

AERIAL VIEW / VICINITY MAP

NOT TO SCALE



LA TIJERA BLVD

SEPULVEDA EASTWAY

AERIAL / PROJECT SUMMARY / SITE PHOTO

8740 La Tijera Blvd.
(LA) Owner, LLC

PROJECT TEAM:

OWNER/DEVELOPER:
8740 LA TIJERA BLVD. (LA) Owner, LLC.
8820 S. SEPULVEDA EASTWAY
LOS ANGELES, CA 90028
OLIVER BAKER

PLANNING CONSULTANT:
THREE6IXTY
4309 OVERLAND AVENUE
CULVER CITY, CALIFORNIA 90230
MATTHEW HAYDEN
(310)204-3500
MATTHEW@THREE6IXTY.NET

ARCHITECT:
VTBS
1738 BERKELEY STREET
SANTA MONICA, CA 90404
ROGER WOLF
(310)394-0273
RWOLF@VTBS.COM

LANDSCAPE ARCHITECT:
LA GROUP DESIGN WORKS
24013 VENTURA BLVD. SUITE 201
CALABASAS, CA 91302
BOB YAMASHITA
(818)251-9718
BOBY@LAGROUPINC.NET

SURVEYOR:
ROSELL SURVEYING
15180 TRANSISTOR LANE
HUNTINGTON BEACH, CA 92649
(714)934-4500
INFO@ROSELLSURVEYING.COM

EXHIBIT "A"
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Case No. D12-245-523-SPA

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PROJECT SUMMARY

SITE INFORMATION

ADDRESS:
8740 LA TIJERA BLVD, LOS ANGELES, CA 90045

LEGAL DESCRIPTION:

PARCEL 1 (R4-1 LOT)
POR. RANCHO SAUSAL REDONDO, PATENT
RECORDED IN BK 1, PG 507 & 508 OF PATENTS, IN
OFFICE OF THE COUNTY RECORDER OF LOS
ANGELES TOGETHER WITH POR LOT 3, TR 12856, BK
254, PG 13-29 INCLUSIVE PER MAP IN BOOK OF MAPS
OF LOS ANGELES COUNTY.

PARCEL 2 (R1-1 LOT)

LOTS 505-512 INCLUSIVE OF TR 12574 PER MAP
RECORDED IN BK 247, PG 13-20 INCLUSIVE OF MAPS
IN THE OFFICE OF COUNTY RECORDER OF LOS
ANGELES COUNTY

ZONE: R4-1, R1-1

PROJECT SUMMARY

LOT SIZE: PARCEL 1 = 54,724 SF = 1.26AC
PARCEL 2 = 5,121 SF = 0.12 AC
TOTAL = 59,845 FS = 1.37 AC

BUILDABLE AREA (R4 LOT ONLY) = 43,179 sf
ALLOWABLE DENSITY (R4 LOT ONLY): 54,724 SF / 400 sf/DU = 136
LOT COVERAGE: 25,217 sf / 54,724 sf (R4 LOT ONLY) = 46.1%
ALLOWABLE HEIGHT: UNLIMITED
PROPOSED HEIGHT: 67'
PROPOSED # OF STORIES: 5 RESIDENTIAL

	TYPE	SIZE	NO.	NET AREA	
A	STUDIO	518 sf	5	2,590 sf	
B	STUDIO	540 sf	5	2,700 sf	
C	STUDIO	604 sf	5	3,020 sf	
D	STUDIO	600 sf	5	3,000 sf	
E	STUDIO	548 sf	8	4,384 sf	
F	1BR	728 sf	45	32,760 sf	STUDIOS: 28 - 20.6%
G	1BR	730 sf	5	3,650 sf	1BR: 55 - 40.4%
H	1BR	813 sf	5	4,065 sf	2BR: 53 - 39%
I	2BR	912 sf	5	4,560 sf	
J	2BR	1,097 sf	15	16,455 sf	
K	2BR	1,055 sf	19	20,045 sf	
K alt	2BR	974 sf	10	9,740 sf	
L	2BR	891 sf	4	3,564 sf	
	TOTAL		136	110,533 sf	

110,533 X 1.16 = 128,200 sf
GYM/REC 3,671 sf
LEASING/LOUNGE 895 sf
TOTAL 132,766 SF

PARKING REQUIRED
LESS THAN 3 H.R. 28 x 1 = 28 stalls
3 H.R. 55 x 1.5 = 82 stalls
MORE THAN 3 H.R. 53 x 2 = 106 stalls
216 stalls

FAR 97% OF 132,766 SF = 128,780 SF
128,780 SF / 43,179 SF = 2.98 FAR

BIKES 136 Long Term + 14 Short Term = 150

YARD MATRIX
FRONT 15'
REAR 15' + 2' = 17'
SIDES 5' + 3' = 8'

PARKING PROVIDED
P1 92 stalls 114 BICYCLES
P2 129 stalls 36 BICYCLES
230 stalls 150 BICYCLES

OPEN SPACE REQUIRED (SEC 12.21.G)

83 DU X 100 sf/du = 8,300 sf
53 DU X 125 sf/du = 6,625 sf
TOTAL 14,925 sf

OPEN SPACE PROVIDED
COMMON OPEN SPACE 9,110 SF
PRIVATE OPEN SPACE 5,815 SF
TOTAL OPEN SPACE PER SEC 12.21.G 14,925 SF

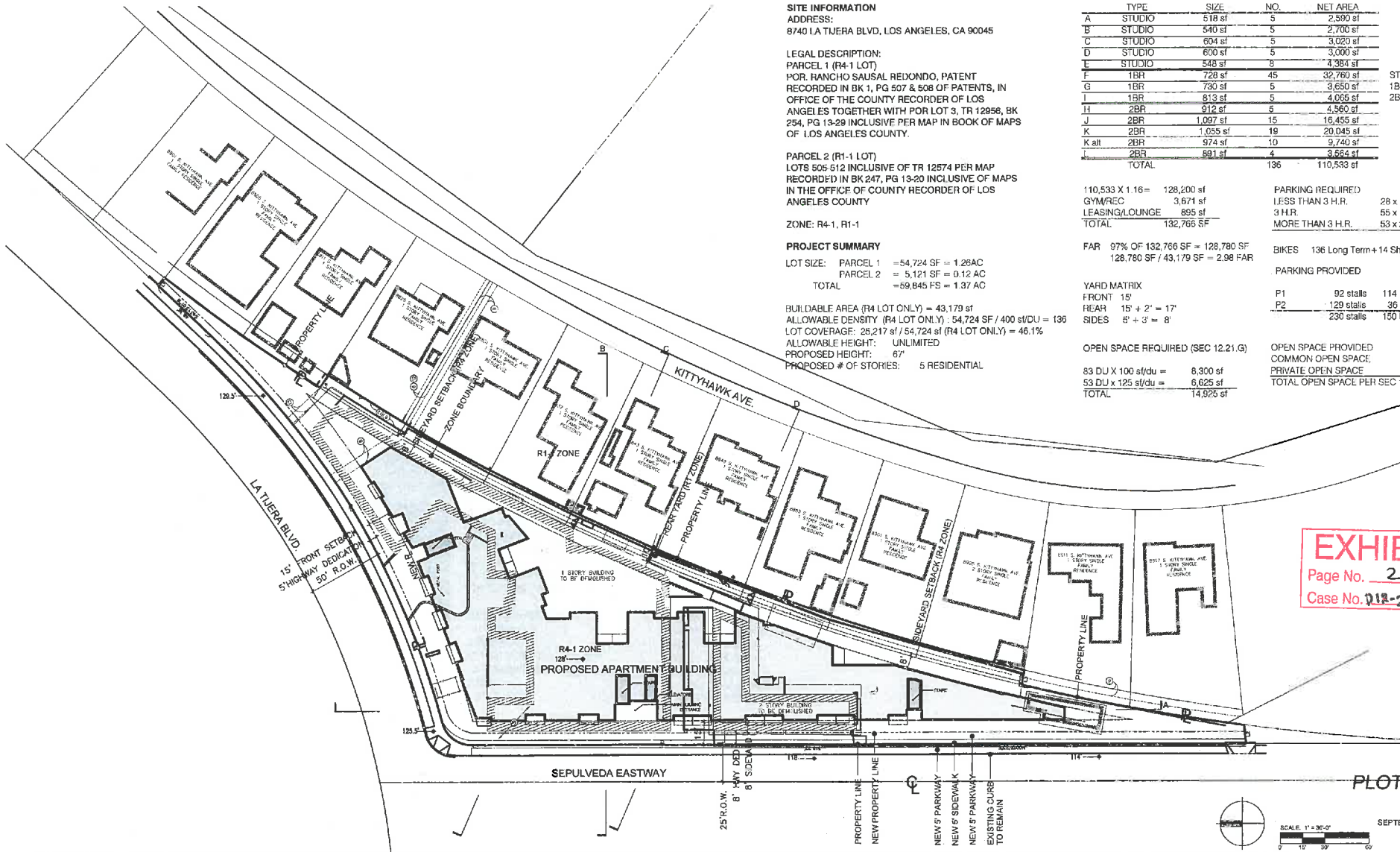
A100

SEPTEMBER 10, 2015

LA TIJERA/SEPULVEDA EASTWAY

LOS ANGELES, CALIFORNIA





SITE INFORMATION
 ADDRESS:
 8740 LA TIJERA BLVD, LOS ANGELES, CA 90045

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 PARCEL 1 (R4-1 LOT)
 POR, RANCHO SAUSAL REDONDO, PATENT
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 1BR: 55 - 40.4%
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110,533 X 1.16 = 128,200 sf
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 LEASING/LOUNGE 895 sf
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 216 stalls

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 128,780 SF / 43,179 SF = 2.98 FAR

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YARD MATRIX
 FRONT 15'
 REAR 15' + 2" = 17'
 SIDES 8' + 3' = 8'

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OPEN SPACE PROVIDED
 COMMON OPEN SPACE 9,110 SF
 PRIVATE OPEN SPACE 5,815 SF
 TOTAL OPEN SPACE PER SEC 12.21.G 14,925 SF

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LA TIJERA/SEPULVEDA EASTWAY
 LOS ANGELES, CALIFORNIA

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1218 BERKELEY STREET
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 TEL: 310.308.8111
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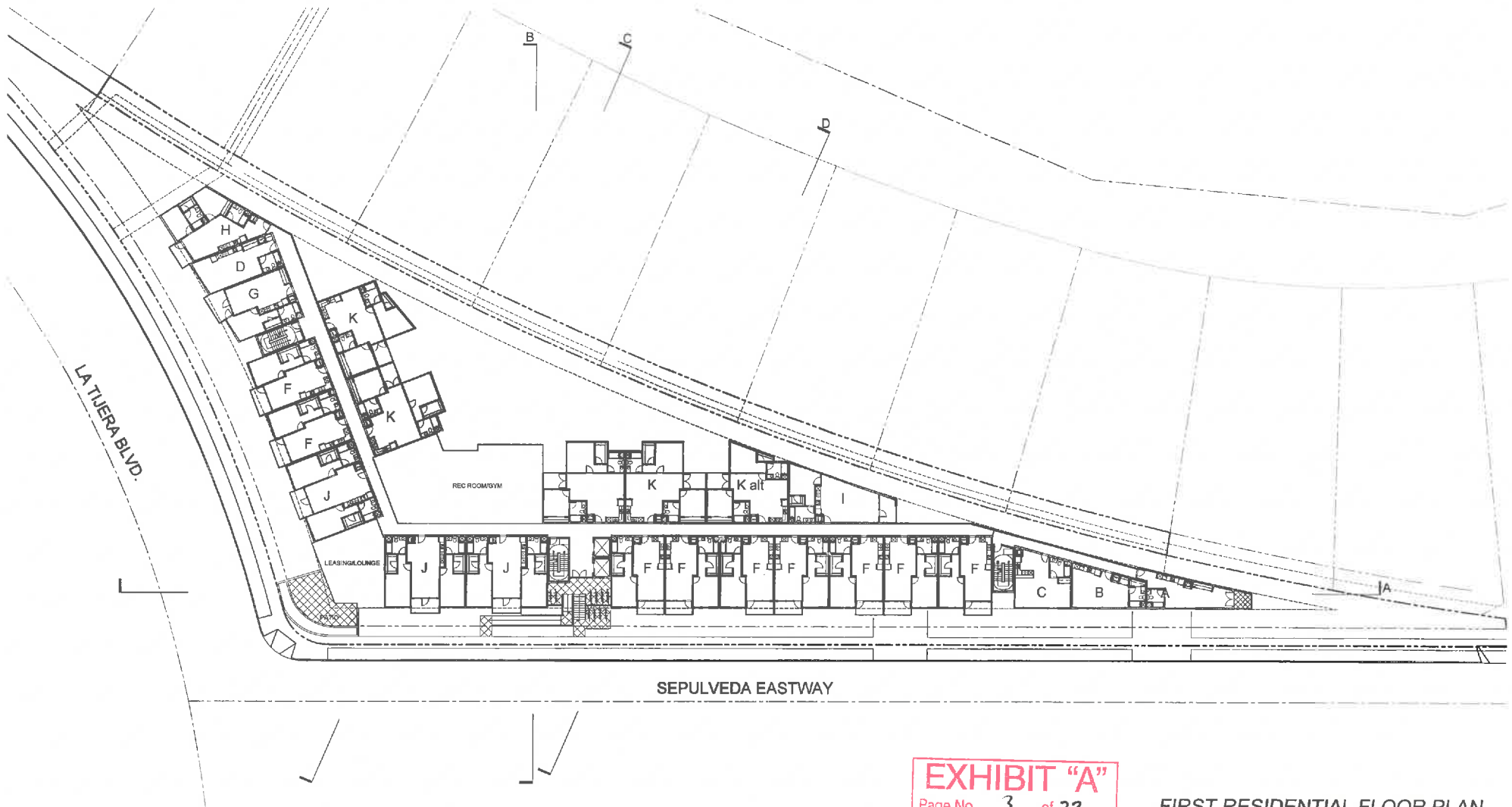


EXHIBIT "A"
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 Case No. DA-2015-587-SPA

FIRST RESIDENTIAL FLOOR PLAN
A102
 SEPTEMBER 10, 2015

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

8740 La Tijera Blvd.
 (LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY
 LOS ANGELES, CALIFORNIA

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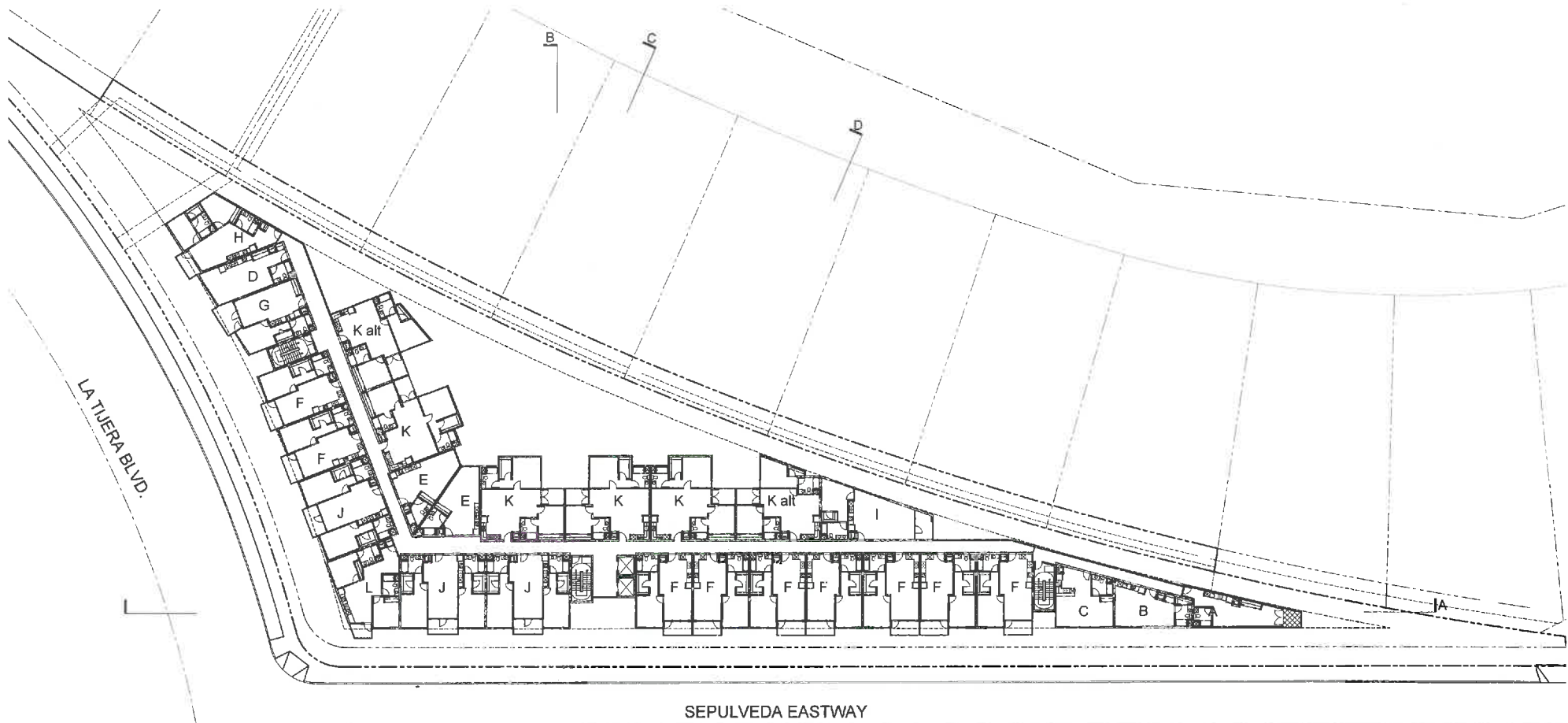


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**2nd - 5th RESIDENTIAL FLOOR PLAN
 A104**



SEPTEMBER 10, 2015

8740 La Tijera Blvd.
 (LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY
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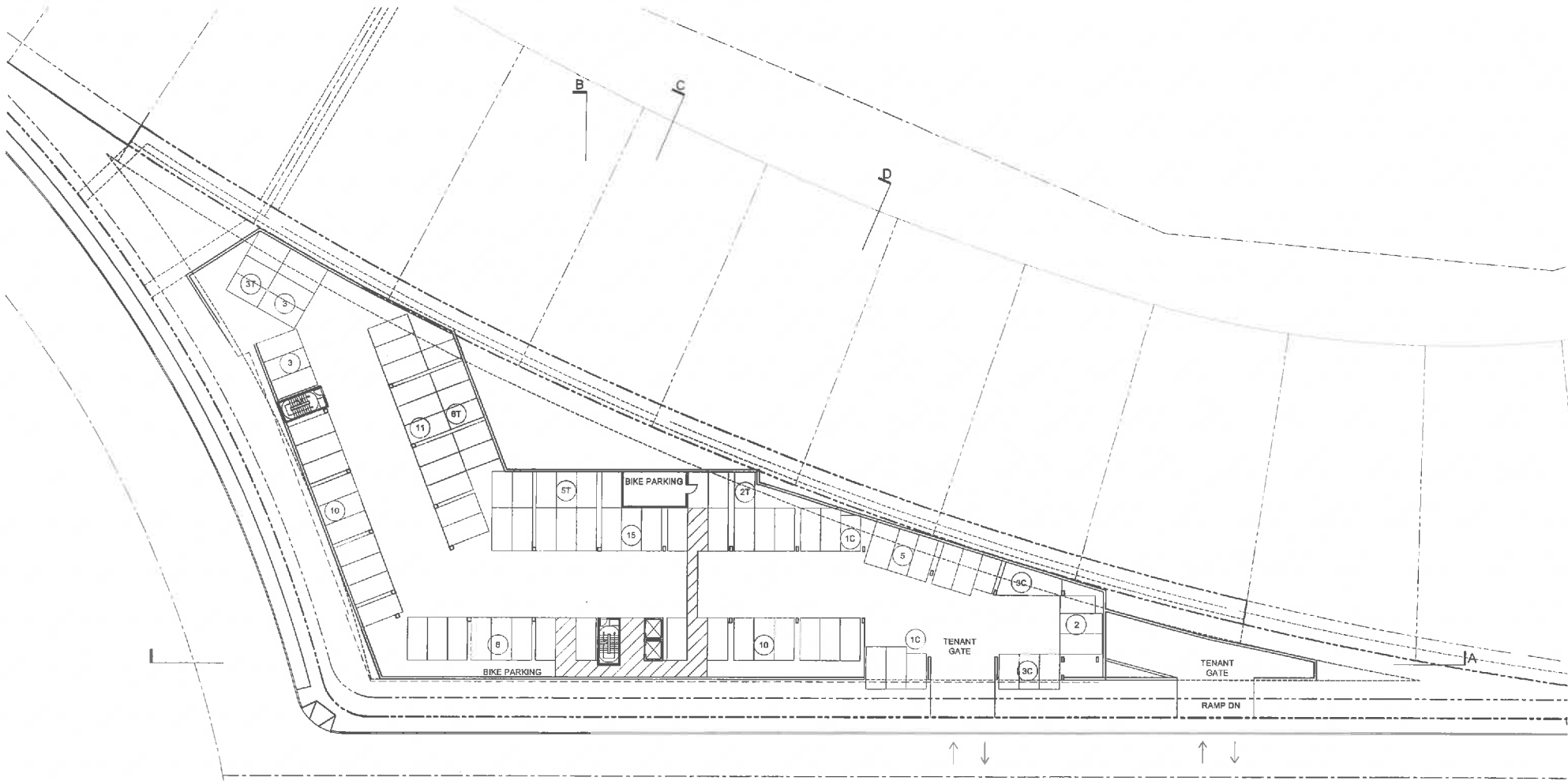
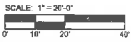


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 Case No. DIR-2015-583-578

**P1 UPPER PARKING
 A105**

SEPTEMBER 10, 2015



8740 La Tijera Blvd.
 (LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY

LOS ANGELES, CALIFORNIA

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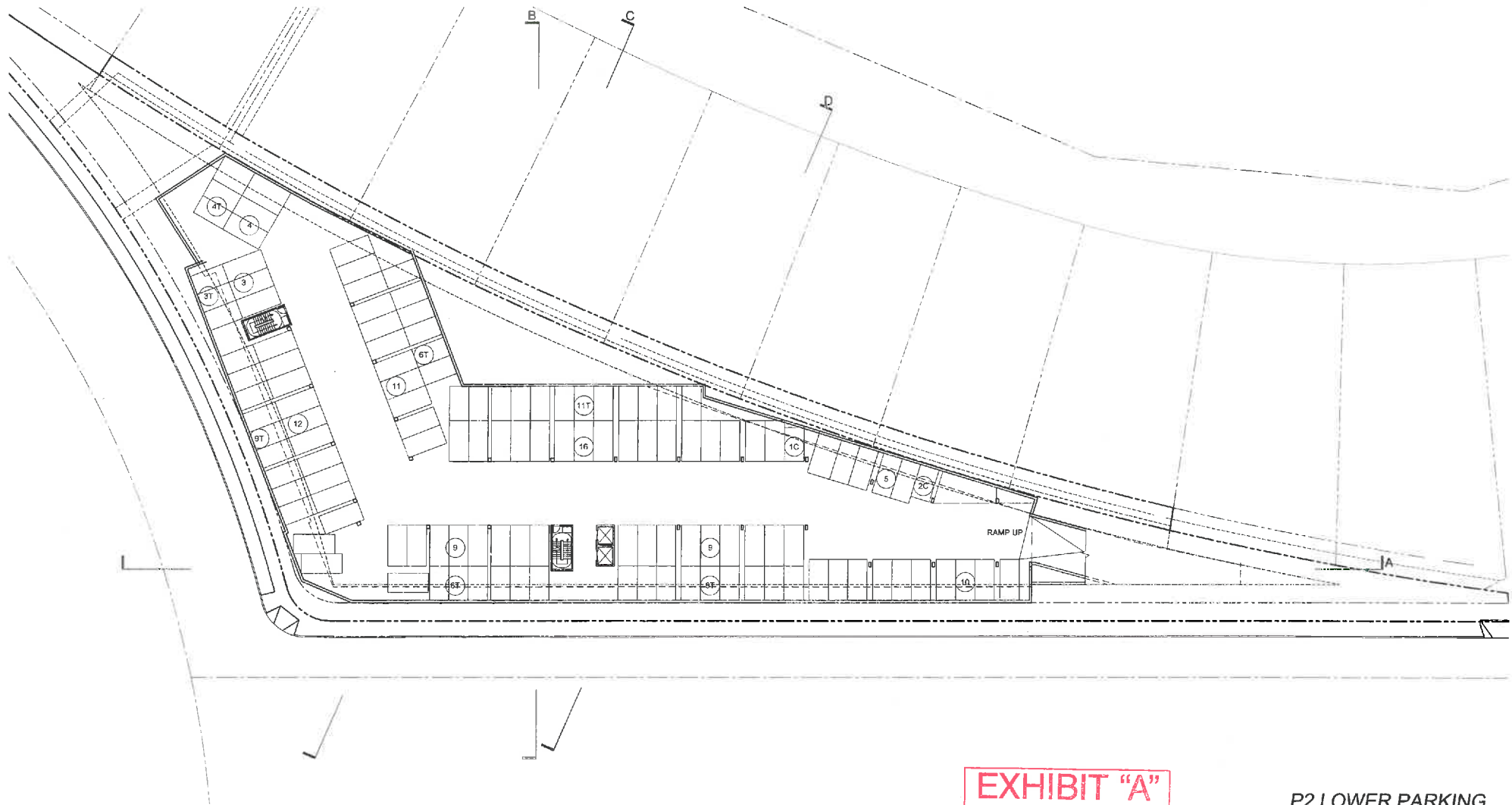
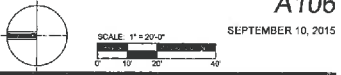


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**P2 LOWER PARKING
 A106**



SEPTEMBER 10, 2015

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 (LA) Owner, LLC

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 LOS ANGELES, CALIFORNIA

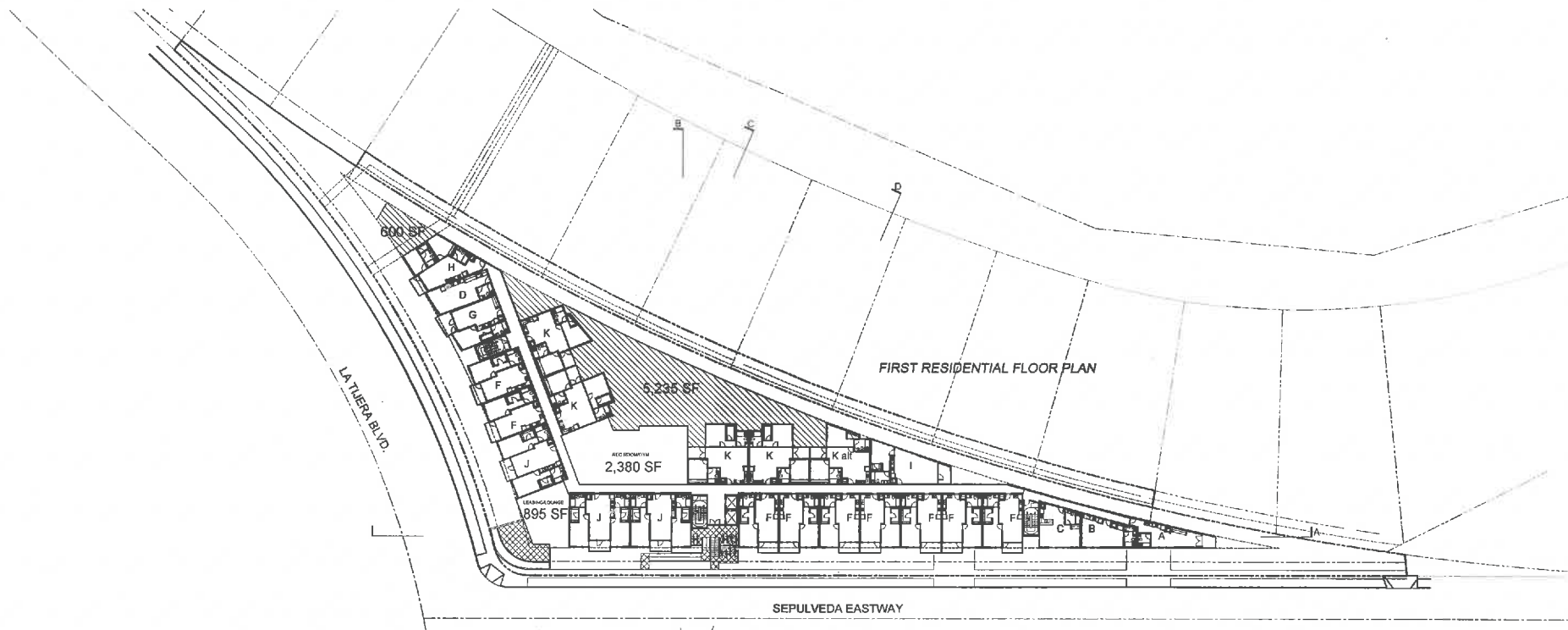
1734 BERKELEY STREET
 SANTA MONICA, CA 90404
 TEL: (310) 310-1100 FAX: (310) 310-1100
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 ARCHITECTURE - PLANNING - DESIGN



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OPEN SPACE REQUIRED (SEC 12.21.G)

83 DU X 100 sf/du =	8,300 sf
53 DU x 125 sf/du =	6,625 sf
TOTAL	14,925 sf

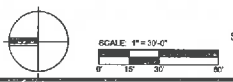
OPEN SPACE PROVIDED

	ACTUAL OPEN SPACE
MAIN COURT	5,235 sf
OTHER COURT	600 sf
GYM + REC. ROOMS	3,275 sf
TOTAL COMMON OS	9,110 sf
PRIVATE OS	5,815 sf
TOTAL OS	14,925 sf

EXHIBIT "A"

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 Case No. D111-2015-523-371

**OPEN SPACE
A107**



SEPTEMBER 10, 2015

8740 La Tijera Blvd.
(LA) Owner, LLC

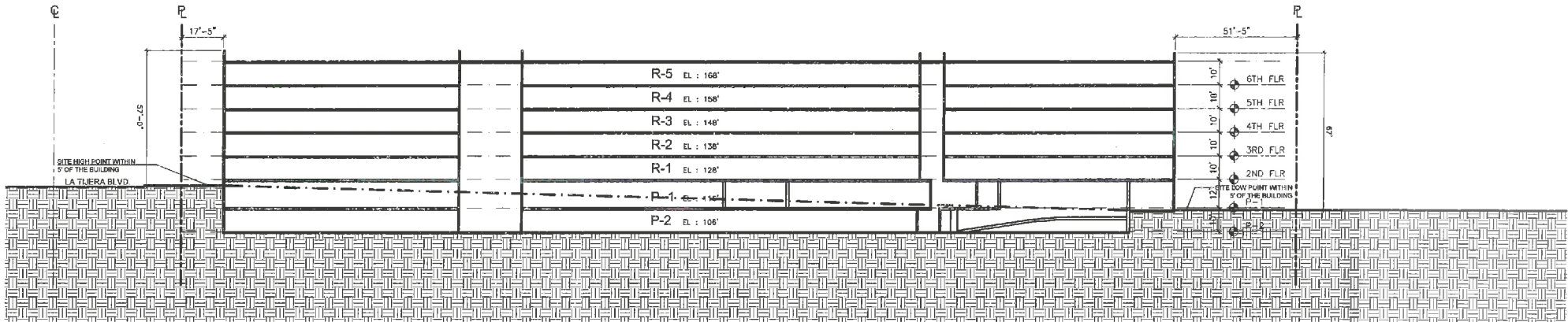
LA TIJERA/SEPULVEDA EASTWAY
 LOS ANGELES, CALIFORNIA

1775 BRIMLEY STREET
 SANTA MONICA, CA 90404
 TEL 310.584.1000 FAX 310.584.1001
 www.vanilburg.com

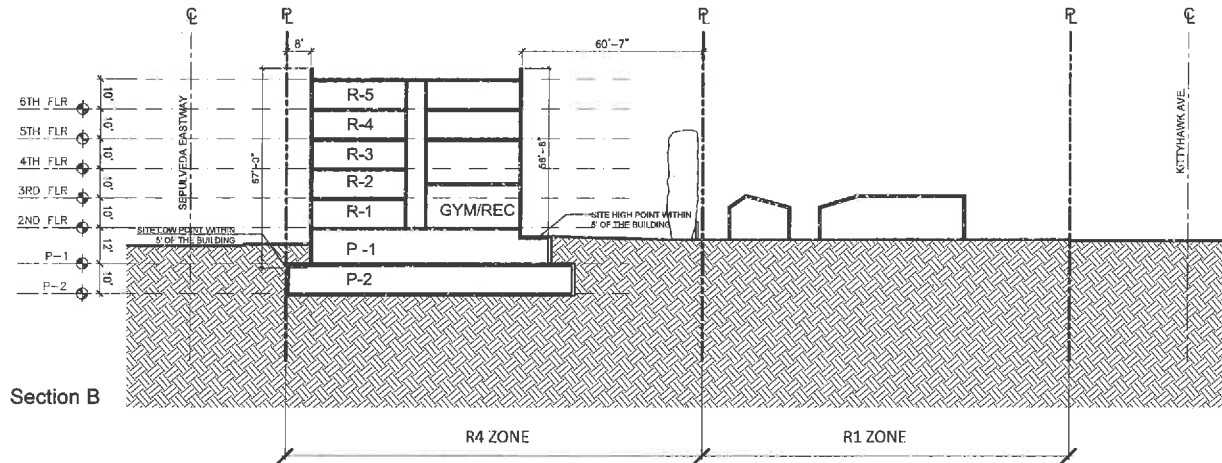
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Section A



Section B

EXHIBIT "A"
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 Case No. D18-2015-583-SPR

SECTIONS A201

SEPTEMBER 10, 2015



8740 La Tijera Blvd.
 (LA) Owner, LLC

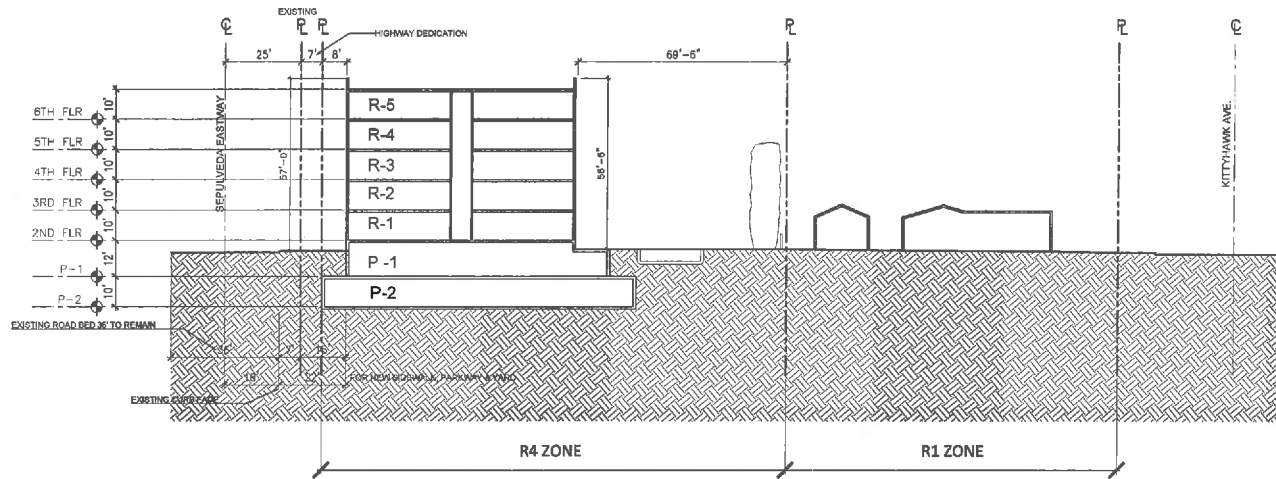
LA TIJERA/SEPULVEDA EASTWAY
 LOS ANGELES, CALIFORNIA

1728 BRUKKLEYS STREET
 SANTA MONICA, CA 90404
 TEL: 310.316.0700 FAX: 310.316.0702
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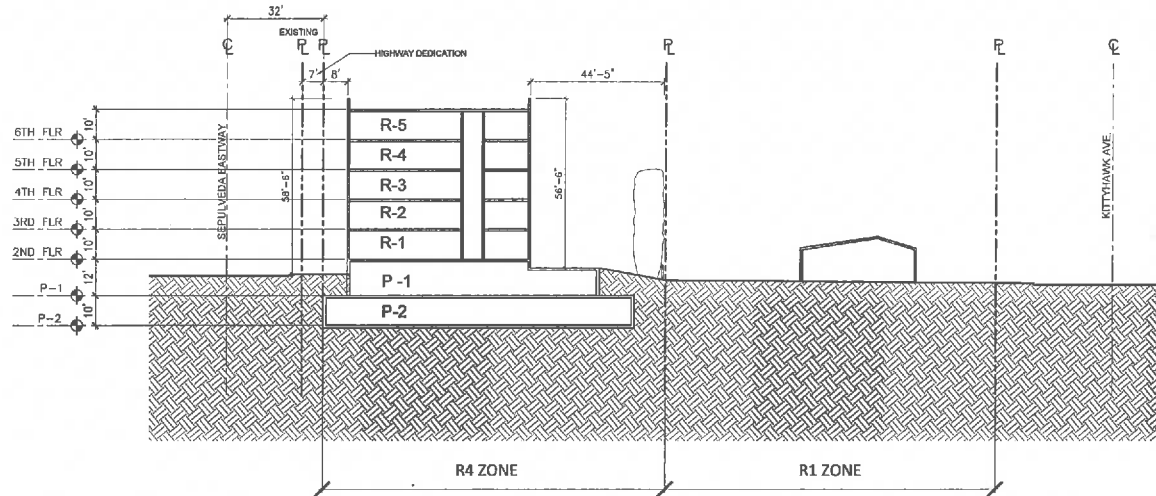
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Section C

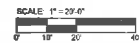


Section D

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SECTIONS
 A202

SEPTEMBER 10, 2015



8740 La Tijera Blvd.
 (LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY

LOS ANGELES, CALIFORNIA

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RENDERINGS
A301

SEPTEMBER 10, 2015

8740 La Tijera Blvd.
(LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY

LOS ANGELES, CALIFORNIA

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8733 REDWOOD STREET
SANTA MONICA, CA 90401
TEL: 310.316.1000 FAX: 310.316.1001
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RENDERINGS
A302
SEPTEMBER 10, 2015

8740 La Tijera Blvd.
(LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY
LOS ANGELES, CALIFORNIA

EXHIBIT "A"
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1736 BENCELEY STREET
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RENDERINGS
A303

SEPTEMBER 10, 2015

8740 La Tijera Blvd.
(LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY
LOS ANGELES, CALIFORNIA

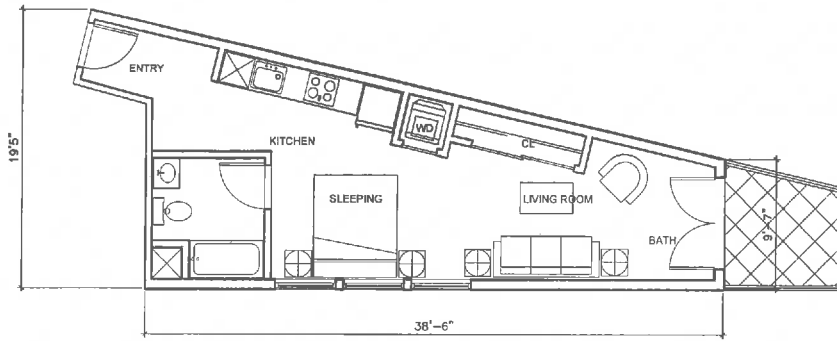
EXHIBIT "A"
Page No. 12 of 22
Case No. D18-2015-578-SPR

1738 REBELLEY STREET
SANTA MONICA, CA 90404
TEL: 310.310.0000 FAX: 310.310.0000
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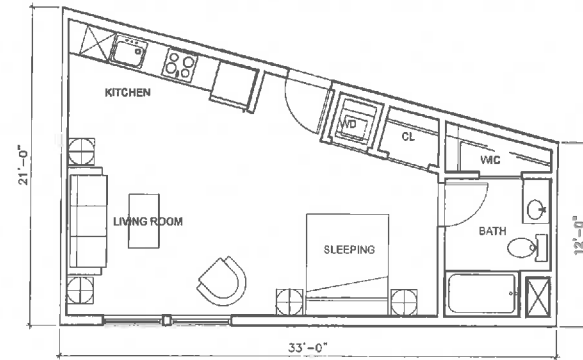
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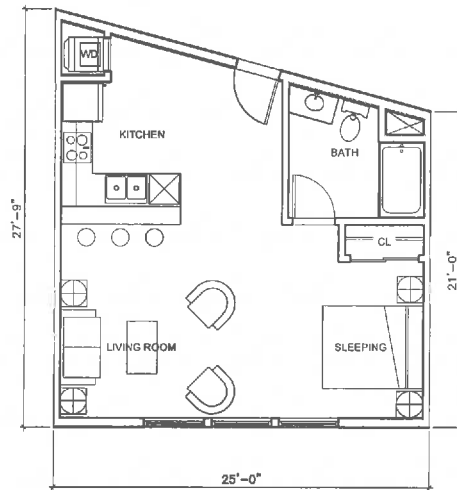
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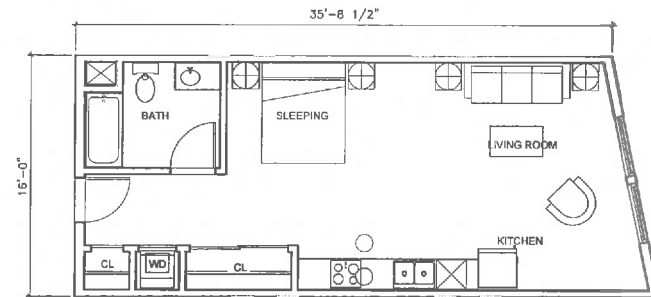
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UNIT B 540 SF



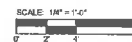
UNIT C 604 SF



UNIT D 600 SF

UNIT PLANS
A401

SEPTEMBER 10, 2015



8740 La Tijera Blvd.
(LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY

LOS ANGELES, CALIFORNIA

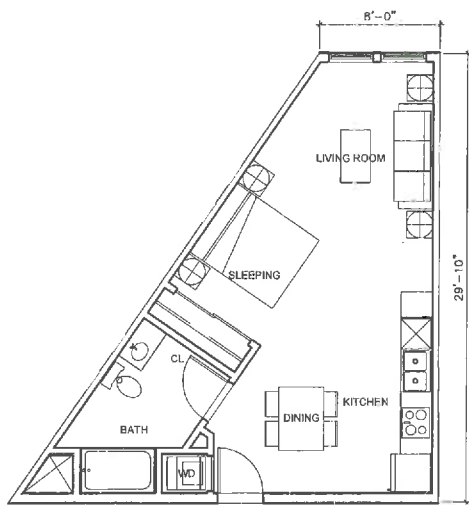
EXHIBIT "A"
Page No. 13 of 22
Case No. DIR-2015-583-S01

1733 BERRYLEY STREET
SANTA MONICA, CA 90404
TEL: 310-310-3001
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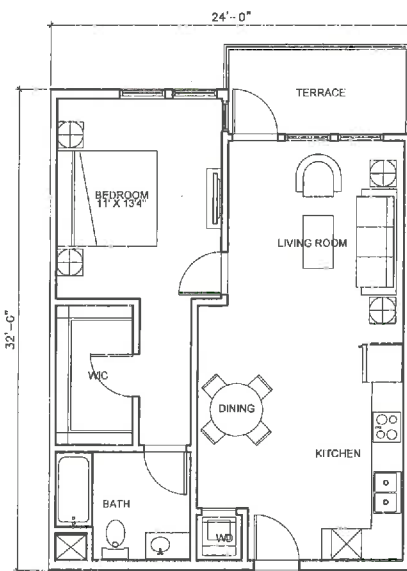
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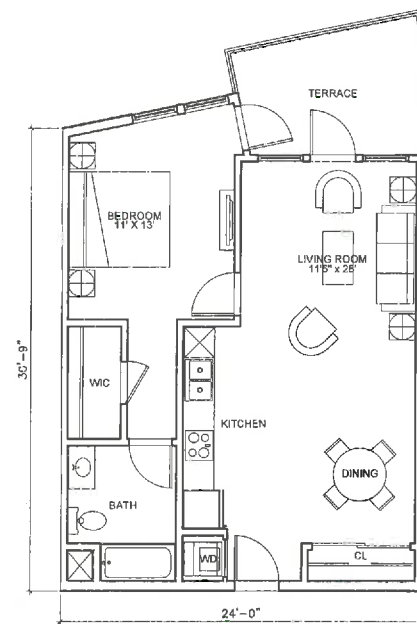
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UNIT E 548 SF



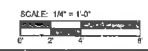
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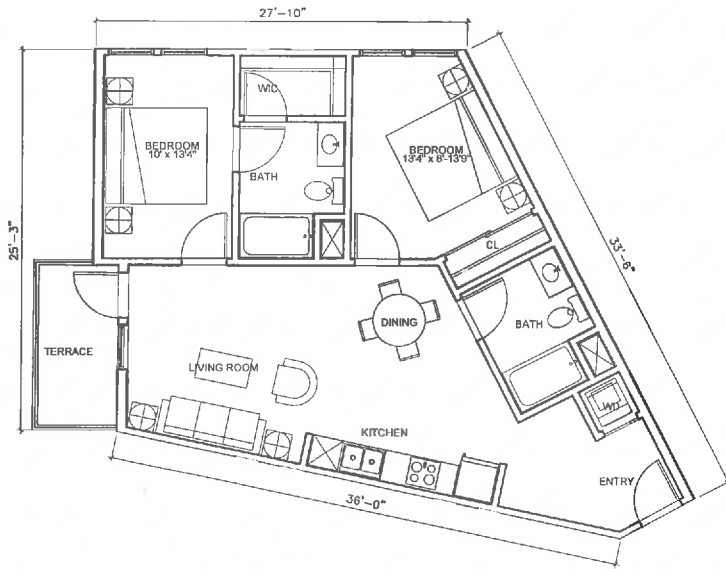


UNIT G 730 SF

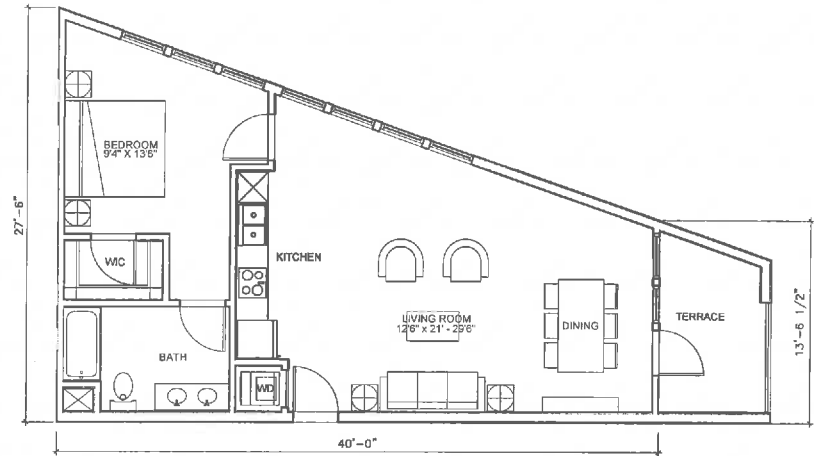
UNIT PLANS
A402

SEPTEMBER 10, 2015





UNIT H 912 SF



UNIT I 813 SF

UNIT PLANS
A403

SEPTEMBER 10, 2016



SCALE: 1" = 20'-0"

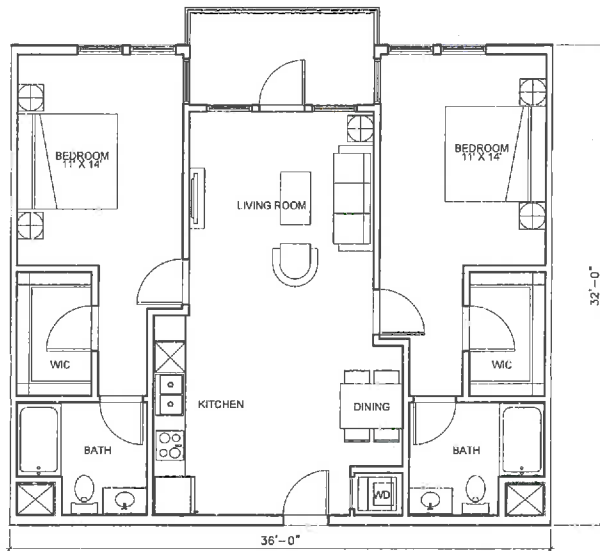
8740 La Tijera Blvd.
(LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY

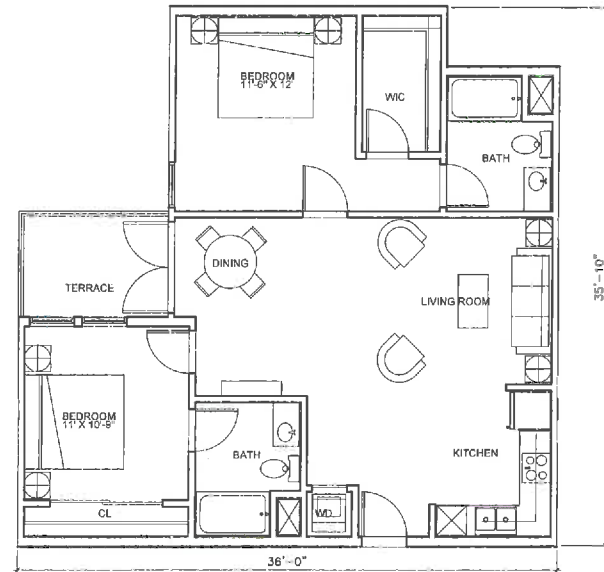
LOS ANGELES, CALIFORNIA

EXHIBIT "A"
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Case No. DIR-2015-583-51A

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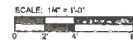
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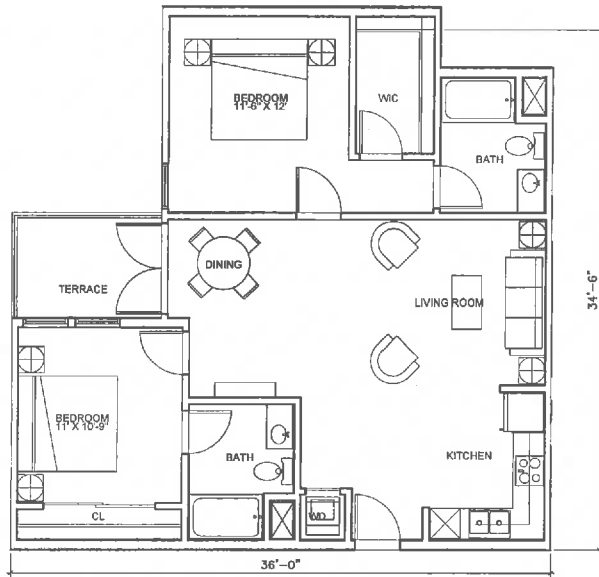


UNIT K 1,055 SF

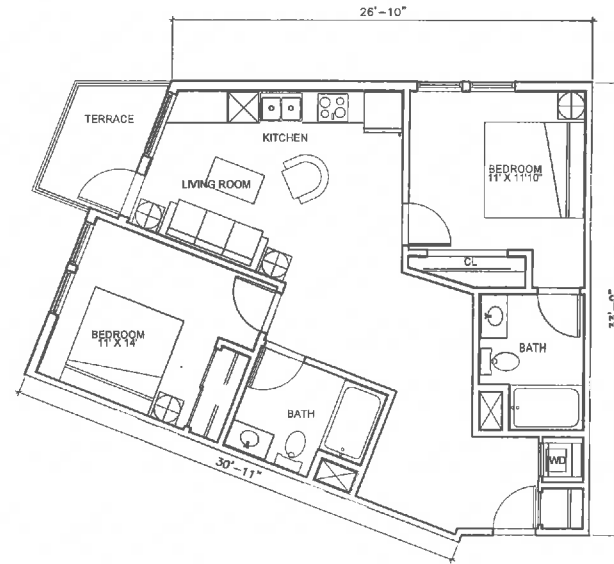
UNIT PLANS
A404

SEPTEMBER 10, 2015





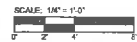
UNIT K 1,055 SF



UNIT L 891 SF

UNIT PLANS
A405

SEPTEMBER 10, 2015



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LA TIJERA/SEPULVEDA EASTWAY

LOS ANGELES, CALIFORNIA

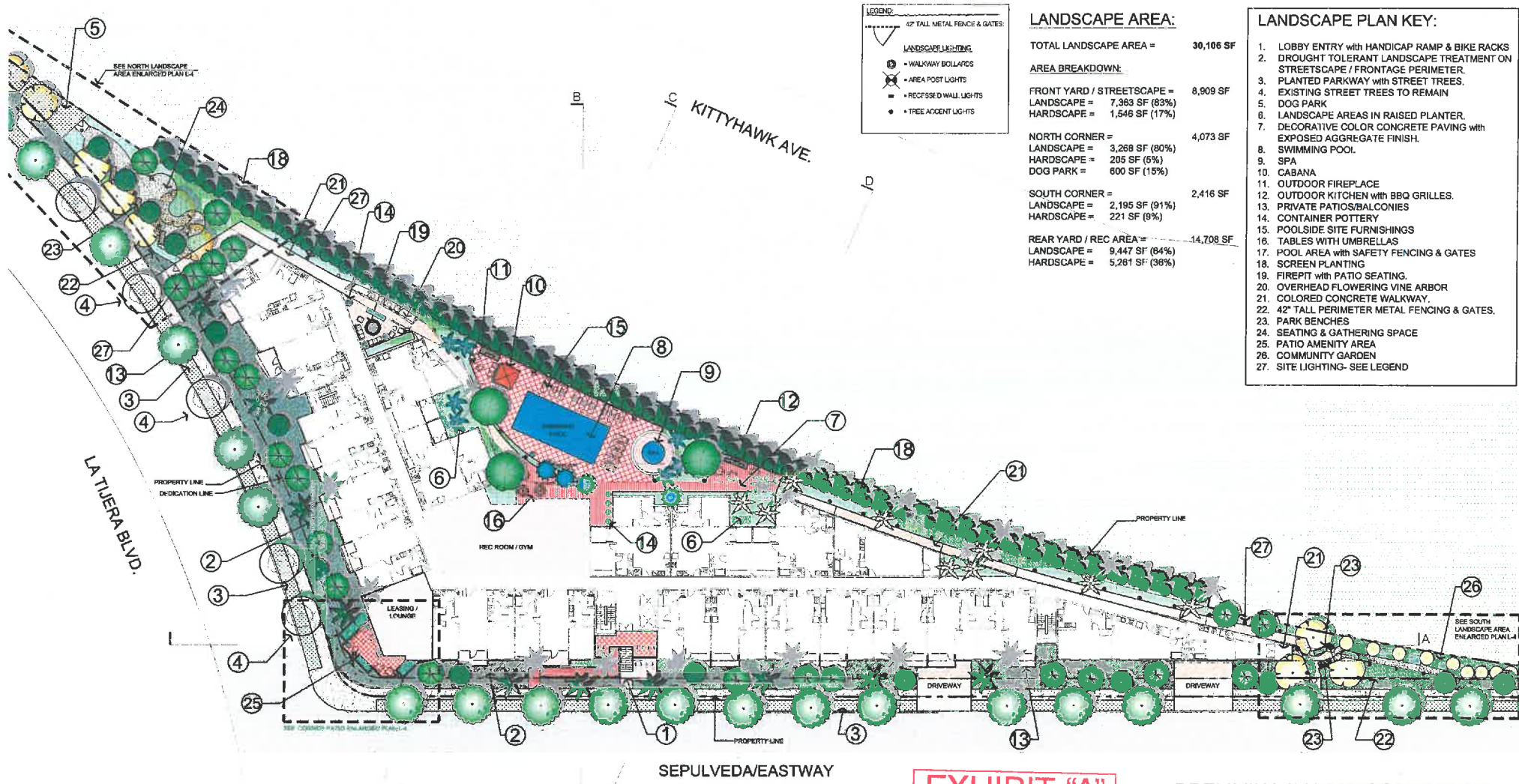
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9/10/2015 5:30:32 PM



LEGEND:

42" TALL METAL FENCES & GATES

LANDSCAPE LIGHTING

- ⊕ WALKWAY BOLLARDS
- ⊗ AREA POST LIGHTS
- ⊖ RECESSED WALL LIGHTS
- TREE ADJACENT LIGHTS

LANDSCAPE AREA:

TOTAL LANDSCAPE AREA = 30,106 SF

AREA BREAKDOWN:

FRONT YARD / STREETSCAPE = 8,909 SF
 LANDSCAPE = 7,363 SF (83%)
 HARDSCAPE = 1,546 SF (17%)

NORTH CORNER = 4,073 SF
 LANDSCAPE = 3,268 SF (80%)
 HARDSCAPE = 205 SF (5%)
 DOG PARK = 600 SF (15%)

SOUTH CORNER = 2,416 SF
 LANDSCAPE = 2,195 SF (91%)
 HARDSCAPE = 221 SF (9%)

REAR YARD / REC AREA = 14,708 SF
 LANDSCAPE = 9,447 SF (64%)
 HARDSCAPE = 5,261 SF (36%)

- LANDSCAPE PLAN KEY:**
1. LOBBY ENTRY with HANDICAP RAMP & BIKE RACKS
 2. DROUGHT TOLERANT LANDSCAPE RAMP & BIKE RACKS ON STREETSCAPE / FRONTAGE PERIMETER.
 3. PLANTED PARKWAY with STREET TREES.
 4. EXISTING STREET TREES TO REMAIN
 5. DOG PARK
 6. LANDSCAPE AREAS IN RAISED PLANTER.
 7. DECORATIVE COLOR CONCRETE PAVING with EXPOSED AGGREGATE FINISH.
 8. SWIMMING POOL.
 9. SPA
 10. CABANA
 11. OUTDOOR FIREPLACE
 12. OUTDOOR KITCHEN with BBQ GRILLES.
 13. PRIVATE PATIOS/BALCONIES
 14. CONTAINER POTTERY
 15. POOLSIDE SITE FURNISHINGS
 16. TABLES WITH UMBRELLAS
 17. POOL AREA with SAFETY FENCING & GATES
 18. SCREEN PLANTING
 19. FIREPIT with PATIO SEATING.
 20. OVERHEAD FLOWERING VINE ARBOR
 21. COLORED CONCRETE WALKWAY.
 22. 42" TALL PERIMETER METAL FENCING & GATES.
 23. PARK BENCHES
 24. SEATING & GATHERING SPACE
 25. PATIO AMENITY AREA
 26. COMMUNITY GARDEN
 27. SITE LIGHTING- SEE LEGEND

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PRELIMINARY LANDSCAPE PLAN
 L1

AUGUST 27, 2015

SCALE: 1" = 20'

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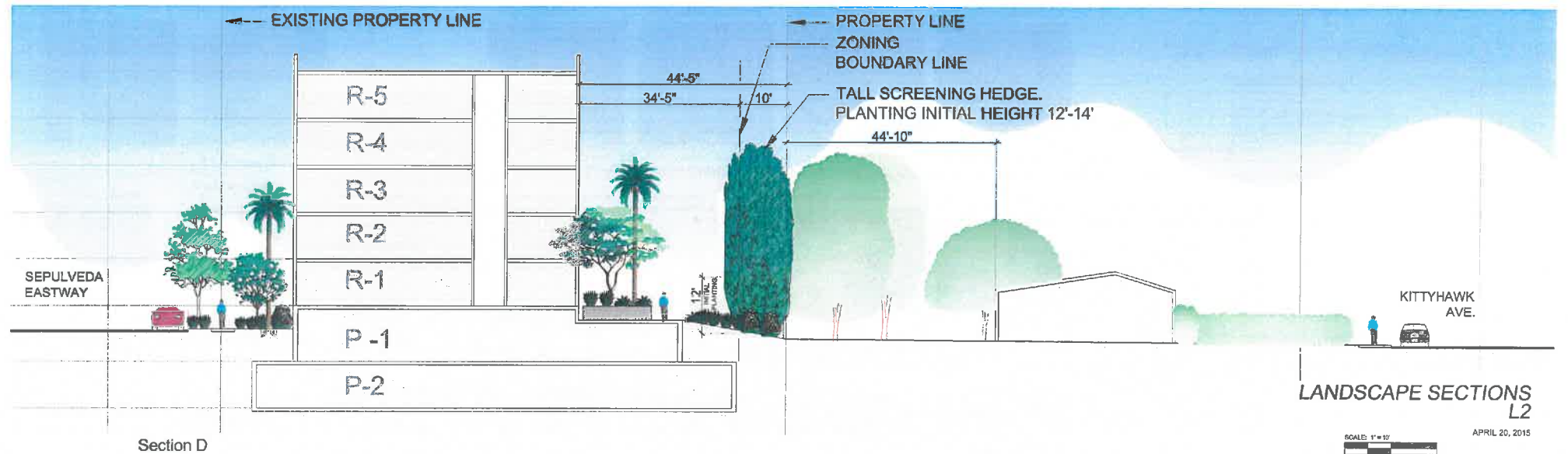
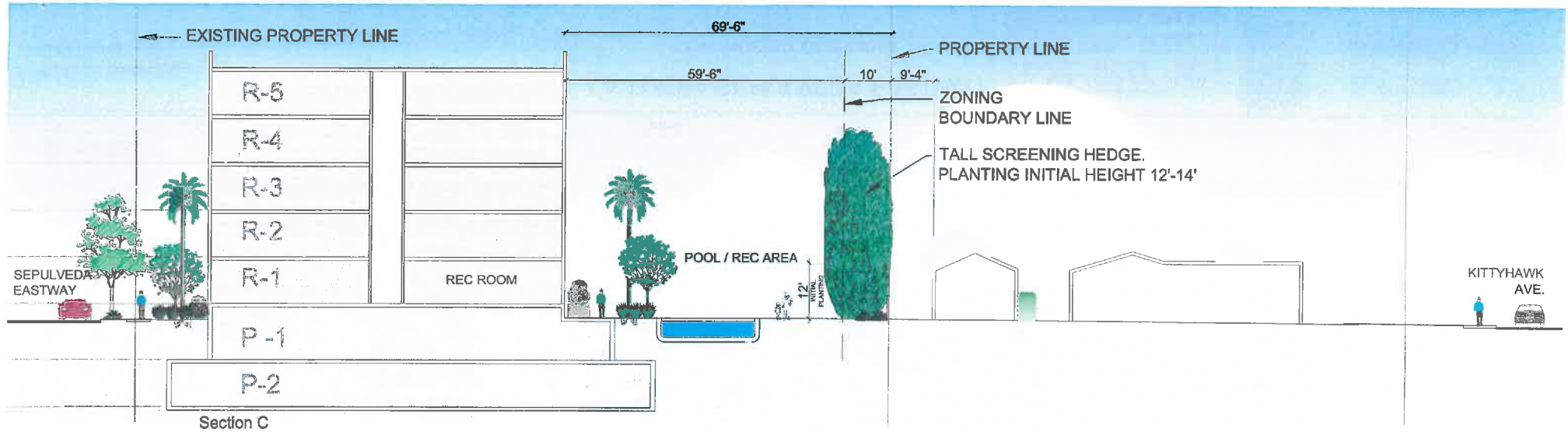
LA TIJERA/SEPULVEDA EASTWAY
 LOS ANGELES, CALIFORNIA



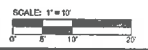
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LANDSCAPE SECTIONS
L2



APRIL 20, 2015

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LA TIJERA/SEPULVEDA EASTWAY
LOS ANGELES, CALIFORNIA

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TREES



Aloe balsell



Arbutus 'Marina'



Brachychiton populneum



Cercidium x 'Desert Museum'



Chilopsis linearis-Sml



Jacaranda mimosifolia



Cupressocyparis leylandii

STREET TREE



Koeleruteria bipinnata

PALMS



Archontophoenix cunninghamiana



Phoenix dactylifera

PARKWAY PLANTING- SHRUBS AND GROUND COVER



Carex elata 'Bowles Golden'



Carex testacea



Dymondia margaretae



Festucaglauca Elijah Blue

COMMON AREA PLANTING- SHRUBS AND GROUND COVER



Juncus patens



Nassella tenuissima



Limonium perezii



Liriope muscari variegated



Nandina domestica



Pittosporum l. 'Wheeler Dwarf'

FRONTAGE PLANTING- SHRUBS AND GROUND COVER



Rosa floribunda 'Iceberg'



Senecio mandral



Sollya heterophylla



Agave deserti



Agave 'Blue Glow'



Callistemon 'Little John'



Dianella revoluta 'Little Rev'



Juniperus chinensis 'Sea Green'



Lomandra long. 'Breeze'



Rosmarinus officinalis



Salvia leucantha 'Prostratus'

SCREEN HEDGE

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	REMARKS
	Aloe balsell / Giant Tree Aloe	24"box	4	Low
	Arbutus x 'Marina' / Arbutus Standard	24"box	17	Med
	Brachychiton populneum / Bolt's Tree	24"box	34	Low
	Cercidium x 'Desert Museum' / Thomase Palo Verde	16 gal	12	Low
	Citrus x mayed / Meyer Lemon	24"box	10	Med
	Cupressocyparis leylandii / Leyland Cypress	36"box	52	TALL HEDGE
	Jacaranda mimosifolia / Jacaranda, Multi	48"box	4	Med
	x Cupressocyparis leylandii / Leyland Cypress	24"box	51	TALL HEDGE
PALM TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	REMARKS
	Archontophoenix cunninghamiana / Multi-Trunk King Palm	12" x 14" BTH	7	Med
	Arcabitum romanzoffianum / Queen Palm	16" BTH	5	Med
	Phoenix dactylifera / Date Palm	16" BTH	10	Low
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	REMARKS
	Existing Street Tree - Koeleruteria bipinnata / Chinese Flame Tree	38"box	5	Med
	Koeleruteria bipinnata / Chinese Flame Tree	38"box	22	Med

SHRUBS AND GROUND COVER

- PARKWAY PLANTING**
 - Agrostis agrostiflora / Bonifera
 - Carex elata 'Bowles Golden' / Bowles Golden Sedge
 - Carex testacea / Brown Sedge
 - Dymondia margaretae / Dymondia
 - Juncus sp. / Blue Juncus
 - Juncus patens / California Gray Rush
 - Nassella tenuissima / Texas Needle Grass
- COMMON AREA**
 - Agapanthus africanus 'Pieris Pin' / Dwarf Blue Lily of the Nile
 - Agave Specios / Agave
 - Dietes veitchii / African Iris
 - Limonium perezii / Statice
 - Liriope muscari 'Vanagata' / Variegated Lily Turf
 - Nandina domestica / Heavenly Bamboo
 - Pittosporum l. 'Wheeler Dwarf' / Wheeler's Dwarf
 - Rosa floribunda 'Iceberg' / Iceberg Rose
 - Senecio mandralis / Blue Chalk Stick
 - Sollya heterophylla / Australian Bluebell
 - Sonchita reginae / Bird Of Paradise
- FRONTAGE LANDSCAPE**
 - Agapanthus africanus 'Pieris Pin' / Dwarf Blue Lily of the Nile
 - Agave Specios / Agave
 - Agave deserti / Desert Agave
 - Callistemon ciliatus 'Little John' / Dwarf Bottle Brush
 - Carpaea macrocarpa 'Tidal' / Malt Vine
 - Colocynthis peltatum 'Aurea' / Pink Break of Heaven
 - Dianella revoluta 'Little Rev' / Little Rev Plant Lily
 - Dietes veitchii / African Iris
 - Fragaria chiloensis / Beach Strawberry
 - Hemerocallis x 'Yellow' / Daylily
 - Juniperus chinensis 'Sea Green' / Sea Green Juniper
 - Lomandra longifolia 'Breeze' / Dwarf Mat Rush
 - Melaleuca argentea / Guggen Grass
 - Phormium tenax 'Tom Thumb' / Dwarf Green Flax
 - Rosmarinus officinalis 'Prostratus' / Dwarf Rosemary
 - Salvia candelaria / Candelabra Sage
 - Salvia leucantha / Mexican Bush Sage

LANDSCAPE PLANT LEGEND & IMAGES L3

AUGUST 27, 2015

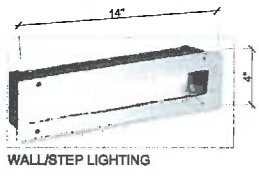
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(LA) Owner, LLC

LA TIJERA/SEPULVEDA EASTWAY
LOS ANGELES, CALIFORNIA

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WALL/STEP LIGHTING



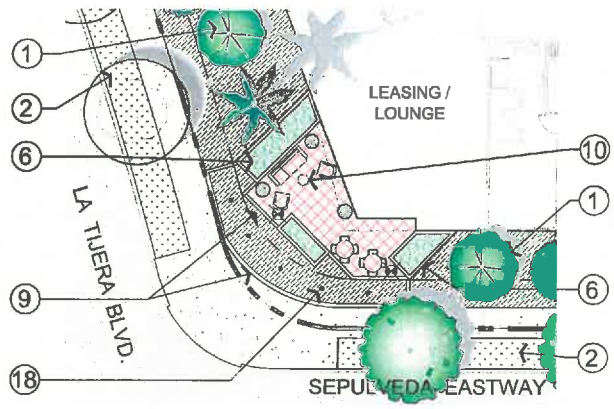
AREA LIGHT FIXTURE



Bollard

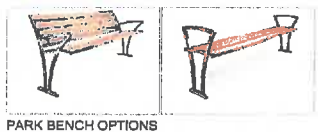


AREA LIGHTING

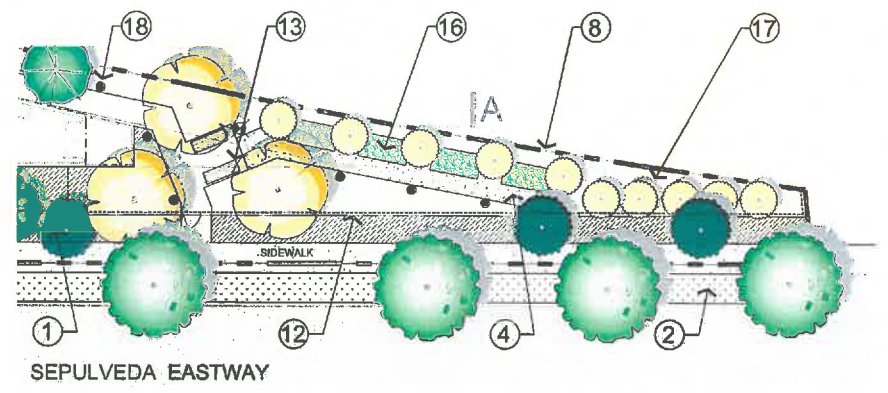
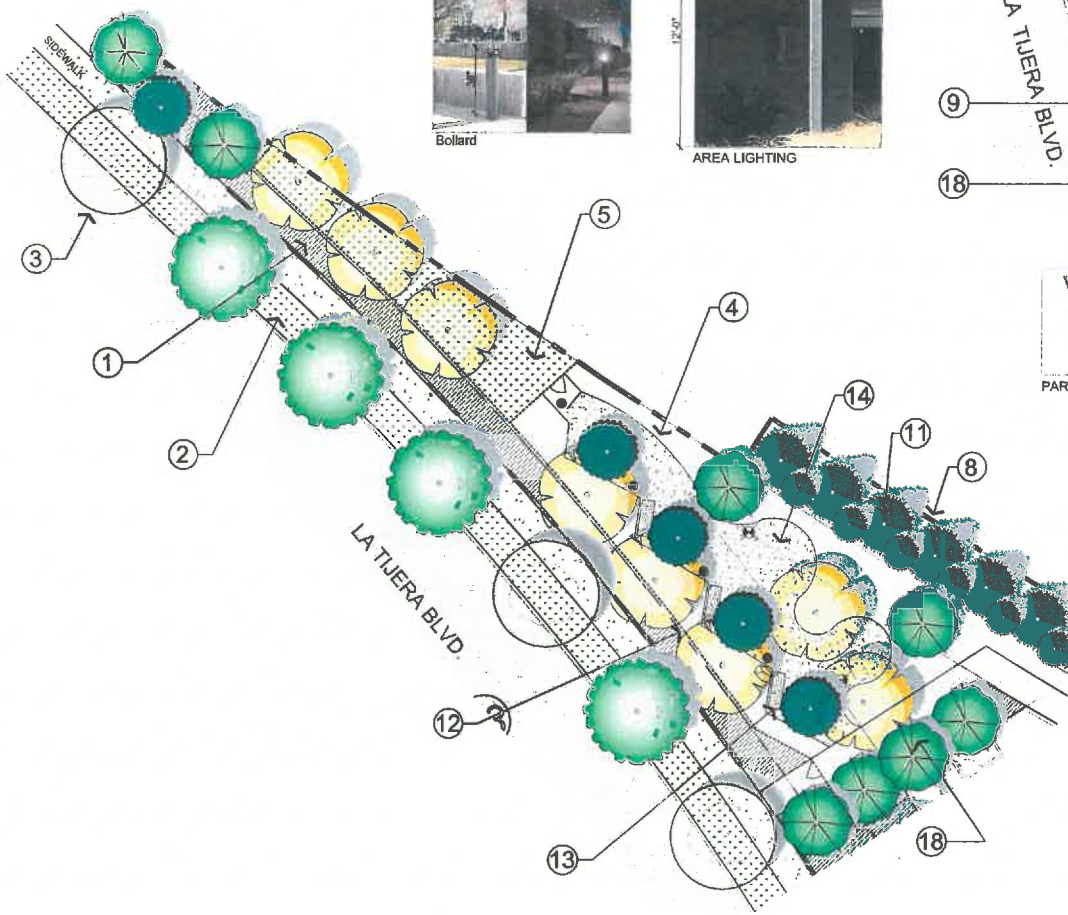


- ENLARGED PLAN KEY:**
1. DROUGHT TOLERANT LANDSCAPE TREATMENT ON STREETScape / FRONTAGE PERIMETER.
 2. PLANTED PARKWAY with STREET TREES.
 3. EXISTING STREET TREES TO REMAIN
 4. DECOMPOSED GRANITE WALKWAY
 5. DOG PARK
 6. GARDEN PLANTERS.
 7. COLOR CONCRETE PAVING.
 8. PERIMETER BLOCK WALL
 9. 42" TALL PATIO WALL
 10. SITE FURNITURE
 11. SCREEN PLANTING
 12. 42" TALL PERIMETER METAL FENCING & GATES.
 13. PARK BENCHES
 14. SEATING & GATHERING SPACE
 15. PATIO AMENITY AREA
 16. COMMUNITY GARDEN
 17. FRUIT TREES
 18. SITE LIGHTING- SEE LEGEND

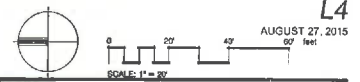
- LEGEND:**
- 42" TALL METAL FENCE & GATES
 - LANDSCAPE LIGHTING
 - WALKWAY BOLLARDS
 - AREA POST LIGHTS
 - RECESSED WALL LIGHTS
 - TREE ACCENT LIGHTS



PARK BENCH OPTIONS



PRELIMINARY LANDSCAPE PLAN L4



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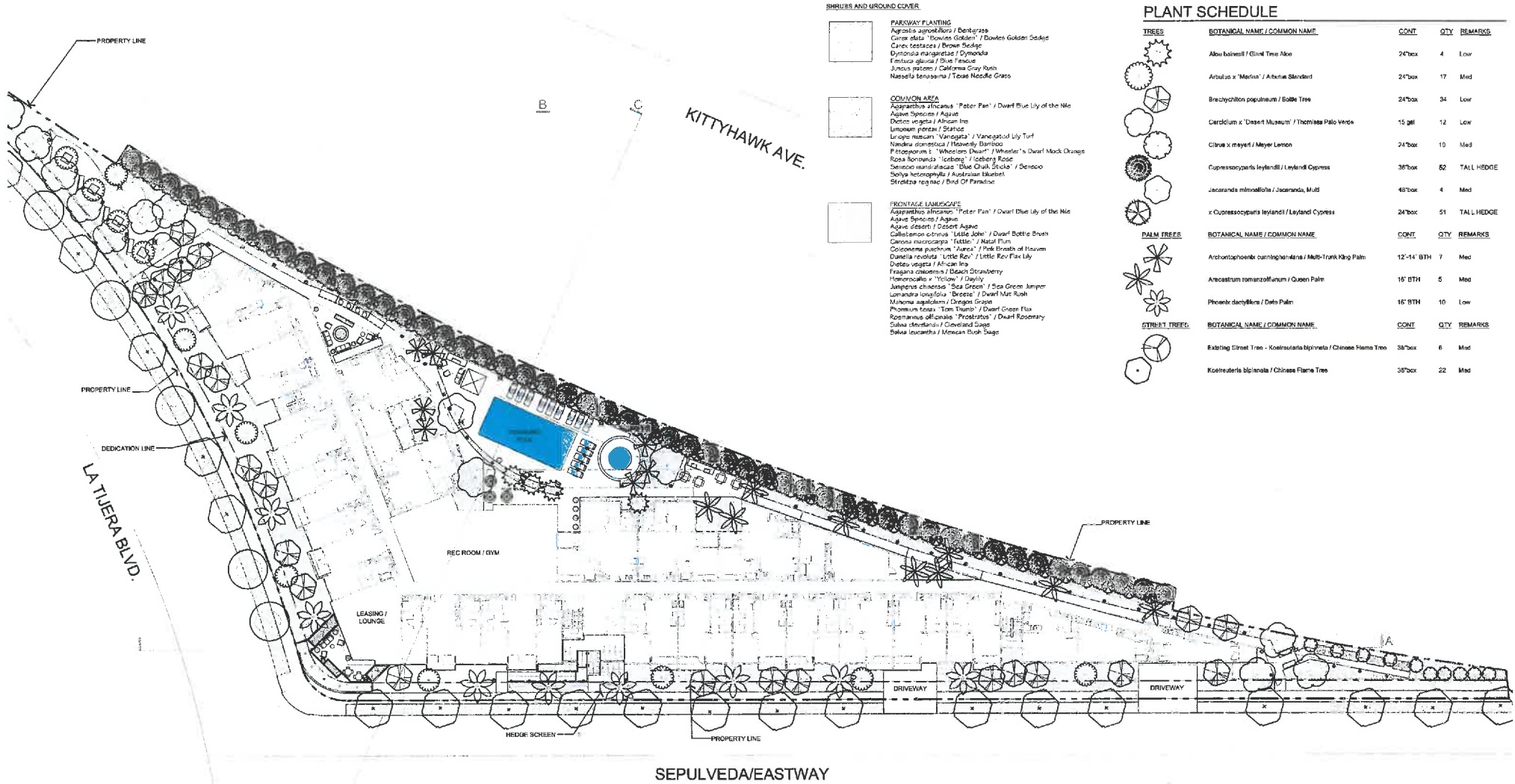
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



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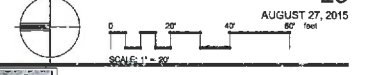
SHRUBS AND GROUND COVER

-  **PARKWAY PLANTING**
Agrostis agrostiflora / Bentgrass
Carex elata "Bowles Golden Sedge" / Bowles Golden Sedge
Carex testacea / Brown Sedge
Drymonia marginata / Dymondia
Festuca glauca / Blue Fescue
Juncus patens / California Gray Rush
Nassella tenuissima / Tense Noodle Grass
-  **COMMON AREA**
Agapanthus africanus "Peter Pan" / Dwarf Blue Lily of the Nile
Agave Speciosa / Agave
Dietes vegeta / African Iris
Limnium parvum / Starfish
Liriope muscari "Vandagata" / Vandagatod Lily Turf
Nandina domestica / Heavenly Bamboo
Pittosporum s "Wheeler's Dwarf" / Wheeler's Dwarf Mock Orange
Rosa Nonnunda "Iceberg" / Iceberg Rose
Sensory marginata "Blue Chalk Stripes" / Senecio
Soliva heterophylla / Australian Bluebell
Streptis neogae / Bird Of Paradise
-  **FRONTAGE LANDSCAPE**
Agapanthus africanus "Peter Pan" / Dwarf Blue Lily of the Nile
Agave Speciosa / Agave
Agave deserti / Desert Agave
Callistemon citrinus "Little John" / Dwarf Bottle Brush
Canova macrocarpa "Tallit" / Mask Flax
Colocasia puchorum "Juno" / Pink Brash of Heaven
Dianella revoluta "Little Rev" / Little Rev Flax Lily
Dietes vegeta / African Iris
Fragaria chionosema / Beach Strawberry
Hemerocallis s "Yellow" / Daylily
Juncus chinensis "Sea Green" / Sea Green Juniper
Lomandra longifolia "Breze" / Dwarf Mat Rush
Muhlenbergia angustifolia / Dragen Grass
Phormium tenax "Tom Thumb" / Dwarf Green Flax
Rosmarinus officinalis "Prostratus" / Dwarf Rosemary
Salsola tetrandra / Coastal Sage
Suaeda leucantha / Mesquite Bush Sage

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	REMARKS
	<i>Abou baiesii</i> / Glori Tree Aloe	24"hex	4	Low
	<i>Arbutus</i> s "Merina" / Arbutus Standard	24"box	17	Med
	<i>Bredychiton populneum</i> / Bobbe Tree	24"box	34	Low
	<i>Cercidium</i> s "Desert Museum" / Thornless Palo Verde	15 gal	12	Low
	<i>Citrus</i> s "meyer" / Meyer Lemon	24"box	10	Med
	<i>Cupressocyparis leylandii</i> / Leyland Cypress	36"box	52	TALL HEDGE
	<i>Jacaranda mimosaefolia</i> / Jacaranda, Mult	48"box	4	Med
	<i>x Cupressocyparis leylandii</i> / Leyland Cypress	24"box	51	TALL HEDGE
PALM TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	REMARKS
	<i>Archontophoenix cunninghamiana</i> / Multi-Trunk King Palm	12"-14" BTH	7	Med
	<i>Arecastrum romanzoffianum</i> / Queen Palm	16" BTH	5	Med
	<i>Phoenix dactyloides</i> / Date Palm	16" BTH	10	Low
STREET TREES	BOTANICAL NAME / COMMON NAME	CONT.	QTY	REMARKS
	Existing Citrus Tree - <i>Koeleria blysmifolia</i> / Chinese Henna Tree	36"box	6	Med
	<i>Koeleuteria bipinnata</i> / Chinese Flame Tree	36"box	22	Med

PRELIMINARY PLANTING PLAN L5



8740 La Tijera Blvd.
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LA TIJERA/SEPULVEDA EASTWAY
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