

**BEVERLY BLVD. /
605 FREEWAY**

BEVERLY BLVD & 605 FREEWAY
PICO RIVERA, CA 90660



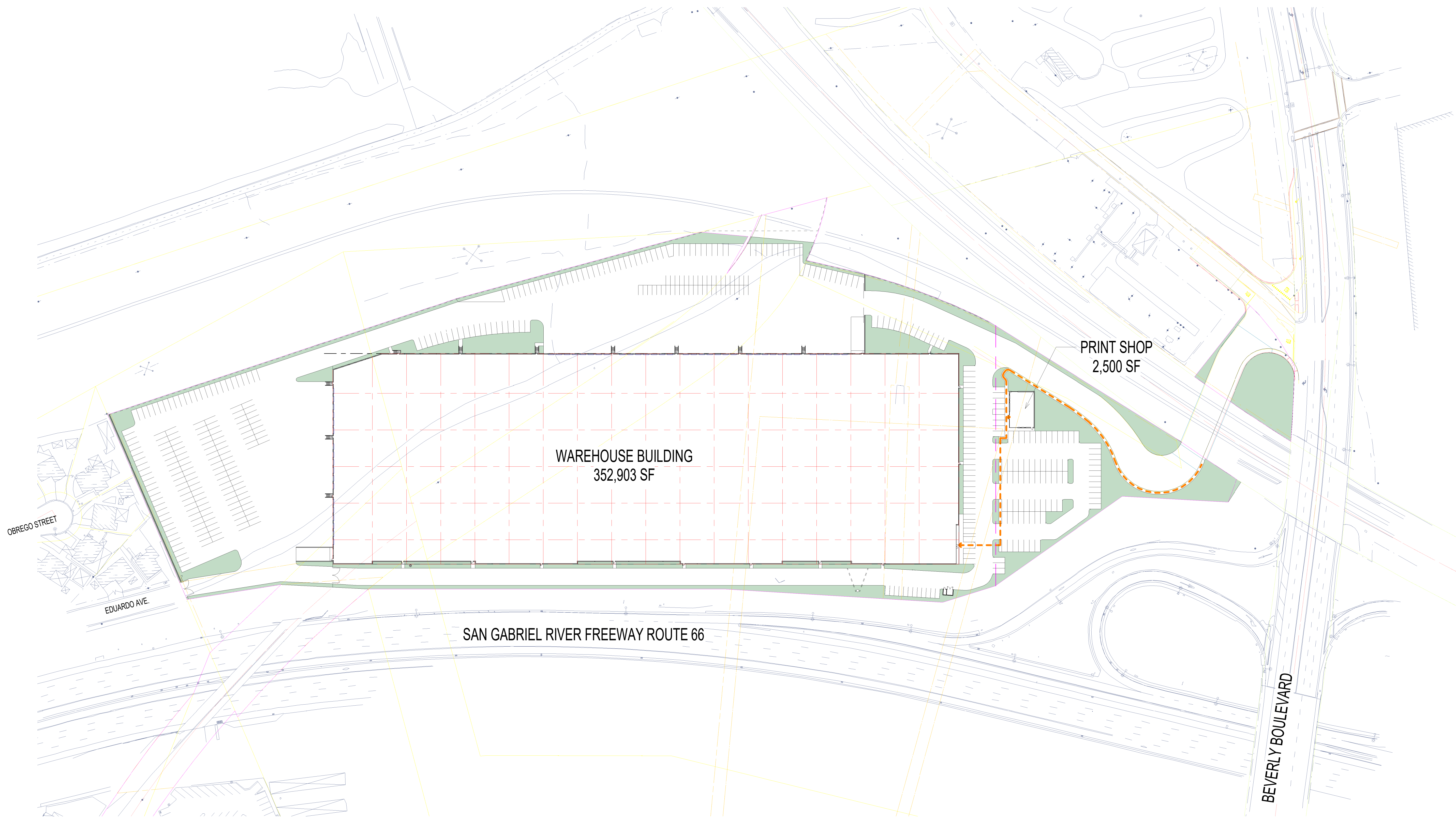
811 N. CATALINA AVENUE,
SUITE 1306 REDONDO BEACH
CA 92677

OWNER / DEVELOPER:
InSite PROPERTY GROUP
BRIAN SORENSEN -
866-521-8292

MARK	DATE	DESCRIPTION
PS1	11/13/2020	PLANNING SUBMITTAL REV
PS1	12/30/2020	PLANNING SUBMITTAL REV
PS	06/26/2020	PLANNING SUBMITTAL

RG A PROJECT NO:	20088-00
OWNER PROJECT NO:	-
DRAWN BY:	GP
CHECKD BY:	CS
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SHEET TITLE:
OVERALL SITE PLAN



1 OVERALL SITE PLAN
1" = 80'-0"

FIRE NOTES

- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3.
- SHOULD SECURITY GATES BE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 28 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO CONFORM WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6.
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
- FIRE APPARATUS ACCESS ROADS SHALL BE IDENTIFIED WITH APPROVED SIGNS. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2" BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C203, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8.
- A RECEIPT FROM THE WATER PURVEYOR THAT SHOWS THAT ALL FUNDS HAVE BEEN PAID FOR THE INSTALLATION AND/OR UPGRADE OF THE REQUIRED PUBLIC FIRE HYDRANTS IS REQUIRED. ALSO, A LETTER FROM THE WATER PURVEYOR OR INSTALLING CONTRACTOR THAT INDICATES THE APPROXIMATE DATE THE WORK WILL BE STARTED AND COMPLETED FOR THE FIRE HYDRANTS IS REQUIRED.
- ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4.
- PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2. COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 7.
- PROJECT SHALL COMPLY WITH REGULATION 27.

GENERAL NOTES

- ANY GROUND MOUNTED EQUIPMENT VISIBLE FROM STREET OR ADJACENT PROPERTY IS REQUIRED TO BE SCREENED WITH A SOLID STRUCTURE / ADDITIONAL LANDSCAPE AS ACCEPTABLE TO THE CITY AGENCY OR UTILITY COMPANY.
- ALL ROOF MOUNTED EQUIPMENT NEEDS TO BE SCREENED BY A PARAPET WALL.
- THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
- THERE ARE NO PROTECTED PLANTS ON SITE.
- ALL ROOF DRAINS AT STREET FRONTAGES SHALL BE IN THE INTERIOR OF THE BUILDING ENVELOPE.
- ALL LANDSCAPE SHALL BE BOUND BY A 6" HIGH CONCRETE CURB.
- A LIGHT PLAN SHALL BE SUBMITTED SHOWING CONFORMANCE WITH MINIMUM FOOTCANDLE LEVELS STANDARDS.
- FIXTURES SHALL BE SHIELDED HIGH PRESSURE SODIUM.

PROJECT DATA

NET SITE AREA:	19 AC (827,640 SF)	
BUILDING AREA:		
WAREHOUSE FOOTPRINT	347,903 SF	
WAREHOUSE MEZZANINE	5,000 SF	
WAREHOUSE OFFICE	5,000 SF	
WAREHOUSE TOTAL:	357,903 SF	
PRINT SHOP TOTAL:	2,500 SF	
TOTAL BUILDING AREA:	360,403 SF	
NET LOT COVERAGE:	43%	
F.A.R.:	0.44	
PARKING REQUIRED:		
WAREHOUSE OFFICE (6,000 SF)	1/200	25 STALLS
MEZZANINE (5,000 SF)	1/200	25 STALLS
WAREHOUSE (342,903 SF)	1/1000	343 STALLS
WAREHOUSE PARKING TOTAL:		393 STALLS
PRINT SHOP (2,500 SF)	1/250	10 STALLS
TOTAL REQUIRED:		403 STALLS
PARKING PROVIDED:		
WAREHOUSE ACCESSIBLE STALLS		8 STALLS
WAREHOUSE STANDARD STALLS		385 STALLS
WAREHOUSE TOTAL:		393 STALLS
PRINT SHOP		29 STALLS
TOTAL PROVIDED:		422 STALLS
BIYCLE PARKING PROVIDED (6% OF REQUIRED PARKING)		22 SPACES
ACCESSIBLE PARKING REQUIRED:		
WAREHOUSE (401-500 STALLS)		9 SPACES
PRINT SHOP (26-50 STALLS)		2 SPACES
TOTAL REQUIRED:		11 SPACES
DESIGNATED PARKING FOR CLEAN AIR VEHICLES:		
WAREHOUSE (201 & OVER 8%)		33 SPACES
PRINT SHOP (26-50 STALLS)		3 SPACES
TOTAL REQUIRED:		36 SPACES

WAREHOUSE/RETAIL LANDSCAPE PROVIDED:

WAREHOUSE/RETAIL LANDSCAPE PROVIDED:	74,805 SF
BRIDGE AREA LANDSCAPE PROVIDED:	10,905 SF
TOTAL:	85,710 SF (10%)

ZONING INFORMATION

WAREHOUSE:		WAREHOUSE / OFFICE:	
BUILDING HEIGHT:	60'	BUILDING HEIGHT:	27'
BUILDING INT. CLR HEIGHT:	50'	BUILDING INT. CLR HEIGHT:	20'
STORIES:	1 STORY	STORIES:	1 STORY
CONSTRUCTION TYPE:	II-B	CONSTRUCTION TYPE:	V-B
OCCUPANCY:	S-1 / F-1 / B	OCCUPANCY:	B
ZONE:	IPD - INDUSTRIAL PLANNED DEVELOPMENT	ZONE:	IPD - INDUSTRIAL PLANNED DEVELOPMENT
DOCK DOORS:	52		
GRADE DOORS:	2		
PRINT SHOP:		PRINT SHOP:	
BUILDING HEIGHT:	27'	BUILDING HEIGHT:	27'
BUILDING INT. CLR HEIGHT:	20'	BUILDING INT. CLR HEIGHT:	20'
STORIES:	1 STORY	STORIES:	1 STORY
CONSTRUCTION TYPE:	V-B	CONSTRUCTION TYPE:	V-B
OCCUPANCY:	B	OCCUPANCY:	B
ZONE:	IPD - INDUSTRIAL PLANNED DEVELOPMENT	ZONE:	IPD - INDUSTRIAL PLANNED DEVELOPMENT

ASSESSOR'S PARCEL NUMBERS

8129-001-006; 8219-001-007; 8130-024-001; 8130-024-002; 8130-024-006; 8130-024-007; 8130-024-008; 8130-024-009; 8130-024-010; 8130-024-011

LEGAL DESCRIPTION

TBD

DEVELOPER / OWNER

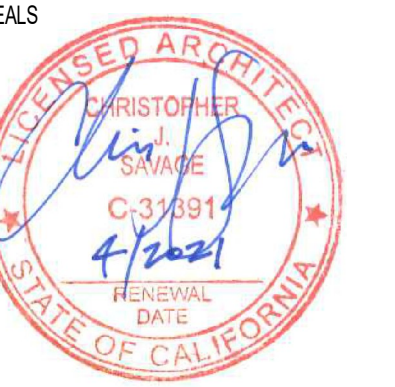
IN SITE PROPERTY GROUP
811 N. CATALINA AVENUE, SUITE 1306
REDONDO BEACH, CA 92077
CONTACT: BRIAN SORENSEN
PH: 866-521-8292

PREPARED BY

RG A - OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
CONTACT: CHRIS SAVAGE
PH: 949-341-0920

VICINITY MAP





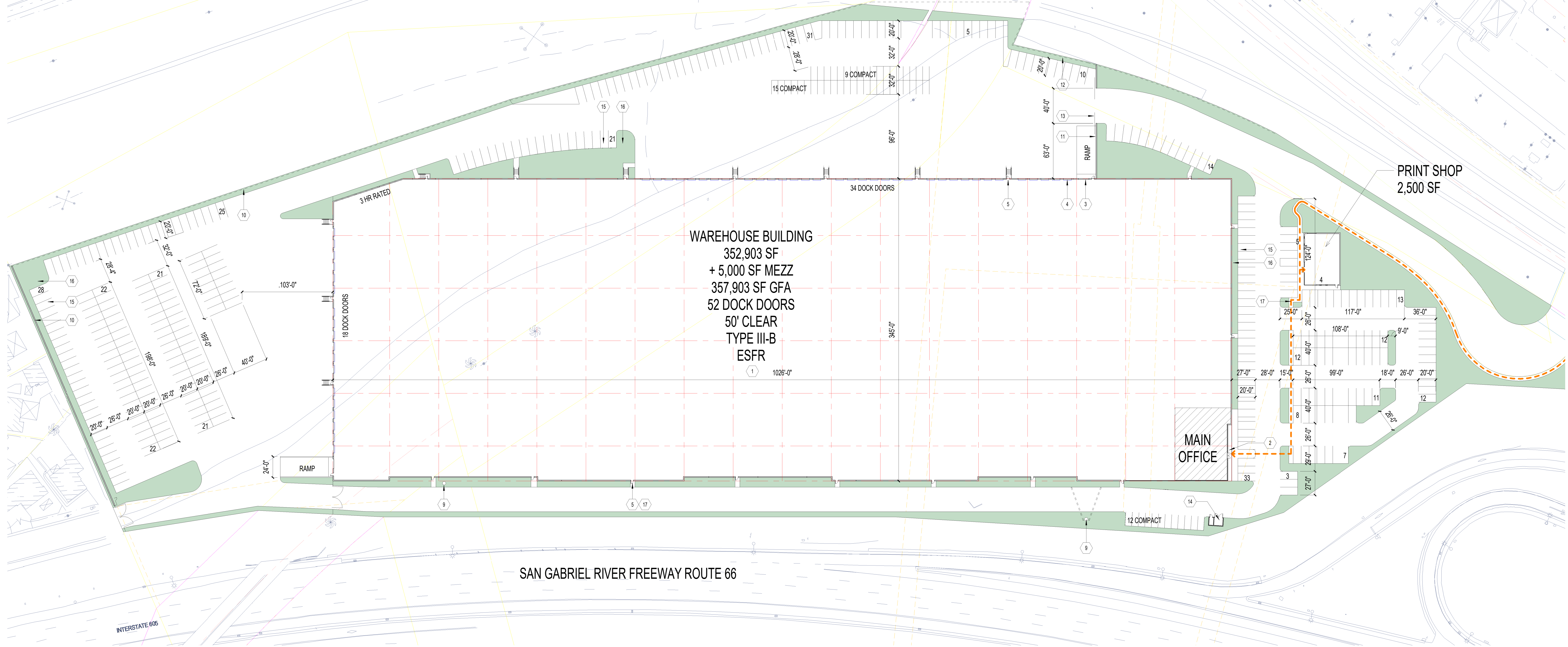
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1 WAREHOUSE SITE PLAN
1" = 50'-0"

KEYNOTES (000)

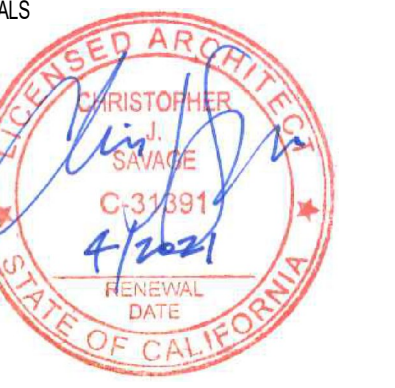
- NEW TYPE II-B CONCRETE TILT-UP WAREHOUSE / OFFICE FACILITY.
- PRIMARY BUILDING ENTRANCE.
- PAINTED 9' X 10' DOCK HIGH METAL TRUCK DOORS.
- PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
- PAINTED 3' X 7' METAL ACCESS MAIN DOORS.
- STRUCTURAL BUILDING COLUMN.
- STOREFRONT GLAZING SET IN CLEAR ANODIZED ALUMINUM 2' X 4' MIN. OFF-SET GLAZING SYSTEM.
- CONCRETE TILT-UP SCREEN WALL. PAINT TO MATCH BUILDING.
- PYLON SIGN - MIN CLR HEIGHT 15'-0"
- ACCESSIBLE PATH OF TRAVEL FROM R.O.W.
- 11'-0" HGT SCREEN WALL.
- 8'-0" HGT FENCE.
- SLIDING GATE.
- TRASH ENCLOSURE.
- TYPICAL STANDARD PARKING STALL.
- SHADED AREA. PROPOSED IRRIGATED LANDSCAPE.
- CONCRETE SIDEWALK.

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PS	06/26/2020	PLANNING SUBMITTAL
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DRAWN BY:	Author
CHECK'D BY:	Checker

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SHEET TITLE:
SITE PLAN - WAREHOUSE



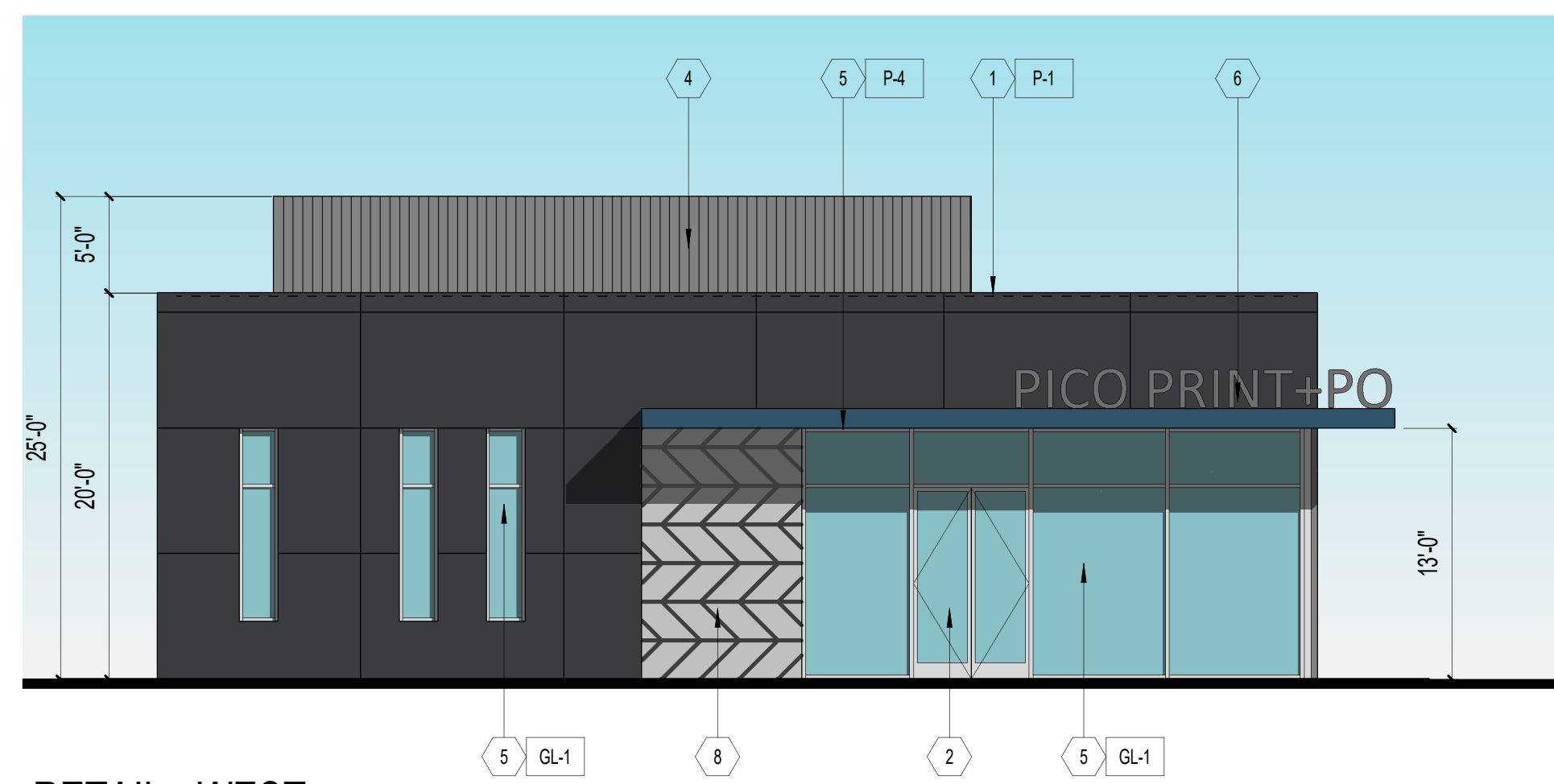
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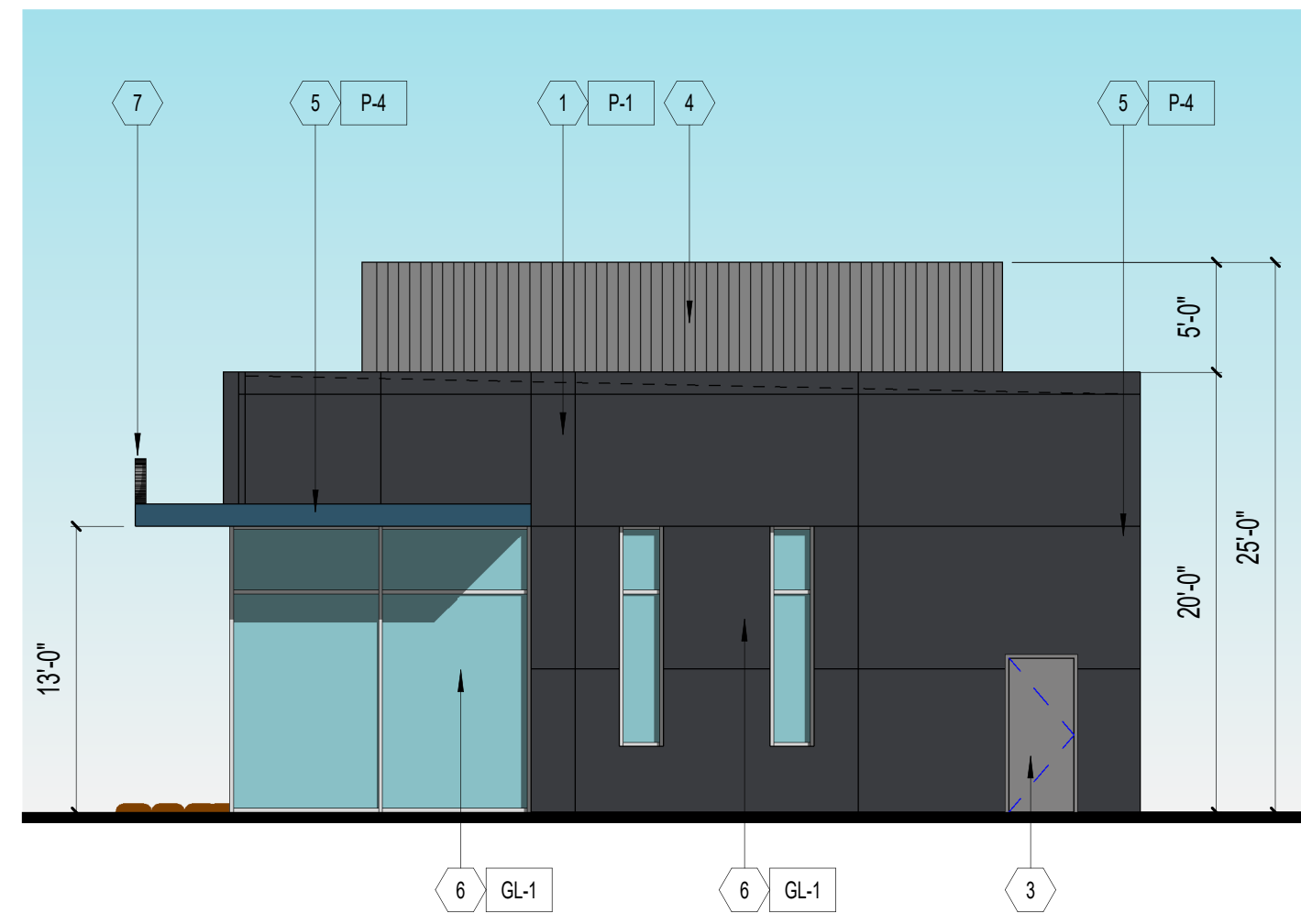


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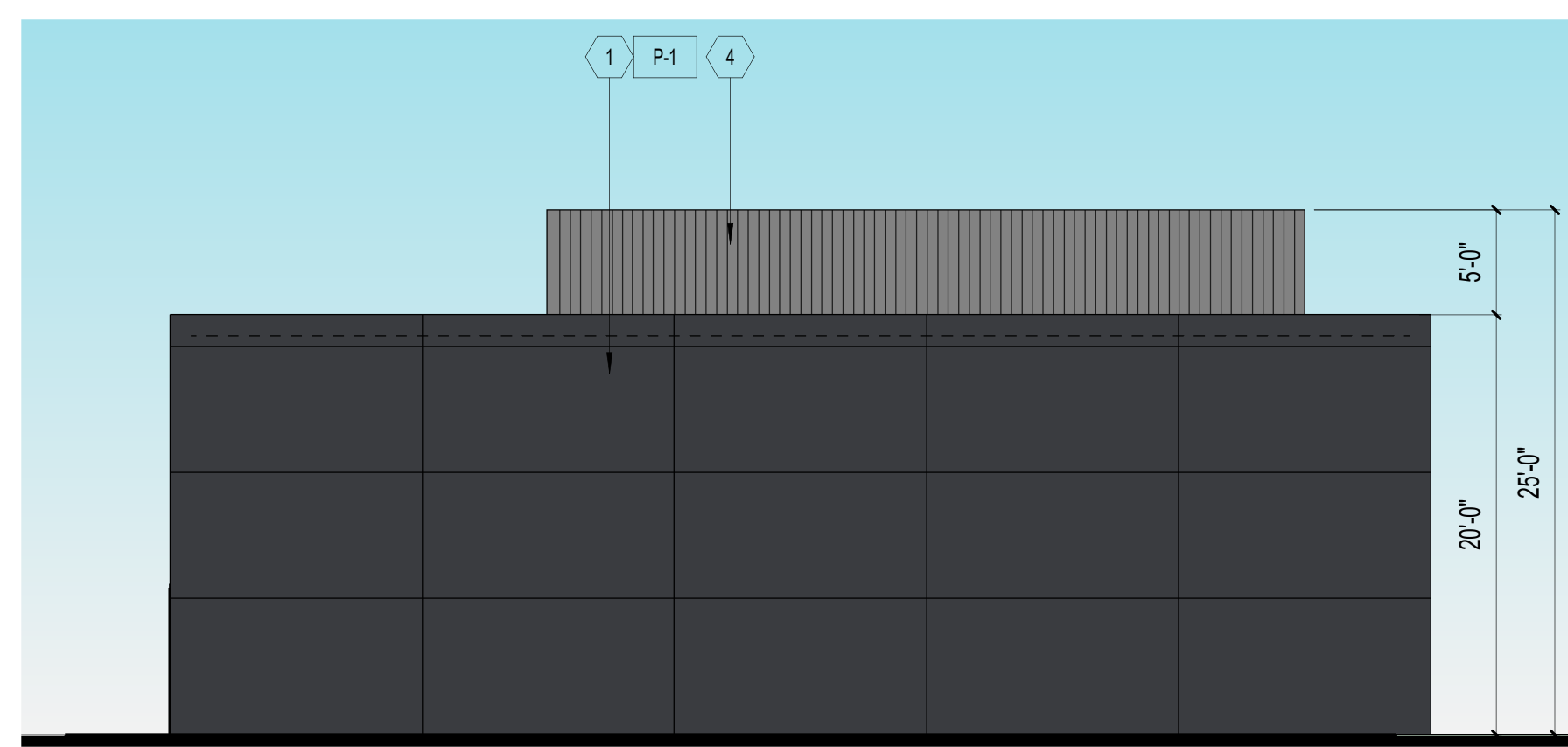
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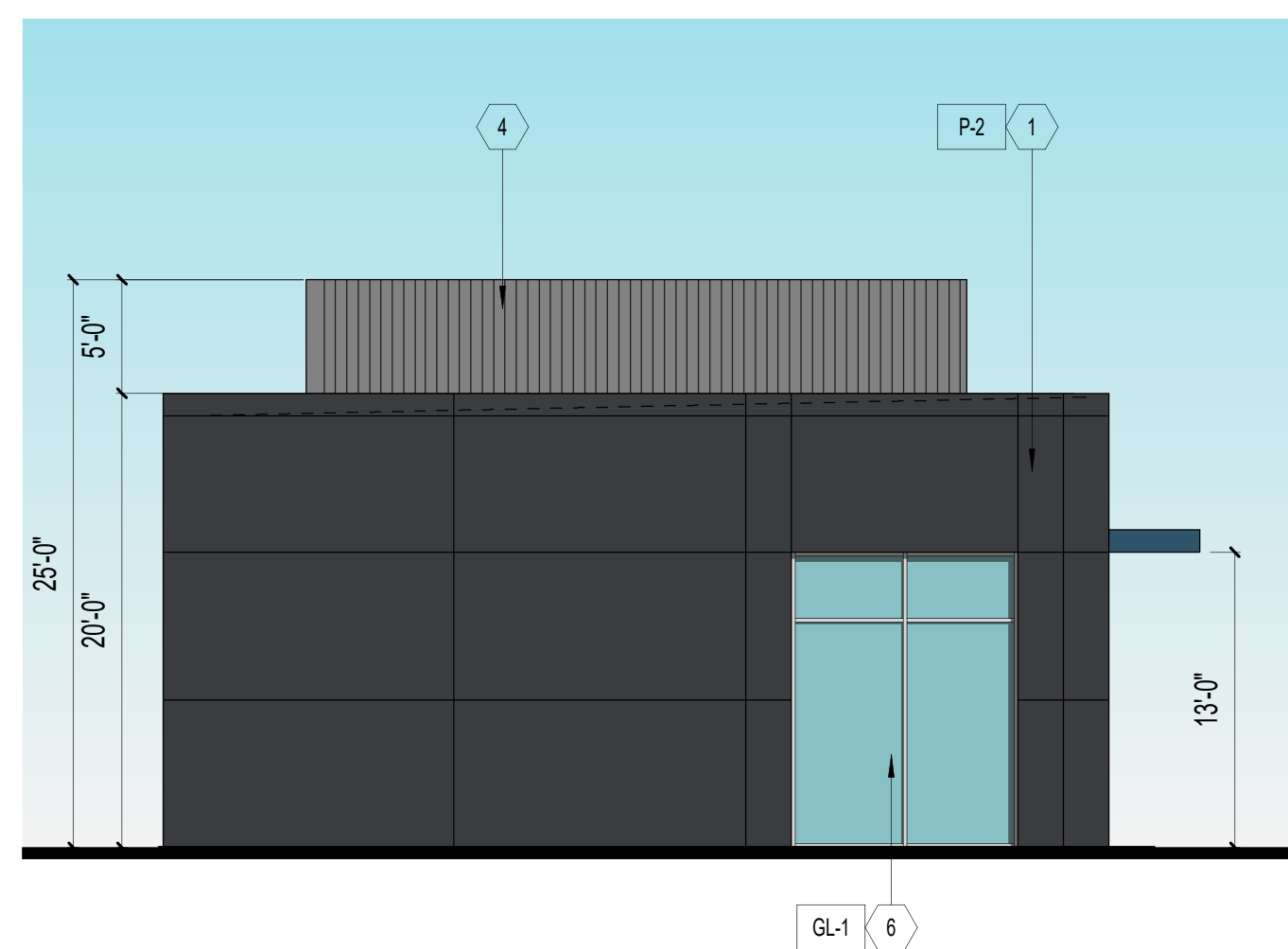
2 RETAIL - WEST
1/8" = 1'-0"



3 RETAIL - SOUTH
1/8" = 1'-0"



4 RETAIL - EAST
1/8" = 1'-0"

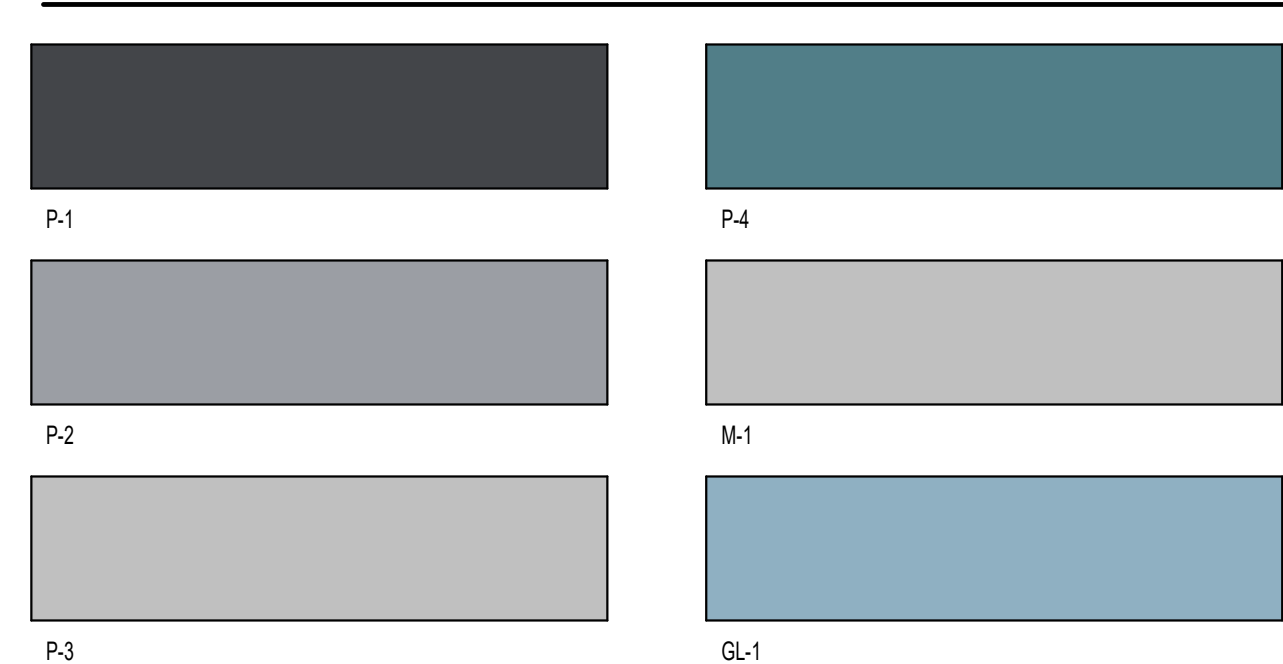


5 RETAIL - NORTH
1/8" = 1'-0"

ELEVATION KEYNOTES (000)

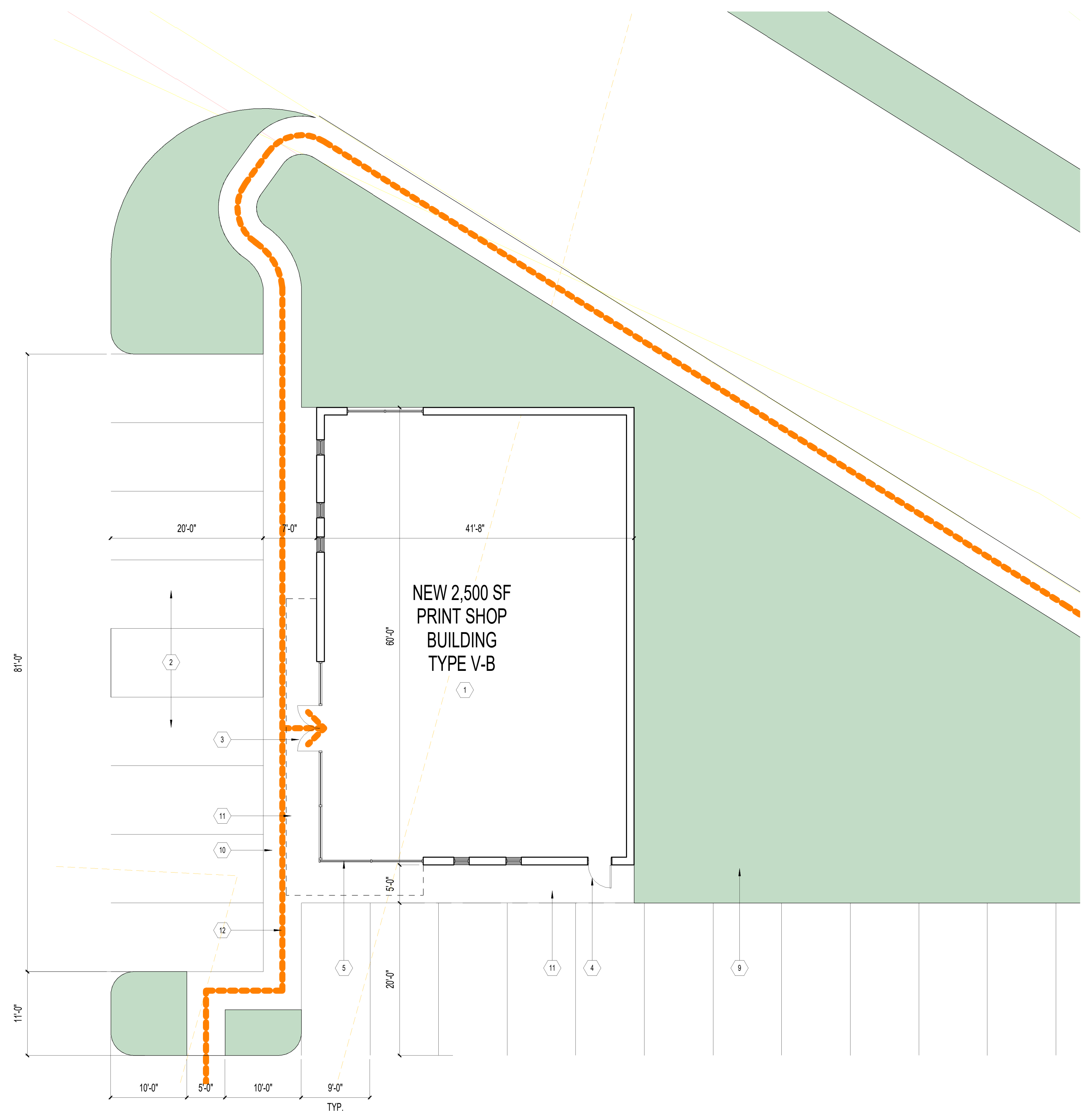
1. PAINTED STUCCO WALL.
2. PRIMARY BUILDING ENTRANCE.
3. PAINTED 3' X 7' METAL ACCESS MAN DOORS.
4. CONCEALED FASTENERS CORRUGATED METAL PANEL, NATURAL GREY.
5. CANOPY.
6. STOREFRONT GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 1/4" MIN. OFF-SET GLAZING SYSTEM.
7. TENANT SIGNAGE UNDER SEPARATE PERMIT.
8. ACCENT GRAPHIC ELEMENT.

FINISH SCHEDULE



FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	ACCENT COLOR	COLOR: SW 7615 - SEA SERPENT
P-2	ACCENT COLOR	COLOR: SW 0266 - SERIOUS GRAY
P-3	FIELD COLOR	COLOR: SW 0254 - LAZY GRAY
P-4	ACCENT COLOR	COLOR: SW 6943 - INTENSE TEAL
GL-1	GLAZING	BLUE GLAZING
M-1	MULLIONS	CLEAR ANODIZED ALUM.
MCC-1	METAL CLADDING	ALUCOBOND FOCUS BLACK II - PVDF; 25-35 GLOSS
VDR-1	VERTICAL LIFT DOOR	



1 RETAIL SITE PLAN
1/8" = 1'-0"

SITE PLAN - KEYNOTES (000)

1. NEW TYPE V-B RETAIL BUILDING W/ PAINTED STUCCO FINISH.
2. ACCESSIBLE PARKING.
3. PRIMARY BUILDING ENTRANCE.
4. PAINTED 3' X 7' METAL EXIT MAN DOORS.
5. STOREFRONT GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 1/4" MIN. OFF-SET GLAZING SYSTEM.
6. TENANT SIGNAGE - UNDER SEPARATE PERMIT.
7. ACCESSIBLE PATH OF TRAVEL FROM R.O.W.
8. TYPICAL STANDARD PARKING STALL.
9. SHADED AREA, PROPOSED IRRIGATED LANDSCAPE.
10. CONCRETE SIDEWALK.
11. PROJECTION OF CANOPY.
12. ACCESSIBLE PATH OF TRAVEL FROM R.O.W.

MARK	DATE	DESCRIPTION
PS2	11/13/2020	PLANNING SUBMITTAL REV
PS1	10/30/2020	PLANNING SUBMITTAL REV

RG A PROJECT NO.:	20088-00
OWNER PROJECT NO.:	Approver
DRAWN BY:	Author
CHECKED BY:	Checker

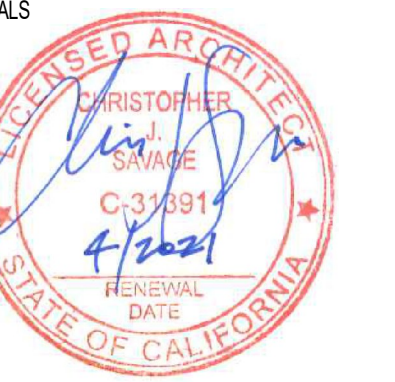
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SHEET TITLE:

RETAIL - SITE PLAN / ELEVATIONS

CONSULTANT

PROFESSIONAL SEALS



PROJECT NAME

BEVERLY BLVD. /
605 FREEWAY

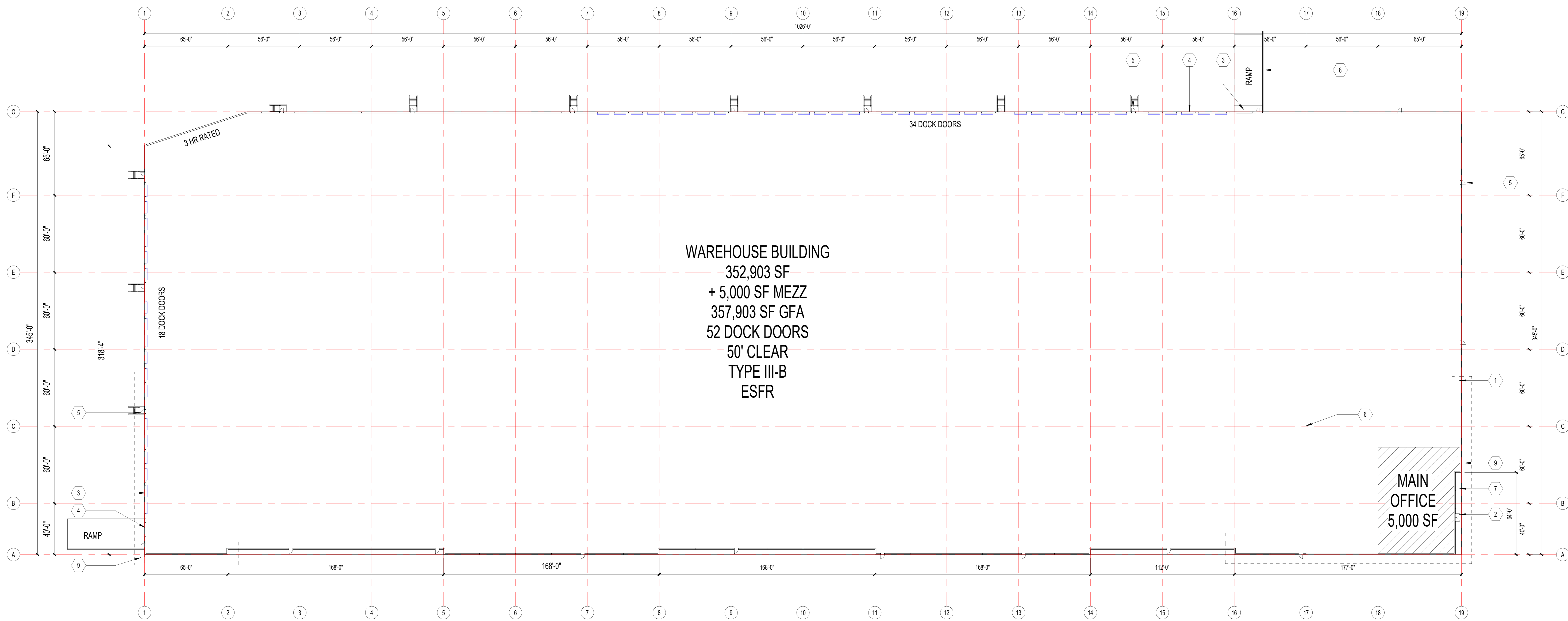
BEVERLY BLVD & 605 FREEWAY
PICO RIVERA, CA 90660

OWNER

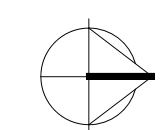


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1 WAREHOUSE SITE PLAN
1" = 30'-0"



KEYNOTES (000)

- 1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE FACILITY.
- 2. PRIMARY BUILDING ENTRANCE.
- 3. PAINTED 9' X 10' DOCK HIGH METAL TRUCK DOORS.
- 4. PAINTED 12' X 14' GRADE LEVEL METAL TRUCK DOORS.
- 5. PAINTED 3' X 7' METAL ACCESS MAN DOORS.
- 6. STRUCTURAL BUILDING COLUMN.
- 7. STOREFRONT GLAZING SET IN CLEAR ANODIZED ALUMINUM 2" X 4 1/4" MIN. OFF-SET GLAZING SYSTEM.
- 8. CONCRETE TILT-UP SCREEN WALL PAINT TO MATCH BUILDING.
- 9. PROJECTION OF CANOPY.

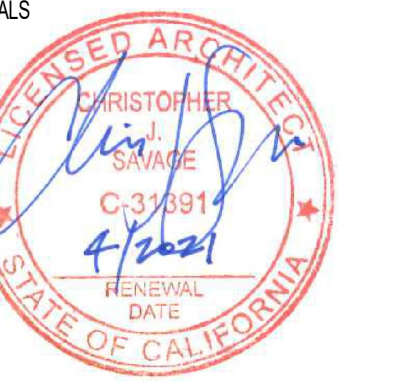
MARK	DATE	DESCRIPTION
PS1	10/30/2020	PLANNING SUBMITTAL REV
PS	08/26/2020	PLANNING SUBMITTAL

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SHEET TITLE:

FLOOR PLAN WAREHOUSE



BEVERLY BLVD. /
605 FREEWAY

BEVERLY BLVD & 605 FREEWAY
PICO RIVERA, CA 90660



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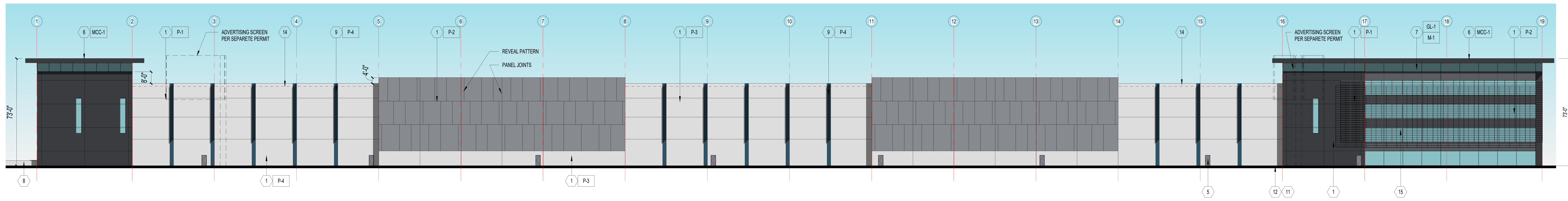
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CHECKD BY: CS

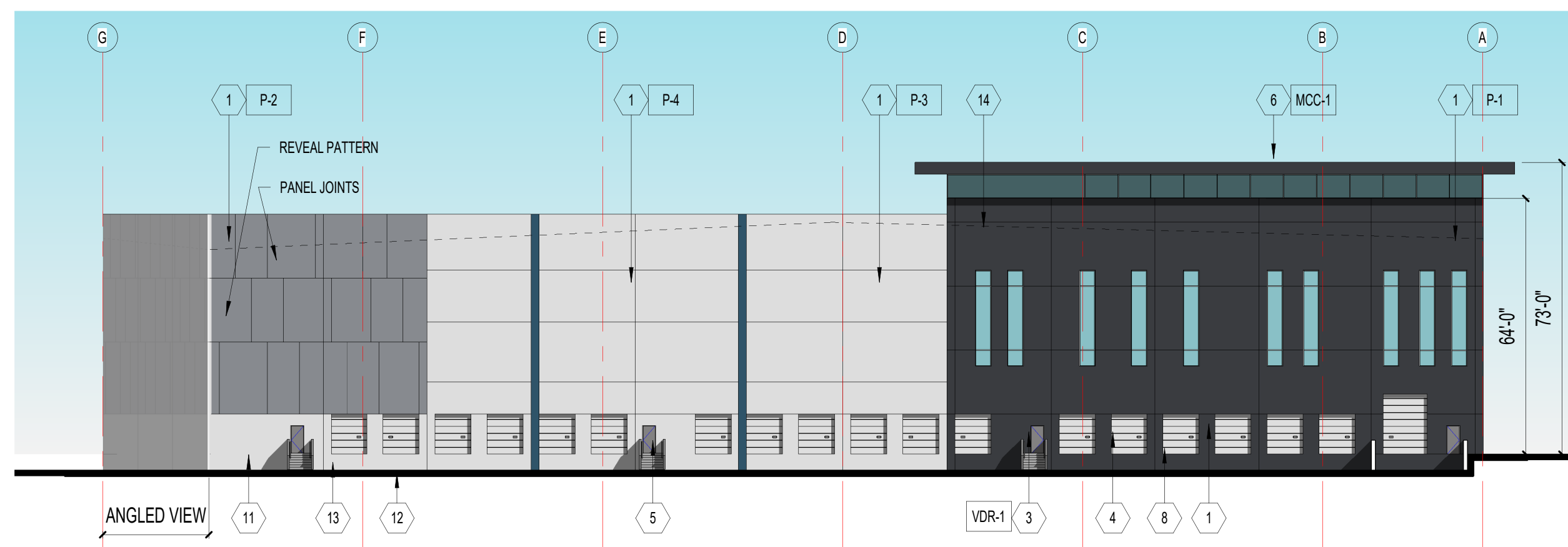
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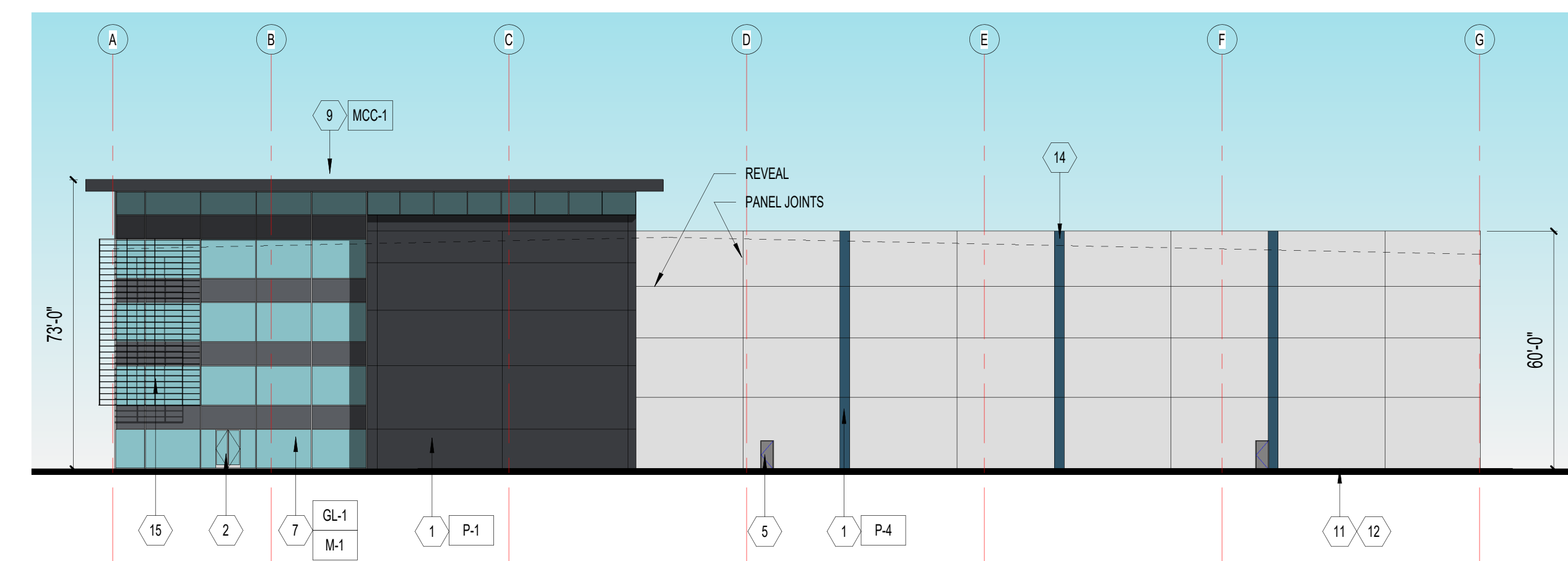
ELEVATIONS - WAREHOUSE



1 WAREHOUSE EAST ELEVATION
1" = 30'-0"



2 WAREHOUSE SOUTH ELEVATION
1" = 30'-0"



4 WAREHOUSE NORTH ELEVATION
1" = 30'-0"



3 WAREHOUSE WEST ELEVATION
1" = 30'-0"

ELEVATION KEYNOTES (000)

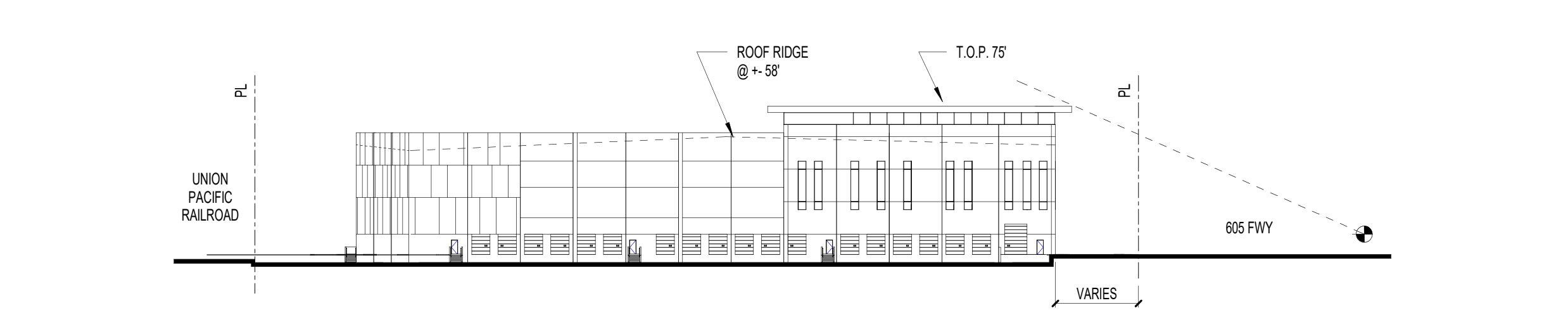
1. PAINTED CONCRETE TILT-UP WALL
2. PRIMARY BUILDING ENTRANCE
3. 9' X 10' DOCK HIGH METAL TRUCK DOOR
4. 12' X 14' GRADE LEVEL METAL DOOR
5. PAINTED 3' X 7' METAL ACCESS MAN DOOR
6. CORNICE
7. STOREFRONT: GLAZING SET IN CLEAR ANODIZED ALUMINUM 2' X 4 1/4" MIN. OFF-SET GLAZING SYSTEM
8. CONCRETE TILT-UP SCREEN WALL
9. ARCHITECTURAL METAL ACCENT FIN.
10. ADVERTISING SCREEN
11. APPROXIMATE GRADE LEVEL
12. SLAB F.F.E.
13. CONCRETE EXTERIOR STAIRS
14. APPROXIMATE LINE OF ROOF DECK
15. ACCENT PERFORATED METAL SCREEN

FINISH SCHEDULE

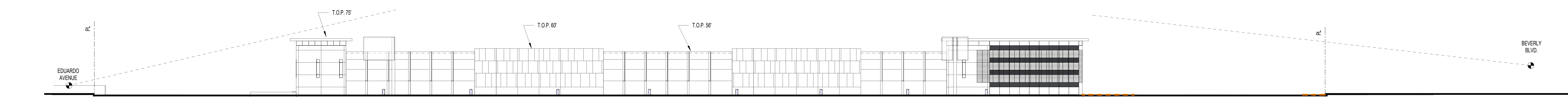
P-1	P-4
P-2	M-1
P-3	GL-1

FINISH SCHEDULE

CODE	MATERIAL	DESCRIPTION
P-1	ACCENT COLOR	COLOR: SW 7615 - SEA SERPENT
P-2	ACCENT COLOR	COLOR: SW 6256 - SERIOUS GRAY
P-3	FIELD COLOR	COLOR: SW 6254 - LAZY GRAY
P-4	ACCENT COLOR	COLOR: SW 6943 - INTENSE TEAL
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M-1	MULLIONS	CLEAR ANODIZED ALUM.
MCC-1	METAL CLADDING	ALUCOROND FOCUS BLACK II - PVDF; 25-35 GLOSS
VDR-1	VERTICAL LIFT DOOR	



6 LINE OF SIGHT - SOUTH
1" = 60'-0"



7 LINE OF SIGHT - EAST
1" = 60'-0"



AERIAL VIEW - OVERALL PROJECT

CONSULTANT

PROFESSIONAL SEALS



PROJECT NAME

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605 FREEWAY

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PICO RIVERA, CA 90660

OWNER



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SHEET TITLE:
RENDERINGS



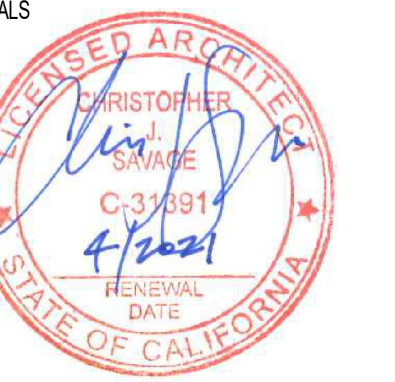
INDUSTRIAL BUILDING - NE CORNER OFFICE ENTRANCE



INDUSTRIAL BUILDING - NORTH ELEVATION

CONSULTANT

PROFESSIONAL SEALS



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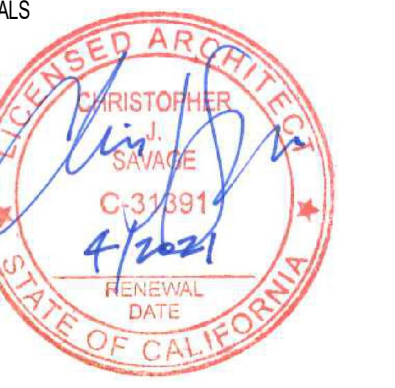
INDUSTRIAL BUILDING - NE CORNER FROM 605 FWY



PRINT SHOP - SE CORNER

CONSULTANT

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SHEET TITLE:

RENDERINGS



PRINT SHOP - SOUTH ELEVATION



PRINT SHOP - EAST ELEVATION

RGA

Office of Architectural Design

15231 Alton Parkway, Suite 100
Irvine, CA 92618

T 949-341-0920
FX 949-341-0922

CONSULTANT

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811 N. CATALINA AVENUE,
SUITE 1306 REDONDO BEACH
CA 92677

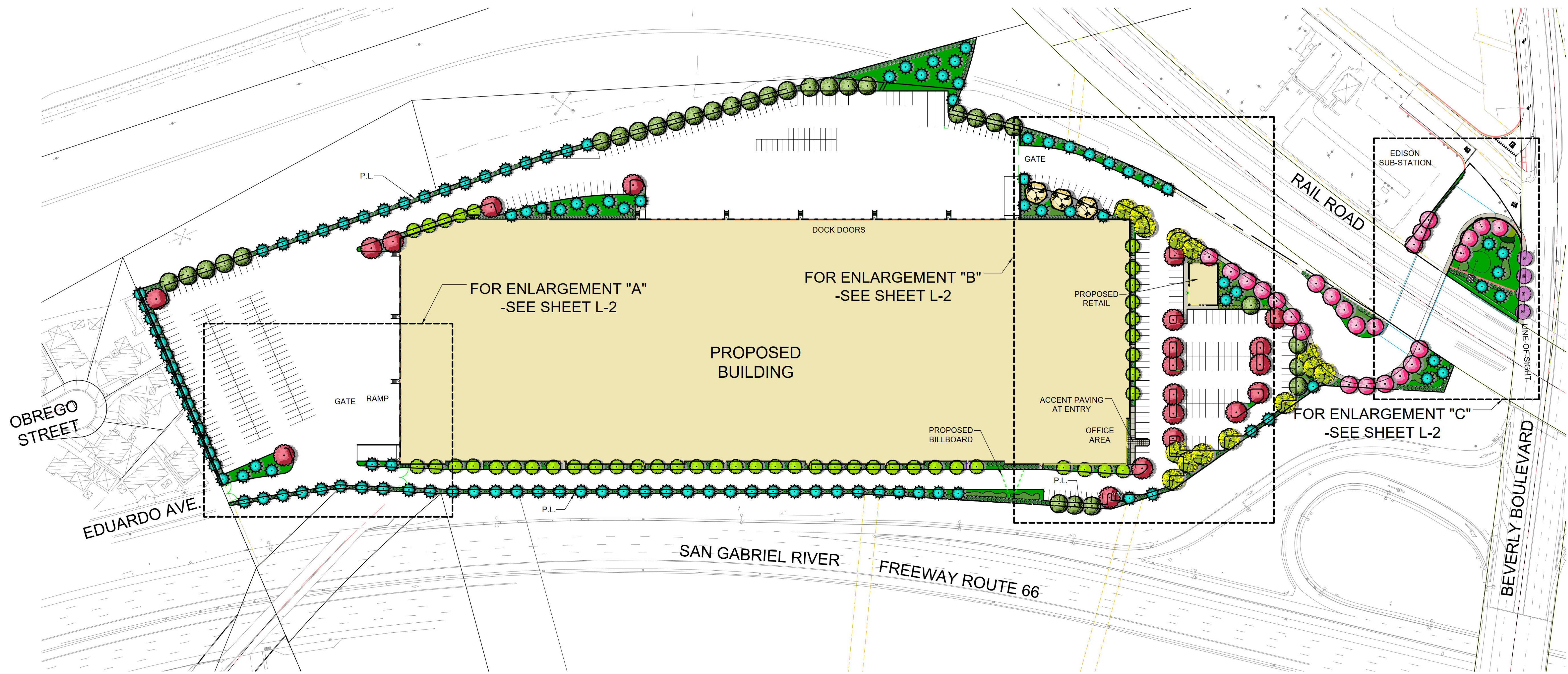
OWNER / DEVELOPER:
InSite PROPERTY GROUP
BRIAN SORENSEN -
866-521-8292

MARK	DATE	DESCRIPTION

RGA PROJECT NO:	20088-00
OWNER PROJECT NO:	Approver
DRAWN BY:	Author
CHECK'D BY:	Checker

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SHEET TITLE:
RENDERINGS



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	3" THICK 3/4" - 1" SILVER HAWK GRAVEL OVER WEED BARRIER (ROCK AVAILABLE FROM SOUTHWEST BOULDER - (877) 792-7625)
2	8"x8" CONCRETE MOW CURB TO SEPARATE SHRUB AREAS FROM DECORATIVE GRAVEL

NOTES

- ALL TREES WITHIN 6' OF HARDSCAPE SHALL BE IN A SHAWTOWN LINEAR (WRAP AROUND NOT ALLOWED) ROOT BARRIER 24" HIGH LINEAR ROOT BARRIER SHALL BE CENTERED ON TREE AND EXTEND 5' IN BOTH DIRECTIONS FOR A TOTAL OF 10'
- NOTE: CONTRACTOR TO INSTALL CONCRETE MOWCURBS TO DEFINE THE FOLLOWING AREAS: BETWEEN GRAVEL AND PLANTING AREAS.
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SHREDDED MULCH NOTE

ALL PLANTER AREAS TO RECEIVE A 3" LAYER OF SHREDDED COVER MULCH AVAILABLE FROM EARTHWORKS (951)782-0260

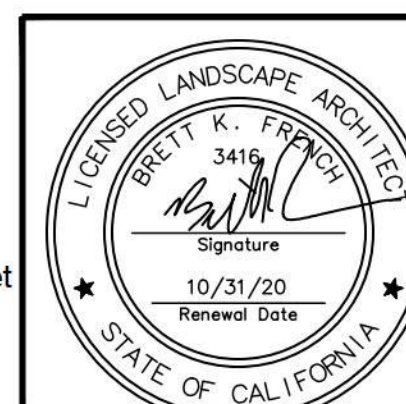
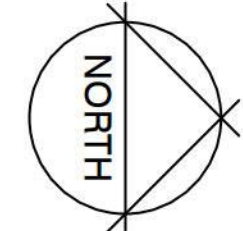
- SMALLER ACCENT SHRUBS - 5 GAL - LOW WATER**
 Agave attenuata / Agave - Space 4' o.c.
 Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw - Space 3' o.c.
 Bougainvillea x 'Rosenke' / Rosenka Bougainvillea
 Callistemon citrinus 'Little John' / Dwarf Bottle Brush
 Lantana x 'New Gold' / New Gold Lantana
 Muhlenbergia capillaris 'Autumn Blush' / Pink Muhly
 Pennisetum 'Fairy Tails' / Fairy Tails Fountain Grass
 Salvia greggii 'Furman's Red' / Furman's Red Salvia
- VINES FOR SCREENING - 5 GAL**
 Bougainvillea x 'San Diego Red' / San Diego Red Bougainvillea Trellis
 Mactadyena unguis-cati / Yellow Trumpet Vine spaced @ 8' o.c.
- ACCENT SHRUBS - LOW WATER USE**
 PLANT FROM 5 GAL CONTAINERS
 Agave attenuata / Agave - Space 4' o.c.
 Anigozanthos flavidus 'Big Red' / Red Kangaroo Paw - Space 3' o.c.
 Anigozanthos x 'Gold Velvet' / Kangaroo Paw
 Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
 Berberis thunbergii 'Atropurpurea' / Red Leaf Japanese Barberry
 Callistemon citrinus / Lemon Bottlebrush Shrub - Space 5' o.c.
 Callistemon citrinus 'Little John' / Dwarf Bottle Brush - Space 3' o.c.
 Cassia artemisioides / Feathery Cassia
 Cistus x purpureus / Orchid Rockrose
 Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush
 Eleaagnus pungens 'Fruittandii' / Silverberry
 Heteromeles arbutifolia / Toyon - Space 6' o.c.
 Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
 Muhlenbergia capillaris / Pink Muhly
 Nerium oleander 'Petite Pink' / Petite Pink Oleander - Space 4' o.c.
 Pennisetum 'Fairy Tails' / Fairy Tails Fountain Grass
 Rosmarinus officinalis 'Tuscan Blue' / Tuscan Blue Rosemary
 Salvia clevelandii 'Allen Chickering' / Cleveland Sage
 Salvia greggii 'Furman's Red' / Furman's Red Salvia
 Westringia fruticosa / Coast Rosemary - Space 4' o.c.
- ACCENT SHRUBS - MEDIUM WATER USE**
 PLANT FROM 5 GAL CONTAINERS
 Abelia x grandiflora 'Edward Goucher' / Glossy Abelia
 Miscanthus transmontanus / Evergreen Eulalia
 Muhlenbergia lindheimeri / Lindheimer's Muhly
 Muhlenbergia lindheimeri 'Autumn Glow' TM / Lindheimer's Muhly Space 4' o.c.
 Phormium tenax 'Tom Thumb' / Dwarf Green Flax
 Phormium tenax 'Yellow Wave' / New Zealand Flax
 Rhiphiolopis indica 'Jack Evans' / Indian Hawthorn - 5 gal. Space 4' o.c.
 Rosa floribunda 'Iceberg' / Iceberg Rose
- GROUND COVER PALETTE - LOW WATER USE - 1 GAL**
 Acacia retolens 'Desert Carpet' TM / Bank Catclaw Space 4' o.c.
 Lantana montevidensis 'New Gold' / Trailing Lantana Space 3' o.c.
 Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary - Space 3' o.c.
- GROUND COVER PALETTE - MEDIUM WATER USE - 1 GAL**
 Hemerocallis x 'Bitty' / Yellow Daylily Space 2' o.c.
 Rosa x 'Flower Carpet Red' / Rose Space 3' o.c.
 Trachelospermum jasminoides / Star Jasmine Space 18" o.c.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	WULCOL	QTY
	Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle Std.	24"box	Med	4
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	24"box	Low	3
	Parkinsonia x 'Desert Museum' / Desert Museum Palo Verde	36"box	Low	14
	Pinus eldarica / Afghan Pine SIZE - 24" BOX - WATER USE - WULCOL - LOW	24"box	Low	120
	Pistacia chinensis / Chinese Pistache	24"box	Low	21
	Rhus lancea / African Sumac	24"box	Low	31
	Tabebuia impetiginosa / Pink Trumpet Tree	36"box	Med	25
	Tristania conferta / Brisbane Box	24"box	Med	47

CONCEPT PLANT SCHEDULE

- ACCENT PLANTING / HEDGE SCREEN - 5 GAL - MED WATER**
 Buxus microphylla japonica 'Green Beauty' / Green Beauty Boxwood - Space 30" o.c.
 Ligustrum texanum / Texas Privet - Space 3'-6" o.c.
 Nandina domestica / Heavenly Bamboo - Space 3' o.c.
 Phormium tenax 'Amazing Red' / Dwarf Red Flax
 Podocarpus gracillior 'Column' / Fern Pine - Space 4' o.c.
 Rhiphiolopis indica 'Jack Evans' / Indian Hawthorn - 5 gal. Space 4' o.c.
 Rosa floribunda 'Iceberg' / Iceberg Rose
 Xylocopa congestum / Shiny Xylocopa - Space 4' o.c.
- LARGE ACCENT SHRUBS - 5 GAL - LOW WATER**
 Agave americana / Century Plant - Space 6' o.c.
 Agave americana 'Marginata' / Variegated Century Plant - Space 6' o.c.
- LARGE SCALE FOUNDATION SHRUB - 5 GAL - LOW WATER**
 Callistemon citrinus / Lemon Bottlebrush Shrub - Space 5' o.c.
 Dodonaea viscosa 'Purpurea' / Purple Leafed Hopseed Bush
 Heteromeles arbutifolia / Toyon - Space 6' o.c.
 Nerium oleander 'White' / White Oleander
 Umbellularia californica / California Laurel - Space 5' o.c.
- SMALL SCALE FOUNDATION PLANTING - 5 GAL - LOW WATER**
 Arbutus unedo / Strawberry Tree Shrub - Space 5' o.c.
 Elaeagnus pungens / Silverberry
 Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger
 Nerium oleander 'Petite Pink' / Petite Pink Oleander - Space 4' o.c.



REVISIONS

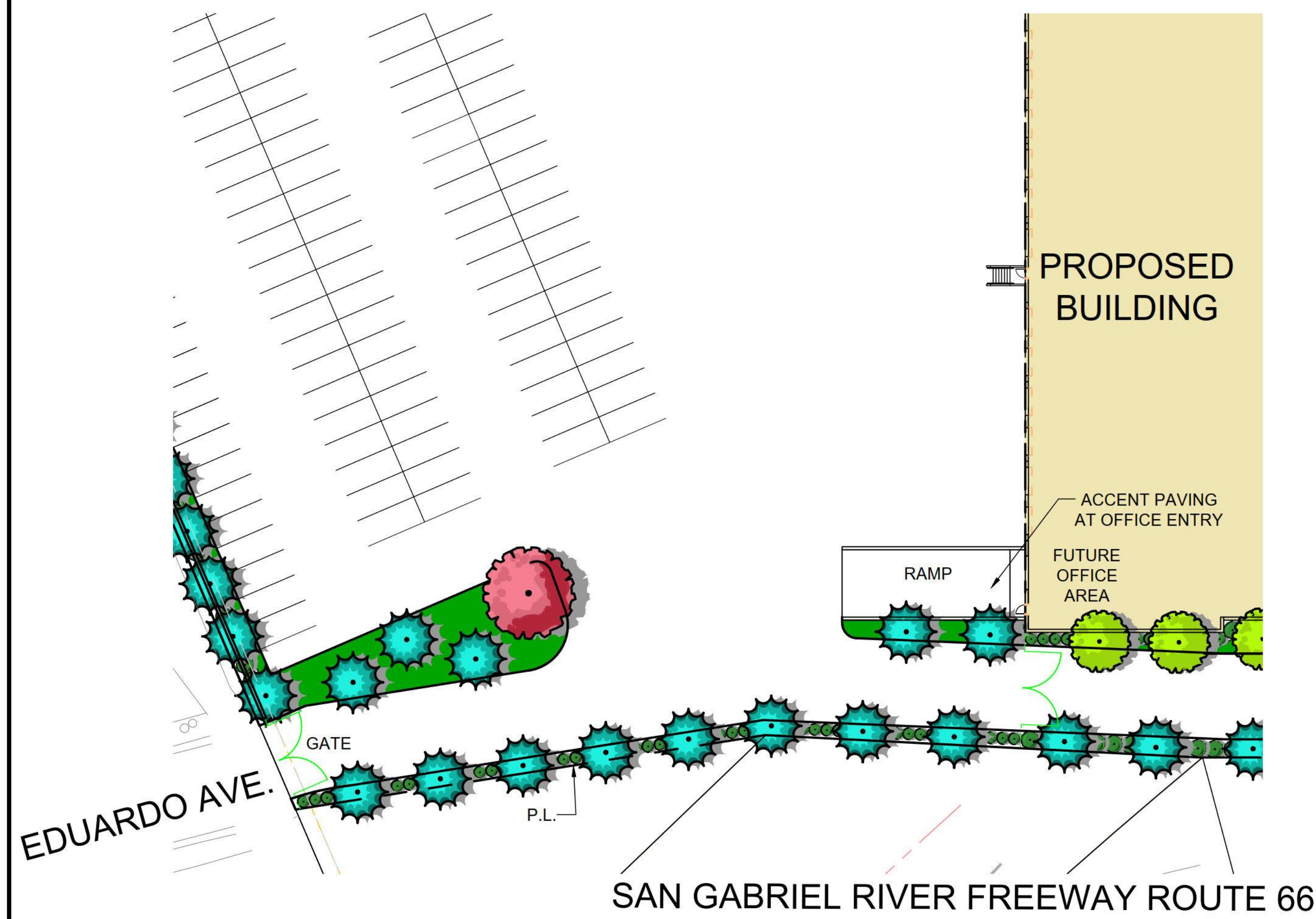
Enviroins
 LANDSCAPE ARCHITECTURE
 Creating Sustainable & Water Conserving Solutions
 801 E. Hemlock Street, Suite 100
 Redondo Beach, CA 90267
 Ph: (909) 626-4663

OWNER/DEVELOPER:
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 REDONDO BEACH, CA 92677
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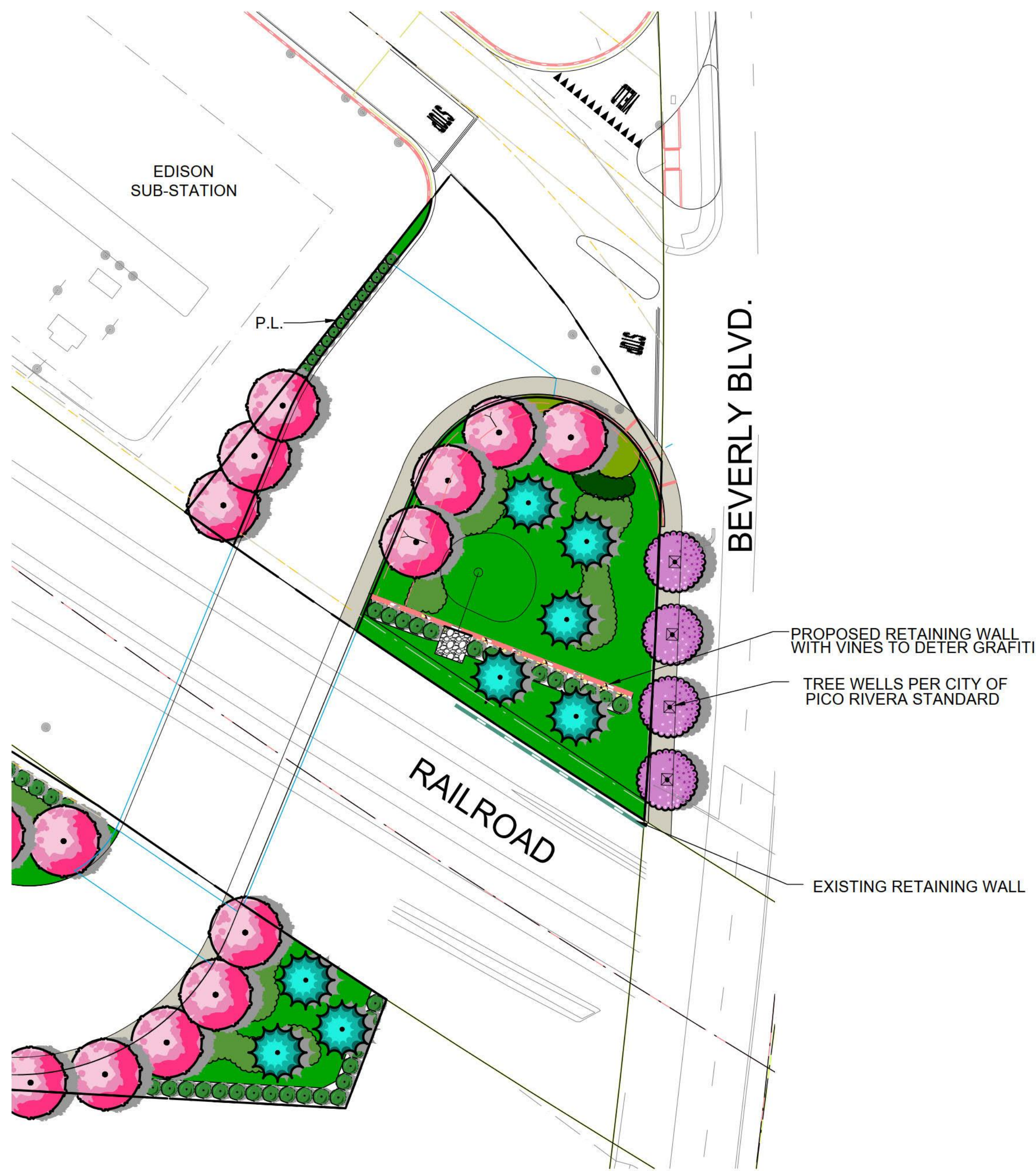
InSite

SHEET TITLE: **PRELIMINARY LANDSCAPE PLAN**
 PROPOSED DEVELOPMENT: **BEVERLY BLVD./ 605 FREEWAY**
 BEVERLY BLVD. & 605 FREEWAY
 PICO RIVERA, CA 90660

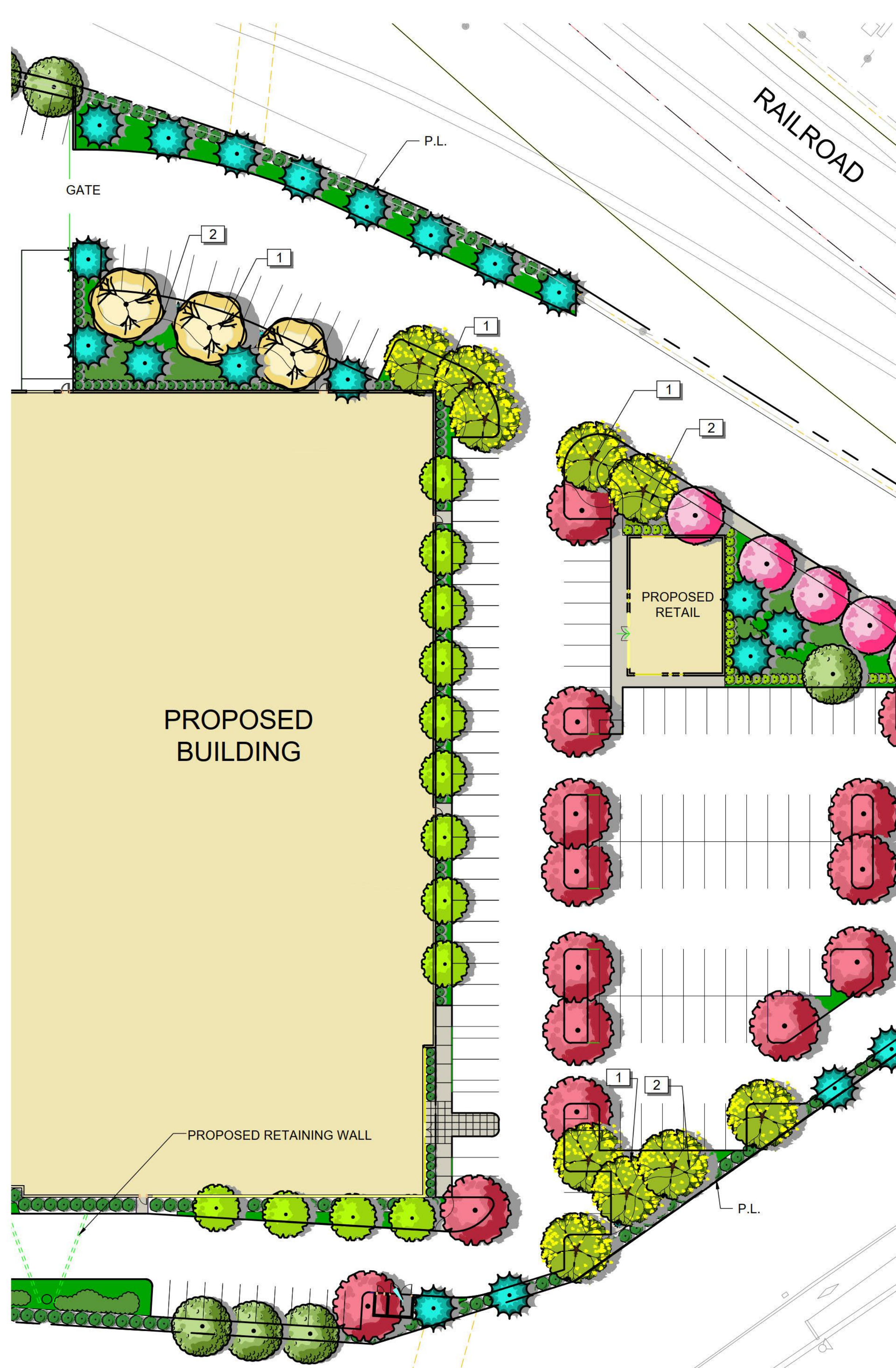
DRAWN BY: DATE
 BFK 08/07/20
 JOB NO.
 RGA000133
 SHEET NO.
L-1
 1 OF 1 SHTS.



ENLARGEMENT "A"



ENLARGEMENT "C"



ENLARGEMENT "B"

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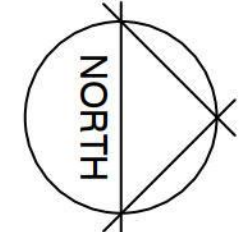
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 2 OF 1 SHTS.

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