

4.0 LANDSCAPING PROGRAM

The landscaping program is intended to establish a pleasing and unified setting for the Hotel Circle development, and provide a positive visual experience for all persons visiting the area. As such, this section contains the design concepts, guidelines and special treatment plans for the implementation of landscaping within the Specific Plan Area. These concepts, guidelines and special treatments are intended to:

- o Enhance the aesthetic characteristics of the Hotel Circle development;
- o Create a pleasing visual image for guests and visitors to the City's C-R Area; and
- o Promote a theme of development and project identity.

4.1 CONCEPTUAL LANDSCAPE PLAN

The Conceptual Landscape Plan (see Exhibit 24) is intended to provide an attractive setting and welcome atmosphere surrounding the various hotel facilities of the Specific Plan. The Conceptual Landscape Plan enhances the site plan through accentuation of distinct hotel uses, integration of architectural form with the landscape, and repetition of a common theme. Where there is adequate space and the scale is appropriately grand, trees should be planted in a way that creates large-scale horizontal and vertical layers.

The Conceptual Landscape Plan provides planting criteria for streetscapes and setback areas surrounding all hotels, parking structures and related facilities. Detailed landscaping plans which will include species size, planting densities and irrigation information shall be submitted for review and

LEGEND

- WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)
- TRACHYCARPUS FORTUNEI (WINDMILL PALM)
- KOELERIA BISPINNATA (CHINESE FLAME TREE)
- ALBIZIA JULIBRISSIN (SILK TREE)
- LAGERSTROEMIA INDICA (CRAPPE MYRTLE)
- PYRUS KAWAKAMII (EVERGREEN PEAR)
- BRACHYCTON POPULINUM (BOTTLE TREE)
- CUPANOPSIS ANACARDIODES ('CARROTWOOD TREE')
- FICUS NITIDA (INDIAN LAUREL FIG)
- LIQUIDAMBAR STYRACIFLUA ('AMERICAN SWEET GUM')
- PINUS CANARIENSIS (CANARY ISLAND PINE)
- SHRUBS & GROUNDCOVER
- TURF AREA
- LAYERED LANDSCAPING ALONG KATELLA AVENUE, AUGMENT BLVD. AND CLEMENTINE STREET

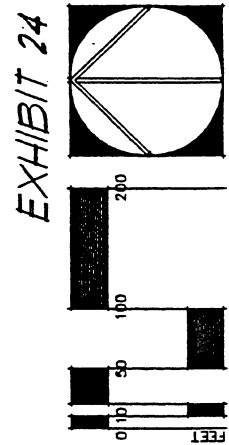
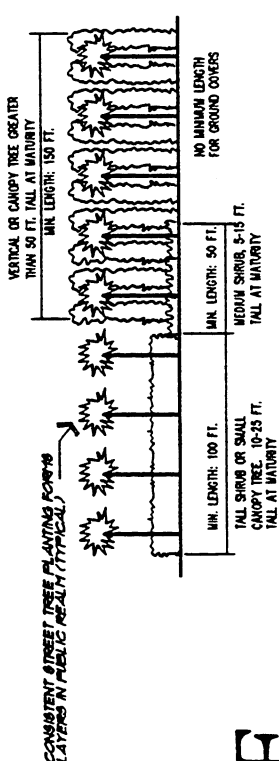
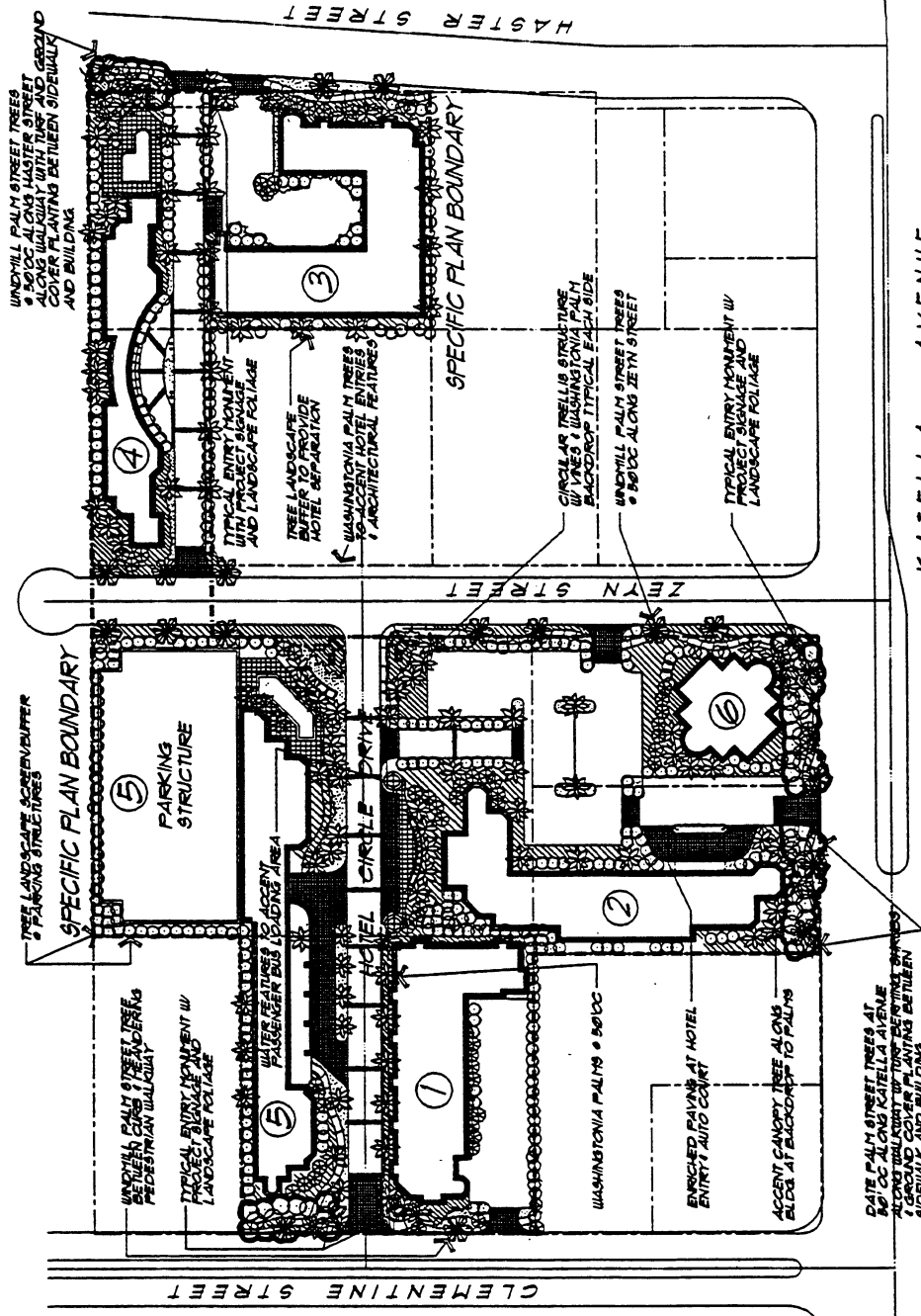


EXHIBIT 24

AUGUST 9, 1994

HOTEL CIRCLE

CONCEPTUAL LANDSCAPE PLAN WITH KATELLA HOTEL REDESIGN

approval by the City prior to issuance of building permits. The elements of the landscape concept plan are described below.

Streetscapes: Streetscapes have been designed to complement the form and function of the various roadways (i.e., surrounding arterials, project entries, onsite private drives, and interior pedestrian walkways and plazas). Streetscape enhancements will be established along Katella Avenue, Haster Street, Clementine Street and Zeyn Street, in addition to Hotel Circle Drive which provides onsite access to hotels and parking facilities.

Layered Landscape: The length of the street frontage of individual parcels is the most important factor that will influence implementation of the layered landscape (Exhibits 25 and 26). Parcel frontages of more than five hundred lineal feet are long enough to provide the variation needed to create the layered landscape look within a single parcel, while frontages of less than three hundred feet are too short to provide much variation. Therefore, areas that have many parcels with short frontages will require special consideration.

The Width of the landscape setback will also affect the creation of the layered landscape. In order to create a layered landscape, there needs to be at least two horizontal or two vertical layers of landscape. This means that in narrow setbacks (10-20 feet wide), the selection of plant material is likely to be different than for medium (20-30 feet), or wide (greater than 30 feet) setbacks. Wider setbacks permit the use of a larger canopy or pyramidal trees, or will allow more than three layers in the Setback Realm alone.

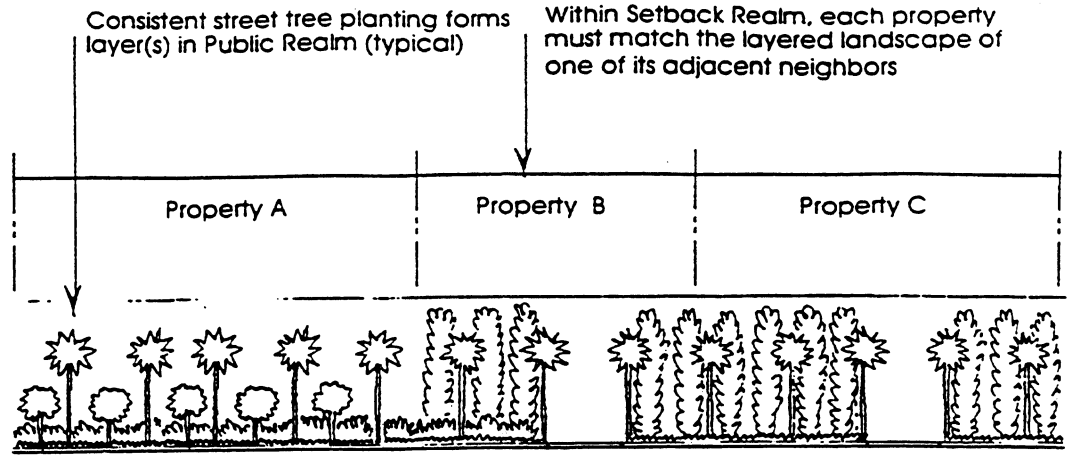
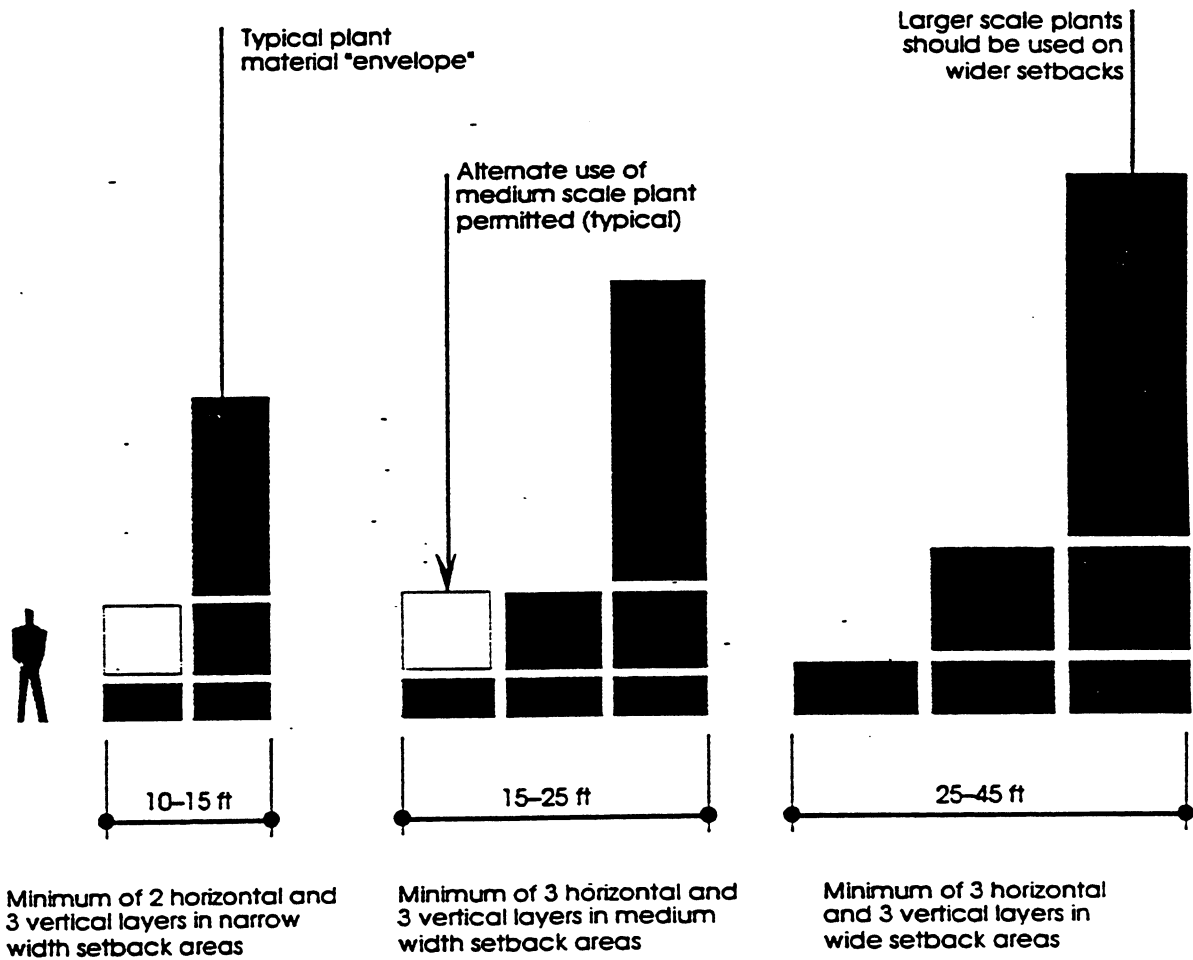


Exhibit —Layered Landscape Design Criteria for Properties with Frontages Less than 300 Feet

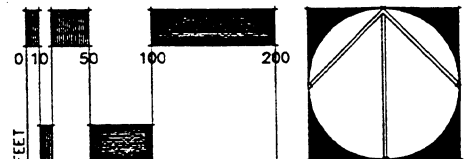


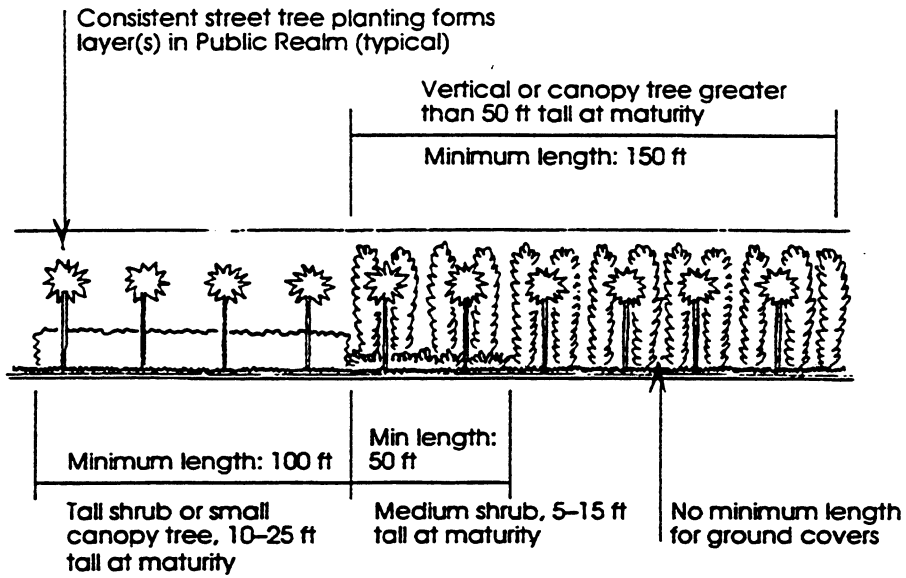
HOTEL CIRCLE

AUGUST 9, 1994

LAYERED LANDSCAPE EXHIBIT

EXHIBIT 25



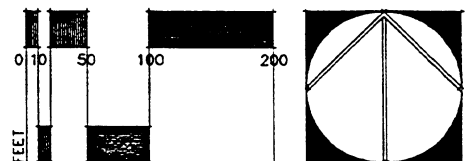


HOTEL CIRCLE

AUGUST 9, 1994

LAYERED LANDSCAPE EXHIBIT

EXHIBIT 26



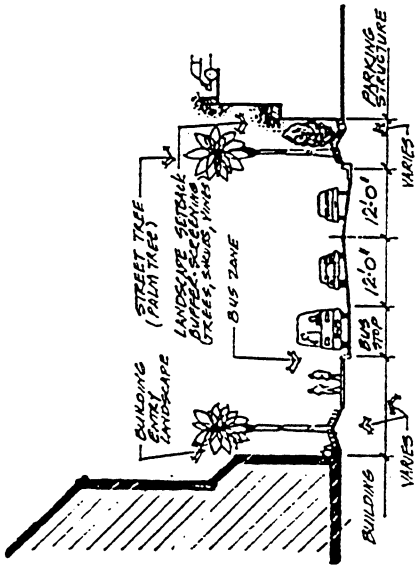
The master streetscape plan will consist of trees, shrubs and ground covers in a layered landscape concept which are selected to establish a distinct character and theme within the Commercial Recreation Area (see Exhibit 27).

Setbacks: The Hotel Circle project provides comprehensive landscaped setbacks around each hotel facility and parking structure as set forth in the Zoning and Development Standards Section of the Specific Plan. Setbacks along public streets and private drives will incorporate a hierarchy of trees, shrubs and flowering groundcover in a layered landscape concept to complement the architectural style of adjacent hotels and create an attractive atmosphere along the project frontages. Setback areas within the project will be enhanced with a combination of landscape treatments to create a pleasant setting and compatible interface with surrounding land uses.

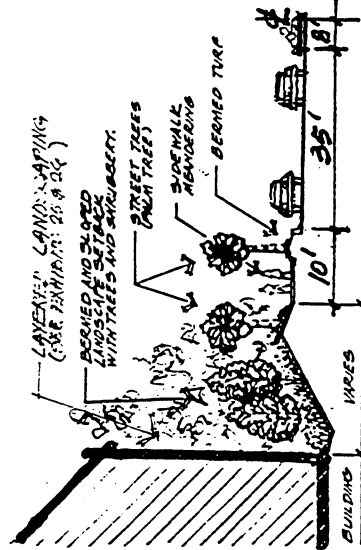
Project Entries: The Conceptual Landscape Plan for project entries consists of enhanced landscape plantings of trees and shrubs in a layered landscape concept, monumentation signage, and enriched paving to identify entry into the Hotel Circle project. Entryway treatments and monuments will be designed to promote an attractive resort image. Individual hotel entries will focus on the particular character associated with each facility. As such, a variety of tree species, shrubs, flowering groundcover and turf areas will be utilized to frame hotel entryways, delineate pedestrian walkways and accent architectural features.

The following guidelines shall be used for the implementation of the Conceptual Landscape Plan.

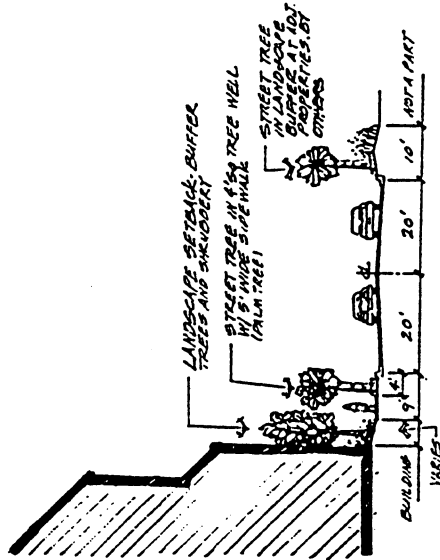
- o Plant material shall be used to integrate the architectural form with the landscape. Expansive



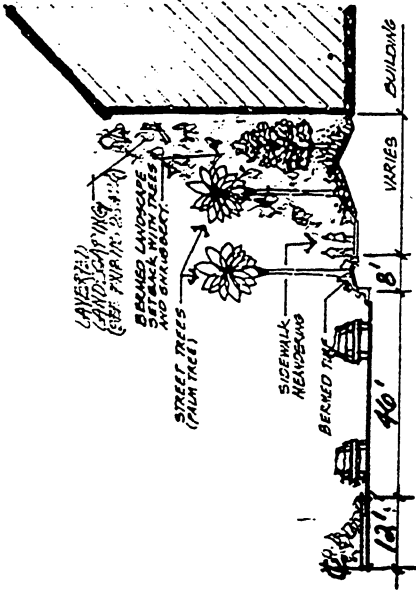
HOTEL CIRCLE DRIVE



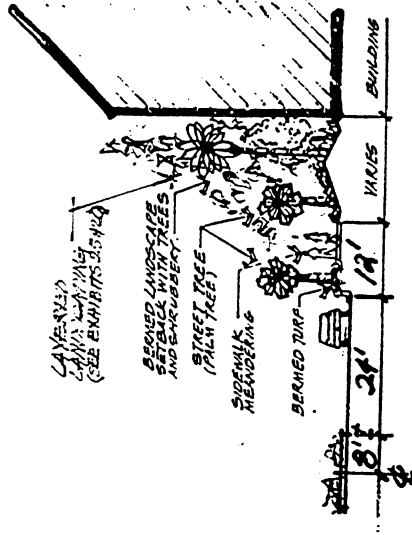
HASTER STREET



ZEYN STREET



KATELLA AVENUE



CLEMENTINE STREET

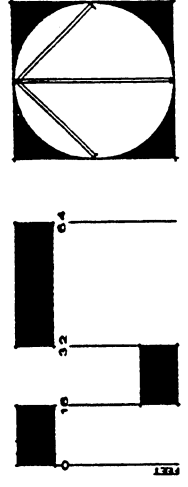


EXHIBIT 27

AUGUST 9, 1994

**HOTEL CIRCLE
STREETSCAPE ILLUSTRATIONS**

horizontal and vertical surfaces shall be modulated or interrupted by foliage masses.

- o Landscaped setbacks along the site's perimeter and around each hotel shall enhance the building design, enhance public views and spaces, provide buffers and transitions, and provide screening.
- o Streetscaping along project roadways and adjacent arterials shall maintain a consistent resort landscape character with separate hotel identity statements.
- o Entries into Hotel Circle shall be accent points, providing view corridors into the site, announcing entry and introducing the theme and character of the project through use of vertical trees and accent shrub plantings.
- o Drought resistant plant species shall be utilized where feasible to conserve water.

Additional landscaping design guidelines are set forth in Section 5.1, Hotel Circle Specific Plan Area Design Guidelines.

General Sign Standards

- o The standard sign base shall be precast colored concrete.
- o Construct street number and main identity sign boxes of fiberglass or aluminum materials. All other materials, including wood and steel are not allowed. The sign face shall read as a single surface with sign copy applied by silk screening or push through acrylic flush to the surface.
- o Fiberglass signs shall be constructed of fiberglass reinforced plastic with a smooth surface prior to

painting. Coloring integral to the fiberglass material is also acceptable.

- o Aluminum signs shall be of an appropriate thickness to avoid oil canning or buckling. A 1/8 inch minimum thickness is required. All seams shall be filled and ground smooth. There shall be no visible fasteners and all edges shall be eased.
- o All surfaces shall be thoroughly prepared and appropriately primed and painted conforming to industry standard to prevent oxidation, pitting or rust.
- o Identification or sign fabricator credits shall be hidden from public view.

Freestanding Monument Sign Requirements

- o Each site shall have only one freestanding primary identification sign.
- o All freestanding signs shall be monument (on-ground) signs.
- o All freestanding signs shall use a standard sign base and logos which may be adopted as part of the overall Anaheim Resort Identity Program.
- o Locate the street address in the designated area. Use the typeface consistent with the identity sign elements for the street address.
- o Use a horizontal format for all freestanding monument signs.
- o Hotel/Motel owners shall place standardized vacancy and affiliation information in a designated area.
- o Use only the allowable sign illumination.
- o In general the number of colors used on a sign should be limited. Use a single color for the sign face background and a contrasting color for the sign copy. A company symbol may have a variety of colors.