



ENTITLED SEPULVEDA BLVD. ELEVATION

NEIGHBORHOOD COUNCIL PLUM MEETING

September 17, 2020

IMT SEPULVEDA

15353 Camarillo St. , Los Angeles, CA 91403





NEW SEPULVEDA BLVD. ELEVATION

NEIGHBORHOOD COUNCIL PLUM MEETING
September 17, 2020

IMT SEPULVEDA
15353 Camarillo St. , Los Angeles, CA 91403





PERSPECTIVE VIEW OF ENTITLED PROJECT
CORNER OF CAMARILLO ST. & SEPULVEDA BLVD.

NEIGHBORHOOD COUNCIL PLUM MEETING

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15353 Camarillo St. , Los Angeles, CA 91403





PERSPECTIVE VIEW OF THE
CORNER BUILDING AT CAMARILLO ST. & SEPULVEDA BLVD.

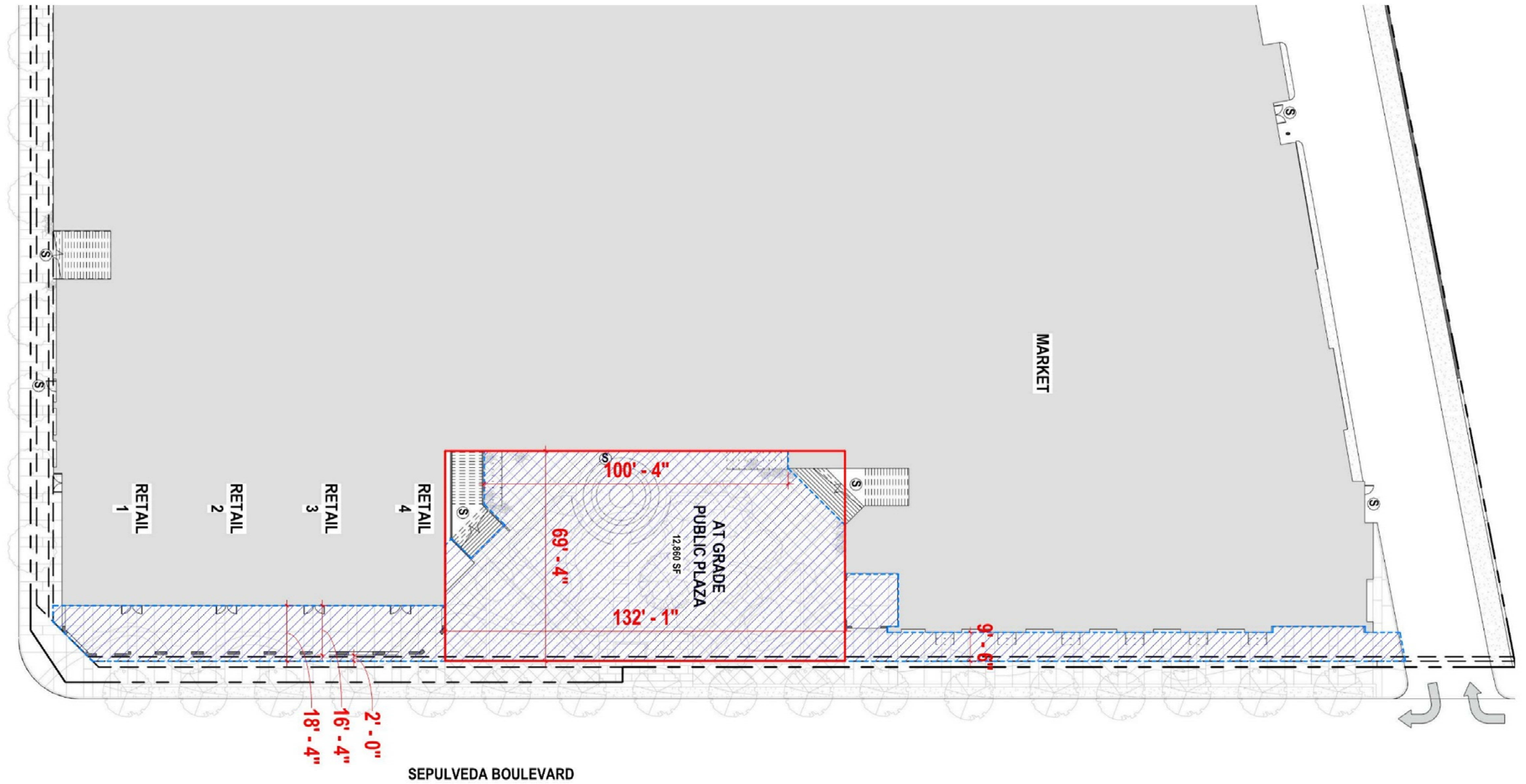
NEIGHBORHOOD COUNCIL PLUM MEETING

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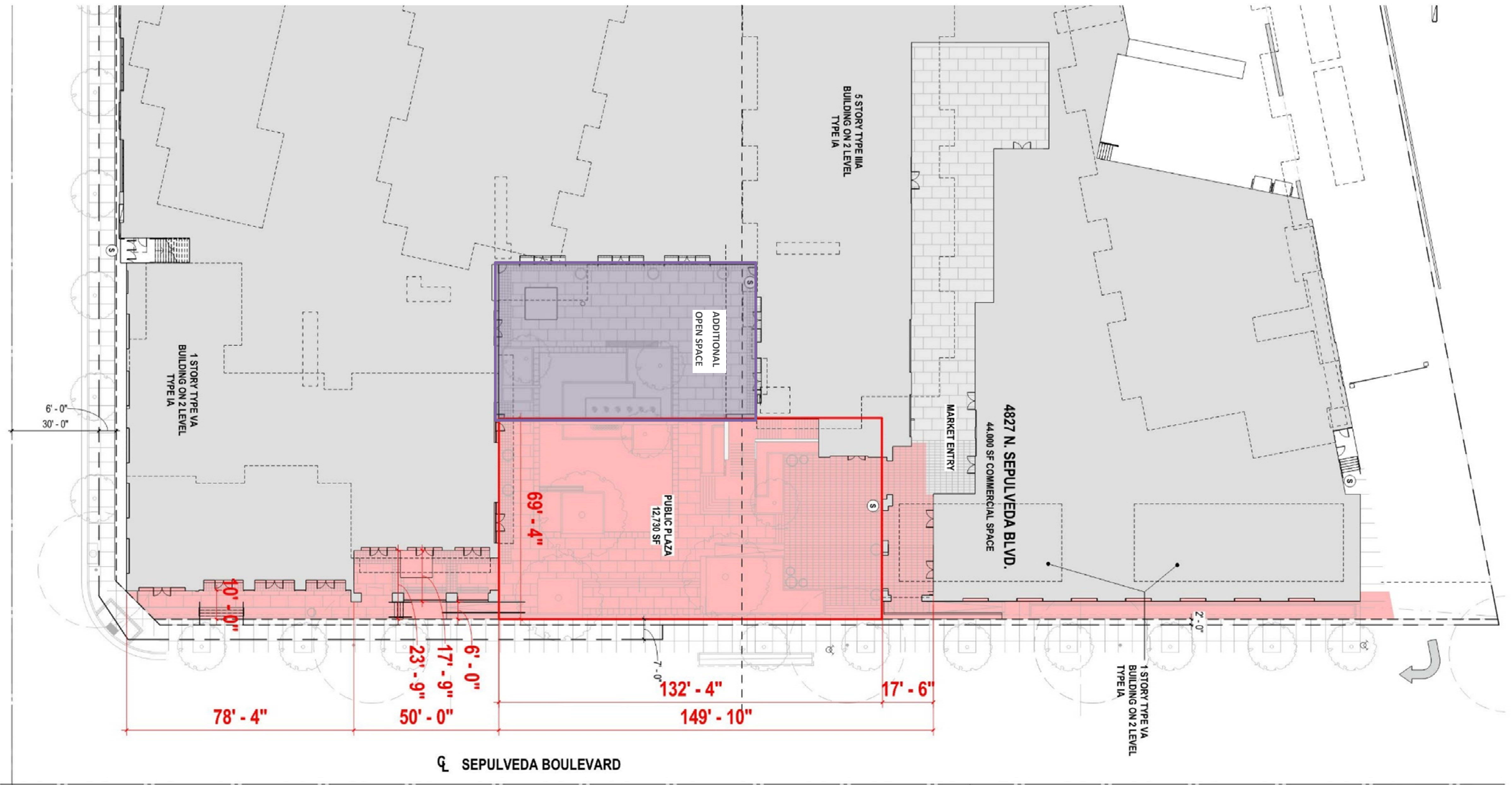




ENTITLED PLAZA

-  Entitled Plaza
-  69' x 132' Formal Open Space Rectangle





ENTITLED PLAZA

- 69' x 132' Formal Open Space Rectangle
- New Public Plaza





INTERIOR VIEW OF THE MAIN PLAZA

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PERSPECTIVE VIEW OF THE
MAIN PLAZA LOOKING SOUTHWEST FROM SEPULVEDA BLVD

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15353 Camarillo St. , Los Angeles, CA 91403





PERSPECTIVE VIEW OF THE
MAIN PLAZA LOOKING NORTHWEST FROM SEPULVEDA BLVD.

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PERSPECTIVE VIEW OF THE
RESIDENTIAL ENTRY ALONG CAMARILLO ST.

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BIRD'S EYE VIEW OF THE
MAIN PLAZA SPACE ALONG SEPULVEDA BLVD.

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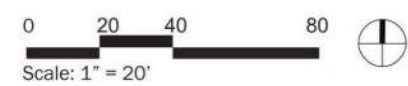




OVERALL SITE PLAN



- LEGEND**
- 1 Public Plaza
 - 2 Street Front Plaza
 - 3 Seating Court Plaza
 - 4 Residential Arrival



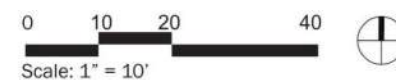
GROUND LEVEL | OVERALL PLAN



OVERALL SITE PLAN



SEPULVEDA BLVD.



LEGEND

- 1 Entry Steps
- 2 Grand Stair Terrace
- 3 18" Height Seat Wall
- 4 Heritage Tree
- 5 Olive Trees
- 6 48" Height Water Feature Wall
- 7 36" Height Water Table
- 8 Receiving Pool with Stone Curb
- 9 Built-In Bench
- 10 Street Trees Per Streetscape Standards



GROUND LEVEL | RETAIL COURTYARD + STREET FRONT PLAZA



ELEVATION A



ELEVATION B

GROUND LEVEL | RETAIL COURTYARD ELEVATIONS



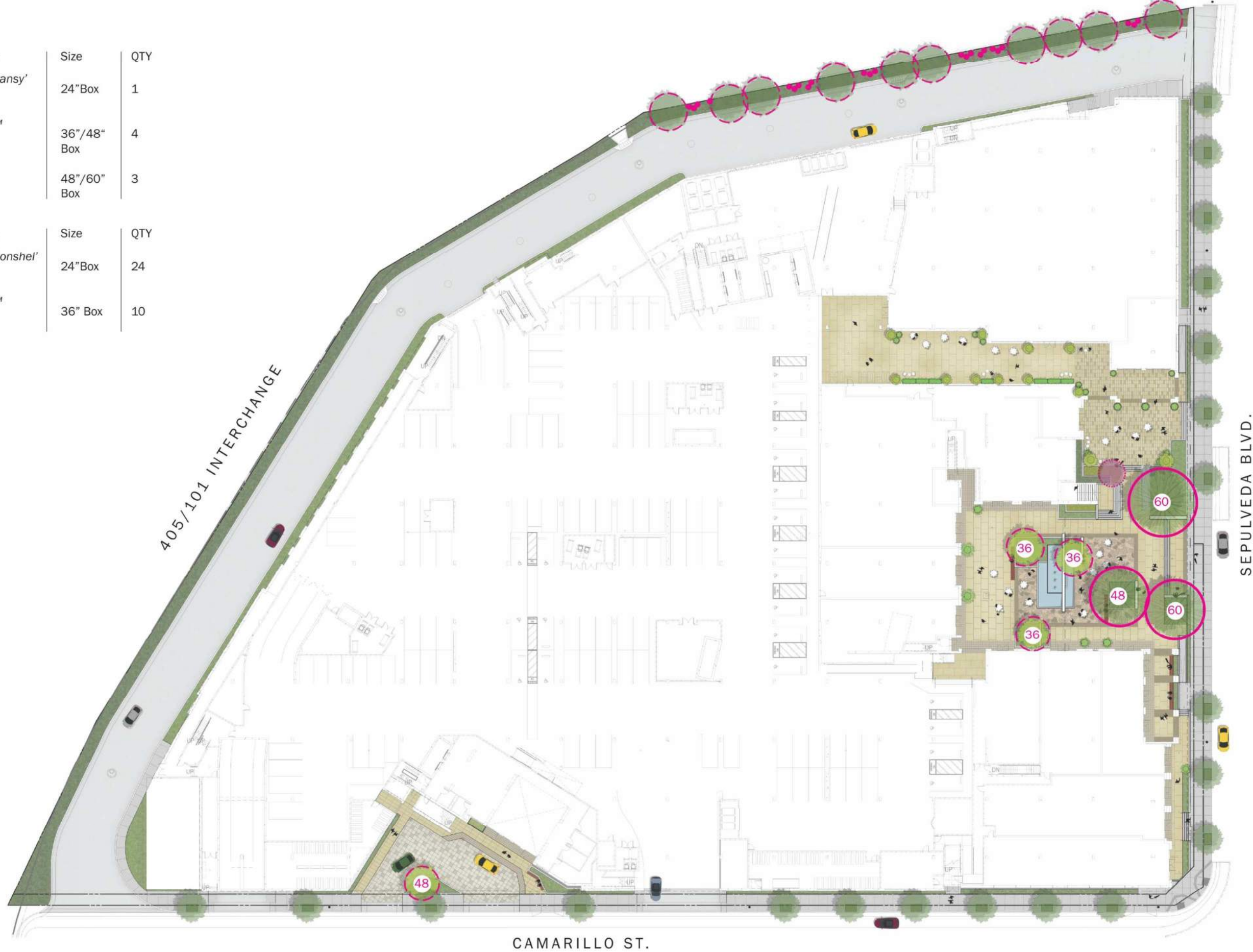
- LEGEND**
- 1 Entertainment Garden
 - 2 Residential Commons
 - 3 Discovery Play Court
 - 4 Garden Court
 - 5 Pool Deck

PODIUM LEVEL | OVERALL PLAN

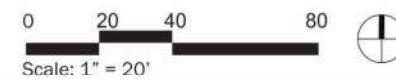


TREE SCHEDULE

Symbol	Botanical / Common Name	Size	QTY
	<i>Cercis Canadensis</i> 'Forest Pansy' Forest Pansy Redbud	24" Box	1
	<i>Olea europaea</i> 'Swan Hill'™ Swan Hill Olive	36"/48" Box	4
	<i>Ulmus parvifolia</i> 'Drake' Drake Chinese Elm	48"/60" Box	3
CALTRANS EASEMENT			
Symbol	Botanical / Common Name	Size	QTY
	<i>Cupressus sempervirens</i> 'Monshel' Tiny Tower Italian Cypress	24" Box	24
	<i>Olea europaea</i> 'Swan Hill'™ Swan Hill Olive	36" Box	10



GROUND LEVEL | TREE DIAGRAM



TREE SCHEDULE

Symbol	Botanical / Common Name	Size	QTY
	<i>Acacia podalyriifolia</i> Pearl Acacia	24" Box	3
	<i>Arbutus x 'Marina'</i> Arbutus Multi-Trunk	24" Box	11
	<i>Cercis Canadensis 'Forest Pansy'</i> Forest Pansy Redbud	24" Box	2
	<i>Cercis occidentalis</i> Western Redbud Multi-Trunk	24" Box	3
	<i>Chamaerops humilis</i> Mediterranean Fan Palm	24" Box	2
	<i>Cupressus sempervirens 'Monshel'</i> Tiny Tower Italian Cypress	24" Box	21
	<i>Olea europaea 'Swan Hill'™</i> Swan Hill Olive	36"/48" Box	10
	<i>Ulmus parvifolia 'Drake'</i> Drake Chinese Elm	36"/48" Box	6



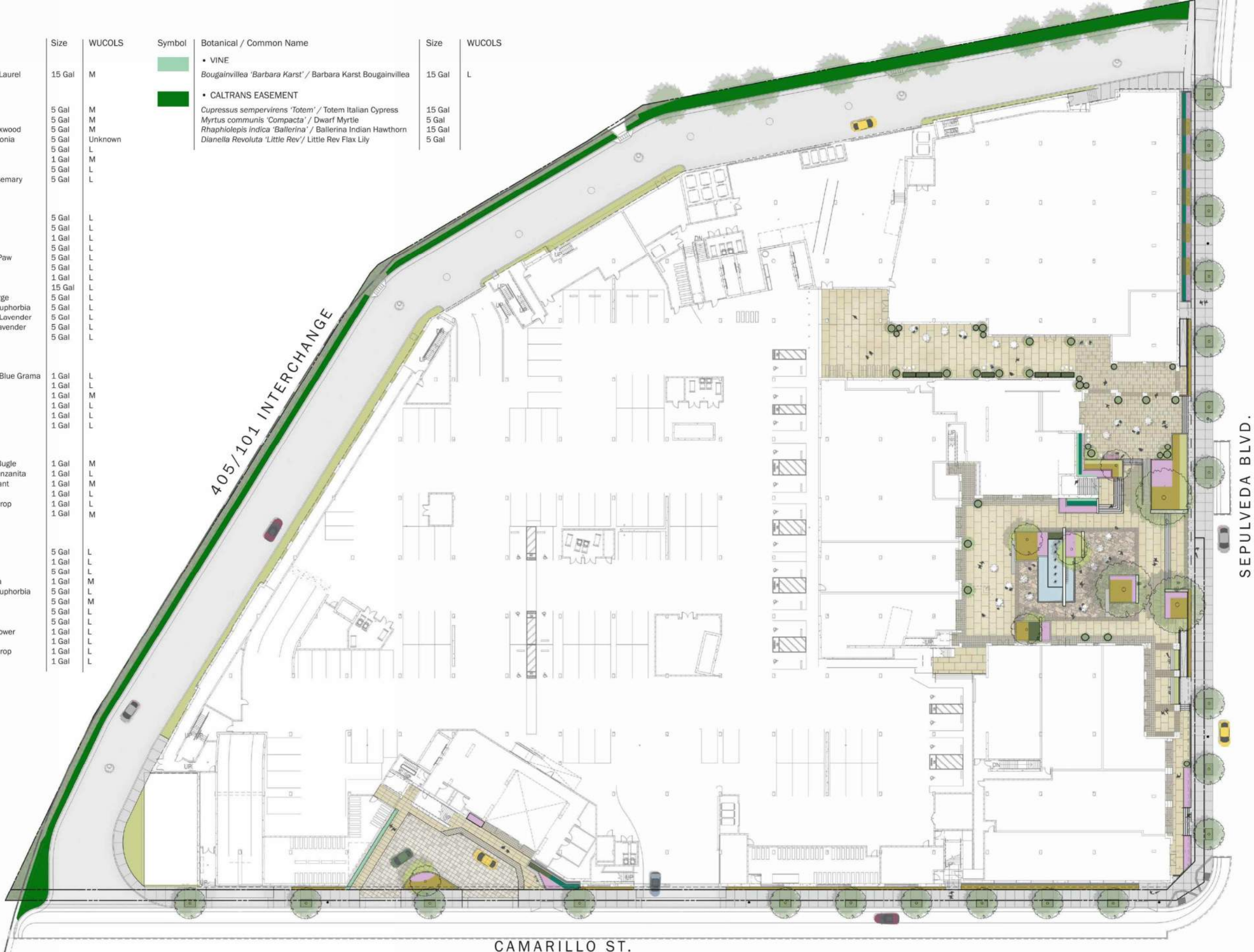
PODIUM LEVEL | TREE DIAGRAM



PLANTING SCHEDULE

Symbol	Botanical / Common Name	Size	WUCOLS
	• LARGE SHRUB <i>Prunus Caroliniana</i> 'Monus' / Bright 'N Tight™ Carolina Laurel	15 Gal	M
	• LOW SHRUB <i>Acanthus mollis</i> / Bear's Breech <i>Artemisia</i> x 'Powis Castle' / Powis Castle Artemisia <i>Buxus microphylla</i> 'Winter Gem' / Globe Winter Gem Boxwood <i>Mahonia eurybracteata</i> 'Soft Caress' / Soft Caress Mahonia <i>Olea europaea</i> 'Little Olive'™ / Little Olive <i>Pittosporum tenuifolium</i> 'Golf Ball' / Golf Ball Tawhiwhi <i>Westringia fruticosa</i> 'Grey Box' / Coast Rosemary <i>Westringia fruticosa</i> 'Morning Light' / Morning Light Rosemary	5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 1 Gal 5 Gal 5 Gal	M M M Unknown L M L
	• ACCENT/FLOWERING <i>Agave attenuata</i> / Foxtail Agave <i>Agave attenuata</i> 'Variegata' / Variegated Agave <i>Agave parryi</i> Truncata / Artichoke Agave <i>Aloe</i> x 'Always Red' / Aloe <i>Anigozanthos rufus</i> 'Lan80' / Backdraft Red Kangaroo Paw <i>Anigozanthos</i> x 'Bush Gold' / Kangaroo Paw <i>Echeveria</i> x 'Black Prince' / Black Hen and Chicks <i>Echium candicans</i> / Pride Of Madeira <i>Euphorbia amygdaloides</i> 'Purpurea' / Purple Wood Spurge <i>Euphorbia</i> x martinii 'Ascot Rainbow' / Ascot Rainbow Euphorbia <i>Lavandula</i> 'Goodwin Creek Gray' / Goodwin Creek Gray Lavender <i>Lavandula stoechas</i> 'Larkman Hazel' / Hazel Spanish Lavender <i>Santolina chamaecyparissus</i> / Lavender Cotton	5 Gal 5 Gal 1 Gal 5 Gal 5 Gal 5 Gal 1 Gal 15 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal 5 Gal	L L L L L L L L L L L L L L
	• GRASSES <i>Bouteloua gracilis</i> 'Blonde Ambition' / Blonde Ambition Blue Grama <i>Carex divulsa</i> / Berkeley Sedge <i>Carex testacea</i> / Orange Sedge <i>Festuca mairei</i> / Atlas Fescue <i>Lomandra longifolia</i> 'Breeze' / Breeze Mat Rush <i>Muhlenbergia dubia</i> / Pine Muhly	1 Gal 1 Gal 1 Gal 1 Gal 1 Gal 1 Gal	L L M L L L
	• GROUND COVER <i>Ajuga reptans</i> 'Bronze Beauty' / Bronze Beauty Carpet Bugle <i>Arctostaphylos edmundsii</i> 'Carmel Sur' / Carmel Sur Manzanita <i>Helichrysum petiolare</i> 'Limelight' / Limelight Licorice Plant <i>Sedum makinoi</i> 'Ogon' / Stonecrop <i>Sedum spurium</i> 'Bronze Carpet' / Bronze Carpet Stonecrop <i>Stachys byzantina</i> 'Fuzzy Wuzzy' / Lamb's Ear	1 Gal 1 Gal 1 Gal 1 Gal 1 Gal 1 Gal	M L M L L M
	• POTTERY <i>Agave attenuata</i> / Foxtail Agave <i>Agave parryi</i> Truncata / Artichoke Agave <i>Cordyline australis</i> 'Red Star' / Red Star Dracaena <i>Dichondra argentea</i> 'Silver Falls' / Silver Falls Dichondra <i>Euphorbia</i> x martinii 'Ascot Rainbow' / Ascot Rainbow Euphorbia <i>Heuchera</i> x 'Plum Pudding' / Plum Pudding Coral Bells <i>Kalanchoe beharensis</i> / Felt Plant <i>Phormium</i> x 'Black Adder' / New Zealand Flax <i>Plectranthus neochilis</i> 'Mike's Fuzzy Wuzzy' / Lobster Flower <i>Sedum spurium</i> / Stonecrop <i>Sedum spurium</i> 'Bronze Carpet' / Bronze Carpet Stonecrop <i>Sesleria autumnalis</i> / Autumn Moor Grass	5 Gal 1 Gal 5 Gal 1 Gal 5 Gal 5 Gal 5 Gal 5 Gal 1 Gal 1 Gal 1 Gal 1 Gal	L L L M L M L L L L L L

Symbol	Botanical / Common Name	Size	WUCOLS
	• VINE <i>Bougainvillea</i> 'Barbara Karst' / Barbara Karst Bougainvillea	15 Gal	L
	• CALTRANS EASEMENT <i>Cupressus sempervirens</i> 'Totem' / Totem Italian Cypress <i>Myrtus communis</i> 'Compacta' / Dwarf Myrtle <i>Rhaphiolepis indica</i> 'Ballerina' / Ballerina Indian Hawthorn <i>Dianella Revoluta</i> 'Little Rev' / Little Rev Flax Lily	15 Gal 5 Gal 15 Gal 5 Gal	L L L L



GROUND LEVEL | PLANTING DIAGRAM



TREE SCHEDULE

Symbol	Botanical / Common Name	Size	QTY
	<i>Cercis Canadensis</i> 'Forest Pansy' Forest Pansy Redbud	24" Box	1
	<i>Olea europaea</i> 'Swan Hill'™ Swan Hill Olive	36"/48" Box	4
	<i>Ulmus parvifolia</i> 'Drake' Drake Chinese Elm	48"/60" Box	3

CALTRANS EASEMENT

Symbol	Botanical / Common Name	Size	QTY
	<i>Cupressus sempervirens</i> 'Monshel' Tiny Tower Italian Cypress	24" Box	24
	<i>Olea europaea</i> 'Swan Hill'™ Swan Hill Olive	36" Box	10



GROUND LEVEL | TREE DIAGRAM



PLANTING SCHEDULE

Symbol	Botanical / Common Name	Size	WUCOLS
■	• LARGE SHRUB		
	<i>Acca sellowiana</i> / Pineapple Guava	15 Gal	L
	<i>Dodonaea viscosa</i> 'Purpurea' / Purple Leafed Hopseed Bush	15 Gal	L
	<i>Laurus nobilis</i> / Sweet Bay	15 Gal	L
	<i>Ligustrum texanum</i> / Texas Privet	15 Gal	M
	<i>Pittosporum tenuifolium</i> 'Silver Sheen' / Silver Sheen Tawhiwhi	15 Gal	M
	<i>Prunus Caroliniana</i> 'Monus' / Bright 'N Tight™ Carolina Laurel	15 Gal	M
■	• LOW SHRUB		
	<i>Acanthus mollis</i> / Bear's Breech	5 Gal	M
	<i>Artemisia</i> x 'Powis Castle' / Powis Castle Artemisia	5 Gal	M
	<i>Buxus microphylla</i> 'Winter Gem' / Globe Winter Gem Boxwood	5 Gal	M
	<i>Mahonia eurybracteata</i> 'Soft Caress' / Soft Caress Mahonia	5 Gal	Unknown
	<i>Olea europaea</i> 'Little Olive'™ / Little Olive Olive	5 Gal	L
	<i>Pittosporum tenuifolium</i> 'Golf Ball' / Golf Ball Tawhiwhi	1 Gal	M
	<i>Westringia fruticosa</i> 'Grey Box' / Coast Rosemary	5 Gal	L
	<i>Westringia fruticosa</i> 'Morning Light' / Morning Light Rosemary	5 Gal	L
■	• ACCENT/FLOWERING		
	<i>Agave attenuata</i> / Foxtail Agave	5 Gal	L
	<i>Agave attenuata</i> 'Variegata' / Variegated Agave	5 Gal	L
	<i>Agave parryi</i> Truncata / Artichoke Agave	1 Gal	L
	<i>Aloe</i> x 'Always Red' / Aloe	5 Gal	L
	<i>Anigozanthos rufus</i> 'Lan80' / Backdraft Red Kangaroo Paw	5 Gal	L
	<i>Anigozanthos</i> x 'Bush Gold' / Kangaroo Paw	5 Gal	L
	<i>Echeveria</i> x 'Black Prince' / Black Hen and Chicks	1 Gal	L
	<i>Echium candicans</i> / Pride Of Madeira	15 Gal	L
	<i>Euphorbia amygdaloides</i> 'Purpurea' / Purple Wood Spurge	5 Gal	L
	<i>Euphorbia</i> x martinii 'Ascot Rainbow' / Ascot Rainbow Euphorbia	5 Gal	L
	<i>Lavandula</i> 'Goodwin Creek Gray' / Goodwin Creek Gray Lavender	5 Gal	L
	<i>Lavandula stoechas</i> 'Larkman Hazel' / Hazel Spanish Lavender	5 Gal	L
	<i>Santolina chamaecyparissus</i> / Lavender Cotton	5 Gal	L
■	• GRASSES		
	<i>Bouteloua gracilis</i> 'Blonde Ambition' / Blonde Ambition Blue Grama	1 Gal	L
	<i>Carex divulsa</i> / Berkeley Sedge	1 Gal	L
	<i>Carex testacea</i> / Orange Sedge	1 Gal	M
	<i>Festuca mairei</i> / Atlas Fescue	1 Gal	L
	<i>Lomandra longifolia</i> 'Breeze' / Breeze Mat Rush	1 Gal	L
	<i>Muhlenbergia dubia</i> / Pine Muhly	1 Gal	L
■	• GROUNDCOVER		
	<i>Ajuga reptans</i> 'Bronze Beauty' / Bronze Beauty Carpet Bugle	1 Gal	M
	<i>Arctostaphylos edmundsii</i> 'Carmel Sur' / Carmel Sur Manzanita	1 Gal	L
	<i>Helichrysum petiolare</i> 'Limelight' / Limelight Licorice Plant	1 Gal	M
	<i>Sedum makinoi</i> 'Ogon' / Stonecrop	1 Gal	L
	<i>Sedum spurius</i> 'Bronze Carpet' / Bronze Carpet Stonecrop	1 Gal	L
	<i>Stachys byzantina</i> 'Fuzzy Wuzzy' / Lamb's Ear	1 Gal	M
■	• POTTERY		
	<i>Agave attenuata</i> / Foxtail Agave	5 Gal	L
	<i>Agave parryi</i> Truncata / Artichoke Agave	1 Gal	L
	<i>Cordyline australis</i> 'Red Star' / Red Star Dracaena	5 Gal	L
	<i>Dichondra argentea</i> 'Silver Falls' / Silver Falls Dichondra	1 Gal	M
	<i>Euphorbia</i> x martinii 'Ascot Rainbow' / Ascot Rainbow Euphorbia	5 Gal	M
	<i>Heuchera</i> x 'Plum Pudding' / Plum Pudding Coral Bells	5 Gal	M
	<i>Kalanchoe beharensis</i> / Felt Plant	5 Gal	L
	<i>Phormium</i> x 'Black Adder' / New Zealand Flax	5 Gal	L
	<i>Plectranthus neochilis</i> 'Mike's Fuzzy Wuzzy' / Lobster Flower	1 Gal	L
	<i>Sedum spurius</i> / Stonecrop	1 Gal	L
	<i>Sedum spurius</i> 'Bronze Carpet' / Bronze Carpet Stonecrop	1 Gal	L
	<i>Sesleria autumnalis</i> / Autumn Moor Grass	1 Gal	L

Symbol	Botanical / Common Name	Size	WUCOLS
■	• VINE		
	<i>Bougainvillea</i> 'Barbara Karst' / Barbara Karst Bougainvillea	15 Gal	L
■	• EDIBLE		
	<i>Allium schoenoprasum</i> / Chives	1 Gal	M
	<i>Aloysia citrodora</i> / Lemon Verbena	1 Gal	L
	<i>Citrus japonica</i> / Kumquat Tree	24" Box	M
	<i>Citrus x limon</i> / Lemon Tree	24" Box	M
	<i>Ocimum basilicum</i> / Basil	1 Gal	M
	<i>Origanum vulgare</i> / Oregano	1 Gal	M
	<i>Rosmarinus officinalis</i> / Rosemary	1 Gal	L
	<i>Salvia purpurescens</i> / Purple Sage	1 Gal	M
	<i>Thymus vulgaris</i> / Thyme	1 Gal	M



405/101 INTERCHANGE

CAMARILLO ST.

SEPULVEDA BLVD.

PODIUM LEVEL | PLANTING DIAGRAM





Ulmus parvifolia 'Drake'
Drake Elm



Olea europaea 'Swan Hill'
Fruitless Olive Tree



Arbutus marina
Strawberry Tree



Cupressus sempervirens 'Monshel'
Tiny Tower Italian Cypress



Acacia podalyriifolia
Pearl Acacia



Cercis occidentalis
Western Redbud



Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud



Cercis canadensis 'Forest Pansy'
Forest Pansy Redbud



Citrus x limon
Lemon Tree



Bougainvillea 'Barbara Karst'
Barbara Karst Bougainvillea



Prunus caroliniana 'Bright N Tight'
Bright N Tight Cherry Laurel



Dodonaea viscosa 'Purpurea'
Purple Hopseed Bush



Buxus microphylla 'Winter Gem'
Winter Gem Boxwood



Olea europaea 'Montra'
Little Ollie



Westringia fruticosa 'Grey Box'
Dwarf Coast Rosemary



Pittosporum tenuifolium 'Golf Ball'
Golf Ball Kohuhu



Artemisia 'Powis Castle'
Wormwood



Mahonia eurybracteata 'Soft Caress'
Soft Caress Mahonia



Acanthus mollis
Bear's Breeches



Phormium 'Amazing Red'
New Zealand Flax



Kalanchoe beharensis
Felt Bush



Heuchera x 'Plum Pudding'
Plum Pudding Coral Bells



Phormium x 'Black Adder'
New Zealand Flax



Cordylina australis 'Red Star'
Red Star Dracaena



Anigozanthos 'Rufus Backdraft'
Red Kangaroo Paw



Anigozanthos 'Bush Gold'
Yellow Kangaroo Paw



Lavandula stoechas 'Larkman Hazel'
Spanish Lavender



Lavandula 'Goodwin Creek Grey'
Goodwin Creek Lavender



Echium candicans
Pride of Madeira



Santolina chamaecyparissus
Cotton Lavender



Euphorbia x martinii 'Ascot Rainbow'
Ascot Rainbow Spurge



Euphorbia amygdaloides 'Purpurea'
Purple Spurge



Agave attenuata
Foxtail Agave



Agave attenuata 'Variegata'
Variegated Foxtail Agave



Agave parryi var. *Truncated*
Artichoke Agave



Echeveria 'Black Prince'
Black Hen and Chicks



Bouteloua gracilis 'Blonde Ambition'
Blue Grama Grass



Sesleria autumnalis
Autumn Moor Grass



Festuca mairei
Atlas Fescue



Muhlenbergia dubia
Pine Muhly



Carex divulsa
European Grey Sedge



Carex testacea
Orange Sedge



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Plectranthus neochilis 'Mike's Fuzzy Wuzzy'
Lobster Flower



Dichondra argentea 'Silver Falls'
Silver Falls Dichondra



Arctostaphylos edmundsii 'Carmel Sur'
Carmel Sur Manzanita



Sedum spurium
Stonecrop



Sedum spurium 'Bronze Carpet'
Bronze Carpet Stonecrop



Ajuga reptans 'Bronze Beauty'
Bronze Beauty Stonecrop



Sedum makinoi 'Ogon'
Golden Japanese Stonecrop



Helichrysum petiolare 'Limelight'
Limelight Licorice Plant



Stachys byzantina
Lamb's Ear



Ocimum basilicum
Basil

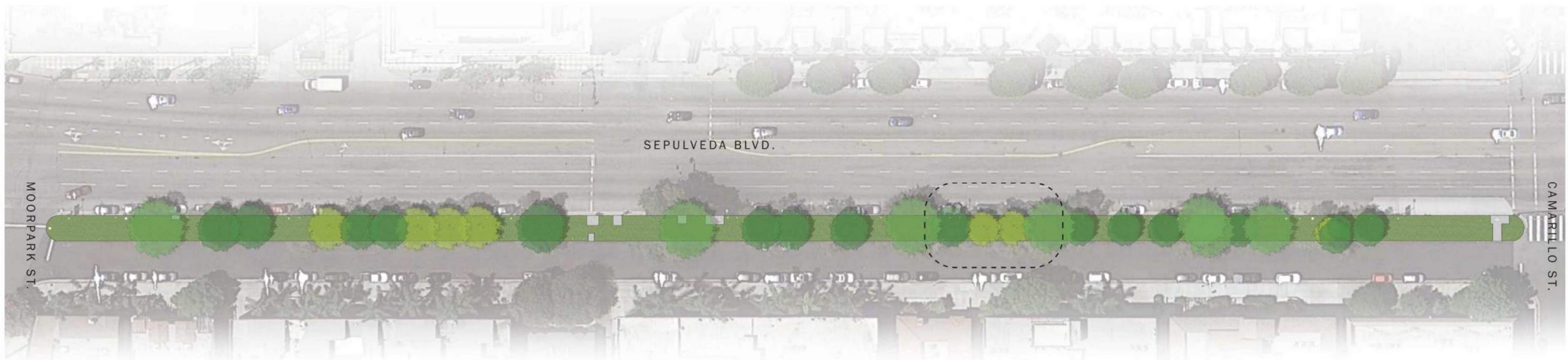


Salvia purpurascens
Purple Sage

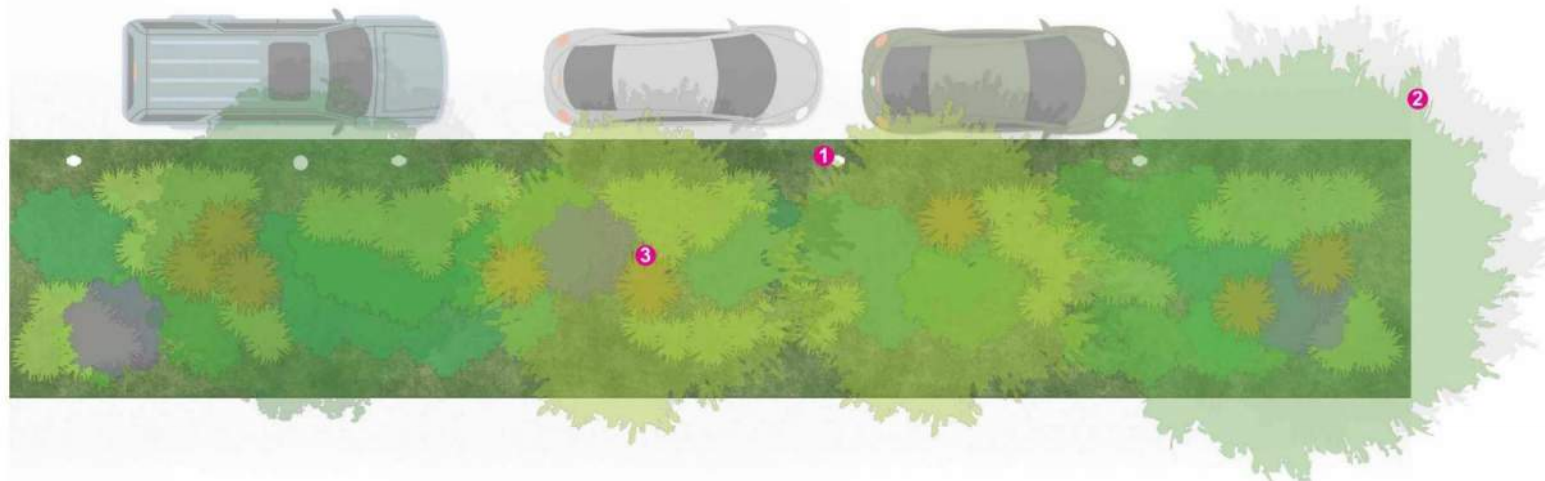
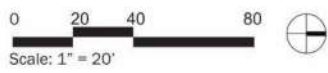


Origanum vulgare
Oregano

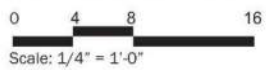
PLANTING PALETTE



SEPULVEDA MEDIAN | OVERALL PLAN



ENLARGEMENT DETAIL



LEGEND

- ① Existing Parking Meters/Utilities
- ② Existing Trees
- ③ Proposed Ornamental Shrubs

PLANTING PALETTE

