

Concept Design Review

October 24, 2022

MCM @ Santa Rosa

3991 & 3995 Sebastopol Rd.
Santa Rosa, CA

PROJECT TEAM

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GENERAL INFORMATION

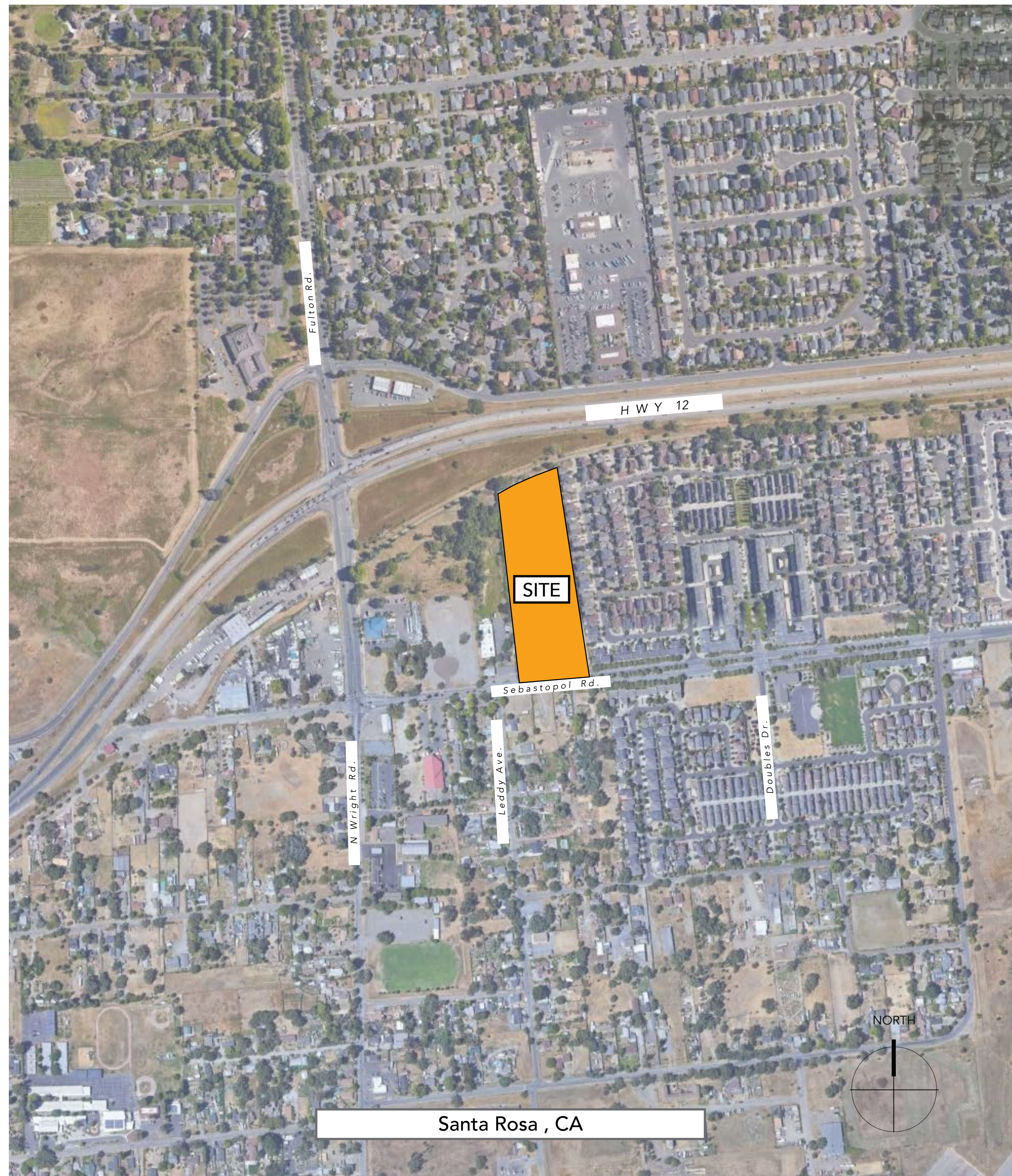
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- G-3 EXISTING SITE PHOTOS

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Tabulations

| Site Area | | | | | | | | 6.48 Acres |
|---------------------------|--------|------------|------|-------|------|-----|---|------------------|
| Unit # | SF | Deck/Patio | Roof | Total | Beds | | | |
| 1a | 1B/1ba | 660 | | 40 | 0 | 40 | 1 | 21 |
| 1b | 1B/1ba | 650 | | 65 | 0 | 65 | 1 | 34 |
| 2a | 2B/1ba | 840 | | 100 | 0 | 100 | 2 | 23 |
| 2b | 2B/2ba | 885 | | 95 | 0 | 50 | 2 | 62 |
| 3b | 3B/2ba | 1040 | | 95 | 0 | 60 | 3 | 6 |
| Parking | | | | | | | | 263 cars |
| Open Garage | | | | | | | | 103 |
| Carport | | | | | | | | 45 |
| Onsite - un-assigned | | | | | | | | 115 |
| Open Space | | | | | | | | 44,280 sf |
| Private (Min 5' and 40sf) | | | | | | | | 8,810 sf |
| Common | | | | | | | | 35,470 sf |
| A) Main - Leasing | | | | | | | | 11,270 sf |
| B) Center | | | | | | | | 7,800 sf |
| C) Tree Park | | | | | | | | 16,400 sf |

| Unit Bedroom Ratio | | |
|--------------------|--------------|-------------|
| 1B | 2B | 3B |
| 55 | 85 | 6 |
| 37.7% | 58.2% | 4.1% |

| Density Ratios | |
|---------------------------|-------------------|
| Homes | 22.5 du/ac |
| Beds | 37.5 b/ac |
| Parking - Overall | 1.8 car/du |
| Parking - Garaged/Covered | 1.0 car/du |
| Parking - un-assigned | 0.8 car/du |
| Open Space per Unit | 303 sf/du |
| TOTALS | |
| Residential | 146 units |
| Rentable SF | 116,390 sf |
| Cars | 263 cars |

| Parking Calculation | | |
|--|------------|-----------------|
| State Density Bonus Law Minimum | | required spaces |
| 1b | 1 car/du | 55 |
| 2b | 1.5 car/du | 128 |
| 3b | 1.5 car/du | 9 |
| Total | | 192 |

| Tabulations | R3-18 Zoning Standards | Provided |
|---------------------------------------|--|--------------------|
| ACREAGE | | 6.48 Acres |
| FAR | 0% of site | |
| DENSITY* | 18 du/ac max | 22.5 Du/Ac* |
| COVERAGE | 60% max | 27% |
| RESIDENTIAL | | 146 Units* |
| BEDS | | 243 Beds |
| LEASABLE SF | | 116,390 SF |
| AMENITY RM's ~ Leasing/Gym/Rec | | 3,050 SF |
| OPEN SPACE | | 44,280 SF |
| Common | | 303 sf/du |
| Private | 40 sf/du | 60 sf/du |
| | State Density Bonus Law Standards | Provided |
| PARKING* | 192 cars | 263 cars* |
| Garage | | 103 cars |
| Assigned (Carport) | | 45 |
| Onsite | | 115 cars |
| Studio & 1 bed | 1 du | 55 cars |
| 2 Bed & 3 Bed | 1.5 du | 137 cars |

| Project Parking | | | |
|-------------------------------------|--------------------------------------|------------|------------|
| | | required | provided |
| Total | | 192 | 263 |
| State Density Bonus Law (see above) | | | |
| Covered | | | 148 |
| Open Garage | | | 103 |
| Carport | | | 45 |
| Un-assigned | | | 115 |
| ADA Spaces Calculation | | | |
| | | required | provided |
| Open Garage | 41 GFU x 2% | 0.82 | 2 |
| Un-Assigned | 115 Spaces ~ 100to150 = 5 (1van min) | 5 | 8 |
| Van | | 1 | 1 |
| Standard | | 4 | 7 |

| Compact | |
|-----------|-----------------|
| 57.5 | 50% of open Max |
| 29 | Total onsite |

| * State Density Bonus Law Calculation - Very Low Income (VLI) | | |
|---|---------------|-----------------------------|
| Base Density ~ R 3-18 | 18 du/ac max. | 117 du max. |
| VLI Inclusionary % | 7.0% | 9 VLI du |
| State Density Bonus for 7% VLI | 25% | 146 du total project |
| | | 137 Market Rate du |

Project Description

The proposed project ("Project") located at 3991-3995 Sebastopol Road (the "Property") would develop two underutilized parcels of land with an approximately 146-unit rental apartment community. The 6.48-acre Property is rectangular in shape and is bound by Sebastopol Road to the south and the Joe Rodata Trail/Highway 12 to the north. An existing single-family neighborhood abuts the Property to the east along with various commercial uses fronting Sebastopol Road. The properties to the west of the Property are largely undeveloped or underutilized.

To accommodate the proposed development, the Project requests a General Plan Amendment to the Medium High Density land use designation and a rezoning to the R-3-18 zone. For providing 9 very-low-income units, the Project is entitled to a density bonus and other benefits under State Density Bonus Law ("SDBL"). The Project requests a density bonus and use of SDBL parking ratios and may request waivers or an incentive/concession. The Project also requires other entitlements, including a Parcel Map, Design Review, and a Heritage Tree Permit approval.

The Project's primary access would be through a gated entry from Sebastopol Road that has a landscaped median between the ingress and egress drive aisles. An existing palm tree located along the Property's southern frontage would be retained as a feature of the entry sequence. Two-story apartment units would face Sebastopol Road on either side of the Project's entry. For internal access, the Project would have a loop road, which would provide access to dedicated carports and guest parking located throughout along the Property.

The Project proposes 55 one-bedroom units, 85 two-bedroom units, and 6 three-bedroom units arranged in two and three-story buildings, together with 100 open garages. Each dwelling unit would contain private decks or patios. The dwelling units would range from approximately 650 square feet to 1,040 square feet, depending on the number of bedrooms and bathrooms in the unit.

The buildings would be oriented to create a continuous open space with three distinct amenity areas. The first amenity area would encompass the proposed pool and amenity building located at the Project entry. The second amenity area would consist of a smaller, less active courtyard located to the rear of the Property. The third amenity area would be located along the Project site's northern frontage, abutting and connecting to Joe Rodota Trail, and would be oriented around several existing oak trees that would remain.

Architecturally, the Project would be well-designed and enhance the area's appearance. The proposed elevations have been thoughtfully articulated with two and three-level massing and use a variety of high-quality construction materials in earth tones for visual interest. Overall, the Project would create an inviting atmosphere for the residents while respecting the existing neighborhood.

We look forward to working with the City to bring much needed rental housing, including affordable housing, to the area.

Project Description & Tabulations



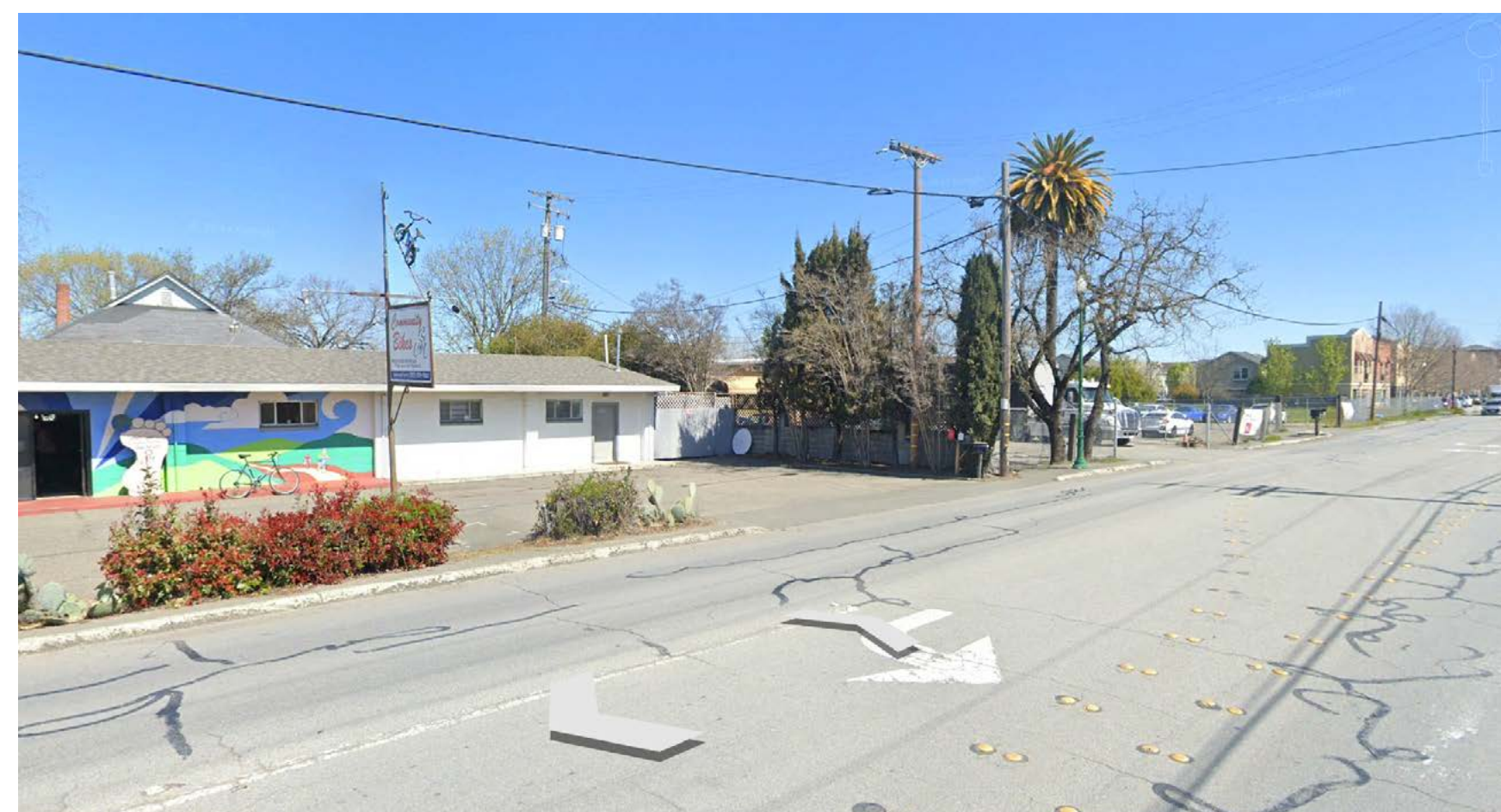
East Sebastopol Road viewing North



East Sebastopol Road viewing West



East Sebastopol Road viewing West



West Sebastopol Road viewing East



Sebastopol Road viewing North ~ Project Entry



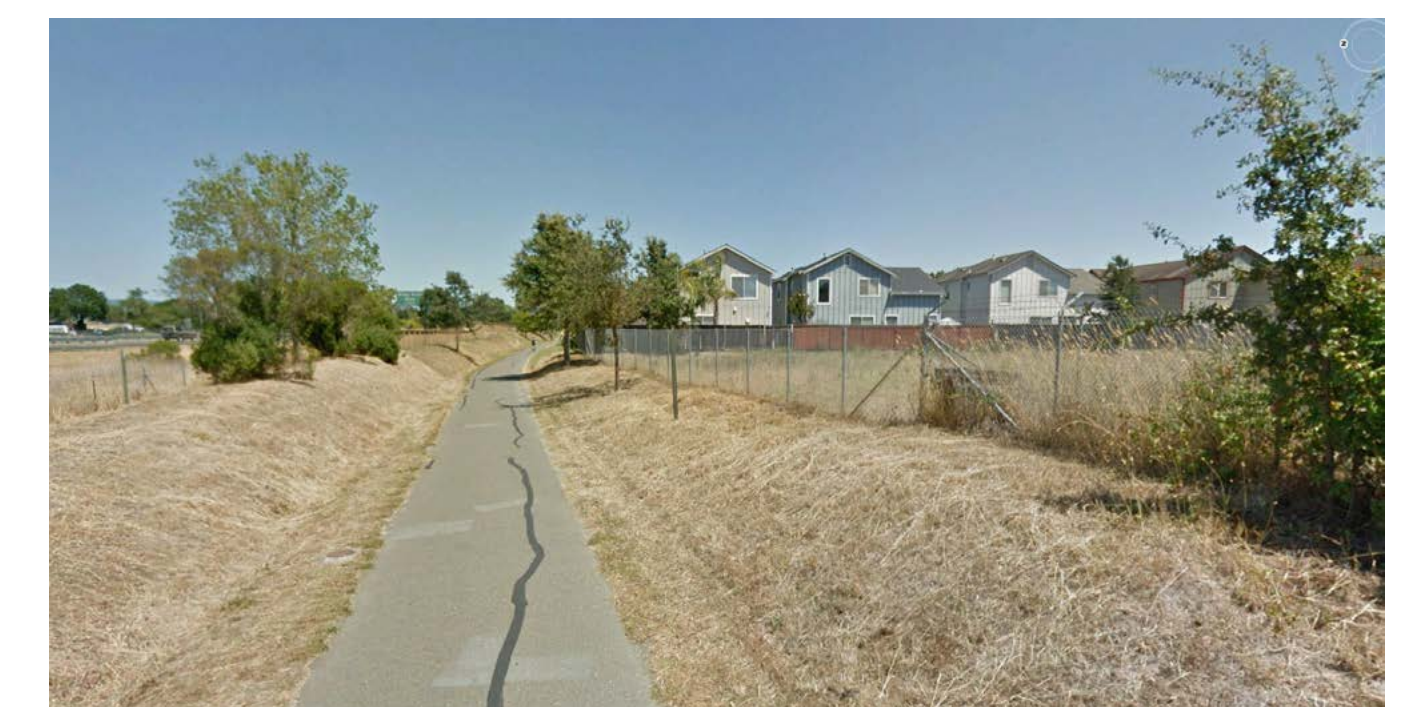
West Sebastopol Road viewing East



East Joe Rodata Trail viewing West



Joe Rodata Trail viewing South



West Joe Rodata Trail viewing East

Existing Site Photos



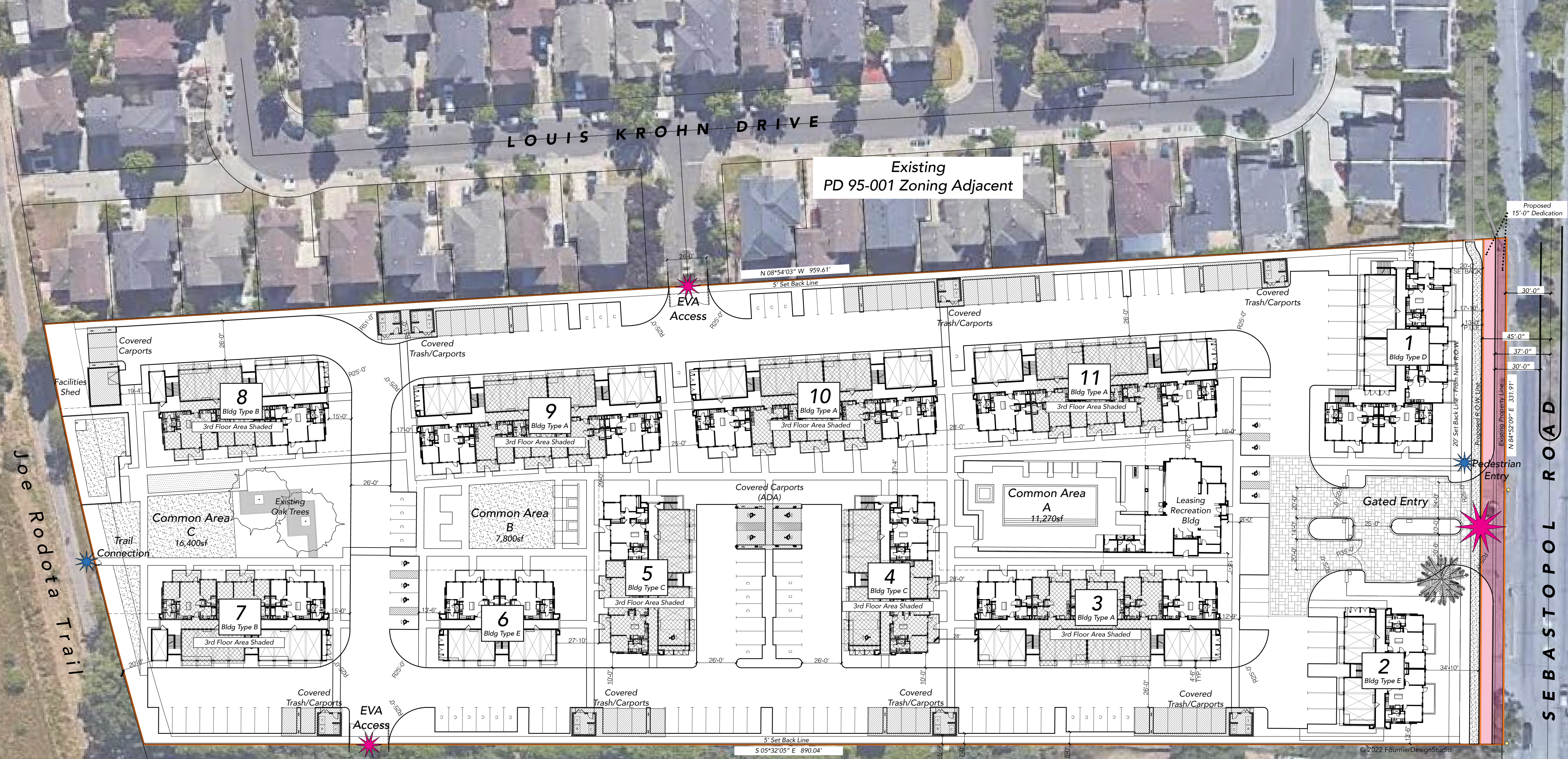
SEBASTOPOL ROAD ELEVATION

Sebastopol Road Street Scene

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Existing PD 95-001 Zoning Adjacent

Existing R 3-18 Zoning Adjacent

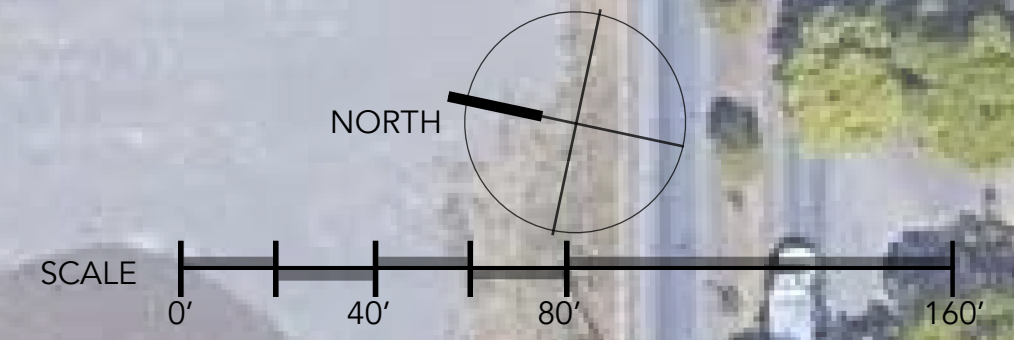
Existing CG Zoning Adjacent

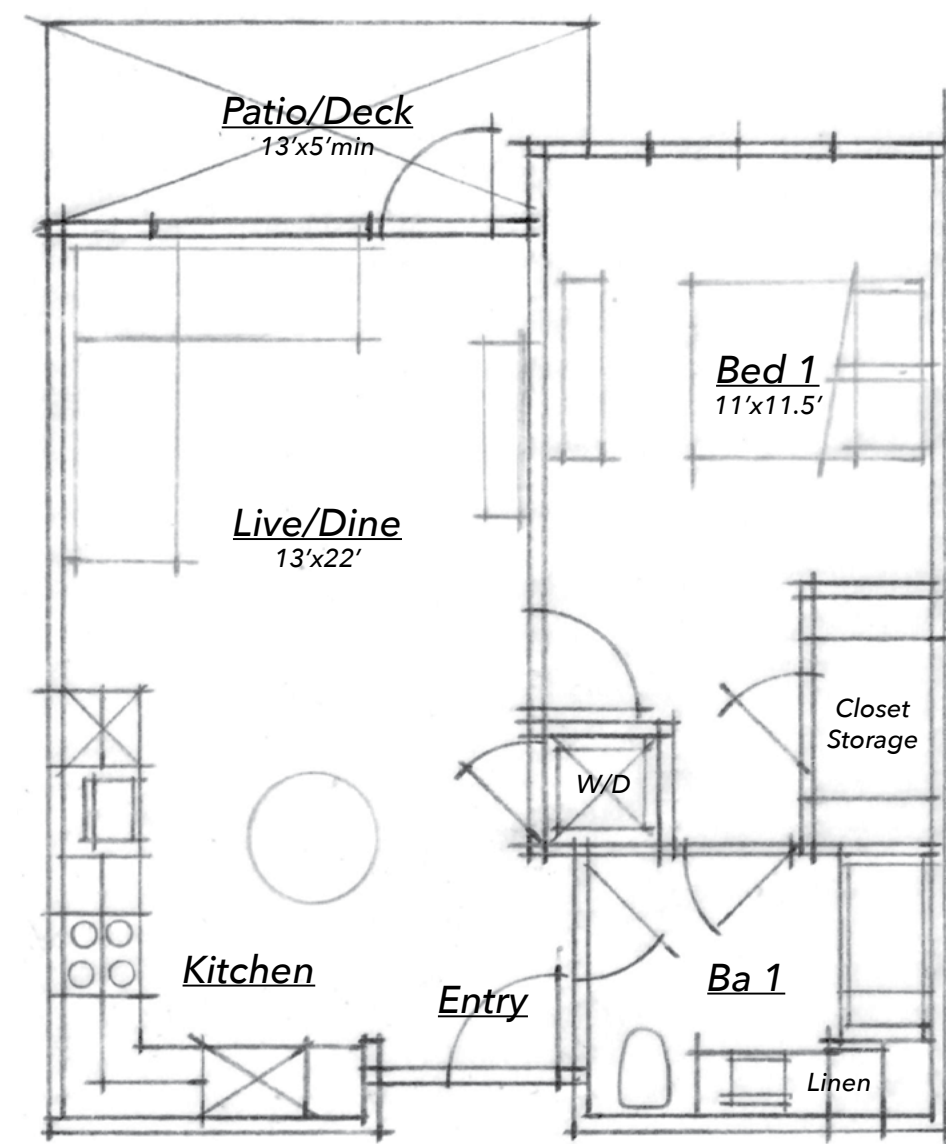
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| 3b | 3B/2ba | 1040 | 95 | 0 | 60 | 3 | 6 |
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| Carport | | | | | | 45 | |
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| 2 Bed & 3 Bed | 1.5 du | 137 cars |
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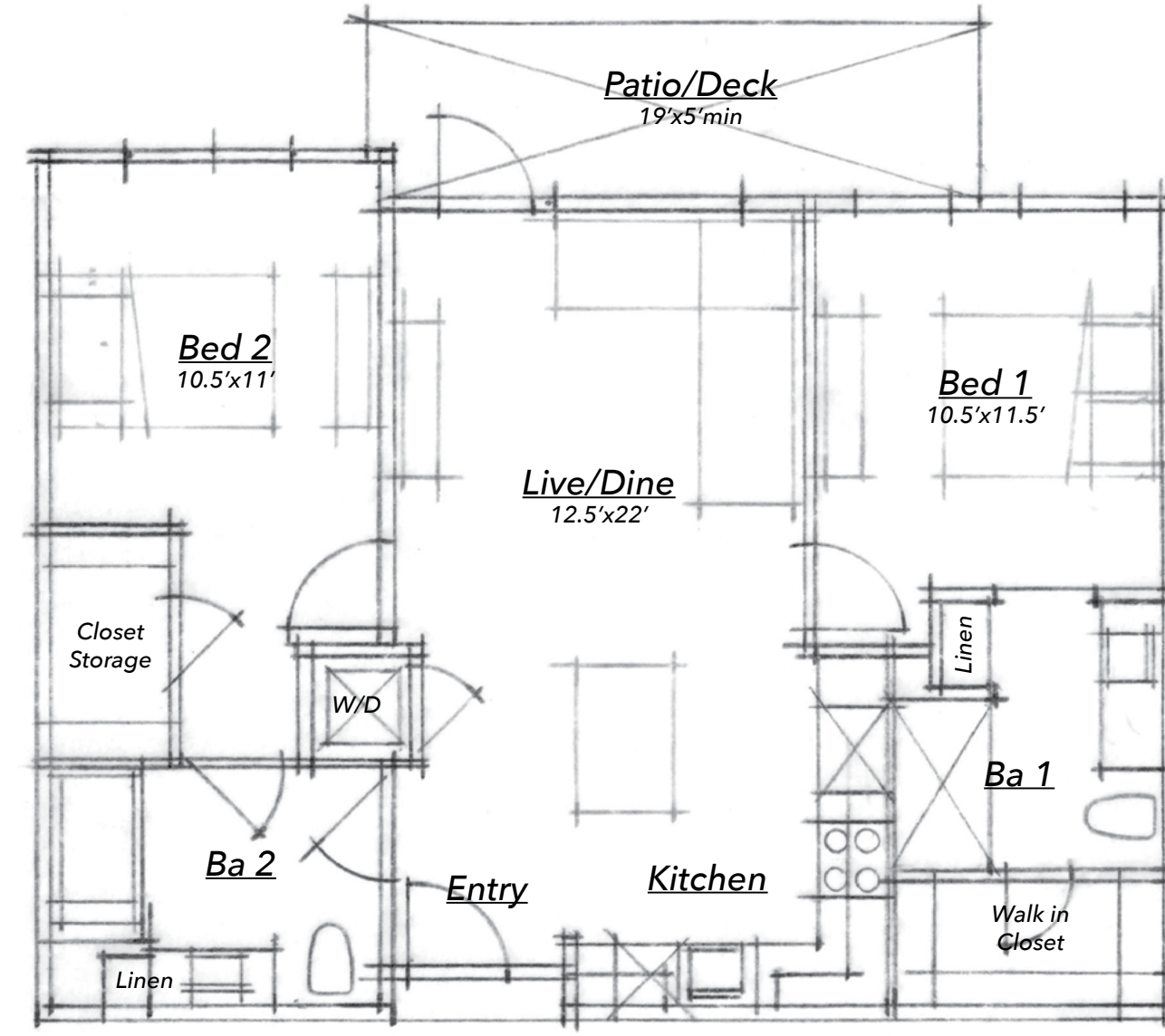
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| Total | required | provided |
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| Covered | | 148 |
| Open Garage | | 103 |
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| Un-assigned | | 115 |
| ADA Spaces | | |
| Open Garage | 41 GFU x 2% | required provided |
| Un-Assigned | 115 Spaces ~ 100to150 = 5 (1van min) | 0.82 5 8 |
| Van | | 1 1 |
| Standard | | 4 7 |

Conceptual Site Plan

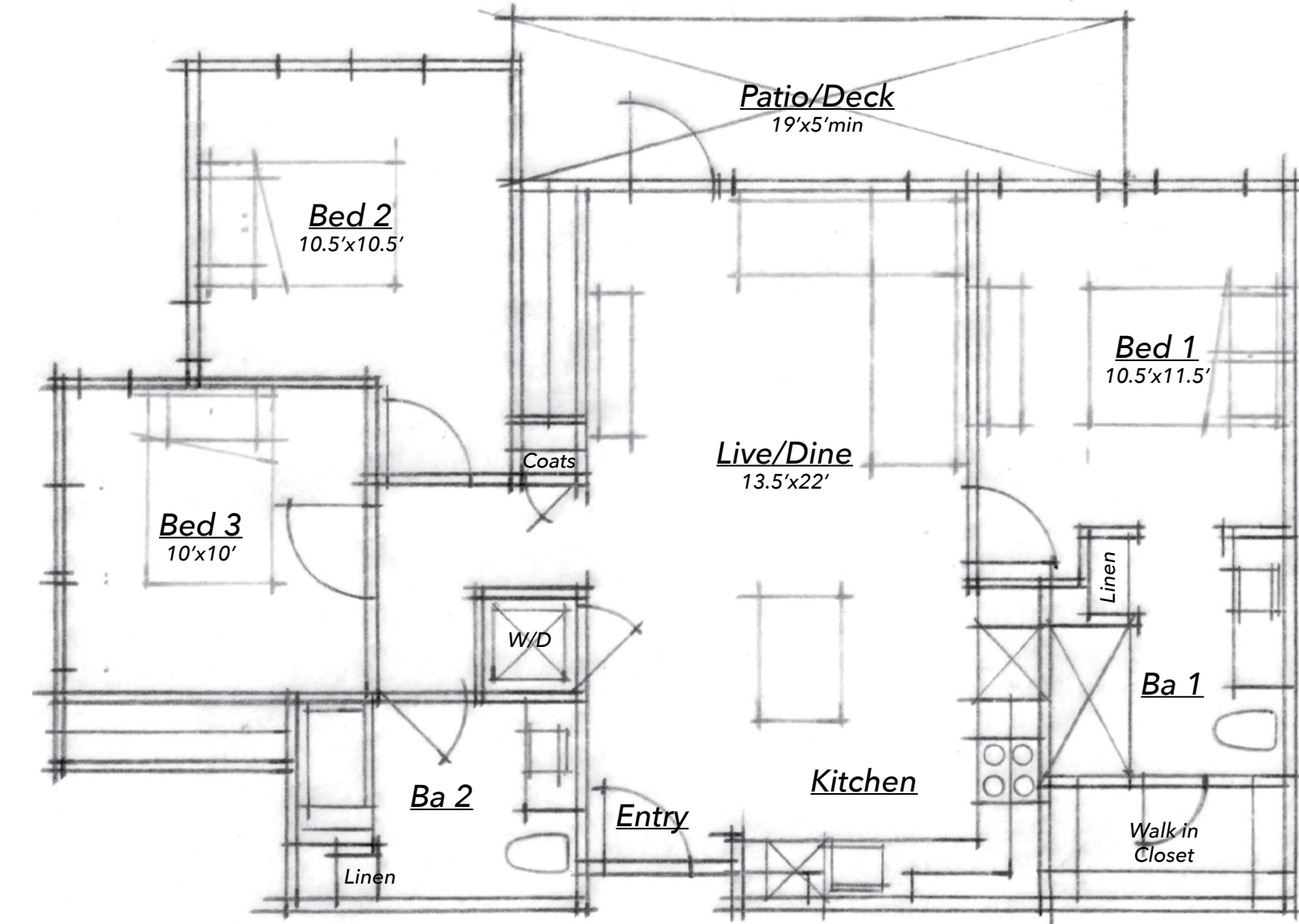




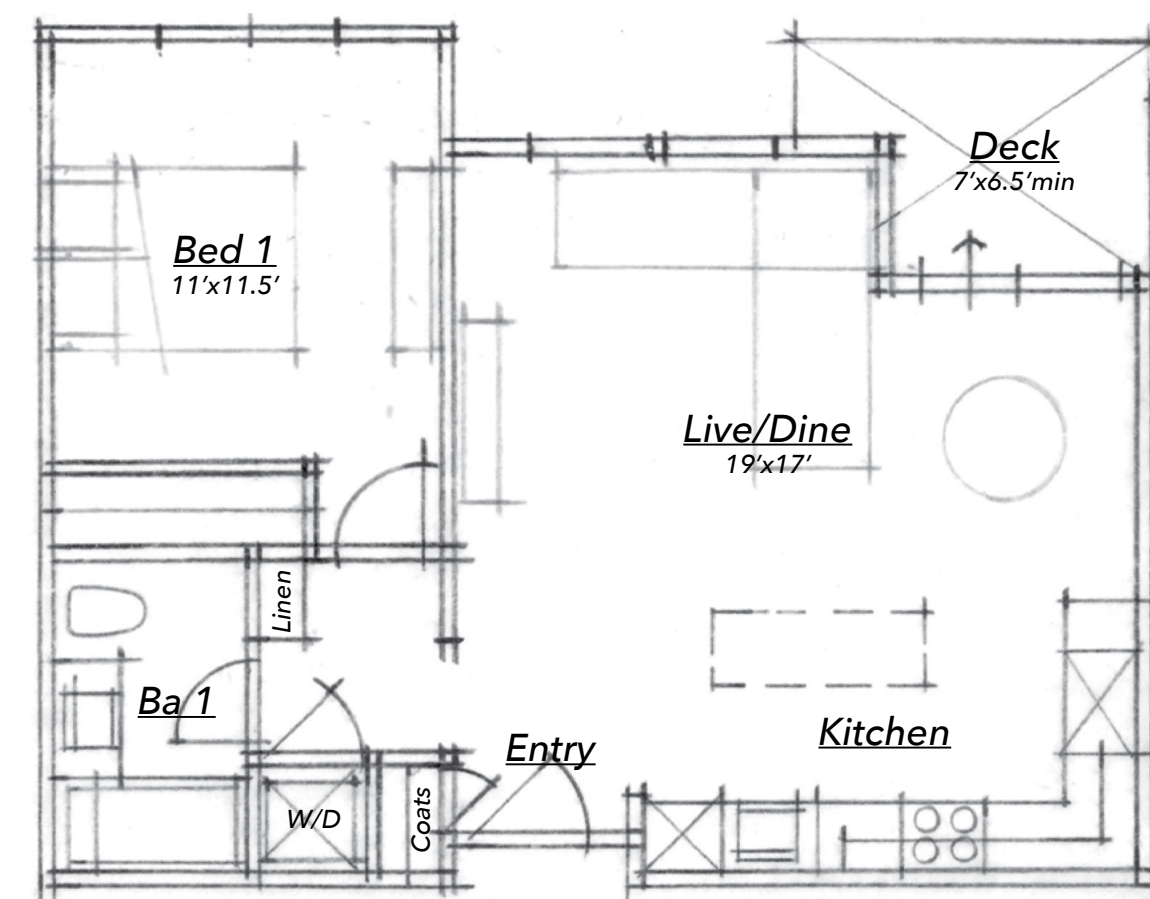
1b
650sf
1bed/1ba
65sf deck ~ 100sf patio
ADA



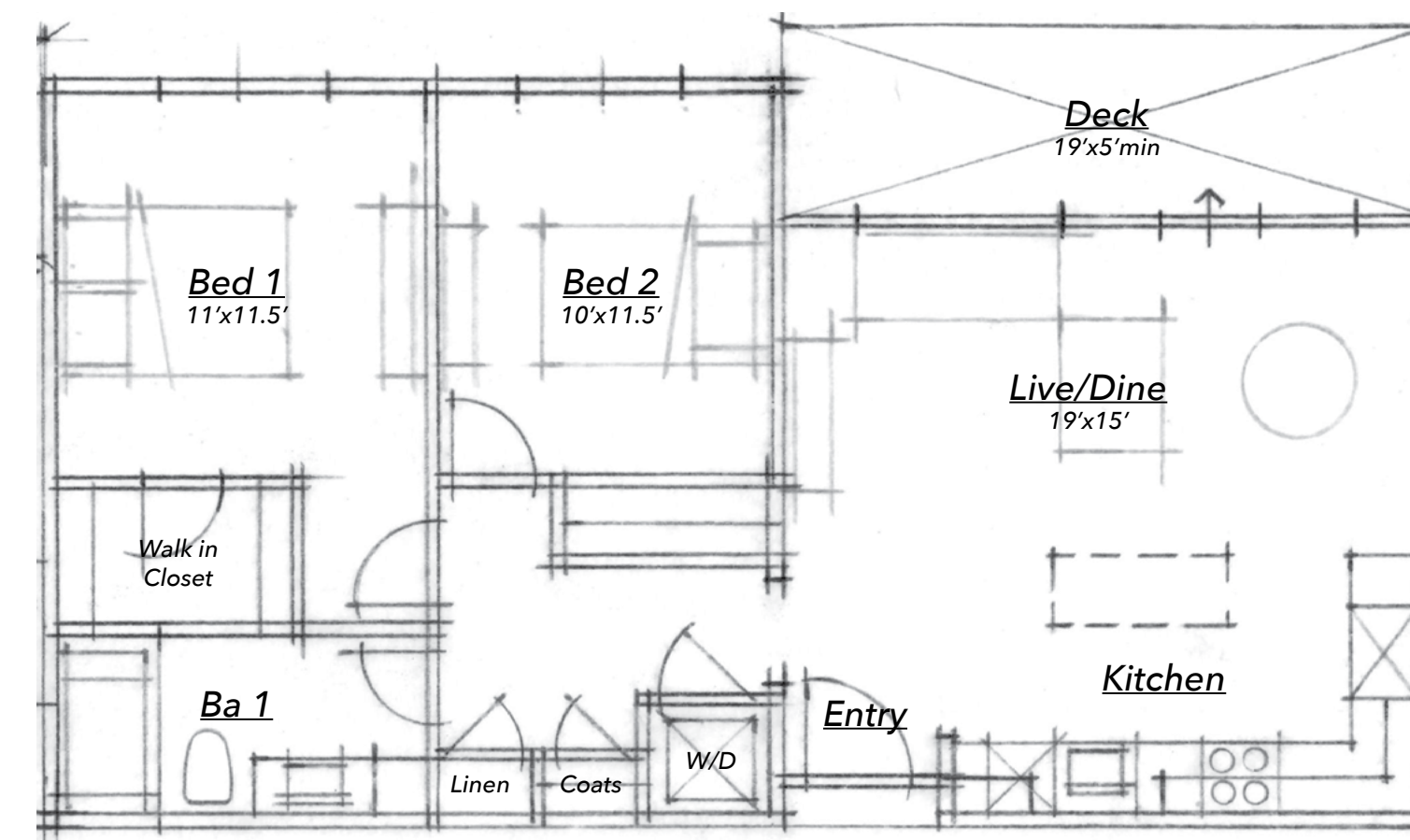
2b
885sf
2bed/2ba
95sf deck ~ 150sf patio
ADA



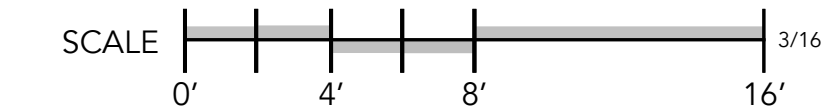
3b
1040sf
3bed/2ba
95sf deck ~ 150sf patio
ADA



1a
660sf
1bed/1ba
40sf deck

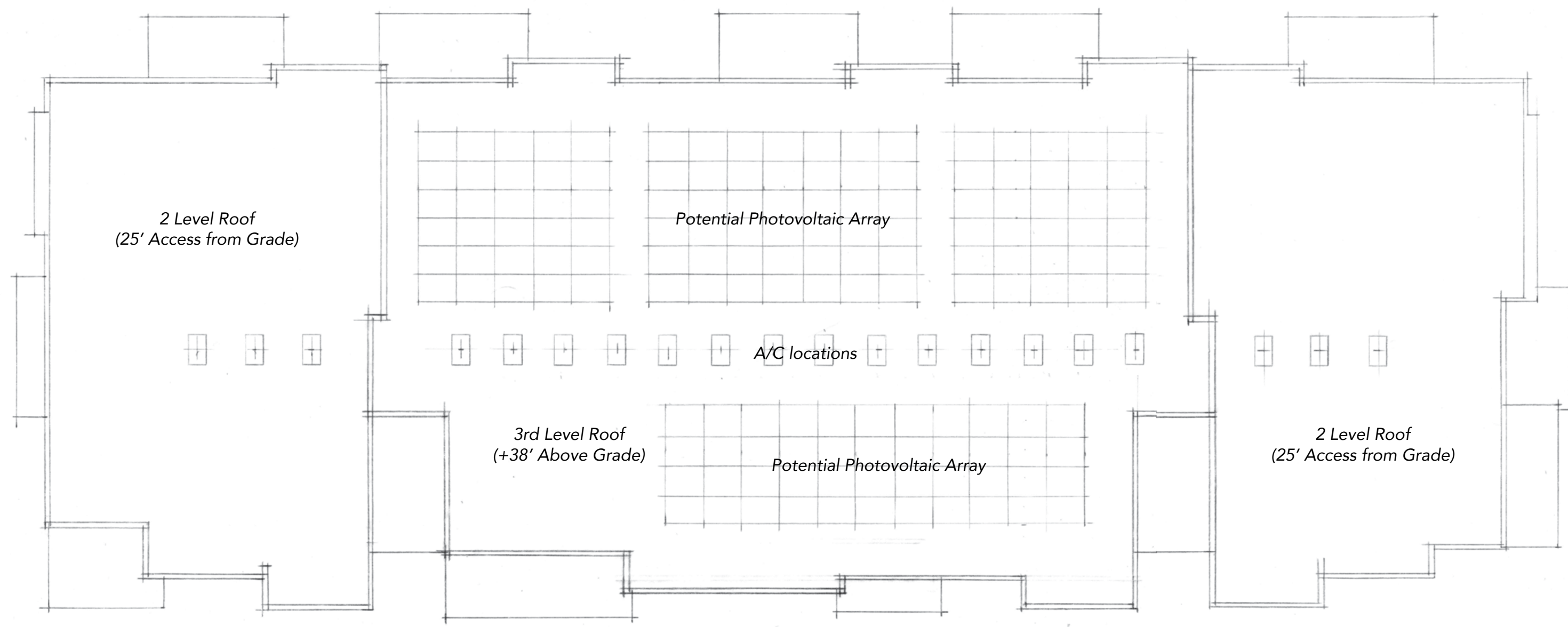


2a
840sf
2bed/1ba
100sf deck

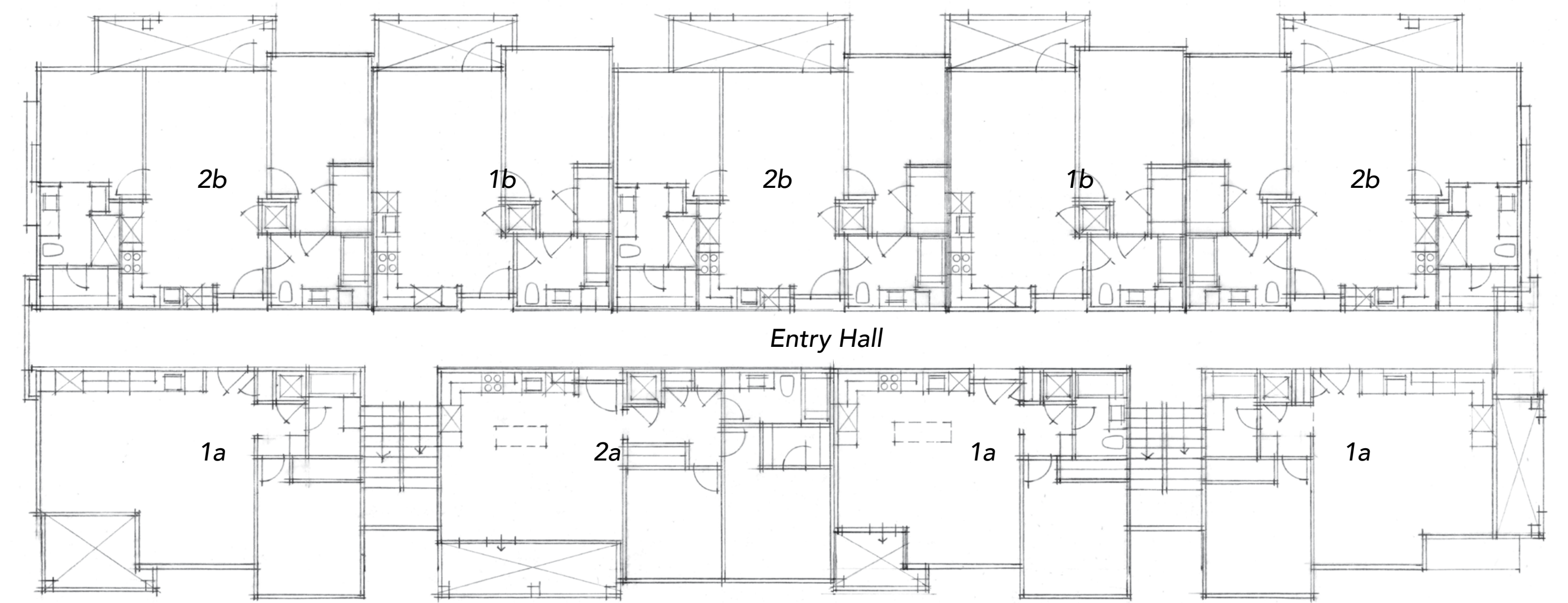


Conceptual Unit Floorplans

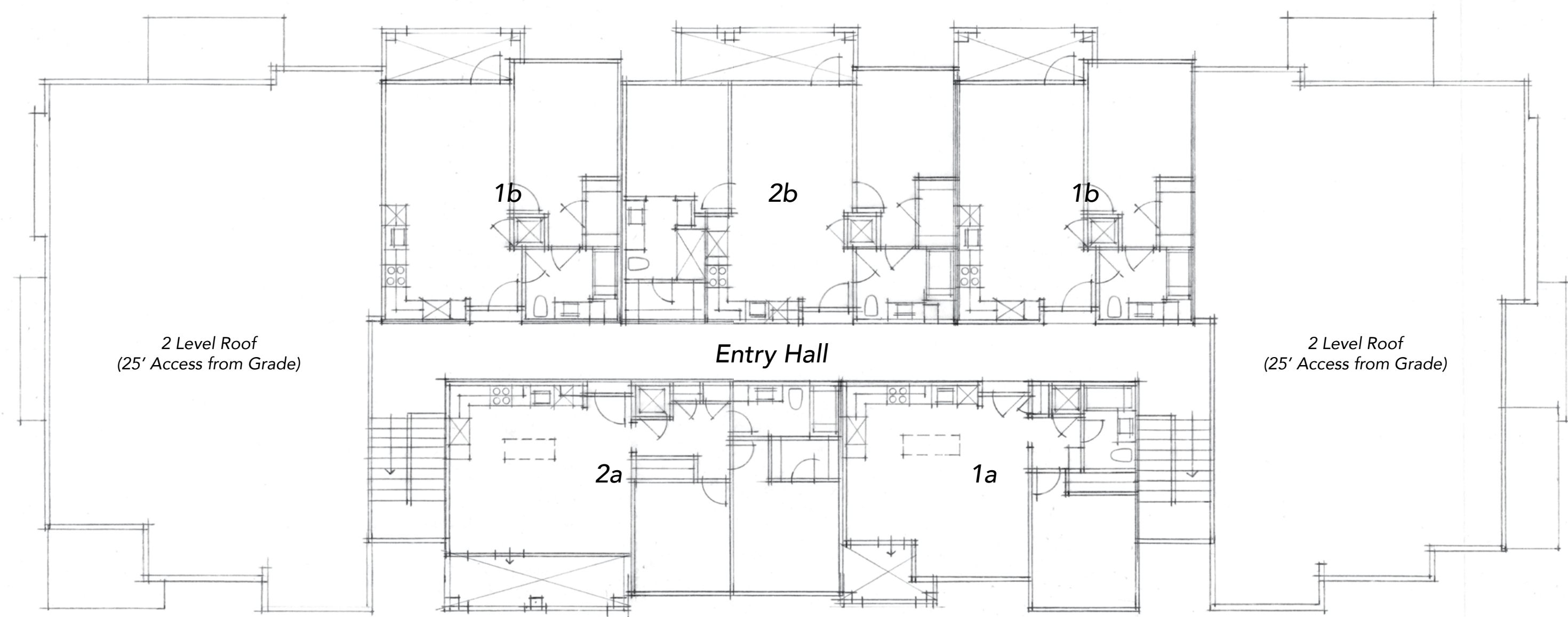
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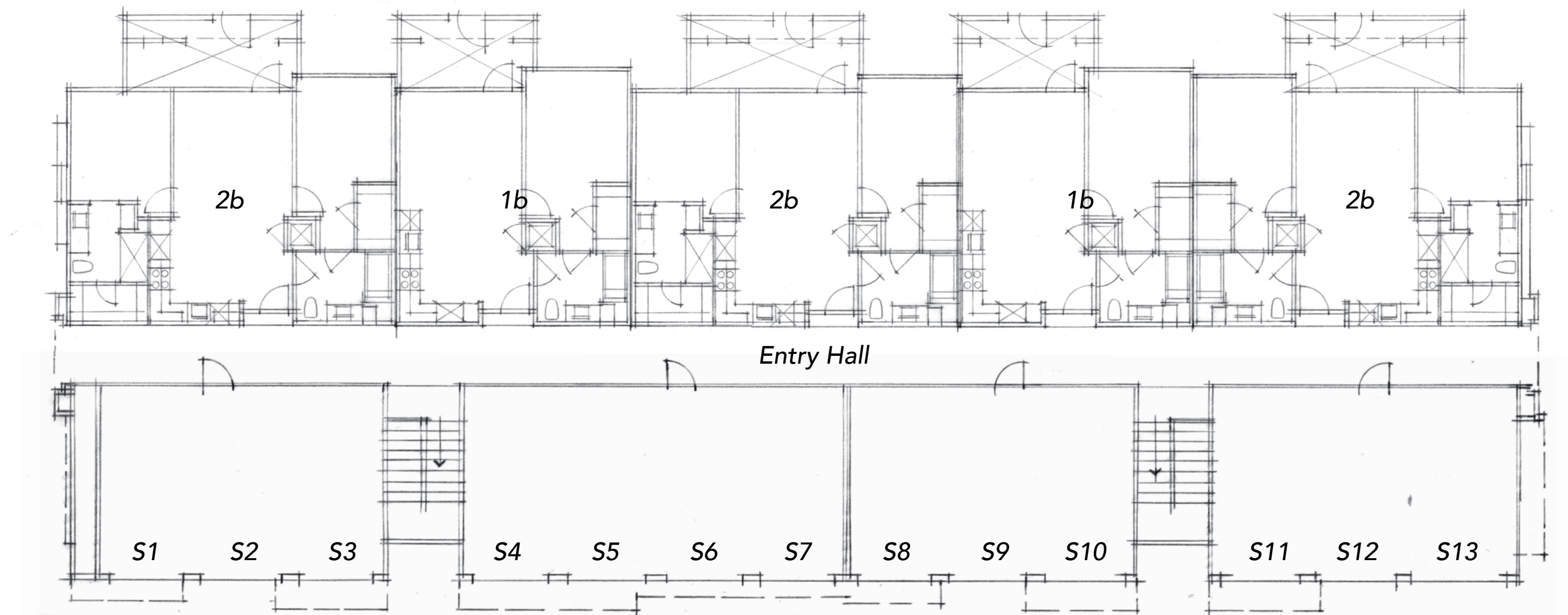
ROOF PLAN



2nd FLOOR



3rd FLOOR / ROOF PLAN



1st FLOOR

BUILDING TYPE A
Conceptual Building Floor & Roof Plans

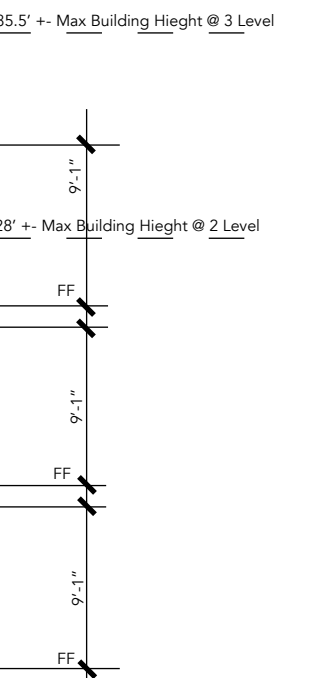
SCALE 0' 8' 16' 32'



RIGHT SIDE ELEVATION



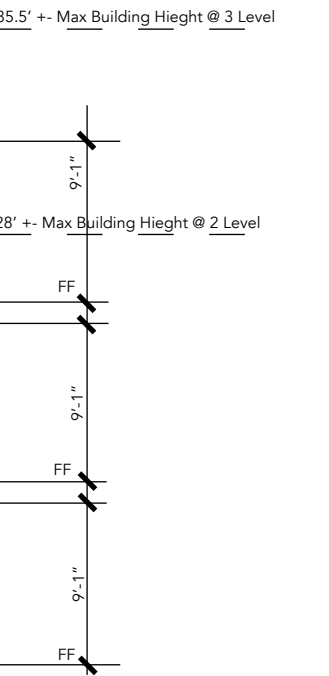
REAR ELEVATION ~ VEHICULAR FRONTAGE



LEFT SIDE ELEVATION



FRONT ELEVATION ~ AMENITY FRONTAGE



Architectural Lighting



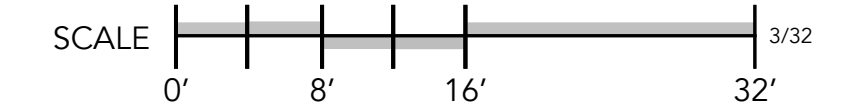
Metal Roofing

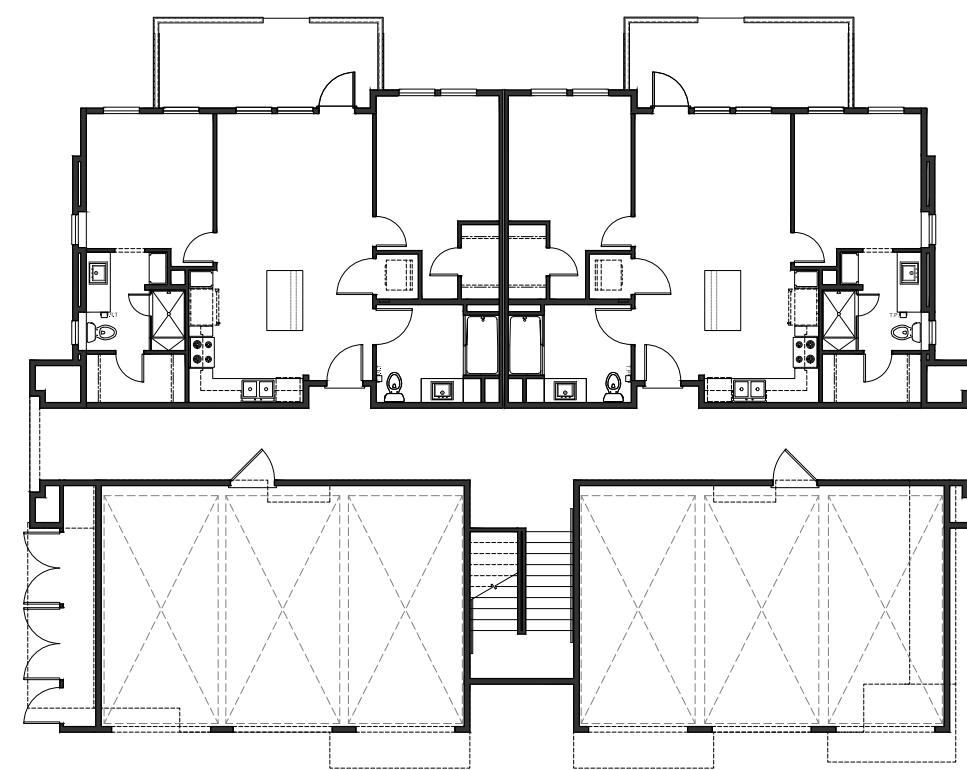


Sherwin-Williams Paint

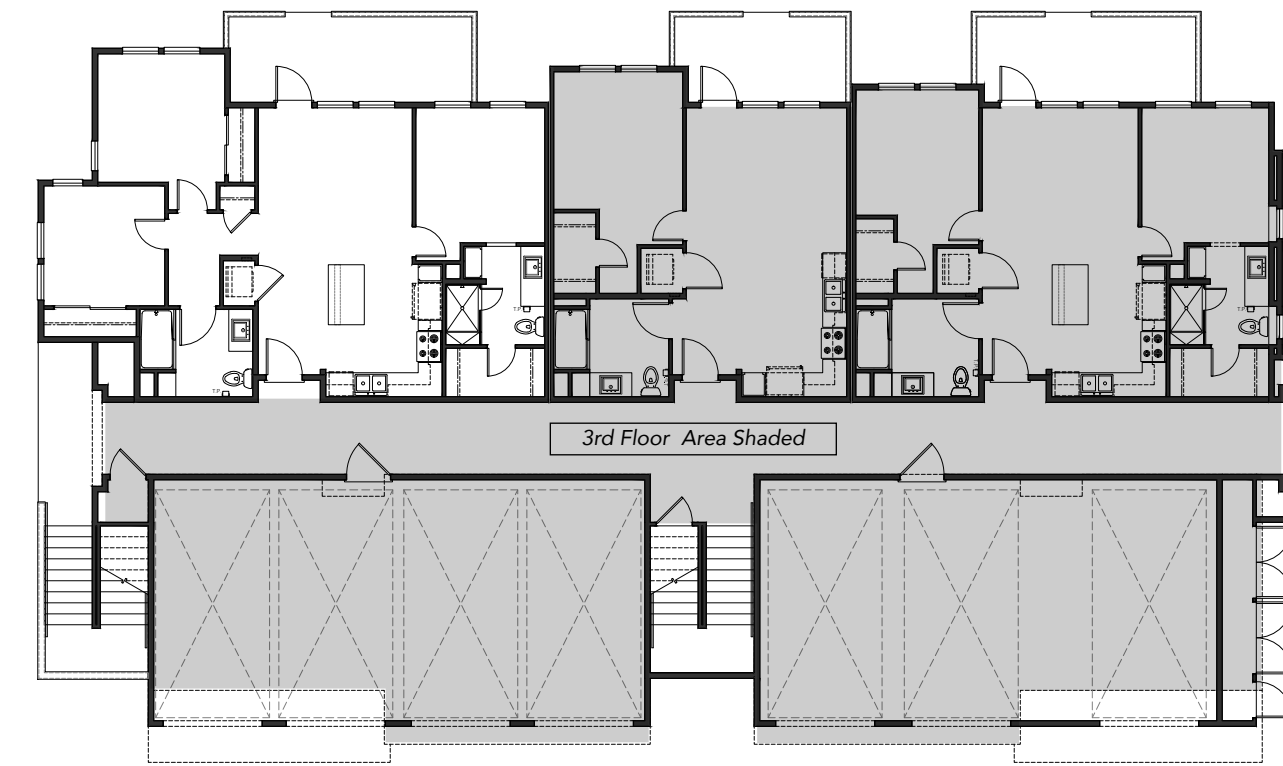
- EXTERIOR MATERIALS LIST**
- Standing Seam Metal Roofing
 - Cementous Siding
 - Cementous Trim Boards
 - Cementous Board & Batt Siding
 - Stucco Base
 - Columns
 - Composite Balcony Railings
 - Vinyl Windows
 - Entry Doors
 - Architectural Lighting
 - Patio Walls/Gates
- COLOR SPECIFICATIONS**
- Black; 1.75" Standing Seam
 - SW 7016; Hardie 4" Lap Smooth
 - SW 7016; Hardie 5/4x5.5, 4/4x3.5 Smooth
 - SW 7004; Hardie .75x2.5 smooth batt @ 16"o.c.
 - SW 7014; 16/20 Sand
 - SW 7004; Smooth
 - SW 7067; 4/4x5.5 composite
 - White; Milgard
 - SW 9149; Thermatru 'Smooth Star' FibreG
 - Black Allenbury 9x14x20
 - by LA (SW 7618/SW 7674 shown)

BUILDING TYPE A
Conceptual Elevations





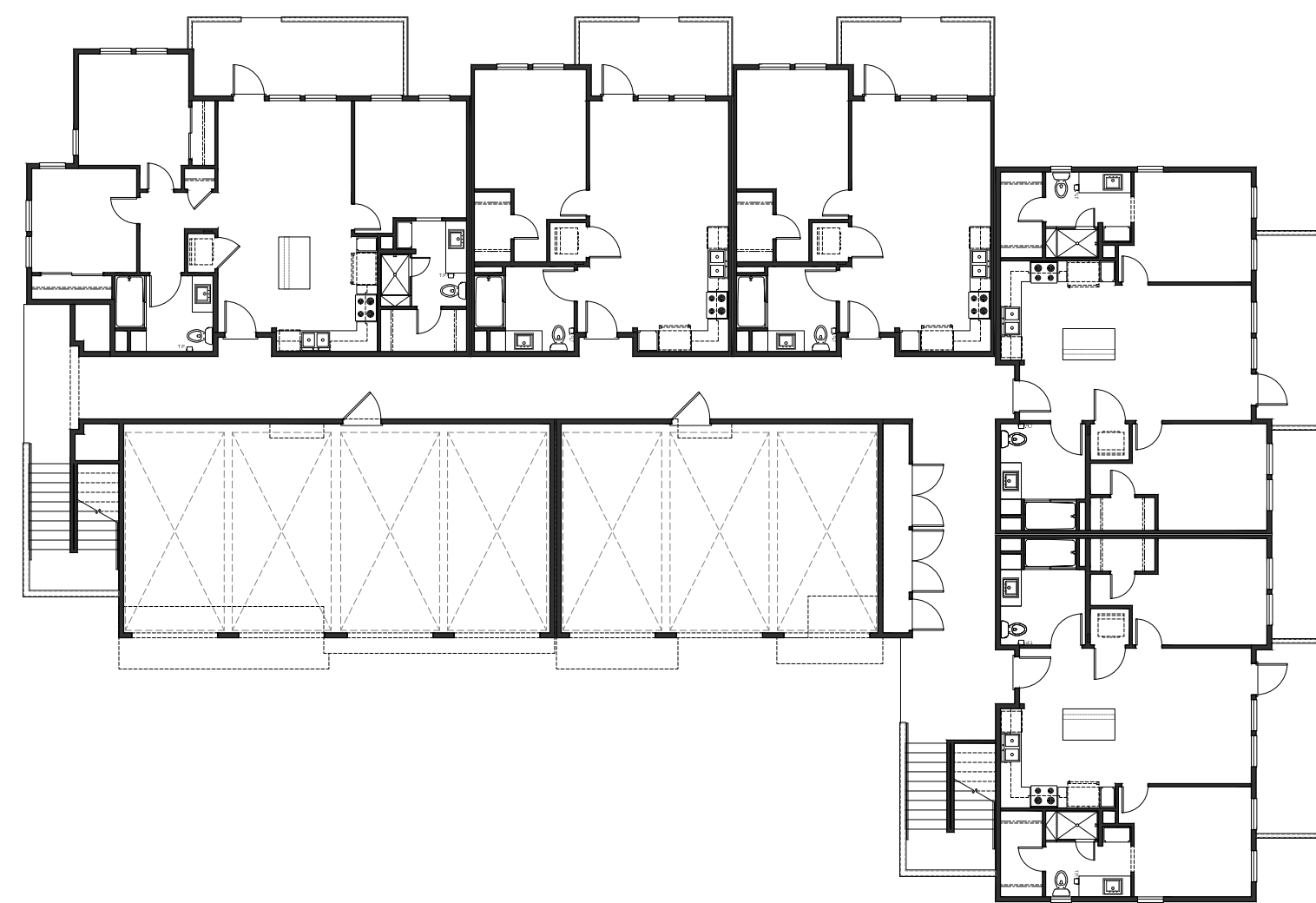
E
2 Level
6 units
6 Garages



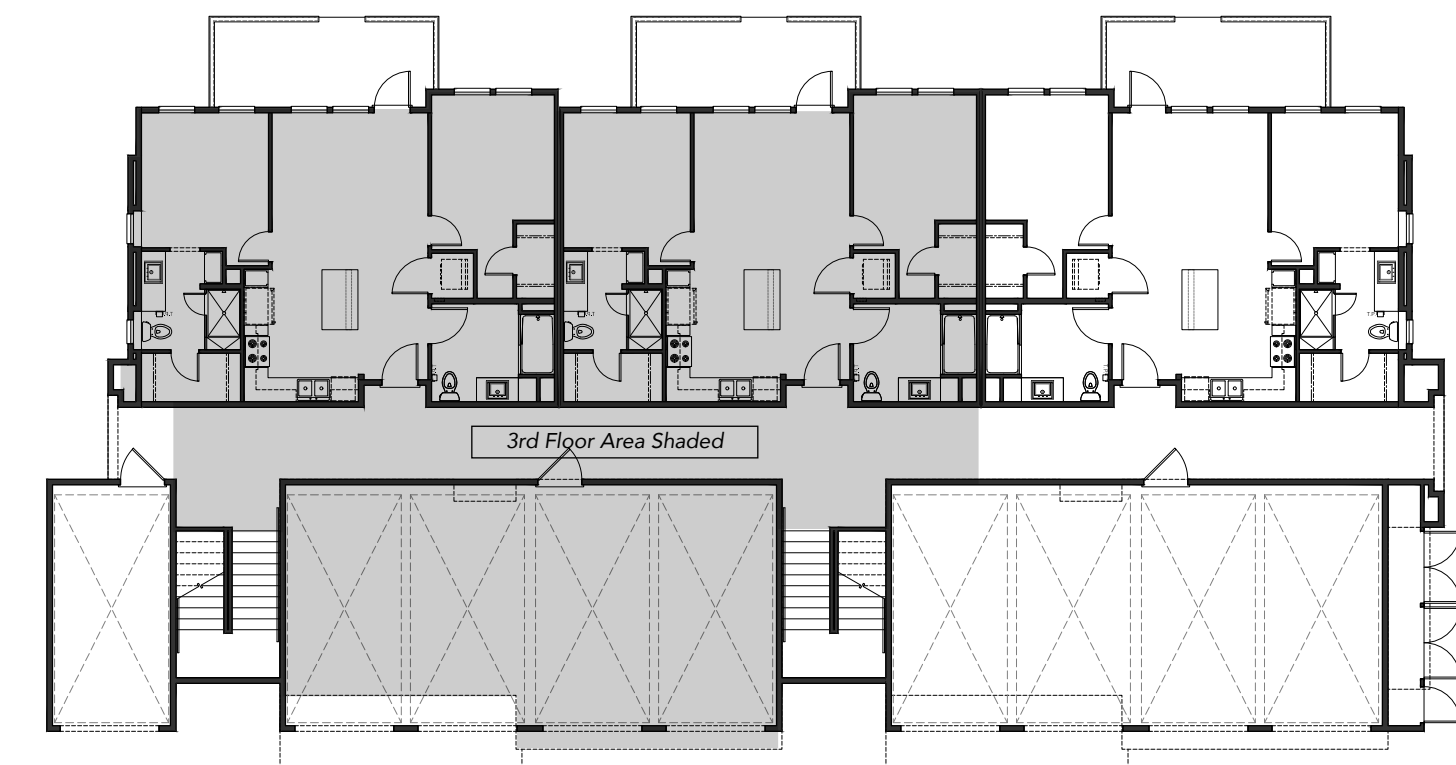
C
2 & 3 Level
12 units
7 Garages



A
2 & 3 Level
19 units
13 Garages



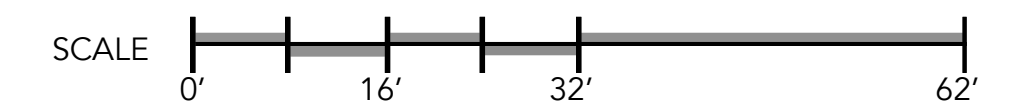
D
2 Level
12 units
7 Garages



B
2 & 3 Level
11 units
9 Garages

Building Footprints

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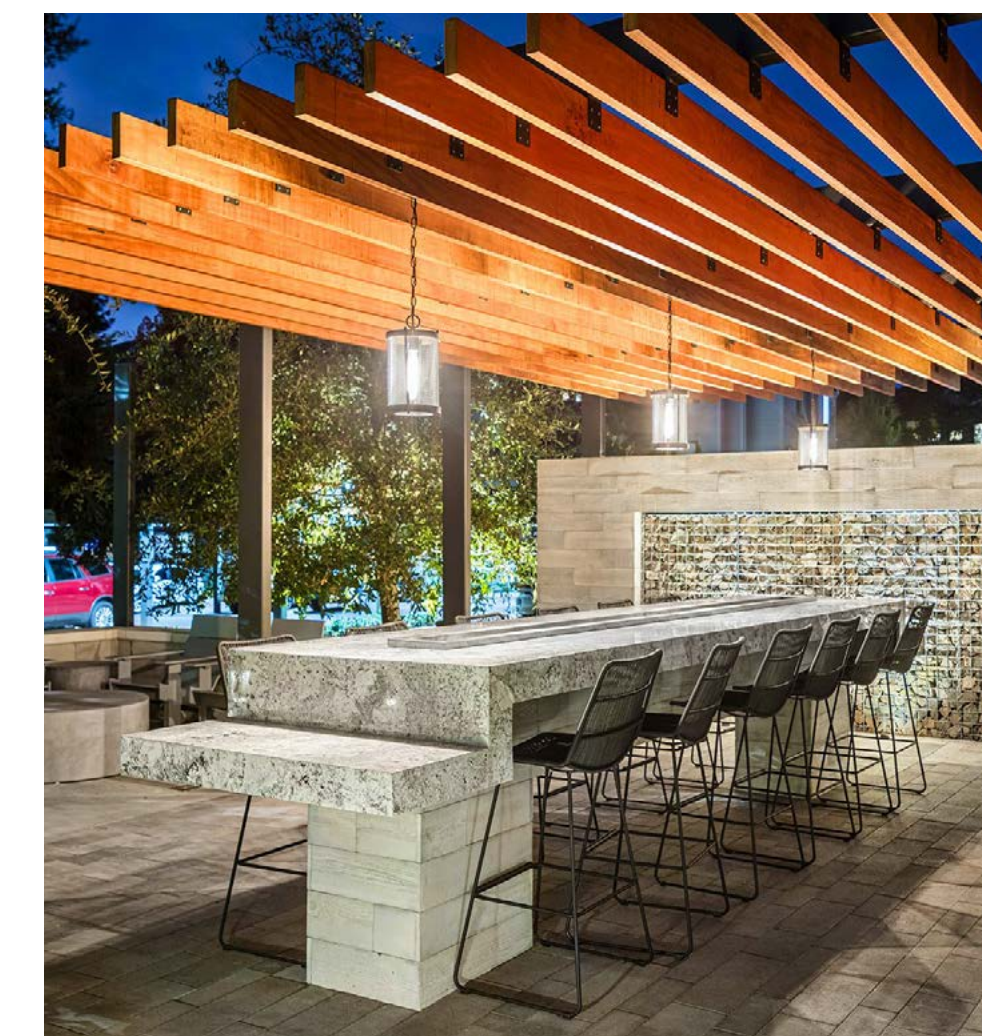
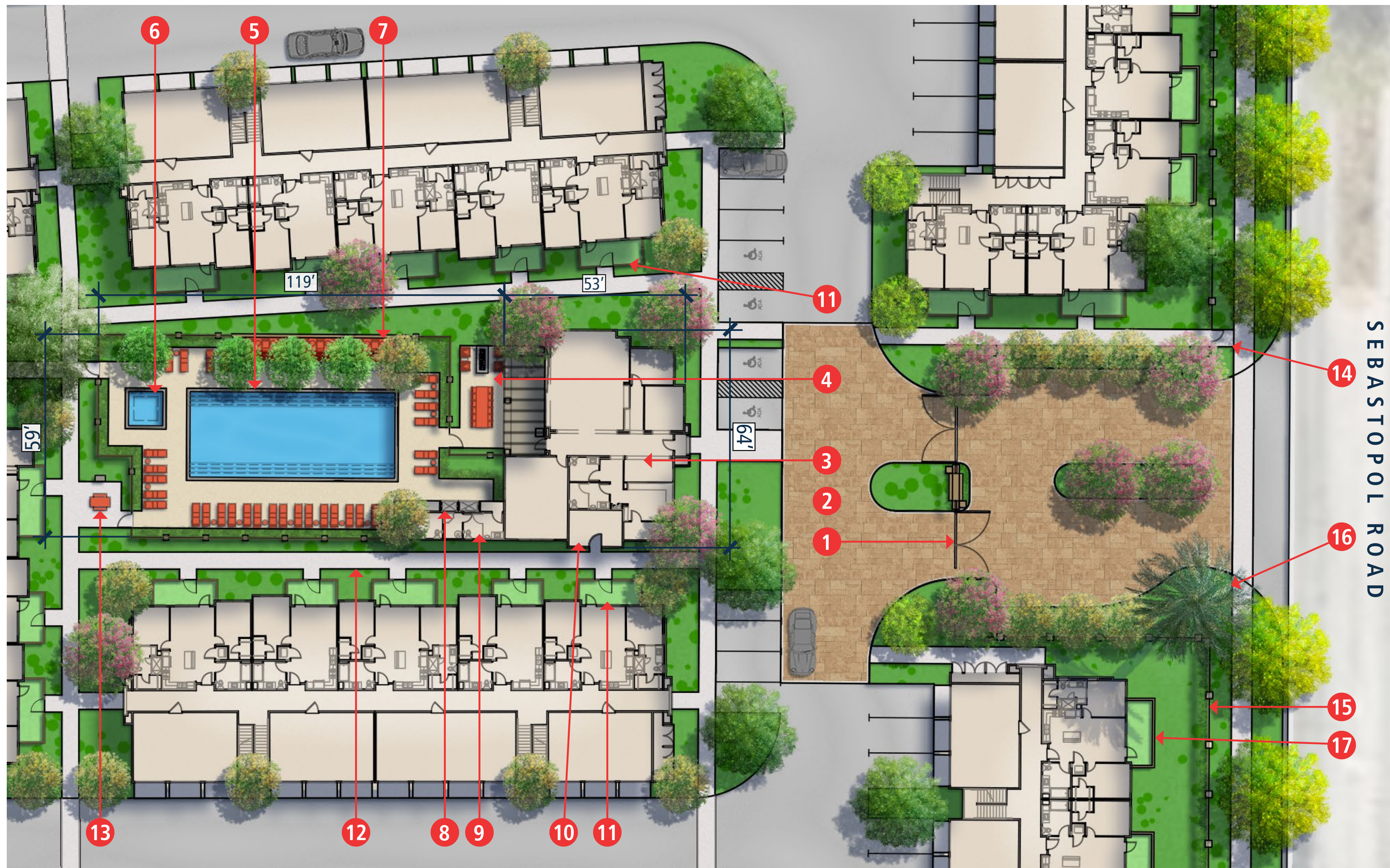


LEGEND

- | | | |
|--|---|------------------------------------|
| 1 Vehicular Access with Security Gate and Entry Auto Court | 7 Common Area 'B' - See Enlargement Sheet L-3 | 13 Perimeter Screen Trees |
| 2 Public Sidewalk | 8 Common Area 'C' - See Enlargement Sheet L-3 | 14 Trail Access with Security Gate |
| 3 Planted Parkway with Street Trees | 9 Existing Joe Rodota Trail | 15 E.V.A. Access Gate |
| 4 Perimeter Wall | 10 Enhanced Cross Walk | 16 Covered Parking |
| 5 Leasing and Recreation Building | 11 Maintenance Building | 17 Existing Palm Tree |
| 6 Common Area 'A' - See Enlargement Sheet L-2 | 12 Trash Enclosure with Solid Roof | 18 Existing Oak Trees |

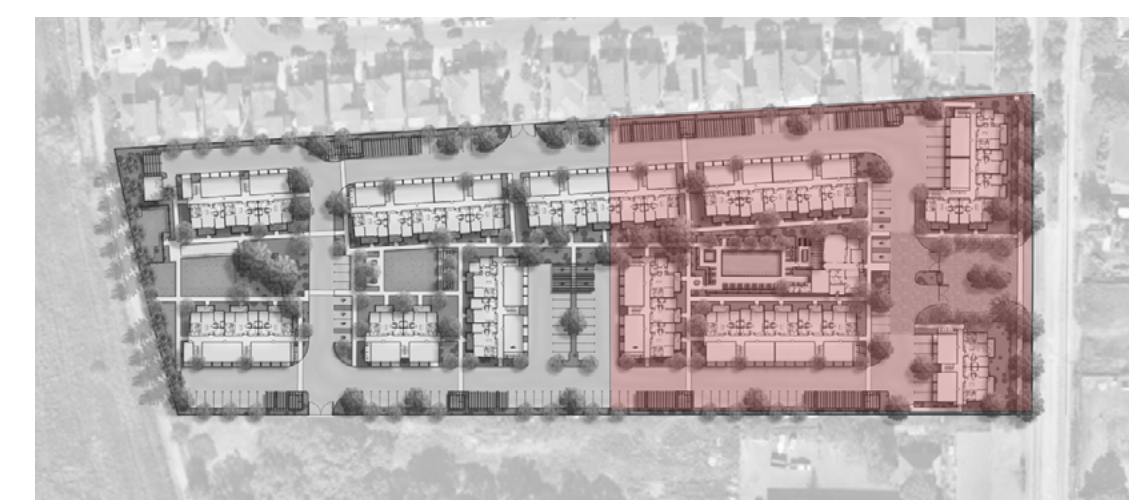
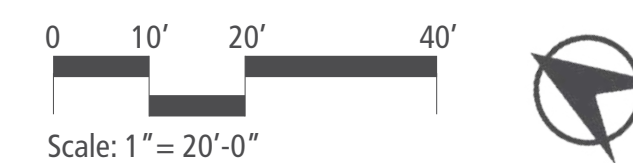


Overall Landscape Plan



LEGEND

- | | | |
|--|---------------------------|---------------------------------|
| 1 Vehicular Access with Security Gate and Entry Auto Court | 6 Spa; 100 SF (10' x 10') | 12 Concrete Walk |
| 2 Enhanced Concrete Pavers | 7 Cabanas | 13 Barbecue and Picnic Table |
| 3 Leasing & Recreation Building | 8 Outdoor Showers | 14 Pedestrian Entry |
| 4 Lounge Area with Fire Table | 9 Restrooms | 15 Tubular Steel Security Fence |
| 5 Pool; 1,500 SF (62' x 25') | 10 Pool Equipment Room | 16 Existing Palm Tree |
| | 11 Private Walk-up Patio | 17 Patio with Block Wall |



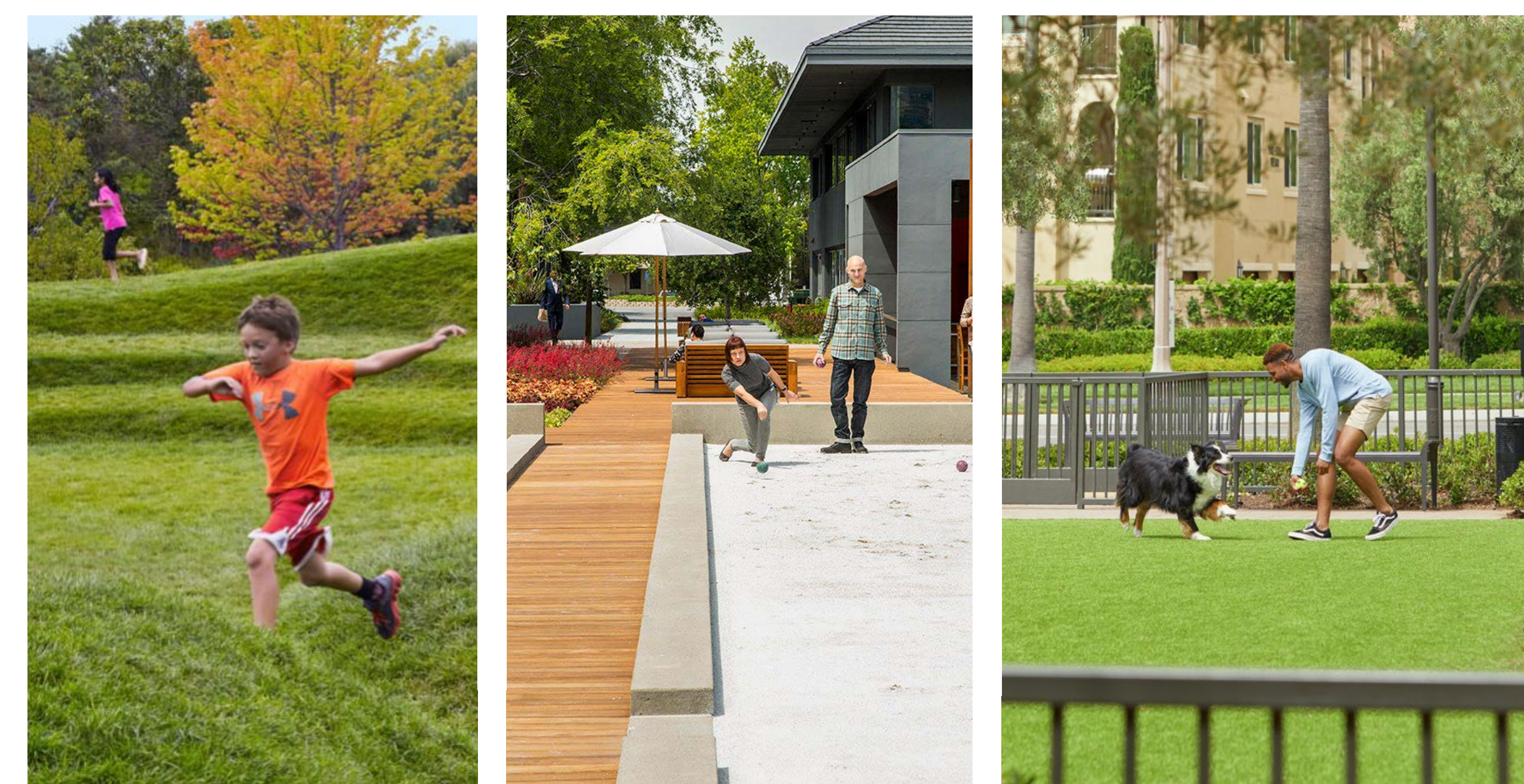
Enlargement ~ Entry & Common Area A

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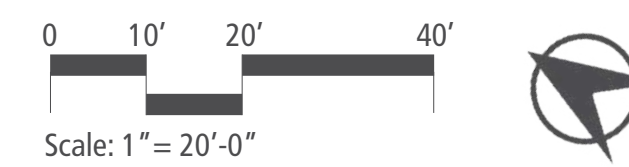
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L-2



LEGEND

- | | | |
|--|-------------------------|--------------------------|
| 1 Event Lawn (2,430 sqft) | 5 Turf Mounds | 9 Maintenance Building |
| 2 Picnic Pad | 6 Bocce Ball Court | 10 Enhanced Crosswalk |
| 3 Tech Pods | 7 Trail Access | 11 Private Walk-up Patio |
| 4 Boardwalk Through Existing Oak Trees | 8 Dog Park (2,340 sqft) | 12 Concrete Walk |



Enlargement ~ Common Area B & C

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CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME

Acer rubrum 'Red Sunset'
 Arbutus 'Marina'
 Arbutus unedo 'Compacta'
 Betula pedula 'Dalecaslica'
 Betula utilis var. jacquemontii
 Callistemon citrinus
 Cedrus deodara
 Cercis spp.
 Cinnamomum camphor
 Cornus florida 'Rubra'
 Cupressus sempervirens 'Glauca'
 Fraxinus uhdei 'Monus'
 Geijera parviflora
 Ginkgo spp.
 Gleditsia spp.
 Koelreuteria spp.
 Jacaranda mimosifolia
 Juniperus 'Skyrocket'
 Lagerstroemia spp.
 Laurus nobilis
 Magnolia 'Little Gem'
 Olea europaea 'Swan Hill'
 Pinus spp.
 Pistachia chinensis
 Platanus x acerfolia 'Columbia'
 Platanus racemosa
 Podocarpus spp.
 Punica granatum
 Prunus spp.
 Pyrus spp.
 Quercus spp.
 Schinus molle
 Sequoia sempervirens
 Tilia cordata
 Tristania conferta
 Ulmus spp.
 Zelkova serrata

COMMON NAME

Red Sunset Maple
 Marina Strawberry Tree
 Dwarf Strawberry Tree
 Cutleaf Weeping Birch
 Himalayan Birch
 Lemon Bottle Brush
 Deodar Cedar
 Rosebud
 Camphor Tree
 Pink Flowering Dogwood
 Italian Cypress
 Majestic Beauty Evergreen Ash
 Australian Willow
 Maidenhair Tree
 Locust Tree
 Flame Tree
 Jacaranda
 Skyrocket Juniper
 Crape Myrtle
 Bay Laurel
 Little Gem Magnolia
 Fruitless Olive
 Pine
 Chinese Pistache
 Columbia Bloodgood Sycamore
 Western Sycamore
 Fern Pine
 Pomegranate
 Cherry Tree
 Flowering Pear
 Oak
 California Pepper
 Coast Redwood
 Little Leaf Linden
 Brisbane Box
 Elm
 Japanese Zelkova

SHRUBS, GRASSES, AND GROUND COVER

SCIENTIFIC NAME

Leucophyllum langmaniae 'Rio Bravo'
 Leymus condensatus 'Canyon Prince'
 Ligustrum japonicum 'Texanum'
 Liriope muscari 'Variegata'
 Lomandra 'Platinum Beauty'
 Lonicera spp.
 Mimulus 'Jelly Bean Orange'
 Muhlenbergia spp.
 Myoporum p. 'Putah Creek'
 Nandina domestica 'Alba Lemon-Lime'
 Olea europaea 'Montra'
 Phormium spp.
 Pinus mugo 'Pumilio'
 Pittosporum spp.
 Podocarpus elongatus 'Icee Blue'
 Polystichum sp.
 Prunus spp.
 Rhamphiolepis sp.
 Rosa spp.
 Rosmarinus officinalis 'Huntington Carpet'
 Salvia spp.
 Sedum spp.
 Trachelospermum spp.
 Westringia sp.
 Yucca filamentosa 'Excalibur'
 Turf Grass

COMMON NAME

Rio Bravo Texas Ranger
 Canyon Prince Wild Rye
 Waxleaf Privet
 Variegated Lily Turf
 Variegated Dwarf Mat Rush
 Honeysuckle
 Jelly Bean Orange Monkey Flower
 Deer Grass
 Creeping Myoporum
 Lemon Lime Nandina
 Little Ollie Dwarf Olive
 New Zealand Flax
 Dwarf Mugo Pine
 Pittosporum
 Icee Blue Yellow-wood
 Fern
 Laurel
 Indian Hawthorn
 Rose
 Huntington Carpet Rosemary
 Sage
 Stonecrop
 Jasmine
 Coast Rosemary
 Adam's Needle

VINE AND ESPALIER

SCIENTIFIC NAME

Distictis buccinatoria
 Eriobotrya spp.
 Ficus pumila
 Rosa banksiae
 Solanum jasminoides 'Album'
 Trachelospermum jasminoides
 Vitis 'Rogers Red'

COMMON NAME

Blood-red Trumpet Vine
 Loquat
 Creeping Fig
 Lady Banks' Rose
 Potato Vine
 Star Jasmine
 Roger's Red Grape



SHRUBS, GRASSES, & GROUND COVER

SCIENTIFIC NAME

Abelia 'Miss Lemon'
 Agapanthus spp.
 Agave spp.
 Aloe spp.
 Arctostaphylos spp.
 Bouteloua gracilis 'Blonde Ambition'
 Buddleia 'Lavender Cupcake'
 Buxus japonica 'Green Beauty'
 Callistemon viminalis 'Little John'
 Camellia spp.
 Carex spp.
 Ceanothus spp.
 Chondropetalum tectorum
 Cistus spp.
 Coprosma x 'Kirkii'
 Cornus spp.
 Cotoneaster dammeri 'Lowfast'
 Crassula spp.
 Cyrtomium falcatum
 Dianella spp.
 Dietes bicolor
 Euonymus spp.
 Festuca mairei
 Grevillea spp.
 Helictotrichon sempervirens 'Sapphire'
 Hemerocallis spp.
 Hesperaloe parvifolia 'Brakelights'
 Heteromeles arbutifolia
 Ilex spp.
 Iris douglasiana
 Juncus patens 'Elk Blue'
 Lantana montevidensis
 Lavandula spp.
 Lavatera sp.

COMMON NAME

Miss Lemon Abelia
 Lily of the Nile
 Agave
 Aloe
 Manzanita
 Blonde Ambition Blue Grass
 Lavender Cupcake Butterfly Bush
 Green Beauty Japanese Boxwood
 Dwarf Callistemon
 Camellia
 Sedge
 Wild Lilac
 Cape Thatching Reed
 Rockrose
 Kirks Coprosma
 Dogwood
 Bearberry Cotoneaster
 Crassula
 Holly Fern
 Flax Lily
 Fortnight Lily
 Euonymus
 Atlas Fescue
 Grevillea
 Sapphire Blue Oat Grass
 Daylily
 Brakelights Red Yucca
 Toyon
 Holly
 Douglas' Iris
 California Gray Rush
 Trailing Lantana
 Lavender
 Tree Mallow

ALL PLANT SELECTIONS ARE CONCEPTUAL. FINAL PLANT SELECTIONS WILL OCCUR DURING THE CONSTRUCTION DOCUMENT PHASE AND WILL BE SIMILAR OR EQUAL. PLANT SELECTION AND LANDSCAPE/IRRIGATION DESIGN SHOULD COMPLY WITH THE CITY'S WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.



Conceptual Plant Palette