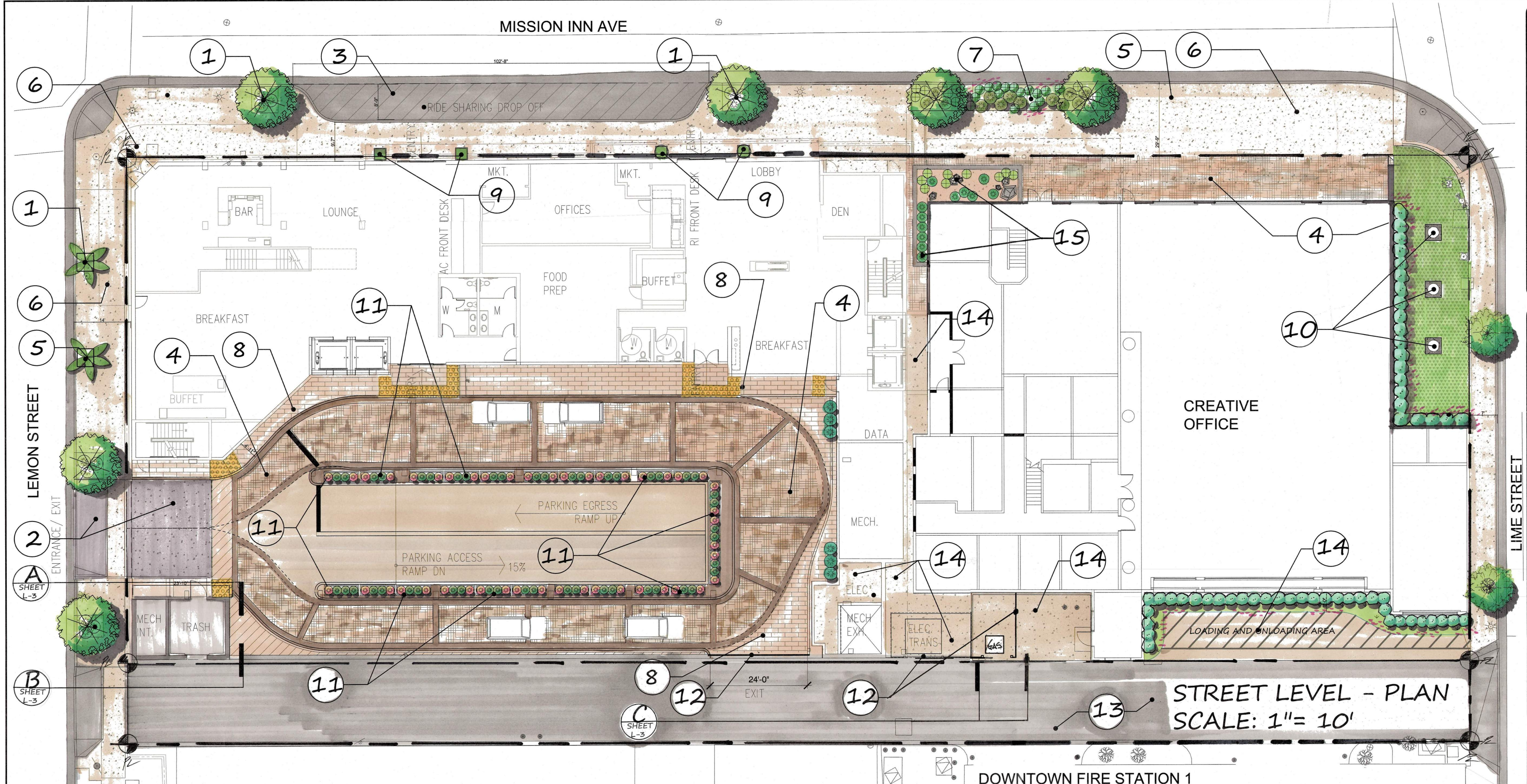


STREET LEVEL - PLAN
SCALE: 1"= 10'

IMAGE PHOTOS

PRELIMINARY PLANT LEGEND

TREES
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
PALMS				
PHOENIX DACTYLIFERA	DATE PALM	BALL/BERL.	12' BTH MIN.	(L)
ARCHONTOPHOENNIX CUNNINGHAMIANA	KING PALM	BALL/BERL.	12' BTH MIN.	(L)
SUGGESTED LARGE STREET TREES PER CHAPTER 6 OF THE COMMUNITY FOREST MANAGEMENT PLAN				
MAGNOLIA GRANDIFLORA	MAGNOLIA	36" BOX	20-25' HIGH AND WIDE	(L)
LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX	MULTI TRUNK SPECIMEN 25~30' HIGH AND WIDE.	(L)
CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	MULTI TRUNK SPECIMEN 25~30' HIGH AND WIDE.	(L)
QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	MULTI TRUNK SPECIMEN 25~30' HIGH AND WIDE.	(L)
SUGGESTED GARDEN TREES				
CUPRESSUS SIMPERVIRENS	ITALIAN CYPRESS	24" Box	SPIRAL SPECIMEN	(L)
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA TREE	24" BOX	MULTI SPECIMEN	(L)
LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	MULTI SPECIMEN	(L)
PARKINSONIA	PALO VERDE	24" BOX	MULTI-TRUNK	(L)
TIPUANA TIPU	TIPU TREE	24" BOX	MULTI-TRUNK	(L)
SUGGESTED ACCENT GARDEN TREES				
JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MULTI SPECIMEN	(L)
KOELREUFERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MULTI-TRUNK	(L)
LAURUS NOBILIS	SWEET BAY	24" BOX	MULTI-TRUNK	(L)

NOTES:
1. TREES ARE TO BE PLANTED WITH A MINIUM OF 5' AND A MAXIUM OF 25' FROM HOUSE.
2. A MIN OF 3' FROM THE PROPERTY WALL.
3. ALL TREES TO BE PLANTED WITH ROOT BARRIERS (TYP.).
4. A MIN 10' SPACING BETWEEN TREES
5. A MINIMUM 7' FROM SEWER LINES
6. IN AREAS THAT DO NOT CONFLICT WITH PUBLIC UTILITIES
7. OUTSIDE OF SIT DISTANCE AREAS
8. WITHIN THE STREET R.O.W.

LARGE SHRUBS
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	AS SHOWN	(L)
CEANOTHUS 'CONCHA'	WILD LILAC	15 GAL	AS SHOWN	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	(L)
SENECIO GREYI 'SUNSHINE'	NCN	1 GAL	4' OC	(L)
PODOCARPUS MACROPHYLLUS	PODOCARPUS,AKA,PLUM PINE	15 GAL	AS SHOWN	(L)
HYBISCUS SPP.	YELLOW HYBISCUS	5 GAL	AS SHOWN	(L)
DURANTA SPP	VERIGATED LEAF DURANTA	15 GAL	AS SHOWN	(L)
TECOMARIA STANS YELLOW	TECOMARIA STANS YELLOW	5 GAL	AS SHOWN	(L)
PITTOSPORUM SPP MARGERY CHANNON		15 GAL	AS SHOWN	(L)

MEDIUM SHRUBS
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	AS SHOWN	(L)
CEANOTHUS 'CONCHA'	WILD LILAC	15 GAL	AS SHOWN	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	(L)
SENECIO GREYI 'SUNSHINE'	NCN	1 GAL	4' OC	(L)
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL	AS SHOWN	(L)
CRASSULA ARGENTEA	JADE PLANT	5 GAL	AS SHOWN	(L)
ISOTOMA BLUE STAR	BLUE STAR PLANT	5 GAL	AS SHOWN	(L)
EREMPHILIA HYGROPHANA	BLUE BELLS	5 GAL	AS SHOWN	(L)
CHRYSCTINA MEXICANNA	DAMIANITA DAISY	5 GAL	AS SHOWN	(L)
CISTUS SPP.	ROCK ROSE PINK	5 GAL	AS SHOWN	(L)
CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL	4' OC	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	
CEANOTHUS 'CONCHA'	WILD LILAC	15 GAL	AS SHOWN	(L)
JUNIPERUS SPP	DWARF TWISTED JUNIPER	15 GAL		(L)

SMALL SHRUBS
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	AS SHOWN	(L)
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL	AS SHOWN	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	(L)
SENECIO GREYI 'SUNSHINE'	NCN	5 GAL	4' OC	(L)
ERIOGONUM CROCATUM	SAFFRON BUCKWHEAT	5 GAL	18" OC	(L)
HESPERALOE PARVIFLORA	NCN	5 GAL	AS SHOWN	(L)
PHORMIUM 'BRONZE BABY'	FLAX	5 GAL	AS SHOWN	(L)
PHORMIUM 'PINK STRIPE'	FLAX	5 GAL	AS SHOWN	(L)
PHORMIUM 'WILDWOOD'	FLAX	5 GAL	AS SHOWN	(L)
CAREX 'FROSTY CURLS'	NCN	5 GAL	1' OC	(L)
ELYMUS ARENARIUS 'GLAUCUS'	LYME GRASS	5 GAL	3' OC	(L)
FESTUCA CINEREA	BLUE FESCUE	5 GAL	1' OC	(L)
MISCANTHUS STRICTUS	MAIDEN GRASS	5 GAL	AS SHOWN	(L)
STIPA TENNUISIMA	MEXICAN FEATHER GRASS	5 GAL	3' OC	(L)
LAVENDULA SPP.	FRENCH LAVENDER	5 GAL	AS SHOWN	(L)
CALISTEMON SPP	"LITTLE JOHN"	5 GAL	24" o.c.	(L)
VITEX TRIFOLIA PURPUREA	ARABIAN LILAC	5 GAL	24" o.c.	(L)
SALVIA SPP.	WHOLLY BLUE CURLS	5 GAL	AS SHOWN	(L)
LIMONIUM LATIFOLIUM	SEA LAVENDER	5 GAL	AS SHOWN	(L)
ANIGOZANTHOS	KANGAROOS PAW (YELLOW AND RED MIX)	5 GAL	AS SHOWN	(L)
WESTRINGIA WYNABBLE SPP.	BLUE GEM COAST ROSEMARY	5 GAL	AS SHOWN	(L)
AGAPANTHUS SPP	STORM CLOUD	5 GAL	AS SHOWN	(L)

BIO-FILTER MOISTURE TOLERANT PLANTS

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
ACHILLEA MILLEFOLIUM	YARROW	5 GAL	AS SHOWN	(L)
CARREX PRAEGRACILLIS	CALIFORNIA FIELD SEDGE	5 GAL	AS SHOWN	(L)
JUNCUS PATENS	CALIFORNIA GRAY BUSH	5 GAL	AS SHOWN	(L)
MUHELENBURGIA RIGENS	DEER GRASS	5 GAL	AS SHOWN	(L)
RIBES SPECIOSUM	FUSHIA FLOWERING GOOSE	5 GAL	AS SHOWN	(L)

GROUNDCOVERS

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE		
ARCTOSTAPHYLOS E. 'CARMEL SUR'	MANZANITA	5 GAL	4' OC	1-2' HIGH 3' WIDE	(L)
DUCHESNEA INDICA	MOCK STRAWBERRY	1 GAL	1' OC	4" HIGH 1 WIDE	(L)
BOUGAINVILLA 'SAN DIEGO RED'	BOUGAINVILLA	5 GAL	4' O.C.	2' HIGH 5' WIDE	(L)
LANTANA SPP.	TRAILING LANTANA	1 GAL	3' O.C.	1.5' HIGH 3' WIDE	(L)

VINES
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
1	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET	15 GAL	AS SHOWN	(L)
2	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	15 GAL	AS SHOWN	(M)
3	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE	15 GAL	AS SHOWN	(L)
4	LONICERA JAPONICA 'PURPUREA'	HONEYSUCKLE	15 GAL	AS SHOWN	(M)

SPECIAL CONDITIONS: PLANT MATERIAL PLACED IN MEDIAN AREA TO BE INSTALLED AND MAINTENENCED BY CITY MAINTENANCE STAFF.

CONSTRUCTION NOTES:

1. LARGE EVERGREEN ACCENT STREET-TREES PER THE CITY OF RIVERSIDE LANDSCAPE SPECIFICATIONS.
2. PROPOSED ENTRY APRON AND GARAGE PAVING PER CIVIL ENGINEERS DRAWINGS AND DETAIL SPECIFICATIONS.
3. SHARE RIDE DROP OFF AREA PER CIVIL ENGINEERING PLANS.
4. DECORATIVE TECHO-BLOCK PAVERS SET ON CONCRETE SUB-BASE @ ENTRY GARAGE AND ART DISPLAY AREA. TECHO-BLOCK BLU 80 SMOOTH CHAMPLAIN GRAY. REFER TO PATTERN AND IMAGE PHOTO SHEET L-3.
5. VERTICAL ACCENT PALM TREES PER CITY OF RIVERSIDE PLANTING SPECIFICATIONS.
6. CONCRETE SIDEWALK PER CITY OF RIVERSIDE GUIDELINES AND SPECIFICATIONS .
7. DECORATIVE LANDSCAPE PLANTER AREAS UTILIZING CITY OF RIVERSIDE APPROVED PLANTING SPECIFICATIONS FOR MISSION INN AVE.
8. DECORATIVE TECHO-BLOCK PAVERS SET ON CONCRETE SUB-BASE AT HOTEL GUEST DROP-OFF AREA. BLOCKS TO MATCH AND REFLECT ARCHITECTS AND INTERIOR ARCHITECTS DESIGN SPECIFICATIONS. TECHO-BLOCK BOREALIS #10 LINEAR PATTERN TB01-BOREALIS 10 50% 5X30MM 50% 10X30MM. REFER TO PATTERN AND IMAGE PHOTO ON SHEET L-3.
9. 3'X3'X4' HIGH CAST CONCRETE POTS FOR DECORATIVE PLANTS PER L.A. TO FLANK THE LOBY ENTRY.
10. 4' X 4' X 18" HIGH POUR IN PLACE CONCRETE PODIUMS TO FEATURE RIVERSIDE LOCAL RESIDENCES' ARTWORKS/SCULPTURE ON A ROTATIONAL BASIS PER CITY STAFF RECOMMENDATION.
11. ACCENT POTTERY AT THIS ENTRY PORTE' CORCHERE' TO SOFTEN AND ENHANCE THE "ARRIVAL EXPERIENCE" OF THE MARRIOTT SUBTERRANEAN ENTRY FOYER COURT YARD EXPERIENCE. PRECAST CONCRETE RECTANGLE PLANTERS 30"-36" HIGH, PLANTED WITH SUCCULENTS
12. FOR SECONDARY VEHICULAR GATES, GATES FOR UTILITY EQUIPMENT AND SCREENING, REFER TO SHEET L-3, DETAILS A, B, C, AND D.
13. ASPHALT ALLEY DRIVE.
14. 6" THICK NATURAL GRAY CONCRETE WITH #4 REBAR AT 18" O.C. MED. WASH FINISH
15. EXISTING PLANTER BE TO BE REDESIGNED WITH ROCK/BOULDER PLACEMENTS, SUCCULENTS.

envS
LANDSCAPE PLANING DESIGN
31132 CALLE ENTRADERO
SAN JUAN CAPISTRANO CAIF. 92675
EMAIL: TED@ENV5.NET
949. 742. 0658

AC MARRIOTT RESIDENCE INN DUEL BRAND
3466 MISSION INN RIVERSIDE, CA
STREET LEVEL PRELIMINARY LANDSCAPE PLAN

AC MARRIOTT
project number
3/4/ 2021
date
PER PLAN
scale
TH
design by
TH/LD
drawn by

checked by

revisions

no.	date	description
△		REVISED PLAN 01/ 11/ 2021 PER CITY REDLINESFIRST SUBMITTAL
△		REVISED PLAN 03/ 4/ 2021 PER CITY REDLINES THIRD SUBMITTAL
△		
△		
△		
△		
△		
△		

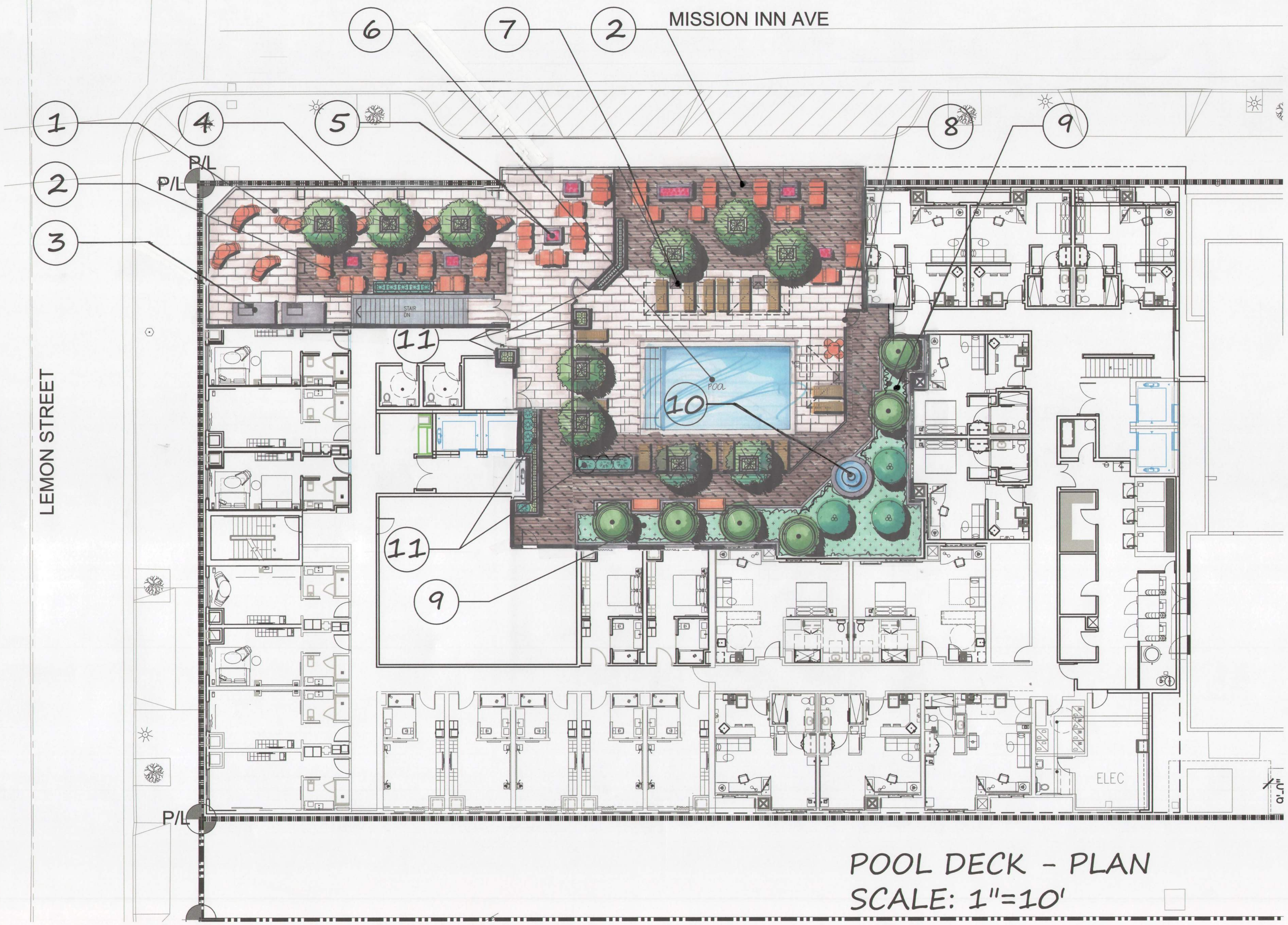
CONSTRUCTION NOTES:

1. SEATING DECK WITH 18X 30 SANDSTONE COLORED TILE PAVERS SET IN DECK. ALL PAVING TO DRAIN TO DECK DRAINS
2. DECORATIVE FURNITURE SEATING AREA AND FIRE TABLES. THIS DECK AREA HAS "WOOD" TILES SET ON PODIUM FOR THE EFFECT OF WOOD DECKING.
3. BBQ AREA
4. 3'-6" HIGH PRECAST CONCRETE PLANTER BOXES FOR PLANT MATERIALS. PLANTERS TIED INTO THE DRAINAGE SYSTEM.
5. FIRE COURT SEATING AREA OUTSIDE OF THE POOL DECK.
6. 30' X 18" X 42" DEEP POOL.. POOL SHELL TO BE 36" ABOVE FINISH FLOOR.
7. LARGE CANOPY SHADE UMBRELLAS.
8. 5'-6" HIGH TEMPERED GLASS FENCING AND GATES AROUND POOL PER PLAN LAYOUT. TEMPERED GLASS FENCE PANELS MOUNTED IN FRAME FASTENED TO PODIUM FINISH SURFACE. TEMPERED GLASS FENCE AND GATES TO MEET POOL CODE HEIGHTS AND SPECIFICATIONS. REFER TO IMAGE PHOTO THIS SHEET.
9. 3'-6" HIGH POUR IN PLACE CONCRETE PLANTER WITH #4 REBAR @18" O.C. WOOD FORMS TO BE USED TO TRANSFER WOOD PATTERNS ON THE FACE OF THE CONCRETE PLANTER. PLANTER BASE TO BE 5" THICK AND FASTENED TO PODIUM FOR THE BMP BIO FILTRATION ROOF DRAINAGE SYSTEM . TOTAL BMP PLANTER IS 735 SQ.FT. BIO FILTRATION PLANTER TO BE ENGINEERED WITH DRAINAGE SYSTEM IN CONSTRUCTION PLAN PHASE.
10. DECORATIVE FOCAL POINT FOUNTAIN LOCATION
11. 36" HIGH POUR IN PLACE CONCRETE PLANTERS






IMAGE PHOTOS



POOL DECK - PLAN
SCALE: 1"=10'

PRELIMINARY PLANT LEGEND

TREES
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
PALMS					
	PHOENIX DACTYLIFERA	DATE PALM	BALL/BERL.	12' BTH MIN.	(L)
	ARCHONTOPHOENNIX CUNNINGHAMIANA	KING PALM	BALL/BERL.	12' BTH MIN.	(L)
SUGGESTED LARGE STREET TREES PER CHAPTER 6 OF THE COMMUNITY FOREST MANAGEMENT PLAN					
	MAGNOLIA GRANDIFLORA	MAGNOLIA	36" BOX	20-25' HIGH AND WIDE	(L)
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	36" BOX	MULTI TRUNK SPECIMEN 25~30' HIGH AND WIDE.	(L)
	CINNAMOMUM CAMPHORA	CAMPHOR TREE	36" BOX	MULTI TRUNK SPECIMEN 25~30' HIGH AND WIDE.	(L)
	QUERCUS AGRIFOLIA	COAST LIVE OAK	36" BOX	MULTI TRUNK SPECIMEN 25~30' HIGH AND WIDE.	(L)
SUGGESTED GARDEN TREES					
	CUPRESSUS SIMPERVIRENS	ITALIAN CYPRESS	24" Box	SPIRAL SPECIMEN	(L)
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA TREE	24" BOX	MULTI SPECIMEN	(L)
	LAGERSTROEMIA INDICA	CRAPE MYRTLE	24" BOX	MULTI SPECIMEN	(L)
	PARKINSONIA	PALO VERDE	24" BOX	MULTI-TRUNK	(L)
	TIPUANA TIPU	TIPU TREE	24" BOX	MULTI-TRUNK	(L)
SUGGESTED ACCENT GARDEN TREES					
	JACARANDA MIMOSIFOLIA	JACARANDA	24" BOX	MULTI SPECIMEN	(L)
	KOELREUFERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	MULTI-TRUNK	(L)
	LAURUS NOBILIS	SWEET BAY	24" BOX	MULTI-TRUNK	(L)

NOTES:
1. TREES ARE TO BE PLANTED WITH A MINIUM OF 5' AND A MAXIUM OF 25' FROM HOUSE.
2. A MIN OF 3' FROM THE PROPERTY WALL.
3. ALL TREES TO BE PLANTED WITH ROOT BARRIERS (TYP.).
4. A MIN 10' SPACING BETWEEN TREES
5. A MINIMUM 7' FROM SEWER LINES
6. IN AREAS THAT DO NOT CONFLICT WITH PUBLIC UTILITIES
7. OUTSIDE OF SIT DISTANCE AREAS
8. WITHIN THE STREET R.O.W.

LARGE SHRUBS
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	AS SHOWN	(L)
CEANOTHUS 'CONCHA'	WILD LILAC	15 GAL	AS SHOWN	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	(L)
SENECIO GREYI 'SUNSHINE'	NCN	1 GAL	4' OC	(L)
PODOCARPUS MACROPHYLLUS	PODOCARPUS,AKA,PLUM PINE	15 GAL	AS SHOWN	(L)
HYBISCUS SPP.	YELLOW HYBISCUS	5 GAL	AS SHOWN	(L)
DURANTA SPP	VERIGATED LEAF DURANTA	15 GAL	AS SHOWN	(L)
TECOMARIA STANS YELLOW	TECOMARIA STANS YELLOW	5 GAL	AS SHOWN	(L)
PITTOSPORUM SPP MARGERY CHANNON		15 GAL	AS SHOWN	(L)

MEDIUM SHRUBS
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	AS SHOWN	(L)
CEANOTHUS 'CONCHA'	WILD LILAC	15 GAL	AS SHOWN	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	(L)
SENECIO GREYI 'SUNSHINE'	NCN	1 GAL	4' OC	(L)
AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GAL	AS SHOWN	(L)
CRASSULA ARGENTEA	JADE PLANT	5 GAL	AS SHOWN	(L)
ISOTOMA BLUE STAR	BLUE STAR PLANT	5 GAL	AS SHOWN	(L)
EREMPHILIA HYGROPHANA	BLUE BELLS	5 GAL	AS SHOWN	(L)
CHRYSCTINA MEXICANNA	DAMIANITA DAISY	5 GAL	AS SHOWN	(L)
CISTUS SPP.	ROCK ROSE PINK	5 GAL	AS SHOWN	(L)
CISTUS PURPUREUS	ORCHID ROCKROSE	1 GAL	4' OC	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	
CEANOTHUS 'CONCHA'	WILD LILAC	15 GAL	AS SHOWN	(L)
JUNIPERUS SPP	DWARF TWISTED JUNIPER	15 GAL		(L)

SMALL SHRUBS
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	AS SHOWN	(L)
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL	AS SHOWN	(L)
CEANOTHUS G.E. 'EMILY BROWN	WILD LILAC	5 GAL	6' OC	(L)
SENECIO GREYI 'SUNSHINE'	NCN	5 GAL	4' OC	(L)
ERIOGONUM CROCATUM	SAFFRON BUCKWHEAT	5 GAL	18" OC	(L)
HESPERALOE PARVIFLORA	NCN	5 GAL	AS SHOWN	(L)
PHORMIUM 'BRONZE BABY'	FLAX	5 GAL	AS SHOWN	(L)
PHORMIUM 'PINK STRIPE'	FLAX	5 GAL	AS SHOWN	(L)
PHORMIUM 'WILDWOOD'	FLAX	5 GAL	AS SHOWN	(L)
CAREX 'FROSTY CURLS'	NCN	5 GAL	1' OC	(L)
ELYMUS ARENARIUS 'GLAUCUS'	LYME GRASS	5 GAL	3' OC	(L)
FESTUCA CINEREA	BLUE FESCUE	5 GAL	1' OC	(L)
MISCANTHUS STRICTUS	MAIDEN GRASS	5 GAL	AS SHOWN	(L)
STIPA TENNUISIMA	MEXICAN FEATHER GRASS	5 GAL	3' OC	(L)
LAVENDULA SPP.	FRENCH LAVENDER	5 GAL	AS SHOWN	(L)
CALISTEMON SPP	"LITTLE JOHN"	5 GAL	24" o.c.	(L)
VITEX TRIFOLIA PURPUREA	ARABIAN LILAC	5 GAL	24" o.c.	(L)
SALVIA SPP.	WHOLLY BLUE CURLS	5 GAL	AS SHOWN	(L)
LIMONIUM LATIFOLIUM	SEA LAVENDER	5 GAL	AS SHOWN	(L)
ANIGOZANTHOS	KANGAROOS PAW (YELLOW AND RED MIX)	5 GAL	AS SHOWN	(L)
WESTRINGIA WYNABBLE SPP.	BLUE GEM COAST ROSEMARY	5 GAL	AS SHOWN	(L)
AGAPANTHUS SPP	STORM CLOUD	5 GAL	AS SHOWN	(L)

BIO-FILTER MOISTURE TOLERANT PLANTS

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
ACHILLEA MILLEFOLIUM	YARROW	5 GAL	AS SHOWN	(L)
CARREX PRAEGRACILLIS	CALIFORNIA FIELD SEDGE	5 GAL	AS SHOWN	(L)
JUNCUS PATENS	CALIFORNIA GRAY BUSH	5 GAL	AS SHOWN	(L)
MUHELENBURGIA RIGENS	DEER GRASS	5 GAL	AS SHOWN	(L)
RIBES SPECIOSUM	FUSHIA FLOWERING GOOSE	5 GAL	AS SHOWN	(L)

GROUNDCOVERS

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE		
ARCTOSTAPHYLOS E. 'CARMEL SUR'	MANZANITA	5 GAL	4' OC	1-2' HIGH 3' WIDE	(L)
DUCHESNEA INDICA	MOCK STRAWBERRY	1 GAL	1' OC	4" HIGH 1 WIDE	(L)
BOUGAINVILLA 'SAN DIEGO RED'	BOUGAINVILLA	5 GAL	4' O.C.	2' HIGH 5' WIDE	(L)
LANTANA SPP.	TRAILING LANTANA	1 GAL	3' O.C.	1.5' HIGH 3' WIDE	(L)

VINES
(C) = CALIFORNIA NATIVE | (D) = LISTED AS LITTLE OR NO WATER ONCE ESTABLISHED

WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE	
1	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET	15 GAL	AS SHOWN	(L)
2	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	15 GAL	AS SHOWN	(M)
3	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE	15 GAL	AS SHOWN	(L)
4	LONICERA JAPONICA 'PURPUREA'	HONEYSUCKLE	15 GAL	AS SHOWN	(M)

SPECIAL CONDITIONS: PLANT MATERIAL PLACED IN MEDIAN AREA TO BE INSTALLED AND MAINTENENCED BY CITY MAINTENANCE STAFF.

envS
LANDSCAPE PLANING DESIGN
31132 CALLE ENTRADERO
SAN JUAN CAPISTRANO CAIF. 92675
EMAIL: TED@ENVS.NET
949. 742. 0658

AC MARRIOTT RESIDENCE INN DUEL BRAND
3466 MISSION INN RIVERSIDE, CA
POOL DECK PRELIMINARY LANDSCAPE PLAN

AC MARRIOTT
project number

3/4/ 2021
date

PER PLAN
scale

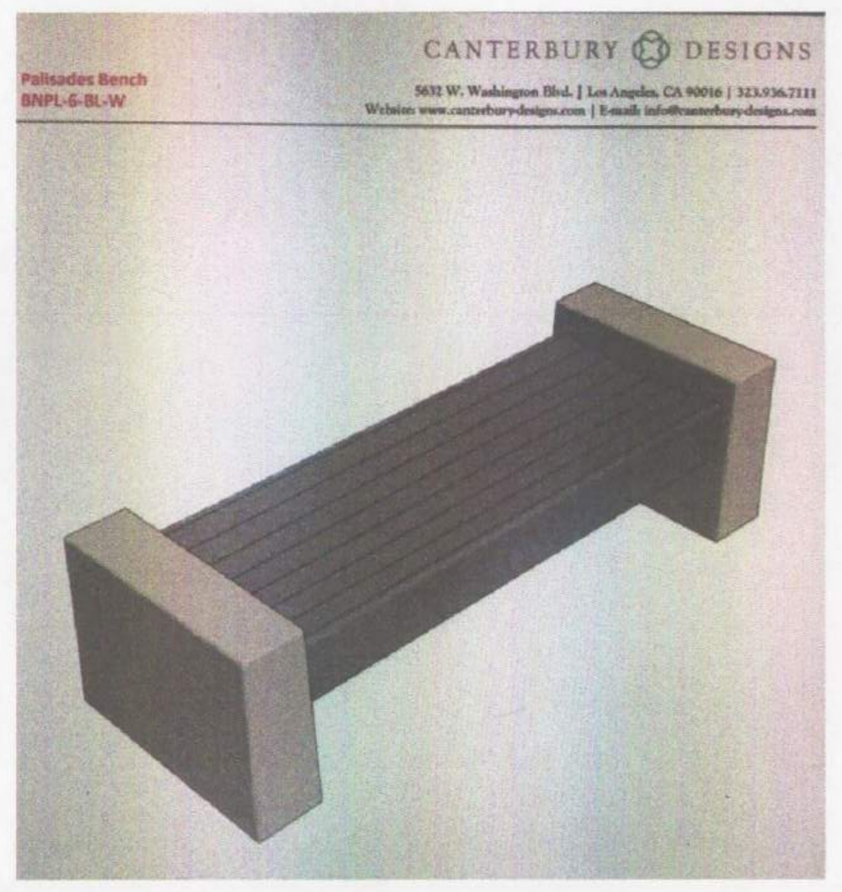
TH
design by

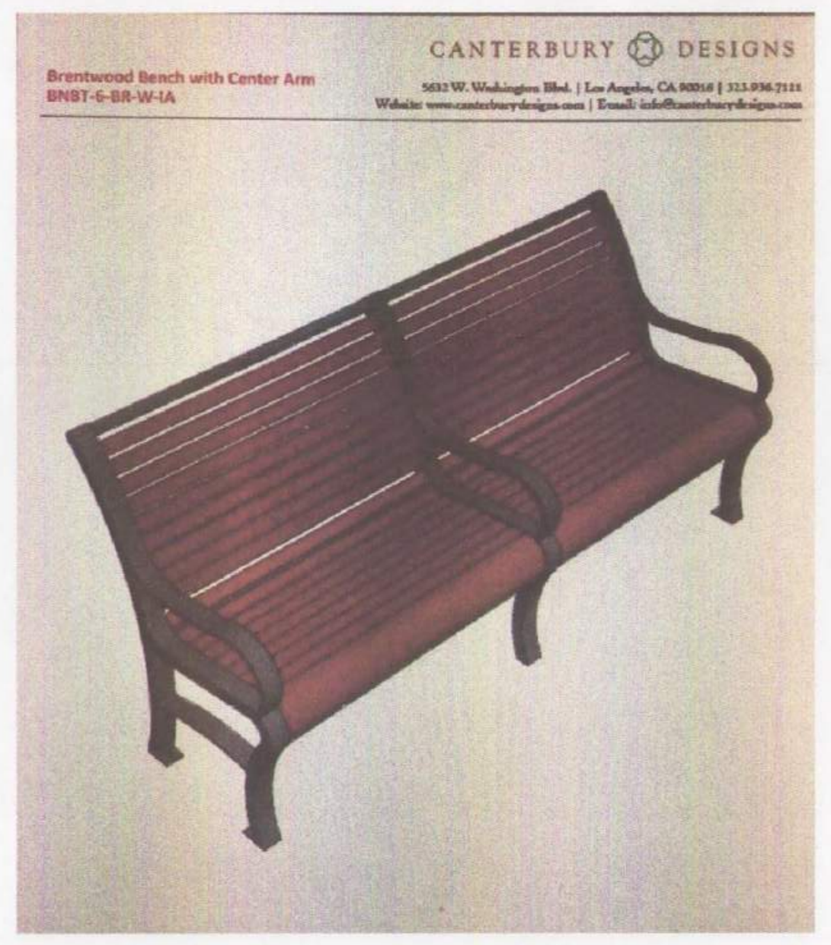
TH/LD
drawn by

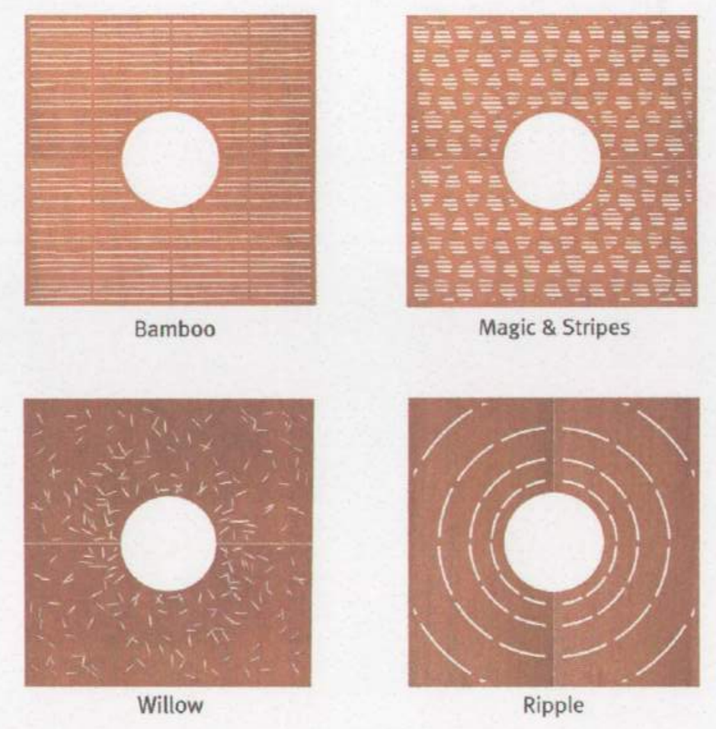
checked by

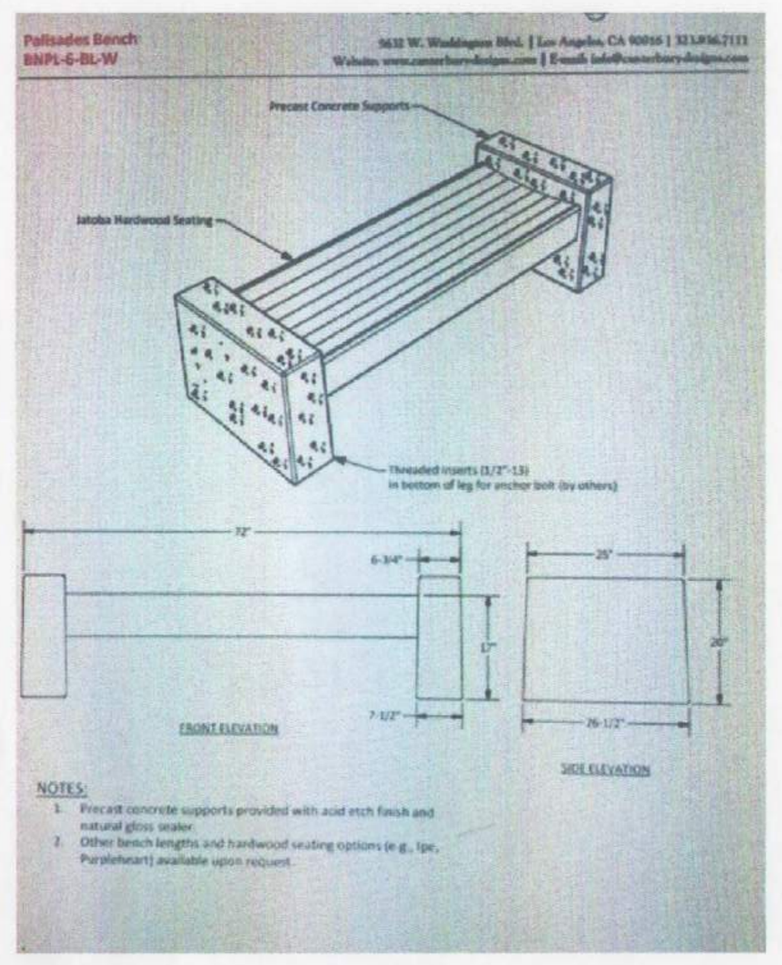
revisions

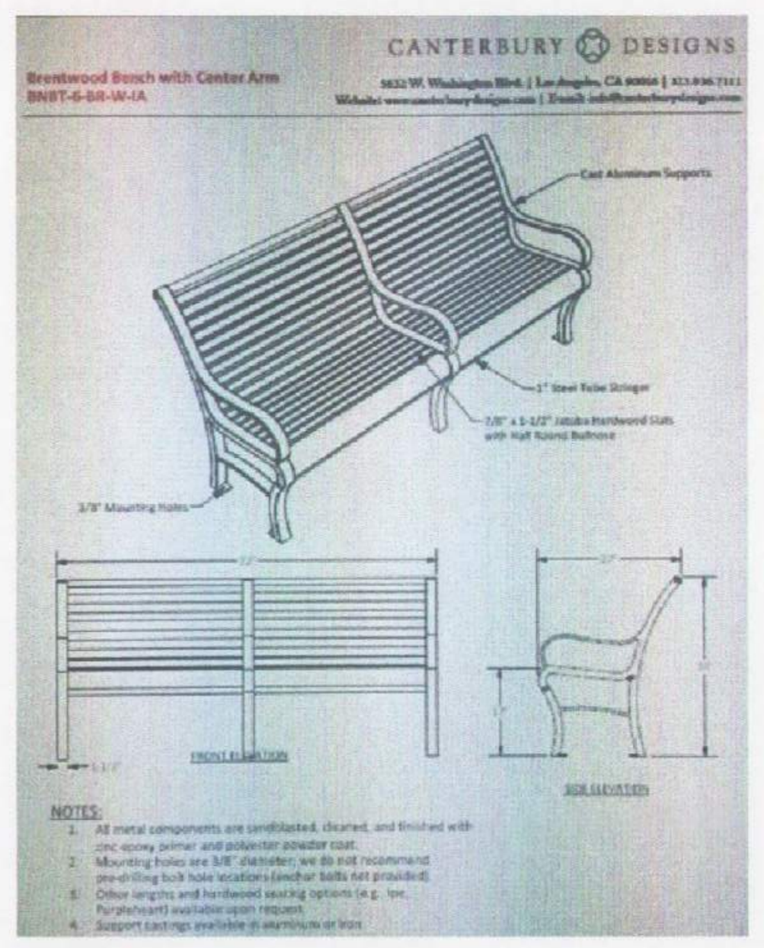
no.	date	description
△		REVISED PLAN 01/ 11/ 2021 PER CITY REDLINESFIRST SUBMITTAL
△		REVISED PLAN 03/ 4/ 2021 PER CITY REDLINES THIRD SUBMITTAL
△		
△		
△		
△		
△		
△		

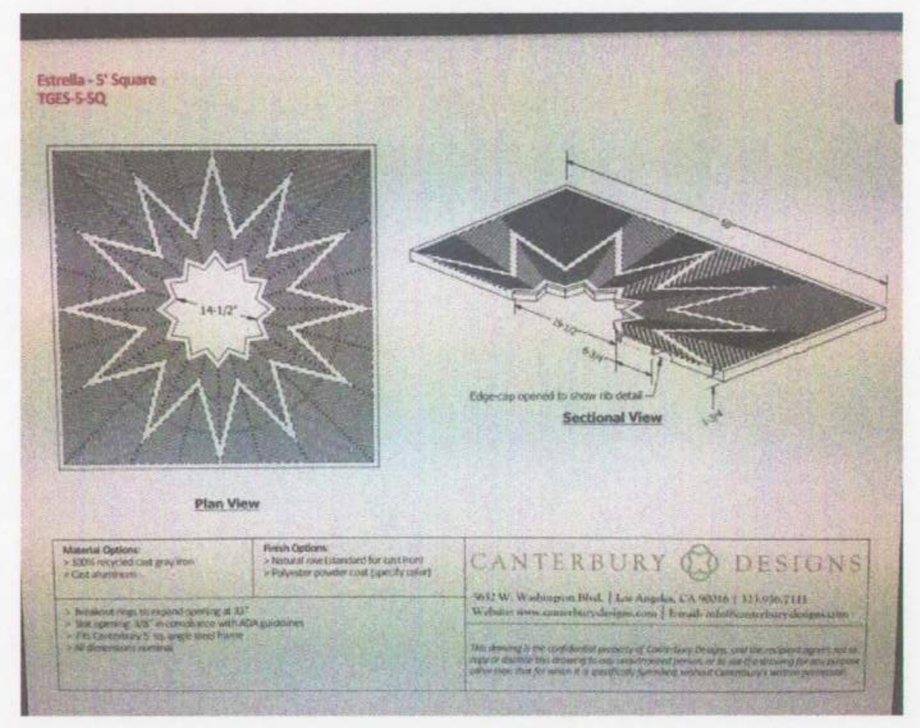










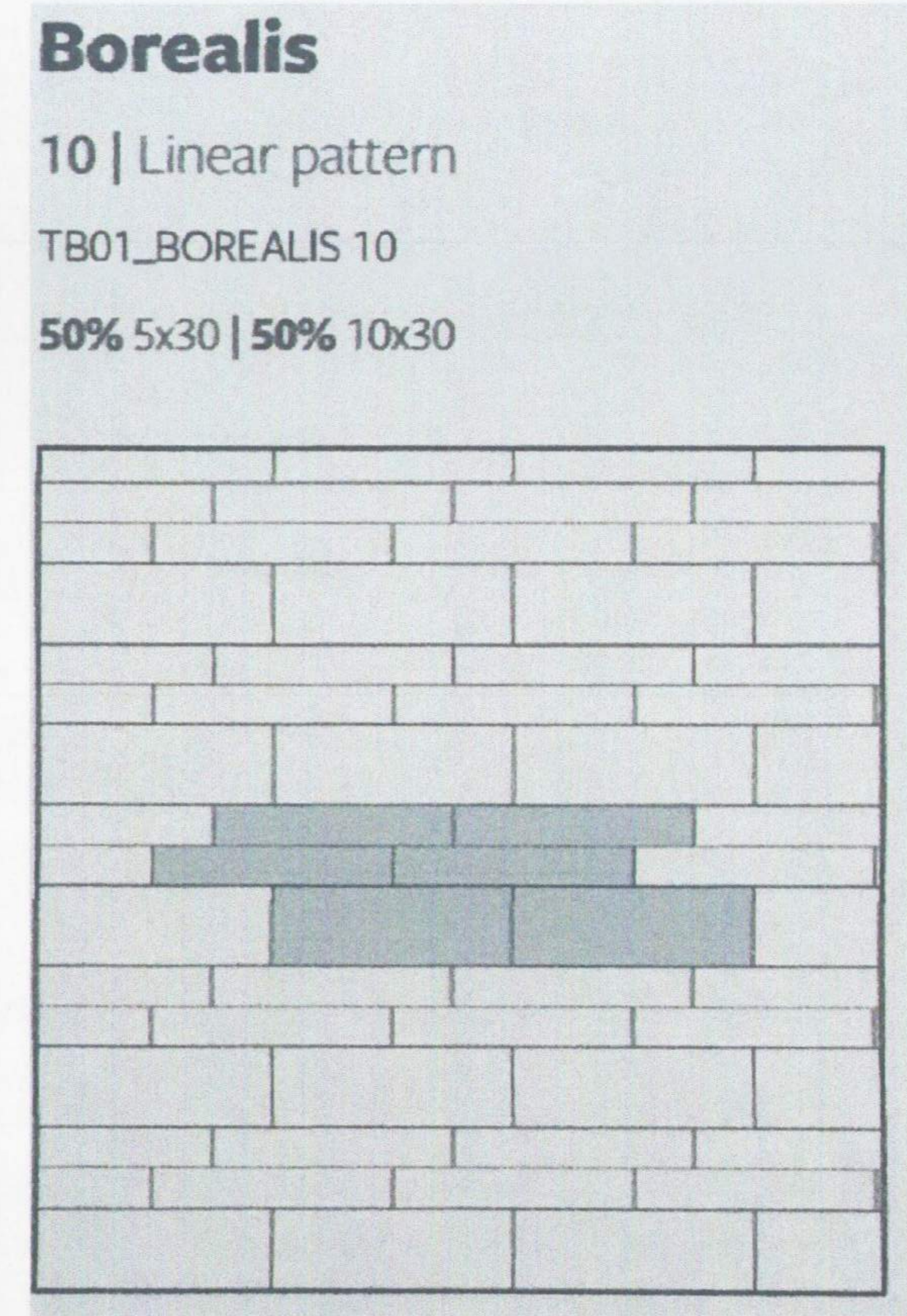


'ART-WALK' VIEWING BENCHES AT MISSION AND LIME STREET

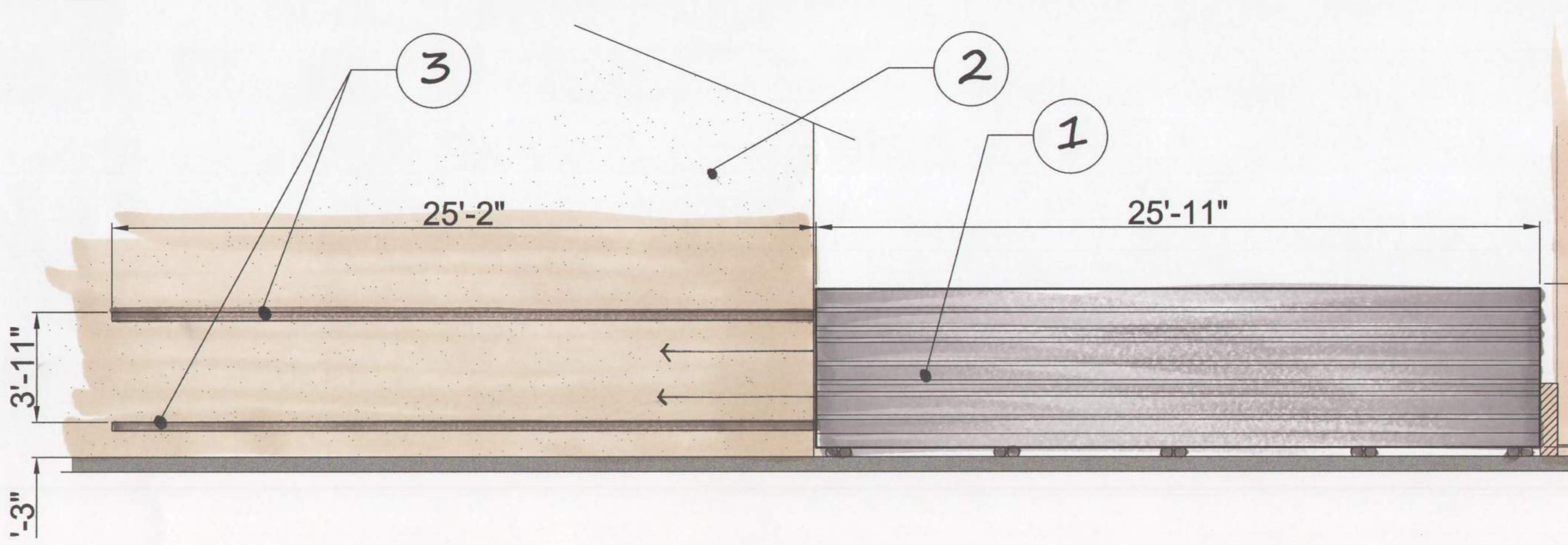
RECLINING STREET BENCHES AT MISSION

TREE GRATE OPTIONS FOR EXISTING AND PROPOSED TREES AT LEMON ST, MISSION, AND LIME ST.

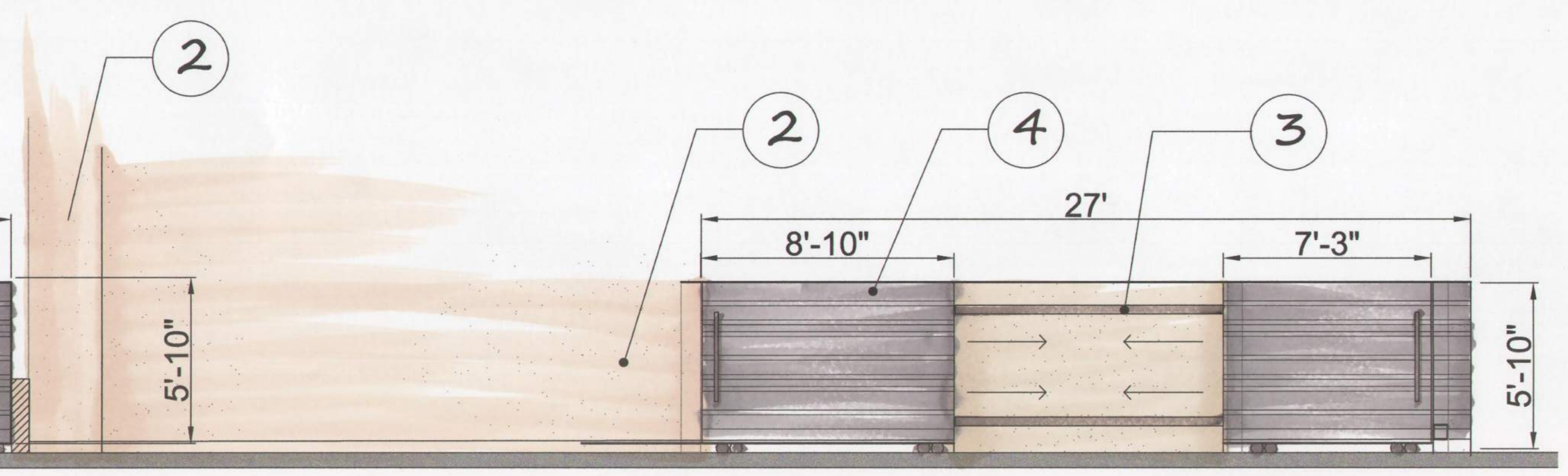
'TECHNO-BLOCK INTERLOCKING PAVERS AT MISSION, LIME, AND LEMON STREET, ENTRY GARAGE. REFER TO NOTE #4 ON SHEET L-1



'TECHNO-BLOCK' INTERLOCKING PAVERS AT ENTRY GARAGE PEDESTRIAN WALK @ ENTRY FOYER. REFER TO NOTE #8 ON SHEET L-1



C SECONDARY VEHICULAR SLIDING GATE ELEVATION AS SEEN FROM THE ALLEY
SCALE: ¼" = 1'-0"



C MECHANICAL UTILITY SLIDING GATE AS SEEN FROM ALLEY TO MATCH ADJACENT VEHICULAR SLIDING GATE SCALE: ¼" - 1'-0 '

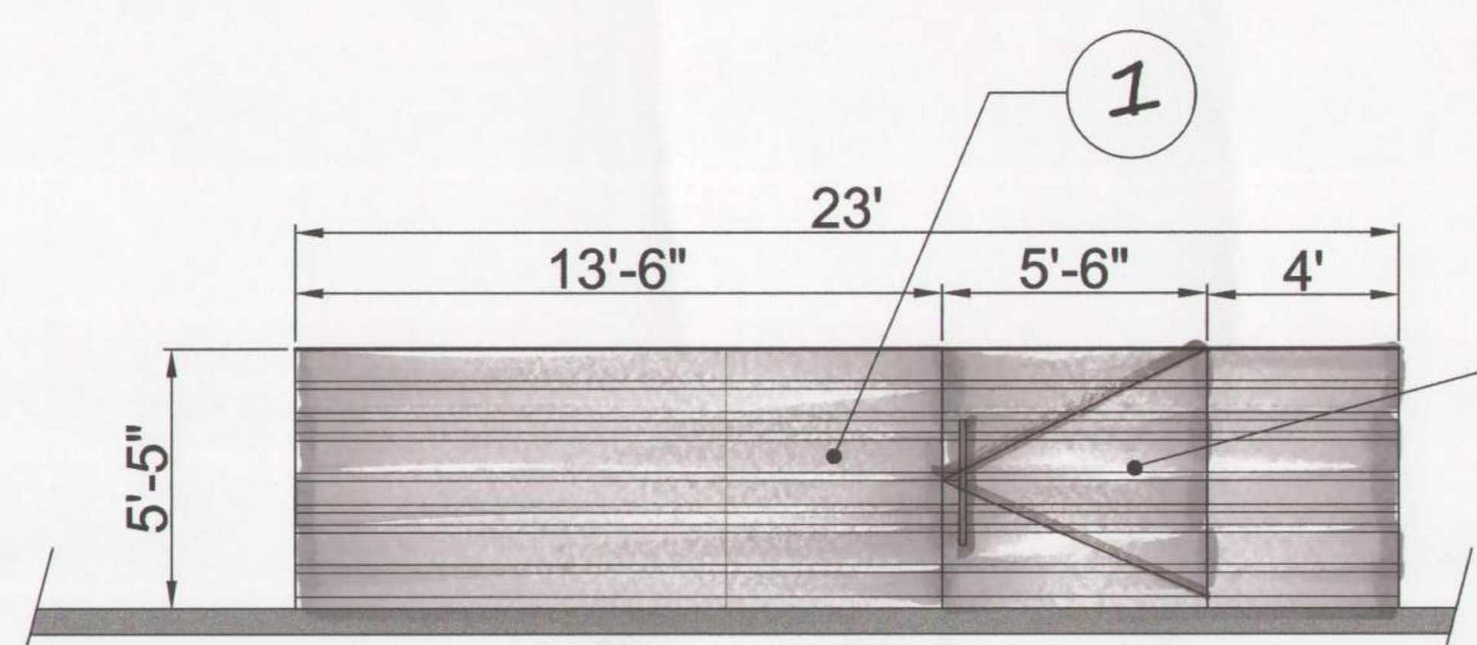
DECORATIVE VEHICULAR ACCESS GATE:

1. 26' WIDE VEHICULAR ACCESS GATE. TUBE STEEL CONSTRUCTION WITH 8" WIDE, 6" WIDE AND 3" WIDE HORIZONTAL STEEL STRIPS WITH 2" SPACERS BETWEEN EACH VENEER PANEL APPLICATION AS SHOWN RUNNING HORIZONTALLY. THIS GATE SLIDES HORIZONTALLY ON A TRACK AND IS SUPPORTED BY TWO GUIDE BEAMS ATTACHED TO THE ARCHITECTURE.THE STEEL PANELS ARE PROPOSED AS AN ACID-WASH "RUST" PATINA SURFACE.

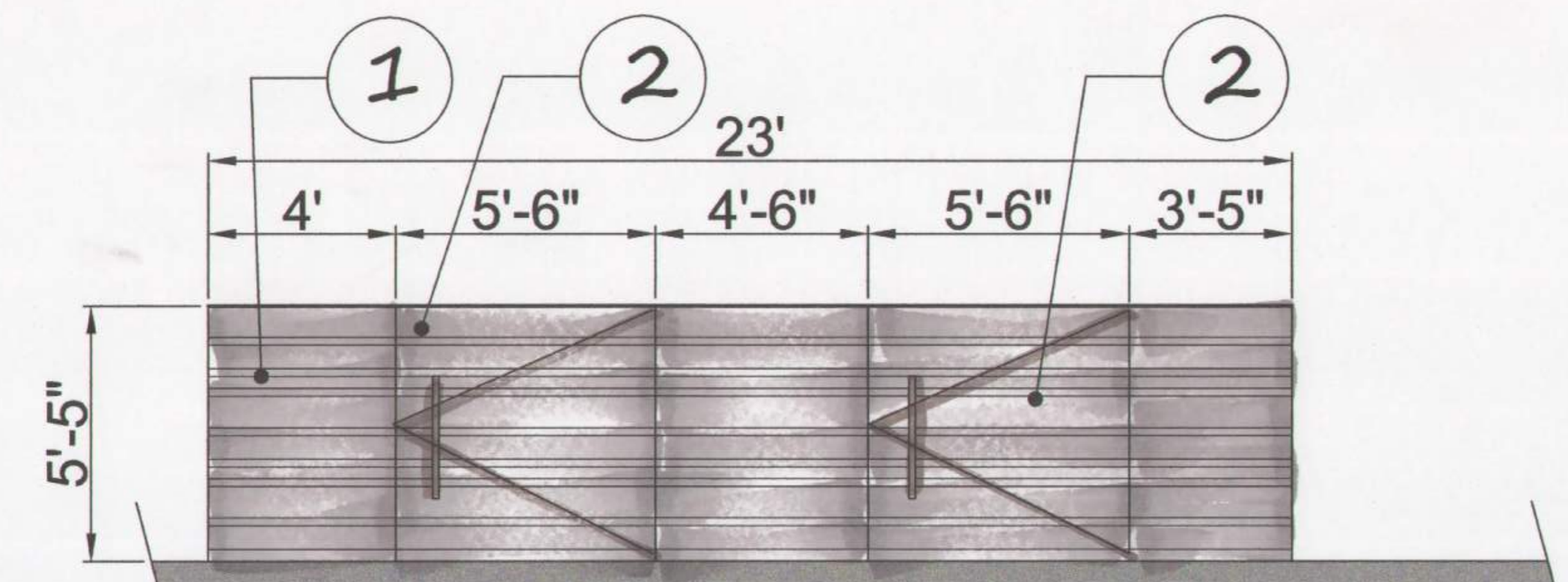
2. ARCHITECTURE WALLS.

3. GATE GUIDES ATTACHED TO ARCHITECTURE FOR SLIDING GATE. OPTIONAL SINGLE RAIL OVER THE TOP OF THE GATE. BOTH OPTIONS TO BE PLANNED AND LAID OUT WITH THE ARCHITECT TO DISCUSS STRUCTURE OPPORTUNITIES.GATE GUIDES TO BE PLANNED SO THEY ARE NOT INFRINGING ON WALL ART PROPOSED. AUTOMATED GATE ELECTRIC MOTOR TO BE INSTALL AND LOCATED PER BUILDING CONTRACTORS CITY APPROVED SPECIFICATIONS.

4. MAINTENANCE ACCESS GATE. TUBE STEEL CONSTRUCTION WITH 8" WIDE, 6" WIDE AND 3" WIDE HORIZONTAL STEEL STRIPS WITH 2" SPACERS BETWEEN EACH VENEER PANEL APPLICATION AS SHOWN RUNNING HORIZONTALLY. THIS GATE SLIDES HORIZONTALLY ON A TRACK AND IS SUPPORTED BY TWO GUIDE BEAMS ATTACHED TO THE ARCHITECTURE. THE STEEL PANELS ARE PROPOSED AS AN ACID-WASH "RUST" PATINA SURFACE TO MATCH ADJACENT GATES AND SLIDERS IN THE ALLEY.



B UTILITY ROOM AND TRASH AREA STEEL PANEL VENEER AND SWING OPEN GATE ON BOTH SIDES OF TRASH ENCLOSURE ELEVATION AS SEEN FROM THE ALLEY
SCALE: ¼" = 1'-0"



A UTILITY ROOM AND TRASH AREA STEEL PANEL "SLATS" AND SWING OPEN GATE ON BOTH SIDES OF TRASH ENCLOSURE ELEVATION AS SEEN FROM THE GARAGE AND OFF OF LEMON STREET LOOKING INTO THE GARAGE
SCALE: ¼" = 1'-0"

SECTION 'A' AND 'B' NOTES:
STEEL PANEL VENEER AT MECHANICAL EQUIPMENT , GAS AND TRASH ENCLOSURE:

1. STEEL PANEL VENEER AT MECHANICAL AND TRASH ENCLOSURE FOR AN ARTISTICALLY PLEASING PRESENTATION FROM THE ALLEY AND LEMON STREET. STEEL PANELS FASTENED TO THE WALL OF THE ENCLOSURE ARE A REPEATING PATTERN OF 8" WIDE, 6" WIDE AND 3" WIDE HORIZONTAL STEEL STRIPS WITH 2" SPACERS BETWEEN EACH "SLAT" VENEER PANEL APPLICATION AS SHOWN RUNNING HORIZONTALLY. THIS GATE OPENS OUT (OPTIONAL SLIDER) AND HINGES ARE ATTACHED TO THE STRUCTURE. THE STEEL PANELS ARE PROPOSED AS AN ACID-WASH "RUST" PATINA SURFACE.GATE AND SCREEN WALL CONSTRUCTION TO BE 6" AND 4" TUBE STEEL. STEEL SLATES FASTENED TO STEEL FRAME WITH RIVETS.

2. THE 5'-6" WIDE GATE IS VENEERED WITH THE SAME STEEL PANEL MATERIAL DESCRIBED IN NOTE #1.

envS
LANDSCAPE PLANING DESIGN
31132 CALLE ENTRADERO
SAN JUAN CAPISTRANO CAIF. 92675
EMAIL: TED@ENVS.NET
949. 742. 0658

AC MARRIOTT RESIDENCE INN DUEL BRAND

3466 MISSION INN RIVERSIDE, CA

PAVING AND SITE FURNISHING SPECIFICATIONS

AC MARRIOTT
project number

3/4/ 2021
date

PER PLAN
scale

TH
design by

TH/LD
drawn by

checked by

revisions

no.	date	description
△	REVISED PLAN 01/ 11/ 2021 PER CITY REDLINESFIRST SUBMITTAL	
△	REVISED PLAN 03/ 4/ 2021 PER CITY REDLINES THIRD SUBMITTAL	
△		
△		
△		
△		
△		
△		