

RIVERSIDE DRIVE

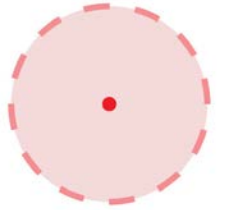
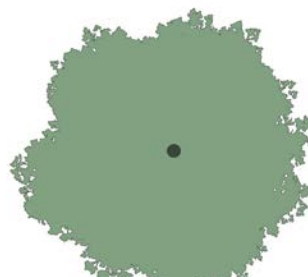
CALHOUN AVENUE

HAZELTINE AVENUE

LOS ANGELES RIVER

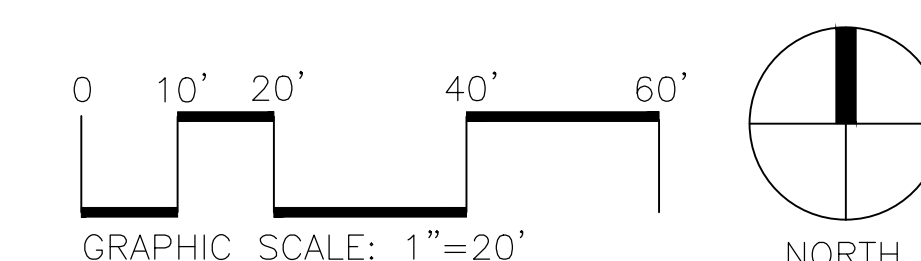
US 101

EXISTING SUNKIST BUILDING

EXISTING TREES		QTY
	To be removed	162
	To remain	12

"Mature eucalyptus trees have a high record for failures in the California Tree Failure Reporting Program. Most of the 21 trees in this assessment are already mature. If left in place, the subject trees' level of risk for failure will naturally continue to increase with age and progression of any current defects."

- Tree Risk Assessment,
Carlberg Associates Arborist Report



RIVERSIDE DRIVE

CALHOUN AVENUE

HAZELTINE AVENUE

LOS ANGELES RIVER

US 101

RESIDENTIAL BUILDING B



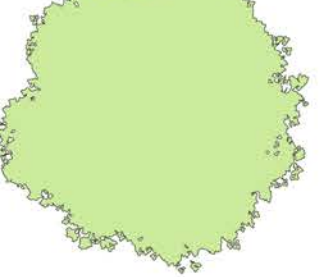
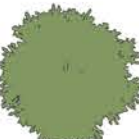

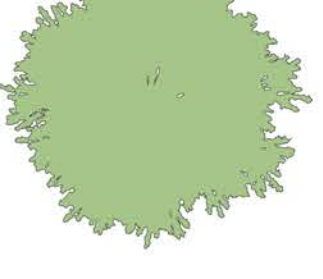
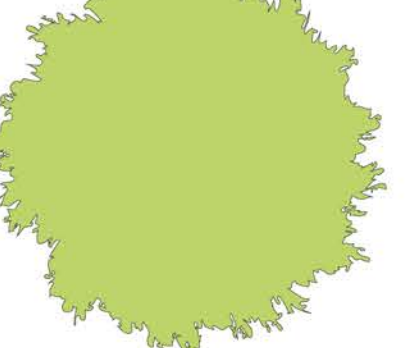
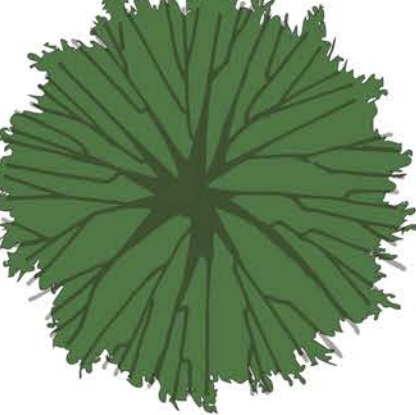
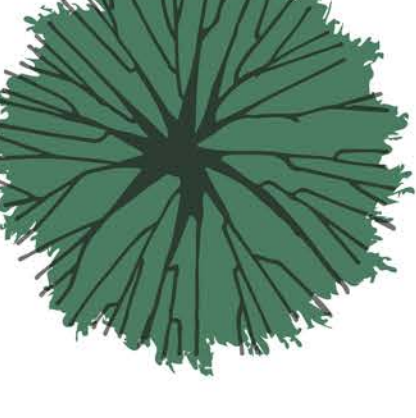

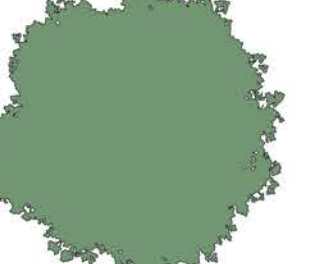
RESIDENTIAL/RETAIL BUILDING A

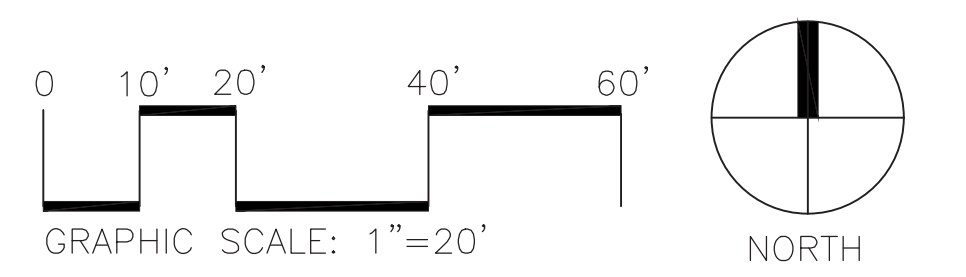
EXISTING SUNKIST BUILDING

PARKING STRUCTURE

PARKING

TREE LEGEND

	QTY
 <i>Arbutus 'Marina'</i> Marina Strawberry Tree	19
 <i>Cercis occidentalis</i> Western Red Bud	35
 <i>Koelreuteria bipinnata</i> Chinese Flame Tree	12
 <i>Olea europaea 'Swan Hill'</i> 'Swan Hill' Fruitless Olive Tree	12
 <i>Phoenix dactylifera</i> Date Palm	14
 <i>Platanus x acerifolia</i> London Plane Tree	25
 <i>Platanus racemosa</i> California Sycamore	22
 <i>Quercus agrifolia</i> Coast Live Oak	9
 <i>Quercus lobata</i> Valley Oak	3
 <i>Washingtonia filifera</i> California Fan Palm	12
TOTAL	163
 Existing Trees	12



RIVERSIDE DRIVE

CALHOUN AVENUE

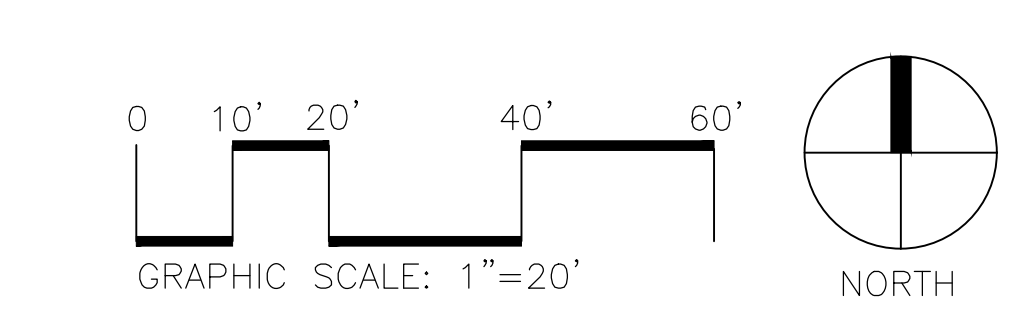
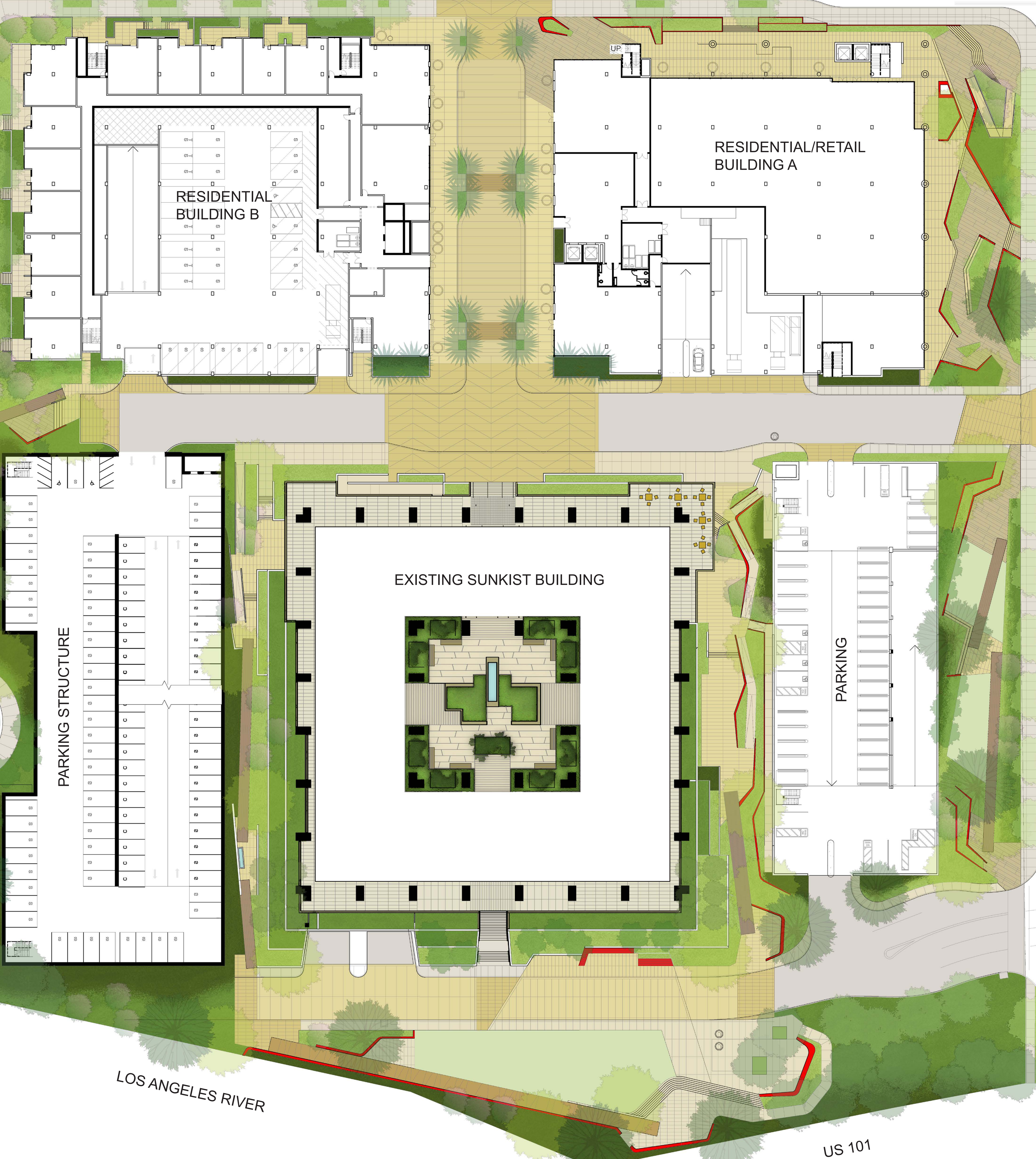
HAZELTINE AVENUE

LOS ANGELES RIVER

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PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES			
<i>Arbutus 'Marina'</i>	Marina Strawberry Tree	36" Box	LOW
<i>Cercis occidentalis</i>	Western Red Bud	36" Box	LOW
<i>Koeleruteria bipinnata</i>	Chinese Flame Tree	36" Box	MODERATE
<i>Olea europaea 'Swan Hill'</i>	'Swan Hill' Fruitless Olive	36" Box Multi	LOW
<i>Phoenix dactylifera</i>	Date Palm	24' BTH	LOW
<i>Platanus x acerifolia</i>	London Plane Tree	36" Box	MODERATE
<i>Platanus racemosa</i>	California Sycamore	36-72" Box	MODERATE
<i>Quercus agrifolia</i>	Coast Live Oak	36-72" Box	VERY LOW
<i>Quercus lobata</i>	Valley Oak	36-72" Box	MODERATE
<i>Washingtonia filifera</i>	California Fan Palm	20-24' BTH	MODERATE
LARGE SHRUBS / VERTICAL ACCENT			
<i>Carpenteria californica</i>	Bush Anemone	15 Gal.	LOW
<i>Cordylone 'Bauer'</i>	Bauer's Dracaena Palm	15 Gal.	MODERATE
<i>Heteromeles arbutifolia</i>	Toyon	15 Gal.	VERY LOW
<i>Myrica californica</i>	Pacific Wax Myrtle	15 Gal.	LOW
<i>Rhamnus californica ssp. californica</i>	California Coffeeberry	15 Gal.	VERY LOW
<i>Rhus integrifolia</i>	Lemonadeberry	15 Gal.	VERY LOW
MEDIUM SHRUBS			
<i>Agave attenuata</i>	Fox Tail Agave	5 Gal.	LOW
<i>Arctostaphylos 'Sunset'</i>	Manzanita	5 Gal.	LOW
<i>Artemisia californica</i>	California Sagebrush	5 Gal.	VERY LOW
<i>Baccharis pilularis var. consanguinea</i>	Coyote Brush	5 Gal.	VERY LOW
<i>Berberis pinnata 'Ken Hartman'</i>	Ken Hartman California Barberry	5 Gal.	LOW
<i>Epilobium canum 'Catalina'</i>	Catalina California Fuchsia	5 Gal.	VERY LOW
<i>Eriophyllum nevini 'Canyon Silver'</i>	Canyon Silver Catalina Silverface	5 Gal.	VERY LOW
<i>Galvezia speciosa 'Firecracker'</i>	Firecracker Island Snapdragon	5 Gal.	VERY LOW
<i>Mimulus aurantiacus</i>	Monkey Flower	5 Gal.	VERY LOW
<i>Mimulus cardinalis</i>	Scarlet Monkey Flower	5 Gal.	LOW
<i>Salvia leucophylla</i>	Purple Sage	5 Gal.	VERY LOW
LOW SHRUBS AND GROUNDCOVERS			
<i>Aloe 'Mountain Gem'</i>	Mountain Gem Aloe	1 Gal.	LOW
<i>Aquilegia formosa 'Yellow'</i>	Columbine Selection	1 Gal.	LOW
<i>Carex praegracilis</i>	Slender Sedge	1 Gal.	MODERATE
<i>Dudleya brittoni</i>	Britton's Dudley	1 Gal.	VERY LOW
<i>Dudleya hassei 'Santa Catalina Live-forever'</i>	Santa Catalina Live-Forever	1 Gal.	VERY LOW
<i>Dudleya pulverulenta</i>	Chalk Dudleya	1 Gal.	VERY LOW
<i>Heuchera maxima</i>	Island Alumroot	1 Gal.	LOW
<i>Heuchera 'Wendy'</i>	Wendy Coral Bells	1 Gal.	MODERATE
<i>Juncus patens 'Elk Blue'</i>	Elk Blue Wiregrass	1 Gal.	LOW
<i>Leymus triticoides</i>	Creeping Wild Rye	1 Gal.	LOW
<i>Muhlenbergia capillaris</i>	Hairy Awn Muhly	5 Gal.	MODERATE
<i>Muhlenbergia rigens</i>	Deer Grass	5 Gal.	LOW
<i>Ribes viburnifolium 'Spooner's Mesa'</i>	San Diego Evergreen Currant	5 Gal.	VERY LOW
<i>Salvia spathcea</i>	Pitcher Sage	5 Gal.	LOW
<i>Solidago californica</i>	California Goldenrod	5 Gal.	LOW
<i>Sesleria autumnalis</i>	Autumn Moor Grass	1 Gal.	MODERATE
TURF			





Arbutus 'Marina'
Strawberry Tree



Cercis occidentalis
Western Redbud



Koelreuteria bipinnata
Chinese Flame Tree



Agave attenuata
Fox Tail Agave



Arctostaphylos 'Sunset'
Manzanita



Aloe 'Mountain Gem'
Mountain Gem Aloe



Aquilegia formosa 'Yellow'
Columbine Selection



Carex praegracilis
Slender Sedge



Olea europaea 'Swan Hill'
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Platanus x Acerfolia
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Dudleya brittoni
Britton's Dudley



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Santa Catalina Live-Forever



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Chalk Dudley



Quercus agrifolia
Coast Live Oak



Quercus lobata
Valley Oak



Washingtonia filifera
California Fan Palm



Berberis pinnata 'Ken Hartman'
Ken Hartman California Barberry



Epilobium canum 'Catalina'
Catalina California Fuchsia



Heuchera maxima
Island Alumroot



Heuchera 'Wendy'
Wendy Coral Bells



Juncus patens 'Elk Blue'
Elk Blue Wiregrass



Leymus triticoides
Creeping Wild Rye

Trees



Carpenteria californica
Bush Anemone



Cordyline 'Baueri'
Bauer's Dracaena Palm



Heteromeies arbutifolia
Toyon



Eriophyllum nevinii 'Canyon Silver'
Canyon Silver Catalina Silverlace



Galvezia speciosa 'Firecracker'
Firecracker Island Snapdragon



Muhlenbergia capillaris
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Deer Grass



Ribes viburnifolium 'Spooner's Mesa'
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Salvia leucophylla
Purple Sage



Salvia spathcea
Pitcher Sage



Solidago californica
California Goldenrod



Sesleria autumnalis
Autumn Moor Grass

Large Shrubs / Vertical Accent

Medium Shrubs

Low Shrubs and Groundcovers