

LEGEND

- 1 Community Open Space Primary
- 2 Entry
- 3 Emergency Pedestrian and Vehicle Access
- 4 Pedestrian Paseo
- 5 Enhanced Paving at Entry
- 6 Landscape Buffer (SCE Easement)
- 7 Sidewalk
- 8 Unit Entry
- 9 Utility Access Gate
- 10 Community Monument Signage
- 11 Catch Basin
- 12 MWS Stormwater Unit
- 13 Trash Enclosure
- 14 Storm Drain Manhole Community
- 15 Mail
- ADA Units
- - - ADA Path of Travel



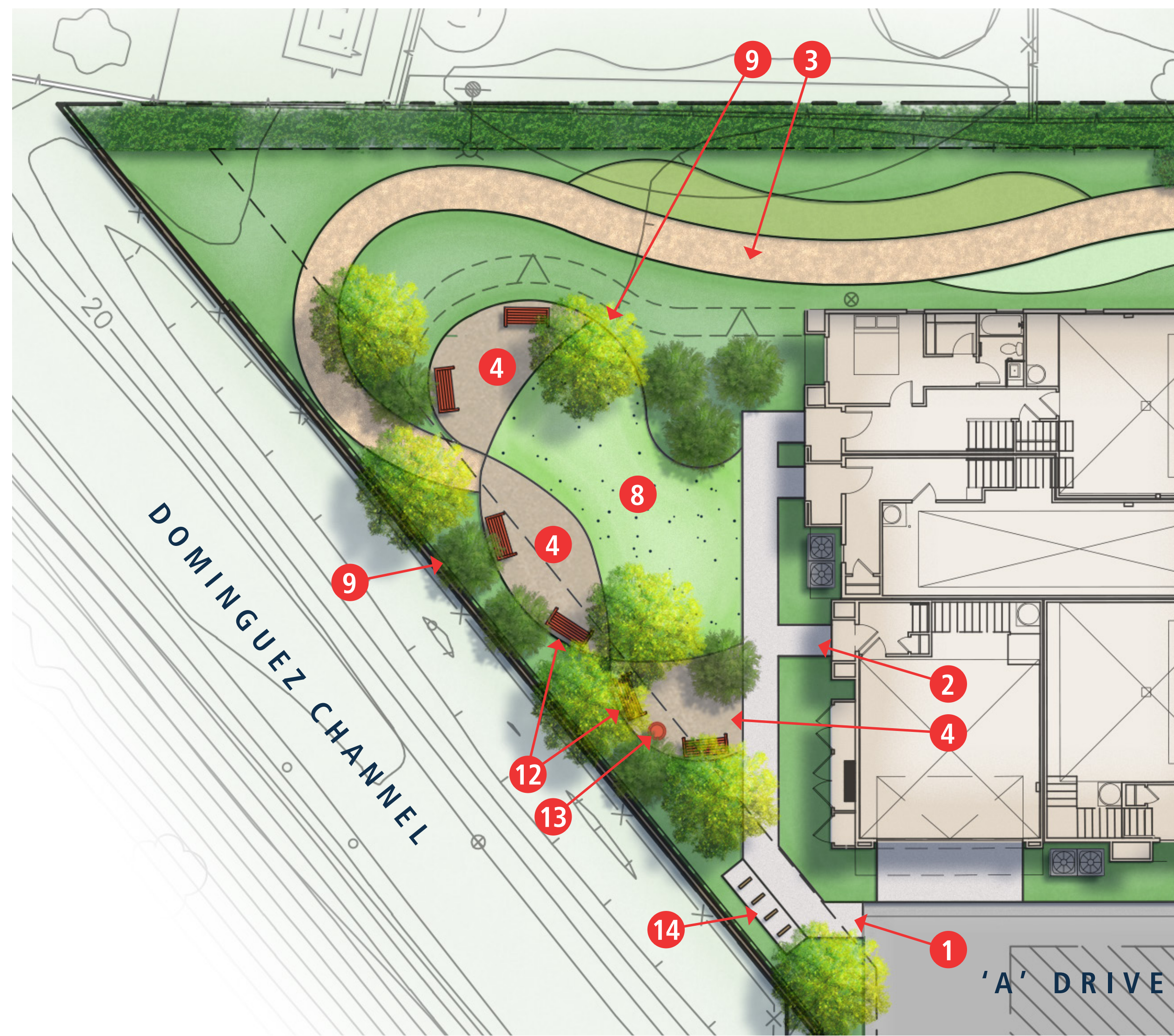
LEGEND

- 1 Sidewalk
- 2 Decomposed granite trail
- 3 Lawn area
- 4 Plant massing
- 5 Accent shrubs
- 6 Screen hedge

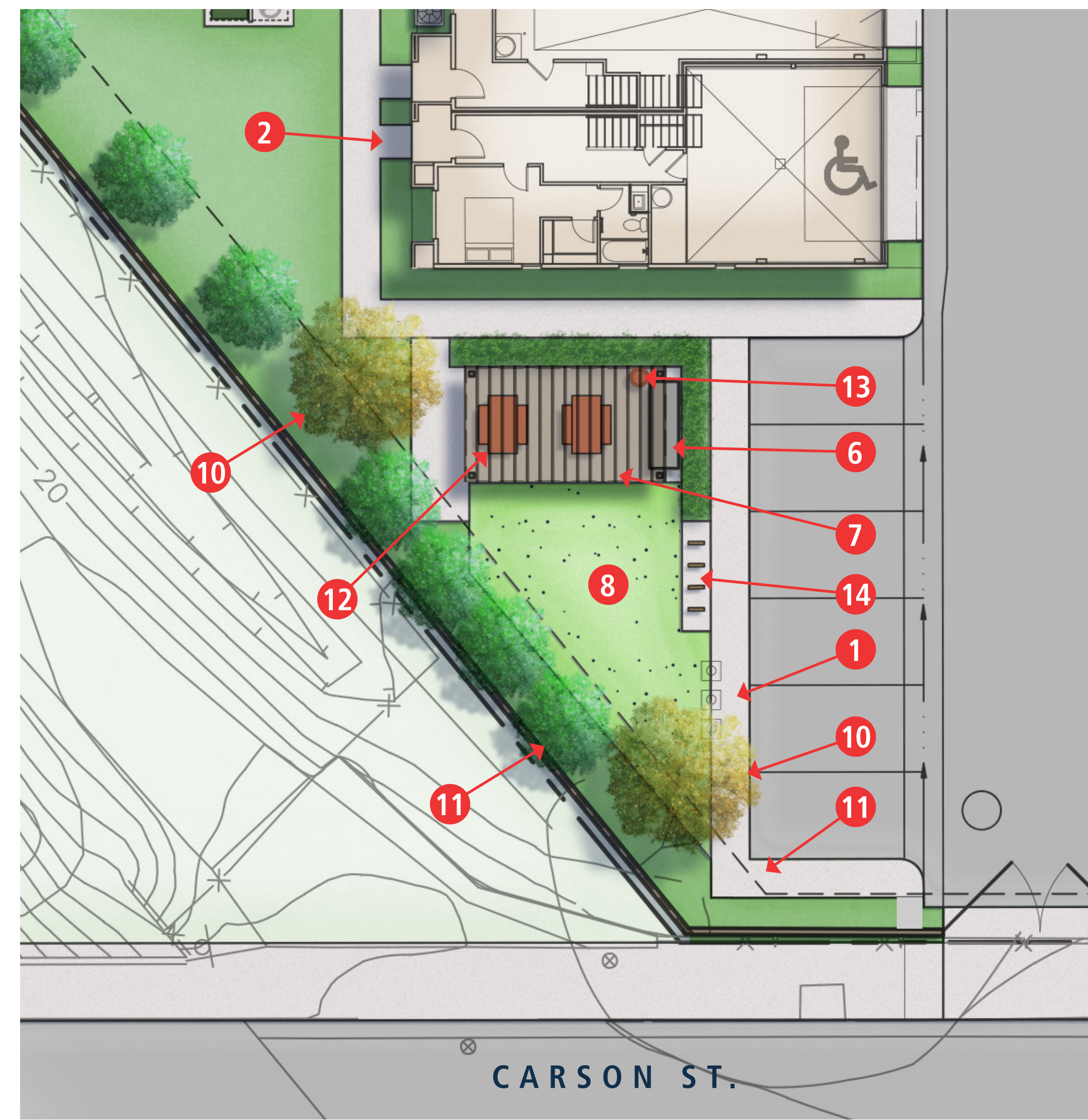


LEGEND

- 1 Sidewalk
- 2 Unit entry
- 3 Decomposed granite trail
- 4 Seating area with enhanced paving
- 5 Outdoor dining
- 6 Barbecue island
- 7 Overhead shade structure
- 8 Lawn area
- 9 Accent trees
- 10 Large accent tree
- 11 Background screen tree
- 12 Site furnishing
- 13 Trash / recycling receptacle
- 14 Bike Rack



CONTEMPLATIVE GARDEN



NEIGHBORHOOD PARK



CONCEPTUAL PLANT PALETTE



TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
LARGE ACCENT			
<i>Olea europaea</i>	Olive	Low	Field Dug
<i>Pistacia chinensis</i> 'Red Push'	Chinese Pistache	Med.	24" Box
<i>Platanus</i> spp.	Sycamore	Med.	24" Box
<i>Ulmus parviflora</i> 'True Green'	Chinese Elm	Med.	24" Box
PERIMETER			
<i>Podocarpus gracilior</i>	Fern Tree	Med.	24" Box
<i>Ulmus parviflora</i> 'True Green'	Chinese Elm	Med.	24" Box
COURTYARD			
<i>Arbutus</i> 'Marina'	Strawberry Tree	Low	24" Box
<i>Magnolia</i> g. 'Little Gem'	Little Gem Mangolia	Med.	24" Box
<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	Low	24" Box
ACCENT			
<i>Arbutus</i> 'Marina'	Strawberry Tree	Low	24" Box
<i>Geijera parviflora</i>	Australian Willow	Low	24" Box
<i>Lagerstroemia indica</i>	Crape Myrtle	Low	24" Box
<i>Rhus Lancea</i>	African Sumac	Low	24" Box
BACKGROUND			
<i>Tristania conferta</i>	Brisbane Box	Med.	24" Box
<i>Elaeocarpus decipiens</i>	Japanese Blueberry Tree	Med.	24" Box

SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
<i>Agave</i> spp.	Agave	Low	1 Gal.	36" O.C.
<i>Aloe</i> spp.	Aloe	Low	1 Gal.	36" O.C.
<i>Bougainvillea</i> spp.	Bougainvillea	Low	5 Gal.	18" O.C.
<i>Callistemon</i> vim. 'Little John'	Little John Bottlebrush	Low	5 Gal.	36" O.C.
<i>Carex divulsa</i>	Grassland Sedge	Low	5 Gal.	18" O.C.
<i>Carex praegracilis</i>	California Field Sedge	Med.	5 Gal.	24" O.C.
<i>Carissa</i> m. 'Green Carpet'	Green Carpet Natal Plum	Low	5 Gal.	18" O.C.
<i>Ceanothus</i> 'Yankee Point'	Ceanothus	Low	1 Gal.	24" O.C.
<i>Cistus</i> spp.	Rockrose	Low	5 Gal.	36" O.C.
<i>Cotoneaster dameri</i> 'Lowfast'	Bearberry Cotoneaster	Low	5 Gal.	24" O.C.
<i>Dianella</i> spp.	Flax Lilies	Low/Med.	1 Gal.	30" O.C.
<i>Feijoa sellowiana</i>	Pineapple Guava	Low	5 Gal.	60" O.C.
<i>Festuca glauca</i> 'Elijah Blue'	Elijah Blue Festuca	Low	5 Gal.	36" O.C.
<i>Hesperaloe parviflora</i>	Red/Yellow Yucca	Low	5 Gal.	36" O.C.
<i>Ilex vomitoria</i>	Yaupon	Med.	5 Gal.	36" O.C.
<i>Lantana</i> spp.	Lantana	Low	1 Gal.	24" O.C.
<i>Lavandula</i> spp.	Lavender	Low	5 Gal.	30" O.C.
<i>Leucophyllum frutescens</i>	Texas Ranger	Low	5 Gal.	36" O.C.
<i>Ligustrum japonicum</i> 'Texanum'	Japanese Privet	Med.	5 Gal.	36" O.C.
<i>Liriope muscari</i>	Giant Liriope	Med.	1 Gal.	24" O.C.
<i>Lomandra</i> spp.	Mat Rush	Low/Med.	1 Gal.	30" O.C.
<i>Olea europaea</i> 'Little Olive'	Dwarf Olive	Low	1 Gal.	24" O.C.
<i>Pittosporum tobira</i> var.	Variogated Pittosporum	Med.	5 Gal.	30" O.C.
<i>Podocarpus macrophyllus</i> 'Maki'	Shrubby Yew Pine	Med.	5 Gal.	48" O.C.
<i>Rhaphiolepis</i> 'Majestic Beauty'	Majestic Beauty	Med.	5 Gal.	36" O.C.
<i>Rhaphiolepis indica</i> 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
<i>Rhaphiolepis umbellata</i> 'Minor'	Yeddo Hawthorn	Low	5 Gal.	36" O.C.
<i>Salvia leucantha</i> 'Santa Barbara'	Santa Barbara Sage	Low	5 Gal.	24" O.C.
<i>Trachelospermum jasminoides</i>	Star Jasmine	Med.	5 Gal.	24" O.C.
<i>Verbena lilacina</i> 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.
<i>Westringia fruticosa</i>	Coast Rosemary	Low	5 Gal.	48" O.C.
<i>Westringia</i> 'Morning Light'	Coast Rosemary	Low	5 Gal.	30" O.C.

GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
<i>Carissa</i> spp.	Natal Plum	Low	1 Gal.	36" O.C.
<i>Festuca arundinacea</i>	Marathon Fescue Turf	Med.	1 Gal.	SOD
<i>Myoporum parvifolium</i>	Creeping Boobiella	Low	1 Gal.	24" O.C.
<i>Senecio mandraliscae</i>	Kleinia	Low	1 Gal.	24" O.C.
<i>Trachelospermum</i> spp.	Jasmine	Med.	1 Gal.	24" O.C.

VINES

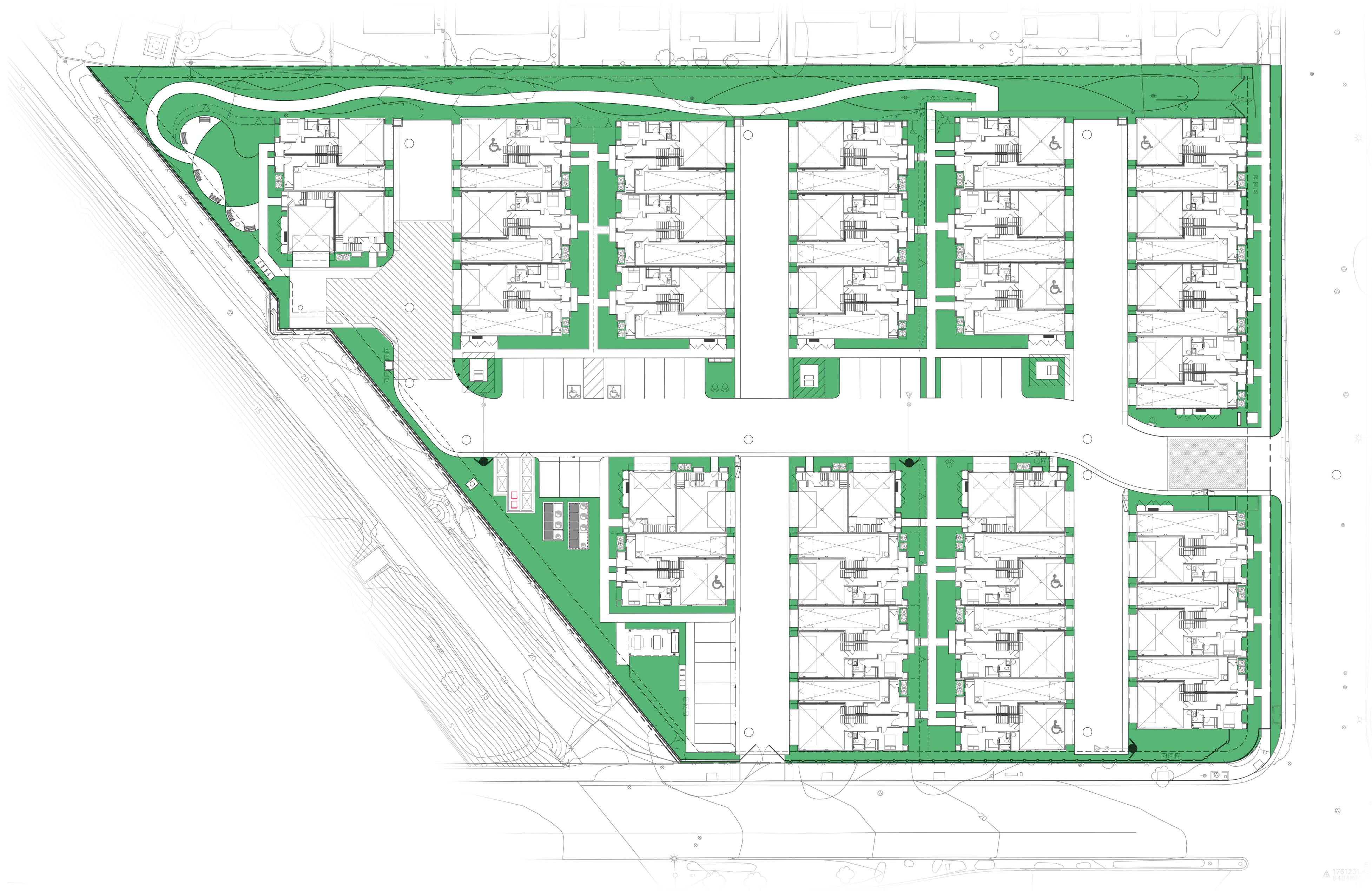
SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
<i>Grewia occidentalis</i>	Lavender Star Flower	Med.	5 Gal.
<i>Rosa floribunda</i> 'Iceberg'	Iceberg Climbing Rose	Low	5 Gal.
<i>Trachelospermum</i> spp.	Jasmine	Med.	5 Gal.

TURF

TURF	WUC.	SIZE
TifTuf A-G SOD Farms	High	Sod

NOTE

Aluminum edging at turf areas



GENERAL DESIGN NOTES

1. The landscape plan will comply with all City Landscape Standards and Design Guidelines.
2. All landscape shall be maintained free of encroachment unto all public right of way, utilities, power lines and easements.
3. All required landscape areas (including public right-of-way) shall be maintained by owner. The landscape areas shall be maintained per City of Carson requirements.
4. All landscape shall be installed per the approved soils report recommendations for soil composition and amendment.
5. The landscape shall comply with separation and clear zones relative to existing site utilities, landscape and proposed utilities.

IRRIGATION DESIGN NOTES

The irrigation system will be a fully automatic underground drip system. Backflow prevention devices will be installed to meet all local and city applicable codes. The irrigation system will be designed and constructed to meet and or exceed model water efficient landscape ordinance (MWELO). Water conservation products (high efficiency / low precipitation) and an evapotranspiration (ET) weather based control system will be incorporated into the system design.

PLANTING DESIGN NOTES

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from an agricultural suitability soil sample taken from the site. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Carson guidelines.

WATER CONSERVING LANDSCAPE

Water conserving landscaping will be utilized as required by city and state mandate SB1881 characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection based on site characteristics will enhance the plants likelihood of becoming established in the site and reduce potential incidences of low vigor, excessive maintenance, disease, or death.

PLANT PALETTE NOTES

The preliminary planting palette represents proposed, and or suggested plants for the project. The exact species or plant will not be determined until detailed plans are prepared. In some instances plant materials indicated may not be used and will be subjected to replacement. In those cases equal or lower water consumption plants will be utilized.

TREE SURVEY NOTES

All existing trees on-site are proposed to be removed.

PARKING AREA


Open Parking Area Landscape Requirement (5% of Parking)

Parking:	4,364 SF
Landscape Provided:	218 SF

HARDSCAPE AREA

Pedestrian Paving:	12,529 SF
Vehicular Paving:	31,156 SF
Total Paving Area:	43,685 SF

TOTAL LANDSCAPE AREA

Overall Site Area:	121,968 SF
 Total Landscape Area:	29,071 SF
Site Landscape Percentage:	24%

USABLE OPEN SPACE AREA

Overall Site Area:	121,968 SF
Usable Open Space:	29,071 SF
Private Open Space: (Deck)	4,722 SF
Total Usable Open Space:	33,793 SF



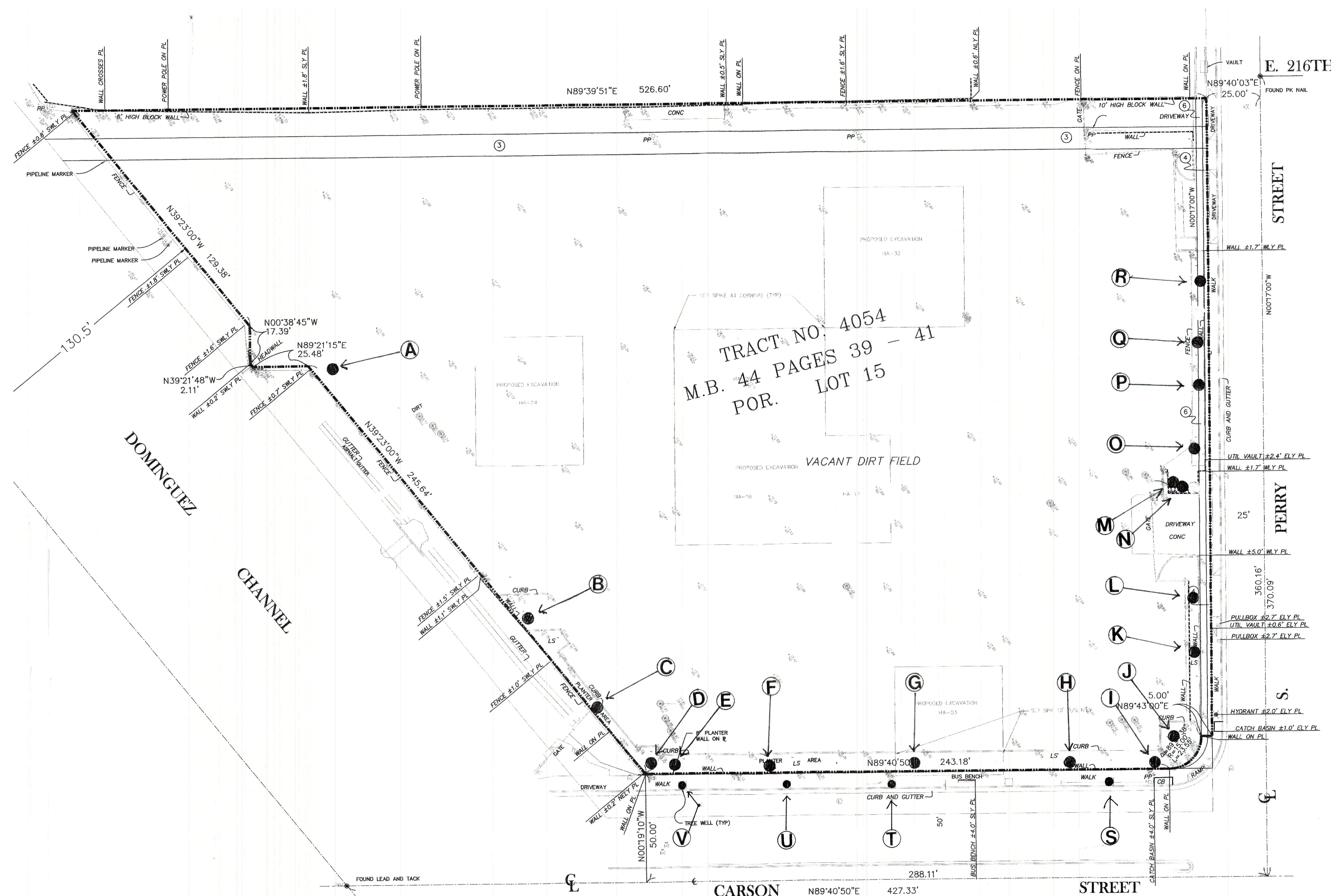
TREE INVENTORY

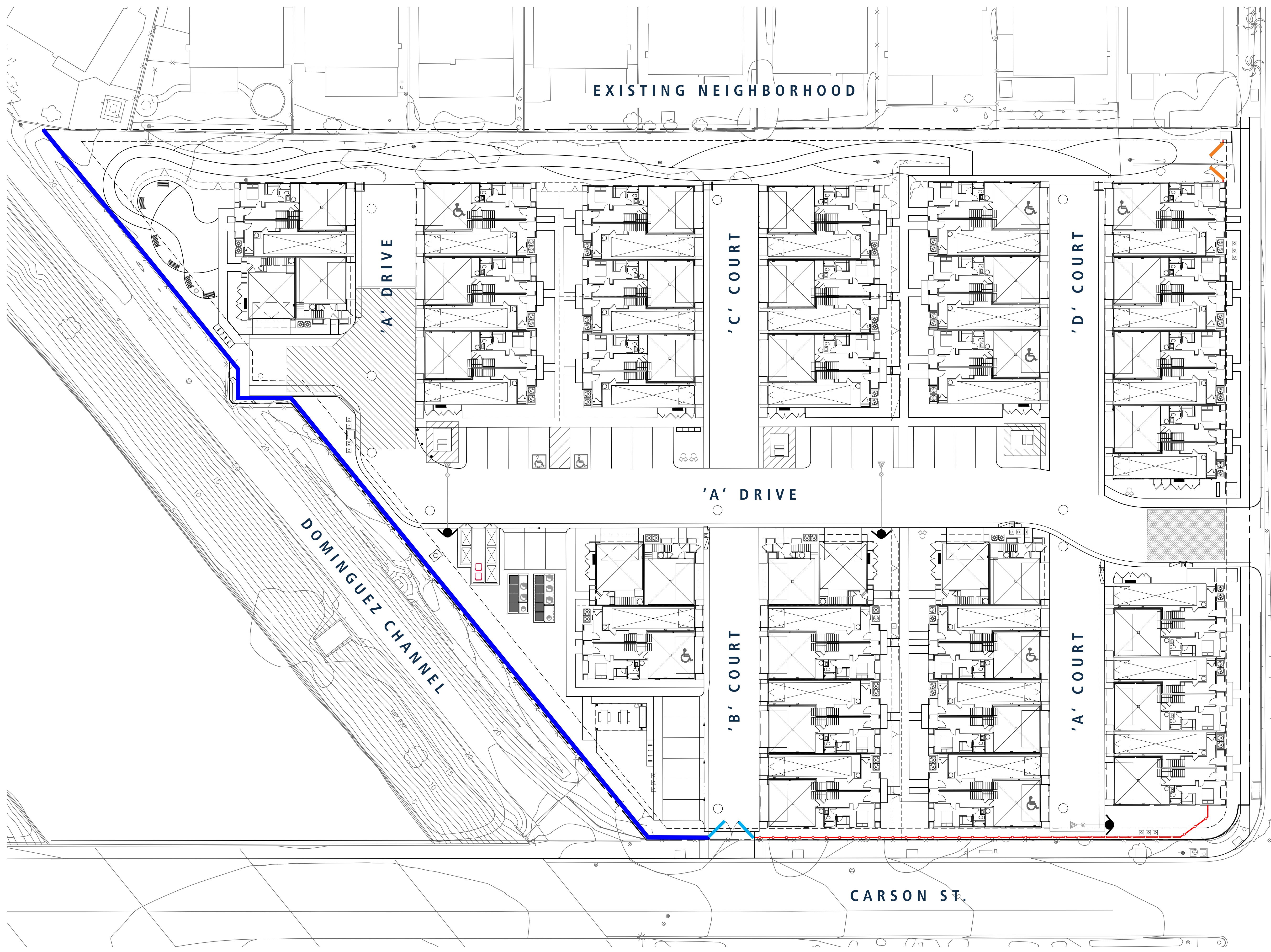
Trees AA - AP are planted alongside Avalon Boulevard.

LETTER	SPECIES	DSH	HEIGHT	DIA. NORTH/SOUTH	DIA. EAST/WEST	NOTES
A.	Carrotwood <i>Cupaniopsis anacardioides</i>	2.0", 2.6", 3.0" 3.5", 3.6", 4.1"	16'	19'	14'	Shrub form. Thriving.
B.	Canary Island Pine <i>Pinus canariensis</i>	18.9"	31'	25'	19'	Thriving.
C.	Yew Pine <i>Afrocarpus falcatus</i>	11.1"	30'	19'	27'	Thriving.
D.	Canary Island Pine <i>Pinus canariensis</i>	16.0"	36'	30'	23'	Thriving.
E.	Carrotwood <i>Cupaniopsis anacardioides</i>	10.4"	17'	18'	21'	Thriving.
F.	Carrotwood <i>Cupaniopsis anacardioides</i>	11.8"	17'	16'	24'	Thriving.
G.	Carrotwood <i>Cupaniopsis anacardioides</i>	5.0", 5.8", 5.9" 6.5", 7.7"	15'	13'	14'	Thriving.
H.	Carrotwood <i>Cupaniopsis anacardioides</i>	8.5", 14.1"	16'	18'	23'	Thriving.
I.	Mexican Fan Palm <i>Washingtonia robusta</i>	13.8"	9'	6'	6'	Juvenile plant. Robust.
J.	Canary Island Pine <i>Pinus canariensis</i>	14.9"	43'	20'	20'	Thriving.
K.	Carrotwood <i>Cupaniopsis anacardioides</i>	9.0", 14.6" 14.8"	16'	20'	21 1/2'	Thriving.
L.	Carrotwood <i>Cupaniopsis anacardioides</i>	8.5", 9.5" 11.6"	17'	21 1/2'	22'	Thriving.
M.	Mexican Fan Palm <i>Washingtonia robusta</i>	18.2"	27'	8'	8'	Robust.
N.	Mexican Fan Palm <i>Washingtonia robusta</i>	20.4"	36'	9'	9'	Robust.
O.	Carrotwood <i>Cupaniopsis anacardioides</i>	14.1"	17'	21 1/2'	22 1/2'	Thriving.
P.	Carrotwood <i>Cupaniopsis anacardioides</i>	8.8"	11'	12'	12 1/2'	Sparse. Struggling.
Q.	Carrotwood <i>Cupaniopsis anacardioides</i>	9.6"	16'	20'	19 1/2'	Thriving.
R.	Carrotwood <i>Cupaniopsis anacardioides</i>	9.6"	15'	17'	17 1/2'	Thriving.
MUNICIPAL TREES						
S.	Carrotwood <i>Cupaniopsis anacardioides</i>	12.2"	19'	17'	23'	Struggling. Weedy.
T.	Carrotwood <i>Cupaniopsis anacardioides</i>	11.9"	19'	18'	19'	Marginal.
U.	Carrotwood <i>Cupaniopsis anacardioides</i>	7.1"	25'	9'	19'	Leggy but thriving.
V.	Carrotwood <i>Cupaniopsis anacardioides</i>	6.5"	23'	14'	14'	Leggy but thriving.

NOTE

All existing trees to be removed, unless required otherwise per COA's.





LEGEND

- Community Wall / Fence
(Freestanding / Retaining)
6'-0" Height Min.
- Tubular Steel Vehicular Access Gate
6'-0" Height
- Tubular Steel Fence - 6'-0" Height
- Utility Access Gate

