



**SECTION D:
FOR-SALE RESIDENTIAL COMMUNITY -
CITY VENTURES**

TABLE OF CONTENTS		
PJR ITEM	NO. #	
NONE	B	SECTION B: PROJECT-WIDE INFORMATION (COVER SHEET)
NONE	B1	NOT USED
NONE	B2	TABLE OF CONTENTS
NONE	B3	LOCATION MAP
3C	B4	OVERALL SITE PLAN
3D	B5	EXISTING STRUCTURES AND LAND USES
3D	B6	PROPOSED STRUCTURES AND LAND USES
3G	B7	PROXIMITY TO TRANSIT AND TRANSIT HEADWAYS. EXISTING PEDESTRIAN AND BICYCLE ACCESS
3H	B8	PROPOSED PARKING.
5A	B9	ILLUSTRATIVE MASTER PLAN
none	B9.1	AERIAL VIEW
3E & 5B	B10	CIRCULATION PLAN
3Y & 5C	B11	TECHNICAL SITE PLAN MEETING THE REQUIREMENTS OF PJR-129, SITE PLAN REQUIREMENTS FOR PLANNING APPLICATIONS.
NONE	B11.1	TENTATIVE MAPS FROM PJR-078 APPLICATION
3D	B12	OVERALL UTILITY PLAN
9	B13	TREE AND WETLAND PROTECTION PLAN
3Q	B13.1	WETLANDS ON SITE
3Q	B13.2	HABITAT COMMUNITIES
3Q	B13.3	STORM WATER CONTROL PLAN
13	B14	SITE PHOTOS

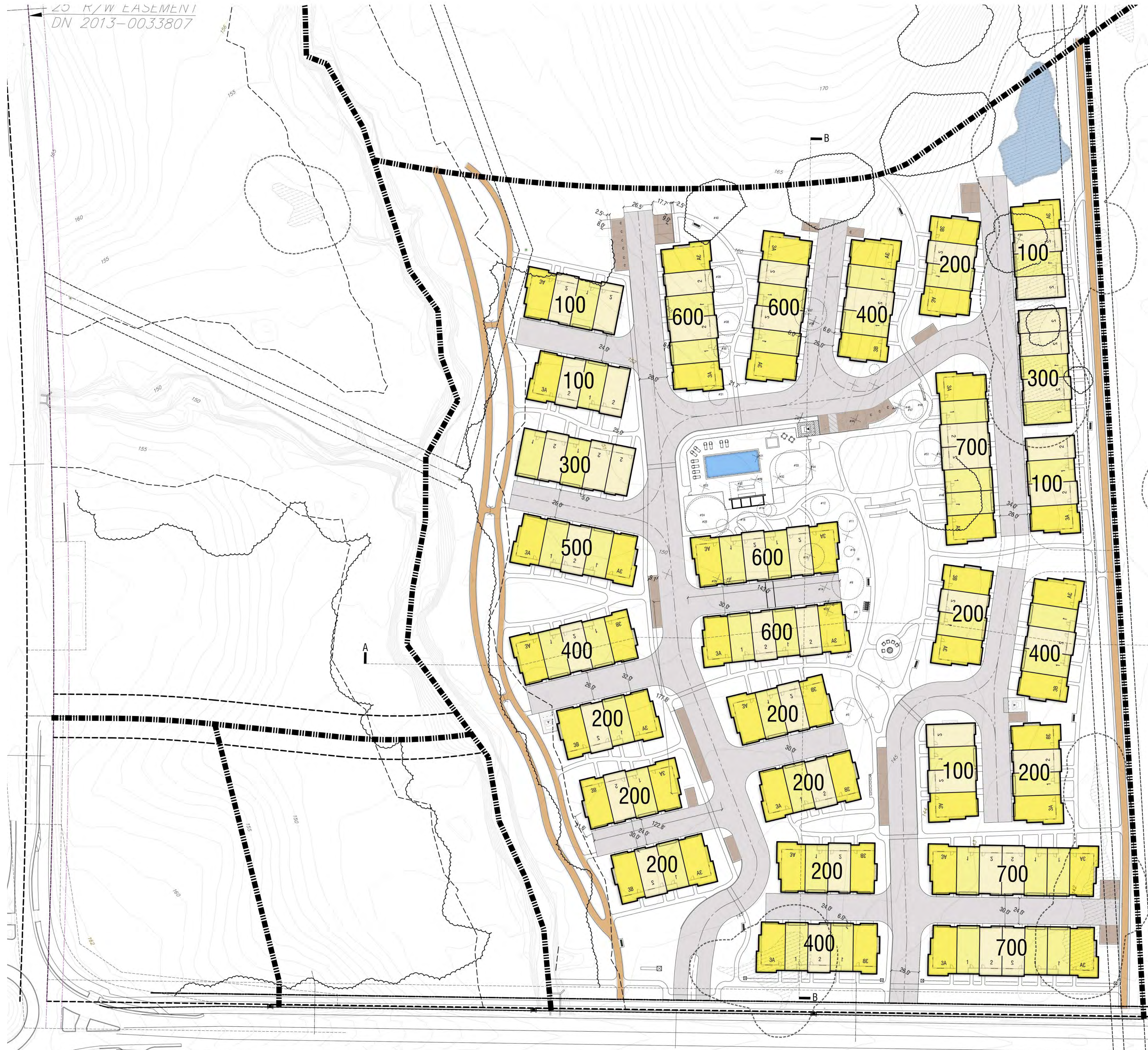
PJR ITEM	NO. #	
NONE	C	SECTION C: FOR-RENT RESIDENTIAL COMMUNITY - BURBANK HOUSING
7	C1	PRELIMINARY ARCHITECTURAL PLANS
7	C2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON C2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	C3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	C4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	C5	PRELIMINARY LANDSCAPE PLANS
8B	C6	PRELIMINARY PLANTING SELECTIONS
10	C7	PRELIMINARY LIGHTING PLANS
11	C8	PARKING PLAN:
7-1 AND 12	C9	MATERIALS AND COLORS

PJR ITEM	NO. #	
NONE	D	SECTION D: FOR-SALE RESIDENTIAL COMMUNITY - CITY VENTURES
7	D1	PRELIMINARY ARCHITECTURAL PLANS
7	D2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON D2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	D3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	D4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	D5	PRELIMINARY LANDSCAPE PLANS
8B	D6	PRELIMINARY PLANTING SELECTIONS
10	D7	PRELIMINARY LIGHTING PLANS
11	D8	PARKING PLAN:
7-1 AND 12	D9	MATERIALS AND COLORS

PJR ITEM	NO. #	
NONE	NONE	SECTION E: CONTINUING CARE RESIDENTIAL COMMUNITY - SRG
7	E1	PRELIMINARY ARCHITECTURAL PLANS
7	E2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON E2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	E3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	E4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	E5	PRELIMINARY LANDSCAPE PLANS
8B	E6	PRELIMINARY PLANTING SELECTIONS
10	E7	PRELIMINARY LIGHTING PLANS
11	E8	PARKING PLAN:
7-1 AND 12	E9	MATERIALS AND COLORS

PJR ITEM	NO. #	
NONE	F	SECTION F: HOTEL DEVELOPMENT - CANYON GROUP
7	F1	PRELIMINARY ARCHITECTURAL PLANS
7	F2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON F2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	F3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	F4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	F5	PRELIMINARY LANDSCAPE PLANS
8B	F6	PRELIMINARY PLANTING SELECTIONS
10	F7	PRELIMINARY LIGHTING PLANS
11	F8	PARKING PLAN:
7-1 AND 12	F9	MATERIALS AND COLORS

PJR ITEM	NO. #	
NONE	G	SECTION G: RETAIL / DAYCARE PARCEL & VOCATIONAL TRAINING PARCEL
7	G1	PRELIMINARY ARCHITECTURAL PLANS
7	G2	PRELIMINARY ARCHITECTURAL ELEVATIONS WITH DIMENSIONED HEIGHTS. REFER TO MATERIALS SHEET FOR MATERIALS.
2-Jul	SHOWN ON G2 SHEETS	ALL MECHANICAL EQUIPMENT , EXTERIOR LIGHTS, TRASH ENCLOSURES, AND OTHER EXTERIOR STRUCTURES
7-2A		PROPOSED FENCING AND WALLS
3-Jul	G3	CROSS-SECTIONS FOR EACH STRUCTURE AND THE BUILDING'S HEIGHT
6	G4	PRELIMINARY SITE GRADING AND DRAINAGE PLAN
8A	G5	PRELIMINARY LANDSCAPE PLANS
8B	G6	PRELIMINARY PLANTING SELECTIONS
10	G7	PRELIMINARY LIGHTING PLANS
11	G8	PARKING PLAN:
7-1 AND 12	G9	MATERIALS AND COLORS



TOWNHOME PROGRAM

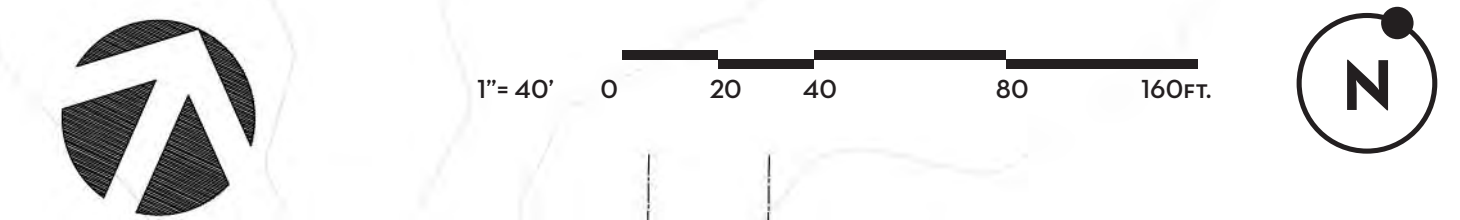
TOTAL UNITS: 136
 PARCEL AREA: 9.0 NET ACRES
 DENSITY: 15.11 UNITS/ACRES

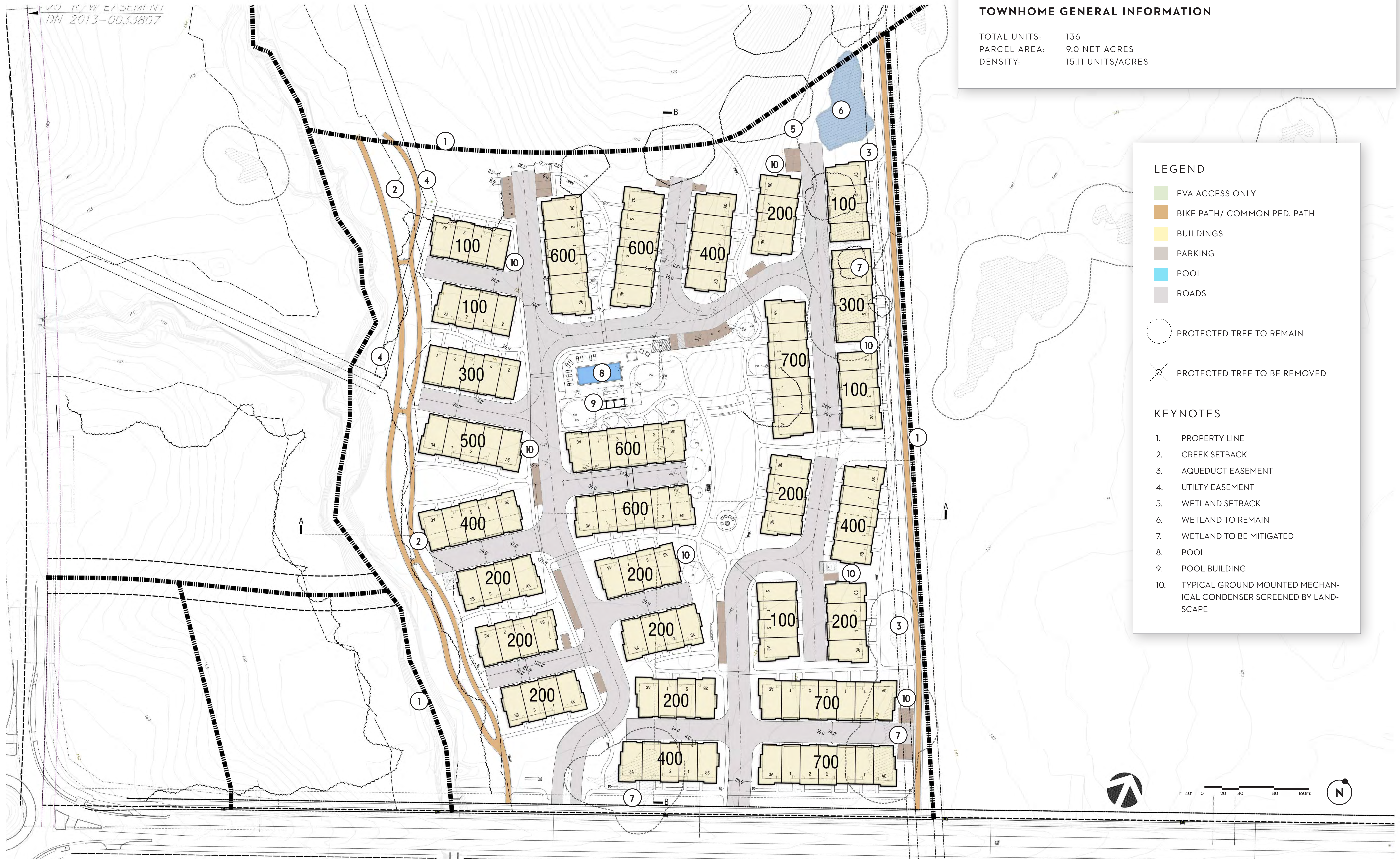
OCCUPANCY: R-3 TOWNHOMES, S-2 POOL BUILDING
 CONSTRUCTION: TYPE V-B
 BUILDING HEIGHTS: 38'-10" TO TOP OF ROOF

BUILDING	TYPE	QTY	DESCRIPTION	NET (SF)	GROSS (SF)	SUB TOT NET (SF)	SUB TOTAL GROSS (SF)
100	4 plex	5	3 stories - 4 plex townhomes	7,208	11,258	36,135	56,290
200	4 plex	9	3 stories - 4 plex townhomes	7,361	11,614	66,420	104,526
300	5 plex	2	3 stories - 5 plex townhomes	8,791	13,451	17,738	26,902
400	5 plex	4	3 stories - 5 plex townhomes	9,097	14,324	36,620	57,296
500	5 plex	1	3 stories - 5 plex townhomes	9,097	14,493	9,135	14,493
600	6 plex	4	3 stories - 6 plex townhomes	10,870	17,170	43,632	68,680
700	7 plex	3	3 stories - 7 plex townhomes	12,606	19,887	38,049	59,661
						246,654	387,848

UNIT DESIGNATION	TYPE	QTY	SIZE (NET SF)
Plan 1	three bedroom w/ opt. office/den/ bed	45	1,736
Plan 2	three bedroom w/ opt. office/den/ bed	44	1,773
Plan 3	three bedroom w/ opt. office/den/ bed	47	1,926
Total on Site		136	246,654

NOTE: NET SF INCLUDES INTERIOR OF DWELLING UNIT;
 GROSS SF INCLUDES INTERIOR OF DWELLING UNIT, GARAGE, AND COVERED EXTERIOR PORCHES.





TOWNHOME GENERAL INFORMATION

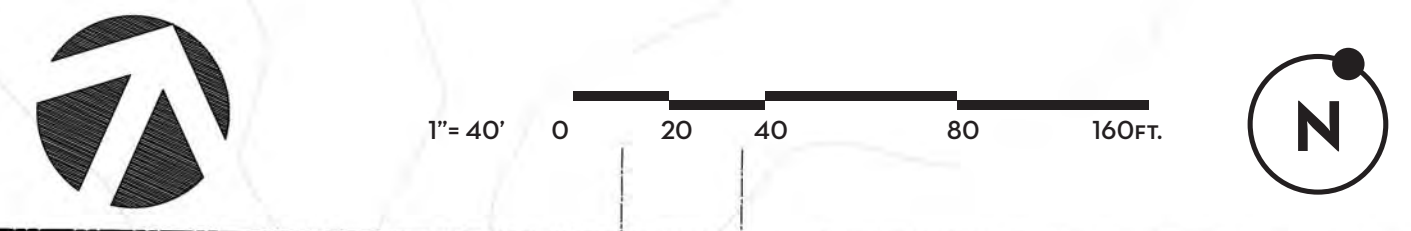
TOTAL UNITS: 136
 PARCEL AREA: 9.0 NET ACRES
 DENSITY: 15.11 UNITS/ACRES

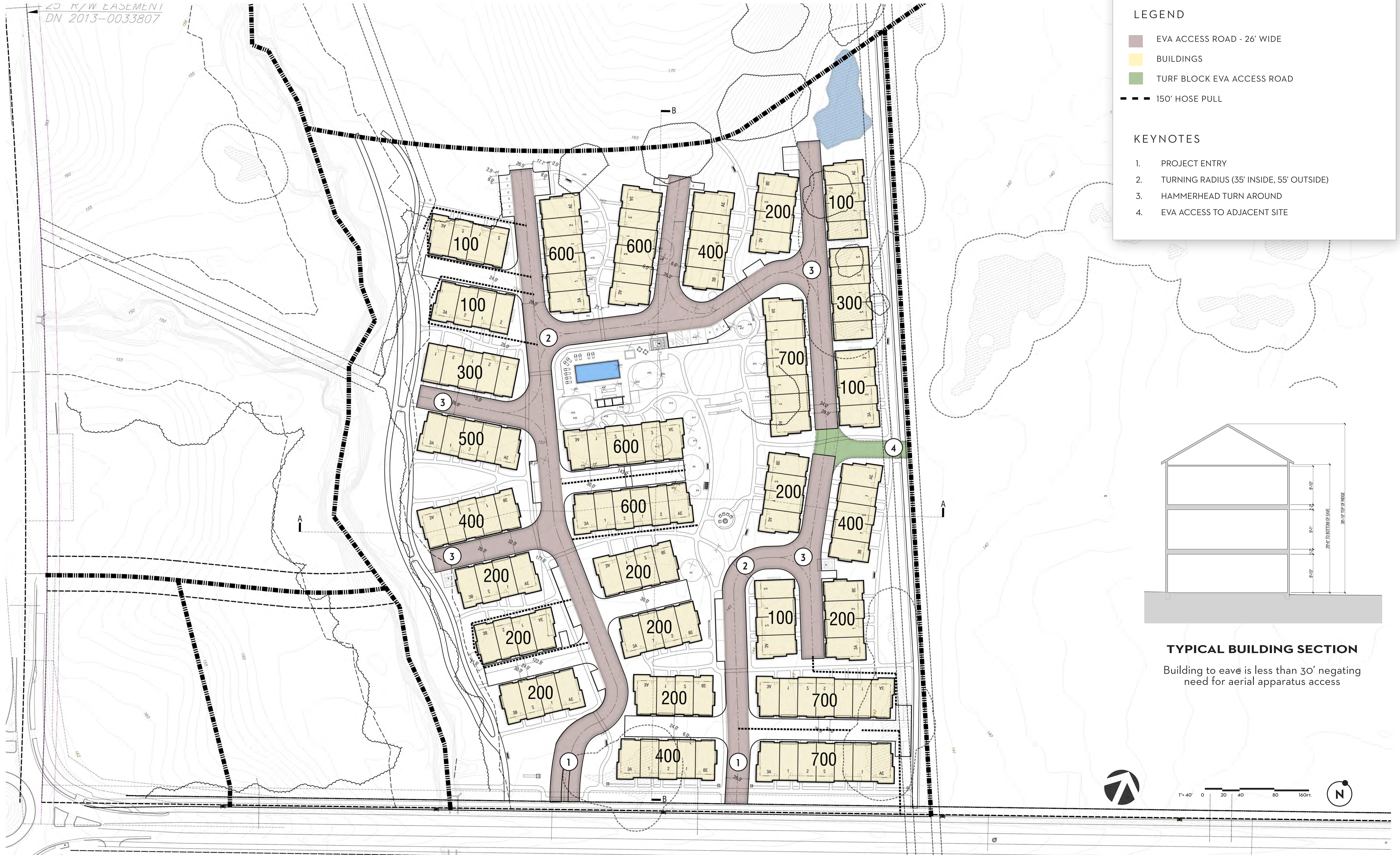
LEGEND

- EVA ACCESS ONLY
- BIKE PATH/ COMMON PED. PATH
- BUILDINGS
- PARKING
- POOL
- ROADS
- PROTECTED TREE TO REMAIN
- X
 PROTECTED TREE TO BE REMOVED

KEYNOTES

1. PROPERTY LINE
2. CREEK SETBACK
3. AQUEDUCT EASEMENT
4. UTILITY EASEMENT
5. WETLAND SETBACK
6. WETLAND TO REMAIN
7. WETLAND TO BE MITIGATED
8. POOL
9. POOL BUILDING
10. TYPICAL GROUND MOUNTED MECHANICAL CONDENSER SCREENED BY LANDSCAPE



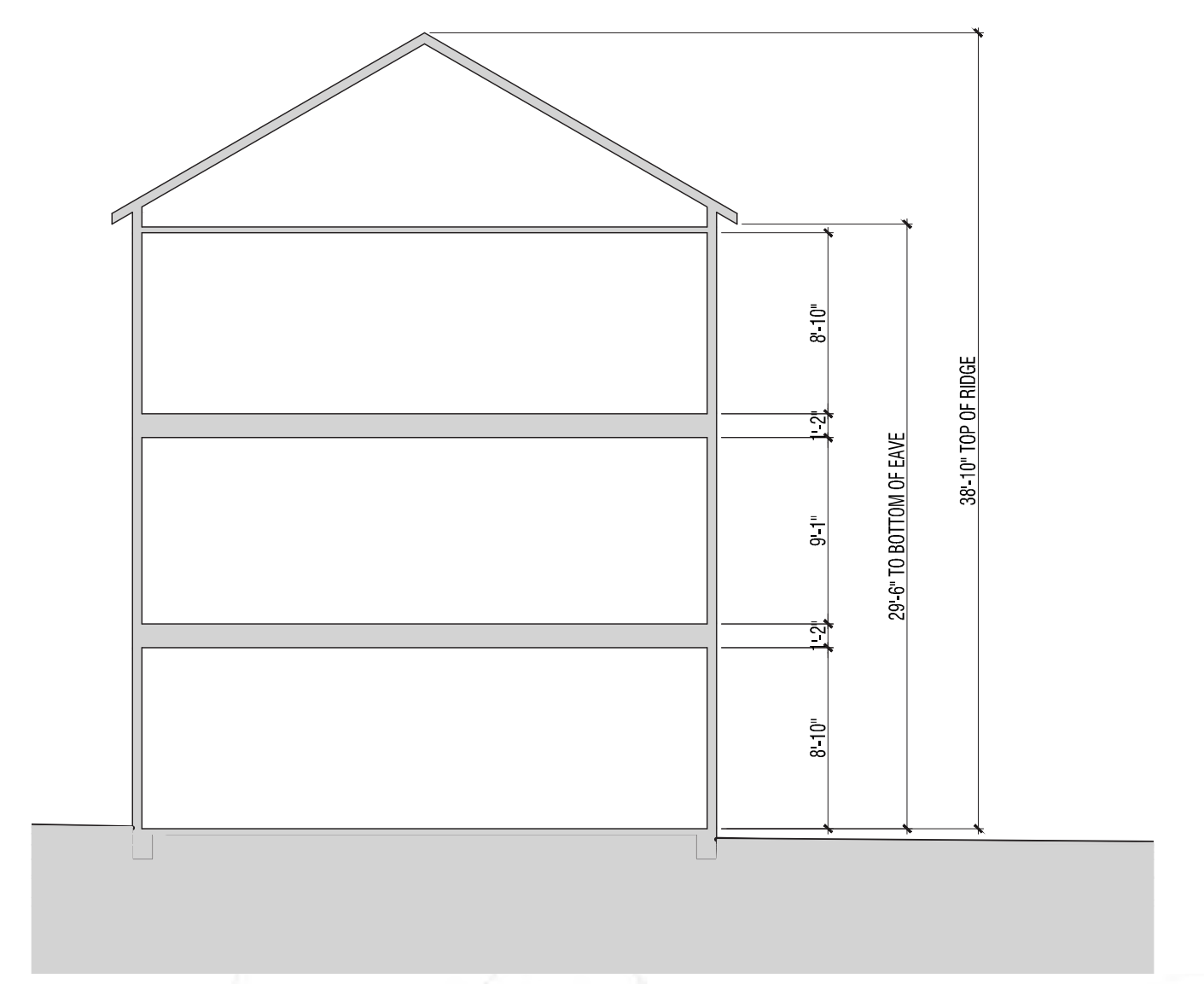


LEGEND

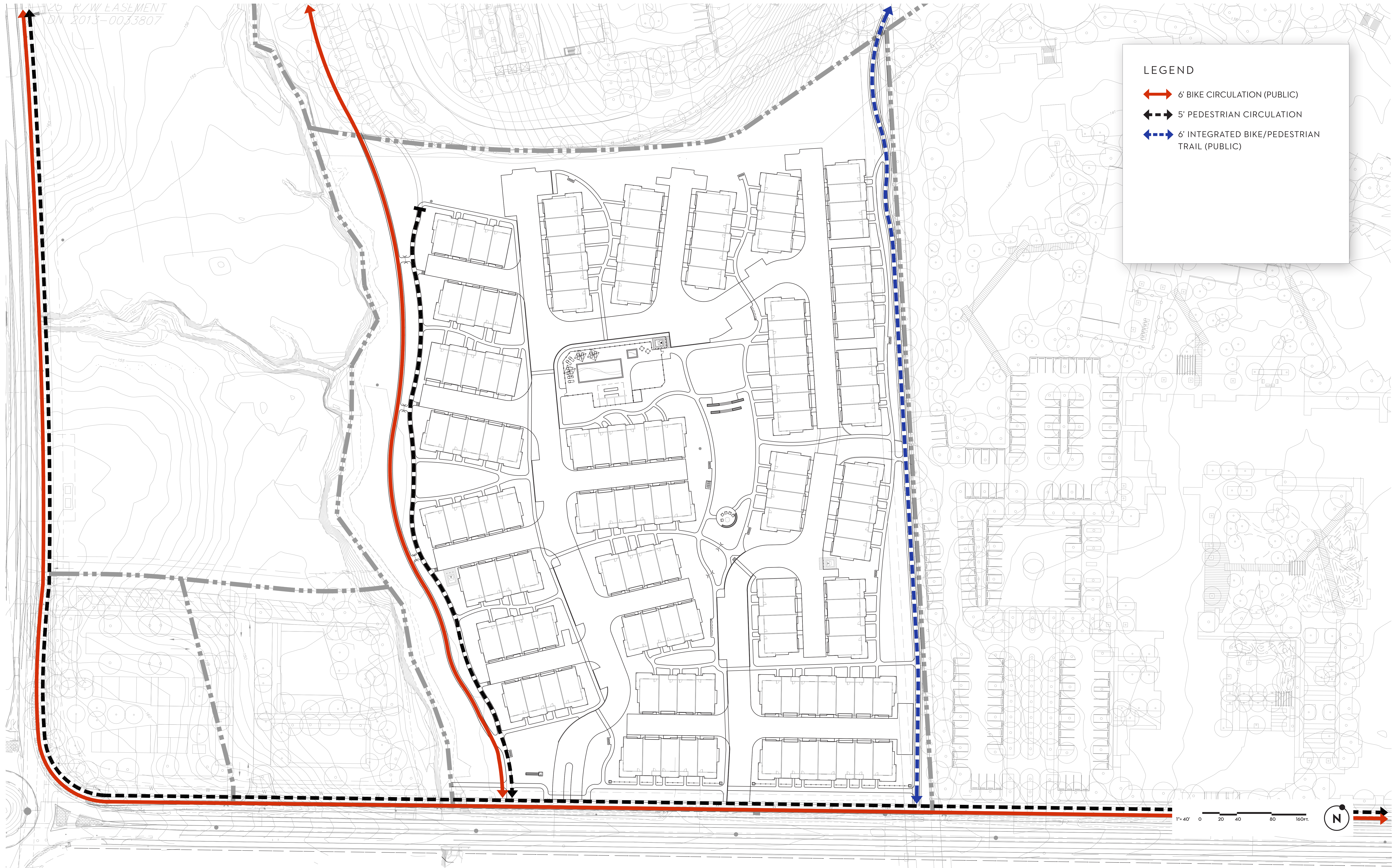
- EVA ACCESS ROAD - 26' WIDE
- BUILDINGS
- TURF BLOCK EVA ACCESS ROAD
- 150' HOSE PULL

KEYNOTES

1. PROJECT ENTRY
2. TURNING RADIUS (35' INSIDE, 55' OUTSIDE)
3. HAMMERHEAD TURN AROUND
4. EVA ACCESS TO ADJACENT SITE

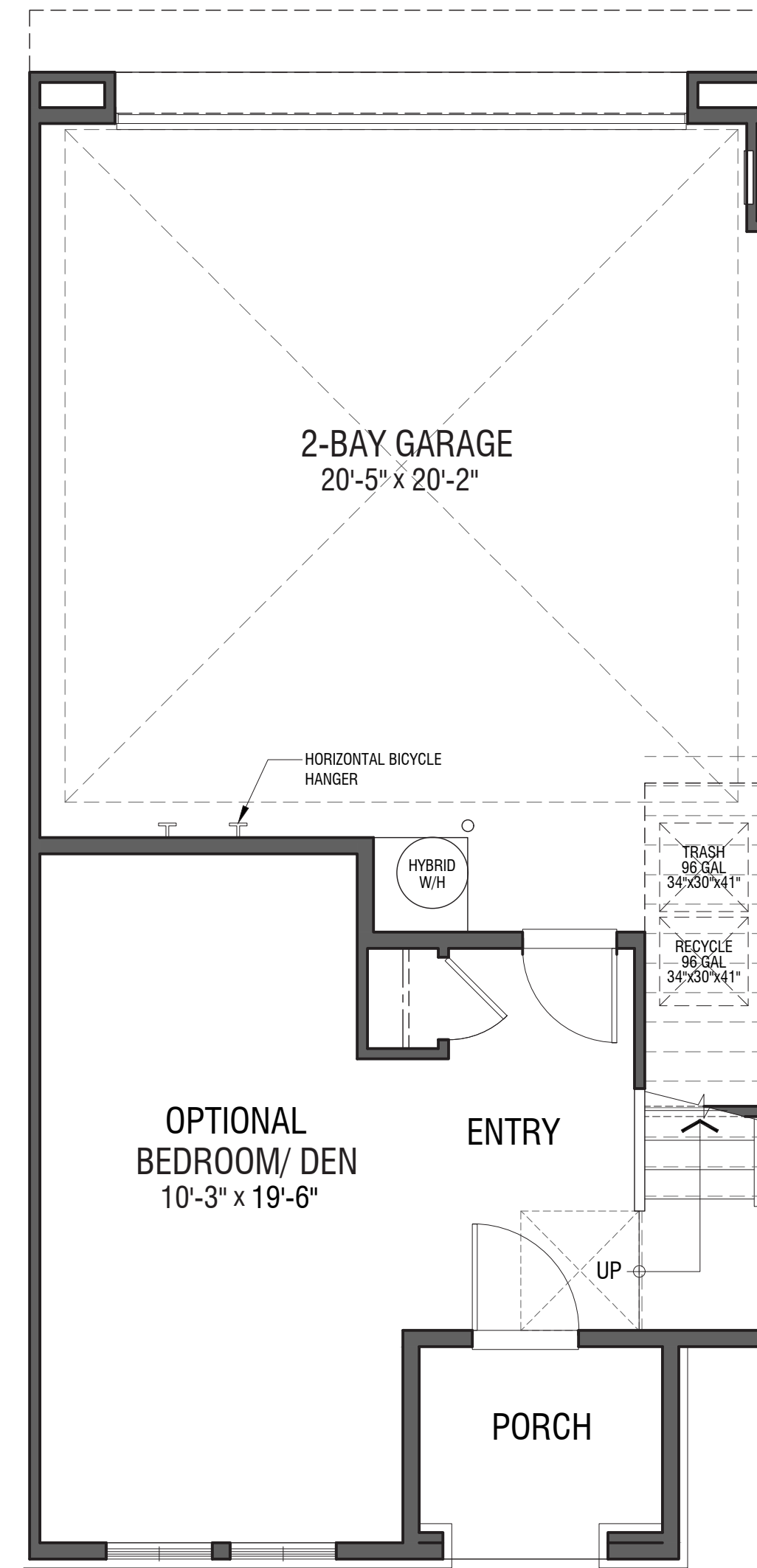
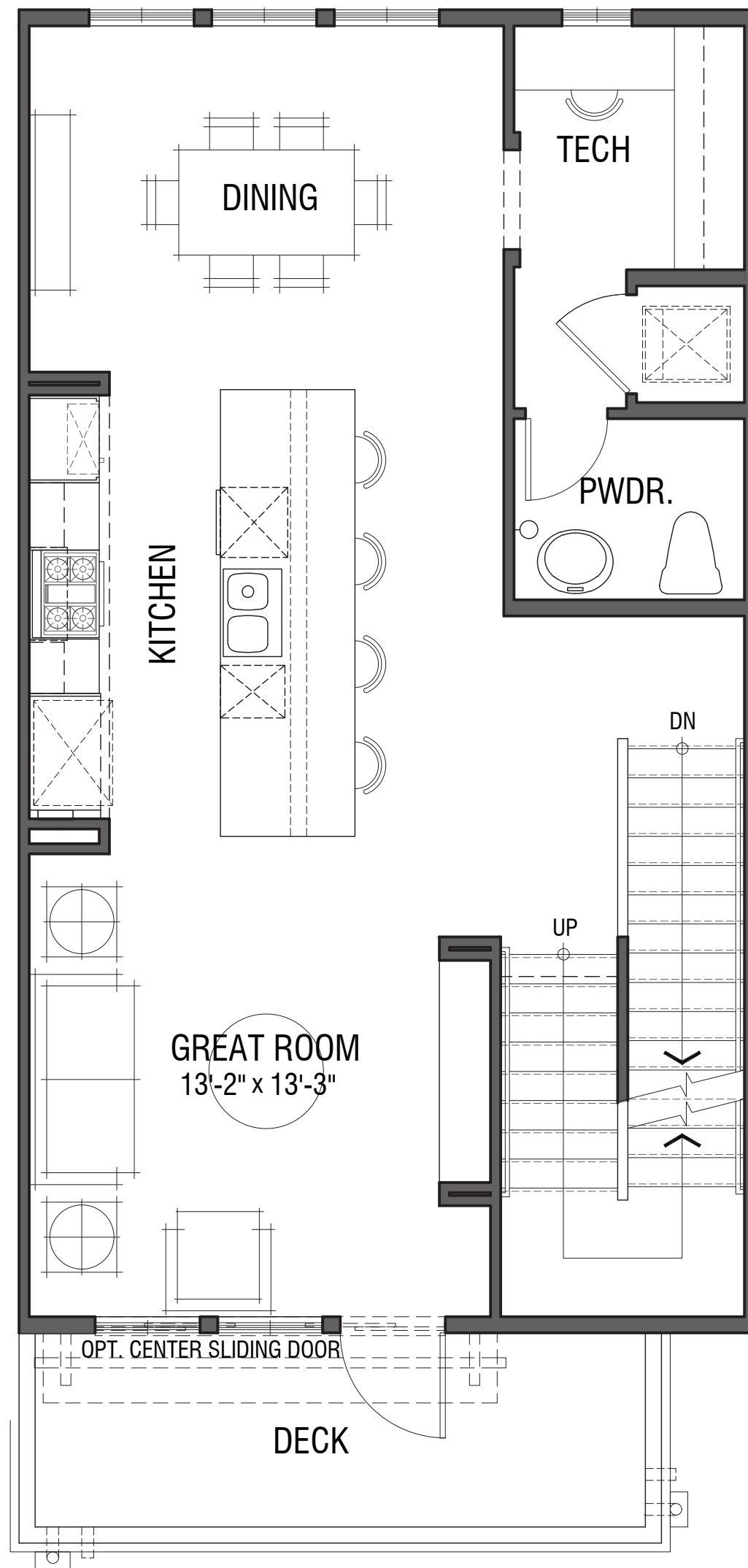
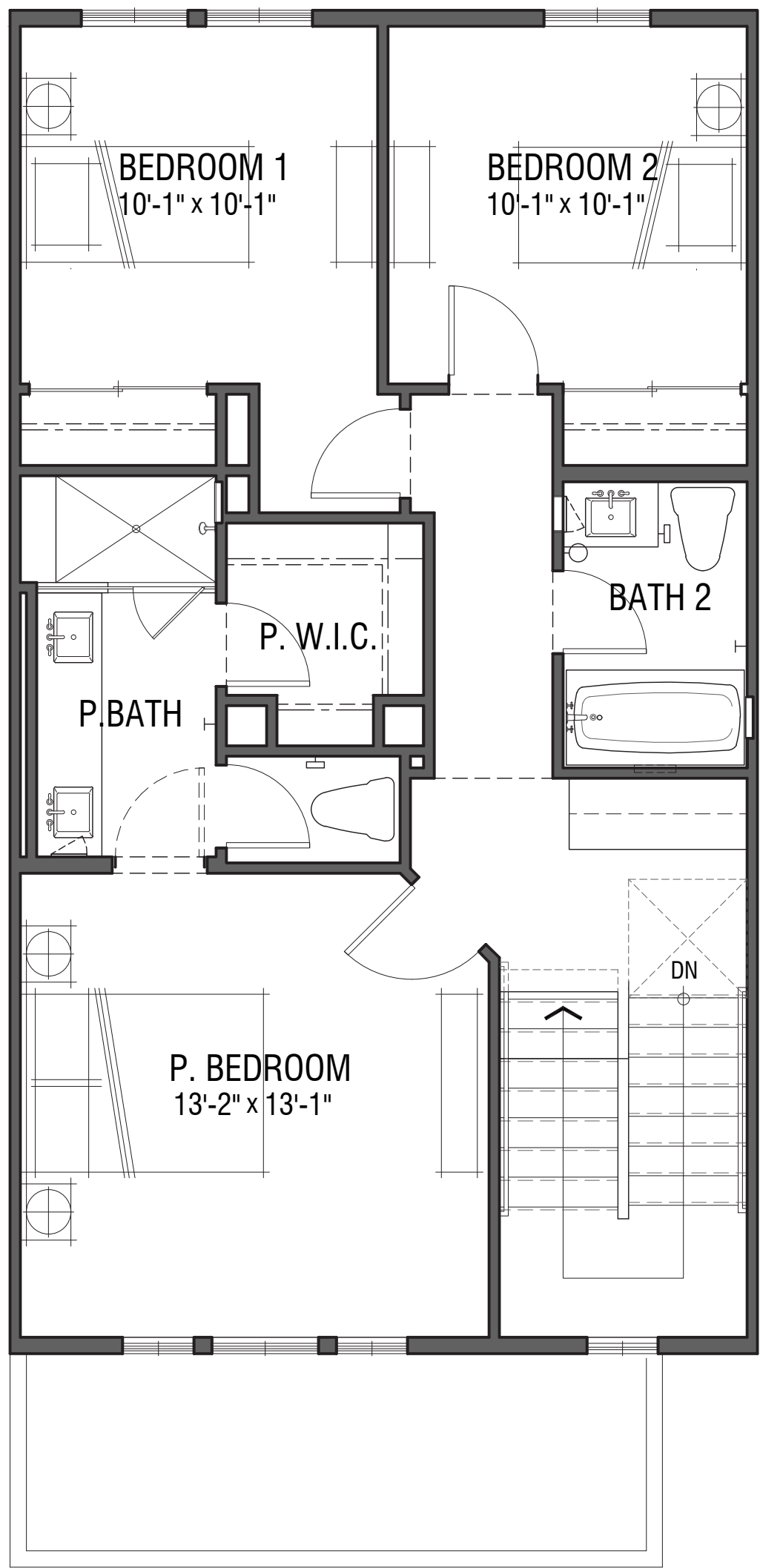


TYPICAL BUILDING SECTION
 Building to eave is less than 30' negating need for aerial apparatus access



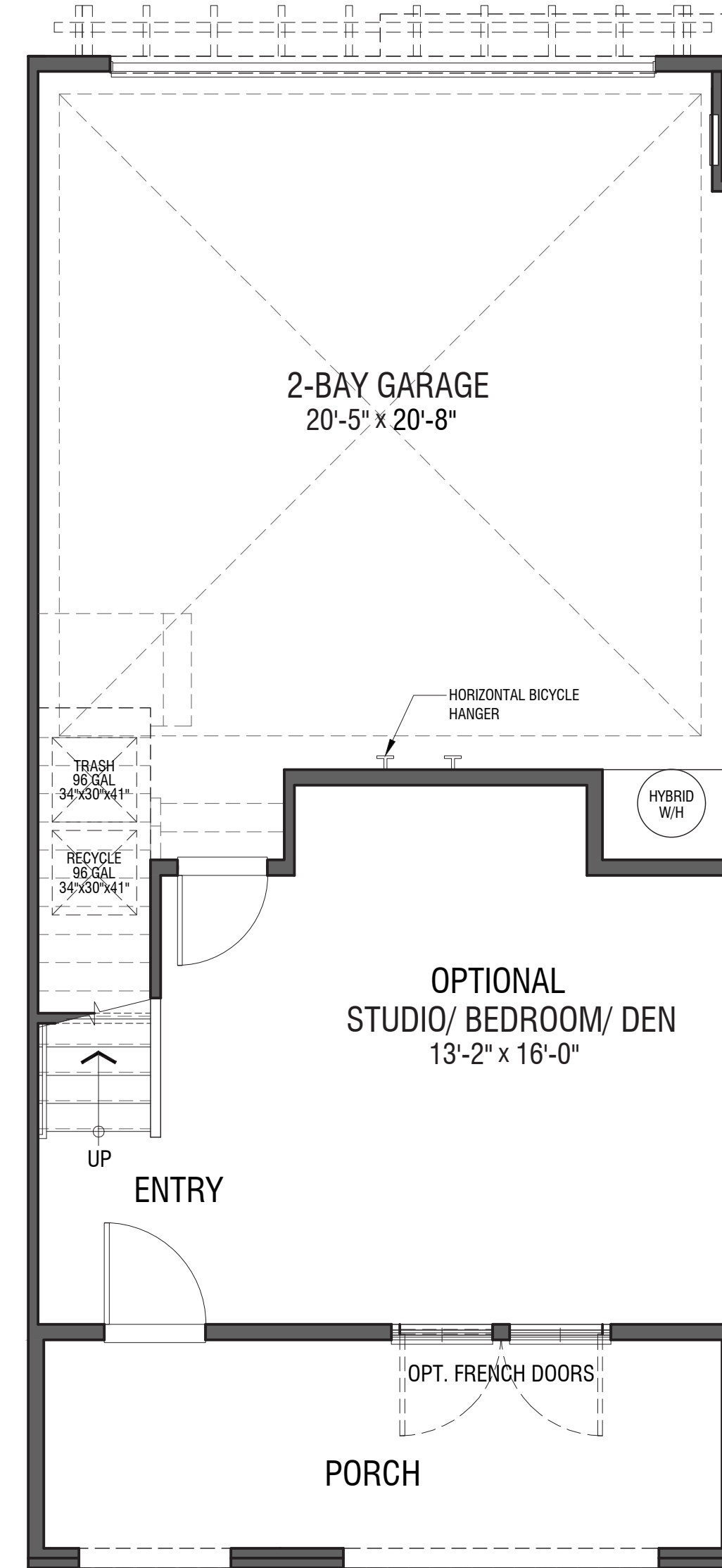
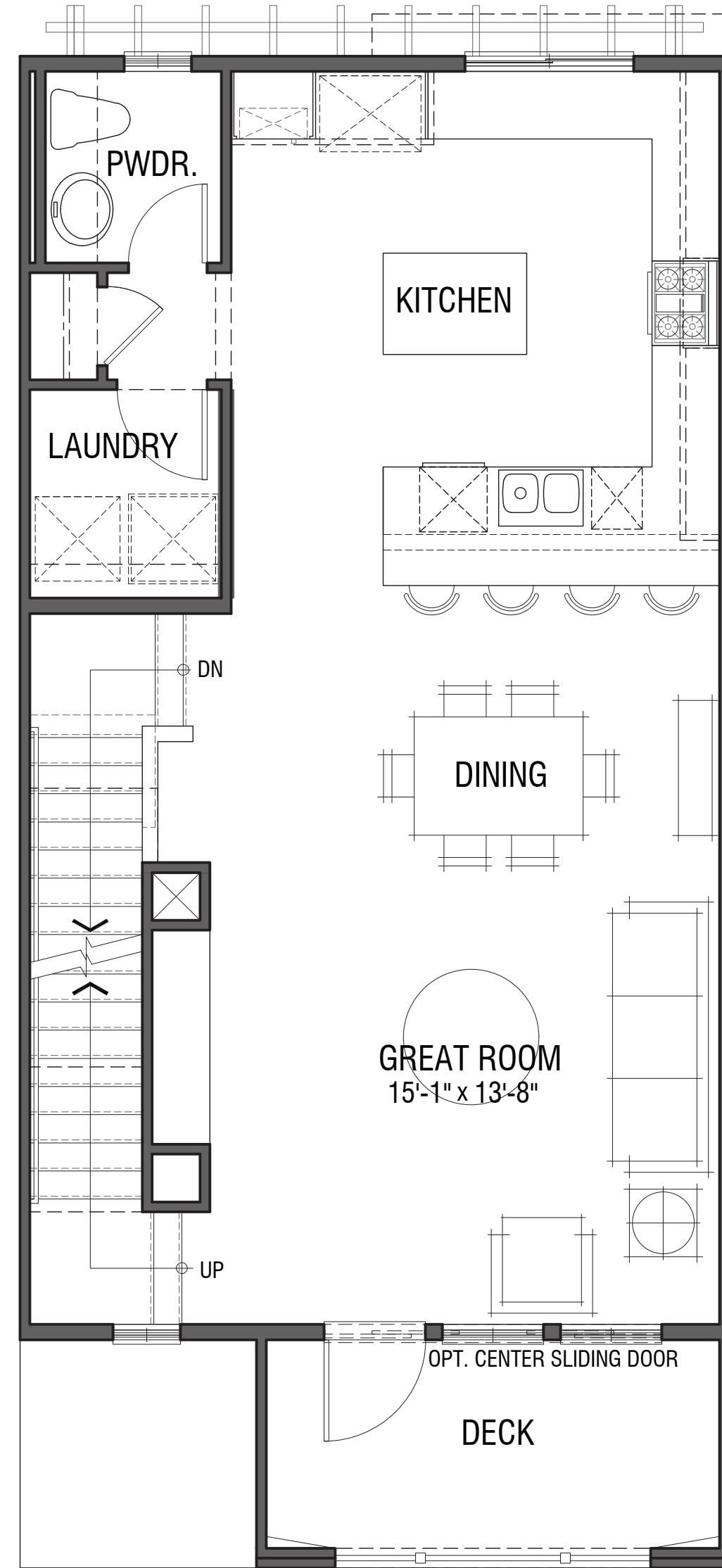
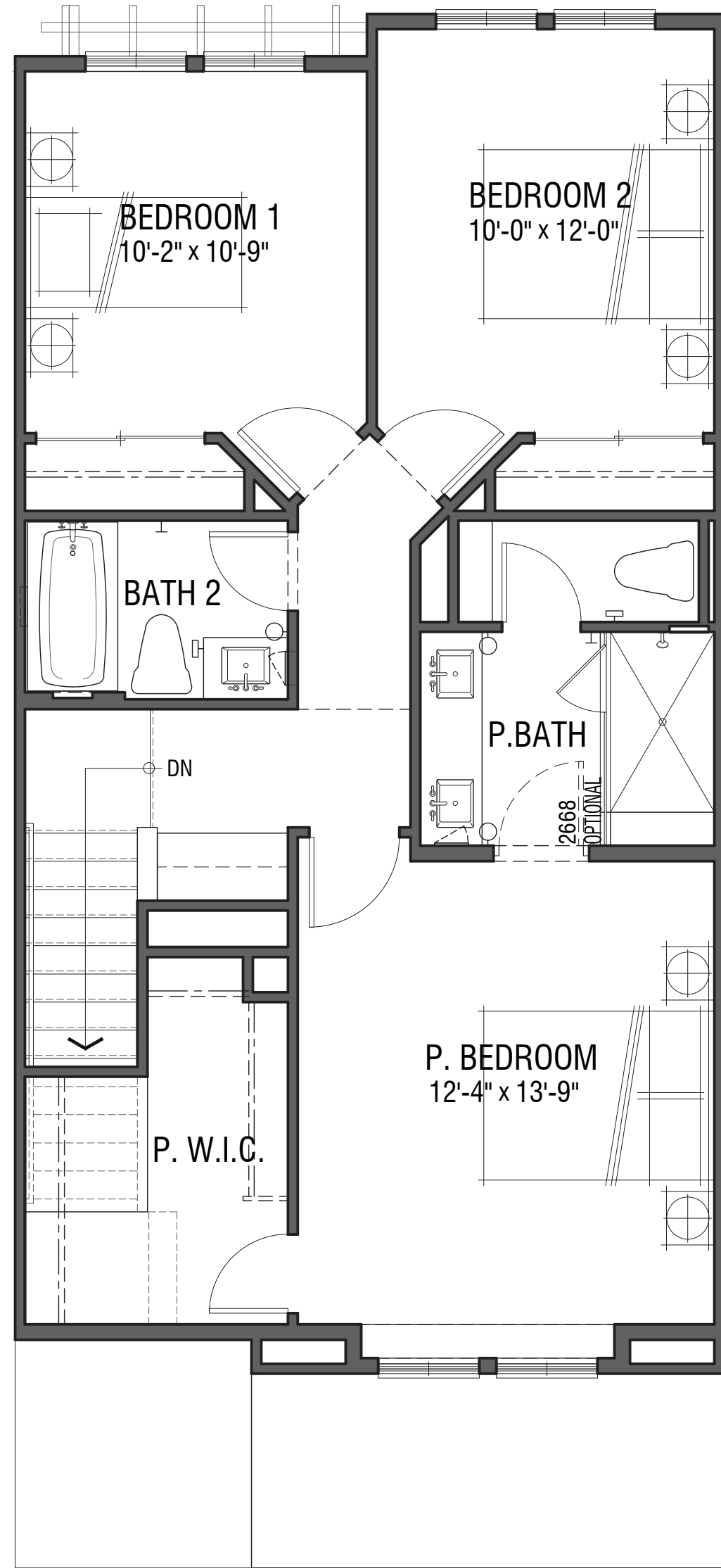
LEGEND

- ↔ 6' BIKE CIRCULATION (PUBLIC)
- 5' PEDESTRIAN CIRCULATION
- 6' INTEGRATED BIKE/PEDESTRIAN TRAIL (PUBLIC)



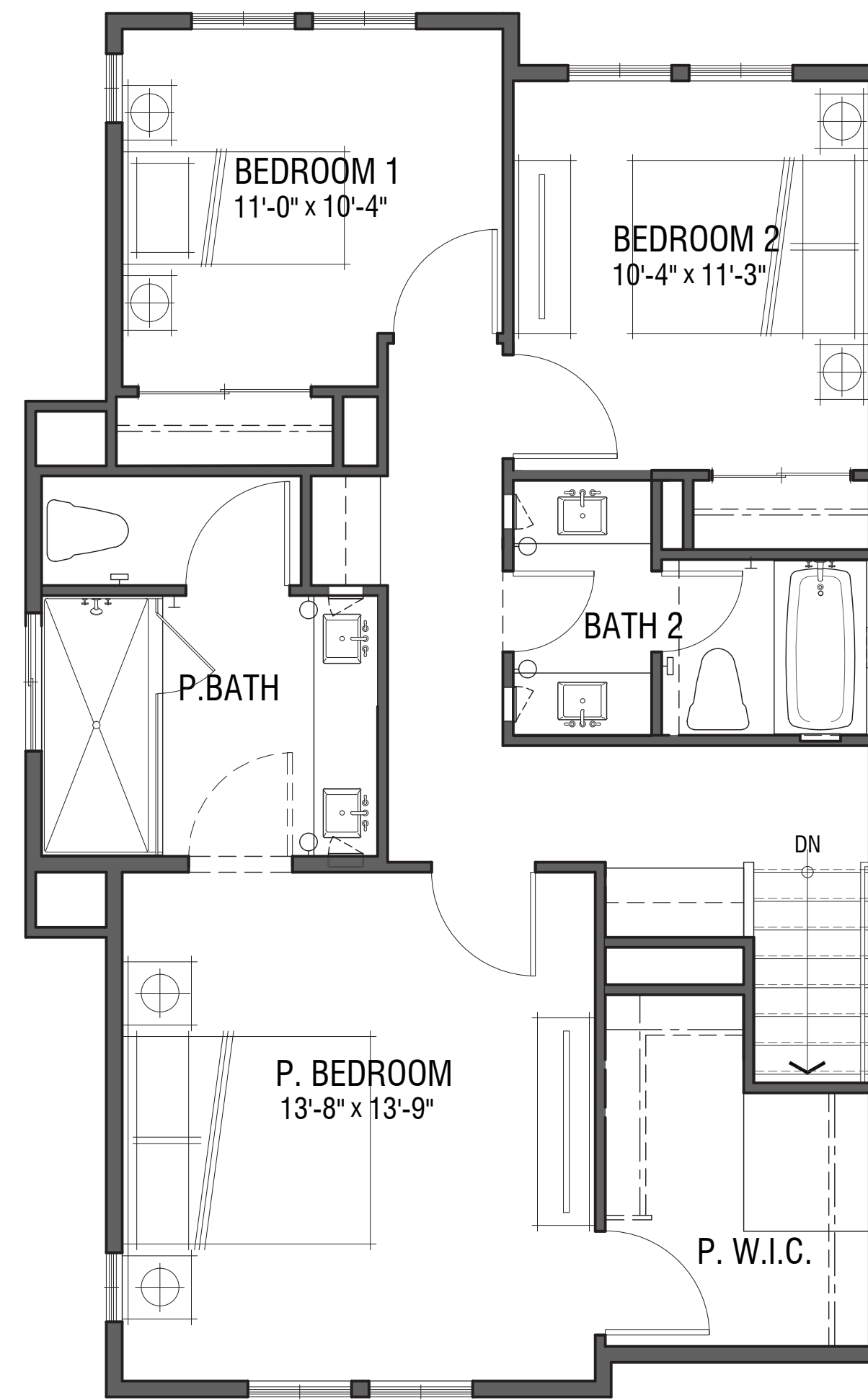
PLAN 1
 3 BED | 2.5 BATH | FLEX |
 DECK | PORCH | 2-BAY GARAGE |
 1736 SF

1/4"=1'-0" 0 2 4 8 12ft.

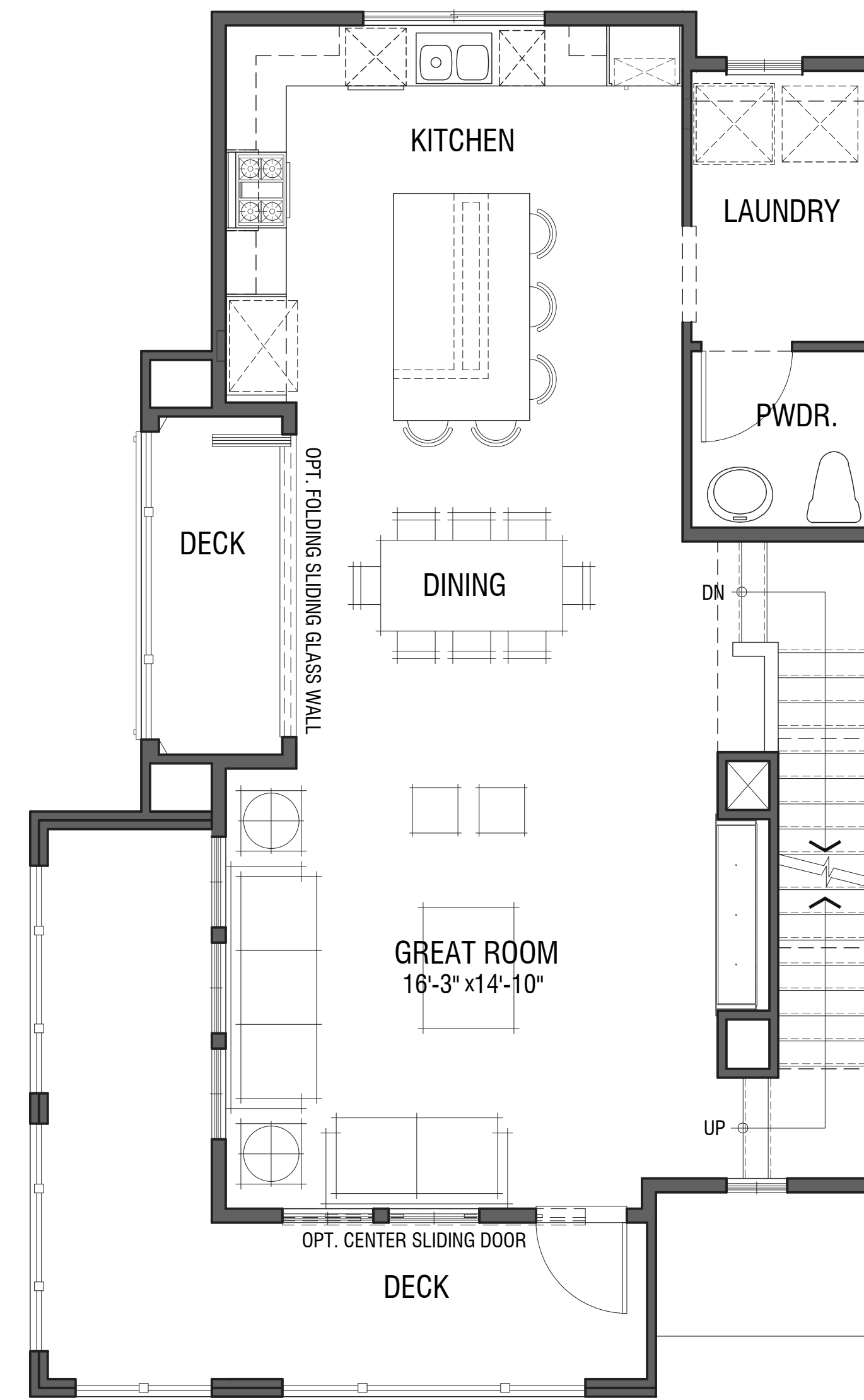


PLAN 2
 3 BED | 2.5 BATH | FLEX |
 DECK | PORCH | 2-BAY GARAGE |
 1773 SF

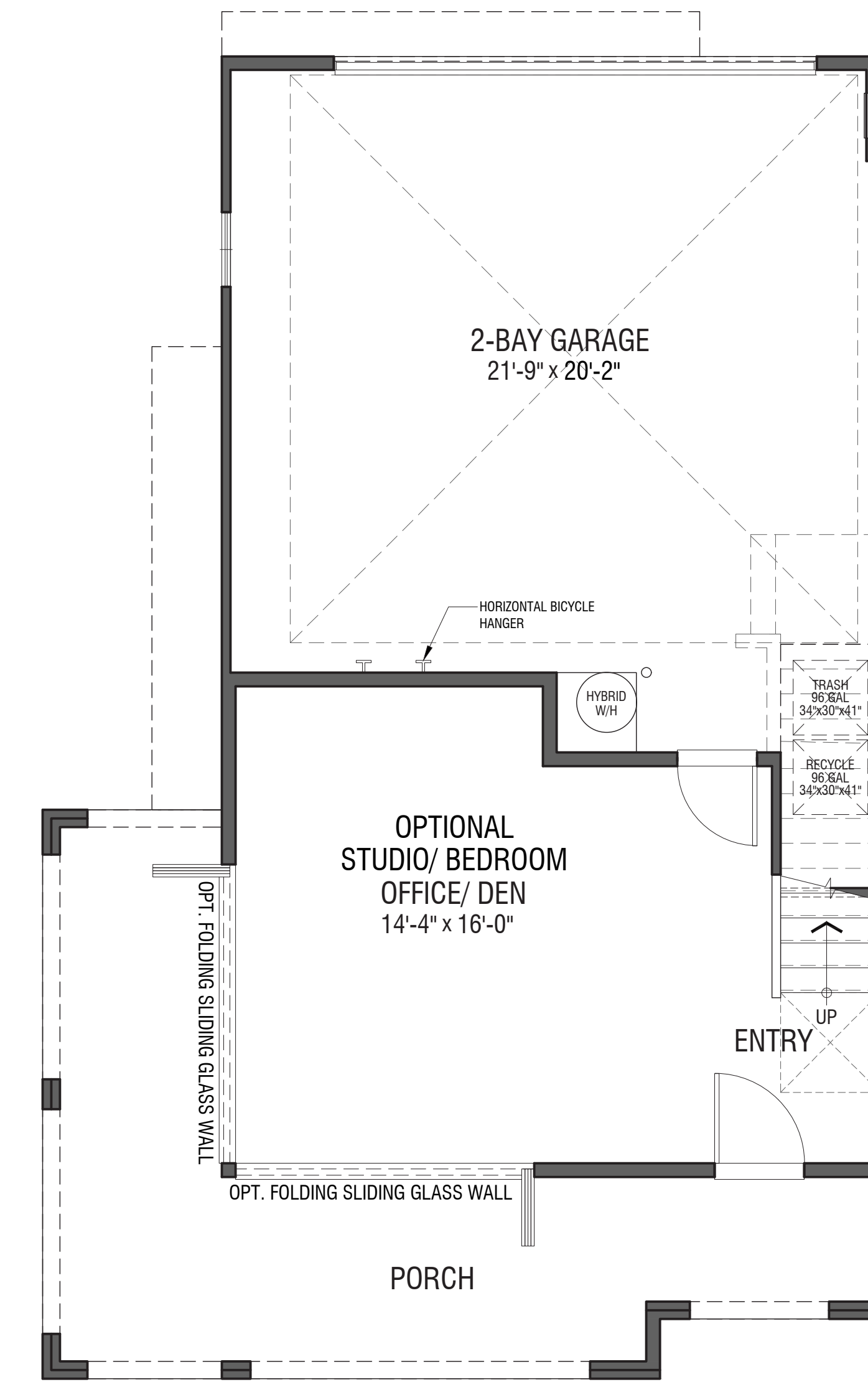
1/4"=1'-0" 0 2 4 8 12ft.



THIRD FLOOR



SECOND FLOOR

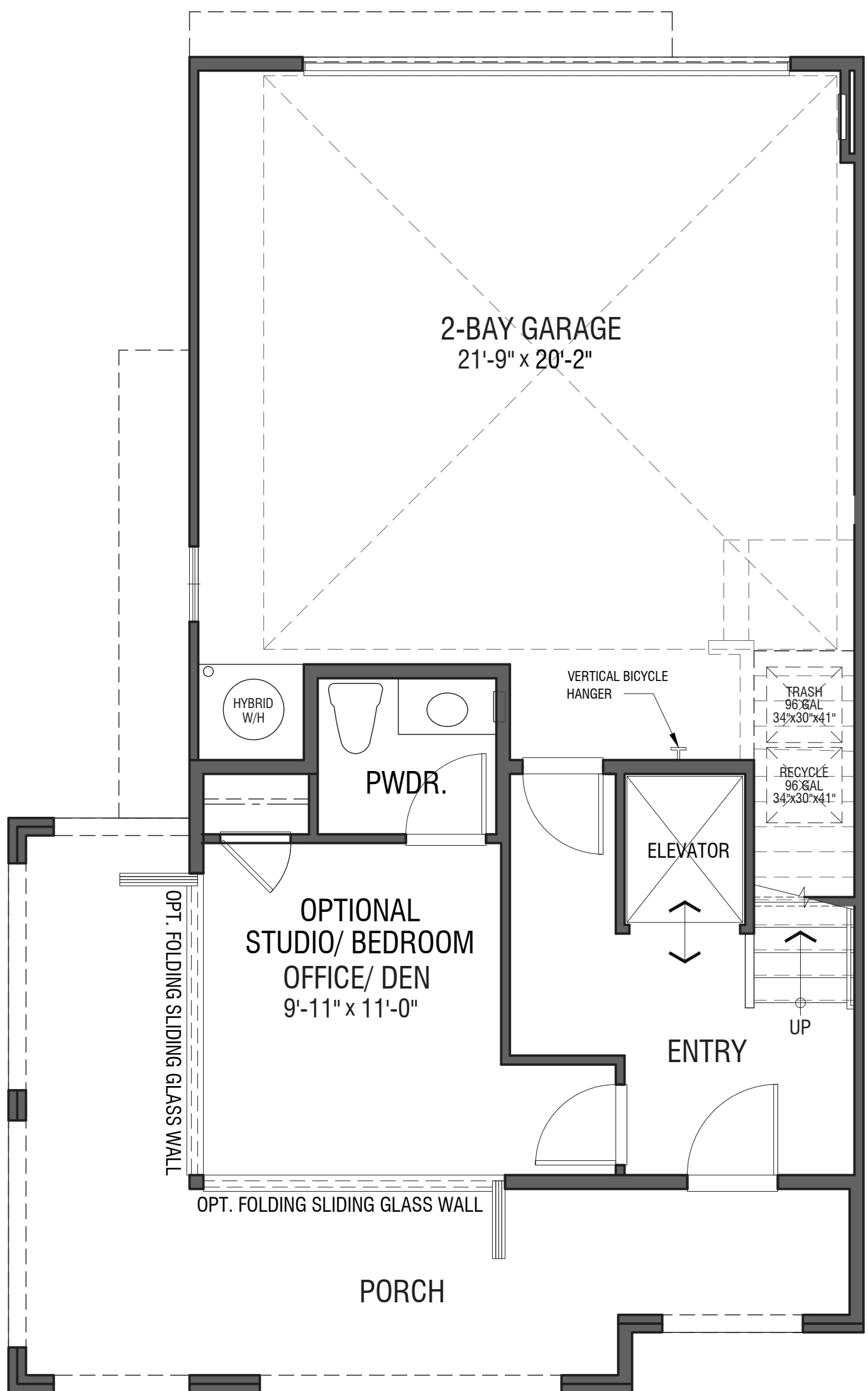
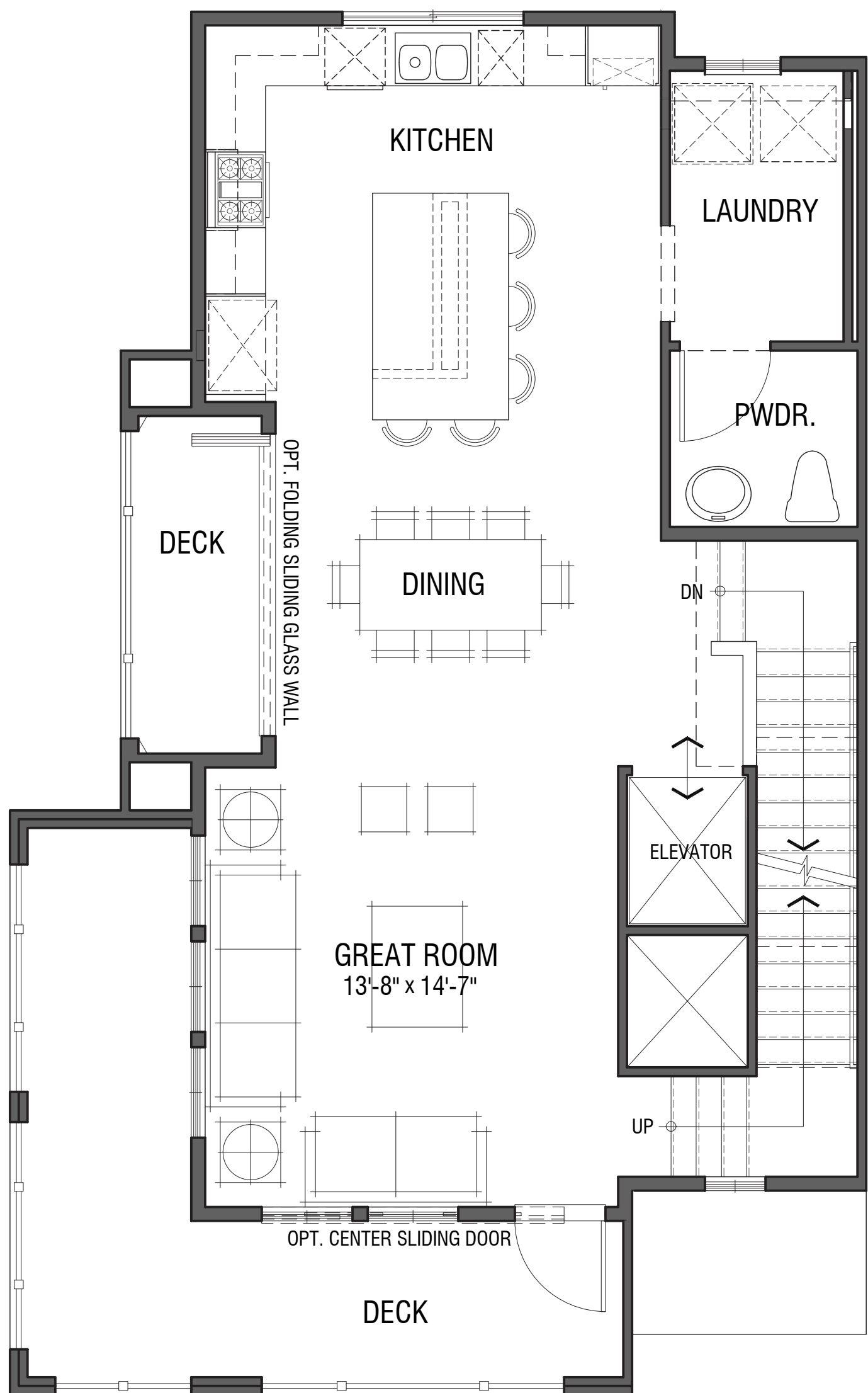
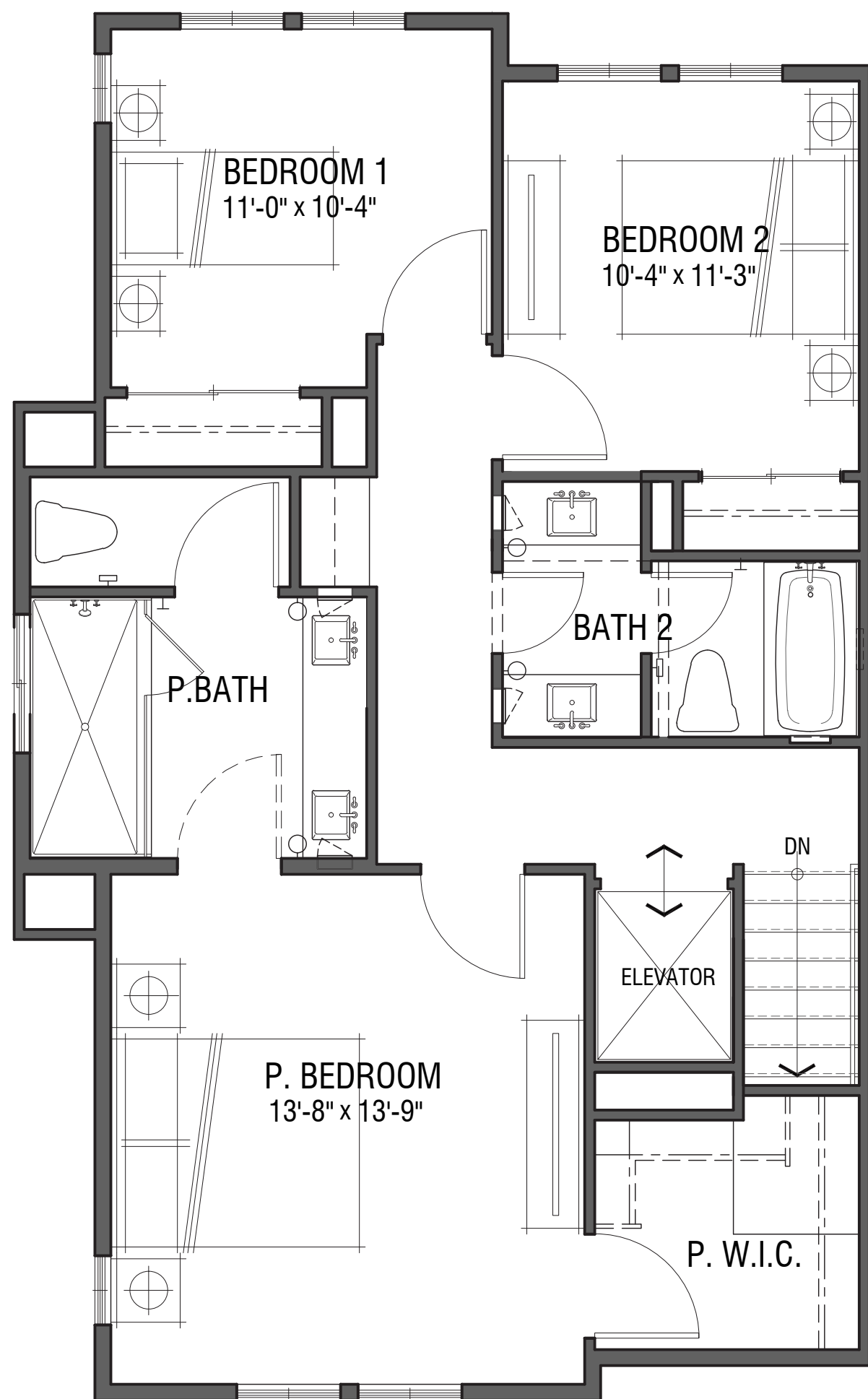


FIRST FLOOR

PLAN 3

3 BED | 3.5 BATH | FLEX |
 2 DECK | PORCH | 2-BAY GARAGE |
 1926 SF





PLAN 3
W/ ELEVATOR OPTION
 3 BED | 2.5 BATH | FLEX |
 2 DECK | PORCH | 2-BAY GARAGE |
 1926 SF

1/4"=1'-0" 0 2 4 8 12ft.



BUILDING 700- LEFT ELEVATION



BUILDING 700- FRONT ELEVATION



BUILDING 700- REAR ELEVATION



BUILDING 700- RIGHT ELEVATION

1/8"=1'-0" 0 4 8 16 32ft.



BUILDING 400- LEFT ELEVATION



BUILDING 400- FRONT ELEVATION

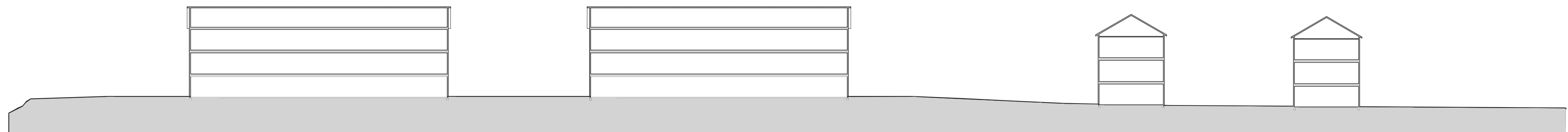


BUILDING 400- REAR ELEVATION

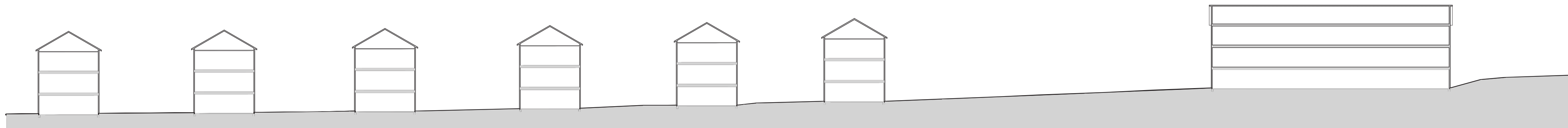


BUILDING 400- RIGHT ELEVATION



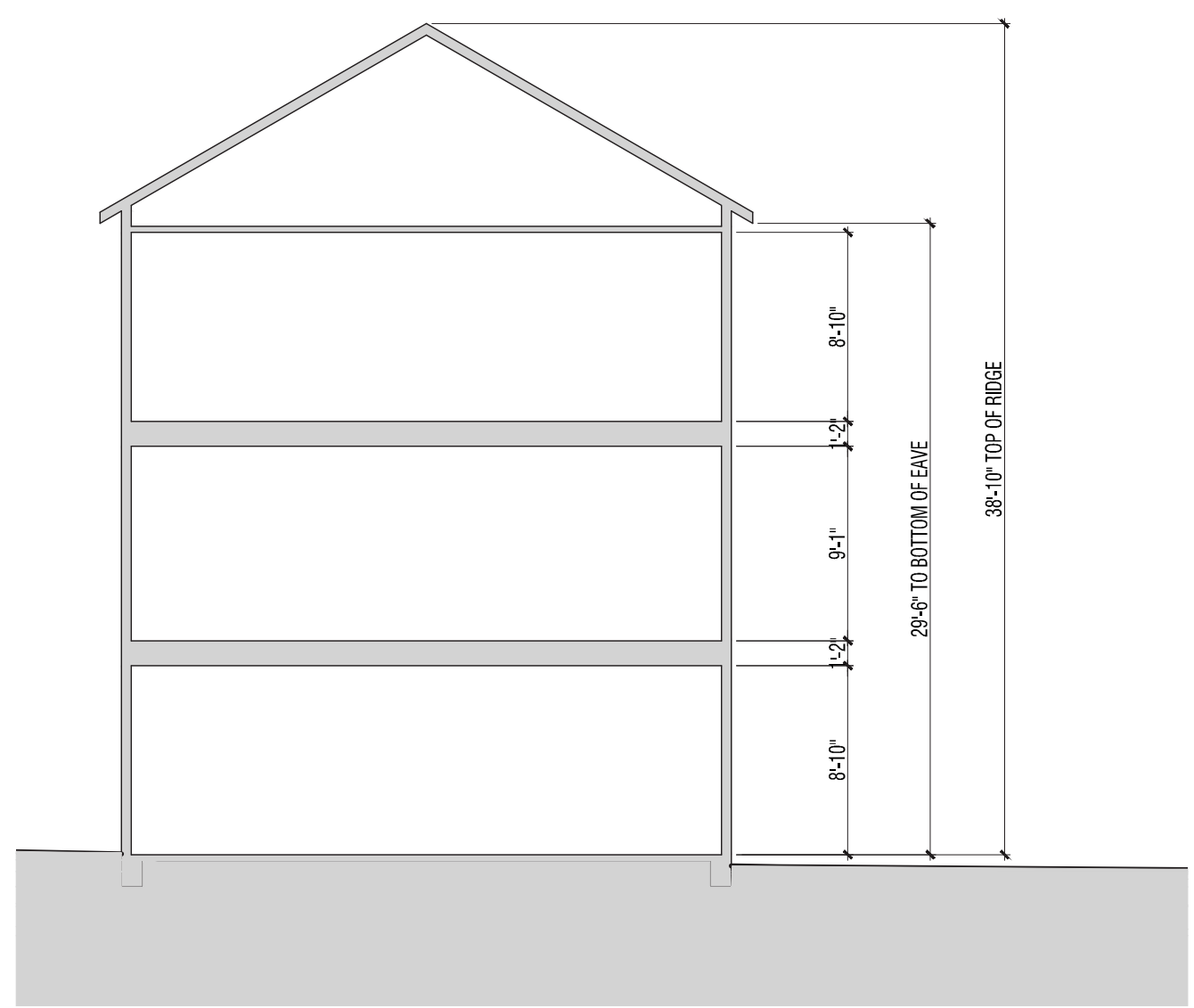


SECTION A



SECTION B

1" = 30' 0 15 30 60 120ft.



TYPICAL BUILDING SECTION

1/8" = 1' 0 4 8 16 32ft.

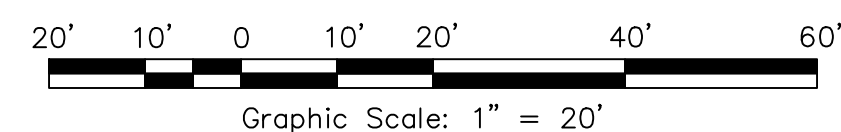


FILE: \2023 PROJECTS\23001\000\000\001\AGUA CALIENTE - TOWNHOMES - GRADING & DRAINAGE PLAN\017.001\017.001 - 10.23.23\DWG\017.001.dwg

DEMOLITION LEGEND:

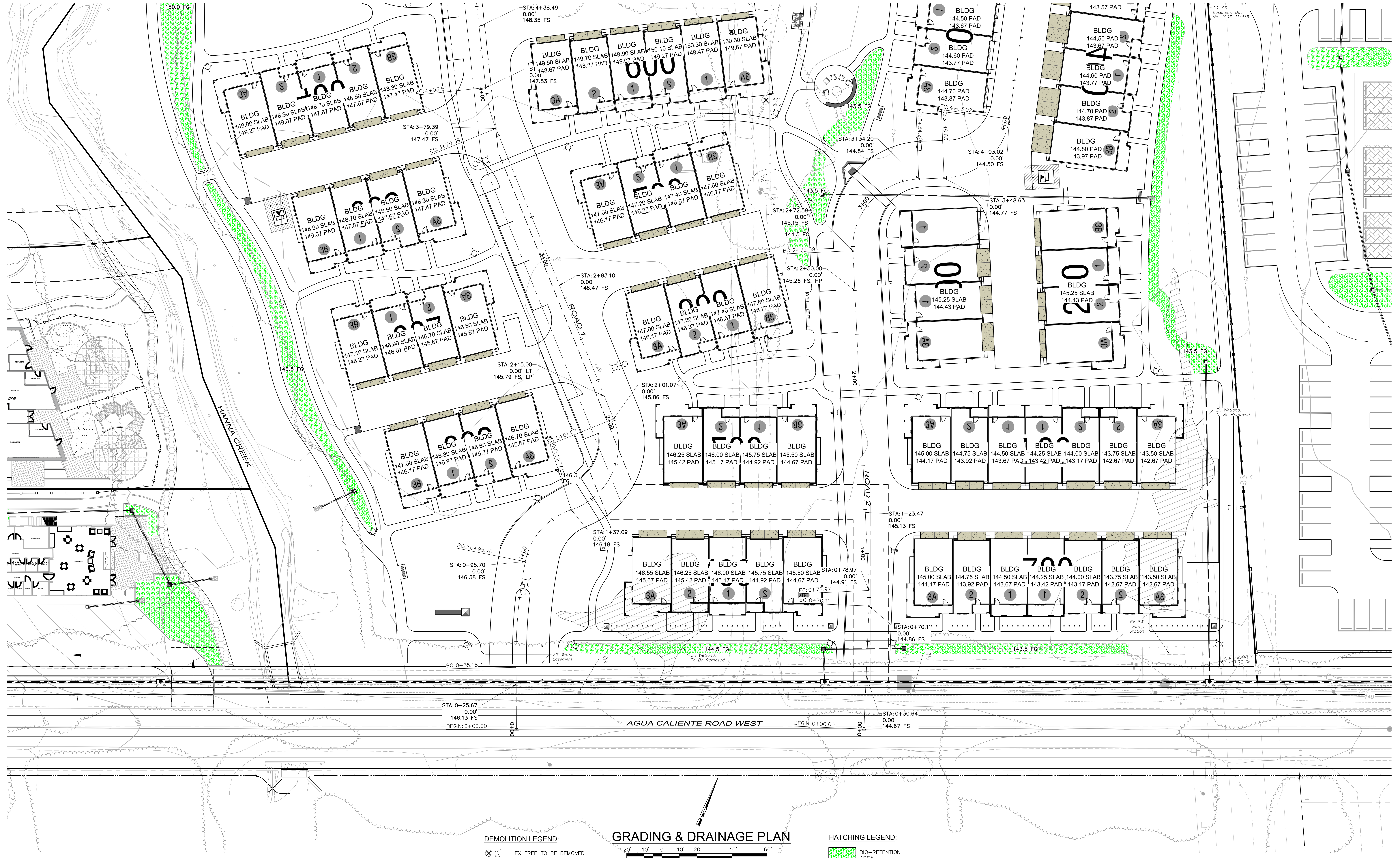
⊗ EX TREE TO BE REMOVED

GRADING & DRAINAGE PLAN



HATCHING LEGEND:

■ BIO-RETENTION AREA



FILE: \2023 PROJECTS\2023\10\21\10\AGUA CALIENTE TOWNHOMES - SITE CITY CENTER\2023-09-01\10\AGUA CALIENTE TOWNHOMES GRADING & DRAINAGE PLAN.DWG (17/2023) 10:26:51 P:\B\B\B\B\B\B

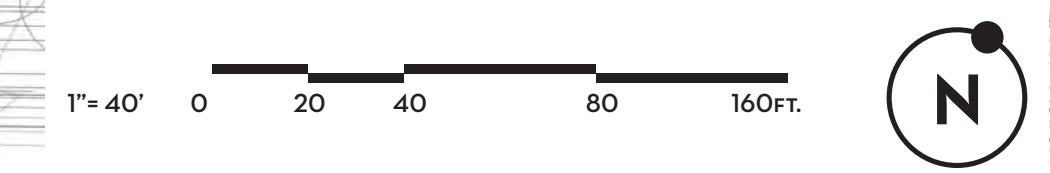


PLANT SYMBOLS

- EXISTING TREES TO REMAIN
- TREE TYPE 1 - CANOPY TREES
- TREE TYPE 2 - OAKS & BUFFER VEGETATION
- TREE TYPE 3 - ACCENT TREES
- TREE TYPE 4 - TREES FOR EDGE OF WETLAND
- TREE TYPE 5 - FRUITING & ORCHARD TREES
- TREE TYPE 6 - TREES FOR RESIDENTIAL SPACE
- LARGE EVERGREEN SHRUBS
- AREA 1 - NATURAL ORNAMENTAL UNDERSTORY PLANTING
- AREA 2 - MASS PLANTING & MEADOW GRASSES
- AREA 3 - SHRUBS & GROUNDCOVERS
- AREA 4 - STORMWATER SWALES & BASINS
- AREA 5 - SODDED TURF
- NATIVE HYDROSEED

LEGEND

- 1 PRIMARY ENTRY - WITH MONUMENTATION & PROJECT IDENTITY (SEE MATERIAL PALETTE)
- 2 SECONDARY ENTRY
- 3 LOW SPLIT RAIL FENCE WITH SMALL PILASTERS
- 4 STREET PER CIVIL ENGINEER
- 5 HOMES PER ARCHITECT
- 6 COMMON AREA LANDSCAPE
- 7 COMMON AREA WALKS (4' WIDE)
- 8 PEDESTRIAN TRAIL (5' WIDE)
- 9 BIKE PATH (6' WIDE)
- 10 OPEN LAWN
- 11 VEGETATED BUFFER ZONE (STORMWATER SWALE)
- 12 PLANTED BUFFER AT PORCHES
- 13 POOL AREA (SEE ENLARGEMENT)
- 14 MAILBOX PLAZA (SEE ENLARGEMENT)
- 15 BENCH, TYPICAL
- 16 INTEGRATED BIKE & PEDESTRIAN TRAIL (6' WIDE WITH SHOULDER)
- 17 EMERGENCY VEHICLE ACCESS (REINFORCED TURF WITH FOLDABLE BOLLARDS)
- 18 BIKE PARKING
- 19 SOCIAL SPACE (SEE ENLARGEMENT)
- 20 TRANSFORMER
- 21 PROPERTY LINE





LEGEND

POOL AREA

- 1 +/- 20' X 50' POOL
- 2 +/- 8' X 10' SPA
- 3 BBQ & SERVING ISLAND
- 4 RESTROOM & JANITOR'S CLOSET
- 5 POOL EQUIPMENT ENCLOSURE

EVENT & RECREATION LAWN

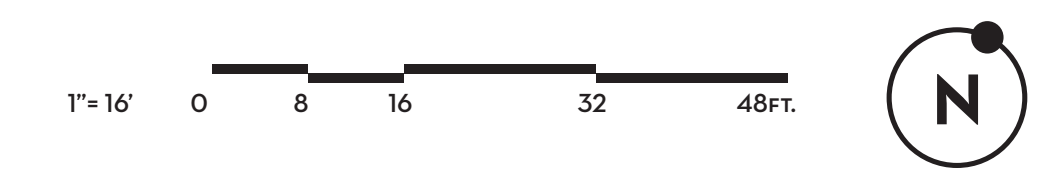
- 6 OAK TREE BACKDROP
- 7 "STAGE" AREA
- 8 STEPS IN STONE WALL

SOCIAL SPACE

- 9 MOVEABLE CHAIRS
- 10 SEAT WALL
- 11 FIREBOWL

MAILBOX PLAZA

- 12 TRASH RECEPTACLE
- 13 CLUSTER BOX UNITS
- 14 BIKE PARKING, TYPICAL
- 15 BENCH, TYPICAL





6' BLACK DECORATIVE METAL SLATED BENCH WITH ARMS



BLACK DECORATIVE METAL WASTE RECEPTACLE



BLACK DECORATIVE METAL BOLLARD



CONTEMPORARY BLACK DECORATIVE METAL BICYCLE RACK



BLACK CLUSTER BOX UNIT (CBU)



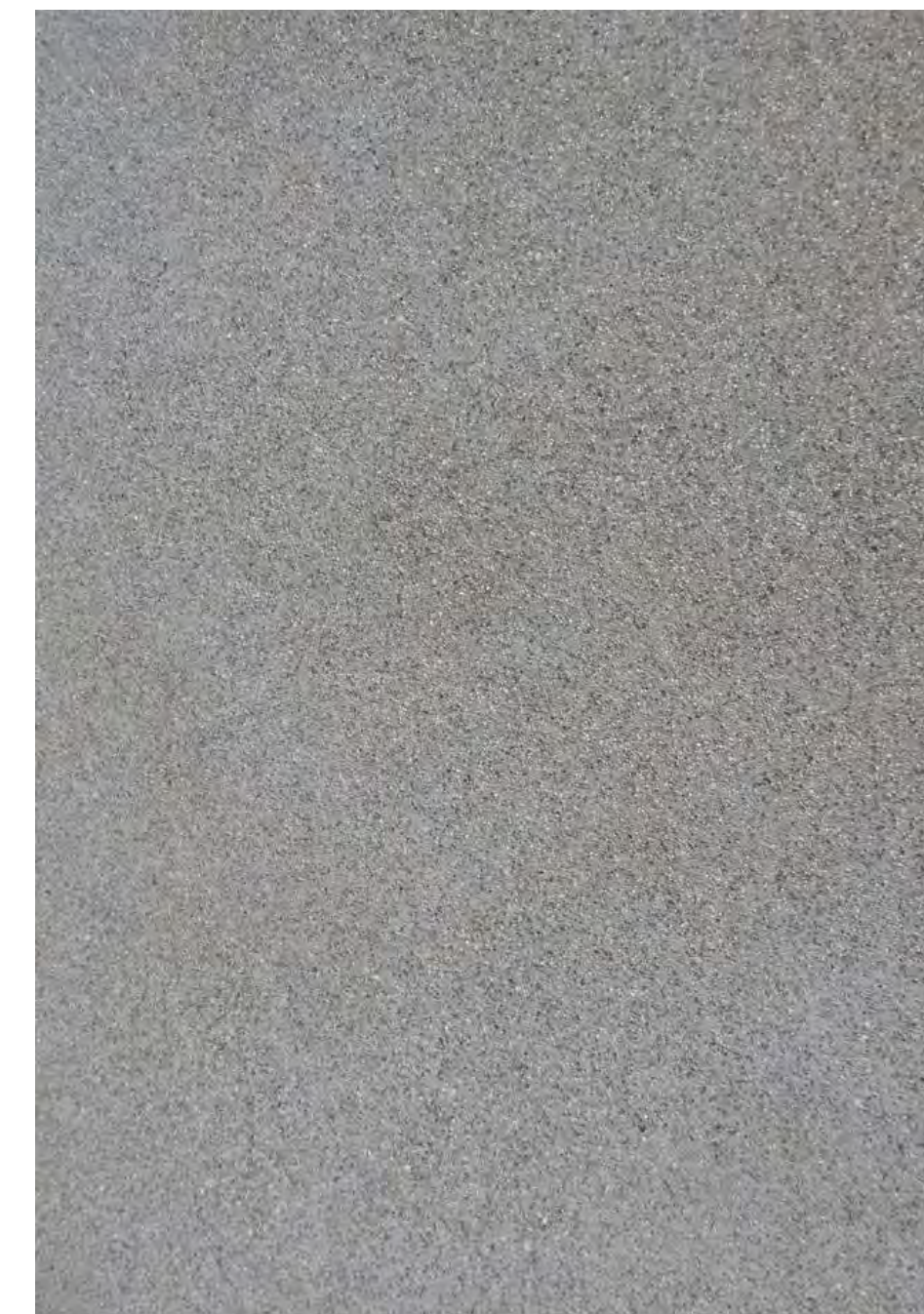
MONUMENT SIGN OPTION 1



STONE VENEER



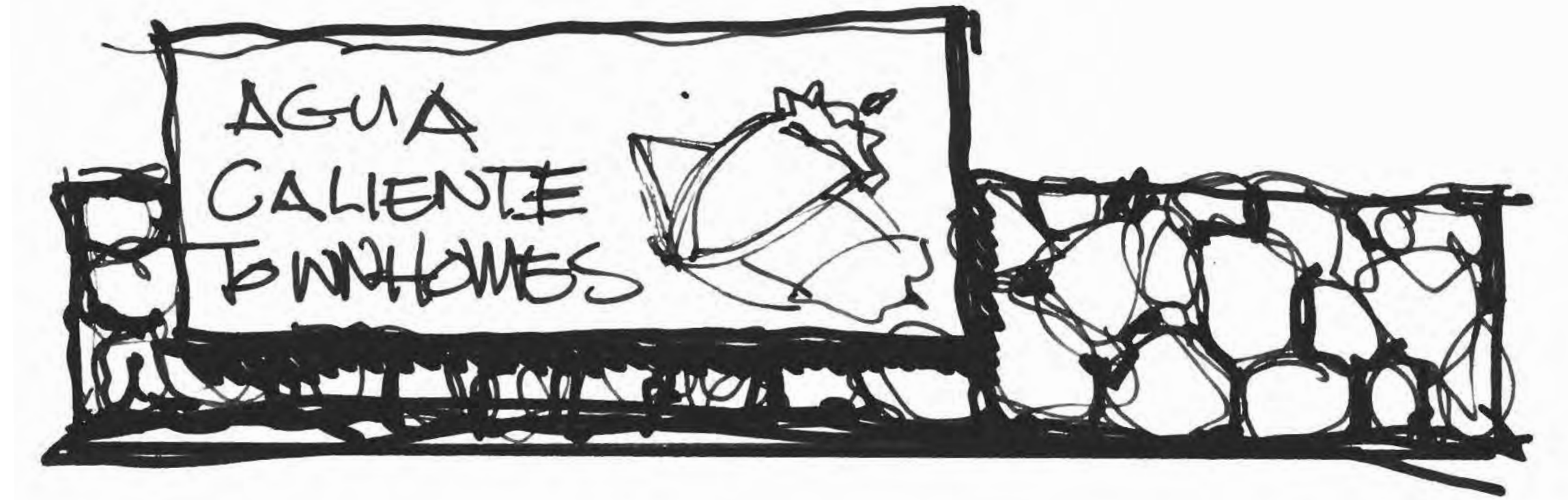
WEATHERING STEEL



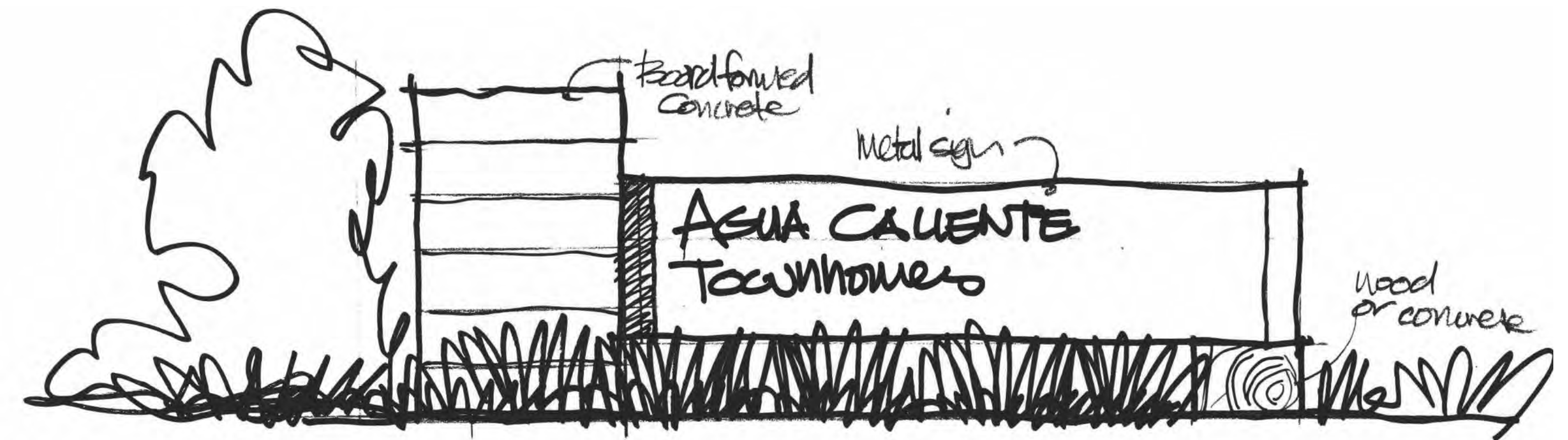
GREY TOPCAST CONCRETE



REINFORCED TURF PAVING



MONUMENT SIGN OPTION 2



MONUMENT SIGN OPTION 3



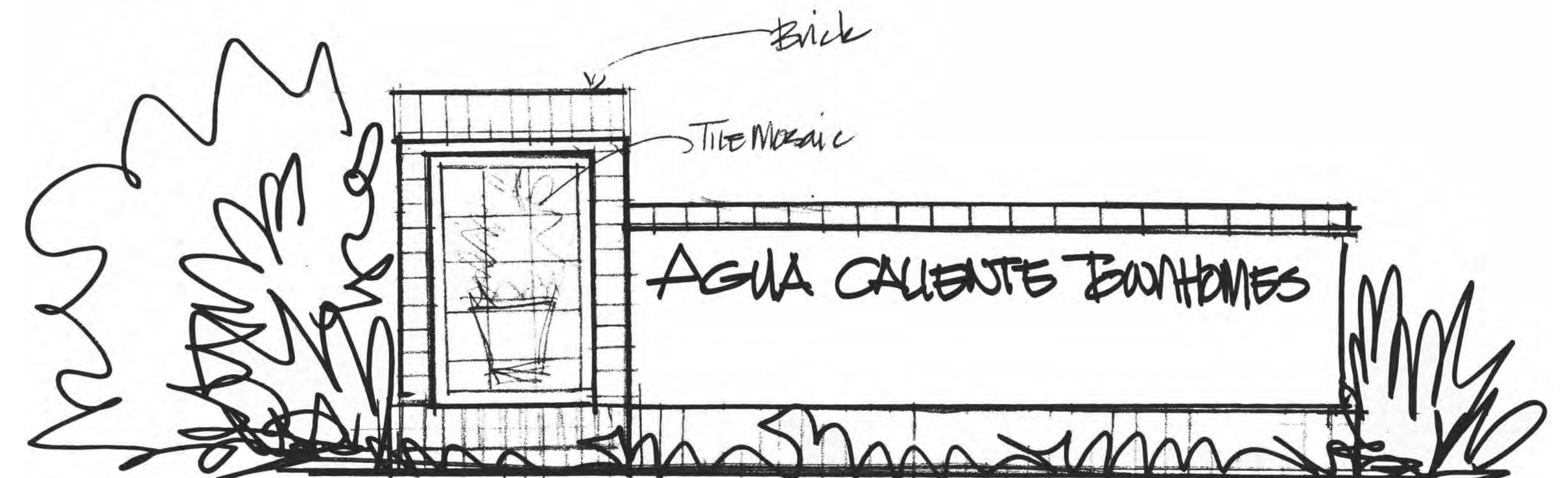
POOL ENCLOSURE FENCE



SPLIT RAIL FENCE



NO MOW GRASSES



MONUMENT SIGN OPTION 4

BOTANICAL / COMMON NAME **TREE CATEGORY**

Acer macrophyllum / Big Leaf Maple
 Arbutus menziesii / Pacific Madrone
 Carpinus betulus / European Hornbeam
 Gleditsia triacanthos / Honey Locust
 Pistacia chinensis 'Red Push' / Red Push Pistache
 Platanus racemosa / California Sycamore
 Platanus X Acerifolia 'Columbia' / London Plane Tree
 Pyrus kawakamii / Evergreen Pear
 Tilia cordata / Littleleaf Linden
 Ulmus davidiana japonica 'Prospector' / Prospector Elm
 Ulmus parvifolia / Chinese Elm
 Zelkova serrata / Japanese Zelkova

TYPE 1 - CANOPY TREES

Carpinus betulus / European Hornbeam
 Laurus nobilis / Sweet Bay
 Magnolia grandiflora 'Kay Parris' / Kay Parris Southern Magnolia
 Quercus agrifolia / Coast Live Oak
 Quercus douglasii / Blue Oak
 Quercus ilex / Holly Oak
 Quercus lobata / Valley Oak
 Quercus robur 'Fastigiata' / Skyrocket English Oak
 Quercus rugosa / Netleaf Oak
 Quercus trojana / Macedonian Oak
 Quercus virginiana 'Sky Climber' / Sky Climber Southern Live Oak
 Sequoia sempervirens / Coast Redwood

TYPE 2 - OAKS & BUFFER VEGETATION

Arbutus X 'Marina' / Marina Strawberry Tree
 Cercis occidentalis / Western Redbud
 Lagerstroemia indica X Fauriei 'Natchez' / Natchez Crape Myrtle
 Laurus nobilis / Sweet Bay

TYPE 3 - ACCENT TREES

Populus fremontii / Fremont Cottonwood
 Quercus lobata / Valley Oak
 Citrus X Var. / Citrus As Available
 Juglans californica / Southern California Black Walnut

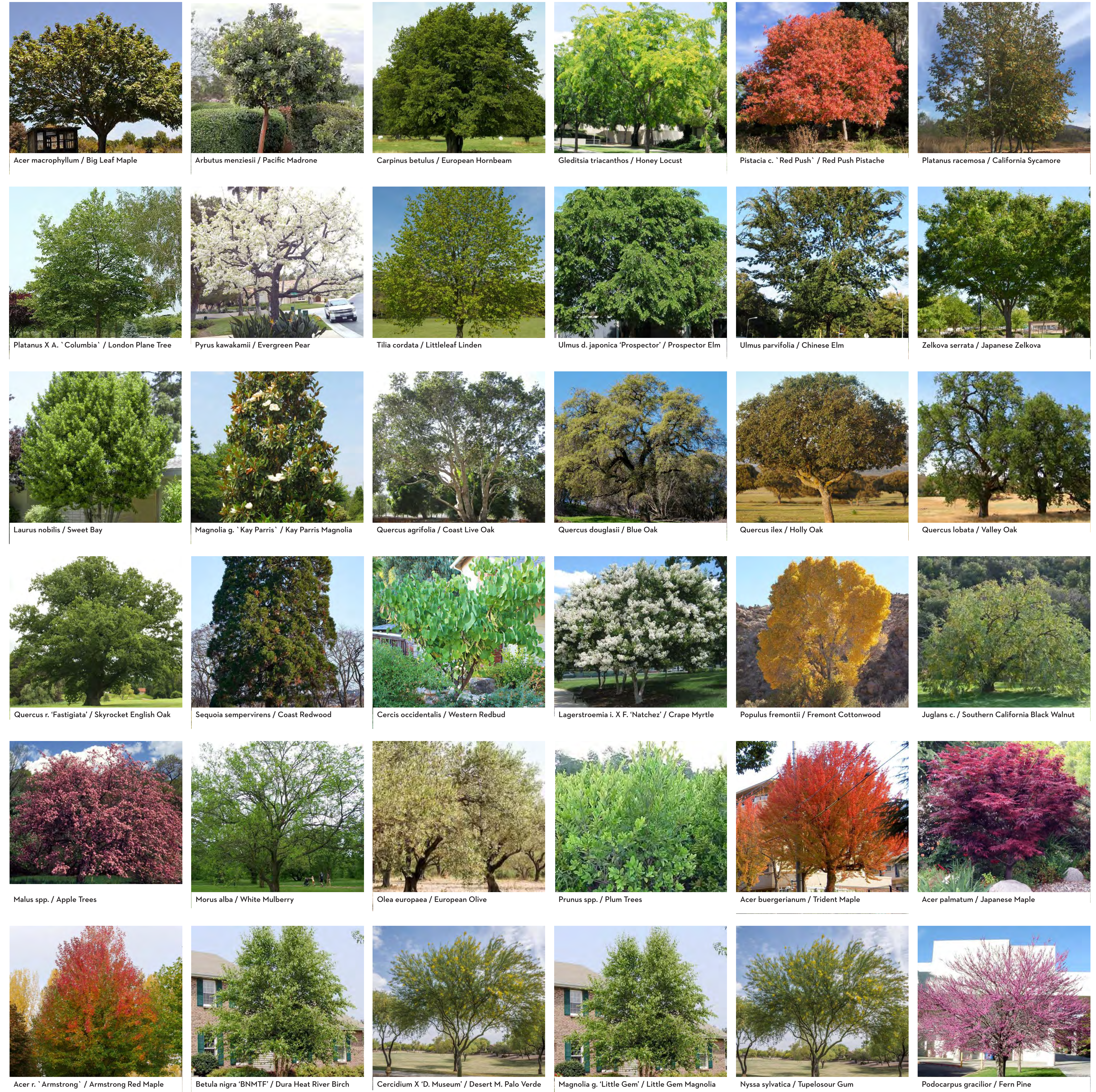
TYPE 4 - TREES FOR EDGE OF WETLANDS

Malus spp. / Apple Trees
 Morus alba / White Mulberry
 Olea europaea / European Olive
 Prunus spp. / Plum Trees

TYPE 5 - FRUITING & ORCHARD TREES

Acer buergerianum / Trident Maple
 Acer palmatum / Japanese Maple
 Acer rubrum 'Armstrong' / Armstrong Red Maple
 Arbutus X 'Marina' / Marina Strawberry Tree
 Betula nigra 'BNMTF' / Dura Heat River Birch
 Cercidium X 'Desert Museum' / Desert Museum Palo Verde
 Cercis occidentalis / Western Redbud
 Laurus nobilis / Sweet Bay
 Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia
 Nyssa sylvatica / Tupelousour Gum
 Podocarpus gracilior / Fern Pine

TYPE 6 - TREES FOR RESIDENTIAL SPACE



Note: Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.

BOTANICAL / COMMON NAME **SHRUB CATEGORY**

- Arbutus unedo 'Compacta' / Compact Strawberry Tree
- Arctostaphylos densiflora 'Howard McMinn' / Howard McMinn Manzanita
- Dodonaea viscosa 'Purpurea' / Purple Hopseed Bush
- Feijoa sellowiana / Pineapple Guava
- Heteromeles arbutifolia / Toyon
- Laurus nobilis 'Saratoga' / Saratoga Sweet Bay
- Ligustrum japonicum 'Texanum' / Texas Japanese Privet
- Olea europaea 'Little Ollie' / Little Ollie Olive
- Photinia X Fraseri / Photinia
- Pittosporum tobira 'Variegata' / Variegated Mock Orange
- Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus
- Prunus caroliniana 'Bright 'N Tight' Tm / Bright 'N Tight Carolina Laurel
- Prunus laurocerasus 'Compacta' / Compact English Laurel
- Rhamnus californica 'Eve Case' / California Coffeeberry
- Rhaphiolepis X 'Montic' / Majestic Beauty Indian Hawthorn
- Teucrium fruticans 'Azureum' / Azure Bush Germander
- Viburnum tinus 'Compactum' / Compact Laurustinus
- Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary
- Xylosma congestum 'Compacta' / Compact Xylosma

LARGE EVERGREEN SHRUBS

- Acacia redolens 'Low Boy' / Low Boy Bank Catclaw
- Arctostaphylos spp. / Manzanita
- Artemisia californica / California Sagebrush
- Berberis nevini / Nevin's Barberry
- Berberis pinnata / California Barberry
- Carex divulsa / European Grey Sedge
- Ceanothus spp. / California Lilac
- Cistus spp. / Rockrose
- Dendromecon rigida / Bush Poppy
- Dietes iridioides / Fortnight Lily
- Eschscholzia californica / California Poppy
- Festuca idahoensis / Idaho Fescue
- Lavandula spp. / Lavender
- Lupinus albifrons / Bush Lupine
- Myrica californica / Pacific Wax Myrtle
- Rhamnus californica / California Coffeeberry
- Rhamnus ilicifolia / Hollyleaf Redberry
- Rosa californica / California Wild Rose
- Rosmarinus officinalis 'Huntington Carpet' / Huntington Carpet Rosemary
- Salvia spp. / Sage

AREA 1 - NATURAL ORNAMENTAL UNDERSTORY PLANTING

- Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama
- Deschampsia cespitosa / Tufted Hair Grass
- Festuca idahoensis / Idaho Fescue
- Festuca mairei 'Greenlee' S Form' / Greenlee Atlas Fescue
- Lavandula spp. / Lavender
- Lomandra longifolia 'Breeze' / Breeze\U+2122 Mat Rush
- Muhlenbergia capillaris / Pink Muhly Grass
- Muhlenbergia dubia / Pine Muhly
- Muhlenbergia rigens / Deer Grass

AREA 2 - MASS PLANTING & MEADOW GRASSES

Note: Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.



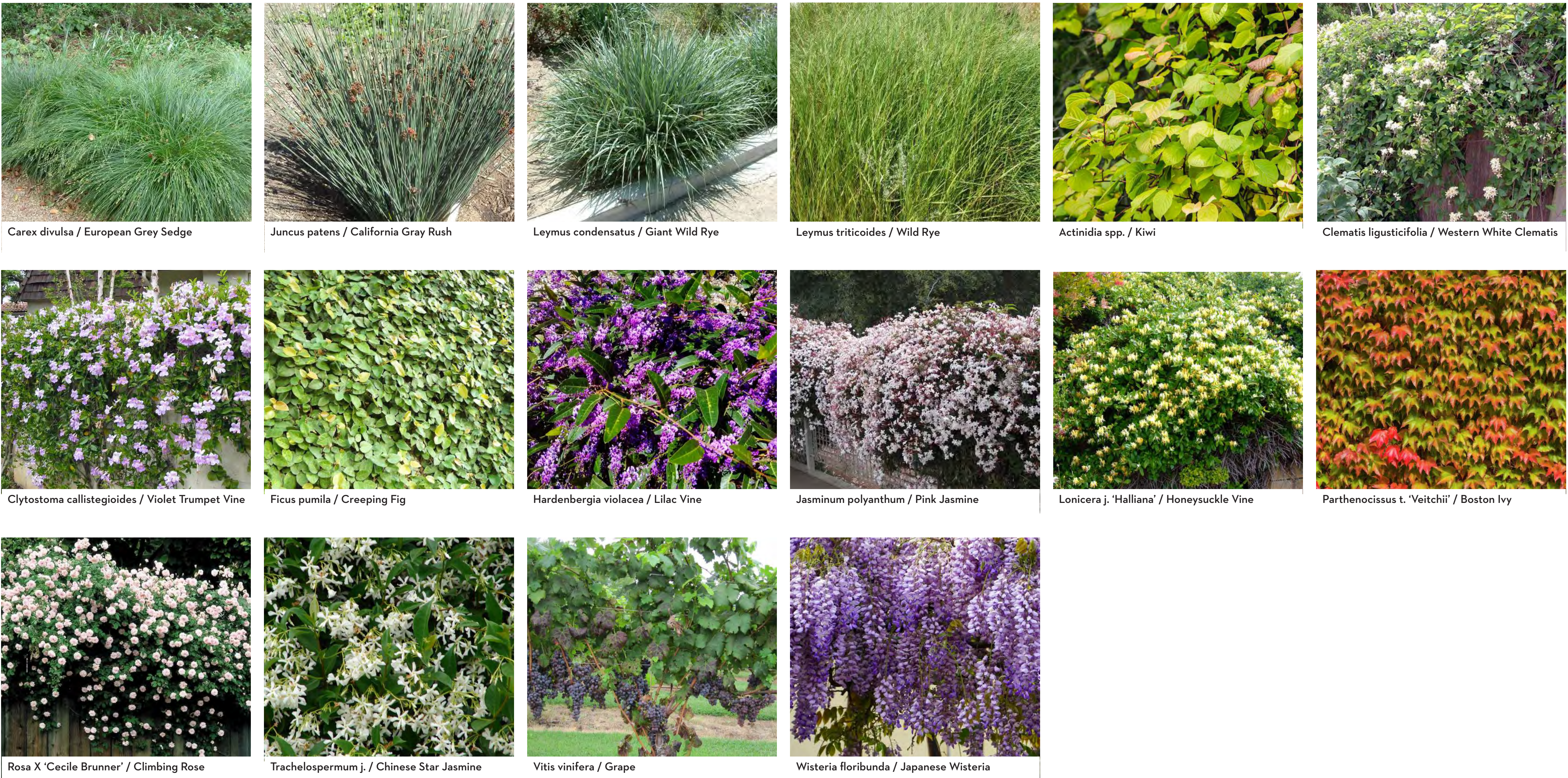
BOTANICAL / COMMON NAME	SHRUB CATEGORY
Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass	AREA 2 - MASS PLANTING & MEADOW GRASSES
Pennisetum spathiolatum / Slender Veldt Grass	
Rosmarinus spp. / Rosemary	
Abelia X grandiflora 'Canyon Creek' / Canyon Creek Glossy Abelia	
Achillea millefolium / Common Yarrow	
Agapanthus africanus 'Blue' / Blue African Lily	
Anigozanthos spp. / Kangaroo Paw	
Bulbine frutescens / Bulbine	
Buxus spp. / Boxwood	
Callistemon viminalis 'Better John' / Better John Weeping Bottlebrush	
Camellia sasanqua 'Shishi Gashira' / Shishi Gashira Camellia	AREA 3 - SHRUBS & GROUNDCOVERS
Carpenteria californica / Bush Anemone	
Ceanothus maritimus 'Valley Violet' / Valley Violet Maritime Ceanothus	
Cistus spp. / Rockrose	
Coleonema pulchrum 'Dwarf Pink' / Dwarf Pink Breath Of Heaven	
Dianella spp. / Flax Lily	
Dietes iridioides / Fortnight Lily	
Erigeron glaucus 'Wr' / Wayne Roderick Seaside Daisy	
Escallonia X 'Compacta' / Compact Escallonia	
Grevillea X 'Noellii' / Noel Grevillea	
Hemerocallis X 'Stella De Oro' / Stella De Oro Daylily	
Hesperaloe parviflora 'Perpa' / Brakelights Red Yucca	
Ilex crenata 'Sky Pencil' / Sky Pencil Japanese Holly	
Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	
Lavandula dentata spp. / Lavender	
Leucadendron X 'Safari Sunset' / Safari Sunset Conebush	
Liriope muscari 'Big Blue' / Big Blue Lilyturf	
Loropetalum chinense rubrum 'Fire Dance' / Purple Leaf Fringe Flower	
Pelargonium spp. / Geranium	
Philadelphus lewisii / Wild Mockorange	
Phormium spp. / New Zealand Flax	
Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum	
Prunus laurocerasus 'Otto Luyken' / Otto Luyken English Laurel	
Punica granatum 'Nana' / Dwarf Pomegranate	
Rhapiolepis indica 'Jack Evans' / Jack Evans Indian Hawthorn	
Rhapiolepis indica 'Pink Dancer' / Indian Hawthorne	
Rhapiolepis umbellata 'Minor' / Dwarf Yedda Hawthorn	
Rosa floribunda / Floribunda Rose	
Rosmarinus officinalis 'Collingwood Ingram' / Rosemary	
Salvia spp. / Sage	
Santolina chamaecyparissus / Lavender Cotton	
Spiraea X Bumalda 'Anthony Waterer' / Anthony Waterer Spiraea	
Teucrium fruticans 'Azureum' / Azure Bush Germander	
Westringia fruticosa spp. / Coast Rosemary	
Zauschneria californica 'Catalina' / Catalina California Fuchsia	



Prunus L. 'Otto Luyken' / English Laurel Punica granatum 'Nana' / Dwarf Pomegranate Rhaphiolepis i. 'Jack Evans' / Indian Hawthorn Rhaphiolepis i. 'Pink Dancer' / Hawthorne Rosa floribunda / Floribunda Rose Zauschneria c. 'Catalina' / California Fuchsia

Note: Species listed are indicative and not intended to be exhaustive or exclusive. Selections to be confirmed during final design.

BOTANICAL / COMMON NAME	CATEGORY
Carex divulsa / European Grey Sedge	AREA 4 - STORMWATER SWALES & BASINS
Juncus patens / California Gray Rush	
Leymus condensatus / Giant Wild Rye	
Leymus triticoides / Wild Rye	
Native - No-Mow Sod / Native - No-Mow Sod Mix	
Turf Sod / Drought Tolerant Fescue Blend	AREA 5 - SODDED TURF
Actinidia spp. / Kiwi	VINES
Clematis ligusticifolia / Western White Clematis	
Clytostoma callistegioides / Violet Trumpet Vine	
Ficus pumila / Creeping Fig	
Hardenbergia violacea / Lilac Vine	
Jasminum polyanthum / Pink Jasmine	
Lonicera japonica 'Halliana' / Halls Honeysuckle Flowering Vine	
Parthenocissus tricuspidata 'Veitchii' / Boston Ivy	
Rosa X 'Cecile Brunner' / Cecile Brunner Climbing Rose	
Trachelospermum jasminoides / Chinese Star Jasmine	
Vitis vinifera / Grape	
Wisteria floribunda / Japanese Wisteria	



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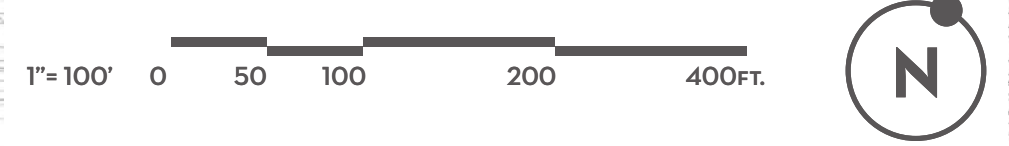
LEGEND

- VEHICULAR AND PEDESTRIAN LIGHTING
- LIGHTED BOLLARD PATHWAY LIGHTING

*FINAL LIGHTING LAYOUT TO BE DETERMINED AT BUILDING PERMIT PHASE

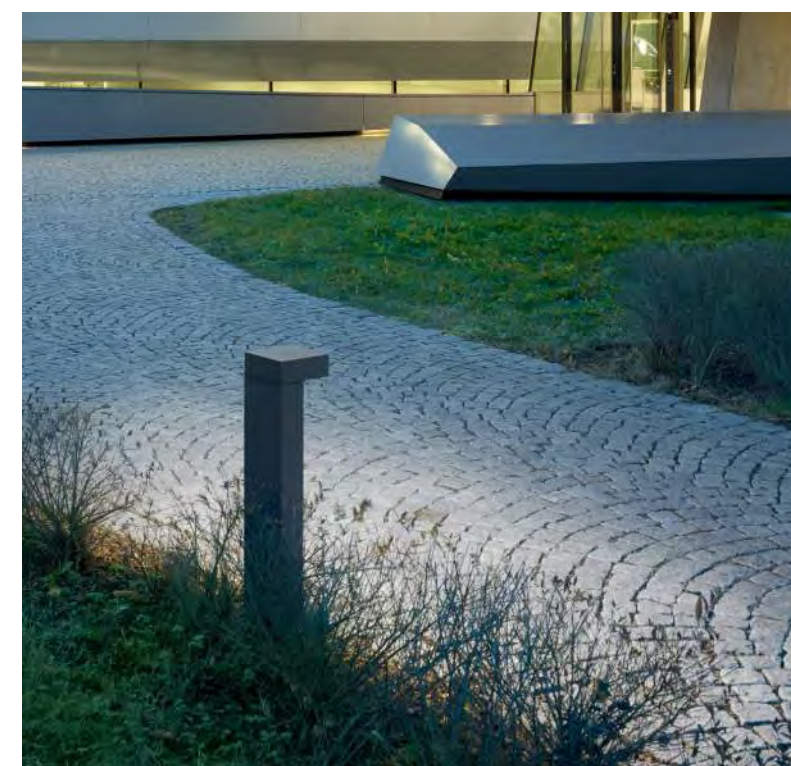
LEGEND

- PUBLIC CIRCULATION
- FOH / PUBLIC / LOBBY
- GUESTROOMS
- F+B OUTLETS
- SPA / FITNESS
- ARRIVAL PAVILION
- RESTROOMS
- VERTICAL CIRCULATION
- BOH
- BOH CIRCULATION
- PARKING
- MEETING ROOMS
- OUTDOOR
- OUTDOOR COVERED
- POOL
- ROOF





*FINAL LIGHTING LAYOUT TO BE DETERMINED AT BUILDING PERMIT PHASE



BOLLARD



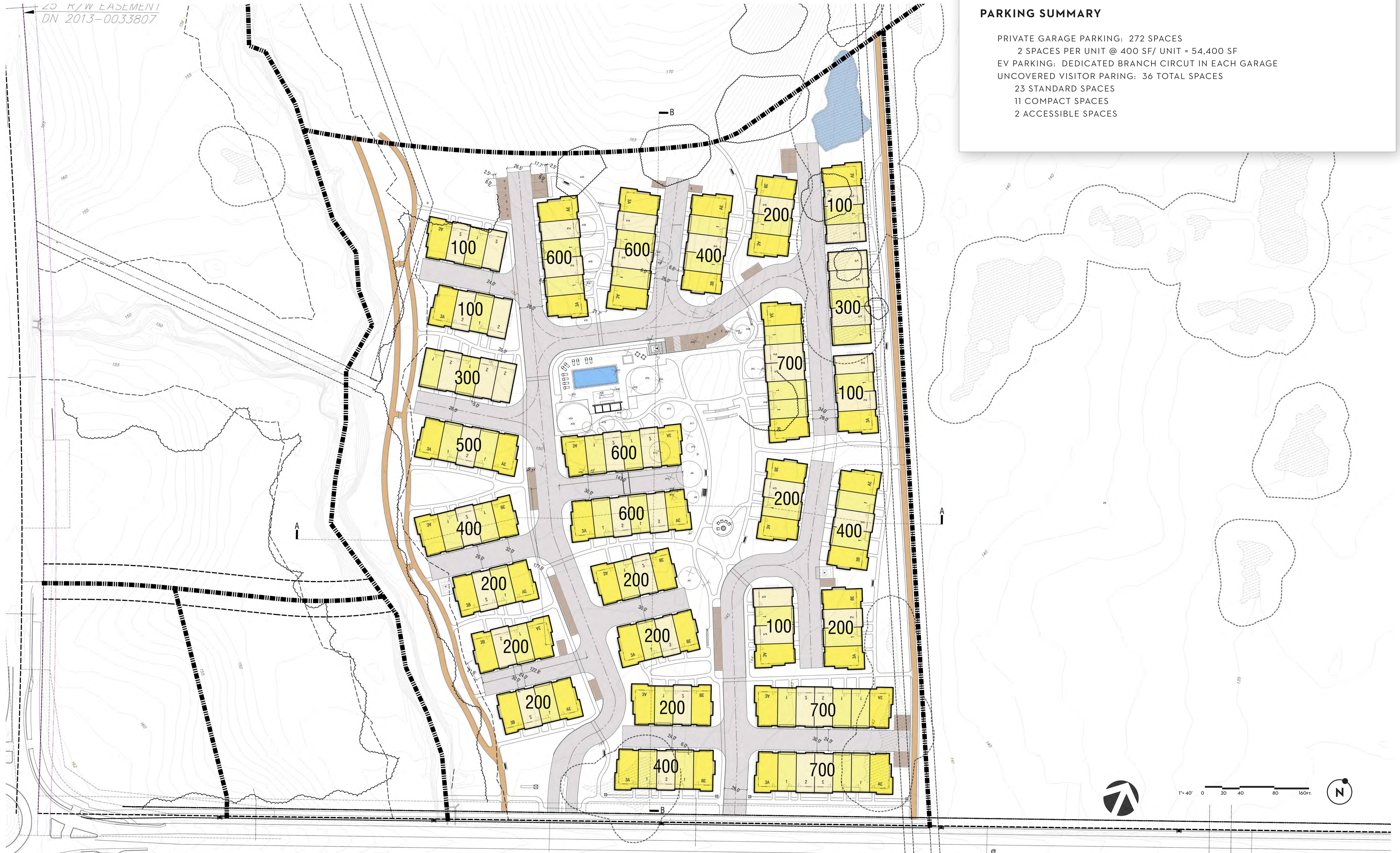
PEDESTRIAN POLE



STREET POLE



WALL MOUNTED





2

3

5

5

4

3

4

6



1.1 - SMOOTH FINISH STUCCO
EXTRA WHITE SW 7006



1.2 - SMOOTH FIBER CEMENT
SIDING CHELSEA GRAY SW
2850



1.3 - SMOOTH FIBER CEMENT
SIDING CYBERSPACE SW 7076



1.4 - FRENCH DOORS AND
POSTS CLASSIC FRENCH
GRAY SW 0077



1.5 - FRONT DOORS RAILING
TRICORN BLACK SW 6258



1.6 - COMPOSITION ROOF
STONE GRAY



DARK VINYL WINDOW

SCHEME 1



2.1 - SMOOTH FINISH STUCCO
PURE WHITE



2.2 - SMOOTH FIBER CEMENT
SIDING ROYCROFT MIST GR
SW 2844



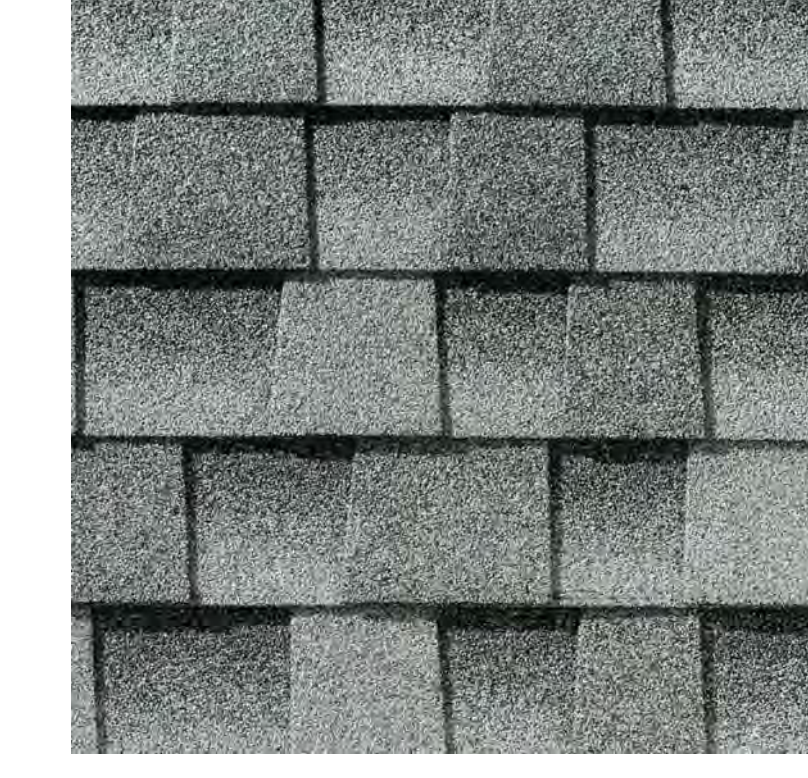
2.3 - SMOOTH CEMENT SIDING
GRIZZLE GRAY SW 7068



2.4 - FRENCH DOORS AND
POSTS FELTED WOOL SW 9171



2.5 - FRONT DOORS RAILING
CAVIAR SW 6990



2.6 - COMPOSITION ROOF
BIRCHWOOD



GLASS GUARDRAIL

SCHEME 2