

DO NOT SCALE DRAWINGS  
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**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

|   |            |                |
|---|------------|----------------|
| 3 | 02-17-2021 | PLANNING REV 3 |
| 2 | 10-27-2020 | PLANNING REV 2 |
| 1 | 07-23-2020 | PLANNING REV 1 |

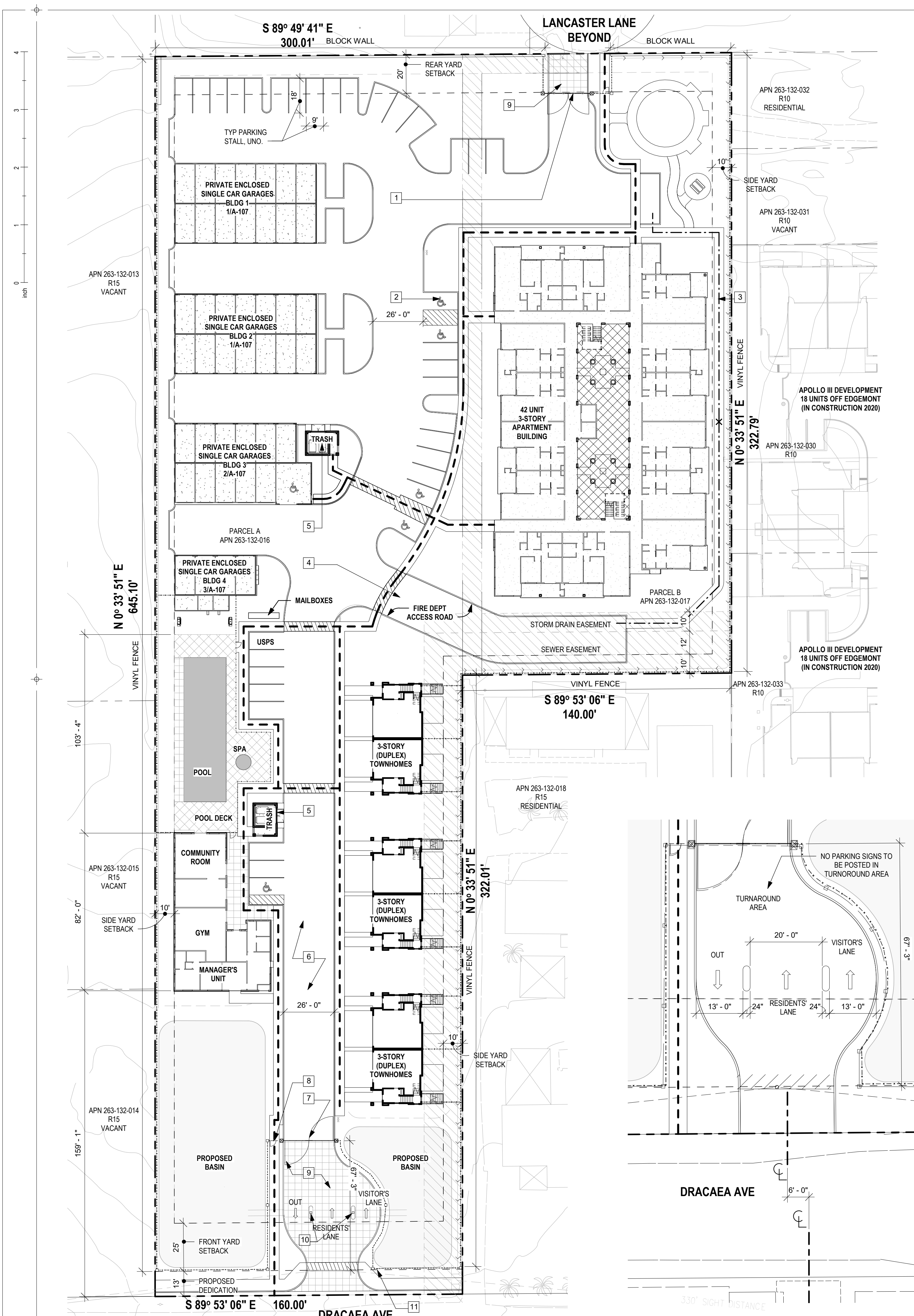
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| REVISION SCHEDULE   |                |       |
| Project No:         | Project Number |       |
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| Checked:            | Checker        |       |
| Revision:           |                | 3     |
| Sheet Name:         |                |       |

**SITE PLAN**

Scale: As indicated  
Sheet No:

**A-001**

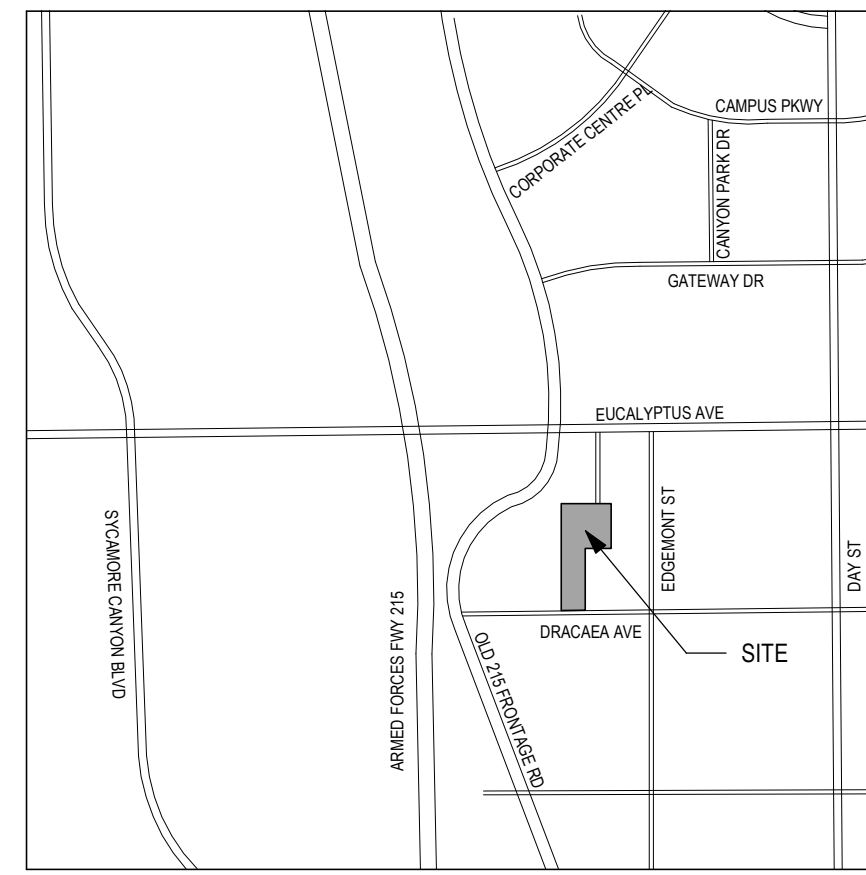
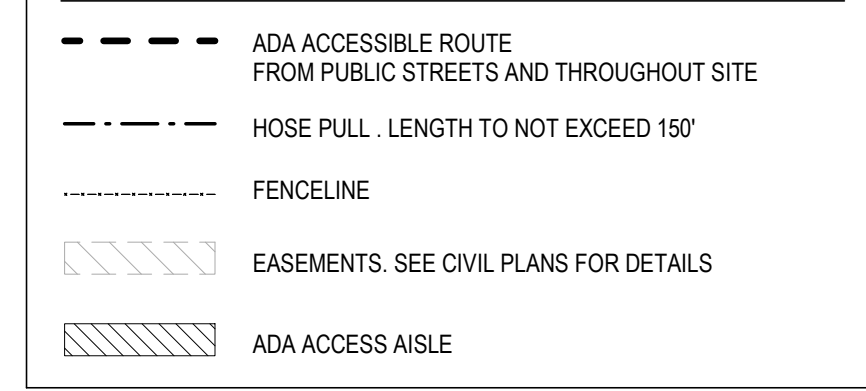
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**SITE PLAN NOTES**

- FIRE DEPARTMENT ACCESS ONLY. PROVIDE SWING GATE WITH KNOX BOX. GATES SHALL BE EQUIPPED TO OPEN BY EMERGENCY VEHICLES ACTIVATING THE LIGHT BARS AND/OR SIREN.
- TYPICAL ADA COMPLIANT SPACES. ADA PARKING SPACES ARE DISTRIBUTED THROUGHOUT SITE.
- FIRE DEPARTMENT ACCESS TO REAR OF BUILDING.
- 24' WIDE FIRE DEPARTMENT ACCESS ROAD
- TRASH ENCLOSURES. (2) TOTAL PER PLAN ON SHEET A-107.
- NEW PRIVATE STREET THROUGHOUT SITE, FROM DRACAEA TO LANCASTER LANE
- INGRESS/EGRESS GATES. GATES TO HAVE CARD/KEYPAD ACTIVATION AND AUTOMATIC CLOSERS. LOOP DETECTORS, OR ANOTHER DEVICE, SHALL BE INSTALLED WITHIN 1 TO 2 FEET OF THE GATE THAT ENSURES THE GATE TO REMAIN OPEN WHILE ANY VEHICLE IS IN THE QUEUE. GATE SHALL BE EQUIPPED TO OPEN BY EMERGENCY VEHICLES ACTIVATING THE LIGHT BARS AND/OR SIREN. SIGNAGE AND STRIPING TO BE PROVIDED IN FRONT OF GATE PER CITY STANDARDS.
- GATED PEDESTRIAN ENTRY. GATE TO HAVE CARD/KEYPAD ACTIVATION.
- INTEGRALLY COLORED STAMPED CONCRETE, COLOR TO BE DAVIS BROWN
- CARD/KEYPAD AND CALLBOX TO BE PROVIDED AT BOTH VISITOR AND RESIDENT LANES.
- PROVIDE ADDRESS NUMBERS ON SIGNAGE ATTACHED TO FENCE

**SITE LEGEND**



**VICINITY MAP**

**AREA CALCULATIONS**

**3-STORY APARTMENT BUILDING:**  
R-2 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, S13R  
 $I = [FIP - 0.25] / W30$   
 $I = [573.167 / 759.33 - 0.25] / 30.90 = 0.5$   
 $A_1 = [A_s + (NS \times I)] \times S_0$   
 $A_1 = [7,000 \text{ SF} + (7,000 \text{ SF} \times 0.5)] \times 2$   
 $A_1 = 21,000 \text{ SF}$

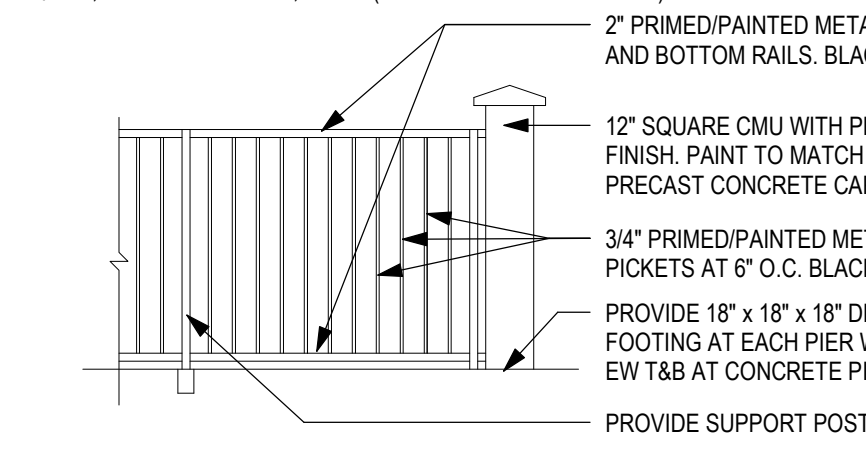
**PROPOSED AREA SEPARATION BREAKDOWN:**

| AREA    | ENCLOSED | EXTERIOR | TOTAL     |
|---------|----------|----------|-----------|
| AREA 1: | 9,175 SF | 3,653 SF | 12,827 SF |
| AREA 2: | 6,094 SF | 2,237 SF | 8,331 SF  |
| AREA 3: | 6,094 SF | 2,237 SF | 8,331 SF  |
| AREA 4: | 7,184 SF | 2,694 SF | 9,878 SF  |
| AREA 5: | 6,704 SF | 2,457 SF | 9,161 SF  |

**DUPLX TOWNHOUSES:**  
R-3 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, NFPA 13D  
 $A_1 = \text{UNLIMITED}$

**MANAGER/COMMUNITY:**  
R-3 & A-3 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, NS  
 $A_1 = 6,000 > \text{PROPOSED } 3,017 \text{ SF}$

**GARAGE BUILDINGS:**  
S-2 OCCUPANCY TYPE, TYPE V-B CONSTRUCTION, NS  
 $A_1 = 13,500 > \text{PROPOSED } 9,826 \text{ SF (ALL BUILDINGS TOGETHER)}$



**3 SITE FENCE ALONG DRACAEA AVE**  
Scale: 1/4" = 1'-0"

**SCOPE OF WORK**

THE EXISTING SITE IS COMPRISED OF TWO VACANT, NEVER DEVELOPED, PARCELS TOTALING 3.41 ACRES, ACCESSED FROM DRACAEA AVENUE ON THE SOUTH END OF THE SITE AND LANCASTER LANE ON THE NORTH END OF THE SITE. THE PROJECT IS COMPLETELY PRIVATELY FUNDED.

THE PROPOSED DEVELOPMENT IS TO CONSIST OF THE FOLLOWING:

- (42) UNIT, THREE STORY APARTMENT BUILDING WITH AN INTERIOR COURTYARD CONFIGURATION
- (6) UNIT THREE STORY TOWNHOME/APARTMENT UNITS
- (1) MANAGER'S SINGLE STORY APARTMENT UNIT WITH ATTACHED OFFICE SPACE (FOR APARTMENT RENTALS), COMMUNITY ROOM AND GYM
- (4) ENCLOSED SINGLE CAR GARAGES
- A POOL, SPA, AND VARIOUS OUTDOOR SPACES FOR RESIDENTS' USE
- ON-SITE PARKING
- ON-SITE RETENTION BASINS, OPEN-SPACE AND LANDSCAPED AREAS

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:  
THE WESTERLY RECTANGULAR 160 FEET OF LOT 25A OF EDMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:  
LOT 25A OF EDMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE(S) 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE WESTERLY 160 FEET THEREOF.

ALSO EXCEPTING THEREFROM THAT PORTION OF SAID LOT DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 25A ON THE NORTHERLY LINE OF DRACAEA AVENUE; THENCE WESTERLY ON THE NORTHERLY LINE OF DRACAEA AVENUE, 140 FEET; THENCE NORTHERLY AND PARALLEL WITH THE WESTERLY LINE OF SAID LOT, 322 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT, 140 FEET; THENCE SOUTHERLY ON THE EASTERLY LINE OF SAID LOT 322 FEET TO THE POINT OF BEGINNING

PARCEL B2:  
AN EASEMENT FOR ROAD PURPOSES OVER THE SOUTHERLY 13.78 FEET OF LOT 8 OF CLARKE EDMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 23, PAGE(S) 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPTING THEREFROM THE WESTERLY 195 FEET THEREOF.

APN: 263-132-016, 263-132-017

**AREA CALCULATIONS**

**GROSS SITE AREA:** 148,404 SF 3.41 ACRES

**GROSS BUILDING AREA:**

(1) 3-STORY APARTMENT BUILDING:  
FIRST FLOOR: 11,890 SF  
SECOND FLOOR: 11,681 SF  
THIRD FLOOR: 11,681 SF  
TOTAL: 35,252 SF

(3) DUPLX TOWNHOUSES:  
FIRST FLOOR: 1,336 SF  
SECOND FLOOR: 1,271 SF  
THIRD FLOOR: 1,336 SF  
TOTAL: 4,003 SF

(1) MANAGER/COMMUNITY: 3,017 SF

(1) GARAGE BUILDING 1: 906 SF  
(1) GARAGE BUILDING 2: 2,678 SF  
(1) GARAGE BUILDING 3: 3,121 SF  
(1) GARAGE BUILDING 4: 3,121 SF

**BUILDING COVERAGE:** 30,075 SF (20.27%) < 40%, THEREFORE OK

**COMMON OPEN SPACE:** APPROX. 16,000 SF > 49x300 = 14,700 SF, THEREFORE OK  
INCLUDES: SWIMMING POOL AND SPA, GYM, MULTI-PURPOSE ROOM, ACTIVITY ROOM, REC AREA, AND COURTYARD

**PRIVATE OPEN SPACE:**  
3-STORY BUILDING:  
(14) PRIVATE PATIOS @ 150 SF EA 2,100 SF  
(28) PRIVATE BALCONIES @ 100 SF EA 2,800 SF

DUPLX:  
(6) PRIVATE PATIOS @ 150 SF EA 900 SF  
MANAGER'S UNIT  
(1) PRIVATE PATIOS @ 150 SF EA 150 SF

**5,950 SF**

**TOTAL LANDSCAPE COVERAGE:** 57,700 SF (38.9%) > 35%, THEREFORE OK

**PARKING REQUIRED**

3-STORY BUILDING:  
(30) 1-BEDROOM UNIT @ 1.5 PER UNIT (1 COVERED)  
(12) 2-BEDROOM UNIT @ 2 PER UNIT (1 COVERED)  
GUESTS: 0.25 SPACES PER UNIT

**42 COVERED SPACES**  
**27 PARKING SPACES**  
**10.5 GUEST SPACES**

**PARKING PROVIDED**

(6) 2-CAR GARAGES  
(44) SINGLE CAR GARAGES  
(38) UNCOVERED PARKING SPACES  
**TOTAL PARKING: 82 PARKING SPACES**  
**+ (6) 2-CAR GARAGES**

INCLUDES:  
5 UNCOVERED HANDICAP SPACES  
1 HANDICAP SINGLE CAR GARAGE  
1 USPS PARKING SPACE

**UNIT BREAKDOWN**

(1) 3-STORY BUILDING:  
FIRST FLOOR:  
(10) 1-BEDROOM UNIT @ 742 SF  
(4) 2-BEDROOM UNIT @ 1,016 SF  
SECOND FLOOR:  
(10) 1-BEDROOM UNIT @ 742 SF  
(4) 2-BEDROOM UNIT @ 1,016 SF  
THIRD FLOOR:  
(10) 1-BEDROOM UNIT @ 742 SF  
(4) 2-BEDROOM UNIT @ 1,016 SF  
**TOTAL: (30) 1-BEDROOM UNITS**  
**(12) 2-BEDROOM UNITS**

(3) DUPLX:  
(2) 2-BEDROOM DUPLX UNITS @ 2,002 SF  
**TOTAL: (6) 2-BEDROOM DUPLX UNITS**

(1) MANAGER:  
(1) MANAGER UNIT @ 680 SF

**TOTAL UNITS ON SITE: 49 UNITS**

**PARKING REQUIRED:**  
44 COVERED SPACES  
27 PARKING SPACES  
11 GUEST SPACES  
**82 TOTAL**  
**+ (6) 2-CAR GARAGES**

**NOTE:** (5) ACCESSIBLE PARKING SPACES REQUIRED

**1 SITE PLAN**  
Scale: 1" = 30'-0"

**2 SITE ENTRY**  
Scale: 1/16" = 1'-0"

**3 SITE FENCE ALONG DRACAEA AVE**  
Scale: 1/4" = 1'-0"



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21644 DRACAEA AVENUE  
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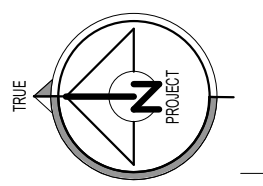
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| 3  | 02-17-2021 | PLANNING REV 3 |
| 2  | 10-27-2020 | PLANNING REV 2 |

| REVISION SCHEDULE   |                |
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| Checked:            | Checker        |
| Revision:           | 3              |
| Sheet Name:         |                |

**APARTMENT BUILDING FIRST FLOOR**

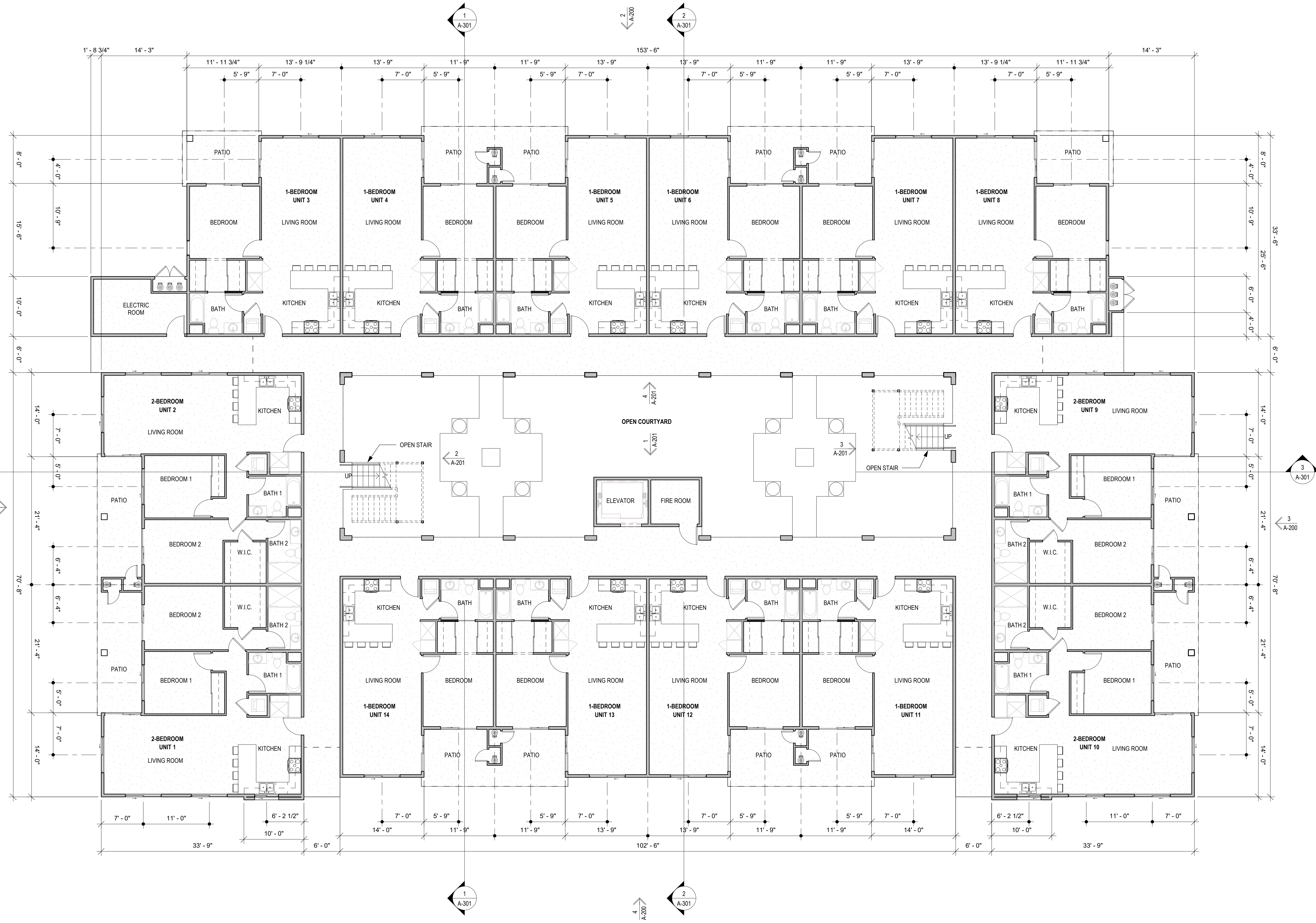
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**1 APARTMENT BUILDING FIRST FLOOR**  
Scale: 1/8" = 1'-0"



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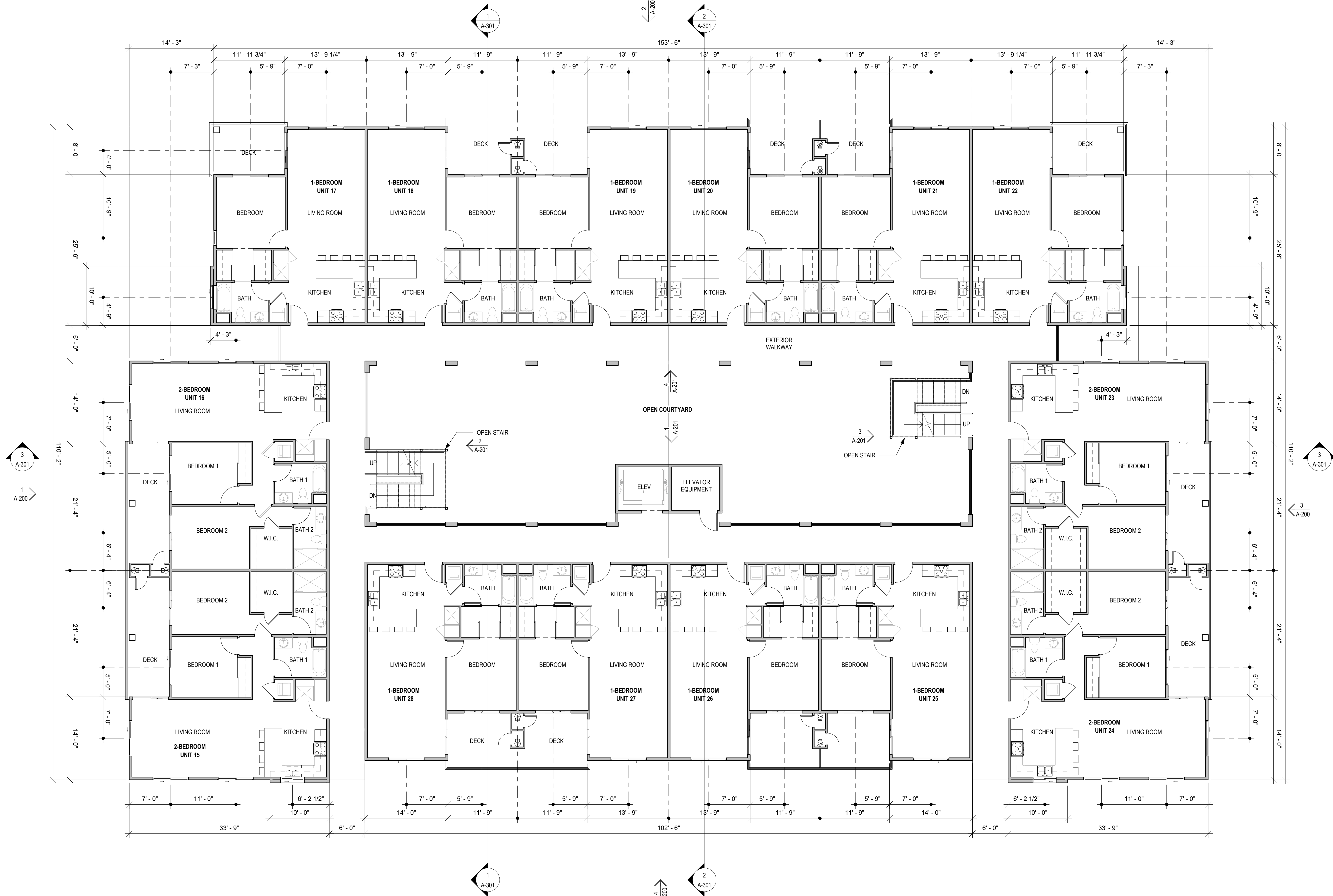
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Project Start Date: \_\_\_\_\_ Issue Date  
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Revision: \_\_\_\_\_ 3  
Sheet Name:

**APARTMENT  
BUILDING  
SECOND  
FLOOR**

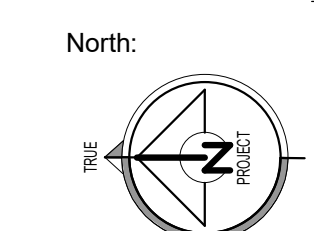
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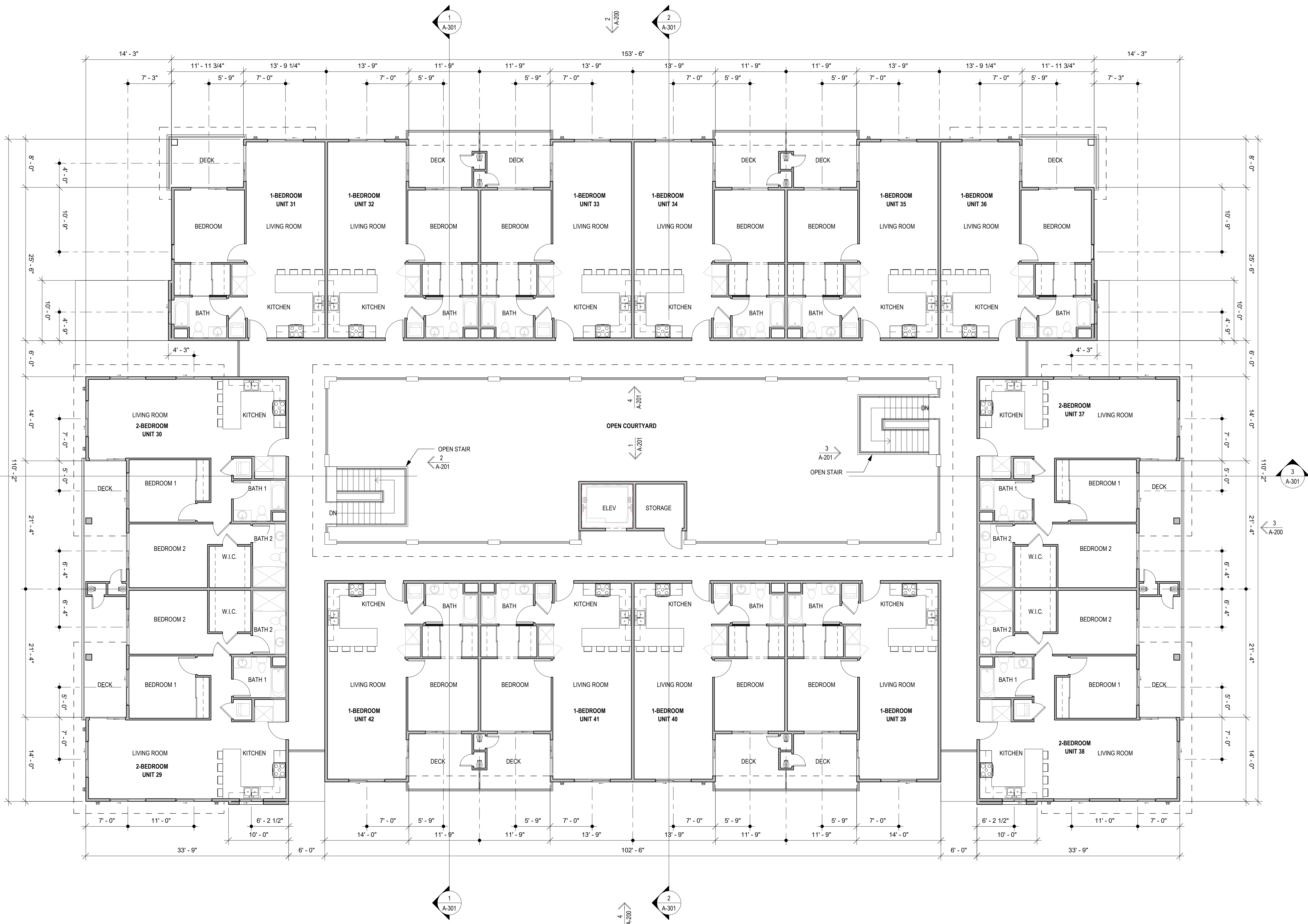
**1 APARTMENT BUILDING SECOND FLOOR**  
Scale: 1/8" = 1'-0"





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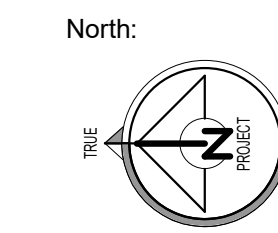


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| 3  | 02-17-2021 | PLANNING REV 3 |
| 2  | 10-27-2020 | PLANNING REV 2 |

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**APARTMENT  
BUILDING  
THIRD  
FLOOR**

Scale: 1/8" = 1'-0"  
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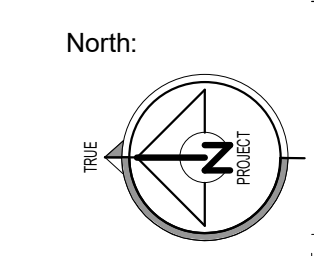
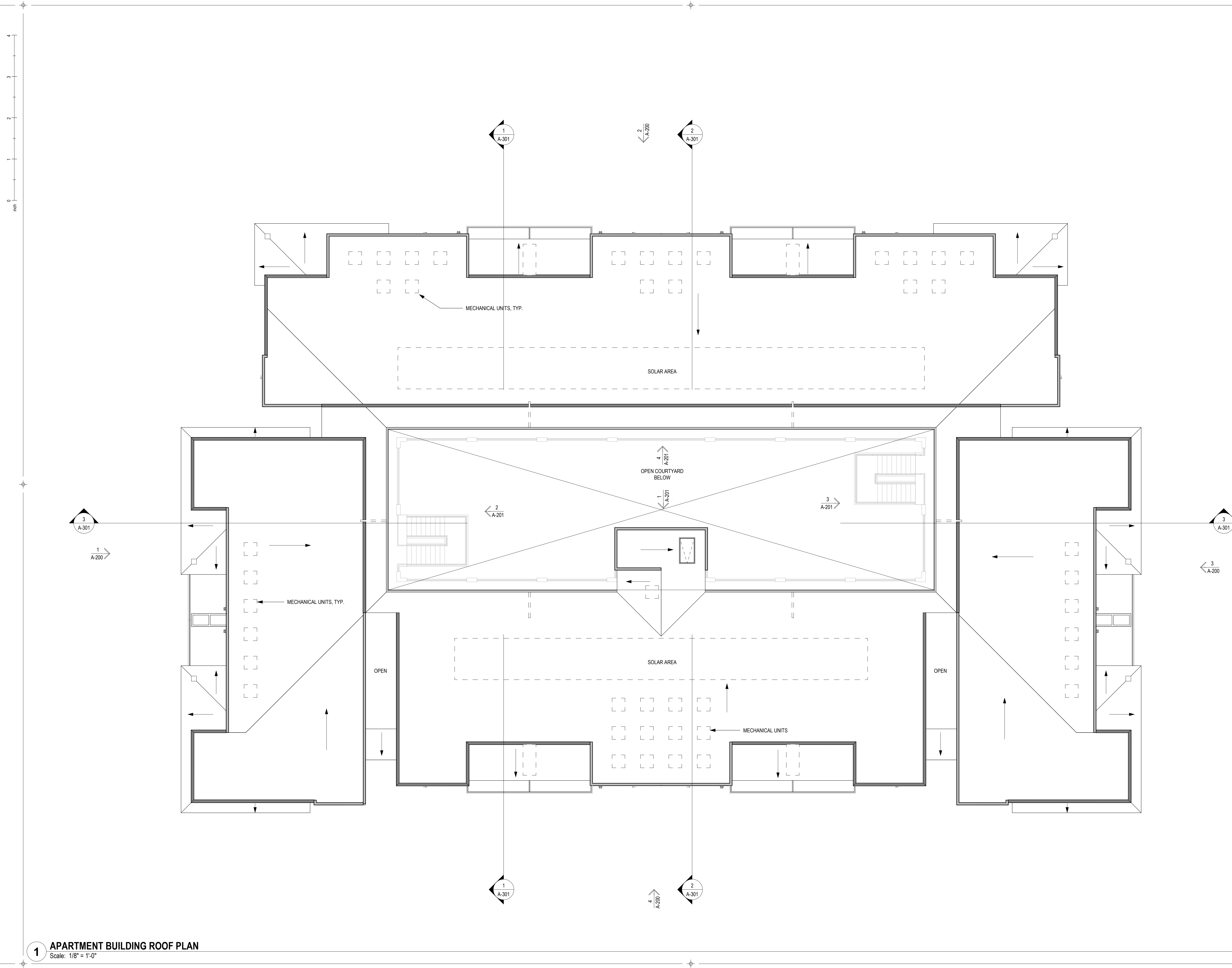
**APARTMENT  
BUILDING  
ROOF  
PLAN**

Scale: 1/8" = 1'-0"

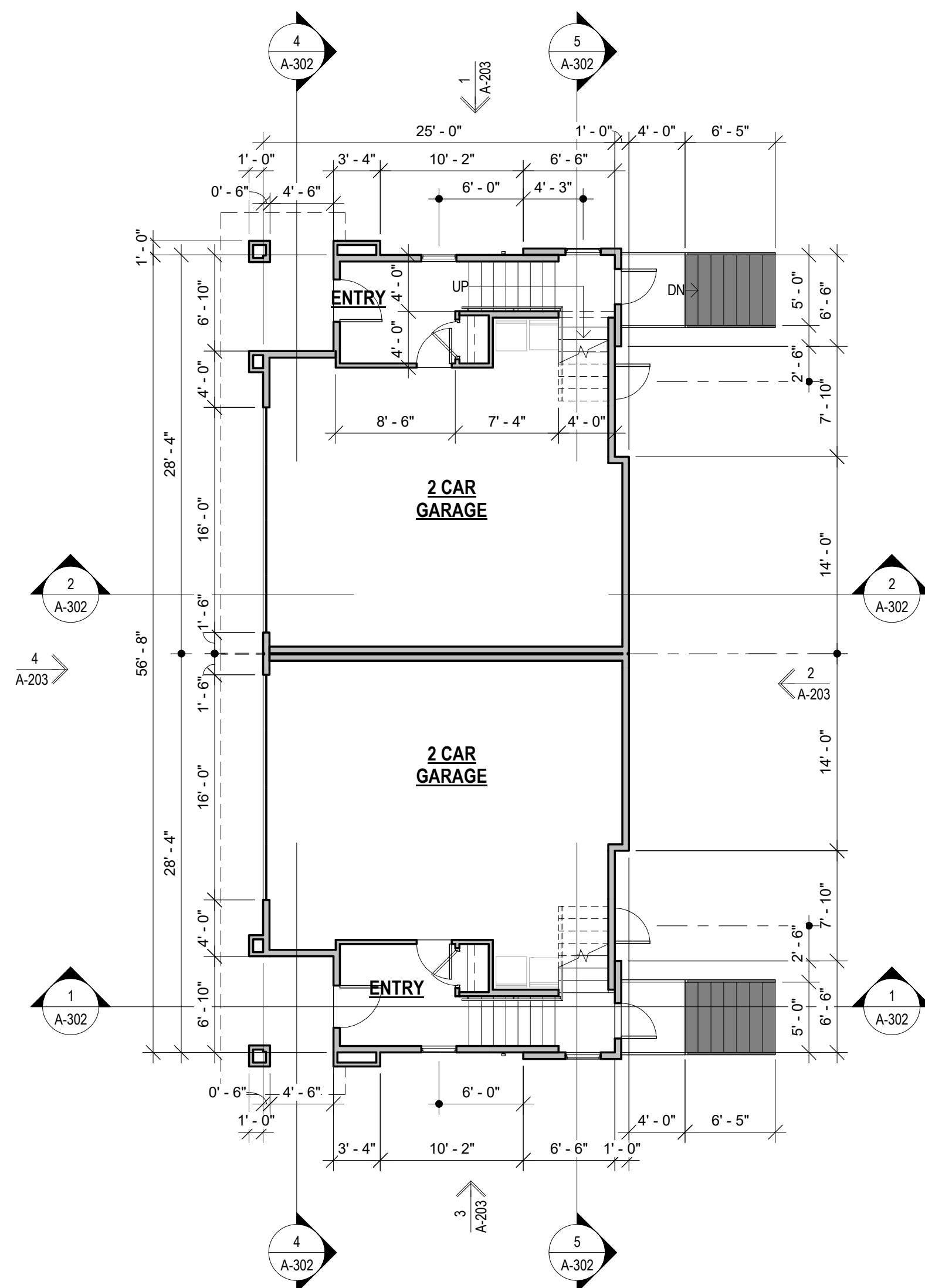
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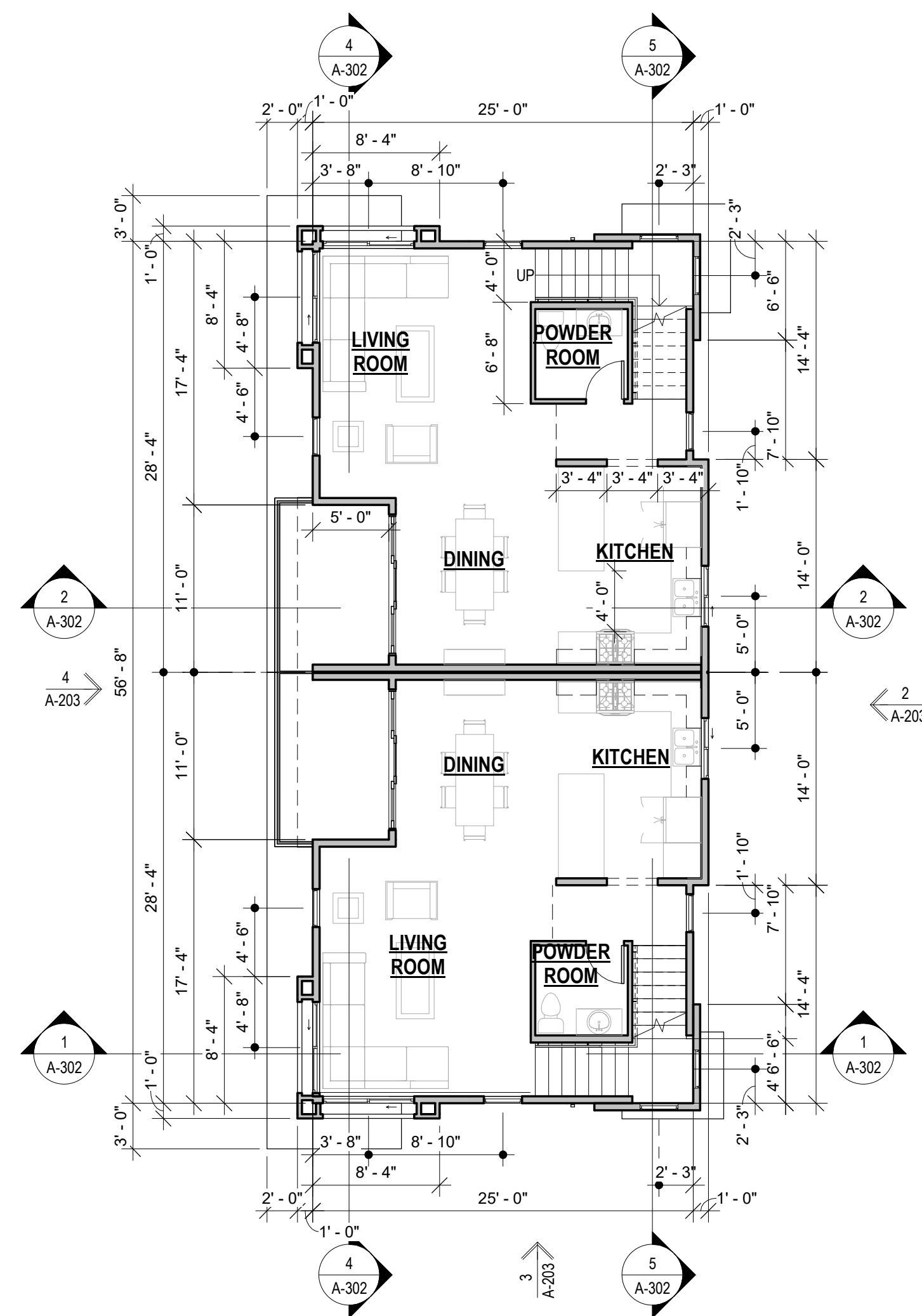
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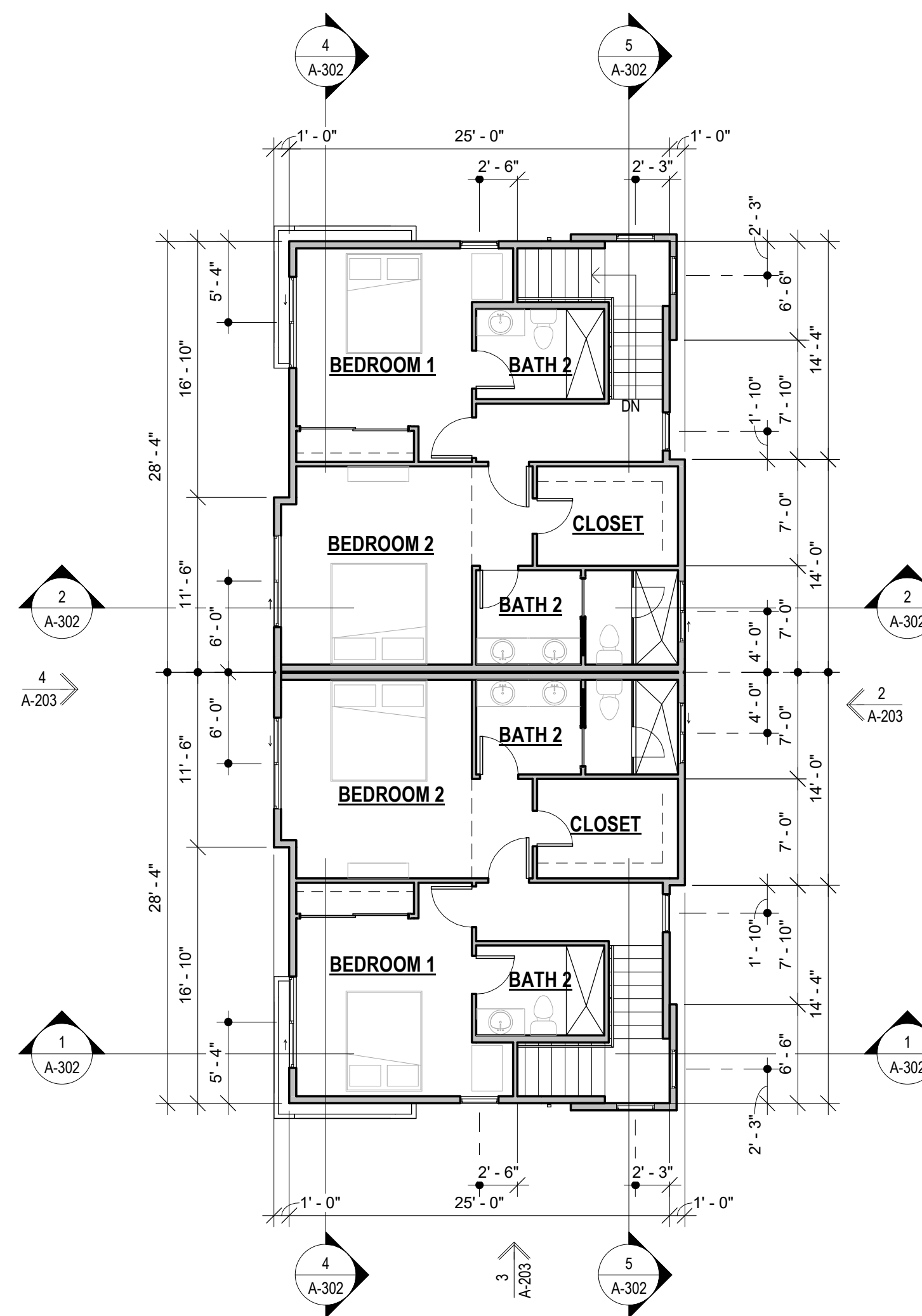
**APOLLO IV - DRACAEA**  
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MORENO VALLEY, CA 92553



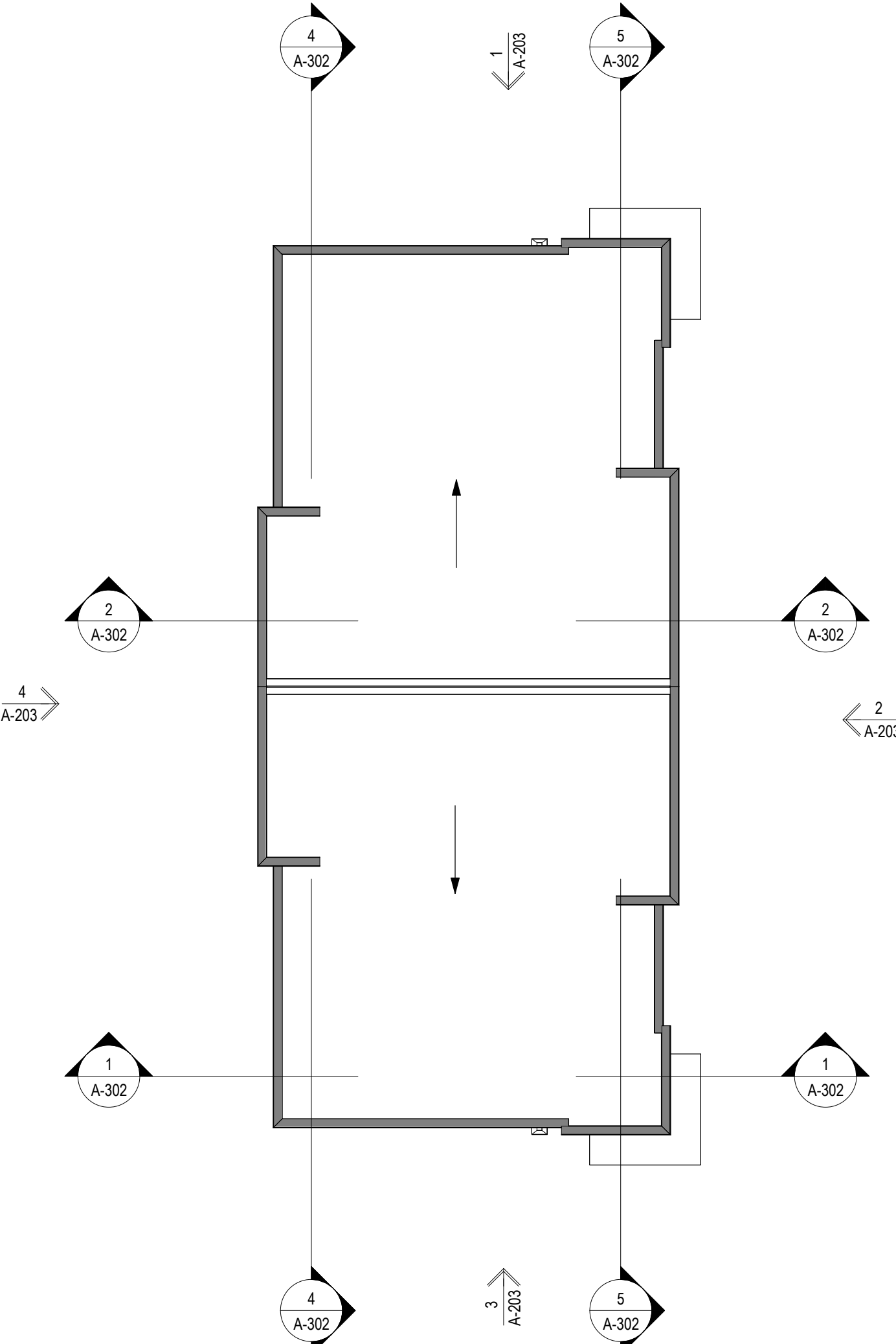
**1 TOWNHOUSE FIRST FLOOR**  
Scale: 1/8" = 1'-0"



**2 TOWNHOUSE SECOND FLOOR**  
Scale: 1/8" = 1'-0"



**3 TOWNHOUSE THIRD FLOOR**  
Scale: 1/8" = 1'-0"



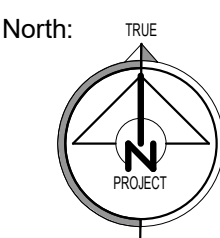
**4 TOWNHOUSE ROOF PLAN**  
Scale: 1/8" = 1'-0"

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REVISION SCHEDULE  
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**TOWNHOUSE PLANS**

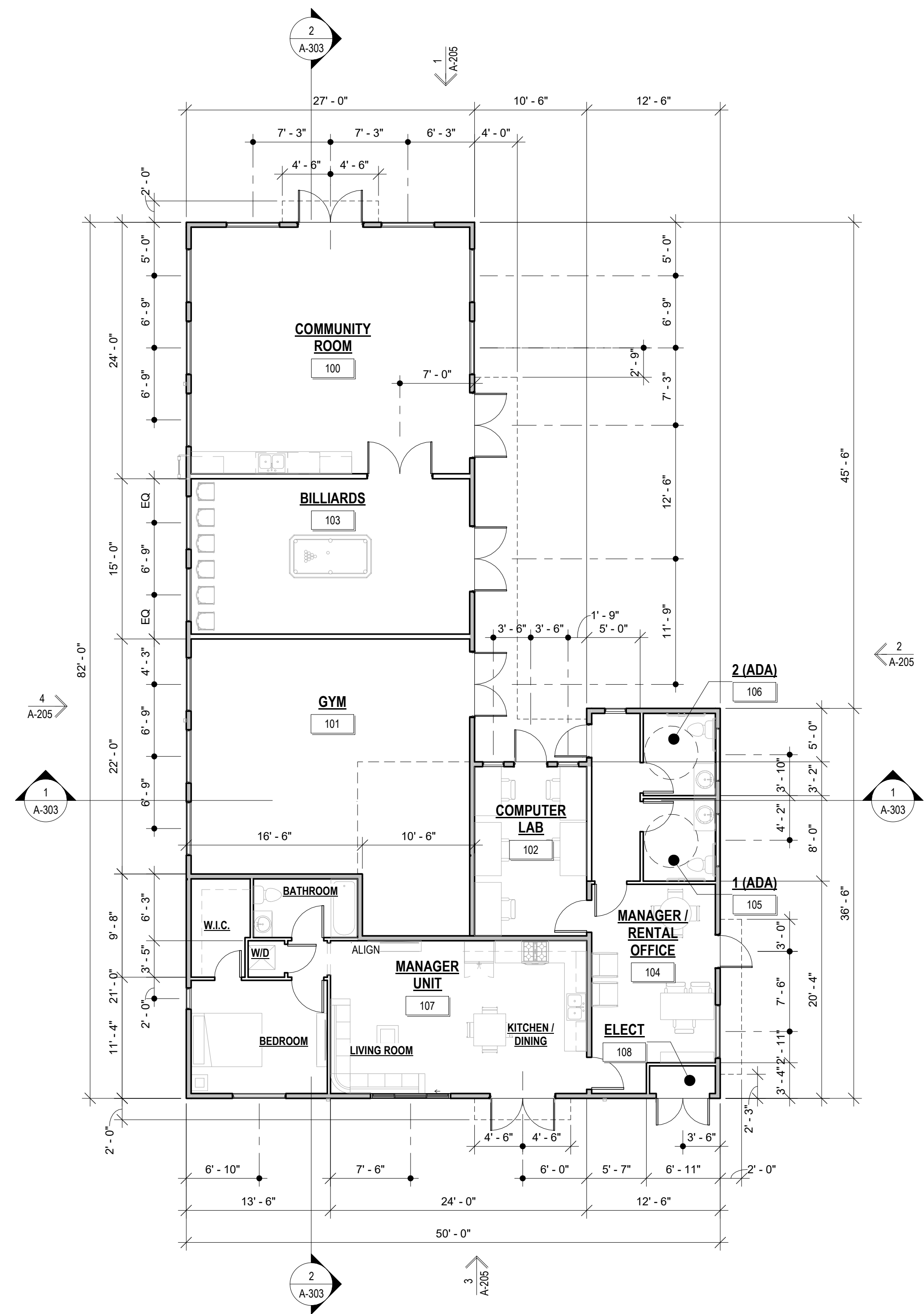
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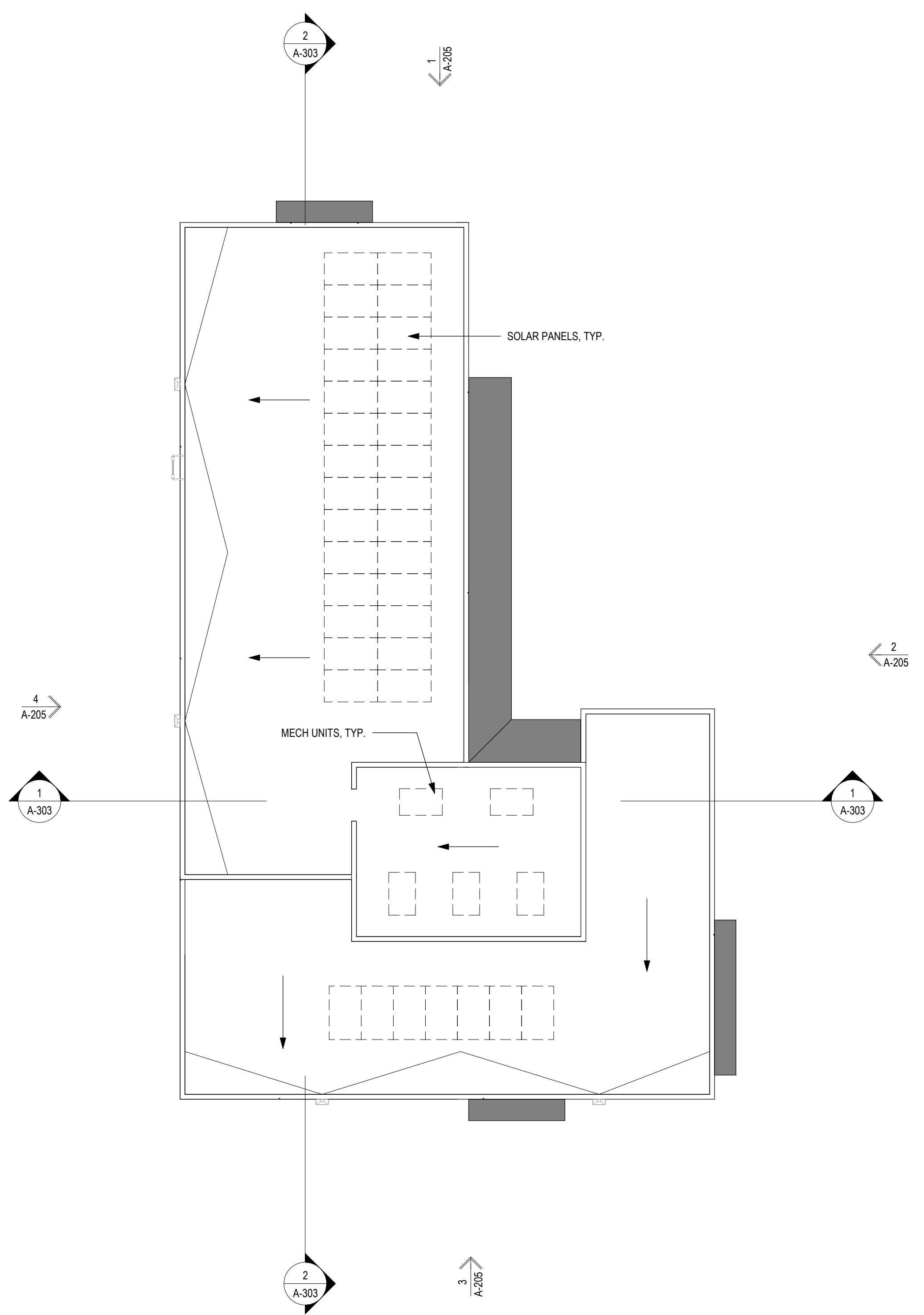


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**1** MANAGER / COMMUNITY FLOOR PLAN  
Scale: 1/8" = 1'-0"



**2** MANAGER / COMMUNITY ROOF PLAN  
Scale: 1/8" = 1'-0"

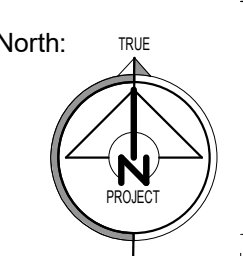
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Revision: \_\_\_\_\_ 3

**MANAGER /  
COMMUNITY  
BUILDING  
PLANS**

Scale: 1/8" = 1'-0"  
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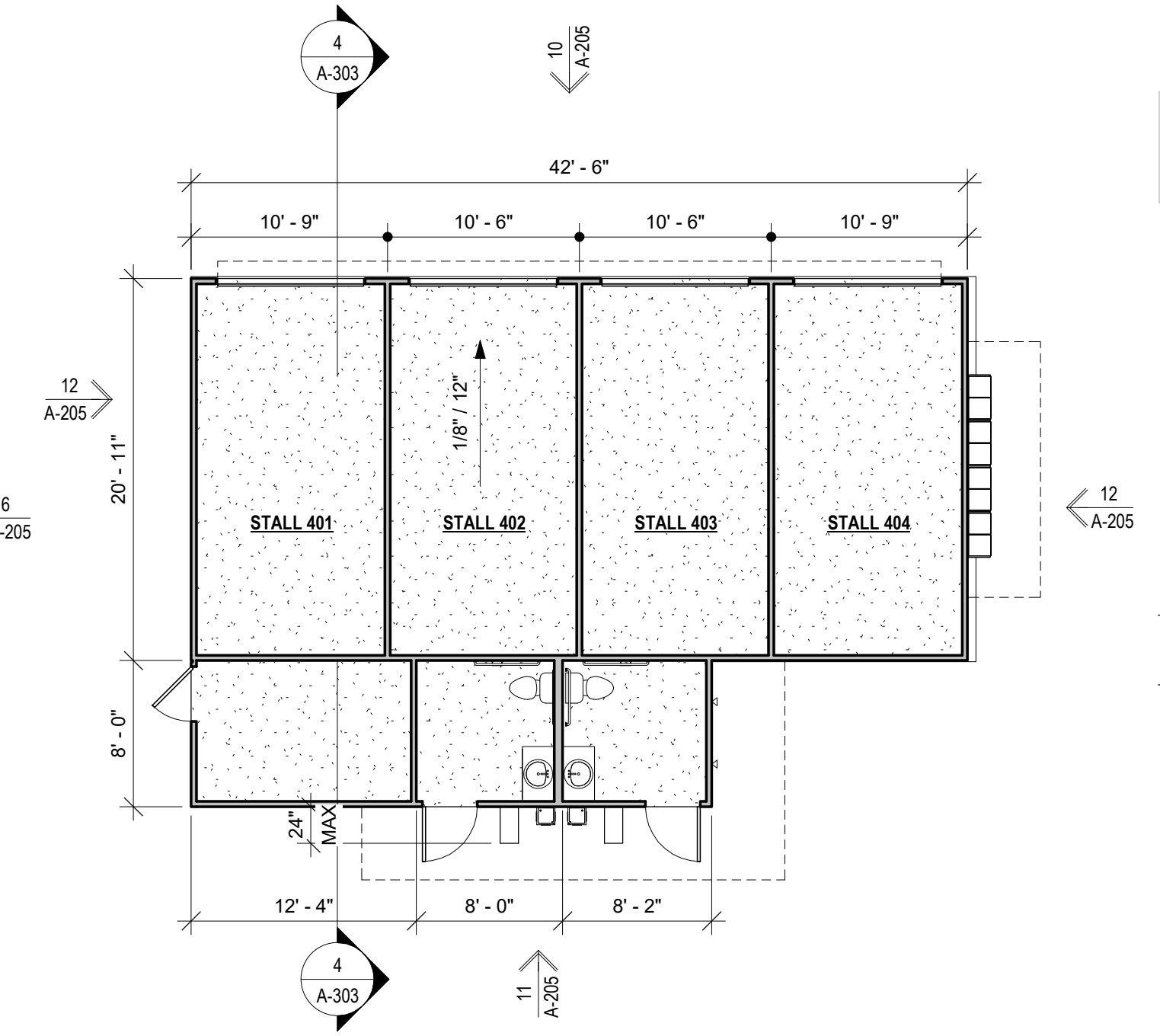
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**GARAGE BUILDING PLANS**

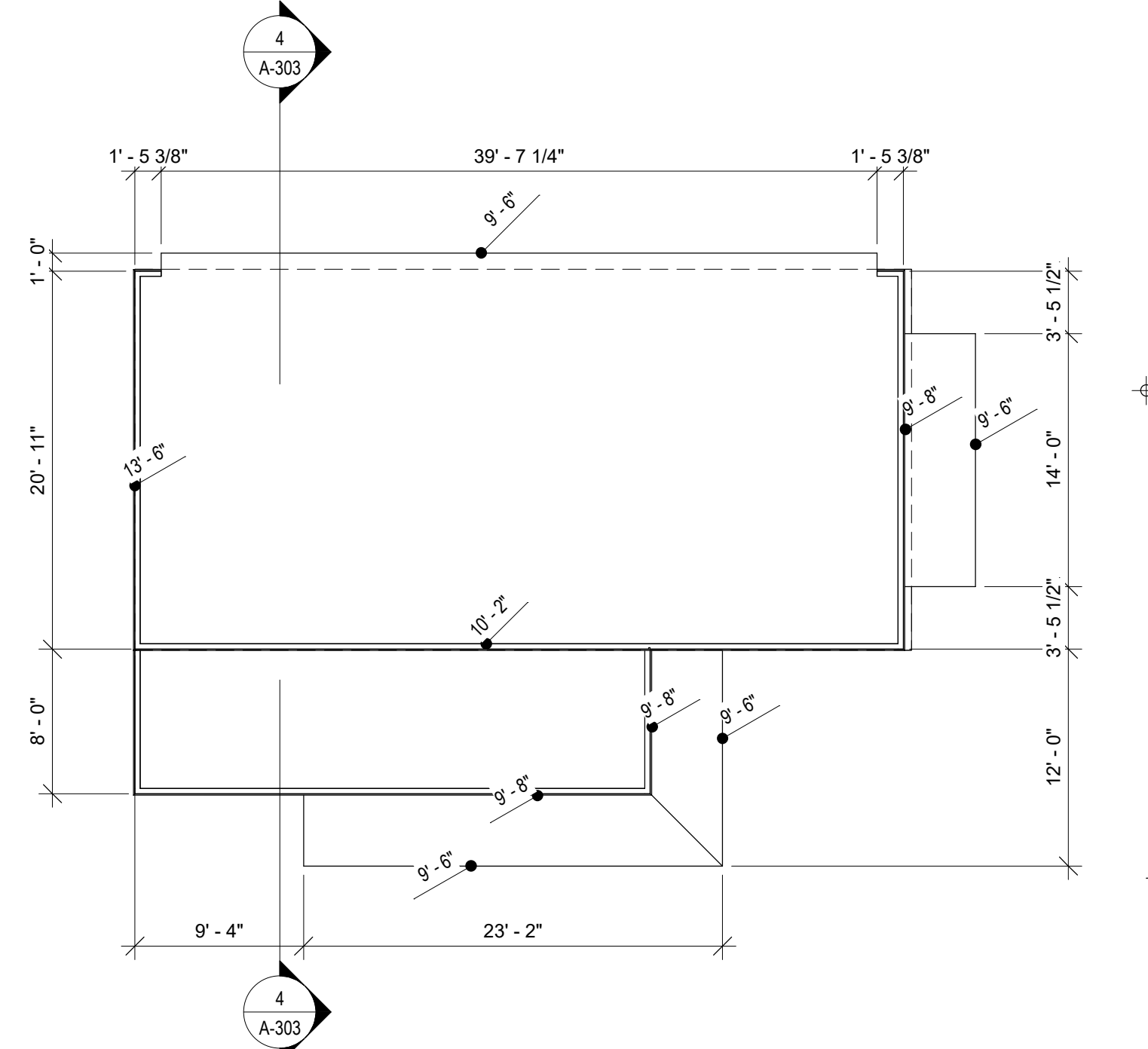
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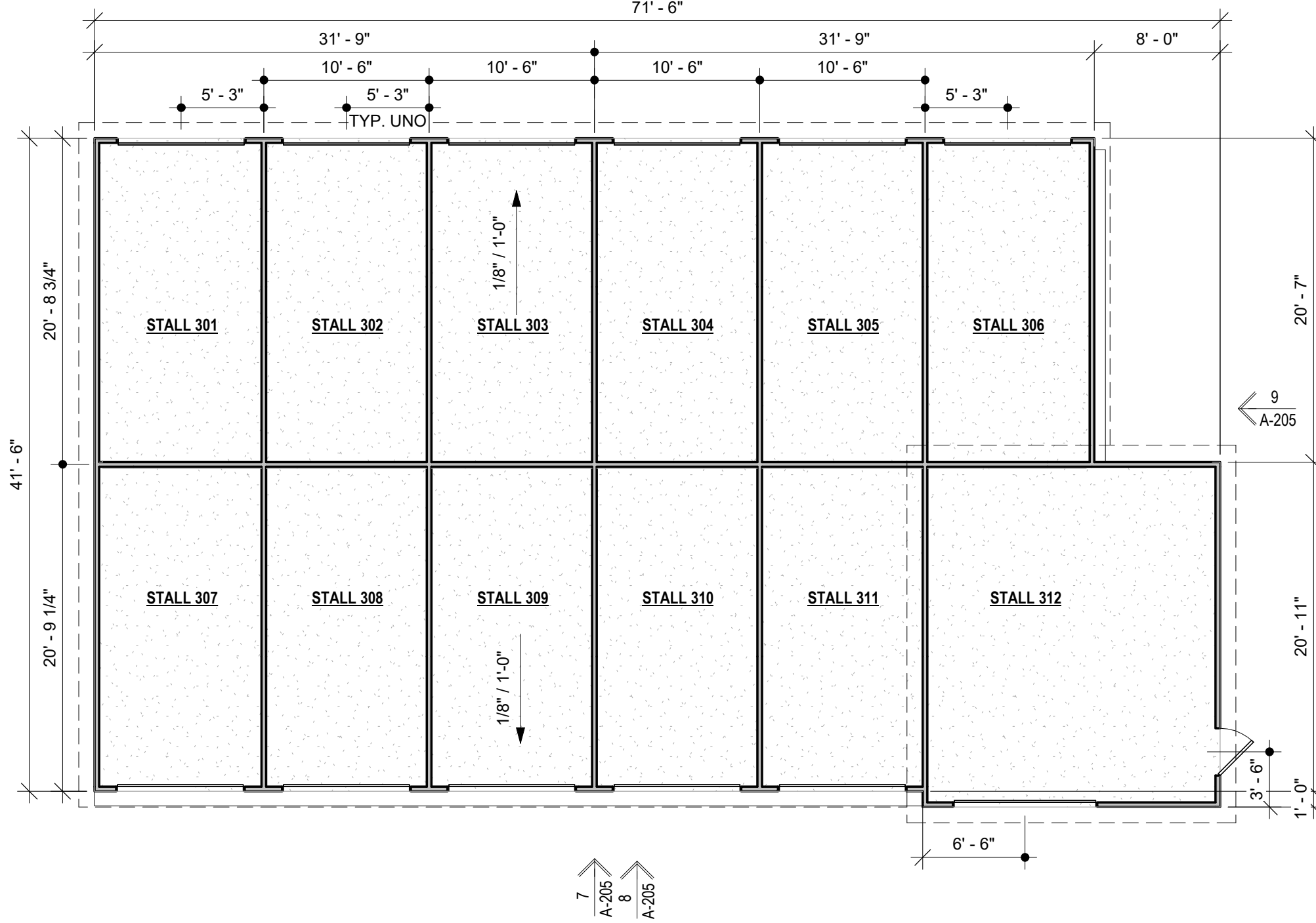
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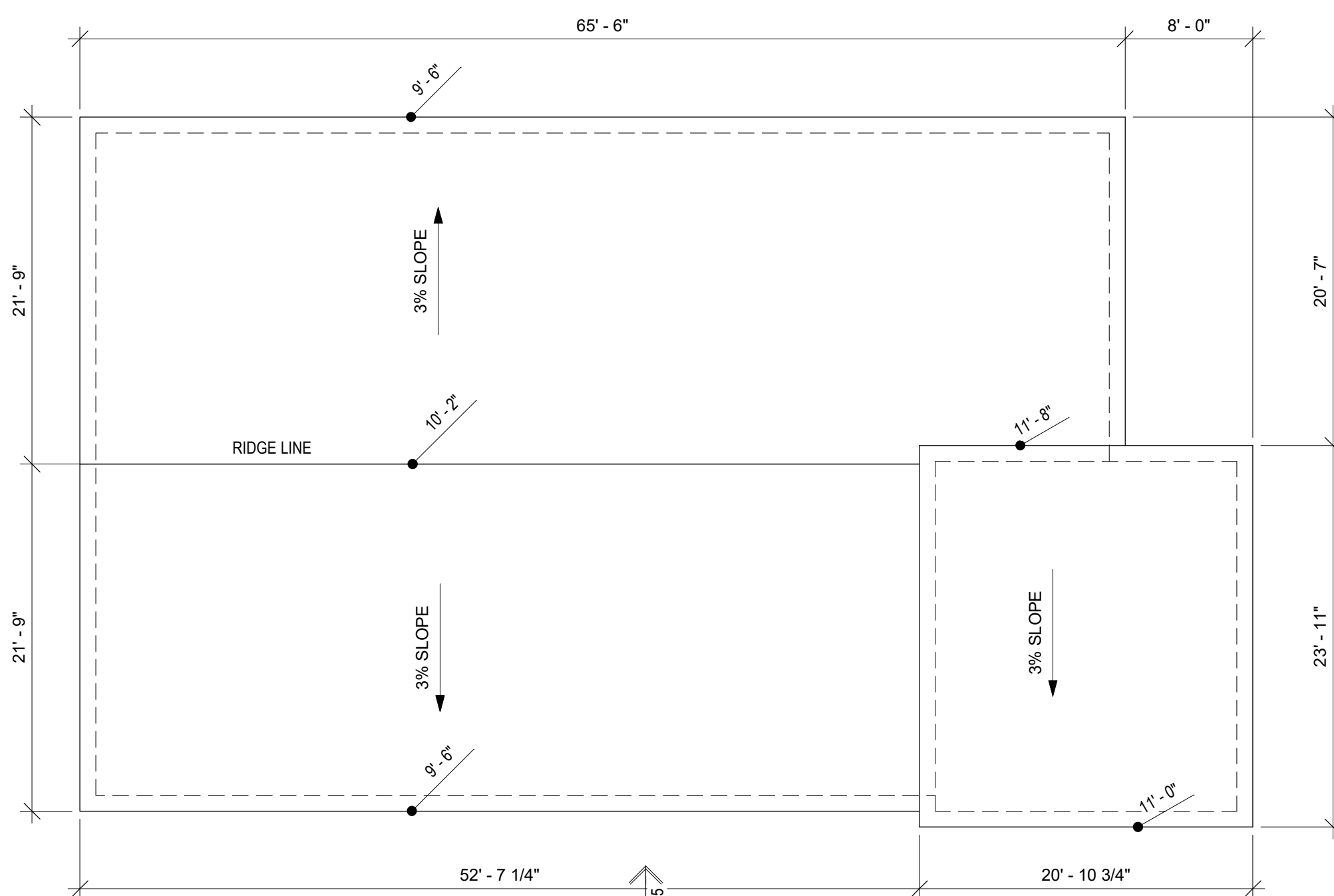
**3 GARAGE BUILDING 4 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



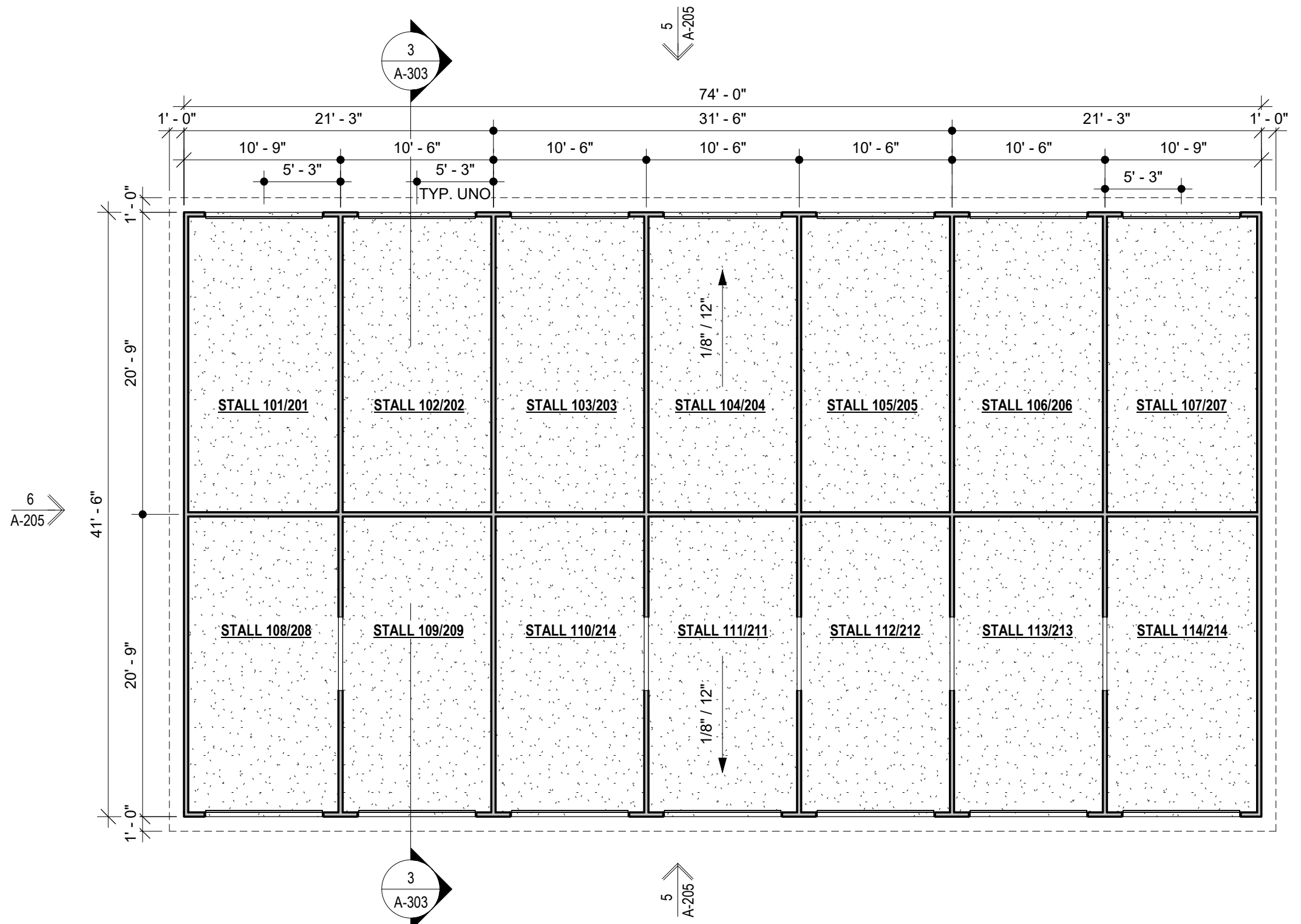
**6 GARAGE BUILDING 4 ROOF PLAN**  
Scale: 1/8" = 1'-0"



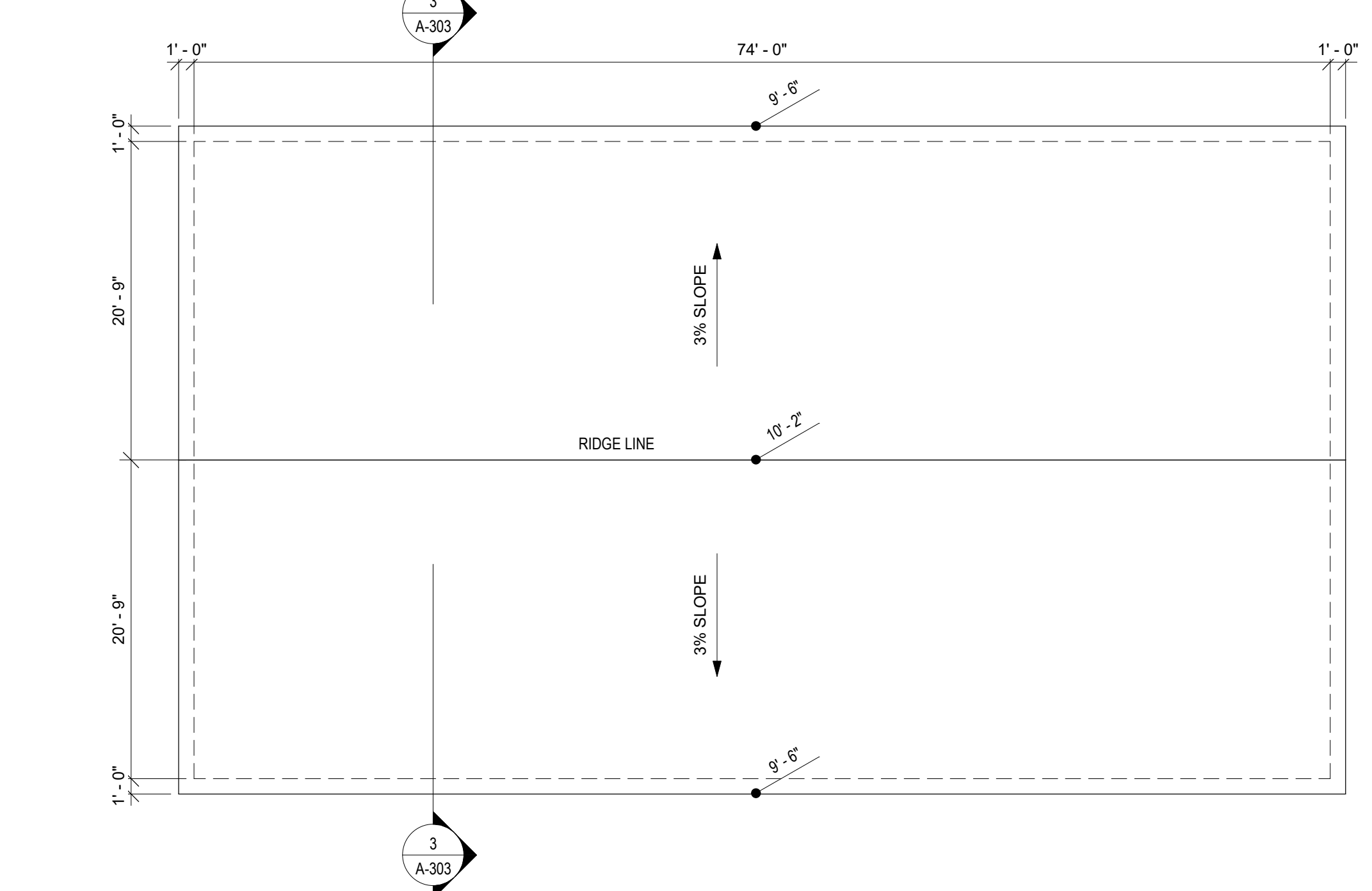
**2 GARAGE BUILDING 3 FLOOR PLAN**  
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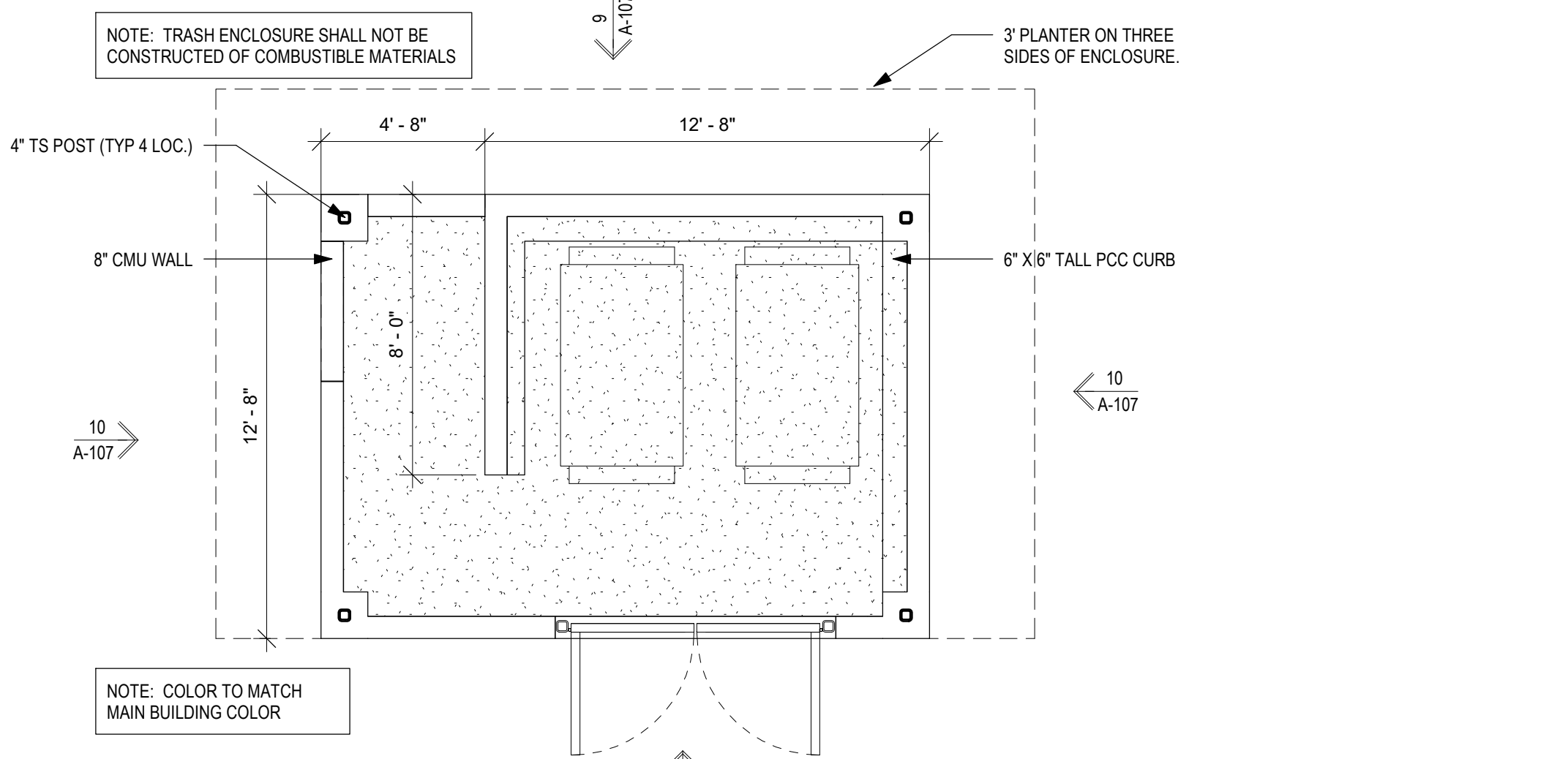
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Scale: 1/8" = 1'-0"



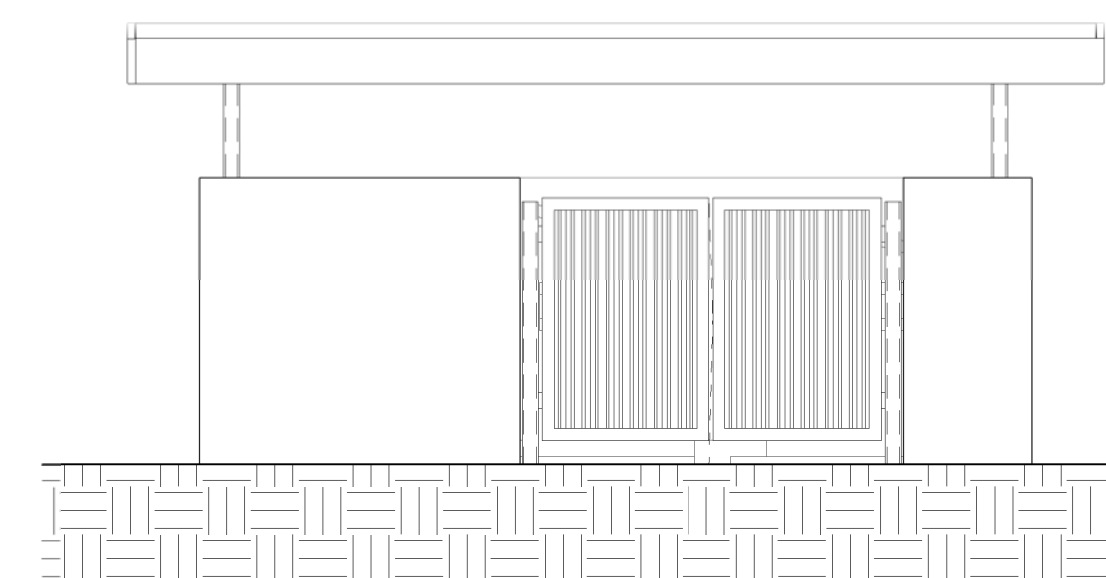
**1 GARAGE BUILDING 1&2 FLOOR PLAN**  
Scale: 1/8" = 1'-0"



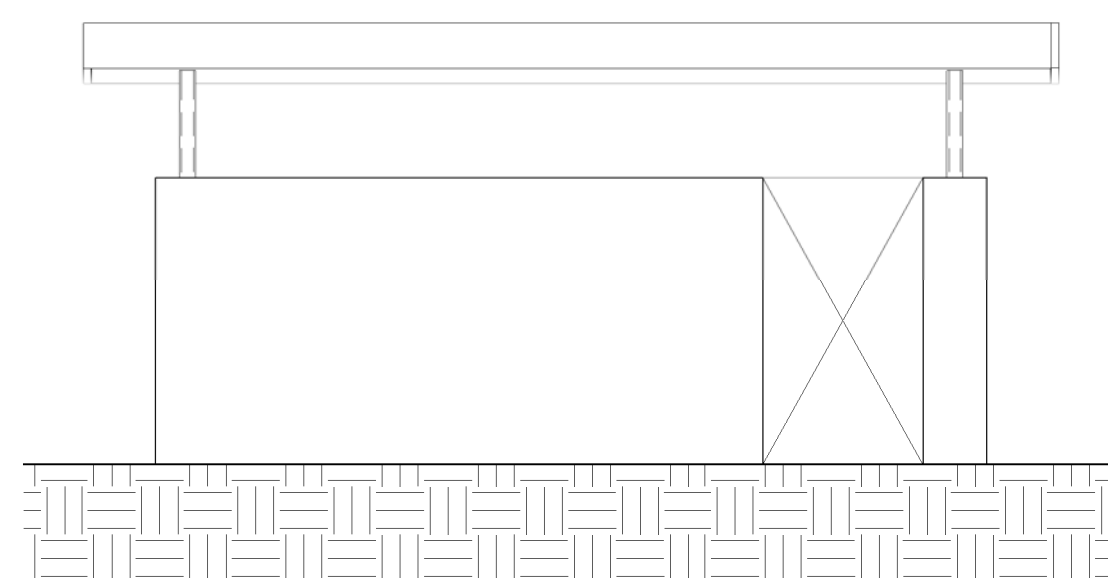
**4 GARAGE BUILDING 1&2 ROOF PLAN**  
Scale: 1/8" = 1'-0"



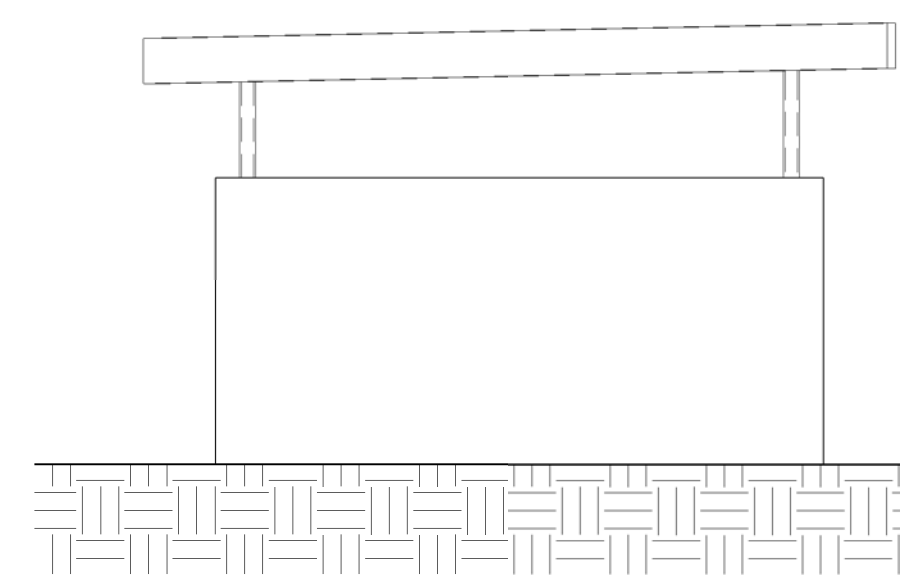
**7 TRASH ENCLOSURE PLAN**  
Scale: 1/4" = 1'-0"



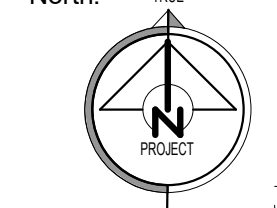
**8 TRASH ENCLOSURE - FRONT ELEVATION**  
Ref: A-107 / Scale: 1/4" = 1'-0"

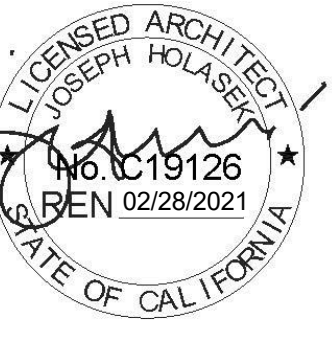


**9 TRASH ENCLOSURE - BACK ELEVATION**  
Ref: A-107 / Scale: 1/4" = 1'-0"



**10 TRASH ENCLOSURE - SIDE ELEVATION**  
Ref: A-107 / Scale: 1/4" = 1'-0"





DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**ELEVATION NOTES**

- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-1265
- 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H0143
- 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPLUS GRAY, VP-H0147
- 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.



**1 APARTMENT BLDG NORTH ELEVATION**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**2 APARTMENT BLDG EAST ELEVATION**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**3 APARTMENT BLDG SOUTH ELEVATION**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**4 APARTMENT BLDG WEST ELEVATION**  
Ref: A-101 / Scale: 1/8" = 1'-0"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

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| REVISION SCHEDULE   |                |
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| Project No:         | Project Number |
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| Checked:            | Checker        |
| Revision:           | 3              |
| Sheet Name:         |                |

**APARTMENT  
BUILDING  
ELEVATIONS**

Scale: As indicated  
Sheet No:

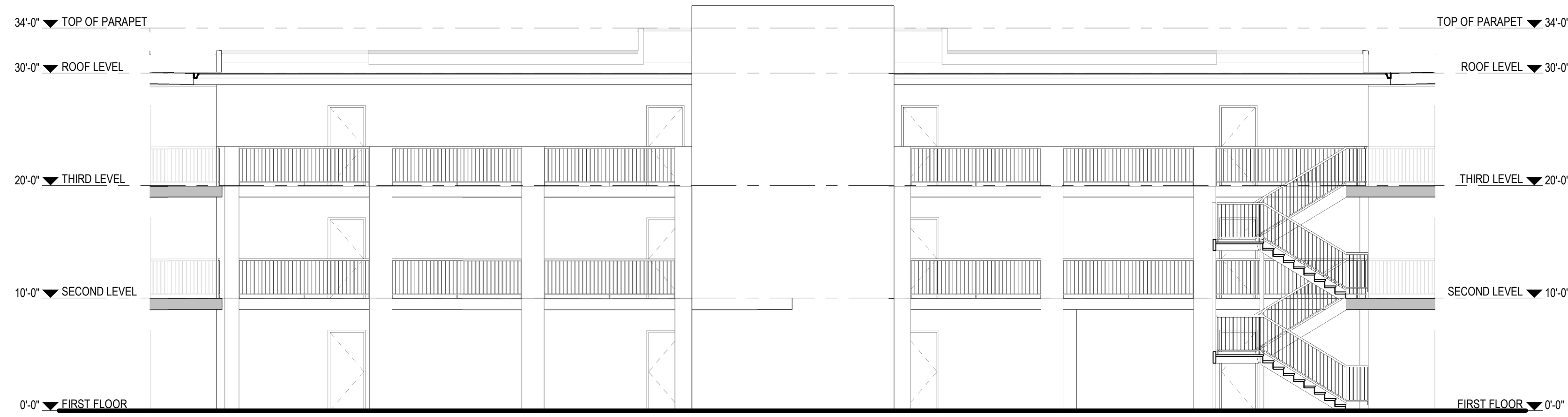
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2/17/2021 3:51:48 PM

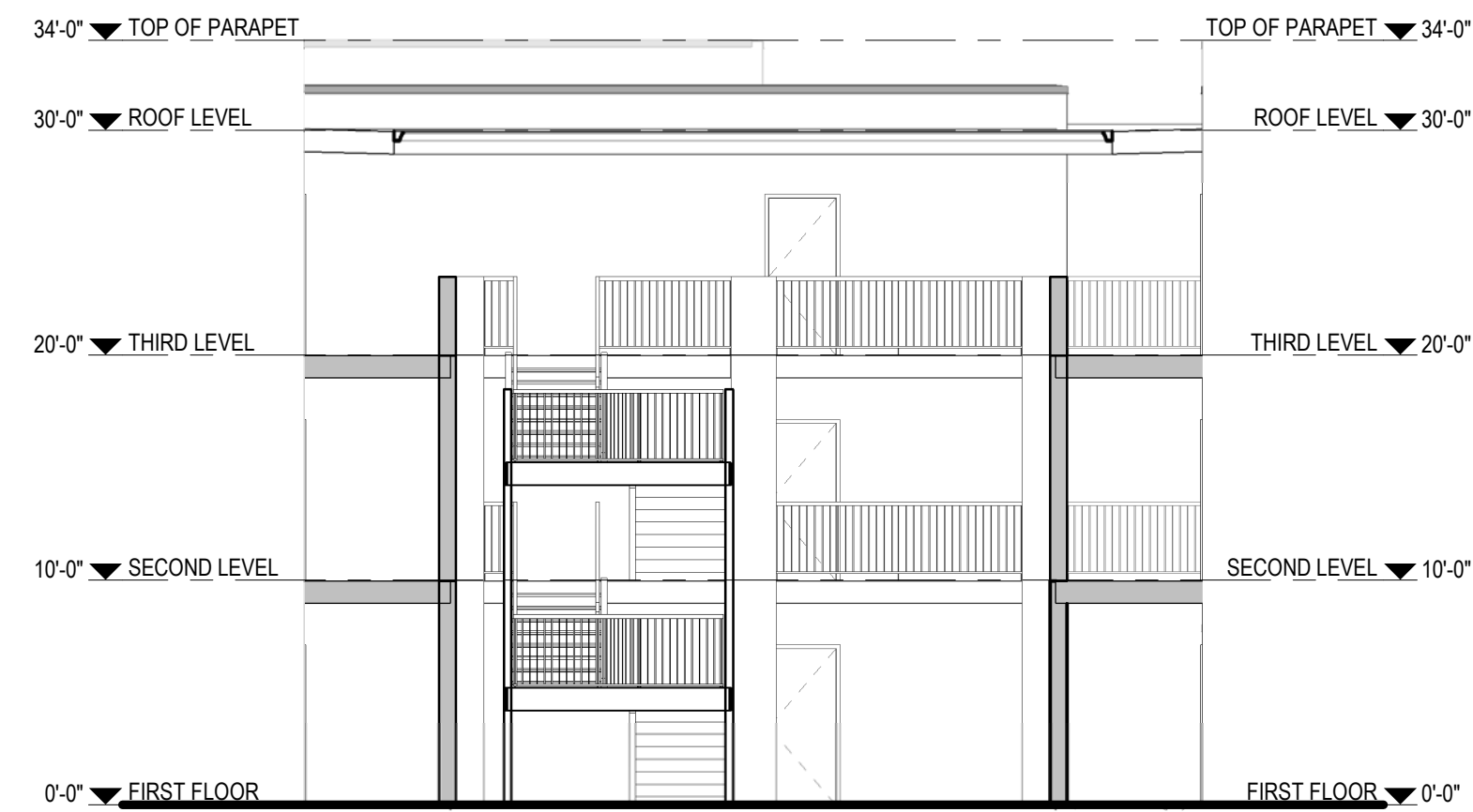


DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

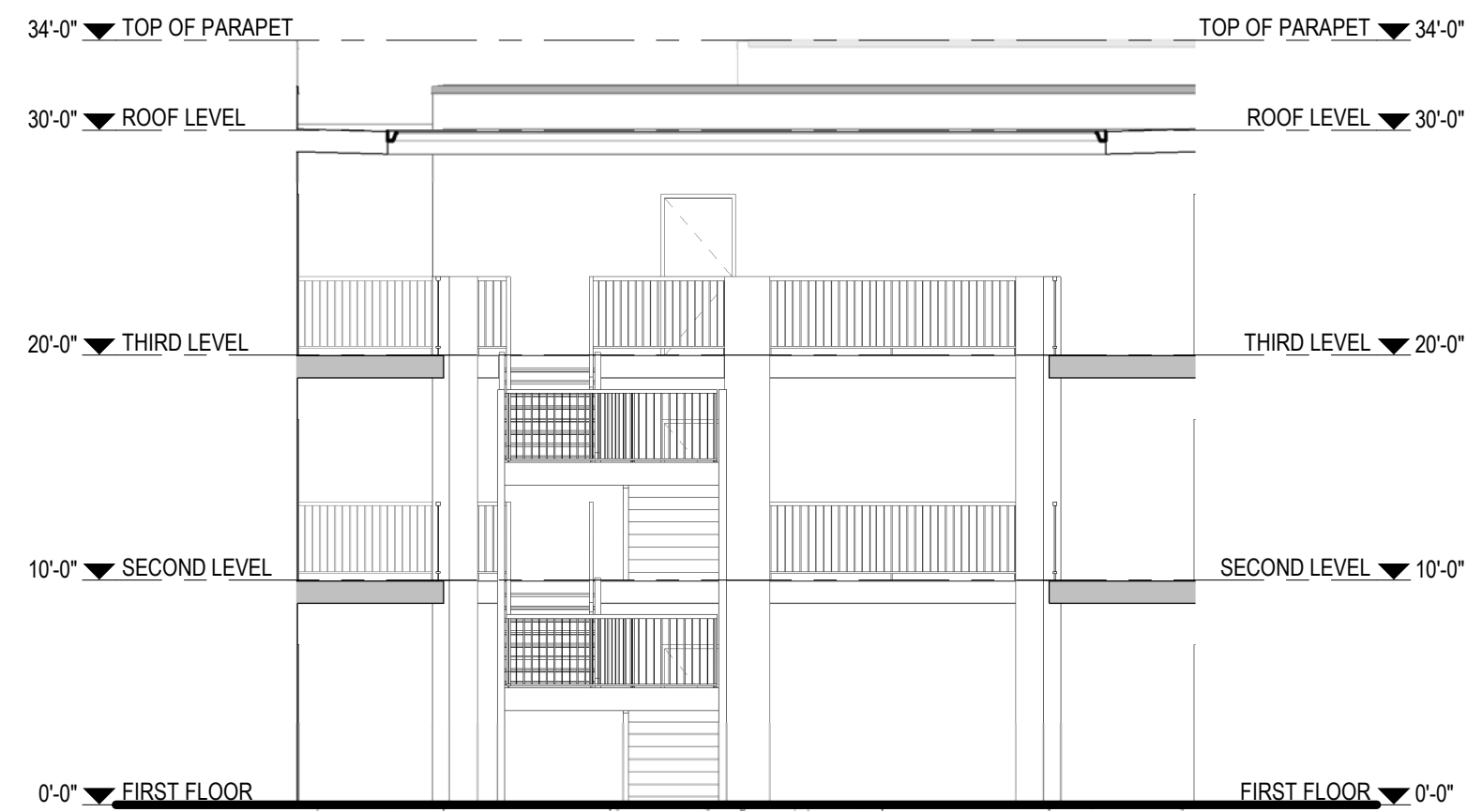
**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553



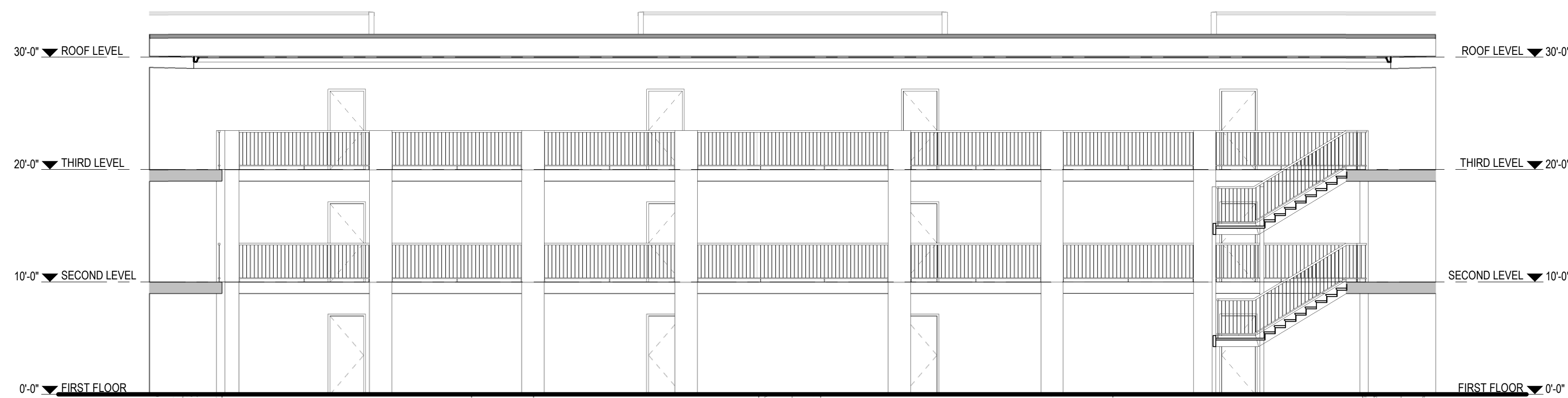
**1 APARTMENT BLDG COURTYARD EAST ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**2 APARTMENT BLDG COURTYARD SOUTH ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**3 APARTMENT BLDG COURTYARD NORTH ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"



**4 APARTMENT BLDG COURTYARD WEST ELEV**  
Ref: A-101 / Scale: 1/8" = 1'-0"

| NO | DATE       | ISSUE          |
|----|------------|----------------|
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Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_ 3  
Sheet Name:

**APARTMENT  
BUILDING  
COURTYARD  
ELEVATIONS**

Scale: 1/8" = 1'-0"  
Sheet No:

**A-201**



**1 NORTH**  
Scale: 1/8" = 1'-0"



**2 EAST**  
Scale: 1/8" = 1'-0"



**3 SOUTH**  
Scale: 1/8" = 1'-0"



**4 WEST**  
Scale: 1/8" = 1'-0"

**COLOR LEGEND**

- VISTA PAINT H0147  
"GROPIUS GRAY"
- VISTA PAINT H0143  
"QUINCY GRANITE"
- VISTA PAINT 1265  
"WHITE SHOULDERS"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

| NO | DATE       | ISSUE          |
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Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
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Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_ 3  
Sheet Name:

**APARTMENT  
BUILDING  
RENDERED  
ELEVATIONS**

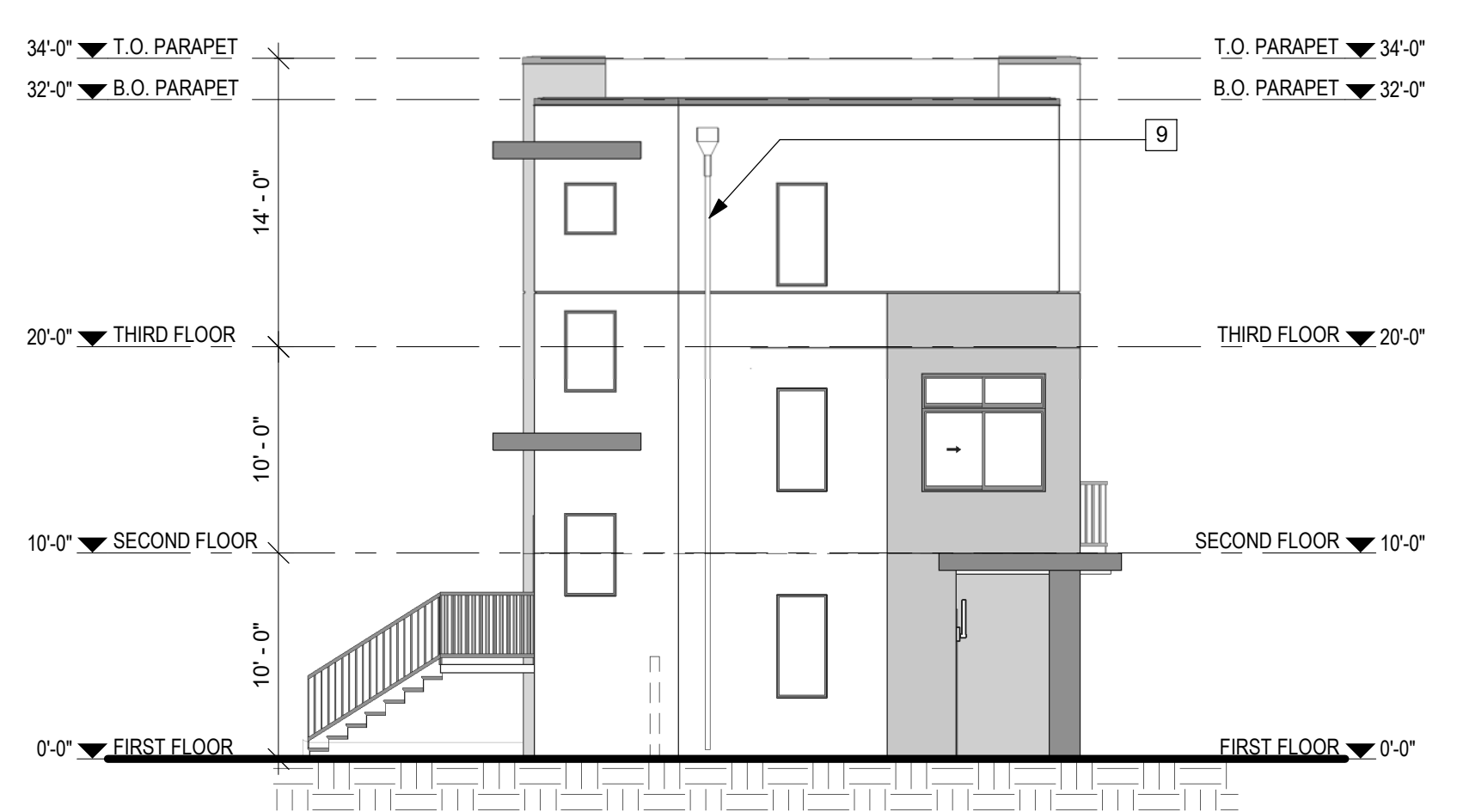
Scale: As indicated  
Sheet No:



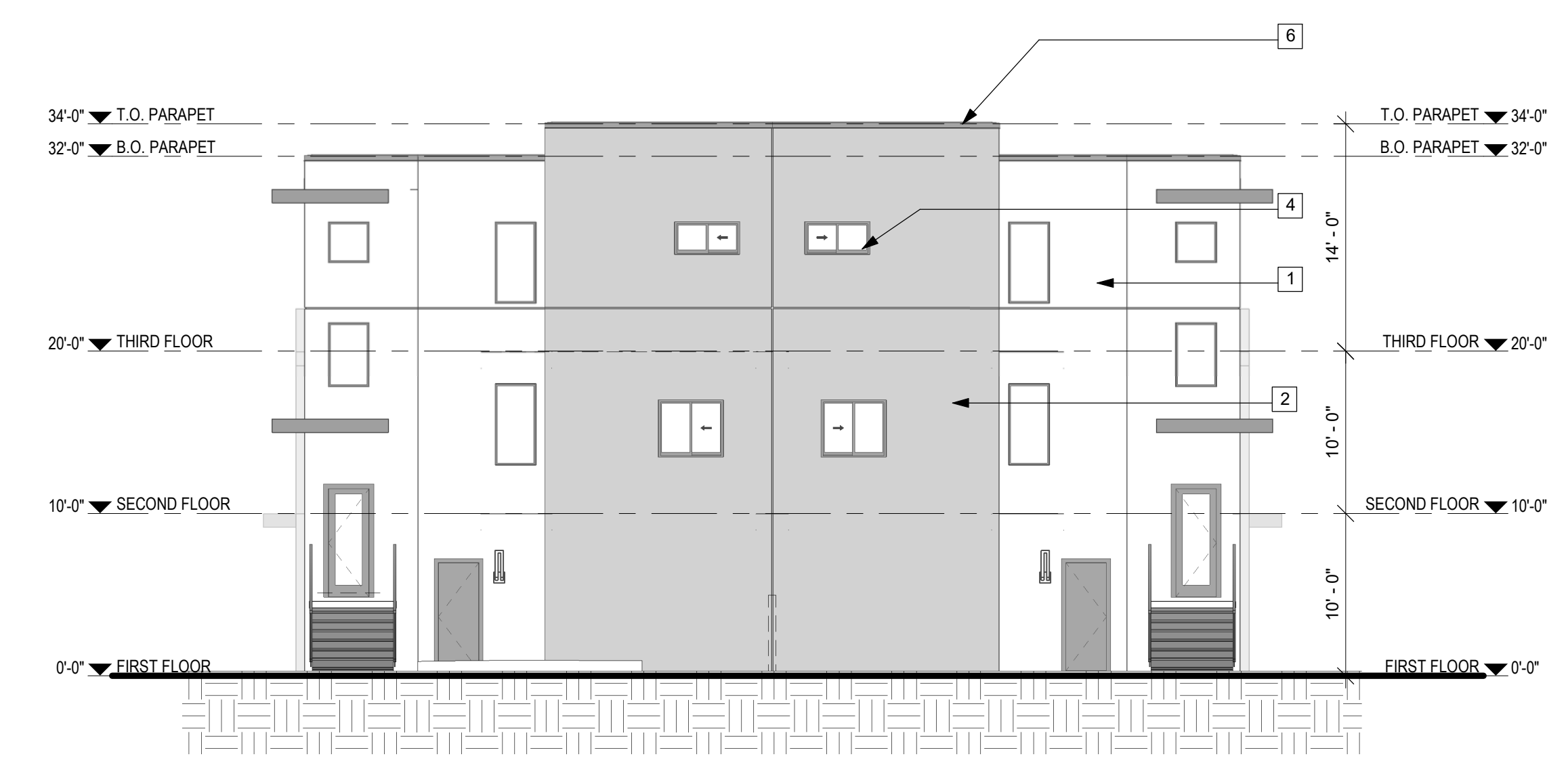
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**ELEVATION NOTES**

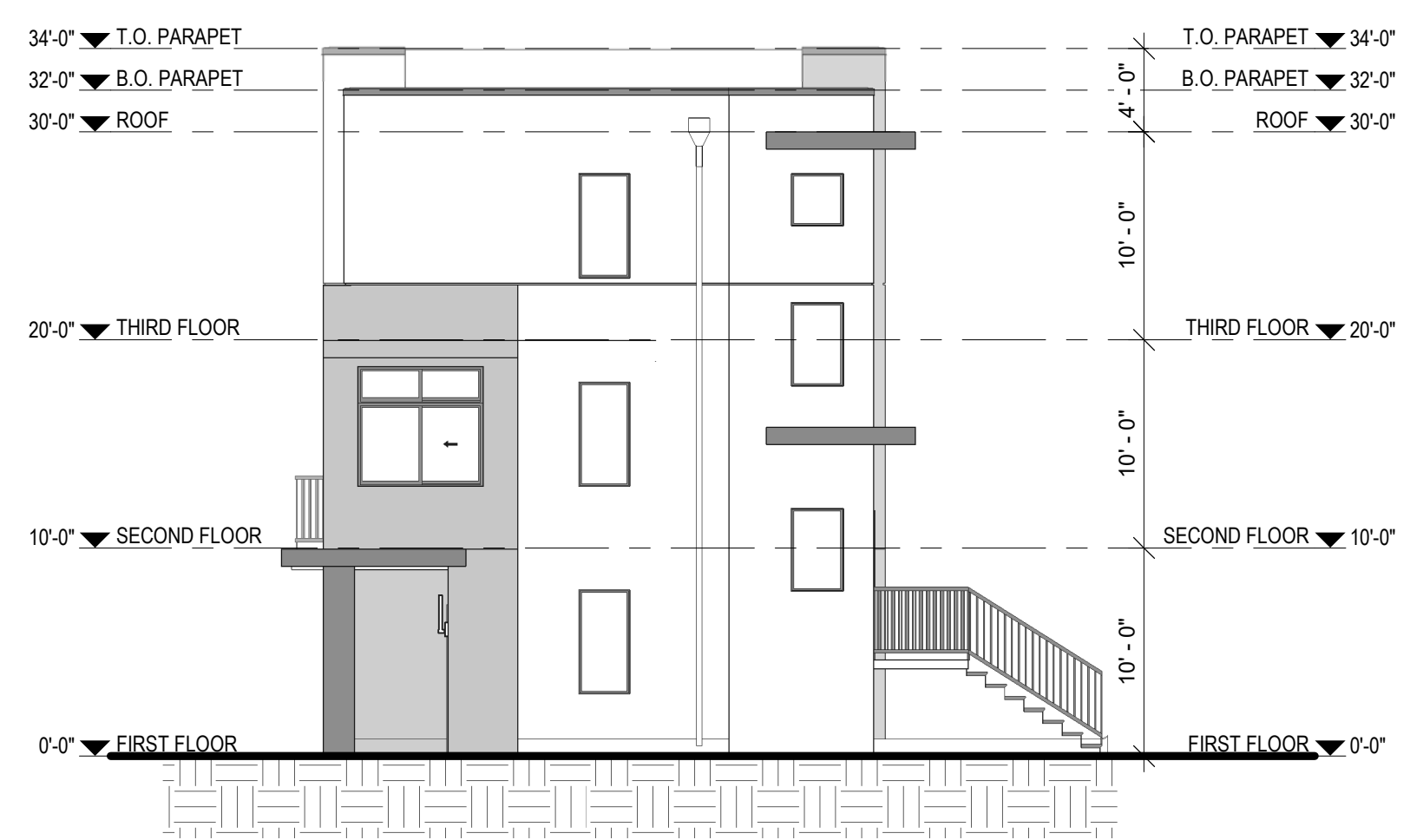
- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-1265
- 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H0143
- 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPIUS GRAY, VP-H0147
- 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.
- 5 STEEL GUARDRAIL SYSTEM, PAINTED.
- 6 GFRC PARAPET. COLOR TO BE GROPIUS GRAY, VP-H0147
- 7 SAND FINISHED STUCCO AT ACCENT BAND, COLOR TO BE THISTLE GRAY, VP-0197
- 8 FACTORY FINISHED SECTIONAL OVERHEAD GARAGE DOORS. COLOR TO BE GROPIUS GRAY, VP-H0147
- 9 DOWNSPOUT FROM FLAT ROOF AREA ABOVE.



**1 TOWNHOUSE NORTH ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**2 TOWNHOUSE EAST ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**3 TOWNHOUSE SOUTH ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**4 TOWNHOUSE WEST ELEVATION**  
Ref: A-105 / Scale: 1/8" = 1'-0"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

| NO | DATE       | ISSUE          |
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| Project No:         | Project Number |
| Project Start Date: | Issue Date     |
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| Checked:            | Checker        |
| Revision:           | 3              |
| Sheet Name:         |                |

**TOWNHOUSE ELEVATIONS**

Scale: As indicated  
Sheet No:



**1 NORTH**  
Scale: 1/8" = 1'-0"



**2 EAST**  
Scale: 1/8" = 1'-0"



**3 SOUTH**  
Scale: 1/8" = 1'-0"



**4 WEST**  
Scale: 1/8" = 1'-0"

**COLOR LEGEND**

- VISTA PAINT H0147  
"GROPIUS GRAY"
- VISTA PAINT H0143  
"QUINCY GRANITE"
- VISTA PAINT 1265  
"WHITE SHOULDERS"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

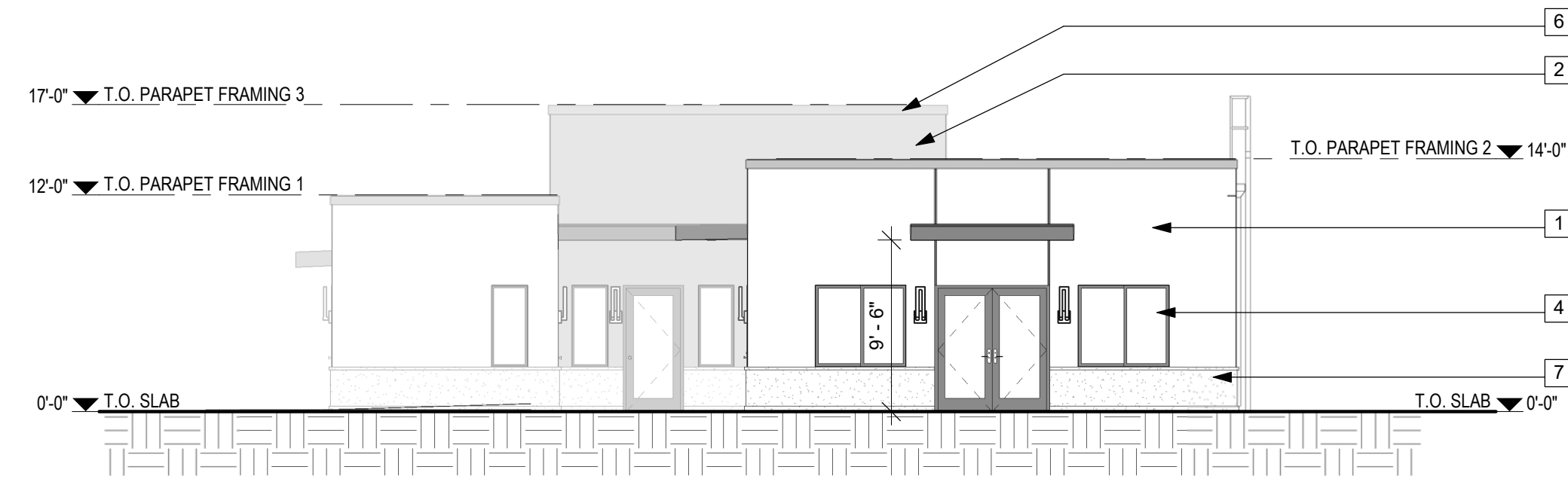
| NO | DATE       | ISSUE          |
|----|------------|----------------|
| 3  | 02-17-2021 | PLANNING REV 3 |
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REVISION SCHEDULE

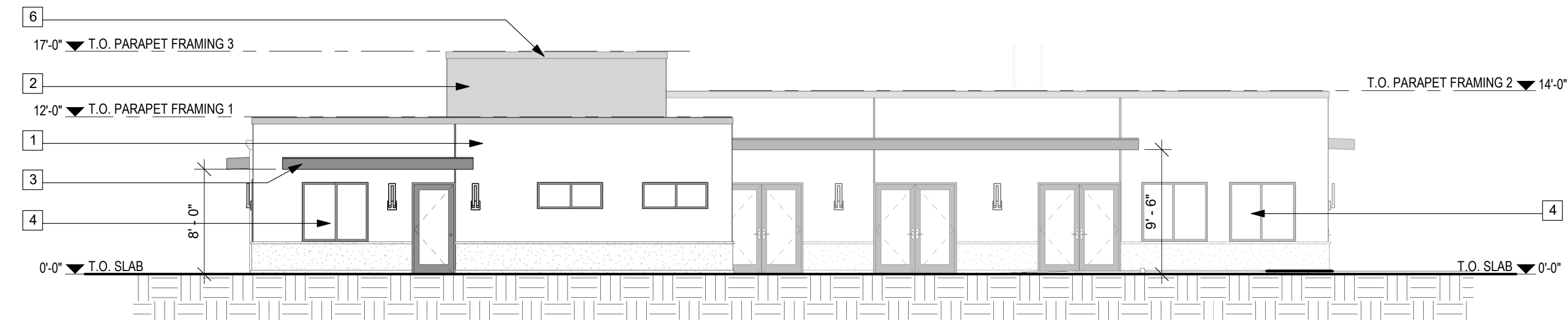
Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_ 3  
Sheet Name:

**TOWNHOUSE  
RENDERED  
ELEVATIONS**

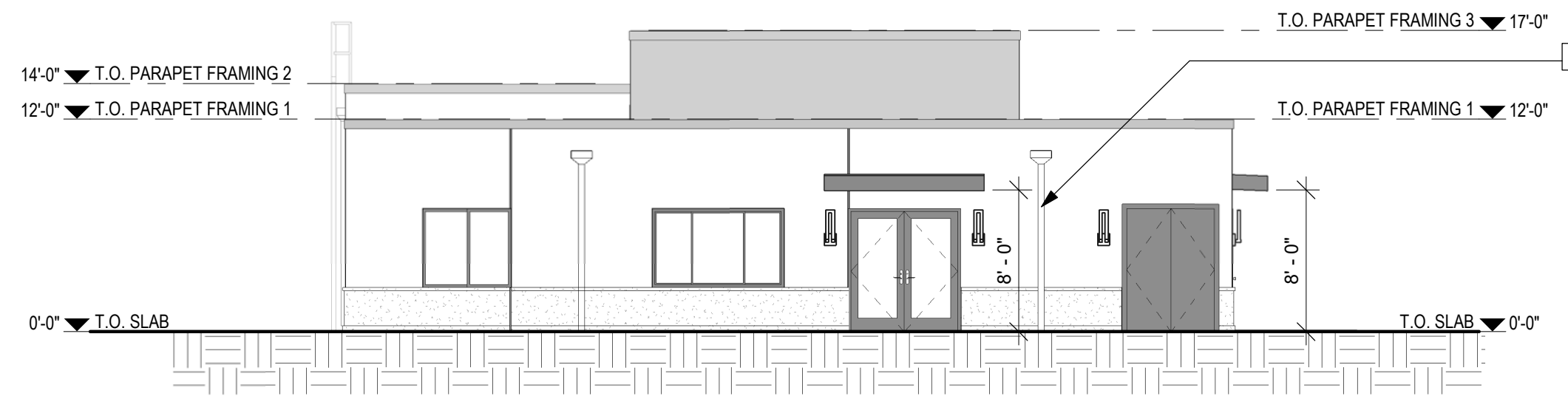
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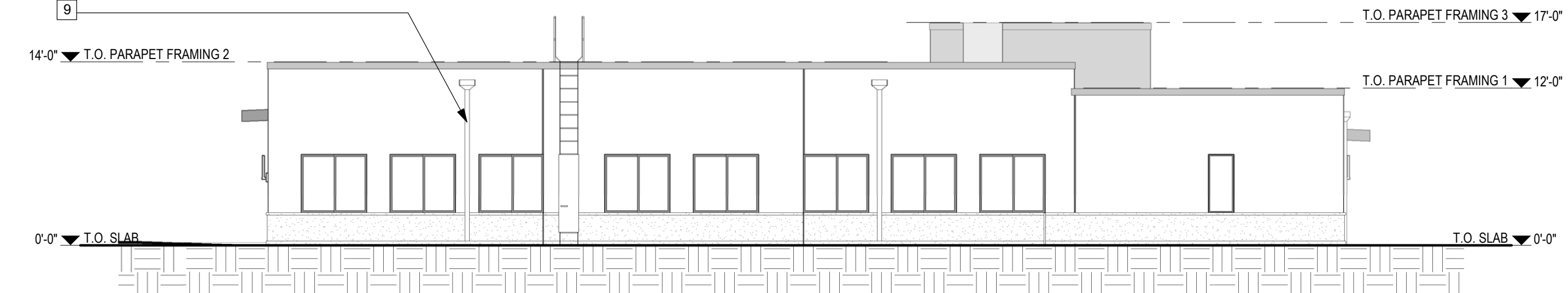
**1 MANAGER / COMMUNITY BLDG NORTH ELEVATION**  
Ref. A-106 / Scale: 1/8" = 1'-0"



**2 MANAGER / COMMUNITY BLDG EAST ELEVATION**  
Ref. A-106 / Scale: 1/8" = 1'-0"



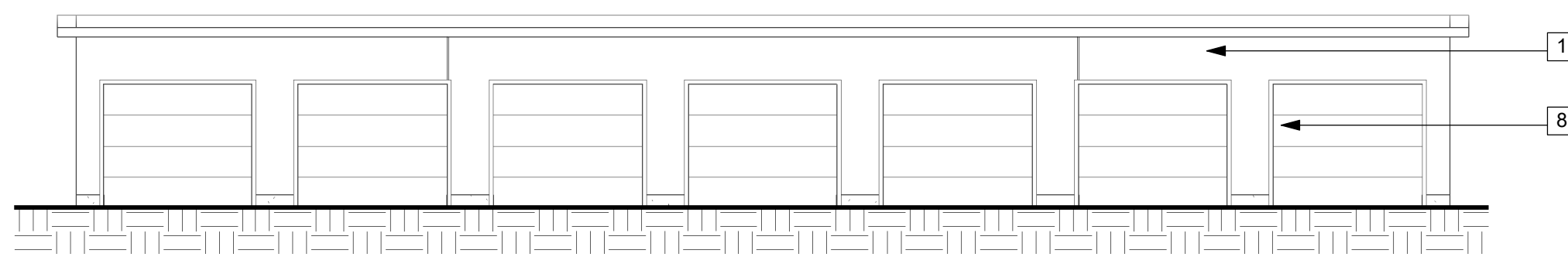
**3 MANAGER/ COMMUNITY BLDG SOUTH ELEVATION**  
Ref. A-106 / Scale: 1/8" = 1'-0"



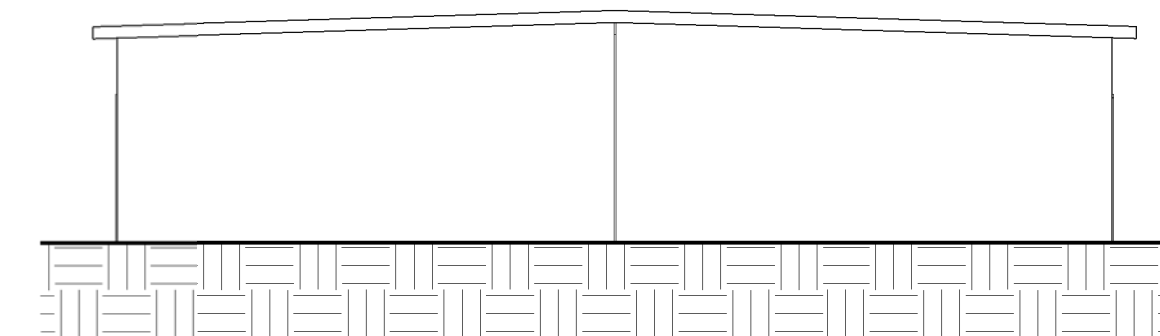
**4 MANAGER / COMMUNITY BLDG WEST ELEVATION**  
Ref. A-106 / Scale: 1/8" = 1'-0"

**ELEVATION NOTES**

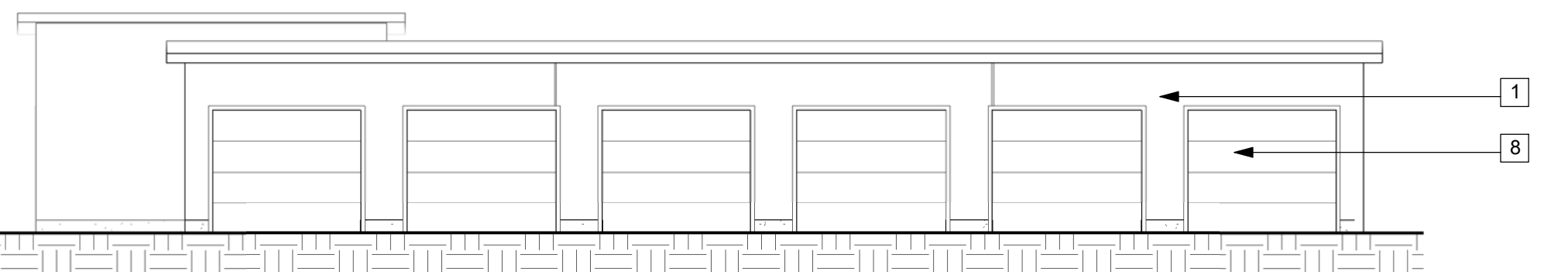
- 1 SAND FINISHED STUCCO AT FIELD OF BUILDING. COLOR TO BE WHITE SHOULDERS, VP-1265
- 2 SAND FINISHED STUCCO AT ACCENTS OF BUILDING. COLOR TO BE QUINCY GRANITE, VP-H0143
- 3 DECORATIVE HORIZONTAL FIN ELEMENTS WITH PAINTED METAL FASCIA. COLOR TO BE GROPIUS GRAY, VP-H0147
- 4 DUAL VINYL WINDOWS. COLOR TO BE DARK GREY.
- 5 STEEL GUARDRAIL SYSTEM, PAINTED.
- 6 GFRC PARAPET. COLOR TO BE GROPIUS GRAY, VP-H0147
- 7 SAND FINISHED STUCCO AT ACCENT BAND, COLOR TO BE THISTLE GRAY, VP-0197
- 8 FACTORY FINISHED SECTIONAL OVERHEAD GARAGE DOORS. COLOR TO BE GROPIUS GRAY, VP-H0147
- 9 DOWNSPOUT FROM FLAT ROOF AREA ABOVE.



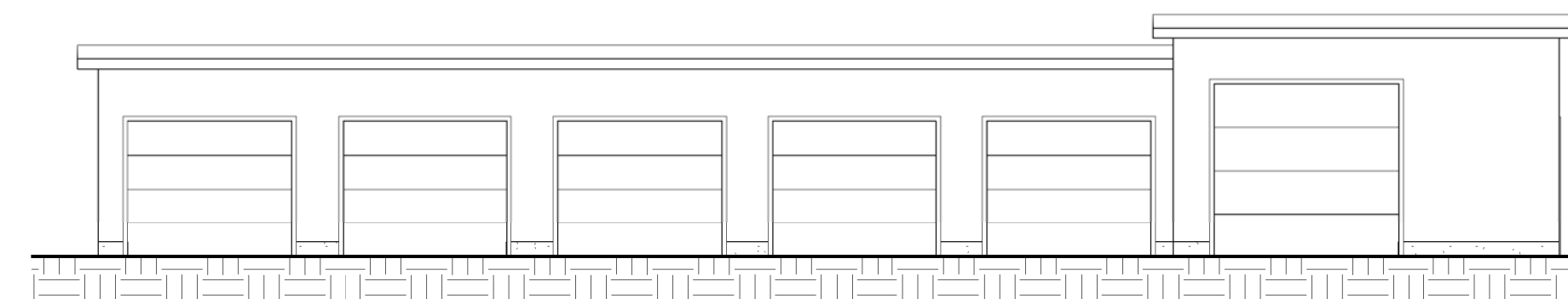
**5 GARAGE BLDG 1&2 FRONT ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



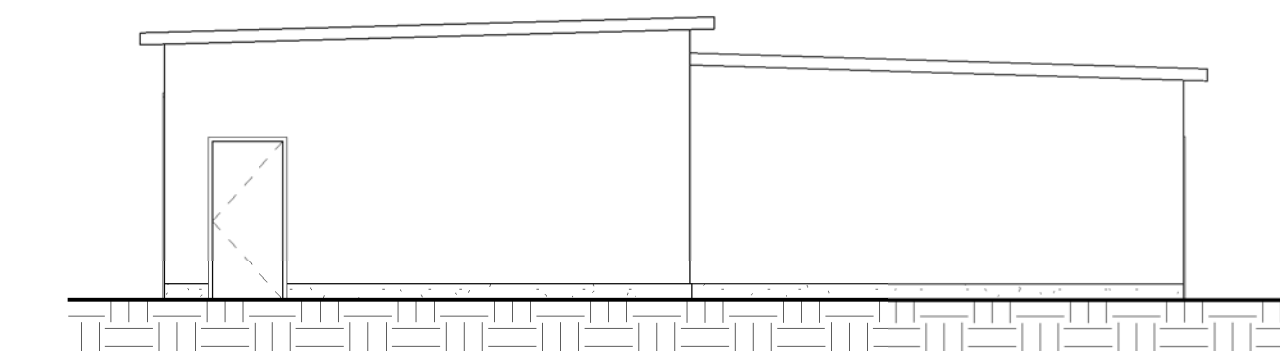
**6 GARAGE BLDG SIDE ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



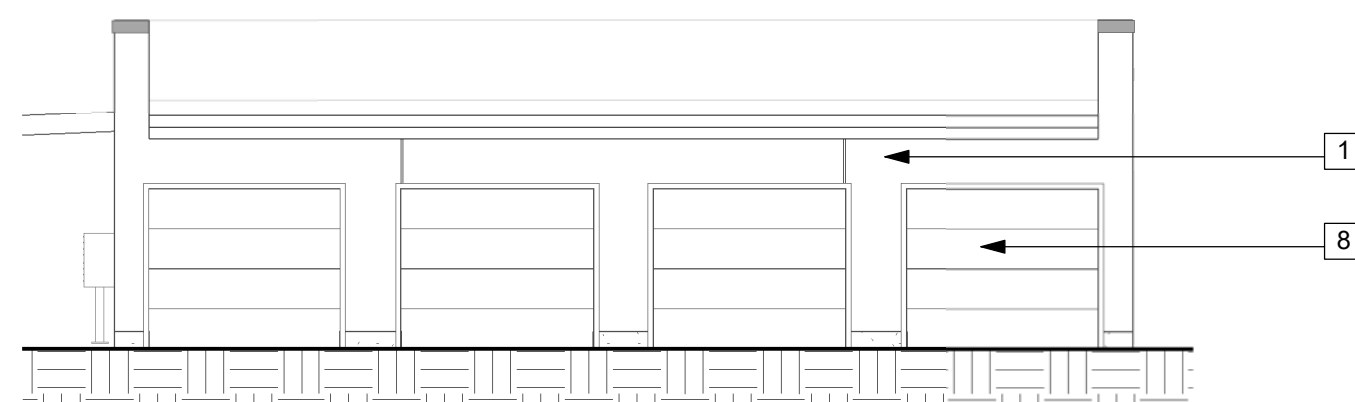
**7 GARAGE BLDG 3 FRONT ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



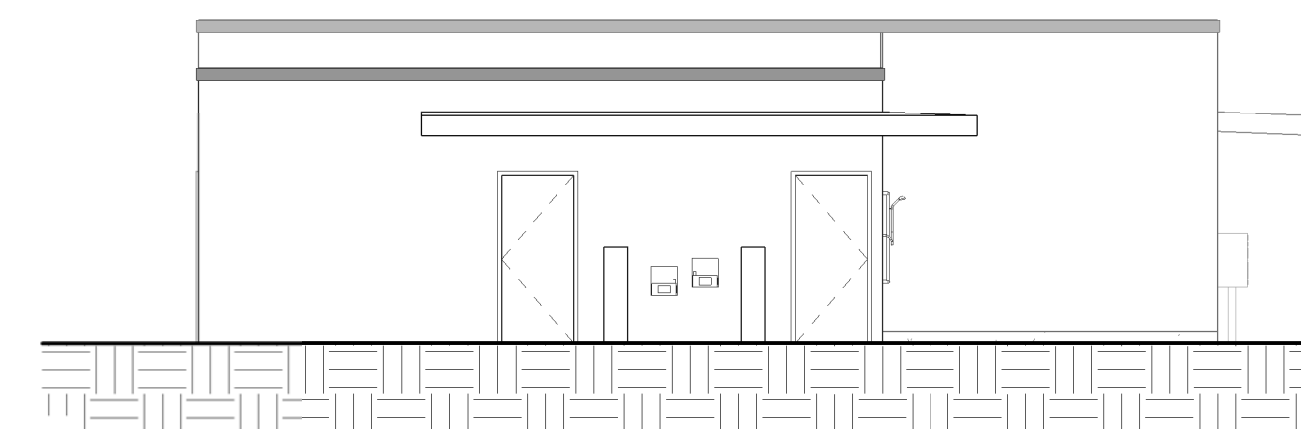
**8 GARAGE BLDG 3 BACK ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



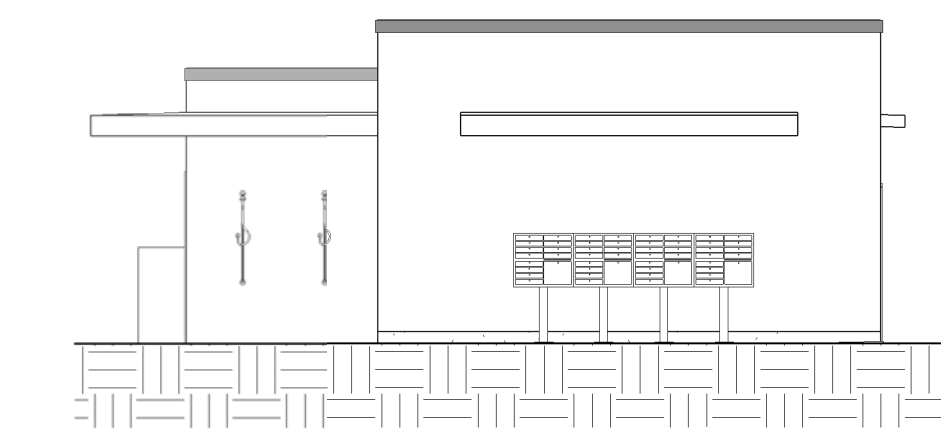
**9 GARAGE BLDG 3 SIDE ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



**10 GARAGE BLDG 4 FRONT ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



**11 GARAGE BLDG 4 BACK ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"



**12 GARAGE BLDG 4 SIDE ELEVATION**  
Ref. A-107 / Scale: 1/8" = 1'-0"

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| Project Start Date: | Issue Date     |
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| Checked:            | Checker        |
| Revision:           | 3              |
| Sheet Name:         |                |

**MANAGER/  
COMMUNITY  
& GARAGE  
ELEVATIONS**

Scale: As indicated  
Sheet No:

4  
3  
2  
1  
0  
ft



**1 NORTH**  
Scale: 1/8" = 1'-0"



**2 EAST**  
Scale: 1/8" = 1'-0"



**3 SOUTH**  
Scale: 1/8" = 1'-0"



**4 WEST**  
Scale: 1/8" = 1'-0"

**COLOR LEGEND**

-  VISTA PAINT H0147  
"GROPIUS GRAY"
-  VISTA PAINT H0143  
"QUINCY GRANITE"
-  VISTA PAINT 1265  
"WHITE SHOULDERS"
-  VISTA PAINT 0197  
"THISTLE GRAY"



DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
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**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

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|----|------------|----------------|
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| NO | DATE       | ISSUE          |

REVISION SCHEDULE

Project No: \_\_\_\_\_ Project Number \_\_\_\_\_  
 Project Start Date: \_\_\_\_\_ Issue Date \_\_\_\_\_  
 Drawn: \_\_\_\_\_ Designer \_\_\_\_\_  
 Checked: \_\_\_\_\_ Checker \_\_\_\_\_  
 Revision: \_\_\_\_\_ 3  
 Sheet Name: \_\_\_\_\_

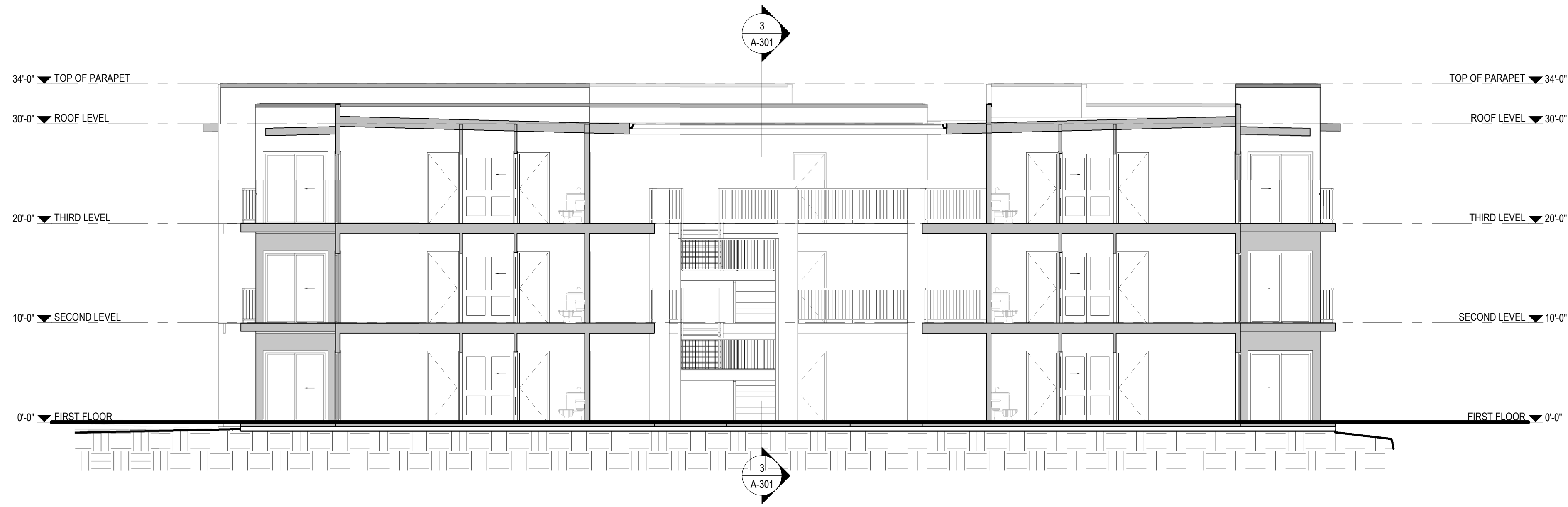
**MANAGER/  
COMMUNITY  
RENDERED  
ELEVATIONS**

Scale: As indicated  
Sheet No: \_\_\_\_\_

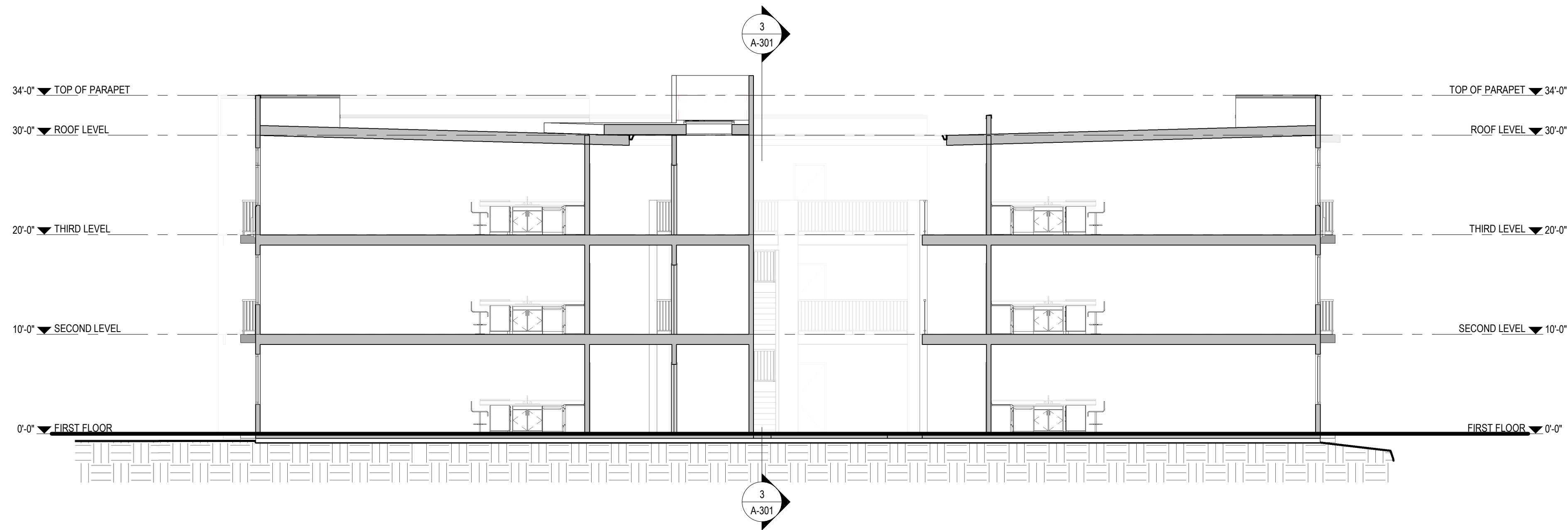


DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

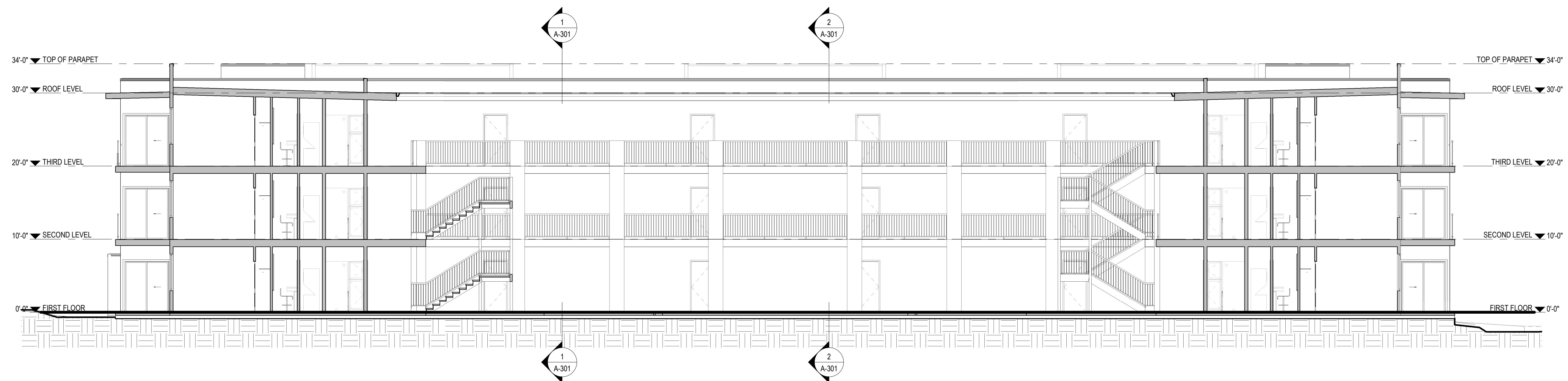
**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553



**1 APARTMENTS SECTION 1**  
Ref. A-101 / Scale: 1/8" = 1'-0"



**2 APARTMENTS SECTION 2**  
Ref. A-101 / Scale: 1/8" = 1'-0"



**3 APARTMENTS SECTION 3**  
Ref. A-101 / Scale: 1/8" = 1'-0"

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Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_ 3  
Sheet Name:

**APARTMENT  
BUILDING  
SECTIONS**

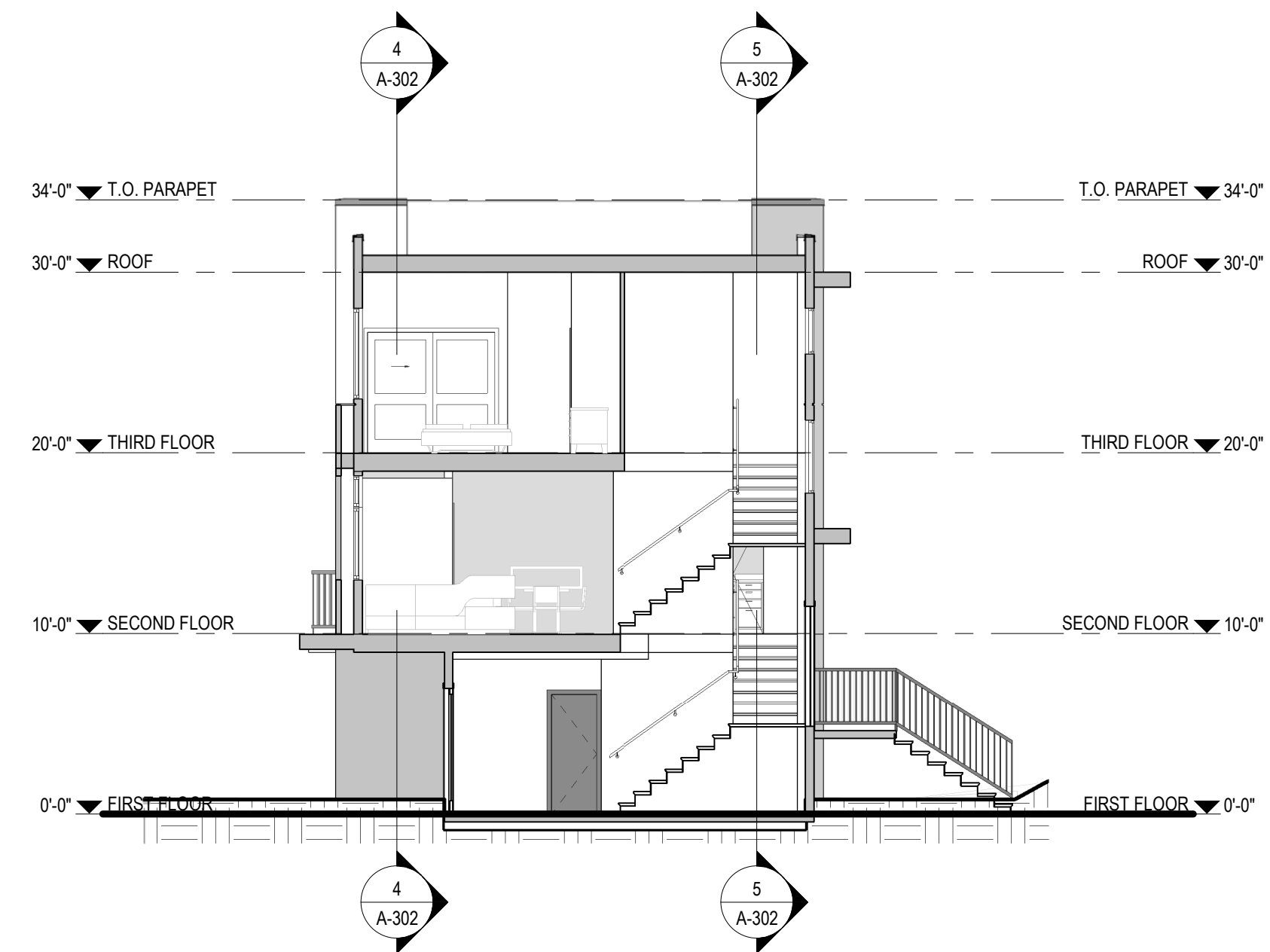
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**A-301**

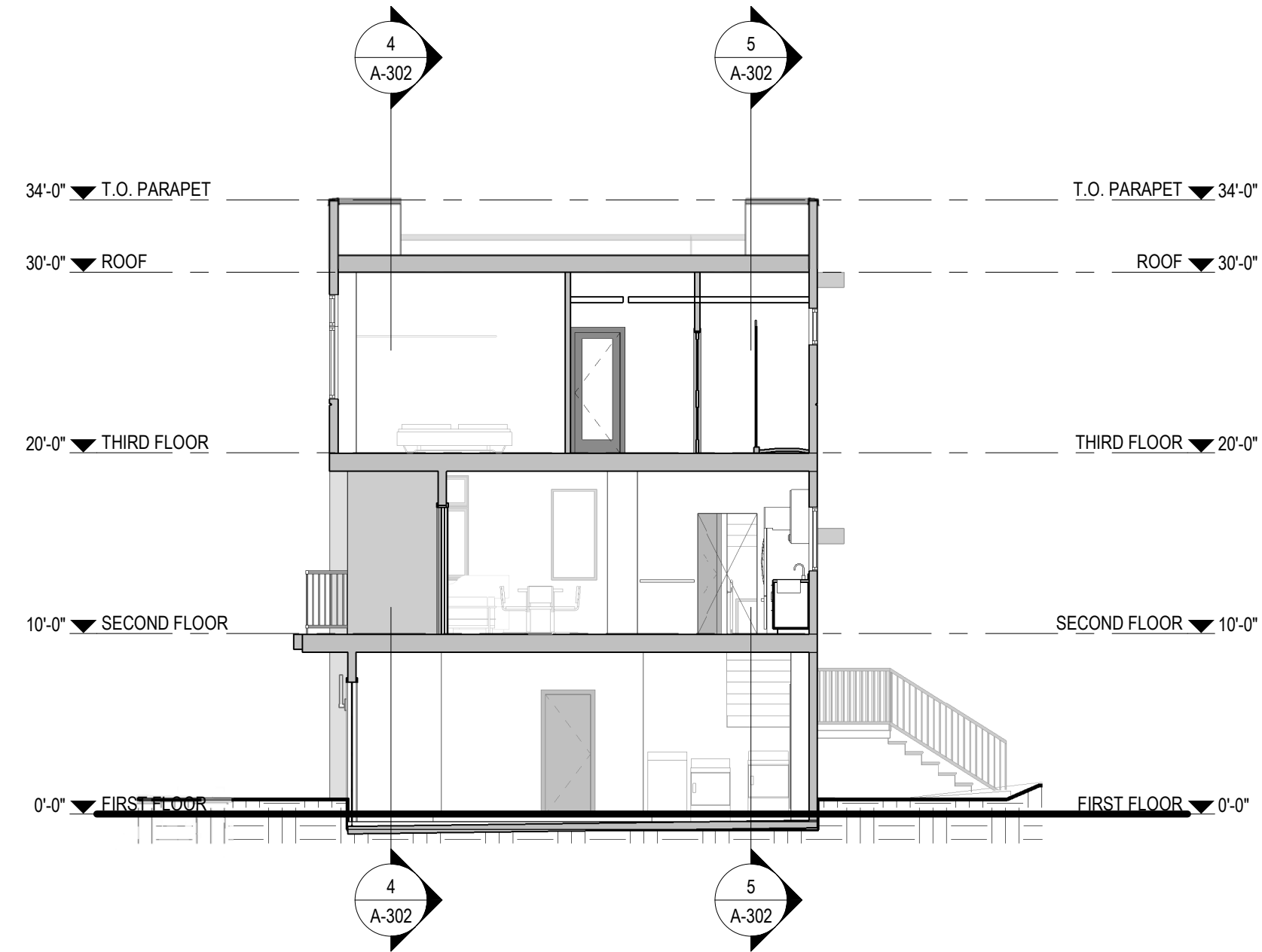
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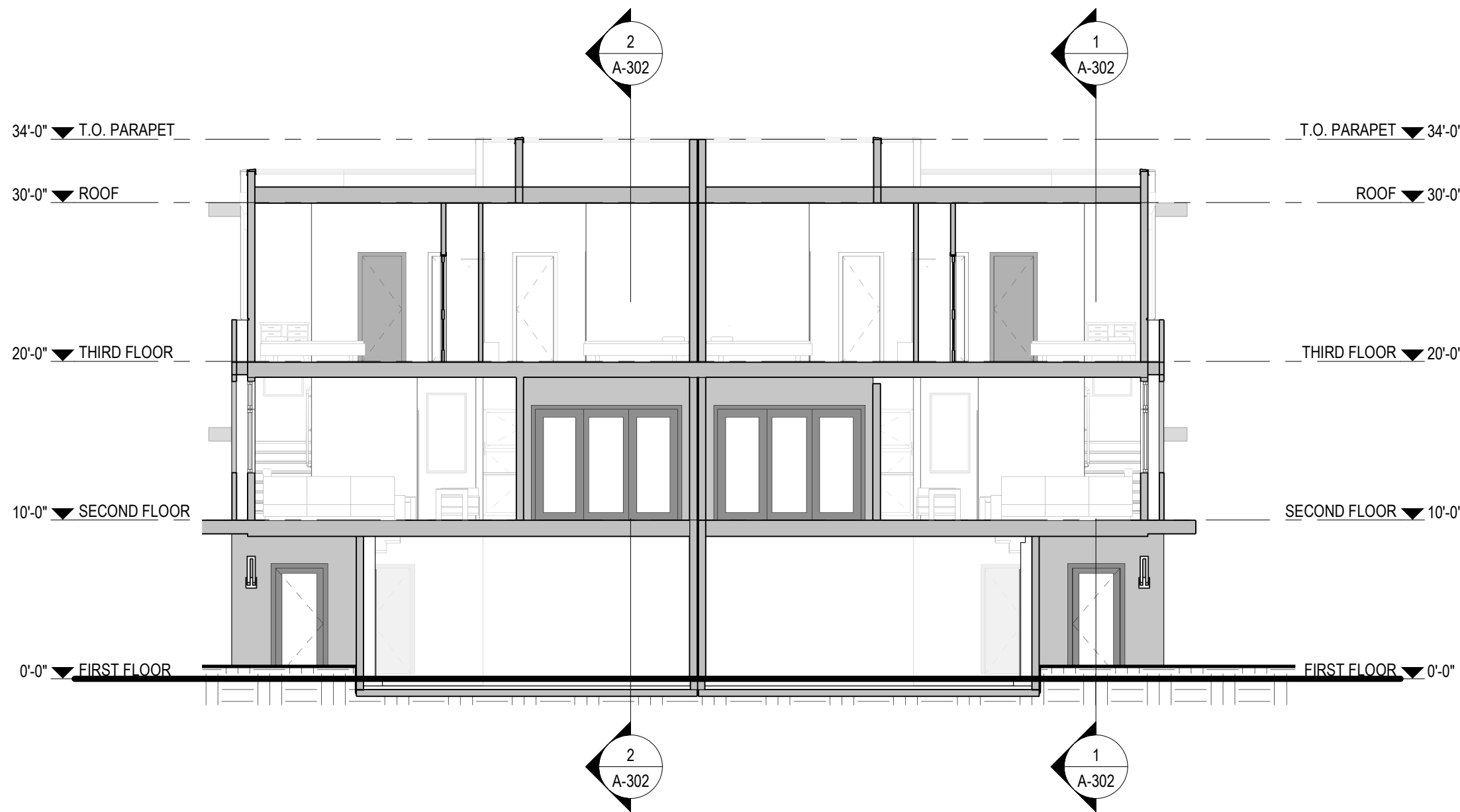
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.



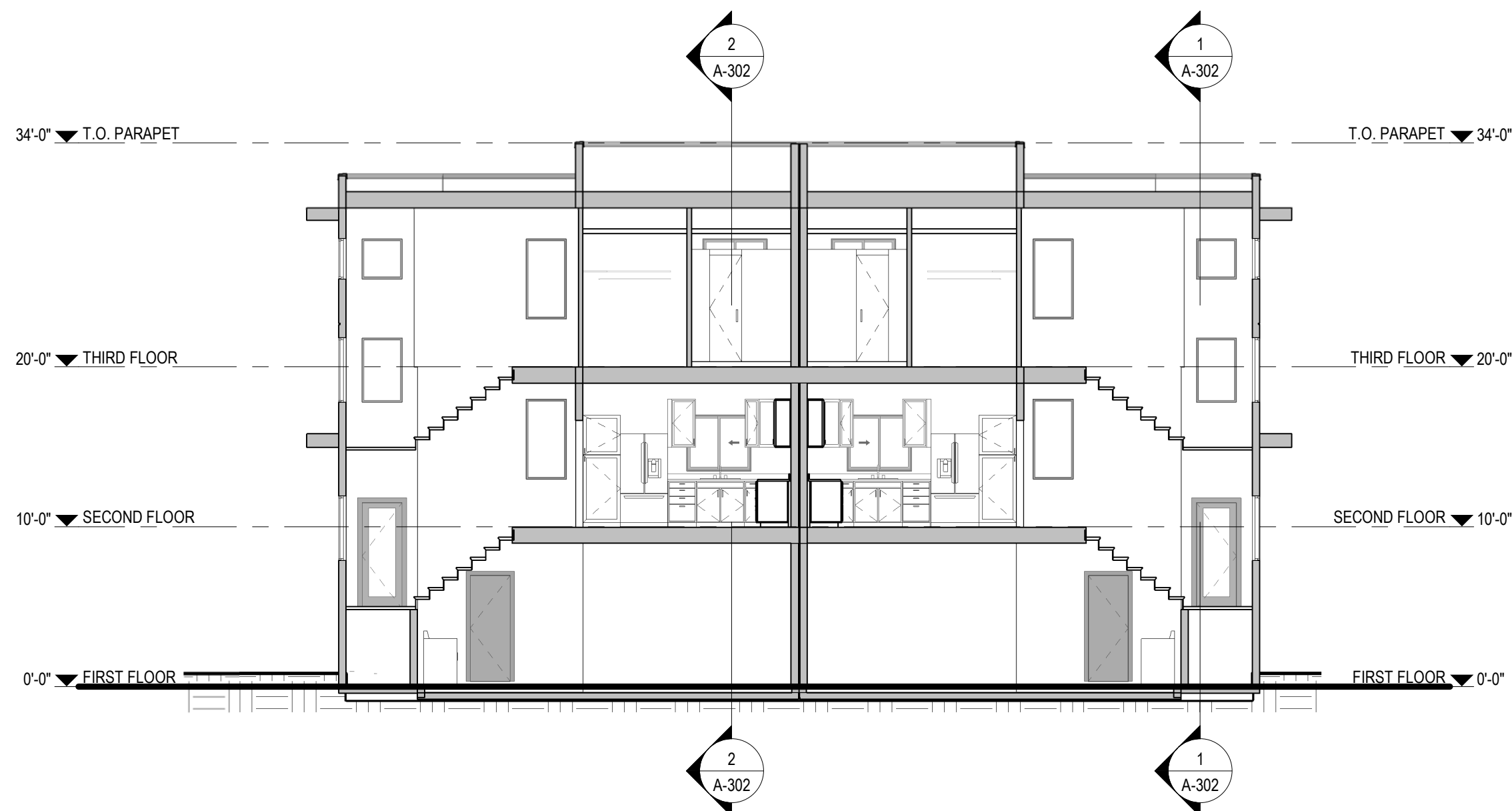
**1 TOWNHOUSE SECTION 1**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**2 TOWNHOUSE SECTION 2**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**4 TOWNHOUSE SECTION 4**  
Ref: A-105 / Scale: 1/8" = 1'-0"



**5 TOWNHOUSE SECTION 5**  
Ref: A-105 / Scale: 1/8" = 1'-0"

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553

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Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_ 3  
Sheet Name:

**TOWNHOUSE SECTIONS**

Scale: 1/8" = 1'-0"  
Sheet No:

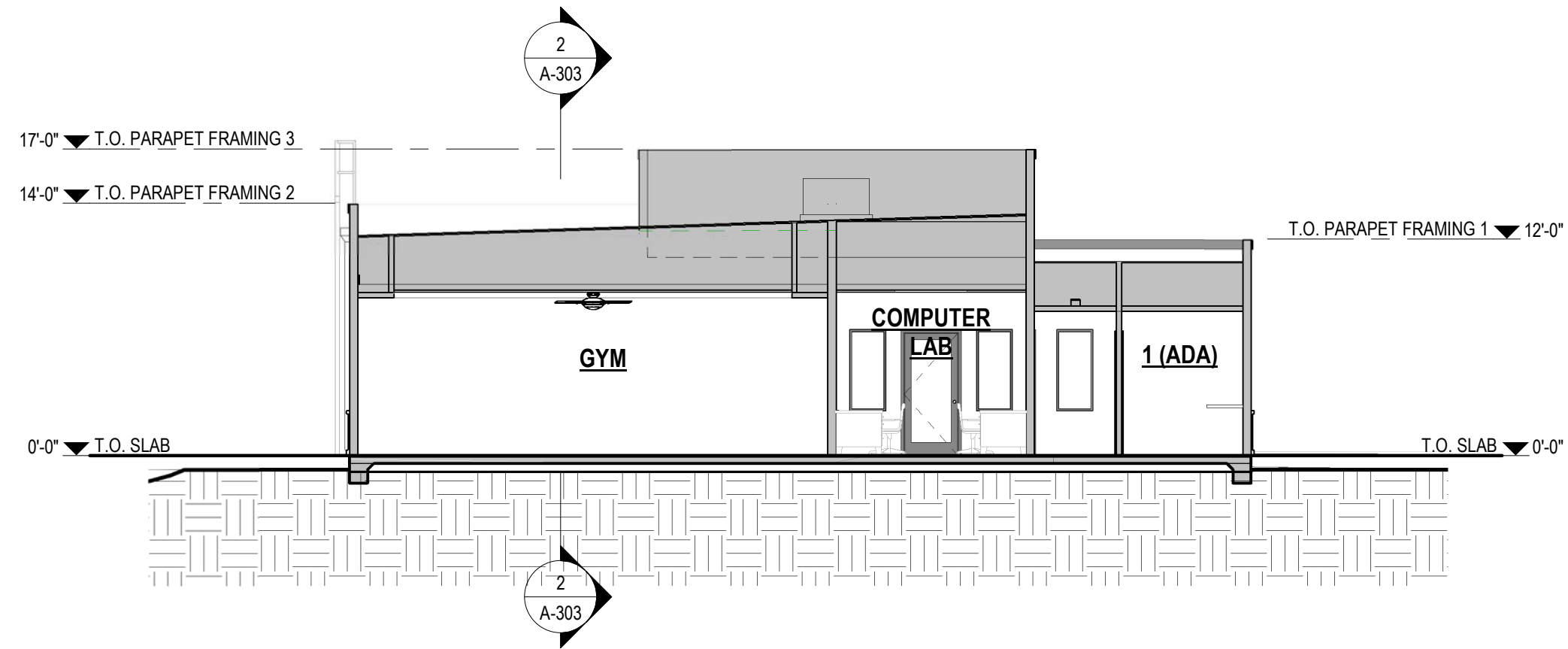
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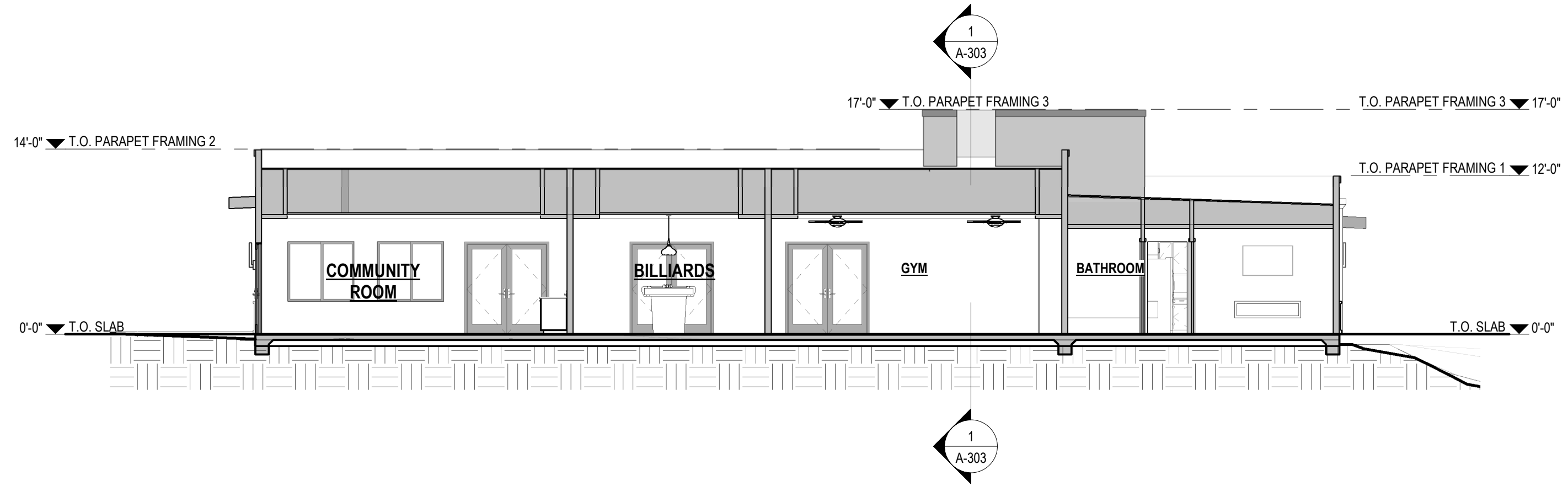
DO NOT SCALE DRAWINGS  
ANY DISCREPANCIES TO BE REVIEWED WITH  
THE ARCHITECT.

**APOLLO IV - DRACAEA**  
21644 DRACAEA AVENUE  
MORENO VALLEY, CA 92553



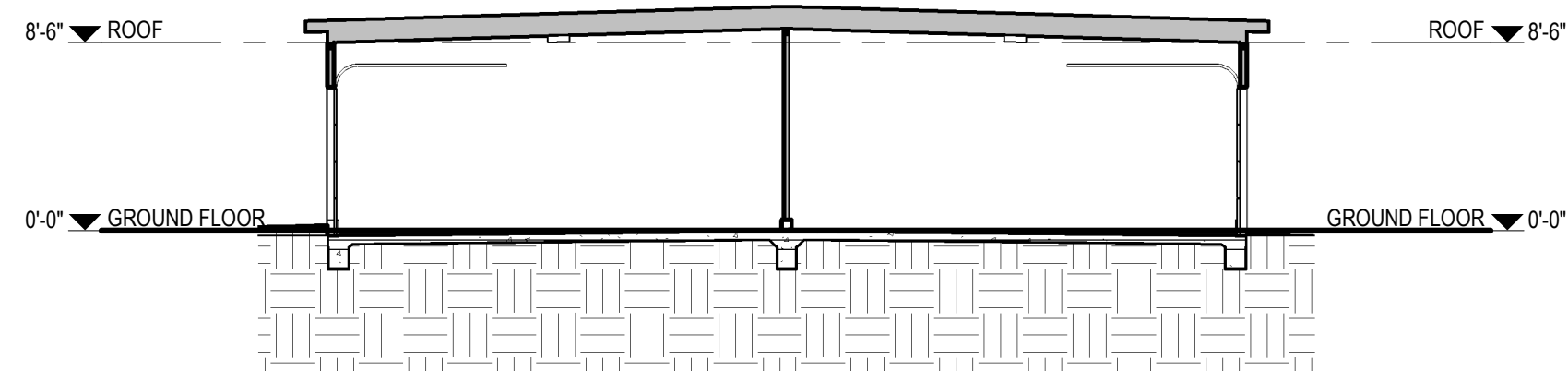
**1** MANAGER/ COMMUNITY SECTION 1

Ref: A-106 / Scale: 1/8" = 1'-0"



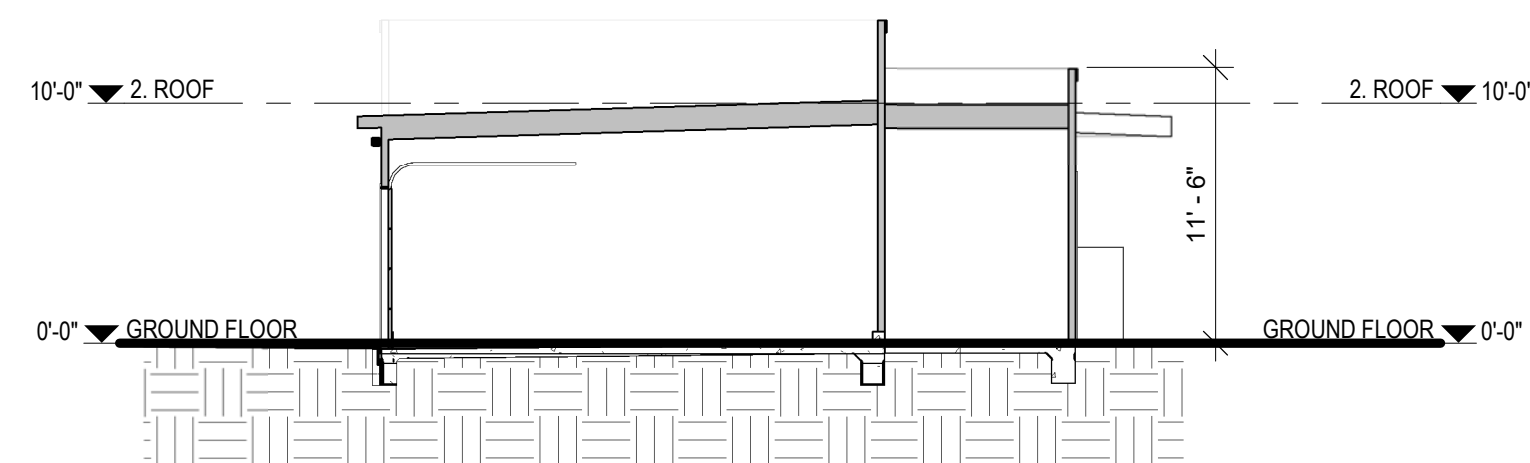
**2** MANAGER/ COMMUNITY SECTION 2

Ref: A-106 / Scale: 1/8" = 1'-0"



**3** GARAGE BUILDING SECTION

Ref: A-107 / Scale: 1/8" = 1'-0"



**4** GARAGE BUILDING 4 SECTION

Ref: A-107 / Scale: 1/8" = 1'-0"

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| 2  | 10-27-2020 | PLANNING REV 2 |

Project No: \_\_\_\_\_ Project Number  
Project Start Date: \_\_\_\_\_ Issue Date  
Drawn: \_\_\_\_\_ Designer  
Checked: \_\_\_\_\_ Checker  
Revision: \_\_\_\_\_ 3  
Sheet Name:

**MANAGER/  
COMMUNITY  
& GARAGE  
SECTIONS**

Scale: 1/8" = 1'-0"  
Sheet No:

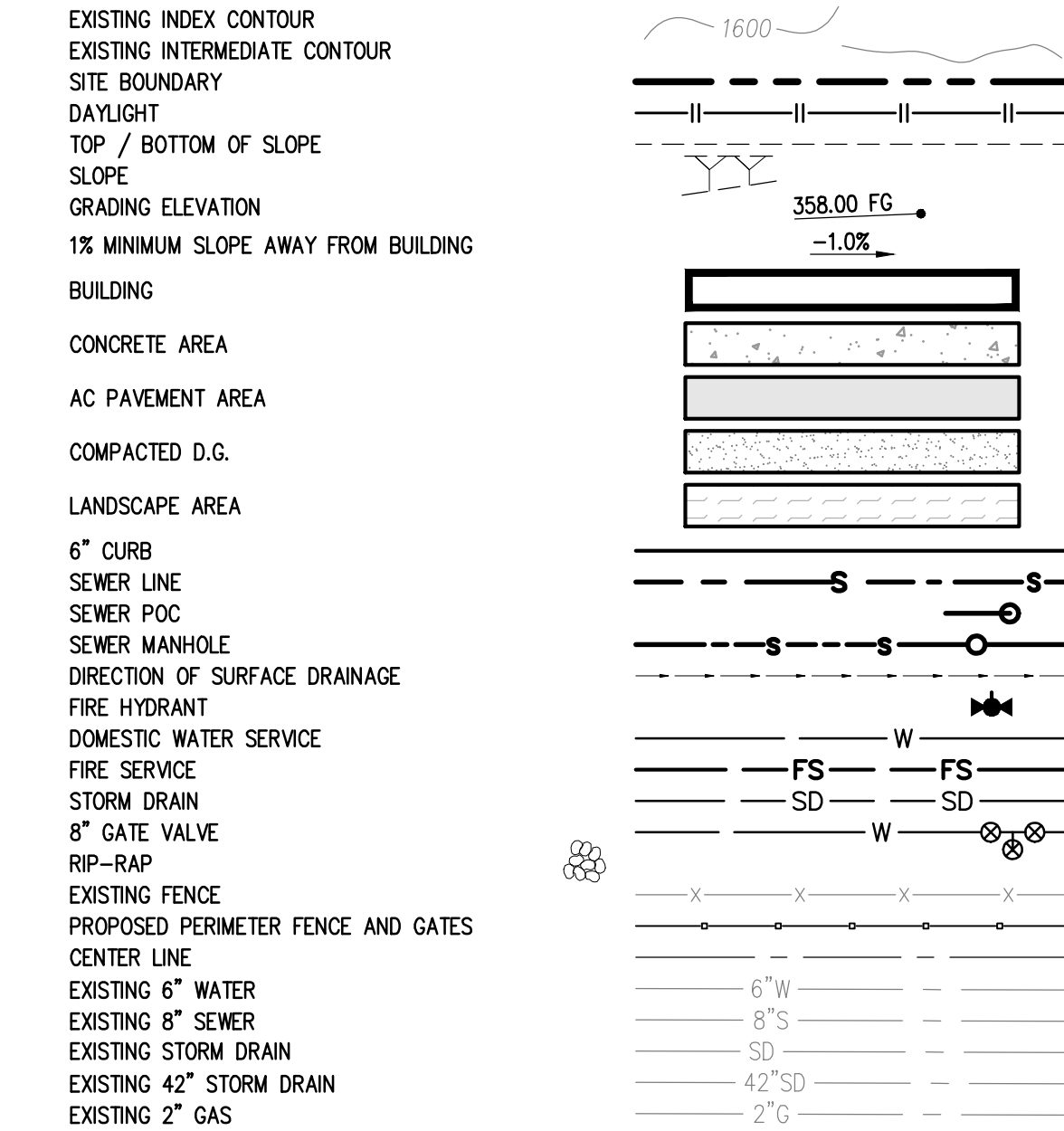
**EASEMENT LEGEND**

- (A) PARCEL A - PROPERTY IN QUESTION, FEE
- (B) PARCEL B - PARCEL B1 - PROPERTY IN QUESTION, FEE
- (C) PARCEL B - PARCEL B2 - EASEMENT
- (D) EASEMENT FOR PIPE LINES IN 10/20/1920 BK536 PG470 OF DEEDS THE EXACT LOCATION OF THE EASEMENT CANNOT BE DETERMINED AND IS NOT PLOTTABLE.
- (E) EASEMENT FOR PUBLIC UTILITIES IN 12/20/1926 BK698 PG298, 12/21/1926 BK698 PG313 OF DEEDS, 12/20/1926 BK11 PG450 OF LEASES, 12/04/1931 BK59 PG67 OF OFFICIAL RECORDS THE EXACT LOCATION OF THE EASEMENT CANNOT BE DETERMINED AND IS NOT PLOTTABLE.
- (F) EASEMENT FOR SEWER PIPELINE IN 10/15/1959 INST # 1959-88566 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT.
- (J) EASEMENT FOR PUBLIC UTILITIES IN 08/24/1962 INST # 1962-80242 OF OFFICIAL RECORDS AFFECTS SAID PORTION AS DESCRIBED IN THE DOCUMENT.
- (1) PROPOSED STORM DRAIN EASEMENT
- (2) PROPOSED SEWER EASEMENT TO ECSD

**CONSTRUCTION NOTES**

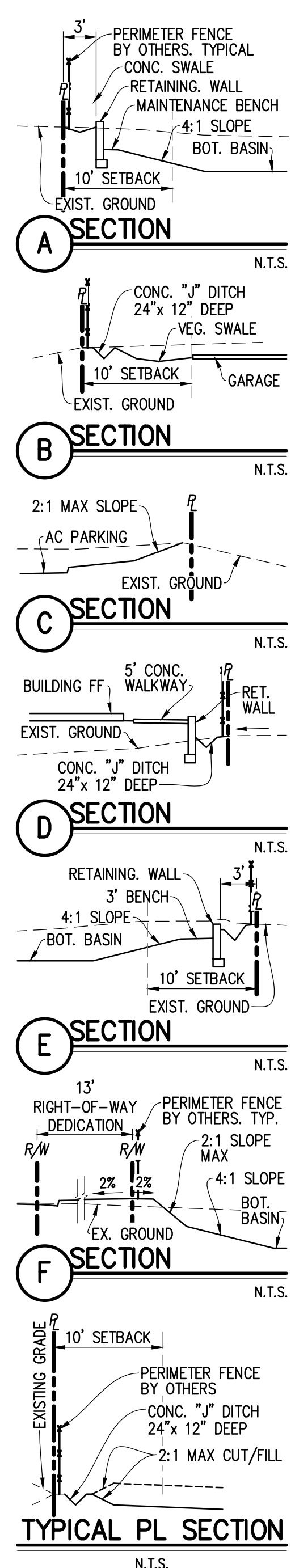
- (1) REMOVE EXISTING TREES
- (2) CONNECT TO EXISTING 8" SEWER MAIN PER DWG. NO. 4710
- (3) CONNECT TO PROPOSED 8" SEWER MAIN PER DWG. NO. LGR19-0052
- (4) CONNECT TO EXISTING STORM DRAIN PER DWG. NO. 4-826
- (5) CONNECT TO PROPOSED 18" STORM DRAIN PER DWG. NO. LGR19-0052
- (6) CONNECT TO PROPOSED 6" FIRE/WATER LINE PER DWG. NO. LGR19-0052
- (7) CONNECT TO EXISTING 6" WATER LINE

**LEGEND**

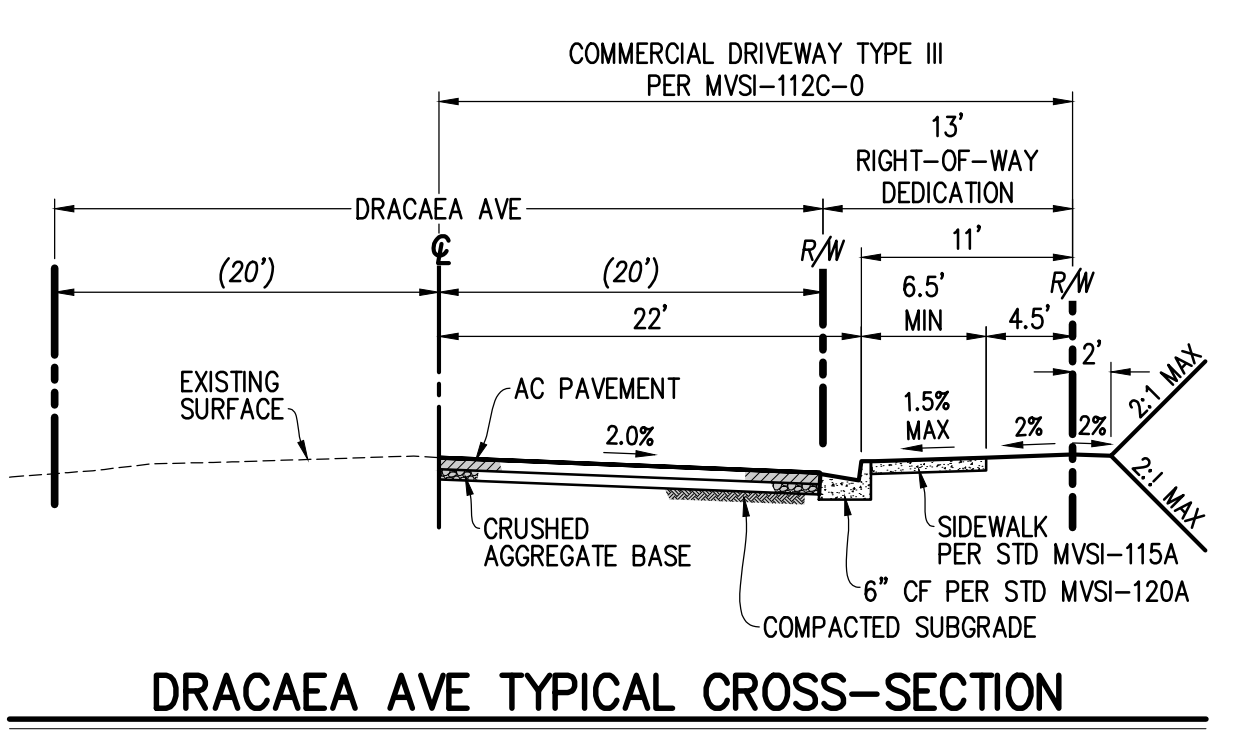
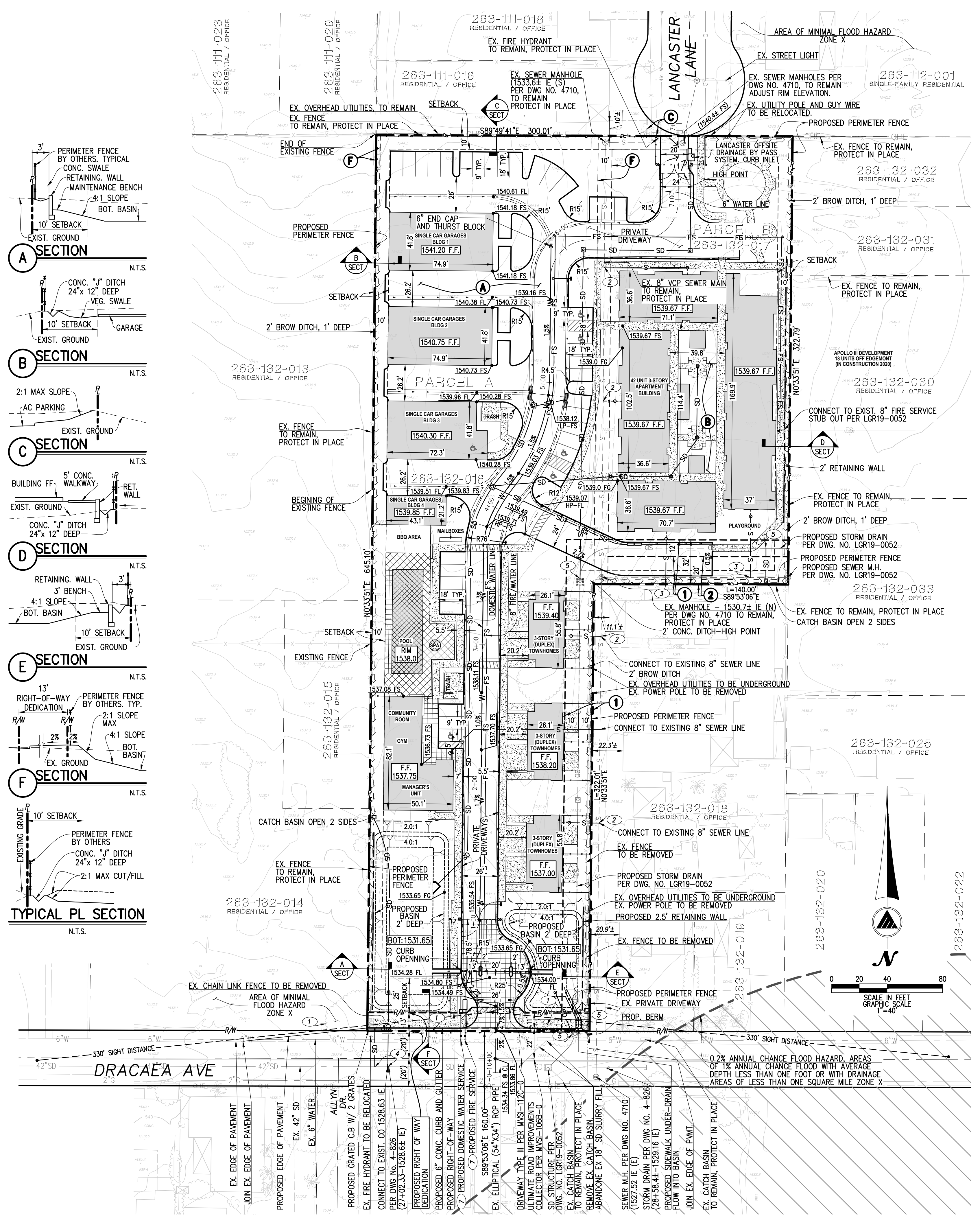


**ABBREVIATIONS:**

|      |                                 |      |                               |
|------|---------------------------------|------|-------------------------------|
| AB   | AGGREGATE BASE                  | LCC  | LIGHTWEIGHT CELLULAR CONCRETE |
| AC   | ASPHALT CONCRETE                | LF   | LINEAL FEET                   |
| APN  | ASSESSOR PARCEL NUMBER          | LP   | POINT LP                      |
| BC   | BEGINNING OF CURVE              | MOD  | MODIFIED                      |
| BMP  | BEST MANAGEMENT PRACTICE        | NTS  | NOT TO SCALE                  |
| BVC  | BEGINNING VERTICAL CURVE        | OS   | OPEN SPACE                    |
| BW   | BEGINNING OF WALL               | PCC  | PORTLAND CEMENT CONCRETE      |
| CB   | CATCH BASIN                     | PCR  | POINT OF CURB RETURN          |
| CI   | CURB INLET                      | PPI  | PIPELINE                      |
| CL   | CENTERLINE                      | PUE  | PUBLIC UTILITY EASEMENT       |
| CL   | CLASS                           | PVC  | POLYVINYL CHLORIDE            |
| CMP  | CORRUGATED METAL PIPE           | PVT  | PRIVATE                       |
| CIP  | CAST IN PLACE                   | QTY  | QUANTITY                      |
| CMU  | CONCRETE MASONRY UNIT           | ROP  | REINFORCED CONCRETE PIPE      |
| CO   | CLEANOUT                        | R/W  | RIGHT OF WAY                  |
| CONC | CONCRETE                        | ROS  | RECORD OF SURVEY              |
| CY   | CUBIC YARDS                     | SD   | STORM DRAIN                   |
| DG   | DECOMPOSED GRANITE              | SF   | SQUARE FEET                   |
| DIA  | DIAMETER                        | STA  | STATION                       |
| DWG  | DRAWING                         | STD  | STANDARD                      |
| EC   | END OF CURVE                    | SWR  | SEWER                         |
| EG   | EDGE OF CUTTER                  | TB   | TOP OF BERM                   |
| EPA  | ENVIRONMENTAL PROTECTION AGENCY | TC   | TOP OF GRATE                  |
| ESMT | EASEMENT                        | TC   | TOP OF CURB                   |
| EVC  | END VERTICAL CURVE              | TF   | TOP OF FOOTING                |
| EW   | END OF WALL                     | TP   | TOP OF PIPE                   |
| EX   | EXISTING                        | TSO  | TOP OF STORM DRAIN            |
| FF   | FINISH FLOOR                    | TSW  | TOP OF SEWER                  |
| FG   | FINISH GROUND                   | TW   | TOP OF WALL                   |
| FL   | FLOWLINE                        | TY   | TYPICAL                       |
| FM   | FINAL MAP                       | VIF  | VERIFY IN FIELD               |
| FS   | FINISH SURFACE                  | W    | WATER                         |
| HP   | HIGH POINT                      | WSEL | WATER SURFACE ELEVATION       |
| IE   | INVERT ELEVATION                |      |                               |



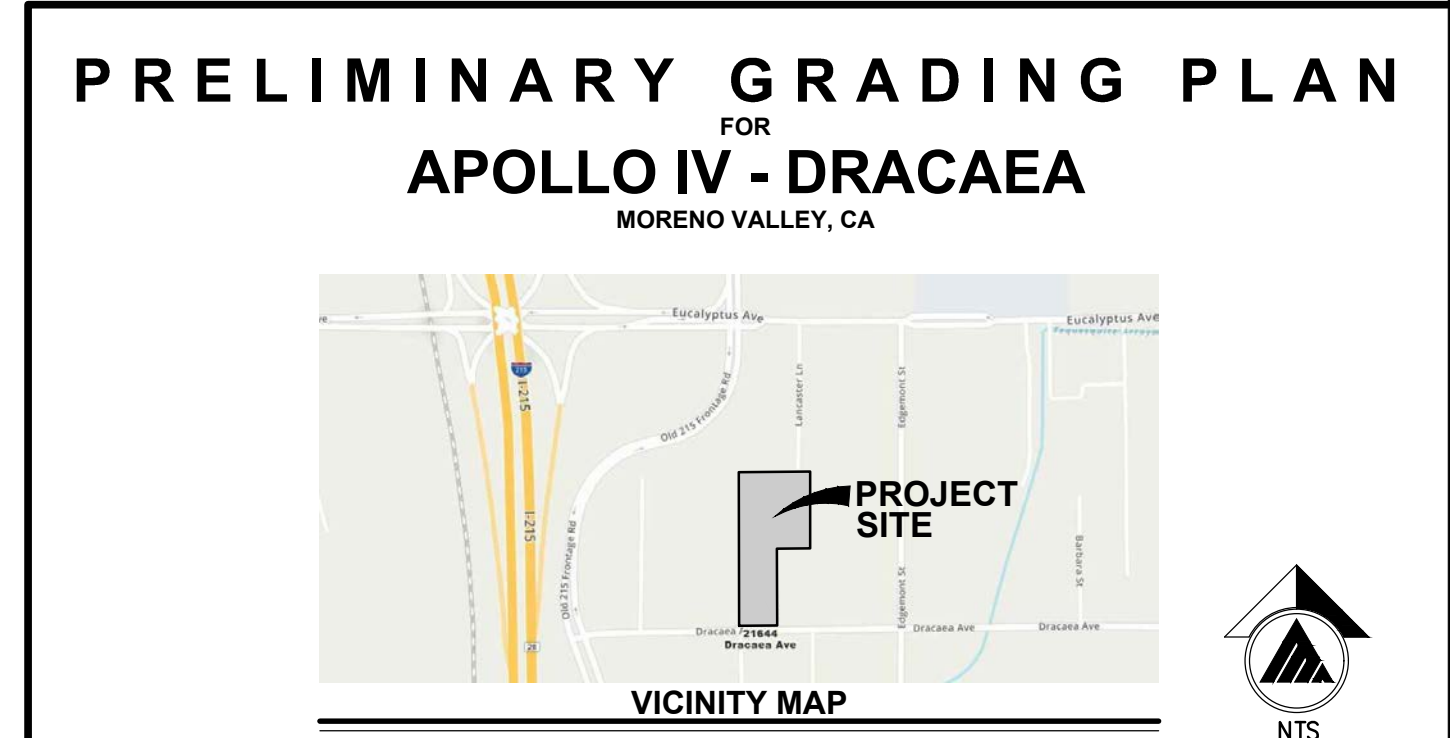
**TYPICAL PL SECTION**  
N.T.S.



**PUBLIC UTILITIES & SERVICES:**

|                        |                                       |                            |
|------------------------|---------------------------------------|----------------------------|
| <b>ELECTRICITY:</b>    | MORENO VALLEY ELECTRIC UTILITY        | 951.413.3502               |
| <b>NATURAL GAS:</b>    | THE GAS COMPANY                       | 800.427.2200               |
| <b>COMMUNICATIONS:</b> | FRONTIER                              | 855.296.5094               |
|                        | SPECTRUM                              | 855.757.7328               |
|                        | AT&T                                  | 800.310.2355 (RESIDENTIAL) |
|                        |                                       | 800.750.2355 (COMMERCIAL)  |
| <b>TRASH SERVICE:</b>  | WASTE MANAGEMENT OF INLAND VALLEY     | 800.423.9986               |
| <b>WATER:</b>          | BOX SPRING MUTUAL WATER COMPANY       | 951.653.6419               |
| <b>SEWER:</b>          | EDGEMONT COMMUNITY SERVICES DISTRICT  | 951.784.2632               |
| <b>SCHOOLS:</b>        | MORENO VALLEY UNIFIED SCHOOL DISTRICT | 951.571.7500               |

**TOPOGRAPHY AND SURVEY:**  
SOURCE OF TOPOGRAPHY:  
PHOTO GEODETIC CORP. DATE: 01-02-2020  
SUPPLEMENTAL SURVEY:  
MASSON & ASSOC. INC. DATE: 12-30-2019  
BENCHMARK:  
CITY OF RIVERSIDE BENCHMARKS: POINT ID = GPS-66, 1929 ELEVATION = 1594.281  
DESCRIPTION: 2" BRASS DISK STAMPED "CITY OF RIVERSIDE GPS STATION 66 1991 CADME" SET IN THE TOP OF A CATCH BASIN ALONG THE NORTHERLY SIDE OF CANYON SPRINGS PKWY 0.3 MILES WEST OF DAY STREET.  
BASIS OF BEARINGS:  
THE BASIS OF BEARINGS FOR THIS SURVEY IS BASED ON THE LINE BETWEEN POINT 7010 AND POINT 3001 PER RECORD OF SURVEY R.S. 89/67-76 BEING: N5826°52'W



**PROJECT DESCRIPTION:**  
CONSTRUCTION OF APARTMENTS AND PARKING.  
**PROPERTY ADDRESS:**  
21644 DRACAEA AVENUE, MORENO VALLEY, CA 92553  
**ASSESSOR'S PARCEL NO.:**  
263-132-016, 263-132-017  
**OWNER/APPLICANT:**  
APOLLO IV DEVELOPMENT GROUP, LLC.  
CONTACT: CHINTU PATEL  
ADDRESS: 2661 PUMPELO CT. ESCONCIDO, CA 92027  
TEL: \_\_\_\_\_

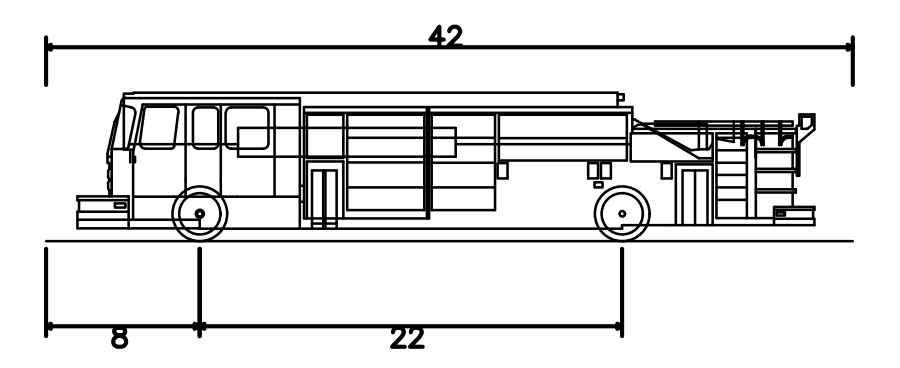
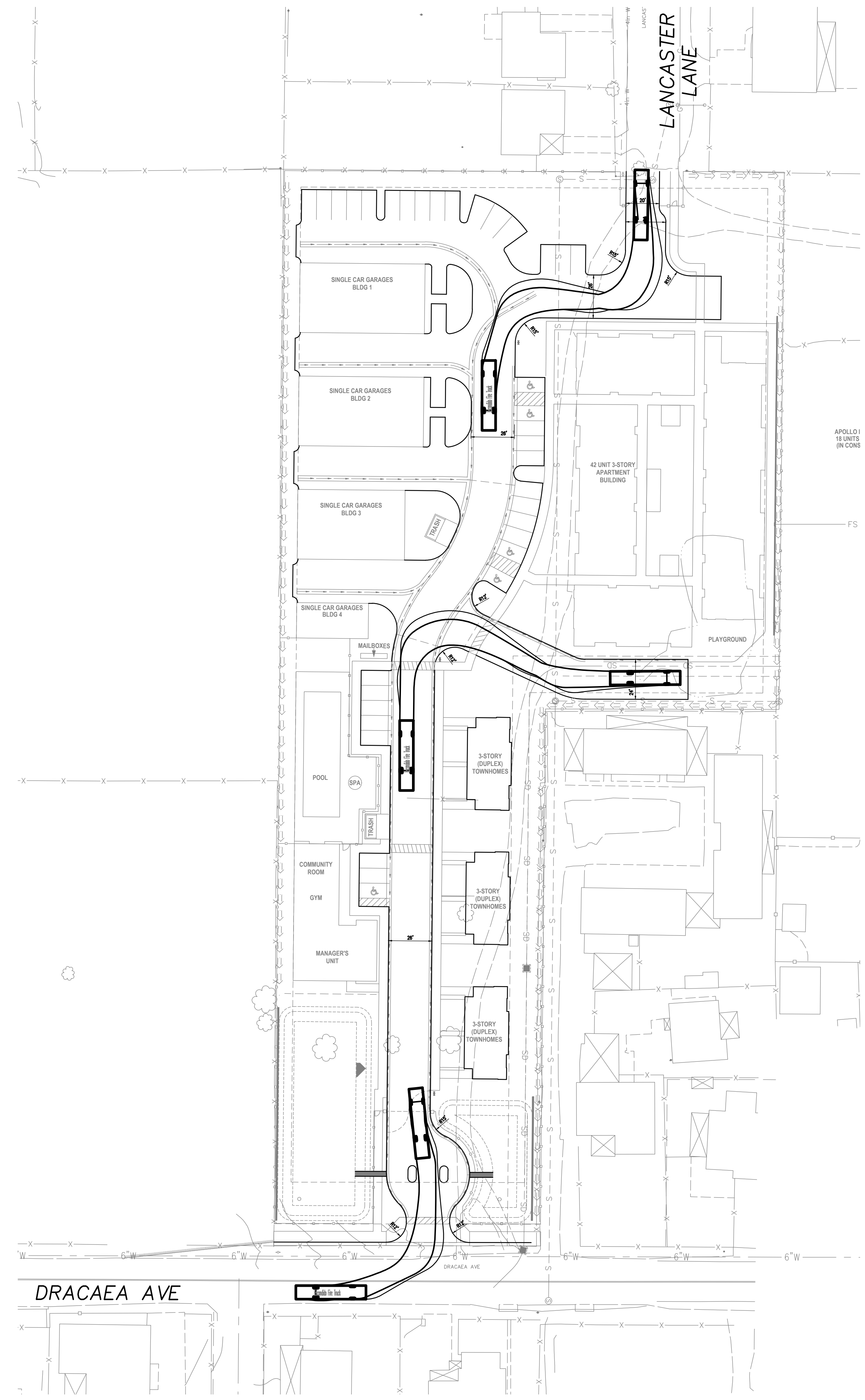
**PREPARED BY:**  
Planning & Engineering & Surveying  
Solved.  
200 E. Washington Ave., Suite 2005  
Escondido, CA 92025  
Q: 760.741.3570  
F: 760.741.1786  
www.masson-assoc.com

**LEGAL DESCRIPTION:**  
THAT PORTION OF LOT 25A OF EDGEMONT TRACT, IN THE CITY OF MORENO VALLEY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.  
**AREAS:**  
TOTAL GROSS AREA: 3.41 ACRES  
TOTAL DISTURBED AREA: 3.41 ACRES  
**EXISTING LAND USE / ZONING:**  
LAND USE: VACANT  
ZONING: R15 - RESIDENTIAL / OFFICE  
**FEMA FLOOD ZONE DESIGNATION:**  
AREA OF MINIMAL FLOOD HAZARD - ZONE X

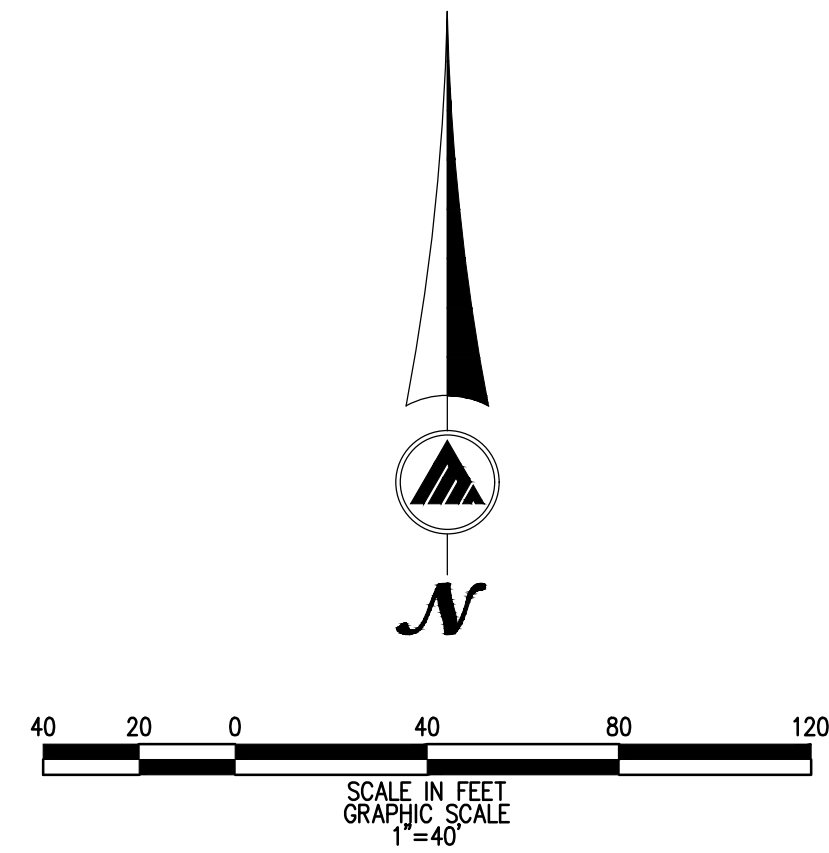
Revision 2: \_\_\_\_\_  
Revision 1: \_\_\_\_\_  
Original Date: September 21, 2020  
Sheet 1 of 1



DATE: File 11\_21\_20.dwg By: REBEKAH V. VASILEVSKIY/PAOLO/10/19/19 - 01/27/20



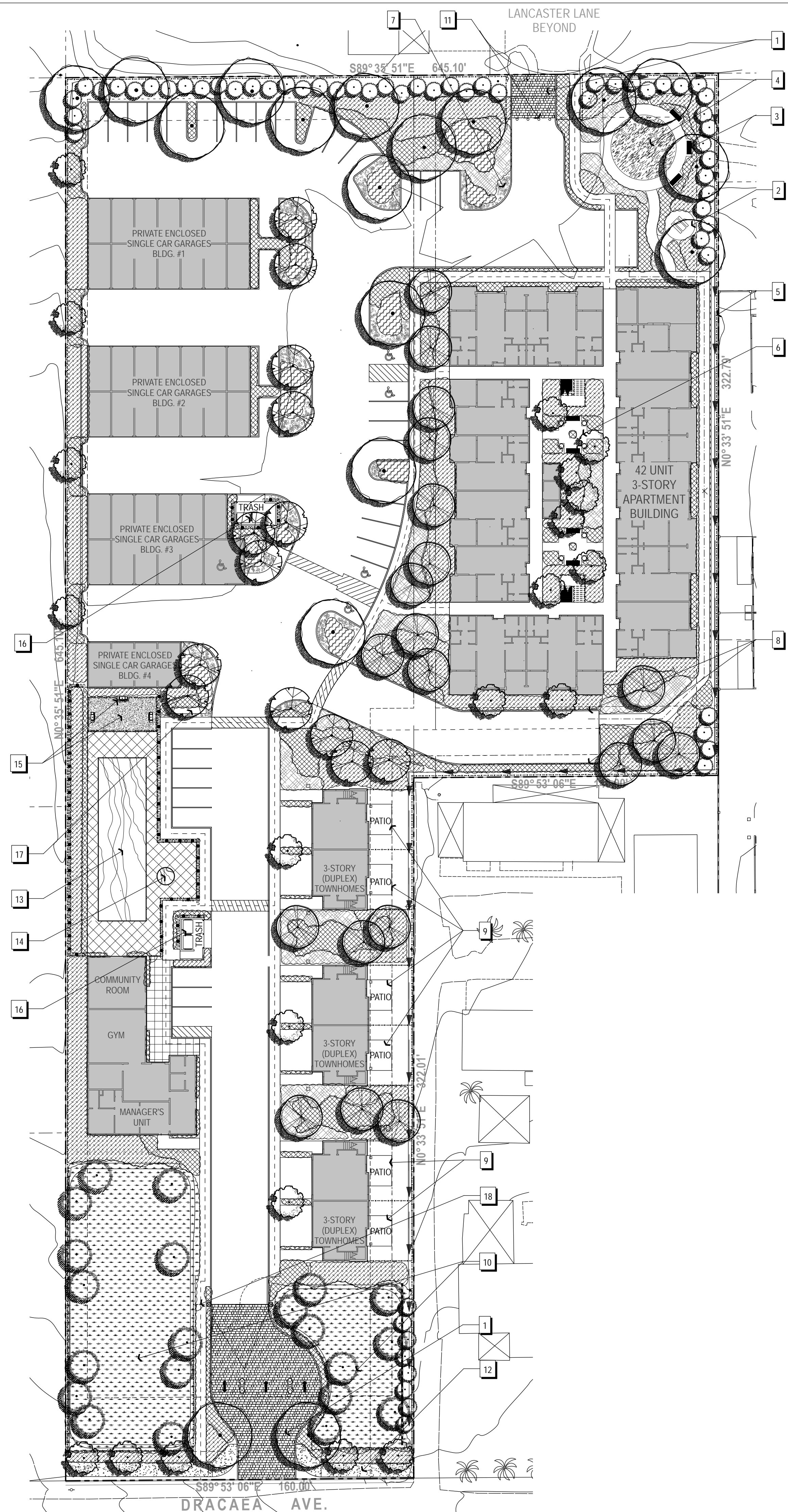
Escondido Fire Truck  
 Overall Length  
 Overall Width  
 Overall Body Height  
 Min Body Ground Clearance  
 Track Width  
 Lock-to-lock time  
 Max Wheel Angle



**FIRE TRUCK TURN RADIUS EXHIBIT**  
**APOLLO IV- DRACAEA**  
 MORENO VALLEY, CA

Planning ▲ Engineering ▲ Surveying Solved.  
**MASSON**  
 & ASSOCIATES, INC.  
 200 E. Washington Ave., Suite 200  
 Escondido, CA 92025  
 O. 760.741.3570  
 F. 760.741.1786  
 www.masson-assoc.com

DATE: Jul 21, 20 10:13am by: jrdan  
 FILE: \\19\19019\PROD\Construct\Enhabit\19019-Fire-Access.dwg



| PLAN KEYNOTES |  |
|---------------|--|
| 1             | ENHANCED PAVING AT DRIVEWAY ENTRIES, TYPICAL   |
| 2             | PICNIC TABLE WITH PAVED SURFACE AREA   |
| 3             | BENCH SEATING, TYPICAL   |
| 4             | TOT LOT  |
| 5             | SITE FENCING, TYPICAL  |
| 6             | COURTYARD TERRACE WITH BENCH SEATING AND RAISED POTTED PLANT PEDESTALS                       |
| 7             | DECORATIVE RIVER ROCK GROUND COVER ACCENTS, TYPICAL  |
| 8             | FIRE DEPARTMENT ACCESS ROAD  |
| 9             | PRIVATE REAR YARD PATIOS AND LANDSCAPING   |
| 10            | BIO-DETENTION BASIN, TYPICAL   |
| 11            | FIRE DEPARTMENT ACCESS ONLY. PROVIDE FIRE DEPARTMENT BOLLARDS TO PREVENT RESIDENTIAL TRAFFIC |
| 12            | PUBLIC CITY SIDEWALK, TYPICAL  |
| 13            | SWIMMING POOL  |
| 14            | SPA  |
| 15            | BARBECUES WITH SEATING AREAS, PAVING TO BE DECOMPOSED GRANITE                                |
| 16            | TRASH ENCLOSURE  |
| 17            | CLUSTER STYLE MAILBOX STRUCTURE  |
| 18            | PEDESTRIAN ACCESS GATE   |

\* SEE SHEET L-1.1 FOR PRELIMINARY PLANT LEGEND

| NO. | DATE   | ISSUE          |
|-----|--------|----------------|
| 1   | DATE 1 | PLANNING REV 1 |

REVISION SCHEDULE

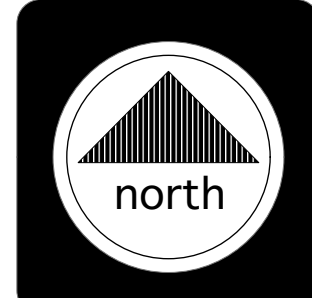
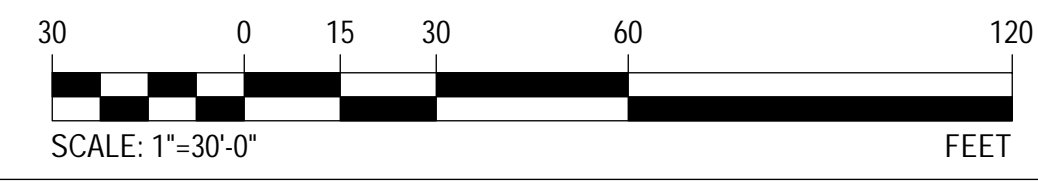
Project No: 20-002  
Project Start Date: 03/26/20  
Drawn: JSS  
Checked: JSS  
Revision: JSS  
Sheet Name:



**PRELIMINARY  
LANDSCAPE  
PLAN**

Scale:  
Sheet No:

L-1.0



| NO. | DATE   | ISSUE          |
|-----|--------|----------------|
| 1   | DATE 1 | PLANNING REV 1 |

| REVISION SCHEDULE   |          |
|---------------------|----------|
| Project No:         | 20-002   |
| Project Start Date: | 03/26/20 |
| Drawn:              | JSS      |
| Checked:            | JSS      |
| Revision:           |          |
| Sheet Name:         |          |

**PLANT LEGEND**

Scale:  
Sheet No:

L-1.1

**PRELIMINARY PLANT LEGEND**

| SYMBOL  | BOTANICAL NAME                            | COMMON NAME                  | SIZE           | SPACING |      |
|---|---|------------------------------|----------------|---------|------|
| <b>TREE - Large Canopy Shade (Deciduous)</b>                |   |                              |                |         |      |
|   | ULMUS PARVIFOLIA 'TRUE GREEN'             | CHINESE ELM                  | 60" BOX        | 350"    |      |
|   | KOELREUTERIA PANICULATA                   | GOLDEN RAIN TREE             | 60" BOX        | 300"    |      |
| <b>TREE - Flowering Accent (Deciduous and Evergreen)</b>    |   |                              |                |         |      |
|   | LAGERSTROEMIA INDICA 'TUSKEGEE'           | CRAPE MYRTLE TREE            | 24" BOX        | 120"    |      |
|   | CERCIS CANADENSIS 'FOREST PANSY'          | FOREST PANSY                 | 24" BOX        | 250"    |      |
|   | CORDIA BOISSIERI                          | CORDIA BOISSIERI             | 24" BOX        | 100"    |      |
|   | PARKINSONIA 'DESERT MUSEUM'               | DESERT MUSEUM PALO VERDE     | 24" BOX        | 200"    |      |
| <b>TREE - Small Scale Project (Deciduous and Evergreen)</b> |   |                              |                |         |      |
|   | BRACHYCHITON POPULNEUS                    | BOTTLE TREE                  | 24" BOX        | 200"    |      |
|   | PROSOPIS X PHOENIX                        | THORNLESS MESQUITE           | 24" BOX        | 200"    |      |
|   | RHUS LANCEA                               | AFRICAN SUMAC                | 24" BOX        | 250"    |      |
|   | LAURUS 'SARATOGA'                         | SWEET BAY                    | 24" BOX        | 150"    |      |
|   | ERIOBOTRYA DEFLEXA 'COPPERTONE'           | NO COMMON NAME               | 24" BOX        | 150"    |      |
|   | ROBINIA X AMBIGUA 'IDAHOENSIS'            | IDAHO LOCUST                 | 15 GAL.        | 250"    |      |
|   | AGONUS FLEXUOSA 'BURGUNDY'                | BURGUNDY PEPPERMINT WILLOW   | 24" BOX        | 150"    |      |
|   | PRUNUS ILLICIFOLIA LYONII                 | CATALINA CHERRY              | 24" BOX        | 200"    |      |
|   | ACACIA STENPHYLLO                         | SHOESTRING ACACIA            | 24" BOX        | 150"    |      |
|   | OLEA EUROPAEA 'SWAN HILL'                 | SWAN HILL OLIVE TREE         | 24" BOX        | 200"    |      |
|   | <b>TREES - Biodetention Basin</b>         |                              |                |         |      |
|   |   | CHILOPSIS LINEARIS           | DESERT WILLOW  | 15 GAL. | 150" |
| <b>SHRUBS - Large Scale Screening and Accent</b>            |   |                              |                |         |      |
|   | CORDIA PARVIFLORA                         | LITTLE LEAF CORDIA           | 5 GAL.         |         |      |
|   | TECOMA STANS                              | YELLOW BELLS                 | 5 GAL.         |         |      |
|   | LAURUS NOBILIS                            | SWEET BAY                    | 5 GAL.         |         |      |
|   | PRUNUS ILLICIFOLIA                        | HOLLYLEAF CHERRY             | 5 GAL.         |         |      |
|   | GREVILLEA 'RED HOOKS'                     | NO COMMON NAME               | 5 GAL.         |         |      |
|   | TECOMA 'CRIMSON FLARE'                    | CRIMSON FLARE                | 5 GAL.         |         |      |
|   | SALVIA CANARIENSIS                        | CANARY ISLAND SAGE           | 5 GAL.         |         |      |
| <b>SHRUBS - Small Scale Accent</b>                          |   |                              |                |         |      |
|   | CALLISTEMON 'LITTLE JOHN'                 | DWARF CALLISTEMON            | 5 GAL.         |         |      |
|   | LANTANA 'NEW GOLD'                        | NEW GOLD LANTANA             | 1 GAL.         |         |      |
|   | ILEX VOMITORIA 'NANA'                     | DWARF YAUPON                 | 5 GAL.         |         |      |
|   | LOBELIA LAXIFLORA                         | MEXICAN BUSH LOBELIA         | 1 GAL.         |         |      |
|   | ROSMARINUS OFFICINALIS 'TUSCAN BLUE'      | ROSEMARY                     | 1 GAL.         |         |      |
|   | GREVILLEA ROSMARINIFOLIA 'SCARLET SPRITE' | GREVILLEA SCARLET SPRITE     | 5 GAL.         |         |      |
|   | ACACIA REDOLENS 'DESERT CARPET'           | ACACIA                       | 1 GAL.         |         |      |
|   | RUPELLIA BRITTONIANA                      | MEXICAN PETUNIA              | 5 GAL.         |         |      |
|   | SALVIA CHAMAEDRYOIDES                     | BLUE SAGE                    | 1 GAL.         |         |      |
|   | SENNA ARTEMISIOIDES                       | FEATHER CASSIA               | 5 GAL.         |         |      |
|   | PEROVSKIA ANTRIPPLICIFOLIA                | RUSSIAN SAGE                 | 1 GAL.         |         |      |
|   | SALVIA CHAMAEDRYOIDES                     | SKY BLUE SAGE                | 1 GAL.         |         |      |
|   | LEUCOPHYLLUM FRUTESCENS 'LOS ALAMITOS'    | TEXAS SAGE                   | 5 GAL.         |         |      |
|   | WESTRINGIA FRUITICOSA 'MUNDI'             | LOW COAST ROSEMARY           | 5 GAL.         |         |      |
|   | PEROVSKIA 'BLUE SPIRE'                    | RUSSIAN SAGE                 | 5 GAL.         |         |      |
|   | CAESALPINIA PULCHERRIMA                   | RED BIRD OF PARADISE         | 5 GAL.         |         |      |
|   | MANDINA DOMESTICA 'HARBOR DWARF'          | DWARF HEAVENLY BAMBOO        | 5 GAL.         |         |      |
|   | ARTEMISIA 'POWIS CASTLE'                  | WORMWOOD                     | 1 GAL.         |         |      |
|   | ROSA SPP.                                 | ROSE BUSH                    | 5 GAL.         |         |      |
|   | PHLOMUS FRUITICOSA                        | JERUSALEM SAGE               | 5 GAL.         |         |      |
|   | PITTIOSPORUM 'CRASSIFOLIUM 'COMPACTUM'    | NO COMMON NAME               | 5 GAL.         |         |      |
|   | WESTRINGIA FRUITICOSA 'MORNING LIGHT'     | COAST ROSEMARY               | 5 GAL.         |         |      |
|   | POLYGALA 'PETITE BUTTERFLY'               | DWARF SWEET PEA SHRUB        | 5 GAL.         |         |      |
|   | MYRTUS COMMUNIS 'COMPACTA'                | VARIEGATED DWARF MYRTLE      | 5 GAL.         |         |      |
|   | NERIUM OLEANDER 'PETITE SALMON'           | DWARF OLEANDER               | 5 GAL.         |         |      |
|   | EREMOPHILA MACULATAEREMOPHILA MACULATA    | EMU BUSH                     | 5 GAL.         |         |      |
|   | CISTUS SALVIFOLIUS 'PROSTRATUS'           | SAGELEAF ROCKROSE            | 5 GAL.         |         |      |
|   | CALLIANDRA ERIOPHYLLA                     | PINK FAIRY DUSTER            | 5 GAL.         |         |      |
|   | CUPHEA HYSSOPIFOLIA                       | FALSE HEATHER                | 1 GAL.         |         |      |
|   | <b>FLOWERING PERENNIALS AND GRASSES</b>   |                              |                |         |      |
|   |   | RUPELLIA BRITTONIANA 'KATIE' | DWARF RUPELLIA | 1 GAL.  |      |
|   |   | KNIPHOFIA UVARIA 'FLAME'     | RED HOT POKER  | 1 GAL.  |      |
| TEUCRUM CHAMAEDRYOS   |   | GERMANDER                    | 1 GAL.         |         |      |
| HEMEROCALLIS SPP.   |   | DAYLILY                      | 1 GAL.         |         |      |
| MUHEMBERGIA CAPILLARIS 'REGAL MIST'                         |   | PINK MUHLY                   | 1 GAL.         |         |      |
| PENNISETUM MESSAICUM  |   | RED BUNNY TAILS              | 1 GAL.         |         |      |
| LOBELIA LAXIFLORA   |   | ORANGE TORO BELLS            | 1 GAL.         |         |      |
| ERIGERON KARVINSKIANUS                                      |   | SANTA BARBARA DAISY          | 1 GAL.         |         |      |
| GERANIUM CANTABRIDGENSIS 'BIKOWA'                           |   | PINK MOUNTAIN GERANIUM       | 1 GAL.         |         |      |
| TARGETES LEMMONII   |   | MEXICAN MARIGOLD             | 1 GAL.         |         |      |
| ACHILLEA MILLEFOLIUM 'MOONSHINE'                            |   | YELLOW YARROW                | 1 GAL.         |         |      |
| GAURA LINDHEIMERI   |   | GAURA                        | 1 GAL.         |         |      |
| TULBAGIA FRAGRANS   |   | SWEET SOCIETY GARLIC         | 1 GAL.         |         |      |
| NEPETA X FASSENI 'WALKER'S LOW'                             |   | WALKER'S LOW CATMINT         | 1 GAL.         |         |      |
| KNIPHOFIA UVARIA 'BLAZE'                                    |   | ORANGE FLAME POKER PLANT     | 5 GAL.         |         |      |
| DIETES GRANDIFLORA 'VARIEGATA'                              |   | STRIPPED FORTNIGHT LILY      | 5 GAL.         |         |      |
| LOMANDRA LONGIFOLIA 'BREEZE'                                |   | NO COMMON NAME               | 1 GAL.         |         |      |
| PHORMIUM 'BLACK ADDER'                                      |   | BLACK NEW ZEALAND FLAX       | 5 GAL.         |         |      |
| PENNISETUM ADVENTA  |   | PURPLE FOUNTAIN GRASS        | 1 GAL.         |         |      |
| BOUTELOUA GRACILIS 'BLOND AMBITION'                         |   | BLOND AMBITION BLUE GRAMMA   | 1 GAL.         |         |      |
| DIANELLA REVOLUTA 'LITTLE REV'                              |   | DWARF FLAX LILY              | 1 GAL.         |         |      |

|   |                                     |                               |            |  |
|---|-------------------------------------|-------------------------------|------------|--|
| <b>SUCCULENTS AND CACTI</b>                   |                                     |                               |            |  |
|   | BULBINE FRUTESCENS 'TINY TANGERINE' | TANGERINE STALKED BULBINE     | 1 GAL.     |  |
|   | BESCHOMERIA YUCCOIDES               | AMOLE                         | 5 GAL.     |  |
|   | AGAVE PARRYI VAR. TRUNCATA          | NO COMMON NAME                | 5 GAL.     |  |
|   | AGAVE OVATIFOLIA 'FROSTY BLUE'      | WHALE'S TONGUE AGAVE          | 5 GAL.     |  |
|   | HESPERALOE PARVIFOLIA               | RED YUCCA                     | 5 GAL.     |  |
| CRASSULA ARBORESCENS 'RIPPLE JADE'            | RIPPLE JADE                         | 5 GAL.                        |            |  |
| <b>BIOSWALE AND DETENTION BASIN PLANTINGS</b> |                                     |                               |            |  |
|   | SISYRINCHIUM CALIFORNICUM           | GOLDEN EYED GRASS             | 2" PLUGS   |  |
|   | CAREX TUMULICOLA                    | BERKELEY SEDGE                | 2" PLUGS   |  |
|   | JUNCUS PATENS 'ELK BLUE'            | ELK BLUE CALIFORNIA GRAY RUSH | 1 GAL.     |  |
|   | LEYMUS CONDENSATUS 'CANYON PRINCE'  | GIANT WILD RYE                | 1 GAL.     |  |
|   | ARTEMISIA DOUGLASSIANA              | MUGWORT                       | 1 GAL.     |  |
|   | MISCANTHUS SINENSIS 'ADAGIO'        | ADAGIO                        | 1 GAL.     |  |
| CAREX BUCHAMANNI                              | LEATHER LEAF SEDGE                  | 1 GAL.                        |            |  |
| <b>VINES</b>                                  |                                     |                               |            |  |
|   | JASMINUM MESNYI                     | PRIMROSE JASMINE              | 5 GAL.     |  |
|   | ANTIGONON LEPTOPUS                  | CORAL VINE                    | 5 GAL.     |  |
|   | GELSEMIUM SEPEVIRENS                | CAROLINA JASSAMINE            | 5 GAL.     |  |
|   | ROSA SPP.                           | CLIMBING ROSE                 | 5 GAL.     |  |
|   | HARDENBERGIA 'HAPPY WAUNDERER'      | LILAC VINE                    | 5 GAL.     |  |
|   | <b>GROUND COVERS - Organic</b>      |                               |            |  |
|   | DYMONDIA MARGARETAE                 | SILVER CARPET                 | FROM FLATS |  |
|   | BACCHARIS PILLULARIS 'PIGEON POINT' | DWARF COYOTE BUSH             | FROM FLATS |  |
|   | LAMPFRANTHUS SPECTABILIS            | TRAILING ICE PLAN             | FROM FLATS |  |
|   | ACACIA REDOLENS 'DESERT CARPET'     | PROSTRATE ACACIA              | 1 GAL.     |  |
| KURAPIA SPP.                                  | KURAPIA                             | SOD                           |            |  |
| <b>GROUND COVERS - Inorganic</b>              |                                     |                               |            |  |
|   | 3'-6" RIVER ROCK COBBLE             |                               |            |  |

