ENTITLEMENT CASE NUMBERS:

TTM NO.	TTM 39330
CUP NO.	CUP 396
EA NO.	EA 25-03 - COVA

COVA

ARCHITECTURAL REVIEW

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

SO.CAL.WESTCOASTELECTRIC

SUBMITTAL DATE:
JUNE 10, 2026

PROJECT DESCRIPTION

COVA IS AN 87-ACRE MASTER-PLANNED DESTINATION RESORT AND RESIDENTIAL COMMUNITY LOCATED IN THE CITY OF COACHELLA, CALIFORNIA. THE DEVELOPMENT INCLUDES 162 SINGLE-FAMILY HOMES ACROSS VILLA, RANCH, AND ESTATE LOTS, ALONG WITH A 120-UNIT (240-KEY) TOWNHOME STYLE RESORT HOTEL. THE PROJECT IS DESIGNED TO DELIVER A VIBRANT, WATER-CENTRIC HOSPITALITY AND RECREATION EXPERIENCE ANCHORED BY A 10-ACRE RECREATIONAL LAGOON AND A DIVERSE PROGRAM OF RESORT AMENITIES. THE PLAN INCLUDES HOSPITALITY USES, SIGNIFICANT OPEN SPACE, AND PUBLIC-SERVING ELEMENTS THAT CONTRIBUTE TO THE CITY'S BROADER GOALS FOR ECONOMIC DEVELOPMENT, TOURISM, AND HIGH-QUALITY PLACE MAKING.

LEGAL DESCRIPTION

BEING A PORTION OF NORTH EAST 1/4 OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 7 EAST, SAN BERNARDINO MERIDIAN.

ASSESSOR'S PARCEL NUMBERS

780-040-001, 780-040-003, 780-060-001 & 780-060-002

PROJECT OWNER & CONSULTANTS

PROJECT OWNER
RELEVANT COACHELLA OWNER, LLC
6417 SELMA AVE, 2ND FLOOR
LOS ANGELES, CALIFORNIA 90028
CONTACT: GRANT KING
P: (970) 596-6642

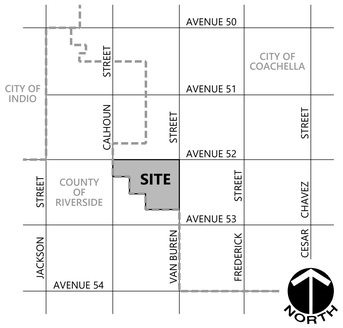
PROJECT ARCHITECT
10 DESIGN
415 JACKSON STREET, SUITE 100
SAN FRANCISCO, CALIFORNIA 94111
CONTACT: MATTHEW PAGE
P: (415) 673-8990

PROJECT CIVIL
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CALIFORNIA 92270
CONTACT: PAUL DEPALATIS
P: (760) 320-9811

PROJECT ARCHITECT
O2 ARCHITECTURE
1089 N PALM CANYON DRIVE, SUITE B
PALM SPRINGS, CALIFORNIA 92262
CONTACT: LANCE O'DONNELL
P: (760) 778-8165

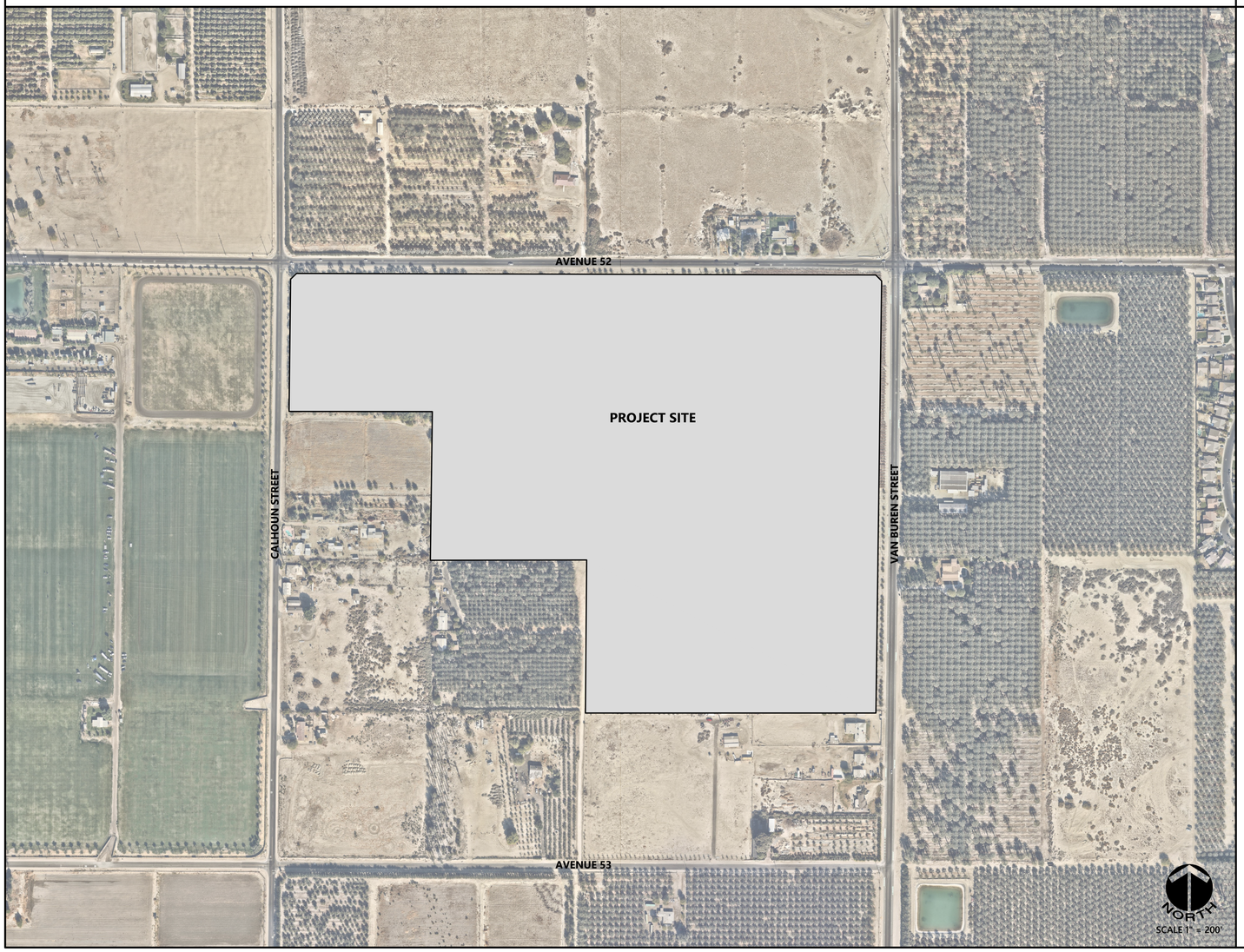
PROJECT SITE DESIGN & LANDSCAPE
VITA
181 THIRD STREET, SUITE 100
SAN RAFAEL, CALIFORNIA 94901
CONTACT: KARL SVEINSSON
P: (415) 259-0190

VICINITY MAP



VICINITY MAP
N.T.S.

AERIAL PHOTOGRAPH



SHEET INDEX

SITE DESIGN

2 OVERALL SITE PLAN
3 ILLUSTRATIVE SITE PLAN
4 PHASING PLAN
5 SITE SETBACKS & EASEMENTS
6 CONCEPTUAL GRADING PLAN
7 CIRCULATION PLAN
8 SITE SECTIONS: PERIMETER STREETS & PROPERTY LINE
9 SITE SECTIONS: INTERIOR STREET
10 OVERALL FIRE LANE ACCESS KEY MAP
11 FIRE LANE ACCESS ENLARGEMENT: AREA 1
12 FIRE LANE ACCESS ENLARGEMENT: AREA 2
13 FIRE LANE ACCESS ENLARGEMENT: AREA 3
14 FIRE LANE ACCESS ENLARGEMENT: AREA 4
15 FIRE LANE ACCESS ENLARGEMENT: AREA 5
16 FIRE LANE ACCESS ENLARGEMENT: AREA 6
17 MINIMUM TURNAROUND & HAMMERHEAD DIMENSIONS
18 ENGINEERED ALTERNATIVE FIRE APPARATUS ACCESS ROAD SYSTEMS
19 NON-VEHICULAR CIRCULATION PLAN
20 PEDESTRIAN CIRCULATION PLAN
21 SITE SECURITY PLAN
22 TYPICAL WALL ELEVATIONS & MATERIALS
23 LOGISTICS PLAN
24 PRELIMINARY TRASH ENCLOSURE PLANNING
25 WATER AMENITY ACTIVITY ZONES
26 IID UTILITY DIAGRAM
27 POTENTIAL WHARF HYDRANT LOCATIONS

LANDSCAPE STRUCTURE & THEMEING

29 LANDSCAPE ZONES KEY MAP
30 LANDSCAPE ZONES
31 LANDSCAPE ZONES
32 LANDSCAPE PLAN
33 PLANT IMAGES
34 PLANT IMAGES
35 PLANT IMAGES
36 COMMON AREA LANDSCAPE
37 PRIMARY ENTRY LANDSCAPE PLAN
38 SECONDARY ENTRY LANDSCAPE PLAN
39 PUBLIC BEACH CLUB ENTRY LANDSCAPE PLAN
40 CALHOUN STREET LANDSCAPE PLAN ENLARGEMENT
41 52ND AVENUE LANDSCAPE PLAN ENLARGEMENT
42 VAN BUREN STREET LANDSCAPE PLAN ENLARGEMENT
43 MAJOR ARTERIAL TYPICAL MEDIAN: VAN BUREN STREET
44 ENTRY ART MONUMENTATION SIGNAGE STRATEGY
45 ENLARGEMENT PLANS KEY MAP

LANDSCAPE LIGHTING

47 OVERALL LANDSCAPE LIGHTING PLAN KEY MAP
48 LANDSCAPE LIGHTING PLAN
49 LANDSCAPE LIGHTING PLAN
50 LANDSCAPE LIGHTING PLAN
51 LANDSCAPE LIGHTING PLAN
52 LANDSCAPE LIGHTING PLAN
53 LANDSCAPE LIGHTING PLAN
54 TYPICAL LIGHTING DESIGN AT PROJECT ENTRY / STREETS
55 TYPICAL LIGHTING DESIGN AT PROJECT ENTRY / STREETS
56 TYPICAL LIGHTING DESIGN AT PROJECT ENTRY / STREETS

HOTEL
ARCHITECTURE & LANDSCAPE

58 HOTEL OVERALL SITE PLAN
59 HOTEL ARRIVAL PLAN: LEVEL 1
60 HOTEL FLOOR PLAN: LEVEL B1
61 HOTEL FLOOR PLAN: LEVEL B2
62 2 STORY: 1 BEDROOM SUITES HOTEL COTTAGE FLOOR PLAN
63 HOTEL COTTAGE ENLARGEMENT PLAN
64 2 BEDROOM COTTAGES ELEVATIONS
65 2 BEDROOM COTTAGES SECTION
66 2 BEDROOM COTTAGE ENTRY RENDERING
67 2 BEDROOM COTTAGES LAGOON RENDERING

HOTEL (CONTINUED)
ARCHITECTURE & LANDSCAPE

68 HOTEL VILLAGE BUILDING ELEVATIONS
69 HOTEL VILLAGE BUILDING SECTION
70 HOTEL PUBLIC BUILDINGS INSPIRATION IMAGERY
71 HOTEL VILLAGE VIEW FROM LAGOON
72 HOTEL VILLAGE SEMI-AERIAL VIEW FROM LAGOON
73 HOTEL VILLAGE ARRIVAL VIEW
74 HOTEL VILLAGE GREEN COURTYARD VIEW
75 HOTEL VILLAGE VIEW FROM BACK TERRACE
76 SPORTS & KIDS CLUB - MAIN BACK OF HOUSE FLOOR PLAN: LEVEL 1
77 SPORTS COURTS ENLARGEMENT PLAN
78 SITE SECTIONS: SPORTS COURTS
79 SPORTS COURTS AERIAL VIEW
80 RESORT CORE ENLARGEMENT PLAN
81 SITE SECTIONS: RESORT CORE
82 MAIN ENTRY ENLARGEMENT PLAN
83 SECONDARY ENTRY ENLARGEMENT PLAN
84 MATERIAL BOARD & REFERENCE IMAGERY
85 HOTEL PRELIMINARY PARKING ANALYSIS
86 HOTEL AREA PROGRAM

RESIDENTIAL
ARCHITECTURE & LANDSCAPE

88 RESIDENTIAL OVERALL SITE PLAN
89 BUNGALOW 3-4 BEDROOM FLOOR PLAN
90 BUNGALOW AT LAGOON ENLARGEMENT PLAN
91 BUNGALOW AT LAKE ENLARGEMENT PLAN
92 BUNGALOW ELEVATIONS
93 SITE SECTIONS: BUNGALOW & BEACH CLUB
94 BUNGALOW ENTRY RENDERING
95 BUNGALOW LAGOON RENDERING
96 4 BEDROOM COMPACT LOT WITH ADU FLOOR PLAN
97 4 BEDROOM COMPACT LOT WITH ADU ELEVATIONS
98 4 BEDROOM COMPACT LOT WITH ADU SECTION
99 4-5 BEDROOM COMPACT LOT FLOOR PLAN
100 4-5 BEDROOM COMPACT LOT ELEVATIONS
101 5 BEDROOM LONG LOT WITH ADU OPTION FLOOR PLAN
102 5 BEDROOM LONG LOT WITH ADU OPTION 2 FLOOR PLAN
103 5 BEDROOM LONG LOT WITH ADU ELEVATIONS
104 5 BEDROOM LONG LOT WITH ADU ENTRY RENDERING
105 5 BEDROOM LONG LOT WITH ADU LAGOON RENDERING
106 GRAND ESTATE VILLA FLOOR PLAN
107 GRAND ESTATE LOT ENLARGEMENT PLAN
108 GRAND ESTATE VILLA ELEVATIONS
109 GRAND ESTATE VILLA SECTION
110 GRAND ESTATE VILLA ENTRY RENDERING
111 GRAND ESTATE VILLA LAGOON RENDERING
112 ESTATE LOT ENLARGEMENT PLAN
113 ZERO LOT LINE ENLARGEMENT PLAN
114 RESIDENTIAL INSPIRATION IMAGERY
115 RESIDENTIAL INSPIRATION IMAGERY
116 RESIDENTIAL PRELIMINARY PARKING ANALYSIS

PUBLIC BEACH CLUB
ARCHITECTURE & LANDSCAPE

118 PUBLIC BEACH CLUB OVERALL SITE PLAN
119 PUBLIC BEACH CLUB ENLARGEMENT PLAN
120 PUBLIC BEACH CLUB: LEVEL 1
121 PUBLIC BEACH CLUB: LEVEL 2
122 PUBLIC BEACH CLUB: LEVEL 3 - HOSPITALITY SUITES
123 PUBLIC BEACH CLUB HOSPITALITY SUITE FLOOR PLAN: LEVEL 3
124 PUBLIC BEACH CLUB BUILDING ELEVATIONS
125 PUBLIC BEACH CLUB & HOSPITALITY SUITES LAGOON RENDERING
126 PUBLIC BEACH CLUB & HOSPITALITY SUITES LAGOON RENDERING
127 PUBLIC BEACH CLUB LAGOON RENDERING FROM HOSPITALITY SUITES
128 PUBLIC BEACH CLUB INSPIRATION IMAGERY
129 PUBLIC BEACH CLUB INSPIRATION IMAGERY
130 PUBLIC BEACH CLUB PRELIMINARY PARKING ANALYSIS
131 PUBLIC BEACH CLUB AREA PROGRAM

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

10

o2

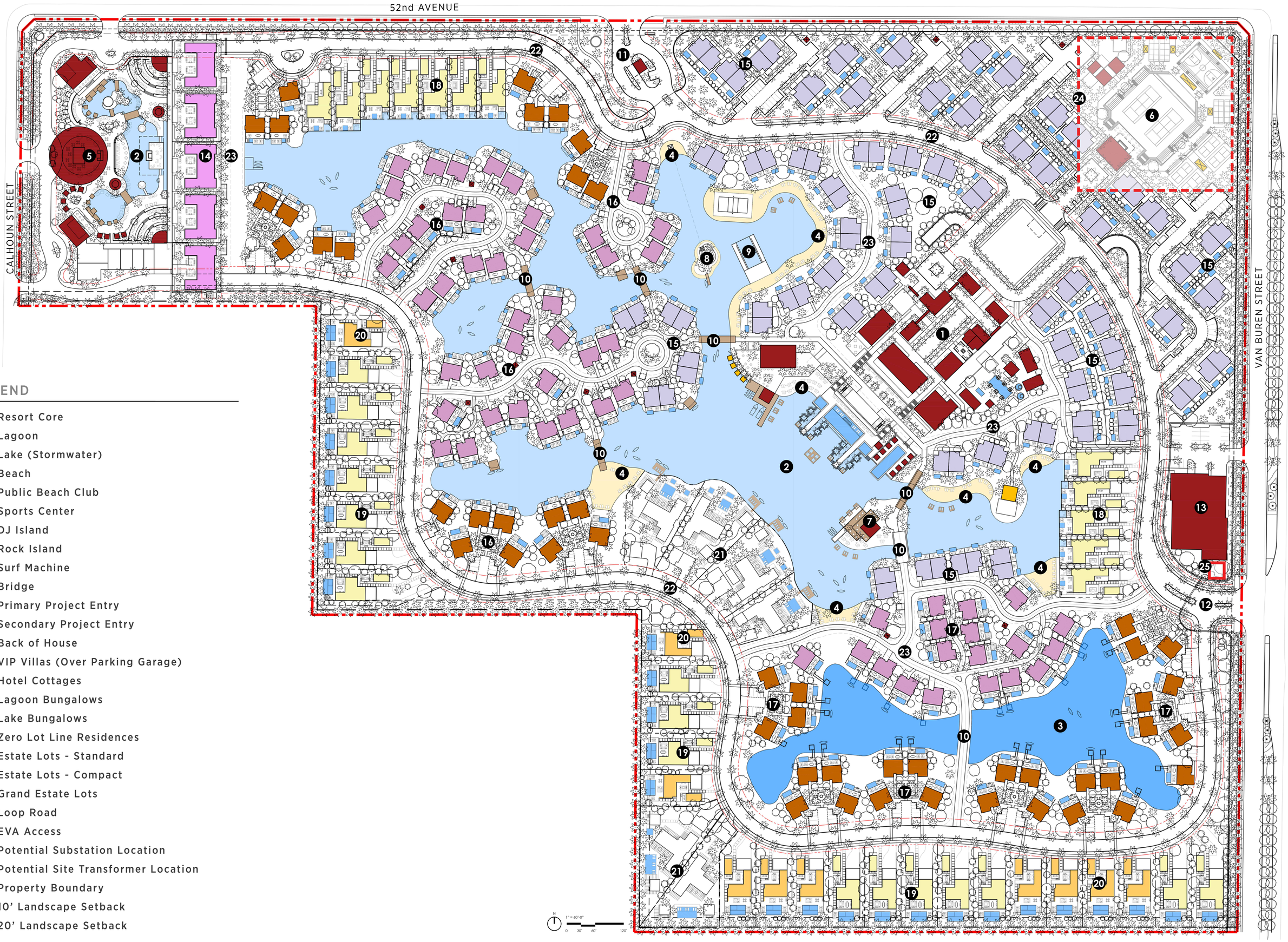
SO.CAL.WESTCOASTELECTRIC

TABLE OF CONTENTS & PROJECT DESCRIPTION
SUBMITTAL DATE: JUNE 10, 2026
COVA | ARCHITECTURAL REVIEW

SITE DESIGN

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEGEND

1. Resort Core
2. Lagoon
3. Lake (Stormwater)
4. Beach
5. Public Beach Club
6. Sports Center
7. DJ Island
8. Rock Island
9. Surf Machine
10. Bridge
11. Primary Project Entry
12. Secondary Project Entry
13. Back of House
14. VIP Villas (Over Parking Garage)
15. Hotel Cottages
16. Lagoon Bungalows
17. Lake Bungalows
18. Zero Lot Line Residences
19. Estate Lots - Standard
20. Estate Lots - Compact
21. Grand Estate Lots
22. Loop Road
23. EVA Access
24. Potential Substation Location
25. Potential Site Transformer Location

Property Boundary

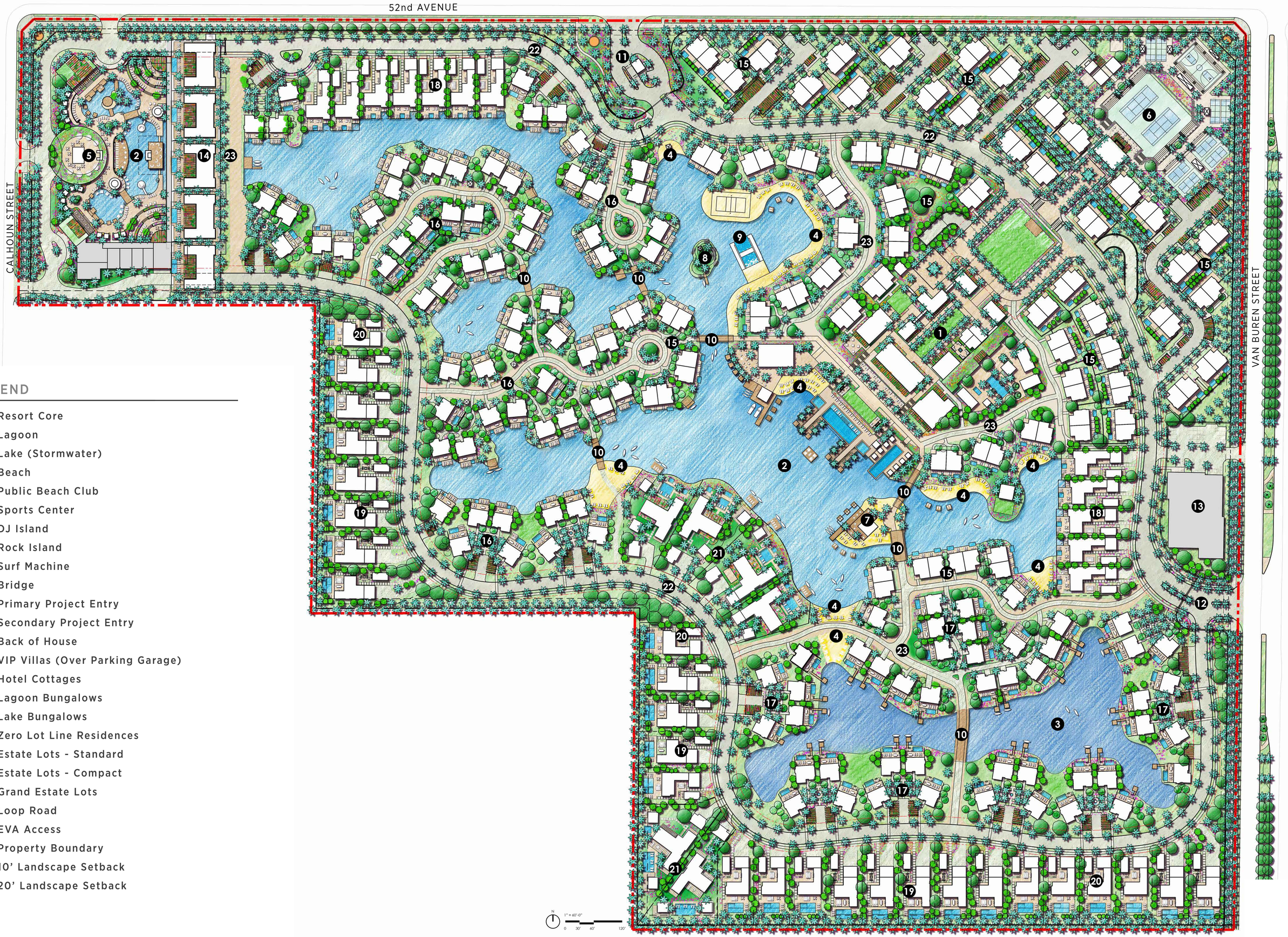
10' Landscape Setback

20' Landscape Setback

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

10



LEGEND

1. Resort Core
2. Lagoon
3. Lake (Stormwater)
4. Beach
5. Public Beach Club
6. Sports Center
7. DJ Island
8. Rock Island
9. Surf Machine
10. Bridge
11. Primary Project Entry
12. Secondary Project Entry
13. Back of House
14. VIP Villas (Over Parking Garage)
15. Hotel Cottages
16. Lagoon Bungalows
17. Lake Bungalows
18. Zero Lot Line Residences
19. Estate Lots - Standard
20. Estate Lots - Compact
21. Grand Estate Lots
22. Loop Road
23. EVA Access

Property Boundary

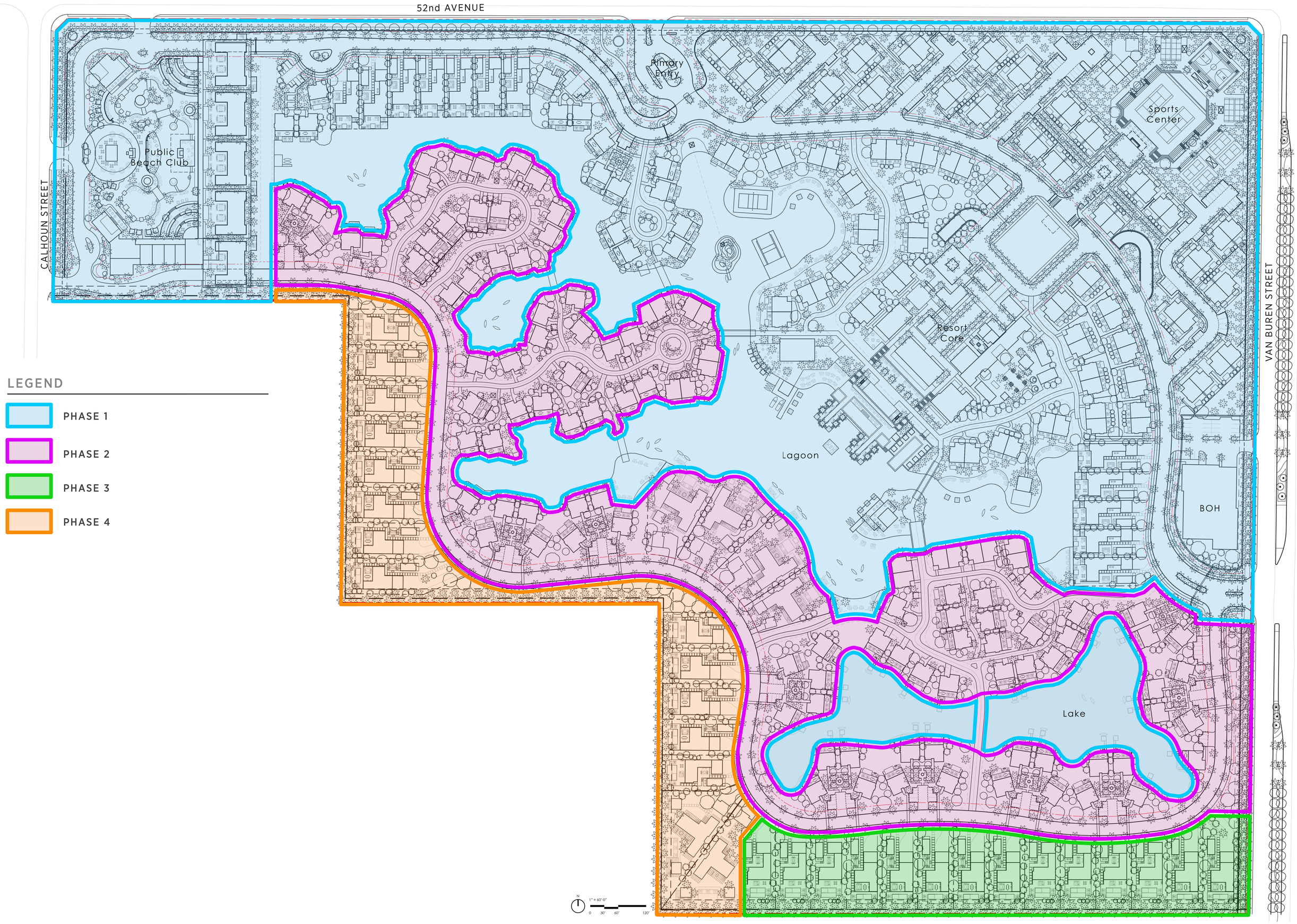
10' Landscape Setback

20' Landscape Setback

N

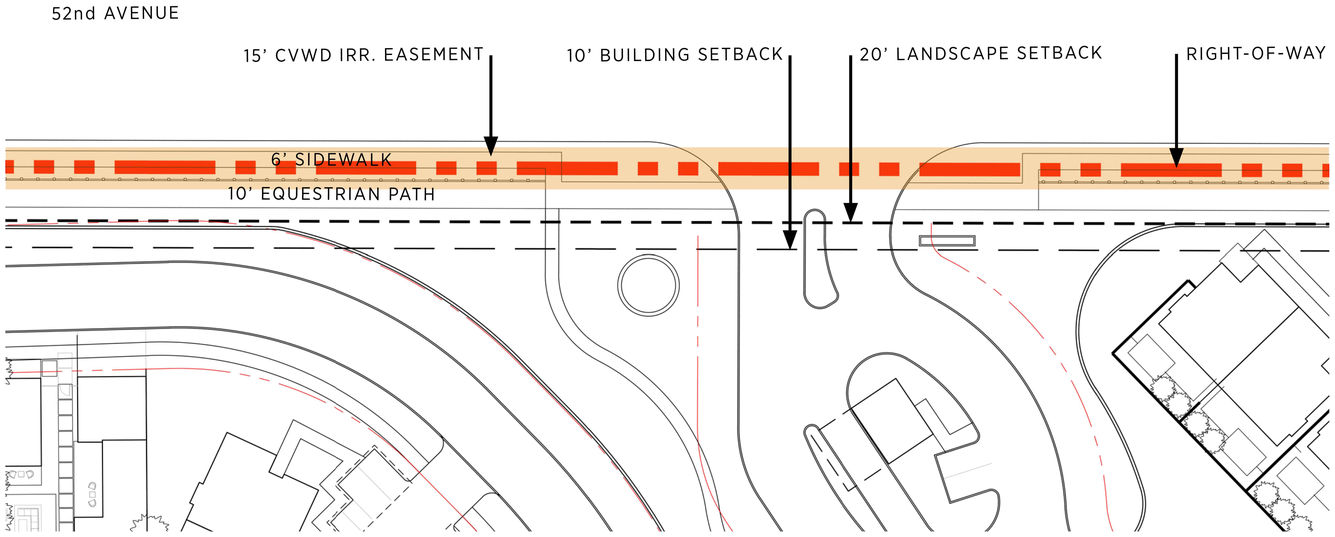
1" = 60'-0"

0 30' 60' 120'

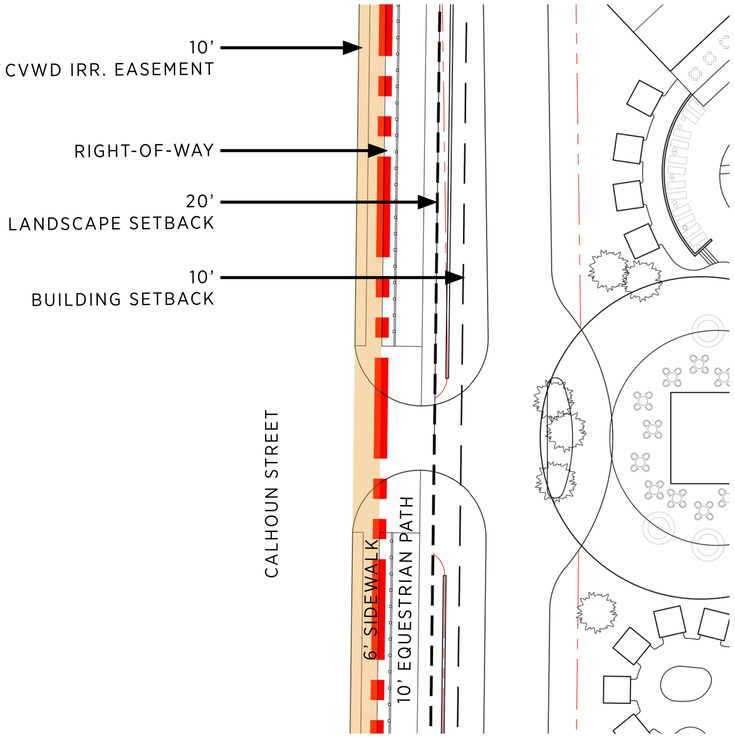


MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

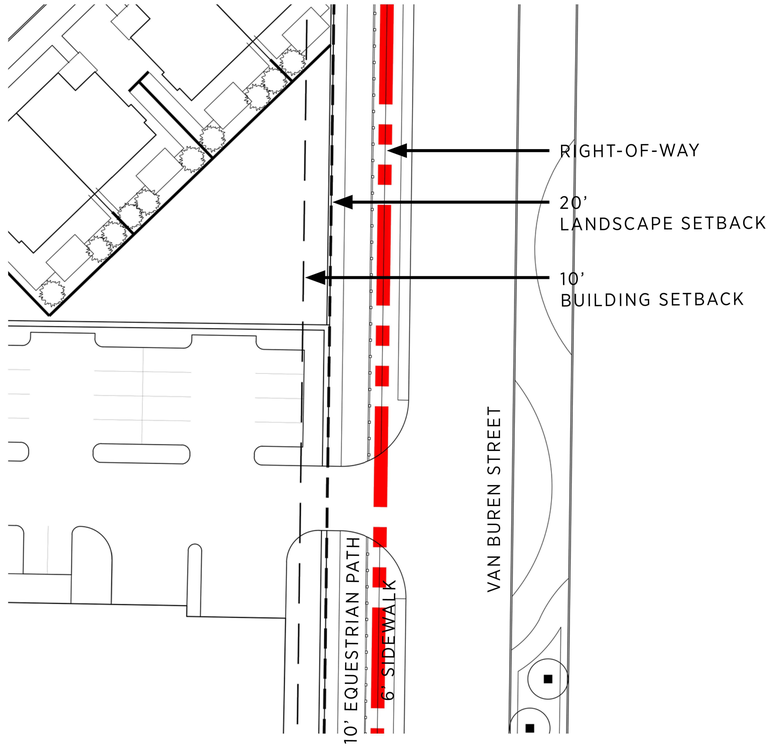
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



ENLARGEMENT 1 - 52nd AVENUE



ENLARGEMENT 2 - CALHOUN STREET



ENLARGEMENT 3 - VAN BUREN STREET



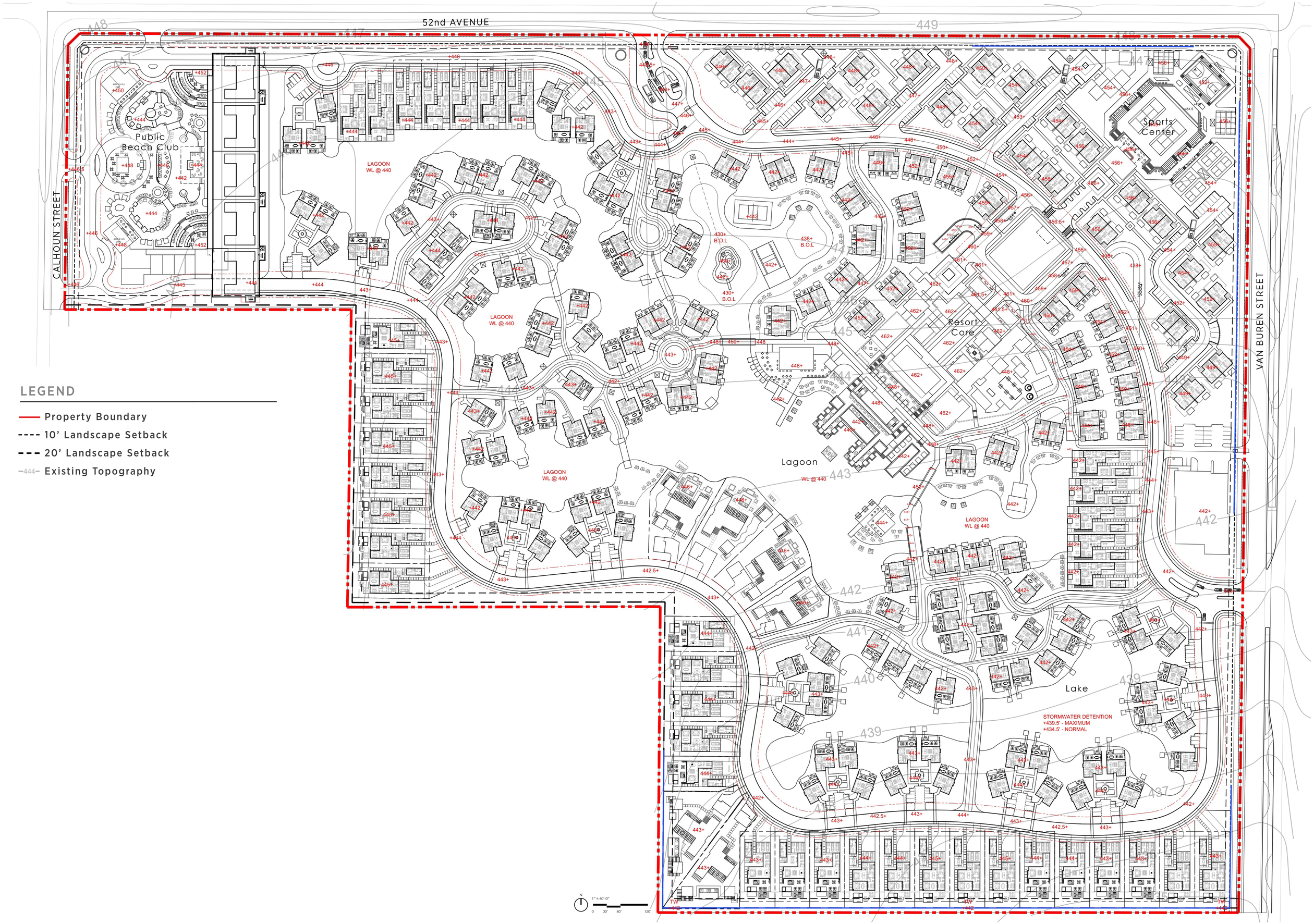
N

1" = 20'-0"

0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEGEND

- Property Boundary
- 10' Landscape Setback
- 20' Landscape Setback
- 444 Existing Topography

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

52nd AVENUE

CALHOUN STREET

VAN BUREN STREET

Public Beach Club

Sports Center

Resort Core

Lagoon

BOH

Lake

LEGEND

- MAJOR ARTERIAL (118' ROW)
- PRIMARY ARTERIAL (94' ROW)
- COLLECTOR ROAD (90' ROW)
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- SERVICE CIRCULATION
- FIRE LANE
- FLEX STREET CIRCULATION

- FULL MOVEMENT INTERSECTION
- RIGHT-IN/RIGHT-OUT DRIVEWAY
- PRIMARY SITE ENTRY
- SECONDARY SITE ENTRY

N

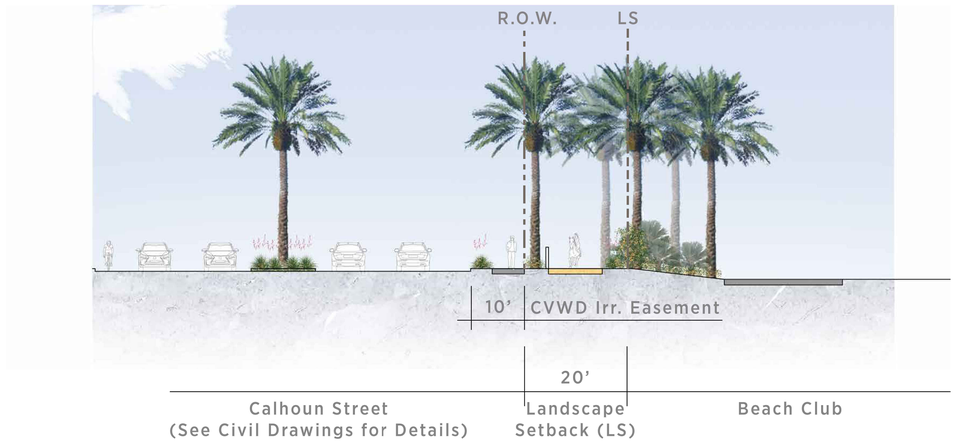
1" = 60'-0"

0 30' 60' 120'

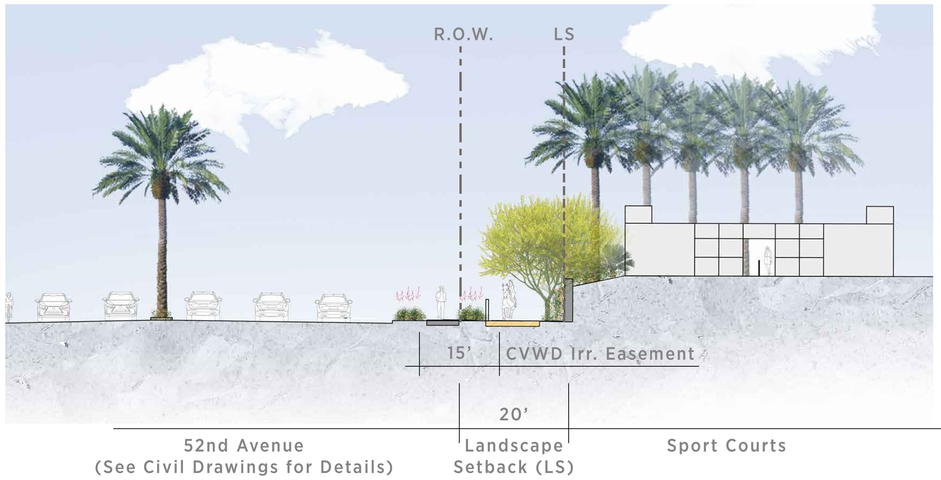
MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

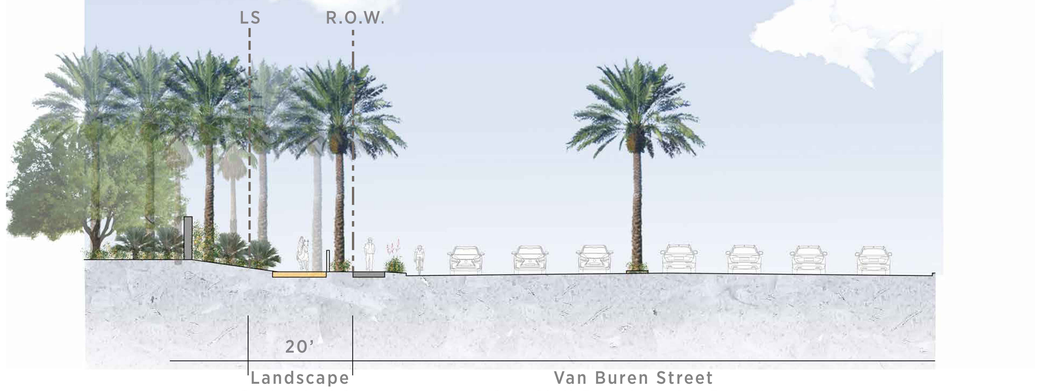
10



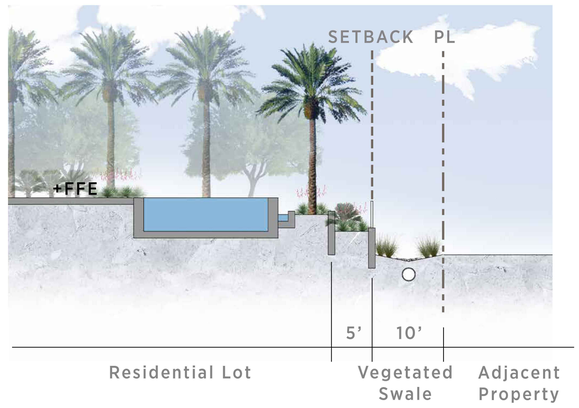
SECTION 1 - CALHOUN STREET AT BEACH CLUB
1/8”=1’-0”



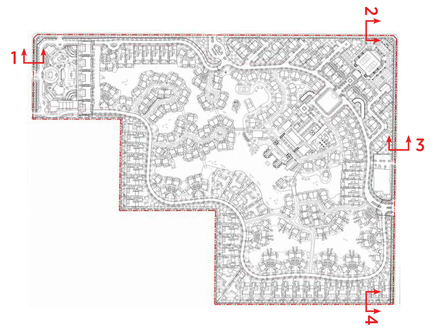
SECTION 2 - 52nd AVENUE AT SPORTS COURTS
1/8”=1’-0”

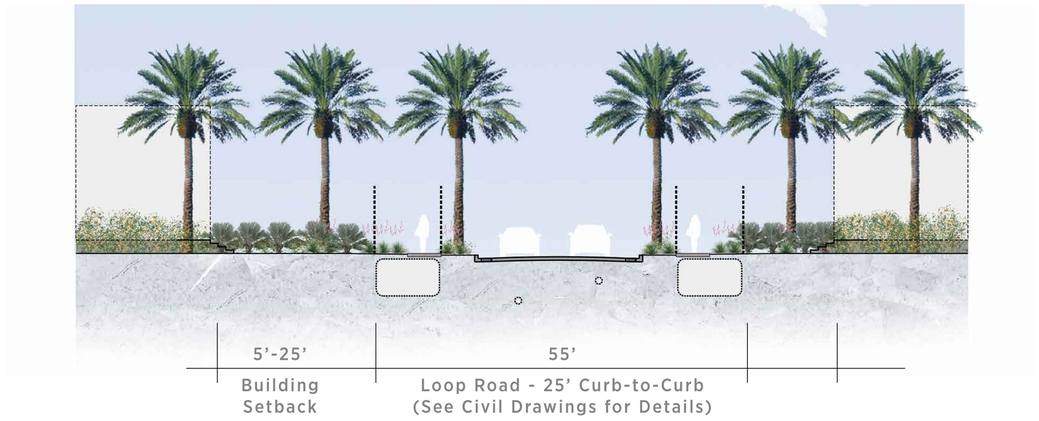


SECTION 3 - VAN BUREN STREET
1/8”=1’-0”

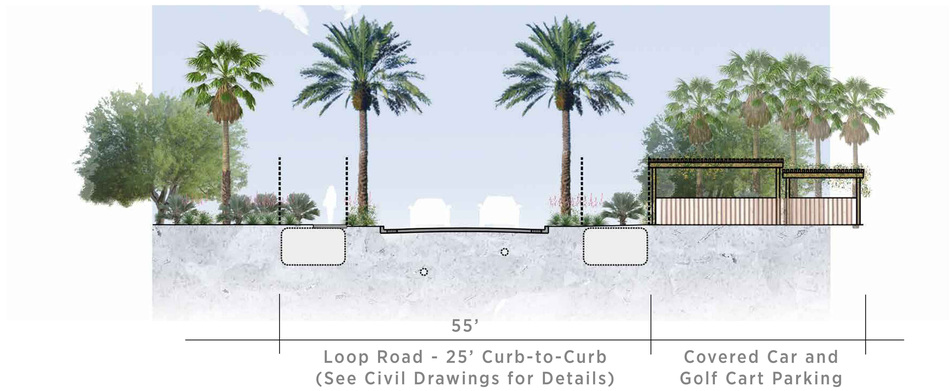


SECTION 4 - SOUTHERN PROPERTY LINE
1/8”=1’-0”

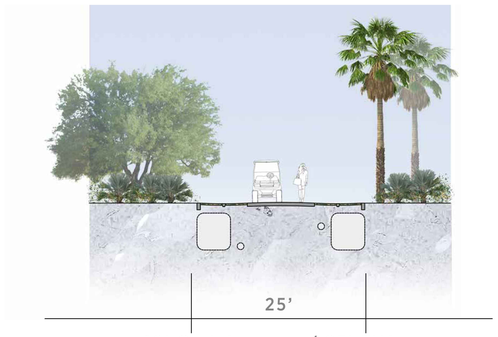




SECTION 1 - LOOP ROAD AT HOTEL COTTAGES
1/8”=1’-0”



SECTION 2 - LOOP ROAD AT BUNGALOWS
1/8”=1’-0”



SECTION 3 - CART ACCESS W/ EVA
1/8”=1’-0”

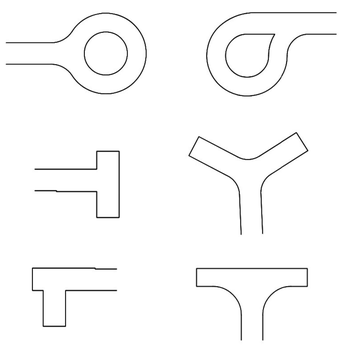


LAGOON

LEGEND

- PROPERTY LINE
- EMERGENCY VEHICLE ACCESS AREA 1 ENLARGEMENT
- EMERGENCY VEHICLE ACCESS AREA 2 ENLARGEMENT
- EMERGENCY VEHICLE ACCESS AREA 3 ENLARGEMENT
- EMERGENCY VEHICLE ACCESS AREA 4 ENLARGEMENT
- EMERGENCY VEHICLE ACCESS AREA 5 ENLARGEMENT
- EMERGENCY VEHICLE ACCESS AREA 6 ENLARGEMENT

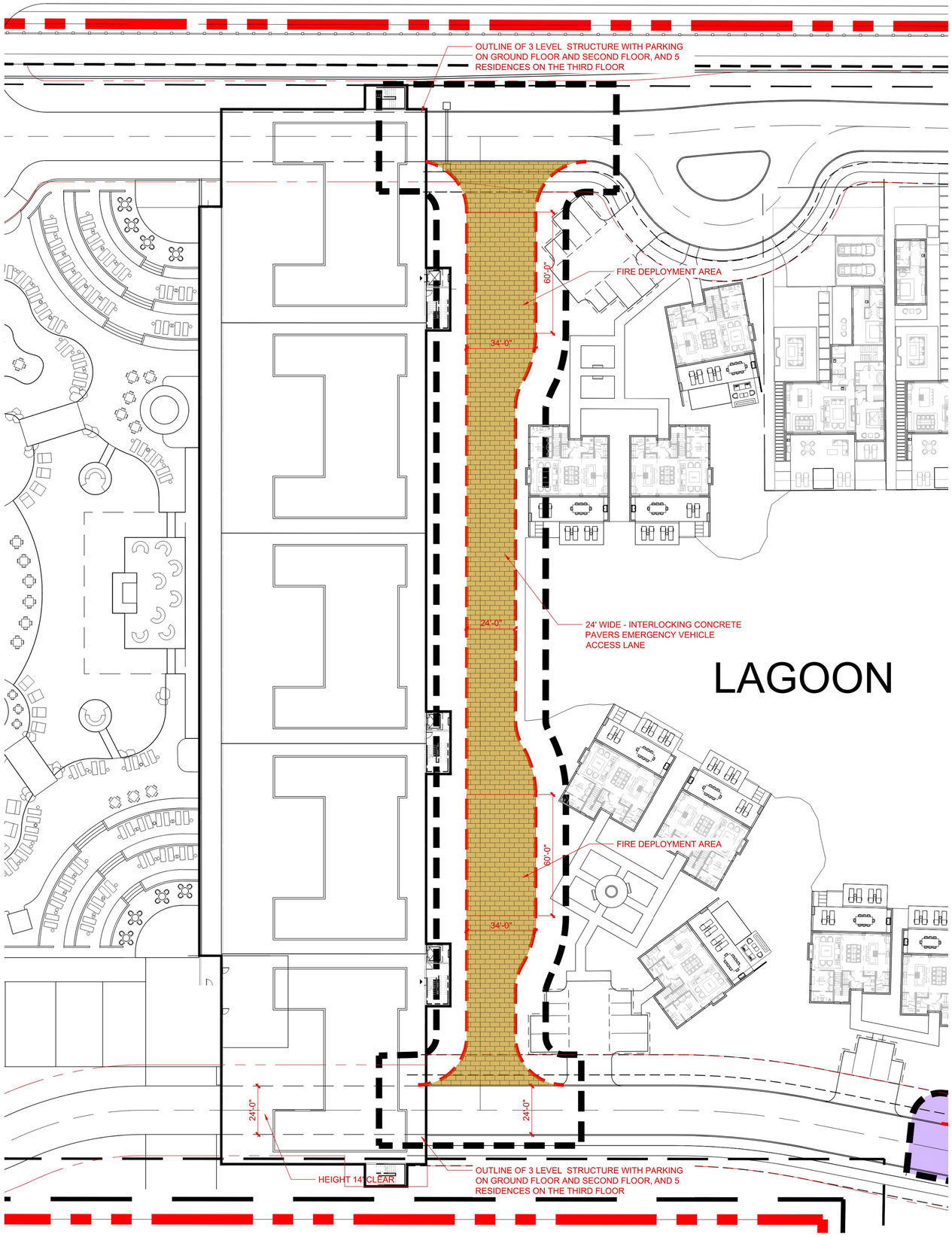
RIVERSIDE COUNTY FIRE ACCESS TEMPLATES (OFM-01A)



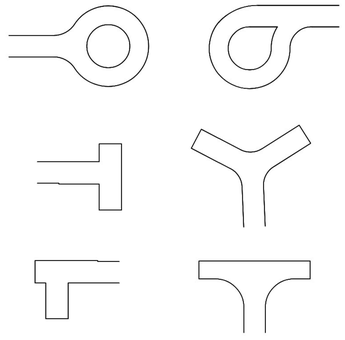
1" = 60'-0"
0 30' 60' 120'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

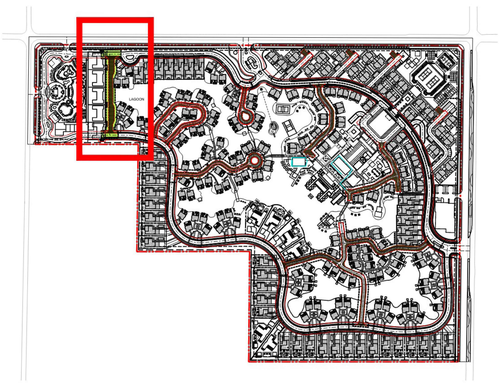
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



RIVERSIDE COUNTY FIRE ACCESS TEMPLATES (OFM-01A)



KEY MAP



LEGEND

EDGE OF EMERGENCY VEHICLE ACCESS LANE

EMERGENCY VEHICLE ACCESS INTERLOCKING CONCRETE PAVERS

1" = 20'-0"

0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

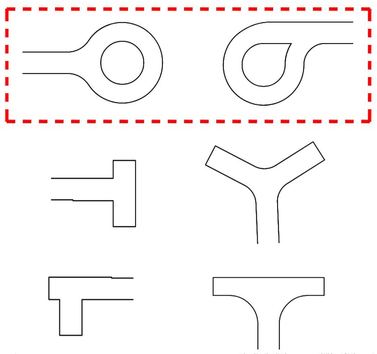
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

LEGEND

EDGE OF EMERGENCY VEHICLE ACCESS LANE

EMERGENCY VEHICLE ACCESS INTERLOCKING CONCRETE PAVERS

RIVERSIDE COUNTY FIRE ACCESS TEMPLATES (OFM-01A



KEY MAP

1" = 20'-0"
0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

HAMMERHEAD PER RIVERSIDE COUNTY FIRE DEPARTMENT GUIDELINE OFM-01A

INTERLOCKING CONCRETE PAVERS EMERGENCY VEHICLE ACCESS

HAMMERHEAD PER RIVERSIDE COUNTY FIRE DEPARTMENT GUIDELINE OFM-01A

INTERLOCKING CONCRETE PAVERS EMERGENCY VEHICLE ACCESS

INTERLOCKING CONCRETE PAVERS EMERGENCY VEHICLE ACCESS

HAMMERHEAD PER RIVERSIDE COUNTY FIRE DEPARTMENT GUIDELINE OFM-01A

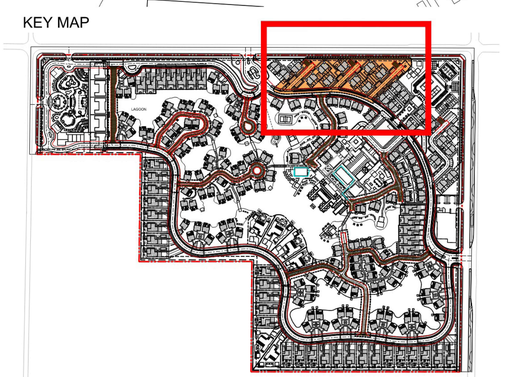
R24'-0"

R48'-0"

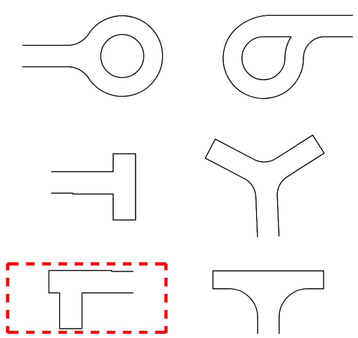
97'-1"

24'-0"

KEY MAP



RIVERSIDE COUNTY FIRE ACCESS TEMPLATES (OFM-01A)



LEGEND

EDGE OF EMERGENCY VEHICLE ACCESS LANE

EMERGENCY VEHICLE ACCESS INTERLOCKING CONCRETE PAVERS

1" = 20'-0"

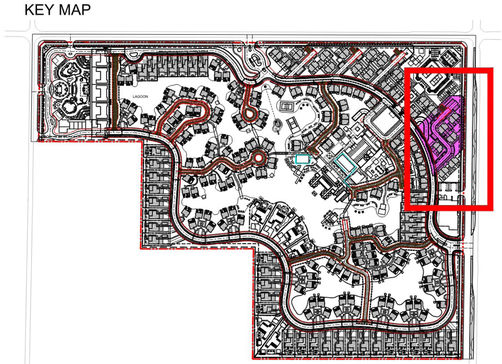
0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

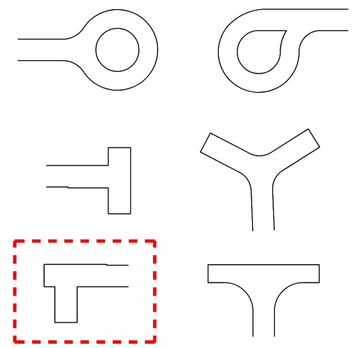
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



KEY MAP



RIVERSIDE COUNTY FIRE ACCESS TEMPLATES (OFM-01A)



LEGEND

EDGE OF EMERGENCY VEHICLE ACCESS LANE

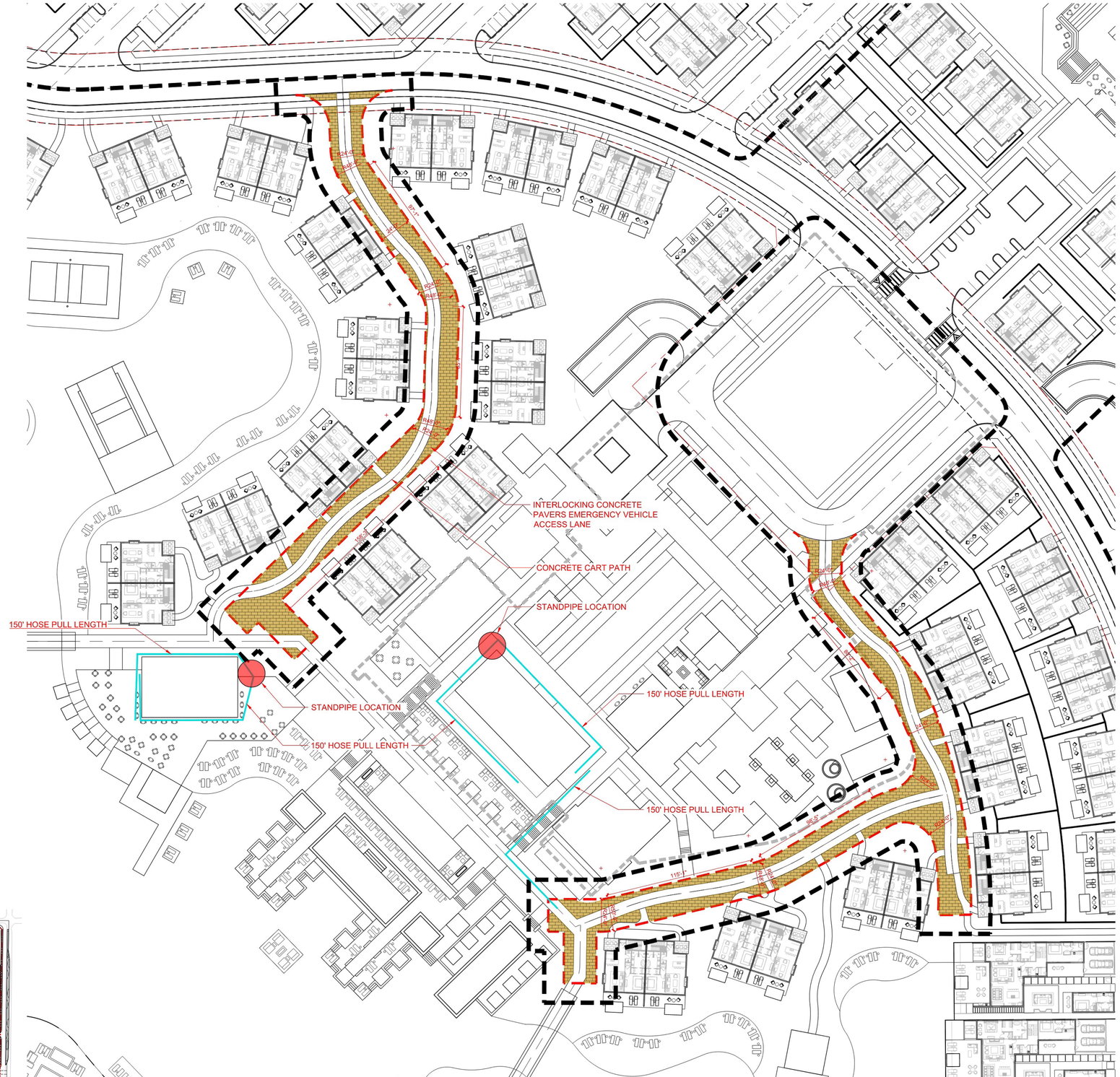
EMERGENCY VEHICLE ACCESS INTERLOCKING CONCRETE PAVERS

1" = 20'-0"

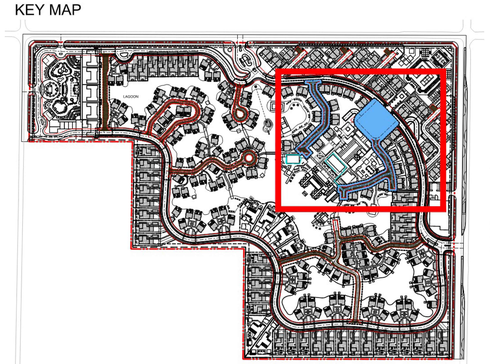
0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

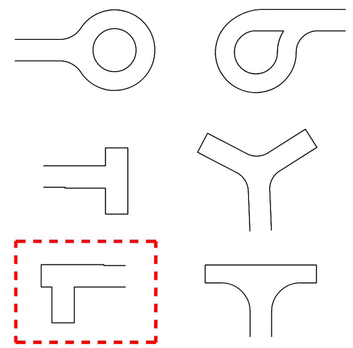
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



KEY MAP



RIVERSIDE COUNTY FIRE ACCESS TEMPLATES (OFM-01A)



LEGEND

- EDGE OF EMERGENCY VEHICLE ACCESS LANE
- EMERGENCY VEHICLE ACCESS INTERLOCKING CONCRETE PAVERS
- STANDPIPE LOCATION
- 150' HOSE PULL LENGTH

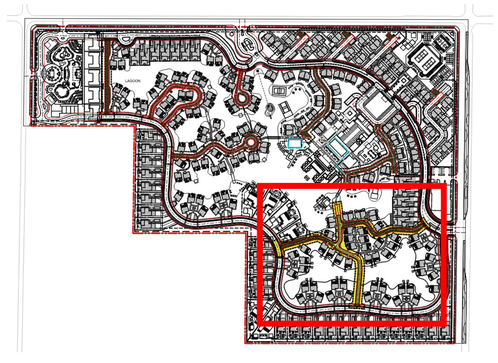
0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

INTERLOCKING CONCRETE PAVERS EMERGENCY VEHICLE ACCESS LANE

KEY MAP



LEGEND

EDGE OF EMERGENCY VEHICLE ACCESS LANE

EMERGENCY VEHICLE ACCESS INTERLOCKING CONCRETE PAVERS

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

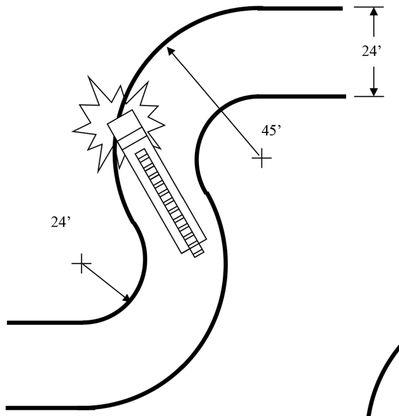
10

FIRE LANE ACCESS ENLARGEMENT: AREA 6

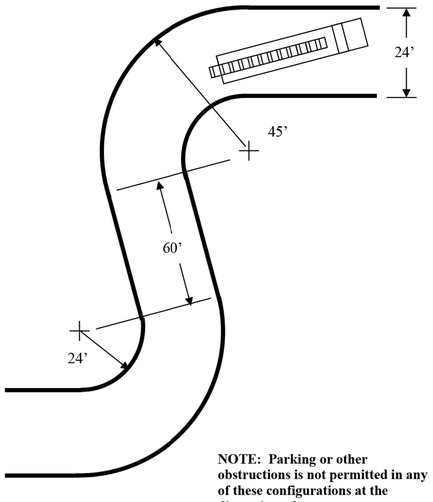
SUBMITTAL DATE: JUNE 10, 2026

ATTACHMENT 6

"S" Curves



NOT PERMITTED
RVC fire apparatus are unable to negotiate tight "S" curves, such as the one shown to the left.



PERMITTED
A 60' straight leg is required between the turns in a compound curve to provide sufficient recovery distance for the apparatus. Alternatively, the length of the straight leg may be reduced if the road width and/or turning radii are increased to allow for a wider turn.

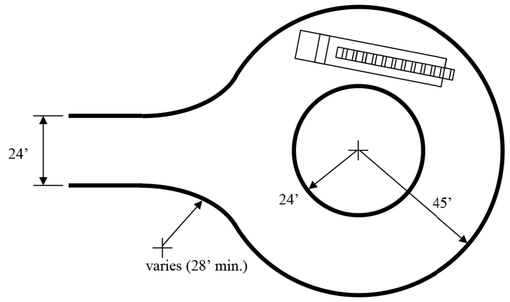
NOTE: Parking or other obstructions is not permitted in any of these configurations at the dimensions shown.

ATTACHMENT 7 (2 Pages)

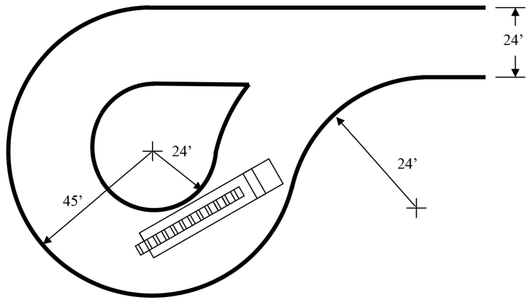
Minimum Turnaround and Hammerhead Dimensions

NOTE: Parking is <u>not</u> permitted in these turnarounds at the dimensions shown.

Standard turnaround

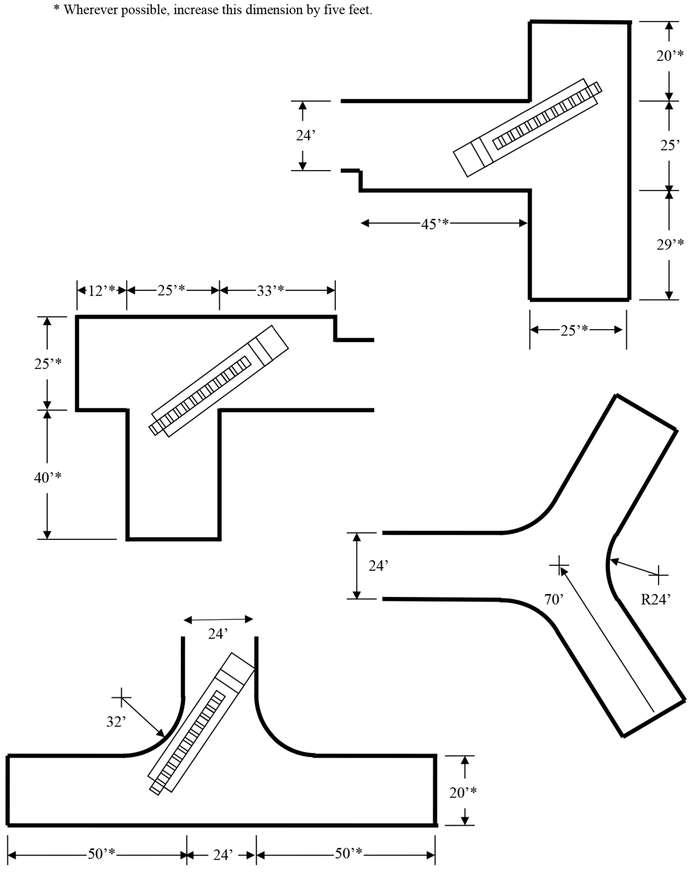


Offset turnaround



NOTE: Parking is not permitted in any of these hammerheads at the dimensions shown.

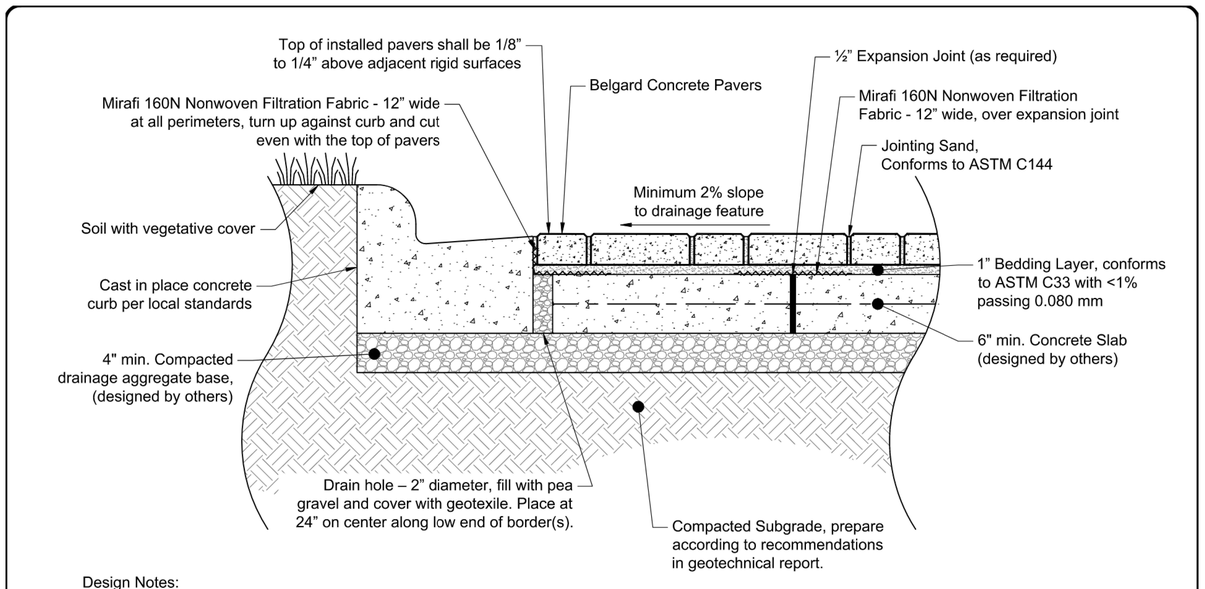
* Wherever possible, increase this dimension by five feet.



CONCRETE PAVER COLOR OPTIONS







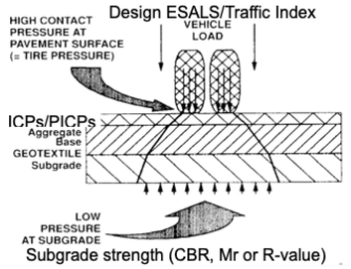
Design Notes:

1. Cross section as shown is suitable for pedestrian and vehicular applications. Paver dimensions subject to aspect and plan ratio requirements. Contact Belgard Commercial for product selection guidance based on the intended traffic loading.
2. Depth of aggregate base subject to site specific conditions (traffic loading, soil conditions, groundwater levels, climatic conditions). Contact Belgard Commercial for design assistance.
3. Additional drain holes may be required depending on the size of the pavement area. The rule of thumb is to have at least one drain hole per 500 square feet of surface area. Storm drains should be used at low spots.
4. Drain pipes may be required within the aggregate base depending on the permeability of the subgrade soils. Verify drainage needs with the geotechnical engineer. Ensure drain pipes are able to daylight via gravity flow to surface, or connect to catch basin.
5. Ensure the geotextile above the drain hole has good drainage characteristics and is not prone to clogging.
6. Techniseal HP Nextgel jointing sand conforming to ASTM C144 may be used in pedestrian and light vehicular applications. Please contact Belgard Commercial for design assistance.

BELGARD belgardcommercial.com 877-235-4273 details@belgard.com	This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.	Belgard Standard Paving Detail Sand Set on Concrete Base	Scale: N.T.S. Date: 02/11/2019	Drawn by: MAH Drawing number: ICP_1

BELGARD COMMERCIAL

TRAFFIC LOADING CALCULATION EXAMPLE



Structural Pavement Section function of Subgrade Strength, Traffic Loadings and Strength of Pavement Section Components

The following calculations demonstrate that Belgard permeable and interlocking concrete pavement systems satisfy the requirements of meeting or exceeding a 75,000 lb theoretical design load as compared to the required compressive strength of pavers per the requirements in *ASTM C936 Standard Specification for Solid Concrete Interlocking Paving Units (average compressive strength of 8,000 psi).*

Step #1) Determine the maximum wheel load:

GVWR = 76,800 lbs

GAWR (front axle) = 22,800 lbs

GAWR (rear axle) = 54,000 lbs

Front Axle Wheel Loads

W_L = 22,800 lb/ 2 tires per axle = 11,400 lbs per tire

Rear Axle Wheel Loads

W_L = 54,000 lb/ 2 axles/4 tires per axle = 6,750 lbs per tire

Step #2) Increase the load by 30% to account for dynamic forces associated with moving vehicles:

Front Axle: $W_{L\text{-dynamic}}$ = 11,400 lbs x 1.30 = 14,820 lbs per tire

Rear Axle: $W_{L\text{-dynamic}}$ = 6,750 lbs x 1.30 = 8,775 lbs per tire

Step #3) Determine the tire contact area:

The Contact Area was measured for a Pierce Fire Truck (GVWR = 76,800 lbs) and was determined to be 104 in2 per front tire, and 90 in2 per rear tire. (See measurements in the attached document)

Step #4) Determine the stress exerted per tire in the dynamic load:

$$\sigma_{tire} = \frac{W_{L\text{-dynamic}}}{A_{contact}} = \frac{14{,}820\ lbs}{104\ in^2} = 142.5\ \frac{lbs}{in^2}$$

Step # 5) Compare Belgard PICP to GVWR = 76,800 lbs:

Belgard permeable and interlocking concrete pavers are manufactured to ASTM C936 standards requiring an average compressive strength of 8,000 psi. As illustrated above, the maximum theoretical tire pressure exerted on the pavement surface is 142.50 psi so stresses are effectively transferred to the base and subgrade using Belgard permeable pavers. This significant factor of safety makes Belgard permeable pavers viable solution for a flexible pavement system subjected to Fire Truck Loading.

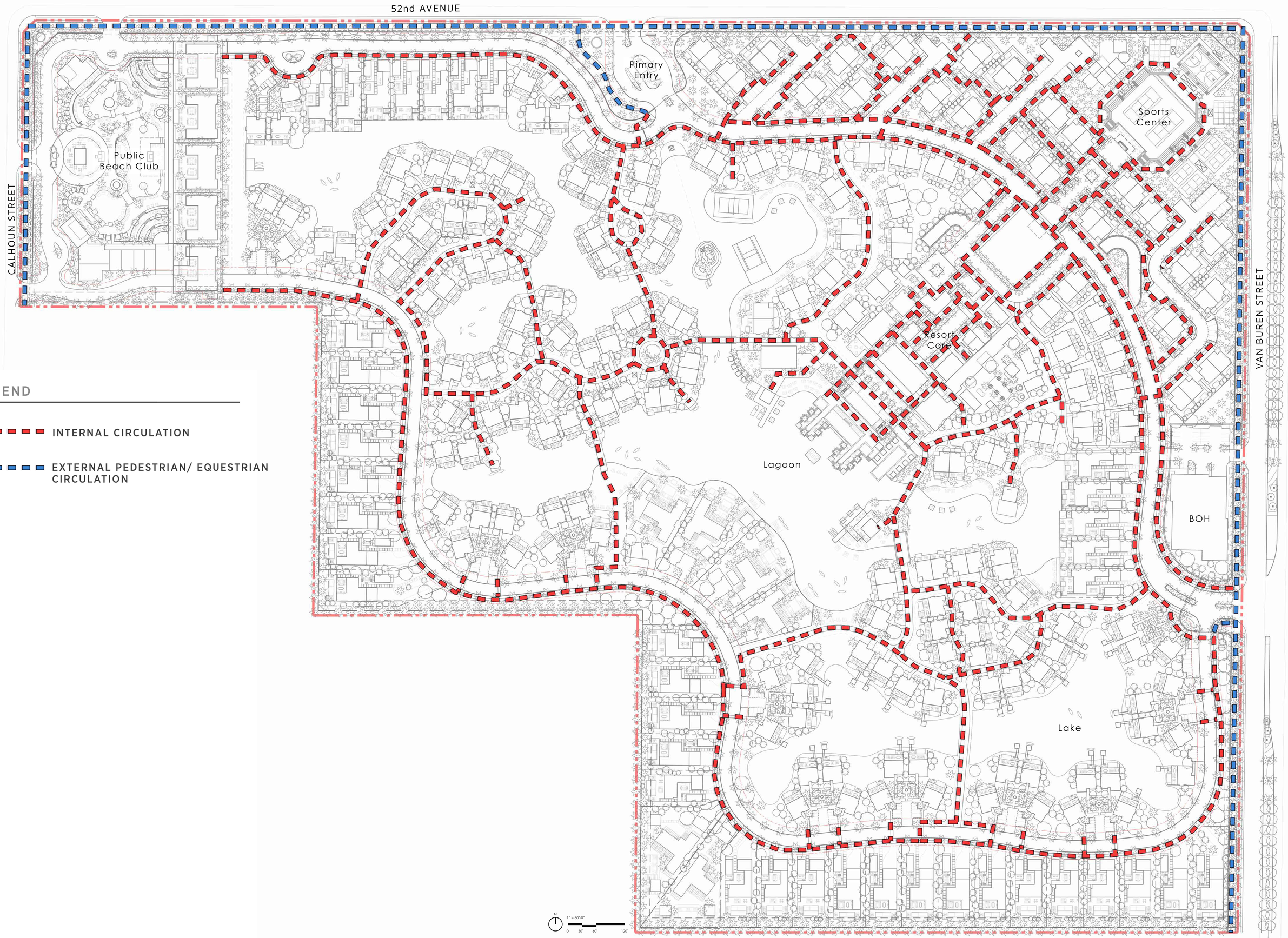
REFERENCES

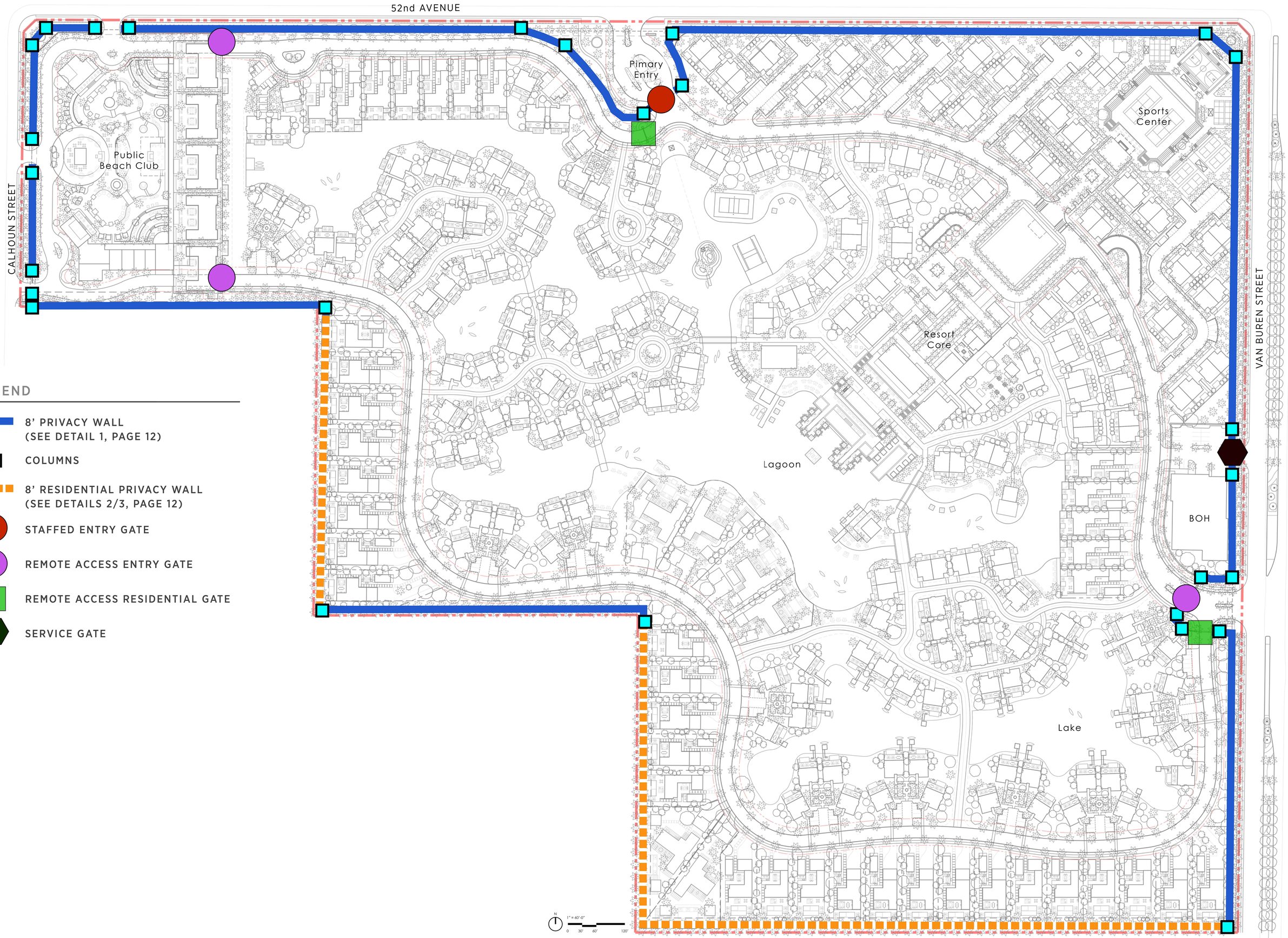
1. *AASHTO 1993. Guide for Design of Pavement Structures, American Association of State Highway and Transportation Officials, Washington, DC.*
2. *ASCE 2016. Structural Design of Interlocking Concrete Pavement for Municipal Streets and Roadways, ASCE/T&DI/ICPI Standard 58-16, American Society of Civil Engineers, Reston, VA.*
3. *ASCE 2018. Permeable Interlocking Concrete Pavement, ASCE/T&DI/ICPI Standard 68-18, American Society of Civil Engineers, Reston, VA.*
4. *Caltrans 2016. Pervious Pavement Design Guidance, California Department of Transportation, Division of Design, Office of Storm Water Management, Sacramento, CA.*
5. *UC Davis 2010. Research Report – Laboratory Testing and Modeling for Structural Performance of Fully Permeable Pavements Under Heavy Traffic: Final Report, U.C. Davis, Department of Civil and Environmental Engineering (CTSW-RT-10-249.04), Davis, CA.*

The information set forth herein is for general informational purposes only. All such information is provided in good faith, however Oldcastle APG, Inc. and its affiliates make no representation or warranty of any kind, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any of the information and shall have no liability to any party for loss or damage incurred as a result of the use or reliance on any information provided herein. Any use of the information is at the user's sole risk.

© Copyright 2024 Oldcastle APG, Inc. All Rights Reserved. BELCOMM24-D-254450

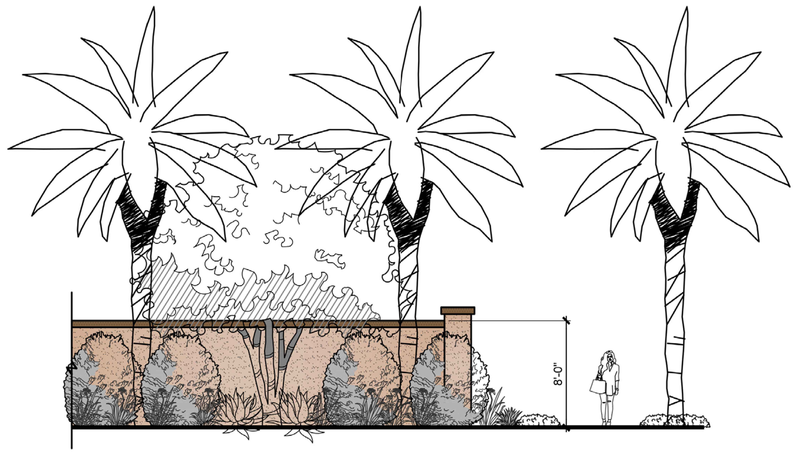

52nd AVENUE
CALHOUN STREET
VAN BUREN STREET
Public Beach Club
Pimary Entry
Sports Center
Resort Core
Lagoon
BOH
Lake
LEGEND
ON-STREET CIRCULATION
NEIGHBORHOOD PATHWAY CIRCULATION
GUEST PICKUP TO ROOM
N
1" = 60'-0"
0
30'
60'
120'


52nd AVENUE
CALHOUN STREET
VAN BUREN STREET
Public Beach Club
Pimary Entry
Sports Center
Resort Core
Lagoon
BOH
Lake
LEGEND
INTERNAL CIRCULATION
EXTERNAL PEDESTRIAN/ EQUESTRIAN CIRCULATION
N
1" = 60'-0"
0
30'
60'
120'



LEGEND

- 8' PRIVACY WALL (SEE DETAIL 1, PAGE 12)
- COLUMNS
- 8' RESIDENTIAL PRIVACY WALL (SEE DETAILS 2/3, PAGE 12)
- STAFFED ENTRY GATE
- REMOTE ACCESS ENTRY GATE
- REMOTE ACCESS RESIDENTIAL GATE
- SERVICE GATE



1 TYPICAL PERIMETER WALL ELEVATION

SCALE 1" = 5'-0"

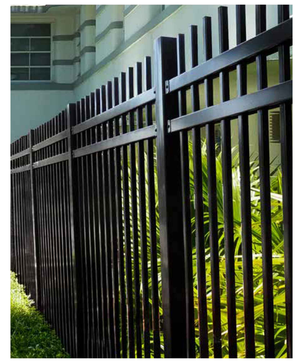
LEGEND

- CMU WALL - STUCCO
- DECORATIVE CAP
- POOL WALLS/FOUNDATION
- POOL

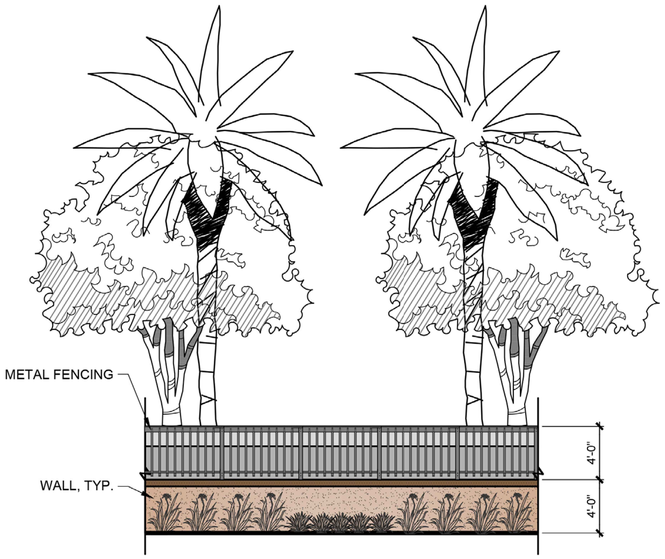
MATERIALS



STUCCO FINISH OPTIONS

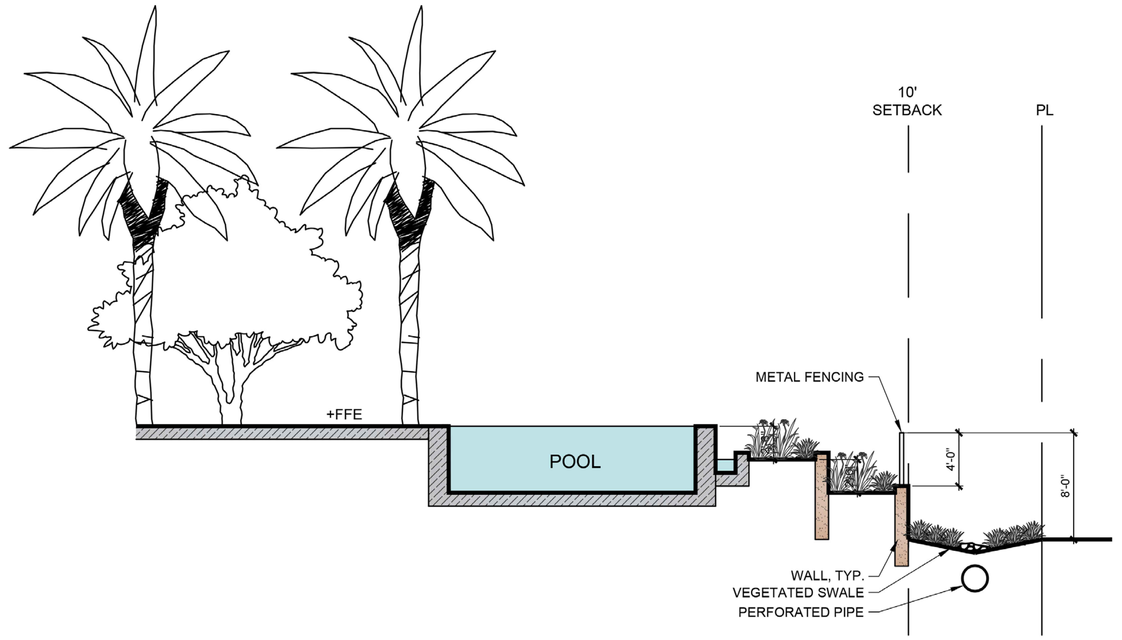


METAL FENCE



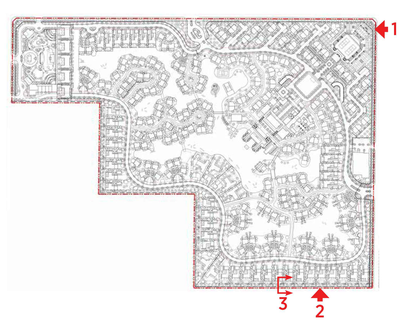
2 TYPICAL RESIDENTIAL PERIMETER WALL ELEVATION

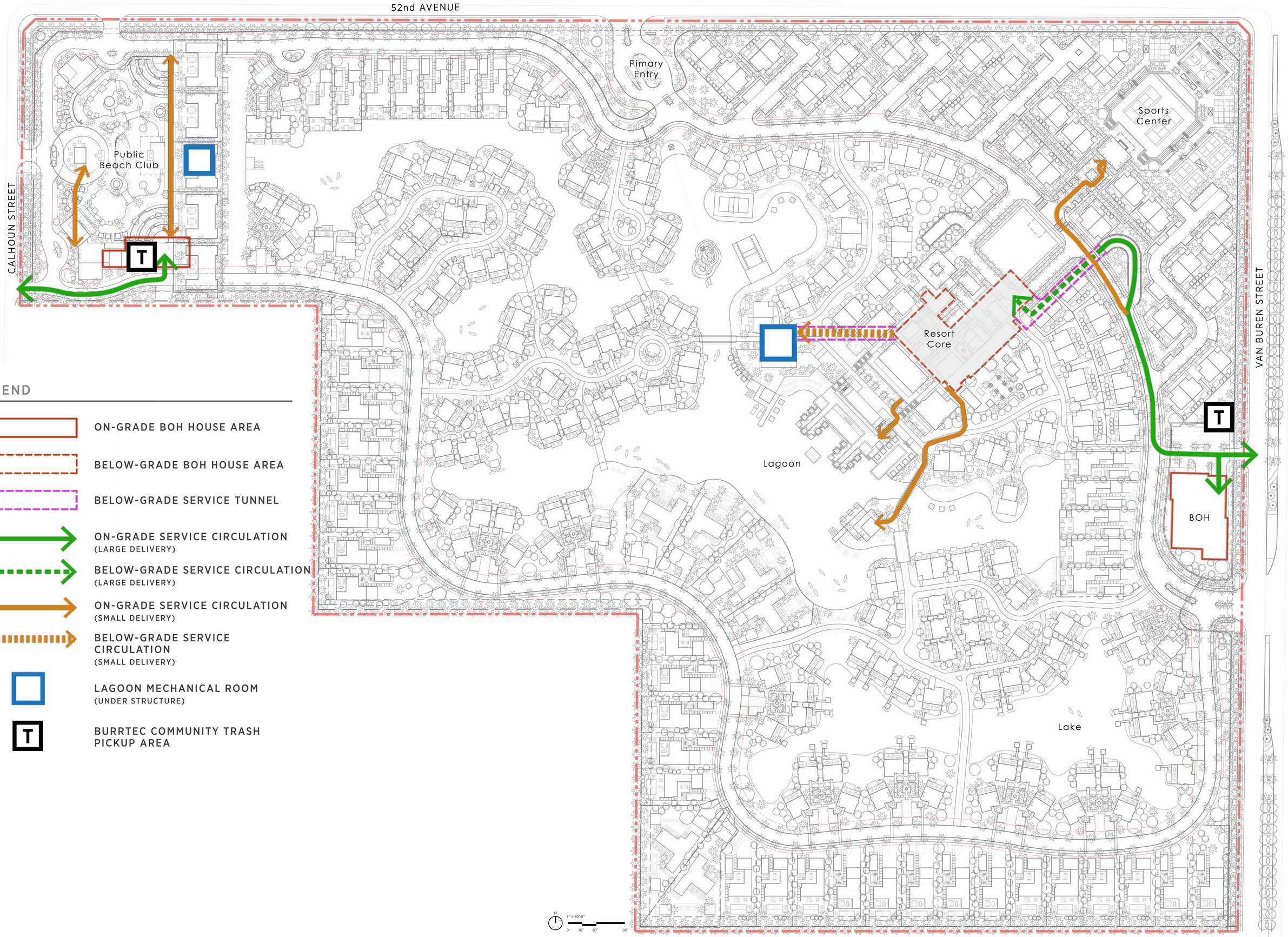
SCALE 1" = 5'-0"



3 TYPICAL RESIDENTIAL PERIMETER WALL SECTION

SCALE 1" = 5'-0"



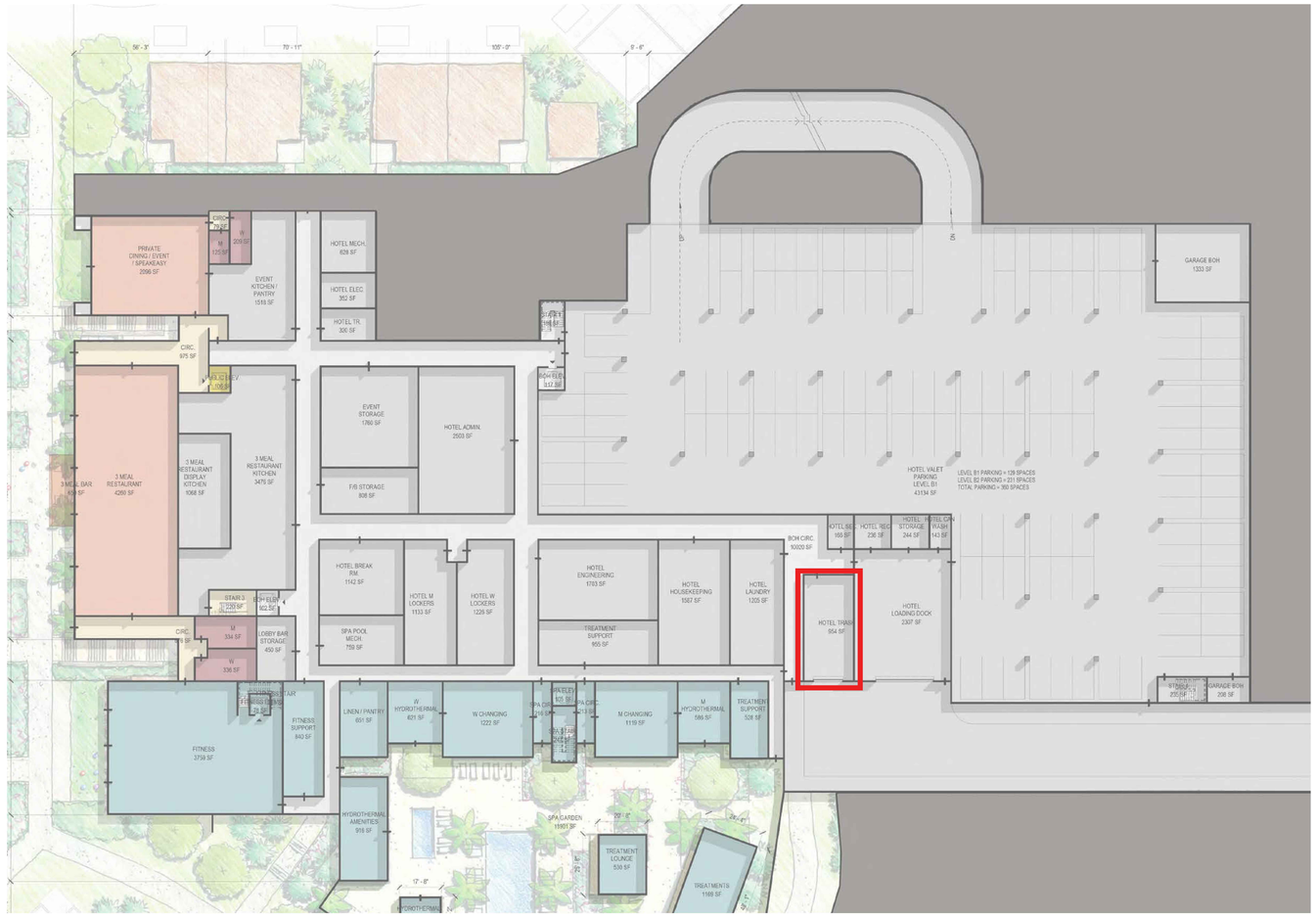


LEGEND

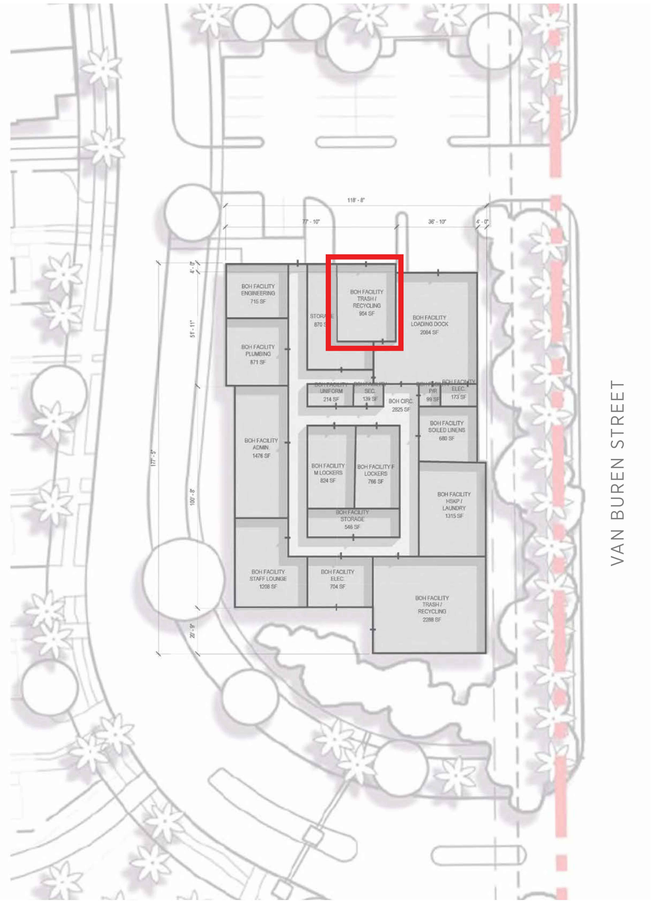
- ON-GRADE BOH HOUSE AREA
- BELOW-GRADE BOH HOUSE AREA
- BELOW-GRADE SERVICE TUNNEL
- ON-GRADE SERVICE CIRCULATION (LARGE DELIVERY)
- BELOW-GRADE SERVICE CIRCULATION (LARGE DELIVERY)
- ON-GRADE SERVICE CIRCULATION (SMALL DELIVERY)
- BELOW-GRADE SERVICE CIRCULATION (SMALL DELIVERY)
- LAGOON MECHANICAL ROOM (UNDER STRUCTURE)
- BURRTEC COMMUNITY TRASH PICKUP AREA

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEVEL B1 - HOSPITALITY TRASH REFUSE AREA



LEVEL L1 - BOH MAIN TRASH ENCLOSURE



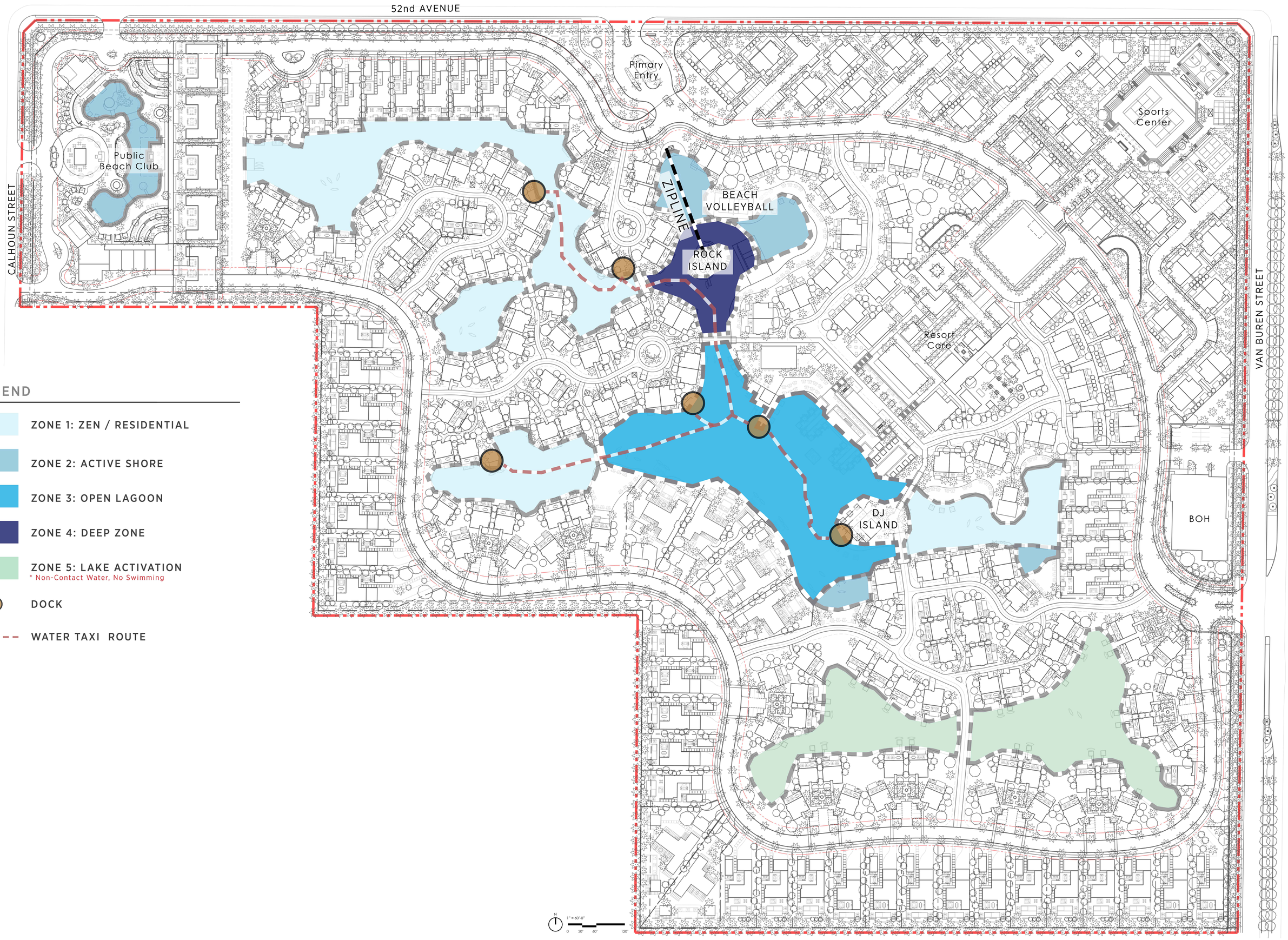
LEVEL L1 - BEACH CLUB MAIN TRASH ENCLOSURE

TRASH COLLECTION INTENTION NARRATIVE

All Hospitality units and Bungalow units will be serviced by the hotel's centralized trash-operations team. Refuse generated in these areas will first be routed to the designated hospitality huts, after which it will be transported to the Hospitality Refuse Area located on Level B1 of the main hotel. From the B1 refuse area, all waste will be consolidated in the BOH Main Trash Enclosure, where Burrtec will conduct final collection.

The Beach Club maintains an independent trash enclosure within its own BOH area, allowing its waste stream to operate separately from the hotel infrastructure.

Residential units will utilize individual Burrtec bins, with collection occurring directly at the street per standard municipal procedures.

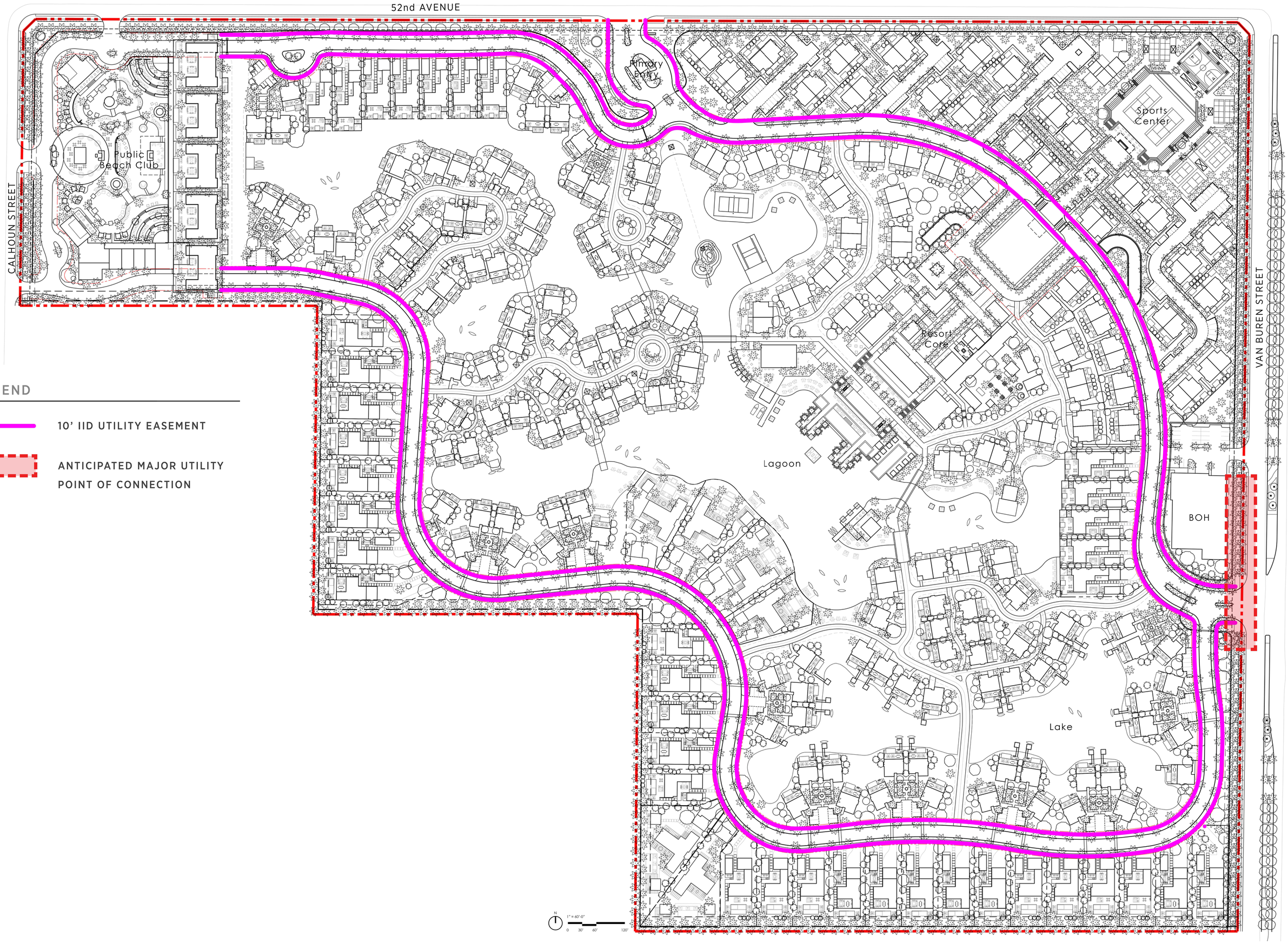


LEGEND

- ZONE 1: ZEN / RESIDENTIAL
- ZONE 2: ACTIVE SHORE
- ZONE 3: OPEN LAGOON
- ZONE 4: DEEP ZONE
- ZONE 5: LAKE ACTIVATION
  * Non-Contact Water, No Swimming
- DOCK
- WATER TAXI ROUTE

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEGEND

10' IID UTILITY EASEMENT

ANTICIPATED MAJOR UTILITY POINT OF CONNECTION

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE


52nd AVENUE
CALHOUN STREET
VAN BUREN STREET
Public Beach Club
Pimary Entry
Sports Center
Resort Core
Lagoon
BOH
Lake
LEGEND
WHARF HYDRANT LOCATION
N
1" = 60'-0"
0
30'
60'
120'

LANDSCAPE STRUCTURE & THEMEING

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEGEND

- THEME 1 - DESERT OASIS
- THEME 2 - DESERT LUSH
- THEME 3 - THE GROVE
- THEME 4 - AGRARIAN HERITAGE
- THEME 5 - BEACH
- THEME 6 - DESERT NATIVE
- THEME 7 - SPA WATER GARDEN



THEME 1 - DESERT OASIS LANDSCAPE

Lush Refuge | Vertical Drama | Shade + Cooling

SCIENTIFIC NAME	COMMON NAME
PALMS	
Cycas revoluta	*Sago Palm*
Chamaerops humilis	*Mediterranean Fan Palm*
Phoenix dactylifera	*Date Palm*
Phoenix canariensis	*Canary Island Palm*
Washingtonia filifera	*California Fan Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Chitalpa x	*Tashkentensis*
Cordia boissieri	*Mexican Olive*
Citrus Species	*Citrus*
Olea europa	*Olive*
Olneya tesota	*Ironwood*
Parkinsonia × 'Desert Museum'	*Desert Museum Palo Verde*
Prosopis glandulosa	*Honey Mesquite*
Prosopis velutina	*Velvet Mesquite*
Pistacia lentiscus	*Mastic Tree*
Sophora secundiflora	*Silver Sierra*
CACTI / ACCENTS	
Agave weberi	*Weber's Agave*
Agave 'Blue Flame'	*Blue Flame Agave*
Aloe barbadensis	*Aloe Vera*
Aloe ferox	*Cape Aloe*
Aloe x 'Blue Elf"	*Blue ELF Aloe*
Euphorbia rigida	*Gopher Plant*
Yucca pallida	*Pale Yucca*
SHRUBS/GRASSES	
Bougainvillea 'Monka'	*Oo-La-La® Bougainvillea*
Bougainvillea	*Torch Glow*
Bougainvillea	*Rosenka*
Bougainvillea	*Barbara Karst*
Caesalpinia pulherrima	*Mexican Bird of Paradise*
Campsis radicans	*Trumpet Vine*
Dianella revoluta	*Little Rev™ Flax Lily*
Eremophila hygrophana	*Blue Bells*
Eremophila maculata Valenitine	*Valentine Bush*
Lavendula angustifolia	*Lavender*
Leucophyllum frutexcens	*Texas Ranger*
Ilex vomitoria Nana	*Dwarf Youpon Holly*
Jasminum sambac	*Arabian Jasmine*
Myrtus communis boetica	*Twisted Myrtle*
Ruellia brittoniana	*Mexican Petunia*
Russelia equisetiformis	*Firecracker Plant*
Olea europaea 'Montra'	*Dwarf Olive*
Stipa tenuissima	*Mexican Feather Grass*
Salvia leucantha	*Mexican Bush Sage*
Tradescantia pallida	*Purple heart*
Trachelospermum jasminoides	*Star Jasmin*
Tecoma stans	*Yellow Bells Bush*
Perovskia atriplicifolia	*Russian Sage*



THEME 2 - DESERT LUSH LANDSCAPE

Residential Comfort | Seasonal Color | Layered Texture

SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	*Date Palm*
Chamaerops humilis	*Mediterranean Fan Palm*
Washingtonia filifera	*California Fan Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Chitalpa x	*Tashkentensis*
Olea europa	*Olive*
Olneya tesota	*Ironwood*
Parkinsonia praecox	*Palo Brea*
Parkinsonia × 'Desert Museum'	*Desert Museum Palo Verde*
Prosopis glandulosa	*Honey Mesquite*
Prosopis velutina	*Velvet Mesquite*
CACTI / ACCENTS	
Aloe barbadensis	*Medicinal Aloe*
Agave weberi	*Weber's Agave*
Agave vilmoriniana	*Octopus Agave*
Dasylirion texanum	*Green Desert Spoon*
Dasylirion wheeleri	*Desert Spoon*
Euphorbia rigida	*Gopher Plant*
Hesperaloe funifera	*Giant Hesperaloe*
Hesperaloe parvifolia 'Perpa'	*Brakelights Yucca*
Mediopicta Aurea	*Agave Americana*
SHRUBS / GRASSES	
Acacia redolens	*Prostrate Acacia*
Bougainvillea 'Monka'	*Oo-La-La® Bougainvillea*
Campsis radicans	*Trumpet Vine*
Caesalpinia pulherrima	*Mexican Bird of Paradise*
Calliandra californica	*Baja Fairy Duster*
Chrisactinia mexicana	*Damianita*
Dianella revoluta	*Little Rev™ Flax Lily*
Eremophila glabra 'Mingenew	*Gold Outback Sunrise Emu*
Ericameria laricifolia	*Turpentine Bush*
Leucophyllum frutexcens	*Texas Ranger*
Muhlenbergia capillaris	*Pink Muhly Grass*
Olea europaea 'Montra'	*Dwarf Olive*
Penstemon baccharifolius	*Diablo Rock Penstemon*
Ruellia peninsularis	*Desert Ruellia*
Salvia leucantha	*Mexican Bush Sage*
Senna artemisioides	*Feathery Cassia*
Tecoma stans	*Yellow Bells Bush*



THEME 3 - THE GROVE LANDSCAPE

Structured | Historical Echo | Productive Beauty

SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	*Date Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Chitalpa x	*Tashkentensis*
Olea europa	*Olive*
Olneya tesota	*Ironwood*
Parkinsonia praecox	*Palo Brea*
Parkinsonia × 'Desert Museum'	*Desert Museum Palo Verde*
Prosopis glandulosa	*Honey Mesquite*
Prosopis velutina	*Velvet Mesquite*
CACTI / ACCENTS	
Aloe barbadensis	*Medicinal Aloe*
Agave weberi	*Weber's Agave*
Agave vilmoriniana	*Octopus Agave*
Carnegiea gigantea	*Saguaro*
Dasylirion texanum	*Green Desert Spoon*
Dasylirion wheeleri	*Desert Spoon*
Euphorbia rigida	*Gopher Plant*
Euphorbia tirucalli	*Firesticks / Pencil Cactus*
Hesperaloe funifera	*Giant Hesperaloe*
Hesperaloe parvifolia 'Perpa'	*Brakelights Yucca*
Mediopicta Aurea	*Agave Americana*
SHRUBS / GRASSES	
Acacia redolens	*Prostrate Acacia*
Bougainvillea 'Monka'	*Oo-La-La® Bougainvillea*
Campsis radicans	*Trumpet Vine*
Caesalpinia pulherrima	*Mexican Bird of Paradise*
Calliandra californica	*Baja Fairy Duster*
Chrisactinia mexicana	*Damianita*
Dianella revoluta	*Little Rev™ Flax Lily*
Eremophila glabra 'Mingenew	*Gold Outback Sunrise Emu*
Ericameria laricifolia	*Turpentine Bush*
Leucophyllum frutexcens	*Texas Ranger*
Olea europaea 'Montra'	*Dwarf Olive*
Penstemon baccharifolius	*Diablo Rock Penstemon*
Salvia leucantha	*Mexican Bush Sage*
Tecoma stans	*Yellow Bells Bush*

THEME 4 - AGRARIAN HERITAGE



SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	*Date Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Olea europa	*Olive*
Parkinsonia praecox	*Palo Brea*
Parkinsonia × 'Desert Museum'	*Desert Museum Palo Verde*
Prosopis velutina	*Velvet Mesquite*
CACTI / ACCENTS	
Aloe barbadensis	*Medicinal Aloe*
Agave weberi	*Weber's Agave*
Agave vilmoriniana	*Octopus Agave*
Dasylirion texanum	*Green Desert Spoon*
Dasylirion wheeleri	*Desert Spoon*
Euphorbia rigida	*Gopher Plant*
Euphorbia tirucalli	*Firesticks / Pencil Cactus*
Hesperaloe funifera	*Giant Hesperaloe*
Hesperaloe parvifolia 'Perpa'	*Brakelights Yucca*
SHRUBS / GRASSES	
Acacia redolens	*Prostrate Acacia*
Bougainvillea 'Monka'	*Oo-La-La® Bougainvillea*
Campsis radicans	*Trumpet Vine*
Caesalpinia pulherrima	*Mexican Bird of Paradise*
Calliandra californica	*Baja Fairy Duster*
Chrisactinia mexicana	*Damianita*
Dianella revoluta	*Little Rev™ Flax Lily*
Eremophila glabra 'Mingenew	*Gold Outback Sunrise Emu*
Ericameria laricifolia	*Turpentine Bush*
Leucophyllum frutexcens	*Texas Ranger*
Olea europaea 'Montra'	*Dwarf Olive*
Penstemon baccharifolius	*Diablo Rock Penstemon*
Salvia leucantha	*Mexican Bush Sage*
Tecoma stans	*Yellow Bells Bush*

THEME 5 - BEACH LANDSCAPE

Casual | Flowing Forms | Coastal Vibes



SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	*Date Palm*
Chamaerops humilis	*Mediterranean Fan Palm*
Washingtonia robusta	*Mexican Fan Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Chitalpa x	*Tashkentensis*
Olea europa	*Olive*
Olneya tesota	*Ironwood*
Prosopis glandulosa	*Honey Mesquite*
Prosopis velutina	*Velvet Mesquite*
CACTI / ACCENTS	
Agave desmettiana	*Smooth Agave Century Plant*
Aloe striata	*Coral Aloe*
Aloe maculata	*Soap Aloe*
Yucca pallida	*Pale Yucca*
SHRUBS / GRASSES	
Aristida purpurea	*Purple Three-Awn Grass*
Bouteloua gracilis	*Blond Ambition Grass*
Calliandra californica	*Baja Fairy Duster*
Carex pansa	*California meadow sedge*
Dalea greggii	*Trailing Indigo Bush*
Eriogonum fasciculatum	*California Buckwheat*
Fallugia paradoxa	*Apache Plume*
Gaura lindheimeri	*Whirling Butterflies*
Hymenoxys acaulis	*Angelita Daisy*
Isomeris arborea	*Bladderpod*
Juncus patens	*California Gray Rush*
Justicia californica	*Chuparosa*
Lavandula multifida	*Fernleaf Lavender*
Muhlenbergia capillaris	*Pink Muhly Grass*
Muhlenbergia rigens	*Deer Grass*
Penstemon pseudospectabilis	*Desert Penstemon*
Ruellia peninsularis	*Desert Ruellia*
Salvia greggii	*Autumn Sage*
Sphaeralcea ambigua	*Globe Mallow*
Stipa tenuissima	*Mexican Feather Grass*
Tecoma stans	*Yellow Bells*
Verbena lilacina	*Cedros Island Verbena*

THEME 6 - DESERT NATIVE



SCIENTIFIC NAME	COMMON NAME
PALMS	
Phoenix dactylifera	*Date Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Olneya tesota	*Ironwood*
Parkinsonia × 'Desert Museum'	*Desert Museum Palo Verde*
Prosopis glandulosa	*Honey Mesquite*
Prosopis velutina	*Velvet Mesquite*
CACTI / ACCENTS	
Aloe barbadensis	*Medicinal Aloe*
Carnegiea gigantea	*Saguaro*
Dasylirion texanum	*Green Desert Spoon*
Dasylirion wheeleri	*Desert Spoon*
Euphorbia rigida	*Gopher Plant*
Fouquieria splendens	*Ocotillo*
Hesperaloe funifera	*Giant Hesperaloe*
Stenocereus thurberi	*Organ pipe cactus*
Yucca rostrata	*Beaked Yucca*
Yucca faxoniana	*Spanish Dagger*
SHRUBS / GRASSES	
Acacia redolens	*Prostrate Acacia*
Bouteloua gracilis	*Blond Ambition Grass*
Caesalpinia pulherrima	*Mexican Bird of Paradise*
Calliandra californica	*Baja Fairy Duster*
Chrisactinia mexicana	*Damianita*
Cordia parvifolia	*Little Leaf Cordia*
Dalea greggii	*Trailing Indigo Bush*
Eremophila maculata	*Emu Bush*
Ericameria laricifolia	*Turpentine Bush*
Fallugia paradoxa	*Apache Plume*
Glandularia pulchella	*Rock verbena*
Larrea tridentata	*Creosote Bush*
Muhlenbergia rigens	*Deer Grass*
Penstemon baccharifolius	*Diablo Rock Penstemon*
Ruellia peninsularis	*Desert Ruellia*
Simmondsia chinensis	*Jojoba*
Sphaeralcea ambigua	*Globe Mallow*
Tecoma stans	*Yellow Bells Bush*

THEME 7 - SPA WATER GARDEN LANDSCAPE

Naturalistic | Low Maintenance | Habitat-Friendly



SCIENTIFIC NAME	COMMON NAME
PALMS	
Chamaerops humilis	*Mediterranean Fan Palm*
Phoenix dactylifera	*Date Palm*
TREES	
Acacia smallii	*Desert Sweet Acacia*
Chilopsis linearis	*Desert Willow*
Jacaranda mimosifolia	*Jacaranda*
Olneya tesota	*Ironwood*
Lagerstroemia indica	*Crape Myrtle*
SHRUBS / GRASSES	
Aloysia gratissima	*Whitebrush*
Bacopa monnieri	*Water Hyssop*
Caesalpinia pulherrima	*Mexican Bird of Paradise*
Calliandra californica	*Baja Fairy Duster*
Carex divulsa	*Berkeley Sedge*
Chondropetalum tectorum	*Cape Rush*
Dodonaea viscosa 'Purpurea'	*Purple Hopseed Bush*
Dymondia margaretae	*Dymondia*
Hibiscus rosa-sinensis	*Tropical Hibiscus*
Juncus patens	*California Grey Rush*
Justicia californica	*Chuparosa*
Leucophyllum frutescens	*Texas Ranger*
Lippia nodiflora	*Frogfruit*
Lomandra longifolia 'Breeze'	*Lomandra*
Miscanthus sinensis 'Adagio'	*Adagio Maiden Grass*
Muhlenbergia capillaris	*Pink Muhly Grass*
Muhlenbergia rigens	*Deer Grass*
Nerium oleander 'Petite Pink'	*Dwarf Oleander*
Pennisetum orientale	*Oriental Fountain Grass*
Plumbago auriculata	*Plumbago*
Russelia equisetiformis	*Firecracker Plant*
Salvia greggii	*Autumn Sage*
Tecoma stans	*Yellow Bells B ush*
Vitex agnus-castus	*Chaste Tree, shrub form*

52nd AVENUE

CALHOUN STREET

VAN BUREN STREET

Public Beach Club

Sports Center

Resort Core

Lagoon

Lake

LEGEND

- Date Palm Grove
  *Palm Canopies to Exceed 14' High
- Canopy Tree - Large
- Canopy Tree - Medium
- Palm - Small
- Fire Lane

N

1" = 60'-0"

0 30' 60' 120'

PALM TREES



Bismarckia nobilis | Bismark Palm



Brahea armata | Mexican Blue Palm



Cycas revoluta | Sago Palm



Chamaerops humilis | Mediterranean Fan Palm



Phoenix dactylifera | Date Palm



Phoenix canariensis | Canary Island Palm



Washingtonia × filibusta | Hybrid Fan Palm



Washingtonia filifera | California Fan Palm

TREES



Acacia smallii | Desert Sweet Acacia



Caesalpinia cacalaco | Cascalote



Chilopsis linearis | Desert Willow



Chitalpa x | Tashkentensis



Citrus Species | Citrus



Olea europa | Seedless Olive



Parkinsonia praecox | Palo Brea



Parkinsonia × 'Desert Museum' | Desert Museum Palo Verde



Prosopis glandulosa | Honey Mesquite



Prosopis velutina | Velvet Mesquite



Pistacia lentiscus | Mastic Tree



Sophora secundiflora | Silver Sierra

SHRUBS



Asparagus densiflorus 'Myers' | Foxtail Fern



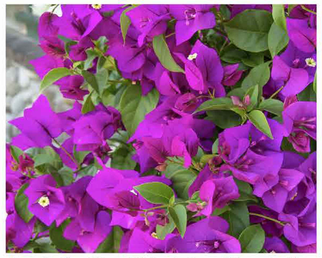
Anigozanthos | Kangaroo Paw



Berlandiera lyrata | *Chocolate Flower*



Bougainvillea | *Barbara Karst*



Bougainvillea 'Moneth' | *Purple Queen® Bougainvillea*



Campsis radicans | Trumpet Vine



Caesalpinia pulcherrima | *Mexican Bird of Paradise*



Calliandra californica | Baja Fairy Duster



Chrysactinia mexicana | Damianita



Dianella revoluta | Little Rev™ Flax Lily



Dodonaea viscosa | Hop Bush



Eremophila maculata | Emu Bush



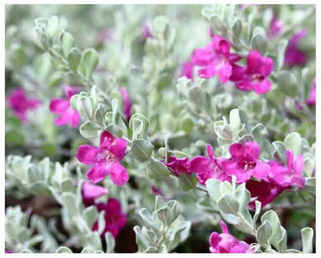
Eremophila glabra *'Mingenew'* | Gold Outback Sunrise Emu



Eremophila hygrophana | Blue Bells



Lavendula angustifolia | *English* Lavender



Leucophyllum frutescens | Texas Ranger



Olea europaea 'Montra' | Dwarf Olive



Myrtus communis boetica | *Twisted Myrtle*



Penstemon baccharifolius | Diablo Rock Penstemon



Ruellia brittoniana | *Mexican Petunia*



Rosmarinus officinalis 'Arp' | *Rosemary*



Salvia leucantha | Mexican Bush Sage



Trachelospermum jasminoides | Star Jasmin



Tecoma stans | Yellow Bells Bush

GRASSES



Aristida purpurea | Purple Threeawn



Muhlenbergia capillaris | Pink Muhly Grass



Muhlenbergia rigens | Deer Grass



Nassella tenuissima | Mexican Feather Grass

AGAVE / SPECIMEN



Agave weberi | Weber's Agave



Agave 'Blue Flame' | Blue Flame Agave



Agave attenuata | Ghost Agave/Fox Tail Agave



Agave desmettiana | Smooth Agave



Agave vilmoriniana | Octopus Agave



Aloe Striata | Coral Aloe



Dasylirion texanum | Green Desert Spoon



Euphorbia rigida | *Gopher Plant*



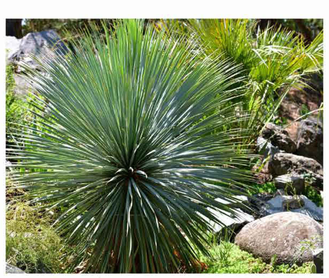
Fouquieria splendens | Ocotillo



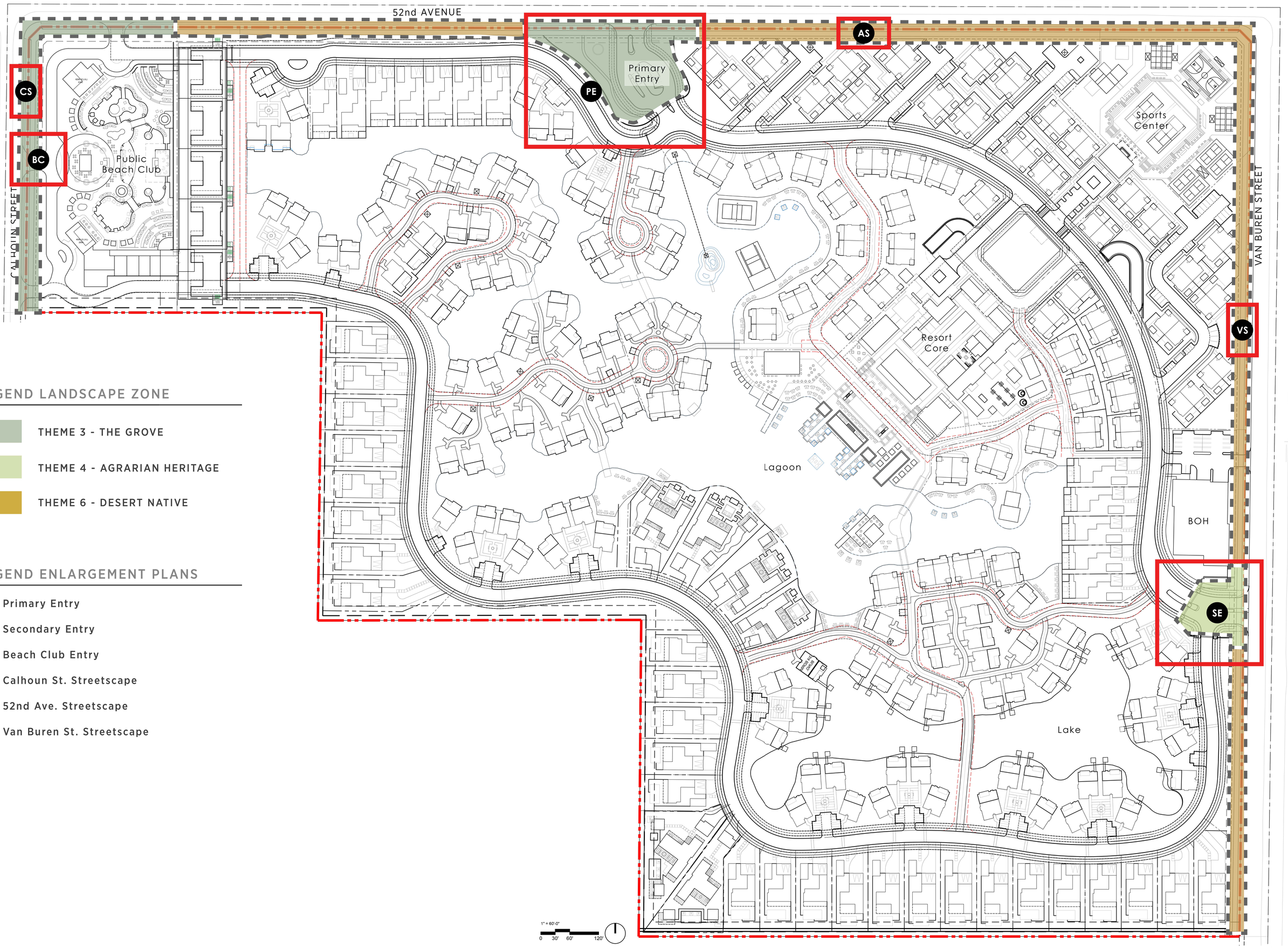
Hesperaloe funifera | Giant Hesperaloe



Pachycereus marginatus | Mexican Fence Post



Yucca rostrata | Beaked Yucca



LEGEND LANDSCAPE ZONE

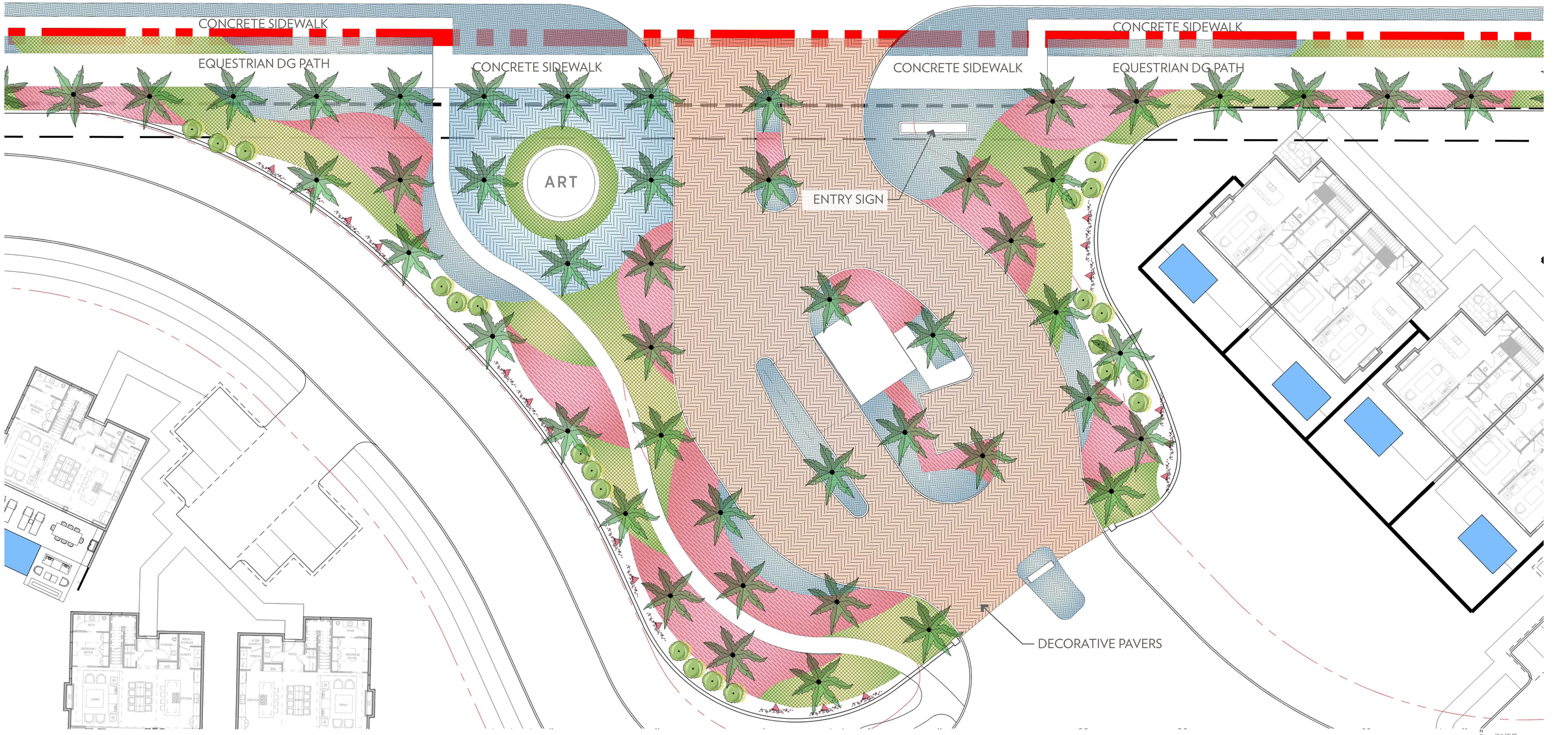
- THEME 3 - THE GROVE
- THEME 4 - AGRARIAN HERITAGE
- THEME 6 - DESERT NATIVE

LEGEND ENLARGEMENT PLANS

- PE Primary Entry
- SE Secondary Entry
- BC Beach Club Entry
- CS Calhoun St. Streetscape
- AS 52nd Ave. Streetscape
- VS Van Buren St. Streetscape

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LANDSCAPE LEGEND

PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREADING WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

LARGE SHRUBS
(APPROX. 6'–15'+ TALL | STRUCTURAL + SCREENING LAYER)

DESCRIPTION:
THESE ARE YOUR PRIMARY MASSING PLANTS—USED FOR PRIVACY, ENCLOSURE, AND BACKDROP STRUCTURE. THEY ARE UPRIGHT OR SPREADING FORMS, MODERATE DENSITY, AND STRONG SEASONAL PRESENCE (FLOWERS OR FOLIAGE).

AGAVE AMERICANA 'SUPER BLUE' / SUPER BLUE CENTURY PLANT
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CORDIA PARVIFOLIA / SMALL-LEAF GEIGERTREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DODONAEA VISCOSA / HOPSEED BUSH
EREMOPHILA MACULATA / SPOTTED EMU BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
MYRTUS COMMUNIS / COMMON MYRTLE
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
YUCCA FAXONIANA / SPANISH DAGGER
YUCCA ROSTRATA / BEAKED YUCCA

VINES
(VARIABLE HEIGHT | VERTICAL ELEMENTS + SOFTENING STRUCTURES)

DESCRIPTION:
VINES PROVIDE VERTICAL LAYERING AND ARCHITECTURAL SOFTENING. USED ON WALLS, TRELLISES, AND FENCES TO INTRODUCE COLOR, MOVEMENT, AND SEASONAL INTEREST WITHOUT INCREASING FOOTPRINT. THEY ACT AS FOCAL ELEMENTS OR CONNECTORS BETWEEN BUILT AND PLANTED ENVIRONMENTS.

ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
CAMPSIS RADICANS / TRUMPET CREEPER
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM SAMBAC / ARABIAN JASMINE
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MEDIUM SHRUBS
(APPROX. 3'–6' TALL | MID-LAYER + COLOR + TRANSITION PLANTING)

DESCRIPTION:
USED TO TRANSITION BETWEEN LARGE SHRUBS AND LOW PLANTINGS. TYPICALLY MOUNDING OR LOOSELY UPRIGHT, THESE PLANTS PROVIDE SEASONAL COLOR, TEXTURE VARIATION, AND HABITAT VALUE.

AGAVE WEBERI / WEBER AGAVE
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
EREMOPHILA HYGROPHANA / EMU BUSH
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA 'RUBY RED' / RUBY RED YUCCA
ILEX VOMITORIA / YAUPON HOLLY
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RUELLIA BRITTONIANA / MEXICAN PETUNIA
SALVIA LEUCANTHA / MEXICAN BUSH SAGE

LOW SHRUBS
(APPROX. 0.5'–3' TALL | FOREGROUND + GROUND PLANE + EROSION CONTROL)

DESCRIPTION:
THIS LAYER DEFINES THE GROUND PLANE AND FINE TEXTURE. INCLUDES BOTH COMPACT SHRUBS AND SPREADING GROUNDCOVERS. THESE PLANTS ARE LOW, MOUNDING, OR TRAILING, AND ARE CRITICAL FOR WEED SUPPRESSION, SOIL STABILIZATION, AND VISUAL COHESION. USED IN MASSES OR TIGHT SPACING.

ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE STRIATA / CORAL ALOE
BERLANDIERA LYRATA / CHOCOLATE DAISY
BOUGAINVILLEA X 'HELEN JOHNSON' / HELEN JOHNSON COMPACT BOUGAINVILLEA
CHRYSACTINIA MEXICANA / DAMIANITA
DALEA GREGGII / TRAILING INDIGO BUSH
DIANELLA REVOLUTA / SPREADING FLAX LILY
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
EREMOPHILA GLABRA 'MINGENEW GOLD' / OUTBACK SUNRISE EMU BUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
GLANDULARIA PULCHELLA / PURPLE ROCK VERVAIN
PENSTEMON EATONII / FIRECRACKER PENSTEMON
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
RUELLIA PENINSULARIS / DESERT RUELLIA
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW
TRADESCANTIA PALLIDA / PURPLE SPIDERWORT

GRASSES
(APPROX. 1'–4' TALL | MOVEMENT + TEXTURE + SOFTENING LAYER)

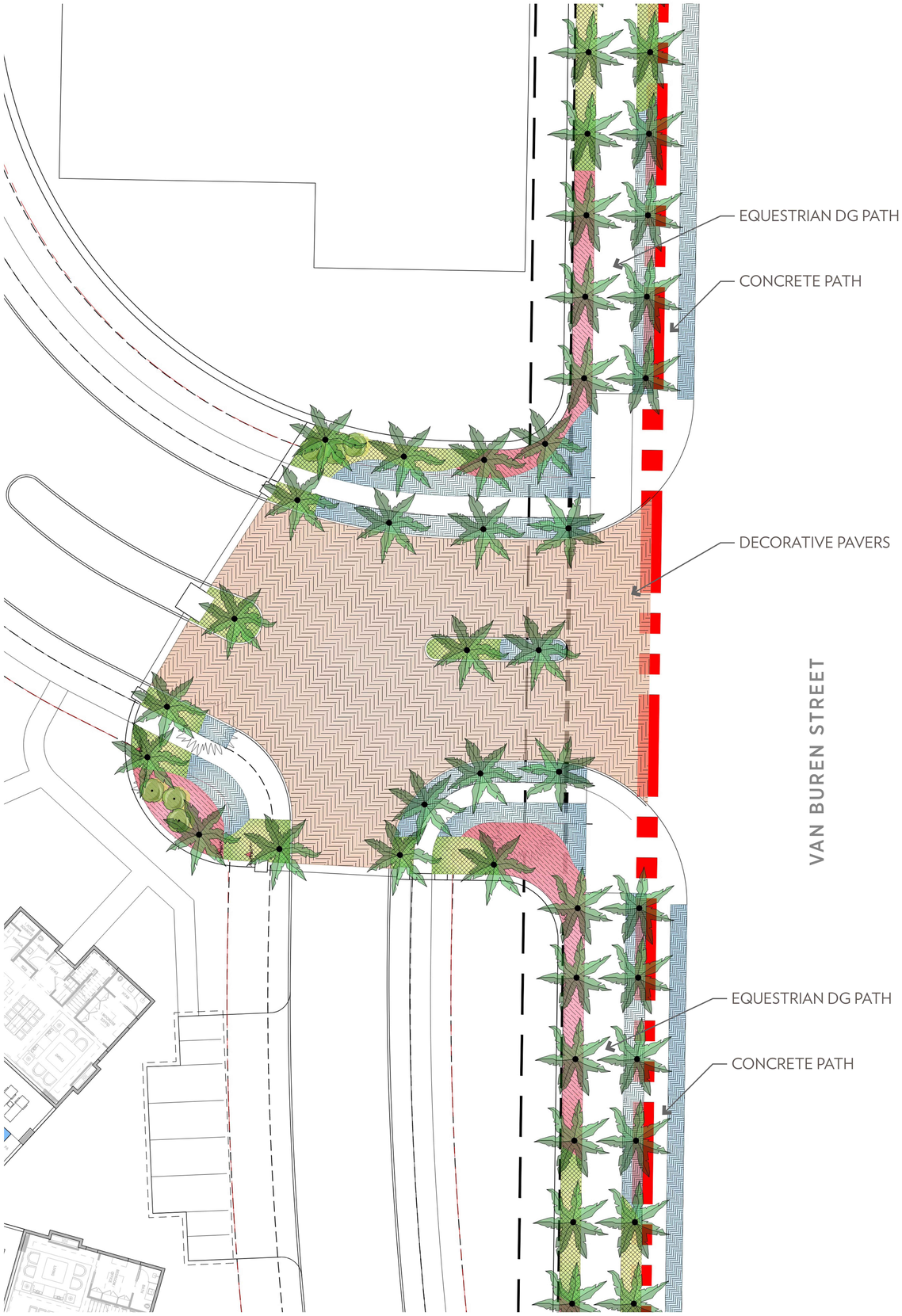
DESCRIPTION:

GRASSES PROVIDE MOVEMENT, FINE TEXTURE, AND VISUAL SOFTNESS IN THE LANDSCAPE. USED TO TRANSITION BETWEEN SHRUBS AND GROUND PLANE PLANTING, WHILE CONTRASTING NICELY WITH BOLD DESERT FORMS LIKE AGAVES AND CACTI. USED TO CREATE FLOW, RHYTHM, AND COHESION ACROSS PLANTING AREAS.

BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FESTUCA GLAUCA / BLUE FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA RIGENS / DEER GRASS
STIPA TENUISSIMA / MEXICAN FEATHER GRASS

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LANDSCAPE LEGEND

PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREADING WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

LARGE SHRUBS
(APPROX. 6'–15'+ TALL | STRUCTURAL + SCREENING LAYER)

DESCRIPTION:
THESE ARE YOUR PRIMARY MASSING PLANTS—USED FOR PRIVACY, ENCLOSURE, AND BACKDROP STRUCTURE. THEY ARE UPRIGHT OR SPREADING FORMS, MODERATE DENSITY, AND STRONG SEASONAL PRESENCE (FLOWERS OR FOLIAGE).

AGAVE AMERICANA 'SUPER BLUE' / SUPER BLUE CENTURY PLANT
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CORDIA PARVIFOLIA / SMALL-LEAF GEIGERTREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DODONAEA VISCOSA / HOPSEED BUSH
EREMOPHILA MACULATA / SPOTTED EMU BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
MYRTUS COMMUNIS / COMMON MYRTLE
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
YUCCA FAXONIANA / SPANISH DAGGER
YUCCA ROSTRATA / BEAKED YUCCA

VINES
(VARIABLE HEIGHT | VERTICAL ELEMENTS + SOFTENING STRUCTURES)

DESCRIPTION:
VINES PROVIDE VERTICAL LAYERING AND ARCHITECTURAL SOFTENING. USED ON WALLS, TRELLISES, AND FENCES TO INTRODUCE COLOR, MOVEMENT, AND SEASONAL INTEREST WITHOUT INCREASING FOOTPRINT. THEY ACT AS FOCAL ELEMENTS OR CONNECTORS BETWEEN BUILT AND PLANTED ENVIRONMENTS.

ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
CAMPSIS RADICANS / TRUMPET CREEPER
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM SAMBAC / ARABIAN JASMINE
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MEDIUM SHRUBS
(APPROX. 3'–6' TALL | MID-LAYER + COLOR + TRANSITION PLANTING)

DESCRIPTION:
USED TO TRANSITION BETWEEN LARGE SHRUBS AND LOW PLANTINGS. TYPICALLY MOUNDING OR LOOSELY UPRIGHT, THESE PLANTS PROVIDE SEASONAL COLOR, TEXTURE VARIATION, AND HABITAT VALUE.

AGAVE WEBERI / WEBER AGAVE
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
EREMOPHILA HYGROPHANA / EMU BUSH
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA 'RUBY RED' / RUBY RED YUCCA
ILEX VOMITORIA / YAUPON HOLLY
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RUELLIA BRITTONIANA / MEXICAN PETUNIA
SALVIA LEUCANTHA / MEXICAN BUSH SAGE

LOW SHRUBS
(APPROX. 0.5'–3' TALL | FOREGROUND + GROUND PLANE + EROSION CONTROL)

DESCRIPTION:
THIS LAYER DEFINES THE GROUND PLANE AND FINE TEXTURE. INCLUDES BOTH COMPACT SHRUBS AND SPREADING GROUNDCOVERS. THESE PLANTS ARE LOW, MOUNDING, OR TRAILING, AND ARE CRITICAL FOR WEED SUPPRESSION, SOIL STABILIZATION, AND VISUAL COHESION. USED IN MASSES OR TIGHT SPACING.

ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE STRIATA / CORAL ALOE
BERLANDIERA LYRATA / CHOCOLATE DAISY
BOUGAINVILLEA X 'HELEN JOHNSON' / HELEN JOHNSON COMPACT BOUGAINVILLEA
CHRYSACTINIA MEXICANA / DAMIANITA
DALEA GREGGII / TRAILING INDIGO BUSH
DIANELLA REVOLUTA / SPREADING FLAX LILY
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
EREMOPHILA GLABRA 'MINGENEW GOLD' / OUTBACK SUNRISE EMU BUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
GLANDULARIA PULCHELLA / PURPLE ROCK VERVAIN
PENSTEMON EATONII / FIRECRACKER PENSTEMON
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
RUELLIA PENINSULARIS / DESERT RUELLIA
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW
TRADESCANTIA PALLIDA / PURPLE SPIDERWORT

GRASSES
(APPROX. 1'–4' TALL | MOVEMENT + TEXTURE + SOFTENING LAYER)

DESCRIPTION:

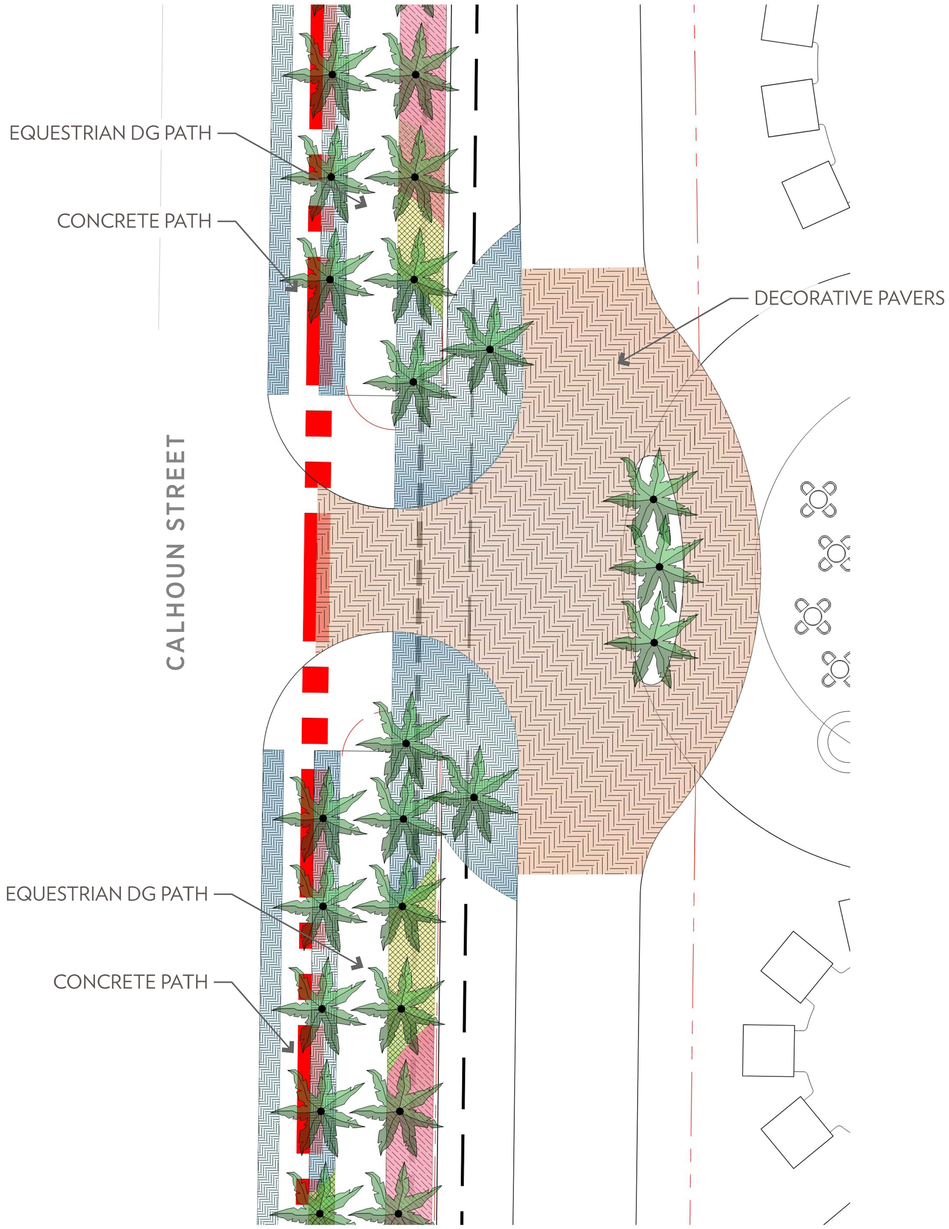
GRASSES PROVIDE MOVEMENT, FINE TEXTURE, AND VISUAL SOFTNESS IN THE LANDSCAPE. USED TO TRANSITION BETWEEN SHRUBS AND GROUND PLANE PLANTING, WHILE CONTRASTING NICELY WITH BOLD DESERT FORMS LIKE AGAVES AND CACTI. USED TO CREATE FLOW, RHYTHM, AND COHESION ACROSS PLANTING AREAS.

BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FESTUCA GLAUCA / BLUE FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA RIGENS / DEER GRASS
STIPA TENUISSIMA / MEXICAN FEATHER GRASS

N
1" = 10'-0"
0 5' 10' 20'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LANDSCAPE LEGEND

PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREAD'NG WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

LARGE SHRUBS
(APPROX. 6'–15'+ TALL | STRUCTURAL + SCREENING LAYER)

DESCRIPTION:
THESE ARE YOUR PRIMARY MASSING PLANTS—USED FOR PRIVACY, ENCLOSURE, AND BACKDROP STRUCTURE. THEY ARE UPRIGHT OR SPREADING FORMS, MODERATE DENSITY, AND STRONG SEASONAL PRESENCE (FLOWERS OR FOLIAGE).

AGAVE AMERICANA 'SUPER BLUE' / SUPER BLUE CENTURY PLANT
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CORDIA PARVIFOLIA / SMALL-LEAF GEIGERTREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DODONAEA VISCOSA / HOPSEED BUSH
EREMOPHILA MACULATA / SPOTTED EMU BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
MYRTUS COMMUNIS / COMMON MYRTLE
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
YUCCA FAXONIANA / SPANISH DAGGER
YUCCA ROSTRATA / BEAKED YUCCA

VINES
(VARIABLE HEIGHT | VERTICAL ELEMENTS + SOFTENING STRUCTURES)

DESCRIPTION:
VINES PROVIDE VERTICAL LAYERING AND ARCHITECTURAL SOFTENING. USED ON WALLS, TRELLISES, AND FENCES TO INTRODUCE COLOR, MOVEMENT, AND SEASONAL INTEREST WITHOUT INCREASING FOOTPRINT. THEY ACT AS FOCAL ELEMENTS OR CONNECTORS BETWEEN BUILT AND PLANTED ENVIRONMENTS.

ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
CAMPSIS RADICANS / TRUMPET CREEPER
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM SAMBAC / ARABIAN JASMINE
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MEDIUM SHRUBS
(APPROX. 3'–6' TALL | MID-LAYER + COLOR + TRANSITION PLANTING)

DESCRIPTION:
USED TO TRANSITION BETWEEN LARGE SHRUBS AND LOW PLANTINGS. TYPICALLY MOUNDING OR LOOSELY UPRIGHT, THESE PLANTS PROVIDE SEASONAL COLOR, TEXTURE VARIATION, AND HABITAT VALUE.

AGAVE WEBERI / WEBER AGAVE
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
EREMOPHILA HYGROPHANA / EMU BUSH
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA 'RUBY RED' / RUBY RED YUCCA
ILEX VOMITORIA / YAUPON HOLLY
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RUELLIA BRITTONIANA / MEXICAN PETUNIA
SALVIA LEUCANTHA / MEXICAN BUSH SAGE

LOW SHRUBS
(APPROX. 0.5'–3' TALL | FOREGROUND + GROUND PLANE + EROSION CONTROL)

DESCRIPTION:
THIS LAYER DEFINES THE GROUND PLANE AND FINE TEXTURE. INCLUDES BOTH COMPACT SHRUBS AND SPREADING GROUNDCOVERS. THESE PLANTS ARE LOW, MOUNDING, OR TRAILING, AND ARE CRITICAL FOR WEED SUPPRESSION, SOIL STABILIZATION, AND VISUAL COHESION. USED IN MASSES OR TIGHT SPACING.

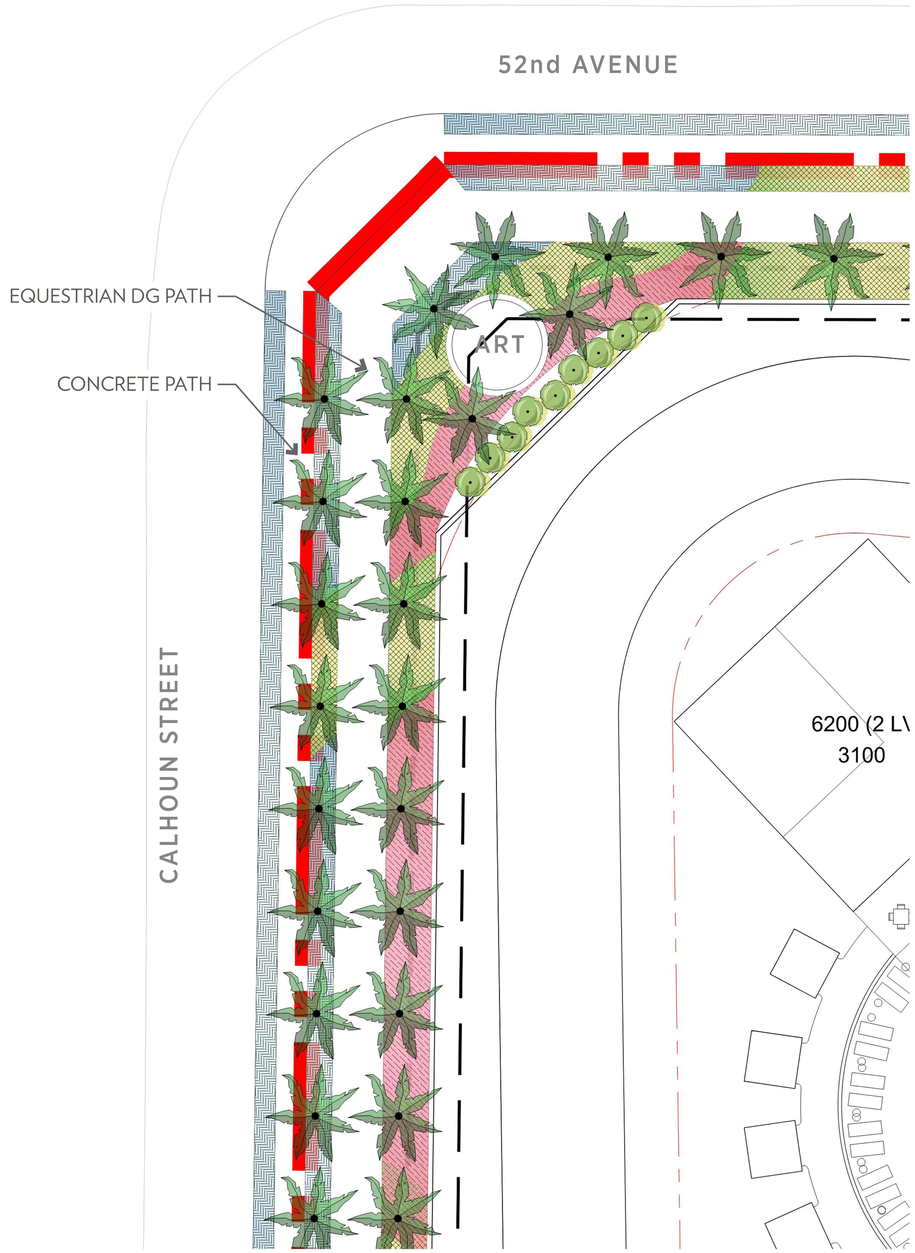
ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE STRIATA / CORAL ALOE
BERLANDIERA LYRATA / CHOCOLATE DAISY
BOUGAINVILLEA X 'HELEN JOHNSON' / HELEN JOHNSON COMPACT BOUGAINVILLEA
CHRYSACTINIA MEXICANA / DAMIANITA
DALEA GREGGII / TRAILING INDIGO BUSH
DIANELLA REVOLUTA / SPREADING FLAX LILY
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
EREMOPHILA GLABRA 'MINGENEW GOLD' / OUTBACK SUNRISE EMU BUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
GLANDULARIA PULCHELLA / PURPLE ROCK VERVAIN
PENSTEMON EATONII / FIRECRACKER PENSTEMON
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
RUELLIA PENINSULARIS / DESERT RUELLIA
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW
TRADESCANTIA PALLIDA / PURPLE SPIDERWORT

GRASSES
(APPROX. 1'–4' TALL | MOVEMENT + TEXTURE + SOFTENING LAYER)

DESCRIPTION:

GRASSES PROVIDE MOVEMENT, FINE TEXTURE, AND VISUAL SOFTNESS IN THE LANDSCAPE. USED TO TRANSITION BETWEEN SHRUBS AND GROUND PLANE PLANTING, WHILE CONTRASTING NICELY WITH BOLD DESERT FORMS LIKE AGAVES AND CACTI. USED TO CREATE FLOW, RHYTHM, AND COHESION ACROSS PLANTING AREAS.

BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FESTUCA GLAUCA / BLUE FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA RIGENS / DEER GRASS
STIPA TENUISSIMA / MEXICAN FEATHER GRASS



LANDSCAPE LEGEND

PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREADING WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

LARGE SHRUBS
(APPROX. 6'–15'+ TALL | STRUCTURAL + SCREENING LAYER)

DESCRIPTION:
THESE ARE YOUR PRIMARY MASSING PLANTS—USED FOR PRIVACY, ENCLOSURE, AND BACKDROP STRUCTURE. THEY ARE UPRIGHT OR SPREADING FORMS, MODERATE DENSITY, AND STRONG SEASONAL PRESENCE (FLOWERS OR FOLIAGE).

AGAVE AMERICANA 'SUPER BLUE' / SUPER BLUE CENTURY PLANT
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CORDIA PARVIFOLIA / SMALL-LEAF GEIGERTREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DODONAEA VISCOSA / HOPSEED BUSH
EREMOPHILA MACULATA / SPOTTED EMU BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
MYRTUS COMMUNIS / COMMON MYRTLE
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
YUCCA FAXONIANA / SPANISH DAGGER
YUCCA ROSTRATA / BEAKED YUCCA

VINES
(VARIABLE HEIGHT | VERTICAL ELEMENTS + SOFTENING STRUCTURES)

DESCRIPTION:
VINES PROVIDE VERTICAL LAYERING AND ARCHITECTURAL SOFTENING. USED ON WALLS, TRELLISES, AND FENCES TO INTRODUCE COLOR, MOVEMENT, AND SEASONAL INTEREST WITHOUT INCREASING FOOTPRINT. THEY ACT AS FOCAL ELEMENTS OR CONNECTORS BETWEEN BUILT AND PLANTED ENVIRONMENTS.

ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
CAMPSIS RADICANS / TRUMPET CREEPER
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM SAMBAC / ARABIAN JASMINE
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MEDIUM SHRUBS
(APPROX. 3'–6' TALL | MID-LAYER + COLOR + TRANSITION PLANTING)

DESCRIPTION:
USED TO TRANSITION BETWEEN LARGE SHRUBS AND LOW PLANTINGS. TYPICALLY MOUNDING OR LOOSELY UPRIGHT, THESE PLANTS PROVIDE SEASONAL COLOR, TEXTURE VARIATION, AND HABITAT VALUE.

AGAVE WEBERI / WEBER AGAVE
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
EREMOPHILA HYGROPHANA / EMU BUSH
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA 'RUBY RED' / RUBY RED YUCCA
ILEX VOMITORIA / YAUPON HOLLY
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RUELLIA BRITTONIANA / MEXICAN PETUNIA
SALVIA LEUCANTHA / MEXICAN BUSH SAGE

LOW SHRUBS
(APPROX. 0.5'–3' TALL | FOREGROUND + GROUND PLANE + EROSION CONTROL)

DESCRIPTION:
THIS LAYER DEFINES THE GROUND PLANE AND FINE TEXTURE. INCLUDES BOTH COMPACT SHRUBS AND SPREADING GROUNDCOVERS. THESE PLANTS ARE LOW, MOUNDING, OR TRAILING, AND ARE CRITICAL FOR WEED SUPPRESSION, SOIL STABILIZATION, AND VISUAL COHESION. USED IN MASSES OR TIGHT SPACING.

ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE STRIATA / CORAL ALOE
BERLANDIERA LYRATA / CHOCOLATE DAISY
BOUGAINVILLEA X 'HELEN JOHNSON' / HELEN JOHNSON COMPACT BOUGAINVILLEA
CHRYSACTINIA MEXICANA / DAMIANITA
DALEA GREGGII / TRAILING INDIGO BUSH
DIANELLA REVOLUTA / SPREADING FLAX LILY
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
EREMOPHILA GLABRA 'MINGENEW GOLD' / OUTBACK SUNRISE EMU BUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
GLANDULARIA PULCHELLA / PURPLE ROCK VERVAIN
PENSTEMON EATONII / FIRECRACKER PENSTEMON
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
RUELLIA PENINSULARIS / DESERT RUELLIA
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW
TRADESCANTIA PALLIDA / PURPLE SPIDERWORT

GRASSES
(APPROX. 1'–4' TALL | MOVEMENT + TEXTURE + SOFTENING LAYER)

DESCRIPTION:

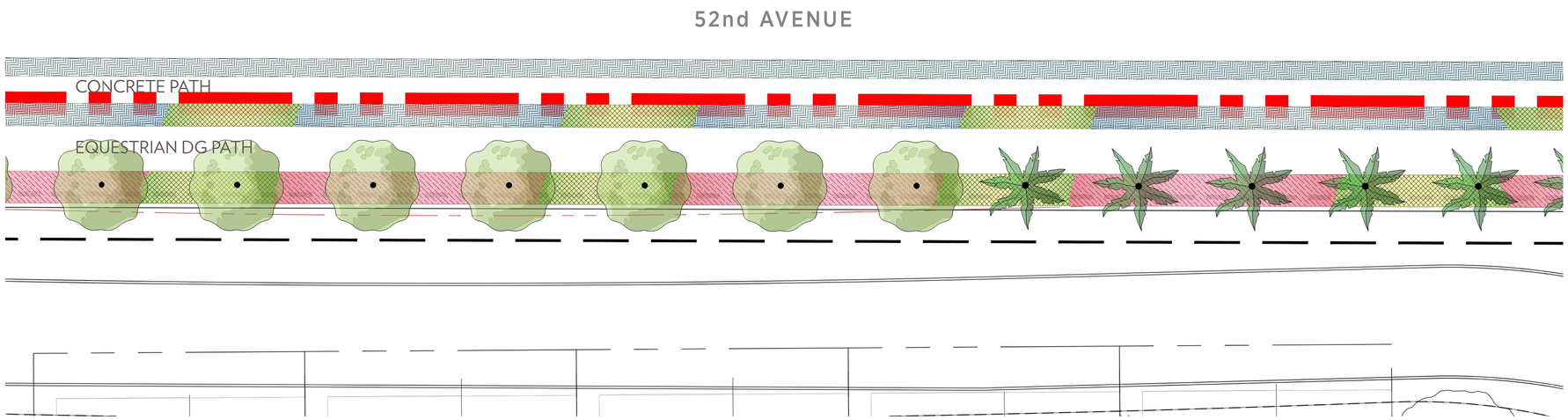
GRASSES PROVIDE MOVEMENT, FINE TEXTURE, AND VISUAL SOFTNESS IN THE LANDSCAPE. USED TO TRANSITION BETWEEN SHRUBS AND GROUND PLANE PLANTING, WHILE CONTRASTING NICELY WITH BOLD DESERT FORMS LIKE AGAVES AND CACTI. USED TO CREATE FLOW, RHYTHM, AND COHESION ACROSS PLANTING AREAS.

BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FESTUCA GLAUCA / BLUE FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA RIGENS / DEER GRASS
STIPA TENUISSIMA / MEXICAN FEATHER GRASS

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

N
1" = 10'-0"
0 5' 10' 20'



LANDSCAPE LEGEND

PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREADING WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

LARGE SHRUBS
(APPROX. 6'–15'+ TALL | STRUCTURAL + SCREENING LAYER)

DESCRIPTION:
THESE ARE YOUR PRIMARY MASSING PLANTS—USED FOR PRIVACY, ENCLOSURE, AND BACKDROP STRUCTURE. THEY ARE UPRIGHT OR SPREADING FORMS, MODERATE DENSITY, AND STRONG SEASONAL PRESENCE (FLOWERS OR FOLIAGE).

AGAVE AMERICANA 'SUPER BLUE' / SUPER BLUE CENTURY PLANT
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CORDIA PARVIFOLIA / SMALL-LEAF GEIGERTREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DODONAEA VISCOSA / HOPSEED BUSH
EREMOPHILA MACULATA / SPOTTED EMU BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
MYRTUS COMMUNIS / COMMON MYRTLE
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
YUCCA FAXONIANA / SPANISH DAGGER
YUCCA ROSTRATA / BEAKED YUCCA

VINES
(VARIABLE HEIGHT | VERTICAL ELEMENTS + SOFTENING STRUCTURES)

DESCRIPTION:
VINES PROVIDE VERTICAL LAYERING AND ARCHITECTURAL SOFTENING. USED ON WALLS, TRELLISES, AND FENCES TO INTRODUCE COLOR, MOVEMENT, AND SEASONAL INTEREST WITHOUT INCREASING FOOTPRINT. THEY ACT AS FOCAL ELEMENTS OR CONNECTORS BETWEEN BUILT AND PLANTED ENVIRONMENTS.

ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
CAMPSIS RADICANS / TRUMPET CREEPER
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM SAMBAC / ARABIAN JASMINE
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MEDIUM SHRUBS
(APPROX. 3'–6' TALL | MID-LAYER + COLOR + TRANSITION PLANTING)

DESCRIPTION:
USED TO TRANSITION BETWEEN LARGE SHRUBS AND LOW PLANTINGS. TYPICALLY MOUNDING OR LOOSELY UPRIGHT, THESE PLANTS PROVIDE SEASONAL COLOR, TEXTURE VARIATION, AND HABITAT VALUE.

AGAVE WEBERI / WEBER AGAVE
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
EREMOPHILA HYGROPHANA / EMU BUSH
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA 'RUBY RED' / RUBY RED YUCCA
ILEX VOMITORIA / YAUPON HOLLY
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RUELLIA BRITTONIANA / MEXICAN PETUNIA
SALVIA LEUCANTHA / MEXICAN BUSH SAGE

LOW SHRUBS
(APPROX. 0.5'–3' TALL | FOREGROUND + GROUND PLANE + EROSION CONTROL)

DESCRIPTION:
THIS LAYER DEFINES THE GROUND PLANE AND FINE TEXTURE. INCLUDES BOTH COMPACT SHRUBS AND SPREADING GROUNDCOVERS. THESE PLANTS ARE LOW, MOUNDING, OR TRAILING, AND ARE CRITICAL FOR WEED SUPPRESSION, SOIL STABILIZATION, AND VISUAL COHESION. USED IN MASSES OR TIGHT SPACING.

ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE STRIATA / CORAL ALOE
BERLANDIERA LYRATA / CHOCOLATE DAISY
BOUGAINVILLEA X 'HELEN JOHNSON' / HELEN JOHNSON COMPACT BOUGAINVILLEA
CHRYSACTINIA MEXICANA / DAMIANITA
DALEA GREGGII / TRAILING INDIGO BUSH
DIANELLA REVOLUTA / SPREADING FLAX LILY
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
EREMOPHILA GLABRA 'MINGENEW GOLD' / OUTBACK SUNRISE EMU BUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
GLANDULARIA PULCHELLA / PURPLE ROCK VERVAIN
PENSTEMON EATONII / FIRECRACKER PENSTEMON
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
RUELLIA PENINSULARIS / DESERT RUELLIA
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW
TRADESCANTIA PALLIDA / PURPLE SPIDERWORT

GRASSES
(APPROX. 1'–4' TALL | MOVEMENT + TEXTURE + SOFTENING LAYER)

DESCRIPTION:

GRASSES PROVIDE MOVEMENT, FINE TEXTURE, AND VISUAL SOFTNESS IN THE LANDSCAPE. USED TO TRANSITION BETWEEN SHRUBS AND GROUND PLANE PLANTING, WHILE CONTRASTING NICELY WITH BOLD DESERT FORMS LIKE AGAVES AND CACTI. USED TO CREATE FLOW, RHYTHM, AND COHESION ACROSS PLANTING AREAS.

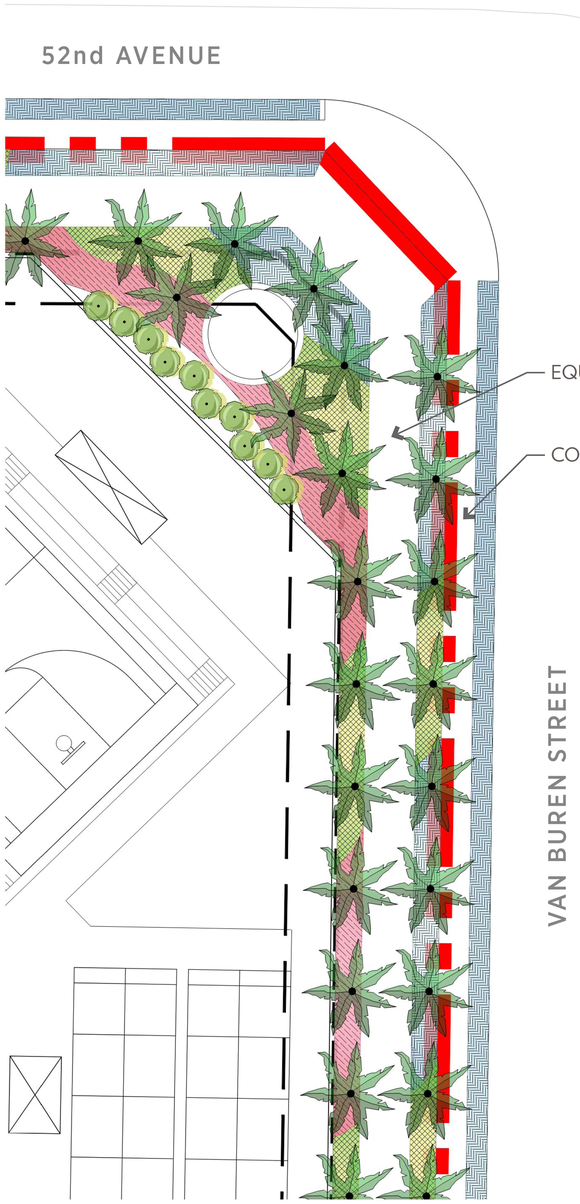
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FESTUCA GLAUCA / BLUE FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA RIGENS / DEER GRASS
STIPA TENUISSIMA / MEXICAN FEATHER GRASS

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

N
1" = 10'-0"
0 5' 10' 20'

LANDSCAPE LEGEND



PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREADING WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

LARGE SHRUBS
(APPROX. 6'–15'+ TALL | STRUCTURAL + SCREENING LAYER)

DESCRIPTION:
THESE ARE YOUR PRIMARY MASSING PLANTS—USED FOR PRIVACY, ENCLOSURE, AND BACKDROP STRUCTURE. THEY ARE UPRIGHT OR SPREADING FORMS, MODERATE DENSITY, AND STRONG SEASONAL PRESENCE (FLOWERS OR FOLIAGE).

AGAVE AMERICANA 'SUPER BLUE' / SUPER BLUE CENTURY PLANT
CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
CORDIA PARVIFOLIA / SMALL-LEAF GEIGERTREE
DASYLIRION WHEELERI / GREY DESERT SPOON
DODONAEA VISCOSA / HOPSEED BUSH
EREMOPHILA MACULATA / SPOTTED EMU BUSH
LARREA TRIDENTATA / CREOSOTE BUSH
LEUCOPHYLLUM CANDIDUM / TEXAS SAGE
MYRTUS COMMUNIS / COMMON MYRTLE
SIMMONDSIA CHINENSIS / JOJOBA
TECOMA STANS / YELLOW BELLS
YUCCA FAXONIANA / SPANISH DAGGER
YUCCA ROSTRATA / BEAKED YUCCA

VINES
(VARIABLE HEIGHT | VERTICAL ELEMENTS + SOFTENING STRUCTURES)

DESCRIPTION:
VINES PROVIDE VERTICAL LAYERING AND ARCHITECTURAL SOFTENING. USED ON WALLS, TRELLISES, AND FENCES TO INTRODUCE COLOR, MOVEMENT, AND SEASONAL INTEREST WITHOUT INCREASING FOOTPRINT. THEY ACT AS FOCAL ELEMENTS OR CONNECTORS BETWEEN BUILT AND PLANTED ENVIRONMENTS.

ANTIGONON LEPTOPUS / CORAL VINE
BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
CAMPSIS RADICANS / TRUMPET CREEPER
GELSEMIUM SEMPERVIRENS / CAROLINA JESSAMINE
JASMINUM SAMBAC / ARABIAN JASMINE
TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE

MEDIUM SHRUBS
(APPROX. 3'–6' TALL | MID-LAYER + COLOR + TRANSITION PLANTING)

DESCRIPTION:
USED TO TRANSITION BETWEEN LARGE SHRUBS AND LOW PLANTINGS. TYPICALLY MOUNDING OR LOOSELY UPRIGHT, THESE PLANTS PROVIDE SEASONAL COLOR, TEXTURE VARIATION, AND HABITAT VALUE.

AGAVE WEBERI / WEBER AGAVE
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
EREMOPHILA HYGROPHANA / EMU BUSH
HESPERALOE FUNIFERA / GIANT HESPERALOE
HESPERALOE PARVIFLORA 'RUBY RED' / RUBY RED YUCCA
ILEX VOMITORIA / YAUPON HOLLY
LAVANDULA ANGUSTIFOLIA / ENGLISH LAVENDER
OLEA EUROPAEA 'MONTRA' / LITTLE OLLIE® OLIVE
PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE
RUELLIA BRITTONIANA / MEXICAN PETUNIA
SALVIA LEUCANTHA / MEXICAN BUSH SAGE

LOW SHRUBS
(APPROX. 0.5'–3' TALL | FOREGROUND + GROUND PLANE + EROSION CONTROL)

DESCRIPTION:
THIS LAYER DEFINES THE GROUND PLANE AND FINE TEXTURE. INCLUDES BOTH COMPACT SHRUBS AND SPREADING GROUNDCOVERS. THESE PLANTS ARE LOW, MOUNDING, OR TRAILING, AND ARE CRITICAL FOR WEED SUPPRESSION, SOIL STABILIZATION, AND VISUAL COHESION. USED IN MASSES OR TIGHT SPACING.

ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
AGAVE X 'BLUE FLAME' / BLUE FLAME AGAVE
ALOE STRIATA / CORAL ALOE
BERLANDIERA LYRATA / CHOCOLATE DAISY
BOUGAINVILLEA X 'HELEN JOHNSON' / HELEN JOHNSON COMPACT BOUGAINVILLEA
CHRYSACTINIA MEXICANA / DAMIANITA
DALEA GREGGII / TRAILING INDIGO BUSH
DIANELLA REVOLUTA / SPREADING FLAX LILY
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
EREMOPHILA GLABRA 'MINGENEW GOLD' / OUTBACK SUNRISE EMU BUSH
ERICAMERIA LARICIFOLIA / TURPENTINE BUSH
EUPHORBIA RIGIDA / YELLOW SPURGE
GLANDULARIA PULCHELLA / PURPLE ROCK VERVAIN
PENSTEMON EATONII / FIRECRACKER PENSTEMON
ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY
RUELLIA PENINSULARIS / DESERT RUELLIA
SPHAERALCEA AMBIGUA / DESERT GLOBEMALLOW
TRADESCANTIA PALLIDA / PURPLE SPIDERWORT

GRASSES
(APPROX. 1'–4' TALL | MOVEMENT + TEXTURE + SOFTENING LAYER)

DESCRIPTION:

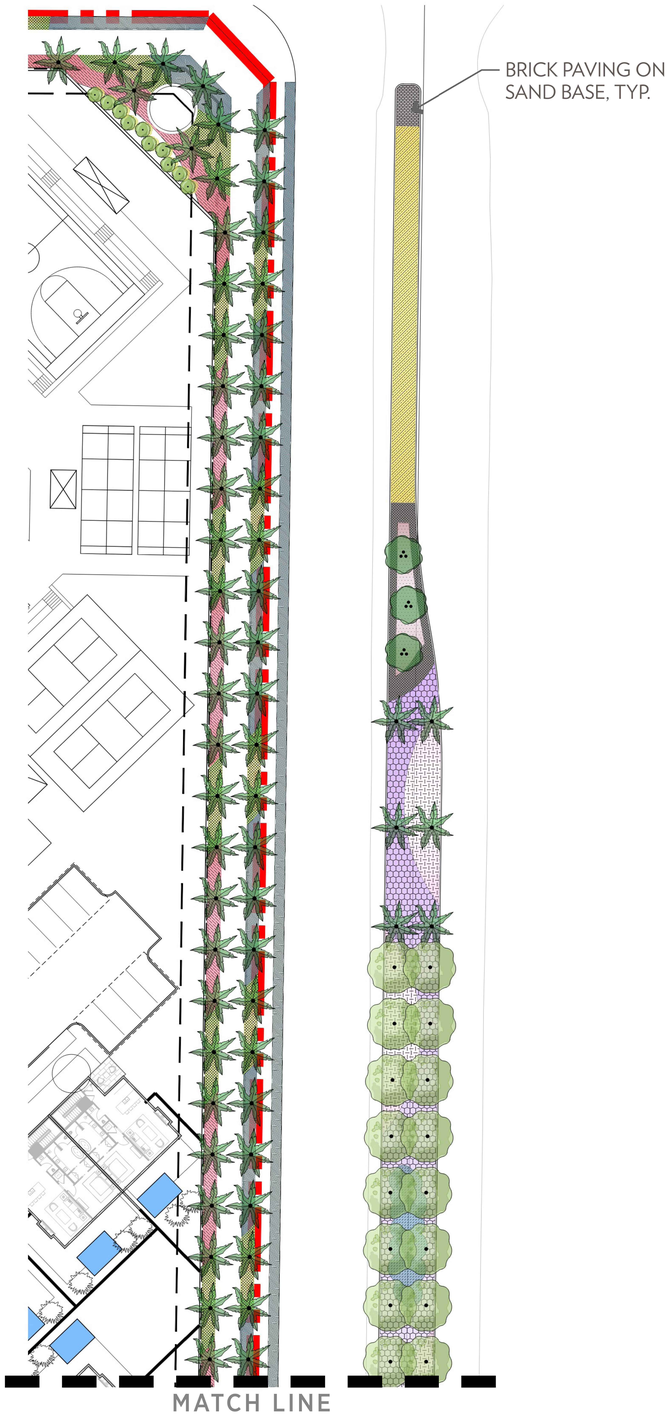
GRASSES PROVIDE MOVEMENT, FINE TEXTURE, AND VISUAL SOFTNESS IN THE LANDSCAPE. USED TO TRANSITION BETWEEN SHRUBS AND GROUND PLANE PLANTING, WHILE CONTRASTING NICELY WITH BOLD DESERT FORMS LIKE AGAVES AND CACTI. USED TO CREATE FLOW, RHYTHM, AND COHESION ACROSS PLANTING AREAS.

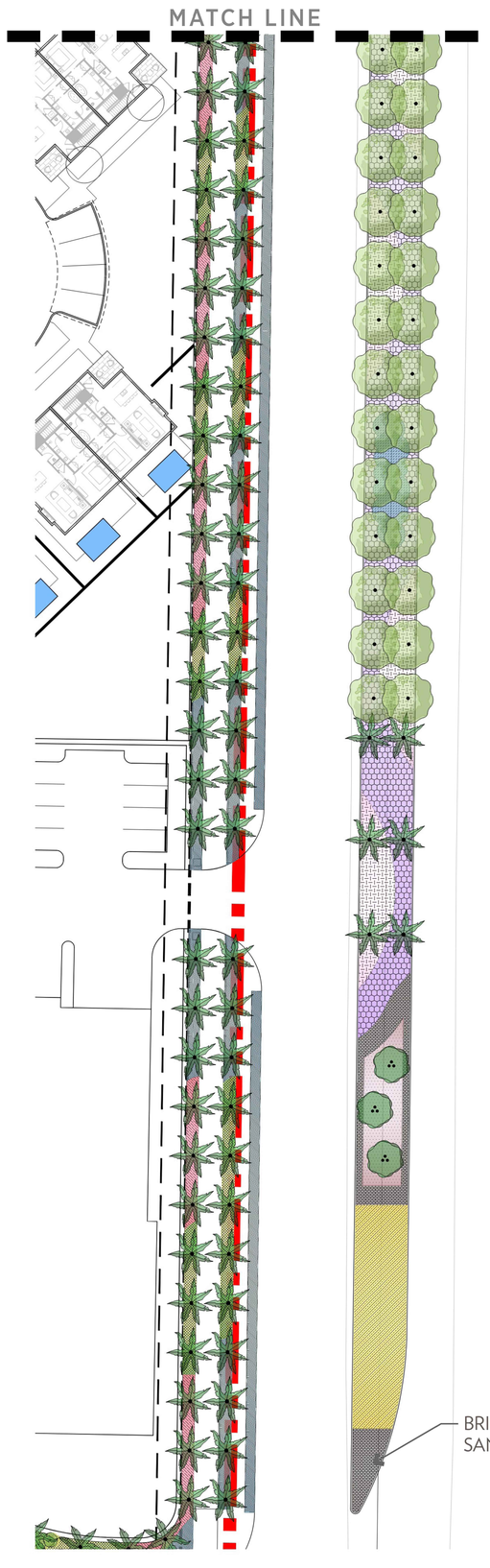
BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION BLUE GRAMA
FESTUCA GLAUCA / BLUE FESCUE
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS
MUHLENBERGIA RIGENS / DEER GRASS
STIPA TENUISSIMA / MEXICAN FEATHER GRASS

N
1" = 10'-0"
0 5' 10' 20'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE





TYPICAL MEDIAN LANDSCAPE LEGEND

PALM TREES
(VERTICAL ACCENTS | 10'–60'+ TALL | ICONIC + SCULPTURAL FORM)

DESCRIPTION:
PALMS FUNCTION AS ARCHITECTURAL VERTICAL ELEMENTS. THEY PROVIDE RHYTHM, SKYLINE IDENTITY, AND RESORT CHARACTER.

CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
PHOENIX DACTYLIFERA / DATE PALM
WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM

LARGE SHADE TREES
(APPROX. 25'–40'+ TALL | BROAD CANOPY + PRIMARY SHADE STRUCTURE)

DESCRIPTION:
DOMINANT CANOPY TREES, USED FOR SHADE PRODUCTION, SPATIAL DEFINITION, AND MICROCLIMATE COOLING. TYPICALLY WIDE-SPREADING WITH STRONG BRANCHING STRUCTURE, THEY ANCHOR MAJOR SPACES LIKE STREETS, PASEOS, AND OPEN AREAS.

CERCIDIUM PRAECOX / SONORAN PALO VERDE
CHORISIA SPECIOSA / SILK FLOSS TREE
FICUS MICROCARPA / INDIAN LAUREL FIG
PARKINSONIA X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
PROSOPIS GLANDULOSA / HONEY MESQUITE
PROSOPIS VELUTINA / VELVET MESQUITE
TIPUANA TIPU / TIPU TREE

ACCENT TREE
ACCENT TREE FOR CITY MEDIAN

CASSIA FISTULA / GOLDEN SHOWER TREE
CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE
LAGERSTROEMIA INDICA / CRAPE MYRTLE
X CHITALPA TASHKENTENSIS 'PINK DAWN' / PINK DAWN CHITALPA

GROUP A
GROUNDCOVER AND LOW ACCENT SHRUBS WITH D.G., PEA GRAVEL, COBBLES, AND BOULDERS

AGAVE PARRYI / PARRY'S AGAVE
ECHINOCACTUS GRUSONII / GOLDEN BARREL CACTUS
OENOTHERA SPECIOSA / MEXICAN EVENING PRIMROSE

GROUP B
GROUNDCOVER AND MIXED ACCENT SHRUBS.

CALLISTEMON VIMINALIS 'LITTLE JOHN' / LITTLE JOHN WEEPING BOTTLEBRUSH
LANTANA CAMARA 'DWARF PINK' / DWARF PINK LANTANA

GROUP C
ACCENT SHRUBS SPARSELY PLANTED OVER D.G., PEA GRAVEL, COBBLES, AND BOULDERS. MOUND 18" TYP.

ARTEMISIA CALIFORNICA / CALIFORNIA SAGEBRUSH
BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH
BOUGAINVILLEA X 'PINK PEARL' / PINK PEARL BOUGAINVILLEA
CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
CARISSA MACROCARPA / NATAL PLUM
CASSIA COVESII / DESERT SENNA
MUHLENBERGIA CAPILLARIS / PINK MUHLY GRASS

GROUP D
ACCENT PLANTING.

CAESALPINEA PULCHERRIMA / DWARF POINCIANA
LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD' / THUNDER CLOUD TEXAS SAGE

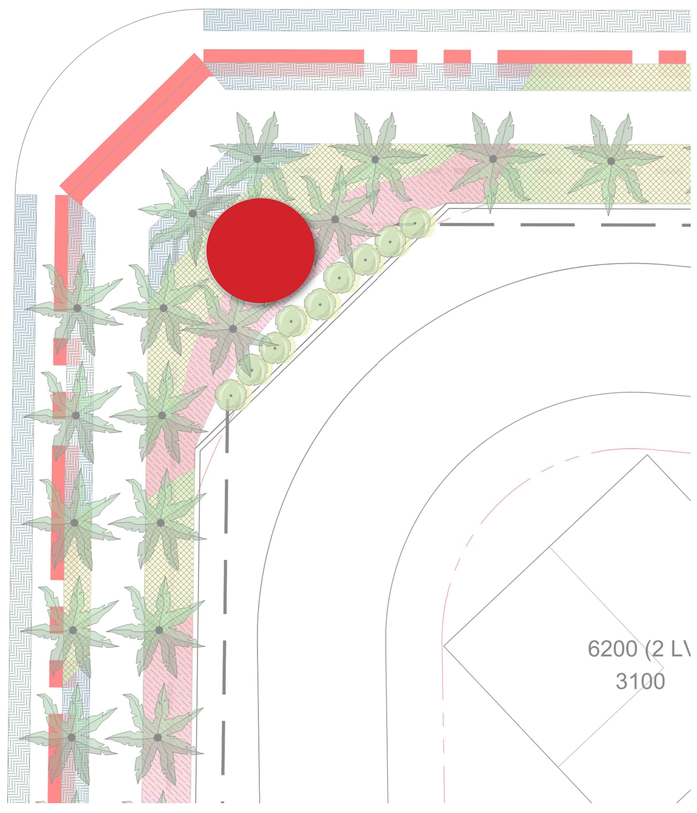
GROUP E
REGIMENTED AGRARIAN THEMED PLANTINGS.

ACACIA REDOLENS 'DESERT CARPET' / DESERT CARPET BANK CATCLAW
CAREX TUMULICOLA / FOOTHILL SEDGE
DALEA PULCHRA / SANTA CATALINA PRAIRIE CLOVER
LANTANA CAMARA 'DWARF PINK' / DWARF PINK LANTANA

N
1" = 20'-0"
0 10' 20' 40'

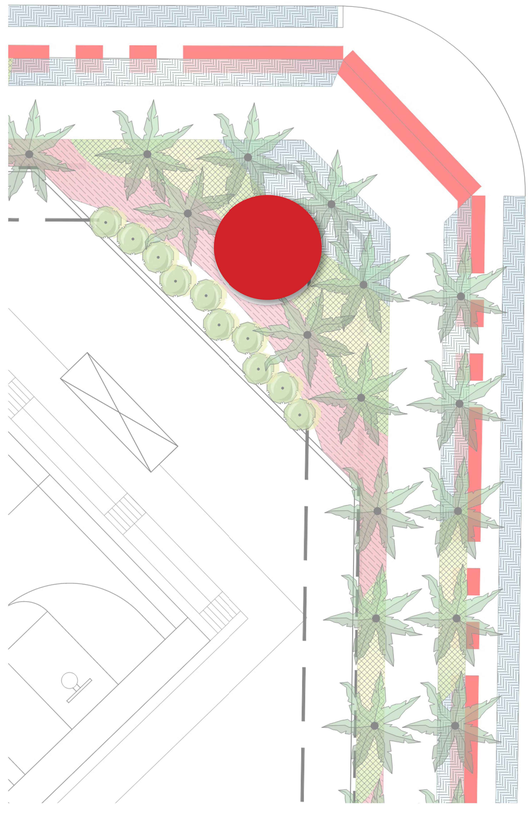
MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



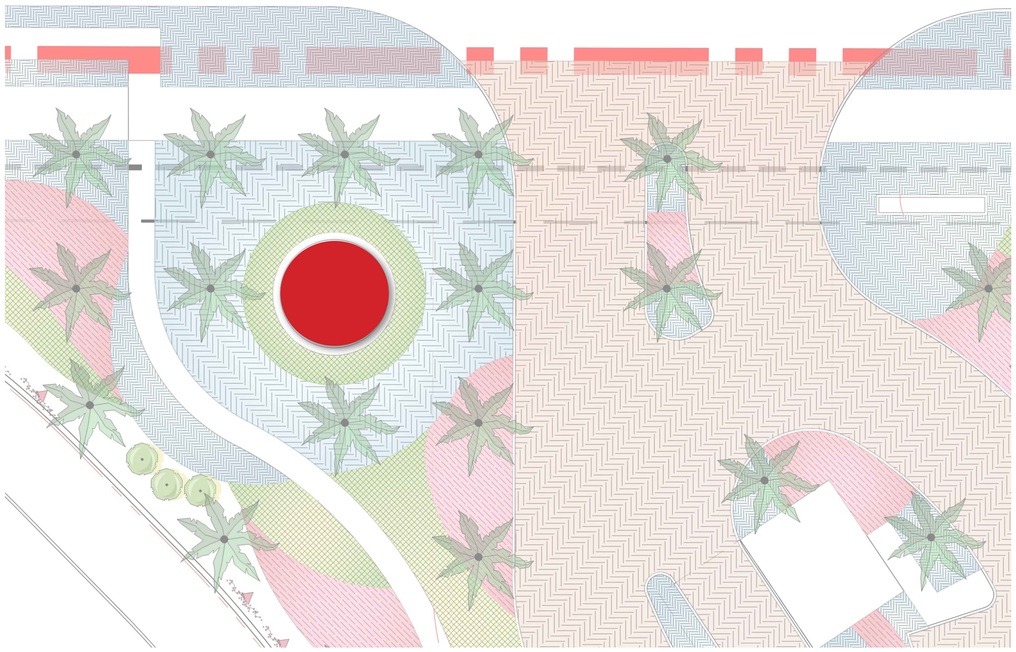
CALHOUN STREET

1”=20’



VAN BUREN STREET

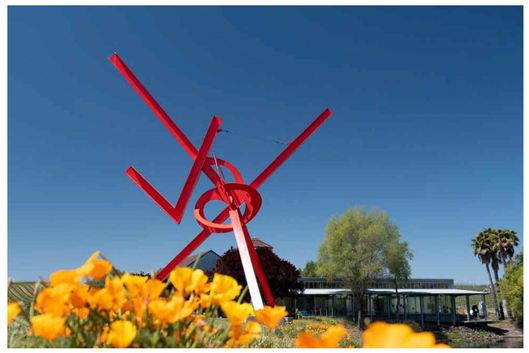
1”=20’



PRIMARY ENTRY

1”=20’





CHARACTER IMAGERY



LEGEND ENLARGEMENT PLANS

- RC1 Resort Core Village
- RC2 Sports Center
- RC3 Hotel Cottages
- RC4 Primary Project Entry
- RC5 Secondary Project Entry
- BC1 Public Beach Club
- R1 Bungalows - Lagoon
- R2 Bungalow Court - Lakeside
- R3 Zero Lot Line Estate
- R4 Estate Lots (Standard and Compact)
- R5 Grand Estate Lot

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

LANDSCAPE LIGHTING

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

SO.CAL.WESTCOASTELECTRIC



LANDSCAPE LIGHTING PLAN

SCALE: 1" = 80'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

SO.CAL.WESTCOASTELECTRIC

SHEET E3-0
MATCHLINE

AVENUE 52

SINGLE ARM POLE
APPROX. 50' FROM CORNER RADIUS
SPACED 120' APART

- THEMED LIGHT POLE [PER CITY GUIDELINES]
- TREE RING LIGHT
- LANDSCAPE UPLIGHT
- LANDSCAPE LIGHT [PER CITY GUIDELINES]
- SIGN/ART LIGHT

DOUBLE ARM POLE ON MEDIAN
SPACED APPROX. 120' APART

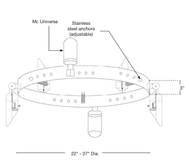
VAN BUREN

MATCHLINE
SHEET E5-0

ABOVE GROUND TREE LIGHT
1 PER TREE PER CITY GUIDELINES

TREE RING LIGHT

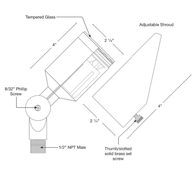




MODEL:	**SPJ-RGD-MR.UNIVERSE**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Matte Bronze**
ELECTRICAL:	**8-15v**
WATTAGE:	**2W**
ENGINE:	**FB-2W-CYL-TA16**
LUMENS:	**150**

LANDSCAPE UPLIGHT





MODEL:	**VersaLux-WD**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Black**
ELECTRICAL:	**12-15V / 120V**
WATTAGE:	**15W**
ENGINE:	**Versa-Lux Engine**
LUMENS:	**1000**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

SECONDARY IMAGE
CORRIDOR

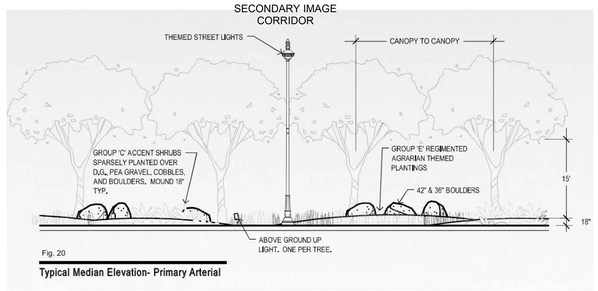


Fig. 20
Typical Median Elevation- Primary Arterial

PROJECT TO FOLLOW STREET MEDIAN DEVELOPMENT GUIDELINES FOR CITY OF COACHELLA

NOTE: SEE SHEET E7-0 FOR CITY GUIDELINE FIXTURE SPECS.

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

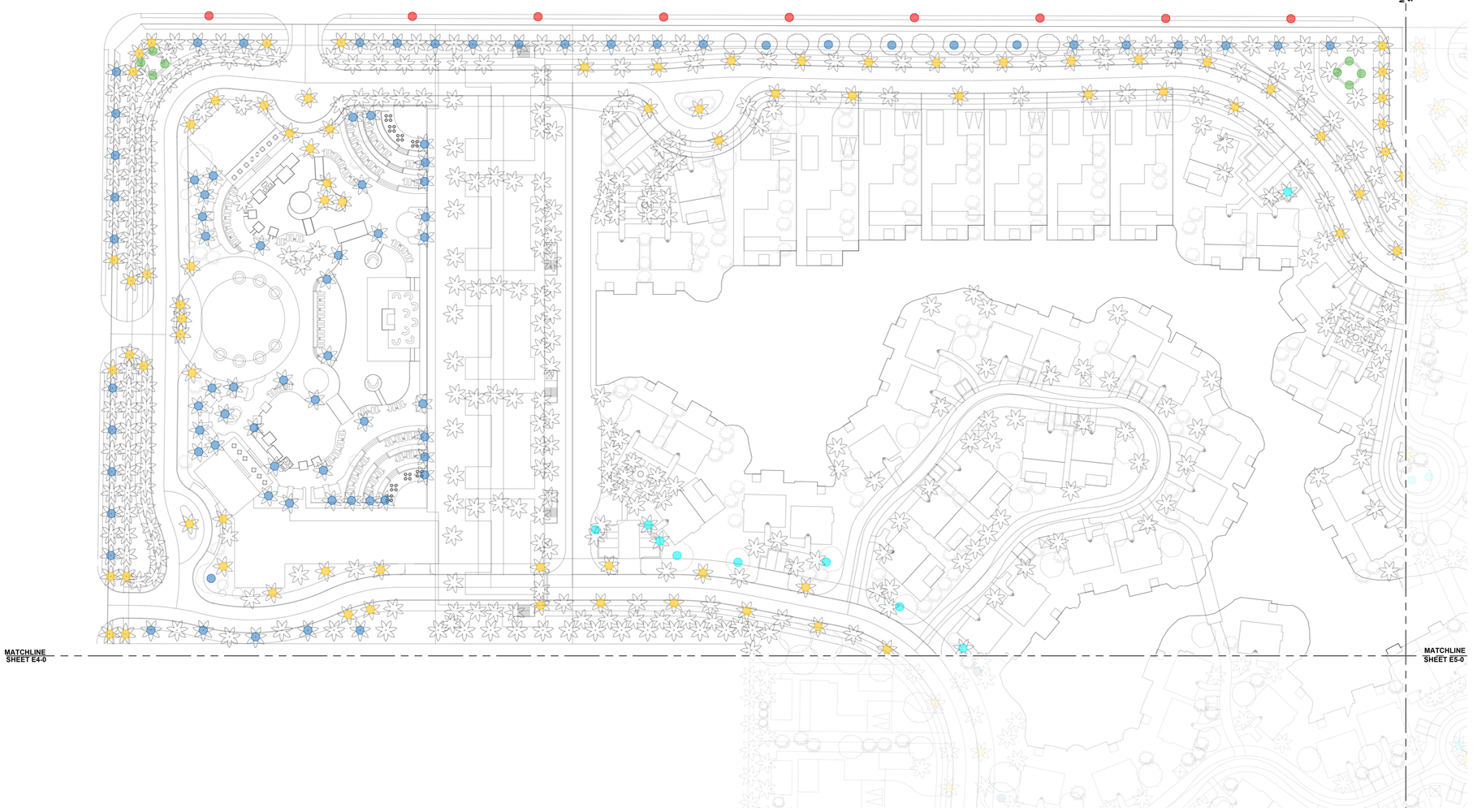
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

SO.CAL.WESTCOASTELECTRIC

THEMED LIGHT POLE [PER CITY GUIDELINES]
TREE RING LIGHT
LANDSCAPE UPLIGHT
LANDSCAPE LIGHT [PER CITY GUIDELINES]
SIGN/ART LIGHT

AVENUE 52

MATCHLINE SHEET E2-0

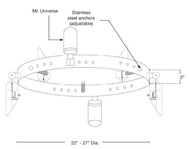


MATCHLINE SHEET E4-0

MATCHLINE SHEET E5-0

TREE RING LIGHT

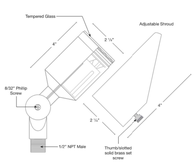




MODEL: **SPJ-RGD-MR.UNIVERSE**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Matte Bronze**
ELECTRICAL: **8-15v**
WATTAGE: **2W**
ENGINE: **FB-2W-CYL-TA16**
LUMENS: **150**

LANDSCAPE UPLIGHT





MODEL: **VersaLux-WD**
MATERIAL: **Solid Brass**
FINISH SHOWN: **Black**
ELECTRICAL: **12-15V / 120V**
WATTAGE: **15W**
ENGINE: **Versa-Lux Engine**
LUMENS: **1000**
MOUNTING: **1/2" NPT. Dual Fin Spike Included**

SECONDARY IMAGE CORRIDOR

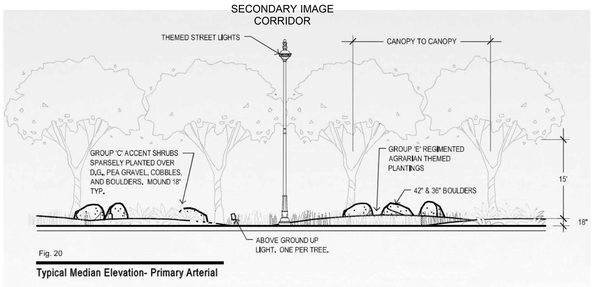


Fig. 20
Typical Median Elevation- Primary Arterial

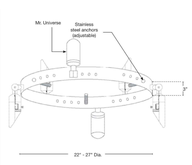
PROJECT TO FOLLOW STREET MEDIAN DEVELOPMENT GUIDELINES FOR CITY OF COACHELLA

- THEMED LIGHT POLE [PER CITY GUIDELINES]
- TREE RING LIGHT
- LANDSCAPE UPLIGHT
- LANDSCAPE LIGHT [PER CITY GUIDELINES]
- SIGN/ART LIGHT



TREE RING LIGHT

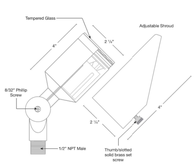




MODEL:	**SPJ-RGD-MR.UNIVERSE**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Matte Bronze**
ELECTRICAL:	**8-15v**
WATTAGE:	**2W**
ENGINE:	**FB-2W-CYL-TA16**
LUMENS:	**150**

LANDSCAPE UPLIGHT





MODEL:	**VersaLux-WD**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Black**
ELECTRICAL:	**12-15V / 120V**
WATTAGE:	**15W**
ENGINE:	**Versa-Lux Engine**
LUMENS:	**1000**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

SECONDARY IMAGE CORRIDOR

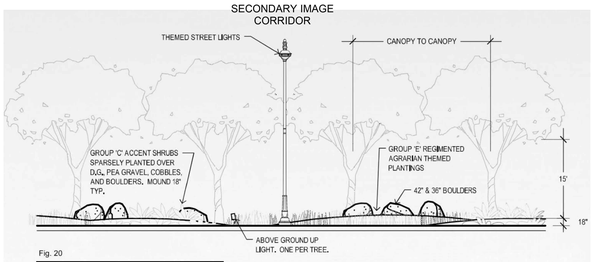
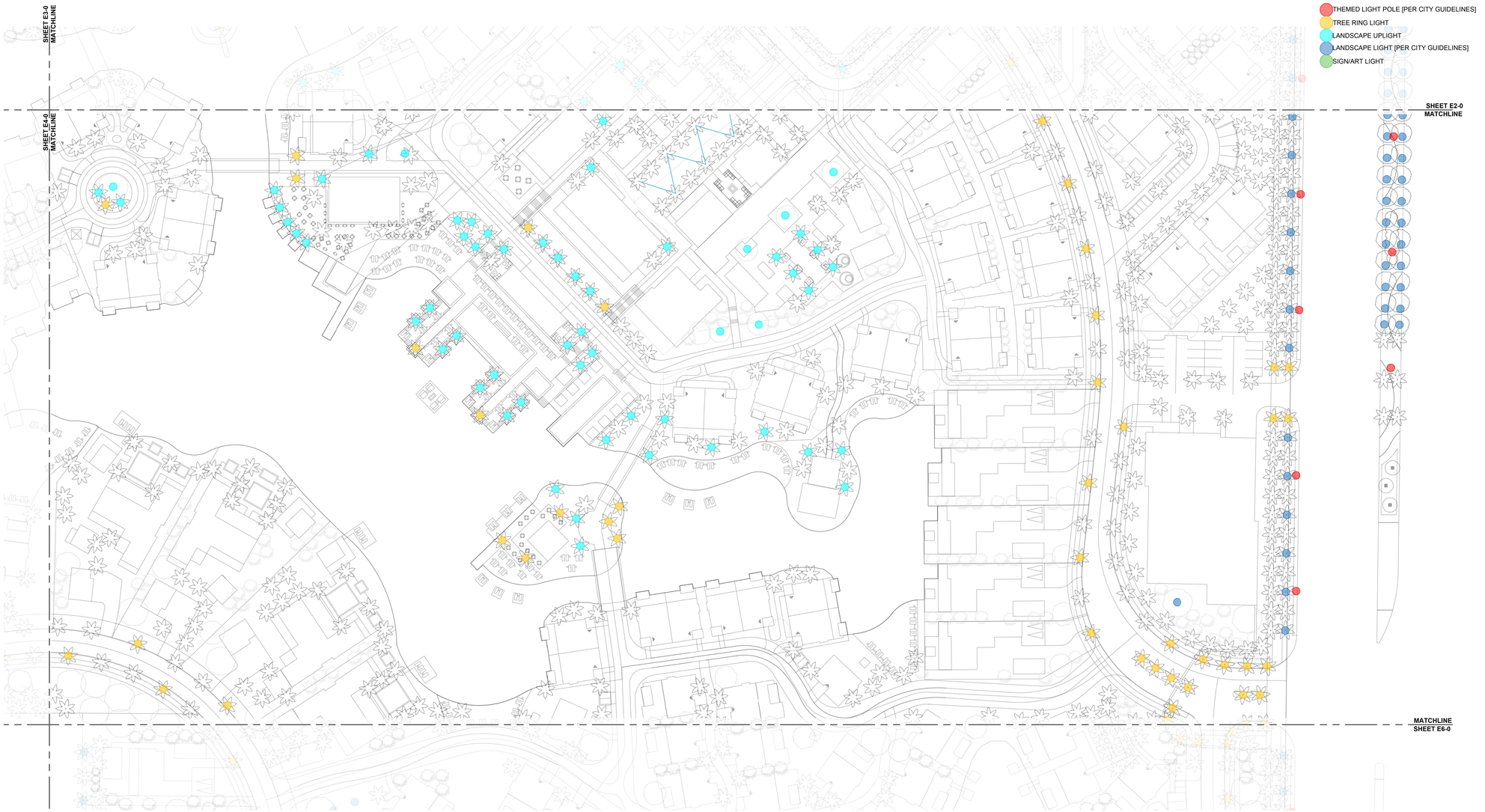


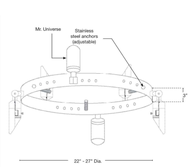
Fig. 20
Typical Median Elevation- Primary Arterial

PROJECT TO FOLLOW STREET MEDIAN DEVELOPMENT GUIDELINES FOR CITY OF COACHELLA



TREE RING LIGHT

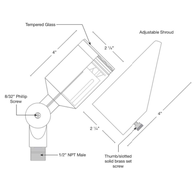




MODEL:	**SPJ-RGD-MR.UNIVERSE**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Matte Bronze**
ELECTRICAL:	**8-15v**
WATTAGE:	**2W**
ENGINE:	**FB-2W-CYL-TA16**
LUMENS:	**150**

LANDSCAPE UPLIGHT





MODEL:	**VersaLux-WD**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Black**
ELECTRICAL:	**12-15V / 120V**
WATTAGE:	**15W**
ENGINE:	**Versa-Lux Engine**
LUMENS:	**1000**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

SECONDARY IMAGE CORRIDOR

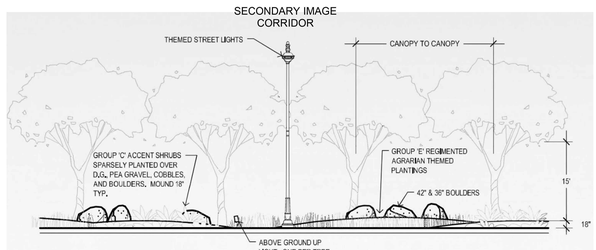
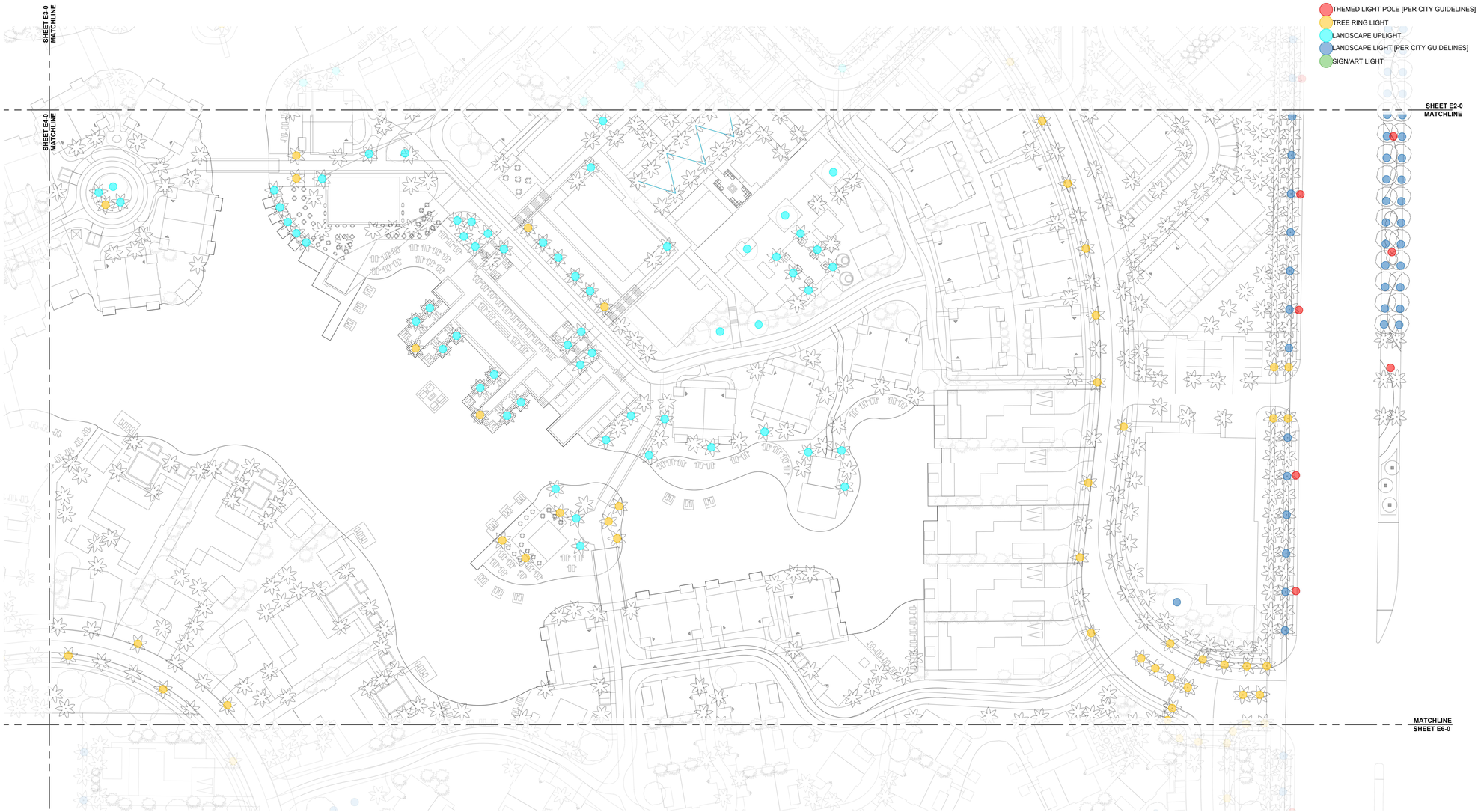


Fig. 20

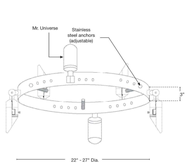
Typical Median Elevation- Primary Arterial

PROJECT TO FOLLOW STREET MEDIAN DEVELOPMENT GUIDELINES FOR CITY OF COACHELLA



TREE RING LIGHT

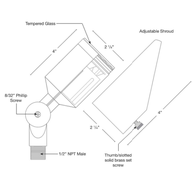




MODEL:	**SPJ-RGD-MR.UNIVERSE**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Matte Bronze**
ELECTRICAL:	**8-15v**
WATTAGE:	**2W**
ENGINE:	**FB-2W-CYL-TA16**
LUMENS:	**150**

LANDSCAPE UPLIGHT





MODEL:	**VersaLux-WD**
MATERIAL:	**Solid Brass**
FINISH SHOWN:	**Black**
ELECTRICAL:	**12-15V / 120V**
WATTAGE:	**15W**
ENGINE:	**Versa-Lux Engine**
LUMENS:	**1000**
MOUNTING:	**1/2" NPT. Dual Fin Spike Included**

SECONDARY IMAGE CORRIDOR

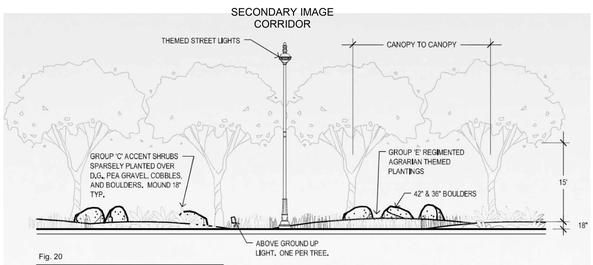


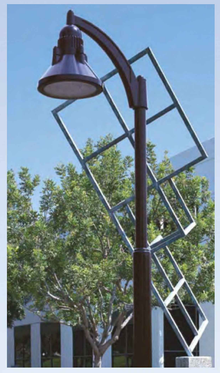
Fig. 20
Typical Median Elevation- Primary Arterial

PROJECT TO FOLLOW STREET MEDIAN DEVELOPMENT GUIDELINES FOR CITY OF COACHELLA

Lighting
Pedestrian Scale

KIM LIGHTING

Era
Hertiage Style Luminaire
70-400 Watt



Hertiage Style Cutoff Luminaires

Color: to be bronze

BUSINESS ADDRESS:
16555 East Gale Avenue
City of Industry, CA 91745
U.S.A.
PHONE: (626) 968 - 5666
FAX: (626) 369 - 2695

www.kimlighting.com

Fig. 42
Pedestrian Scale Light Pole

Lighting
Pedestrian Scale

KIM LIGHTING

Era
Hertiage Style Luminaire
70-400 Watt

Luminaire Specifications

RA17

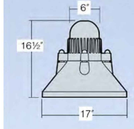


Fig. 43
Pedestrian Scale Light Fixture

Housing: The Ballast Housing is a one piece die-cast, low copper (<0.6% Cu) aluminum1 component with integral cooling fins. The Reflector Housing is one piece die-cast, low copper (<0.6% Cu) aluminum1. The Ballast Housing attaches to the Reflector Housing with stainless steel fasteners and is sealed with a silicone gasket.

Lens Frame: One piece die-cast, low copper (<0.6% Cu) aluminum1. Stainless steel hinges provided for attachment to the Reflector Housing. Stainless steel threaded fasteners provide easy access, concealed from normal view. The 3/16" thick clear flat or convex tempered glass lens seals against the reflector flange by a one piece extruded silicone gasket with fused seam, to produce a fully sealed optical chamber. The aluminum material used in the die-castings is a customized 360 aluminum alloy. Additional silicone is added to the composition to allow improved molten flow characteristics that provide greater detailing and shaping.

Mounting: Stainless steel bolts are provided to attach the luminaire to the crook arm or swept arm mounting.

Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast, low copper (<0.6% Cu) aluminum enclosure (spun for 17° vertical reflector) which attaches to the Reflector Housing as a one piece module. Reflectors are field rotatable in 90° increments. All sockets are factory prewired with a quick-disconnect plug for the ballast module, with wires passing through a silicone gasket to maintain sealed optical chamber integrity. The optical segments are positioned so that reflected light does not pass through the lamp arc tube. For the RA17, the reflector modules are equipped with medium base sockets rated 4KV. For the RA25, the horizontal metal halide lamp reflectors are
equipped with a pin-oriented mogul base socket with a molded silicone lamp stabilizer. All vertical reflectors, HPS horizontal reflectors, and Pulse Start reflectors are equipped with a mogul base socket rated 4KV. All optical systems are interchangeable within the housing.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs for attachment to the incoming wires and the socket wires. The module attaches inside the housing using keyhole slots. All ballasts are high power factor with starting temperatures of -40°F for HPS and -20°F for MH lamp modes. See lamp and electrical data on pages 28 - 29 for ballast types and characteristics.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a Titanated Zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

Certification: UL Listed to U.S. and Canadian safety standards for
wet locations. Fixture manufacturer shall employ a quality program
that is certified to meet the ISO 9001:2000 standard.

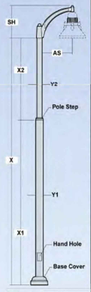
Lighting
Pedestrian Scale

KIM LIGHTING

Era
Hertiage Style Luminaire
70-400 Watt

Pole Ordering Information and Specifications
SAS / SAL Stepped Aluminum Pole and Swept Arm(s)

1 Pole Catalog Numbers:



For RA17 Luminaires only

Pole Catalog Number	X	X1	X2	Y1	Y2	Wall Thickness	Bolt Circle Dia.	Base Diameter	SH Dwell Height	AS Arm Spacing	Anchor Bolt Projection	Anchor Bolts	Base Cover Dia.	Overall Pole Dia.	ALLOWABLE POLE EPA* 90	105	115	125	135	140	150
SA510-5341IB	10	6.5	3.5	0'	3.4'	188"	8½"	22"	23½"	3.2'	1¼"	4 x ¾" x 2"	12"	3"	25.7	25.0	24.1	23.5	15.8	13.2	11.2	9.5
SA512-5341IB	12'	8'	4'	0'	3.4'	188"	8½"	22"	23½"	3.2'	1¼"	4 x ¾" x 2"	12"	3"	20.6	19.8	19.2	18.5	13.0	10.7	8.7	7.3
SA514-5341IB	14'	8.2'	4.7'	0'	3.4'	188"	8½"	22"	23½"	3.2'	1¼"	4 x ¾" x 2"	12"	3"	16.8	15.3	12.3	10.0	8.2	6.8	5.7
SA516-5341IB	16'	10.0	5.5	0'	3.4'	188"	8½"	22"	23½"	3.2'	1¼"	4 x ¾" x 2"	12"	3"	14.1	12.7	10.5	9.1	6.5	5.3	4.4
SA52C-5341IB	18.5	13	6.4	0'	3.4'	188"	8½"	22"	23½"	3.2'	1¼"	4 x ¾" x 2"	12"	3'	96	88	68	5.1	4.0	3.1	2.4

For RA25 Luminaires only

Pole Catalog Number	X	X1	X2	Y1	Y2	Wall Thickness	Bolt Circle Dia.	Base Diameter	SH Dwell Height	AS Arm Spacing	Anchor Bolt Projection	Anchor Bolts	Base Cover Dia.	Overall Pole Dia.	ALLOWABLE POLE EPA* 90	105	115	125	135	140	150
SAL24-5418B	19.5	13	6.4	6'	4'	188"	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	15.2	13.9	11.0	8.7	7.1	5.8	4.9
SAL25-5418B	25'	16.7'	8.3'	6'	4'	188"	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	9.5	8.6	6.5	4.9	3.7	2.9	2.3
SAL254-5429	25'	16.7'	8.3'	6'	4'	250	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	10.9	10.7	9.8	7.6	6.1	5.0	4.1
SAL30-5429	30'	20'	10'	6'	4'	250	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	8.3	8.1	6.2	4.5	3.4	2.6	2.0
SAL30-6440D	30'	20'	10'	6'	4'	437	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	6"	14.7	13.3	10.1	7.9	6.2	5.0	4.1

NOTE: All allowable pole and fixture EPAs (Effective Projected Area, which is Fixture Area x Drag Factor) are derived from the AASHTO standard (American Association of State Highway and Transportation Officials). Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location (See page **26**).

* Thickness at **Y1** section, **Y2** section is .188".

Pole reinforced, to 40' above base, to .400", remaining **Y1 section is .250", **Y2** section is .188".

Arm assemblies are included.

2 Mounting Arrangements:



NOTE: ALLOWABLE POLE EPA for jobsite wind conditions must be equal to or greater than fixture mount EPA.

Fig. 44
Pedestrian Scale Light Pole and Swept Arm

Lighting
In-ground

All median islands shall be lit with light standards as shown on the layout plans. Specification_____.

KIM LIGHTING

LTV20 Series Wall Wash
Lightvault

Specifications

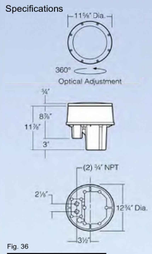


Fig. 36
In-ground Light Fixture

Lens Ring: One piece cast bronze, natural finish. Eight captive 5/8" blackened stainless steel hex-socket cap screws.
Lens: Clear tempered borosilicate glass, M° thick, flush with lens ring, slightly crowned.
Lens Gasket: One piece molded silicone, U-channel wraps completely around lens flange.
Housing: High temperature, compression molded, fiberglass impregnated, F° min. wall composite. Charcoal gray. No top lip to trap dirt and moisture. Solid brass knurled inserts molded-in to receive lens ring screws. Separate splice and ballast compartments, individual cast aluminum internal covers, with one piece molded silicone gaskets. Two ¼" NPT in bottom, 33 cu in.
splice area. Modular reverse draft design (top dia. smaller than bottom), body and ballast modules epoxy bonded.
Optical System: WW - one piece hydroformed reflector, specular Alzak®, black lower shield towards viewers, 360° rotation and screw locks, Wall Wash distribution. Medium base 4KV socket for H.I.D. lamps, mini-can socket for halogen lamps.
Electrical Module: High power factor ballast, -20°F starting, factory mounted and prewired to gasketed compartment cover, LTV22 only.
Fixtures must be grounded in accordance with local codes or the National Electrical Code. Failure to do so may result in serious personal injury.
Wiring: Anti-siphon barriers on all wiring to and from ballast compartment. All components wire linked for ground, quickdisconnect for removal of optical system.
Drive-over Durability: When installed in concrete (see page 4), fixture will withstand drive-over by vehicles weighing up to 5,500 lb.
Certification: UL Listed to U.S. and Canadian safety standards for wet locations. Fixture manufacturer shall employ a quality program that is audited to ISO9001 standards.

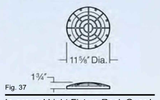


Fig. 37
In-ground Light Fixture Rock Guard

Rock Guard lens ring for lens protection in vandal prone areas. One piece cast bronze, replaces standard lens ring. Includes glass lens gasket and mounting screws.
CAUTION: On LTV22, Rock Guard will cast severe shadows on the lighted surface with clear lamps. If Rock Guard is required, use coated lamps and estimate a 50% reduction in longitudinal light throw and intensity. Rock Guard not recommended for LTV23 halogen wall wash fixtures.

Lighting
Vehicular Scale

KIM LIGHTING

Era
Hertiage Style Luminaire
70-400



Hertiage Style Cutoff Luminaires

Color: to be bronze

BUSINESS ADDRESS:
16555 East Gale Avenue
City of Industry, CA 91745
U.S.A.
PHONE: (626) 968 - 5666
FAX: (626) 369 - 2695

www.kimlighting.com

Fig. 39
Vehicular Scale Light Pole

Lighting
Vehicular Scale

KIM LIGHTING

Era
Hertiage Style Luminaire
70-400 Watt

Luminaire Specifications

RA25

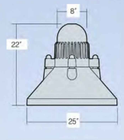


Fig. 40
Vehicular Scale Light Fixture

Housing: The Ballast Housing is a one piece die-cast, low copper (<0.6% Cu) aluminum1 component with integral cooling fins. The Reflector Housing is one piece die-cast, low copper (<0.6% Cu) aluminum1. The Ballast Housing attaches to the Reflector Housing with stainless steel fasteners and is sealed with a silicone gasket.

Lens Frame: One piece die-cast, low copper (<0.6% Cu) aluminum1. Stainless steel hinges provided for attachment to the Reflector Housing. Stainless steel threaded fasteners provide easy access, concealed from normal view. The 3/16" thick clear flat or convex tempered glass lens seals against the reflector flange by a one piece extruded silicone gasket with fused seam, to produce a fully sealed optical chamber. The aluminum material used in the die-castings is a customized 360 aluminum alloy. Additional silicone is added to the composition to allow improved molten flow characteristics that provide greater detailing and shaping.

Mounting: Stainless steel bolts are provided to attach the luminaire to the crook arm or swept arm mounting.

Reflector Module: Specular Alzak® optical segments are rigidly mounted within a die-cast, low copper (<0.6% Cu) aluminum enclosure (spun for 17° vertical reflector) which attaches to the Reflector Housing as a one piece module. Reflectors are field rotatable in 90° increments. All sockets are factory prewired with a quick-disconnect plug for the ballast module, with wires passing through a silicone gasket to maintain sealed optical chamber integrity. The optical segments are positioned so that reflected light does not pass through the lamp arc tube. For the RA17, the reflector modules are equipped with medium base sockets rated 4KV. For the RA25, the horizontal metal halide lamp reflectors are
equipped with a pin-oriented mogul base socket with a molded silicone lamp stabilizer. All vertical reflectors, HPS horizontal reflectors, and Pulse Start reflectors are equipped with a mogul base socket rated 4KV. All optical systems are interchangeable within the housing.

Electrical Module: All electrical components are UL and CSA recognized, mounted on a single plate and factory prewired with quick-disconnect plugs for attachment to the incoming wires and the socket wires. The module attaches inside the housing using keyhole slots. All ballasts are high power factor with starting temperatures of -40°F for HPS and -20°F for MH lamp modes. See lamp and electrical data on pages 28 - 29 for ballast types and characteristics.

Finish: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a Titanated Zirconium conversion coating; A.S.T.M. 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Platinum Silver, or White. Custom colors are available and subject to additional charges, minimum quantities and longer lead times. Consult representative.

Certification: UL Listed to U.S. and Canadian safety standards for
wet locations. Fixture manufacturer shall employ a quality program
that is certified to meet the ISO 9001:2000 standard.

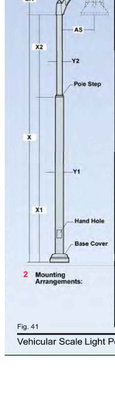
Lighting
Vehicular Scale

KIM LIGHTING

Era
Hertiage Style Luminaire
70-400 Watt

Pole Ordering Information and Specifications
SAS / SAL Stepped Aluminum Pole and Swept Arm(s)

1 Pole Catalog Numbers:



For RA17 Luminaires only

Pole Catalog Number	X	X1	X2	Y1	Y2	Wall Thickness	Bolt Circle Dia.	Base Diameter	SH Dwell Height	AS Arm Spacing	Anchor Bolt Projection	Anchor Bolts	Base Cover Dia.	Overall Pole Dia.	ALLOWABLE POLE EPA* 90	105	115	125	135	140	150
SA510-5341IB	10	6.5	3.5	0'	3.4'	188"	8½"	22"	23½"	3.2"	1¼"	4 x ¾" x 2"	12"	3"	25.7	25.0	24.1	23.5	15.8	13.2	11.2	9.5
SA512-5341IB	12'	8'	4'	0'	3.4'	188"	8½"	22"	23½"	3.2"	1¼"	4 x ¾" x 2"	12"	3"	20.6	19.8	19.2	18.5	13.0	10.7	8.7	7.3
SA514-5341IB	14'	8.2'	4.7'	0'	3.4'	188"	8½"	22"	23½"	3.2"	1¼"	4 x ¾" x 2"	12"	3"	16.8	15.3	12.3	10.0	8.2	6.8	5.7
SA516-5341IB	16'	10.0	5.5	0'	3.4'	188"	8½"	22"	23½"	3.2"	1¼"	4 x ¾" x 2"	12"	3"	14.1	12.7	10.5	9.1	6.5	5.3	4.4
SA52C-5341IB	18.5	13	6.4	0'	3.4'	188"	8½"	22"	23½"	3.2"	1¼"	4 x ¾" x 2"	12"	3'	96	88	68	5.1	4.0	3.1	2.4

For RA25 Luminaires only

Pole Catalog Number	X	X1	X2	Y1	Y2	Wall Thickness	Bolt Circle Dia.	Base Diameter	SH Dwell Height	AS Arm Spacing	Anchor Bolt Projection	Anchor Bolts	Base Cover Dia.	Overall Pole Dia.	ALLOWABLE POLE EPA* 90	105	115	125	135	140	150
SAL24-5418B	19.5	13	6.4	6'	4'	188"	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	15.2	13.9	11.0	8.7	7.1	5.8	4.9
SAL25-5418B	25'	16.7'	8.3'	6'	4'	188"	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	9.5	8.6	6.5	4.9	3.7	2.9	2.3
SAL254-5429	25'	16.7'	8.3'	6'	4'	250	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	10.9	10.7	9.8	7.6	6.1	5.0	4.1
SAL30-5429	30'	20'	10'	6'	4'	250	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	5"	8.3	8.1	6.2	4.5	3.4	2.6	2.0
SAL30-6440D	30'	20'	10'	6'	4'	437	10½"	28"	30"	3.2"	1¼"	4 x ¾" x 2"	14"	6"	14.7	13.3	10.1	7.9	6.2	5.0	4.1

NOTE: All allowable pole and fixture EPAs (Effective Projected Area, which is Fixture Area x Drag Factor) are derived from the AASHTO standard (American Association of State Highway and Transportation Officials). Responsibility lies with the specifier for correct pole selection based on local codes and standards for the job location (See page **26**).

* Thickness at **Y1** section, **Y2** section is .188".

Pole reinforced, to 40' above base, to .400", remaining **Y1 section is .250", **Y2** section is .188".

Arm assemblies are included.

2 Mounting Arrangements:

NOTE: ALLOWABLE POLE EPA for jobsite wind conditions must be equal to or greater than fixture mount EPA.

Fig. 41
Vehicular Scale Light Pole and Swept Arms

Lighting
In-ground

KIM LIGHTING

LTV20 Series Wall Wash
Lightvault

Install in Concrete

For installations in ground cover, shrubbery or lawn areas, encase the fixture in concrete. This creates a buffer zone with the additional advantage of greater fixture stability. Elevate the fixture 2" to 4" above grade, and slope the concrete away from the lens ring for drainage.

Advantages

- Cleaner, more stable installation, less susceptible to traffic and maintenance activity.
- Prevents lens overgrowth.
- Provides a defined edge for trimming.
- Provides drainage away from the lens to maintain light culput.
- Visually looks like a flush installation.

Concrete must have reinforcing rocs to prevent cracking from fixture heat expansion.

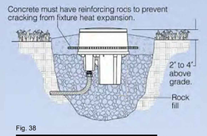
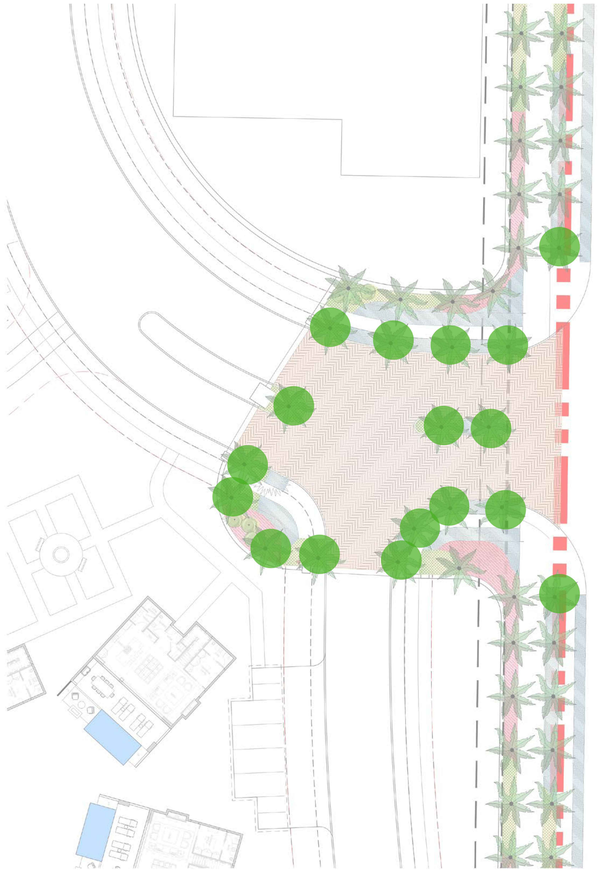


Fig. 38
In-ground Light Fixture Installation

NOTE: Always use adequate rebar surrounding the fixture to prevent cracking of the concrete due to heat expansion.



PRIMARY ENTRY



SECONDARY ENTRY

LIGHTING LEGEND

ENTRY SIGN LIGHTING

MODEL **1045** | Specification Sheet
Commercial Series • Floodlight • LED

TYPE: MODEL:
PROJECT:

PRODUCT FEATURES

Wattage	14 – 26 W
Voltage	120 – 277 VAC
Lumens	1100 – 2400 Delivered Lumens
Distribution	17° (VNS), 18° (NS), 30° (MF), 50° (WF)
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Multi-Volt 120-277VAC with tri-modal dimming capabilities
Dimensions	4½" DIA x 10½" D

IP66 BAA BABA



Click on image for alternate shields
(within Adobe Acrobat or Acrobat Reader)

TREE UPLIGHTING

MODEL **1185TG** | Specification Sheet
Commercial Series • In-Grade • LED

TYPE: MODEL:
PROJECT:

PRODUCT FEATURES

Wattage	15 – 26 W
Voltage	120 – 277 VAC
Lumens	917 – 1766 Delivered Lumens
Distribution	NEMA type [*H* x *V*]: 2x2 (VNS), 2x2 (NS), 3x3 (MF), 4x4 (WF), 5x5 (WW)
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Multi-Volt 120-277VAC with tri-modal dimming capabilities
Dimensions	8 19/32" DIA x 8" D

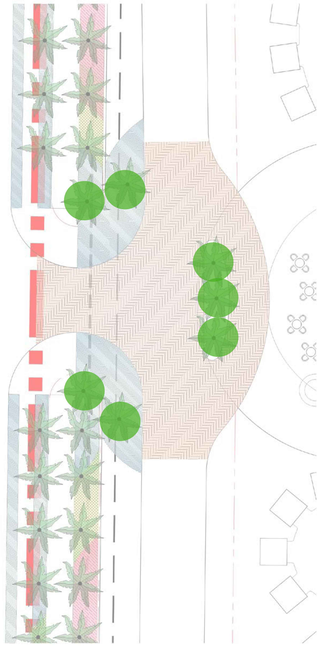
IP68 BAA BABA



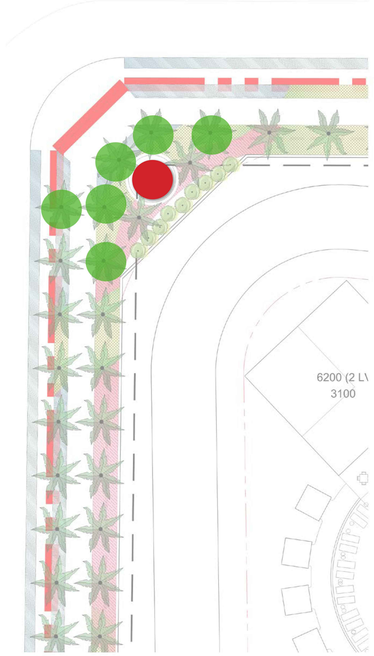
PALM LIGHTING RINGS







BEACH CLUB ENTRY



CALHOUN STREET



VAN BUREN STREET

52nd AVENUE

LIGHTING LEGEND

ENTRY SIGN LIGHTING

MODEL **1045** | Specification Sheet
Commercial Series • Floodlight • LED

TYPE: MODEL:
PROJECT:

PRODUCT FEATURES

Wattage	14 – 26 W
Voltage	120 – 277 VAC
Lumens	1100 – 2400 Delivered Lumens
Distribution	17° (VNS), 18° (NS), 30° (MF), 50° (WF)
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Multi-Volt 120-277VAC with tri-modal dimming capabilities
Dimensions	4½" DIA x 10½" D



Click on image for alternate shields
(within Adobe Acrobat or Acrobat Reader)

TREE UPLIGHTING

MODEL **1185TG** | Specification Sheet
Commercial Series • In-Grade • LED

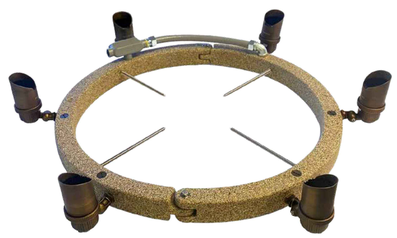
TYPE: MODEL:
PROJECT:

PRODUCT FEATURES

Wattage	15 – 26 W
Voltage	120 – 277 VAC
Lumens	917 – 1766 Delivered Lumens
Distribution	NEMA type [**H x V**]: 2x2 (VNS), 2x2 (NS), 3x3 (MF), 4x4 (WF), 5x5 (WM)
CCT	2700K, 3000K, 3500K, 4000K, 5000K
CRI	80 CRI min.
Dimming	0-10V or Phase Cut (TRIAC/ELV-120VAC only) available
Driver	Multi-Volt 120-277VAC with tri-modal dimming capabilities
Dimensions	8 1⁹⁄₃₂" DIA x 8" D



PALM LIGHTING RINGS







MEDIAN LIGHTING LEGEND

LIGHT POLE,
PER CITY ENGINEER, TYP

VAN BUREN ST. TYPICAL MEDIAN

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

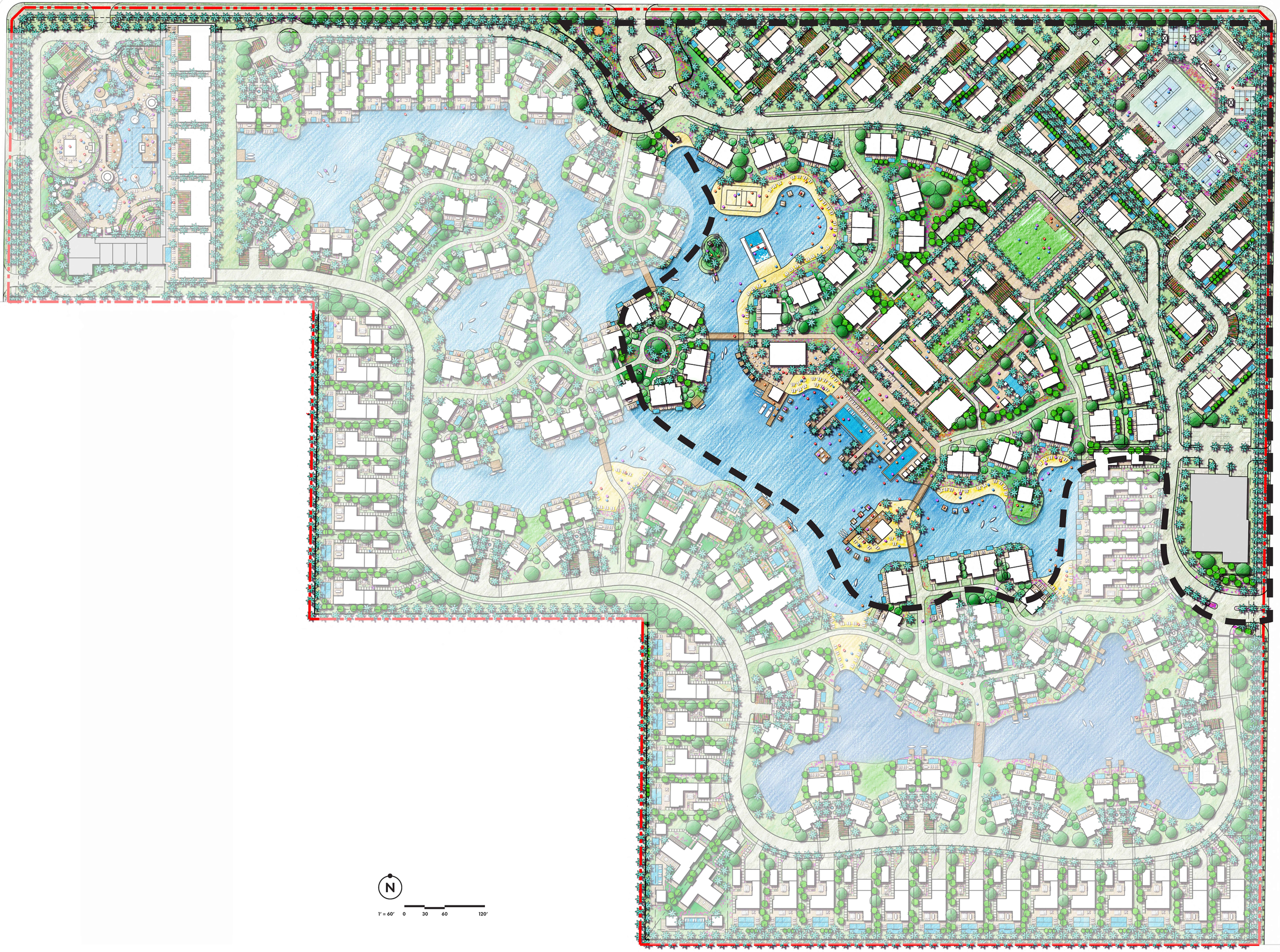
HOTEL

ARCHITECTURE & LANDSCAPE

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

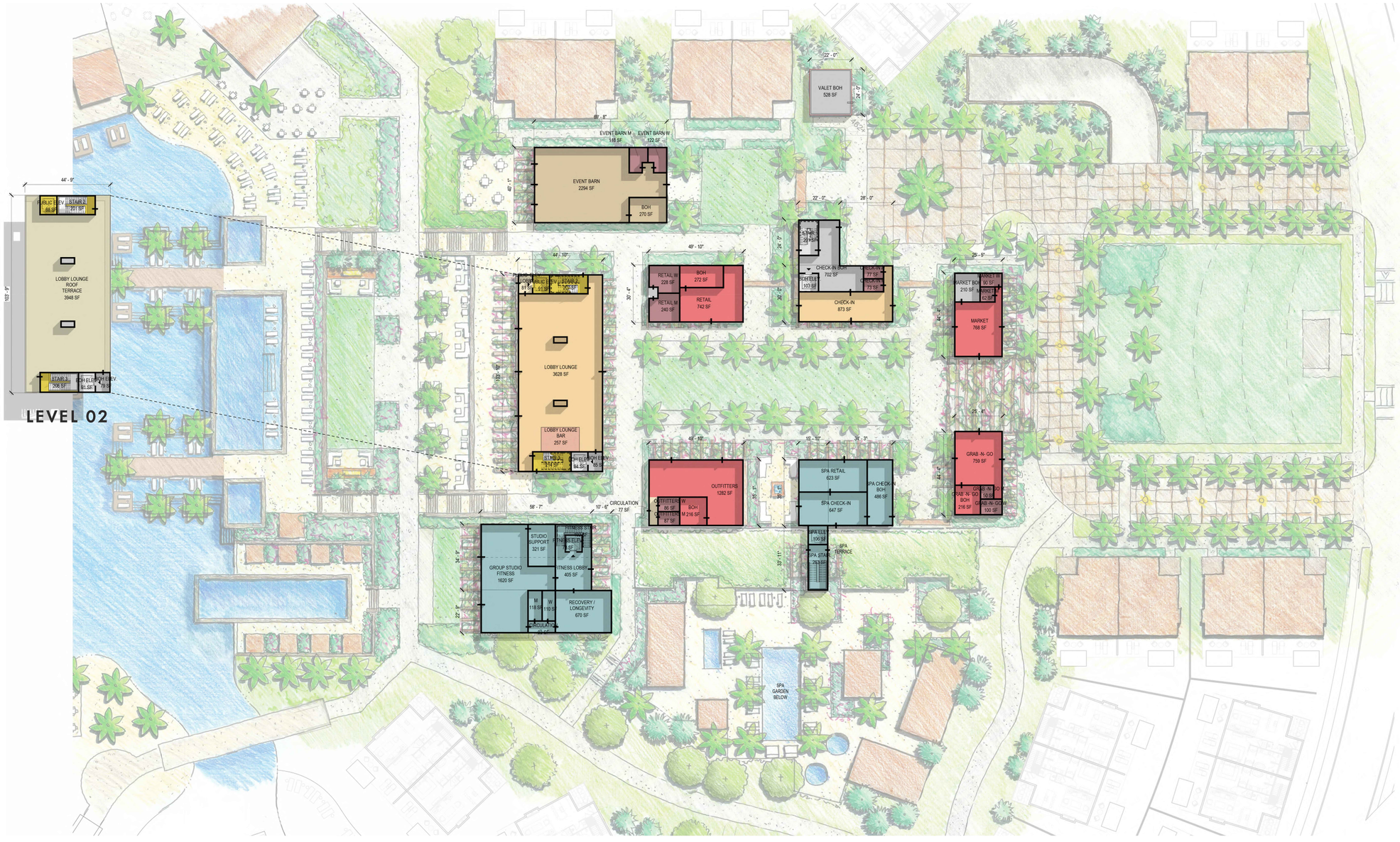
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

10



MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEVEL 01 - HOTEL CORE VILLAGE



LEGEND

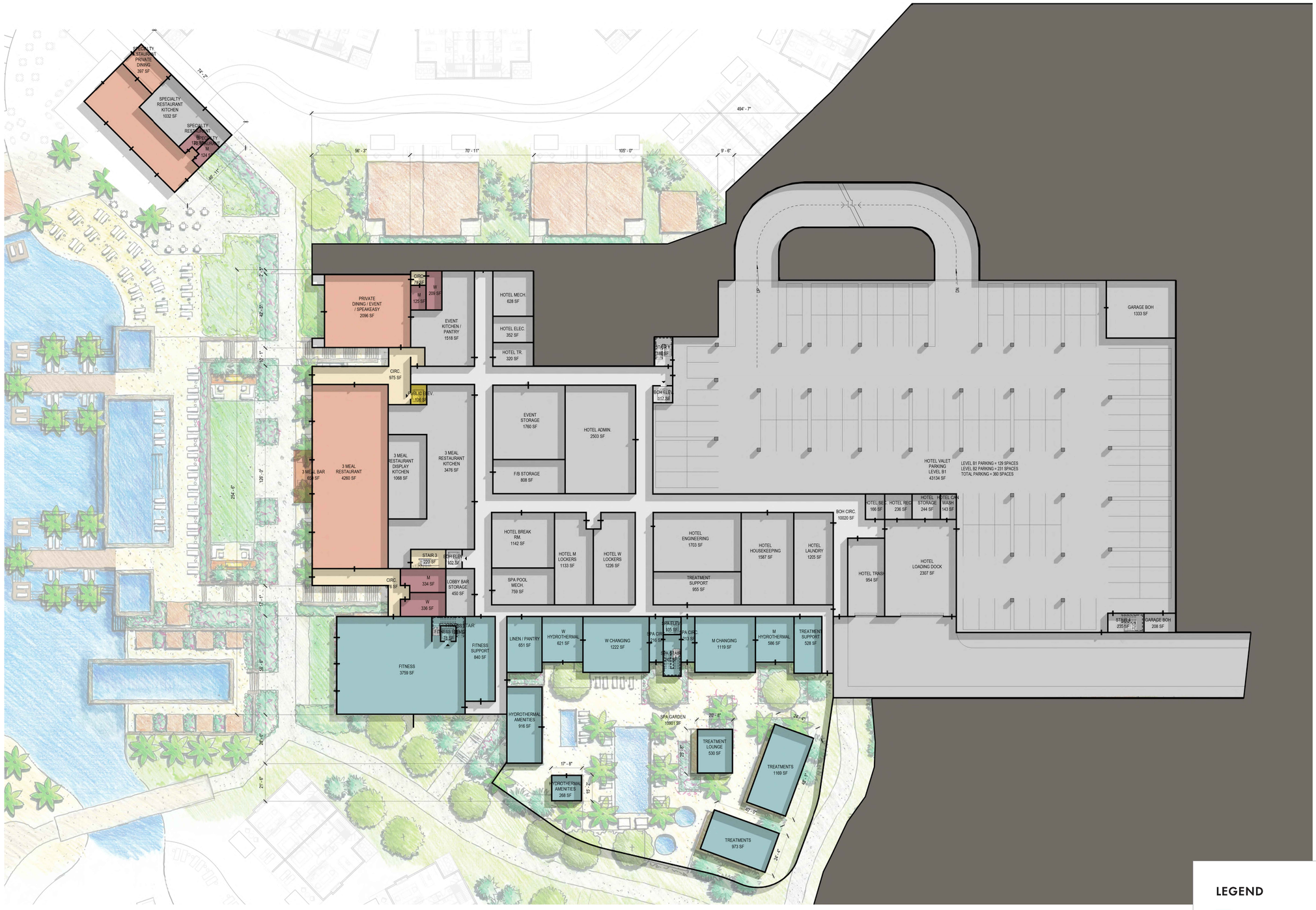
- RETAIL / FOOD & BEVERAGE
- LOBBY LOUNGE / LIBRARY
- LOBBY LOUNGE BAR
- SPA & FITNESS
- RESTROOM
- CHECK-IN / CONCIERGE
- EVENT BARN
- ROOF TERRACE BAR
- 3 MEAL RESTAURANT / SPEAK-EASY
- BOH

N

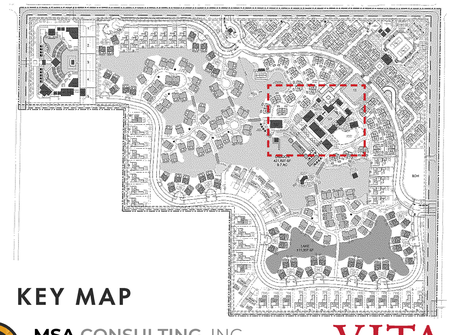
1" = 20' 0 10 20 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEVEL B1 - 3 MEAL RESTAURANT, SPA AND WELLNESS, BOH & PARKING AREAS



KEY MAP

LEGEND

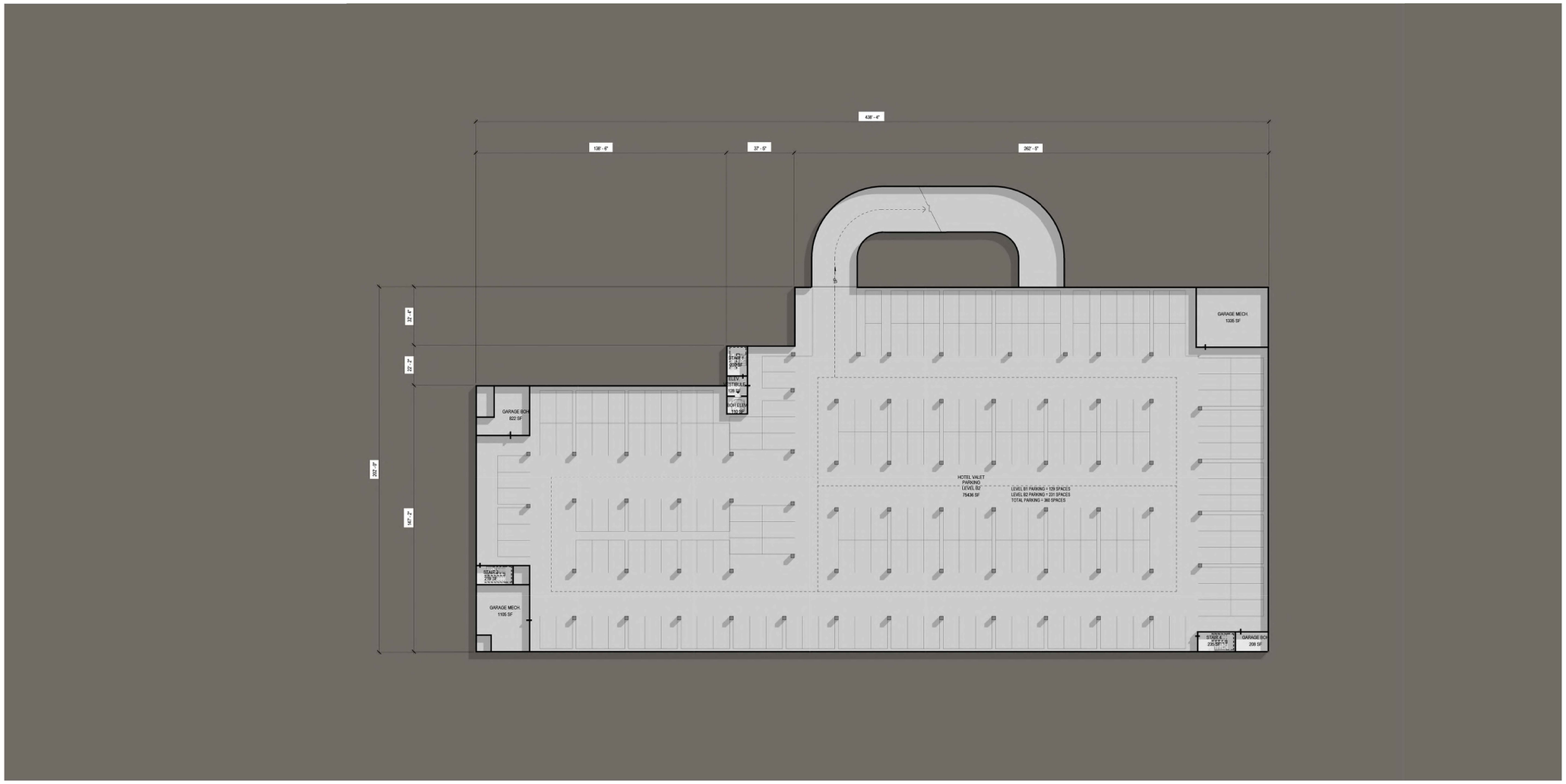
- RETAIL / FOOD & BEVERAGE
- LOBBY LOUNGE / LIBRARY
- LOBBY LOUNGE BAR
- SPA & FITNESS
- RESTROOM
- CHECK-IN / CONCIERGE
- EVENT BARN
- ROOF TERRACE BAR
- 3 MEAL RESTAURANT / SPEAK-EASY
- BOH

N

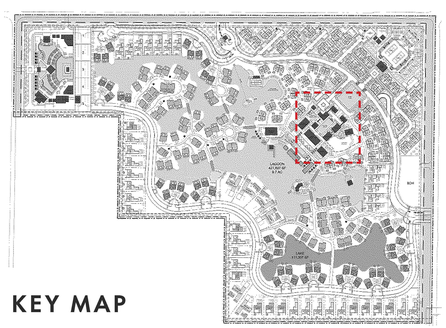
1" = 20' 0 10 20 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEVEL B2 - PARKING



KEY MAP

N

1' = 20' 0 10 20 40'

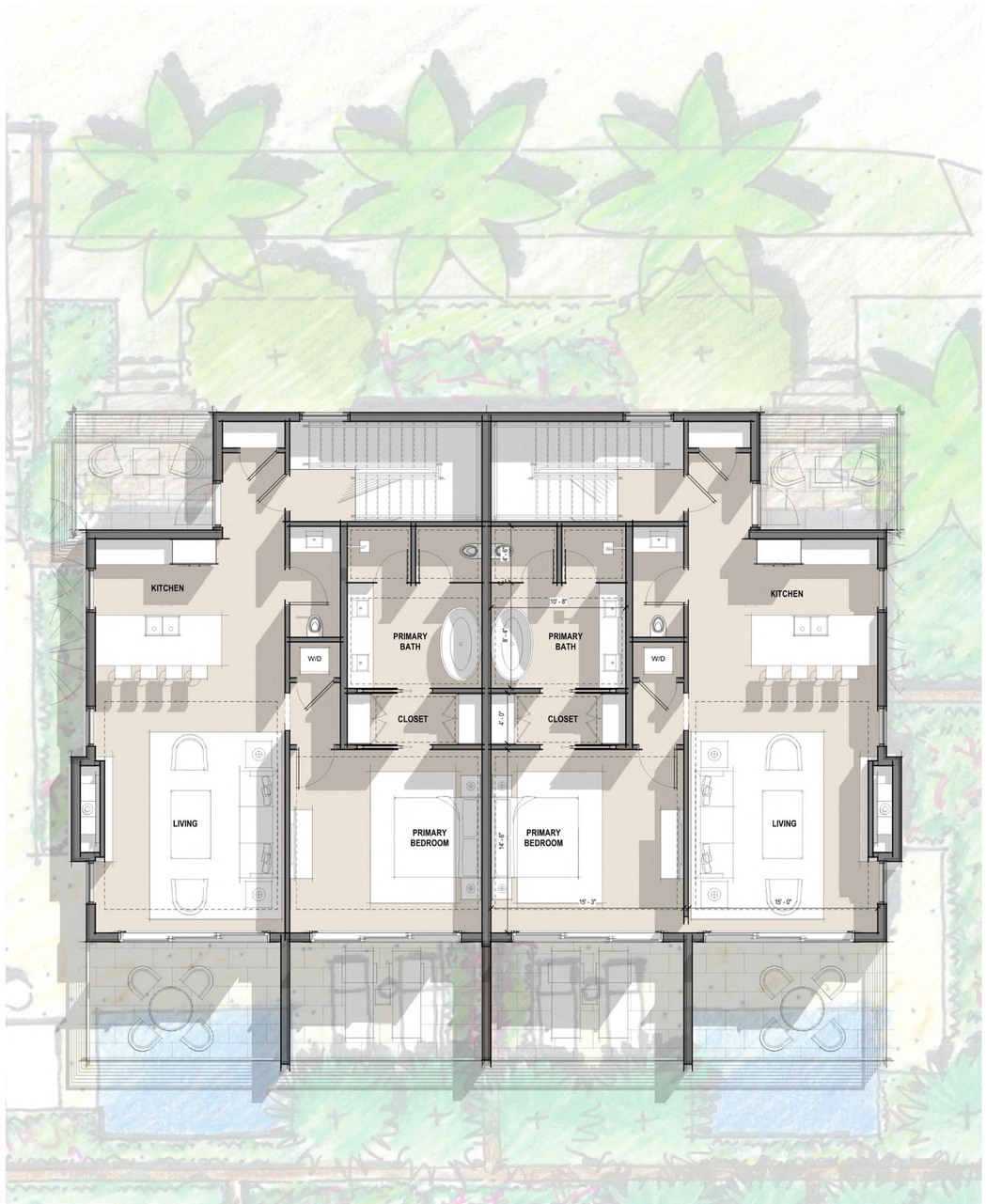
LEGEND

- RETAIL / FOOD & BEVERAGE
- LOBBY LOUNGE / LIBRARY
- LOBBY LOUNGE BAR
- SPA & FITNESS
- RESTROOM
- CHECK-IN / CONCIERGE
- EVENT BARN
- ROOF TERRACE BAR
- 3 MEAL RESTAURANT / SPEAK-EASY
- BOH

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

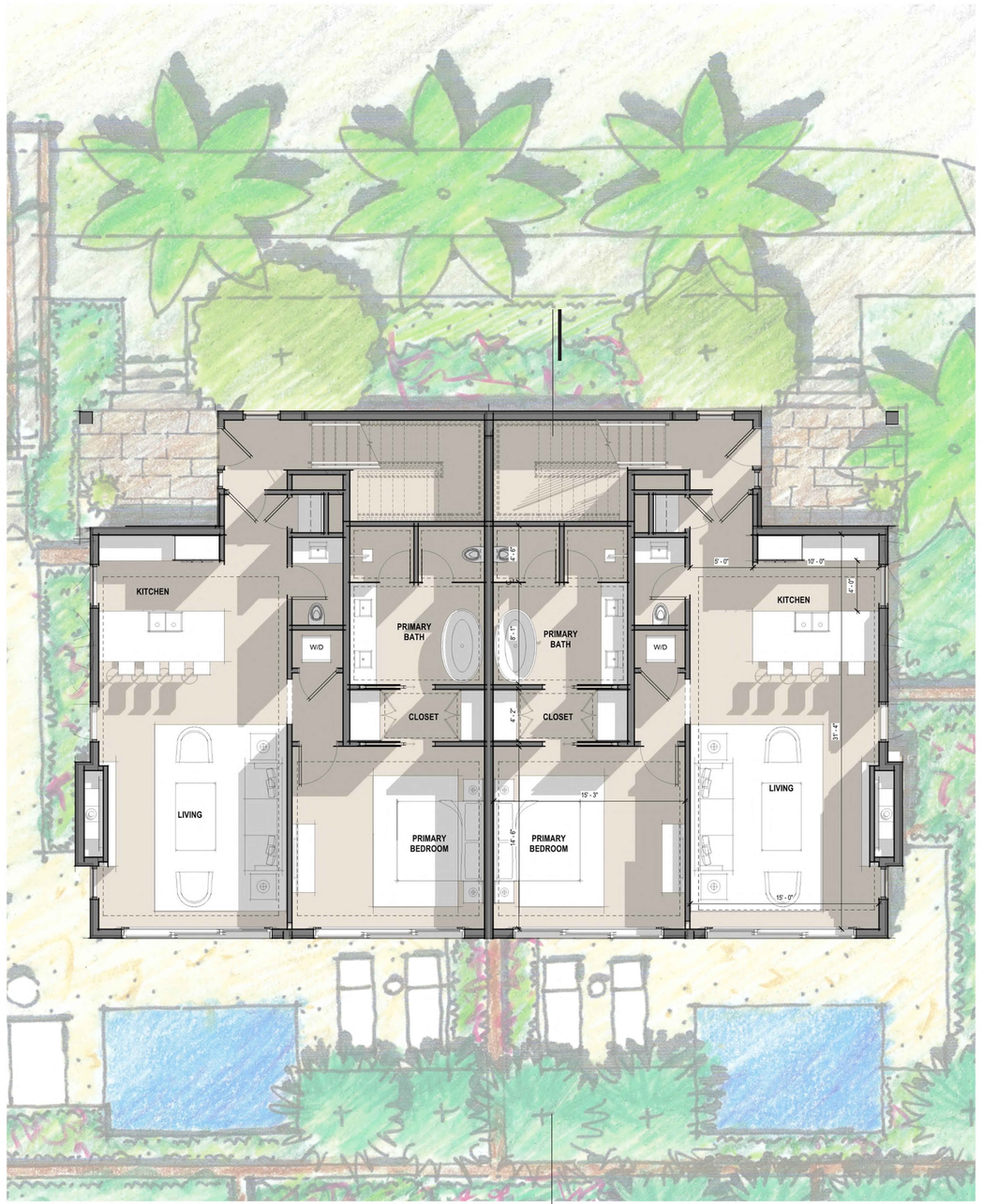
10



1 BEDROOM SUITE
1,149 SF

1 BEDROOM SUITE
1,149 SF

4 UNIT 2 STORY 1 BR SUITE - LEVEL 02



1 BEDROOM SUITE
1,248 SF

SECTION A

1 BEDROOM SUITE
1,248 SF

4 UNIT 2 STORY 1 BR SUITE - LEVEL 01

1/4"= 1' 0 2 4 8'

2 STORY (1 BR SUITES) HOTEL COTTAGE - 4 UNITS

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Cook Street, Suite 100, Palm Desert, CA 92211
34200 Cook Street Main Office, Palm Desert, CA 92211
760.320.9811 msaconsultinginc.com

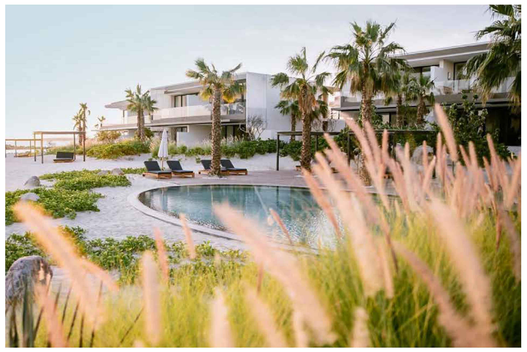
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

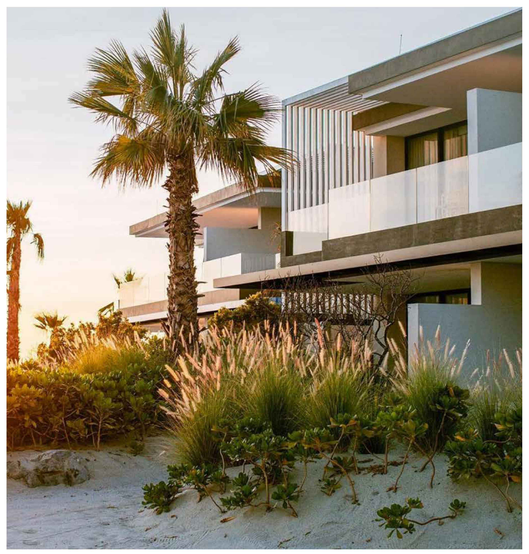


LEGEND

1. Hotel Cottage Unit
2. Entry Porch
3. Private Garden
4. Plunge Pool
5. Privacy Wall
6. Project Loop Road
7. Sidewalk
8. Covered Car Parking
9. Covered Cart Parking
10. EVA Turnaround
11. Property Boundary
12. 10’ Landscape Setback









NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

N

1" = 10'-0"

0 5' 10' 20'



FRONT ELEVATION



REAR ELEVATION

1/4"= 1' 0 2 4 8'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



SECTION A - COTTAGE

1/4" = 1' 0 2 4 8'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE







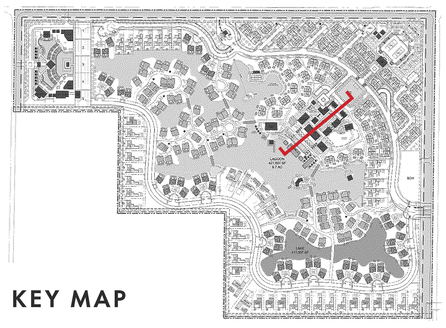
REAR ELEVATION



FRONT ELEVATION

1/8" = 1' 0 4 8 16'





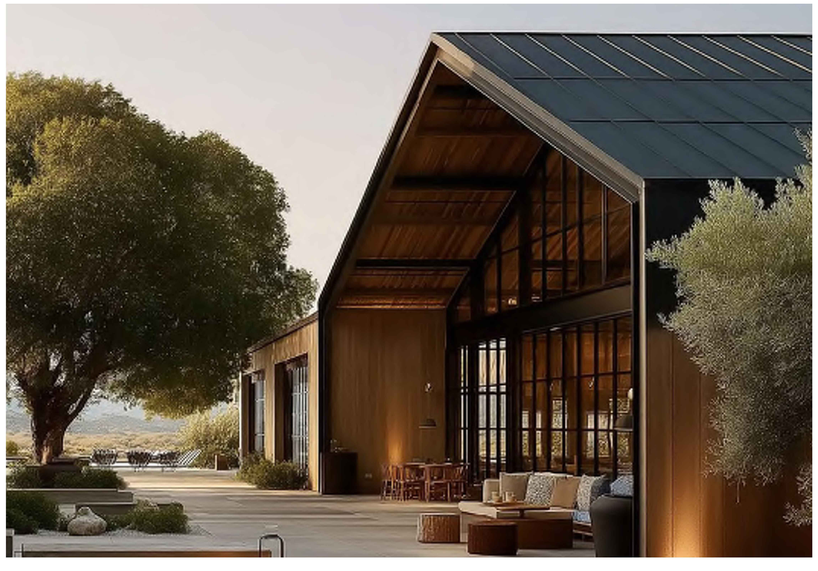
KEY MAP

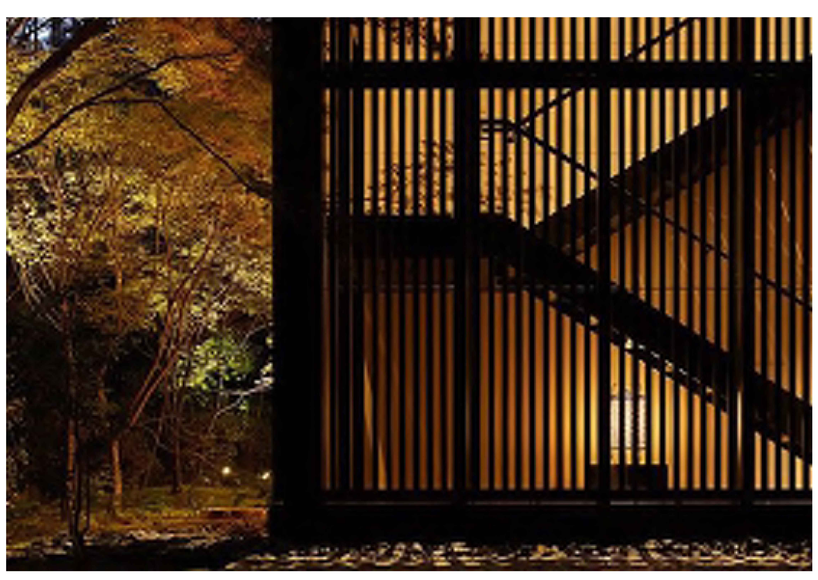
1/8 "= 1' 0 8 16 32'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE





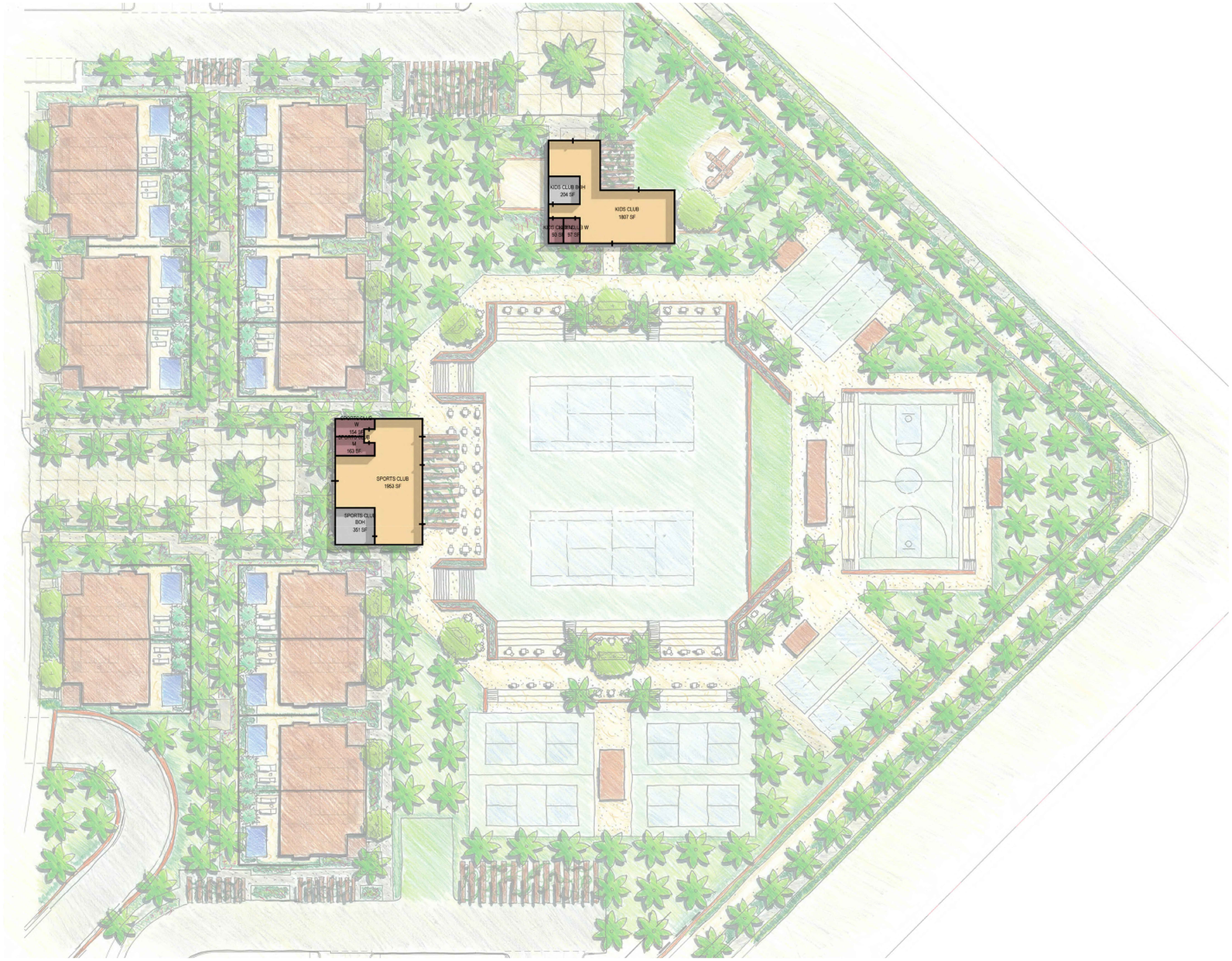








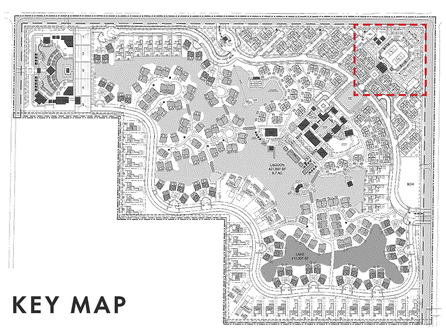




LEVEL 01 - SPORTS AND KIDS CLUB AREA



LEVEL 01 - MAIN BOH FACILITY



KEY MAP

LEGEND

- RETAIL / FOOD & BEVERAGE
- LOBBY LOUNGE / LIBRARY
- LOBBY LOUNGE BAR
- SPA & FITNESS
- RESTROOM
- CHECK-IN / CONCIERGE
- EVENT BARN
- ROOF TERRACE BAR
- 3 MEAL RESTAURANT / SPEAK-EASY
- BOH

N

1' = 20' 0 10 20 40'



NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

LEGEND

1. Drop-Off
2. Event Barn
3. Bar Terrace Seating
4. Tennis Courts/ Events
5. Shade Structure
6. Pickleball Courts
7. Basketball Court
8. Padel Courts
9. Kid's Club
10. Playground
11. Hotel Cottage
12. Date Palm Grove
13. Covered Car Parking
14. Cart Parking
15. Project Loop Road
16. EVA Turnaround
17. BOH Service Ramp
18. Public Equestrian Path
19. Public Sidewalk

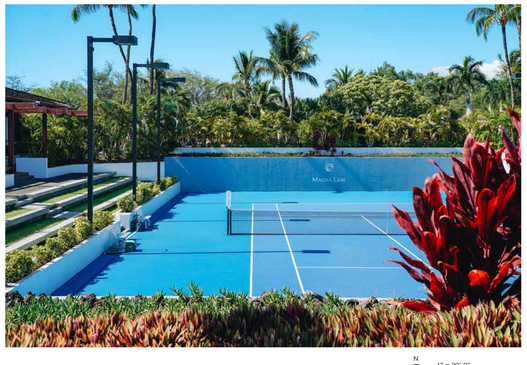








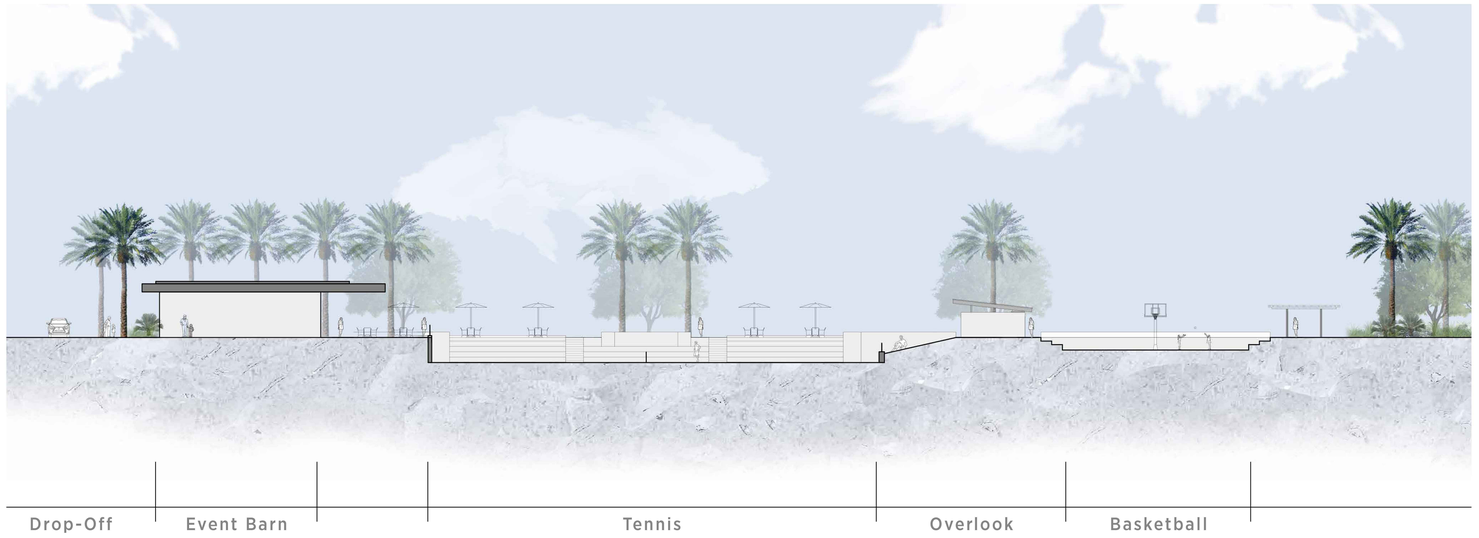




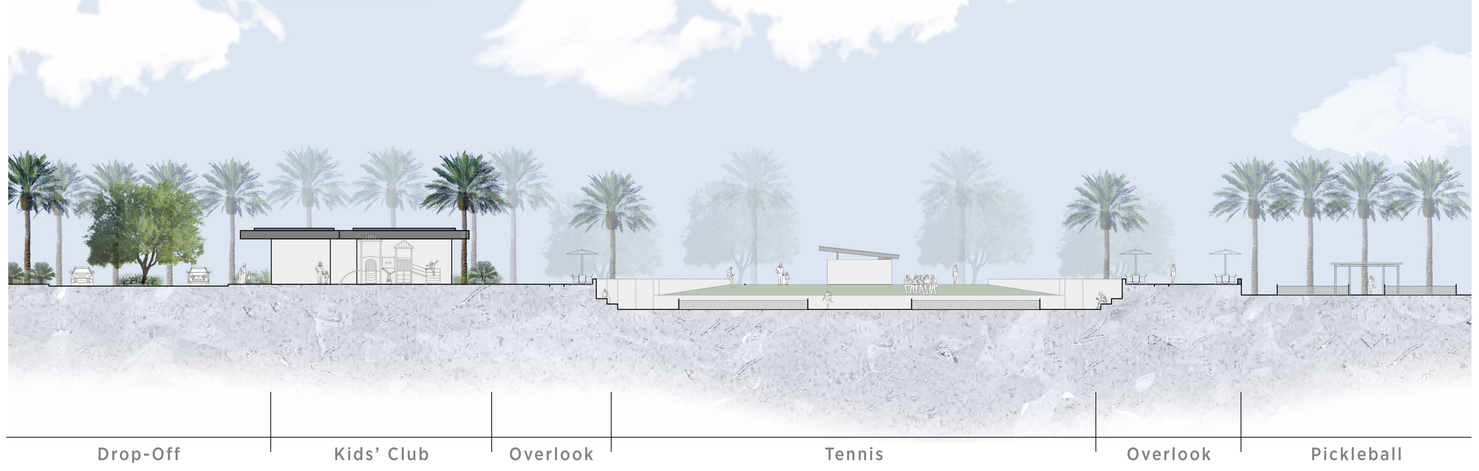
N

1" = 20'-0"

0 10' 20' 40'



SECTION 1 - SPORTS COURTS
1”=15’



SECTION 2 - SPORTS COURTS
1”=15’

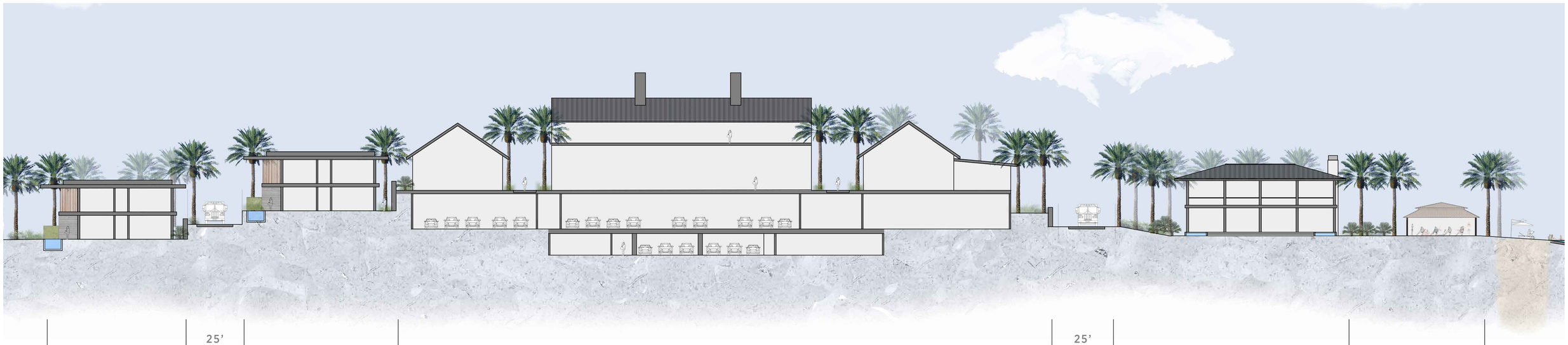





1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
30
30
30



SECTION 1 - RESORT CORE
1”=15’



SECTION 2 - RESORT CORE
1”=15’





NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

LEGEND

1. Gate House
2. Sculpture
3. Project Monument
4. Specialty Paving
5. Palm Grove
6. Privacy Wall
7. Vehicle Gate
8. Pedestrian Gate
9. Neighborhood Gate
10. Zipline
11. Lagoon
12. Beach
13. Sidewalk
14. Equestrian Path













N

1" = 20'-0"

0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

MAIN ENTRY ENLARGEMENT PLAN (RC4)

SUBMITTAL DATE: JUNE 10, 2026

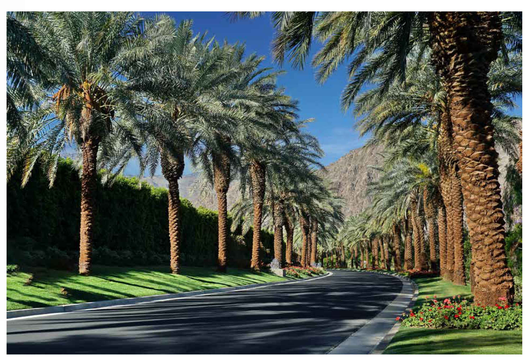


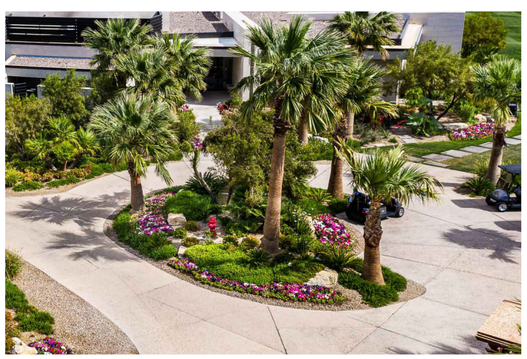
LEGEND

1. Resort Vehicle Gate
2. Pedestrian Gate
3. Residential Neighborhood Gate
4. Privacy Wall
5. Specialty Paving
6. BOH Facility
7. Sidewalk
8. Equestrian Path
9. Project Loop Road









NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

N

1" = 20'-0"

0 10' 20' 40'

SECONDARY ENTRY ENLARGEMENT PLAN (RC5)

SUBMITTAL DATE: JUNE 10, 2026

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

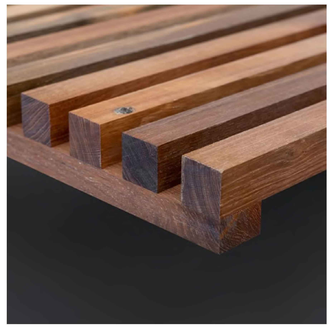
REFERENCE IMAGERY



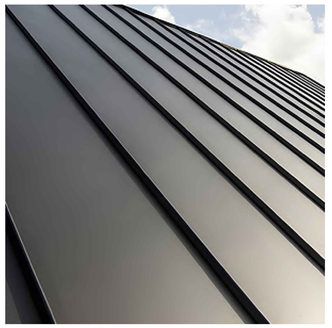
MATERIAL LEGEND



GL-01: GLAZING-INSULATED LOW-E



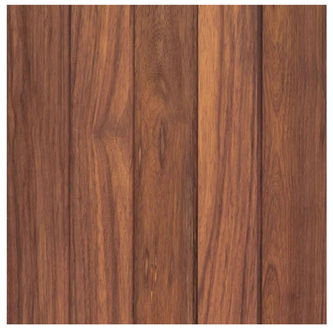
WD-01: THERMALLY TREATED SLAT WOOD



MT-01: METAL SEAM ROOF



CO-01: BOARD FORMED CONCRETE



WD-02: THERMALLY TREATED WOOD



MT-02: ANODIZED ALUMINUM

HOTEL PARKING DEMAND

SEE ARCHITECTURAL PLANS FOR BUILDING SQUARE FOOTAGE REFERENCE

Employee Parking (Estimate Based On Traffic Study)						P=LS/3
EMPLOYEE TYPE	**NUMBER OF EMPLOYEES**	**QUANTITY OF LONGEST SHIFTS (LS)**				**PARKING REQUIRED**
HOTEL OPERATIONS	125	65				22
RETAIL	15	8				3
MANAGEMENT/ADMIN	6	5				2
TOTAL						**26**

MEETING/BANQUET PARKING						P=MC/3
LEVEL	**SPACE**	**CUSTOMER AREA SQ. FT.**	**ROOM CLASSIFCATION ****	**Load Factor (sf/person)**	**MAXIMUM CAPACITY (MC)**	**PARKING REQUIRED**
L1	EVENT BARN	2294	Assembly- tables & chairs	15	153	51
B1	EVENT/SPEAKEASY/PRIVATE DINING	2096	Assembly- tables & chairs	15	140	47
TOTAL		**4390**			**293**	**98**

HOTEL PARKING		P=1 space per unit
ROOM	**QUANTITY**	**PARKING REQUIRED**
HOTEL COTTAGES (1ST FLR.)	120	120
HOTEL COTTAGES (2ND FLR. LOCKOFF)	120	120
TOTAL	**240**	**240**

TOTAL PARKING REQUIRED	**364**

PARKING SUPPLY	**TOTAL**
SURFACE PARKING @ GROVE	50
B1	129
B2	231
EMPLOYEE @ BOH	18
TOTAL SUPPLIED	**428**
REQUIRED PARKING FOR HOTEL	**364**
DELTA	**64**

PARKING DEMAND NARRATIVE

This hotel functions as an exclusive, guest- and member-only resort. All dining, bar, and amenity areas are internal facilities serving the same population already accounted for in the lodging parking demand. Because no public access is allowed, these spaces do not generate separate parking needs, and including them would double-count the same users.

Parking demand for the project should therefore be based on:

Hotel rooms, using a 1 spaces per room, consistent with City Code; and
Assembly/event areas per City code, which remain the only true independent trip generators.

This approach more accurately reflects actual operations and avoids overstating demand for a closed, exclusive resort environment.

**** California Building Code Load Classifications**

Space Type	CBC / Typical Use Classification	Load Factor
Meeting/Banquet Facilities	Assembly – Tables & Chairs (social/gathering)	15 sf/person

Area Schedule (Gross Building)			
CustomScheduleParam	Name	Area	Level
BOH FACILITY			
BOH FACILITY	STORAGE	870 SF	LEVEL 01
BOH FACILITY	BOH FACILITY LOADING DOCK	2084 SF	LEVEL 01
BOH FACILITY	BOH FACILITY TRASH / RECYCLING	954 SF	LEVEL 01
BOH FACILITY	BOH FACILITY ENGINEERING	715 SF	LEVEL 01
BOH FACILITY	BOH FACILITY PLUMBING	871 SF	LEVEL 01
BOH FACILITY	BOH FACILITY ADMIN.	1476 SF	LEVEL 01
BOH FACILITY	BOH FACILITY STAFF LOUNGE	1208 SF	LEVEL 01
BOH FACILITY	BOH FACILITY ELEC.	704 SF	LEVEL 01
BOH FACILITY	BOH FACILITY TRASH / RECYCLING	2288 SF	LEVEL 01
BOH FACILITY	BOH FACILITY HSKP / LAUNDRY	1315 SF	LEVEL 01
BOH FACILITY	BOH FACILITY SOILED LINENS	680 SF	LEVEL 01
BOH FACILITY	BOH FACILITY ELEC.	173 SF	LEVEL 01
BOH FACILITY	BOH FACILITY P/R	99 SF	LEVEL 01
BOH FACILITY	BOH FACILITY SEC.	139 SF	LEVEL 01
BOH FACILITY	BOH FACILITY UNIFORM	214 SF	LEVEL 01
BOH FACILITY	BOH FACILITY M LOCKERS	824 SF	LEVEL 01
BOH FACILITY	BOH FACILITY F LOCKERS	766 SF	LEVEL 01
BOH FACILITY	BOH FACILITY STORAGE	546 SF	LEVEL 01
BOH FACILITY	BOH CIRC.	2825 SF	LEVEL 01
BOH FACILITY		18751 SF	
FOOD / BEVERAGE			
FOOD / BEVERAGE	BEACH BAR	693 SF	LEVEL B1
FOOD / BEVERAGE	DJ ISLAND	932 SF	LEVEL B1
FOOD / BEVERAGE	SPECIALTY RESTAURANT KITCHEN	1032 SF	LEVEL B1
FOOD / BEVERAGE	W	209 SF	LEVEL B1
FOOD / BEVERAGE	M	125 SF	LEVEL B1
FOOD / BEVERAGE	PRIVATE DINING / EVENT / SPEAKEASY	2096 SF	LEVEL B1
FOOD / BEVERAGE	CIRC.	79 SF	LEVEL B1
FOOD / BEVERAGE	3 MEAL RESTAURANT	4260 SF	LEVEL B1
FOOD / BEVERAGE	3 MEAL BAR	650 SF	LEVEL B1
FOOD / BEVERAGE	SPECIALTY RESTAURANT PRIVATE DINING	397 SF	LEVEL B1
FOOD / BEVERAGE	SPECIALTY RESTAURANT	1803 SF	LEVEL B1
FOOD / BEVERAGE	SPECIALTY RESTAURANT W	123 SF	LEVEL B1
FOOD / BEVERAGE	SPECIALTY RESTAURANT M	124 SF	LEVEL B1
FOOD / BEVERAGE	DJ ISLAND M	149 SF	LEVEL B1
FOOD / BEVERAGE	DJ ISLAND W	159 SF	LEVEL B1
FOOD / BEVERAGE	DJ ISLAND BOH	129 SF	LEVEL B1
FOOD / BEVERAGE		12960 SF	
HOTEL BOH			
HOTEL BOH	HOTEL VALET PARKING LEVEL B2	75436 SF	LEVEL B2
HOTEL BOH	TREATMENT SUPPORT	955 SF	LEVEL B1

Area Schedule (Gross Building)			
CustomScheduleParam	Name	Area	Level
HOTEL BOH	HOTEL LOADING DOCK	2307 SF	LEVEL B1
HOTEL BOH	HOTEL TRASH	954 SF	LEVEL B1
HOTEL BOH	HOTEL STORAGE	244 SF	LEVEL B1
HOTEL BOH	HOTEL REC.	236 SF	LEVEL B1
HOTEL BOH	HOTEL SEC.	166 SF	LEVEL B1
HOTEL BOH	HOTEL CAN WASH	143 SF	LEVEL B1
HOTEL BOH	HOTEL LAUNDRY	1205 SF	LEVEL B1
HOTEL BOH	BOH CIRC.	10020 SF	LEVEL B1
HOTEL BOH	HOTEL HOUSEKEEPING	1587 SF	LEVEL B1
HOTEL BOH	HOTEL ENGINEERING	1703 SF	LEVEL B1
HOTEL BOH	HOTEL W LOCKERS	1226 SF	LEVEL B1
HOTEL BOH	HOTEL M LOCKERS	1133 SF	LEVEL B1
HOTEL BOH	HOTEL ADMIN.	2503 SF	LEVEL B1
HOTEL BOH	EVENT STORAGE	1760 SF	LEVEL B1
HOTEL BOH	F/B STORAGE	808 SF	LEVEL B1
HOTEL BOH	HOTEL BREAK RM.	1142 SF	LEVEL B1
HOTEL BOH	SPA POOL MECH.	759 SF	LEVEL B1
HOTEL BOH	HOTEL TR.	320 SF	LEVEL B1
HOTEL BOH	HOTEL ELEC.	352 SF	LEVEL B1
HOTEL BOH	HOTEL MECH.	628 SF	LEVEL B1
HOTEL BOH	EVENT KITCHEN / PANTRY	1518 SF	LEVEL B1
HOTEL BOH	3 MEAL RESTAURANT KITCHEN	3476 SF	LEVEL B1
HOTEL BOH	3 MEAL RESTAURANT DISPLAY KITCHEN	1068 SF	LEVEL B1
HOTEL BOH	LOBBY BAR STORAGE	450 SF	LEVEL B1
HOTEL BOH	BOH ELEV.	117 SF	LEVEL B1
HOTEL BOH	STAIR 1	189 SF	LEVEL B1
HOTEL BOH	HOTEL VALET PARKING LEVEL B1	43134 SF	LEVEL B1
HOTEL BOH	GARAGE BOH	1333 SF	LEVEL B1
HOTEL BOH	GARAGE BOH	208 SF	LEVEL B1
HOTEL BOH	BOH ELEV.	110 SF	LEVEL B2
HOTEL BOH	GARAGE MECH.	1335 SF	LEVEL B2
HOTEL BOH	GARAGE BOH	208 SF	LEVEL B2
HOTEL BOH	STAIR 4	235 SF	LEVEL B2
HOTEL BOH	GARAGE MECH.	1105 SF	LEVEL B2
HOTEL BOH	GARAGE BOH	822 SF	LEVEL B2
HOTEL BOH	BOH ELEV.	103 SF	LEVEL 01
HOTEL BOH	STAIR 4	235 SF	LEVEL B1
HOTEL BOH	BOH ELEV.	102 SF	LEVEL B1
HOTEL BOH	BOH ELEV.	79 SF	LEVEL 02
HOTEL BOH	BOH ELEV.	91 SF	LEVEL 02
HOTEL BOH		161504 SF	
HOTEL PUBLIC			
HOTEL PUBLIC	LOBBY LOUNGE BAR	257 SF	LEVEL 01
HOTEL PUBLIC	LOBBY LOUNGE	3628 SF	LEVEL 01
HOTEL PUBLIC	CHECK-IN BOH	702 SF	LEVEL 01
HOTEL PUBLIC	CHECK-IN	873 SF	LEVEL 01
HOTEL PUBLIC	CHECK-IN W	77 SF	LEVEL 01
HOTEL PUBLIC	CHECK-IN M	73 SF	LEVEL 01
HOTEL PUBLIC	BOH ELEV.	85 SF	LEVEL 01
HOTEL PUBLIC	PUBLIC ELEV. LOBBY	81 SF	LEVEL 01
HOTEL PUBLIC	M	334 SF	LEVEL B1
HOTEL PUBLIC	W	336 SF	LEVEL B1
HOTEL PUBLIC	STAIR 3	220 SF	LEVEL B1
HOTEL PUBLIC	STAIR 1	200 SF	LEVEL B2
HOTEL PUBLIC	ELEV. VESTIBULE	128 SF	LEVEL B2
HOTEL PUBLIC	STAIR 1	201 SF	LEVEL 01
HOTEL PUBLIC	BOH ELEV.	94 SF	LEVEL 01

Area Schedule (Gross Building)			
CustomScheduleParam	Name	Area	Level
HOTEL PUBLIC	PUBLIC ELEV.	91 SF	LEVEL 01
HOTEL PUBLIC	STAIR 2	207 SF	LEVEL 01
HOTEL PUBLIC	STAIR 3	214 SF	LEVEL 01
HOTEL PUBLIC	CIRC.	975 SF	LEVEL B1
HOTEL PUBLIC	CIRC.	676 SF	LEVEL B1
HOTEL PUBLIC	PUBLIC ELEV.	106 SF	LEVEL B1
HOTEL PUBLIC	STAIR 3	219 SF	LEVEL B2
HOTEL PUBLIC	LOBBY LOUNGE ROOF TERRACE	3948 SF	LEVEL 02
HOTEL PUBLIC	PUBLIC ELEV.	88 SF	LEVEL 02
HOTEL PUBLIC	STAIR 2	201 SF	LEVEL 02
HOTEL PUBLIC	STAIR 3	208 SF	LEVEL 02
HOTEL PUBLIC		14221 SF	
KIDS CLUB			
KIDS CLUB	KIDS CLUB	1807 SF	LEVEL 01
KIDS CLUB	KIDS CLUB BOH	204 SF	LEVEL 01
KIDS CLUB	KIDS CLUB M	93 SF	LEVEL 01
KIDS CLUB	KIDS CLUB W	97 SF	LEVEL 01
KIDS CLUB		2202 SF	
MEETING / FUNCTION			
MEETING / FUNCTION	VALET BOH	528 SF	LEVEL 01
MEETING / FUNCTION	BOH	270 SF	LEVEL 01
MEETING / FUNCTION	EVENT BARN W	122 SF	LEVEL 01
MEETING / FUNCTION	EVENT BARN M	118 SF	LEVEL 01
MEETING / FUNCTION	EVENT BARN	2294 SF	LEVEL 01
MEETING / FUNCTION		3332 SF	
RETAIL			
RETAIL	OUTFITTERS	1282 SF	LEVEL 01
RETAIL	BOH	216 SF	LEVEL 01
RETAIL	OUTFITTERS W	86 SF	LEVEL 01
RETAIL	OUTFITTERS M	87 SF	LEVEL 01
RETAIL	CIRCULATION	77 SF	LEVEL 01
RETAIL	RETAIL	742 SF	LEVEL 01
RETAIL	RETAIL W	228 SF	LEVEL 01
RETAIL	RETAIL M	240 SF	LEVEL 01
RETAIL	BOH	272 SF	LEVEL 01
RETAIL	MARKET BOH	210 SF	LEVEL 01
RETAIL	GRAB -N- GO BOH	216 SF	LEVEL 01
RETAIL	MARKET W	90 SF	LEVEL 01
RETAIL	MARKET M	62 SF	LEVEL 01
RETAIL	GRAB -N- GO M	50 SF	LEVEL 01
RETAIL	GRAB -N- GO W	100 SF	LEVEL 01
RETAIL	GRAB -N- GO	759 SF	LEVEL 01
RETAIL	MARKET	768 SF	LEVEL 01
RETAIL		5484 SF	
SPA / FITNESS			
SPA / FITNESS	SPA CHECK-IN BOH	486 SF	LEVEL 01
SPA / FITNESS	SPA RETAIL	623 SF	LEVEL 01
SPA / FITNESS	SPA CHECK-IN	647 SF	LEVEL 01
SPA / FITNESS	GROUP STUDIO FITNESS	1620 SF	LEVEL 01
SPA / FITNESS	RECOVERY / LONGEVITY	670 SF	LEVEL 01
SPA / FITNESS	FITNESS LOBBY	405 SF	LEVEL 01

Area Schedule (Gross Building)			
CustomScheduleParam	Name	Area	Level
SPA / FITNESS	STUDIO SUPPORT	321 SF	LEVEL 01
SPA / FITNESS	W	110 SF	LEVEL 01
SPA / FITNESS	M	118 SF	LEVEL 01
SPA / FITNESS	CIRCULATION	93 SF	LEVEL 01
SPA / FITNESS	FITNESS	3759 SF	LEVEL B1
SPA / FITNESS	FITNESS SUPPORT	840 SF	LEVEL B1
SPA / FITNESS	FITNESS STAIR	311 SF	LEVEL B1
SPA / FITNESS	FITNESS ELEV.	78 SF	LEVEL B1
SPA / FITNESS	HYDROTHERMAL AMENITIES	916 SF	LEVEL B1
SPA / FITNESS	HYDROTHERMAL AMENITIES	268 SF	LEVEL B1
SPA / FITNESS	LINEN / PANTRY	651 SF	LEVEL B1
SPA / FITNESS	W HYDROTHERMAL	621 SF	LEVEL B1
SPA / FITNESS	W CHANGING	1222 SF	LEVEL B1
SPA / FITNESS	M CHANGING	1119 SF	LEVEL B1
SPA / FITNESS	M HYDROTHERMAL	586 SF	LEVEL B1
SPA / FITNESS	TREATMENT SUPPORT	528 SF	LEVEL B1
SPA / FITNESS	SPA STAIR	247 SF	LEVEL B1
SPA / FITNESS	SPA ELEV.	105 SF	LEVEL B1
SPA / FITNESS	TREATMENT LOUNGE	530 SF	LEVEL B1
SPA / FITNESS	TREATMENTS	1169 SF	LEVEL B1
SPA / FITNESS	TREATMENTS	973 SF	LEVEL B1
SPA / FITNESS	SPA GARDEN	13901 SF	LEVEL B1
SPA / FITNESS	SPA POOL	154 SF	LEVEL B1
SPA / FITNESS	SPA POOL	154 SF	LEVEL B1
SPA / FITNESS	COLD PLUNGE	187 SF	LEVEL B1
SPA / FITNESS	FITNESS ELEV.	78 SF	LEVEL 01
SPA / FITNESS	FITNESS STAIR	192 SF	LEVEL 01
SPA / FITNESS	SPA STAIR	263 SF	LEVEL 01
SPA / FITNESS	SPA ELEV.	106 SF	LEVEL 01
SPA / FITNESS	SPA CIRC.	213 SF	LEVEL B1
SPA / FITNESS	SPA CIRC.	216 SF	LEVEL B1
SPA / FITNESS	SPA POOL	977 SF	LEVEL B1
SPA / FITNESS		35456 SF	
SPORTS CLUB			
SPORTS CLUB	SPORTS CLUB BOH	351 SF	LEVEL 01
SPORTS CLUB	SPORTS CLUB W	154 SF	LEVEL 01
SPORTS CLUB	SPORTS CLUB M	163 SF	LEVEL 01
SPORTS CLUB	SPORTS CLUB	1953 SF	LEVEL 01
SPORTS CLUB		2621 SF	
Grand total		256531 SF	

RESIDENTIAL

ARCHITECTURE & LANDSCAPE

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

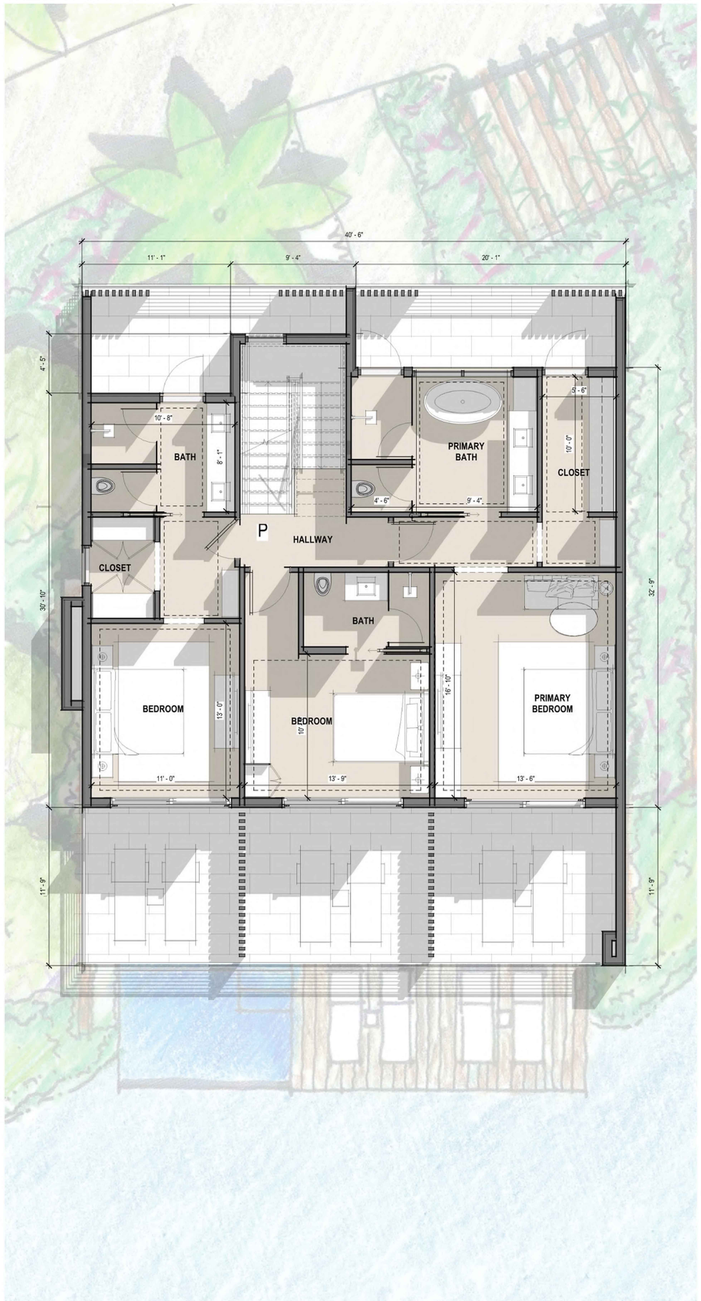
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

10

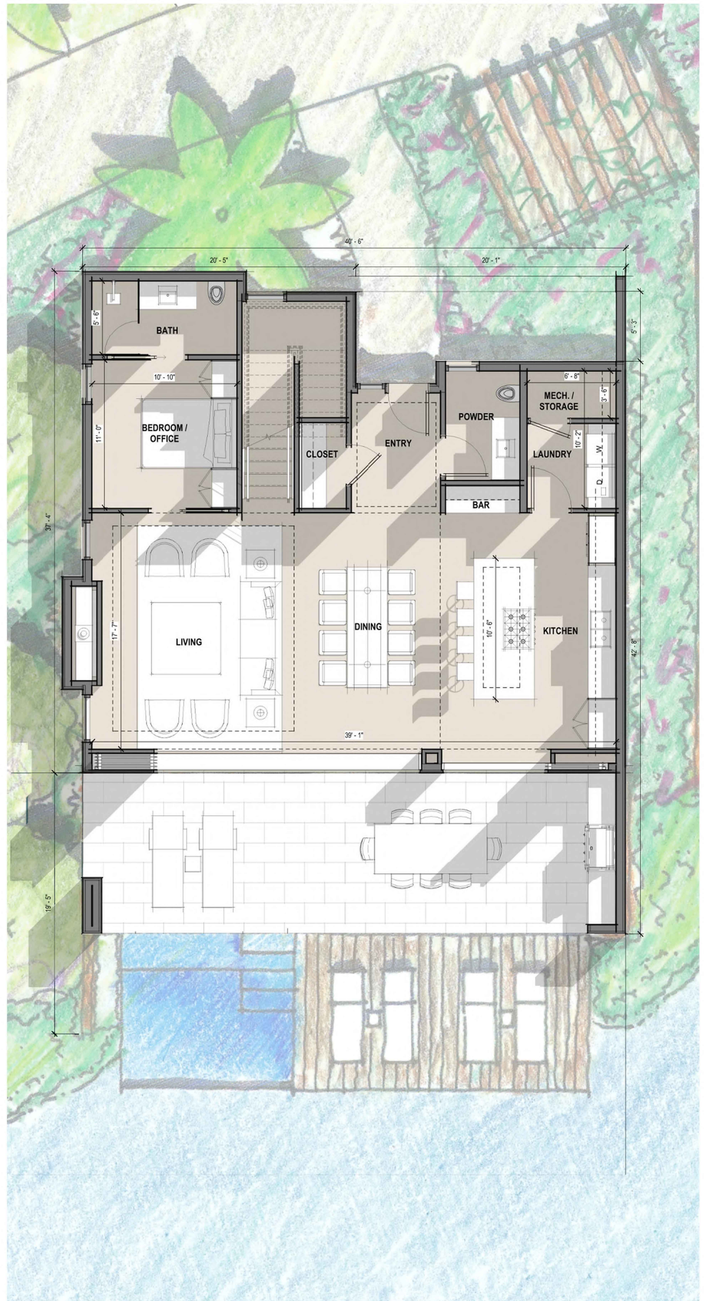


MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



LEVEL 02



LEVEL 01

1/4"= 1' 0 2 4 8'

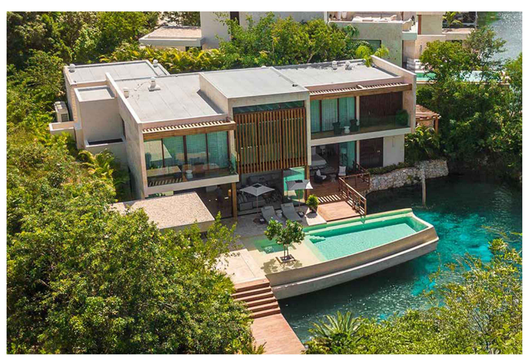


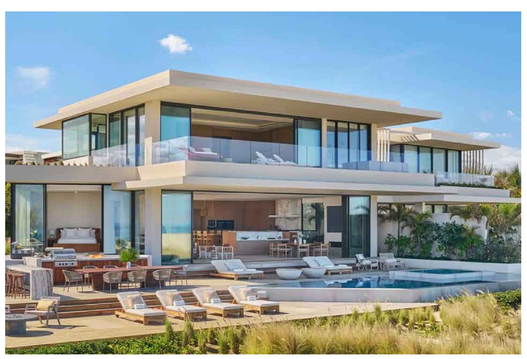
LEGEND

1. Primary Residence
2. Covered Cart Parking
3. Covered Outdoor Seating
4. Lagoon
5. Kayak Dock
6. Steps into Lagoon
7. Hot Tub
8. Bridge
9. Cart/ Pedestrian Path
10. Cart Parking
11. Housekeeping Hut
12. Cart Path & 25’ EVA Route









NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

N

1" = 10'-0"

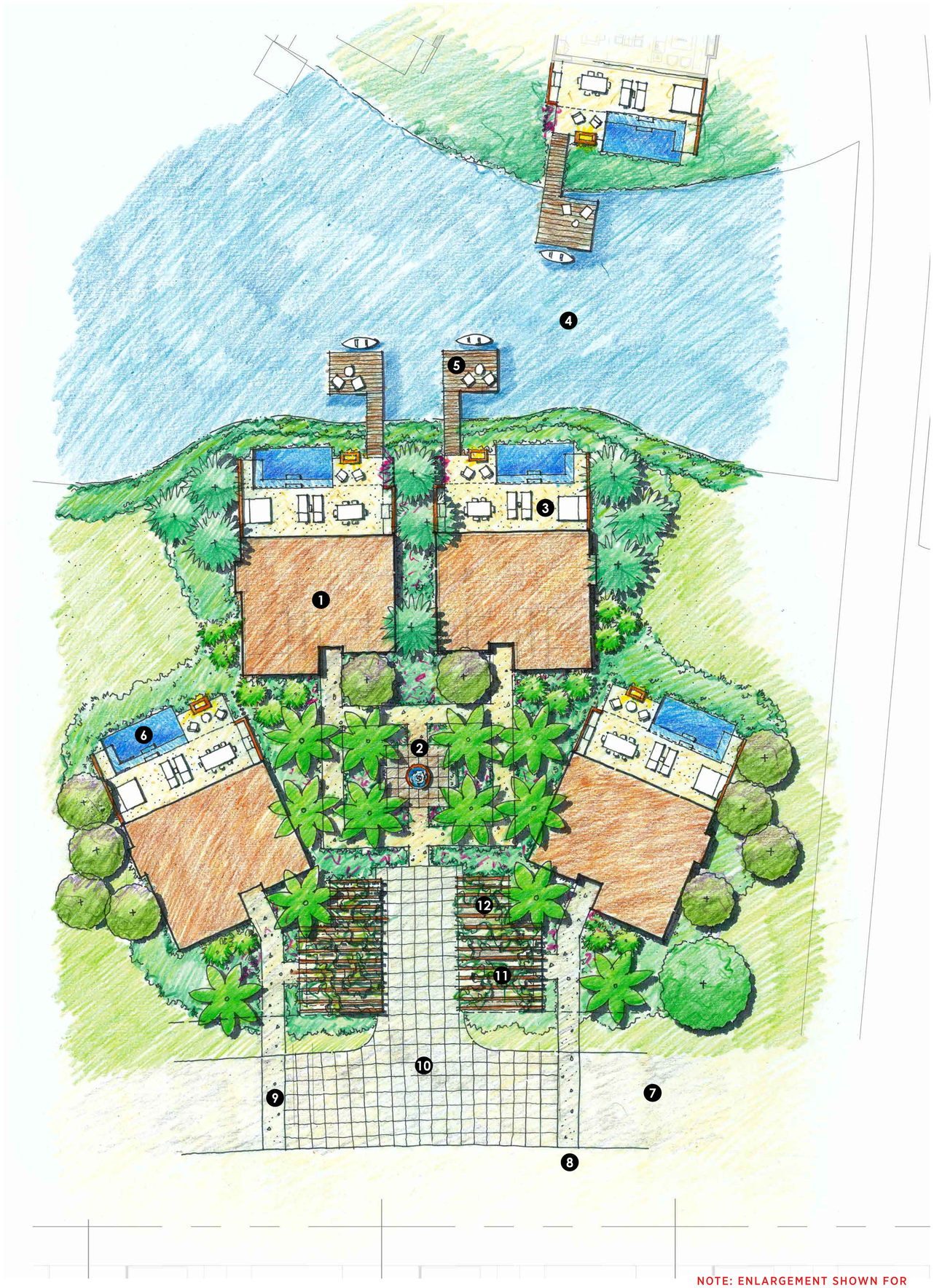
0 5' 10' 20'

BUNGALOW AT LAGOON ENLARGEMENT PLAN (R1)

SUBMITTAL DATE: JUNE 10, 2026

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

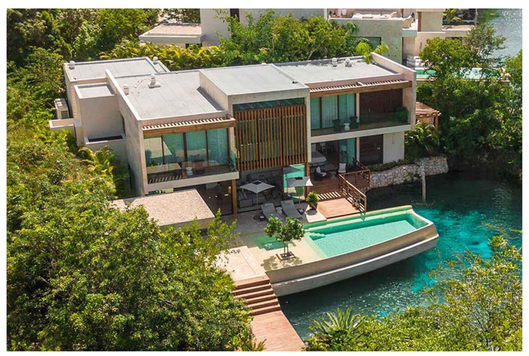


LEGEND

1. Primary Residence
2. Shared Entry Garden
3. Covered Outdoor Seating
4. Lake (Stormwater Mgmt.)
5. Floating Kayak Dock
6. Swimming Pool
7. Project Loop Road
8. Sidewalk
9. Speed Table Crossing
10. Specialty Paving
11. Covered Car Parking
12. Covered Cart Parking









NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

N

1" = 10'-0"

0 5' 10' 20'



FRONT ELEVATION

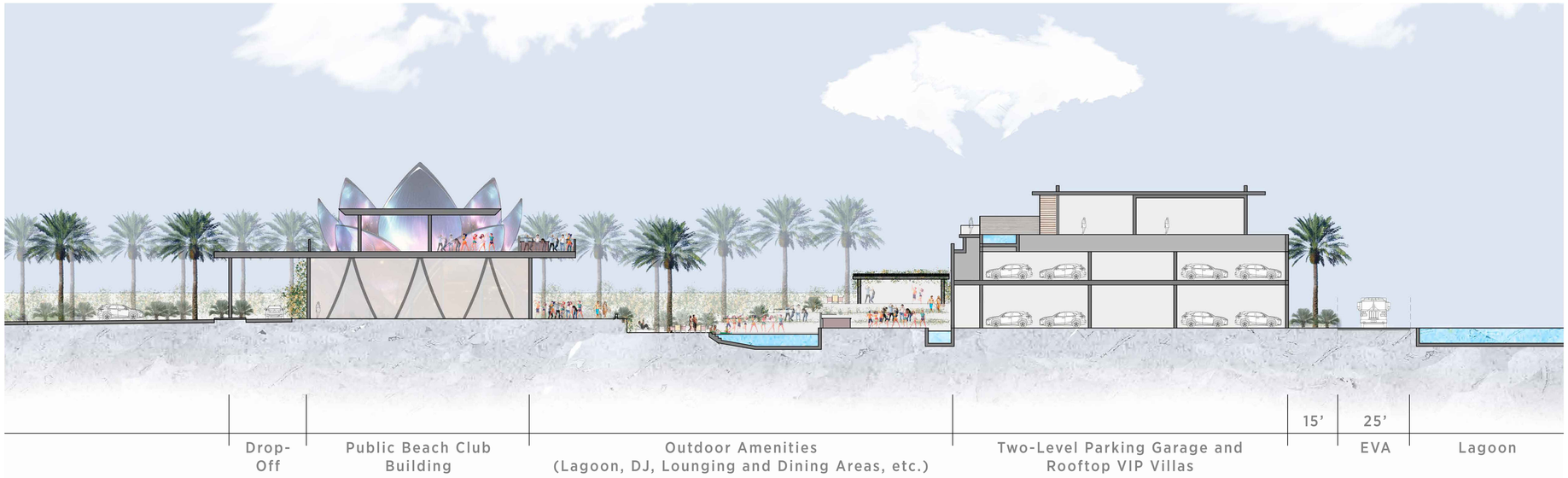


REAR ELEVATION

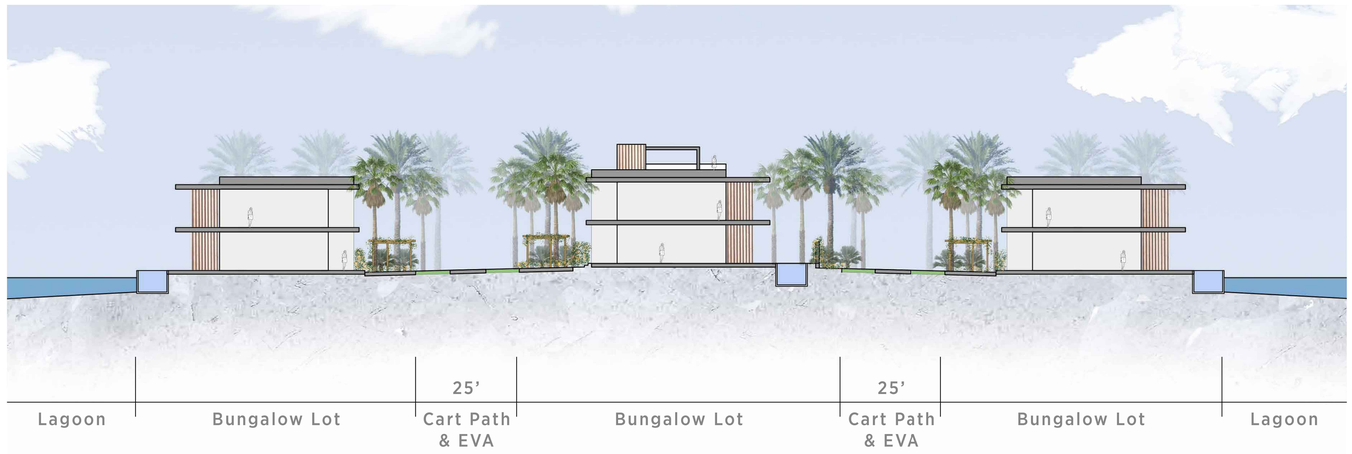
1/4"= 1' 0 2 4 8'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

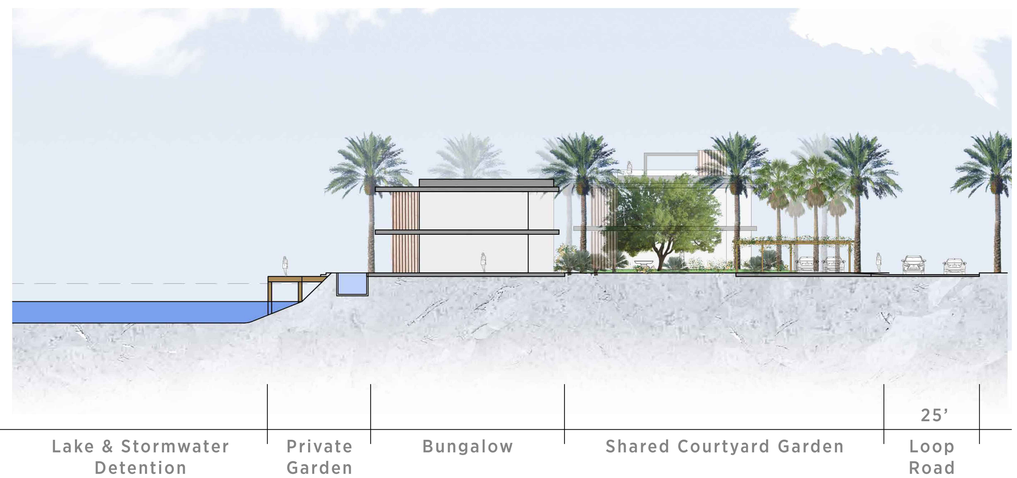
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



SECTION 1 - PUBLIC BEACH CLUB
1”=15’



SECTION 2 - BUNGALOWS AT LAGOON
1”=15’

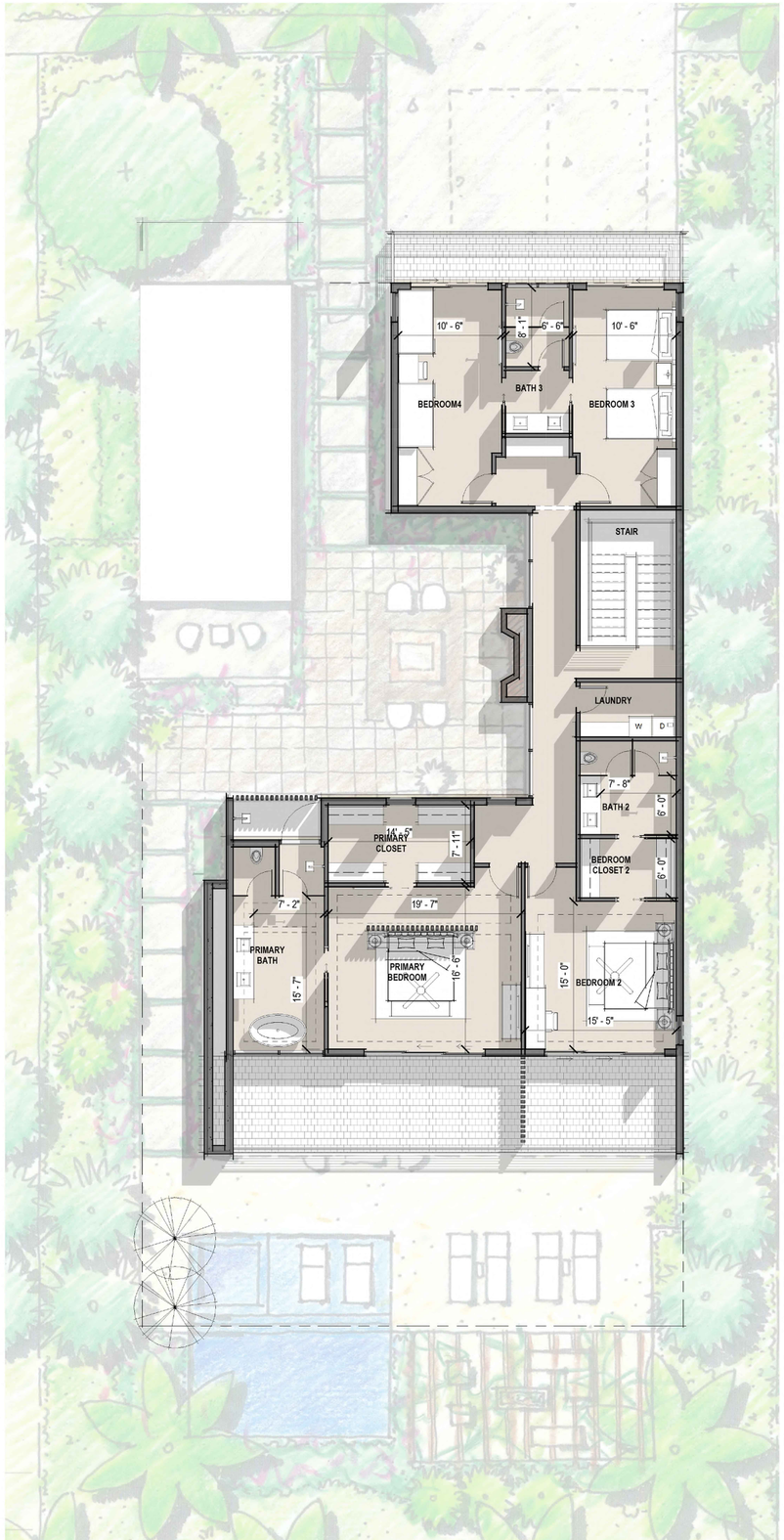


SECTION 3 - BUNGALOWS AT LAKE
1”=15’

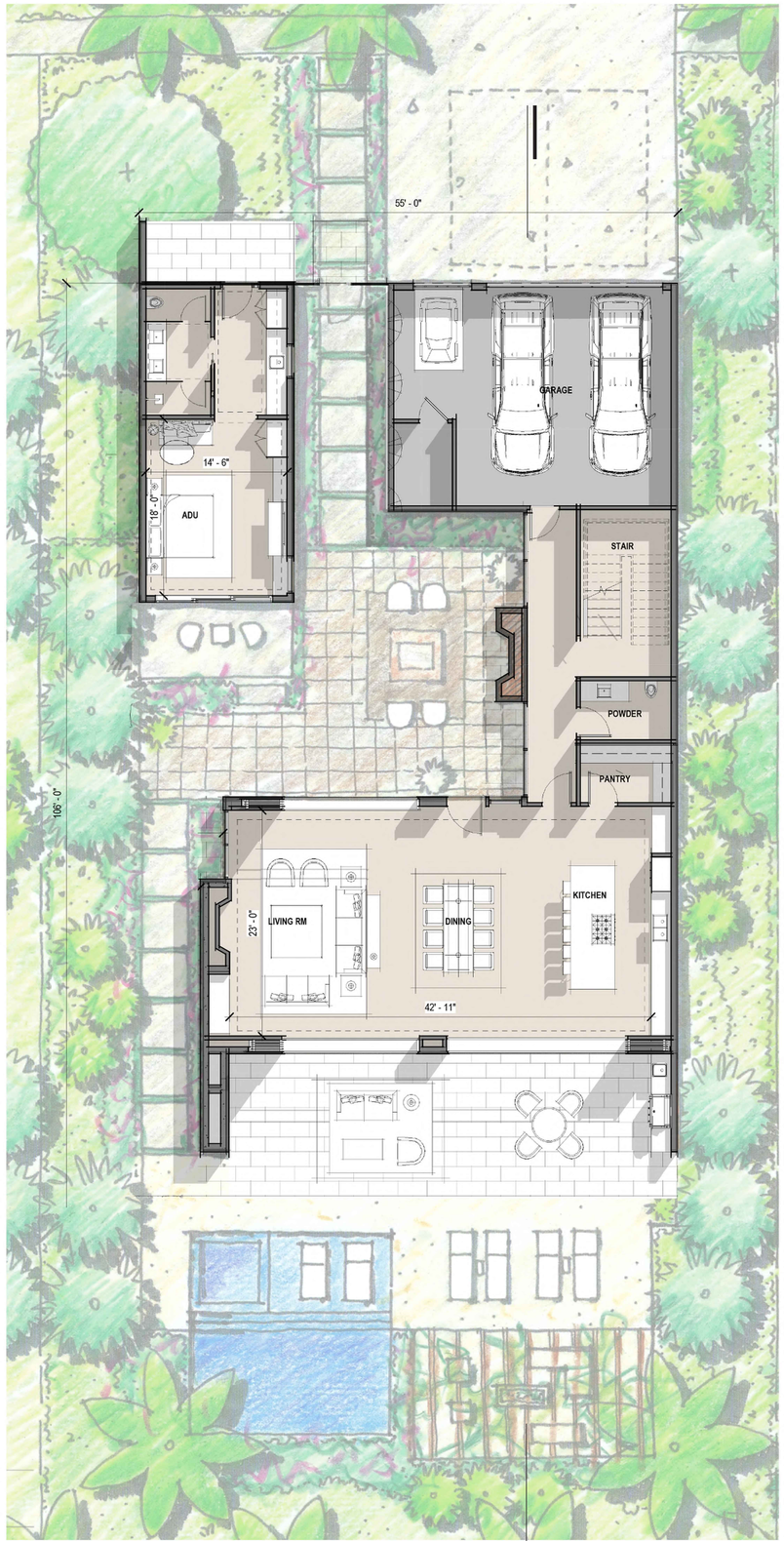








LEVEL 02



LEVEL 01

SECTION A

3/16"= 1' 0 4 8 16'

ALTERNATIVE 1



FRONT ELEVATION



REAR ELEVATION

ALTERNATIVE 2



FRONT ELEVATION



REAR ELEVATION

3/16"= 1' 0 4 8 16'

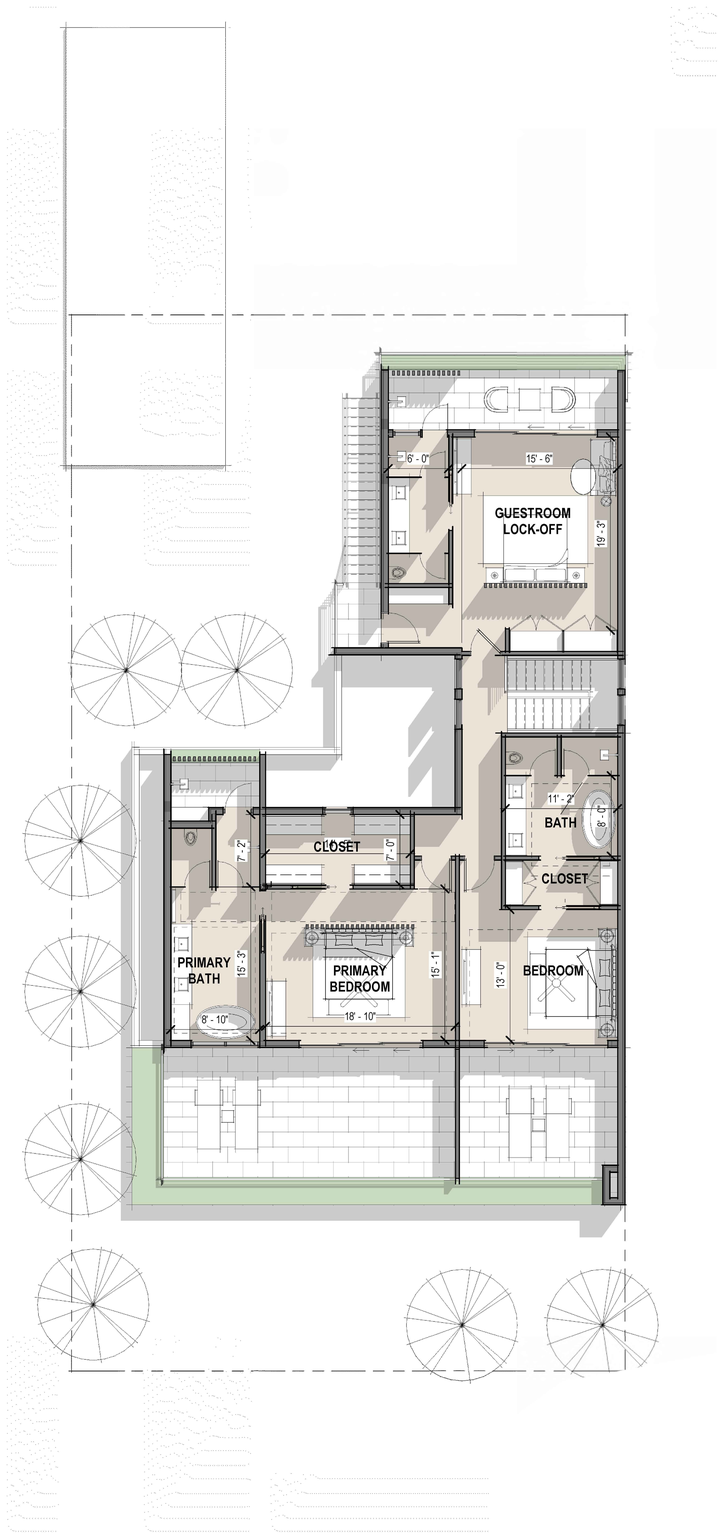
MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

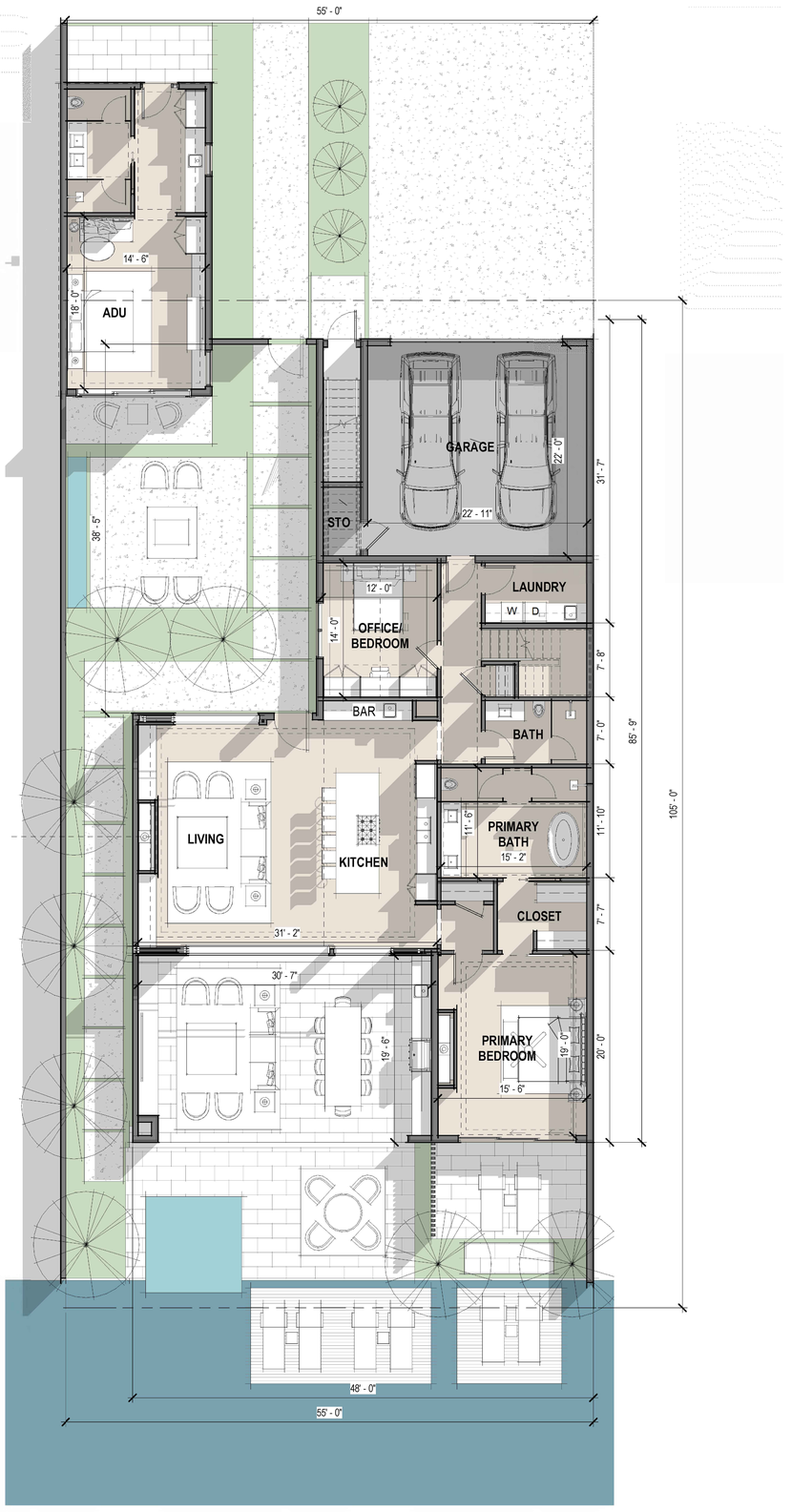


SECTION A - 4 BEDROOM COMPACT LOT

3/16"= 1' 0 4 8 16'



LEVEL 02



LEVEL 01

3/16"= 1' 0 4 8 16'

ALTERNATIVE 1



FRONT ELEVATION



REAR ELEVATION

ALTERNATIVE 2



FRONT ELEVATION

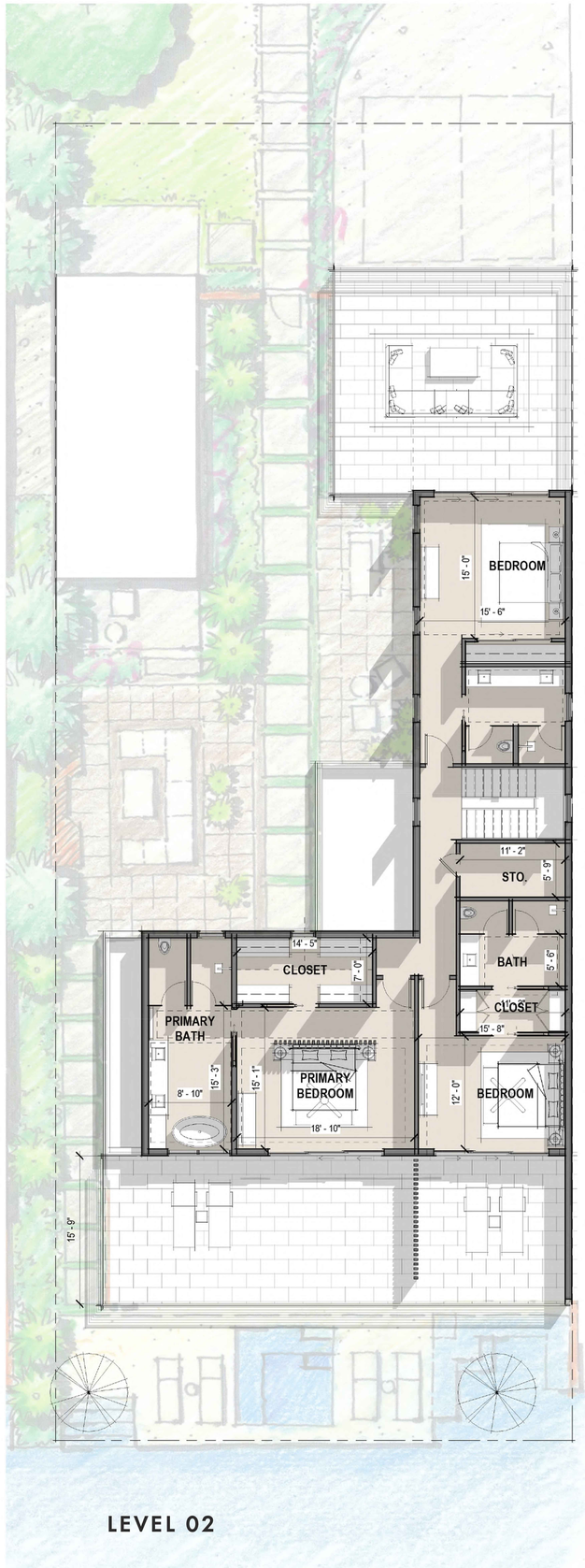


REAR ELEVATION

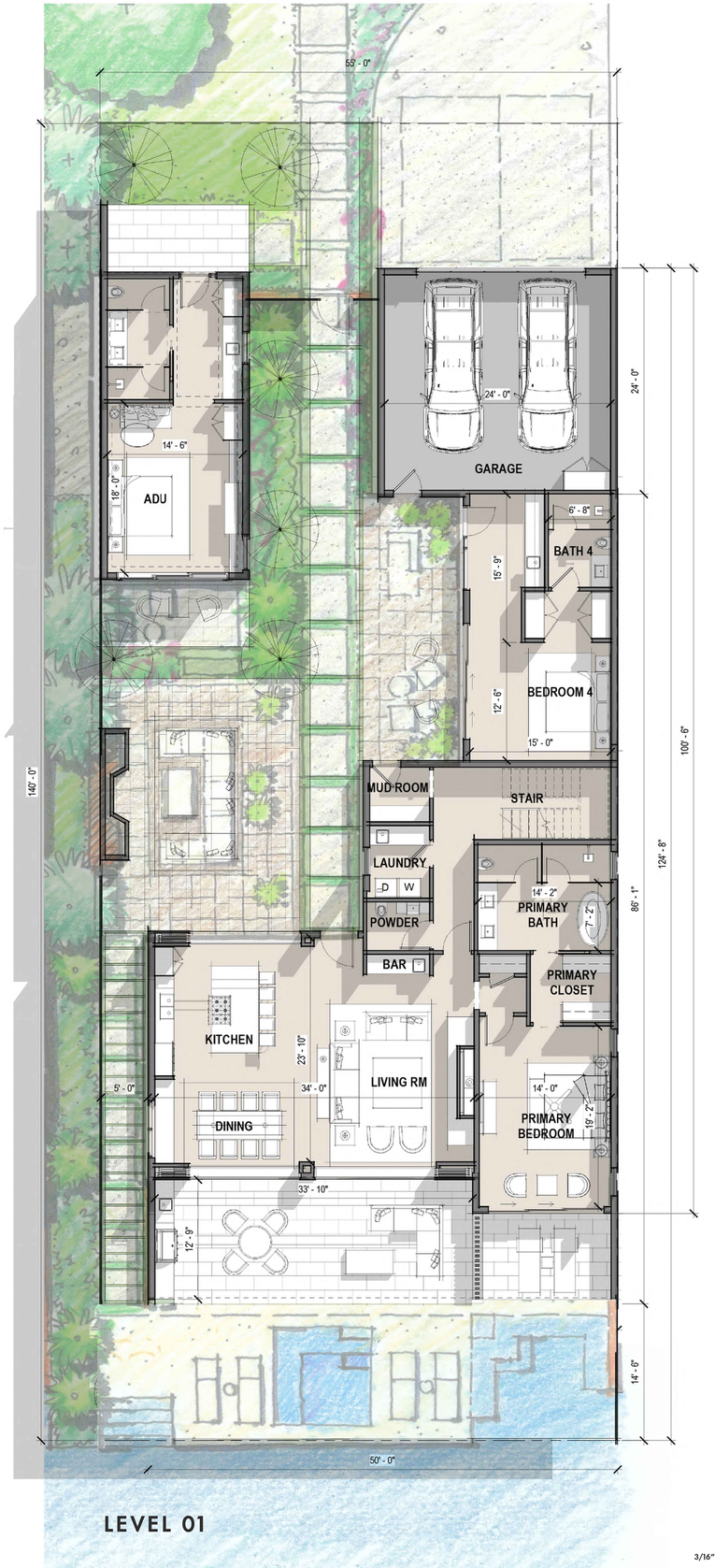
3/16"= 1' 0 4 8 16'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

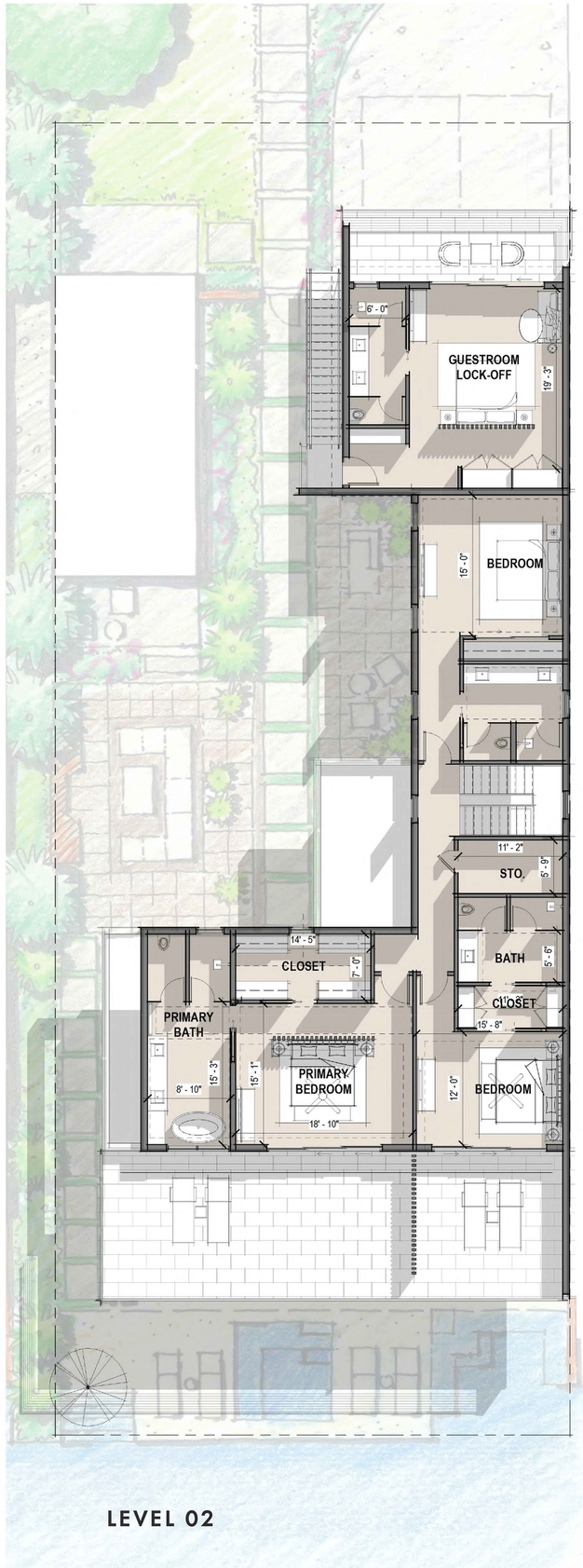


LEVEL 02



LEVEL 01

3/16"= 1' 0 4 8 16'



LEVEL 02



LEVEL 01

3/16"= 1' 0 4 8 16'

ALTERNATIVE 1



FRONT ELEVATION



REAR ELEVATION

ALTERNATIVE 2



FRONT ELEVATION

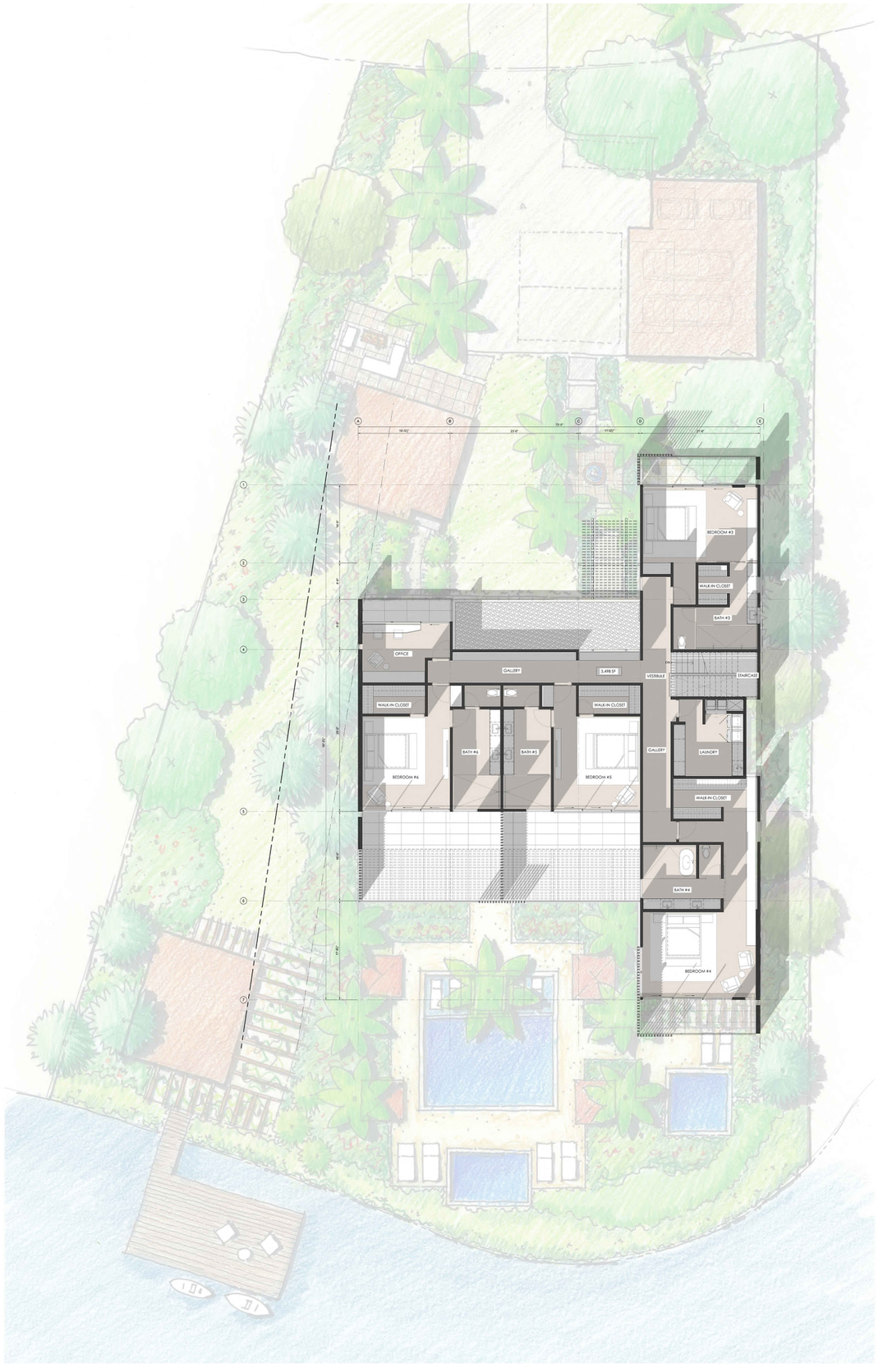


REAR ELEVATION

3/16"= 1' 0 4 8 16'







LEVEL 02



LEVEL 01

1/8"= 1' 0 4 8 16'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

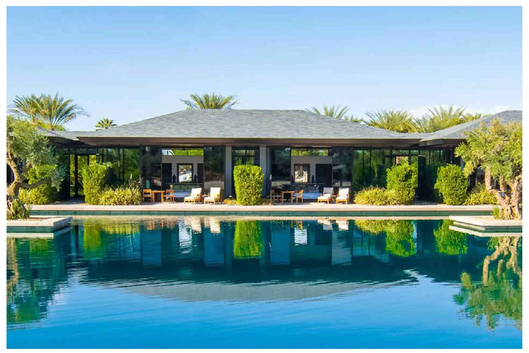
10 o2

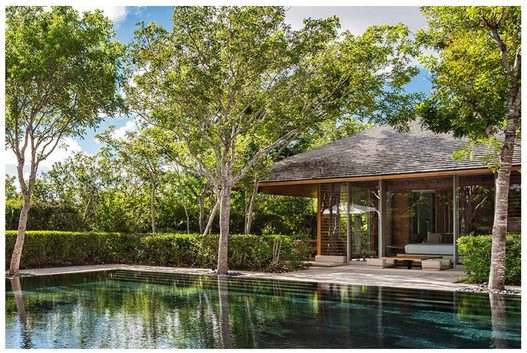


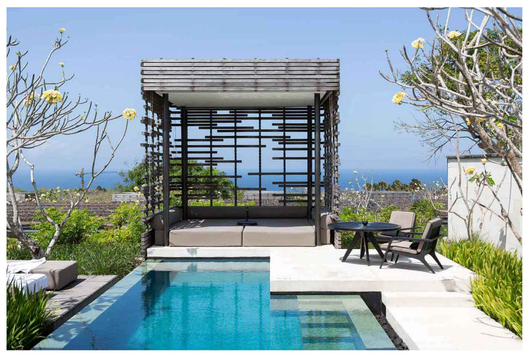
NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

LEGEND

1. Primary Residence
2. ADU
3. Pool House
4. Garage (2 car & 2 cart)
5. Auto Court
6. Covered Outdoor Seating
7. Swimming Pool
8. Hot Tub
9. Deck
10. Lagoon
11. Landscape Screening
12. Project Loop Road









ALTERNATIVE 1



FRONT ELEVATION



REAR ELEVATION

ALTERNATIVE 2



FRONT ELEVATION



REAR ELEVATION

3/16"= 1' 0 4 8 16'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
36200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



SECTION A-A - GRAND ESTATE VILLA

3/16"= 1' 0 4 8 16'







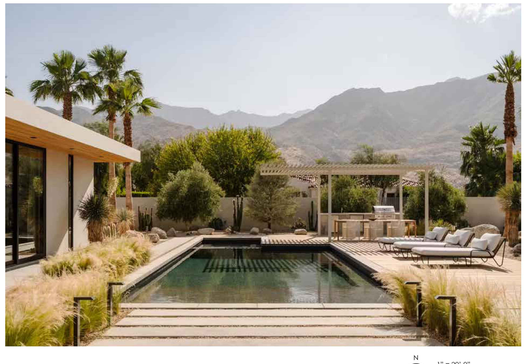
LEGEND

1. Primary Residence - Compact
2. Primary Residence - Standard
3. ADU
4. Garage (2 car & 2 cart)
5. Courtyard Garden
6. Covered Outdoor Seating
7. Swimming Pool
8. Hot Tub
9. Landscape Screening
10. 10’ Rear Yard Setback
11. Privacy Wall
12. Property Boundary
13. Project Loop Road
14. Sidewalk









NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

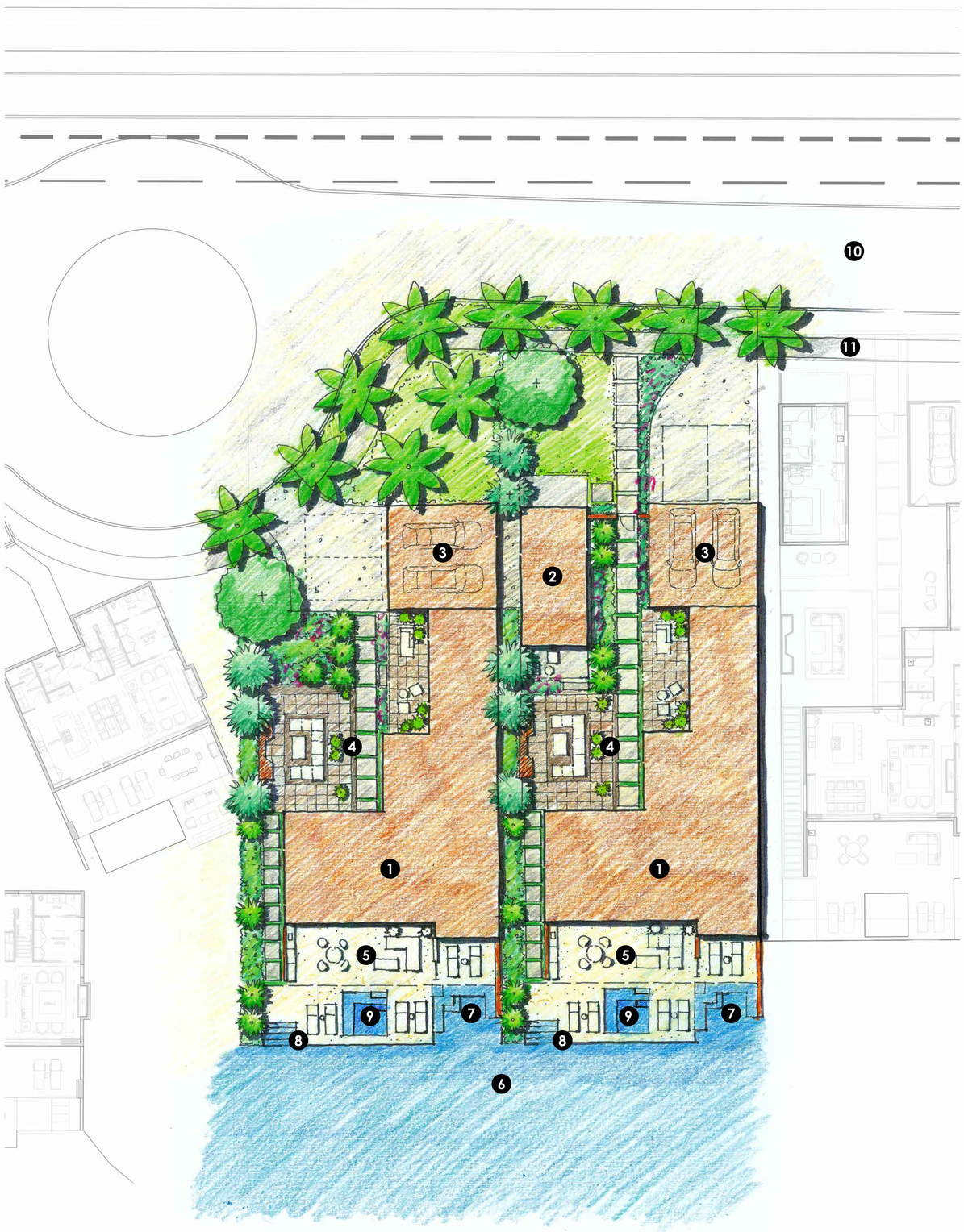
N

1" = 20'-0"

0 10' 20' 40'

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE



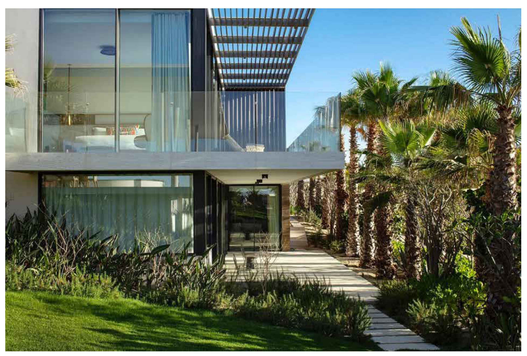
LEGEND

1. Primary Residence
2. ADU
3. Garage (2 car & 2 cart)
4. Courtyard Garden
5. Covered Outdoor Seating
6. Lagoon
7. Lagoon Seating
8. Steps into Lagoon
9. Hot Tub
10. Project Loop Road
11. Sidewalk









NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY.

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

N
1" = 10'-0"
0 5' 10' 20'

ZERO LOT LINE ENLARGEMENT PLAN (R2)
SUBMITTAL DATE: JUNE 10, 2026
COVA | ARCHITECTURAL REVIEW




















RESIDENTIAL PARKING DEMAND

RESIDENTIAL PARKING

LOT TYPE	# of Units	REQUIRED PER UNIT	PARKING REQUIRED
6 Bedroom - Grand Estate Lot 01	6	2	12
5 Bedroom - Estate Lot (Long)	17	2	34
5 Bedroom - Estate Lot (Compact)	10	2	20
4 Bedroom - Zero Lot Line	12	2	24
3-4 Bedroom - Bungalow (Vehicular Access)	51	1	51
3-4 Bedroom - Bungalow (Cart Access)	61	1	61
TOTAL REQUIRED			**202**

PARKING SUPPLIED

LOT TYPE	# of Units	PARKING SUPPLIED PER UNIT	Parking Type	TOTAL
6 Bedroom - Grand Estate Lot 01	6	2	Surface	12
5 Bedroom - Estate Lot (Long)	17	2	Surface	34
5 Bedroom - Estate Lot (Compact)	10	2	Surface	20
4 Bedroom - Zero Lot Line	12	2	Surface	24
3-4 Bedroom - Bungalow (Vehicular Access)	51	1	Surface	51
3-4 Bedroom - Bungalow (Cart Access)	61	1	Parking Structure	61
TOTAL SUPPLIED				**202**

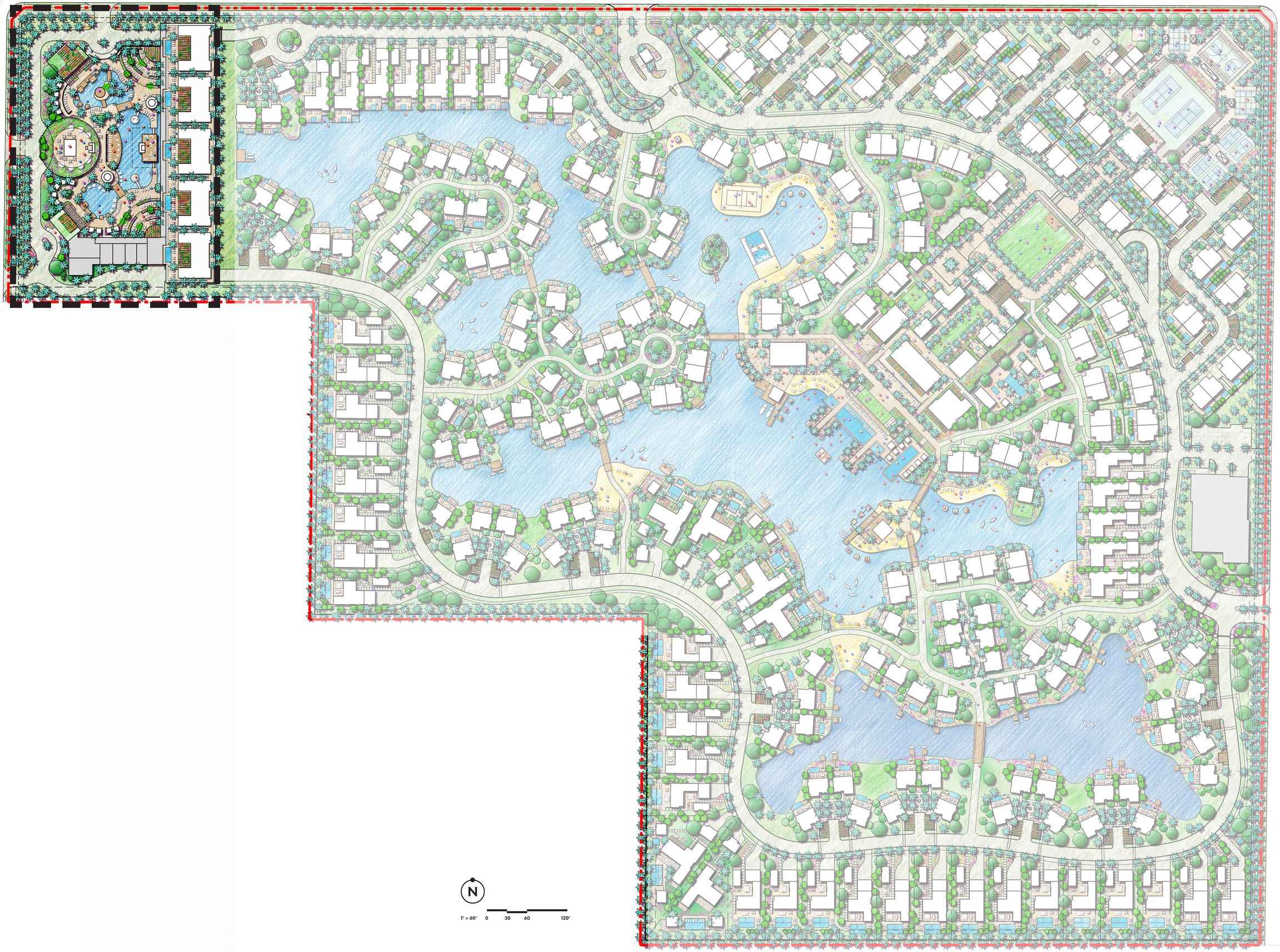
TOTAL REQUIRED	**202**
DELTA	**0**

PUBLIC BEACH CLUB

ARCHITECTURE & LANDSCAPE

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

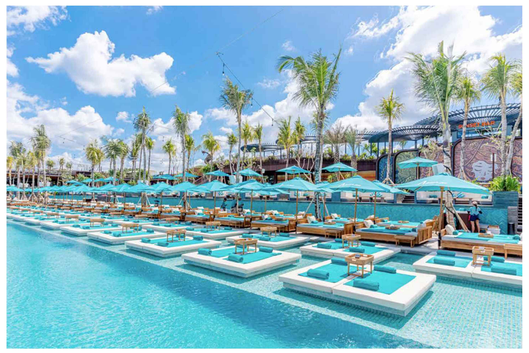
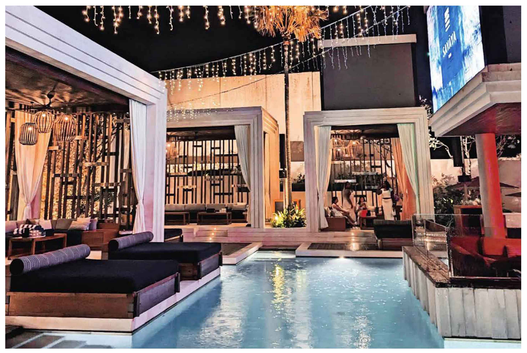
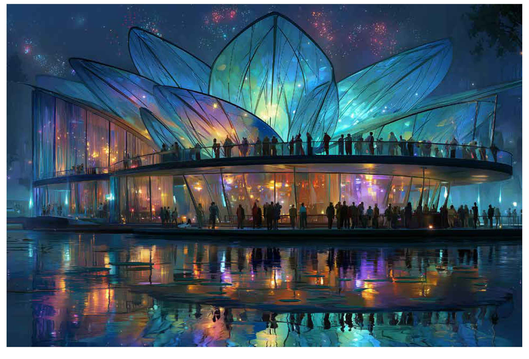
VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE

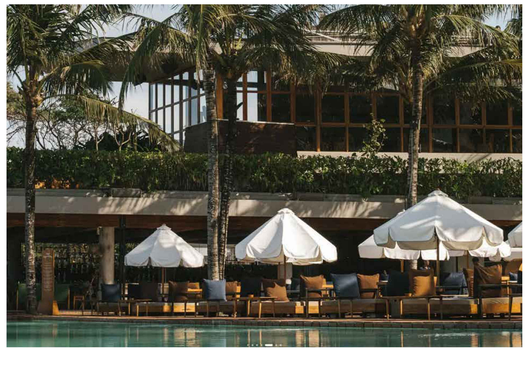
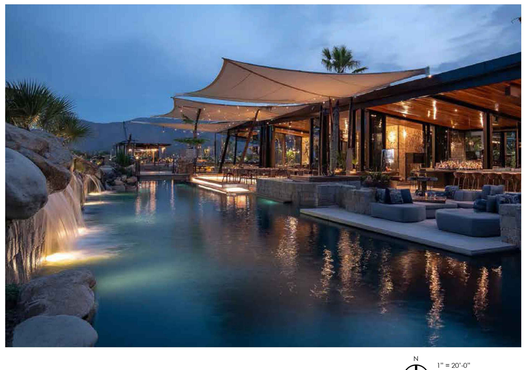

N
1' = 60'
0
30
60
120'



LEGEND

1. Public Beach Club
2. DJ Stage
3. Restaurant 1
4. Restaurant 2
5. Roof Gardens
6. VIP Villas
7. Parking Garage
8. Lagoon
9. Stage
10. Beach
11. Waterfall Projection Wall
12. Bar
13. Bridge
14. Terraced Seating
15. VIP Lounge 'Island'
16. Primary/ Signalized Entry
17. Right-In/ Out Entry
18. Drop-Off
19. BOH
20. BOH Deliveries
21. Entry from Parking Garage
22. Date Palm Grove

NOTE: ENLARGEMENT SHOWN FOR ILLUSTRATION PURPOSES ONLY. REFER TO TECHNICAL DRAWINGS.

N

1" = 20'-0"

0 10' 20' 40'

PUBLIC BEACH CLUB ENLARGEMENT PLAN (BC1)

SUBMITTAL DATE: JUNE 10, 2026

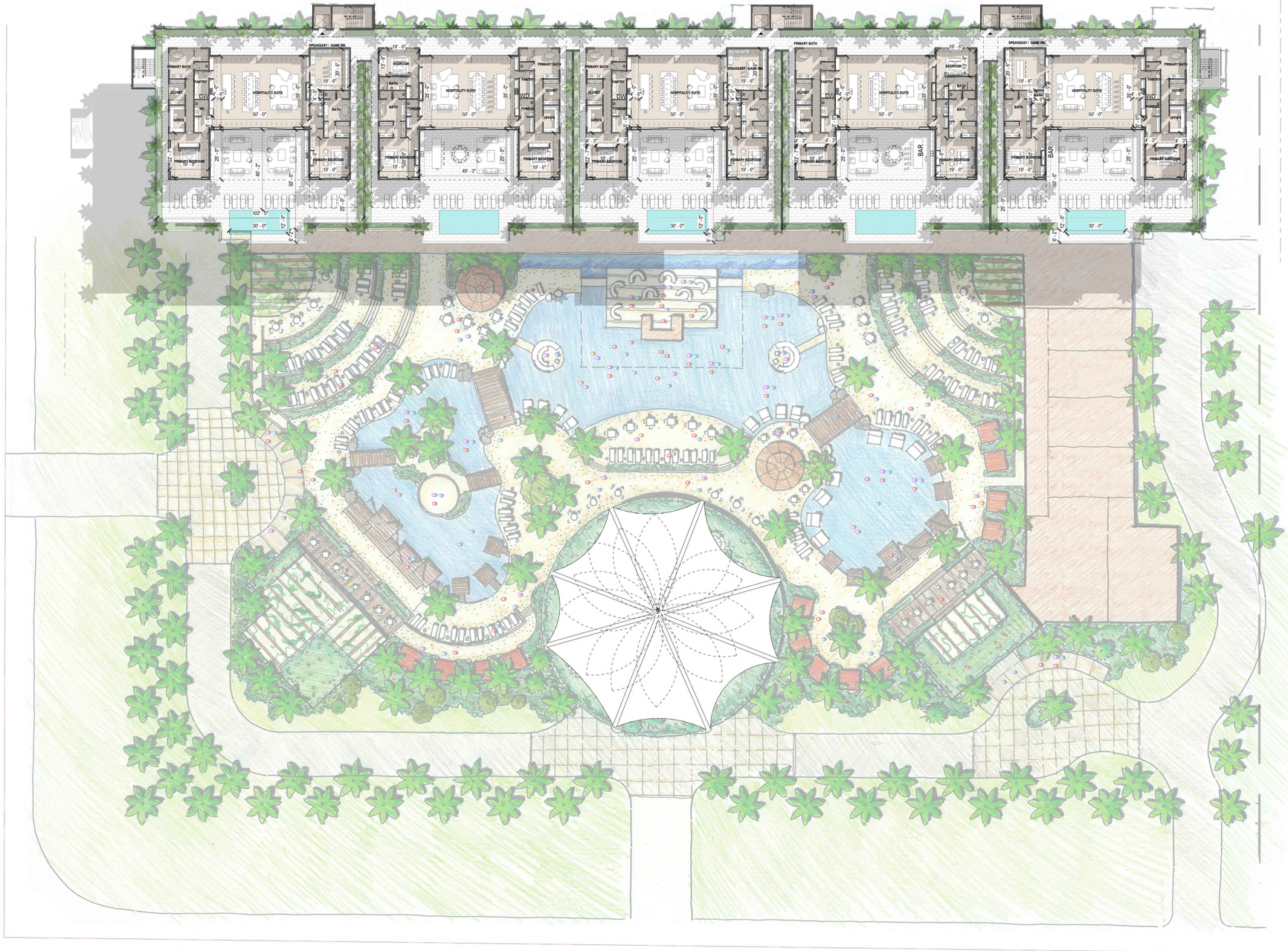
COVA | ARCHITECTURAL REVIEW

MSA CONSULTING, INC.
> PLANNING > CIVIL ENGINEERING > LAND SURVEYING
34200 Bob Hope Drive, Rancho Mirage, CA 92270
760.320.9811 msaconsultinginc.com

VITA
PLANNING | LANDSCAPE ARCHITECTURE | ARCHITECTURE


143 PARKING SPACES
MECH. 437 SF
LAUNDRY / STORAGE 1412 SF
S/R 14 SF
LOADING 1867 SF
SEC. 116 SF
M LOCKER 294 SF
W LOCKER 515 SF
TRASH 795 SF
ELEC. 447 SF
STO. 707 SF
F 303 SF
F/B STO. 481 SF
M 302 SF
STAFF 427 SF
CLUB 3100 SF
BAR
F 82 SF
M 82 SF
BOH 282 SF
CLUB CHECK-IN
CLUB DROP-OFF
CANTINA 1808 SF
CANTINA KITCHEN 625 SF
F 288 SF
M 288 SF
MAIN KITCHEN 1761 SF
MECH. 1827 SF
SPORTS BAR 1506 SF
M 180 SF
F 182 SF
SECTION E/W
N
1" = 20'
0
5
10
20'


178 PARKING SPACES
WATER FEATURE 454 SF
BOH 3271 SF
ROOF CLUB TERRACE 7614 SF
ROOF CLUB 3025 SF
F 92 SF
M 91 SF
BOH 273 SF
ROOF CLUB 3268 SF
BOH 498 SF
F 177 SF
M 177 SF
SPORTS BAR ROOF TERRACE 2657 SF
BOH 81 SF
LOBBY 211 SF
F 147 SF
M 146 SF
N
1' = 20'
0
5
10
20'


SPEAKEASY / GAME RM.
PRIMARY BATH
CLOSET
PANTRY
W/D
HOSPITALITY SUITE
OFFICE
PRIMARY BEDROOM
BEDROOM
BATH
POWDER
BAR
30' - 0"

N

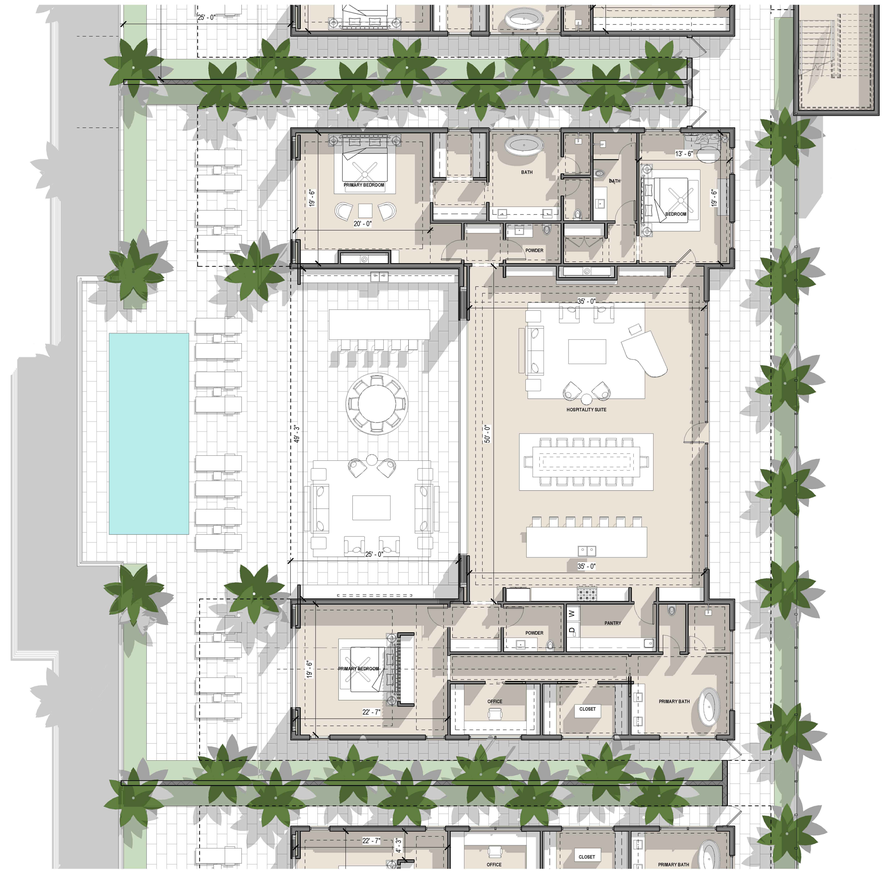
1" = 20' 0 5 10 20'

ALTERNATIVE 1



SPEAKEASY / GAME ROOM

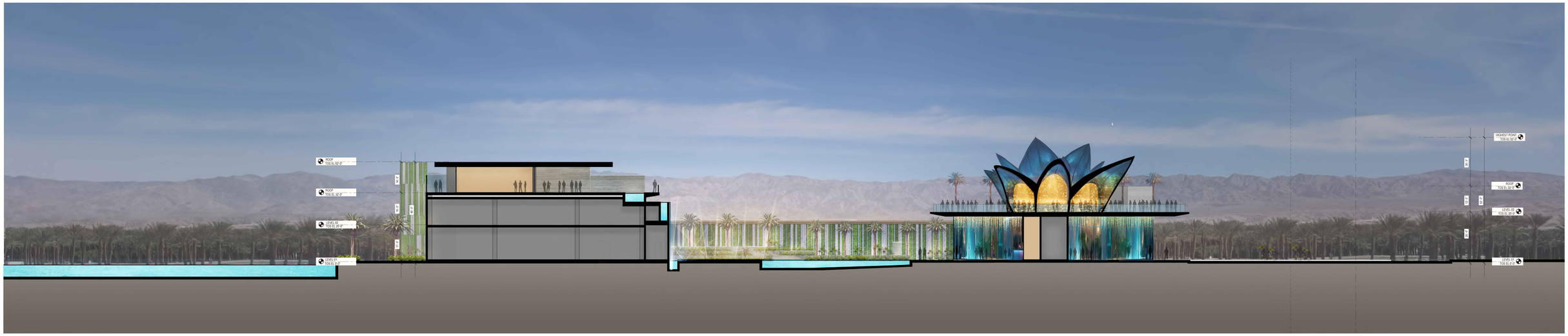
ALTERNATIVE 2



3 BEDROOM UNIT

N

1/4"= 1' 0 2 4 8'



SECTION - E/W



WEST ELEVATION



NORTH ELEVATION

1/16 "= 1' 0 8 16 32'

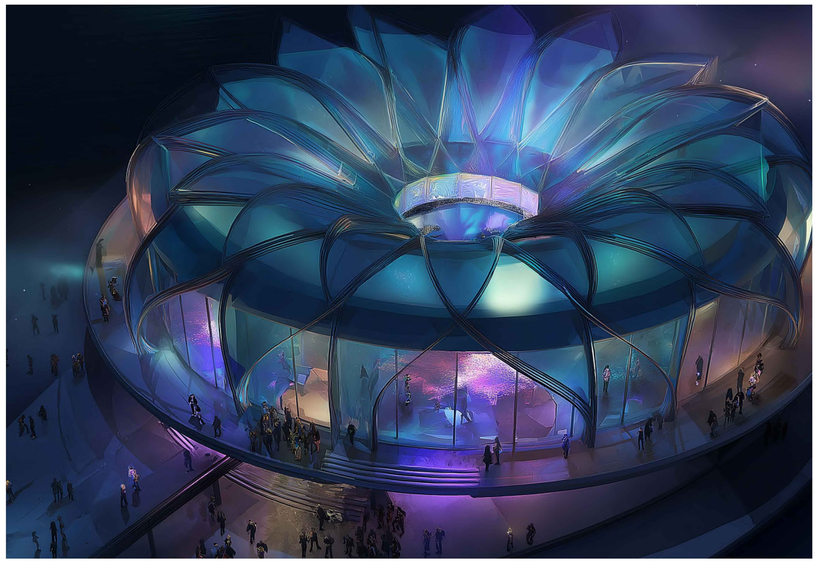

COVA


COVA



















BASELINE BEACH CLUB PARKING DEMAND

SEE ARCHITECTURAL PLANS FOR BUILDING SQUARE FOOTAGE REFERENCE

CLUB				CA=CA conditioned + CA outside		CP=Total Customer Area/45 sq.ft.	NCP=Non-Customer Area/200 sq.ft.	P=CP+NCP
LEVEL	**SPACE**	**CUSTOMER AREA SQ. FT. CONDITIONED**	**CUSTOMER AREA SQ. FT. OUTSIDE**	**TOTAL CUSTOMER AREA**	**NON-CUSTOMER AREA**	**CUSTOMER AREA PARKING**	**NON-CUSTOMER AREA PARKING**	**PARKING REQUIRED**
L1	CLUB	3100		3100	282	68.9	1.4	70
L2	ROOF CLUB		3025	3025	273	67.2	1.4	69

CANTINA								
LEVEL	**SPACE**	**CUSTOMER AREA SQ. FT. CONDITIONED**	**CUSTOMER AREA SQ. FT. OUTSIDE**	**TOTAL CUSTOMER AREA**	**NON-CUSTOMER AREA**	**CUSTOMER AREA PARKING**	**NON-CUSTOMER AREA PARKING**	**PARKING REQUIRED**
L1	CANTINA	1808	816	2624	625	58.3	3.1	61
L2	ROOF CLUB		3268	3268	498	72.6	2.5	75

SPORTS BAR								
LEVEL	**SPACE**	**CUSTOMER AREA SQ. FT. CONDITIONED**	**CUSTOMER AREA SQ. FT. OUTSIDE**	**TOTAL CUSTOMER AREA**	**NON-CUSTOMER AREA**	**CUSTOMER AREA PARKING**	**NON-CUSTOMER AREA PARKING**	**PARKING REQUIRED**
L1	SPORTS BAR	1506	684	2190	1761	48.7	8.8	57
L2	ROOF TERRACE		2657	2657	81	59.0	0.4	59

Additional F+B Venues								
LEVEL	**SPACE**	**CUSTOMER AREA SQ. FT. CONDITIONED**	**CUSTOMER AREA SQ. FT. OUTSIDE**	**TOTAL CUSTOMER AREA**	**NON-CUSTOMER AREA**	**CUSTOMER AREA PARKING**	**NON-CUSTOMER AREA PARKING**	**PARKING REQUIRED**
L1	REMOTE BAR 1	0	300	300	153	6.7	0.8	7
L1	REMOTE BAR 2	0	300	300	153	6.7	0.8	7
L1	CORNER TERRACE BAR 1	0	532	532	333	11.8	1.7	13
L1	CORNER TERRACE BAR 2	0	450	450	250	10.0	1.3	11

VIP SUITES				
LEVEL	**ROOM**	**QUANTITY**	**PARKING SPACE PER UNIT**	**PARKING REQUIRED**
L3	SUITES	5	2	10

TOTAL PARKING REQUIRED	**548**	**18**	**442**

PARKING SUPPLY	**TOTAL**
G1	143
G2	178
TOTAL SUPPLIED	**321**
REQUIRED PARKING FOR BEACH CLUB	442
DELTA	-121

BEACH CLUB SPECIAL EVENT PARKING DEMAND

LOUNGE AREA								
LEVEL	**SPACE**	**CUSTOMER AREA SQ. FT. CONDITIONED**	**CUSTOMER AREA SQ. FT. OUTSIDE**	**TOTAL CUSTOMER AREA**	**NON-CUSTOMER AREA**	**CUSTOMER AREA PARKING**	**NON-CUSTOMER AREA PARKING**	**PARKING REQUIRED**
L1	Lounging Spaces (chaise lounges, daybeds, cabanas)		7810	7810	0	174	0	174

PARKING DEMAND NARRATIVE

For large or special events, as well as roof-terrace customer activity, any incremental parking demand that exceeds the on-site baseline will be accommodated through off-site facilities secured by agreement, supported by valet operations and shuttle service as needed. This approach ensures that even the portion of demand that cannot be met within the parking structure is fully managed through coordinated operational measures.

The Beach Club will also promote rideshare and taxi use by providing designated pick-up and drop-off areas and including clear guidance in event-related communications. With these measures in place, peak event parking demand can be effectively addressed without increasing on-site supply and without creating spillover impacts on surrounding streets.

COVA Public Beach Club Area Program

Beach Club

Area / Room	% of Total Area	Size Estimate (SF)	Notes
Indoor Bar & Lounge		3,000	Bar seats + lounge tables
Roof top Lounge		3,024	Standing +lounge tables
Check-In/ Arrival		100	Guest check-in
Restrooms (Indoor)		400	Men's, Women's, and Family/ADA Restroom
Circulation (Paths, Hallways, 2 Stairs, Elevator)		350	Connects all areas fluidly
BOH		282	
Total		**7,156**	
Exterior Area		**7,613**	
Interior Area (Gross)		**(457)**	

Restaurant 1 (Sports Bar)

Area / Room	Size Estimate (SF)	Notes
Indoor Dining / Bar Seating	1,200	60–70 seats, includes high-tops, booths, bar stools
Outdoor Patio Seating	500	30–40 seats, covered if possible (awnings, heaters)
Bar (Service Counter + Bar Back)	300	Main focal point, directly serves indoor and outdoor guests
Kitchen (Hot Line + Prep)	1,761	Focus on fast, casual food (wings, burgers, apps)
Restrooms	660	Men's + Women's + ADA access
Circulation / Paths	227	Walkways between tables, bar, kitchen
Total	**4,648**	
Exterior Area	**2,659**	
Interior Area (Gross)	**1,989**	

Restaurant 2 (Cantina)

Area / Room	Size Estimate (SF)	Notes
Indoor Dining + Bar Seating	1,200	~60–65 seats inside (tables, high-tops, bar stools)
Outdoor Patio Dining	500	~35–40 seats
Bar (Main bar, indoor-outdoor service)	350	Full tequila/mezcal-focused bar, direct access to patio
Kitchen (Hot Line + Cold Prep)	625	Fast service kitchen — tacos, small plates, fryers, grill
Restrooms (Indoor + Outdoor Access)	928	ADA accessible, 2–4 stalls total
BOH	500	Storage
Circulation (Hallways, Access Paths)	266	Clear paths between indoor, bar, and outdoor areas
Total	**4,369**	
Exterior Area	**3,234**	
Interior Area (Gross)	**1,135**	
Grand Indoor Total	**16,173**	SF
Exterior Total	**13,506**	