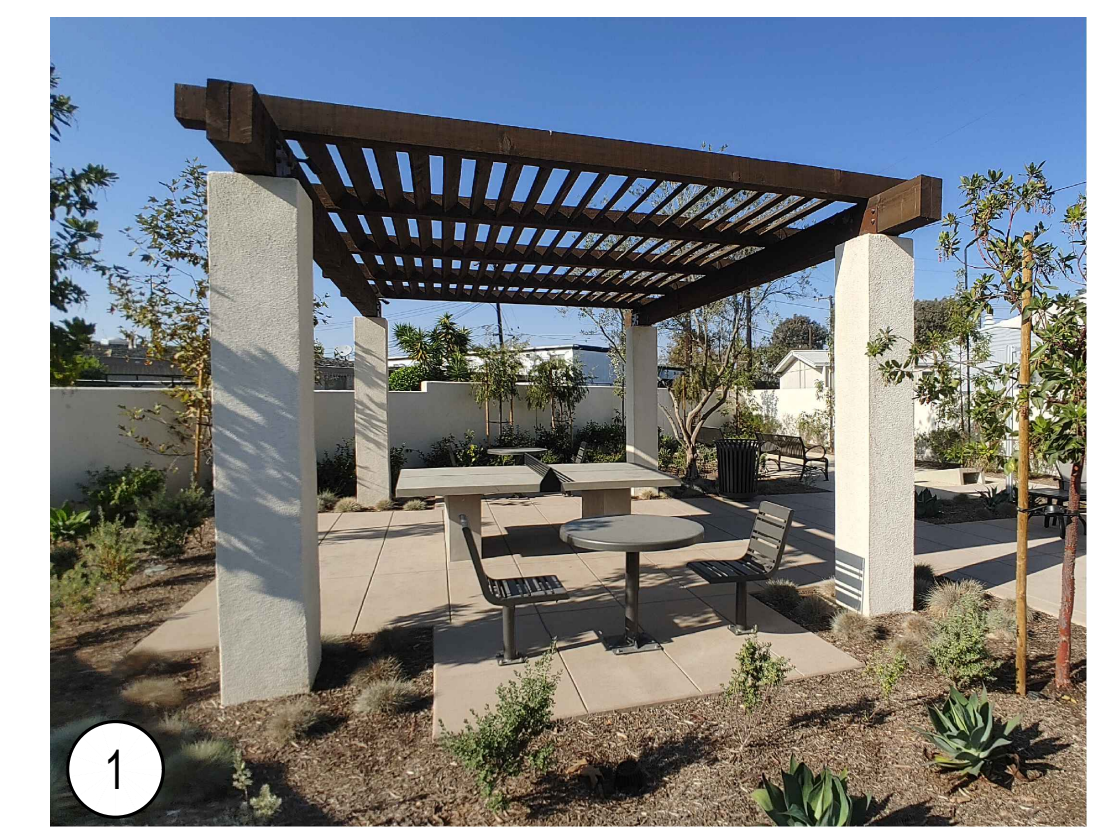


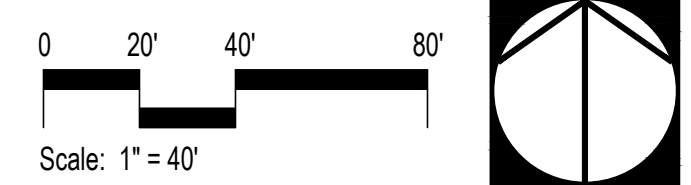
LEGEND

1. Central community open space area with lawn area for active / passive play, ping-pong table, corn hole, shade structure, BBQ counter, dining table seating, tot-lot, fire pit, Adirondacks seating and areas for social events and group gatherings. See sheet L-2 for Enlargement.
2. Tot Lot park with specimen trees and benches, shade structure, BBQ counter and dining table seating. See sheet L-2 for Enlargement.
3. Open space areas with lounge seating and/or fire pit for small gatherings and social events. See sheet L-2 for Enlargement.
4. Paseo to Park.
5. Community cluster mailboxes, per USPS review and approval.
6. Proposed wall, pilaster, gate or fence, per Wall & Fence Plan.
7. Enhanced paving at main project entry.
8. Proposed tree, per Planting Plan.
9. 4' wide community natural colored concrete sidewalk, with light top-cast finish and saw-cut joints.
10. 6' wide public natural colored concrete sidewalk with light top-cast finish and saw-cut joints.
11. Accessible parking stall and striping, per Civil plans.
12. Guest parking stall.
13. Natural colored concrete driveway, with light broom finish and tooled joints.
14. Private patio / yard area, homeowner maintained.
15. Common area landscape, builder installed and HOA maintained.
16. Property line.
17. Public street R.O.W.
18. Proposed public street sidewalk, per Civil plans.
19. Transformer to be screened with landscape, quantity and final locations to be determined.
20. Short term bike parking.
21. Affordable units, per Architect's plans.
22. Townhouse, per Architect's plans.
23. Cluster units, per Architect's plans.
24. Dog Bag Station.
25. Trash Enclosure.
26. Proposed Sign Monument.
27. Driveways with enhanced paving.



*Conceptual images (provided herein are conceptual and subject to change)

Schematic Landscape Plan

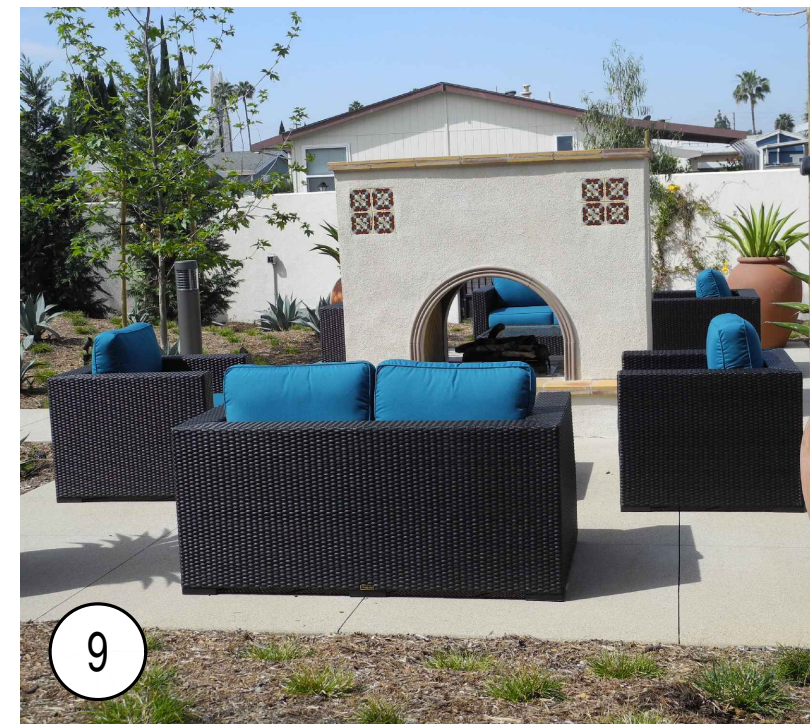


MJW Investments, LLC

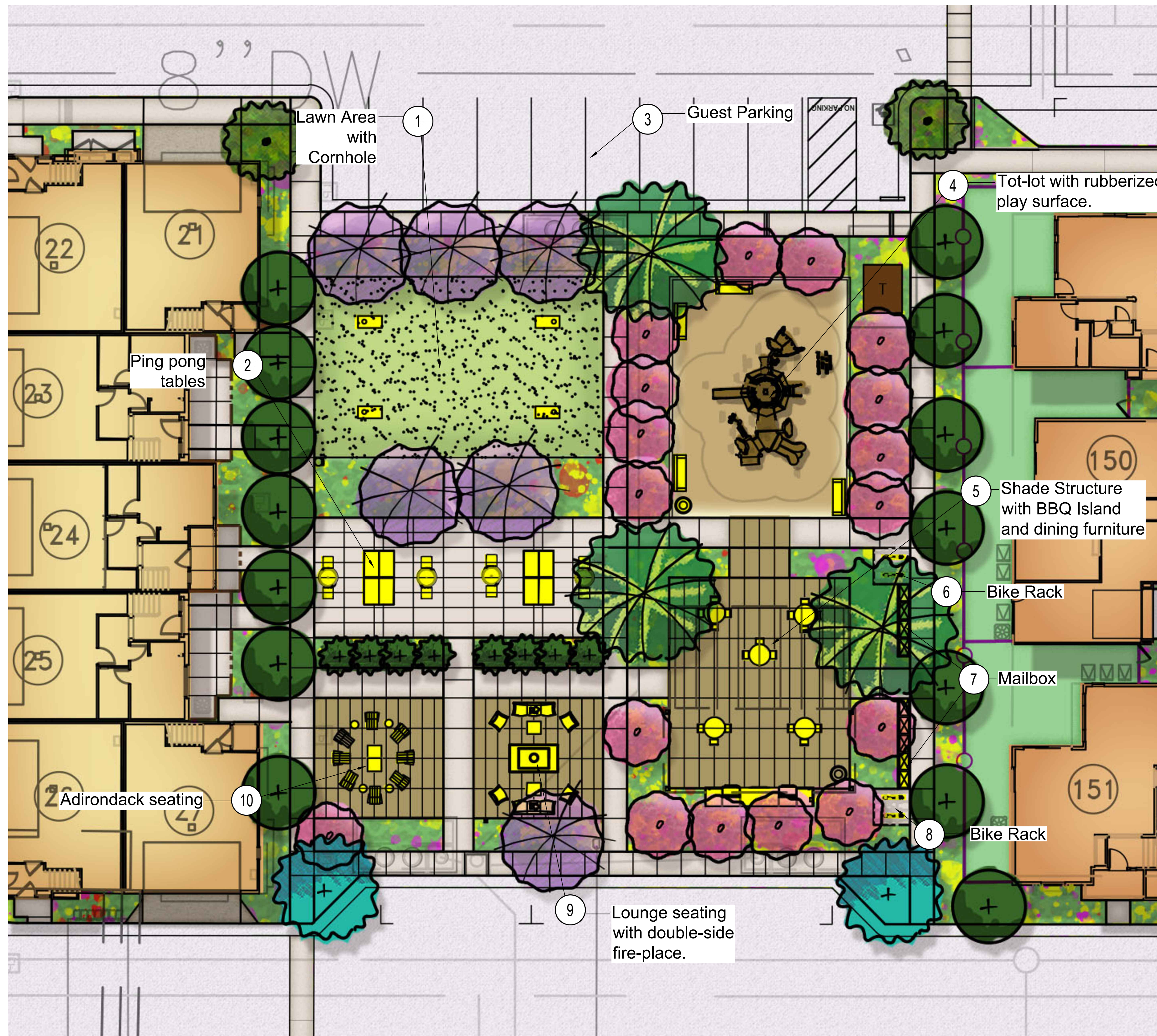
4th City Submittal | Project No.: MJW06 | Date: Jan. 19, 2024

Los Alamitos - Lampson Ave. PAD





*Conceptual images (provided herein are conceptual and subject to change)

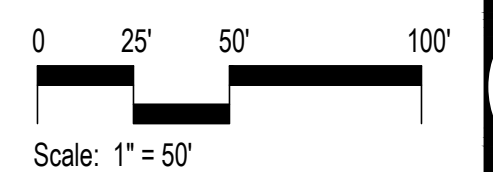


Enlargement A: Neighborhood Community Open Space

Scale: 1" = 10'



Key Map
Scale: N.T.S.



Schematic Open Space Enlargement Plan A - Market Rate Units

MJW Investments, LLC

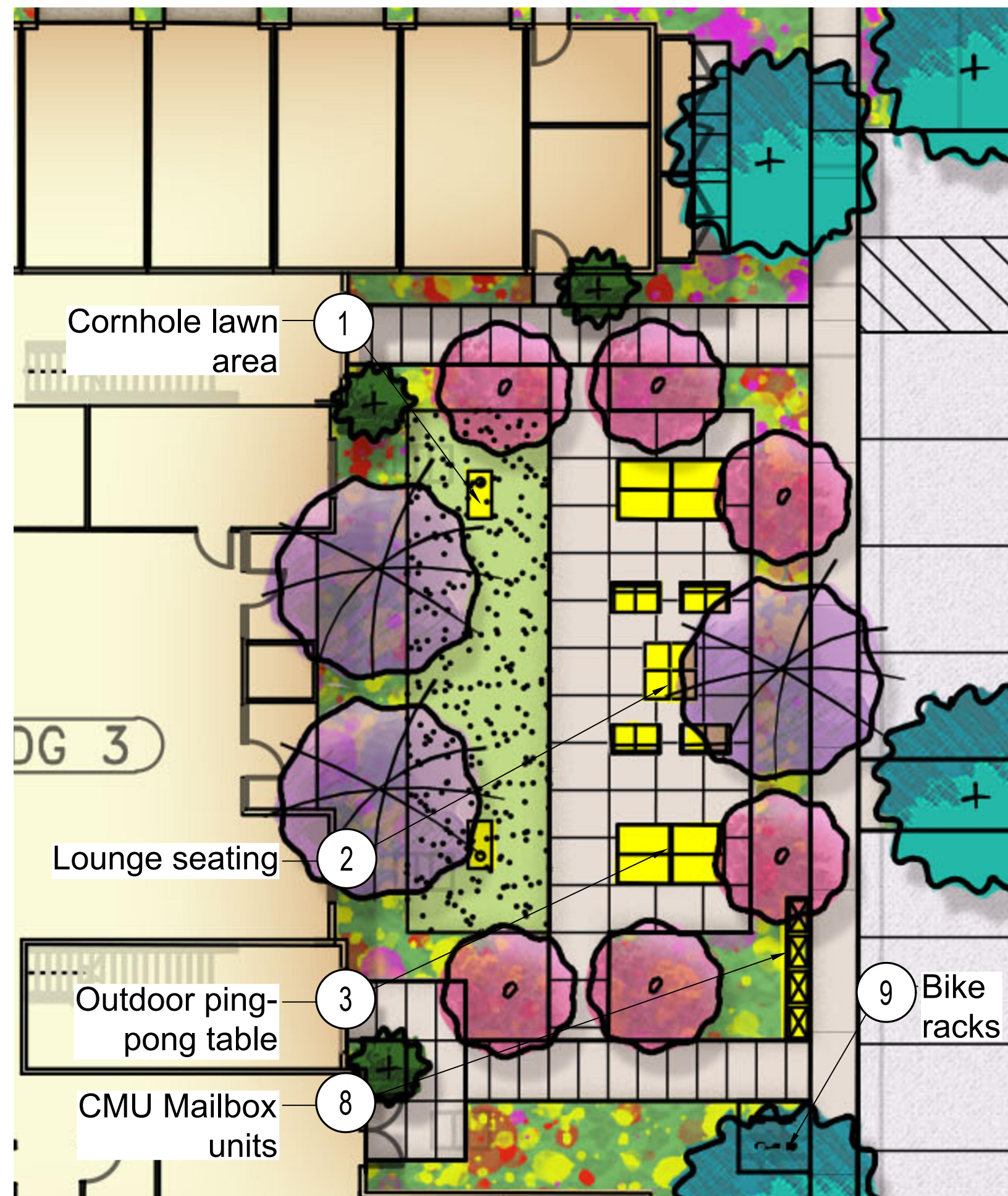
4th City Submittal | Project No.: MJW06
Date: Jan. 19, 2024

L-2

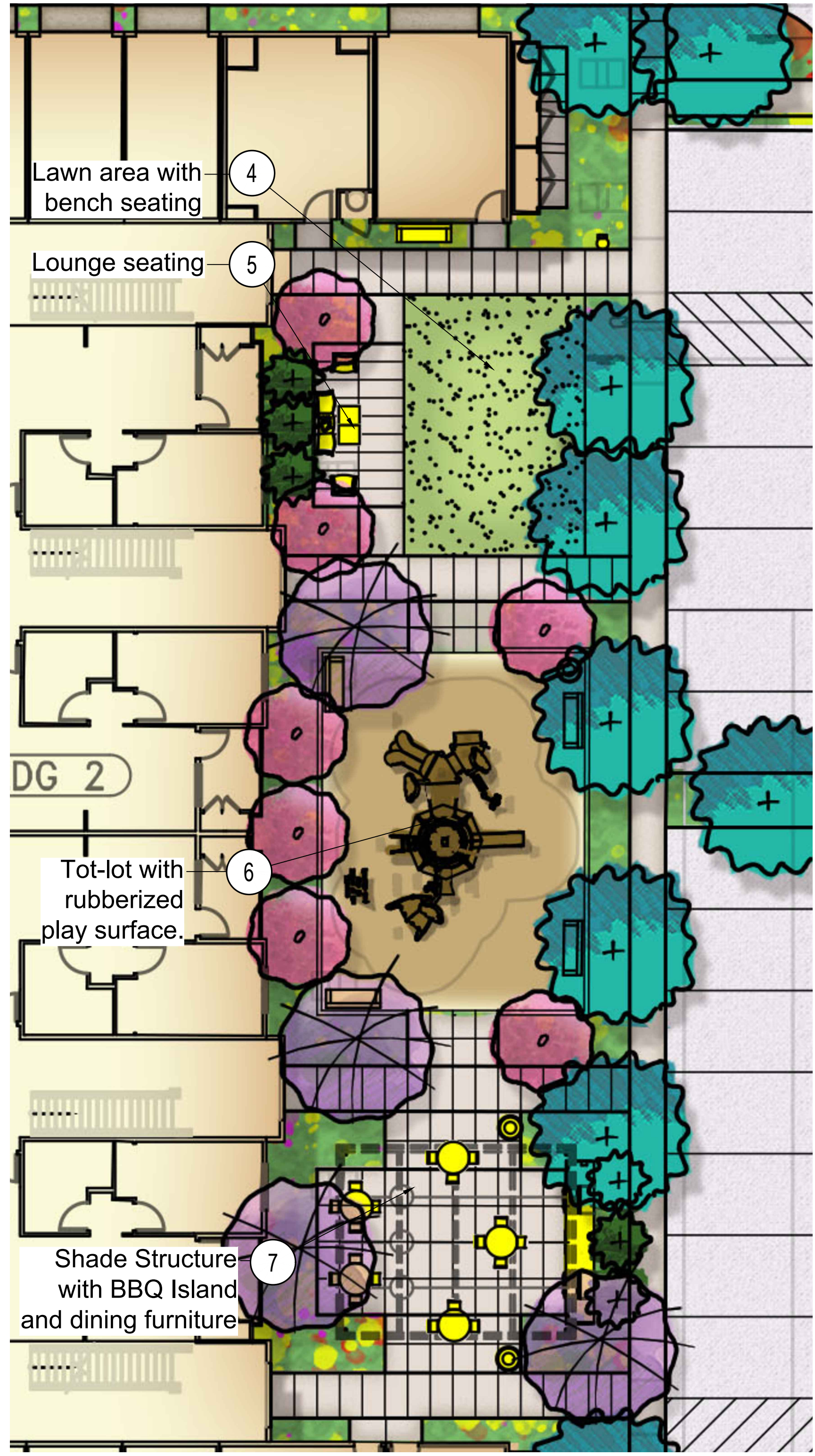
Los Alamitos - Lampson Ave.



22175 N. Pacific Coast Highway, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com



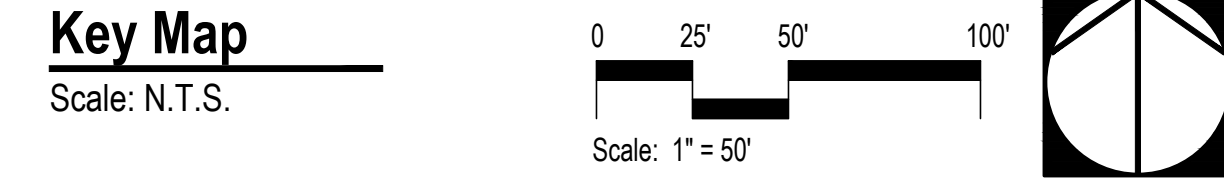
Enlargement B: Affordable Apartment Teen Game Zone/Area
Scale: 1" = 10'



Enlargement C: Affordable Apartment Open Space
Scale: 1" = 10'



*Conceptual images (provided herein are conceptual and subject to change)



Schematic Open Space Enlargement Plan B & C- Affordable Units

MJW Investments, LLC

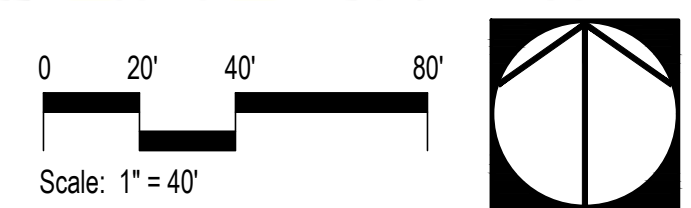
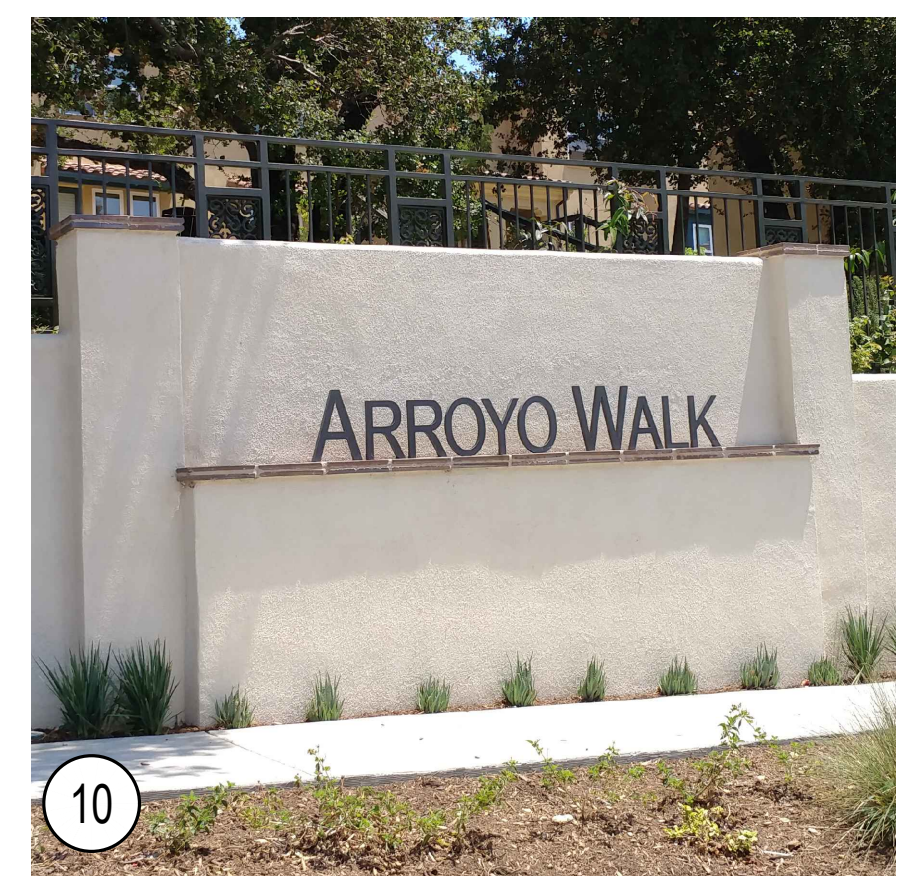
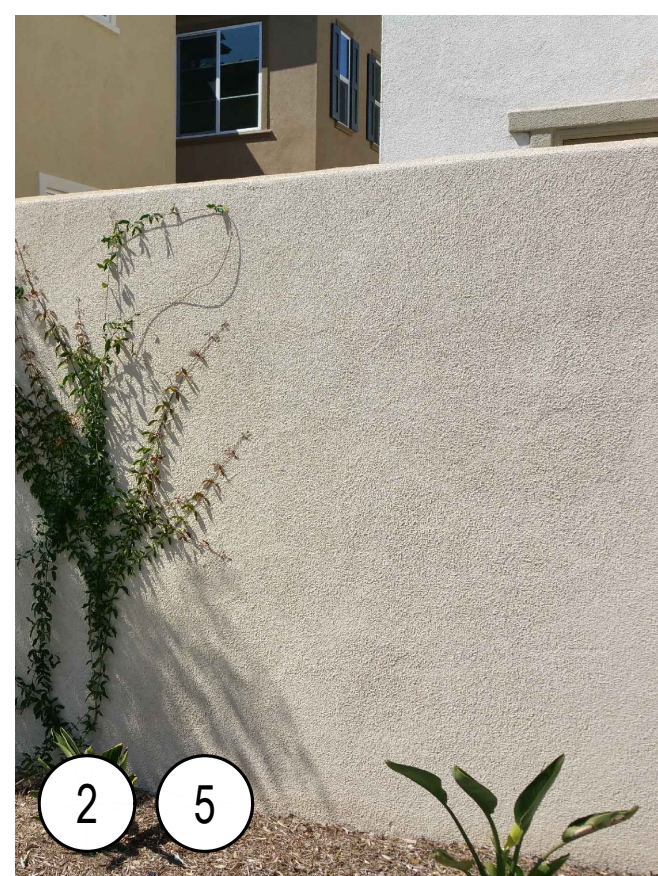
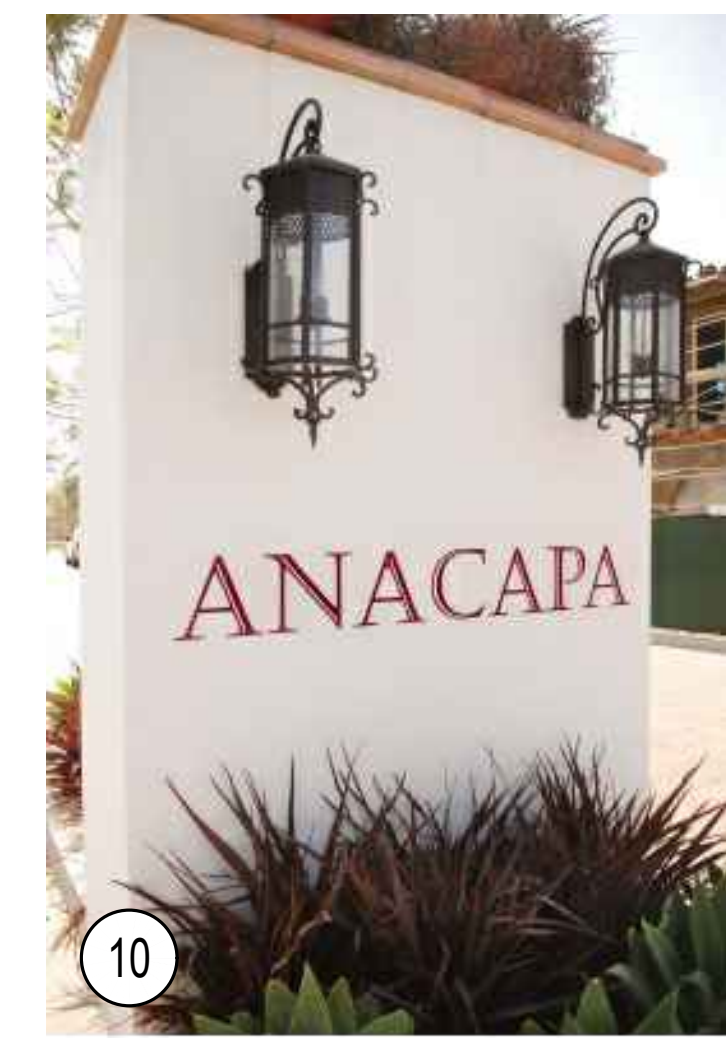
4th City Submittal | Project No.: MJW06 | Date: Jan. 19, 2024

Los Alamitos - Lampson Ave. PAD



WALL, FENCE & GATE LEGEND

- 1 - 6'-0" High split-face CMU wall, with CMU cap. Retaining per Civil plans (gray blend color).
 - 2 - 6'-0" High Stucco over CMU wall, with flat cap.
 - 3 - 5'-6" High vinyl fence (white color).
 - 4 - 4'-0" High combo metal guard-rail T.S. fence set on split-face CMU (6" min free-board). Retaining per Civil Engineer plans (black color).
 - 5 - 3'-6" High stucco CMU patio wall, with flat stucco cap.
 - 6 - 6'-6" High (16" sq.) split-face CMU pilaster, with 2" high CMU cap (gray blend color).
 - 7 - 6'-6" High (16" sq.) stone veneer over CMU pilaster, with precast cap.
 - 8 - 5'-6" High vinyl side yard gate (white color).
 - 9 - 5'-6" High metal pedestrian ADA access gate; for access to public park (black color).
 - 10 - Project monument sign wall / feature, stucco over CMU with lettering.
- ADA Path of Travel.



Schematic Wall & Fence Plan

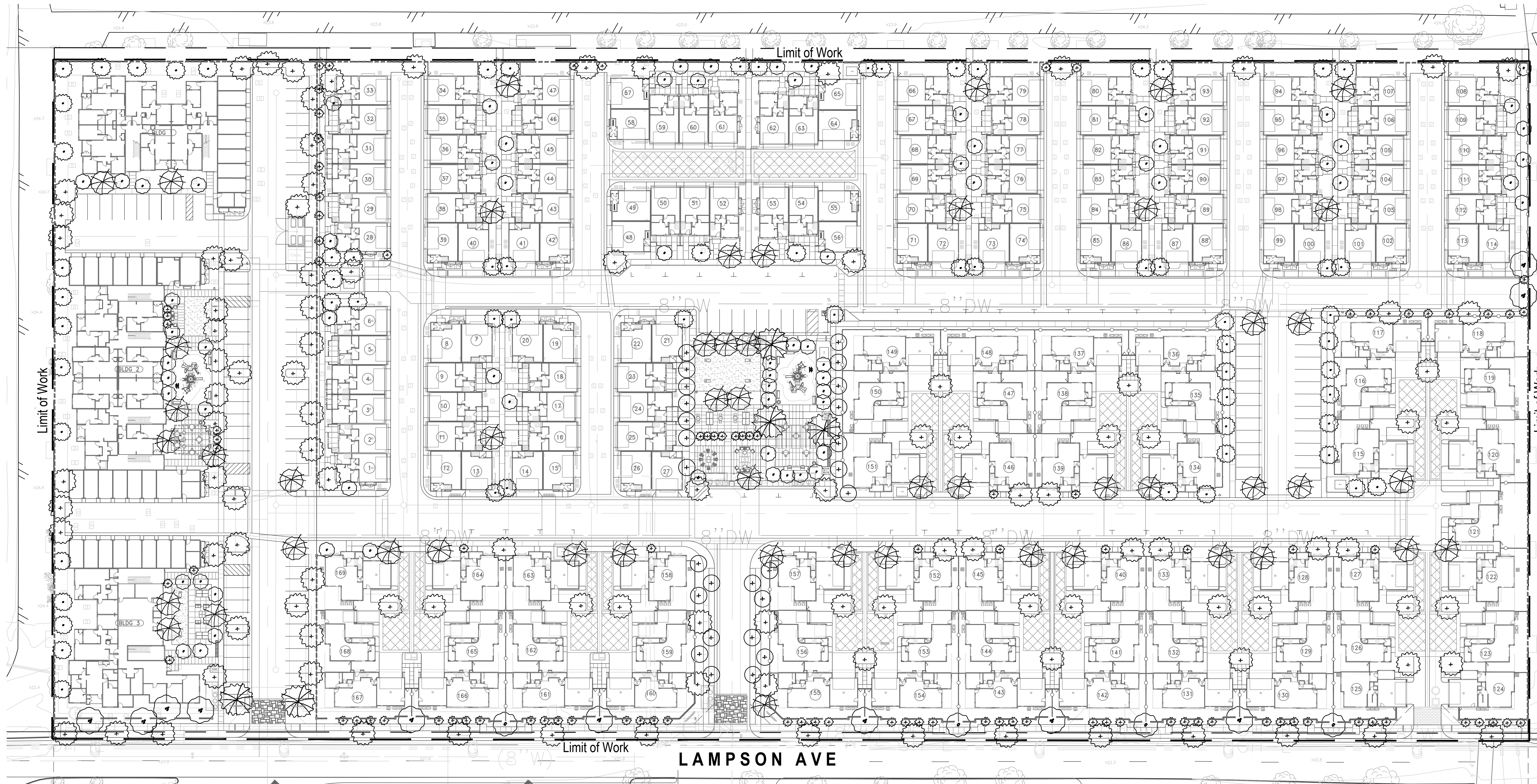
MJW Investments, LLC

4th City Submittal | Project No.: MJW06
Date: Jan. 19, 2024

L4

Los Alamitos - Lampson Ave.

studio
PAD
Landscape Architecture
33215 N. Pacific Coast Hwy, Suite 100
Laguna Hills, CA 92653 | www.studiopad.com



NOTES:

1. Irrigation (including spray and/or drip) will be provided, in the Construction Document phase, and to be installed per local California water regulations (AB1881).
2. Transformers, back-flow preventers & other above-ground utilities to be screened with landscape as permitted per local codes & regulations.
3. Landscape lighting (landscape up-lights, path lights/bollards, etc.) to be coordinated with Electrical Engineer in future phase.
4. The plant palette listed provides a list of plant material to select from when preparing final landscape construction documents for this project. However, substitutions may be required due to availability, soils tests, or other conditions.
5. All trees within 5' of hardscape to be installed with deep root barriers.

SHRUBS and GROUND COVER

SHRUBS and GROUND COVER		WUCOLS (R3)
Anigozanthos	Kangaroo Paw	Low
Agave sp.	Agave	Low
Aloe sp.	Aloe	Low
Bougainvillea sp.	Bougainvillea	Low
Callistemon citrinus 'Little John'	Dwarf Bottlebrush	Low
Carex divulca	Berkeley Sedges	Low
Carissa m. 'Green Carpet'	Dwarf Natal Plum	Low
Chamaerops humilis	Mediterranean Fan Palm	Low
Dasyliion longissimum	Mexican Grass Tree	Low
Delosperma cooperi	Trailing Ice Plant	Low
Dianella revoluta 'Little Rev'	Little Rev™ Flax Lily	Low
Iris sp.	Iris	Low
Kalanchoe thyrsiflora	Flapjack Paddle Plant	Low
Lavandula stoechas 'Larkman Hazel'	Hazel™ Spanish Lavender	Low
Nassella pulchra	Purple Needlegrass	Low
Muhlenbergia rigens	Deer Grass	Low
Rhaphiolepis indica 'Clara'	India Hawthorn	Low
Westringia sp.	Westringia	Low
Xylosma congestum 'Compact'	Compact Xylosma	Low
Yucca gloriosa	Spanish Dagger	Low

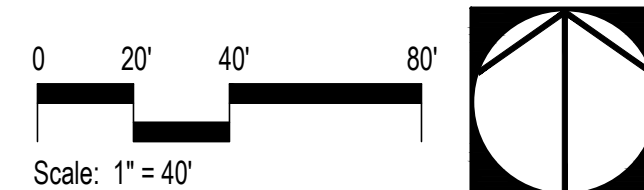
VINES & ESPALIERS

VINES & ESPALIERS		WUCOLS (R3)
Antigonon leptopus	Coral Vine	Low
Bougainvillea 'Monka' (Oo-La-La® Bougainvillea)	Bougainvillea	Low
Macfadyena unguis-cati	Cat's Claw Vine	Low

PLANTING LEGEND

Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	WUCOLS (R3)	Qty.	Symbol	Type/Form	Suggestions Botanical Name (Common Name)	Trunk	Size	(R3)	Qty.
TREES													
	Specimen	Olive sp. (Olive)	Natural	B&B 10x10' Canopy	Low	5		Street	Tristania conferta (Brisbane Box) Geijera parviflora (Australian Willow)	Single	24/36" Box	Low Mod.	107
	Focal	Magnolia grandiflora (Southern Magnolia)	Single	36" Box	Mod.	51		Vertical Buffer / Screen	Melaleuca quinquenervia (Paperbark Melaleuca) Agonis f. 'After Dark' (After Dark Peppermint Willow)	Single	15 Gal	Low Low	66
	Canopy Deciduous	Sycamore racemosa (California Sycamore) Koeleruteria paniculata (Golden Rain Tree)	Single	24/36" Box	Mod. Low	11		Columnar	Cupressus sempervirens (Italian Cypress) Podocarpus macrophylla (Yew Pine)	Single	15 Gal	Low Low	98
	Deciduous Flowering	Lagerstroemia indica (Crape Myrtle)	Single	15 Gal	Mod.	26	TOTAL 441						
	Evergreen Flowering	Arbutus u. 'Marina' (Marina Strawberry Tree)	Single	24/36" Box	Low	77							

Schematic Planting Plan



MJW Investments, LLC

4th City Submittal | Project No.: MJW06
Date: Jan. 19, 2024


L-5

Los Alamitos - Lampson Ave.







LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Area Pole Light, HID - Direct Lighting Sales, Model San Vicente #SVE-3 Cast Aluminum, Textured Bronze, RA21 Radius Lamp: Per Elec. Eng., Per Elec. Eng., Per Elec. Eng. Accessories: On DBC-1 Base & 10' round pole.	22
	FX Luminaire FB-Tree Up-light Fits well into tight spaces. 7.5" H x 2.0" Dia. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, 3-Prong Spike Lamp: FB-3LED, 4.2W/4.5VA, 2700K, Beamspread: Spot	5




SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire Low Voltage Transformer Low-voltage transformer - FX model EX or PX. Cast Aluminum, Stainless Steel, Wall 300W Accessories: Install with Mechanical Transformer Timer (#15557BK & Plug-In Transformer Remote Photocell (#15534K).	1

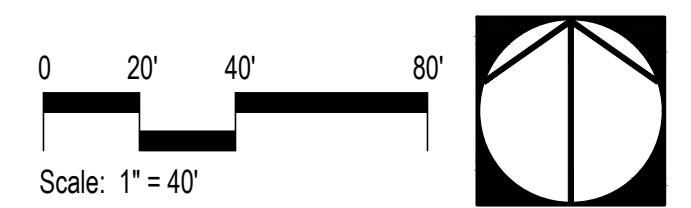


SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire MD-Sh Structure Down-light Down light ideal for small space applications. 9.38" H x 2.62" Dia. Order code: MD, Aluminum, (FB) Flat Black, Mini J-Box for 1/2" Threa Lamp: 20W MR-16 LED Warm Flood, 4W/4.3VA, 2700K	12



SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	FX Luminaire PB-Flood Wall Up-light Ideal selection for large broad objects or washing light. 2.23" W x 6.72" H x 4.03" L. Order code: PB, Aluminum Alloy, (AB) Antique Bronze, Ground Mount Lamp: PB-3LED, 4.2W/4.5VA, Beamspread: Flood	4

Schematic Lighting Plan



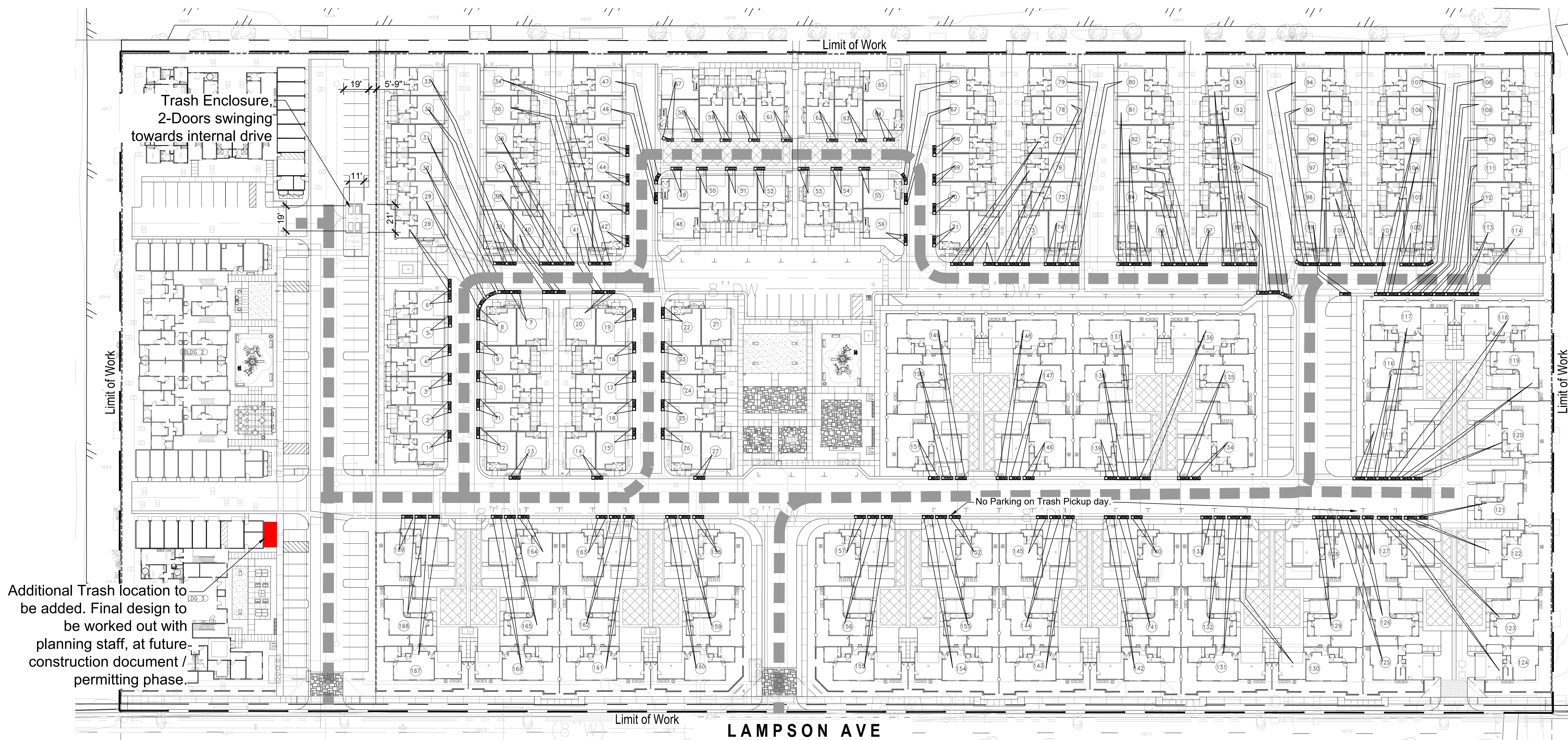
MJW Investments, LLC

4th City Submittal | Project No.: MJW06
Date: Jan. 19, 2024

L-6

Los Alamitos - Lampson Ave.



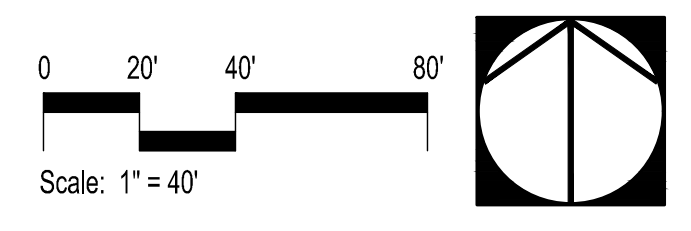


Additional Trash location to be added. Final design to be worked out with planning staff, at future construction document / permitting phase.

LEGEND

- Regular trash bin.
- Recycle bin.
- Green / Organic Waste bin.
- ■ Trash hauler path of travel.
(Backing up into one small lane would be required)

Green Waste would be disposed of by HOA Landscape Contractor



Schematic Trash Exhibit & Hauler Circulation Plan

(Prepared Nov. 04, 2024)

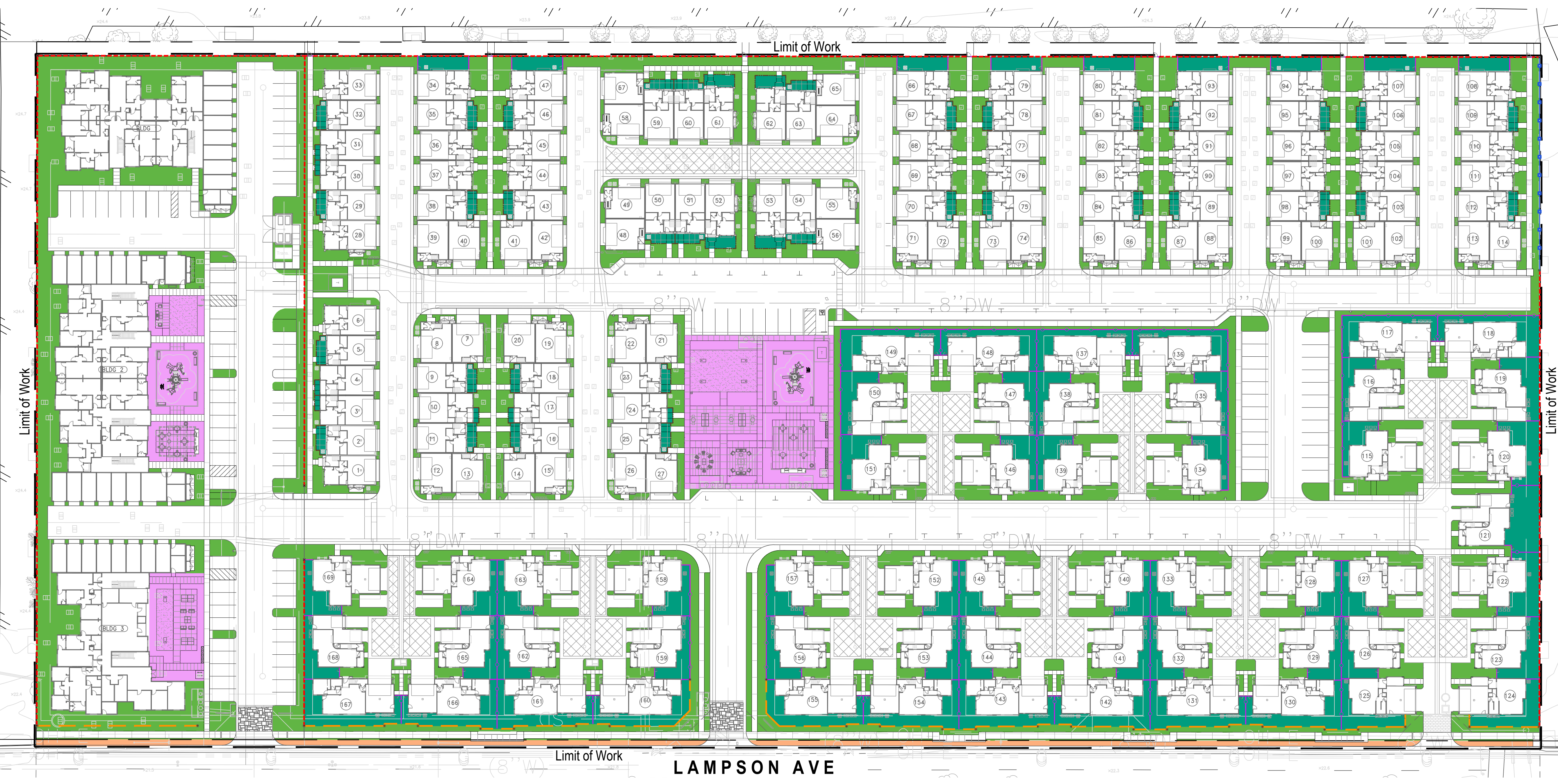
MJW Investments, LLC

3rd City Submittal | Project No.: MJW06
Date: Oct. 22, 2024

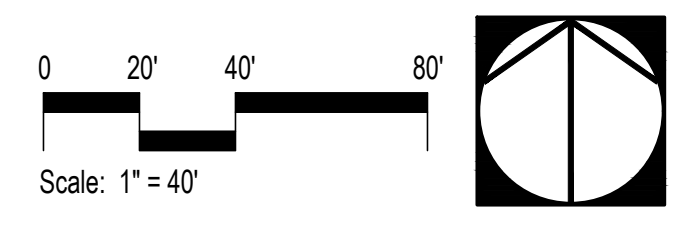
L-7

Los Alamitos - Lampson Ave.





OPEN SPACE LEGEND		
SYMBOL	NOTES	QTY
	USABLE COMMON OPEN SPACE (min. 20x20')	16,160 sf
	OPEN SPACE - PRIVATE YARD - HOMEOWNER MAINTAINED	41,519 sf
	PLANTING AREA- COMMON AREA	78,038 sf
	PUBLIC STREET R.O.W	3,827 sf
	OPEN SPACE - MULTI-FAMILY PRIVATE DECK	4,620 sf
	OPEN SPACE - TOWNHOMES PRIVATE DECK	5,181 sf
	TOTAL OPEN SPACE	149,345 sf



Schematic Open Space Plan

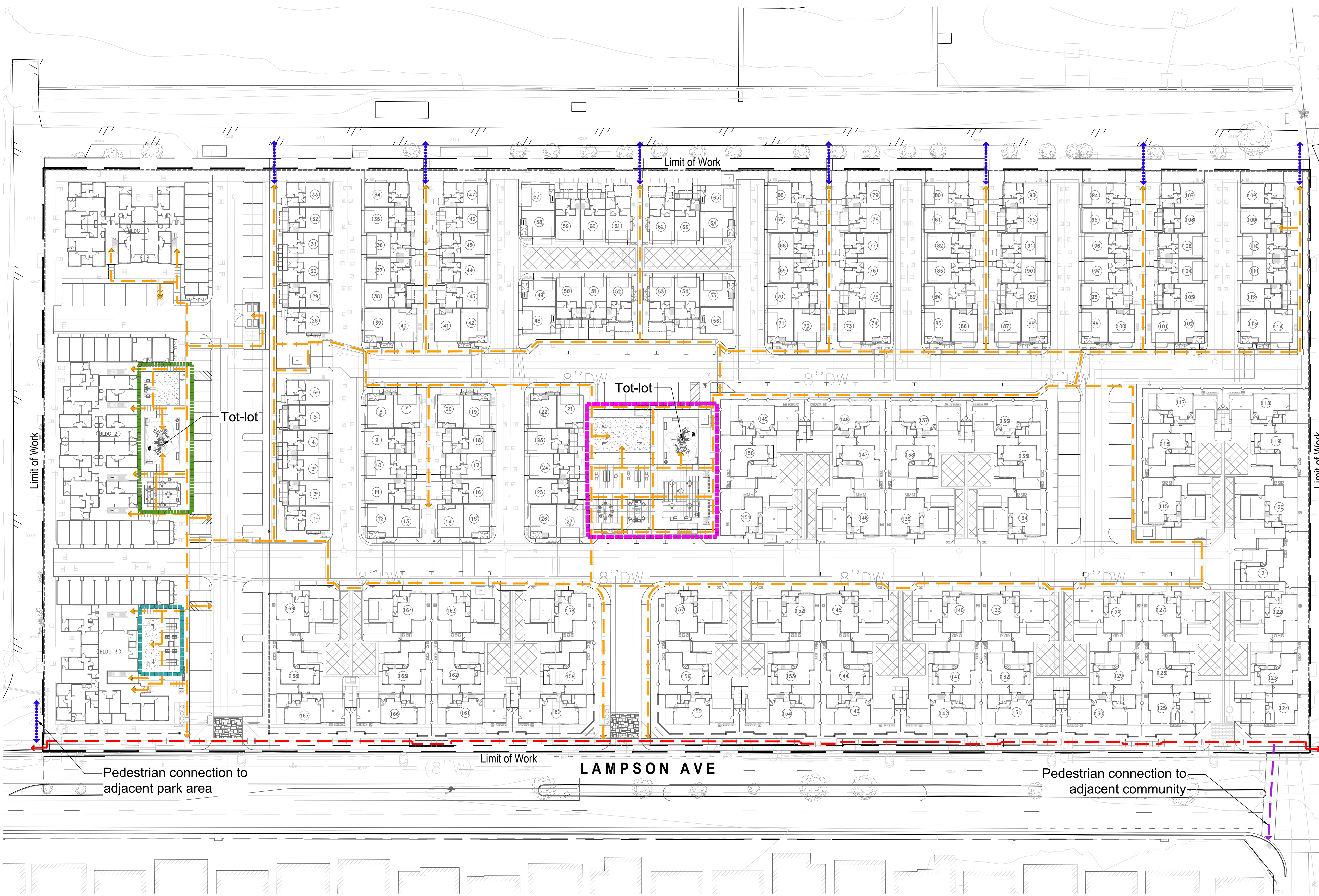
MJW Investments, LLC

4th City Submittal | Project No.: MJW06
Date: Jan. 19, 2024

L-8

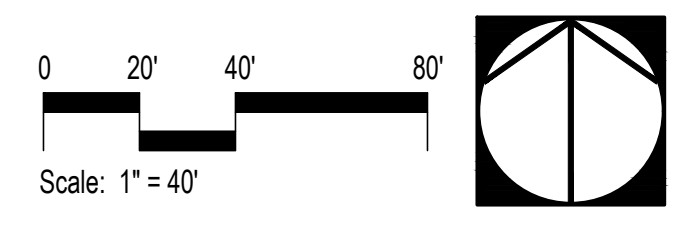
Los Alamitos - Lampson Ave.

studio PAD
Landscape Architecture
33215 S. Pacific Coast Blvd. 103
Laguna Hills, CA 92653 | www.studiopad.com



CIRCULATION SCHEDULE

-  ON-SITE PEDESTRIAN / ADA PATH OF TRAVEL
-  CONNECTION TO ADJACENT PARK AREA
-  OFF-SITE PEDESTRIAN / ADA PATH OF TRAVEL
-  PRIMARY OPEN SPACE AREA AT AFFORDABLE UNITS
 Includes:
 - Tot-lots (ages 2-12)
 - Lawn areas for passive use and play
 - Shade structure with BBQ and picnic table seating
-  PRIMARY OPEN SPACE AREA AT MARKET RATE UNITS
 Includes:
 - Tot-lots (ages 2-12)
 - Young adult zone with cornhole, outdoor ping-pong tables, & seating
 - Lawn areas for passive use and play
 - Shade structure with BBQ and picnic table seating
-  SECONDARY OPEN SPACE AREA AT AFFORDABLE UNITS
 - Young adult zone with cornhole, outdoor ping-pong tables, & seating
-  CONNECTION TO ADJACENT COMMUNITY



Schematic Circulation Plan

MJW Investments, LLC

4th City Submittal | Project No.: MJW06
Date: Jan. 19, 2024

L-9

Los Alamitos - Lampson Ave.

