

# VANGUARD UNIVERSITY CAMPUS MASTER PLAN Executive Summary

April 2017

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**VANGUARD  
UNIVERSITY**



ATTACHMENT 9

## MASTER PLAN SUBMITTAL



This Master Plan is submitted by Vanguard University. President / CEO Dr. Michael J. Beals is the responsible party, submitting on behalf of Vanguard University.

### Vanguard University

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## WHAT IS A MASTER PLAN

A master plan is a regulatory tool used by local governments to implement and guide development in a localized area. While a general plan is the overall guide to manage growth throughout the city, a master plan is able to focus on the unique characteristics of a special area, such as the Vanguard University campus, by customizing land use regulations for that area. A master plan is an important and valuable tool to allow the City to understand the vision and development direction of the campus. A master plan also helps to remove barriers and encourage development within a defined area.

### **Purpose and Intent of the Master Plan**

The purpose of the Vanguard University (VU) Master Plan is to establish a vision and framework for future development at VU. Overall, the goal of the Master Plan is to bridge the vision of development for VU with the City's planning requirements and the larger community in which it resides. This Master Plan will be used by the University, planners, architects, landscape architects, engineers, builders, and the VU community, to implement development which supports the collegial environment that VU seeks to provide its students and community. The framework and guidelines provided within the Master Plan are intended to:

- Enhance and support the VU Community, including academics, student life and athletics;
- Establish and maintain an appropriate balance of facilities, open space and parking;
- Encourage sustainable development;
- Enhance vehicular access and safe mobility on and off campus;
- Provide pedestrian and open space amenities consistent with design quality;
- Focus on safety and security through environmental design;
- Strengthen campus identity through intelligent design, high quality development and a definition of campus edge improvements and conditions
- Streamline the entitlement and development process for individual projects within the master plan



# THE MASTER PLAN



The Master Plan submittal consists of the drawings, further described below, and this project narrative. Together they are intended to establish and document for approval by the City of Costa Mesa, Development Areas and Development Guidelines for future buildings and related site improvements within a Master Plan Framework. It is intended the Development Areas (Areas) and Development Guidelines (Guidelines) remain fixed while allowing for the future development of buildings of various types (uses), size (sq. footage) and heights within these Areas, consistent with the Guidelines.

### Master Plan Drawings

- MP 1.0 Existing Site**
  - Analysis of Current FAR,
  - Existing Buildings to Remain
  - Existing Buildings to be Demolished
  
- MP 2.0 Master Plan**
  - Development Areas and Future Facilities
  - Summary of Future FAR
  
- MP 2.1 Framework**
  - Pedestrian Circulation
  - Open Space
  
- MP 2.2 Framework**
  - Vehicular Circulation
  - Parking
  
- MP 3.0 Renderings**
  - Campus Visualizations
  
- MP 3.1 Renderings**
  - Campus Visualizations

### Supporting Documents

- L 1.1 Existing Tree Inventory Plan
- L 1.1A Existing Tree Inventory List
- L 2.1 Illustrative Landscape Master Plan
- L 3.1 Open Space Plan
- L 4.1 Site Sections
- L 5.1 Fence & Wall Plan
- L 6.1 Tree Imagery
- L 6.2 Plant Imagery
  
- C 0 Existing Conditions
- C 1 Grading and Drainage Plan
- C 2 WQMP



# THE MASTER PLAN

## Development Areas and Allowable Uses

- **Institutional Areas** – academic, administrative, student life and community uses all well as all uses listed below
- **Recreational Area** – sports and recreational fields and related support facilities
- **Campus Operations Area** – maintenance shops, warehousing, shipping /receiving, administrative / office facilities
- **Housing Areas** – Student housing, student life offices and directly related support
- **Open Space** – dedicated hardscape and landscape improvements in support of academic, student life, recreation and community uses - Minimum 4 acres.

## Development Guidelines

### Building Floor Area Ratio (FAR)

Vanguard University is zoned “Institutional & Recreation” (I&R). The current and proposed FAR has been established at .25 FAR inclusive of all facilities excepting current and /or future Student Housing. Based on the site area, this caps the total gross square footage of institutional and recreation facilities at 413,749 GSF.

### Building Height

Institutional Areas	Not to exceed 4 stories*
Athletic Area	Not to exceed 4 stories*
Campus Operations Area	Not to exceed 30 ft.
Housing Areas	Not to exceed 4 stories*

\* Exclusive of Basements / Subterranean Levels and Student Housing

### Building Setbacks and Campus Edge Conditions

Building Setbacks and Campus edge conditions shall be consistent those identified in Sheet MP 2.0.

### Required Parking

Parking shall be provided at 1 stall per 2 On Campus Full Time Equivalent Student (On Campus FTES). Stall sizes, drive aisles and landscape improvements shall be developed consistent with City Standards.

The intent of the Master Plan is to enhance on campus pedestrian safety by removing internalized vehicular circulation and parking. VU recognizes the need to balance parking needs with enrollment as any individual project is developed and /or internalized parking is removed. Therefore, as individual projects are submitted for building department review, a parking loss / increase assessment will be providing to establish the net number of on-campus stalls in comparison to the then current on campus FTES enrollment.

Please refer to Appendix A (submitted with the application) for the parking analysis provided through the entitlement process of the Scott Academic Building.

### Master Plan Statistics

1. **Lot Area:** 1,654,998 SF
2. **Number of Parking spaces:** 1,286 stalls
3. **Area & Percentage of lot devoted to open space:** 916,534 sq. ft.
4. **Total Building Area:** For individual building areas, see sheet MP 2.0
  - a. **Building Foot Print Area:** 290,585 sq. ft.
  - b. **Total Gross Square Footage:** 650,160 sq. ft.
6. **Area & Percentage of Lot devoted to drive & open parking:** 382,423 sq. ft.



## THE MASTER PLAN VISION

The following narratives and diagrams supplement the Master Plan Drawings referenced above to address the City's Master Plan Submittal Checklist and convey the current VU campus vision for future facilities and related site improvements on a project by project basis. These documents are submitted with the understanding that the individual project representations are not engineered solutions. The actual uses of any specific site, the exact location of any specific use / facility, as well as project footprints, size and or massing are subject to change within the Master Plan Framework – consistent with the established Development Areas and Development Guidelines



## PROJECT A: GYM / EVENTS CENTER

*Size:* approximately 60,000 GSF

*Buildings Removed:* Gym

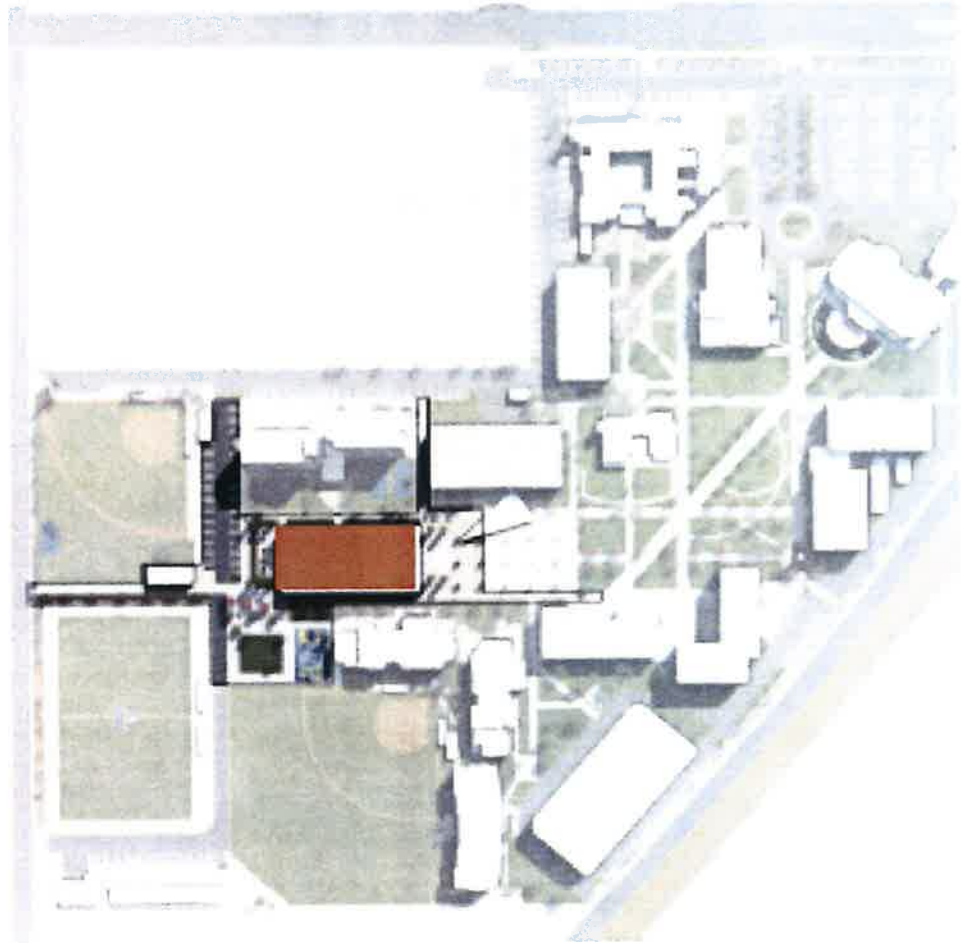
*Total GSF Removed:* 13,700 GSF

*Parking Loss:* 69

*Parking Gain:* 0

*Summary:*

This project replaces the existing gymnasium and provides adequate facilities for Vanguard's athletics' program. The center court will also transform into an events center for the campus to gather during planned events. This facility removes parking (existing Lot K) that is currently internal to campus and a safety hazard. An outdoor space / quad will be created to the east of the facility, connecting this building to the campus core and improving pedestrian circulation.



## PROJECT B: STUDENT CENTER

*Size:* approximately 50,000 GSF

*Buildings Removed:* Café, Cove, Nursing Annex Modular,

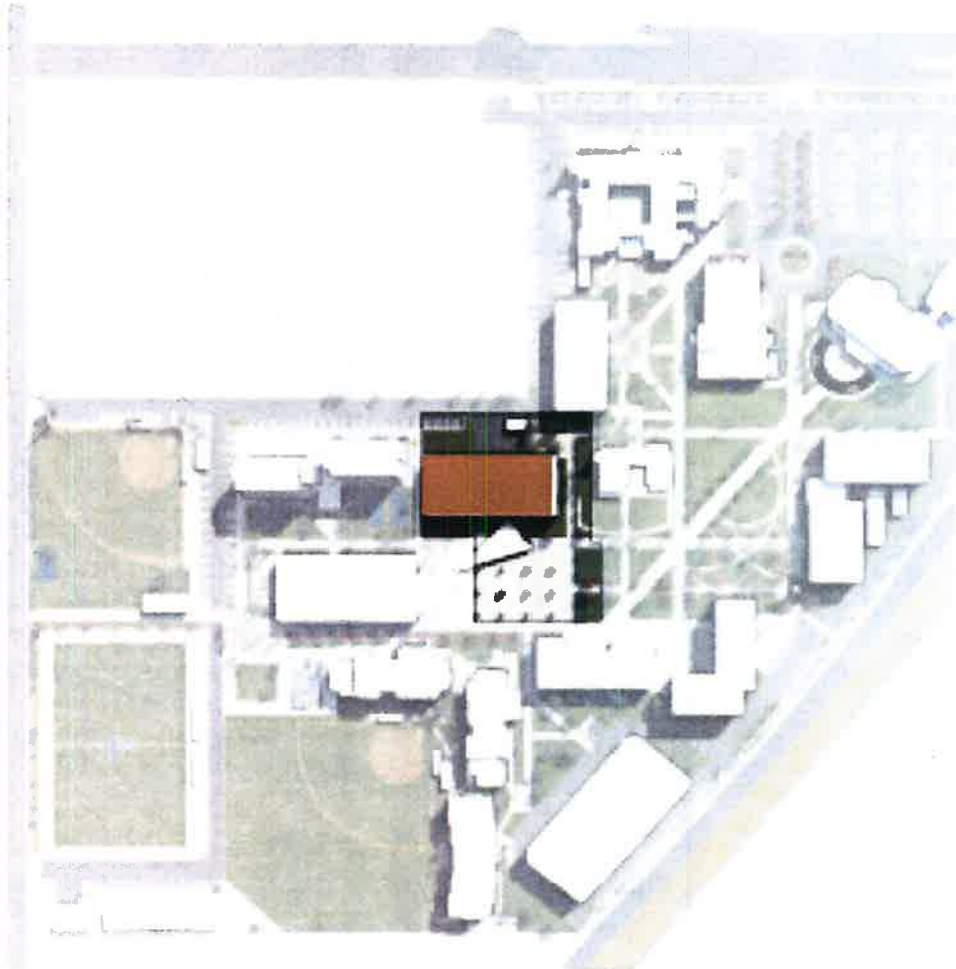
*Total GSF Removed:* 13,900 GSF

*Parking Loss:* 154

*Parking Gain:* 20

*Summary:*

This project removes the existing Café and Cove / Bookstore on campus, replacing them with a Student Center. The goal of this project is to build upon the collegial atmosphere of the campus while improving the facilities for campus food service, commuters, student clubs, etc. The development area for this facility includes the removal of parking lot L. The perimeter road that connects Vanguard Way to Parking lot M will remain. This project will improve the campus quad and provide areas for students to gather, socialize and study.





## PROJECT C: MAINTENANCE & OPERATIONS / WAREHOUSING

*Size:* approximately 20,000 GSF

*Buildings Removed:* M&O / Warehousing, IT

*Total GSF Removed:* 15,264 GSF

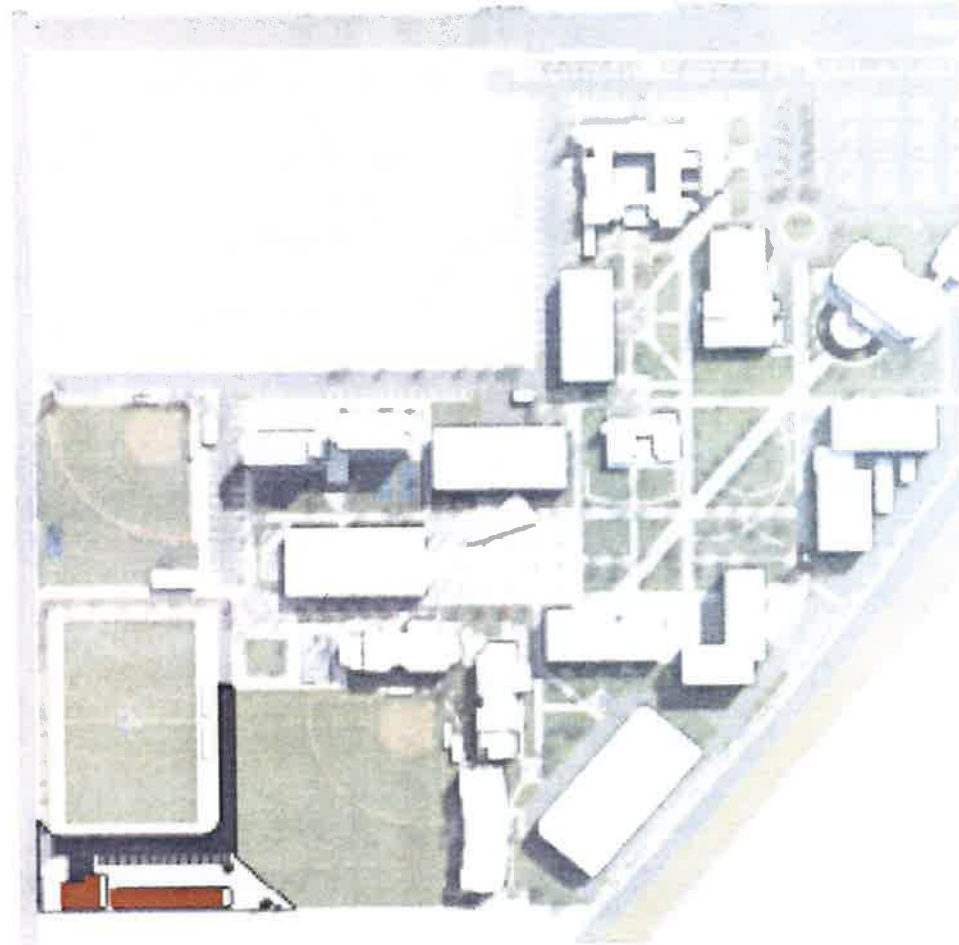
*Parking Loss:* 0

*Parking Gain:* 25

**Summary:**

This project relocates maintenance and operations to the Southwest corner of the University. This will create a new access point to the campus for deliveries. Deliveries will enter off Vanguard Way, directly to the facility. Campus vehicles will distribute materials as needed throughout the University.

This project would happen in conjunction with or previous to project D.



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## PROJECT D: STEM & KINESIOLOGY

*Size:* approximately 67,000 GSF

*Buildings Removed:* Science Labs, Science Offices, Smith, Music Offices,

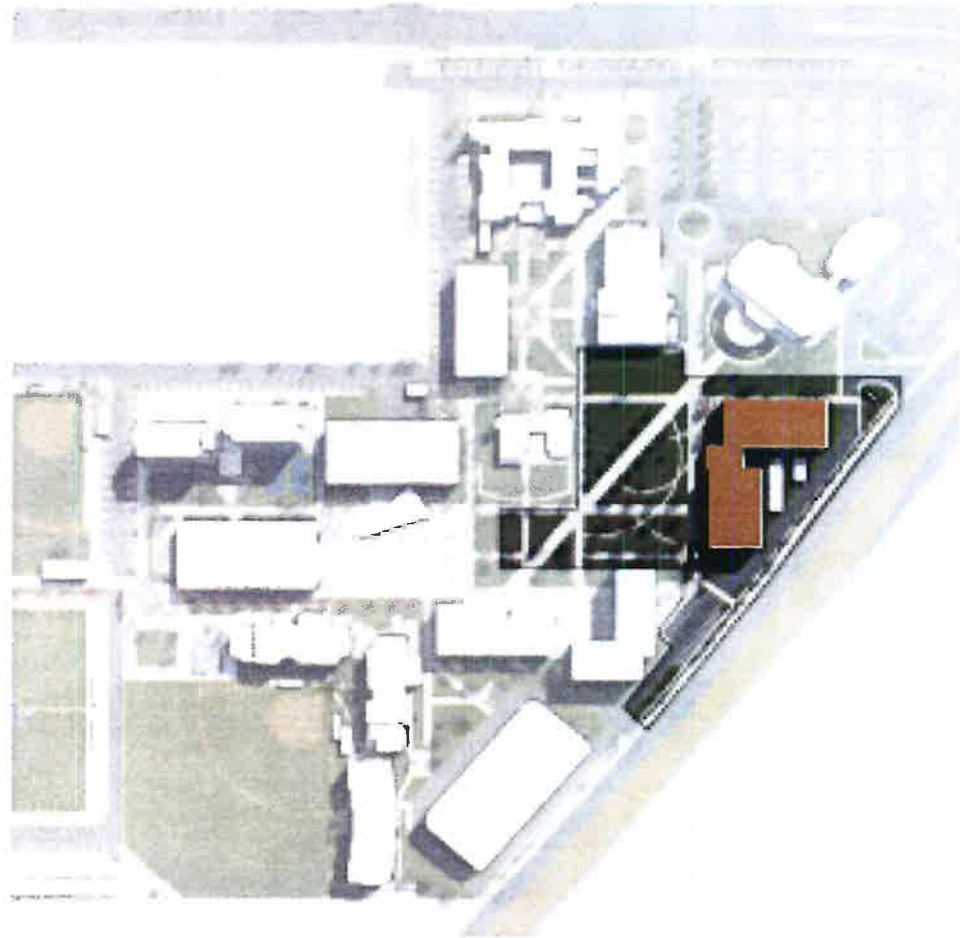
*Total GSF Removed:* 28,100

*Parking Loss:* 92

*Parking Gain:* 26

*Summary:*

This project replaces antiquated Science, Technology, Engineering, Math and Kinesiology facilities on campus. The project is planned in two phases within one development area along Newport Blvd. Due to the location of the existing Smith Building, Phase 1 will ideally retain the facility, while Phase two will require Smith's demolition. In addition to the academic facilities, limited parking and a service road will connect the North and South parking lots along Newport Blvd. This project will remove parking lots E & F. Both of these lots are internal to campus and pose safety concerns.





## PROJECT E: MULTI-DISCIPLINARY ACADEMIC BUILDING

*Size:* approximately 46,000 GSF

*Buildings Removed:* Social Sciences Offices (22), Psychology Offices (22a), Grad Clinical Psych (23), and Classrooms (23a), Fine Arts Offices

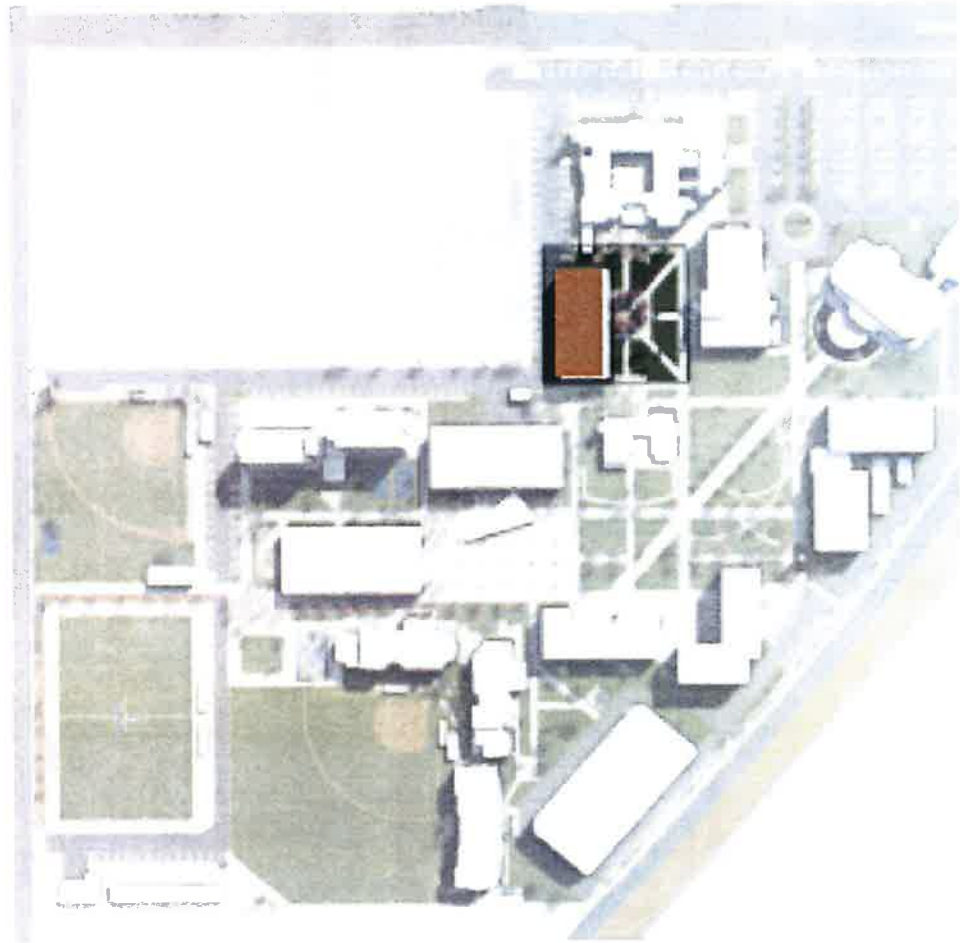
*Total GSF Removed:* 11,340 GSF

*Parking Loss:* 15

*Parking Gain:* 0

*Summary:*

This project locates a new academic facility South of Scott Academic Center and West of Heath Academic Center. This project will both replace existing modular offices and classrooms and provide growth for the campus (classrooms and offices).



## PROJECT F: LEARNING RESOURCE CENTER

*Size:* approximately 45,000 GSF

*Buildings Removed:* O. Cope Budge Library

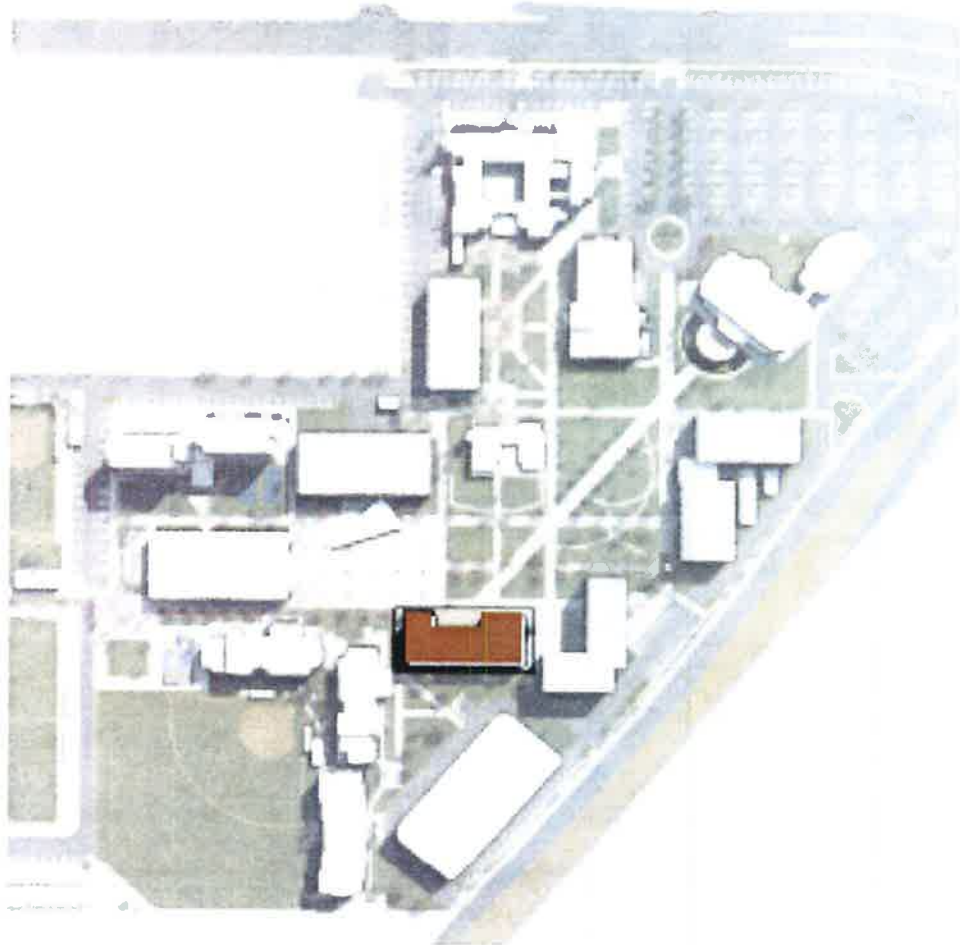
*Total GSF Removed:* 7,500 GSF

*Parking Loss:* 38

*Parking Gain:* 0

*Summary:*

This project locates a new Learning Resource Center (LRC) along the South edge of the campus core. The new LRC will replace the existing Library and expand resources for all Vanguard Students.



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## PROJECT G: STUDENT HOUSING

*Size:* approximately 60,000 GSF

*Buildings Removed:* O. Cope Budge Library / Lyceum Theater

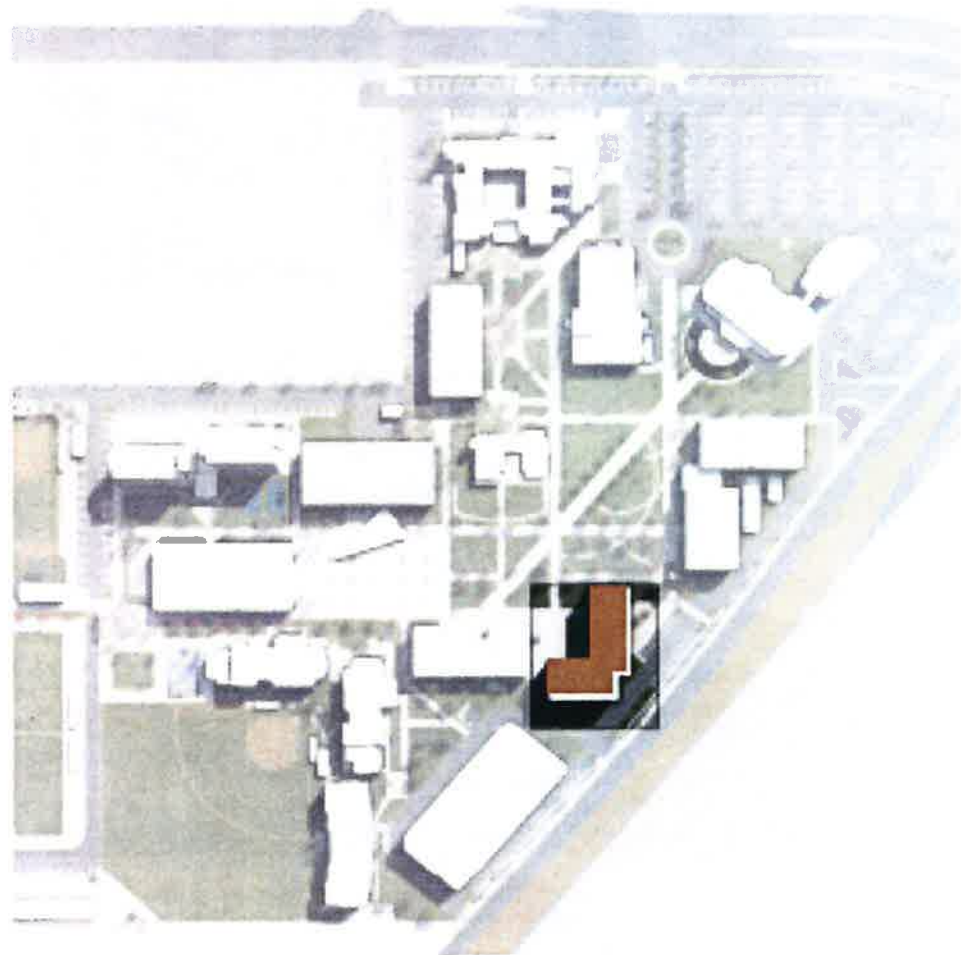
*Total GSF Removed:* 8,400 GSF

*Parking Loss:* 0

*Parking Gain:* 0

*Summary:*

This project locates a Student Housing facility east of the new LRC. This facility could accommodate approximately 300 students depending on design and room size.





## PROJECT H: CENTRAL PLANT

*Size:* TBD

*Buildings Removed:* None

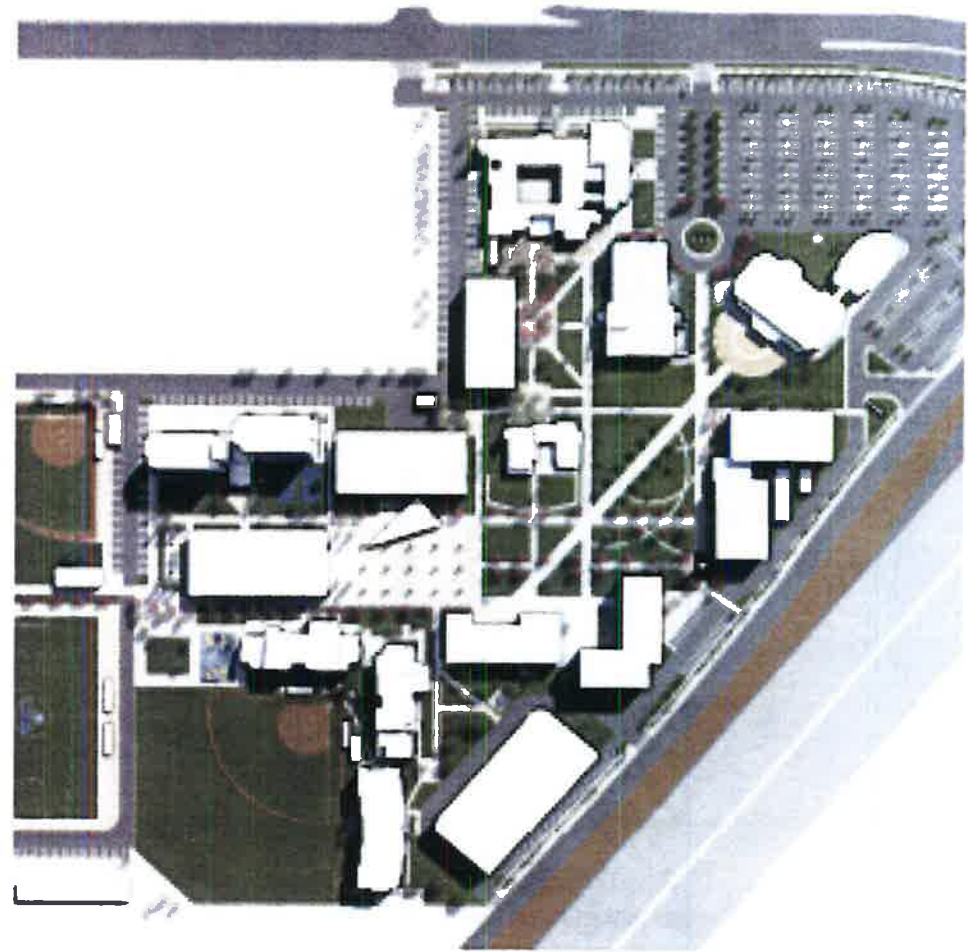
*Total GSF Removed:* None

*Parking Loss:* 0

*Parking Gain:* 0

*Summary:*

This project locates a central plant on campus. Dependent upon further engineering studies, the following sites within the Institutional Areas would be considered as a location: Project A (Gym / Events Center), Project B (Student Union), Project D (STEM & Kinesiology).



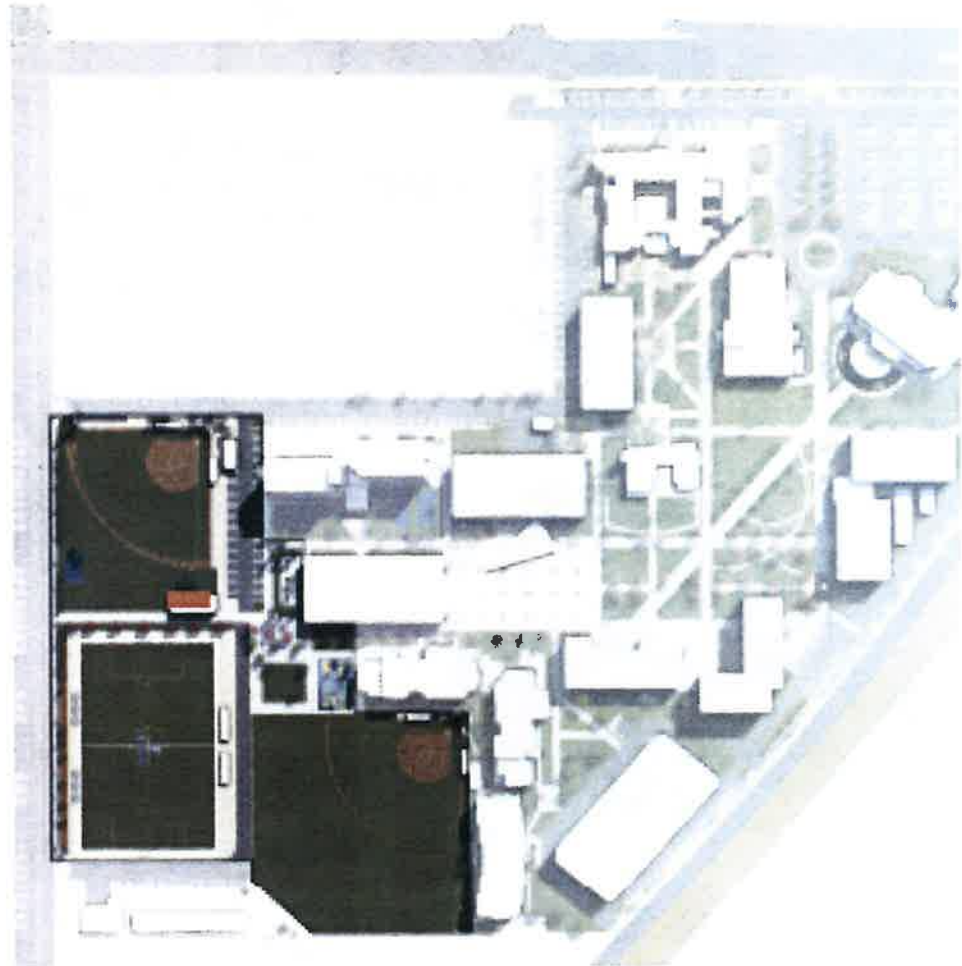


## PROJECT I: ATHLETICS

### *Summary:*

This project identifies ongoing improvements to the Athletic Facilities. This includes, but is not limited to the following:

- Athletic Club House / Restroom Building
- Field Lighting
- Field Repair / Turf Replacement
- Dug Out Improvements / Expansion for Softball and Baseball
- Additional / Improved Batting Cages
- Electronic Score Boards
- Spectator Bleachers



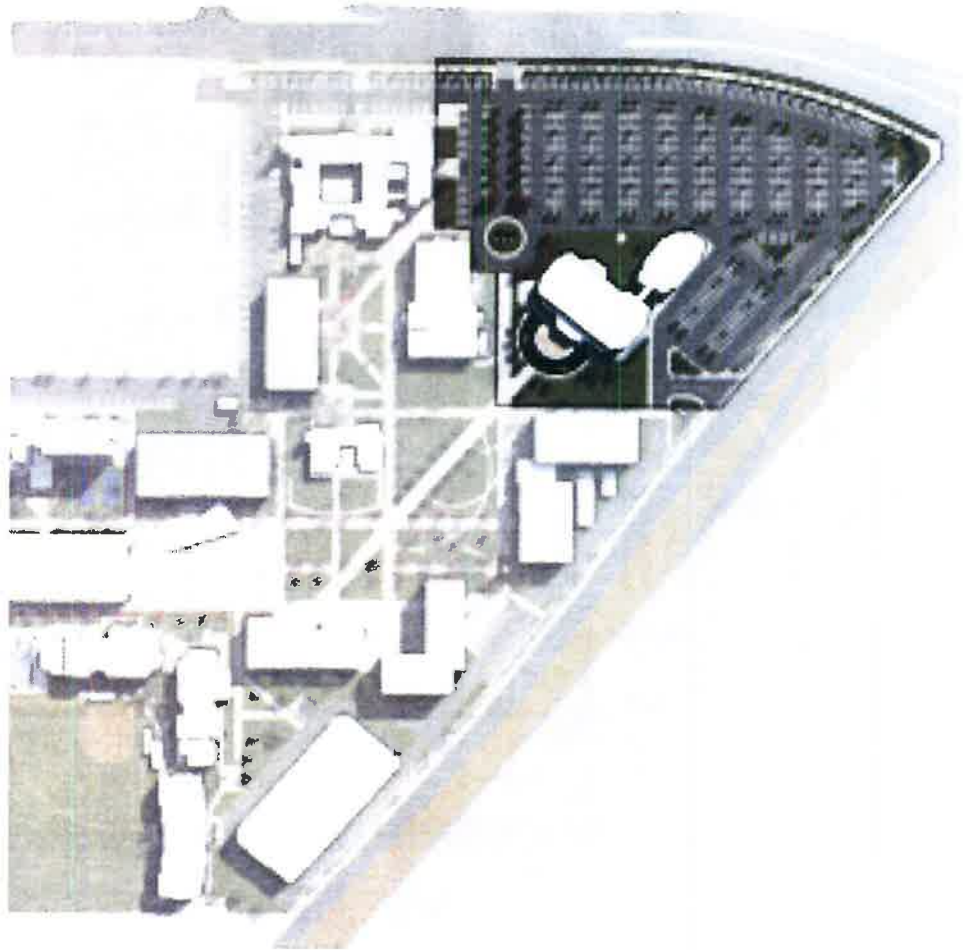
## **>> PROJECT J: NORTH EAST PARKING**

*Parking Loss:* 493 (old Lot)

*Parking Gain:* 577 (New Lot)

**Summary:**

This project creates a new front entry for Vanguard University. Relocating the primary entry drive to the east allows direct access for vehicles to move into the parking lot and a formalized campus drop off. The project also removes open space and re-organizes lots C and D.





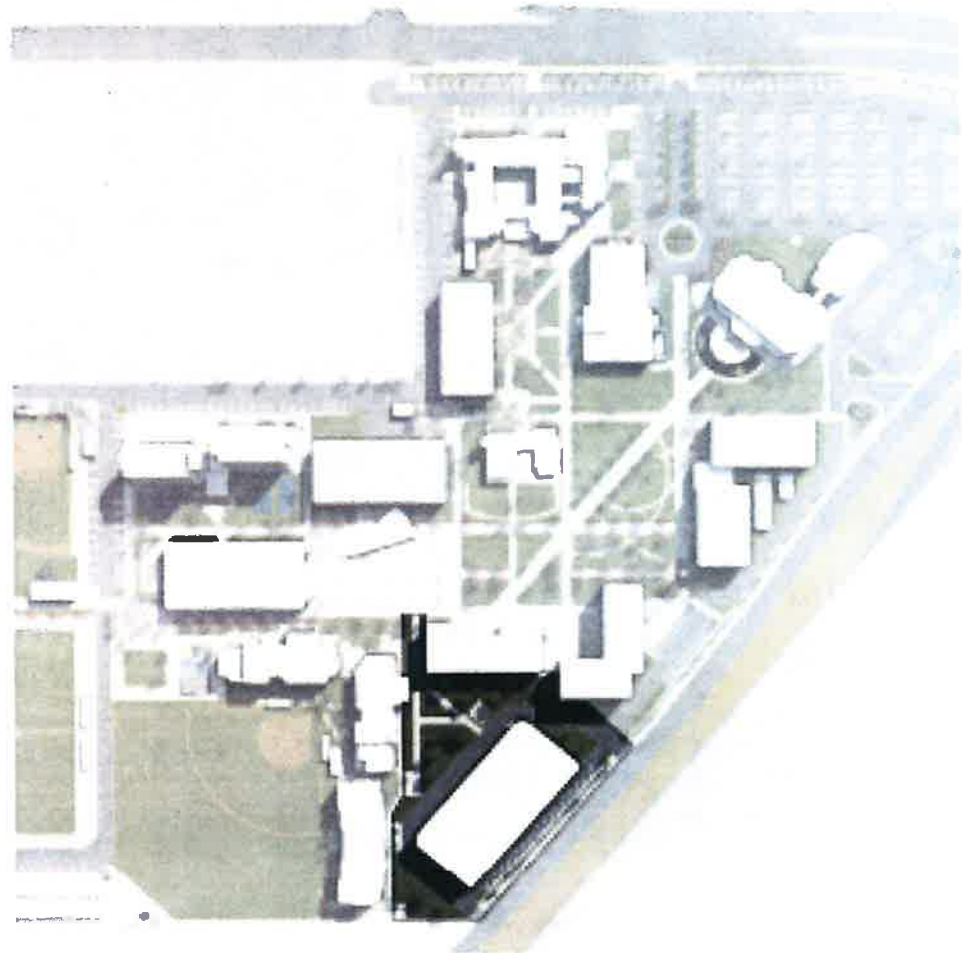
## PROJECT K: PARKING STRUCTURE

*Parking Loss:* 214 (old Lot)

*Parking Gain:* 456 (New Lot)

*Summary:*

This project removes lots H and G, locating a parking structure along Newport Blvd.





## PROJECT L: CAMPUS BEAUTIFICATION / INFRASTRUCTURE

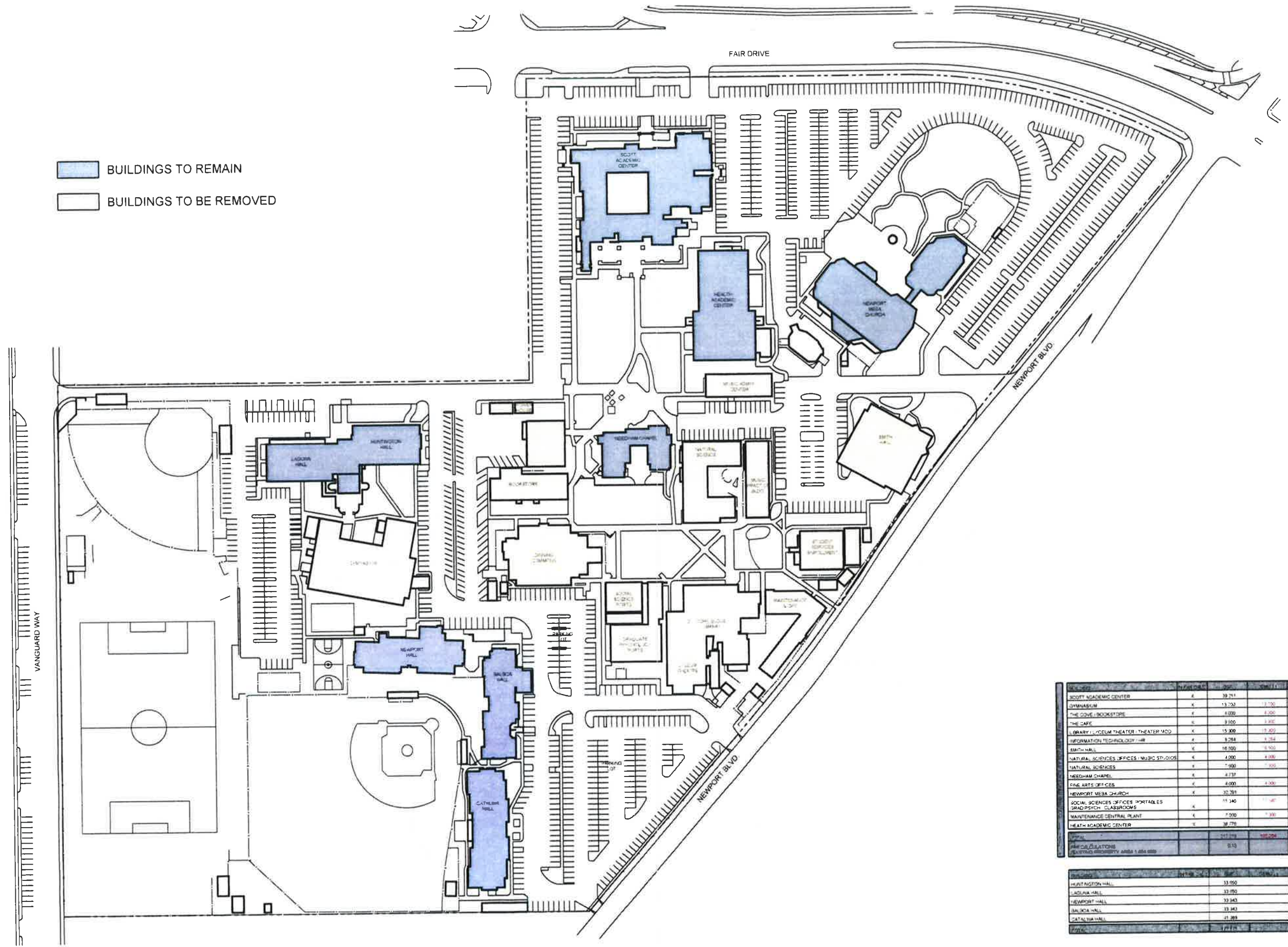
### *Summary:*

This project addresses all ongoing site improvements on campus. This includes but is not limited to:

- Perimeter Fence
- Infrastructure Upgrades
- Monument Signage
- Pedestrian Walkway improvements
- Landscaping Improvements
- Parking lot Improvements



- BUILDINGS TO REMAIN
- BUILDINGS TO BE REMOVED



Building Name	Category	Area (sq ft)	Volume (cu ft)	Weight (tons)
SCOTT ACADEMIC CENTER	K	39,211		39,211
GYMNASIUM	K	13,720	11,700	
THE COVE BOOKSTORE	K	4,000	2,000	
THE CAFE	K	3,000	1,500	
LIBRARY / COLLEUM THEATER / THEATER MOO	K	15,800	11,400	
INFORMATION TECHNOLOGY / HR	K	2,284	1,154	
SMITH HALL	K	16,500	1,900	
NATURAL SCIENCES OFFICES / MUSIC STUDIOS	K	4,000	4,000	
NATURAL SCIENCES	K	7,900	1,000	
MEEDHAM CHAPEL	K	4,737		4,737
FINE ARTS OFFICES	K	4,000	4,000	
NEWPORT MESA CHURCH	K	22,781		22,781
SOCIAL SCIENCES OFFICES / PORTABLES	K	11,340	1,400	
GRAD PSYCH / CLASSROOMS	K	7,000	1,300	
MAINTENANCE CENTRAL PLANT	K	2,776		2,776
HEALTH ACADEMIC CENTER	K	38,776		38,776
<b>TOTAL</b>		<b>217,018</b>	<b>100,204</b>	<b>175,212</b>
PHYSICAL PLANTATIONS		8,115		8,889
LANDSCAPE ARCHITECTURE AREA 1, 2 & 3				

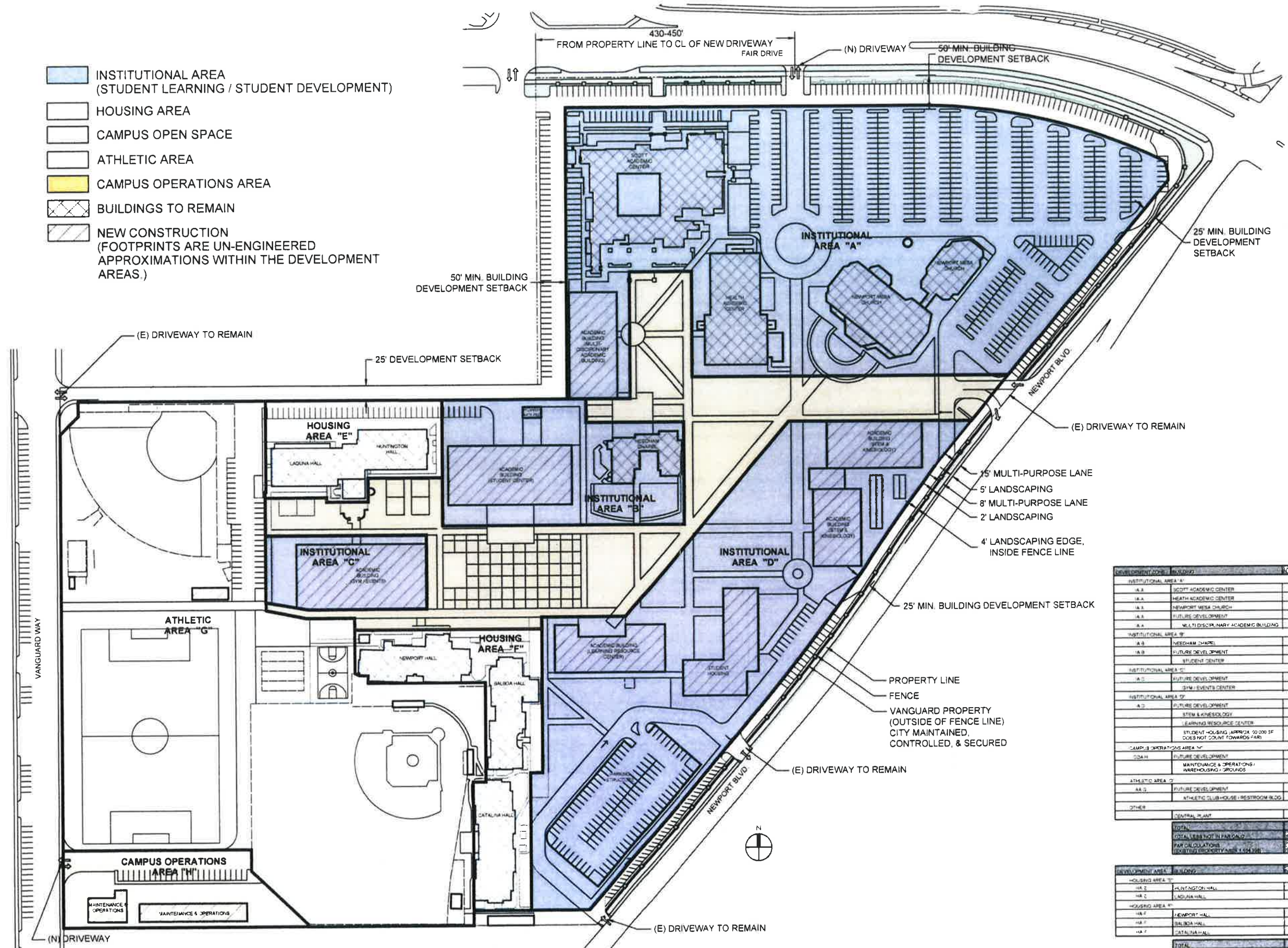
Building Name	Area (sq ft)	Volume (cu ft)	Weight (tons)
HUNTINGTON HALL	33,950		33,950
INDIANA HALL	33,950		33,950
NEWPORT HALL	33,943		33,943
SALUDA HALL	33,943		33,943
CATALINA HALL	21,289		21,289



CONTRIBUTING FACILITY TO CAMPUS FAR	BUILDING	IN FAR CALC.	GSF	DEMO (-)	TO REMAIN
	SCOTT ACADEMIC CENTER	X	39,211		39,211
	GYMNASIUM	X	13,700	13,700	
	THE COVE / BOOKSTORE	X	4,000	4,000	
	THE CAFE	X	9,900	9,900	
	LIBRARY / LYCEUM THEATER / THEATER MOD.	X	15,900	15,900	
	INFORMATION TECHNOLOGY / HR	X	8,264	8,264	
	SMITH HALL	X	16,500	16,500	
	NATURAL SCIENCES OFFICES / MUSIC STUDIOS	X	4,000	4,000	
	NATURAL SCIENCES	X	7,600	7,600	
	NEEDHAM CHAPEL	X	4,737		4,737
	FINE ARTS OFFICES	X	4,000	4,000	
	NEWPORT MESA CHURCH	X	32,291		32,291
	SOCIAL SCIENCES OFFICES, PORTABLES, GRAD PSYCH , CLASSROOMS	X	11,340	11,340	
	MAINTENANCE CENTRAL PLANT	X	7,000	7,000	
HEATH ACADEMIC CENTER	X	38,776		38,776	
<b>TOTAL</b>		<b>217,219</b>	<b>102,204</b>	<b>115,015</b>	
FAR CALCULATIONS (EXISTING PROPERTY AREA 1,654,998)		0.13		0.069	

BUILDING	IN FAR CALC.	GSF	DEMO (-)	TO REMAIN
HUNTINGTON HALL		33,650		33,650
LAGUNA HALL		33,650		33,650
NEWPORT HALL		33,943		33,943
BALBOA HALL		33,943		33,943
CATALINA HALL		41,989		41,989
<b>TOTAL</b>		<b>177,175</b>		<b>177,175</b>

- INSTITUTIONAL AREA  
(STUDENT LEARNING / STUDENT DEVELOPMENT)
- HOUSING AREA
- CAMPUS OPEN SPACE
- ATHLETIC AREA
- CAMPUS OPERATIONS AREA
- BUILDINGS TO REMAIN
- NEW CONSTRUCTION  
(FOOTPRINTS ARE UN-ENGINEERED APPROXIMATIONS WITHIN THE DEVELOPMENT AREAS.)



DEVELOPMENT CODE	BUILDING	TYPE	SQ. FT.
<b>INSTITUTIONAL AREA "A"</b>			
A.A	SCOTT ACADEMIC CENTER	C	38,211
A.A	HEATH ACADEMIC CENTER	C	38,774
A.A	NEWPORT MESA CHURCH	C	12,261
A.A	FUTURE DEVELOPMENT	C	148,000
A.A	MULTI-DISCIPLINARY ACADEMIC BUILDING	C	148,000
<b>INSTITUTIONAL AREA "B"</b>			
A.B	NEEDHAM CHAPEL	C	4,737
A.B	FUTURE DEVELOPMENT	C	450,000
A.B	STUDENT CENTER	C	450,000
<b>INSTITUTIONAL AREA "C"</b>			
A.C	FUTURE DEVELOPMENT	C	48,000
A.C	30M+ EVENTS CENTER	C	48,000
<b>INSTITUTIONAL AREA "D"</b>			
A.D	FUTURE DEVELOPMENT	C	173,000
A.D	STEM & KINESIOLOGY	C	173,000
A.D	LEARNING RESOURCE CENTER	C	173,000
A.D	STUDENT HOUSING (APPROX 50,000 SF DOES NOT COUNT TOWARDS FAR)	C	50,000
<b>CAMPUS OPERATIONS AREA "M"</b>			
M.A.H	FUTURE DEVELOPMENT	C	270,000
M.A.H	MAINTENANCE & OPERATIONS WAREHOUSING / STORAGE	C	270,000
<b>ATHLETIC AREA "G"</b>			
A.G	FUTURE DEVELOPMENT	C	43,000
A.G	ATHLETIC CLUBHOUSE / RESTROOM BLDG	C	43,000
<b>OTHER</b>			
	CENTRAL PLAZA	C	4,500
<b>TOTAL</b>			<b>2,717,000</b>
<b>TOTAL LESS NOT IN PARADISE</b>			<b>2,544,000</b>
<b>FAR CALCULATIONS</b>			<b>1,175</b>
<b>PROPERTY CALCULATIONS</b>			<b>4,424,200</b>

DEVELOPMENT AREA	BUILDING	SQ. FT.	FAR
<b>HOUSING AREA "E"</b>			
HA E	HUNTINGTON HALL	33,850	
HA E	LAGUNA HALL	33,850	
<b>HOUSING AREA "F"</b>			
HA F	NEWPORT HALL	33,843	
HA F	SALUDA HALL	33,843	
HA F	CATALINA HALL	41,308	
<b>TOTAL</b>		<b>177,694</b>	<b>1,175</b>

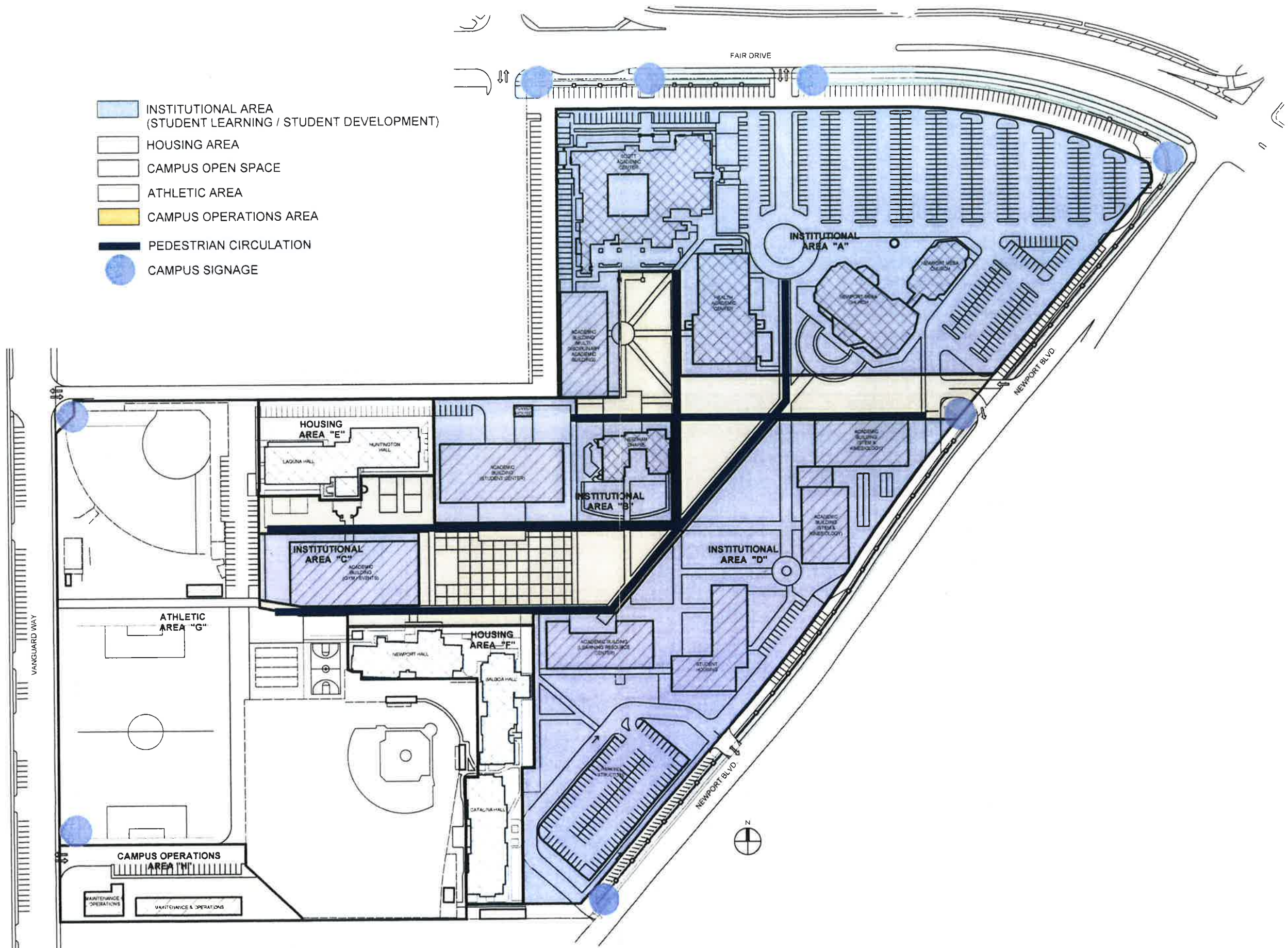


DEVELOPMENT ZONE	BUILDING	IN FAR CALC.	GSF
INSTITUTIONAL AREA "A"			
IA A	SCOTT ACADEMIC CENTER	X	39,211
IA A	HEATH ACADEMIC CENTER	X	38,776
IA A	NEWPORT MESA CHURCH	X	32,291
IA A	FUTURE DEVELOPMENT:	X	<46,000
IA A	MULTI-DISCIPLINARY ACADEMIC BUILDING		
INSTITUTIONAL AREA "B"			
IA B	NEEDHAM CHAPEL	X	4,737
IA B	FUTURE DEVELOPMENT:	X	<50,000
	STUDENT CENTER		
INSTITUTIONAL AREA "C"			
IA C	FUTURE DEVELOPMENT:	X	<60,000
	GYM / EVENTS CENTER		
INSTITUTIONAL AREA "D"			
IA D	FUTURE DEVELOPMENT:	X	<172,000
	STEM & KINESIOLOGY	X	
	LEARNING RESOURCE CENTER	X	
	STUDENT HOUSING (APPROX. 60,000 SF; DOES NOT COUNT TOWARDS FAR)		
CAMPUS OPERATIONS AREA "H"			
COA H	FUTURE DEVELOPMENT:	X	<20,000
	MAINTENANCE & OPERATIONS / WAREHOUSING / GROUNDS		
ATHLETIC AREA "G"			
AA G	FUTURE DEVELOPMENT:	X	<5,000
	ATHLETIC CLUB HOUSE / RESTROOM BLDG.		
OTHER			
	CENTRAL PLANT	X	< 5,000
TOTAL			473,015
TOTAL LESS 'NOT IN FAR CALC'			413,015
FAR CALCULATIONS (EXISTING PROPERTY AREA 1,654,998)			0.25

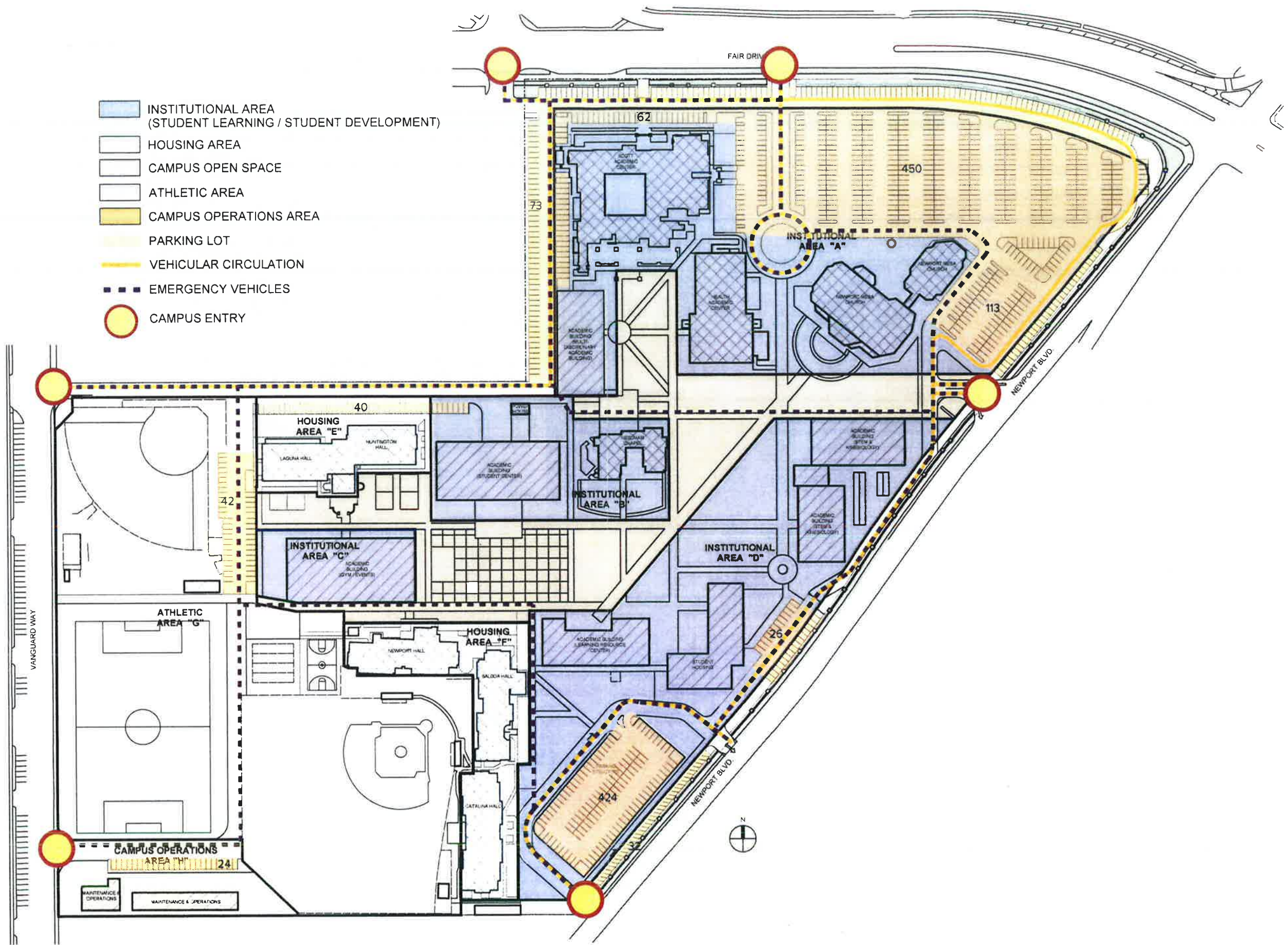
DEVELOPMENT AREA	BUILDING	IN FAR CALC.	GSF
HOUSING AREA "E"			
HA E	HUNTINGTON HALL		33,650
HA E	LAGUNA HALL		33,650
HOUSING AREA "F"			
HA F	NEWPORT HALL		33,943
HA F	BALBOA HALL		33,943
HA F	CATALINA HALL		41,989
TOTAL			177,175



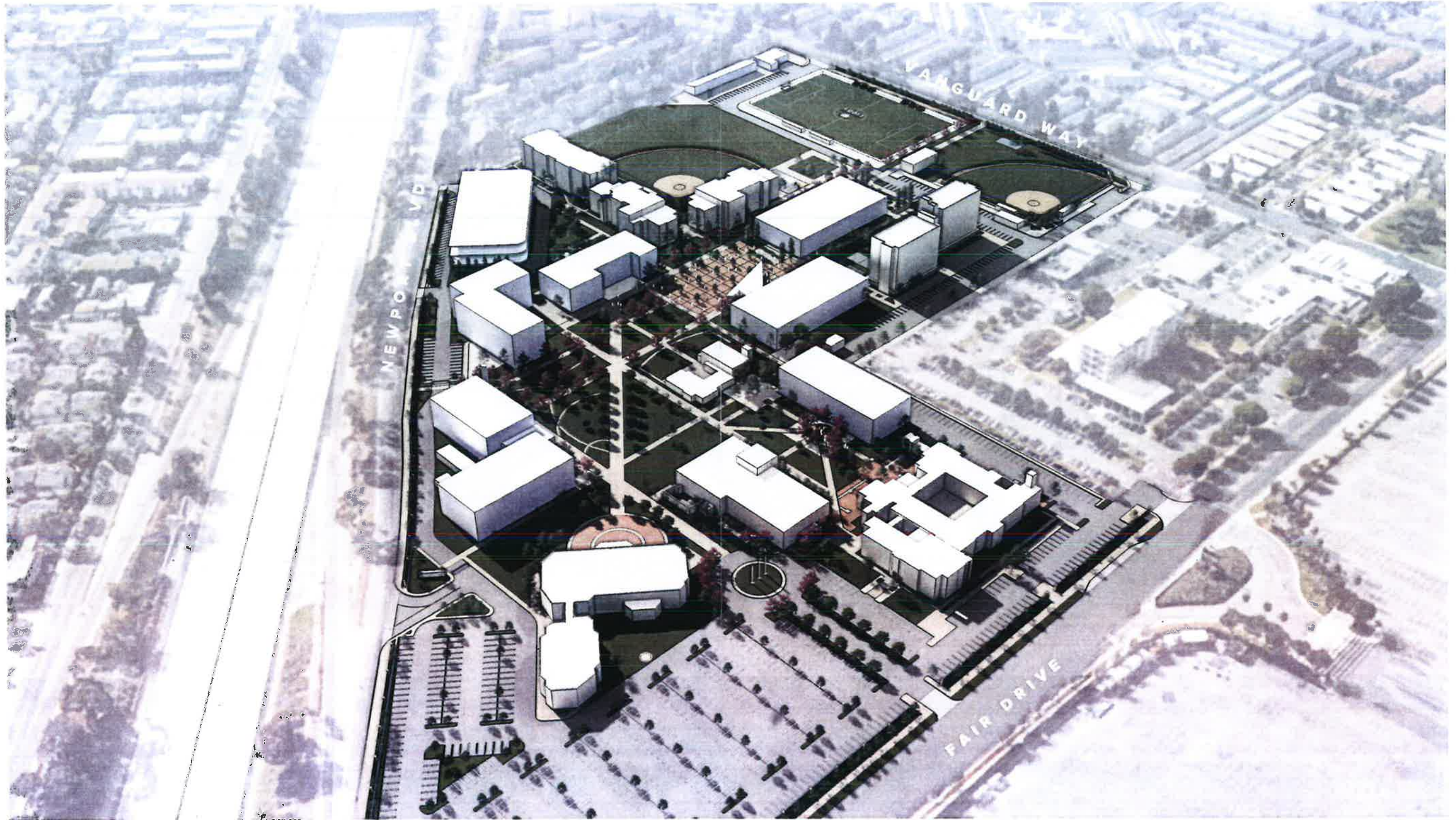
- INSTITUTIONAL AREA  
(STUDENT LEARNING / STUDENT DEVELOPMENT)
- HOUSING AREA
- CAMPUS OPEN SPACE
- ATHLETIC AREA
- CAMPUS OPERATIONS AREA
- PEDESTRIAN CIRCULATION
- CAMPUS SIGNAGE

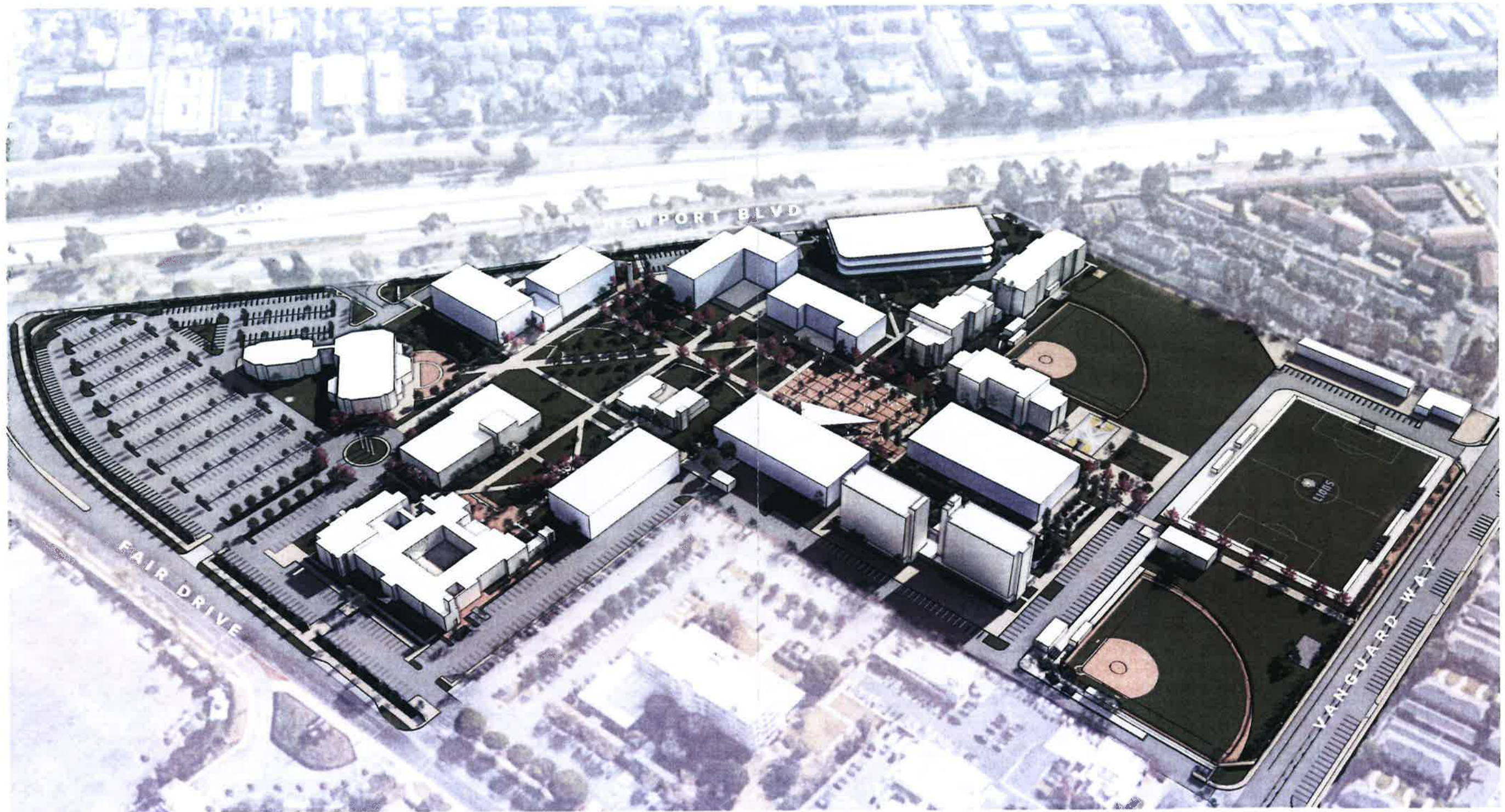


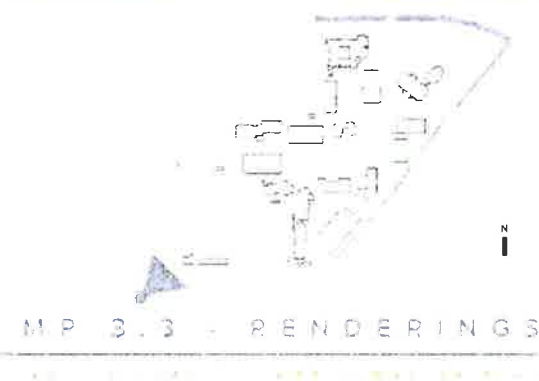
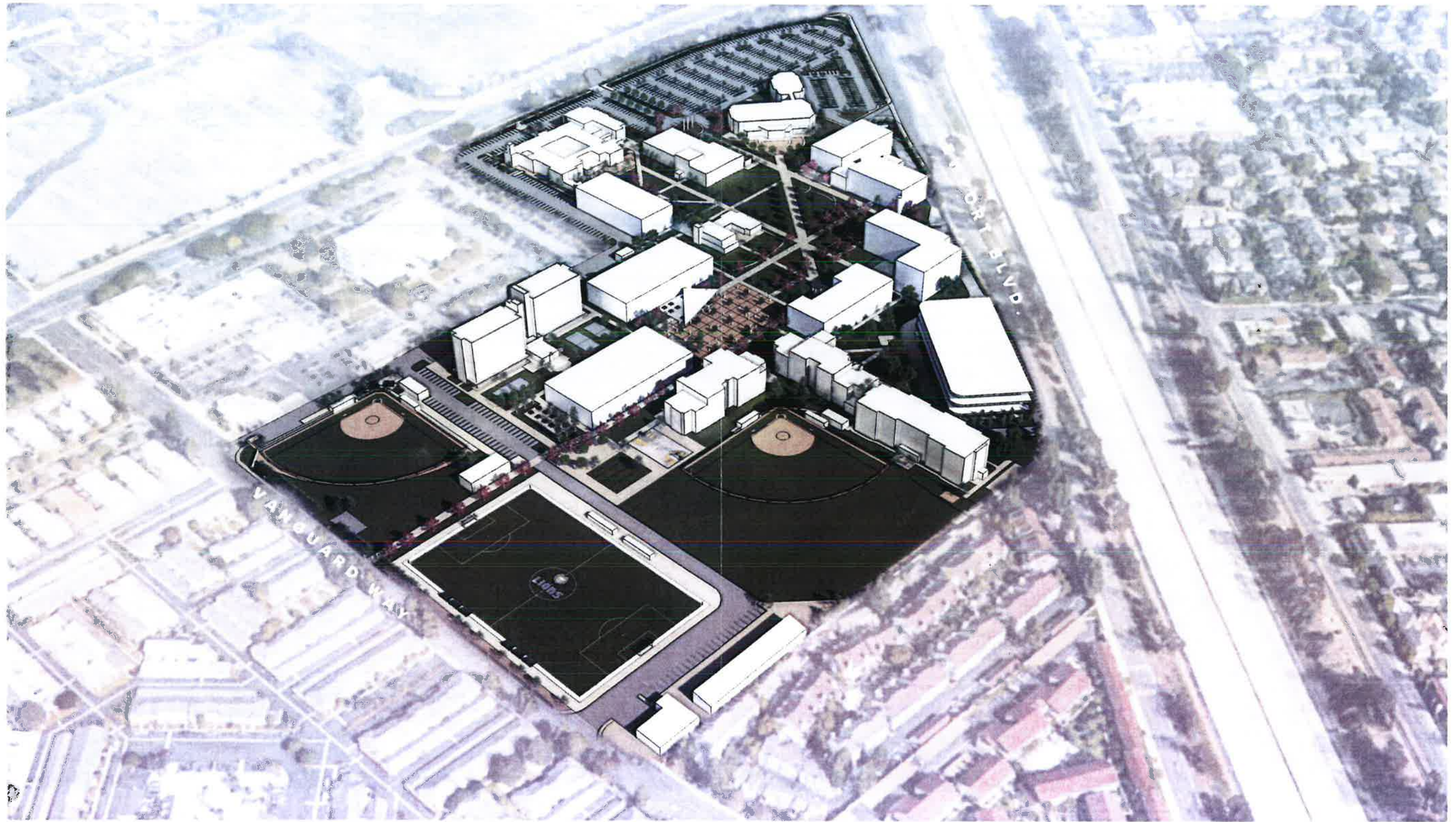
- INSTITUTIONAL AREA  
(STUDENT LEARNING / STUDENT DEVELOPMENT)
- HOUSING AREA
- CAMPUS OPEN SPACE
- ATHLETIC AREA
- CAMPUS OPERATIONS AREA
- PARKING LOT
- VEHICULAR CIRCULATION
- EMERGENCY VEHICLES
- CAMPUS ENTRY











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Tree No.	Botanical Name	Common Name	To Be Removed
1	Ficus benjamina	Weeping Fig	
2	Ficus religiosa	Banyan Fig	
3	Pyrus kawakami	Evergreen Pear	X
4	Ficus retusa	Banyan Fig	X
5	Pyrus kawakami	Evergreen Pear	X
6	Pyrus kawakami	Evergreen Pear	X
7	Ficus retusa	Banyan Fig	X
8	Albizia julibrissin	Silk tree	
9	Ficus retusa	Banyan Fig	X
10	Ficus retusa	Banyan Fig	X
11	Ficus retusa	Banyan Fig	X
12	Ficus retusa	Banyan Fig	X
13	Ficus retusa	Banyan Fig	X
14	Ficus retusa	Banyan Fig	X
15	Ficus retusa	Banyan Fig	X
16	Ficus retusa	Banyan Fig	X
17	Ficus retusa	Banyan Fig	X
18	Ficus retusa	Banyan Fig	X
19	Ficus retusa	Banyan Fig	X
20	Ficus retusa	Banyan Fig	X
21	Ficus retusa	Banyan Fig	X
22	Ficus retusa	Banyan Fig	X
23	Ficus retusa	Banyan Fig	X
24	Ficus retusa	Banyan Fig	X
25	Ficus retusa	Banyan Fig	X
26	Ficus retusa	Banyan Fig	X
27	Ficus retusa	Banyan Fig	X
28	Pyrus kawakami	Evergreen Pear	X
29	Pyrus kawakami	Evergreen Pear	X
30	Pyrus kawakami	Evergreen Pear	X
31	Cinnamomum camphora	Camphor Tree	X
32	Cinnamomum camphora	Camphor Tree	X
33	Cinnamomum camphora	Camphor Tree	X
34	Cinnamomum camphora	Camphor Tree	X
35	Cinnamomum camphora	Camphor Tree	X
36	Cinnamomum camphora	Camphor Tree	X
37	Cinnamomum camphora	Camphor Tree	X
38	Cinnamomum camphora	Camphor Tree	X
39	Cinnamomum camphora	Camphor Tree	X
40	Cinnamomum camphora	Camphor Tree	X
41	Cinnamomum camphora	Camphor Tree	X
42	Syagrus romanzoffiana	Queen Palm	X
43	Syagrus romanzoffiana	Queen Palm	X
44	Syagrus romanzoffiana	Queen Palm	X
45	Syagrus romanzoffiana	Queen Palm	X
46	Rhus lancea	African Sumac	X
47	Rhus lancea	African Sumac	X
48	Rhus lancea	African Sumac	X
49	Rhus lancea	African Sumac	X
50	Tristania conferta	Brisbane Box	X
51	Podocarpus gracilior	Fern Pine	X
52	Podocarpus gracilior	Fern Pine	X
53	Podocarpus gracilior	Fern Pine	X
54	Podocarpus gracilior	Fern Pine	X
55	Tristania conferta	Brisbane Box	X
56	Podocarpus gracilior	Fern Pine	X
57	Podocarpus gracilior	Fern Pine	X
58	Tristania conferta	Brisbane Box	X
59	Magnolia grandiflora	Southern Magnolia	X
60	Podocarpus gracilior	Fern Pine	X
61	Podocarpus gracilior	Fern Pine	X
62	Podocarpus gracilior	Fern Pine	X
63	Podocarpus gracilior	Fern Pine	X
64	Podocarpus gracilior	Fern Pine	X
65	Podocarpus gracilior	Fern Pine	X
66	Podocarpus gracilior	Fern Pine	X
67	Podocarpus gracilior	Fern Pine	X
68	Syagrus romanzoffiana	Queen Palm	X
69	Syagrus romanzoffiana	Queen Palm	X
70	Syagrus romanzoffiana	Queen Palm	X
71	Syagrus romanzoffiana	Queen Palm	X
72	Syagrus romanzoffiana	Queen Palm	X
73	Syagrus romanzoffiana	Queen Palm	X
74	Syagrus romanzoffiana	Queen Palm	X
75	Syagrus romanzoffiana	Queen Palm	X
76	Cassia leptophylla	Gold Medallion Tree	X
77	Pinus canariensis	Canary Island pine	X
78	Pinus canariensis	Canary Island pine	X
79	Ficus rubiginosa	Rusty Fig	X
80	Cedrus deodora	Deodar cedar	X
81	Pinus canariensis	Canary Island pine	X
82	Pinus canariensis	Canary Island pine	X
83	Cedrus deodora	Deodar cedar	X
84	Cassia leptophylla	Gold Medallion Tree	X
85	Magnolia grandiflora	Southern Magnolia	X
86	Arbutus marina	Marina Strawberry Tree	X
87	Arbutus marina	Marina Strawberry Tree	X
88	Magnolia grandiflora	Southern Magnolia	X
89	Tristania conferta	Brisbane Box	X
90	Tristania conferta	Brisbane Box	X
91	Tristania conferta	Brisbane Box	X
92	Tristania conferta	Brisbane Box	X
93	Tristania conferta	Brisbane Box	X
94	Tristania conferta	Brisbane Box	X
95	Tristania conferta	Brisbane Box	X
96	Tristania conferta	Brisbane Box	X
97	Tristania conferta	Brisbane Box	X
98	Tristania conferta	Brisbane Box	X
99	Tristania conferta	Brisbane Box	X
100	Ficus rubiginosa	Rusty Fig	X
101	Ficus rubiginosa	Rusty Fig	X

102	Ficus rubiginosa	Rusty Fig	X
103	Washingtonia robusta	Mexican fan palm	X
104	Washingtonia robusta	Mexican fan palm	X
105	Washingtonia robusta	Mexican fan palm	X
106	Ficus rubiginosa	Rusty Fig	X
107	Pinus canariensis	Canary Island pine	X
108	Pinus canariensis	Canary Island pine	X
109	Pinus canariensis	Canary Island pine	X
110	Pinus canariensis	Canary Island pine	X
111	Tristania conferta	Brisbane Box	X
112	Pinus canariensis	Canary Island pine	X
113	Pinus canariensis	Canary Island pine	X
114	Tristania conferta	Brisbane Box	X
115	Tristania conferta	Brisbane Box	X
116	Tristania conferta	Brisbane Box	X
117	Tristania conferta	Brisbane Box	X
118	Tristania conferta	Brisbane Box	X
119	Melaleuca nesophila	Pink Melaleuca	X
120	Magnolia grandiflora	Southern Magnolia	X
121	Magnolia grandiflora	Southern Magnolia	X
122	Magnolia grandiflora	Southern Magnolia	X
123	Magnolia grandiflora	Southern Magnolia	X
124	Cinnamomum camphora	Camphor Tree	X
125	Pinus halepensis	Aleppo pine	X
126	Platanus racemosa	Cherry Plum	X
127	Schinus molle	California Pepper Tree	X
128	Syagrus romanzoffiana	Queen Palm	X
129	Syagrus romanzoffiana	Queen Palm	X
130	Syagrus romanzoffiana	Queen Palm	X
131	Schinus molle	California Pepper Tree	X
132	Pistacia chinensis	Chinese Pistache	X
133	Pistacia chinensis	Chinese Pistache	X
134	Schinus molle	California Pepper Tree	X
135	Syagrus romanzoffiana	Queen Palm	X
136	Cinnamomum camphora	Camphor Tree	X
137	Cinnamomum camphora	Camphor Tree	X
138	Syagrus romanzoffiana	Queen Palm	X
139	Syagrus romanzoffiana	Queen Palm	X
140	Magnolia grandiflora	Southern Magnolia	X
141	Pistacia chinensis	Chinese Pistache	X
142	Magnolia grandiflora	Southern Magnolia	X
143	Magnolia grandiflora	Southern Magnolia	X
144	Sallea babylonica	Babylon weeping willow	X
145	Syagrus romanzoffiana	Queen Palm	X
146	Syagrus romanzoffiana	Queen Palm	X
147	Melaleuca nesophila	Pink Melaleuca	X
148	Eucalyptus citriodora	Lemon Eucalyptus	X
149	Eucalyptus citriodora	Lemon Eucalyptus	X
150	Pinus canariensis	Canary Island pine	X
151	Pinus canariensis	Canary Island pine	X
152	Pinus canariensis	Canary Island pine	X
153	Pinus canariensis	Canary Island pine	X
154	Pinus canariensis	Canary Island pine	X
155	Pinus canariensis	Canary Island pine	X
156	Pinus canariensis	Canary Island pine	X
157	Ficus rubiginosa	Rusty Fig	X
158	Washingtonia robusta	Mexican fan palm	X
159	Washingtonia robusta	Mexican fan palm	X
160	Washingtonia robusta	Mexican fan palm	X
161	Washingtonia robusta	Mexican fan palm	X
162	Washingtonia robusta	Mexican fan palm	X
163	Washingtonia robusta	Mexican fan palm	X
164	Washingtonia robusta	Mexican fan palm	X
165	Washingtonia robusta	Mexican fan palm	X
166	Washingtonia robusta	Mexican fan palm	X
167	Washingtonia robusta	Mexican fan palm	X
168	Washingtonia robusta	Mexican fan palm	X
169	Eucalyptus citriodora	Lemon Eucalyptus	X
170	Eucalyptus citriodora	Lemon Eucalyptus	X
171	Eucalyptus citriodora	Lemon Eucalyptus	X
172	Eucalyptus citriodora	Lemon Eucalyptus	X
173	Eucalyptus citriodora	Lemon Eucalyptus	X
174	Eucalyptus citriodora	Lemon Eucalyptus	X
175	Eucalyptus citriodora	Lemon Eucalyptus	X
176	Eucalyptus citriodora	Lemon Eucalyptus	X
177	Eucalyptus citriodora	Lemon Eucalyptus	X
178	Tristania conferta	Brisbane Box	X
179	Tristania conferta	Brisbane Box	X
180	Tristania conferta	Brisbane Box	X
181	Tristania conferta	Brisbane Box	X
182	Tristania conferta	Brisbane Box	X
183	Tristania conferta	Brisbane Box	X
184	Tristania conferta	Brisbane Box	X
185	Tristania conferta	Brisbane Box	X
186	Tristania conferta	Brisbane Box	X
187	Tristania conferta	Brisbane Box	X
188	Tristania conferta	Brisbane Box	X
189	Tristania conferta	Brisbane Box	X
190	Tristania conferta	Brisbane Box	X
191	Tristania conferta	Brisbane Box	X
192	Tristania conferta	Brisbane Box	X
193	Tristania conferta	Brisbane Box	X
194	Pyrus kawakami	Evergreen Pear	X
195	Pyrus kawakami	Evergreen Pear	X
196	Pyrus kawakami	Evergreen Pear	X
197	Pyrus kawakami	Evergreen Pear	X
198	Pyrus kawakami	Evergreen Pear	X
199	Liquidambar styraciflua	American sweetgum	X
200	Liquidambar styraciflua	American sweetgum	X
201	Liquidambar styraciflua	American sweetgum	X
202	Eucalyptus citriodora	Lemon Eucalyptus	X
203	Eucalyptus citriodora	Lemon Eucalyptus	X
204	Eucalyptus citriodora	Lemon Eucalyptus	X
205	Eucalyptus citriodora	Lemon Eucalyptus	X

206	Ficus rubiginosa	Rusty Fig	X
207	Liquidambar styraciflua	American sweetgum	X
208	Liquidambar styraciflua	American sweetgum	X
209	Liquidambar styraciflua	American sweetgum	X
210	Liquidambar styraciflua	American sweetgum	X
211	Ficus rubiginosa	Rusty Fig	X
212	Pyrus kawakami	Evergreen Pear	X
213	Pyrus kawakami	Evergreen Pear	X
214	Pyrus kawakami	Evergreen Pear	X
215	Syagrus romanzoffiana	Queen Palm	X
216	Pyrus kawakami	Evergreen Pear	X
217	Syagrus romanzoffiana	Queen Palm	X
218	Syagrus romanzoffiana	Queen Palm	X
219	Pyrus kawakami	Evergreen Pear	X
220	Washingtonia robusta	Mexican fan palm	X
221	Washingtonia robusta	Mexican fan palm	X
222	Pinus canariensis	Canary Island pine	X
223	Washingtonia robusta	Mexican fan palm	X
224	Washingtonia robusta	Mexican fan palm	X
225	Pinus canariensis	Canary Island pine	X
226	Pinus canariensis	Canary Island pine	X
227	Chorisia speciosa	Silk floss tree	X
228	Eucalyptus citriodora	Lemon Eucalyptus	X
229	Eucalyptus citriodora	Lemon Eucalyptus	X
230	Eucalyptus citriodora	Lemon Eucalyptus	X
231	Eucalyptus citriodora	Lemon Eucalyptus	X
232	Eucalyptus citriodora	Lemon Eucalyptus	X
233	Eucalyptus citriodora	Lemon Eucalyptus	X
234	Ficus rubiginosa	Rusty Fig	X
235	Ficus rubiginosa	Rusty Fig	X
236	Ficus rubiginosa	Rusty Fig	X
237	Juniperus torulosa	Hollywood Juniper	X
238	Juniperus torulosa	Hollywood Juniper	X
239	Syagrus romanzoffiana	Queen Palm	X
240	Syagrus romanzoffiana	Queen Palm	X
241	Syagrus romanzoffiana	Queen Palm	X
242	Ficus rubiginosa	Rusty Fig	X
243	Syagrus romanzoffiana	Queen Palm	X
244	Syagrus romanzoffiana	Queen Palm	X
245	Syagrus romanzoffiana	Queen Palm	X
246	Pinus canariensis	Canary Island pine	X
247	Pinus halepensis	Aleppo pine	X
248	Pinus canariensis	Canary Island pine	X
249	Pinus canariensis	Canary Island pine	X
250	Pinus canariensis	Canary Island pine	X
251	Pyrus kawakami	Evergreen Pear	X
252	Pyrus kawakami	Evergreen Pear	X
253	Pyrus kawakami	Evergreen Pear	X
254	Pyrus kawakami	Evergreen Pear	X
255	Pinus halepensis	Aleppo pine	X
256	Pinus halepensis	Aleppo pine	X
257	Pyrus kawakami	Evergreen Pear	X
258	Melaleuca quinquenervia	bread-leaved paperbark	X
259	Melaleuca quinquenervia	bread-leaved paperbark	X
260	Pyrus kawakami	Evergreen Pear	X
261	Pyrus kawakami	Evergreen Pear	X
262	Pinus canariensis	Canary Island pine	X
263	Pinus canariensis	Canary Island pine	X
264	Washingtonia robusta	Mexican fan palm	X
265	Pyrus kawakami	Evergreen Pear	X
266	Pinus halepensis	Aleppo pine	X
267	Pyrus kawakami	Evergreen Pear	X
268	Pyrus kawakami	Evergreen Pear	X
269	Pyrus kawakami	Evergreen Pear	X
270	Pyrus kawakami	Evergreen Pear	X
271	Pyrus kawakami	Evergreen Pear	X
272	Syagrus romanzoffiana	Queen Palm	X
273	Syagrus romanzoffiana	Queen Palm	X
274	Syagrus romanzoffiana	Queen Palm	X
275	Platanus racemosa	California sycamore	X
276	Lagerstroemia indica	Crape Myrtle	X
277	Lagerstroemia indica	Crape Myrtle	X
278	Washingtonia robusta	Mexican fan palm	X
279	Juniperus torulosa	Hollywood Juniper	X
280	Platanus racemosa	California sycamore	X
281	Syagrus romanzoffiana	Queen Palm	X
282	Syagrus romanzoffiana	Queen Palm	X
283	Syagrus romanzoffiana	Queen Palm	X
284	Platanus racemosa	California sycamore	X
285	Syagrus romanzoffiana	Queen Palm	X
286	Syagrus romanzoffiana	Queen Palm	X
287	Syagrus romanzoffiana	Queen Palm	X
288	Lagerstroemia indica	Crape Myrtle	X
289	Lagerstroemia indica	Crape Myrtle	X
290	Magnolia grandiflora	Southern Magnolia	X
291	Pinus pinea	Stone Pine	X
292	Pinus pinea	Stone Pine	X
293	Eucalyptus citriodora	Lemon Eucalyptus	X
294	Eucalyptus citriodora	Lemon Eucalyptus	X
295	Eucalyptus citriodora	Lemon Eucalyptus	X
296	Eucalyptus citriodora	Lemon Eucalyptus	X
297	Pinus halepensis	Aleppo pine	X
298	Pinus halepensis	Aleppo pine	X
299	Pinus halepensis	Aleppo pine	X
300	Pinus halepensis	Aleppo pine	X
301	Phoenix canariensis	Canary Island Date Palm	X
302	Rhus lancea	African Sumac	X
303	Rhus lancea	African Sumac	X
304	Tabebuia impetiginosa	Pink Trumpet Tree	X
305	Phoenix canariensis	Canary Island Date Palm	X
306	Phoenix canariensis	Canary Island Date Palm	X
307	Cinnamomum camphora	Camphor Tree	X
308	Syagrus romanzoffiana	Queen Palm	X

309	Syagrus romanzoffiana	Queen Palm	X
310	Syagrus romanzoffiana	Queen Palm	X
311	Syagrus romanzoffiana	Queen Palm	X
312	Syagrus romanzoffiana	Queen Palm	X
313	Ulmus parvifolia	Chinese Elm	X
314	Washingtonia robusta	Mexican fan palm	X
315	Pinus halepensis	Aleppo pine	X
316	Washingtonia robusta	Mexican fan palm	X
317	Ulmus parvifolia	Chinese Elm	X
318	Ulmus parvifolia	Chinese Elm	X
319	Ulmus parvifolia	Chinese Elm	X
320	Alnus rhombifolia	White Alder	X
321	Ulmus parvifolia	Chinese Elm	X
322			
323			
324	Eucalyptus citriodora	Lemon Eucalyptus	X
325	Washingtonia robusta	Mexican fan palm	X
326	Washingtonia robusta	Mexican fan palm	X
327	Eucalyptus citriodora	Lemon Eucalyptus	X
328	Syagrus romanzoffiana	Queen Palm	X
329	Syagrus romanzoffiana	Queen Palm	X
330	Syagrus romanzoffiana	Queen Palm	X
331	Syagrus romanzoffiana	Queen Palm	X
332	Syagrus romanzoffiana	Queen Palm	X
333	Syagrus romanzoffiana	Queen Palm	X
334	Syagrus romanz		

















