



# GARDENA

BUILDER/DEVELOPER:  
**THE OLSON COMPANY**

SEAL BEACH, CA

ARCHITECT:

**KTGY**

IRVINE, CA

CIVIL ENGINEERS:

**ALAN SHORT, P.E.**

LAGUNA HILLS, CA

LANDSCAPE ARCHITECT:

**STUDIO PAD, INC.**

LAGUNA HILLS, CA



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

# SHEET INDEX COVER SHEET

## LANDSCAPE ARCHITECTURE

- L - 1 Conceptual Landscape Plan
- L - 2 Conceptual Community Open Space  
Enlargement Plan
- L - 3 Conceptual Wall & Fence Plan
- L - 4 Conceptual Planting Plan

## CIVIL

- Vesting Tentative Tract Map
- Conceptual Grading Plan

## ARCHITECTURE

- A 0 . 0 Arch'I Sheet Index
- A 1 . 0 Arch'I Site Plan
- A 2 . 0 Building Elevation 100
- A 2 . 1 Building Plan 100
- A 2 . 2 Building Elevation 200
- A 2 . 3 Building Plan 200
- A 2 . 4 Building Elevation 300
- A 2 . 5 Building Plan 300
- A 2 . 6 Building Elevation 400
- A 2 . 7 Building Plan 400
- A 2 . 8 Building Plan 400
- A 2 . 9 Building Elevation 500
- A 2 . 10 Building Plan 500
- A 2 . 11 Building Plan 500
- A 2 . 12 Building Plan 500
- A 2 . 13 Building Plan 500
  
- A 3 . 0 Plan 1 & 1x - Floor Plan
- A 3 . 1 Plan 2 - Floor Plan
- A 3 . 2 Plan 3 & 4 - Floor Plan



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

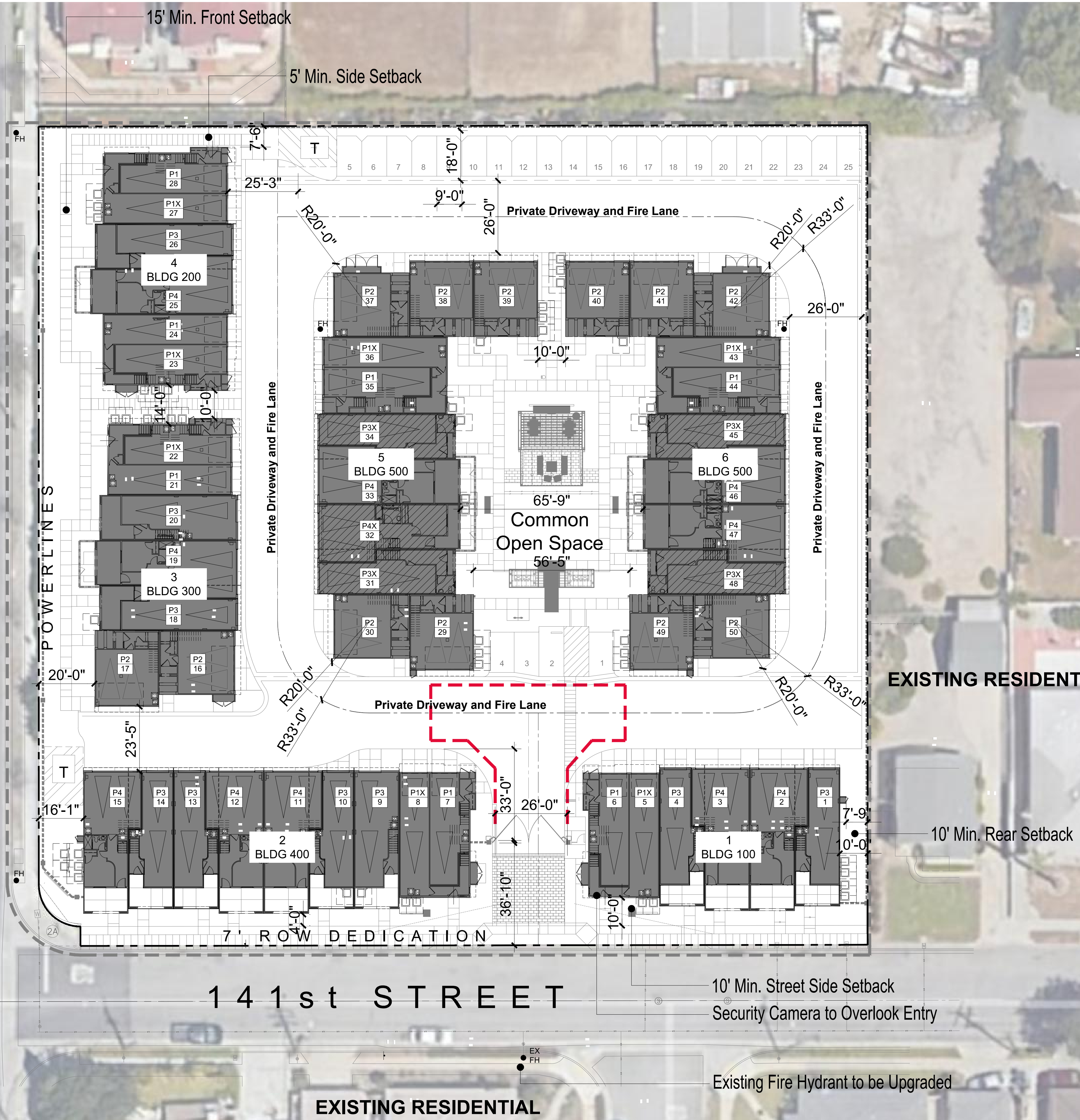
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.08.2020

**SHEET INDEX**

**A0.0**

NORMANDIE



Property Address		Legal Description				
1335, 1337, 1341, & 1343 West 141st Street Gardena, CA 90247		Pin No. Assessors No : 6115-013-007,-008,-009, -010, & -011 TTM No. 82945				
Building Code Summary						
Occupancy	R-2					
Construction Type	Type V-B (non rated)					
Fire Sprinkler	NFPA 13					
Building Type	On-Grade					
Number of Stories	3					
Zoning						
Current Zoning	R-1 & R-3					
Proposed Zoning	R-4					
Site Summary		Site Area				
Gross Site Area	88,038 SF	2.02	AC			
Net Site Area	85,813 SF	1.97	AC			
Dwelling Units*	50 DU					
Gross Density	24.7 DU/AC					
Net Density	25.4 DU/AC					
Lot Coverage						
Permitted Lot Coverage	N/A					
Provided Lot Coverage	38.85 % Provided					
Density						
Permitted Density (30 DU/AC)	60.6 DU					
Provided Density	50.0 DU					
Building Height						
Allowed	40'-0", 45'-0" allowed for projections, max. 4-stories					
Proposed	36'-7"					
Townhomes Plan Summary						
	#	GFA	Beds	%	Total GFA FA + Garage	
P1	7	1,260	2	14.0%	8,820 11,886	
P1X	7	1,293	2	14.0%	9,051 12,362	
P2	12	1,310	2	24.0%	15,720 21,396	
P3	13	1,415	3	26.0%	18,395 24,362	
P4	11	1,659	3	22.0%	18,249 22,308	
Total	50			100.0%	70,235 92,314	
Type	#			%		
2 bedroom Units	26			52.0%		
3 bedroom Units	24			48.0%		
Total	50			100%		
Bedroom Count						
Type	#			%		
2 bedroom total	52			41.9%		
3 bedroom total	72			58.1%		
Total	124			100%		
Parking Summary						
Required	Spaces/ Unit			Req.		
Resident	2.0			100		
Guest	0.5			25		
Total Required Parking	2.5			125		
Parking Provided						
Garage Spaces	Spaces/ Unit			Spaces Provided		
Garage Spaces	2.0			100		
Guest Spaces	0.46			23		
Accessible Space	0.04			2		
Total Provided Parking	2.50			125		
Open Space						
Common Open Space	±	24,543 SF			74 %	
Private Open Space	±	8,693 SF			26 %	
Total Gross Open Space	±	33,236 SF			664.7 SF/UNIT	
Building Coverage	±	34,199 SF			38.85 %	
Pavement Coverage	±	29,296 SF			33.28 %	
Gross Landscape Coverage	±	24,543 SF			27.88 %	
Legend						
	Accessible Units (5)					
FH	Fire Hydrant					
Total Square Footage Per Building						
Building #	SF					
1	12,056					
2	18,272					
3	13,863					
4	11,642					
5	22,115					
6	22,115					



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

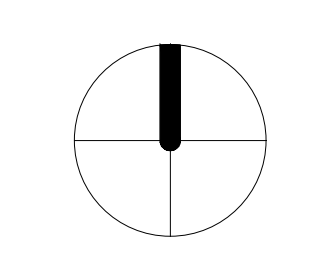


The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.08.2020

**CONCEPTUAL  
SITE PLAN**



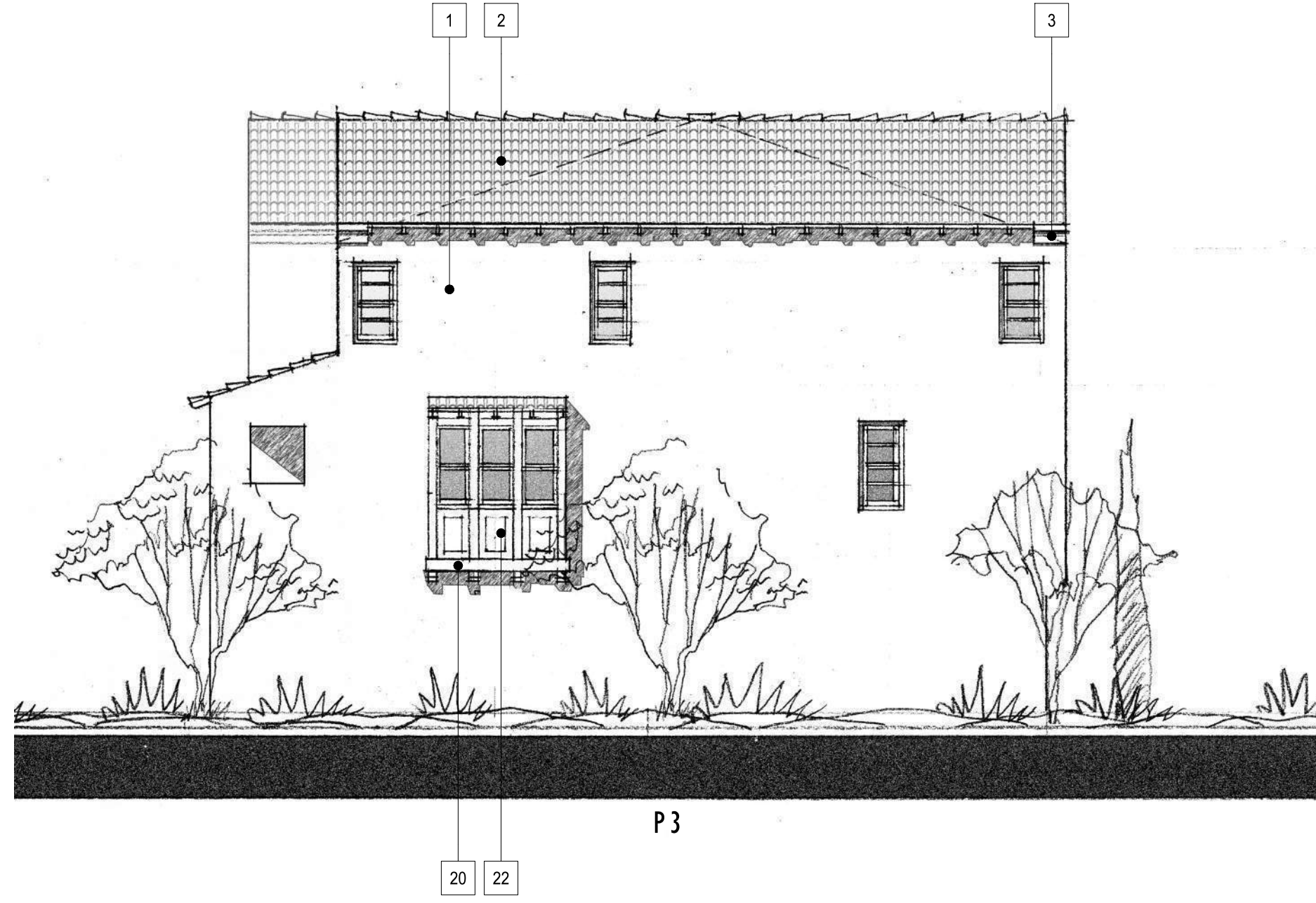
SCALE: 1"=20'-0"  
0 10 20 40

**AI.0**

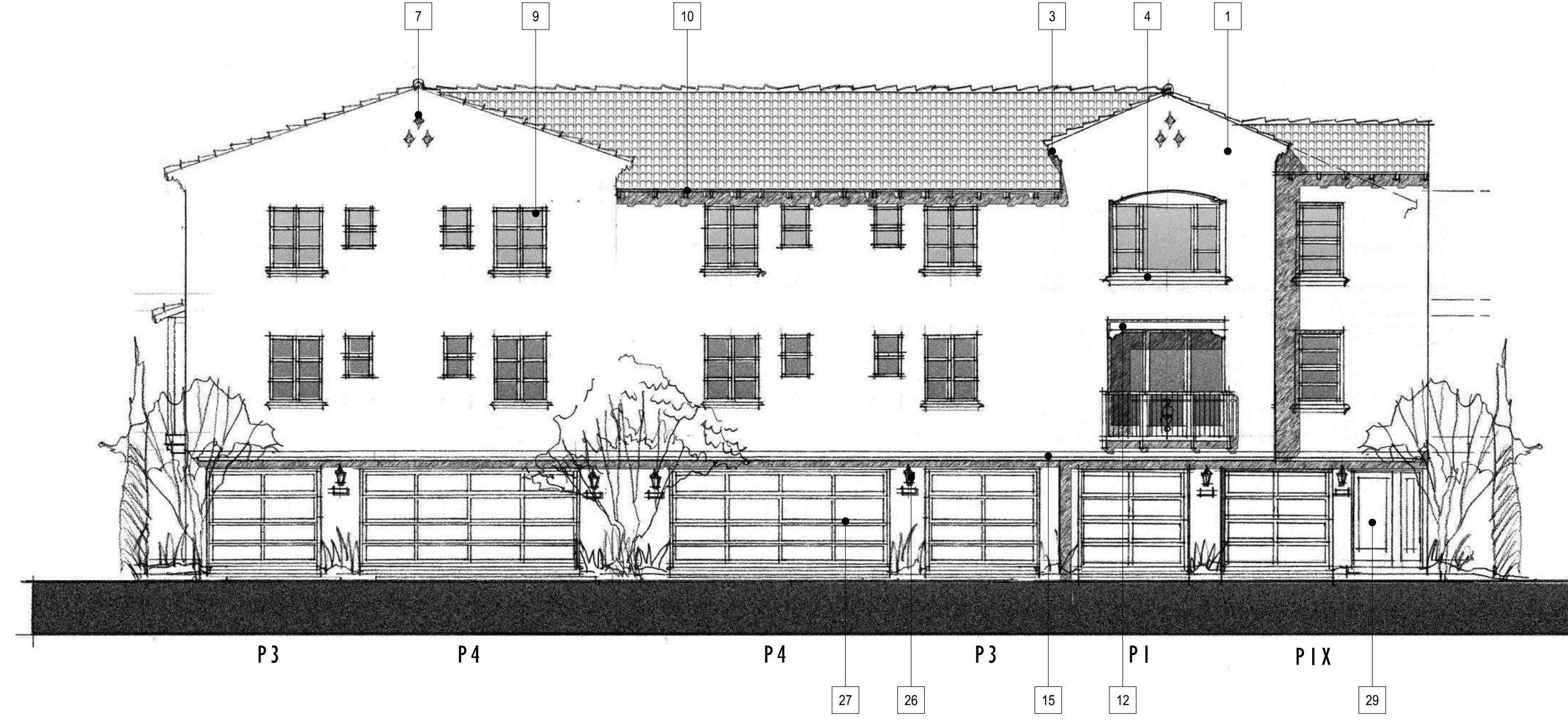
**LEGEND**

- 1 Stucco, Light Sand Finish
- 2 Concrete "S" Profile Roof Tile
- 3 Stucco over Foam Eave
- 4 Stucco Sill Trim
- 5 Stucco over Foam Surround
- 6 Stucco Recess
- 7 Recessed Faux Diamond Gable Vent
- 8 Decorative Foam Finial Over Stucco Shaft
- 9 Vinyl Windows
- 10 Exposed Truss Tails at Eaves
- 11 Faux Wood Corbel
- 12 Wood Post and/or Beam
- 13 Stucco over Foam Corbel

- 14 Stucco Battered Wall
- 15 Stucco over Foam Trim
- 16 Beveled Edge Arch Opening
- 17 Stucco Slope Sill
- 18 Stucco Arched Soffit
- 19 Stucco Patio Low Wall
- 20 Fiber Cement Trim
- 21 Tile Paver Cap at (Low Wall) Baranca
- 22 Fiber Cement Panel
- 23 Metal Balcony w/ Metal Scroll Brackets & Skirt
- 24 Faux Trim Board
- 25 Fiberglass Entry Doors
- 26 Decorative Exterior Lights & Raised Address
- 27 Metal Sectional Garage Door
- 28 Hidden Metal Gutter (Behind Railing)
- 29 Utility Metal Doors
- 30 Deck Scupper w/ Decorative Trim



**RIGHT**



**REAR**



**LEFT**



**FRONT**



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

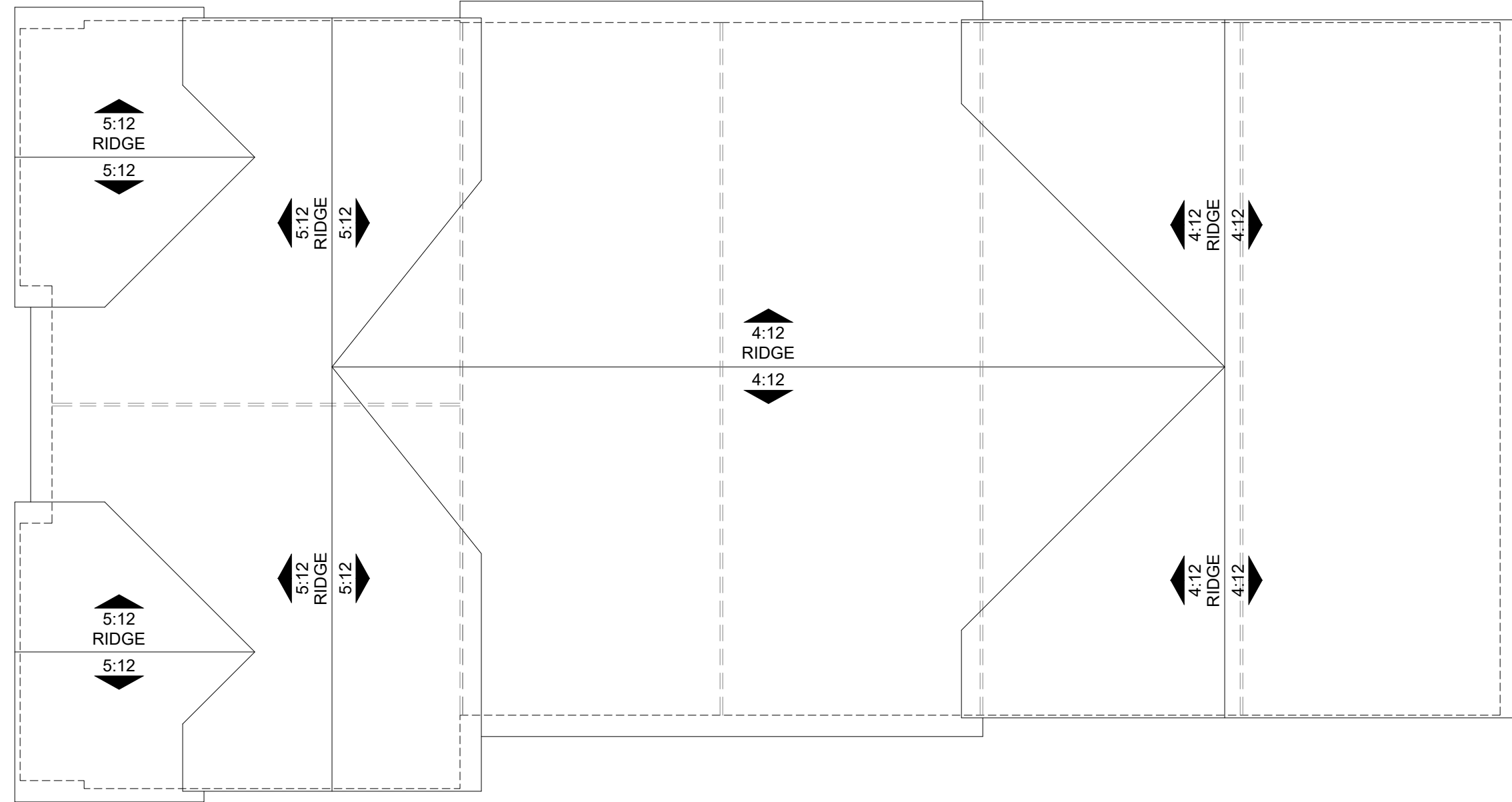
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

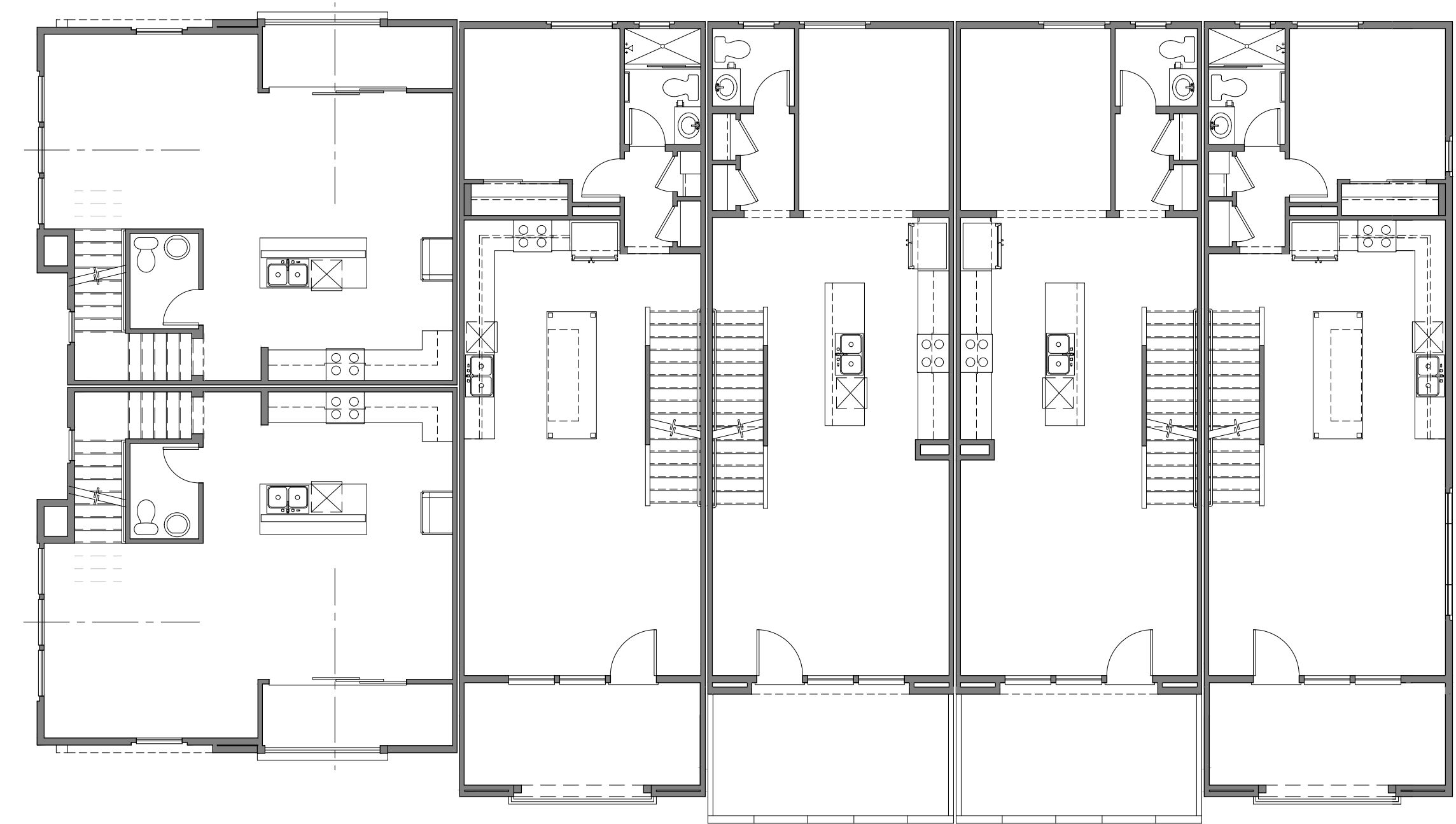
**B100**  
**ELEVATIONS**

SCALE: 1/8"=1'-0"  
0 4 8 16

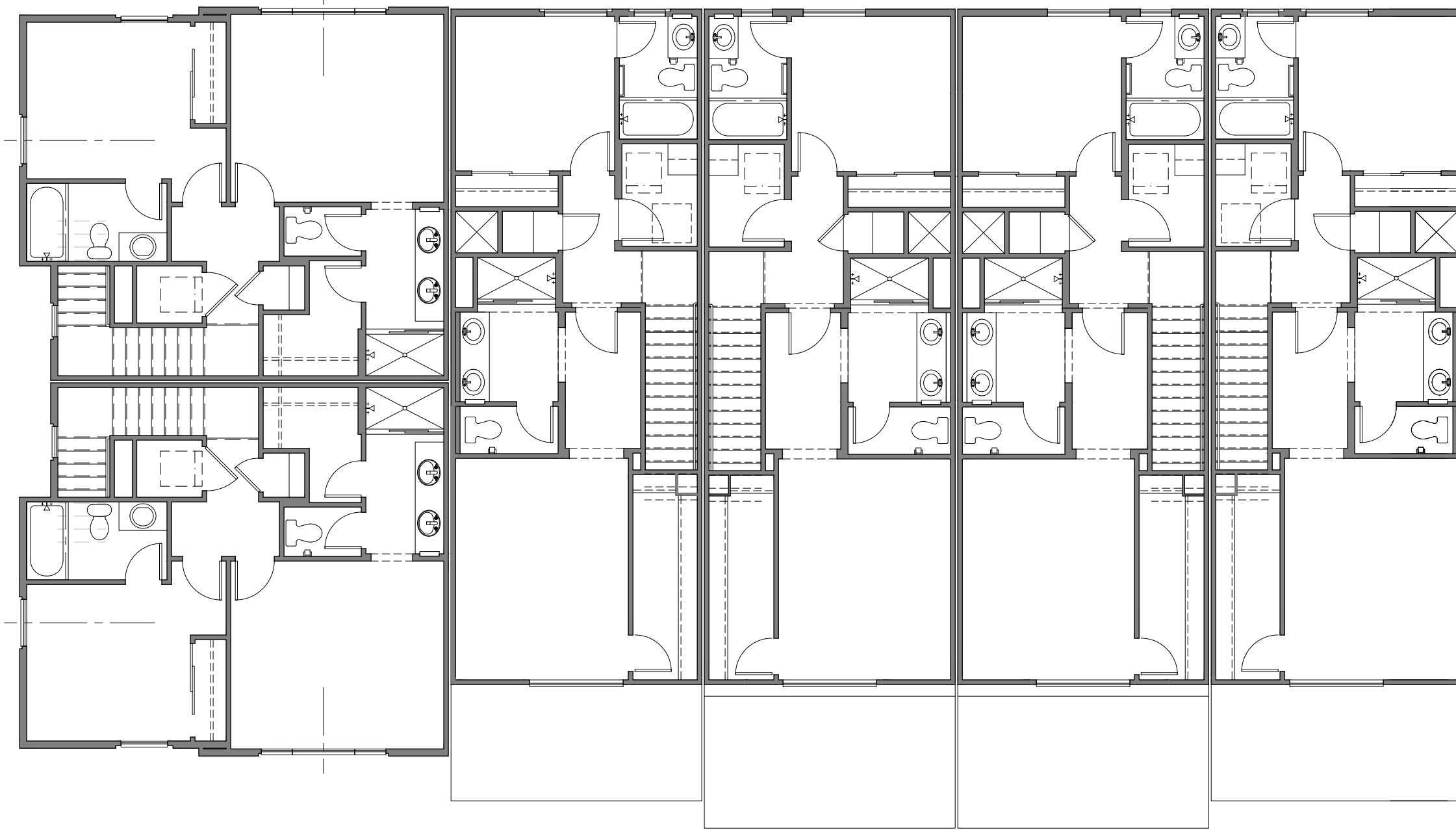
**A2.0**



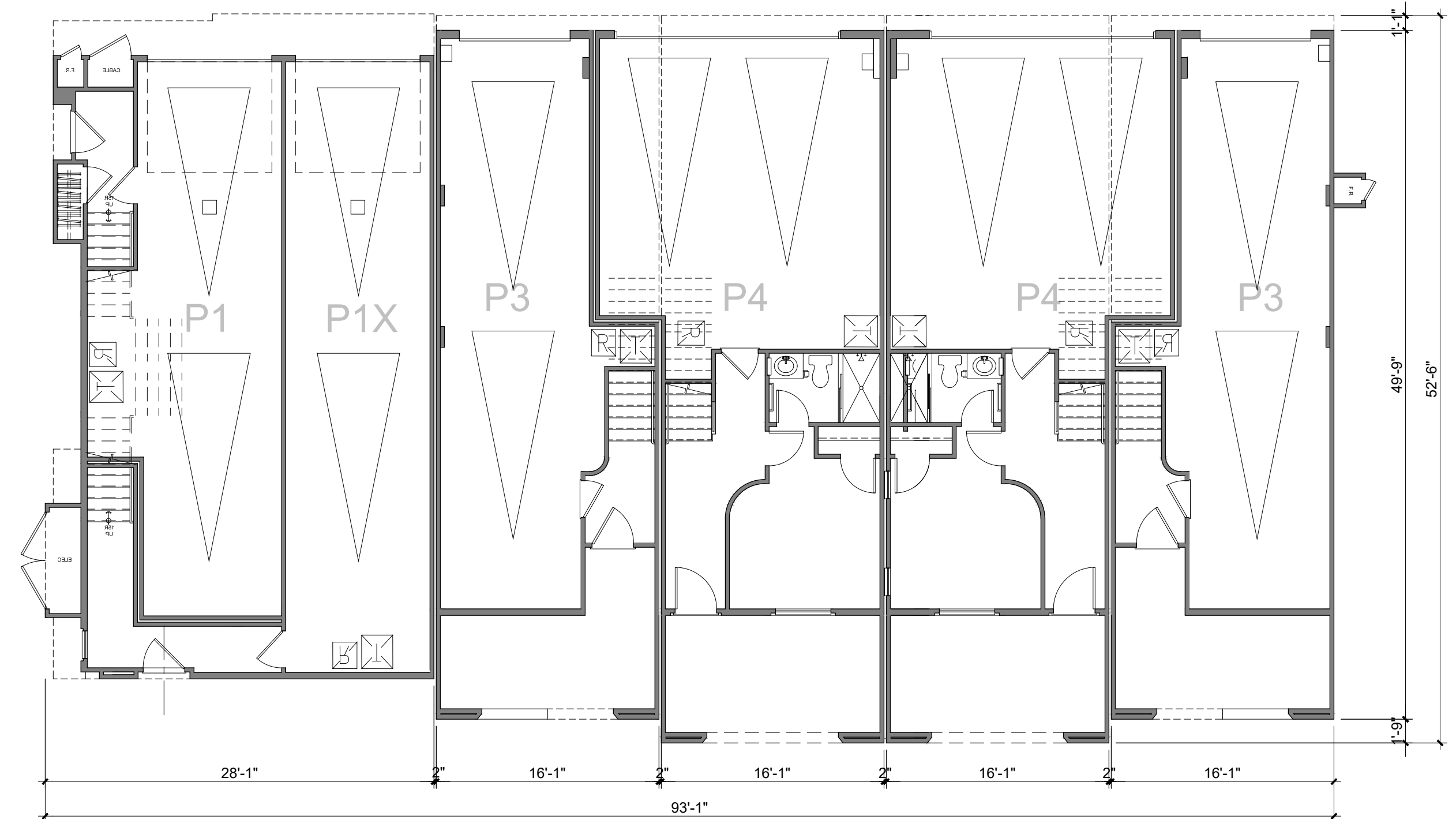
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B100**  
**COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.1**

**LEGEND**

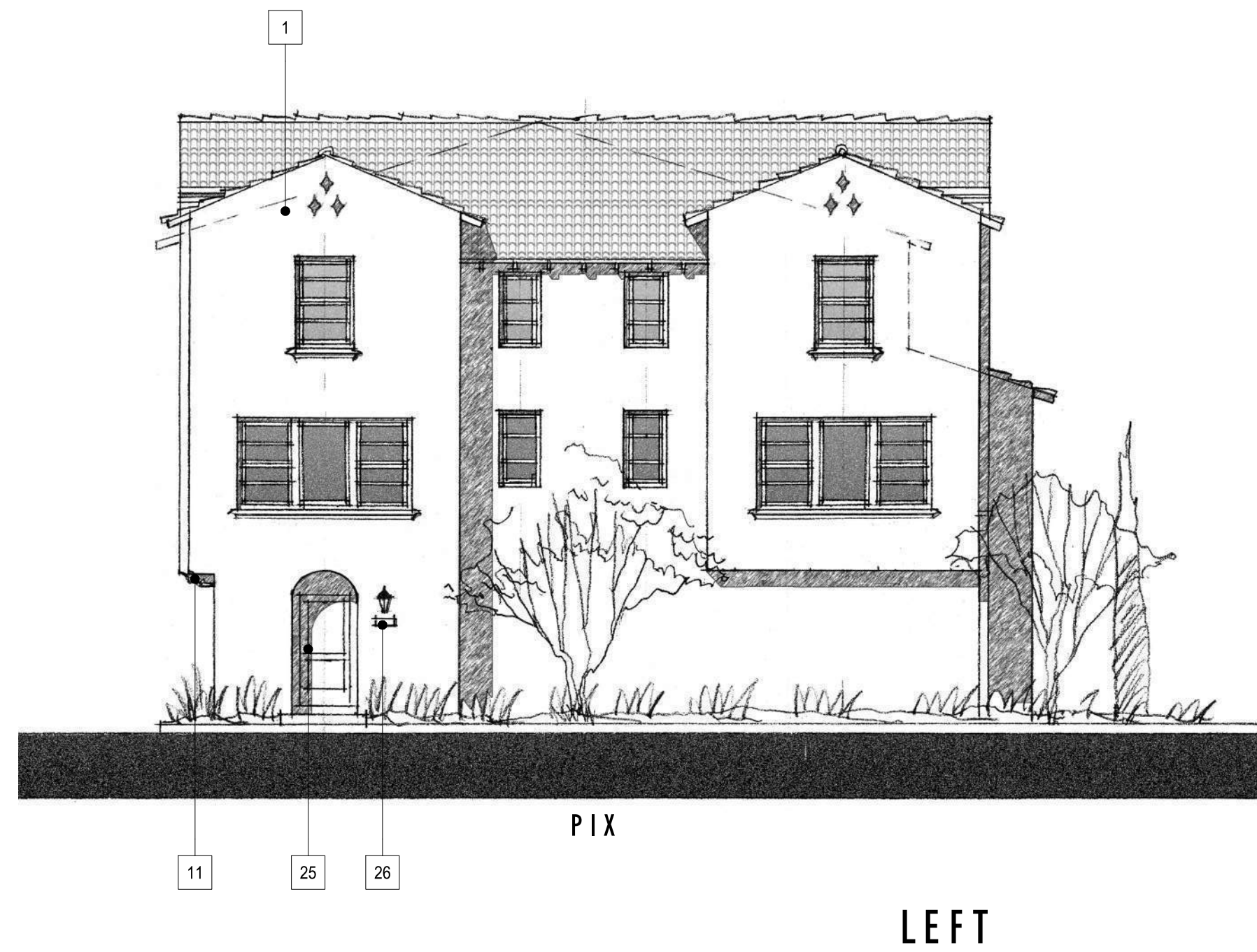
- 1 Stucco, Light Sand Finish
- 2 Concrete "S" Profile Roof Tile
- 3 Stucco over Foam Eave
- 4 Stucco Sill Trim
- 5 Stucco over Foam Surround
- 6 Stucco Recess

- 7 Recessed Faux Diamond Gable Vent
- 8 Decorative Foam Finial Over Stucco Shaft
- 9 Vinyl Windows
- 10 Exposed Truss Tails at Eaves
- 11 Faux Wood Corbel
- 12 Wood Post and/or Beam
- 13 Stucco over Foam Corbel

- 14 Stucco Battered Wall
- 15 Stucco over Foam Trim
- 16 Beveled Edge Arch Opening
- 17 Stucco Slope Sill
- 18 Stucco Arched Soffit
- 19 Stucco Patio Low Wall
- 20 Fiber Cement Trim

- 21 Tile Paver Cap at (Low Wall) Baranca
- 22 Fiber Cement Panel
- 23 Metal Balcony w/ Metal Scroll Brackets & Skirt
- 24 Faux Trim Board
- 25 Fiberglass Entry Doors
- 26 Decorative Exterior Lights & Raised Address
- 27 Metal Sectional Garage Door

- 28 Hidden Metal Gutter (Behind Railing)
- 29 Utility Metal Doors
- 30 Deck Scupper w/ Decorative Trim



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

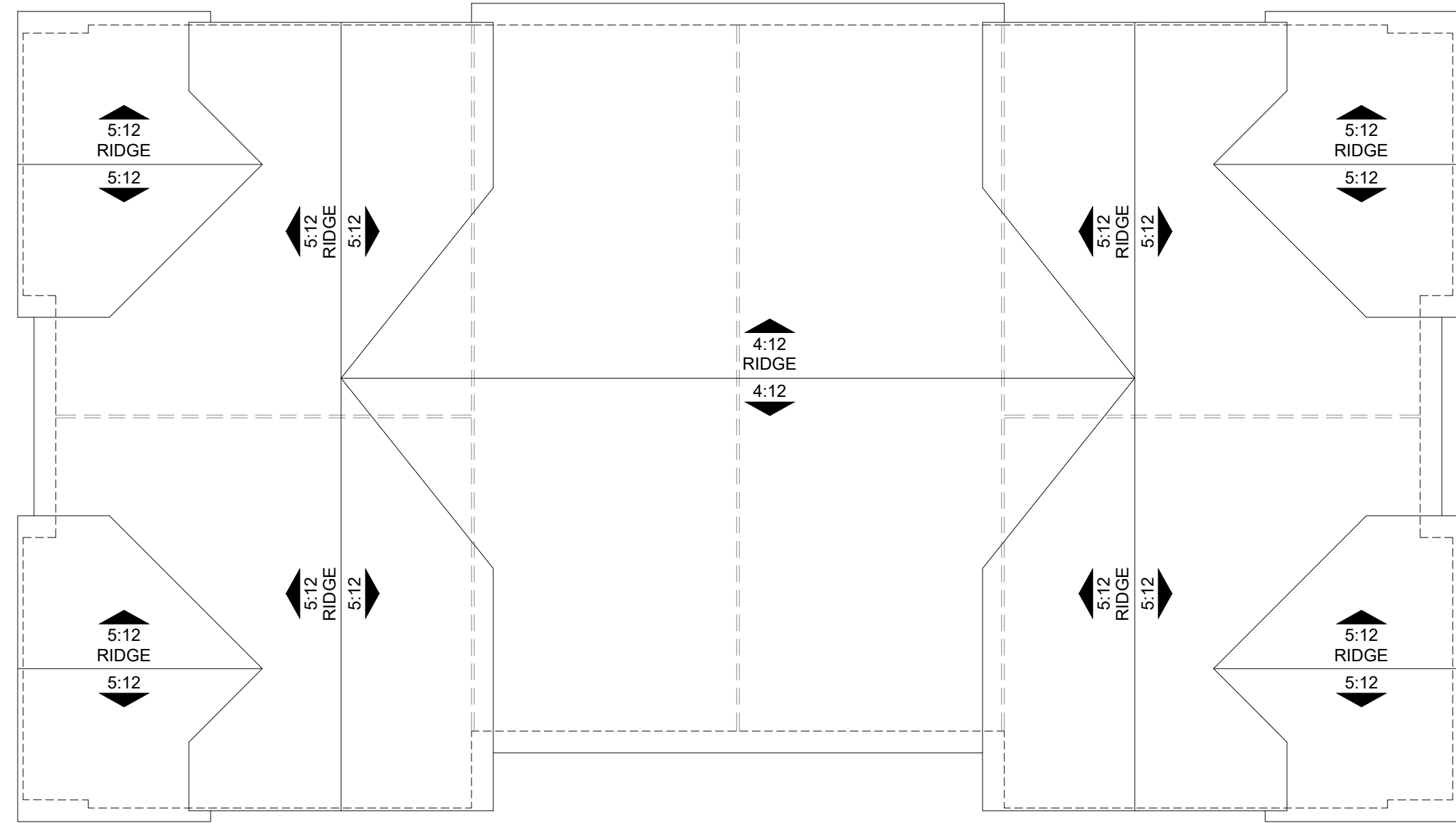
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

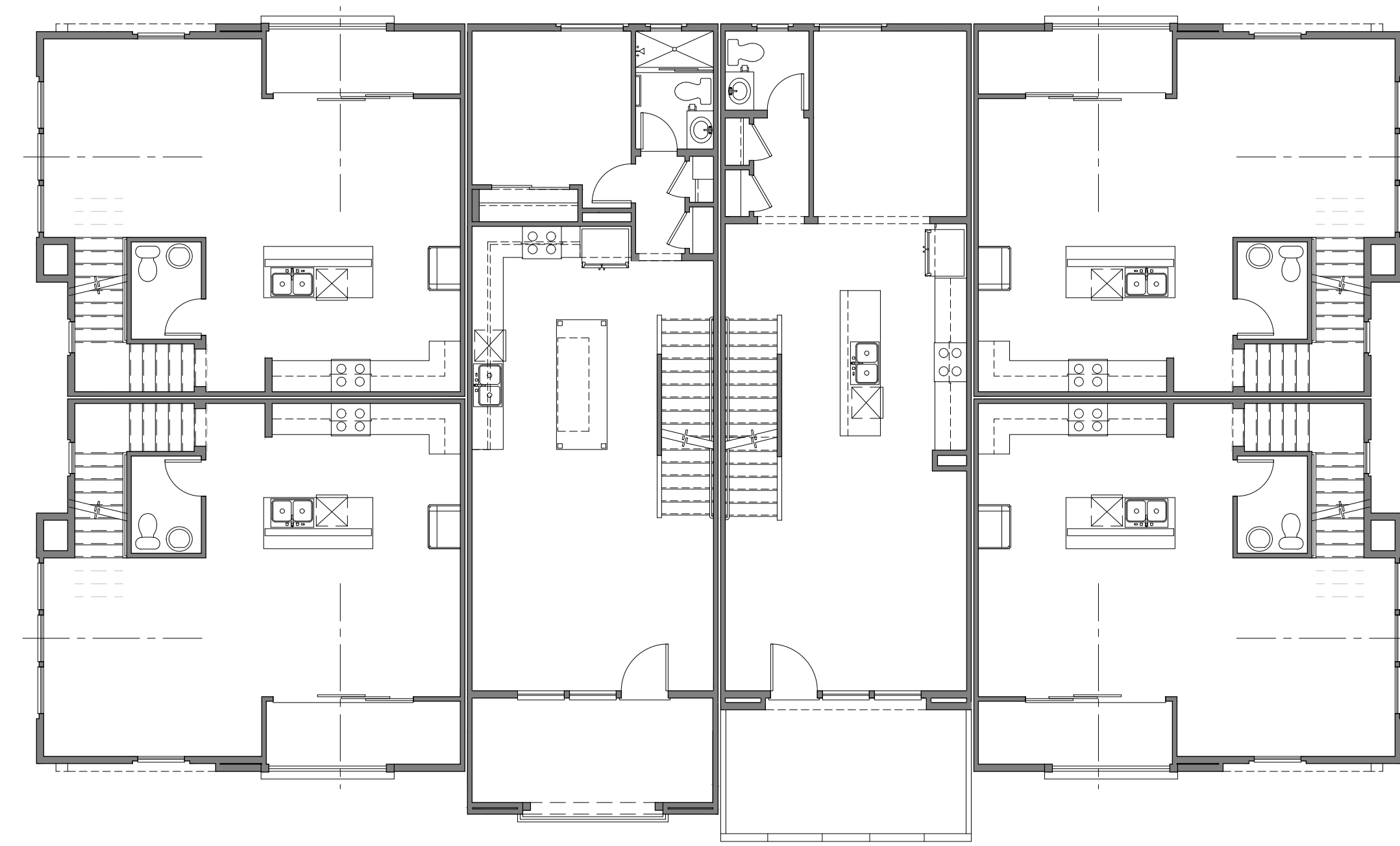
**B200**  
**ELEVATIONS**

SCALE: 1/8"=1'-0"  
0 4 8 16

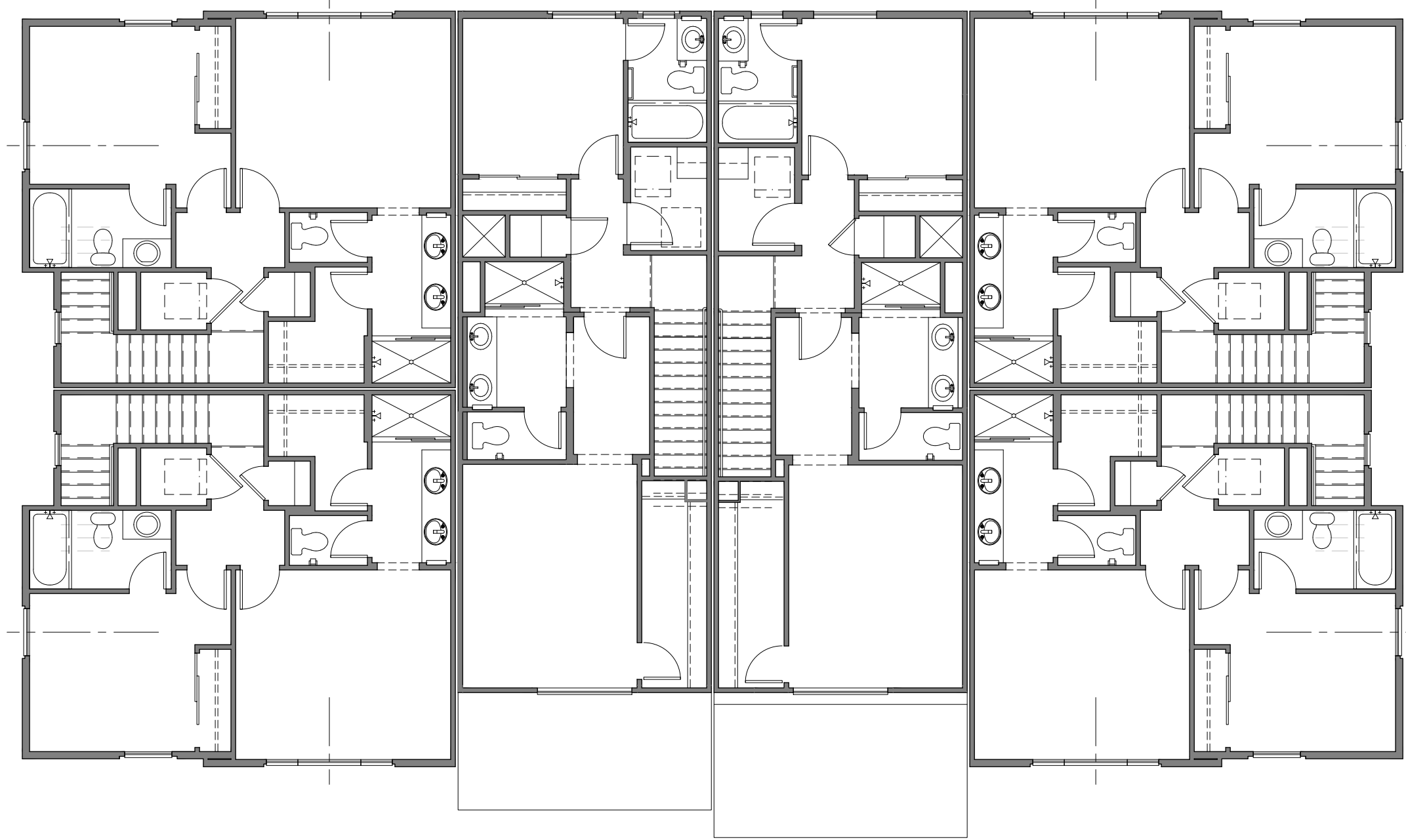
**A2.2**



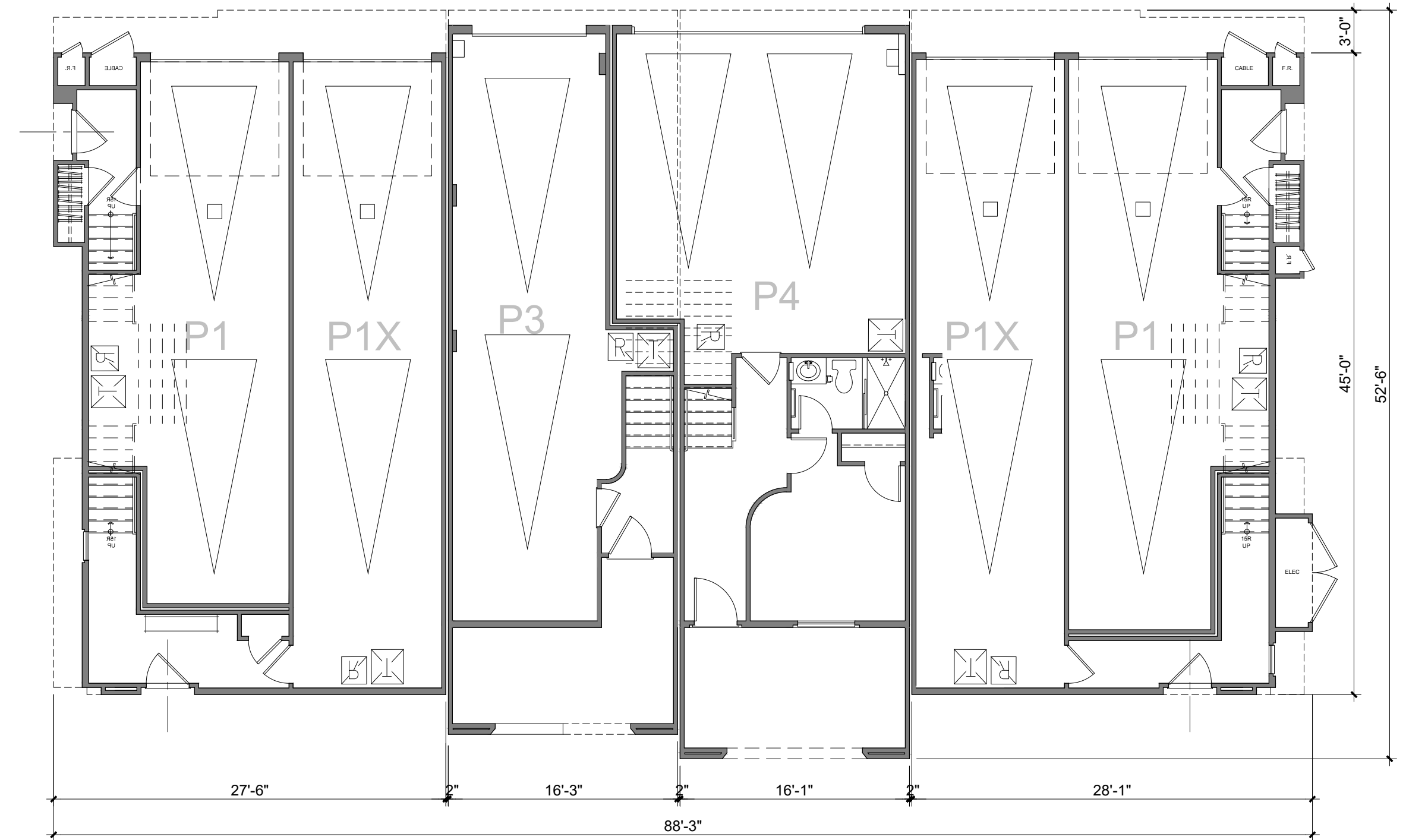
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B200**  
**COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.3**

LEGEND

- 1 Stucco, Light Sand Finish
- 2 Concrete "S" Profile Roof Tile
- 3 Stucco over Foam Eave
- 4 Stucco Sill Trim
- 5 Stucco over Foam Surround
- 6 Stucco Recess

- 7 Recessed Faux Diamond Gable Vent
- 8 Decorative Foam Finial Over Stucco Shaft
- 9 Vinyl Windows
- 10 Exposed Truss Tails at Eaves
- 11 Faux Wood Corbel
- 12 Wood Post and/or Beam
- 13 Stucco over Foam Corbel

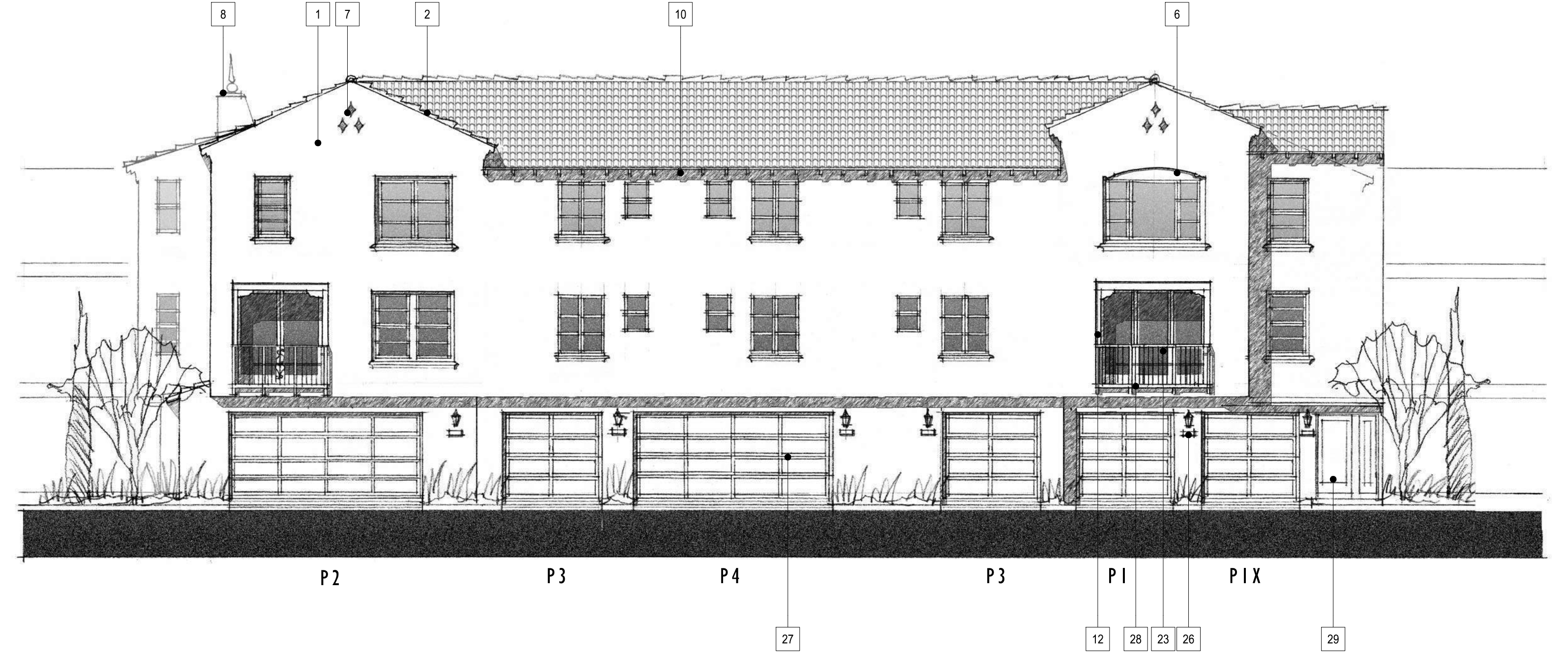
- 14 Stucco Battered Wall
- 15 Stucco over Foam Trim
- 16 Beveled Edge Arch Opening
- 17 Stucco Slope Sill
- 18 Stucco Arched Soffit
- 19 Stucco Patio Low Wall
- 20 Fiber Cement Trim

- 21 Tile Paver Cap at (Low Wall) Baranca
- 22 Fiber Cement Panel
- 23 Metal Balcony w/ Metal Scroll Brackets & Skirt
- 24 Faux Trim Board
- 25 Fiberglass Entry Doors
- 26 Decorative Exterior Lights & Raised Address
- 27 Metal Sectional Garage Door

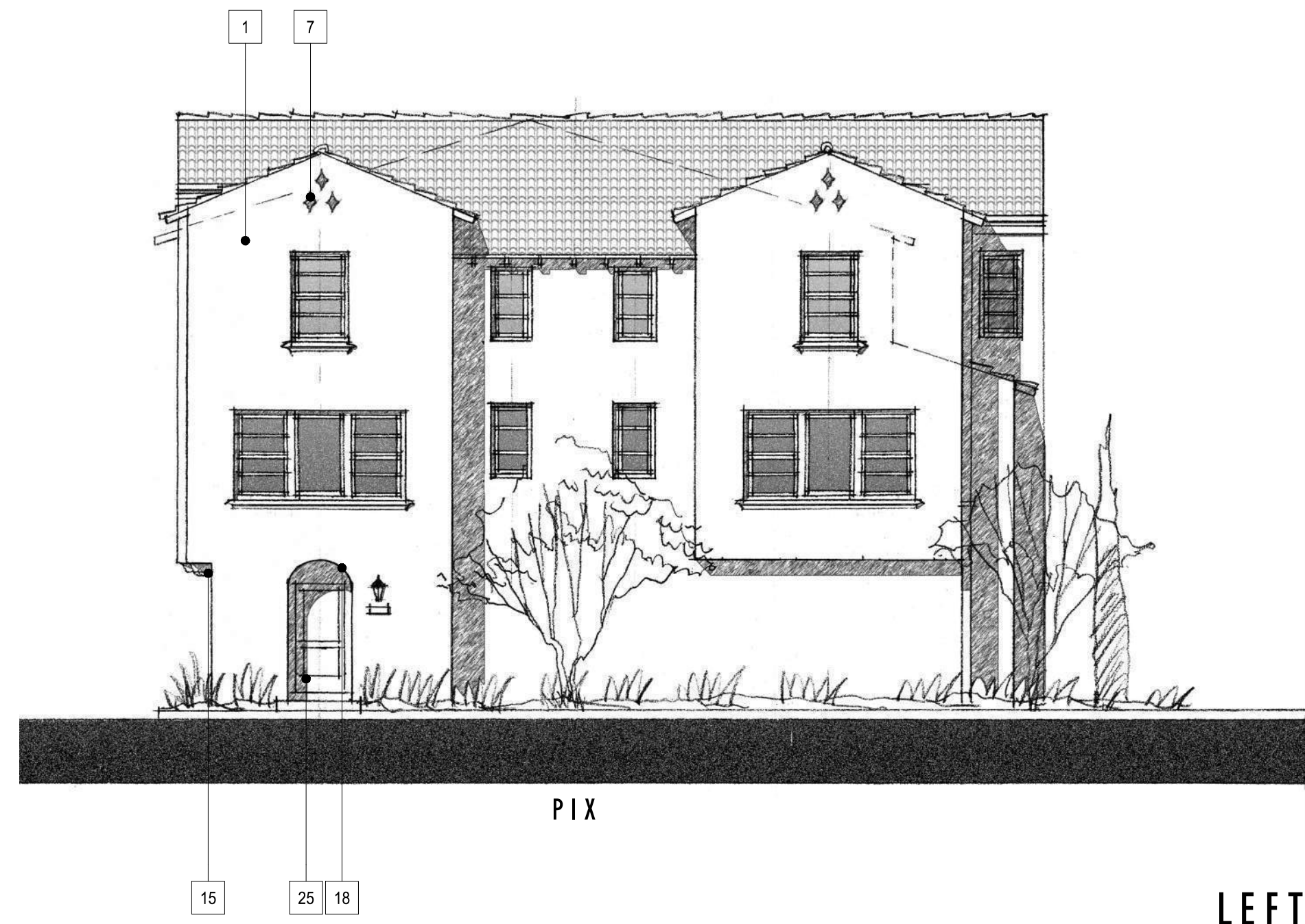
- 28 Hidden Metal Gutter (Behind Railing)
- 29 Utility Metal Doors
- 30 Deck Scupper w/ Decorative Trim



RIGHT



REAR



LEFT



FRONT



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

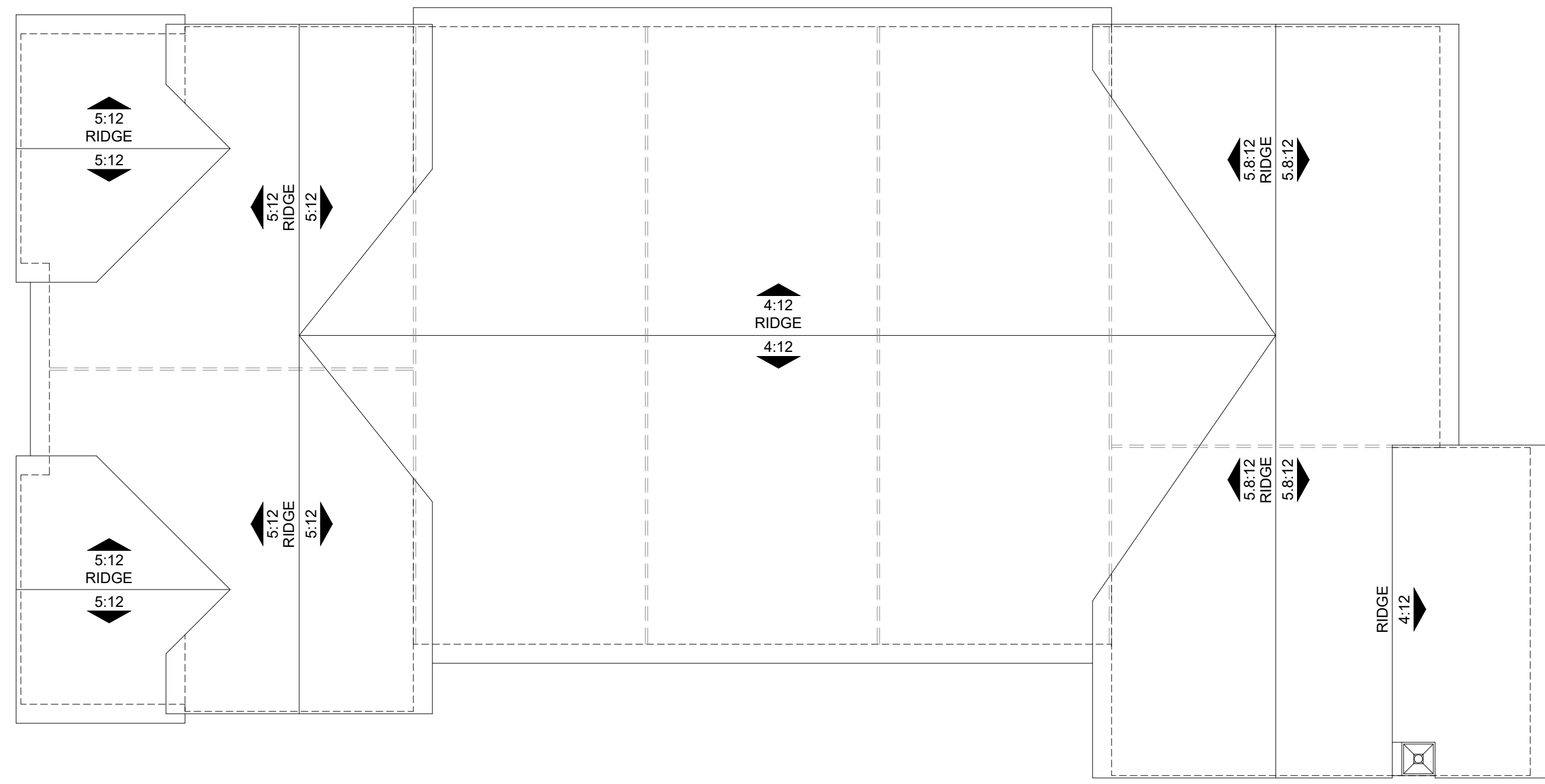
Plot Date: 09.04.2020

**B300**  
**ELEVATIONS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.4**

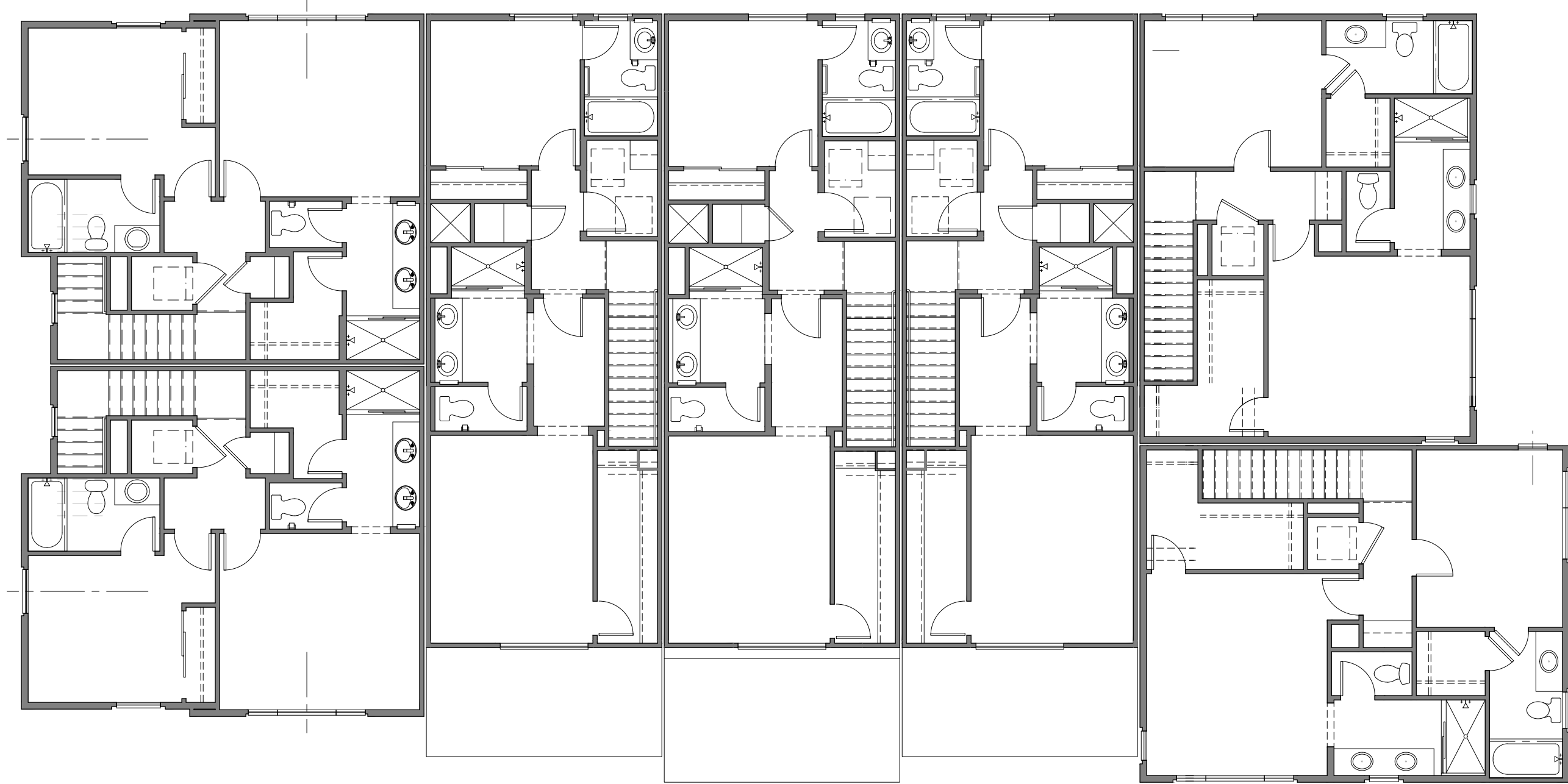




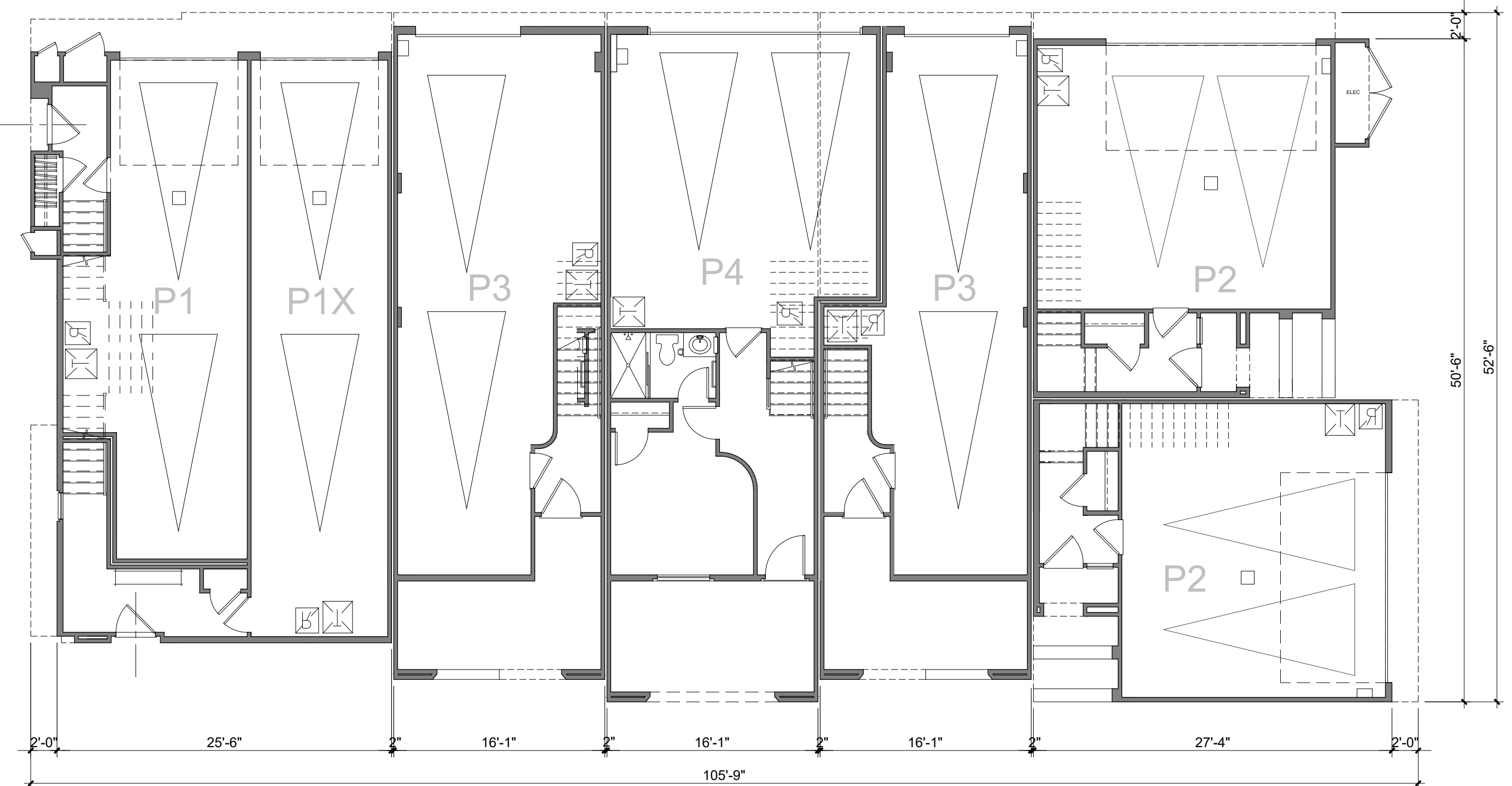
ROOF



SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B300**  
**COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.5**

**LEGEND**

- 1 Stucco, Light Sand Finish
- 2 Concrete "S" Profile Roof Tile
- 3 Stucco over Foam Eave
- 4 Stucco Sill Trim
- 5 Stucco over Foam Surround
- 6 Stucco Recess

- 7 Recessed Faux Diamond Gable Vent
- 8 Decorative Foam Finial Over Stucco Shaft
- 9 Vinyl Windows
- 10 Exposed Truss Tails at Eaves
- 11 Faux Wood Corbel
- 12 Wood Post and/or Beam
- 13 Stucco over Foam Corbel

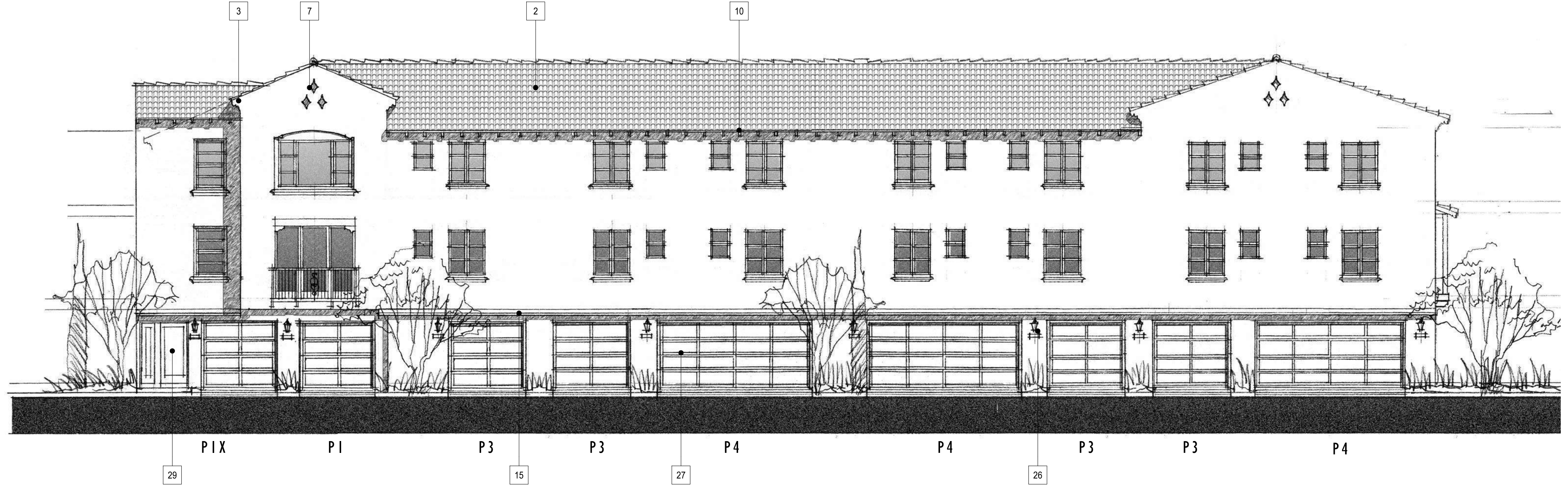
- 14 Stucco Battered Wall
- 15 Stucco over Foam Trim
- 16 Beveled Edge Arch Opening
- 17 Stucco Slope Sill
- 18 Stucco Arched Soffit
- 19 Stucco Patio Low Wall
- 20 Fiber Cement Trim

- 21 Tile Paver Cap at (Low Wall) Baranca
- 22 Fiber Cement Panel
- 23 Metal Balcony w/ Metal Scroll Brackets & Skirt
- 24 Faux Trim Board
- 25 Fiberglass Entry Doors
- 26 Decorative Exterior Lights & Raised Address
- 27 Metal Sectional Garage Door

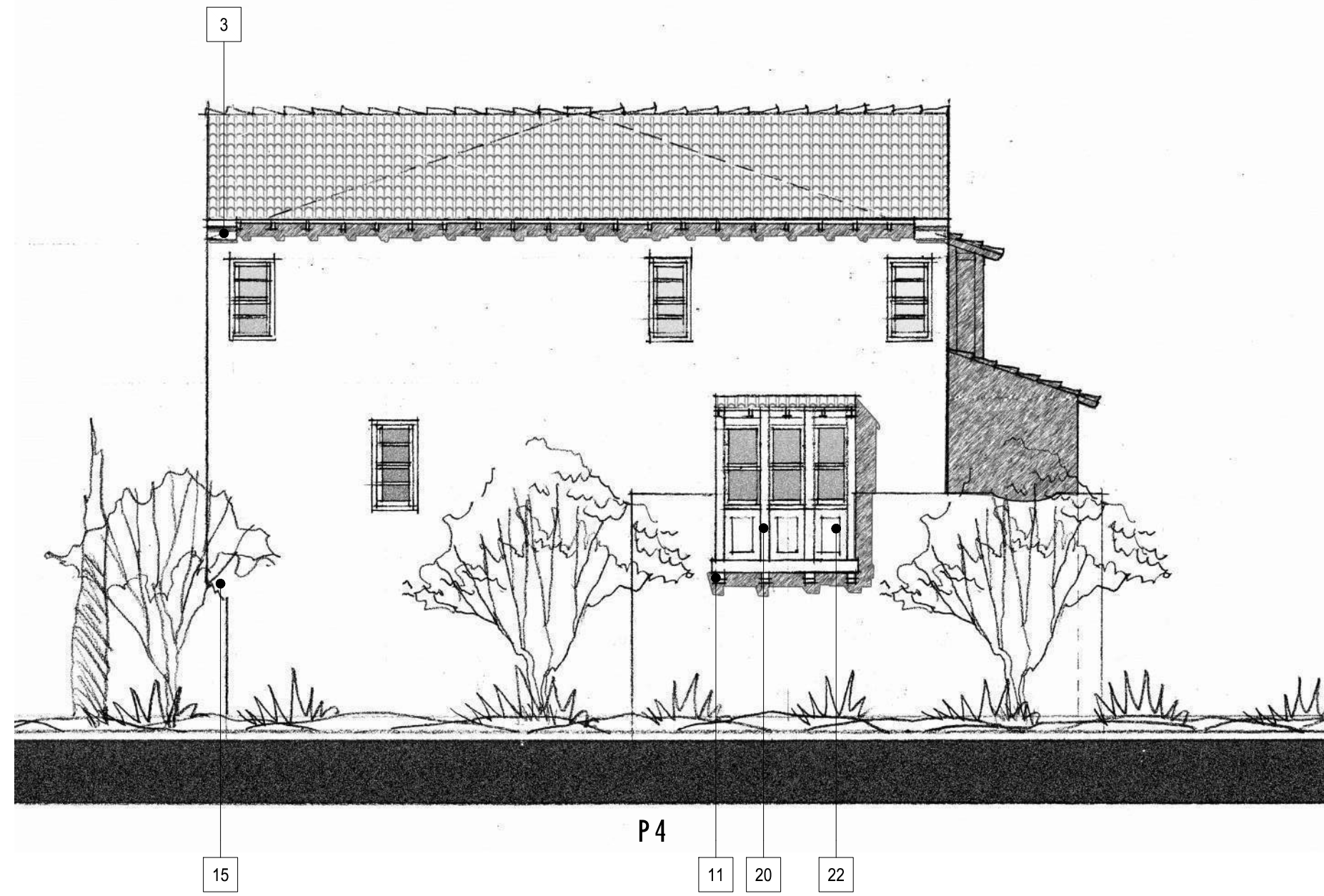
- 28 Hidden Metal Gutter (Behind Railing)
- 29 Utility Metal Doors
- 30 Deck Scupper w/ Decorative Trim



**RIGHT**



**REAR**



**LEFT**



**FRONT**



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

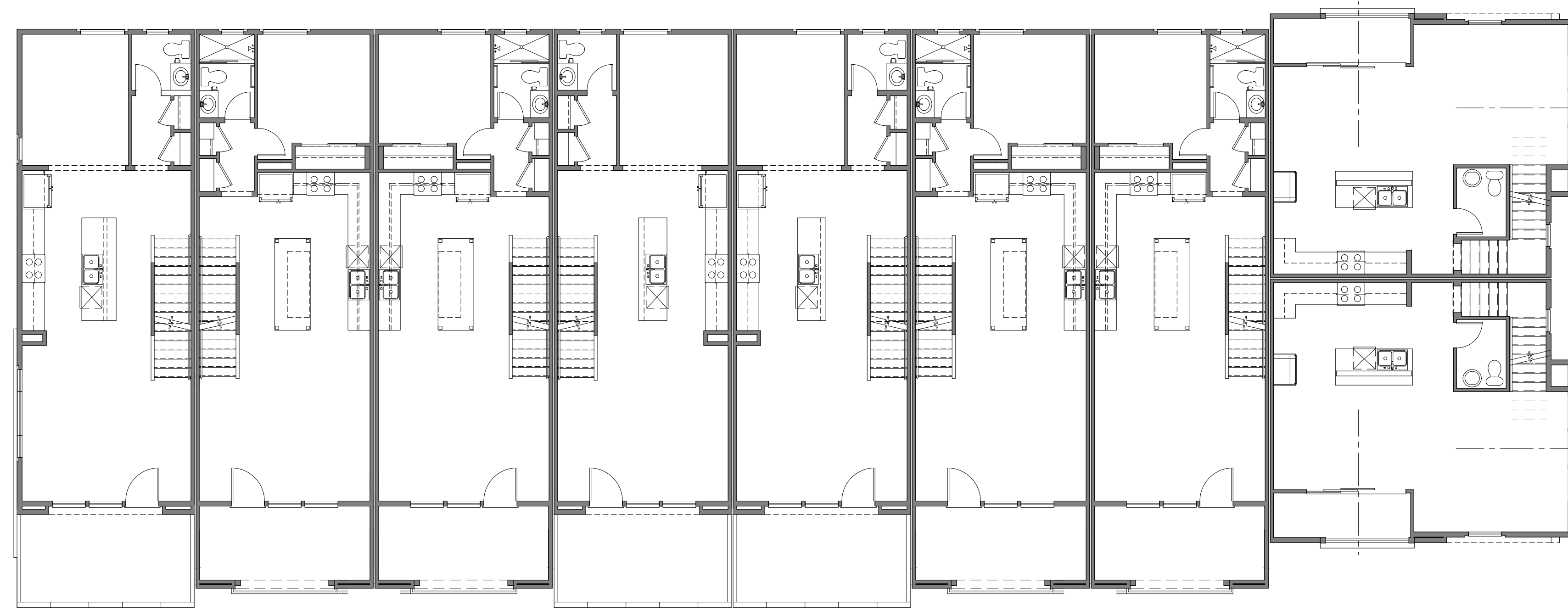
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

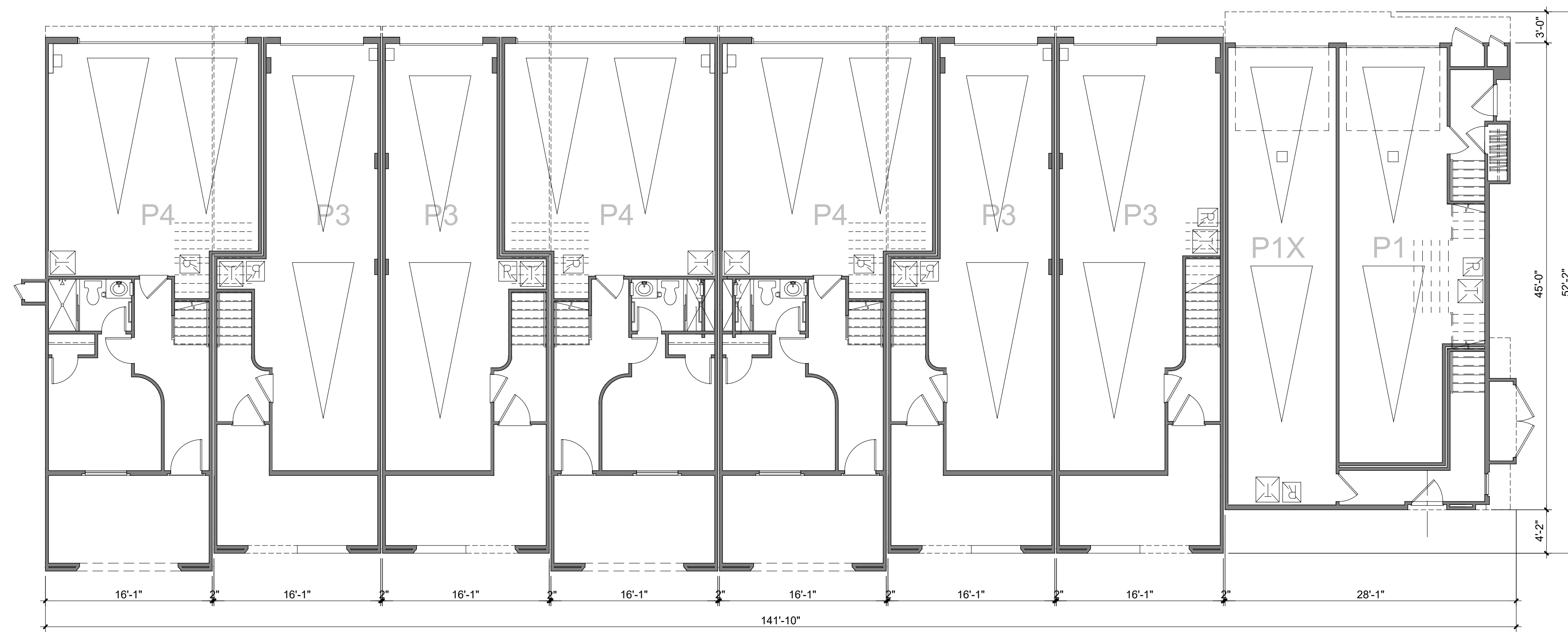
**B400**  
**ELEVATIONS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.6**



SECOND FLOOR



FIRST FLOOR



Architecture + Planning  
 17911 Von Karman Ave,  
 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

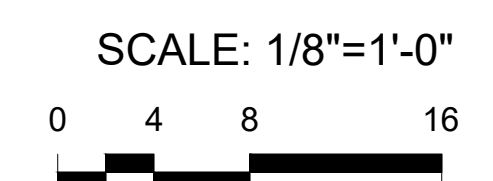


The Olson Company  
 3010 Old Ranch Parkway,  
 Suite 100  
 Seal Beach, CA 90704

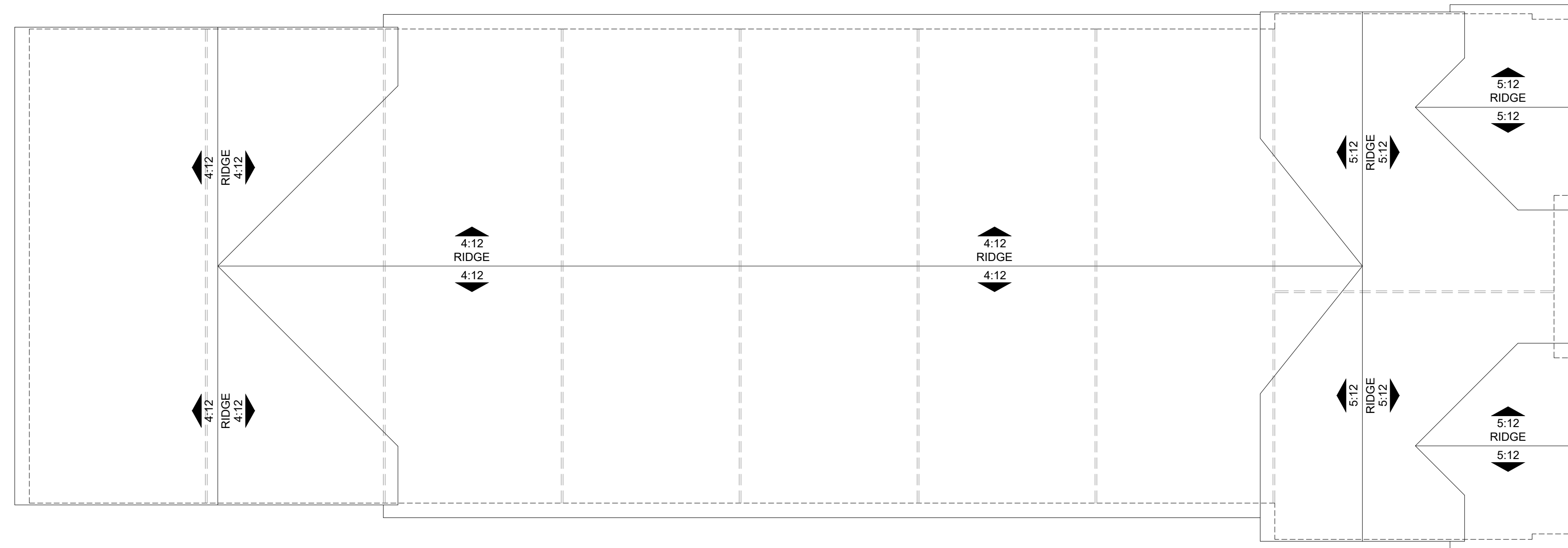
**GARDENA - 141st & NORMANDIE**  
 GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

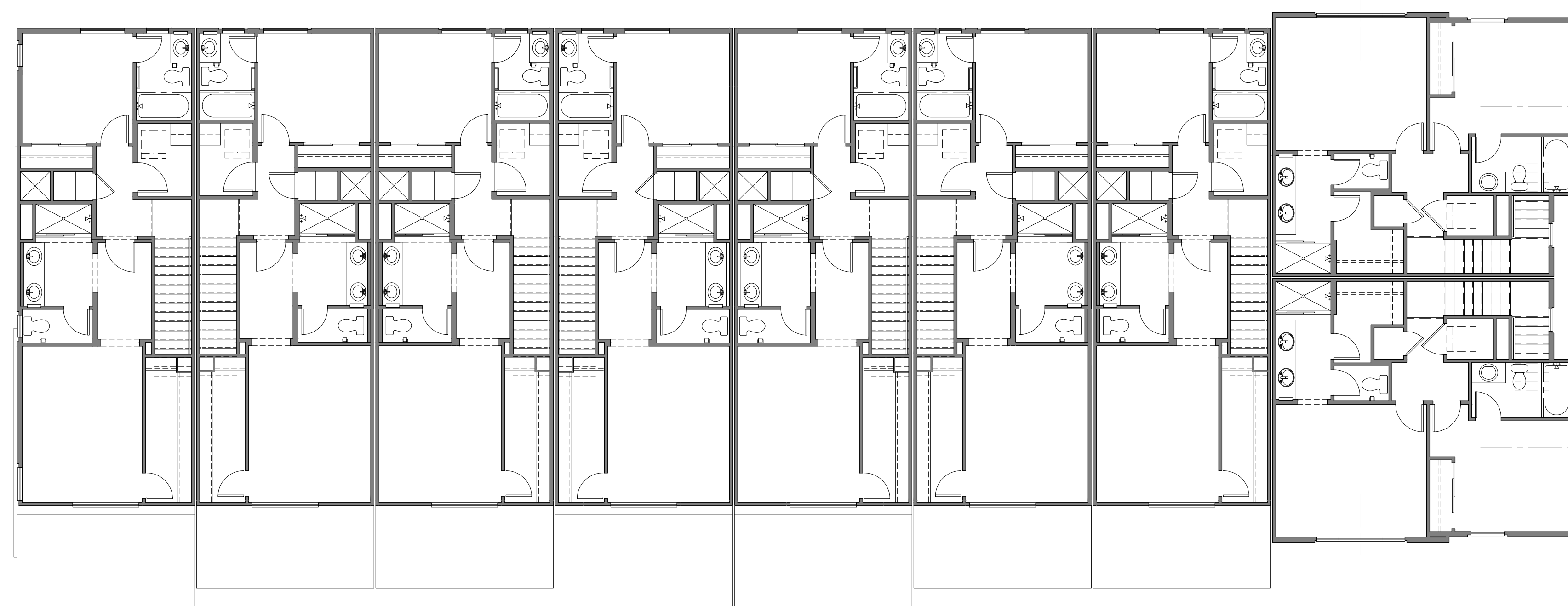
**B400**  
**COMPOSITE PLANS**



**A2.7**



ROOF



THIRD FLOOR



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

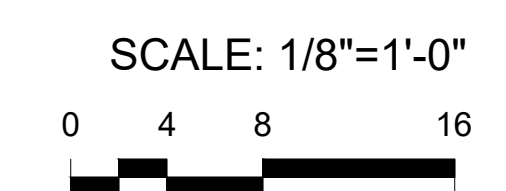


The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B400**  
**COMPOSITE PLANS**



**A2.8**

**LEGEND**

- 1 Stucco, Light Sand Finish
- 2 Concrete "S" Profile Roof Tile
- 3 Stucco over Foam Eave
- 4 Stucco Sill Trim
- 5 Stucco over Foam Surround
- 6 Stucco Recess

- 7 Recessed Faux Diamond Gable Vent
- 8 Decorative Foam Finial Over Stucco Shaft
- 9 Vinyl Windows
- 10 Exposed Truss Tails at Eaves
- 11 Faux Wood Corbel
- 12 Wood Post and/or Beam
- 13 Stucco over Foam Corbel

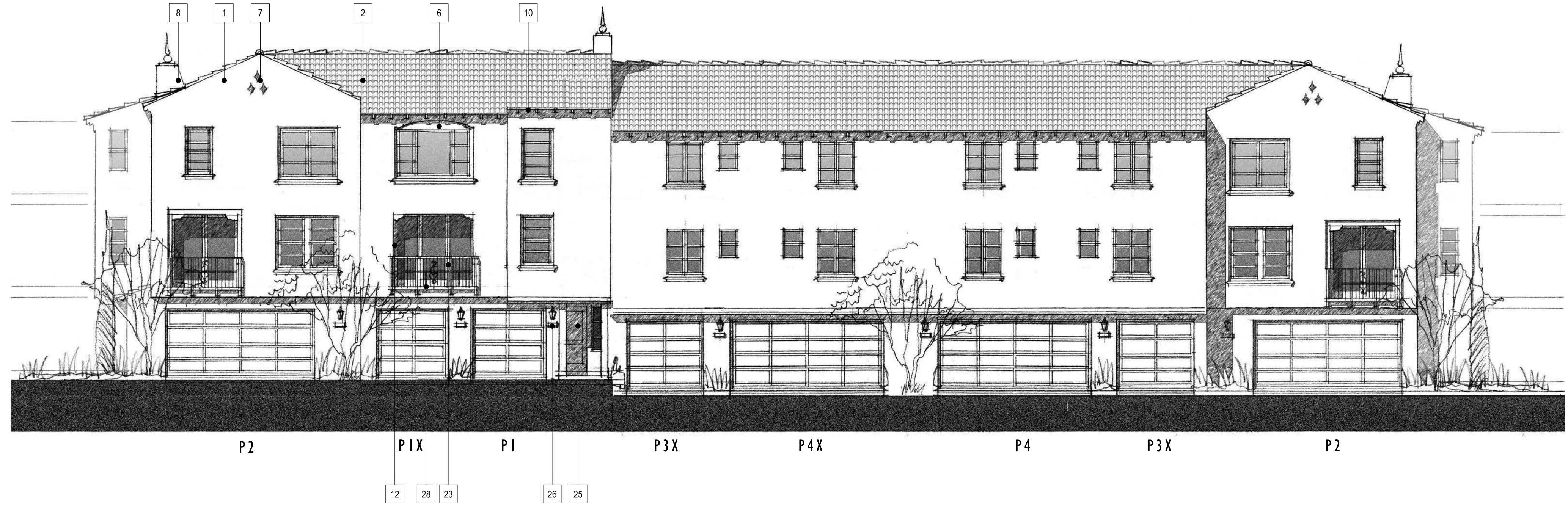
- 14 Stucco Battered Wall
- 15 Stucco over Foam Trim
- 16 Beveled Edge Arch Opening
- 17 Stucco Slope Sill
- 18 Stucco Arched Soffit
- 19 Stucco Patio Low Wall
- 20 Fiber Cement Trim

- 21 Tile Paver Cap at (Low Wall) Baranca
- 22 Fiber Cement Panel
- 23 Metal Balcony w/ Metal Scroll Brackets & Skirt
- 24 Faux Trim Board
- 25 Fiberglass Entry Doors
- 26 Decorative Exterior Lights & Raised Address
- 27 Metal Sectional Garage Door

- 28 Hidden Metal Gutter (Behind Railing)
- 29 Utility Metal Doors
- 30 Deck Scupper w/ Decorative Trim



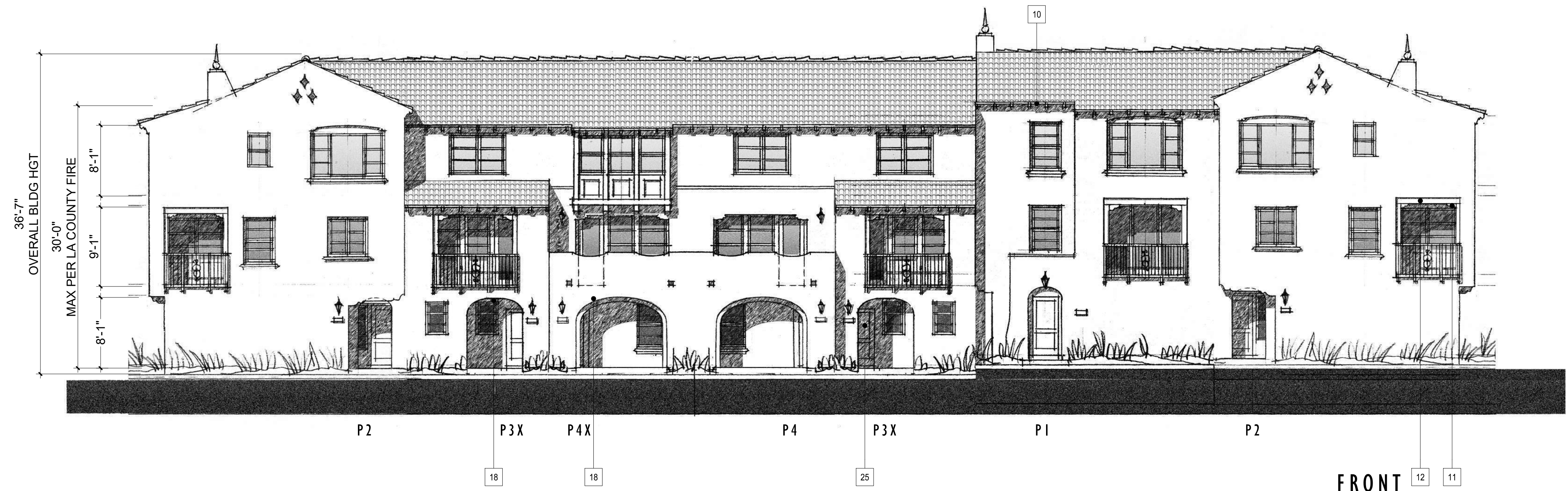
**RIGHT**



**REAR**



**LEFT**



**FRONT**



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

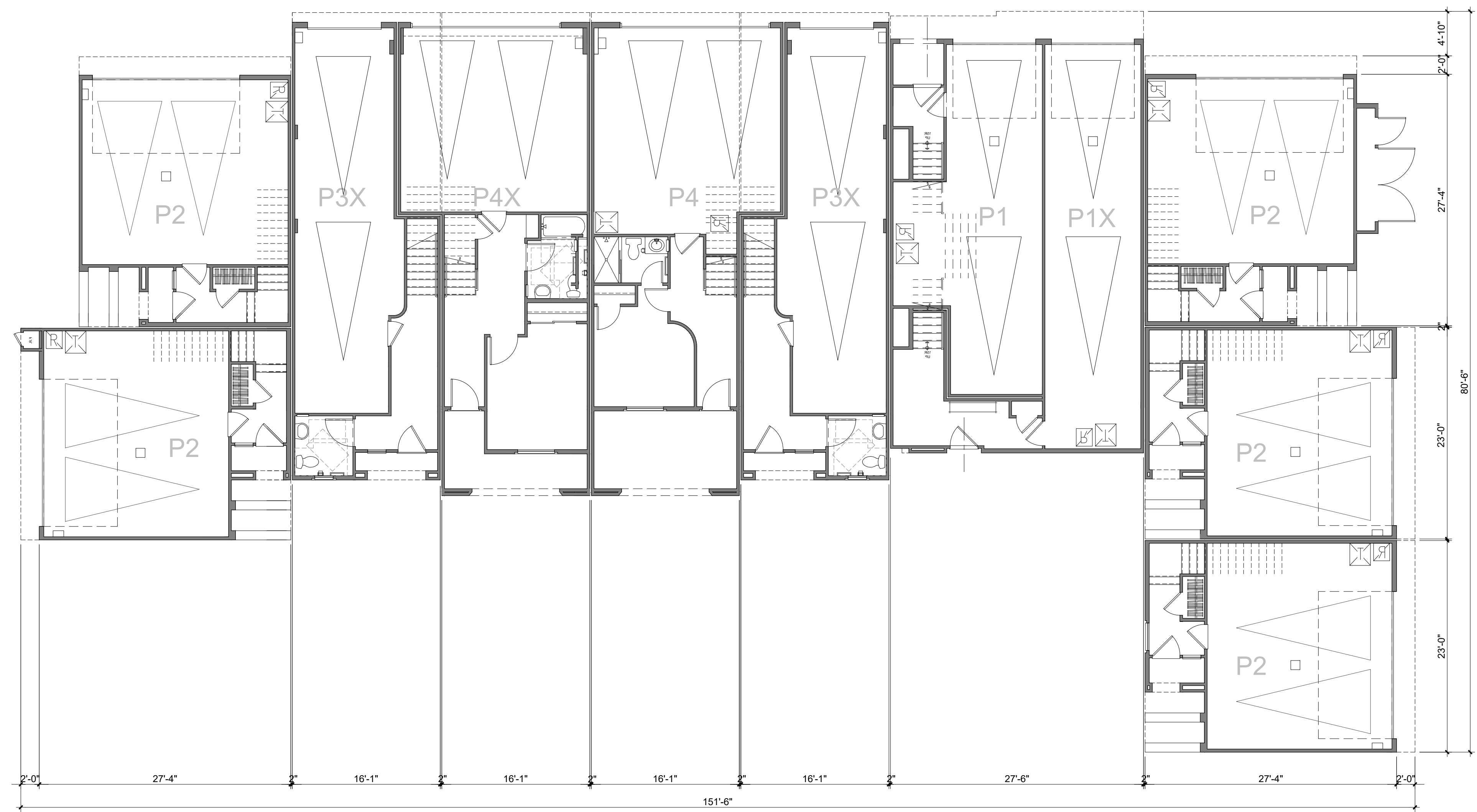
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B500**  
**ELEVATIONS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.9**



FIRST FLOOR



Architecture + Planning  
 17911 Von Karman Ave,  
 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com

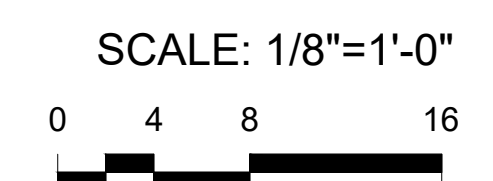


The Olson Company  
 3010 Old Ranch Parkway,  
 Suite 100  
 Seal Beach, CA 90704

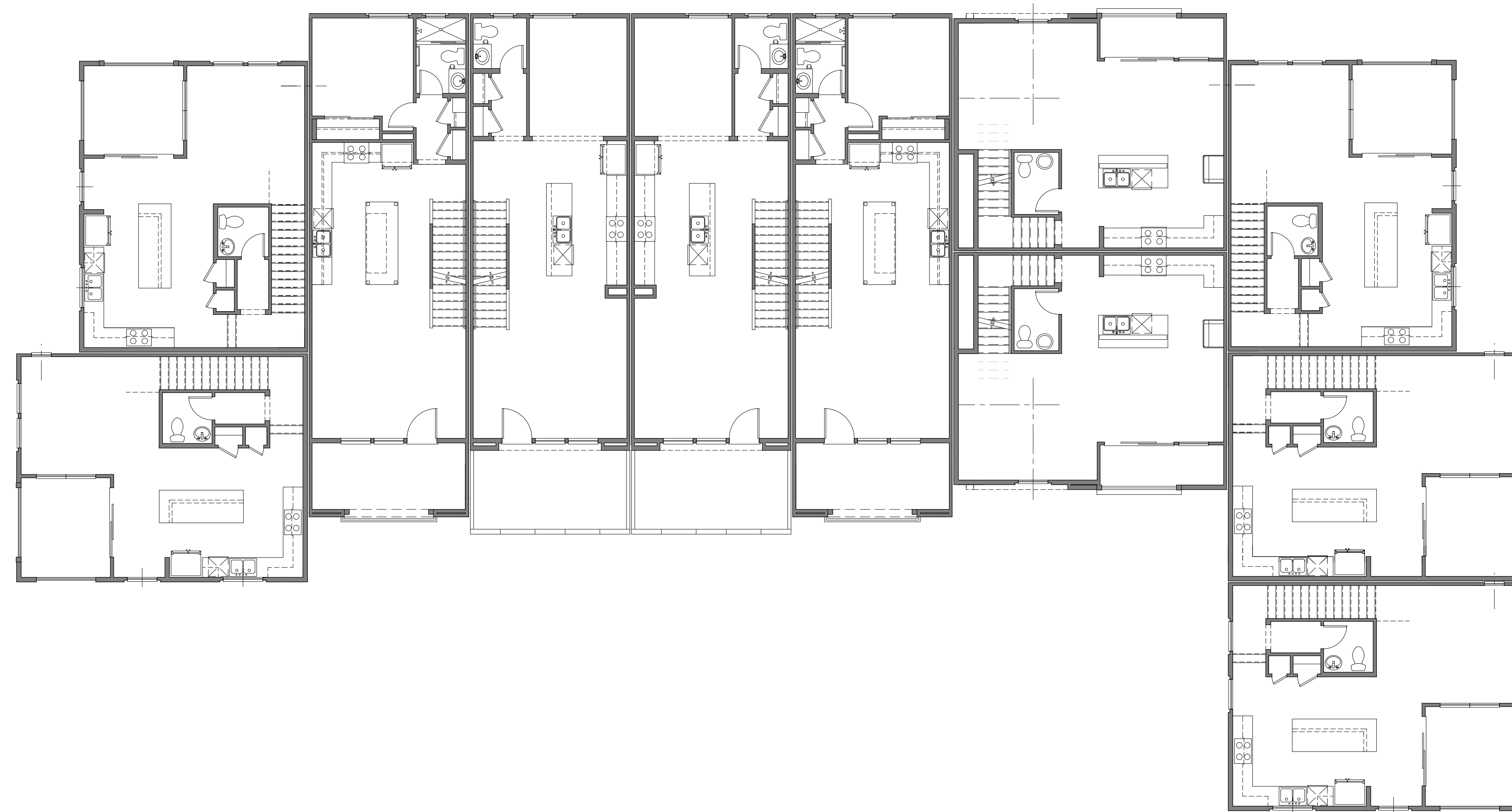
**GARDENA - 141st & NORMANDIE**  
 GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B500**  
**COMPOSITE PLANS**



**A2.10**



SECOND FLOOR



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

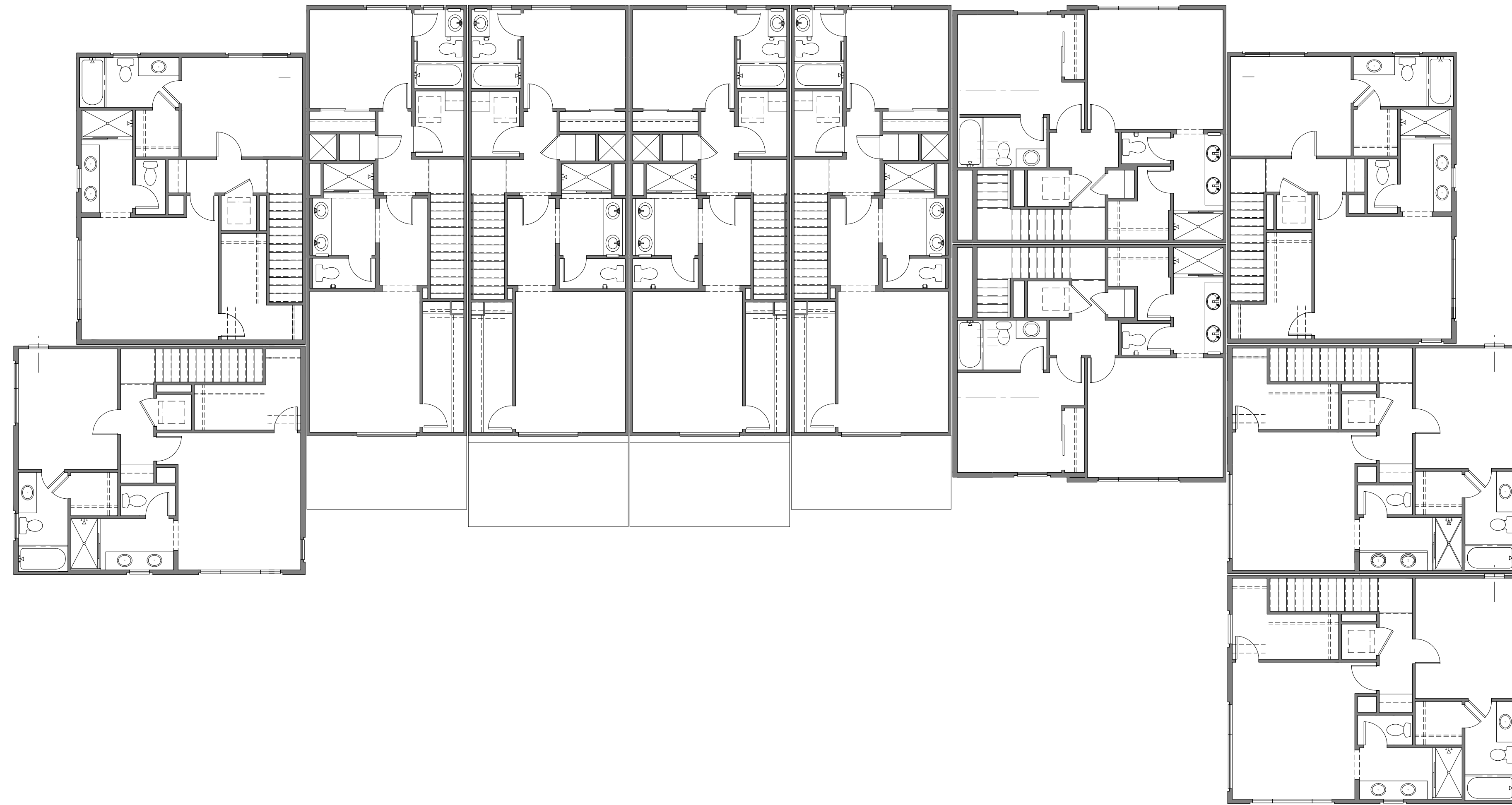
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**B500**  
**COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
0 4 8 16

**A2.11**



THIRD FLOOR



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

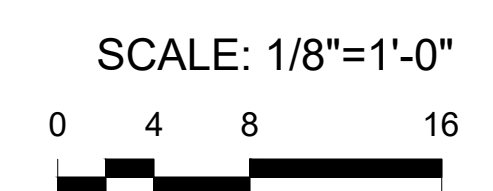


The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

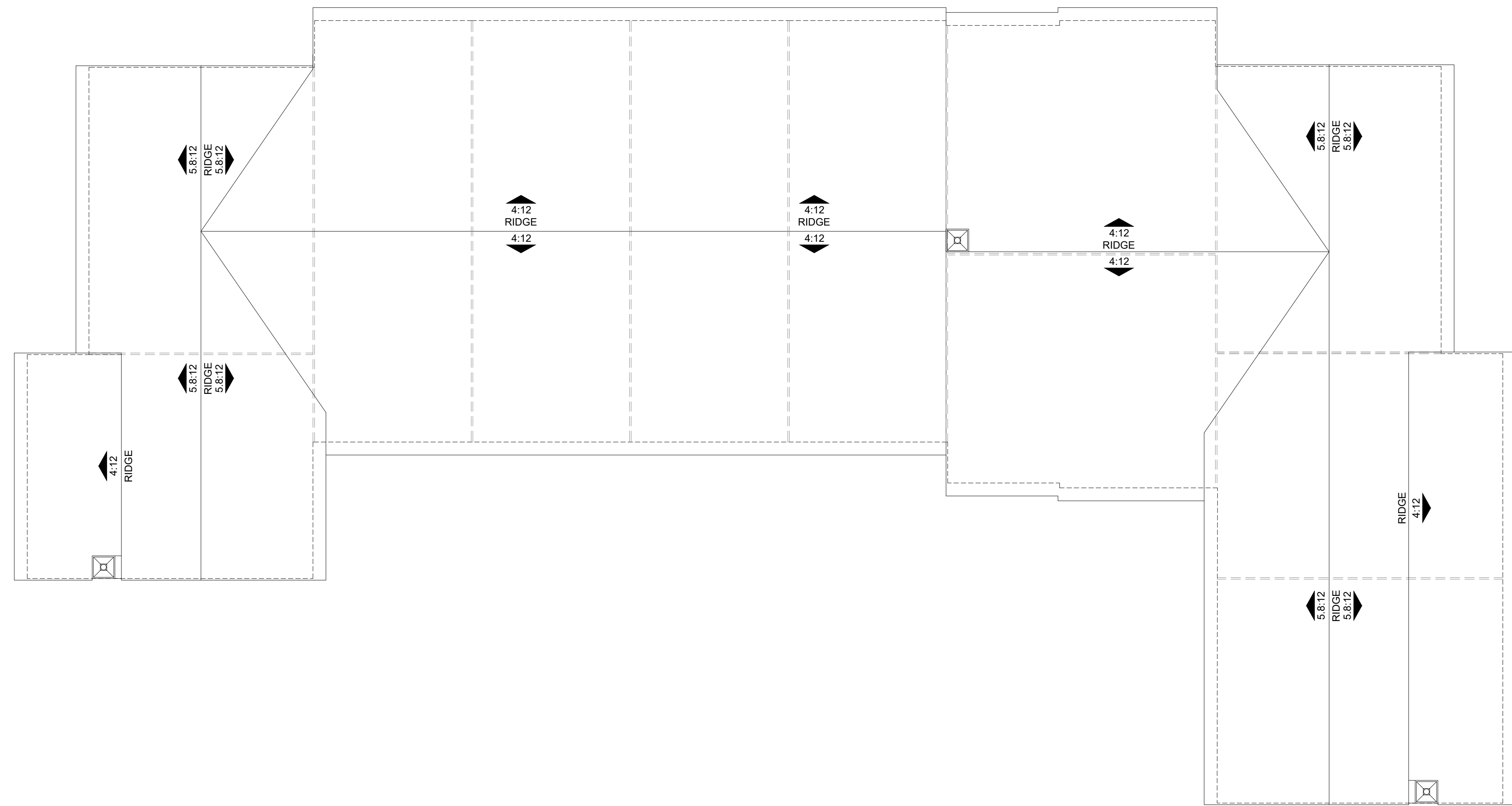
Plot Date: 09.04.2020

**B500**  
**COMPOSITE PLANS**



**A2.12**





ROOF



Architecture + Planning  
 17911 Von Karman Ave,  
 Suite 200  
 Irvine, CA 92614  
 949.851.2133  
 ktgy.com



The Olson Company  
 3010 Old Ranch Parkway,  
 Suite 100  
 Seal Beach, CA 90704

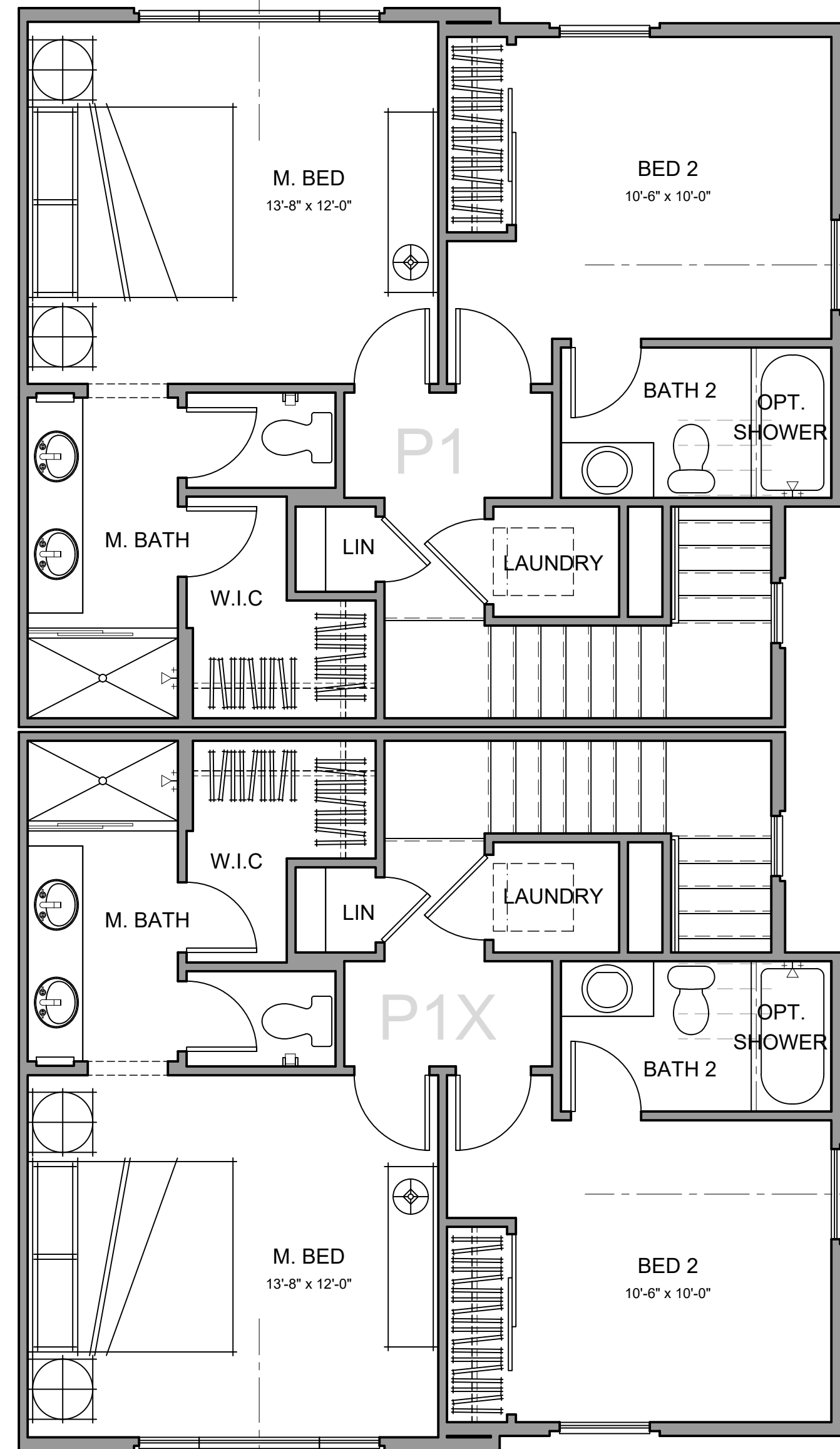
**GARDENA - 141st & NORMANDIE**  
 GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

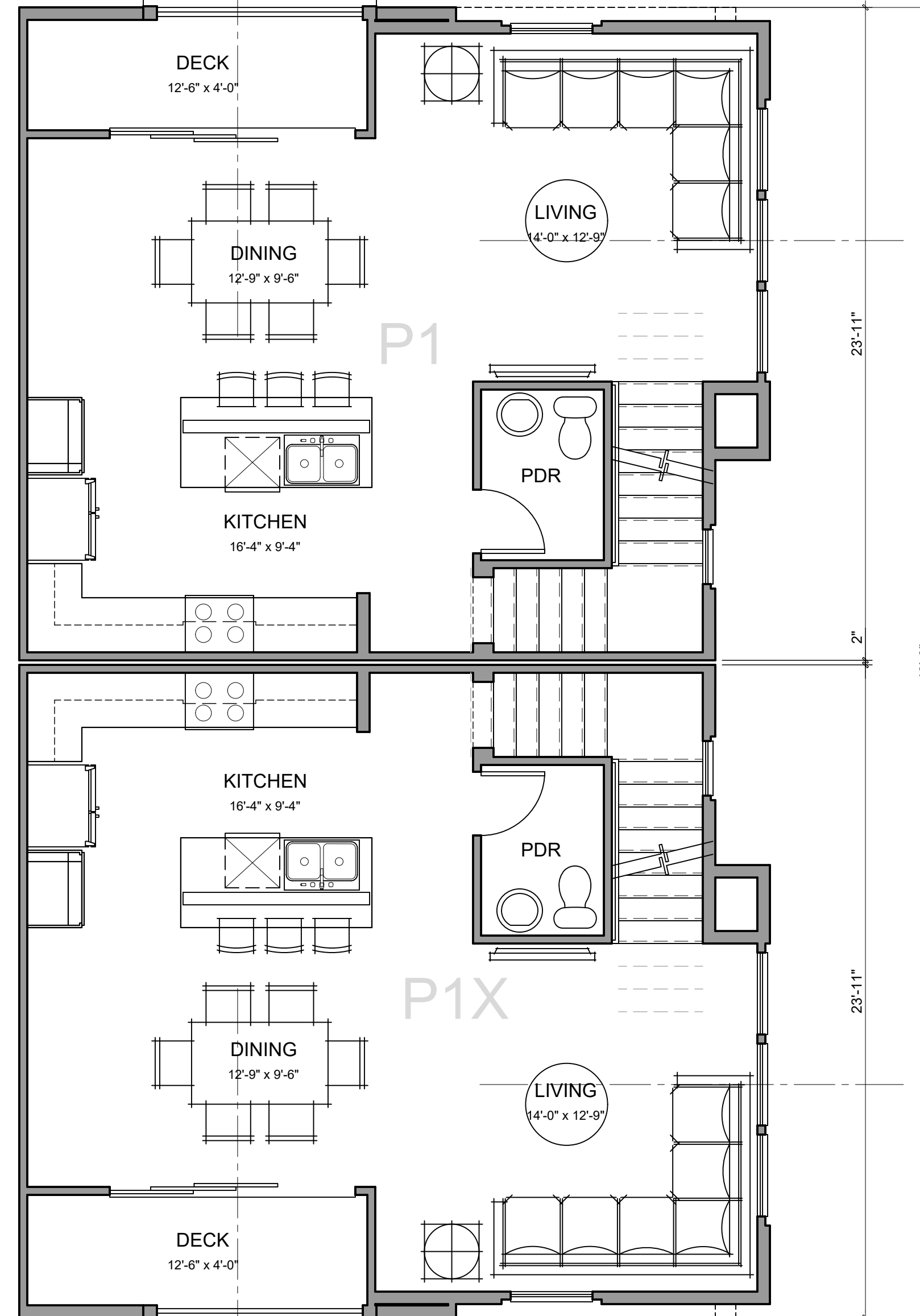
**B500**  
**COMPOSITE PLANS**

SCALE: 1/8"=1'-0"  
 0 4 8 16

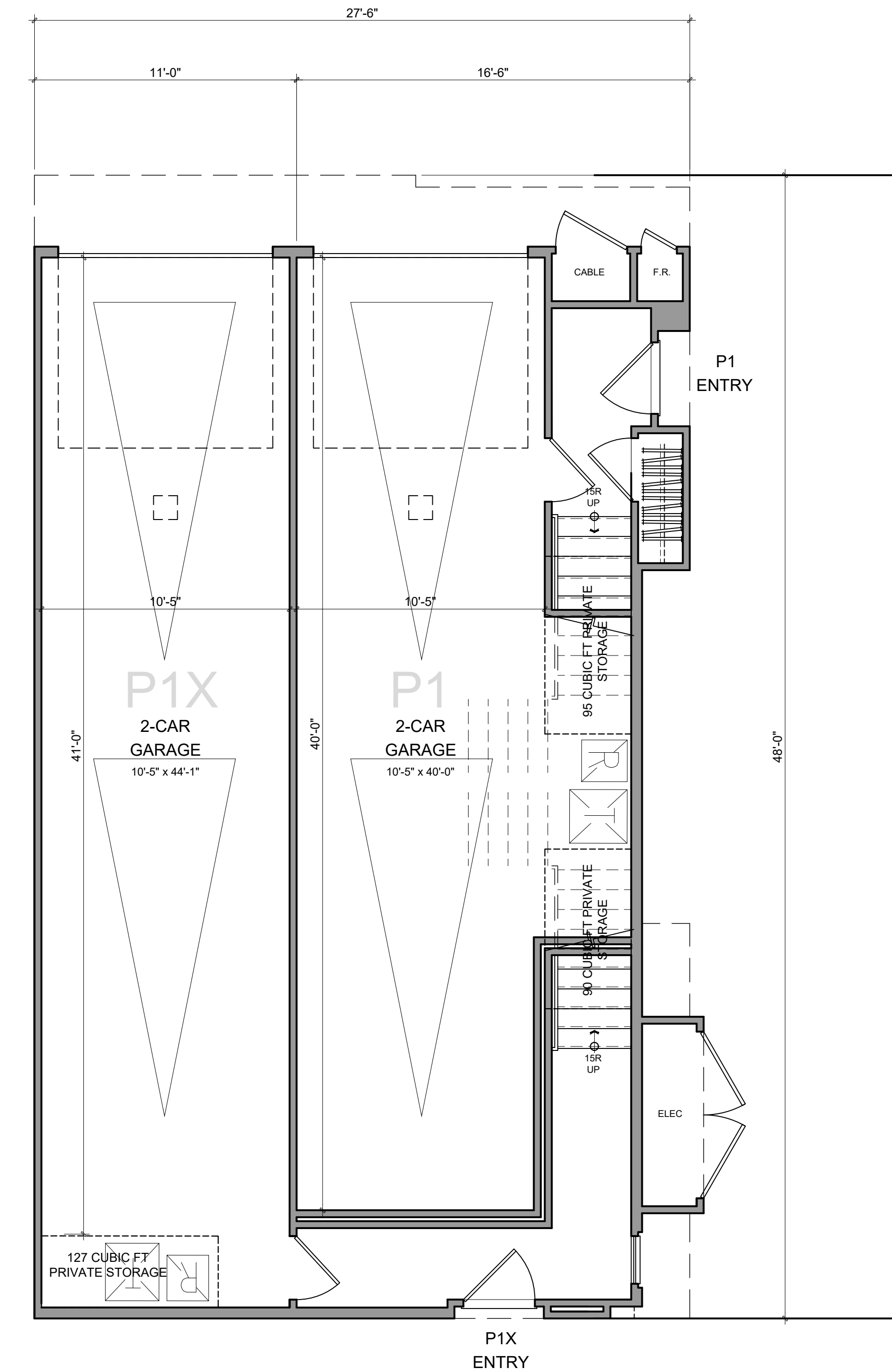
**A2.13**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P1 - GROSS AREA	
1ST FLOOR	107 SQ. FT.
2ND FLOOR	578 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1260 SQ. FT.
DECK	57 SQ. FT.
GARAGE	454 SQ. FT.

P1X - GROSS AREA	
1ST FLOOR	140 SQ. FT.
2ND FLOOR	578 SQ. FT.
3RD FLOOR	575 SQ. FT.
TOTAL LIVING	1293 SQ. FT.
DECK	57 SQ. FT.
GARAGE	484 SQ. FT.



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

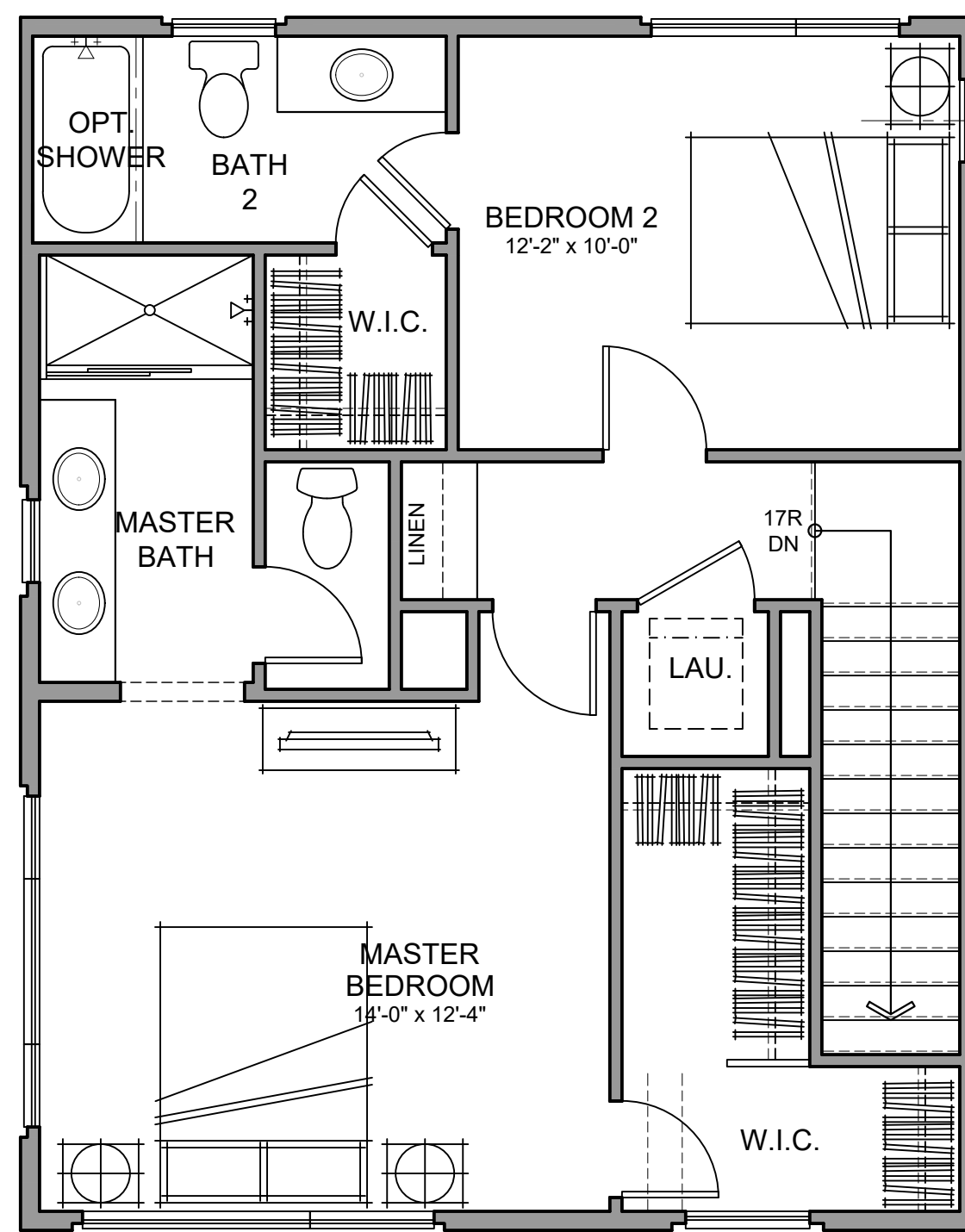
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

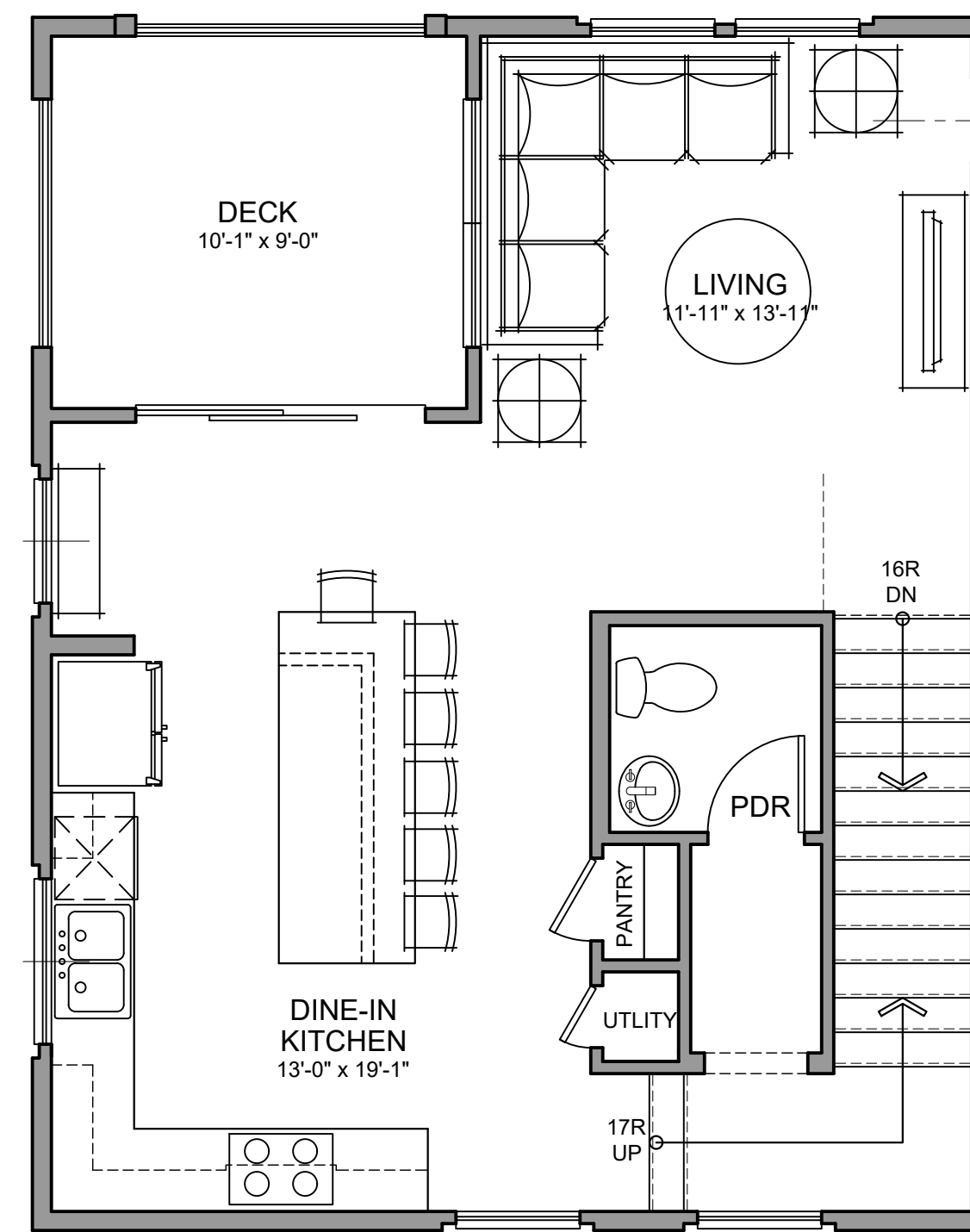
**PI - UNIT PLAN**

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

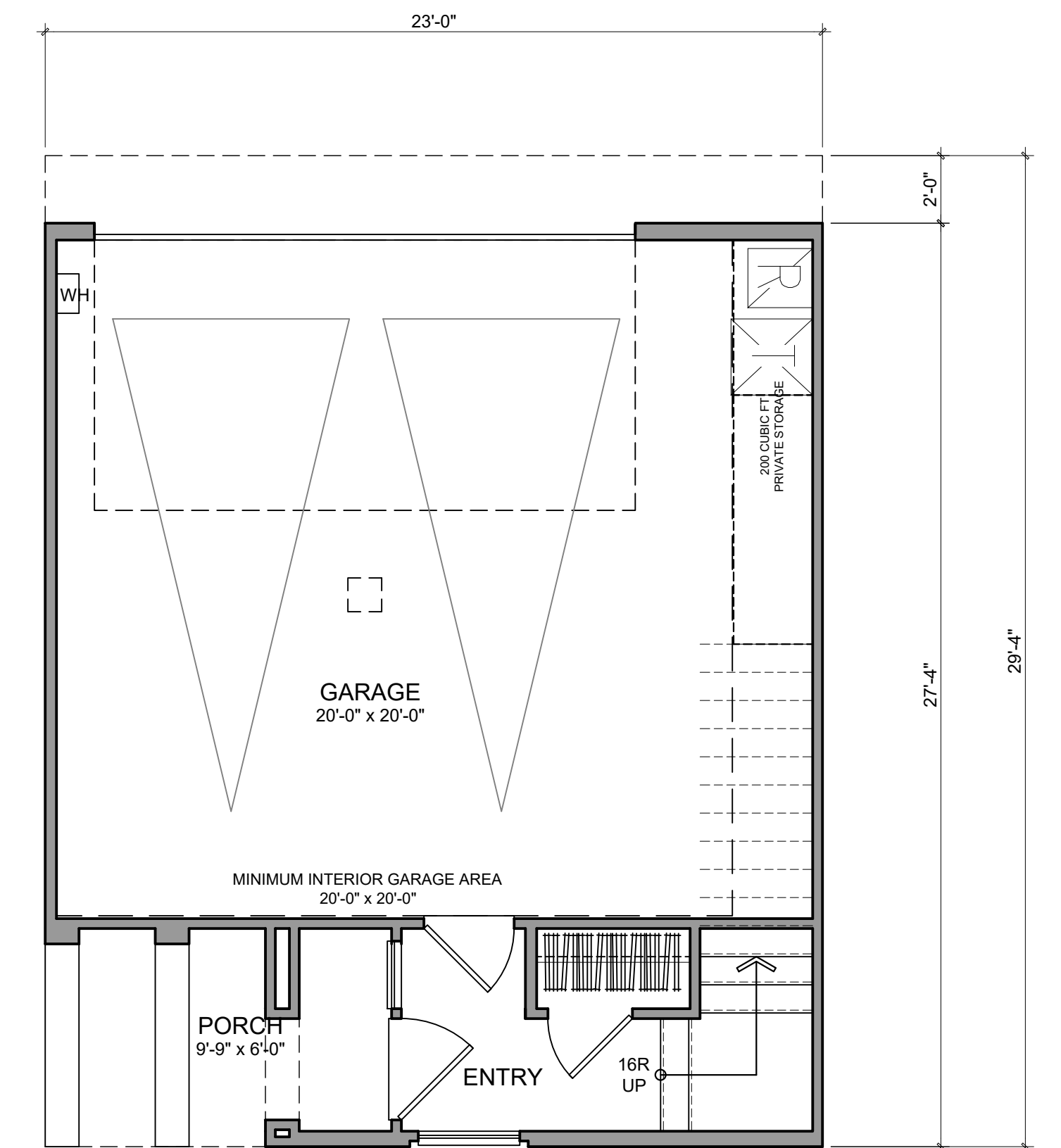
**A3.0**



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

P2 - GROSS AREA	
1ST FLOOR	116 SQ. FT.
2ND FLOOR	572 SQ. FT.
3RD FLOOR	622 SQ. FT.
TOTAL LIVING	1310 SQ. FT.
DECK	102 SQ. FT.
GARAGE	473 SQ. FT.
ENTRY PORCH	69 SQ. FT.



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com

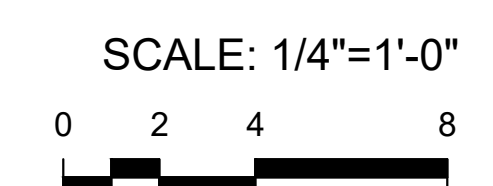


The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

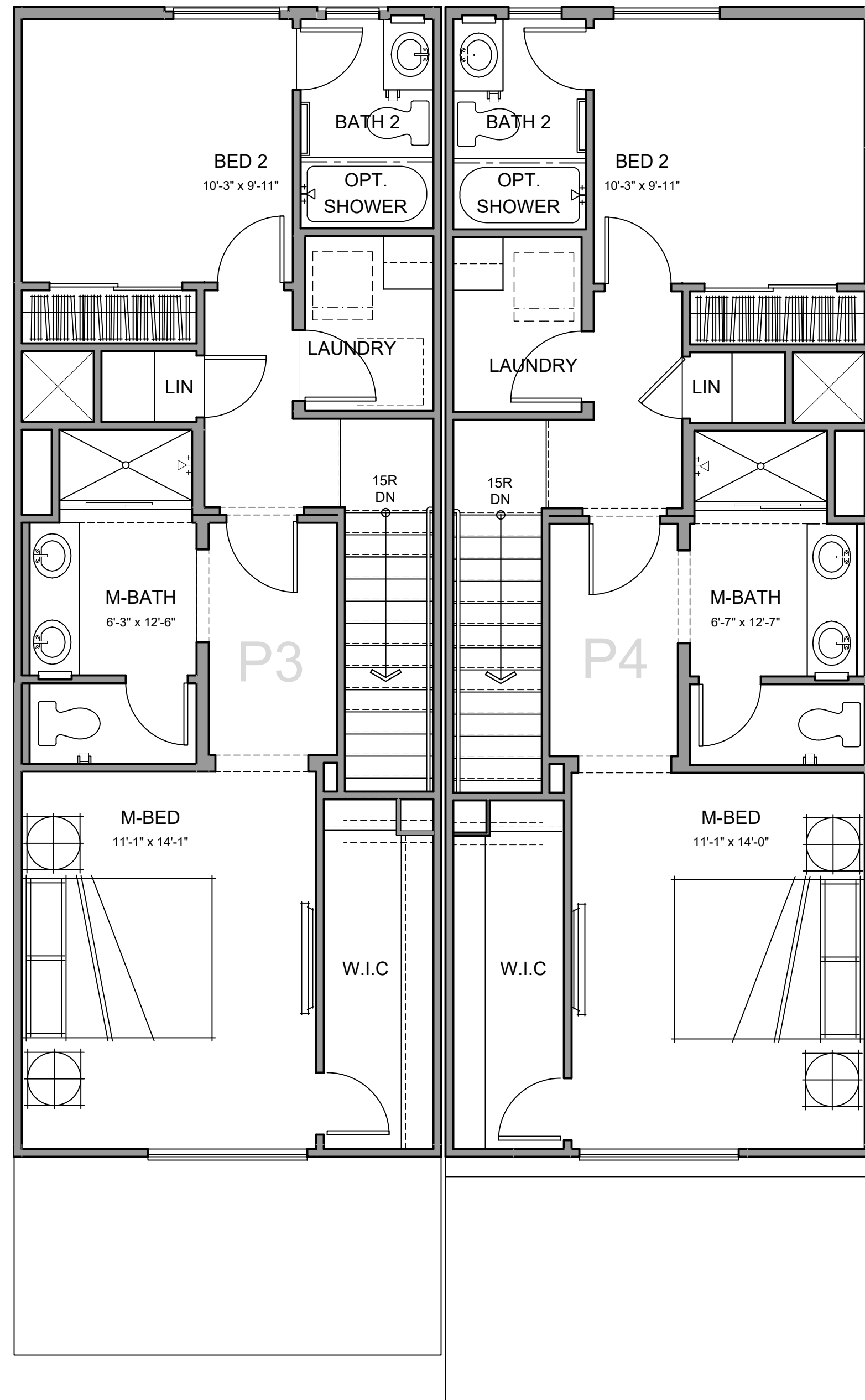
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

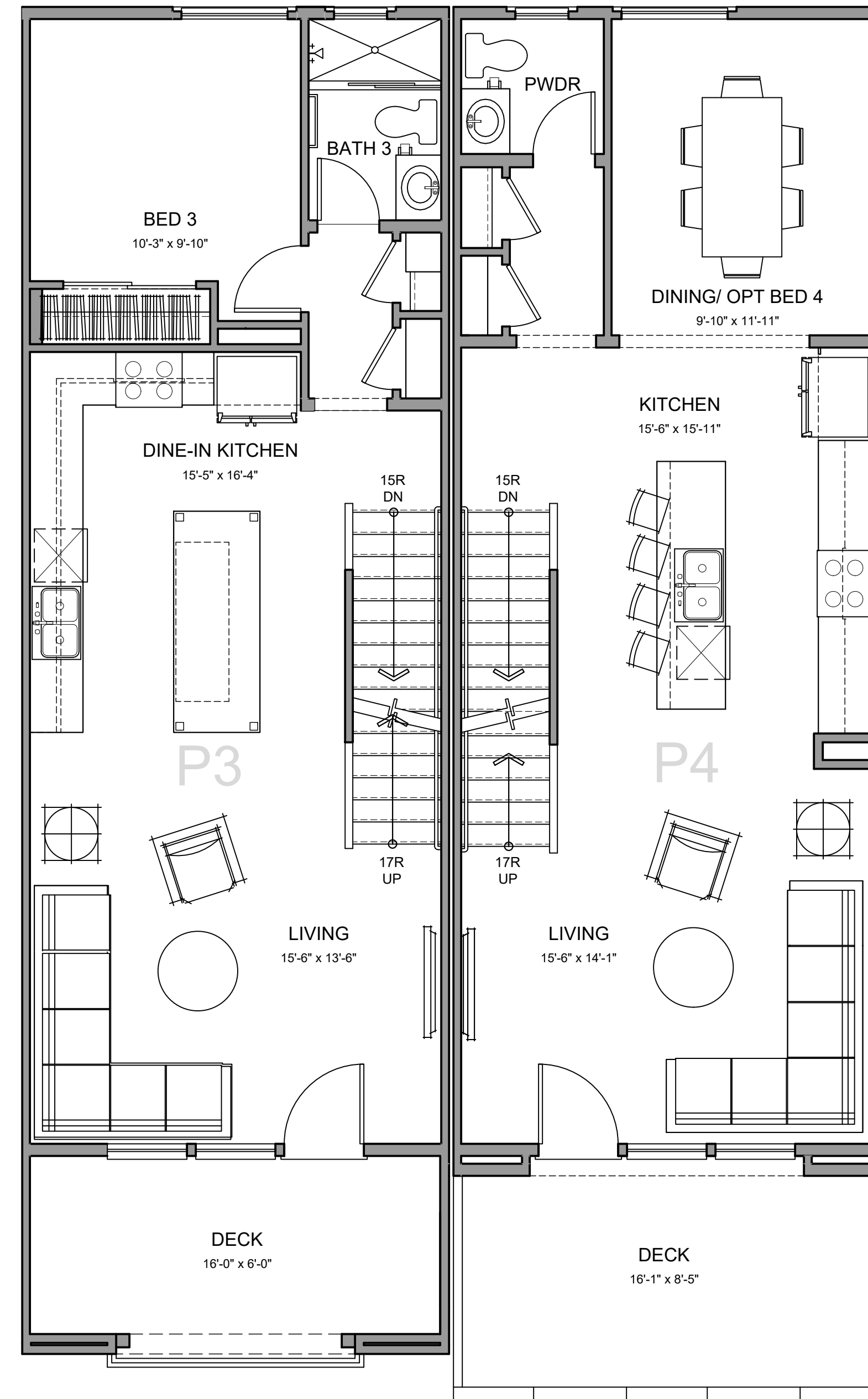
**P2 - UNIT PLAN**



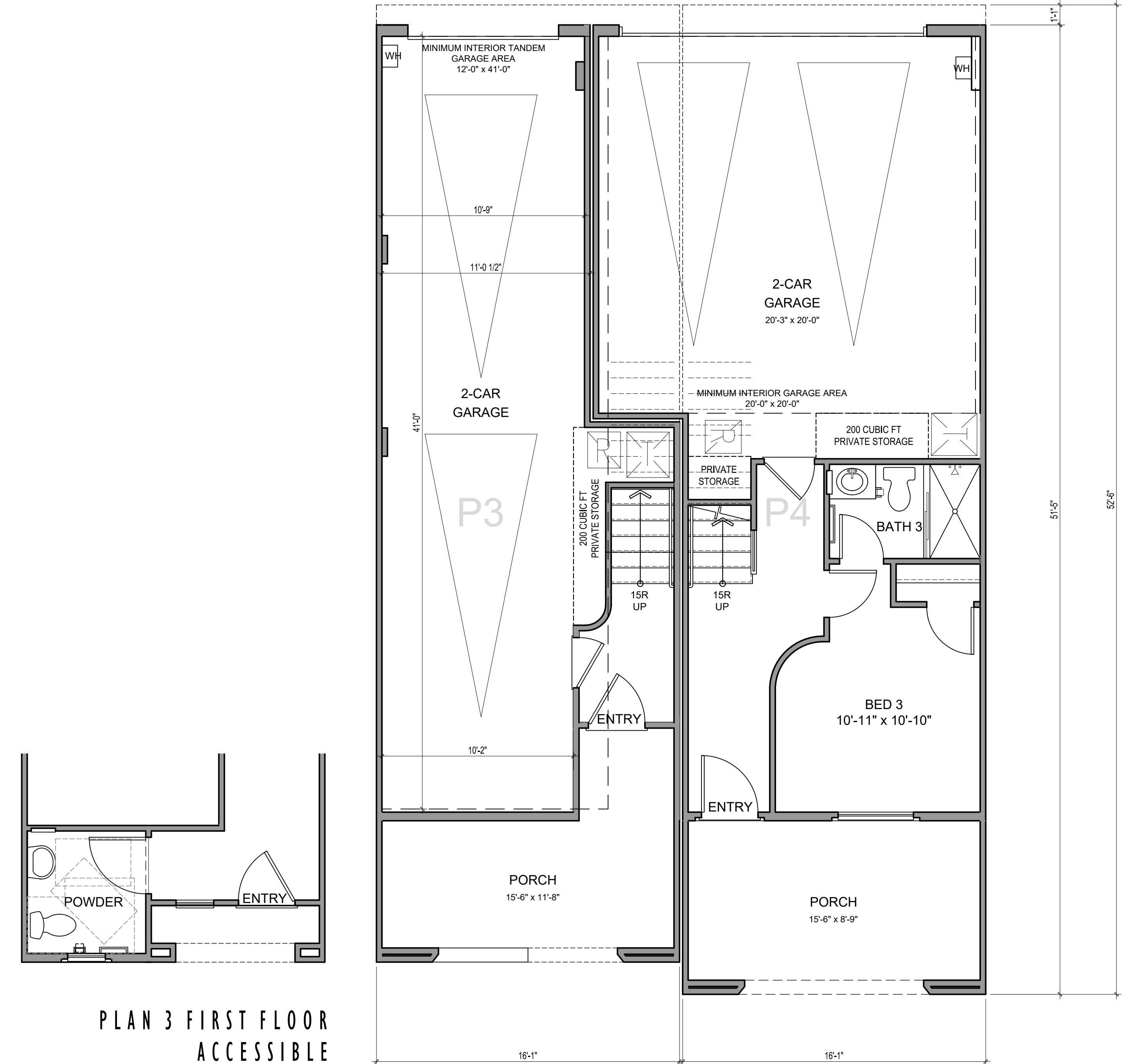
**A3.1**



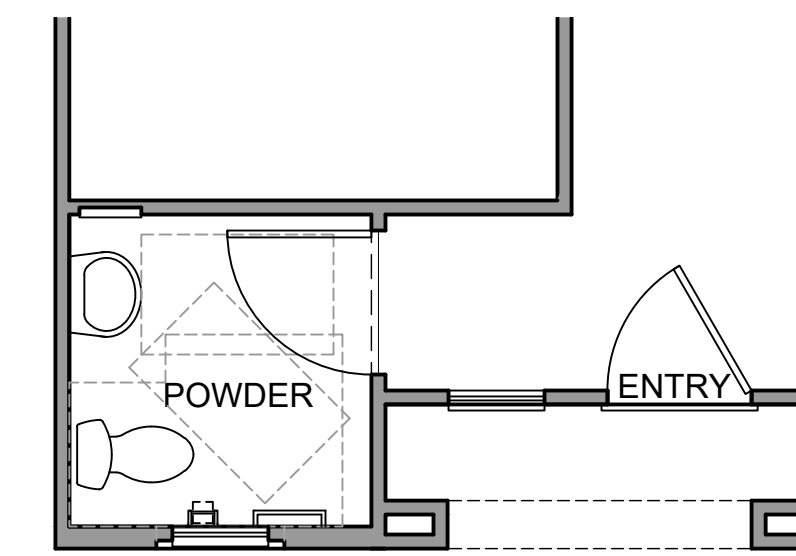
THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



PLAN 3 FIRST FLOOR  
ACCESSIBLE  
POWDER ROOM

P3 - GROSS AREA	
1ST FLOOR	80 SQ. FT.
2ND FLOOR	694 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1415 SQ. FT.
DECK	92 SQ. FT.
GARAGE	469 SQ. FT.
PORCH	129 SQ. FT.

P4 - GROSS AREA	
1ST FLOOR	321 SQ. FT.
2ND FLOOR	696 SQ. FT.
3RD FLOOR	642 SQ. FT.
TOTAL LIVING	1659 SQ. FT.
DECK	135 SQ. FT.
GARAGE	450 SQ. FT.
PORCH	135 SQ. FT.



Architecture + Planning  
17911 Von Karman Ave,  
Suite 200  
Irvine, CA 92614  
949.851.2133  
ktgy.com



The Olson Company  
3010 Old Ranch Parkway,  
Suite 100  
Seal Beach, CA 90704

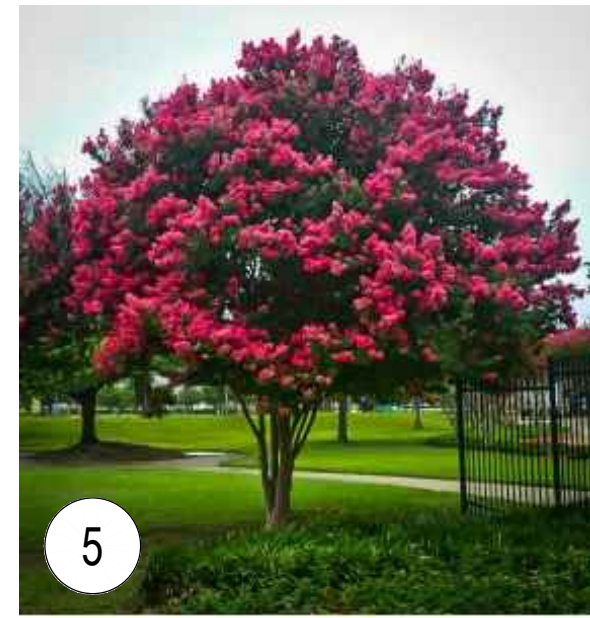
**GARDENA - 141st & NORMANDIE**  
GARDENA, CA # 2019-0355

Plot Date: 09.04.2020

**P3/P4 - UNIT PLAN**

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

**A3.2**



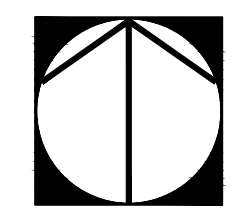
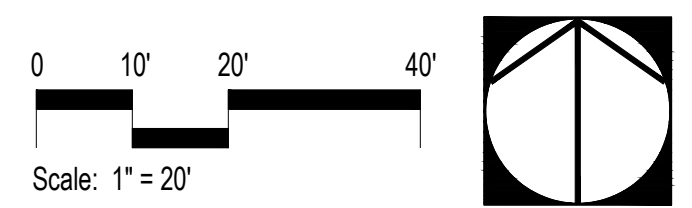
\*Conceptual images (provided herein are conceptual and subject to change)



- LEGEND**
1. Central community open space area with shade structure, tables, BBQ counter and fire-pit. See Enlargement Sheet L-2.
  2. Four community cluster mailboxes & wood arbor, per USPS review and approval.
  3. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
  4. Main project entry with enhanced pavers.
  5. Proposed tree, per Planting Plan.
  6. 4' wide community & unit entry walks, natural colored concrete, with light top-cast finish & saw-cut joints.
  7. Visitor bike rack parking.
  8. Enhanced integral colored concrete paving, with light top-cast finish and saw-cut joints.
  9. Accessible parking stall and striping, per Civil plans.
  10. Guest parking stall.
  11. Natural colored concrete driveway, with light broom finish and narrow tooled joints.
  12. Private patio area, Builder installed & H.O.A maintained.
  13. Common area landscape, builder installed and HOA maintained.
  14. Property line.
  15. Public street R.O.W.
  16. Proposed public street sidewalk, per Civil plans.
  17. Existing public street sidewalk & parkway to remain, per Civil plans.
  18. Transformer to be screened with landscape, quantity and final locations to be determined.
  19. A/C condensers to be screened with 15 gallon evergreen hedges, in the locations where A/C units are not behind patio walls.
  20. Dog-bag station (black in color).
  21. Automatic vehicular swing gates, per Wall & Fence Plan.



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



The Olson Company



Schematic - 4th City Submittal | Project No.: TOC48  
Date: Sept. 08, 2020

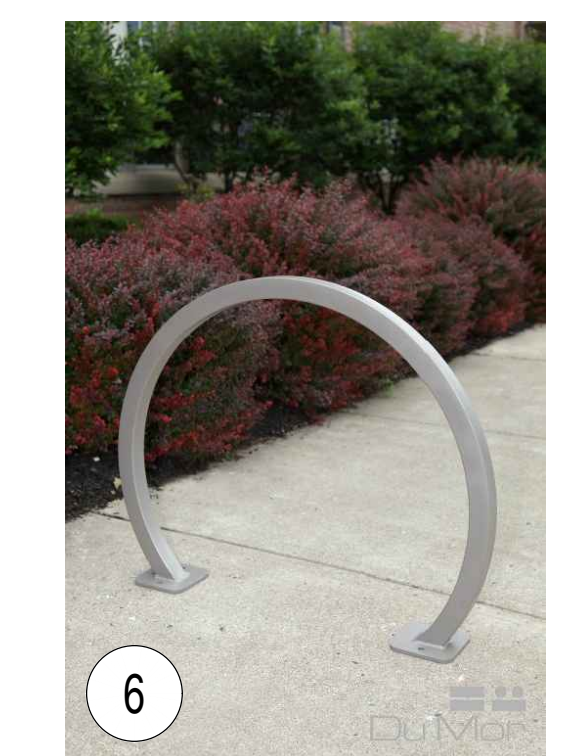
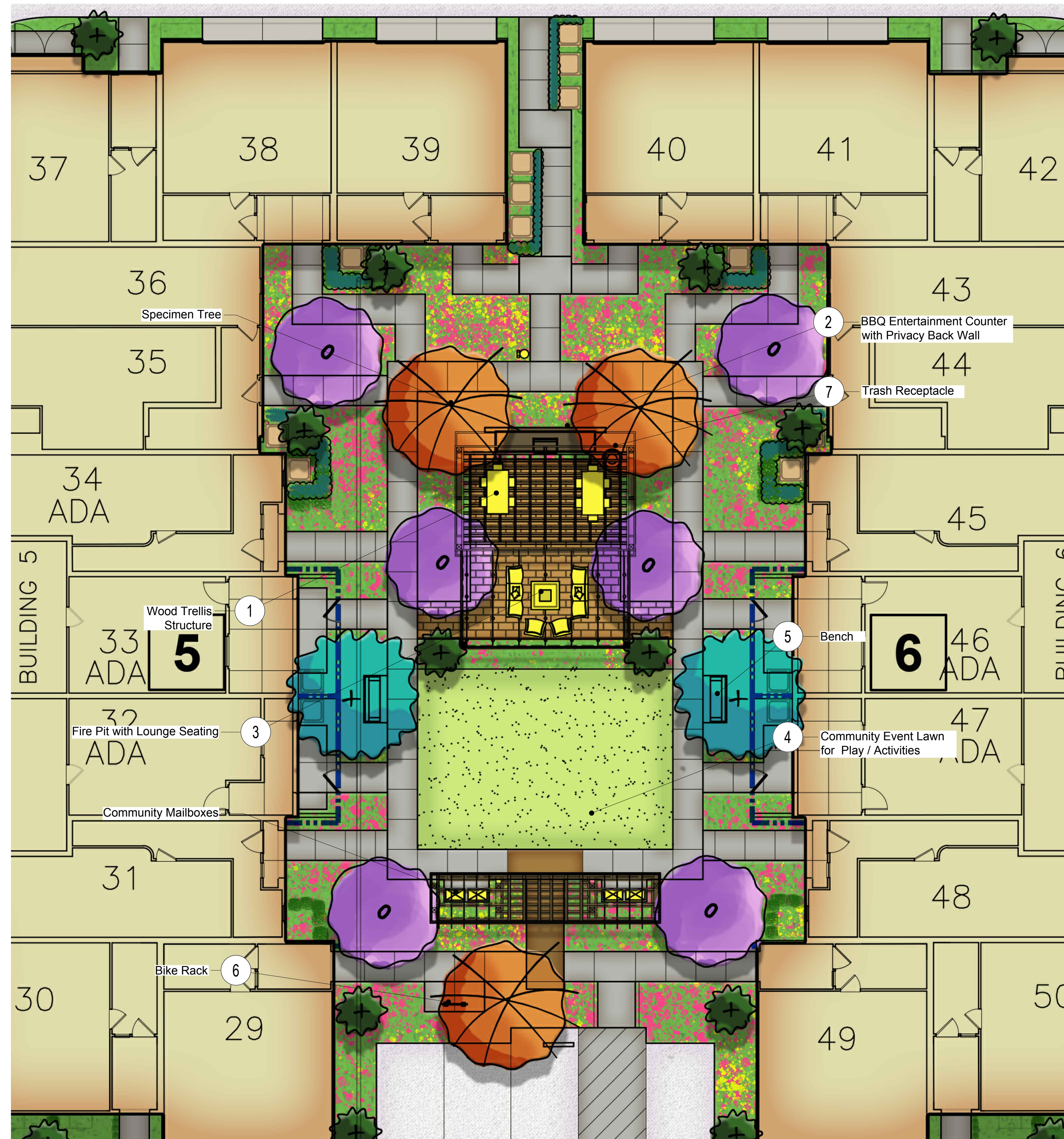
L-1

# Gardena - 141st. & Normandie

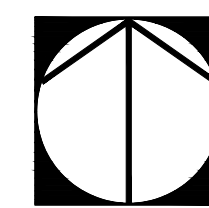
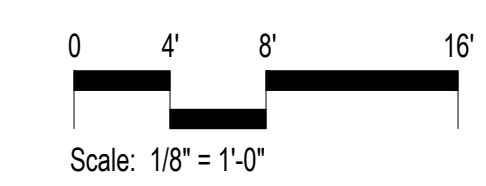




\*Conceptual images (provided herein are conceptual and subject to change)



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



The Olson Company

Schematic Community Open Space - Enlargement Plan (1/8" Scale)

Schematic - 4th City Submittal  
Date: Sept. 08, 2020

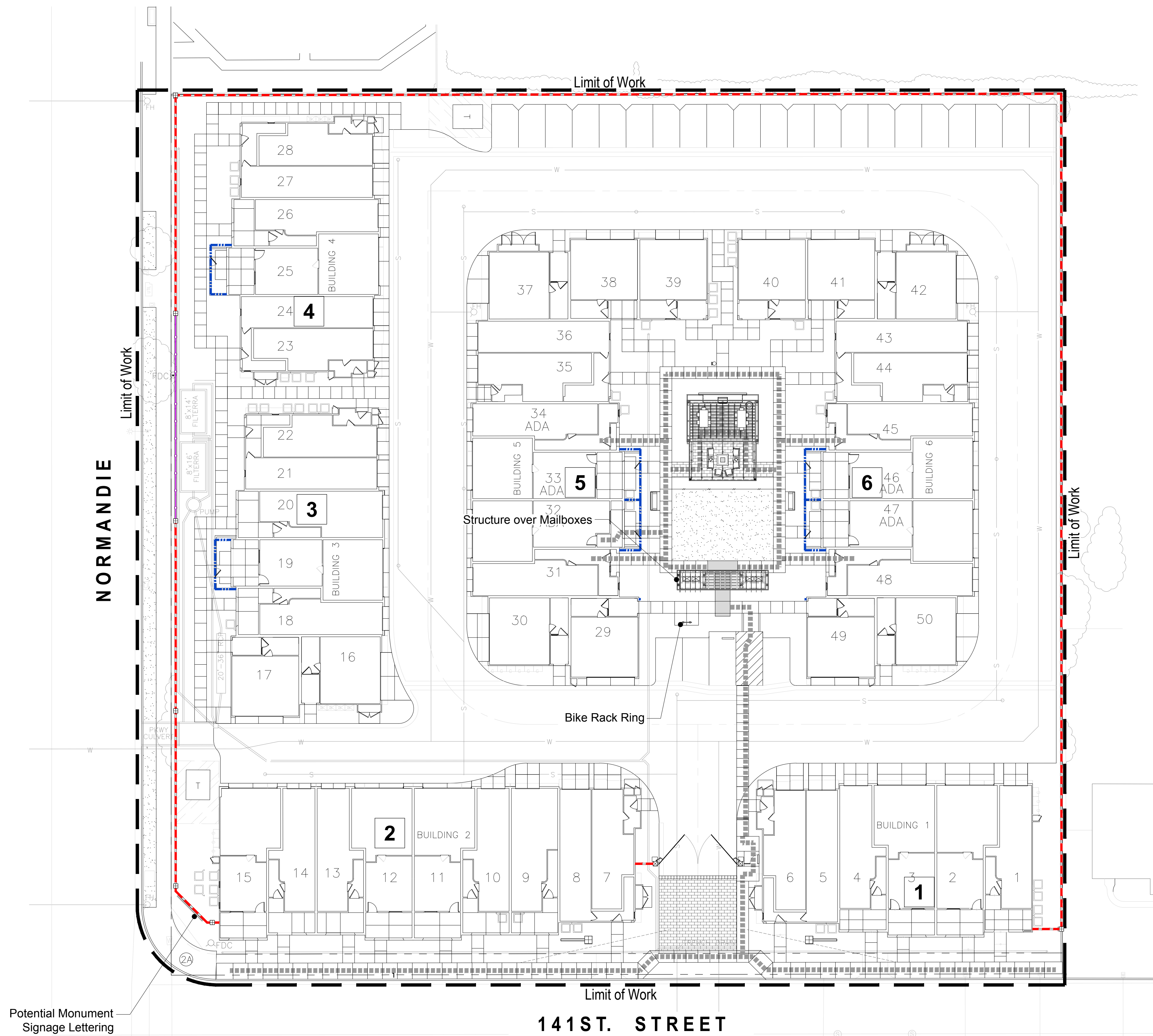
Project No.: TOC48  
Date: Sept. 08, 2020

L-2



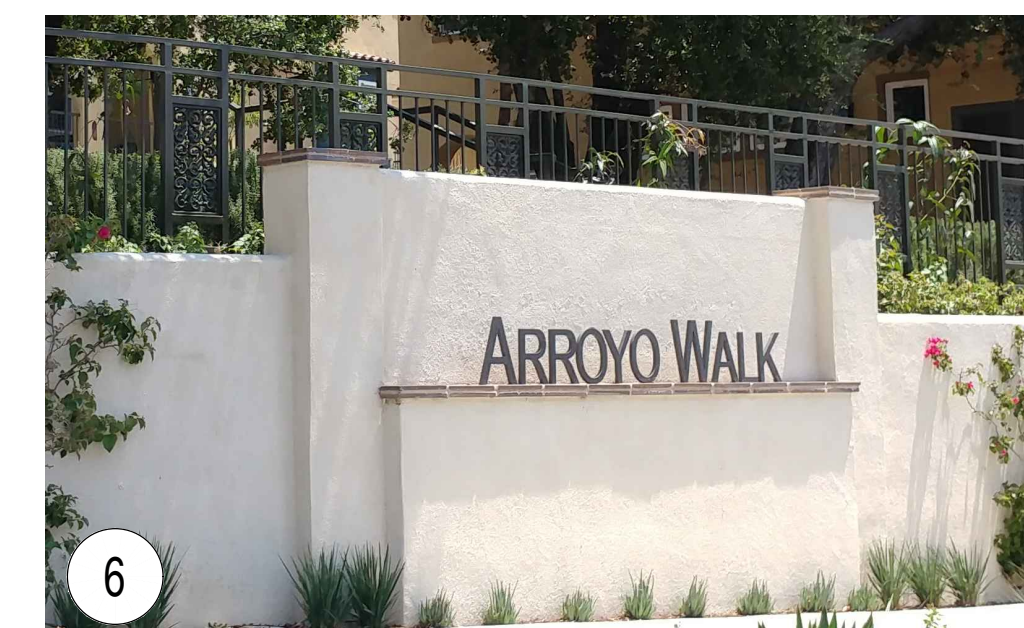
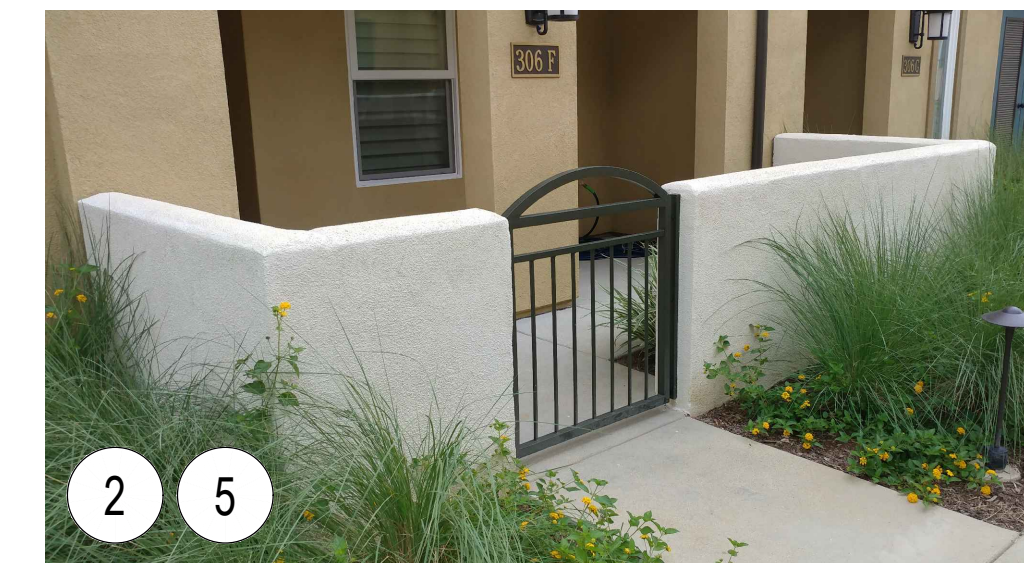
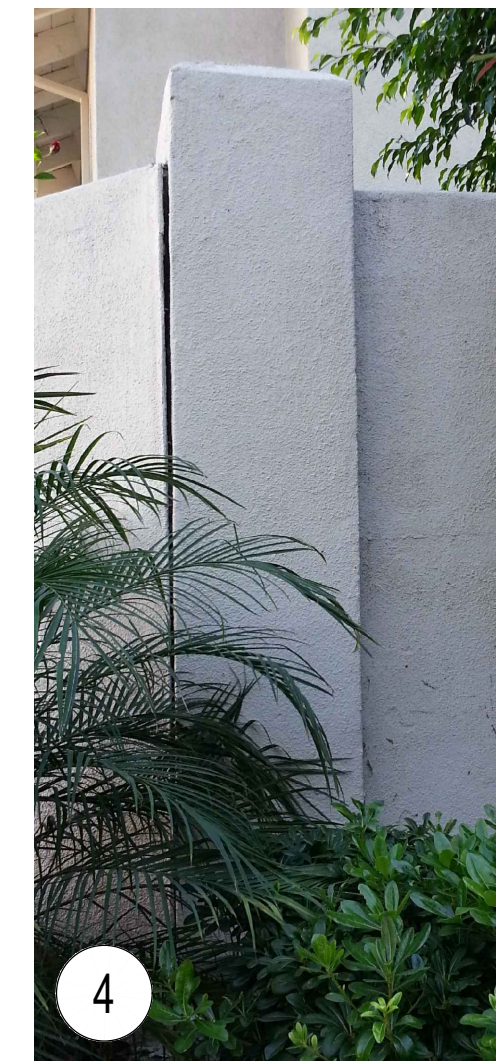
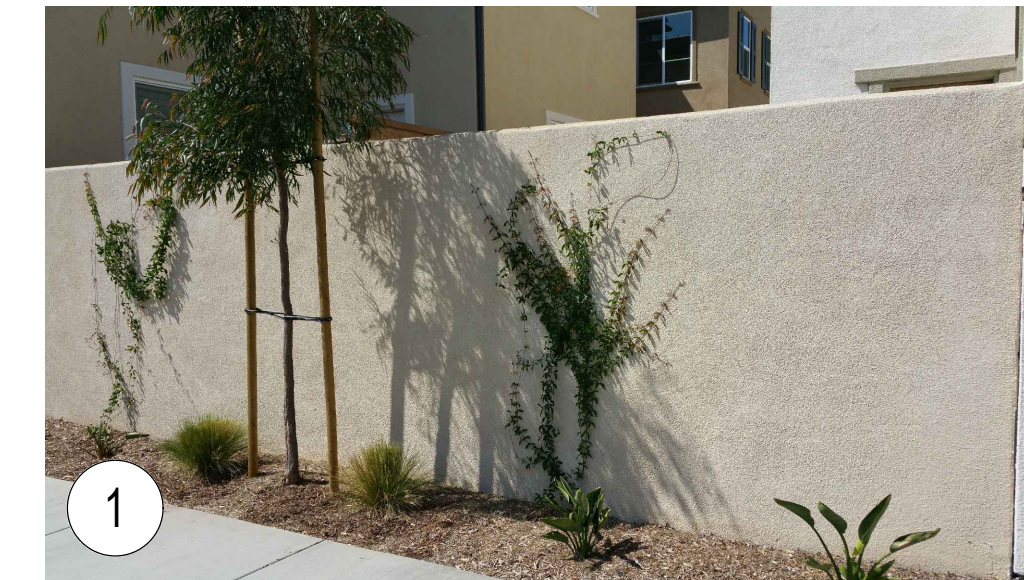
# Gardena - 141st. & Normandie





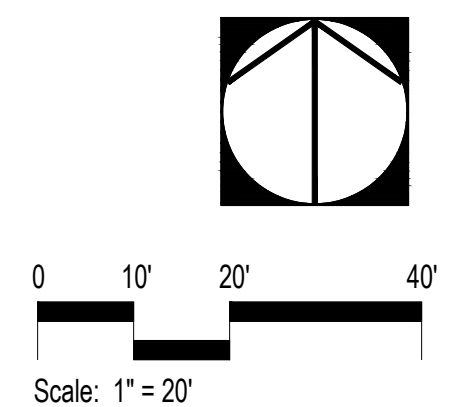
### WALL LEGEND

- 1 6'-0" High stucco over CMU wall, with flat stucco cap.
- 2 4'-0" High stucco over CMU patio wall, with flat stucco cap.
- 3 6'-0" High combo (4") T.S. fence (black) on (2") stucco CMU with flat stucco cap.
- 4 6'-6" High (18" sq.) stucco over CMU pilaster, with flat stucco cap.
- 5 4'-0" High metal patio gates (black or dark bronze color).
- 6 4'-0" High project monument feature.
- 7 \*\*±6'-0" High metal vehicular swing gates (black or dark bronze color).
- ADA Path of Travel.



\*\*Gates to automatically open and close as vehicles approach the gates.

\*Images provided herein are conceptual representations of proposed elements.



## Schematic Wall & Fence Plan

The Olson Company

Schematic - 4th City Submittal | Project No.: TOC48  
Date: Sept. 08, 2020

L-3



# Gardena - 141st. & Normandie

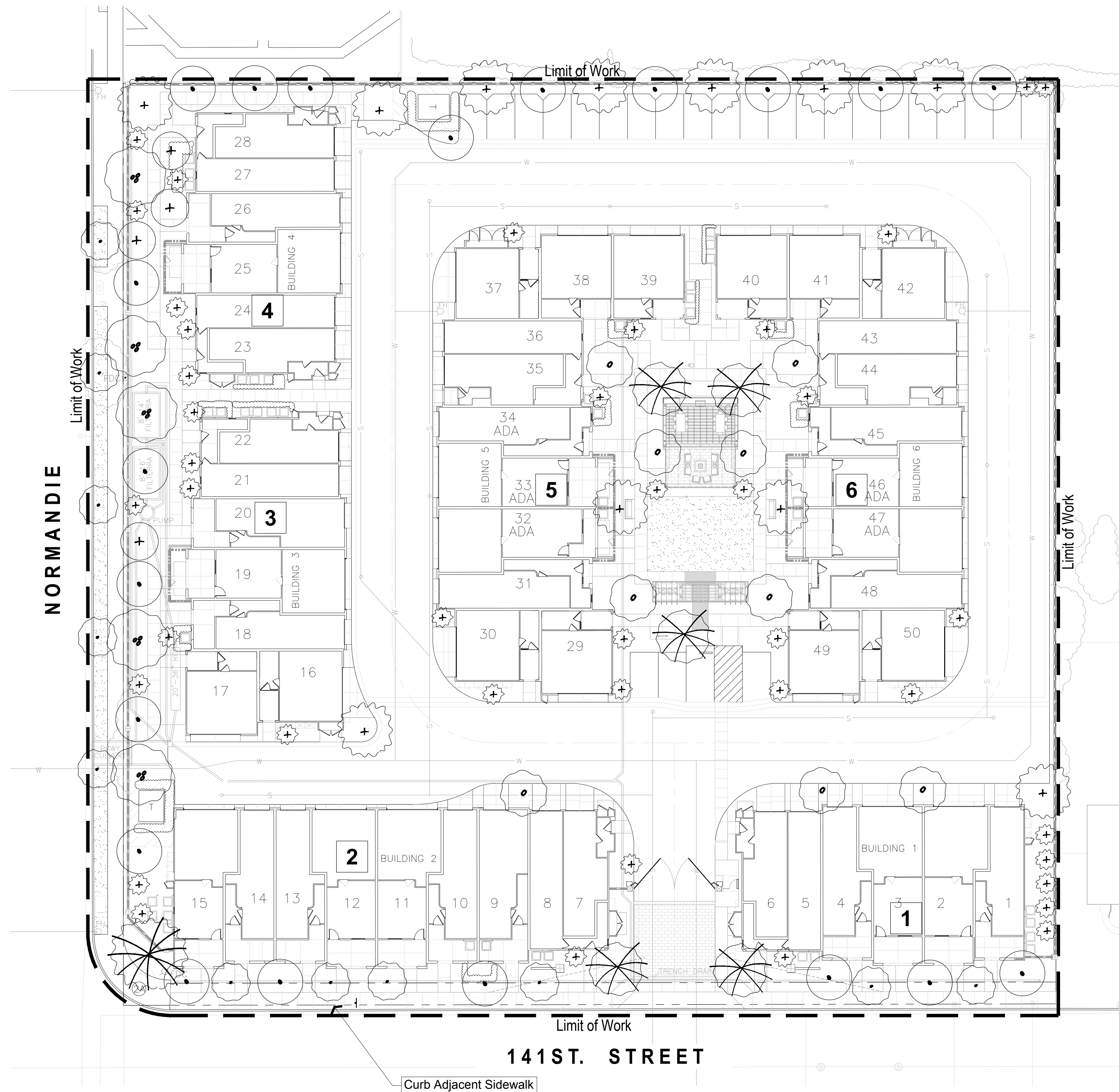


SHRUBS and GROUND COVER

Anigozanthos	Kangaroo Paw
Agave sp.	Agave
Aloe sp.	Aloe
Bougainvillea sp.	Bougainvillea
Bougainvillea La Jolla	La Jolla Bougainvillea
Carex	Sedges
Carissa m. 'Green Carpet'	Dwarf Natal Plum
Chamaerops humilis	Mediterranean Fan Palm
Dasyliion longissimum	Mexican Grass Tree
Delosperma cooperi	Trailing Ice Plant
Dianella 'Baby Bliss'	Baby Bliss Flax Lily
Dianella 'Little Rev'	Little Rev Dianella
Lantana 'New Gold'	New Gold Lantana
Ligustrum japonicum 'Texanum'	Japanese Privet
Nassella pulchra	Purple Needlegrass
Muhlenbergia rigens	Deer Grass
Rosmarinus p. 'Huntington Carpet'	Groundcover Rosemary
Salvia g. 'Furman's Red'	Furman's Red Sage
Salvia g. 'Heatwave Blaze'	Heatwave Blaze Sage
Westringia 'Morning Light'	Coast Rosemary
Westringia 'Morning Light'	Coast Rosemary
Xylosma congestum 'Compact'	Compact Xylosma
Yucca gloriosa 'Spanish Dagger'	Spanish Dagger Yucca

VINES & ESPALIERS

Antigonon leptopus	Coral Vine
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea
Macfadyena unguis-cati	Cat's Claw Vine



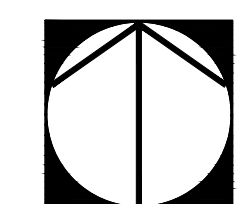
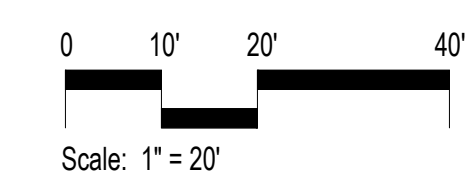
PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	Wucols (R4)	Qty.
TREES						
	Specimen	Olive sp. (Field Grown Olive, B&B)	Multi	10'x10' Canopy	Low	1
	Focal	Magnolia g. 'Little Gem' (L. Gem Magnolia)	Single	36" Box	Medium	5
	Canopy Deciduous	Platanus racemosa (California Sycamore)	Single	24" Box	Medium	5
	Street	Tristania conferta (Brisbane Box)	Single	24" Box	Medium	11
	Evergreen Flowering	Arbutus unedo (Strawberry Tree)	Multi	24" Box	Low	9
	Medium Evergreen	Geijera parviflora (Australian Willow) Rhus lancea (African Sumac)	Single	24" Box	Low	20
	Deciduous Flowering	Lagerstroemia ix 'Natchez' (White Crape Myrtle)	Single	15 Gal	Medium	4
	Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Yew Pine)	Single	15 Gal	Low Medium	41
	Street Tree	Tristania conferta (Brisbane Box) (Per City standards)	Single	24" Box	Medium	11
						132

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. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. 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.
5. All trees within 5' of hardscape to be installed with deep root barriers.

Schematic Planting Plan



The Olson Company

Schematic - 4th City Submittal | Project No.: TOC48  
Date: Sept. 08, 2020

L4

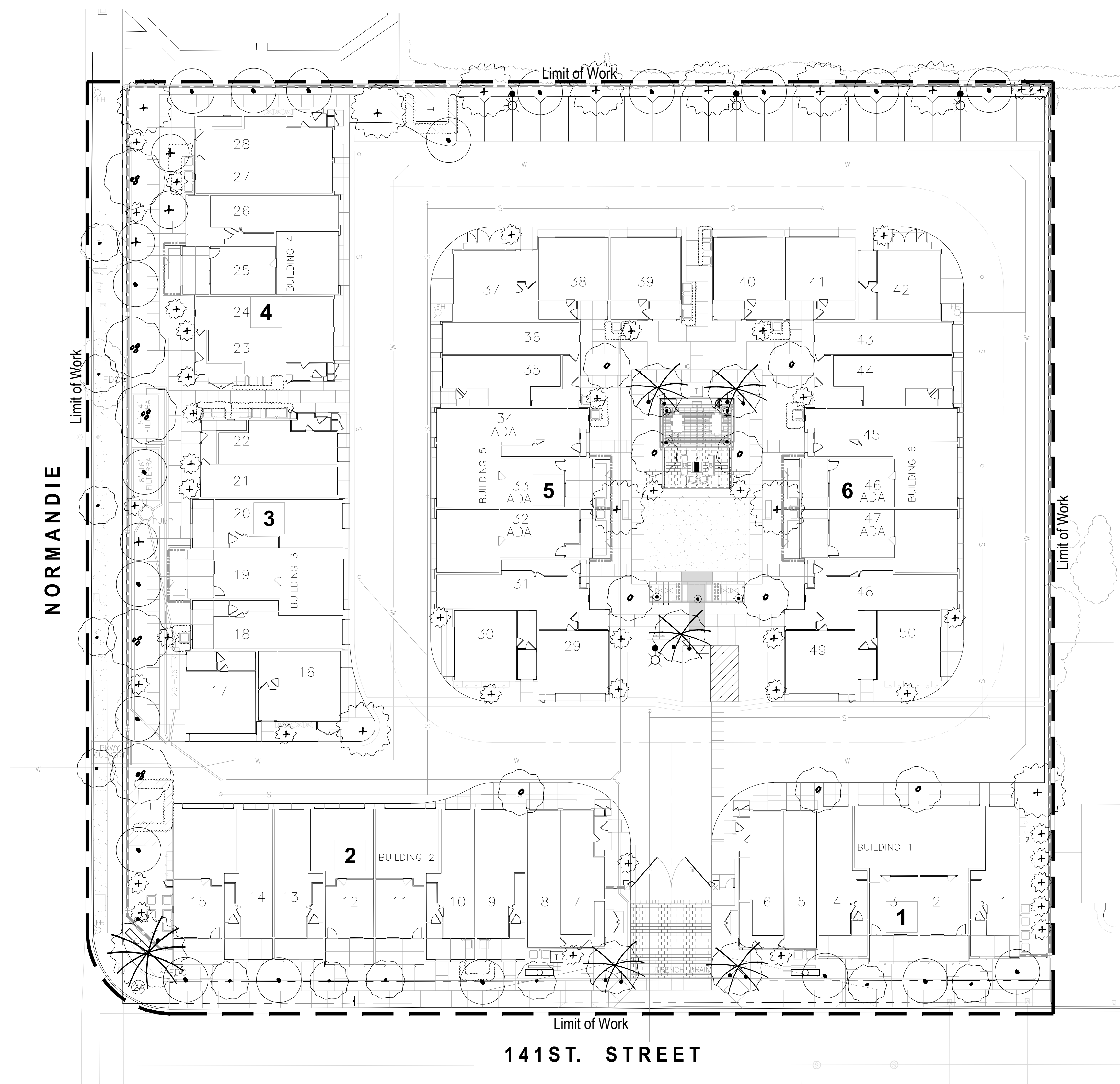


Gardena - 141st. & Normandie

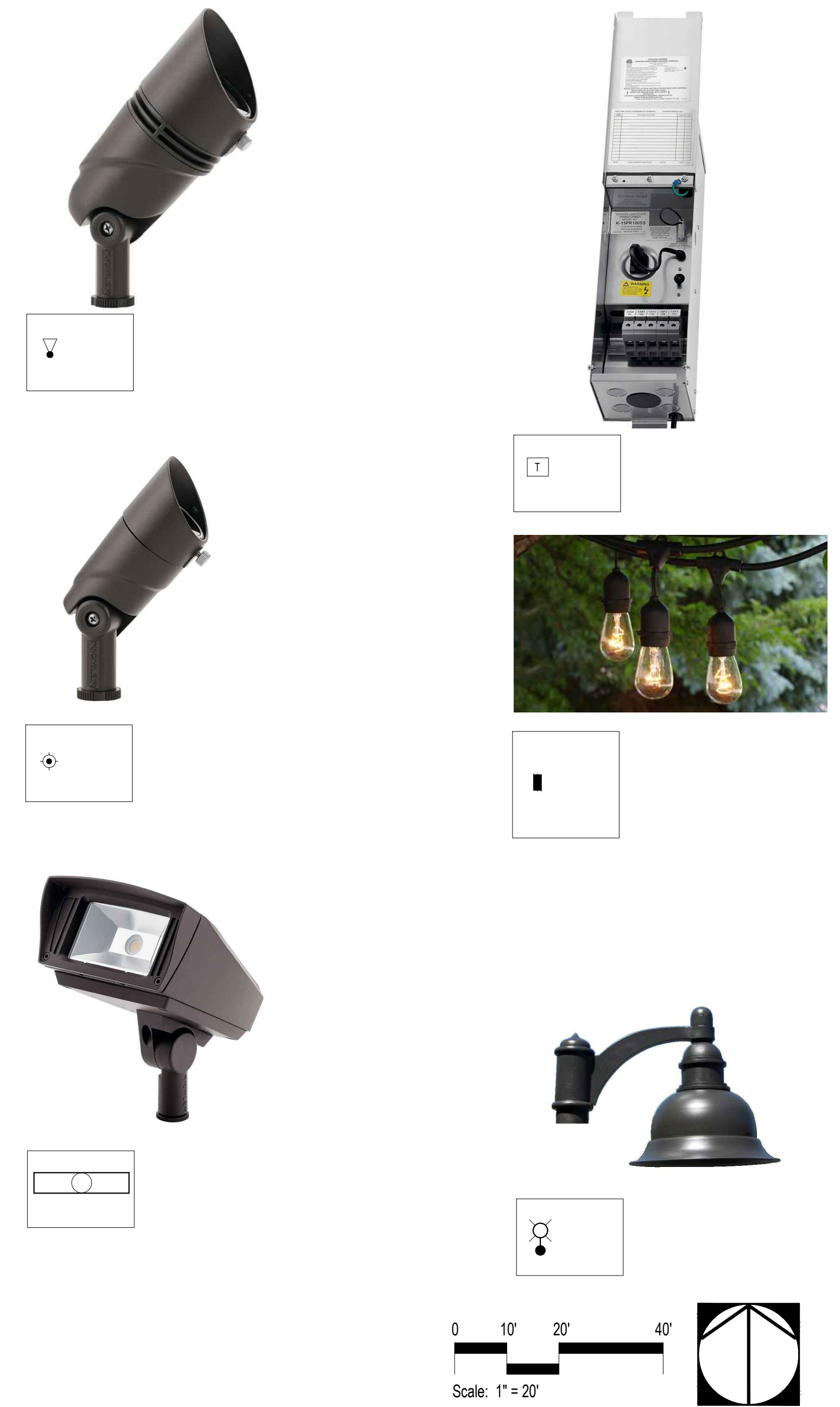


Landscape Architecture  
33015 S. Pacific Coast Blvd. 103  
Laguna Hills, CA 92653 | www.studiopad.com

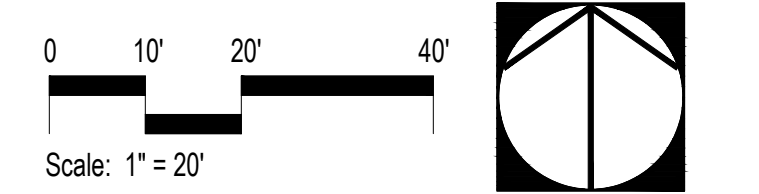




LIGHTING SCHEDULE		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area Pole Light, Per Electrical Engineer Cast Aluminum, Textured Bronze, -, - Lamp: -, Per Elec. Eng., -	4
	Tree uplight Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White	12
	Shade Structure Downlight Cast Aluminum, Textured Architectural Bronze, post, - Lamp: LED, 6.5, 2700K Warm White	7
	Continuous light string (100') black C9 string light with LED G40 warm white bulbs with 1/16" Diameter galvanized steel cable wire-secure to posts with s s 18-8 3/16" wire eye lags. (W.P.) Light switch & Dimmer mounted on post. -, Black, Galvanized Eye Bolts, Hide Conduit Connection along Back of Post. Lamp: LED, Per Manuf.	1
	Low-voltage transformer Cast Aluminum, Textured Architectural Bronze, Wall, Install with Mechanical Transformer Timer (#15557BK & P 75	2
	Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall	1
	12V LED Flood light Brass, Textured Architectural Bronze, Surface Lamp: LED	3



### Schematic Lighting Plan



The Olson Company

Schematic - 4th City Submittal | Project No.: TOC48  
Date: Sept. 08, 2020

**L-5**



# Gardena - 141st. & Normandie

