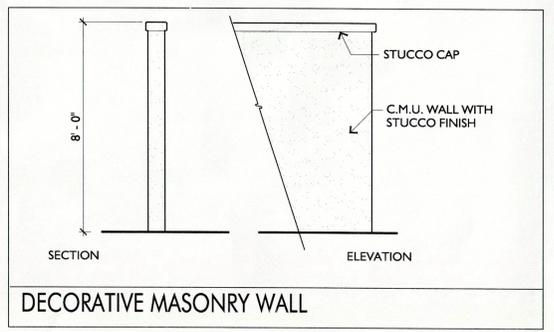


LANDSCAPE AMENITIES KEY:

- ① MAIN ENTRY
 - VISITOR CALL BOX
 - ACCENT TREES
 - DECORATIVE PAVING
 - MONUMENT SIGN
- ② POOL RECREATION AREA
 - CONCRETE POOL DECK
 - POOL with 2 LAP LANES (40' W x 65' L)
 - 10' x 10' SPA
 - DECORATIVE METAL POOL ENCLOSURE and MASONRY WALL
 - SHADE STRUCTURES
 - CLUB HOUSE
 - ENTERTAINMENT PATIO with FIREPLACE
 - DINING PATIO with BARBECUES
 - OUTDOOR FURNITURE and POTS
 - MATCHING PALMS
- ③ VILLAGE GREEN
 - FOUNTAIN
 - TURF AREA
- ④ PASEO
 - PRIVATE PATIOS with GATE
 - TURF AREA
 - ACCENT TREES
- ⑤ TOT LOT
 - PLAY EQUIPMENT with ACCESSIBLE SURFACING
 - BENCHES
 - MATCHING PALMS
 - TREE LINED WALK
 - SHADE TRELLIS
- ⑥ BUILDING 1 COURTYARD (PODIUM LEVEL)
 - DUAL-SIDED FIREPLACE
 - ART PIECE
 - CITRUS in POTS
 - RAISED PLANTERS (24" and 42")
 - ENHANCED PAVING
 - OUTDOOR FURNITURE
- ⑦ BUILDING 2 COURTYARD (PODIUM LEVEL)
 - FOUNTAIN
 - ART PIECE
 - CITRUS in POTS
 - RAISED PLANTERS (24" and 42")
 - ENHANCED PAVING
 - OUTDOOR FURNITURE
- ⑧ COMMUNITY CENTER COURTYARD (PODIUM LEVEL)
 - TURF AREA with CONCRETE BANDS
 - FOUNTAIN
 - PERGOLA
 - FIREPLACE
 - BARBECUES
 - OUTDOOR FURNITURE
 - POTS with ITALIAN CYPRESS
- ⑨ FIRELANE with PERMEABLE PAVING
- ⑩ VEHICULAR DRIVE with CROSSWALK (typ.)
- ⑪ PERIMETER FENCING / WALLS
 - 8' H. DECORATIVE MASONRY WALL at SIDE and REAR YARDS
 - 6' H. DECORATIVE METAL/MASONRY WALL at STREETSIDE YARDS

NOTE: ALL WALKS ARE 4' WIDE OR GREATER.



IRRIGATION CONCEPT

PURPOSE: TO PROVIDE THE HOMEOWNERS ASSOCIATION (H.O.A.) A MECHANICAL DEVICE TO DISTRIBUTE WATER AND ENSURE PLANT SURVIVAL IN THE MOST EFFICIENT MANNER AND WITHIN A TIME FRAME THAT LEAST INTERFERES WITH THE ACTIVITIES OF THE COMMUNITY.

CONCEPT: THE SYSTEM WILL DERIVE ITS WATER FROM GOLDEN STATE WATER COMPANY. ALL POINTS OF CONNECTIONS WILL BE PROTECTED BY A BACKFLOW PREVENTION UNIT IN ACCORDANCE WITH COUNTY STANDARDS. THE SYSTEM WILL UTILIZE VARIOUS TYPES OF IRRIGATION HEADS COMPATIBLE WITH THE AREA BEING WATERED AND INFILTRATION RATES OF THE SOIL WITH MATCHED PRECIPITATION RATES. THE SYSTEM WILL BE CONTROLLED BY MOISTURE SENSING EQUIPMENT. VALVES PROGRAMMED FROM AUTOMATIC CONTROLLERS WILL MAXIMIZE EFFICIENT WATER APPLICATION.

TO AVOID WASTED WATER, THE CONTROLS WILL BE OVERSEEN BY A FLOW MONITOR THAT WILL DETECT ANY BROKEN SPRINKLER HEADS TO STOP THAT STATION'S OPERATION, ADVANCING TO THE NEXT WORKABLE STATION. IN THE EVENT OF PRESSURE SUPPLY LINE BREAKAGE, IT WILL COMPLETELY STOP THE OPERATION OF THE SYSTEM. ALL MATERIAL WILL BE NONFERROUS, WITH THE EXCEPTION OF THE BRASS PIPING INTO AND OUT OF THE BACKFLOW UNITS. ALL WORK WILL BE IN THE BEST ACCEPTABLE MANNER IN ACCORDANCE WITH APPLICABLE CODES AND STANDARDS PREVAILING IN THE INDUSTRY.

LIGHTING CONCEPT STATEMENT

THE OUTDOOR LIGHTING CONCEPT IS TO PROVIDE LEVELS OF LIGHTING SUFFICIENT TO MEET SAFETY AND ORIENTATION NEEDS. WITHIN PUBLIC AREAS LIGHTING WILL BE WARM COLORED AND UNOBTRUSIVE. LIGHT SOURCES WILL BE TUNGSTEN OR METAL HALIDE. LIGHTING SOURCES FOR THE LANDSCAPE AND PAVED AREAS WILL BE CONCEALED AND THE LIGHTING INDIRECT NOT VISIBLE FROM A PUBLIC VIEWPOINT. LIGHT SOURCES SHOULD BE DIRECTED SO THAT IT DOES NOT FALL OUTSIDE THE AREA TO BE LIGHTED.

ALL EXTERIOR SURFACE AND ABOVE GROUND MOUNTED FIXTURES WILL BE SYMPATHETIC AND COMPLIMENTARY TO THE ARCHITECTURAL THEME.

PLANTING NOTES

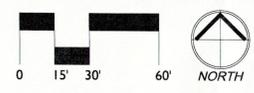
- MAINTAIN SHRUBS AT 24" HIGH INSIDE OF LINE OF SIGHT.
- SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
- INSTALL 2" THICK SHREDDED BARK MULCH IN ALL PLANTER AREAS.
- ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

Preliminary Tree and Palm List

BOTANICAL NAME	COMMON NAME	SIZE	QTY.
RAISED PLANTERS (ON PODIUM)			
○ CITRUS	CITRUS TREE	24" BOX	16
○ CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	15 GAL.	16
● FICUS M. FLORIDA	INDIAN LAUREL FIG	24" BOX	24
● OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	FIELD GROWN	6
● TABEUIA IPE	PINK TRUMPET TREE	36" BOX	2
● TIPUANA TIPU	TIPU TREE	36" BOX	8
SCREEN TREES ADJACENT TO NEIGHBORING PARCEL and FIRELANE			
○ CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	36
● PODOCOPRUS GRACILIOR	FERN PINE- LOW BRANCH	24" BOX	27
● TRISTANIA CONFERTA	BRISBANE BOX- LOW BRANCH	24" BOX	67
COMMON AREA			
○ CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	44
● JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX & 36" BOX	38
● OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE TREE	FIELD GROWN	14
● PHOENIX DACTYLIFERA	DATE PALM	MIN. 20' B.T.H.	29
● PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	54
● PINUS ELДАРICA	AFGHAN PINE	24" BOX	9
● PRUNUS CERASIFERA 'VERSLVILUS'	PURPLE LEAF PLUM	24" BOX	21
● PYRUS CALLERYANA	BRADFORD PEAR	24" BOX	18
● PYRUS KAWAKAMII	EVERGREEN PEAR	24" BOX	12
● MAGNOLIA GRANDIFLORA 'ST MARY'	MAGNOLIA	24" BOX	60
● TIPUANA TIPU	TIPU TREE	24" BOX & 36" BOX	17
● STREET TREE - PER APPROVED MASTER STREET TREE LIST			11

Preliminary Shrub, Vine and Groundcover List

LARGE SHRUBS:			
⊕ CAMELLIA JAPONICA FEIJOA SELLOWIANA JUNIPERUS TORULOSA LEPTOSPERMUM LAEVIGATUM LIGULSTRUM TEXANUM PRUNUS CAROLINIANA XYLOSMA CONGESTUM	CAMELLIA PINEAPPLE GUAVA HOLLYWOOD JUNIPER AUSTRALIAN TEA TREE TEXAS PRIVET CAROLINA CHERRY SHINY XYLOSMA	5 GALLON	
MEDIUM SHRUBS:			
○ BUXUS 'GREEN BEAUTY' CAMELLIA SASANQUA DIETES BICOLOR GREVILLEA SPECIES PHORADENDRUM 'MAORI QUEEN' PITTIOSPORUM SPECIES RAPHIOLEPIS INDICA	BOXWOOD CAMELLIA BUTTERFLY IRIS GREVILLEA FLAX MOCK ORANGE INDIA HAWTHORN	5 GALLON	
SMALL SHRUBS:			
● ANECHITES NERIUM AGAPANTHUS 'PETER PAN' HEMEROCALLIS HYBRIDS LANTANA 'MONTVIDENSIS' LIMONIUM PERZII ROSMARINUS PROSTRATA TRACHELOSPERMUM JASMINOIDES	NATAL PLUM DWARF LILY OF THE NILE EVERGREEN DAYLILIES LANTANA SEA LAVENDER PROSTRATE ROSEMARY STAR JASMINE	5 GALLON	
VINES:			
NO SYMBOL BOUGAINVILLEA SPECIES DISTICTUS RIVERSII PARTHENOCCISSUS QUINQUEFOLIA	BOUGAINVILLEA ROYAL TRUMPET VINE VIRGINIA CREEPER	5 GALLON	
SODDED TURF:			
WATER CONSERVING TALL-TYPE FESCUE MARATHON II or EQUAL			



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SCALE: 1" = 30'
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