIL FERN (L)
CARRISA M. 'GREEN CARPET' - GREEN CARPET NATAL PLUM (M) (GROUNDCOVER)
DIANELLA TASMANICA 'VARIEGATA' - VARIEGATED FLAX LILY (L)
LOMANDRA LONGIFOLIA 'BREEZE, LM300 PP15,420' - DWARF MAT RUSH
RHAPHIOLEPIS U. MINOR - YEDDO HAWTHORN
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE (M) (GROUNDCOVER)
CYCAS REVOLUTA - SAGO PALM
DIOON SP.
ASSORTED FERNS

TURF & GRASSES

MARATHON II
HYBRID DWARF BERMUDAS

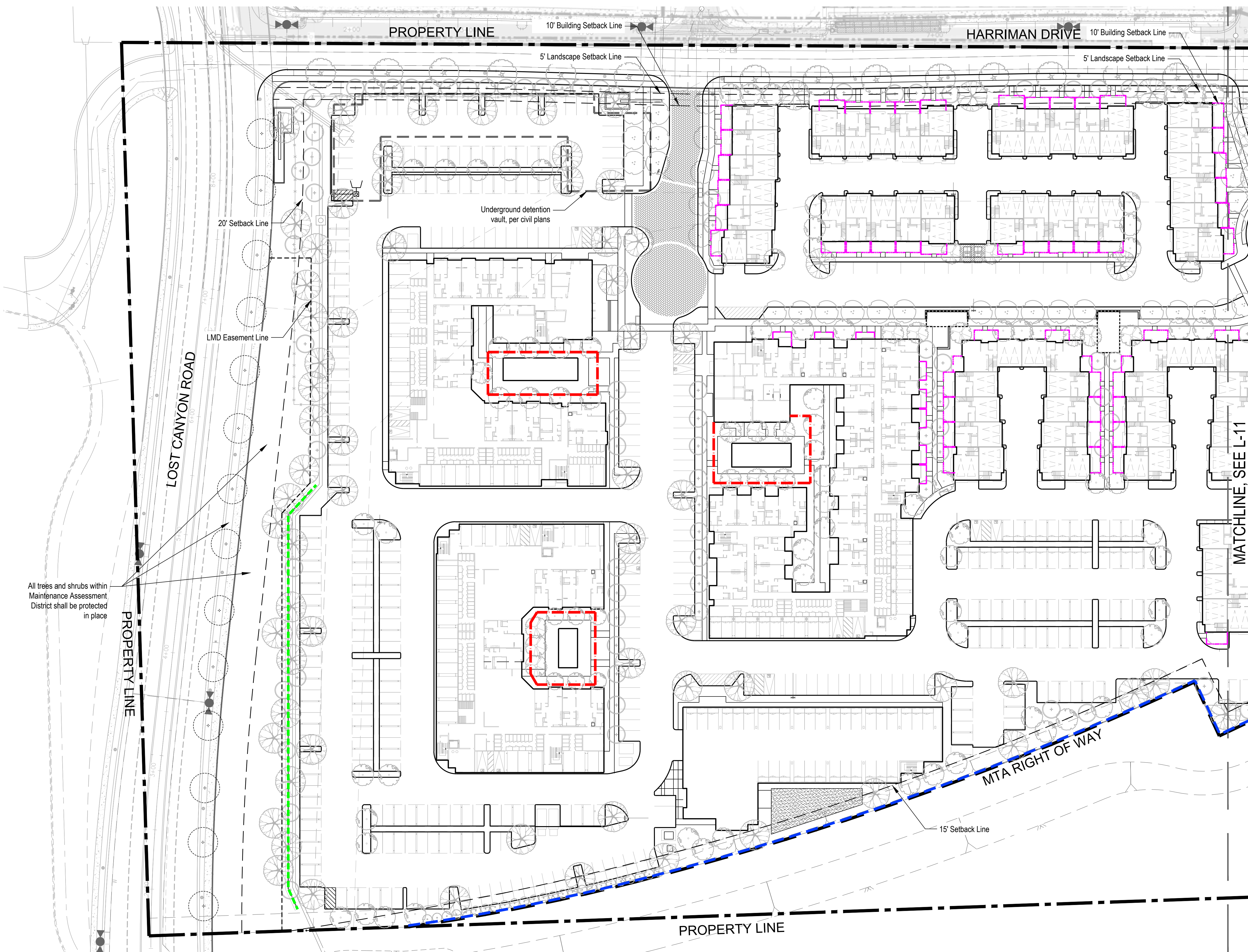
VINES

CLYSTOMA CALLISTEGIODES - LAVENDER TRUMPET VINE
FICUS REPENS - CREEPING FIG
PYROSTEGIA VENUSTA - FLAME VINE
TRACHELOSPERMUM JASMINOIDES - STAR JASMINE
SOLANDRA MAXIMA - CUP OF GOLD
DISTICTIS SP. - TRUMPET VINE

INSTALLED IN WATER QUALITY BASINS

*NATIVE MOW FREE SOD AVAILABLE @ S&S SEEDS
-FESTUCA IDAHOENSIS - IDAHO FESCUE (L)
-FESTUCA OCCIDENTALIS - WESTERN MOKELUMNE FESCUE (L)
-FESTUCA RUBRA - MOLATE FESCUE (M)
*NATIVE MOW FREE SOD ABOVE WITH (1) GALLON GRASSES @ 30" O.C.
*CHONDRPETALUM ELEPHANTINUM - LARGE CAPE RUSH (L)
*FESTUCA MAIREI - ATLAS FESCUE (L)
*PENNISETUM 'FAIRY TAILS' - FAIRY TAILS FOUNTAIN GRASS
MUHLENBERGIA CAPILLARIS - PINK MUHLY (L)

LANDSCAPE PLANTING SCHEDULE

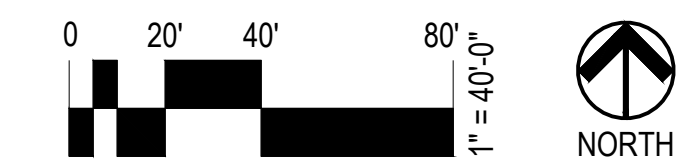


WALL & FENCE LEGEND		
CALLOUT	SYMBOL	DESCRIPTION
W-1		SOUND BARRIER WALL • HEIGHT: 6'-0" • MATERIAL: CMU BLOCK • COLOR: NEUTRAL EARTH TONES • FINISH: SPLIT-FACE OR PAINTED • RETAINS IN SPECIFIC AREAS (SEE CIVIL PLANS) • TREATED WITH ANTI-GRAFFITI COATING
W-2		POOL ENCLOSURE (CODE COMPLIANT) FENCE • HEIGHT: 6'-0" • MATERIALS: WOOD AND/OR STEEL • STEEL COLOR: BLACK OR BRONZE TO BLEND WITH LANDSCAPE • FINISH: NATURAL WOOD / PAINTED STEEL • ALL FENCE AND GATES AHSLL BE CODE COMPLIANT
W-3		PATIO WALL & PRIVACY SCREEN (SEE ARCHITECT'S PLANS FOR MORE INFORMATION) • WALL HEIGHT: AS REQUIRED BY GRADING PLAN • WALL MATERIAL: CMU BLOCK WITH PLASTER OR CIP CONCRETE • WALL COLOR/FINISH: PAINTED, TO MATCH ARCHITECTURE • SCREEN HEIGHT: 42" • SCREEN MATERIAL: WOOD OR DECORATIVE METAL • SCREEN COLOR/FINISH: PAINTED, TO COMPLEMENT ARCH.
W-4		RETAINING WALL (SEE CIVIL'S PLANS FOR MORE INFORMATION) • WALL HEIGHT: HEIGHT VARIES (8' MAX) SEE CIVIL PLANS • WALL MATERIAL: CMU BLOCK WITH PLASTER OR CIP CONCRETE • WALL COLOR/FINISH: PAINTED, TO MATCH ARCHITECTURE

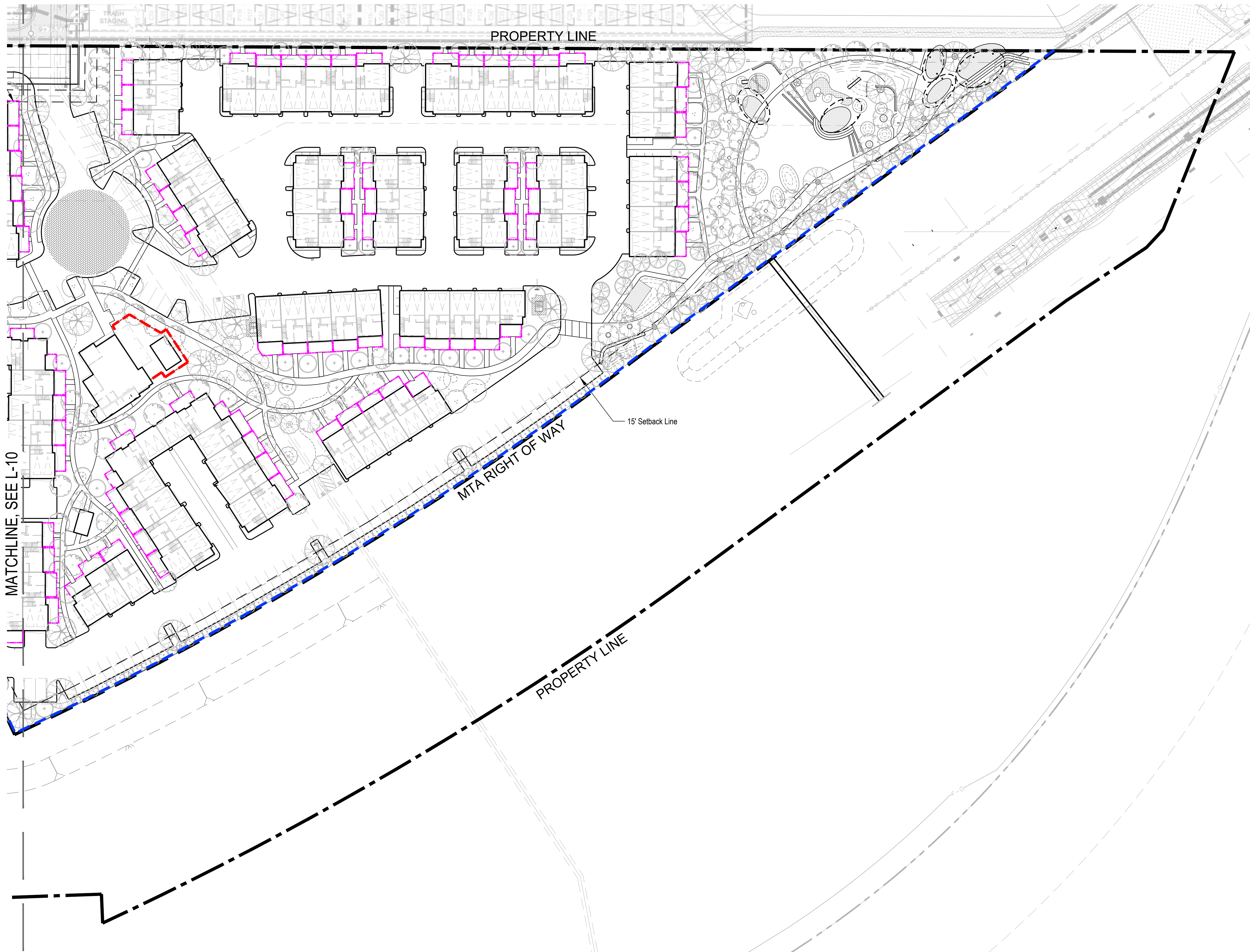
- NOTES:**
1. WALLS AND FENCES SHALL BE CONSISTENT WITH THE PROJECT ARCHITECTURE IN REGARDS TO MATERIAL, STYLE & COLOR, IN ORDER TO PROVIDE A COHESIVE PROJECT AESTHETIC.
 2. REFER TO GRADING PLANS FOR MORE INFORMATION ON RETAINING CONDITIONS.

All trees and shrubs within Maintenance Assessment District shall be protected in place

MATCHLINE, SEE L-11

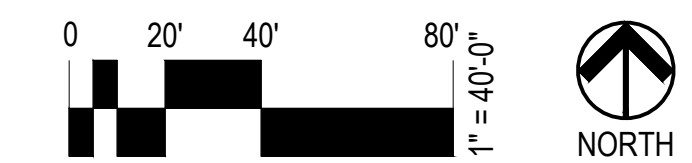


WALL & FENCE DIAGRAM

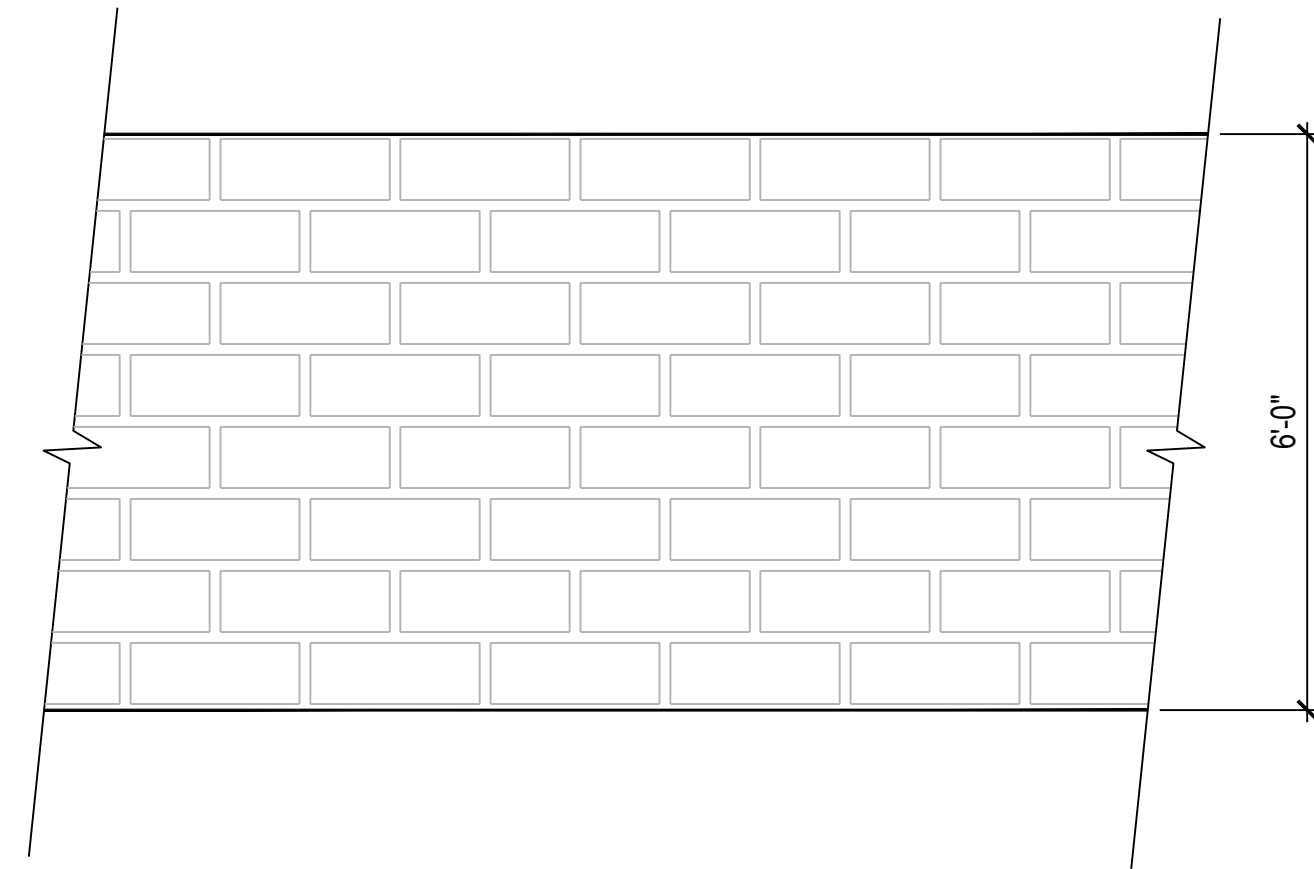


WALL & FENCE LEGEND		
CALLOUT	SYMBOL	DESCRIPTION
W-1		SOUND BARRIER WALL • HEIGHT: 6'-0" • MATERIAL: CMU BLOCK • COLOR: NEUTRAL EARTH TONES • FINISH: SPLIT-FACE OR PAINTED • RETAINS IN SPECIFIC AREAS (SEE CIVIL PLANS) • TREATED WITH ANTI-GRAFFITI COATING
W-2		POOL ENCLOSURE (CODE COMPLIANT) FENCE • HEIGHT: 6'-0" • MATERIALS: WOOD AND/OR STEEL • STEEL COLOR: BLACK OR BRONZE TO BLEND WITH LANDSCAPE • FINISH: NATURAL WOOD / PAINTED STEEL • ALL FENCE AND GATES AHSSL BE CODE COMPLIANT
W-3		PATIO WALL & PRIVACY SCREEN (SEE ARCHITECT'S PLANS FOR MORE INFORMATION) • WALL HEIGHT: AS REQUIRED BY GRADING PLAN • WALL MATERIAL: CMU BLOCK WITH PLASTER OR CIP CONCRETE • WALL COLOR/FINISH: PAINTED, TO MATCH ARCHITECTURE • SCREEN HEIGHT: 42" • SCREEN MATERIAL: WOOD OR DECORATIVE METAL • SCREEN COLOR/FINISH: PAINTED, TO COMPLEMENT ARCH.
W-4		RETAINING WALL (SEE CIVIL'S PLANS FOR MORE INFORMATION) • WALL HEIGHT: HEIGHT VARIES (8' MAX) SEE CIVIL PLANS • WALL MATERIAL: CMU BLOCK WITH PLASTER OR CIP CONCRETE • WALL COLOR/FINISH: PAINTED, TO MATCH ARCHITECTURE

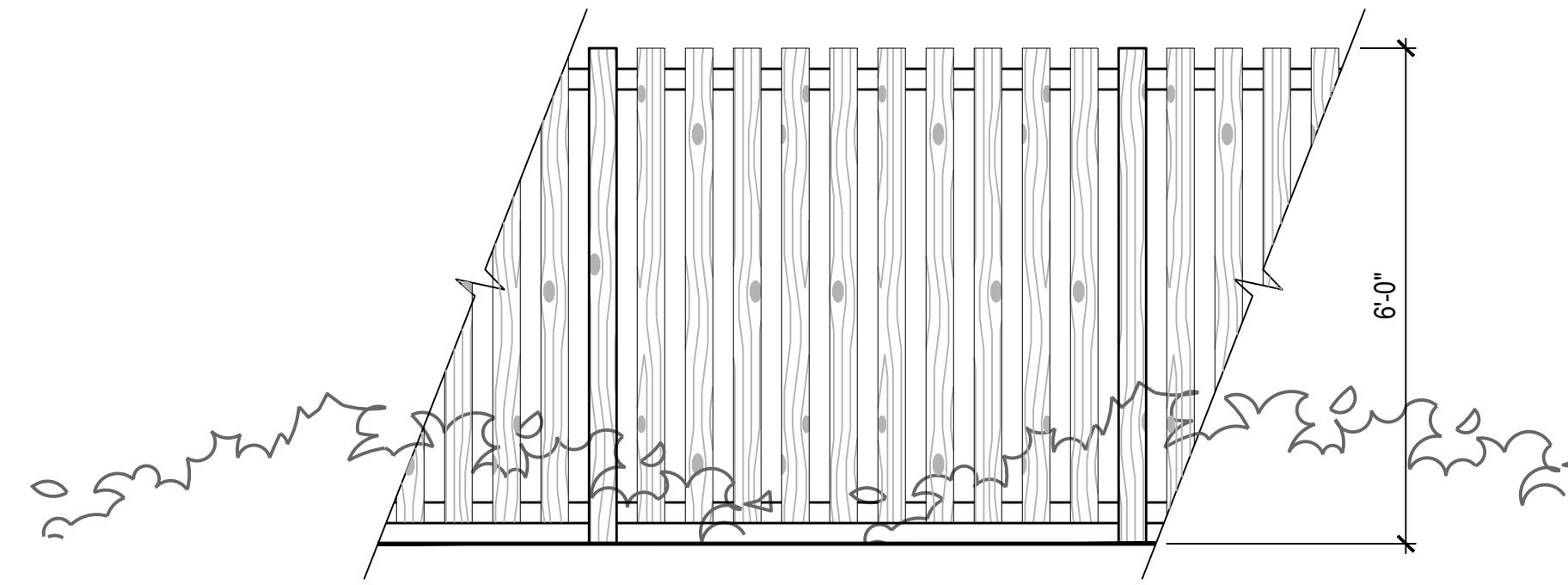
- NOTES:**
1. WALLS AND FENCES SHALL BE CONSISTENT WITH THE PROJECT ARCHITECTURE IN REGARDS TO MATERIAL, STYLE & COLOR, IN ORDER TO PROVIDE A COHESIVE PROJECT AESTHETIC.
 2. REFER TO GRADING PLANS FOR MORE INFORMATION ON RETAINING CONDITIONS.



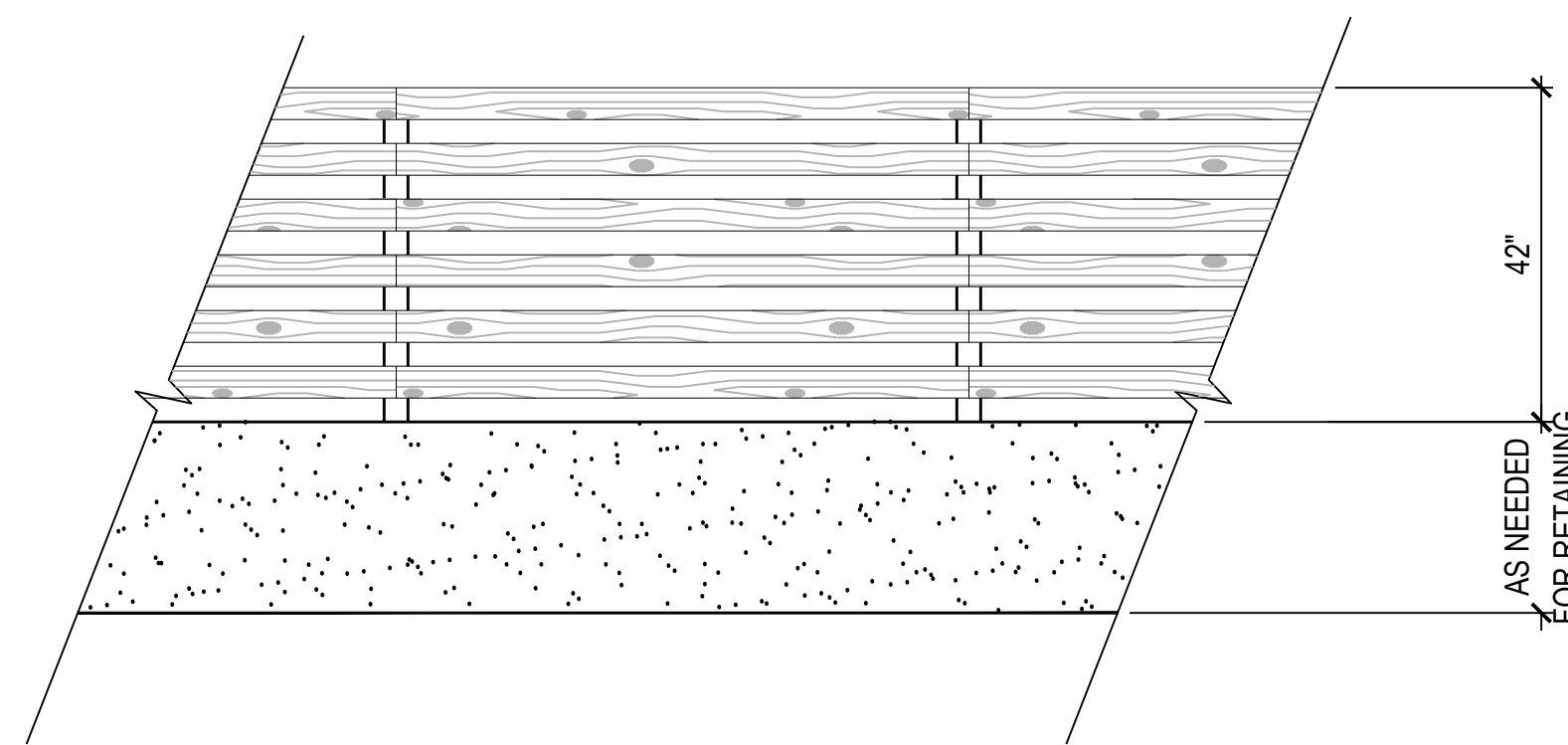
WALL & FENCE DIAGRAM



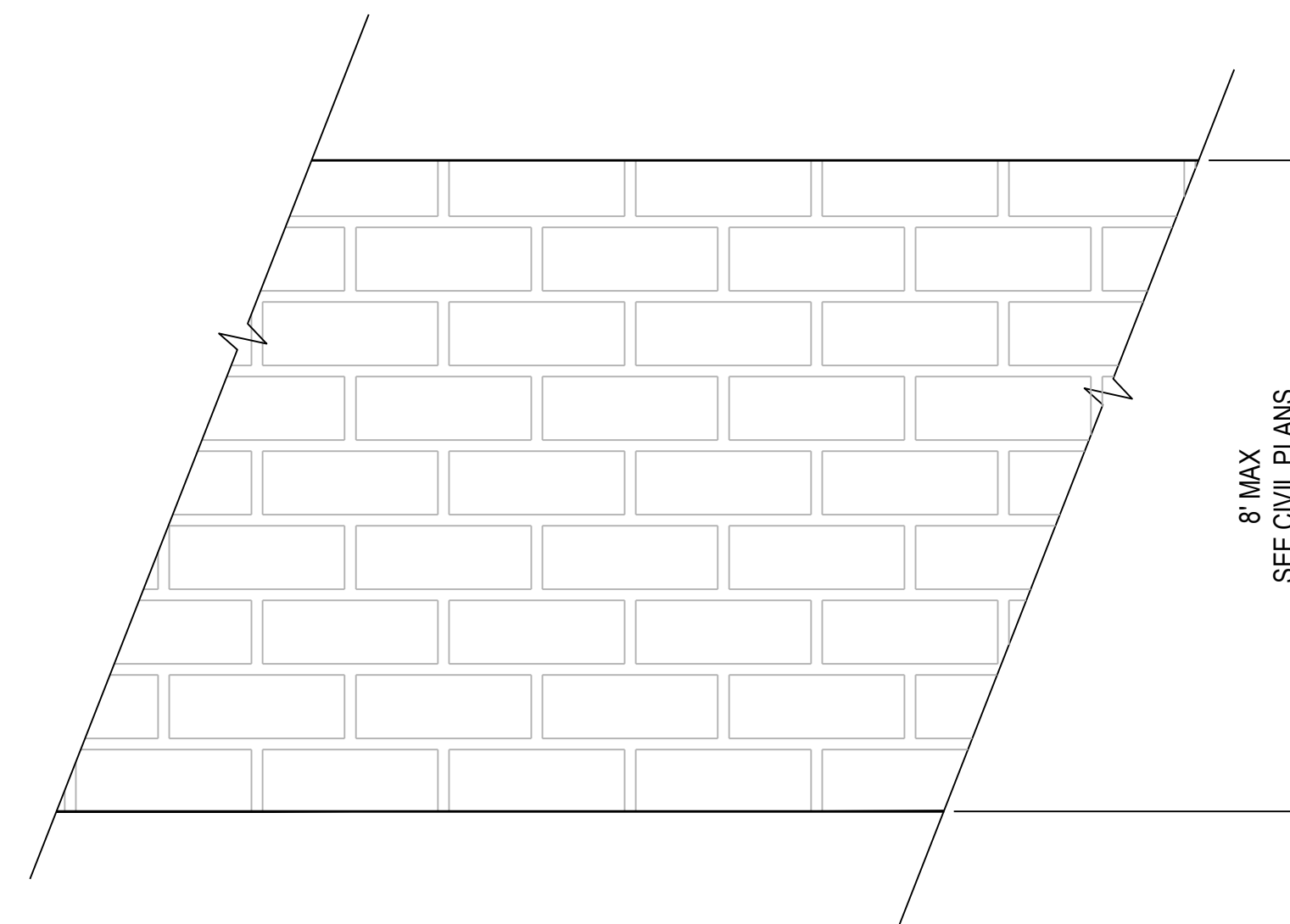
W-1 SOUND BARRIER WALL
SCALE: 1/2" = 1'-0"



W-2 POOL ENCLOSURE (CODE COMPLIANT) FENCE
SCALE: 1/2" = 1'-0"



W-3 PATIO WALLS
SCALE: 1/2" = 1'-0"



W-4 RETAINING WALLS
SCALE: 1/2" = 1'-0"

WALL & FENCE LEGEND		
CALLOUT	SYMBOL	DESCRIPTION
W-1		SOUND BARRIER WALL <ul style="list-style-type: none"> HEIGHT: 6'-0" MATERIAL: CMU BLOCK COLOR: NEUTRAL EARTH TONES FINISH: SPLIT-FACE OR PAINTED RETAINS IN SPECIFIC AREAS (SEE CIVIL PLANS) TREATED WITH ANTI-GRAFFITI COATING
W-2		POOL ENCLOSURE (CODE COMPLIANT) FENCE <ul style="list-style-type: none"> HEIGHT: 6'-0" MATERIALS: WOOD AND/OR STEEL STEEL COLOR: BLACK OR BRONZE TO BLEND WITH LANDSCAPE FINISH: NATURAL WOOD / PAINTED STEEL ALL FENCE AND GATES AHSSL BE CODE COMPLIANT
W-3		PATIO WALL & PRIVACY SCREEN (SEE ARCHITECT'S PLANS FOR MORE INFORMATION) <ul style="list-style-type: none"> WALL HEIGHT: AS REQUIRED BY GRADING PLAN WALL MATERIAL: CMU BLOCK WITH PLASTER OR CIP CONCRETE WALL COLOR/FINISH: PAINTED, TO MATCH ARCHITECTURE SCREEN HEIGHT: 42" SCREEN MATERIAL: WOOD OR DECORATIVE METAL SCREEN COLOR/FINISH: PAINTED, TO COMPLEMENT ARCH.
W-4		RETAINING WALL (SEE CIVIL'S PLANS FOR MORE INFORMATION) <ul style="list-style-type: none"> WALL HEIGHT: HEIGHT VARIES (8' MAX) SEE CIVIL PLANS WALL MATERIAL: CMU BLOCK WITH PLASTER OR CIP CONCRETE WALL COLOR/FINISH: PAINTED, TO MATCH ARCHITECTURE

NOTES:

1. WALLS AND FENCES SHALL BE CONSISTENT WITH THE PROJECT ARCHITECTURE IN REGARDS TO MATERIAL, STYLE & COLOR, IN ORDER TO PROVIDE A COHESIVE PROJECT AESTHETIC.
2. REFER TO GRADING PLANS FOR MORE INFORMATION ON RETAINING CONDITIONS.

WALL & FENCE ELEVATIONS