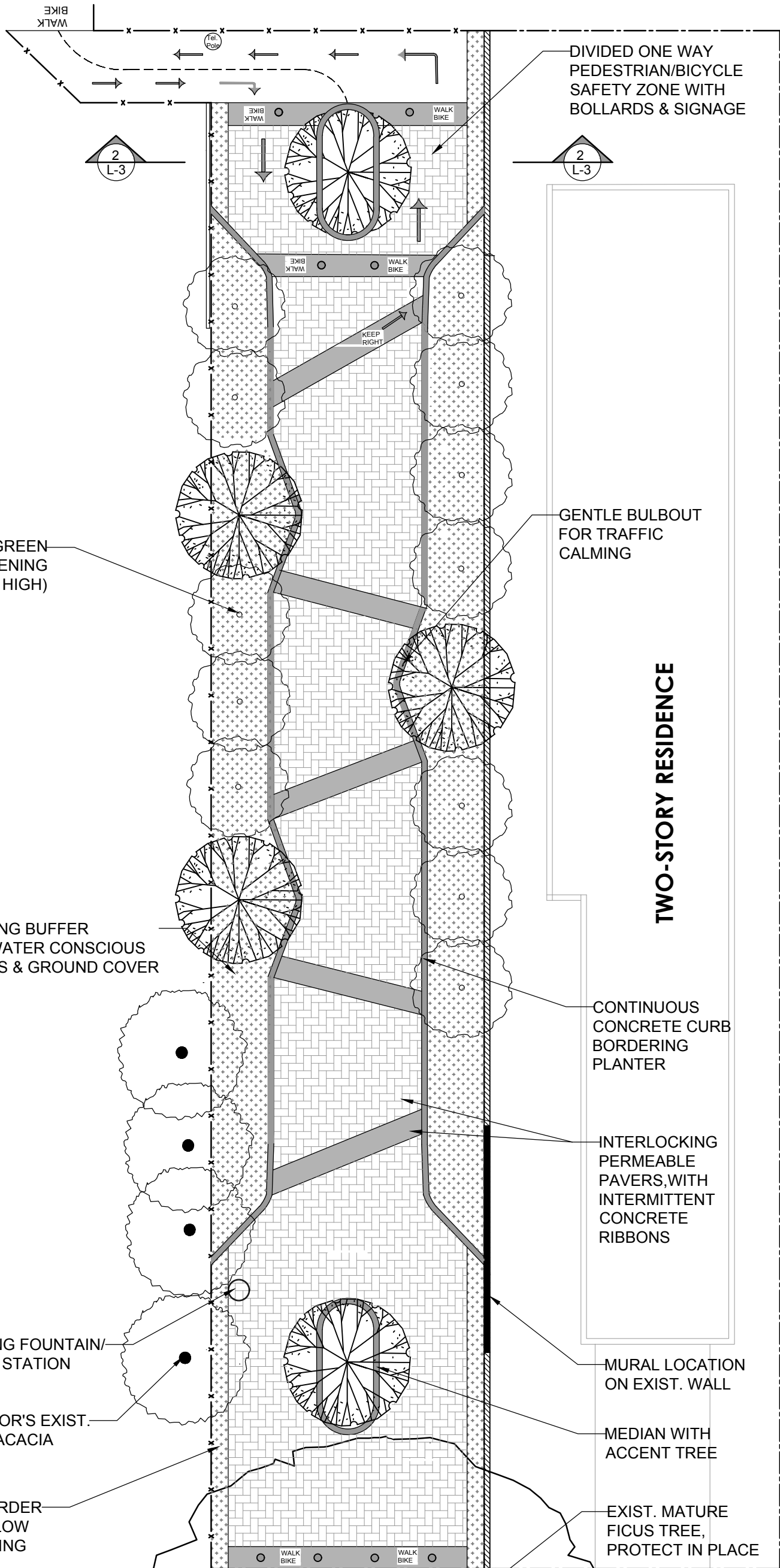


TO FARRAGUT AVE.

NEIGHBOR'S GARAGE



EVERGREEN SCREENING (15-20' HIGH)

PLANTING BUFFER WITH WATER CONSCIOUS SHRUBS & GROUND COVER

DRINKING FOUNTAIN/FILLING STATION

NEIGHBOR'S EXIST. BLACK ACACIA

18" BORDER WITH LOW PLANTING

SIDEWALK

NEW RAMP/ADA

DIVIDED ONE WAY PEDESTRIAN/BICYCLE SAFETY ZONE WITH BOLLARDS & SIGNAGE

GENTLE BULBOUT FOR TRAFFIC CALMING

TWO-STORY RESIDENCE

CONTINUOUS CONCRETE CURB BORDERING PLANTER

INTERLOCKING PERMEABLE PAVERS, WITH INTERMITTENT CONCRETE RIBBONS

MURAL LOCATION ON EXIST. WALL

MEDIAN WITH ACCENT TREE

EXIST. MATURE FICUS TREE, PROTECT IN PLACE

SIDEWALK

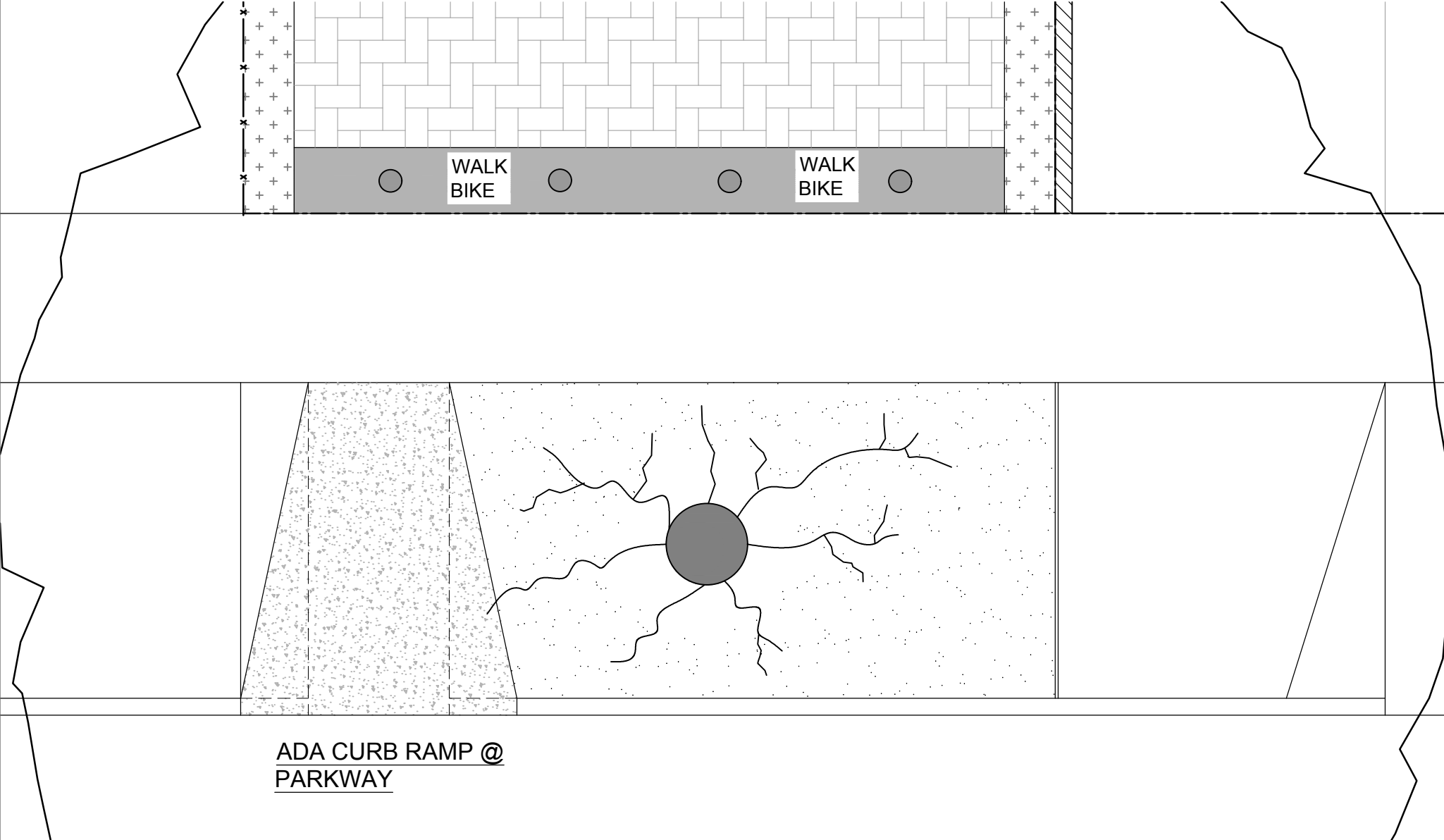
JACKSON AVENUE

FARRAGUT CONNECTOR/
CONCEPT PLAN
SCALE: 10'=1'-0"
DATE: 4/26/22

L-1

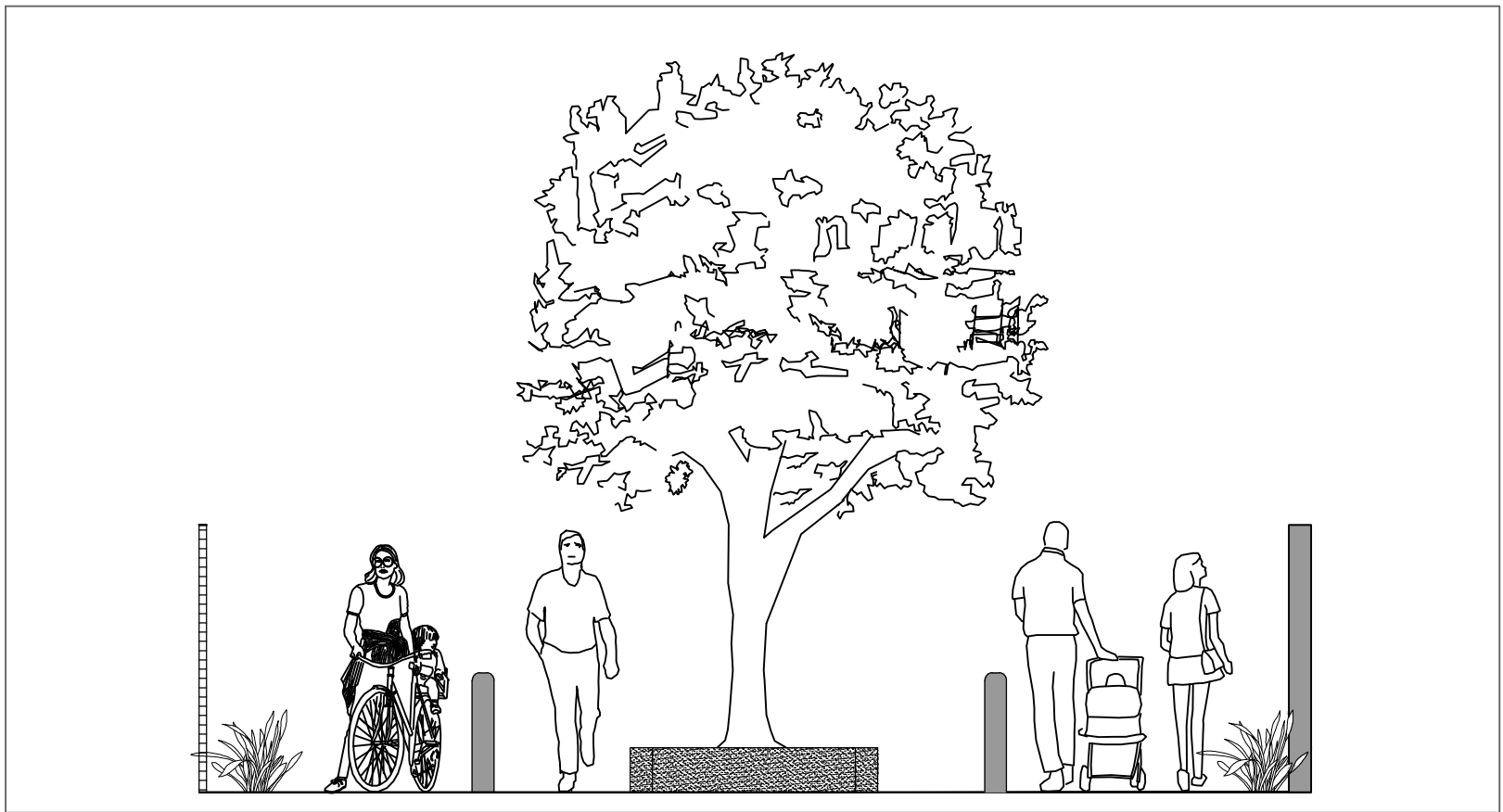


JACKSON ENTRANCE & FICUS @ SIDEWALK:/SECTION ELEVATION
 SCALE: 1/4"=1'-0"

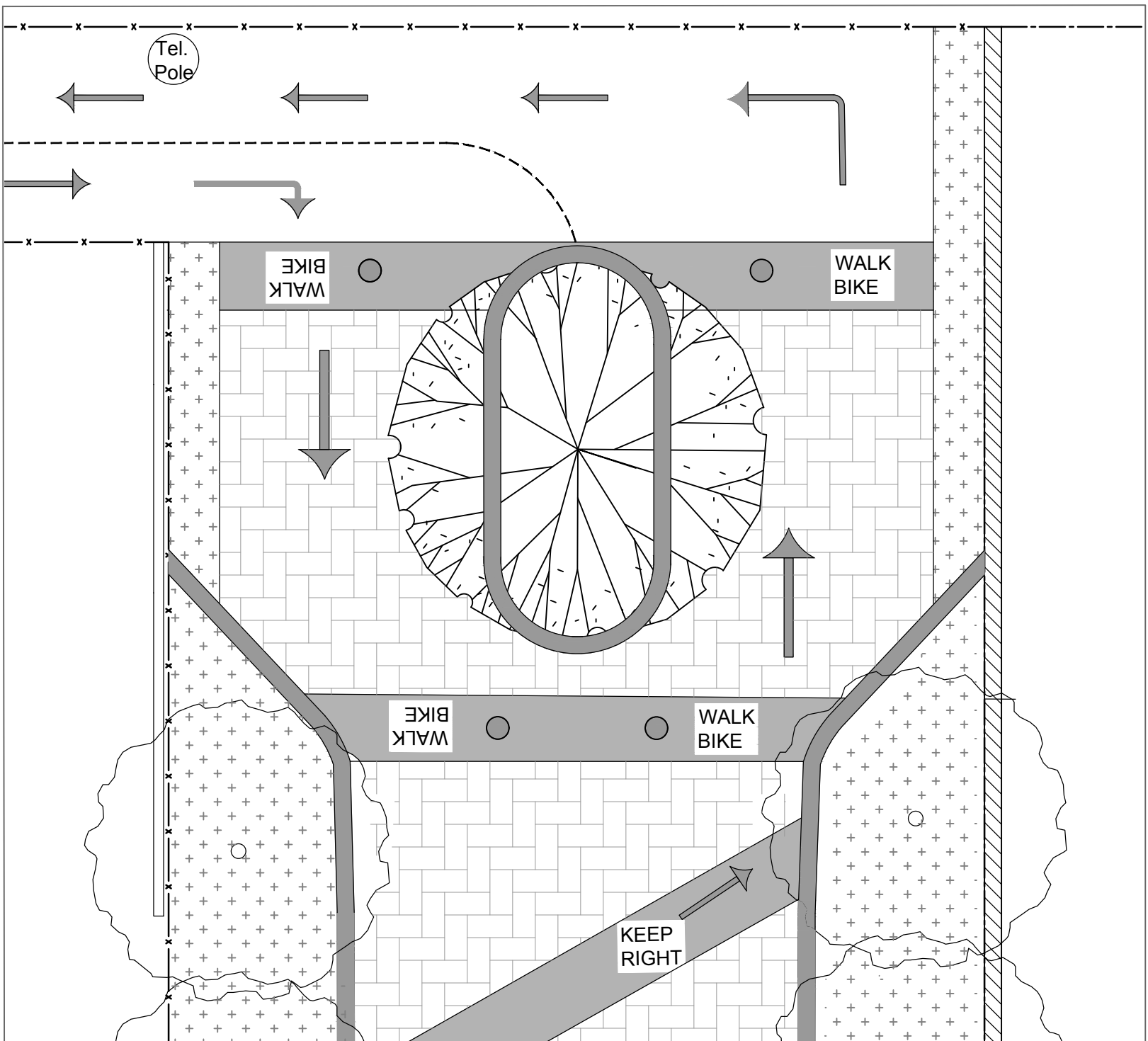


ADA CURB RAMP @
 PARKWAY

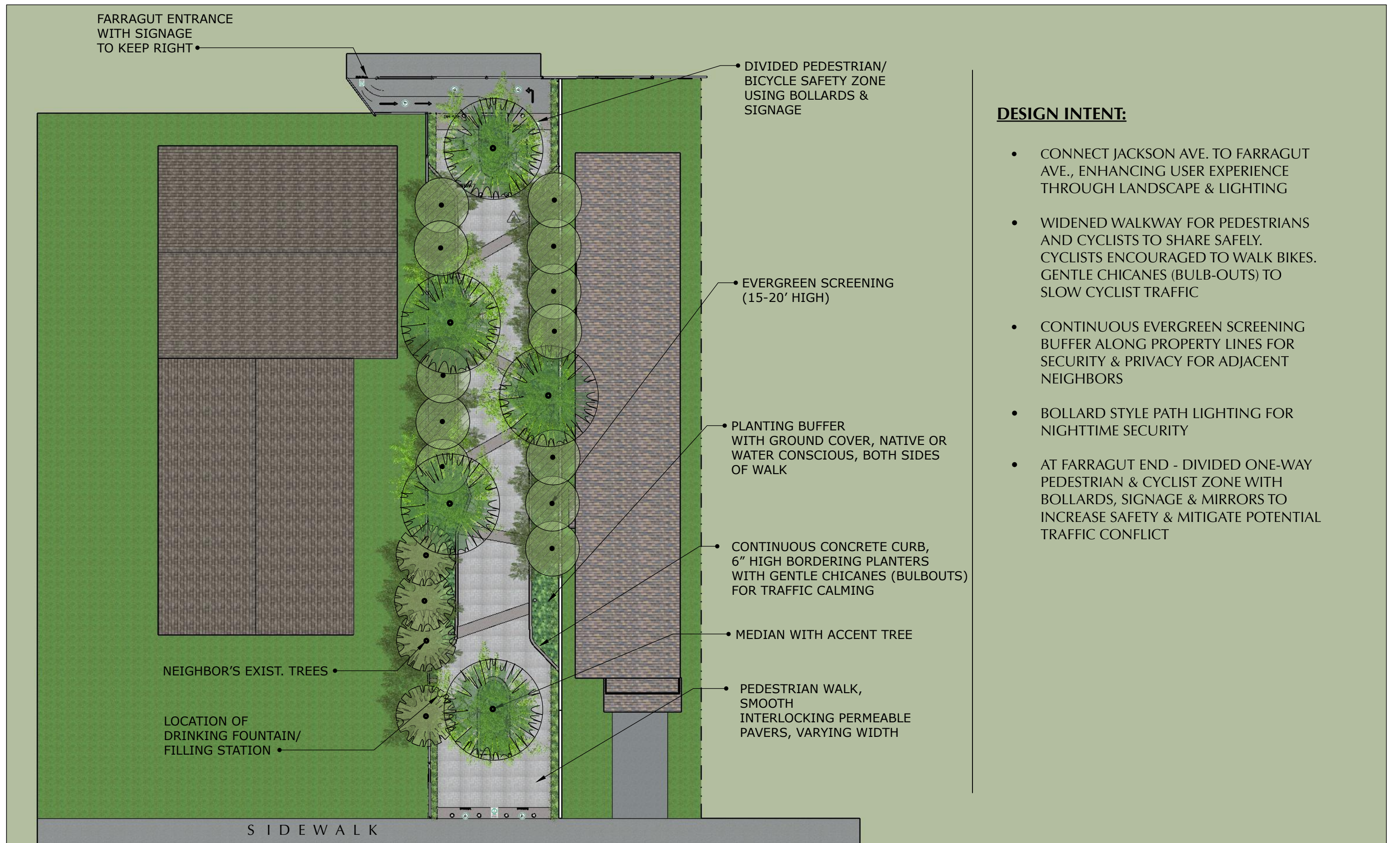
JACKSON ENTRANCE & FICUS @ SIDEWALK:/ENLARGED PLAN
 SCALE: 1/4"=1'-0"



FARRAGUT END/SECTION ELEVATION
SCALE: 1/4"=1'-0"



FARRAGUT END/ENLARGED PLAN
SCALE: 1/4"=1'-0"



DESIGN INTENT:

- CONNECT JACKSON AVE. TO FARRAGUT AVE., ENHANCING USER EXPERIENCE THROUGH LANDSCAPE & LIGHTING
- WIDENED WALKWAY FOR PEDESTRIANS AND CYCLISTS TO SHARE SAFELY. CYCLISTS ENCOURAGED TO WALK BIKES. GENTLE CHICANES (BULB-OUTS) TO SLOW CYCLIST TRAFFIC
- CONTINUOUS EVERGREEN SCREENING BUFFER ALONG PROPERTY LINES FOR SECURITY & PRIVACY FOR ADJACENT NEIGHBORS
- BOLLARD STYLE PATH LIGHTING FOR NIGHTTIME SECURITY
- AT FARRAGUT END - DIVIDED ONE-WAY PEDESTRIAN & CYCLIST ZONE WITH BOLLARDS, SIGNAGE & MIRRORS TO INCREASE SAFETY & MITIGATE POTENTIAL TRAFFIC CONFLICT

**FARRAGUT CONNECTOR:
SCHEMATIC PLAN**



**FARRAGUT CONNECTOR:
JACKSON AVE. ENTRY**



FARRAGUT CONNECTOR:
BULBOUT & PAVING PATTERN



FARRAGUT CONNECTOR:
PERSPECTIVE



FARRAGUT CONNECTOR:
FARRAGUT ENTRY



FARRAGUT CONNECTOR:
FARRAGUT ENTRY/
DIVIDED ONE WAY TRAFFIC

PRELIMINARY TREES & SCREENING CONSIDERATIONS:

(per Culver City's Urban Forest Master Plan, based on availability & size)



Rhamnus alaternus 'John Edwards'
Italian Buckthorn



Geijera parviflora
Australian Willow



Lophostemon confertus
Brisbane Box

LOW WATER GROUND COVER:



Lomandra longifolia 'Breeze'
Dwarf Mat Rush



Arctostaphylos 'Pacific Mist', sp.



Westringia fruticosa 'Mundi'
Mundi Westringia