

WINDWARD

Tract Number – 18060, 36 Single-Family, Detached Condominiums

Signal Landmark

Mission Viejo, CA 92691

Client Contact: Mr. Ed Mountford (949) 351-3334

SHEET INDEX

CIVIL ENGINEER
STATTEC
38 Technology Dr., Suite 100
Irvine, CA 92618
(949) 523-6181
CONTACT: Vicky Ho PE - Project Manager

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Windward
Huntington Beach, California
Signal Landmark

CURRENT SET DATE:
01-20-17



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[illegible]

PROJECT NUMBER
2014049

REPORT TITLE

COVER



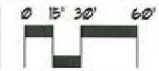
Windward Specific Plan

City of Huntington Beach

Architectural Site Plan



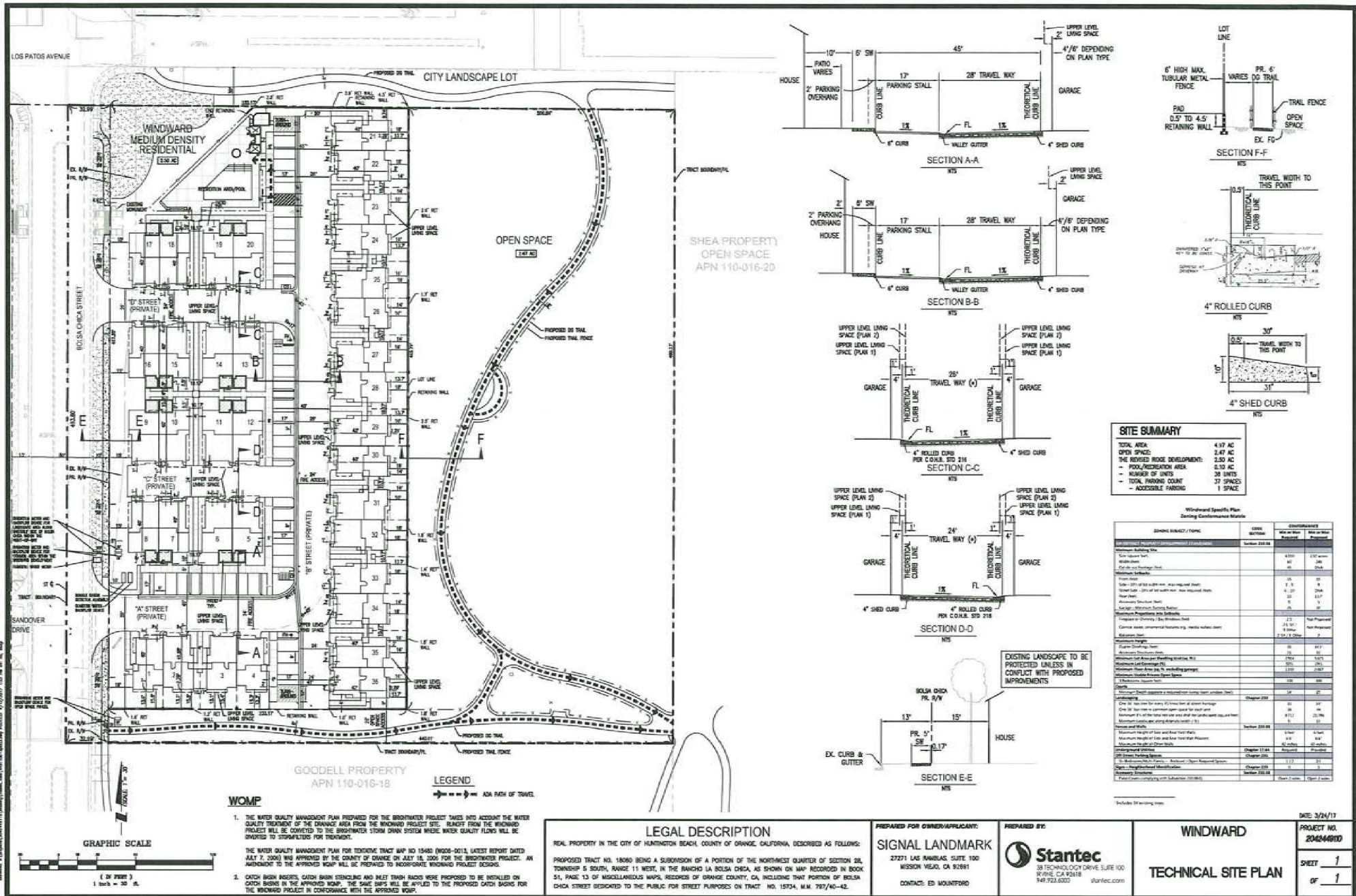
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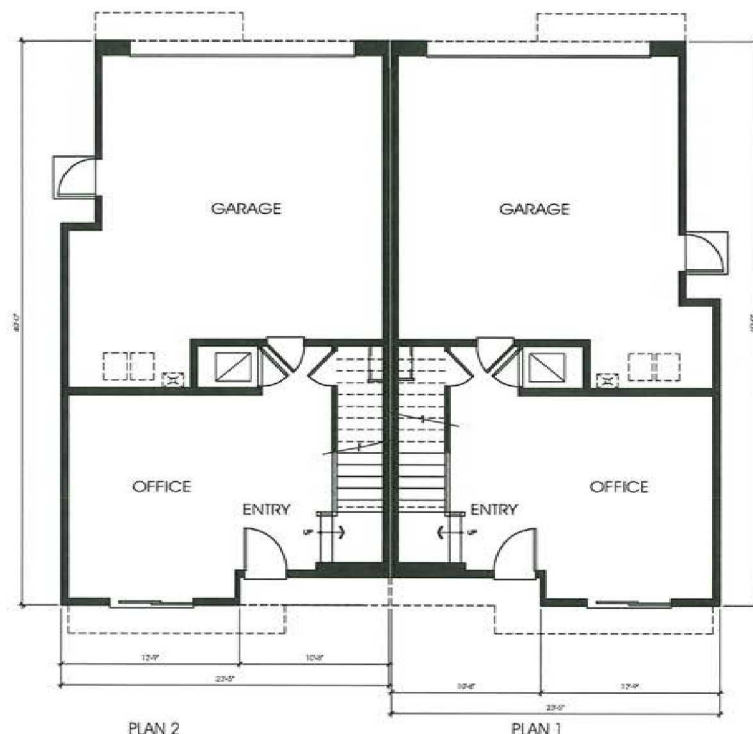


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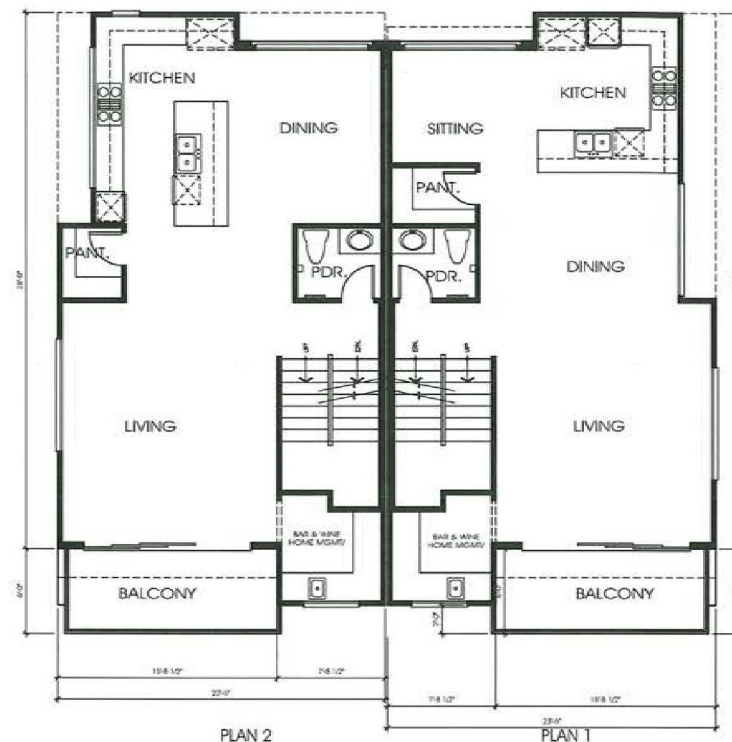
January 2011





FIRST FLOOR PLAN
(EACH UNIT)

PLAN 2	PLAN 1
388 S.F.	388 S.F.
2135 S.F.	2112 S.F.



SECOND FLOOR PLAN

PLAN 2	PLAN 1
794 S.F.	782 S.F.



HANNOUCHE
ARCHITECTS

949.261.2070
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
PROJECT # 2015014 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

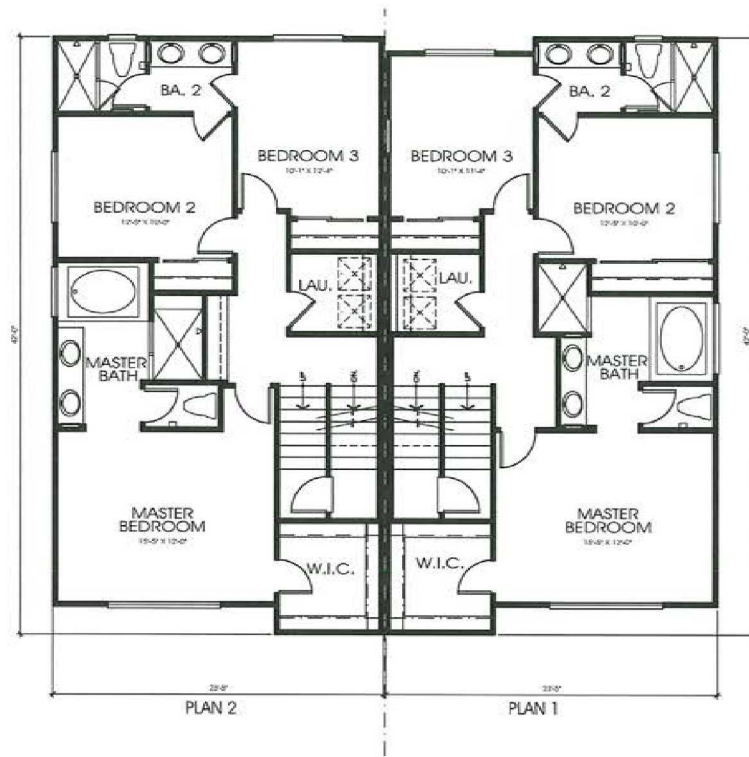
PLAN 1/2 DUPLEX



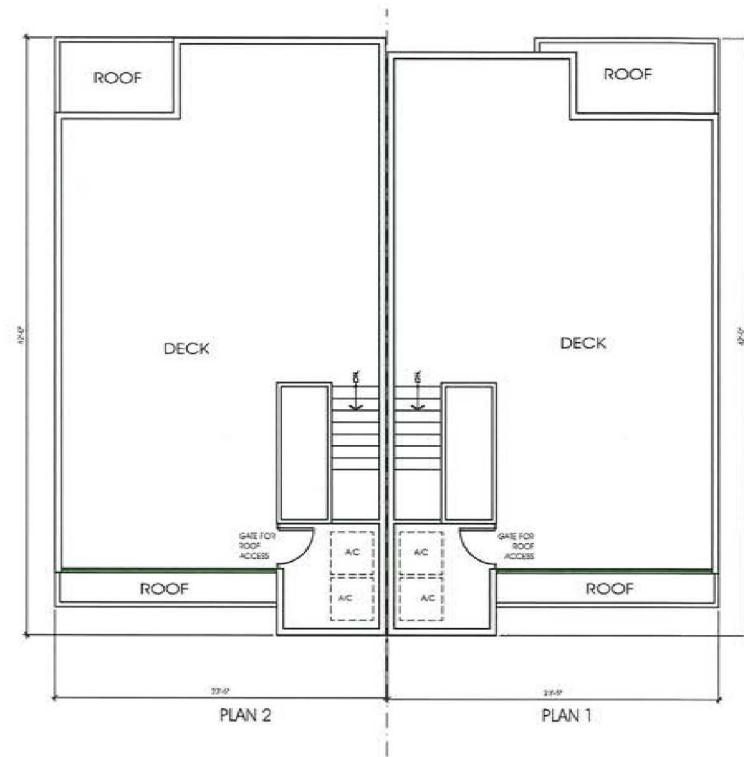
SIGNAL LANDMARK

27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

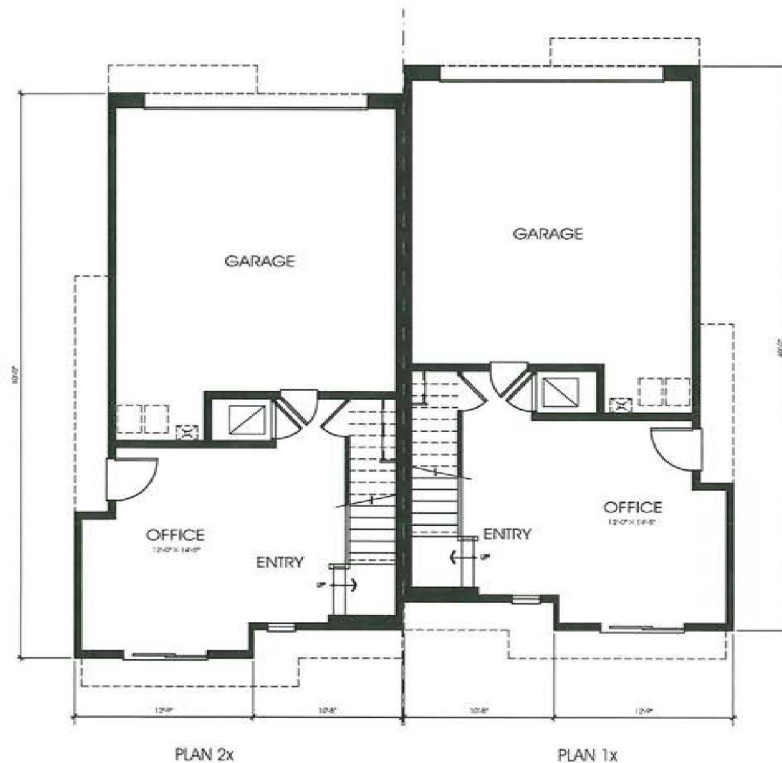
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THIRD FLOOR PLAN
PLAN 2 953 S.F. PLAN 1 942 S.F.

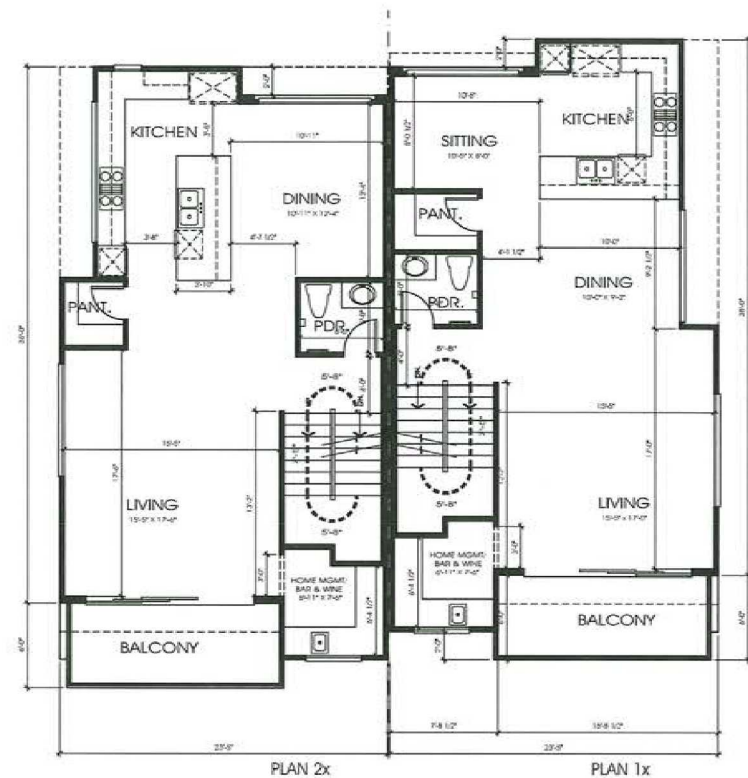


ROOF PLAN
PLAN 2 733 S.F. PLAN 1 701 S.F.



FIRST FLOOR PLAN

	PLAN 2x	PLAN 1x
PLAN 2x	375 S.F.	376 S.F.
(TOTAL FOR EACH UNIT)	2122 S.F.	2087 S.F.



SECOND FLOOR PLAN

	PLAN 2x	PLAN 1x
PLAN 2x	794 S.F.	782 S.F.



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27271 LAS RAMBLAS, STE. #100
MISSION VIEJO, CA 92691
PROJECT # 2015014 DATE: 1/12/17

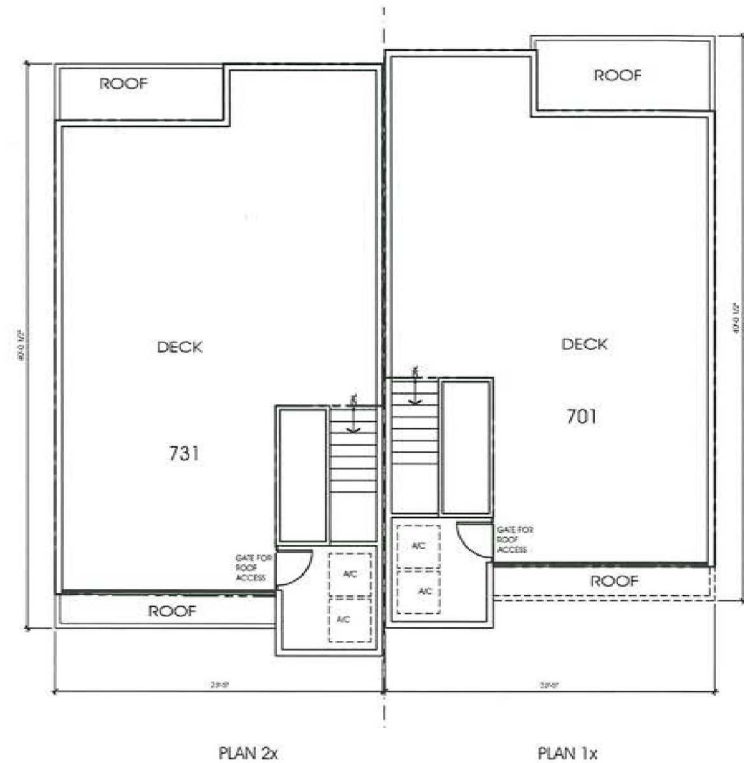
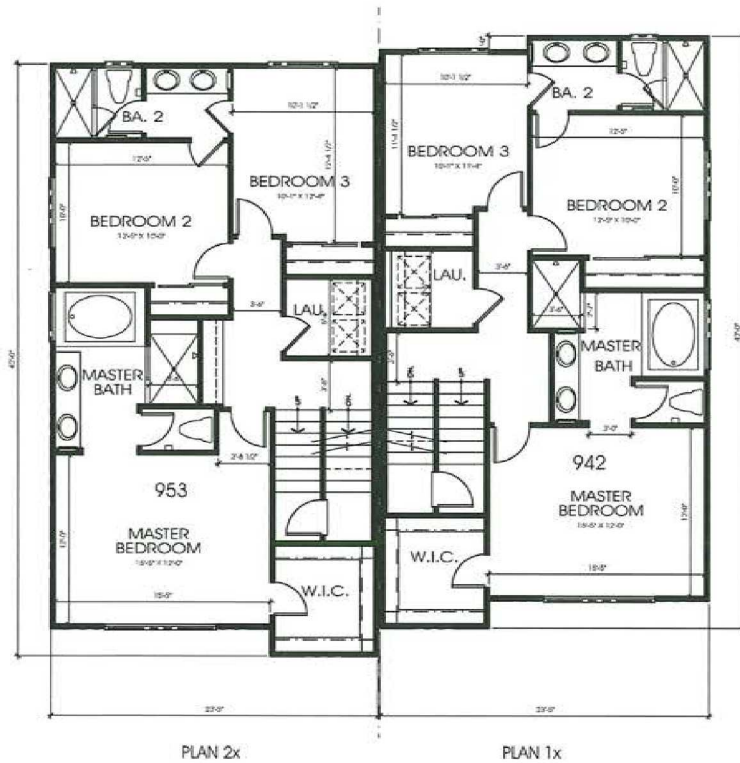
WINDWARD

HUNTINGTON BEACH, CA

PLAN 1X/2X DUPLEX



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27271 LAS RAMBLAS, STE. #100
MISSION VIEJO, CA 92691
949.348-8162



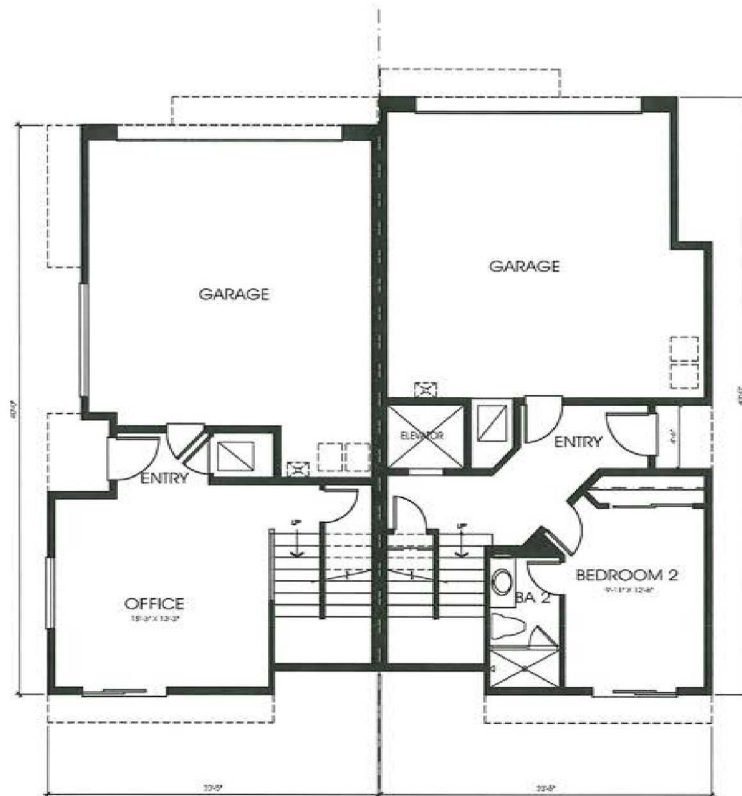
HANNOUCHE
ARCHITECTS
949.261.2070
20100 BAYVIEW BL. # 100 HUNTINGTON BEACH, CA 92648
PROJECT # 2018014 DATE: 1/12/17

WINDWARD
HUNTINGTON BEACH, CA

PLAN 1X/2X DUPLEX



SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162



PLAN 3

PLAN 4

FIRST FLOOR PLAN

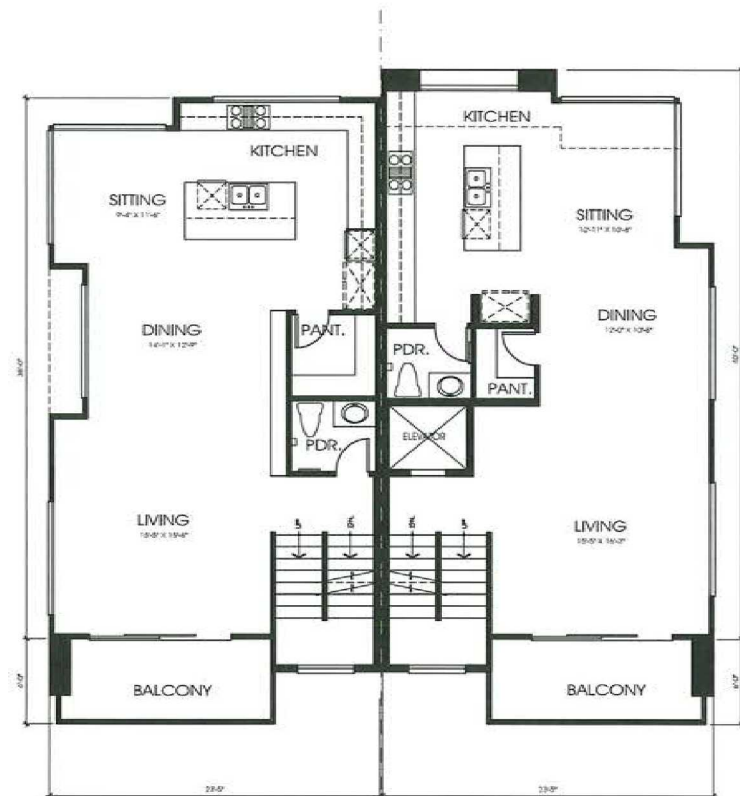
PLAN 3 383 S.F.

PLAN 4 442 S.F.

[TOTAL FOR EACH UNIT]

2122 S.F.

2202 S.F.



PLAN 3

PLAN 4

SECOND FLOOR PLAN

PLAN 3 793 S.F.

PLAN 4 794 S.F.



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ARCHITECTS

20270 3RD AVE. SUITE 100, NEWPORT BEACH, CA 92660
PROJECT # 201-0014 DATE: 10/1/17

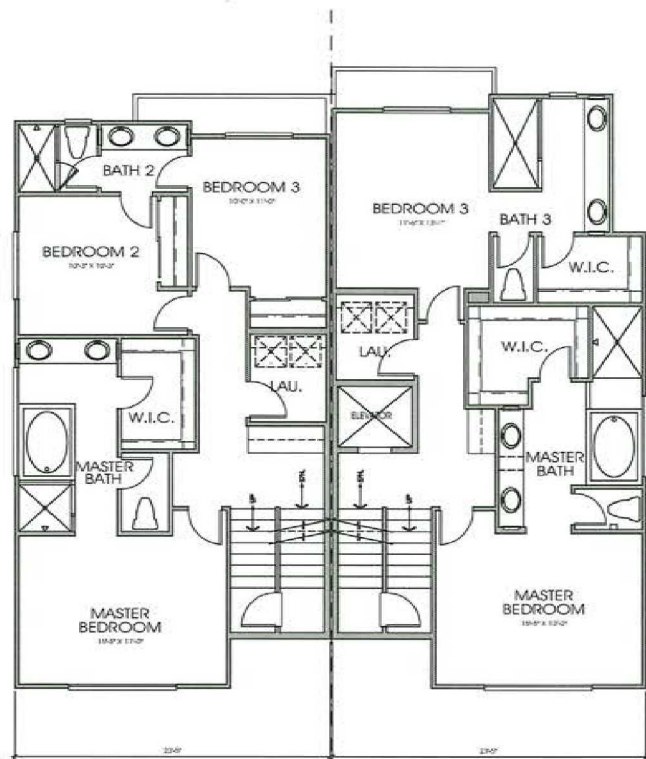
WINDWARD

HUNTINGTON BEACH, CA

PLAN 3/4 DUPLEX



SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162



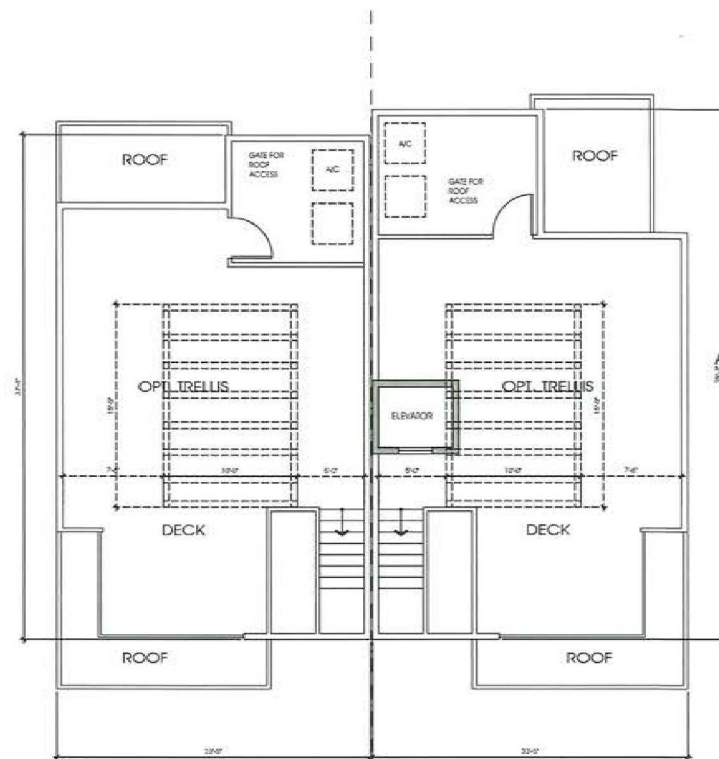
PLAN 3

PLAN 4

THIRD FLOOR PLAN

PLAN 3 945 S.F.

PLAN 4 956 S.F.



PLAN 3

PLAN 4

ROOF PLAN

PLAN 3 605 S.F.

PLAN 4 598 S.F.

OPT. TRELLIS IS
AVAIL. FOR ALL PLANS



HANNOUCHE

ARCHITECTS

949-261-2070

20200 NEW ADELPHI ST. # 200 THERMOPOLIS BEACH, CA 92680

PROJECT # 2015014

DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

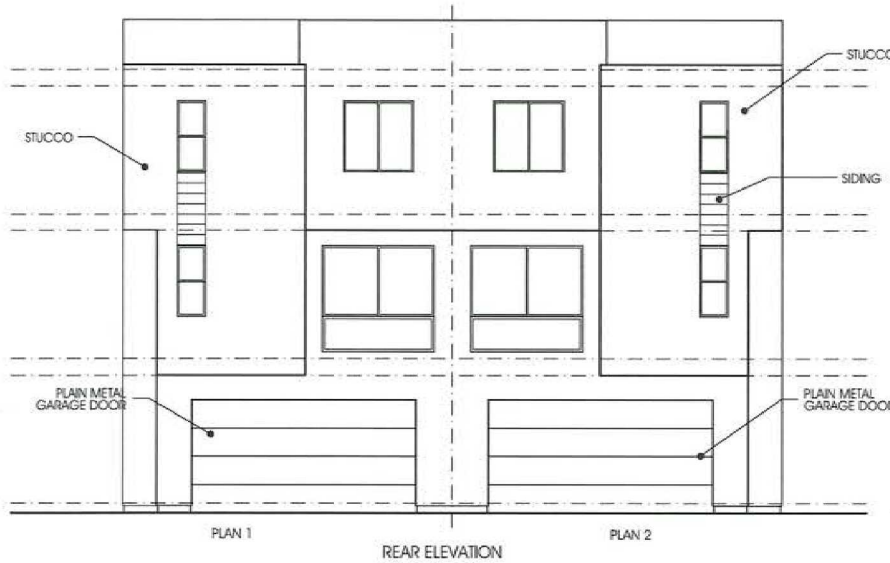
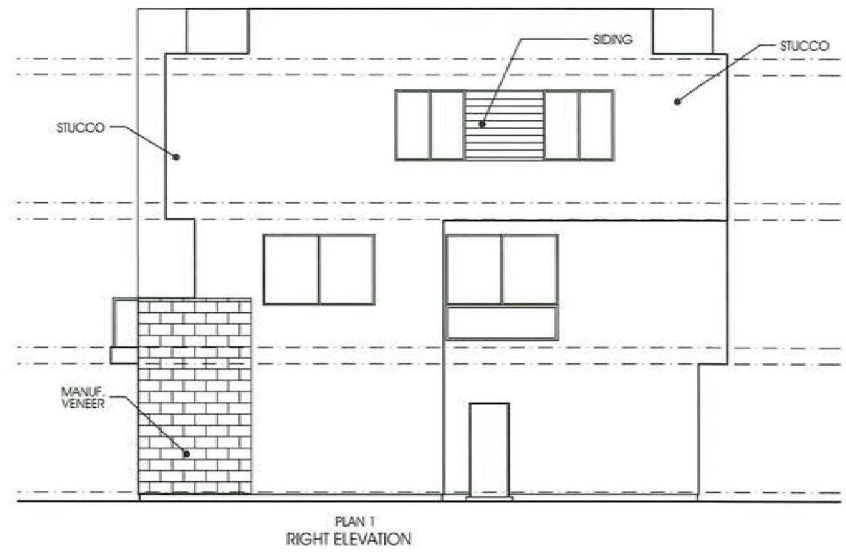
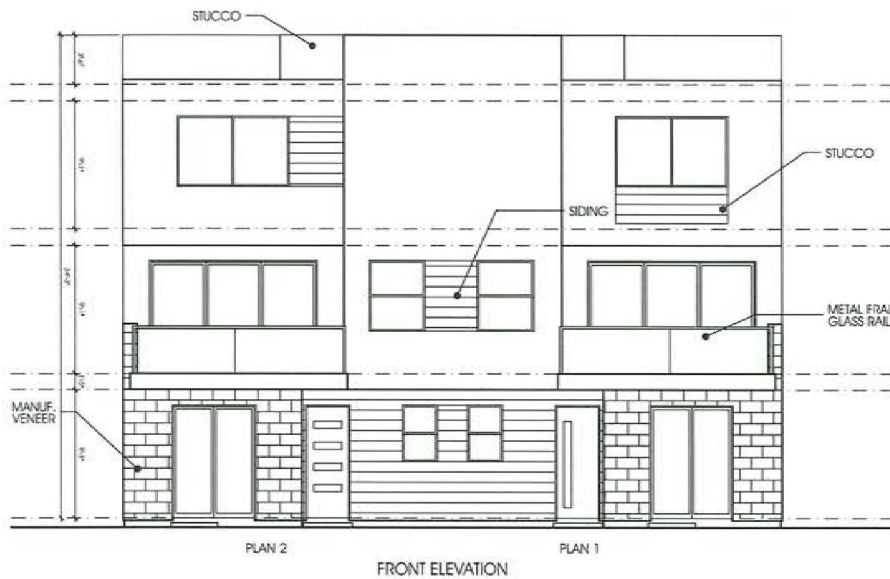
PLAN 3/4 DUPLEX



SIGNAL LANDMARK

27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

1.6



PLAN 1/2 ELEVATION B



HANNOUCHE
ARCHITECTS
949.261.2070
20200 SW ACHER ST., #100, LOS ANGELES, CA 90040
PROJECT #2014048 DATE: 11/19/18

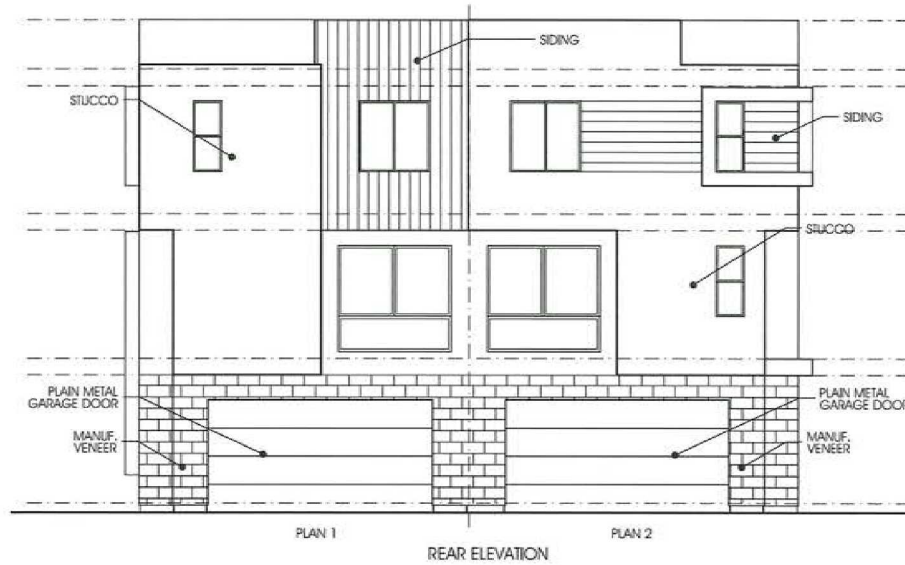
WINDWARD

HUNTINGTON BEACH, CA



SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

2.2



HANNOUCHE
ARCHITECTS
949.261.2070
20200 HWY 406, SUITE 200, HUNTINGTON BEACH, CA 92640
PROJECT #2014048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

PLAN 2
LEFT ELEVATION

PLAN 1/2 ENHANCED



SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

2.3



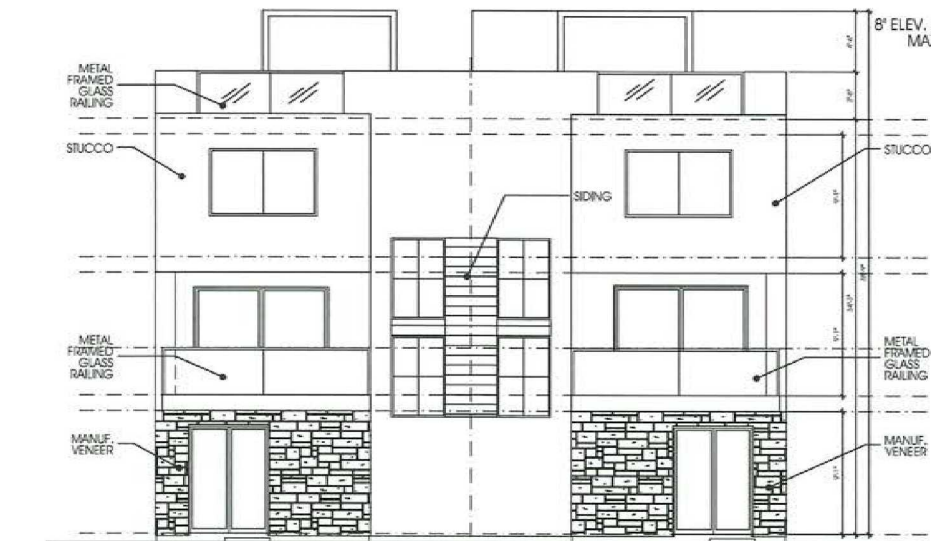
HANNOUCHE
ARCHITECTS
949.261.2070
20380 SW ACADEMIA RD. #1100, LOS ANGELES, CA 90048
PROJECT #2014048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

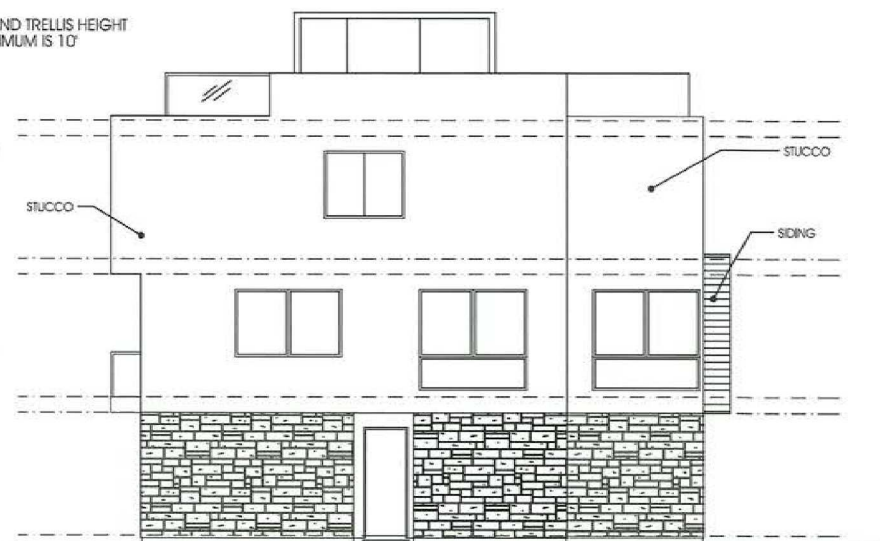
SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

2.4



PLAN 3

PLAN 4
FRONT ELEVATION



PLAN 4
RIGHT ELEVATION

OPT. TRELLIS IS
AVAIL. FOR ALL PLANS

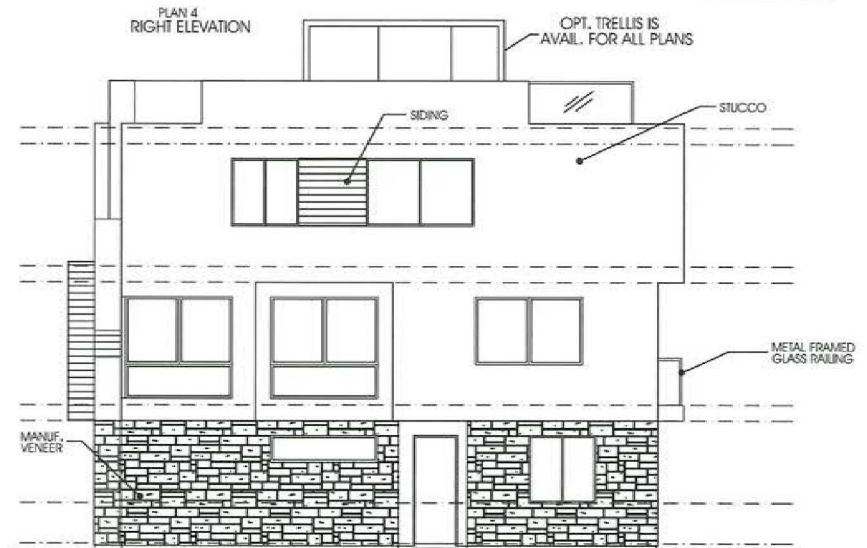


PLAN 4

REAR ELEVATION

PLAN 3

WINDWARD



PLAN 3
RIGHT ELEVATION

PLAN 3/4 ELEVATION A



HANNOUCHE

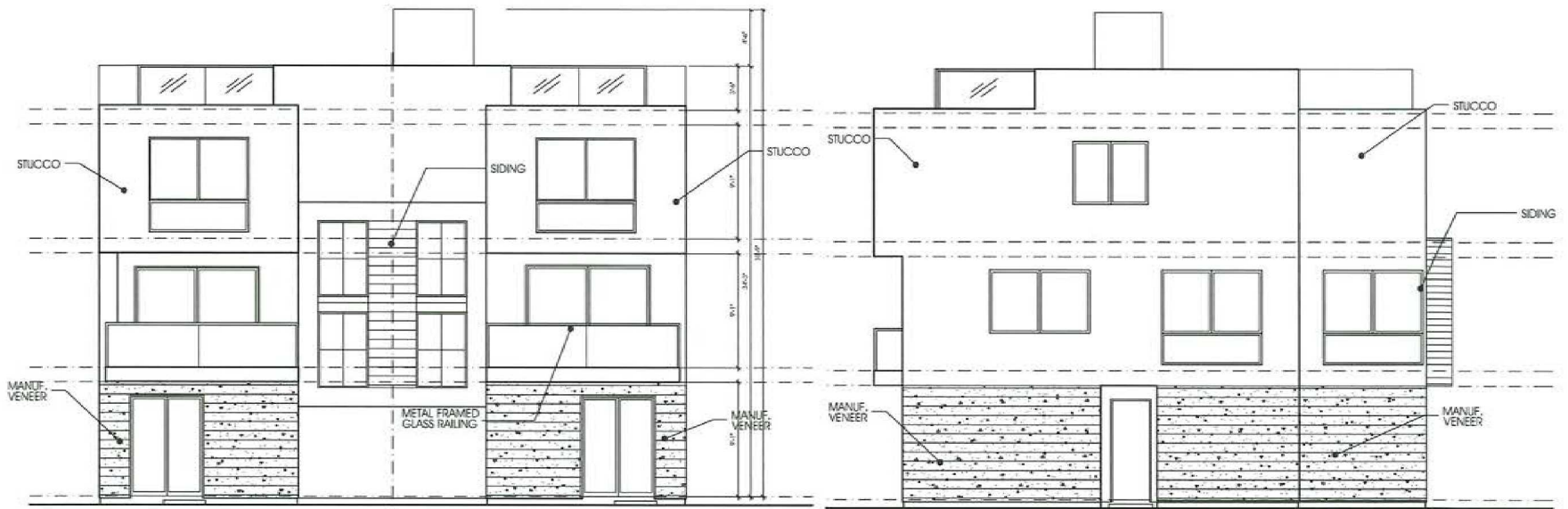
ARCHITECTS

REGISTERED ARCHITECTS
949.261.2070
PROJECT #0814048 DATE: 1/18/17

HUNTINGTON BEACH, CA

SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

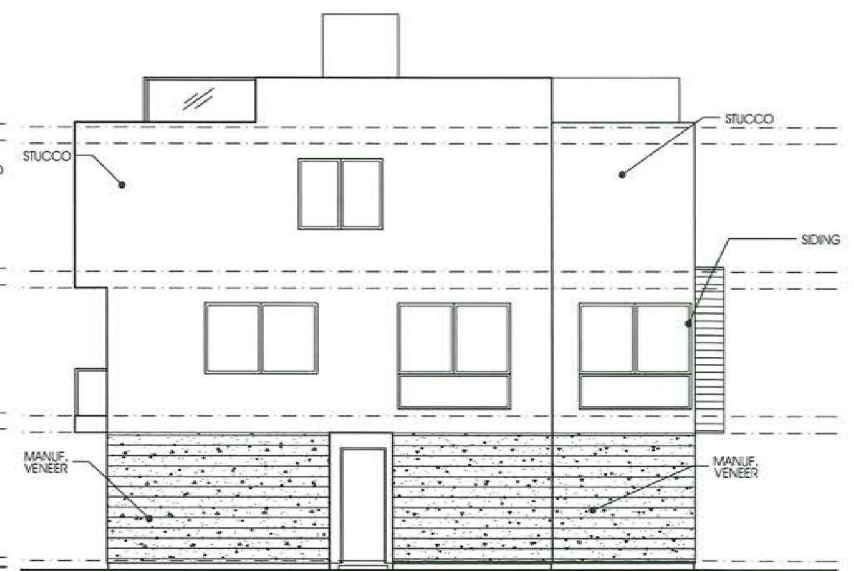
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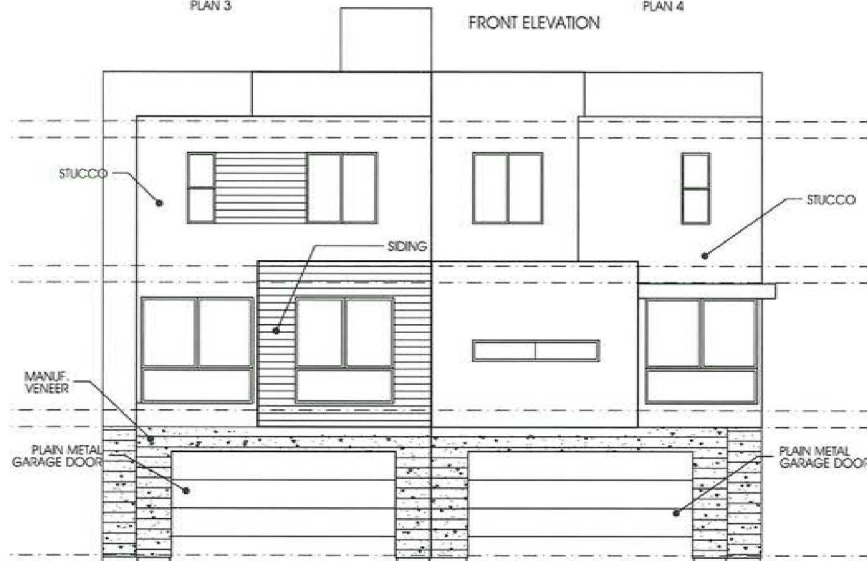
PLAN 3

FRONT ELEVATION

PLAN 4



PLAN 4
RIGHT ELEVATION



PLAN 4

REAR ELEVATION

PLAN 3

WINDWARD

HUNTINGTON BEACH, CA



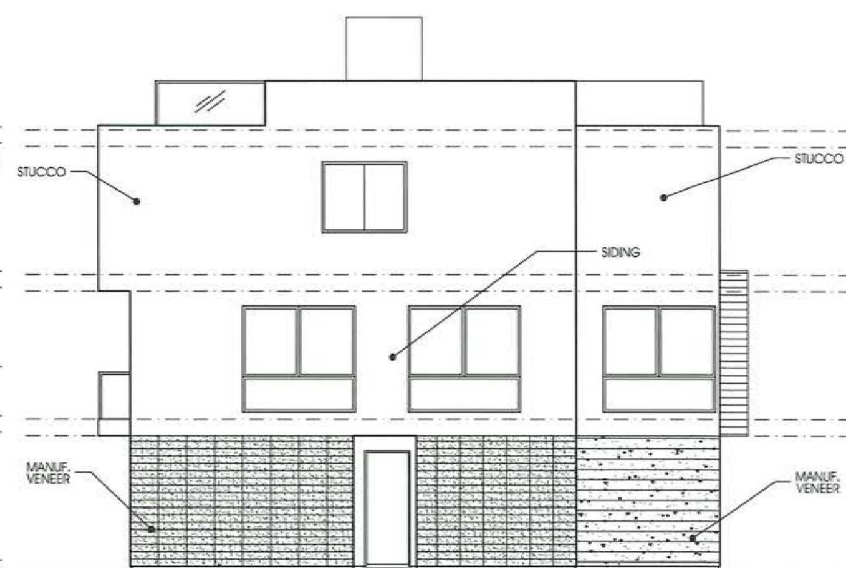
PLAN 3
LEFT ELEVATION

PLAN 3/4 ELEVATION B



HANNOUCHE
ARCHITECTS
949.261.2070
20350 SW ACACIA BLVD. #140 HUNTINGTON BEACH, CA 92640
PROJECT #2014048 DATE: 1/12/17

SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-6162



PLAN 4

FRONT ELEVATION

PLAN 4
RIGHT ELEVATION



PLAN 3

REAR ELEVATION

WINDWARD

PLAN 3
LEFT ELEVATION

PLAN 3/4 ENHANCED



HANNOUCHE
ARCHITECTS
949.261.2070
20250 SW ACACIA ST. #145, SEASIDE BEACH, CA 92660
PROJECT #3014048 DATE: 1/12/17

HUNTINGTON BEACH, CA

SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162



COLOR SCHEME 1



COLOR SCHEME 2

COLOR SCHEMES 1 & 2



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ARCHITECTS

30300 BELLACOURT BL. #100 HUNTINGTON BEACH, CA 92640
949.261.2070
PROJECT #2014048 DATE: 1/12/17

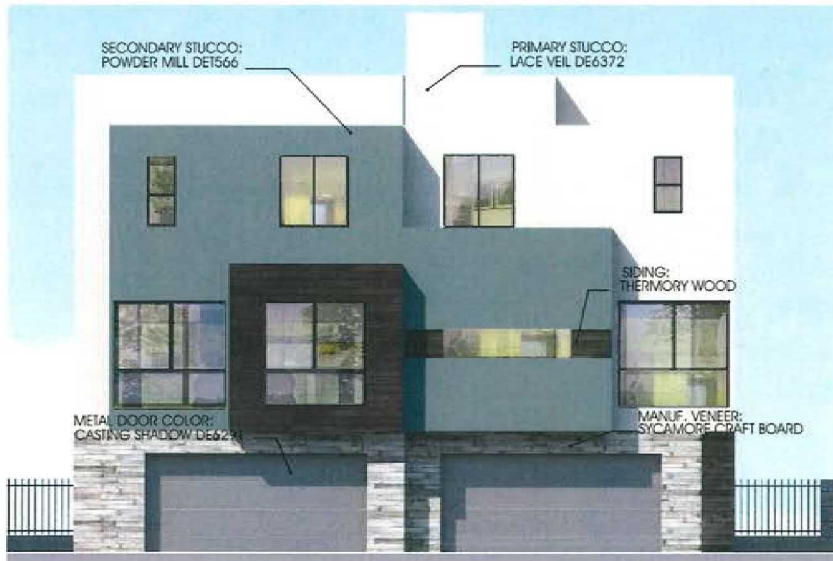
WINDWARD

HUNTINGTON BEACH, CA

Signal Landmark

27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162

3.1



COLOR SCHEME 3



COLOR SCHEME 4

COLOR SCHEMES 3 & 4



HANNOUCHE
ARCHITECTS

30300 DE ACACIA BL., #100 HUNTINGTON BEACH, CALIFORNIA
949.261.2070
PROJECT #2014048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

Signal Landmark
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-8162

3.2



COLOR SCHEME 5

COLOR SCHEME 6

COLOR SCHEMES 5 & 6



HANNOUCHE
ARCHITECTS
949.261.2070
20300 WILLOWDALE DR. #140 HUNTINGTON BEACH, CA 92640
PROJECT #2014048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA



Signal Landmark
27285 LAS RAMBLAS, STE #230
MISSION VIEJO, CA 92691
949-348-6162

3.3



COLOR SCHEME 7



HANNOUCHE
ARCHITECTS
20000 BELL AVENUE, STE. 4000, HUNTINGTON BEACH, CA 92640
PROJECT #2014048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

COLOR SCHEME 7



Signal Landmark
27285 LAS RAMBLAS, STE. #230
MISSION VIEJO, CA 92691
949-348-8162

3.4

Windward
Building Height Analysis
8/6/2026

Units #	Ref Elev	Finished Floor	Top of Curb	FF-TDC	Overall Height
FF	TDC	FF			
1	50.6	50.77	50.32	1.05	34.25
2	50.6	50.77	50.32	1.05	34.25
3	50.7	50.87	50.32	0.65	34.25
4	49.9	50.17	50.32	0.32	34.25
5	49.7	50.37	50.32	0.12	34.25
6	50.0	50.57	50.32	0.43	34.25
7	50.4	50.97	50.32	0.65	34.25
8	50.4	50.97	50.32	0.65	34.25
9	51.3	51.97	50.32	1.75	34.25
10	51.1	51.77	50.32	1.55	34.25
11	50.7	51.37	50.32	1.45	34.25
12	50.5	51.17	50.32	0.95	34.25
13	50.7	50.87	50.32	0.65	34.25
14	50.4	50.57	50.32	0.45	34.25
15	50.8	50.47	50.32	1.23	34.25
16	51.0	50.67	50.32	1.45	34.25
17	50.9	50.57	50.32	1.25	34.25
18	50.5	50.17	50.32	0.85	34.25
19	50.7	50.87	50.32	0.65	34.25
20	50.0	50.57	50.32	0.45	34.25
21	51.1	51.77	50.32	1.55	34.25
22	50.8	51.47	50.32	1.23	34.25
23	50.5	51.17	50.32	0.95	34.25
24	50.3	50.77	50.32	0.55	34.25
25	49.8	50.47	50.32	0.35	34.25
26	49.8	50.47	50.32	0.35	34.25
27	50.4	51.07	50.32	0.65	34.25
28	50.4	51.07	50.32	0.65	34.25
29	50.4	51.07	50.32	0.65	34.25
30	50.1	50.77	50.32	0.65	34.25
31	49.3	50.77	50.32	0.35	34.25
32	49.7	50.37	50.32	0.15	34.25
33	49.5	50.17	50.32	0.05	34.25
34	49.5	50.17	50.32	0.05	34.25
35	50.2	50.87	50.32	0.65	34.25
36	50.3	50.97	50.32	0.75	34.25



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949.261.2070
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
PROJECT #20406 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

Lot Perimeter Elevations



SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162



EAST ELEVATION



HANNOUCHE
ARCHITECTS
949.361.2070
PROJECT #201406 DATE: 1/16/17

WINDWARD

HUNTINGTON BEACH, CA

Colored Lot Perimeter (East)

SIGNAL LANDMARK
27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162



SOUTH ELEVATION



HANNOUCHE
ARCHITECTS
27271 LAS RAMBLAS, STE. #100
MISSION VIEJO, CA 92691
PROJECT #2014046 DATE: 1/12/17

WINDWARD
HUNTINGTON BEACH, CA

Colored Lot Perimeter (South)

SIGNAL LANDMARK
27271 LAS RAMBLAS, STE. #100
MISSION VIEJO, CA 92691
949-348-8162



WEST ELEVATION



HANNOUCHE
ARCHITECTS

FOUNDED BY ARCHITECTS SINCE 1980
PROJECT #2214048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

Colored Lot Perimeter (West)

SIGNAL LANDMARK

27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

4.4



NORTH ELEVATION



HANNOUCHE
ARCHITECTS

30250 HWY 101, SUITE 100, HUNTINGTON BEACH, CA 92640
PROJECT #2014048 DATE: 1/12/17

WINDWARD

HUNTINGTON BEACH, CA

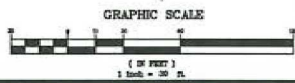
Colored Lot Perimeter (North)

SIGNAL LANDMARK

27271 LAS RAMBLAS, STE #100
MISSION VIEJO, CA 92691
949-348-8162

4.5

Q:\projects\2012\11\5\drawing\dwg\dwg\444110 - 100 ftm.dwg 4/24/2017 3:49 PM JTT Am Vldg



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

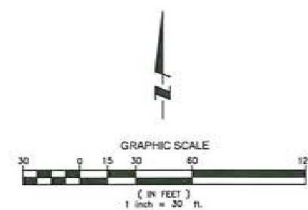
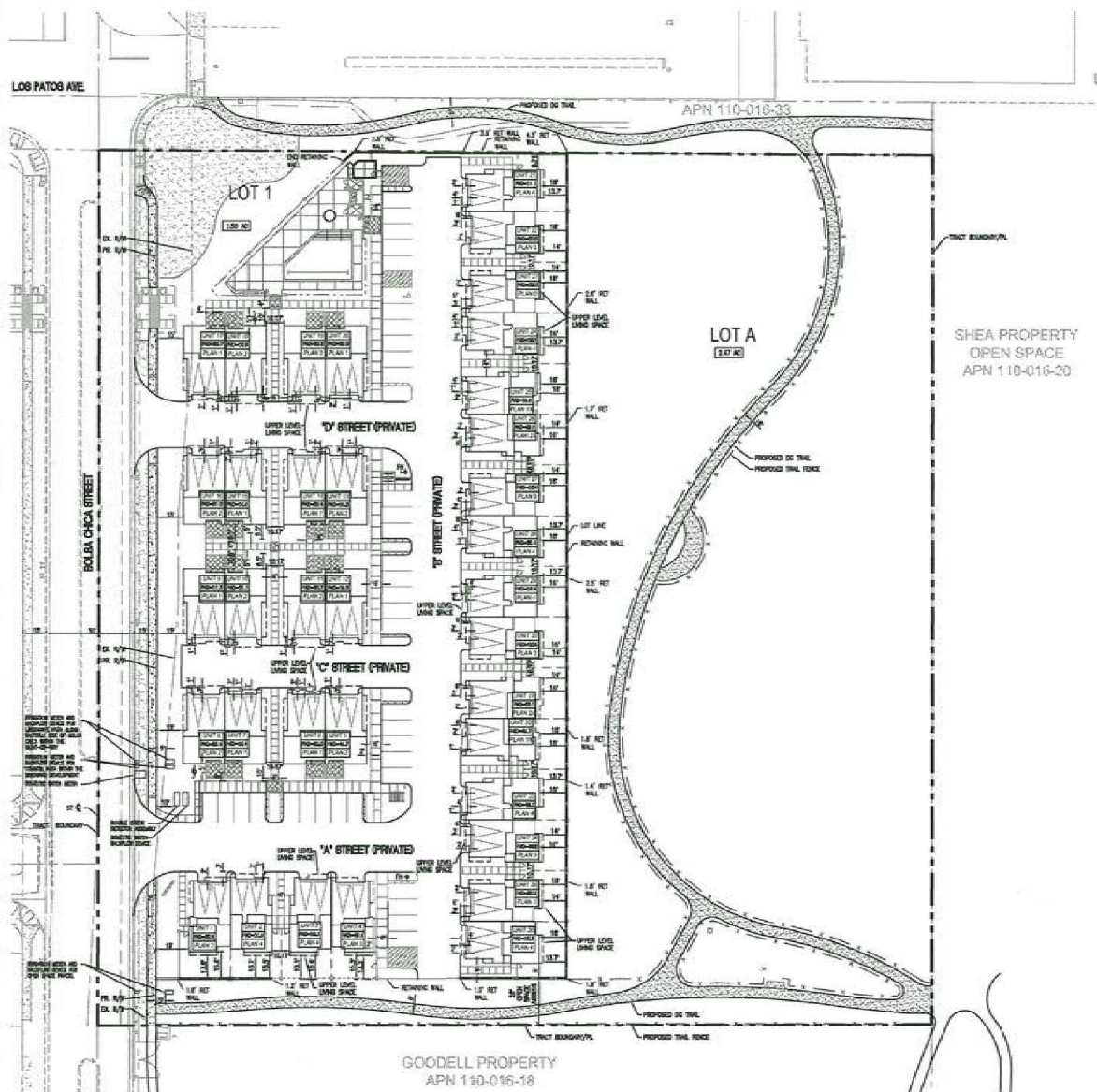
NO	DATE	REVISIONS
----	------	-----------

PLANS PREPARED BY:

7	WOMY S.Y. ITO	RCE 73768	EXP. 08/30/17	DA
---	---------------	-----------	---------------	----

WE, _____ DO HEREBY STATE THAT WE
OF THE PROPERTY CONCERNING THE TENANTS TRUST HAS

PROJECT NO. 2042449700
SHEET <u>1</u> OF <u>1</u>



							DESIGNED BY:	VSM
							DRAFTED BY:	VSM
							CHECKED BY:	VSM
NO.	DATE	REVISIONS					DATE REVISED:	3-24-17

PLANS PREPARED BY:



Stantec
38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000 stantec.com

TENTATIVE TRACT MAP 18060

PLOT PLAN

PROJECT NO.	2042482ND
-------------	-----------

SHEET 1
OF 1

LOS PATOS AVENUE

ASPH

CITY LANDSCAPE LOT

WINDWARD

OPEN SPACE

SHEA PROPERTY
OPEN SPACE
APN 110-016-20

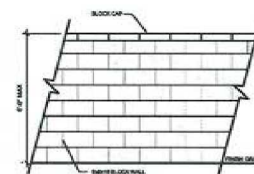
GOODELL PROPERTY
APN 110-016-18

GRAPHIC SCALE

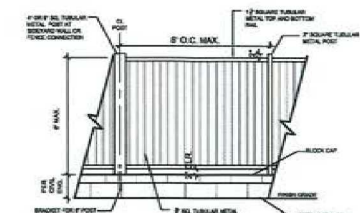
1" = 50'

WALL CONSTRUCTION NOTES

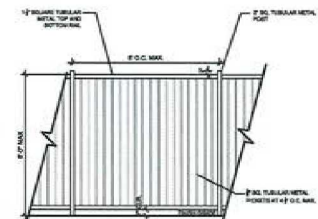
- PERIMETER COMMUNITY BLOCK WALL - FREESTANDING. SEE DETAIL A HEREON.
- PERIMETER COMMUNITY BLOCK WALL - RETAINING. SEE DETAIL A HEREON.
- SIDE YARD RETURN AND PRIVACY WALL OR FENCE.
- 6'-0" HIGH TUBULAR METAL VIEW FENCE ON RETAINING WALL. SEE DETAIL B HEREON.
- 6'-0" HIGH TUBULAR METAL VIEW FENCE. SEE DETAIL C HEREON.



A PERIMETER COMMUNITY BLOCK WALL



B TUBULAR STEEL VIEW FENCE ON RETAINING WALL



C TUBULAR METAL FENCE

NOTES

- MINOR GRADING IS ANTICIPATED IN LOT A FOR TRAIL ESTABLISHMENT.

GRADING QUANTITIES

RAW CUT	+ 2,916 CY
RAW FILL	- 2,100 CY
NET	+ 816 CY (EXPORT)

PREPARED FOR OWNER/APPLICANT:

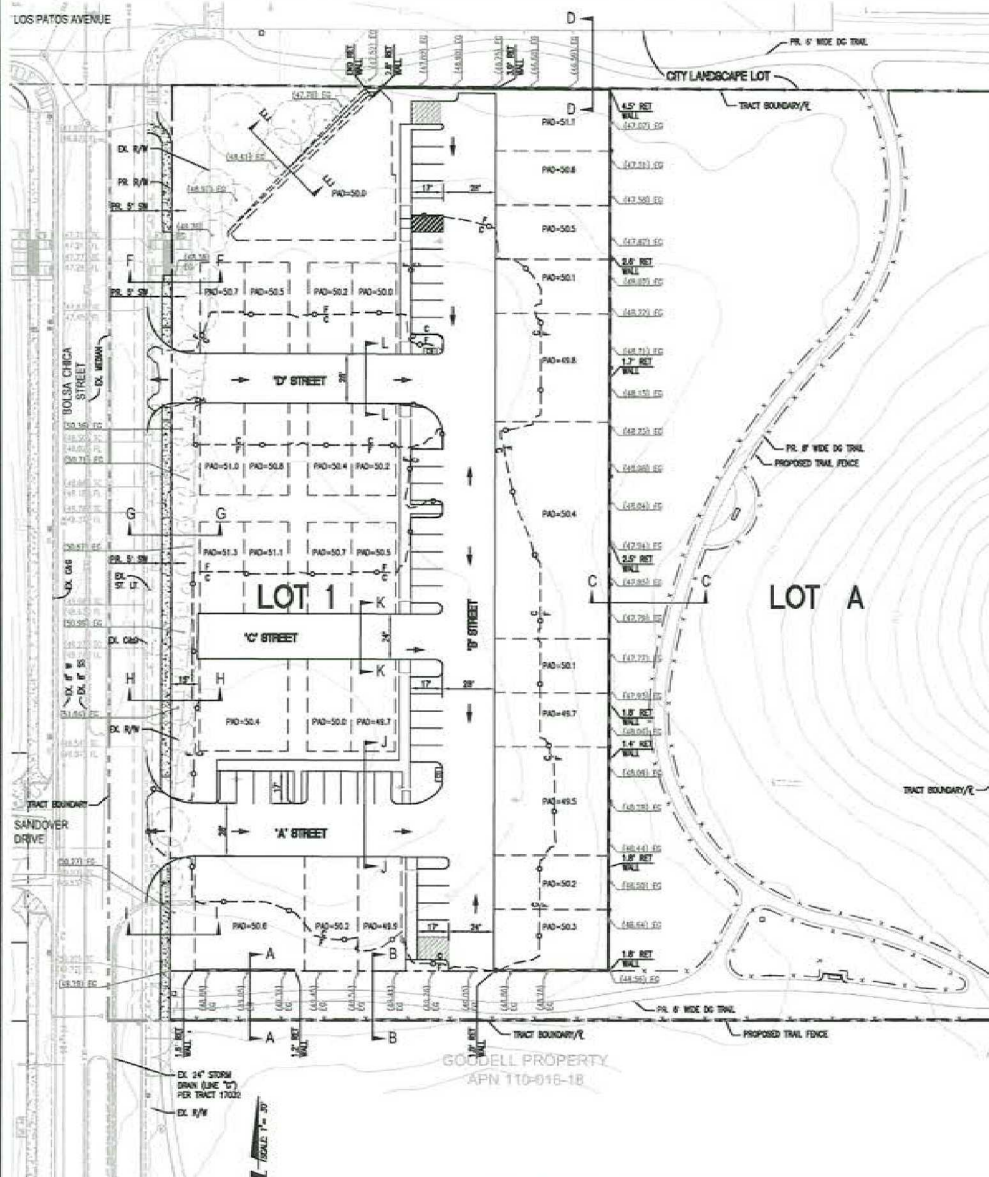
SIGNAL LANDMARK
27271 LAS RAIBLAS, SUITE 100
MISSION VIEJO, CA 92691
CONTACT: ED MOUNTFORD

PREPARED BY:

Stantec
3875 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.923.6000
stantec.com

WINDWARD
TENTATIVE TRACT MAP 18060
PRELIMINARY GRADING PLAN

DWG: 3/24/17
PROJECT NO.
204344910
SHEET
OF 1



LEGEND

- PROPOSED TRACT BOUNDARY
- LOT LINE
- EXISTING PROPERTY LINE / RIGHT OF WAY
- RETAINING WALL
- PROPOSED TRAIL FENCE
- CUT / FILL LINE
- SURFACE DRAINAGE DIRECTION

ABBREVIATIONS

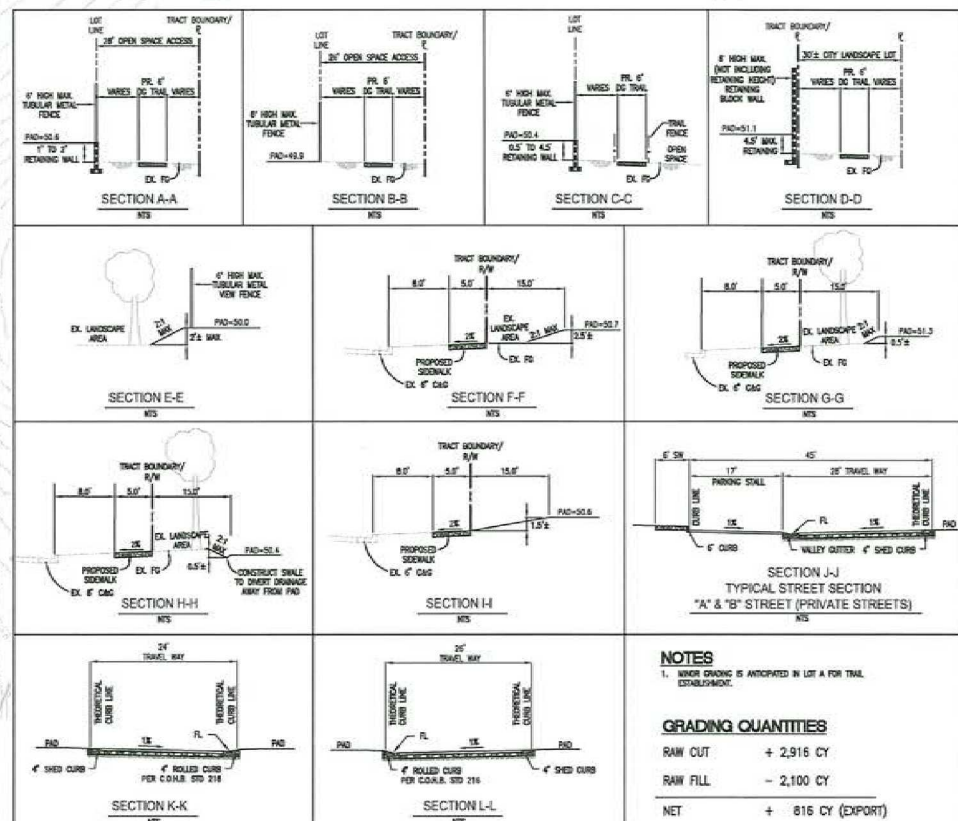
- C CUT
- C&G CURB AND GUTTER
- CS CATCH BASIN
- CO&R CITY OF HUNTINGTON BEACH
- DG DECOMPOSED GRANITE
- EG EXISTING GROUND
- DL EXISTING
- F FILL
- FL FLOWLINE
- W&W W&W
- E PROPERTY LINE
- PR PROPOSED
- R/W RIGHT OF WAY
- ST STREET
- STD STANDARD
- SW SIDEWALK
- TC TOP OF CURB

SHEA PROPERTY
 OPEN SPACE
 APN 110-016-20



VICINITY MAP

N.T.S.



NOTES

- UNDER GRADING IS ANTICIPATED IN LOT A FOR TRAIL ESTABLISHMENT.

GRADING QUANTITIES

RAW CUT	+ 2,916 CY
RAW FILL	- 2,100 CY
NET	+ 816 CY (EXPORT)



DIAL TOLL FREE
 1-800-422-4133
 AT LEAST TWO DAYS
 BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

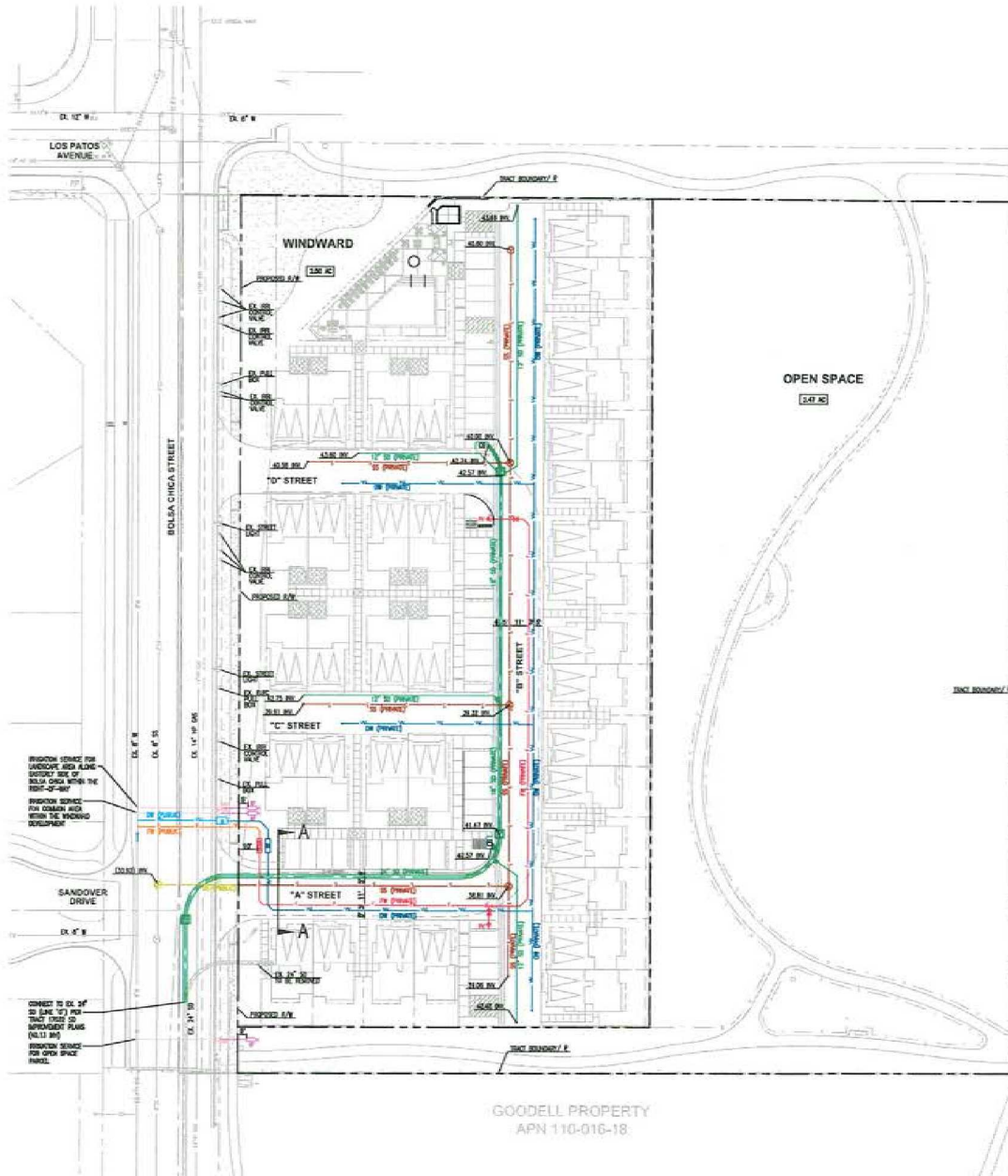
NO.	DATE	REVISIONS

DESIGNED BY:	VSM
DRAFTED BY:	VSM
CHECKED BY:	VSM
DATE REVISED:	3-24-17



TENTATIVE TRACT MAP 18060
 GRADING CONCEPT PLAN

PROJECT NO.
 204244910
 SHEET
 1
 OF
 1



LEGEND:

PUBLIC

4" SD

6" DW

14" HP GAS

6" FW

12" SD

18" SD

24" SD

30" SD

36" SD

42" SD

48" SD

54" SD

60" SD

66" SD

72" SD

78" SD

84" SD

90" SD

96" SD

102" SD

108" SD

114" SD

120" SD

126" SD

132" SD

138" SD

144" SD

150" SD

156" SD

162" SD

168" SD

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180" SD

186" SD

192" SD

198" SD

204" SD

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216" SD

222" SD

228" SD

234" SD

240" SD

246" SD

252" SD

258" SD

264" SD

270" SD

276" SD

282" SD

288" SD

294" SD

300" SD

306" SD

312" SD

318" SD

324" SD

330" SD

336" SD

342" SD

348" SD

354" SD

360" SD

366" SD

372" SD

PRIVATE

4" SD

6" DW

14" HP GAS

6" FW

12" SD

18" SD

24" SD

30" SD

36" SD

42" SD

48" SD

54" SD

60" SD

66" SD

72" SD

78" SD

84" SD

90" SD

96" SD

102" SD

108" SD

114" SD

120" SD

126" SD

132" SD

138" SD

144" SD

150" SD

156" SD

162" SD

168" SD

174" SD

180" SD

186" SD

192" SD

198" SD

204" SD

210" SD

216" SD

222" SD

228" SD

234" SD

240" SD

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312" SD

318" SD

324" SD

330" SD

336" SD

342" SD

348" SD

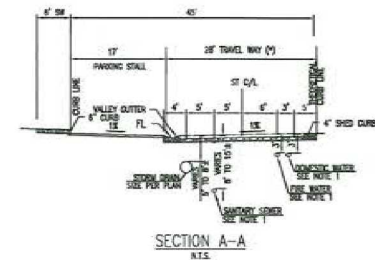
354" SD

360" SD

366" SD

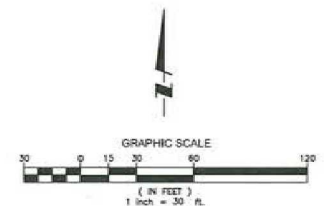
372" SD

- EXISTING 8-INCH SANITARY SEWER
- EXISTING 8-INCH DOMESTIC WATER
- EXISTING 14-INCH HIGH PRESSURE GAS
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED STORM DRAIN
- PROPOSED IRRIGATION LINE
- PROPOSED DOMESTIC WATER METER
- PROPOSED DOMESTIC WATER BACKFLOW DEVICE
- PROPOSED DOUBLE CHECK DETECTOR ASSEMBLY
- PROPOSED FIRE HYDRANT
- PROPOSED IRRIGATION METER
- PROPOSED IRRIGATION BACKFLOW DEVICE
- PROPOSED SEWER MANHOLE
- PROPOSED STORM DRAIN JUNCTION STRUCTURE
- PROPOSED CATCH BASIN



NOTES:

- THE SIZING OF DOMESTIC WATER, FIRE WATER AND SANITARY SEWER SYSTEMS TO BE DETERMINED.



PREPARED BY:



38 TECHNOLOGY DRIVE, SUITE 100
IRVINE, CA 92618
949.252.6000

WINDWARD
TENTATIVE TRACT MAP 18060
COMPOSITE UTILITY PLAN

DATE: 3/24/17

PROJECT NO.
204246/ND

SHEET
OF 1

Tract Number - 18060, 36 Single-Family, Detached Condominiums

Client Contact: Mr. Ed Mountford (949) 851-3334

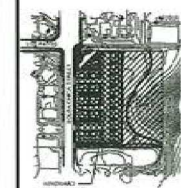
SHEET INDEX

STARTEC
30 Technology Dr., Suite 100
Folsom, CA 95630
(916) 550-4455
CONTACT: Mike LePore - Project Manager

ABBREVIATIONS

DATE	DESCRIPTION
12/1/80	...
12/2/80	...
12/3/80	...
12/4/80	...
12/5/80	...
12/6/80	...
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12/31/80	...

▶ **Key Message:**



Windward
Huntington
Beach, CA
Tract 18060



Revelone:

Sheet Info

Drawn By: YN, NS, BM
Checked By: RM, CGM
Scale: N/A
Date: January 4, 2017
Job No.: 2046.005

Sheet Title:

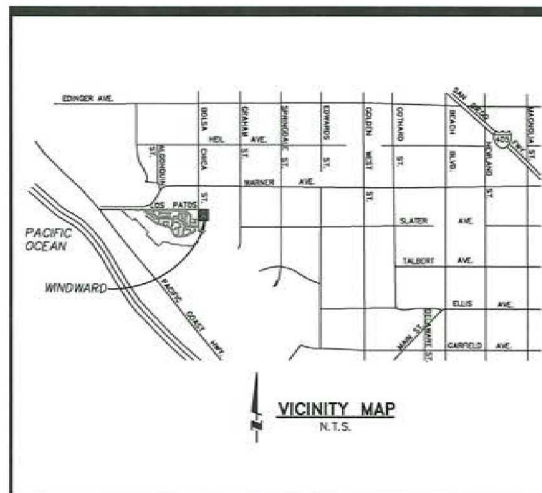
Cover Sheet

Sheet References:

CS-0

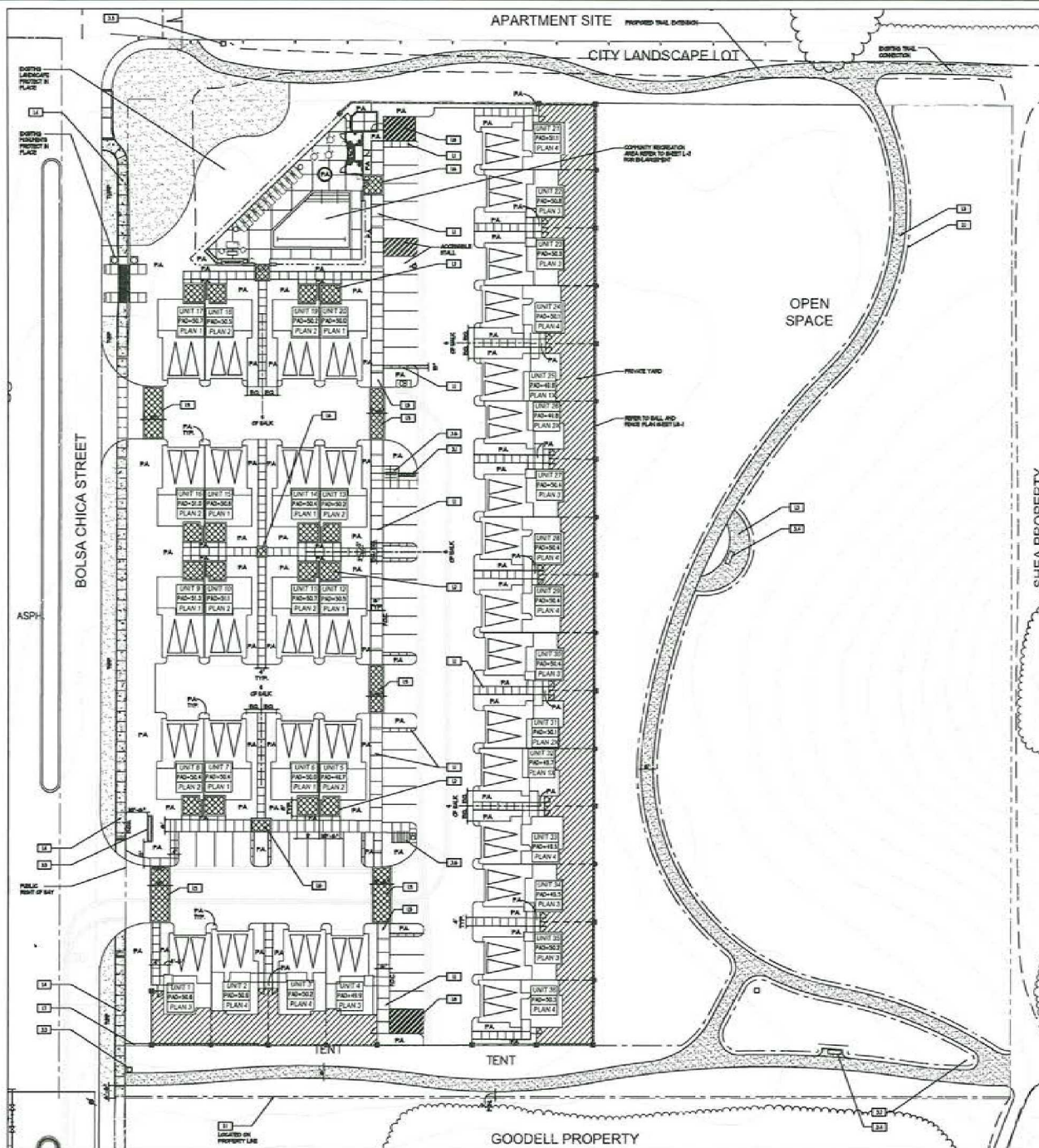
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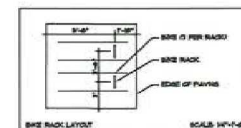


CONSULTANT	SHEET NUMBER	DESCRIPTION	SHEET REFERENCE
	1 OF 3	COVER SHEET	CS-0
LANDSCAPE PLAN	2 OF 3	SITE PLAN	L-1
	3 OF 3	RECREATION ENLARGEMENT	L-2
	4 OF 3	ELEVATION/PROFILES	L-3
	5 OF 3	IRRIGATION PLAN	L-4
WALL AND FENCE	6 OF 3	WALL AND FENCE LAYOUT PLAN	L-5
	7 OF 3	WALL AND FENCE DETAILS	L-5-1
LIGHTING	8 OF 3	LIGHTING PLAN	L-7
IRRIGATION	9 OF 3	IRRIGATION DETAILS	L-9-1
LANDSCAPE PLANTING	10 OF 3	TREE AND VINE LAYOUT PLAN	L-10
	11 OF 3	SHRUB LANDSCAPE PLAN	L-11
	12 OF 3	CITY LANDSCAPE LOST TREE AND SHRUB LAYOUT	L-12
	13 OF 3	IRRIGATION LAYOUT	L-13
	14 OF 3	IRRIGATION LAYOUT	L-14

AC	ASPHALTIC CONCRETE	BA	BATH	PL	PLUMBING	Y	YARD
AD	ADDITION	BB	BELLY	PM	PAVEMENT	YC	YARD OF GROUND
AL	ALARM	BL	BELIEF	PN	POST	YF	YARD OF FENCE
AM	AMPHIPHILIC	BS	BEST	PS	POSTS	YG	YARD OF GROUND
AN	ANALOG	BT	BIG	PP	PIPE	YH	YARD OF GROUND
AO	AUTOMATIC	BU	BUILDING	PR	PRINCIPAL	YI	YARD OF FILLATION
BL	BUILDING	BY	BY	PSG	PSYCHOLOGICAL	YK	YARD OF KITCHEN
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BA	BATH	CU	CAD				

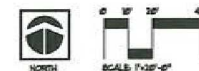
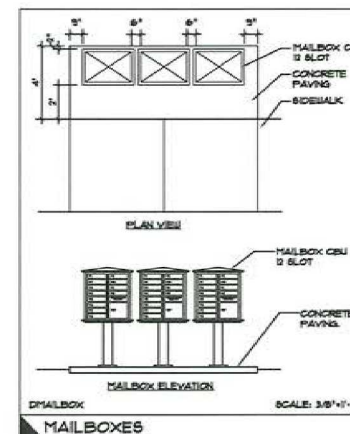


ITEM NO.	DESCRIPTION	SHEET
1.0 LANDSCAPE		
1	CONCRETE GRASS - NATURAL GRASS, SHED FROM	NA
2	PRIVATE PATH - NATURAL GRASS, CONCRETE, WALKED AND SCORED FROM	NA
3	DECOMPOSED GRAVEL LOOP TRAIL	NA
4	PUBLIC SIDEWALK AND LANDSCAPING PER CIVIL	PER CIVIL
5	LANDSCAPING PER CIVIL	PER CIVIL
6	SHED CONCRETE GRASS - NATURAL GRASS, SHED FROM	NA
7	CONCRETE SIDEWALK GRASS - NATURAL GRASS	NA
8	VEHICULAR TURN AROUND AREA - SHEDDED AREA BY OTHERS	PER CIVIL
9	VEHICULAR PARKING	NA
2.0 WALLS, FENCES AND PLANTERS		
10	TRAIL FENCE	SHEET L-1
3.0 SITE UTILITIES		
11	WALKWAYS	SHEET L-1
12	WALKWAYS	SHEET L-1
13	PUBLIC ACCESS TRAIL	SHEET L-1
14	SEWER	SHEET L-1
15	WATER	SHEET L-1
16	WATER	SHEET L-1
NOTES:		
REFER TO SHEET L-1 FOR ELEVATIONS		



BIKE RACK IMAGE

SYMBOL	DESCRIPTION
AL	ALIGN
CL	CENTER LINE
PA	PLANTING AREA
EQ	EQUAL
FB	FACE OF BUILDING
FG	FACE OF GROUND
TR	TYPICAL
TRP	TRIP - SEE PLANTING PLAN
SCALE	1" = 20'-0"



FORMA
 PLANNING DESIGN LANDSCAPE ARCHITECTURE
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Key Map:

Client:
 Signal Landmark
 27271 Las Ramblas
 Suite 100
 Mission Viejo, CA
Project:
 Windward
 Huntington
 Beach, CA
 Tract 18060

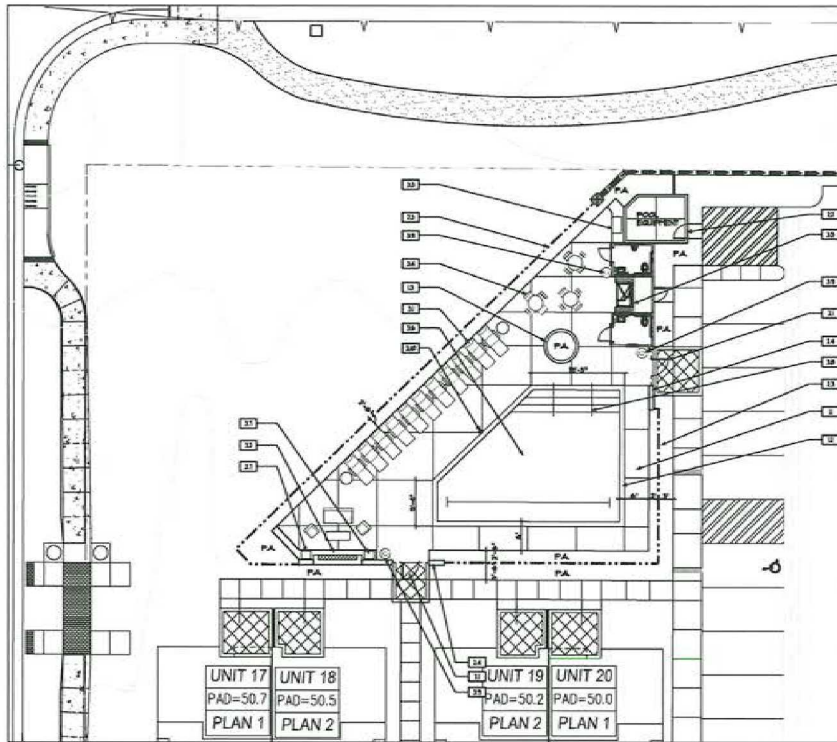
Revisions:

Sheet Info:
 Drawn By: YH, NG, BM
 Checked By: RM, CMH
 Date: January 4, 2017
 Job No.: 2016.002

Sheet Title:
 SITE PLAN

Sheet Reference:
 L-1
 Sheet 2 of 13

2048.005 - Windward Design Development Package - Woodbridge Pacific Group



CONSTRUCTION LEGEND		
ITEM NO.	DESCRIPTION	QTY/DET.
1.0 LANDSCAPE		
1	POOL DECK FINISH - NATURAL GRAY CONCRETE GRADED AND SLOPED PER	N/A
2	POOL CURBS - PRECAST CONCRETE WITH GLASS-GATE-RE-TIE	N/A
3	PLANTER WITH CURB SURROUND - NATURAL GRAY CONCRETE	L-3 FOR DETAIL
2.0 WALLS, FENCES AND PLANTERS		
31	GATED ENTRY	L-3 FOR ELEVATION
32	POOL EQUIPMENT ENCLOSURE WITH OVERHANG ACCESS GATE	L-3 FOR ELEVATION
33	POOL FENCE ENCLOSURE	L-3 FOR ELEVATION
34	GATE GULL	L-3 FOR ELEVATION
3.0 SITE AMENITIES		
35	GRASS LAMEN	N/A
36	PREPLACE WITH HEARTH AND SLATING AREA	L-3 FOR ELEVATION
37	BBQ STATION	L-3 FOR ELEVATION
38	POND TABLES (FURNITURE)	SEE PAGES TWO & EIGHT
39	RECREATION BUILDING WITH SHOWER	PER ARCHITECT
40	POOL WITH SHADE SUN LANE	N/A
41	POTTERY AT HEARTH	SEE PAGES TWO & EIGHT
42	WATERFALL	N/A
43	TRASH RECEPTACLE	SEE PAGES TWO & EIGHT
44	ADA LIFT	N/A

SEE PAGES TWO & EIGHT FOR ELEVATION ON SHEET L-3 FOR POND INFORMATION



POTTERY IMAGE



TRASH RECEPTACLE IMAGE



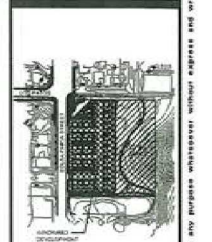
FURNITURE AT FIREPLACE



POOL FURNITURE STYLE



Key Map:



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Revisions:

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 Checked By: RM, CBM
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 Date: January 4, 2017
 Job No.: 2048.005

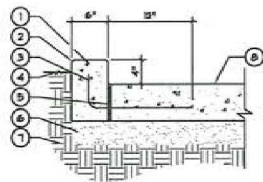
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Sheet Reference:

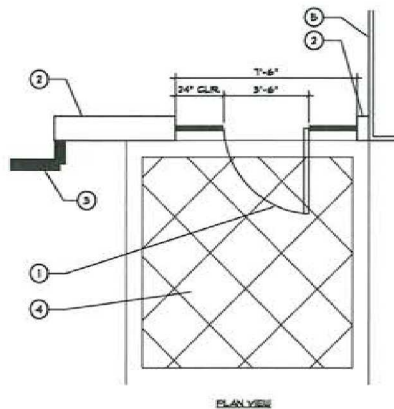
L-2

Sheet 3 of 13

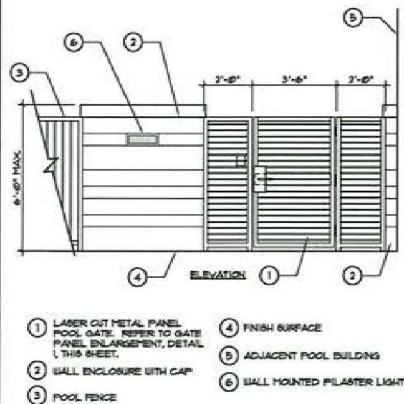


- 1 CONCRETE CURB
- 2 2" RADIUS EDGE CONTINUOUS, TYPICAL
- 3 REBAR
- 4 FINISH GRADE
- 5 EXPANSION JOINT
- 6 SUBBASE PER GEOTECHNICAL ENGINEER'S REPORT
- 7 COMPACTED SUBGRADE
- 8 FINISH SURFACE OF ADJACENT PAVING

H-HDR-CO-03 SCALE: 1/8"=1'-0" PLANTER WITH CURB SURROUND 4



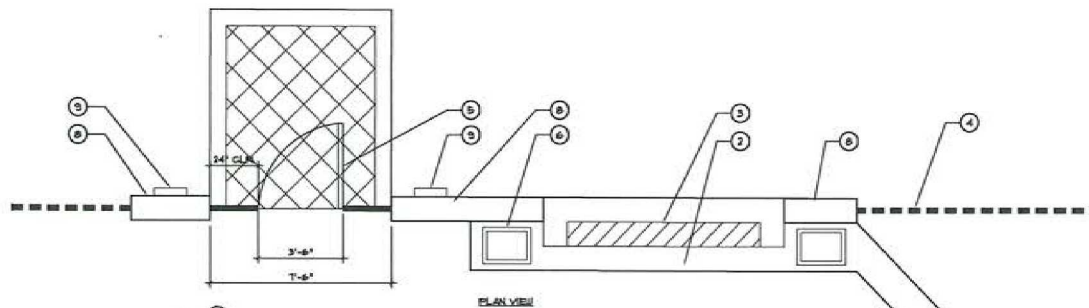
PLAN VIEW



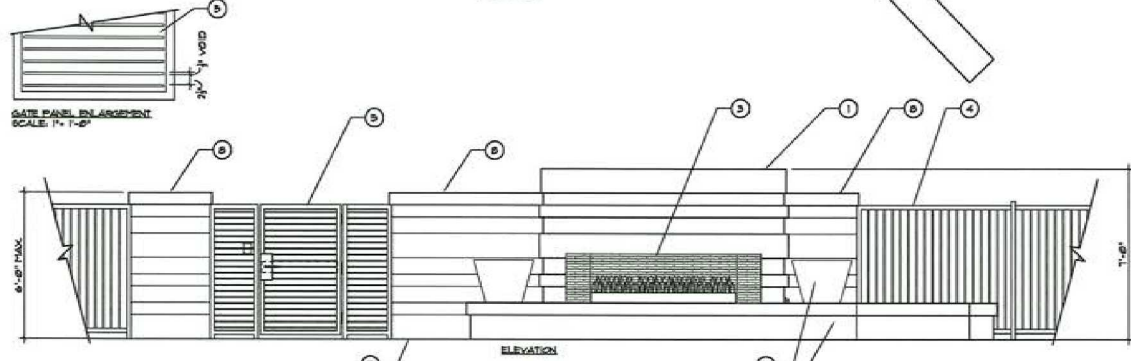
ELEVATION

- 1 LASER CUT METAL PANEL POOL GATE - REFER TO GATE PANEL ENLARGEMENT, DETAIL 1, THIS SHEET
- 2 WALL ENCLOSURE WITH CAP
- 3 POOL FENCE
- 4 FINISH SURFACE
- 5 ADJACENT POOL BUILDING
- 6 WALL MOUNTED PILASTER LIGHT

POOL GATE AT ARCHITECTURE SCALE: 1/2"=1'-0" 5



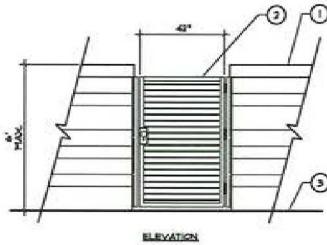
PLAN VIEW



ELEVATION

- 1 BLOCK CAP WITH NATURAL STONE/TILE VENEER
- 2 BLOCK WALL/HEARTH WITH NATURAL STONE/TILE VENEER
- 3 GAS FIREPLACE WITH SELF TIER
- 4 POOL FENCE
- 5 LASER CUT METAL PANEL POOL GATE
- 6 POTTERY
- 7 ADJACENT POOL DECK
- 8 WALL ENCLOSURE WITH CAP
- 9 WALL MOUNT PILASTER LIGHT

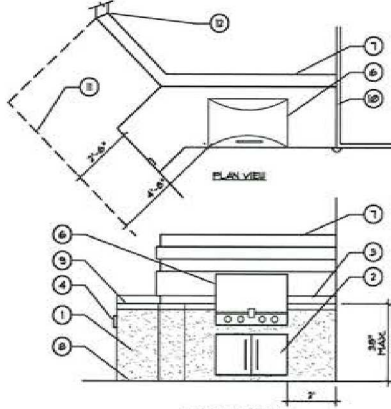
DIREPLACE SCALE: 1/2"=1'-0" POOL GATE AND FIREPLACE ELEVATION 1



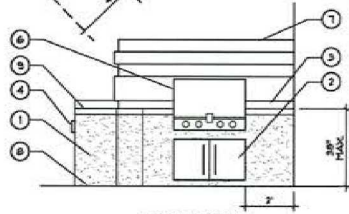
ELEVATION

- 1 POOL EQUIPMENT ENCLOSURE WALL
- 2 LASER CUT METAL PANEL GATE - LOCKED REFER TO GATE PANEL ENLARGEMENT, DETAIL 1, THIS SHEET
- 3 FINISH GRADE/ ADJACENT PAVING

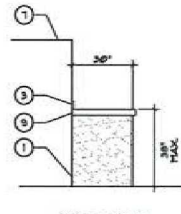
POOL EQUIPMENT ACCESS GATE SCALE: 1/2"=1'-0" 3



PLAN VIEW



FRONT ELEVATION

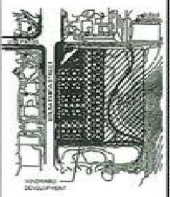


SIDE ELEVATION

- 1 NATURAL STONE/TILE CLAD BLOCK WALL
- 2 STAINLESS STEEL ACCESS DOORS
- 3 BACKSPLASH - NATURAL STONE/TILE CLAD
- 4 ELECTRICAL OUTLET - DEW
- 5 SAUCUT JOINT
- 6 BARBECUE UNIT
- 7 EQUIPMENT ENCLOSURE WALL REFER TO DETAIL 3
- 8 FINISH SURFACE
- 9 CAST-IN-PLACE WAVED CONCRETE OR NATURAL STONE/TILE CLAD COUNTER-EDGED EDGES
- 10 ADJACENT ARCHITECTURE
- 11 POOL FENCE
- 12 NATURAL STONE/TILE CLAD WALL AND CAP TO THIS POINT

BBQ STATION SCALE: 1/2"=1'-0" 2

Key Map:



Client:
Signal Landmark
 27271 Las Ramblas
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 Mission Viejo, CA
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Windward Huntington Beach, CA
 Tract 18060



Revisions:

Sheet Info:
 Drawn By: YN, NS, BM
 Checked By: RM, CSM
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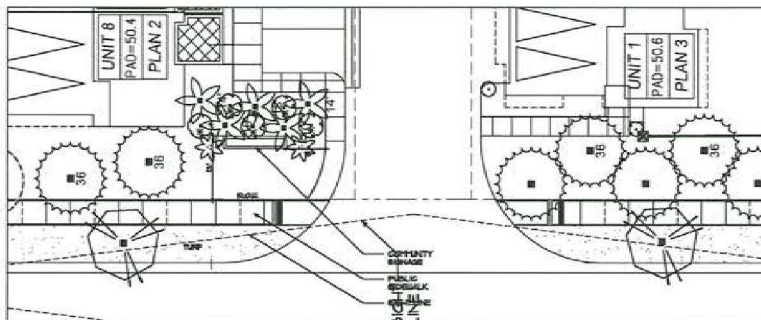
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ELEVATIONS/ DETAILS

Sheet Reference:
L-3

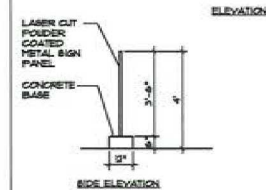
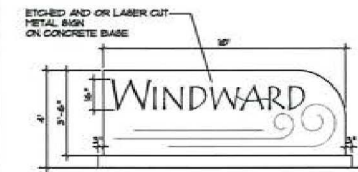
Sheet 4 of 13



PROJECT ENTRY ELEVATION
SCALE: 1" = 10'-0"



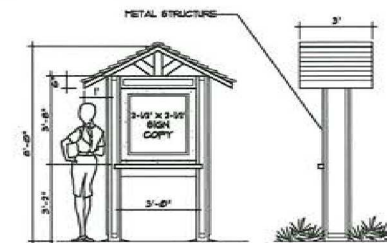
PROJECT ENTRY PLAN VIEW
SCALE: 1" = 10'-0"



PRIMARY-MON-SILL

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

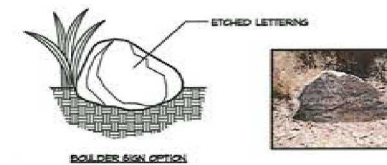
COMMUNITY SIGNAGE



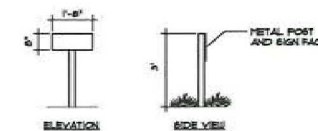
DECK

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

SINGLE-SIDED KIOSK SIGNAGE



BOULDER SIGN OPTION



ELEVATION

SIDE VIEW

FREESTANDING SIGN OPTION

BOULDER SIGN

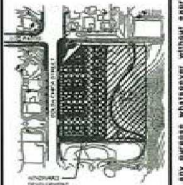
SCALE: 1/2" = 1'-0"

PUBLIC ACCESS TRAIL SIGNAGE

FORVA

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Key Map:



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Project:
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Checked By: RM, CM
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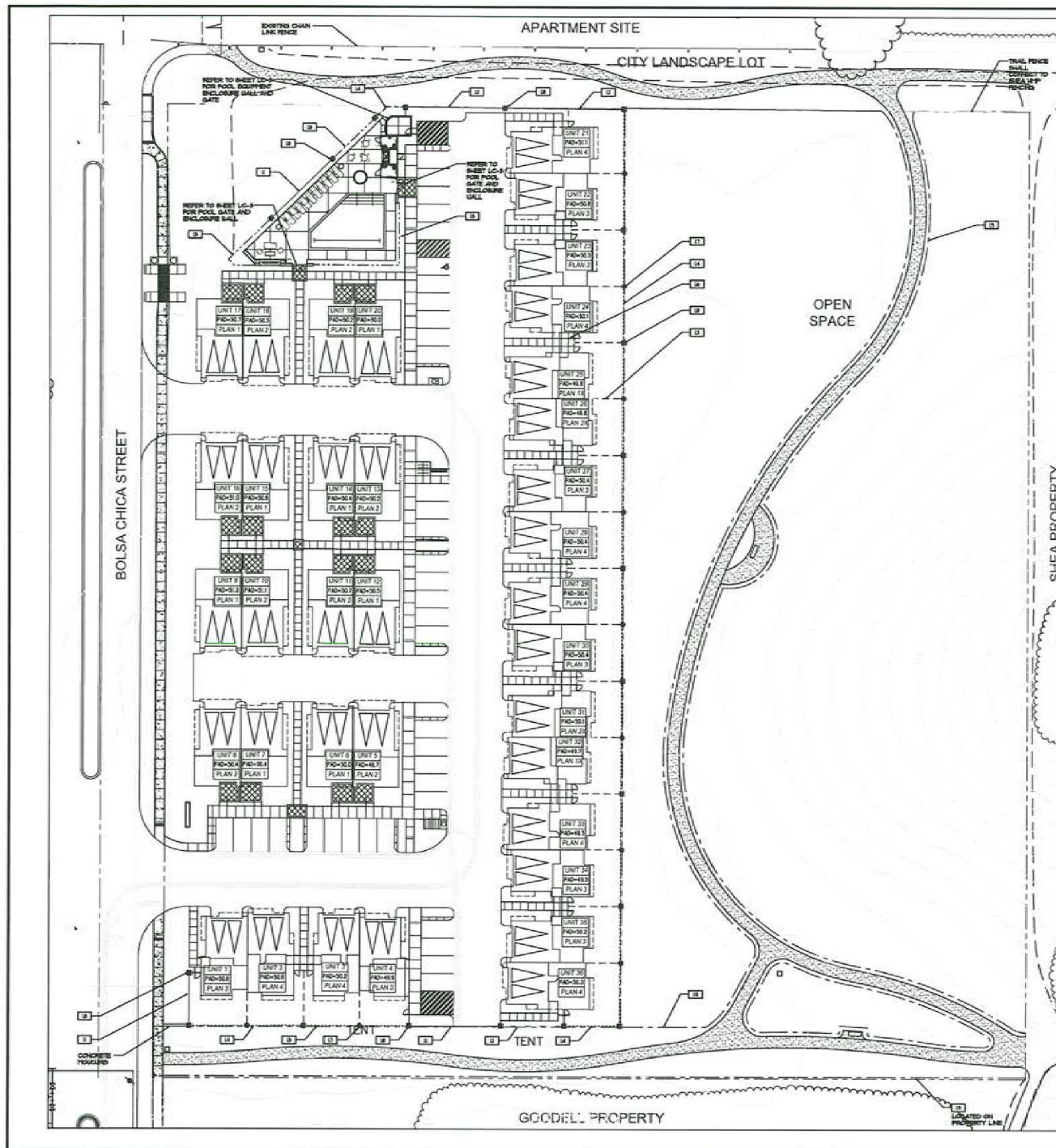
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SIGNAGE PLAN

Sheet Reference:

L-4

Sheet 5 of 13

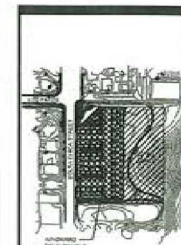


CALLOUT	DESCRIPTION	SYMBOL	REF. / DETAIL
1	PERIMETER COMMUNITY BLOCK WALL	---	LWD-11
2	PERIMETER COMMUNITY BLOCK WALL ON RETAINING	---	LWD-11
3	SIDE YARD RETURN AND PRIVACY FENCE	---	LWD-14
4	TUBULAR METAL VIEW FENCE ON RETAINING	---	LWD-19
5	TUBULAR METAL VIEW FENCE	---	LWD-19
6	SIDE YARD GATE	△	LWD-14
7	6" TUBULAR METAL POST ON RETAINING WALL	●	LWD-17
8	PERIMETER PILASTER	□	LWD-15
9	TRAIL FENCE	---	LWD-16
N/A	RETAINING WALL PER CIVIL ENGINEER	---	PER CIVIL

NOTES:
 1. REFER TO SHEET LWD-3 FOR ALL WALL AND FENCE DETAILS, ELEVATIONS AND IMAGES.
 2. REFER TO PLANS PREPARED BY PROJECT CIVIL ENGINEER FOR ALL RETAINING WALL LOCATIONS/CONDITIONS.

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Key Map:



Client:
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 27271 Las Ramblas
 Suite 100
 Mission Viejo, CA

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Windward Huntington Beach, CA
 Tract 18060



Revisions:

NO.	DESCRIPTION	DATE

Sheet Info:

Drawn By: YH, NS, BM
 Checked By: RM, CSM
 Scale: N/A
 Date: January 4, 2017
 Job No.: 2048.005

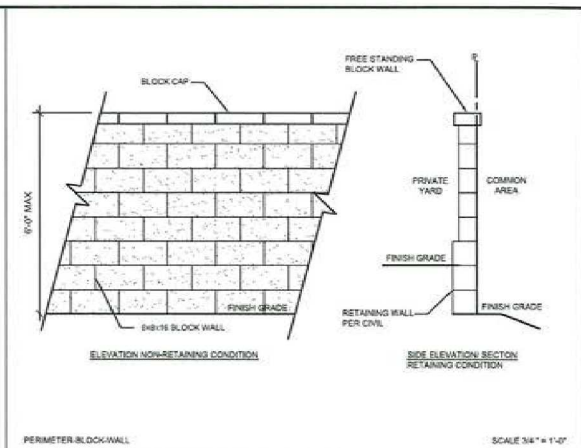
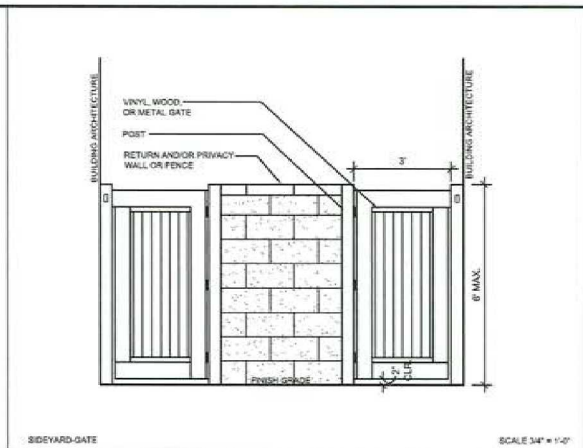
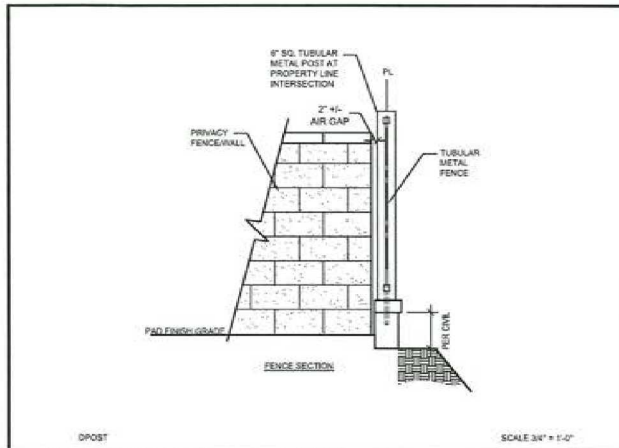
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WALL AND FENCE LAYOUT PLAN

Sheet Reference:

LW-1
 Sheet 6 of 13

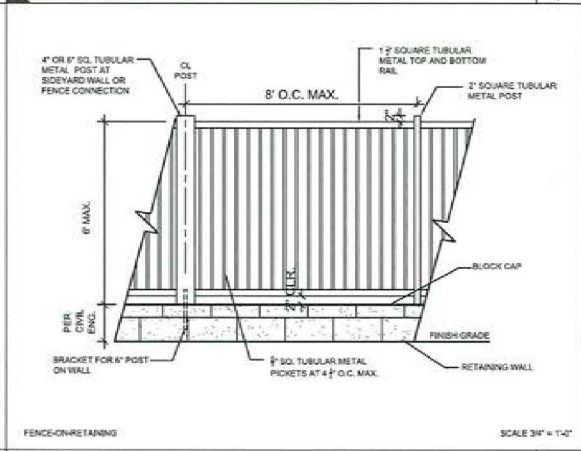
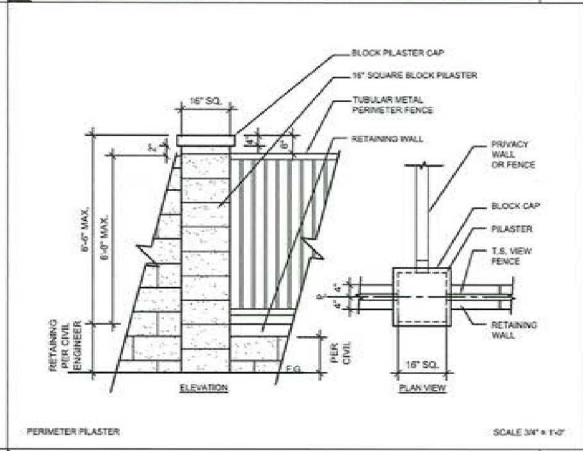
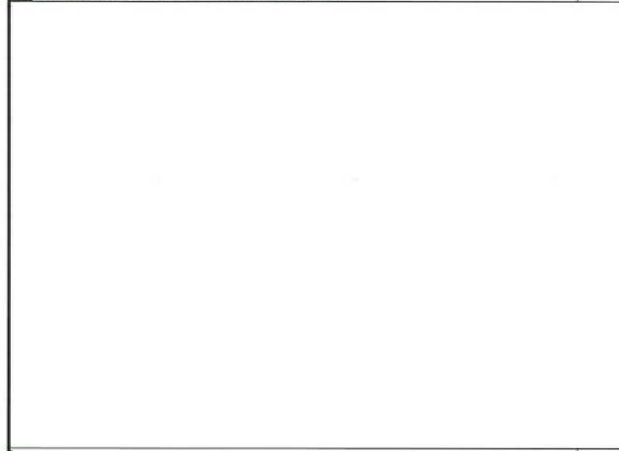




TUBULAR METAL POST ON RETAINING 1

SIDE YARD RETURN WALL AND GATE (TYPICAL CONDITION) 4

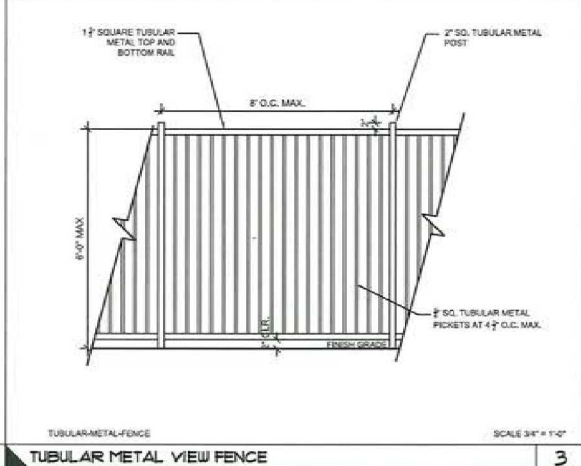
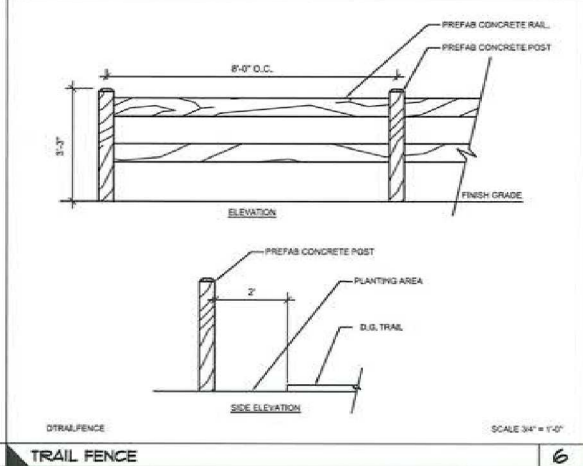
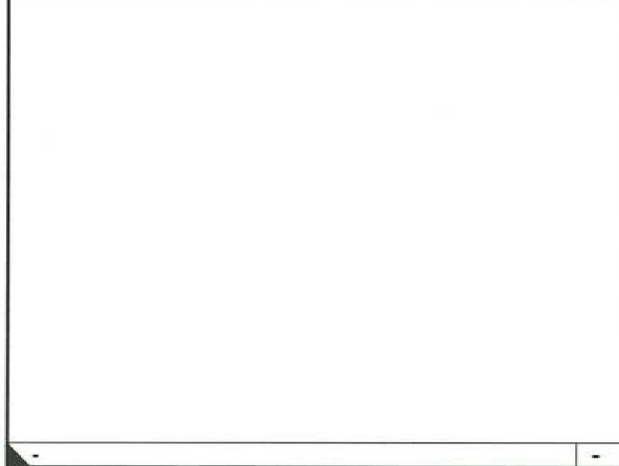
PERIMETER COMMUNITY BLOCK WALL 1



PERIMETER PILASTER 5

TUBULAR METAL VIEW FENCE ON RETAINING 2

TUBULAR METAL VIEW FENCE 3



TRAIL FENCE 6

TUBULAR METAL VIEW FENCE 6

TUBULAR METAL VIEW FENCE 3

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Key Map:

Client:
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 27271 Las Ramblas
 Suite 100
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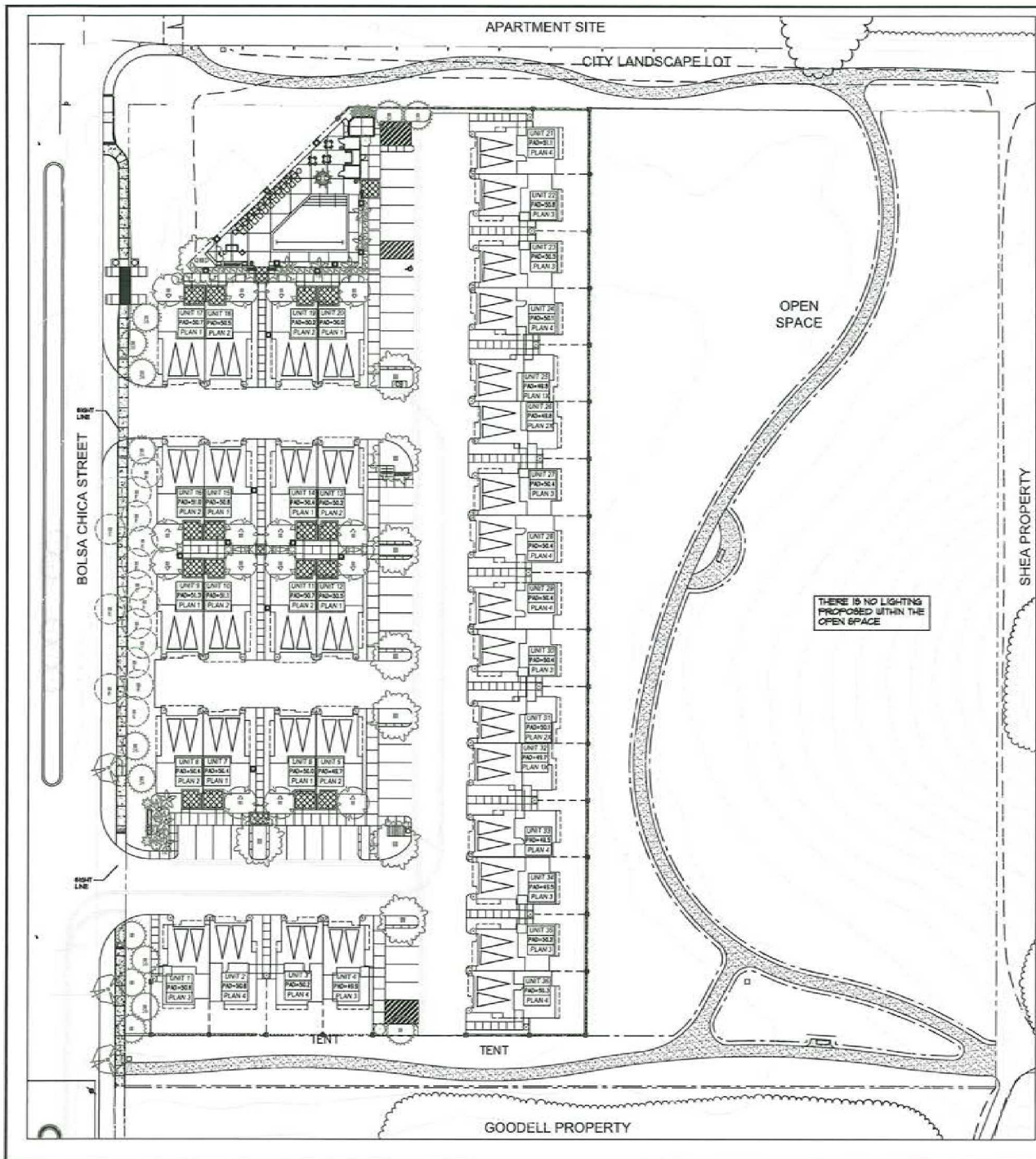
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 Checked By: RM, CSM
 Date: VARIES
 Date: January 4, 2017
 Job No: 2048.005

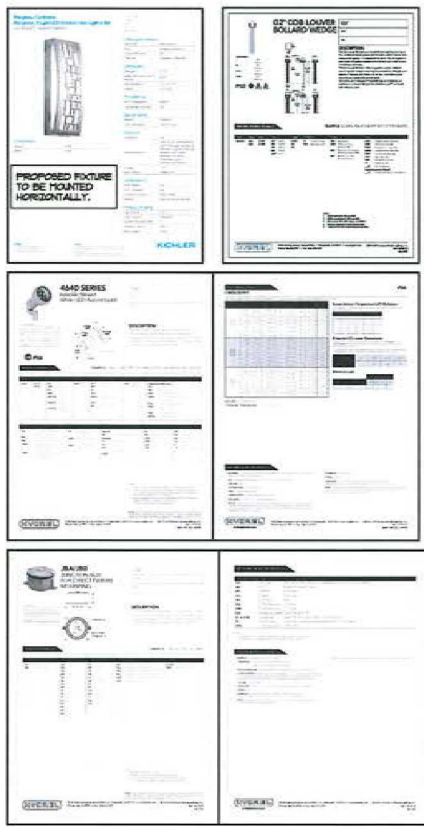
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 Wall and Fence
 Details

Sheet Reference:
 LWD-1
 Sheet 7 of 13



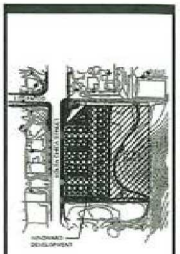
SITE LIGHTING LEGEND					
SYM.	DESCRIPTION	COMMENTS	TOTAL LAMP WATTS	LAMP QUANTITY	LAMP TYPE
☐	BOLLARD LIGHT MODEL: 67 COB LOUVER BOLLARD WEDGE COLOR: ALUMINUM WITH MATCHING LOUVER	REFER TO ELECTRICAL ENGINEER SHEETS FOR DETAILS AND SITE LOCATION			CONCRETE BASE
△	TREE UPLIGHT (LED) MODEL: HYDREL 44-40 SERIES FUTURE COLOR: ALUMINUM NARROW SPOT AND FLOOD	REFER TO ELECTRICAL ENGINEER SHEETS FOR DETAILS AND SITE LOCATION			CONCRETE BASE
▽	SKIMMER LIGHT (LED) MODEL: HYDREL 44-40 SERIES FUTURE COLOR: ALUMINUM WIDE FLOOD	REFER TO ELECTRICAL ENGINEER SHEETS FOR DETAILS AND SITE LOCATION			CONCRETE BASE
■	WALL MOUNT LIGHT (LED) MODEL: KOLLER - PANGEAUX COLLECTION 48539 BALED COLOR: BRUSHED ALUMINUM	REFER TO ELECTRICAL ENGINEER SHEETS FOR DETAILS AND SITE LOCATION			WALL MOUNT

LOCATION OF LIGHTING FIXTURES WITHIN THIS PLAN SHEET (LT-1) IS DIAGNOSTIC. ALL IN-GROUND LIGHTING SHALL BE INSTALLED IN A PLANTING AREA.



PLANNING, DESIGN, LANDSCAPE ARCHITECTURE
2300 P. Street, Suite 100, San Diego, CA 92101
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Key Map:



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27271 Las Ramblas
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Mission Viejo, CA
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Huntington
Beach, CA
Tract 18060



Revisions:

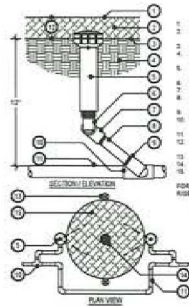
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Checked By: RRL, CDM
Scale: N/A
Date: January 4, 2017
Job No: 2048.005

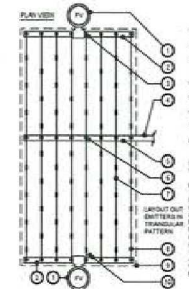
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LIGHTING
LAYOUT PLAN

Sheet Reference:
LT-1

Sheet 8 of 13

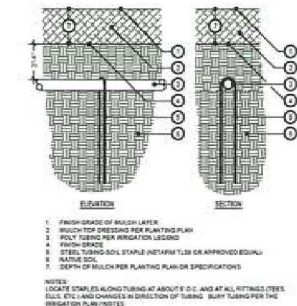


N TREE BUBBLER SPRINKLERS

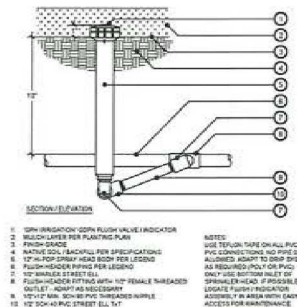


J DRIFT ZONE CONTROL VALVE ASSEMBLY

O DRIP LINE SYSTEM - TYPICAL LAYOUT

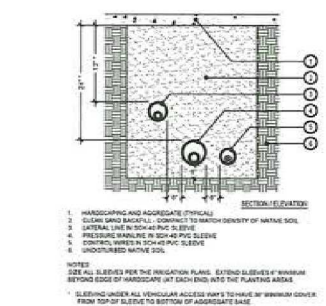


P DRIP LINE SYSTEM - TUBING

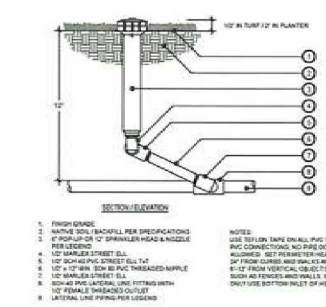


T DRIP LINE SYSTEM - FLUSH VALVE ASSEMBLY

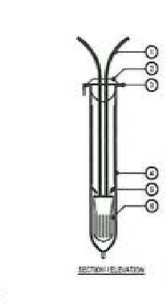
K TRENCHING



L SLEEVING

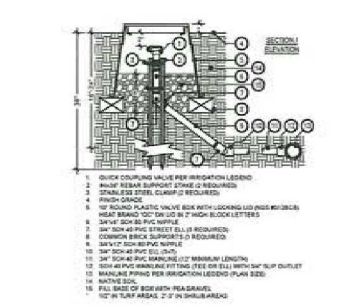


M POP-UP SPRINKLER HEAD

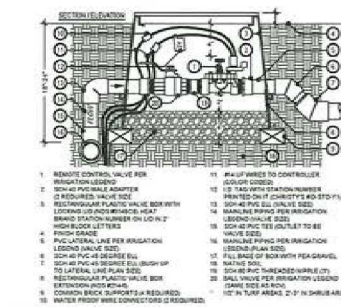


F WATERPROOF WIRE CONNECTOR

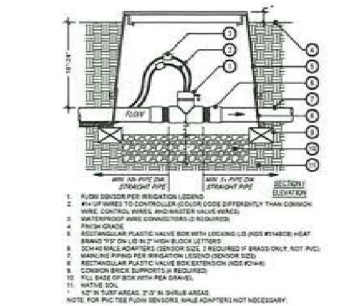
G BALL VALVE



H QUICK COUPLING VALVE

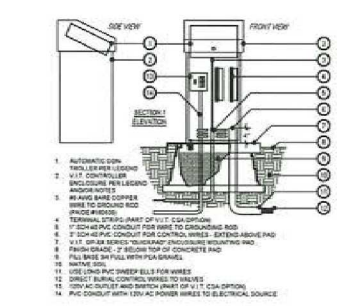


I ELECTRIC CONTROL VALVE

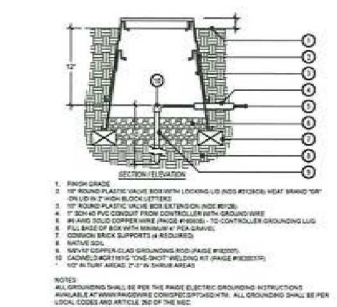


B FLOW SENSOR

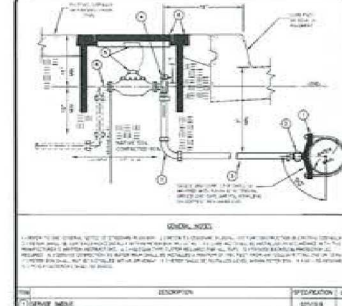
C AUTOMATIC FERTIGATION SYSTEM



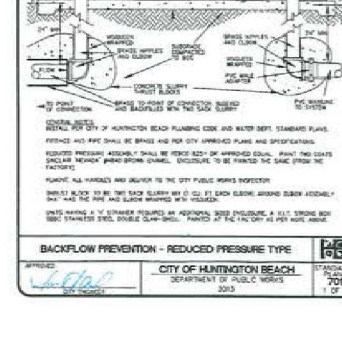
D CONTROLLER / ENCLOSURE - DIECAST-BASED



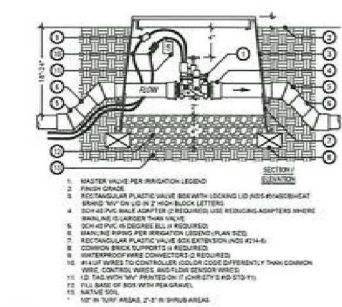
E CONTROLLER GROUNDING ROD



A MASTER CONTROL VALVE



A MASTER CONTROL VALVE



A MASTER CONTROL VALVE

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 PLANNING • DESIGN • LANDSCAPE ARCHITECTURE
 8200 Palmdale Blvd., Palmdale, CA 93550
 Tel: 818.775.6200 Fax: 818.775.6201
 www.formaarchitect.com

Key Map:

Client:
 Signal Ranch
 27271 Las Ramblas
 Suite 100
 Mission Viejo, CA

Project:
 Windward
 Huntington
 Beach, CA
 Tract 18060

Revisions:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/11
2	FOR CITY REVIEW	12/15/11
3	FOR CITY REVIEW	12/15/11
4	FOR CITY REVIEW	12/15/11
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 Checked By: RM, CSM
 Date: December 22, 2011
 Job No.: 2008.005

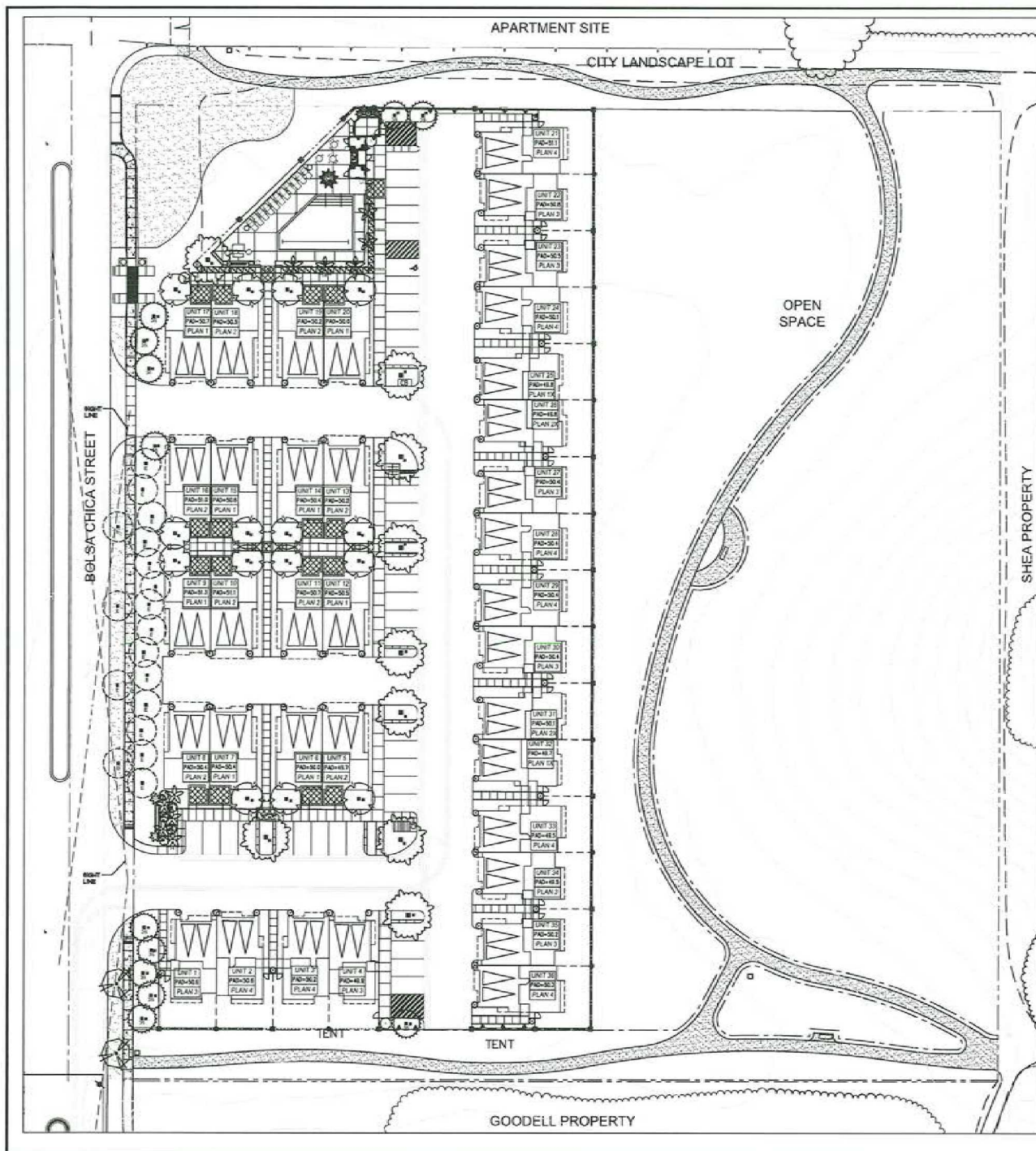
Sheet Title:

IRRIGATION DETAILS

Sheet References:

LID-1

of 13
 9



TREE LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.	MOULD
	<i>Archontophoenix cunninghamii</i> (Planted Plant)	King Palm	10' DIA 14' DIA 18' DIA	2 2 4	MODERATE
	<i>Chorizanthe californica</i>	Croton Tree	36" Box Std.	2	MODERATE
	<i>Eriobotrya deflexa</i>	Brown Loquat	36" Box N/A	5	MODERATE
	<i>Ficus nitida</i>	Indian Laurel Fig	24" Box Column Hedge Full to Ground	35	MODERATE
	<i>Higelia 'Sensu Sana' OR Higelia 'DD Standard' OR See Available in Tree of Installation</i>	Sensu Sana Higelia	36" Box Standard	5	MODERATE
	<i>Phoenix rostrata</i>	Seagull Date Palm	48" Box 14-15 Trunk (4-5 Trunk)	1	MODERATE
	<i>Phoenix rostrata</i>	Pagoda Date Palm	24" Box Triple Trunk	2	MODERATE
	<i>Pinus eldarica</i>	Algher Pine	36" Box	3	VERY LOW
	<i>Platanus texensis</i>	Platanus	5 Gallon Sprinklers	54	MODERATE
	<i>Podocarpus gracilis</i>	Fern Pine	5 Gallon Column Full to Ground	1	MODERATE
	<i>Rhus lancea</i>	African Sycamore	36" Box Standard	5	LOW
	<i>Sorbus domestica</i>	Great Bird of Paradise	24" Box	5	MODERATE
	<i>Topiaria californica</i>	Umbrella Tree	24" Box N/A	3	MODERATE
	Existing Trees			5	N/A

VINE LEGEND

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	QTY.	MOULD
	<i>Trochodendron aralioides</i>	Star Jasmine	5 Gall.	11	MODERATE

MOULDING NOTE:
MOULDING: See Use Classification of Landscape Species, is a University of California Cooperative Extension publication and is a guide to the value needs of the landscape plans.

SITE LANDSCAPE AREA:
Total Site Area - 105,500 SF (2.36 Acres)
Total Common Area Landscape - 2,700 SF (0.06 Acres)
Total Percentage of Site - 2%

TREE REPLACEMENT NOTE:

TREE REPLACEMENT:
EXISTING TREES REMOVED FROM FRONT YARD-AS
REMOVED TREES REPLACEMENT
REPLACEMENT - 22 TREES (REPLACEMENT
\$25.00 / TREE)

HOW ARE TREES REPLACED:
TREES REPLACEMENT FOR NEW HOME SITES
(10-15' DIA) - 36" TREES (ONE 36" BOX
TREE PER HOME SITE)

**TREE REPLACEMENT WITH
INTERIOR (10' DIA) REPLACEMENT
PLANTS (10' DIA) FULL
ADDITIONAL TREE
REPLACEMENT.**

TREE REPLACEMENT A TOTAL OF 100 36" BOX
TREES AND 10' DIA PALM TREES
THAT TREES AND PLANTS ARE PROPOSED TO
SATISFY BOTH TREE REQUIREMENTS.

ROOT BARRIER NOTE:

ALL TREES LOCATED WITHIN 5' OF HARDSCAPE
ELEMENTS REQUIRE A ROOT BARRIER PER THE
CITY'S STANDARD.

TREE LOCATION GUIDELINES:

- TREE AND LARGE SHRUBS SHOULD BE PLACED
AS FOLLOWS:
- A MINIMUM OF 5 FEET FROM WATER PETERS AND
STREET SIGNS
- A MINIMUM OF 5 FEET FROM GAS METER AND
RUBBER LATERALS
- A MINIMUM OF 5 FEET BETWEEN CENTER OF
TREES AND LARGE SHRUBS TO UTILITY POLES
AND STREET LIGHTS
- A MINIMUM OF 5 FEET BETWEEN CENTER OF
TREES OR LARGE SHRUBS AND FIRE HYDRANTS
AND FIRE DEPARTMENT SPRINKLER AND
STANDING CONNECTIONS
- A MINIMUM OF 5 FEET FROM CENTER OF TREE
AND HARDSCAPE

PLANTING LAYOUT NOTE:

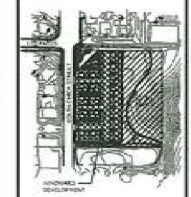
REFER TO SHEET LVP-1 AND LVP-2 FOR SHED
AND GRASSCOVER LAYOUT

PLANT QUANTITY NOTE:

PLANT QUANTITIES/AMOUNTS ARE FOR
CONVENIENCE PURPOSES ONLY. IT IS THE
CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL
PLANT QUANTITIES/AMOUNTS PRIOR TO FINAL BID
AND INSTALLATION.



Key Map:



Client:
Signal Landmark
27271 Las Ramblas
Suite 100
Mission Viejo, CA

Project:
Windward
Huntington
Beach, CA
Tract 18060



Revisions:

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	1/4/2017
2	ISSUED FOR PERMIT	1/4/2017
3	ISSUED FOR PERMIT	1/4/2017
4	ISSUED FOR PERMIT	1/4/2017
5	ISSUED FOR PERMIT	1/4/2017
6	ISSUED FOR PERMIT	1/4/2017
7	ISSUED FOR PERMIT	1/4/2017
8	ISSUED FOR PERMIT	1/4/2017
9	ISSUED FOR PERMIT	1/4/2017
10	ISSUED FOR PERMIT	1/4/2017

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Checked By: RM, CSM
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Date: January 4, 2017
Job No.: 2048.005

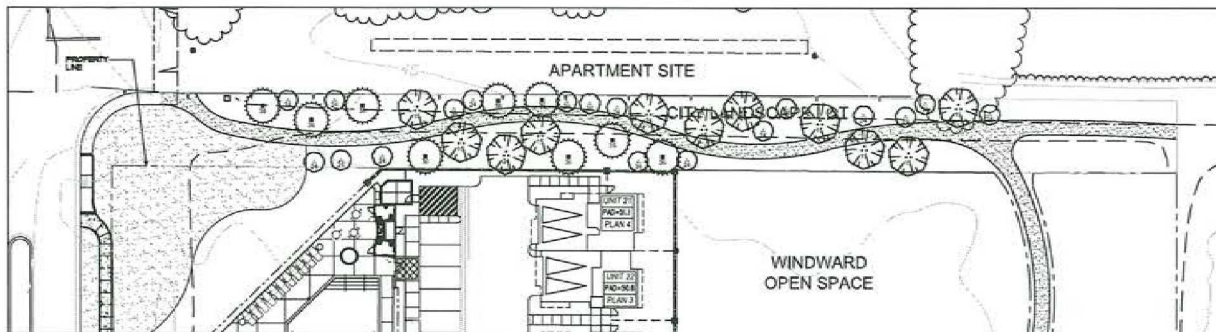
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TREE AND VINE
LAYOUT PLAN

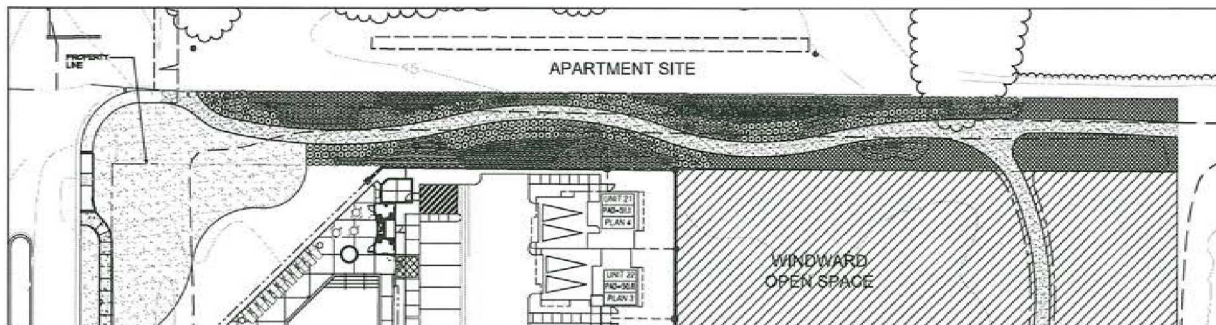
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LP-1

Sheet 10 of 13



CITY LANDSCAPE LOT TREE LAYOUT



CITY LANDSCAPE LOT SHRUB LAYOUT

TREE LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	USDA
○	Melaleuca neophila	Pink Melaleuca	14" Box 10/11	4	Low
○	Pinus edulis	Algarine Pine	36" Box 10/11	9	Very Low
○	Platanus racemosa	California Sycamore	5 Gallon 24" Box	8	Moderate

USDA NOTE:
USDA's User's Classification of Landscape Species is a University of California Cooperative Extension publication and is a guide to the user needs of the landscape plans.

GROUND COVER LEGEND

SYMBOL	NAME	TYPE	QTY	COMMENTS
○	Sodded Turf	Platation 1 "Universal" or equal	Available thru Scottland Sod Farm (805) 488-1005	
□	Mulch	Landscape's Mulch Available thru Recycled Wood Products (811) 478-1751		All planting area, except turf, shall require 2" minimum layer of prepared mulch

SHRUB LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	USDA
○	Dielsia revoluta 'Little Rev'	Little Rev Plant-ily	1 gal.	375	Low
○	Lantana velutina	Purple Trailing Lantana	1 gal.	36/1	Low
○	Muhlenbergia capillaris 'Ragel' Pink	Ragel Pink	1 gal.	36/1	Moderate
○	Philadelphus lobata 'Sheela's Duet'	Sheela's Duet Philadelphus	1 gal.	0	Moderate
○	Geophila fulgens	Coast Rosemary	1 gal.	37	Low
○	Nyctaginia congesta	Shiny Nyctaginia	1 gal.	44	Low

OPEN SPACE HYDROSEED MIX (LIST PREPARED BY L&L) 2431 SF/10.06 Acres

BOTANICAL NAME	COMMON NAME	LB/ACRE
Andropogon scoparius	Sand-bur	5.00
Baccharis pilularis	Coyote Bush	0.50
Bromus carinatus	California Brome	7.00
Carolinacarpus chrysanthoides	Beach Evening Primrose	0.25
Dichroanthus capitatus	Blue Dicks	1.00
Dioscorea spicata	Salt Grass	1.00
Eriogonum fasciculatum	California Escall	0.75
Eriogonum fasciculatum	Long Stemmed Golden Yarrow	0.25
Eriogonum fasciculatum	California Poppy	0.50
Festuca microstachya	Pacific Fescue	0.50
Helianthus divaricatus	Jack Helianthus	0.75
Ipomoea hederifolia	Common Goldfinch	7.50
Leavenworthia californica	Common Goldfinch	0.25
Lupinus bicolor	Minutiae Lupine	7.00
Phacelia pargy	Pargy Phacelia	0.25
Plantago erecta	California Plantain	3.00
Pseudoglycyrrhiza californica	California Evening Primrose	0.25
Syntherisma bellum	California Blue-eyed Grass	1.50
Sisymbrium officinalis	Field Mustard	0.50
Sisymbrium officinalis	Purple Hoofbeats	0.50
Verbena stricta	Beacon Verbena	0.50

TREE LOCATION GUIDELINES

- TREE AND LARGE SHRUBS SHOULD BE PLACED AS FOLLOWS:
- A POINT OF 5 FEET FROM WATER METERS AND STREET SIGNS
- A POINT OF 5 FEET FROM GAS METER AND STREET LIGHTS
- A POINT OF 5 FEET BETWEEN CENTER OF TREES AND LARGE SHRUBS TO UTILITY POLES AND STREET LIGHTS
- A POINT OF 5 FEET BETWEEN CENTER OF TREES AND LARGE SHRUBS TO UTILITY POLES AND STREET LIGHTS
- A POINT OF 5 FEET FROM CENTER OF TREE AND HANDSCAPE

ROOT BARRIER NOTE:

ALL TREES LOCATED WITHIN 5' OF HANDSCAPE ELEMENTS REQUIRE A ROOT BARRIER PER THE CITY'S STANDARD.

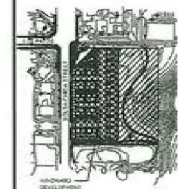
PLANT QUANTITY NOTE:

PLANT QUANTITIES/QUANTITIES ARE FOR CONVENIENCE PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CORRECT ALL PLANT QUANTITIES/QUANTITIES PRIOR TO FINAL BID AND INSTALLATION.



PLANNING DESIGN LANDSCAPE ARCHITECTURE
3030 Palmdale Street Palmdale, CA 93550
Ph: (760) 970-4222 Fax: (760) 970-4222
Web: www.formaonline.com

Key Map:



Client:
Signal Landmark
27271 Las Ramblas
Suite 100
Mission Viejo, CA

Project:
Windward
Huntington
Beach, CA
Tract 18060



Revisions:

NO.	DESCRIPTION	DATE
1	Initial Design	1/1/2017
2	Final Design	1/1/2017
3	Final Design	1/1/2017
4	Final Design	1/1/2017
5	Final Design	1/1/2017
6	Final Design	1/1/2017
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9	Final Design	1/1/2017
10	Final Design	1/1/2017

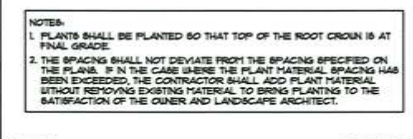
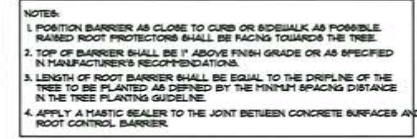
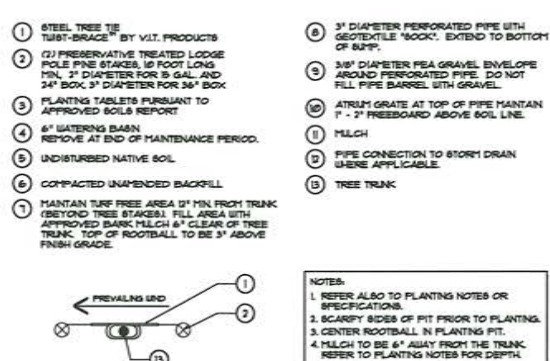
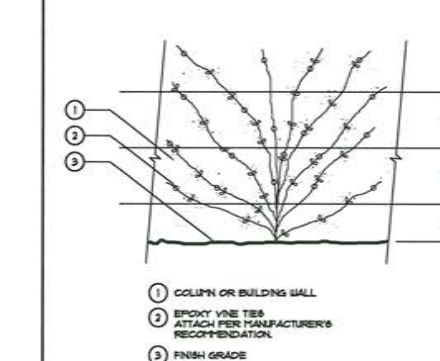
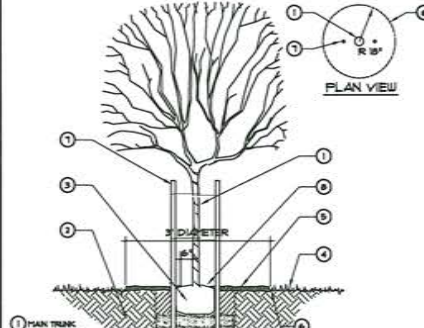
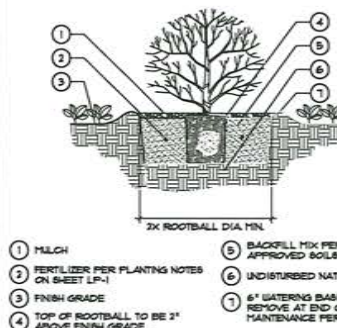
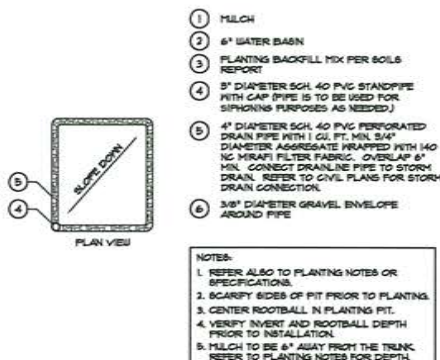
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Checked By: RM, CSM
Scale: 1" = 32'-0"
Date: January 4, 2017
Job No.: 2048.005

Sheet Title:
CITY OPEN
SPACE LOT

Sheet Reference:

LP-3

Sheet 12 of 13

[illegible][illegible]

SEE AREA 12' MIN FROM TRUNK TAKEN. FILL AREA WITH MULCH 1' CLEAR OF TREE ROOTBALL. TO BE 3" ABOVE

SEE TRUNK

1. 3" DIAMETER PERFORATED PIPE WITH GEOTEXTILE "SOCK". EXTEND TO BOTTOM OF RUFF.

2. 18" DIAMETER PEEL GRAVEL ENVELOPE AROUND PERFORATED PIPE. DO NOT FILL PIPE BARREL WITH GRAVEL.

3. ATRIUM GRATE AT TOP OF PIPE MAINTAIN 7 - 8" FREEBOARD ABOVE SOIL LINE.

4. MULCH

5. PIPE CONNECTION TO STORY DRAIN WHERE APPLICABLE.

6. TREE TRUNK

▲ TREE PLANTING