



BUILDING AREAS

| | LIVABLE | GARAGE | BALCONY | TOTAL |
|---------------------------|---------|----------------|---------|-------|
| PLAN 1 | 1,528 | 447 | 75 | 2,050 |
| PLAN 2 | 1,640 | 443 | 68 | 2,151 |
| PLAN 3 | 1,702 | 445 | 64 | 2,211 |
| PLAN 4 | 1,801 | 444 | 63 | 2,308 |
| PLAN 5 | 833 | 241 | 47 | 1,121 |
| AREA MIX | | | | |
| BLDG A | 8,720 | 3-4-1-2 | | |
| BLDG B | 11,028 | 4-3-4-2-1 | | |
| BLDG C | 13,142 | 2-1-3-3-4-3 | | |
| BLDG D | 11,220 | 4-3-4-5-5-2 | | |
| BLDG NO. TYPE AREA | | | | |
| 1 | A | 8,720 | | |
| 2 | A | 8,720 | | |
| 3 | A | 8,720 | | |
| 4 | D | 11,220 | | |
| 5 | C | 13,142 | | |
| 6 | A | 8,720 | | |
| 7 | C | 13,142 | | |
| 8 | B | 11,028 | | |
| 9 | C | 13,142 | | |
| 10 | C | 13,142 | | |
| 11 | C | 13,142 | | |
| 12 | B | 11,028 | | |
| 13 | B | 11,028 | | |
| 14 | C | 13,142 | | |
| 15 | B | 11,028 | | |
| 16 | C | 13,142 | | |
| PROJECT TOTAL | | 182,206 | | |

PROJECT SUMMARY
 4.15 ACRES
 84 UNIT - 3 STORY TOWNHOMES
 20.24 DU/ACRE

42 GUEST STALLS
 2.5 STALLS/UNIT

PLAN SUMMARY (GROSS)
 15 PL 1 @ 1,528 SF (2 BD)
 16 PL 2 @ 1,640 SF (2 BD+DEN)
 30 PL 3 @ 1,702 SF (3 BD)
 21 PL 4 @ 1,801 SF (3 BD+DEN OPT. 4 BD)
 2 PL 5 @ 833 SF (1 BD+ DEN)

BUILDING HEIGHT
 FASCIA ABV. FIN. GRADE = 30'-0"
 OVERALL HT. TO RIDGE = 40'-0"

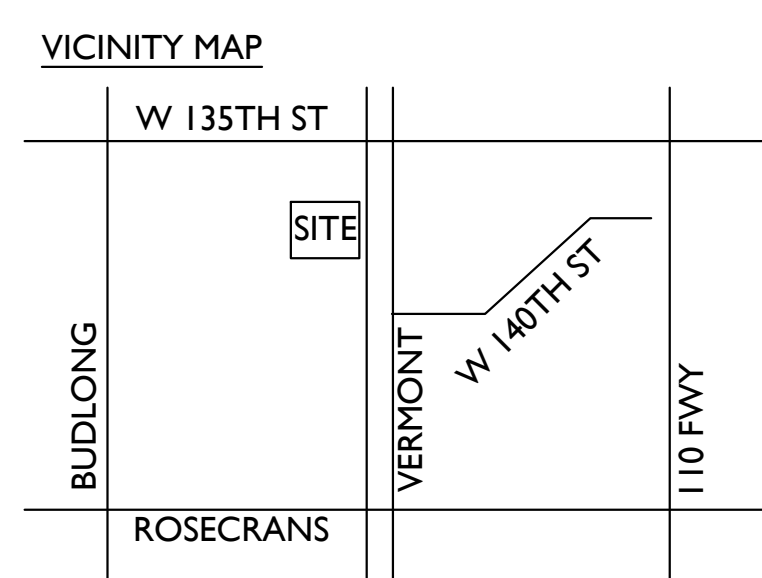
BUILDING SUMMARY

| TYPE | QTY | PLAN MIX |
|--------|-----|-------------|
| BLDG A | 4 | 2-1-4-3 |
| BLDG B | 5 | 1-2-4-3-4 |
| BLDG C | 7 | 2-1-3-3-4-3 |
| BLDG D | 1 | 4-3-4-5-5-2 |

OPEN SPACE SUMMARY
 COMMON OPEN SPACE = 50,706 SF (603 S.F. PER UNIT)
 BALC.
 PL 1 75 X 15 U = 1,125 S.F.
 PL 2 68 X 16 U = 1,088 S.F.
 PL 3 64 X 30 U = 1,920 S.F.
 PL 4 63 X 21 U = 1,323 S.F.
 PL 5 47 X 2 U = 94 S.F.
 TOTAL PRIVATE = 5,550 S.F.

TOTAL OPEN SPACE = 56,256 S.F. (669 S.F. PER UNIT)

--- ADA PATH OF TRAVEL
 ● F.H. FIRE HYDRANT



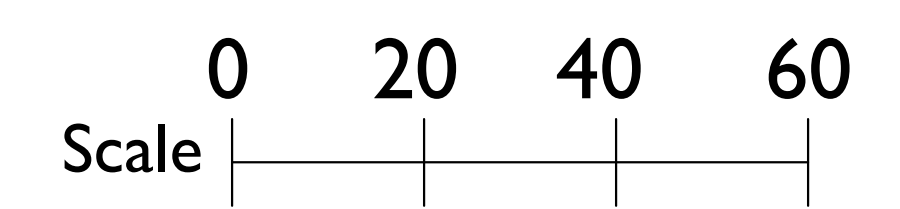
GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

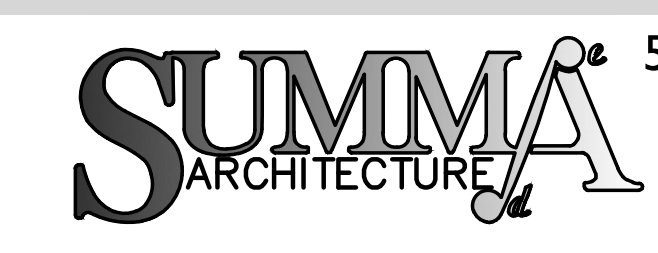
SITE PLAN

MELIA HOMES
 8951 Research Drive, Suite 100
 Irvine, CA 92618
 (949) 759-4367

REV. 8/31/20 POOL AREA ADDED

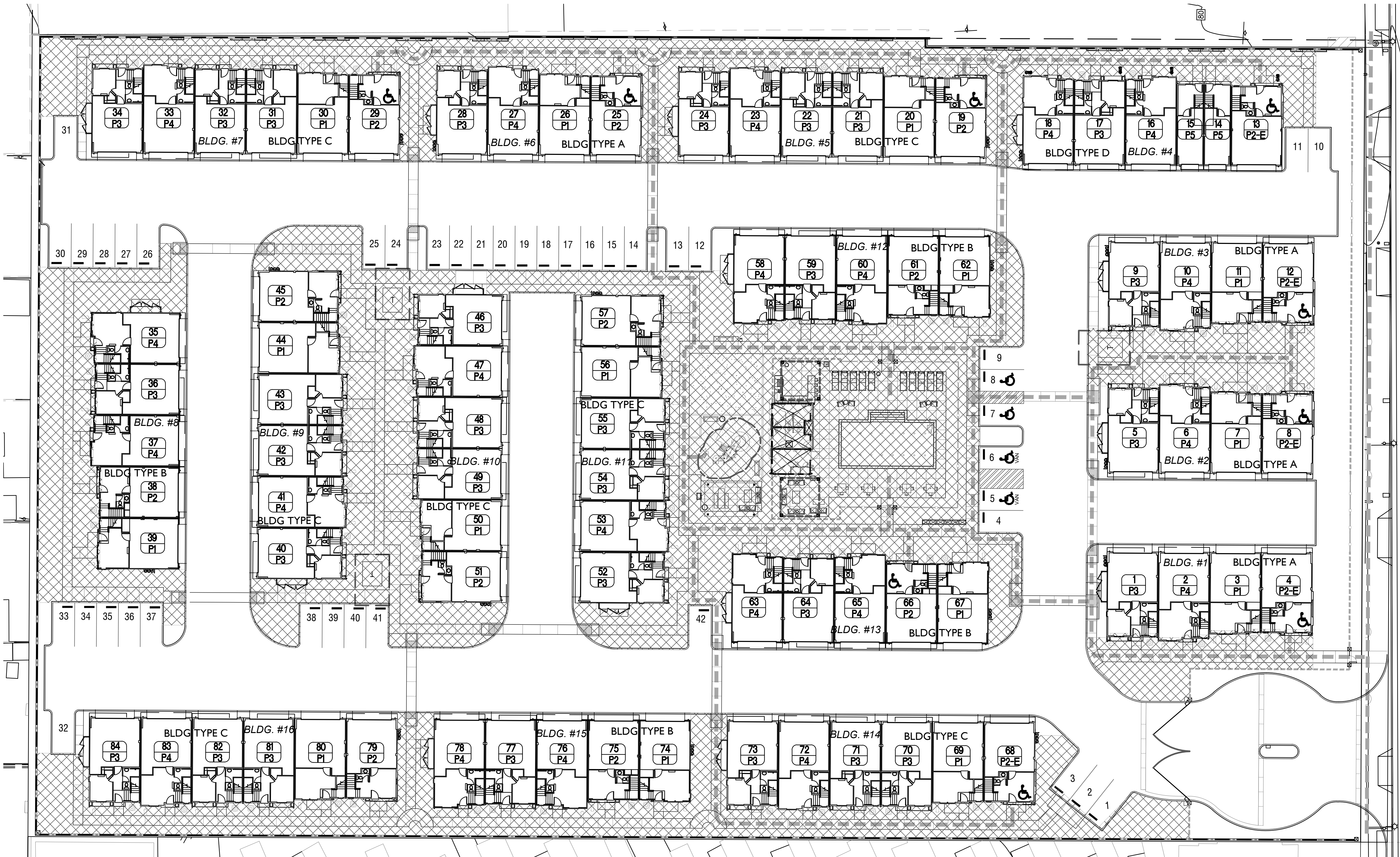


Hardcopy rec. by CDD on 9-18-20
 SEP 18, 2020 (rec. by CDD)



5256 S. MISSION ROAD STE. 404
 BONSALL, CA. 92003
 760.724.1198





SITE AREA SUMMARY

| | |
|----------------------|--------------|
| TOTAL SITE AREA | 180,774 S.F. |
| BUILDING FOOTPRINTS | 60,496 S.F. |
| DRIVES/GUEST PARKING | 53,264 S.F. |
| LANDSCAPE AREA | 67,014 S.F. |

OPEN SPACE SUMMARY

| | REQUIRED | PROVIDED |
|----------------------------|---------------------------|---------------------------|
| COMMON OPEN SPACE = | 45,360 S.F. | 50,706 S.F. |
| PRIVATE BALCONIES | 5,040 S.F. | 5,550 S.F. |
| TOTAL OPEN SPACE = | 50,400 S.F. (600 SF/U) | 56,256 S.F. (669 SF/U) |
| REMAINING LANDSCAPED AREAS | | 10,758 S.F. |

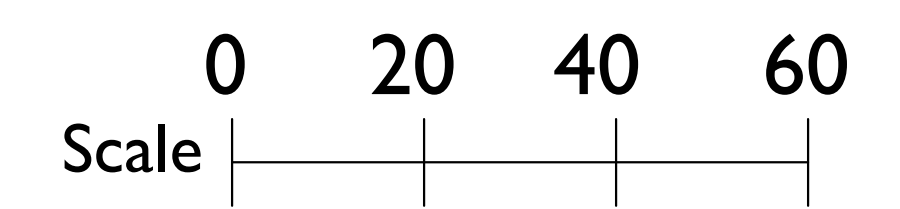
COMMON OPEN SPACE AREAS INCLUDED IN CALCULATION

GARDENA, CA

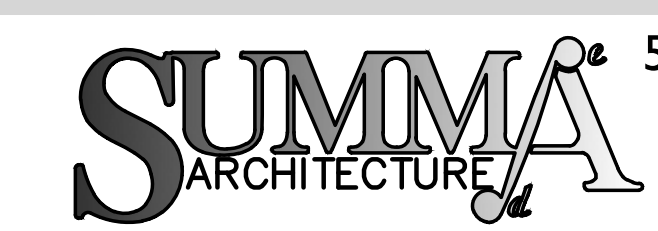
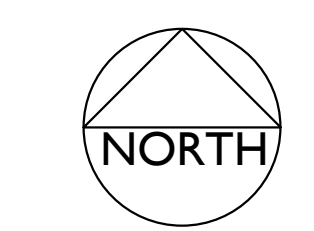
EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

OPEN SPACE PLAN

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198





BUILDING C - 6 PLEX



BUILDING A - 4 PLEX



BUILDING B - 5 PLEX



VIEW FROM VERMONT AVE.

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

PERSPECTIVES

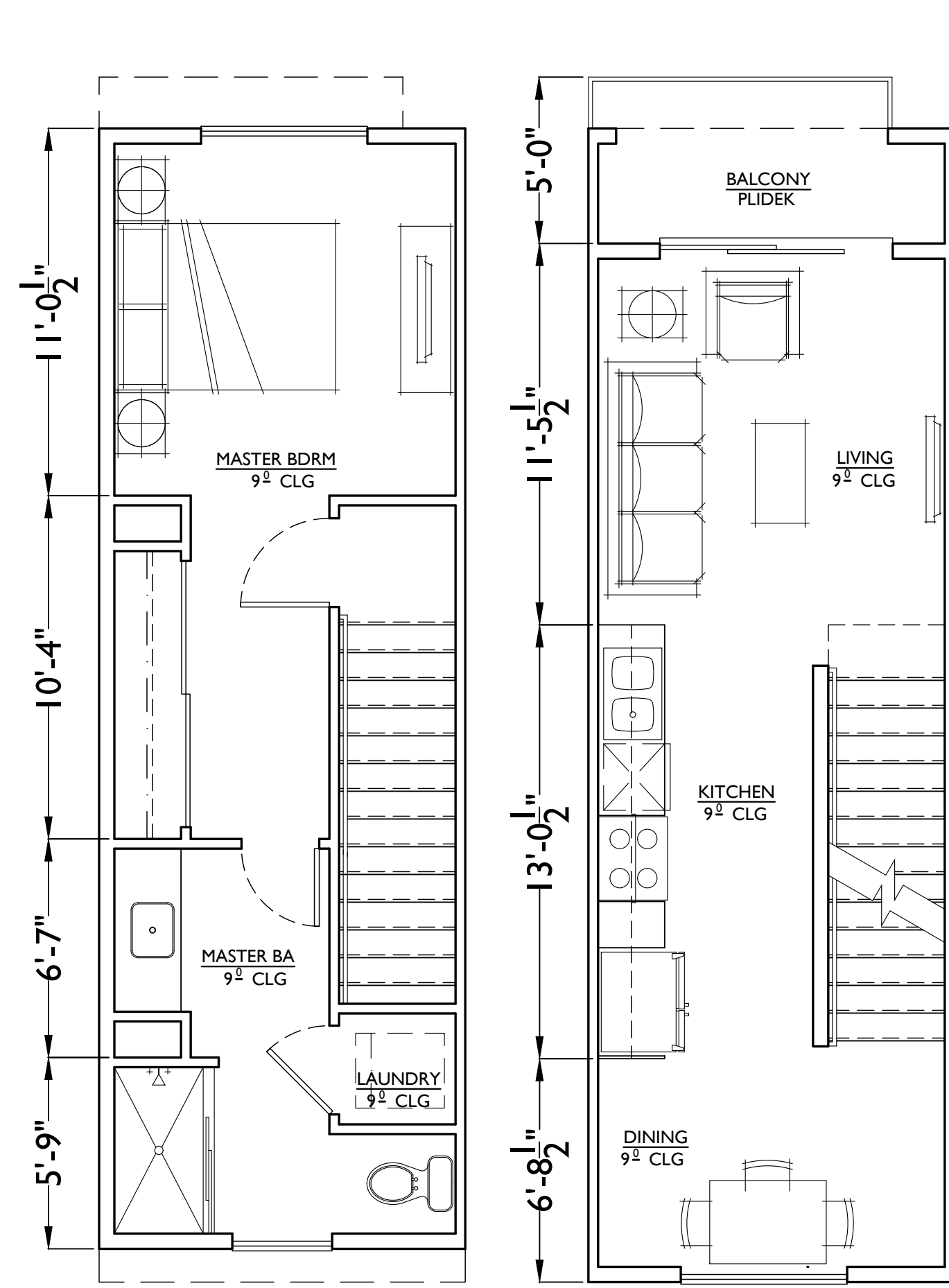
MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

Scale |—————|—————|—————| SEP 23, 2020

SUMMA
ARCHITECTURE

5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-1

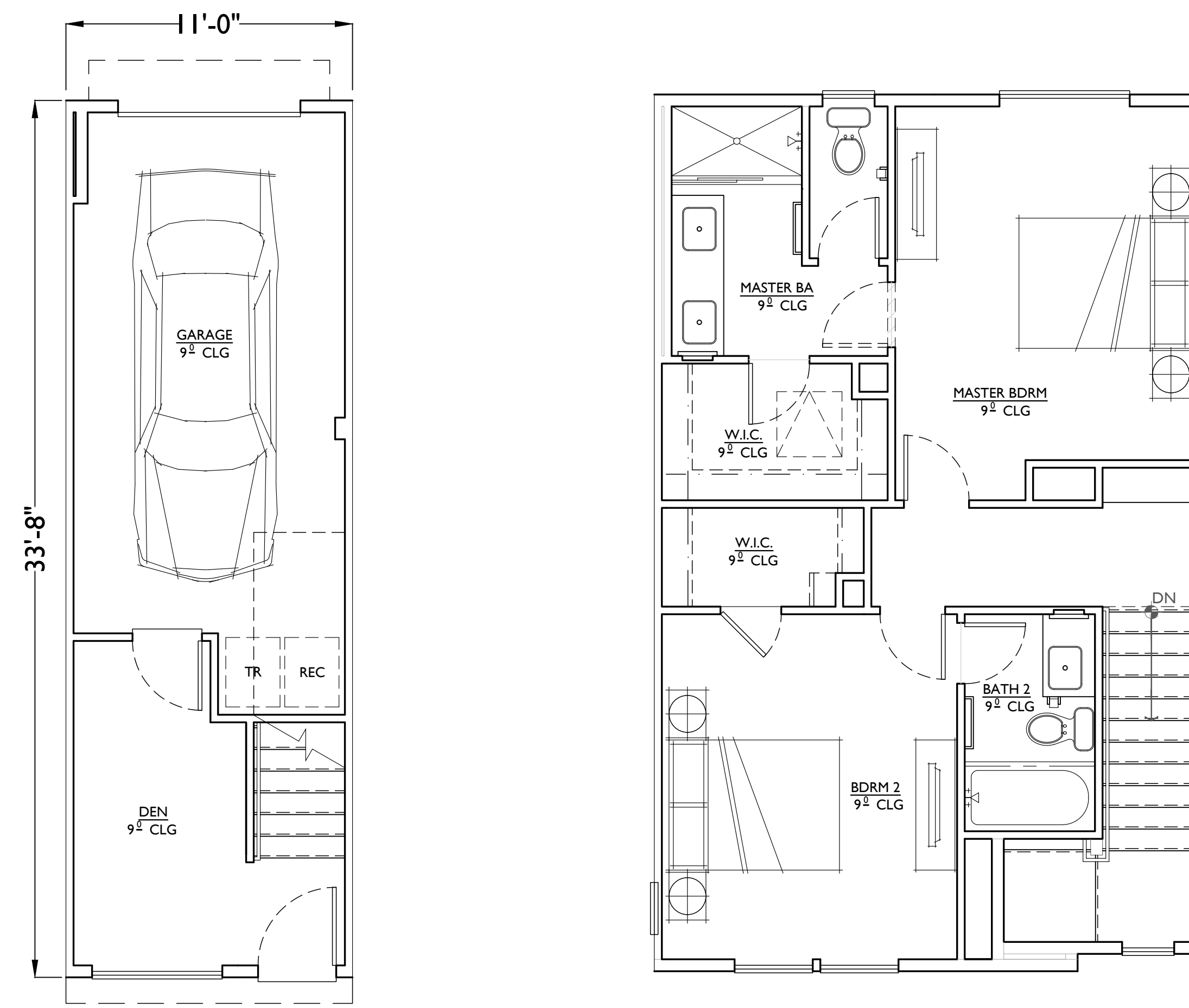


3RD FLR

2ND FLR

1ST FLR

PLAN 5 - AFFORDABLE
833 SF

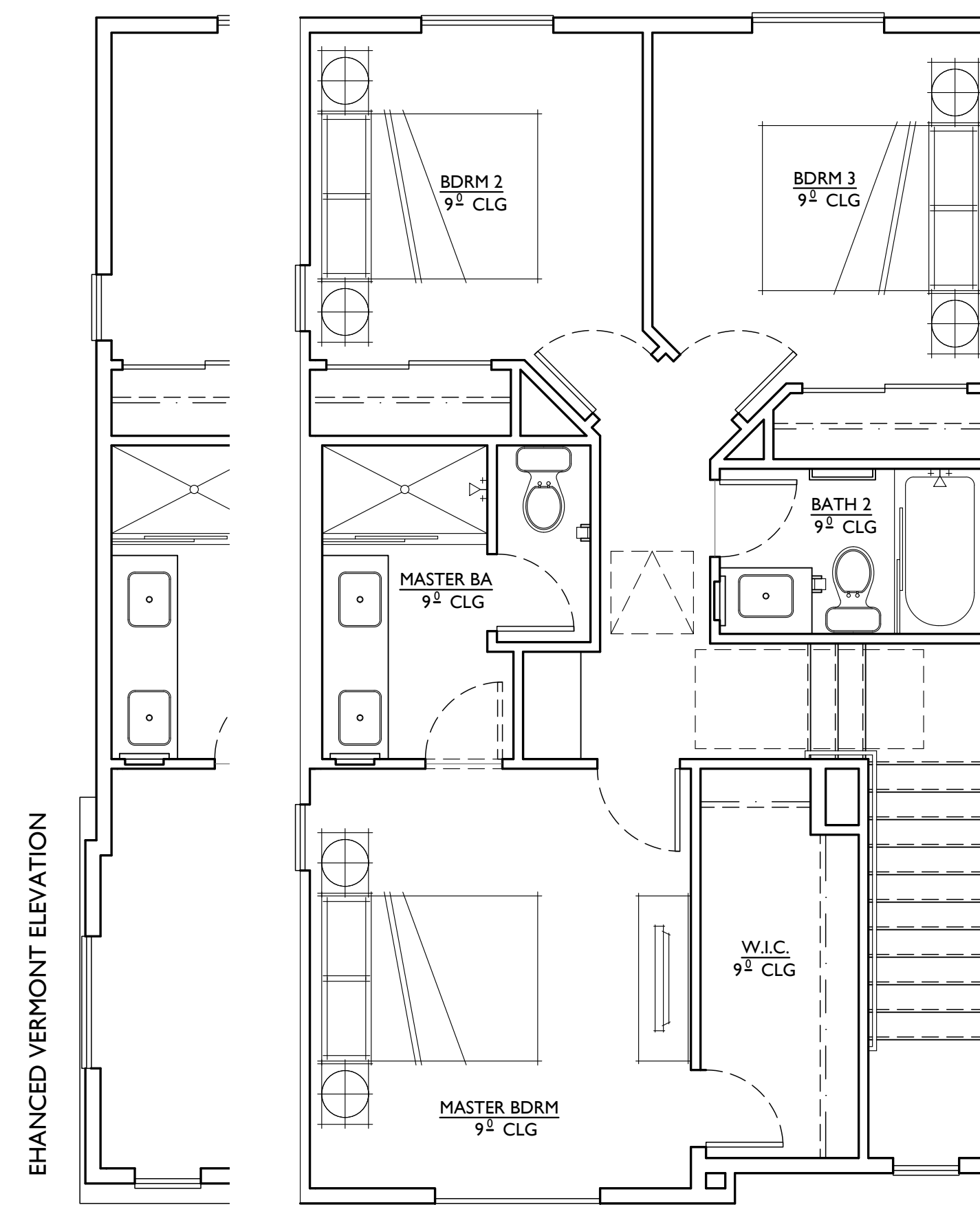


3RD FLR

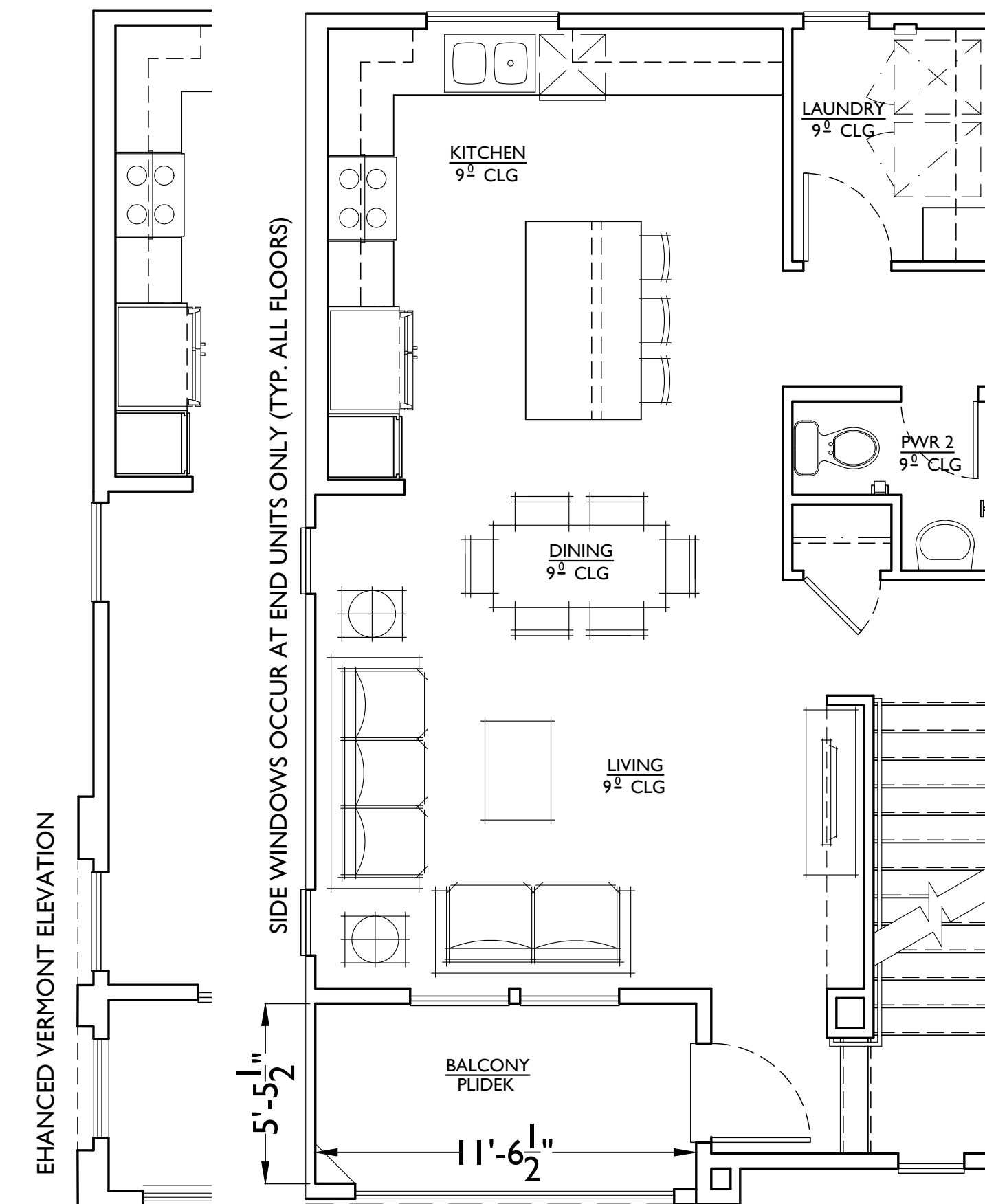
2ND FLR

1ST FLR

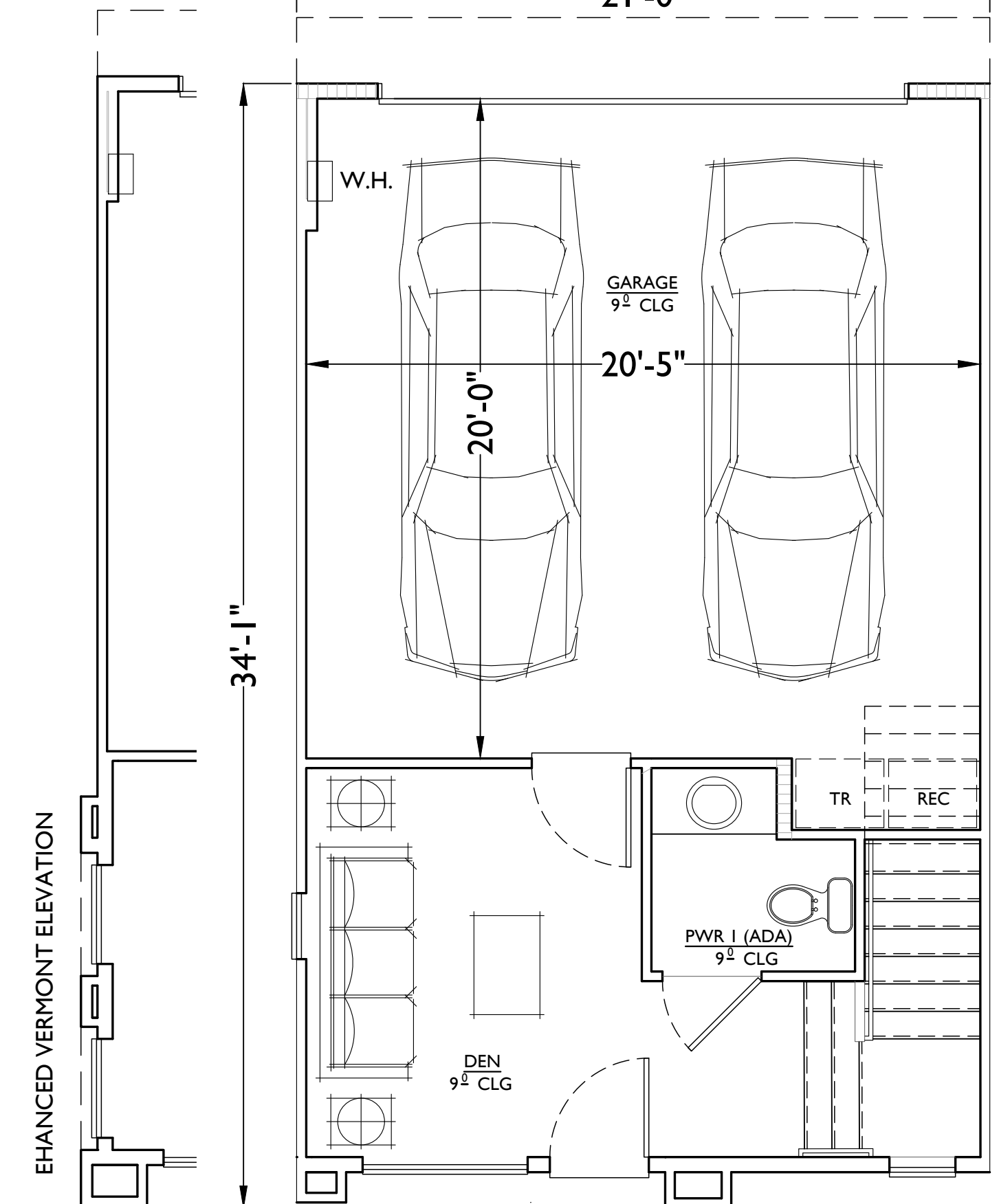
PLAN 1
1,528 SF



ENHANCED VERMONT ELEVATION



ENHANCED VERMONT ELEVATION



ENHANCED VERMONT ELEVATION

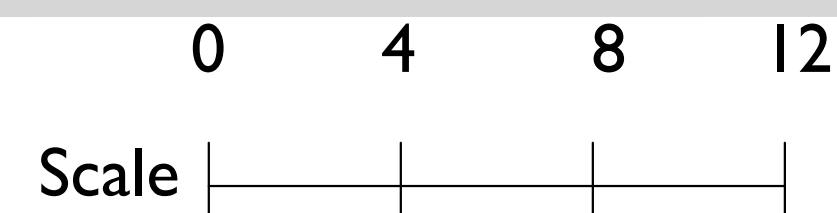
PLAN 2
1,640 SF

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

UNIT PLAN 1, 2 & 5 (AFF.)

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

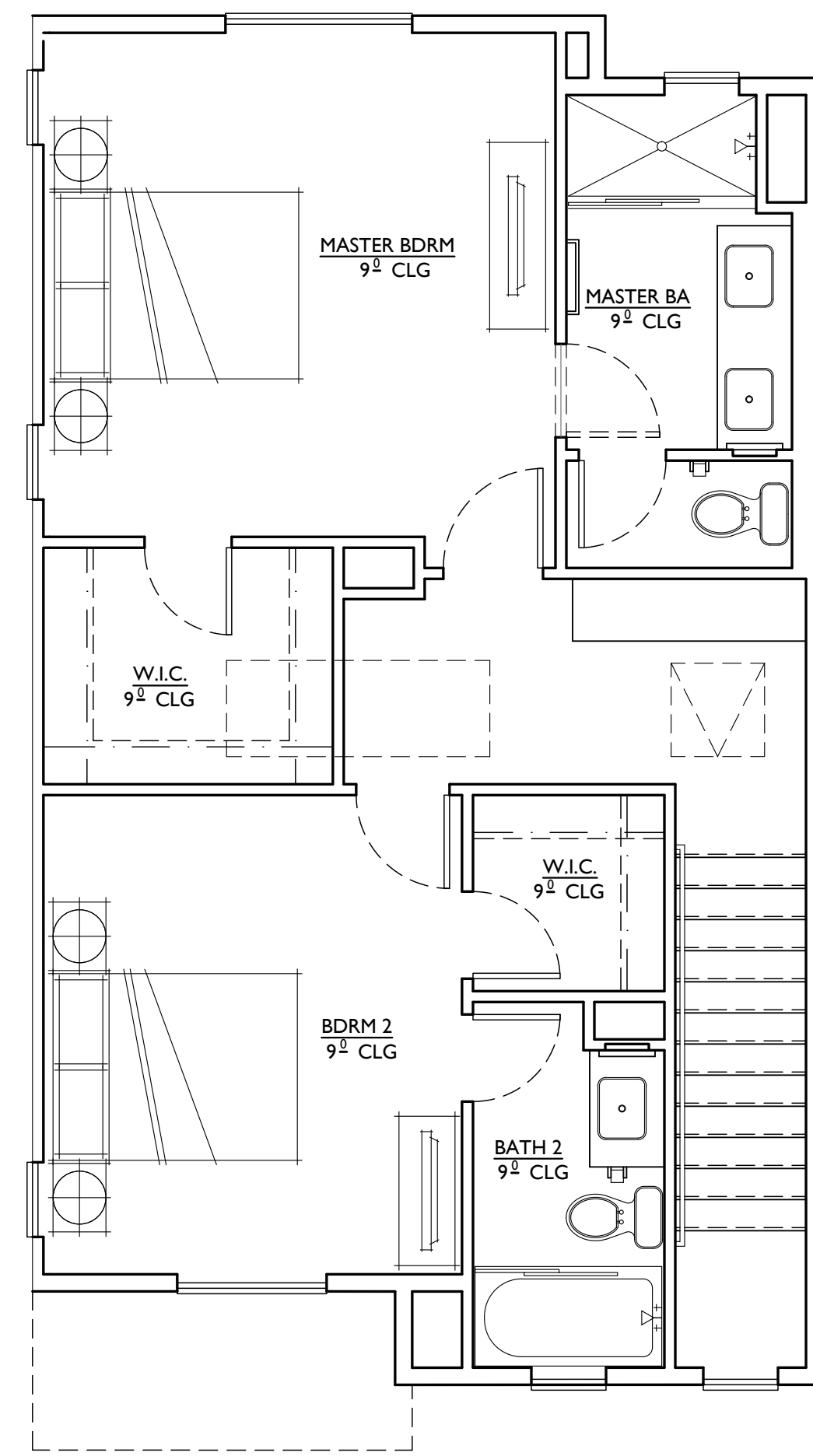


SEP 23, 2020

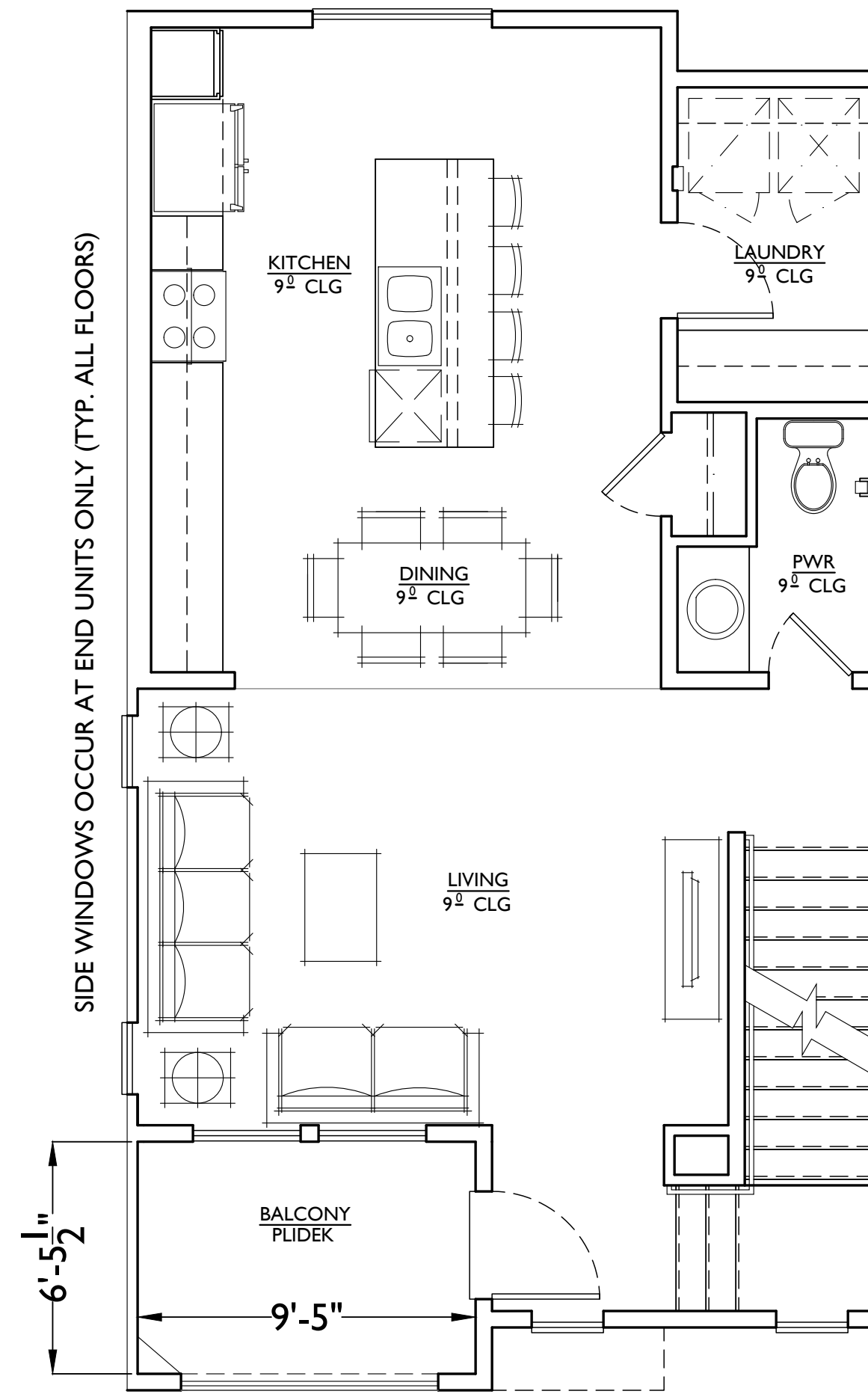


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

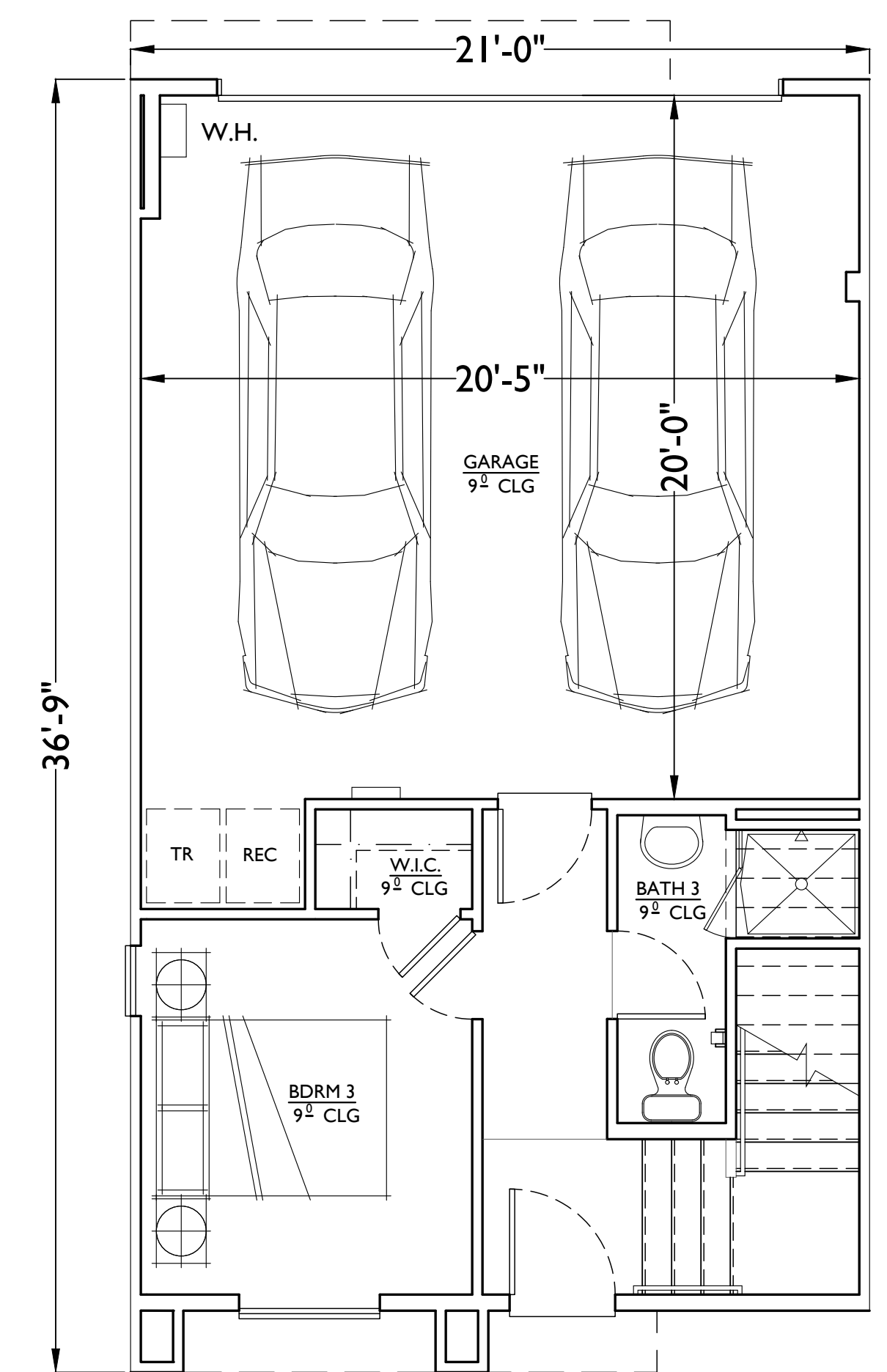
A-2



3RD FLR

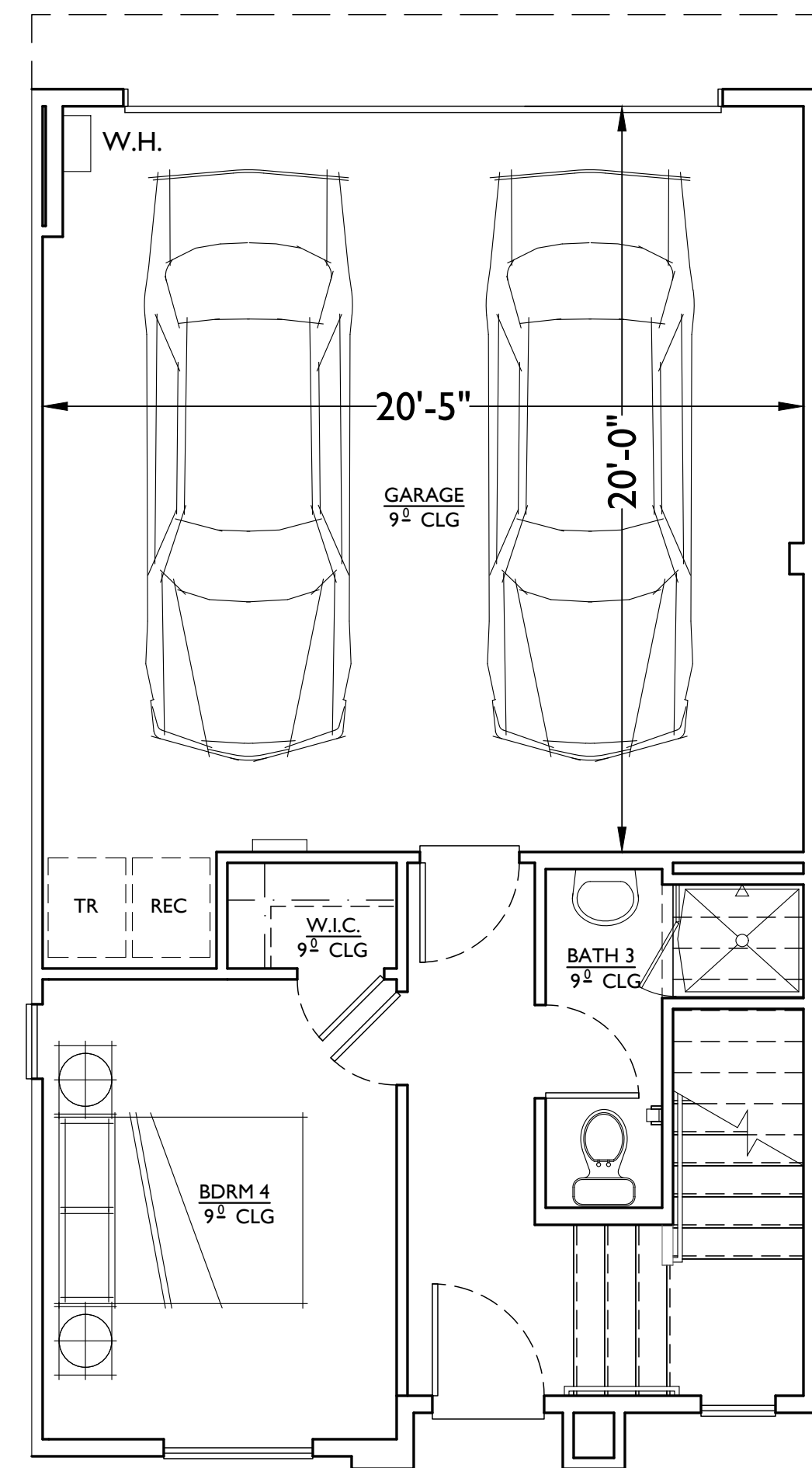


2ND FLR

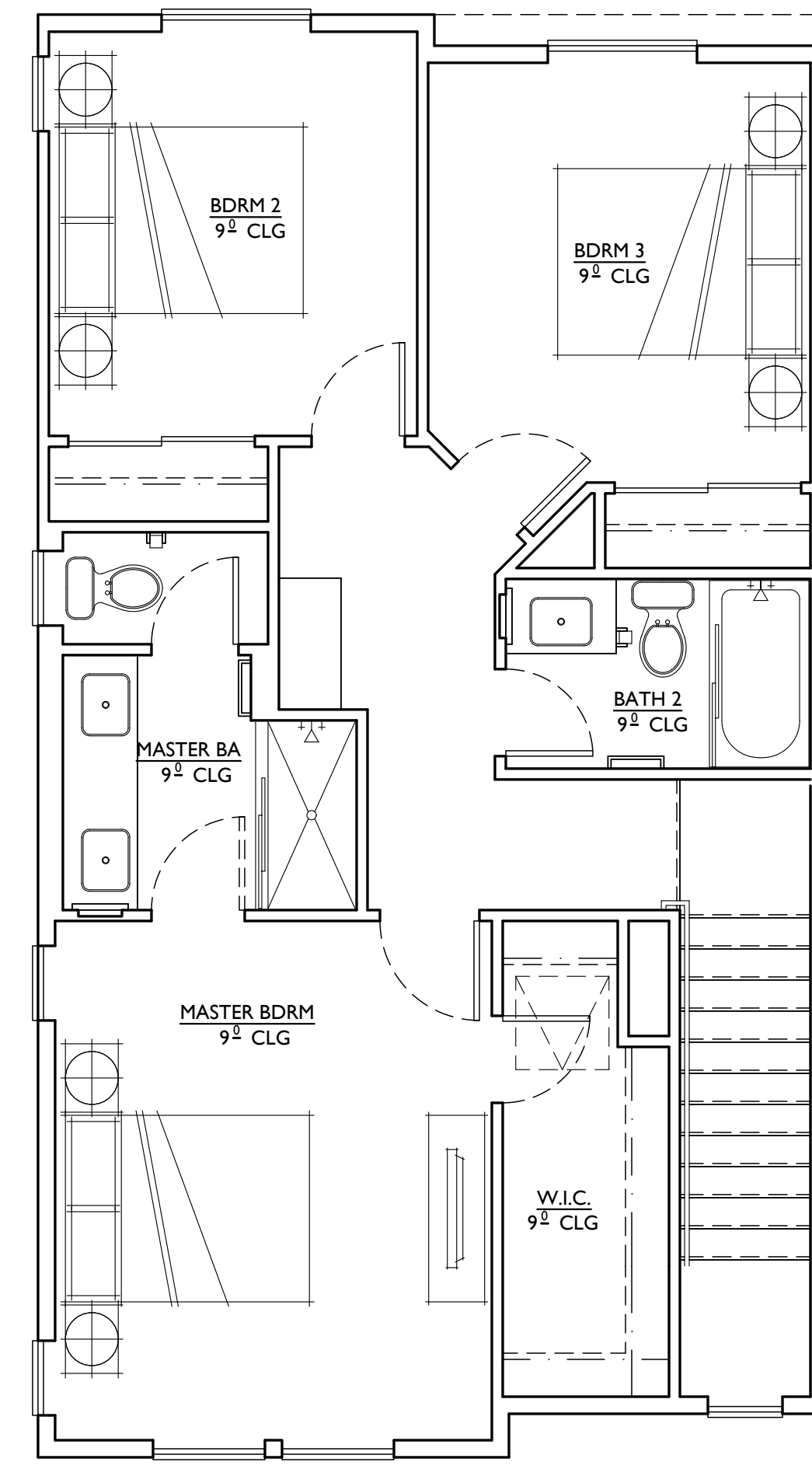


IST FLR

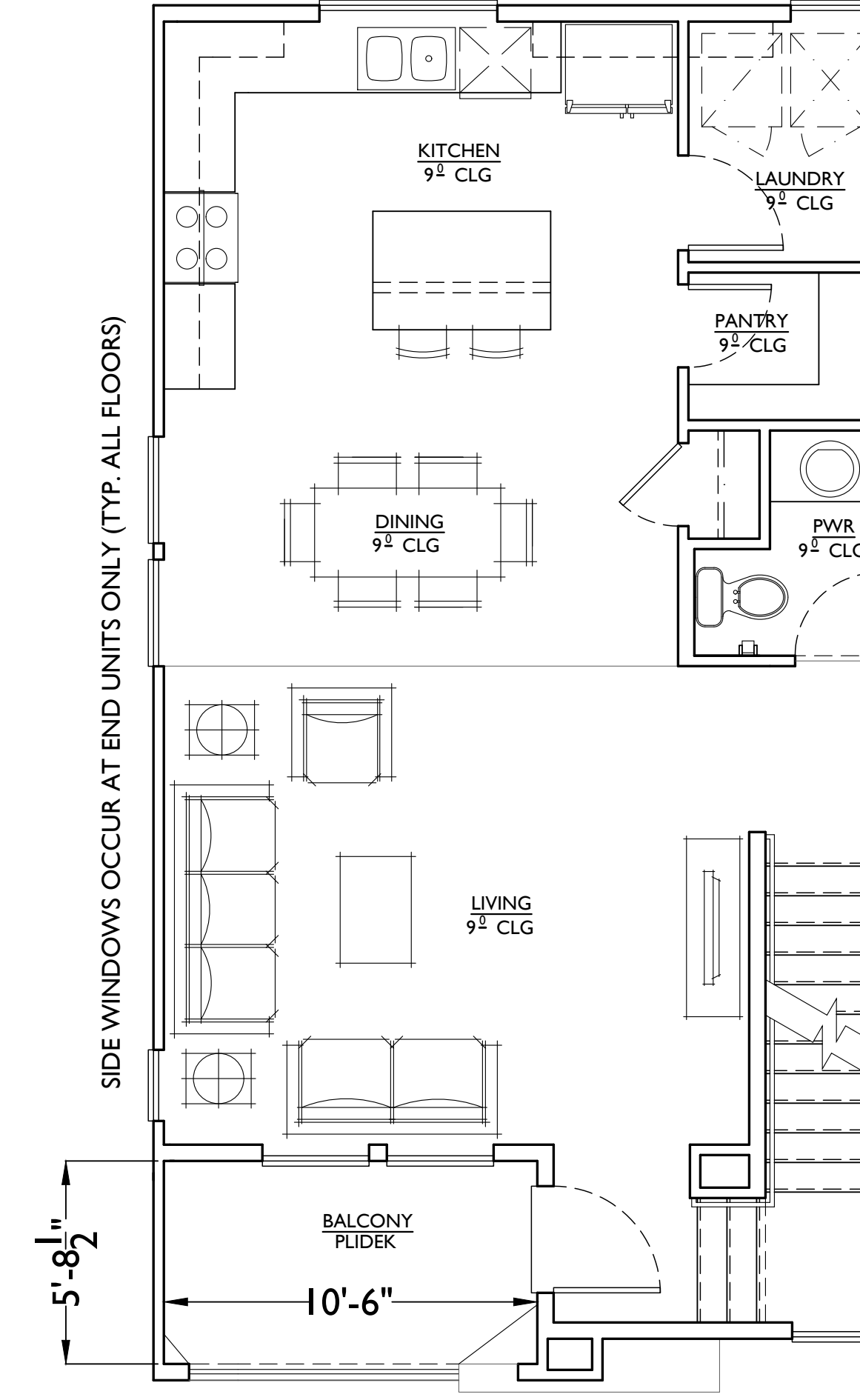
PLAN 3
1,702 SF



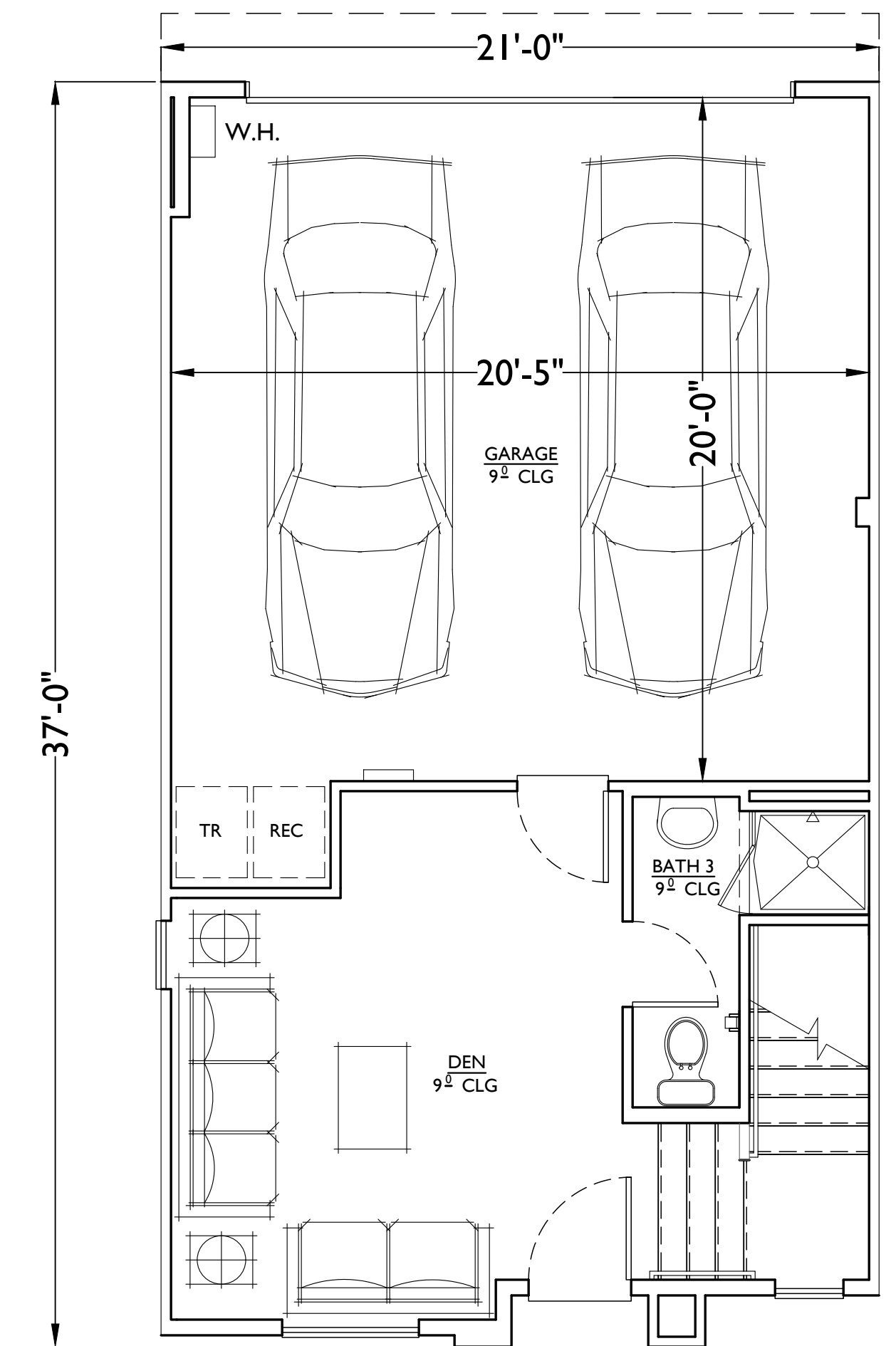
OPTIONAL IST FLR



3RD FLR



2ND FLR



IST FLR

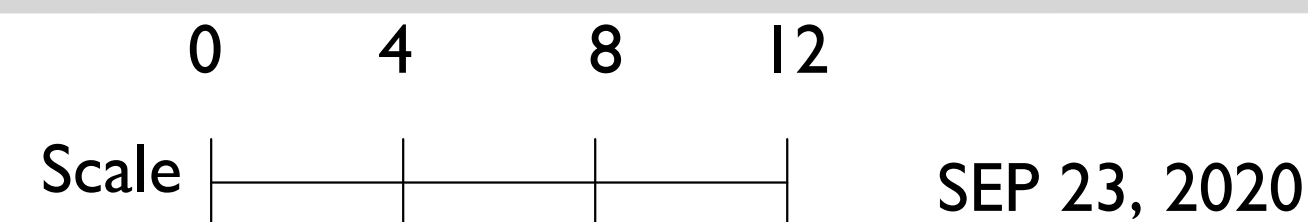
PLAN 4
1,801 SF

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

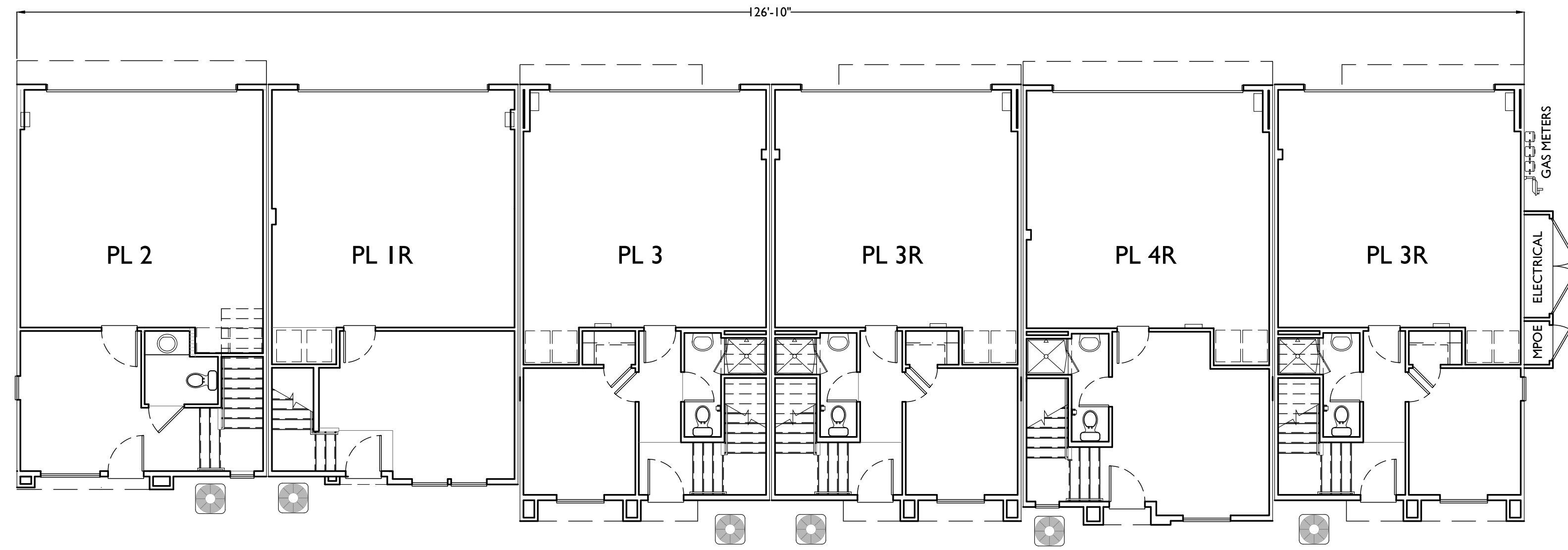
UNIT PLAN 3 AND 4

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

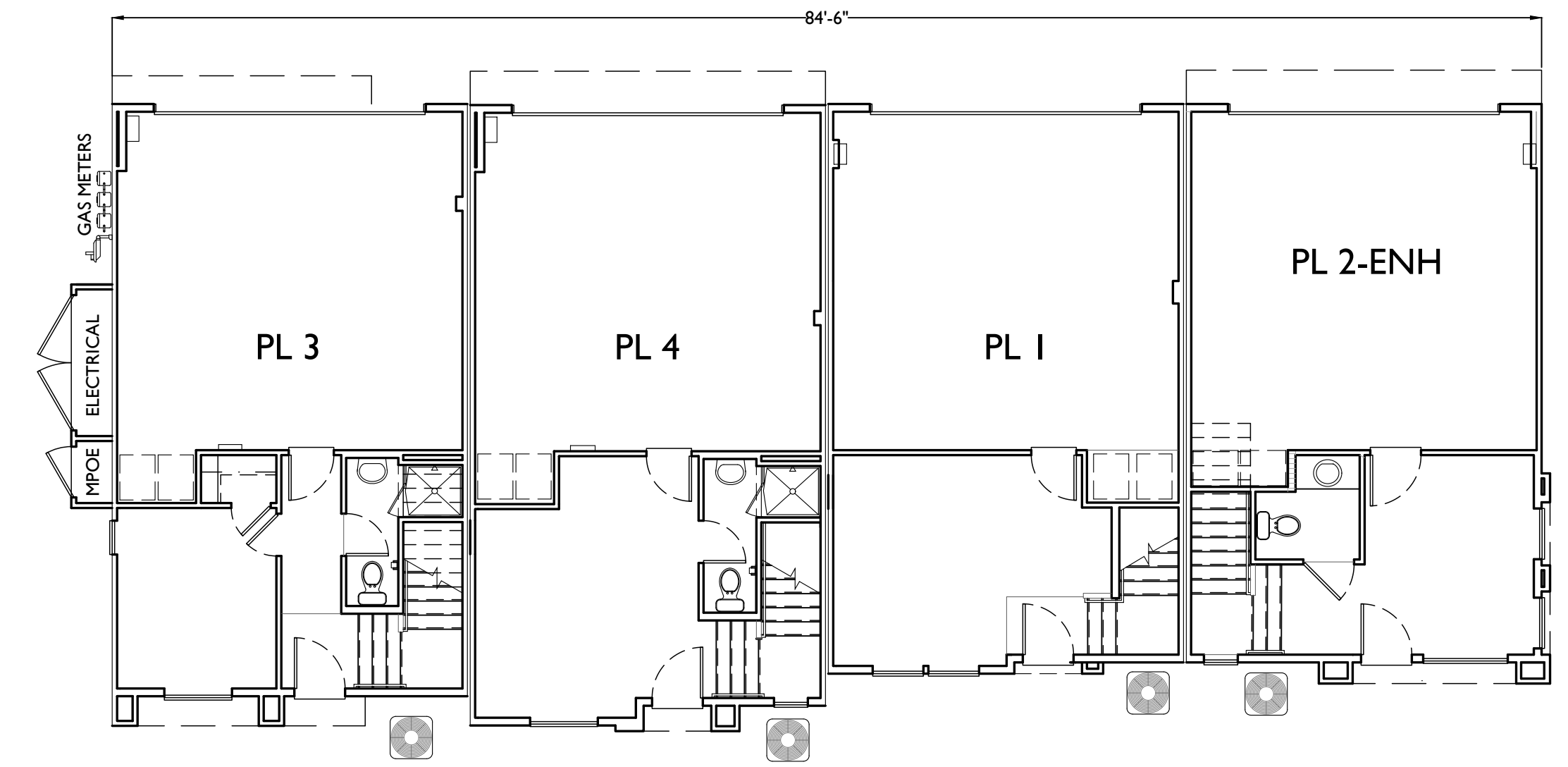


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

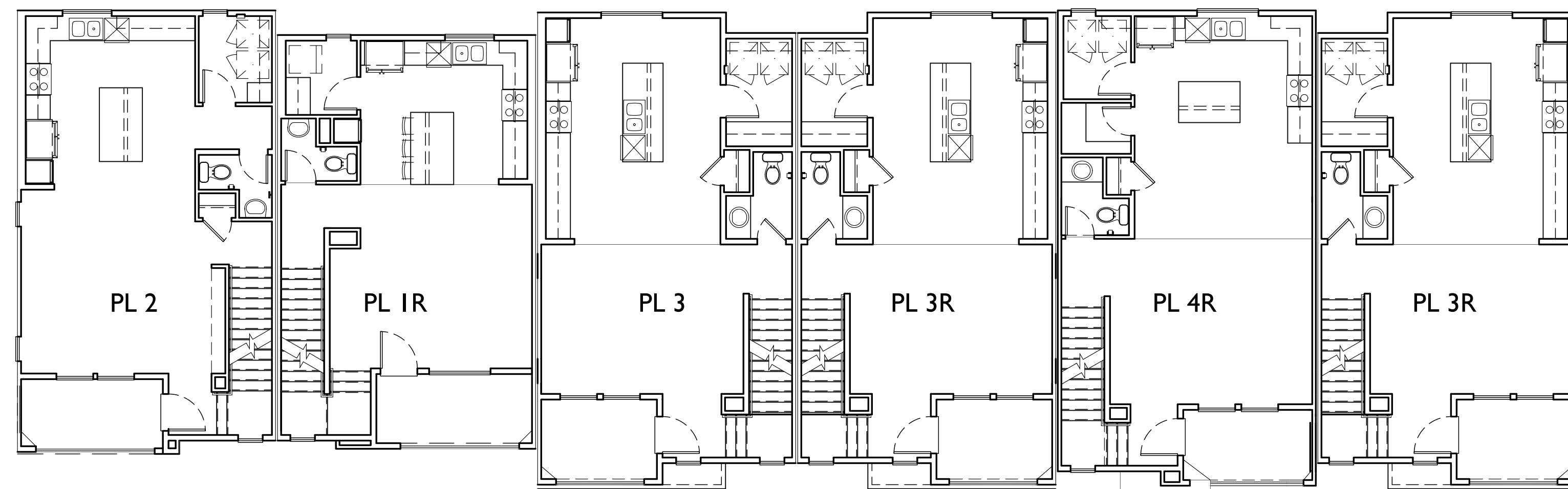
A-3



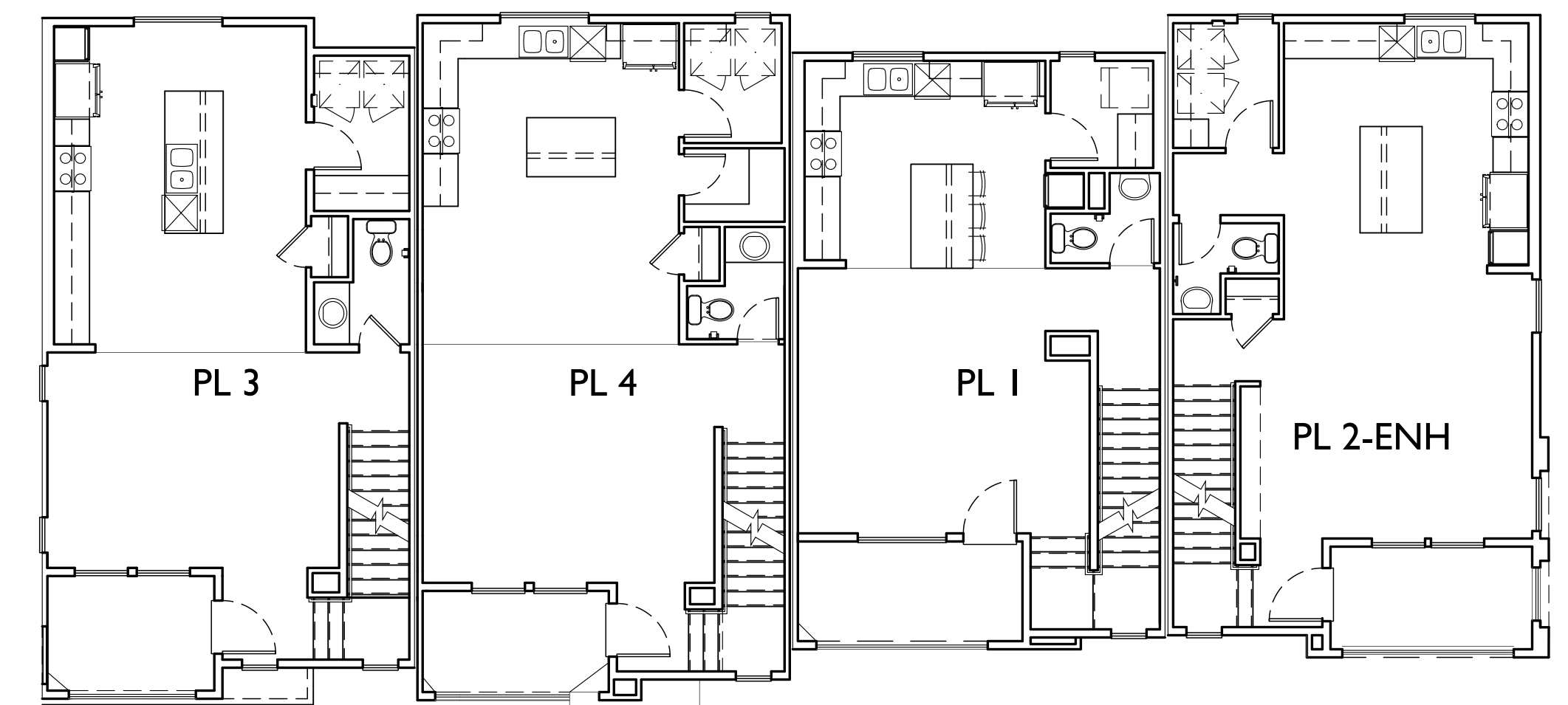
1ST FLR - BLDG C



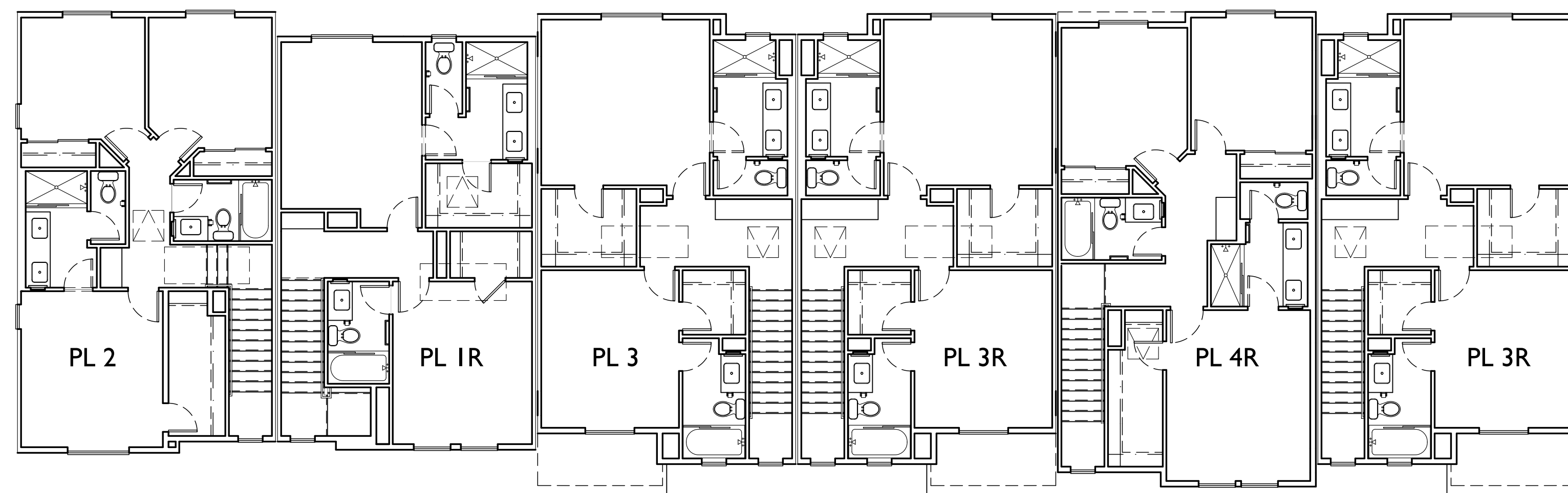
1ST FLR - BLDG A



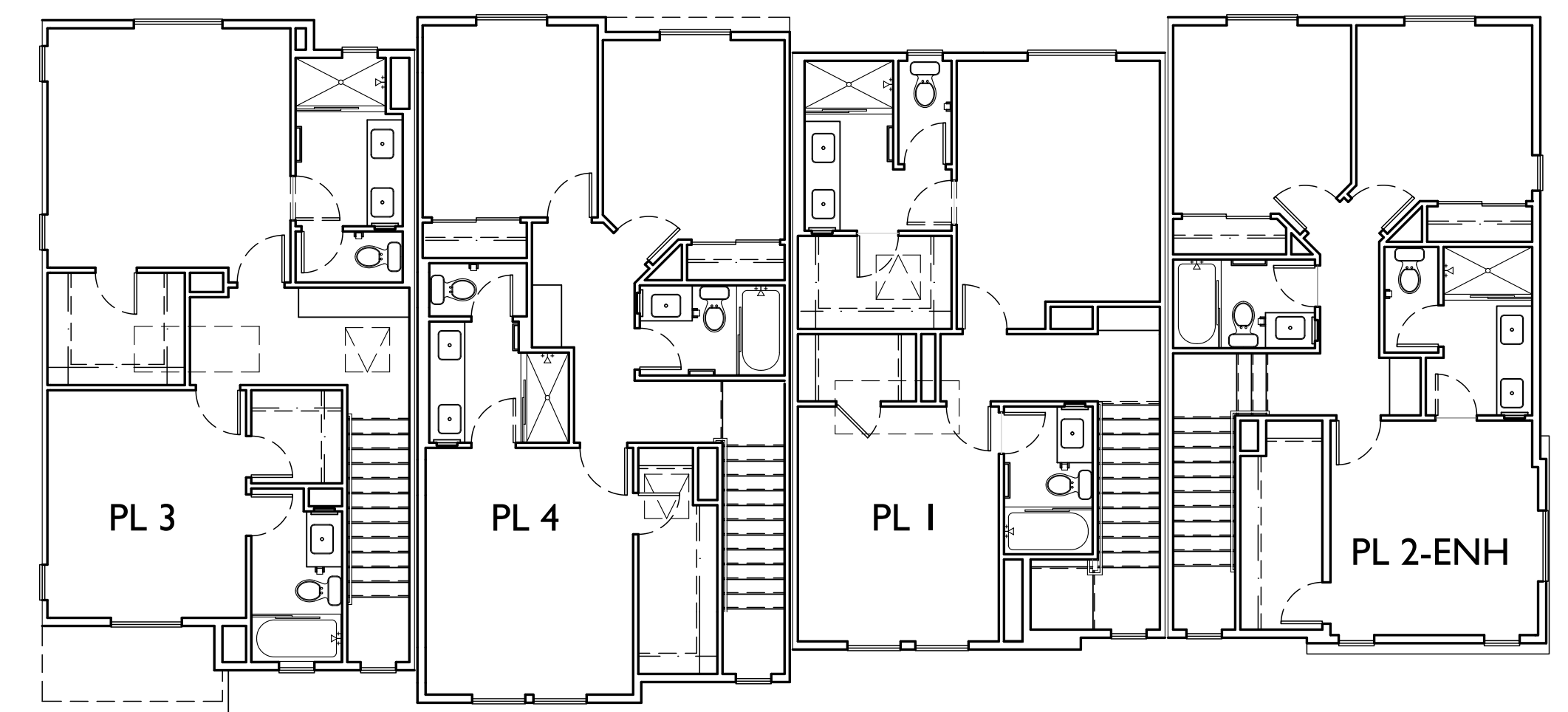
2ND FLR - BLDG C



2ND FLR - BLDG A



3RD FLR - BLDG C



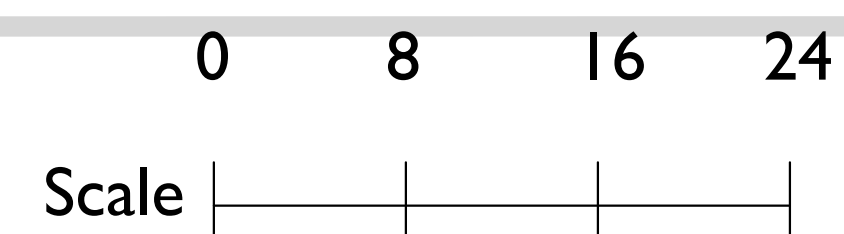
3RD FLR - BLDG A

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

BLDG TYPE A & C

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

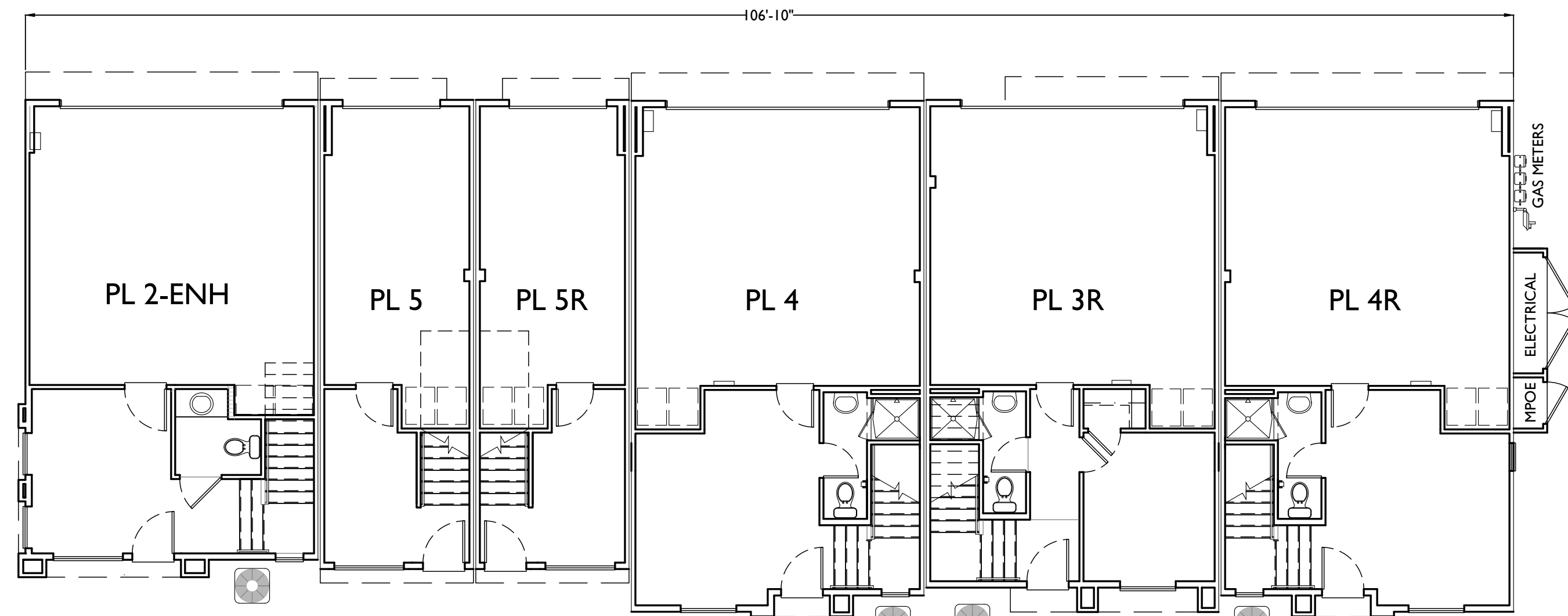


SEP 23, 2020

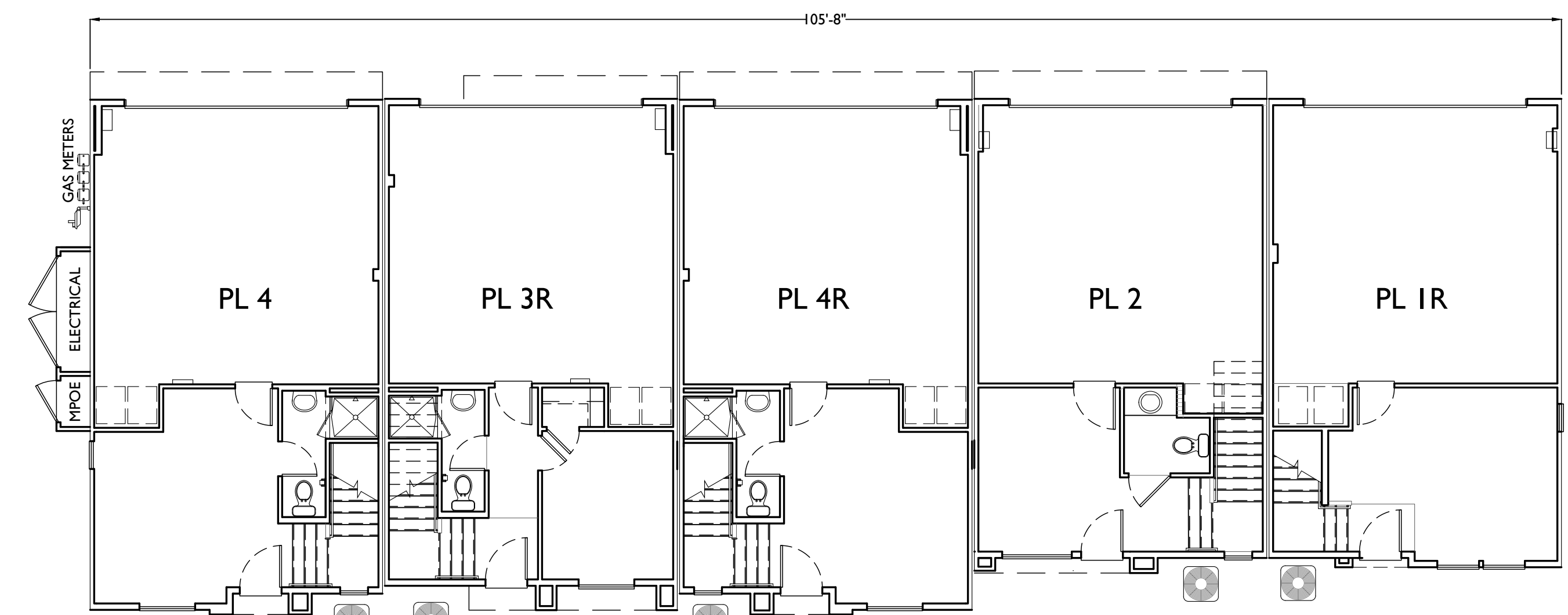


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

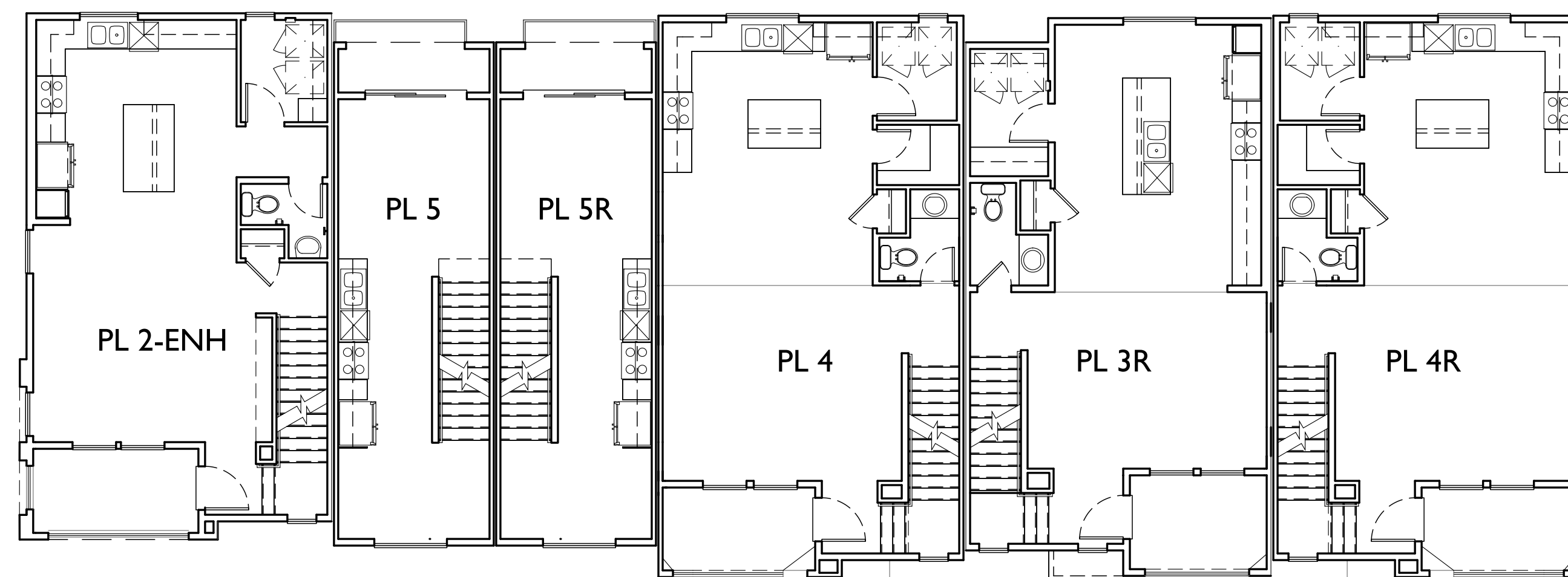
A-4



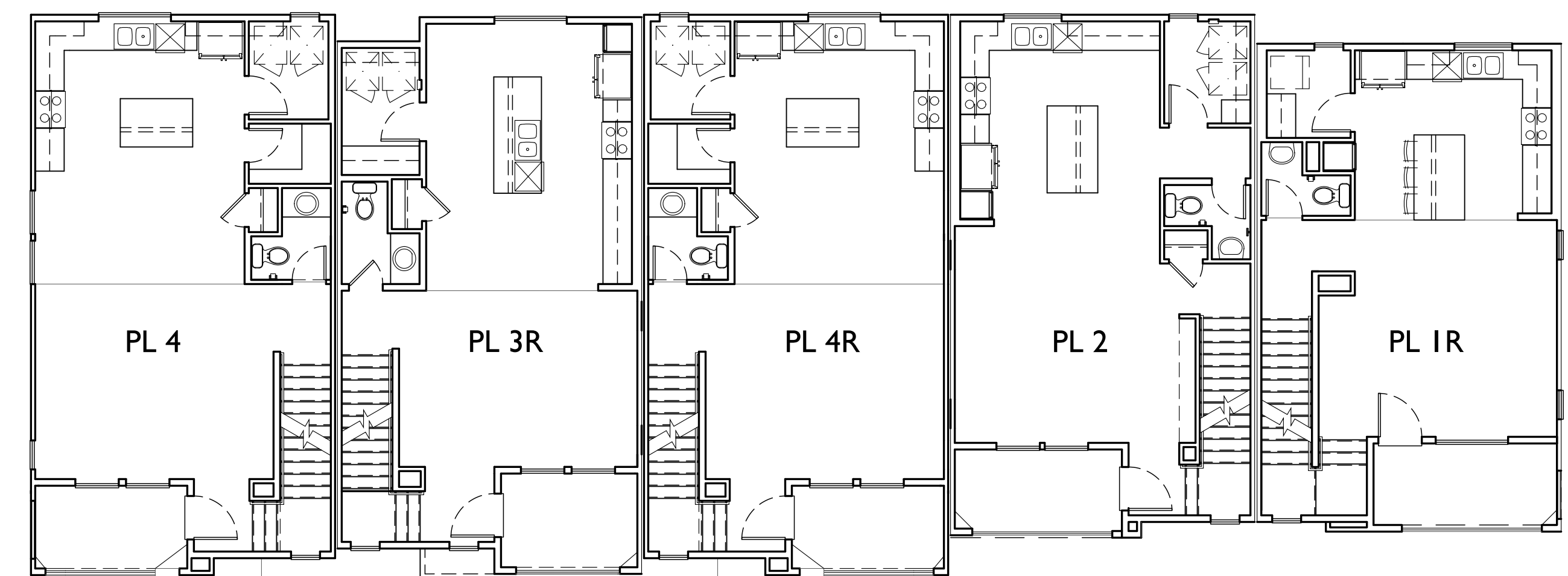
1ST FLR - BLDG D



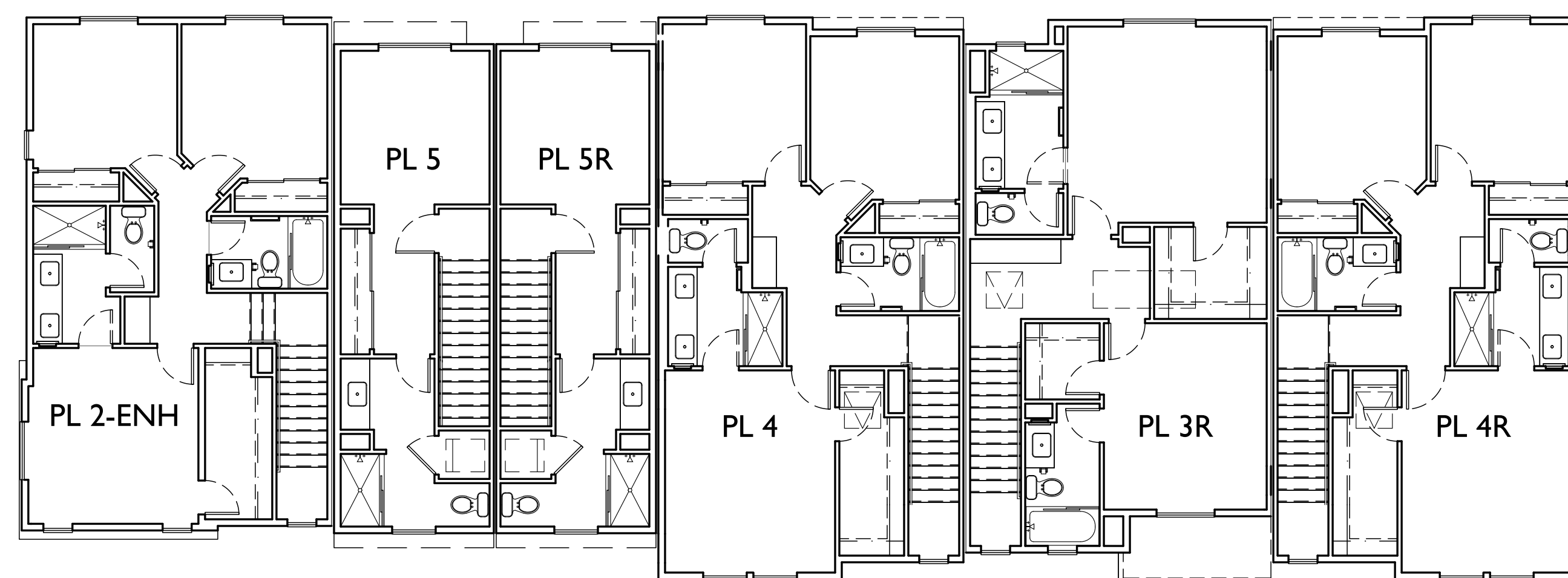
1ST FLR - BLDG B



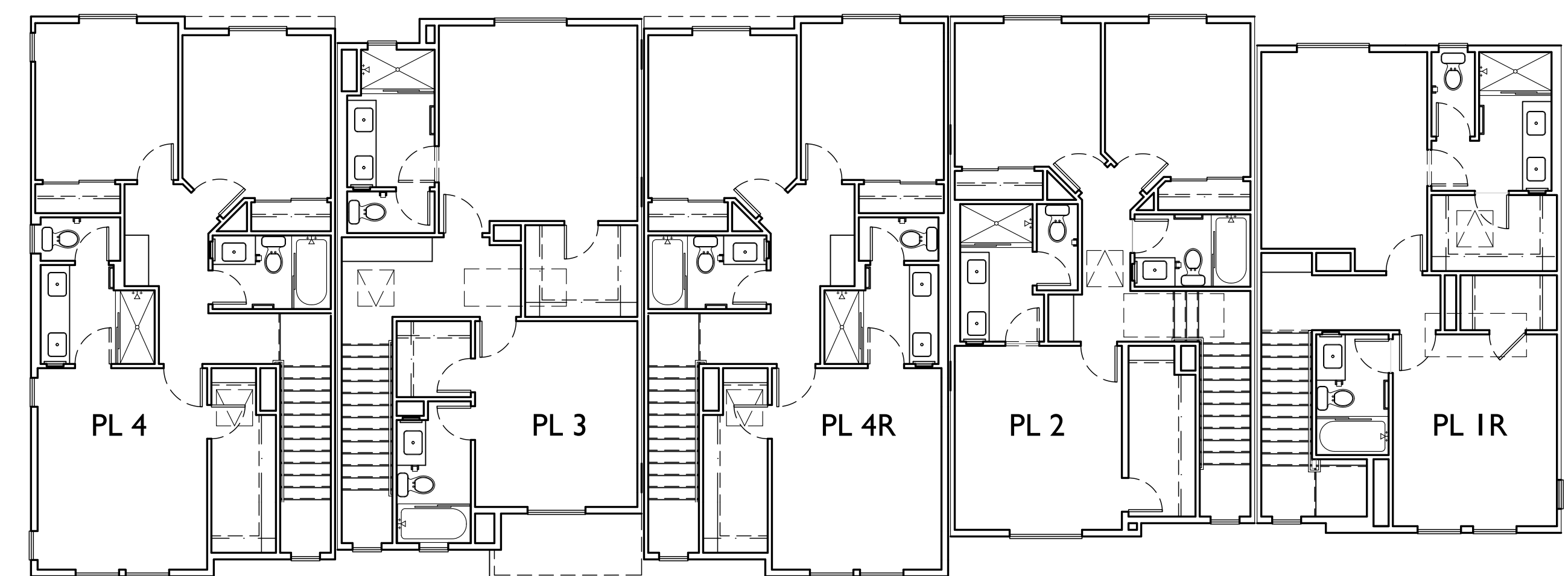
2ND FLR - BLDG D



2ND FLR - BLDG B



3RD FLR - BLDG D



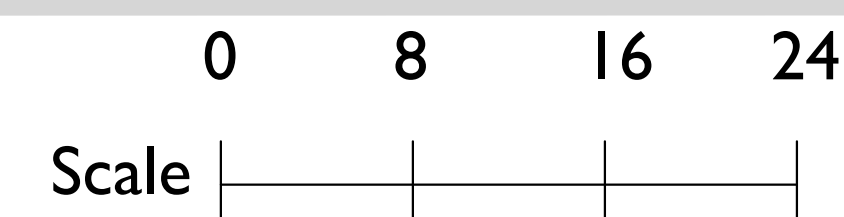
3RD FLR - BLDG B

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

BLDG TYPE B & D

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

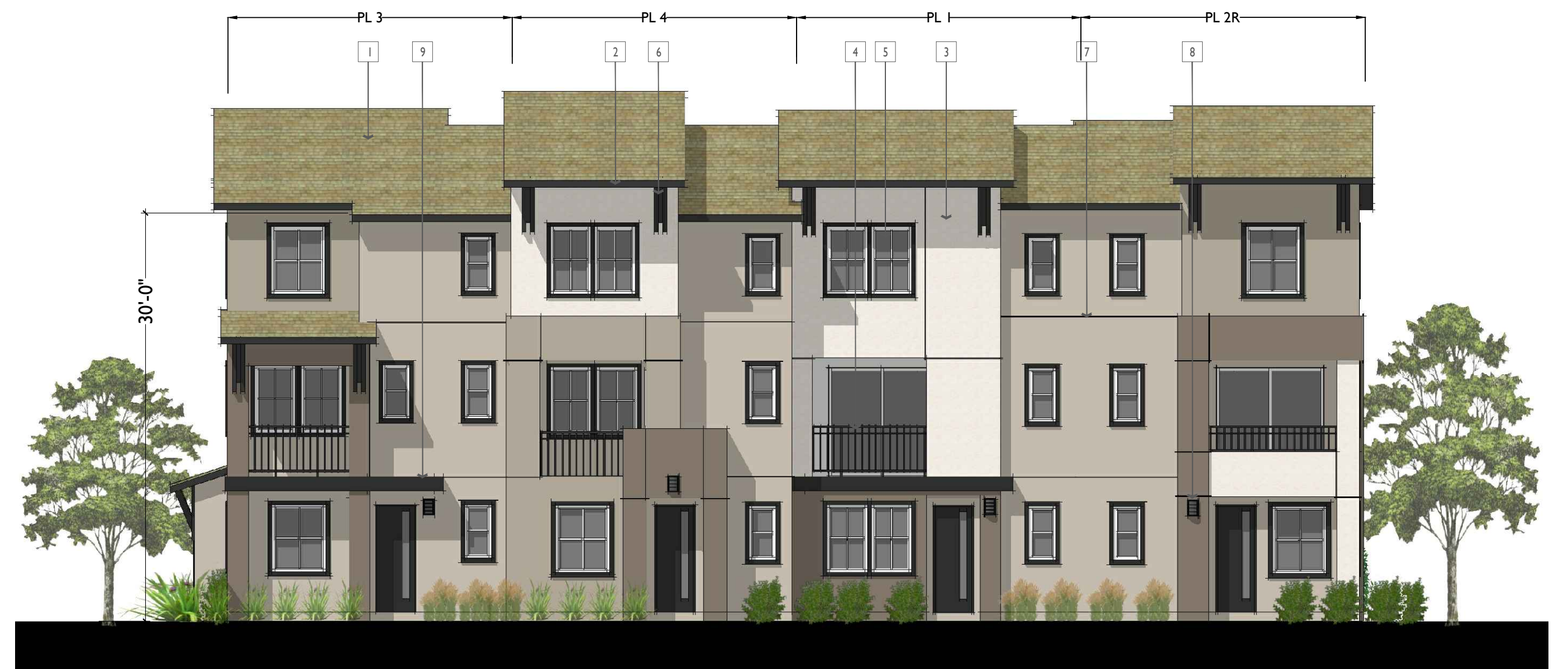
A-5



VERMONT AVE. ELEV. - BLDG #1 & #3
COLOR SCHEME A



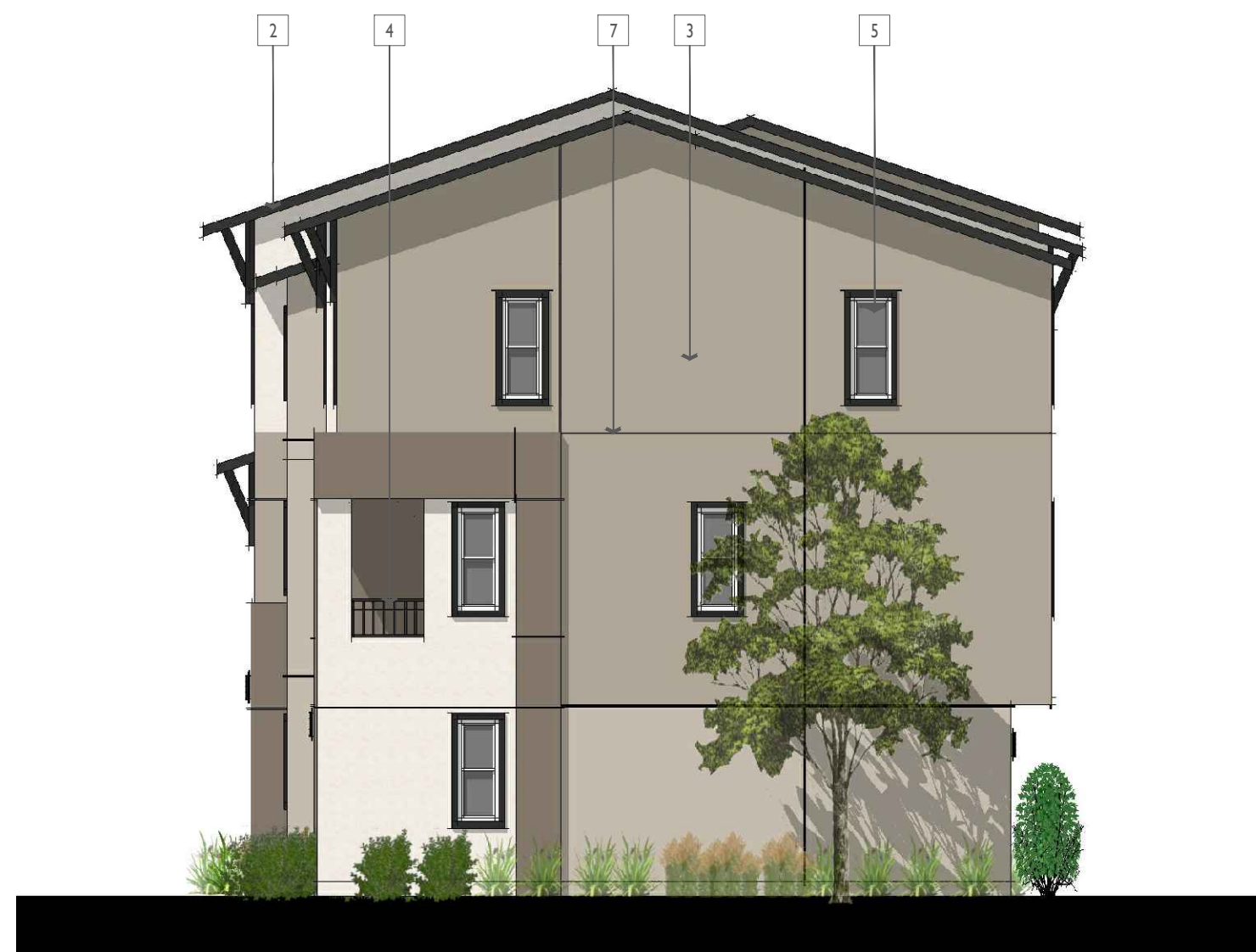
LEFT ELEVATION



FRONT ELEVATION



VERMONT AVE. ELEV. - BLDG #2
COLOR SCHEME B



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

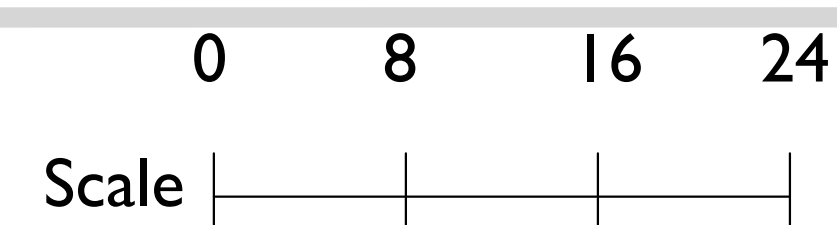
- 1. ROOF - COMPOSITE SHINGLE ROOFING
- 2. FASCIA - 2x6 RESAWN WOOD
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - VERTICAL METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. DECORATIVE BRACE
- 7. STUCCO CONTROL JOINT
- 8. DECORATIVE LIGHT FIXTURE
- 9. STUCCO EYEBROW OVERHANG
- 10. DECORATIVE METAL GRILLE
- 11. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

BLDG A ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-6



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

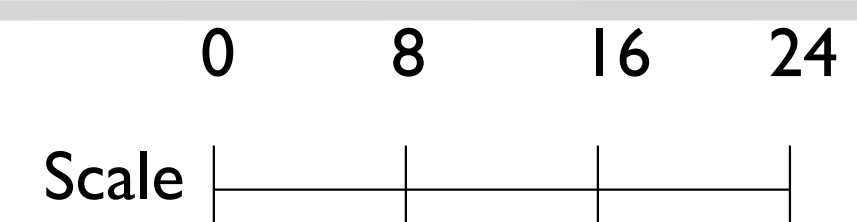
- 1. ROOF - COMPOSITE SHINGLE ROOFING
- 2. FASCIA - 2x6 RESAWN WOOD
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - VERTICAL METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. DECORATIVE BRACE
- 7. STUCCO CONTROL JOINT
- 8. DECORATIVE LIGHT FIXTURE
- 9. STUCCO EYEBROW OVERHANG
- 10. DECORATIVE METAL GRILLE
- 11. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

BLDG B ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-7



LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

MATERIAL SCHEDULE

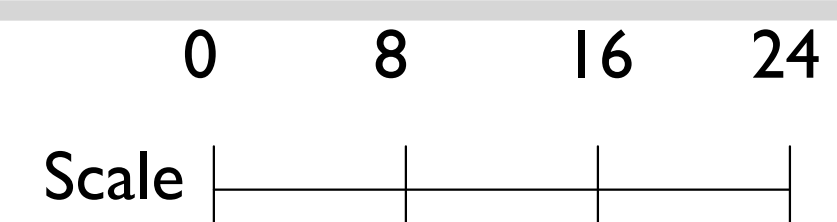
- 1. ROOF - COMPOSITE SHINGLE ROOFING
- 2. FASCIA - 2x6 RESAWN WOOD
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - VERTICAL METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. DECORATIVE BRACE
- 7. STUCCO CONTROL JOINT
- 8. DECORATIVE LIGHT FIXTURE
- 9. STUCCO EYEBROW OVERHANG
- 10. DECORATIVE METAL GRILLE
- 11. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

BLDG C ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-8



LEFT ELEVATION



FRONT ELEVATION



VERMONT AVE. ELEV. - BLDG #4
COLOR SCHEME B



REAR ELEVATION

MATERIAL SCHEDULE

- 1. ROOF - COMPOSITE SHINGLE ROOFING
- 2. FASCIA - 2x6 RESAWN WOOD
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - VERTICAL METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. DECORATIVE BRACE
- 7. STUCCO CONTROL JOINT
- 8. DECORATIVE LIGHT FIXTURE
- 9. STUCCO EYEBROW OVERHANG
- 10. DECORATIVE METAL GRILLE
- 11. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

BLDG D ELEVATIONS

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367

0 8 16 24
Scale

SEP 23, 2020

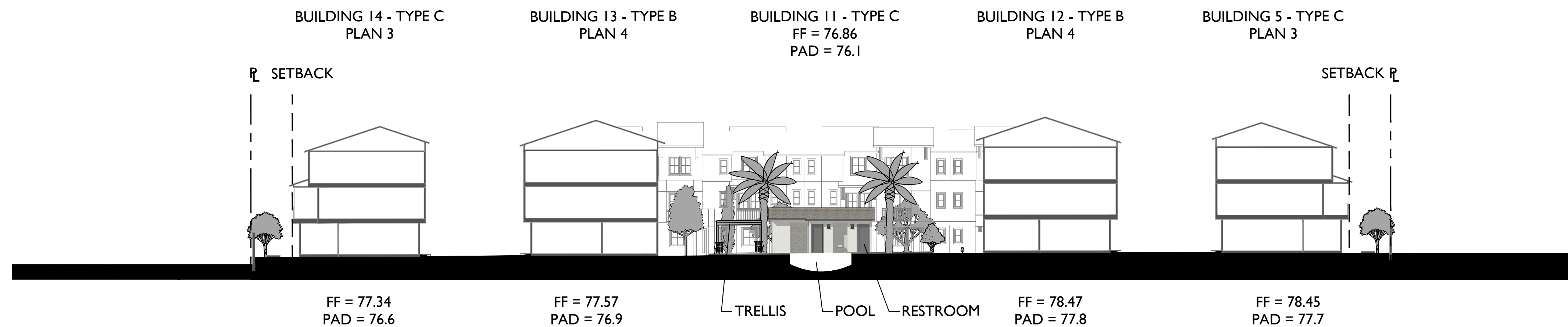


5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

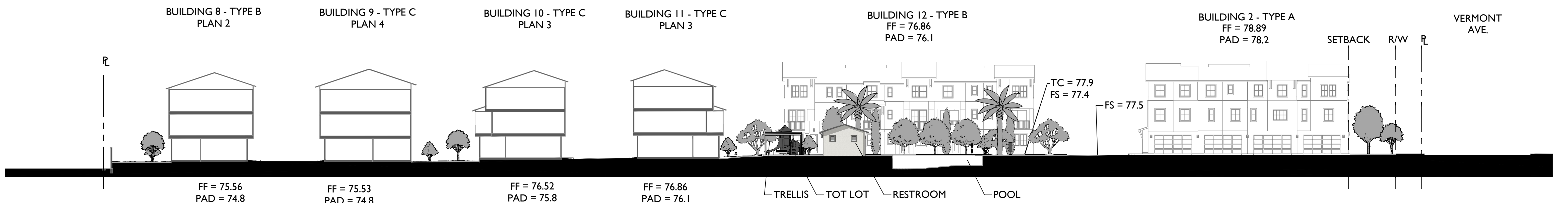
A-9



VERMONT AVE. SITE ELEVATION



SITE SECTION B



SITE SECTION A

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

SITE ELEVATION/SECTION

MELIA HOMES
 8951 Research Drive, Suite 100
 Irvine, CA 92618
 (949) 759-4367

N.T.S

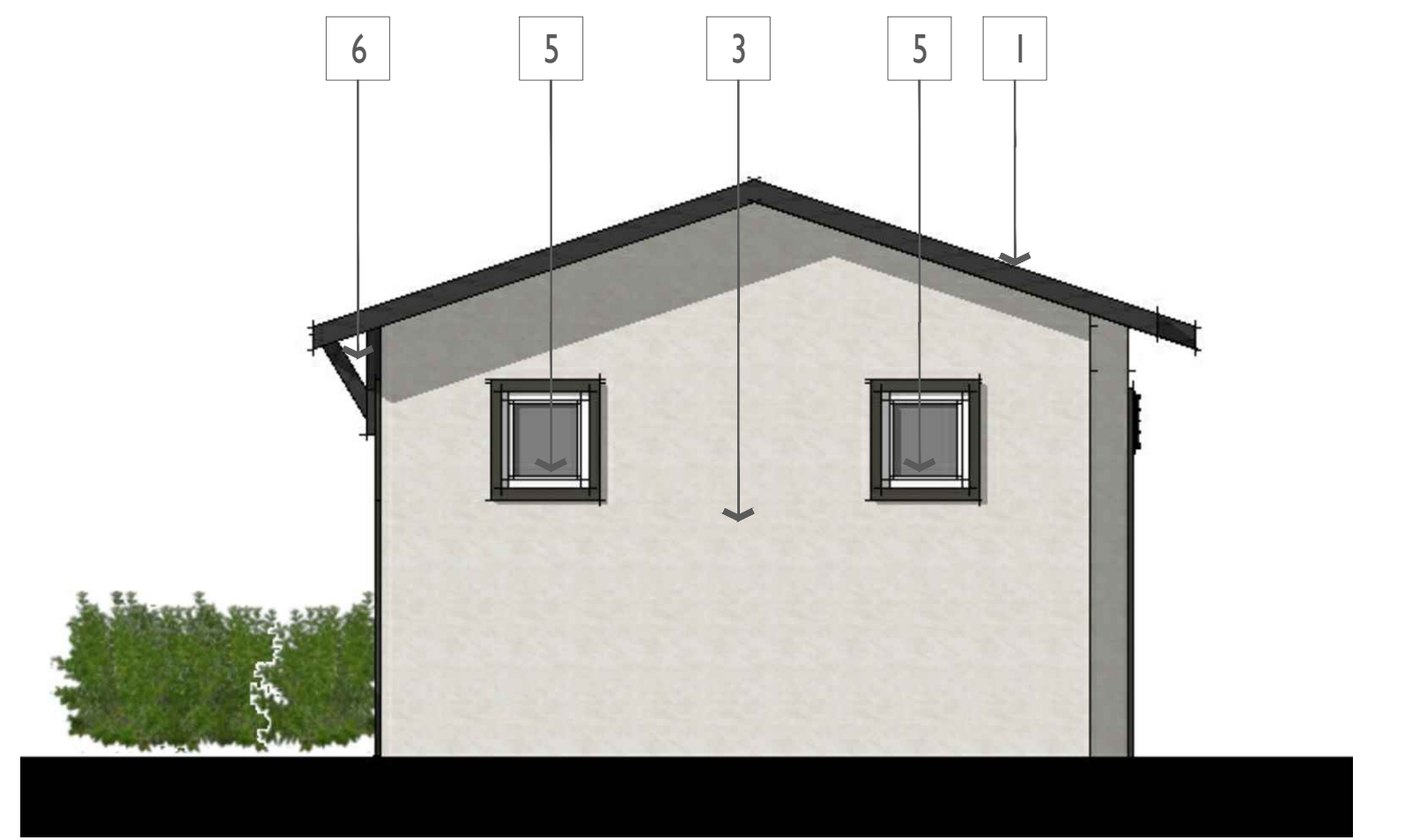
Scale

SEP 23, 2020



5256 S. MISSION ROAD STE. 404
 BONSALL, CA. 92003
 760.724.1198

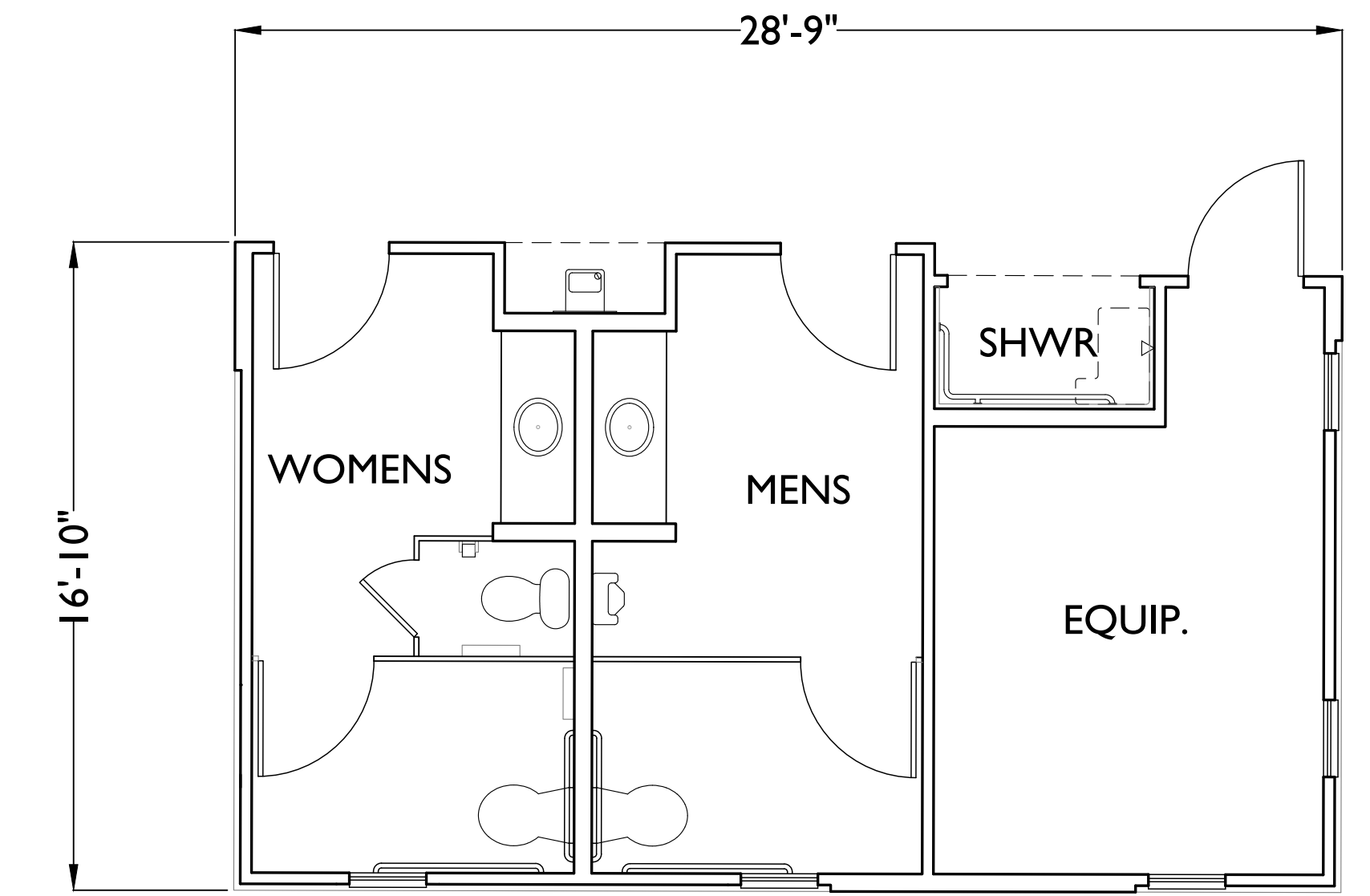
A-10



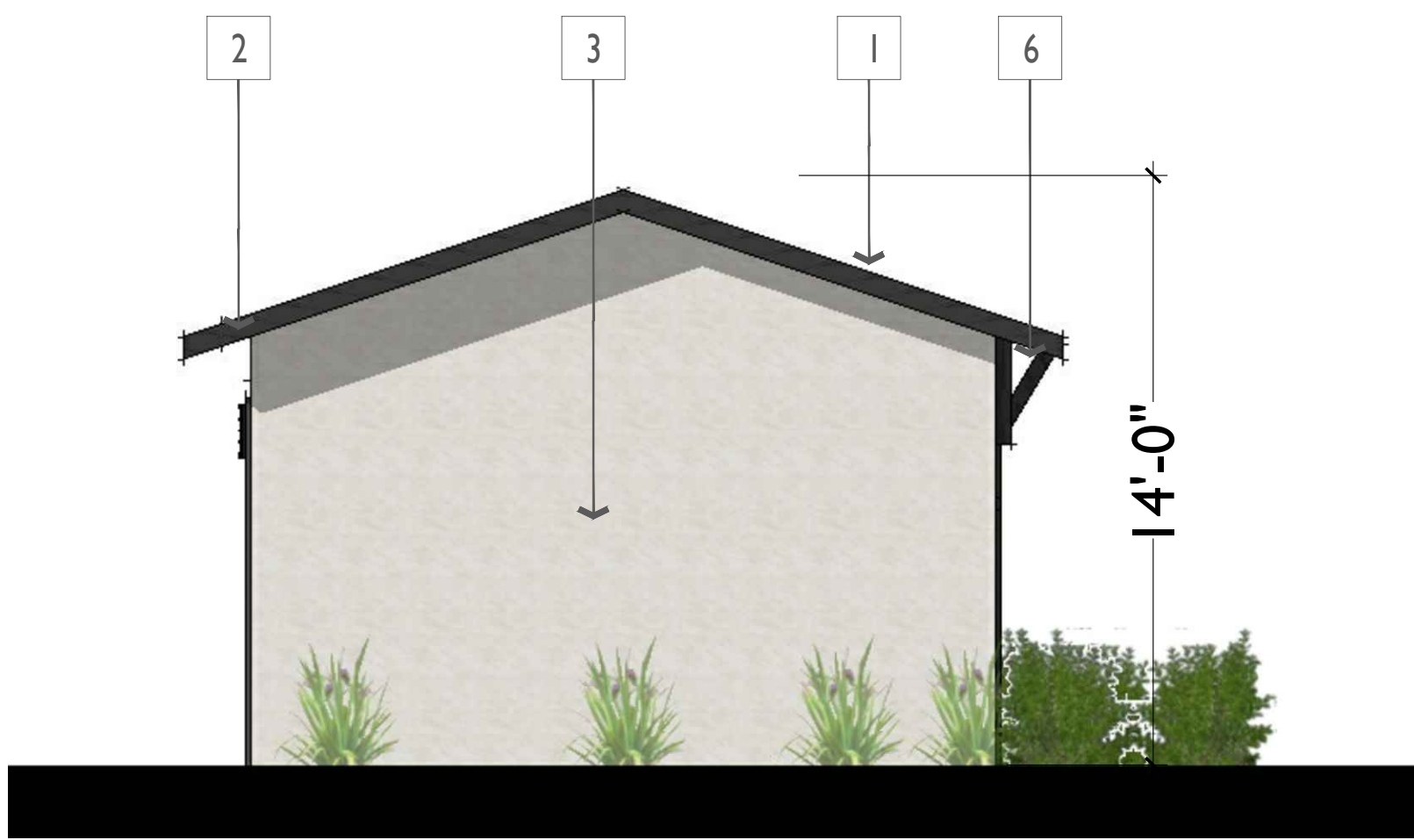
SOUTH ELEVATION



EAST ELEVATION



FLOOR PLAN



NORTH ELEVATION



WEST ELEVATION

MATERIAL SCHEDULE

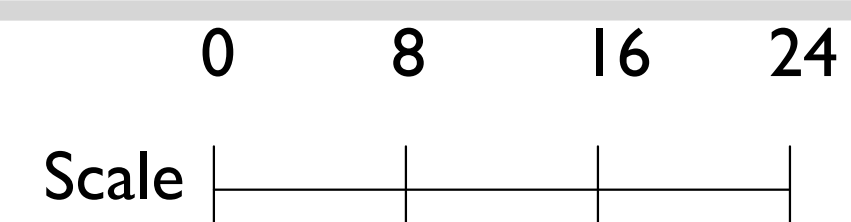
- 1. ROOF - COMPOSITE SHINGLE ROOFING
- 2. FASCIA - 2x6 RESAWN WOOD
- 3. WALL - EXTERIOR LIGHT DASH FINISH STUCCO
- 4. RAILING - VERTICAL METAL
- 5. VINYL WINDOW W/ STUCCO O/ E.P.S. TRIM
- 6. DECORATIVE BRACE
- 7. STUCCO CONTROL JOINT
- 8. DECORATIVE LIGHT FIXTURE
- 9. STUCCO EYEBROW OVERHANG
- 10. DECORATIVE METAL GRILLE
- 11. UTILITY CLOSET - SEE SITE PLAN FOR LOCATION

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

POOL BUILDING

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

A-11



LEGEND

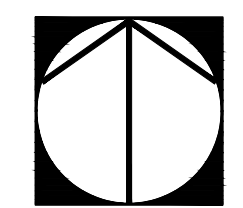
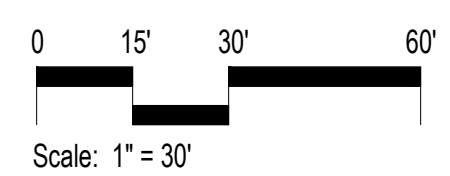
1. Central community open space area with recreation pool, tot lot, shade structure, open lawn and picnic tables for small social events and group gatherings. See enlargement Sheet L-3.
2. 6' wide walkway when adjacent to head-in parking stalls; in natural colored concrete, with light broom finish & narrow tooled joints.
3. Six community cluster mailboxes, per USPS review and approval.
4. Proposed wall, gate or fence, per Wall & Fence Plan.
5. Enhanced stamp concrete paving at main project entry.
6. Proposed tree, per Planting Plan.
7. 5' wide community natural colored concrete sidewalk, with light broom finish and saw-cut joints.
8. 4' wide unit entry natural colored concrete walk (4' wide at ADA units), in natural colored concrete, with light broom finish & narrow tooled joints.
9. Accessible parking stall and striping, per Civil plans.
10. Guest parking stall & drive lane, per Civil plans.
11. Natural colored concrete driveway, with light broom finish and tooled joints.
12. Common area landscape, builder installed and HOA maintained.
13. Community dog bag station (black in color), for pet owners.
14. Property line / R.O.W., per Civil plans.
15. Public street curb & street sidewalk, per Civil plans.
16. Transformer to be screened with landscape, quantity and final locations to be determined.
17. Vertical metal mesh wall set within property to allow planting to grow and act as screening from neighboring wall condition.
18. Main vehicular entrance and visitor kiosk with security camera. See enlargement Sheet L-2.



*Conceptual images (provided herein are all subject to change)

Schematic Landscape Plan

Hardcopy received by CDD on 9/18/20



Melia Homes



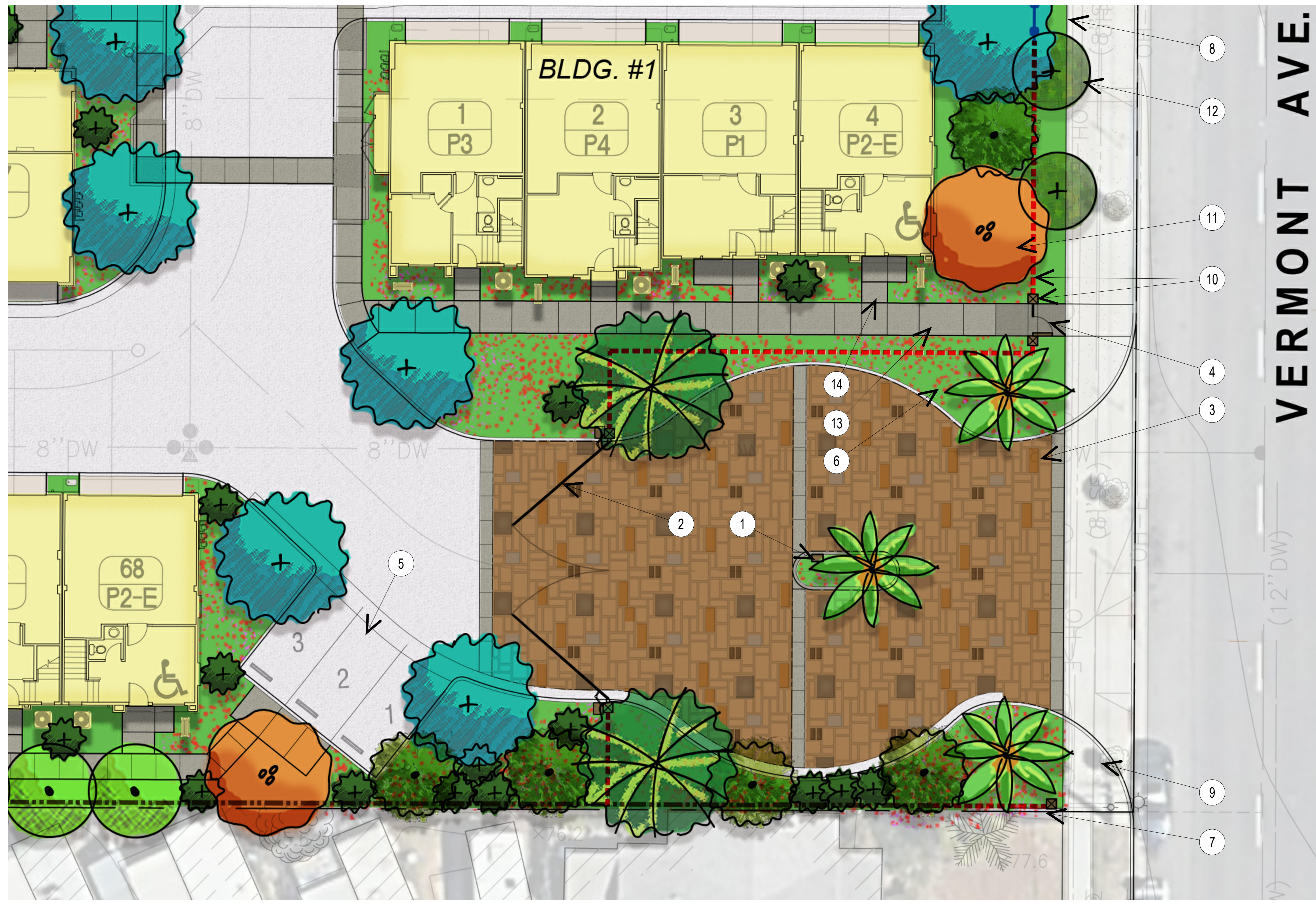
EVERGREEN - GARDENA, CA



3rd City Submittal | Project No.: MH08-D | Date: Sept. 01, 2020

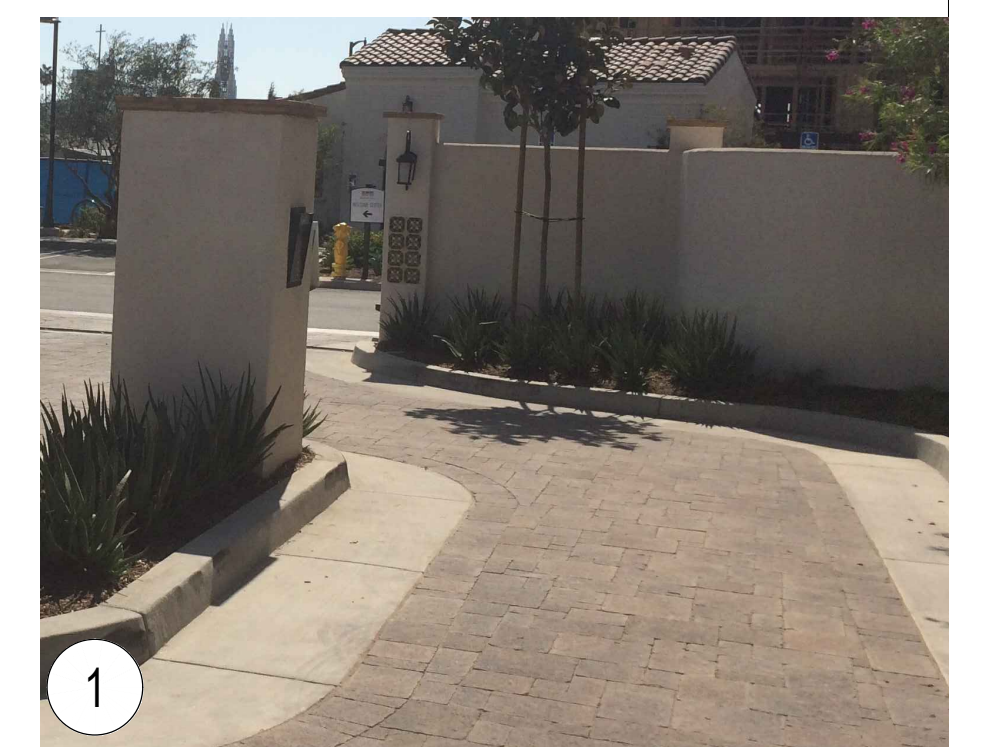
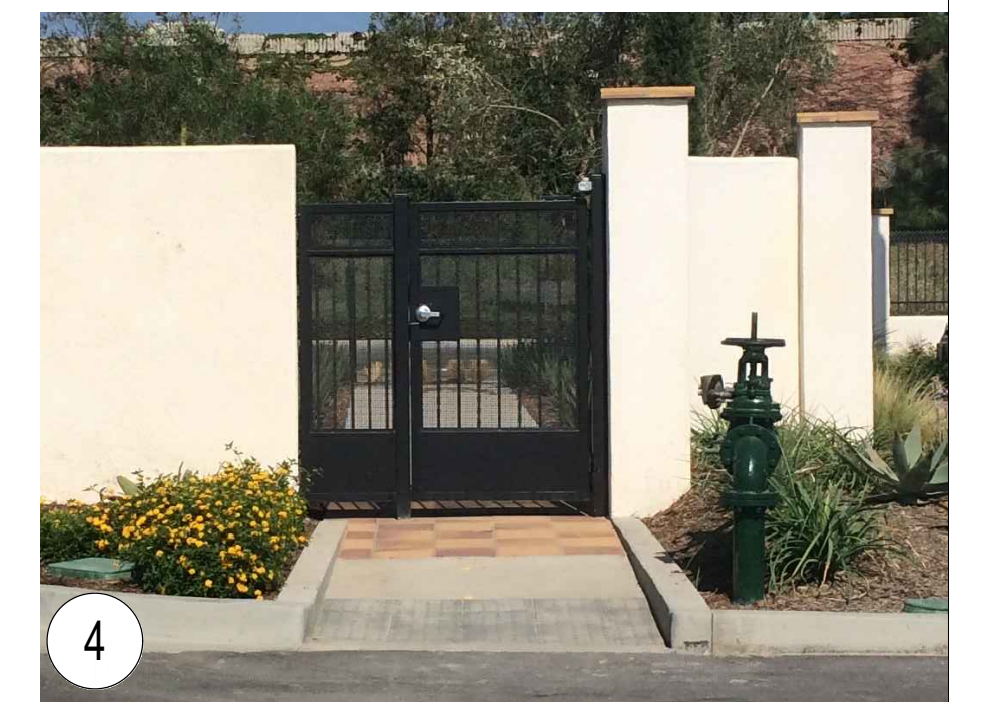
L-1

(ONLY REVISION TO PLANS: ADDED POOL TO CENTRAL OPEN SPACE)

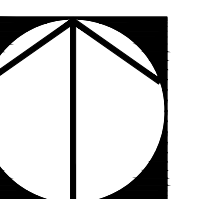
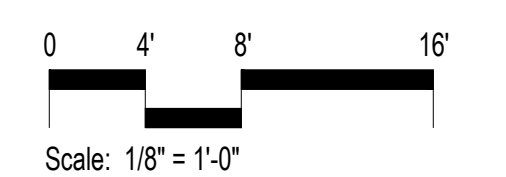


LEGEND

1. Entry kiosk with security camera per owner.
2. Vehicular entry gates.
3. Enhanced stamp concrete paving.
4. Pedestrian entry gate.
5. Guest parking stalls per Civil plans.
6. Common area landscape, builder installed and H.O.A maintained.
7. Property line.
8. Public street R.O.W.
9. Proposed public street sidewalk & parkway per Civil plans.
10. Proposed wall, fence and pilaster, per Wall & Fence Plan.
11. Proposed tree, per Planting Plan.
12. Parkway tree pre City specifications.
13. 5' wide community natural colored concrete sidewalk, with light broom finish and saw-cut joints.
14. 4' wide unit entry natural colored concrete walk, in natural colored concrete, with light broom finish & narrow tooled joints.



*Conceptual images (provided herein are all subject to change)



Melia Homes

Schematic Enlargement Landscape Plan - Main Project Entry



3

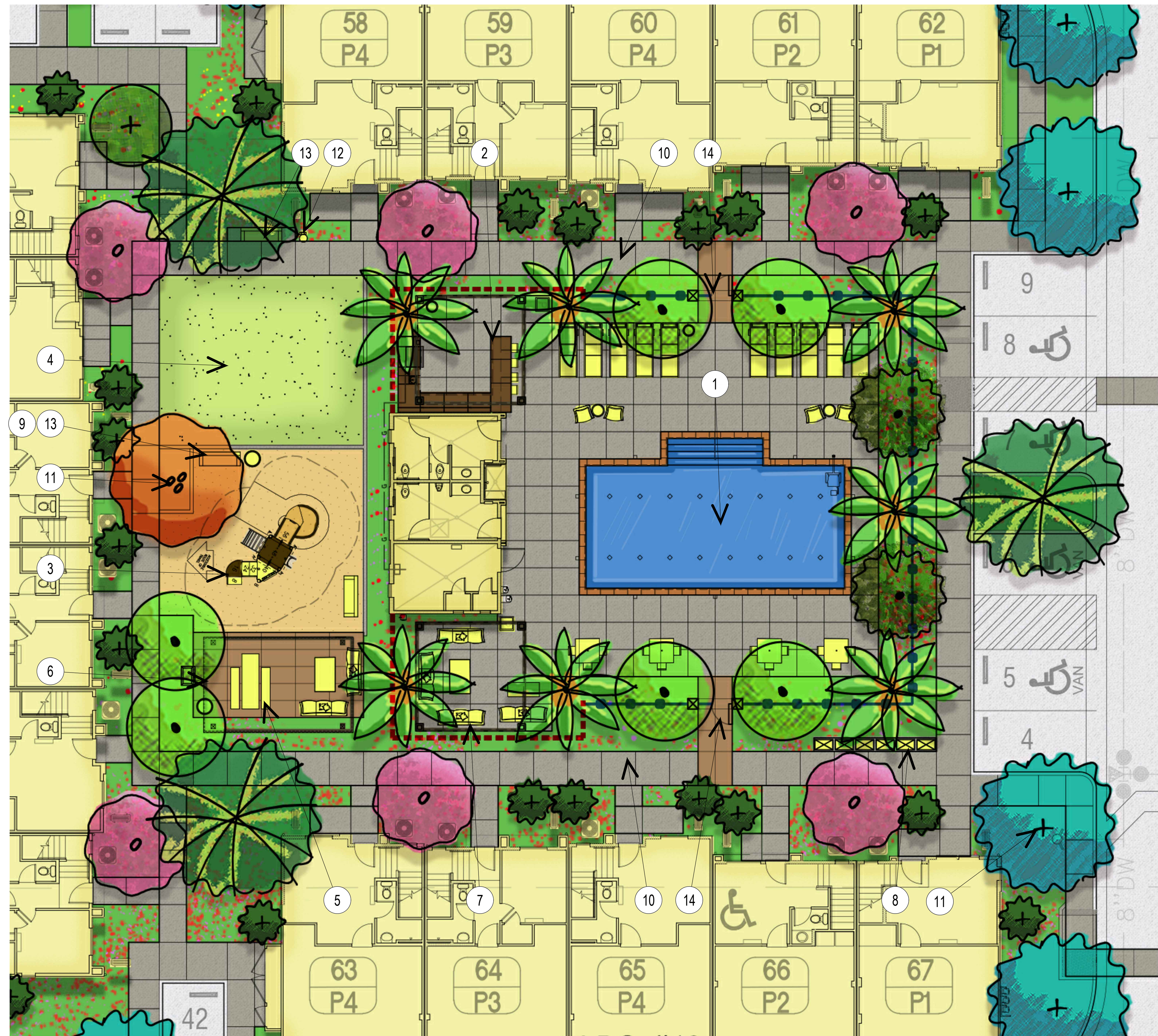


4



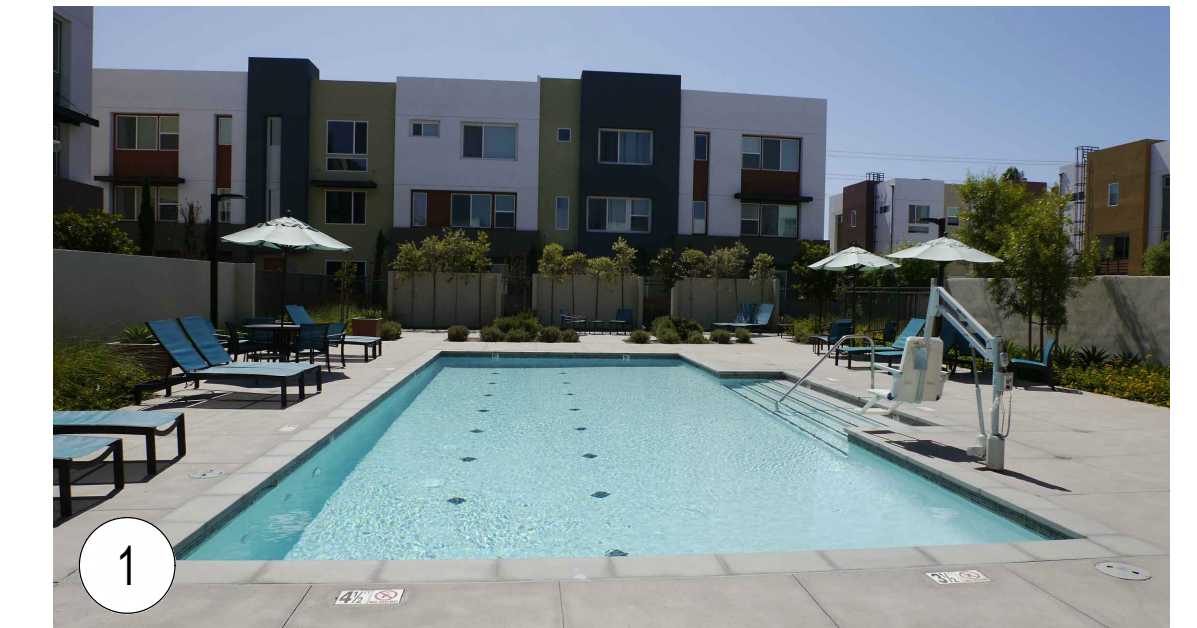
4

*Conceptual images (provided herein are all subject to change)



LEGEND

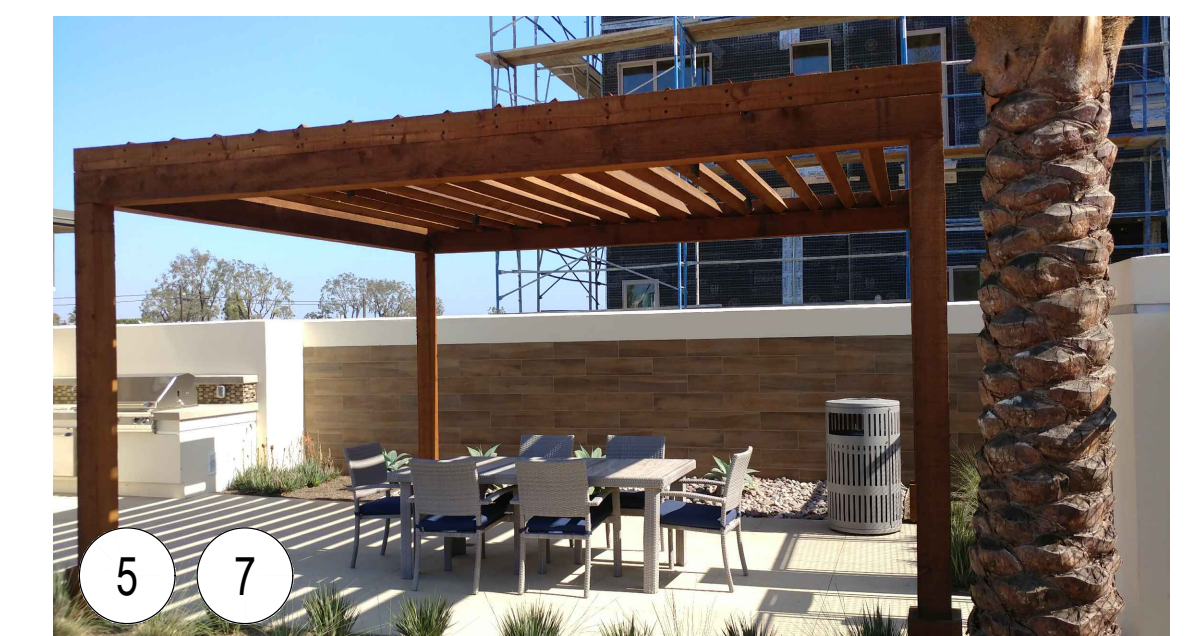
1. Swimming pool, chaise lounges and concrete deck.
2. Shade structure with entertainment counter with BBQ grill and bar stool seating.
3. Play structure on rubberized or mulch surface.
4. Lawn area for passive play.
5. Accessible picnic tables.
6. Shade structure area with free-standing BBQ grill.
7. Shade structure area with lounge seating.
8. Mailboxes, final locations per USPS review and approval.
9. Trash receptacle.
10. 5' wide community natural colored concrete sidewalk, with light broom finish and saw-cut joints.
11. Proposed tree, per Planting Plan.
12. Dog waste station.
13. Park bench.
14. ADA compliant pedestrian gate.



1

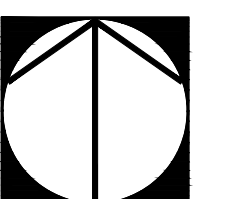
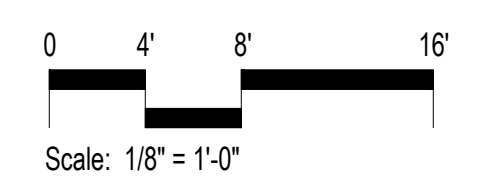


2



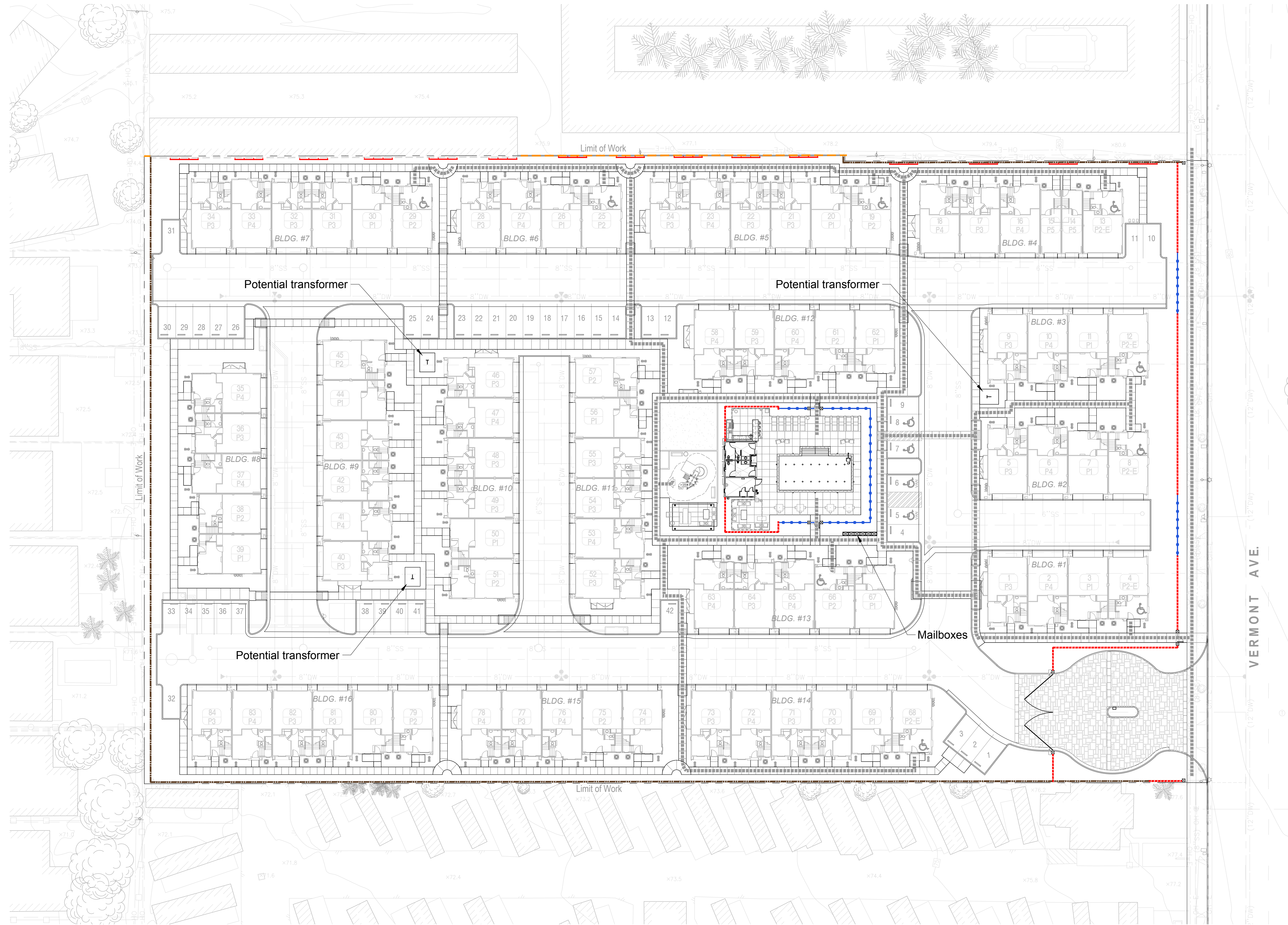
5 7

*Conceptual images (provided herein are all subject to change)



Melia Homes

Schematic Enlargement Plan - Central Rec. Club & Pool

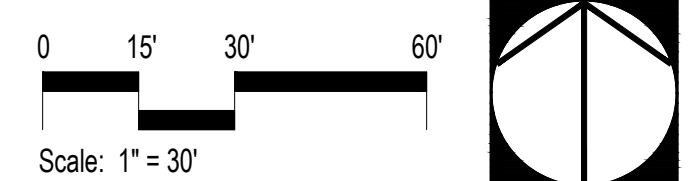


WALL, FENCE & GATE LEGEND

- 1 — Existing +/- 7'-0" High property line wall, protect in place; with metal vine trellis.
- 2 — 7'-0" High split-face CMU wall, with 2" high precision CMU cap (tan color). Split-face on interior only. (Retaining per Civil).
- 3 — 6'-0" High split-face CMU wall, with 2" high precision CMU cap (tan color). Split-face both sides.
- 4 — 5'-6" High tube steel fence (black paint color).
- 5 — 6'-6" High (16" sq.) split-face block pilaster, with 18" sq. (4" H). CMU cap (tan color).
- 6 — 6'-6" High (3' wide) metal maintenance access gate (black powdercoat color).
- 7 — 5'-6" High main entry metal pedestrian (ADA) gate (black powdercoat color).
- 8 — Metal trellis (for evergreen vines) attached to wall.
- ADA Path of Travel.

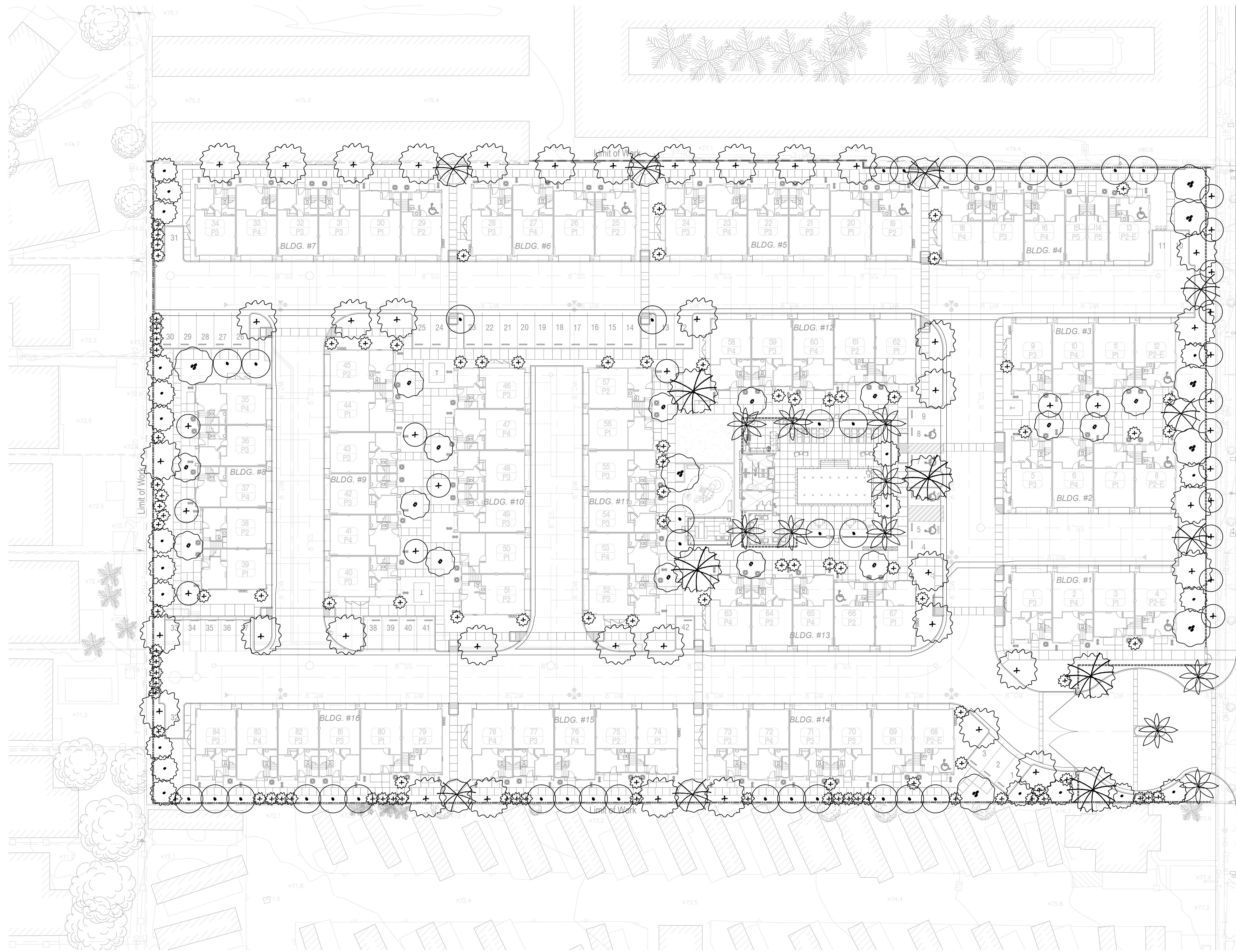


*Conceptual images (provided herein are all subject to change)



Schematic Wall & Fence Plan

Melia Homes



PLANTING LEGEND

| Symbol | Type/Form | Suggestions | Trunk | Size | Wucols (R3) | Qty. |
|--------------|---------------------|--|--------|---------|---------------|-------------|
| PALMS | | | | | | |
| | Vertical | Phoenix dactylifera (Date Palm) Syagrus romanzoffiana (Queen Palm) | Single | 10' BT | Low | 10 |
| TREES | | | | | | |
| | Specimen | Olive olea 'Wilsonii' (Wilsonii Olive) | Multi | 36" Box | Low | 5 |
| | Focal | Magnolia g. 'Little Gem' (L. Gem Magnolia) | Single | 36" Box | Medium | 8 |
| | Canopy Deciduous | Platanus racemosa (California Sycamore) | Single | 24" Box | Medium | 8 |
| | Street | Tristania conferta (Brisbane Box) | Single | 24" Box | Medium | 38 |
| | Evergreen Flowering | Arbutus unedo (Strawberry Tree) | Multi | 24" Box | Low | 15 |
| | Deciduous Flowering | Lagerstroemia i.x.f. 'Natchez' (Crape Myrtle) | Single | 15 Gal | Medium | 21 |
| | Vertical Buffer | Melaleuca quinquenervia (Paperbark Melaleuca) | Multi | 15 Gal | Medium | 21 |
| | Medium Evergreen | Geijera parviflora (Australian Willow) Rhus lancea (African Sumac) | Single | 15 Gal | Low | 34 |
| | Columnar | Cupressus sempervirens (Italian Cypress) Podocarpus macrophyllus (Yew Pine) | Single | 15 Gal | Low Medium | 101 |
| | | | | | | TOTAL = 261 |

SHRUBS and GROUND COVER

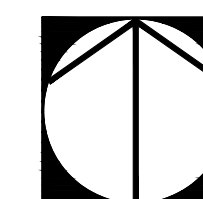
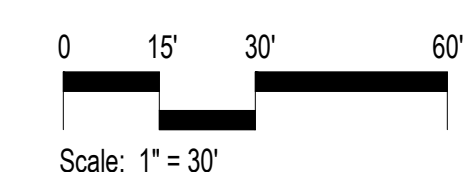
| | |
|------------------------------------|----------------------------|
| Anigozanthos | Kangaroo Paw |
| Agave sp. | Agave |
| Aloe sp. | Aloe |
| Bougainvillea sp. | Bougainvillea |
| Buxus microphylla 'Faulkner' | Faulkner Boxwood |
| Buxus m. japonica 'Green Beauty' | Japanese Boxwood |
| Callistemon citrinus 'Little John' | Dwarf Bottlebrush |
| Carex tumulicola | Berkeley Sedge |
| Carissa m. 'Green Carpet' | Dwarf Natal Plum |
| Chamaerops humilis | Mediterranean Fan Palm |
| Cordylone 'Pink Passion' | Pink Passion Dracaena Palm |
| Dasyliiron longissimum | Mexican Grass Tree |
| Delosperma cooperi | Trailing Ice Plant |
| Dymondia margaretae | Silver Carpet |
| Feijoa sellowiana | Pinapple Guava |
| Iris sp. | Iris |
| Lantana sp. | Lantana |
| Ligustrum japonicum 'Texanum' | Japanese Privet |
| Salvia sp. | Sage |
| Nassella pulchra | Purple Needlegrass |
| Muhlenbergia lindheimeri | Lindheimer Muhly |
| Muhlenbergia rigens | Deer Grass |
| Rhaphiolepis indica 'Clara' | India Hawthorn |
| Rosmarinus p. 'Huntington Carpet' | Groundcover Rosemary |
| Westringia sp. | Westringia |
| Xylosma congestum 'Compact' | Compact Xylosma |
| Yucca gloriosa 'Variegata' | Spanish Dagger |

VINES & ESPALIERS

| | |
|---|------------------|
| Antigonon leptopus | Coral Vine |
| Bougainvillea 'Monka' (Oo-La-La® Bougainvillea) | Bougainvillea |
| Macfadyena unguis-cati | Cat's Claw Vine |
| Pandorea jasminoides 'Lady Di' | White Bower Vine |
| Trachelospermum jasminoides | Star Jasmine |

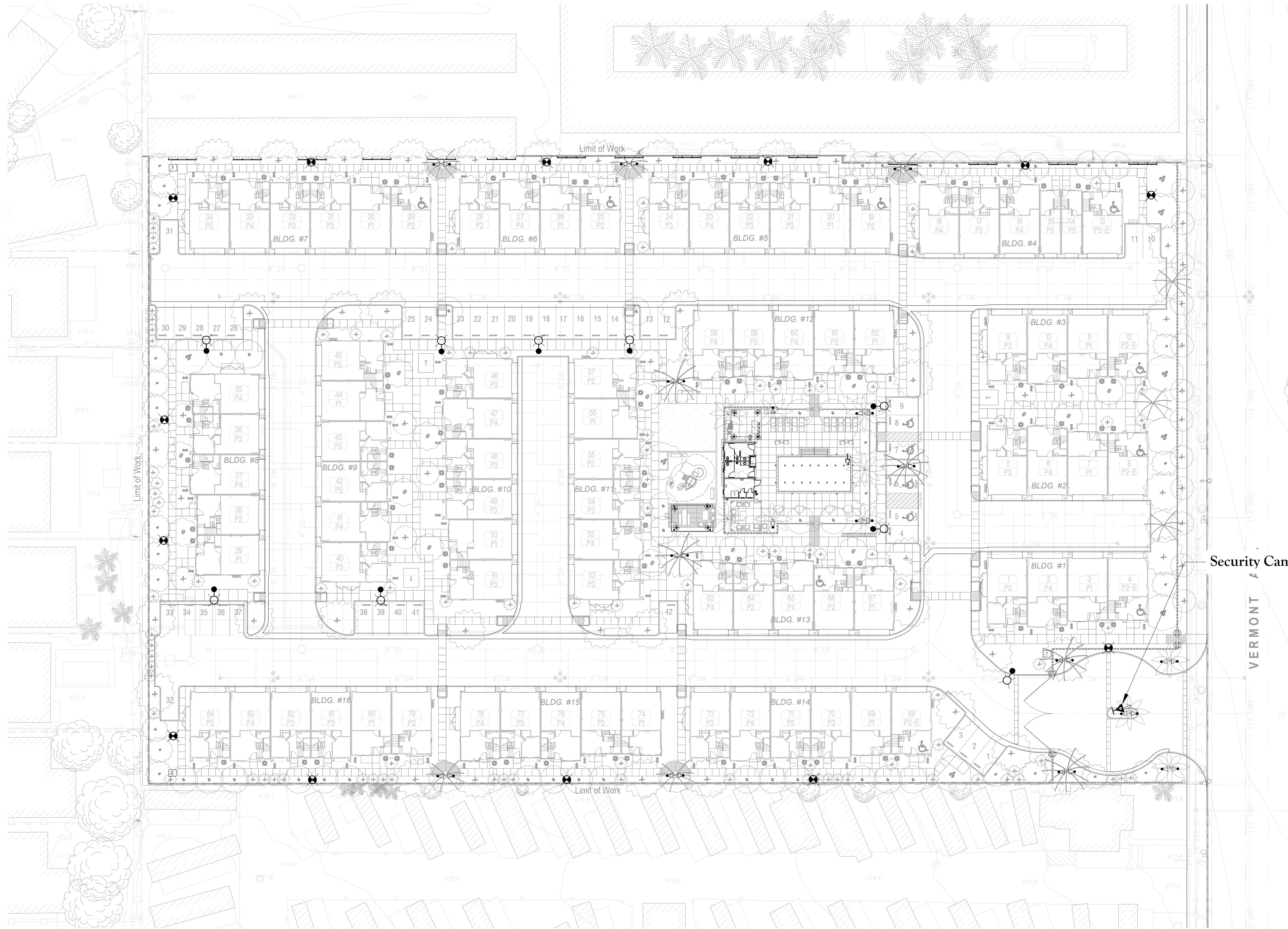
NOTES:

- Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
- Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
- 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.
- All trees within 5' of hardscape to be installed with deep root barriers.
- Existing west perimeter wall to be screened with Macfadyena unguis-cati or a similar fast growing vine.
- All planting/plants within sight line triangle not to exceed 24" in height at maturity.
- Vehicular Swinging Gates at main entrance to be installed per local Fire Codes & Regulations.



Schematic Planting Plan

Melia Homes



LIGHTING SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | QTY |
|--------|--|-----|
| | Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius, On DBC-1 Base & 10' round pole. Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. | 9 |
| | Bollard, Kichler Louvered 2800K LED Bollard AZT 16130AZT28 (Textured Architectural Bronze) Cast aluminum, Textured Architectural Bronze, Surface, with footing, Final location by Elec. Eng. Footing specs per Manufacturer. Lamp: LED, 3.5W, 5.67VA, 2700K Warm White | 13 |
| | Shade Structure Downlight - Kichler model VLO #16016AZT30 Cast Aluminum, Textured Architectural Bronze, Surface Mounted Bracket Lamp: LED, 5.25 W-12W, 2700K Warm White | 8 |
| | Tree uplight, Staked - Kichler model VLO #16018-16020 Order #16019AZT27 (35Flood) Cast aluminum, Textured Architectural Bronze, Staked Lamp: LED, 5.25 W-12W, 2700K Warm White | 32 |
| | Wall Sconce-Dome small straight #02-021 by Spectralighting.com Aluminum/Steel, DBZ (Dark Bronze), Wall Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. | 8 |
| | Low-voltage transformer - Kichler model #15PR300 SS Cast Aluminum, Stainless Steel, Wall, Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K), 300W | 4 |
| | Security Camera Exterior/Commercial grade Post mounted | 1 |
| | Exterior Electrical GFI Outlet Cast Aluminum, Textured Architectural Bronze, Wall | 1 |

Security Camera

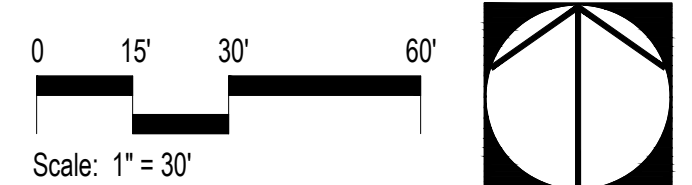


*Conceptual images (provided herein are all subject to change)

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 Lighting Plan



Melia Homes



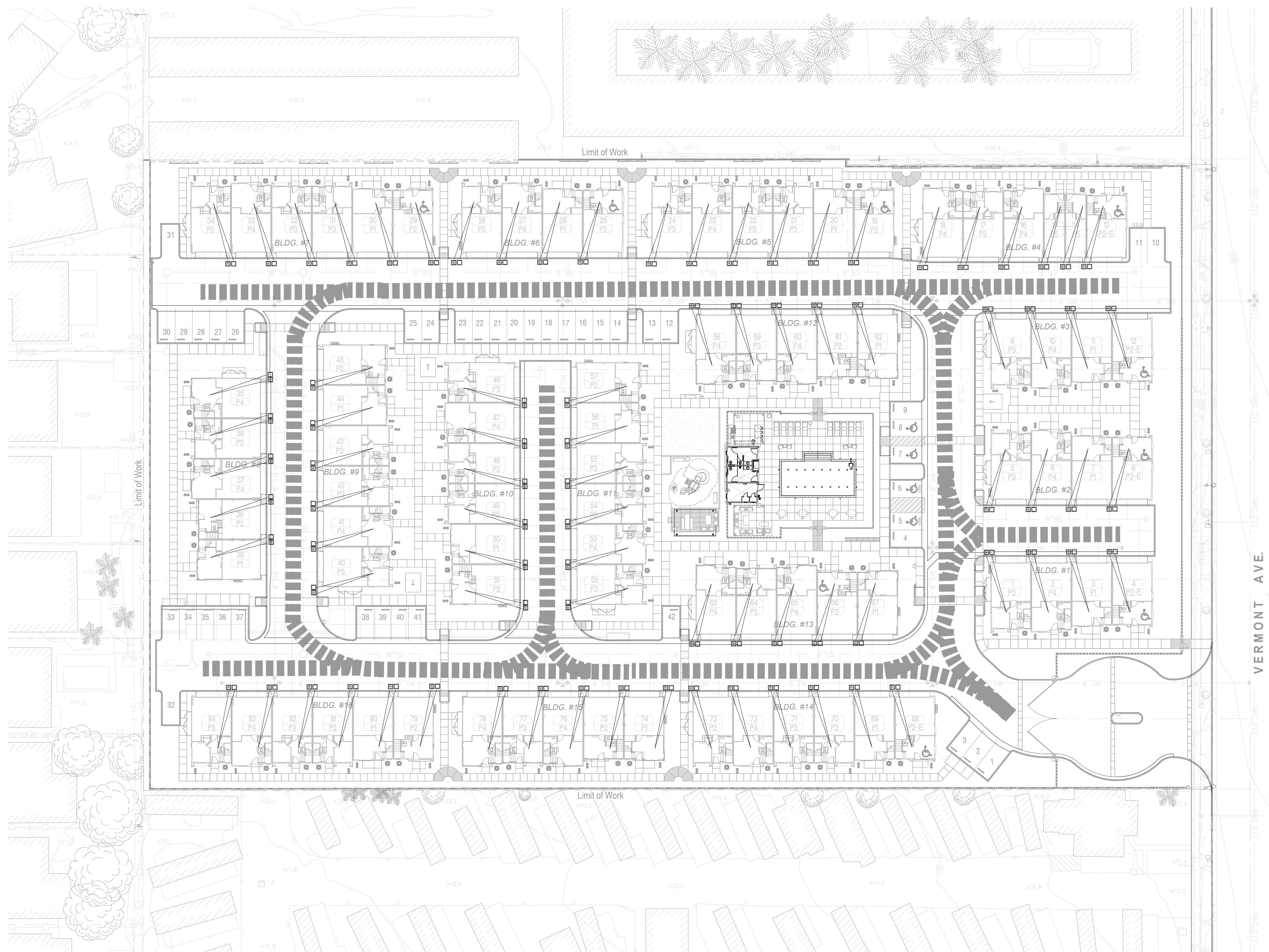
EVERGREEN - GARDENA, CA



3rd City Submittal | Project No.: MH08-D
(ONLY REVISION TO PLANS: ADDED POOL TO CENTRAL OPEN SPACE) | Date: Sept. 01, 2020

L-6

Landscape Architecture
3227 S. Pacific Coast Blvd. #100
Laguna Hills, CA 92653 | www.studiopad.com

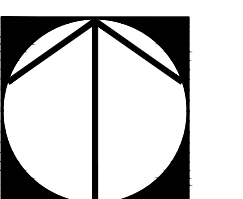
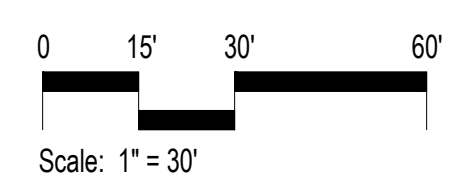


LEGEND

- Regular trash bin.
- Recycle bin.
- ▬▬▬▬ Trash hauler path of travel.
(Backing up into one small lane would be required)

NOTES

- Individual unit trash bins per City of Gardena standards: Plan shows " spacing between carts at 12" to 18"
- Bin Dimensions (USD 95) H: 46.5", W: 28" & D:30.5"
- Provided two bins per unit - trash and recycle.
- All bins to be follow and adhere to City of Gardena Public Works Department & Trash Service provider standards.
- Green waste would be disposed of by H.O.A Landscape Contractor.

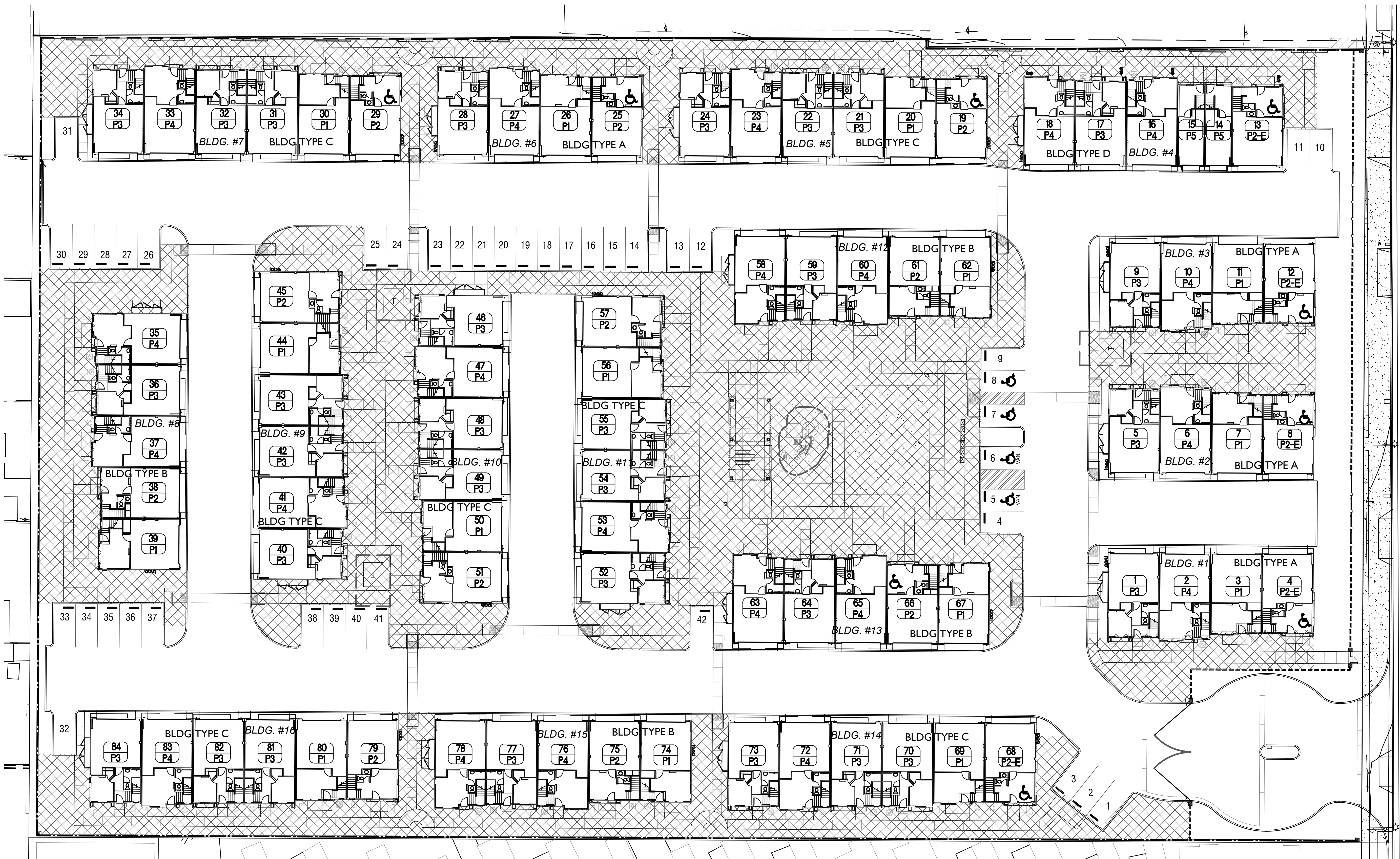


Melia Homes

Schematic Trash Circulation & Staging Plan

3rd City Submittal | Project No.: MH08-D
 (ONLY REVISION TO PLANS: ADDED POOL TO CENTRAL OPEN SPACE) | Date: Sept. 01, 2020

L-7

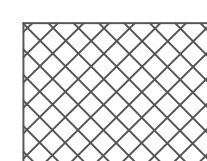


SITE AREA SUMMARY

| | |
|----------------------|--------------|
| TOTAL SITE AREA | 180,774 S.F. |
| BUILDING FOOTPRINTS | 60,496 S.F. |
| DRIVES/GUEST PARKING | 53,264 S.F. |
| LANDSCAPE AREA | 67,014 S.F. |

OPEN SPACE SUMMARY

| | REQUIRED | PROVIDED |
|----------------------------|---------------------------|---------------------------|
| COMMON OPEN SPACE = | 45,360 S.F. | 50,706 S.F. |
| PRIVATE BALCONIES | 5,040 S.F. | 5,550 S.F. |
| TOTAL OPEN SPACE = | 50,400 S.F. (600 SF/U) | 56,256 S.F. (669 SF/U) |
| REMAINING LANDSCAPED AREAS | | 10,758 S.F. |

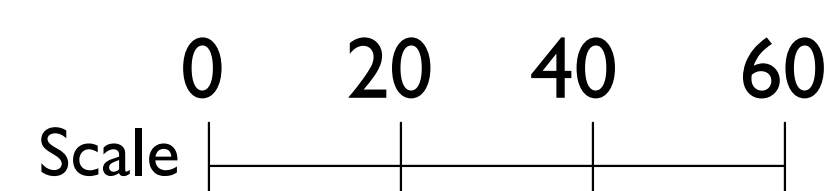
COMMON OPEN SPACE AREAS INCLUDED IN CALCULATION 

GARDENA, CA

EVERGREEN ROW TOWNHOMES - 13633 VERMONT AVENUE

OPEN SPACE PLAN

MELIA HOMES
8951 Research Drive, Suite 100
Irvine, CA 92618
(949) 759-4367



Hardcopy rec. by
CDD on 9-18-20
SEP 23, 2020



5256 S. MISSION ROAD STE. 404
BONSALL, CA. 92003
760.724.1198

