PROPOSED PLANT LIST

ALL PROPOSED TREES WILL BE COMPLIANT WITH COUNTY OF LOS ANGELES APPROVED DRAUGHT TOLERANT PLANT LIST.

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS REGION 3
EVERGREEN VERTICAL TREES				
	BRACHYCHITON POPULNEUS	BOTTLE TREE	24" BOX	Low
	CHITALPA TASHKENTENSIS	CHITALPA	24" BOX	Low
	GEUERA PARVIFLORA	AUSTRALIAN WILLOW	24" BOX	Medium
	MAGNOLIA GRANDIFLORA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY MAGNOLIA	24" BOX	Medium
ACCENT TREES				
	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	Medium
	LAGERSTROEMIA I. HYBRID 'NATCHEZ'	MULTI-TRUNK CRAPE MYRTLE	36" BOX	Medium
	PLATANUS x ACERFOLIA	LONDON PLAN TREE	24" BOX	Medium
STREET TREES at FRONTAGE ROAD.				
	PLATANUS x ACERFOLIA	LONDON PLAN TREE	36" BOX	Medium
VERTICAL ACCENTS				
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL	Low
SHRUBS				
	LARGE SHRUBS			
	AGAVE SPP.	AGAVE	5 GAL.	Low
	ELAEAGNUS PUNGENS	SILVERBERRY	15 GAL.	Low
	MEDIUM SHRUBS			
	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL.	Low
	CISTUS HYBRIDUS	WHITE ROCKROSE	5 GAL.	Low
	COTONEASTER HORIZONTALIS	COTONEASTER	5 GAL.	Low
	GREVILLEA 'CANBERRA'	GREVELLEA	5 GAL.	Low
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	Low
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	Low
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX	5 GAL.	Medium
	RAPHIOLEPIS U. 'MINOR'	DWARF HAWTHORN	5 GAL.	Medium
	SMALL SHRUBS			
	FESTUCA OVINA GLAUCA	BLUE FESCUE	5 GAL.	Low
	RAPHIOLEPIS CLARA	DWARF HAWTHORN	5 GAL.	Medium
	ROSMARINUS PROSTRATUS	DWARF ROSEMARY	5 GAL.	Low
	SENECIO MANDRALISCAE	SECECIO	1 GAL.	Low
	STIPA SPP.	FEATHER GRASS	5 GAL.	Low
TURF				
	TURF - MARATHON II SODDED TURF or APPROVED EQUAL			High

PLANT PALETTE NOTES:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS NOTE:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

EXISTING TREE NOTE:

1. NO TREES ON SITE TO BE PROTECTED-IN-PLACE.

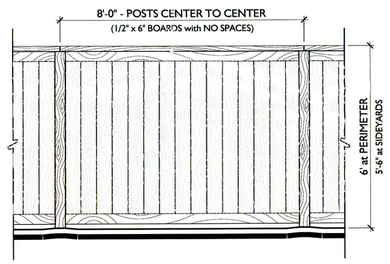
WATER EFFICIENT LANDSCAPING

THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:

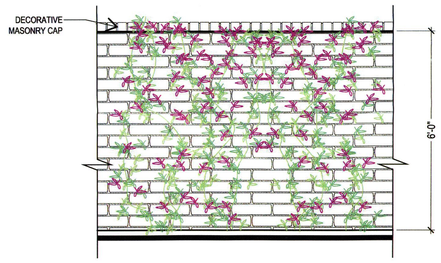
1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF COVINA GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

LANDSCAPE AMENITIES KEY:

1. FLOWERING TREES AT ENTRY
2. OPEN LAWN RECREATION AREA
   - BOCCE BALL COURT
   - BENCHES
   - (4) BIKE RACKS
3. CENTRAL GATHERING AREA
   - OPEN LAWN
   - BENCHES
4. DINING TERRACE
   - PEDESTAL BBQ'S
   - CONCRETE PAVERS with BANDING
   - PERMANENT TABLES
5. TOT LOT
   - BENCHES
   - PLAY STRUCTURES
   - RESILIENT SURFACING
6. CALIFORNIA NATIVE GARDEN
   - BOULDERS
   - DECOMPOSED GRANITE PATHWAY
7. COMMUNITY MAILBOX
8. PASEO WALKWAY at SOUTHERN ENTRY
   - ENHANCED PAVING
   - EXIT TO BROADMOOR AVE.
9. WOOD PRIVACY FENCE
10. PERIMETER BLOCK WALL
11. HOMEOWNER MAINTAINED BACKYARD
12. BIKE RACK
    - 4 STALLS



9 WOOD PRIVACY FENCE
5'-6" HIGH
Scale: 1/2"=1'



10 PERIMETER BLOCK WALL
6' HIGH
Scale: 1/2"=1'

CONCEPTUAL LANDSCAPE PLAN - 22 UNITS

WATT COMMUNITIES
2716 Ocean Park Blvd., Suite 2025,
Santa Monica, CA 90405
Tel. (310) 314-5074

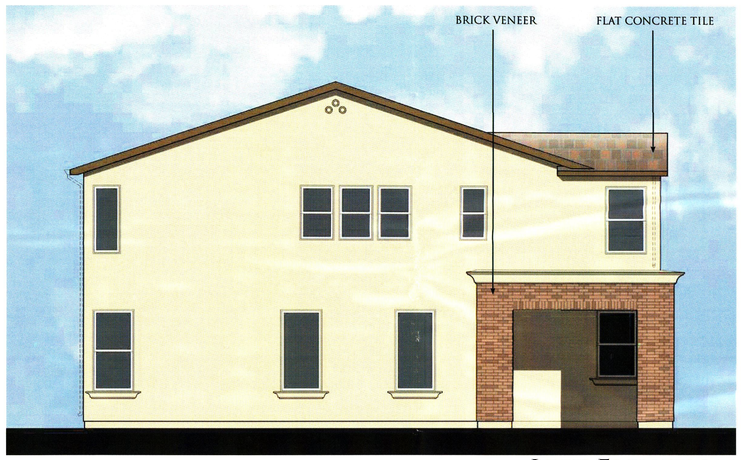
East San Bernardino Road

Covina, California

REVISED: 09.22.14

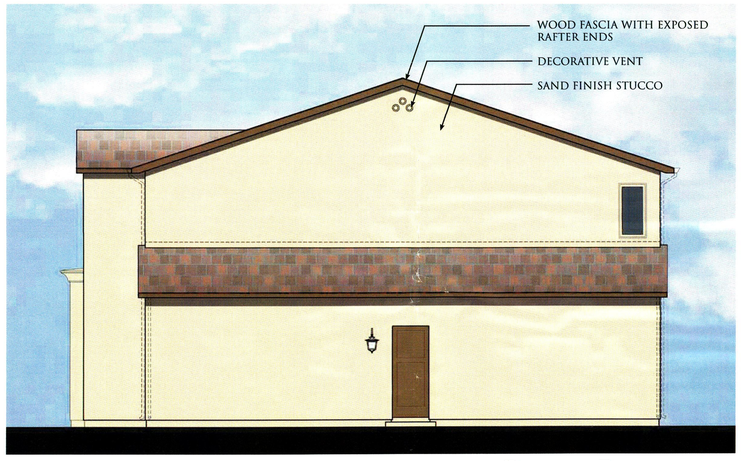
0 10' 20' 40' 80'
SCALE: 1" = 20'

MJS Design Group
A Landscape Architectural Studio
507 30th Street
Newport Beach, CA 92663
(949) 675-9964



LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 1A

WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

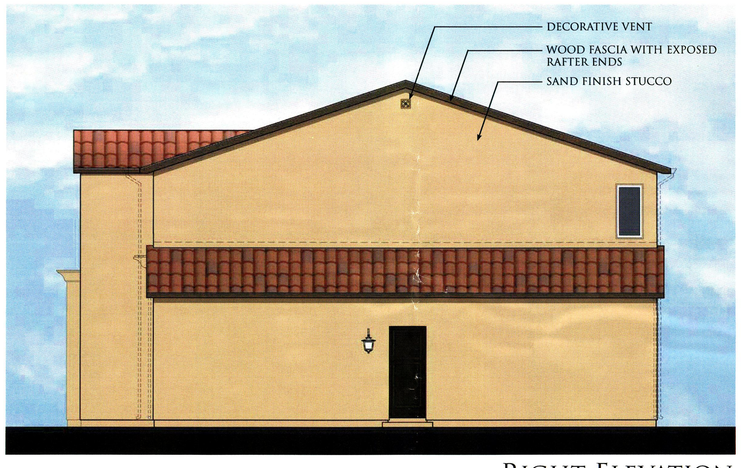
COVINA, CA

NEWMANGARRISON + PARTNERS
ARCHITECTURE · PLANNING · INTERIORS
3100 BRISTOL SUITE 400
COSTA MESA, CA 92626
P: 949-756-0818

Project: 13036
Date: 09-22-2014

LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 1B

WATT COMMUNITIES, LLC

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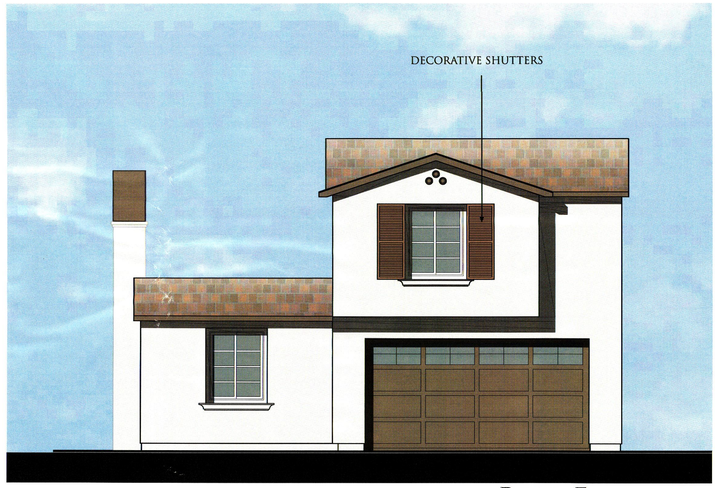
LEFT ELEVATION



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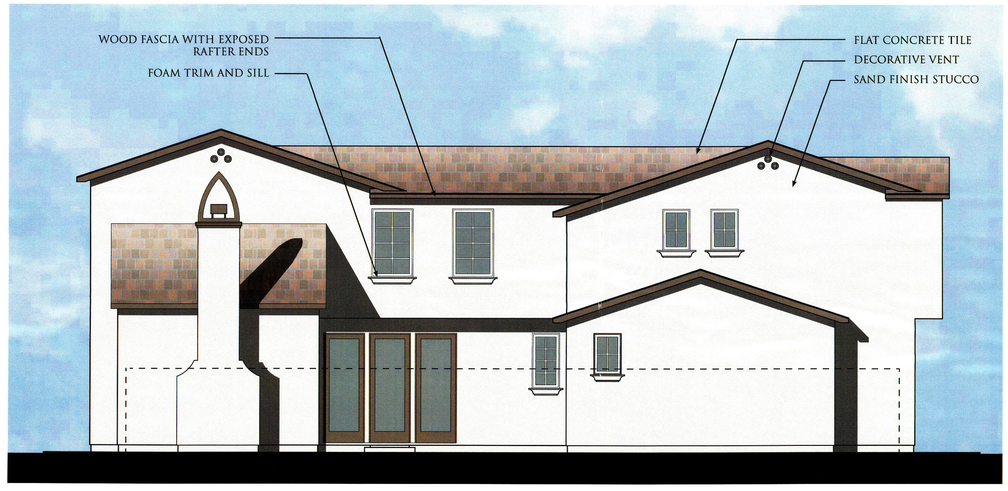

RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 2A

WATT COMMUNITIES, LLC

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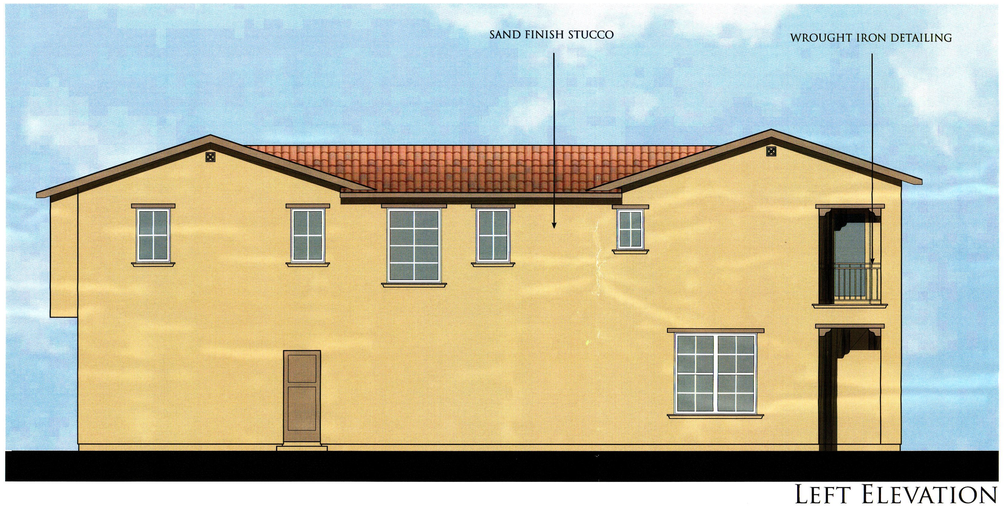

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 2B

WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

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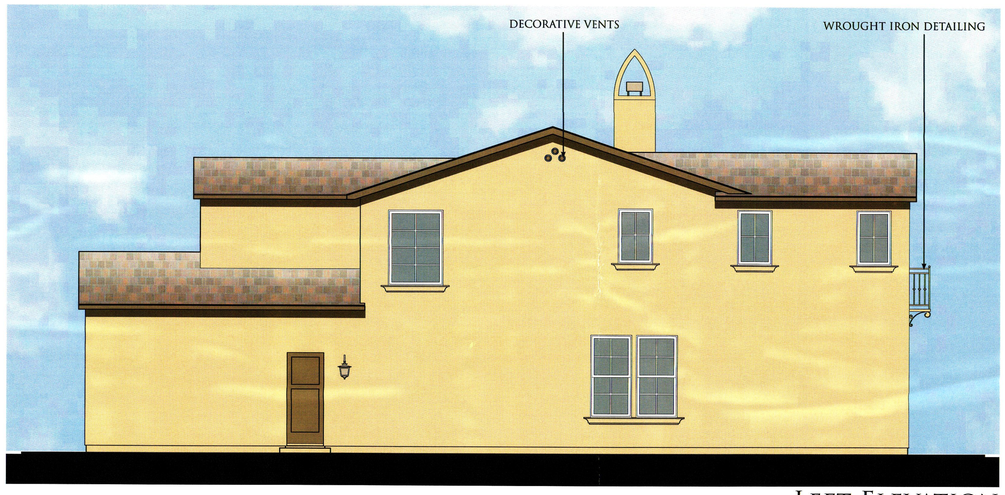

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

ELEVATIONS 3A

WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

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Date: 09-22-2014

LEFT ELEVATION

REAR ELEVATION

RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

PLAN 3B

WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

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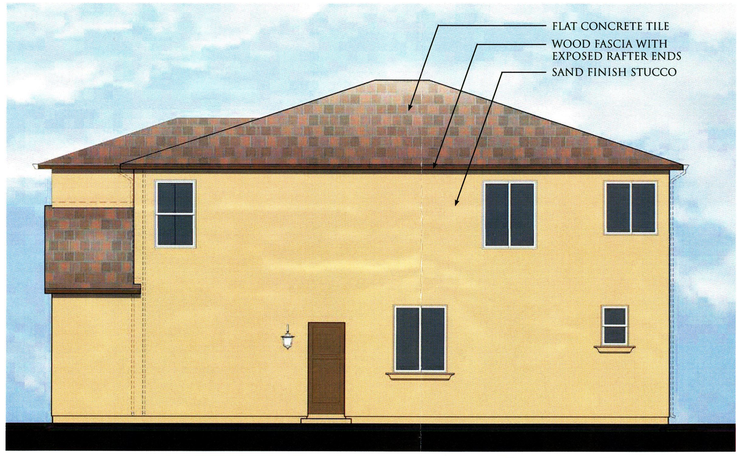
LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

PLAN 4A

WATT COMMUNITIES, LLC

EAST SAN BERNARDINO ROAD

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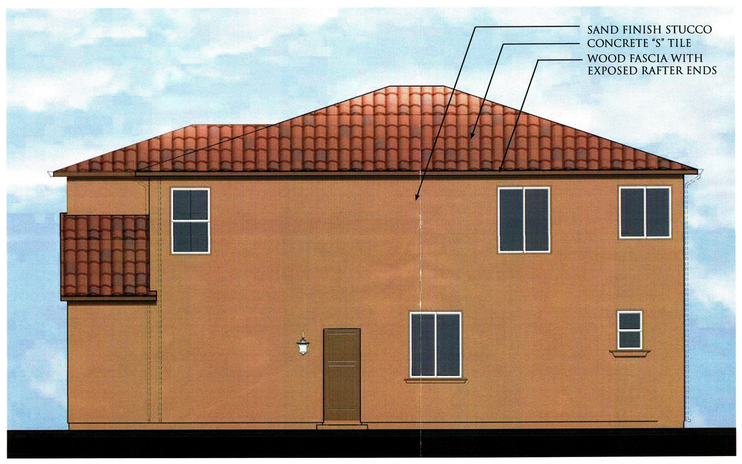
LEFT ELEVATION

REAR ELEVATION



RIGHT ELEVATION

FRONT ELEVATION

0 2 4 8 16

PLAN 4B

WATT COMMUNITIES, LLC

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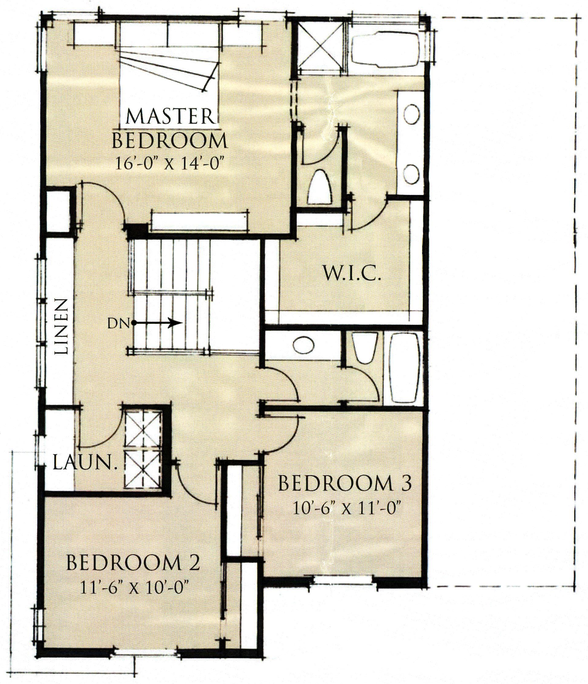
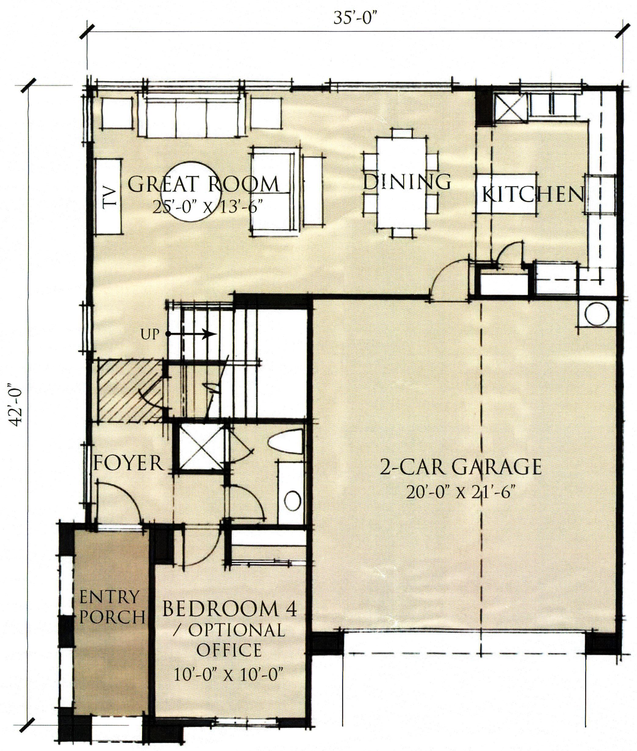


SECOND FLOOR



FIRST FLOOR

PLAN 1

1,844 SQ. FT.

0 2 4 8 16

FLOOR PLANS

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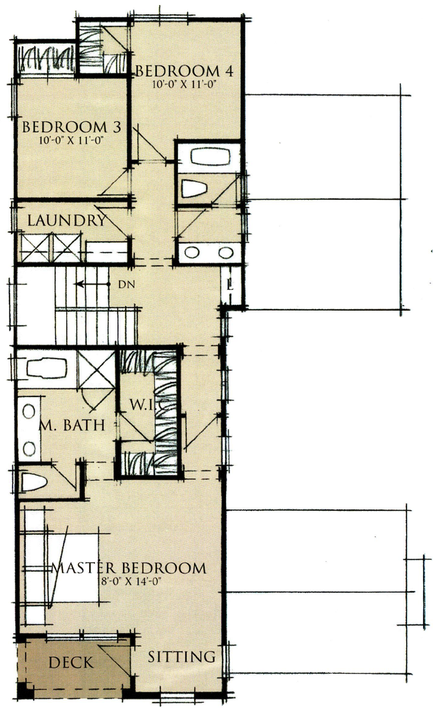

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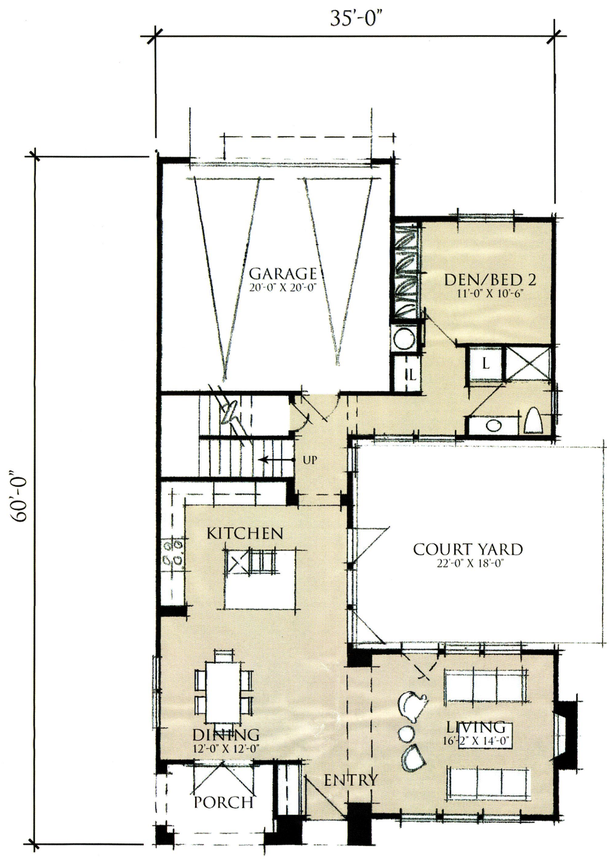

FIRST FLOOR

PLAN 2

2,151 SQ. FT.

0 2 4 8 16

FLOOR PLANS

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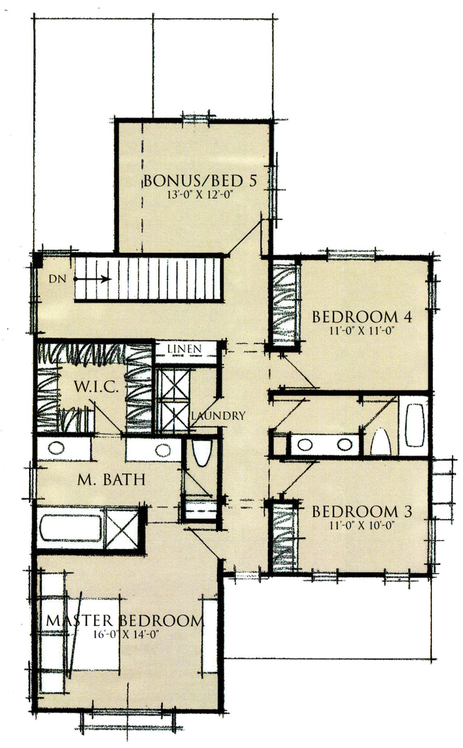

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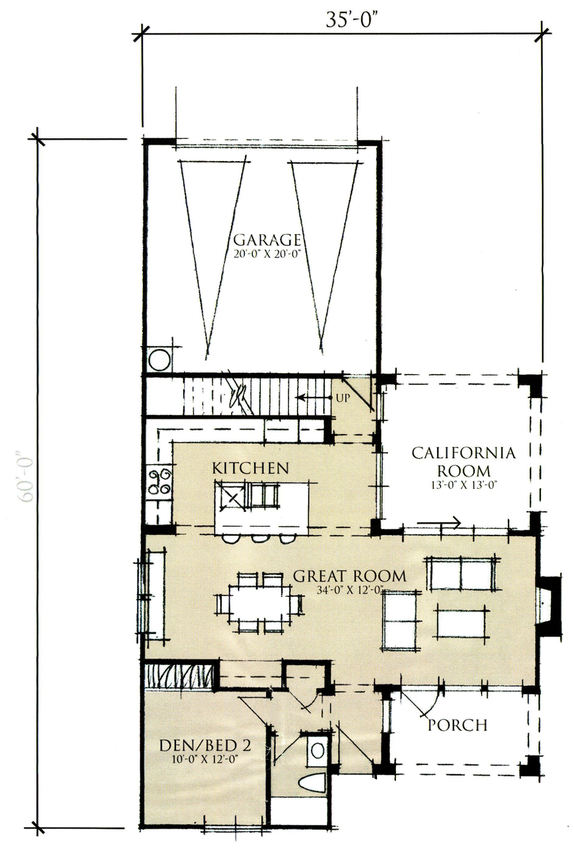

FIRST FLOOR

PLAN 3

2,305 SQ. FT.

0 2 4 8 16

FLOOR PLANS

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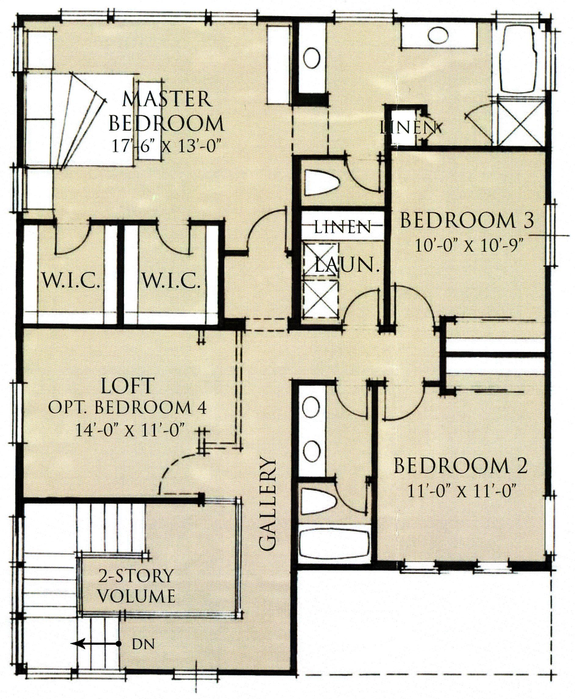
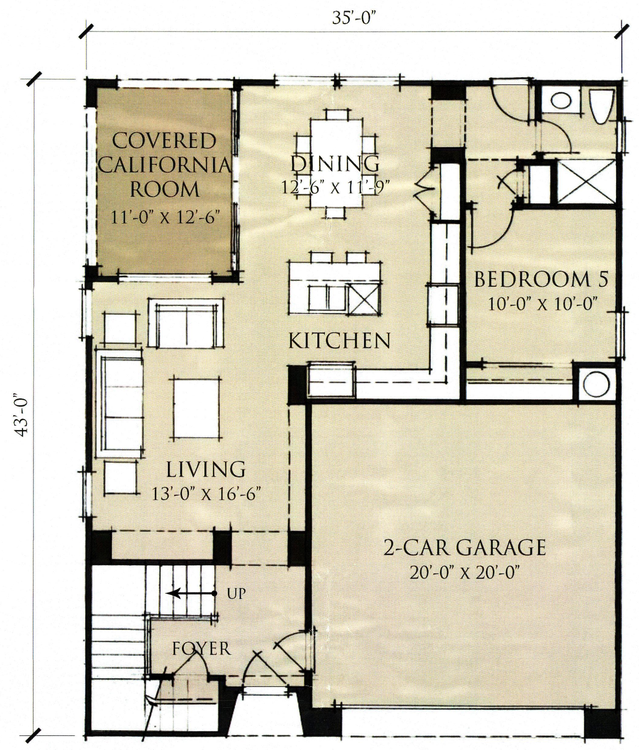


SECOND FLOOR



FIRST FLOOR

PLAN 4

2,316 SQ. FT.

0 2 4 8 16

FLOOR PLANS

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