

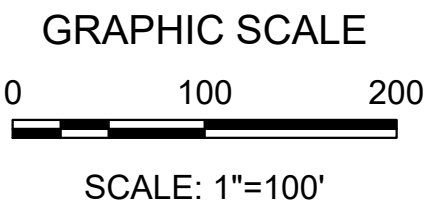
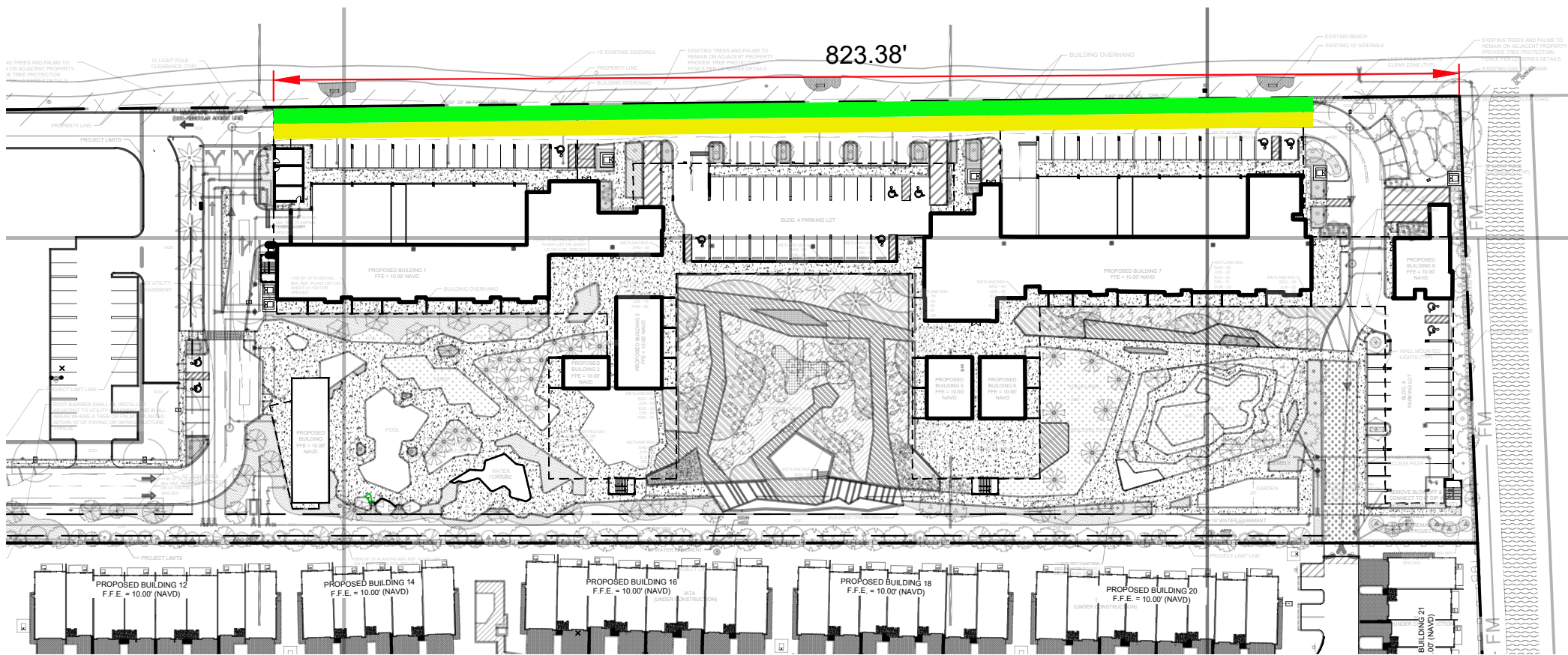
# LANDSCAPE WAIVER EXHIBIT FOR PIXL SITE

## 13-41 PEDESTRIAN ZONES ALONG BUILDING FACADES

- 13-41(a) City code required a landscaped pedestrian zone along the length of all building walls not directly adjacent to vehicular approaches. The depth of this pedestrian zone and the degree to which it is landscaped shall be determined by building height and function.
- 13-41(a)(b) Code requires landscape pedestrian zones (lpz) to extend the full width of each façade abutting a parking or vehicular use area; the minimum width shall be measured from the base of the building and shall relate to the adjacent structure's wall height. (Paved areas in the lpz may not constitute more than 5' of required lpz).
- 13-41(a)(c) One tree shall be installed in this zone per each 30 lineal feet, or fraction thereof, of façade width (3 palms = 1 tree).
- 13-41(a)(f) For all trees required, 25% of the required trees must be of installed heights relating to the adjacent wall structure height, as defined in City landscape codes. The required 75% of the heights trees throughout the landscape pedestrian zone must be a minimum of 16' - 18' x 9' & palms a minimum of 22' - 28' over-all in height.


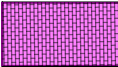
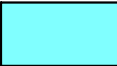




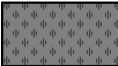
## 13-37 REQUIRED LANDSCAPE ADJACENT TO PUBLIC RIGHTS -OF-WAY

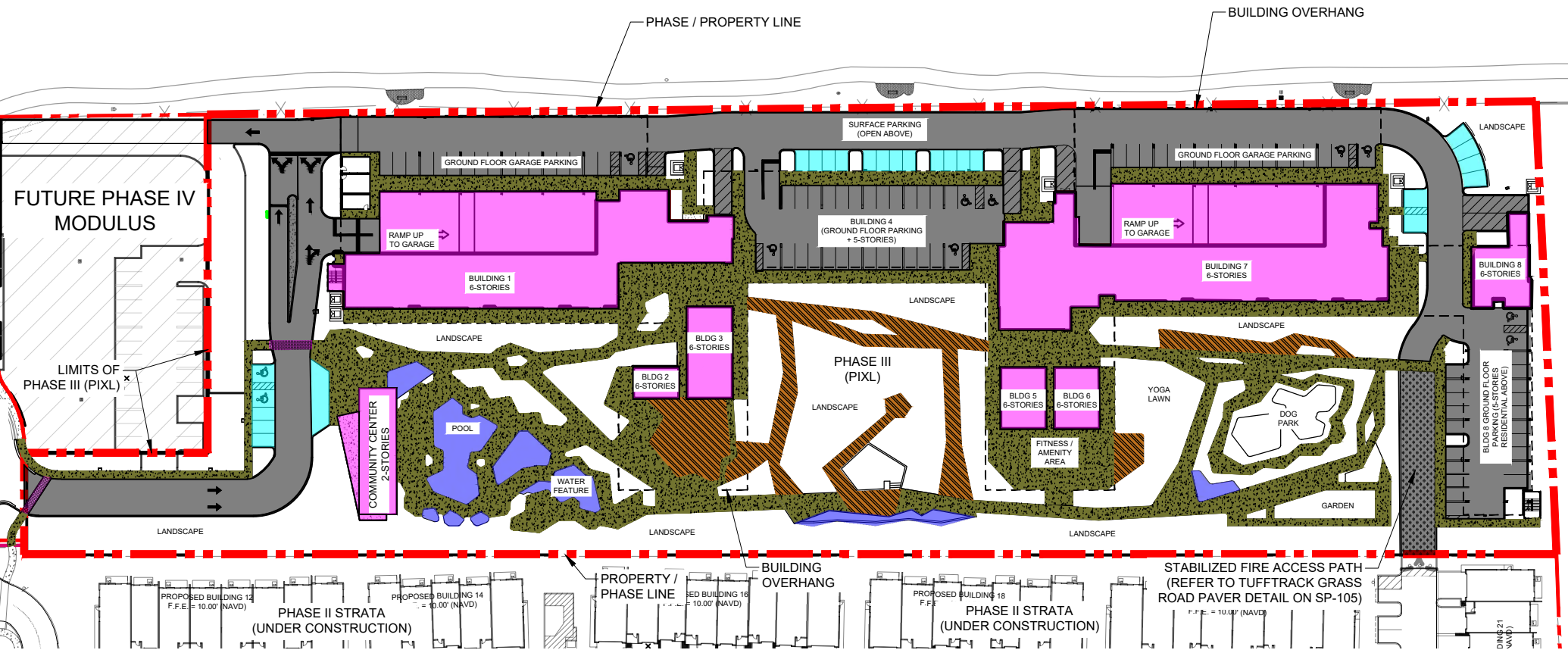
- 13-37(1) On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: A strip of land a minimum of 15' in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area that is exposed to an abutting right-of-way and 1 large shade tree per every 40 lineal feet.
- 13-37(2) On the site of a building or open lot use providing an off-street parking area or other vehicular use area, where such areas will not be entirely screened visually by an intervening building or structure from an abutting right-of-way, excluding dedicated alleys there shall be provided landscaping between such areas and such right-of-way as follows: a hedge, or a wall, or other durable landscape barrier of a height not less than 2½' and not more than 5' shall be placed along the perimeter of such landscape strip.



PAVEMENT / MATERIALS EXHIBIT

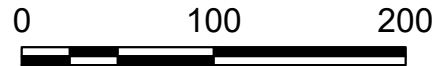
LEGEND:

	PROPOSED PAVEMENT		PROPOSED PAVER CROSSWALK
	PROPOSED PERVIOUS PAVEMENT		PROPOSED BUILDING (FIRST FLOOR)
	PROPOSED WOOD WALKWAY		PROPOSED WATER FEATURE
	PROPOSED CONCRETE SIDEWALK		STABILIZED TUFFTRACK PAVER FIRE ACCESS PATH



NORTH

GRAPHIC SCALE



SCALE: 1"=100'

LOT COVERAGE EXHIBIT

**LEGEND:**

PHASE LINE / PROPERTY LINE

PROPOSED BUILDING FOOTPRINT (INCLUDES ALL AREAS UNDER ROOF AND COVERED TERRACES)

PHASE III PIXL PROJECT AREA

**LOT COVERAGE CALCULATION:**

SQUARE FEET	PERCENT
117,563	
290,770	
LOT COVERAGE (117,563 / 290,770) = 40.4%	

