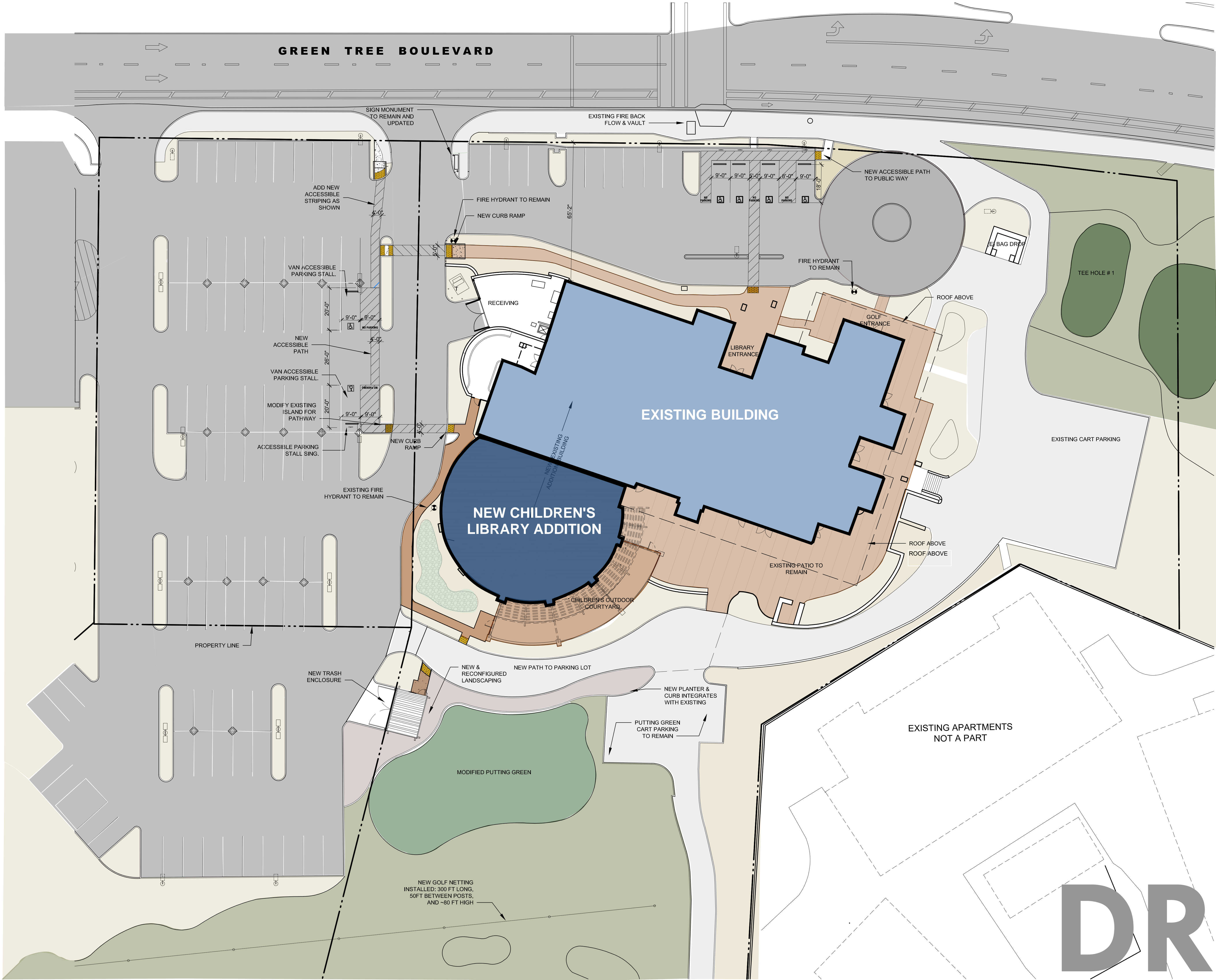


PLANNING COMMISSION

ATTACHMENT B

Site Plan Graphics



1 SITE PLAN
SCALE: 1"=20'-0"

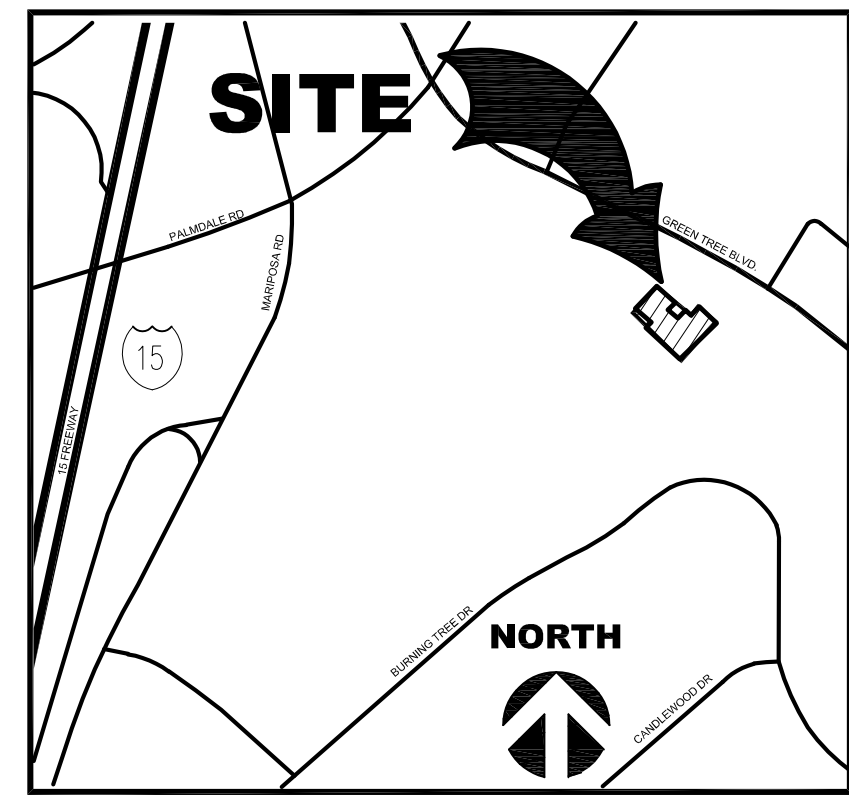
0 10' 20'



DRAFT

DRAFT

VICINITY MAP
NOT TO SCALE



SHEET INDEX:

- PP-1 PROPOSED SITE PLAN
- PP-2 CONCEPTUAL MAIN FLOOR PLAN
- PP-3 CONCEPTUAL BASEMENT PLAN
- PP-4 CONCEPTUAL ROOF PLAN
- PP-5 PROPOSED ELEVATIONS
- PP-6 3D VIEWS
- PP-7 SITE FENCE AND WALLS
- PP-8 SITE FENCE AND WALL ELEVATIONS
- L-1 CONCEPTUAL LANDSCAPE PLAN (NORTH)
- L-2 CONCEPTUAL LANDSCAPE PLAN (SOUTH)
- L-3 PLANT IMAGE BOARD
- C-1.0 CONCEPTUAL GRADING PLAN
- C-1.3 PRELIMINARY WQMP EXHIBIT

PROJECT DESCRIPTION

THIS PROJECT WILL REMODEL THE VICTORVILLE GREEN TREE GOLF CLUB HOUSE (21,896 SQUARE FEET) THAT WILL INCLUDE ACCOMMODATING THE RELOCATION OF THE VICTORVILLE PUBLIC LIBRARY. THIS WORK WILL INCLUDE:

- CONVERSION OF EXISTING RESTAURANT AND KITCHEN TO LIBRARY
- A 5,000 SF BUILDING ADDITION THAT WILL SERVE AS A CHILDREN'S LIBRARY
- INCLUDE A RENOVATION OF THE EXISTING BUILDING FOR GOLF SERVICES, INCLUDING AN EXPANSION OF FOODSERVICE FUNCTIONS
- THE REMODEL AND UPDATE OF RESTROOMS TO CURRENT CODES, NEW FAMILY RESTROOM AND NEW SINGLE USER RESTROOMS
- RENOVATION OF EXISTING GROUNDS TO PROVIDE FOR THE NEW LAYOUT OF LIBRARY AND GOLF SERVICES

PROJECT ADDRESS:

14414 GREEN TREE BLVD.
VICTORVILLE, CA 92392

OWNER:

CITY OF VICTORVILLE
14343 CIVIC DR
VICTORVILLE, CA 92392

APPLICANT'S REPRESENTATIVE:

TR DESIGN GROUP, INC.
2900 ADAMS STREET, STE. A-400
RIVERSIDE, CA 92504
CONTACT: BRIAN BRIDLEY
PHONE: 951-636-2164
BRIAN@TRDESIGNGROUP.COM

APN:

0396243020000 PARCEL 1 OF P.M. 266 PER BOOK
2, PAGE 04, RECORDS OF SAN BERNARDINO
COUNTY, IN THE CITY OF VICTORVILLE, STATE OF
CALIFORNIA

PROPOSED OCCUPANCY:

A3 LIBRARY
B OFFICES
M PRO SHOP/ CAFE
S3 LOWER LEVEL CART PARKING

TYPE OF CONSTRUCTION:

VB, FULLY SPRINKLERED WITH OFF SITE MONITORING

EXISTING ZONE/
LAND USE:

ZONE NAME: ZONING - PUD - EXISTING
LAND USE: OPEN SPACE
SITE AREA: 4.6 AC

BUILDING AREA:

LOWER LEVEL - TOTAL	8,115 SF
MAIN LEVEL - EXISTING	13,780 SF
MAIN LEVEL - ADDITION	5,000 SF
TOTAL BUILDING AREA	26,895 SF

PROJECT AREA:

LOWER LEVEL - TOTAL	1,350 SF
MAIN LEVEL - TOTAL	18,780 SF
TOTAL BUILDING AREA	20,130 SF

PROPOSED PARKING:

109 STALLS TOTAL

PARKING REQUIREMENTS - LIBRARY + GOLF SERVICES

LIBRARY					M-F 9AM - 6PM, S 9AM-3PM				
BASEMENT LEVEL									
CART STORAGE	6,122	SF	1:1000 SF	6					
OFFICE/STORAGE	1,150	SF	1:1000 SF	1					
SUBTOTAL				7					
LIBRARY AND GOLF SERVICES									
CHILDRENS LIBRARY	28	SEATS	1:4 SEATS	7					
ADULT LIBRARY	28	SEATS	1:4 SEATS	7					
READING SPACE	306	SF	1:35 SF	9					
STUDY SPACE	415	SF	1:35 SF	12					
STUDY PURPOSE SPACE	715	SF	1:35 SF	20					
SUBTOTAL				55					
LIBRARY STAFF OFFICES									
OFFICES AND STAFF AREAS	1980	SF	1:200 SF	10					
GOLF SERVICES									
OFFICE	132	SF	1:200 SF	1					
PRO SHOP	989	SF	1:200 SF	5					
FOOD/BAR	321	SF	1:100 SF	3					
LOUNGE	834	SF	1:100 SF	8					
STORAGE	204	SF	1:1000 SF	1					
SUBTOTAL				18					
TOTAL PARKING REQUIRED - LIBRARY + GOLF SERVICES					90 SPACES				
PARKING AVAILABLE					109 SPACES				



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APPLICANT:



CITY OF VICTORVILLE
14343 CIVIC DRIVE,
VICTORVILLE, CA 92392

PROJECT:



VICTORVILLE GREEN
TREE LIBRARY
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395

PROPOSED
SITE PLAN

DATE: 9/27/23
JOB#: 21-067
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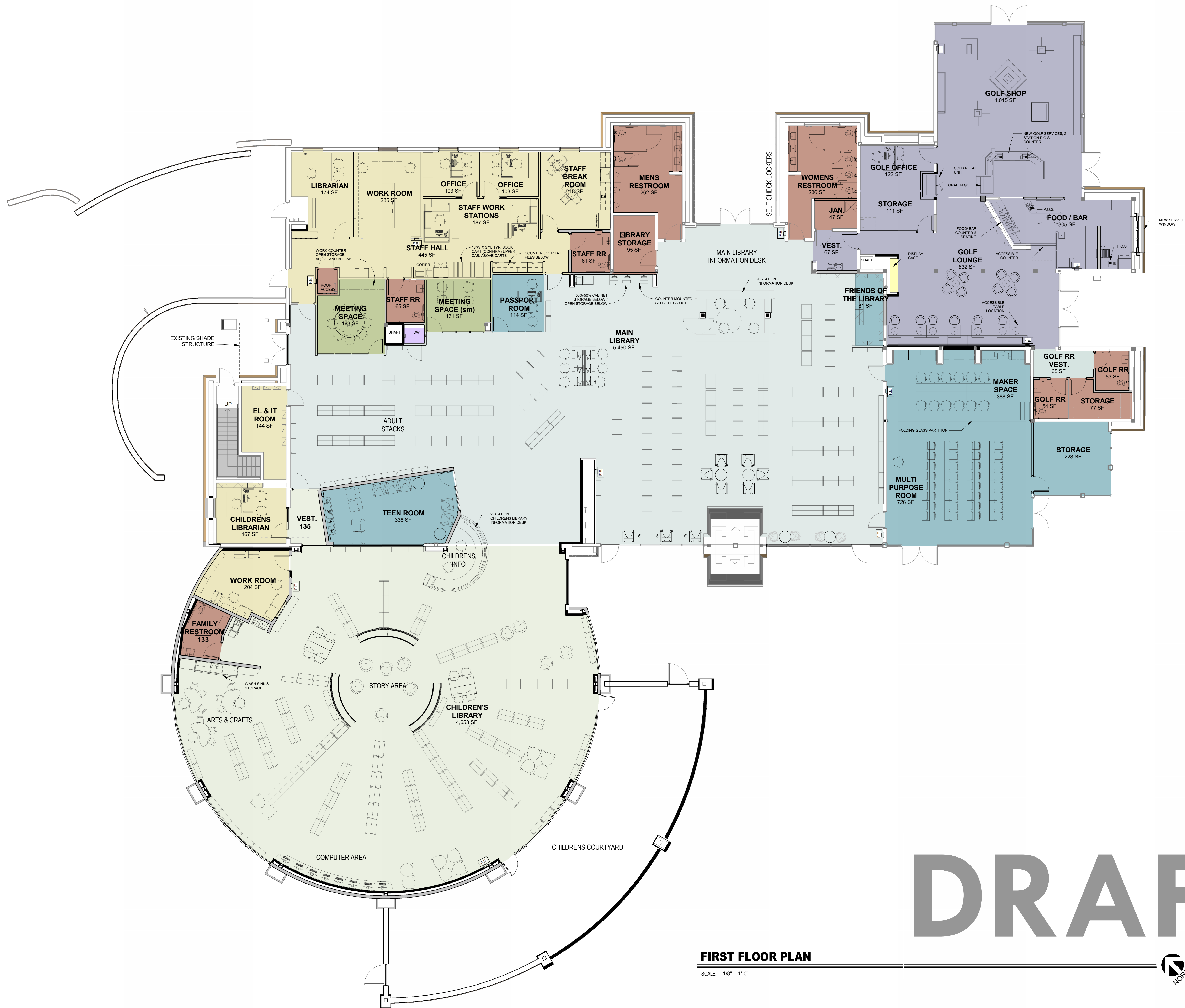
PP-1



CITY OF VICTORVILLE
14343 CIVIC DRIVE,
VICTORVILLE, CA 92392

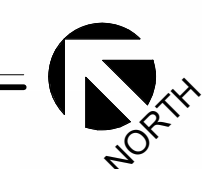


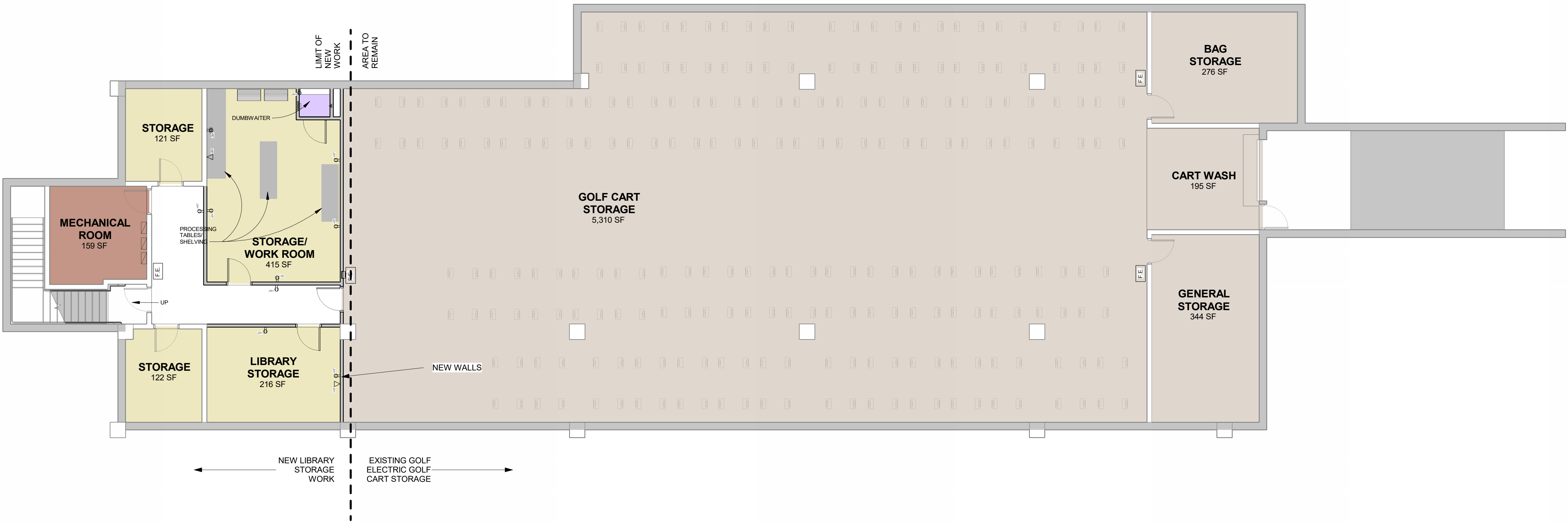
VICTORVILLE GREEN
TREE LIBRARY
ADDITION/RENO
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395



FIRST FLOOR PLAN

SCALE 1/8" = 1'-0"





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LOWER LEVEL FLOOR PLAN

SCALE 1/8" = 1'-0"



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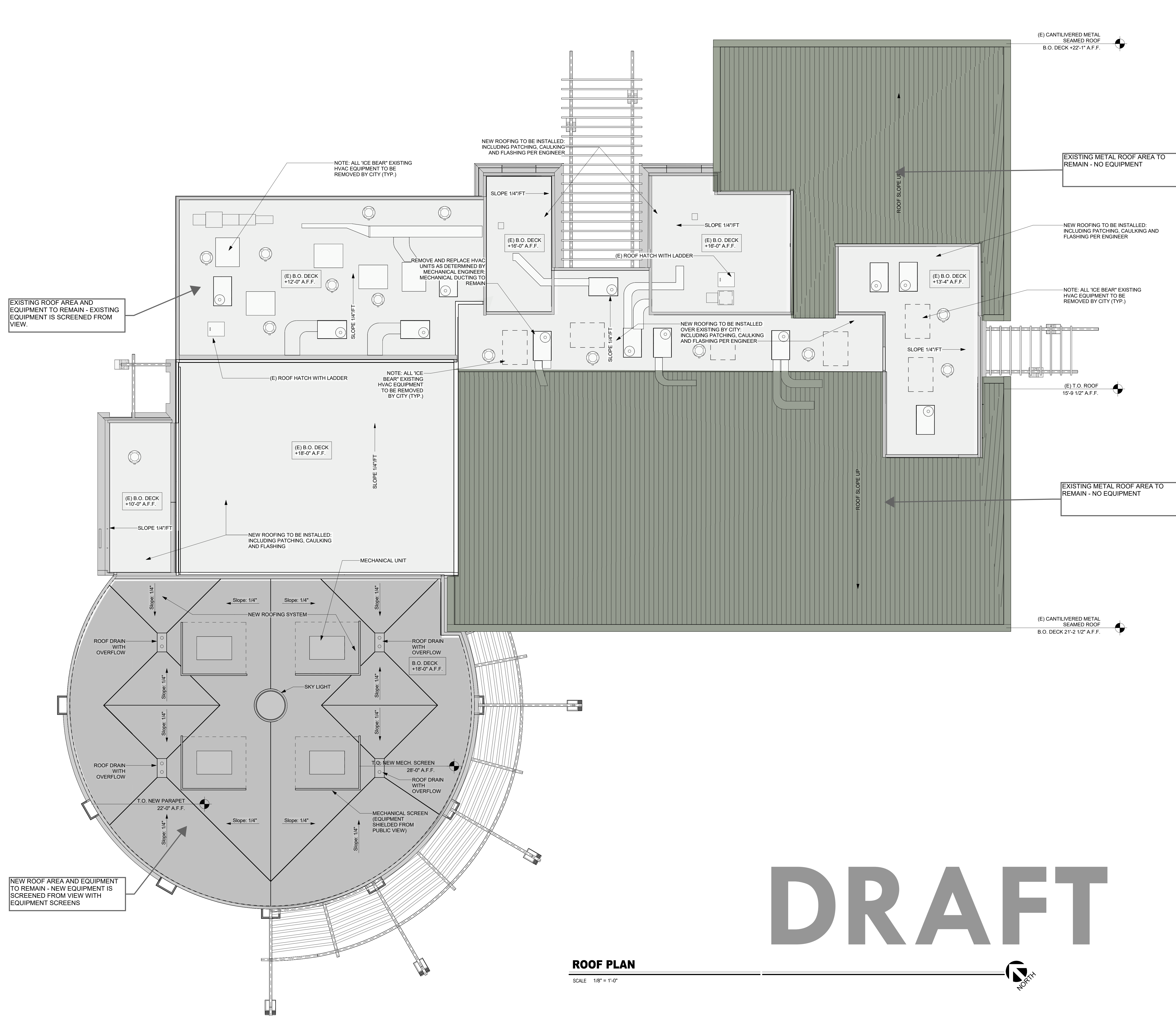
PROJECT:



VICTORVILLE GREEN
TREE LIBRARY
ADDITION/RENO
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395

CONCEPTUAL
BASEMENT PLAN

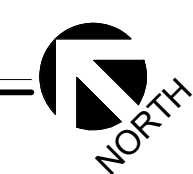
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ROOF PLAN

SCALE 1/8" = 1'-0"



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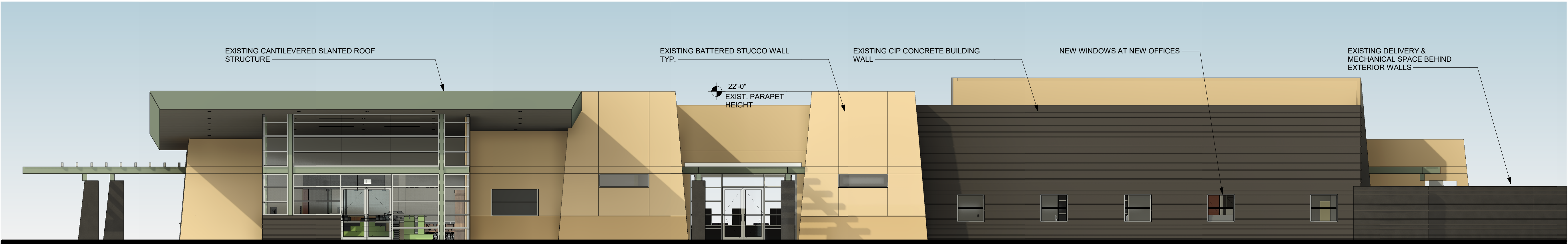
PROJECT:



VICTORVILLE GREEN
TREE LIBRARY
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395

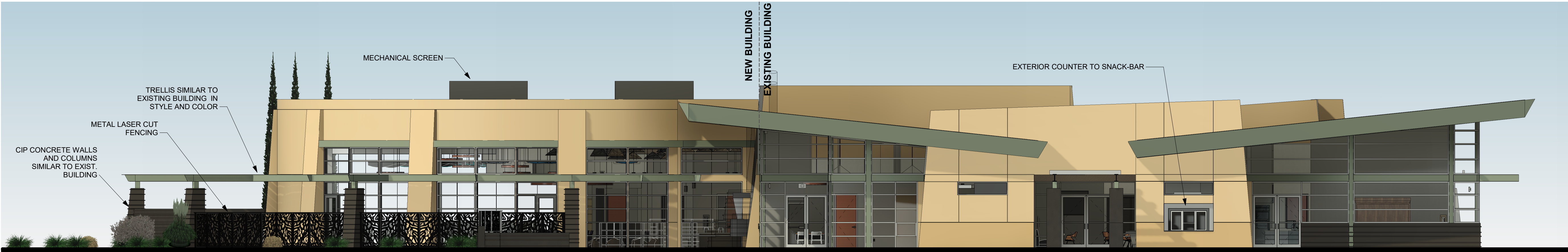
CONCEPTUAL ROOF
PLAN

DATE: 08/04/23
JOB#: 21-067
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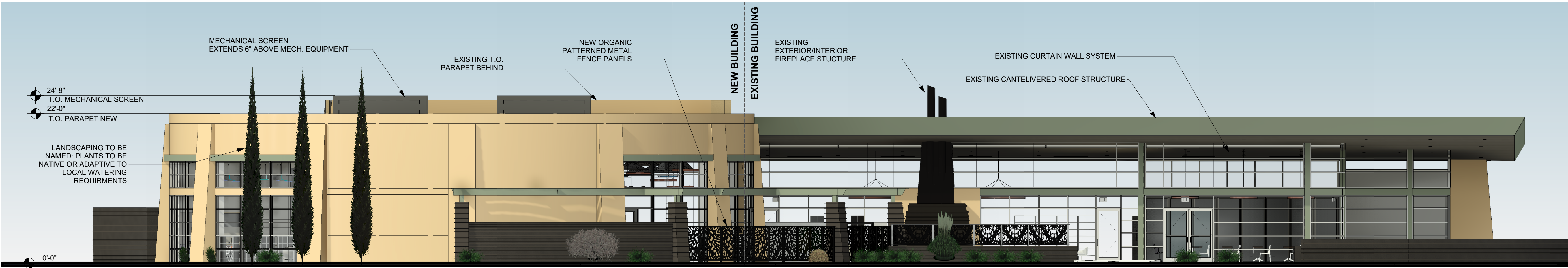
PROPOSED NORTH ELEVATION

SCALE 1/8" = 1'-0"



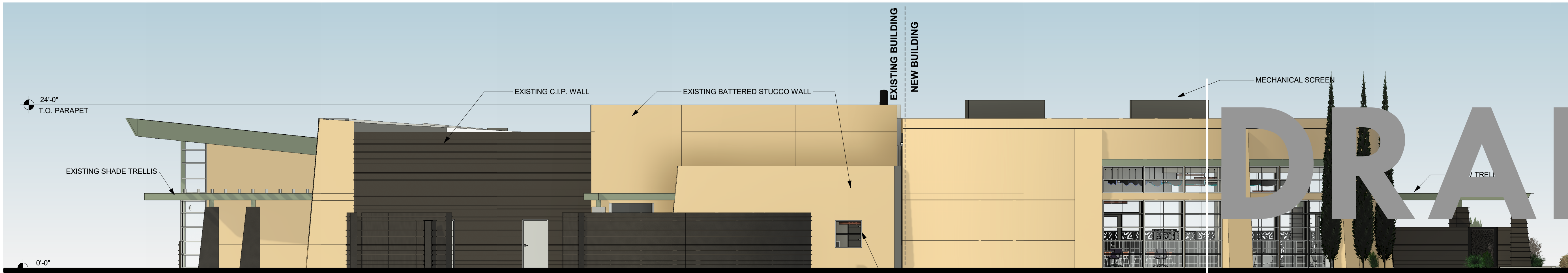
PROPOSED EAST ELEVATION

SCALE 1/8" = 1'-0"



PROPOSED SOUTH ELEVATION

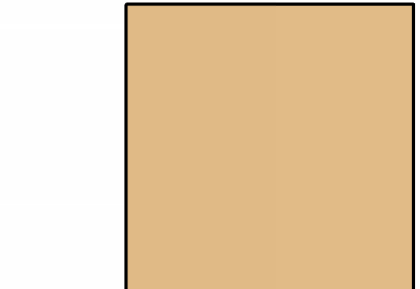
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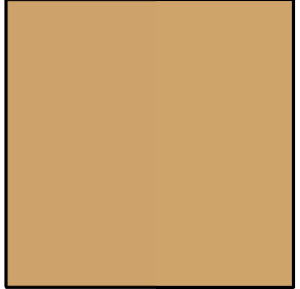
PROPOSED WEST ELEVATION

SCALE 1/8" = 1'-0"

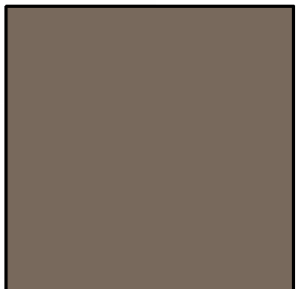
EXTERIOR SAMPLE FINISHES



1. EXTERIOR STUCCO FIELD:
MATERIAL: LA HABRA STUCCO
COLOR: REGENCY CREAM DE5325



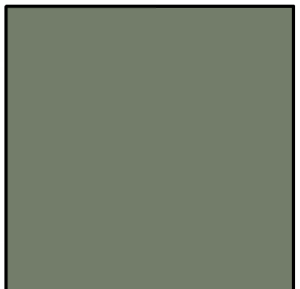
2. EXTERIOR STUCCO ACCENT:
MATERIAL: LA HABRA STUCCO
COLOR: ROOT BEER FLOAT DE5326



3. C.I.P. CONCRETE WALLS & DECORATIVE COLUMNS
MATERIAL: CONCRETE
COLOR: VERIFY (E) SOLOMON COLOR 306 CANVAS



4. STEEL FENCE RAILING:
MATERIAL: STEEL TUBE
COLOR: PAINTED BLACK



5. TRELLIS & METAL BUILDING STRUCTURE, NEW:
MATERIAL: STEEL
COLOR: DUNN EDWARDS "GREENLAND"
MATERIAL: ALUMINUM
COLOR: METAL, NO ADDITIONAL COLOR



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14343 CIVIC DRIVE,
VICTORVILLE, CA 92392

PROJECT:



VICTORVILLE GREEN
TREE LIBRARY
ADDITION AND
RENOVATION
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395

PROPOSED
ELEVATIONS

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PP-5



3D SOUTH
3 SCALE: 1/2" = 1'-0"



3D SOUTH WEST
2 SCALE: 1/2" = 1'-0"



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PROJECT:

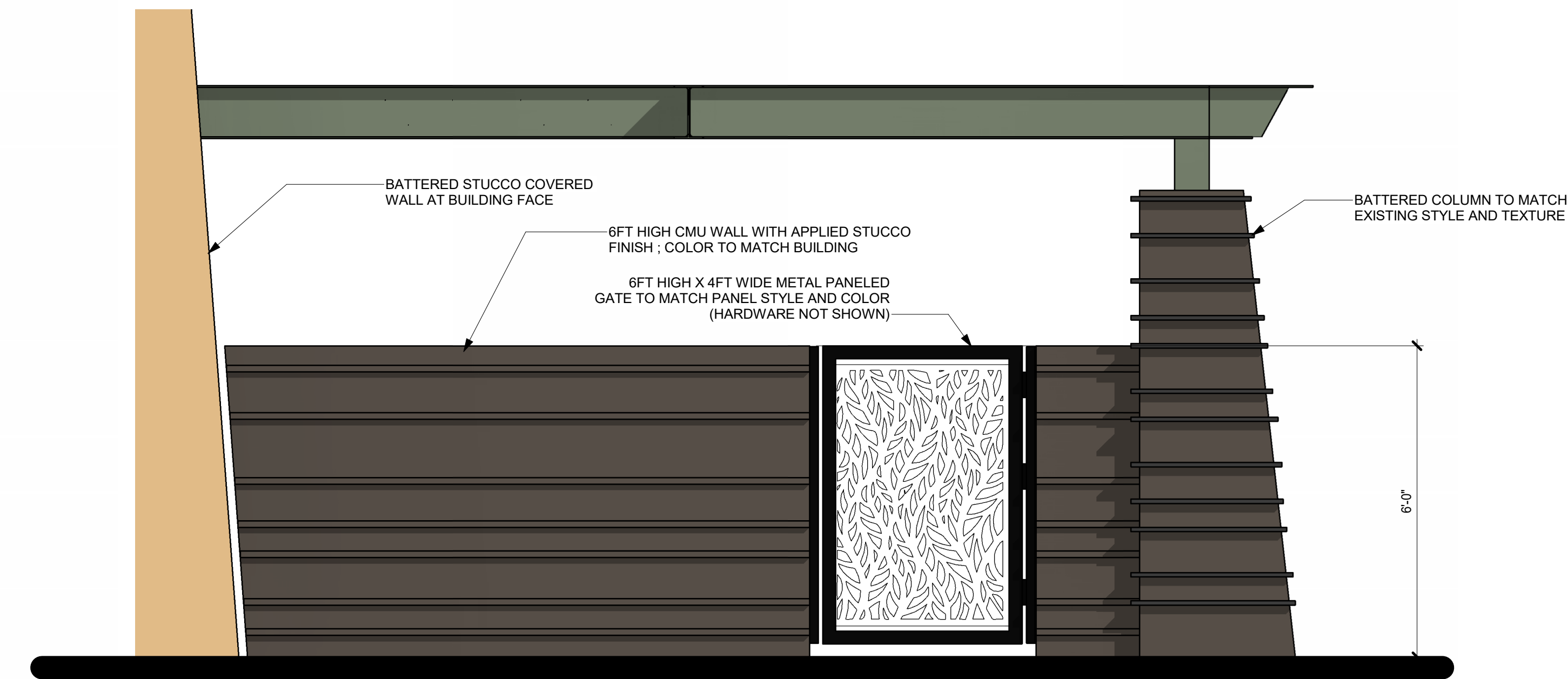


**VICTORVILLE GREEN
TREE LIBRARY
ADDITION/RENO**
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395

3D VIEWS

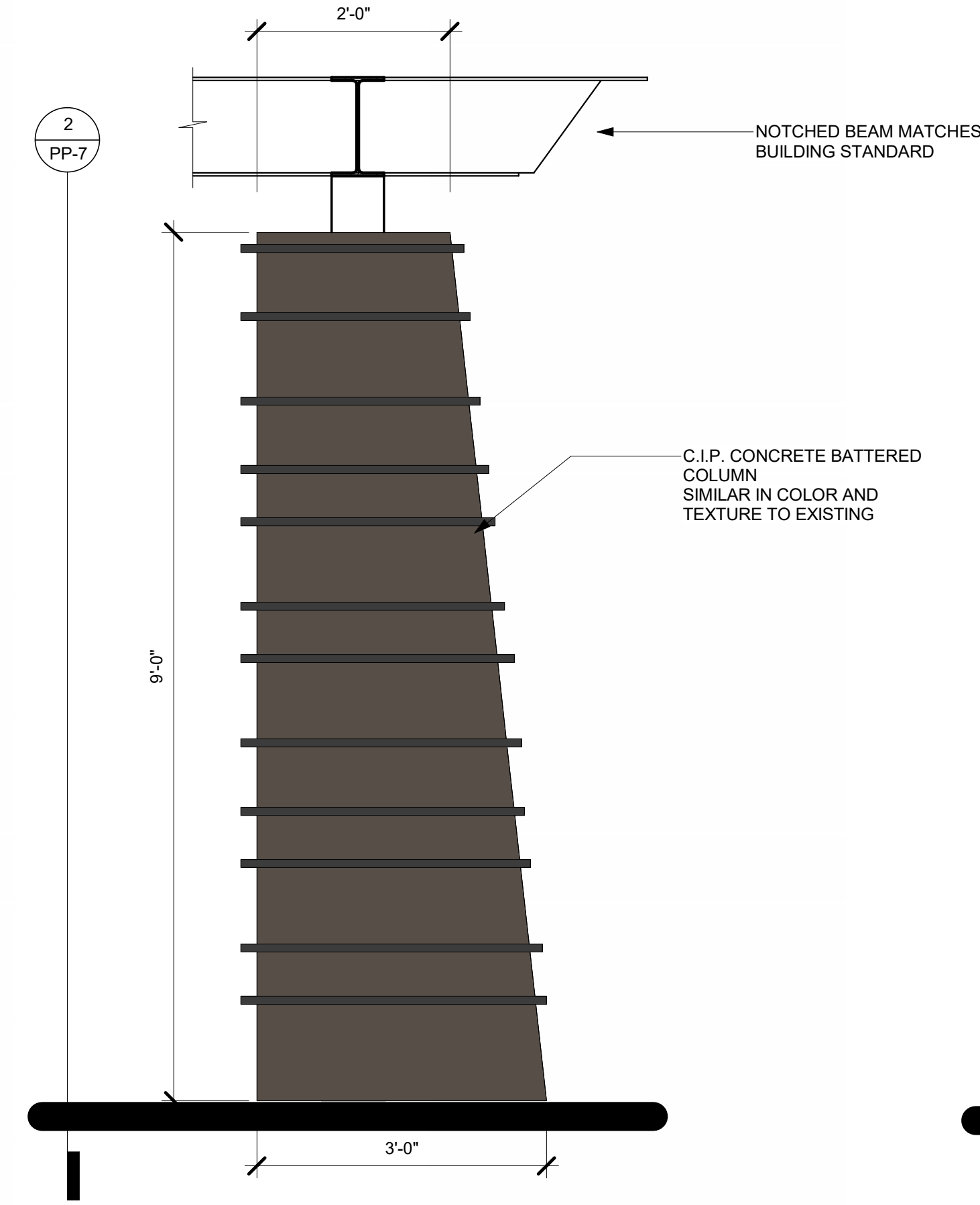
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PP-6



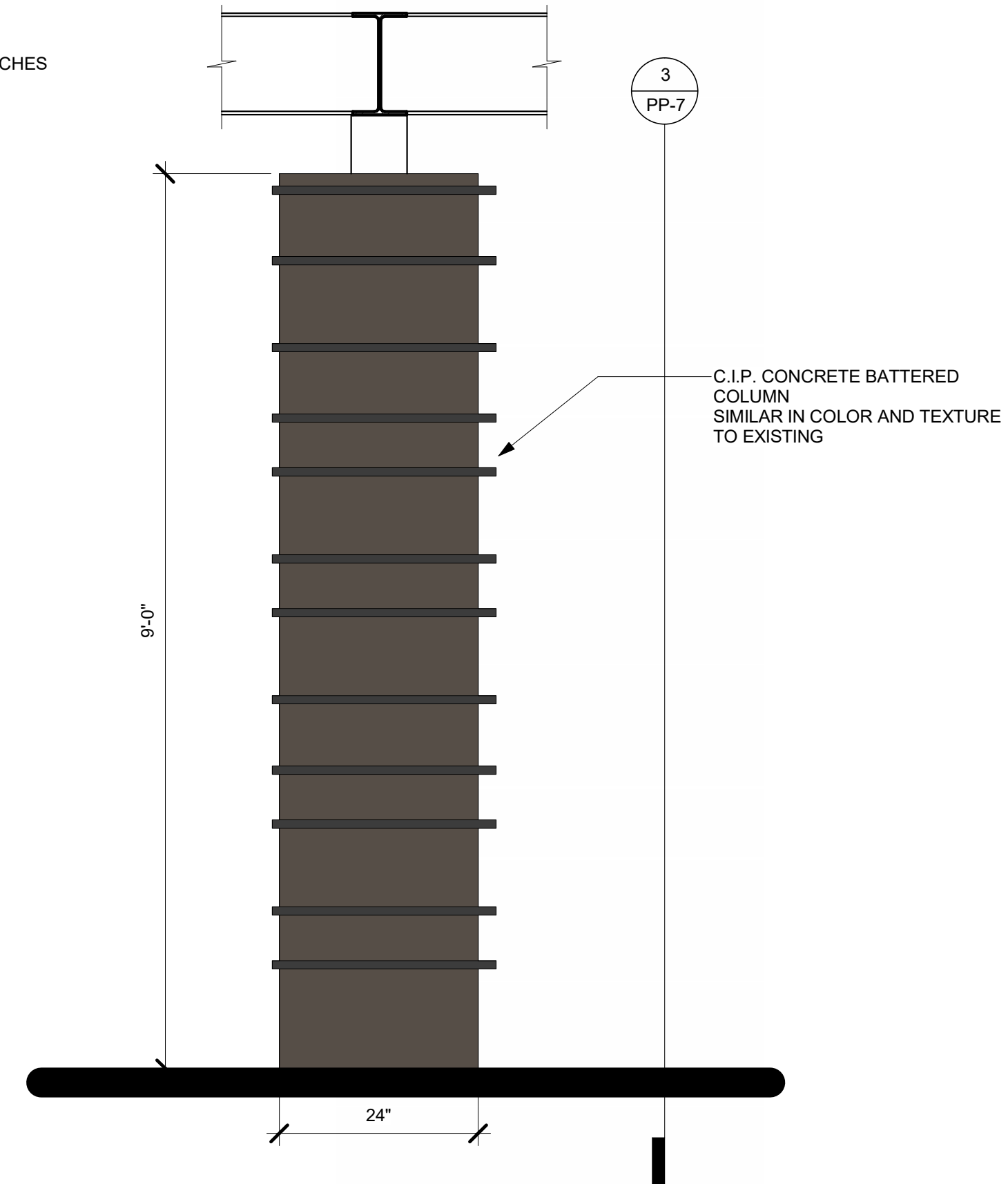
11 PATIO WALL WITH GATE

SCALE: 1/2" = 1'-0"



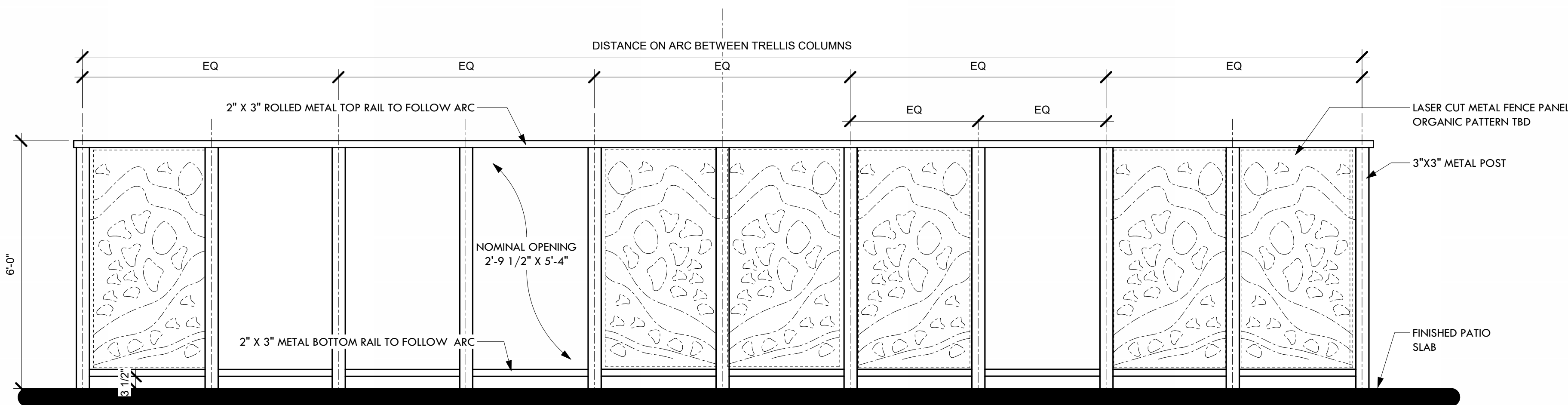
3 BATTERED CIP COLUMN PROFILE

SCALE: 3/4" = 1'-0"



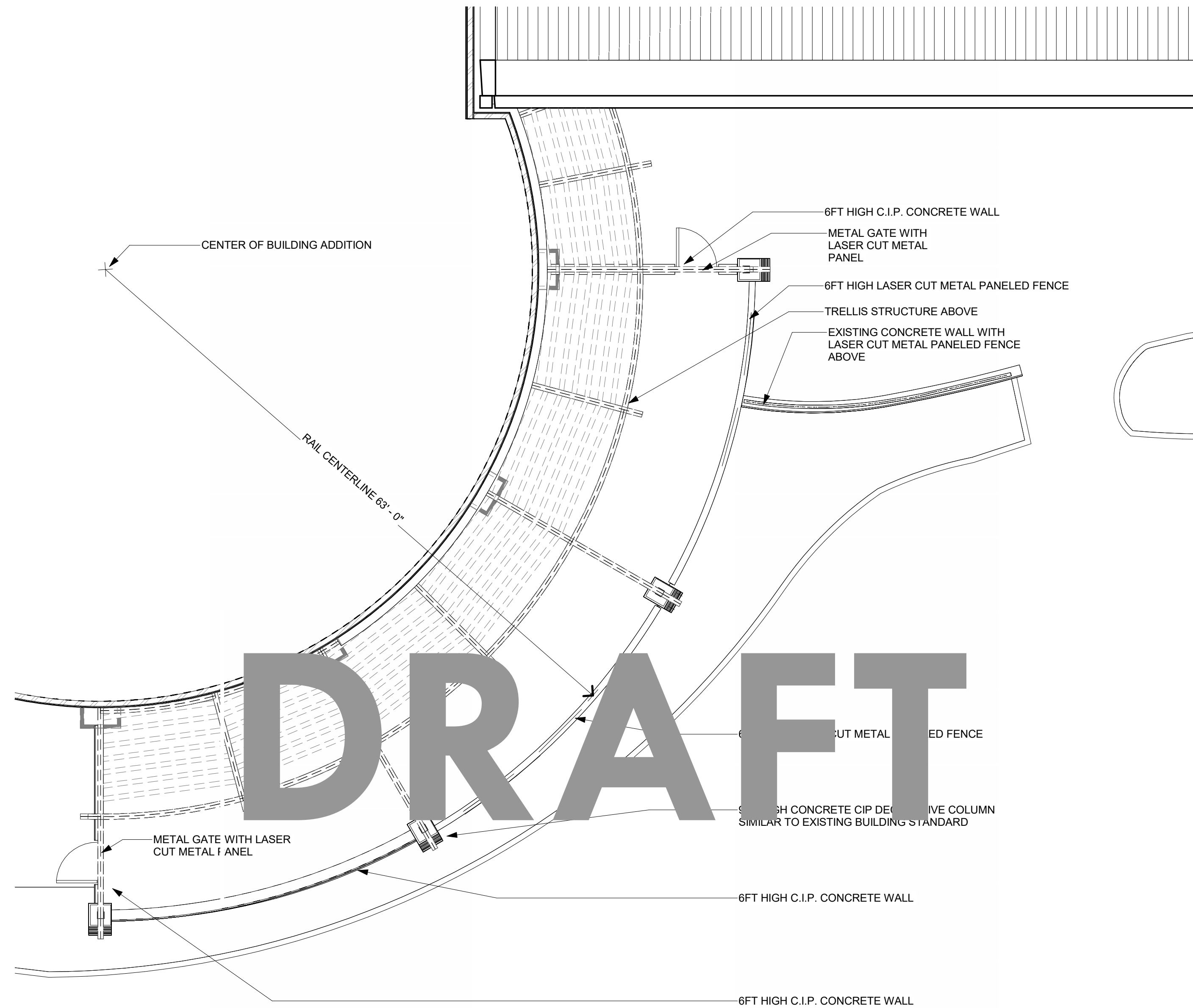
2 BATTERED CIP COLUMN BACK

SCALE: 3/4" = 1'-0"



10 METAL PANEL FENCE

SCALE: 1/2" = 1'-0"



1 FENCE AND WALL LOCATIONS

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





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PROJECT:



VICTORVILLE GREEN
TREE LIBRARY
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395

APPROVAL STAMP

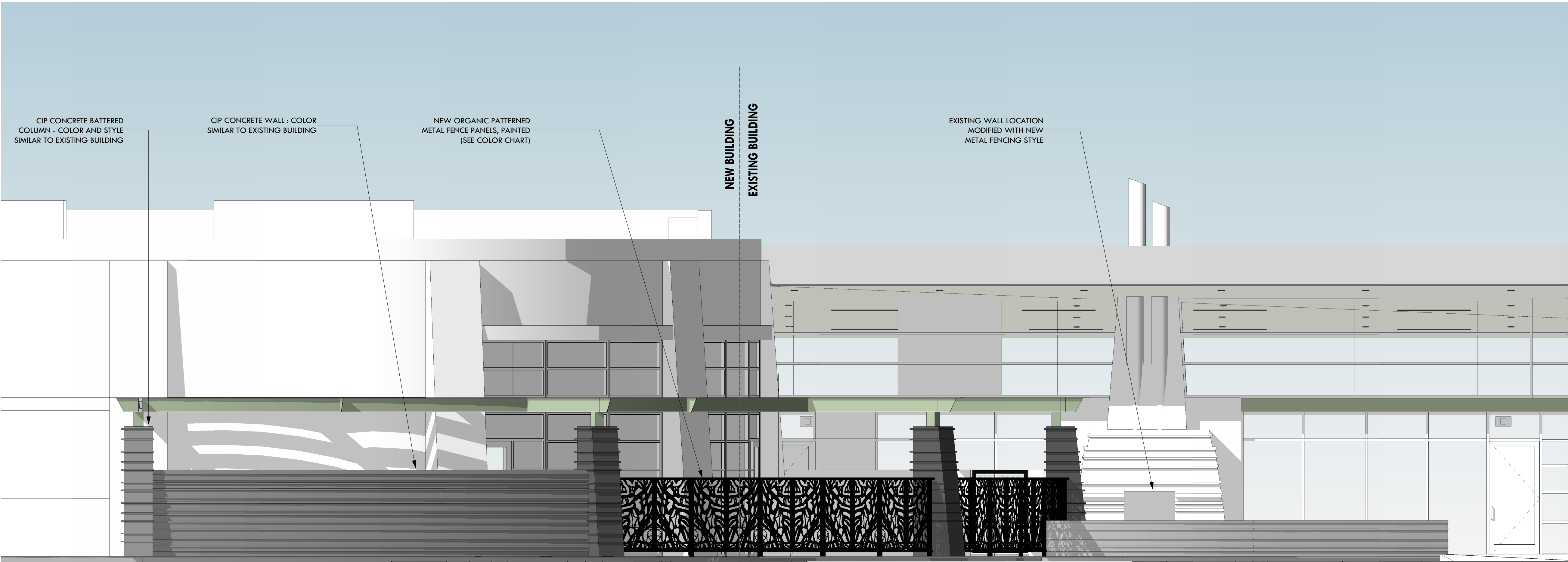
SET REVIEWED BY DATE

APPROVED BY DATE

SITE FENCE AND WALL
ELEVATIONS

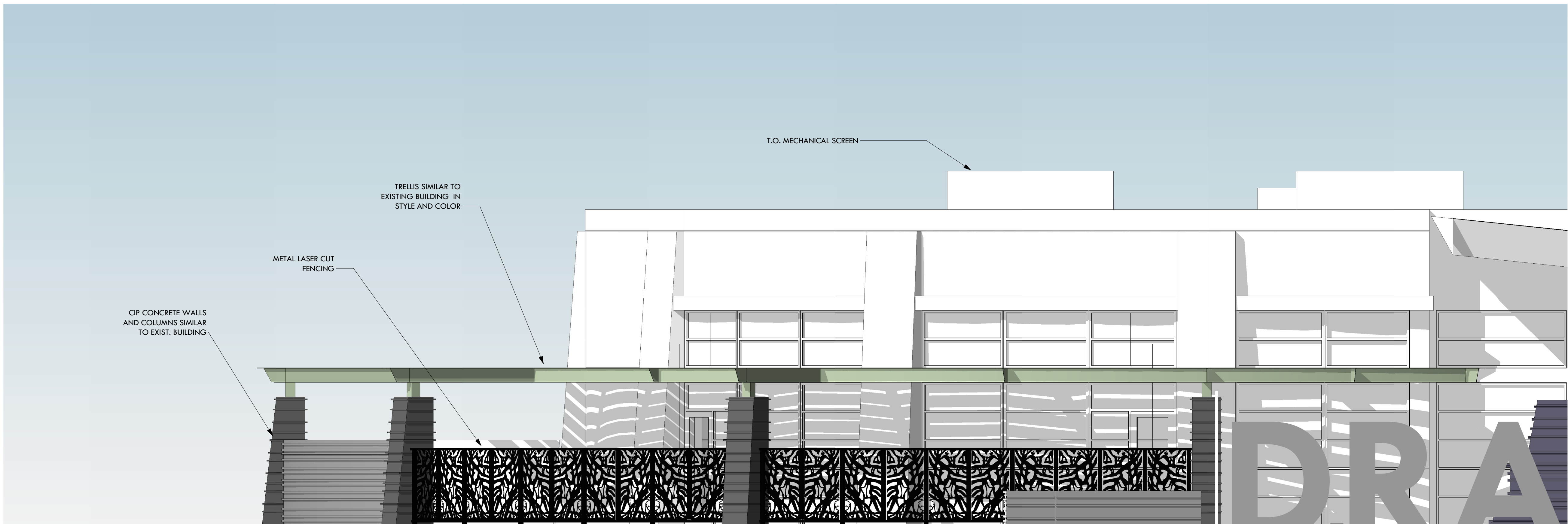
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PP-8



CIP WALL & METAL PANEL FENCE SYSTEM (LOOKING NORTH)

SCALE 1/4" = 1'-0"



CIP WALL & METAL PANEL FENCE SYSTEM (LOOKING WEST)

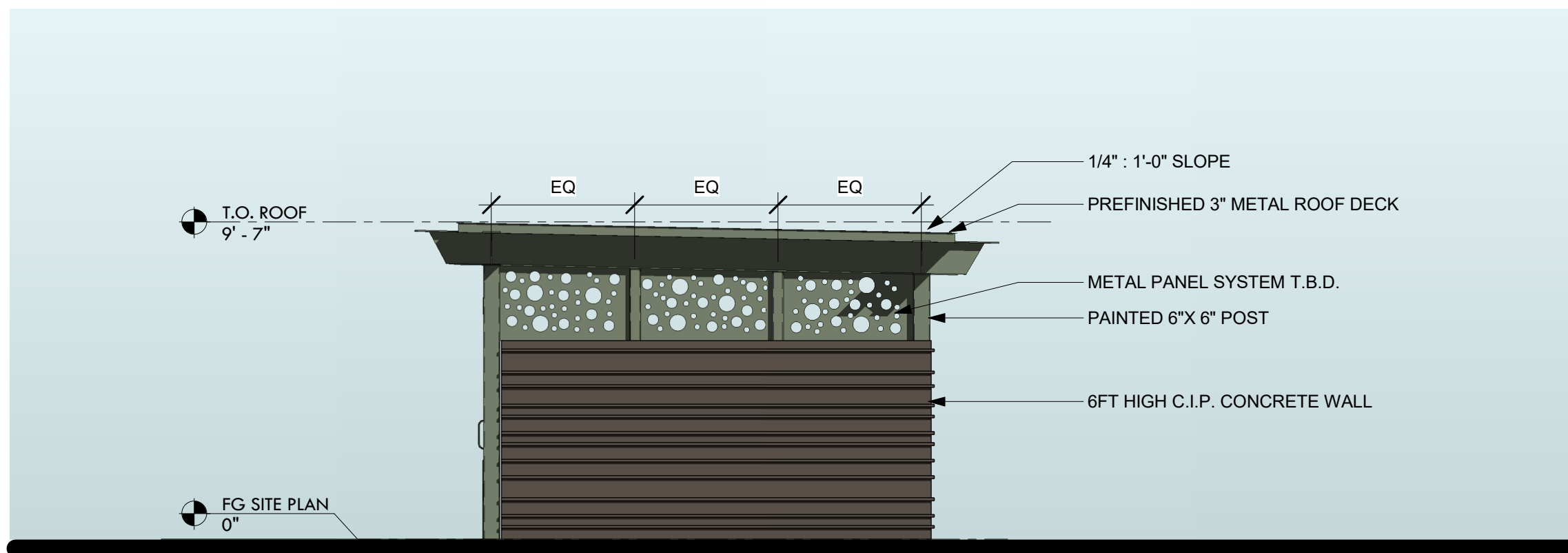
SCALE 1/4" = 1'-0"



CITY OF VICTORVILLE
14343 CIVIC DRIVE,
VICTORVILLE, CA 92392

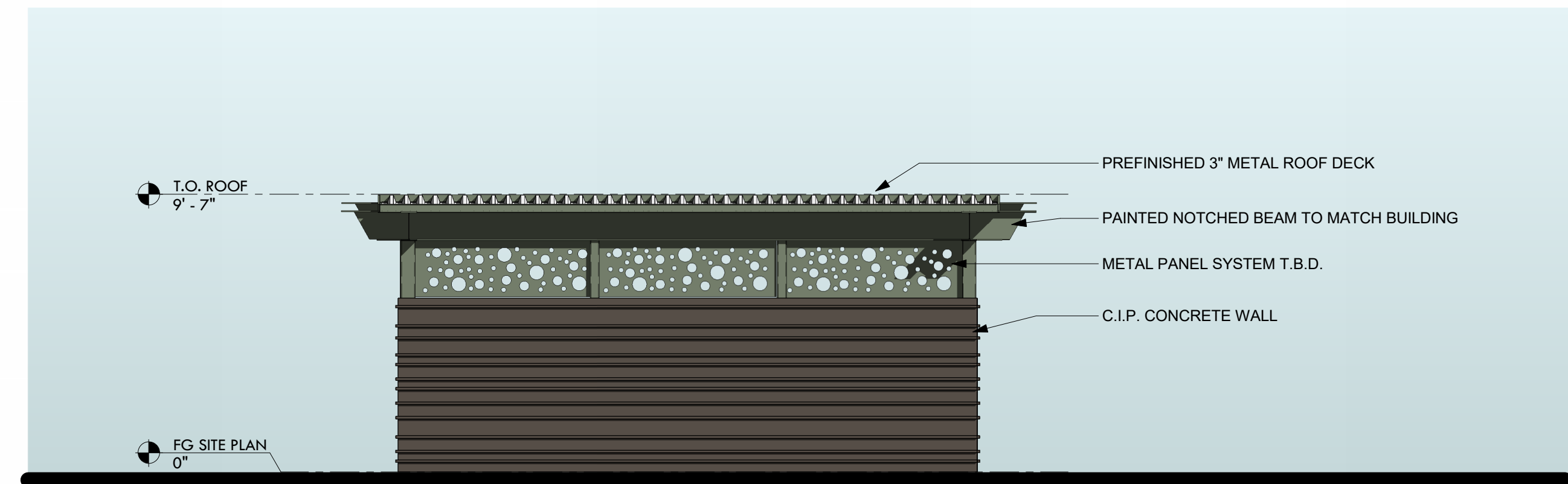


VICTORVILLE GREEN TREE
LIBRARY
14144 GREEN TREE BLVD.
VICTORVILLE, CA 92395



6 PROPOSED SOUTH ELEV.

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



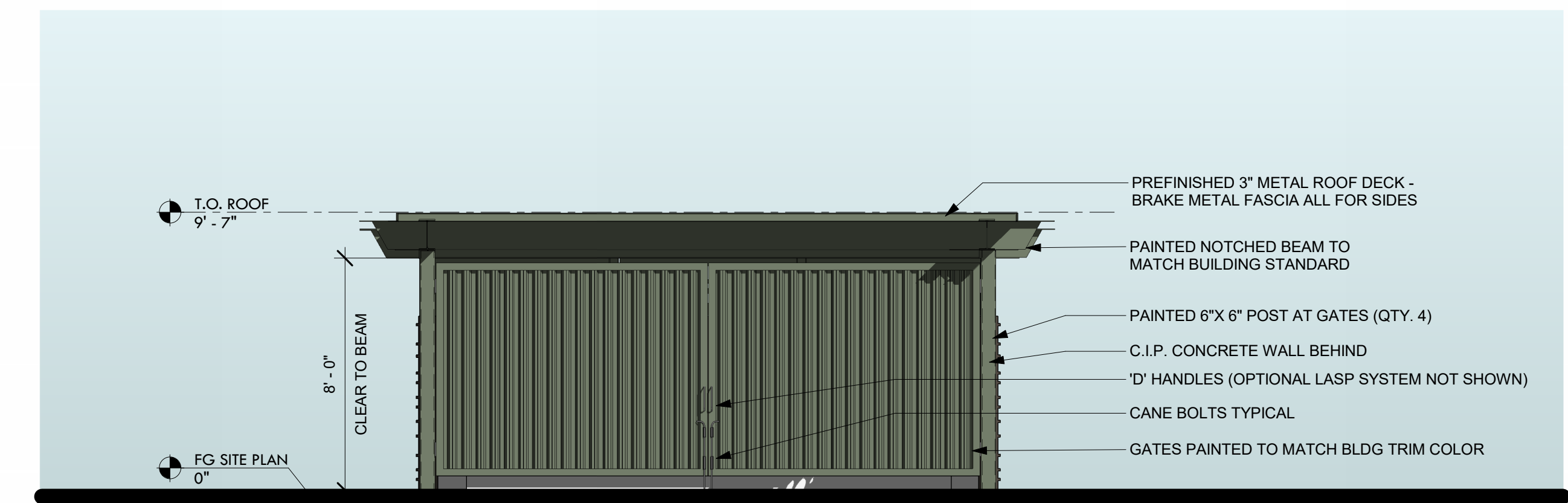
3 PROPOSED EAST ELEV.

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



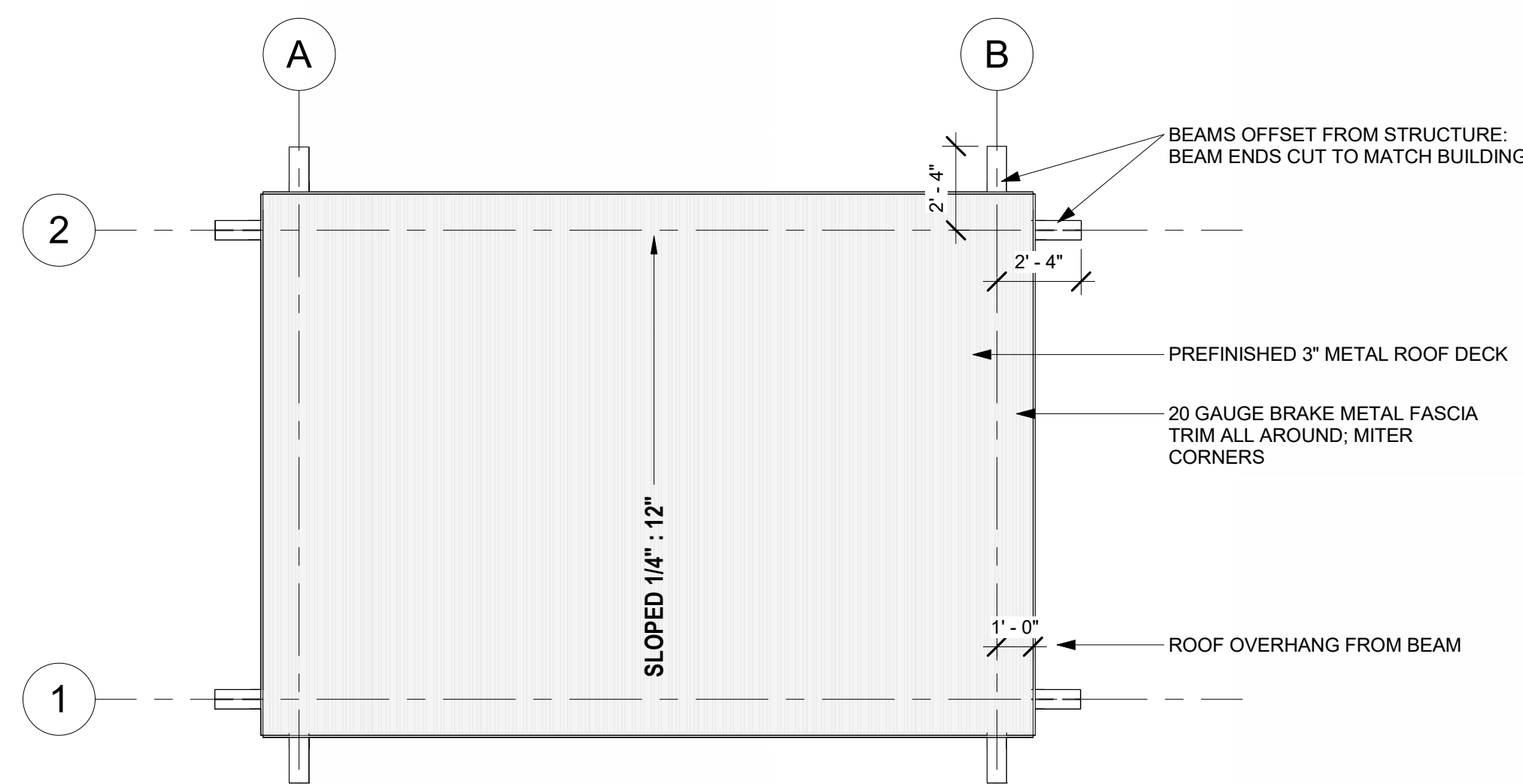
5 PROPOSED NORTH ELEV.

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



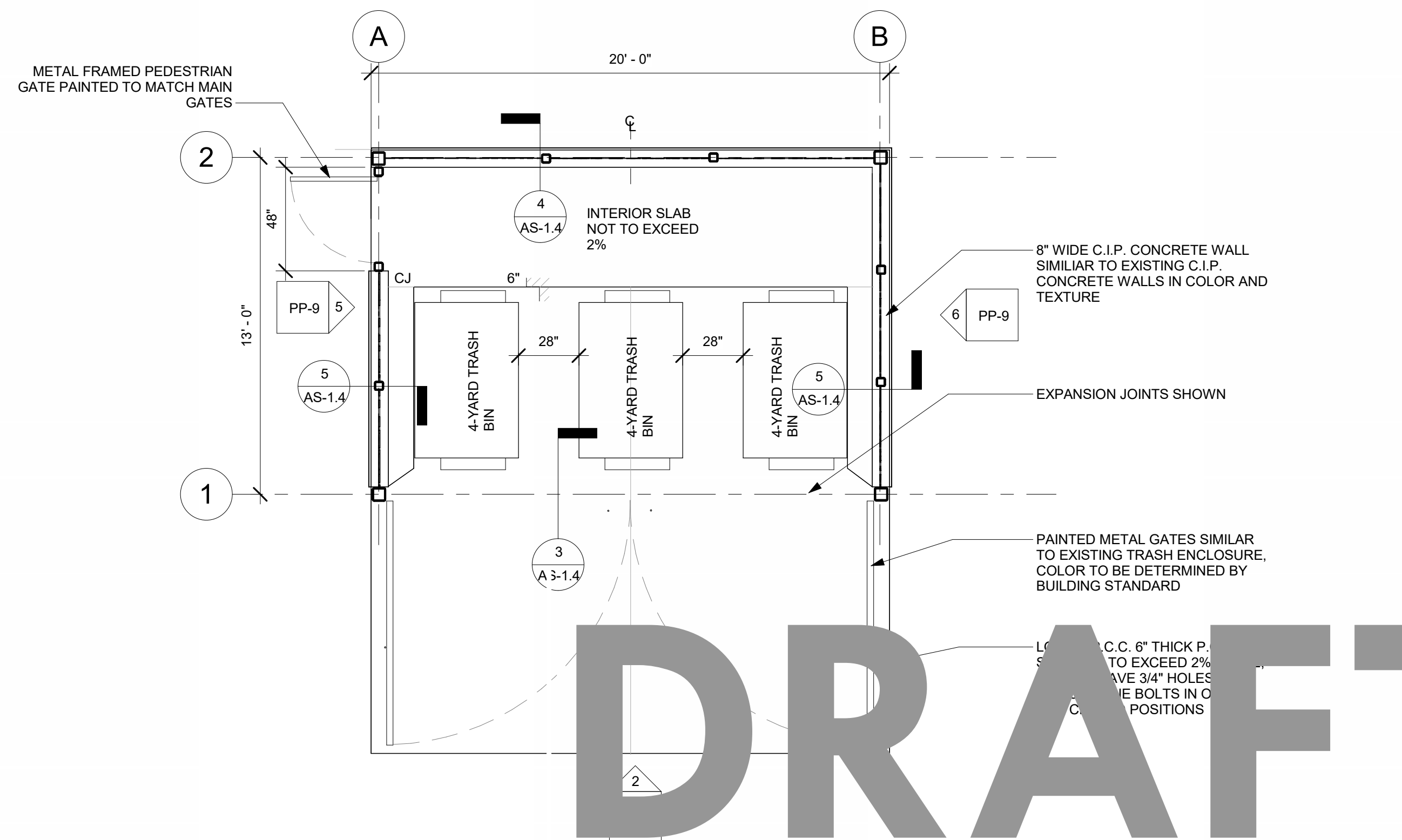
2 PROPOSED WEST ELEV.

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



4 ROOF PLAN

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

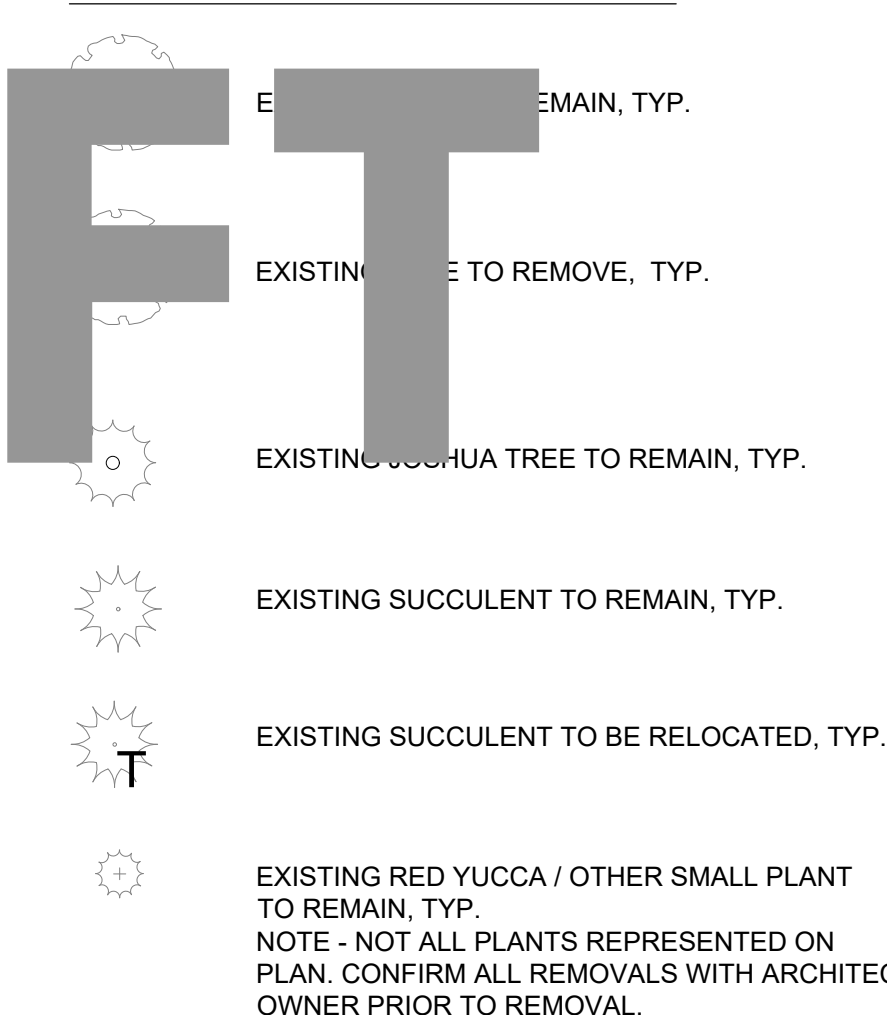


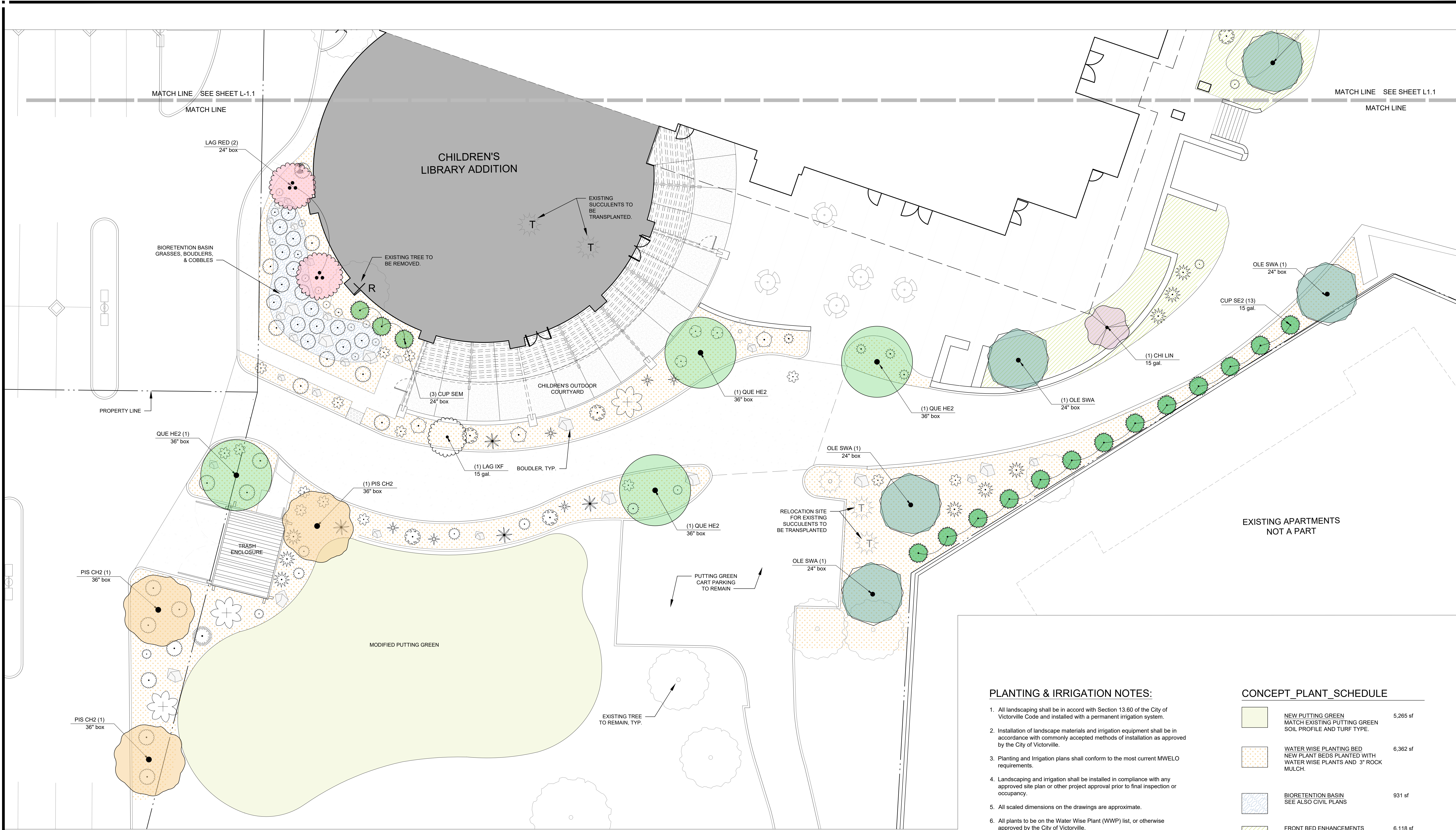
1 PROPOSED FLOOR PLAN

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

Landscape Architecture & Horticultural Consulting
87 Columbia St. Pasadena, CA 91105
510.368.0136
sally@sr-la.com

L1.1





1 CONCEPTUAL LANDSCAPE PLAN - SOUTH

SCHEMATIC TREE SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	TYPE	QTY
	CHI LIN	Chilopsis linearis Desert Willow	15 gal.	M	Deciduous	1
	CUP SE2	Cupressus sempervirens Italian Cypress	15 gal.	L	Evergreen	13
	CUP SEM	Cupressus sempervirens Italian Cypress	24" box	L	Evergreen	3
	LAG WHI	Lagerstroemia indica x fauriei 'Natchez' Natchez Crape Myrtle Multi-Trunk	24" box	M	Evergreen	3
	LAG IXF	Lagerstroemia indica x fauriei 'Tuscarora' Tuscarora Crape Myrtle	15 gal.	L	Deciduous	1
	LAG RED	Lagerstroemia indica x fauriei 'Tuscarora' Tuscarora Crape Myrtle Multi-Trunk	24" box	L	Deciduous	2
	OLE SWA	Olea europaea 'Swan Hill' Swan Hill Fruitless Olive	24" box	L	Evergreen	5
	PIS CH2	Pistacia chinensis Chinese Pistache	36" box	M	Deciduous	4
	QUE HE2	Quercus virginiana 'Heritage' Heritage Southern Live Oak	36" box	M	Evergreen	4

SCHEMATIC PLANT LEGEND

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	AGA PAR	Agave parryi Parry's Agave SOME EXISTING PLANTS CAN BE TRANSPLANTED	3 gal.	VL	26
	BOU BLO	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama	1 gal.	L	10
	CAE ME2	Caesalpinia mexicana Mexican Bird of Paradise	15 gal.	VL	5
	CAL CAL	Calliandra californica Red Baja Fairy Duster	5 gal.	VL	13
	DAS WHE	Dasyliroia wheeleri Grey Desert Spoon	3 gal.	VL	10
	ENC FAR	Encelia farinosa Brittlebush	1 gal.	L	3
	HES PAR	Hesperaloe parviflora Red Yucca	5 gal.	VL	29
	LAN HYB	Lantana x 'New Gold' New Gold Lantana	1 gal.	L	18

SCHEMATIC PLANT LEGEND

SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	WUCOLS	QTY
	MUH DUB	Muhlenbergia dubia Pine Muhly	1 gal.	L	1
	MUH LIN	Muhlenbergia lindheimeri Lindheimer's Muhly	3 gal.	L	15
	MUH RIG	Muhlenbergia rigida Deer Grass	1 gal.	L	15
	NOL TEX	Nolina texana Texas Sacahuista	3 gal.	VL	8
	PEN PEN	Penstemon eatonii Firecracker Penstemon	1 gal.	L	3
	SAL GRE	Salvia greggii Autumn Sage	5 gal.	M	3
	YR	Yucca rostrata Beaked Yucca	7 gal.	L	2

PLANTING & IRRIGATION NOTES:

- All landscaping shall be in accord with Section 13.80 of the City of Victorville Code and installed with a permanent irrigation system.
- Installation of landscape materials and irrigation equipment shall be in accordance with commonly accepted methods of installation as approved by the City of Victorville.
- Planting and Irrigation plans shall conform to the most current MWEL requirements.
- Landscaping and Irrigation shall be installed in compliance with any approved site plan or other project approval prior to final inspection or occupancy.
- All scaled dimensions on the drawings are approximate.
- All plants to be on the Water Wise Plant (WWP) list, or otherwise approved by the City of Victorville.
- Landscaping Maintenance. All landscaped areas and approved curbing shall be maintained in a neat, clean, orderly and healthful condition.
- Plants shall be of quality as prescribed in the Guideline Specifications for Nursery Tree Quality.

CONCEPT PLANT SCHEDULE

	NEW PUTTING GREEN MATCH EXISTING PUTTING GREEN SOIL PROFILE AND TURF TYPE.	5,265 sf
	WATER WISE PLANTING BED NEW PLANT BEDS PLANTED WITH WATER WISE PLANTS AND 3" ROCK MULCH.	6,362 sf
	BIORETENTION BASIN SEE ALSO CIVIL PLANS	931 sf
	FRONT BED ENHANCEMENTS SELECTIVE PLANTING ADDITIONS TO EXISTING PLANT BEDS	6,118 sf

CONCEPT PLANT SCHEDULE

	EXISTING TREE TO REMAIN, TYP.
	EXISTING TREE TO REMOVE, TYP.
	EXISTING JOSHUA TREE TO REMAIN, TYP.
	EXISTING SUCCULENT TO REMAIN, TYP.
	EXISTING SUCCULENT TO BE RELOCATED, TYP.
	EXISTING RED YUCCA / OTHER SMALL PLANT TO REMAIN, TYP. NOTE - NOT ALL PLANTS REPRESENTED ON PLAN. CONFIRM ALL REMOVALS WITH ARCHITECT/ OWNER PRIOR TO REMOVAL.



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CONSULTANT:

Spla

Landscape Architecture & Horticultural Consulting
87 Columbus St. Pasadena, CA 91105
310.368.0036
info@spla.com

APPLICANT:



CITY OF VICTORVILLE

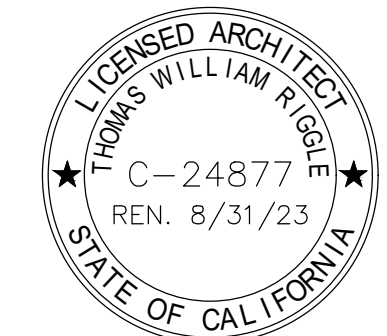
14343 CIVIC RD.
VICTORVILLE, CA 92392

PROJECT:



NEW PUBLIC LIBRARY AT
GREEN TREE CLUBHOUSE

14144 GREEN TREE BLVD
VICTORVILLE, CA 92395



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REV. REVISION
NO. DESCRIPTION DATE BY

PRINTED: 10/2/2023

DRAWN: SR

JOB #: 21-067

DATE: 09-29-23

CONCEPTUAL
LANDSCAPE PLAN

SHEET NO:

L1.2



Quercus virginiana 'Heritage'
Southern Live Oak



Pistacia chinense
Chinese Pistache



Olea europea 'Swan Hill'
Fruitless Olive



Lagerstroemia indica x fauriei
'Natchez' / Crape Myrtle



Lagerstroemia indica x fauriei
'Tuscarora' / Crape Myrtle



Cupressus sempervirens
Italian Cypress



Agave parryi / Artichoke Agave (N)



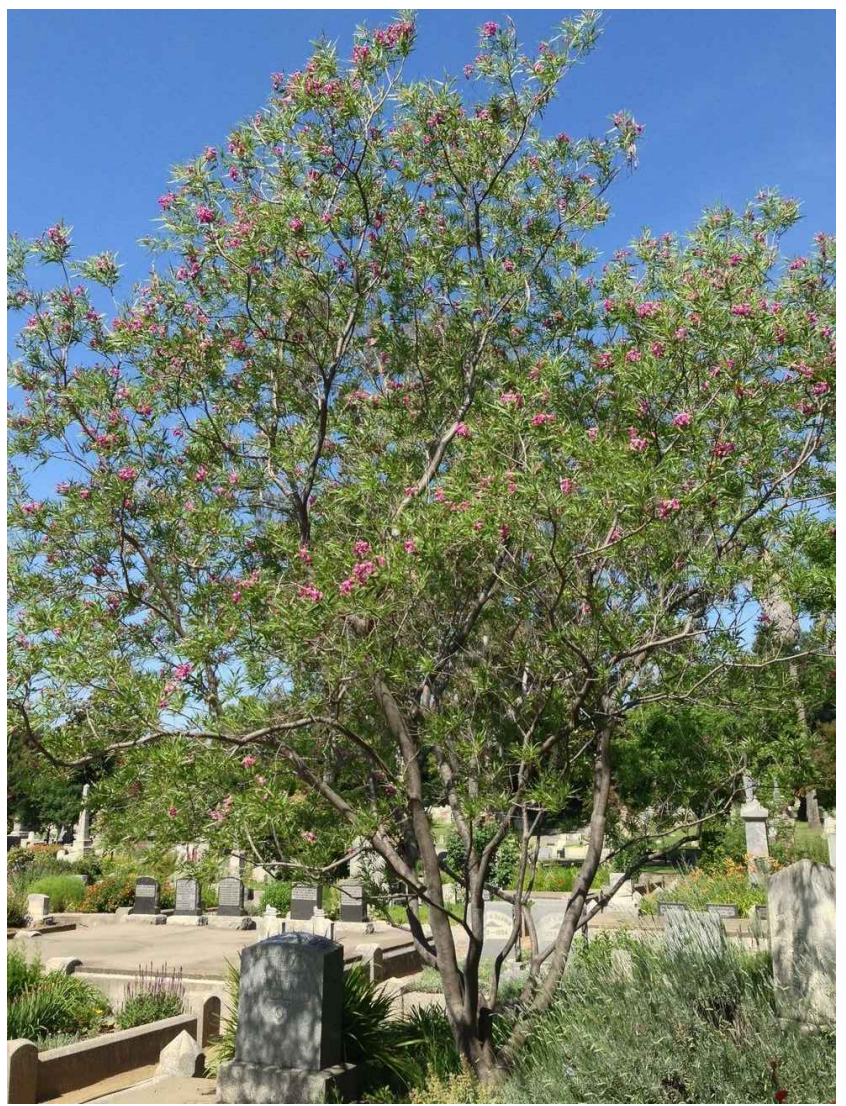
Dasylirion wheeleri / Desert Spoon



Muhlenbergia lindheimeri / Lindheimer's Muhly



Hesperaloe parvifolia / Red Yucca



Chilopsis linearis
Desert Willow



Caesalpinia mexicana / Mexican Bird of Paradise



Encelia farinosa / Bush Sunflower (N)



Calliandra californica / Baja Fairy Duster (N)



Salvia greggii / Autumn Sage



Yucca rostrata / Beaked yucca



Lantana 'New Gold' / Lantana



Muhlenbergia rigens / Deer grass (N)



Penstemon eatonii (N)



Nolina texana / Texas Sacahuista



Bouteloua / Blue Gramma Grass (N)

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APPLICANT:



CITY OF VICTORVILLE

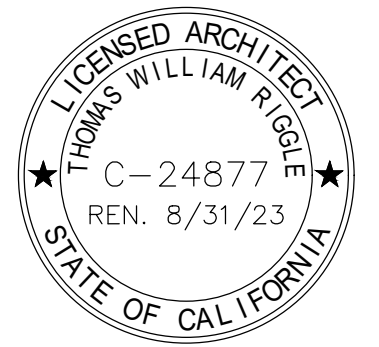
14343 CIVIC RD.
VICTORVILLE, CA 92392

PROJECT:



NEW PUBLIC LIBRARY AT
GREEN TREE CLUBHOUSE

14144 GREEN TREE BLVD
VICTORVILLE, CA 92395



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REV. REVISION
NO. DESCRIPTION DATE BY

PRINTED: 9/28/2023

DRAWN: SR

JOB #: 21-067

DATE: 09-29-23

PLANT IMAGE
BOARD

SHEET NO:

L1.3

☎ 951.742.7179

📍 2900 ADAMS STREET

 www.tdidesigngroup.com

CONSULTANT:

**MERRELL
JOHNSON**

MERRELL JOHNSON ENGINEERING, INC.
22221 U.S. HIGHWAY 18, APPLE VALLEY, CA 92307
760.240.8000 | MERRELLJOHNSON.COM



E. CARY PACKER R.C.E. 51752

APPLICANT:



CITY OF VICTORVILLE

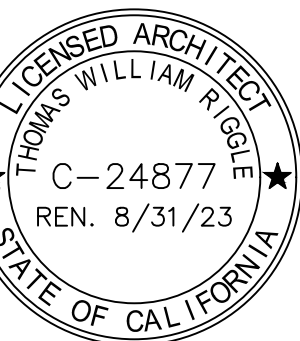
4343 CIVIC RD.
VICTORVILLE, CA 92392

PROJECT:



**NEW PUBLIC LIBRARY AT
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REV. NO.	REVISION DESCRIPTION	DATE	BY
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PRINTED: 9/21/2023

DRAWN: JMF

JOB #: 3843.001

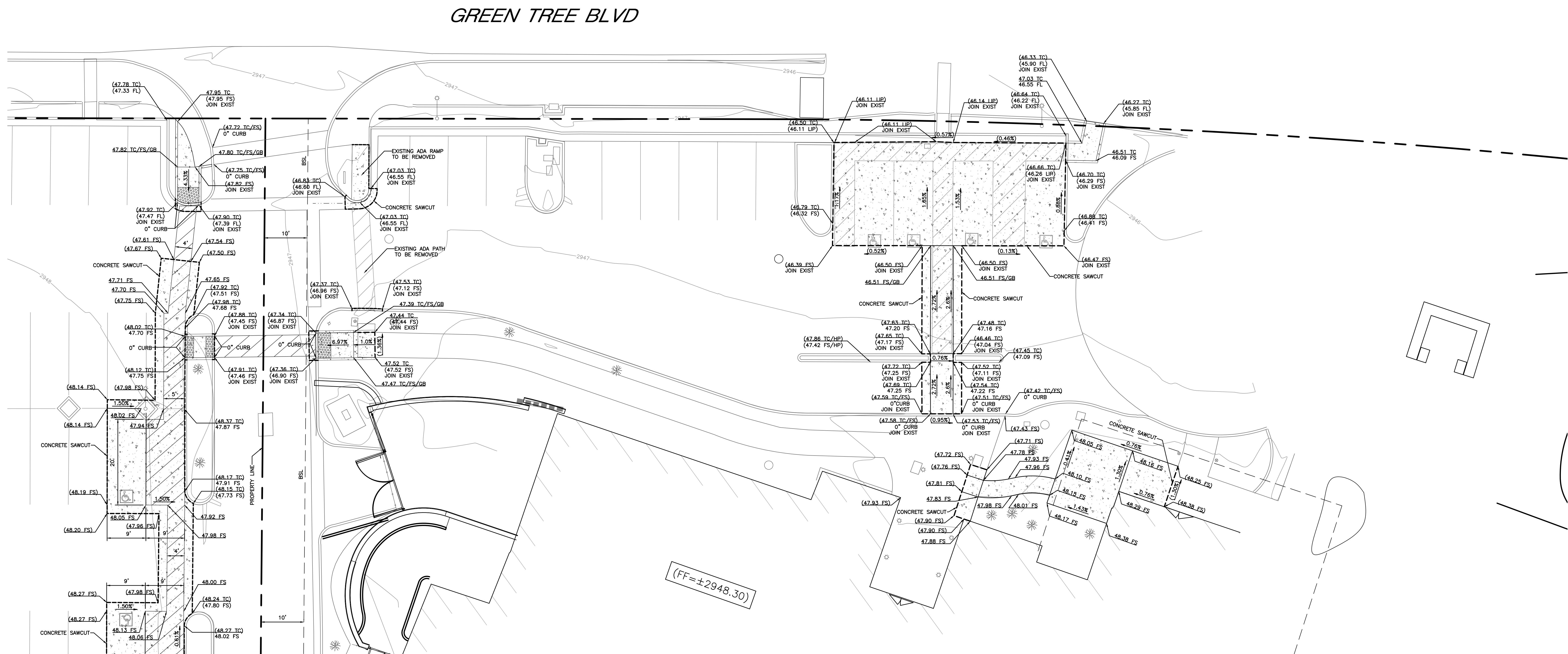
DATE: 09-20-2023

CONCEPTUAL

GRADING PLAN

SHEET NO:

C-1.1



MATCHLINE - SEE SHEET C-1.1

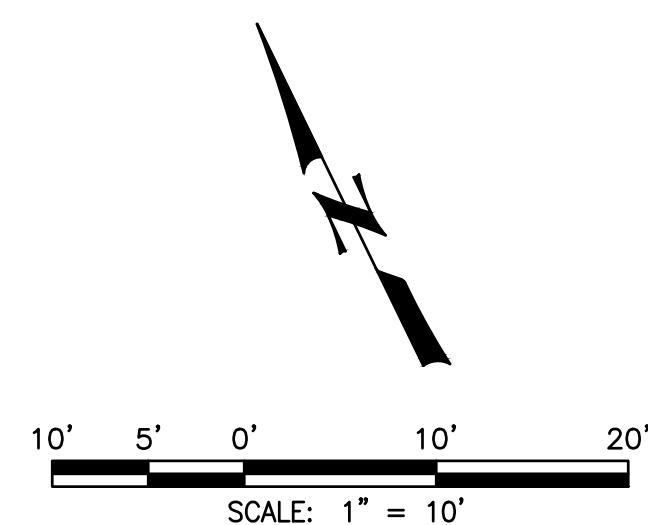
CONSTRUCTION NOTES:

CONCRETE SAWCUT ± 846 L.F.

REMOVE AND REPLACE CONCRETE ± 4,246 S.F.

REMOVE AND REPLACE CURB & GUTTER ± 220 L.F.

DRAFT





2900 ADAMS STREET
STUDIO 100

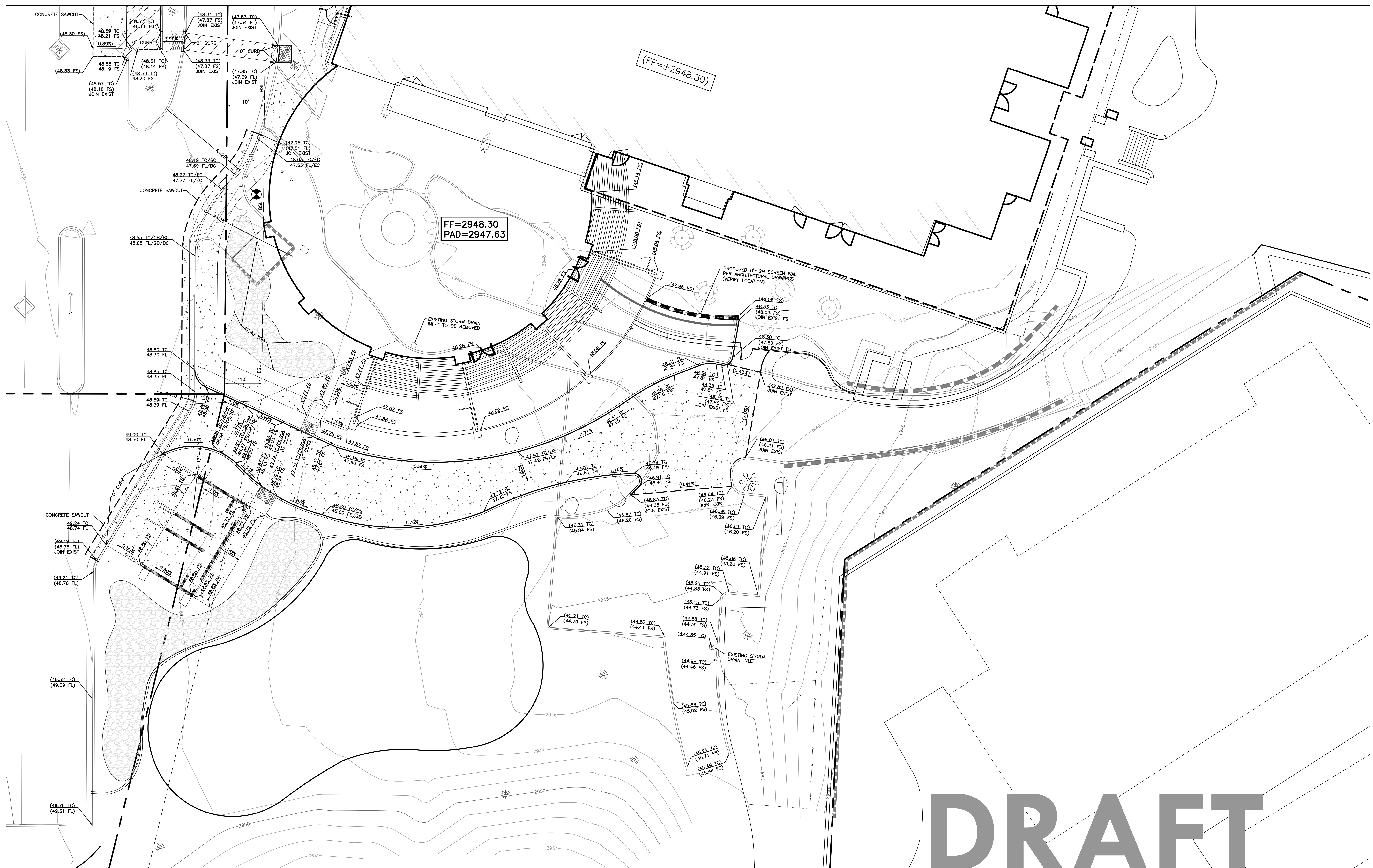
STUDIO A400
RIVERSIDE, CA 92504

IN THE U.S.A.

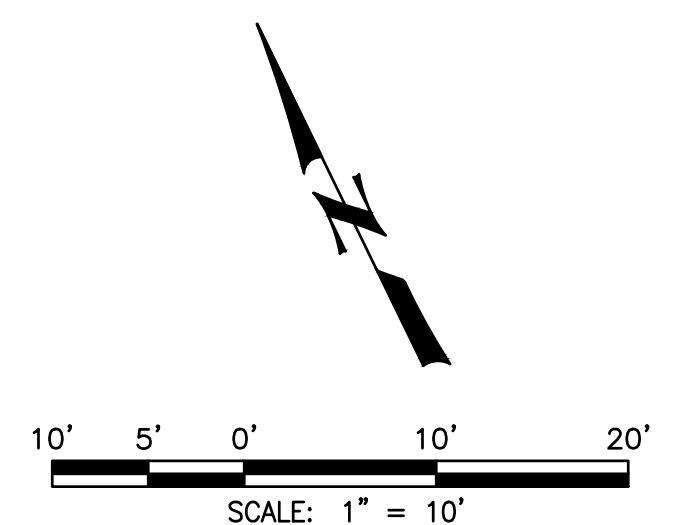
**MERRELL
JOHNSON**

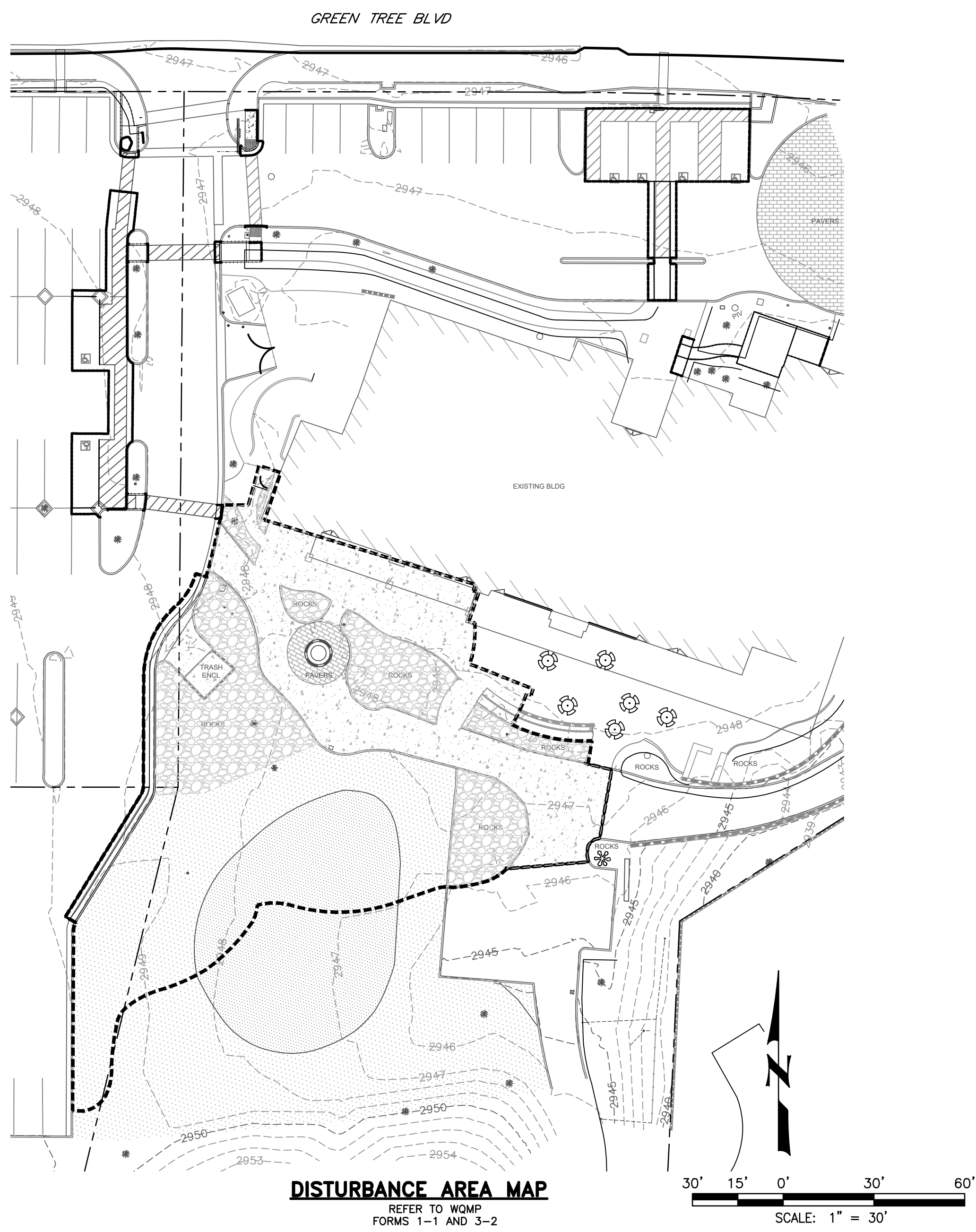
CONCEPTUAL
GRADING PLAN
HEET NO:

C-1.2



DRAFT





DISTURBANCE AREA MAP LEGEND

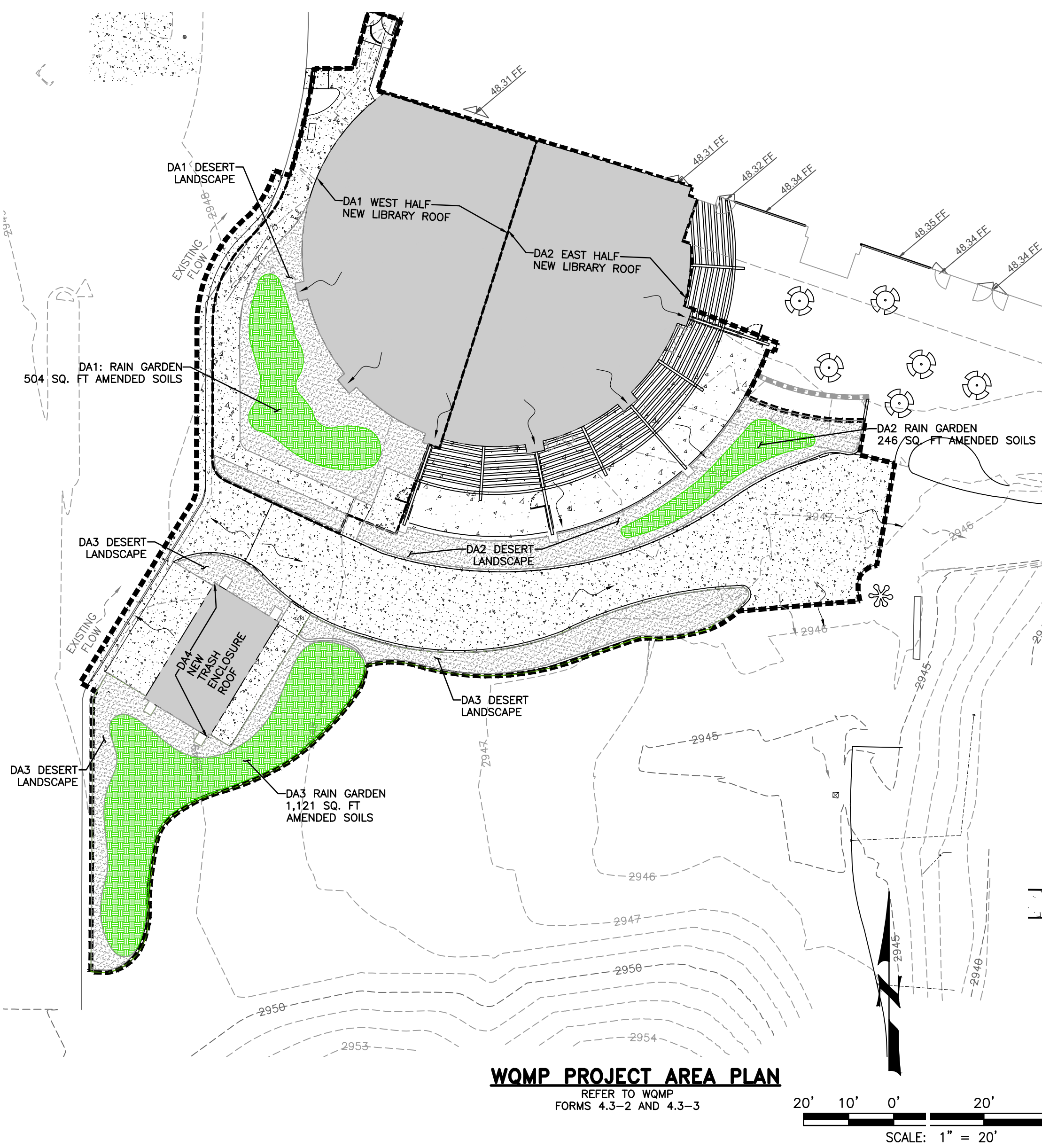
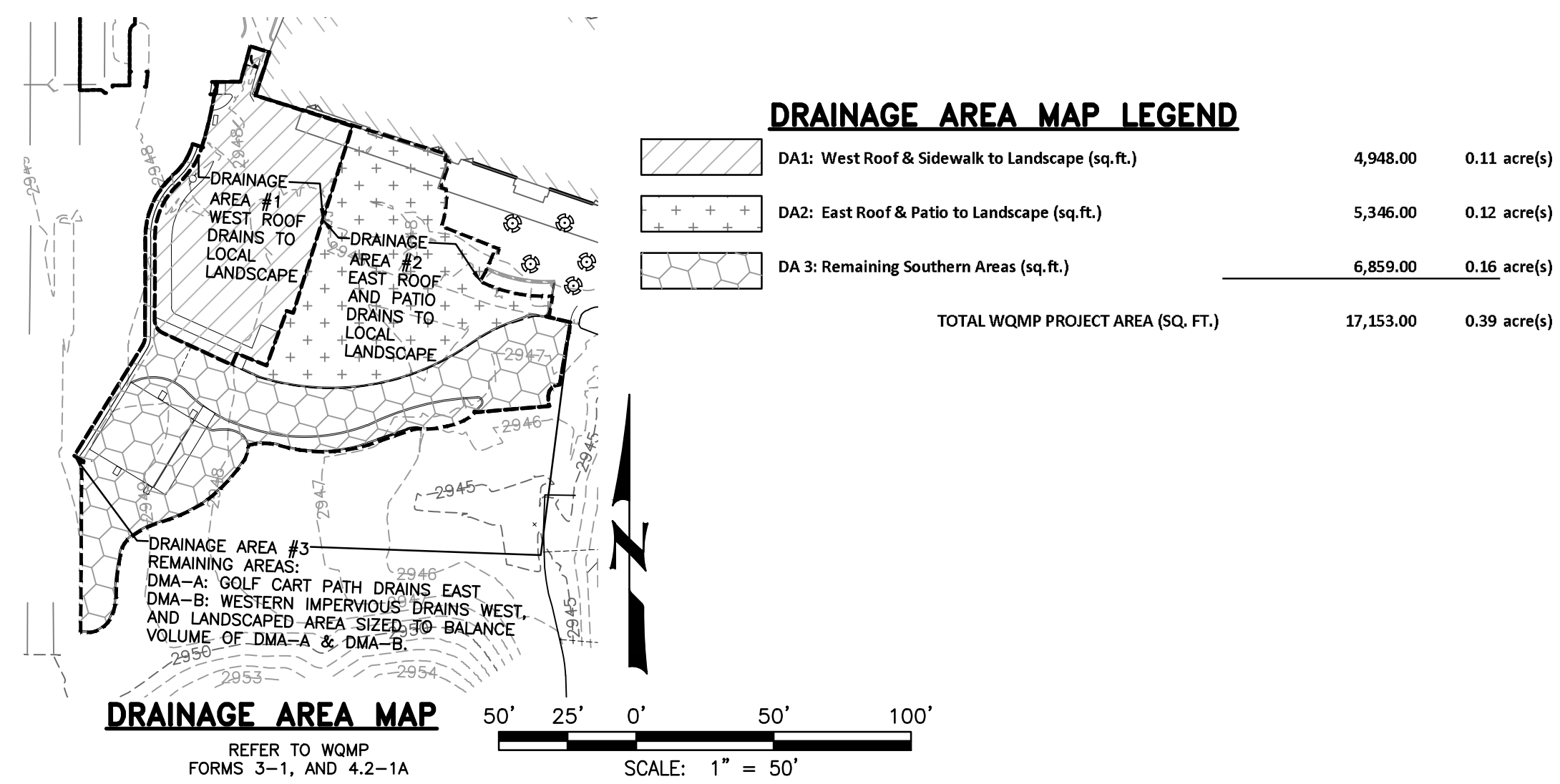
Green Tree Golf Course 49 acre(s)

ADA Improvements - Continue existing drainage (sq.ft.) 2,450.00 0.06 acre(s)

Library Addition Area (sq.ft.) 17,153.00 0.39 acre(s)

EXISTING CONDITIONS:

Ex. Landscaped Rock	4,034.00	0.09 acre(s)
Ex. Landscaped Grass	6,818.00	0.16 acre(s)
Ex. Paving/Sidewalk/Pavers/Golf Cart Path	6,301.00	0.14 acre(s)



WQMP PROJECT AREA PLAN LEGEND

NEW-PROPOSED CONDITIONS:

DA1: West half of New Library Roof	2,605.00	0.06 acre(s)
DA2: East half of New Library Roof	2,395.00	0.05 acre(s)
DA3: New Trash Enclosure Roof	500.00	0.01 acre(s)
	5,500.00	0.13 acre(s)

Proposed Surface: New Roof

DA1: West Sidewalk	921.00	0.02 acre(s)
DA2: East Patio	1,783.00	0.04 acre(s)
DA3: Trash Enclosure, sidewalk, Golf Cart DW	3,945.00	0.09 acre(s)
	6,649.00	0.15 acre(s)

Proposed Surface: New Concrete Sidewalk/Patio/Golf Cart Path

DA1: West Desert Landscape	918.00	0.02 acre(s)
DA2: East Desert Landscape	922.00	0.02 acre(s)
DA3: Southern Desert Landscape	1,293.00	0.03 acre(s)
	3,133.00	0.07 acre(s)

Proposed Surface: New Desert Landscape (Self-treating)

DA1: West Centered Depression Rain Garden	504.00	0.01 acre(s)
DA2: East Centered Swale Depression Rain Garden	246.00	0.01 acre(s)
DA3: South Centered Depression Rain Garden	1,121.00	0.03 acre(s)
	1,871.00	0.04 acre(s)

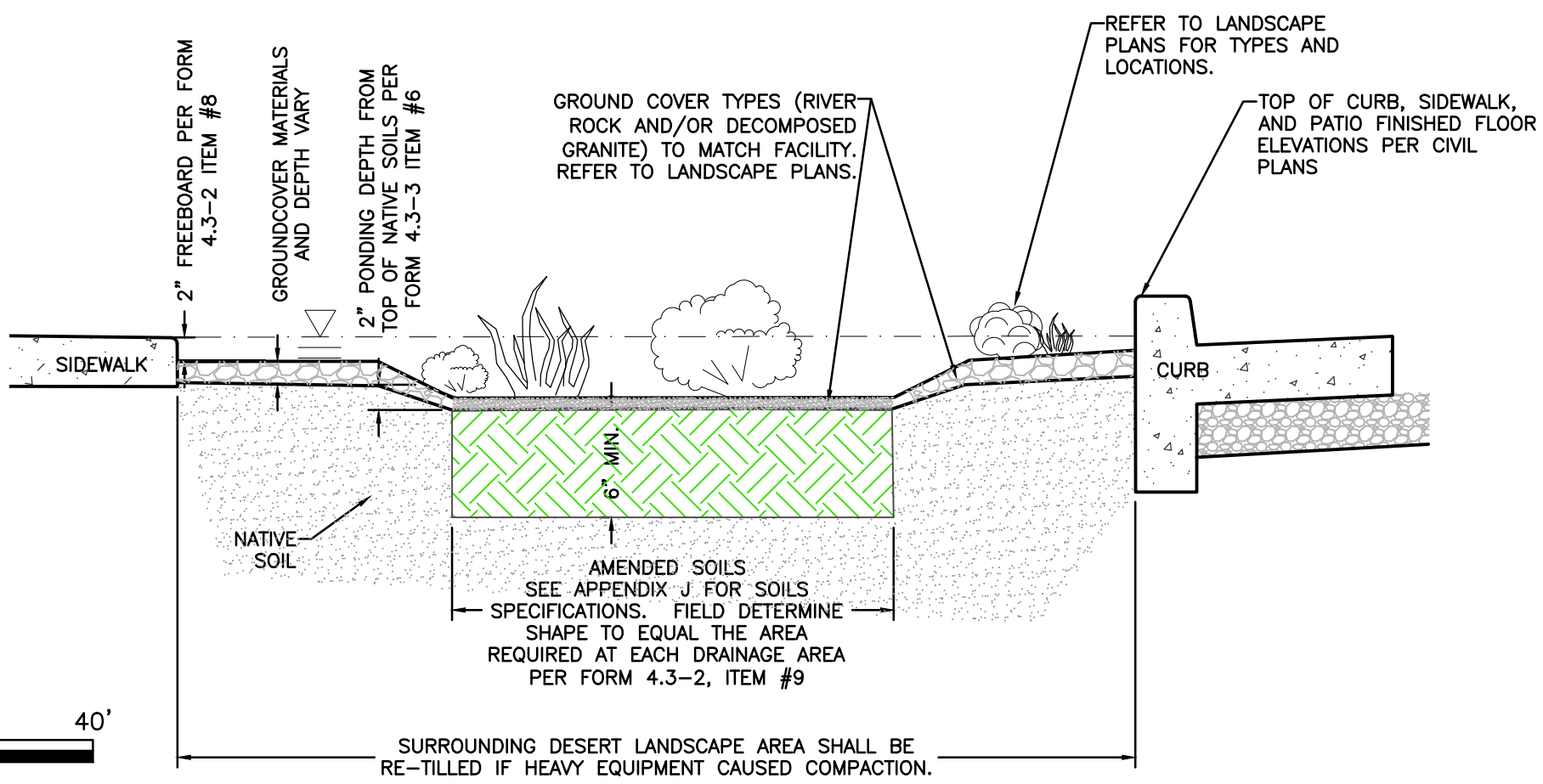
Proposed Surface: New Landscaped Depression Rain Garden

Post Impervious:

DA1: West Roof & Sidewalk to Landscape (sq.ft.)	3,526.00	0.08 acre(s)
DA2: East Roof & Patio to Landscape (sq.ft.)	4,178.00	0.10 acre(s)
DA 3: Remaining Southern Areas (sq.ft.)	4,445.00	0.10 acre(s)
TOTAL POST IMPERVIOUS AREA	12,149.00	0.28 acre(s)

Post Pervious

DA1: West Roof & Sidewalk to Landscape (sq.ft.)	1,422.00	0.03 acre(s)
DA2: East Roof & Patio to Landscape (sq.ft.)	1,168.00	0.03 acre(s)
DA 3: Remaining Southern Areas (sq.ft.)	2,414.00	0.06 acre(s)
TOTAL POST PERVIOUS AREA	5,004.00	0.11 acre(s)



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