SYMPHONY PARK

LAS VEGAS, NEVADA

SCHEMATIC STREETSCAPE DESIGN

ORIGINAL PACKAGE - JULY 6, 2007
FINAL PACKAGE - AUGUST 7, 2007
REVISED PACKAGE - SEPTEMBER 25, 2009

SYMPHONY PARK
City of Las Vegas
Newland Communities

DESIGNWORKSHOP, INC.
KIMLEY-HORN & ASSOC.

GENERAL NOTES

1. BLOCK DEVELOPER IS RESPONSIBLE FOR THE IMPLEMENTATION OF ALL STREETSCAPE DESIGN SHOWN FROM BACK OF CURB TO BUILD-TO LINE, INCLUDING THE STREETLIGHTS WHICH MAY BE PROVIDED BY THE CITY OF LAS VEGAS DURING THE PUBLIC STREET CONSTRUCTION.

2. SCHEMATIC DESIGN HAS BEEN COMPLETED FOR ALL STREETSCAPES WITHIN THE SIXTY-ONE ACRE SYMPHONY PARK. SCHEMATIC DESIGN HAS BEEN COMPLETED IN ORDER TO ACCOMPLISH THE FOLLOWING OBJECTIVES:

   A. UPHOLD THE OVERALL VISION ESTABLISHED BY NEWLAND COMMUNITIES AND THE CITY OF LAS VEGAS TO DEVELOP A SUSTAINABLE URBAN COMMUNITY;
   B. ESTABLISH A UNIFIED AND CONTINUOUS STREETSCAPE LAYOUT, REGARDLESS OF PROJECT PHASING BY INDIVIDUAL DEVELOPERS;
   C. ESTABLISH A CONSISTENT LEVEL OF QUALITY THROUGHOUT THE DEVELOPMENT;
   D. ESTABLISH A CONSISTENT APPLICATION OF STREETSCAPE COMPONENTS AND FURNISHINGS.

3. SCHEMATIC DESIGN INCLUDES A NUMBER OF FIXED STREETSCAPE DESIGN DECISIONS THAT ARE REQUIRED BY ALL DEVELOPERS. THESE ITEMS ARE LISTED BELOW:

   A. GENERAL COMMITMENT TO SUSTAINABILITY INTENTIONS, AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
   B. DIMENSIONED LAYOUT OF PRIMARY STREETSCAPE COMPONENTS, INCLUDING TREES, LIGHTS AND PAVING MODULES;
   C. PAVEMENT MATERIALS AND FINISHES, INCLUDING CAST-IN-PLACE CONCRETE, CONCRETE UNIT PAVERS, STONE PAVERS AND SPECIALTY ASPHALT PAVING;
   D. STANDARD PEDESTRIAN HANDICAP RAMPS AS DEFINED WITHIN SYMPHONY PARK INFRASTRUCTURE DOCUMENTS PREPARED BY KIMLEY HORN;
   E. SPECIFIED STREET LIGHTS AND LOCATIONS AND SPECIFIED SIGNAL POLE AND LOCATIONS AS DEFINED WITHIN SYMPHONY PARK INFRASTRUCTURE DOCUMENTS PREPARED BY KIMLEY HORN;
   F. MINIMUM PERCENTAGES OF SPECIAL PAVING AS DEFINED WITH THE SYPMHONY PARK DESIGN STANDARDS;
   G. SITE FURNITURE AS SPECIFIED; WITH OPPORTUNITIES FOR ART.
   H. DETAILED INTENT FOR LANDSCAPE PANELS, INCLUDING EDGE DESIGN;
   I. SPECIFIED SITE PEDESTRIAN LIGHTING;
   J. SPECIFIED TREES AND OTHER PLANT SPECIES DEFINED AS ALTERNATIVES WITHIN THESE DOCUMENTS;
   K. SPECIFIED MINIMUM REQUIREMENTS FOR TREE SIZES,
   L. MINIMUM REQUIREMENTS FOR SHADE COVER AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
   M. STREETSCAPE DESIGN GRADING INTENT, INCLUDING MINIMUM REQUIREMENT FOR 12" VERTICAL SEPARATION BETWEEN BUILDING FINISHED FLOOR ELEVATION AND ASSOCIATED FLOW LINE, AS ESTABLISHED BY THE CITY OF LAS VEGAS.

4. SCHEMATIC DESIGN INCLUDES A NUMBER OF FLEXIBLE DESIGN OPPORTUNITIES THAT ARE EXPECTED OF ALL DEVELOPERS. WHILE FLEXIBLE, SCHEMATIC DESIGN INTENT IS REPRESENTED WITHIN THESE DOCUMENTS. THESE ITEMS ARE LISTED BELOW:

   A. DETAILED APPLICATION OF SUSTAINABILITY INTENTIONS AS DEFINED WITH THE SYMPHONY PARK DESIGN STANDARDS;
   B. SPECIFIC ARRANGEMENT OF FURNITURE ALONG STREETSCAPE;
   C. OPPORTUNITIES FOR ART, DEFINED WITHIN THESE DOCUMENTS ONLY BY GENERAL TYPE AND LOCATION;
   D. DETAILED LOCATIONS FOR BUILDING-BASED UTILITIES, DEFINED WITHIN THESE DOCUMENTS BY ALLOWABLE ZONE ONLY;
   E. SPECIFIC LOCATIONS FOR PARCEL VEHICULAR ACCESS, DEFINED WITHIN THE SYMPHONY PARK DESIGN STANDARDS IN TERMS OF GENERAL LOCATION AND WITHIN THESE STANDARDS;
   F. OPPORTUNITIES FOR ARCHITECTURAL SHADE STRUCTURES AS DEFINED WITHIN THE SYMPHONY PARK DESIGN STANDARDS AS PART OF THE SOLAR ANALYSIS AND INTENSE HEAT ZONE DEFINITION;
   G. DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENTATION FOR THESE STREETSCAPES.

5. ALL LIGHTING, EXCEPT CENTENNIAL STREET LIGHTS, SHALL BE PRIVATELY MAINTAINED

EXISTING CONDITIONS NOTES

1. PUBLIC STREET R.O.W. (BACK OF CURB TO BACK OF CURB) WILL BE BUILT BY OTHERS.

2. CURB AND GUTTER WILL BE BUILT BY OTHERS AT PROPERTY LINE.

3. PARKING POCKETS WILL BE BUILT BY BLOCK DEVELOPER AS PART OF THEIR CONSTRUCTION THEN DEDICATED BACK TO THE CITY OF LAS VEGAS.

4. PUBLIC UTILITIES HAVE BEEN COORDINATED. PARCEL DEVELOPERS WILL ACCOMMODATE UTILITY COMPONENTS WITHIN THEIR STREETSCAPES, EITHER UNDERGROUND, INSIDE BUILDING, OR IN AN AREA NOT VISIBLE FROM THE STREET.

5. OVER LOT GRADES WILL BE DEFINED AS PART OF THE PUBLIC STREET CONSTRUCTION. CURB ELEVATIONS HAVE BEEN DEFINED WITH PUBLIC STREETS. STREETSCAPE CROSS-SLOPES HAVE BEEN DEFINED WITHIN THESE DOCUMENTS, RESULTING IN GENERAL REQUIREMENTS FOR BUILDING PAD ELEVATIONS.

6. STREET LIGHT LOCATIONS HAVE BEEN DEFINED BY THE CIVIL ENGINEER AND SHOULD LAND ON THE STREETSCAPE MODULE OUTLINED IN THE LAYOUT NOTES BELOW.

7. BRT STATION ON GRAND CENTRAL PARKWAY WILL BE BUILT BY OTHERS.

PLANTING NOTES

1. USE SINGLE STREET TREE SPECIES PER STREET (BOTH SIDES). SEE PLANT MATRIX ON SHEET L2-01.

2. DECIDUOUS STREET TREES WILL BE 60" BOX IN SIZE. LOWER MOST LIMB A MINIMUM OF 7' FROM FINISHED GRADE.

3. PLANT ALL DECIDUOUS STREET TREES IN TREE TRENCH. SEE DETAILS PL.1, PL.2, PL.3 FPR LOCATIONS OF STRUCTURAL SOIL.

4. PALMS WILL BE 22' CLEAR TRUNK IN SIZE.

GRADING AND DRAINAGE NOTES

1. FOR ROADWAY, GRADING, UTILITIES AND SPECIFICATIONS, REFER TO CIVIL DOCUMENTS.

2. ORIENT GRADING AND DRAINAGE TO ALLOW SIDEWALK STORMWATER TO ENTER LANDSCAPE PANEL. PROVIDE 2% CROSS-SLOPE TOWARD STREET.

LAYOUT NOTES

1. STREETSCAPES ARE LAID OUT ACCORDING TO A 2' MODULE PERPENDICULAR TO THE STREET CENTERLINE. THIS MODULE IS DERIVED FROM THE 24' SPACING OF THE STREET TREES AND THE 48' SPACING OF PEDESTRIAN LIGHTS. ALL ELEMENTS WITHIN THE STREETSCAPE (CURB CUTS, LANDSCAPE PANELS, SPECIAL PAVING, TREE GRATES, PLANTERS AND SCORE JOINTS) ARE LAID OUT ACCORDING TO 2' MULTIPLES OF 24' (2', 4', 6', 8', 10', 12', 14', 16', 18', 20', 22', 24'). EXCEPTIONS TO THIS SYSTEM ARE NOTED.

2. THE STREETSCAPE MODULE LAYOUT SYSTEM IS INITIATED AT THE CENTER POINT OF EACH BLOCK FACE. A "POINT OF BEGINNING" IS NOTED AT THIS POINT ON ALL STREETSCAPES. THE LAYOUT MODULE FLOWS IN BOTH DIRECTIONS FROM THIS POINT.

3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALE. DO NOT SCALE DRAWINGS.

4. MEASUREMENTS ARE TO FINISHED FACE OF BUILDING, WALL OR THE FIXED SITE IMPROVEMENT.

5. INSTALL INTERSECTING ELEMENTS AT 90-DEGREE ANGLES TO EACH OTHER UNLESS OTHERWISE NOTED.

6. PROVIDE EXPANSION JOINTS WHERE CONCRETE FLATWORK MEETS VERTICAL STRUCTURES, SUCH AS SEAT WALLS, CURBS, AND BUILDING ELEMENTS.

7. EXPANSION JOINTS IN STREETSCAPES SHALL BE LOCATED FIFTY FEET (50'-0") O.C. MAXIMUM, OR PER CITY OF LAS VEGAS STANDARDS, WHICHEVER IS LESS.

8. RETAIN 8' MINIMUM UNOBSTRUCTED PEDESTRIAN CIRCULATION ZONE. EXCEPTIONS TO THIS RULE ARE NOTED.

9. POTENTIAL ARCHITECTURAL TREATMENT AT PUBLIC INTERSECTIONS MAY BE ADDED BY COMMUNITY ASSOCIATION OR THE CITY OF LAS VEGAS AT A LATER DATE.

10. CENTER ALL PEDESTRIAN LIGHTS WITH ASSOCIATED PAVEMENT JOINTS.

11. CENTER ALL TRASH RECEPTACLES WITH ASSOCIATED PAVEMENT JOINTS.

12. ORIENT BENCHES PERPENDICULAR OR PARALLEL TO STREET CENTERLINE.

13. PROVIDE 30" MINIMUM CLEAR SPACE BETWEEN STREETSCAPE COMPONENTS.

14. PROVIDE 30" MINIMUM CLEAR SPACE BETWEEN EDGE OF STREETSCAPE COMPONENT AND FACE OF CURB.

15. ALIGN PAVEMENT JOINTING WITH CURB AND GUTTER JOINTING.

16. ALIGN CORNER OF SPECIAL PAVING, LANDSCAPE PANELS AND TREE GRATE WITH INTERSECTING SCORE JOINTS.

17. MAXIMIZE CAR PARKING SPACES. MOTORCYCLE PARKING SHOULD BE ADDED AT ENDS OF PARKING BAYS. DO NOT ADD SINGLE MOTORCYCLE PARKING SPACES. KEEP MOTORCYCLE PARKING TO TWO SPACES MAXIMUM.

18. ALL TREE GRATES TO BE 4' SQUARE, EXCEPT FOR TREE GRATES FOR PALMS TREES ON THE PROMENADE TO BE CUSTOM 4'X6' GRATES. PLEASE REFER TO THE NOTES ABOVE FOR PROPER TREE GRATE SIZES.

SHEET INDEX

SYMBOL LEGEND

- Opportunity for Art
- Bench
- Bollard
- Pedestrian Light
- Centennial Street Light
- Existing Street Light Grand Central Parkway/BRT
- Planter Pots
- Pedestrian Ramp
- Point of Beginning For Streetscape Layout
- Potential Shade Structure
- Bus Stop Seating Zone/Shelter
- Site Line Setback
- Trash Receptacle
- Moveable Table and Chairs
- Green Screen
- Drinking Fountain
- Street Tree (Actual Symbol Varies Per Street - See Sheet L2-01)
- Palm Tree
- Tree Grate
- Tree Trench
- Potential Wind Turbine
- Seat Wall
- Potential Driveway Curb Cut - Some Have Been Rendered To Illustrate Potential Design.

HATCH LEGEND

- Cast-in-Place Concrete With Sawn Control Joint
- Concrete Unit Pavers
- Stone Paving Promenade Only
- 1 1/2" Decomposed Granite - Not Stabilized - To Match RUVO
- 1 1/2" Deep 3/8" Birdseye Brown Washed Rounded Gravel - To Match RUVO
- Planting Area (Shrubs, Groundcover and/or Accents)
- Planting Area (Grasses)
- Planting Area - Agave
- Planting Area - Acacia redolens 'desert carpet'
- Planting Area - Chrysactinia mexicana Damianita
- Planting Area - Echinocactus Grusonii
- Planting Area - Eremophila maculata 'valentine'
- Planting Area - Muhlenbergia capillaris (Lam.) 'Regal Mist'
- Planting Area - Leucophyllum zygophyllum 'Cimarron'
- Utility Free Zone
- Public Utility Coordination Zone

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

1. Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions form this point
2. Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
3. Align on-street parallel parking with the streetscape layout module, e.g. street trees, pedestrian lights and landscape panels
4. Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
8. Symmetrically position potential shade structures between trees
9. Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
10. All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
11. Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
12. Private road. Layout to be determined after vehicular access points are identified
13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependant on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification
17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospenumum jasminoides at base of screen as directed by Landscape Architect.
18. Existing block wall around utilities to be removed.

CITY OF LAS VEGAS

NEWLAND COMMUNITIES

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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC STREETSCAPE DESIGN. THIS WORK IS CO-ORDINATED WITH AN IN-PROGRESS ENGINEERING BASE. THIS ENGINEERING BASE IS SUBJECT TO CHANGE AND REFINEMENTS DO TO CITY REVIEW.

REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

GENERAL INFORMATION

SHEET NUMBER

L0-01

GRAND CENTRAL PARKWAY

WEST BONNEVILLE AVE

PROMENADE PLACE

UNION PARK PROMENADE

PARCEL A1

SEE SHEET L1-01
SEE SHEET L1-02

SEE SHEET L1-01
SEE SHEET L1-17

SEE SHEET L1-01
SEE SHEET L1-17 INSET

Final engineering base is subject to change. Pedestrian ramps and street lights will be updated by May 25.

NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**		**LOCATION**
	EX.1	Utility or Other Structure	N/A
	EX.2	Traffic Signal	N/A
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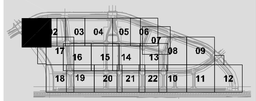
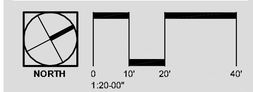
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN





ISSUE DATE: November 9, 2007

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REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL A1
SITE PLAN

SHEET NUMBER
L1-01

GRAND CENTRAL PARKWAY

PARCEL A1

PARCEL A2

WEST CLARK AVE.

PROMENADE PLACE

UNION PARK PROMENADE

SEE SHEET L1-01
SEE SHEET L1-02

SEE SHEET L1-02
SEE SHEET L1-17

SEE SHEET L1-01
SEE SHEET L1-17 INSET

SEE SHEET L1-17
SEE SHEET L1-03

NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

1. Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions form this point
2. Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
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4. Cut and remove existing curb. Install curb and gutter pan associated with service accesses and parking areas. Center driveway between street trees so to lose only one tree and eliminate no street or pedestrian lights
5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
8. Symmetrically position potential shade structures between trees
9. Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
10. All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
11. Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
12. Private road. Layout to be determined after vehicular access points are identified
13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependant on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification
17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospeurnum jasminicides at base of screen as directed by Landscape Architect.
18. Existing block wall around utilities to be removed.

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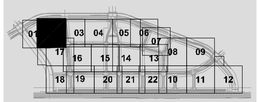
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



NORTH
0 10' 20' 40'
1:20-00"

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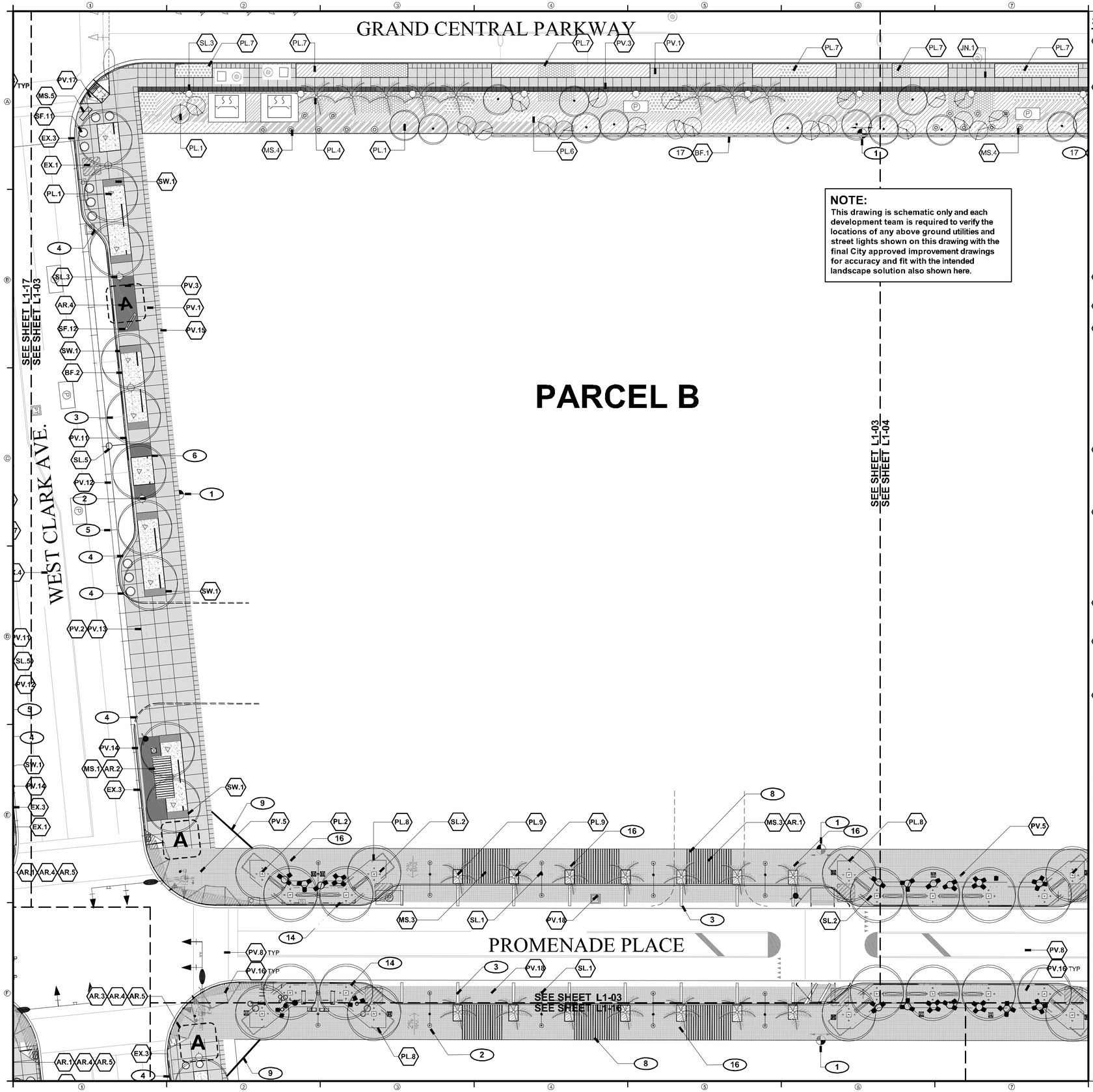
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL A2 SITE PLAN

SHEET NUMBER
L1-02



SITE DETAIL KEYNOTES:

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	EX.1 Utility or Other Structure	N/A
	EX.2 Traffic Signal	N/A
	EX.3 Curb and Gutter	N/A
	EX.4 Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
	PV.1 Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
	PV.2 Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.3 Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
	PV.4 Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.5 Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
	PV.6 Not Used	N/A
	PV.7 Not Used	N/A
	PV.8 Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
	PV.9 Not Used	N/A
	PV.10 Not Used	N/A
	PV.11 Spill Curb	SEE CIVIL DOCUMENTS
	PV.12 Gutter Pan	SEE CIVIL DOCUMENTS
	PV.13 Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
	PV.14 12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
	PV.15 24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
	PV.16 Accessible Ramp A	SEE CIVIL DOCUMENTS
	PV.17 Accessible Ramp B	SEE RTC DOCUMENTS
	PV.18 Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
	PV.19 Stone Mulch	DESIGN STANDARDS PAGE 114
	PV.20 Tree Gate A	DESIGN STANDARDS PAGE 114
	PV.21 Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
	JN.1 Sawn Control Joint	DESIGN STANDARDS PAGE 115
	JN.2 Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
	SW.1 Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
	SF.1 Project Bench	DESIGN STANDARDS PAGE 117
	SF.2 Not Used	N/A
	SF.3 Not Used	N/A
	SF.4 Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
	SF.5 Not Used	N/A
	SF.6 Not Used	N/A
	SF.7 Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8 Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9 Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10 Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11 Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12 Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13 Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
	SL.1 Promenade Light	REFER TO SHEET L3-03
	SL.2 Up Light	DESIGN STANDARDS PAGE 121
	SL.3 Pedestrian Light	REFER TO SHEET L3-04
	SL.4 Down Light	DESIGN STANDARDS PAGE 122
	SL.5 Street Light	N/A
	SL.6 Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
	PL.1 Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
	PL.2 Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
	PL.3 Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
	PL.4 Palm In Landscape	DESIGN STANDARDS PAGE 126
	PL.5 Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
	PL.6 Groundcover Planting	SEE SHEET L2-01 AND L2-02
	PL.7 Landscape Panel Planting	SEE SHEET L2-01
	PL.8 Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
	PL.9 Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
	BF.1 Green Screen	DESIGN STANDARDS PAGE 128
	BF.2 Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
	BF.3 Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
	MS.1 Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
	MS.2 Future BRT Station	N/A - WORK BY OTHERS
	MS.3 Shade Structure	REFER TO AR.1 ON PAGE 130
	MS.4 Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
	MS.5 Union Park Project Signage Zone	N/A - WORK BY OTHERS
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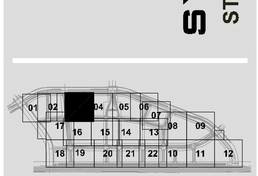
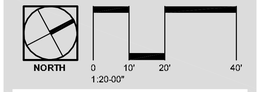
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN





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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL B (a) SITE PLAN

SHEET NUMBER

L1-03

GRAND CENRAL PARKWAY

PARCEL B

SYMPHONY PARK AVENUE

FUTURE PARK

Note: Design of park not final this illustration is for concept purposes only.

Note: Design of park not final this illustration is for concept purposes only.

POSSIBLE SPECIAL ACTI

SEE SHEET L1-03
SEE SHEET L1-04

SEE SHEET L1-04
SEE SHEET L1-05

SEE SHEET L1-04
SEE SHEET L1-15

NOTE:
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PV.7	Not Used	N/A
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

NORTH
0 10' 20' 40'
1:20-00"

ISSUE DATE: November 9, 2007

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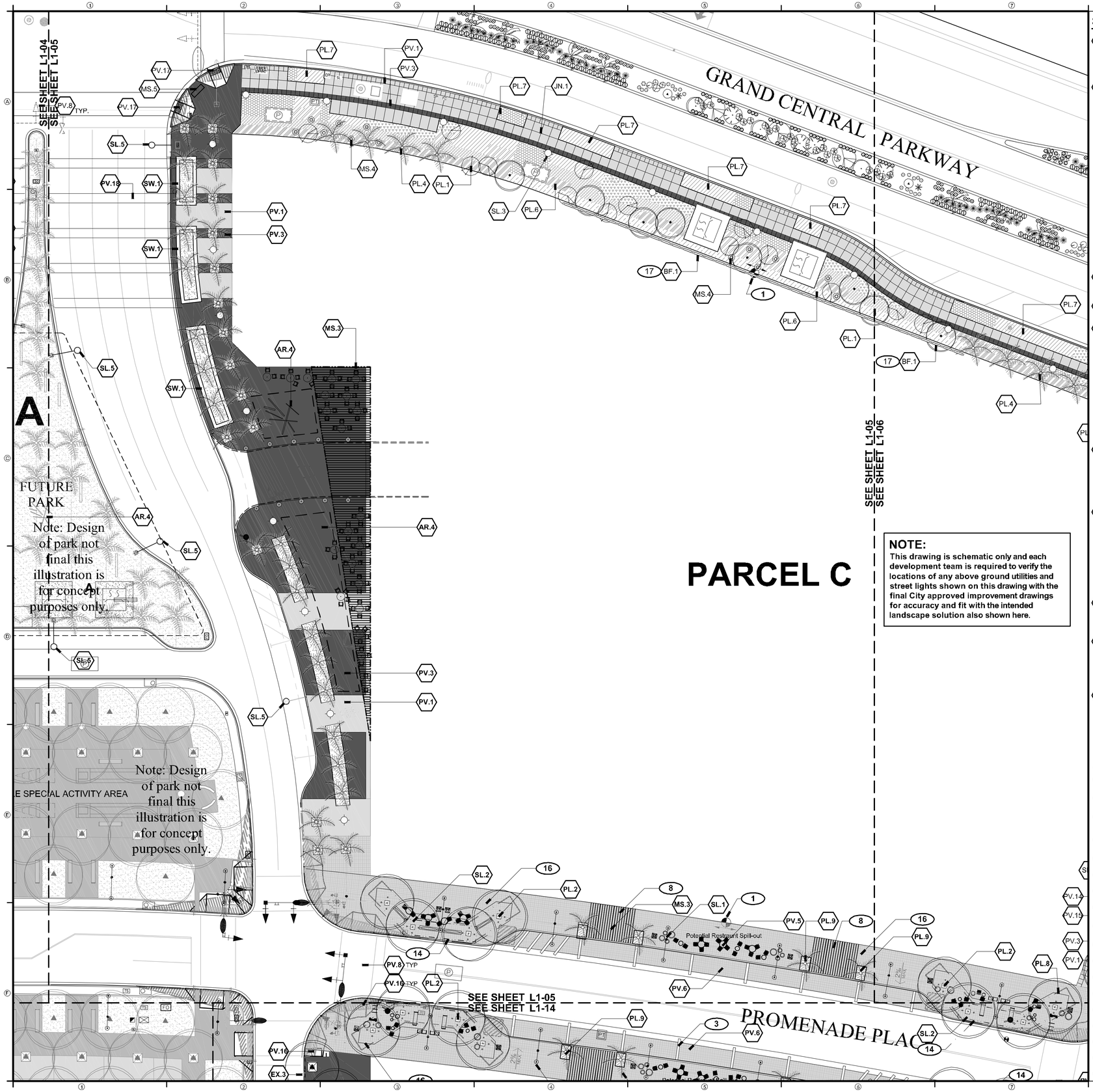
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL B (b), M1 AND M2 SITE PLAN

SHEET NUMBER
L1-04



SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

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SITE LAYOUT NOTES

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2. Align pedestrian lights with street trees and street lights. Center pedestrian lights between street trees
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5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
8. Symmetrically position potential shade structures between trees
9. Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
10. All doors on this block face to be reassessed into architecture to insure adequate area for pedestrian circulation
11. Consider matching Symphony Park hardscape, pedestrian lighting and planting systems in this area
12. Private road. Layout to be determined after vehicular access points are identified
13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependant on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification
17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospeunum jasminoides at base of screen as directed by Landscape Architect.
18. Existing block wall around utilities to be removed.

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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

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REVISIONS

#	DATE	DESCRIPTION
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3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

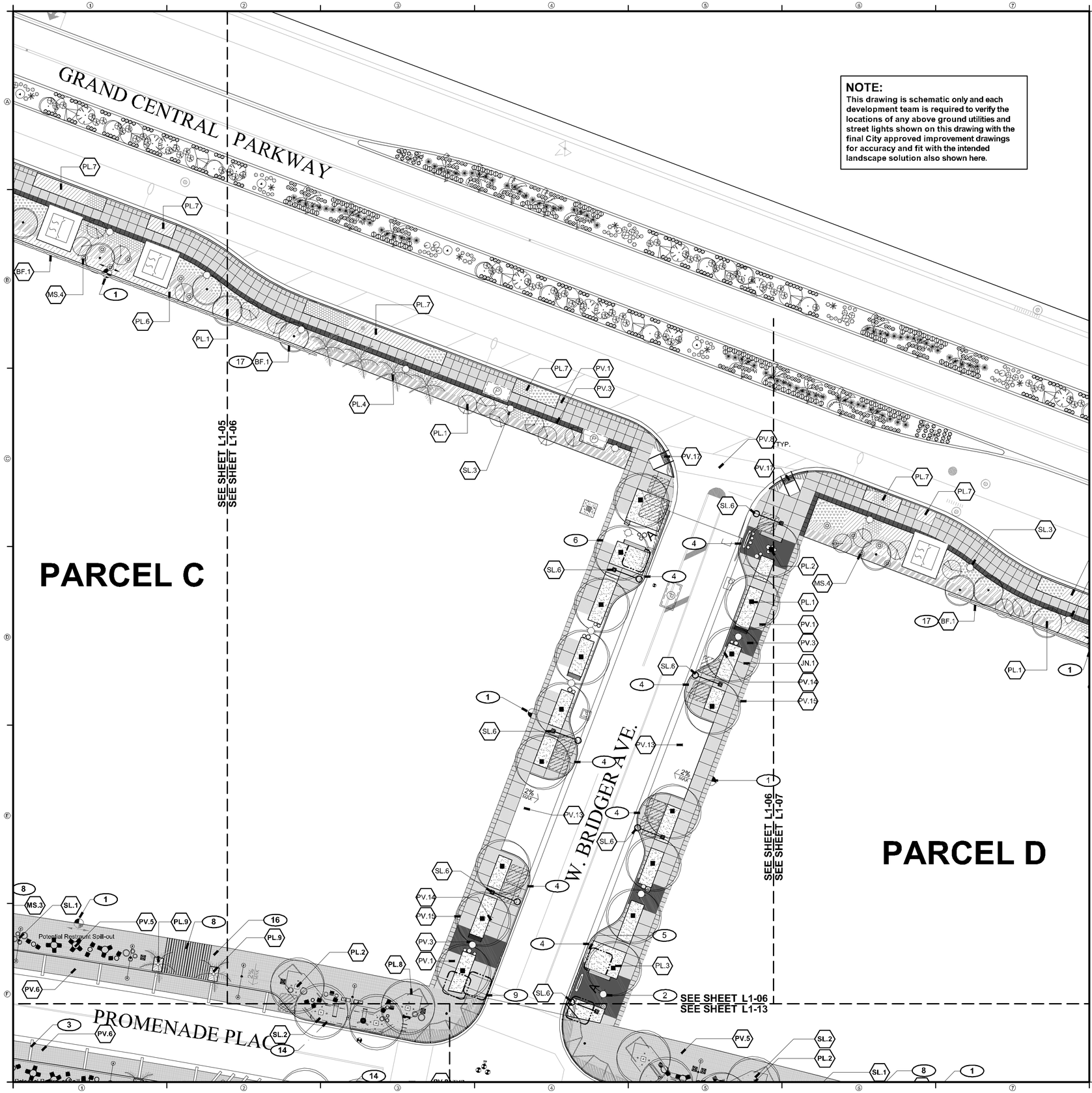
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL M1, M2 AND C (a) SITE PLAN

SHEET NUMBER

L1-05



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	EX.2 Traffic Signal	N/A
	EX.3 Curb and Gutter	N/A
	EX.4 Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
	PV.1 Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
	PV.2 Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.3 Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
	PV.4 Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.5 Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
	PV.6 Not Used	N/A
	PV.7 Not Used	N/A
	PV.8 Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
	PV.9 Not Used	N/A
	PV.10 Not Used	N/A
	PV.11 Spill Curb	SEE CIVIL DOCUMENTS
	PV.12 Gutter Pan	SEE CIVIL DOCUMENTS
	PV.13 Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
	PV.14 12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
	PV.15 24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
	PV.16 Accessible Ramp A	SEE CIVIL DOCUMENTS
	PV.17 Accessible Ramp B	SEE RTC DOCUMENTS
	PV.18 Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
	PV.19 Stone Mulch	DESIGN STANDARDS PAGE 114
	PV.20 Tree Gate A	DESIGN STANDARDS PAGE 114
	PV.21 Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
	JN.1 Sawn Control Joint	DESIGN STANDARDS PAGE 115
	JN.2 Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
	SW.1 Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
	SF.1 Project Bench	DESIGN STANDARDS PAGE 117
	SF.2 Not Used	N/A
	SF.3 Not Used	N/A
	SF.4 Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
	SF.5 Not Used	N/A
	SF.6 Not Used	N/A
	SF.7 Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8 Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9 Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10 Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11 Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12 Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13 Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
	SL.1 Promenade Light	REFER TO SHEET L3-03
	SL.2 Up Light	DESIGN STANDARDS PAGE 121
	SL.3 Pedestrian Light	REFER TO SHEET L3-04
	SL.4 Down Light	DESIGN STANDARDS PAGE 122
	SL.5 Street Light	N/A
	SL.6 Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
	PL.1 Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
	PL.2 Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
	PL.3 Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
	PL.4 Palm In Landscape	DESIGN STANDARDS PAGE 126
	PL.5 Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
	PL.6 Groundcover Planting	SEE SHEET L2-01 AND L2-02
	PL.7 Landscape Panel Planting	SEE SHEET L2-01
	PL.8 Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
	PL.9 Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
	BF.1 Green Screen	DESIGN STANDARDS PAGE 128
	BF.2 Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
	BF.3 Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
	MS.1 Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
	MS.2 Future BRT Station	N/A - WORK BY OTHERS
	MS.3 Shade Structure	REFER TO AR.1 ON PAGE 130
	MS.4 Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
	MS.5 Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
	AR.1 Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
	AR.2 Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
	AR.3 Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
	AR.4 Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
	AR.5 Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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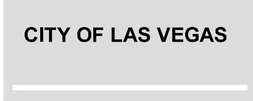
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



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REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL C (b)
SITE PLAN

SHEET NUMBER
L1-06

PARCEL D

NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

W. BRIDGER AVE.

W. CARSON AVE.

PROMENADE PLACE

SEE SHEET L1-06
SEE SHEET L1-13

SEE SHEET L1-07
SEE SHEET L1-13

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
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PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
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PL.7	Landscape Panel Planting	SEE SHEET L2-01
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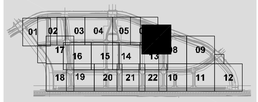
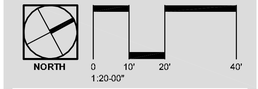
STREETSCAPE SCHEMATIC DESIGN





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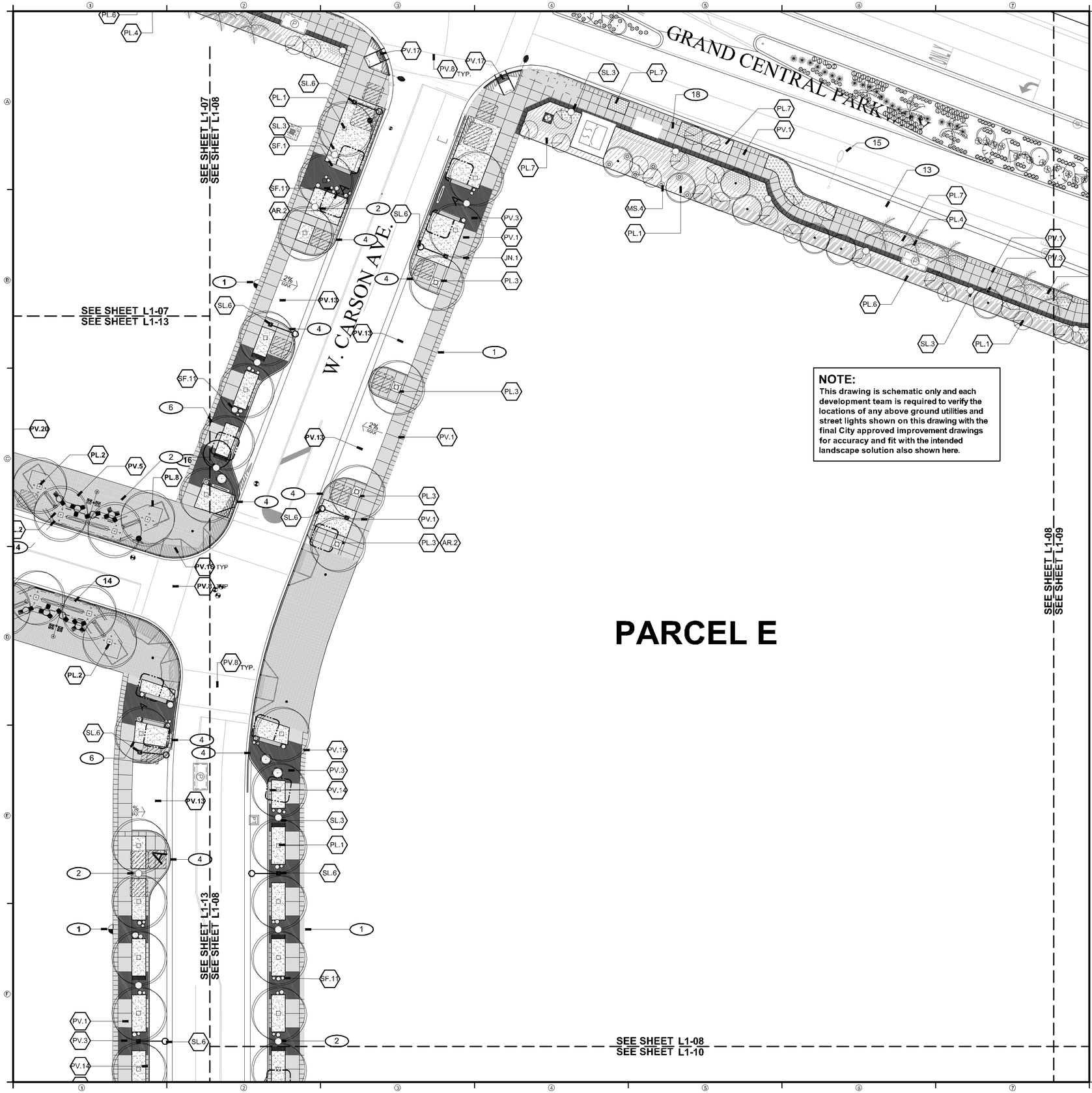
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL D
SITE PLAN

SHEET NUMBER
L1-07



SITE DETAIL KEYNOTES:

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	PV.10	Not Used	N/A
	PV.11	Spill Curb	SEE CIVIL DOCUMENTS
	PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
	PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
	PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
	PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
	PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
	PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
	PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
	PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
	PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
	PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**		
	JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
	JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**		
	SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**		
	SF.1	Project Bench	DESIGN STANDARDS PAGE 117
	SF.2	Not Used	N/A
	SF.3	Not Used	N/A
	SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
	SF.5	Not Used	N/A
	SF.6	Not Used	N/A
	SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**		
	SL.1	Promenade Light	REFER TO SHEET L3-03
	SL.2	Up Light	DESIGN STANDARDS PAGE 121
	SL.3	Pedestrian Light	REFER TO SHEET L3-04
	SL.4	Down Light	DESIGN STANDARDS PAGE 122
	SL.5	Street Light	N/A
	SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**		
	PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
	PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
	PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
	PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
	PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
	PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
	PL.7	Landscape Panel Planting	SEE SHEET L2-01
	PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
	PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**		
	BF.1	Green Screen	DESIGN STANDARDS PAGE 128
	BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
	BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**		
	MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
	MS.2	Future BRT Station	N/A - WORK BY OTHERS
	MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
	MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
	MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**		
	AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
	AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
	AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
	AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
	AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
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9. Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
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17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospeirumum jasminoides at base of screen as directed by Landscape Architect.
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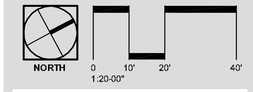
WWW.DESIGNWORKSHOP.COM

SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



ISSUE DATE: November 9, 2007

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#	DATE	DESCRIPTION
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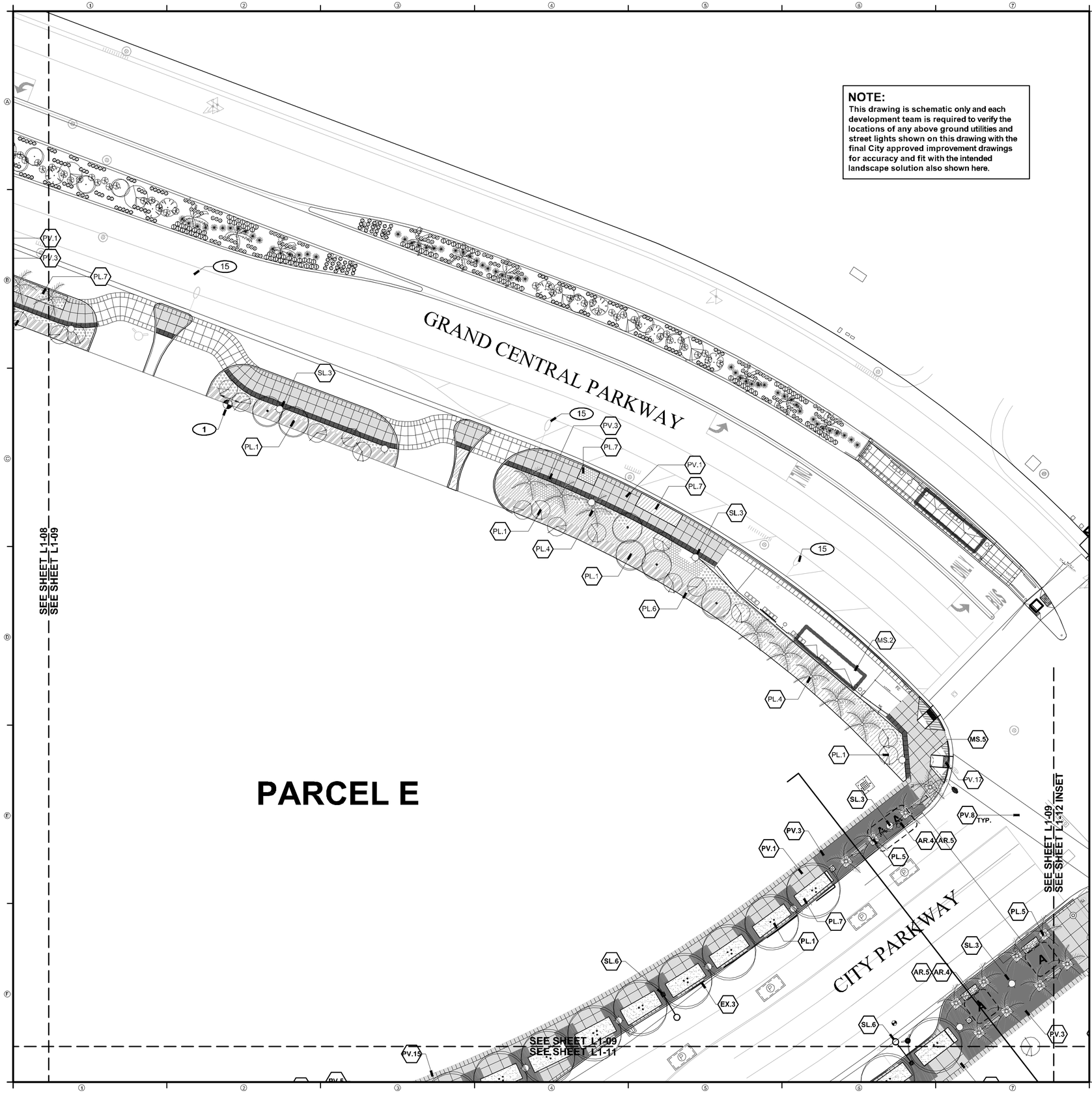
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL E (a)
SITE PLAN

SHEET NUMBER
L1-08



SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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18. Existing block wall around utilities to be removed.

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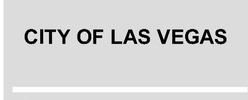
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



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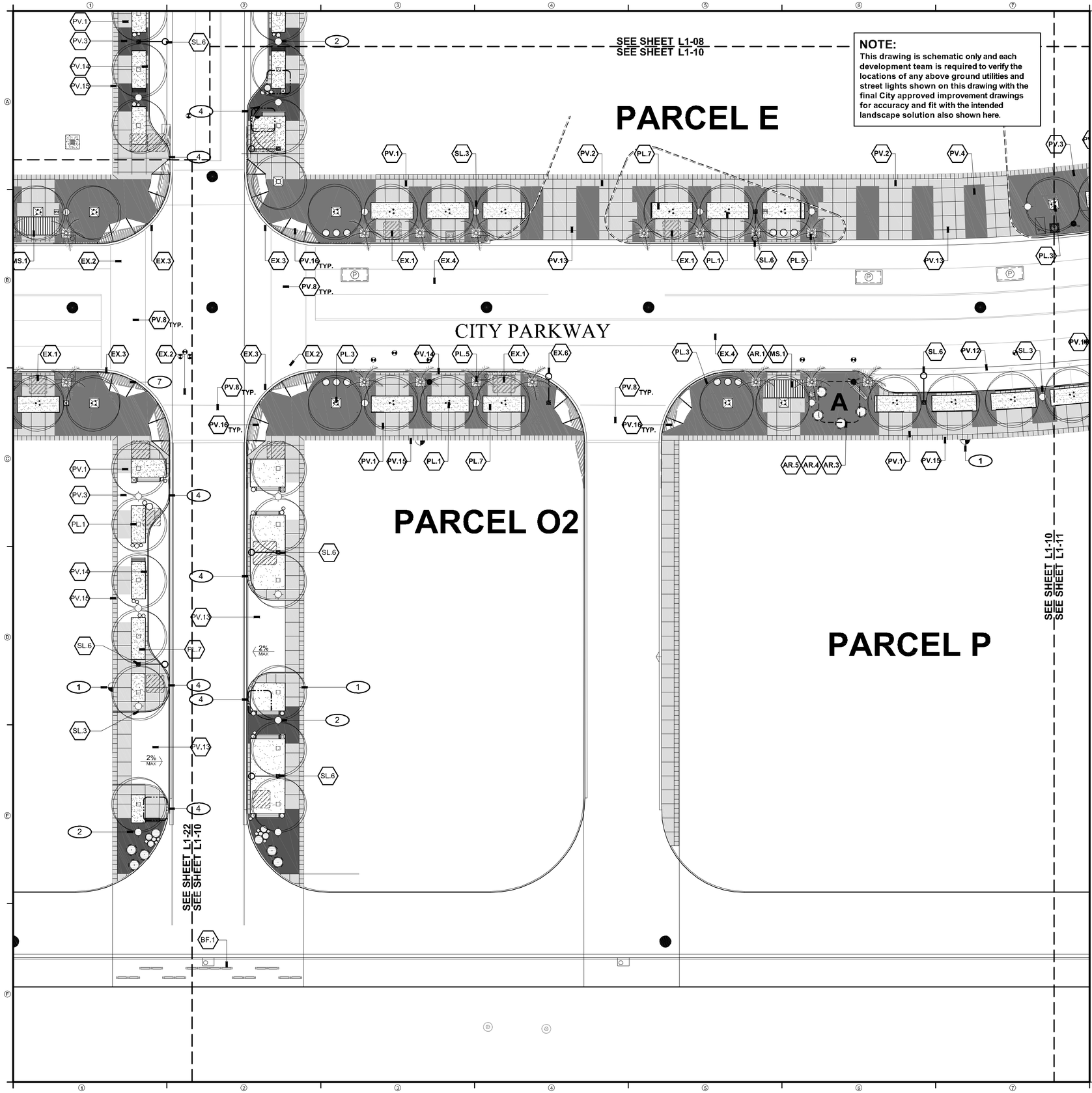
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL E (b)
SITE PLAN

SHEET NUMBER
L1-09



SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
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PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
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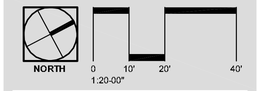

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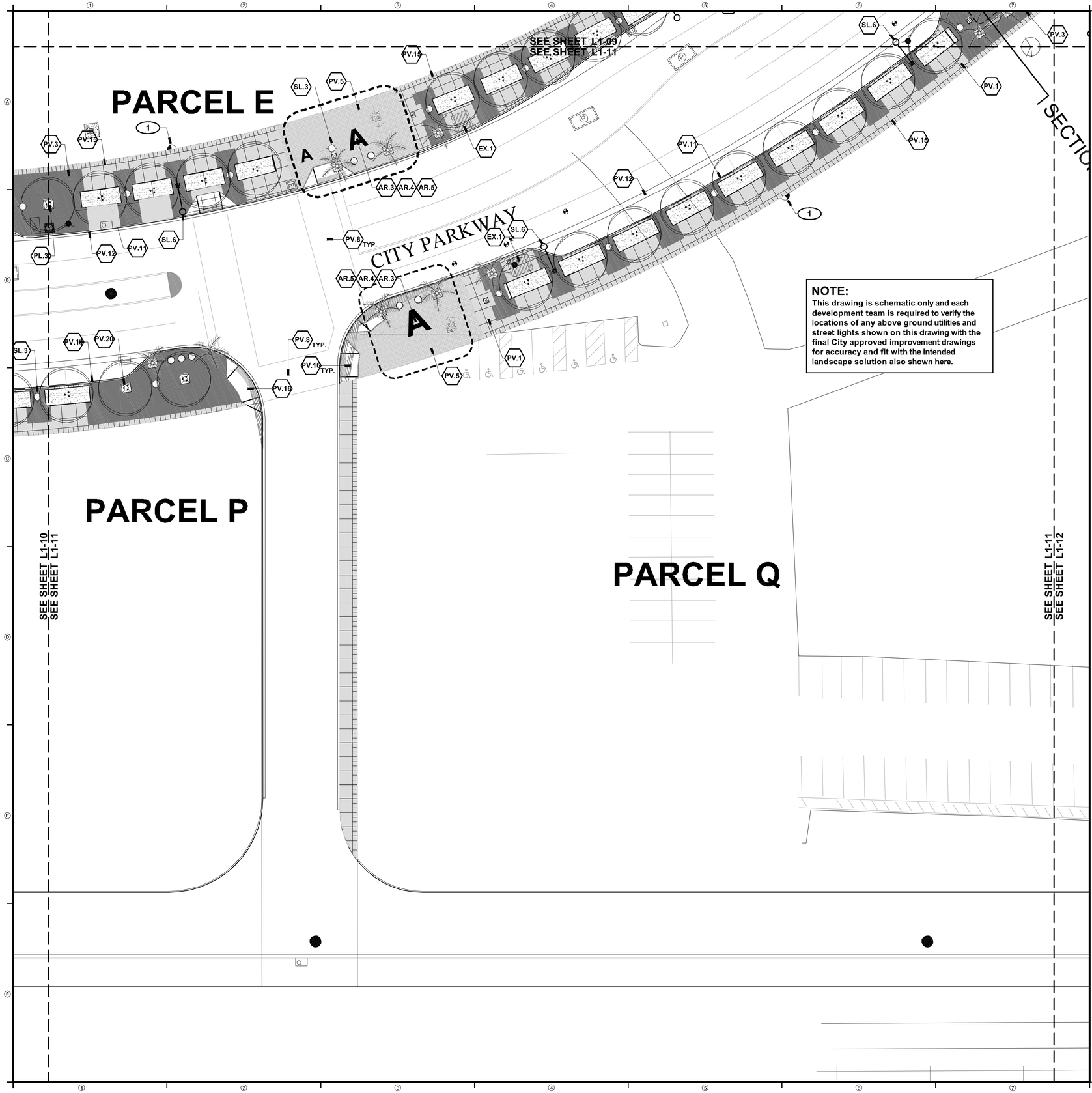
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL E (c), O2 AND P (a) SITE PLAN

SHEET NUMBER
L1-10



SITE DETAIL KEYNOTES:

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SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
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9. Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
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13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependant on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification
17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospermum jasminoides at base of screen as directed by Landscape Architect.
18. Existing block wall around utilities to be removed.

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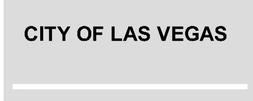
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



NORTH
0 10' 20' 40'
1:20.00"

ISSUE DATE: November 9, 2007

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#	DATE	DESCRIPTION
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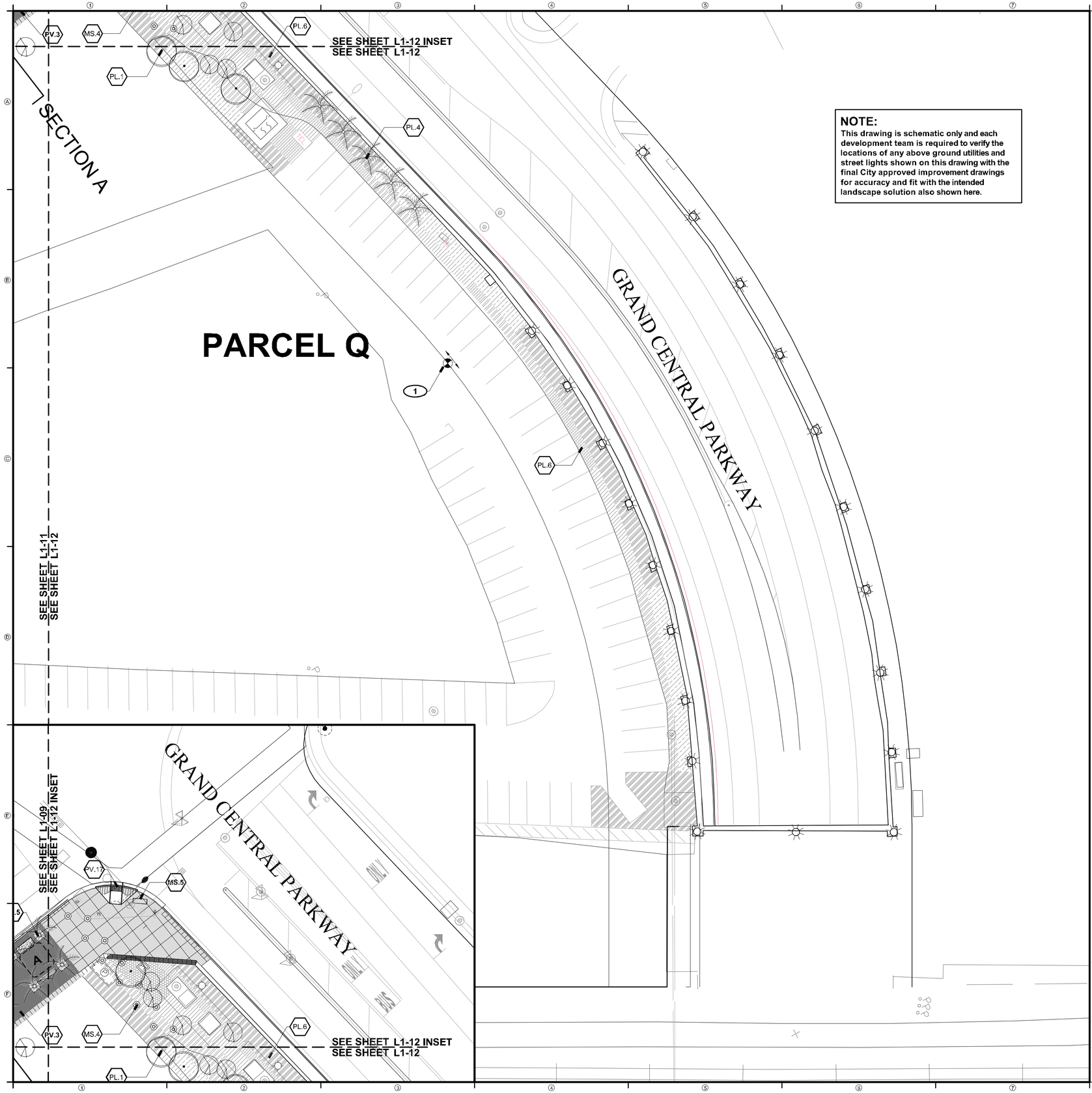
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL E (d), P (b) AND Q (a) SITE PLAN

SHEET NUMBER
L1-11



NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
	EX.1 Utility or Other Structure	N/A
	EX.2 Traffic Signal	N/A
	EX.3 Curb and Gutter	N/A
	EX.4 Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
	PV.1 Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
	PV.2 Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.3 Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
	PV.4 Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.5 Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
	PV.6 Not Used	N/A
	PV.7 Not Used	N/A
	PV.8 Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
	PV.9 Not Used	N/A
	PV.10 Not Used	N/A
	PV.11 Spill Curb	SEE CIVIL DOCUMENTS
	PV.12 Gutter Pan	SEE CIVIL DOCUMENTS
	PV.13 Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
	PV.14 12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
	PV.15 24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
	PV.16 Accessible Ramp A	SEE CIVIL DOCUMENTS
	PV.17 Accessible Ramp B	SEE RTC DOCUMENTS
	PV.18 Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
	PV.19 Stone Mulch	DESIGN STANDARDS PAGE 114
	PV.20 Tree Gate A	DESIGN STANDARDS PAGE 114
	PV.21 Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
	JN.1 Sawn Control Joint	DESIGN STANDARDS PAGE 115
	JN.2 Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
	SW.1 Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
	SF.1 Project Bench	DESIGN STANDARDS PAGE 117
	SF.2 Not Used	N/A
	SF.3 Not Used	N/A
	SF.4 Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
	SF.5 Not Used	N/A
	SF.6 Not Used	N/A
	SF.7 Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8 Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9 Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10 Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11 Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12 Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13 Bollard	DESIGN STANDARDS PAGE 121
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	SL.3 Pedestrian Light	REFER TO SHEET L3-04
	SL.4 Down Light	DESIGN STANDARDS PAGE 122
	SL.5 Street Light	N/A
	SL.6 Street Light - Phase 2 - Proposed Location	N/A
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	PL.2 Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
	PL.3 Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
	PL.4 Palm In Landscape	DESIGN STANDARDS PAGE 126
	PL.5 Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
	PL.6 Groundcover Planting	SEE SHEET L2-01 AND L2-02
	PL.7 Landscape Panel Planting	SEE SHEET L2-01
	PL.8 Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
	PL.9 Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
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	BF.2 Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
	BF.3 Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
	MS.1 Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
	MS.2 Future BRT Station	N/A - WORK BY OTHERS
	MS.3 Shade Structure	REFER TO AR.1 ON PAGE 130
	MS.4 Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
	MS.5 Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
	AR.1 Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
	AR.2 Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
	AR.3 Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
	AR.4 Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
	AR.5 Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

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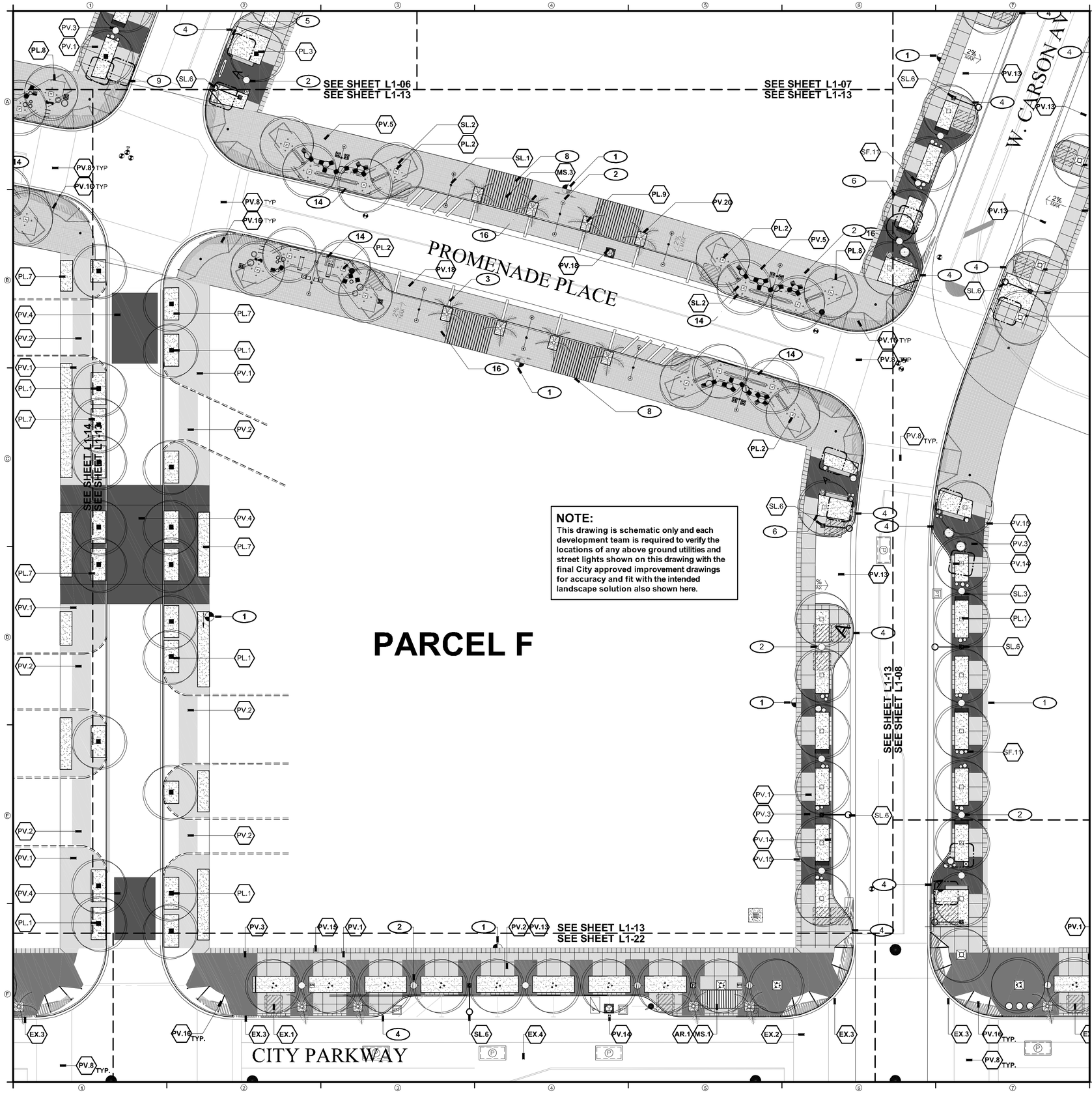
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL Q (b) SITE PLAN

SHEET NUMBER

L1-12



SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
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PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
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PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
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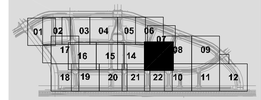
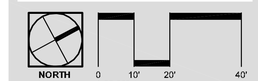
STREETSCAPE SCHEMATIC DESIGN





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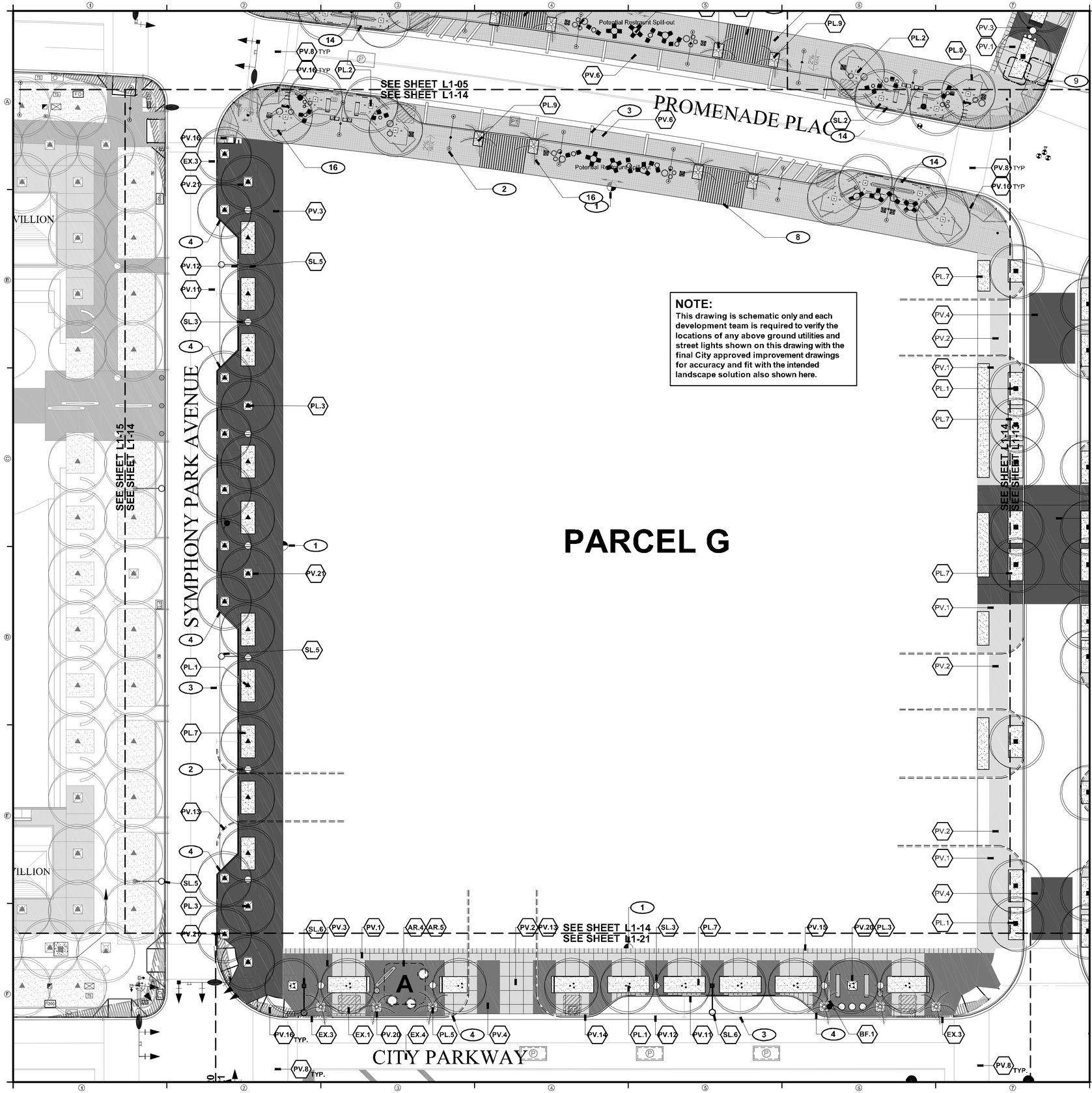
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL F SITE PLAN

SHEET NUMBER
L1-13



SITE DETAIL KEYNOTES:

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EX.1	Utility or Other Structure	N/A
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PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
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PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
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PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
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JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
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BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
8. Symmetrically position potential shade structures between trees
9. Recommend corner entrances. Consider clipping corner of building to open up plaza area at intersection
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13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependant on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification
17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospeurnum jasminoides at base of screen as directed by Landscape Architect.
18. Existing block wall around utilities to be removed.

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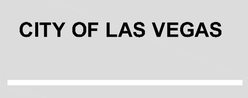
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



NORTH
0 10' 20' 40'
1:20-00"

ISSUE DATE: November 9, 2007

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#	DATE	DESCRIPTION
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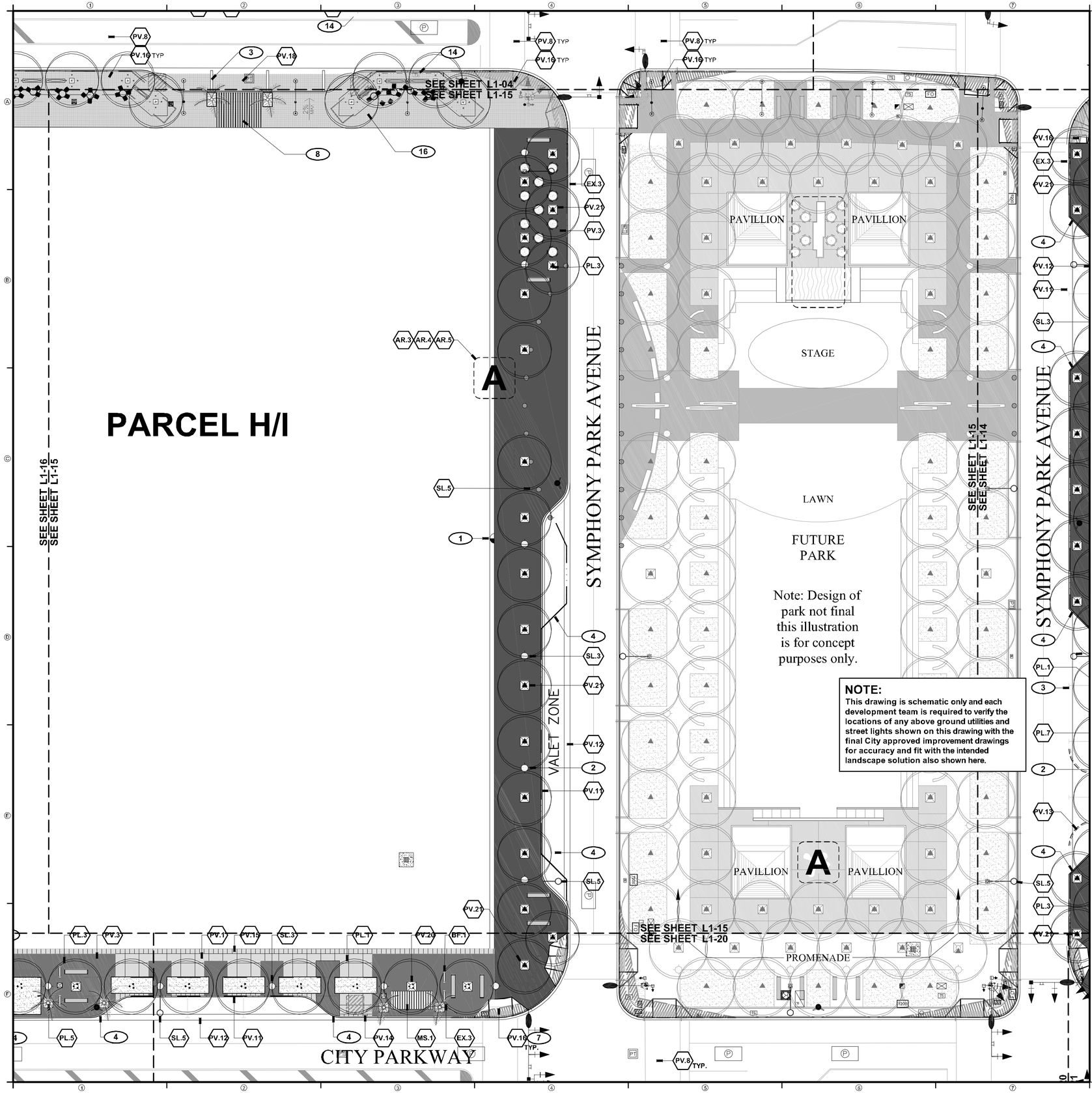
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL G
SITE PLAN

SHEET NUMBER
L1-14



SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
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MS.2	Future BRT Station	N/A - WORK BY OTHERS
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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

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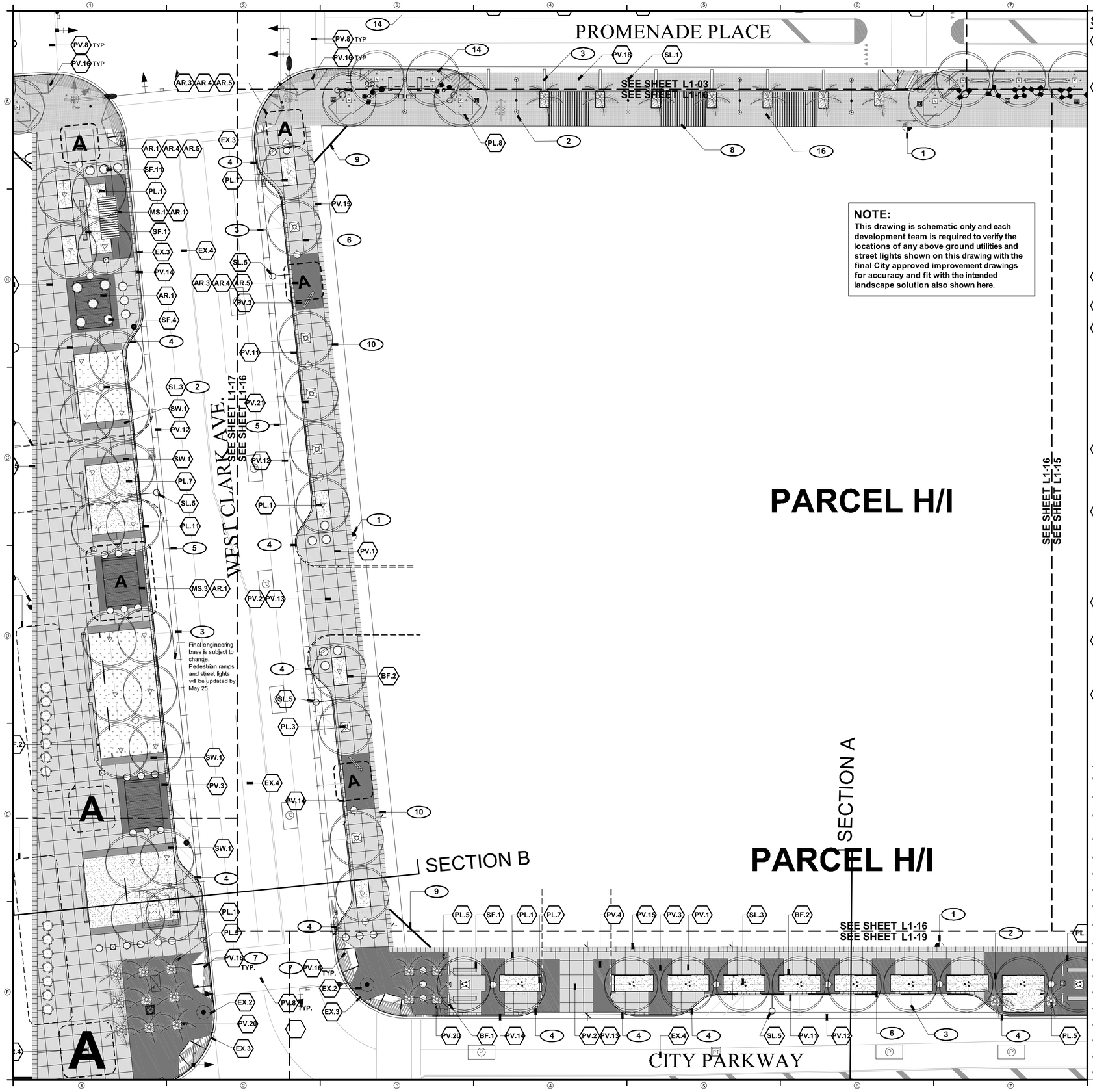
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL H/I (a) AND M3 SITE PLAN

SHEET NUMBER
L1-15



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SITE DETAIL KEYNOTES:

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EX.3	Curb and Gutter	N/A
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PV	**PAVEMENTS, CURBS AND RAMPS**	
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PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
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PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
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PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
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SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
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SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
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MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
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MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
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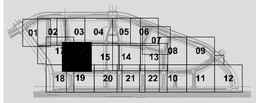

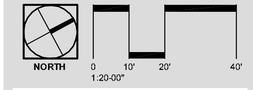

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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL H/I (b)
SITE PLAN

SHEET NUMBER
L1-16

NOTE:
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PROMENADE PLACE

WEST BONNEVILLE AVE

WEST CLARK AVE.

SEE SHEET L1-02
SEE SHEET L1-17

SEE SHEET L1-01
SEE SHEET L1-17

SEE SHEET L1-01
SEE SHEET L1-17 INSET

SEE SHEET L1-17 INSET
SEE SHEET L1-17

SEE SHEET L1-17
SEE SHEET L1-16

SEE SHEET L1-17
SEE SHEET L1-18

Final engineering base is subject to change. Pedestrian ramps and street lights will be updated by May 25.

5' easement

Drain line

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
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PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
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PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
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PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
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AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

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6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
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13. Potential vehicular deceleration lane
14. Potential landscape panel zone - dependant on adjacent use
15. Coordinate curb and tree layout with BRT design
16. Retain 10 foot pedestrian clear zone. Refer to Design Standards for clarification
17. Install Green Screens to future parking garages as directed by Owner's Representative. Plant trachelospreunum jasminoides at base of screen as directed by Landscape Architect.
18. Existing block wall around utilities to be removed.

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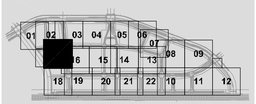
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



NORTH
0 10' 20' 40'
1:20-00"

ISSUE DATE: November 9, 2007

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#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
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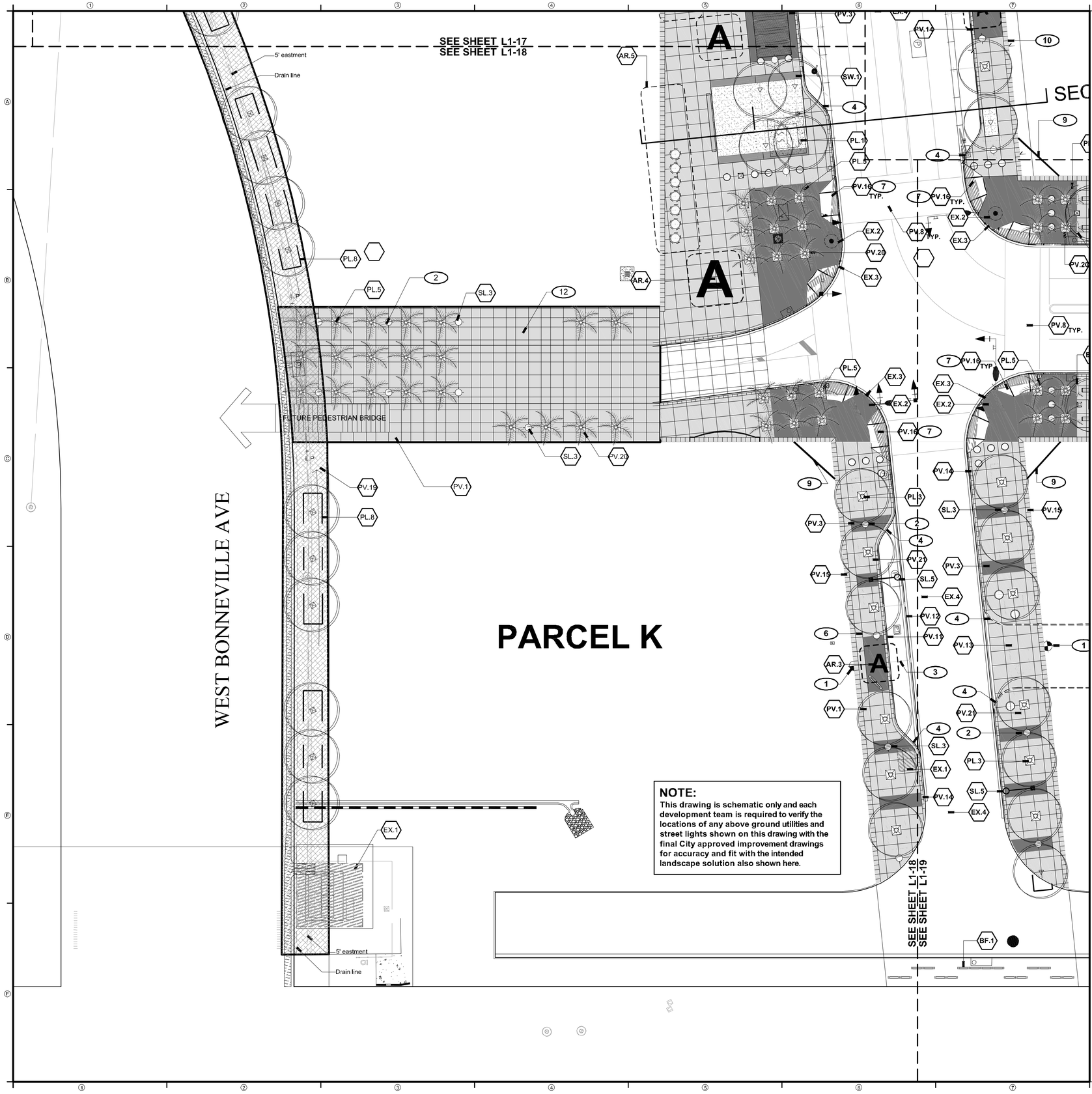
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL J (a)
SITE PLAN

SHEET NUMBER
L1-17



NOTE:
This drawing is schematic only and each development team is required to verify the locations of any above ground utilities and street lights shown on this drawing with the final City approved improvement drawings for accuracy and fit with the intended landscape solution also shown here.

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**
EX.1	Utility or Other Structure	N/A
EX.2	Traffic Signal	N/A
EX.3	Curb and Gutter	N/A
EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**	
PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
PV.6	Not Used	N/A
PV.7	Not Used	N/A
PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
PV.9	Not Used	N/A
PV.10	Not Used	N/A
PV.11	Spill Curb	SEE CIVIL DOCUMENTS
PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**	
SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**	
SF.1	Project Bench	DESIGN STANDARDS PAGE 117
SF.2	Not Used	N/A
SF.3	Not Used	N/A
SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
SF.5	Not Used	N/A
SF.6	Not Used	N/A
SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**	
SL.1	Promenade Light	REFER TO SHEET L3-03
SL.2	Up Light	DESIGN STANDARDS PAGE 121
SL.3	Pedestrian Light	REFER TO SHEET L3-04
SL.4	Down Light	DESIGN STANDARDS PAGE 122
SL.5	Street Light	N/A
SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**	
PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
PL.7	Landscape Panel Planting	SEE SHEET L2-01
PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**	
AR.1	Art Opportunity at Shade Structure	DESIGN STANDARDS PAGE 130
AR.2	Art Opportunity at Bus Stop	DESIGN STANDARDS PAGE 130
AR.3	Art Opportunity in Pavement Design	DESIGN STANDARDS PAGE 131
AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
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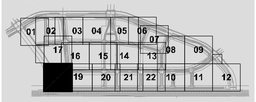
STREETSCAPE SCHEMATIC DESIGN



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8	09/25/2009	GCP LIGHTS/PALM DETAILS

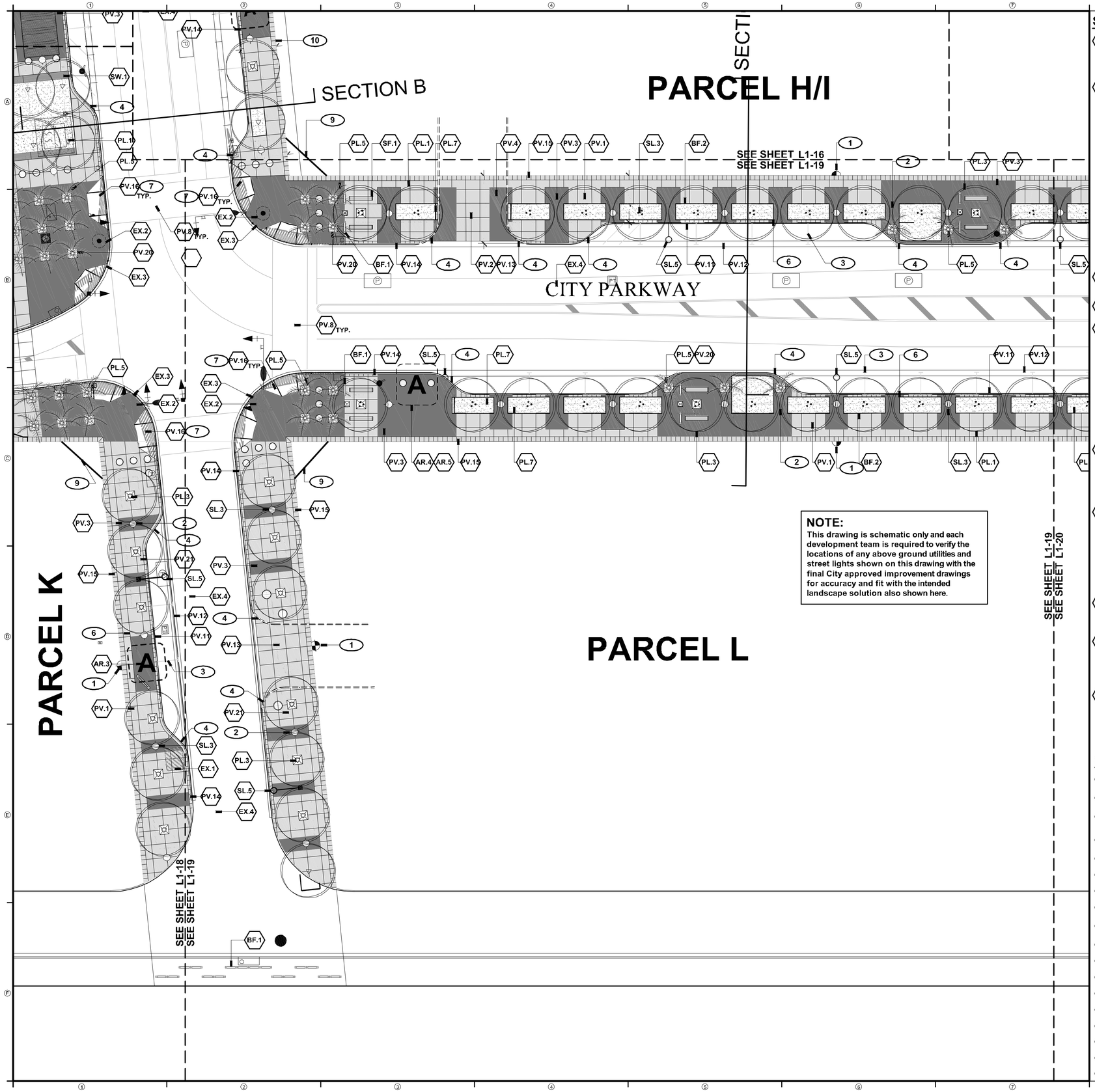
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL J (b) AND K SITE PLAN

SHEET NUMBER

L1-18



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PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
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PV.10	Not Used	N/A
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PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**	
JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
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SL.6	Street Light - Phase 2 - Proposed Location	N/A
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PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
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PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**	
BF.1	Green Screen	DESIGN STANDARDS PAGE 128
BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
BF.3	Landscape Panel Barrier B	DESIGN STANDARDS PAGE 129
MS	**MISCELLANEOUS ELEMENTS**	
MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
MS.2	Future BRT Station	N/A - WORK BY OTHERS
MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
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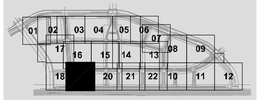

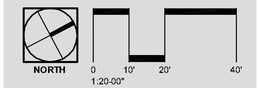

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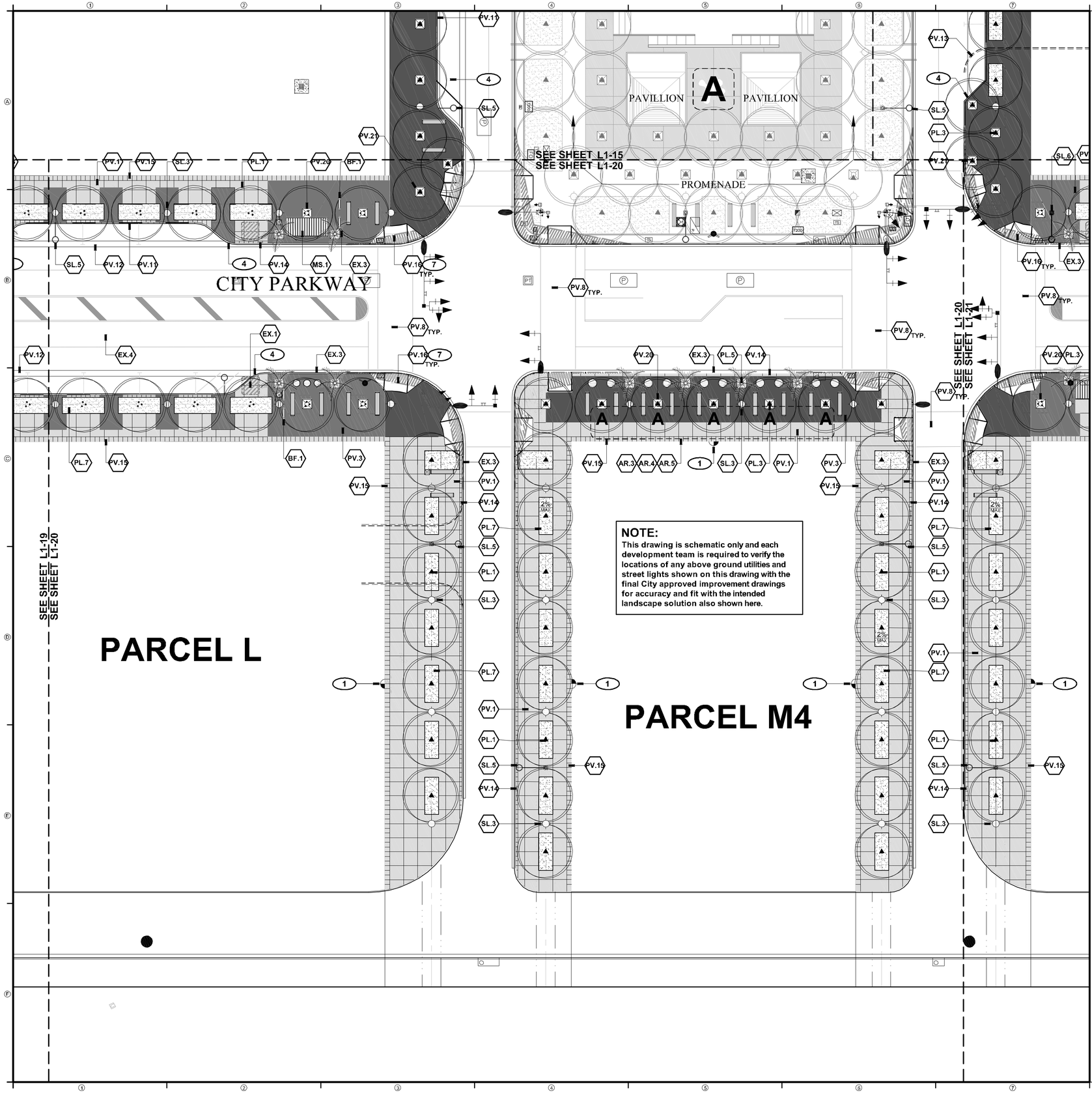
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL L (a)
SITE PLAN

SHEET NUMBER
L1-19



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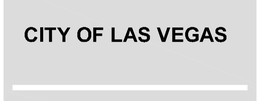
SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN



NORTH 0 10' 20' 40'
1:20-00"

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5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
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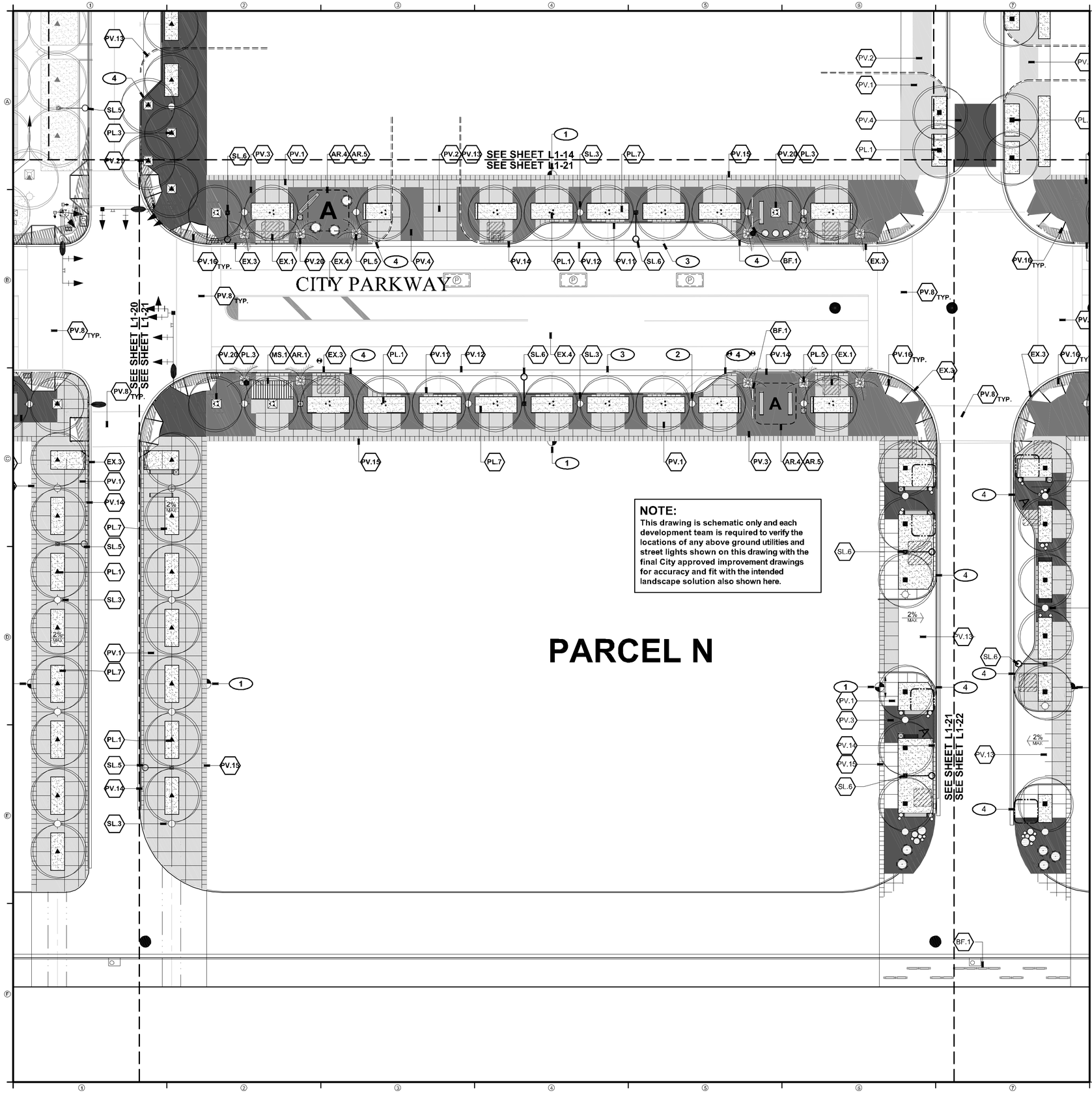
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL L (b) AND M4 SITE PLAN

SHEET NUMBER
L1-20



PARCEL N

SITE DETAIL KEYNOTES:

EX	**EXISTING CONDITIONS**	**LOCATION**	
	EX.1	Utility or Other Structure	N/A
	EX.2	Traffic Signal	N/A
	EX.3	Curb and Gutter	N/A
	EX.4	Asphalt Paving	N/A
PV	**PAVEMENTS, CURBS AND RAMPS**		
	PV.1	Cast In Place Concrete at Pedestrian Area	DESIGN STANDARDS PAGE 109
	PV.2	Cast In Place Concrete at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.3	Concrete Unit Paver at Pedestrian Area	DESIGN STANDARDS PAGE 110
	PV.4	Concrete Unit Paver at Private Vehicular Area	SEE CIVIL DOCUMENTS
	PV.5	Stone Paver at Pedestrian Area	DESIGN STANDARDS PAGE 111
	PV.6	Not Used	N/A
	PV.7	Not Used	N/A
	PV.8	Potential Arch.Treatment at Public Intersection	SUBJECT TO FUTURE CITY DECISION
	PV.9	Not Used	N/A
	PV.10	Not Used	N/A
	PV.11	Spill Curb	SEE CIVIL DOCUMENTS
	PV.12	Gutter Pan	SEE CIVIL DOCUMENTS
	PV.13	Potential Driveway/Curb Cut	SEE CIVIL DOCUMENTS
	PV.14	12" Concrete Access Strip	ILLUSTRATED IN DETAIL PL.1
	PV.15	24" Concrete Buffer Strip	ILLUSTRATED IN DETAIL PL.1
	PV.16	Accessible Ramp A	SEE CIVIL DOCUMENTS
	PV.17	Accessible Ramp B	SEE RTC DOCUMENTS
	PV.18	Special Asphalt Paving at Vehicular Area	SUBJECT TO FUTURE CITY DECISION
	PV.19	Stone Mulch	DESIGN STANDARDS PAGE 114
	PV.20	Tree Gate A	DESIGN STANDARDS PAGE 114
	PV.21	Tree Gate B	DESIGN STANDARDS PAGE 115
JN	**JOINTING**		
	JN.1	Sawn Control Joint	DESIGN STANDARDS PAGE 115
	JN.2	Expansion Joint	DESIGN STANDARDS PAGE 116
SW	**SITE WALLS/ EMBANKMENTS**		
	SW.1	Cast-In-Place Concrete Seat Wall	DESIGN STANDARDS PAGE 116
SF	**SITE FURNITURE**		
	SF.1	Project Bench	DESIGN STANDARDS PAGE 117
	SF.2	Not Used	N/A
	SF.3	Not Used	N/A
	SF.4	Movable Tables and Chairs	DESIGN STANDARDS PAGE 118
	SF.5	Not Used	N/A
	SF.6	Not Used	N/A
	SF.7	Trash Receptacle	DESIGN STANDARDS PAGE 118
	SF.8	Drinking Fountain	DESIGN STANDARDS PAGE 119
	SF.9	Bicycle Rack	DESIGN STANDARDS PAGE 119
	SF.10	Newspaper Box	DESIGN STANDARDS PAGE 119
	SF.11	Planter Pot A	DESIGN STANDARDS PAGE 120
	SF.12	Planter Pot B	DESIGN STANDARDS PAGE 120
	SF.13	Bollard	DESIGN STANDARDS PAGE 121
SL	**SITE LIGHTING**		
	SL.1	Promenade Light	REFER TO SHEET L3-03
	SL.2	Up Light	DESIGN STANDARDS PAGE 121
	SL.3	Pedestrian Light	REFER TO SHEET L3-04
	SL.4	Down Light	DESIGN STANDARDS PAGE 122
	SL.5	Street Light	N/A
	SL.6	Street Light - Phase 2 - Proposed Location	N/A
PL	**PLANTING AND LANDSCAPE**		
	PL.1	Street Tree In Landscape Panel	DESIGN STANDARDS PAGE 123
	PL.2	Street Tree In Hardscape	DESIGN STANDARDS PAGE 124
	PL.3	Street Tree In Tree Grate	DESIGN STANDARDS PAGE 125
	PL.4	Palm In Landscape	DESIGN STANDARDS PAGE 126
	PL.5	Palm In 4'x4' Tree Grate	DESIGN STANDARDS PAGE 126
	PL.6	Groundcover Planting	SEE SHEET L2-01 AND L2-02
	PL.7	Landscape Panel Planting	SEE SHEET L2-01
	PL.8	Tree Trench	DESIGN STANDARDS PL.1 PAGE 123
	PL.9	Palm In 6'x4' Tree Grate	DESIGN STANDARDS PAGE 127
BF	**BARRIERS AND FENCING**		
	BF.1	Green Screen	DESIGN STANDARDS PAGE 128
	BF.2	Landscape Panel Barrier A	DESIGN STANDARDS PAGE 128
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MS	**MISCELLANEOUS ELEMENTS**		
	MS.1	Bus Stop - Seating Zone/Shelter	DESIGN STANDARDS PAGE 129
	MS.2	Future BRT Station	N/A - WORK BY OTHERS
	MS.3	Shade Structure	REFER TO AR.1 ON PAGE 130
	MS.4	Possible Wind Turbine Zone	DESIGN STANDARDS PAGE 130
	MS.5	Union Park Project Signage Zone	N/A - WORK BY OTHERS
AR	**OPPORTUNITIES FOR ART**		
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	AR.4	Art Opportunity with Sculptural Element	DESIGN STANDARDS PAGE 131
	AR.5	Art Opportunity with Supplemental Seating	DESIGN STANDARDS PAGE 131

SITE LAYOUT NOTES

1. Center point of streetscape module layout system for block face. The 2' streetscape layout module flows in both directions form this point
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5. Align pavement jointing with curb and gutter jointing
6. Align corner of special paving, landscape panels and tree grate with intersecting score joints
7. Orient pedestrian handicap ramps perpendicular to streetscape
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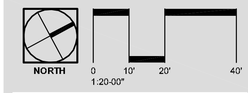
STREETSCAPE SCHEMATIC DESIGN



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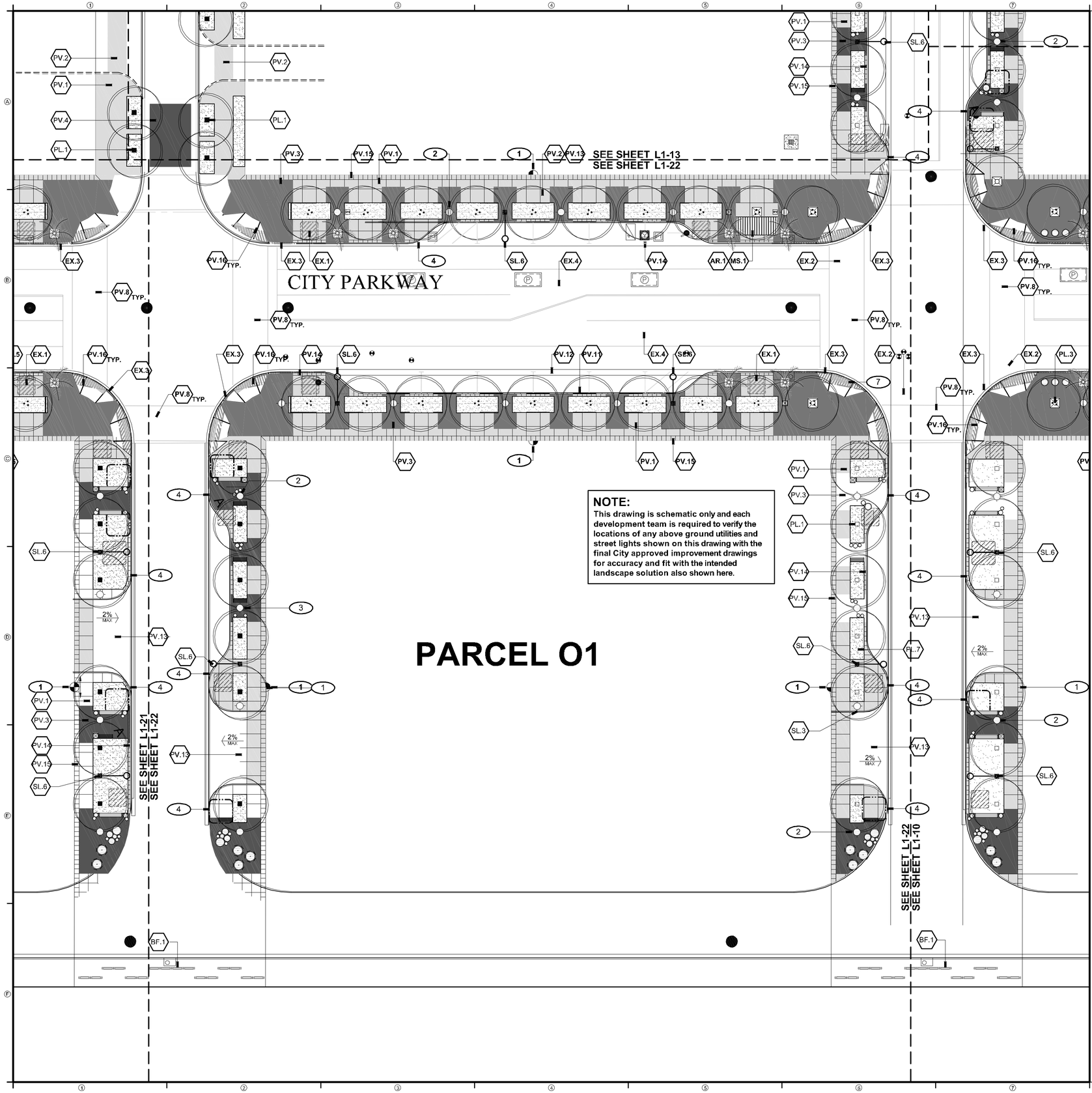
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL N
SITE PLAN

SHEET NUMBER
L1-21



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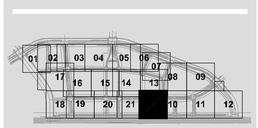

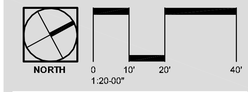

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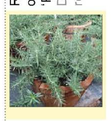
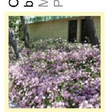
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PARCEL O1
SITE PLAN

SHEET NUMBER
L1-22

	TREES & PALM					LANDSCAPE PANEL				SPECIAL NOTE
	TREE	PALM	SHRUB			GROUNDCOVER		GRASSES	ACCENT	
CITY PARKWAY	Pistacia 'red push' Red push pistache 	Phoenix dactylifera 'medjool' Medjool Date Palm 				Rosmarinus officinallis 'Prostratus' Dwarf rose-mary 				
GRAND CENTRAL PARKWAY	Acacia stenophylla Shoestring Acacia  Vitex agnus - castus Chaste Tree 	Phoenix dactylifera 'medjool' Medjool Date Palm 	Leucophyllum Candidum Thunder cloud  Eremophila maculata I.M Johnst Valentine Eremophilla  Muhlenbergia Capillaris (Lam.) Trin. Regal mist  Chrysactinia mexicana damianita 			acacia redolens 'desert carpet' Desert carpet acacia 			Agave bracteosa Squid agave  Echinocactus grusonii Golden Barrel Cactus  Trachelospermum jasminoides Star Jasmine 	GRAND CENTRAL PARKWAY : AGAVE ON ROCK MULCH IN LANDSCAPE PANEL 1 1/2" Decomposed Granite - Not Stabilize
SYMPHONY PARK AVENUE	Fraxinus velutina 'rio grande' Velvet Ash 	Phoenix dactylifera 'medjool' Medjool Date Palm 				Rosmarinus officinallis 'Prostratus' Dwarf rosemary 		Buchloe dactyloides Buffalo grass 		
PROMENADE PLACE	Cercidium 'desert museum' Desert museum palo verde 	Phoenix dactylifera 'medjool' Medjool Date Palm 	Hesperaloe parviflora Red yucca 			Acacia redolens 'desert carpet' Desert carpet acacia 	Rosmarinus officinallis 'Prostratus' Dwarf rosemary  POT PLANT		Dasylerion longissimum desert spoon 	PROMENADE Dwarf Rosemary for the Planting Pot
WEST CLARK AVENUE	Pistacia 'red push' Red push pistache 					Bowles Common Periwinkle Vinca minor 	Oenothera berlandieri Mexican Primrose 	Buchloe dactyloides Buffalo grass 		ROCK MULCH 1 1/2" Decomposed Granite - Not Stabilize
NEIGHBORHOOD STREET	Prosopis alba Thornless Hybbrid Mesquite 		Leucophyllum Candidum Thunder cloud 			Rosmarinus officinallis 'Prostratus' Dwarf rosemary 		Buchloe dactyloides Buffalo grass 		1 1/2" Deep 3/8" Birdseye Brown Washed Round Gravel - Avail KRC Rock or approved equal
BONNEVILLE STREET	Flexinus velutina 'Rio Grand' Rio Grand Ash 									PLANTING NOTES 1. USE SINGLE STREET TREE SPECIES PER STREET (BOTH SIDES). COORDINATE WITH NEWLAND COMMUNITIES. SEE PLANT MATRIX ON SHEET L2-01. 2. DECIDUOUS STREET TREES WILL BE 60" BOX IN SIZE. LOWER MOST LIMB A MINIMUM OF 6' FROM FINISHED GRADE. 3. PLANT ALL DECIDUOUS STREET TREES IN TREE TRENCH. SEE PLAN FOR LOCATIONS OF STRUCTURAL SOIL. 4. PALMS WILL BE 22' CLEAR TRUNK IN SIZE.

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STREETSCAPE SCHEMATIC DESIGN

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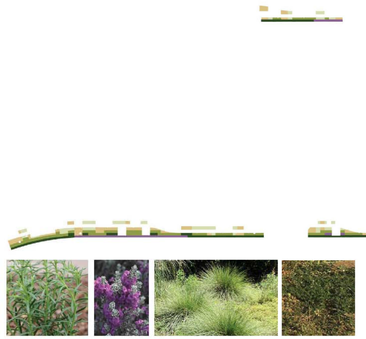
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

PLANTING MATRIX

SHEET NUMBER

L2-01



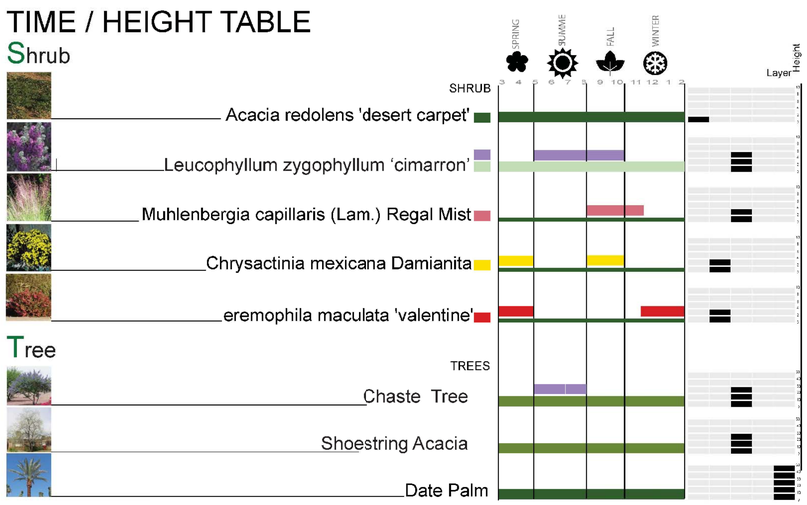
SUMMER

Fall

Winter

SPRING

TIME / HEIGHT TABLE



Shrub

Tree

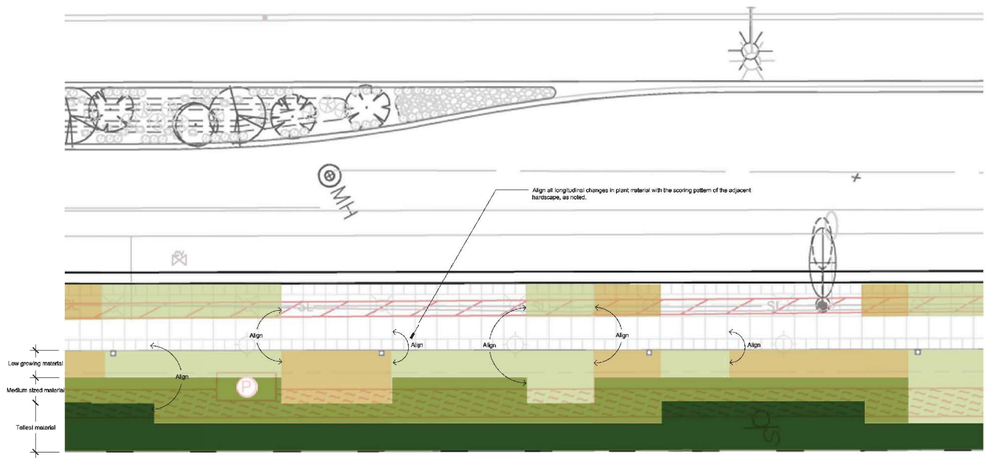
Accent

agave bracteosa
Squid Agave

Echinocactus grusonii
Golden Barrel cactus

Trachelospermum jasminoides
Star Jasmine

PLANTING DIAGRAM



This diagram illustrates the overal concept for the Grand Central Parkway schematic landscape design. The colors shown represent the groundplane shrub, groundcover, and accent plant material. The existing conditions shown vary from parcel to parcel and will require modification during implementation. The intent of this diagram is to communicate the desired concept to facilitate any required modifications.

UNION PARK : GRAND CENTRAL PARKWAY | SEASONAL COLOR PLANTING DIAGRAM

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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

THIS PACKAGE REPRESENTS 100% SCHEMATIC STREETSCAPE DESIGN. THIS WORK IS CO-ORDINATED WITH AN IN-PROGRESS ENGINEERING BASE. THIS ENGINEERING BASE IS SUBJECT TO CHANGE AND REFINEMENTS DO TO CITY REVIEW.

REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

SCHEMATIC DESIGN

PROJECT NUMBER: 4035

GCP
PLANTING DIAGRAM

SHEET NUMBER

L2-02

General Intent

Water conservation to use less water.

Water management to use water efficiently.

Water harvesting.

Water reuse.

Water infiltration.

Reduced energy needs to operate the system.

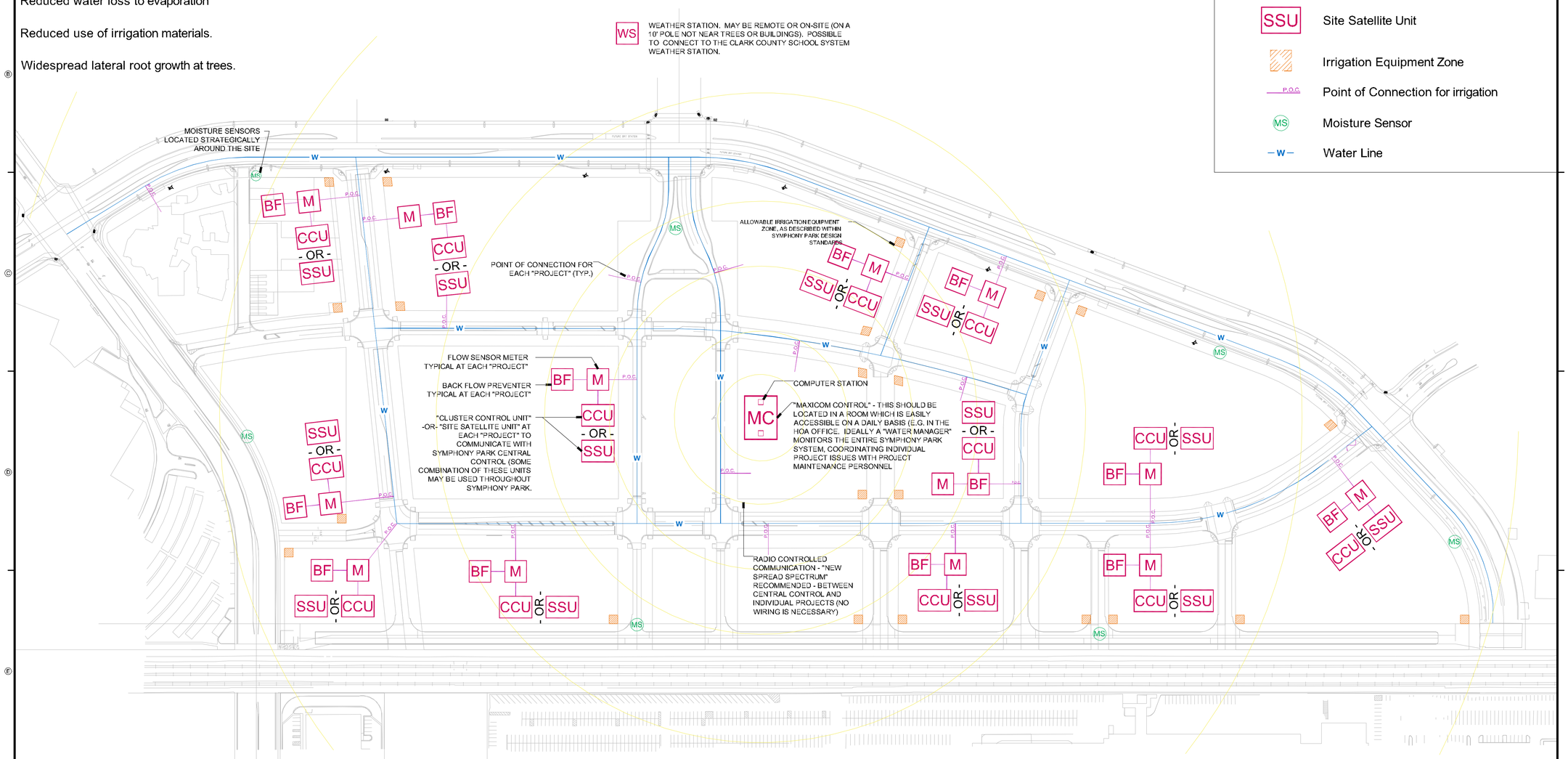
Reduced water loss to evaporation

Reduced use of irrigation materials.

Widespread lateral root growth at trees.

Legend

- MC — Maxicom Control
- M — Flow Sensor Meter
- BF — Back Flow Preventer
- CCU — Cluster Control Unit
- SSU — Site Satellite Unit
- Irrigation Equipment Zone
- P.O.C. — Point of Connection for irrigation
- MS — Moisture Sensor
- W — Water Line



NOTE: ALL SITE PEDESTRIAN LIGHTING SHALL BE CONTROLLED FROM THE CENTRAL CONTROL, MAXICOM UNIT. LIGHTING ELECTRICITY SHALL BE METERED ON A PROJECT BASIS.

CITY OF LAS VEGAS

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SYMPHONY PARK
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NORTH 0 60' 120' 240'
1:120-00"

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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

IRR. AND LIGHTING CONTROLS

SHEET NUMBER

L3-01

General Intent of Irrigation

Efficiency
All streetscape shall utilize water conserving irrigation products as defined with the Symphony Park Design Standards;

Adaptability
All irrigation systems must provide for the potential for grey water use.

Continuity
The site wide master controller is to manage all streetscape lighting and irrigation throughout the entire Union Park project. All irrigation will be orchestrated from this main controller to bring a unified management approach to the entire Symphony Park landscape.

Assumptions

Irrigation Designer
Individual Developers will hire a certified irrigation designer to design the irrigation plans for the Design Development and Consruction Documentation phases of the project

Irrigation Requirements

The owner of each project shall supply and install ESP site satellite controllers, manufactured by Rainbird (r). The ESP site satellite controllers shall be programmed for control of irrigation valves, pedestrian lighting, and landscape lighting. The ESP site satellites shall be controlled with maxicom2(r) central control system software, via two-wire telephone modem or approved equivalent.

The owner of each project shall furnish, install, and maintain power and either a two-wire telephone input with active telephone service or approved equivalent for each ESP site satellite installed.

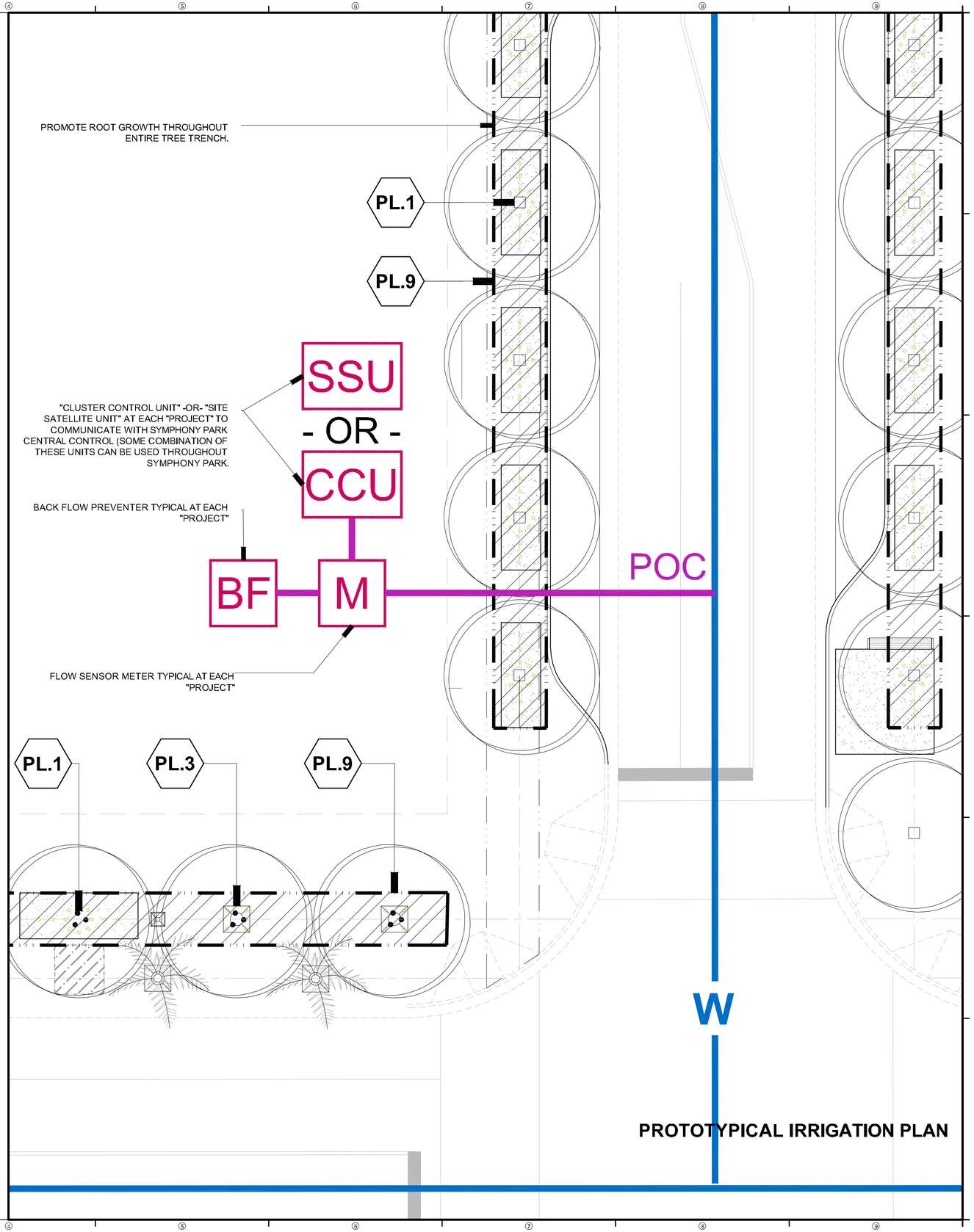
The owner of each project shall install and appropriately incorporate 24 volt relay switches for control of the pedestrian and landscape lighting.

ESP site satellites shall be installed and programmed per Rainbird (r) specifications and recommendations. The maxicom2(r) system shall be maintained and operated by the Union Park HOA. All station details must be provided to the Symphony Park association. The details mush include flow rate, plant material type, emission devices, and station number. This information will be used to program the maxicom2(r) software.

The owner of each project shall install at least every 100 feet, on each block face, a vandal proof hose bib for streetscape maintenance.

The owner of each project, where applicable, shall install a weatherproof electrical outlet at the base of each palm.

Along promenade, the owner of each project shall install a weatherproof electrical outlet at the base of each tree .



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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

IRRIGATION INTENT

SHEET NUMBER
L3-02

General Intent of Pedestrian Lighting

Ambiance
To set a mood, define character, quality, tone and atmosphere appropriate to uses of the space being lit.

Diversity of Experience
To create variation in the streetscape and definition of important or different areas.

Safety
To provide adequate light where hazards and intersections exist, protecting the general health and welfare of the pubic.

Character
An element that is used to define the features and traits which form the individual nature of a place.

Scale
An element that creates spaces which feel comfortable to pedestrians and defines the edges of the pedestrian realm.

Continuity
The site wide master controller is to manage all streetscape lighting and irrigation throughout the entire Union Park project. All pedestrian lighting will be orchestrated from this main controller to bring a unified management approach to the entire Union Park streetscape.

Assumptions

Lighting Engineer
Individual Developers will hire a qualified lighting engineer to design the lighting plans for the Design Development and Consruction Documentation phases of the project

Fixture
Photometric studies, plan and section studies are based on the Louis Poulsen kastrup pedestrian light, 175 W., Metal Halide lamp. Note - the Kastrup cut-sheet indicates a 150 W lamp although available IES Photometric information from manufacturer only includes a 175 W version.

Light Level Requirements

A review of the Las Vegas Development Code indicate "The public areas and sidewalks should be designed to provide a minimum average of one foot-candle of light at ground level."

A thorough review of the Las Vegas Development Code,Las Vegas Urban Design Guidelines and Downtown Las Vegas Centennial Plan should be accomplished by a qualified lighting engineer prior to further design and documentation.

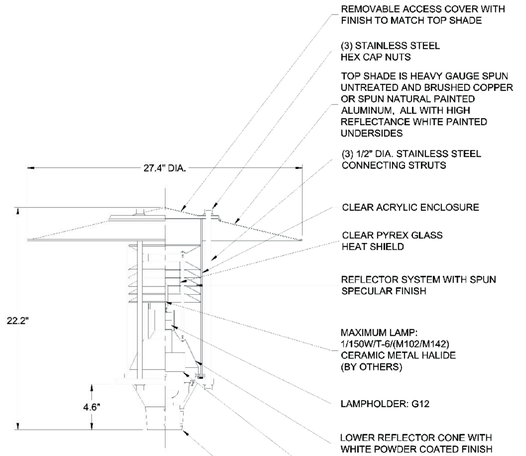
Products

Refer to product information on this sheet.

Kastrup ceramic metal halide

Design: Windinge & Povl Ernst Hoff

Type:
Project:
Catalog Number:



REMOVABLE ACCESS COVER WITH FINISH TO MATCH TOP SHADE

(3) STAINLESS STEEL HEX CAP NUTS

TOP SHADE IS HEAVY GAUGE SPUN UNTREATED AND BRUSHED COPPER OR SPUN NATURAL PAINTED ALUMINUM, ALL WITH HIGH REFLECTANCE WHITE PAINTED UNDERSIDES

(3) 1/2" DIA. STAINLESS STEEL CONNECTING STRUTS

CLEAR ACRYLIC ENCLOSURE

CLEAR PYREX GLASS HEAT SHIELD

REFLECTOR SYSTEM WITH SPUN SPECULAR FINISH

MAXIMUM LAMP: 1/150W/T-6/(M102/M142) CERAMIC METAL HALIDE (BY OTHERS)

LAMPHOLDER: G12

LOWER REFLECTOR CONE WITH WHITE POWDER COATED FINISH

ELECTRONIC BALLAST FOR 120-277V OPERATION

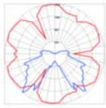
DIE CAST ALUMINUM TENON SUPPORT AND LUMINAIRE BASE FOR SLIP FIT OVER A 3" O.D. X 2 1/2" LONG TENON WITH NATURAL PAINTED ALUMINUM FINISH AND SECURED WITH FOUR 1/4" - 20 SET SCREWS

NOTES:
1. FINISH: AS NOTED
2. VOLTAGE: 120-277V

louis poulsen
Louis Poulsen Lighting, Inc., 3260 Meridian Parkway, Fort Lauderdale, FL 33331 Telephone: (954) 349-2525 Fax: (954) 349-2550
www.louispoulsen.com

Kastrup ceramic metal halide

post tops/poles & cable hung



Photometric Report: KAT-1-150W-CMH/T-6 G12. LTS7535.IES
Report No.: LTS7535
Poulsen Report No.: KAT-1-150W-CMH/T-6 G12.IES
Luminaire: Kastrup
Lamp: 1/150W/CMH
Efficiency: 47.8%
Cutoff Classification: Semi-Cutoff
Description: All data shown are per 14000 lumens. This report can be used for calculation on all versions listed below. Use only actual lumen data when calculating.

Candlepower Distribution

Vertical Angle	Candela
0	257
5	269
15	427
25	870
35	1294
45	1389
55	1181
65	992
75	774
90	470

Zonal Lumen Summary

Zone	Lumens	% Lamp	% Fixture
0-30	540.61	3.9	8.1
0-40	1350.62	9.6	20.2
0-60	3334.26	23.8	49.8
0-90	5538.07	39.6	82.7
90-120	1038.07	7.4	15.5
90-130	1148.44	8.2	17.2
90-150	1157.34	8.3	17.2
90-180	1157.34	8.3	17.3
0-180	6695.56	47.8	100

Design
Bennet Windinge & Povl Ernst Hoff

Concept
Kastrup provides distinct and symmetrical illumination. The top shade is made of copper, which over time will turn verdigris or spun aluminum for the natural painted aluminum version. The underside of the top shade is painted white, which ensures an optimal and even reflection of the light. The reflector shades are designed with a polished underside to redirect the light downward and a matte finish on the top side to minimize glare.

Finish
Copper, brushed. Natural painted aluminum, powder coated.

Material
Top shade: Spun aluminum or spun copper. Enclosure: Clear acrylic. Reflector: Spun matte and polished aluminum. Base: Die cast aluminum. Struts: Stainless steel.

Mounting
Post top: Mounted on dual round aluminum (DRA) or round straight aluminum (RSA) pole.

Weight
Max. 19 lbs.

Label
cUL, Wet location. IBEW.

Product code	Light source	Voltage	Finish	Transition to pole
KAT	1/150W/CMH/T-6 G12	120-277V	COP NAT PAINT ALU	T-DRA-5"-3" T-RSA-4.5"

Specification notes:
a. CMH variants provided with one 120-277V electronic ballast.

Info notes:
I. For pole selection, refer to Pole page.
II. The comparable EU version has the following classification: Ingress Protection Code: IP44.

louis poulsen
Louis Poulsen Lighting, Inc., 3260 Meridian Parkway, Fort Lauderdale, FL 33331 Telephone: (954) 349-2525 Fax: (954) 349-2550
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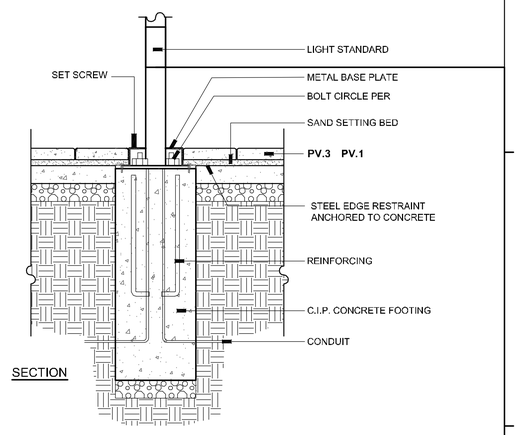
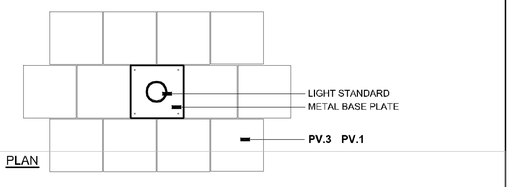
TYPICAL SECTION
1/4"= 1'-0"





PEDESTRIAN LIGHT MOUNTING DETAIL
3/4"= 1'-0"

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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

LIGHTING INTENT PEDESTRIAN

SHEET NUMBER
L3-03

General Intent of Pedestrian Lighting

Ambiance
To set a mood, define character, quality, tone and atmosphere appropriate to uses of the space being lit.

Safety
To provide adequate light where hazards and intersections exist, protecting the general health and welfare of the pubic.

Character
An element that is used to define the features and traits which form the individual nature of a place.

Scale
An element that creates spaces which feel comfortable to pedestrians and defines the edges of the pedestrian realm.

Continuity
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Assumptions

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Light Level Requirements

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A thorough review of the Las Vegas Development Code,Las Vegas Urban Design Guidelines and Downtown Las Vegas Centennial Plan should be accomplished by a qualified lighting engineer prior to further design and documentation

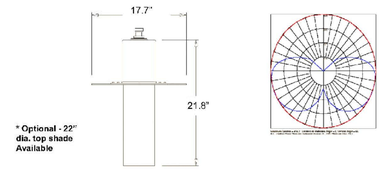
Products

All Visio and Hellux products to be aluminum and stainless steel only. No painted products.
For more detail refer to product information on this sheet.

VISIO LIGHTING
Div of Beacon Products

Project:_____
Type:_____
Approved:_____
Cat: # 5 / / PE /SYM / AW / / / / / / /
*Series Top/Shade Mtg Optics Diffuser Lamp Voltage Color Options Options Options*_____

Constellation Collection 535 Series



*** Optional - 22" dia. top shade Available**

Ordering code Example: #535-PE-SYM-AC-70MH-1-VER

Series	Top & Shade	Mounting	Louver/Optic	Diffuser
☒ 5_ _	☐ 35	☒ PE = Pendant	☒ SYM	☒ AW = Acrylic White
Cyl = 6.4" dia	☐ 35C* *C = 22" Dia. top shade ☐ 35-SS **			

Rated IP 65 for Ingress Protection
** SS = Stainless Steel housing and top shade
* * * Ballast remote mounted in pole

Wattage/Lamp	Voltage	Color (housing & top shade)	Options
☐ 50MH = 50W MH ☐ 70HP = 70 W MH	☐ 1=120	☐ WHT = White ☐ BLK = Black ☐ VER = Verde	☐ FS – Single/Double Fuse
☐ 42 CF = 42 W COMP FLUOR ☐ 60CF = 60 W COMP FLUOR	☐ 2=208		
☐ 85CF = 85 W COMP FLUOR * * * ☐ 12CF = 120 W COMP FLUOR * * *	☐ 4=240 ☐ 7=277	☐ BRZ = Bronze ☐ GRE = Green	
		☐ RED = Red ☐ CC = Specify RAL Color	

HELLUX
KOMMUNIKATION MIT LICHT

Effective: November 11, 2005
Sarasota, FL 34243 **941.755.6694** **Fax: 941.751.5535**

VISIO LIGHTING
Div of Beacon Products

Project:_____
Type:_____
Approved:_____
Cat: # 5 / / PE /SYM /AW / / / / / / /
*Series Top/Shade Mtg Optics Diffuser Lamp Voltage Color Options Options Options*_____

Constellation Collection 535 Series

Luminaire body
Body made of #356 (copper-free, marine grade) aluminum casting, with a corrosion proof, chromate primer. Canopy made of heavy gauge aluminum. Sealing by silicone rubber gaskets.

Option: housing body and top shade will be made of stainless steel with a bead blasted finish

Mounting
Mounting for Pendant mounted fixtures on a coupling/fitter system compatible with Visio bracket and pole systems.

Optical system
Broad radiant luminous intensity distribution.

Electrical unit
Electrical unit completely wired and removable. Easy lamp replacement

Glazing
Diffuser made of opal white translucent , unstructured acrylic.

Surface coating
Finish shall start with a Zinc Chromate Conversion is a process where the aluminum that comes in contact with the chromatic acid by immersion changes the molecular structure of the aluminum surface from a surface than can corrode to an inert metal material, aluminum chromate, which cannot corrode or come off, and is finished with an electrostatically applied
powder topcoat. The entire process is an 8-stage process.
Standard finishes available include Black, White, Verde,

Bronze, Green, and Red. Other RAL colors are optionally available. Consult factory.

Stainless Steel housing and top shade are furnished with a bead blasted finish

Technical specifications
Voltage: 120, 208, 240, 277
IP Rating: IP65
UL and CUL

Accessories
Please refer to the Visio Pole and Bracket Brochure for Visio bracket systems, poles,

E P A
0.75 Sq Ft

Weight
27 LBS.

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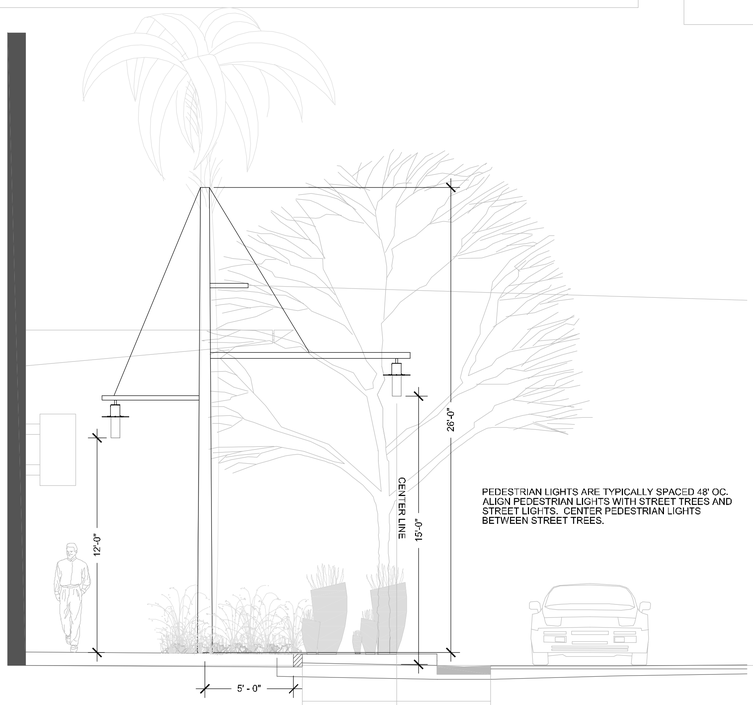
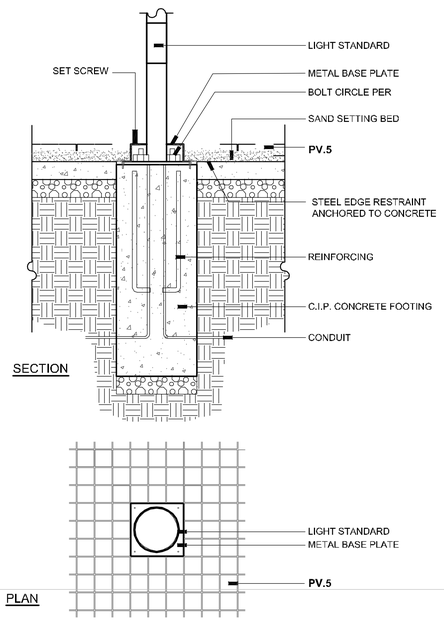
KOMMUNIKATION MIT LICHT

Effective: November 11, 2005
Sarasota, FL 34243 **941.755.6694** **Fax: 941.751.5535**



PEDESTRIAN LIGHTS ARE TYPICALLY SPACED 48' OC. ALIGN PEDESTRIAN LIGHTS WITH STREET TREES AND STREET LIGHTS. CENTER PEDESTRIAN LIGHTS BETWEEN STREET TREES.

TYPICAL SECTION
1/4"= 1'-0"



PEDESTRIAN LIGHT MOUNTING DETAIL
3/4"= 1'-0"

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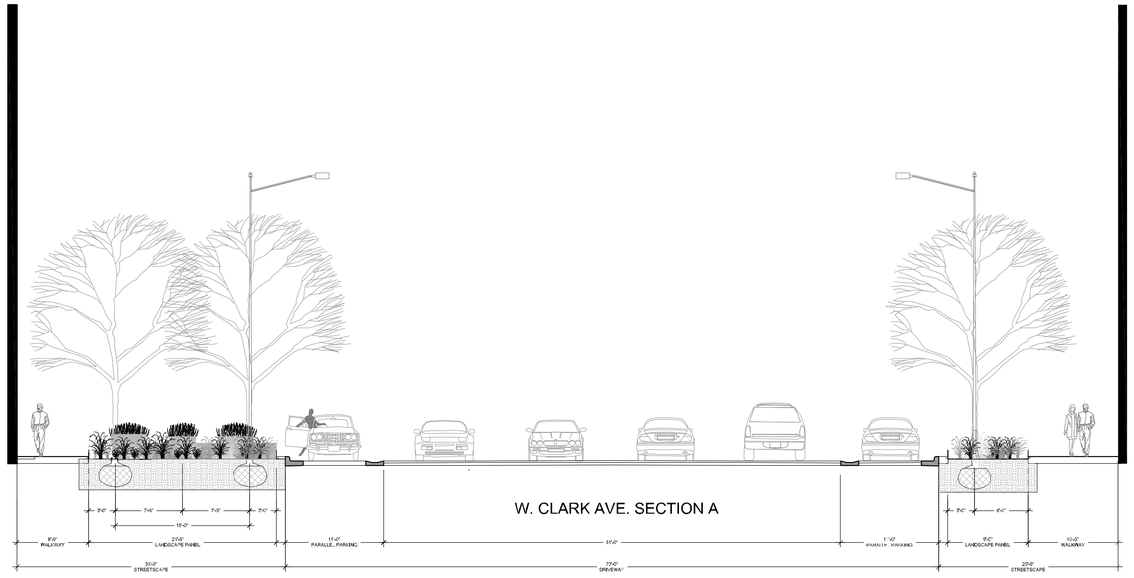
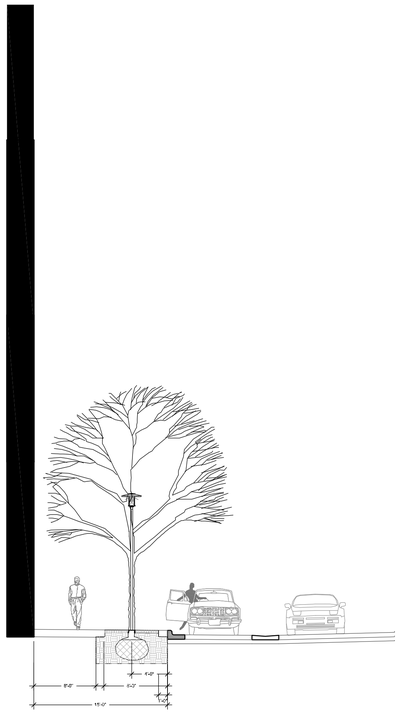
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

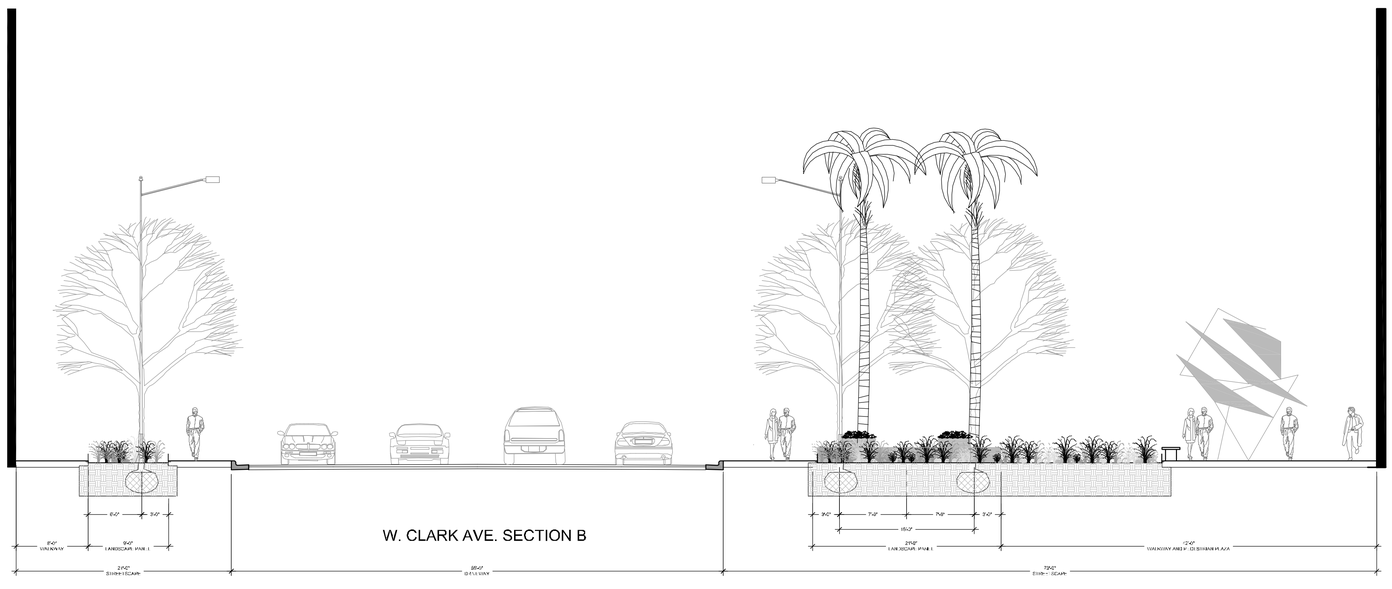
LIGHTING INTENT PROMENADE

SHEET NUMBER
L3-04





WEST CARSON AVE. & WEST BRIDGER AVE.



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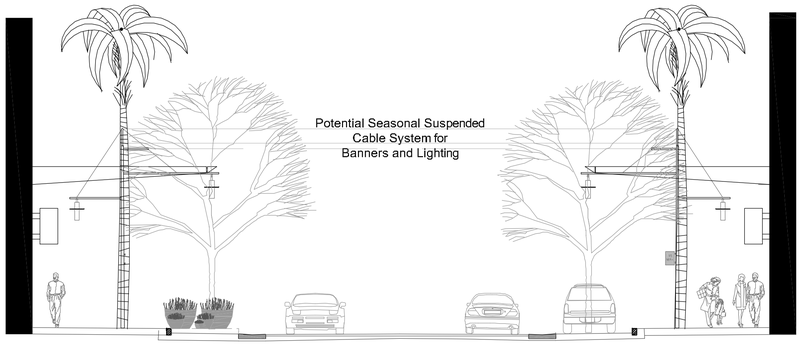
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

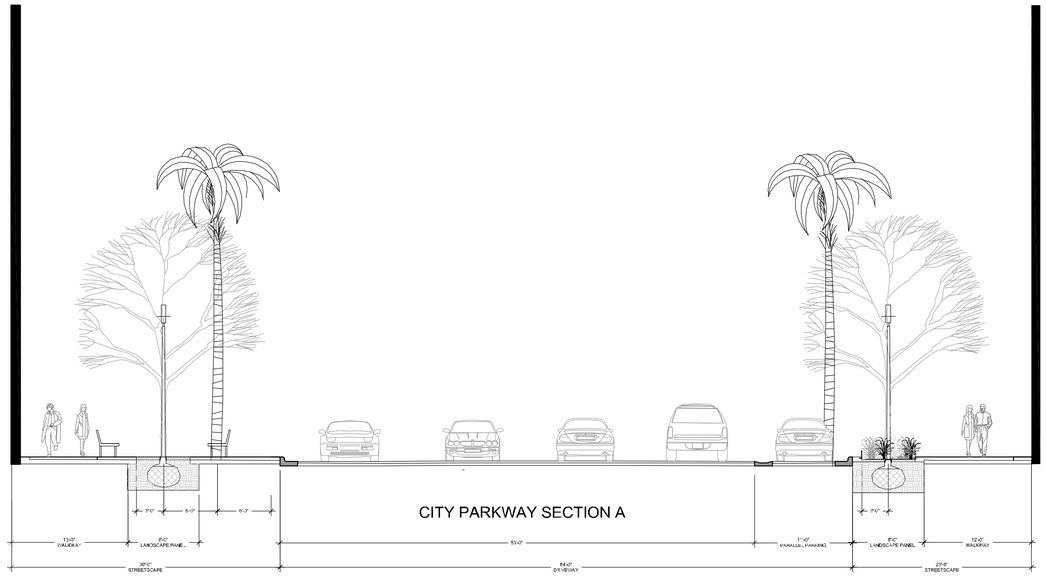
STREET CROSS SECTIONS

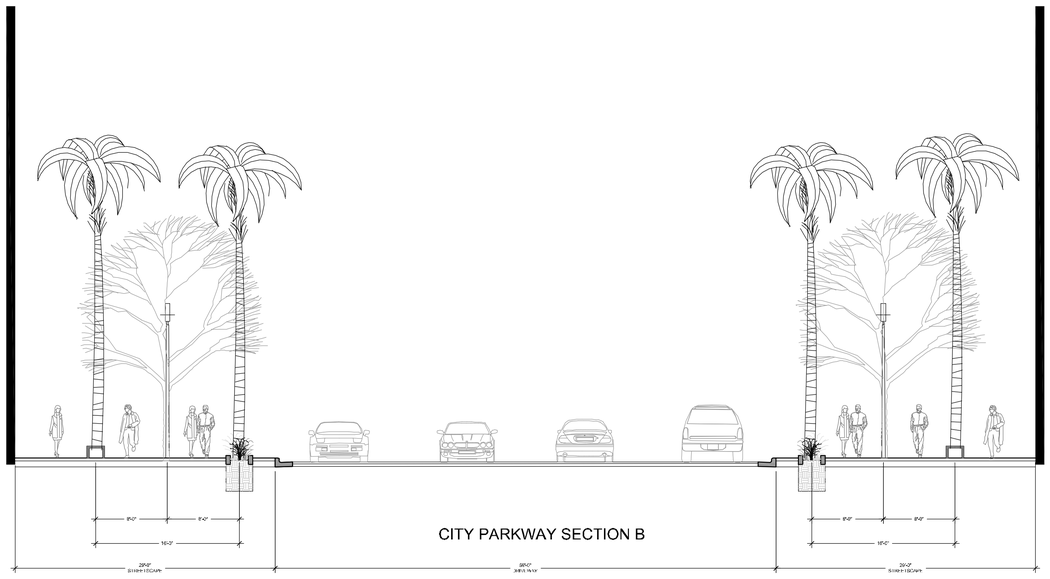
SHEET NUMBER

L5-01



Promenade Place





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SYMPHONY PARK
STREETSCAPE SCHEMATIC DESIGN

ISSUE DATE: November 9, 2007

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REVISIONS

#	DATE	DESCRIPTION
1	07/10/2007	PROMENADE CLEAR ZONE
2	09/07/2007	PRIVATE STREET LIGHTING
3	09/07/2007	PARCEL F/G PRIVATE ST.
4	11/09/2007	STREET LIGHTS
5	01/08/2008	FINAL EDITS
6	12/12/2008	SD NOTE ADDITION
7	06/05/2009	NAME REVISIONS
8	09/25/2009	GCP LIGHTS/PALM DETAILS

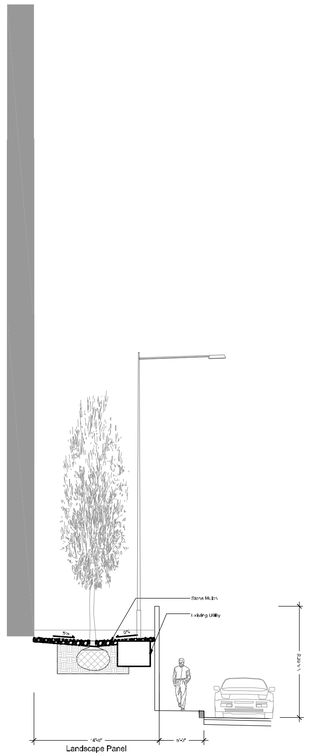
SCHEMATIC DESIGN

PROJECT NUMBER: 4035

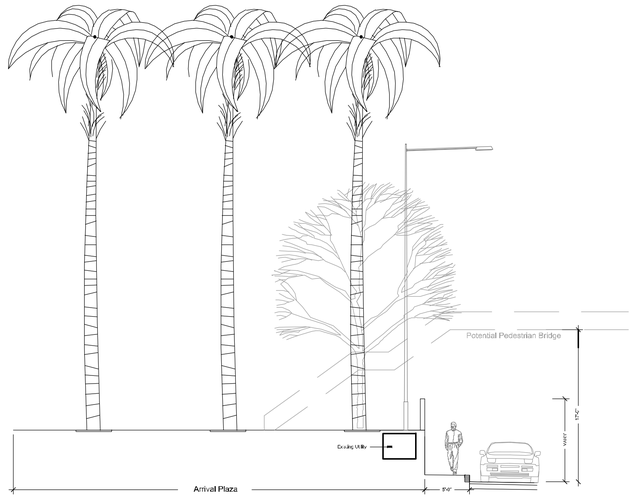
STREET CROSS SECTIONS

SHEET NUMBER

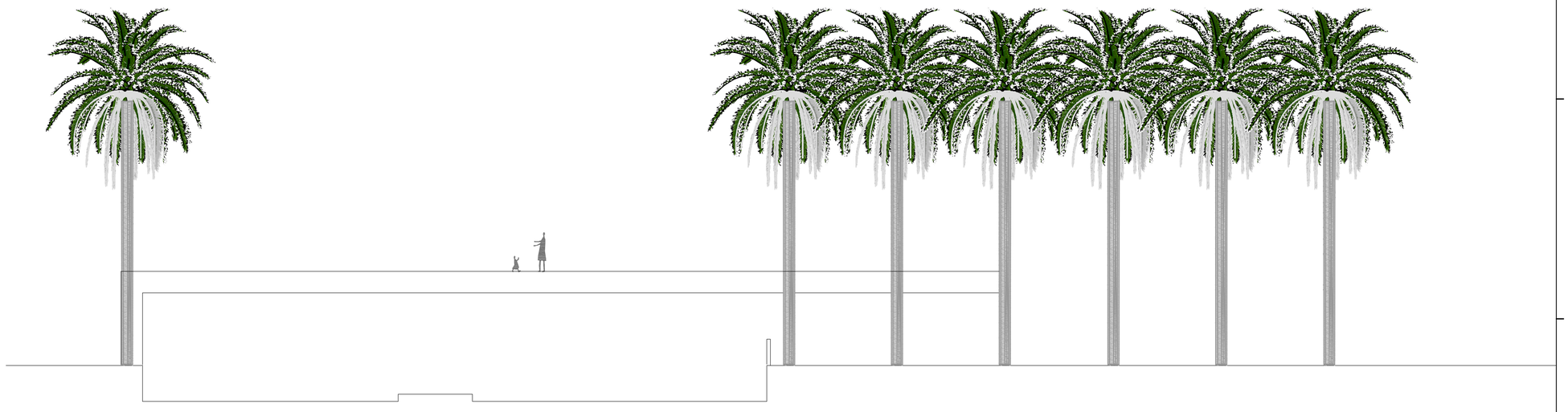
L5-02



BONNEVILLE AVE. SECTION A



BONNEVILLE AVE. SECTION B



SYMPHONY PARK AVENUE

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SCHEMATIC DESIGN

PROJECT NUMBER: 4035

STREET CROSS SECTIONS

SHEET NUMBER

L5-03