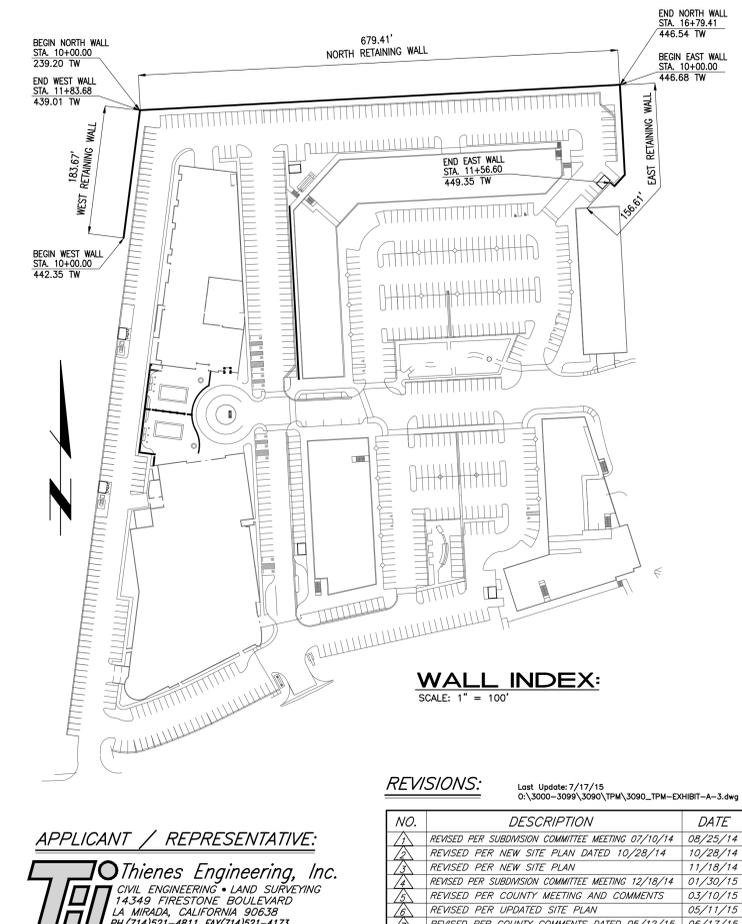
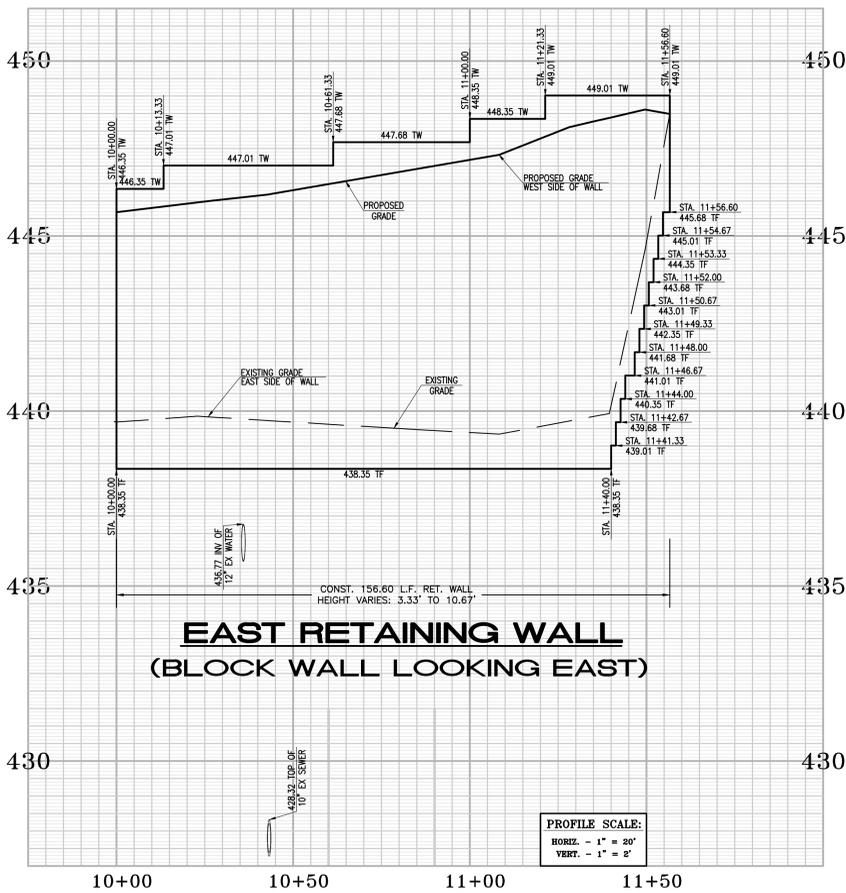
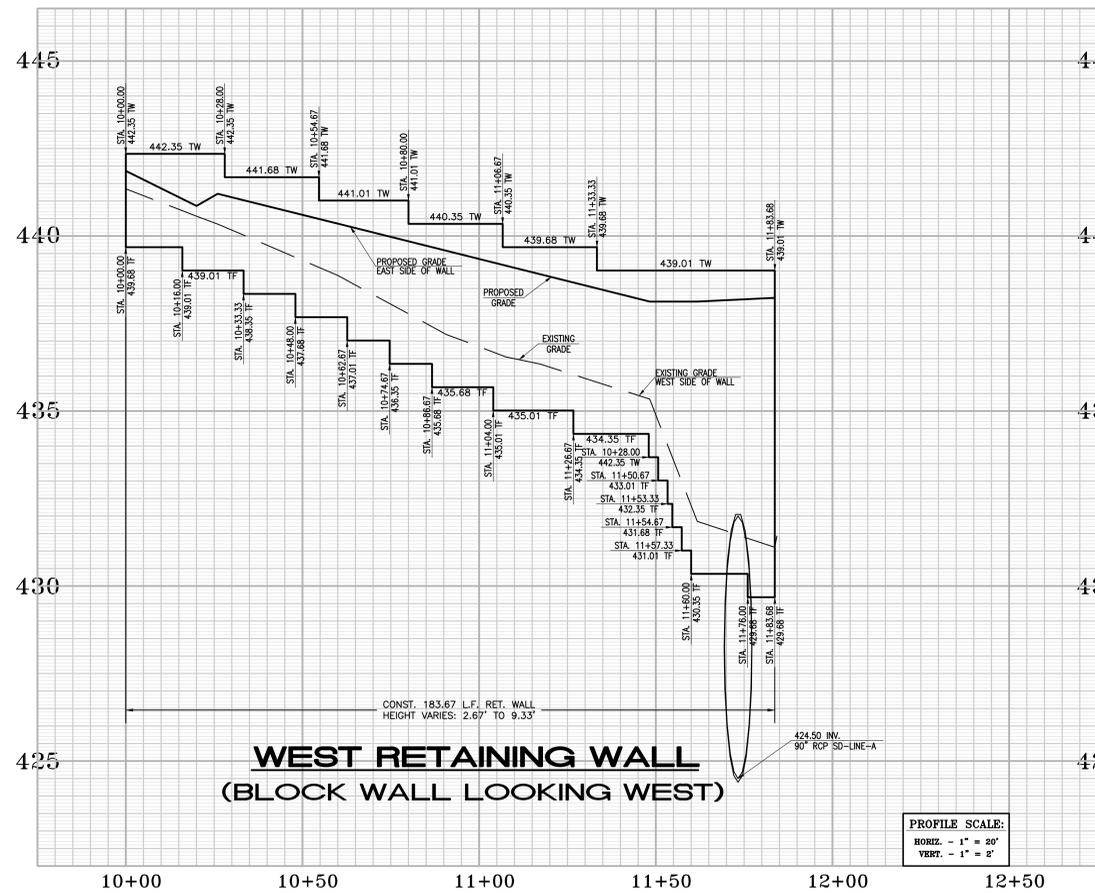
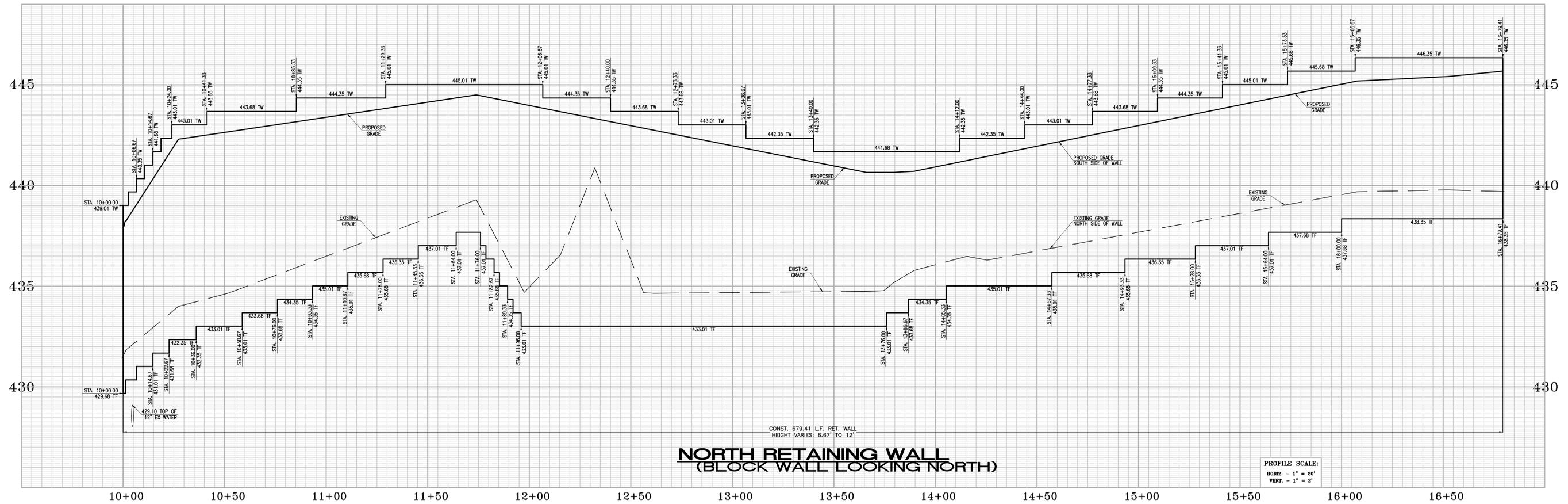






**EXHIBIT "A"**  
**VESTING TENTATIVE PARCEL MAP NO. 072916**  
**MAJOR LAND DIVISION - MIXED USE FOR CONDOMINIUM PURPOSES AND HOTEL**  
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
BEING A SUBDIVISION OF "REMAINDER PARCEL" OF PARCEL MAP NO. 16732, IN THE UNINCORPORATED 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



**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. 16732, 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%)

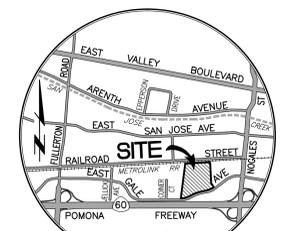
**PARCEL 3 - HOTEL B**

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	MUGOLS Region 4
	Pinus sp.	Pine	Mod
	Populus sp.	Poplar	Mod
	Lagerstroemia Indica	Crape Myrtle	Mod
	Laphostemon confertus	Brisbane Box	Mod
	Phoenix dactylifera Date Palm	Date Palm	Low

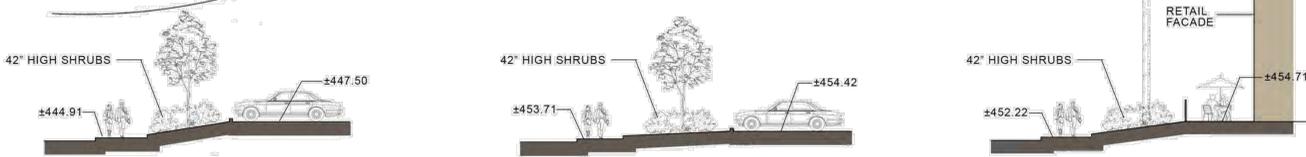
Symbol	Botanical Name	Common Name	MUGOLS
	Arctostaphylos uva-ursi 'Red Cross'	Kangaroo Paw	Low
	Callistemon v. 'Little John'	Dwarf Bottlebrush	Low
	Dianella l. 'Variegata'	Variegated Dianella	Low
	Elaeagnus pungens	Silverberry	Low
	Echeveria 'Afterglow'	Echeveria	Low
	Grevillea lanigera Mt. Tamboitha'	Floppy Grevillea	Low
	Grevillea 'Noell'	Grevillea	Low
	Aloe striata	Coral Aloe	Low
	Hemerocallis hybrids	Daylily	Mod
	Hesperaloe parviflora	Red Yucca	Low
	Penstemon h. 'Margarita Bop'	Blue Bedder Penstemon	Low
	Leucophyllum frutescens 'White Cloud'	Texas Ranger	Low
	Muhlenbergia rigens	Deer Grass	Mod
	Nesquehonia f. 'Morning Light'	Coast Rosemary	Low
	Phormium 'Yellow Wave'	New Zealand Flax	Mod
	Berberis 'Crimson Pigmy'	Dwarf Japanese Barberry	Low
	Rhus integrifolia	Lemonade Berry	Low
	Myrtus c. 'Compassa'	Dwarf Myrtle	Low
	Rosmarinus o. 'Huntington Carpet'	Rosemary	Low
	Rosa 'Flower Carpet Pink'	Groundcover Rose	Mod
	Rosa 'Flower Carpet White'	Groundcover Rose	Mod
	Festuca orientalis	Fountain Grass	Low
	Salvia greggii 'Flame'	Furman's Red Autumn Sage	Low



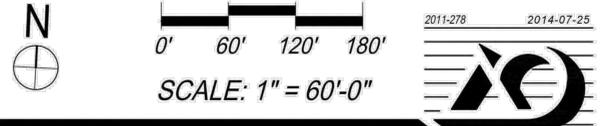
**VICINITY MAP**  
 NOT TO SCALE



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 8" AND 18 GALLON SIZE FINAL LOCATIONS OF SPECIFIC BOX/GALLON SIZED TREES, SHRUBS/GROUND COVERS TBD WITH PERMITTING PACKAGES.



**LANDSCAPE SITE PLAN LP 1**  
 rev. 2015-03-18



**ROWLAND HEIGHTS PLAZA AND HOTEL, ROWLAND HEIGHTS CA**

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**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
△	REVISED PER COUNTY COMMENTS DATED 05/12/15	06/17/15

**APPLICANT / REPRESENTATIVE:**  
  
 CIVIL ENGINEERING • LAND SURVEYING  
 14349 FIRESTONE BOULEVARD  
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 PH (714) 521-4811 FAX (714) 521-4173  
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