

HARRIS FARM

A PROPOSED NEW TOWNHOME COMMUNITY

R.C. HOBBS CO.

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

INDEX

<i>A0.0</i>	<i>COVER SHEET AND INDEX</i>
<i>A1.0</i>	<i>SITE PLAN</i>
<i>A1.1</i>	<i>PLAN 1 - FLOOR PLANS</i>
<i>A1.2</i>	<i>PLAN 2 - FLOOR PLANS</i>
<i>A1.3</i>	<i>PLAN 3 - FLOOR PLANS</i>
<i>A1.4</i>	<i>PLAN 4 - FLOOR PLANS</i>
<i>A1.5</i>	<i>BUILDING 1 - TYPE A</i> <i>FLOOR & ROOF PLANS</i>
<i>A1.6</i>	<i>BUILDING 1 - TYPE A</i> <i>EXTERIOR ELEVATIONS</i>
<i>A1.7</i>	<i>FLOOR PLANS & EXTERIOR ELEVATIONS</i>
<i>A1.8</i>	<i>BUILDING 3 - TYPE C</i> <i>FLOOR & ROOF PLANS</i>
<i>A1.9</i>	<i>BUILDING 3 - TYPE C</i> <i>EXTERIOR ELEVATIONS</i>
<i>A1.10</i>	<i>BUILDING 4 - TYPE D</i> <i>FLOOR & ROOF PLANS</i>
<i>A1.11</i>	<i>EXTERIOR ELEVATIONS</i>
<i>A1.12</i>	<i>BUILDING 5 - TYPE C - SIMILAR</i> <i>FLOOR & ROOF PLANS</i>
<i>A1.13</i>	<i>BUILDING 5 - TYPE C - SIMILAR</i> <i>EXTERIOR ELEVATIONS</i>
<i>A1.14</i>	<i>BUILDING 10 - TYPE D</i> <i>FLOOR & ROOF PLANS</i>
<i>A1.15</i>	<i>BUILDING 10 - TYPE D</i> <i>EXTERIOR ELEVATIONS</i>
<i>A1.16</i>	<i>POOL BATH BUILDING</i>

HARRIS FARM
R.C. HOBBS CO.

**COVER SHEET
AND INDEX**



Architecture

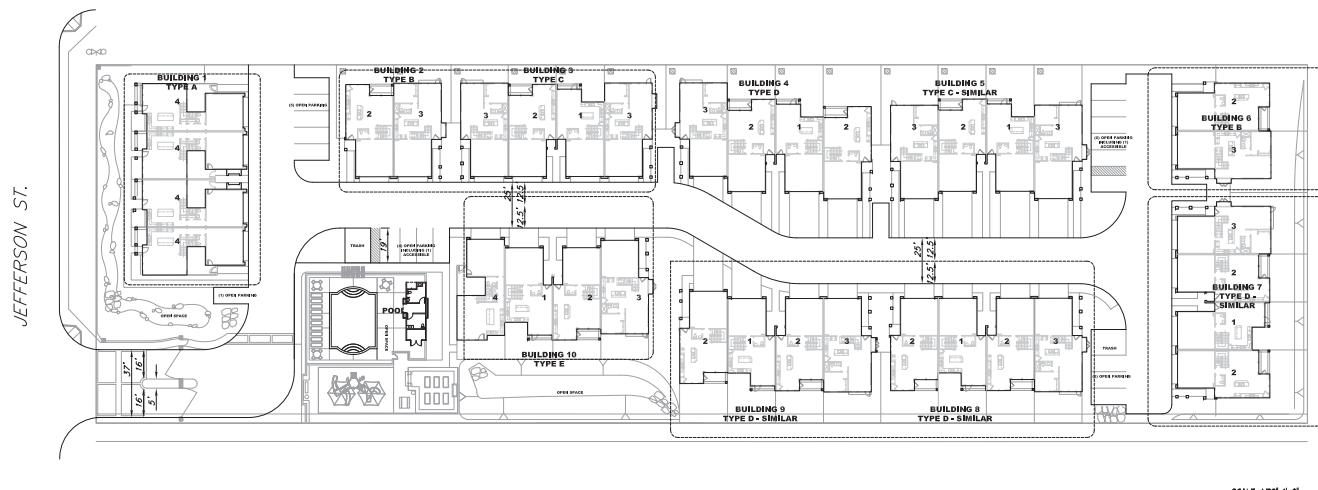
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A0.0

Of



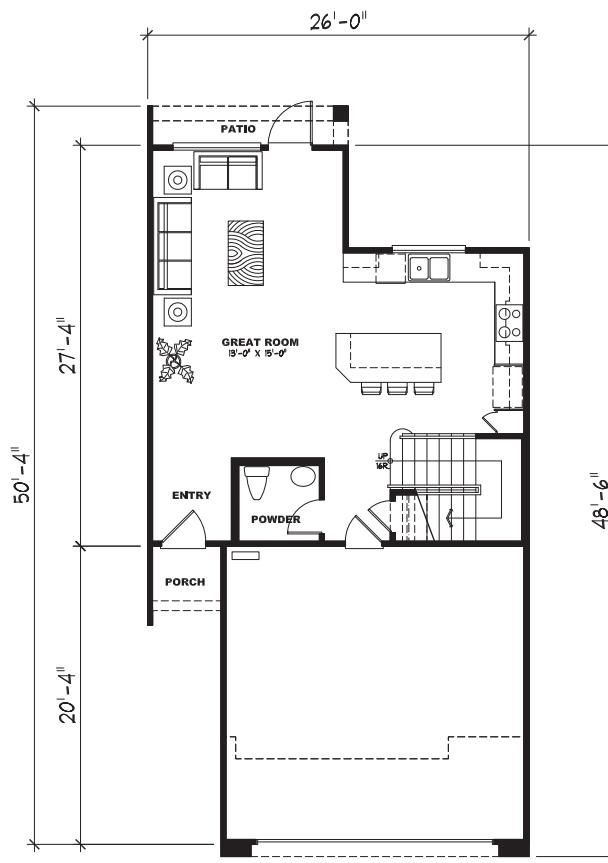
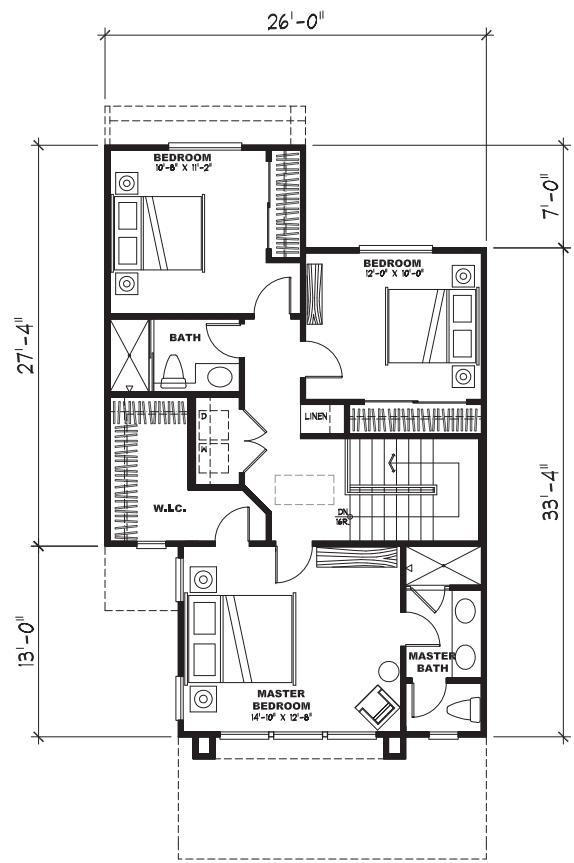
SCALE: 1/200' = 1'-0"



HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
 R.C. HOBBS CO.

Date:
 Sheet
 Of



FIRST FLOOR	624	SQ. FT.
SECOND FLOOR	832	SQ. FT.
TOTAL	1,456	SQ. FT.

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

PLAN 1 FLOOR PLANS



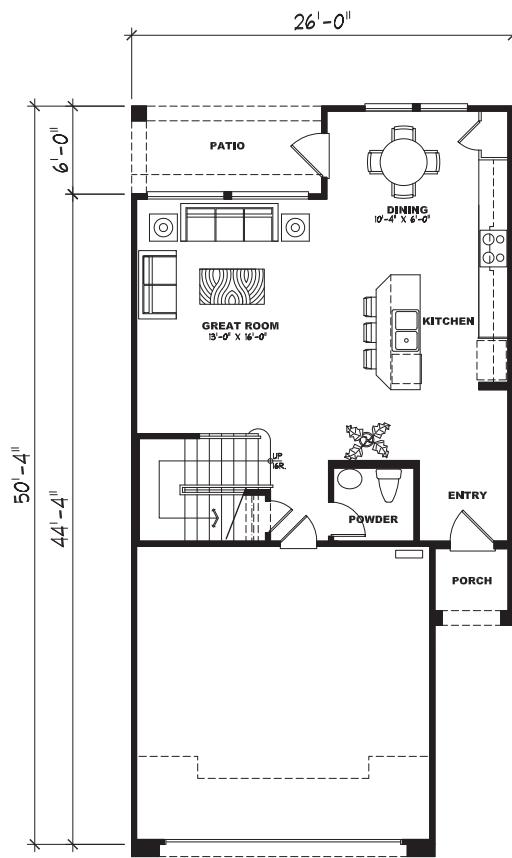
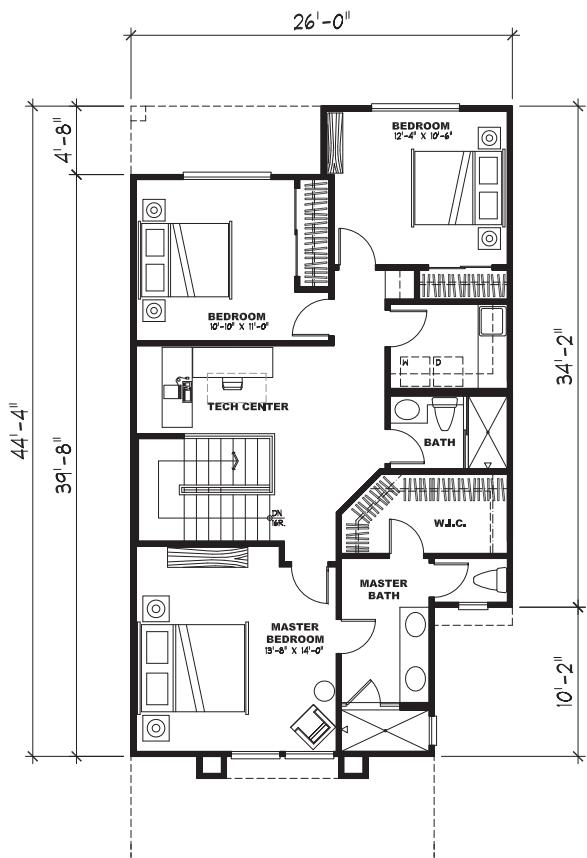
Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.01

Of



SQUARE FOOTAGE

FIRST FLOOR	703	SQ. FT.
SECOND FLOOR	971	SQ. FT.
TOTAL	1,674	SQ. FT.

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

PLAN 2 FLOOR PLANS



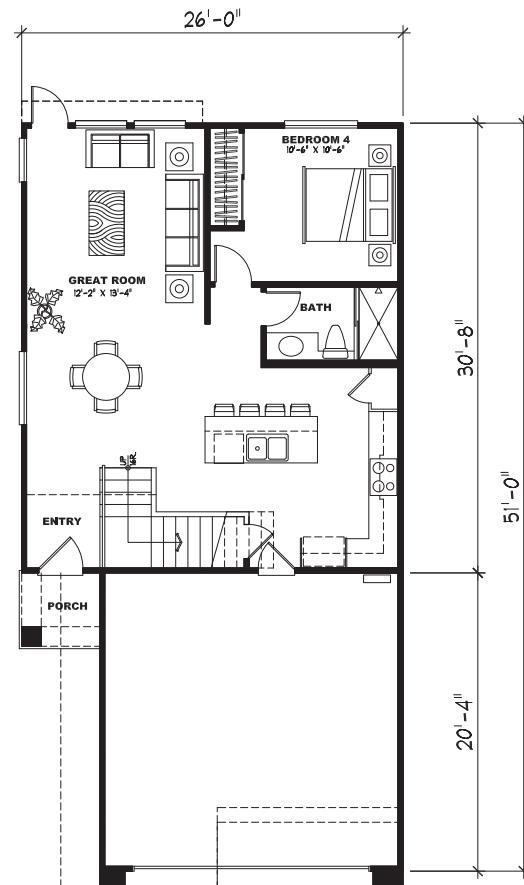
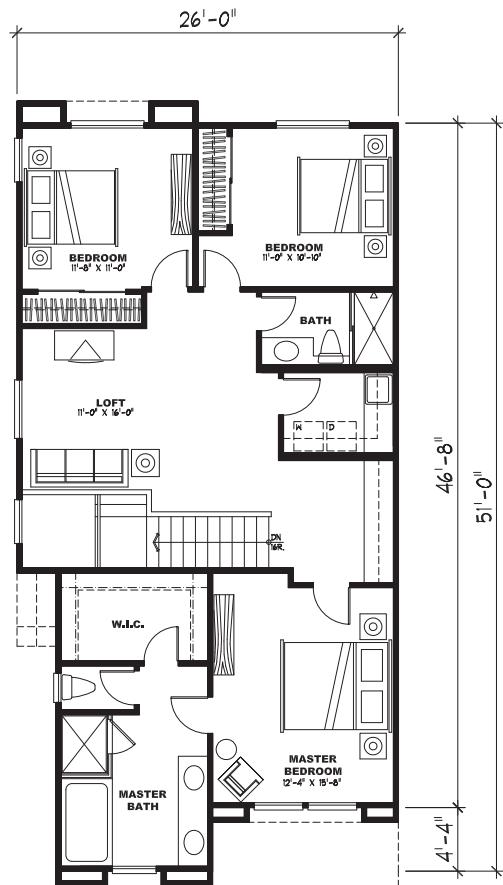
Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.02

Of



HARRIS FARM
R.C. HOBBS CO.

PLAN 3
FLOOR PLANS



Architecture

8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

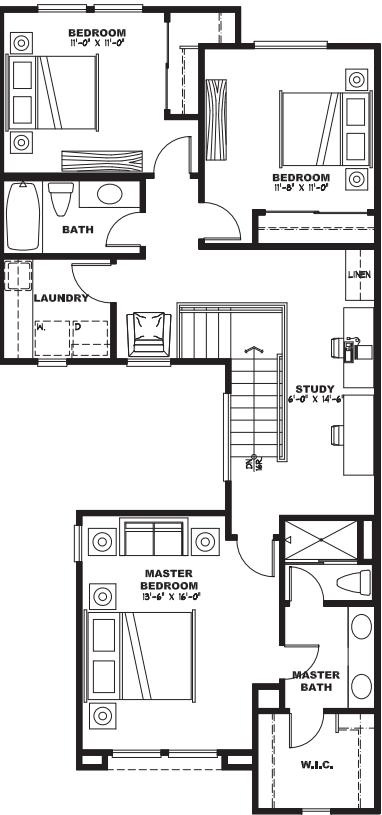
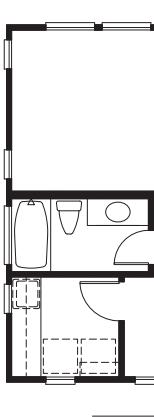
Date: 09/19/16

Sheet

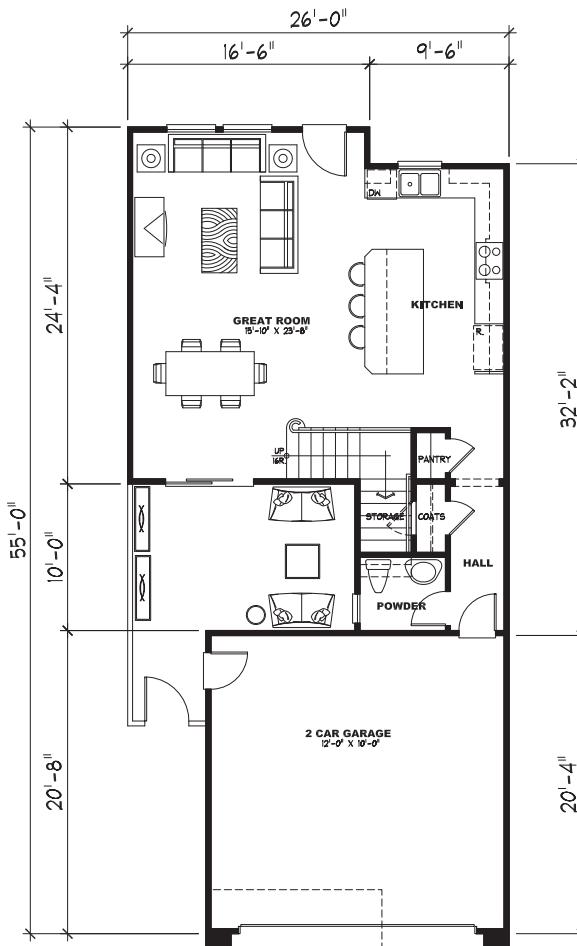
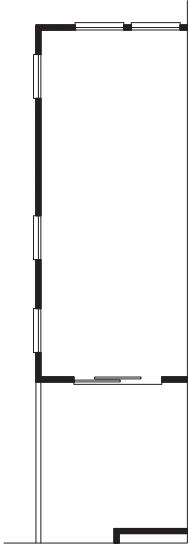
A1.03

Of

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY



SECOND FLOOR PLAN



FIRST FLOOR PLAN

SQUARE FOOTAGE

FIRST FLOOR	717	SQ. FT.
SECOND FLOOR	1,042	SQ. FT.
TOTAL	1,759	SQ. FT.

HARRIS FARM
A PROPOSED NEW TOWNSHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

PLAN 4
FLOOR PLANS



Architecture

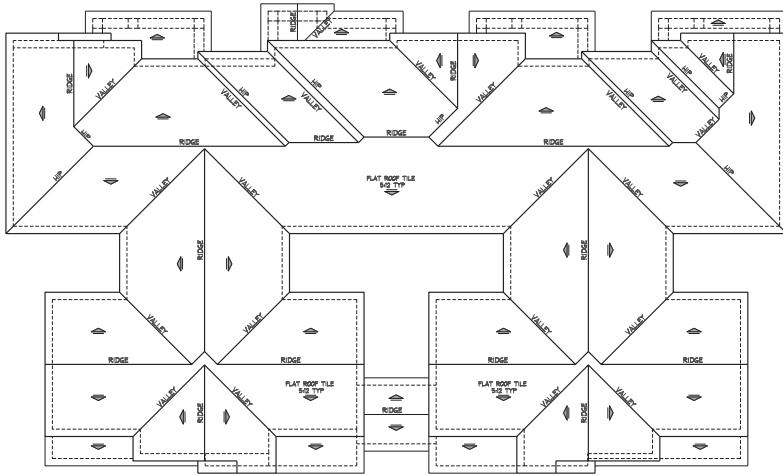
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

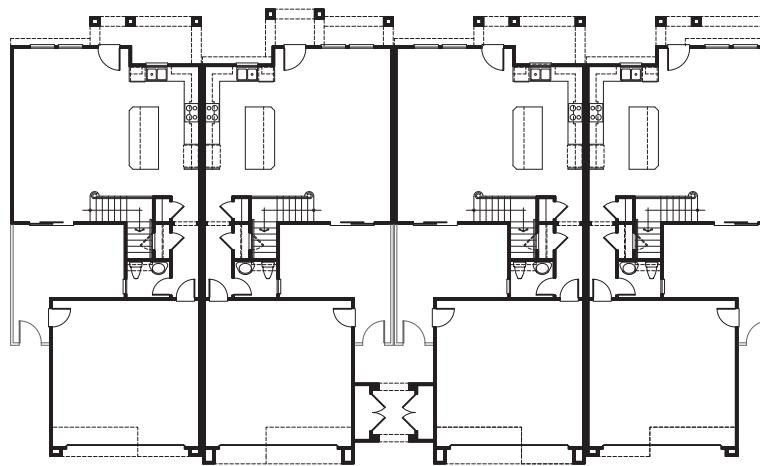
A1.04

Of



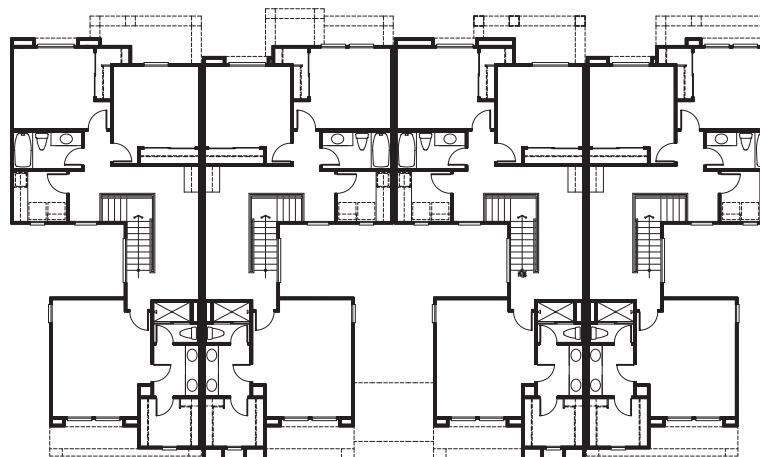
ROOF PLAN
BUILDING 1 - TYPE A

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



FIRST FLOOR PLAN
BUILDING 1 - TYPE A

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



SECOND FLOOR PLAN
BUILDING 1 - TYPE A

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

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

BUILDING 1
TYPE A
FLOOR & ROOF PLANS



Architecture

8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

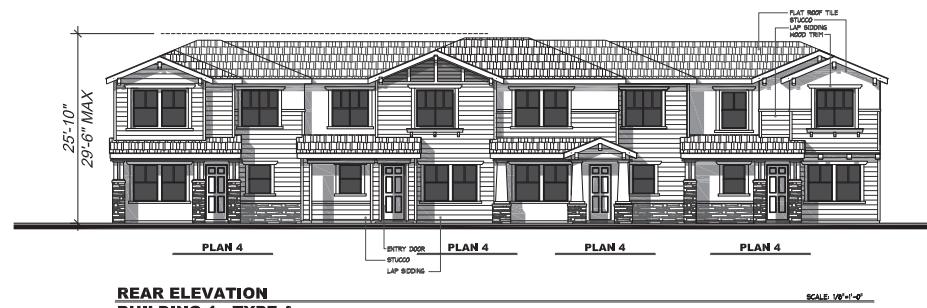
A1.05

Of

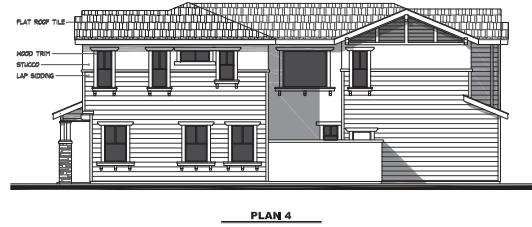
**BUILDING 1
TYPE A
EXTERIOR ELEVATIONS**



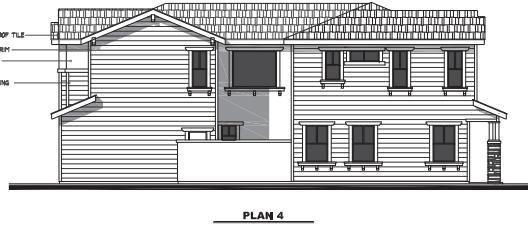
**FRONT ELEVATION
BUILDING 1 - TYPE A**



**REAR ELEVATION
BUILDING 1 - TYPE A**



LEFT ELEVATION



RIGHT ELEVATION

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY



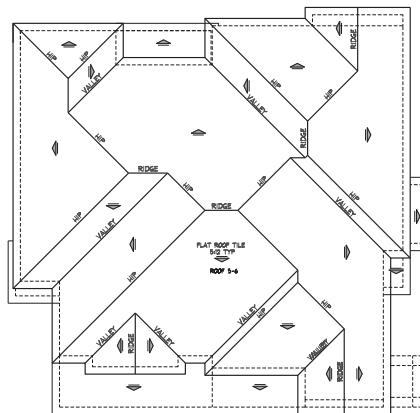
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

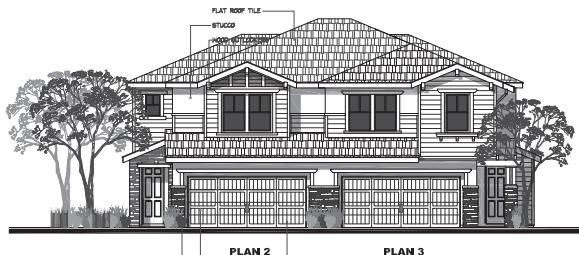
Sheet

A1.06

Of



ROOF PLAN
BUILDING 2 & 6 - TYPE B SCALE: 1/8"=1'-0"



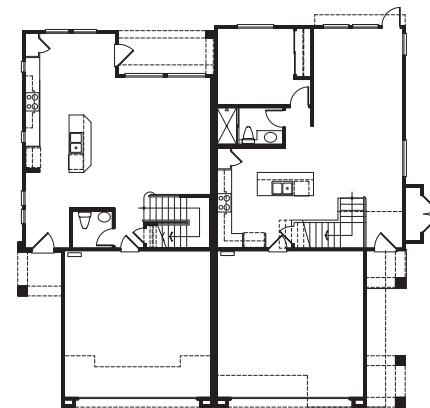
FRONT ELEVATION
BUILDING 2 & 6 - TYPE B SCALE: 1/8"=1'-0"



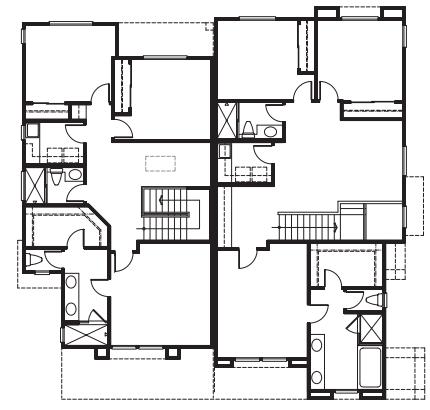
RIGHT ELEVATION SCALE: 1/8"=1'-0"



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



FIRST FLOOR PLAN
BUILDING 2 & 6 - TYPE B SCALE: 1/8"=1'-0"



SECOND FLOOR PLAN
BUILDING 2 & 6 - TYPE B SCALE: 1/8"=1'-0"

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

BUILDING 2 & 6 - TYPE B
FLOOR & ROOF PLANS
ELEVATIONS



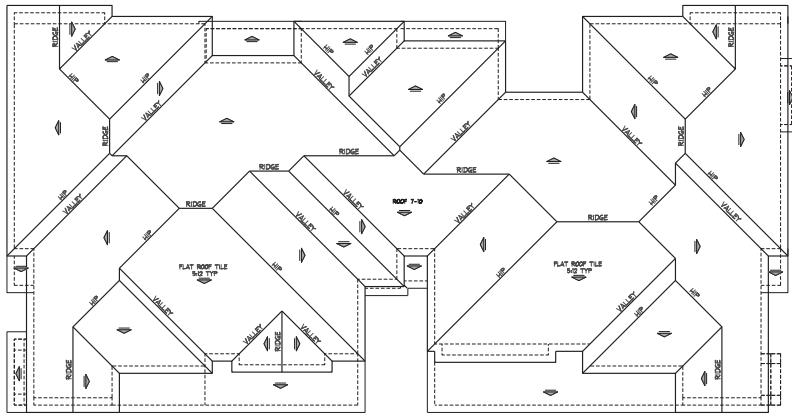
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

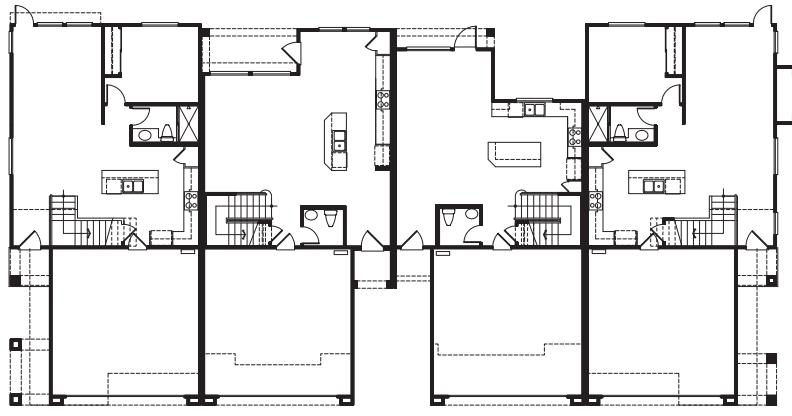
A1.07

Of



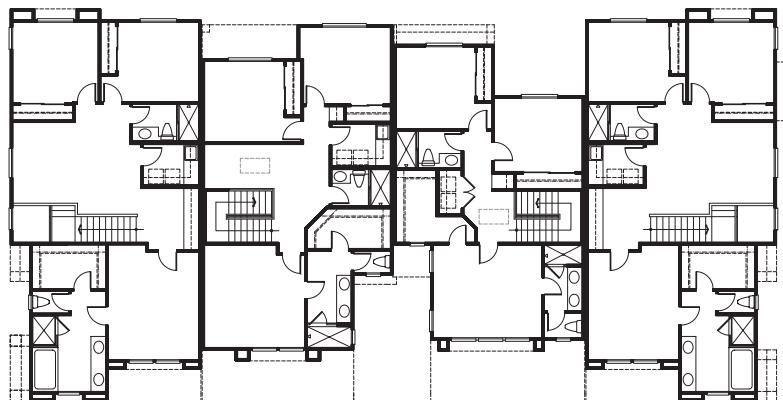
ROOF PLAN
BUILDING 3 - TYPE C

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



FIRST FLOOR PLAN
BUILDING 3 - TYPE C

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



SECOND FLOOR PLAN
BUILDING 3 - TYPE C

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

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

BUILDING 3
TYPE C
FLOOR & ROOF PLANS



Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.08

Of

**BUILDING 3
TYPE C
EXTERIOR ELEVATIONS**



HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY



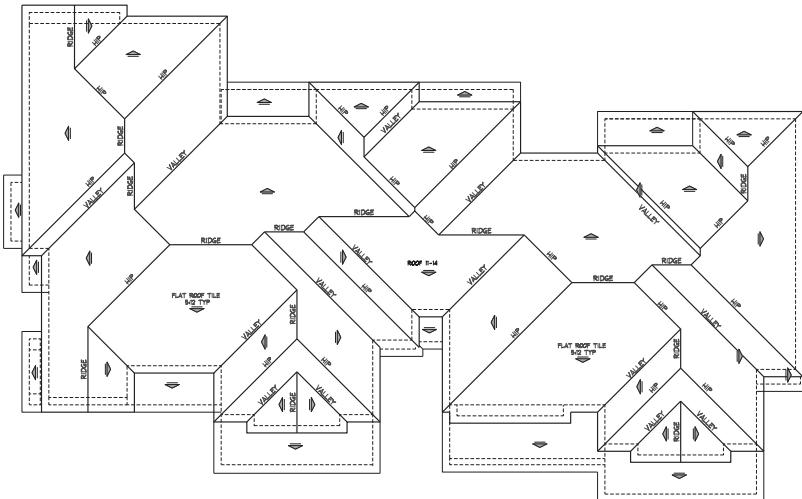
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

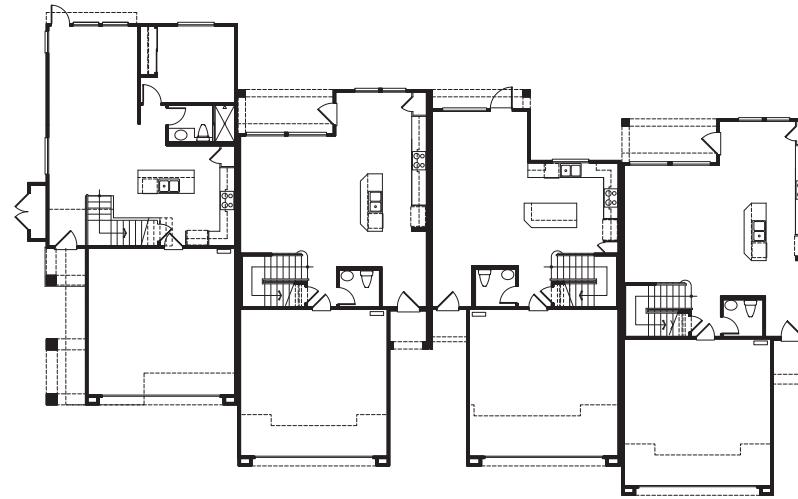
Sheet

A1.09

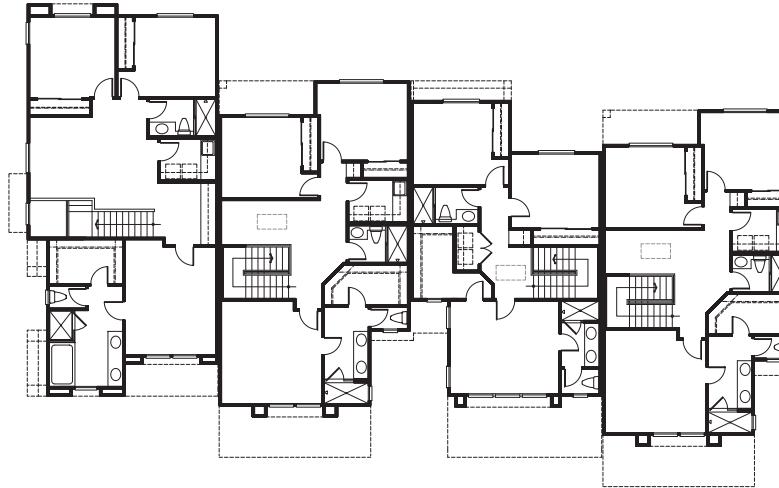
Of



ROOF PLAN
BUILDING 4 - TYPE D
BUILDING 7, 8 & 9 - SIMILAR - TYPE D



FIRST FLOOR PLAN
BUILDING 4 - TYPE D
BUILDING 7, 8 & 9 - SIMILAR - TYPE D



SECOND FLOOR PLAN
BUILDING 4 - TYPE D
BUILDING 7, 8 & 9 - SIMILAR - TYPE D

HARRIS FARM *A PROPOSED NEW TOWNHOME COMMUNITY*

HARRIS FARM
R.C. HOBBS CO.

BUILDING 4
BUILDING 7, 8 & 9 SIMILAR
TYPE D
FLOOR & ROOF PLANS



Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.10

Of

HARRIS FARM
R.C. HOBBS CO.

BUILDING 4
BUILDING 7, 8 & 9 SIMILAR
TYPE D
EXTERIOR ELEVATIONS



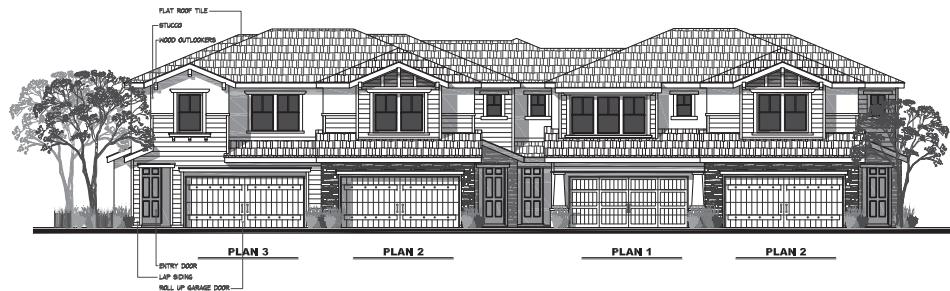
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.11

Of



FRONT ELEVATION
BUILDING 4 - TYPE D
BUILDING 7, 8 & 9 - SIMILAR - TYPE D

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



REAR ELEVATION
BUILDING 4 - TYPE D
BUILDING 7, 8 & 9 - SIMILAR - TYPE D

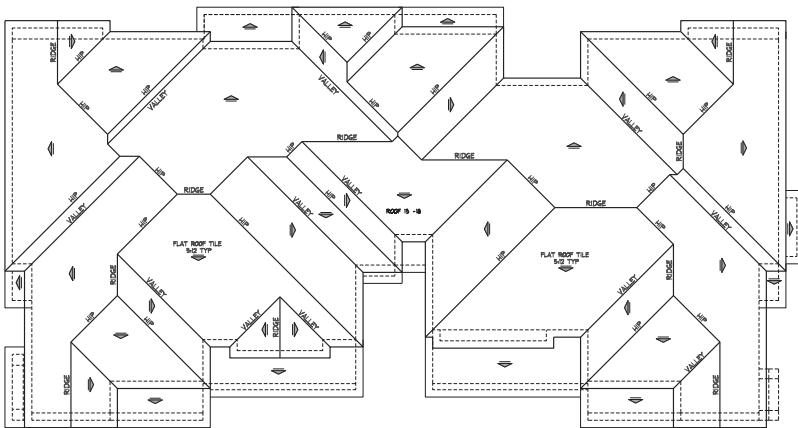
SCALE: 1/8"=1'-0"



LEFT ELEVATION

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

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY



ROOF PLAN

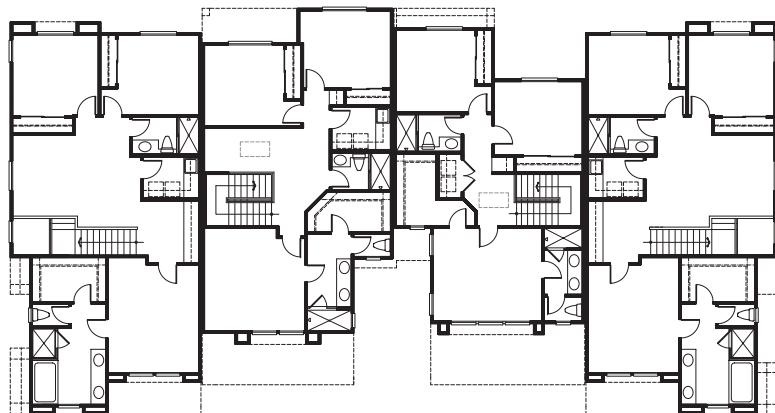
BUILDING 5 - TYPE C - SIMILAR

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



FIRST FLOOR PLAN
BUILDING 5 - TYPE C - SIMILAR

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



SECOND FLOOR PLAN
BUILDING 5 - TYPE C - SIMILAR

SCALE: 1/8" = 1'

HARRIS FARM

A PROPOSED NEW TOWNHOME COMMUNITY

*HARRIS FARM
R.C. HOBBS CO.*

BUILDING 5

TYPE C - SIMILAR

FLOOR & ROOF PLANS



THE INFLUENCE OF THE CULTURE OF THE PARENTS ON THE CHILD'S LANGUAGE DEVELOPMENT 11

8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim, CA 92808
(949) 825-5218

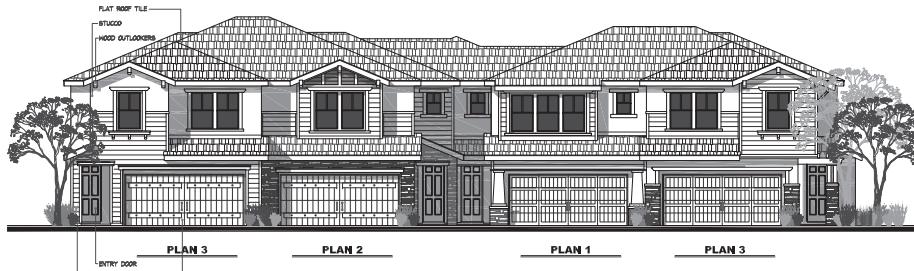
Date: 09/10/16

A1.12

of

HARRIS FARM
R.C. HOBBS CO.

BUILDING 5
TYPE C - SIMILAR
EXTERIOR ELEVATIONS



FRONT ELEVATION
BUILDING 5 - TYPE C - SIMILAR

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



REAR ELEVATION
BUILDING 5 - TYPE C - SIMILAR

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



RIGHT ELEVATION

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

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY



Architecture

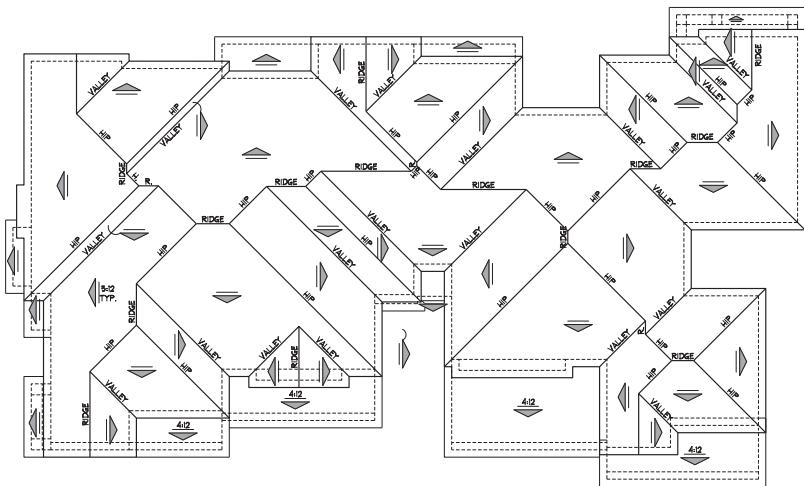
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

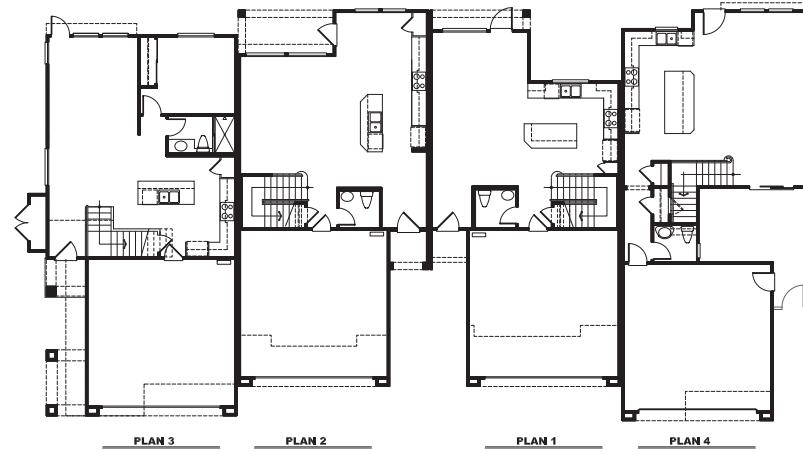
A1.13

Of



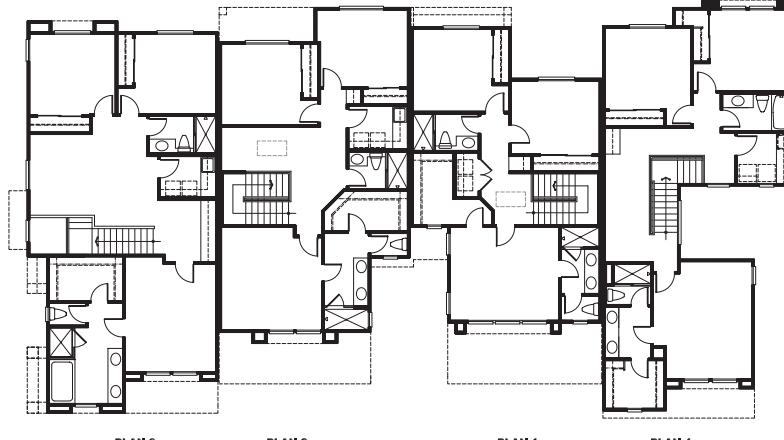
ROOF PLAN
BUILDING 10 - TYPE E

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



FIRST FLOOR PLAN
BUILDING 10 - TYPE E

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



SECOND FLOOR PLAN
BUILDING 10 - TYPE E

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

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

HARRIS FARM
R.C. HOBBS CO.

BUILDING 10
TYPE E
FLOOR & ROOF PLANS



Architecture
8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.14

Of

**BUILDING 10
TYPE E
EXTERIOR ELEVATIONS**



**FRONT ELEVATION
BUILDING 10 - TYPE E**

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



**REAR ELEVATION
BUILDING 10 - TYPE E**

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



RIGHT ELEVATION

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



LEFT ELEVATION

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

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY



8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

A1.15

Of



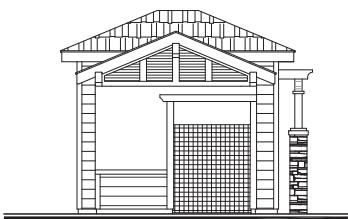
FRONT ELEVATION

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



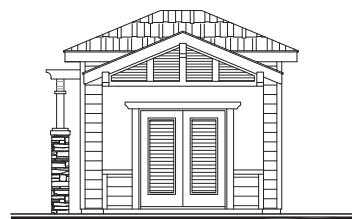
REAR ELEVATION

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



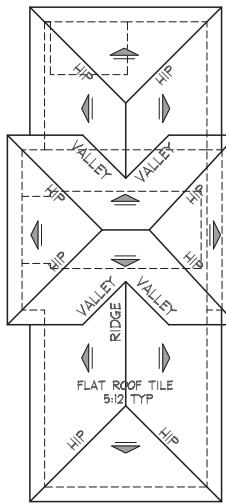
RIGHT ELEVATION

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



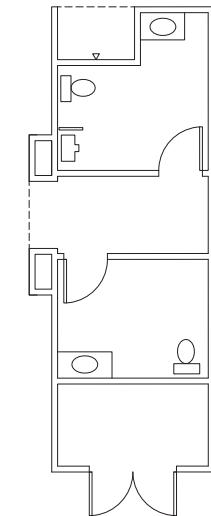
LEFT ELEVATION

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



ROOF PLAN
POOL BATH

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



FLOOR PLAN
POOL BATH

274 SQ. FT.

HARRIS FARM
R.C. HOBBS CO.

POOL BATH



Architecture

8018 E. Santa Ana Canyon Road
Suite 100-121
Anaheim Hills, CA 92808
(714) 825-5218

Date: 09/19/16

Sheet

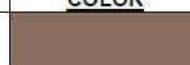
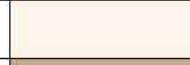
A1.16

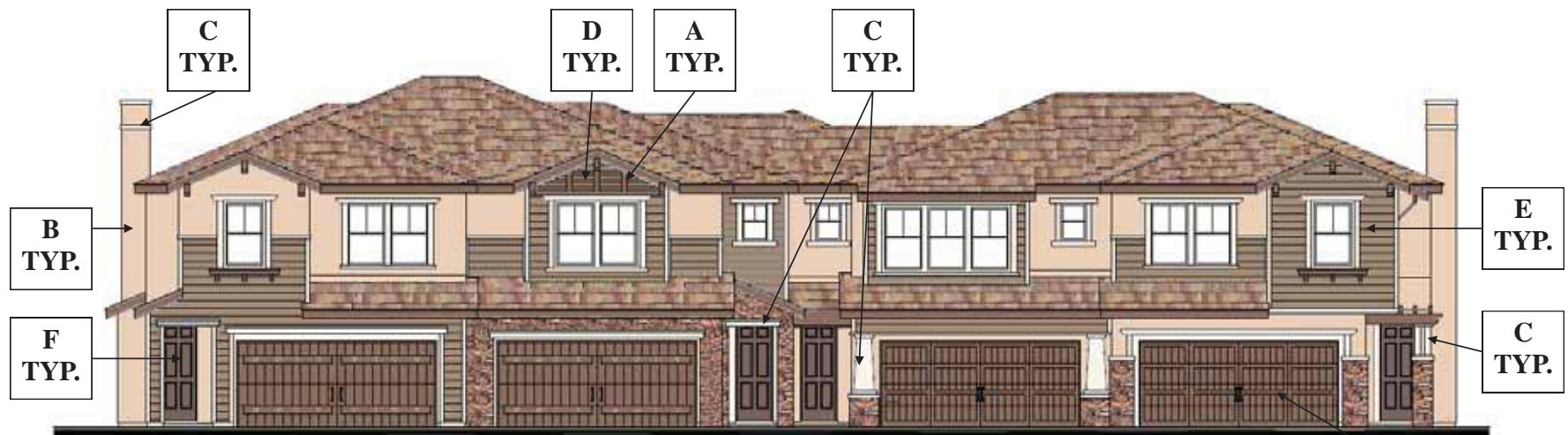
Of

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY

LAURA SCHLANGE
COLOR CONSULTANT
(949) 293-3716

R.C. HOBBS COMPANY
HARRIS FARM
PRELIMINARY EXTERIOR COLOR SCHEDULE

PAINT: FZ: FRAZEE PAINT ROOF: EAGLE ROOF TILE	STUCCO: TBD STONE: EL DORADO STONE	1	ISSUED FOR APPROVAL 9/24/15
	CODE	COLOR	SCHEME
WOOD FASCIA, TRIM, POT SHELVES, RAFTER TAILS & GARAGE DOORS	A		CL 2626A SHARP SWIG
STUCCO PAINT MATCH	B		CL 2732W GYPSUM
WOOD & STUCCO TRIM	C		CLW 1018W GRIZZLY CREEK
ACCENT STUCCO PAINT MATCH & WOOD ACCENT	D		CLC 1253D PUEBLO
SIDING	E		CL 2835D YANEZ
DOORS	F		CL 2516D DRUNKEN LIPS
STONE			SEQUOIA RUSTIC LEDGE (DRYSTACKED)
ROOF FLAT "SLATE" TILE			SCB 8826 AUGUSTA



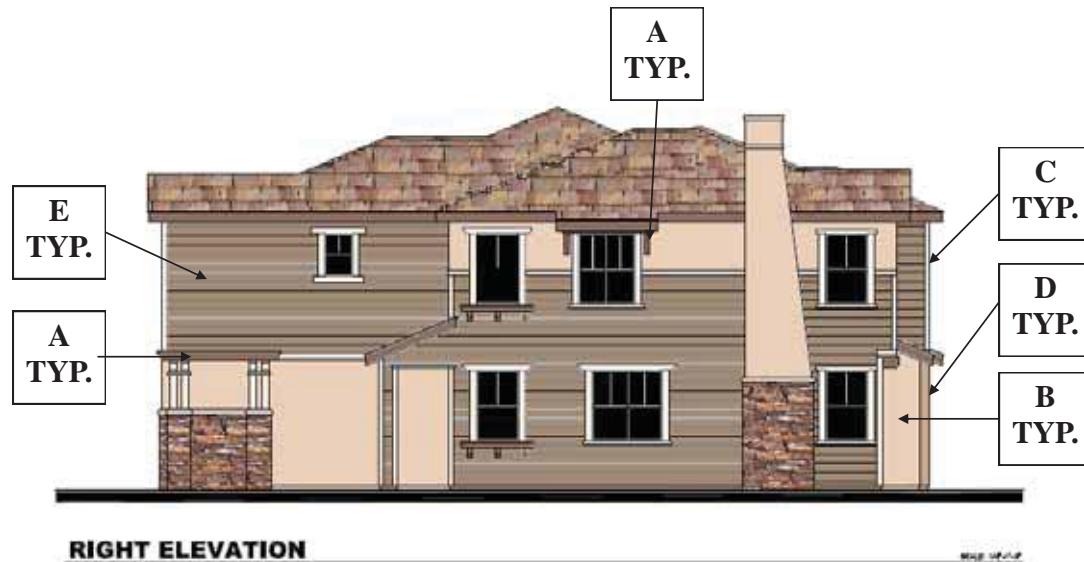
FRONT ELEVATION



REAR ELEVATION

HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY
R.C. HOBBS CO.





HARRIS FARM
A PROPOSED NEW TOWNHOME COMMUNITY
R.C. HOBBS CO.





PLANT PALETTE

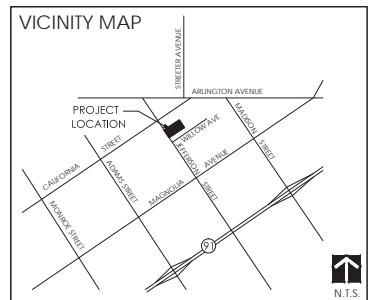
BOTANICAL NAME	COMMON NAME	SPACING	SIZE	WATER USE
<u>STREET TREES</u>				
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLA	40' O.C.	24" BOX	MEDIUM
<u>ENTRY ACCENT TREE</u>				
PLATANUS RACEMOSA	CALIFORNIA Sycamore	AS SHOWN	36" BOX	MEDIUM
<u>ACCENT PALMS</u>				
STYAGRUS ROMANZONIANUM	QUEEN PALM	AS SHOWN	12' B.L.H.	MEDIUM
WASHINGTONIA FIFERA	CALIFORNIA FAN PALM	AS SHOWN	12' B.L.H.	LOW
<u>INTERIOR STREET TREES</u>				
MAGNOLIA "ST. MARY'S"	SOUTHERN MAGNOLA	AS SHOWN	24" BOX	MEDIUM
PYRUS "CHANTICLEER"	CHANTICLEER PEAR	AS SHOWN	24" BOX	MEDIUM
<u>COLUMNAR TREES</u>				
PRUNUS CAROLINIANA	CAROLINA LAUREL CHERRY	AS SHOWN	15 GALLON	MEDIUM
LAUREUS NOBILIS	BAY LAUREL	AS SHOWN	15 GALLON	LOW
<u>LANDSCAPE TREES</u>				
CALESTEMON VIMINALIS	WEEPING BOTTLEBRUSH	AS SHOWN	15 GALLON (MIN.)	MEDIUM
PLATANUS RACEMOSA	CALIFORNIA Sycamore	AS SHOWN	15 GALLON (MIN.)	LOW
TRISTANIA CONFERTA	BRISBANE BOX	AS SHOWN	15 GALLON (MIN.)	LOW
<u>ACCENT TREES</u>				
LAGISTERODIUM INDICA	CRATE MYRTLE	AS SHOWN	24" BOX	MEDIUM
PRUNUS "KRAUTER VESUVIUS"	PURPLE LEAF PLUM	AS SHOWN	24" BOX	MEDIUM
<u>SHRUBS AND PERENNIALS</u>				
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	2' O.C.	1 GALLON	MEDIUM
ANGIOZOANTHOS FLAVIDUS	KANGAROO PAW	2' O.C.	1 GALLON	LOW
BUXUS SPP.	BOXWOOD	2' O.C.	1 GALLON	LOW
BUXUS JAPONICA	JAPANESE BOXWOOD	3' O.C.	5 GALLON	MEDIUM
CENTROPODIUM	ROSES	3' O.C.	5 GALLON	LOW
CALISTEMON "LITTLE JOHN"	DAWNY BOTTLE BRUSH	3' O.C.	5 GALLON	LOW
DIETES VEGETABILIS	FORKING LILY	3' O.C.	5 GALLON	MEDIUM
ELAEAGNUS PUNGENS	SILVER SPURGEON	3' O.C.	5 GALLON	LOW
HEMEROCALLIS HYBRID	DAYLILY	2' O.C.	1 GALLON	MEDIUM
HEUCHERA SPP.	HEUCHERA	2' O.C.	1 GALLON	LOW
LEUCOPHYLLUM "GREEN CLOUD"	TEXAS RANGER	4' O.C.	5 GALLON	LOW
LIQUETRUM TETRAGRAM	TEXAS PRIVET	4' O.C.	5 GALLON	MEDIUM
MANDARIN "LITTLE DWARF"	CHINESE GINGER	3' O.C.	5 GALLON	LOW
PITTOSPORUM "VARIEGATA"	VARIEGATED MOCK ORANGE	3' O.C.	5 GALLON	MEDIUM
ROSA SPP.	ROSE	3' O.C.	5 GALLON	LOW
ROSA "MARIE TUSCAN BLUE"	SHRUB ROSE	3' O.C.	5 GALLON	MEDIUM
VALERIANA CAPITATA	UPRIGHT ROSEMARY	3' O.C.	5 GALLON	LOW
XYLOSTIS CONGESTUS	MARSH VALERIAN	4' O.C.	5 GALLON	LOW
<u>VINES</u>				
CLIVIA LAMIA CALLOTHYROIDES	VIOLET TRUMPET VINE	ON WALLS AND FENCES - APPROX. 15' O.C.	5 GALLON	MEDIUM
DISCHOCALYCIA BUCINATORIA	BLOOD RED TRUMPET VINE		5 GALLON	MEDIUM
PARNASSIUSUS TRICUSPIDATA	BOSTON IVY		5 GALLON	MEDIUM
<u>GROUND COVERS</u>				
SACHA-CHAMIS "PIGEON POINT"	DAWAR COYOTE BRUSH	1 GALLON	2' O.C.	LOW
MYOPORUM "PINK"	PINK MYOPORUM	FLATS	12' O.C.	MEDIUM
ROSMARINUS O. PROSTRATUS	PROSTRATE ROSEMARY	FLATS	12' O.C.	LOW
ROSA "MAGGIE CARPENTER"	GROUNDCOVER ROSE	1 GALLON	2' O.C.	MEDIUM
<u>ORNAMENTAL GRASSES</u>				
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	2' O.C.	LOW	
MULCHENERIA CAPILLARIS	PINK MULCH	1 GALLON	LOW	
MUMPIA HEDDYUNA	COPA LIO	2' O.C.	LOW	
PENNISETUM "LITTLE BUNNY"	DAWAR FOUNTAIN GRASS	1 GALLON	2' O.C.	LOW
PENNISETUM RUBrum	RED FOUNTAIN GRASS	1 GALLON	2' O.C.	MEDIUM
<u>BASIN</u>				
CAREX PANSA	CAUL. MEADOW SEDGE	12' O.C.	UNERS	MEDIUM

NOTES:

- PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY INTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- ALL TREES SHALL BE MINIMUM DOUBLE-STANCH. WEAKER AND/OR SLOW-GROWING TREES SHALL BE REMOVED.
- SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER. ONE 15-GALLON OR LARGER SIZE TREE PER 400 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. ONE 15-GALLON OR LARGER TREE PER 1000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.
- ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL. A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANTINGS. PLANTINGS SHALL FOLLOW THE FOLLOWING REQUIREMENTS:
 - TREES: 24-INCH BOX (15 GALLON SIZE ACCEPTABLE FOR SLOPES).
 - SHRUBS: 1-GALLON (15 GALLON SIZE ACCEPTABLE FOR SLOPES).
 - SHRUBS: PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR.
- DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF IRRIGATION AND SMALL ORNAMENTAL PLANTINGS.
- NAIVE AND DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
- THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
- TREES SHALL BE PLANTED A MINIMUM OF 5' FROM EDGE OF DRIVEWAY, WATER METER, GAS METER OR SEWER/LATERAL AND A MINIMUM OF 10' FROM UTILITY POLES AND FIRE HYDRANTS.

NOTE:

SEE SHEET L-2 FOR REC. AREA ENLARGEMENT
 SEE SHEET L-2 FOR FRONT YARD TYPICALS EXHIBIT
 SEE SHEET L-3 FOR WALL AND FENCE LAYOUT
 SEE SHEET L-3 FOR MAINTENANCE EXHIBIT



LANDSCAPE MASTER PLAN FOR:
HARRIS FARM
 R.C. HOBBS COMPANY

EXHIBIT 6 - Project Plans

L-1
 LANDSCAPE MASTER PLAN



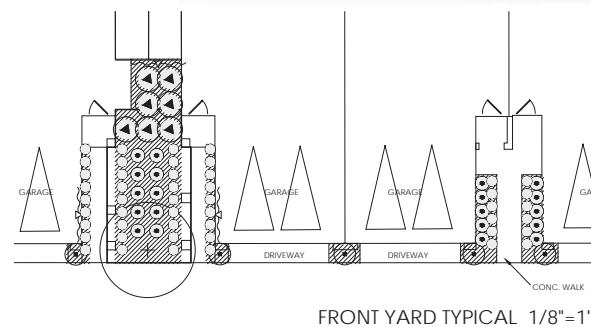
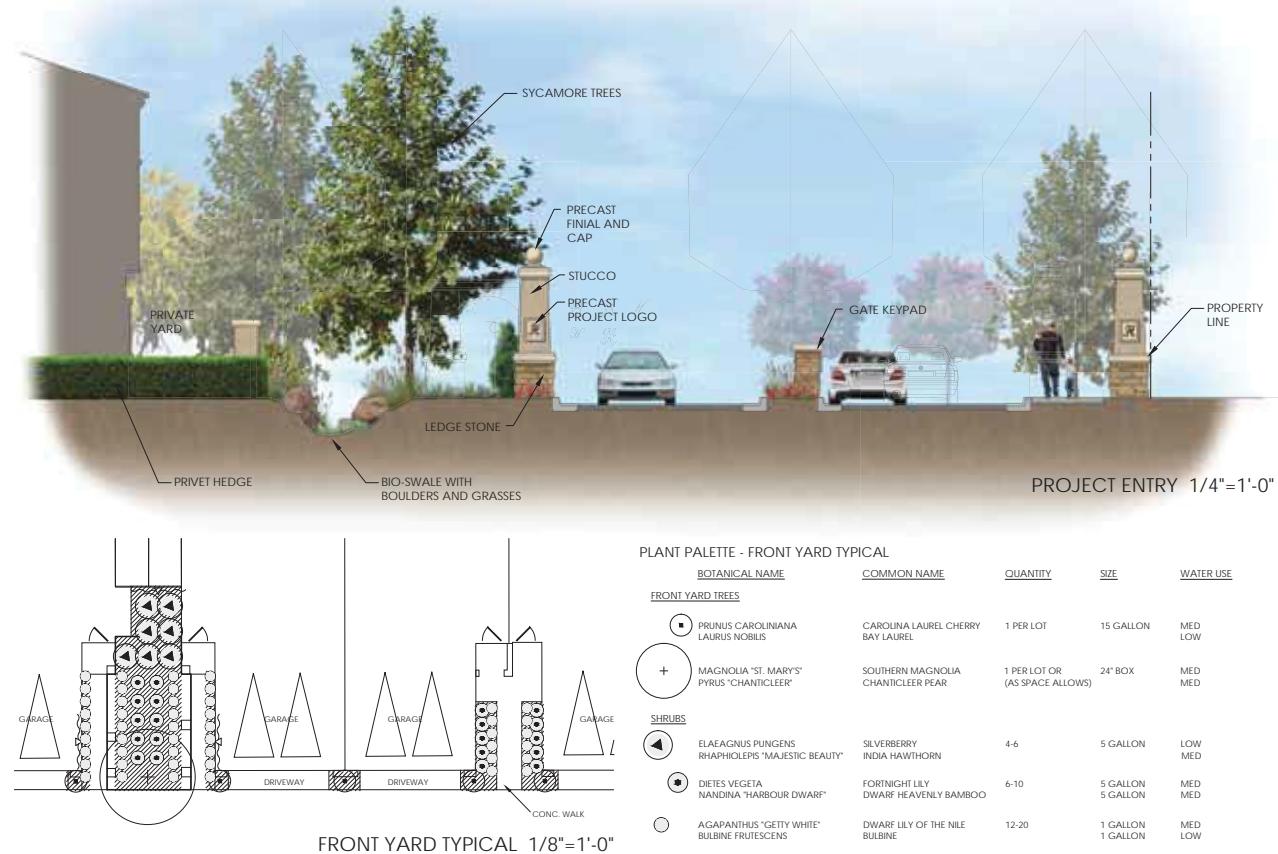
RIVERSIDE, CALIFORNIA



David BEAULT
 ASSOCIATES, INC.

951.296.1430
 www.dba.com

10.20.16



BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	WATER USE
<u>FRONT YARD TREES</u>				
PRUNUS CAROLINIANA LAURUS NOBILIS	CAROLINA LAUREL CHERRY BAY LAUREL	1 PER LOT	15 GALLON	MED LOW
MAGNOLIA "ST. MARY'S" PYRUS "CHANTICLEER"	SOUTHERN MAGNOLIA CHANTICLEER PEAR	1 PER LOT OR (AS SPACE ALLOWS)	24" BOX	MED MED
<u>SHRUBS</u>				
ELAEAGNUS PUNGENS RHAPHIOLEPIS "MAJESTIC BEAUTY"	SILVERBERRY INDIA HAWTHORN	4-6	5 GALLON	LOW MED
DIETES VEGETA NANDINA "HARBOUR DWARF"	FORTNIGHT LILY DWARF HEAVENLY BAMBOO	6-10	5 GALLON 5 GALLON	MED MED
<u>VINES</u>				
AGAPANTHUS "GETTY WHITE" BULBINE FRUTESCENS	DWARF LILY OF THE NILE BULBINE	12-20	1 GALLON 1 GALLON	MED LOW
<u>GROUNDCOVERS</u>				
MYOPORUM "PUTAH CREEK" TRACHELOSPERMUM JASMINOIDES	MYOPORUM STAR JASMINE	AS NEEDED	FLATS @ 12" O.C.	MED

NOTES:

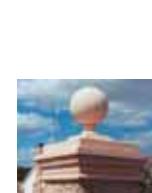
- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.
- 2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW GROWING TREES SHALL BE STAKED WITH STEEL STAKES.
- 3) ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH.
- 4) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.
- 5) ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
- 6) ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
- 7) DRIP SYSTEMS SHOULD BE USED IN ALL AREAS EXCEPT TURF.
- 8) THE APPROVAL OF PLANTERS THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
- 9) TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' FROM EDGE OF DRIVEWAY, WATER METER OR GAS METER AND SEWER LATERALS, A MINIMUM OF 10' FROM UTILITY POLES, AND A MINIMUM OF 8' FROM FIRE HYDRANTS.

L-2

REC AREA ENLARGEMENT /
FRONT YARD TYPICALS

LANDSCAPE MASTER PLAN FOR:
HARRIS FARM
R.C. HOBBS COMPANY

EXHIBIT 6 - Project Plans



RIVERSIDE, CALIFORNIA



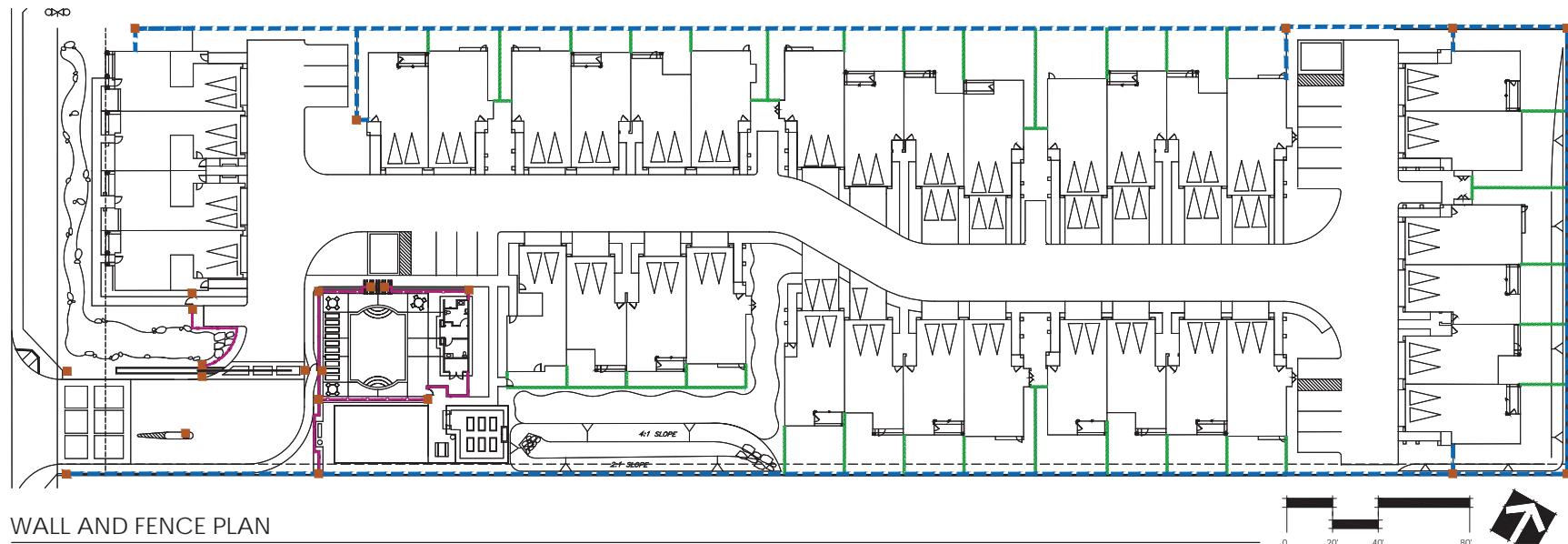
951.296.1430

www.dba.com

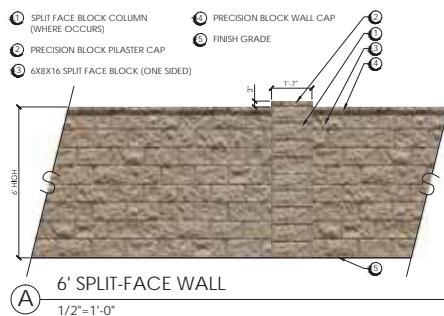
10.20.16

FENCE & WALL LEGEND		
SYMBOL	DESCRIPTION	DETAIL
	6'-4" PERIMETER WALL - SPLIT FACE BLOCK - TAN	A
	5'-4" HIGH INTERIOR VINYL FENCE/GATES - WHITE	C/D
	5'-4" HIGH TUBE STEEL FENCE/GATES - BLACK	B
	MASONRY PLASTER - SPLIT FACE BLOCK - TAN	A

WALL AND FENCE PLAN

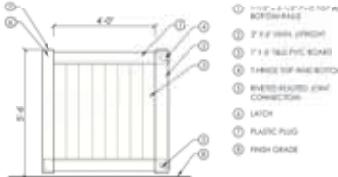
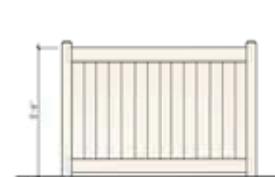
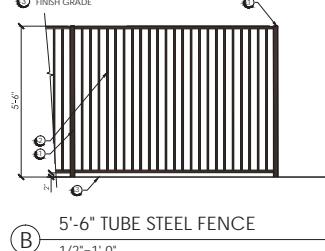


Scale: 1"



MAINTENANCE LEGEND	
SYMBOL	DESCRIPTION
	PRIVately MAINTAINED
	HOMEOWNER ASSOCIATION MAINTAINED

OPEN SPACE LEGEND	
PER OPEN SPACE CODE 19.100.070	
• TOTAL UNITS - 36	
• TOTAL OPEN SPACE REQUIRED - 7,200 S.F. (200 S.F. / UNIT)	
• TOTAL COMMON OPEN SPACE REQUIRED - 18,000 S.F. (500 S.F. / UNIT)	
SYMBOL	DESCRIPTION
	PRIVATE OPEN SPACE REQUIRED: 7,200 S.F. PROVIDED: 19,897 S.F. (553 S.F. / UNIT) INFORMATION: 18,000 S.F.
	COMMON OPEN SPACE REQUIRED: 18,000 S.F. PROVIDED: 24,171 S.F. (671 S.F. / UNIT)



Scale: 1° = 30'

NORT

Maintenance and Open Space Exhibit

LANDSCAPE MASTER PLAN FOR:
HARRIS FARM
R.C. HOBBS COMPANY

Exhibit 6 - Project Plans

RIVERSIDE, CALIFORNIA

10.20.16

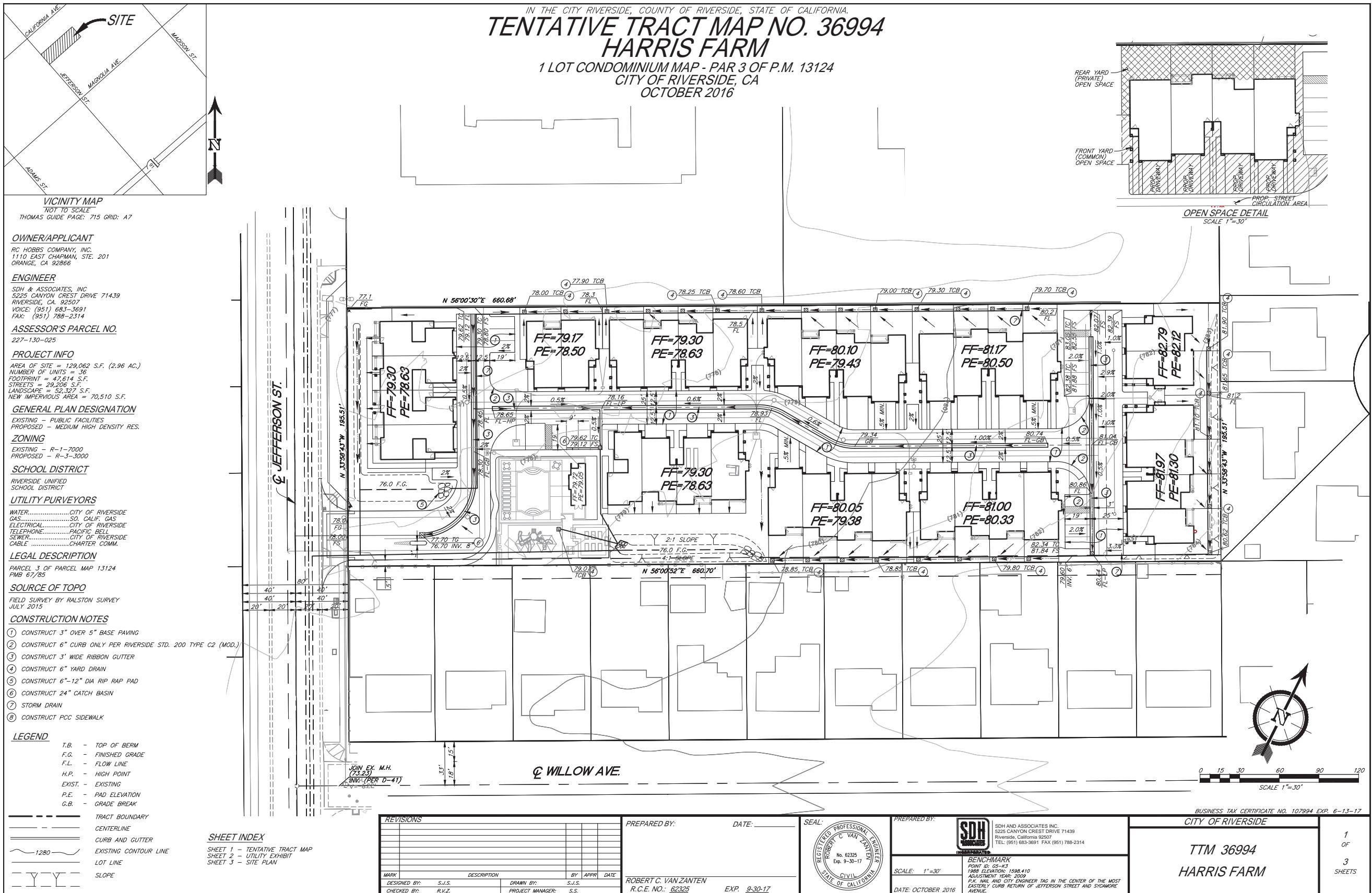
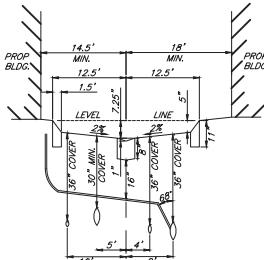


Exhibit 6 - Project Plans

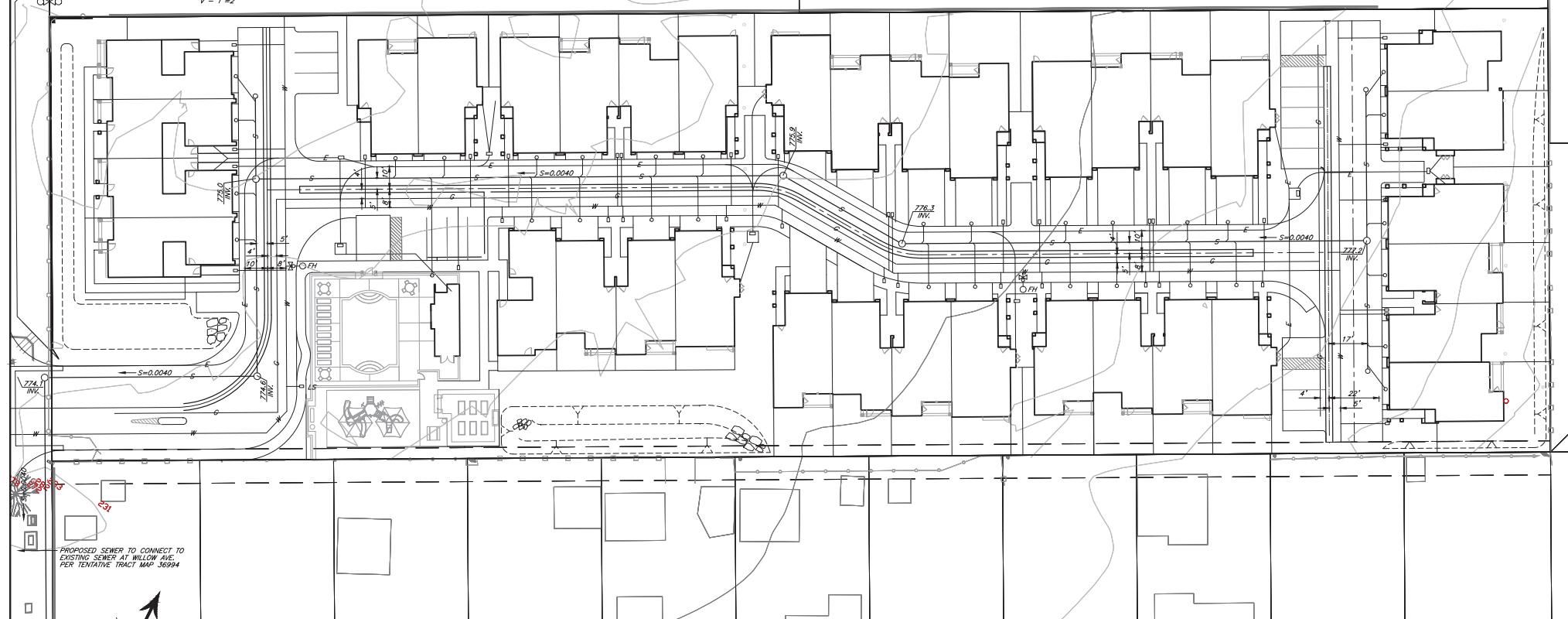
IN THE CITY RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

**UTILITY EXHIBIT
HARRIS FARM**

1 LOT CONDOMINIUM MAP - PAR 3 OF P.M. 13124
CITY OF RIVERSIDE, CA
OCTOBER 2016



PRIVATE STREET SECTION



LEGEND

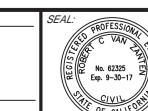
LEGEND

SEWER MAIN
WATER MAIN
GAS LINE
ELECTRICAL
MANHOLE
CLEAOUT

REVIEWS

PREPARED BY

1



PREPARED BY:



SDH AND ASSOCIATES INC.
5225 CANYON CREST DRIVE 71439
Riverside, California 92507
TEL: (951) 683-3691 FAX (951) 788-2311

BUSINESS TAX CERTIFICATE

UTILITY EXHIBIT
HARRIS FARM

2
OF
3
SHEETS

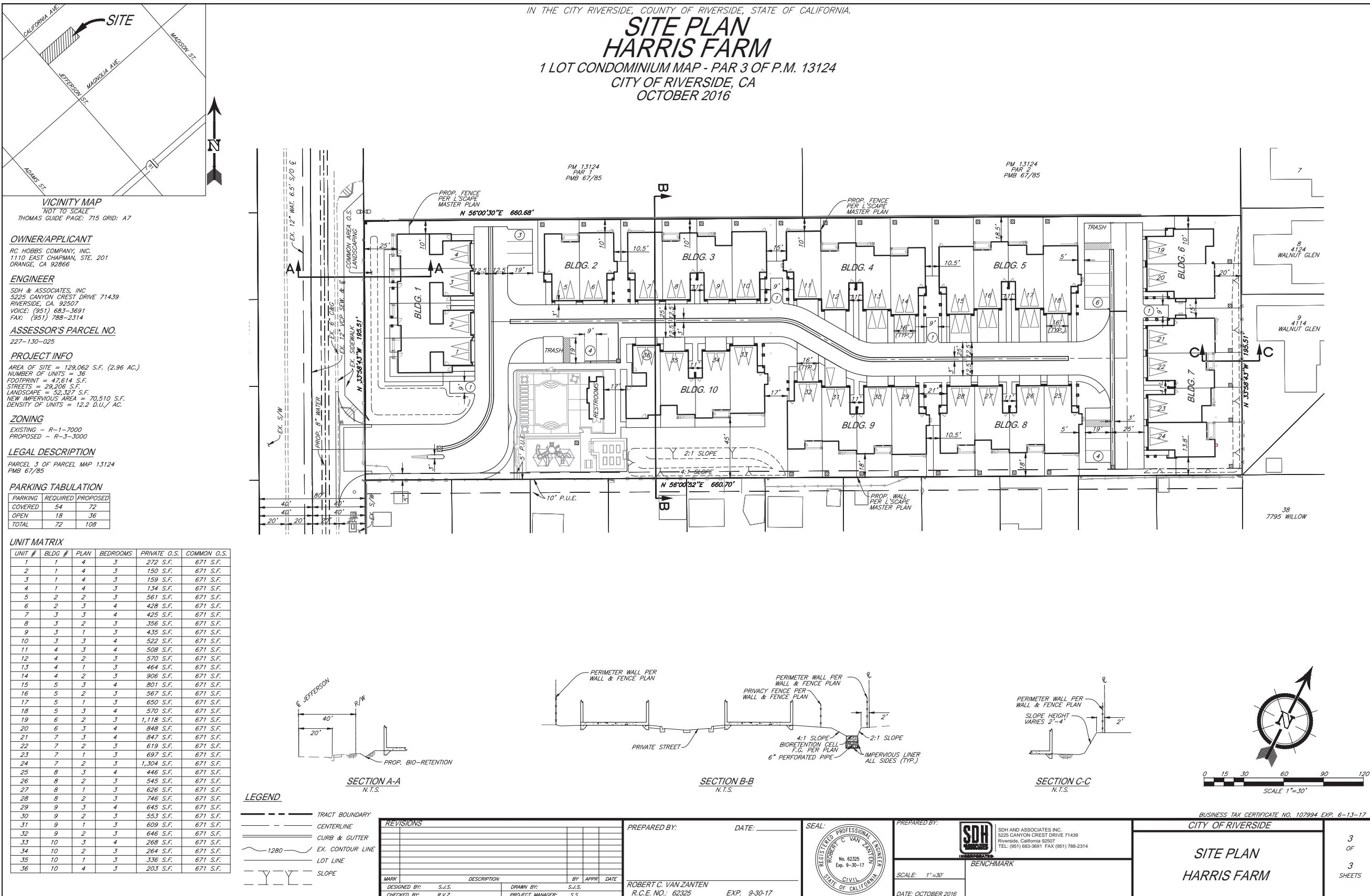


Exhibit 6 - Project Plans