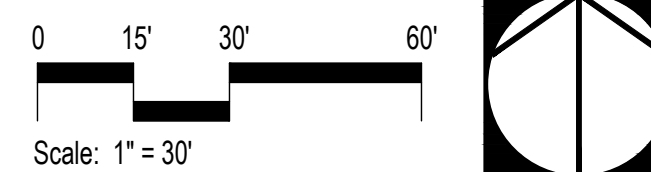


LEGEND

1. Central community open space area with Shade Structure, BBQ Island, real turf and Seating arrangement for small and large group gathering.
2. Ten community cluster mailboxes, per USPS review and approval.
3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
4. Enhanced paving at main project entry.
5. Proposed tree, per Planting Plan.
6. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
7. Accessible parking stall and striping, per Civil plans.
8. Guest parking stall.
9. Enhanced concrete colored nodes/entry, with top-cast finish.
10. Private patio / yard area, homeowner maintained.
11. Common area landscape, builder installed and HOA maintained.
12. Natural colored driveways, with light broom finish and tooled joints.
13. Property line.
14. Public street R.O.W.
15. Proposed public street sidewalk, per Civil plans.
16. Proposed Project Signage per separate future submittal.
17. Small open space with real turf with fire-pit and seat for small gathering.
18. Small open space with artificial turf and bench for passive use.
19. Small open space with shade structure, ping-pong table and seating arrangement for small gathering.
20. Proposed transformers, per Civil plans.
21. Short term-bike parking stall.
22. Decorative pot, set in landscape.



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Landscape Plan

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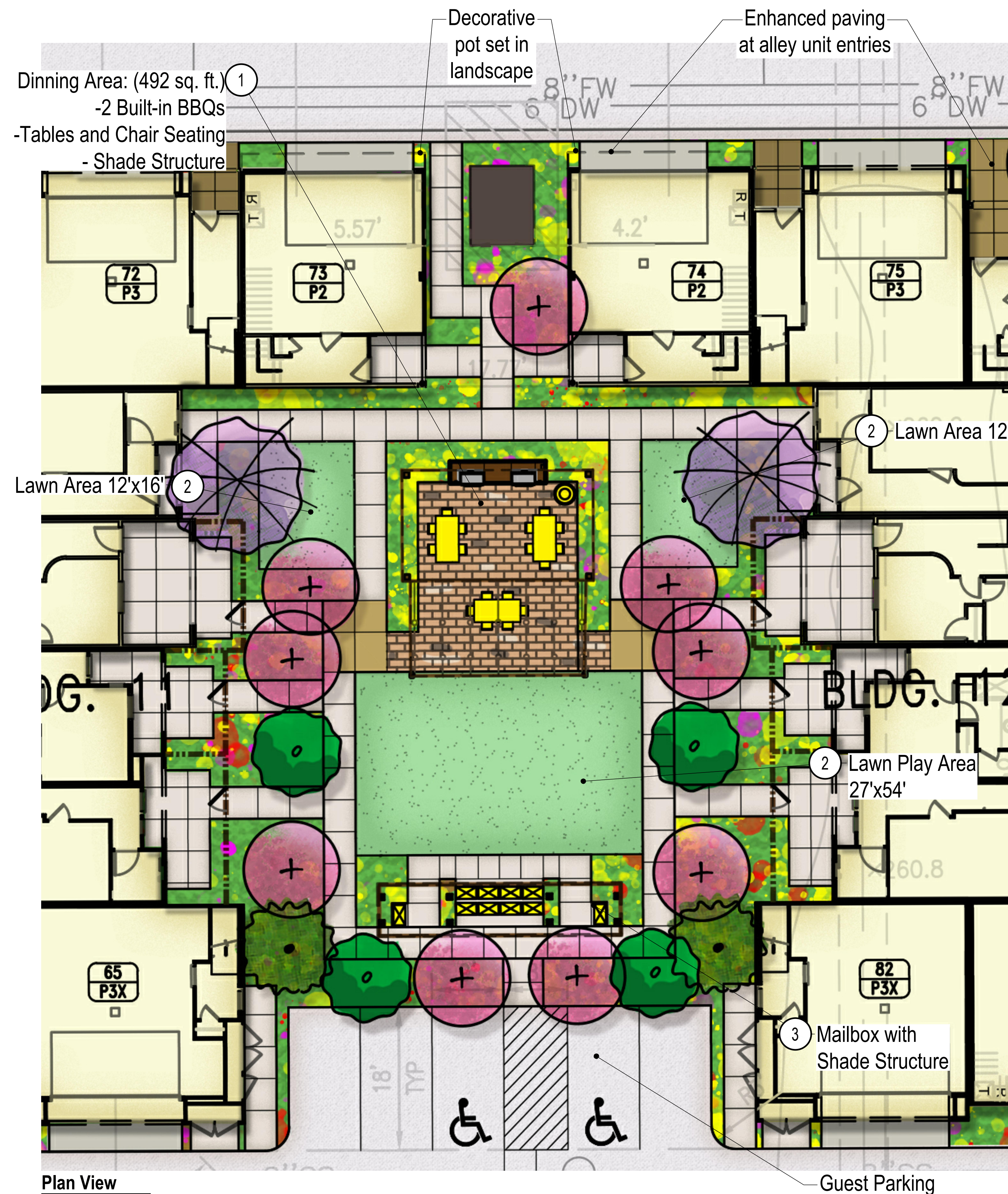


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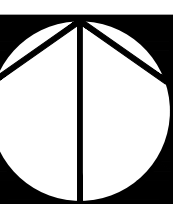
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Schematic Enlargement Plan (1/8" Scale)



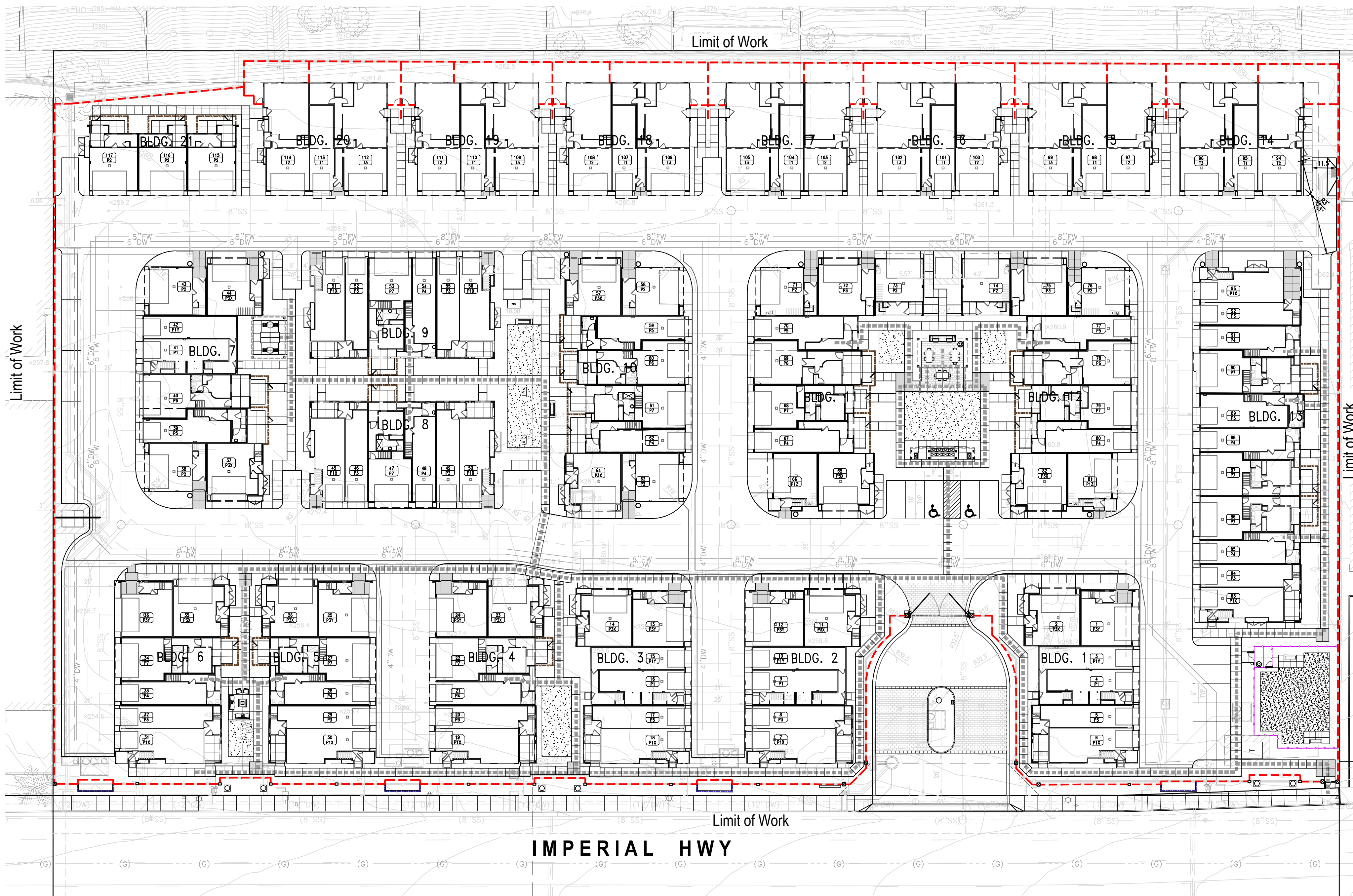
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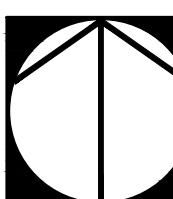
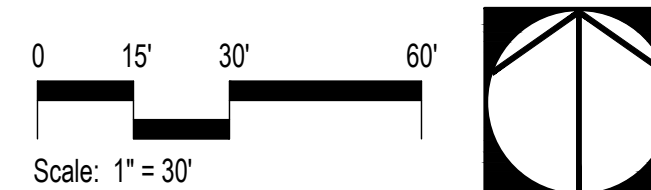
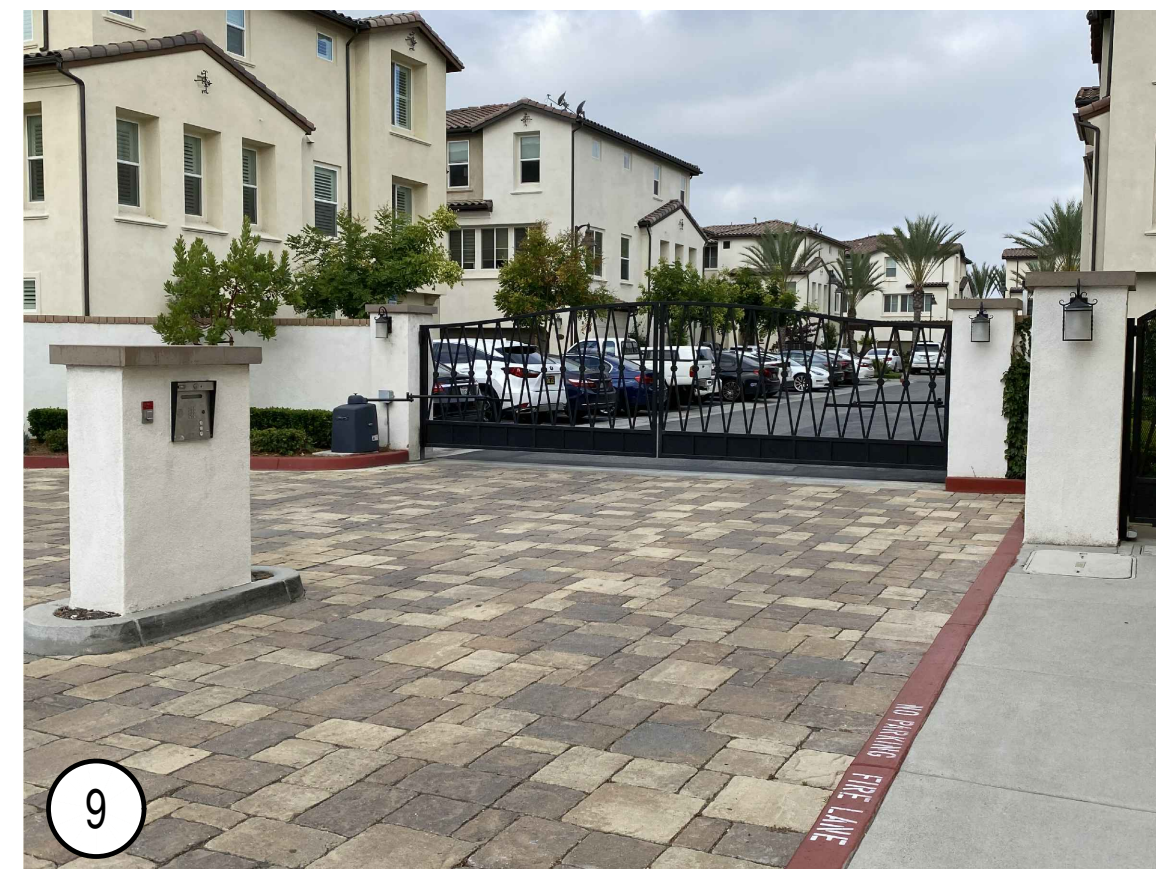
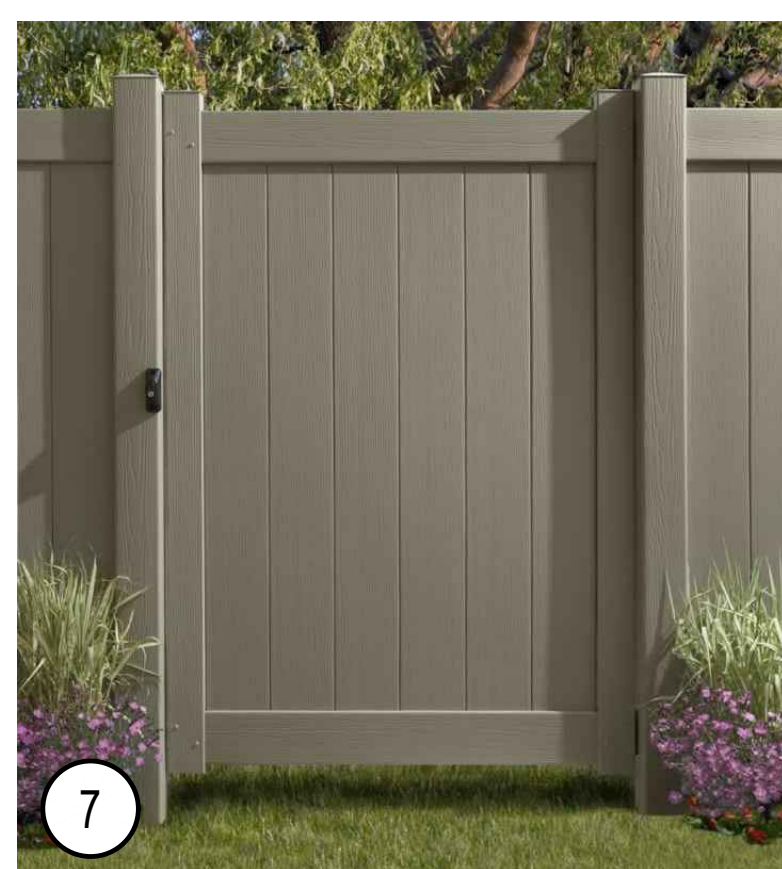
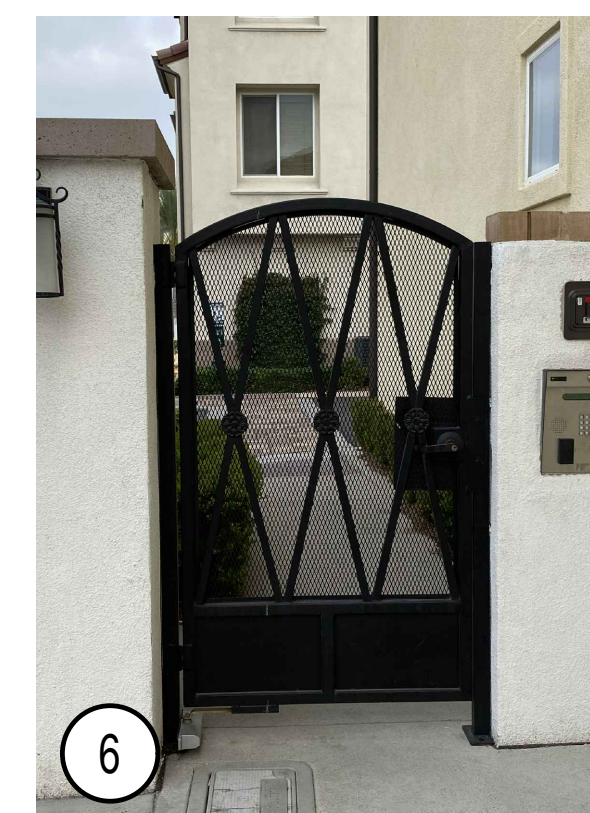
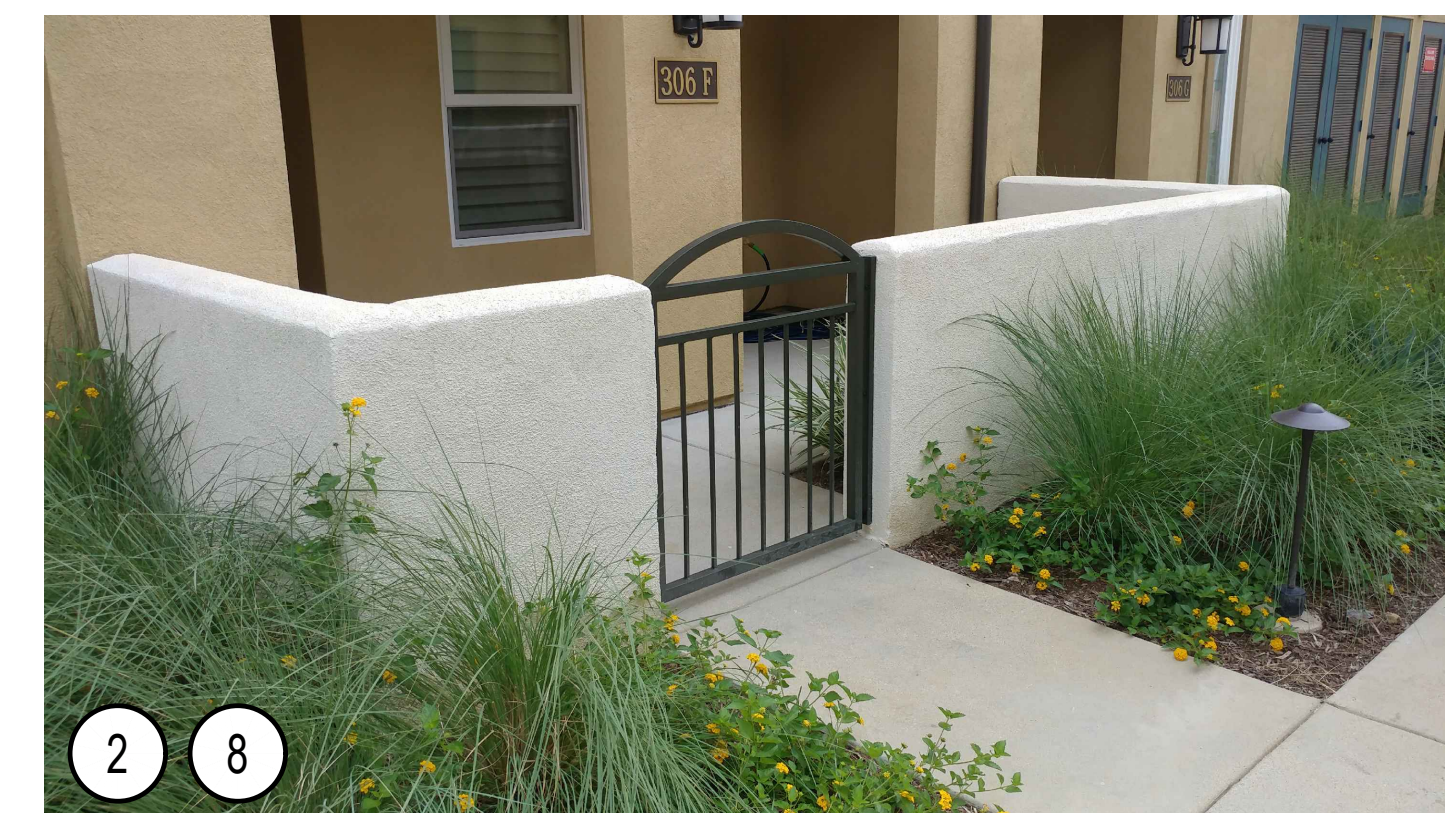
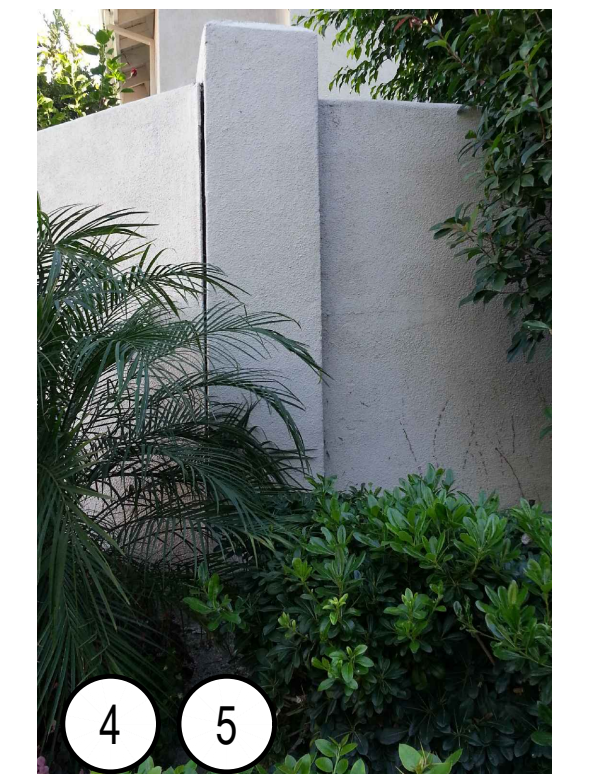
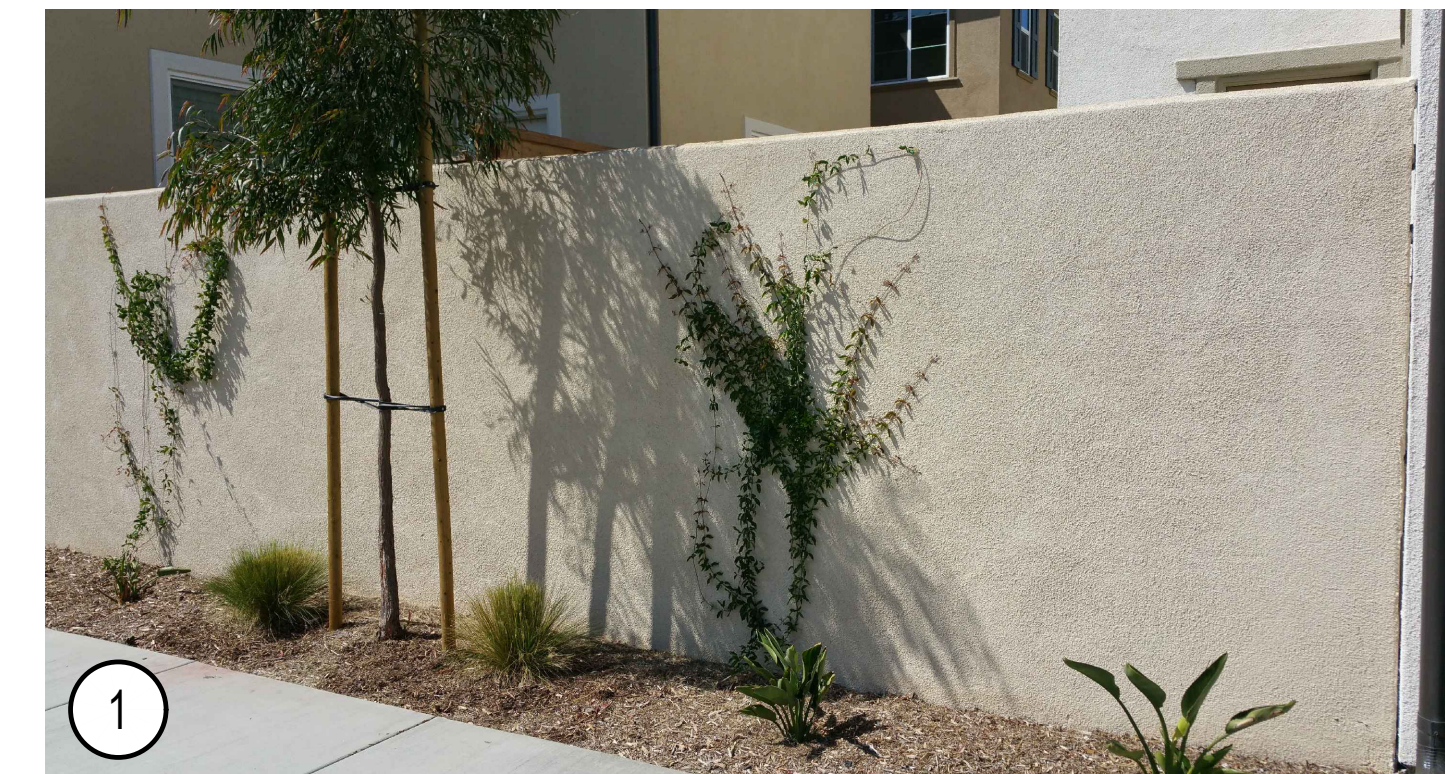


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WALL, FENCE & GATE LEGEND

- 1 - 6'-0" High stucco over retaining CMU wall, with flat stucco cap (6' on high side).
- 2 - 3'-6" High stucco over CMU patio wall, with flat stucco cap.
- 3 - 2'-6" High stucco over CMW raised planter wall, with brick cap.
- 4 - 6'-6" High (18" sq.) stucco over CMU pilaster, with enhanced cap to match architecture.
- 5 - 6'-6" High (12" x 16") stucco over CMU pilaster, with enhanced cap to match architecture.
- 6 - 5'-6" High metal pedestrian gate (black powdercoat color).
- 7 - 5'-6" High vinyl pedestrian gate (tan or brown color).
- 8 - 3'-6" & 4'-0" High metal patio gates.
- 9 - ±6'-0" High metal vehicular swing gates (automated with kiosk).
- 10 - Pot on pedestal.
- - - - - ADA path of travel.



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*Conceptual images (provided herein are conceptual and subject to change)

Schematic Wall and Fence Plan

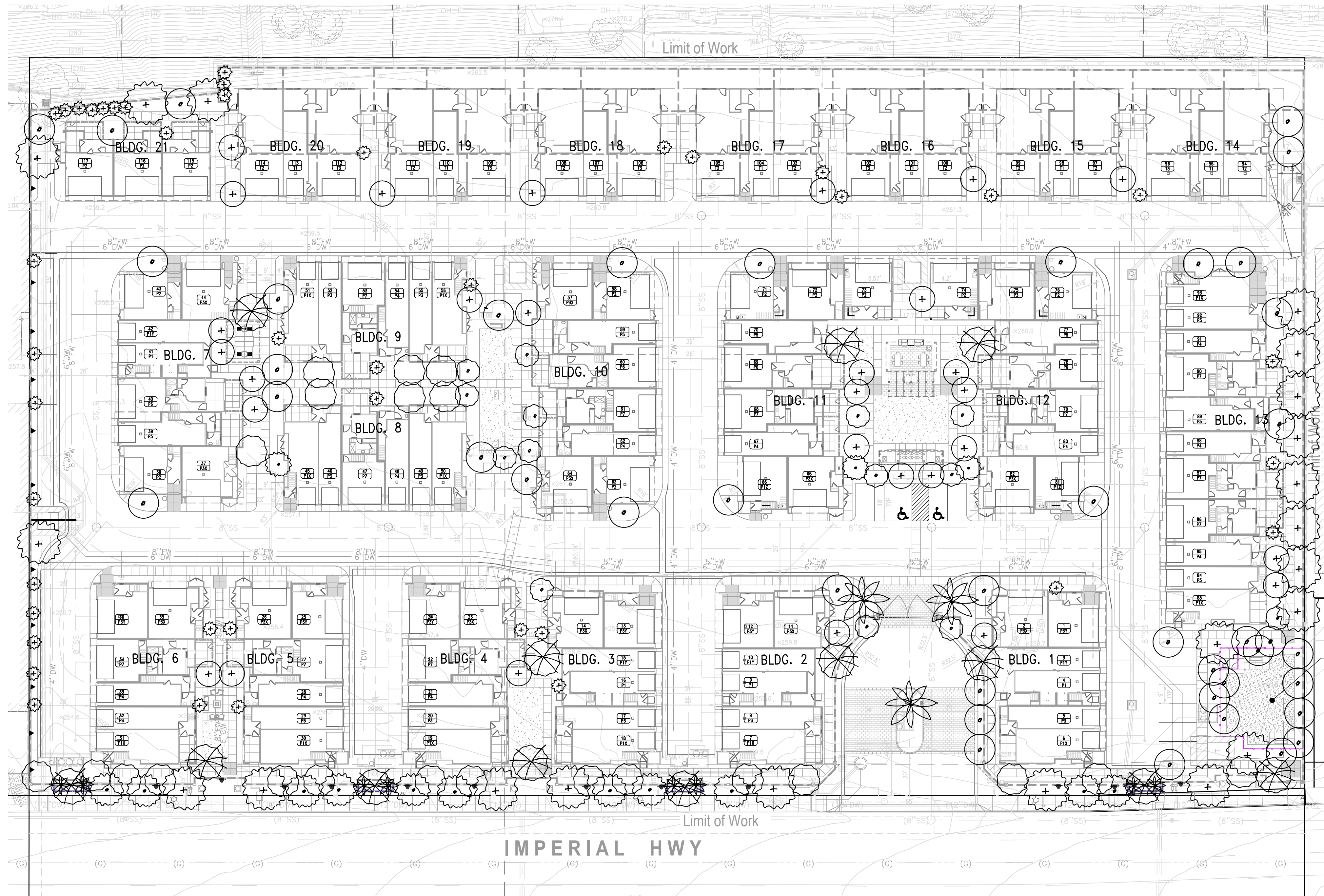
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NOTES:

1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Vehicular Swinging Gates to be installed per local Fire Codes & Regulations.
3. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

PLANTING LEGEND

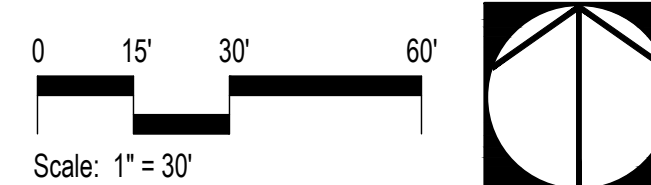
Symbol	Type/Form	Suggestions	Trunk	Size	Wucols (R3)	Qty.
PALMS		Botanical Name (Common Name)				
	Vertical	Phoenix canariensis (Canary Island Palm)	Single	10' BT	Low	3
	Vertical	Phoenix roebelenii (Pygmy Date Palm)	Multi	15 Gal	Medium	8
TREES						
	Focal & Street	Cercis canadensis (Forest Pansy Redbud)	Single	36" Box	Medium	13
	Medium Evergreen	Geijera parviflora (Australian Willow)	Single	24" Box	Low	42
	Screen & Street	Acacia stenophylla (Shoestring Acacia)	Single	24" Box	Medium	21
	Vertical	Melaleuca quinquenervia (Paperbark Melaleuca)	Single	24" Box	Low	14
	Medium	Agonis flexuosa (After Dark Peppermint Tree)	Single	24" Box	Medium	22
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	15 Gal	Low	14
	Deciduous Flowering	Lagerstroemia i. x f. 'Tuscarora' (Crape Myrtle)	Single	15 Gal	Medium	29
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus 'Maki' (Yew Pine)	Single	15 Gal	Low Medium	42
						TOTAL = 208
VINES						
	Vine	Macfadyena unguis-cati (Cat 's Claw Vine)	Single	1 Gal	Low	11
	Vine	Bougainvillea x 'Monka' (Oo-La-La Bougainvillea)	Single	5 Gal	Low	12
						TOTAL = 23

SHRUBS and GROUND COVER

		WUCOLS (R3)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Carex divulsa	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasyliirion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary	Low
Salvia gregii sp.	Red / Purple Sage	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

VINES & ESPALIERS

Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low



Schematic Planting Plan

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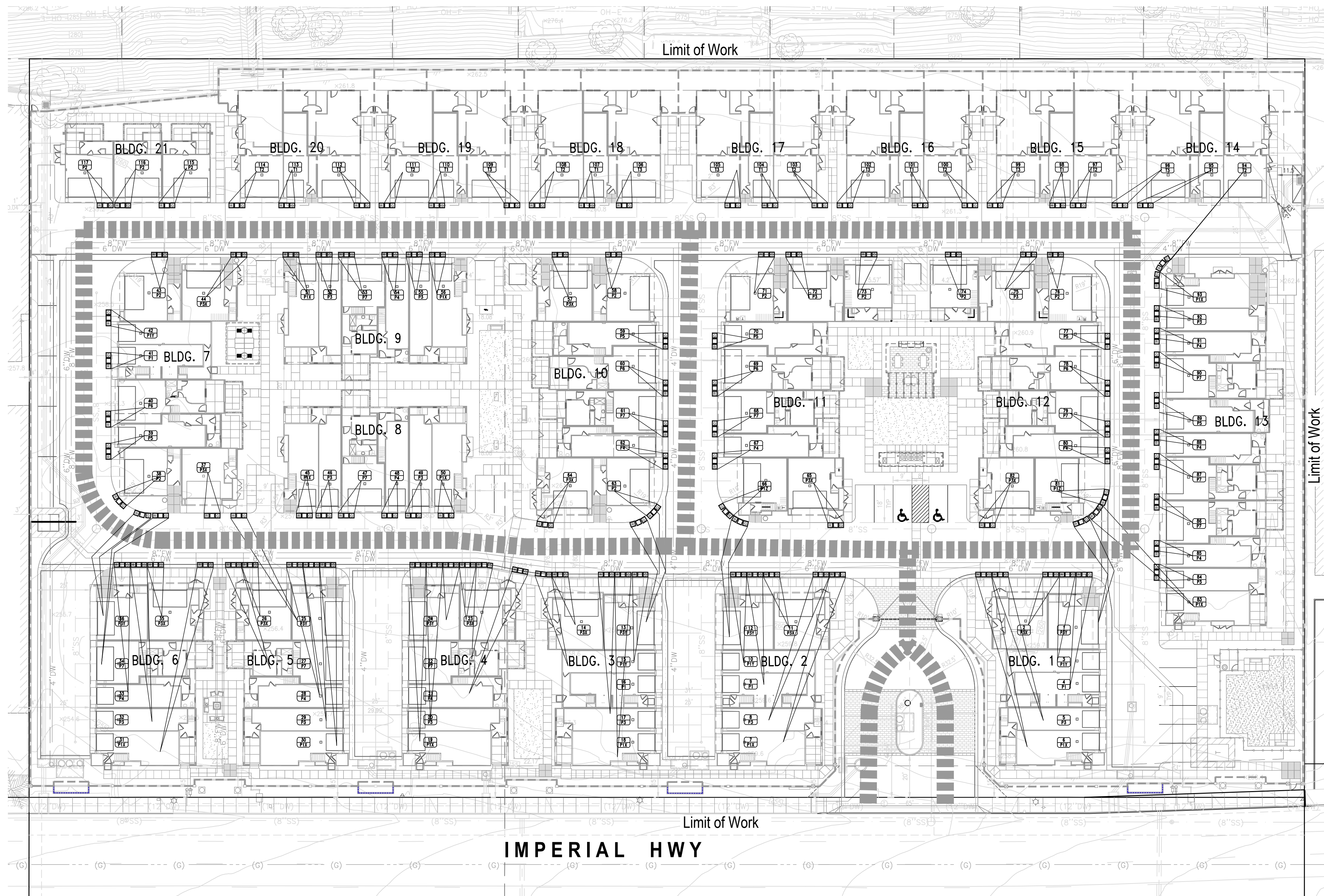


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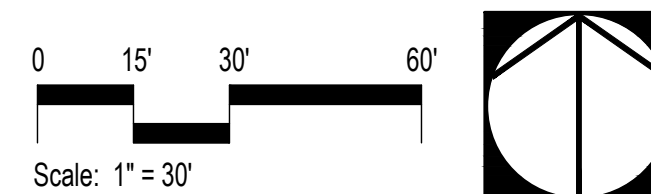
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LEGEND

- Regular trash bin.
- Recycle bin.
- Green Waste bin.
- ▬▬▬▬▬ Trash hauler path of travel.
(Backing up into one small lane would be required)



Schematic Trash Exhibit & Hauler Circulation Plan

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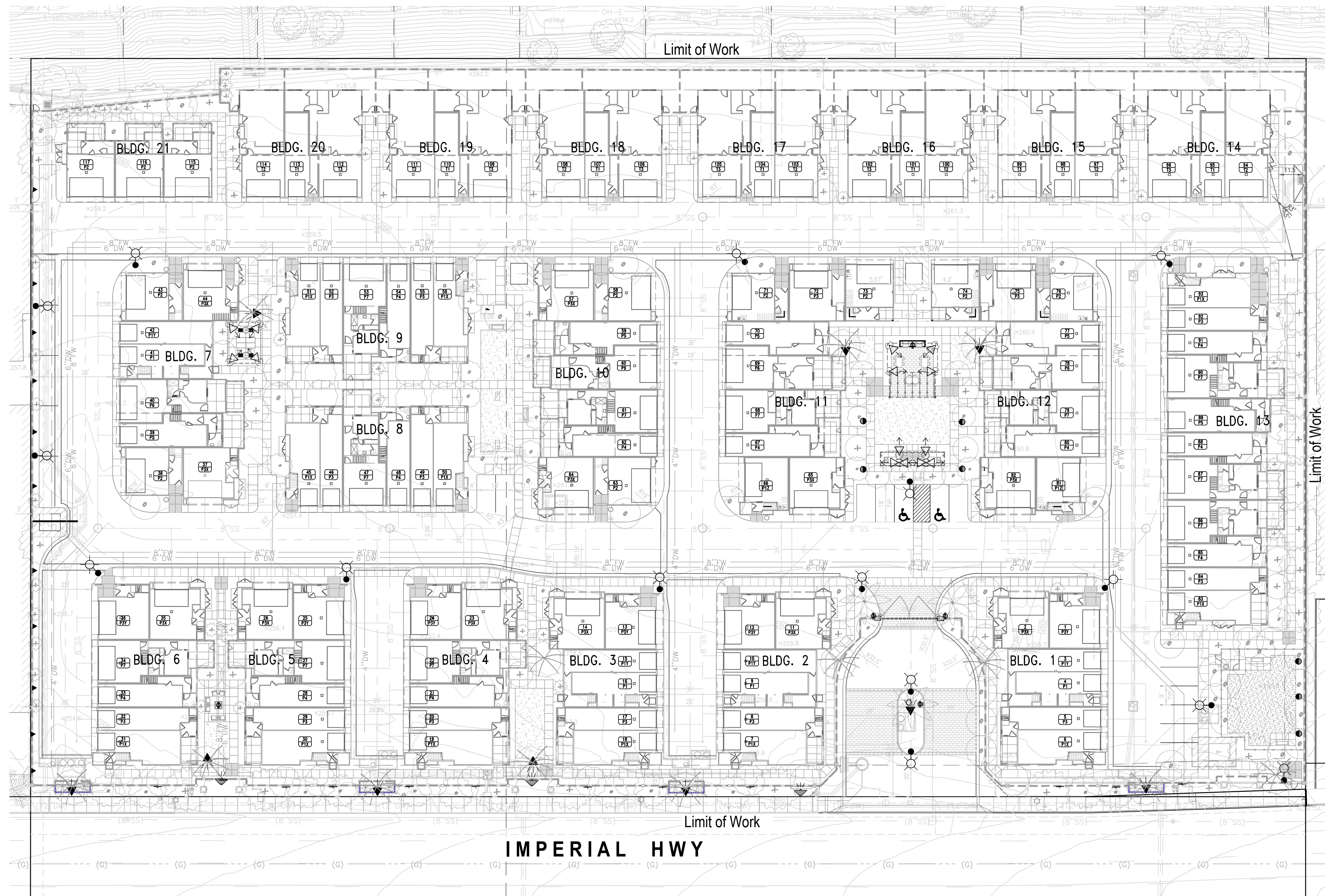
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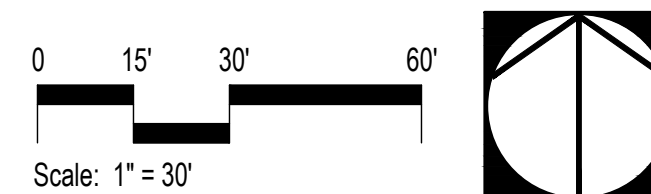


LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire FB_Uplight Fits well into tight spaces. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable Lamp: FB-3LED, 4.5W, 2700K, Beamspread: Spot Accessories: (GM-SS) Gutter Mount w 1/2" thread for Accent Lights	10
	FX Luminaire QB_Wall Uplight Die-cast aluminum up light with powder coated finish. 2.16" W x 5.95" L x 2.93" H. Order code: QB, Aluminum Alloy, (BZ) Bronze Metallic, Adjustable Lamp: QB-1LED, 2.4W, 2700K, Beamspread: Very Wide Flood Accessories: (GM-XX) Ground Mount	3
	SVE-3 - Pole Light Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	15
	GFCI - Outlet Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall	5
	Targetti Titano_Compact Inground LED Path Light Concept: Semi-recessed grazing light effect fixture for white LEDs. Housing: Stainless steel body. Materials: Die-cast aluminum trim. Stainless steel installation sleeve. Trim: Finished Ferrite Grey anodized aluminium ring and cover. Ribbed glass lens for blade of light effect. Optic: High Efficiency multichip LED Emitter. Mono-, bi-, pluri-emissions.	7
	FX Luminaire ZC_Downlight Die-cast aluminum or copper downlight with powder-coated finish options. 2.1" D x 5.5" H. Order code: ZC, Aluminum, (BZ) Bronze Metallic, Direct Mount Lamp: ZC-3LED, 4.2W 4.5VA, 2700K, Beamspread: Flood	14

Notes

- Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.



Schematic Lighting Plan

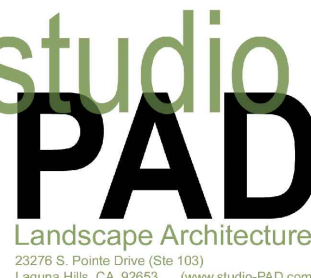


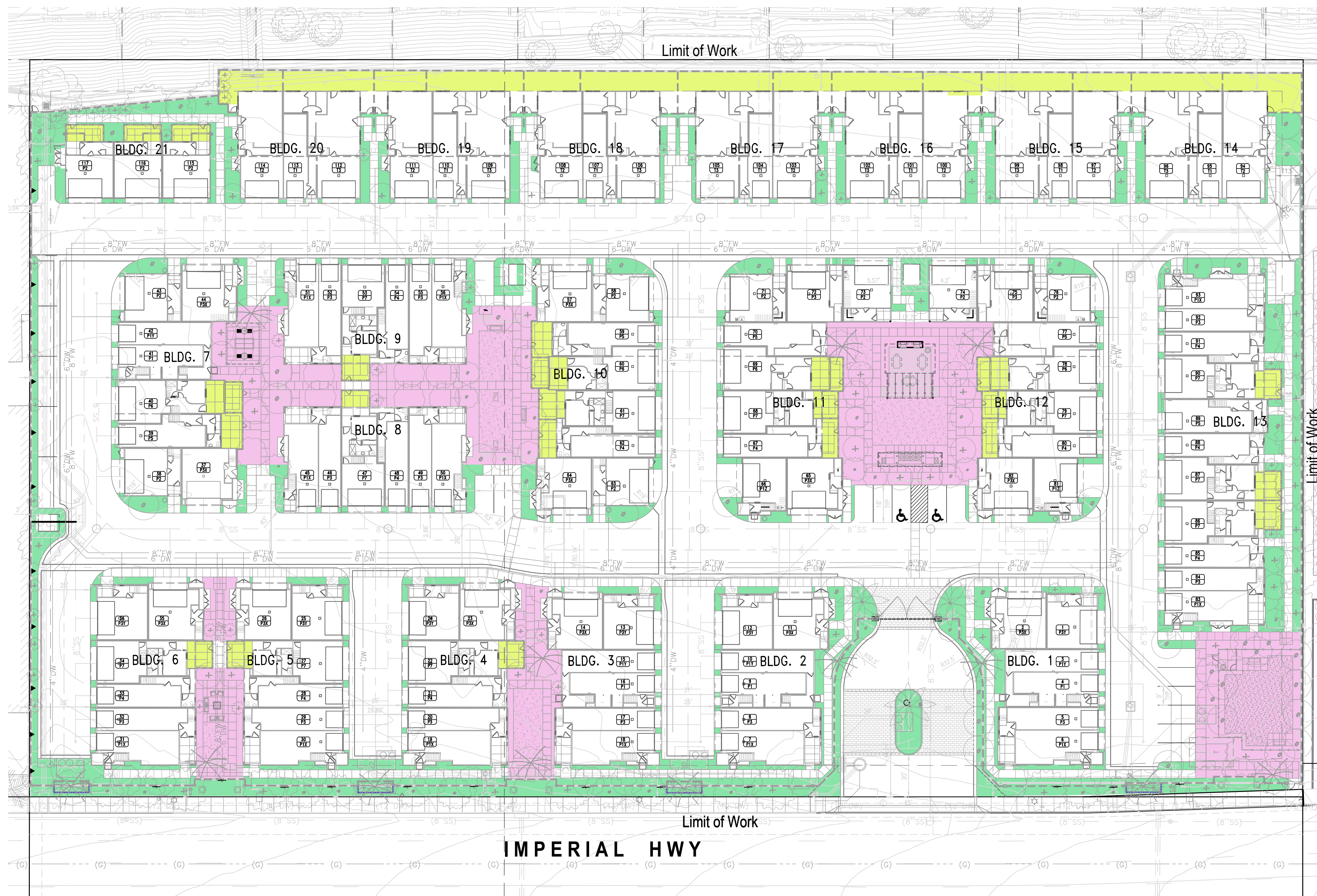
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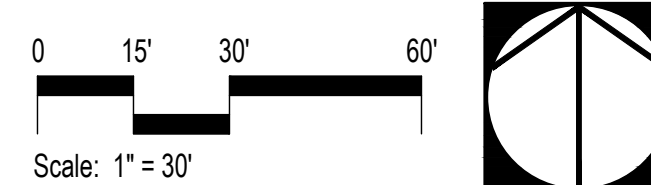




COMMON/PRIVATE OPEN SPACE

SYMBOL	NOTES	Provide QTY	Required QTY
	PRIVATE-PATIO/YARD OPEN SPACE (min 8' dimension)	9,068 sf	
	PRIVATE OPEN SPACE UPPER LEVEL (min 7' dimension provided by the Architect)	3,707 sf	
	QUALIFIED PRIVATE OPEN SPACE	46 units (39%)	30%
	Total Private Open Space Provided:	12,775 sf	
	COMMON PROGRAMMED OPEN SPACE (INCLUDES HARDSCAPE, min 15' dimension)	18,083 sf	
	Total Qualified Gross Open Space Provided:	30,858 sf (263.7 sf/unit)	250 sf/unit
	COMMON OTHER LANDSCAPE AREA	19,245 sf	

Schematic Common/Private Open Space Plan



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