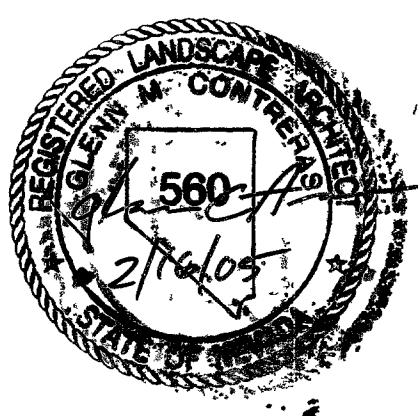
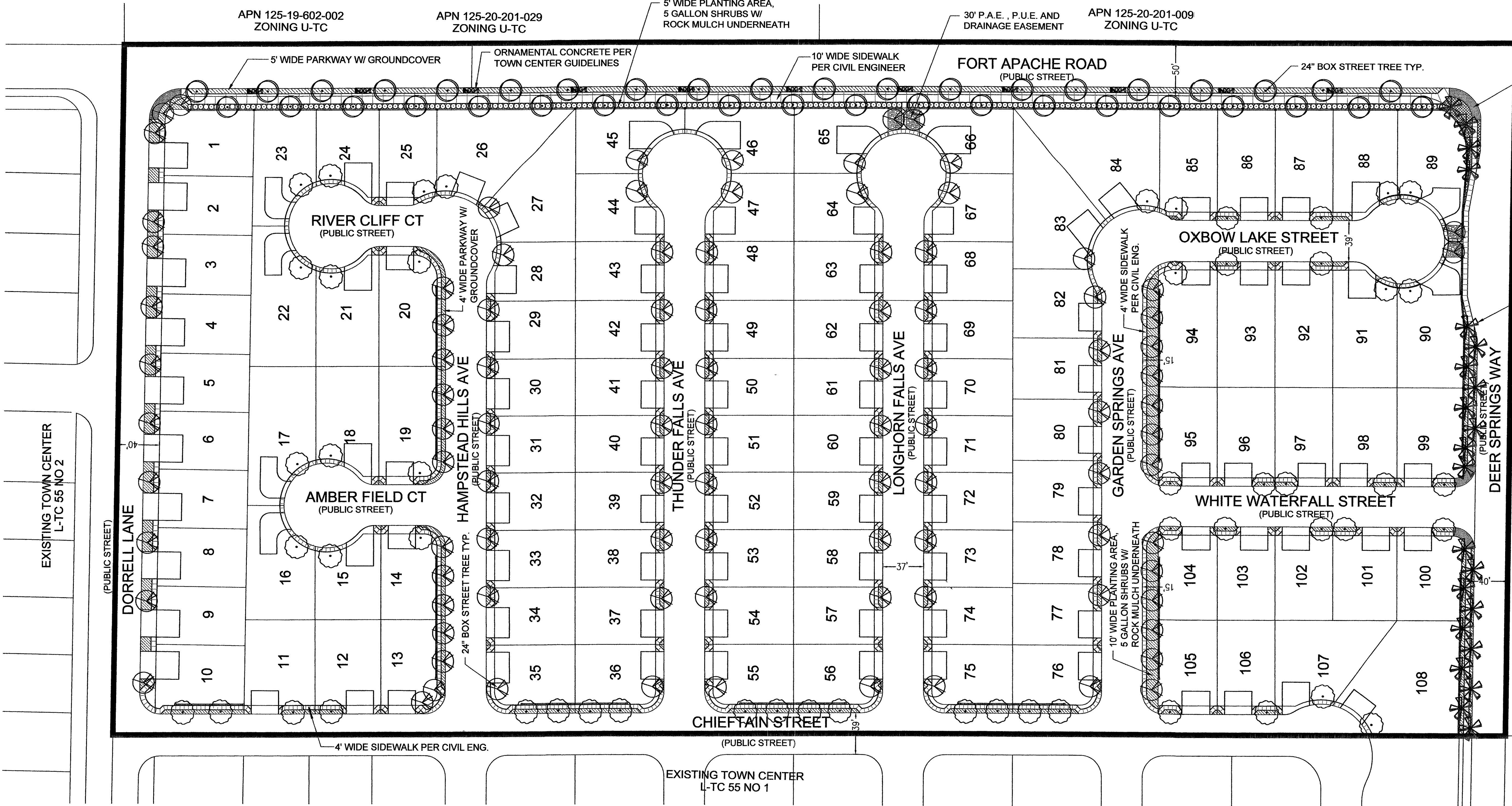
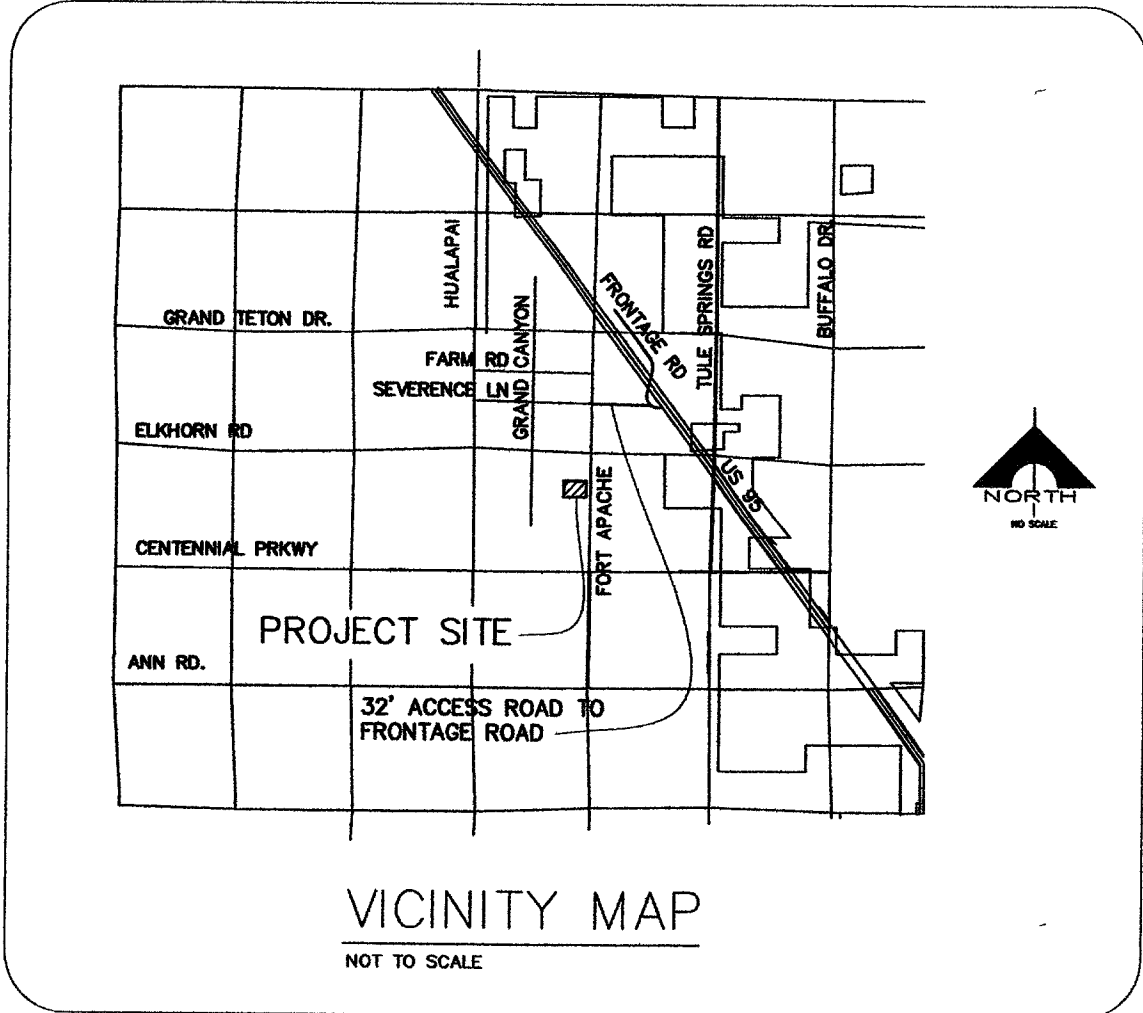


| PLANT MATERIAL LEGEND       |                         |                  |
|-----------------------------|-------------------------|------------------|
| STREET TREES                |                         |                  |
| BOTANICAL NAME              | COMMON NAME             | SIZE             |
| PISTACIA CHINENSIS          | CHINESE PISTACHE        | 24" BOX          |
| QUERCUS ILEX                | HOLLY OAK               | 36" BOX          |
| ROBINIA AMBICUA             | PURPLE ROBE LOCUST      | 24" BOX          |
| WASHINGTONIA ROBUSTA        | MEXICAN FAN PALM        | 10" BTH          |
| SHRUBS                      |                         |                  |
| ALOE BARBADENSIS            | CAPE ALOE               | 5 GALLON         |
| COTONEASTER LACTEUS         | COTONEASTER             | 5 GALLON         |
| DIETES SPP.                 | FORTNIGHT LILY          | 5 GALLON         |
| ELAEOCARPUS DECIPINES       | JAPANESE BLUEBERRY TREE | 5 GALLON         |
| EUONYMUS SPP.               | EUONYMUS                | 5 GALLON         |
| FEIJOA SELLOWIANA           | PINEAPPLE GUAVA         | 5 GALLON         |
| HEMEROCALLIS 'SPP'          | HYBRID DAYLILY          | 5 GALLON         |
| HYMENOXIS ACAULIS           | ANGELITA DAISY          | 1 GALLON         |
| LEUCOPHYLLUM FRUTESCENS     | TEXAS RANGER            | 5 GALLON         |
| ROSMARINUS O. 'TUSCAN BLUE' | UPRIGHT ROSEMARY        | 5 GALLON         |
| SALVIA SPP.                 | SAGE                    | 5 GALLON         |
| TRACHELOSPERMUM JASMINOIDES | STAR JASMINE            | 5 GALLON         |
| XYLOSMA CONGESTUM           | XYLOSMA                 | 5 GALLON         |
| GROUNDCOVER                 |                         |                  |
| COTONEASTER HORIZONTALIS    | ROCK COTONEASTER        | FLATS @ 18" o.c. |
| LANTANA MONTIVIDENSIS       | LANTANA 'NEW GOLD'      | FLATS @ 18" o.c. |
| MYOPORUM PACIFICUM          | MYOPORUM                | FLATS @ 18" o.c. |
| ROSMARINUS O. 'PROSTRATUS'  | TRAILING ROSEMARY       | FLATS @ 18" o.c. |
| VERBENA RIGIDA              | VERBENA                 | FLATS @ 18" o.c. |



APN 125-19-701-008  
ZONING U-TC

APN 125-19-701-007

CORNER PER TOWN  
CENTER GUIDELINES.  
ENHANCED COLORED  
CONCRETE ADA APRON  
AND PAVERS

PALM TREE @ 30' O.C.

Larson & Associates  
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PRESIDENT  
PRINCIPAL  
Nevada Lic. No. 951  
Nevada Lic. No. 950

STATE STAMP

| REVISIONS   |      | JOB NUMBER: | SCALE:        | DATE DRAWN: | DESIGNED BY: | ISSUED FOR: |
|-------------|------|-------------|---------------|-------------|--------------|-------------|
| No.         | Date | 1940        | 1" = 50' - 0" | 08-16-04    | TC           | SUBMITTAL   |
| Description |      | By          |               |             | Drawn By:    |             |
|             |      |             |               |             | RJB          |             |

Sheet Title:  
**CONCEPTUAL PLAN**

Project:  
**TOWN CENTER  
TC-55 #4**

Client:  
**PARDEE HOMES**  
10880 WILSHIRE BLVD., SUITE #1900  
LOS ANGELES, CA 90024 (310) 475-3525

Sheet No.

**L1.CP**