

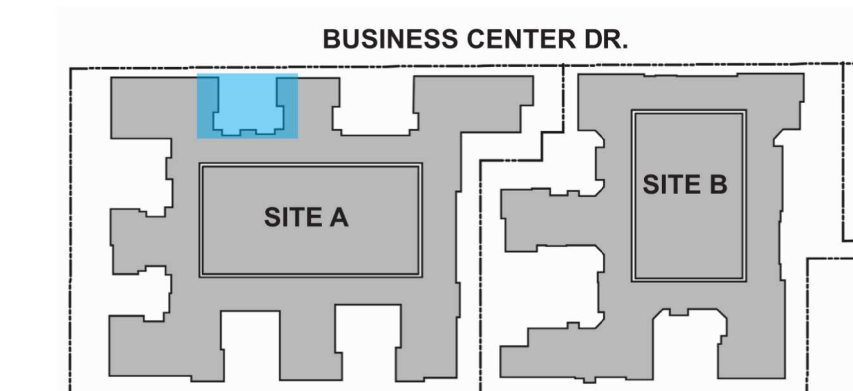


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COMPOSITE LANDSCAPE PLAN L.1



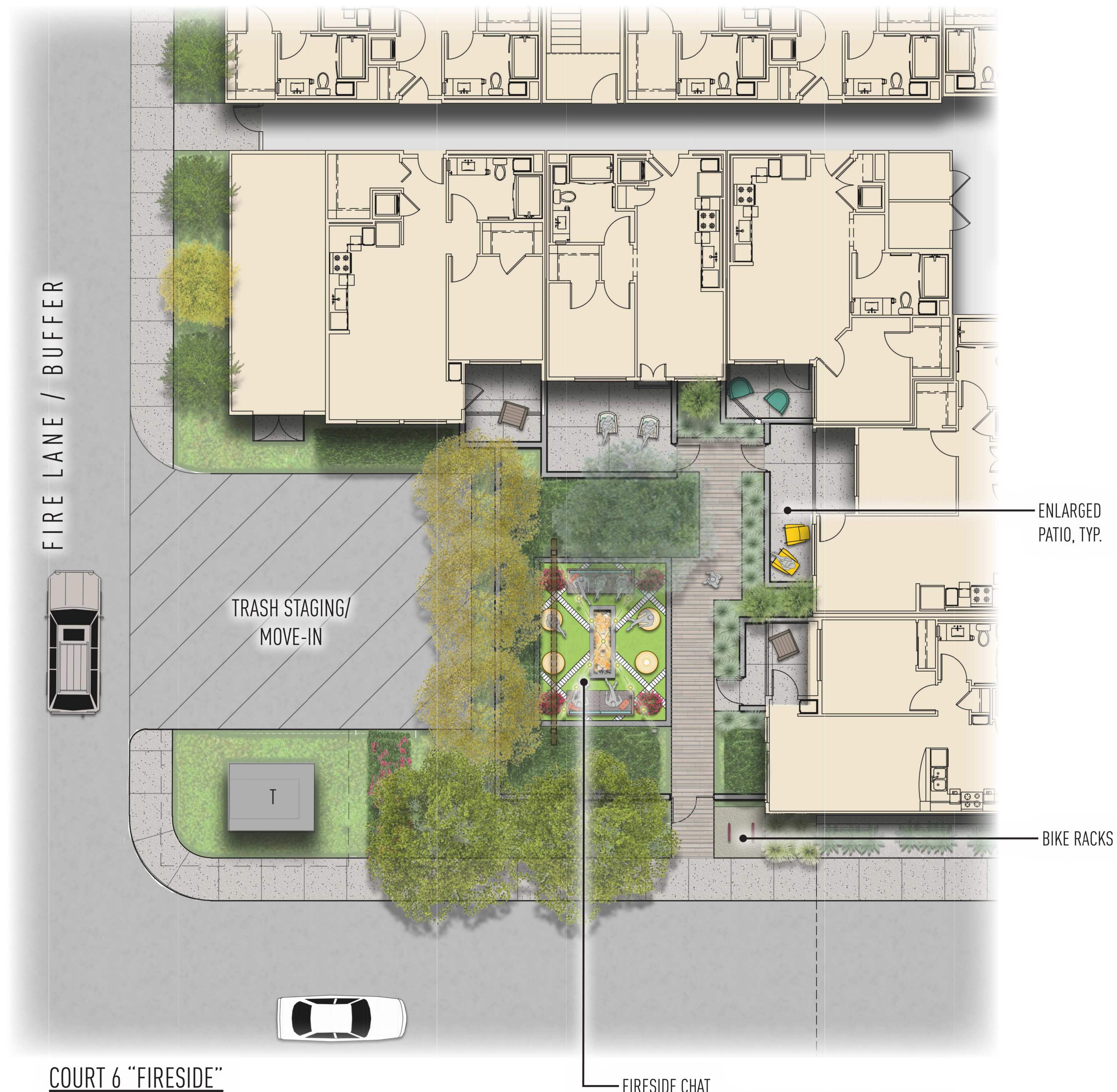
THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURT 1 "SOCIAL" ENLARGEMENT - L.2





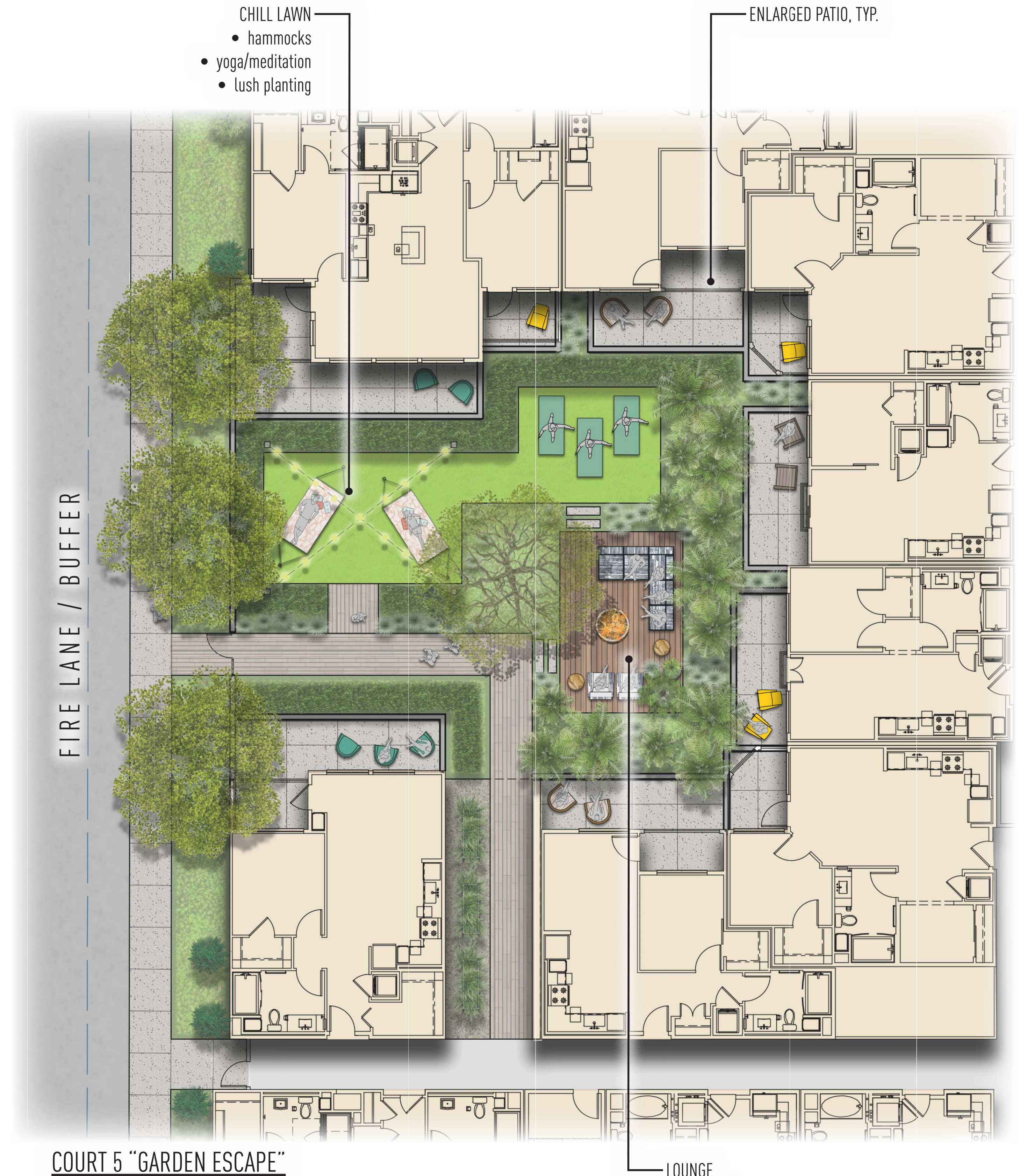
COURT 6 "FIRESIDE"

FIRESIDE CHAT

- synthetic turf "carpet" with decorative paving bands
- hanging chairs on metal overhead
- fire pit
- pottery
- lush planting

ENLARGED
PATIO, TYP.

BIKE RACKS



COURT 5 "GARDEN ESCAPE"

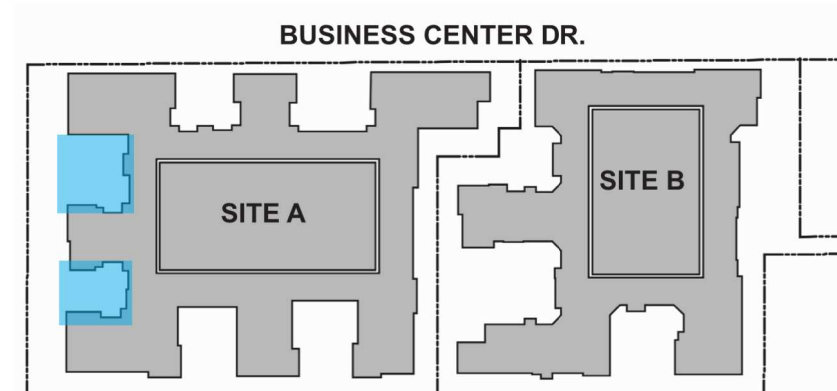
CHILL LAWN

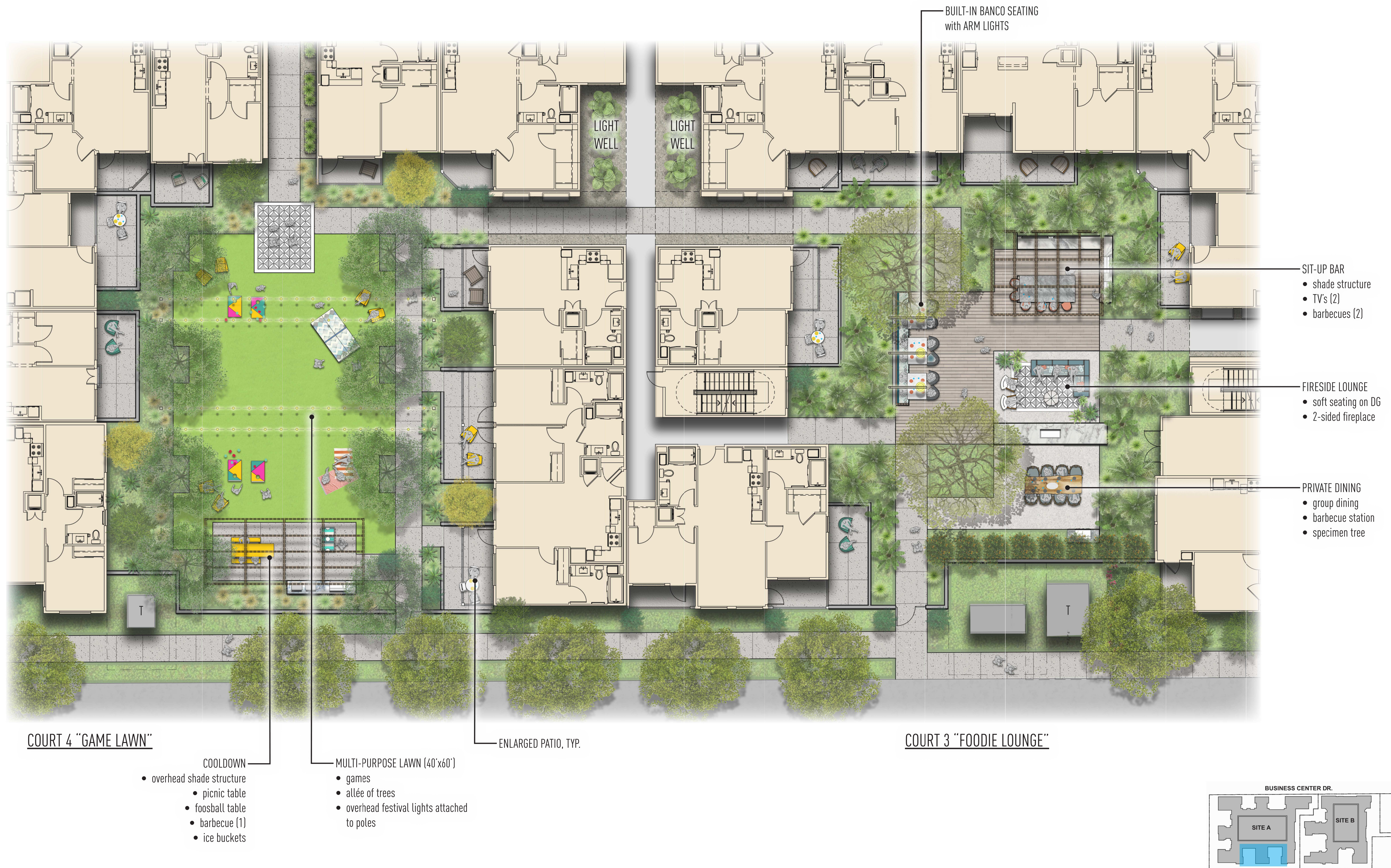
- hammocks
- yoga/meditation
- lush planting

ENLARGED PATIO, TYP.

LOUNGE

- fire bowl
- soft seating
- pottery
- specimen tree



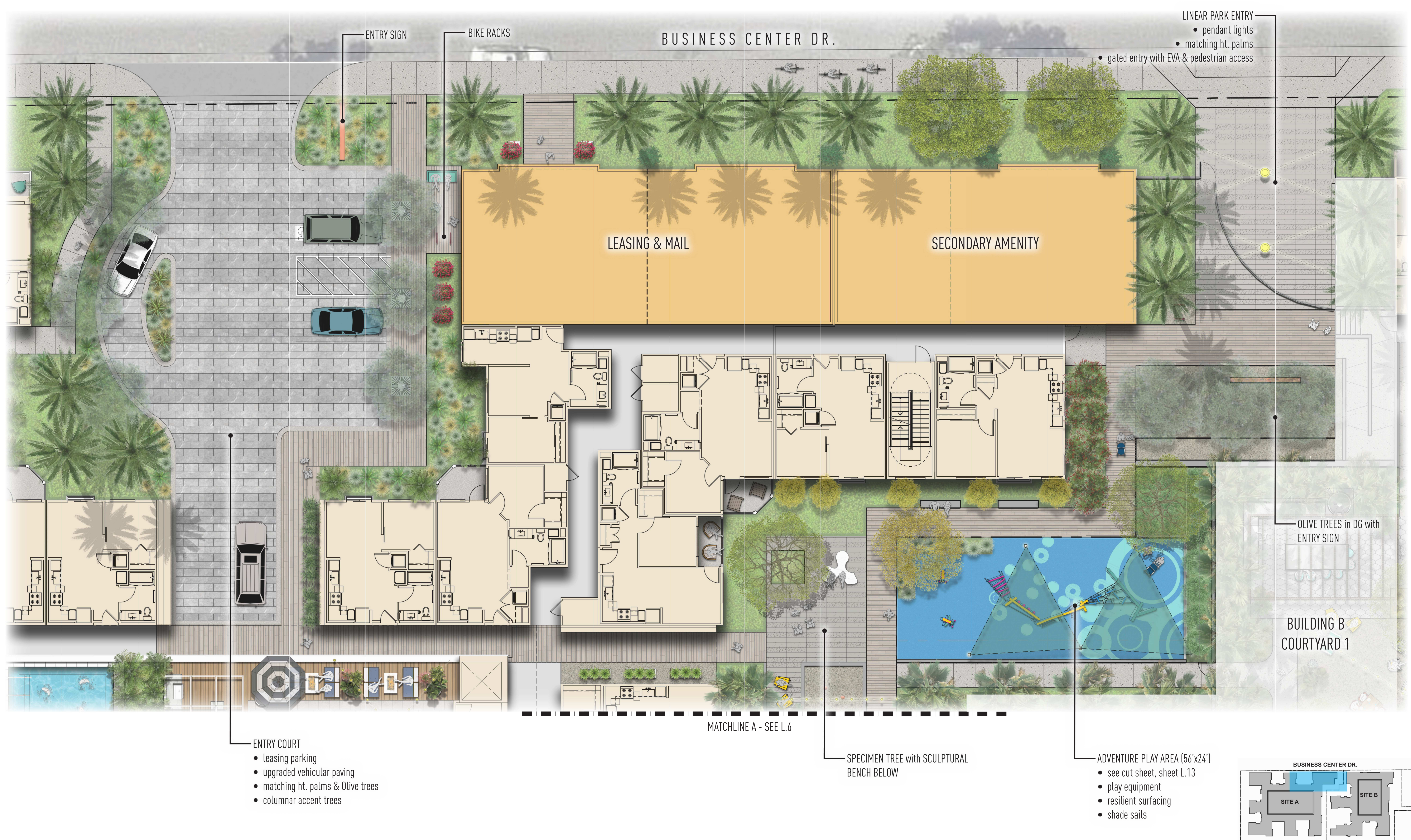


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURT 4 "GAME LAWN" & COURT 3 "FOODIE LOUNGE" ENLARGEMENTS - L.4



THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURT 2 "ENTRY COURT" & LINEAR PARK ENLARGMENT - L.5

MATCHLINE A - SEE L.5

- BOCCE COURT (12'x62')
- seatwalls
 - overhead festival lights attached to palms
 - adirondack chairs

- MULTI-PURPOSE LAWN (20'x80')
- games
 - movie night

MATCHLINE B - SEE TOP RIGHT

MATCHLINE B - SEE BELOW LEFT

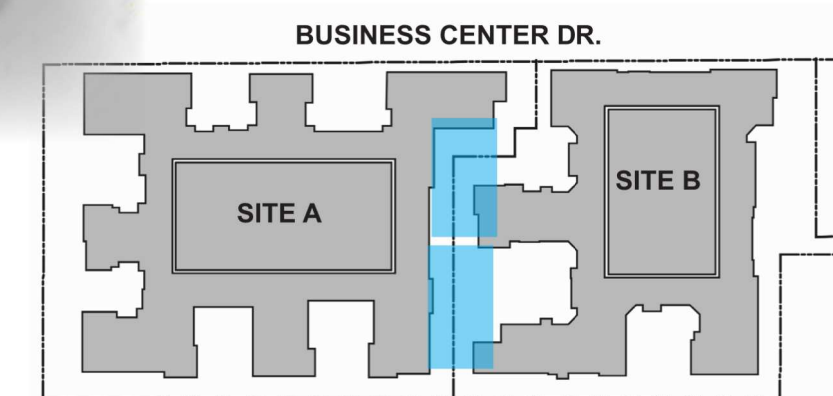
- BARK PARK (18'x60')
- small and large dog separated
 - entry vestibule with perimeter fencing

BUILDING B
POOL COURTYARD

GATED ENTRY with EVA
& PEDESTRIAN ACCESS

BIKE RACKS

DRIVE

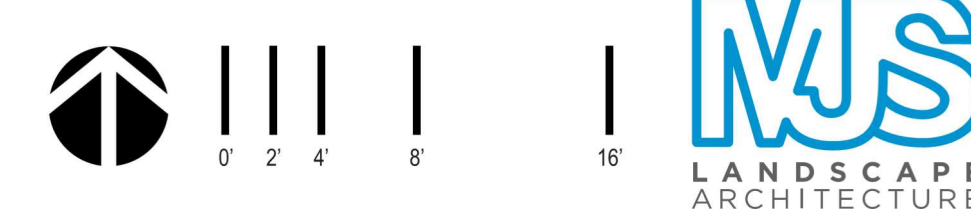


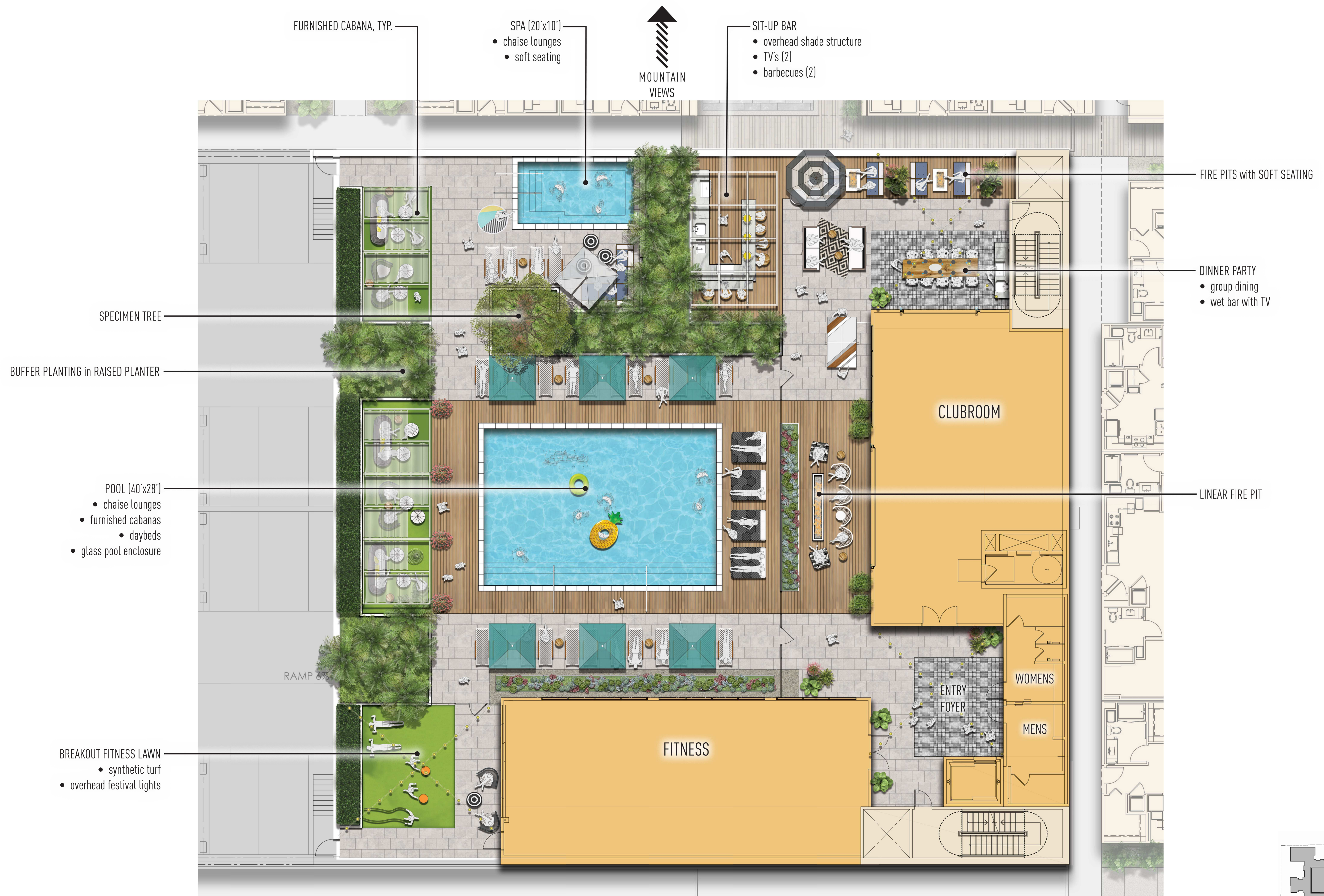
THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

LINEAR PARK ENLARGEMENTS - L.6



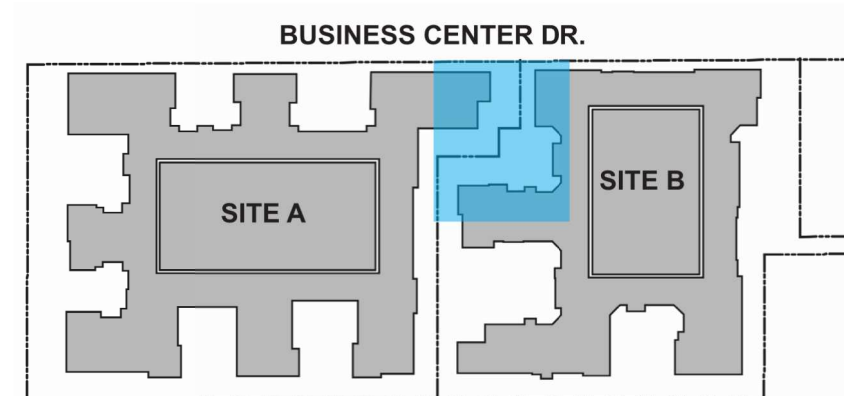
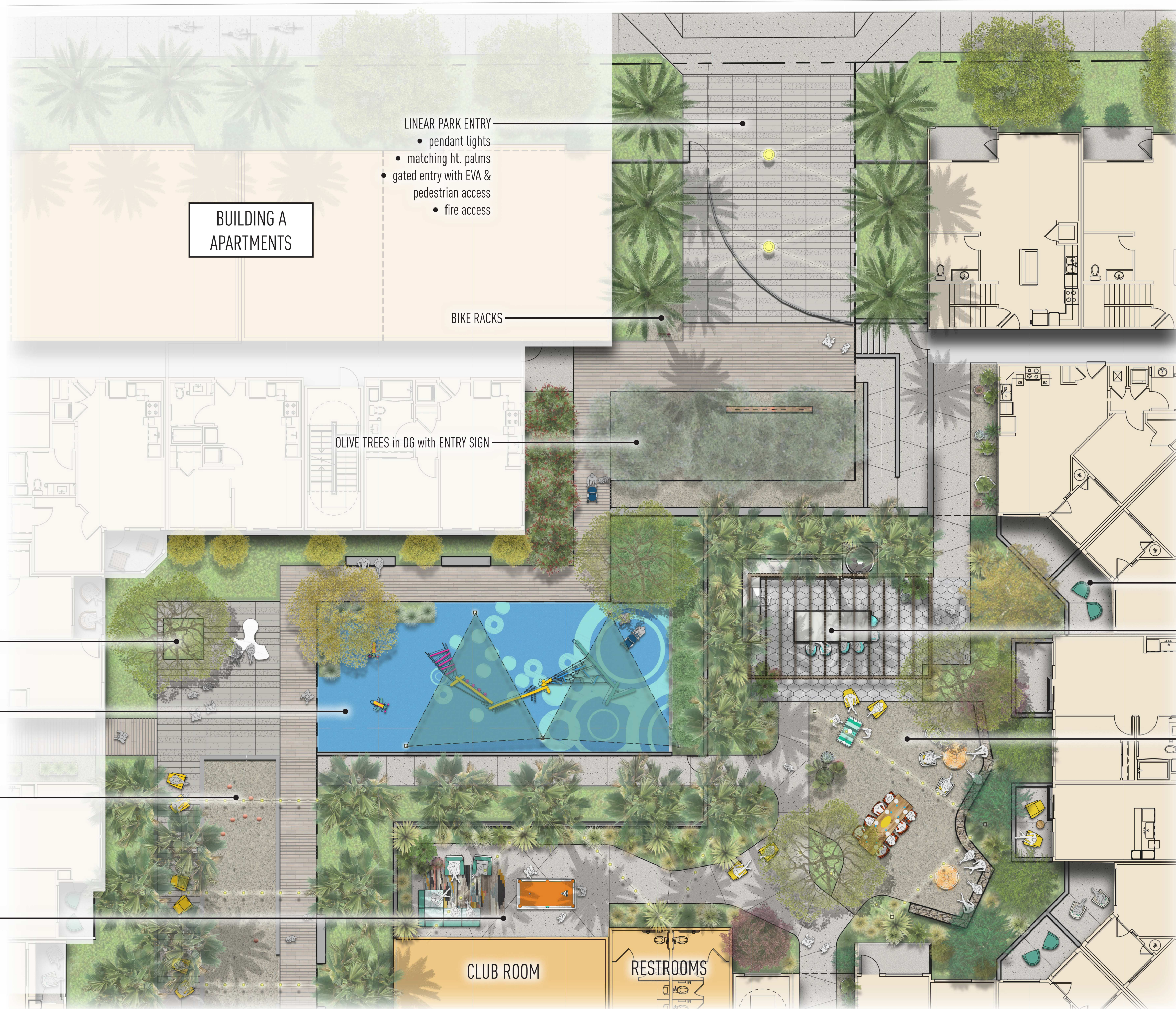


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

ROOFTOP A "MOUNTAIN PEAK TERRACE" ENLARGEMENT - L.7



THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

LINEAR PARK & COURTYARD 1B "FORK" ENLARGMENT- L.8

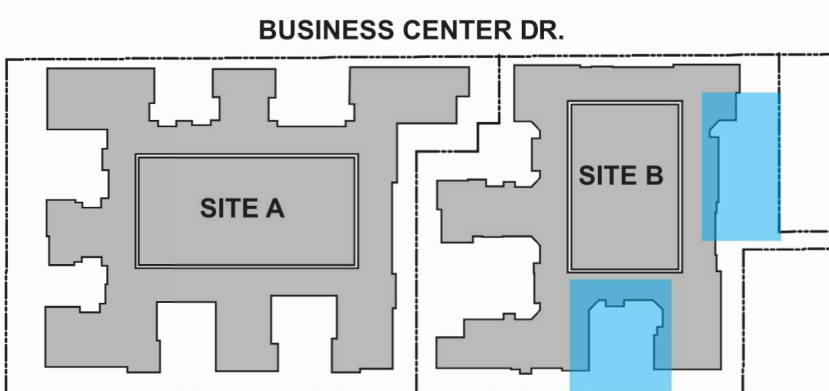
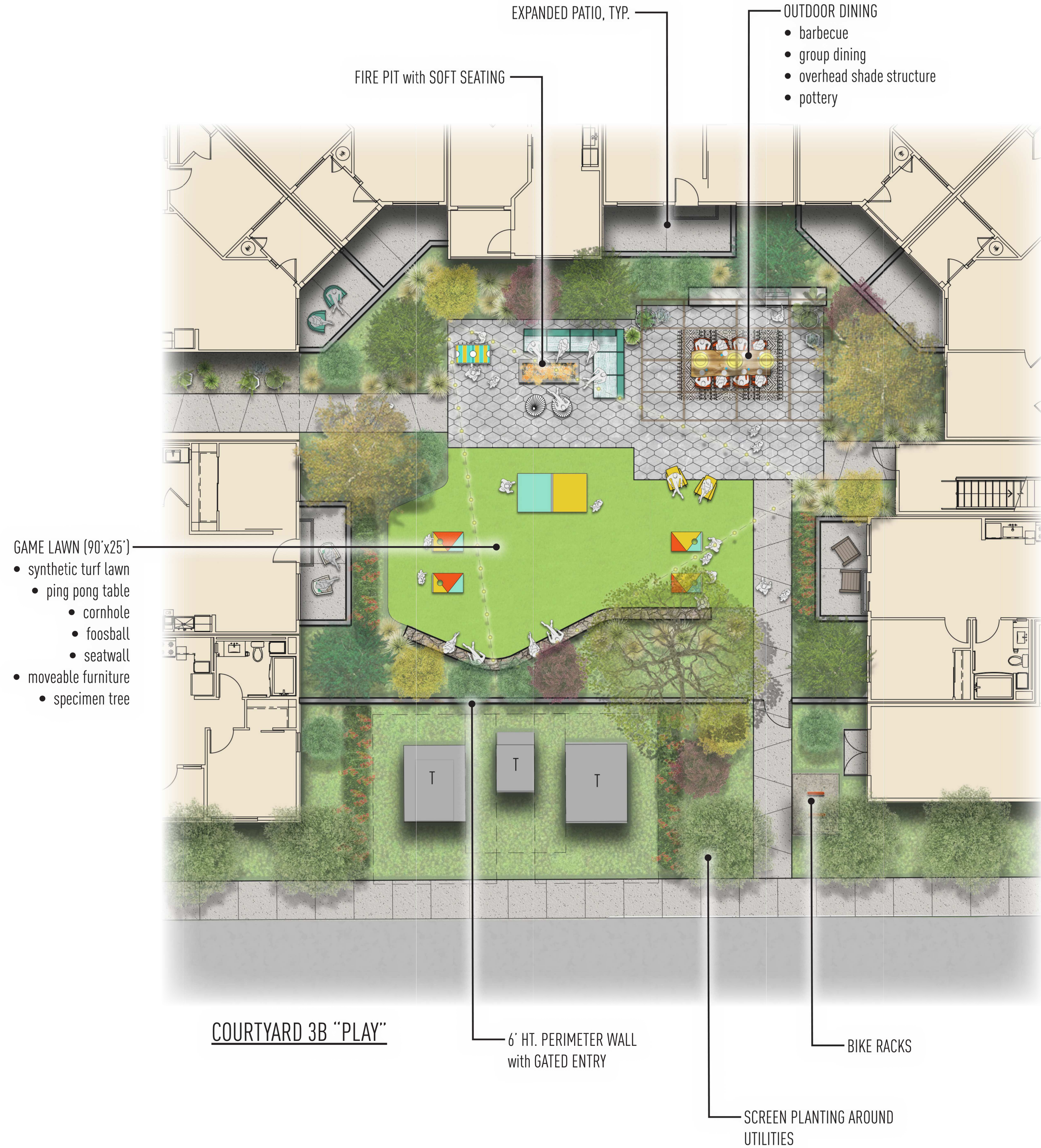


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

LINEAR PARK & POOL COURTYARD B“SPLASH” ENLARGEMENT- L.9

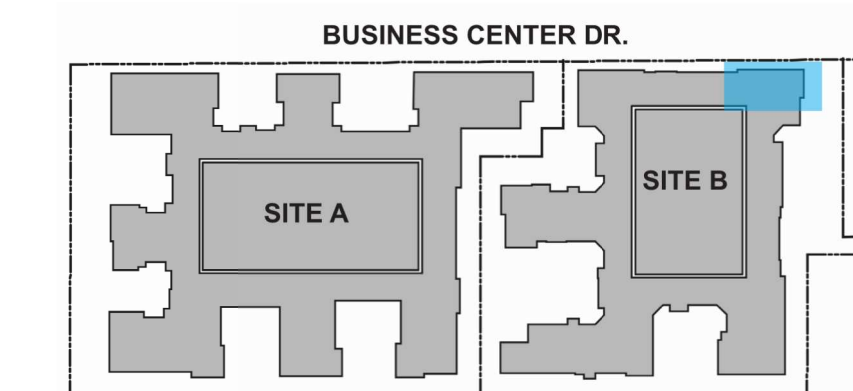


THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURTYARD 3B "PLAY" & COURTYARD 2B "RELAX" ENLARGEMENTS- L.10

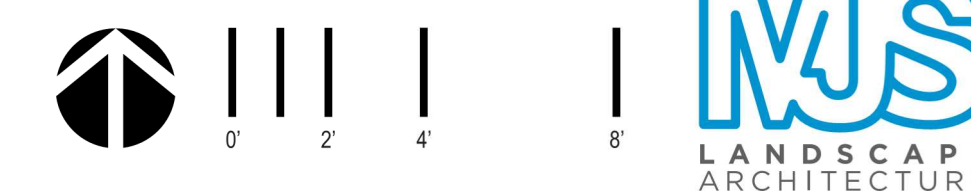


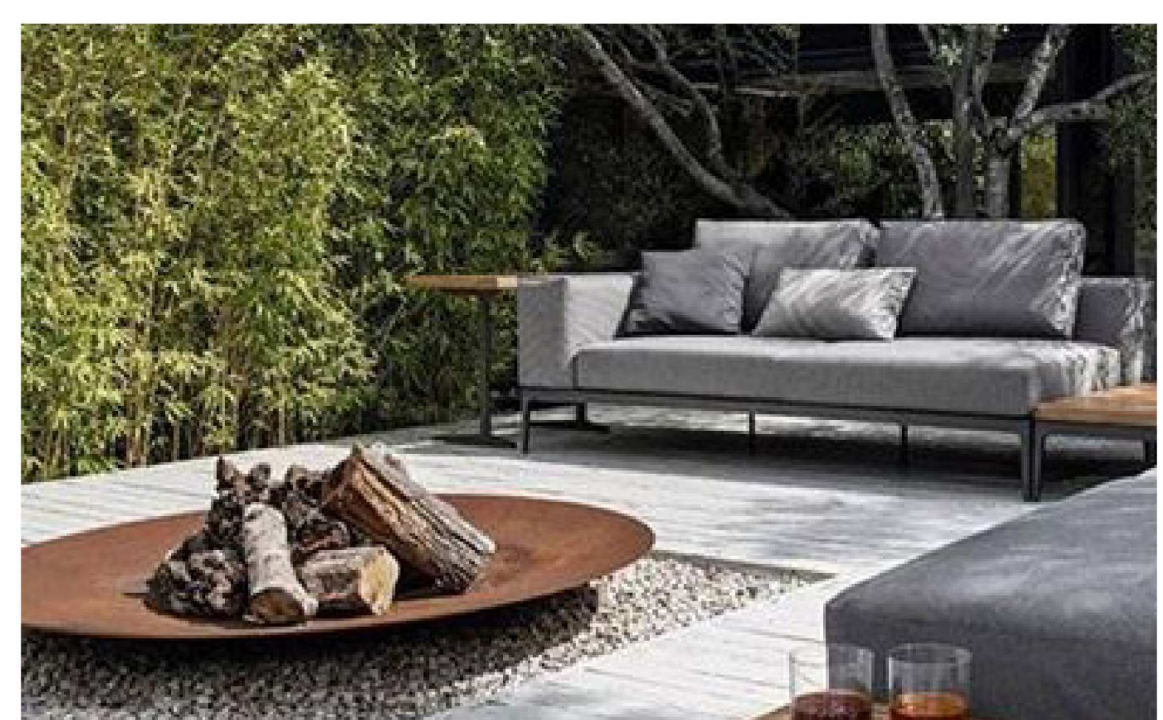
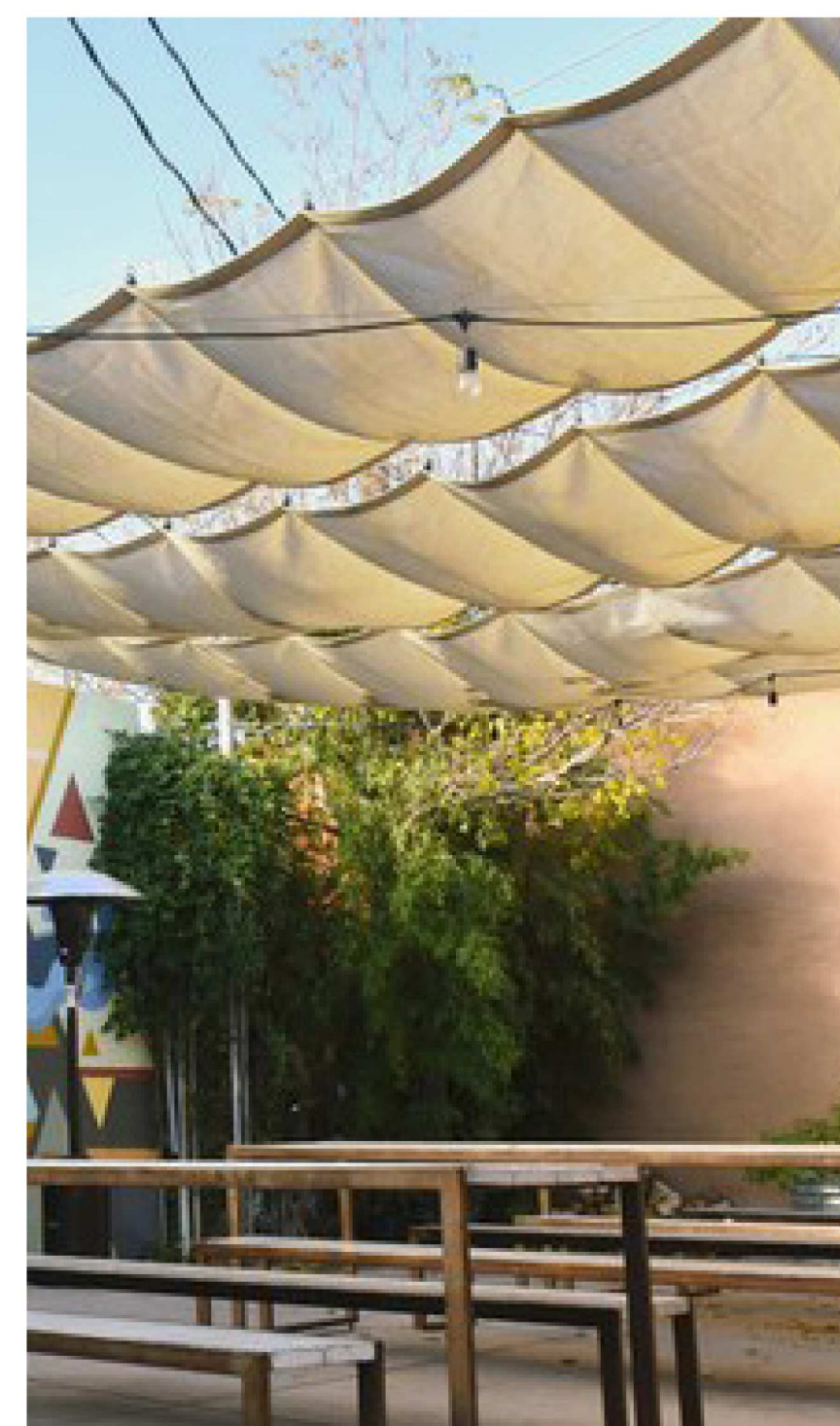
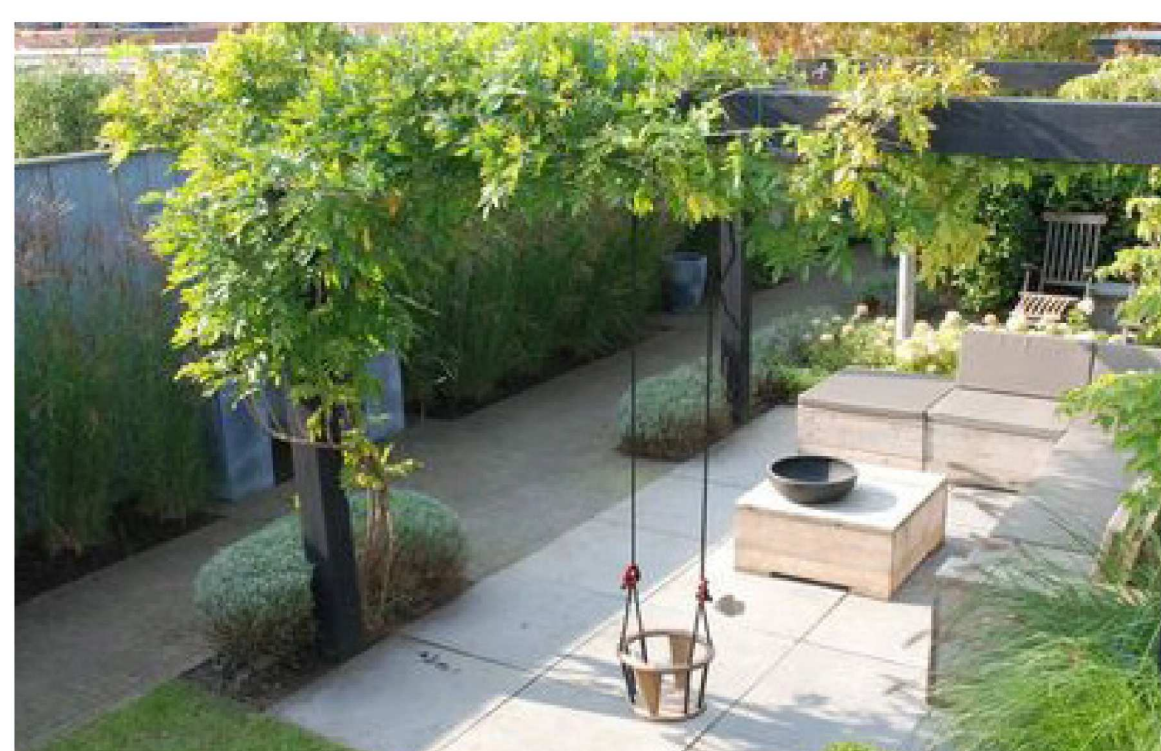
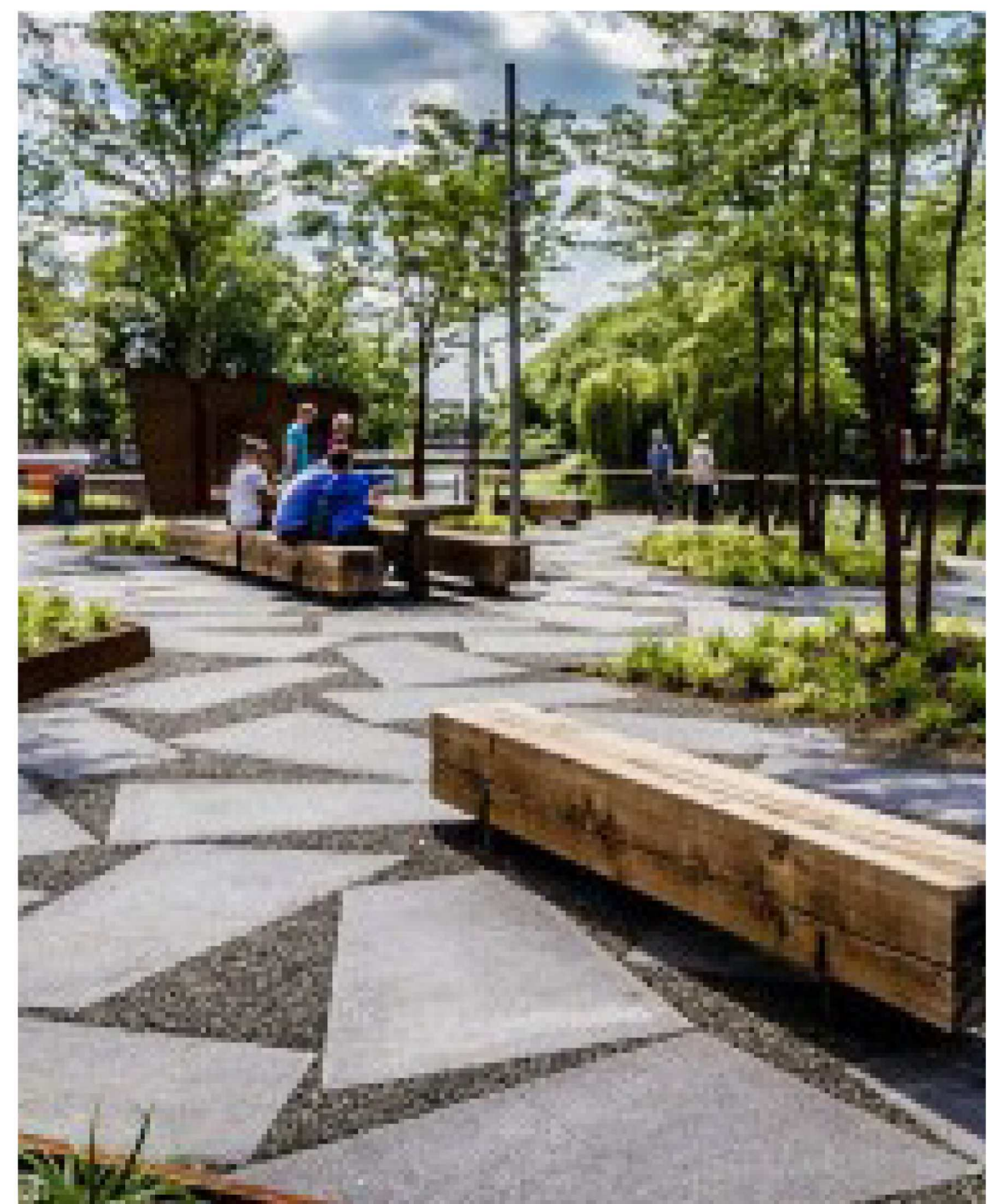
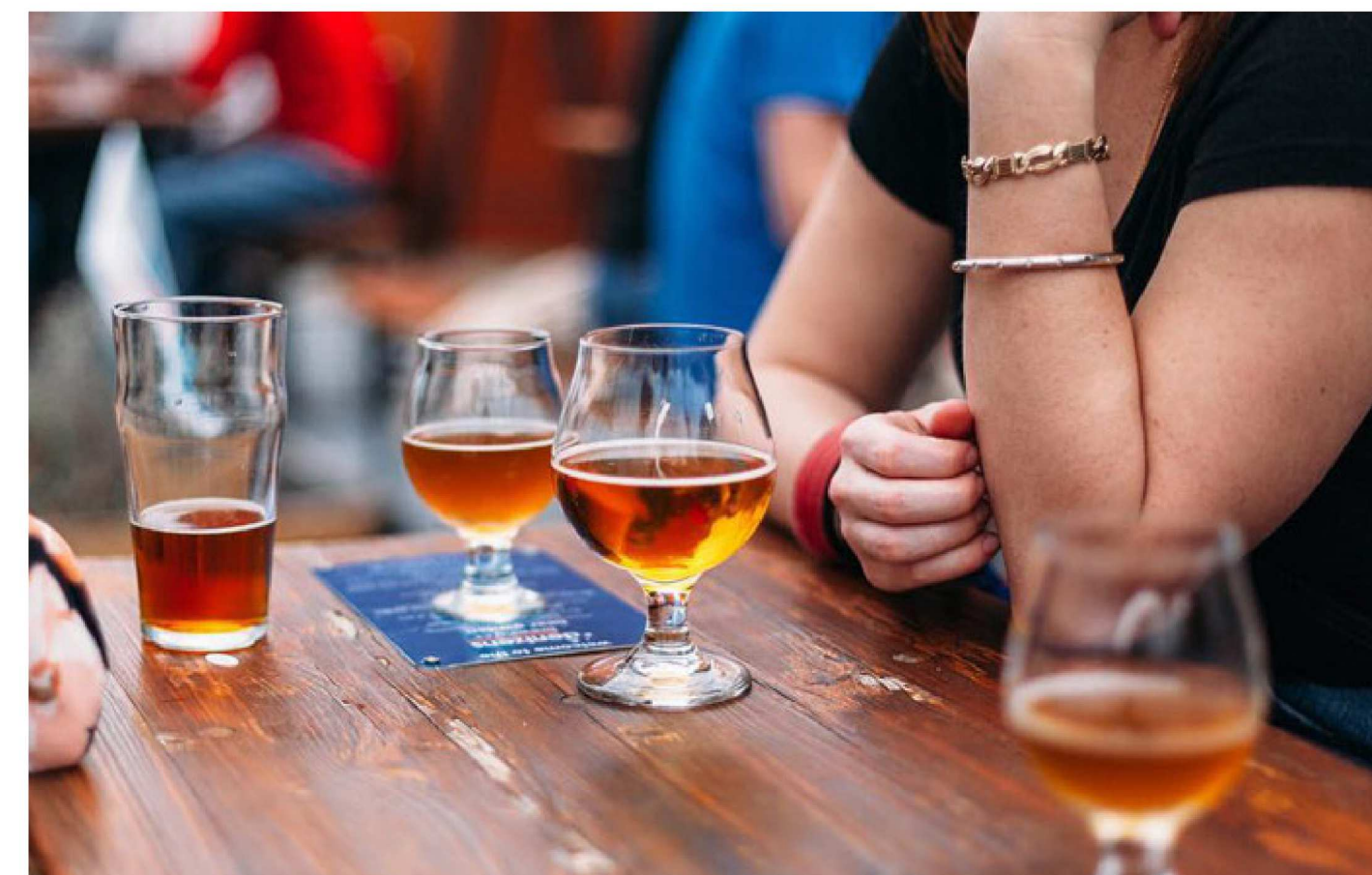
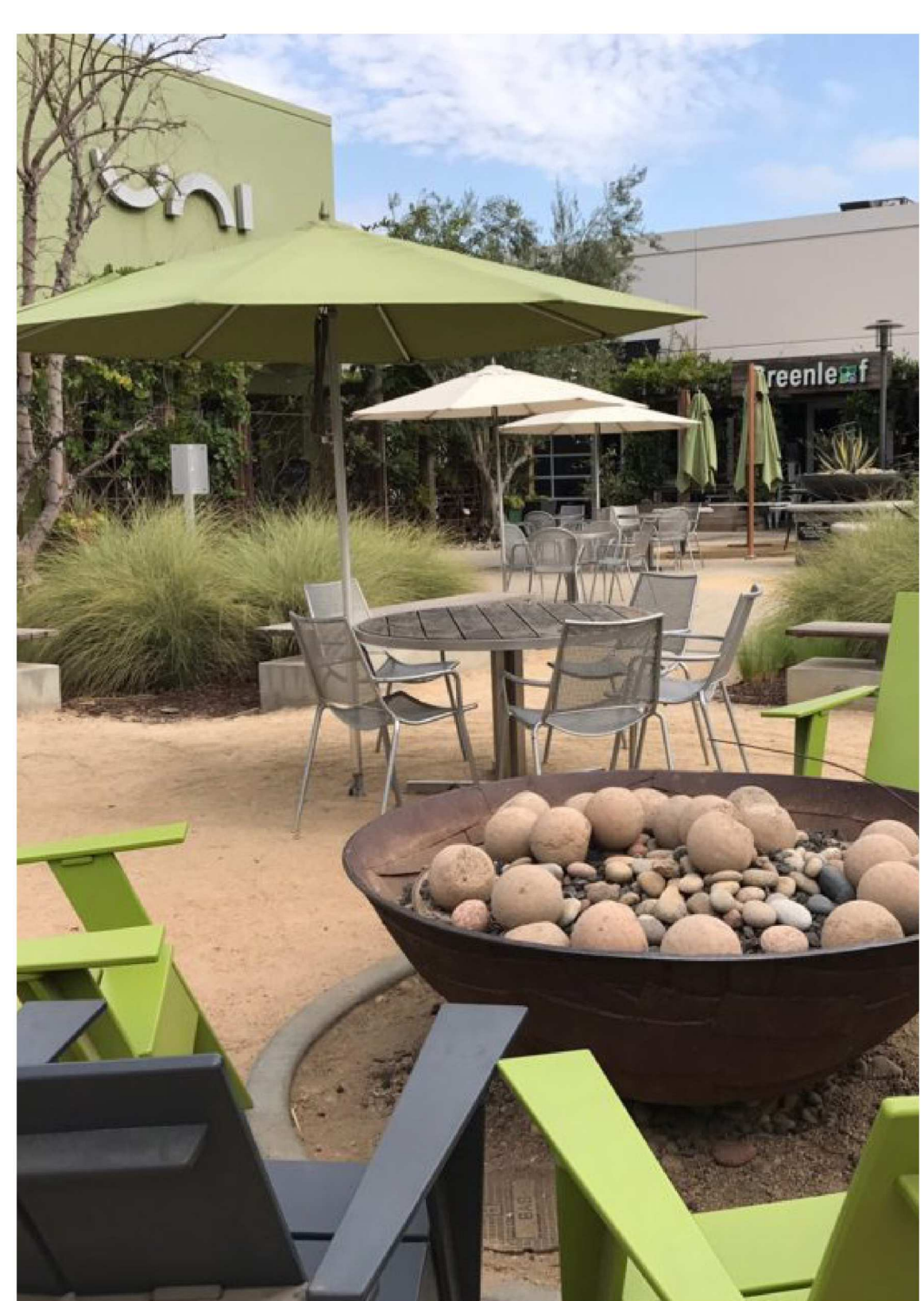
THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

ROOFTOP B "VIEW" ENLARGEMENT- L.11





SITE A APARTMENTS

SITE B APARTMENTS

THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

COURTYARD LIFESTYLE IMAGERY- L.12

KOMPAN®
Let's play



Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	4	2
Required	0	2	2

Product Line	Organic Robinia
Category	Traditional play, Sand and water play

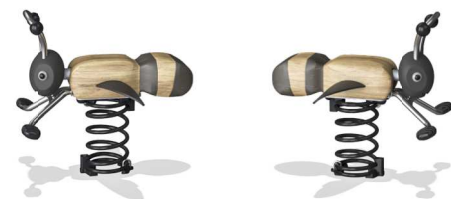
Age from 5 - 1

Max. fall height (CM)257

Safety Zone	62 m2
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KOMPAN
Let's play



Elevated Activities: 0	Accessible Elevated Activities	Accessible Ground Level Activities	Accessible Ground Level Play Types
Present	0	1	1
Required	0	1	1

Product Line	Organic Robinia
Category	Traditional play, Sand and water play

Age from 2 - 5

Max. fall height (CM)60

Total height (CM) 73

Safety Zone	6.5 m2
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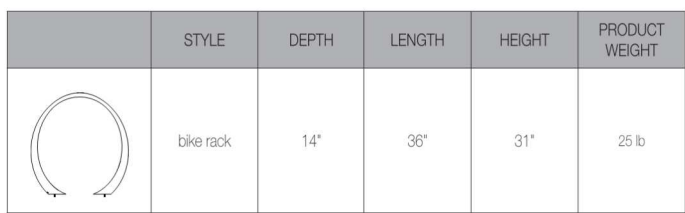


Product Data Sheet



The Universe System is a set of simple, comfortable and universal accessories, suitable for any element that requires a seat. It was designed as a complement to Escofet's concrete backless bench collection. The system includes lightweight steel and wood benches and chairs with armrests and a backless bench and backless seat. All rest on standard backless benches or on "in situ" masonry walls. The seats are made from FSC-certified tropic wood boards with steel supports and arms and are anchored to a wall or concrete bench with stainless steel screws and metal expansion plugs.

Product Data Sheet



Loop

- Loop bike rack is a simple, sweeping circle with a twist.
- Both functional and sculptural.
- Cyclists can loop and lock one or two bikes around its shape-shifting cast aluminum ribbon frame.
- The aluminum casting, finished with Pangard III® powdercoat, is offered in a selection of colors. Must be embedded to a concrete surface.
- Bike racks must be placed 30' apart, and 24" from wall; see installation guide.
- Meets AEPF guidelines.

- ### Metal Finishes

- All metal is finished with Pangard II®, offered exclusively by Landscape Forms, a 19-step program of cleaning, priming, and powder coating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

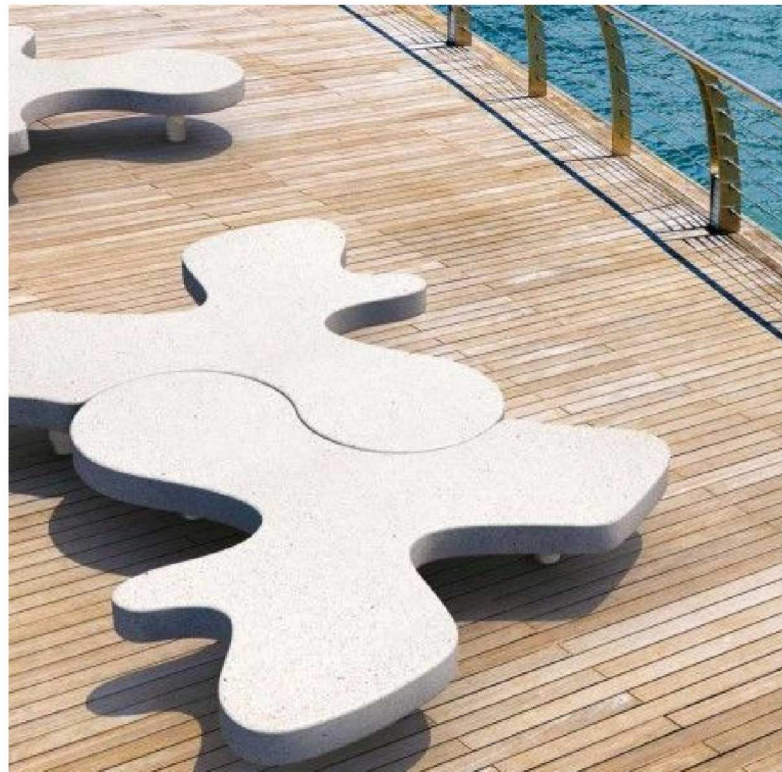
- Call for standard color chart

- Recycled Content**
- Loop has a recycled content of 97%, and is 100% recyclable

To Specify

- Specify collection name and product name.
- Specify powdercoat color.

A photograph of a modern playground with wooden structures, a large rock climbing wall, and a net structure. Three children are playing: one on a low beam, one on the rock wall, and one on the net. The background shows a grassy area and residential houses.



A large group of people is practicing yoga in a park. They are all in a similar pose, with one leg extended forward and arms raised. The background features several tall skyscrapers, including the Willis Tower. The scene is set on a grassy area with trees and a clear sky.



LIFESTYLE IMAGERY

LINEAR PARK CUT-SHEETS

THE RESIDENCES AT DUARTE STATION- DUARTE, CA

MW INVESTMENTS

APRIL 24, 2019

General Planting Notes:

- 1. MAINTAIN SHRUBS AT 24" HIGH INSIDE OF VEHICULAR LINE OF SIGHT.
- 2. SECURITY PLANTING MATERIALS WILL BE UTILIZED ALONG WALL AND PROPERTY LINES AND UNDER VULNERABLE WINDOWS.
- 3. ROOT BARRIERS ARE REQUIRED FOR ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE.

Graffiti Notes:

- 1. ANY GRAFFITI PAINTED OR MARKED UPON THE PREMISES OR ON ANY ADJACENT AREA UNDER THE CONTROL OF THE LICENSEE(S) SHALL BE REMOVED OR PAINTED WITHIN 24 HOURS OF BEING APPLIED.

Water Efficient Landscaping:

- THE FOLLOWING MEASURES WILL BE INCORPORATED INTO THE PROJECT TO CONSERVE WATER:
- 1. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE CITY OF DUARTE GUIDELINES FOR WATER EFFICIENT LANDSCAPES.
 - 2. THE ESTIMATED APPLIED WATER USE ALLOWED FOR THE LANDSCAPE AREA SHALL NOT EXCEED THE MAWA CALCULATION.

Landscaping Principles and Goals:

- IN DEVELOPING THE MASTER LANDSCAPE CONCEPT FOR THE DUARTE STATION APARTMENTS, CONSIDERATION WILL BE GIVEN TO THE FOLLOWING GOALS AND OBJECTIVES.
- PROVIDE A DISTINCT VISUAL IMPRESSION AND COMMUNITY IDENTITY, SOFTEN THE URBAN EXPERIENCE, PROVIDE THE HIGHEST LEVEL OF AESTHETIC STANDARDS COMPLIMENTED BY THE QUALITY OF THE BUILDING MATERIALS THAT WILL ASSURE AN ATTRACTIVE ENVIRONMENT ENHANCING THE QUALITY OF LIFE AMONG ITS RESIDENTS.
 - CREATE "GREEN AREAS" AND ENHANCE IMPORTANT PUBLIC SPOTS EASILY ACCESSIBLE TO ALL IN THE COMMUNITY.
 - LANDSCAPE DESIGN WILL INTEGRATE THE AESTHETIC AND FUNCTIONAL REQUIREMENTS OF URBAN LIFE.
 - MAKE SIDEWALKS, WALKWAYS, AND ALL PEDESTRIAN AREAS CONVENIENT, ATTRACTIVE, COMFORTABLE, AND SAFE.
 - ACCOMMODATE ALTERNATIVE TRANSPORTATION MODES THROUGHOUT THE SPECIFIC PLAN AREA INCLUDING WALKING, BICYCLING, AND USE OF PUBLIC TRANSIT.

Application of Sustainable Landscape Design Practices:

TO THE EXTENT CONSISTENT WITH OTHER DESIGN CONSIDERATIONS, LANDSCAPE DESIGN WILL MINIMIZE RESOURCE CONSUMPTION. MATERIALS CONSIDERED WILL PROTECT THE NATURAL ENVIRONMENT FROM LONG-TERM HARM. MATERIALS WILL BE USED WHICH ARE LONG LIVED AND USE MINIMAL ENERGY IN THEIR MANUFACTURE AND/OR TRANSPORT TO THE SITE, HAVE HIGH RECYCLED CONTENT, AND HAVE MINIMAL NON-RENEWABLE MATERIAL CONTENT.

TO THE EXTENT POSSIBLE, TREES SHALL BE SITED TO SHADE SOUTH FACING ELEVATIONS OF BUILDINGS TO HELP REDUCE COOLING REQUIREMENTS.

Water Conserving Landscaping:

WATER CONSERVING LANDSCAPING WILL BE UTILIZED AS REQUIRED BY CITY AND STATE MANDATE SB1881 CHARACTERISTICS SUCH AS EXPOSURE, LIGHT INTENSITY, SOIL ANALYSIS, SITE DRAINAGE, AND IRRIGATION. PROPER PLANT SELECTION BASED ON SITE CHARACTERISTICS WILL ENHANCE THE PLANTS' LIKELIHOOD OF BECOMING ESTABLISHED IN THE SITE AND REDUCE POTENTIAL INCIDENCES OF LOW VIGOR, EXCESSIVE MAINTENANCE, DISEASE, OR DEATH.

THE LANDSCAPE IRRIGATION CONCEPT FOR THE SITE WILL BE DESIGNED TO PROVIDE THE MOST EFFICIENT AND CONSERVING MEANS TO DISTRIBUTE IRRIGATION WATER AND PROVIDE THE PROPERTY MANAGEMENT COMPANY AND LANDSCAPE MAINTENANCE COMPANY WITH THE LATEST TECHNOLOGY FOR WATER CONSERVATION.

Irrigation Systems:

- THE LANDSCAPE PALETTE WILL ALLOW FOR A HIGH DEGREE OF WATER CONSERVATION. IRRIGATION PRACTICES WILL INCLUDE THE USE OF WATER-EFFICIENT EQUIPMENT THAT COMPLIES WITH APPLICABLE CITY CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE FOLLOWING CRITERIA:
- THE SYSTEM WILL CONFORM TO THE REGULATIONS FOR THE CONSTRUCTION OF IRRIGATION WATER SYSTEMS WITHIN THE CITY OF DUARTE.
 - WITHIN THE LANDSCAPED AREAS, AN APPROVED WEATHER-BASED IRRIGATION SYSTEM WILL BE UTILIZED.
 - DESIGN, INSTALLATION, AND EQUIPMENT WILL CONFORM TO THE HIGHEST INDUSTRY STANDARDS. ALL CONSTANT PRESSURE POTABLE WATER MAINLINE PIPING INSTALLED WILL BE IDENTIFIED IN ACCORDANCE WITH THE CITY OF DUARTE REGULATIONS.
 - ALL IRRIGATION SYSTEMS WILL BE CONTROLLED WITH AUTOMATIC IRRIGATION CONTROLLERS, AND BE INSTALLED TO MAXIMIZE EASE OF OPERATION AND MAINTENANCE.
 - SYSTEMS SHOULD BE INSTALLED IN A MANNER THAT MINIMIZES OPPORTUNITIES FOR VANDALISM. ALL CONTROLLERS, PUMPS AND ASSOCIATED EQUIPMENT MUST BE SCREENED FROM VIEW WITH PLANTING AND/OR LANDSCAPE WALLS.
 - ALL LANDSCAPE PLANTING AREAS WILL BE ADEQUATELY IRRIGATED.
 - IRRIGATION SYSTEMS WILL BE PROGRAMMED TO OPERATE GENERALLY BETWEEN THE HOURS OF 9:00 P.M. AND 6:00 A.M., UNLESS OTHERWISE DIRECTED BY THE CITY ENGINEER.

Plant Palette Note:

THIS PRELIMINARY PLANT PALETTE IS INTENDED TO REPRESENT A TYPICAL SAMPLE OF THE PROPOSED PLANTS BUT DOES NOT INDICATE THE EXACT SPECIES WHICH WILL BE DEVELOPED ON THE DETAILED PLANS.

WUCOLS Note:

WUCOLS, WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, IS A UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION PUBLICATION AND IS A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS.

Tree Survey Note:

ALL EXISTING TREES ON-SITE TO BE REMOVED.

Preliminary Plant Palette

CITY OF DUARTE, CA

- The following plant material as selected is compliant with local growing conditions including consideration for water conservation and non-invasive species.
- Plant Material not included in this Plant Palette may be used during the Final Documentation Phase subject to approval by the City.
- All landscape areas will receive automatic drip irrigation to meet AB1881 Water Conservation requirements.
- All landscape areas will be permanently maintained by the Property Management Company

TREES:

Botanical Name	Common Name	Size:	WUCOLS Region 4
Business Center Drive Street Tree			
<i>Ulmus parvifolia</i> 'True Green'	Chinese Elm	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Low
Shared Access Drive Street Tree			
<i>Magnolia' grandiflora</i> 'St. Mary's'	Southern Magnolia	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Low
Perimeter Screen Trees			
<i>Pinus eldarica</i>	Afghan Pine	24" box	Mod
<i>Podocarpus gracilior</i> - column	Fern Pine	24" box	Mod
<i>Prunus caroliniana</i> 'Bright & Tight'	Compact Carolina Cherry	24" box	Mod
<i>Tristania conferta</i>	<i>Brisbane Box</i>	24" box	Mod

Common Landscape Areas			
<i>Agonis flexuosa</i>	Peppermint Tree	36" box	Mod
<i>Arbutus x 'Marina'</i>	Hybrid Strawberry Tree	36" box	Mod
<i>Bambusa oldhamii</i>	Clumping Giant Bamboo	30 gal.	Mod
<i>Elaeocarpis decipens</i>	Japanese Blueberry Tree	24" box	Mod
<i>Magnolia</i> 'Little Gem'	Little Gem Southern Magnolia	48" box	Mod
<i>Olea europaeae</i> 'Swan Hill'	<i>Fruitless Olive</i>	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Low
<i>Quercus virginiana</i>	Southern Live Oak	48" box	Mod
<i>Tabebuia ipe</i>	Pink Trumpet Tree	48" box	Mod
<i>Tristania conferta</i>	Brisbane Box	24" box	Mod
<i>Magnolia</i> 'Little Gem'	Little Gem Southern Magnolia	36" box	Mod
<i>Phoenix dactylifera</i> 'Medjool'	Date Palm	22' BTH	Mod
<i>Plantanus x a.</i> 'Bloodgood'-multi	London Plane Tree	24" box	Mod
<i>Tabebuia ipe</i>	Pink Trumpet Tree	24" box	Mod
<i>Tristania conferta</i>	Brisbane Box	36" box	Mod

Accent Trees and Palms			
<i>Aloe bainesii</i>	Tree Aloe	24" box	Low
<i>Aloe barberae</i>	Tree Aloe	24" box	Low
<i>Brahea armata</i>	Mexican Blue Palm	36" box	Low
<i>Chamaerops humilis</i> -multi	Mediterranean Fan Palm	48" box	Low
<i>Citrus species</i> TBD	Thornless Citrus	24" box	Mod
<i>Draceana draco</i>	Dragon Tree	48" box	Low
<i>Parkinsonia x</i> 'Desert Museum'	Hybrid Palo Verde	24" box	Very Low
<i>Strelitzia nicolai</i>	Giant Bird of Paradise	24" box	Mod
<i>Washingtonia filifera</i>	California Fan Palm	Hts. vary	Low

SHRUBS and GROUNDCOVERS:

Botanical Name	Common Name	Size:	WUCOLS Region 4
Streetscape and Ground Level			
<i>Agapanthus</i> 'Peter Pan'	Dwarf Agapanthus	5 gal.	Mod
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	5 gal.	Mod
<i>Carex species</i>	Sedge	1 gal.	Low
<i>Dianella</i> 'Little Rev'	Little Rev Flax Lilly	1 gal.	Mod
<i>Gevillea species</i>	Grevillea	5 gal.	Mod
<i>Lantana montevidensis</i>	Trailing Lantana	5 gal.	Mod
<i>Muhlenbergis species</i>	Deer grass	1 gal.	Low
<i>Phormium hybrid</i>	Hybrid Flax	5 gal.	Mod
<i>Podocarpus</i> 'Icee Blue'	Yellowwood	15 gal.	Mod
<i>Rosmarinus prostratus</i>	Dwarf Rosemary	1 gal.	Low

Line of Sight Note:
Maintain shrubs at 24" high inside of Line of Sight at street intersections.

Large shrubs (minimum 5 gallon size at 3' o.c.)			
<i>Arbutus unedo</i>	Strawberry Tree	5 gal.	Mod
<i>Furcraea 'Mediopicta'</i>	Mauritius Hemp	15 gal.	Mod
<i>Olea</i> 'Little Ollie'	Dwarf Olive	5 gal.	Mod
<i>Phormium Hybrid</i>	Hybrid Flax	5 gal.	Mod
<i>Photinia x fraserii</i>	Red-tipped Photinia	5 gal.	Mod
<i>Pittosporum</i> 'Silver Sheen'	Silver Sheen Kohuhl	15 gal.	Mod
<i>Tecoma stans</i>	Yellow Bells	5 gal.	Low
<i>Westringia fruticosa</i>	Coast Rosemary	5 gal.	Mod

Medium Shrubs (minimum 5 gallon size)			
<i>Bougainvillea species</i>	Bougainvillea	5 gal.	Mod
<i>Callistemon</i> 'Little John'	Dwarf Bottlebrush	5 gal.	Mod
<i>Dianella variegata</i>	Variegated Flax Lilly	5 gal.	Mod
<i>Dietes vegeta</i>	Fortnight Lily	5 gal.	Mod
<i>Grevillia species</i>	Grevillia	5 gal.	Mod
<i>Ligustrum j. texanum</i>	Wax Leaf Privet	5 gal.	Mod
<i>Pennisetum</i> 'Fairy Tale'	Evergreen Pennisetum	1 gal.	Mod
<i>Pittosporum species</i>	Mock Orange	5 gal.	Mod
<i>Philodendron xanadu</i>	Dwarf Philodendron	1 gal.	Mod
<i>Raphiolepis indica species</i>	India Hawthorn	5 gal.	Mod
<i>Strelitzia reginae</i>	Bird of Paradise	5 gal.	Mod

Low Shrubs and Groundcovers (minimum 1 gallon size)			
<i>Carissa M.</i> 'Horizontalis'	Natal Plum	1 gal.	Mod
<i>Carex species</i>	Sedge	1 gal.	Mod
<i>Dianella</i> 'Little Rev'	Little Rev Dianella	1 gal.	Mod
<i>Heimerocallis hybrids</i>	Evergreen Daylilies	1 gal.	Mod
<i>Lantana montevidensis</i>	Trailing Lantana	1 gal.	Mod
<i>Mahonia repens</i>	Creeping Mahonia	5 gal.	Mod
<i>Myoporum parvifolium</i>	Myoporum	1 gal.	Low
<i>Rosmarinus o. prostratus</i>	Dwarf Rosemary	1 gal.	Mod
<i>Salvia species</i>	Sage	5 gal.	Low

Accent/color shrubs (minimum 5 gallon size)			
<i>Aeonium x floribundum</i>	Aeonium Hybrid	1 gal.	Mod
<i>Aloe species</i>	Aloe	5 gal.	Low
<i>Agave species</i>	Agave	5 gal.	Low
<i>Cycas revoluta</i>	Sago	15 gal.	Mod
<i>Dasyllirion wherlerii</i>	Desert Spoon	15 gal.	Low
<i>Hesperaloe parvifola</i>	Red Yucca	5 gal.	Low
<i>Muhlenbergia species</i>	Deer Grass	1 gal.	Low

Screen Hedge at above-ground Utilities			
<i>Ficus</i> 'Green Gem' - column	Ficus Hedge	15 gal.	Mod
<i>Ligustrum j. texanum</i> - column	Wax Leaf Privet	15 gal.	Mod
<i>Prunus</i> 'Bright & Tight' - column	Compact Carolina Cherry	15 gal.	Mod

Turf at Community Green

Synthetic Turf - Imperial Rye Fescue (90 oz.)