

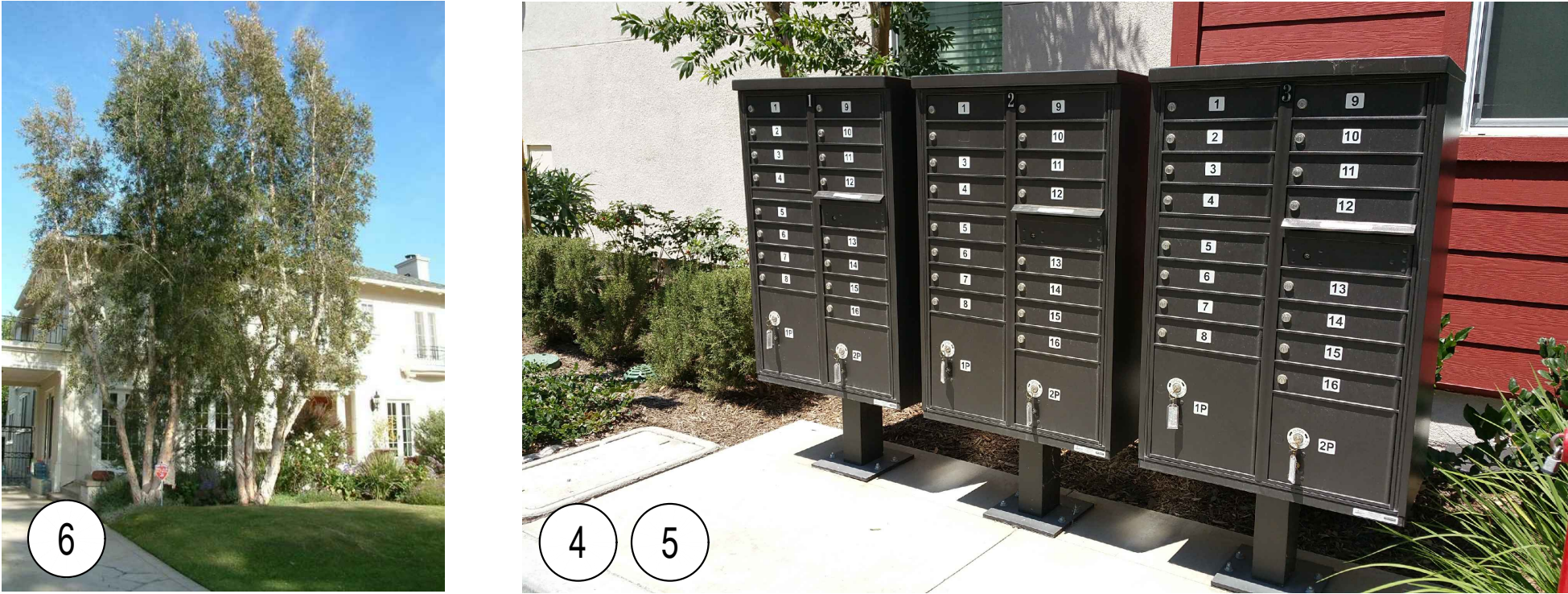


LEGEND

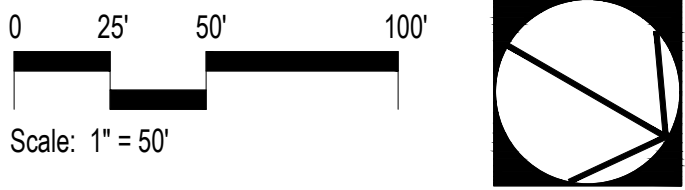
- 1. Central pocket park open space area with real turf for passive play, bench seating, outdoor BBQ counter, and table seating with overhead shade structure for small social events and group gatherings.
- 2. Secondary pocket park, with large turf area for passive and active play, bench seating, and shade / buffer trees.
- 3. Project Rec. Area with pool, cabanas, lounge seating, and outdoor fire-pit seating area with string lights.
- 4. Eight community cluster mailboxes and two parcel locker units for Townhomes, per USPS review and approval.
- 5. Four community cluster mailboxes and one parcel locker unit for SFD, per USPS review and approval.
- 6. Proposed tree, per Planting Plan.
- 7. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
- 8. Modular Wetland System, per Civil plans.
- 9. 5'x5' Pedestrian paver nodes.
- 10. Tree nook seating area with enhanced pedestrian pavers, focal tree, and adirondack seating.
- 11. Accessible parking stall and striping, per Civil plans.
- 12. Guest parking stall.
- 13. Natural colored concrete driveway, with light broom finish and tooled joints.
- 14. Private patio / yard area, homeowner maintained.
- 15. Common area landscape, builder installed and HOA maintained.
- 16. Community dog bag station (black in color), for pet owners.
- 17. Property line.
- 18. Public street R.O.W.
- 19. Proposed public street sidewalk, per Civil plans.
- 20. Transformer to be screened with landscape, quantity and final locations to be determined.
- 21. Short term bike parking (1 bike racks to accommodate 2 bike stalls).
- 22. Mixed-use unit patios with elevated unit entryways and paved patios.
- 23. Project monument sign wall at vehicular entryways (3), per future permit and submittal. See sheet L4 (Wall & Fence Plan).
- 24. Two proposed 4' x 6' tree grates for existing Lagerstroemia street trees.
- 25. Existing enhanced vehicular pavers to remain in place.
- 26. New proposed tree well and street tree per Planting Plan.
- 27. 4'-6" wide community natural colored concrete sidewalk at parking fronts, with light top-cast finish and saw-cut joints.
- 28. Main project entryway with enhanced roundabout and shrub planting.
- 29. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.



\*Conceptual image of landscape screening.

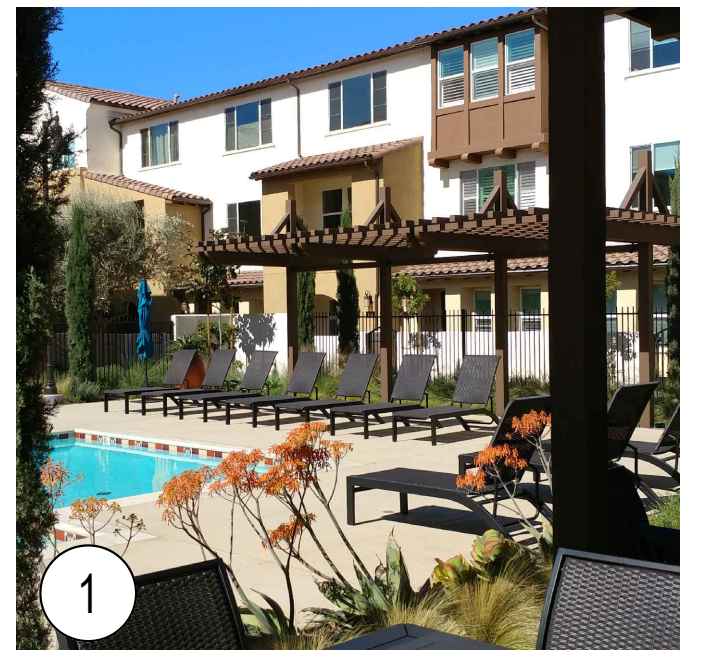
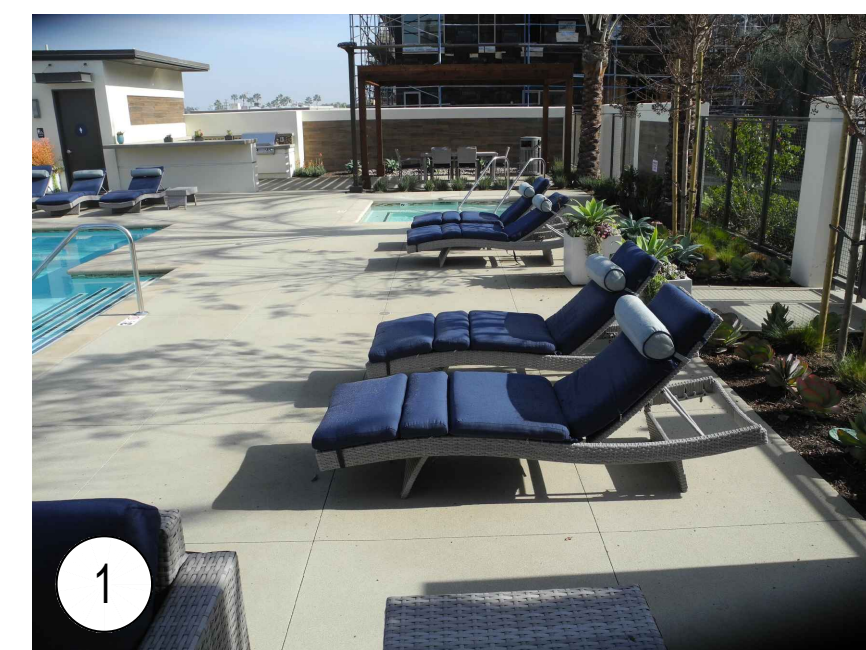
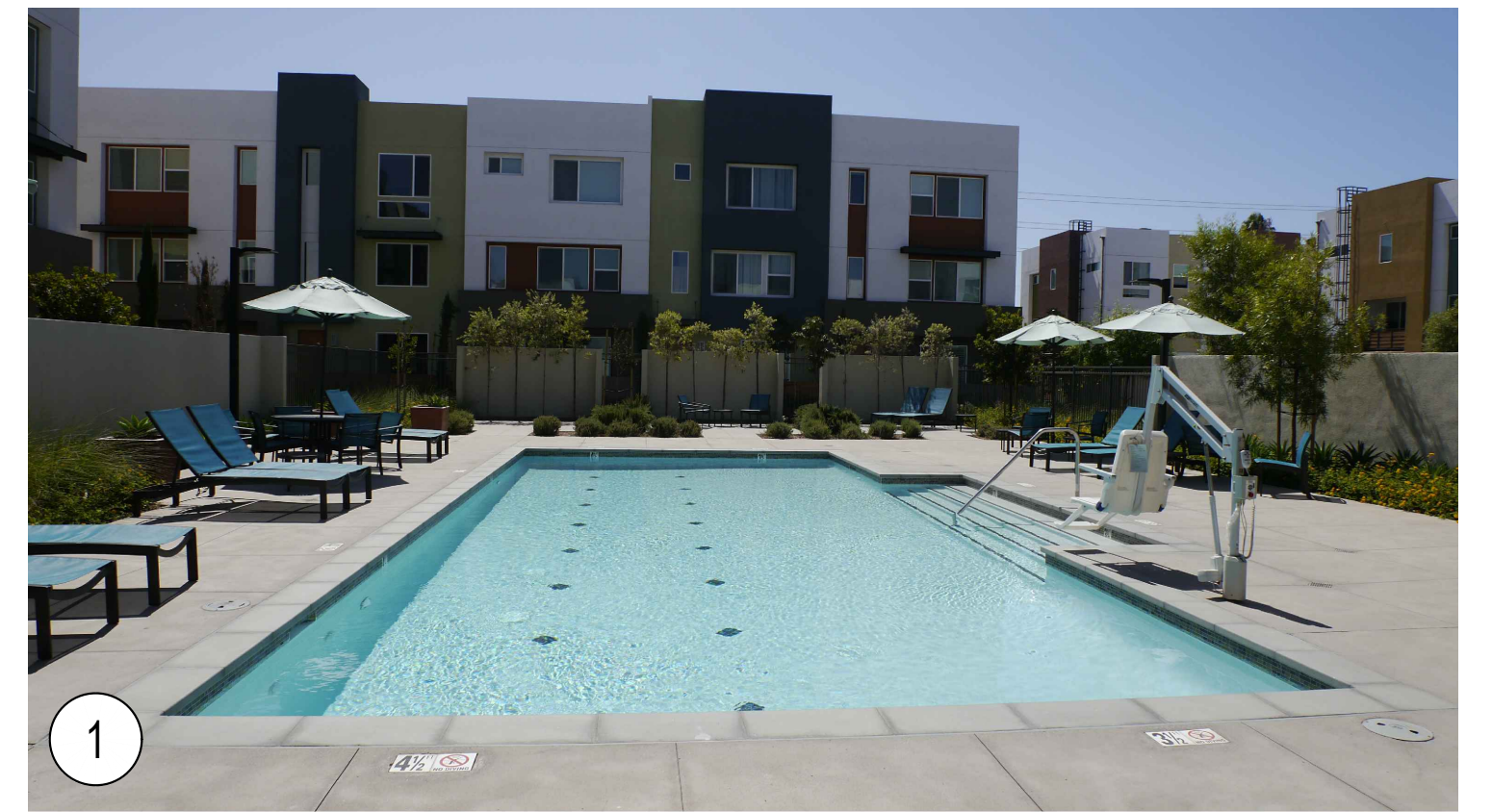
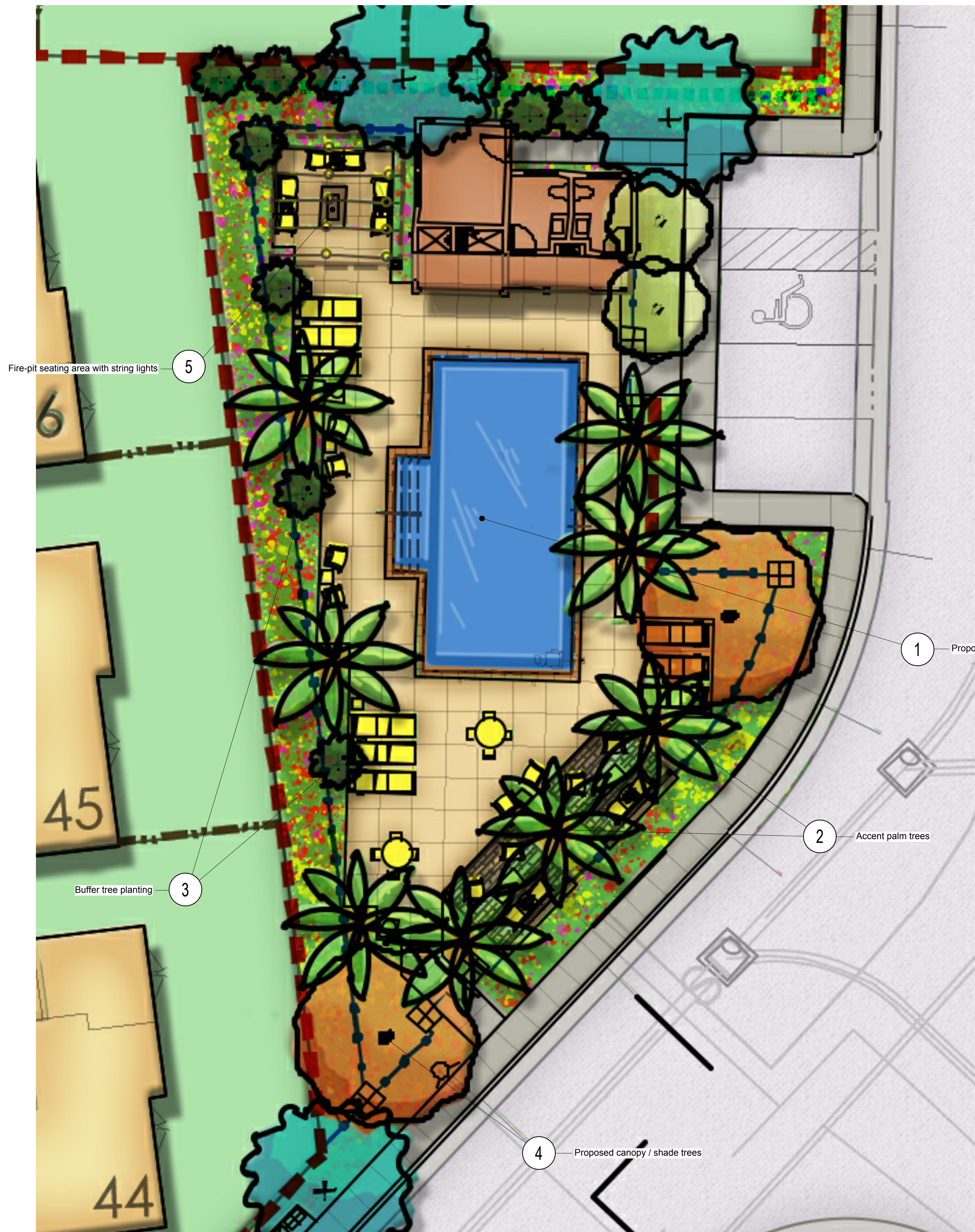
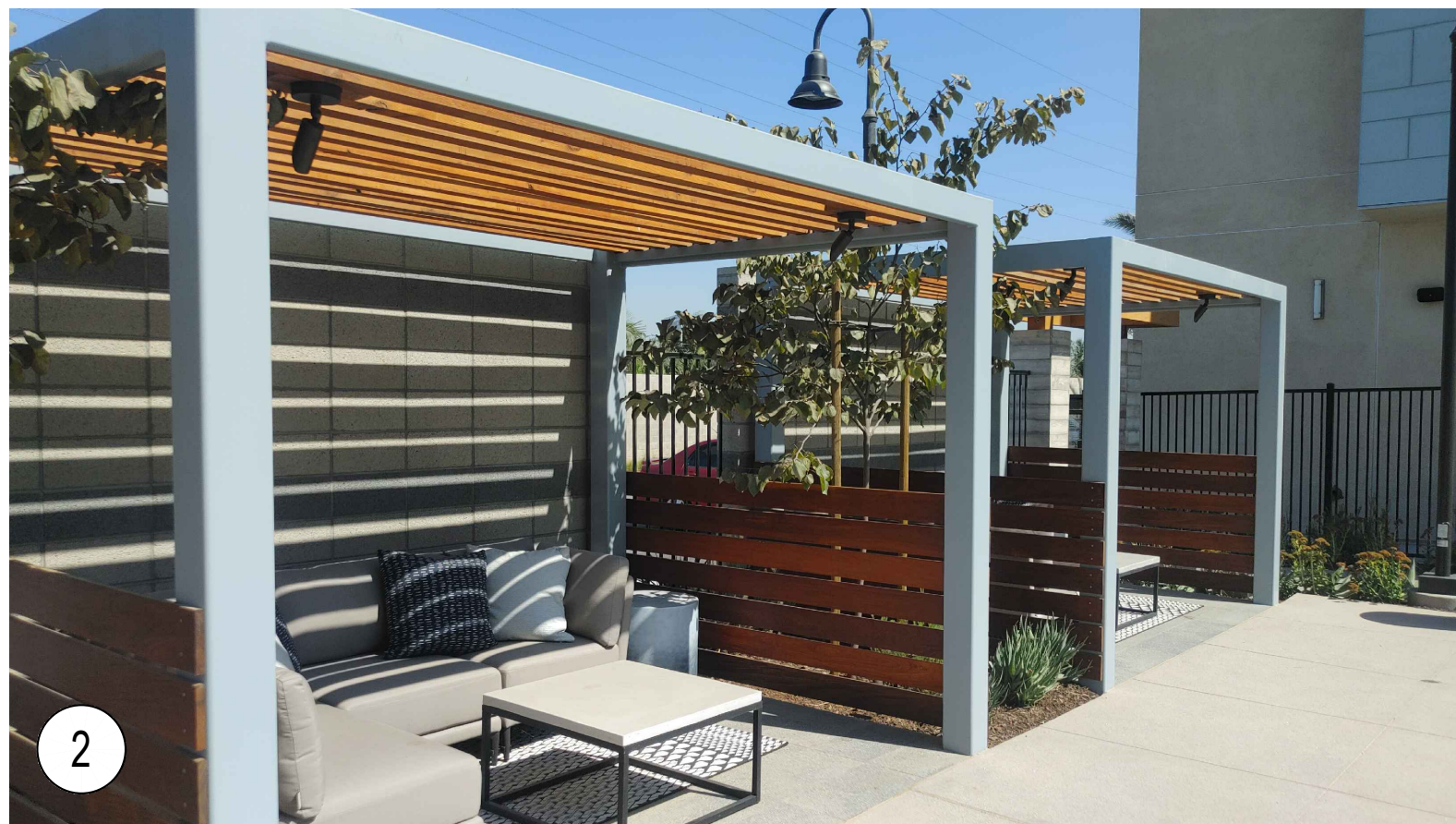
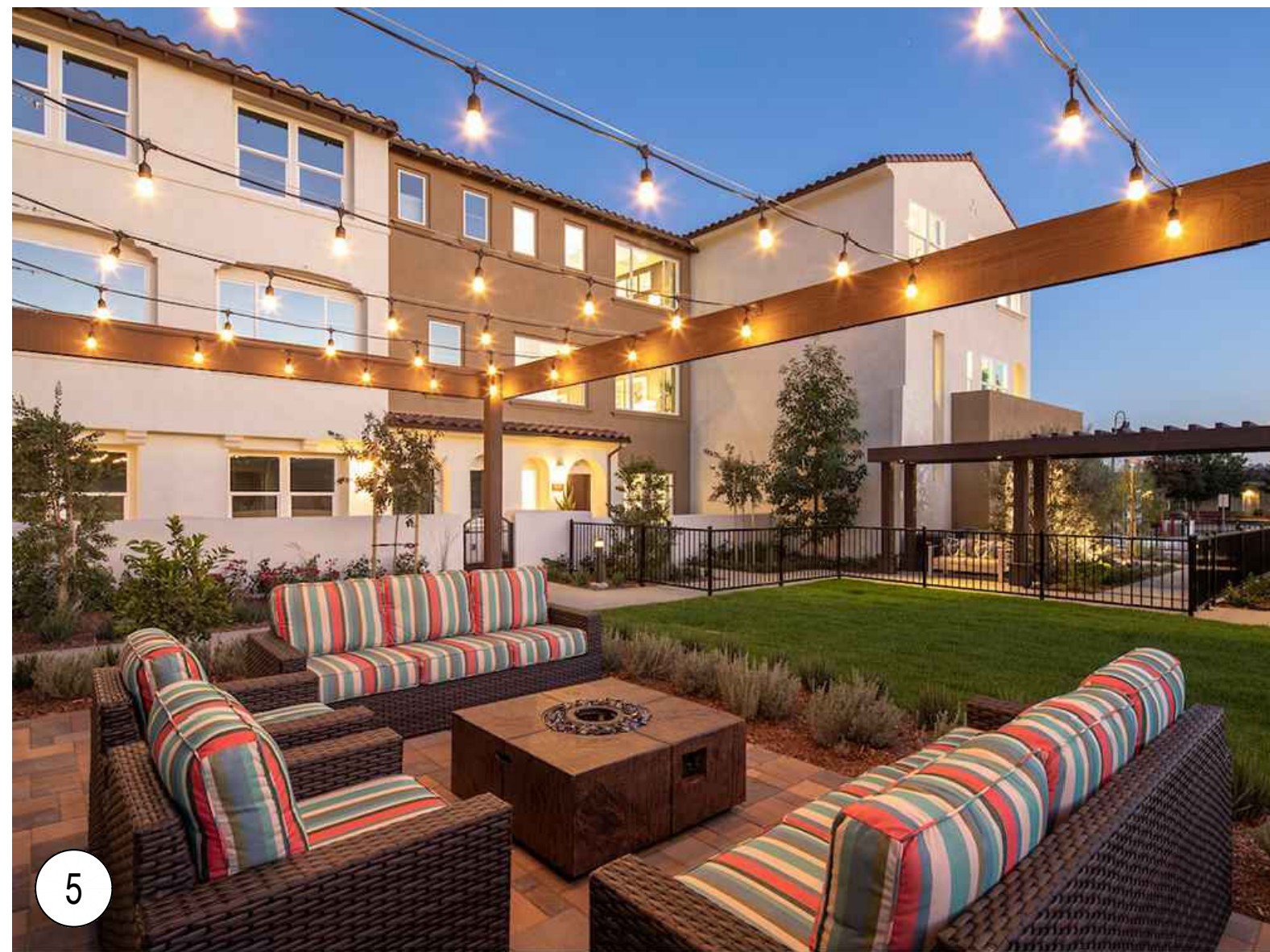


\*Conceptual images (provided herein are conceptual and subject to change)



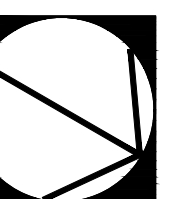
SHOPOFF REALTY INVESTMENTS





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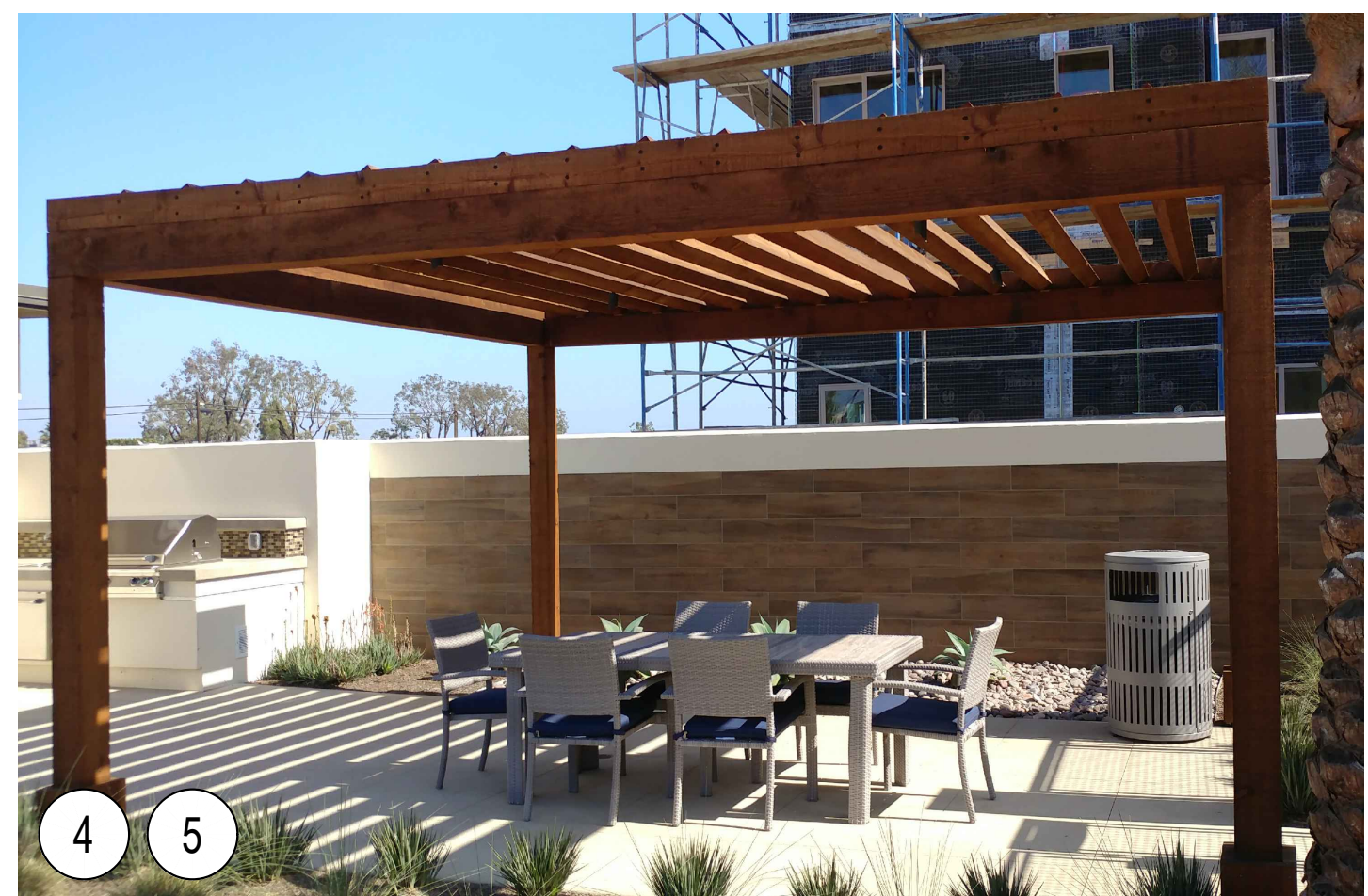
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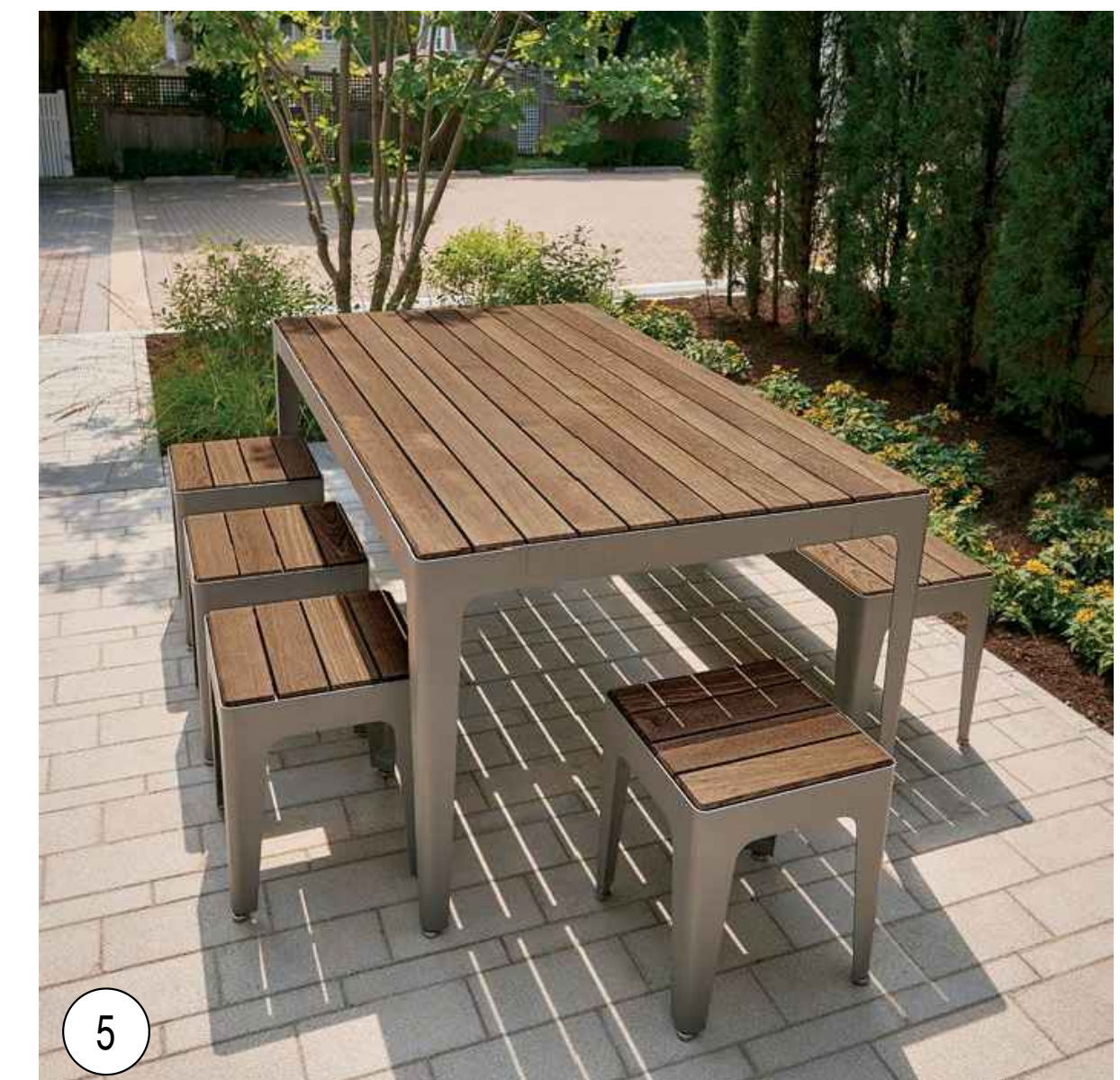
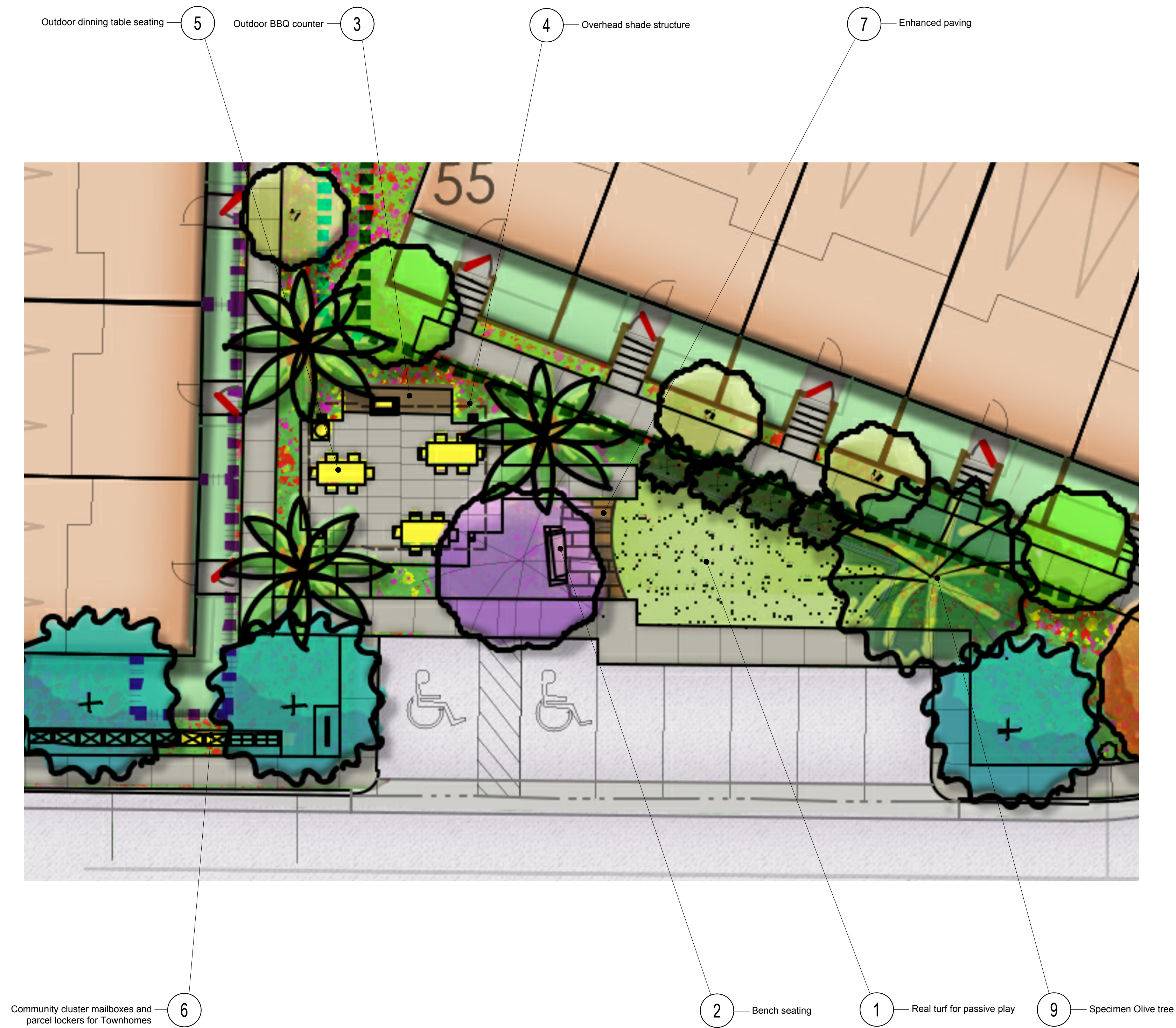
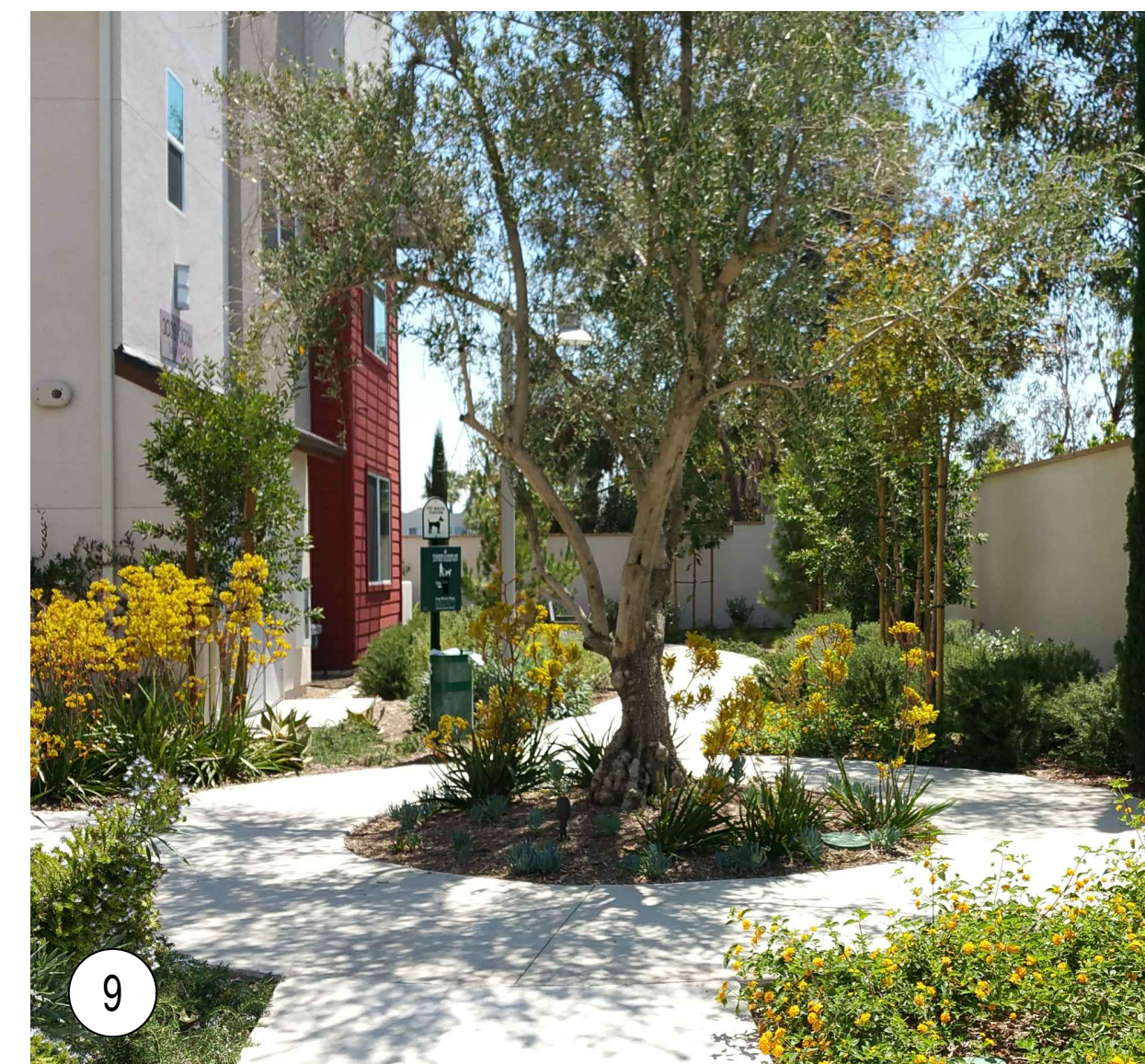
Schematic Enlargement Plan A - Rec. Area

SHOPOFF REALTY INVESTMENTS

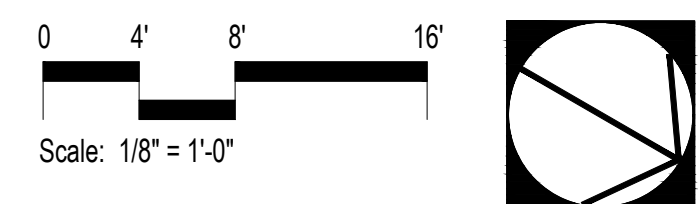




\*Conceptual images (provided herein are conceptual and subject to change)



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## Schematic Enlargement Plan B - Central Community Pocket Park

SHOPOFF REALTY INVESTMENTS

3rd City Submittal | Project No.: SRI07  
Date: July 1, 2021

**L-3**



Seating nook with adirondack chairs, enhanced pavers, and focal tree.

4



\*Conceptual images (provided herein are conceptual and subject to change)



2

Bench seating

3

Shade / buffer trees

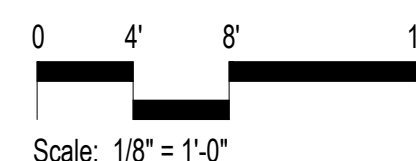
1

Real turf area for passive and active play



2

Bench seating



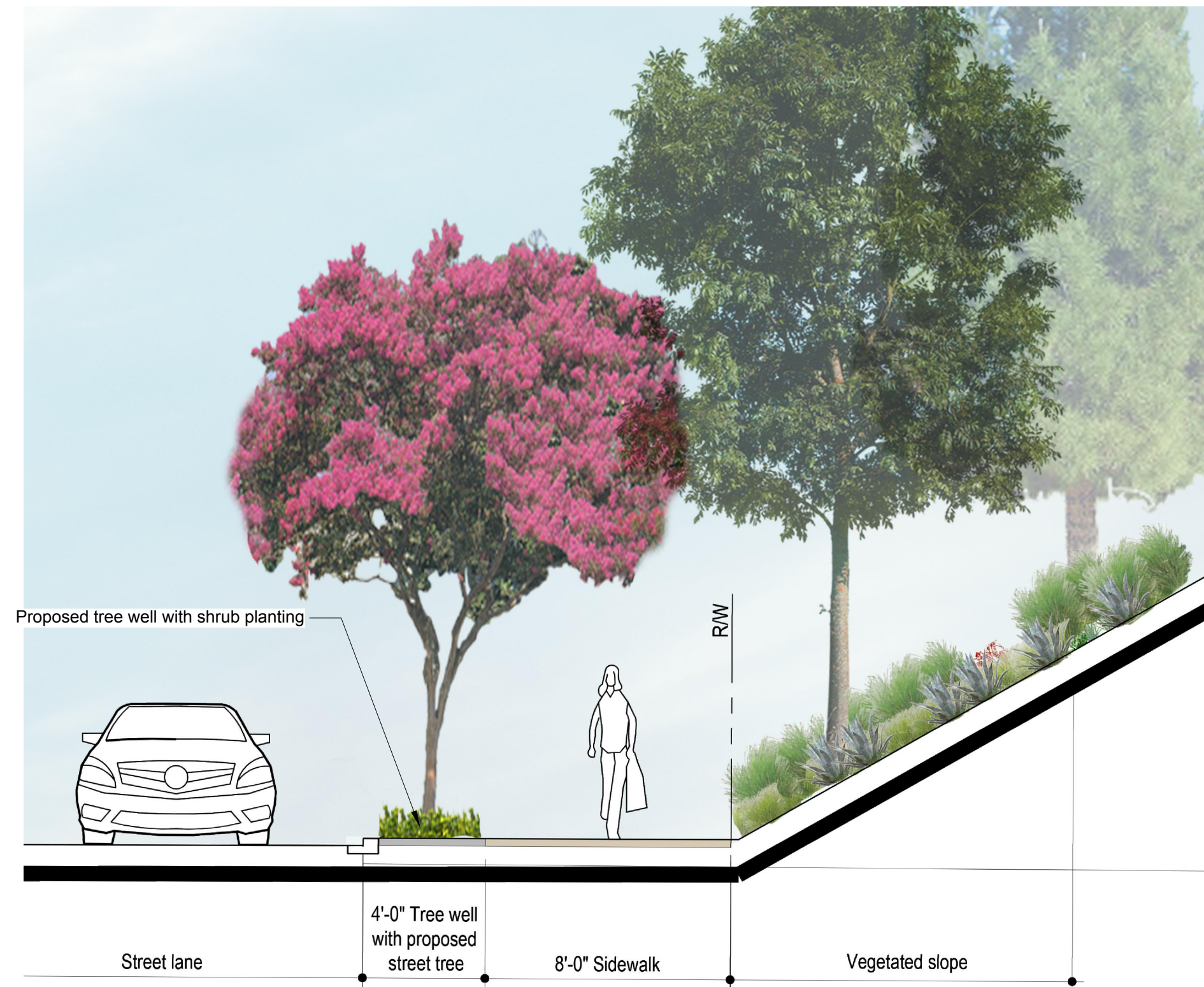
## Schematic Enlargement Plan C - Secondary Pocket Park

SHOPOFF REALTY INVESTMENTS

3rd City Submittal | Project No.: SRI07  
Date: July 1, 2021

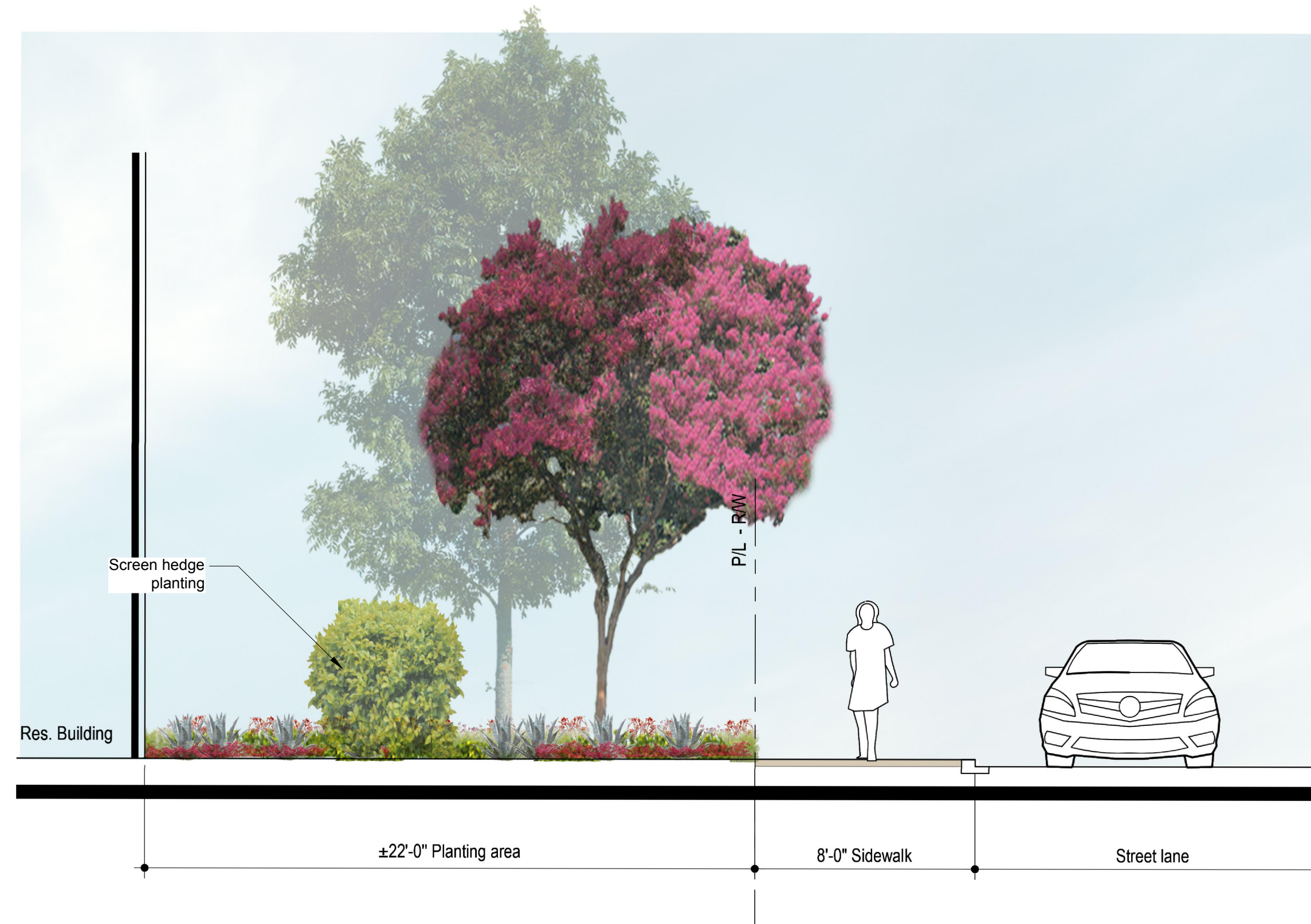
L-4





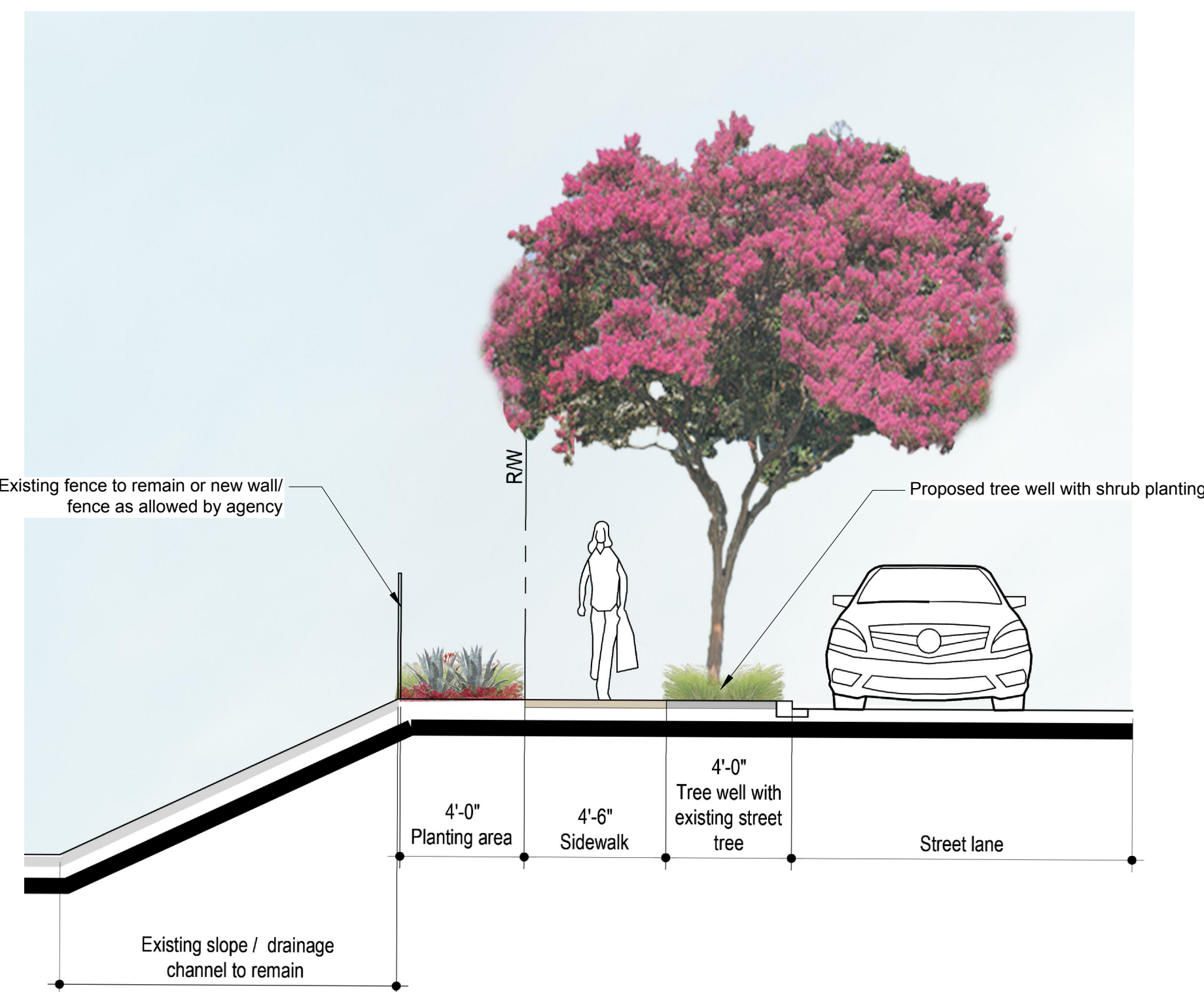
**Section 1 - Paseo Dorado**

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



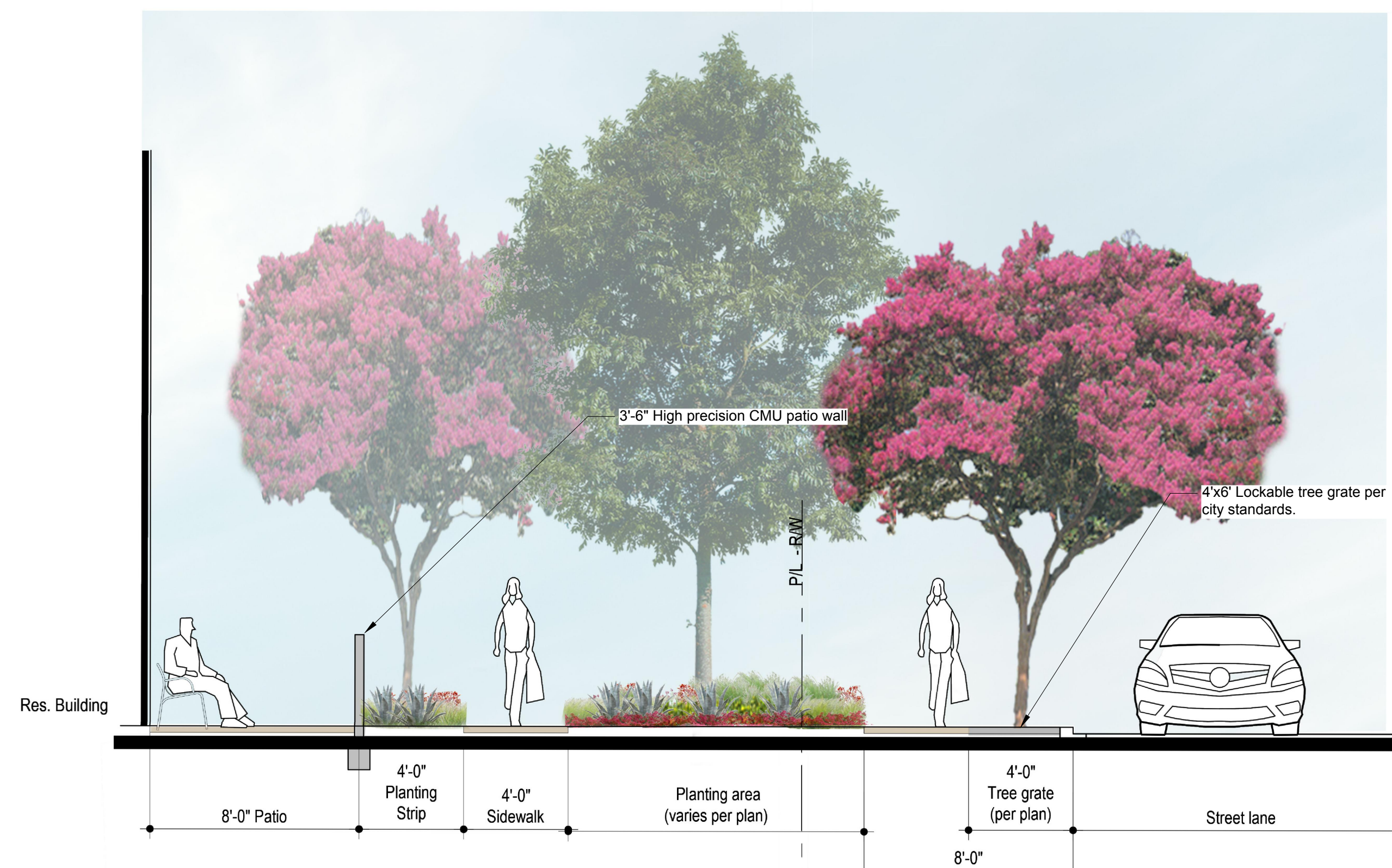
**Section 3 - Rosecrans Ave.**

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



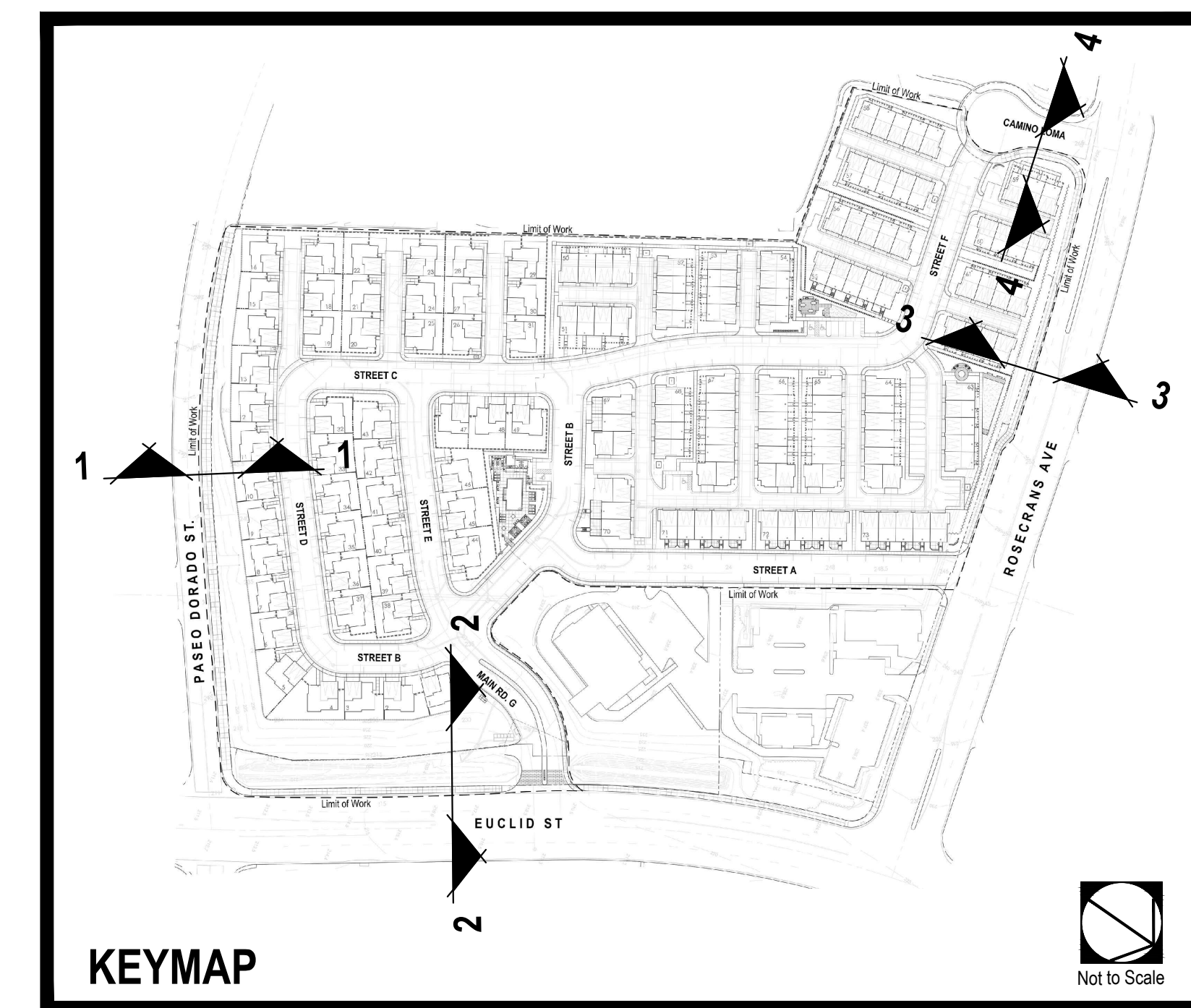
**Section 2 - N. Euclid Street**

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



**Section 4 - Camino Loma**

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

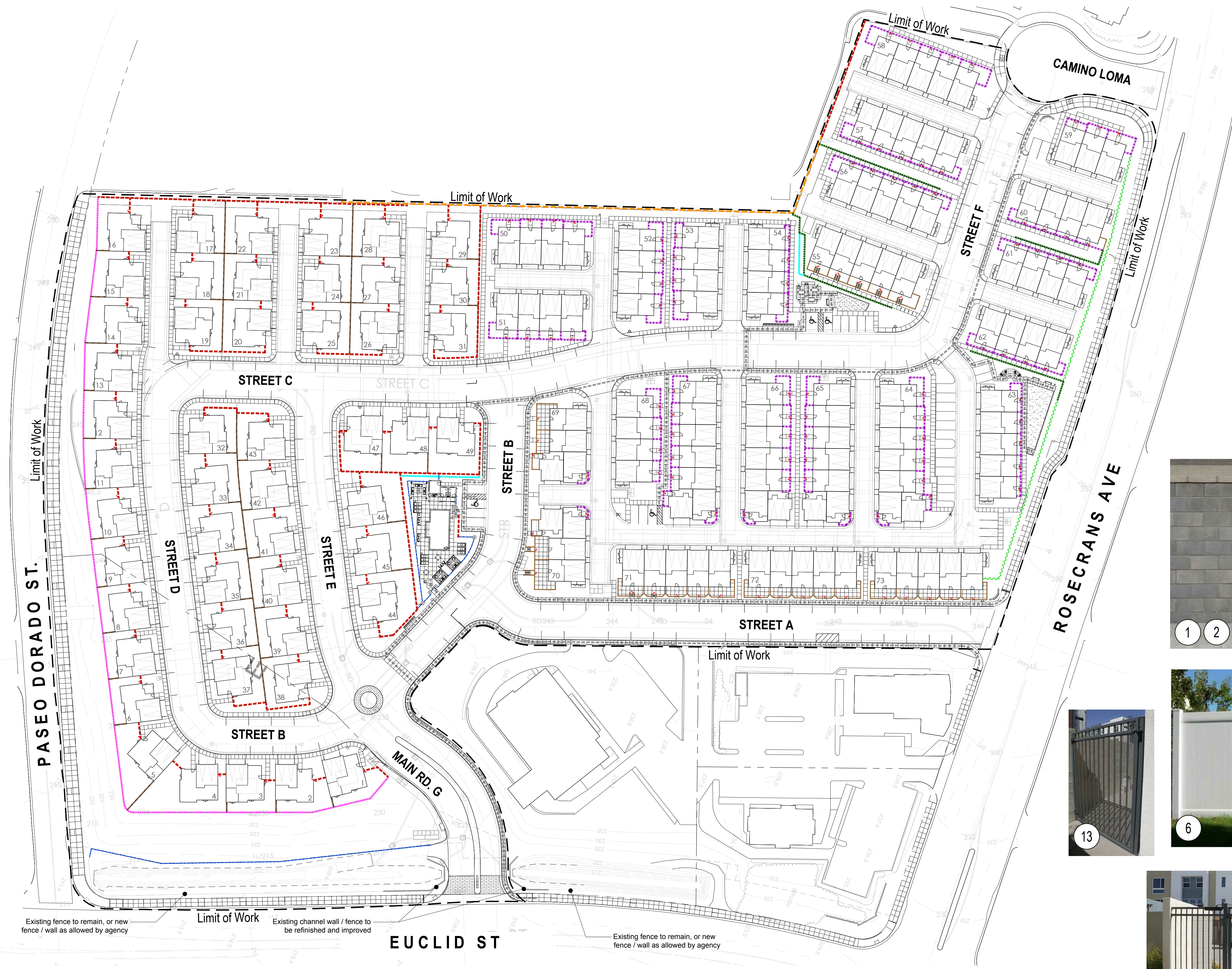


0 2' 4' 8'  
Scale: 1/4" = 1'-0"

## Schematic Perimeter Street Sections

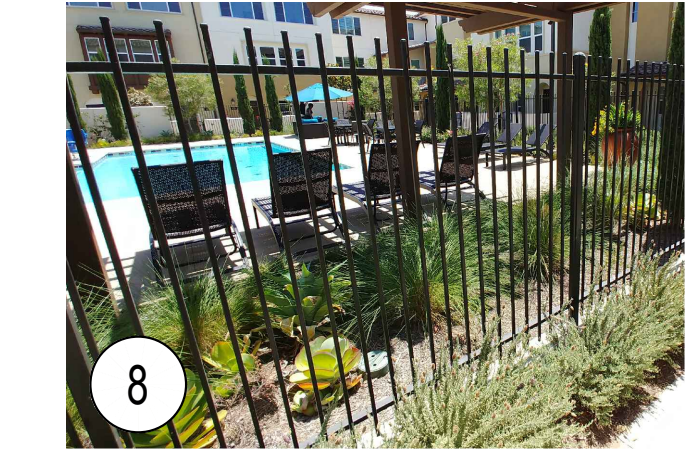
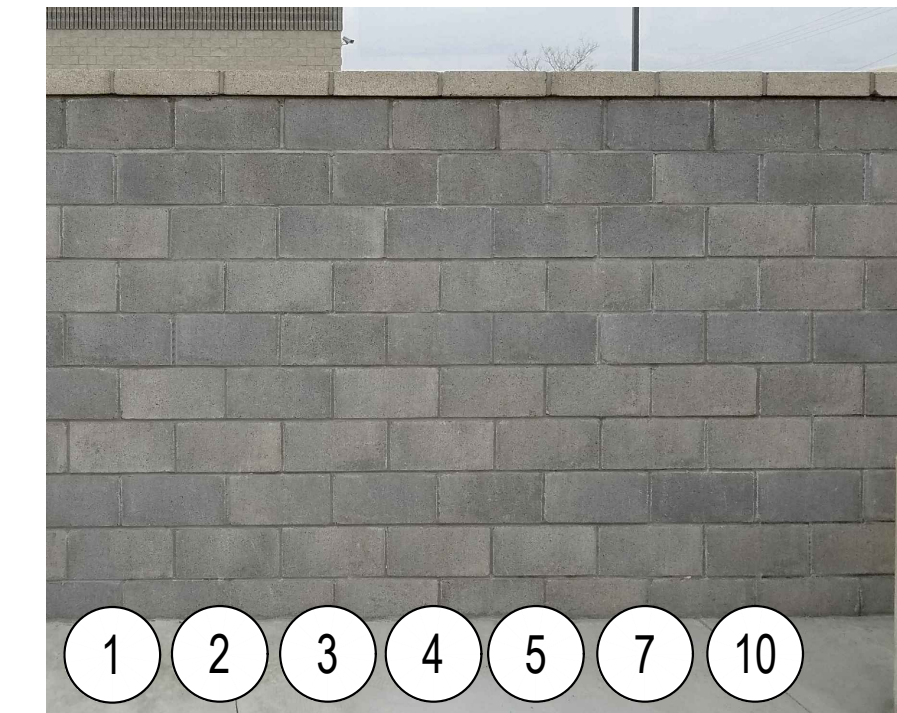
SHOPOFF REALTY INVESTMENTS



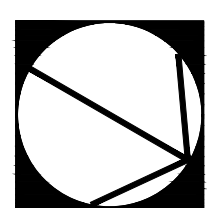
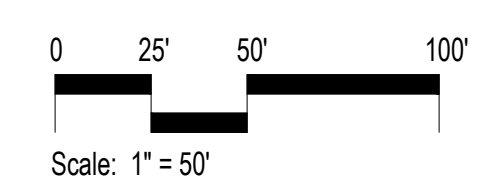
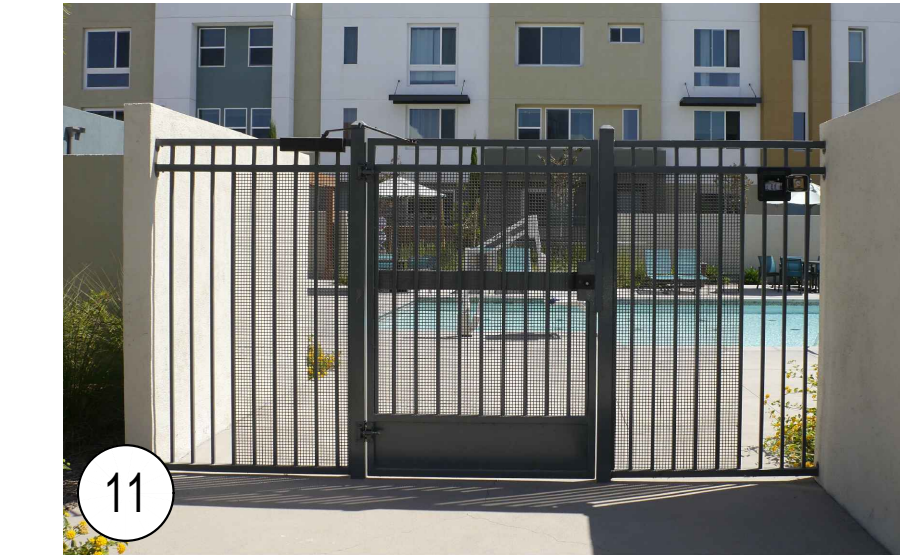
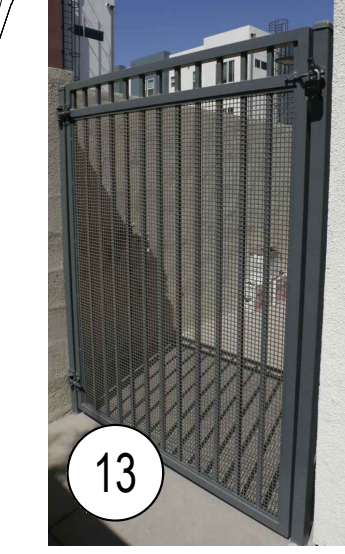


# WALL LEGEND

- 1 --- ±7'-0" High existing wall, to remain in place.
- 2 --- 6'-0" High precision CMU wall, including 2" high precision CMU cap, retaining per civil plans (Manor color).
- 3 --- ±4'-0" High guardrail combo wall (4' tube steel on retaining CMU wall to match 6' precision).
- 4 --- 6'-0" High combo wall (4' tube steel on 2' CMU wall to match 6' precision).
- 5 --- 3'-0" High precision CMU retaining wall (non-guardrail, Manor color).
- 6 --- 3'-0" High precision CMU block patio wall, including 2" high precision CMU cap (Manor color).
- 7 --- 4'-0" High precision CMU patio wall (on high side where retaining), including precision cap (Manor color).
- 8 --- 5'-6" High vinyl fence (white color).
- 9 --- 6'-0" High metal security & pool fence (black color).
- 10 --- +5' High landscape evergreen screen / hedge.
- 11 --- 6'-6" High (16" sq.) precision block pilaster, including 18" sq. (4" H). CMU cap (Manor color).
- 12 --- 5'-6" High metal pedestrian gate (ADA compliant).
- 13 --- 5'-6" High vinyl private yard gate (white color).
- 14 --- 5'-6" High maintenance access gate (black color).
- 15 --- 3'-6" & 4'-0" High tube steel low patio gate (black color).
- 16 --- ±6'-0" High entry monument / project signs (per future submittal).
- 17 --- ADA Path of Travel



\*Conceptual images (provided herein are conceptual and subject to change)



Schematic Wall & Fence Plan

SHOPOFF REALTY INVESTMENTS



LANDSCAPE DESIGN STATEMENT & WATER CONSERVATION:

The landscape concept is to provide a comprehensive, layered landscape palette with thematic street trees. Low water, drought tolerant plants, vines and groundcovers are proposed to provide a low maintenance, water efficient landscape to the Homeowners Association areas.

The following elements would be implemented in the future construction documents phase to enhance the project's landscape water conservation:

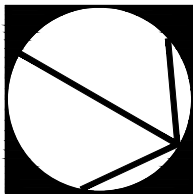
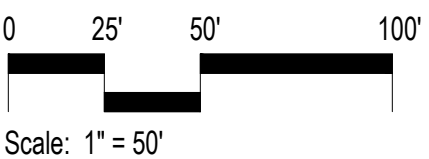
- All proposed planting areas shall be treated with soil conditioners to increase and retain soil moisture. Minimum, three inches of bark mulch will be used in non-turf areas to reduce moisture loss.
- The final Construction Plans shall address Xeriscape (low-water usage) principles as described in the city of Fullerton's water conservation program and local AB1881 Water Rules & Regulations (if applicable) and have only low volume or subsurface irrigation within twenty-four inches of an impermeable surface.
- All areas requiring slope re-vegetation planting shall be irrigated with an automatically controlled irrigation system covering 100% of the planted area.
- Recycled water, if available, to be used for HOA landscape areas. If reclaimed is not available, project will use potable water.
- Only low volume or subsurface irrigation shall be used to irrigate any vegetation within twenty-four inches of an impermeable surface unless the adjacent impermeable surfaces are designed and constructed to cause water to drain entirely into a landscaped area.
- Plant materials shown on plan are appropriate suggestions only. Plant materials have been selected for their low-water demand. Final selections are to be determined in final Construction Plans, per City Standards.

PLANTING LEGEND

Symbol	Type/Form	Suggestions	Trunk	Size	WUCOLS (R3)	Qty.
		Botanical Name (Common Name)				
PALMS						
	Vertical	Syagrus romanzoffiana (Queen Palm)	Single	10' BT	Mod.	15
TREES						
	Specimen	Acacia stenophylla (Shoestring Acacia) Olive e. 'Wilsonii' (Fruitless Olive)	Single Multi	36" Box 36" Box (8'-10' Canopy)	Low	3
	Canopy	Magnolia grandiflora (Southern Magnolia) Sycamore a. 'Columbia' (London Planetree)	Single	24" Box	Mod. Low	10
	Focal	Magnolia grandiflora 'Little Gem' (Southern Magnolia) Jacaranda mimosifolia (Jacaranda)	Single	24" Box	Mod.	4
	Deciduous Flowering / Street	Lagerstroemia l. x f. 'Tuscarora' (C. Myrtle) Chilopsis l. 'Burgundy' (Desert Willow)	Single	24" Box	Mod. Low	67
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Multi	15 gal	Low	39
	Street & Buffer	Agonis flexuosa (Peppermint Tree) Tristania conferta (Brisbane Box)	Single	24" Box	Low Mod.	106
	Medium	Geijera parviflora (Australian Willow) Rhus lancea (African Sumac)	Single	15 Gal	Low	75
	Vertical/ Screen	Melaleuca quinquenervia (Paperbark Melaleuca) Agonis f. 'After Dark' (After Dark Willow)	Single Multi	15 Gal	Mod. Low	6
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Yew Pine)	Single	15 Gal	Low Mod.	62
	Conifer	Pinus eldarica (Mondell Pine)	Single	15 Gal	V Low	28
	Existing St. Tree	Lagerstroemia (Crape Myrtle)	Single	Existing	Mod.	(2)
TOTAL=						417

NOTES:

1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881) .
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
4. All trees within 5' of hardscape to be installed with deep root barriers.



Schematic Planting Plan

SHOPOFF REALTY INVESTMENTS





STREETS & PARKING PHOTOMETRICS		POOL AREA & AMENITIES PHOTOMETRICS	
AVERAGE FOOT-CANDLES	1.43	AVERAGE FOOT-CANDLES	2.07
MAXIMUM FOOT-CANDLES	9.0	MAXIMUM FOOT-CANDLES	14.8
MINIMUM FOOT-CANDLES	0.2	MINIMUM FOOT-CANDLES	0.2
MINIMUM TO MAXIMUM FC RATIO	0.02	MINIMUM TO MAXIMUM FC RATIO	0.01
MAXIMUM TO MINIMUM FC RATIO	56.60	MAXIMUM TO MINIMUM FC RATIO	80.92
AVERAGE TO MINIMUM FC RATIO	9.04	AVERAGE TO MINIMUM FC RATIO	11.35

GENERAL LUMINAIRE SCHEDULE

CALLOUT	SYMBOL	LAMP	DESCRIPTION	QUANTITY
A	Bollard-EV-Baldwin	(1) (24) ALTA AL-R-1W-35 CHIPS, AL-R-1W-35	ACRYLIC CYLINDER BOLLARD WITH 24 WATTS OF LED	4
B	Down-SS-FX	(1) COOL WHITE LED	2-3/8"DIA. X 9"H. UPLIGHT LUMINAIRE3 COOL WHITE LED, CUSTOM CHROME PLATED PARABOLIC REFLECTOR AND TEXTURED LENSFLAT TEMPERED GLASS LENS	16
C	Pole-USA-OSCR	(80) 80 WHITE LIGHT EMITTING DIODES (LEDS).	FABRICATED METAL HOUSING, VPA LED MODULE CONSISTING OF:	31
D	Wall-Sconce-EV-Naples	(1) #AL-R-1W-35	LED NAPLES SERIES. ARM MOUNT UNIT.OPAL ACRYLIC LENS. OPEN BOTTOM40 WATTS	411

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
E	Tree uplight, Variable Lumen Large Accent 60 Dg Wide Flood AZ #16018AZT27 Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 6.5, 2700K Warm White	29
F	Strip light, 6 LED - Kichler model #15746AZT27 Stainless steel masonry bracket & mounting screws Lamp: LED, 1.4, 2700K Warm White	1
	Pool/Spa underwater Light Cast Aluminum, Textured Architectural Bronze, Wall, Location per Electrical Engineer's dwgs. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng.	2
G	Low-voltage transformer - Kichler model #15PR300 SS Cast Aluminum, Textured Architectural Bronze, Wall, Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K). 75	3
	Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall	2
H	Kichler-Flood Light VLO 12V LED Flood Variable Lumen AZT 16022AZT27 Brass, Textured Architectural Bronze, Surface Lamp: LED	3



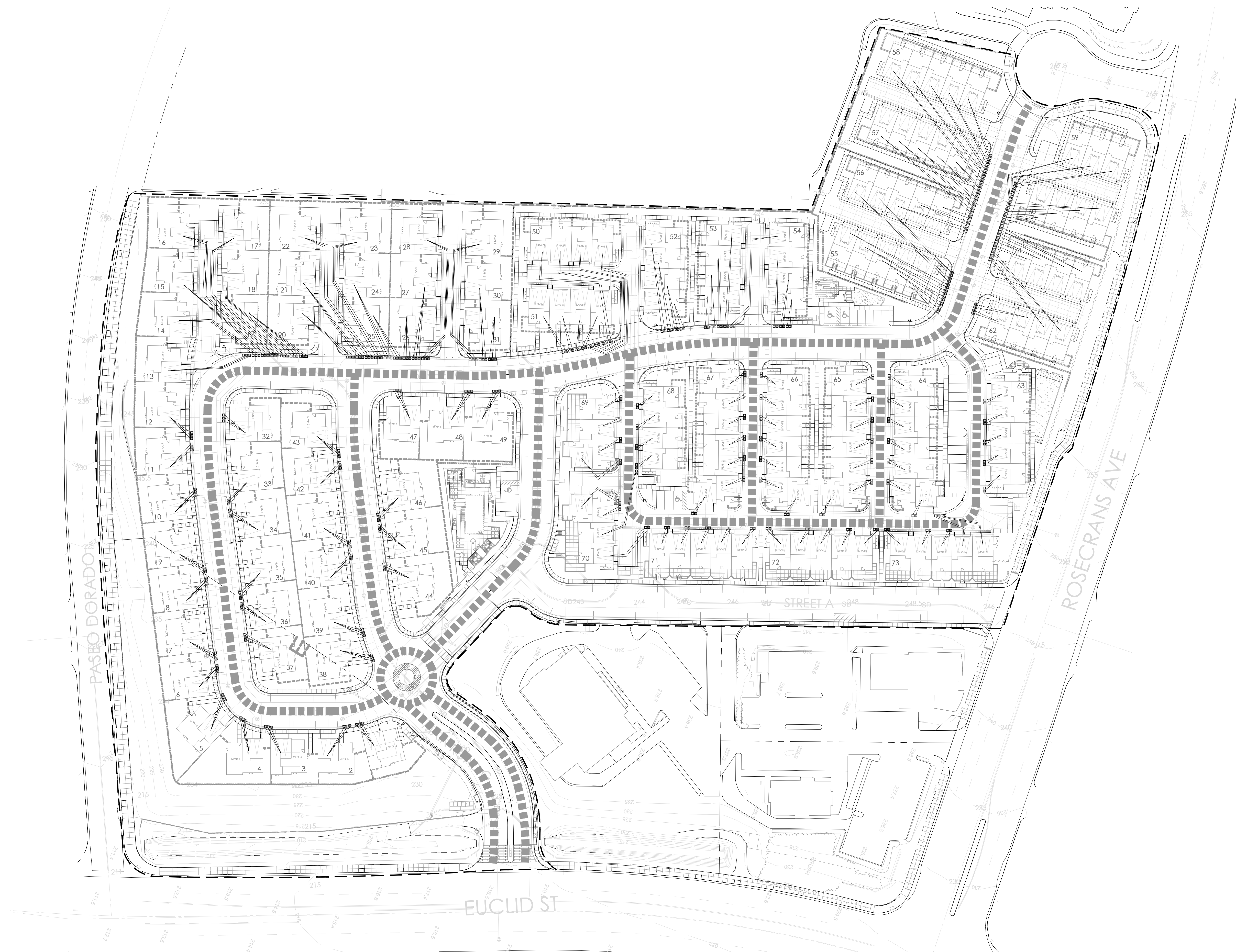
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SHOPOFF REALTY INVESTMENTS

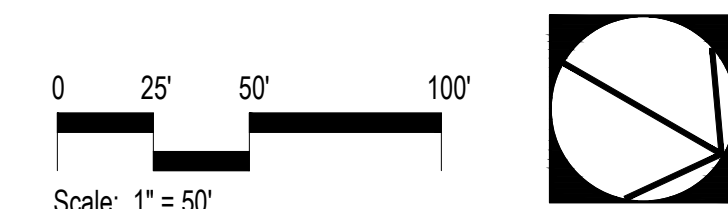
- NOTES:
- 1. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
  - 2. Light spill shall be confined to the limits of the property.

Schematic Photometric Lighting Plan





- LEGEND**
- ▣ Regular trash bin.
  - ▣ Recycle bin.
  - ▣ Green Waste bin.
  - ▣ Large trash item pick-up area.
  - ▣▣▣ Trash hauler path of travel.
- \*For Townhomes, Green Waste would be disposed of by HOA Landscape Contractor\*



Schematic Trash Circulation & Staging Plan

SHOPOFF REALTY INVESTMENTS