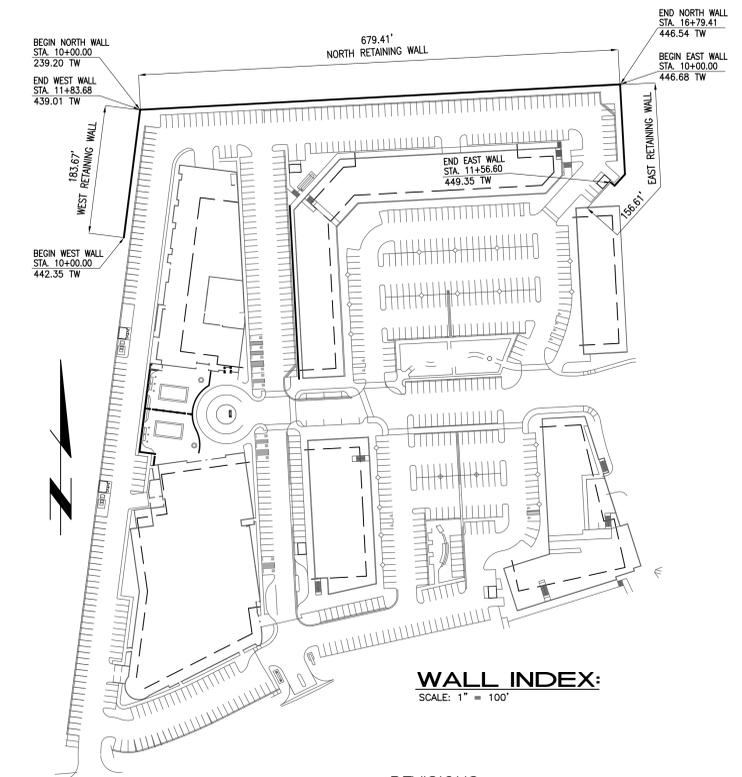
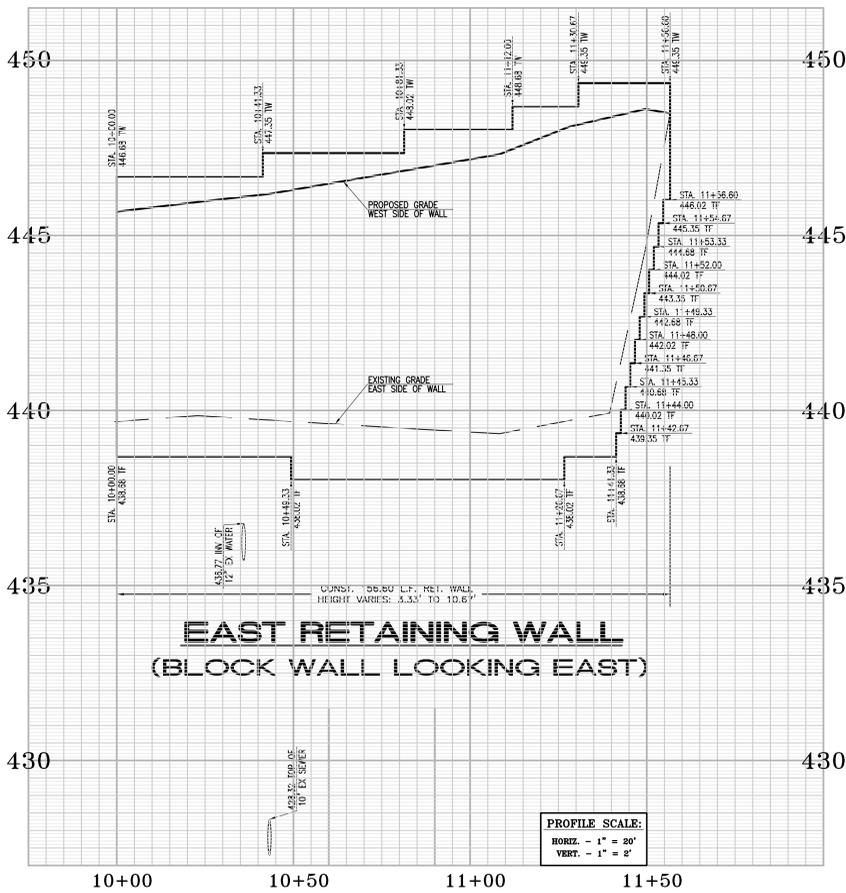
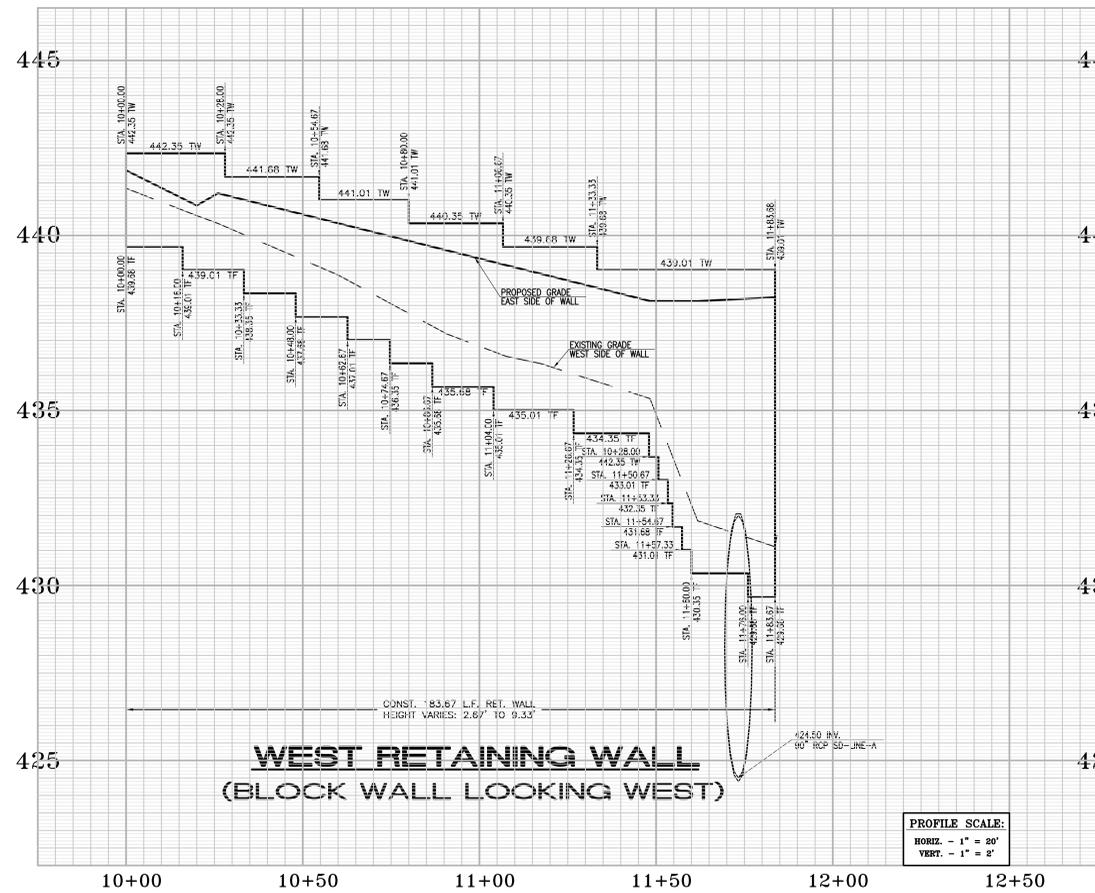
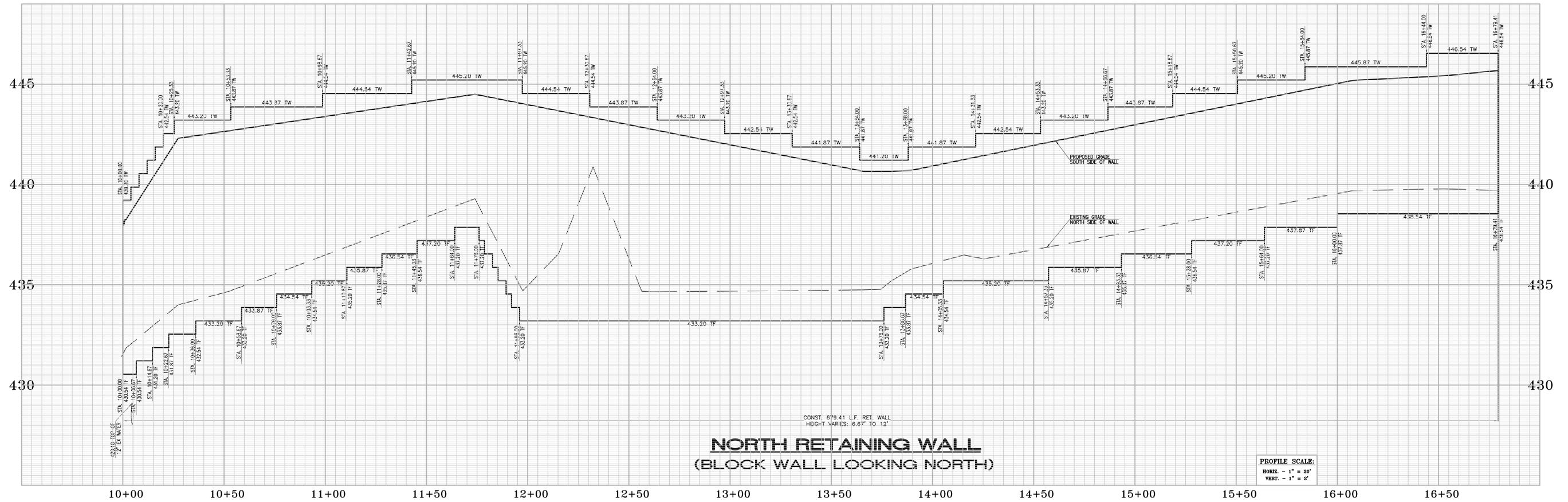


EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 18732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

RETAINING WALL DETAIL SHEET



REVISIONS:

NO.	DESCRIPTION	DATE
1	REVISED PER SUBDIVISION COMMITTEE MEETING 07/10/14	08/25/14
2	REVISED PER NEW SITE PLAN DATED 10/28/14	10/28/14
3	REVISED PER NEW SITE PLAN	11/18/14
4	REVISED PER SUBDIVISION COMMITTEE MEETING 12/18/14	01/30/15
5	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
6	REVISED PER UPDATED SITE PLAN	05/11/15

Last Update: 03/10/15
 03/30/15/TPM/3090_TPM-EXHIBIT-A-3.dwg

APPLICANT / REPRESENTATIVE:
Thienes Engineering, Inc.
CIVIL ENGINEERING - LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH: (714)521-4811 FAX: (714)521-4173

EXHIBIT "A"
VESTING TENTATIVE PARCEL MAP NO. 072916
MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 18732, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP FILED IN BOOK 193, PAGES 58 AND 59 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.



PARCEL 1 - RETAIL

NET LAND AREA (NOT INCLUDING ADJACENT CITY OF INDUSTRY LAND)	356,387 SF
LESS GROUND FLOOR BUILDINGS AREA	- 126,113 SF
LAND AREA FOR LANDSCAPE COVERAGE CALCULATION	125,113 SF
PARKING LOT LANDSCAPE AREA (5% REQUIRED)	16,500 SF (5%)
PERIMETER LANDSCAPE AREA (10% REQUIRED)	26,900 SF (10%)
TOTAL LANDSCAPE AREA	43,400 SF (15%)

PARCEL 2 - HOTEL A

NET LAND AREA	140,260 SF
LESS GROUND FLOOR BUILDINGS AREA	- 53,800 SF
LAND AREA FOR LANDSCAPE COVERAGE CALCULATION	86,460 SF
PARKING LOT LANDSCAPE AREA (5% REQUIRED)	11,186 SF (5.1%)
PERIMETER LANDSCAPE AREA (10% REQUIRED)	4,462 SF (12.9%)
TOTAL LANDSCAPE AREA	15,648 SF (18%)

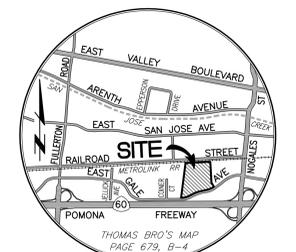
PARCEL 3 - HOTEL B

NET LAND AREA (NOT INCLUDING ADJACENT CITY OF INDUSTRY LAND)	84,003 SF
LESS GROUND FLOOR BUILDINGS AREA	- 37,600 SF
LAND AREA FOR LANDSCAPE COVERAGE CALCULATION	46,403 SF
PARKING LOT LANDSCAPE AREA (5% REQUIRED)	16,500 SF (14.6%)
PERIMETER LANDSCAPE AREA (10% REQUIRED)	26,900 SF (11.2%)
TOTAL LANDSCAPE AREA	9,631 SF (25.8%)

PLANT PALETTE

Symbol	Botanical Name	Common Name	MGGLS Region 4
	Pinus sp.	Pine	Mod
	Populus sp.	Poplar	Mod
	Lagerstroemia indica	Grape Hydrangea	Mod
	Lepidosaphalea confertifolia	Bristlecone Pine	Mod
	Phoenix dactylifera	Date Palm	Low

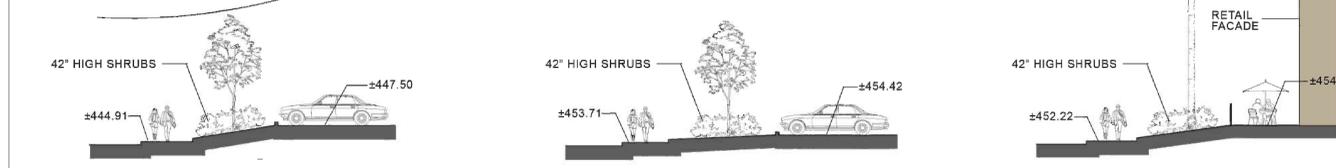
Symbol	Botanical Name	Common Name	MGGLS
	Argemone mexicana 'Red Cross'	Kangaroo Paw	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	Low
	Diomedea L. 'Varingalot'	Varingalot Dianella	Low
	Elaeagnus argentea	Silverberry	Low
	Echinaria 'Afterglow'	Echinaria	Low
	Gravillia lanigera 'Mt. Tantalus'	Hoody Gravillia	Low
	Gravillia 'Newell'	Gravillia	Low
	Aloe striata	Caral Aloe	Low
	Hemerocallis hybrid	Daylily	Mod
	Hesperaloe parviflora	Red Yucca	Low
	Pentstemon h. 'Margaria Boy'	Blue Bedder Pentstemon	Low
	Leucophyllum indeseens 'White Cloud'	Texas Ranger	Low
	Muhlenbergia rigens	Deer Grass	Mod
	Westringia f. 'Warring Light'	Coast Rosemary	Low
	Phormium 'Yellow Nova'	New Zealand Flax	Mod
	Berberis 'Grison Pigmy'	Dwarf Japanese Barberry	Low
	Rosa integrifolia	Lemonade Berry	Low
	Myrtus c. 'Compass'	Dwarf Myrtle	Low
	Rosmarinus o. 'Huntington Carpet'	Rosemary	Low
	Rosa 'Flower Carpet Pink'	Groundcover Rose	Mod
	Rosa 'Flower Carpet White'	Groundcover Rose	Mod
	Pennisetum orientale	Fountain Grass	Low
	Salvia greggii 'Piano'	Purman's Red Autumn Sage	Low



VICINITY MAP
NOT TO SCALE



NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
A MINIMUM OF SEVENTY-FIVE (75) PERCENT OF THE TOTAL LANDSCAPE AREA SHALL CONTAIN PLANTS FROM COUNTY OF LA APPROVED DROUGHT TOLERANT PLANT LIST.
TREES TO HAVE A BOX SIZE OF 24" AND 36" GROUND COVER AND SHRUBS TO BE A MIXTURE OF 5 AND 15 GALLON SIZE. FINAL LOCATIONS OF SPECIFIC BOX/GALLON SIZED TREES, SHRUBS/GROUND COVERS TO BE PERMIT DWG. PACKAGES.



LANDSCAPE SITE PLAN

LP 1
rev. 2015-03-18



SECTION A-A **SECTION B-B** **SECTION C-C**

ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA

APPLICANT: PARALLAX INVESTMENT CORPORATION
26 SOHO STREET, SUITE 205
TORONTO, ONTARIO BCM5T 1Z7
CONTACT :STAFFORD LAWSON, (416) 944 - 0988 STAFFORD@PARALLAXCORP.CA

LANDSCAPE ARCHITECT
 3915-C Airport Loop Dr, Studio One, Costa Mesa, CA 92626
T: 949.399.0870 F: 949.399.0882 www.cdpcna.com
WEB SITE : WWW.CDPCINC.COM
CONTACT : JIM BALDOVIN

RETAIL ARCHITECT
ARCHITECTS ORANGE
144 NORTH ORANGE ST., ORANGE, CALIFORNIA 92866 (714) 639-9860
WEB SITE WWW.ARCHITECTSORANGE.COM
CONTACT : KEN SMITH, KENS@ARCHITECTSORANGE.COM



© 2014 Architects Orange
These plans are copyright protected. Under such protection unauthorized use is not permitted. These plans shall not be reproduced or used without written permission by Architects Orange.

REVISIONS:

NO.	DESCRIPTION	DATE
△	REVISED PER SUBDIVISION COMMITTEE MEETING 07/10/14	08/25/14
△	REVISED PER NEW SITE PLAN DATED 10/28/14	10/28/14
△	REVISED PER NEW SITE PLAN	11/18/14
△	REVISED PER SUBDIVISION COMMITTEE MEETING 12/18/14	01/30/15
△	REVISED PER COUNTY MEETING AND COMMENTS	03/10/15
△	REVISED PER UPDATED SITE PLAN	05/11/15

APPLICANT / REPRESENTATIVE:
Thienes Engineering, Inc.
CIVIL ENGINEERING • LAND SURVEYING
14349 FIRESTONE BOULEVARD
LA MIRADA, CALIFORNIA 90638
PH (714) 521-4811 FAX (714) 521-4173