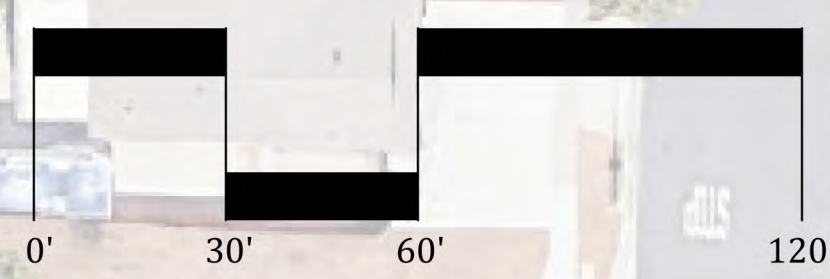
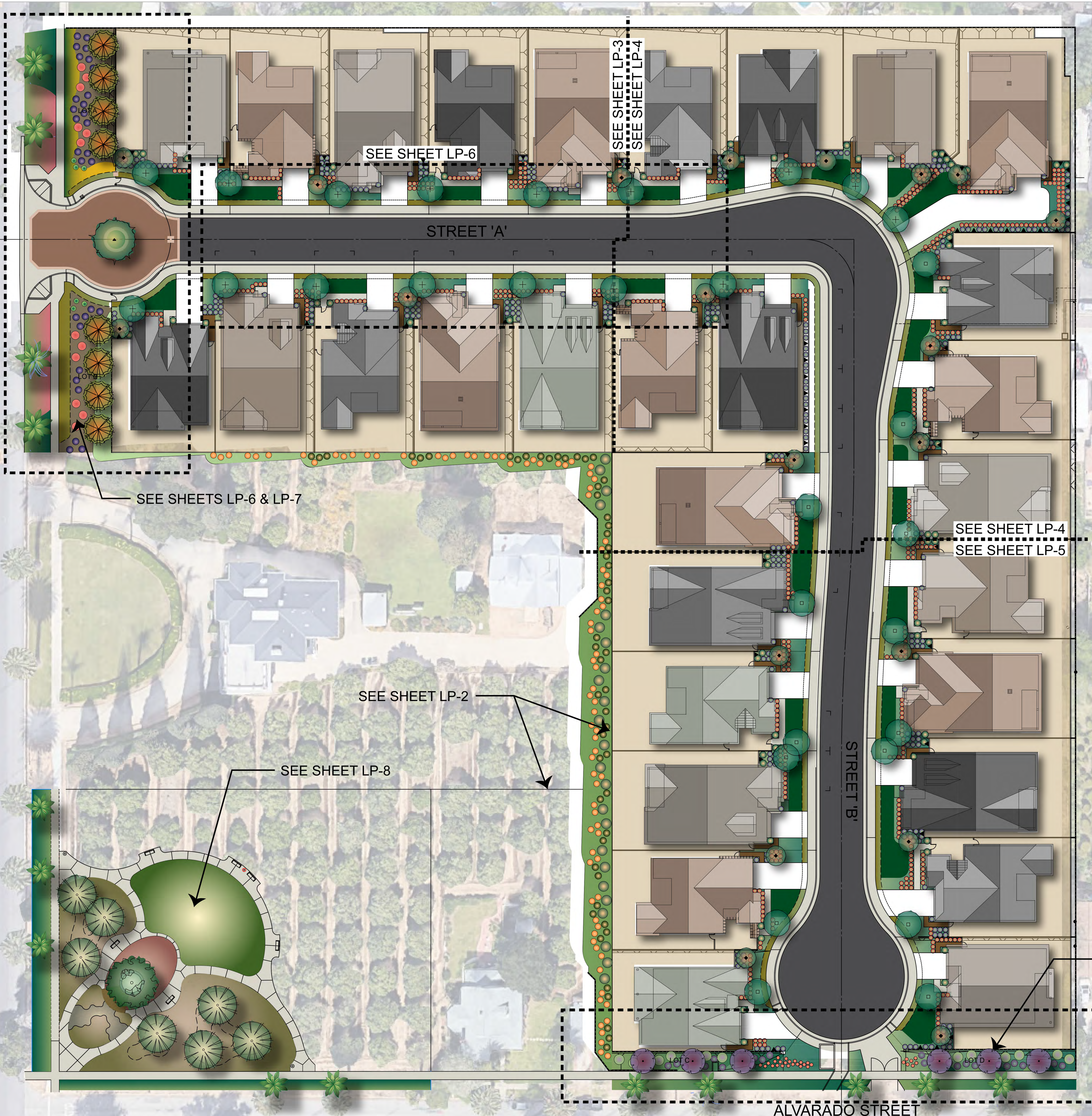


Attachment F  
Complete Project Landscape Plans

WEST PALM AVENUE



OVERALL LANDSCAPE EXHIBIT  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC

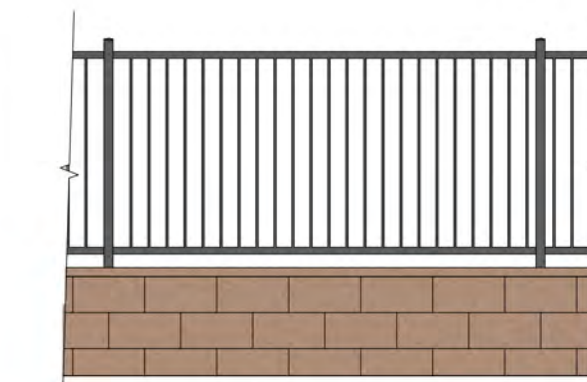


**LP-1**  
 SHEET 1 OF 8



**LEGEND:**

- 1'-10" TAN PRECISION FACE CMU WITH 2" CAP AND 3'-6" VIEW FENCING
- 5'-6" TUBULAR STEEL FENCING
- 5'-4" TAN SPLIT FACE (ONE SIDE) CMU WITH 2" TAN CAP
- 5'-4" TAN SPLIT FACE (BOTH SIDES) CMU WITH 2" TAN CAP
- 5'-4" TAN PRECISION FACE (BOTH SIDES) CMU WITH 2" TAN CAP
- PRECISION FACE CMU RETAINING WALL (HEIGHT VARIES)
- SPLIT FACE CMU RETAINING WALL (HEIGHT VARIES)
- 6" SPLIT FACE CMU PILASTER



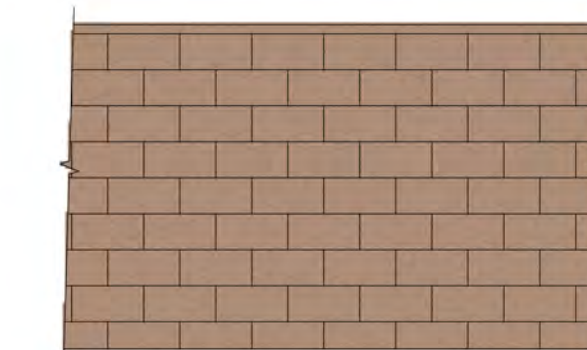
1'-10" TAN PRECISION FACE CMU WITH 2" CAP AND 3'-6" VIEW FENCING



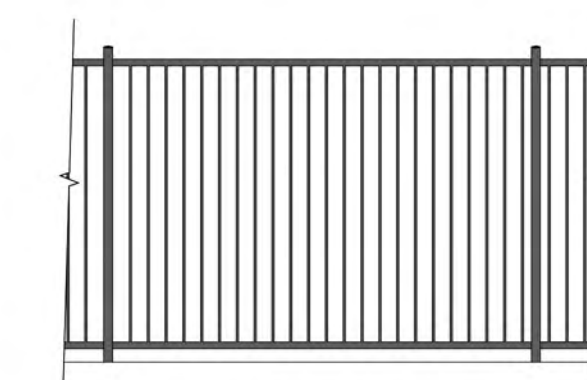
PRECISION BLOCK



SPLIT FACE BLOCK



5'-4" CMU WALL WITH 2" CAP



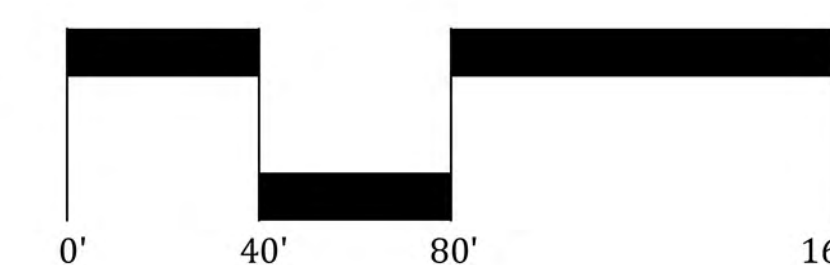
5'-6" TUBULAR STEEL FENCING



FENCE & WALL EXHIBIT  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



NORTH



0' 40' 80' 160'



**FRONT YARD PLANT PALETTE:**

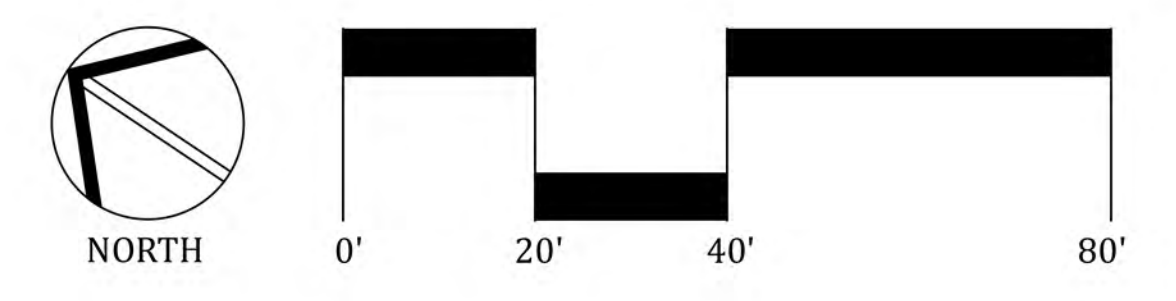
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA	24" BOX	LOW
<b>SHRUBS / VINES</b>			
CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE BUSH	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	LOW
ROMNEYA COULTERI	MATILUJA POPPY	5 GAL	LOW
DALEA FRUTESCENS	BLACK DALEA	5 GAL	LOW
LAVANDULA 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
LANTANA x 'LEMON SWIRL'	'LEMON SWIRL' LANTANA	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
FICUS PUMILA	CREEPING FIG	1 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL	LOW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	LOW
<b>GROUNDCOVERS</b>			
CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	LOW
TEUCHRIUM x LUCIDRYS	WALL GERMANDER	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
CAREX SP.	SEDGE	1 GAL	MODERATE
SODDED TURF	MARATHON II FESCUE OR APPROVED EQUAL	1 GAL	HIGH

**SLOPE PLANTING PALETTE:**

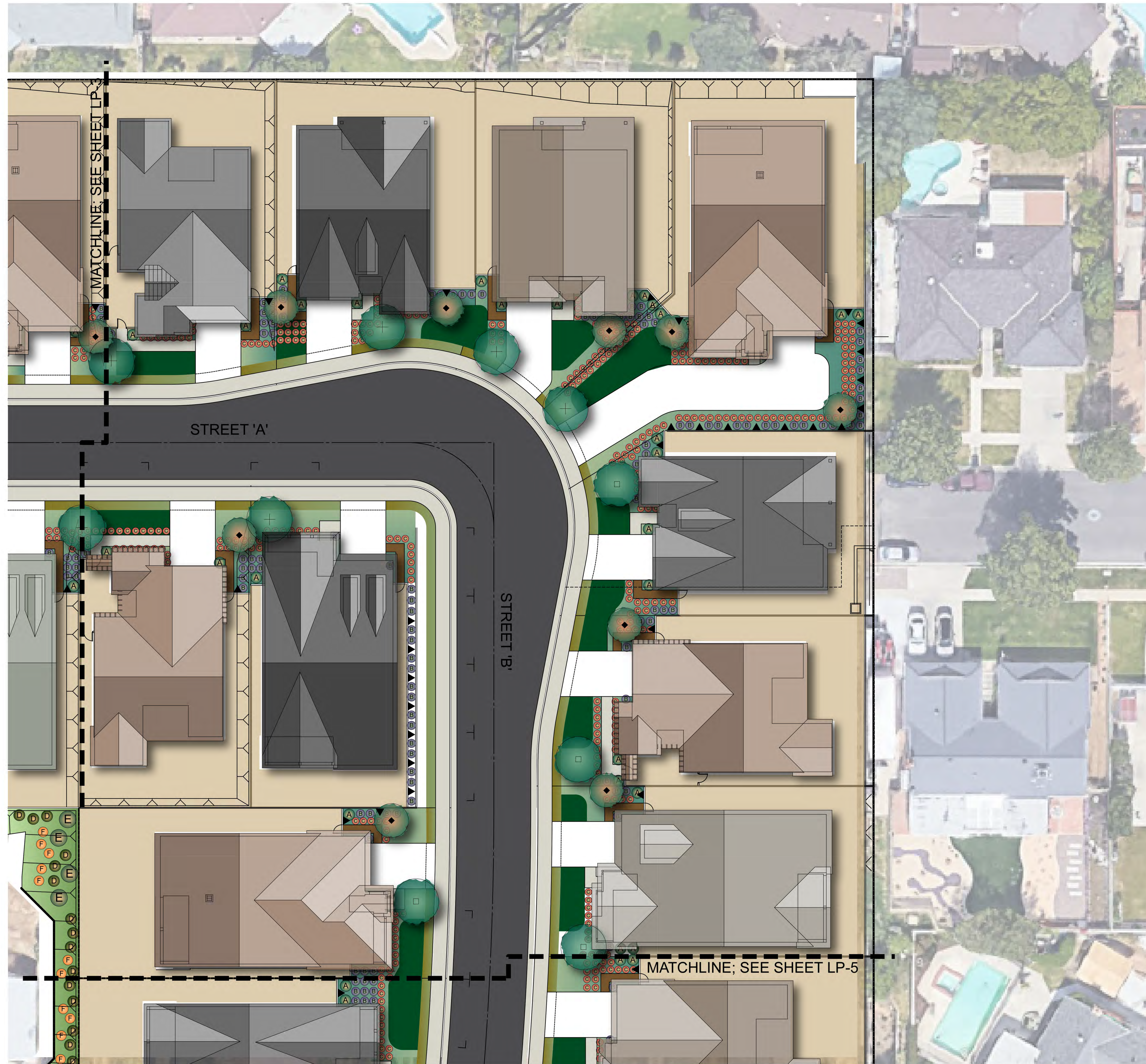
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS</b>			
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW
LANTANA 'SPREADING SUNSET'	LANTANA	1 GAL	LOW
<b>GROUNDCOVERS</b>			
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW



**FRONT YARD PLANTING**  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-3**  
 SHEET 3 OF 8



### FRONT YARD PLANT PALETTE:

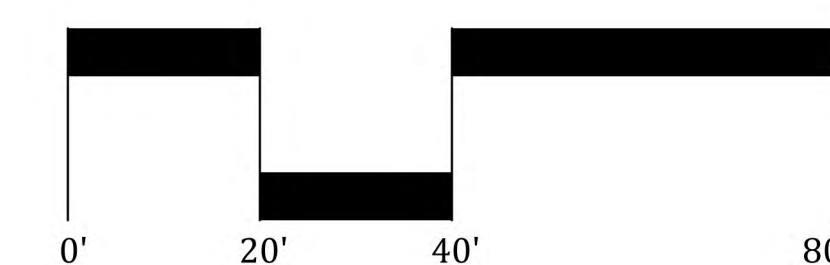
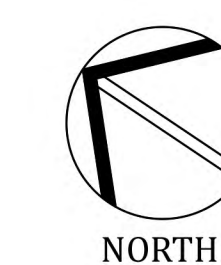
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>			
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	LOW
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
<b>SHRUBS / VINES</b>			
CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE BUSH	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	LOW
ROMNEYA COULTERI	MATILUJA POPPY	5 GAL	LOW
DALEA FRUTESCENS	BLACK DALEA	5 GAL	LOW
LAVANDULA 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
LANTANA x 'LEMON SWIRL'	'LEMON SWIRL' LANTANA	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
FICUS PUMILA	CREEPING FIG	1 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL	LOW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	LOW
<b>GROUNDCOVERS</b>			
CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	LOW
TEUCHRIUM x LUCIDRYS	WALL GERMANDER	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
CAREX SP.	SEDGE	1 GAL	MODERATE
SODDED TURF	MARATHON II FESCUE OR APPROVED EQUAL	1 GAL	HIGH

### SLOPE PLANTING PALETTE:

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS</b>			
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW
LANTANA 'SPREADING SUNSET'	LANTANA	1 GAL	LOW
<b>GROUNDCOVERS</b>			
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW



# FRONT YARD PLANTING 301 WEST PALM AVENUE DIVERSIFIED PACIFIC



**LP-4**  
SHEET 4 OF 8



**FRONT YARD PLANT PALETTE:**

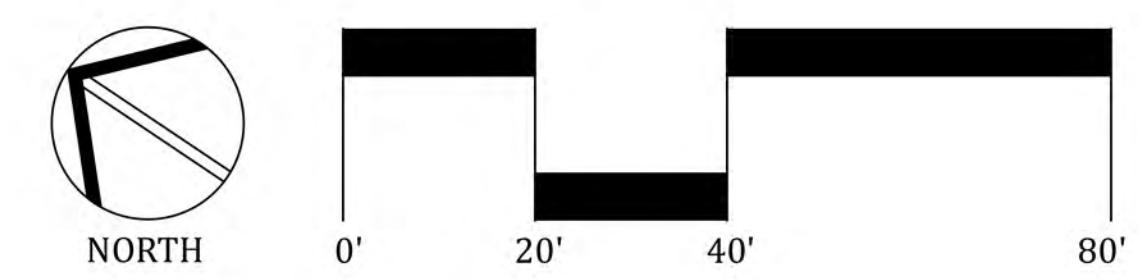
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>			
LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	LOW
MAGNOLIA GRANDIFLORA 'SAMUEL SOMMERS'	SOUTHERN MAGNOLIA	24" BOX	LOW
PISTACIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
<b>SHRUBS / VINES</b>			
CAESALPINIA PULCHERRIMA	MEXICAN BIRD OF PARADISE BUSH	5 GAL	LOW
RHAPHIOLEPIS INDICA 'CLARA'	INDIA HAWTHORN	5 GAL	LOW
ROMNEYA COULTERI	MATILJA POPPY	5 GAL	LOW
DALEA FRUTESCENS	BLACK DALEA	5 GAL	LOW
LAVANDULA 'OTTO QUAST'	SPANISH LAVENDER	5 GAL	LOW
MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL	LOW
ACHILLEA 'MOONSHINE'	MOONSHINE YARROW	1 GAL	LOW
LANTANA x 'LEMON SWIRL'	'LEMON SWIRL' LANTANA	1 GAL	LOW
SALVIA GREGGII	AUTUMN SAGE	1 GAL	LOW
FICUS PUMILA	CREEPING FIG	1 GAL	LOW
MACFADYENA UNGUIS-CATI	CAT'S CLAW	1 GAL	LOW
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	1 GAL	LOW
<b>GROUNDCOVERS</b>			
CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL	LOW
TEUCHRIUM x LUCIDRYS	WALL GERMANDER	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
CAREX SP.	SEDGE	1 GAL	MODERATE
SODDED TURF	MARATHON II FESCUE OR APPROVED EQUAL	1 GAL	HIGH

**SLOPE PLANTING PALETTE:**

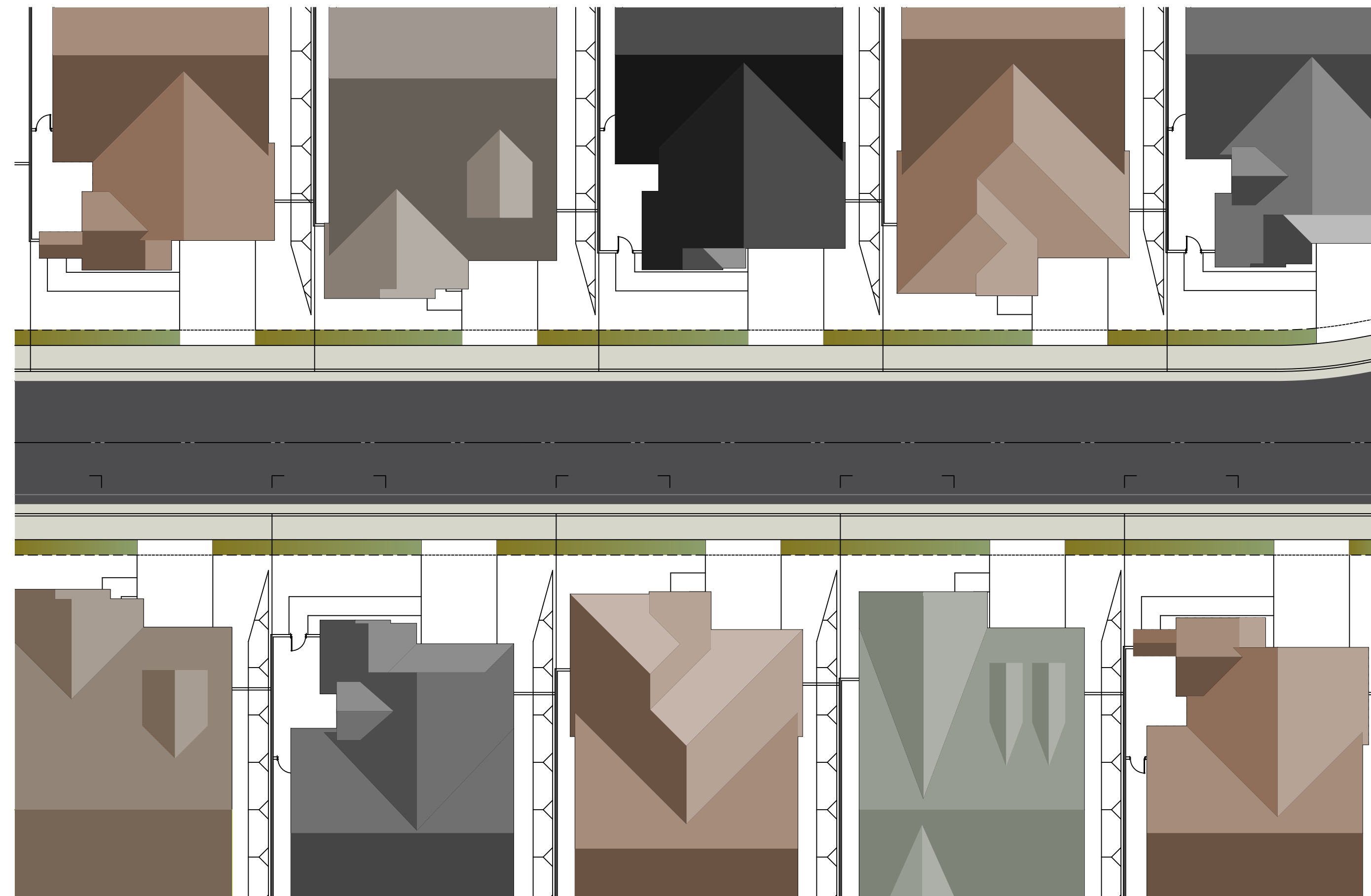
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
<b>SHRUBS</b>			
ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL	LOW
ELAEAGNUS PUNGENS	SILVERBERRY	5 GAL	LOW
LANTANA 'SPREADING SUNSET'	LANTANA	1 GAL	LOW
<b>GROUNDCOVERS</b>			
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW



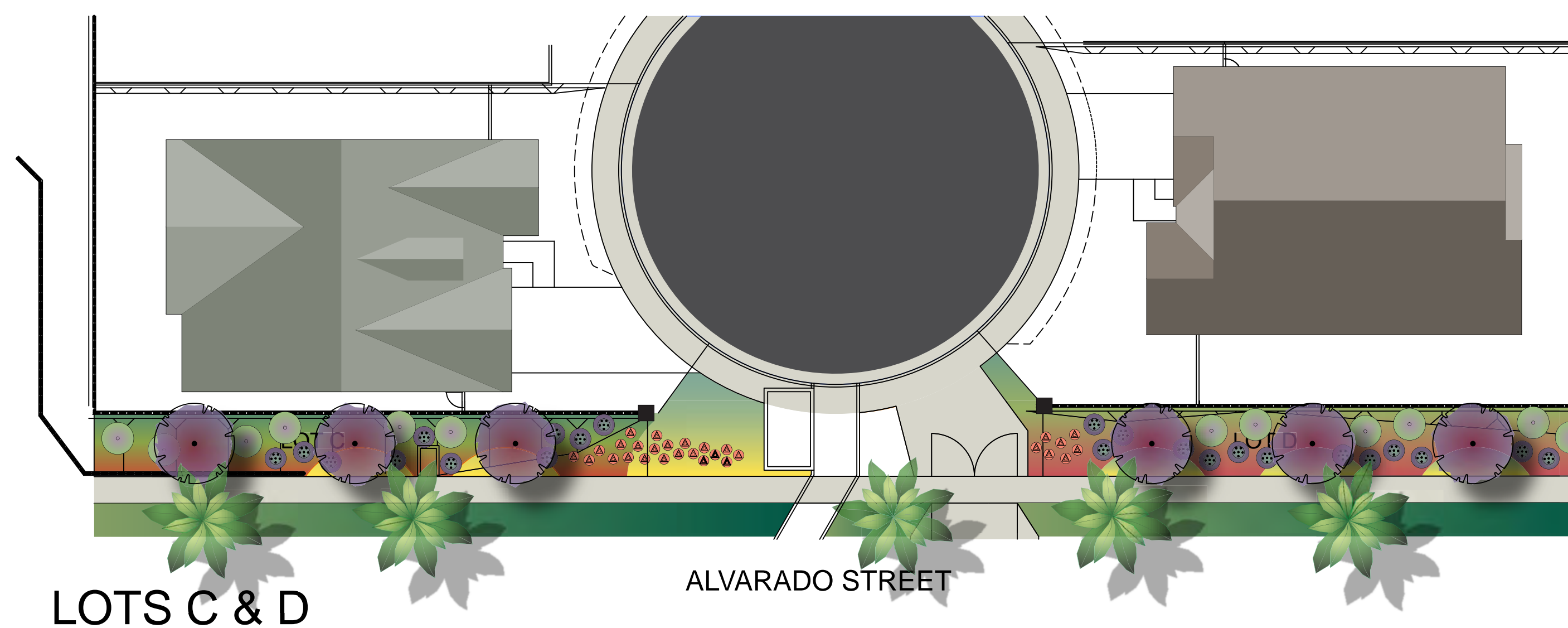
**FRONT YARD PLANTING**  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-5**  
 SHEET 5 OF 8

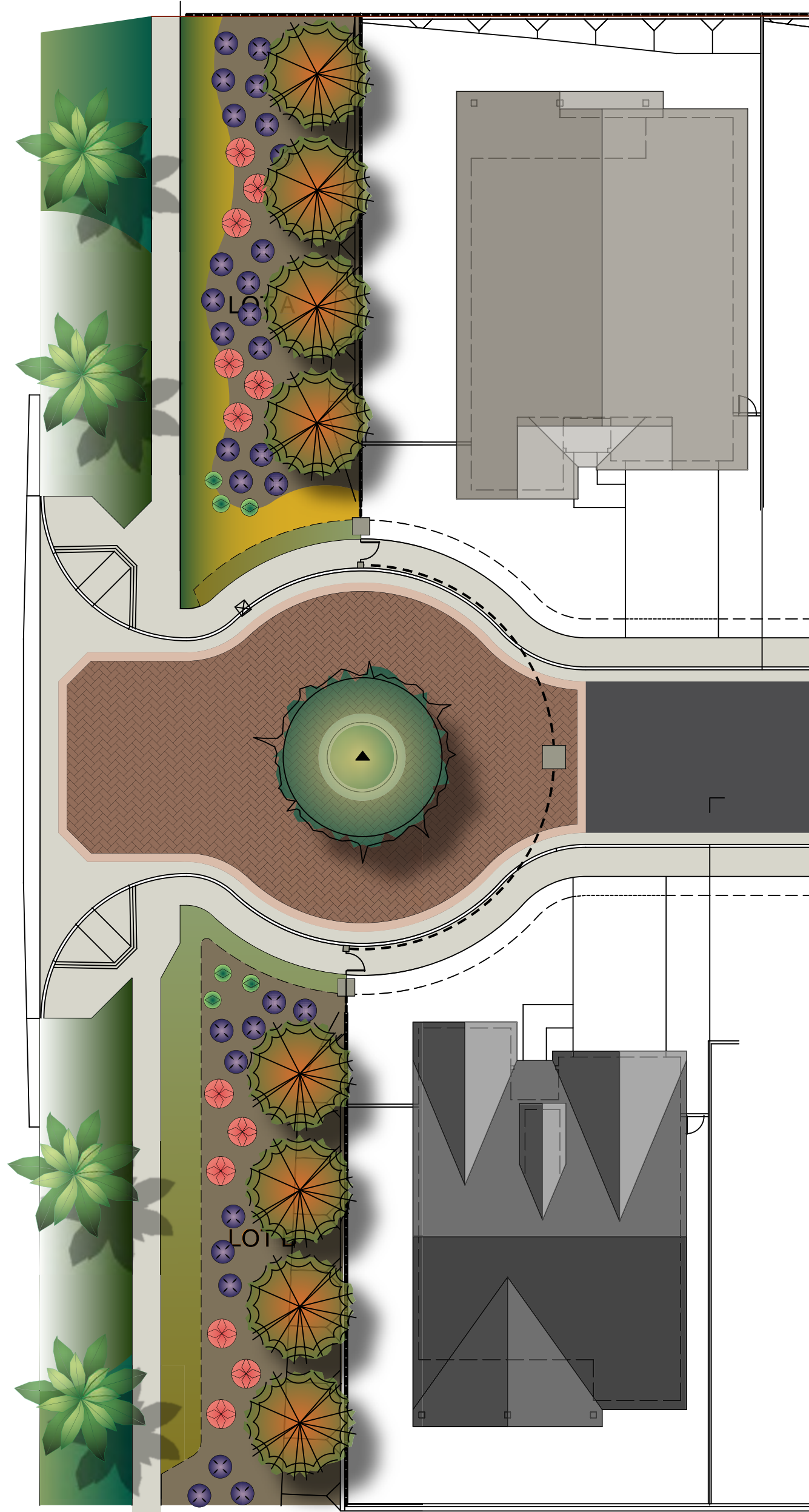


TYPICAL BIOSWALE PLANTING



LOTS C & D

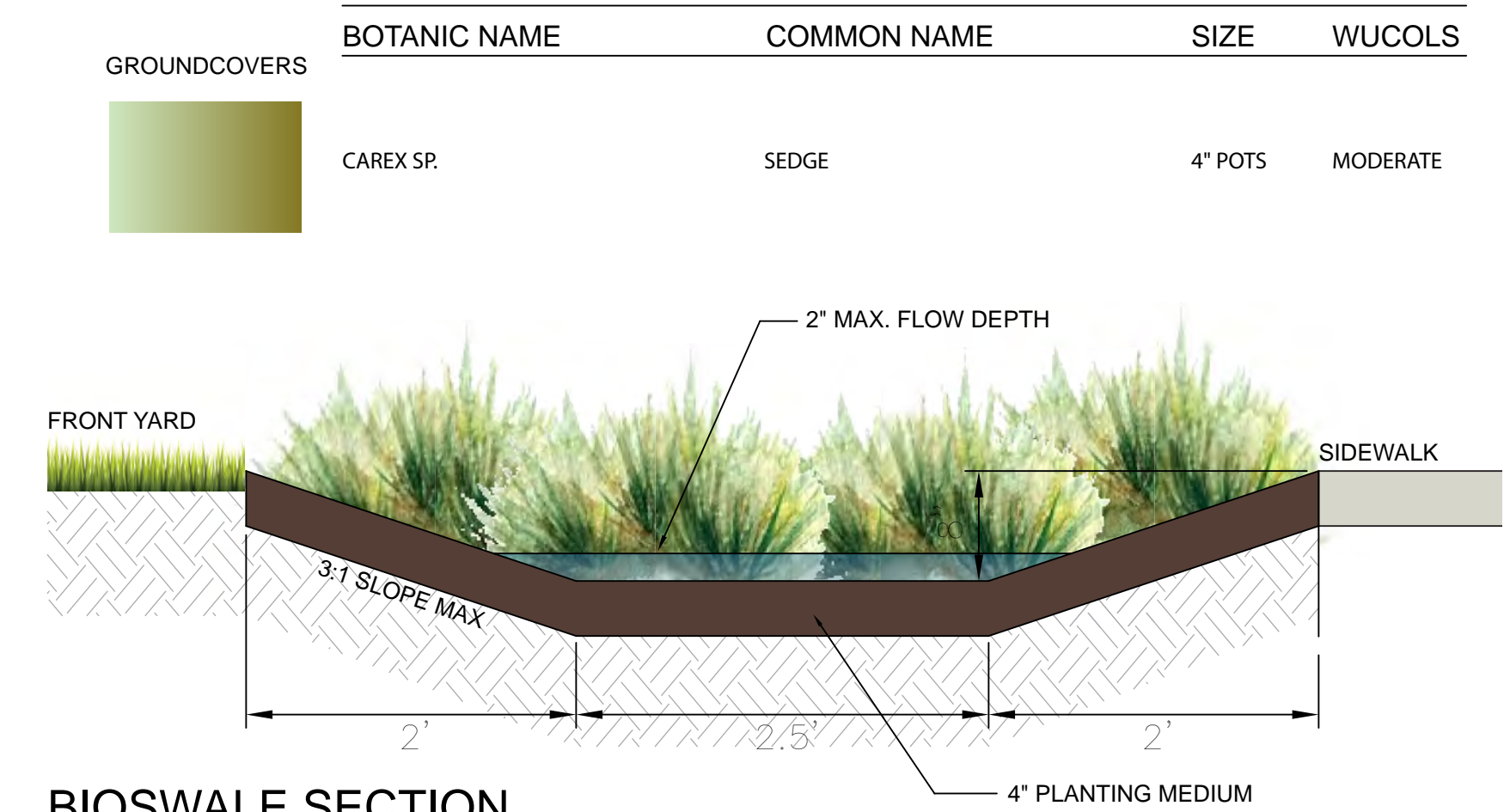
ALVARADO STREET



LOTS A & B

PALM AVENUE

**BIOSWALE PLANTING:**



BIOSWALE SECTION

SCALE: 1" = 1'-0"

**LETTERED LOTS A & B PLANTING:**

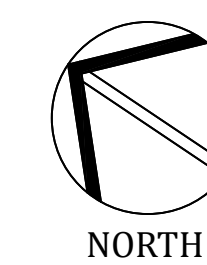
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
CITRUS SPP.	CITRUS	24" BOX	MODERATE
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
<b>SHRUBS / VINES</b>			
AGAVE DESMETTIANA	VARIEGATED DWARF AGAVE	5 GAL	LOW
BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL	LOW
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	LOW
<b>GROUNDCOVERS</b>			
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	LOW
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
GUARA LINDHEIMERI	GUARA	5 GAL	LOW

**LETTERED LOTS C & D PLANTING:**

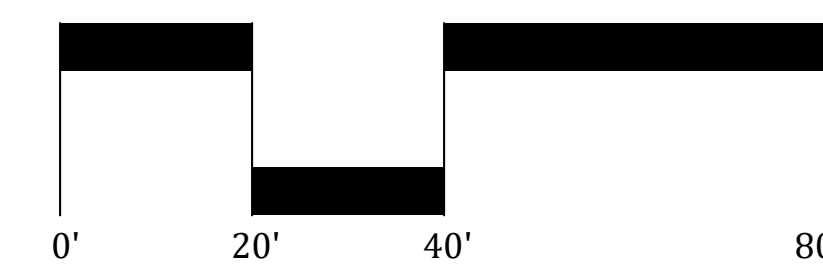
BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
VITEX AGNUS-CASTUS	CHASTE TREE	24" BOX	LOW
<b>SHRUBS / VINES</b>			
ASCLEPIAS CURASSAVICA	TROPICAL MILKWEED	5 GAL	LOW
CEANOTHUS 'CONCHA'	CONCHA WILD LILAC	5 GAL	LOW
SALVIA CLEVELANDII 'WINIFRED GILMAN'	WINIFRED GILMAN SAGE	5 GAL	LOW
<b>GROUNDCOVERS</b>			
ERIOGONUM UMBELLATUM	SULPHUR BUCKWHEAT	1 GAL	LOW
ERIOGONUM GRANDE VAR. RUBESCENS	RED BUCKWHEAT	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW

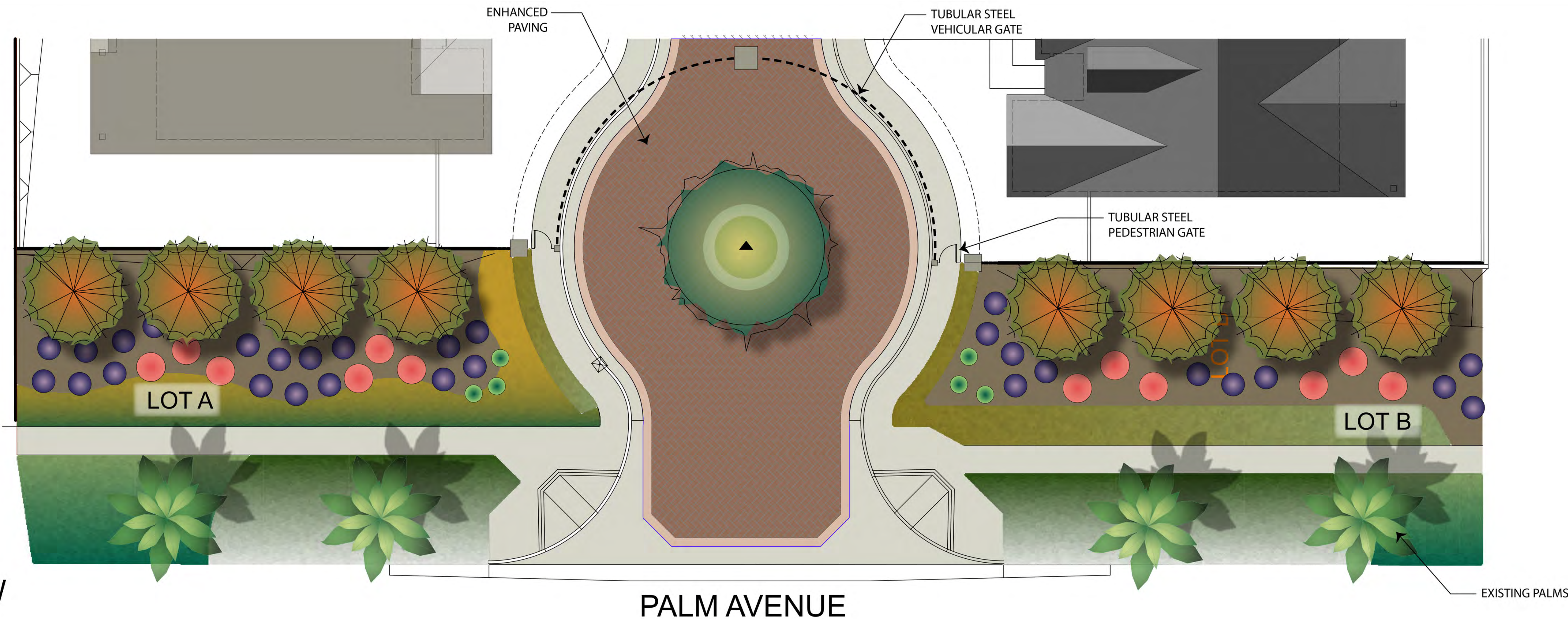


LETTERED LOTS AND PARKWAY PLANTING  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



NORTH





PLAN VIEW



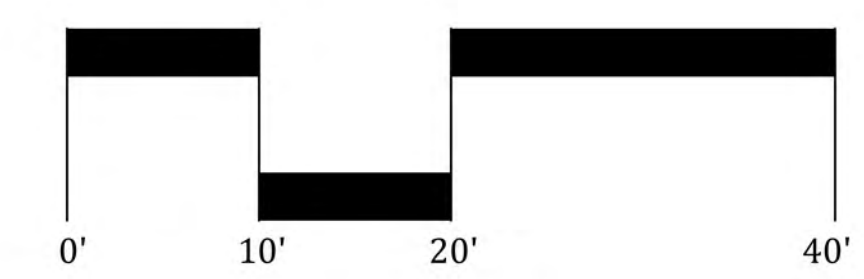
ELEVATION

LETTERED LOTS A & B PLANTING:

BOTANIC NAME	COMMON NAME	SIZE	WUCOLS
CITRUS SPP.	CITRUS	24" BOX	MODERATE
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
AGAVE DESMETTIANA	VARIEGATED DWARF AGAVE	5 GAL	LOW
BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GAL	LOW
SALVIA LEUCANTHA 'MIDNIGHT'	MEXICAN BUSH SAGE	5 GAL	LOW
LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL	LOW
MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL	LOW
SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GAL	LOW
GUARA LINDHEIMERI	GAURA	5 GAL	LOW



STREET LIGHTS: Ligman Atlantic Shepards Crook Post Top Luminaire



LETTERED LOTS AND PARKWAY PLANTING  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**POCKET PARK DESCRIPTION:**

The park features an organic layout of walkways converging to a central plaza area. Within the plaza sits a raised planter with a California Sycamore. The raised planter would have a stone veneer and be varied in height; 36" tall in the front to potentially double as a monument sign and 18" on the plaza side.

Enhanced paving helps define the plaza space. To add additional interest in front of the raised planter, alternative paving would be utilized in order to simulate the appearance of a bridge. A dry stream bed sprawls out of the simulated bridge towards the intersection of Palm Avenue and Alvarado Street.

Using Laramie Park as a precedent pocket park for this area, the concept of the planted areas is to create a natural landscape with the use of boulders, subtle berms, grasses and groundcovers mixed among the cedars. Rows of citrus trees along the NE and SE property lines would be preserved.



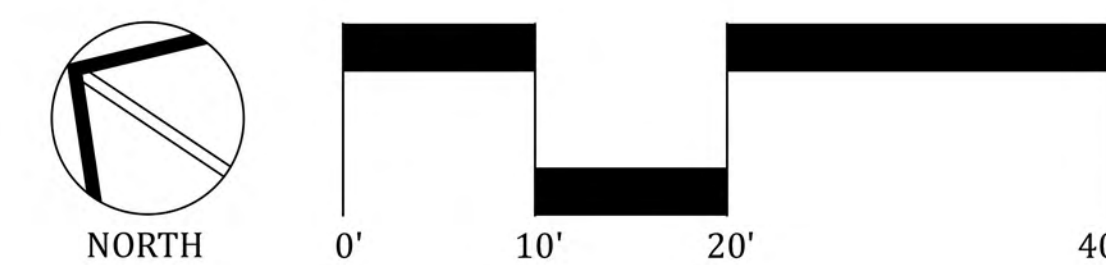
Laramie Pocket Park  
Redlands, CA



Ligman 'UAA-20659' Solar Lighting



**POCKET PARK**  
**301 WEST PALM AVENUE**  
 DIVERSIFIED PACIFIC



**LP-8**  
 SHEET 8 OF 8

170.05'

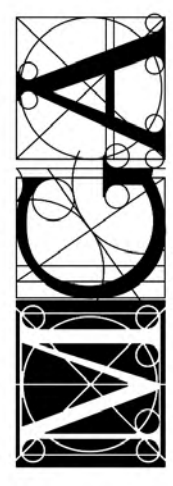
Attachment G  
Project Architecture



PLAN 1A CRAFTSMAN ELEVATION  
Scheme #A1



PLAN 1B FARMHOUSE ELEVATION  
Scheme #B6





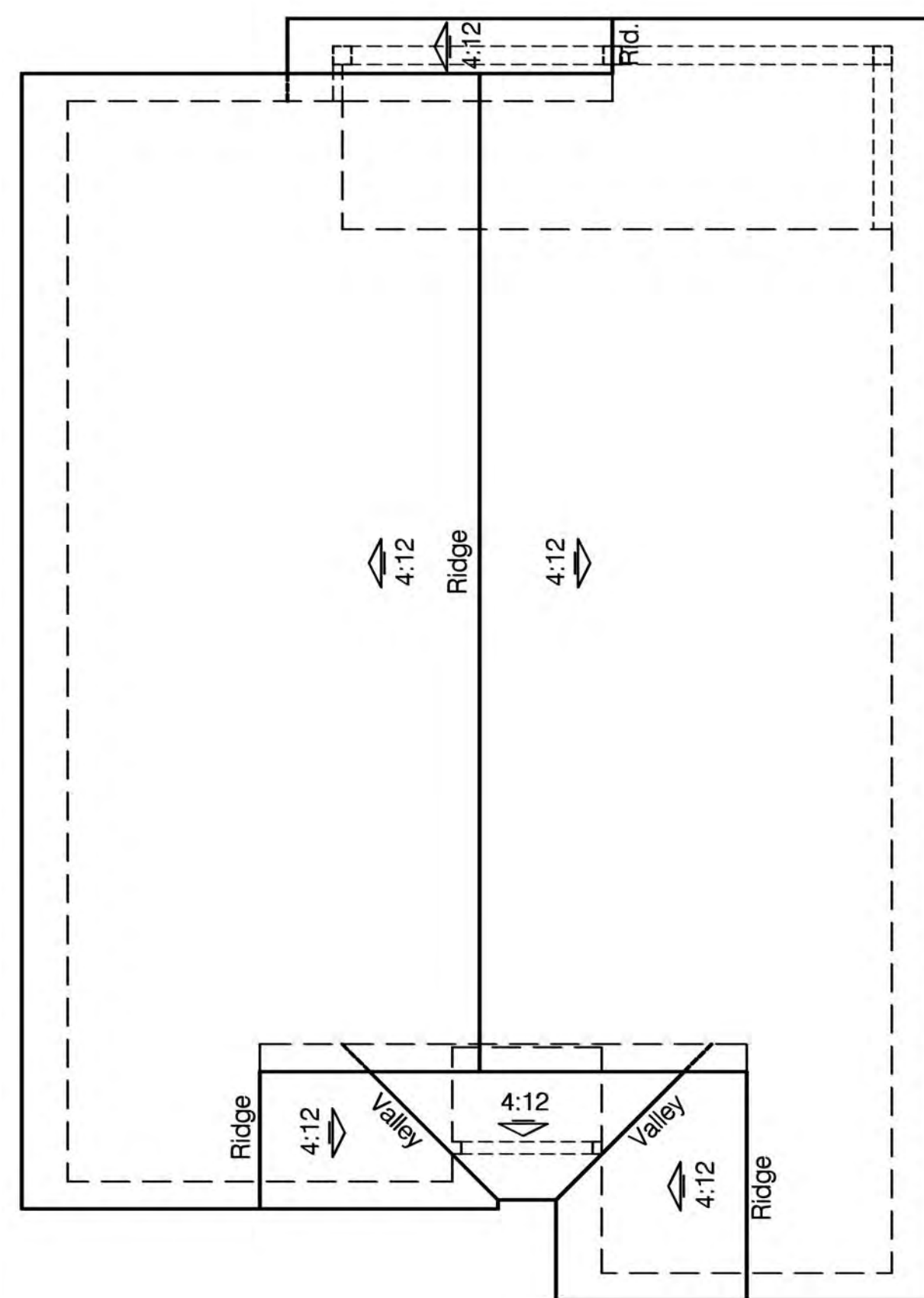
PLAN 1A CRAFTSMAN LEFT SIDE ELEVATION  
Scheme #A1



PLAN 1A CRAFTSMAN REAR ELEVATION

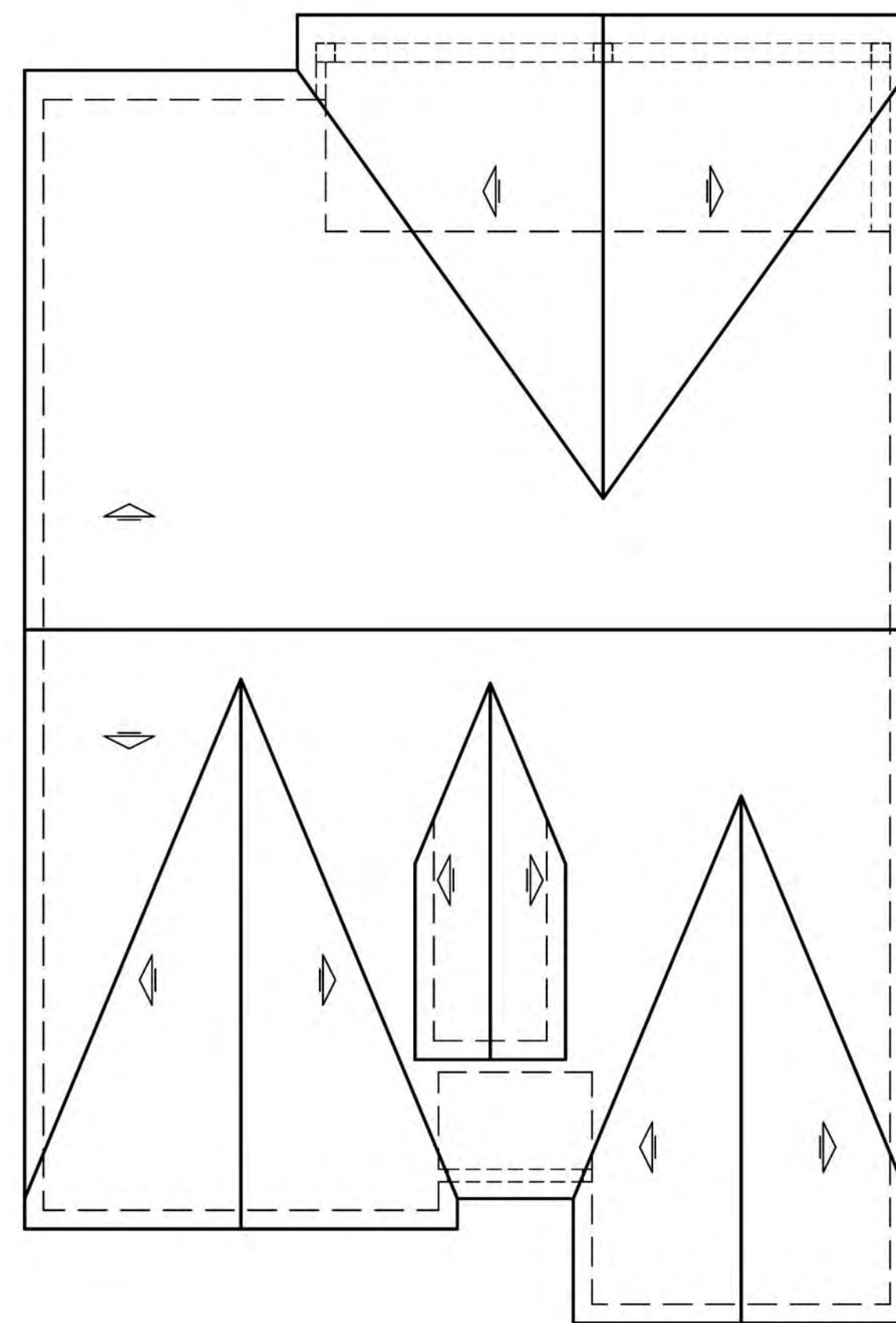


PLAN 1A CRAFTSMAN RIGHT SIDE ELEVATION

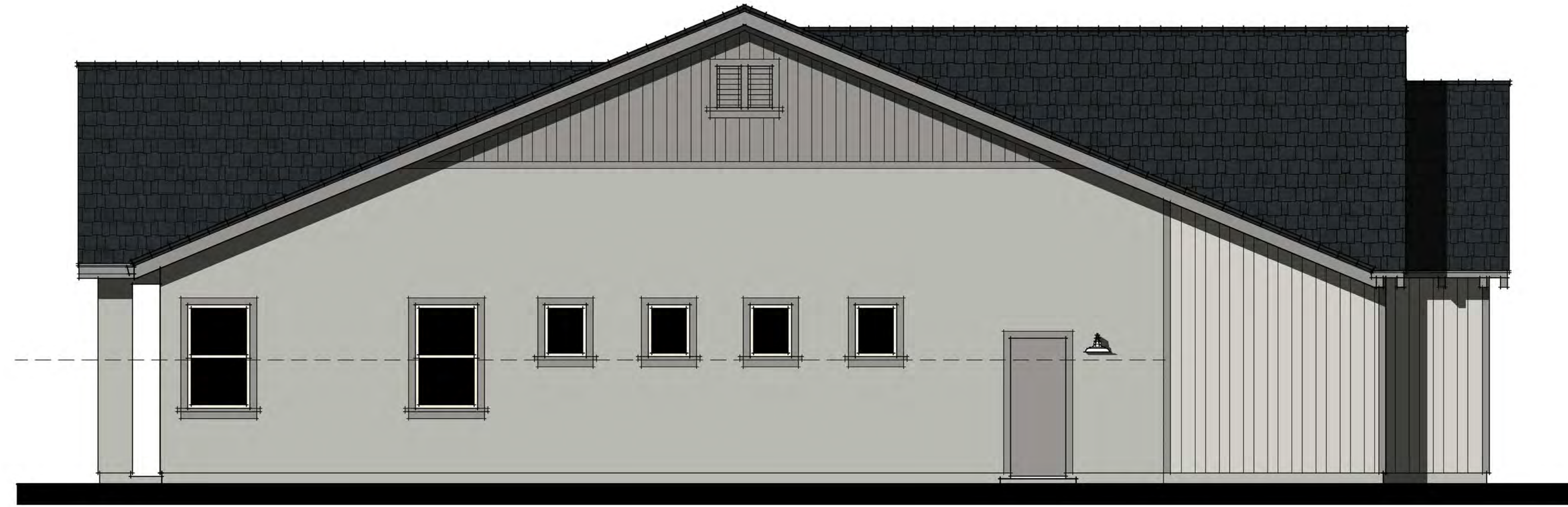


ROOF PLAN  
Scale: 1/8" = 1'-0"





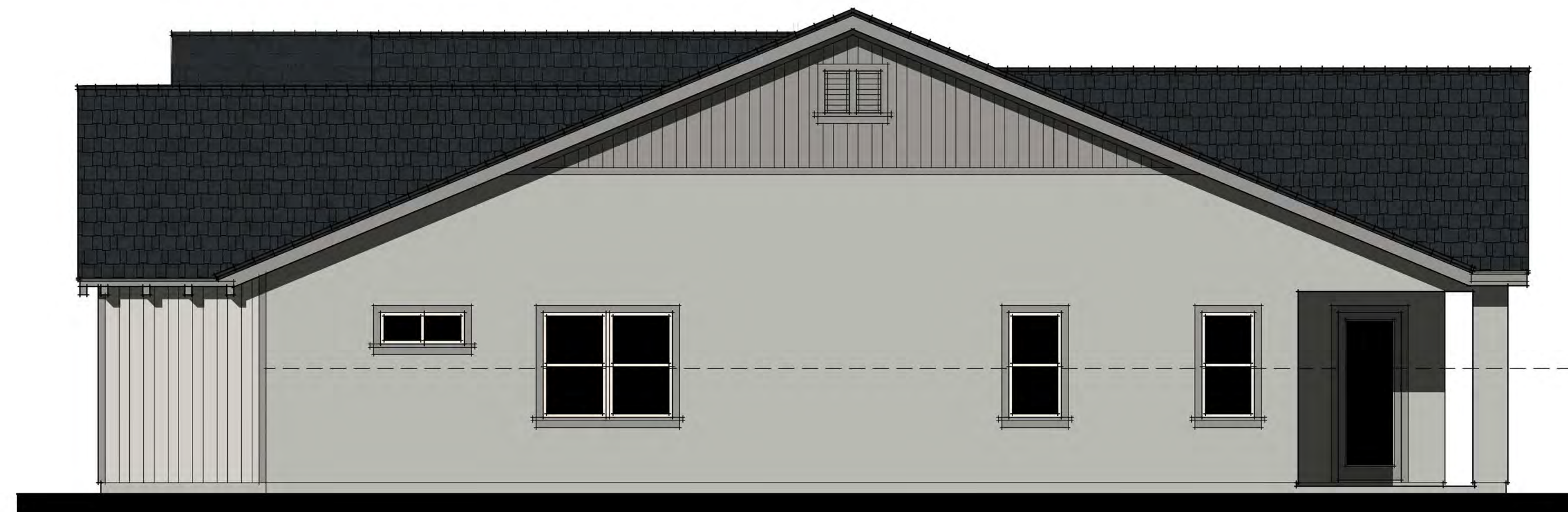
ROOF PLAN



PLAN 1B FARMHOUSE LEFT SIDE ELEVATION  
Scheme #B6



PLAN 1B FARMHOUSE REAR ELEVATION

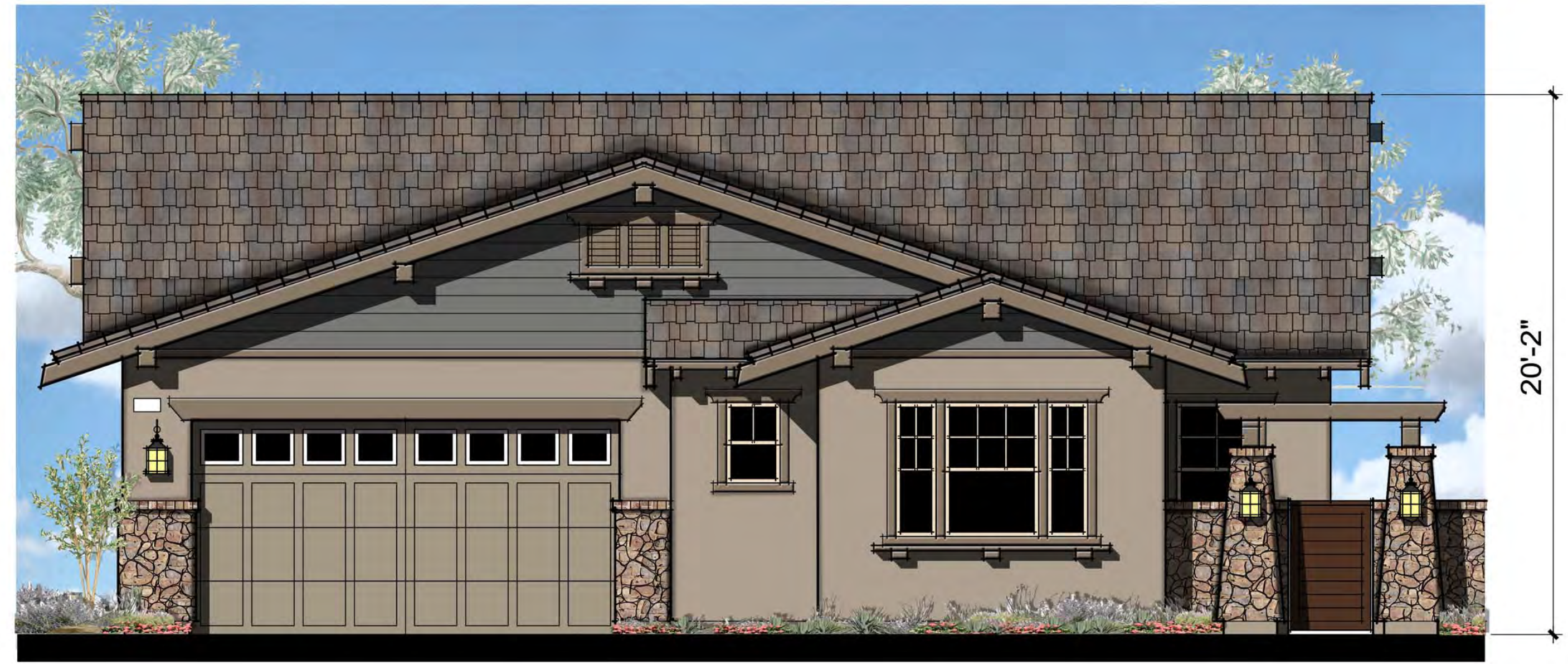


PLAN 1B FARMHOUSE RIGHT SIDE ELEVATION





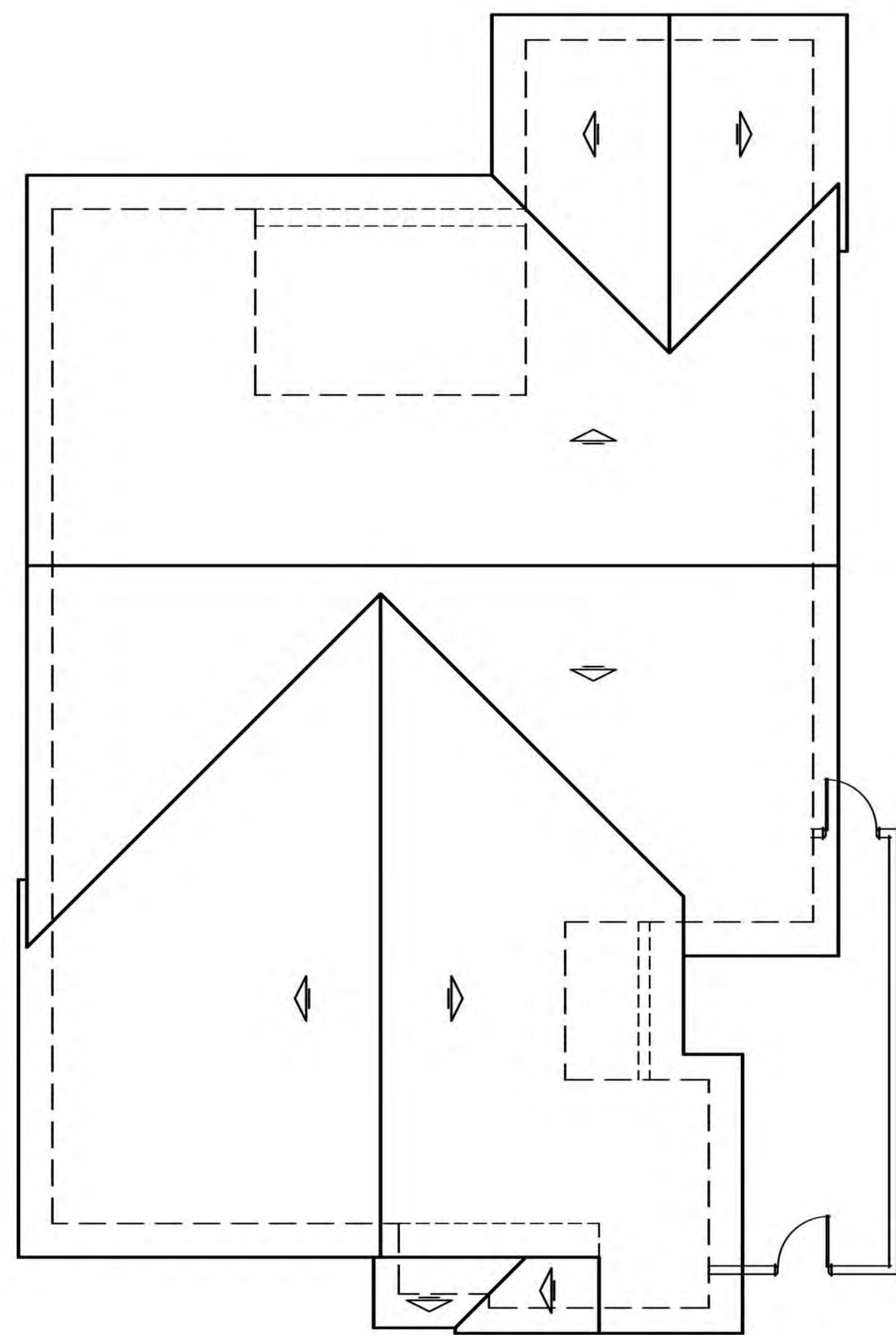
PLAN 2B FARMHOUSE ELEVATION  
Scheme #B4



PLAN 2A CRAFTSMAN ELEVATION  
Scheme #A3



PLAN 2C SPANISH ELEVATION  
Scheme #C8



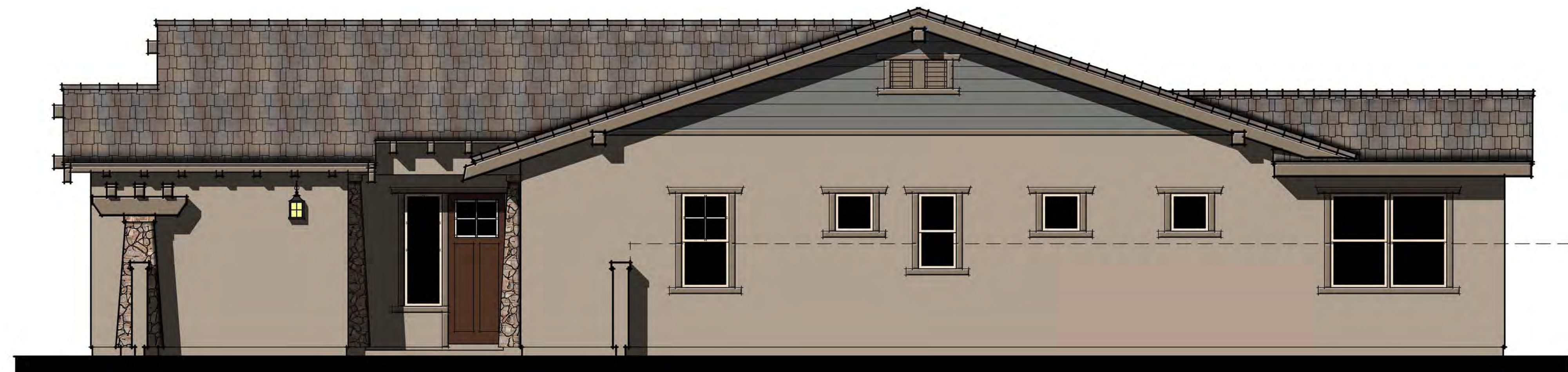
ROOF PLAN



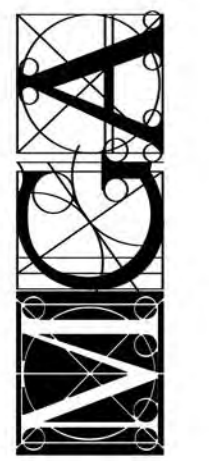
PLAN 2A CRAFTSMAN LEFT ELEVATION  
Scheme #A3

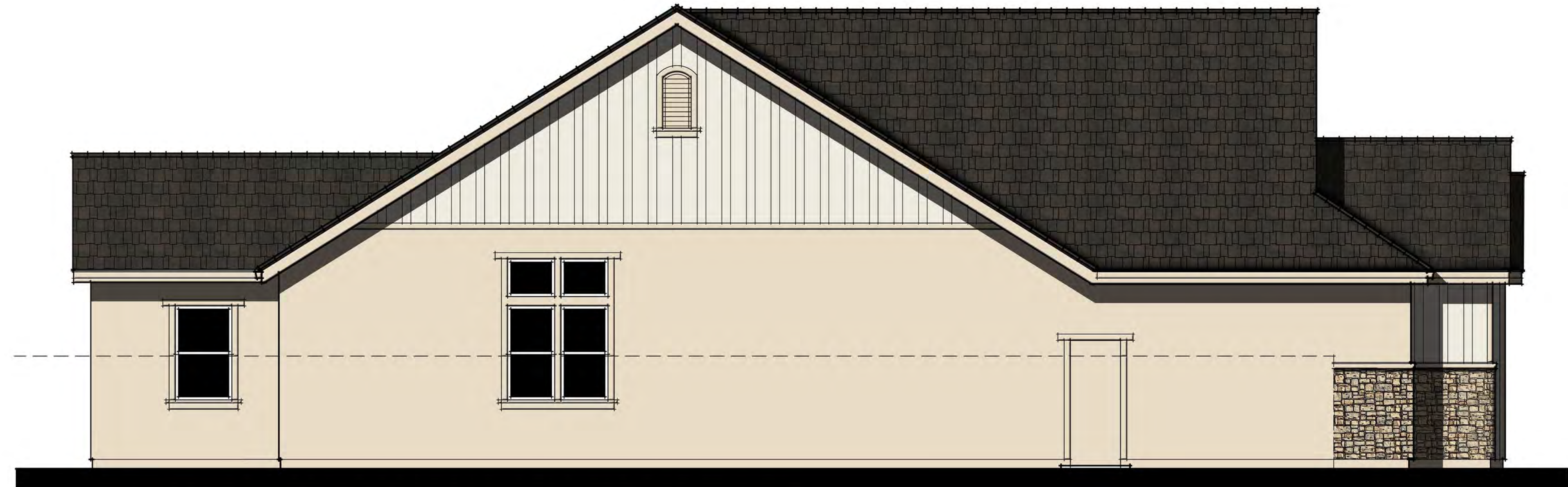


PLAN 2A CRAFTSMAN REAR ELEVATION

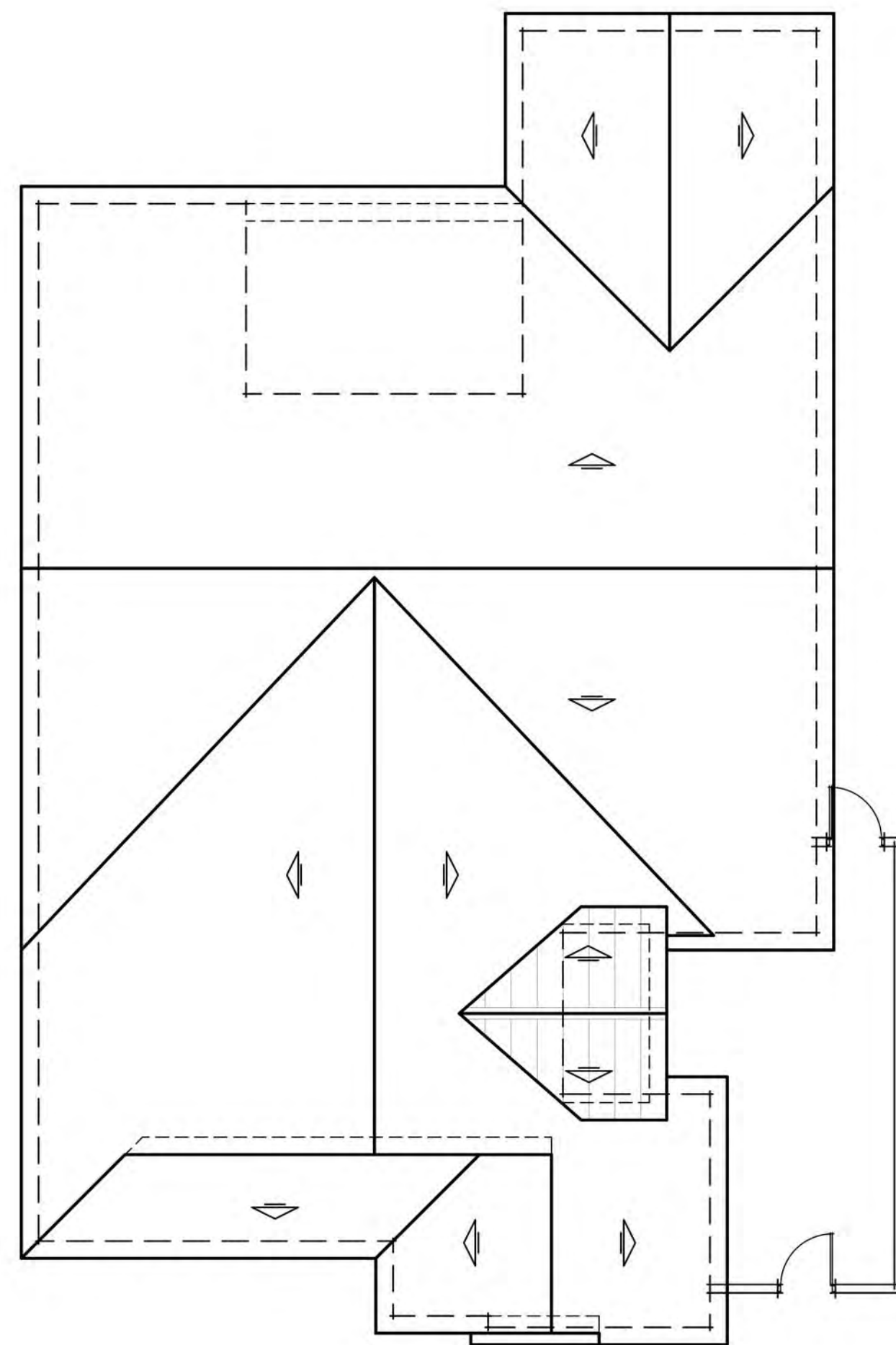


PLAN 2A CRAFTSMAN RIGHT ELEVATION





PLAN 2B FARMHOUSE LEFT ELEVATION  
Scheme #B4



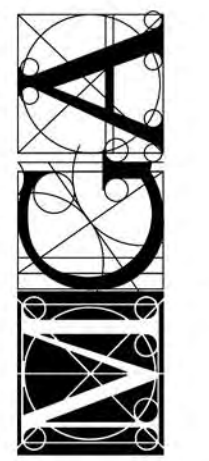
ROOF PLAN



PLAN 2B FARMHOUSE REAR ELEVATION



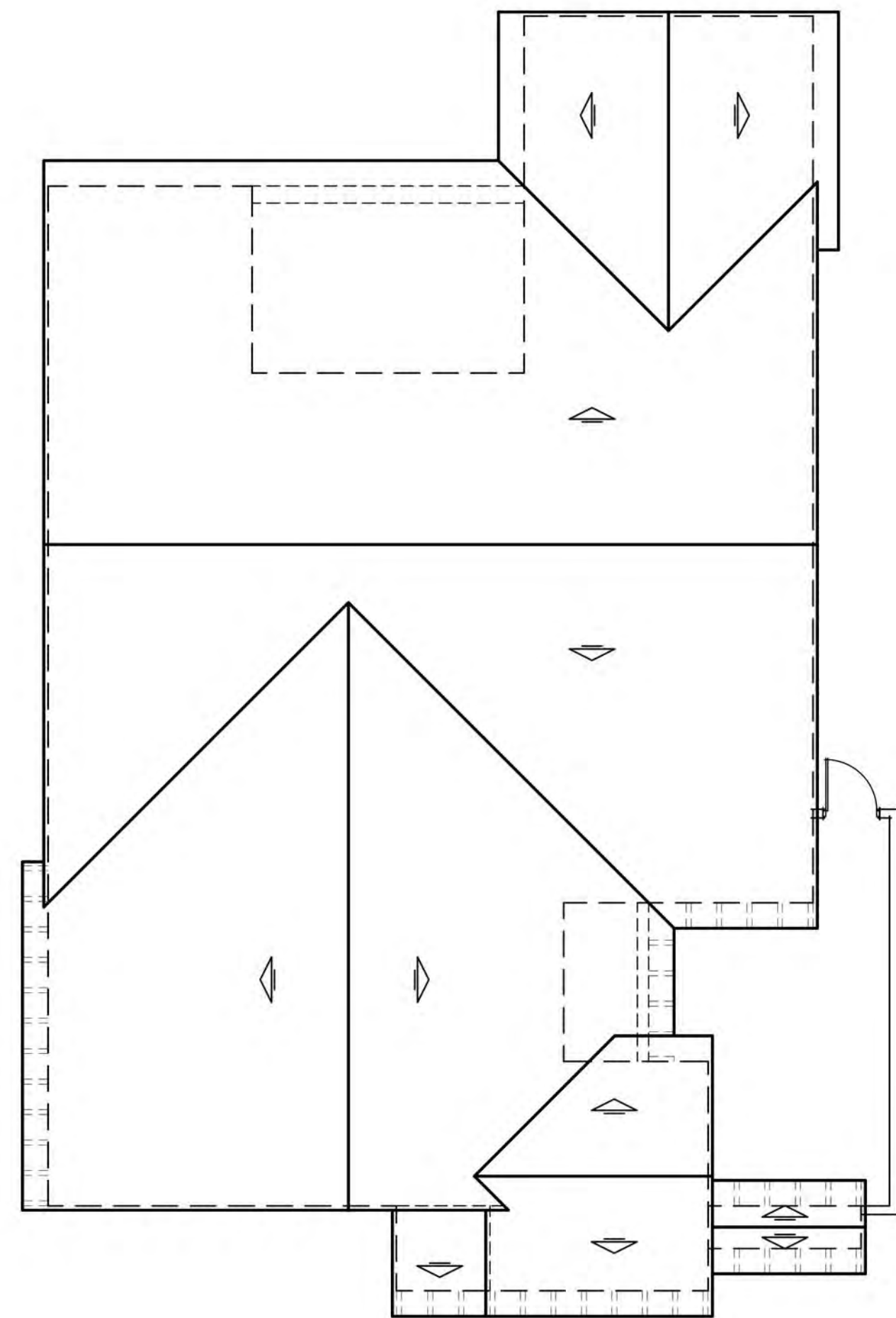
PLAN 2B FARMHOUSE RIGHT ELEVATION



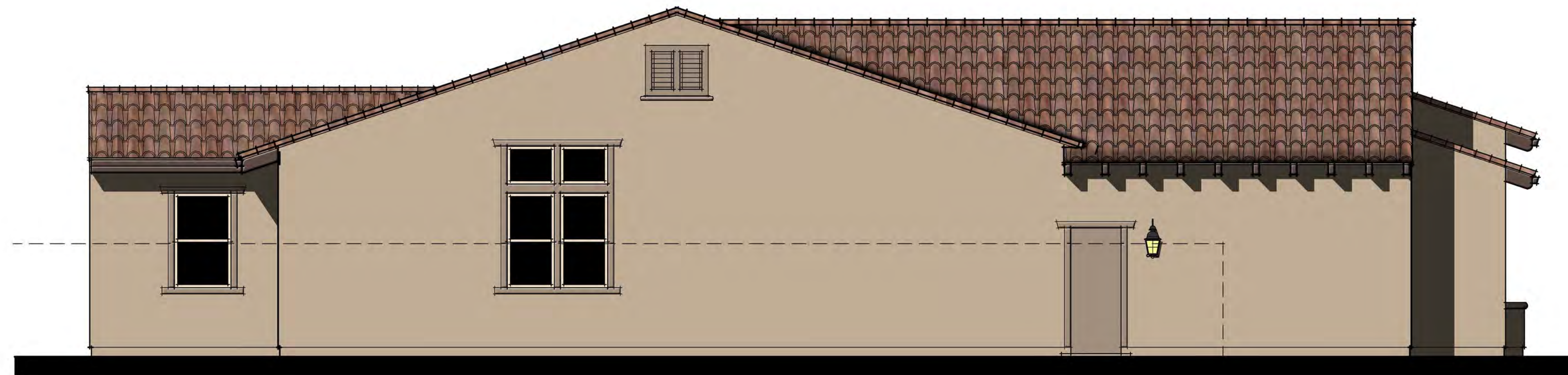
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Date	Oct. 4, 2019
Project Number	4429
Scale	1/4" = 1'-0"
Revision	10-4-19 10-16-19

Sheet No.





ROOF PLAN



PLAN 2C SPANISH LEFT ELEVATION  
Scheme #C8



PLAN 2C SPANISH REAR ELEVATION



PLAN 2C SPANISH RIGHT ELEVATION



Palms, Redlands

Title  
Plan 2  
Spanish  
Sides & Rear  
Elevations

Date  
Oct. 4, 2019

Project Number  
4429

Scale  
1/4" = 1'-0"

Revision  
10-4-19  
10-16-19

Sheet No.  
A-2.5

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(949) 387-3800 Fax (949) 387-7800  
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PLAN 3B FARMHOUSE ELEVATION  
Scheme #B5



PLAN 3A CRAFTSMAN ELEVATION  
Scheme #A2

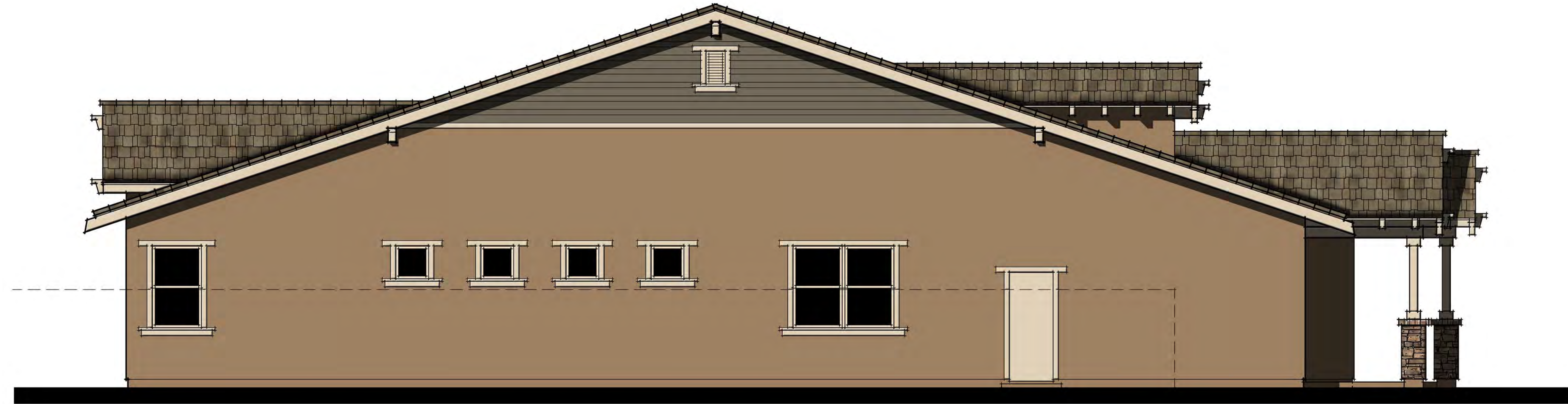


PLAN 3C SPANISH ELEVATION  
Scheme #C7

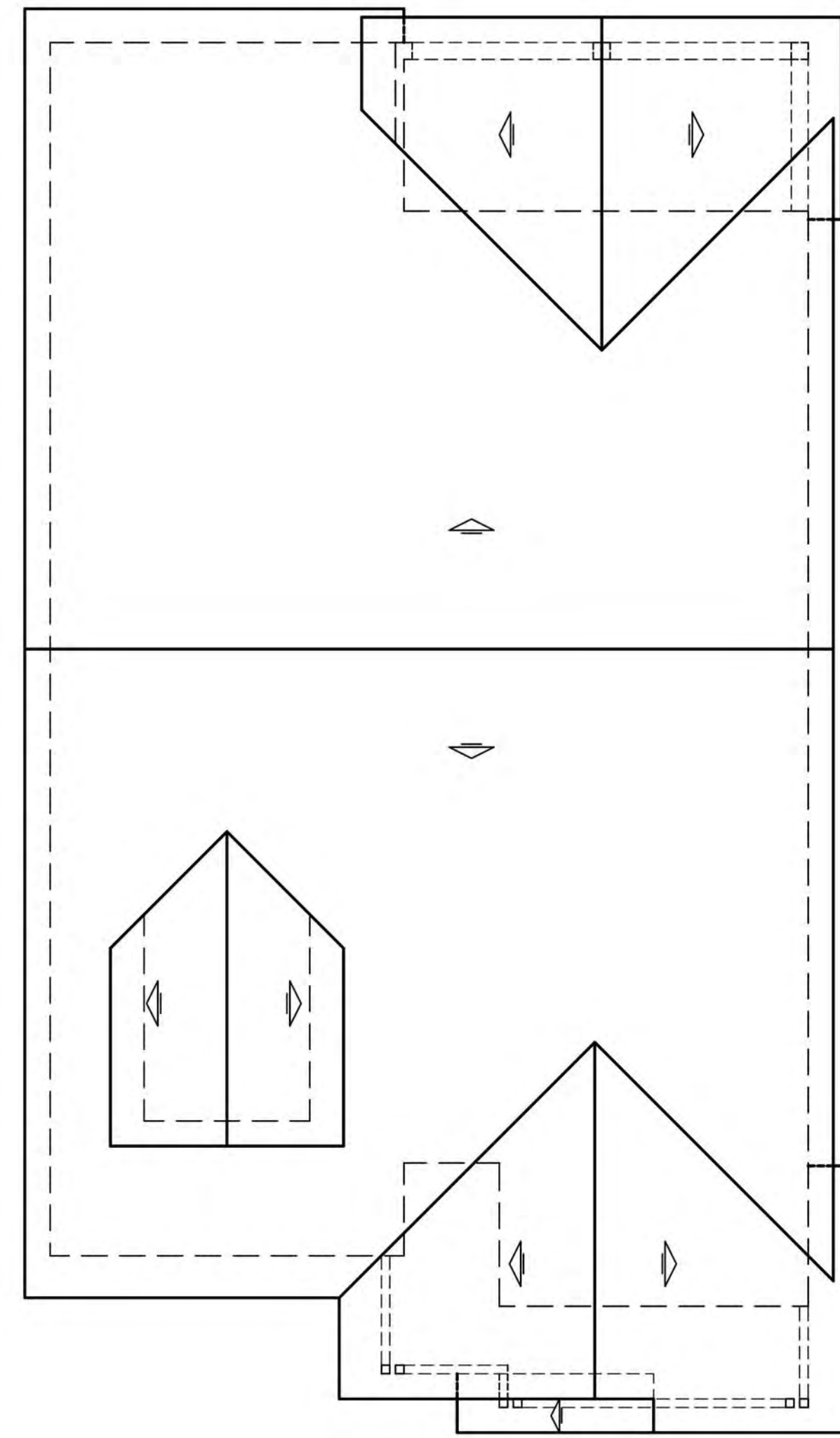
23'-6"

25'-0"

20'-8"



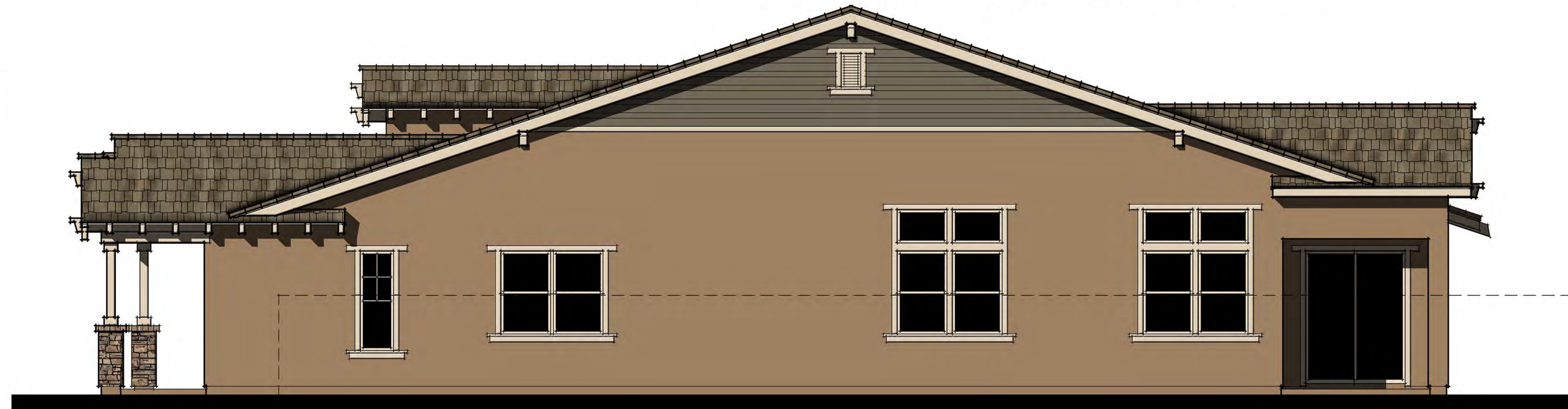
PLAN 3A CRAFTSMAN LEFT SIDE ELEVATION  
Scheme #A2



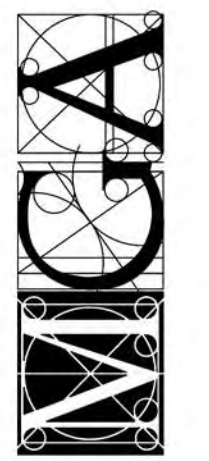
ROOF PLAN



PLAN 3A CRAFTSMAN REAR ELEVATION

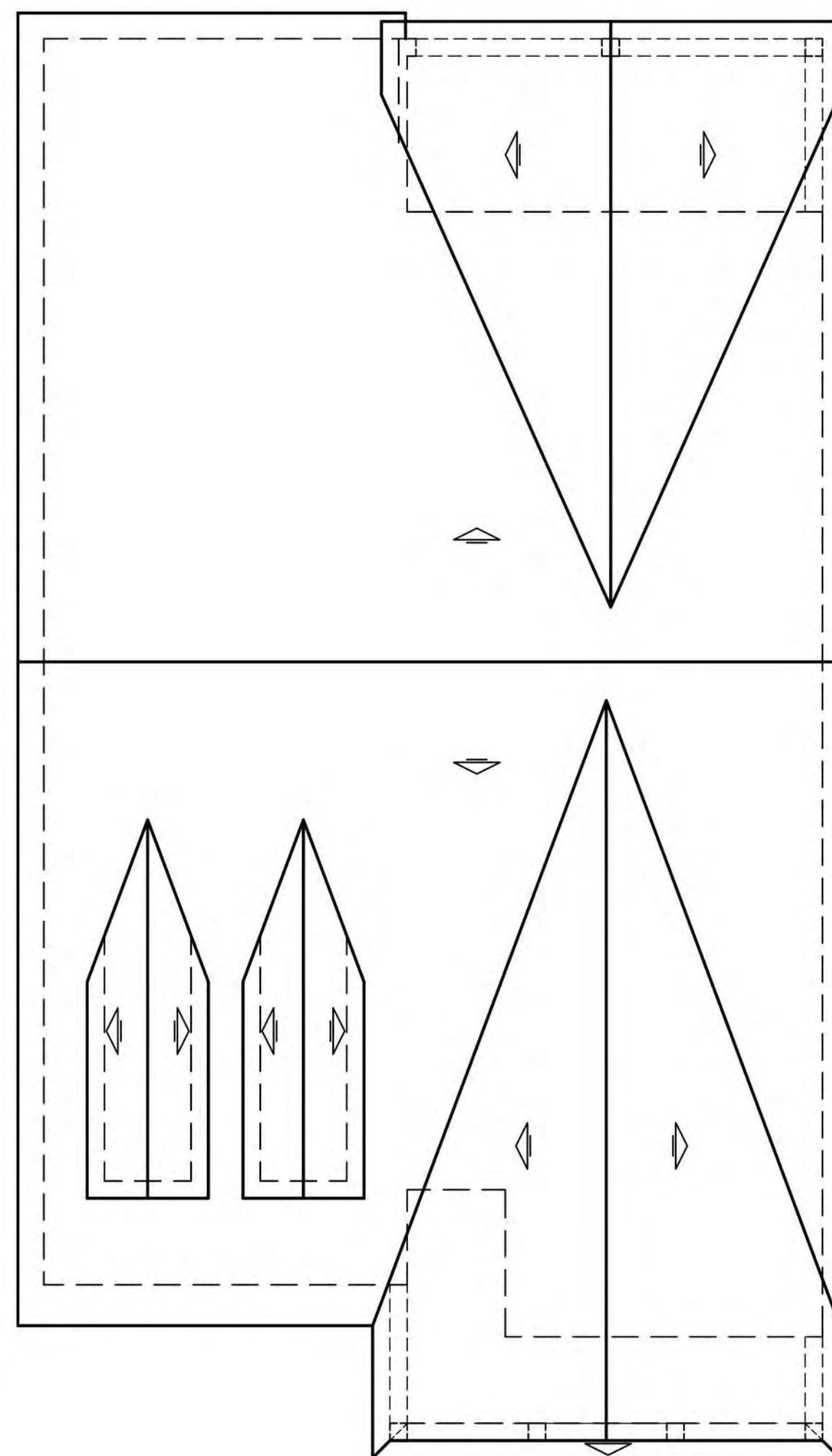


PLAN 3A CRAFTSMAN RIGHT SIDE ELEVATION





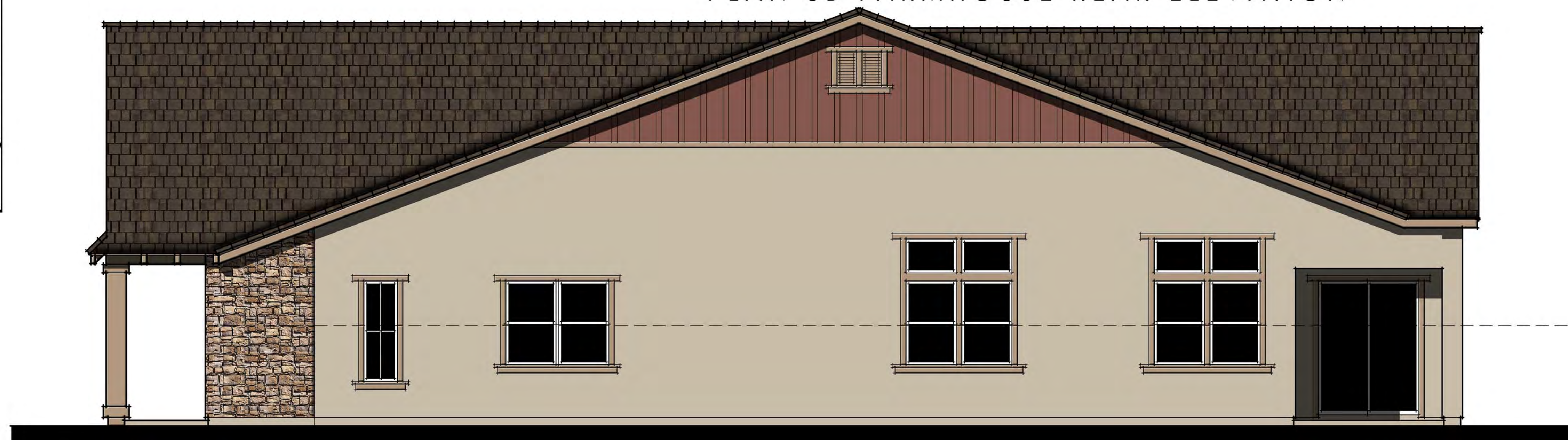
PLAN 3B FARMHOUSE LEFT SIDE ELEVATION  
Scheme #B5



ROOF PLAN



PLAN 3B FARMHOUSE REAR ELEVATION

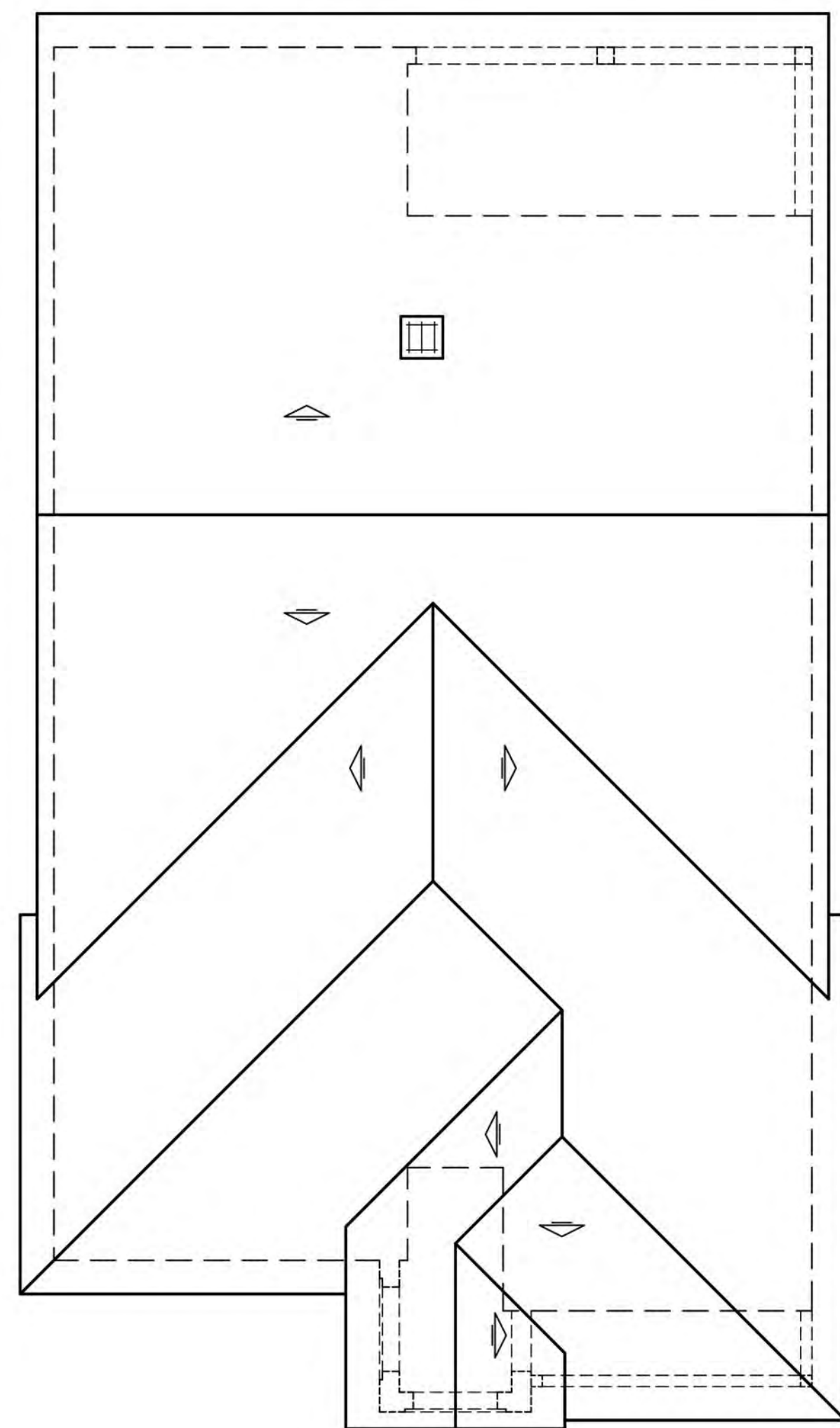


PLAN 3B FARMHOUSE RIGHT SIDE ELEVATION





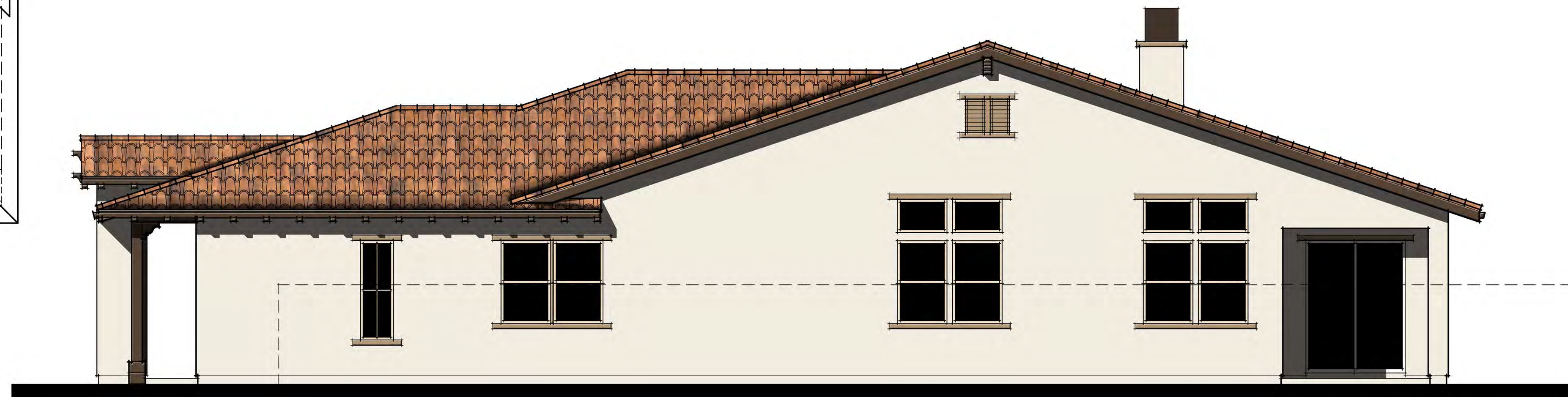
PLAN 3C SPANISH LEFT SIDE ELEVATION  
Scheme #C7



ROOF PLAN



PLAN 3C SPANISH REAR ELEVATION



PLAN 3C SPANISH RIGHT SIDE ELEVATION

