KBK: 501&601Compton Blvd.
Amendment 1- 09.24.2020
City of Compton
APN # 6166-022-901
6166-023-901

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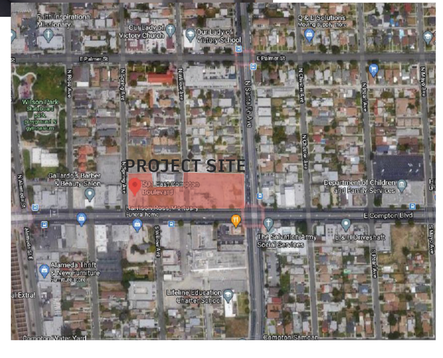
VICINITY MAP



KBK Enterprises
1300 Brighton Rd. Suite 1
Pittsburgh, PA 15233
(412) 363-4401

GGLO

4553 Glencoe Ave #390,
Marina Del Rey, CA 90292
(310) 751-6688

AMENDMENTS

09.08.2020	Original Submittal
09.24.2020	Amendment 1 Landscape
02.08.2021	Amendment 2

CONTEXT MAP
NOT TO SCALE

501 Block
601 Block
Kingdom Hall of
Jehovak's Witnesses
Commercial/
Retail
The Salvation Army
Social Services
Lifeline Education
Charter School
N Spring Ave
N Willow Ave
N Santa Fe Ave
S Chester Ave
Santa Fe Ave
S Flower Ave
N Rose Ave
E Compton Blvd
S Rose Ave

Compton Blvd. Rendering
SCALE: NTS

Willow Plaza Rendering
SCALE: NTS

Axonometric View from Single Family neighborhood in the north : The massing is stepped down to modulate the scale to the neighborhood.
SCALE: NTS

30'

202035.1 KBK 501 & 601 Compton Blvd.

GENERAL

ADDRESS	501 AND 601 E COMPTON BLVD, COMPTON, CA
PROJECT DESCRIPTION	296 RESIDENTIAL UNITS,COMMUNITY SERVING COMMERCIAL , INNOVATION CENTER, 3-STORY COMMERCIAL ABOVE GRADE PARKING, TWO 1-STORY BELOW GRADE PARKING USING MECH. STACKING SYSTEM
ASSESSOR PARCEL NUMBERS	6166-022-901 6166-023-901
ZONE	TBD
OCCUPANCY TYPE	R2/M/B/S-2
BUILDING TYPE	5 STORY OF TYPE IIIA OVER 2 LEVELS OF TYPE I PODIUM
MAX. BUILDING HEIGHT	85
AVERAGE NATURAL GRADE	TBD
PROPOSED USE	MIXED USE: RESIDENTIAL + COMMERCIAL

SITE PARAMETERS

			ALLOWABLE	PROPOSED
LOT SIZE (SQ FT)	501 601	42,115 50,839		
DENSITY			150 units per acre	139.4
NUMBER OF STORIES			7	7
GROUND LEVEL HEIGHT(FT)			-	20
MAXIMUM HEIGHT (FT)			-	85
SETBACKS (FT)	FRONT AND SIDES: 0 FT BACK: 10FT and 60 DEGREE ABOVE 30FT @ Property Line			
BUILDING AREA (SQ FT)			-	285,172

RESIDENTIAL

DWELLING UNITS		TOTAL NUMBER OF UNITS	AVERAGE SQ FT	AFFORDABLE UNITS		
STUDIO	24%	71	430	14	20%	31,446
1 BEDROOM	37%	109	620	22	20%	69,607
2 BEDROOM	39%	117	860	23	20%	103,639
TOTAL UNITS	100%	**297**		**59**		**173,246**

RESIDENTIAL AMENITIES/ SERVICES	
LEASING/ LOUNGE	3,089
MAIL ROOM/ PARCEL ROOM	688
FITNESS	601
POOL LOUNGE	858
SERVICES & CIRCULATION	52,984
TOTAL	**58,220**
TOTAL RESIDENTIAL	**231,466**
COMMUNITY SERVING COMMERCIAL / RETAIL	
COMMUNITY SERVING COMMERCIAL-01	4,614
COMMUNITY SERVING COMMERCIAL-02	3,120
COMMUNITY SERVING COMMERCIAL-03	
TOTAL	**7,734**
COMMERCIAL/INNOVATION CENTER	
GROUND LEVEL	17,088
2ND LEVEL	13,741
3RD LEVEL	2,857
4TH LEVEL	1,101
MEZZANINE	10,000
TOTAL	**44,787**
COMMERCIAL SERVICE	
LOADING	455
REFUSE ENCLOSERS	514
OTHER SERVICE	216
TOTAL	**1,185**
TOTAL COMMERCIAL	**45,972**

PARKING REQUIRED

	MARKET RATE		AFFORDABLE		TOTAL
RESIDENTIAL	PER UNIT		PER UNIT		
STUDIO	0.5	25	0	0	25
1 BEDROOM	1	87.2	0.5	10.9	98
2 BEDROOM	1	93.6	0.5	11.7	105.3
GUEST PARKING	0.1	29.7			29.7
TOTAL RESIDENTIAL					**258**
COMMERCIAL					
RETAIL 1 PER 400					19
INNOVATION CENTER 1 PER 400					112
TOTAL COMMERCIAL					**131**
TOTAL					**389**

PARKING PROVIDED

	LEVEL B	L-1	MEZZ	L-2	TOTAL
RESIDENTIAL					**258**
STANDARD (MECH. PUZZLE PARKING)	250				
ACCESSIBLE	8				
COMPACT	0				
COMMERCIAL					**131**
STANDARD (MECH. PUZZLE PARKING)	24				
STANDARD		22	36	39	
ACCESSIBLE		3	1	1	
COMPACT		5	0	0	
TOTAL	282	30	37	40	**389**

BICYCLE PARKING REQUIRED (MIN)

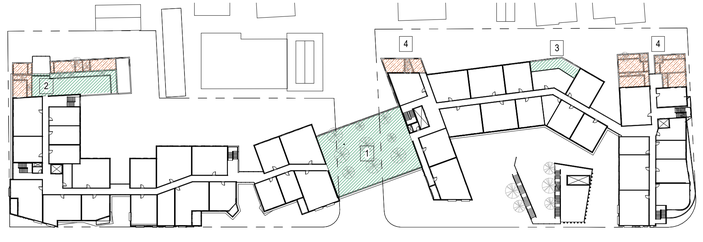
RESIDENTIAL	
LONG TERM 1.0 PER UNIT	297
SHORT TERM 0.1 PER UNIT	30
COMMERCIAL	
LONG TERM	
OFFICE 2.0 PER 1,000 SQ FT, MIN 2	90
SHORT TERM	
0.1 OF LONG TERM	9
TOTAL LONG TERM	**387**
TOTAL SHORT TERM	**39**

BICYCLE PARKING PROVIDED

RESIDENTIAL	TOTAL
LONG TERM 1.0 PER UNIT	297
SHORT TERM 0.1 PER UNIT	30
COMMERCIAL	
LONG TERM	
OFFICE 2.0 PER 1,000 SQ FT, MIN 2	90
SHORT TERM	
0.1 OF LONG TERM	9
TOTAL LONG TERM	**387**
TOTAL SHORT TERM	**39**

OPEN SPACE AREA

	MIN. REQUIRED SQ.FT.	PROVIDED
PUBLIC OPEN SPACE	MAX 20% OF TOTAL REQUIRED OPEN SPACE WILL BE COUNTED (6,000 SQ.FT.)	13,000
RESIDENTIAL		
PRIVATE OPEN SPACE		5,850
COMMON OPEN SPACE		19,350
PRIVATE & COMMON OPEN SPACE	23,760	25,200
TOTAL RESIDENTIAL OPEN SPACE	29,700	**31,200**
TOTAL RESIDENTIAL OPEN SPACE PER UNIT	100	**105**
TOTAL COMMERCIAL OPEN SPACE	NA	**8,500**
TOTAL OPEN SPACE		**39,700**



1	RES. COMMON OPEN SPACE	4,500 SQ.FT.
2	RES. COMMON OPEN SPACE	1,500 SQ.FT.
	RES. PRIVATE OPEN SPACE	1,100 SQ.FT.
3	RES. COMMON OPEN SPACE	400 SQ.FT.
4	RES. PRIVATE OPEN SPACE	1,900 SQ.FT.

TOTAL RES. PRIVATE	3,000 SQ.FT.
TOTAL RES. COMMON	6,400 SQ.FT.
TOTAL 6TH & 7TH LEVEL OPEN SPACE	7,350 SQ.FT.

diagram-OPEN SPACE - LEVEL 07

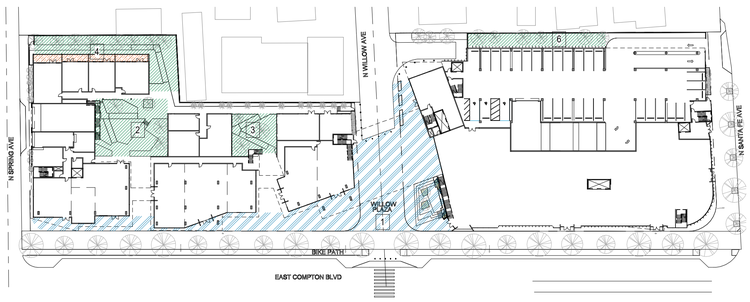
1/64" = 1'-0"

1	RES. COMMON OPEN SPACE	2,000 SQ.FT.
2	RES. COMMON OPEN SPACE	2,000 SQ.FT
	RES. PRIVATE OPEN SPACE	1,150 SQ.FT
3	RES. PRIVATE OPEN SPACE	1000 SQ.FT.

TOTAL RES. PRIVATE	2,150 SQ.FT.
TOTAL RES. COMMON	4,000 SQ.FT.
TOTAL 3RD LEVEL OPEN SPACE	6,150 SQ.FT.

diagram-OPEN SPACE - LEVEL 03

1/64" = 1'-0"



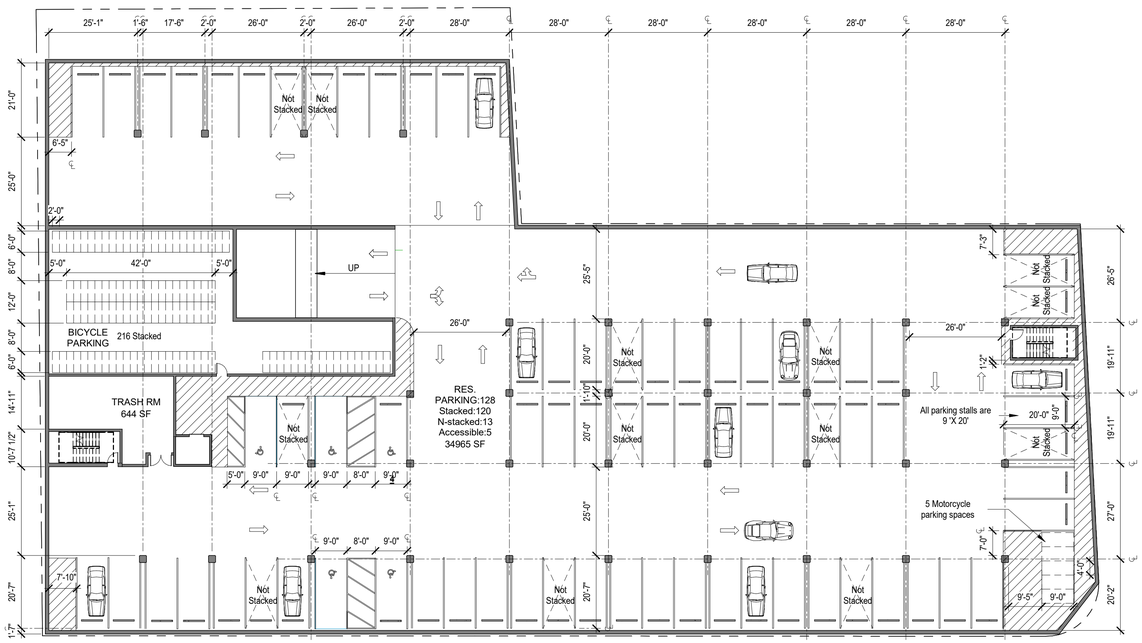
1	PUBLIC OPEN SPACE	13,000 SQ.FT.
2	RES. COMMON OPEN SPACE	3,300 SQ.FT.
3	RES. COMMON OPEN SPACE	1,400 SQ.FT.
4	RES. COMMON OPEN SPACE	2,850 SQ.FT.
	RES. PRIVATE OPEN SPACE	700 SQ.FT.
6	RES. COMMON OPEN SPACE	1,400 SQ.FT.

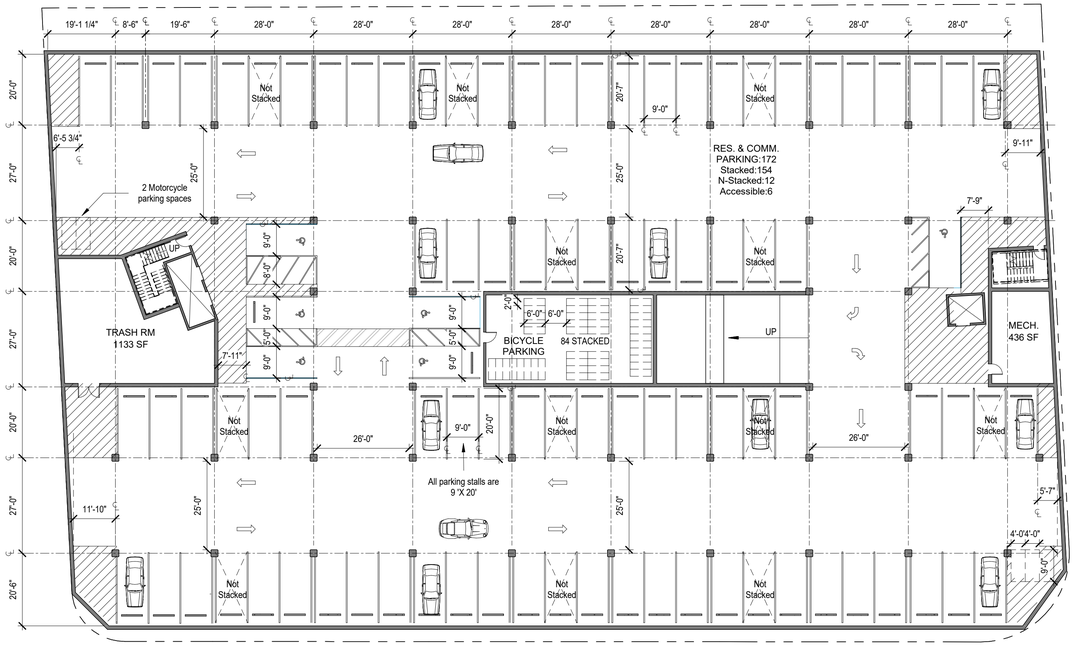
TOTAL RES. PRIVATE	700 SQ.FT.
TOTAL RES. COMMON	8,950 SQ.FT.
TOTAL PUBLIC OPEN SPACE	13,000 SQ.FT.(6000 SQ.FT.)
TOTAL GROUND LEVEL OPEN SPACE	**15,650 SQ.FT.**

diagram-OPEN SPACE - GROUND LEVEL

1/64" = 1'-0"

TOTAL OPEN SPACE	31,200 SQ.FT.
TOTAL COMMON AND PRIVATE OPEN SPACE	25,200 SQ.FT.

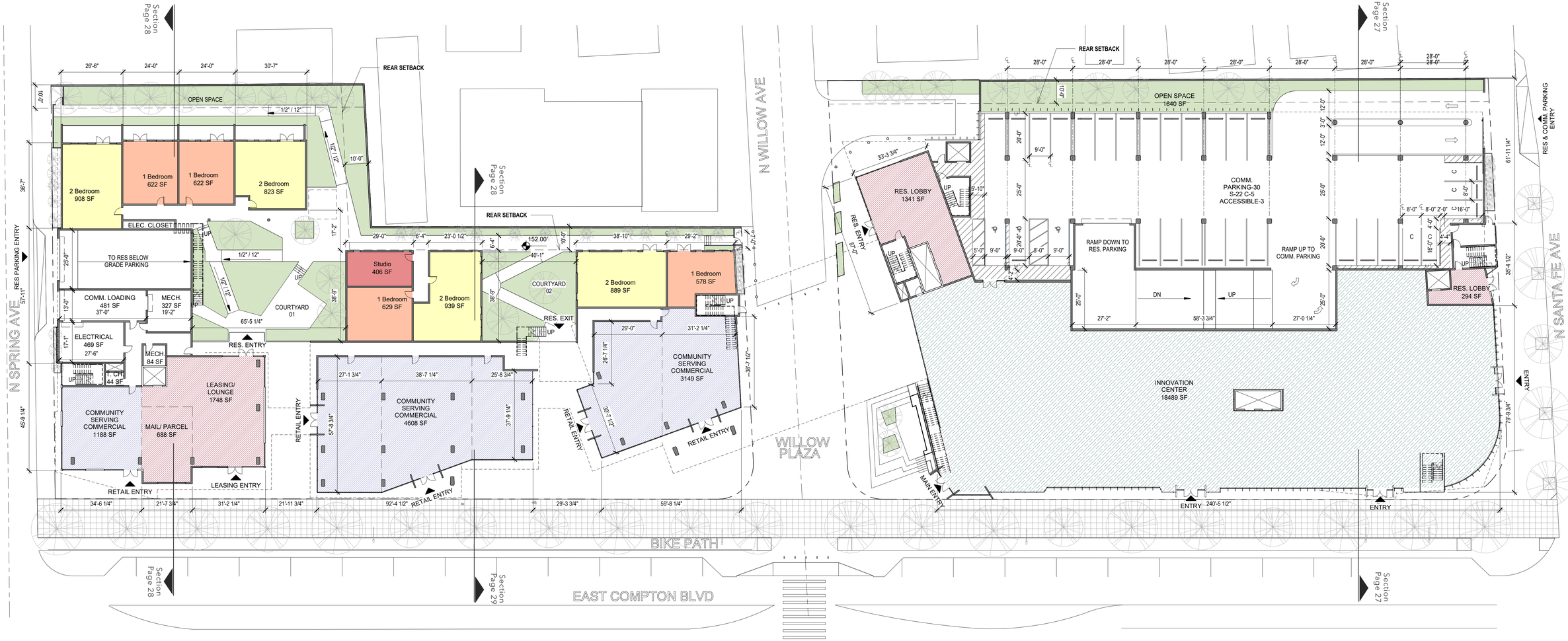




Level B1 Floor Plan

SCALE: 1″ = 20′

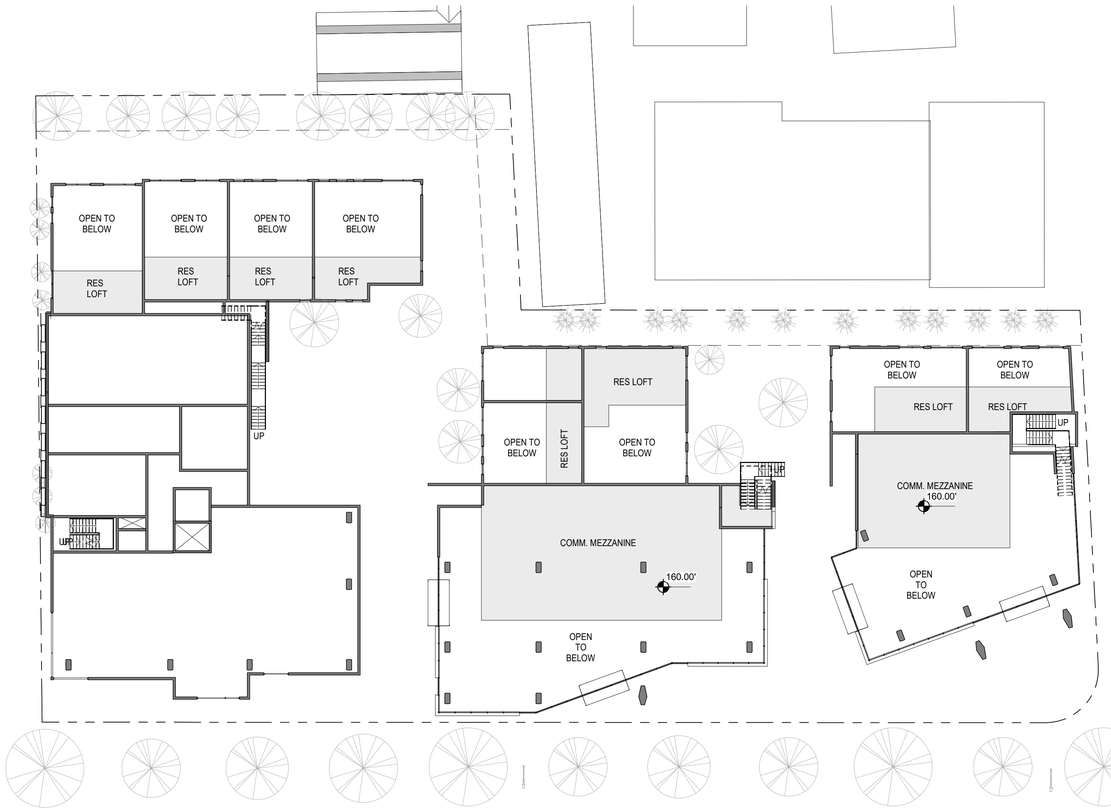
0′ 20′ 40′

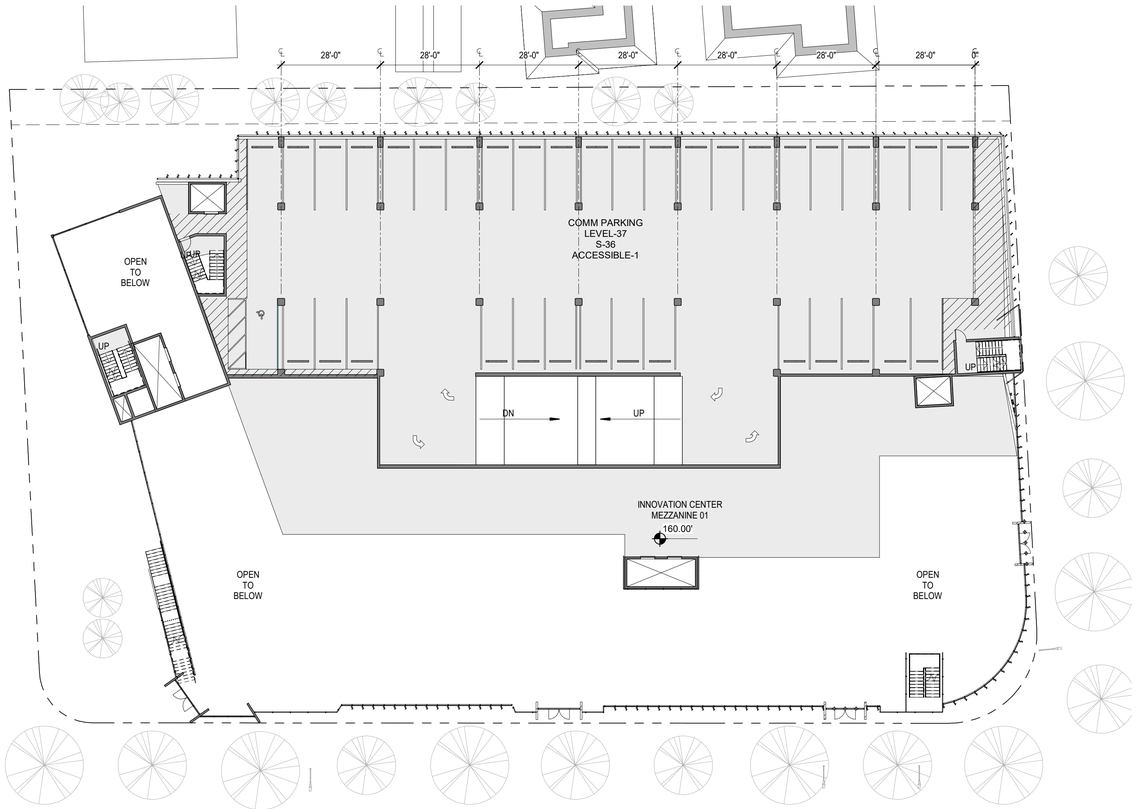


Level 1 Floor Plan & Site Plan

SCALE: 1" = 20'

0' 20' 40'





Level 1.5 Mezzanine Floor Plan

SCALE: 1" = 20'

0' 20' 40'

Level 2 Floor Plan

SCALE: 1" = 20'

0' 20' 40'

Level 3 Floor Plan

SCALE: 1" = 20'

0' 20' 40'

Level 4 Floor Plan

SCALE: 1" = 20'

0' 20' 40'

Level 5 Floor Plan

SCALE: 1" = 20'

0' 20' 40'

Level 6 Floor Plan

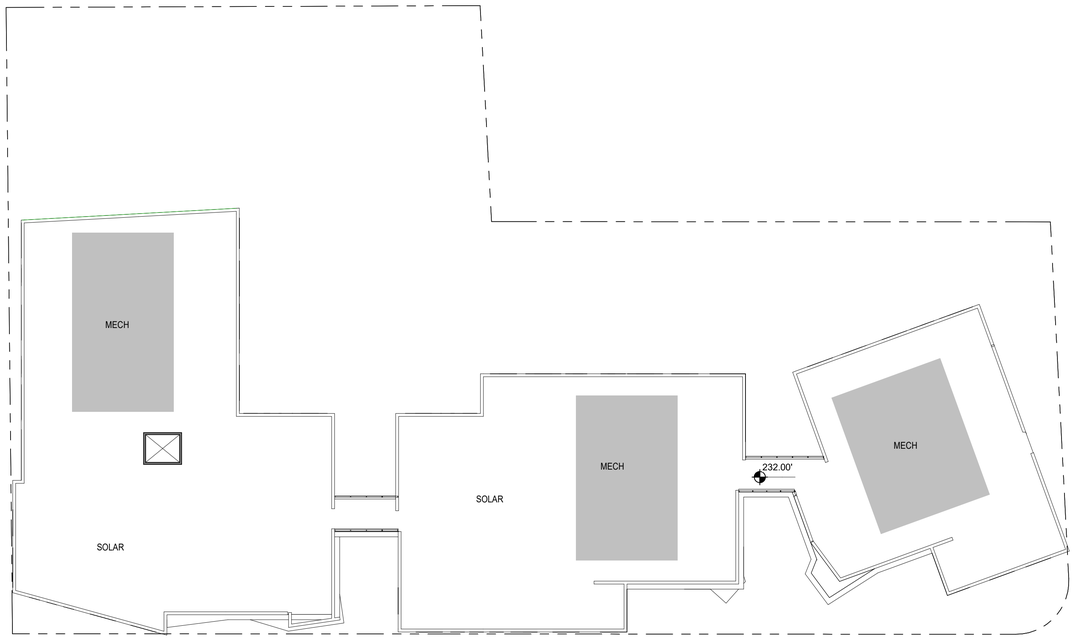
SCALE: 1" = 20'

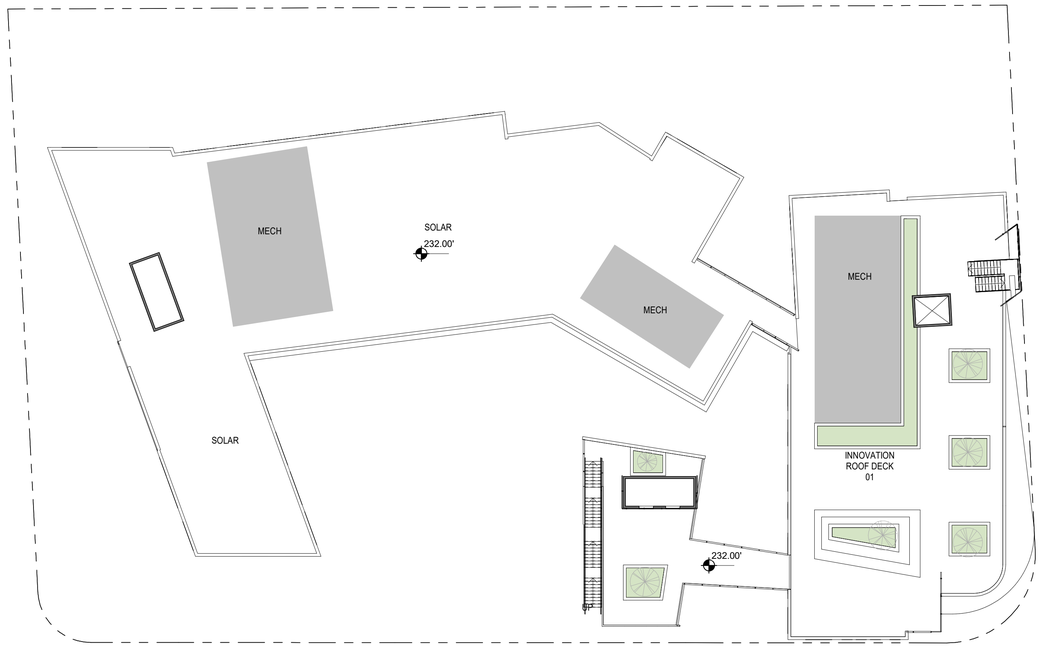
0' 20' 40'

Level 7 Floor Plan

SCALE: 1" = 20'

0' 20' 40'

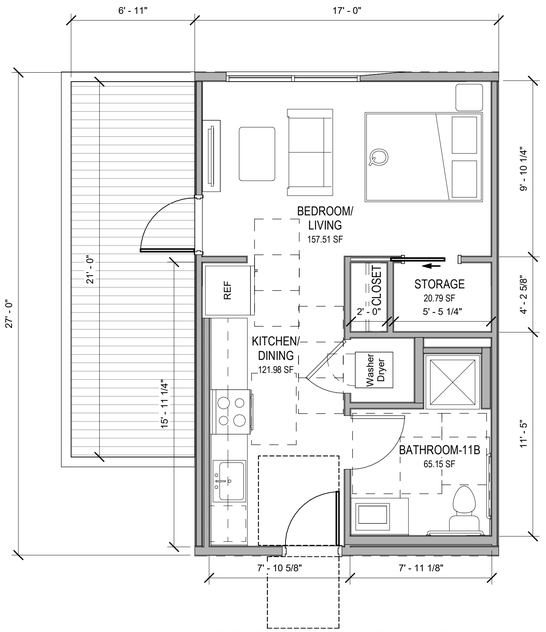




Level 8 Roof Floor Plan

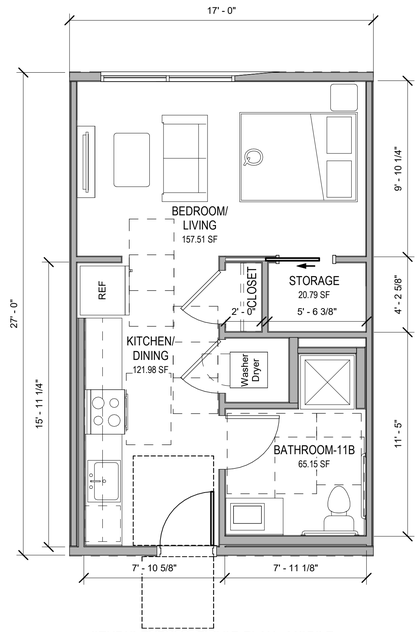
SCALE: 1" = 20'

0' 20' 40'



STUDIO FLOOR PLAN - ADAPTABLE WITH BALCONY

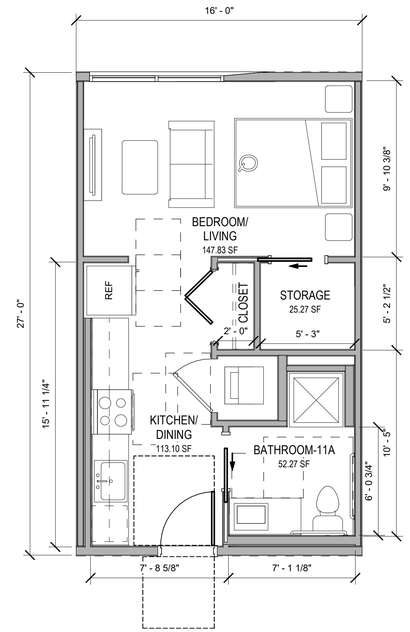
** TOTAL STORAGE SPACE: 166.32 CF (MIN 150 CF)
20.79 SF X 8'-0" FT (MIN CEILING HEIGHT) = 166.32 CF



STUDIO TYPICAL FLOOR PLAN - MOBILE
11% OF FEDERAL FUNDED UNITS

* WASHER/ DRYER IN ONE NOT STACKED

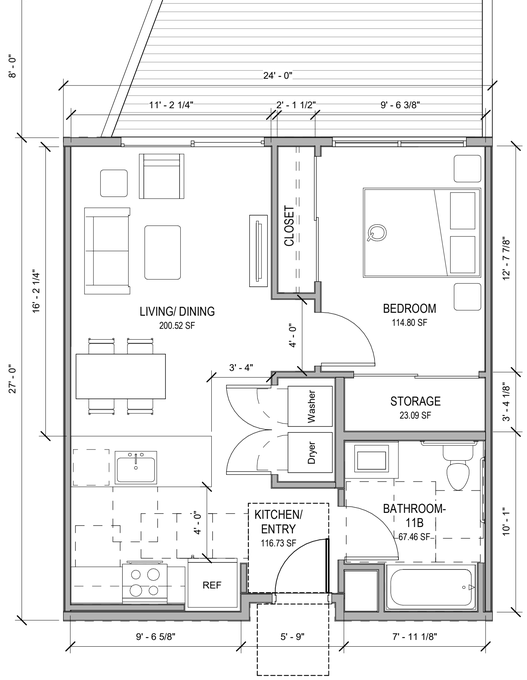
** TOTAL STORAGE SPACE: 200.32 CF (MIN 150 CF)
25.04 SF X 8'-0" FT (MIN CEILING HEIGHT) = 200.32 CF



STUDIO TYPICAL FLOOR PLAN - ADAPTABLE

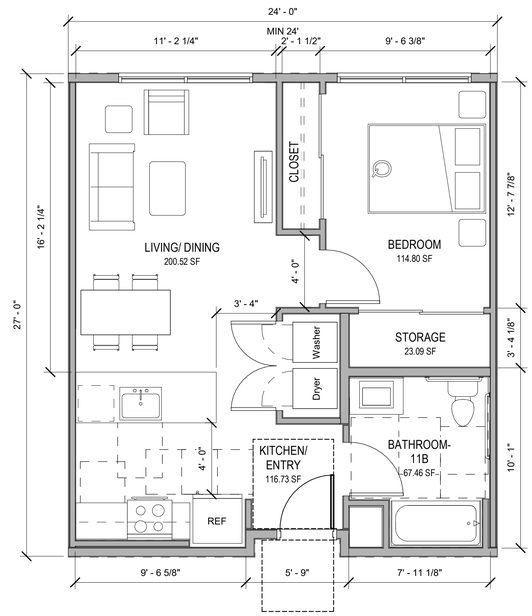
* STACKED WASHER/ DRYER

** TOTAL STORAGE SPACE: 202.16 CF (MIN 150 CF)
25.27 SF X 8'-0" FT (MIN CEILING HEIGHT) = 202.16 CF



1-BEDROOM FLOOR PLAN - ADAPTABLE WITH BALCONY

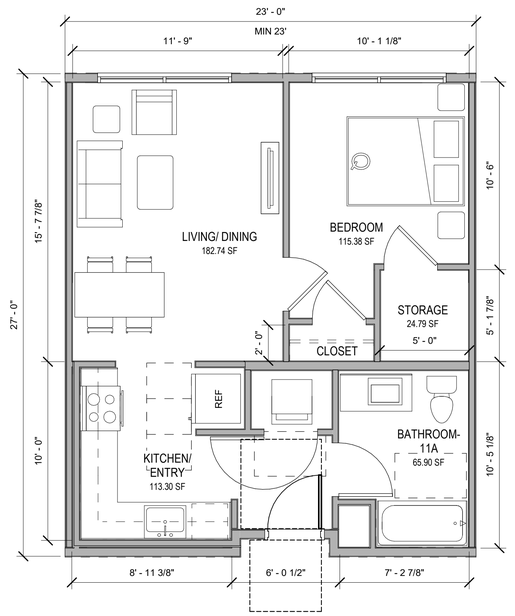
** TOTAL STORAGE SPACE: 191.2 CF (MIN 175 CF)
23.09 SF X 8'-0" FT (MIN CEILING HEIGHT) = 191.2 CF



ONE-BEDROOM TYPICAL FLOOR PLAN - MOBILE
11% OF FEDERAL FUNDED UNITS

* WASHER/ DRYER IN ONE NOT STACKED

** TOTAL STORAGE SPACE: 191.2 CF (MIN 175 CF)
23.09 SF X 8'-0" FT (MIN CEILING HEIGHT) = 191.2 CF



ONE-BEDROOM TYPICAL FLOOR PLAN - ADAPTABLE

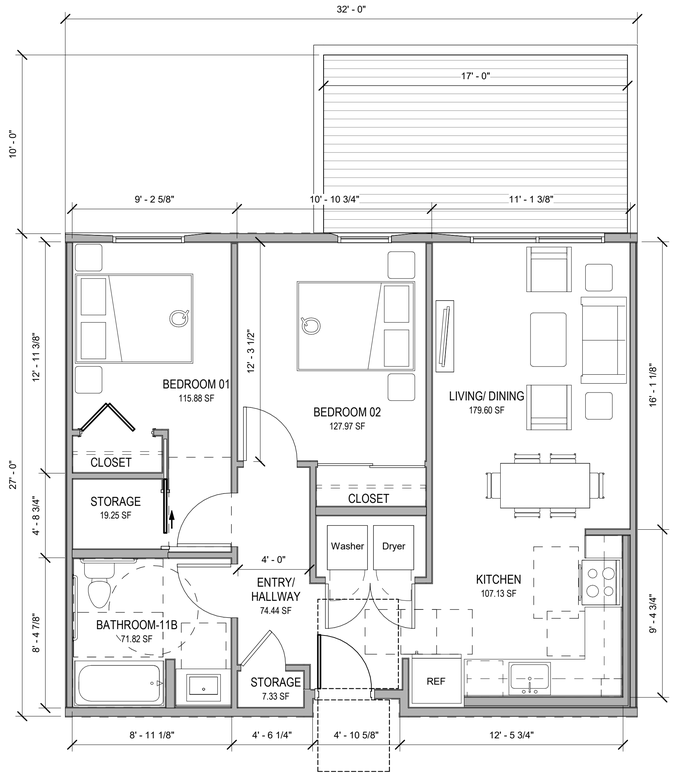
* STACKED WASHER/ DRYER

** TOTAL STORAGE SPACE: 198.32 CF (MIN 175 CF)
24.79 SF X 8'-0" FT (MIN CEILING HEIGHT) = 198.32 CF

Typical Unit Floor Plan

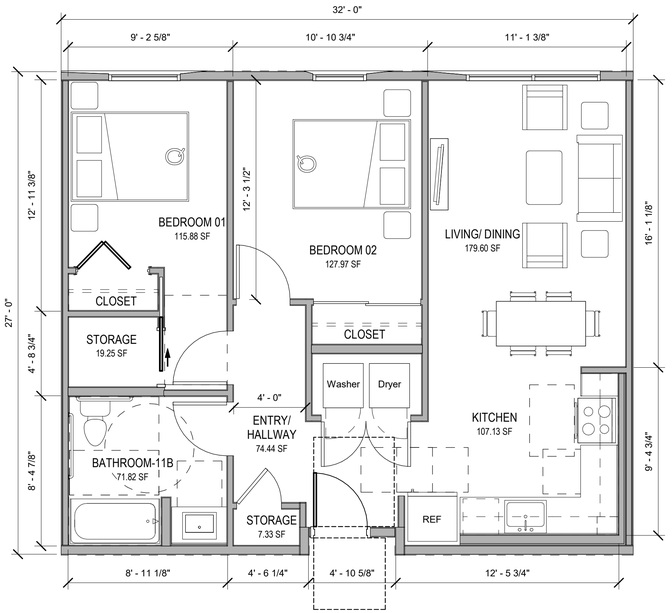
SCALE: 1/4" = 1'-0"

0' 4' 8'



2-BEDROOM FLOOR PLAN - ADAPTABLE WITH BALCONY

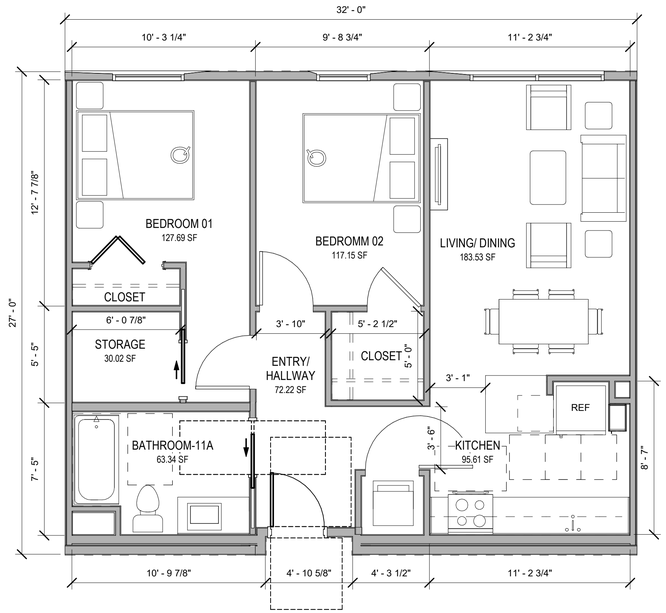
** TOTAL STORAGE SPACE: 212.64 CF (MIN 200 CF)
19.25 SF X 8'-0" FT (MIN CEILING HEIGHT) = 154 CF
7.33 SF X 8'-0" FT (MIN CEILING HEIGHT) = 58.64 CF



2-BEDROOM TYPICAL FLOOR PLAN - MOBILE
11% OF FEDERAL FUNDED UNITS

* WASHER/ DRYER IN ONE NOT STACKED

** TOTAL STORAGE SPACE: 212.64 CF (MIN 200 CF)
19.25 SF X 8'-0" FT (MIN CEILING HEIGHT) = 154 CF
7.33 SF X 8'-0" FT (MIN CEILING HEIGHT) = 58.64 CF



2-BEDROOM TYPICAL FLOOR PLAN - ADAPTABLE

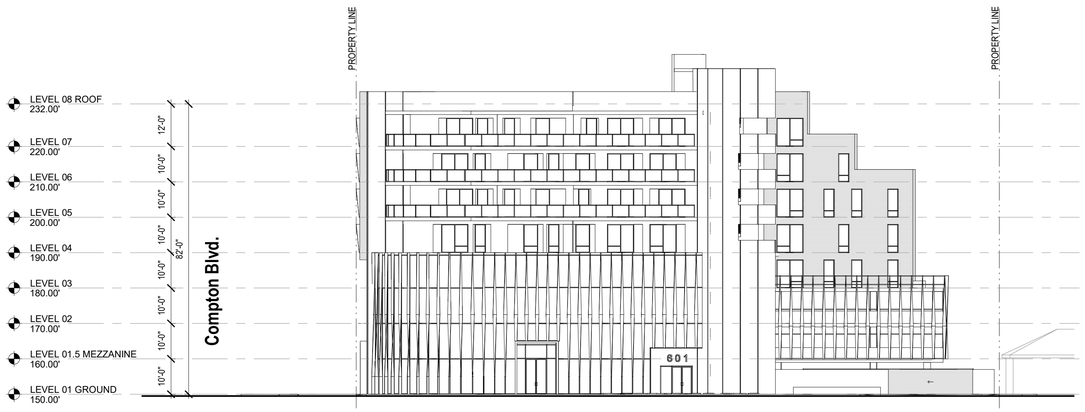
* STACKED WASHER/ DRYER

** TOTAL STORAGE SPACE: 240.16 CF (MIN 200 CF)
30.02 SF X 8'-0" FT (MIN CEILING HEIGHT) = 240.16 CF

Typical Unit Floor Plan

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

0' 4' 8'



East Elevation
SCALE: 1" = 20'

0' 20' 40'

North Elevation
SCALE: 1" = 20'

0' 20' 40'

West Elevation
SCALE: 1" = 20'

0' 20' 40'

South Elevation
SCALE: 1" = 20'

0' 20' 40'

1. Stucco - Santa Barbara Finish - White
2. Exterior Siding - Trespa, Pura NFC - Mix of Warm Colors
3. Stucco - Santa Barbara Finish - Light Grey
4. Glass Railing - Tempered - Clear
5. Curtain Wall - Glass - Back Painted
6. Sun Screen - Vertical Aluminum Fins - Anodized
7. Storefront - Glass - Clear
8. Concrete - Board Foam- Natural
9. Curtain Wall - Glass - Clear
10. Planter - Corten Steel - Natural

Parking Gate - Wood with Metal Frame

12. Perforated Panel - Metal - White
13. Green Screen - Metal Mesh
14. Roll-up Door - Wood finish
15. Roll-up Door - Security Metal Grid
16. Fence and Gate - Horizontal Wood Slat
17. Operable Window - Glass - Clear

North Elevation 501

SCALE: 1" = 10'

0' 10' 20'

1. Stucco - Santa Barbara Finish - White
2. Exterior Siding - Trespa, Pura NFC - Mix of Warm Colors
3. Stucco - Santa Barbara Finish - Light Grey
4. Glass Railing - Tempered - Clear
5. Curtain Wall - Glass - Back Painted
6. Sun Screen - Vertical Aluminum Fins - Anodized
7. Storefront - Glass - Clear
8. Concrete - Board Foam- Natural
9. Curtain Wall - Glass - Clear
10. Planter - Corten Steel - Natural

Parking Gate - Wood with Metal Frame

12. Perforated Panel - Metal - White
13. Green Screen - Metal Mesh
14. Roll-up Door - Wood finish
15. Roll-up Door - Security Metal Grid
16. Fence and Gate - Horizontal Wood Slat
17. Operable Window - Glass - Clear

North Elevation 601

SCALE: 1" = 10'

0' 10' 20'

1. Stucco - Santa Barbara Finish - White
2. Exterior Siding - Trespa, Pura NFC - Mix of Warm Colors
3. Stucco - Santa Barbara Finish - Light Grey
4. Glass Railing - Tempered - Clear
5. Curtain Wall - Glass - Back Painted
6. Sun Screen - Vertical Aluminum Fins - Anodized
7. Storefront - Glass - Clear
8. Concrete - Board Foam- Natural
9. Curtain Wall - Glass - Clear
10. Planter - Corten Steel - Natural

Parking Gate - Wood with Metal Frame

12. Perforated Panel - Metal - White
13. Green Screen - Metal Mesh
14. Roll-up Door - Wood finish
15. Roll-up Door - Security Metal Grid
16. Fence and Gate - Horizontal Wood Slat
17. Operable Window - Glass - Clear

South Elevation 501

SCALE: 1" = 10'

0' 10' 20'

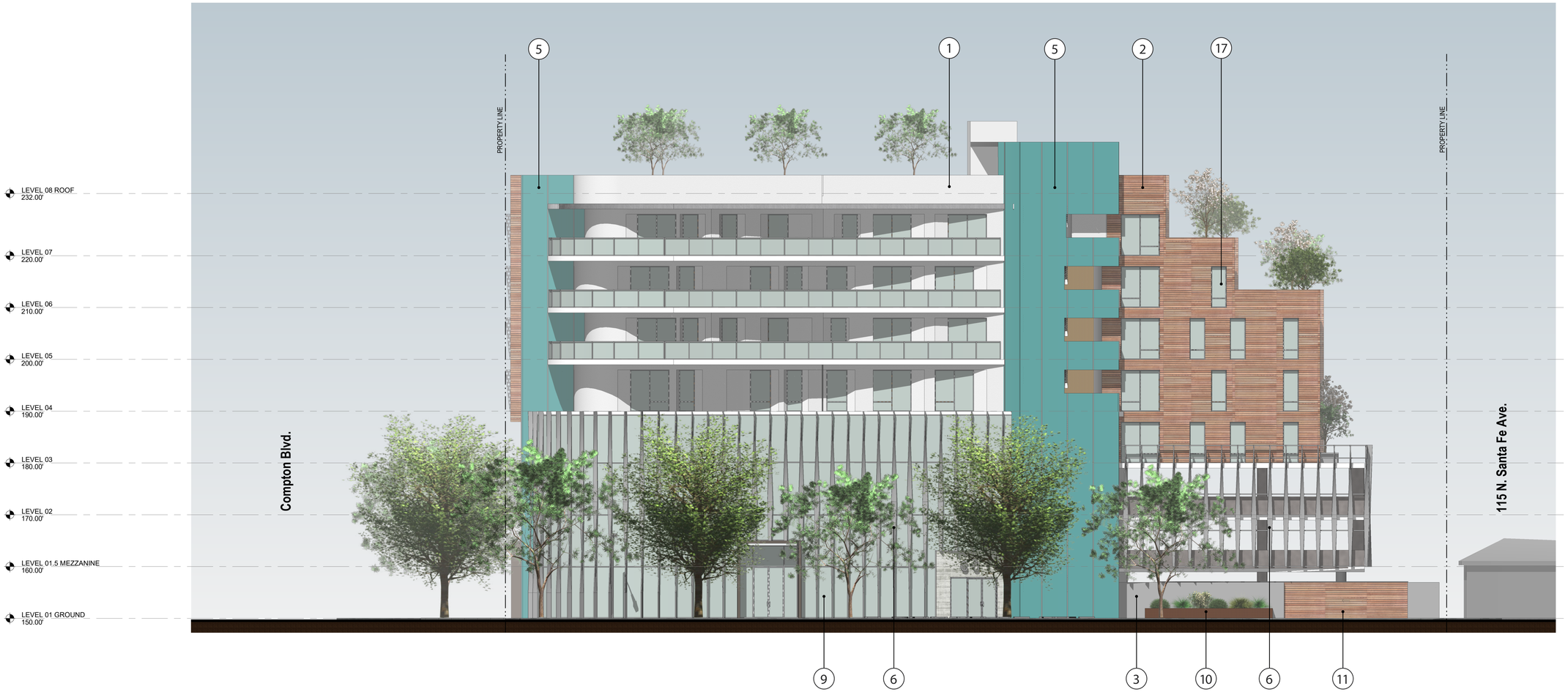
1. Stucco - Santa Barbara Finish - White
2. Exterior Siding - Trespa, Pura NFC - Mix of Warm Colors
3. Stucco - Santa Barbara Finish - Light Grey
4. Glass Railing - Tempered - Clear
5. Curtain Wall - Glass - Back Painted
6. Sun Screen - Vertical Aluminum Fins - Anodized
7. Storefront - Glass - Clear
8. Concrete - Board Foam- Natural
9. Curtain Wall - Glass - Clear
10. Planter - Corten Steel - Natural

    Parking Gate - Wood with Metal Frame
12. Perforated Panel - Metal - White
13. Green Screen - Metal Mesh
14. Roll-up Door - Wood finish
15. Roll-up Door - Security Metal Grid
16. Fence and Gate - Horizontal Wood Slat
17. Operable Window - Glass - Clear

South Elevation 601

SCALE: 1" = 10'

0' 10' 20'



1. Stucco - Santa Barbara Finish - White
2. Exterior Siding - Trespa, Pura NFC - Mix of Warm Colors
3. Stucco - Santa Barbara Finish - Light Grey
4. Glass Railing - Tempered - Clear
5. Curtain Wall - Glass - Back Painted
6. Sun Screen - Vertical Aluminum Fins - Anodized
7. Storefront - Glass - Clear
8. Concrete - Board Foam- Natural
9. Curtain Wall - Glass - Clear
10. Planter - Corten Steel - Natural

Parking Gate - Wood with Metal Frame

12. Perforated Panel - Metal - White
13. Green Screen - Metal Mesh
14. Roll-up Door - Wood finish
15. Roll-up Door - Security Metal Grid
16. Fence and Gate - Horizontal Wood Slat
17. Operable Window - Glass - Clear

East Elevation
SCALE: 1" = 10'

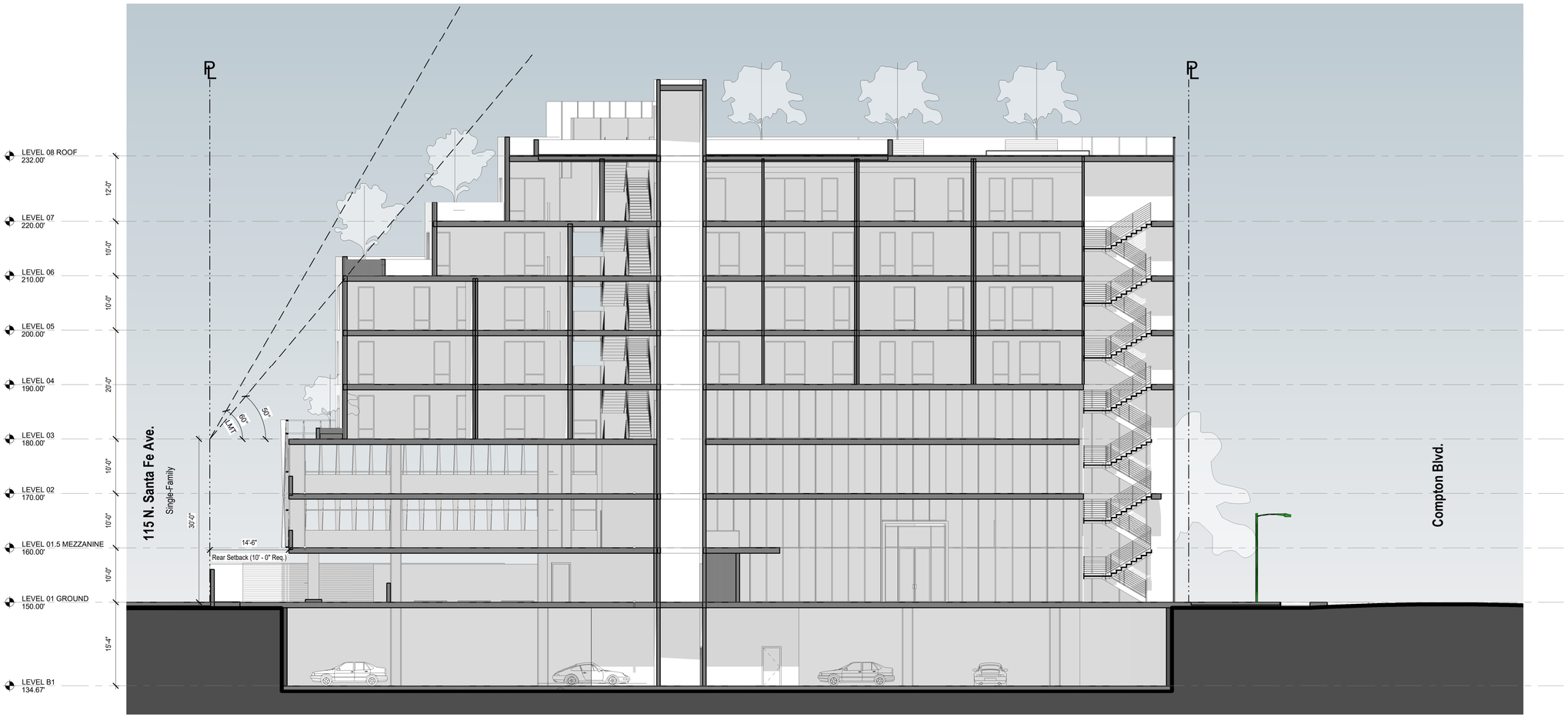
0' 10' 20'

1. Stucco - Santa Barbara Finish - White
2. Exterior Siding - Trespa, Pura NFC - Mix of Warm Colors
3. Stucco - Santa Barbara Finish - Light Grey
4. Glass Railing - Tempered - Clear
5. Curtain Wall - Glass - Back Painted
6. Sun Screen - Vertical Aluminum Fins - Anodized
7. Storefront - Glass - Clear
8. Concrete - Board Foam- Natural
9. Curtain Wall - Glass - Clear
10. Planter - Corten Steel - Natural
11. Parking Gate - Wood with Metal Frame
12. Perforated Panel - Metal - White
13. Green Screen - Metal Mesh
14. Roll-up Door - Wood finish
15. Roll-up Door - Security Metal Grid
16. Fence and Gate - Horizontal Wood Slat
17. Operable Window - Glass - Clear

West Elevation

SCALE: 1" = 10'

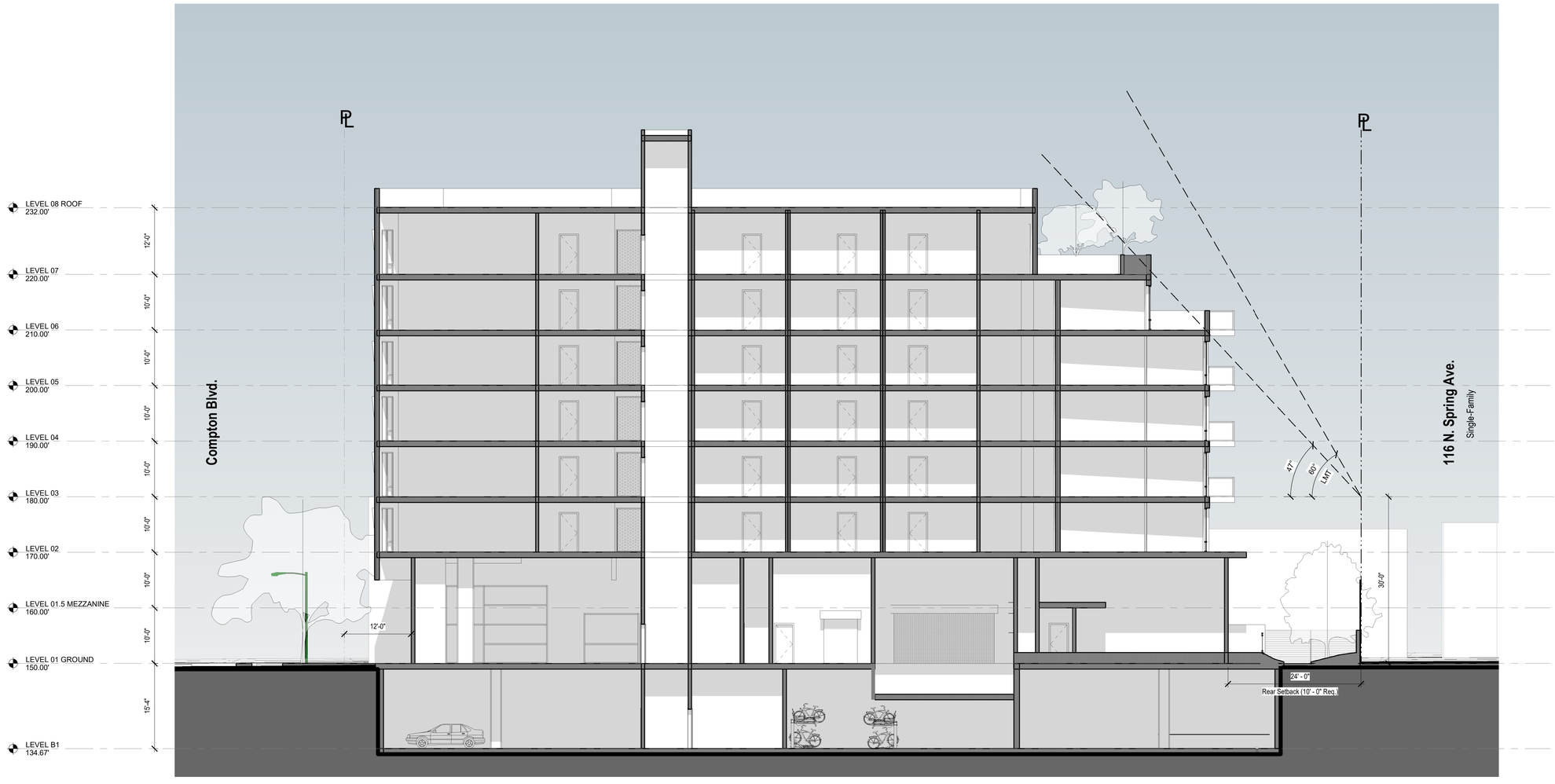
0' 10' 20'



Section East

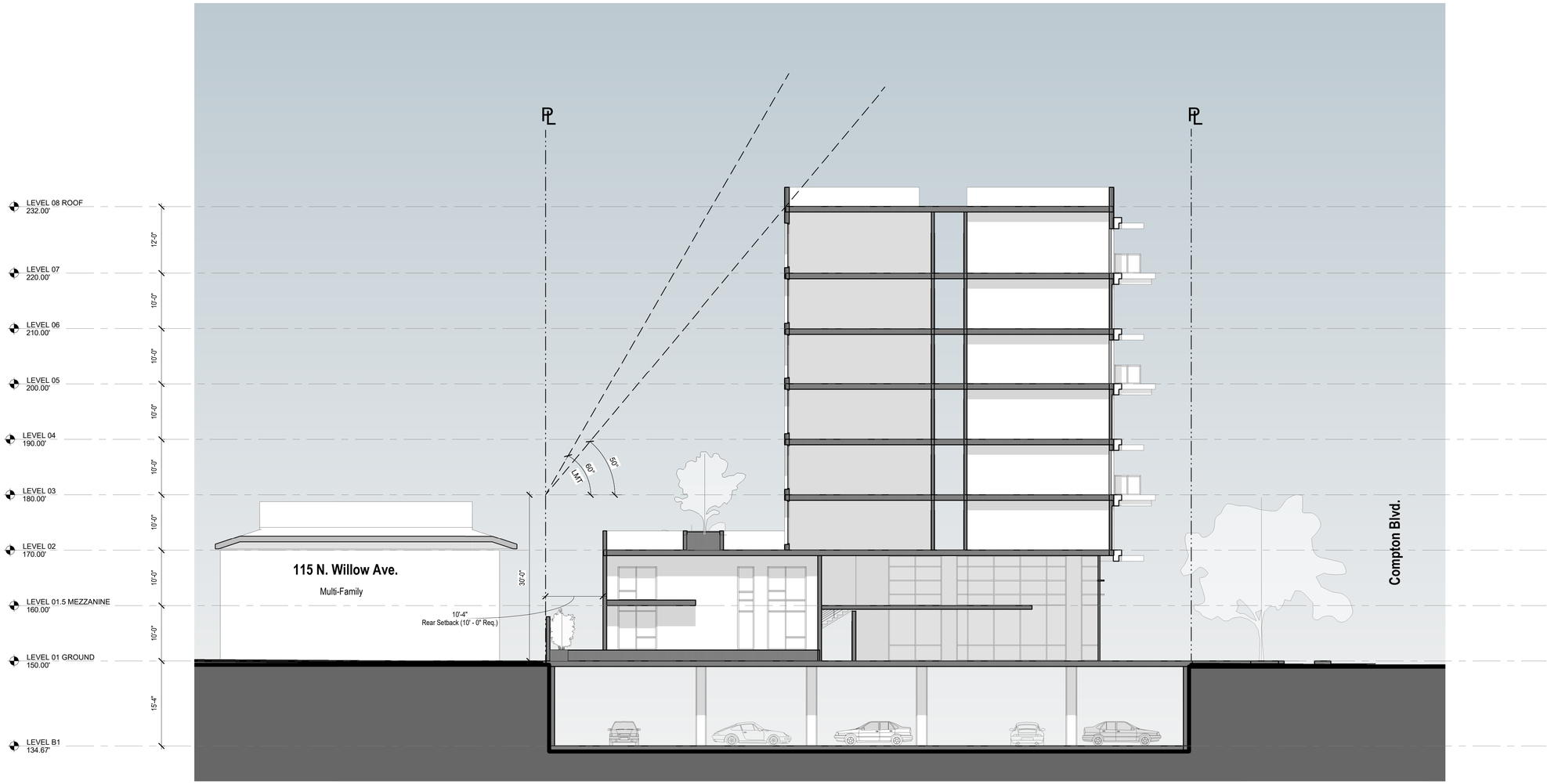
SCALE: 1" = 10'

0' 10' 20'



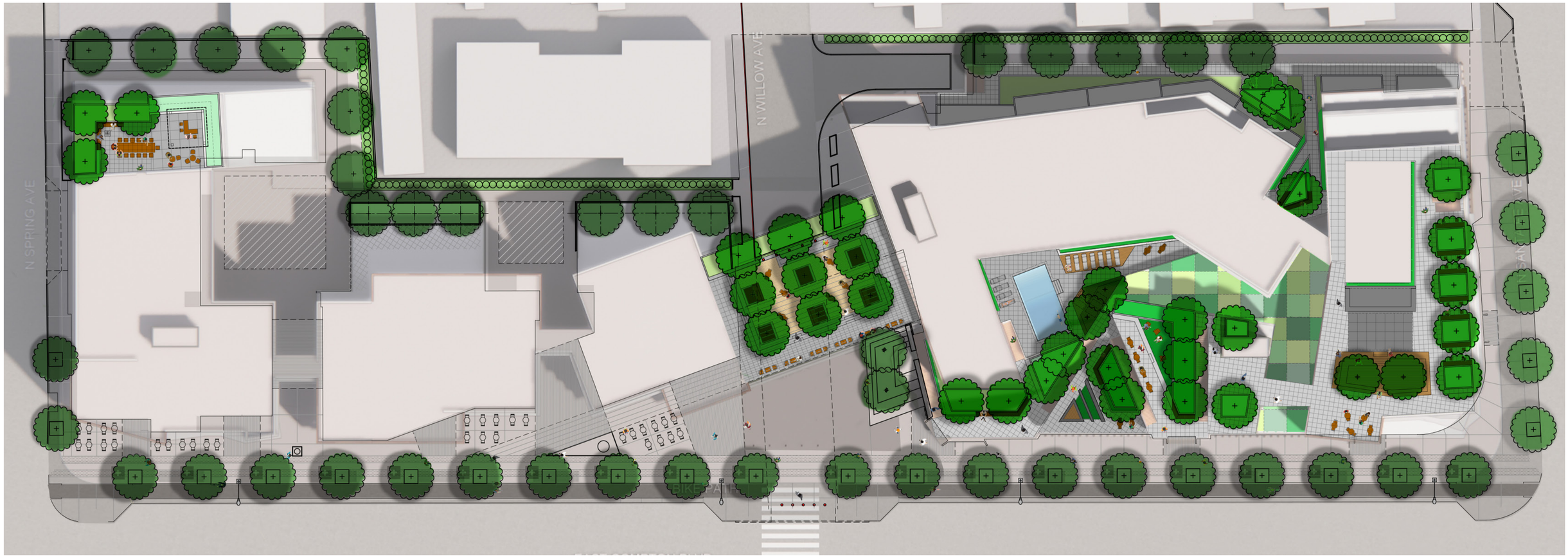
Section West
SCALE: 1" = 10'

0' 10' 20'

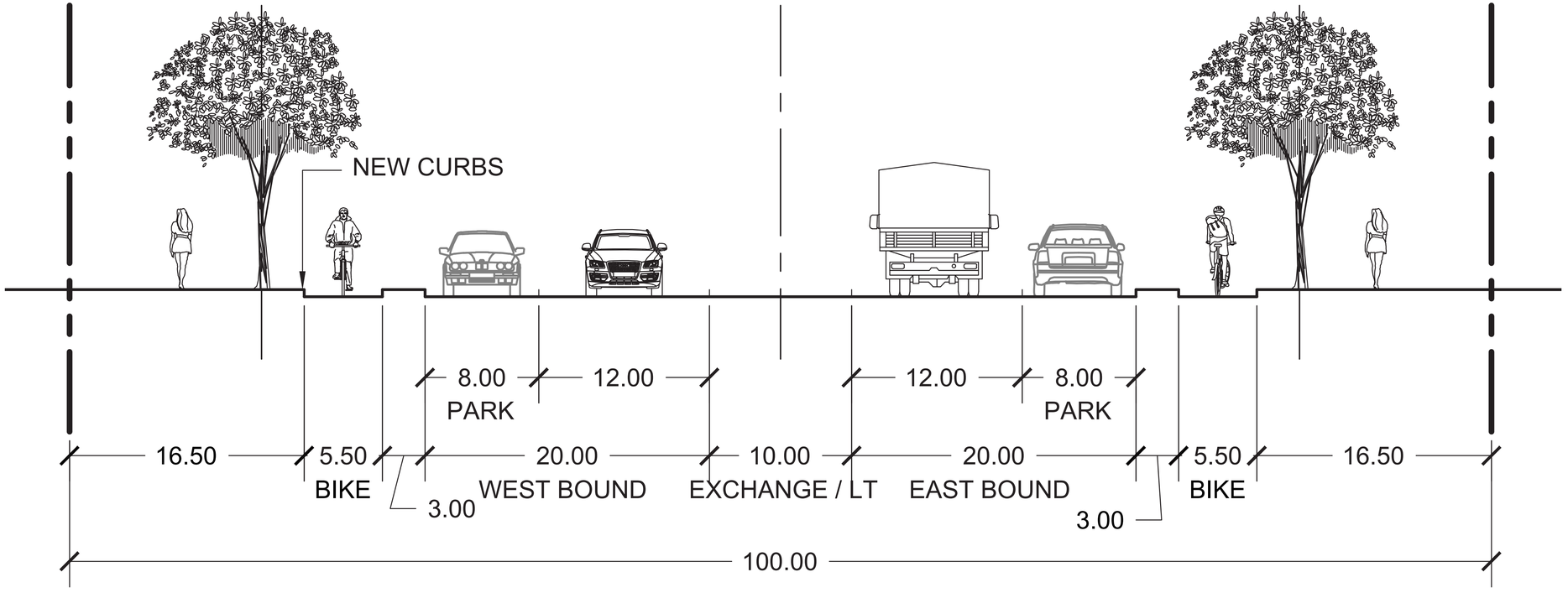


Section Central
SCALE: 1" = 10'

0' 10' 20'

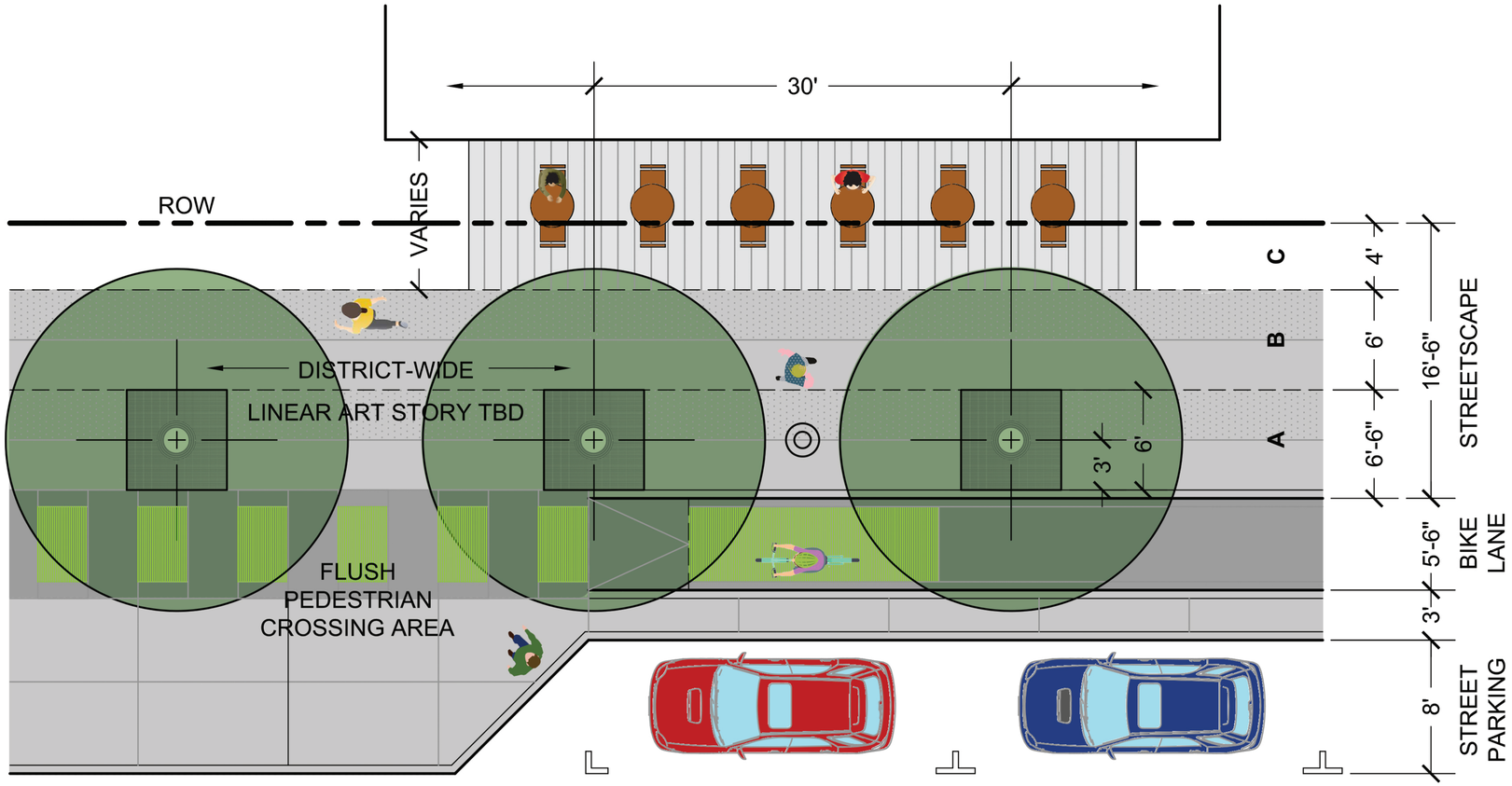


ILLUSTRATIVE LANDSCAPE PLAN
SCALE: 1” = 20’



COMPTON BOULEVARD - PROPOSED SECTION

SCALE: PLAN 1”=40’, SECTION 3/16” = 1’-0”



TYPICAL STREETSCAPE:

ZONE A: FURNITURE ZONE

- STREET FURNITURE
- STREET TREE LINE
- CONTINUOUS SUBSURFACE ROOT TRENCH
- TREE GRATE OR OPEN PLANTER TBD
- SAW CUT CONCRETE 'SCORE SHEET' PAVING BANDS
- POTENTIAL DRAINAGE INFILTRATION POINTS
- DISTRICT-WIDE LINEAR ART STORY TBD - VERTICAL-TYPE STREET ART ELEMENTS

ZONE B: WALKWAY ZONE

- UNOBSTRUCTED WALKWAY SPACE
- SAW CUT CONCRETE 'SCORE SHEET' PAVING BANDS
- DISTRICT-WIDE LINEAR ART STORY TBD - FLATWORK-TYPE STREET ART ELEMENTS

ZONE C: SPILL-OUT ZONE

- VARIED PAVING TYPES AND PATTERNS TO HELP FORM A TRANSITION AND 'WELCOME MAT' TO PRIVATE PLOT AREAS.
- SPILL-OUT SEATING AND FURNITURE FROM ADJACENT PRIVATE PLOT DEVELOPMENT ALLOWED IN THIS ZONE.
- POTTED PLANTS AND OTHER LOOSE ELEMENTS ALLOWED.

COMPTON BOULEVARD - TYPICAL STREETSCAPE PLAN
SCALE: 1/4” = 1’-0”

TREE GRATES

ADA ACCESSIBLE,
MODULAR,
PEDESTRIAN
FRIENDLY

TRASH CANS

BICYCLE PARKING

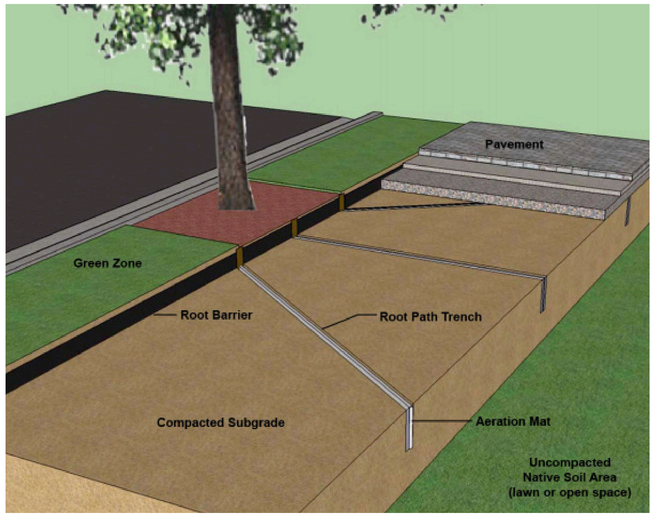
**REMOVABLE
BOLLARDS**

**MODULAR
BENCHES**

COMPTON BOULEVARD - LANDSCAPE SYSTEMS
NOT TO SCALE

ADA TRUNCATED
DOME BUMP PADS

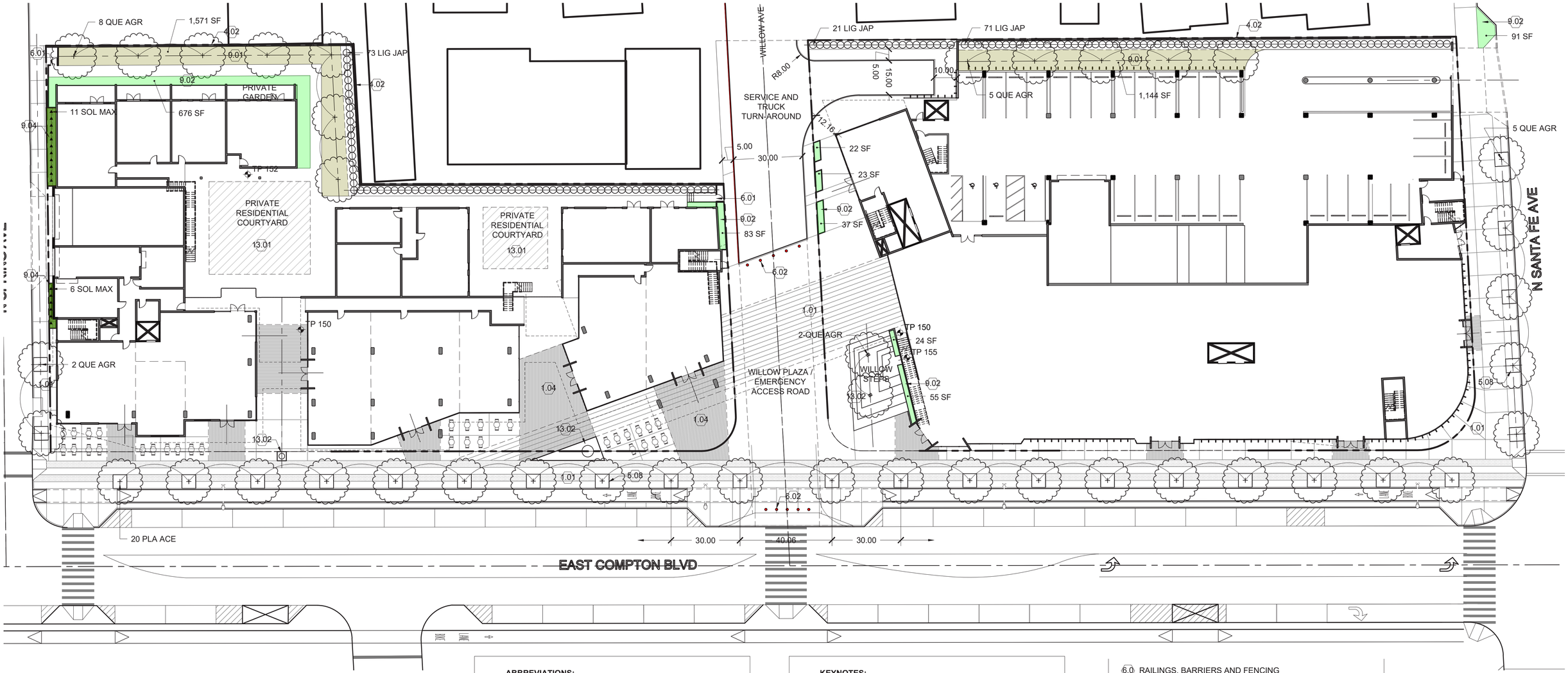
VEHICULAR
STREET LIGHT



ROOT TRENCH AND
GREEN INFRASTRUCTURE

PEDESTRIAN
LIGHTING

A VISION FOR COMPTON BOULEVARD - LANDSCAPE SYSTEMS
NOT TO SCALE



ABBREVIATIONS:

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TB	TOP OF BENCH
TC	TOP OF CURB
TD	TOP OF DESK
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TS	TOP OF STEP
TW	TOP OF WALL

NOTES:

1. REFER TO PLANTING SCHEDULE ON LAST SHEET OF LANDSCAPE DOCUMENTATION FOR MORE DETAILED INFORMATION RELATED TO PROPOSED PLANT TYPES, MIXES, SIZES, SPACING, AND WATER USE.

KEYNOTES:

1.0 PAVEMENT, RAMPS AND CURBS
- 1.01 CAST-IN-PLACE CONCRETE PAVING, SAWCUT JOINTS
- 1.02 UNIT PAVERS, PEDESTAL SUPPORTED
- 1.03 CONCRETE CURB
- 1.04 UNIT PAVING, SAND SET

2.0 JOINTING

3.0 STEPS
- 3.01 CONCRETE STEPS
- 3.02 WOOD CLAD STEPS

4.0 SITE WALLS AND PLANTERS
- 4.01 CONCRETE PLANTER WALL
- 4.02 CONCRETE PRIVACY WALL
- 4.03 CONCRETE SEATWALL

5.0 SITE FURNITURE
- 5.01 LOOSE TABLES AND CHAIRS
- 5.02 BAR HEIGHT CHAIRS
- 5.03 LARGE COMMUNAL TABLE AND CHAIRS
- 5.04 FIRE PIT
- 5.05 CHAISE LOUNGE POOL CHAIR
- 5.06 ADIRONDACK LOUNGE CHAIR
- 5.07 WOOD DAYBED LOUNGE MAT
- 5.08 TREE GRATE

6.0 RAILINGS, BARRIERS AND FENCING
- 6.01 PRIVATE RESIDENTIAL GATEWAY
- 6.02 REMOVEABLE BOLLARD

7.0 SITE LIGHTING

8.0 DRAINAGE

9.0 PLANTING, LANDSCAPE AND IRRIGATION
- 9.01 PLANTING MIX TYPE 1 (SHADE TOLERANT)
- 9.02 PLANTING MIX TYPE 2 (ACCENT)
- 9.03 PLANTING MIX TYPE 3 (NATIVE GRASS)
- 9.04 VINE PLANTING
- 9.05 LAWN PLANTING
- 9.06 TREE PLANTING, ON-STRUCTURE

10.0 WATER FEATURES AND SWIMMING POOLS
- 10.01 RESIDENTIAL SWIMMING POOL

11.0 MISCELLANEOUS ELEMENTS (AND ASSEMBLIES)
- 11.01 GREENSCREEN GREEN WALL PANEL
- 11.02 BANQUET SEATING ELEMENT
- 11.03 WORK BAR TABLE

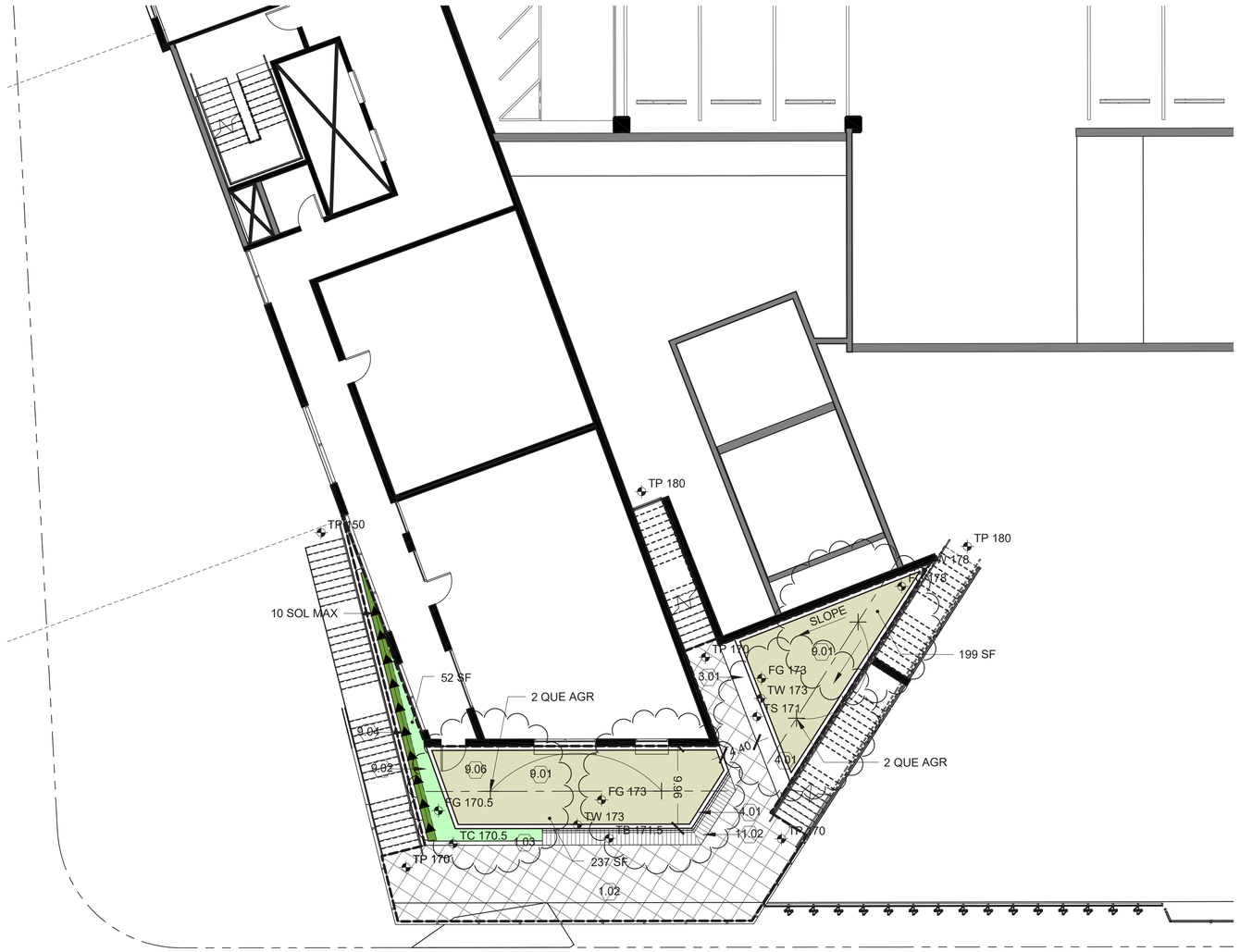
12.0 VERTICAL STRUCTURES
- 12.01 TRELLIS SHADE STRUCTURE

13.0 SIGNATURE ART AND PLACEMAKING ELEMENTS
- 13.01 CUSTOM LOUNGING FEATURE TBD
- 13.02 CULTURAL MARKER ELEMENT (CITYWIDE INITIATIVE)

LEVEL 01 GROUND FLOOR LANDSCAPE PLAN

SCALE: 1” = 20’

SCALE: 1" = 20'-0



LEVEL 02 LANDSCAPE PLAN

SCALE: 1/8” = 1’=0”

KEYNOTES:

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- 1.03 CONCRETE CURB
- 1.04 UNIT PAVING, SAND SET

2.0 JOINTING

3.0 STEPS
- 3.01 CONCRETE STEPS
- 3.02 WOOD CLAD STEPS

4.0 SITE WALLS AND PLANTERS
- 4.01 CONCRETE PLANTER WALL
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- 6.01 PRIVATE RESIDENTIAL GATEWAY
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8.0 DRAINAGE

9.0 PLANTING, LANDSCAPE AND IRRIGATION
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ABBREVIATIONS:

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NOTES:

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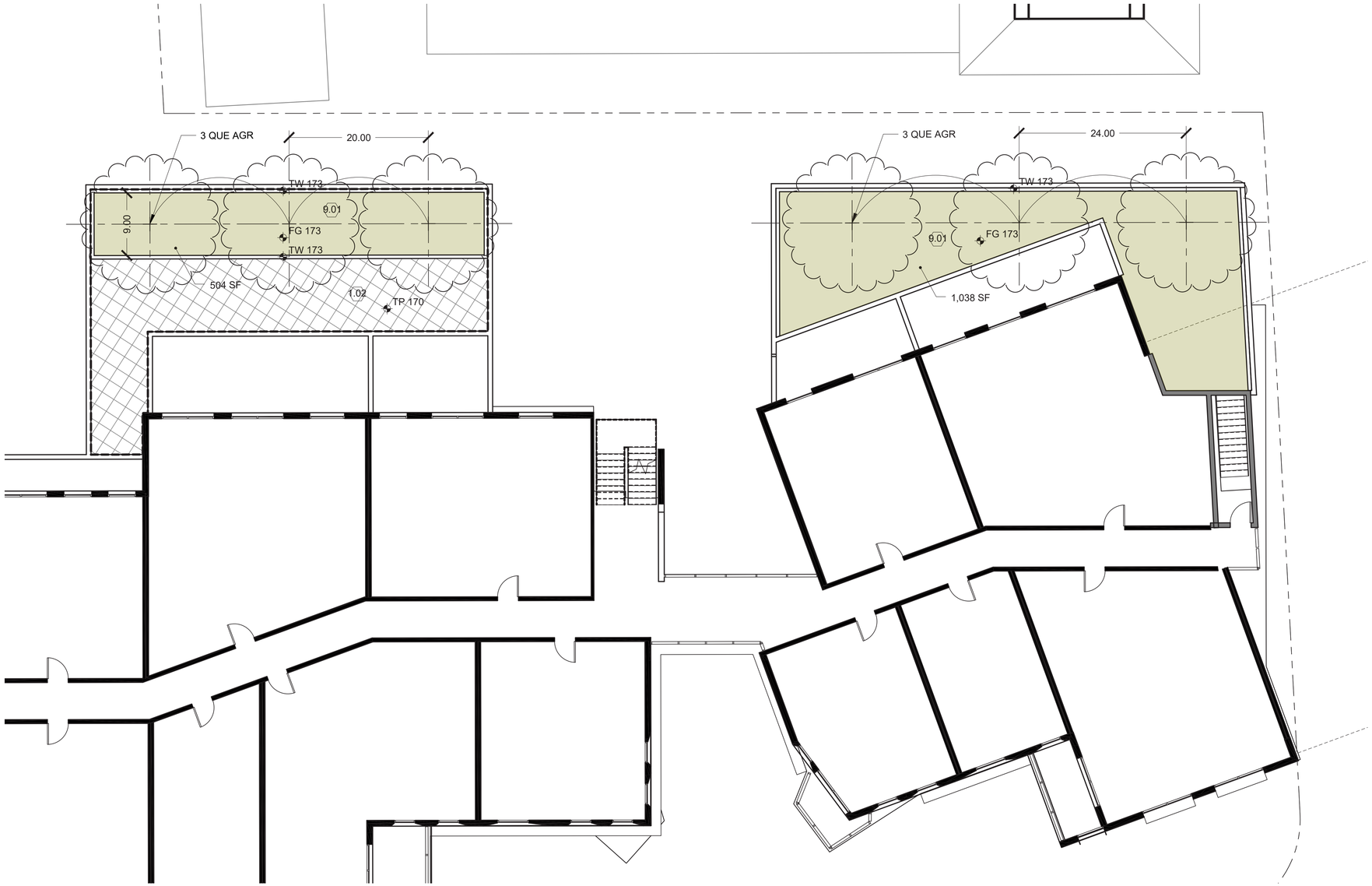

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6.0 RAILINGS, BARRIERS AND FENCING
- 6.01 PRIVATE RESIDENTIAL GATEWAY
- 6.02 REMOVEABLE BOLLARD

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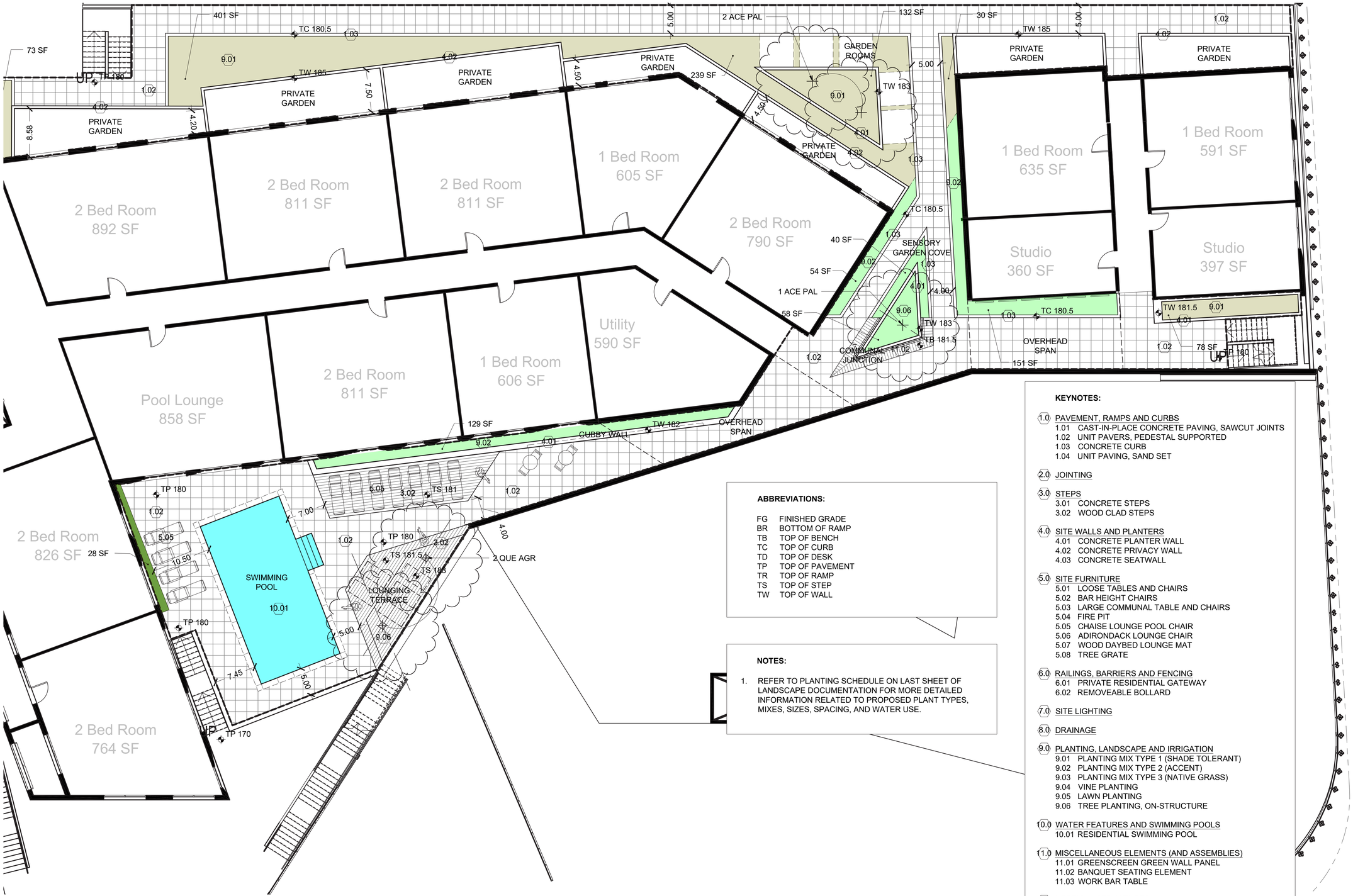
LEVEL 02 LANDSCAPE PLAN

SCALE: 1/8” = 1’=0”



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- 12.01 TRELLIS SHADE STRUCTURE

13.0 SIGNATURE ART AND PLACEMAKING ELEMENTS
- 13.01 CUSTOM LOUNGING FEATURE TBD
- 13.02 CULTURAL MARKER ELEMENT (CITYWIDE INITIATIVE)

LEVEL 03 LANDSCAPE PLAN

SCALE: 1/8” = 1’-0”

SCALE: 1/8" = 1'-

KEYNOTES:

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2.0 JOINTING

3.0 STEPS
- 3.01 CONCRETE STEPS
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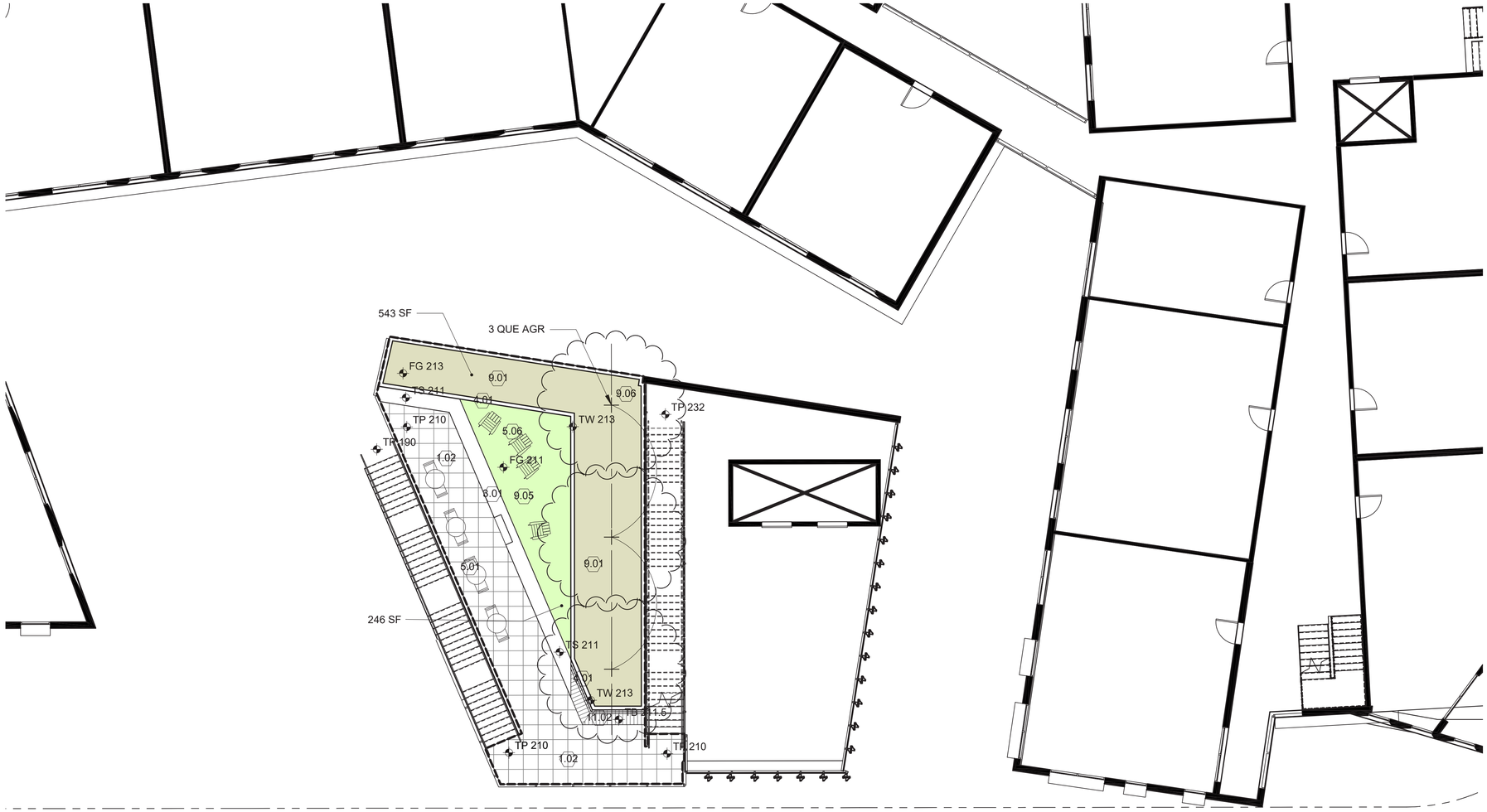
LEVEL 04 LANDSCAPE PLAN

SCALE: 1/8” = 1’-0”



KEYNOTES:

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- 5.08 TREE GRATE

6.0 RAILINGS, BARRIERS AND FENCING
- 6.01 PRIVATE RESIDENTIAL GATEWAY
- 6.02 REMOVEABLE BOLLARD

7.0 SITE LIGHTING

8.0 DRAINAGE

9.0 PLANTING, LANDSCAPE AND IRRIGATION
- 9.01 PLANTING MIX TYPE 1 (SHADE TOLERANT)
- 9.02 PLANTING MIX TYPE 2 (ACCENT)
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- 9.06 TREE PLANTING, ON-STRUCTURE

10.0 WATER FEATURES AND SWIMMING POOLS
- 10.01 RESIDENTIAL SWIMMING POOL

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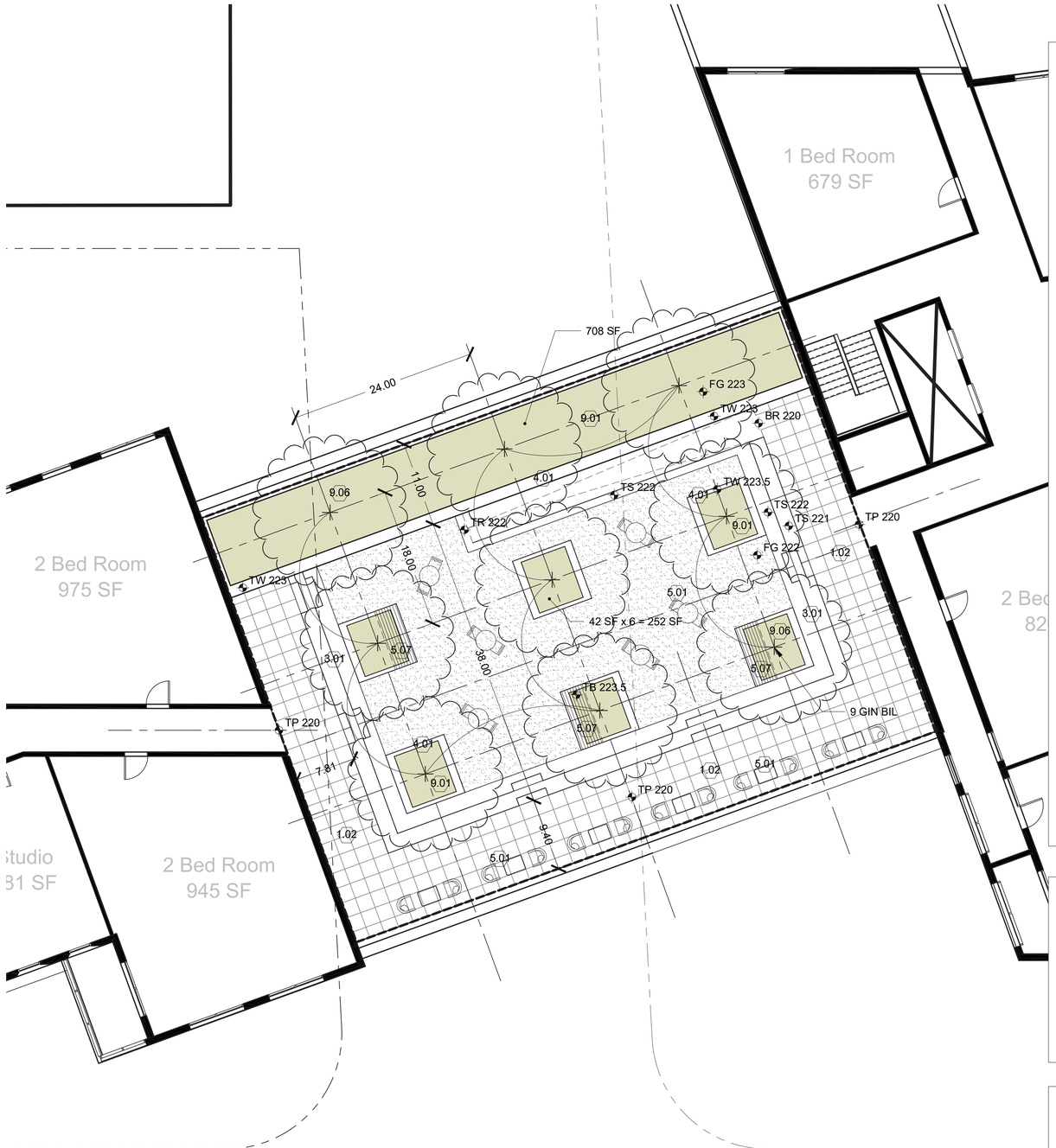
LEVEL 06 LANDSCAPE PLAN

SCALE: 1/8” = 1’-0”



KEYNOTES:

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- 5.08 TREE GRATE

6.0 RAILINGS, BARRIERS AND FENCING
- 6.01 PRIVATE RESIDENTIAL GATEWAY
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- 9.04 VINE PLANTING
- 9.05 LAWN PLANTING
- 9.06 TREE PLANTING, ON-STRUCTURE

10.0 WATER FEATURES AND SWIMMING POOLS
- 10.01 RESIDENTIAL SWIMMING POOL

11.0 MISCELLANEOUS ELEMENTS (AND ASSEMBLIES)
- 11.01 GREENSCREEN GREEN WALL PANEL
- 11.02 BANQUET SEATING ELEMENT
- 11.03 WORK BAR TABLE

12.0 VERTICAL STRUCTURES
- 12.01 TRELLIS SHADE STRUCTURE

13.0 SIGNATURE ART AND PLACEMAKING ELEMENTS
- 13.01 CUSTOM LOUNGING FEATURE TBD
- 13.02 CULTURAL MARKER ELEMENT (CITYWIDE INITIATIVE)

ABBREVIATIONS:

FG	FINISHED GRADE
BR	BOTTOM OF RAMP
TB	TOP OF BENCH
TC	TOP OF CURB
TD	TOP OF DESK
TP	TOP OF PAVEMENT
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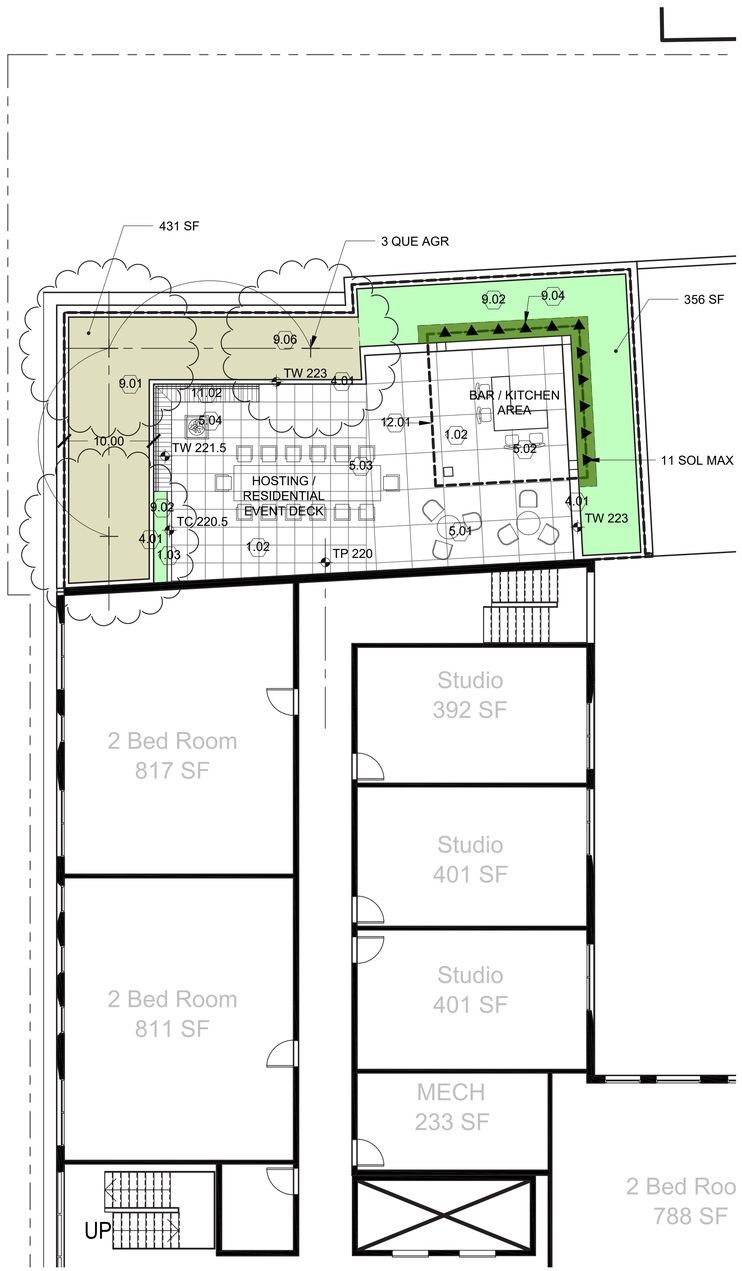
NOTES:

1. REFER TO PLANTING SCHEDULE ON LAST SHEET OF LANDSCAPE DOCUMENTATION FOR MORE DETAILED INFORMATION RELATED TO PROPOSED PLANT TYPES, MIXES, SIZES, SPACING, AND WATER USE.

LEVEL 07 LANDSCAPE PLAN

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



KEYNOTES:

1.0 PAVEMENT, RAMPS AND CURBS
- 1.01 CAST-IN-PLACE CONCRETE PAVING, SAWCUT JOINTS
- 1.02 UNIT PAVERS, PEDESTAL SUPPORTED
- 1.03 CONCRETE CURB
- 1.04 UNIT PAVING, SAND SET

2.0 JOINTING

3.0 STEPS
- 3.01 CONCRETE STEPS
- 3.02 WOOD CLAD STEPS

4.0 SITE WALLS AND PLANTERS
- 4.01 CONCRETE PLANTER WALL
- 4.02 CONCRETE PRIVACY WALL
- 4.03 CONCRETE SEATWALL

5.0 SITE FURNITURE
- 5.01 LOOSE TABLES AND CHAIRS
- 5.02 BAR HEIGHT CHAIRS
- 5.03 LARGE COMMUNAL TABLE AND CHAIRS
- 5.04 FIRE PIT
- 5.05 CHAISE LOUNGE POOL CHAIR
- 5.06 ADIRONDACK LOUNGE CHAIR
- 5.07 WOOD DAYBED LOUNGE MAT
- 5.08 TREE GRATE

6.0 RAILINGS, BARRIERS AND FENCING
- 6.01 PRIVATE RESIDENTIAL GATEWAY
- 6.02 REMOVEABLE BOLLARD

7.0 SITE LIGHTING

8.0 DRAINAGE

9.0 PLANTING, LANDSCAPE AND IRRIGATION
- 9.01 PLANTING MIX TYPE 1 (SHADE TOLERANT)
- 9.02 PLANTING MIX TYPE 2 (ACCENT)
- 9.03 PLANTING MIX TYPE 3 (NATIVE GRASS)
- 9.04 VINE PLANTING
- 9.05 LAWN PLANTING
- 9.06 TREE PLANTING, ON-STRUCTURE

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- 10.01 RESIDENTIAL SWIMMING POOL

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13.0 SIGNATURE ART AND PLACEMAKING ELEMENTS
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- 13.02 CULTURAL MARKER ELEMENT (CITYWIDE INITIATIVE)

2 Be

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LEVEL 07 LANDSCAPE PLAN

SCALE: 1/8” = 1’-0”

KEYNOTES:

1.0 PAVEMENT, RAMPS AND CURBS
- 1.01 CAST-IN-PLACE CONCRETE PAVING, SAWCUT JOINTS
- 1.02 UNIT PAVERS, PEDESTAL SUPPORTED
- 1.03 CONCRETE CURB
- 1.04 UNIT PAVING, SAND SET

2.0 JOINTING

3.0 STEPS
- 3.01 CONCRETE STEPS
- 3.02 WOOD CLAD STEPS

4.0 SITE WALLS AND PLANTERS
- 4.01 CONCRETE PLANTER WALL
- 4.02 CONCRETE PRIVACY WALL
- 4.03 CONCRETE SEATWALL

5.0 SITE FURNITURE
- 5.01 LOOSE TABLES AND CHAIRS
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- 6.01 PRIVATE RESIDENTIAL GATEWAY
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8.0 DRAINAGE

9.0 PLANTING, LANDSCAPE AND IRRIGATION
- 9.01 PLANTING MIX TYPE 1 (SHADE TOLERANT)
- 9.02 PLANTING MIX TYPE 2 (ACCENT)
- 9.03 PLANTING MIX TYPE 3 (NATIVE GRASS)
- 9.04 VINE PLANTING
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NOTES:

1. REFER TO PLANTING SCHEDULE ON LAST SHEET OF LANDSCAPE DOCUMENTATION FOR MORE DETAILED INFORMATION RELATED TO PROPOSED PLANT TYPES, MIXES, SIZES, SPACING, AND WATER USE.

LEVEL 08 LANDSCAPE PLAN

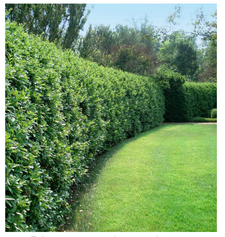
SCALE: 1/8" = 1'-0"

PLANTING SCHEDULE

SYM	BOTANICAL NAME	COMMON NAME	CALIPER / SIZE	HEIGHT	SPREAD	SPACING / RATE	REMARKS	APPROVED ALTERNATIVES	WATER USE (WUCOLS)
	Large Tree								
PLA ACE	*Platanus acerifolia 'Columbia'*	London Plane Tree	36" box	40'-80'	30'-40'	30' oc, per plans	Hybrid, native adapted		Moderate
QUE AGR	*Quercus agrifolia*	Coast Live Oak	36" box	25'-80'	15'-35'	per plans	Native, no summer water/plants under		Very Low
GIN BIL	*Ginkgo biloba "Autumn Gold"*	Autumn Gold Maidenhair Tree	36" box	40'-50'	25'-30'	per plans			Moderate
ACE PAL	*Acer palmatum*	Japanese Maple	36" box	10'-25'	10'-25'	per plans	Moist soil, back of level 3		Moderate
	Shrub								
LIG JAP	*Ligustrum japonicum "Texanum"*	Wax Leaf Privet	15-gal	8-15'	N/A	3' oc	Grow as a single-row screening hedge	Prunus carolinana / Carolina Laurel Cherry Podocarpus gracilior / Fern Pine Syzygium paniculatum / Brush Cherry	Moderate
	Vine								
SOL MAX	*Solandra maxima*	Cup of Gold Vine	5-gal	N/A	N/A	4' oc or per plans		Stephanotis sinuatis / Madagascar Jasmine	Moderate
9.01	**PLANTER MIX TYPE 1 (SHADE TOLERANT MIX)** - 8,120 total SF								
CHL COM	*Chlorophytum comosum*	Spider Plant	3 gal	1'-2'	1'-2'	24"			Low
CHL CMV	*Chlorophytum comosum 'Vittatum'*	Variegated Spider Plant	3 gal	1'-2'	1'-2'	24"			Low
POL MUN	*Polystichum munitum*	Sword Fern	5 gal	2'-4'	2'-4'	36" oc			Moderate
ADI JOR	*Adiantum jordanii*	California Maiden Hair Fern	3 gal	1'-2'	1'-2'	24" oc			High
LIL PAR	*Lilium pardalinum*	Leopard Lily	1 gal	6'	1'	15" oc			Moderate
9.02	**PLANTER MIX TYPE 2 (ACCENT MIX)** - 3,579 total SF								
SEN SER	*Senecio serpens*	Blue Chalksticks	1 gal	1'	2'-3'	36" oc	Doubles as groundcover		Low
ALO BLU	*Aloe 'Blue Elf'*	Blue Elf Hybrid Aloe	1 gal	1'-2'	1'-2'	24" oc			Low
AGA PAR	*Agave parryi var. truncata*	Artichoke Agave	1 gal	1'-2'	2'-3'	36" oc			Very low
DUD EDU	*Dudleya edulis*	Fingertips	1 gal	6"-12"	1'	12" oc			Very low
DUD BRI	*Dudleya brittonii*	Giant Chalk Dudleya	1 gal	1'-2'	1'-2'	18" oc			Very low
GRA AME	*Graptopetalum amethystinum*	Lavender Pebbles	6" pot	4"-6"	6"	12" oc			Very low
ECH IMB	*Echeveria imbricata*	Blue Rose Echeveria	6" pot	4"-8"	4"-6"	12" oc			Low
9.03	**PLANTER MIX TYPE 3 (NATIVE GRASS MIX)** - 1,111 total SF								
MUH RGN	*Muhlenbergia rigens*	Deergrass	1 gal	3'-5'	3'-4'	24" oc			Low
MUH CAP	*Muhlenbergia capillaris*	Pink Muhly	1 gal	2'-3'	2'-3'	24" oc			Moderate
ARI PUR	*Aristida purpurea*	Purple Three-Awn	1 gal	1.5'-3'	2'	12" oc			Very Low
NOL MIC	*Nolina microcarpa*	Beargrass	1 gal	6'-7'	4'-6'	36" oc			Very Low
PEN SET	*Pennisetum setaceum 'rubrum'*	Red Fountain Grass	1 gal	4'-6'	2'-4'	24" oc			Low

Platanus Acerifolia 'Columbia

Quercus agrifolia



Ligustrum japonicum "Texanum"

Solandra maxima

Polystichum munitum

Lilium pardinalum

Senecio serpens

Agave parryi truncata

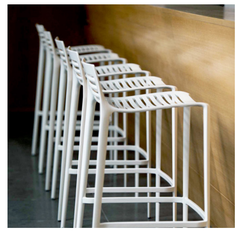
Dudleya brittonii

Muhlenbergia rigens

Muhlenbergia capillaris

SITE AMENITIES SCHEDULE

SYM	TYPE	DESCRIPTION	MANUFACTURER	MODEL	REMARKS
ESC SOC	Bench		Escofet	Socrates	
LAN CHI	Chair		Landscape Forms	Chipman Stool	
ESC CON	Chair		Escofet	Concret Chair	
LAN CCL	Lounge Chair		Landscape Forms	Cochran Chaise Lounge	
LAN TAB	Table		Landscape Forms	Catena Base Table	
LAN EQU	Umbrella		Landscape Forms	Equinox Umbrella	
URB JAM	Tree Grate		Urban Accessories	Jamison	
IPS MS1	Parking Meter		IPS Group	MS1 Multi Space Pay Station	
LAN FLO	Bike Rack		Landscape Forms	Flo Bike Rack	
LAN CAN	Ped. Light		Landscape Forms	Candela Lighting	
LAN ANN	Bollard		Landscape Forms	Annapolis	



Chipman Stool

Austin Litter

Annapolis bollard

Jamison tree grate

Concret Chair

Landscape Forms Table

Equinox umbrella

Candela Lighting

LANDSCAPE SYSTEMS
SCALE: 1" = 20'