



APPENDIX ONE

**PARKWAY &
MEDIAN MASTER PLAN**

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEIX ONE – PARKWAY AND MEDIAN MASTER PLAN**

A. GUIDELINES FOR PARKWAY AND MEDIAN LANDSCAPING

1. Shrub planting shall be designed in a manner that allows 80% coverage within three years of planting installation.
2. For streets that do not have a designated street tree planting theme, the applicant shall request a theme clarification. The City Landscape Architect will determine the planting theme criteria.
3. Street trees shall be a minimum of 36" box, 24" box or 15 gallon as specified by the 'Parkway and Median Master Plan'. Clustering / grouping of street trees with varied spacing is desired over formal street tree spacing.
4. The City of San Jacinto encourages water-wise landscape planning and installation. The use of both vegetative and inert groundcovers is encouraged. Turf may only be used when specified. When turf is specified, the amount used shall not exceed 1/3 of the total landscape area of the parkway. Turf shall not be installed in medians.
5. When specified, inert groundcovers may be used to cover up to 25% of shrub and groundcover area.
6. Shrub placement shall be designed to form informal groupings that will not require excessive pruning or hedging. Shrub plantings shall be designed to provide a multi-tiered effect with large shrubs in the background, medium shrubs in the mid-ground, and small shrubs and groundcovers in the foreground. Shrubs shall be spaced to provide 80% coverage of planting area within five years of installation. Groundcover materials shall be installed using the spacing specified.
7. Where parkways interface/merge with slopes, the parkway planting theme and plant materials shall be incorporated into the slope planting design.
8. Street trees shall be placed to avoid any conflict with utilities and visibility site lines. Trees shall be placed with the following minimum distances in mind:
 - a. 20' from Light Poles;
 - b. 10' from Fire Hydrants;
 - c. 10' from Utility Boxes;
 - d. 50' to 100' from intersections. Trees shall be placed so as to not obstruct driver visibility;
 - e. 50' minimum from commercial or industrial driveways.
9. Large and medium street trees shall not be placed closer than 6' from hardscape elements or walls. Small trees shall not be placed closer than 4' from hardscape, site furnishings, or walls. Trees planted 8' or closer to hardscape or walls shall be installed with lineal root barriers.
10. A 4" thick uniform layer of wood mulch shall be placed in planting areas. Mulch shall keep a minimum of 4" from the stems of shrubs and 6" from the trunks of trees.

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11. Turf areas shall be separated from inert groundcover and/or shrub and groundcover areas by a concrete mow strip. The edge of inert groundcover shall be defined and separated from vegetative groundcovers by a concrete mow strip.
12. Medians shall be designed to have a minimum 2' wide hardscape surface along one edge. Hardscape and inert groundcovers may be used throughout the median landscape area. Up to 30% of the total landscape area may be a combination of hardscape and inert groundcovers.
13. Shrubs within medians shall not exceed 36" in height. Within 50' of the end of the median, plant materials shall not exceed 24" in height. Trees must be placed a minimum of 75' from the ends of medians.
14. All trees within medians shall be installed with lineal root barriers.
15. Above-grade irrigation equipment such as controllers, sensors, and backflow devices shall be placed in shrub planting areas. Utility vaults or boxes, irrigation equipment, and other above grade utility elements shall not be placed at intersection corners.
16. All concrete walks shall be a minimum of 6' in width unless otherwise specified.
17. A bench shall be installed every 500 lineal feet or a minimum of one per project. Where there are benches, refer to the parkway/median master plan for street tree planting themes and tree and shrub spacing.
18. Shrub placement shall be designed to form informal groupings that will not require excessive pruning or hedging. Shrub plantings shall be designed to provide a multi-tiered effect with large shrubs in the background, medium shrubs in the mid-ground, and small shrubs and groundcovers in the foreground. Shrubs shall be spaced to provide 80% coverage of planting area within five years of installation.
19. Street trees which are placed within 6' of hardscape elements or walls shall be installed with lineal root barriers.
20. Vines or espaliers shall be placed on walls as specified.

B. DEFINITION OF TERMS

Within the planting parkway and median planting descriptions, several terms specific to 'Parkway and Median Master Plan' are used. The definitions of these terms are provided as follows:

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| Parkway: | The landscape area which occurs between the edge of street pavement or at the back of the curb and the edge of the sidewalk. |
| Setback: | The planting area which extends from the back of the sidewalk to the face of the block wall. |

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- Foreground: Within the setback planting area, it is the street-facing edge of the setback planting area. The depth of this area ranges from 2' minimum to 6' maximum.
- Mid-ground: Within the setback planting area, this is the planting area that occurs between the foreground and background plantings.
- Background: The planting occurring at the rear of the setback planting area.
- Median Trees: Refers to trees which are to be planting in the median planter.
- Street Trees: Refers to those trees which are to be planting in the parkway or setback landscape area.

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C. STREET DESIGN CRITERIA

C.1 RAMONA EXPRESSWAY

Setback: 12' parkway + 8' walk + 25' scenic setback
Median 20' minimum width (when required)
Walk: 8' wide natural gray concrete, meandering

TREES

Street: Alternate clusters of (3) to (5) *Platanus racemosa* / California Sycamore (comprised of 50% 15 gallon and 50% 24" box) spaced from 15' o.c. to 30' o.c. with groupings of (2) to (4) 50% 24" box and 50% 36" box *Pinus brutia* / Calabrian pine or *Pinus halepensis* / Aleppo Pine spaced 20' o.c. to 30' o.c.

Median: Mix groups of (3) to (6) multi-trunk 24" box *Cercis occidentalis* / Western Redbud spaced 5' o.c. to 15' o.c. with (1, 2 or 3) *Platanus racemosa* / California Sycamore spaced 15' o.c. to 30' o.c. use 50% 36" box and 50% 24' box.

UNDERSTORY:

Parkway: Alternate 1 gallon *Baccharis pilularis* 'Pigeon Point' / Coyote Brush spaced at 3½' o.c. with groups of 1 gallon *Mahonia repens* / Creeping Barberry spaced at 2½' o.c. Install using triangular spacing.

Setback: Foreground: Install a 4' to 6' wide planting of 1 gallon *Myoporum parvifolium* / Creeping *Myoporum* triangularly spaced at 3' o.c. Continue the *Myoporum* planting into the shrub planting.
Mid-ground: Install 5 gallon *Mahonia aquifolium* / Oregon Grape Holly at 5' o.c. and 5 gallon *Rosa californica* / California Wild Rose at 4' o.c.
Background: Plant groupings of 5 gallon *Heteromeles arbutifolia* / Toyon at 6' o.c.

Median: Within the median planting area, alternate groupings of 1 gallon *Baccharis pilularis* 'Pigeon Point' / Coyote Brush at 3½' o.c. with masses of 1 gallon *Mahonia repens* / Creeping Barberry at 2½' o.c. Use triangular spacing. At the median nose, install 2 gallon *Rosa* 'Meidiland White' / Trailing Meidiland Roses at 3' o.c.

Vines: Plant 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

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C.2 LYON AVENUE

Setback: 6' parkway + 6' walk + 6' setback
Median: 14' minimum width (when required)
Walk: 6' wide natural gray concrete, parkway

TREES:

Street: Alternate groupings of (3) 24" box *Chitalpa tashkentensis* / *Chitalpa* at 15' to 20' o.c. with groupings of (3) 15 gallon *Eucalyptus sideroxylon* 'Rosea' / Red Iron Bark at 15' to 25' o.c.

Median: Mix groups of (2) to (3) 24" box *Chitalpa tashkentensis* at 10' o.c. to 15' o.c. with (2) to (3) 24" box *Geijera parviflora* / Australian Willow at 15' o.c. to 25' o.c.

UNDERSTORY

Parkway: Within the parkway, install dwarf tall fescue sod.

Setback: Foreground: Alternate masses of 1 gallon *Salvia greggii* 'Red' / Red Autumn Sage at 2' o.c. with masses of 1 gallon *Myoporum parvifolium* / Myoporum at 3½' o.c. Use triangular spacing.
Mid-ground: Plant groups of 1 gallon *Dietes bicolor* / Peacock Iris at 3½' o.c.
Background: Alternate of 5 gallon *Escallonia x exoniensis* 'Pink Princess' / Pink Princess Escallonia spaced at 4' o.c. with 5 gallon *Photinia fraseri* / Photinia spaced at 4' o.c.

Median: Within the median planting area, mix groupings of 1 gallon *Myoporum parvifolium* / Myoporum triangularly spaced at 3½' o.c. with masses of 1 gallon *Rosmarinus officinalis* 'Huntington Carpet' triangularly spaced at 3' o.c. Install 1 gallon *Salvia greggii* 'Red' / Red Autumn Sage at 2' o.c. in masses intermittently. Also incorporate groups of 1 gallon *Dietes bicolor* / Peacock Iris at 3½' o.c. throughout.

Vines: Plant 1 gallon *Distictus* 'Rivers' / Purple Trumpet Vine on walls at 20' o.c.

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C.3 RAMONA BOULEVARD

Setback: 6' parkway + 6' walk + 6' setback
Median: 14' minimum width (when required)
Walk: 6' wide natural gray concrete, parkway

TREES

Street: Alternate groupings of three (3) *Brachychiton populneus* /
Bottle Tree at 15' o.c. to 20' o.c. 50% 36" box/ 50% 24" box
with groupings of (3) 15 gallon *Eucalyptus sideroxylon*
'Rosea' / Red Iron Bark placed at 15' to 25' o.c.

Median: Mix groups of (2) to (3) 24" box *Chitalpa tashkentensis* /
Chitalpa placed at 10' o.c. to 15' o.c. with (2) to (3) 36" box
Geijera parviflora / Australian Willow placed at 15' o.c. to 25'
o.c.

UNDERSTORY:

Parkway: Within the parkway, install dwarf tall fescue sod.

Setback: Foreground: Plant 1 gallon *Trachelospermum jasminoides* /
Star Jasmine at 30" o.c. using triangular spacing.
Mid-ground: Alternate groupings of 5 gallon *Abelia*
grandiflora 'Francis Mason' at 36" o.c. with 5 gallon *Berberis*
thunbergii 'Autropupurea' spaced at 36" o.c.
Background: Alternate 5 gallon *Pittosporum tobira* 'Varigata'
spaced at 4' o.c. with masses of *Escallonia x exoniensis*
'Pink Princess' / Pink Princess Escallonia 5 gallon spaced at
4' o.c.

Median: Within the median planting area, alternate mixed groupings
of 1 gallon *Myoporum parvifolium* / *Myoporum* triangularly
spaced at 3½' o.c. with masses of 1 gallon *Rosmarinus*
officinalis 'Huntington Carpet' placed at 3' o.c. Install with
triangular spacing. Intermittently, plant 1 gallon *Salvia*
greggii 'Red' / Red Autumn Sage at 2' o.c. in masses and
incorporate groups of 1 gallon *Dietes bicolor* / Peacock Iris at
3½' o.c.

Vines: Plant 1 gallon *Ficus repens* / Creeping Fig against walls or
fences at 25' o.c.

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C.4 SANDERSON AVENUE

Setback: 6' parkway + 6' walk + 25' scenic setback
Median 14' minimum width (when required)
Walk 6' wide natural gray concrete, meandering

TREES:

Street: Alternate groupings of (5) to (7) *Schinus molle* / California Pepper (comprised of 50% 15 gallon and 50% 24" box) placed at 20' o.c. to 30' o.c. with groupings of (4) to (6) 15 gallon *Eucalyptus camaldulensis* / Red Gum placed at 20' o.c. to 30' o.c.

Median: Mix groupings of (3) to (6) 24" box *Chitalpa tashkentensis* / Chitalpa placed at 20' o.c. to 30' o.c. with 15 gallon *Eucalyptus camaldulensis* / Red Gum placed at 20' o.c. to 30' o.c.

SHRUBS:

Parkways: Within the parkway, install dwarf tall fescue turf.

Setback: Foreground: Behind the walk, plant a 3' wide planting of 1 gallon *Myoporum parvifolium* / Creeping Myoporum triangularly spaced at 2 ½' o.c.
Mid-ground: Plant 1 gallon *Escallonia* 'Compakta' / Compact Escallonia at 2½' o.c.
Background: Behind the *Myoporum* planting, install a mixed grouping of 5 gallon *Photinia fraserii* / Photinia at 6' o.c. and 5 gallon *Pittosporum tobira* 'Variegata' / Variegated Mock Orange at 5'o.c.

Median: Mix groupings of 1 gallon *Cotoneaster dammeri* 'Coral Beauty' / Coral Beauty Cotoneaster at 3½' o.c. with masses of 1 gallon *Escallonia* 'Compakta' / Compact Escallonia 2½' o.c. In each of the median nose planting areas, install 5 gallon *Rosa* 'Meidiland Red' / Trailing Meidiland Roses at 3' o.c. for a distance of 50' from the edge of the hardscape.

Vines: Place 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

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C.5 SAN JACINTO AVENUE

Setback: 6' parkway + 6' walk + 25' scenic setback
Median 14' minimum width (when required)
Walk 6' wide natural gray concrete, meandering

TREES:

Street: Alternate groupings of (5) to (7) *Sapium sebiferum* (comprised of 50% 15 gallon and 50% 24" box) placed at 20' o.c. to 30' o.c. with groupings of (3) to (5) *Washingtonia robusta* / Mexican Fan Palm with a 14' minimum brown trunk height placed at 20' o.c. to 30' o.c.

Median: Plant groupings of (3) to (6) 24" box *Chitalpa tashkentensis* / Chitalpa placed at 20' o.c. to 30' o.c.

UNDERSTORY:

Parkway: Within the parkway, install dwarf tall fescue turf as sod.

Setback: Foreground: Plant a 3' wide strip of 1 gallon *Myoporum parvifolium* / Creeping Myoporum triangularly spaced at 4' o.c.
Mid-ground: Plant masses of 1 gallon *Escallonia* 'Compakta' / Compact Escallonia triangularly spaced at 2½' o.c.
Background: Alternate groupings of 5 gallon *Photinia fraserii* / Photinia at 6' o.c. with masses of 5 gallon *Pittosporum tobira* 'Variegata' / Variegated Mock Orange at 5' o.c.

Median: Median planting: Within the median planting area, alternate groupings of 1 gallon *Cotoneaster dammeri* 'Coral Beauty' / Coral Beauty Cotoneaster triangularly spaced at 3½' o.c. with masses of 1 gallon *Escallonia* 'Compakta' / Compact Escallonia triangularly spaced at 2½' o.c. In each of the median nose planting areas, install 5 gallon *Rosa* 'Meidiland Red' / Trailing Meidiland Roses at 3' o.c. for a distance of 50' from the edge of the hardscape.

Vines: Place 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

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C.6 WARREN ROAD

Setback: 6' parkway + 6' walk + 25' scenic setback
Median 14' minimum width (when required)
Walk 6' wide natural gray concrete, meandering

TREES:

Street: Alternate groupings of (5) to (7) *Tippuana tipu* / *Tipu Tree* (comprised of 50% 15 gallon and 50% 24" box) placed at 20' o.c. to 30' o.c. with groupings of (3) to (5) *Washingtonia robusta* / Mexican Fan Palm with a 14' minimum brown trunk height placed at 20' o.c. to 30' o.c.

Median: Plant groupings of (3) to (6) 24" box *Robinia ambigua* 'Purple Robe' / *Pink Flowering Locust* placed at 25' o.c. to 35' o.c. Alternate with groups of *Pittosporum phillyraeoides* / Willow *Pittosporum*

UNDERSTORY:

Parkway: Within the parkway, install dwarf tall fescue turf as sod.

Setback: Foreground: Plant a 3' wide strip of 1 gallon *Myoporum parvifolium* / Creeping *Myoporum* triangularly spaced at 4' o.c.
Mid-ground: Plant masses of 1 gallon *Escallonia* 'Compakta' / Compact *Escallonia* triangularly spaced at 2½' o.c.
Background: Alternate groupings of 5 gallon *Photinia fraserii* / *Photinia* at 6' o.c. with masses of 5 gallon *Pittosporum tobira* 'Variegata' / Variegated Mock Orange at 5' o.c.

Median: Median planting: Within the median planting area, alternate groupings of 1 gallon *Cotoneaster dammeri* 'Coral Beauty' / Coral Beauty *Cotoneaster* triangularly spaced at 3½' o.c. with masses of 1 gallon *Escallonia* 'Compakta' / Compact *Escallonia* triangularly spaced at 2½' o.c. In each of the median nose planting areas, install 5 gallon *Rosa* 'Meidiland Red' / Trailing Meidiland Roses at 3' o.c. for a distance of 50' from the edge of the hardscape.

Vines: Place 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

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C.7 COTTONWOOD AVENUE

- Setback: 6' parkway + 6' walk + 12' landscape setback
Median 12' minimum width (when required)
Walk 6' wide natural gray concrete, meandering
- TREES:
Street: Alternate clusters of 24" box *Tipuana tipu* / Rosewood spaced 30' to 40' o.c. with 24" box *Albizia julibrissin* / Silk Trees at 30' to 35' o.c. Maintain a planting ratio of 60% *Tipuana* to 40% *Albizia*.
- Median: Plant informal groupings of 24" box *Sophora japonica* / Japanese Pagoda at 25' to 30' o.c. Trees shall be placed in defined informal clusters with not more than 45' between tree groupings.
- UNDERSTORY:
Parkway: Alternate groupings of 1 gallon *Abelia grandiflora* 'Prostrata' / Prostrate *Abelia* groundcover at 36" o.c. with 1 gallon *Mahonia repens* / Creeping Barberry placed at 30" o.c.
- Set Back: Foreground: Plant 1 gallon *Trachelospermum jasminoides* at 30" o.c.
Mid-ground: Behind the pedestrian walk, mix a combination of informal groupings of 5 gallon *Abelia grandiflora* 'Francis Mason' shrubs at 36" o.c. with 5 gallon *Berberis thunbergii* 'Atropupurea' at 36" o.c.
Background: Place 5 gallon *Photinia fraseri* / Photinia at 5' o.c. with groupings of 5 gallon *Escallonia fradesii* / Pink Escallonia at 4½' o.c.
- Median: Median planting: Within the median planting area, alternate groupings of 1 gallon *Cotoneaster dammeri* 'Coral Beauty' / Coral Beauty *Cotoneaster* triangularly spaced at 3½' o.c. with masses of 1 gallon *Escallonia* 'Compakta' / Compact Escallonia triangularly spaced at 2½' o.c. At the median nose, install 2 gallon *Rosa* 'Meidiland White' / Trailing Meidiland Roses at 3' o.c.
- Vines: Plant 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

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C.8 ESPLANADE AVENUE

Setback: 6' parkway + 6' walk + 6' landscape setback
Median 12' minimum width (when required)
Walk 6' wide natural gray concrete, parkway

TREES:

Street: Mix groupings of (1) to (3) 24" box *Platanus acerifolia* 'Bloodgood' / London Plane Tree at 30' to 40' o.c. with informal groupings of (1) to (3) 24" box *Ginkgo biloba* / Maidenhair Tree at 25' to 30' o.c. and groupings of (2) or (3) *Pinus roxburghii* at 25' to 35' o.c.

Median: Throughout the median, plant 24" box *Magnolia grandiflora* 'Samuel Sommers' at 30' o.c. to 35' o.c. At the ends of the median, place groupings of (3) to (7) 24" box *Chionanthus retusus* at 15' o.c. to 20' o.c.

UNDERSTORY:

Parkway: Within the parkway, install dwarf tall fescue turf as sod.

Setback:

Foreground: Alternate groupings of 1 gallon *Abelia grandiflora* 'Prostrata' / Prostrate Abelia at 36" o.c. with 1 gallon *Mahonia repens* / Creeping Barberry at 30" o.c.
Mid-ground: Plant 5 gallon *Baccharis* 'Centennial' / Coyote Brush at 36" o.c.
Background: Alternate groupings of 1 gallon *Rhamnus c.* 'Mound San Bruno' / Coffeeberry placed at 3½' o.c. with groupings of 5 gallon *Mahonia aquifolium* / Oregon Grape at 4' o.c.

Median:

Alternate groupings of 1 gallon *Abelia grandiflora* 'Prostrata' / Prostrate Abelia triangularly spaced at 36" o.c. with 1 gallon *Mahonia repens* / Creeping Barberry triangularly spaced at 30" o.c. and 5 gallon *Baccharis* 'Centennial' / Coyote Brush triangularly spaced at 36" o.c. At the median nose, install 2 gallon *Rosa* 'Meidiland White' / Trailing Meidiland Roses at 3' o.c.

Vines:

Plant 1 gallon *Ficus repens* / Creeping Fig on walls at 25' o.c.

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C.9 STATE STREET

Setback: 6' parkway + 6' walk + 12' landscape setback
Median 12' minimum width (when required)
Walk 6' wide natural gray concrete, meandering

TREES:

Street: Group (1) *Washingtonia robusta* / Mexican Fan Palm having mixed heights of 14', 16' and 18' of brown trunk height alternating with (3) 24" box *Tipuana tipu* / Rosewood at 35' o.c.

Median: Group 24" box *Olea europaea* 'Swan Hill' / Non-fruiting Olive at 30' o.c. to 40' o.c. At the ends of the medians, plant (1),(2) or (3) 24" box *Callistemon citrinus* / Bottlebrush at 15' o.c.

UNDERSTORY

Parkway: Plant 1 gallon *Myoporum parvifolium* / Myoporum at 3' o.c.

Setback: Foreground: Alternate groups of 1 gallon *Myoporum parvifolium* / Myoporum at 3' o.c. with groups of 1 gallon *Hemerocallis* hybrids 'Yellow' and 'Red' / Evergreen Daylily at 18" o.c.
Mid-ground: Groups of 5 gallon *Rosa floribunda* 'Easy Going' / Rose shall be planted s at 4½' o.c. with groups of 5 gallon *Phormium tenax* 'Tricolor' / Variegated New Zealand Flax at 36" o.c.
Background: Plant 5 gallon *Pittosporum tobira* 'Variegata' / Variegated Mock Orange at 5' o.c.

Median: At the median nose, plant clusters of 1 gallon *Hemerocallis* hybrids 'Yellow' and 'Red' / Evergreen Daylily planted at 18" o.c. Following the *Hemerocallis*, alternate 5 gallon *Pittosporum tobira* 'Turners Dwarf' / Dwarf Pittosporum at 36" o.c. with 5 gallon *Phormium tenax* 'Tricolor' / Variegated New Zealand Flax at 36" o.c. Use triangular spacing.

Vines: Plant 1 gallon *Distictus* 'Rivers' / Purple Trumpet Vine on walls at 20' o.c.

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C.10

SOBOBA ROAD

Setback:	6' parkway + 6' walk + 12' landscape setback
Median	12' minimum width (when required)
Walk	6' wide natural gray concrete, meandering
TREES:	
Street:	Alternate clusters of (3) or (5) 15 gallon <i>Eucalyptus nicholii</i> / Nichol's Willow-leaved Peppermint at 30' o.c. with (3) or (5) 24" box <i>Olea europaea</i> 'Swan Hill' / Non-fruiting Olive at 35' o.c.
Median:	Place informal groupings of <i>Washingtonia filifera</i> / California Fan Palm at 20' o.c. to 30' o.c. <i>Washingtonia</i> sizing shall be equally distributed with a third of the palms having 12' BTH, a third having 14' BTH, and a third having 16' BTH. At both ends of the medians, (2) or (3) 24" box <i>Lagerstroemia indica</i> 'Lavender' / Crape Myrtle shall be grouped at 12' to 18' o.c.
UNDERSTORY:	
Parkway:	Alternate 1 gallon <i>Baccharis pilularis</i> 'Pigeon Point' / Coyote Brush triangularly spaced at 3½' o.c. with masses of 1 gallon <i>Mahonia repens</i> / Creeping Barberry triangularly spaced at 2½' o.c.
Setback:	<u>Foreground:</u> Plant 1 gallon <i>Cistus</i> 'Sunset' / Rockrose at 30" o.c. using triangular spacing. <u>Mid-ground:</u> Plant 5 gallon <i>Pittosporum tobira</i> 'Wheeler's Dwarf' at 30" o.c. <u>Background:</u> Triangularly space clusters of 5 gallon <i>Rhus ovata</i> / Sugar Berry at 5' o.c. in parkway in combination with groupings of 5 gallon <i>Eleagnus pungens</i> 'Fruitlandii' / Silverberry at 4' o.c.
Median:	Plant clusters of 5 gallon <i>Phormium tenax</i> 'Tom Thumb' / Dwarf New Zealand Flax at 18" o.c. at both median ends for 50' to 70'. Behind the groupings of <i>Phormium</i> , plant 5 gallon <i>Pittosporum tobira</i> 'Wheeler's Dwarf' at 30" o.c. with 1 gallon <i>Trachelospermum jasminoides</i> / Star Jasmine at 30" o.c. Use triangular spacing.
Vines:	Plant 1 gallon <i>Distictus</i> 'Rivers' / Purple Trumpet Vine on walls at 20' o.c.

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C.11 COMMONWEALTH AVENUE

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, meandering

TREES:
Street: Alternate groupings of (1) to (3) 24" box *Quercus coccinea* / Scarlet Oak at 30' o.c. to 40' o.c. with informal groupings of (1) to (3) 24" box *Quercus agrifolia* / Coast Live Oak at 35' o.c. to 45' o.c.

UNDERSTORY:
Parkway: Alternate groupings of 1 gallon *Abelia grandiflora* 'Prostrata' / Prostrate Abelia at 36" o.c. with groupings of 1 gallon *Mahonia repens* / Creeping Barberry at 30" o.c. Use triangular spacing.

Setback: Foreground: Alternate groupings of 1 gallon *Abelia grandiflora* 'Prostrata' / Prostrate Abelia at 36" o.c. with groupings of 1 gallon *Mahonia repens* / Creeping Barberry placed at 30" o.c. using triangular spacing.
Mid-ground: Plant 5 gallon *Baccharis* 'Centennial' / Coyote Brush at 36" o.c. where possible.
Background: Mix groupings of 5 gallon *Rhamnus c.* 'Mound San Bruno' / Coffeeberry at 3½' o.c. with 5 gallon *Mahonia aquifolium* / Oregon Grape at 4' o.c.

Vines: Plant 1 gallon *Clytostoma callistegioides* / Violet Trumpet Vine on walls at 20' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.12 DE ANZA DRIVE

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, meandering

TREES:
Street: Use alternating groupings of (2) or (3) 24" box *Pistacia chinensis* / Chinese Pistache placed at 30' o.c. and (3) or (5) 24" box *Pittosporum rhombifolium* / Queensland Pittosporum placed at 20' o.c.

UNDERSTORY:
Parkway: Plant 1 gallon *Myoporum parvifolium* / Myoporum at 36" o.c. using triangular spacing.

Setback: Foreground: Plant 1 gallon *Myoporum parvifolium* / Myoporum at 36" o.c. using triangular spacing.
Mid-ground: Plant groupings of 5 gallon *Berberis thunbergii* 'Atropurpurea' / Red-leaf Japanese Barberry at 3' o.c. with groupings of 2 gallon Rosa 'Meidiland Red' / Trailing Meidiland Rose at 36" o.c. and 5 gallon *Rhaphiolepis indica* 'Clara' / White Indian Hawthorn at 30" o.c. Use triangular spacing where possible.
Background: Plant groupings of 5 gallon *Abelia grandiflora* 'Edward Goucher' / Pink Abelia at 3½' o.c.

Vines: Plant 1 gallon *Clytostoma callistegioides* / Violet Trumpet Vine on walls at 20' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEX ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.13

HEWIT

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, meandering

TREES:

Street: Alternate clusters of (2) to (5) *Cinnamomum camphora* / Camphor 50% 36" box trees / 50% 24' box and (2) to (5) 24" box *Quercus virginiana* / Southern Live Oak. Install at 30' o.c. to 45' o.c.

UNDERSTORY:

Parkway: Mix clusters 1 gallon *Rosmarinus officinalis* 'Lockwood de Forest' at 3' o.c. and clusters of 1 gallon *Iris pacificum* at 18" o.c. throughout parkway.

Setback:

Foreground: Plant 1 gallon *Rosmarinus officinalis* 'Lockwood de Forest' at 3' o.c. using triangular spacing.
Mid-ground: In the planting area between the walk and wall, install groupings of 5 gallon *Arbutus unedo* 'Compacta' / Compact Strawberry Tree at 3' o.c. with 5 gallon *Baccharis* 'Centennial' / Coyote Brush planted at 36" o.c.
Background: Plant groupings of 5 gallon *Heteromeles arbutifolia* at 5½' o.c.

Vines:

Plant 1 gallon *Ficus repens* / Creeping Fig on walls at 25' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.14 MAIN STREET

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, parkway

TREES

Street: Alternate clusters of (1) to (3) 36" box *Pistacia chinensis* / Chinese Pistache spaced at 25' o.c. to 35' o.c. with informal groupings of (1) to (3) 24" box *Ginkgo biloba* / Maidenhair Tree at 25' to 30' o.c. and (2) or (3) 24" box *Lagerstroemia indica* 'Lavender' / Crape Myrtle spaced at 15' o.c. to 25' o.c.

UNDERSTORY:

Parkway: Within the parkway, install dwarf tall fescue sod.

Setback: Foreground: Alternate groupings of 1 gallon *Abelia grandiflora* 'Prostrata' / Prostrate Abelia at 36" o.c. with 1 gallon *Mahonia repens* / Creeping Barberry at 30" o.c. between the walk and parkway curb.
Mid-ground: Triangularly space 5 gallon *Baccharis* 'Centennial' / Coyote Brush shrubs planted at 36" o.c.
Background: Plant groupings of 1 gallon *Rhamnus c.* 'Mound San Bruno' / Coffeeberry placed at 3½' o.c. with groupings of 5 gallon *Mahonia aquifolium* / Oregon Grape planted at 4' o.c.

Vines: Plant 1 gallon *Clytostoma callistegioides* / Violet Trumpet Vine at 20' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.15 MENLO AVENUE

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, meandering

TREES:
Street: Alternate groups of (3) or (5) 24" box *Quercus kelloggii* /
California Black Oak at 30' o.c. to 40' o.c. with groups of (3)
or (5) *Pinus pinea* / Stone Pine placed at 40' to 45' o.c.

UNDERSTORY:
Parkway: Triangularly space plantings of 1 gallon *Cotoneaster*
dammeri 'Lowfast' / Lowfast Cotoneaster at 36" o.c.

Setback: Foreground: Plant 1 gallon *Baccharis pilularis* 'Twin Peaks' /
Coyote Brush at 3' o.c. using triangular spacing.
Mid-ground: Alternate 1 gallon *Dietes bicolor* / Peacock Iris
at 3½' o.c. with 5 gallon *Mahonia aquifolium* 'Compactum' /
Compact Oregon Grape at 4' o.c.,
Background: Mix clusters of *Rhamnus c.* 'Mound San Bruno'
/ Coffeeberry 5 gallon at 5' o.c. with clusters of 5 gallon
Ribes viburnifolium / Evergreen Currant at 5' o.c.

Vines: Plant 1 gallon *Clytostoma callistegioides* / Violet Trumpet
Vine on walls at 20' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.16 PALM AVENUE

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, parkway

TREES:
Street: Plant one *Washingtonia robusta* / Mexican Fan Palm with a 14' brown trunk height at 100' o.c. Between the palm trees, evenly space (3) 24" box *Brachychiton populneus* / Bottle Tree at 25' o.c.

UNDERSTORY

Parkway: Plant 1 gallon *Myoporum parvifolium* / Myoporum at 36" o.c.

Setback: Foreground: Triangularly space plantings of 1 gallon *Myoporum parvifolium* / Myoporum at 36" o.c.
Mid-ground: Install 1 gallon *Salvia greggii* 'Red' / Red Autumn Sage at 2' o.c. Plant 1 gallon *Salvia leucantha* / Purple Sage as mid-ground shrubbery at 3' o.c.
Background: Mix groupings of 5 gallon *Leucophyllym frutescens* 'Green Cloud' / Green Cloud Texas Ranger at 4' o.c., with groupings of 5 gallon *Leucophyllym frutescens* 'White Cloud' / White Cloud Texas Ranger at 4' o.c. and 5 gallon *Baccharis* 'Centennial' / Coyote Brush at 3' oc.

Vines: Plant 1 gallon *Distictus* 'Rivers' / Purple Trumpet Vine on walls at 20' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.17 PARK AVENUE

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, parkway

TREES:
Street: Plant one *Washingtonia robusta* / Mexican Fan Palm with a 14' brown trunk height at 100' o.c. Between the palm trees, evenly space (3) 24" box *Brachychiton populneus* / Bottle Tree at 25' o.c.

UNDERSTORY:
Parkway: Plant 1 gallon *Myoporum parvifolium* / Myoporum at 36" o.c.

Setback: Foreground: Plant 1 gallon *Salvia greggii* 'Red' / Red Autumn Sage Install 1 gallon *Myoporum parvifolium* / Myoporum at 2' o.c. as a ground cover using triangular spacing.
Mid-ground: Plant 5 gallon *Baccharis* 'Centennial' / Coyote Brush at 36" o.c. alternating with 1 gallon *Salvia leucantha* / Purple Sage as mid-ground shrubbery at 3' o.c.
Background: Plant 5 gallon *Leucophyllum frutescens* 'Green Cloud' / Green Cloud Texas Ranger at 4' o.c., with groupings of 5 gallon *Leucophyllum frutescens* 'White Cloud' / White Cloud Texas Ranger at 4' o.c.

Vines: Plant 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.18 RECORD ROAD

Setback: 6' parkway + 6' walk + 12' setback

Walk 6' wide natural gray concrete

Median: 12' minimum width, parkway

TREES:

Street: Alternate groupings of (2) or (3) 24" box *Cedrus deodara* at 40' o.c. with groupings of (3) to (5) 24" box *Platanus acerifolia* 'Bloodgood' / London Plane Tree spaced at 30' o.c. to 40' o.c.

Median: Place informal groupings of 3 to 5 Chitalpa tashkentensis 24' box trees at 20' to 25' oc

UNDERSTORY:

Parkway: Place 1gallon *Trachelospermum jasminoides* / Star Jasmine triangularly spaced at 3½' o.c.

Setback: Foreground: Plant 1 gallon *Mahonia repens* / Creeping Barberry at 2' o.c.
Mid-ground: Alternate groupings of 5 gallon *Cotoneaster dammeri* 'Coral Beauty' / Coral Beauty Cotoneaster at 3' o.c. with 5 gallon *Escallonia* 'Kompakta' / Compact Escallonia at 3½' o.c.
Background: Alternate 5 gallon *Ilex cornuta* 'Burfordii Dwarf' / Dwarf Burford Holly at 4' o.c. with 5 gallon *Rhaphiolepis indica* 'Majestic Beauty' / Majestic Beauty Indian Hawthorn at 4' o.c.

Median: Plant a 50' length of *Agapanthus africanus* 'Peter Pan', mixing white and purple forms, at 18" o.c. starting at the median nose at both ends. In the center of the median, plant groups of *Rosa* 'Meidiland White' / Meidiland Trailing White Rose and alternate with groups of 2 gallon *Rosa* 'Meidiland Pink' / Meidiland Trailing Pink Rose at 3½' o.c.

Vines: Plant 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.19 SEVENTH STREET

Setback: 6' parkway + 6' walk + 25' scenic setback
Walk 6' wide natural gray concrete, meandering
Median: 12' wide (when required)

TREES:
Street: Alternate groups of (2) or (3) *Sophora japonica* / Japanese Pagoda 50% 36" box trees / 50% 24" box trees at 25' o.c. with groups of (2) or (3) 24" box *Quercus suber* / Cork Oak planted at 35' o.c.

Median: Place groups of (2) or (3) *Sophora japonica* / Japanese Pagoda 50% 36" box trees / 50% 24" box trees at 25' o.c.

UNDESTORY

Parkways: In the parkway planting strip, plant 1 gallon *Cotoneaster horizontalis* / Rock Cotoneaster and 1 gallon *Mahonia repens* / Creeping Barberry at 30" o.c. in alternating groups.

Setback: Foreground: Plant 1 gallon *Mahonia repens* / Creeping Barberry at 30" o.c. as groundcover with triangular spacing. Mid-ground: Plant 5 gallon *Arbutus unedo* 'Compacta' / Compact Strawberry Tree at 5' o.c. with and 1 gallon *Dietes bicolor* / Peacock Iris at 3½' o.c. Background: Plant 5 gallon *Prunus caroliniana* 'Compacta' at 5' o.c.

Median: Plant 1 gallon *Cotoneaster horizontalis* / Rock Cotoneaster and 1 gallon *Mahonia repens* / Creeping Barberry at 30" o.c. *Dietes bicolor* / Peacock Iris at 3½' o.c. in the center.

Vines: Plant 1 gallon *Ficus repens* / Creeping Fig on walls at 25' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.20 MERIDIAN STREET

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide natural gray concrete, parkway

TREES:
Street: Use alternating groupings (2) or (3) of 24" box *Pyrus calleryana* 'Redspire' / Flowering Pear placed at 30' o.c. and (2) or (3) 24" box *Laurus nobilis* / Sweet Bay planted at 25' o.c.

UNDERSTORY:
Parkway: Plant groupings of 1 gallon *Myoporum parvifolium* / *Myoporum* at 36" o.c. between the walk and parkway curb. Use triangular spacing.

Setback: Foreground: Triangularly space 1 gallon *Myoporum parvifolium* / *Myoporum* plantings at 36" o.c.
Mid-ground: Mix plantings of 2 gallon *Rosa* 'Meidiland Red' / Meidiland Trailing Rose planted at 36" o.c. and 5 gallon *Raphiolepis indica* 'Clara' / White Indian Hawthorn planted at 30" o.c.
Background: Plant alternating groupings of 5 gallon *Berberis thunbergii* 'Atropurpurea' / Red-leaf Japanese Barberry placed at 3' o.c. with groupings of 5 gallon *Escallonia* 'Compakta' / Compact Escallonia planted at 3 ½ ' o.c.

Vines: Plant 1 gallon *Clytostoma callistegioides* / Violet Trumpet Vine on walls at 20' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.21 POTTER ROAD

- Setback: 6' parkway + 6' walk + 25' scenic setback
Walk 6' wide natural gray concrete, meandering
Median: 14' wide (when required)
- TREES:
Street: Install 50% 24" box / 50% 36' box *Gleditsia triacanthos* 'Sun Burst' / Honey Locust at 35' o.c. in clusters of (3) with 24" box *Quercus agrifolia* / Coast Live Oak at 40' o.c. in groups of (2) or (3).
- Median: Install 50% 24" box / 50% 36' box *Gleditsia triacanthos* 'Sun Burst' / Honey Locust at 35' o.c. in clusters of (3)
- UNDERSTORY:
Parkway: Within the parkway install dwarf tall fescue turf as sod.
- Setback: Foreground: Plant 1 gallon *Trachelospermum jasminoides* / Star Jasmine at 30" o.c.
Mid-ground: Alternate clusters of 5 gallon *Arbutus unedo* 'Compacta' / Compact Strawberry Tree at 4' o.c. with 5 gallon *Mahonia aquifolium* 'Compacta' / Compact Oregon Grape at 3½' o.c.
Background: Install 5 gallon *Xylosma congestum* 'Compactum' / Compact Shiny Xylosma at 6' o.c. as informal groupings.
- Median: Plant 1 gallon *Cotoneaster horizontalis* / Rock Cotoneaster and *Trachelospermum jasminoides* / Star Jasmine at 30" o.c. 1 gallon *Mahonia aquifolium* 'Compacta' / Compact Oregon Grape at 3½' o.c.
- Vines: Plant 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.21 CHASE STREET

Setback: 6' parkway + 6' walk + 25' scenic setback
Walk 6' wide natural gray concrete, meandering
Median: 14' median (when required)

TREES:

Street: Install 24" box *Koelreuteria bipinnata* / Chinese Flame Tree at 35' o.c. in clusters of (3) with 24" box *Quercus ilex* / Holly Oak planted at 40' o.c. in groupings of (2) or (3).

Median: Install 24" box *Koelreuteria bipinnata* / Chinese Flame Tree at 35' o.c. in clusters of (3)

UNDERSTORY:

Setback: Within the parkway install dwarf fescue turf as sod.
Foreground: Plant 1 gallon *Trachelospermum jasminoides* / Star Jasmine at 30" o.c. using triangular spacing.
Mid-ground: Alternate planting masses of 5 gallon *Arbutus unedo* 'Compacta' / Compact Strawberry Tree at 4' o.c. with masses of 5 gallon *Mahonia aquifolium* 'Compacta' / Compact Oregon Grape at 3½'.
Background: Plant 5 gallon *Xylosma congestum* 'Compactum' / Compact Shiny Xylosma at 6' o.c. as informal groupings.

Median: Plant 1 gallon *Trachelospermum jasminoides* / Star Jasmine at 30" o.c. using triangular spacing. At the center alternate planting masses of 5 gallon *Arbutus unedo* 'Compacta' / Compact Strawberry Tree at 4' o.c.

Vines: Plant 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDEK ONE – PARKWAY AND MEDIAN MASTER PLAN**

C.22 KIRBY ROAD

Setback: 6' parkway + 6' walk + 12' landscape setback
Walk 6' wide meandering natural gray concrete

TREES:

Parkway/setback: Use alternating groupings of (3), (4) or(5) 24" box *Pyrus calleryana* 'Redspire' / Flowering Pear placed at 30' o.c. and groupings of (3), (4) or (5) 24" box *Pinus pinea* / Stone Pine planted at 35' o.c.

UNDERSTORY:

Parkway: Plant groupings of 1 gallon *Myoporum parvifolium* / *Myoporum* at 36" o.c. between the walk and parkway curb. Use triangular spacing.

Setback:

Foreground: Plant 1 gallon *Myoporum parvifolium* / *Myoporum* at 36" o.c. using triangular spacing.
Mid-ground: Plant groupings of 5 gallon *Berberis thunbergii* 'Atropurpurea' / Red-leaf Japanese Barberry at 3' o.c. with groupings of 2 gallon *Rosa* 'Meidiland Red' / Trailing Meidiland Rose at 36" o.c. and 5 gallon *Rhaphiolepis indica* 'Clara' / White Indian Hawthorn at 30" o.c. Use triangular spacing where possible.
Background: Plant groupings of 5 gallon *Escallonia* 'Compakta' / Compact Escallonia at 3½ ' o.c.

Vines:

Place 1 gallon *Parthenocissus tricuspidata* / Boston Ivy on walls at 25' o.c.



APPENDIX TWO

**PARKWAY WALL & FENCE
MASTER PLAN**

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

A: WALL DESIGN

1. An intended uniformity of materials, colors, and textures will apply as designated to each street in this landscape design guidelines appendix.
2. Walls shall be 6' high. Pilasters and/or columns may extend as high as 7' high. At corners and project entries, wall decorative elements may extend to 8'. Sound mitigation requirements may cause walls to be taller. When walls are required to exceed 6' in height, they shall be designed to include accent courses and variation of materials.
3. Accent materials shall be used at project entry points. Accent columns shall be placed at project entry points and at significant corners. Accent columns shall be 3' wide per side and faced with accent material.
4. At accent walls and project monument walls, additional material enhancements may be incorporated.
5. Intermediate columns shall be placed at the centerline of the property line dividing lots at every other property line.
6. Intermediate columns shall be a minimum 16" wide per side.
7. The decorative face of the wall shall be placed toward the street.
8. A 2' to 4' wall inset shall occur every 4 lots and shall extend for the length of two lots. An intermediate pilaster shall be placed at each end of the inset.
9. Rolled or mud caps are not allowed.
10. When a slope occurs in the course of a wall, the wall shall be stepped.
11. Materials and manufacturers are listed to enable the project landscape architect to understand the design intent for the wall. Equal materials and manufacturers may be specified so long as they comply with the intended design texture, materials, and colors.
12. As part of the preliminary design, the project landscape architect shall submit wall elevations, sections, and materials boards for review by the City.

B: STREET SPECIFIC WALL DESIGN

B.1 RAMONA EXPRESSWAY

Accent Flatwork:	River Cobble, the color shall match the wall material
Accent Column & Wall:	Lakeshore River Cobble – Cultured Stone
Wall Material:	Split Face Block – Angeles Block #212
Intermediate Column:	Split Face Block – Angeles Block #212

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

Cap: Precision Beveled – Angeles Block #212

Accent Fence: A two-rail fence, 30” to 36” tall, may be placed at back edge of the sidewalk where the 134’ street width occurs.

B.2 LYON AVENUE

Accent Flatwork: Acker Stone – Kobble Stone pavers, color shall match the wall stone

Accent Column & Wall: Napa Valley Field Stone – Cultured Stone

Wall Material: Split Face Block – Angeles Block #224

Intermediate Column: Split Face Block – Angeles Block #224

Cap: Precision Beveled – Angeles Block #224

B.3 RAMONA BOULEVARD

Accent Flatwork: Acker Stone – Kobble Stone pavers, color shall match the wall stone

Accent Column & Wall: Great Lakes Split Face – Cultured Stone

Wall Material: Precision Block – Angeles Block #212

Accent Course: Split Face Block – Angeles Block #212

Intermediate Column: Split Face Block – Angeles Block #212

Cap: Precision Mushroom – Natural Gray

B.4 SANDERSON AVENUE

Accent Flatwork: River Rock, color shall match the wall stone

Accent Column & Wall: San Francisco Cobble Field – Cultured Stone

Wall Material: Precision Block – Angeles Block #210

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

Accent Course:	Split Face Block – Angeles Block #210
Intermediate Column:	Split Face Block – Angeles Block #210
Cap:	Flagstone – Cultured Stone
Accent Fence:	A two-rail fence, 30” to 36” tall, may be placed at back edge of the sidewalk where the 134’ street width occurs.

B.5 SAN JACINTO

Accent Flatwork:	Colored Concrete -
Accent Column & Wall:	Drystack Ledgerstone – Suede
Wall Material:	Split Face Block – Angeles Block #300
Accent Course:	Split Face Fluted – Angeles Block #300
Intermediate Column:	Split Face Fluted – Angeles Block #300
Cap:	Flagstone – Cultured Stone

B.6 WARREN ROAD

Accent Flatwork:	River Rock, color shall match the wall stone
Accent Column & Wall:	San Francisco Cobble Field – Cultured Stone
Wall Material:	Precision Block – Angeles Block #210
Accent Course:	Split Face Block – Angeles Block #210
Intermediate Column:	Split Face Block – Angeles Block #210
Cap:	Flagstone – Cultured Stone
Accent Fence:	A two-rail fence, 30” to 36” tall, may be placed at back edge of the sidewalk where the 134’ street width occurs.

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

B.7 COTTONWOOD AVENUE

Accent Flatwork:	River Rock, color shall match the wall stone
Accent Column & Wall:	San Francisco Cobble Field – Cultured Stone
Wall Material:	Precision Block – Angeles Block #210
Accent Course:	Split Face Block – Angeles Block #210
Intermediate Column:	Split Face Block – Angeles Block #210
Cap:	Flagstone – Cultured Stone

B.8 ESPLANADE AVENUE

Match Color of Existing Walls along Rancho San Jacinto

Accent Flatwork:	River Rock, color shall match the wall stone
Accent Column & Wall:	Split Face Fluted – Match Existing Color
Wall Material:	Precision Block – Match Existing Color
Accent Course:	Split Face Fluted – Match Existing Color
Cap:	Split Face Fluted – Match Existing Color

B.9 STATE AVENUE

Accent Flatwork:	River Rock, color shall match the wall stone
Accent Column & Wall:	Split Face Fluted – Angelus #600
Wall Material:	Slit Face – Angelus #600
Accent Course:	Split Face Fluted – Angelus #600
Intermediate Column:	Split Face – Angelus #600
Cap:	10 x 4 x 16 Precision with an 8 x 2 x 16 placed on top of the 10 x 4 x 16, color shall match wall

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

B.10 SOBOBA ROAD

Accent Flatwork:	River Rock, color shall match the wall stone
Accent Column & Wall:	San Francisco Cobble Field – Cultured Stone
Wall Material:	Precision Block – Angeles Block #210
Accent Course:	Split Face Block – Angeles Block #210
Intermediate Column:	Split Face Block – Angeles Block #210
Cap:	Flagstone – Cultured Stone

B.11 COMMONWEALTH

Accent Flatwork:	Concrete pavers 6 x 12, color shall match wall
Accent Column & Wall:	Fluted Split Face Columns with burnished – Angelus Block #214
Wall Material:	Precision Block – Angeles Block #214
Accent Course:	Fluted – Angeles Block #214
Intermediate Column:	Fluted – Angeles Block #214
Cap:	Precision – 10 x 4, color shall match wall

B.12 HEWIT STREET

Match Color of Existing Walls along Rancho San Jacinto

Accent Flatwork:	River Rock, color shall match the wall stone
Accent Column & Wall:	Split Face Fluted – Match Existing Color
Wall Material:	Precision Block – Match Existing Color
Accent Course:	Split Face Fluted – Match Existing Color
Cap:	Split Face Fluted – Match Existing Color

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

B.13 MAIN STREET

Match Color of Existing Walls along Rancho San Jacinto

Accent Flatwork: River Rock, color shall match the wall stone

Accent Column & Wall: Split Face Fluted – Match Existing Color

Wall Material: Precision Block – Match Existing Color

Accent Course: Split Face Fluted – Match Existing Color

Cap: Split Face Fluted – Match Existing Color

Intermediate Column: Split Face Block – Angeles Block #210

B.14 MENLO AVENUE

Accent Flatwork: Colored Concrete –

Accent Column & Wall: Drystack Ledgerstone – Suede

Wall Material: Split Face Block – Angeles Block #300

Accent Course: Split Face Fluted – Angeles Block #300

Intermediate Column: Split Face Fluted – Angeles Block #300

Cap: Flagstone – Cultured Stone

B.15 PALM AVENUE

Accent Flatwork: Acker Stone – Kobble Stone pavers, color shall match the wall stone

Accent Column & Wall: Great Lakes Split Face – Cultured Stone

Wall Material: Precision Block – Angeles Block #212

Accent Course: Split Face Block – Angeles Block #212

Intermediate Column: Split Face Block – Angeles Block #212

**CITY OF SAN JACINTO - LANDSCAPE DESIGN GUIDELINES
APPENDIX TWO – WALL MASTER PLAN**

Cap: Precision Mushroom – Natural Gray

B.16 PARK AVENUE

Accent Flatwork: 6 x 6 Pavers –Terra Cotta

Accent Column & Wall: Stucco Finish –

Wall Material: Stucco Finish

Accent Course: Stucco Finish

Intermediate Column: Stucco Finish

Cap: Stucco Finish with 2” overhang on each side.

B.17 RECORD ROAD

Accent Flatwork: River Rock, color shall match the wall stone

Accent Column & Wall: Stream Stone Summer – Cultured Stone

Wall Material: Precision Block – Angeles Block #210

Accent Course: Split Face Block – Angeles Block #210

Intermediate Column: Split Face Block – Angeles Block #210

Cap: Flagstone – Cultured Stone

B.18 SEVENTH STREET

Match color of adjacent or nearby existing project.

Accent Flatwork: River Rock, color shall match the wall stone

Accent Column & Wall: Split Face Fluted – Match Existing Color

Wall Material: Precision Block – Match Existing Color

Accent Course: Split Face Fluted – Match Existing Color

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Cap: Split Face Fluted – Match Existing Color

B.19 DE ANZA

Accent Flatwork: Acker Stone – Kobble Stone pavers, color shall match the wall stone

Accent Column & Wall: Great Lakes Split Face – Cultured Stone

Wall Material: Precision Block – Angeles Block #212

Accent Course: Split Face Block – Angeles Block #212

Intermediate Column: Split Face Block – Angeles Block #212

Cap: Precision Mushroom – Natural Gray

B.20 POTTER ROAD

Accent Flatwork: Castle Stone Pavers, color shall match the wall stone

Accent Column & Wall: Cobble Field Gray – Cultured Stone

Wall Material: Precision Block – Angeles Block #210

Accent Course: Split Face Block – Angeles Block #210

Intermediate Column: Split Face Block – Angeles Block #210

Cap: Pre-cast Concrete with a beveled edge with a 2" overhang on each side

B.21 CHASE STREET

Accent Flatwork: River Rock, color shall match the wall stone

Accent Column & Wall: San Francisco Cobble Field – Cultured Stone

Wall Material: Precision Block – Angeles Block #210

Accent Course: Split Face Block – Angeles Block #210

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Intermediate Column: Split Face Block – Angeles Block #210

Cap: Flagstone – Cultured Stone