



FRONT ELEVATION

MATERIALS LEGEND

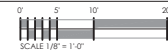
- 1 STUCCO  
SW 6385 – Dover White
- 2 STUCCO  
SW 6799 – Sand Dollar
- 3 FASCIA / POSTS / RAILINGS / TRIM /  
GARAGE DOOR  
SW 2808 – RW Dark Brown
- 4 CLAY PIPES  
SW 6061 – Tan Bark
- 5 FRONT DOOR / SHUTTERS  
SW 7595 – Sommeller
- 6 FRONT DOOR / SHUTTERS  
SW 6167 – Garden Gate
- 7 FRONT DOOR  
SW 6230 – Rainstorm
- 8 ROOFING  
Eagle Roofing – Capistrano  
3526 Valencia
- 9 STUCCO  
SW 6059 – Interface Tan
- 10 STUCCO  
SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING



LEFT ELEVATION

9-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA

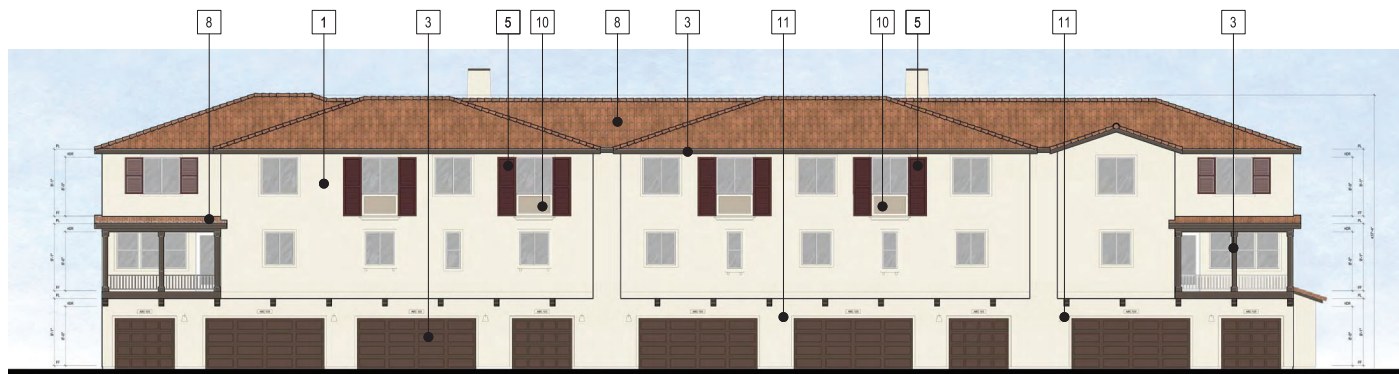


PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

EXTERIOR ELEVATIONS SHEET A25 OF 46

MATERIALS LEGEND

- 1 STUCCO  
SW 6385 – Dover White
- 2 STUCCO  
SW 6099 – Sand Dollar
- 3 FASCIA / POSTS / RAILINGS / TRIM /  
GARAGE DOOR  
SW 2808 – RW Dark Brown
- 4 CLAY PIPES  
SW 6061 – Tan Bark
- 5 FRONT DOOR / SHUTTERS  
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- 6 FRONT DOOR / SHUTTERS  
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3526 Valencia
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SW 6080 – Utterly Beige
- 11 EXTERIOR LIGHTING



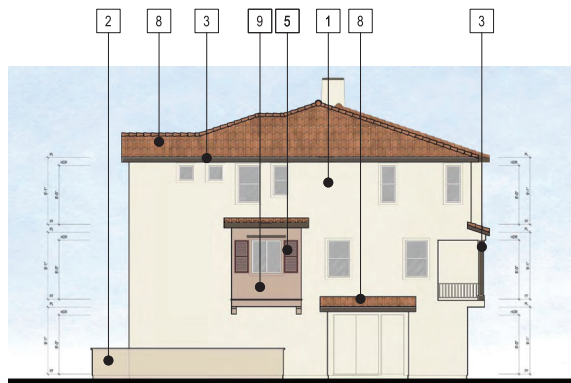
PAD & FF ELEVATION VARIES  
(BUILDING STEP OCCURS PER  
GRADING PLAN)

REAR ELEVATION

PAD & FF ELEVATION VARIES  
(BUILDING STEP OCCURS PER  
GRADING PLAN)

FINISH FLOOR & PAD ELEVATION HEIGHTS:

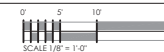
BUILDING 1	167.09' PAD	167.76' FF	166.84' PAD	167.51' FF	167.09' PAD	167.76' FF
BUILDING 9	167.45' PAD	168.12' FF	167.70' PAD	168.37' FF	167.95' PAD	168.62' FF



RIGHT ELEVATION

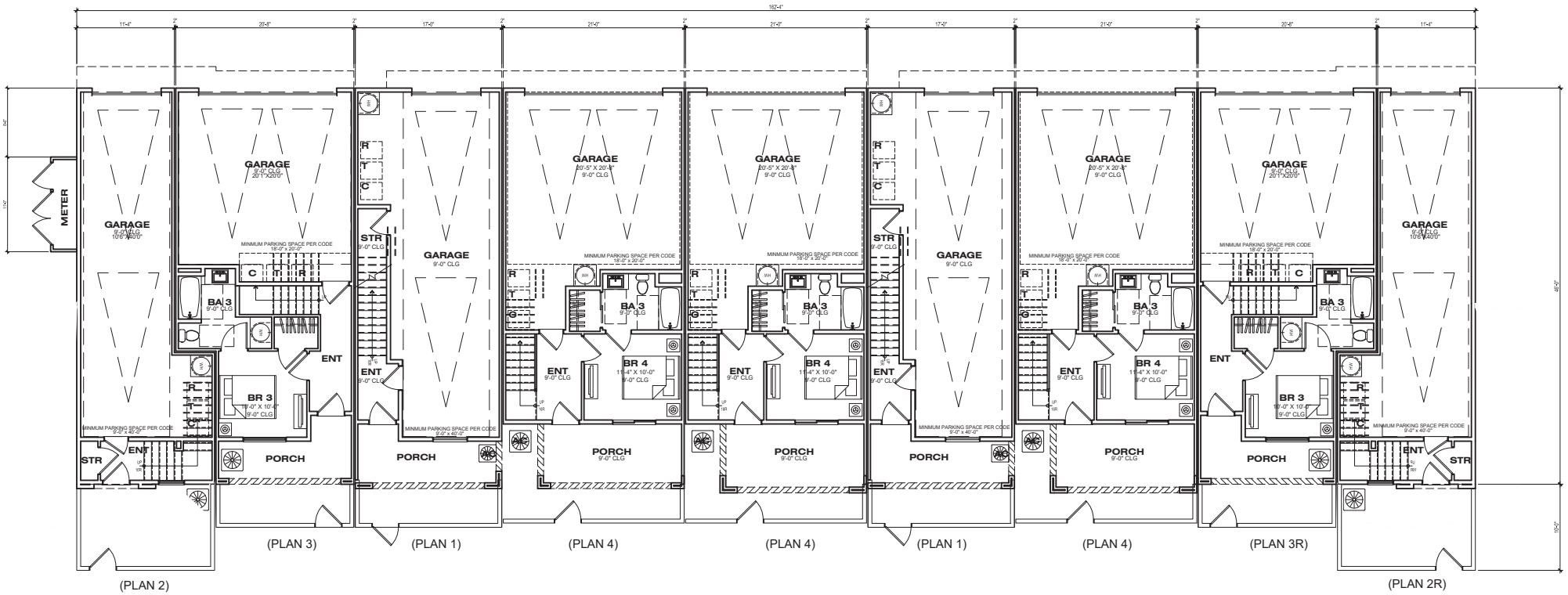
9-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA



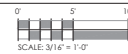
PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

EXTERIOR ELEVATIONS SHEET A26 OF 46



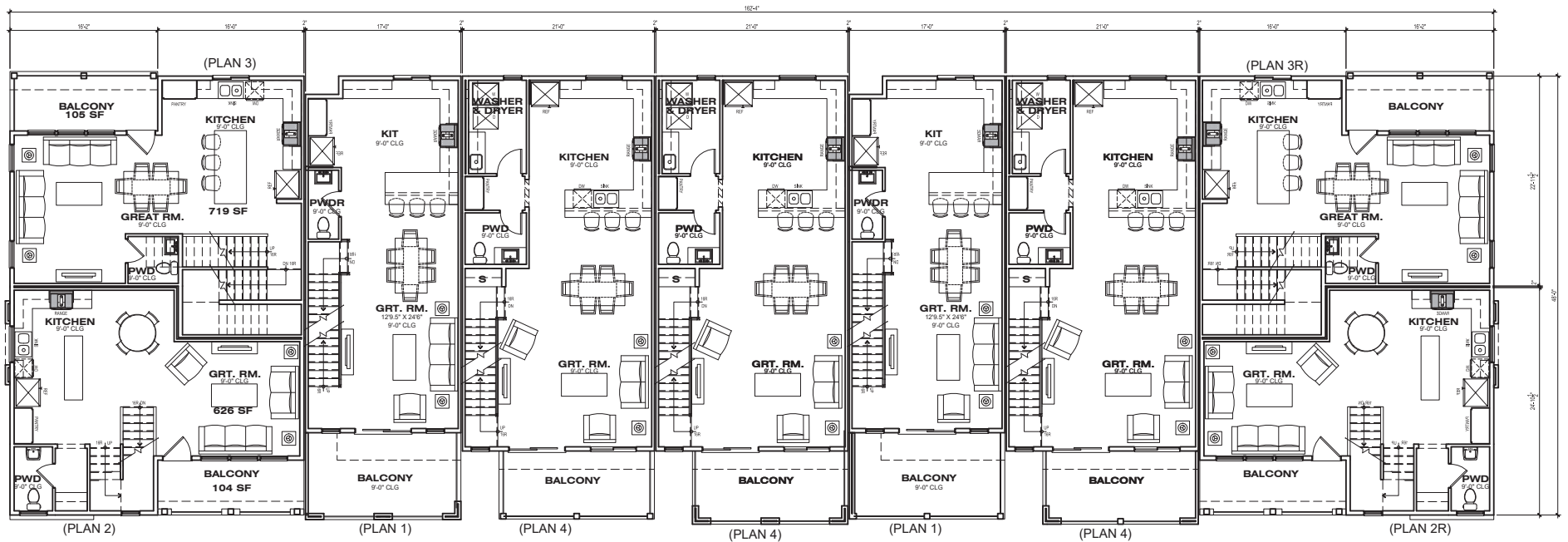
## 9-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA



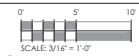
PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

FIRST FLOOR PLAN SHEET A27 OF 46



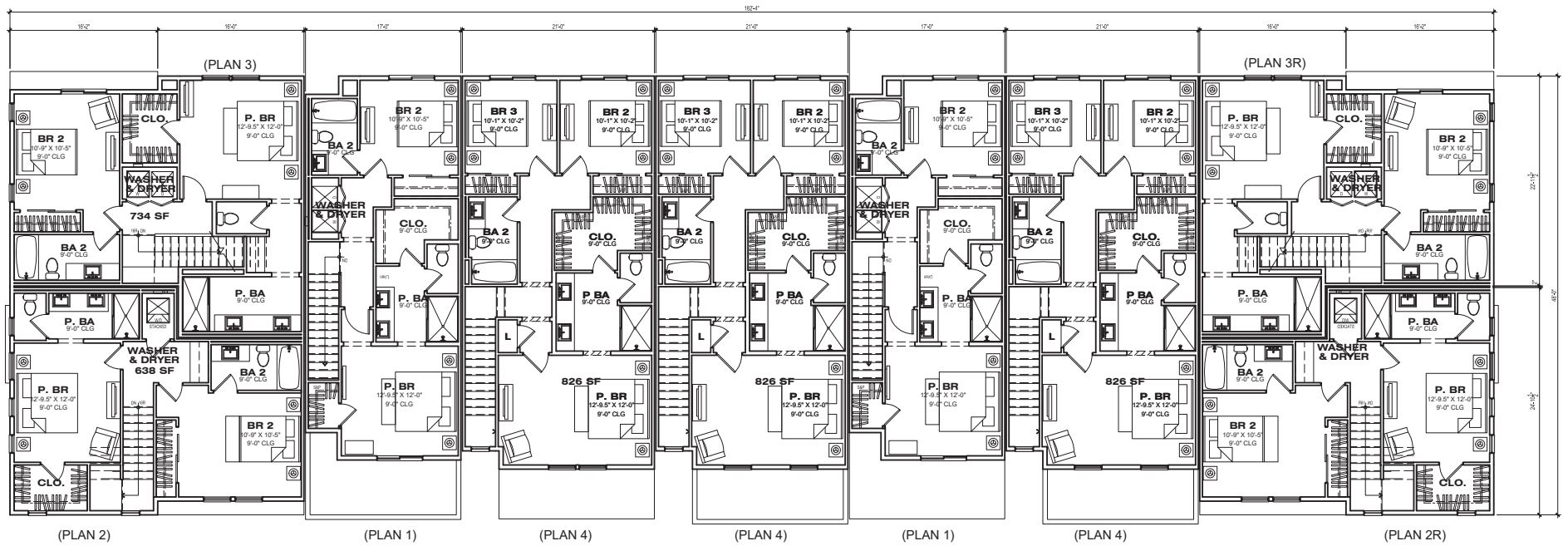
## 9-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA



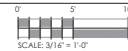
PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

SECOND FLOOR PLAN SHEET A28 OF 46



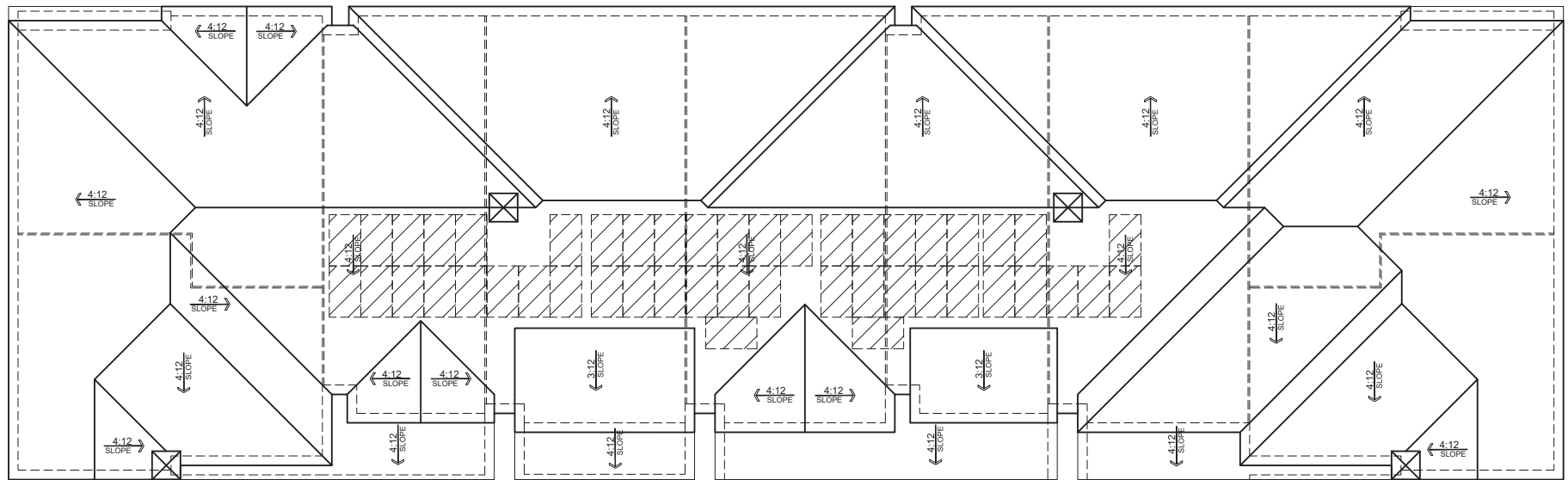
# 9-PLEX TOWNHOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA



PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

THIRD FLOOR PLAN SHEET A29 OF 46



**SOLAR PANEL REQUIREMENT CALCULATION:**

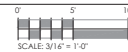
	SF	9PLEX	AREA
PLAN 1	1396	2	2792
PLAN 2	1366	2	2732
PLAN 3	1809	2	3618
PLAN 4	2038	3	6114
TOTAL AREA			15256
TOTAL AREA/330 SF			46.2
SOLAR PANELS REQUIRED			47
SOLAR PANELS PROPOSED			47

**LEGEND:**



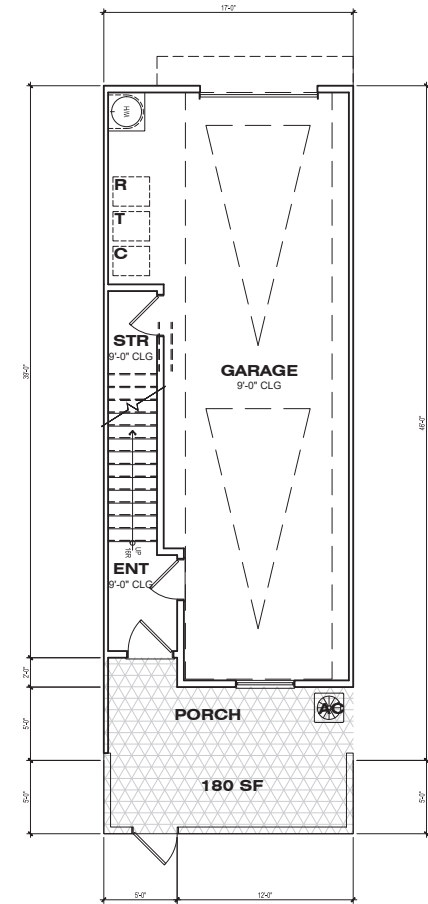
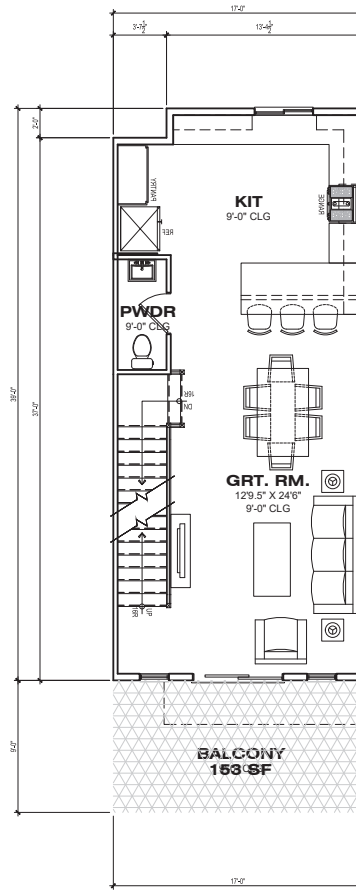
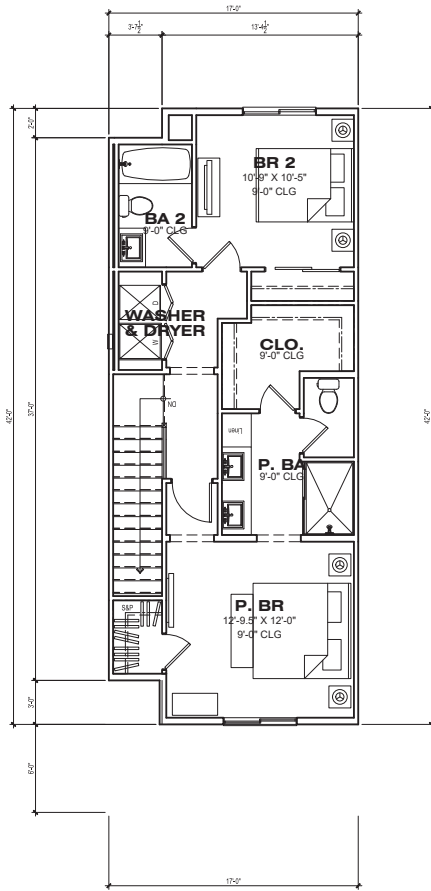
**9-PLEX TOWNHOMES**

**6540 ROSEMEAD TOWNHOMES**  
PICO RIVERA, CA

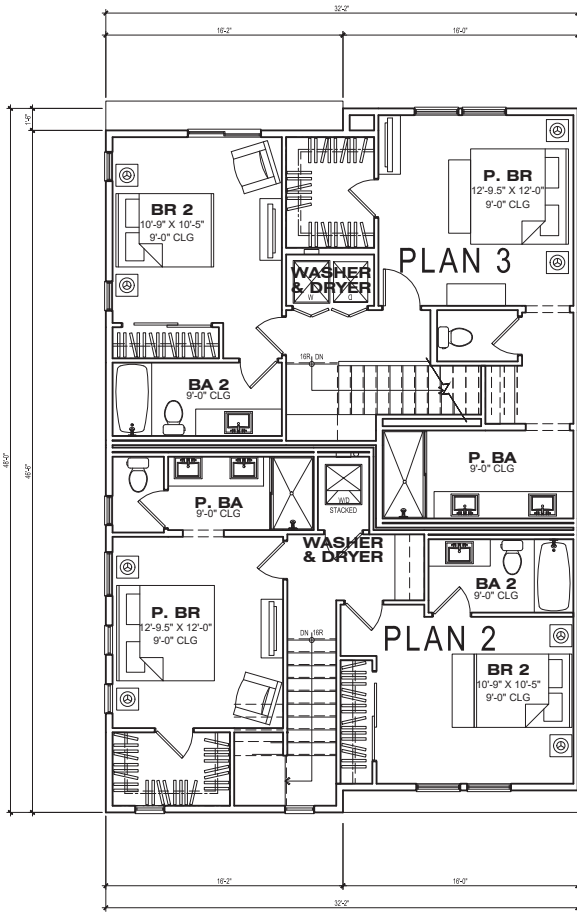


PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

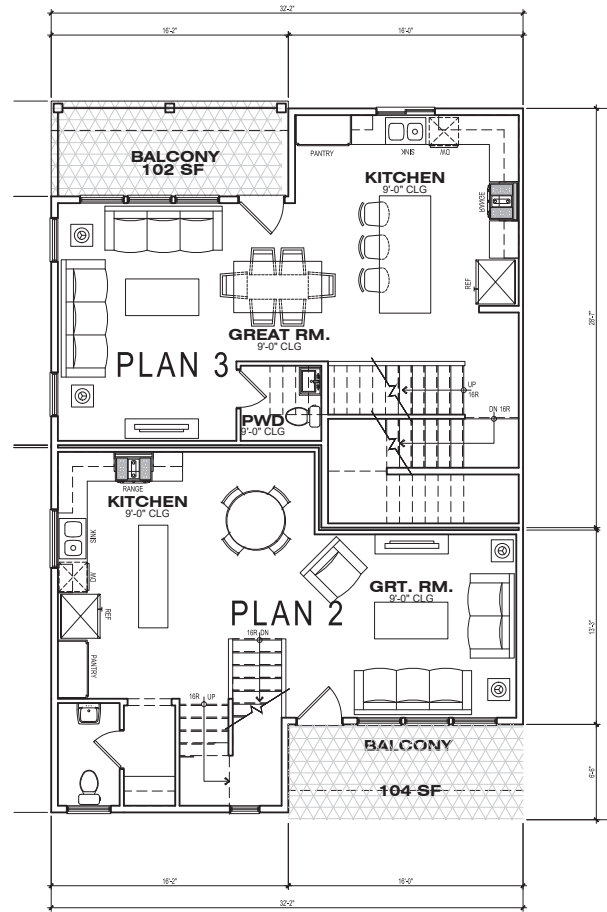
**ROOF PLAN** SHEET A30 OF 46



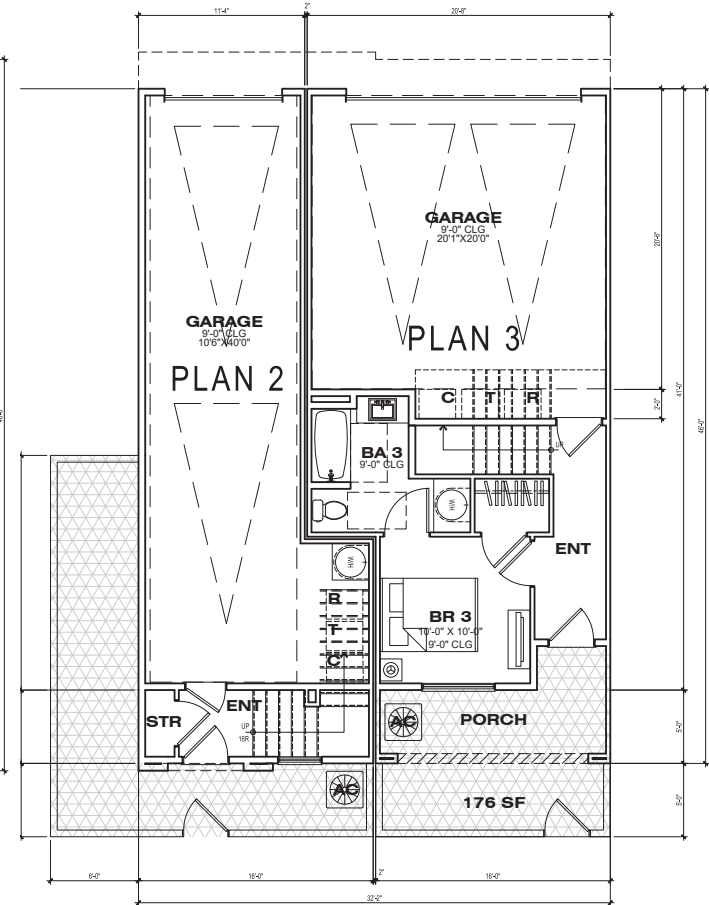
PLAN 1	
FIRST FLOOR:	103 SF
SECOND FLOOR:	656 SF
THIRD FLOOR:	637 SF
TOTAL:	1,396 SF
BALCONY/PORCH:	333 SF



THIRD FLOOR PLAN



SECOND FLOOR PLAN

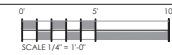


FIRST FLOOR PLAN

PLAN 2	
FIRST FLOOR:	110 SF
SECOND FLOOR:	626 SF
THIRD FLOOR:	630 SF
TOTAL:	1,366 SF
BALCONY/PORCH:	304 SF

PLAN 3	
FIRST FLOOR:	362 SF
SECOND FLOOR:	722 SF
THIRD FLOOR:	725 SF
TOTAL:	1,809 SF
BALCONY/PORCH:	280 SF

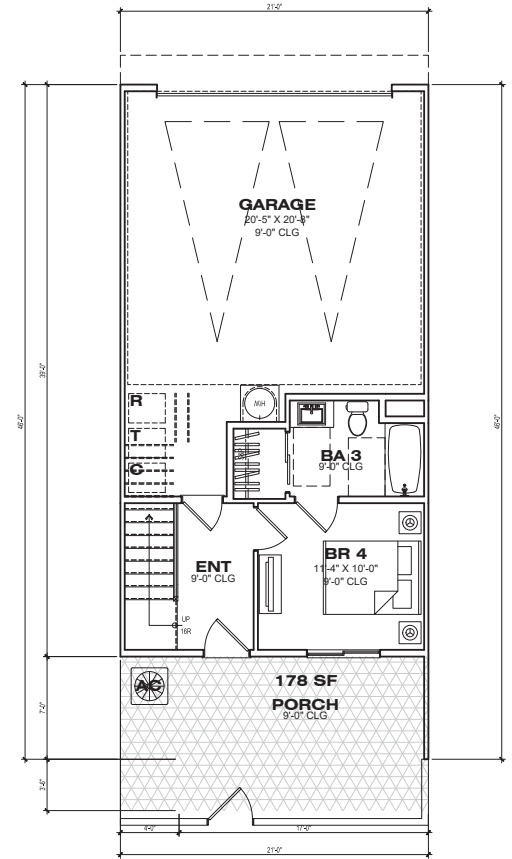
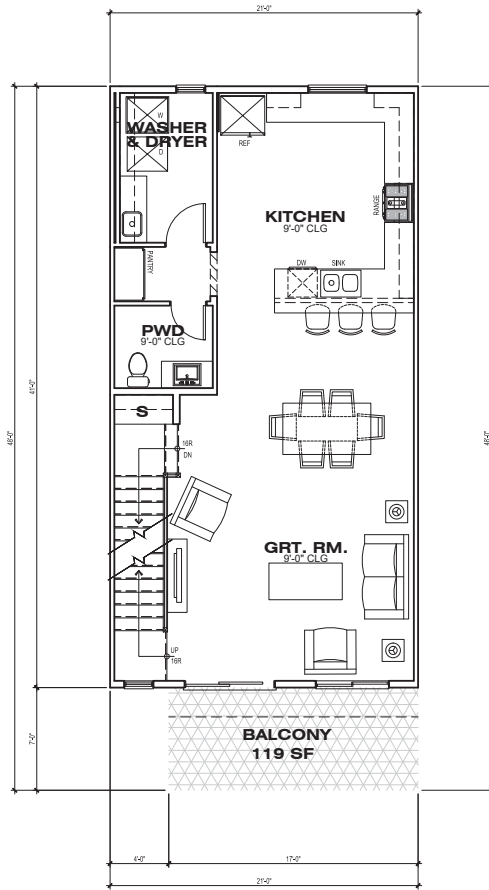
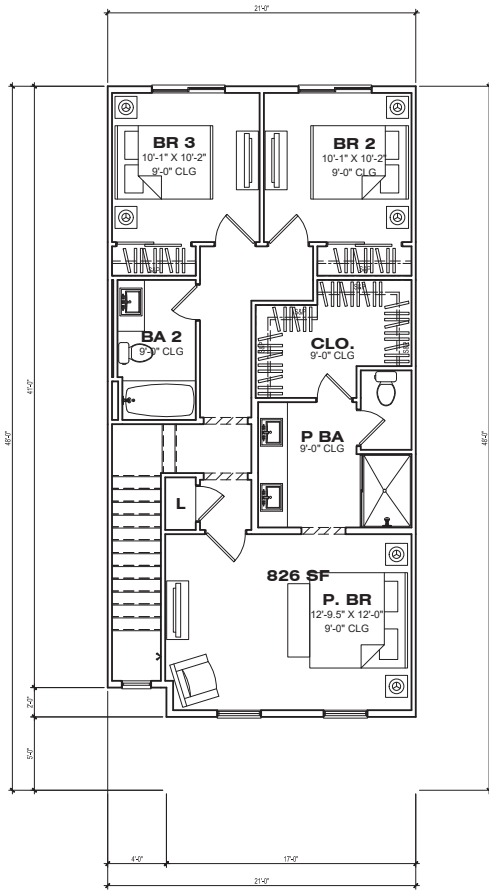
6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA



PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

PLAN 2 AND 3 PAIRING

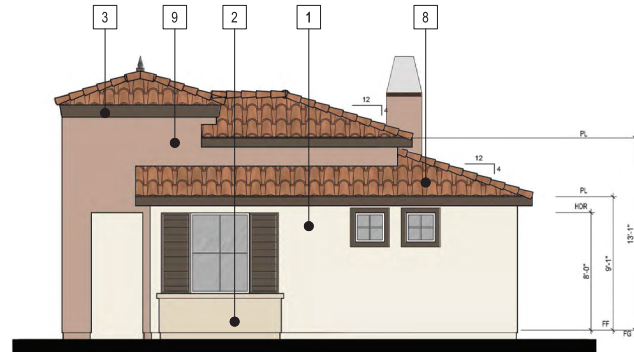




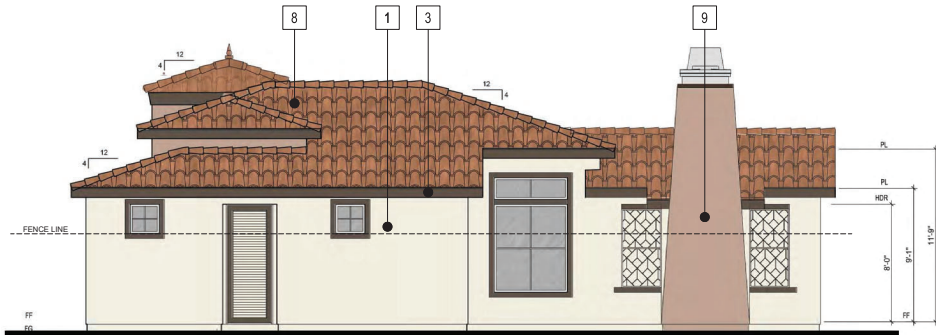
PLAN 4	
FIRST FLOOR:	350 SF
SECOND FLOOR:	861 SF
THIRD FLOOR:	827 SF
TOTAL:	2,038 SF
BALCONY/PORCH:	297 SF



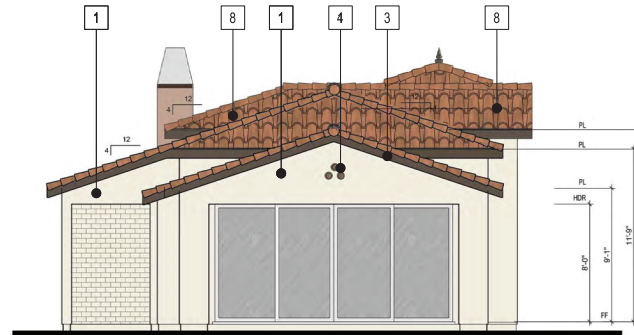
FRONT ELEVATION



RIGHT ELEVATION



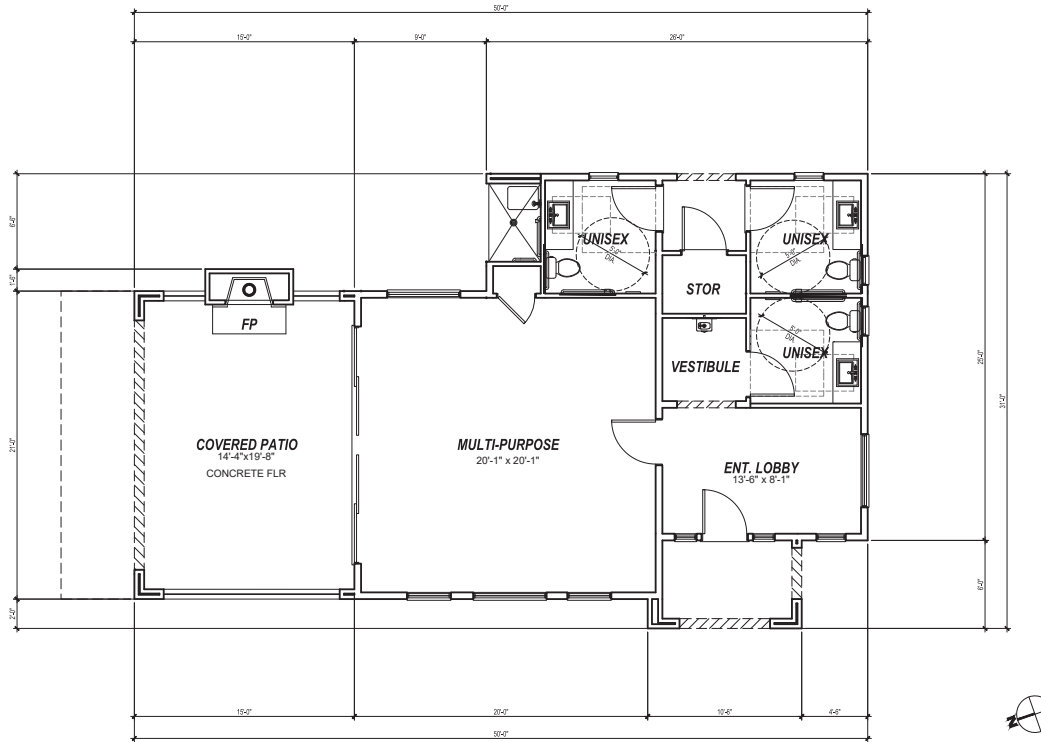
REAR ELEVATION



LEFT ELEVATION

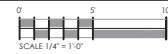
MATERIALS LEGEND

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SW 6385 – Dover White
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SW 6099 – Sand Dollar
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GARAGE DOOR  
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- 6 FRONT DOOR / SHUTTERS  
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Eagle Roofing – Capistrano  
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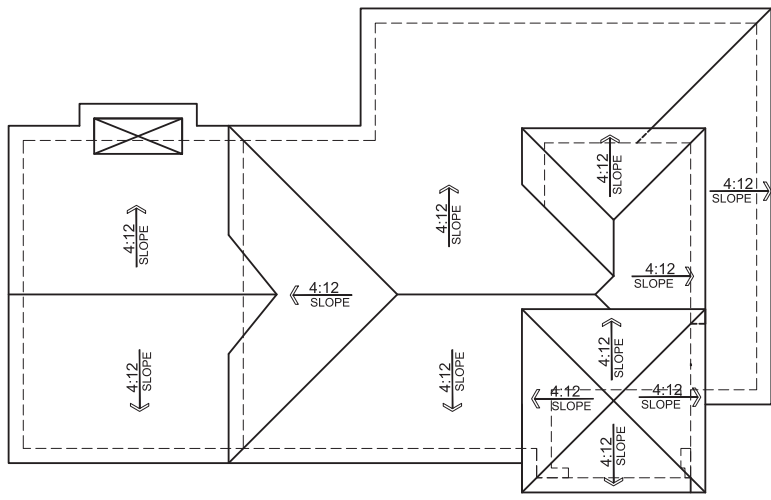
CLUBHOUSE	
FIRST FLOOR:	835 SF
COVERED OUTDOOR:	425 SF
TOTAL:	1,260 SF

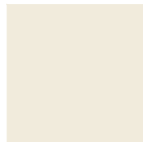
6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA



PREPARED DATE: 11/17/2023  
REVISION DATE: 03/28/2024

CLUBHOUSE FLOOR PLAN SHEET A35 OF 46

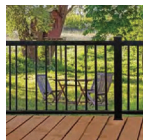




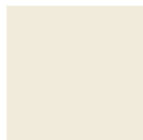
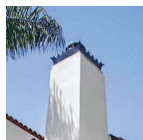
**STUCCO**  
SHERWIN WILLIAMS  
SW 6385  
DOVER WHITE



**FAUX CLAY PIPES  
DETAIL**  
SHERWIN WILLIAMS  
SW 6061  
TAN BARK



**RAILINGS / GABLE**  
SHERWIN WILLIAMS  
SW 2808  
RW DARK BROWN



**DECORATIVE  
CHIMNEY DET.**  
SHERWIN WILLIAMS  
SW 6385  
DOVER WHITE



**FRONT DOOR  
(THERMA TRU FIBERGLASS)  
/ SHUTTERS**  
SHERWIN WILLIAMS  
SW 7595  
SOMMELIER



**FRONT DOOR 2  
(THERMA TRU FIBERGLASS)  
/ SHUTTERS  
(5,8,9-PLEX ALT)**  
SHERWIN WILLIAMS  
SW 6167  
GARDEN GATE



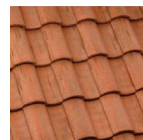
**STUCCO**  
SHERWIN WILLIAMS  
SW 6080  
UTTERLY BEIGE



**STUCCO**  
SHERWIN WILLIAMS  
SW 6059  
INTERFACE TAN



**STUCCO 2  
(LOW WALL)**  
SHERWIN WILLIAMS  
SW 6099  
SAND DOLLAR



**ROOF TILES**  
EAGLE ROOF  
CAPISTRANO  
3526 VALENCIA



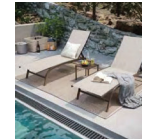
**FASCIA / POSTS /  
GARAGE DOOR**  
(STEEL ROLL-UP)  
SHERWIN WILLIAMS  
SW 2808  
RW DARK BROWN



**FRONT DOOR 2  
(6 & 9-PLEX)**  
(THERMA TRU FIBERGLASS)  
SHERWIN WILLIAMS  
SW 6230  
RAINSTORM



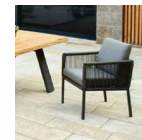
**WINDOW**  
(MILGARD)  
WHITE VINYL DUAL PANE



**LOUNGE**  
CLUB HOUSE  
OUTDOOR FURNITURE  
(AS SHOWN OR SIMILAR)



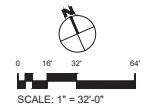
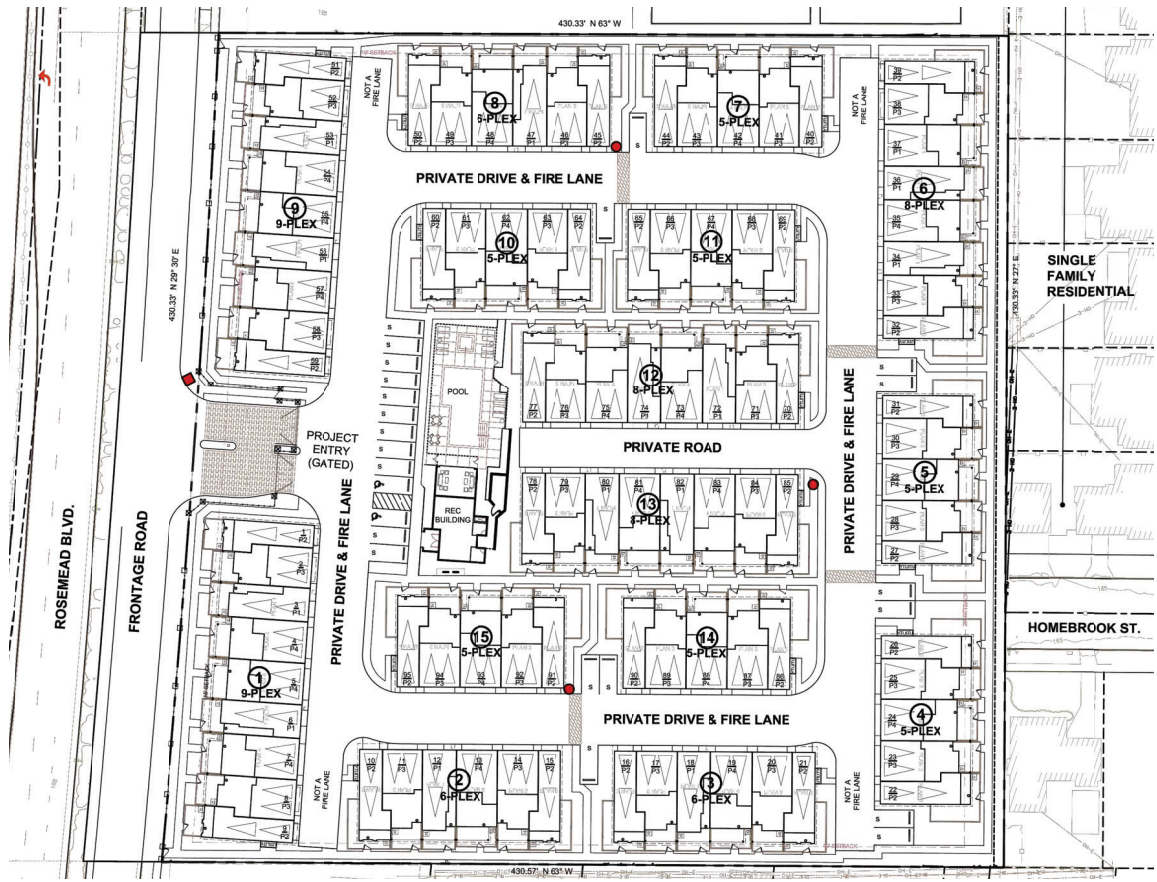
**TABLE**  
CLUB HOUSE  
OUTDOOR FURNITURE  
(AS SHOWN OR SIMILAR)



**CHAIRS**  
CLUB HOUSE  
OUTDOOR FURNITURE  
(AS SHOWN OR SIMILAR)



**STREET PAVING**  
STAMPED CONCRETE  
(PER SHEET L-2 OF 5, LANDSCAPE, SECTION 4)



S -- STANDARD      ♿ -- ADA

PARKING SUMMARY			
REQUIRED PARKING		PROVIDED (Minimum Parking Space 9'x20')	
RESIDENT: 2 GARAGE SPACES/UNIT	190	RESIDENT	190*
GUEST: 1 OPEN SPACE/ 8 UNIT (0.125/DU)	12	GUEST	24**
<b>TOTAL</b>	<b>TOTAL</b>	<b>2.25 SPACES PER UNIT</b>	<b>214</b>
*Per CGBC 4.106.4 one raceway provided at each garage for future EV Charger. Includes (2) accessible spaces (5%) per CBC 1109A.5			



#13 2681  
**HOWARD ASSOCIATES**  
 landscape architecture  
 1951 Fourth Avenue, Ste. 302  
 San Diego, CA 92101 619 718 9660

BRANDYWINE HOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA

CONCEPTUAL LANDSCAPE PLAN SHEET L-1 OF 5

**LEGEND**

- | SYMBOL | DESCRIPTION  |
|--------|--|
| 1      | RECREATION BUILDING, RESTROOMS, SHOWER AND COVERED PATIO WITH SEATING - SEE SHEET L-2                                  |
| 2      | SWIMMING POOL, SPA, ENCLOSED POOL EQUIPMENT, AND POOL DECK WITH UMBRELLA TABLES AND CHAISES                            |
| 3      | ENTRY SIGN PER FUTURE SUBMITTAL  |
| 4      | PROJECT ENTRY WITH VEHICULAR SWING GATES, CALL BOX KIOSK, PEDESTRIAN GATE, AND ENHANCED STAMPED PAVING - SEE SHEET L-2 |
| 5      | ACCESSIBLE PARKING STALL AND STRIPING PER CIVIL ENGINEER'S PLANS   |
| 6      | GUEST PARKING STALL  |
| 7      | 4' WIDE COMMUNITY WALKWAY - NATURAL GRAY, LIGHT BROOM FINISH CONCRETE  |
| 8      | CONCRETE DRIVEWAY - NATURAL GRAY, LIGHT BROOM FINISH, TOOLED JOINTS  |
| 9      | PROPOSED WALL, FENCE, PILASTER OR GATE - SEE WALL AND FENCE PLAN - SEE SHEET L-5 FOR MATERIALS AND HEIGHTS             |
| 10     | PRIVATE PATIO, HOMEOWNER MAINTAINED  |
| 11     | COMMON AREA LANDSCAPE - BUILDER INSTALLED AND HOA MAINTAINED   |
| 12     | SHORT TERM BICYCLE PARKING (BIKE RACKS TO ACCOMMODATE 4 BICYCLES)  |
| 13     | PROPOSED TREE PER PLANTING LEGEND  |
| 14     | PROPOSED SCREENING VINES ON PERIMETER WALL   |
| 15     | PROPOSED SCREEN HEDGE - 20' HT. PODOCARPUS GRACILIOR / FERN PINE   |
| 16     | PROPERTY LINE  |
| 17     | PUBLIC STREET R.O.W.   |
| 18     | PUBLIC CONCRETE SIDEWALK   |
| 19     | PROPOSED AC CONDENSER LOCATIONS PER ARCHITECT'S PLANS  |
| 20     | ENHANCED STAMPED ACCENT PAVING AT PEDESTRIAN CROSSINGS   |
| 21     | EXISTING WALL TO REMAIN - SEE WALL AND FENCE PLANS   |
| 22     | PEDESTRIAN ENTRY GATE WITH ACCENT TRELIS   |

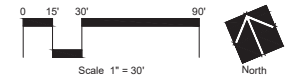


**Design Statement:**  
 The Landscape has been designed to be aesthetically pleasing and welcoming to residents and guests. The street frontage incorporates large flowering canopy street trees with decorative security fencing and entry gates. The recreational area is centrally located, providing a pool, spa and recreation building. It is connected to perimeter walkways along decorative landscaping, leading to private entry courtyards.

- Landscape and Maintenance Notes:**
- All landscape and irrigation shall conform to the design standards and guidelines of the City of Pico Rivera and the City of Pico Rivera "Water Efficient Landscape Documentation Package Submittal Requirements".
  - Irrigation: The irrigation system will be designed to afford optimum coverage for the support of plant growth. The coverage will meet the water requirements for the selected plant material within a given planting area and the type of exposure. The irrigation system will be designed with respect to water conservation. All irrigation will be sub-surface drip and bubblers. The irrigation system shall be a fully automatic system and as maintenance-free as possible. The materials for the system will be of an extremely durable nature, and will have been selected for wear resistance and long life. The overall system shall be designed for ease of maintenance.
  - A separate, potable, designated irrigation water meter shall be installed.
  - Planting: All plant material shall be WUCOLS Zone 3 rated as low or moderate for water use. Plant material shall be grouped according to sun and wind exposure and water requirements. Tall shrubs, trees and vines shall screen perimeter walls and utilities. All proposed plant material shall be non-invasive, per CAL-IPC listing.
  - Maintenance: All landscape shown on this plan shall be maintained by the Homeowners' Association. The landscape areas shall be kept free of litter and debris, and all plant material shall be maintained in a healthy growing condition. Diseased or dead plant material shall be satisfactorily treated or replaced per the conditions of the permit.
  - Plants chosen for North sides of buildings, walls and fences shall be species which can tolerate dense shade.
  - Accent shrubs shall be utilized for entries and focal points, to provide textural and flowering interest.
  - 15 gallon shrubs shall be utilized at the project entry for a more mature, lush landscape.

**Minimum Street Tree Separation Distance**

IMPROVEMENT	MIN. DISTANCE TO STREET TREE
TRAFFIC SIGNALS AND STOP SIGNS	20'
UNDERGROUND UTILITY LINES	5'
SEWER LINES	10'
ABOVE GROUND UTILITY STRUCTURES	10'
DRIVEWAY ENTRIES	10'
INTERSECTIONS	25'



PREPARED DATE: 11.14.23  
 REVISION DATE: 3.27.24

**LEGEND**

SYMBOL	DESCRIPTION
(1A)	RECREATION BUILDING
(1B)	RESTROOMS & SHOWER
(1C)	COVERED PATIO WITH SEATING PER ARCHITECT'S PLANS
(2A)	SWIMMING POOL
(2B)	8' SQ. SPA
(2C)	POOL EQUIPMENT ENCLOSURE
(3)	COLORLED, SCORED CONCRETE POOL DECK WITH UMBRELLA TABLES AND CHAISE LOUNGES
(4)	MONUMENT SIGN PER FUTURE SUBMITTAL
(4A)	CALL BOX KIOSK
(4B)	PROJECT ENTRY WITH ENHANCED STAMPED PAVING
(4C)	VEHICULAR SWING GATES, PEDESTRIAN GATE PER WALL AND FENCE PLAN
(5)	ACCESSIBLE PARKING STALL AND STRIPING PER CIVIL ENGINEER'S PLANS
(6)	GUEST PARKING STALL
(7)	4' WIDE COMMUNITY WALKWAY - NATURAL GRAY, LIGHT BROOM FINISH CONCRETE
(8)	CONCRETE DRIVEWAY - NATURAL GRAY, LIGHT BROOM FINISH, TOOLED JOINTS
(9A)	PROPOSED WALL PER WALL AND FENCE PLAN
(9B)	PROPOSED FENCE PER WALL AND FENCE PLAN
(9C)	COURTYARD WALL PER ARCHITECT'S PLANS
(9D)	PROPOSED COMBO FENCE / WALL PER WALL AND FENCE PLAN
(10)	PRIVATE PATIO, HOMEOWNER MAINTAINED
(11)	COMMON AREA LANDSCAPE - BUILDER INSTALLED AND HOA MAINTAINED
(12)	SHORT TERM BICYCLE PARKING (BIKE RACKS TO ACCOMMODATE 4 BICYCLES)
(13)	PROPOSED TREE PER PLANTING LEGEND
(16)	PROPERTY LINE
(17)	PUBLIC STREET R.O.W.
(18)	PUBLIC CONCRETE SIDEWALK
(19)	PROPOSED AC CONDENSER LOCATIONS PER ARCHITECT'S PLANS



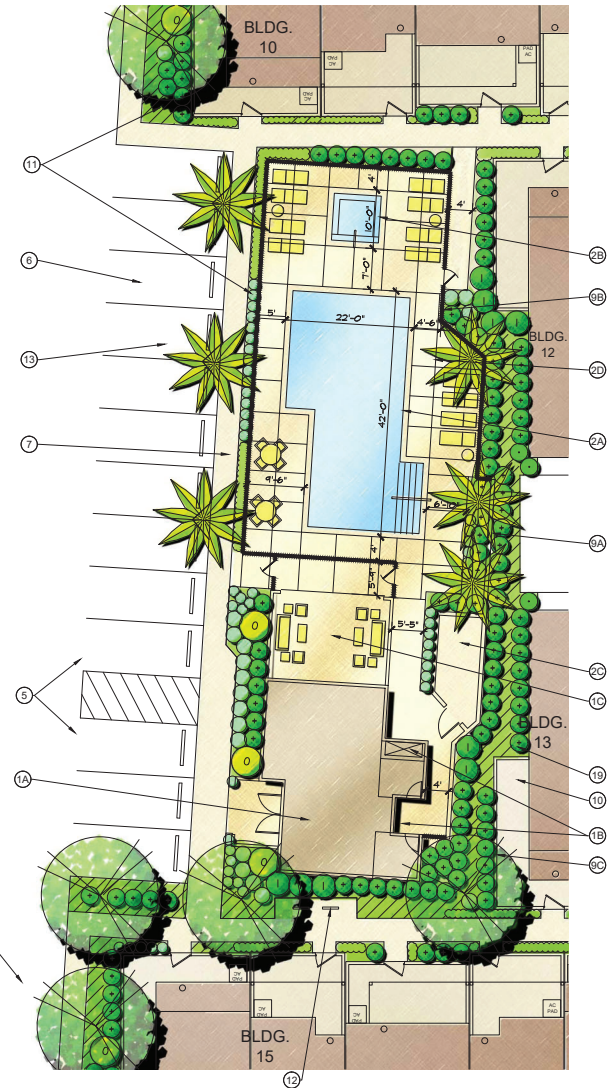
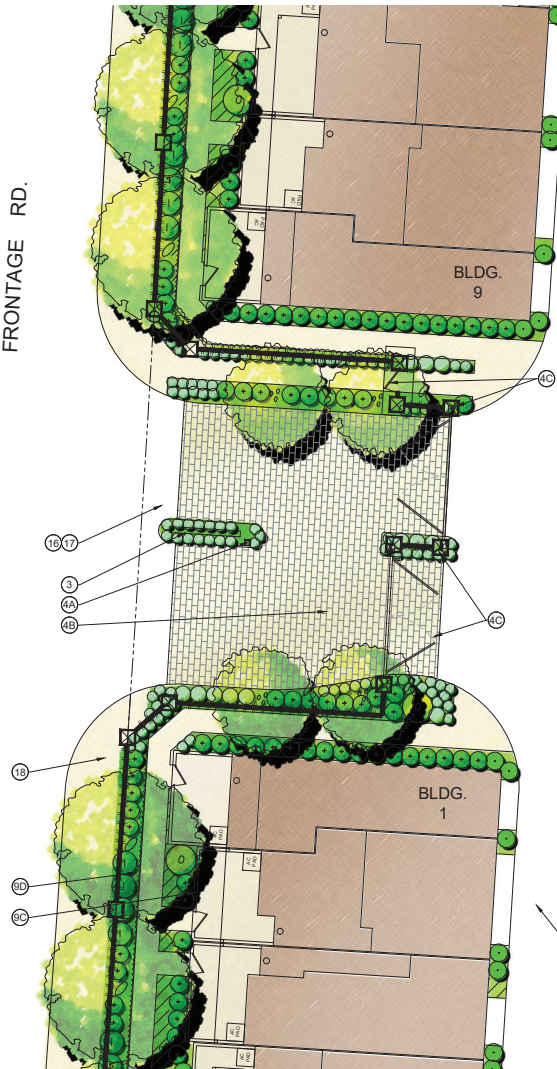
(12) Bike Rack



(4B) Stamped Concrete Vehicular Paving

ROSEMEAD BOULEVARD

FRONTAGE RD.



HOWARD ASSOCIATES  
landscape architecture  
1951 Fourth Avenue, Ste. 302  
San Diego, CA 92101 619-718-9660

BRANDYWINE HOMES

6540 ROSEMEAD TOWNHOMES  
PICO RIVERA, CA

ENTRY AND POOL AREA ENLARGEMENT SHEET L-2 OF 5



PREPARED DATE: 11.14.23  
REVISION DATE: 3.27.24





Tipuana tipu / Tipu tree  
Street tree



Geijera parviflora /  
Australian Willow  
Theme tree



Laurus nobilis / Sweet Bay  
Theme tree



Olea 'Wilsonii' / Fruitless Olive  
Accent tree



Syagrus romanzoffianum /  
Queen Palm  
Accent tree



Podocarpus gracilior / Fern Pine  
Tall hedge



Buxus 'Uplight' / Uplight Boxwood  
Hedge shrub



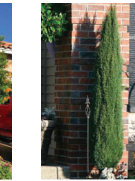
Ligustrum 'Texanum' / Texas Privet  
Hedge & Drive Aisle shrub



Westringia 'Blue Gem' / Blue Gem  
Coast Rosemary  
Hedge shrub



Tecoma s. 'Orange Jubilee' /  
Orange Bells  
Large Accent Shrub



Cupressus 'Tiny Tower' /  
Tiny Tower Italian Cypress  
Large Accent shrub



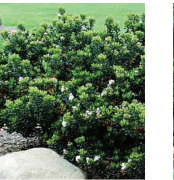
Prunus 'Bright N Tight' /  
Bright N Tight Cherry Laurel  
Large Accent shrub



Lantana 'Gold Mound' /  
Gold Mound Lantana  
Massing shrub



Nandina 'Obsession' /  
Obsession Heavenly Bamboo  
Massing shrub



Rhapiolepis u. 'Minor' /  
Dwarf Yeddo Hawthorn  
Massing shrub



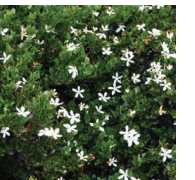
Crassula 'Gollum' /  
Gollum Jade Plant  
Small Accent shrub



Dianella 'Little Rev' /  
Little Rev Flax Lily  
Small Accent shrub



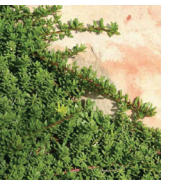
Diets bicolor / Fortnight Lily  
Small Accent shrub



Carissa g. 'Green Carpet' /  
Green Carpet Natal Plum  
Spreading Ground Cover



Lomandra l. 'Breeze' /  
Dwarf Mat Rush  
Spreading Ground Cover



Myoporum p. 'Putah Creek' /  
Creeping Myoporum  
Spreading Ground Cover



Rosmarinus o. 'Roman Beauty' /  
Roman Beauty Rosemary  
Spreading Ground Cover



Distictis buccinatoria /  
Blood Red Trumpet Vine  
Screening Vine



Macfadyena unguis-cati /  
Cat's Claw vine  
Screening Vine

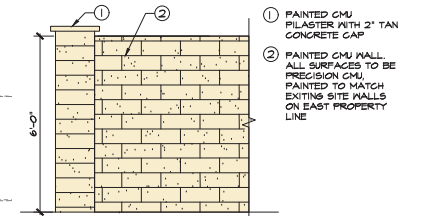
### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	HT. x W	RATE	FUNCTION	WUCOLE ZONE B
<b>TREES -</b>							
<b>STREET TREES: (24" BOX SIZE AT 25' O.C.)</b>							
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	14	30' x 25'	MOD	STREET TREE	M
<b>THEME TREES: (24" BOX SIZE)</b>							
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	29	45' x 20'	FAST	EVERGREEN THEME TREE	L
	LAURUS NOBILIS	SWEET BAY		40' x 20'	MOD	EVERGREEN THEME TREE	L
<b>ACCENT TREES: (24" BOX SIZE)</b>							
	OLEA WILSONII	FRUITLESS OLIVE	6	20' x 20'	MOD	ACCENT TREE, STD. FORM	L
	SYAGRUS ROMANZOFFIANUM	QUEEN PALM		50' x 25'	MOD	VERTICAL PALM	M
<b>TALL SCREENING HEDGE: (15 GAL. SIZE AT 3' O.C.)</b>							
	PODOCARPUS GRACILIOR	FERN PINE		25' x 5'	MOD	20' HT. VERT. SCREEN HEDGE	M
<b>SHRUBS -</b>							
<b>EVERGREEN HEDGE AND SCREENING SHRUBS: (5 GAL. SIZE AT 3'-4' O.C.)</b>							
	GALLISTEMON V. 'SLIM'	SLIM BOTTLEBRUSH		8' x 3'	MOD	EVERGREEN HEDGE	M
	ELAEOCARPUS DECIPiens	JAPANESE BLUEBERRY TREE		20' x 10'	MOD	EVERGREEN HEDGE	L
	EUONYMUS J. 'GREEN SPIRE'	GREEN SPIRE EUONYMUS		8' x 2'	MOD	EVERGREEN HEDGE	M
	LIGUSTRUM JAPONICUM TEXANUM	TEXAS PRIVET		6' x 4'	MOD	EVERGREEN HEDGE	M
	WESTRINGIA F. 'BLUE GEM'	BLUE GEM COAST ROSEMARY		4' x 3'	MOD	EVERGREEN HEDGE	L
	<b>LARGE ACCENT SHRUBS: (5 &amp; 15 GAL. SIZE)</b>						
	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE		3' x 3'	MOD	ACCENT SUGGULENT	L
	CUPRESSUS S. 'TINY TOWER'	TINY TOWER ITALIAN CYPRESS		25' x 3'	SLOW	VERT. ACCENT COLUMN	M
	PHORMIUM HYBRIDS	NEW ZEALAND FLAX		5' x 3'	MOD	VERTICAL ACCENT	L
	PRUNUS C. 'BRIGHT N TIGHT'	BRIGHT N TIGHT CHERRY LAUREL		8' x 6'	MOD	Lg. SCREENING SHRUB	M
	TECOMA X 'ORANGE JUBILEE'	ORANGE BELLS		8' x 6'	MOD	ACCENT SHRUB	L
<b>MASSING SHRUBS: (1 GAL. SIZE AT 3' O.C.)</b>							
	LANTANA 'GOLD MOUND'	GOLD MOUND LANTANA		3' x 4'	FAST	FLOWERING SHRUB	L
	NANDINA 'OBSESSION'	HEAVENLY BAMBOO		3' x 3'	MOD	SHADE, MASSING	L
	RHAPHIOLEPIS U. 'MINOR'	DWARF YEDDO HAWTHORN		4' x 3'	MOD	FLOWERING SHRUB	L
	<b>DRIVE AISLE SHRUBS: (5 GAL. SIZE)</b>						
	LIGUSTRUM TEXANUM	TEXAS PRIVET		6' x 4'	MOD	Eg. SHRUB BETWEEN GARAGES ALONG DRIVE AISLES	M
	<b>SMALL ACCENT SHRUBS: (1 GAL. SIZE AT 2'-3' O.C.)</b>						
	CRASSULA O. 'GOLLUM'	GOLLUM JADE PLANT		3' x 2'	MOD	ACCENT SUGGULENT	L
	DIANELLA R. 'LITTLE REV'	LITTLE REV FLAX LILY		2' x 1'	MOD	SMALL ACCENT SHRUB	L
	DIETES BICOLOR	FORTNIGHT LILY		3' x 3'	MOD	TEXTURED ACCENT SHRUB	L
	<b>SHADE TOLERANT SHRUBS: (1 &amp; 5 GAL. SIZE AT 2'-3' O.C.)</b>						
	BUXUS M. 'UPTIGHT'	UPTIGHT BOXWOOD		5' x 3'	SLOW	EVERGREEN HEDGE	M
	DIANELLA T. 'VARIEGATA'	VARIEGATED TASMAN FLAX LILY		2' x 1'	MOD	SMALL SHRUB	M
	NANDINA P. 'OBSESSION'	OBSESSION NANDINA		3' x 3'	MOD	SMALL SHRUB	L
	PITTOSPORUM CRASSIFOLIUM 'NANA'	DWARF KARO		3' x 4'	MOD	SMALL SHRUB	M
	SANSEVIERIA SPP.	SNAKE PLANT		3' x 2'	MOD	SHADE SUGGULENT	L
	<b>SPREADING GROUND COVER: (1 GAL. SIZE AT 2'-3' O.C.)</b>						
	CARISSA G. 'GREEN CARPET'	GREEN CARPET NATAL PLUM		1' x 4'	MOD	LOW SHRUB G.C.	L
	LOMANDRA L. 'BREEZE'	DWARF MAT RUSH		2' x 2'	MOD	TEXTURED GROUND COVER	L
	MYOPORIUM P. 'PUTAH CREEK'	CREEPING MYOPORIUM		6" x 8"	FAST	LOW GROUND COVER	L
	ROSMARINUS O. 'ROMAN BEAUTY'	ROMAN BEAUTY ROSEMARY		2' x 2'	MOD	LOW SHRUB G.C.	L
	<b>SCREENING VINES: (5 GAL. STAKED)</b>						
	DISTICTIS BUCCINATORIA	BLOOD RED TRUMPET VINE		20'	FAST	TRAILING VINE TRAIN TO WALL	M
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE		25'	FAST	TRAILING VINE TRAIN TO WALL	L

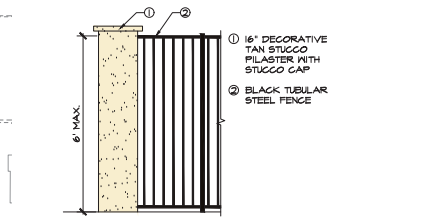
Notes:  
There is no existing landscape on site to remain.  
There is no existing hardscape or street trees in the R.O.W. to remain.

**WALL AND FENCE LEGEND:**

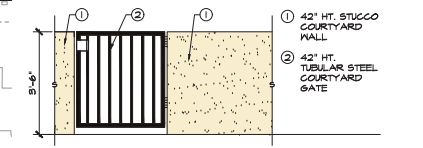
- | SYMBOL | DESCRIPTION   |
|--------|---|
| ③      | ENTRY SIGN PER FUTURE SUBMITTAL   |
| ④C     | 6' HT. BLACK TUBULAR STEEL VEHICULAR GATES WITH ENHANCED STUCCO PILASTERS   |
| ④C     | 16" SQ. STUCCO PILASTER WITH PRECAST CONCRETE CAP AT ENTRY  |
| 9A     | 6' HT. PAINTED CMU MASONRY WALL, PAINTED TO MATCH EXISTING WALLS  |
| 9A     | 16" SQ. TAN STUCCO PILASTER WITH STUCCO CAP - AT CORNERS AND MAX. 30' O.C. ALONG STREET FRONTAGE                        |
| 9B     | 6' HT. BLACK TUBULAR STEEL POOL AREA FENCE AND MATCHING GATES   |
| 9C     | 42" HT. TAN STUCCO COURTYARD WALL AND TUBULAR STEEL GATE  |
| 9D     | 6' HT. BLACK TUBULAR STEEL FENCE WITH STUCCO PILASTERS  |
| 21     | EXISTING MASONRY WALL RAISED TO 6' HT., PAINTED TO MATCH NEW WALLS. EXISTING CMU CAP TO BE RE-USED AND PAINTED TO MATCH |
| 22     | PEDESTRIAN ENTRY GATE WITH TRELLIS  |



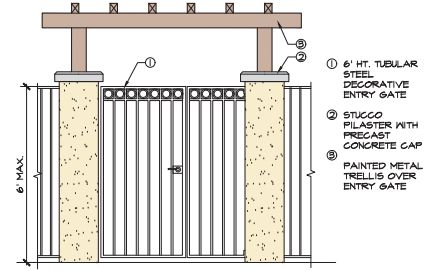
9A Painted Precision Block Wall



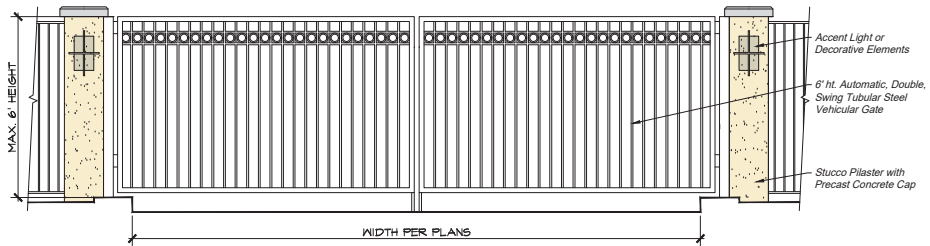
9B 9D Tan Stucco Pilaster w/ Tubular Steel Fence



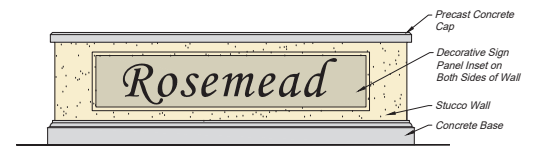
9C Stucco Courtyard Wall & Gate



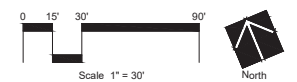
22 Pedestrian Entry Gate



4C Tubular Steel Entry Gate



3 Conceptual Entry Sign



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WALL AND FENCE PLAN SHEET L-5 OF 5

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