

Subject: Gateway at Lassen - Updated site Plan
From: Gary Werner <gary@raa-inc.com>
Date: Nov 20 01:57PM -0800

Hi Zena,

Attached is the updated Site Plan for the PLUM Committee's use in our meeting _____ afternoon. I was told I would have the updated Landscape Plan by _____ today but I haven't seen it yet. I will forward that as soon as I get it.

BUILDING & PARKING ANALYSIS										PROJECT DATA		SITE SUMMARY		ZONING MAP		VICINITY MAP	
BUILDING	TYPE OF USE	GROSS FLOOR AREA (+/-)	*ZONING FLOOR AREA (+/-)	RATIO	TOTAL PARKING	LONG TERM BIKE PARKING RATIO	LONG TERM BIKE PARKING REQUIRED	SHORT TERM BIKE PARKING RATIO	SHORT TERM PARKING REQUIRED	Standard Stalls: STANDARD (8'-6" x 18") = 319 COMPACT (7'-6" x 15") = 57 HANDICAP (9'-0" x 18") = 18 ELECTRIC CAR (9'-0" x 18") = 21 Bicycle Parking: Bicycle Required Long Term Bicycles 9 Short Term Bicycles 9 Hotel Long Term Bicycles 6 Hotel Short Term Bicycles 6 Total Bicycles Required: 30 Bicycle Provided Long Term Bicycles 14 Short Term Bicycles 16 Hotel Long Term Bicycles 6 Hotel Short Term Bicycles 6 Total Bicycles Provided: 42 Notes: 1. Existing buildings do not require long and short term bike racks, only new zoning floor area.	13.7%	5%					
BUILDING 1 (EXISTING)	Gym	20,040	19,569	1:500sqft	39	1:2000sqft	NA	1:2000sqft	NA								
BUILDING 2 (EXISTING)	Retail	6,000	5,856	1:500sqft	12	1:2000sqft	NA	1:2000sqft	NA								
BUILDING 3 (EXISTING)	Retail	11,000	10,989	1:500sqft	22	1:2000sqft	NA	1:2000sqft	NA								
BUILDING 5 (PROPOSED)	Restaurant	5,100	9,774	1:500sqft	20	1:2000sqft	5	1:2000sqft	5								
	Retail	4,900															
	Electrical Rm.	350															
BUILDING 6 (PROPOSED)	Restaurant w/ DT	2,000	1,990	1:500sqft	4	1:2000sqft	1	1:2000sqft	1								
BUILDING 7 (PROPOSED)	Restaurant w/ DT	2,496	2,473	1:500sqft	5	1:2000sqft	1	1:2000sqft	1								
BUILDING 8 (PROPOSED)	Restaurant w/ DT	3,200	3,081	1:500sqft	6	1:2000sqft	2	1:2000sqft	2								
TOTAL		55,086	53,732		108		9		9								
* PARKING REQUIRED IS BASED ON THE ZONING FLOOR AREA																	
HOTEL PARKING CALCULATIONS:																	
BUILDING 4 (PROPOSED)	87,521									GROSS BUILDING AREA: 142607 S.F.							
(124 guestrooms, 4 stories)										TOTAL PARKING REQUIRED: 174							
										TOTAL PARKING PROVIDED: 415							
										ENTERPRISE ZONE REQUIREMENT:							
										ZONING BUILDING AREA 53,732		1:500sqft		108			
										HOTEL				66			
										TOTAL ENTERPRISE ZONE PARKING REQUIRED:				174			

PROJECT ADDRESS:
SWC OF MASON AVENUE & LASSEN ST.
CHATSWORTH, CALIFORNIA

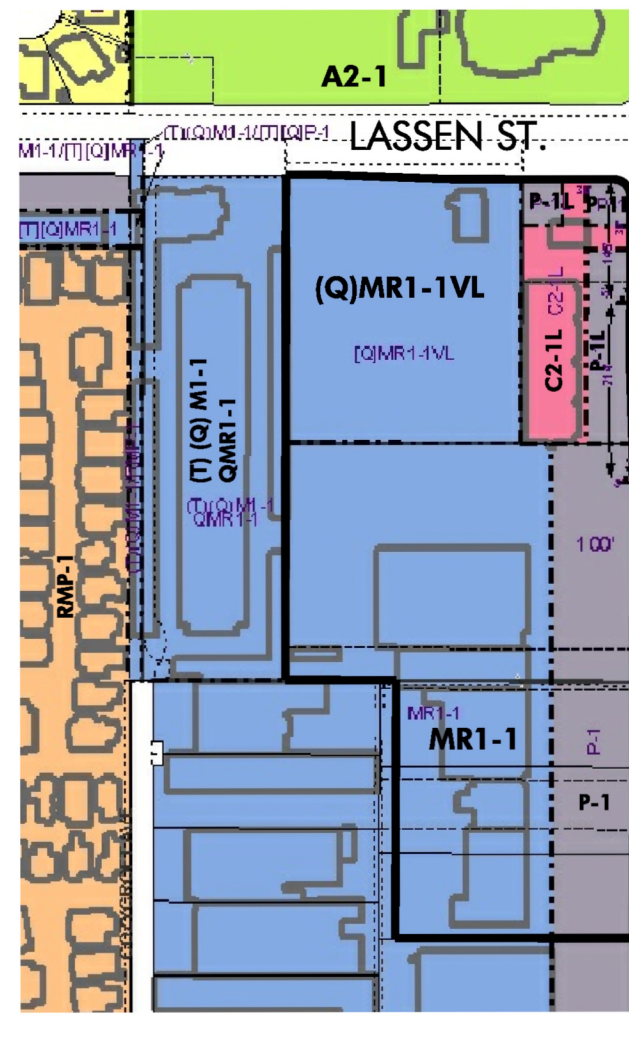
LEGAL DESCRIPTION:
A.P.N. 2748-005-020
A.P.N. 2748-005-029
A.P.N. 2748-005-022
A.P.N. 2748-005-028
A.P.N. 2748-005-048

SITE AREA:
NET AREA (±8.23 ACRES) ±358,586 S.F.
GROSS SITE AREA (±8.52 ACRES) ±371,009 S.F.

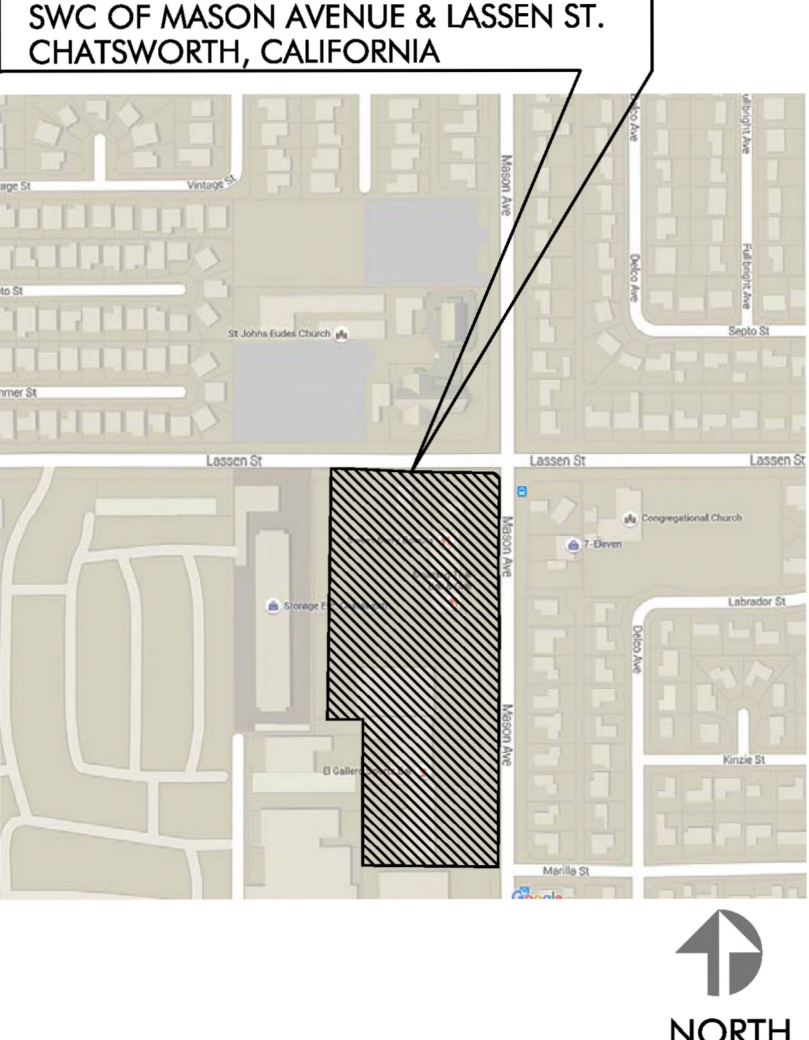
BUILDING AREA:
TOTAL BUILDING AREA: ±142,607 S.F.

FLOOR AREA RATIO:
FLOOR AREA RATIO:
(±142,607 S.F. / ±358,586 S.F. = 39.77 %

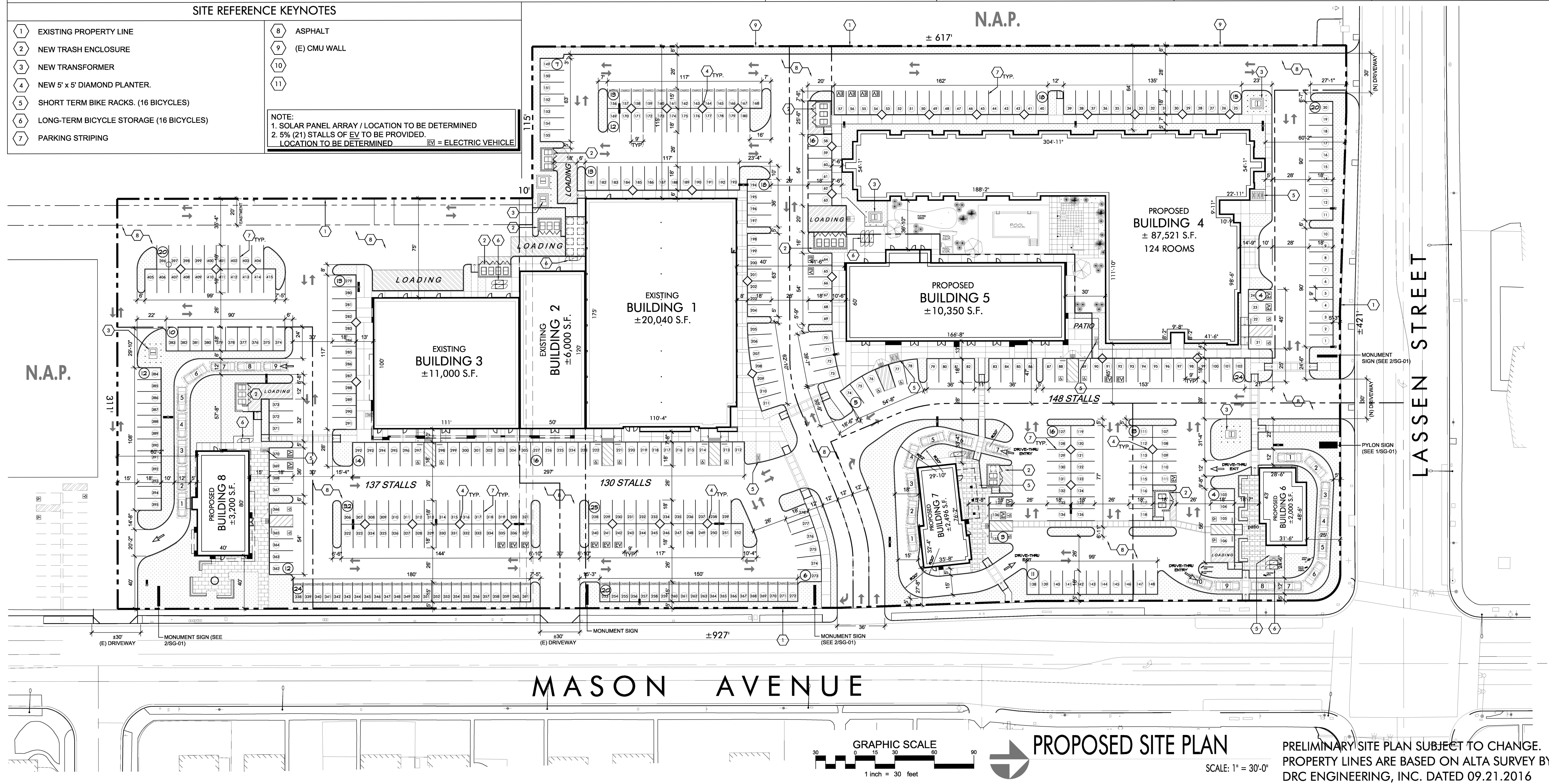
LANDSCAPE:
LANDSCAPE AREA PROVIDED: (10.5%) ±37,773 S.F.



NORTH



NORTH

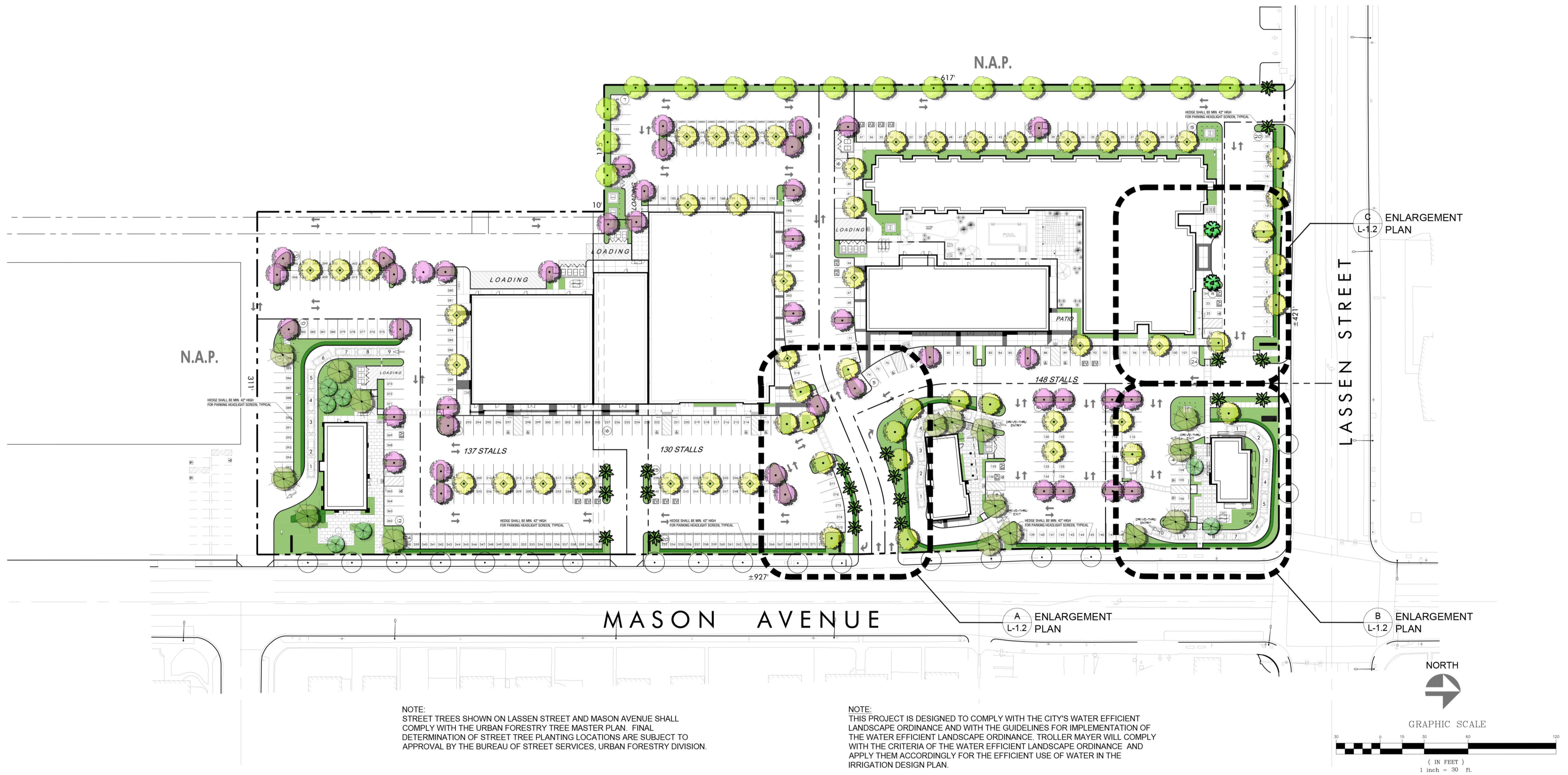


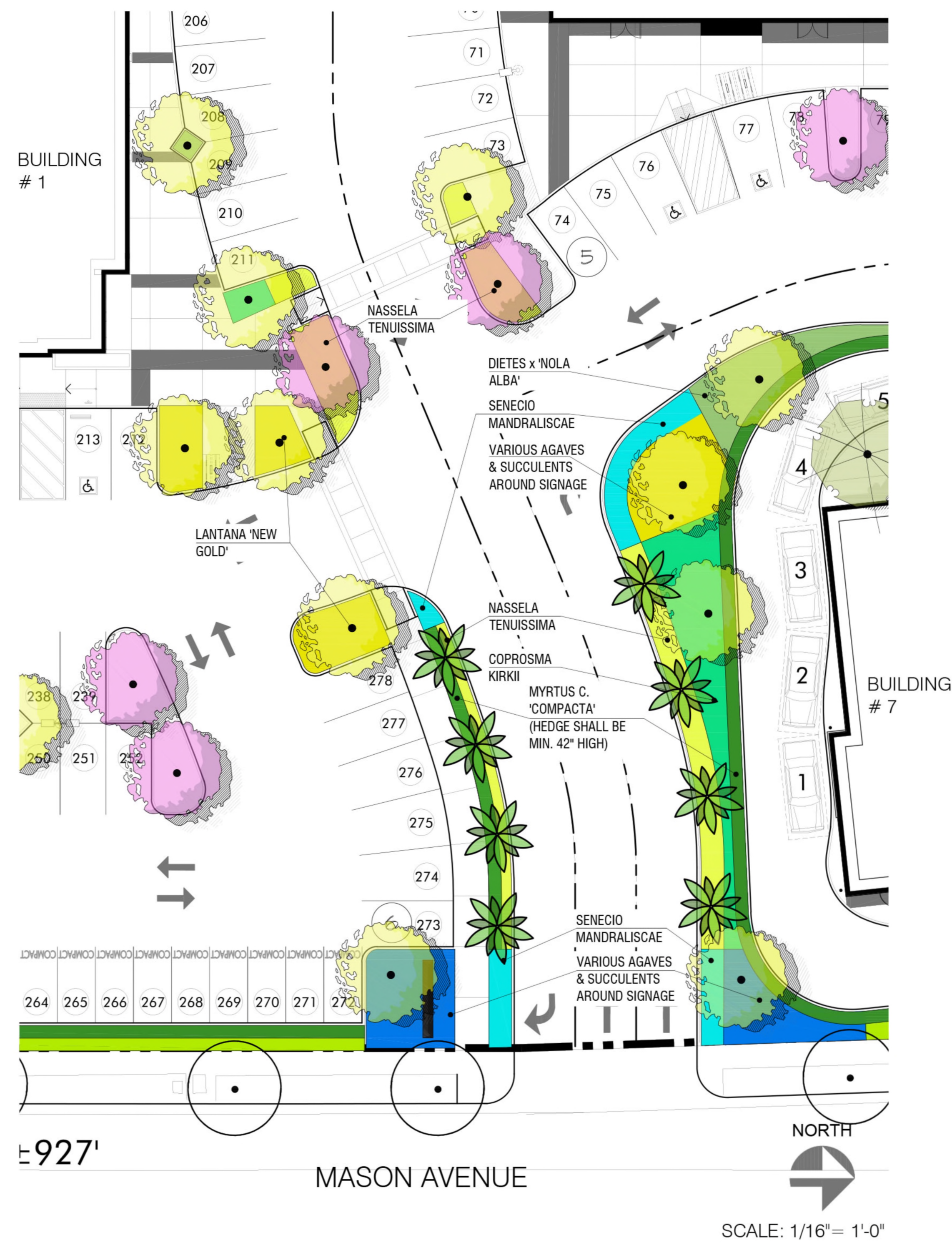
Subject: GATEWAY at Lassen - Landscape plans
From: Gary Werner <gary@raa-inc.com>
Date: Nov 20 02:18PM -0800

Hi Zena,

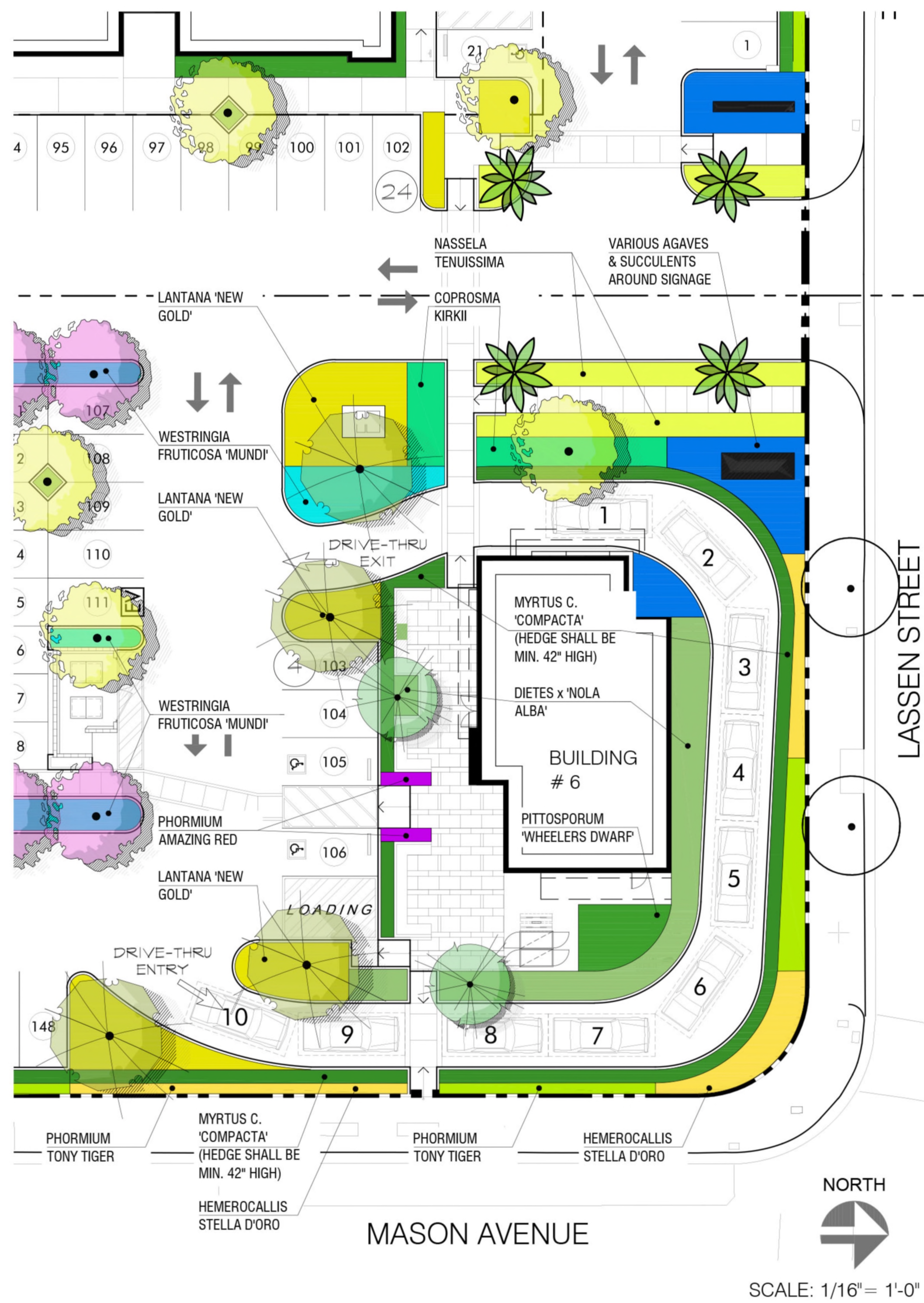
Here are the Gateway at Lassen landscape plans (4 plans in Zip). If you have difficulty opening please let me know and I will send the plans separately.

If you have any questions, comments or concerns please feel free to call me at the

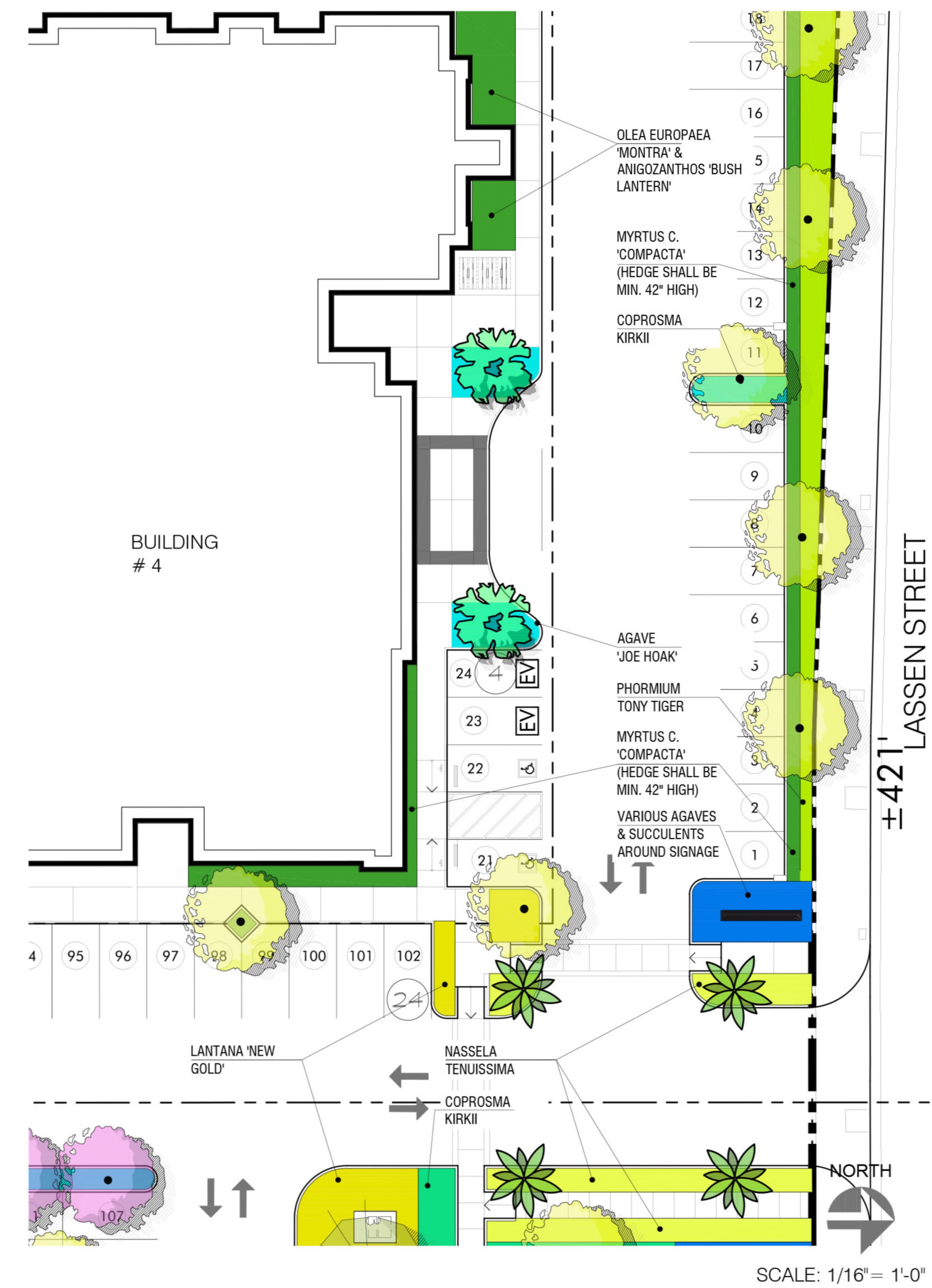




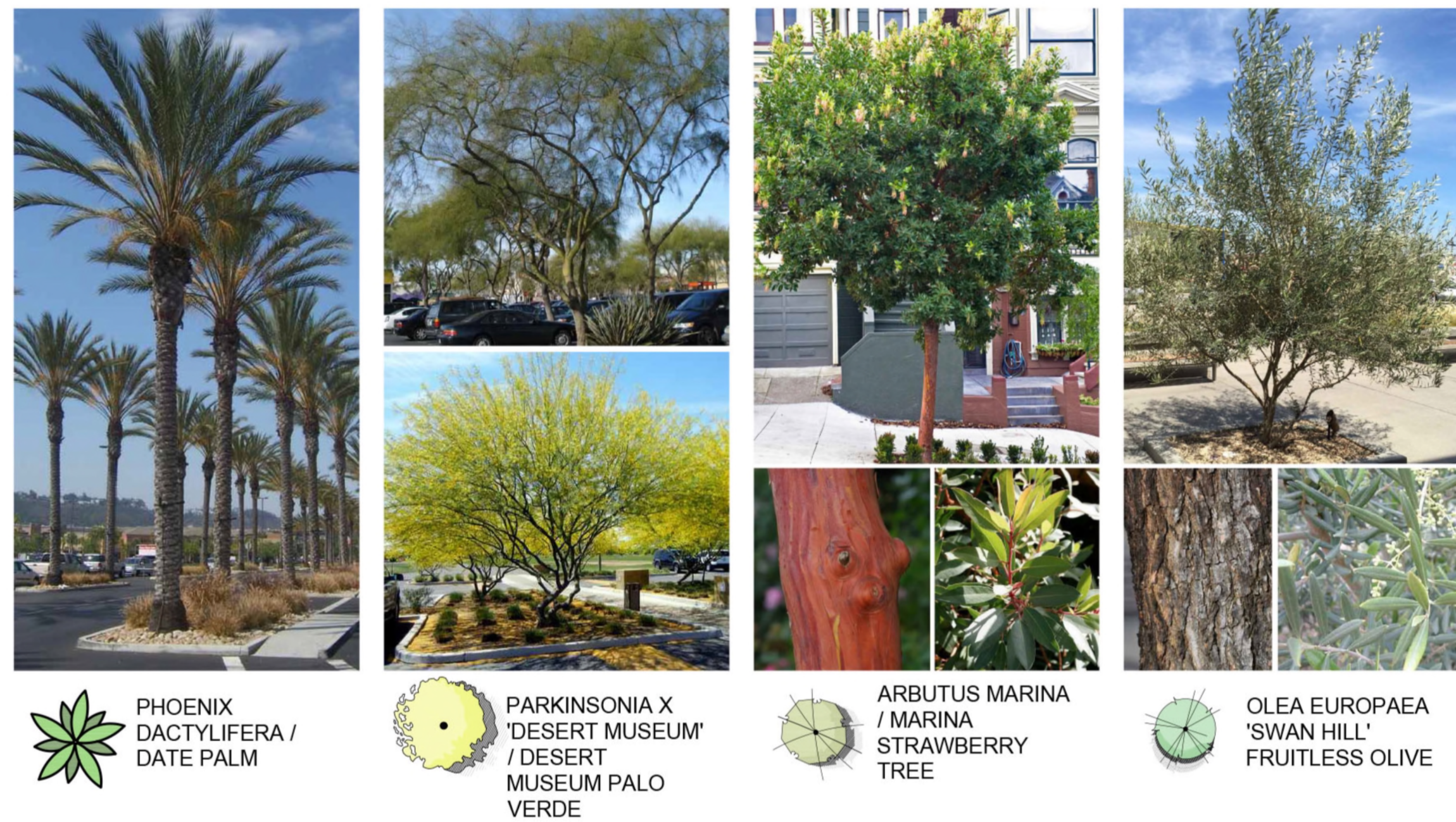
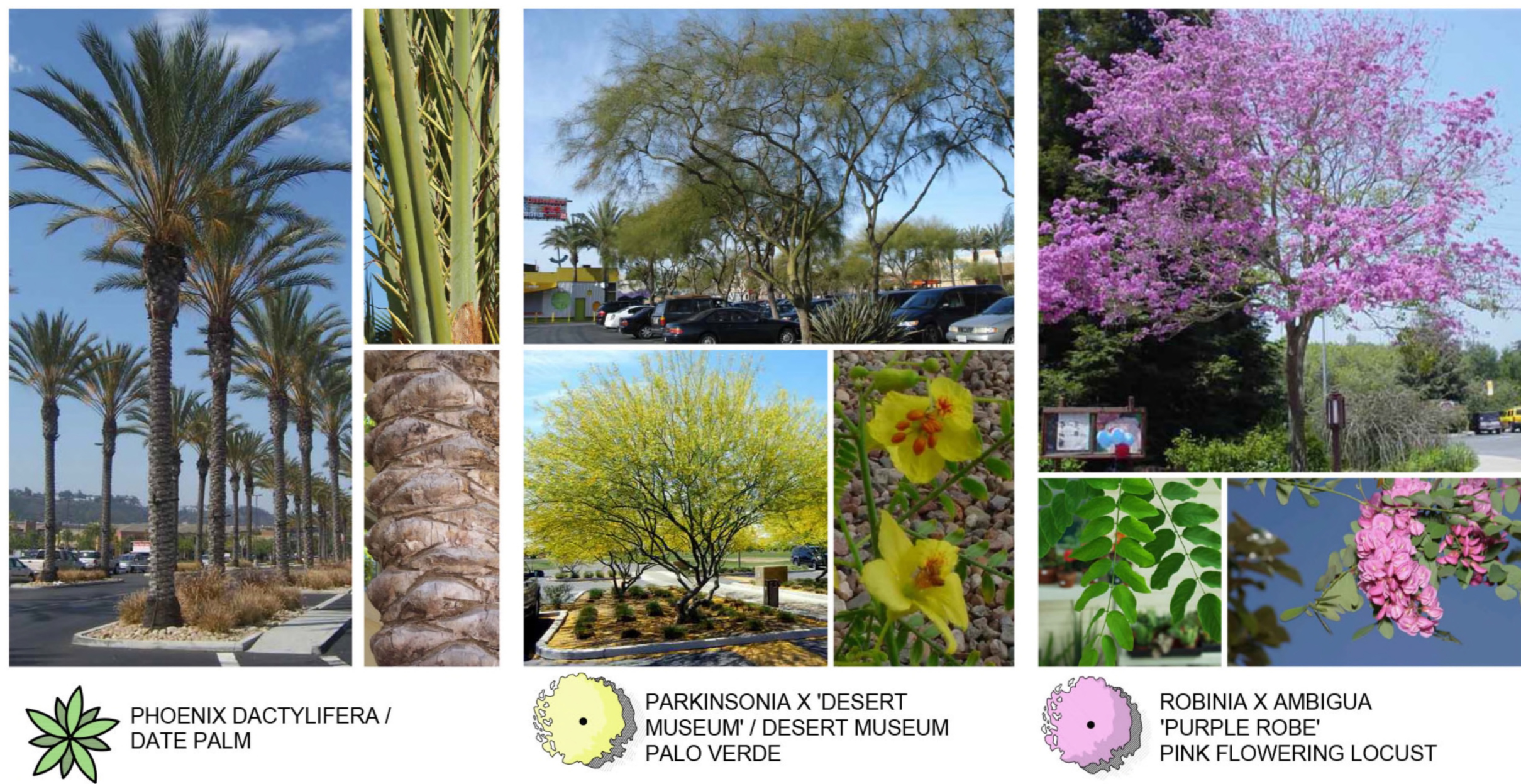
ENLARGEMENT PLAN:
Vehicular Entrance from Mason Avenue
A



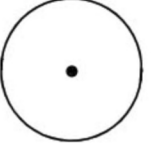
ENLARGEMENT PLAN:
Corner of Mason Avenue & Lassen Street
B



ENLARGEMENT PLAN:
Vehicular Entrance from Lassen Street
C



TREE LEGEND

Symbol	Genus Species Name	Common Name	Box/Container Size	Height and Width at Planting	Height and Width at Maturity	Time to Maturity	Quantity
	Robinia x ambigua 'Purple Robe'	Pink Flowering Locust	24" Box STD	10-12' High X 5-6' Wide	30' High X 40' Wide	10-12 Years	43
	Arbutus marina	Marina Strawberry Tree	24" Box STD	9-10' High X 3-4' Wide	30-40' High X 30-40' Wide	15-20 Years	16
	Olea europaea 'Swan Hill'	Fruitless Olive	36" Box MULTI	11-13' High X 8-9' Wide	25-30' High X 20-30' Wide	15-20 Years	7
	Parkinsonia x 'Desert Museum'	Desert Museum Palo Verde	36" Box STD	12-14' High X 8-10' Wide	20-25' High X 20-25' Wide	10-12 Years	56
	Phoenix dactylifera	Date Palm	18' BTH	18-20' High X 15-20' Wide	50-60' High X 30-40' Wide	15 Years	20
	Tristania conferta	Brisbane Box	24" Box STD	10-12' High X 4-5' Wide	30-45' High X 20-25' Wide	10-12 Years	16
	Chamaerops humillis var. Argentea	Atlas Mountian Palm	36" Box MULTI	6'-7' Clumps	8'-12' High X 10'-15' Wide	10-12 Years	2
	Lagerstroemia 'Muskogee'	Muskogee Crape Myrtle (street tree to be confirmed with urban forestry division)	24" Box STD	9'-10' High X 3'-4' Wide	20'-30' High X 15'-20' Wide	10-12 Years	22

SHADE TREE TABLE - Parking

DESCRIPTION	#
TOTAL # OF PARKING SPACES	416
TOTAL SQUARE FEET OF PARKING AREA	59,688 SQ. FT.
TOTAL # OF TREES	120
TOTAL SQUARE FEET OF SHADE AREA	36,140 SQ. FT.
% OF SHADE OVER PARKING AREA	60.5%

NOTE:
THE TREES SHALL BE LOCATED IN SUCH A MANNER AND BE OF SUCH A SIZE THAT THE TREES ARE CAPABLE OF PRODUCING AN OVERHEAD CANOPY THAT WILL SHADE AT LEAST 50% OF THE PARKING STALL AREA IN SUMMER AFTER 10 YEARS GROWTH

SHRUB, GROUNDCOVER, AND VINE LEGEND

Genus Species Name	Common Name	Container Size	Spacing	Genus Species Name	Common Name	Container Size	Spacing
Agave attenuata	Fox Tail Agave	5 Gallon	30" O.C.	Myrtus communis 'Compacta'	Dwarf Myrtle	5 Gallon	24" O.C.
Agave 'Joe Hoak'	Joe Hoak Agave	5 Gallon	30" O.C.	Nassella tenuissima	Mexican Feather Grass	1 Gallon	18" O.C.
Agave 'Sharkskin'	Sharkskin Agave	5 Gallon	30" O.C.	Olea europaea 'Montra'	Little Ollie Dwarf Olive	5 Gallon	42" O.C.
Anigozanthos 'Bush Dawn'	Yellow Kangaroo Paw	1 Gallon	18" O.C.	Parthenocissus tricuspidata	Boston Ivy	5 Gallon	10' O.C.
Anigozanthos 'Bush Lantern'	Dwarf Yellow Kangaroo Paw	1 Gallon	12" O.C.	Pennisetum spathiolatum	Slender Veldt Grass	1 Gallon	12" O.C.
Callistemon citrinus 'Nana'	Dwarf Bottlebrush	5 Gallon	24" O.C.	Phormium 'Amazing Red'	New Zealand Flax	5 Gallon	24" O.C.
Coprosma kirkii	Kirk's Coprosma	5 Gallon	30" O.C.	Phormium 'Dusky Chief'	New Zealand Flax	5 Gallon	36" O.C.
Cordylina x 'JURred'	Burgundy Cordylina	5 Gallon	30" O.C.	Phormium 'Yellow Wave'	New Zealand Flax	5 Gallon	30" O.C.
Dianella caerulea Cassa Blue	Blue Flax Lily	5 Gallon	18" O.C.	Phormium 'Tony Tiger'	New Zealand Flax	5 Gallon	24" O.C.
Dianella revoluta 'Little Rev'	Little Rev Flax Lily	5 Gallon	18" O.C.	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	5 Gallon	42" O.C.
Dietes x 'Nola Alba'	KATRINA African Iris	5 Gallon	30" O.C.	Rosmarinus officinalis 'Boule'	Boule Rosemary	5 Gallon	18" O.C.
Festuca elijah blue	Elijah Blue Fescue	1 Gallon	12" O.C.	Rosmarinus officinalis 'Huntington Carpet'	Huntington Carpet Rosemary	1 Gallon	36" O.C.
Ficus repens	Creeping Fig	5 Gallon	10' O.C.	Rosmarinus officinalis 'Ken Taylor'	Ken Taylor Rosemary	5 Gallon	42" O.C.
Ilex vomitoria 'Nana'	Dwarf yaupon holly	5 Gallon	36" O.C.	Senecio mandraliscae	Blue Chalksticks	1 Gallon	18" O.C.
Lantana x 'New Gold'	New Gold Lantana	5 Gallon	24" O.C.	Westringia fruticosa Mundi	Mundi Coast Rosemary	5 Gallon	36" O.C.
Lantana sellowiana 'Monma'	White Lightnin' Trailing Lantana	5 Gallon	24" O.C.	Westringia fruticosa 'Morning Light'	Coast Rosemary	5 Gallon	30" O.C.
Myoporum parvifolium 'Putah Creek'	Creeping Myoporum	1 Gallon	48" O.C.	Juncus patens 'Elk Blue'	Elk Blue California Gray Rush	1 Gallon	12" O.C.
Baccharis pilularis consanguinea 'Pozo Surf'	Lowly Coyote brush	5 Gallon	24" O.C.	Lavandula stoechas	Spanish Lavender	5 Gallon	24" O.C.
Carex praegracilis	California Meadow Sedge	1 Gallon	12" O.C.	Leymus condensatus 'Canyon Prince'	Canyon Prince Wild Rye	5 Gallon	24" O.C.
Juncus patens	California Gray Rush	5 Gallon	18" O.C.	Muhlenbergia rigens	Deer Grass	5 Gallon	36" O.C.
Kalanchoe luciae	Paddle Plant	1 Gallon	18" O.C.	Echeveria 'Afterglow'	ncn	1 Gallon	12" O.C.
				Hemerocallis Stella D'Oro	Stella D'Oro Dwarf Daylily	1 Gallon	18" O.C.

SHRUB, GROUNDCOVER
& VINE PLANTS



Agave attenuata

(LOW)



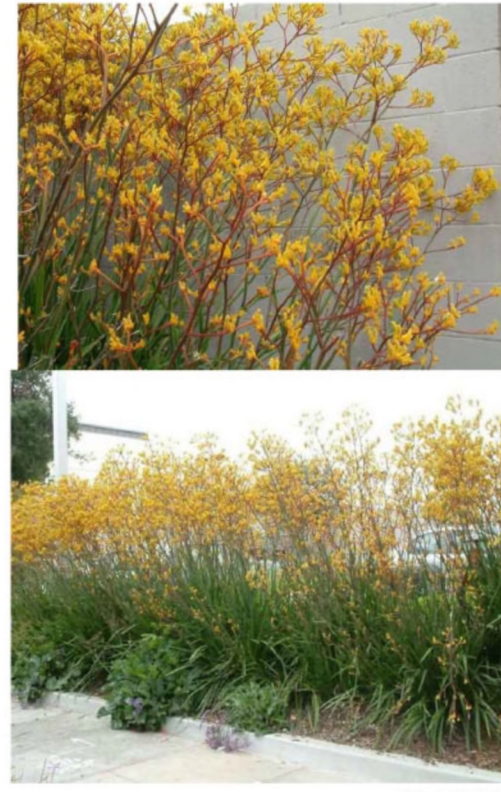
Agave 'Joe Hoak'

(LOW)



Agave 'Sharkskin'

(LOW)



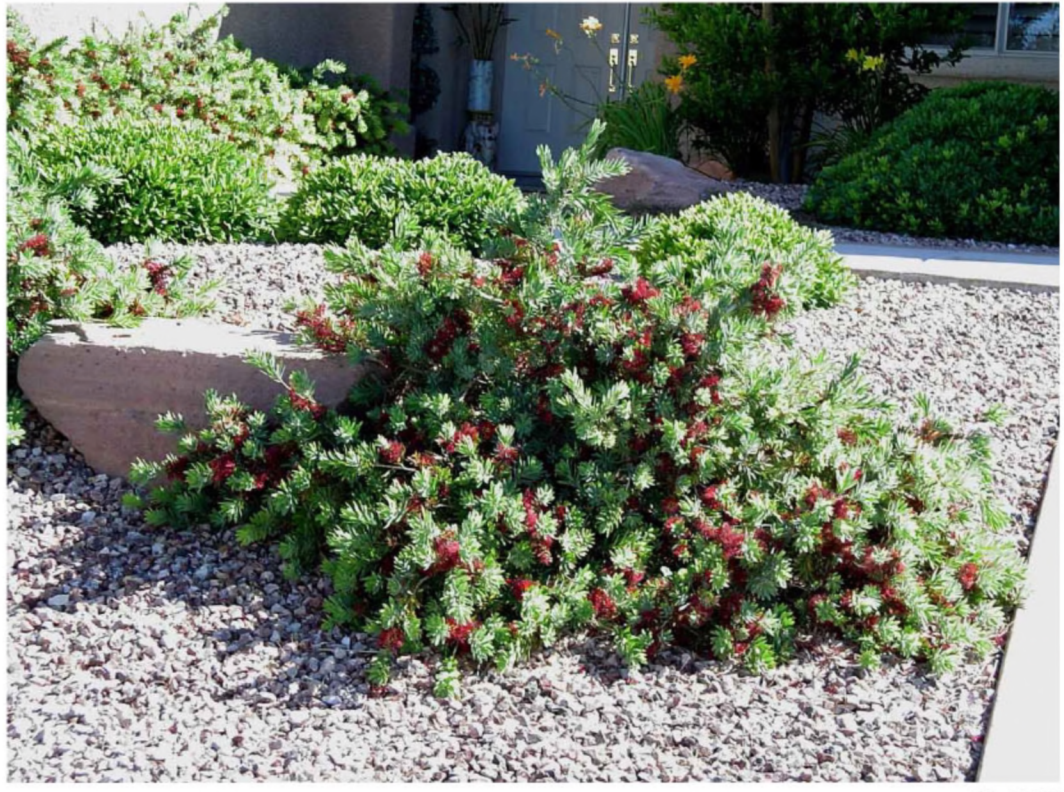
Anigozanthos
'Bush Dawn'

(LOW)



Anigozanthos
'Bush Lantern'

(LOW)



Callistemon citrinus 'Nana'

(LOW)



Coprosma kirkii

(MODERATE)



Carex
praegracilis

(MODERATE)



Cordyline x
'Juredd'

(MODERATE)



Dianella
caerulea 'Cassa
Blue'

(MODERATE)



Dianella
revoluta 'Little
Rev'

(MODERATE)



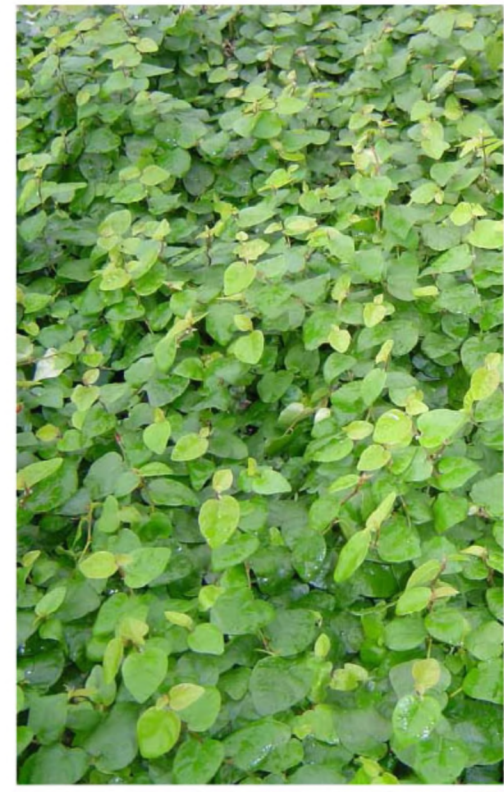
Dietes x 'Nola
Alba'

(MODERATE)



Festuca elijah
blue

(MODERATE)



Ficus repens

(MODERATE)



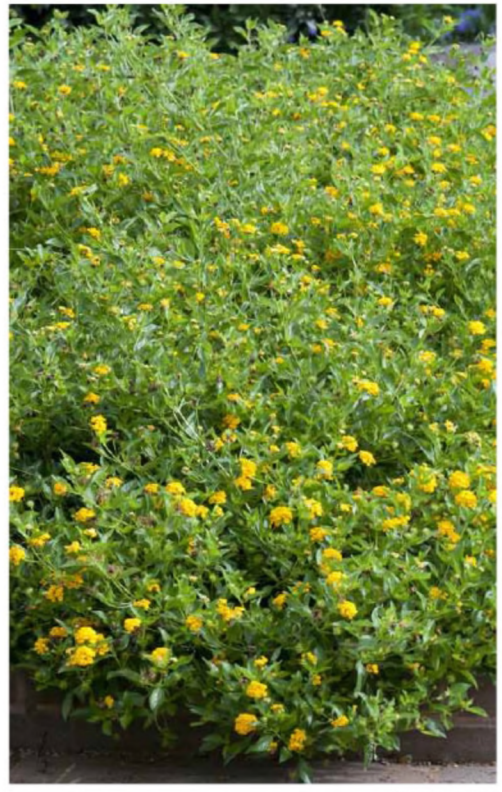
Ilex vomitoria
'Nana'

(LOW)



Lantana
sellowiana
'Monma'

(LOW)



Lantana x 'New
Gold'

(LOW)



Lavandula
stoechas

(LOW)



Myoporum
parvifolium
'Putah Creek'

(LOW)



Juncus patens

(MODERATE)



Myrtus communis
'Compacta'

(MODERATE)



Nassella
tenuissima

(VERY LOW)



Olea europaea
'Montra'

(LOW)



Parthenocissus
tricuspidata

(MODERATE)



Pennisetum
spathiolatum

(LOW)



Phormium
'Amazing Red'

(MODERATE)



Phormium 'Dusky
Chief'

(MODERATE)



Phormium
'Yellow Wave'

(MODERATE)



Phormium 'Tony
Tiger'

(MODERATE)



Pittosporum tobira
'Wheeler's
Dwarf'

(MODERATE)



Juncus patens
'Elk Blue'

(MODERATE)



Rosmarinus
officinalis
'Boule'

(LOW)



Rosmarinus o.
'Huntington
Carpet'

(LOW)



Rosmarinus o.
'Ken Taylor'

(LOW)



Senecio
mandraliscae

(MODERATE)



Westringia
fruticosa Mundi

(LOW)



Westringia f.
'Morning Light'

(LOW)



Hemerocallis
Stella D'Oro

(MODERATE)



Baccharis
pilularis
consanguinea
'Pozo Surf'

(LOW)



Leymus c.
'Canyon Prince'

(LOW)



Muhlenbergia
rigens

(MODERATE)



Kalanchoe
luciae

(LOW)



Echeveria
'Afterglow'

(LOW)

NOTE:
WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) - BELOW IS THE
WATER USE NEEDS FOR THE PLANT TYPE BASED ON THE WUCOLS STANDARDS.
VERY LOW = VERY LOW WATER NEEDS
LOW = LOW WATER NEEDS
MODERATE = MODERATE (MEDIUM) WATER NEEDS
HIGH = HIGH WATER NEEDS

HRI DEVELOPMENT

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PLANT IMAGES

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