



FRONT ELEVATION

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



REAR ELEVATION

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



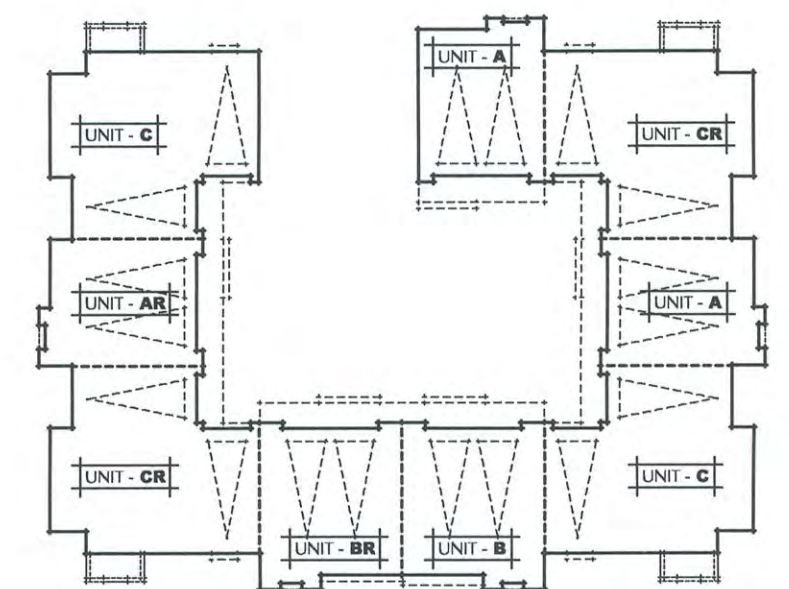
LEFT ELEVATION

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



RIGHT ELEVATION

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



KEY PLAN BUILDING " 2A "



WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT--LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS. THE PROJECT WILL BE GATED WITH A MAIN ENTRANCE/EXIT & SECONDARY EXIT ACCESS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

- A Stucco: Main Body Color: MERLEX P - 113 Ivory
- B Accent Furrouts : MERLEX P - 200 Birch White
- C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 725
- D Entry Doors, Garage Doors, Shutters and French Doors : PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
- E Roofing : EAGLE CO. 3605 San Benito Blend
- Roof Overhang : Fascia : 24" Barge : Tight
- F Windows : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

124	Unit Single Family Attached Homes	
39	UNIT "A"	2BR Units X 2.25 Spaces per unit = 87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit = 85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit= 148.50 Spaces
		321.50 Spaces
	TOTAL Required (rounded up)	322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *

* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WDTX EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

JOB NUMBER

2014 WP

DATE

12/22/2014

SHEET TITLE

BUILDING " 2A "
EXTERIOR ELEVATIONS
NOTES

REVISIONS

NO.	DESCRIPTION

SHEET NO

3



REAR ELEVATION
COURTYARD

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



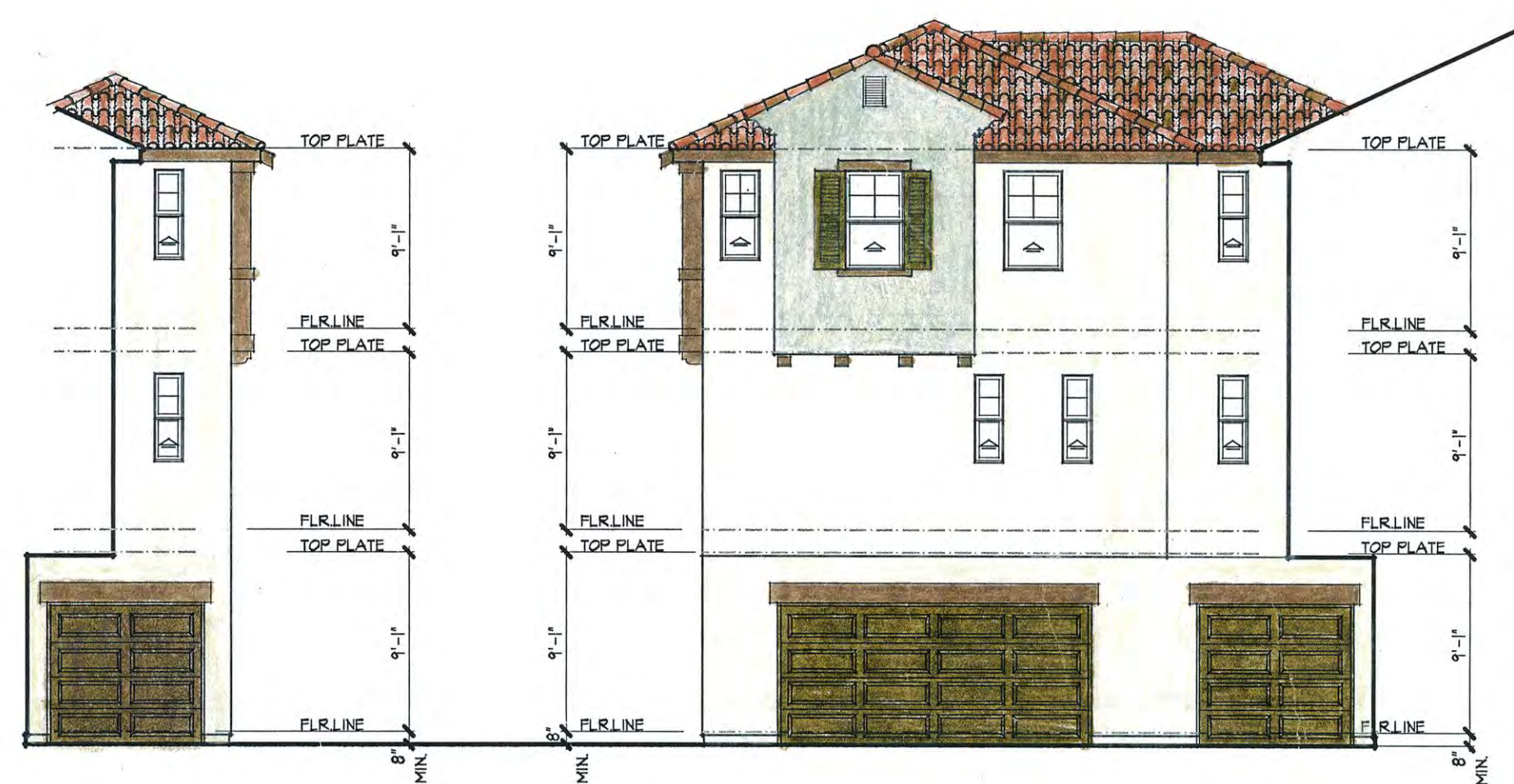
RIGHT ELEVATION
COURTYARD

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



LEFT

COURTYARD ELEVATIONS



FRONT

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

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS. THE PROJECT WILL BE GATED WITH A MAIN ENTRANCE/EXIT & SECONDARY EXIT ACCESS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

- A Stucco: Main Body Color: MERLEX P - 113 Ivory
B Accent Furrouts : MERLEX P - 200 Birch White
C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 725
D Entry Doors, Garage Doors, Shutters and French Doors : PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
E Roofing : EAGLE CO. 3605 San Benito Blend
Roof Overhang : Fascia : 24"
Barge : Tight
F Windows : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO

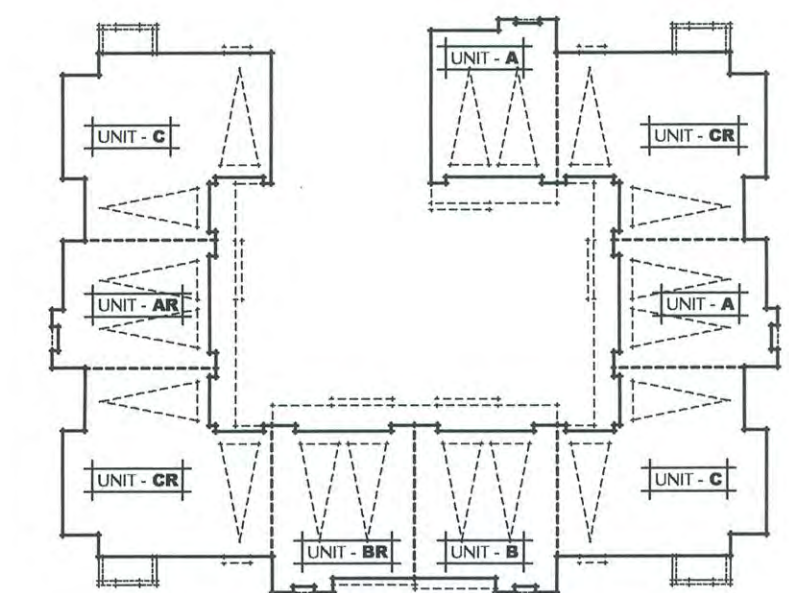
124	Unit Single Family Attached Homes	
39	UNIT "A"	2BR Units X 2.25 Spaces per unit = 87.75 Spaces
31	UNIT "B"	3BR Units X 2.75 Spaces per unit = 85.25 Spaces
54	UNIT "C"	4BR Units X 2.75 Spaces per unit= 148.50 Spaces

TOTAL Required (rounded up) 322 Spaces

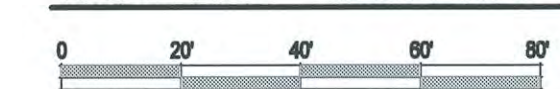
Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *
* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.	

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN BUILDING " 2A "



WESTPARK PROMENADE POD # 2
DEVELOPED BY:
PORTOFINO AT WESTPARK PROMENADE
124 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA

JOB NUMBER

2014 WP

DATE

12/22/2014

SHEET TITLE

BUILDING " 2A "
EXTERIOR ELEVATIONS
COURTYARD

REVISIONS

SHEET NO

4

plot date: 12/23/2014

ADKVAS
DESIGNERS & PLANNERS
647 CAMINO DE LOS MARES SUITE 206 SAN CLEMENTE, CA 92673
(949) 240 6591

THE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF ADKVAS. THEY ARE NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF ADKVAS. ALL THE WRITTEN DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. THE DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



FRONT ELEVATION

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



LEFT ELEVATION

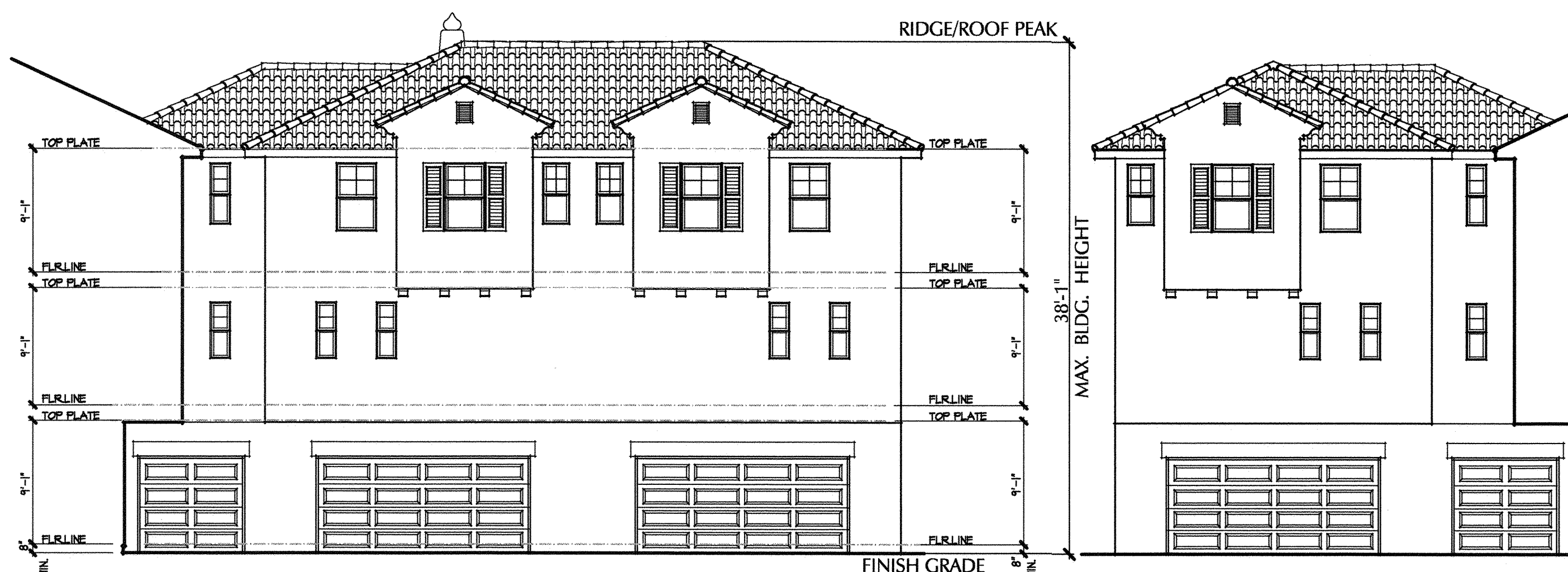
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

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

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 2A. REFER TO SHEETS 10 & 11 TO SEE COLORED ELEVATIONS.



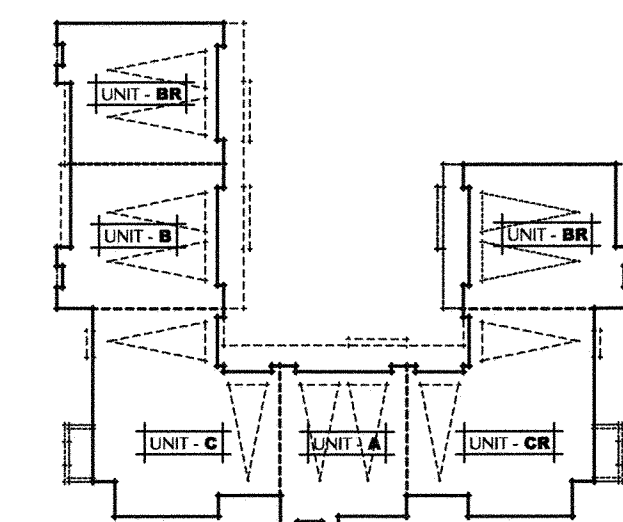
COURTYARD ELEVATION

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



REAR ELEVATION

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



KEY PLAN BUILDING " 2B "

0 20' 40' 60' 80'

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

- A Stucco: Main Body Color: MERLEX P - 113 Ivory
- B Accent Furrouts: MERLEX P - 200 Birch White
- C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails: OLYMPIC STAIN 725
- D Entry Doors, Garage Doors, Shutters and French Doors: PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
- E Roofing: EAGLE CO. 3605 San Benito Blend
- F Windows: MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

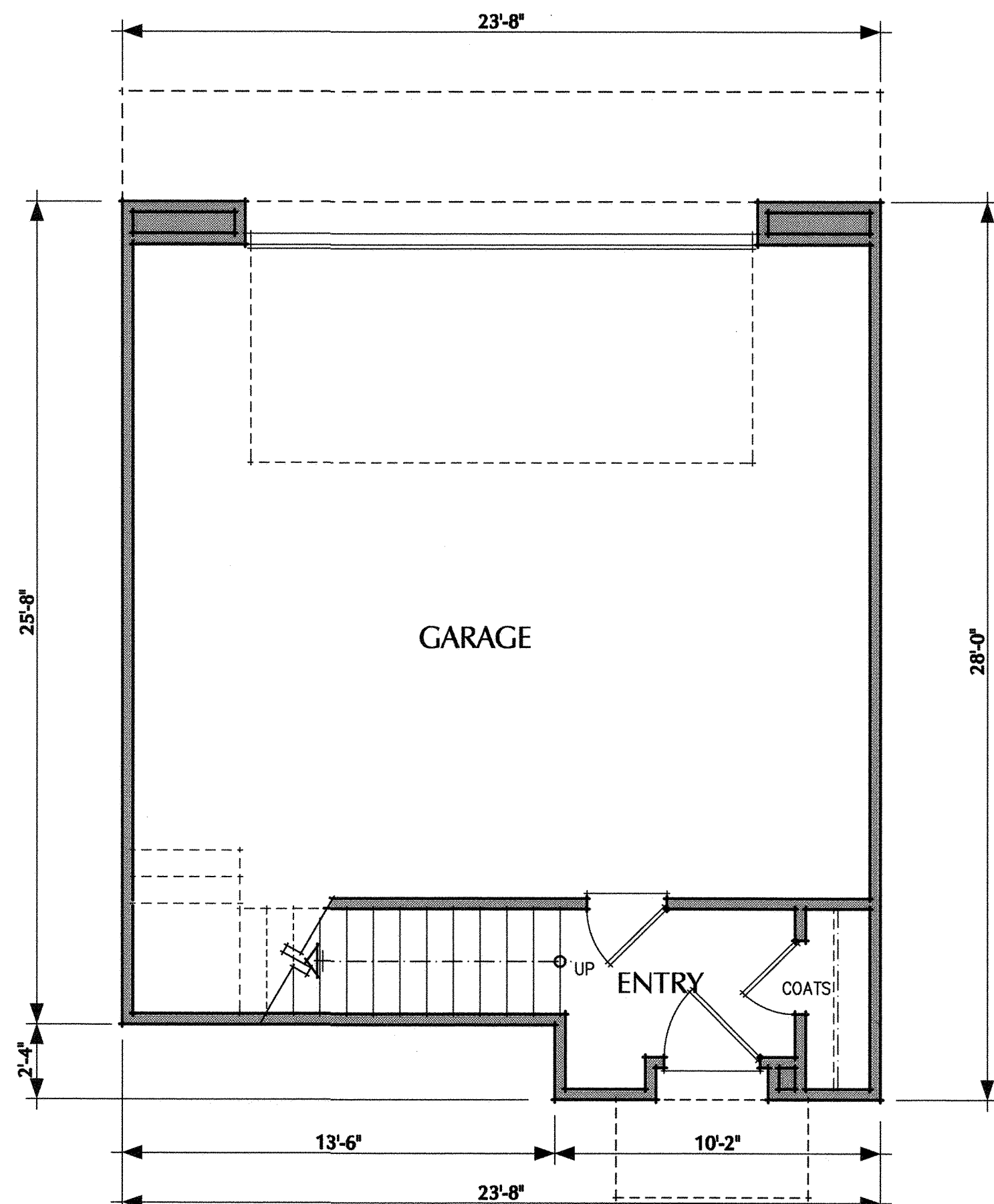
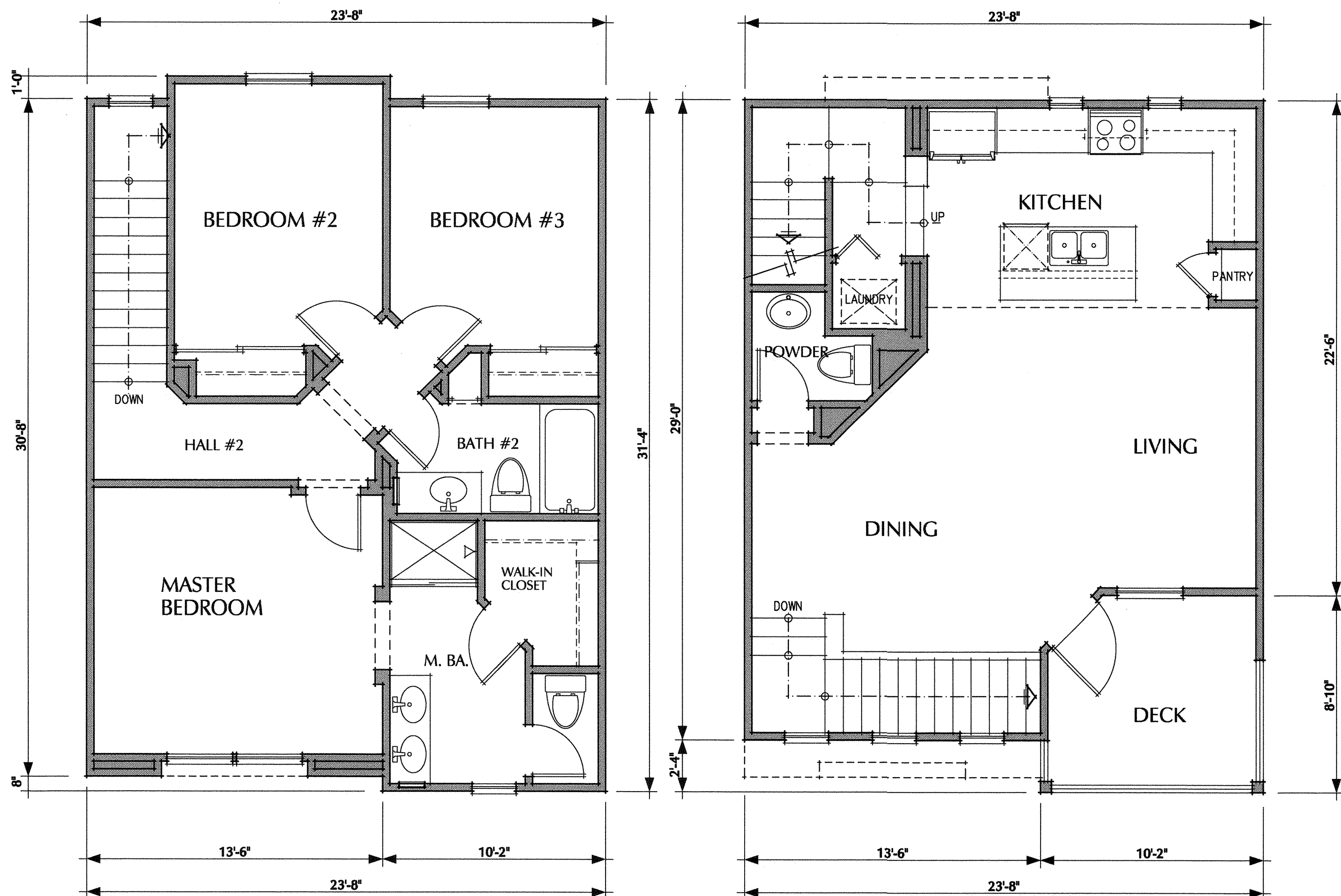
POD TWO

124	Unit Single Family Attached Homes	
39	UNIT "A" 2BR Units X 2.25 Spaces per unit =	87.75 Spaces
31	UNIT "B" 3BR Units X 2.75 Spaces per unit =	85.25 Spaces
54	UNIT "C" 4BR Units X 2.75 Spaces per unit=	148.50 Spaces
		321.50 Spaces
		322 Spaces

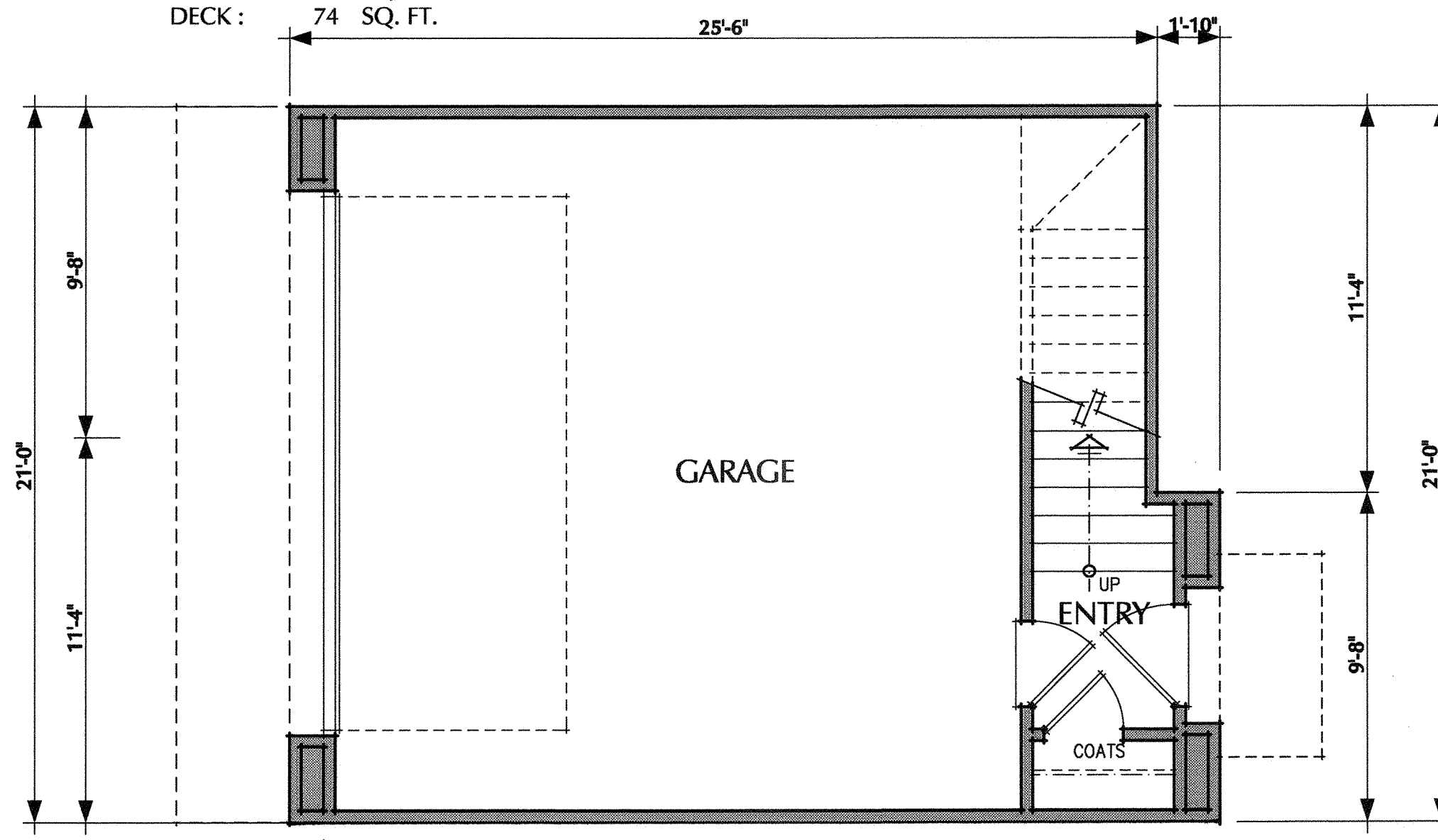
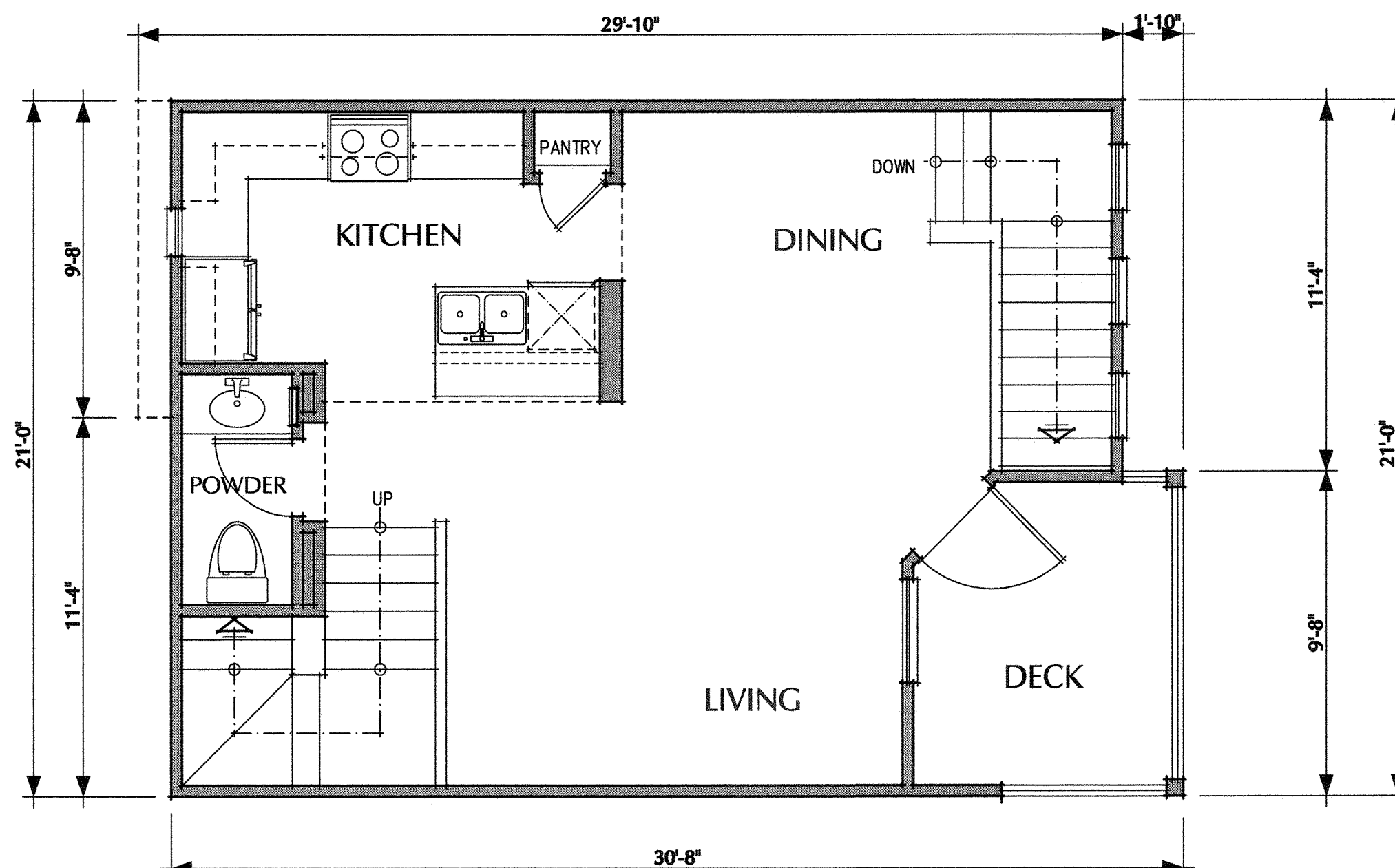
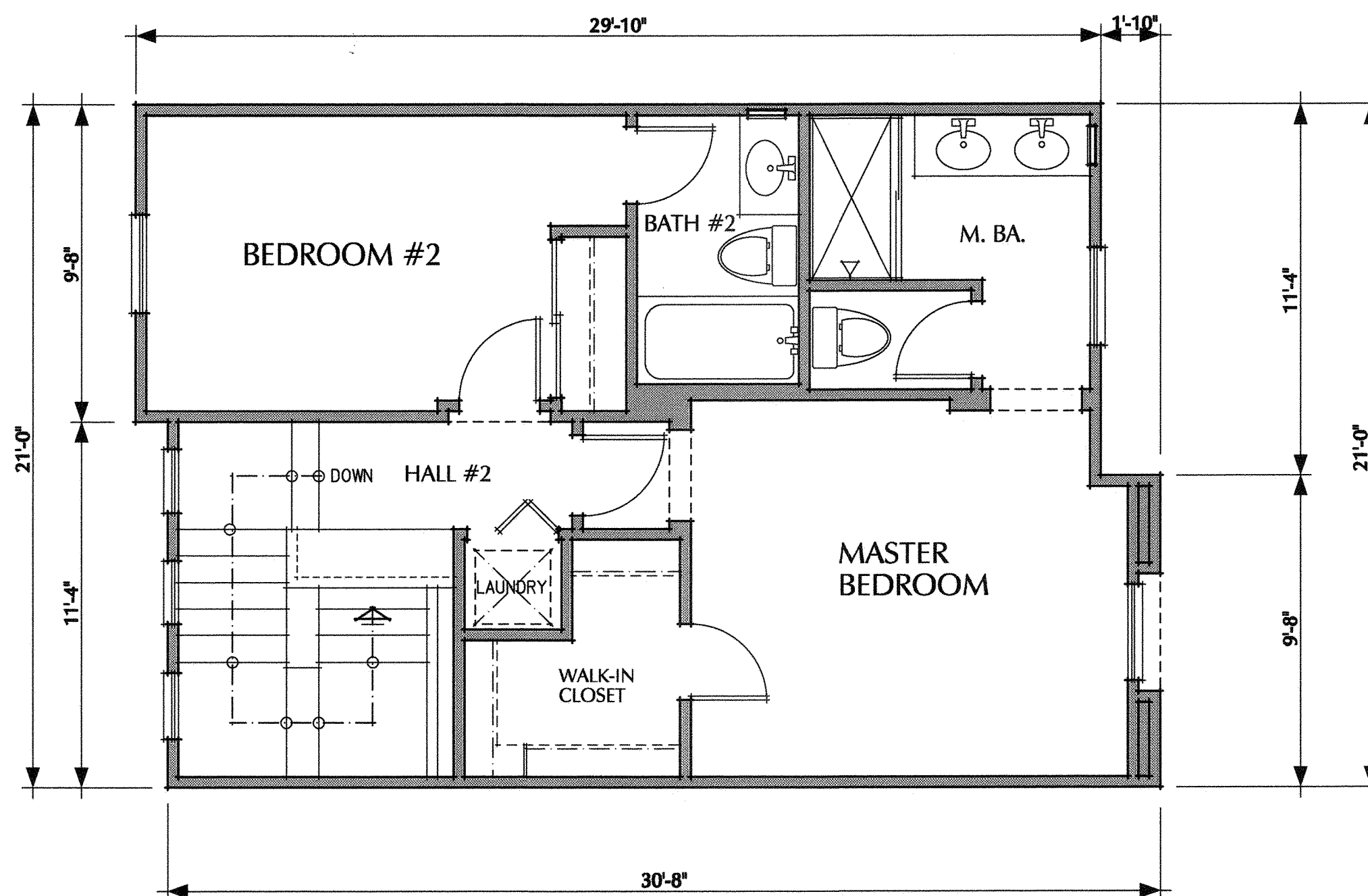
TOTAL Required (rounded up)		322 Spaces
Spaces provided:		
Enclosed (2 Car garages)	248 Spaces	
Compact	14 Spaces	
Standard	52 Spaces	
ADA (disabled)	6 Spaces	
TOTAL Provided	320 Spaces	
Shortage	2 Spaces *	
* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.		

NOTE: SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

UNIT " B "



UNIT " A "



WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD TWO

A 124 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2, 3 & 4 BR UNITS, TWO & THREE STORIES. THE OVERALL PROJECT ARCHITECTURE ARE TOWNHOUSE DESIGN AROUND AN INTERIOR MOTOR COURT W/GARAGE ACCESS. EACH UNIT CONTAINS AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK & 2 TO 3 BATHROOMS. ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, A TOT-LOT, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD TWO COLORS

Portofino 124 Unit Single Family Attached Homes

- A Stucco: Main Body Color: MERLEX P - 113 Ivory
- B Accent Furrouts : MERLEX P - 200 Birch White
- C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 725
- D Entry Doors, Garage Doors, Shutters and French Doors : PITTSBURGH PPG PAINTS Walnut Grove 511 - 7 LRV 9
- E Roofing : EAGLE CO. 3605 San Benito Blend
- Roof Overhang : Fascia : 24" Barge : Tight
- F Windows : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD TWO	
124 Unit Single Family Attached Homes	
39 UNIT "A"	2BR Units X 2.25 Spaces per unit = 87.75 Spaces
31 UNIT "B"	3BR Units X 2.75 Spaces per unit = 85.25 Spaces
54 UNIT "C"	4BR Units X 2.75 Spaces per unit = 148.50 Spaces

TOTAL Required (rounded up)	321.50 Spaces
	322 Spaces

Spaces provided:	
Enclosed (2 Car garages)	248 Spaces
Compact	14 Spaces
Standard	52 Spaces
ADA (disabled)	6 Spaces
TOTAL Provided	320 Spaces
Shortage	2 Spaces *
* 2 spaces reciprocal parking from Pod 3 allotted for Pod 2.	

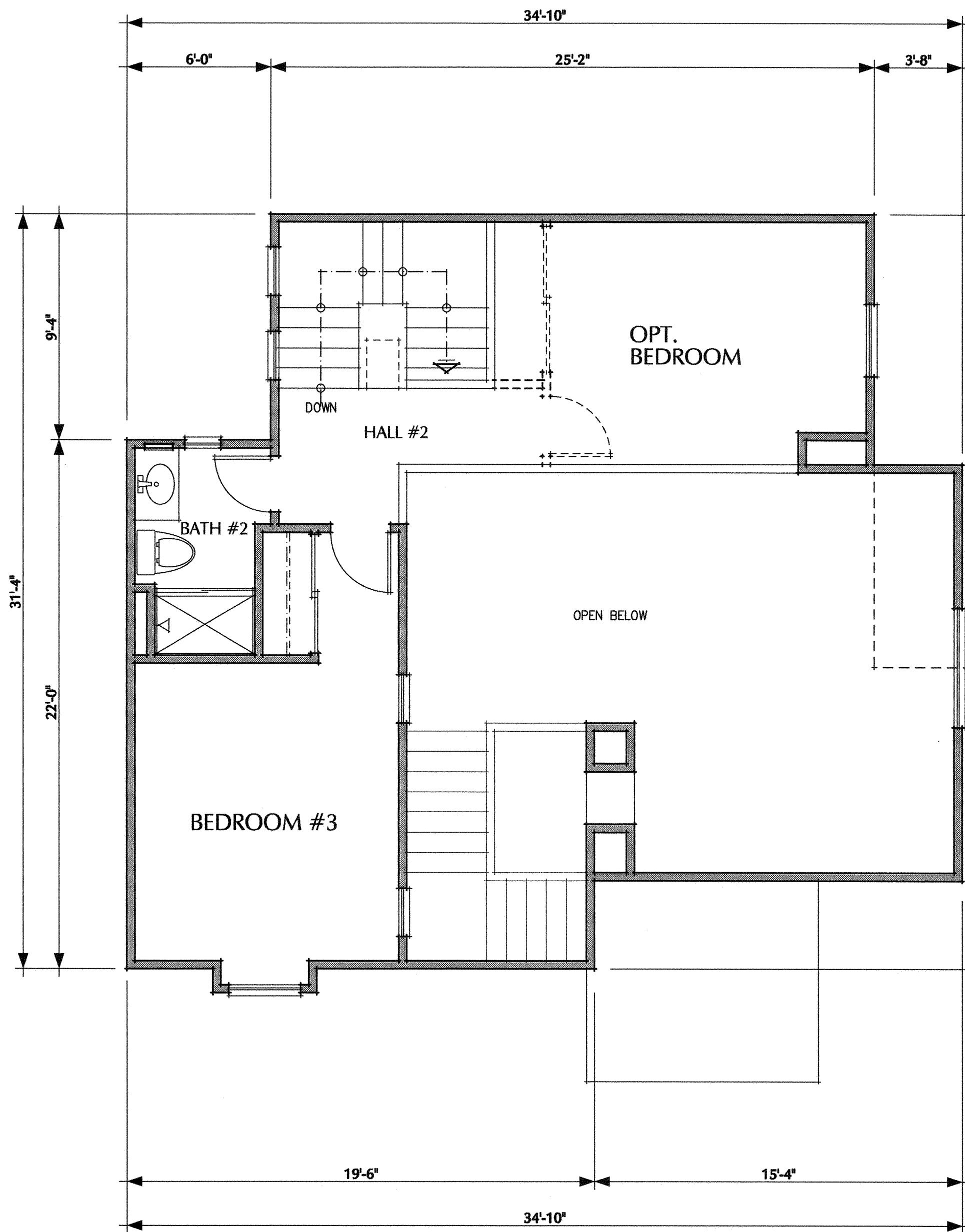
NOTE :
SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

POD TWO SQUARE FOOTAGE UNIT: SQ. FT.

FLOOR \ UNITS	A	B	C
FIRST FLOOR	47	58	409
SECOND FLOOR	550	626	912
THIRD FLOOR	554	688	451
TOTAL	1151	1372	1772
DECK	74	85	79
ATTACHED GARAGE	476	543	507

NOTE: THESE TWO UNIT TYPES OCCUR IN ALL THREE BUILDING TYPES.

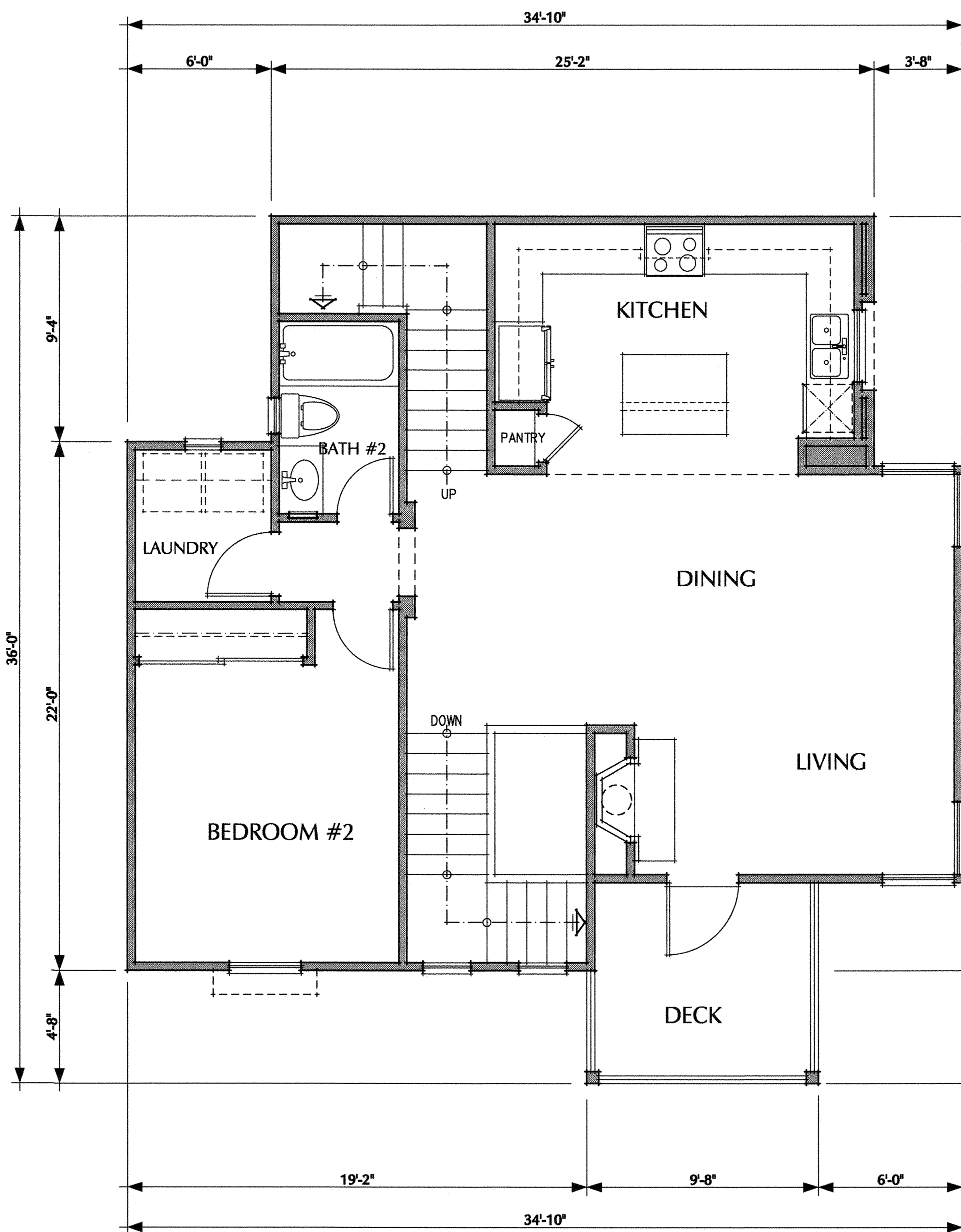
UNIT " C "



THIRD FLOOR PLAN

SCALE: 1/4" = 1'-0"

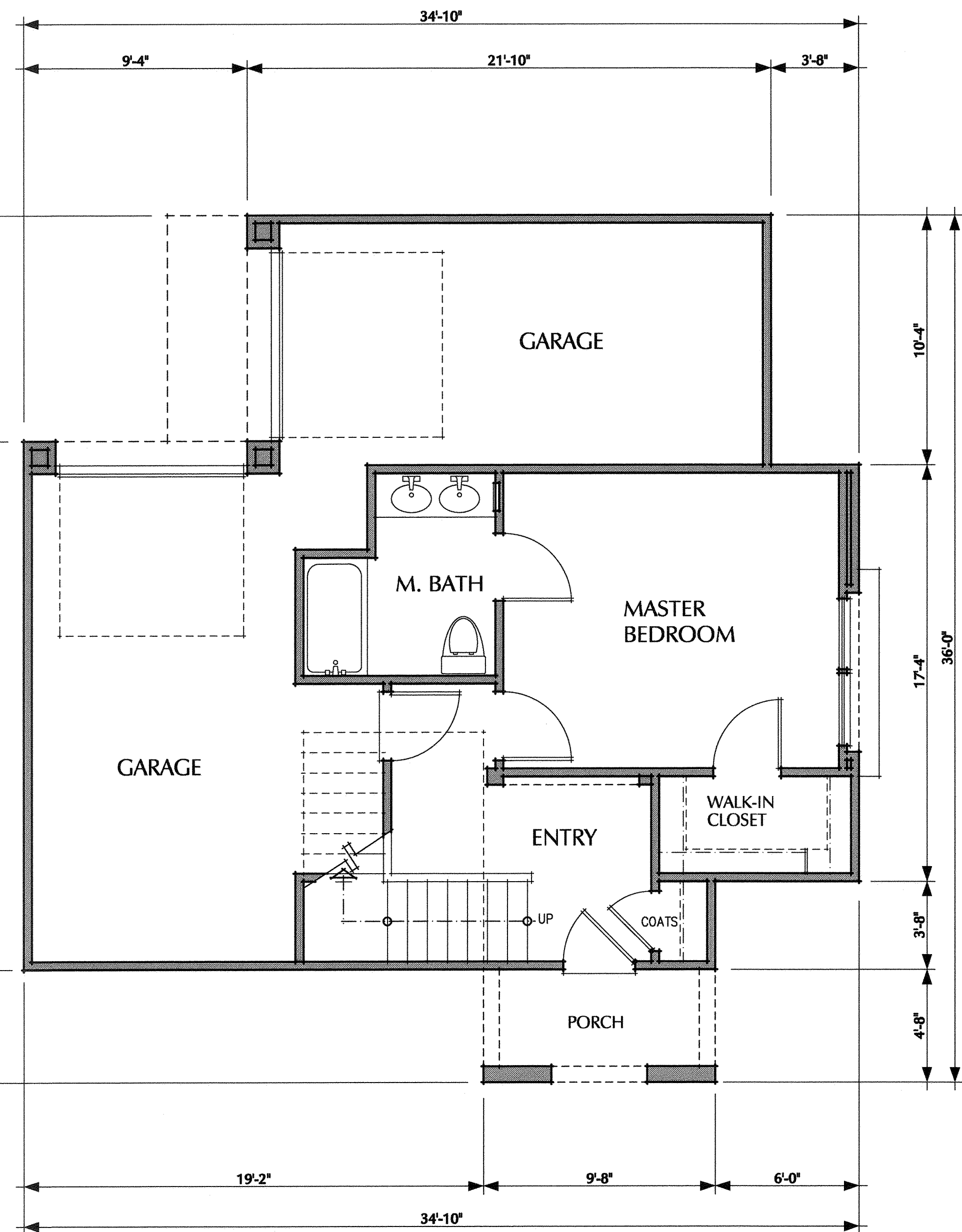
FLOOR : 451 SQ. FT.



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 912 SQ. FT.
DECK : 79 SQ. FT.



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

FLOOR : 409 SQ. FT.
GARAGE : 507 SQ. FT.

NOTE: THIS UNIT TYPE OCCURS IN ALL THREE BUILDING TYPES.

POD TWO
SQUARE FOOTAGE UNIT: SQ. FT.

FLOOR	UNITS		
	A	B	C
FIRST FLOOR	47	58	409
SECOND FLOOR	550	626	912
THIRD FLOOR	554	688	451
TOTAL	1151	1372	1772
DECK	74	85	79
ATTACHED GARAGE	476	543	507



FRONT ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR. AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

Sorrento 67 Unit Single Family Attached Homes

- A Stucco: Main Body Color : MERLEX P-844 Apricotta
- B Accent Furrouts : MERLEX P-739 Leather
- C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 700
- D French Doors, Entry Doors, Garage doors and Shutters : PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
- E Roofing : EAGLE CO. SMC8403 Santa Barbara Blend
Roof Overhang : Fascia : 24"
Barge : Tight
- F Windows/Sliding doors : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

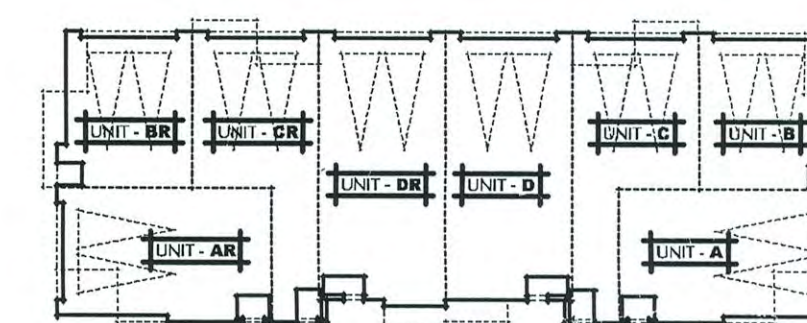
67	Unit Single Family Attached Homes	
16	Unit "A"	2BR Units X 2.25 Spaces per unit = 36.00 Spaces
16	Unit "B"	2BR Units X 2.25 Spaces per unit = 36.00 Spaces
16	Unit "C"	2BR Units X 2.25 Spaces per unit = 36.00 Spaces
19	Unit "D"	3BR Units X 2.75 Spaces per unit = 52.25 Spaces

TOTAL Required (rounded up)	160.25 Spaces
	161 Spaces

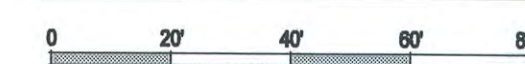
Spaces provided:	
Enclosed (2 Car garages)	134 Spaces
Compact	4 Spaces
Standard	25 Spaces
ADA (disabled)	2 Spaces
TOTAL Provided	165 Spaces
Extra parking provided	4 Spaces *
* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.	

NOTE:

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.



KEY PLAN BUILDING " 3A "





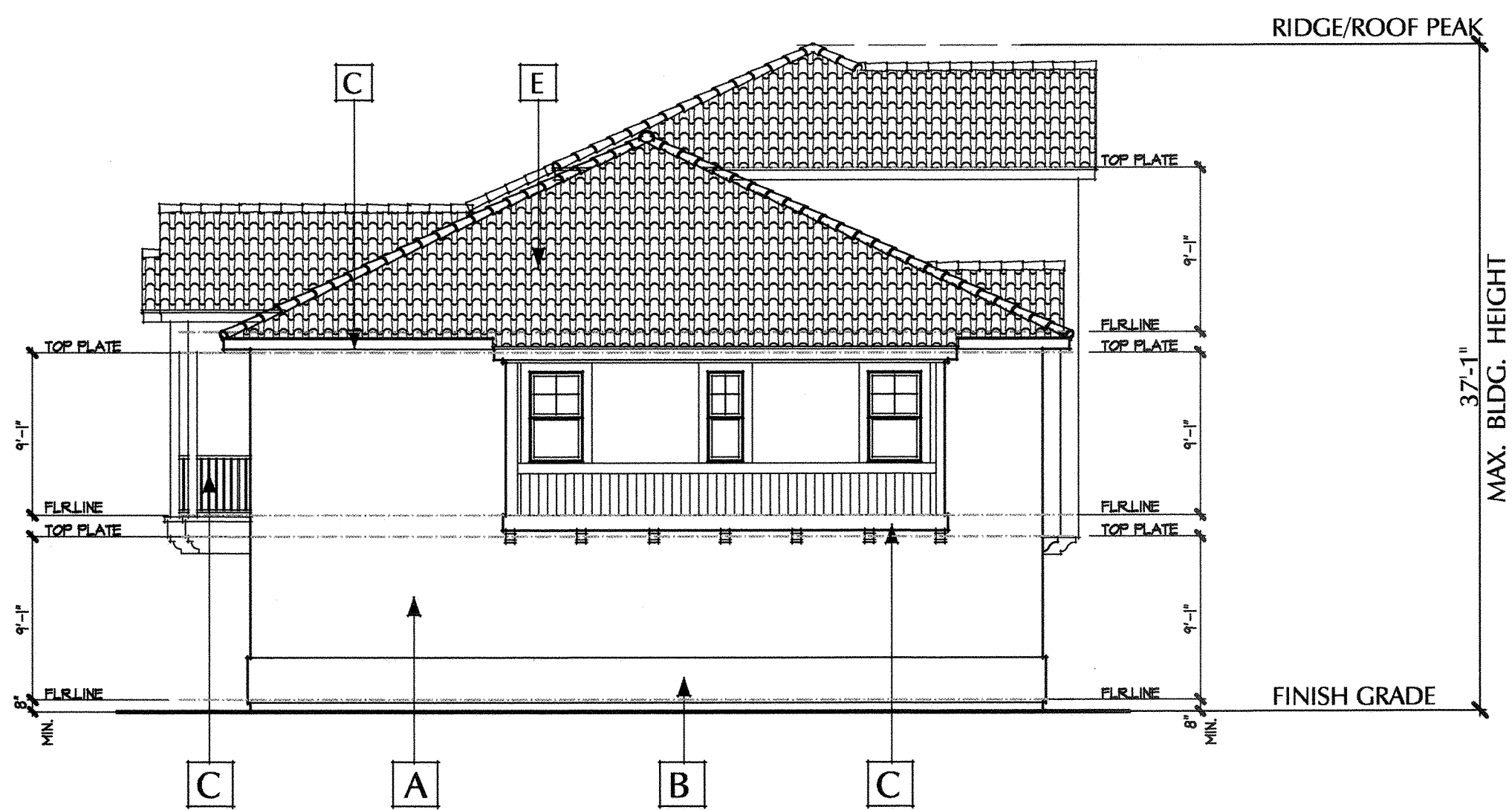
FRONT ELEVATION

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



LEFT ELEVATION

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



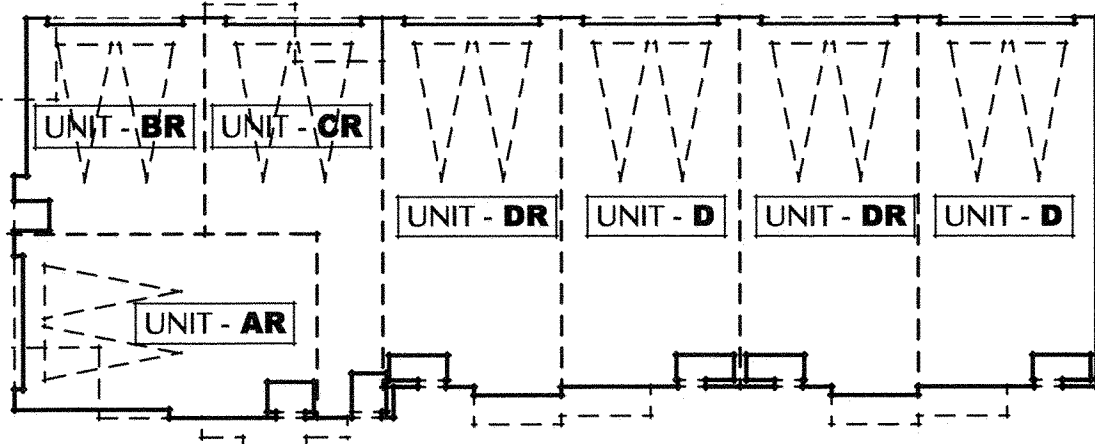
RIGHT ELEVATION

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



REAR ELEVATION

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



KEY PLAN BUILDING " 3B "

0 20' 40' 60' 80'

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR. AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA, SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

- Sorrento 67 Unit Single Family Attached Homes
- A Stucco: Main Body Color : MERLEX P-844 Apricot
 - B Accent Furrouts : MERLEX P-739 Leather
 - C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 700
 - D French Doors, Entry Doors, Garage doors and Shutters : PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
 - E Roofing : EAGLE CO. SMC8403 Santa Barbara Blend Fascia : 24" Barge : Tight
 - F Windows/Sliding doors : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE		
67	Unit Single Family Attached Homes	
16	Unit "A"	2BR Units X 2.25 Spaces per unit = 36.00 Spaces
16	Unit "B"	2BR Units X 2.25 Spaces per unit = 36.00 Spaces
16	Unit "C"	2BR Units X 2.25 Spaces per unit = 36.00 Spaces
19	Unit "D"	3BR Units X 2.75 Spaces per unit = 52.25 Spaces
		160.25 Spaces
TOTAL Required (rounded up)		161 Spaces

Spaces provided:	
Enclosed (2 Car garages)	134 Spaces
Compact	4 Spaces
Standard	25 Spaces
ADA (disabled)	2 Spaces
TOTAL Provided	165 Spaces
Extra parking provided	4 Spaces *
* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.	

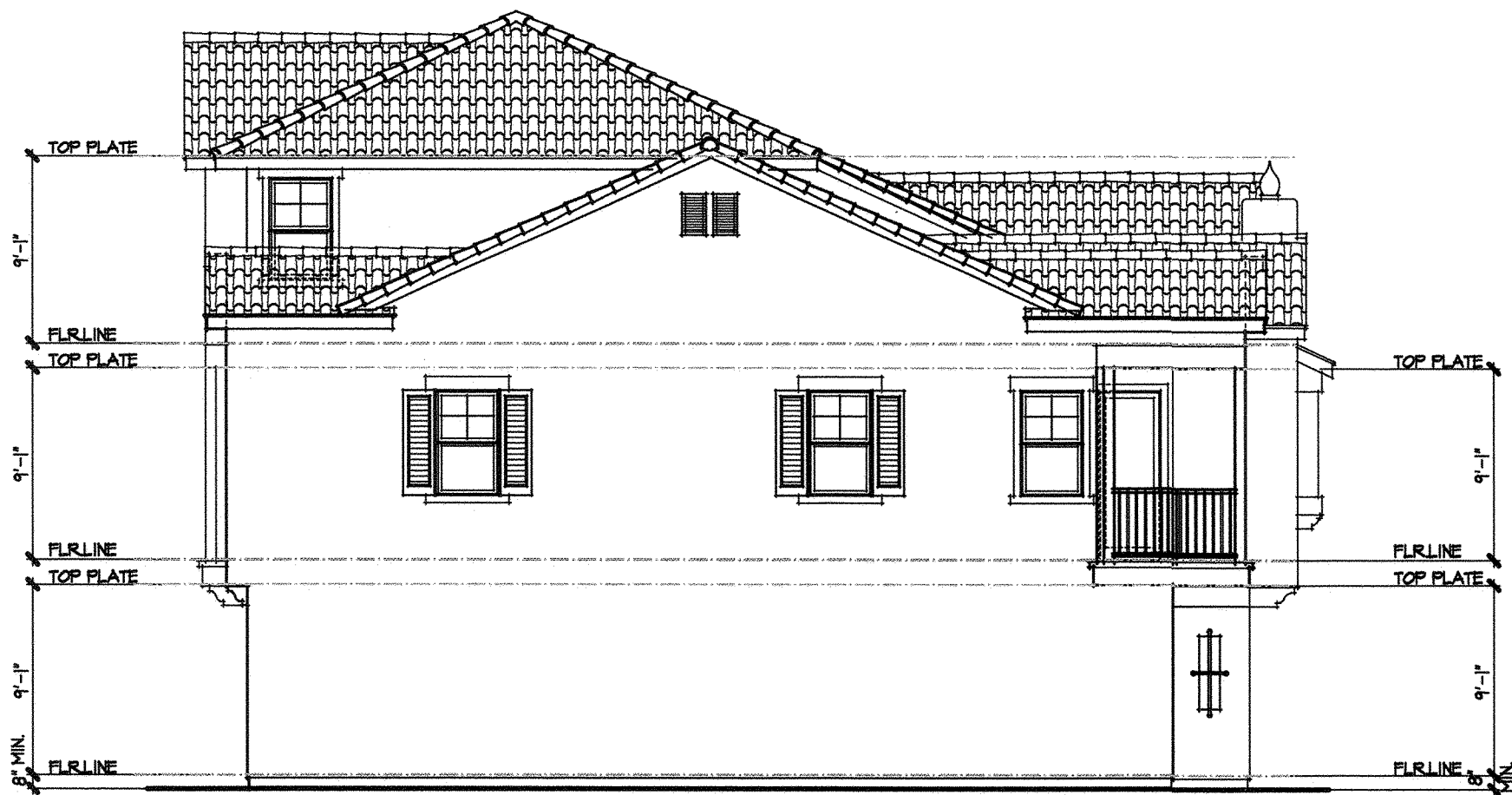
NOTE : SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 3A. REFER TO SHEET NO. 16 TO SEE COLORED ELEVATIONS.



FRONT ELEVATION

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



LEFT ELEVATION

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



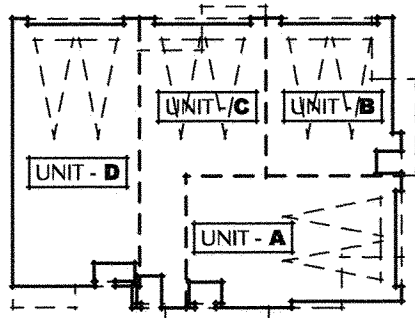
RIGHT ELEVATION

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

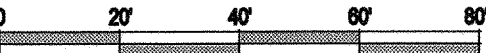


REAR ELEVATION

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



KEY PLAN BUILDING " 3C "



WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

A 67 UNIT SINGLE FAMILY ATTACHED HOME DEVELOPMENT OF 2 & 3 BR. AT TWO & THREE STORIES. THE OVERALL DESIGN IS OF CARRIAGE OR TOWNHOME UNITS. UNITS CONTAIN AN ATTACHED 2 CAR GARAGE W/DIRECT ACCESS, A PRIVATE DECK AND 2 TO 2.5 BATHROOMS. THE ARCHITECTURAL STYLE IS EARLY CALIFORNIA MEDITERRANEAN WITH "S" TILE ROOFING, STUCCO EXTERIORS W/WOOD TRIM, STUCCOED FURROUTS, WOOD DECK RAILINGS, FRENCH OR SLIDING PATIO DOORS & RECESSED WINDOWS AND POP-OUTS FOR ARTICULATION. EACH GARAGE FEATURES A SECTIONAL ROLL UP GARAGE DOOR. THERE ARE WOOD SHUTTERS AT SOME WINDOWS. THE COMMON SPACE AREAS WILL FEATURE A 20' X 36' LAP POOL AND SPA SUNNING AREA, CLUBHOUSE WITH KITCHENETTE & MEN'S & WOMEN'S RESTROOMS. RESIDENTS & GUESTS CAN ACCESS UNITS VIA LANDSCAPED COMMON WALKWAYS.

WESTPARK PROMENADE POD THREE COLORS

Sorrento 67 Unit Single Family Attached Homes

- A Stucco: Main Body Color : MERLEX P-844 Apricotta
- B Accent Furrouts : MERLEX P-739 Leather
- C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 700
- D French Doors, Entry Doors, Garage doors and Shutters : PITTSBURGH PPG PAINTS Bourbon 318-7 LRV 15
- E Roofing : EAGLE CO. SMC8403 Santa Barbara Blend Fascia : 24" Barge : Tight
- F Windows/Sliding doors : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

67	Unit Single Family Attached Homes		
16	Unit "A"	2BR Units X 2.25 Spaces per unit =	36.00 Spaces
16	Unit "B"	2BR Units X 2.25 Spaces per unit =	36.00 Spaces
16	Unit "C"	2BR Units X 2.25 Spaces per unit =	36.00 Spaces
19	Unit "D"	3BR Units X 2.75 Spaces per unit =	52.25 Spaces

	160.25 Spaces
TOTAL Required (rounded up)	161 Spaces

Spaces provided:

Enclosed (2 Car garages)	134 Spaces
Compact	4 Spaces
Standard	25 Spaces
ADA (disabled)	2 Spaces

TOTAL Provided	165 Spaces
----------------	------------

Extra parking provided 4 Spaces *

* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

NOTE: EXTERIOR COLORS THIS BUILDING TYPE ARE THE SAME AS BUILDING TYPE 3A. REFER TO SHEET NO.16 TO SEE COLORED ELEVATIONS.

ADKVAS
CORPORATION
DESIGNERS & PLANNERS ■ 647 CANINO DE LOS MARES ■ SUITE 206 ■ SAN CLEMENTE, CALIFORNIA 92673 ■ (949) 240 6591

WESTPARK PROMENADE POD # 3
SORRENTO AT WESTPARK PROMENADE
67 SINGLE FAMILY ATTACHED HOMES
WESTPARK STREET WILDOMAR, CA
DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC
6207 OAK CANYON SUITE 250 IRVINE, CA 92618
TEL.: (949) 720-7761

JOB NUMBER
2014 WP

DATE
12/22/2014

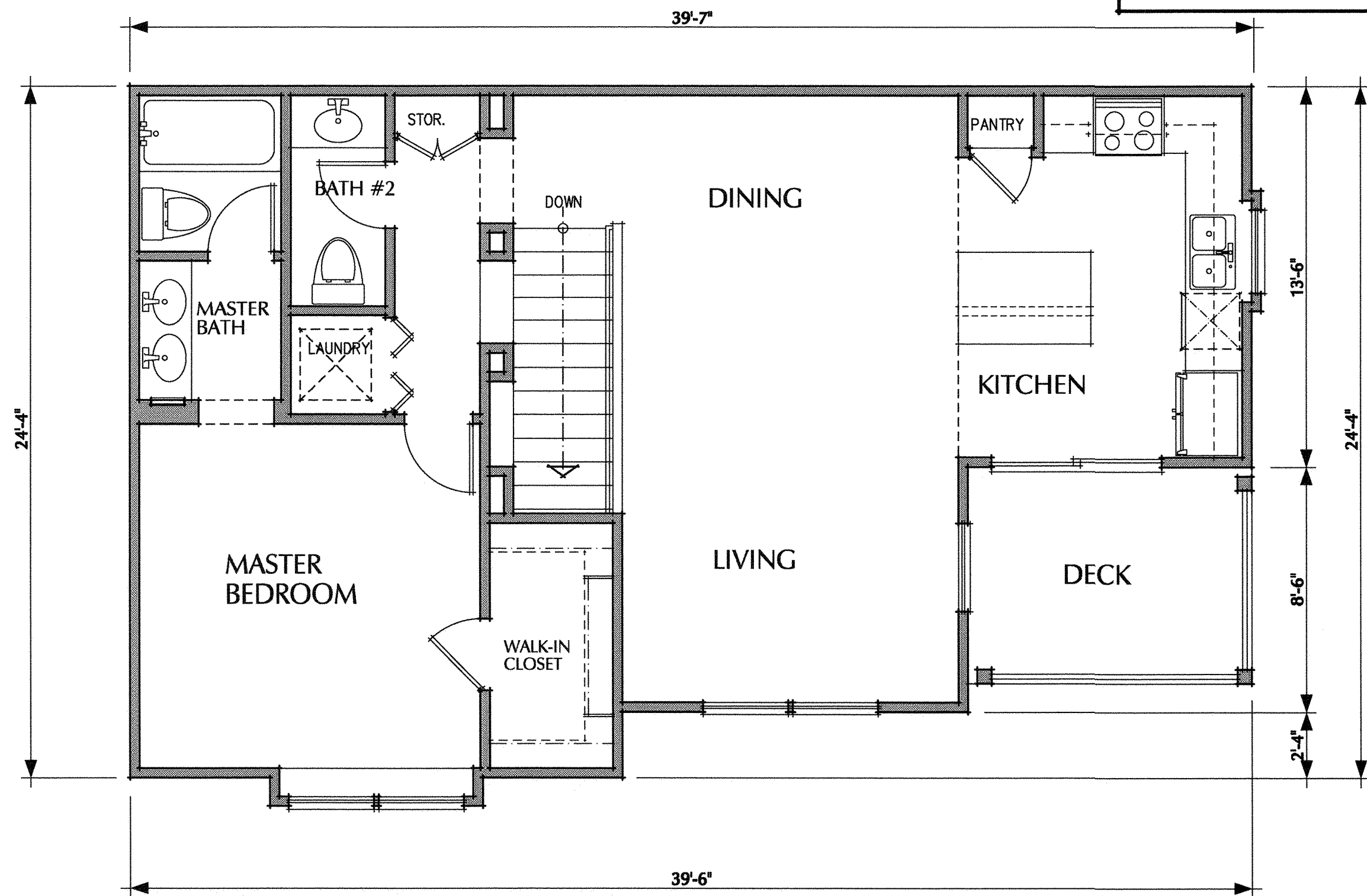
SHEET TITLE
BUILDING " 3C "
EXTERIOR ELEVATIONS
& NOTES

REVISIONS

SHEET NO
11

plot date: 12/20/2014

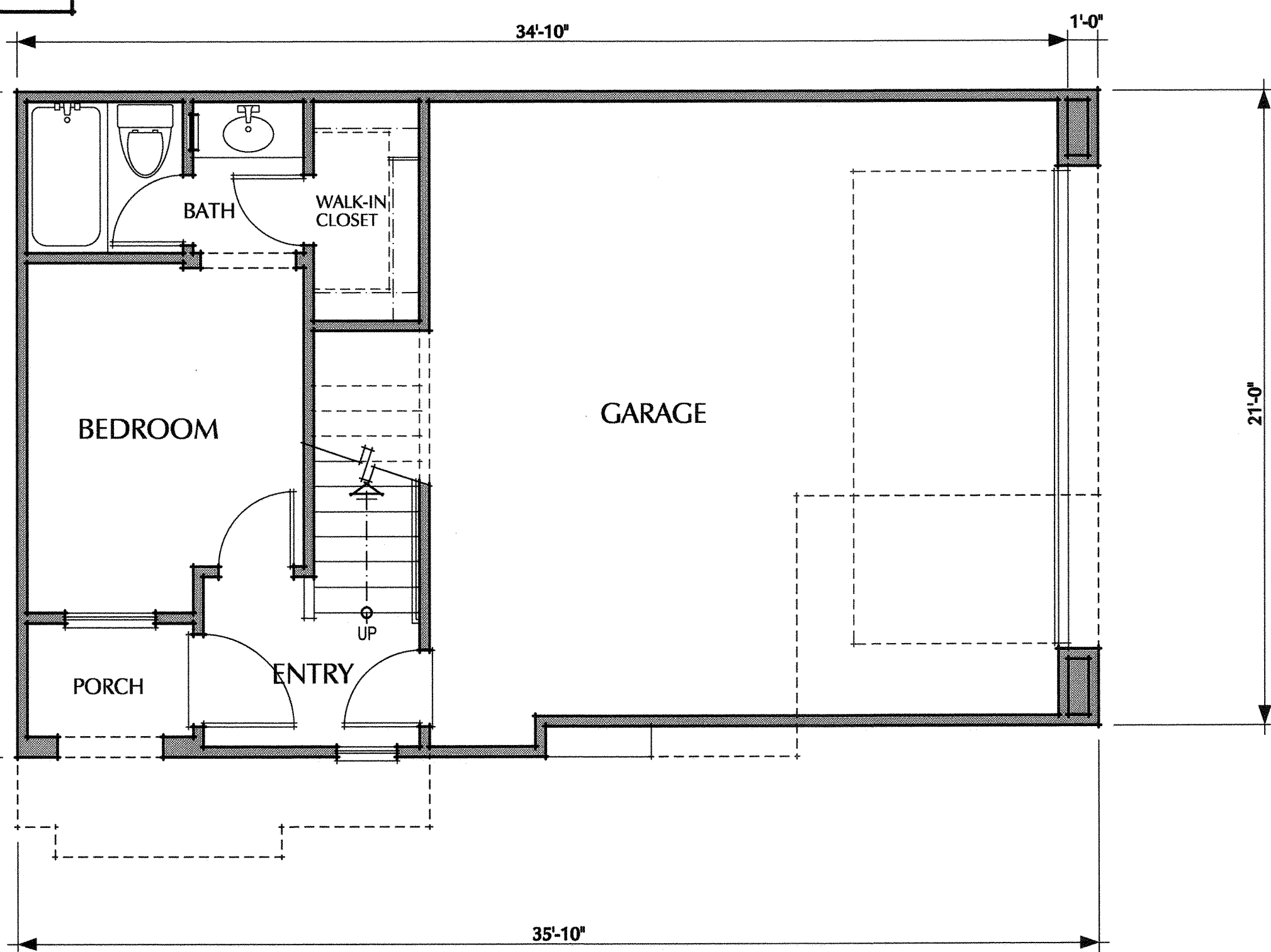
UNIT "A"



SECOND FLOOR PLAN

FLOOR : 803 SQ. FT.
DECK : 75 SQ. FT.

SCALE: 1/4" = 1'-0"

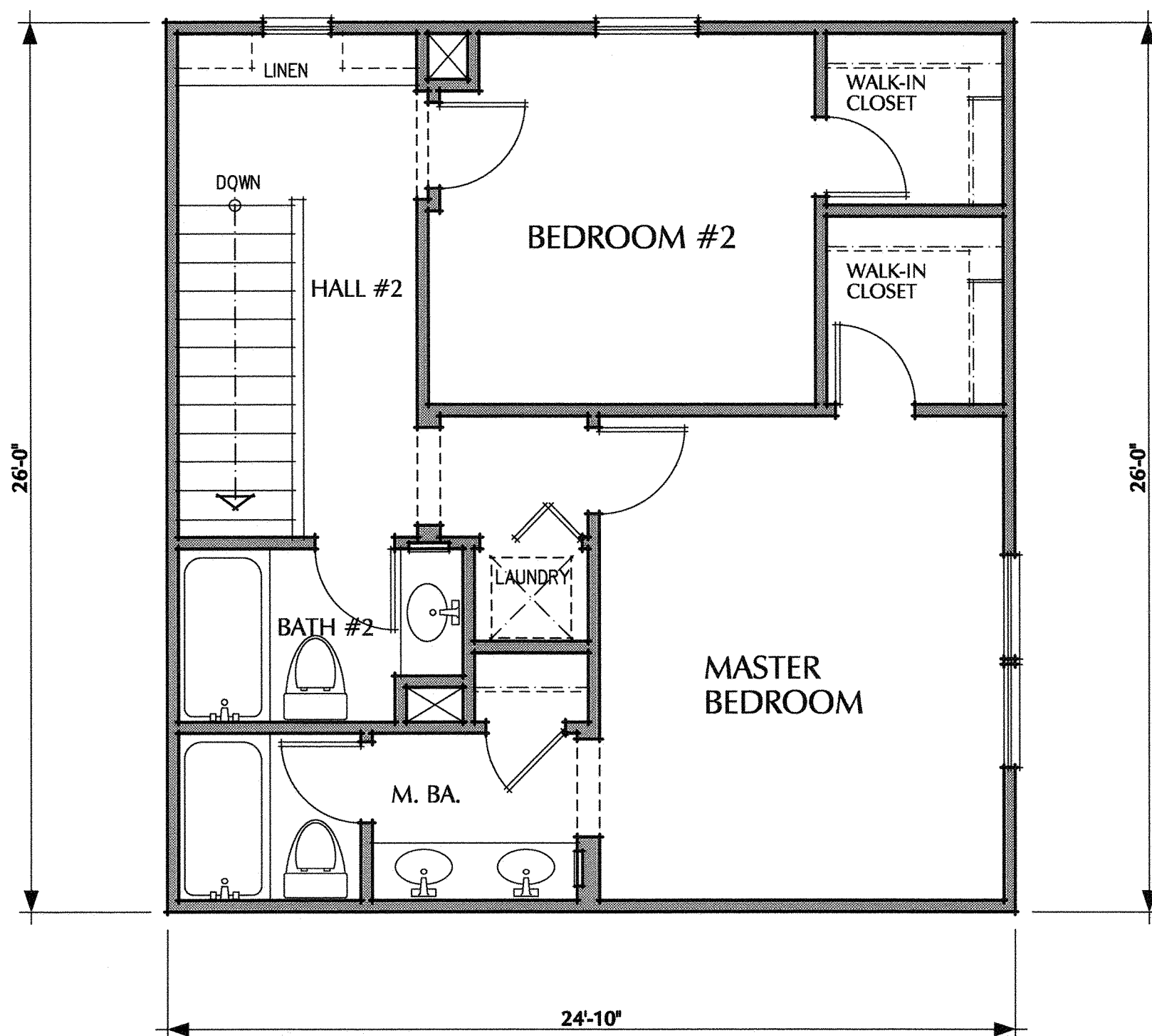


FIRST FLOOR PLAN

FLOOR : 275 SQ. FT.
GARAGE : 448 SQ. FT.

SCALE: 1/4" = 1'-0"

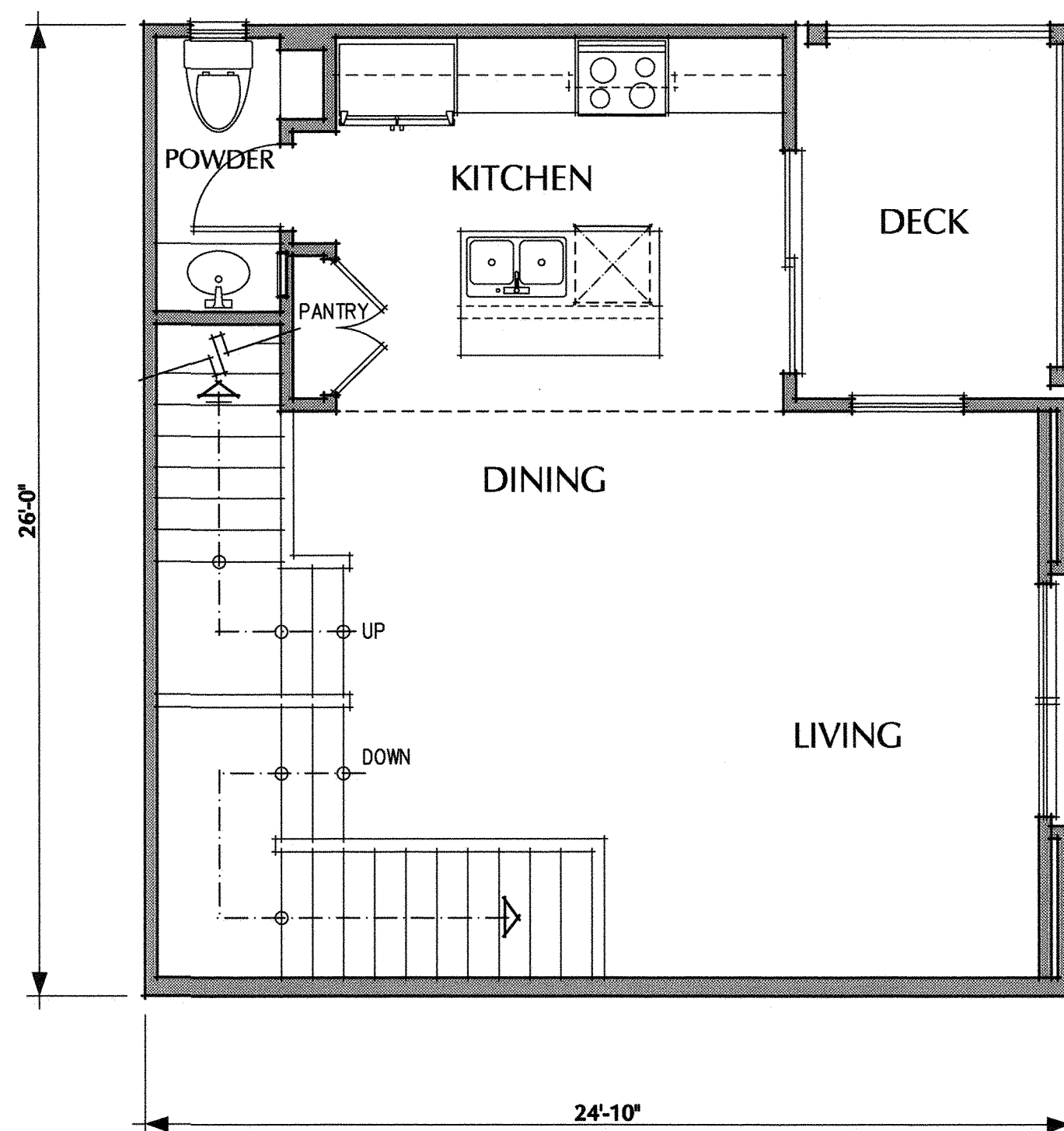
UNIT "B"



THIRD FLOOR PLAN

FLOOR : 611 SQ. FT.

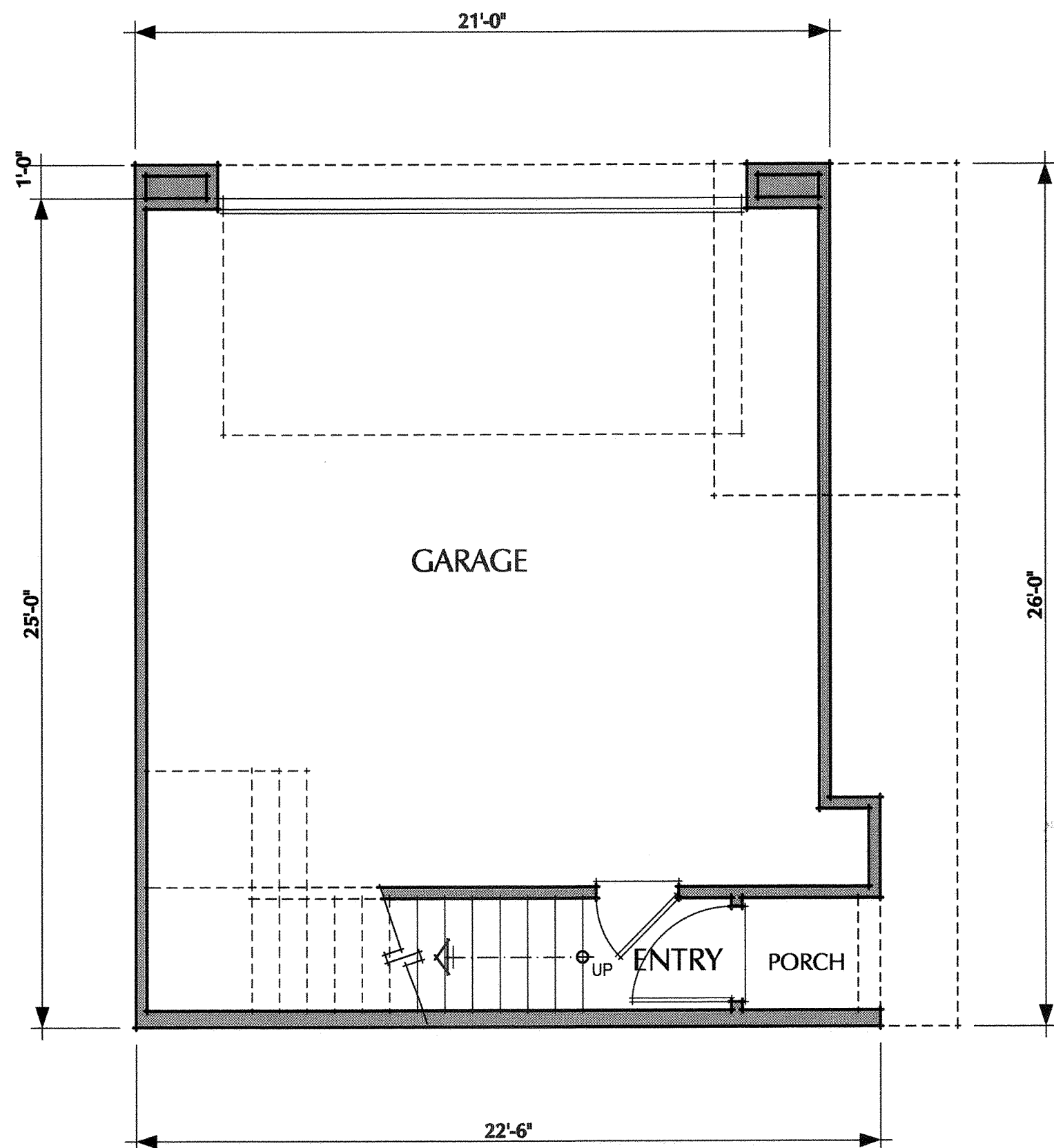
SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

FLOOR : 572 SQ. FT.
DECK : 73 SQ. FT.

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

FLOOR : 29 SQ. FT.
GARAGE : 473 SQ. FT.

SCALE: 1/4" = 1'-0"

WESTPARK PROMENADE PROJECT DESCRIPTIONS

POD THREE

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WESTPARK PROMENADE POD THREE COLORS

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- E Roofing : EAGLE CO. SMC8403 Santa Barbara Blend
Roof Overhang : Fascia : 24"
Barge : Tight
- F Windows/Sliding doors : MILGARD WHITE VINYL

PARKING BREAKDOWN WESTPARK PROMENADE

POD THREE

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TOTAL Required (rounded up)	160.25 Spaces
	161 Spaces

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Enclosed (2 Car garages)	134 Spaces
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TOTAL Provided	165 Spaces

Extra parking provided 4 Spaces *

* 2 of these are reciprocal for Pod 2, leaving 2 extra spaces overall for both Pods.

NOTE :

SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

SQUARE FOOTAGE

UNIT: SQ. FT.

FLOOR \ UNITS	A	B	C	D
FIRST FLOOR	275	59	169	446
SECOND FLOOR	803	572	512	854
THIRD FLOOR	--	611	561	--
TOTAL	1078	1212	1242	1300
DECK	75	73	76	75
ATTACHED GARAGE	448	473	505	446

NOTE: THESE TWO UNIT TYPES OCCUR IN ALL THREE BUILDING TYPES.

ADKVAS
DESIGNERS & PLANNERS ■ 647 CAMINO DE LOS MARES ■ SUITE 208 ■ SAN CLEMENTE, CA 92673 ■ (949) 240 6991

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WESTPARK PROMENADE POD # 3
DESIGNED BY: ADKVAS
SORRENTO AT WESTPARK PROMENADE
67 SINGLE FAMILY ATTACHED HOMES
8201 OAK CANYON SUITE 250 IRVINE, CA 92618
WESTPARK STREET WILDOMAR, CA
TEL : (949) 270-7781

JOB NUMBER

2014 WP

DATE

12/22/2014

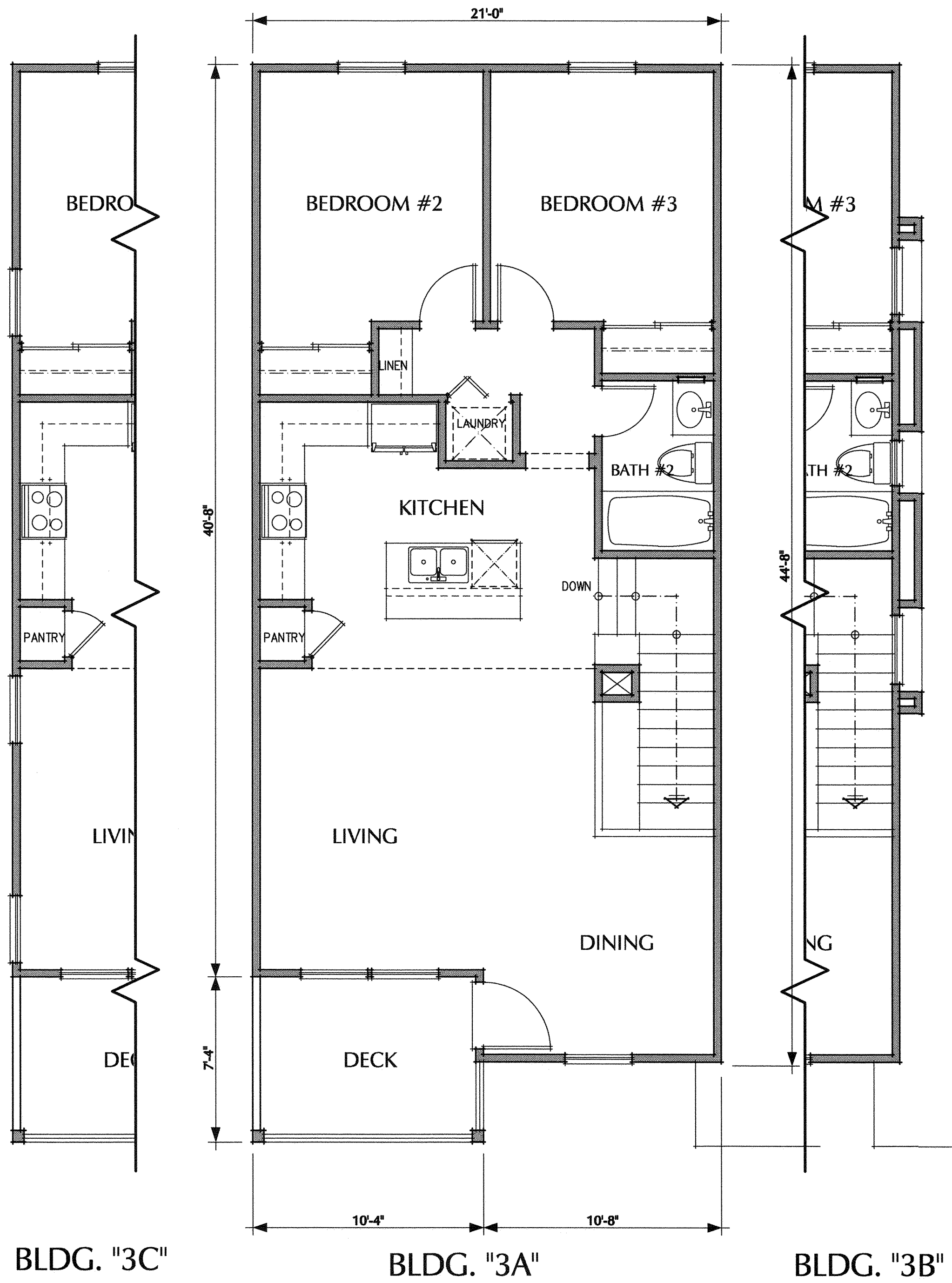
SHEET TITLE

BLDG'S, 3A, 3B & 3C
UNIT "A" & "B"
FLOOR PLANS

REVISIONS

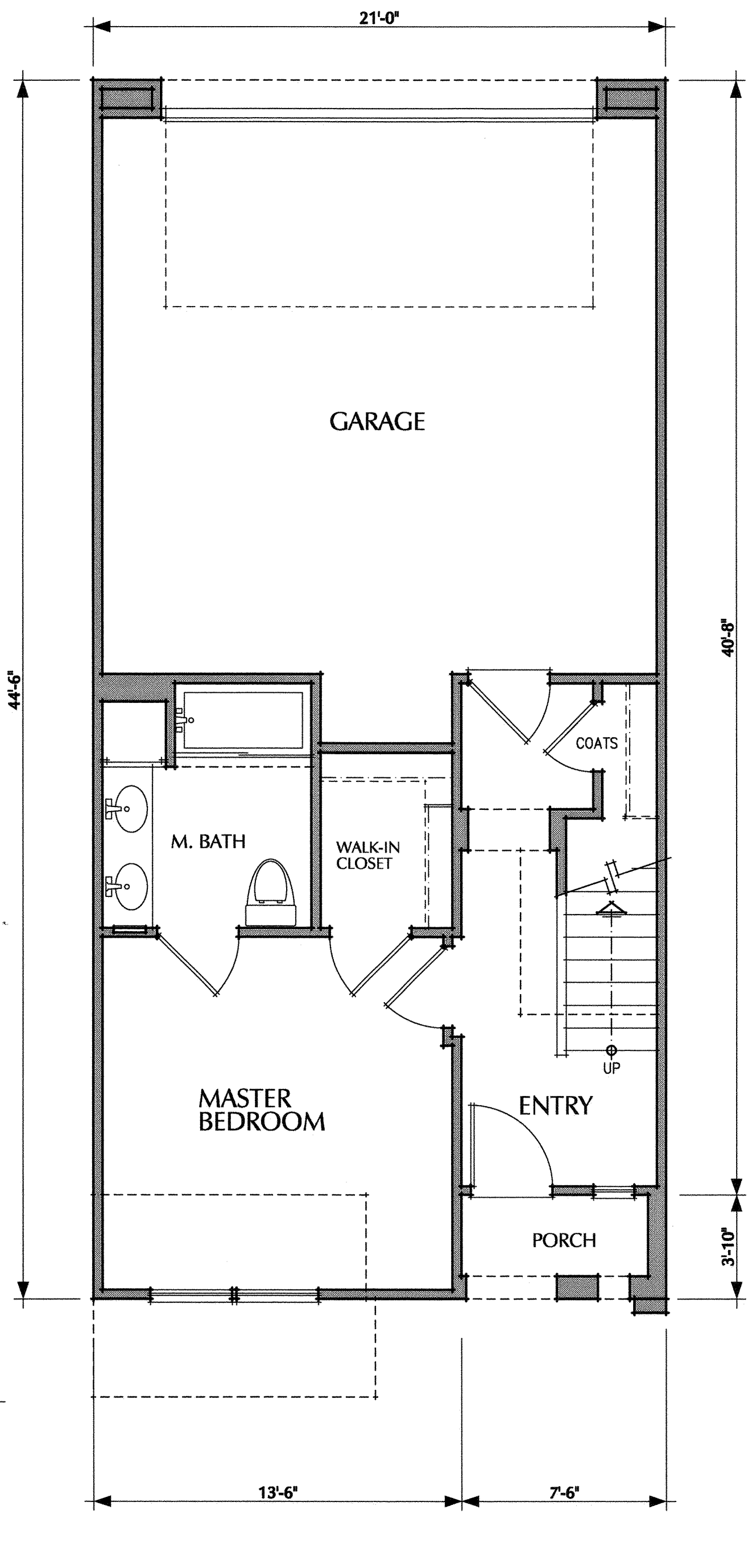
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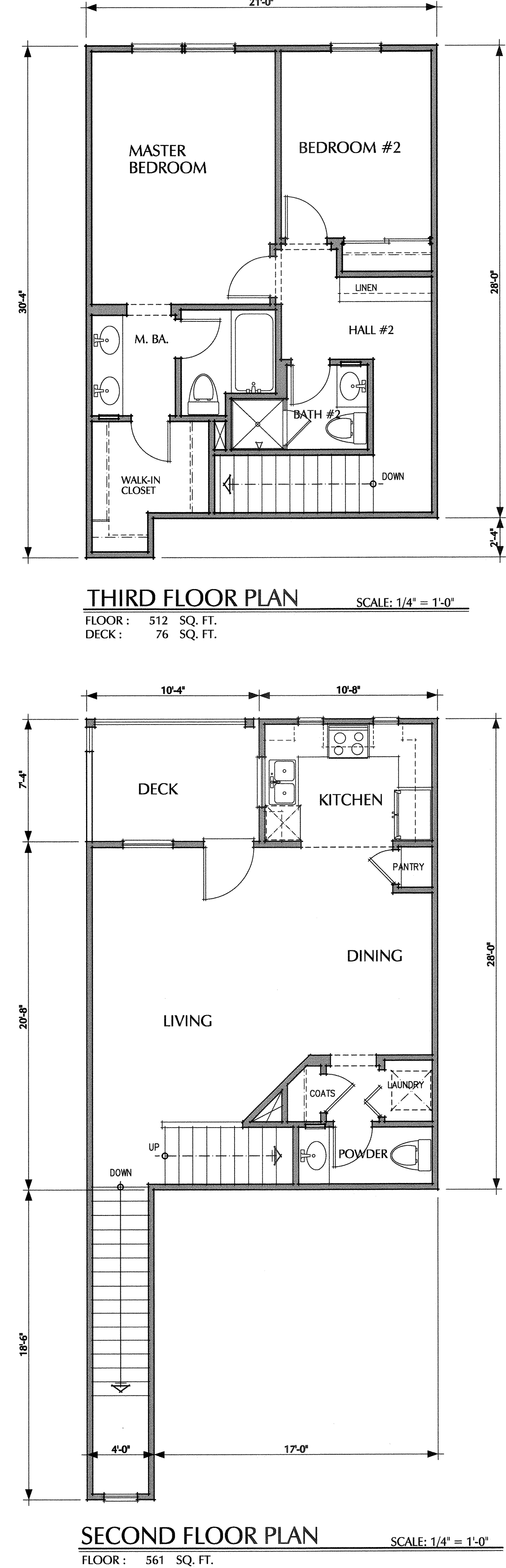


SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"
FLOOR : 854 SQ. FT.
DECK : 75 SQ. FT.

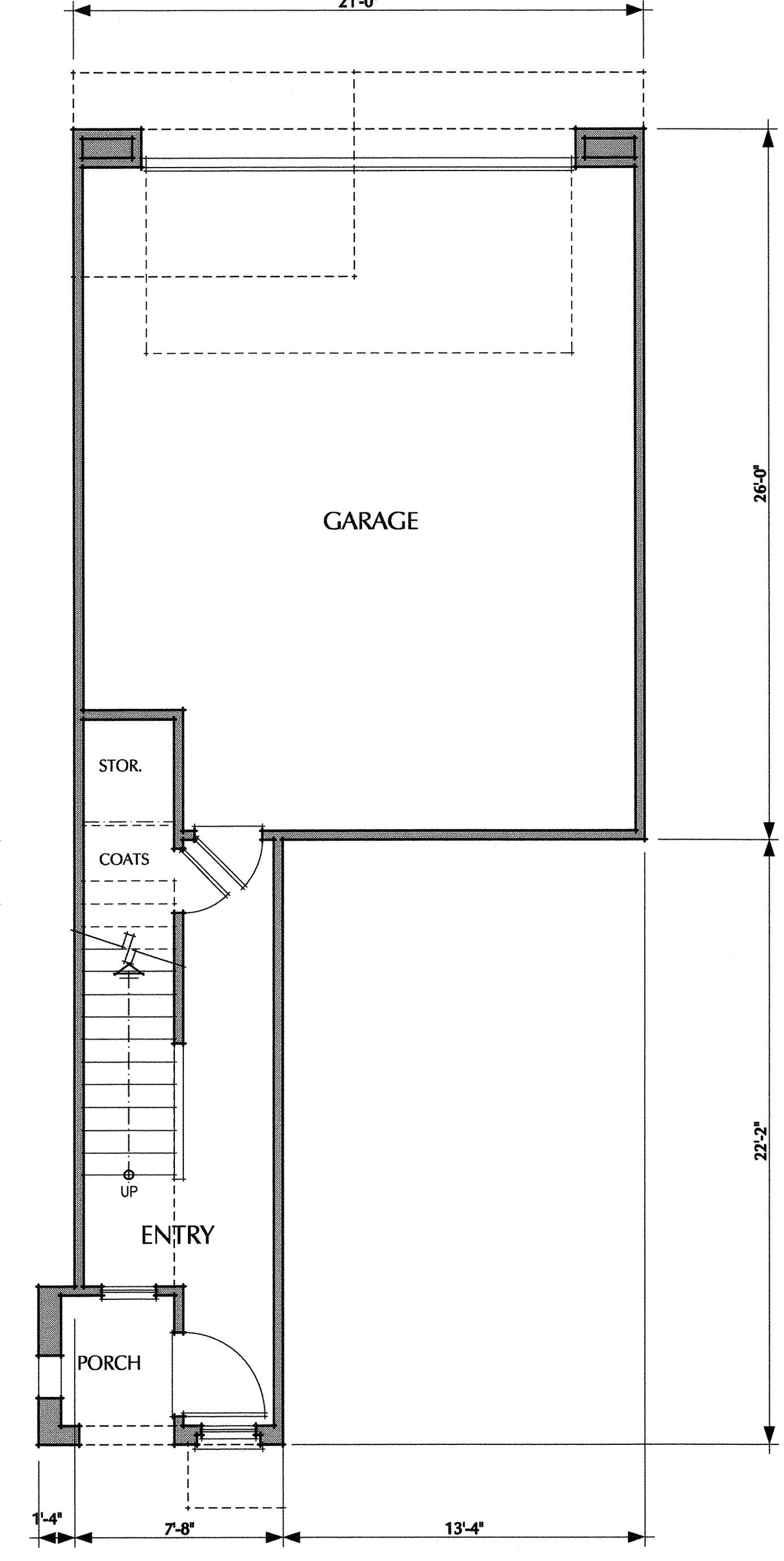
UNIT " D "



FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"
FLOOR : 446 SQ. FT.
GARAGE : 446 SQ. FT.



SECOND FLOOR PLAN SCALE: 1/4" = 1'-0"
FLOOR : 561 SQ. FT.

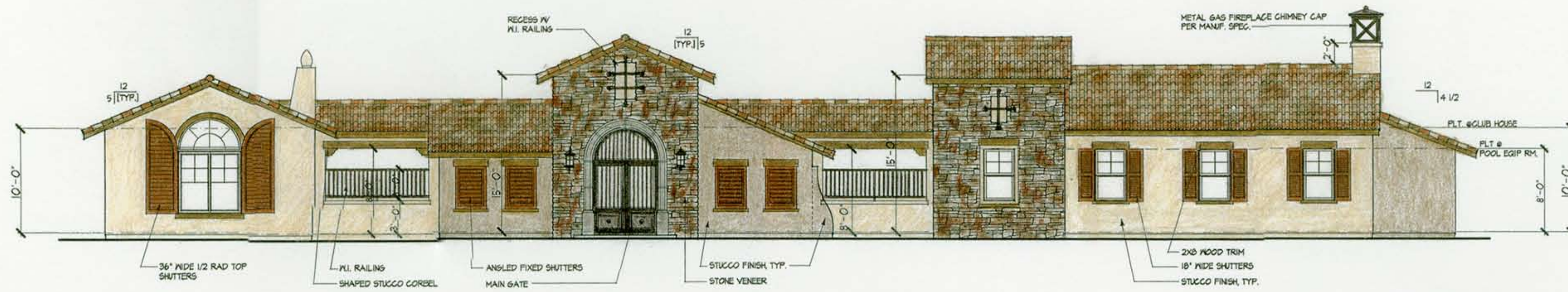


FIRST FLOOR PLAN SCALE: 1/4" = 1'-0"
FLOOR : 169 SQ. FT.
GARAGE : 505 SQ. FT.

UNIT " C "

NOTE: THESE TWO UNIT TYPES OCCUR IN ALL THREE BUILDING TYPES.

SQUARE FOOTAGE					UNIT: SQ. FT.	
FLOOR \ UNITS	A	B	C	D		
FIRST FLOOR	275	59	169	446		
SECOND FLOOR	803	572	512	854		
THIRD FLOOR	--	611	561	--		
TOTAL	1078	1212	1242	1300		
DECK	75	73	76	75		
ATTACHED GARAGE	448	473	505	446		



FRONT ELEVATION

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



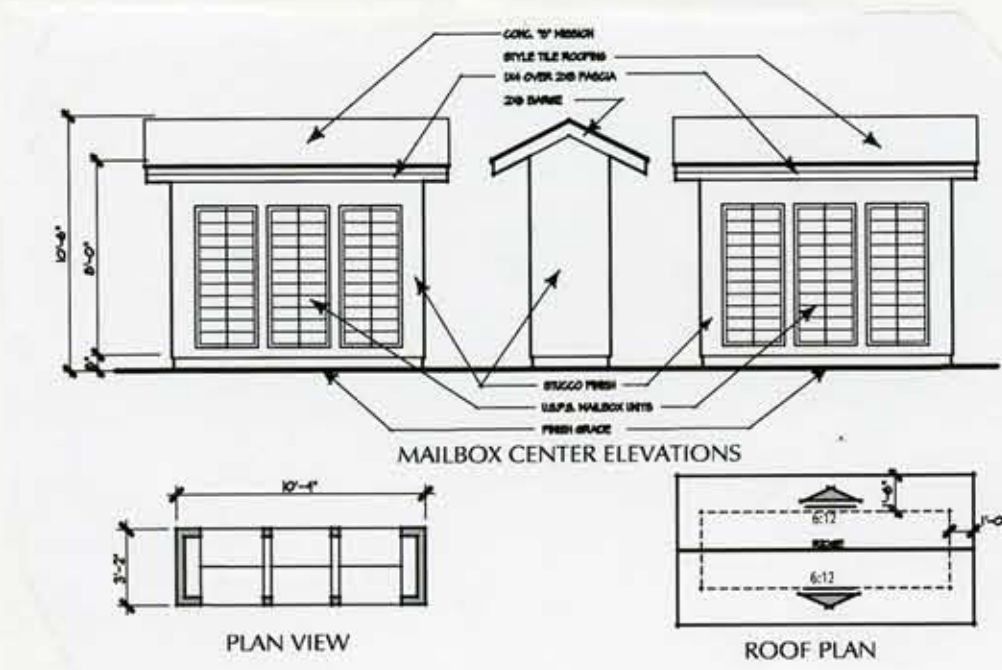
LEFT ELEVATION [COURTYARD]

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

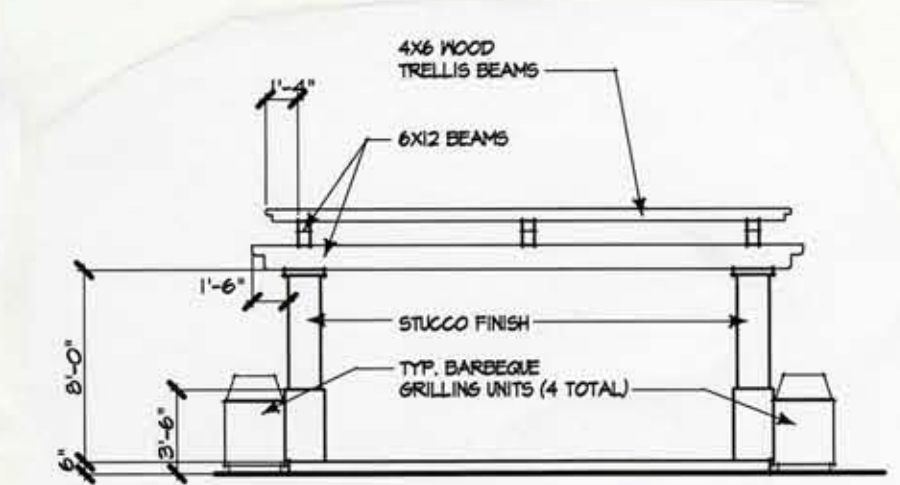


LEFT ELEVATION

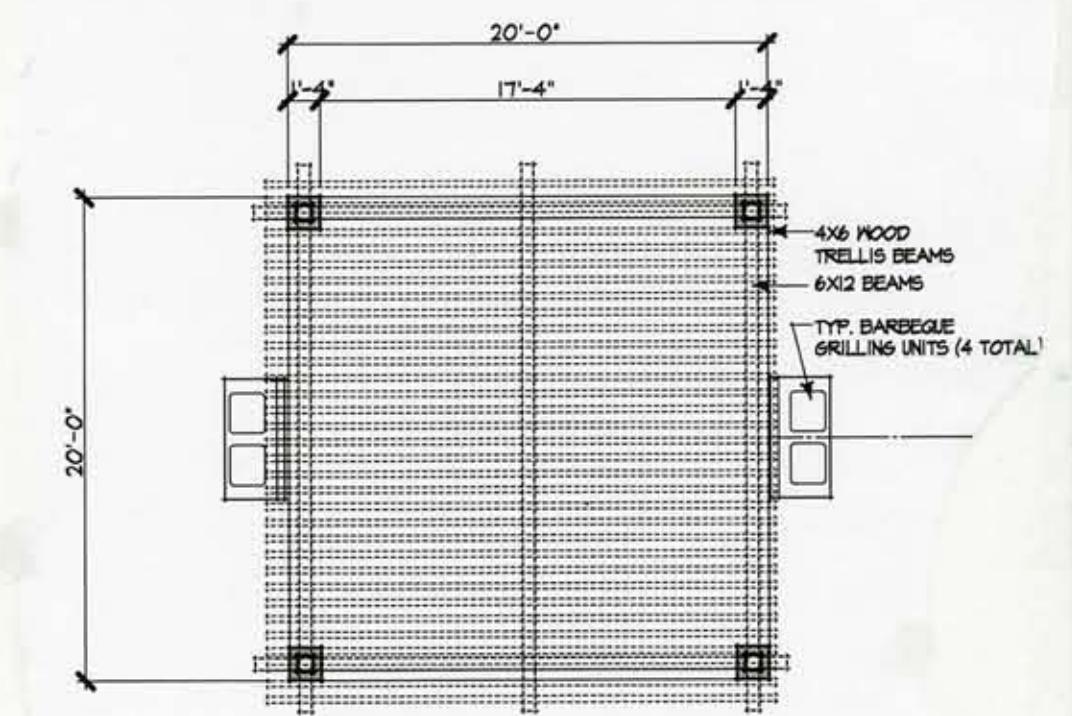
SCALE: 1/8" = 1'-0"



MAILBOX



FRONT ELEVATION



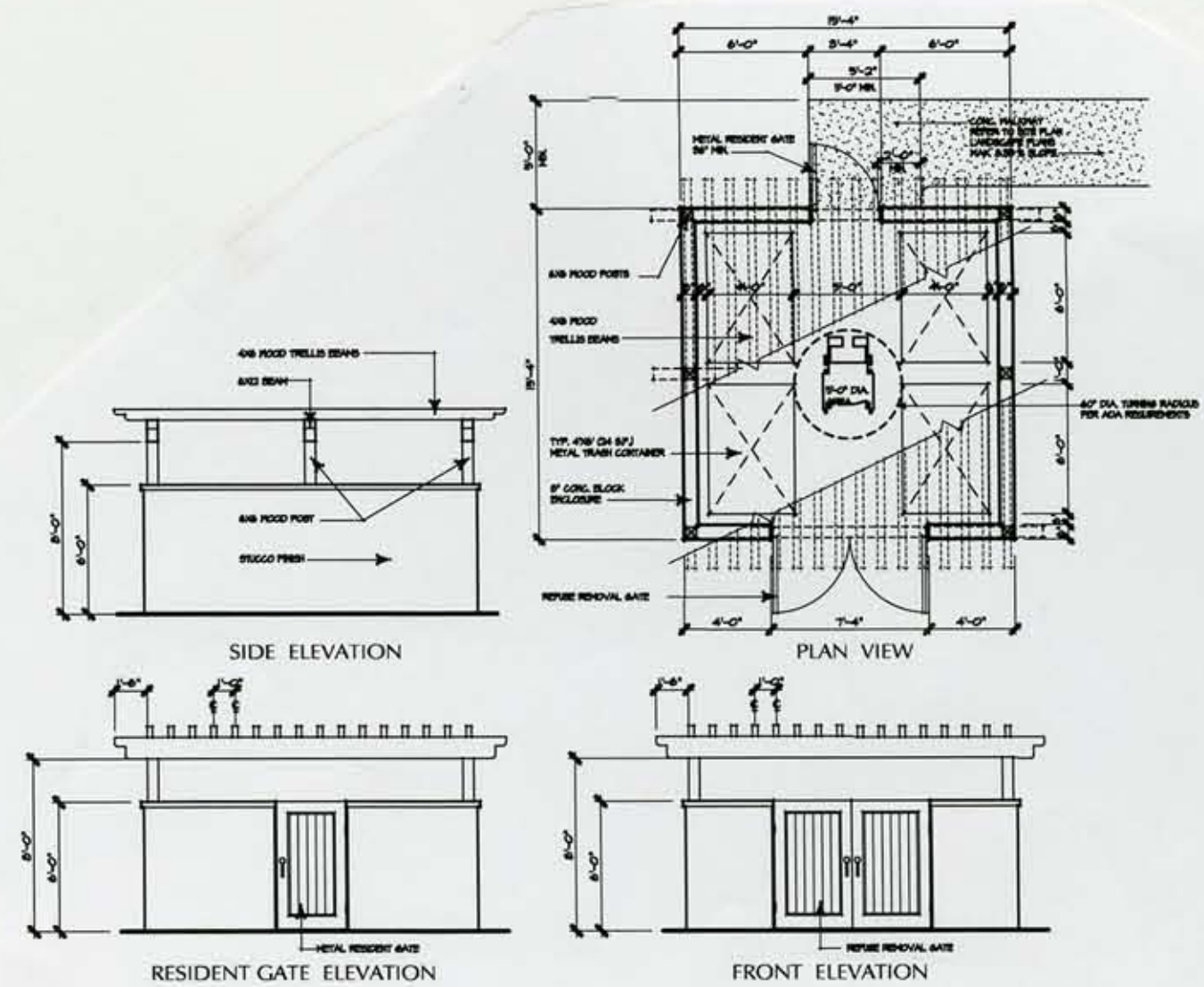
PLAN VIEW

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

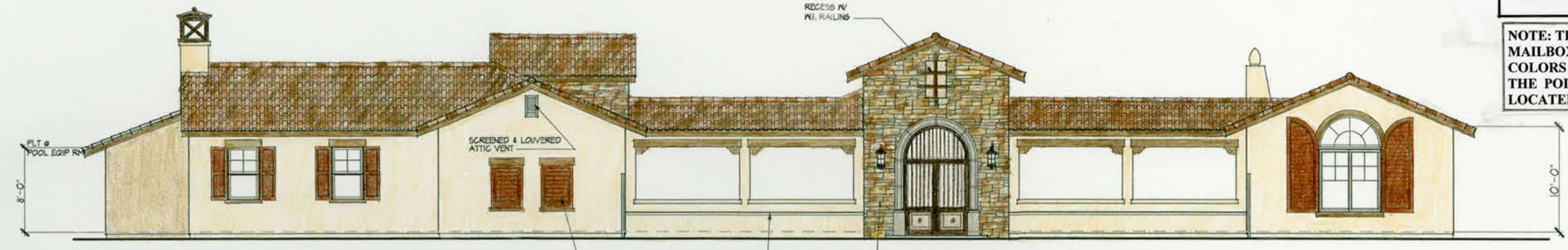


RIGHT ELEVATION

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

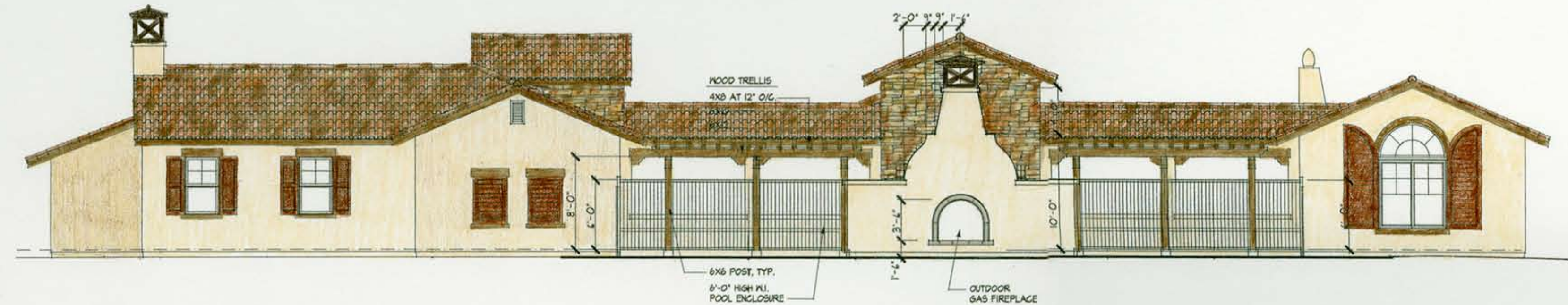


REFUSE / RECYCLE ENCLOSURE



REAR ELEVATION [COURTYARD]

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

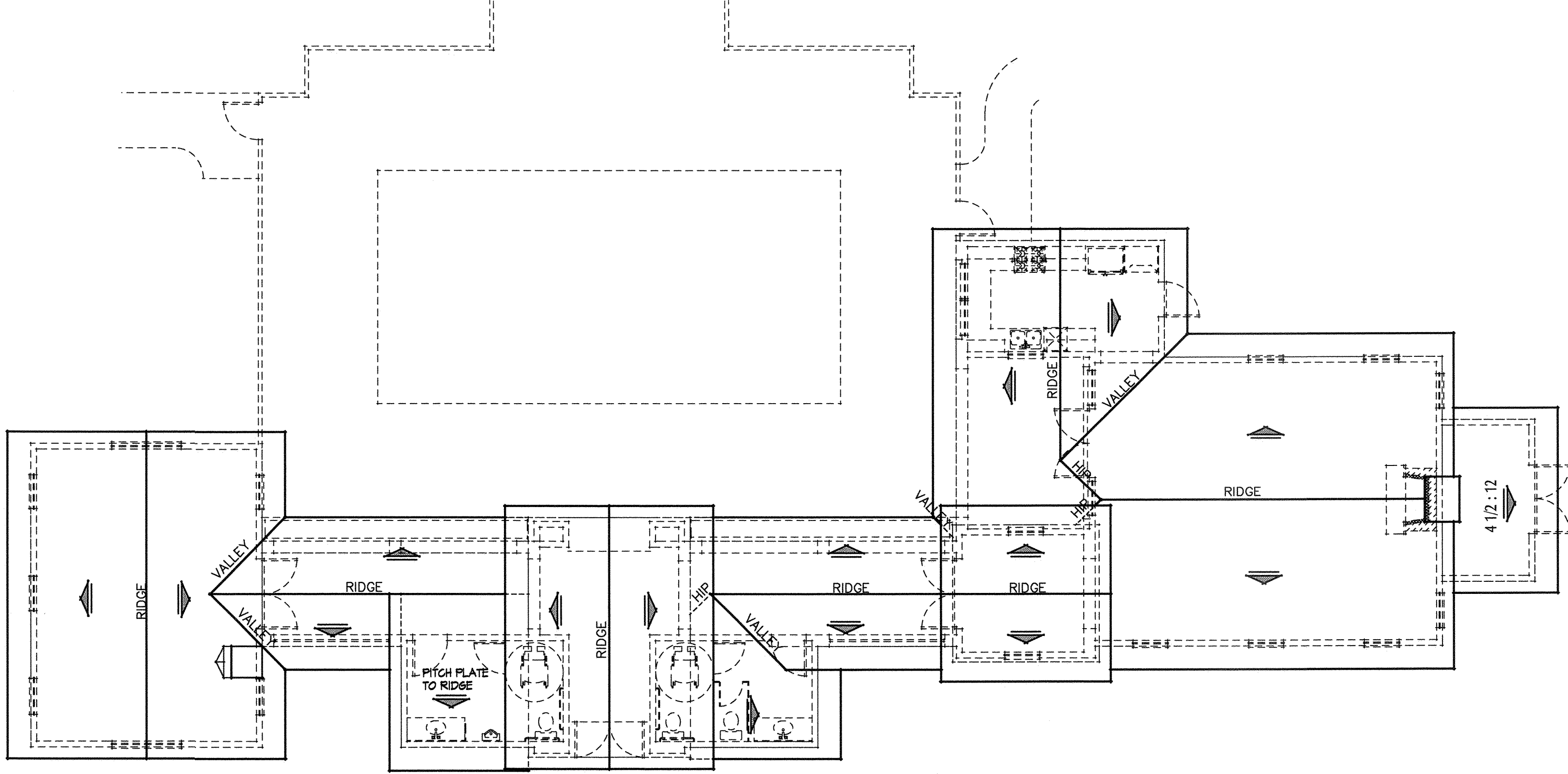


REAR ELEVATION

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

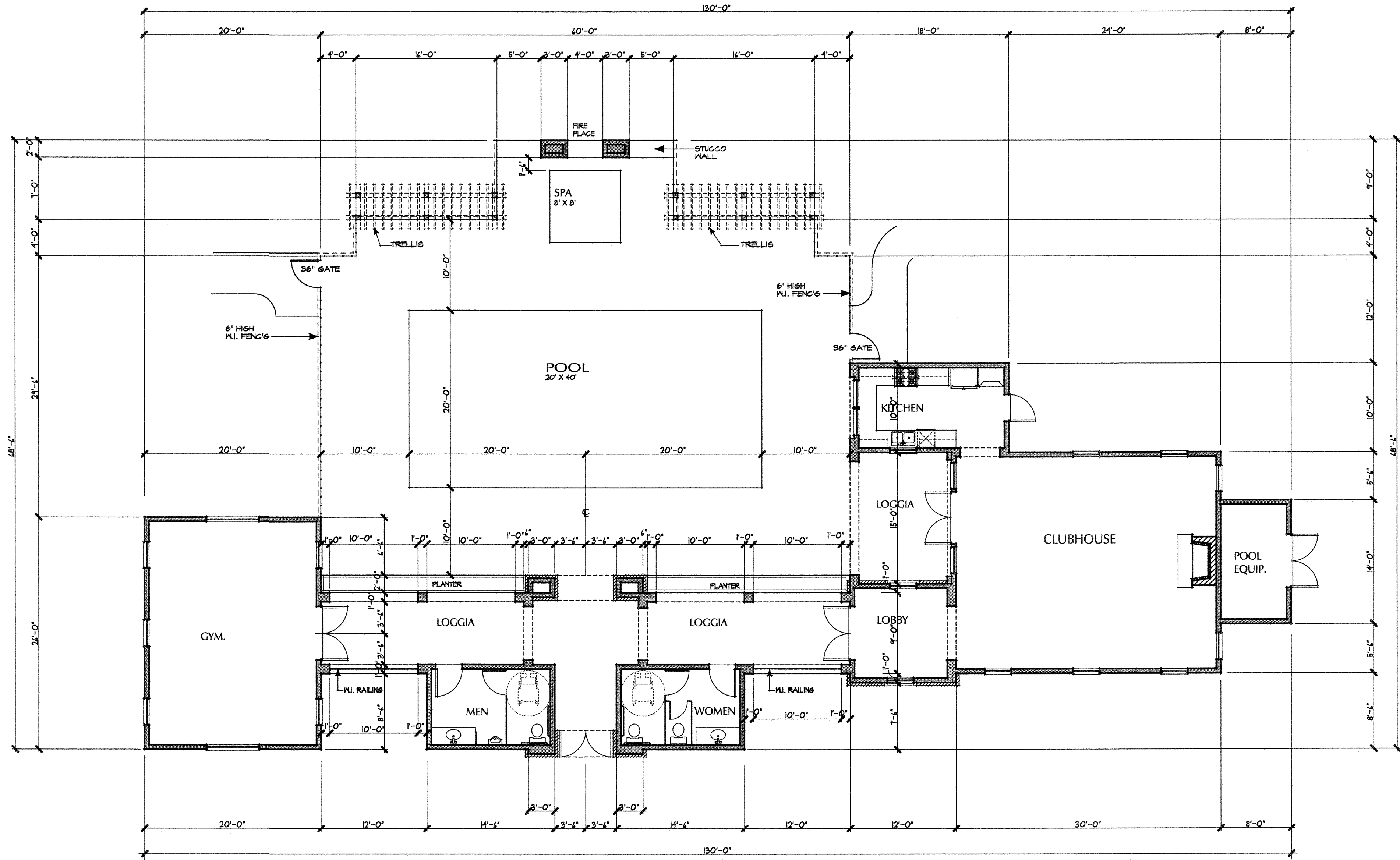
WESTPARK PROMENADE NOTES

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- E Roofing : EAGLE CO. SMC8403 Santa Barbara Blend
- F Windows/Sliding doors : MILGARD WHITE VINYL



ROOF PLAN

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



FLOOR PLAN

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

SQUARE FOOTAGE

BUILDING	1,972	SQ. FT.
LOGGIAS	596	SQ. FT.
TOTAL	2,568	SQ. FT.
[ROOF COVERED AREA]		

WESTPARK PROMENADE CLUB HOUSE
AND ACCESSORY STRUCTURES

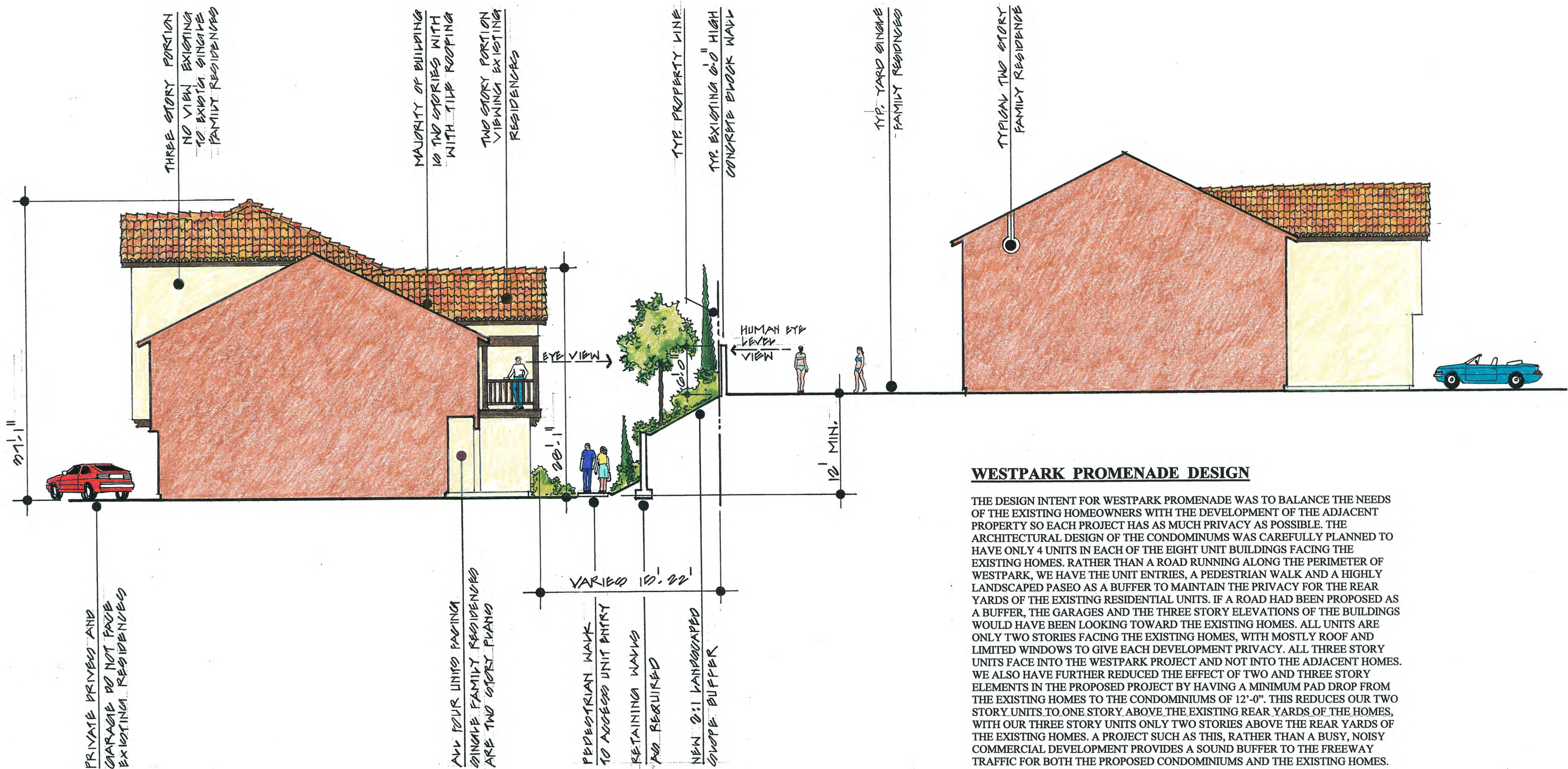
- A Stucco: Main Body Color : MERLEX P-844 Apricot
B Accent Furrouts : MERLEX P-739 Leather
C Window/Door Wood Trims, Wood Fascia, Eaves, Wood Deck Posts/Guardrails : OLYMPIC STAIN 700
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Roof Overhang : Fascia : 24" Barge : Tight
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NOTE :
SHUTTERS WILL BE 1/2 OF THE WINDOW WIDTH EACH SIDE OF A SINGLE WINDOW & THE FULL WIDTH OF EACH PAIRED WINDOW AS PER THESE ELEVATIONS.

WESTPARK PROMENADE
SECTION A

DEVELOPED BY:
GOLDEN EAGLE MULTI-FAMILY PROPERTIES, LLC

DESIGNED BY :
ADKVAS GROUP



WESTPARK PROMENADE DESIGN

THE DESIGN INTENT FOR WESTPARK PROMENADE WAS TO BALANCE THE NEEDS OF THE EXISTING HOMEOWNERS WITH THE DEVELOPMENT OF THE ADJACENT PROPERTY SO EACH PROJECT HAS AS MUCH PRIVACY AS POSSIBLE. THE ARCHITECTURAL DESIGN OF THE CONDOMINIUMS WAS CAREFULLY PLANNED TO HAVE ONLY 4 UNITS IN EACH OF THE EIGHT UNIT BUILDINGS FACING THE EXISTING HOMES. RATHER THAN A ROAD RUNNING ALONG THE PERIMETER OF WESTPARK, WE HAVE THE UNIT ENTRIES, A PEDESTRIAN WALK AND A HIGHLY LANDSCAPED PASEO AS A BUFFER TO MAINTAIN THE PRIVACY FOR THE REAR YARDS OF THE EXISTING RESIDENTIAL UNITS. IF A ROAD HAD BEEN PROPOSED AS A BUFFER, THE GARAGES AND THE THREE STORY ELEVATIONS OF THE BUILDINGS WOULD HAVE BEEN LOOKING TOWARD THE EXISTING HOMES. ALL UNITS ARE ONLY TWO STORIES FACING THE EXISTING HOMES, WITH MOSTLY ROOF AND LIMITED WINDOWS TO GIVE EACH DEVELOPMENT PRIVACY. ALL THREE STORY UNITS FACE INTO THE WESTPARK PROJECT AND NOT INTO THE ADJACENT HOMES. WE ALSO HAVE FURTHER REDUCED THE EFFECT OF TWO AND THREE STORY ELEMENTS IN THE PROPOSED PROJECT BY HAVING A MINIMUM PAD DROP FROM THE EXISTING HOMES TO THE CONDOMINIUMS OF 12'-0". THIS REDUCES OUR TWO STORY UNITS TO ONE STORY ABOVE THE EXISTING REAR YARDS OF THE HOMES, WITH OUR THREE STORY UNITS ONLY TWO STORIES ABOVE THE REAR YARDS OF THE EXISTING HOMES. A PROJECT SUCH AS THIS, RATHER THAN A BUSY, NOISY COMMERCIAL DEVELOPMENT PROVIDES A SOUND BUFFER TO THE FREEWAY TRAFFIC FOR BOTH THE PROPOSED CONDOMINIUMS AND THE EXISTING HOMES.

FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL

PROPOSED HALF COURT BASKETBALL
NEIGHBORHOOD COMMUNITY ACCESS

PROPOSED TOT LOT

PROPOSED RETAINING WALL
PER CIVIL DRAWINGS

POD 2 COMMUNITY AREA
COMMUNITY AREA AMENITIES TO
INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

ENHANCED STAMPED CONCRETE AT PROJECT
ENTRIES (TYP.)

PROJECT
MONUMENTATION

EXISTING 6' MASONRY
WALL WITH PILASTERS @ ALL
PROPERTY LINE INTERSECTIONS
AT ADJACENT RESIDENTIAL

PROJECT
MONUMENTATION

RETAIL
MAJOR A

PROPOSED RETAINING WALL
PER CIVIL DRAWINGS

215 FWY

ENHANCED STAMPED CONCRETE
AT PROJECT ENTRIES (TYP.)
PROPOSED RETAINING WALL
PER CIVIL DRAWINGS

EXISTING 6' MASONRY
WALL WITH PILASTERS @ ALL
PROPERTY LINE
INTERSECTIONS AT ADJACENT
RESIDENTIAL

PROPOSED RETAINING WALL
PER CIVIL DRAWINGS

WESTPARK
STREET

PROJECT MONUMENTATION

POD 1 RETAIL

- EVERGREEN PERIMETER TREE
ACACIA MELANOXYLON / BLACKWOOD
FRAXINUS UHDEI / MAJESTIC BEAUTY SHAMEL ASH
PINUS ELDERICA / AFGHAN PINE
- EVERGREEN CANOPY TREE
MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA
OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE
PROSPERIS GLANDULOSA 'NAVERICK' TM / HONEY MESQUITE
QUERCUS ILEX / HOLLY OAK
SCHNUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK
- PROJECT ENTRY THEME TREE
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
- EVERGREEN WESTPARK PROMENADE STREET TREE
36" BOX AT 35' O.C.
ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM
- VERTICAL EVERGREEN TREE
TRISTANIA CONFERTA / BRISBANE BOX
- DECIDUOUS WESTPARK PROMENADE STREET TREE
24" BOX AT 30' O.C.
CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD
- PARKING LOT SHADE TREE
PROSPERIS CHILENSIS / CHILEAN MESQUITE
RHUS LANCEA / AFRO / AN SUMAC
- SMALL FLOWERING ACCENT TREE
LAGERSTROEMIA X PEGOS / GRAPE MYRTLE
LAGERSTROEMIA X TUSCARORA / RED GRAPE MYRTLE
LAGERSTROEMIA X ZUNI / TREE GRAPE MYRTLE
- VERTICAL BUILDING ACCENT TREE
WASHINGTONIA ROBUSTA / MEXICAN FAN PALM

DETAILED AMENITIES SHALL BE INCLUDED AS
PART OF THE FINAL PLANS (TYP.)

COMMUNITY RECREATION AREA
W/ POOL & SPA
COMMUNITY AREA AMENITIES TO
INCLUDE :
SHADE STRUCTURE
POOL FURNITURE
BARBEQUES
TABLES

REMOVABLE BOLLARDS PER FIRE DEPARTMENT
STANDARDS & REQUIREMENTS.

FULL WIDTH TURF BLOCK FIRE LANE EMERGENCY
ACCESS

EXISTING 6' MASONRY
WALL WITH PILASTERS @ ALL
PROPERTY LINE
INTERSECTIONS AT ADJACENT
RESIDENTIAL

POD 3 COMMUNITY AREA
COMMUNITY AREA AMENITIES
TO INCLUDE :
SHADE STRUCTURE
BENCHES
BARBEQUES
PICNIC TABLES

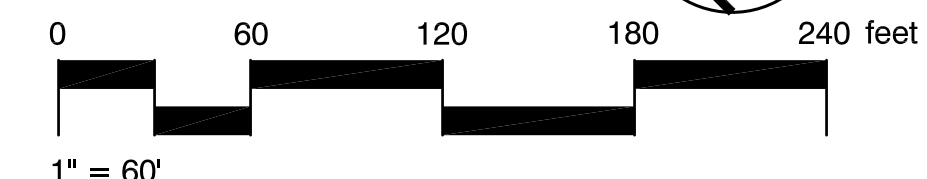
PROPOSED RETAINING
WALL PER CIVIL
DRAWINGS

PROJECT
MONUMENTATION

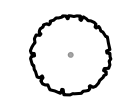
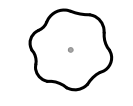
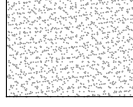
PASEO PLAZA w/ SEATING
and DINING

215 FWY

6' TUBULAR STEEL FENCE WITH PILASTERS ALONG FREEWAY
FRONTAGE @ 40' O.C.



CONCEPT PLANT SCHEDULE

	EVERGREEN PERIMETER TREE ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	229
	EVERGREEN CANOPY TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	74
	PROJECT ENTRY THEME TREE PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	36
	EVERGREEN WESTPARK PROMENADE STREET TREE 36" BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	43
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	153
	DECIDUOUS WESTPARK PROMENADE STREET TREE 24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	191
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE RHUS LANCEA / AFRICAN SUMAC	173
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA X 'FECOS' / GRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED GRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE GRAPE MYRTLE	144
	VERTICAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25
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COMMUNITY AREA AMENITIES TO
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BENCHES
BARBEQUES
PICNIC TABLES

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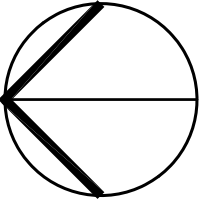
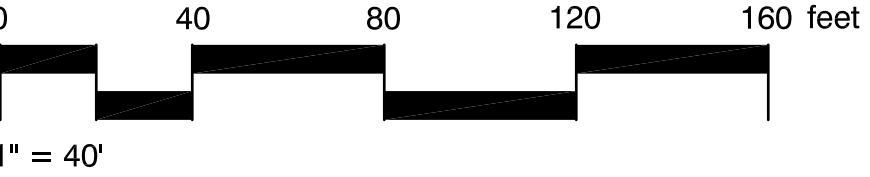
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Riverside, CA 92503
(951) 353-2436 Ph.
(951) 353-1103 Fax

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DESIGNERS & PLANNERS • 400 CALLE DE LOS ALAMOS • SUITE 100 • SAN CLEMENTE, CALIFORNIA • 92683-1400

WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
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DATE
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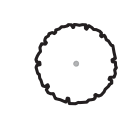
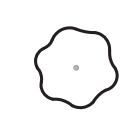
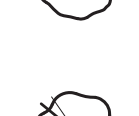
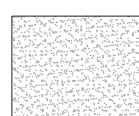
SHEET TITLE
SCHEMATIC
LANDSCAPE
POD 2

REVISIONS
0-27-15

SHEET NO
L-2

plot date: 06/11/2016

CONCEPT PLANT SCHEDULE

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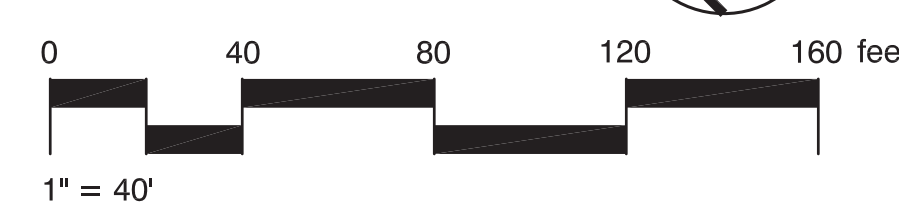
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GOLDEN EAGLE MULTIFAMILY PROPERTIES, LLC
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TEL.: (949) 270-7751

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SCHEMATIC
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POD 2

REVISIONS
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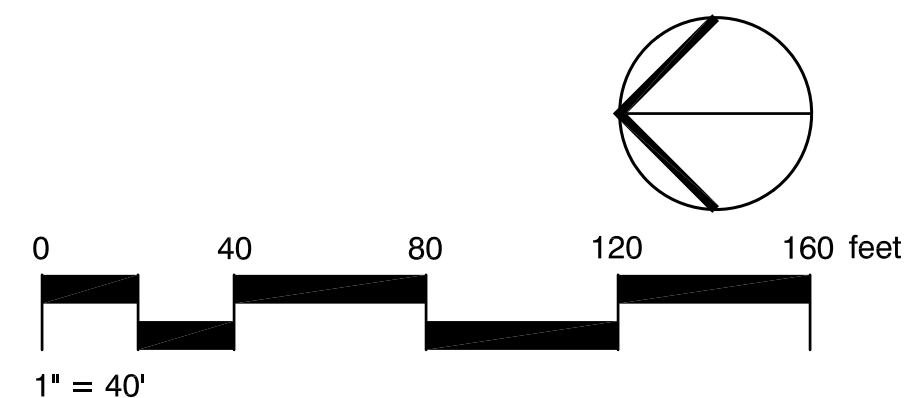
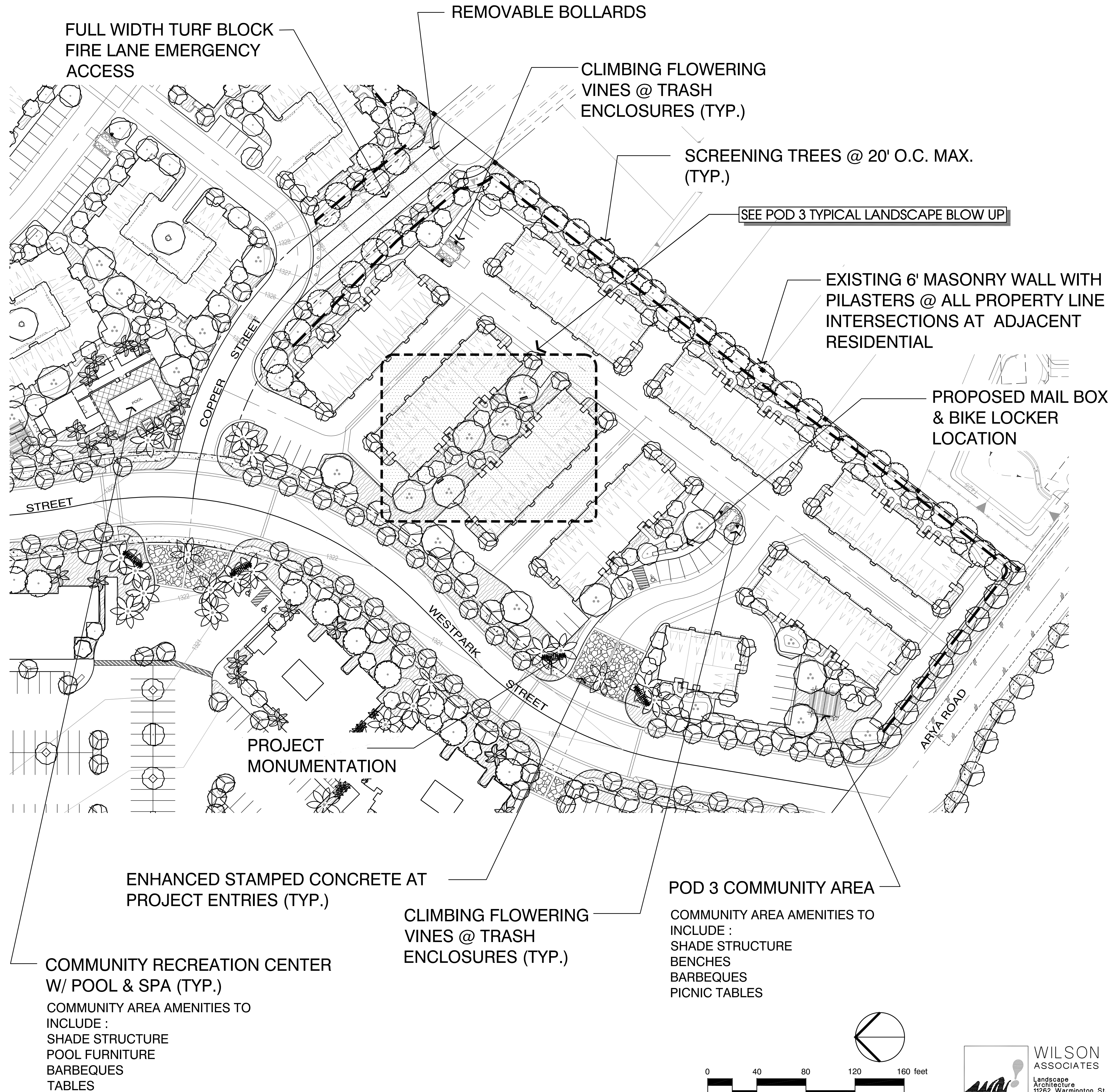
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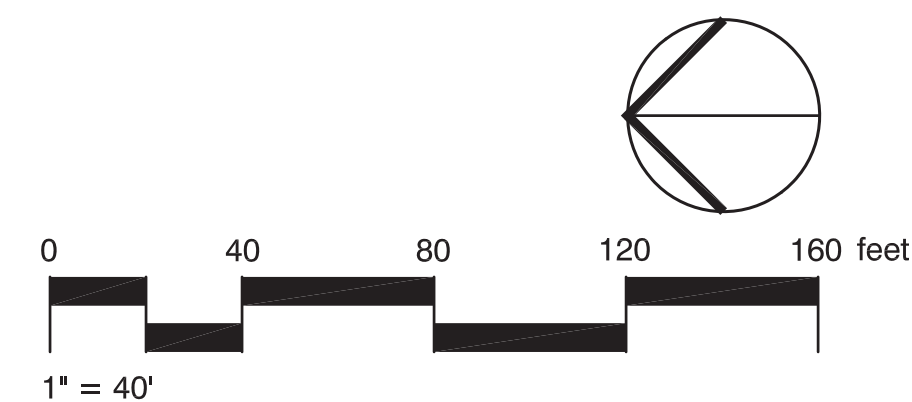
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COMMUNITY RECREATION CENTER W/ POOL & SPA (TYP.)
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TEL.: (949) 277-7761

WESTPARK PROMENADE
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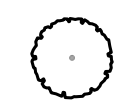
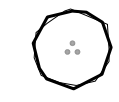
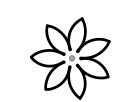
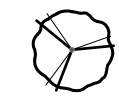
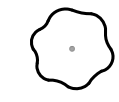
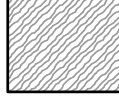
SHEET TITLE
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POD 3

REVISIONS
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SHEET NO
L-3

plot date: 01/15/16

CONCEPT PLANT SCHEDULE

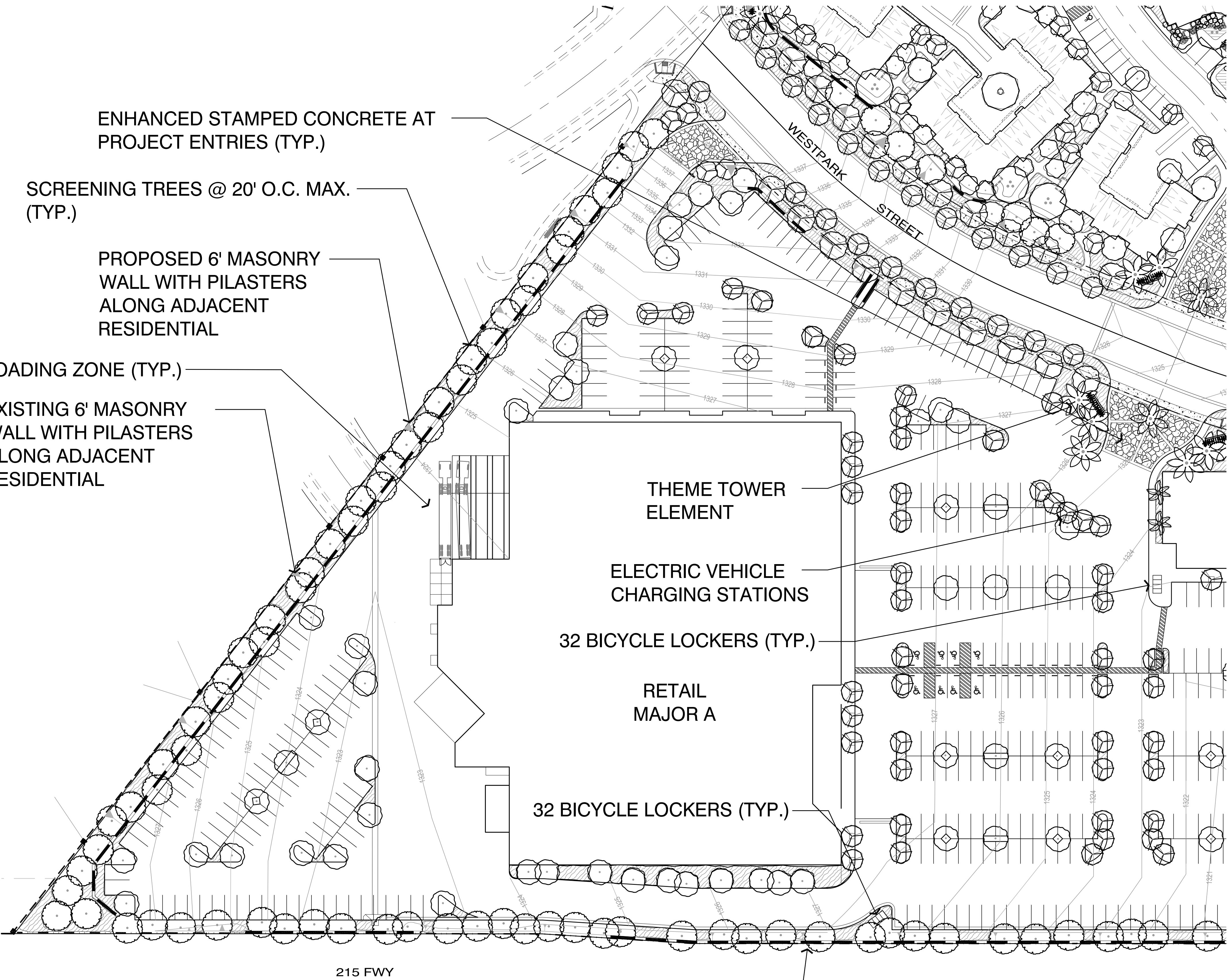
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	SHRUBS & GROUNDCOVERS AGACIA REDOLENS / DESERT CARPET / BANK GATCLAW ALOE VERA / MEDICINAL ALOE ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAK ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAK ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAK ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAK ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAK BACCHARIS FILULARIS / PIGEON POINT / COYOTE BRUSH BERBERIS THUNBERGII / ATROPURPUREA NANA / DWARF REDLEAF JAPANESE BARBERRY CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE CALLISTEMON VIMINALIS / LITTLE JOHN / DWARF KEEPER BOTTLEBRUSH DIANELLA TASMANICA / YELLOW STRIPE / GOLDEN FLAX LILY FESTUCA GLAUCA / ELIJAH BLUE / BLUE FESCUE HESPERALOE PARVIFLORA / RED YUCCA HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE LIRIOPE MUSCARI / VARIEGATA / VARIEGATED LILY TURF LOROPETALUM CHINENSE / SNOWMOUND / SNOWMOUND LOROPETALUM MISCANTHUS SINENSIS / VARIEGATUS / VARIEGATED MAIDEN GRASS MUHLBERGIA CAPILLARIS / REGAL MIST / MUHLY MUHLBERGIA RIGENS / DEER GRASS PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY RHAMNUS CALIFORNICA / MOUND SAN BRUNO / CALIFORNIA COFFEEBERRY ROSMARINUS OFFICINALIS / PROSTRATUS / DWARF ROSEMARY SALVIA CLEVELANDII / ALLEN CHICKERING / CLEVELAND SAGE SALVIA GREGGII / RED / AUTUMN SAGE TEUCRIUM CHAMAEDRYS / PROSTRATUM / PROSTRATE GERMANDER TEUCRIUM FRUTICANS / COMPACTA / BUSH GERMANDER	63,095 SF
	DROUGHT TOLERANT TURF	6,223 SF

DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL

PARKING LOT SHADE REQUIREMENTS TO COMPLY WITH RIVERSIDE COUNTY ORD. 859



ENHANCED STAMPED CONCRETE AT PROJECT ENTRIES (TYP.)

SCREENING TREES @ 20' O.C. MAX. (TYP.)

PROPOSED 6' MASONRY WALL WITH PILASTERS ALONG ADJACENT RESIDENTIAL

LOADING ZONE (TYP.)

EXISTING 6' MASONRY WALL WITH PILASTERS ALONG ADJACENT RESIDENTIAL

THEME TOWER ELEMENT

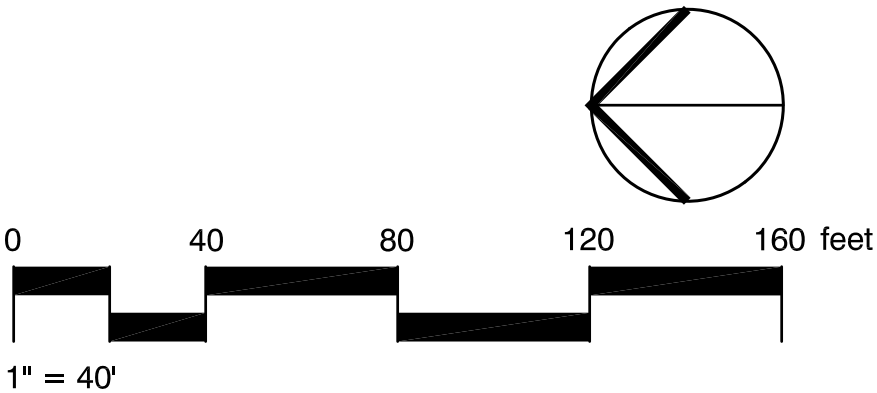
ELECTRIC VEHICLE CHARGING STATIONS

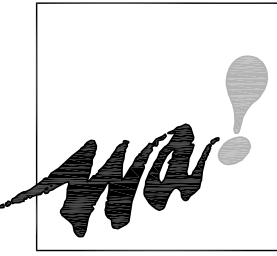
32 BICYCLE LOCKERS (TYP.)

RETAIL MAJOR A

32 BICYCLE LOCKERS (TYP.)

6' TUBULAR STEEL FENCE WITH PILASTERS ALONG FREEWAY FRONTAGE





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Riverside, CA 92503
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ADKVAS
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DEVELOPED BY:
GOLDEN EAGLE MULTIFAMILY PROPERTIES, LLC
6201 OCEAN BLVD SUITE 250 IRVINE, CA 92618
TEL.: (949) 270-7751

WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE
SCHEMATIC LANDSCAPE
POD 1

REVISIONS
0-27-15

SHEET NO
L-4

plot date: 06/15/2016

CLIMBING FLOWERING
VINES @ TRASH
ENCLOSURES (TYP.)

ENHANCED STAMPED CONCRETE AT
PROJECT ENTRIES (TYP.)

ELECTRIC VEHICLE
CHARGING STATIONS

LOADING ZONE (TYP.)

RESTUARANT
POD 1

RESTUARANT
POD 1

REFUSE/RECYCLE ENCLOSURE (TYP.)

6' TUBULAR STEEL FENCE WITH PILASTERS
ALONG FREEWAY FRONTAGE

32 BICYCLE LOCKERS (TYP.)

FREEWAY PYLON SIGN

PROJECT
MONUMENTATION

PROJECT
MONUMENTATION

WESTPARK
STREET

WESTPARK
STREET

215 FWY

CONCEPT PLANT SCHEDULE

	EVERGREEN PERIMETER TREE ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UHDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDERICA / AFGHAN PINE	229
	EVERGREEN CANOPY TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DWARF SOUTHERN MAGNOLIA OLEA EUROPAEA 'SAN GABRIEL' / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA 'MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	74
	PROJECT ENTRY THEME TREE PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM	36
	EVERGREEN WESTPARK PROMENADE STREET TREE 56" BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	93
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	153
	DECIDUOUS WESTPARK PROMENADE STREET TREE 24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	191
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE RHUS LANGEA / AFRICAN SUMAC	173
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA X 'PEGOS' / GRAPE MYRTLE LAGERSTROEMIA X 'TUSCARORA' / RED GRAPE MYRTLE LAGERSTROEMIA X 'ZUNI' / TREE GRAPE MYRTLE	144
	VERTICAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	25

SHRUBS & GROUNDCOVERS
ACACIA REDOLENS 'DESERT CARPET' TM / BANK CATCLAW
ALOE VERA / MEDICINAL ALOE
ANIGOZANTHOS X 'BIG RED' / BIG RED KANGAROO PAM
ANIGOZANTHOS X 'BUSH GOLD' / KANGAROO PAM
ANIGOZANTHOS X 'BUSH SUNSET' / RED KANGAROO PAM
ANIGOZANTHOS X 'BUSH TANGO' / ORANGE KANGAROO PAM
ANIGOZANTHOS X 'PINK JOEY' / PINK JOEY KANGAROO PAM
BACCHARIS PILULARIS 'PIGEON POINT' / COYOTE BRUSH
BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANESE BARBERRY
CAESALPINIA GILLIESII / YELLOW BIRD OF PARADISE
CALLISTEMON VIMINALIS 'LITTLE JOHN' / DWARF KEEPING BOTTLEBRUSH
DIANELLA TASMANICA 'YELLOW STRIPE' / GOLDEN FLAX LILY
FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE
HESPERALOE PARVIFLORA / RED YUCCA
HEUCHERA X 'SANTA ANA CARDINAL' / CORAL BELLS
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
LEPTOSPERMUM SCOPARIUM / NEW ZEALAND TEA TREE
LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF
LOROPETALUM CHINENSE 'SNOWMOUND' / SNOWMOUND LOROPETALUM
MISANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS
MUEHLENBERGIA CAPILLARIS 'REGAL MIST' TM / MUHLY
MUEHLENBERGIA RIGENS / DEER GRASS
PRUNUS ILICIFOLIA ILICIFOLIA / HOLLYLEAF CHERRY
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO' / CALIFORNIA COFFEEBERRY
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
SALVIA CLEVELANDII 'ALLEN CHICKERING' / CLEVELAND SAGE
SALVIA GREGGII 'RED' / AUTUMN SAGE
TEUCRUM CHAMAEDRYS 'PROSTRATUM' / PROSTRATE GERMANDER
TEUCRUM FRUTICANS 'COMPACTA' / BUSH GERMANDER

63,035 SF

DROUGHT TOLERANT TURF

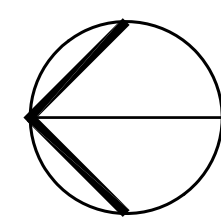
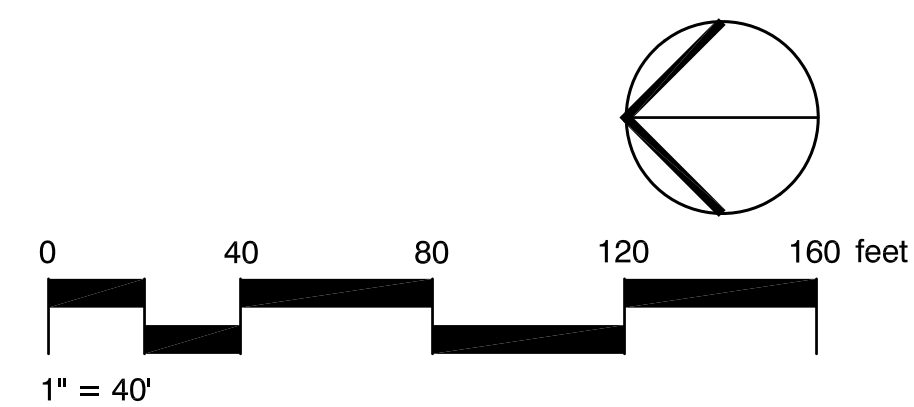
6,223 SF

DETAILED AMENITIES SHALL BE
INCLUDED AS PART OF THE FINAL
PLANS (TYP.)

PARKING LOT SHADE REQUIREMENTS TO
COMPLY WITH RIVERSIDE COUNTY ORD. 859

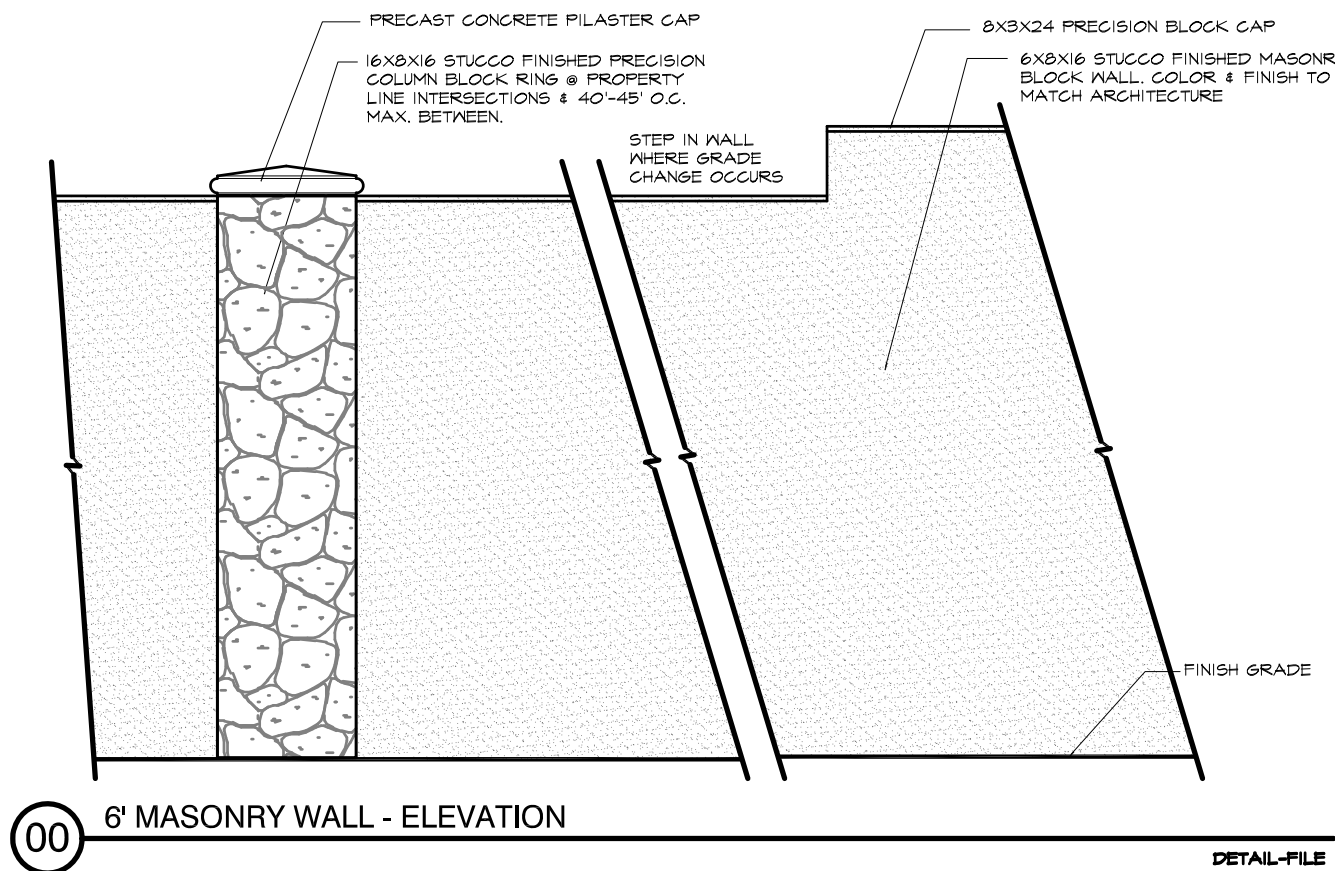
FENCE LEGEND

- TUBULAR STEEL FENCE
- MASONRY WALL
- RETAINING WALL



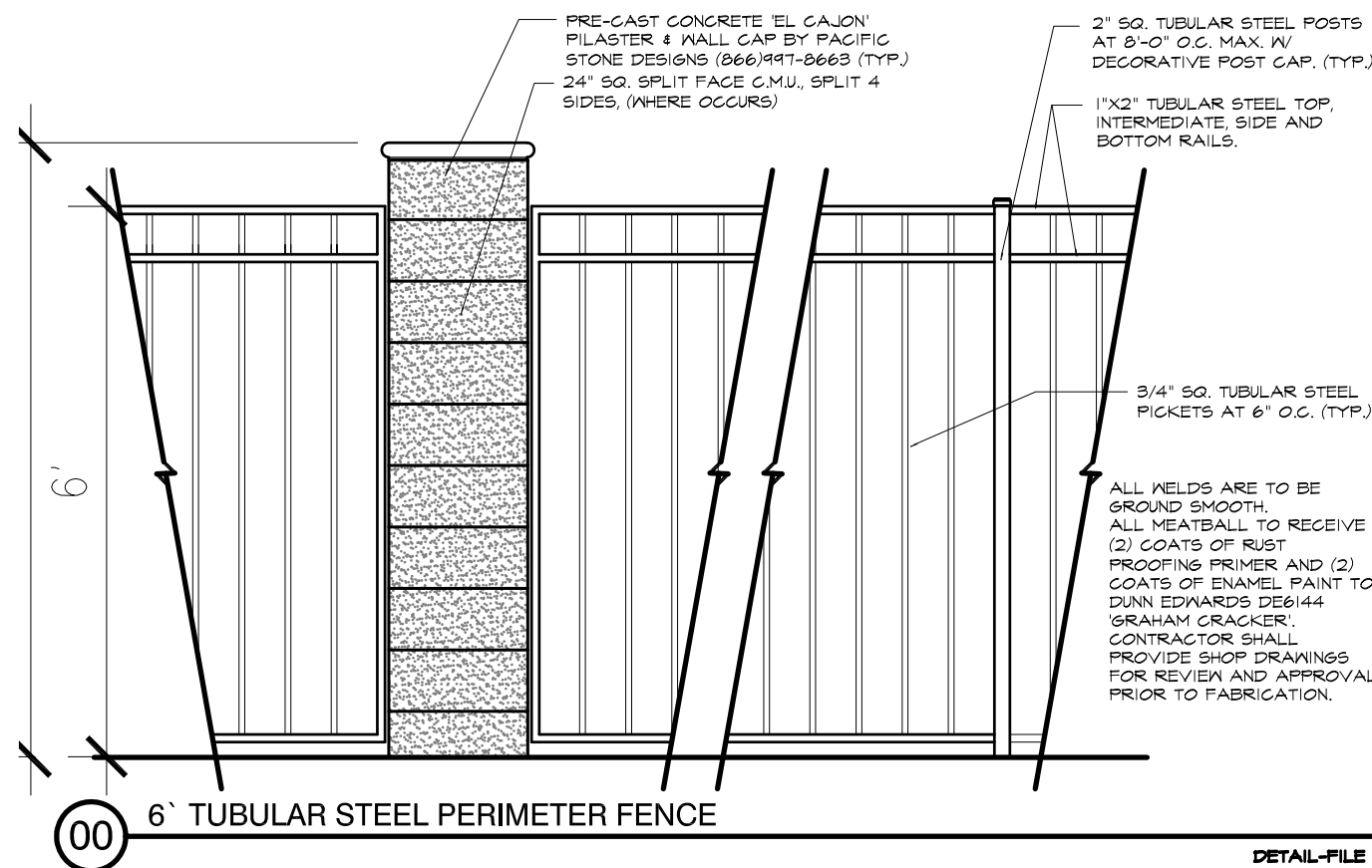


PROPOSED PLAY STRUCTURE (2-12 YR OLD AGE GROUP)



00 6' MASONRY WALL - ELEVATION

DETAIL-FILE



00 6' TUBULAR STEEL PERIMETER FENCE

DETAIL-FILE

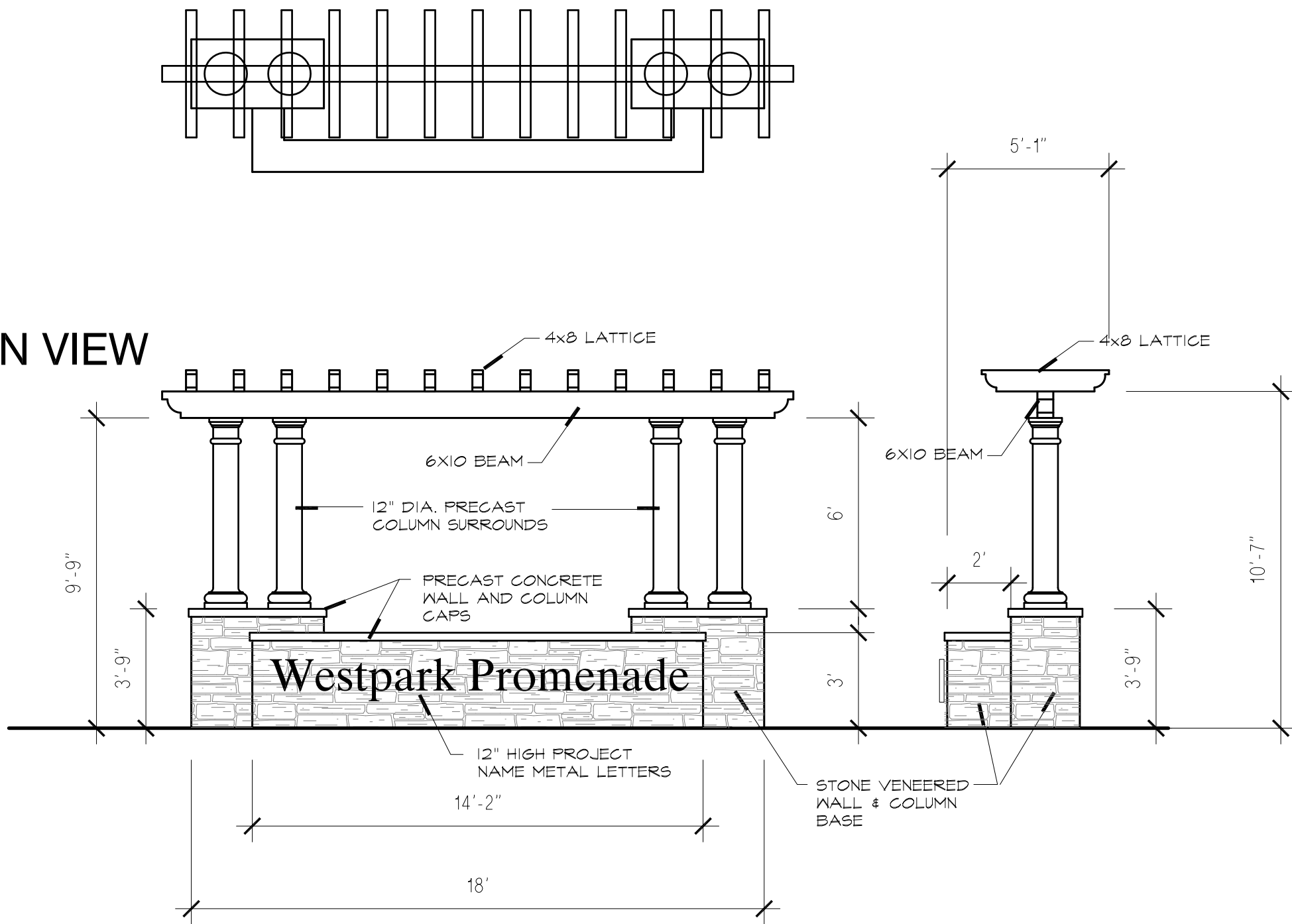
DETAILED AMENITIES SHALL BE INCLUDED AS PART OF THE FINAL PLANS (TYP.)

CONCEPT_PLANT_SCHEDULE		
	EVERGREEN PERIMETER TREE ACACIA MELANOXYLON / BLACKWOOD FRAXINUS UIDEI 'MAJESTIC BEAUTY' TM / MAJESTIC BEAUTY SHAMEL ASH PINUS ELDARICA / AFGHAN PINE	105
	EVERGREEN CANOPY TREE MAGNOLIA GRANDIFLORA 'LITTLE GEM' / DYARF SOUTHERN MAGNOLIA OLEA EUROPAEA SAN GABRIEL / SAN GABRIEL FRUITLESS OLIVE PROSOPIS GLANDULOSA MAVERICK' TM / HONEY MESQUITE QUERCUS ILEX / HOLLY OAK SCHINUS MOLLE / CALIFORNIA PEPPER TREE MULTI-TRUNK	41
	PROJECT ENTRY THEME TREE PHOENIX DACTYLIFERA / DATE PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	35
	EVERGREEN WESTPARK PROMENADE STREET TREE 36" BOX AT 35' O.C. ULMUS PARVIFOLIA 'TRUE GREEN' / TRUE GREEN ELM	71
	VERTICAL EVERGREEN TREE TRISTANIA CONFERTA / BRISBANE BOX	118
	DECIDUOUS WESTPARK PROMENADE STREET TREE 24" BOX AT 30' O.C. CERCIS CANADENSIS 'FOREST PANSY' TM / FOREST PANSY REDBUD	86
	PARKING LOT SHADE TREE PROSOPIS CHILENSIS / CHILEAN MESQUITE RUS LANCEA / AFRICAN SAMAG	191
	SMALL FLOWERING ACCENT TREE LAGERSTROEMIA X PECO'S / GRAPE MYRTLE LAGERSTROEMIA X TUSCARORA / RED GRAPE MYRTLE LAGERSTROEMIA X ZUNI / TREE GRAPE MYRTLE	44
	VERTICAL BUILDING ACCENT TREE WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	143

PROPOSED BENCHES (TYP.)

CONCEPTUAL PLANT SCHEDULE					
SHRUBS	BOTANICAL NAME	COMMON NAME	CONT.	REMARKS	
	BERBERIS THUNBERGII 'ATROPURPUREA'	RED LEAF JAPANESE BARBERRY	5 GAL	WUCOLS-L	
	HEMEROCALLIS 'BRIGHT YELLOW'	DAY LILY	1 GAL	WUCOLS-M	
	LAVANDULA DENTATA 'GOODWIN CREEK'	GOODWIN CREEK GRAY LAVENDER	1 GAL	WUCOLS-L	
	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	RED NEW ZEALAND TEA TREE	5 GAL		
	LOROPETALUM CHINENSE RUBRUM 'RAZZLEBERRI'	RAZZLEBERRI FRINGE FLOWER	5 GAL	WUCOLS-M	
	PHOENIX ROEBELENI	PIGMY DATE PALM MULTI-TRUNK	15 GAL	WUCOLS-M	
	SALVIA GREGGII	AUTUMN SAGE	1 GAL		
	WESTRINGIA FRUTICOSA 'WYNABBIE GEM'	WYNABBIE GEM COAST ROSEMARY	5 GAL		
GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT.	SPACING	REMARKS
	MYOPORIUM PARVIFOLIUM 'PINK'	TRAILING MYOPORIUM	1 GAL	36" O.C.	WUCOLS-L

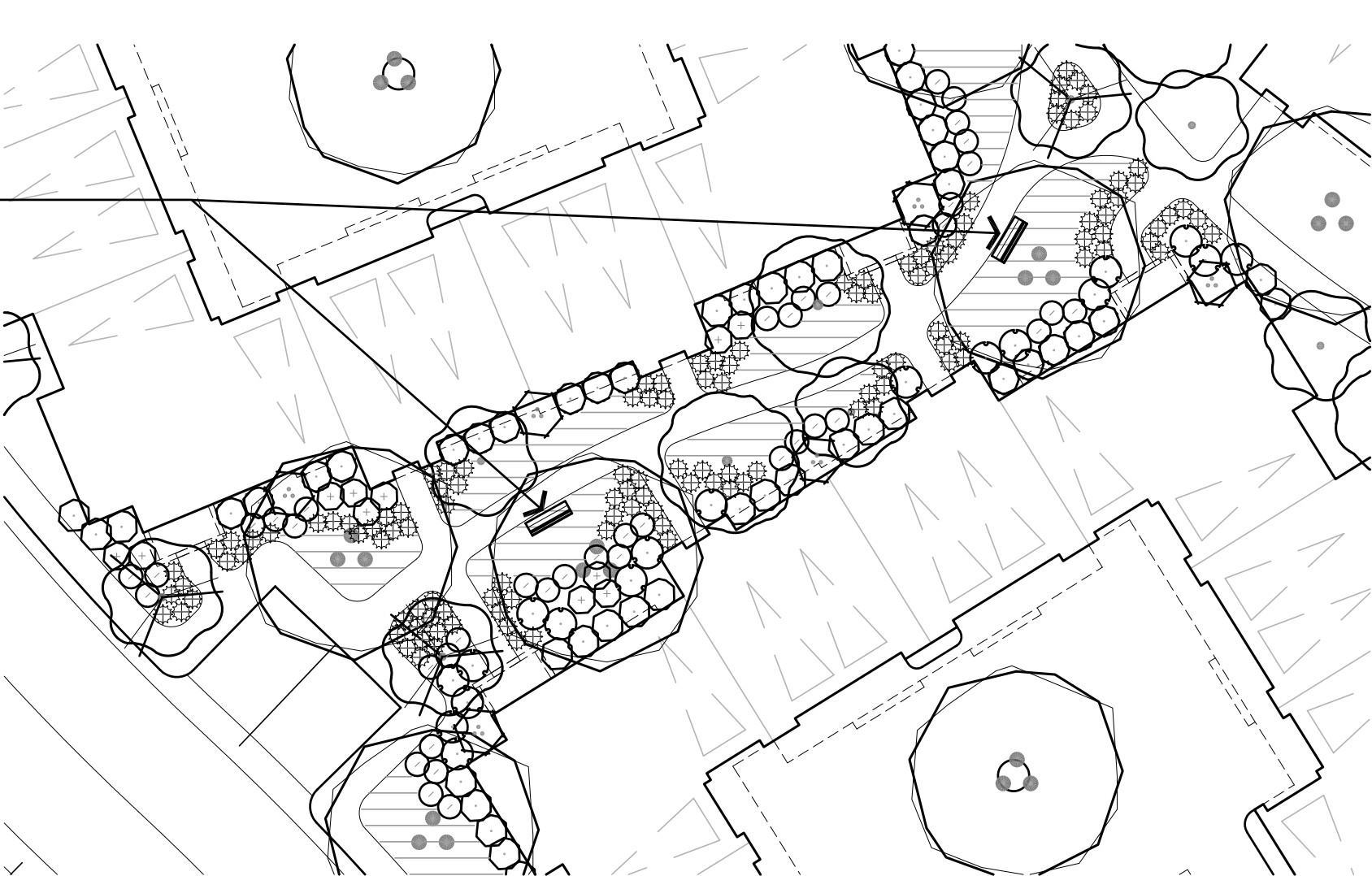
PLAN VIEW



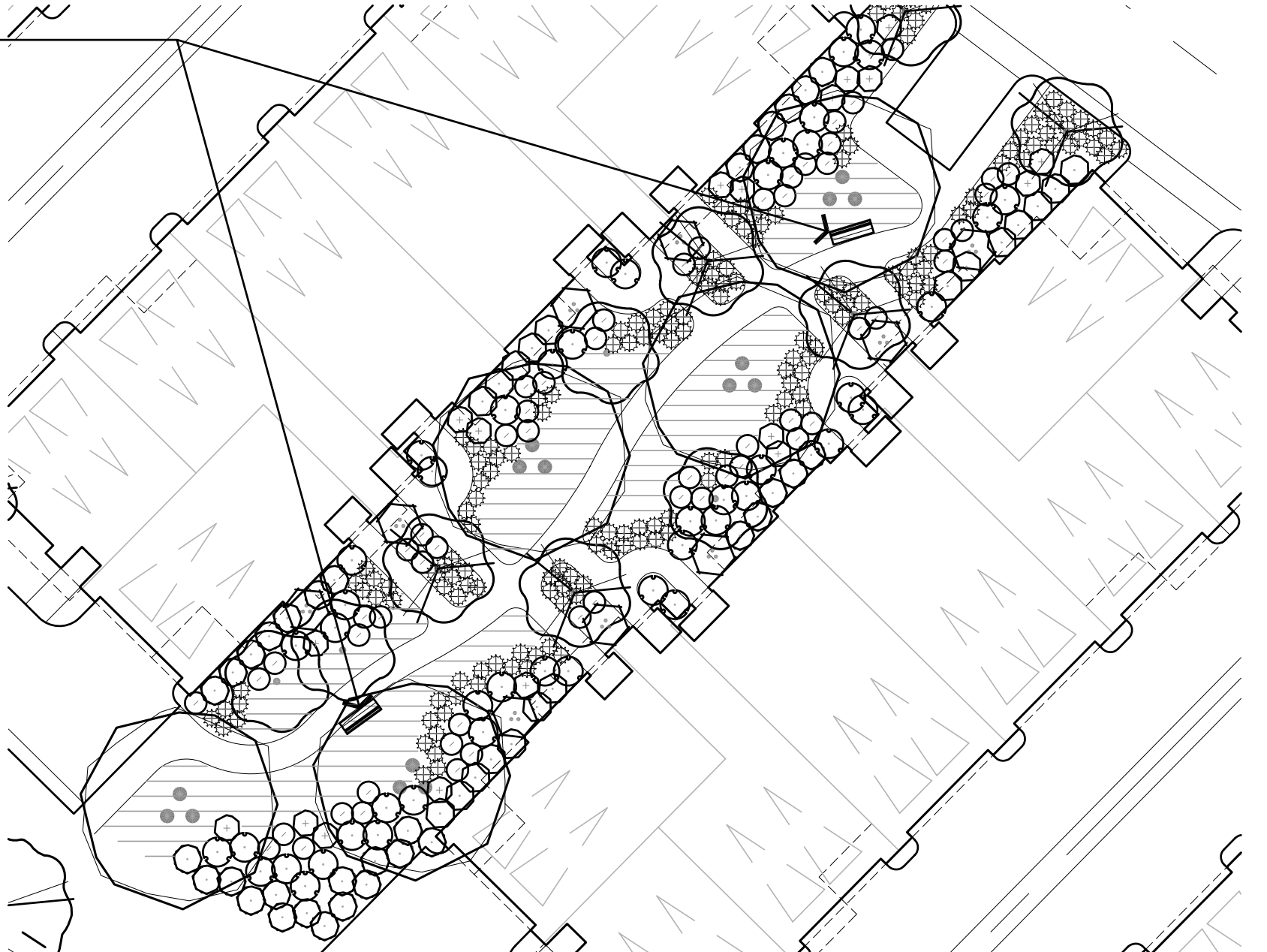
FRONT ELEVATION

SIDE ELEVATION

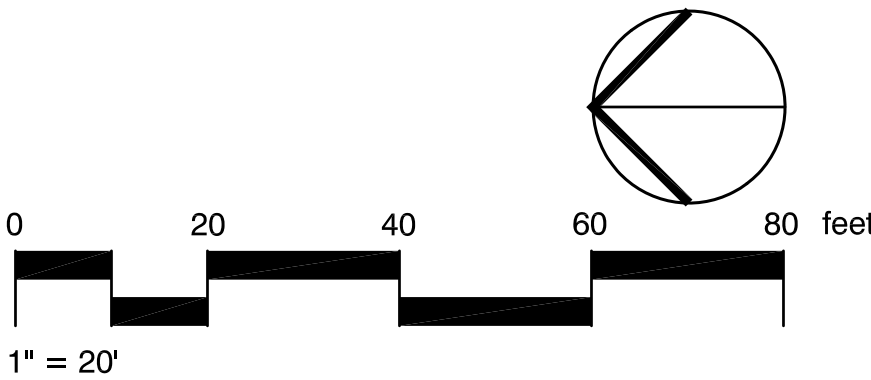
PROPOSED PROJECT MONUMENTATION TO MATCH EXISTING N.T.S.



POD 2 TYPICAL LANDSCAPE BLOW UP



POD 3 TYPICAL LANDSCAPE BLOW UP





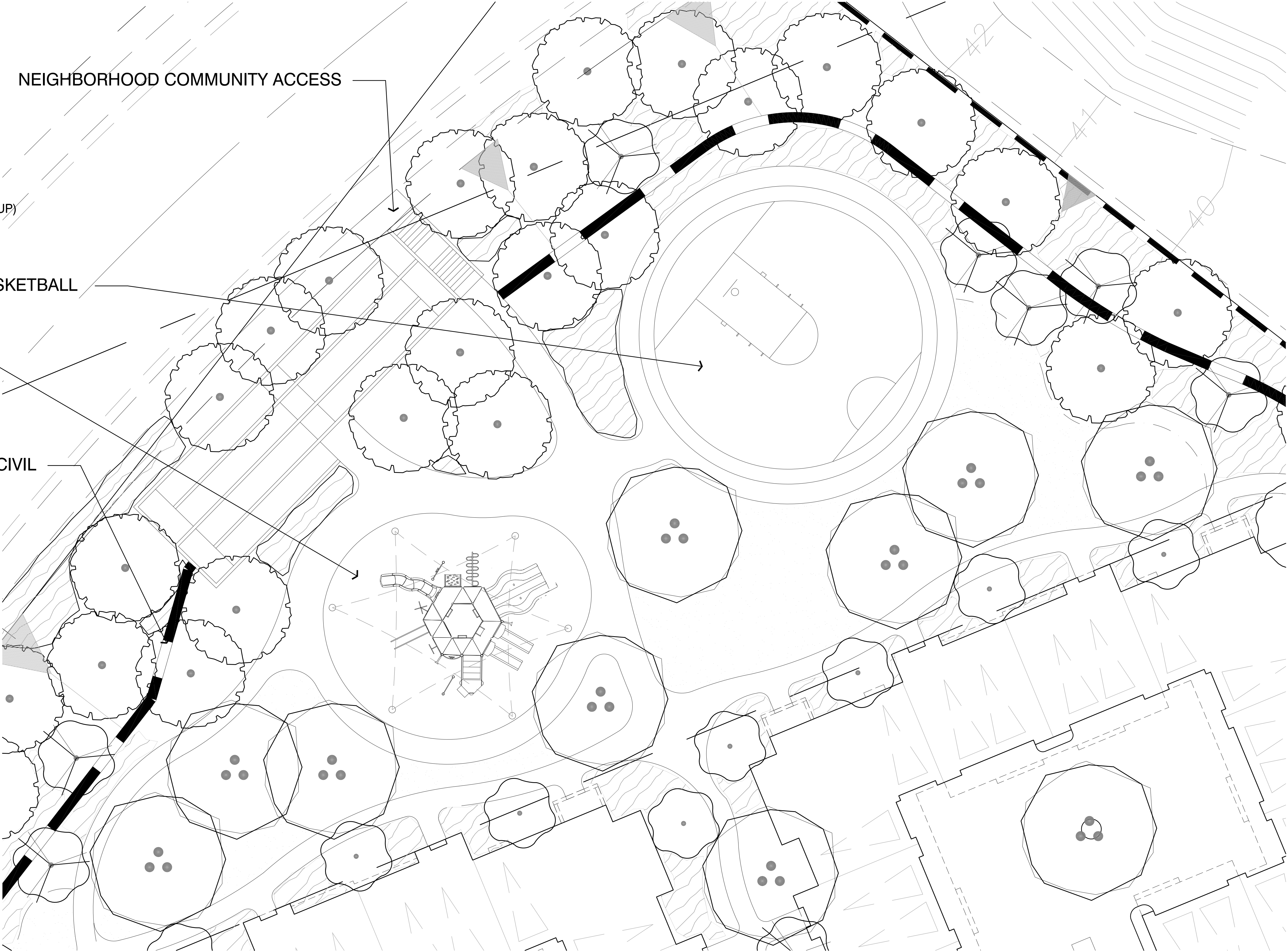
PROPOSED PLAY STRUCTURE (2-12 YR OLD AGE GROUP)

PROPOSED HALF COURT BASKETBALL

PROPOSED TOT LOT

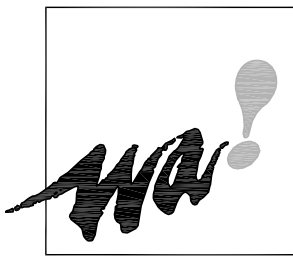
PROPOSED RETAINING WALL PER CIVIL DRAWINGS

NEIGHBORHOOD COMMUNITY ACCESS

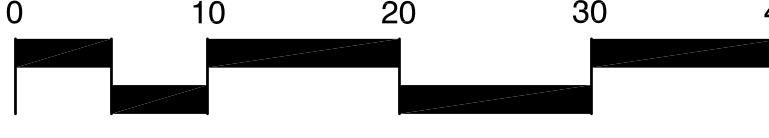
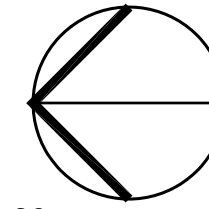


PARK SITE LANDSCAPE BLOW UP

- COMMUNITY PARK AMENITIES TO INCLUDE :
- HALF COURT BASKETBALL
 - TOT LOT W/ ACCESSIBLE RESILIENT PAVING
 - BARBEQUES
 - PICNIC TABLES
 - BENCHES



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(951) 353-1103 Fax



1" = 10'

ADKVAS
GROUP

DESIGNERS & PLANNERS • 440 CALLE DE LOS RIOS • SUITE 100 • SAN CLEMENTE, CALIFORNIA • 92683-1404

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1001 CALLE DE LOS RIOS, SUITE 250 IRVINE, CA 92616
TEL.: (949) 270-7781

WESTPARK PROMENADE
PA 13-0082

JOB NUMBER
13020

DATE
January 2016

SHEET TITLE

PARK SITE BLOW UPS

REVISIONS
1-27-15

SHEET NO
L-7

plot date: 01/15/16