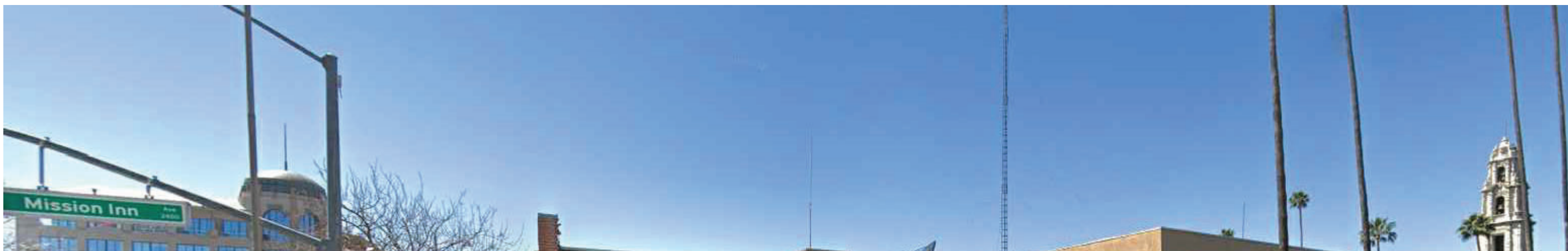




5. LEMON ST. AND MISSION INN BLVD VIEW



6. MISSION INN BLVD EAST

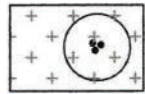


13

SCALE: 1" = 10'

DOWNTOWN FIRE STATION 1

HIGH (H) 0.8



BIO-FILTER MOISTURE TOLERANT PLANTS

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE
WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8			
ACHILLEA MILLEFOLIUM	YARROW	5 GAL	AS SHOWN (L)
CAREX PRAEGRACILLIS	CALIFORNIA FIELD SEDGE	5 GAL	AS SHOWN (L)
JUNCUS PATENS	CALIFORNIA GRAY BUSH	5 GAL	AS SHOWN (L)
MUELENBURGIA RIGENS	DEER GRASS	5 GAL	AS SHOWN (L)
RIBES SPECIOSUM	FUSHIA FLOWERING GOOSE	5 GAL	AS SHOWN (L)



GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE
WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8			
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)
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE
WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8				
△	DISTICTIS BUCCINATORIA	BLOOD-RED TRUMPET	15 GAL	AS SHOWN (L)
△	GELSEMIUM SEMPERVIRENS	CAROLINA JESSAMINE	15 GAL	AS SHOWN (M)
△	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE	15 GAL	AS SHOWN (L)
△	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 QUEST DROP-OFF AREA. BLOCKS TO MATCH AND REFLECT ARCHITECTS AND INTERIOR ARCHITECTS DESIGN SPECIFICATIONS. TECHO-BLOCK BOREALIS #10 LINEAR PATTERN TBO1-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 LOBBY 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.

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△	01/ 11/ 2021	PER CITY REDLINES FIRST SUBMITTAL
△	03/ 4/ 2021	PER CITY REDLINES THIRD SUBMITTAL
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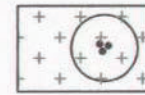
L-1

Of 3 Sheets

POOL DECK - PLAN

SCALE: 1"=10'

ESTABLISHED
USE
MEDIUM (M) 0.5/HIGH (H) 0.8



BIO-FILTER MOISTURE TOLERANT PLANTS

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



GROUNDCOVERS

BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE
WUCOLS IV WATER USE: VERY LOW (VL) 0.1/LOW (L) 0.3/MEDIUM (M) 0.5/HIGH (H) 0.8			
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)
BOUGAINVILLEA 'SAN DIEGO RED'	BOUGAINVILLEA	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)

ESTABLISHED
USE
MEDIUM (M) 0.5/HIGH (H) 0.8

VINES

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

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS/WATER USE
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△	HARDENBERGIA V. 'HAPPY WANDERER'	LILAC VINE	15 GAL	AS SHOWN (L)
△	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.

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△		REDLINES THIRD SUBMITTAL
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Sheet Number

L-2

Of 3 Sheets

AS SEEN
VEHICULAR

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.

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.

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Sheet Number

L-3

Of 3 Sheets