Asphalt Service Road and Parking Lot

Enhanced Construction Zone - Structures Adjoining the Fuel Modification Zones

Concrete View Deck with Metal Shade Structure, Picnic Table, and Benches

Pocket Park: Turf with Lounge Seating and Trash Receptacle

Fuel Mod Zone A - HOA- Non-Combustible

Fuel Mod Zone A - Homeowner- Non-Combustible

Bench Seating and Trash Receptacle

Removable Metal Bollards

Fuel Mod Zone A - Homeowner

Colored Concrete with Medium Wash Finish

Enhanced Construction Zone - Structures Adjoining the Fuel Modification Zones

Fuel Mod Zone B Wet Zone

Fuel Mod Zone A - HOA

Fuel Mod Zone A - Homeowner

Steel Access Gate

Drainage Easement (HOA)

MWD Access to Structure

New Chain Link Security Fence to connect to Park Chain Link Fence

Colored Concrete with Medium Wash Finish

Mailbox Cluster

Line of Sight

Colored Concrete with Medium Wash Finish

Existing Chain Link Fence to be Removed

Pocket Park With Lounge Seating and Trash Receptacle

Removable Metal Bollards

Removable Metal Bollards

Mailbox Cluster

Colored Concrete with Medium Wash Finish

New Chain Link Access Gate and Fence

Property Easement to HOA

Belgard Decorative Pavers Designed to Support Large Trucks

Trees may not be located in this area due to IRWD Easement

Bench Seating and Trash Receptacle

Decomposed Granite Access Road

Removable Metal Bollards

IRWD Easement w/ Asphalt pavement

MWD Access to Structure

LUMINOSA (PRIVATE)

TETTO (PRIVATE)

PONTE (PRIVATE)

VICINO (PRIVATE)

ALESSIO (PRIVATE)

LONTANO (PRIVATE)

TAMARISK

PEACHWOOD

- FUEL MODIFICATION ZONE B - WET ZONE *
- FUEL MODICIATION SPECIAL MAINTENANCE AREA (SMA) - WET ZONE *
- FUEL MANAGEMENT ZONE *
- MIXED RIPARIAN BASIN - maintained per HMMP
- SOFT-BOTTOM BASIN *
- WILLOW GLEN SLOPE (Off-site) - Final tree selection by Willow Glen
- TURF *
- COASTAL SAGE SCRUB MITIFATION AREA *

* Landscape area to be maintained by HOA.

Typical Trash Receptacle

Typical Bollard

Typical Belgard Pavers

Typical Picnic Table and Bench

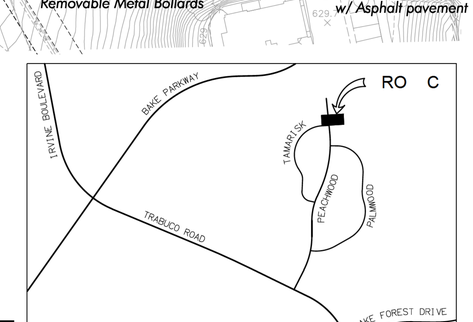
Typical Lounge Seating

GENERAL NOTES:

A. The landscape design and irrigation system design will comply with the city's Water Efficient landscape Ordinance. Required calculations to demonstrate the system's efficiency will be provided within the construction document package.
B. Refer to approved fuel modification plans for additional information.
C. Trees planted within 5' of any hardscape to have root barriers.
D. Private front yard to be maintained by each future homeowner.
E. Planters adjacent to the foundation pads must meet CBC 1804.4 and 8" below finished floor, 5% graded to the sidewalk; and sidewalk grades must be 2% and drain to a common area drain system.

LINE OF SIGHT NOTE:

Plantings shall comply with OC Public Works Standard #1117. Plants proposed within limited use areas as determined by the application of the aforementioned Standard shall comply with height requirements to provide adequate visibility- Shrub to be maintained at 1' high, and tree canopies are to be maintained with 5' clear of any planting below.



VICINITY MAP
NO SCALE

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Date	Revision

Sheet Title:

CONCEPTUAL LANDSCAPE PLAN

Job No. :	SHB42
Scale:	1" = 40'
Drawn:	HK
Checked:	FP

Sheet Number:

L-1

SHB42: Master Plan 3rd Submittal (08-22-2018)

Plotted by: hkim Aug. 22, 2018 10:04 AM V:\SHB42-Teresina\C2\MP (Master Plan)\L-1-101-SHB42-MP Concept Landscape.dwg

PLANTING LEGEND

FUEL MODIFICATION ZONE B - WET ZONE

TREES

Symbol	Botanical Name (Common Name)	Size & Comments	Height & Width
	Quercus agrifolia (Coast Live Oak)	15 gal., 24" Box, 36" Box	40' X 40'
	Quercus engelmannii (Engelmann Oak)	15 gal., 24" Box, 36" Box	30' X 40'
	Sambucus mexicana (Mexican Elderberry)	15 gal.	30' X 40'

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 gal.	Varies
	Anigozanthus spp.	Kangaroo paw	1 gal.	Varies
	Agave spp.	Agave	5 gal.	Varies
	Aloe spp.	Aloe	5 gal.	Varies
	Arctostaphylos spp.	Manzanita	1 gal.	Varies
	Bougainvillea spp.	Bougainvillea	5 gal.	4' X 4'
	Baccharis pilularis spp.	Coyote brush	1 gal.	Varies
	Carissa macrocarpa 'Boxwood Beauty'	Dwarf Natal plum	1 gal.	2' X 2'
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal plum	1 gal.	18" X 4'
	Crassula spp.	Jade plant	1 gal.	Varies
	Cotoneaster spp.	NCN	1 gal.	Varies
	Feijoa sellowiana	Pineapple guava	15 gal.	12' X 12'
	Hesperaloe parviflora	Red yucca	5 gal.	3' X 3'
	Heteromeles arbutifolia	Toyon	5 gal.	12' X 12'
	Lantana spp.	Lantana	1 gal.	2' X 4'
	Leucophyllum spp.	Texas ranger	5 gal.	4' X 4'
	Ligustrum japonicum 'Texanum'	Texas privet	5 gal.	6' X 6'
	Myoporum spp.	Creeping Myoporum	1 gal.	1' X 10'
	Opuntia littoralis	Prickly pear	1 gal.	Varies
	Pelargonium peltatum	Ivy geranium	1 gal.	18" X 5'
	Pittosporum tobira spp.	Mock orange	5 gal.	5' X 5'
	Portulacaria afra	Elephant's food	1 gal.	5' X 5'
	Punica granatum 'Nana'	Dwarf Pomegranate	5 gal.	4' X 4'
	Rhaphiolepis indica spp.	India Hawthorn	5 gal.	5' X 5'
	Rhus integrifolia	Lemonade berry	5 gal.	25' X 25'
	Rosmarinus spp.	Rosemary	1 gal.	3' X 3'
	Salvia leucantha	Mexican Bush Sage	1 gal.	3' X 4'
	Senecio mandraliscae	Senecio	1 gal.	1' X 2'
	Strelitzia reginae	Bird of Paradise	5 gal.	4' X 4'
	Trachelospermum jasminoides	Star jasmine	5 gal.	18" X 3'
	Trichostema lanatum	Woolly blue curls	1 gal.	3' X 3'
	Westringia spp.	Coast Rosemary	5 gal.	4' X 4'
	Yucca spp.	NCN	5 gal.	VARIES

Turf

MIXED RIPARIAN BASIN

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width

FUEL MANAGEMENT PLANT LIST

Fuel Management Zone – Mixed Riparian-CSS Intergrade Seed List

Scientific Name	Common Name	Percent P	Percent G	Bulk lbs/acre
Amsinkia menziesii	Common fiddleneck	45	65	5.00
Bromus carinatus	California brome	95	90	10.00
Croton setigerus	Doveweed	90	80	10.00
Distichlis spicata	Saltgrass	80	80	2.00
Encelia californica	California encelia	30	45	8.00
Eriophyllum confertiflorum	Long-stemmed golden yarrow	36	62	0.50
Eschscholzia californica	California poppy	98	80	2.00
Gnaphalium californicum	California everlasting	5	50	1.00
Lasthenia californica	Coastal goldfields	55	70	0.50
Heliotropium curassavicum	Alkali heliotrope	15	50	10.00
Lotus scoparius	Coastal deerweed	95	80	3.00
Lupinus bicolor	Miniature lupine	98	85	5.00
Mimulus aurantiacus	Bush monkey flower	2	66	3.00
Nassella lepida	Foothill needlegrass	90	71	4.00
Nassella pulchra	Purple needlegrass	90	75	10.00
Plantago erecta	California plantain	97	89	3.00
Pluchea odorata	Marsh fleabane	30	40	0.50
Sisyrinchium bellum	Blue-eyed grass	98	80	2.00
Trifolium willdenovii	Valley clover	90	80	2.00
Verbena lasiostachys	Western verbena	90	55	1.00
			Total	**82.50**

lbs/acre = pounds per acre
LS/PLS lb = live seed per live seed pound
Percent G = percent germination
Percent P = percent purity

Fuel Management Zone – Mixed Riparian-CSS Intergrade Container Plants

Scientific Name	Common Name	Container Size	Plants Required
~~*Baccharis pilularis ssp.**~~	~~Coyote bush~~	~~D-40/1 gal~~	~~16~~
~~*Rosa californica**~~	~~Medeley~~	~~cuttings~~	~~15~~
	OMIT	**OMIT**	
Encelia californica	California encelia	D-40/1 gal	20
Isocoma menziesii	Coastal goldenbush	D-40/1 gal	20
Mimulus aurantiacus	Bush monkey flower	D-40/1 gal	20
Mirabilis californica	Wishbone bush	D-40/1 gal	20
Muhlenbergia rigens	California deergrass	D-40/1 gal	20
Opuntia littoralis	Coastal prickly pear	D-40/1 gal	50
Populus fremontii	Western cottonwood	1 gal	2
Quercus agrifolia	Coast live oak	1 gal	4
Rosa californica	California rose	D-40/1 gal	10
*Rubus ursinus**	California blackberry	D-40/1 gal	10
*Salix lasiolepis**	Arroyo willow	cuttings	5
Sambucus mexicanus	Mexican elderberry	D-40/1 gal	4
Rhus integrifolia	Lemonade berry	D-40/1 gal	3
Yucca whipplei	Chaparral yucca	D-40/1 gal	10
		Total	**223**

* to be installed in the lower 5 feet of the slope

SOFT-BOTTOM BASIN

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Leymus condensatus	Giant Rye Grass	1 gal.	Varies
	Leymus triticoides	Creeping Wild Rye	1 gal.	Varies
	Juncus spp.	NCN	1 gal.	Varies

FUEL MANAGEMENT ZONE

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Opuntia littoralis	Prickly pear	1 gal.	Varies
	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	1 gal.@ 3' o.c.	1' X 8'
	Myoporum spp.	Creeping Myoporum	1 gal.	1' X 10'

WILLOW GLEN SLOPE (Off-site)

Irrigation & Planting to be Coordinated with Property Owner

COASTAL SAGE SCRUB MITIGATION AREA

Area revegetated with coastal sage scrub species including cactus relocated from the impact area.

SPECIAL MAINTENANCE AREA (SMA) - WET ZONE

TREES

Symbol	Botanical Name (Common Name)	Size & Comments	Height & Width
	Arbutus Unedo (Strawberry Tree)	15g, 24" box / Multi-Trunk	30' X 25'
	Podocarpus gracilior (Fern Pine)	36" box	40' X 20'
	Lagerstroemia indica x fauriei 'Tuscarora' (Tuscarora Crape Myrtle)	24" box	20' X 10'
	Elaeocarpus decipiens (Japanese Blueberry Tree)	24" box	25' X 15'
	Pyrus calleryana 'Bradford' (Bradford Pear)	24" box, 36" box	20' X 25'
	Platanus racemosa (California Sycamore)	36" box / Multi-Trunk	40' X 30'
	Rhus lancea (African Sumac)	24" box, 36" box	20' X 25'
	Olea europaea (Olive)	36" box	25' X 20'
	Schinus molle (Peruvian Pepper Tree)	24" box, 36" box	35' X 50'
	Jacaranda mimosifolia (Jacaranda)	24" box	25' X 35'
	Tristania conferta (Brisbane Box)	24" box, 36" box	35' X 25'
	Acacia stenophylla (Shoe-String Acacia)	24" box	25' X 15'
	Laurus nobilis (Sweet Bay)	24" box	15' X 15'

SPECIAL MAINTENANCE AREA (SMA) - WET ZONE (CONTINUED)

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 gal.	Varies
	Anigozanthus spp.	Kangaroo paw	1 gal.	Varies
	Agave spp.	Agave	5 gal.	Varies
	Aloe spp.	Aloe	5 gal.	Varies
	Arctostaphylos spp.	Manzanita	1 gal.	Varies
	Baccharis pilularis spp.	Coyote brush	1 gal.	Varies
	Bougainvillea spp.	Bougainvillea	5 gal.	4' X 4'
	Buxus microphylla var. japonica	Japanese Boxwood	5 gal.	3' X 5'
	Buchloe dactyloides	UC Verde Buffalograss	sod	Varies
	Carissa macrocarpa 'Boxwood Beauty'	Dwarf Natal plum	1 gal.	2' X 2'
	Carissa macrocarpa 'Green Carpet'	Green Carpet Natal plum	1 gal.	18" X 4'
	Crassula spp.	Jade plant	1 gal.	Varies
	Cotoneaster spp.	NCN	1 gal.	Varies
	Dianella spp.	NCN	1 gal.	2' X 2'
	Feijoa sellowiana	Pineapple guava	15 gal.	12' X 12'
	Hesperaloe parviflora	Red yucca	5 gal.	3' X 3'
	Heteromeles arbutifolia	Toyon	5 gal.	12' X 12'
	Juncus spp.	NCN	1 gal.	2' X 2'
	Lantana spp.	Lantana	1 gal.	2' X 4'
	Lavandula spp.	Lavender	1 gal.	3' X 3'
	Leucophyllum spp.	Texas ranger	5 gal.	4' X 4'
	Ligustrum japonicum 'Texanum'	Texas privet	5 gal.	6' X 6'
	Lomandra spp.	NCN	1 gal.	Varies
	Myoporum spp.	Creeping Myoporum	1 gal.	1' X 10'
	Opuntia littoralis	Prickly pear	1 gal.	Varies

SPECIAL MAINTENANCE AREA (SMA) - WET ZONE (CONTINUED)

	Pelargonium peltatum	Ivy geranium	1 gal.	18" X 5'
	Phlomis lanata	Jerusalem Sage	5 gal.	2' X 4'
	Pittosporum tobira spp.	Mock orange	5 gal.	5' X 5'
	Portulacaria afra	Elephant's food	1 gal.	5' X 5'
	Punica granatum 'Nana'	Dwarf Pomegranate	5 gal.	4' X 4'
	Rosa spp.	NCN	2 gal.	3' X 3'
	Rhaphiolepis indica spp.	India Hawthorn	5 gal.	5' X 5'
	Rhus integrifolia	Lemonade berry	5 gal.	25' X 25'
	Rosmarinus spp.	Rosemary	1 gal.	3' X 3'
	Salvia leucantha	Mexican Bush Sage	1 gal.	3' X 4'
	Senecio mandraliscae	Senecio	1 gal.	1' X 2'
	Strelitzia reginae	Bird of Paradise	5 gal.	4' X 4'
	Trachelospermum jasminoides	Star jasmine	5 gal.	18" X 3'
	Trichostema lanatum	Woolly blue curls	1 gal.	3' X 3'
	Westringia spp.	Coast Rosemary	5 gal.	4' X 4'
	Yucca spp.	NCN	5 gal.	VARIES

VINES & ESPALIERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Calliandra haematocephala	Powder Puff	5 gal.	8' X 8'
	Distictis buccinatoria	Blood-red trumpet vine	5 gal.	Vine to 20'
	Hardenbergia violacea	Lilac vine	5 gal.	Vine to 10'
	Pandorea jasminoides	Pandorea	5 gal.	Vine to 20'
	Pyracantha spp.	Firethorn	5 gal.	Espalier to 10'

Turf

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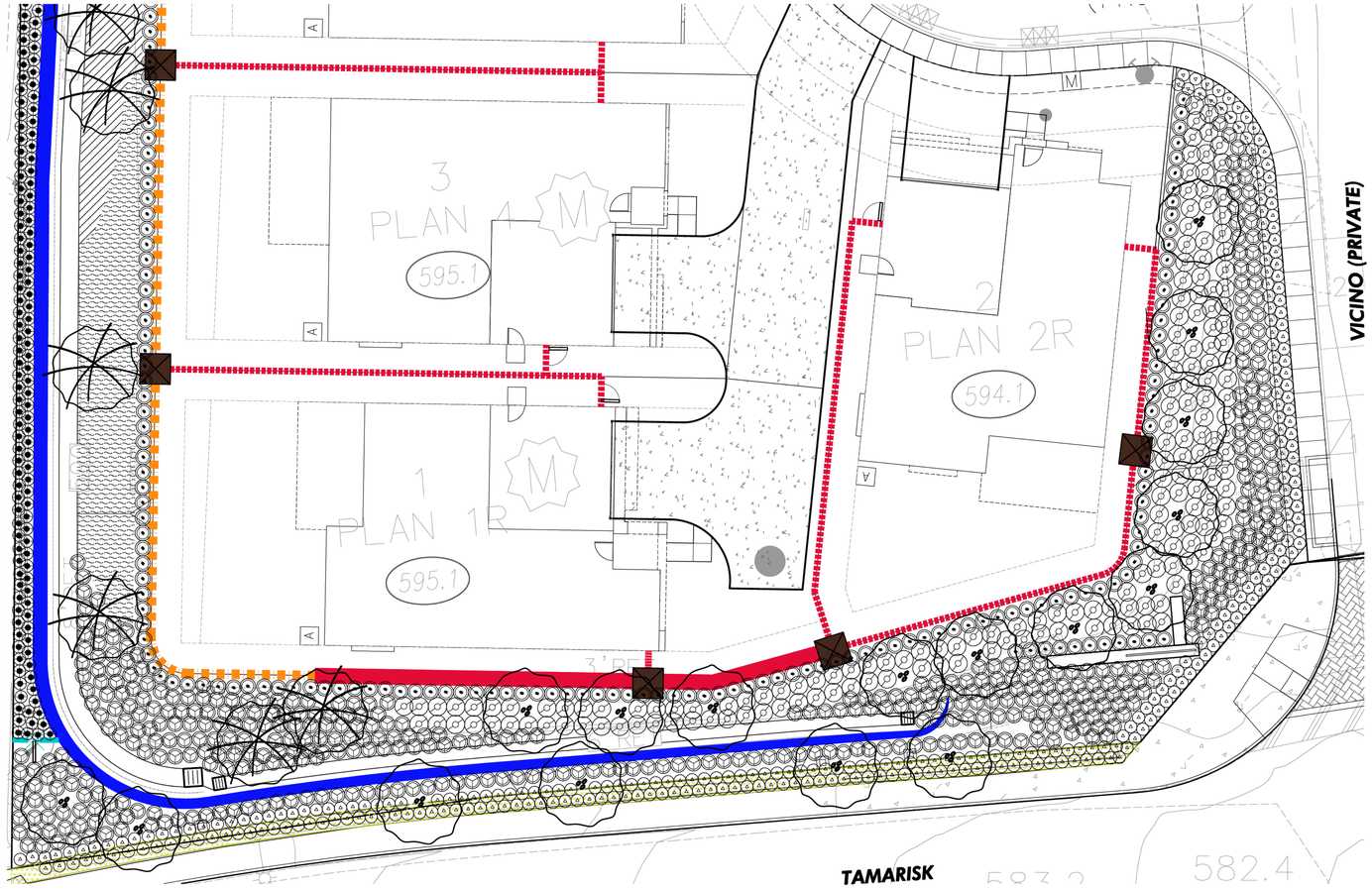
Date	Revision

Sheet Title:
PLANTING LEGEND

Job No. : SHB42
Scale:
Drawn: BG
Checked: FP

Sheet Number:
L-2

SHB42: Master Plan 3rd Submittal (08-14-2018)



PLANTING ENLARGEMENT - ENTRY MONUMENT

Scale: 1" = 10'

TREES

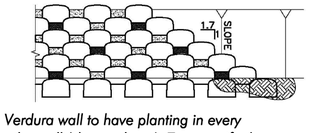
Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Rhus lancea	African Sumac	24" Box	20' x 25'
	Schinus molle	California Pepper Tree	24" Box / Multi-trunk	35' x 50'

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 gal.@ 30" o.c.	4' X 4'
	Ligustrum japonica 'Texanum'	Texas Privet	5 gal.@ 30" o.c.	6' X 6'
	Lomandra longifolia 'Katrinus Deluxe'	Mat Rush	1 gal.@ 3' o.c.	3' X 3'
	Rosmarinus officinalis 'Roman Beauty'	Rosemary	5 gal.@ 2' o.c.	2' X 2'
	Trachelospermum jasminoides	Star Jasmine	1 gal.@ 2' o.c.	2' X 2'

VERDURA WALL PLANTING

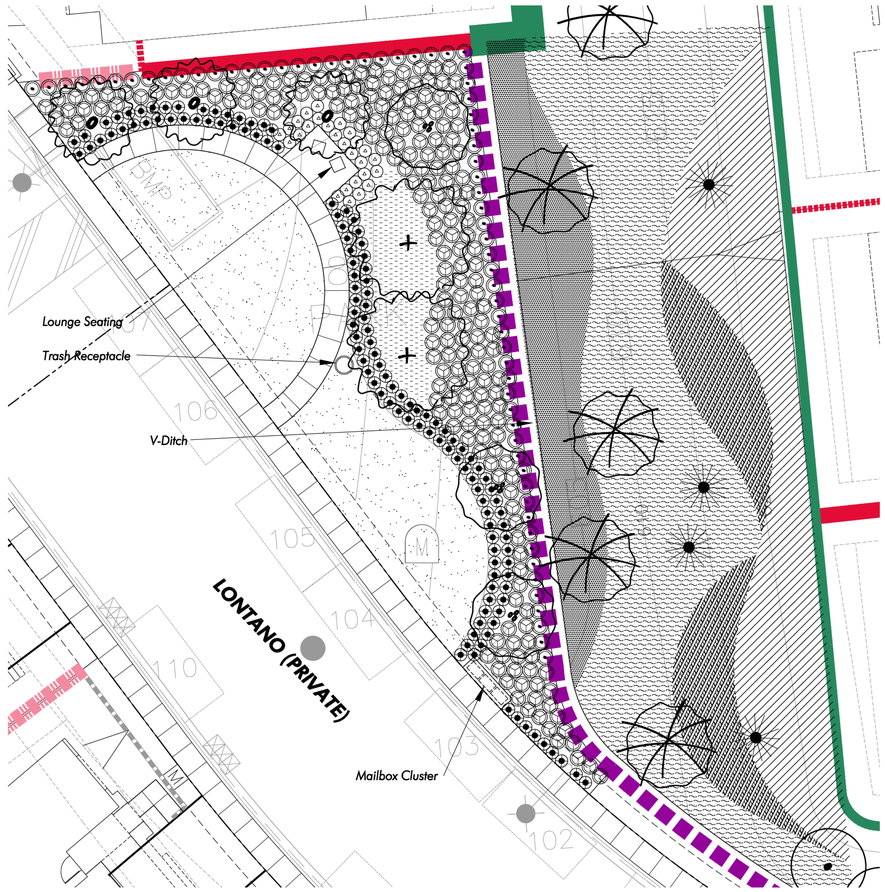
	Botanical Name	Common Name	Size & Comments	Height & Width
	Bougainvillea 'Rosenka'	Rosenka Bougainvillea	1 gal.	Varies
	Pelargonium peltatum 'Red'	Ivy Geranium	1 gal.	Varies



Verdura wall to have planting in every other cell (shown above). Two specified plants will be in large swathes.

Vedura Wall Drip System will be composed of the following:

Blank brown colored drip tubing, running on top of every planted row of Vedura block. One gallon per hour emitters will be located on the drip tube at every planted cell. From the valve a vertical section of UVR-PVC piping will run up the face of the wall, connecting and adapting to the horizontal runs of drip tubing. A similar vertical section of UVR-PVC will occur at each end of the wall drip systems to tie the tubing together and serve as a flush point. The vertical piping will occur at approximately 150' intervals, except where the Vedura walls are shorter than this length. The drip system will be served by a valve equipped with a basket filter and a 40 psi pressure regulator. The irrigation control system will include a flow senor that will allow the irrigation controller to recognize piping breaks and shut down the system in that event.



PLANTING ENLARGEMENT - POCKET PARK

Scale: 1" = 10'

TREES

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Arbutus unedo	Strawberry Tree	24" Box / Multi-trunk	30' X 25'
	Rhus lancea	African Sumac	24" Box	20' X 25'
	Schinus molle	California Pepper Tree	24" Box / Multi-trunk	35' x 50'
	Platanus racemosa	California Sycamore	24" Box	70' x 40'

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Agave americana	Century Plant	15 gal. as shown	3' X 6'
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 gal.@ 30" o.c.	4' X 4'
	Ligustrum japonica 'Texanum'	Texas Privet	5 gal.@ 30" o.c.	6' X 6'
	Rosmarinus officinalis 'Roman Beauty'	Rosemary	5 gal.@ 2' o.c.	2' X 2'
	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 gal. @ 30" o.c.	4' X Spreading
	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	1 gal.@ 3' o.c.	1' X 8'
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	1 gal.@ 6' o.c.	<1' X 10'
	Rosmarinus officinalis 'Huntington Carpet'	Rosemary	1 gal.@ 5' o.c.	1' X 4'
	Pelargonium peltatum 'Red'	Ivy Geranium	1 gal. @ 2' o.c.	1' X 5'
	Turf			

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Date	Revision

SHB42: Master Plan 3rd Submittal (08-14-2018)

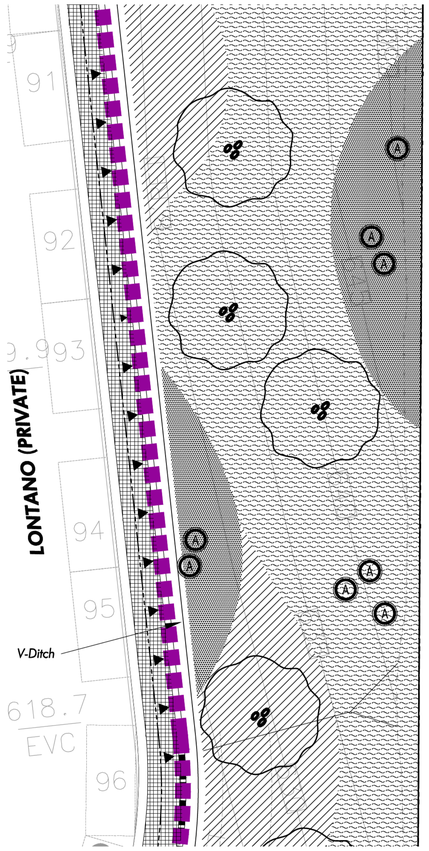
Sheet Title:

TYPICAL PLANTING PLAN ENLARGEMENTS

Job No. : SHB42
Scale: 1" = 10'
Drawn: BG
Checked: FP

Sheet Number:

L-3



PLANTING ENLARGEMENT - 8' WALL

Scale: 1" = 10'

TREES

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Quercus agrifolia	Coast Live Oak	15gal., 24" Box, 36" Box	40' X 40'

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
A	Agave attenuata	Fox Tail Agave	5 gal. as shown	4' X 6'
	Cotoneaster dammeri 'Lowfast'	Bearberry Cotoneaster	1 gal. @ 3' o.c.	1' X 8'
	Hesperaloe parviflora 'Brakelights'	Brakelights Red Yucca	1 gal. @ 2' o.c.	2' X 2'
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	1 gal. @ 6' o.c.	<1' X 10'
	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 gal. @ 5' o.c.	1' X 4'

VINES

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
▼	Distictis buccinatoria	Red Trumpet Vine	5 gal.@ 8' o.c. to be located on visible face of wall	Vine to 20'

PLANTING ENLARGEMENT - CIRCULAR PARK

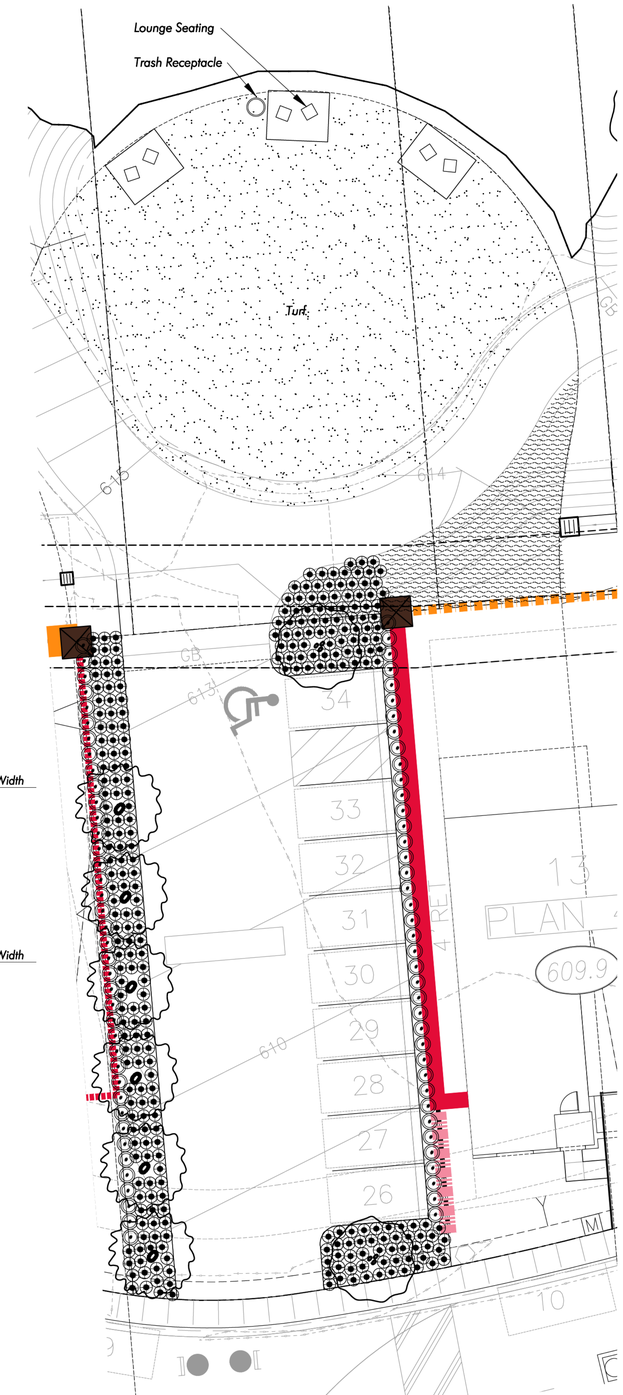
Scale: 1" = 10'

TREES

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Quercus agrifolia	Coast Live Oak	15gal., 24" Box, 36" Box	40' X 40'
	Tristania conferta	Brisbane Box	24" Box, 36" Box	35' X 25'

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Ligustrum japonica 'Texanum'	Texas Privet	5 gal.@ 30" o.c.	6' X 6'
	Trachelospermum jasminoides	Star Jasmine	1 gal.@ 2' o.c.	2' X 2'
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	1 gal.@ 6' o.c.	<1' X 10'
	Turf			



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Date	Revision

Sheet Title:

TYPICAL PLANTING PLAN ENLARGEMENTS

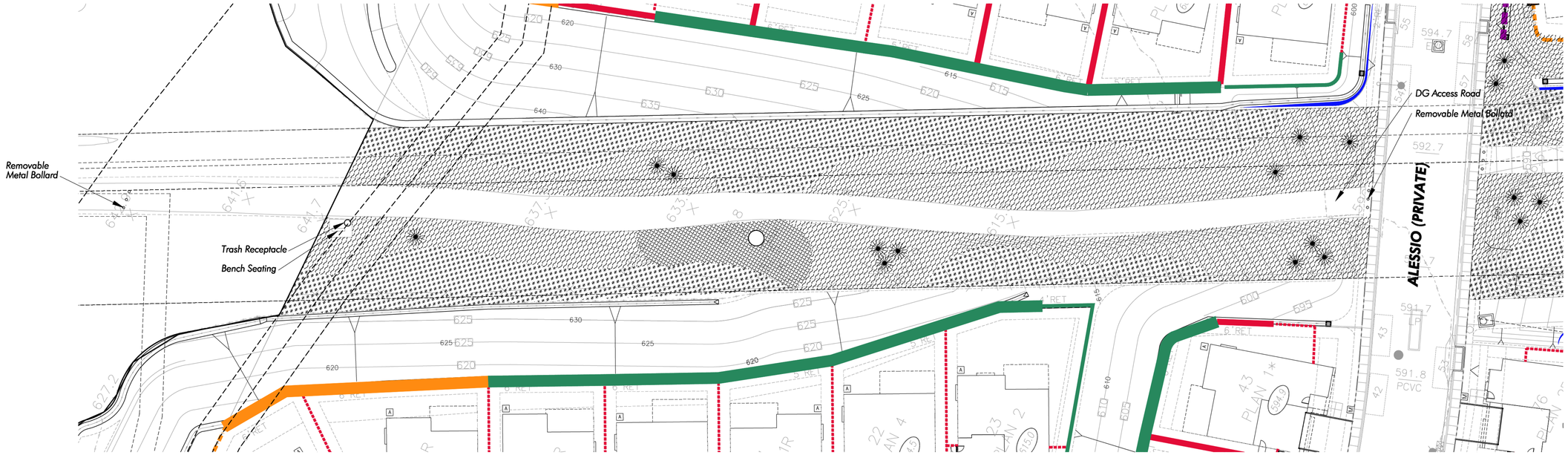
Job No. : SHB42
Scale: 1" = 10'
Drawn: BG
Checked: FP

Sheet Number:

L-4

SHB42: Master Plan 3rd Submittal (08-14-2018)

Plotted by: hkim Aug. 09, 2018 11:10 AM V:\SHB42-Teresina\C2\MP (Master Plan)\L-4-101-SHB42-MP Enlargement.dwg



PLANTING ENLARGEMENT - LINEAR PARK

Scale: 1" = 10'

SHRUBS, GROUND COVERS

Symbol	Botanical Name	Common Name	Size & Comments	Height & Width
	Acacia redolens 'Desert Carpet'	Prostrate Acacia	1 gal.	
	Agave americana	Century Plant	15 gal. as shown	3' X 6'
	Buchloe dactyloides	UC Verde Buffalograss	1 gal.	
	Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	1 gal.@ 6' o.c.	<1' X 10'

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Shea Homes

Date	Revision

Sheet Title:

TYPICAL PLANTING PLAN ENLARGEMENTS

Job No. : SHB42
Scale: 1" = 20'
Drawn: KG
Checked: FP

Sheet Number:

L-5

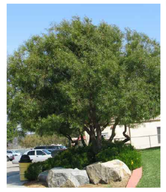
SHB42: Master Plan 3rd Submittal (08-14-2018)

Plotted by: hkim Aug. 09, 2018 09:32 AM V:\SHB42-Teresina\C2\MP (Master Plan)\L-5-101-SHB42-MP Enlargement.dwg

TREES

Acacia stenophylla
Shoestring Acacia
24" box

Olea europaea
Olive Tree
36" box



Rhus lancea
African Sumac
24" box, 36" box

Arbutus unedo
Strawberry Tree
15 gal, 24" box / Multi-Trunk

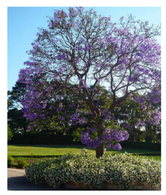
Platanus racemosa
California Sycamore
36" box / Multi-Trunk

Sambucus nigra
Mexican Elderberry
15 gal.

Elaeocarpus decipiens
Japanese Blueberry
24" box

Podocarpus gracilior
Fern Pine
36" box

Schinus molle
Peruvian Pepper Tree
24" box, 36" box



Jacaranda mimosifolia
Jacaranda
24" box

Pyrus calleryana 'Bradford'
Bradford Pear
24" box, 36" box

Tristania conferta
Brisbane Box
24" box, 36" box

Lagerstroemia indica x fauriei
'Tuscarora'
Tuscarora Crape Myrtle
24" box

Quercus agrifolia
Coast Live Oak
15 gal, 24" box, 36" box

Laurus Nobilis
Sweet Bay
24" box

Quercus engelmannii
Engelmann Oak
15 gal, 24" box, 36" box

LEGEND

- Special Maintenance Area - Wet Zone
- Fuel Modification Zone B - Wet Zone
- Soft Bottom Basin
- Fuel Management Zone

SHRUBS & GROUND COVERS

Acacia redolens ' Desert Carpet'
Prostrate Acacia
1 gal.

Cotoneaster spp.
NCN
1 gal.

Ligustrum j. 'Texanum'
Texas Privet
5 gal.

Anigozanthos spp.
Kangaroo paw
1 gal.

Dianella spp.
Flax Lily
1 gal.

Lomandra spp.
NCN
1 gal.

Agave spp.
Agave
5 gal.

Feijoa sellowiana
Pineapple Guava
15 gal.

Myoporum spp.
Creeping Myoporum
1 gal.

Aloe spp.
Aloe
5 gal.

Hesperaloe parviflora
Red yucca
5 gal.

Opuntia littoralis
Prickly pear
1 gal.

Arctostaphylos spp.
Manzanita
1 gal.

Heteromeles arbutifolia
Toyon
5 gal.

Pelargonium peltatum
Ivy geranium
1 gal.

Baccharis pilularis spp.
Coyote brush
1 gal.

Juncus spp.
NCN
1 gal.

Phlomis lanata
Jerusalem Sage
5 gal.

Bougainvillea spp.
Bougainvillea
5 gal.

Lantana spp.
Lantana
1 gal.

Pittosporum tobira spp.
Mock Orange
5 gal.

Buxus microphylla var. japonica
Japanese Boxwood
5 gal.

Lavandula spp.
Lavender
1 gal.

Portulacaria afra
Elephant's Food
1 gal.

Carissa macrocarpa 'Boxwood Beauty'
Dwarf Natal Plum
1 gal.

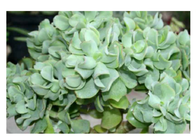
Leucophyllum spp.
Texas ranger
5 gal.

Punica granataum 'Nana'
Dwarf Pomegranate
5 gal.

Carissa macrocarpa 'Green Carpet'
Green Carpet Natal plum
1 gal.

Leymus condensatus
Giant Rye Grass
1 gal.

Rosa spp.
Rose
2 gal.



Crassula spp.
Jade plant
1 gal.

Leymus triticoides
Creeping Wild Rye
1 gal.

Rhaphiolepis indica spp.
India Hawthorn
5 gal.

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Date	Revision

Sheet Title:

PLANT MATERIAL EXHIBIT

Job No. : SHB42
Scale:
Drawn: KG
Checked: FP

Sheet Number:

L-6

SHB42: Master Plan 3rd Submittal (08-14-2018)

SHRUBS & GROUND COVERS, CONTINUED

Rhus integrifolia
Lemonade berry
5 gal.

Rosmarinus spp.
Rosemary
1 gal.

Salvia leucantha
Mexican Sage Brush
1 gal.

Senecio mandraliscae
Senecio
1 gal.

Strelitzia reginae
Bird of Paradise
5 gal.

Trachelospermum jasminoides
Star jasmine
5 gal.

Trichostema lanatum
Woolly blue curls
1 gal.

Westringia spp.
Coast Rosemary
5 gal.

Yucca recurvifolia
Yucca Pendula
5 gal.

VINES & ESPALIERS

Calliandra haematocephala
Powder Puff
5 gal.

Distictus buccinatoria
Scarlet Trumpet Vine
5 gal.

Hardenbergia violacea
Purple Vine Lilac
5 gal.

Pandorea jasminoides
Pandorea
5 gal.

Pyracantha spp.
Pyracantha
5 gal.

LEGEND

- Special Maintenance Area - Wet Zone
- Fuel Modification Zone B - Wet Zone
- Soft Bottom Basin
- Fuel Management Zone

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Sheet Title:

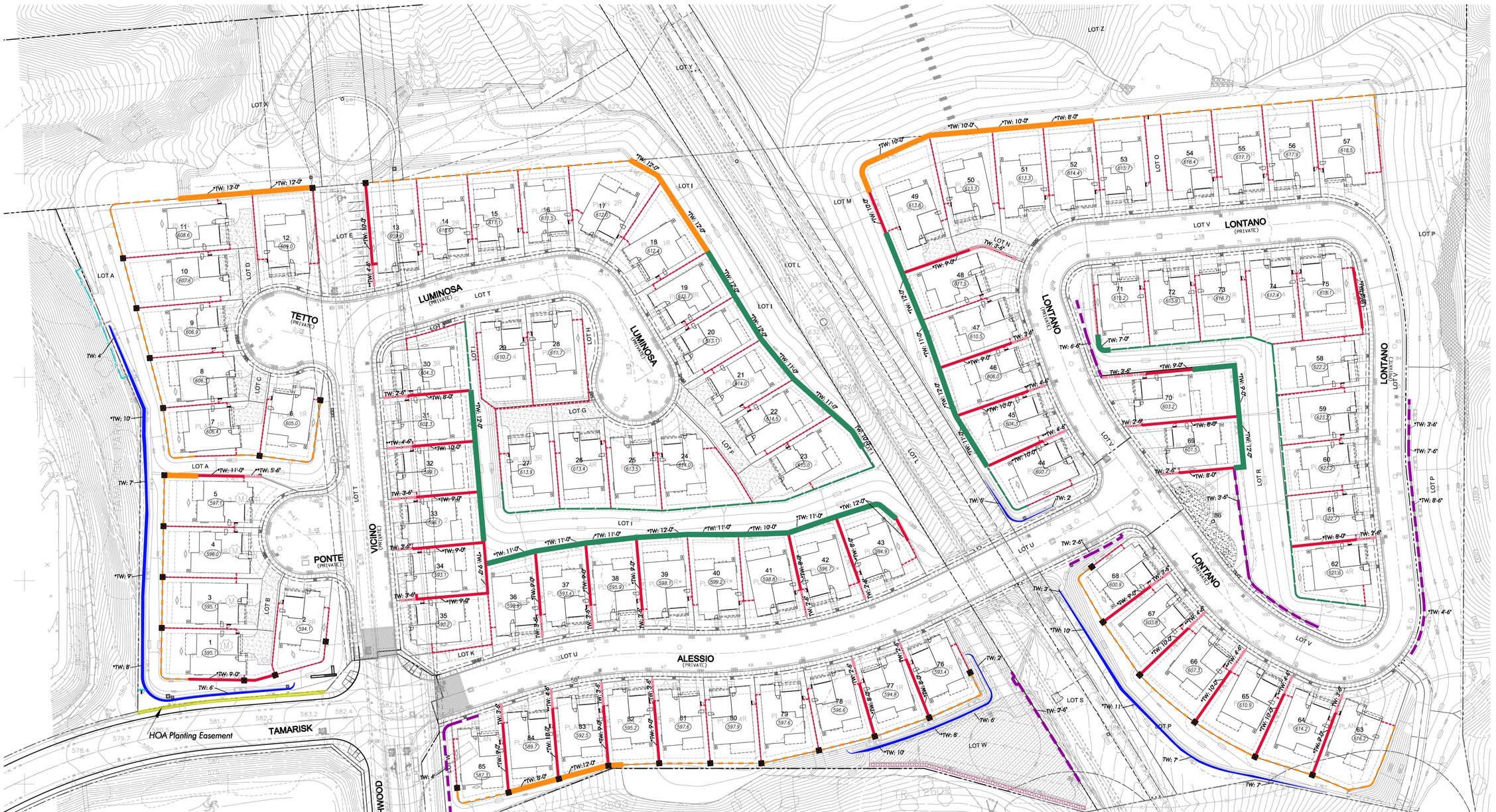
PLANT MATERIAL EXHIBIT

Job No. : SHB42
Scale:
Drawn: KG
Checked: FP

Sheet Number:

L-7

SHB42: Master Plan 3rd Submittal (08-14-2018)



* *Request for modification from Serrano Highlands wall height requirements on side or rear property lines that exceed 7.5 feet in height:*
- *Side Yard Lot 1*
- *Side Yard Lot 5*
- *MSE wall to the rear of lots 3-4*
- *MSE wall to the rear of lots 7-8*
- *Side/Rear for lots 11-12*
- *Side Yard Lot 13*
- *Rear wall for lots 31-34*
- *Side walls between lots 30-35*
- *Rear wall for lots 36-43*
- *Side wall between lots 36-39*
- *Side wall between lots 41-43*
- *Side wall between 81-85*
- *Side wall between 76-78*
- *Rear wall for lots 83-84*
- *MSE wall to the rear of lot 76, 77*
- *Rear wall for lots 17-23*
- *Rear wall for lots 45-52*
- *Side wall for lots 44-47*
- *Side wall for lots 48-49*
- *Rear wall for lot 71*
- *Side walls for lots 69-70*
- *Rear walls for lots 69-70*
- *Side wall for lot 75*
- *Side walls between 63-68*
- *MSE wall to the rear of lots 66-68*

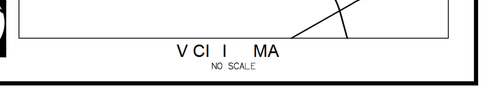
** *Request for modification from Serrano Highlands wall height requirements in front yard setback that exceed 3.5 feet in height:*
- *Lots 13, 31/32, 83/84, 44/45, 45/46, 64/65, 65/66, 66/67*

Notes:
1. *The height and location of the fence or walls proposed will not result in or create a traffic hazard.*
2. *The location, size, design and other characteristics of the fence or wall will not create conditions or situations that may be objectionable, detrimental or incompatible with other permitted uses in the vicinity.*

SYMBOLS LEGEND:

- *Glass View Fence on Low Wall*
- *Glass View Fence on Low Retaining Wall (Wall Height Varies)*
- *Steel View Fence on Low Wall*
- *Steel View Fence on Low Retaining Wall (Wall Height Varies)*
- *Slump Block Wall*
- *Retaining Slump Block Wall (Wall Height Varies)*
- *Verdura Wall (Wall Height Varies)*
- *Retaining Slump Block wall (Non individual Homeowner wall) (Wall Height Varies)*
- *Retaining Low Slump Block Wall (Wall Height Varies)*
- *Slump Block Pilaster with Slump Cap (Pilaster Height Varies)*
- *Wood Sideyard Gate (5' - 6")*
- *6' Chain Link Fence and Gate*
- *±7' Gabion Wall per Civil Engineer's Plans*

NOTES:
1. *Refer to Sheet L-9 for Wall and Fence Details.*



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Sheet Title:

WALL AND FENCE PLAN

Job No. :	*SHB42*
Scale:	*1" = 40'*
Drawn:	*HK*
Checked:	*FP*

Sheet Number:

L-8

SHB42: Master Plan 3rd Submittal (08-22-2018)

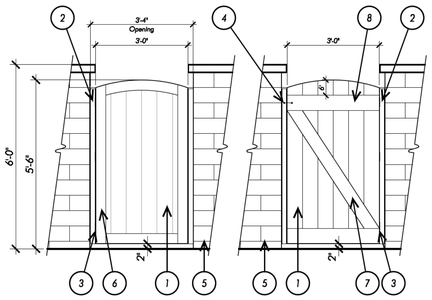
Plotted by: hkim Aug. 22, 2018 10:00 AM V:\SHB42-Teresina\C2\WP (Master Plan)\L-8-101-SHB42-MP Wall and Fence.dwg

LEGEND

1. 1"x 6" Slats.
2. 2" x 4" Wood posts.
3. (2) Heavy duty, rust resistant galvanized steel hinges.
4. Galvanized steel gate latch per Owner/ Contractor. Place on backyard side of gate.
5. Adjacent wall- per plan.
6. 1"x 4" Gate frame.
7. 2"x 4" Cross Brace (Yard side only)
8. 2"x 6" Gate frame top and bottom (Yard side only)

NOTES

A. Paint to be Frazee 'Barn Rafter' 8705D Eggshell Finish.
B. All wood members shall be Re-Sawn Douglas Fir with straight grain.
C. Contractor shall use galvanized nails and hardware throughout.

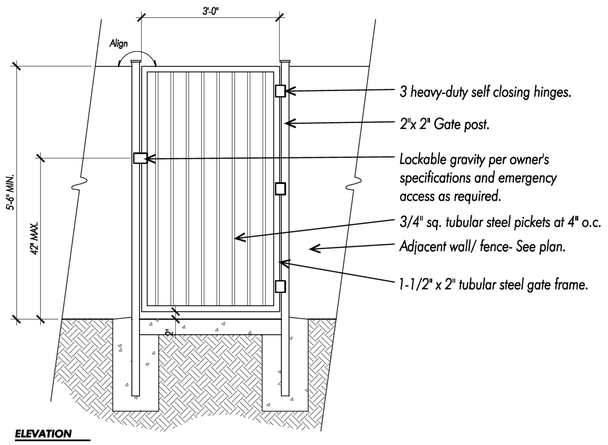


FRONT ELEVATION **REAR ELEVATION**

G-Vinyl Sideyard Gate

WOOD SIDEYARD GATE

Scale: 1/2" = 1'-0"



ELEVATION

STEEL ACCESS GATE

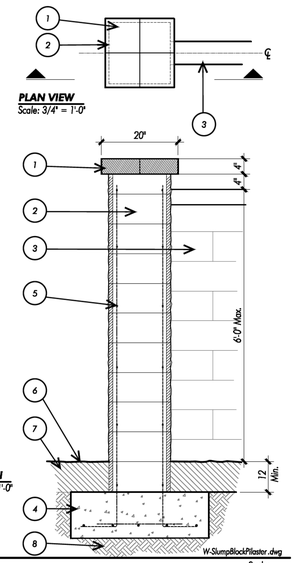
3/4" = 1'-0"

LEGEND

1. (4)10x4x16 Slump Par-Cap.
2. 16x6x16 Slump Block, grout cells solid.
3. Adjacent wall.
4. Concrete footing per Structural Engineer.
5. Reinforcement per Structural Engineer.
6. Finish grade.
7. Amended top soil per soils report, where occurs.
8. 90% compacted sub-grade.

NOTES

A. See Civil Engineer's Plans and details for special conditions such as retaining and adjacent slopes.
B. Refer to Structural Engineer's Plans for all footings, connections and reinforcing applications.



PLAN VIEW Scale: 3/4" = 1'-0"

ELEVATION Scale: 3/4" = 1'-0"

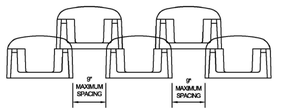
W-SlumpBlockPilaster.dwg

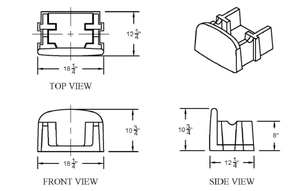
SLUMP BLOCK PILASTER

Scale: 3/4" = 1'-0"

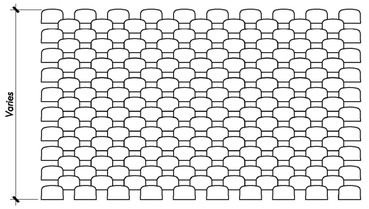
GABION WALL

CHAIN LINK GATE AND FENCE



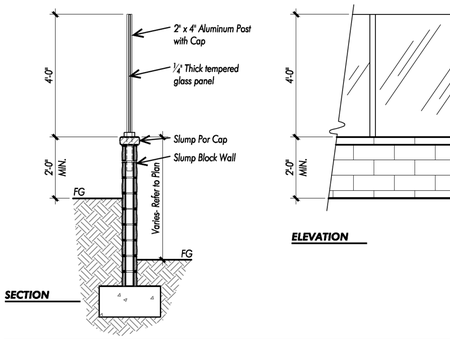


VERDURA 40 BLOCK DETAIL



FRONT OF WALL DETAIL

TYPICAL VEDURA WALL



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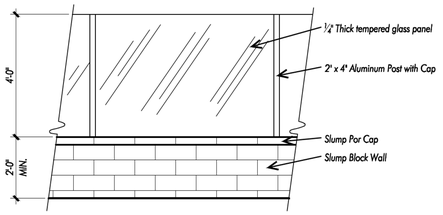
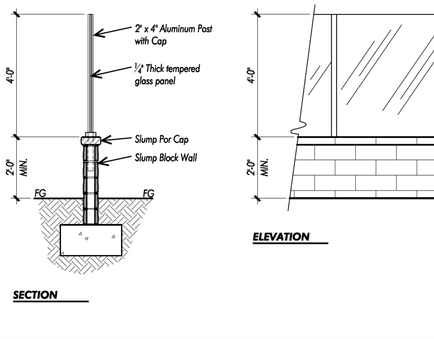


ELEVATION

Glass View Fence .dwg

GLASS VIEW FENCE ON LOW RETAINING WALL

Scale: 1/2" = 1'-0"



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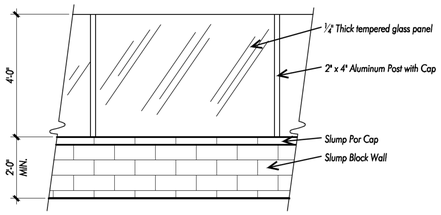
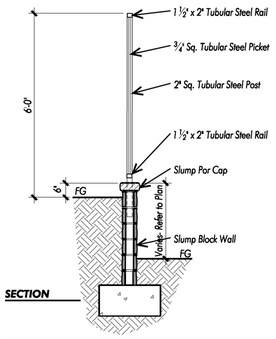


ELEVATION

Glass View Fence .dwg

GLASS VIEW FENCE ON LOW WALL

Scale: 1/2" = 1'-0"



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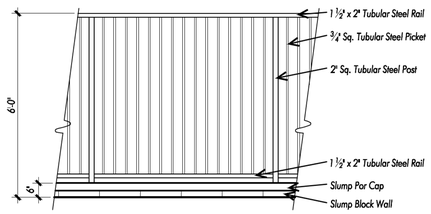
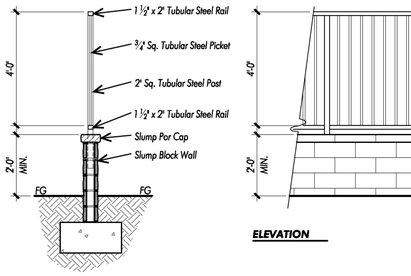


ELEVATION

View Fence .dwg

STEEL VIEW FENCE ON LOW RETAINING WALL

Scale: 1/2" = 1'-0"



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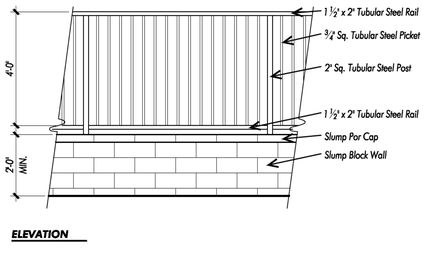
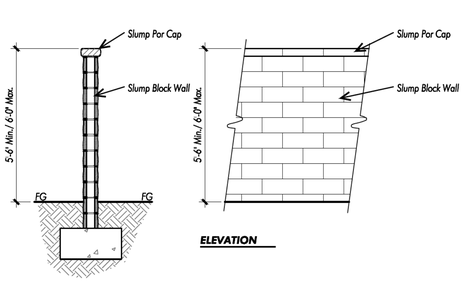


ELEVATION

View Fence .dwg

STEEL VIEW FENCE ON LOW WALL

Scale: 1/2" = 1'-0"

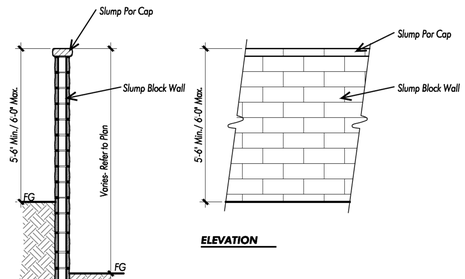


SECTION **ELEVATION**

Privacy Wall.dwg

SLUMP BLOCK WALL

Scale: 1/2" = 1'-0"

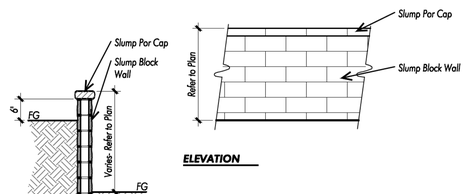


SECTION **ELEVATION**

Privacy Wall.dwg

RETAINING SLUMP BLOCK WALL

Scale: 1/2" = 1'-0"



SECTION **ELEVATION**

Low Wall Retaining.dwg

RETAINING LOW SLUMP BLOCK WALL

Scale: 1/2" = 1'-0"

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Sheet Title:

WALL AND FENCE DETAILS

Job No. : SHB42
Scale: -
Drawn: HK, BG
Checked: FP

Sheet Number:

L-9

SHB42: Master Plan 3rd Submittal (08-14-2018)

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