



RIVERSIDE COUNTY PLANNING DEPARTMENT

John Hildebrand
Planning Director

DEVELOPMENT ADVISORY COMMITTEE (DAC) TRANSMITTAL FORM

PROJECT / CASE NUMBER(S): PPT240008

PLANNER NAME and CONTACTS (phone / email): JOSE MERLAN, 951.955.0314, JMERLAN@RIVCO.ORG

DISTRICT No.: 2 SUBMITTAL No.: 1 BLUEBEAM ID (if already assigned): 419-993-960

BLUEBEAM FILES LOCATION (add hyperlink or server path): Y:\Planning Case Files-Riverside office\PPT240008\Exhibits & Pictures+

REQUESTED DAC DATE (e.g. July 13, 2023): March 21, 2023

DAC TYPE (check one): Meeting Internal

PLANNING DEPARTMENT OFFICE LOCATION (Check one):

- RIVERSIDE OFFICE PO Box 1409, Riverside, 92502-1409 PALM DESERT OFFICE 77-588 El Duna Court, Suite "H," Palm Desert, CA 92211

DISTRIBUTION LIST (Check all that apply and/or fill in under "Other:")

- 01 - Planning 04 - Biology 07 - WQMP 08 - Development Review
 02 - Geology 05 - Cultural Transportation: 09 - Traffic Study 10 - Landscaping
 03 - Paleontology 06 - Parks, Open Space and Trails 11 - Grading
 12 - Building/Safety: Plan Check
Environmental Health: 13 - Riverside 14 - Palm Desert 18 - Flood Control
Fire: 15 - Riverside 16 - Palm Desert 17 - Idyllwild 19 - Waste Resources Management

34 - Board of Supervisors: Supervisor Jeffries 35 - Planning Commission: Commissioner Awad

Other (Fill in name(s) of agencies and/or entities): WMWD, SCE, SCG, City of Corona

PROJECT STRIP (Fill in below):

PLOT PLAN NO. 240008 (PPT240008), FOUNDATIONAL GENERAL PLAN AMENDMENT(FGPA240008) AND CHANGE OF ZONE NO. 2400008 (CZ2400008)— Applicant: Craig Morris, MCP Industries Inc.— Second Supervisorial District – Glen Ivy Area – Temescal Canyon Area Plan – Community Development: Commercial Tourist (CD:CT) – Design Theme Policy Area – Location: 23835 Temescal Canyon Road northeast of Lawson Rd., west of Temescal Canyon Rd. – 29.22 acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: PPT240008 is a proposal to build a 350-unit multifamily complex on 11.67 net acres. The buildings will total approximately 459,521 square feet including patios, garages, common areas and stairs & corridors in 4 levels of residential tuck under stack flats (3 buildings) and 2 story carriage buildings (5 buildings). FGPA240008 is a request to change the foundational component GPA from Rural Community – Estate Density Residential (RC-HHDR) to Community Development – Highest Density Residential (CD:HHDR) for Temescal Residential project. CZ2400008 is a request to change the zoning classification from Residential Agricultural (R-A-2 ½) to Highest Density Residential (R-7). Related projects TTM38895. APNs:283-260-020, 283-180-001, 283-180-002, 283-180-020, 283-180-021. – Project Planner: Jose Merlan at 951-955-0314 or email at jmerlan@rivco.org

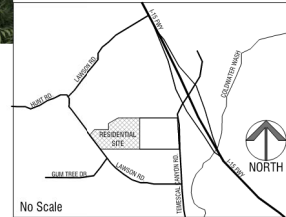




AGENCY SUBMITTAL
Riverside County, CA
February 5, 2024

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Vicinity Map Plan



Project Team

APPLICANT / OWNER
MCP Industries Inc.
4350 VON KARMAN AVE., STE 200
NEWPORT BEACH, CA 92660
Contact: Craig Morris (949) 544-3539
Mark Freed (619) 838-9963

RESIDENTIAL ARCHITECT
ARCHITECTS ORANGE
144 N. Orange Street
Orange, CA 92666
(714) 639-9860
Contact: Serafin Maranan

LANDSCAPE ARCHITECT
Ridge Landscape Architects
8841 Research Drive, Suite 200
Irvine, CA 92618
949.387.1323
Contact: Travis Ebert/Jiao Yang

CIVIL ENGINEER
KIMLEY HORN
1100 W Town and Country, Suite 700
Irvine, CA 92618
714.406-0562
Contact: Nikki Kerri

PLANNING / TRANSPORTATION
LLG
2 Executive Circle, Ste-250
Irvine, CA 92614
949.825-6175
Contact: Kell Maberry

DRY UTILITY CONSULTANT
DUJEX
105 N. Olive St.
Orange, CA 92666
(714) 227-9280
Contact: Alvin Alvarez
alvin@dujexperts.com

TEMESCAL RESIDENTIAL

COUNTY OF RIVERSIDE, CA.

PAR230012

COVER SHEET

G1.0

DATE: 2-5-2024
JOB NO.: 2023-021

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



CASE: FP1240008
EXHIBIT: Plan Set
DATE: 3-21-2024
PLANNER: J. Morlett



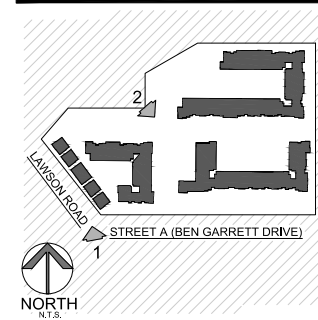


VIEW FROM LAWSON ROAD LOOKING NORTHWEST 1



VIEW OF MAIN STREET INTERSECTION & BLDG B'S POOL / CLUB / LEASING AREA 2

KEY MAP



Monday, February 05, 2024 9:50:32 AM
R:\2023\2024001\MISSION CLAY - TEMESCAL CYN - CONCEPTUAL PERSPECTIVE\DWG

TEMESCAL RESIDENTIAL

COUNTY OF RIVERSIDE, CA.

PAR230012

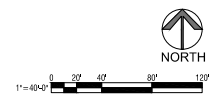
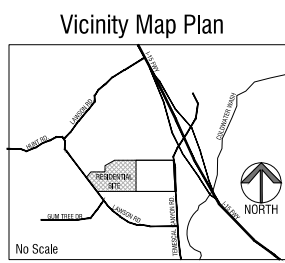
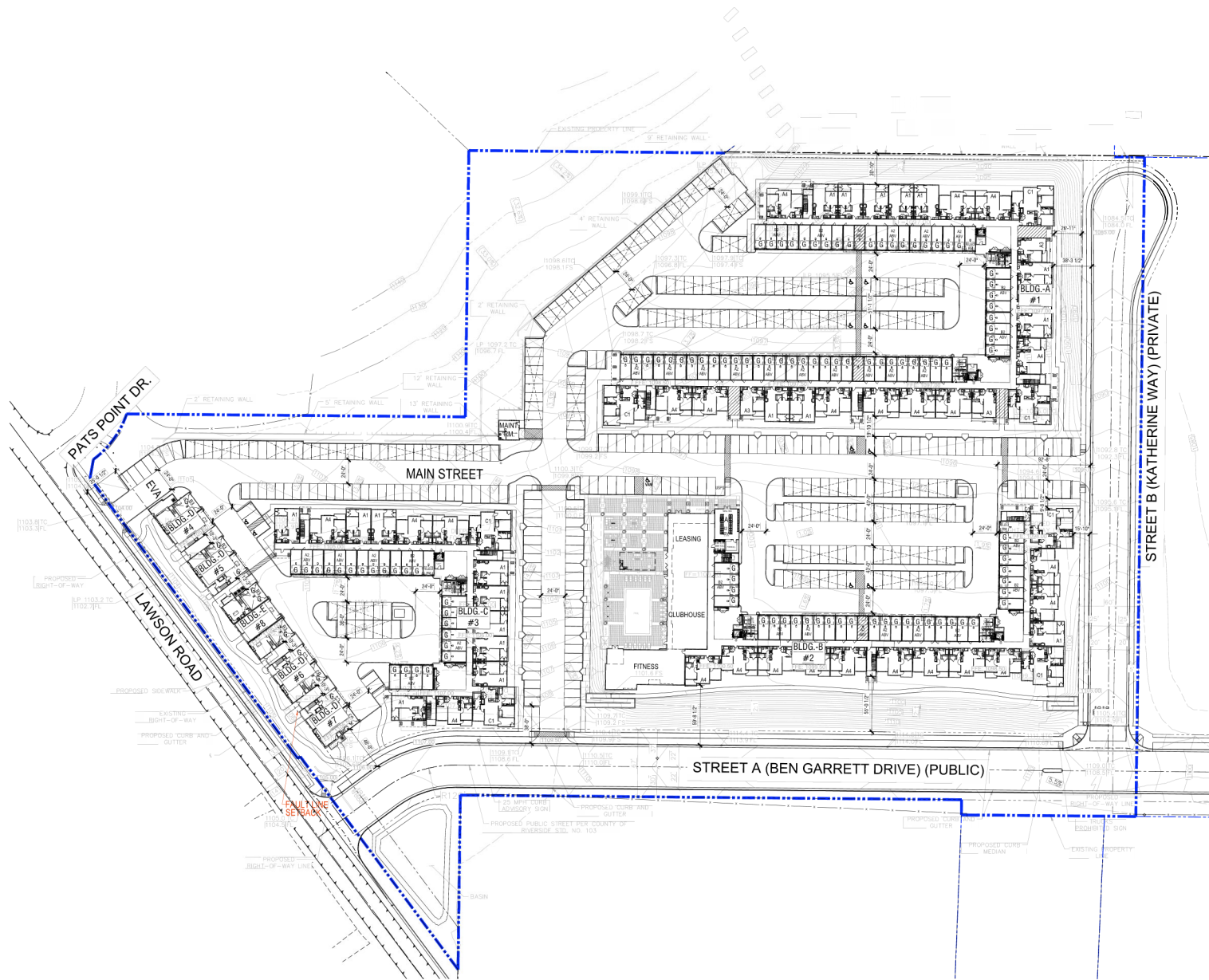
CONCEPTUAL PERSPECTIVE

A1.1

DATE: 2-5-2024
JOB NO.: 2023-021

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860





TEMESCAL RESIDENTIAL

COUNTY OF RIVERSIDE, CA. PAR230012

CONCEPTUAL SITE PLAN

A1.2.1

DATE: 2-5-2024
JOB NO.: 2023-021

AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



MATERIAL / COLOR LEGEND

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFABRICATED BRACKET / CORBEL
- 3 DECORATIVE GABLE VENT
- 4 LIGHT SAND FINISH STUCCO
- 5 LAP SIDING
- 6 BOARD AND BATTEN SIDING
- 7 STONE VENER
- 8 FOAM TRIM
- 9 VINYL WINDOWS
- 10 METAL RAILING
- 11 PREFABRICATED COLUMN / TRELLIS
- 12 ALUMINUM STOREFRONT / FOLDING DOORS
- 13 SECTIONAL GARAGE DOOR

FOR FURTHER INFORMATION NOT SHOWN HERE, REFER TO SHEET A4.0 FOR THE COLOR AND MATERIAL BOARD



EAST ELEVATION 1

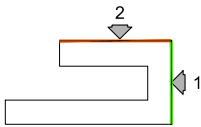
3/32"=1'-0"



NORTH ELEVATION 2

3/32"=1'-0"

KEY MAP-A



TEMESCAL RESIDENTIAL

COUNTY OF RIVERSIDE, CA.

PAR230012

CONCEPTUAL BUILDING ELEVATIONS - BUILDING A

A2.5

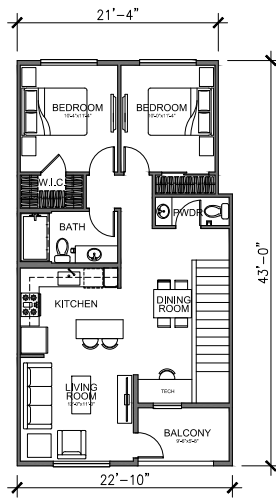
DATE: 2-5-2024
JOB NO.: 2023-021

AO ARCHITECTS

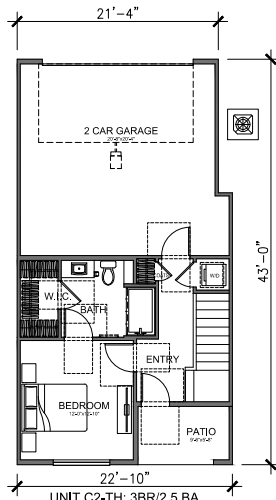
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



Monday, February 05, 2024 9:59:19 AM
R:\2023\2023-02\11\MISSION CLAY - TEMESCAL CYN - CONCEPTUAL UNIT PLANS.DWG

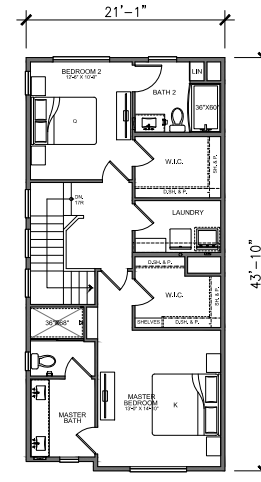


SECOND FLOOR

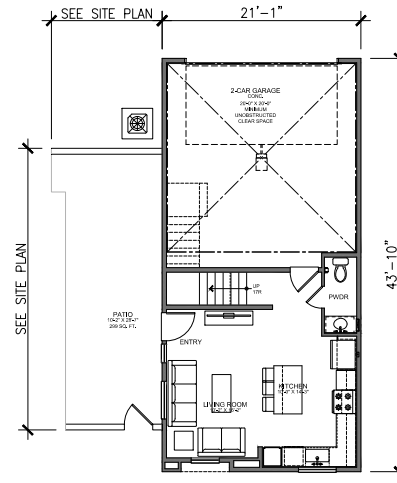


UNIT C2-TH: 3BR/2.5 BA
LEVEL 1 AREA: 444 SQ. FT.
LEVEL 2 AREA: 839 SQ. FT.
TOTAL AREA: 1,283 SQ. FT.
PATIO AREA: 55 SQ. FT.
BALCONY AREA: 55 SQ. FT.
QUANTITY:

FIRST FLOOR

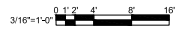


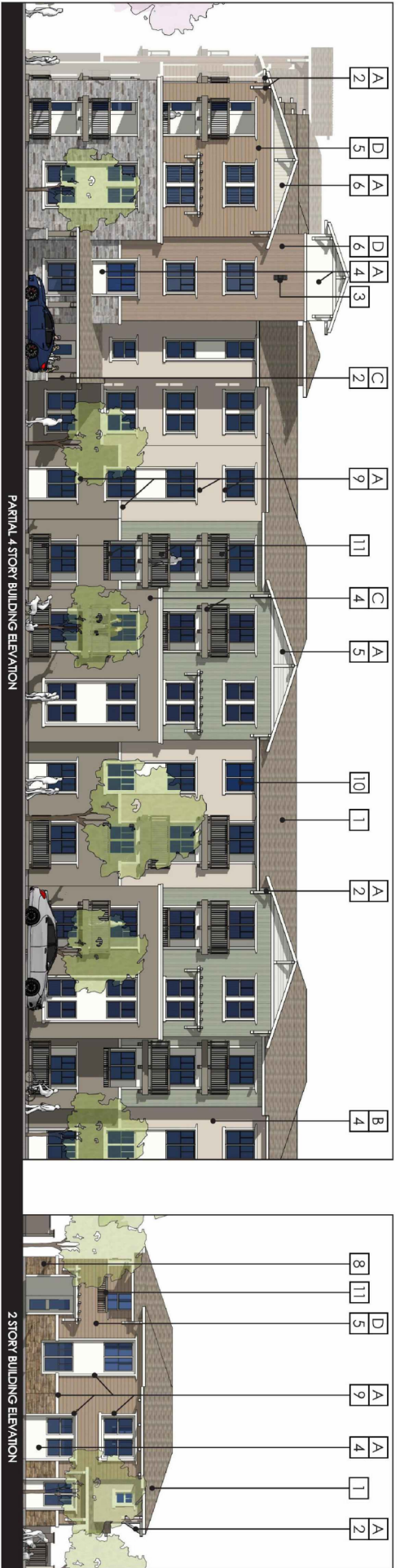
SECOND FLOOR



UNIT B3-TH: 2BR/2.5 BA
LEVEL 1 AREA: 455 SQ. FT.
LEVEL 2 AREA: 850 SQ. FT.
TOTAL AREA: 1,306 SQ. FT.
PATIO AREA: 299 SQ. FT.
BALCONY AREA:
QUANTITY:

FIRST FLOOR





- A SHERWIN WILLIAMS
AESTHETIC WHITE SW7035
- B SHERWIN WILLIAMS
ANEW GRAY SW7030
- C SHERWIN WILLIAMS
ANONTWOUS SW7046
- D SHERWIN WILLIAMS
UHAUFIA SW9086
- E SHERWIN WILLIAMS
COASTAL FLAIN SW6192

- 1 ASPHALT SHINGLE ROOFING
- 2 PREFABRICATED BRACKETS TO MATCH PAINT SPECS
- 3 DECORATIVE GABLE VENT
- 4 LIGHT SAND FINISH STUCCO TO MATCH PAINT SPECS
- 5 HORIZONTAL LAP SIDING TO MATCH PAINT SPECS
- 6 VERTICAL BOARD AND BATTEN SIDING TO MATCH PAINT SPECS
- 7 STONE VENEER

- 8 STONE VENEER
- 9 FOAM TRIM SHAPES AND SIZES WILL VARY TO MATCH PAINT SPECS
- 10 VINYL WINDOWS
- 11 METAL RAILING TO MATCH PAINT SPEC C
- 12 ALUMINUM STOREFRONT SYSTEM TO MATCH PAINT SPEC A OR EQUIVALENT (NOT PRESENT ON ABOVE ELEVATION)
- 13 SECTIONAL GARAGE DOORS (NOT PRESENT ON ABOVE ELEVATION)

MATERIAL & COLOR BOARD

A7.1

TEMESCAL RESIDENTIAL

COUNTY OF RIVERSIDE, CA.

PAR230012

DATE: 2-5-2024
JOB NO.: 2023-021
AO ARCHITECTS
144 NORTH ORANGE ST., ORANGE, CA 92866
(714) 639-9860



UTILITY PURVEYORS

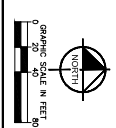
| UTILITIES | CONTACT | ADDRESS | PHONE |
|-------------------------|-------------------------|---|----------------|
| TEMSCAL WATER DISTRICT | TEMSCAL WATER DISTRICT | 1000 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688 | (925) 277-4444 |
| SOUTHERN CALIFORNIA GAS | SOUTHERN CALIFORNIA GAS | 1000 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688 | (800) 455-4555 |
| SOUTHERN CALIFORNIA GAS | SOUTHERN CALIFORNIA GAS | 1000 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688 | (800) 288-2000 |
| UNIFIED SCHOOL DISTRICT | UNIFIED SCHOOL DISTRICT | 1000 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688 | (925) 955-1200 |

NOTE

- ALL UTILITY SIZES & MATERIALS ARE PRELIMINARY. FINAL PIPE SIZES TO BE DETERMINED PER JURISDICTIONAL REQUIREMENTS.
- TO COMPLY WITH THE COUNTY'S WATER QUALITY MANAGEMENT PLAN, RESTRICTIONS IN THE FORM OF ADDITIONAL RESTRICTIONS WILL BE IMPLEMENTED TO MEET THE 85% PERCENTILE STORM EVENT PERFORMANCE OF THE PROPOSED DEVELOPMENT.

FLOOD ZONE

AS SHOWN ON THE FLOOD ZONE 'X' OF FLOOD INSURANCE RATE MAP DATED 05/14/2019 AND REVISIONS.



| NO. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
| | | | |

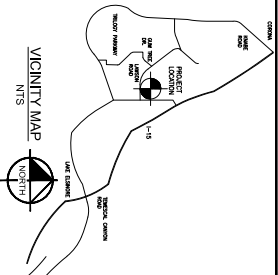
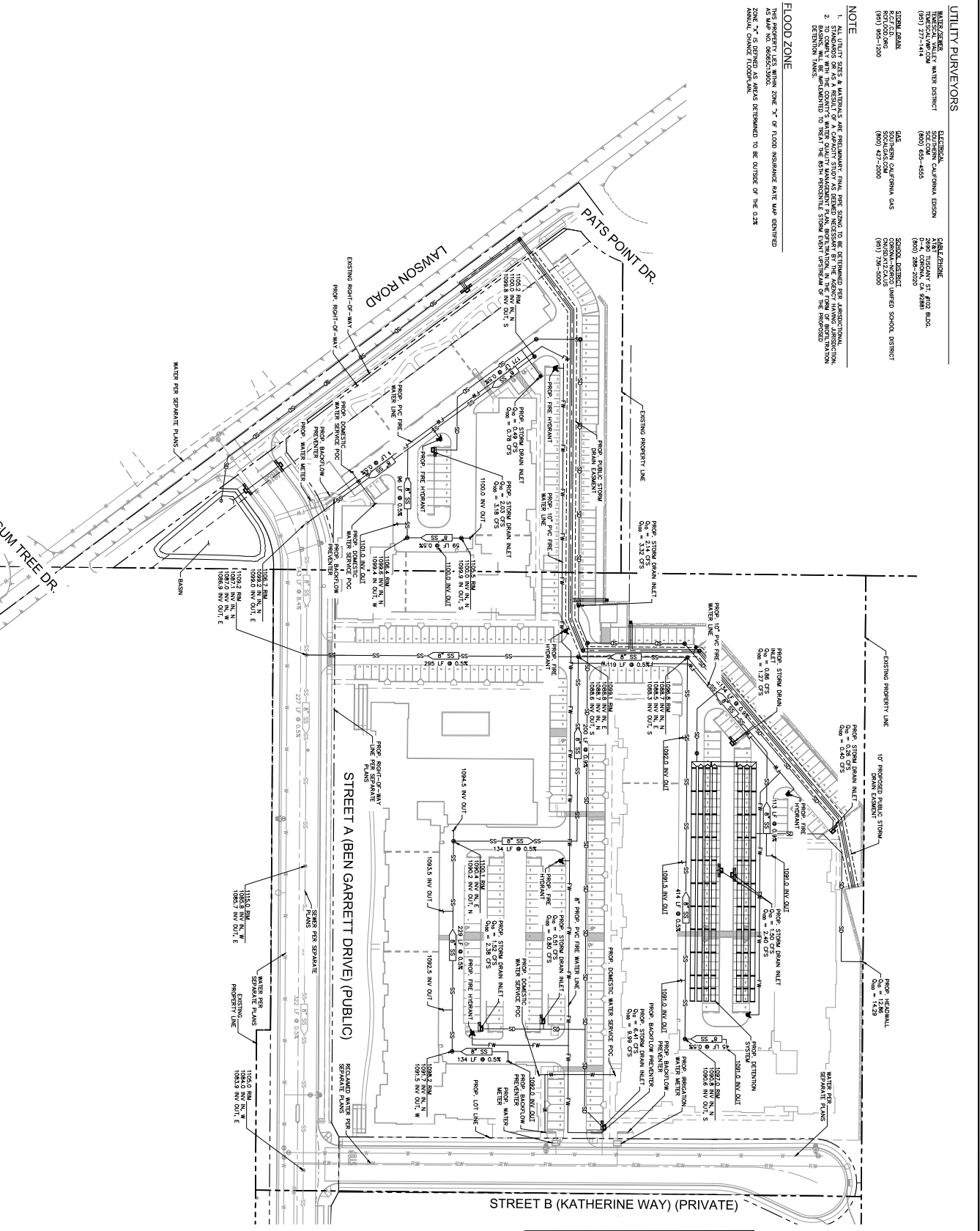
Kimley-Horn
 3024 KALETH-HORN AND ASSOCIATES, INC.
 1100 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688
 PHONE: 714.961.1100 FAX: 925.438.4888
 WWW.KIMLEY-HORN.COM

| | |
|--------------|----------------------|
| PROJECT NO. | 215/2024 |
| DATE | 2/5/2024 |
| SCALE | AS SHOWN |
| PROJECT NAME | TEMESCAL RESIDENTIAL |
| CITY | RIVERSIDE COUNTY |
| COUNTY | CALIFORNIA |

TEMESCAL RESIDENTIAL

CONCEPTUAL UTILITY PLAN

SHEET NUMBER
2 OF 2



LEGEND

- PROPERTY LINE
- PROPOSED CENTER LINE
- PROPOSED RIGHT-OF-WAY LINE
- PROPOSED EASEMENT OR SETBACK LINE
- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED STORM DRAIN LINE
- EXISTING STORM DRAIN LINE
- PROPOSED RECYCLED WATER LINE
- EXISTING RECYCLED WATER LINE
- EXISTING END OF PAVEMENT LINE
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED DRYWELL
- PROPOSED DRAIN ROAD
- PROPOSED BACKFLOW PREVENTER
- PROPOSED GATE INLET
- PROPOSED CURB INLET
- PROPOSED PARKWAY DRAIN

NOTE TO CONTRACTOR

PRECISE LOCATION OF EXISTING GAS LINE ON PROJECT VARIED IN FIELD.

PROJECT INFORMATION

PROJECT DESCRIPTION: MULTIFAMILY APARTMENT DEVELOPMENT IN TEMESCAL CANYON, CA.

OWNER: 1000 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688

ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC., 3024 KALETH-HORN AND ASSOCIATES, INC., 1100 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688

PREPARED FOR: KIMLEY-HORN AND ASSOCIATES, INC., 3024 KALETH-HORN AND ASSOCIATES, INC., 1100 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC., 3024 KALETH-HORN AND ASSOCIATES, INC., 1100 TOWN AND COUNTRY RD SUITE 700, OAKLAND, CA 94688

DATE: 02/05/2024

PROJECT INFORMATION: 2024 KIMLEY-HORN AND ASSOCIATES, INC.

ASSASSIN'S PARCEL NUMBER: 283868020, 283868031

GROSS PROJECT AREA: 1,230 ACRES

NET PROJECT AREA: 1,230 ACRES

PROJECT INFORMATION: 2024 KIMLEY-HORN AND ASSOCIATES, INC.



- LEGEND**
- 1 DROUGHT-TOLERANT PLANTING
 - 2 ACCENT TREES
 - 3 SCREENING TREES
 - 4 PARKING SHADE TREES
 - 5 STREET TREES
 - 6 PUBLIC SIDEWALK
 - 7 PARKWAY LANDSCAPE
 - 8 RIGHT-OF-WAY LINE
 - 9 PROPERTY LINE
 - 10 TRANSFORMER
 - 11 NATURAL GRAY CONCRETE WALKWAY
 - 12 MEANDERING WALK
 - 13 CARPORT
 - 14 OUTDOOR POOL AREA
 - 15 RETAINING WALLS
 - 16 BIO-RETENTION BASIN

PROPOSED PLANT PALETTE

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE / FORM | HT X SPND | WATER | DESCRIPTION | DEFINABLE LANDSCAPE KEY | BIOPIC INVASIVE LIST |
|--------|------------------------|----------------------|-------------|-----------|-------|------------------------|-------------------------|----------------------|
| | BACCHONTHA POPULIFOLIA | BOTTLE BRUSH | 24" BOX | 81 X 5 SW | L | FEATHER TREE | N.A. | NO |
| | OSASIA LETHOPIA | GOLD MEDITATION TREE | 30" BOX | 81 X 4 SW | M | WINDMILL ENTRY | N.A. | NO |
| | LEUCISTODENDRA NUMIDA | MARSH CREEP WATTLE | 30" BOX | 81 X 5 SW | M | PERISTYLE ENTRY WALL | N.A. | NO |
| | PLATANUS ACERIFOLIA | MEXICO STAGHORE | 24" BOX | 81 X 5 SW | M | CECIDIUM | W | NO |
| | QUERCUS AGROPHOLIA | COAST LIVE OAK | 24" BOX | 71 X 5 SW | L | NATIVE | - | NO |
| | RHUS LANCEA | AMERICAN SUMAC | 24" BOX | 81 X 5 SW | L | SPREADING PANICUM AREA | N | NO |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER | DESCRIPTION | DEFINABLE LANDSCAPE KEY | BIOPIC INVASIVE LIST |
|--------|------------------------|----------------|-------|----------|-------|-------------|-------------------------|----------------------|
| | ELAEAGNUS PARVENS | SILVER BERRY | 5 GAL | 4' X 0 C | L | FLORING | W | NO |
| | RHYNCHOPSIS SABELLATA | YACONO BUSH | 5 GAL | 4' X 0 C | M | LARGE SHrub | N | NO |
| | LEUCOPHYLLUM F. GREENE | TEXAS BAMBER | 5 GAL | 6' X 0 C | L | LARGE | W | NO |
| | RHAMNUS C. MONDRIAN | COFFEEBERRY | 5 GAL | 4' X 0 C | L | LARGE SHrub | W | NO |
| | WESTERNIA ENTULCOA | COAST ROSEMARY | 5 GAL | 4' X 0 C | L | LARGE | W | NO |

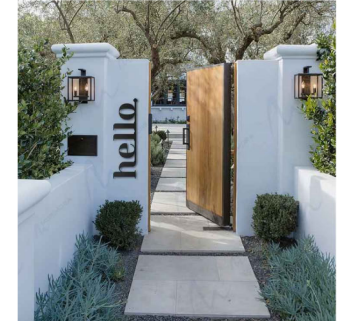
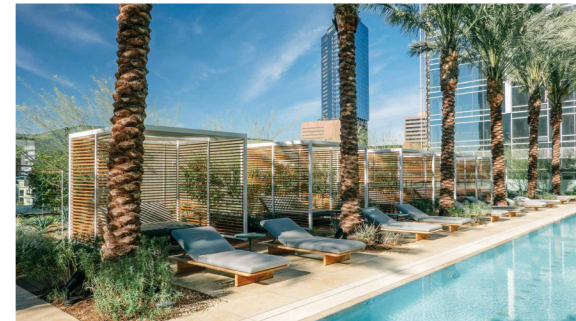
| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER | DESCRIPTION | DEFINABLE LANDSCAPE KEY | BIOPIC INVASIVE LIST |
|--------|-------------------------|--------------------------|-------|----------|-------|-------------|-------------------------|----------------------|
| | ADAMIS ATTENUATA | BLUE FLAME ADAMIS | 5 GAL | 3' X 0 C | L | BI-CULENT | W | NO |
| | BACCHONTHA POPULIFOLIA | THIN BRUSH | 5 GAL | 4' X 0 C | L | NATIVE MASS | X | NO |
| | CALISTEMON LITTLE PANKE | LITTLE JOHN BOTTLE BRUSH | 5 GAL | 3' X 0 C | L | MUSCADO | N.A. | NO |
| | MOLLEBRONIA RUBENS | DEER GRASS | 1 GAL | 3' X 0 C | L | ORNSHENTAL | N.A. | NO |
| | RHYNCHOPSIS MONA CLARK | NONNAN HANDBUSH | 5 GAL | 3' X 0 C | L | FLOWERING | N | NO |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER | DESCRIPTION | DEFINABLE LANDSCAPE KEY | BIOPIC INVASIVE LIST |
|--------|-----------------------|--------------------|-------|----------|-------|---------------|-------------------------|----------------------|
| | ALOE STYLATA | COYAL ALOE | 1 GAL | 2' X 0 C | L | BI-CULENT | W | NO |
| | QUERCUS MACROCARPA | GREEN CORKBARK OAK | 5 GAL | 3' X 0 C | M | FLORING | N | NO |
| | CORNUS KIMBI | CHEERING CORNUS | 1 GAL | 3' X 0 C | M | ORNSHENTAL | W | NO |
| | DANIELA LITTLE BEV | LITTLE BEV TALLLY | 1 GAL | 2' X 0 C | L | STRIPPY ACENT | N.A. | NO |
| | HEPHERALOE PARVIFOLIA | HEPHERALOE | 1 GAL | 3' X 0 C | L | STRIPPY ACENT | W | NO |
| | WESTERNIA COW HORN | COAST | 1 GAL | 3' X 0 C | L | FRONDRING | W | NO |
| | SINENO HANDBUSH | BLUE CHALK STICKS | PLANT | 1' X 0 C | L | BI-CULENT | N.A. | NO |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER | DESCRIPTION | DEFINABLE LANDSCAPE KEY | BIOPIC INVASIVE LIST |
|--------|----------------|-------------|-------|----------|-------|---------------|-------------------------|----------------------|
| | JUNCUS ACUTIS | SPRY RUSH | 1 GAL | 1' X 0 C | L | BIOWALL GRASS | - | NO |

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | WATER | DESCRIPTION | DEFINABLE LANDSCAPE KEY | BIOPIC INVASIVE LIST |
|--------|-------------------------|------------------------|-------|----------|-------|-------------|-------------------------|----------------------|
| | DISTRICHIS BUCHONIFOLIA | BLOODROOT TRUMPET VINE | 1 GAL | 1' X 0 C | L | FLOWERING | N | NO |

WATER USE BY:
 1. LOW WATER USE: 1.5 GAL WATER USE PER WEEK
 2. MEDIUM WATER USE: 3.0 GAL WATER USE PER WEEK
 3. HIGH WATER USE: 4.5 GAL WATER USE PER WEEK
 4. VERY HIGH WATER USE: 6.0 GAL WATER USE PER WEEK
 5. UNUSUAL WATER USE: 7.5 GAL WATER USE PER WEEK
 6. UNUSUAL WATER USE: 9.0 GAL WATER USE PER WEEK
 7. UNUSUAL WATER USE: 10.5 GAL WATER USE PER WEEK
 8. UNUSUAL WATER USE: 12.0 GAL WATER USE PER WEEK
 9. UNUSUAL WATER USE: 13.5 GAL WATER USE PER WEEK
 10. UNUSUAL WATER USE: 15.0 GAL WATER USE PER WEEK
 11. UNUSUAL WATER USE: 16.5 GAL WATER USE PER WEEK
 12. UNUSUAL WATER USE: 18.0 GAL WATER USE PER WEEK
 13. UNUSUAL WATER USE: 19.5 GAL WATER USE PER WEEK
 14. UNUSUAL WATER USE: 21.0 GAL WATER USE PER WEEK
 15. UNUSUAL WATER USE: 22.5 GAL WATER USE PER WEEK
 16. UNUSUAL WATER USE: 24.0 GAL WATER USE PER WEEK
 17. UNUSUAL WATER USE: 25.5 GAL WATER USE PER WEEK
 18. UNUSUAL WATER USE: 27.0 GAL WATER USE PER WEEK
 19. UNUSUAL WATER USE: 28.5 GAL WATER USE PER WEEK
 20. UNUSUAL WATER USE: 30.0 GAL WATER USE PER WEEK



LEGEND

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|---|---|--|---|
| <p>1 PUBLIC ARRIVAL PLAZA WITH BOSQUE OF TREES IN ORNAMENTAL TREE GRATES</p> <p>2 PUBLIC LOUNGE AREA</p> <ul style="list-style-type: none"> • FIRE ELEMENT WITH SEATING • PING PONG TABLE • SOFT SEATING AND COFFEE TABLE • RECTILINEAR CANTILEVERED SHADE ELEMENTS <p>3 24' X 44' POOL</p> <p>4 POOL FENCE AND GATES</p> | <p>5 CANTILEVERED UMBRELLAS WITH DINNING TABLE SET BELOW</p> <p>6 5' HT SCREEN WALL WITH STUCCO FINISH TO MATCH BUILDING</p> <p>7 LOUNGE CHAIRS</p> <p>8 TABLES AND CHAIRS</p> <p>9 CABANA</p> <p>10 POOL EQUIPMENT ENCLOSURE</p> | <p>11 SHADE STRUCTURE WITH</p> <ul style="list-style-type: none"> • MEDIA WALL • BAR-BE-QUE COUNTER • DINING TABLES • SOFT SEATING • COFFEE TABLE <p>12 LINEAR CONCRETE PAVERS WITH CONCRETE BAND</p> <p>13 NATURAL GRAY CONCRETE PAVING</p> <p>14 PLANT CONTAINER</p> <p>15 DROUGHT TOLERANCE PLANTS</p> | <p>16 ACCENT TREES</p> <p>17 PARKING TREES</p> <p>18 SCREEN TREES</p> |
|---|---|--|---|