



**Michael Baker**

**INTERNATIONAL**

Source: Shapouri & Associates, September 2014  
4312 Figures.indd

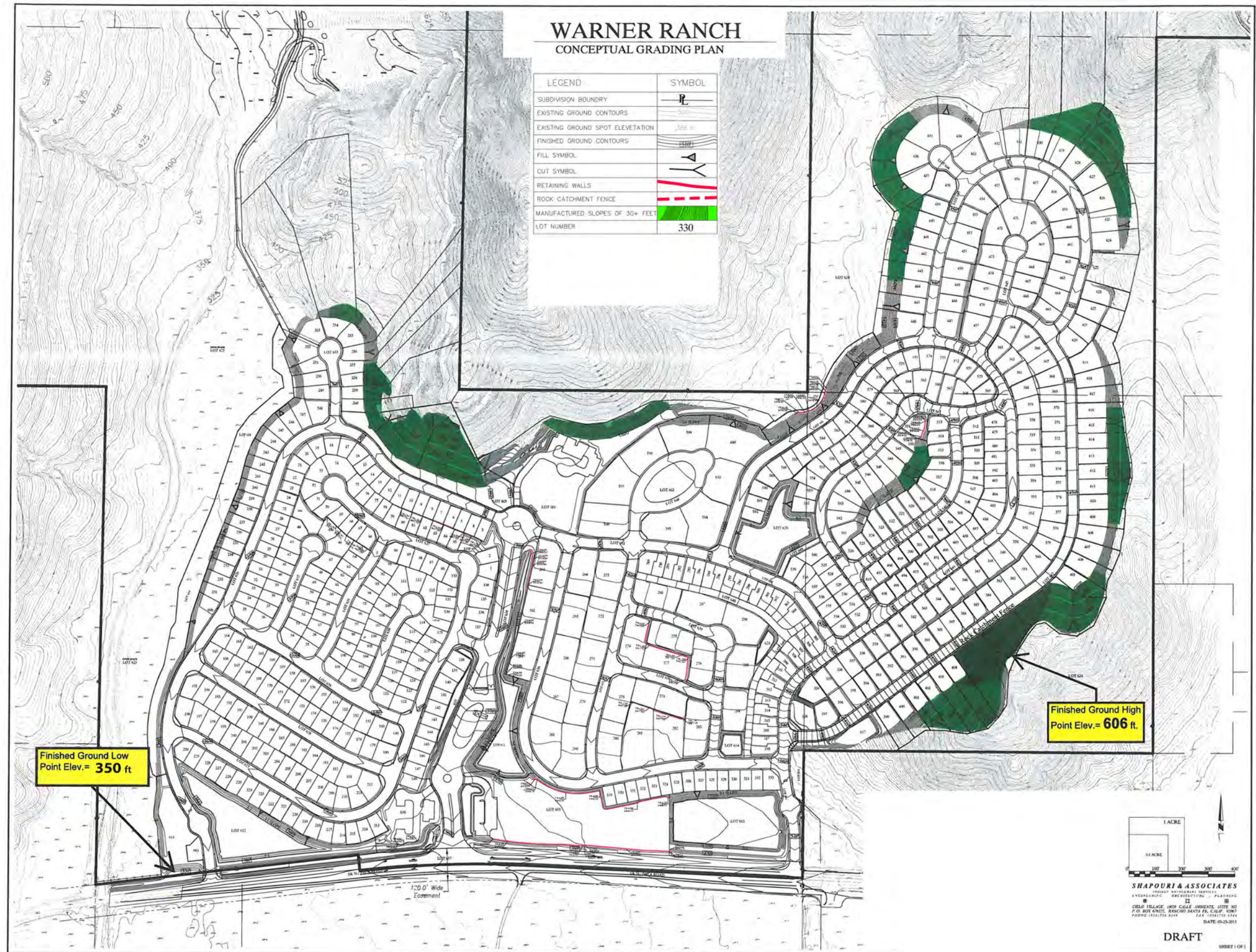
Warner Ranch

**CLUBHOUSE - ELEVATION**

Figure 1-5A











- NOTES:
- 1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS, INCLUDING HOA COMMON AREAS, DETENTION BASINS, WET WEATHER STORAGE AND DRY POND AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVERSPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES. RECYCLED WATER SHALL BE UTILIZED IN ALL LANDSCAPE AREAS, IF AVAILABLE. PRIVATE LANDSCAPE SHALL BE IRRIGATED WITH A DOMESTIC WATER METER BY PRIVATE OWNER. ALL RESIDENTIAL HOMES SHALL BE INSTALLED WITH LOW WATER USE IRRIGATION AND AN ET BASED CONTROLLER.
  - 2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
  - 3) STREETSCAPE TREES SHALL BE PLANTED AT MIN. 30' FEET O.C. TO MAX. 40' O.C. THE AVERAGE SPACING SHALL BE 35' O.C.
  - 4) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL.





**FENCE AND WALL LEGEND**

- 6' HIGH TUBULAR STEEL VIEW FENCE
- 6' HIGH DECORATIVE BLOCK WALL (UNLESS DICTATED BY SOUND ATTENUATION)
- 5'-6' HIGH VINYL FENCE
- 3 RAIL VINYL FENCE

**6' HIGH BLOCK WALL**

SCALE: 1/2" = 1'-0"

**6' HIGH TUBULAR STEEL FENCE**

SCALE: 1/2" = 1'-0"

**6' HIGH VINYL FENCE**

SCALE: 1/2" = 1'-0"

**3 RAIL VINYL FENCE**

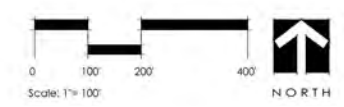
SCALE: 1/2" = 1'-0"

**TYPICAL FENCE RETURN - SINGLE FAMILY**

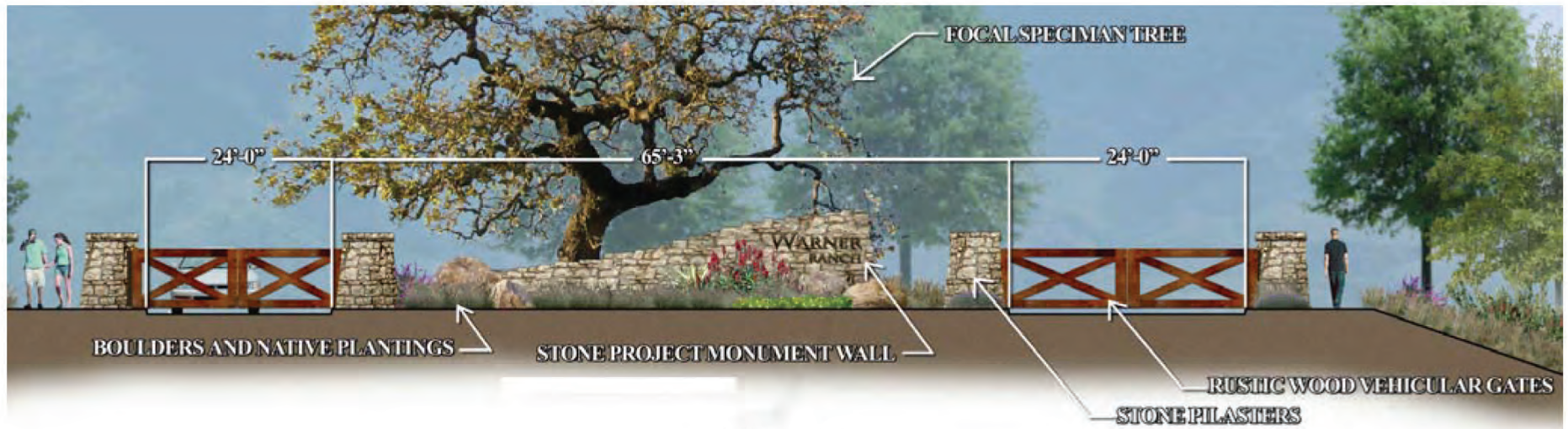
SCALE: 1/8" = 1'-0"

NOTE: 1. GATE SHALL BE ON THE GARAGE SIDE OF THE HOUSE. 2. IF THERE ARE ANY CONFLICTS WITH THE FENCE RETURN LOCATION, SEE UTILITIES, WINDOW, CORNER, ETC. 3. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. 4. FENCING OR WALLS AT ALL GATED SIDEYARDS SHALL BE A MINIMUM OF 5' FROM STRUCTURE TO P.L. AND 5' MIN. FROM TOP OF SLOPE. 5. FENCING OR WALLS AT ALL NON-GATED SIDEYARDS SHALL BE 3' MIN. FROM STRUCTURE TO P.L. AND 3' MIN. FROM TOP OF SLOPE OR TOP OF SLOPE.

KEY: 1. BLOCK WALL PER DETAIL, THIS SHEET. 2. BLOCK WALL (AT CORNER LOTS ONLY) PER DETAIL, THIS SHEET. 3. VINYL GATE. 4. PLASTER PER DETAIL, THIS SHEET (CORNER LOTS ONLY). 5. VINYL FENCE PER DETAIL, THIS SHEET.

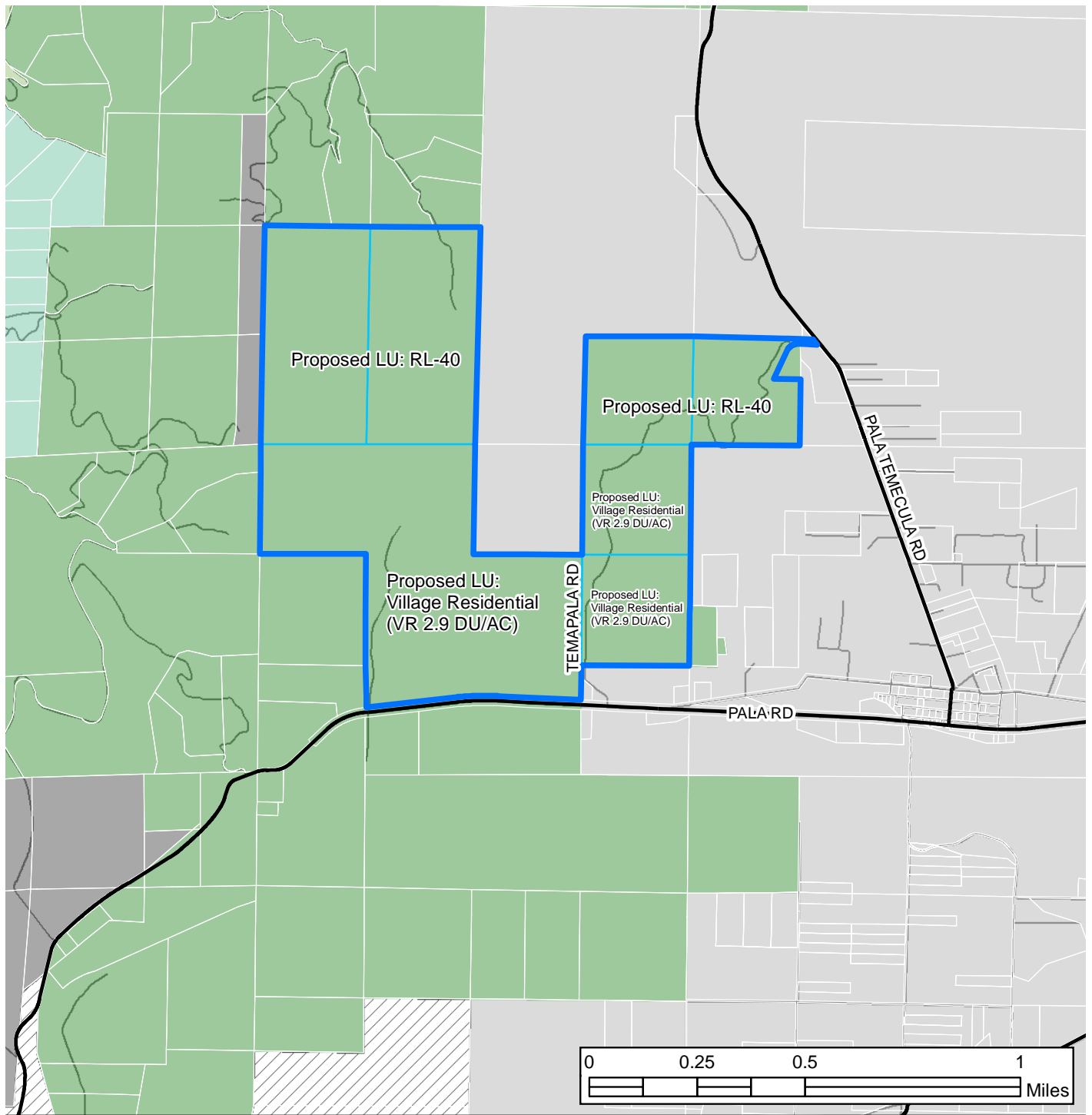






Elevation





## Legend



Project Boundary

Project Parcels

### General Plan Land Use

Semi-Rural Residential (SR-10) 1/10

Rural Lands (RL-20) 1/20

Rural Lands (RL-40) 1/40



Public/Semi-Public Facilities

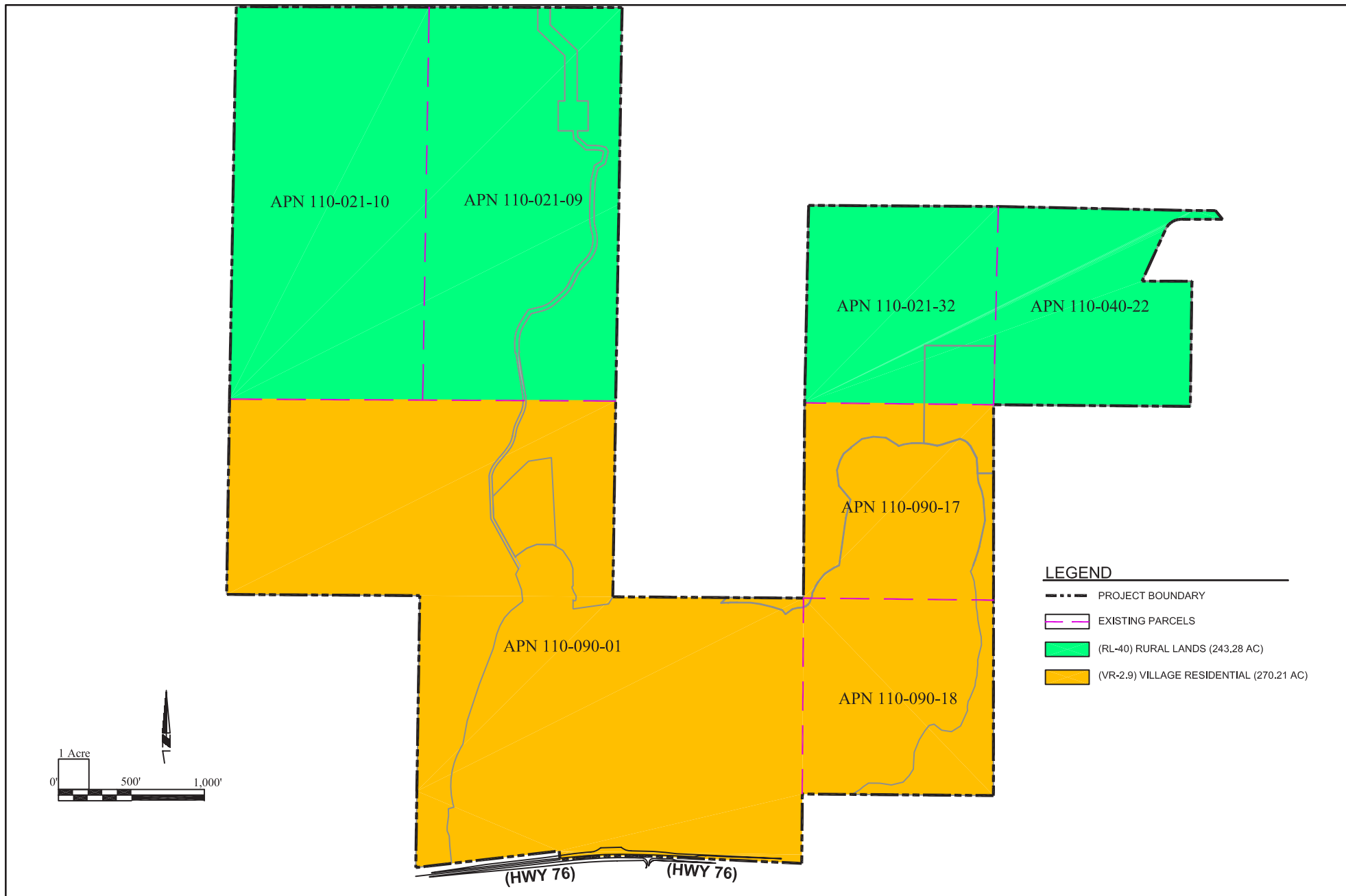


Tribal Lands



Public/Semi-Public Lands  
(Solid Waste Facility)





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**PROPOSED ZONING**

Figure 1-9