



TREE PLANTING LEGEND			
SYMBOL	BOTANICAL/COMMON NAME	SIZE	WUCOLS
	OLEA 'WILSONI' FRUITLESS OLIVE	60" BOX MULTI.	L
	QUERCUS ILEX HOLLY OAK	48" BOX STD.	L
	JACARANDA MIMOSIFOLIA JACARANDA	48" BOX STD.	M
	TRISTANA CONFERTA BRISBANE BOX	36" BOX M LOW BRANCHED S	M
	PHOENIX DACTYLIFERA DATE PALM MEDJOOUL	18" BTH	L
	WASHINGTONIA ROBUSTA CALIFORNIA FAN PALM	30" BTH	L
	PRUNUS CAROLINIANA CAROLINA CHERRY 'BRIGHT N TIGHT'	24" BOX COLUMN	L
	ARAUCARIA HETEROPHYLLA NORFOLK ISLAND TREE	48" BOX STD.	L
	ALOE BAINESII GIANT TREE ALOE	36" BOX MULTI	L

NOTE:
PROPOSED TREES AND SHRUBS WILL BE IN ACCORDANCE WITH THE FINAL OCFA FUEL MOD PLAN

SHRUB, G.C. & FUEL MOD PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	AEONIUM 'SALAD BOWL' SALAD BOWL AEONIUM	1 GAL.	18" O.C.	L
	AEONIUM 'TROPURPUREUM' PURPLE AEONIUM	1 GAL.	18" O.C.	L
	AGAVE 'BLUE GLOW' PURPLE BLUE GLOW AGAVE	5 GAL.	24" O.C.	L
	AGAVE 'BLUE FLAME' BLUE FLAME AGAVE	5 GAL.	36" O.C.	L
	ALOE ARBORESCENS TORCH ALOE	1 GAL.	24" O.C.	L
	ALOE BAINESII BARBERAE ALOE	1 GAL.	24" O.C.	L
	ALOE STRIATA CORAL ALOE	1 GAL.	24" O.C.	L
	ALOE 'LITTLE RED RIDING HOOD' ALOE RUDIKOPPE	1 GAL.	18" O.C.	L
	ARBUTUS UNEDO STRAWBERRY TREE	15 GAL.	6" O.C.	M
	BOUGAINVILLEA 'LA JOLLA' LA JOLLA BOUGAINVILLEA	5 GAL.	36" O.C.	L
	CALANDRINIA 'SHINING PINK' ROCK PURSIANE	5 GAL.	36" O.C.	L
	CAREX DIVULSA BERKELEY SEDGE	1 GAL.	24" O.C.	M
	CAREX PANSA SAND DUNE SEDGE	1 GAL.	12" O.C.	M
	CRASSULA ARBORESCENS SILVER JADE PLANT	5 GAL.	24" O.C.	M
	CRASSULA OVATA JADE PLANT	5 GAL.	24" O.C.	M
	DIANELLA TASMANICA FLAX LILY	5 GAL.	24" O.C.	M
	FELICIA SELLOWIANA PINEAPPLE GUAVA	15 GAL.	36" O.C.	M
	HESPERALOE 'BREAK LIGHTS' RED YUCCA	5 GAL.	24" O.C.	M
	KNIPHOFIA UVARIA RED HOT POKER	1 GAL.	12" O.C.	M
	LIGUSTRUM 'TEXANUM' TEXAS PRIVET	5 GAL.	36" O.C.	M
	NANDINA DOMESTICA 'NANA PURPUREA' DWARF NANDINA	5 GAL.	36" O.C.	M
	PHORMIUM TENAX 'YELLOW WAVE' BLACK ADDER FLAX	5 GAL.	30" O.C.	L
	PITOSPORUM TENAX 'OLIVER TWIST' OLIVER TWIST KOHUIHU	5 GAL.	36" O.C.	L
	PITOSPORUM 'VARIEGATA' VARIEGATED MOCK-ORANGE	15 GAL.	36" O.C.	M
	RHAMPHOLIS CLARA CLARA HAWTHORN	5 GAL.	36" O.C.	M
	SALVIA LEUCANTHA MEXICAN BUSH SAGE	5 GAL.	36" O.C.	L
	VIBURNUM TINUS SPRING BOUQUET	5 GAL.	3'0" O.C.	M
	WESTRINGIA FRUTICOSA COAST ROSEMARY	5 GAL.	36" O.C.	L

BUTTERFLY SANCTUARY PLANTING LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	SPACING	WUCOLS
	ACHILLEA MILLEFOLIUM COMMON YARROW	1 GAL.	12" O.C.	L
	ACHILLEA TOMENTOSA WOOLLY YARROW	1 GAL.	12" O.C.	L
	ARCTOSTAPHYLOS 'PACIFIC MIST' PACIFIC MIST MANZANITA	5 GAL.	48" O.C.	L
	ARCTOSTAPHYLOS EDMUNDSII LITTLE SUN MANZANITA	5 GAL.	48" O.C.	L
	ARCTOSTAPHYLOS HOOKERI 'MONTEREY CARPET' MONTEREY CARPET MANZANITA	5 GAL.	48" O.C.	L
	ARCTOSTAPHYLOS UVA-URSI BEARBERRY	5 GAL.	48" O.C.	L
	CEANOTHUS GLORIOSUS 'POINT REYES' CEANOTHUS	5 GAL.	48" O.C.	M
	CEANOTHUS GLORIOSUS 'LOUIS EDMUNDS' CEANOTHUS	5 GAL.	48" O.C.	L
	CEANOTHUS GLORIOSUS 'HORIZONTALIS' YANKEE POINT	5 GAL.	48" O.C.	L
	CEANOTHUS GLORIOSUS 'VAR. HORIZONTALIS' CARMEL CREEPER CEANOTHUS	5 GAL.	48" O.C.	L
	CEANOTHUS GLORIOSUS 'YANKEE POINT' CEANOTHUS	5 GAL.	48" O.C.	L
	CAREX DIVULSA BERKELEY SEDGE	5 GAL.	48" O.C.	L
	COREOPSIS LANCEOLATA COREOPSIS	1 GAL.	18" O.C.	LM
	ESCALLONIA SPECIES SEVERAL VARIETIES	5 GAL.	24" O.C.	L
	FRAGARIA CHILOENSIS WILD STRAWBERRY	1 GAL.	12" O.C.	A
	GAILLARDIA X GRANDIFLORA BLANKETFLOWER	1 GAL.	12" O.C.	LM
	GREWIA OCCIDENTALIS LAVENDER STARFLOWER	5 GAL.	5'0" O.C.	M
	LANTANA CAMARA CULTIVARS YELLOW SAGE	1 GAL.	36" O.C.	A
	LANTANA MONTEVIDENSIS TRAILING LANTANA	1 GAL.	36" O.C.	LA
	LANTANA CAMARA 'NEW GOLD' LANTANA	1 GAL.	36" O.C.	A
	LONICERA SUBSPICATA WILD HONEYSUCKLE	5 GAL.	5'0" O.C.	L
	MIMULUS SPECIES LOCALLY SOURCED MONKEYFLOWER	1 GAL.	12" O.C.	#
	PENSTEMON SPECIES BEARD TONGUE	1 GAL.	18" O.C.	A
	RIBES VIBURNIFOLIUM EVERGREEN CURRIANT	5 GAL.	48" O.C.	L
	ROSMARINUS OFFICINALIS 'MONTICELLO' CARPET ROSEMARY	1 GAL.	36" O.C.	LM
	SALVIA GREGGII AUTUMN SAGE	1 GAL.	30" O.C.	L
	SALVIA SONOMENSIS CREEPING SAGE	1 GAL.	30" O.C.	L
	SEDUM CONFUSUM NO COMMON NAME	1 GAL.	12" O.C.	LM
	SEDUM X RUBROTINCTUM PORK AND BEANS	1 GAL.	12" O.C.	L
	SENECIO SERPENS CHALK STICKS	1 GAL.	12" O.C.	M
	VERBENA PERUVIANA NO COMMON NAME	1 GAL.	18" O.C.	A
	VERBENA SPECIES VERBENA	1 GAL.	24" O.C.	LM

SHEET TITLE

- L - 1 CONCEPTUAL SITE PLAN
- L - 2 PUBLIC OPEN SPACE DIAGRAM
- L - 3 PUBLIC & PRIVATE PARK SPACE DIAGRAM
- L - 4 VICTORIA SHORE PARK
- L - 5 LA PLAYA AVE OPEN SPACE
- L - 6 LA PLAYA AVE OPEN SPACE
- L - 7 ARRIVAL PROMENADE
- L - 8 HARBOR TERRACE
- L - 9 DOHENY GARDEN
- L - 10 SALT CREEK COURT
- L - 11 ROOF TOP TERRACE
- L - 12 WALL & FENCE PLAN
- L - 13 WALL & FENCE PLAN (ROOF TERRACE)
- L - 14 IMP - STREET PLAN

PERCENTAGE OF LANDSCAPE AREA CALCULATION

	ON SITE AREA
PROPERTY BOUNDARY	240,262 SQ. FT.
LANDSCAPE AREA	
PLANTING AREA	43,729 SQ. FT.
TURF AREA	25,766 SQ. FT.
PERCENTAGE OF SITE AREA	
TOTAL LANDSCAPE AREA =	69,495 SQ. FT.
LANDSCAPE AREA REQUIRED =	10%
LANDSCAPE AREA PROPOSED =	29%



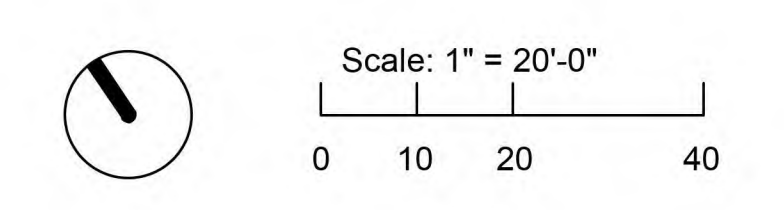
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Toll Brothers Apartment Living
23422 MILL CREEK DRIVE, Suite 105
LAGUNA HILLS, CA 92653

VICTORIA BLVD APARTMENTS
DANA POINT, CA # 2019-0151

LANDSCAPE SITE PLAN
October 20, 2023



CONCEPTUAL SITE PLAN

L-1



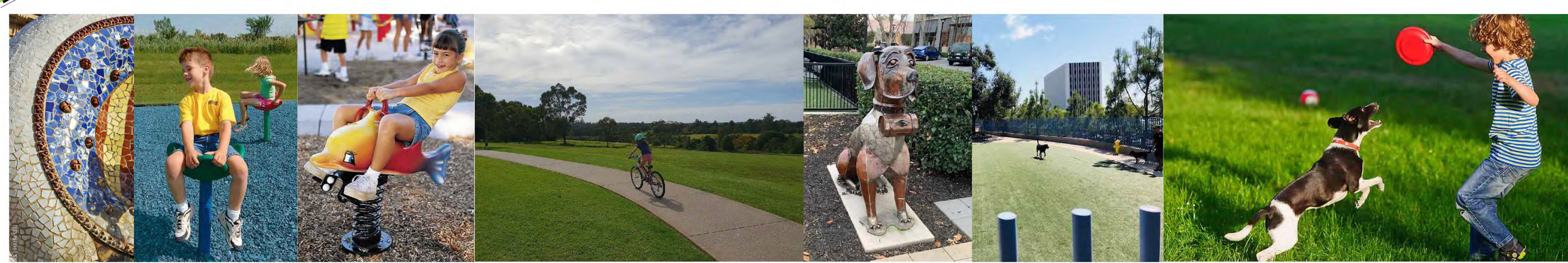
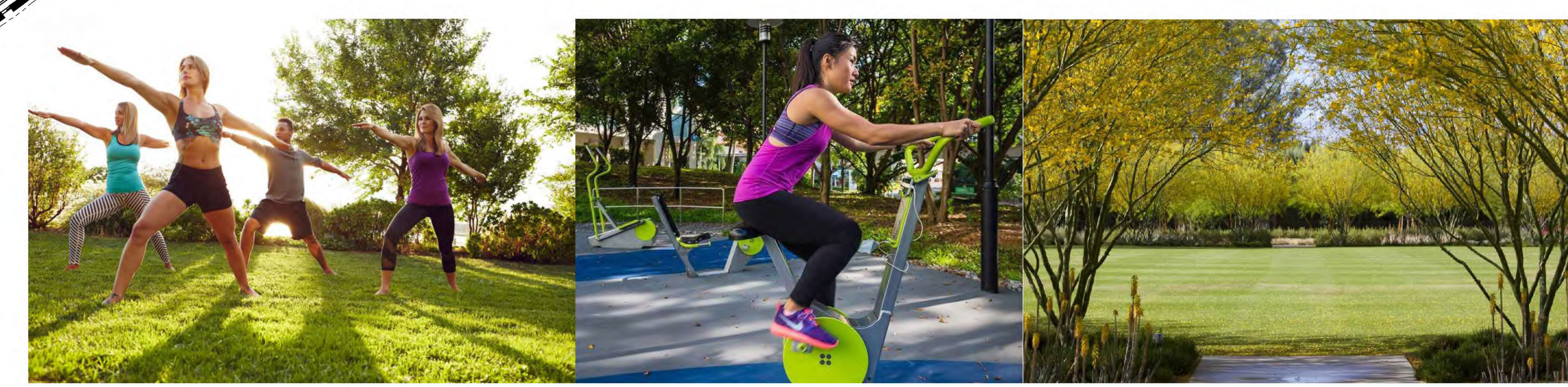
BUTTERFLY SANCTUARY

PUBLIC OPEN SPACE & PARKS - PUBLIC OPEN SPACE ACTIVE

ACTIVITY AREA = 46,399 SQ. FT.
OPEN SPACE, PARKS & MEANDERING TRAIL

PUBLIC / PRIVATE OPEN SPACE AREA CALCULATION

PROPERTY BOUNDARY	240,262 SQ. FT.	5.51 ACRES
PUBLIC OPEN SPACE ACTIVE	46,399 SQ. FT.	1.065 ACRES
VICTORIA SHORE PARK	17,666 SQ. FT.	
DOG PARK	2,444 SQ. FT.	
PUBLIC PASEO-A	7,114 SQ. FT.	
PUBLIC PASEO-B	19,175 SQ. FT.	



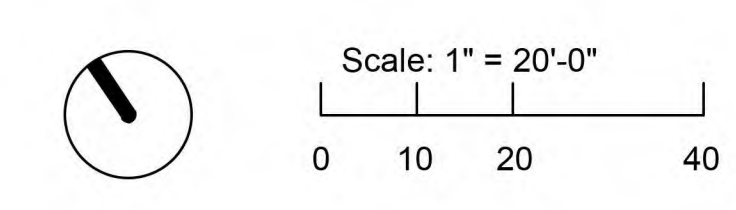
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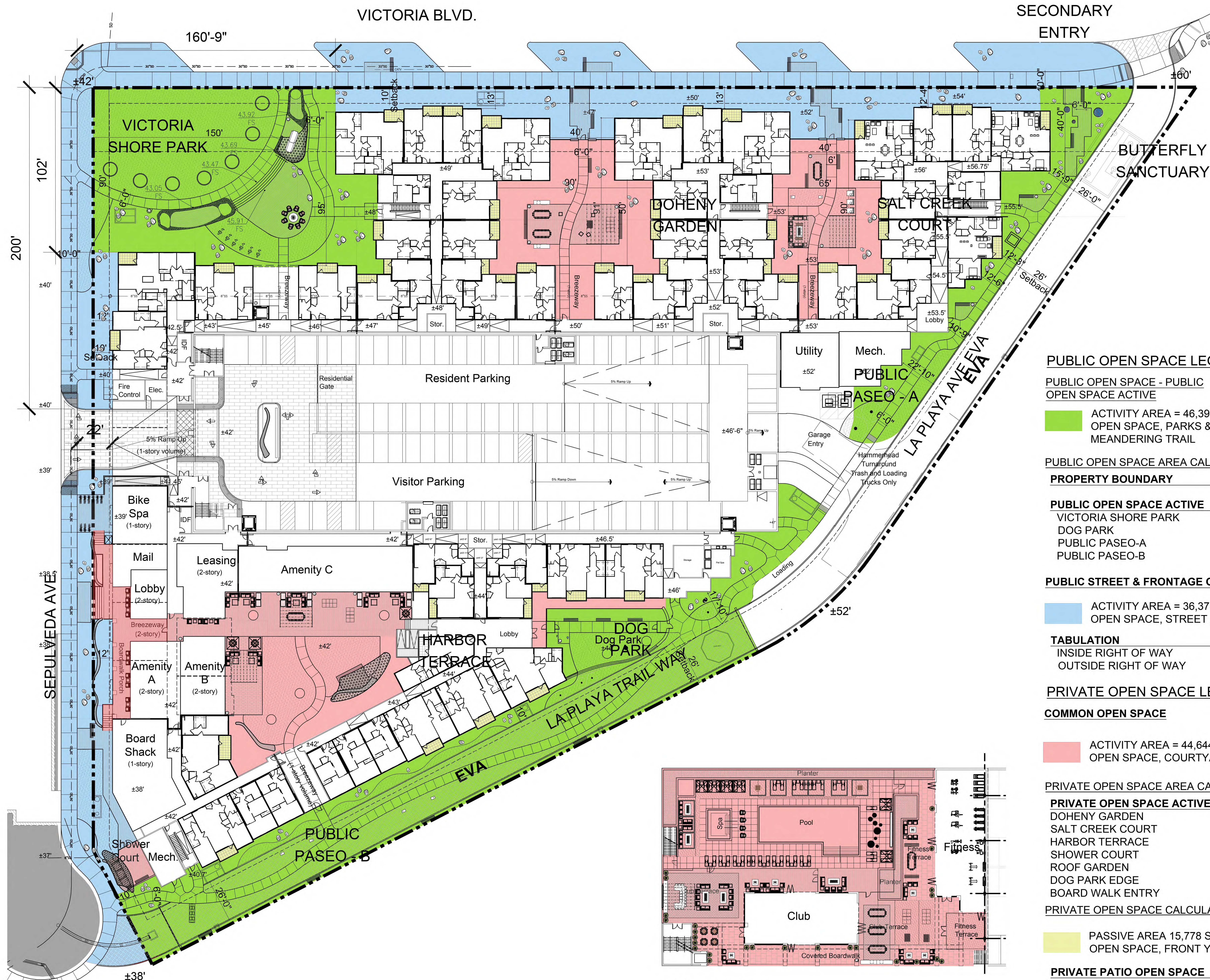
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LANDSCAPE SITE PLAN
October 20, 2023



**PUBLIC OPEN SPACE
DIAGRAM**



PUBLIC OPEN SPACE LEGEND

PUBLIC OPEN SPACE - PUBLIC OPEN SPACE ACTIVE

ACTIVITY AREA = 46,399 SQ. FT.
OPEN SPACE, PARKS & MEANDERING TRAIL

PUBLIC OPEN SPACE AREA CALCULATION

PROPERTY BOUNDARY	240,262 SQ. FT.	5.51 ACRES
PUBLIC OPEN SPACE ACTIVE	46,399 SQ. FT.	1.065 ACRES
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DOG PARK	2,444 SQ. FT.	
PUBLIC PASEO-A	7,114 SQ. FT.	
PUBLIC PASEO-B	19,175 SQ. FT.	

PUBLIC STREET & FRONTAGE OPEN SPACE 34,719 SQ. FT. .79 ACRES

ACTIVITY AREA = 36,378 SQ. FT.
OPEN SPACE, STREET AND FRONTAGE TRAIL

TABULATION 34,719 SQ. FT. .79 ACRES

INSIDE RIGHT OF WAY	22,901 SQ. FT.
OUTSIDE RIGHT OF WAY	11,818 SQ. FT.

PRIVATE OPEN SPACE LEGEND

COMMON OPEN SPACE

ACTIVITY AREA = 44,644 SQ. FT.
OPEN SPACE, COURTYARDS

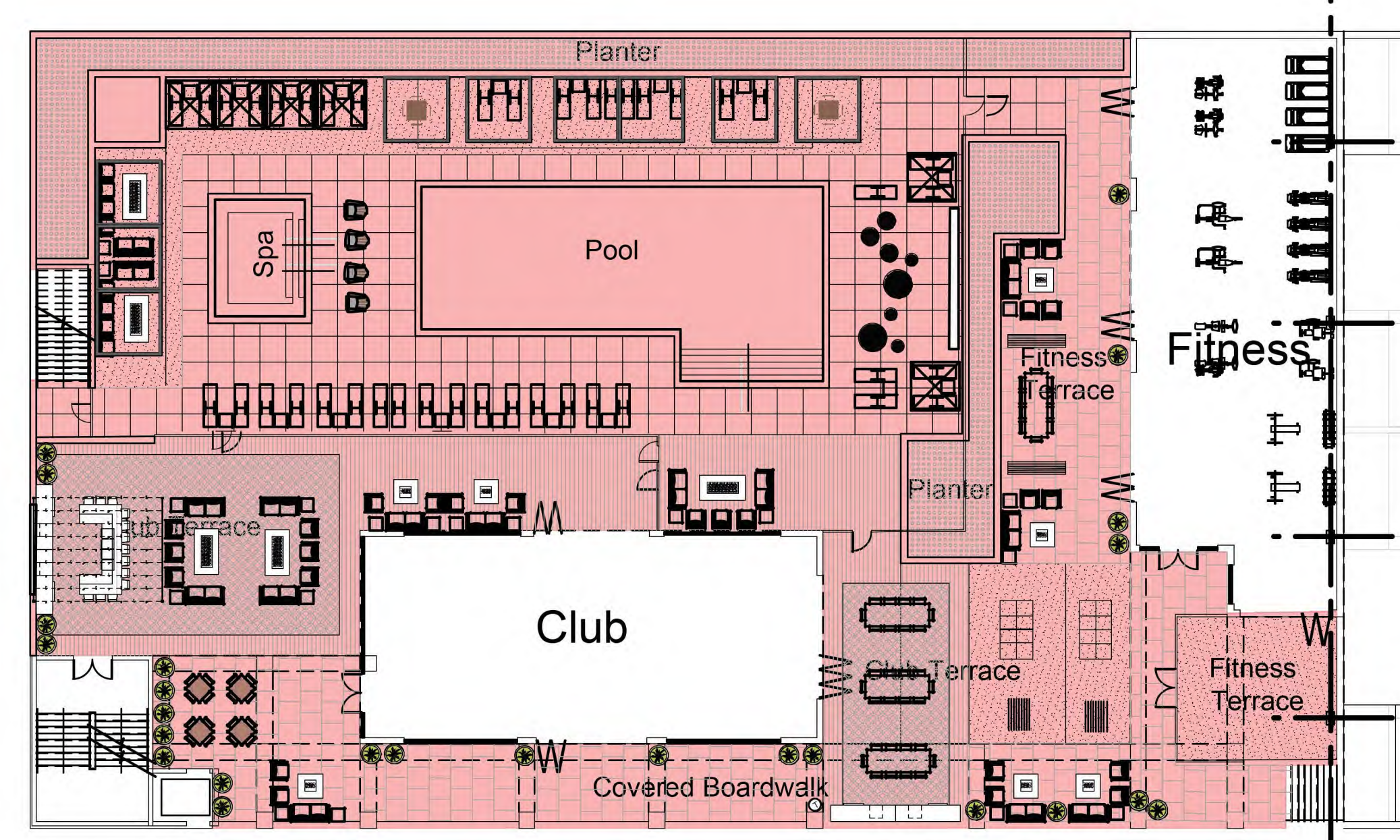
PRIVATE OPEN SPACE AREA CALCULATION SUMMARY

PRIVATE OPEN SPACE ACTIVE	44,644 SQ. FT.	1.02 ACRES
DOHENY GARDEN	7,067 SQ. FT.	
SALT CREEK COURT	5,110 SQ. FT.	
HARBOR TERRACE	10,307 SQ. FT.	
SHOWER COURT	544 SQ. FT.	
ROOF GARDEN	18,931 SQ. FT.	
DOG PARK EDGE	747 SQ. FT.	
BOARD WALK ENTRY	1,938 SQ. FT.	

PRIVATE OPEN SPACE CALCULATION SUMMARY

PASSIVE AREA 15,778 SQ. FT.
OPEN SPACE, FRONT YARD

PRIVATE PATIO OPEN SPACE	15,778 SQ. FT.	0.34 ACRES
PRIVATE PATIO	15,778 SQ. FT.	



ROOF GARDEN



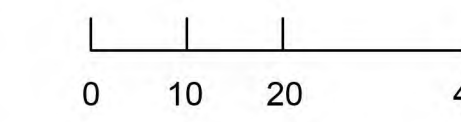
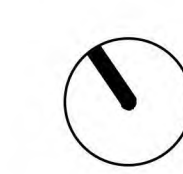
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PUBLIC AND PRIVATE
PARK SPACE DIAGRAM