

BELLA TERRA RESIDENTIAL

ENTITLEMENT APPLICATION
SUBMITTAL PLANS

NOVEMBER 15TH, 2021



PROJECT DESCRIPTION

The proposed Bella Terra Residential is a 7-story mixed-use infill project of 300 apartment units with 25,000 SF of retail and restaurant spaces are located at the ground floor. It will replace the existing 149,001 SF Burlington Coat Factory building and 33,331 SF in-line retail.

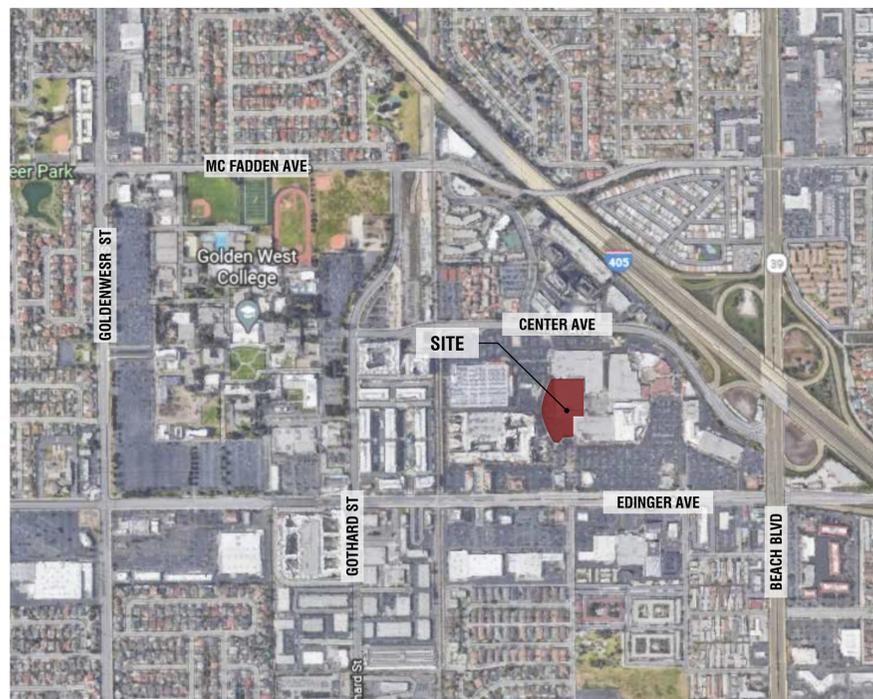
The project consists of a unit mix of Studios, 1 to 2 Bedrooms + Den units and 15,000 SF common area of Leasing and amenity spaces. Residential parking will be located at above grade garage levels due to the high-water table. Residential parking will be three (3) level podium garage with approximately 404 parking stalls. The new residential parking garage will have a direct ground floor connection to the existing retail parking structure located in Subarea A for shared retail/restaurant and residential guest parking use. One hundred fifty (150) residential guest parking spaces and 201 retail/restaurant parking spaces will be provided in the Subarea A parking structure, in accordance with an approved Shared Parking Study. The entry approach driveway from Edinger Avenue to the new building allows fluidity of Residential and Retail traffic, including a direct entry driveway into the new residential parking garage and connection to the existing retail parking structure. The ground floor design incorporates a porte-cochere passenger pick-up and drop-off within the new residential parking garage footprint.

Enhanced materials are used throughout the ground floor to highlight the key pedestrian pathways to activate the edges. It provides connection to the existing residential community. The new community social space will become the extension of the mall's renovated amphitheater and existing plaza at the Residences of Bella Terra.

The concept for the design was inspired by the ongoing renovation at the mall by shedding the Italian village look and reimagine how a residential building can further transform this portion of the Mall. The goal is to make this part into Surf's City's communal backyard focused on the city's laid-back lifestyle by blending in Mediterranean and Spanish architectural style motifs with the coastal vernacular.

The contrast in detail color, material, and tower elements throughout the main facades help break down the scale of the project. There are changes in plane through the inset windows, edge detailing, balconies, and other projections that add visual interest throughout the building elevation. Raised courtyards creates the desired open spaces for residents, apartment units will be living inwardly for privacy and views of curated courtyards.

VICINITY MAP



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PROJECT TEAM

DEVELOPER:



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LANDSCAPE ARCHITECT:



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SITE INFORMATION				
ASSESSOR PARCEL #				
ADDRESS	7777 Edinger Ave.			
NEW AREA B - GROSS AREA	318,655 SF	7.315 AC		
BURLINGTON IN-LINE RETAIL				
EXISTING FLOOR AREA	149,001	33,331	182,332 SF	
ASSOCIATED PARKING	1:200 SF	745	167	912

DEVELOPMENT PARAMETERS		PERMITTED/REQUIRED	PROPOSED
ZONING		SP-13	SP-13
SETBACKS	(FRONT/SIDE/REAR)	0'/11'/20'	0'
RESIDENTIAL FAR		1.75	1.11
COMMERCIAL FAR		0.20	0.13
PROJECT FAR		1.95	1.23
RESIDENTIAL FLOOR AREA		557,646 SF	352,461 SF
COMMERCIAL FLOOR AREA		63,731 SF	40,449 SF
PROJECT FLOOR AREA		621,377 SF	392,910 SF
*MAX. BLDG HEIGHT		75'	75'
MAX. # OF STORIES		6	7
NUMBER OF UNITS		300	300
DENSITY	(UNITS PER ACRE)	45 DU/AC	41 DU/AC

*Max. additional height for parapet walls, mechanical equipment, communication antennas, etc - 15 Feet: Maximum Architectural Feature Height - 120 Feet

UNIT SUMMARY				
UNIT TYPE	Average SF*	Total # Units	Unit Mix	Total Net Rent.
Studio:				
S1	581	28	9.3%	16,268
S2	637	9	3.0%	5,733
S3	629	5	1.7%	3,145
S4	699	5	1.7%	3,495
1 Bedroom:				
A1	752	46	15.3%	34,592
A2	738	4	1.3%	2,952
A3	725	96	32.0%	69,600
A4	695	5	1.7%	3,475
2 Bedrooms:				
B1	1,158	2	0.7%	2,316
B2	1,216	3	1.0%	3,648
B2.2	1,061	1	0.3%	1,061
B3	1,090	4	1.3%	4,360
B3.2	1,098	67	22.3%	73,566
B3.3	1,145	4	1.3%	4,580
B4	1,226	4	1.3%	4,904
B5	1,096	10	3.3%	10,960
2 Bedroom + Den:				
C1	1,949	1	0.3%	1,949
C2	1,388	6	2.0%	8,328
TOTAL	850	300	100%	254,932

UNIT COUNT PER PLATE	
Level 3	28
Level 4	65
Level 5	68
Level 6	71
Level 7	68
TOTAL	300

RESIDENTIAL FLOOR AREA SUMMARY**	
Residential Floor Area	339,909
Leasing Office	3,957
L3 Residential Amenities, includes dog spa	8,040
Sky Lounge	555
TOTAL	352,461

COMMERICAL FLOOR AREA SUMMARY**	
Retail - NEW	25,000
Retail - Existing pads	15,449
TOTAL	40,449
<i>PROJECT TOTAL</i>	<i>392,910</i>

REQUIRED OPEN SPACE

UNIT TYPE	COUNT	REQUIRED OPEN SPACE	TOTAL
STUDIO	47	150 SF	7,050 SF
ONE BEDROOM	151	150 SF	22,650 SF
TWO BEDROOM	95	150 SF	14,250 SF
TWO BEDROOM + DEN	7	150 SF	1,050 SF
Grand total	300		45,000 SF

REQUIRED LANDSCAPING, PER SP-13

REQUIRED 8% OF TOTAL SITE; 10% COMMON AREA.
TOTAL SITE = 145,817 SF
TOTAL REQUIRED LANDSCAPING = 11,665 SF

REQUIRED RESIDENTIAL PARKING (NO GUEST)

UNIT TYPE	COUNT	Parking Ratio - Resident	REQUIRED PARKING
STUDIO	47	1	47
ONE BEDROOM	151	1	151
TWO BEDROOM	95	2	190
TWO BEDROOM + DEN	7	2	14
Grand total	300		402

NOTE : 1. PARKING RATIO BASED ON CITY CODE REQUIREMENTS, 231.04 OFF-STREET PARKING AND LOADING SPACES
2. ADA STALLS, 2% REQUIRED OF TOTAL PARKING ASSUMING ASSIGNED PARKING - TOTAL REQUIRED 8 = TOTAL PROVIDED 8.

REQUIRED RESIDENTIAL GUEST PARKING

UNIT TYPE	COUNT	Parking Ratio - Guest	REQUIRED PARKING
STUDIO	47	0.5	23.5
ONE BEDROOM	151	0.5	75.5
TWO BEDROOM	95	0.5	47.5
TWO BEDROOM + DEN	7	0.5	3.5
Grand total	300		150

REQUIRED RETAIL PARKING

AREA NAME	Area	Parking Ratio - Retail	REQUIRED PARKING
RESTAURANT	15,226 SF	100	152.3
RETAIL	9,803 SF	200	49
Grand total			201.3

The project proposes parking for residential uses "onsite" based on City Code requirements (\$231.04, Off-Street Parking). The Project will satisfy the guest and commercial parking requirements by providing 150 guest parking spaces and 201 commercial parking spaces in the "offsite" (Subarea A) parking structure. The proposal to utilize a shared parking analysis for the commercial portion of the Project is consistent with the existing SPA/ZTA.

PROPOSED OPEN SPACE

OPEN SPACE	Area
COURTYARD A	12,930 SF
COURTYARD B	9,033 SF
COURTYARD C	6,230 SF
COURTYARD D	5,468 SF
DOG COURTYARD	2,192 SF
PRIVATE OPEN SPACE	18,552 SF
ROOF DECK	2,775 SF
Grand total	57,179 SF

PARKING COUNT BY LEVELS

LEVEL	COUNT
Level 1	89
Level 2	195
Level 3	120
TOTAL	404

PARKING DETAILED SUMMARY

PARKING TYPE	COUNT
01_Accessible (9-0 x 19-0)	1
01_Accessible (9-0 x 19-0) NO LOADING	3
02_Accessible_Van (9-0 x 19-0)	4
06_Standard Long (9-0 x 19-0)	396
TOTAL	404

NOTE : TWO PARKING STALLS WILL BE PROVIDED ON-SITE AS FUTURE RESIDENT PARKING.

BIKE PARKING DETAILED

PARKING TYPE	COUNT
02_Long Term (30 x 72)_Residential	76
TOTAL	76

NOTE : PER CODE REQUIRED BIKE PARKING = 1 PER EVERY 4 UNITS. REQUIRED 75 STALLS, PROVIDED 76 STALLS (38 MODULES OF DOUBLE STACKS) 231.20 BICYCLE PARKING

REQUIRED RESIDENTIAL STORAGE AREA PER SP-13

REQUIRED AVERAGE 50 CUBIC FEET PER DWELLING UNIT= 300, PROVIDED 300 AS OVERHEAD STORAGE AND STORAGE ROOMS.



1 SOUTH ENTRY WAY



2 EXISTING RETAIL ON SITE



3 EXISTING ADJACENT RETAIL



4 ADJACENT PARK & RESIDENTIAL BUILDING



5 EXISTING RETAIL ON SITE



6 ADJACENT COSTCO / GAS STATION



7 EXISTING RETAIL ON SITE



Key Map



8 ADJACENT PARKING STRUCTURE



9 ADJACENT RESIDENTIAL BUILDING



10 EXISTING RETAIL ON SITE



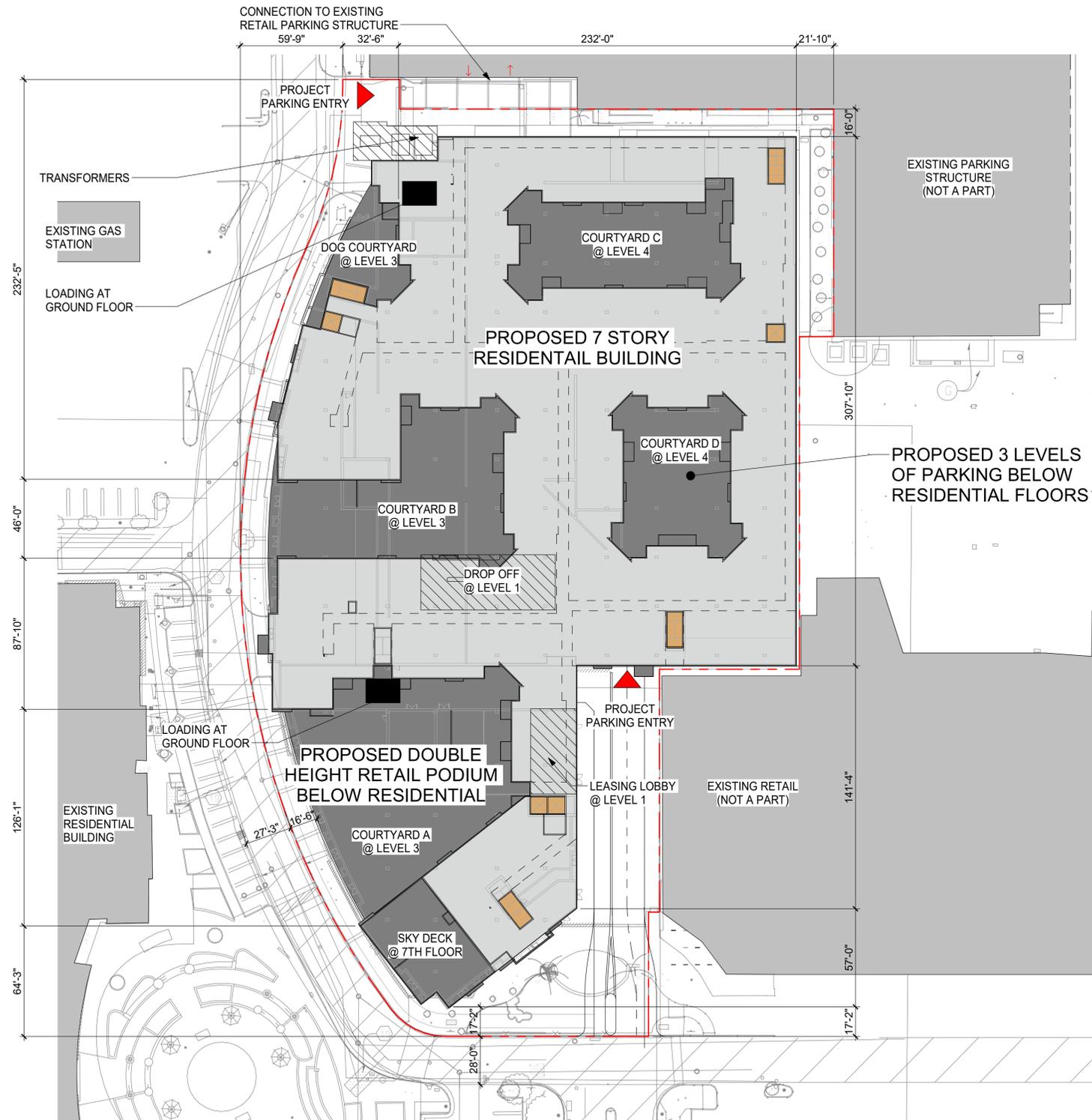
11 AMPHITHEATER & TOWER



12 LOADING ENTRY



13 LOADING AREA



1 SD PLOT PLAN
 1" = 40'-0"



TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-713660-CO DATED JANUARY 26, 2015 AT 7:30 A.M.

TITLE DIGEST - EXCEPTIONS TO COVERAGE

THIS SUMMARY OF ITEMS IN THE POLICY IS PREPARED FOR THE CONVENIENCE OF THOSE PERSONS USING THIS SURVEY. FOR FULL DETAILS OF TITLE ITEMS, REFER TO THE COMPLETE REPORT AND TO THOSE DOCUMENTS REFERRED TO THEREIN.

- ITEM NO. DESCRIPTION**
- 1-5 TAXES
 - 6 THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE HUNTINGTON CENTER COMMERCIAL REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 27, 1984 AS INSTRUMENT NO. 84-494822 OF OFFICIAL RECORDS.
 - 7 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT BETWEEN THE CITY OF HUNTINGTON BEACH AND MACDONALD GROUP LIMITED PARTNERSHIP FOR CITY OWNED PROPERTY ADJACENT TO THE HUNTINGTON CENTER" RECORDED SEPTEMBER 18, 1987 AS INSTRUMENT NO. 87-528707 OF OFFICIAL RECORDS.
 - 8 RESTRICTIVE COVENANTS CONTAINED IN THE DEED FROM SEARS, ROEBUCK AND CO., A NEW YORK CORPORATION, AS GRANTEE, TO SLE HUNTINGTON, LLC A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED SEPTEMBER 20, 2006 AS INSTRUMENT NO. 200600072616 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
 - 9 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC VEHICULAR & PEDESTRIAN ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 200600072616 OF OFFICIAL RECORDS. (AFFECTS LOT 2)
 - 10 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC VEHICULAR & PEDESTRIAN ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 200600072616 OF OFFICIAL RECORDS. (AFFECTS LOT 2)
 - 11 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "PUBLIC VEHICULAR & PEDESTRIAN ACCESS EASEMENT AGREEMENT" RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 200600072616 OF OFFICIAL RECORDS. (AFFECTS LOT 2)
 - 12 COVENANT AND AGREEMENT REGARDING MAINTENANCE OF OPEN SPACE (PARCEL 3) EXECUTED BY BITUM PHASE II ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY RECORDED OCTOBER 21, 2011 AS INSTRUMENT NO. 201100025796 OF OFFICIAL RECORDS.
 - 13 EASEMENTS, COVENANTS AND CONDITIONS CONTAINED IN THE DEED FROM BITUM PHASE II ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, TO BELLA TERRA VILLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GRANTEE, RECORDED OCTOBER 21, 2011 AS INSTRUMENT NO. 201100025796 OF OFFICIAL RECORDS. REFERENCE BEING MADE TO THE DOCUMENT FOR FULL PARTICULARS.
 - 14 COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS, TERMS AND PROVISIONS IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED OCTOBER 21, 2011 AS INSTRUMENT NO. 201100025796 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LEVY OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT VULNERING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO EXTEND SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 45, SECTION 3606(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONTROLLED AS RESTRICTIONS BASED ON FAMILY STATUS. AN EASEMENT AS CONTAINED IN THE ABOVE DOCUMENT FOR RECREATIONAL AND INCIDENTAL PURPOSES.
 - 15 AN EASEMENT FOR POLICE, FIRE DEPARTMENT AND EMERGENCY VEHICLE ACCESS AND THE ACCESS RIGHTS FOR THE PURPOSE OF MONITORING AND INSPECTING GROSS POLLUTANT REMOVAL DEVICES AND TREATMENT TRAIN IMPROVEMENTS FOR CONFORMANCE WITH THE COUNTY OF ORANGE DRAINAGE AREA MASTER PLAN IN, OVER, ACROSS, UPON AND THROUGH THE PRIVATE STREETS, PRIVATE DRIVE ALLEYS AND ACCESS WAYS AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 2012 AS INSTRUMENT NO. 2012-202881 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AS DESCRIBED THEREIN (AFFECTS LOT 1)
 - 16 AN EASEMENT FOR POLICE, FIRE DEPARTMENT AND EMERGENCY VEHICLE ACCESS AND THE ACCESS RIGHTS FOR THE PURPOSE OF MONITORING AND INSPECTING GROSS POLLUTANT REMOVAL DEVICES AND TREATMENT TRAIN IMPROVEMENTS FOR CONFORMANCE WITH THE COUNTY OF ORANGE DRAINAGE AREA MASTER PLAN IN, OVER, ACROSS, UPON AND THROUGH THE PRIVATE STREETS, PRIVATE DRIVE ALLEYS AND ACCESS WAYS AND INCIDENTAL PURPOSES, RECORDED APRIL 10, 2012 AS INSTRUMENT NO. 2012-202881 OF OFFICIAL RECORDS. IN FAVOR OF: CITY OF HUNTINGTON BEACH, A MUNICIPAL CORPORATION AS DESCRIBED THEREIN (AFFECTS LOT 1)
 - 17 AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF TRACT NO. 17261 RECORDED DECEMBER 24, 2012 AND ON FILE IN BOOK 94, PAGES 24-27, OF TRACT MAPS FOR BLANKET EASEMENT OVER THE PRIVATE ALLEYS AND ACCESS WAYS FOR MAINTENANCE AND SERVICING OF THE PUBLIC WATER SYSTEM AND INCIDENTAL PURPOSES.
 - 18 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT, MANAGEMENT, EXPENSE AND CONDITIONS, COVENANTS AND RESTRICTIONS AGREEMENT" RECORDED JANUARY 24, 2013 AS INSTRUMENT NO. 2013-000661 OF OFFICIAL RECORDS.
 - 19 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "SPECIAL UTILITY EASEMENT AND MAINTENANCE AGREEMENT" RECORDED JUNE 20, 2013 AS INSTRUMENT NO. 13-37370 OF OFFICIAL RECORDS.
 - 20 AN EASEMENT FOR TRANSPORTATION OF NATURAL GAS AND COMMUNICATIONS AND INCIDENTAL PURPOSES, RECORDED JULY 31, 2013 AS INSTRUMENT NO. 13-45691 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA GAS COMPANY, A CALIFORNIA CORPORATION, ITS SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN (AFFECTS LOT 1)
 - 21 AN EASEMENT FOR UNDERGROUND ELECTRICAL, SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES, RECORDED OCTOBER 09, 2013 AS INSTRUMENT NO. 13-460272 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION, ITS SUCCESSORS AND ASSIGNS AS DESCRIBED THEREIN (AFFECTS LOT 1)
 - 22 TERMS, CONDITIONS AND PROVISIONS AS DISCLOSED BY THE NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY EXECUTED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH AND BELLA TERRA VILLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED DECEMBER 03, 2013, RECORDED DECEMBER 04, 2013 AS INSTRUMENT NUMBER 201300063025 IN THE OFFICE OF THE COUNTY RECORDER. NO INSURANCE WILL BE GIVEN TO EITHER THE CONTINGENTED TRANSACTION OR TO ANY RESALE OR REFUNDING IN THE FUTURE UNLESS SATISFACTORY EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF SAID COVENANT OR AGREEMENT, IN THE FORM OF WRITTEN AND SPECIFIC CERTIFICATION OF COMPLIANCE, HAS BEEN FURNISHED TO THE COMPANY.
 - 23 THE EFFECT OF A DOCUMENT ENTITLED "RELEASE OF CONSTRUCTION COVENANTS (APR14-2015-01 AND 142-075-02)", RECORDED JUNE 03, 2014 AS INSTRUMENT NO. 20140002008 OF OFFICIAL RECORDS.
 - 24 THE TERMS, PROVISIONS AND EASEMENTS AS DISCLOSED BY THE NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY EXECUTED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH AND BELLA TERRA VILLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED DECEMBER 03, 2013, RECORDED DECEMBER 04, 2013 AS INSTRUMENT NUMBER 201300063025 IN THE OFFICE OF THE COUNTY RECORDER. NO INSURANCE WILL BE GIVEN TO EITHER THE CONTINGENTED TRANSACTION OR TO ANY RESALE OR REFUNDING IN THE FUTURE UNLESS SATISFACTORY EVIDENCE OF COMPLIANCE WITH THE PROVISIONS OF SAID COVENANT OR AGREEMENT, IN THE FORM OF WRITTEN AND SPECIFIC CERTIFICATION OF COMPLIANCE, HAS BEEN FURNISHED TO THE COMPANY.
 - 25 THE TERMS, PROVISIONS AND EASEMENTS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND MAINTENANCE AGREEMENT" RECORDED JANUARY 16, 2014 AS INSTRUMENT NO. 201400020103 OF OFFICIAL RECORDS.
 - 26 ANY STATUTORY LIEN FOR LABOR OR MATERIALS ARISING BY REASON OF A WORK OF IMPROVEMENT, DISCLOSED BY THE NOTICE OF AFFORDABILITY RESTRICTIONS ON TRANSFER OF PROPERTY EXECUTED BY THE SUCCESSOR AGENCY TO THE REDEVELOPMENT AGENCY OF THE CITY OF HUNTINGTON BEACH AND BELLA TERRA VILLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY DATED DECEMBER 03, 2013, RECORDED DECEMBER 04, 2013 AS INSTRUMENT NUMBER 201300063025 IN THE OFFICE OF THE COUNTY RECORDER, WHICH REFLECTS A COMPLETION DATE OF MARCH 10, 2013.
 - 27 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-713660-CO DATED JANUARY 26, 2015 AT 7:30 A.M.

LEGAL DESCRIPTION:

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A: LOTS 1 AND 2, TRACT NO. 17261, FILED DECEMBER 24, 2012 IN BOOK 914 OF MAPS, PAGES 24 THROUGH 27, ORANGE COUNTY RECORDS.

EXCEPT THAT PORTION THEREOF LYING BELOW A DEPTH OF 500.00 FEET MEASURED FROM THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED FROM HUNTINGTON CENTER, A PARTNERSHIP COMPOSED OF HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION AND CORAL REALTY CORP., A NEVADA CORPORATION, QUALIFIED TO DO BUSINESS IN THE STATE OF CALIFORNIA, RECORDED AUGUST 14, 1965 IN BOOK 7671, PAGE 534 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM OIL, GAS AND WATER RIGHTS CONVEYED TO BROADWAY-HALE STORES INC. BY DEED RECORDED ON AUGUST 07, 1964 IN BOOK 7168, PAGE 430 OF OFFICIAL RECORDS.

EXCEPTING THEREFROM OIL, GAS AND WATER RIGHTS CONVEYED TO HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION BY DEED RECORDED ON APRIL 04, 1986 IN INSTRUMENT NO. 86-136183 AND RE-RECORDED AUGUST 13, 1986 AS INSTRUMENT NO. 86-36236, BOTH OF OFFICIAL RECORDS.

PARCEL B: NONEXCLUSIVE EASEMENTS FOR PARKING, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, ACCESS, STORM WATER DRAINAGE, ENFORCEMENT AND UTILITIES AS GRANTED IN THAT CERTAIN AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT BY AND BETWEEN BELLA TERRA ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BITUM PHASE II ASSOCIATES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BELLA TERRA VILLAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND COSTCO WHOLESALE CORPORATION, A WASHINGTON CORPORATION, RECORDED OCTOBER 21, 2011 AS INSTRUMENT NO. 201100025796, OFFICIAL RECORDS.

PARCEL C: VARIOUS RIGHTS AND EASEMENTS GRANTED IN THAT CERTAIN EASEMENT AND MAINTENANCE AGREEMENT BETWEEN THE CITY OF HUNTINGTON BEACH AND MACDONALD GROUP LIMITED PARTNERSHIP FOR CITY OWNED PROPERTY ADJACENT TO THE HUNTINGTON CENTER RECORDED SEPTEMBER 18, 1987 AS INSTRUMENT NO. 87-528707, OFFICIAL RECORDS.

PARCEL D: RIGHTS AND EASEMENTS AS CONTAINED IN THAT CERTAIN "RECIPROCAL EASEMENT, MANAGEMENT, EXPENSE AND CONDITIONS, COVENANTS AND RESTRICTIONS AGREEMENT" RECORDED JANUARY 24, 2013 AS INSTRUMENT NO. 2013-000661 OF OFFICIAL RECORDS.

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-51747-SC DATED JANUARY 30, 2014, AMENDED, AND FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. NCS-71354-SC DATED MARCH 3, 2015 USED IN THE ALTA SURVEY BY HUNSMAGER ASSOCIATES, DATED MARCH 30, 2015.

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: PARCEL 4 AS SHOWN ON CITY OF HUNTINGTON BEACH LOT LINE ADJUSTMENT NO. 10-006 EVIDENCED BY DOCUMENT RECORDED OCTOBER 21, 2011 AS INSTRUMENT NO. 201100025796 OF OFFICIAL RECORDS, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA.

EXCEPT THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED TO HUNTINGTON BEACH COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, RECORDED AUGUST 7, 1964 IN BOOK 7168, PAGE 430 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM A PORTION OF SAID LAND AN UNDIVIDED 55% INTEREST IN ALL THE LAND LYING MORE THAN 500 FEET BELOW THE SURFACE, BUT NONE OF THE LAND LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF THE LANDS WITH NO RIGHT OF SURFACE ACCESS OR USE OF THE LANDS LYING MORE THAN 500 FEET BELOW THE SURFACE, HEREINAFTER REFERRED TO AS "SAID LAND" FOR THE PURPOSES OF EXPLORING AND PROSPECTING FOR (BY GEOLOGICAL, GEOPHYSICAL AND ALL OTHER MEANS WHETHER NOW KNOWN OR NOT), DRILLING FOR, PRODUCING, SAVING, TAKING AND OWNING OIL, GAS, ASPHALTUM AND OTHER MINERALS, WHETHER SIMILAR OR DISSIMILAR TO THOSE HEREIN SPECIFIED AND INCLUDING FISSILE MATERIALS COLLECTIVELY HEREINAFTER REFERRED TO AS "SAID SUBSTANCES" IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND EASEMENTS USUALLY OR CONVENTION FOR OPERATIONS IN SAID LAND, ADJACENT OR CONTIGUOUS LANDS, AND IN OTHER LANDS IN THE SAME VICINITY, INCLUDING, BUT NOT LIMITED TO:

- (1) SUBSURFACE RIGHTS OF WAY FOR DRILLING, REPAIRING, CELEBRATING, MAINTAINING, OPERATION, ABANDONING, REWORKING AND REMOVING WELLS TO, IN, INTO AND THROUGH SAID LAND.
- (2) THE RIGHT TO CONDUCT OPERATIONS BY MEANS NOW KNOWN OR UNKNOWN WHICH ARE REASONABLY DESIGNATED TO BENEFIT OR FACILITATE THE DRILLING FOR, OR PRODUCTION OF SAID SUBSTANCE FROM SAID LAND.
- (3) THE UNRESTRICTED AND EXCLUSIVE RIGHT, POWER AND AUTHORITY TO PRODUCE SAID SUBSTANCES BENEATH OR RECOVERABLE FROM SAID LAND, AND TO EXERCISE ALL OTHER RIGHTS AND PRIVILEGES HEREIN SET FORTH BY MEANS OF ANY WELL OR MINES, WHICH ARE SLANT DRILLED FROM SURFACE DRILL SITES LOCATED ON SUCH OTHER LANDS AND THE PRODUCING INTERVALS OF WHICH ARE BOTTOMED IN SAID LAND, AND
- (4) THE RIGHT TO DRILL A WELL OR WELLS OR USE ANY EXISTING WELLS, TO, IN, INTO OR THROUGH SAID PORTION OF SAID LAND, FOR THE PURPOSE OF INJECTING INTO SAID PORTION OF SAID LAND, INTO OTHER LANDS, OIL, GAS, AIR, WATER OR OTHER LIQUID OR GASEOUS SUBSTANCES, INCLUDING THE RIGHT, FROM TIME TO TIME TO CONDUIT OR OTHERWISE ACTIVATE ANY OR ALL OF SUCH SUBSTANCES SO INJECTED OR ANY OR ALL OF SAID MINERALS AND MATERIALS DESCRIBED HEREIN WITHIN SAID PORTION OF SAID LAND OR OTHER LANDS, AS RESERVED BY HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION IN A DEED RECORDED APRIL 4, 1986 AS INSTRUMENT NO. 86-136183 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 13, 1986 AS INSTRUMENT NO. 86-36236 OF OFFICIAL RECORDS.

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-255-40/45 DATED JANUARY 20, 2015, AMENDED, AND FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. NCS-71354-SC DATED MARCH 3, 2015 USED IN THE ALTA SURVEY BY HUNSMAGER ASSOCIATES, DATED MARCH 30, 2015.

LEGAL DESCRIPTION:

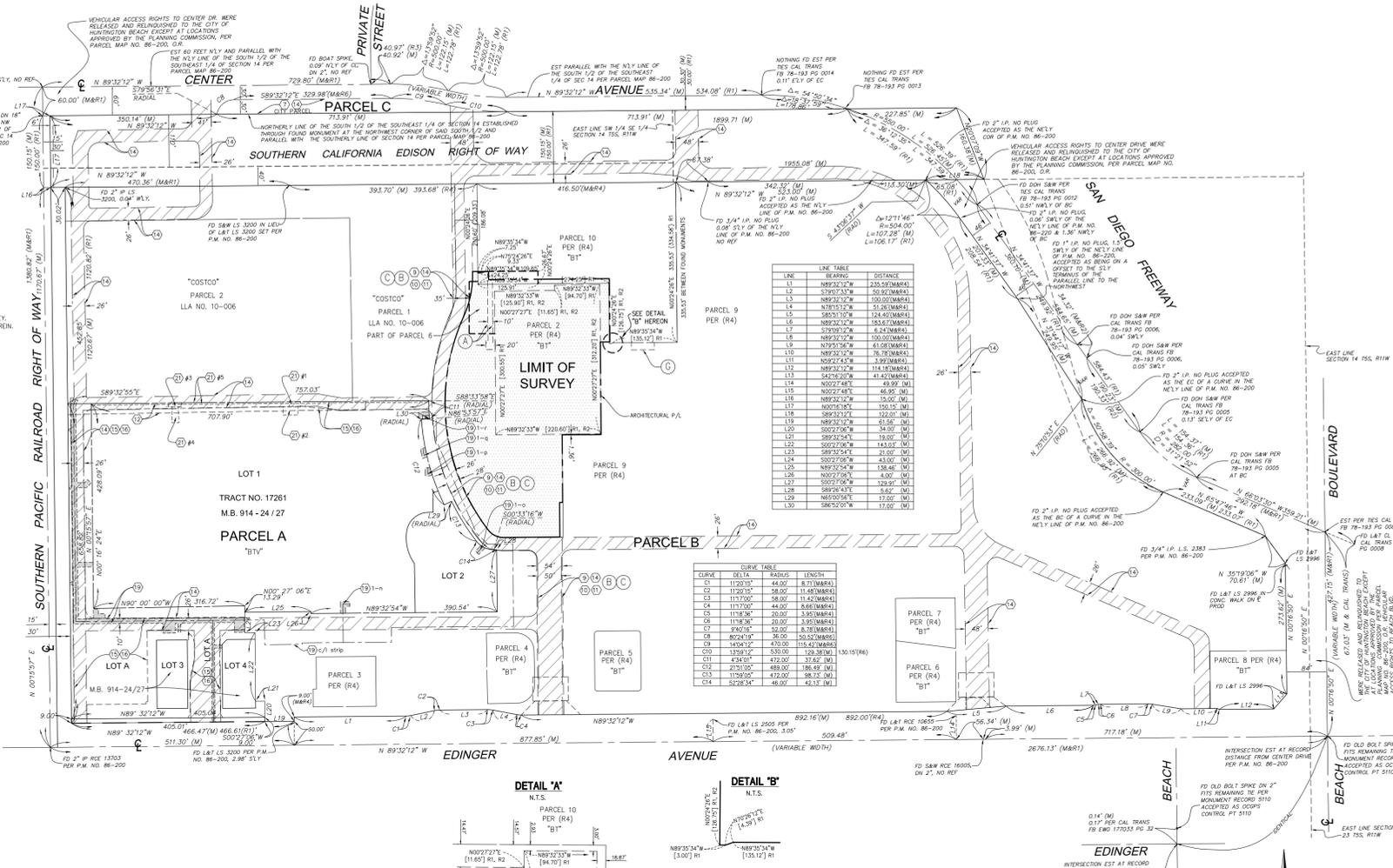
REAL PROPERTY IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A: PARCELS 2, 4, 5 AND 8, THROUGH 8 OF PARCEL MAP NO. 2003-163, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 358, PAGES 1 THROUGH 9 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT FROM SAID PARCELS 2, 4, 5 AND 8, THAT PORTION THEREOF LYING BELOW A DEPTH OF 500 FEET MEASURED FROM THE SURFACE OF SAID LAND, AS RESERVED IN THE DEED TO HUNTINGTON BEACH COMPANY, A CORPORATION ORGANIZED UNDER THE LAWS OF THE STATE OF CALIFORNIA, RECORDED AUGUST 7, 1964 IN BOOK 7168, PAGE 430 OF OFFICIAL RECORDS.

ALSO EXCEPT FROM SAID PARCELS 2, 4, 5 AND 8, AN UNDIVIDED 55% INTEREST IN ALL THE LAND LYING MORE THAN 500 FEET BELOW THE SURFACE, BUT NONE OF THE LAND LYING ABOVE A DEPTH OF 500 FEET BELOW THE SURFACE OF THE LANDS WITH NO RIGHT OF SURFACE ACCESS OR USE OF THE LANDS LYING MORE THAN 500 FEET BELOW THE SURFACE, HEREINAFTER REFERRED TO AS "SAID LAND" FOR THE PURPOSES OF EXPLORING AND PROSPECTING FOR (BY GEOLOGICAL, GEOPHYSICAL AND ALL OTHER MEANS WHETHER NOW KNOWN OR NOT), DRILLING FOR, PRODUCING, SAVING, TAKING AND OWNING OIL, GAS, ASPHALTUM AND OTHER MINERALS, WHETHER SIMILAR OR DISSIMILAR TO THOSE HEREIN SPECIFIED AND INCLUDING FISSILE MATERIALS COLLECTIVELY HEREINAFTER REFERRED TO AS "SAID SUBSTANCES" IN, UNDER OR THAT MAY BE PRODUCED FROM SAID LAND, TOGETHER WITH ALL RIGHTS, PRIVILEGES AND EASEMENTS USUALLY OR CONVENTION FOR OPERATIONS IN SAID LAND, ADJACENT OR CONTIGUOUS LANDS, AND IN OTHER LANDS IN THE SAME VICINITY, INCLUDING, BUT NOT LIMITED TO:

- (1) SUBSURFACE RIGHTS OF WAY FOR DRILLING, REPAIRING, CELEBRATING, MAINTAINING, OPERATION, ABANDONING, REWORKING AND REMOVING WELLS TO, IN, INTO AND THROUGH SAID LAND.
- (2) THE RIGHT TO CONDUCT OPERATIONS BY MEANS NOW KNOWN OR UNKNOWN WHICH ARE REASONABLY DESIGNATED TO BENEFIT OR FACILITATE THE DRILLING FOR, OR PRODUCTION OF SAID SUBSTANCE FROM SAID LAND.
- (3) THE UNRESTRICTED AND EXCLUSIVE RIGHT, POWER AND AUTHORITY TO PRODUCE SAID SUBSTANCES BENEATH OR RECOVERABLE FROM SAID LAND, AND TO EXERCISE ALL OTHER RIGHTS AND PRIVILEGES HEREIN SET FORTH BY MEANS OF ANY WELL OR MINES, WHICH ARE SLANT DRILLED FROM SURFACE DRILL SITES LOCATED ON SUCH OTHER LANDS AND THE PRODUCING INTERVALS OF WHICH ARE BOTTOMED IN SAID LAND, AND
- (4) THE RIGHT TO DRILL A WELL OR WELLS OR USE ANY EXISTING WELLS, TO, IN, INTO OR THROUGH SAID PORTION OF SAID LAND, FOR THE PURPOSE OF INJECTING INTO SAID PORTION OF SAID LAND, INTO OTHER LANDS, OIL, GAS, AIR, WATER OR OTHER LIQUID OR GASEOUS SUBSTANCES, INCLUDING THE RIGHT, FROM TIME TO TIME TO CONDUIT OR OTHERWISE ACTIVATE ANY OR ALL OF SUCH SUBSTANCES SO INJECTED OR ANY OR ALL OF SAID MINERALS AND MATERIALS DESCRIBED HEREIN WITHIN SAID PORTION OF SAID LAND OR OTHER LANDS, AS RESERVED BY HUNTINGTON BEACH COMPANY, A CALIFORNIA CORPORATION IN A DEED RECORDED APRIL 4, 1986 AS INSTRUMENT NO. 86-136183 OF OFFICIAL RECORDS AND RE-RECORDED AUGUST 13, 1986 AS INSTRUMENT NO. 86-36236 OF OFFICIAL RECORDS.



LEGEND:

- (M) MEASURED DISTANCE
- (R) RECORD DATA PER TRACT 17261 M.B. 914-24/27
- (R1) RECORD DATA PER PARCEL MAP NO. 255-40/45
- (R2) RECORD DATA PER CAL. TRANS. FB 78-193 PG. 0006
- (R3) RECORD DATA PER TRACT NO. 919, M.B. 388-39/42
- (R4) RECORD DATA PER PARCEL MAP NO. 2003-163 P.M.B. 358-1/9
- (R5) RECORD DATA PER INSTRUMENT NO. 200600072616 O.R. RECORDED 10-27-2006
- (R6) RECORD DATA PER INSTRUMENT NO. 87-528707 O.R. RECORDED 09-18-1987
- (BT) BELLA TERRA ASSOCIATES, LLC
- (BTDM) BITUM PHASE II ASSOCIATES, LLC
- (BTV) BELLA TERRA VILLAS
- (COSTCO) COSTCO WHOLESALE CORPORATION
- (P) PARCEL B / EXCEPTION NO. 14 PER PTR

TITLE INFORMATION:

THE TITLE INFORMATION SHOWN HEREON IS TAKEN FROM FIRST AMERICAN TITLE INSURANCE COMPANY PRELIMINARY TITLE REPORT NO. NCS-17347-SC DATED JANUARY 20, 2015, AMENDED, AND FIRST AMERICAN TITLE COMPANY PRELIMINARY TITLE REPORT NO. NCS-71354-SC DATED MARCH 3, 2015 USED IN THE ALTA SURVEY BY HUNSMAGER ASSOCIATES, DATED MARCH 30, 2015.

EASEMENT NOTES:

- A INDICATES AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE SOUTHERN CALIFORNIA EDISON COMPANY, RECORDED MAY 11, 1967 AS BOOK 6249, PAGE 789 OF OFFICIAL RECORDS.
- B INDICATES AN EASEMENT FOR PUBLIC VEHICULAR AND PEDESTRIAN ACCESS IN FAVOR OF THE CITY OF HUNTINGTON BEACH RECORDED OCTOBER 27, 2006 AS INSTRUMENT NO. 200600072616, 200600072617 AND 200600072618, ALL OF OFFICIAL RECORDS.
- C INDICATES AN EASEMENT FOR GENERATOR AND ELECTRICAL TRANSMISSION FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF THE CITY OF HUNTINGTON BEACH SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED SEPTEMBER 11, 2007 AS PARCEL MAP NO. 2003-163 IN BOOK 358, PAGES 1 THROUGH 9 OF PARCEL MAPS.
- H INDICATES AN EASEMENT FOR ACCESS FOR TRUCK DOCK AND INCIDENTAL PURPOSES IN FAVOR OF BELLA TERRA ASSOCIATES, LLC, SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED SEPTEMBER 11, 2007 AS PARCEL MAP NO. 2003-163 IN BOOK 358, PAGES 1 THROUGH 9 OF PARCEL MAPS.
- B COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, LIENS, TERMS AND PROVISIONS IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT" RECORDED OCTOBER 21, 2011 AS INSTRUMENT NO. 201100025796 OF OFFICIAL RECORDS.



CIVIL ENGINEERING SURVEYING-MAPPING LAND DEVELOPMENT

919 W. GLENDALES BOULEVARD GLENDALE, CA 91202 TEL: (618) 437-8889 WWW.MOLLENHAUERGROUP.COM

BY	
RECORDS	
DATE	

ARCHITECTURAL SURVEY SHOWING LOTS 1 AND 2 OF TRACT NO. 17261 AS PER MAP FILED IN BOOK 914, PAGES 24 TO 27 INCLUSIVE, OF MAPS OF HUNTINGTON BEACH, ORANGE COUNTY STATE OF CALIFORNIA

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SCALE: 1"=100'	CAD FILE: LA21268-SHT1-BNDY.dwg
DRAWN BY: MK	CHECKED BY: MD
SURVEY PREPARED FOR:	
PROJECT ADDRESS: 7777 EDINGER AVE HUNTINGTON BEACH CA 92647	
SHEET NO. 1 OF 3 SHEETS	
SURVEY DATE: OCTOBER, 2020	JOB NO: LA21268



ABBREVIATIONS:

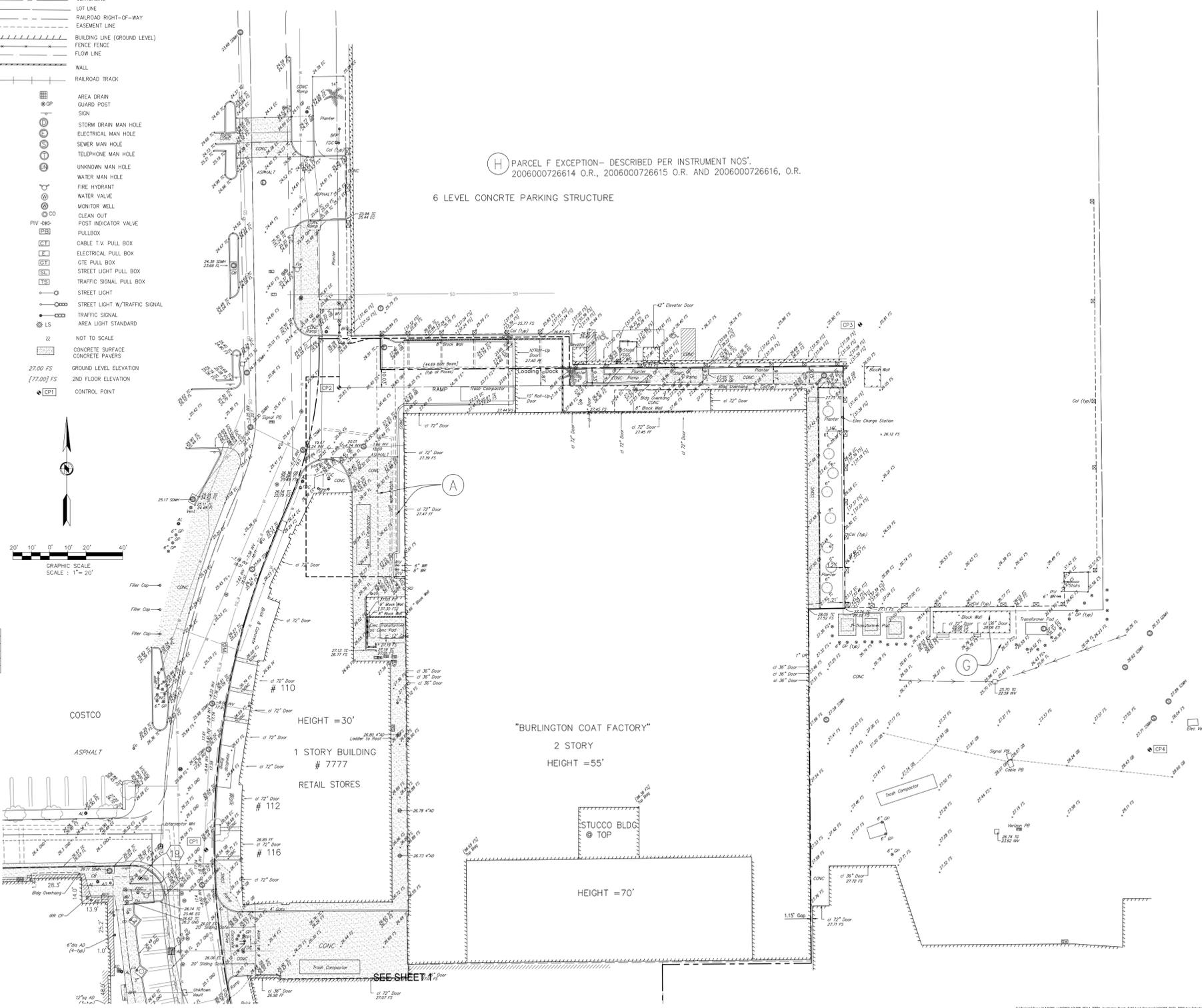
- AC ASPHALT SURFACE
- AD AREA DRAIN
- AG ANCHOR GUY
- BFP BACKFLOW PREVENTOR
- BLDG BUILDING
- BW BACK OF WALK
- CF CURB FACE
- CBM CATCH BASIN
- CD CATCH BASIN MANHOLE
- CL CENTERLINE
- CL CHAIN LINK
- CO CORNER
- COR CONCRETE
- CONC CONCRETE
- DC DRAIN GRATE
- DIA DIAMETER
- EG END OF CURVE
- EG EDGE OF GUTTER
- ELEC ELECTRICAL
- ELEV ELEVATION
- EMH ELECTRICAL MANHOLE
- EPB EDGE OF PAVEMENT
- EPB ELECTRICAL PULL BOX
- FC FACE OF CURB
- FD FOUND
- FDC FIRE DEPT. CONNECTION
- FF FINISH FLOOR
- FG FINISH GROUND
- PH FIRE HYDRANT
- FL FLOW LINE
- FD FLAG POLE/FENCE POST
- FS FINISH SURFACE
- GB GRADE BREAK
- GM GAS METER
- GND GROUND
- GP GUARD POST
- GS GROUND SHOT
- GV GAS VALVE
- INV INVERT
- IP IRON PIPE
- LS LIGHT STANDARD
- MB MAILBOX
- MH MANHOLE
- MN MAG NAIL
- M&W MAG NAIL & WASHER
- MON MONUMENT
- MR MISCELLANEOUS RECORDS
- MW MONITORING WELL
- O/CL OFF CENTER LINE
- O/P OFF PROPERTY LINE
- OR ORIGINAL RECORDS
- O/S OFFSET
- PA PLANTED/PLANTED AREA
- PB PULL BOX
- PC PAGE
- PIQ PROPERTY IN QUESTION
- PIV POST INDICATOR VALVE
- PL PROPERTY LINE
- PM PARKING METER
- PMB PARCEL MAP BOOK
- PP POWER POLE
- PROD PRODUCED
- PROP PROPERTY
- PWR POWER
- RAD RADIAL
- RD ROOF DRAIN
- R/W RIGHT OF WAY
- SD SIGN OR SEWER LINE
- SDM STORM DRAIN MANHOLE
- SL STREET LIGHT
- SLP STREET LIGHT PULL BOX
- SMH SEWER MANHOLE
- SPK SPIKE
- SS SQUARE FEET
- SS SANITARY SEWER
- SWK SPIKE & WASHER
- TAN TANGENT
- TC TOP OF CURB
- TEL TELEPHONE
- TO TOP OF GRATE
- TW TIN WASHER
- TMH TELEPHONE MANHOLE
- TL TRANSIT LINE
- TP TELEPHONE POLE
- TS TRAFFIC SIGNAL
- TS TOP OF SLAB OR STEP
- TSPB TRAFFIC SIGNAL PULL BOX
- TR TOP OF RAIL
- TYP TYPICAL
- UNKN UNKNOWN
- V VENT
- WCP WITHEED CLAY PIPE
- W WATER LINE
- WI WROUGHT IRON
- WM WATER METER
- WV WATER VALVE OR VAULT
- WCR WHEEL CHAIR RAMP

LEGEND:

- PROPERTY LINE
- CENTERLINE
- LOT LINE
- RAILROAD RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING LINE (GROUND LEVEL)
- FENCE FENCE
- FLOW LINE
- WALL
- RAILROAD TRACK
- AREA DRAIN
- GUARD POST
- SIGN
- STORM DRAIN MAN HOLE
- ELECTRICAL MAN HOLE
- SEWER MAN HOLE
- TELEPHONE MAN HOLE
- UNKNOWN MAN HOLE
- WATER MAN HOLE
- FIRE HYDRANT
- WATER VALVE
- MONITOR WELL
- CLEAN OUT
- POST INDICATOR VALVE
- PULLBOX
- CABLE T.V. PULL BOX
- ELECTRICAL PULL BOX
- GTE PULL BOX
- STREET LIGHT PULL BOX
- TRAFFIC SIGNAL PULL BOX
- STREET LIGHT
- STREET LIGHT W/TRAFFIC SIGNAL
- TRAFFIC SIGNAL
- AREA LIGHT STANDARD
- NOT TO SCALE
- CONCRETE SURFACE
- CONCRETE PARADES
- GROUND LEVEL ELEVATION
- 2ND FLOOR ELEVATION
- CONTROL POINT

CONTROL POINTS

NO	NORTHING	EASTING	ELEV	DESCRIPTION
1	1724889.40'	8563069.12'	25.77'	MAG NAIL
2	1725141.61'	8563141.96'	25.74'	MAG NAIL
3	1724927.03'	8563056.42'	25.26'	SCORIE +
4	1724944.11'	8563585.27'	28.23'	MAG NAIL
5	1724618.47'	8563136.11'	25.45'	MAG NAIL



(H) PARCEL F EXCEPTION- DESCRIBED PER INSTRUMENT NOS.
2006000726614 O.R., 2006000726615 O.R. AND 2006000726616, O.R.

6 LEVEL CONCRETE PARKING STRUCTURE



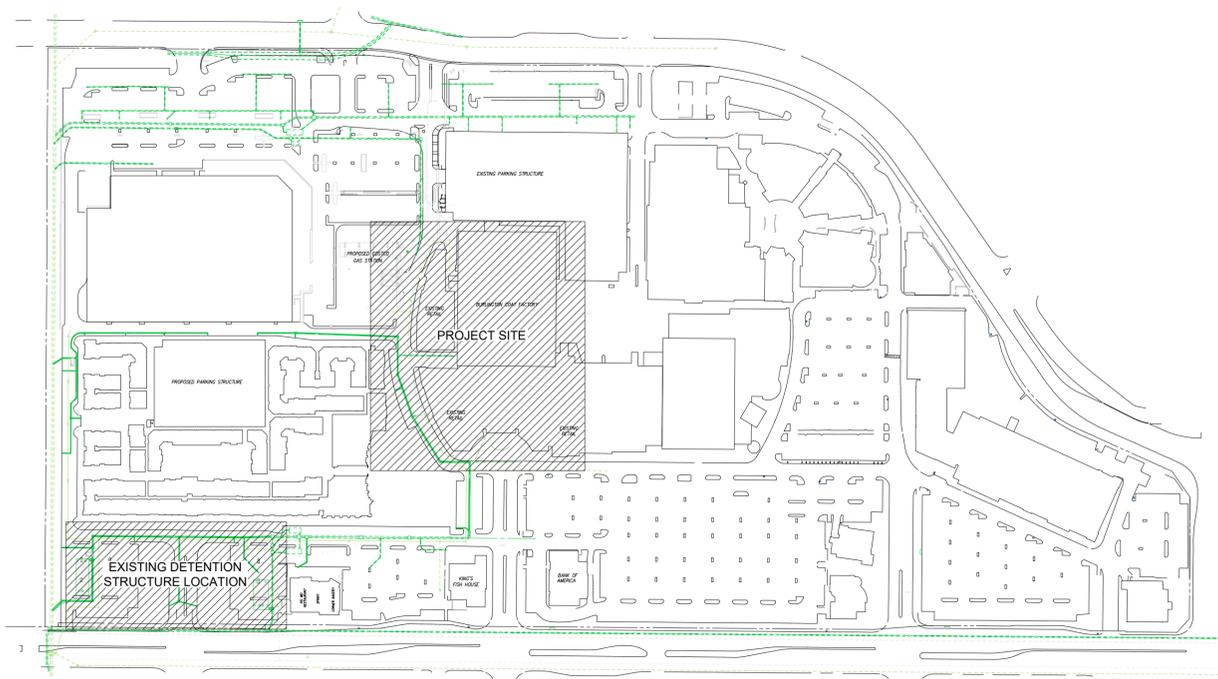
MOLLENHAUER GROUP
CIVIL ENGINEERING
SURVEYING-MAPPING
LAND DEVELOPMENT
919 W. GLENDALES BOULEVARD
GLENDALE, CA 91202
TEL: (818) 937-9899
WWW.MOLLENHAUERGROUP.COM

BY	REVISION	DATE

ARCHITECTURAL SURVEY
 SHOWING
LOTS 1 AND 2 OF TRACT NO. 17261 AS PER MAP
FILED IN BOOK 914, PAGES 24 TO 27 INCLUSIVE, OF MAPS
CITY OF HUNTINGTON BEACH, ORANGE COUNTY
STATE OF CALIFORNIA

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SCALE: CAD FILE
1" = 20' LA21268-SHT2-TOPO.dwg
DRAFTED: MK CHECKED: MD
SURVEY PREPARED FOR:
PROJECT ADDRESS:
7777 EDINGER AVE
HUNTINGTON BEACH CA 92647
SHEET NO. 3 OF 3 SHEETS
SURVEY DATE: JOB NO.
LA21268, 2020 LA21268





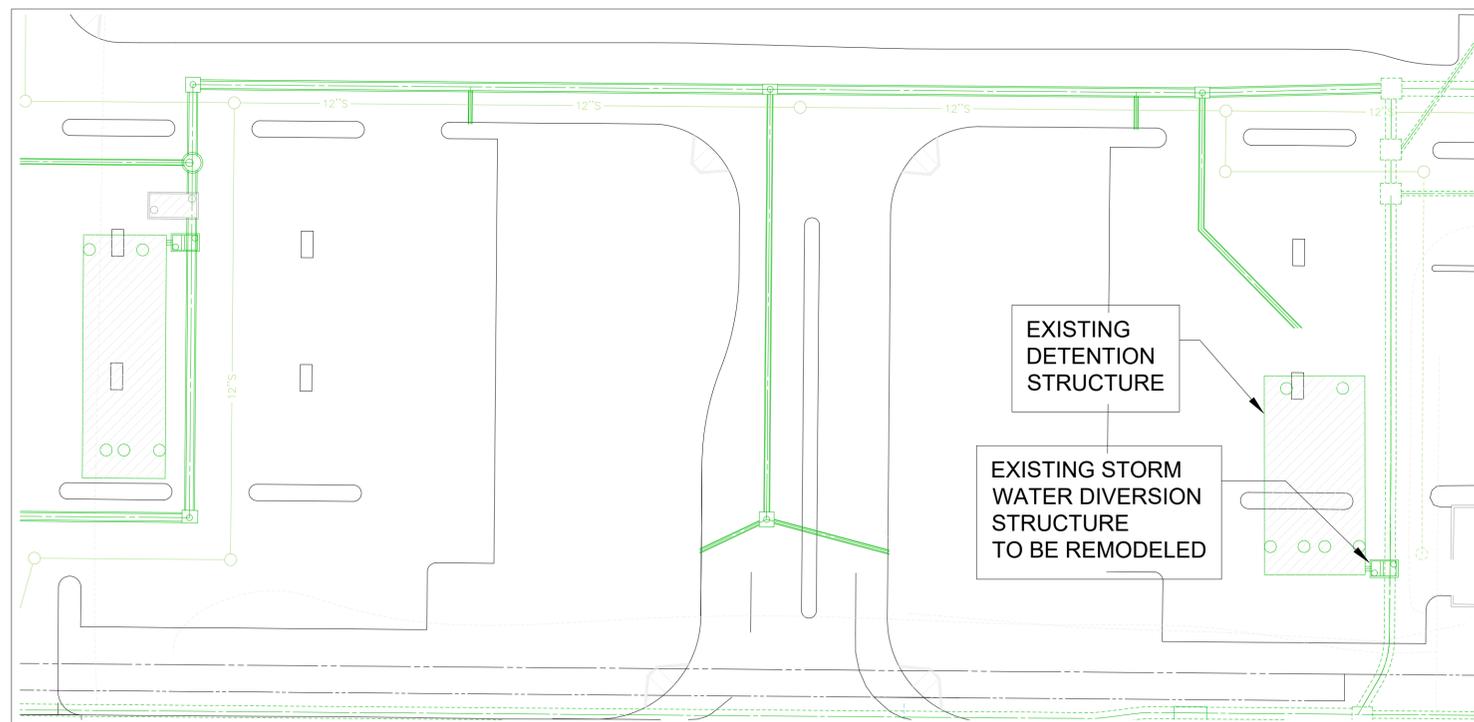
KEY MAP
SCALE: 1"=400'

CONSTRUCTION NOTES:

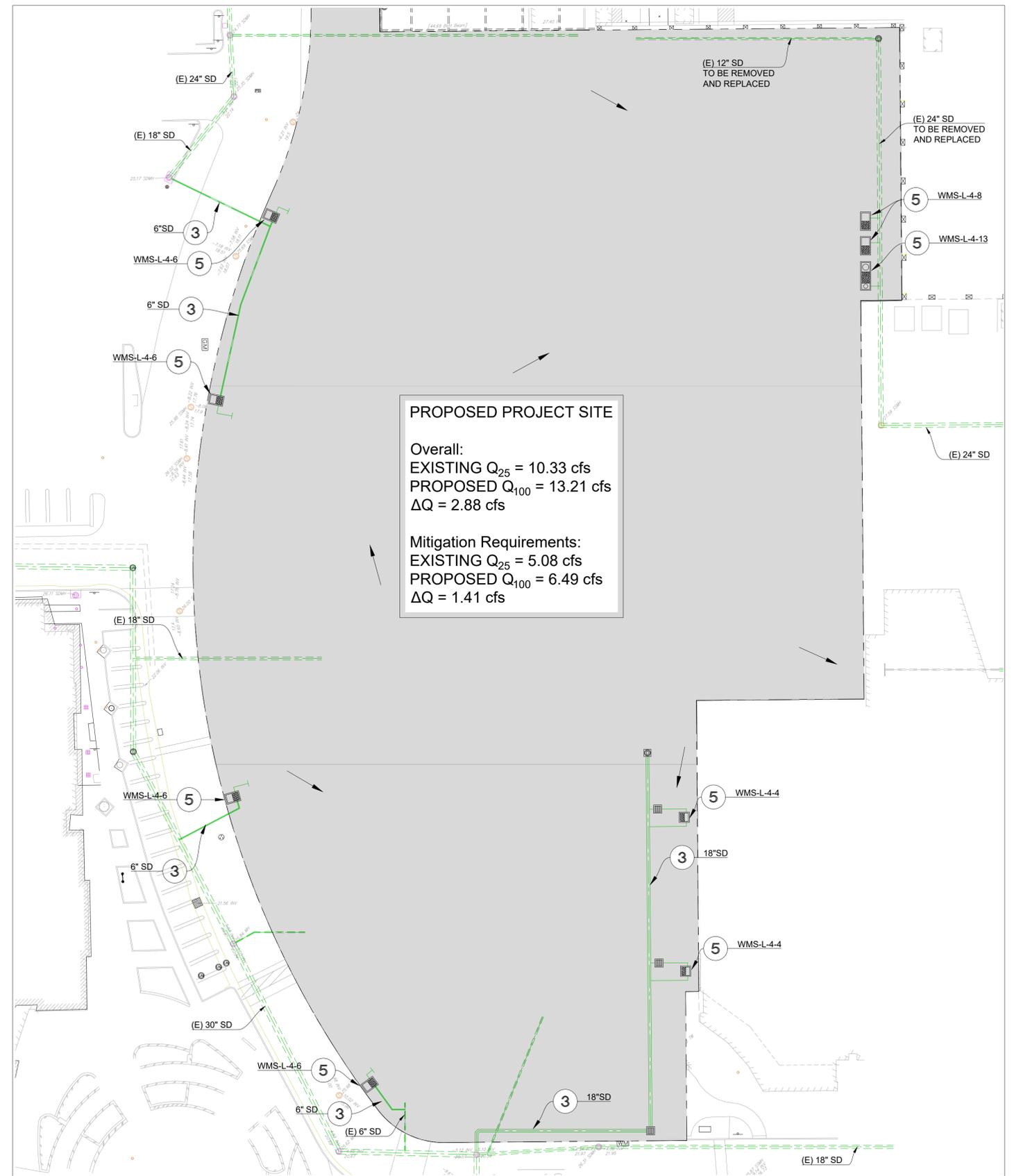
- ③ PROPOSED STORM DRAIN PIPE, SIZE PER PLAN
- ⑤ PROPOSED MODULAR WETLAND SYSTEM, TYPE PER PLAN

LEGEND:

- DIRECTION OF SURFACE FLOW
- ⊙ PROPOSED MANHOLE
- POINT OF CONNECTION
- ▭ PROPOSED CATCH BASIN
- PROPOSED STORM DRAIN
- - - EXISTING STORM DRAIN



DETENTION STRUCTURE LOCATION

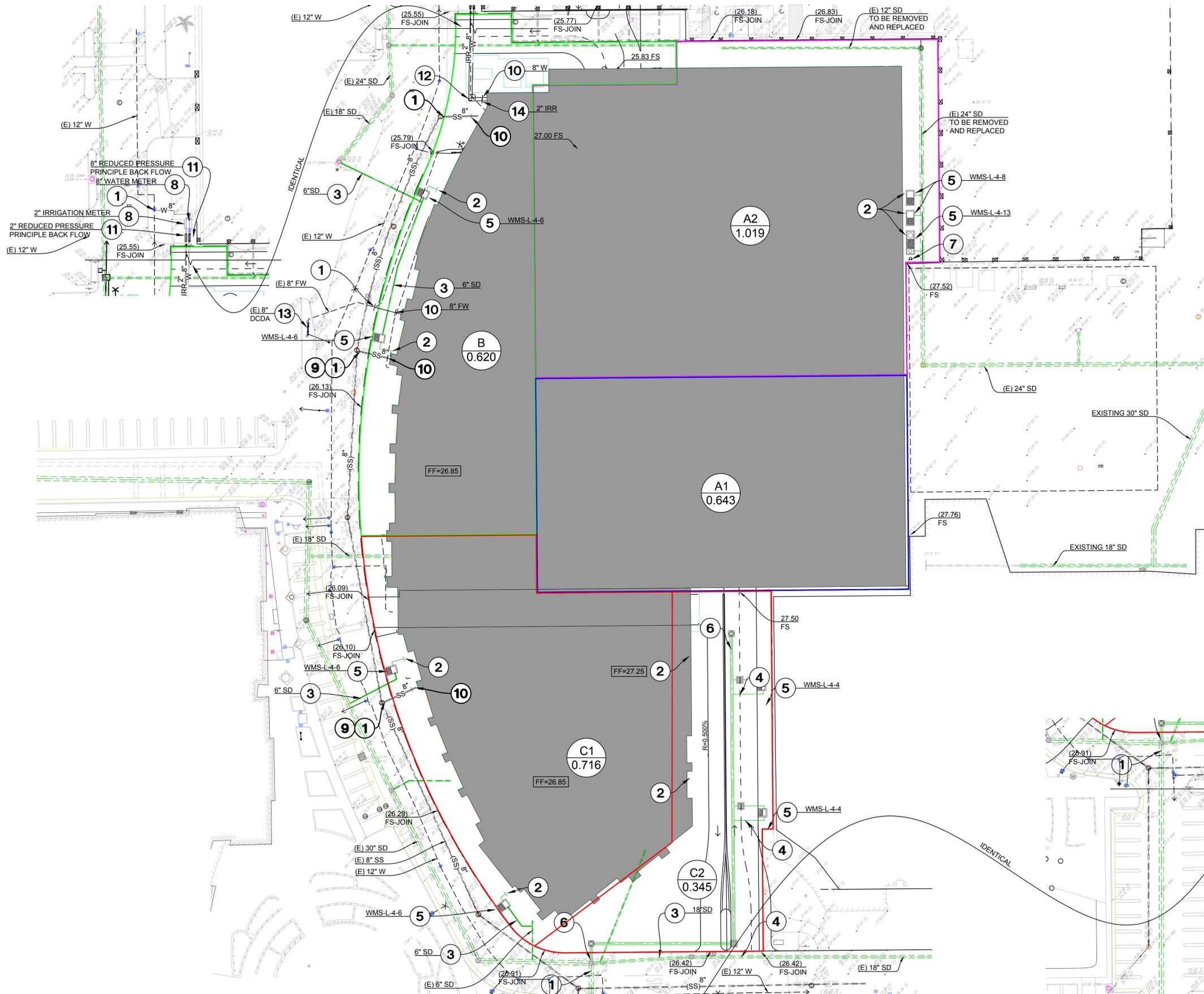


PROPOSED PROJECT SITE

Overall:
 EXISTING $Q_{25} = 10.33$ cfs
 PROPOSED $Q_{100} = 13.21$ cfs
 $\Delta Q = 2.88$ cfs

Mitigation Requirements:
 EXISTING $Q_{25} = 5.08$ cfs
 PROPOSED $Q_{100} = 6.49$ cfs
 $\Delta Q = 1.41$ cfs

PROJECT SITE



LEGEND:

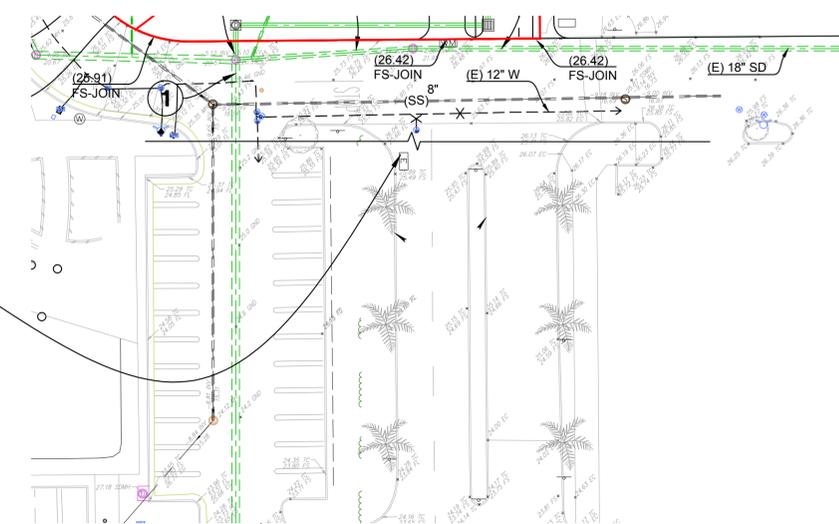
- DRAINAGE AREA BOUNDARY
- STRUCTURE BOUNDARY
- SUB-AREA DESIGNATION
AREA ACREAGE (IN ACRES)
- POINT OF CONNECTION
- PROPOSED PIPE
- EXISTING PIPE

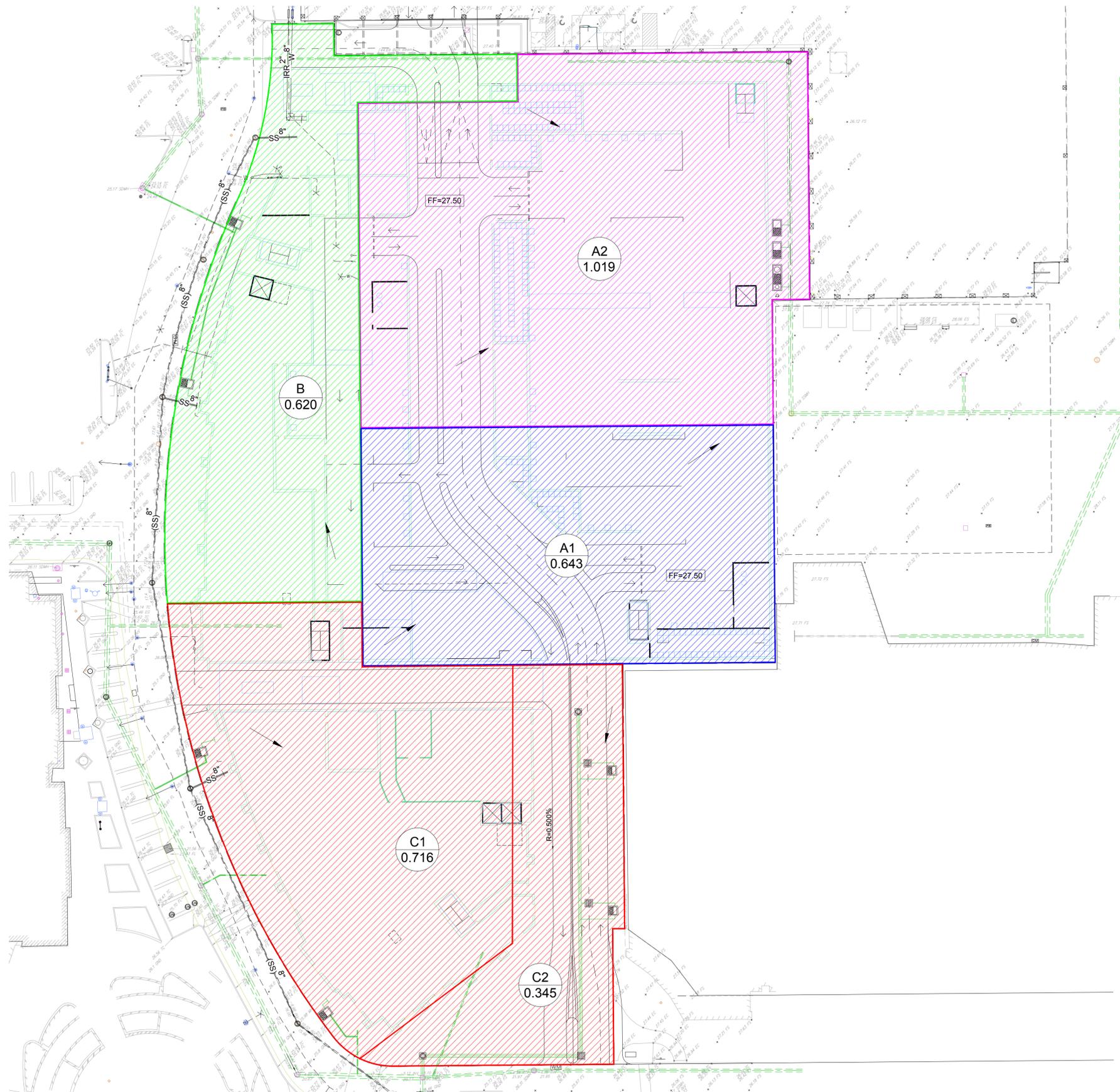
CONSTRUCTION NOTES:

- POINT OF CONNECTION TO EXISTING PIPE/STRUCTURE
- PROPOSED ROOF DRAIN
- PROPOSED STORM DRAIN PIPE, SIZE PER PLAN
- PROPOSED CONCRETE CATCH BASIN
- PROPOSED MODULAR WETLAND SYSTEM, TYPE PER PLAN
- PROPOSED CONCRETE MANHOLE
- PROPOSED FIRE HYDRANT PER CITY OF HUNTINGTON BEACH STANDARD PLAN 607
- PROPOSED WATER SERVICE AND METER ASSEMBLY PER CITY OF HUNTINGTON BEACH STANDARD PLAN 603/605C
- MODIFY EXISTING MANHOLE INLET AND SHELF FOR NEW 8" SEWER PIPE
- POINT OF CONNECTION. FOR CONTINUATION SEE PLUMBING PLANS
- PROPOSED REDUCED PRESSURE PRINCIPLE DEVICE PER CITY OF HUNTINGTON BEACH STANDARD PLAN 609D
- THRUST BLOCK PER CITY OF HUNTINGTON BEACH STANDARD PLAN 614
- EXISTING 8" DOUBLE CHECK DETECTOR ASSEMBLY. PROTECT IN PLACE.
- POINT OF CONNECTION. FOR CONTINUATION SEE LANDSCAPE IRRIGATION PLANS
- PROTECT IN PLACE

GENERAL NOTES:

1. ALL PIPES SHALL BE BEDDED IN ACCORDANCE WITH CITY OF HUNTINGTON BEACH STANDARD PLANS 606A AND 606B





LEGEND:

-  DRAINAGE BOUNDARY
-  DRAINAGE AREA DESIGNATION
ACREAGE (IN ACRES)
-  POINT OF CONNECTION
-  PROPOSED STORM DRAIN
-  EXISTING STORM DRAIN
-  DIRECTION OF FLOW
-  PROPOSED CATCH BASIN

	Area (ac)	Tc (min)	Length (ft)	Q ₈₅ (cfs)
A1	0.643	8.50	250	0.134
A2	1.019	9.75	300	0.205
B	0.620	8.75	300	0.127
C	1.066	9	300	0.216
Total	3.348			0.682

Model #	Dimensions	Wetland Media Surface Area (sq. ft.)	Treatment flow rate (cfs)	Area A1 (0.134cfs)	Area A2 (0.205cfs)	Area B (0.127cfs)	Area C (0.216cfs)
MWS-L-4-4	4x4'	23	0.052				2
MWS-L-4-6	4x6'	32	0.073			2	2
MWS-L-4-8	4x8'	50	0.115		2		
MWS-L-4-13	4x13'	63	0.144	1			
MWS-L-4-15	4x15'	76	0.175				
MWS-L-4-17	4x17'	90	0.206				
MWS-L-4-19	4x19'	103	0.237				
MWS-L-4-21	4x21'	117	0.268				
MWS-L-6-8	7x9'	64	0.147				
MWS-L-8-8	8x8'	100	0.230				
MWS-L-8-12	8x12'	151	0.346				
MWS-L-8-16	8x16'	201	0.462				
MWS-L-8-20	9x21'	252	0.577				
MWS-L-8-24	9x25'	302	0.693				
MWS-L-10-20	10x20'	302	0.693				

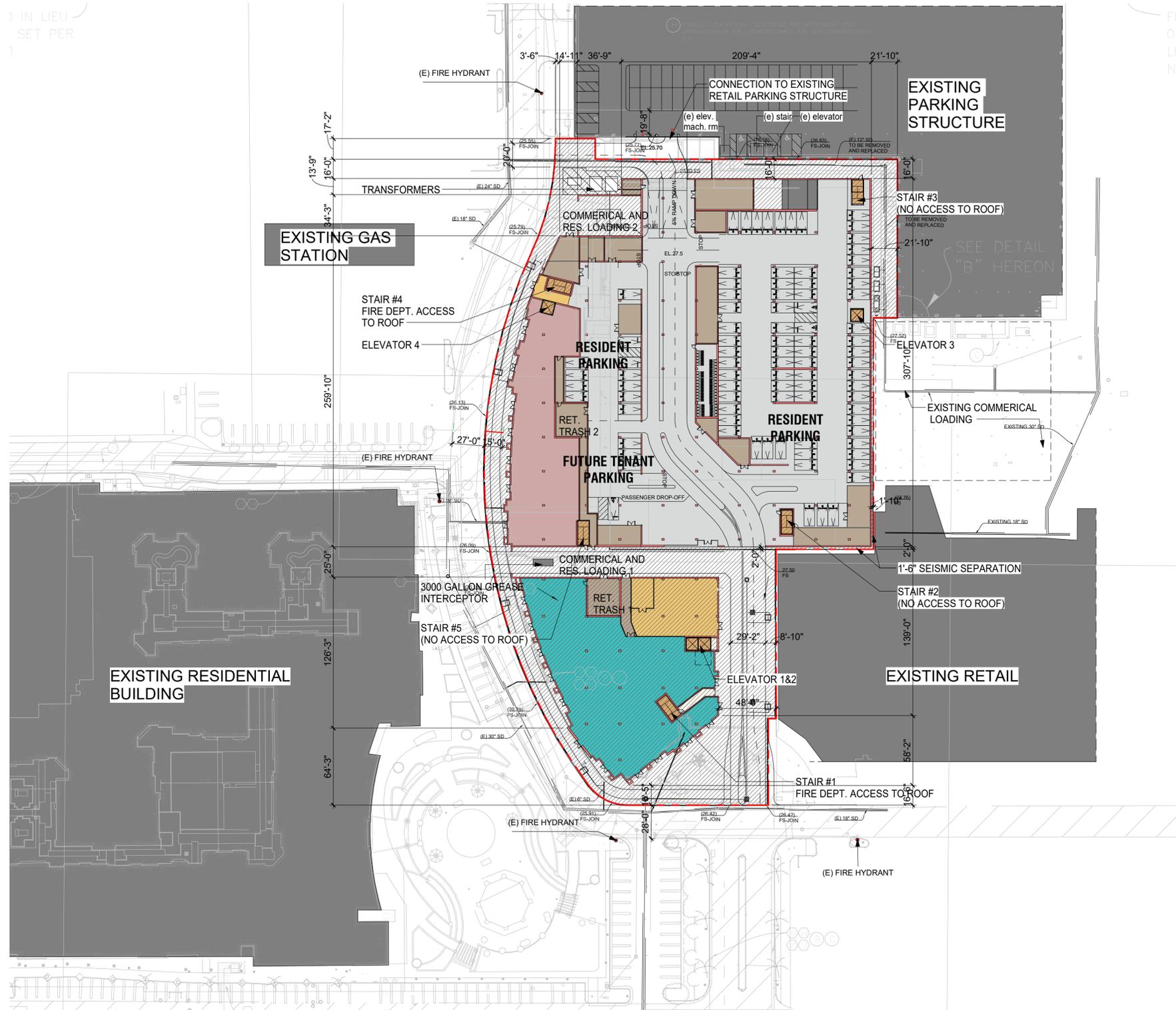






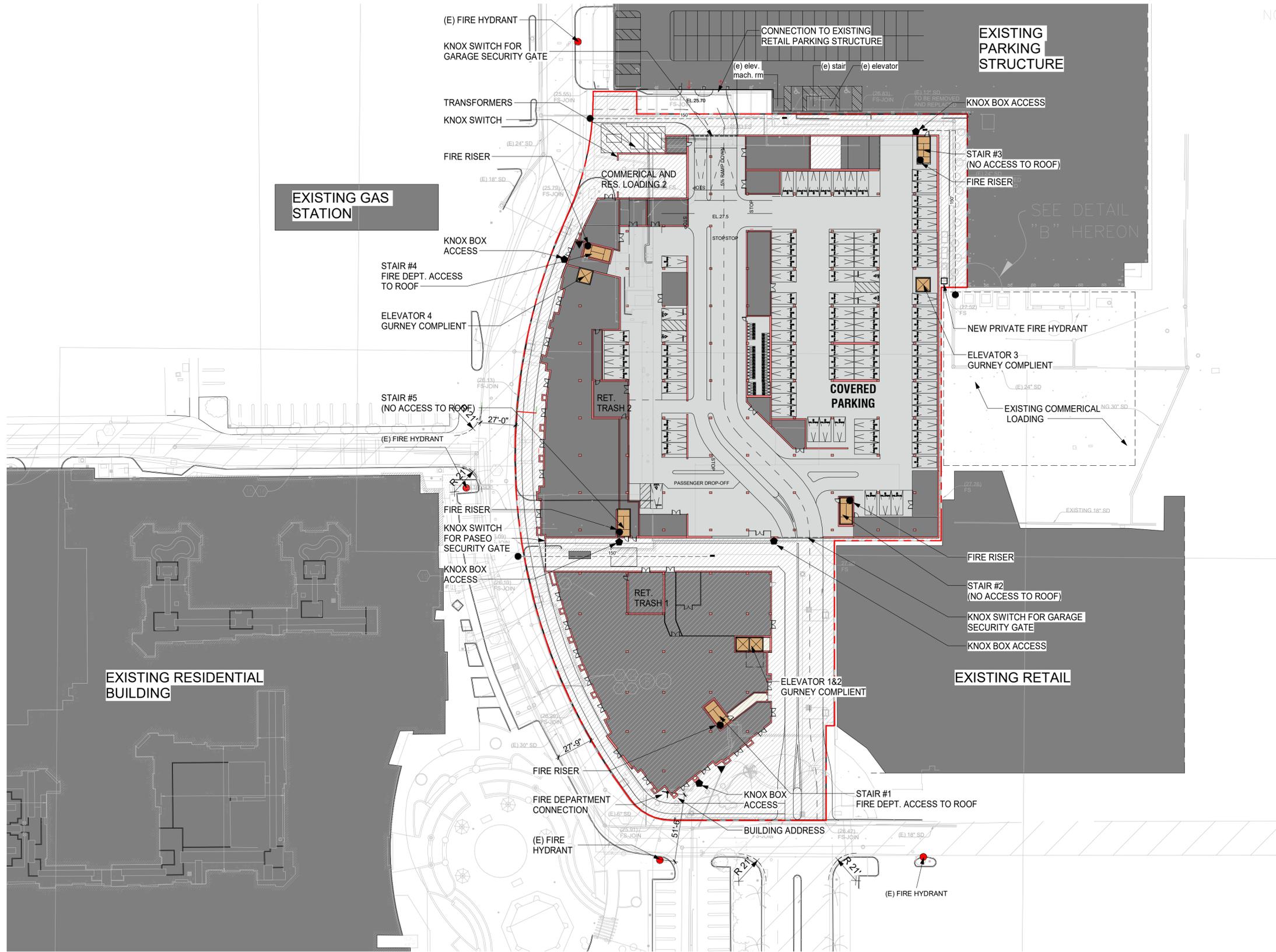
IN LIEU
SET PER

PLAN



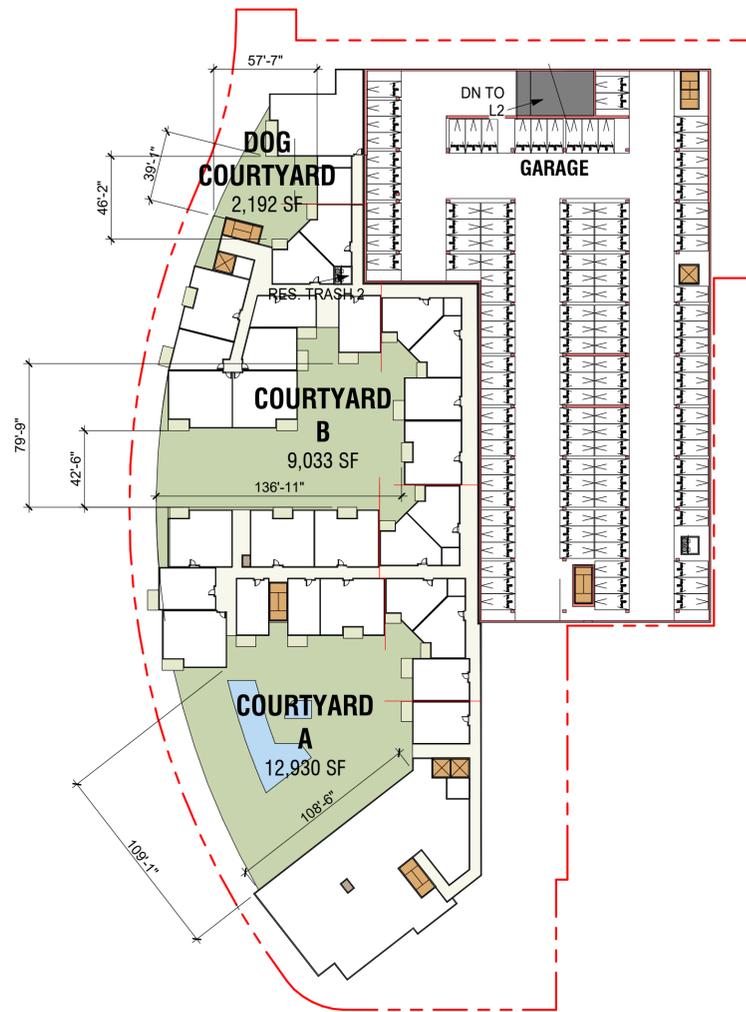
KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- RETAIL
- COMMERCIAL VERT. CIRC.
- PARKING
- BOH

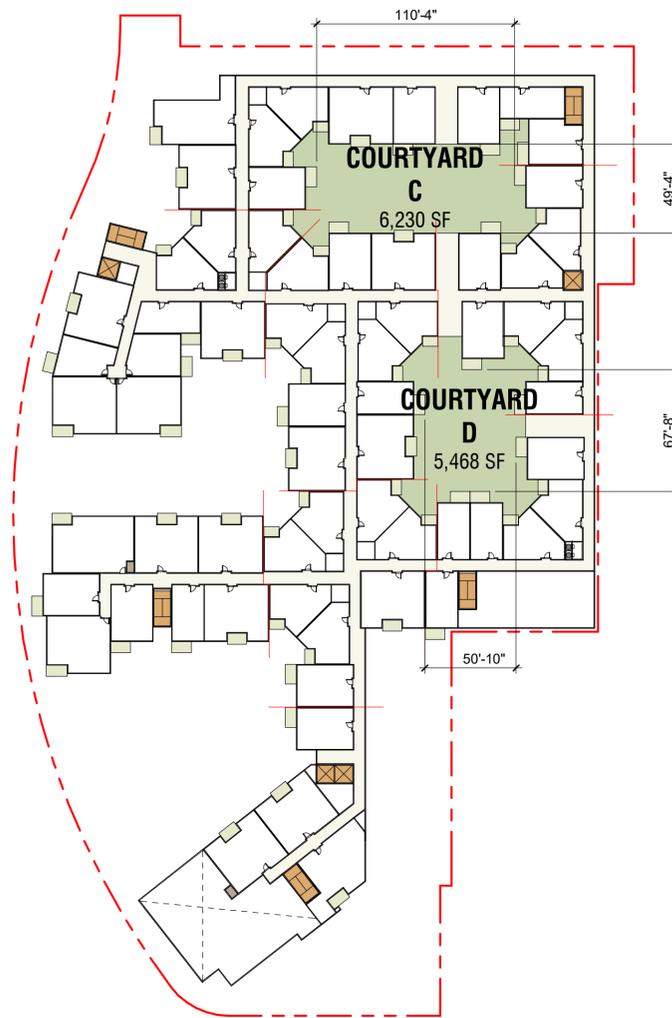


NC

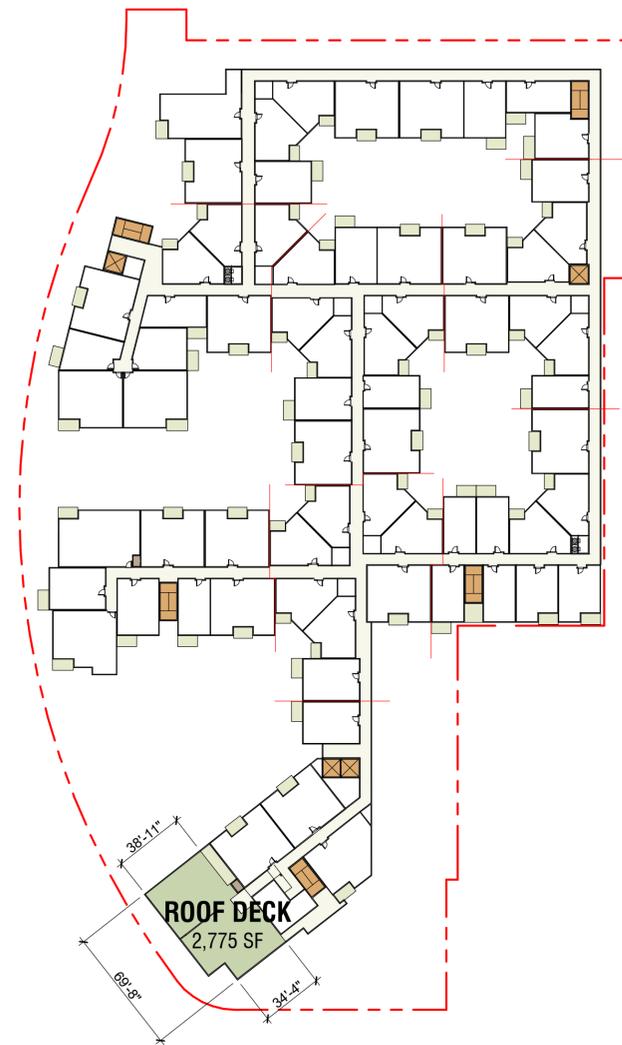
- KEY**
- FIRE TRUCK TURNING RADIUS
 - FIRE DEPARTMENT CONNECTION
 - FIRE CONTROL ALARM
 - KNOX BOX ACCESS
 - HOSE PULL DISTANCE
 - EXISTING FIRE HYDRANT
 - BUILDING FIRE RISER
 - PROPOSED PRIVATE FIRE HYDRANT



1 SD 3RD STORY - OPEN SPACE
1" = 50'-0"



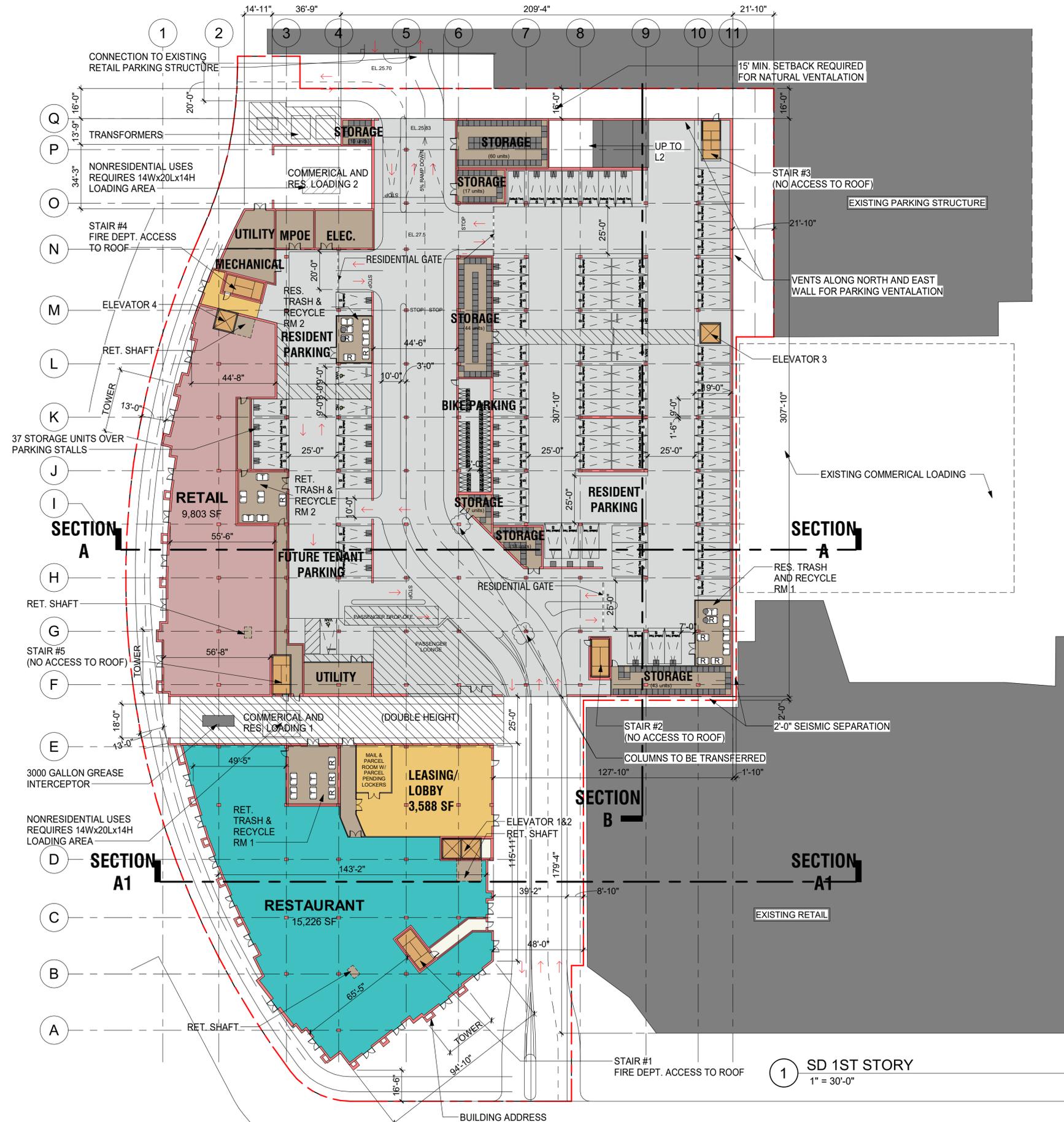
2 SD 4TH STORY - OPEN SPACE
1" = 50'-0"



3 SD 7TH STORY - OPEN SPACE
1" = 50'-0"

PROPOSED OPEN SPACE

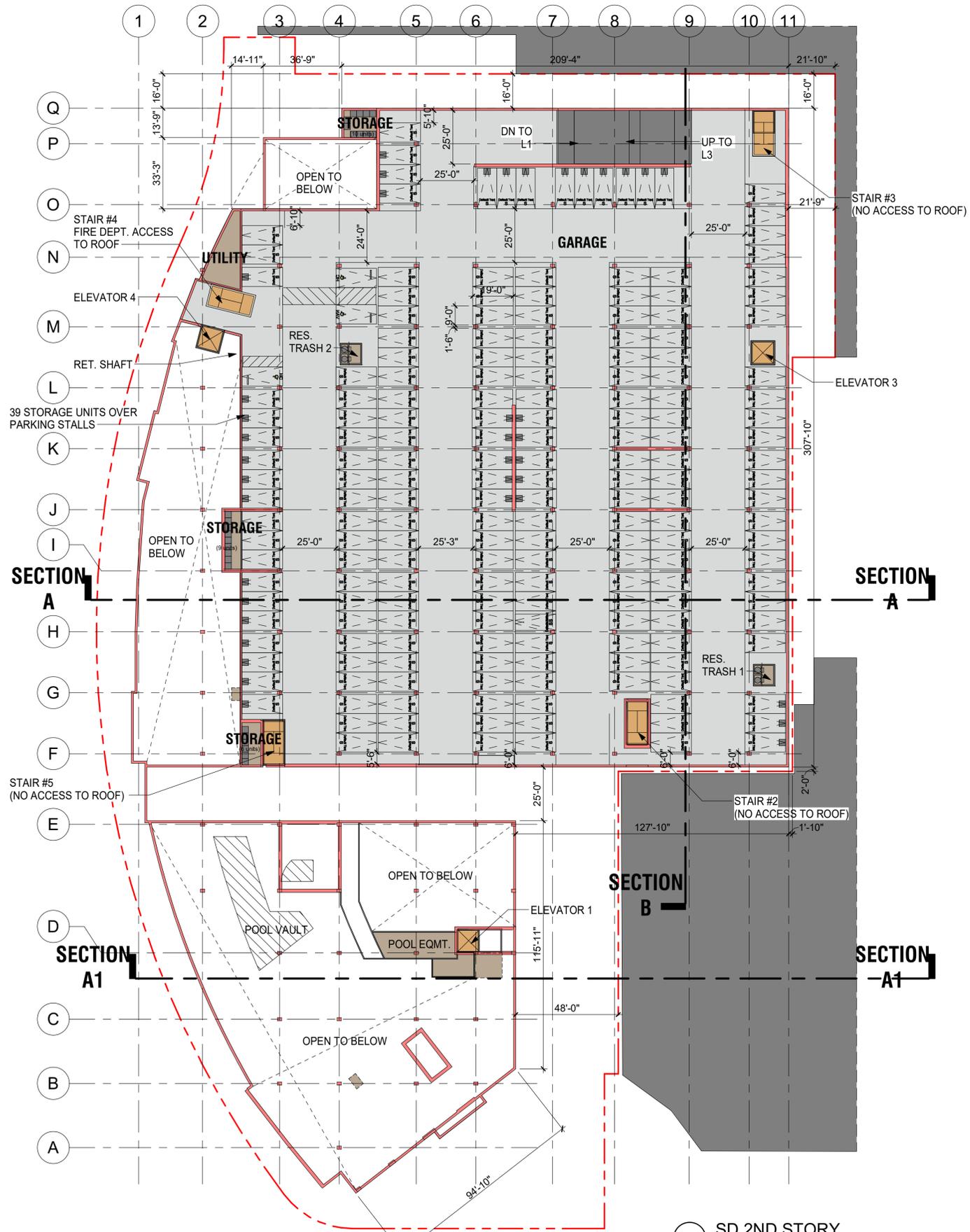
OPEN SPACE	Area
COURTYARD A	12,930 SF
COURTYARD B	9,033 SF
COURTYARD C	6,230 SF
COURTYARD D	5,468 SF
DOG COURTYARD	2,192 SF
PRIVATE OPEN SPACE -300 BALCONIES @ 61.8 SF.(EA.)	18,552 SF
ROOF DECK	2,775 SF
Grand total	57,179 SF



KEY

	UNITS
	LOBBY / LEASING / AMENITY
	RESIDENTIAL VERT. CIRC.
	CORRIDOR
	RETAIL
	COMMERCIAL VERT. CIRC.
	PARKING
	BOH

1 SD 1ST STORY
1" = 30'-0"



1 SD 2ND STORY
1" = 30'-0"



1 SD 3RD STORY
1" = 30'-0"

KEY

[Light Brown Box]	UNITS
[Yellow Box]	LOBBY / LEASING / AMENITY
[Orange Box]	RESIDENTIAL VERT. CIRC.
[Light Yellow Box]	CORRIDOR
[Pink Box]	RETAIL
[Dark Brown Box]	COMMERCIAL VERT. CIRC.
[Grey Box]	PARKING
[Dark Brown Box]	BOH





1 SD 4TH STORY
1" = 30'-0"



1 SD 5TH STORY
1" = 30'-0"

KEY

	UNITS
	LOBBY / LEASING / AMENITY
	RESIDENTIAL VERT. CIRC.
	CORRIDOR
	RETAIL
	COMMERCIAL VERT. CIRC.
	PARKING
	BOH

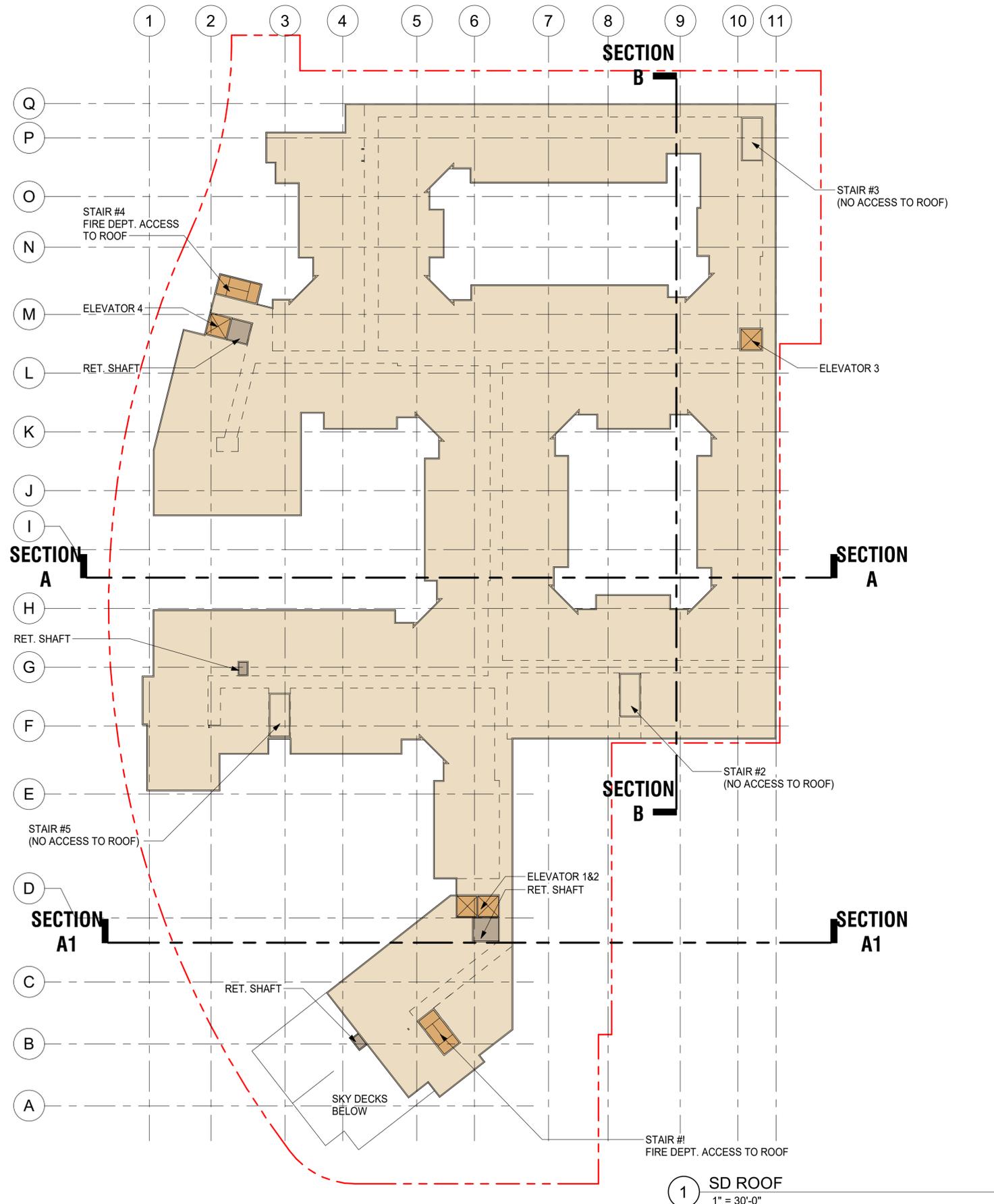




KEY

	UNITS
	LOBBY / LEASING / AMENITY
	RESIDENTIAL VERT. CIRC.
	CORRIDOR
	RETAIL
	COMMERCIAL VERT. CIRC.
	PARKING
	BOH





- KEY**
- UNITS
 - LOBBY / LEASING / AMENITY
 - RESIDENTIAL VERT. CIRC.
 - CORRIDOR
 - RETAIL
 - COMMERCIAL VERT. CIRC.
 - PARKING
 - BOH

1 SD ROOF
1" = 30'-0"



RF-1
GABLE ROOF, DARK RED BROWN



MT-1
STOREFRONT WITH DARK METAL FRAME



MT-2
VINYL INCEST WINDOW, DARK BRONZE



MT-3
METAL VERTICAL PICKET GUARDRAIL,
DARK BRONZE



MT-4
METAL AWNING AT RETAIL



PL-1
SMOOTH PLASTER, WHITE



PL-2
SMOOTH PLASTER, GREY



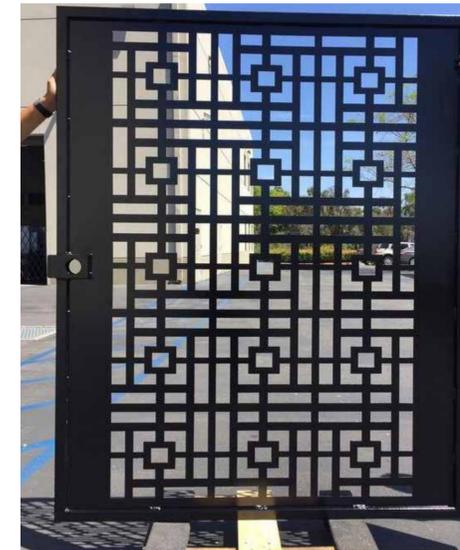
GL-1
GLASS GUARDRAIL, ANODIZED METAL



ST-1
STONE TILE, LARGE FORMAT 20X40



SF-1
ARCHED STOREFRONT



SC-1
SCREEN GATE



SC-2
GARAGE SCREEN



GS-1
GREEN WALL WIRE TRELLIS



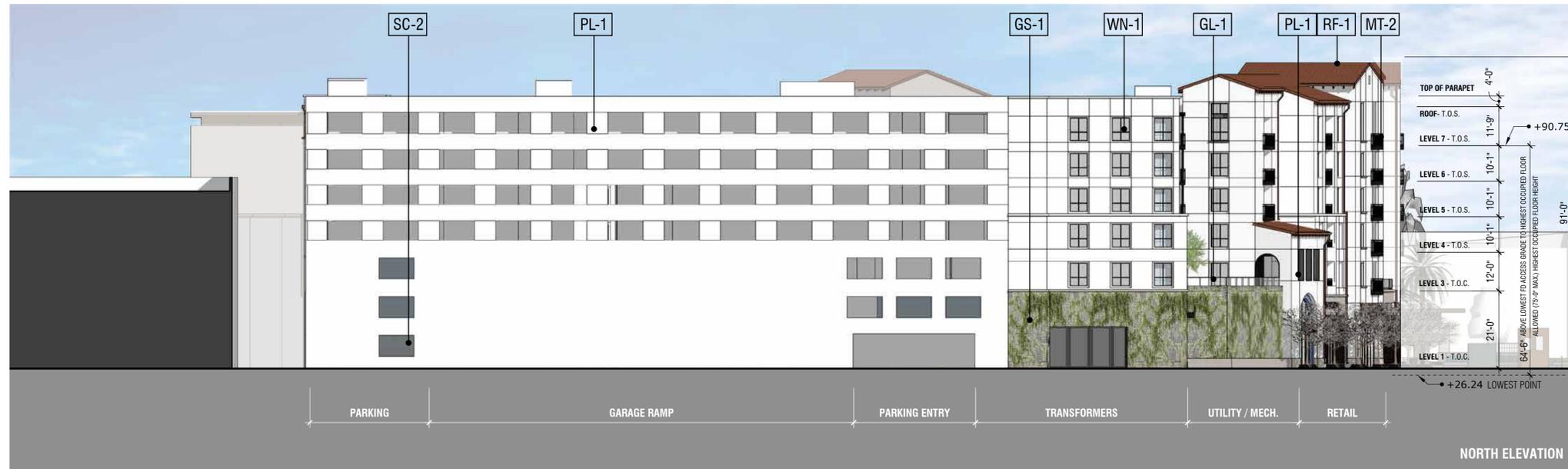
FA-1
FABRIC AWNING



TL-1
MOSIAC TILE



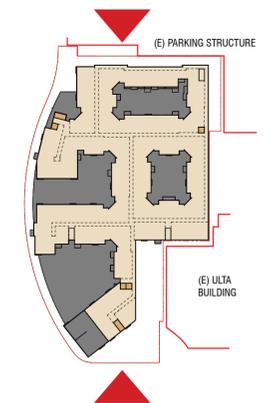
SOUTH ELEVATION



NORTH ELEVATION



ELEVATION DIAGRAM OF EXISTING PARKING STRUCTURE

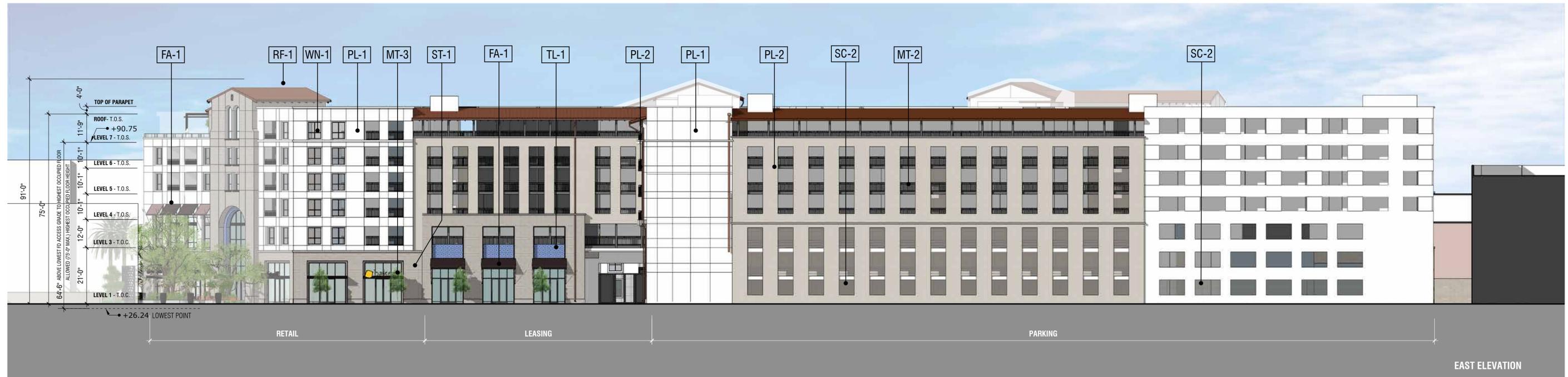


Key Plan

LEGEND

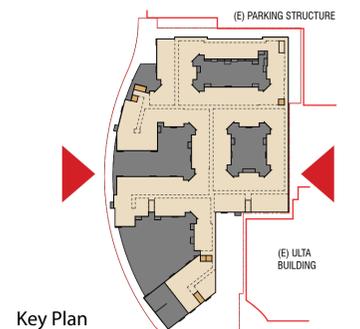
- | | | | |
|------|--|------|-------------------------|
| WN-1 | VINYL INCEST WINDOW, DARK BRONZE | SF-1 | ARCHED STOREFRONT |
| WT-1 | STOREFRONT WITH DARK METAL FRAME | SC-1 | SCREEN GATE |
| MT-2 | METAL VERTICAL PICKET GUARDRAIL, DARK BRONZE | SC-2 | GARAGE SCREEN |
| MT-3 | METAL AWNING AT RETAIL | GS-1 | GREEN WALL WIRE TRELLIS |
| PL-1 | SMOOTH PLASTER, WHITE | FA-1 | FABRIC AWNING |
| PL-2 | SMOOTH PLASTER, GREY | TL-1 | MOSIAC TILE |
| RF-1 | GABLE ROOF, DARK RED BROWN | | |
| GL-1 | GLASS GUARDRAIL | | |
| ST-1 | STONE TILE, LARGE FORMAT 20X40 | | |

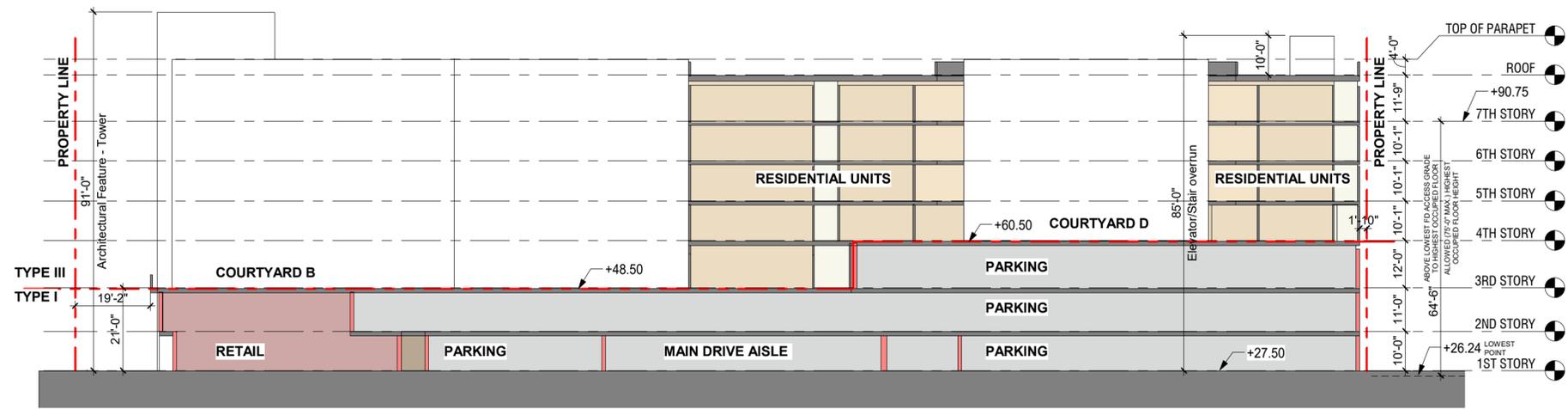




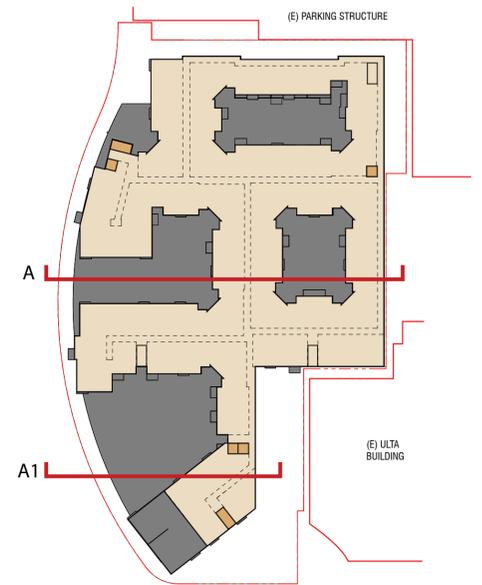
LEGEND

- | | |
|---|------------------------------|
| WN-1 VINYL INCEST WINDOW, DARK BRONZE | SF-1 ARCHED STOREFRONT |
| WT-1 STOREFRONT WITH DARK METAL FRAME | SC-1 SCREEN GATE |
| MT-2 METAL VERTICAL PICKET GUARDRAIL, DARK BRONZE | SC-2 GARAGE SCREEN |
| MT-3 METAL AWNING AT RETAIL | GS-1 GREEN WALL WIRE TRELLIS |
| PL-1 SMOOTH PLASTER, WHITE | FA-1 FABRIC AWNING |
| PL-2 SMOOTH PLASTER, GREY | TL-1 MOSIAC TILE |
| RF-1 GABLE ROOF, DARK RED BROWN | |
| GL-1 GLASS GUARDRAIL | |
| ST-1 STONE TILE, LARGE FORMAT 20X40 | |

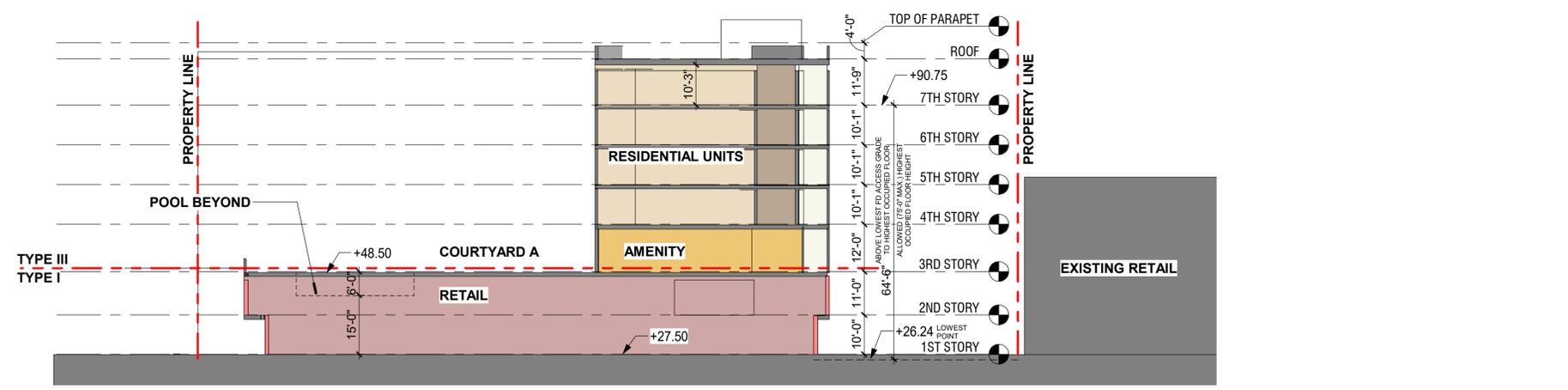




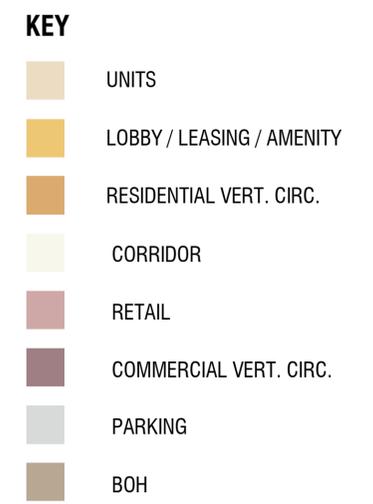
1 SECTION A
1" = 20'-0"

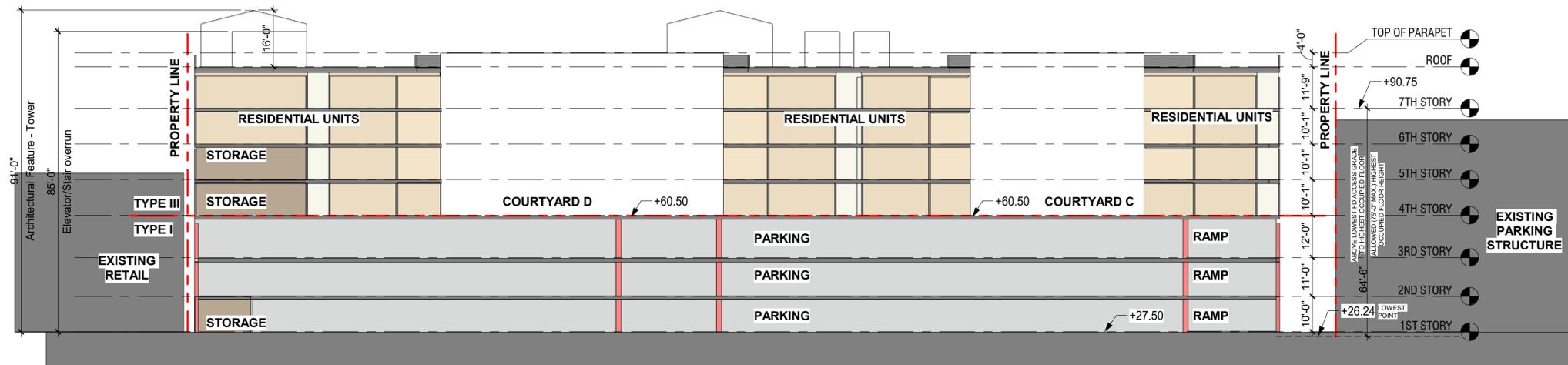


Key Plan

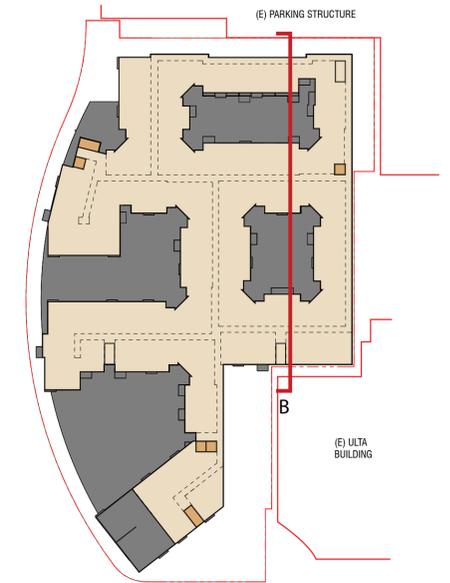


2 SECTION A1
1" = 20'-0"





1 SECTION B
1" = 20'-0"



Key Plan

KEY

- UNITS
- LOBBY / LEASING / AMENITY
- RESIDENTIAL VERT. CIRC.
- CORRIDOR
- RETAIL
- COMMERCIAL VERT. CIRC.
- PARKING
- BOH

Apartments at Bella Terra



Legend (4)

- Canary Island Da... (2)
- Brisbane Box (2)



Also available at: <https://app.arbor-note.com/index.cfm/asset/4E70D22A-44B8-4283-91E7FDOB66B40811/cmap?marker=1&species=common>

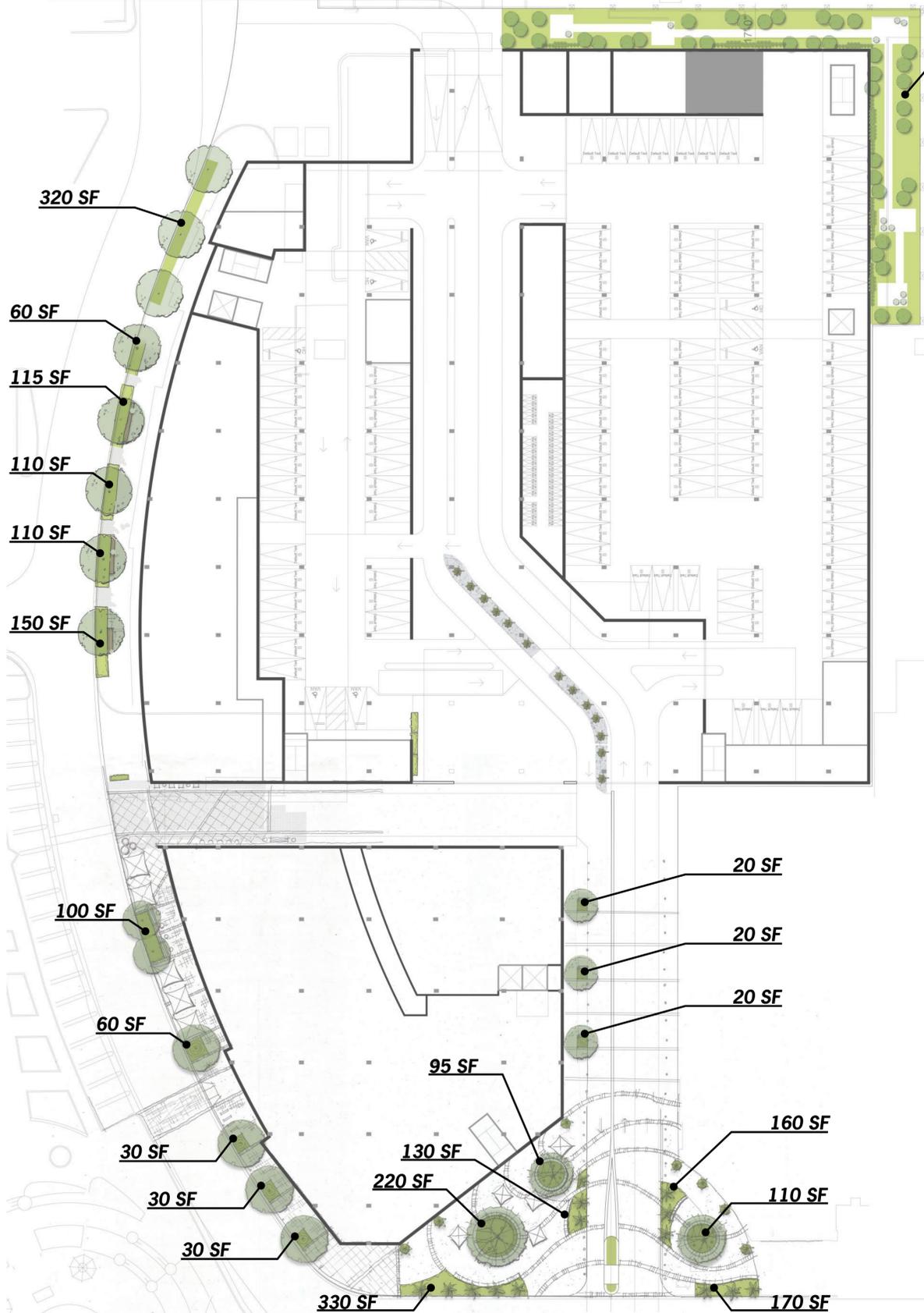
TREE REPLACEMENT MATRIX	
TREES TO REMOVE	4
PROPOSED TREES	134

REFER TO L0.2 FOR PROPOSED TREE LOCATIONS

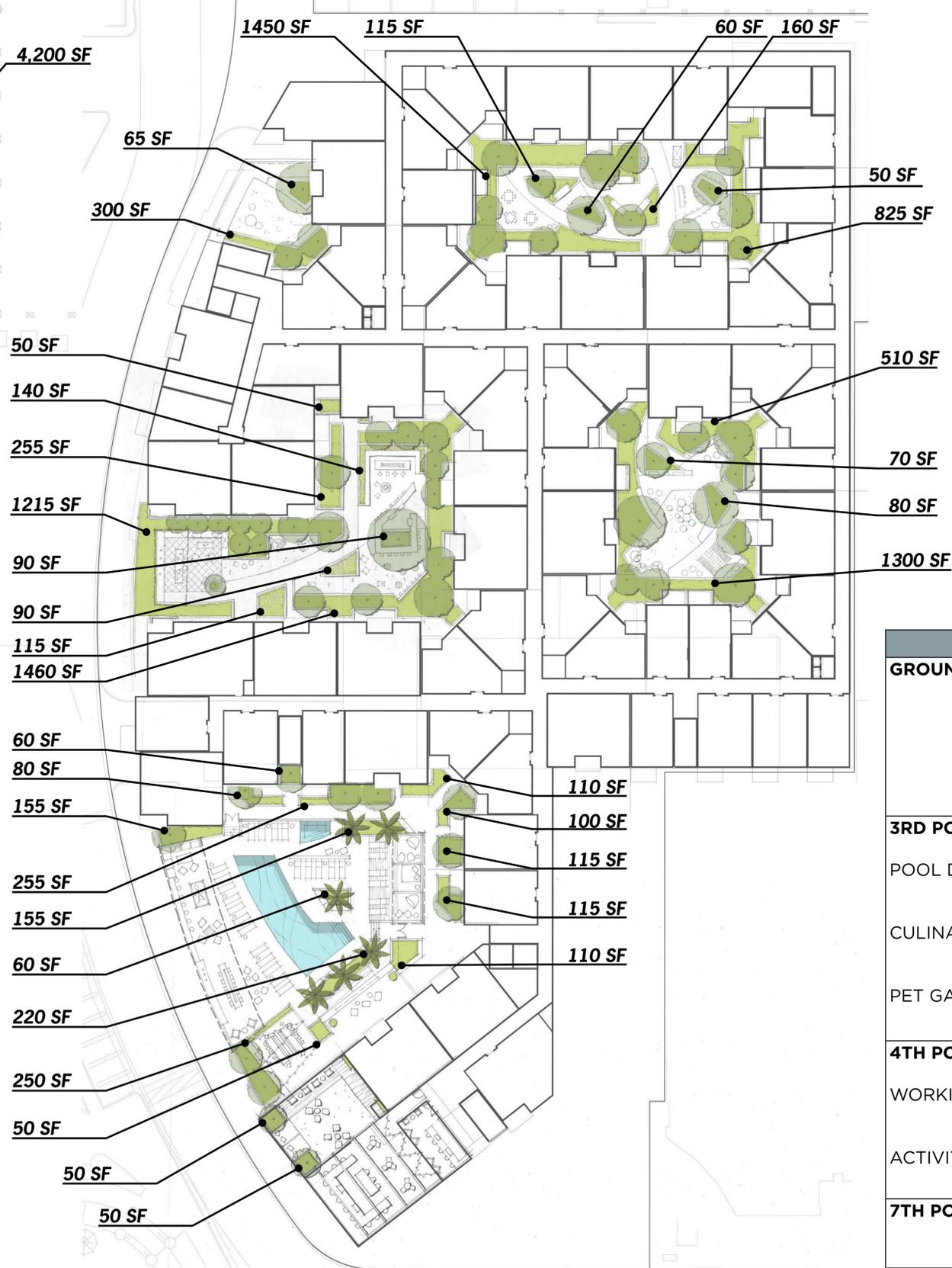
REMOVE PER DESIGN	REMOVE PER DESIGN	REMOVE PER DESIGN	REMOVE PER DESIGN
<p>December 11, 2020</p> <p><i>Lophostemon confertus</i> ID# 1 Brisbane Box Height: 17' DBH: 5" Health: 60% - Fair</p> <p>On front of Fantastic Sams Over pruning Dead Hangers left on branches from previous trimming</p>	<p>December 11, 2020</p> <p><i>Lophostemon confertus</i> ID# 2 Brisbane Box Height: 14' DBH: 5" Health: 60% - Fair</p> <p>On front of Amazing Lash Over pruning</p>	<p>December 11, 2020</p> <p><i>Phoenix canariensis</i> ID# 3 Canary Island Date Palm Height: 32' DBH: 25" Health: 60% - Fair</p> <p>On front of Burlington</p>	<p>December 11, 2020</p> <p><i>Phoenix canariensis</i> ID# 4 Canary Island Date Palm Height: 30' DBH: 31" Health: 60% - Fair</p> <p>On front of Burlington</p>



GROUND FLOOR LANDSCAPE PLAN



UPPER FLOOR COURTYARDS LANDSCAPE PLAN



LANDSCAPE MATRIX	
GROUND FLOOR	TOTAL: 7,141 SF
	STREET TREES (36" BOX MIN.): 17
	OTHER TREES (24" BOX MIN.): 50
3RD PODIUM LEVEL	TOTAL: 6,267 SQFT
POOL DECK	1,826 SQFT TREES (36" BOX MIN.): 16
CULINARY DECK	3,453 SQFT TREES (24" BOX MIN.): 21
PET GARDEN	988 SQFT TREES (24" BOX MIN.): 3
4TH PODIUM LEVEL	TOTAL: 5,426 SQFT
WORKING GARDEN	2,666 SQFT TREES (24" BOX MIN.): 14
ACTIVITY GARDEN	2,760 SQFT TREES (36" BOX MIN.): 11
7TH PODIUM LEVEL	765 SF
	36" BOX TREES: 2



EXISTING GAS STATION

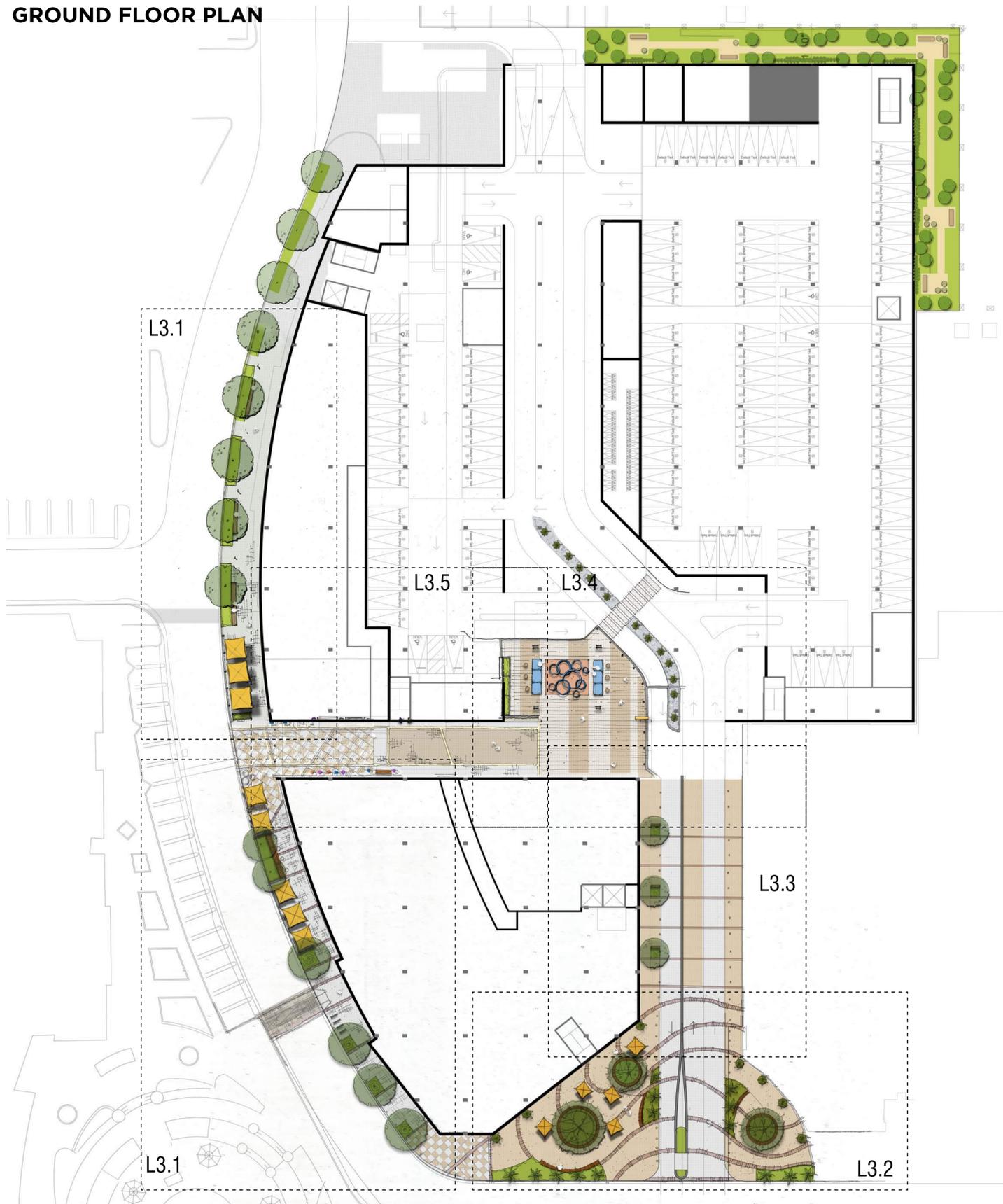
EXISTING PARKING STRUCTURE

EXISTING RESIDENTIAL BUILDING

EXISTING RETAIL BUILDING



GROUND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



SEVENTH FLOOR PLAN



HARDSCAPE MATERIALS



Concrete Pavers - Light Grey & Heavy Aggregate



Concrete Pavers - Off-White



Concrete Pavers - Earth Tones



Textured Tile Pavers



Accent Paving - Mixed Pattern to Define Spaces



Accent Paving - Geometric Patterns



Accent Paving - Geometric Patterns



Accent Paving - Checkered Pattern



DG - Ground Floor North Perimeter



Colorful Accent Tiles - Earth Tones



Artificial Turf - Pet Areas

SITE ELEMENTS & FURNITURE



Light / White Stucco Planter Walls



Tile Bar / Counter Face



Terra Cotta Wall Cap



Steel & Wood Shade Structure



Cloth Shade Sails



Lounge Seating



Chaise Lounge Seating



Multi-person seating



Earthenware Planter



Glazed Terra Cotta Planter



Concrete Planter

LIGHTING



Specimen Tree Uplights



Hanging Lanterns



Ambient Globe Lights



String Lights

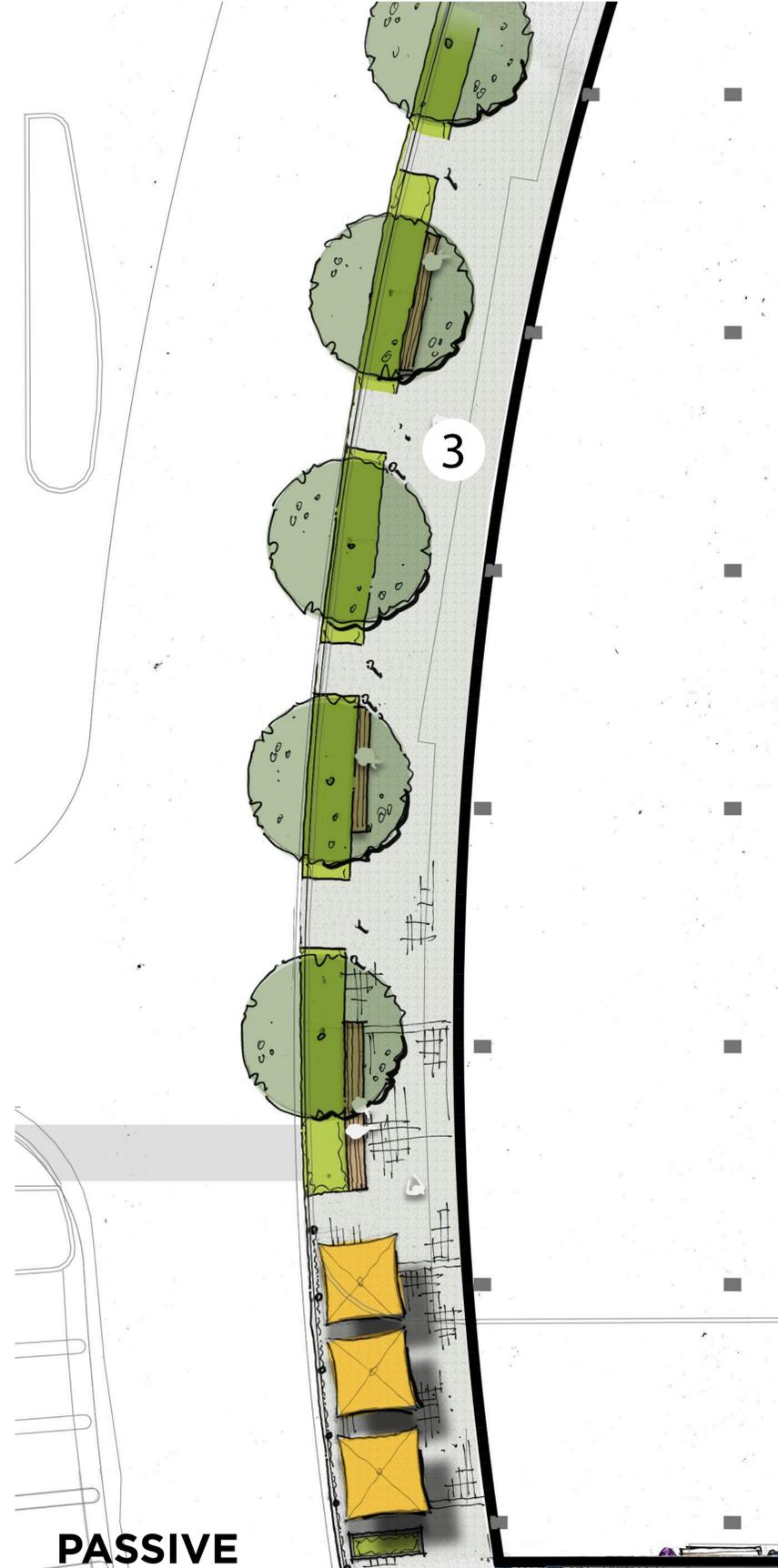


Tree Wrap Lighting





ACTIVE



PASSIVE

RETAIL EXPERIENCE

- 1. Active Retail Frontage
 - Enhanced Paving
 - Street Furniture
 - Bike racks
 - Street Trees
- 2. Active Food and Beverage Frontage
 - Enhanced paving
 - Outdoor dining seating with shade
 - Thematic Pottery
 - Vendor Signage
- 3. Passive Retail Frontage
 - Enhanced paving
 - Landscaped Parkway
 - Street trees

Key map

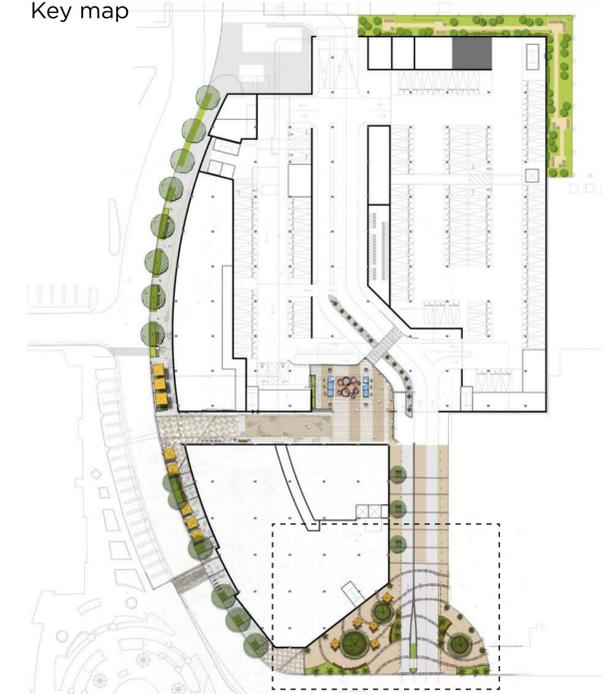


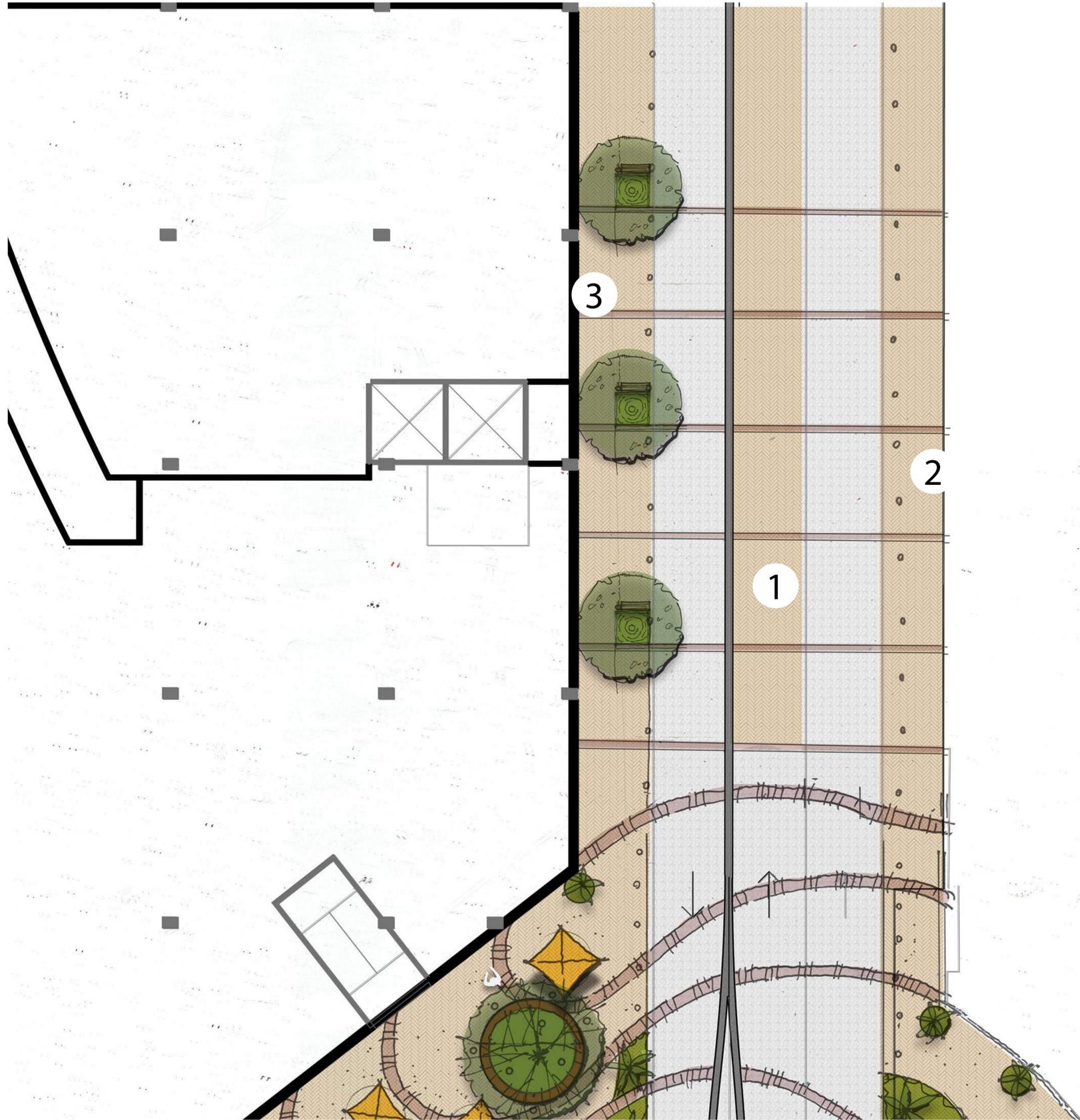
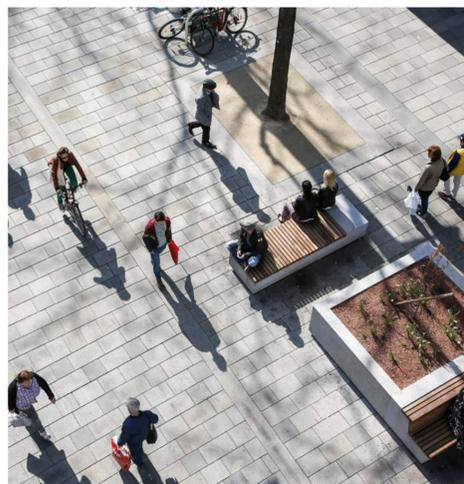


PUBLIC PLAZA

1. Retail Extension
 - Trees with circular benches and planters
 - Enhanced Paving
 - Pedestrian circulation
2. Statement Tree
 - Specimen Tree with pedant lights
 - Built-in seating
3. Pedestrian & Vehicular interface
 - Traffic calming measures
 - Enhanced paver crossing
 - Traffic bollard
4. Potential Public Art Element
 - Art Sculpture to draw attention and anchor corner
 - Distinctive Lighting

Key map

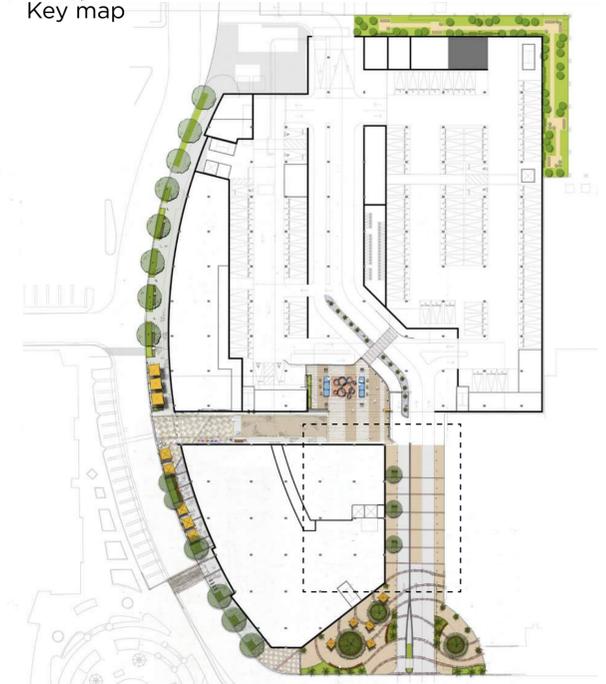




ENTRY DRIVE

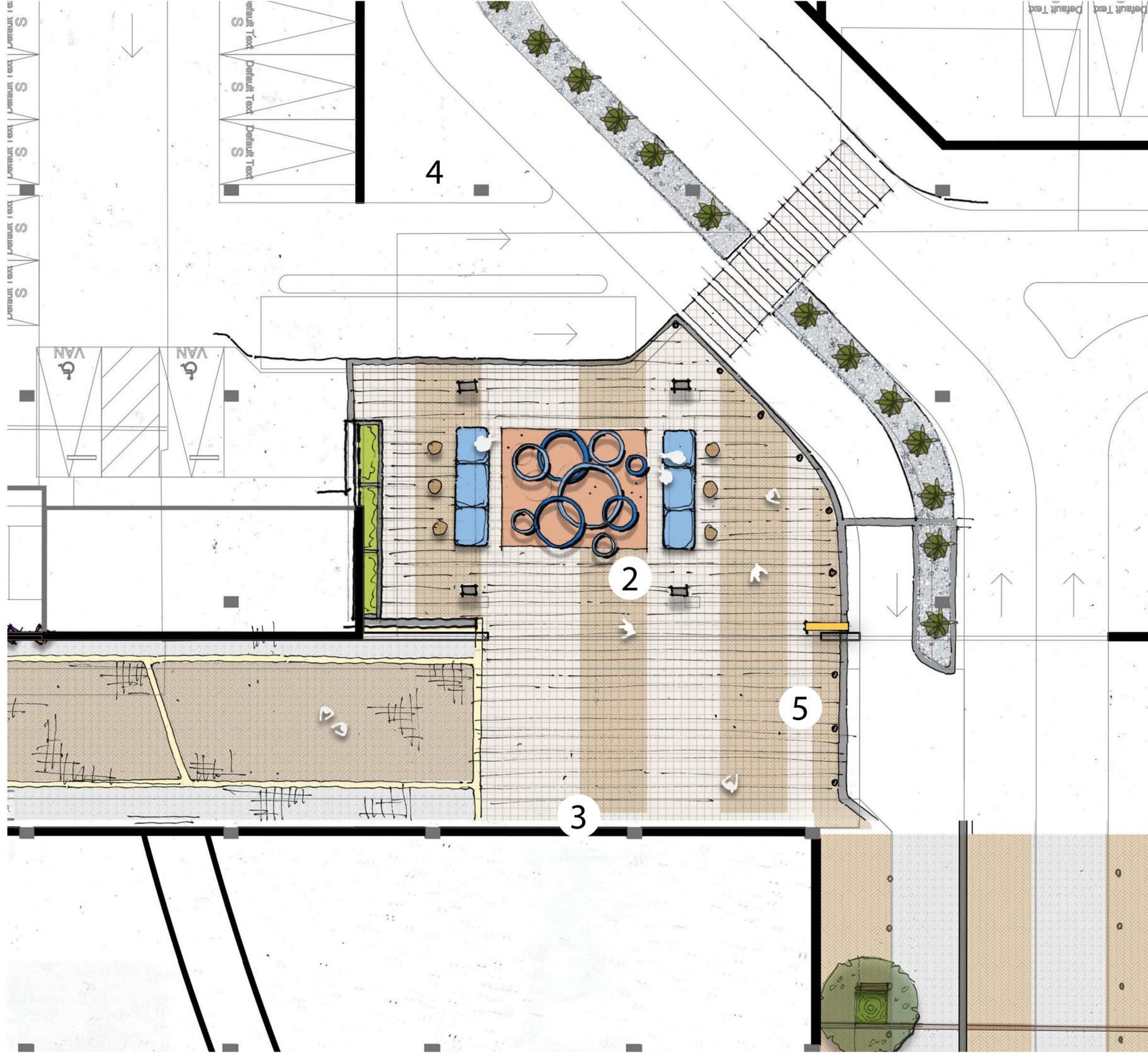
1. Enhanced integrated driveway/side-walk
 - Interlocking paver
 - Ornamental bollards
 - Site furnishing
2. Public Art Mural
 - Art wall that enlivens space and adds character
3. Retail F&B/European alleyway
 - Activated street edge
 - Enhanced paving
 - Street furniture
 - Festive lighting
 - Street graphics

Key map



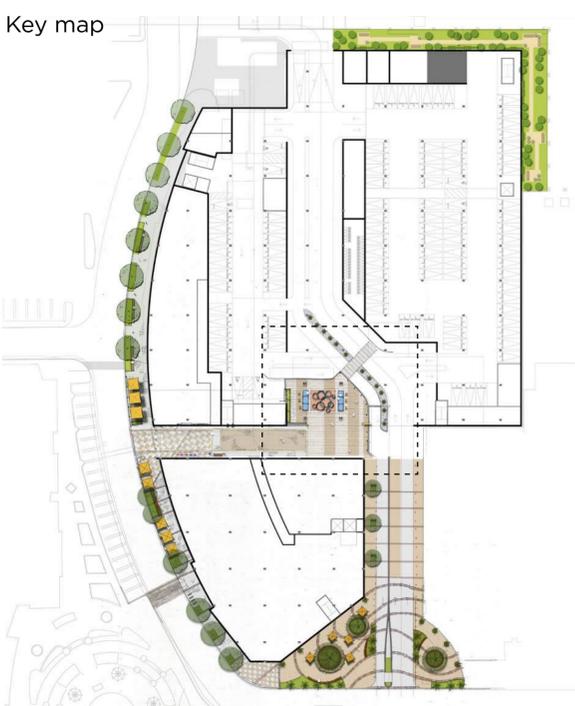


BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



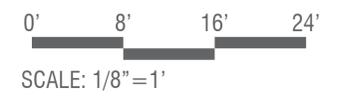
LEASING & RIDE-SHARE PLAZA

1. Pedestrian drop-off & pick up
 - Enhanced finishes
 - Enhanced paving
 - Valet parking
 - Pedestrian crossing
2. Waiting Lounge
 - Soft Seating
 - Ambient lighting
3. Project Branding
 - Wall Mural
 - Directional Signage
 - Project Directory
4. Ride-Share queuing
5. Retail Valet Drop-off & Pick-up
 - Removable bollards

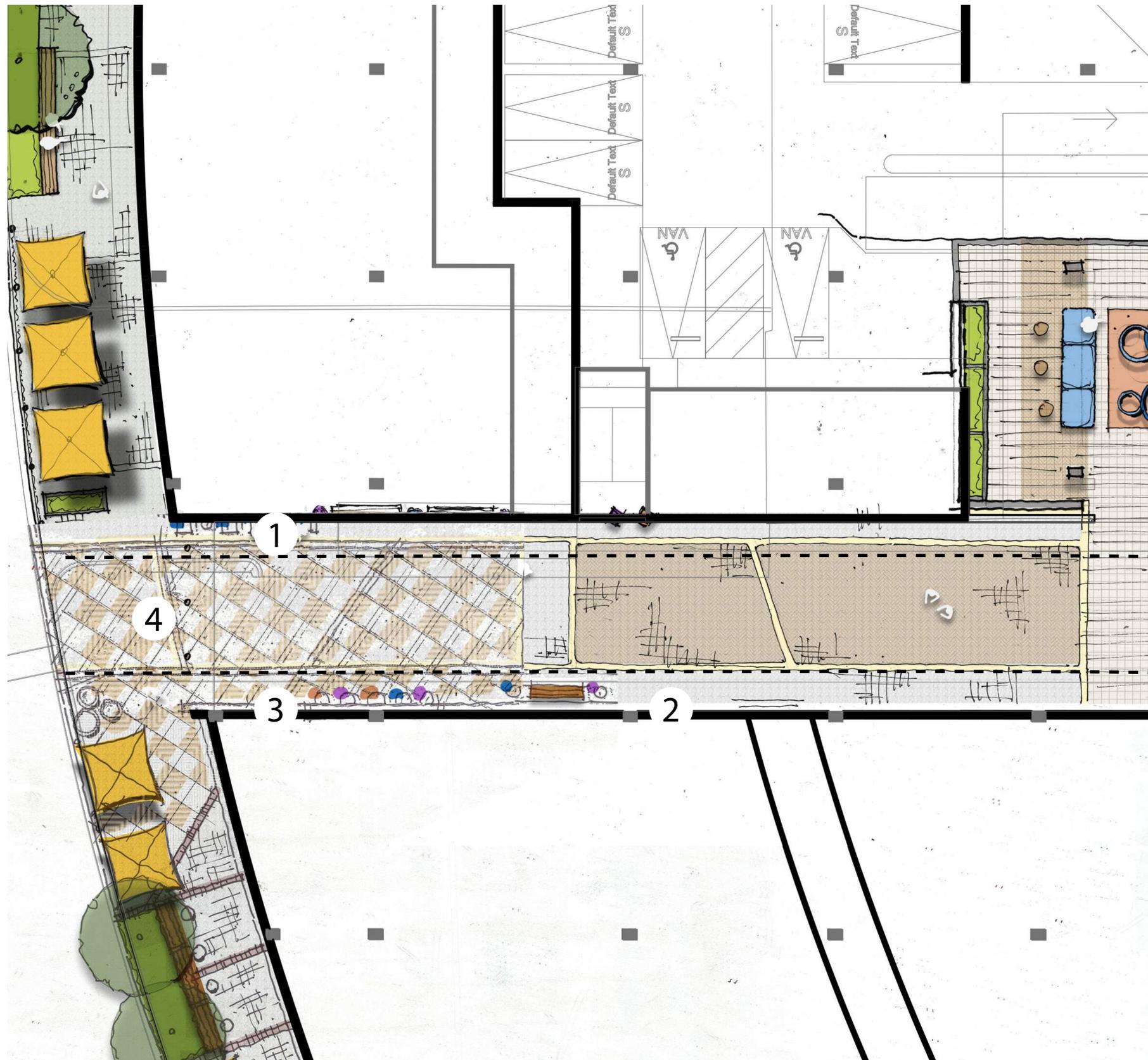


DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021



GROUND FLOOR ENLARGEMENT PLAN
 - LEASING PLAZA

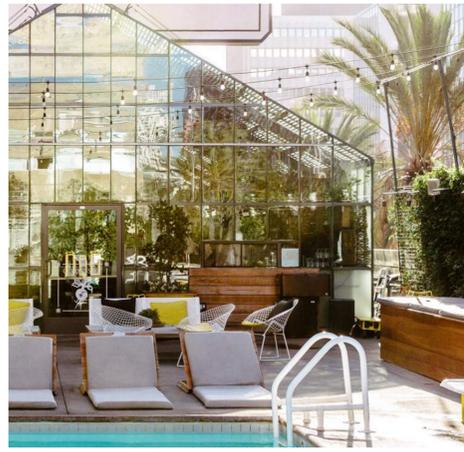


PASEO

1. Transparent store frontage
 - Creates connection between retail and alleyway
2. Retail Alleyway
 - Art / murals on walls
 - Enhanced lighting
 - Enhanced finishes
 - Distinctive removable furniture
 - Clearance for deliver and service vehicles
3. Directional graphics
 - Signage directs people into space
4. Retail / Residential Service Loading and Pedestrian Connection to Garage
 - Hardscape Paving that can accomodate vehicles / deliver trucks
 - Removable bollards

Key map





BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825

BrightView

TC
 ARCHITECTS

DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

0' 8' 16' 24'
 SCALE: 1/8"=1'



POOL DECK

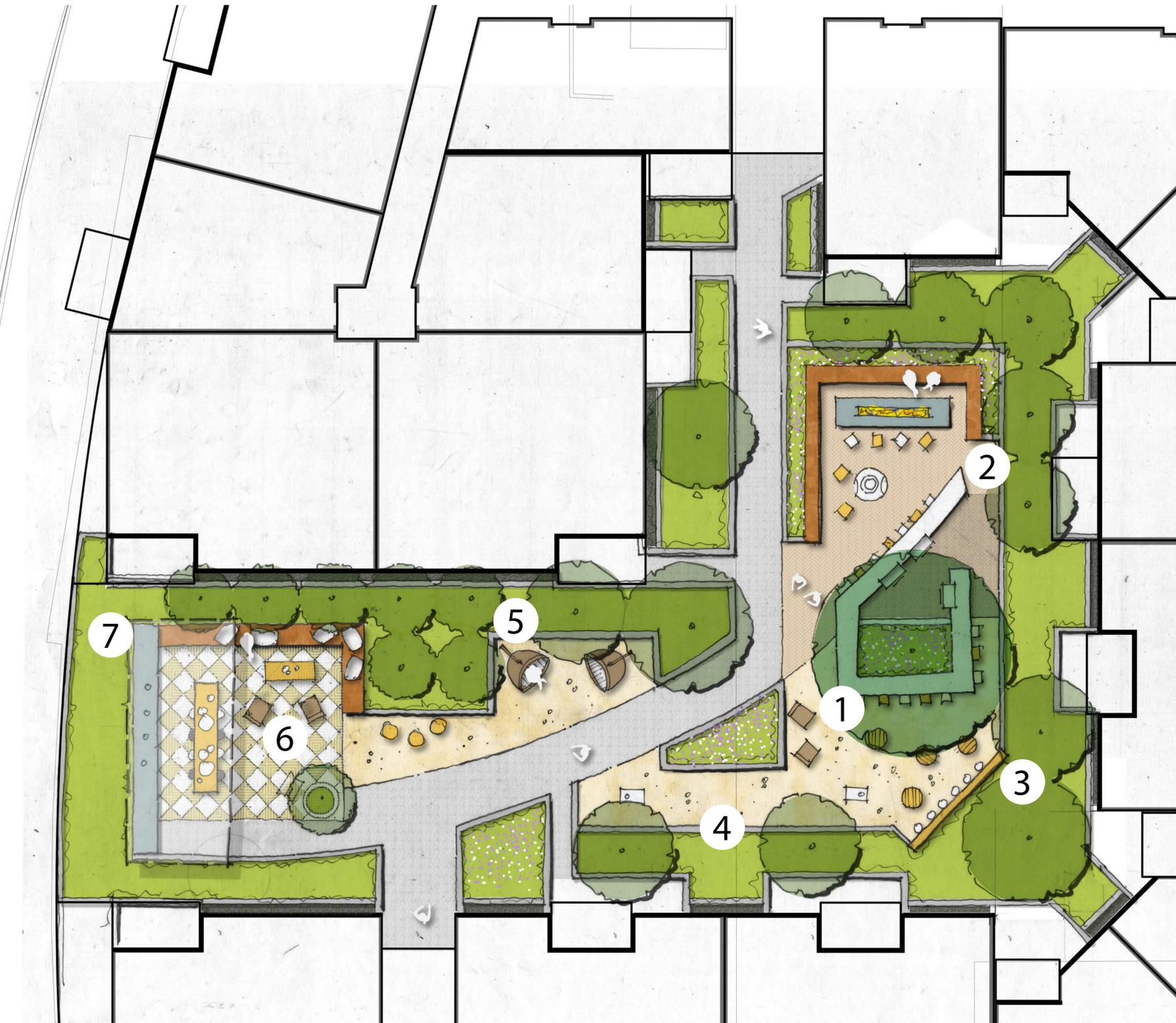
- 1. Pool & Spa**
 - Resort Pool
 - Spa with ornamental feature wall
 - Pool-side chaise and daybeds
- 2. Private Cabanas**
 - Shade structures
 - Day beds, chairs, hanging seats
 - Tables and shelving for towels
- 3. Flexible Seating & Bar**
 - Movable accent furniture
 - Bar table
- 4. Poolside Lounge**
 - Comfortable sofa seating
 - Game table
- 5. Double-sided Fire Lounge**
 - Deep lounge seating
 - Pool & amenity room adjacent fireplace
- 6. Buffer planting**
 - Wide planters
 - Tree screen
 - Private patio access to pool deck
- 7. Amenity space extension**
 - Open spill-out area
 - Seating and communal table
 - Countertop serve/prep area
 - Nano / Panda operable door system to indoor amenity area



THIRD FLOOR ENLARGEMENT PLAN
 - POOL DECK



BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



CULINARY DECK

- 1. Communal Bar**
 - Bar seating
 - Barbecues & Demonstration Kitchen Areas
 - Specimen shade tree
 - Flexible furniture
- 2. Fireside Lounge**
 - Deep seatwalls
 - Fire features
 - Decking
- 3. Culinary Garden**
 - Feature wall
 - Culinary herb pots with labels
 - Flexible seating
- 4. Informal game area**
 - Accent/soft paving
 - Games
 - Accent planting
- 5. Private seating area**
 - Accent/soft paving
 - Hanging seating
- 6. Dining Nook**
 - Shade structure
 - Accent tile flooring
 - Seatwalls at wide buffer planting
- 7. Juice Bar**
 - Open preparation/serving counter
 - Buffer planting area

Key map





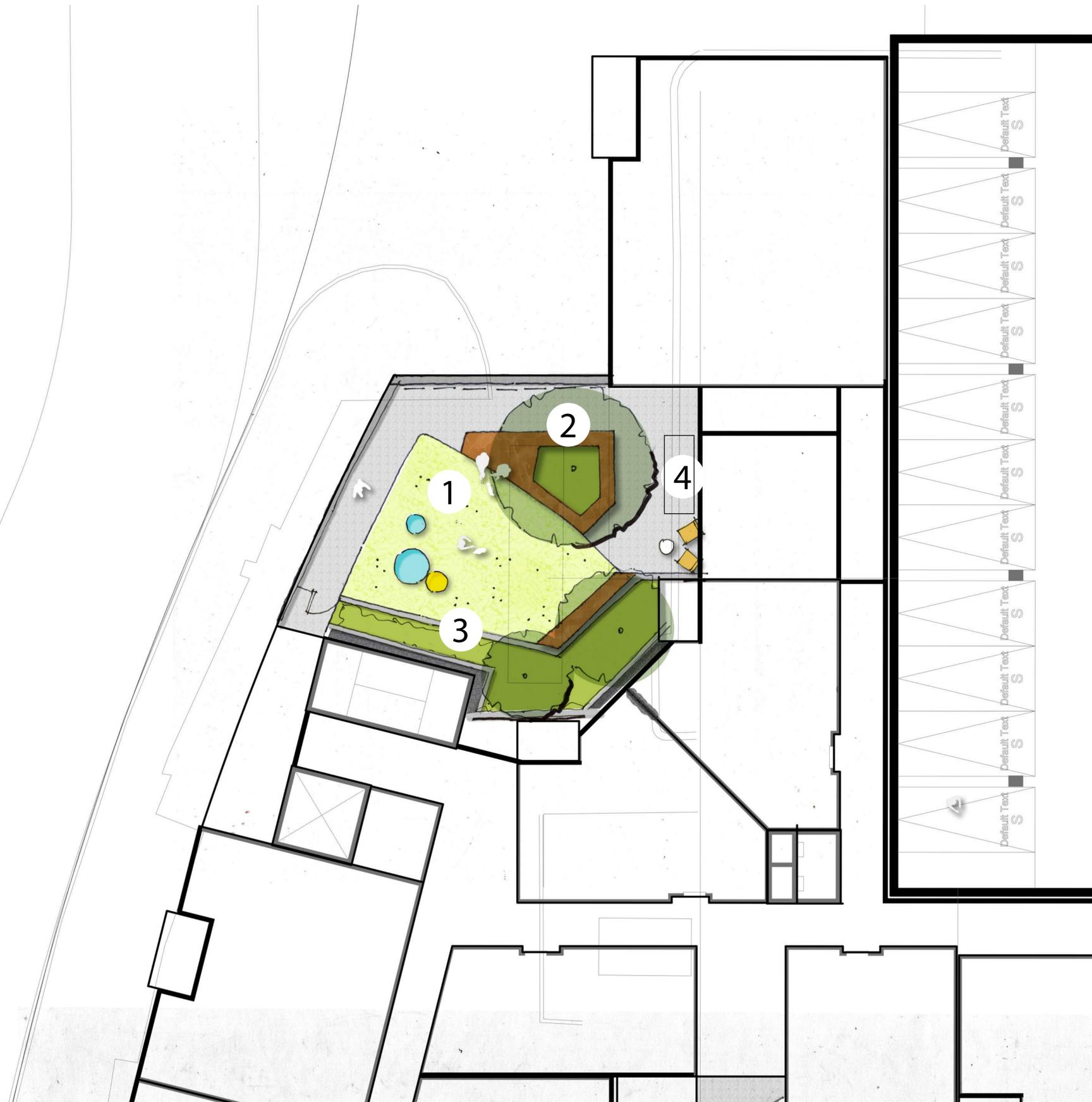
BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

0' 8' 16' 24'
 SCALE: 1/8"=1'



PET GARDEN

1. Dog Run
 - Artificial turf
 - Dog-friendly play elements
2. Exterior Circulation
 - Central seating element outside Dog Spa
 - Specimen tree
 - Screening sculptural wall
3. Buffer Planting
 - Seatwall
 - Dense planting buffer
4. Outdoor Pet Wash Station



THIRD FLOOR ENLARGEMENT PLAN
 - PET GARDEN



BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

0' 8' 16' 24'
 SCALE: 1/8"=1'

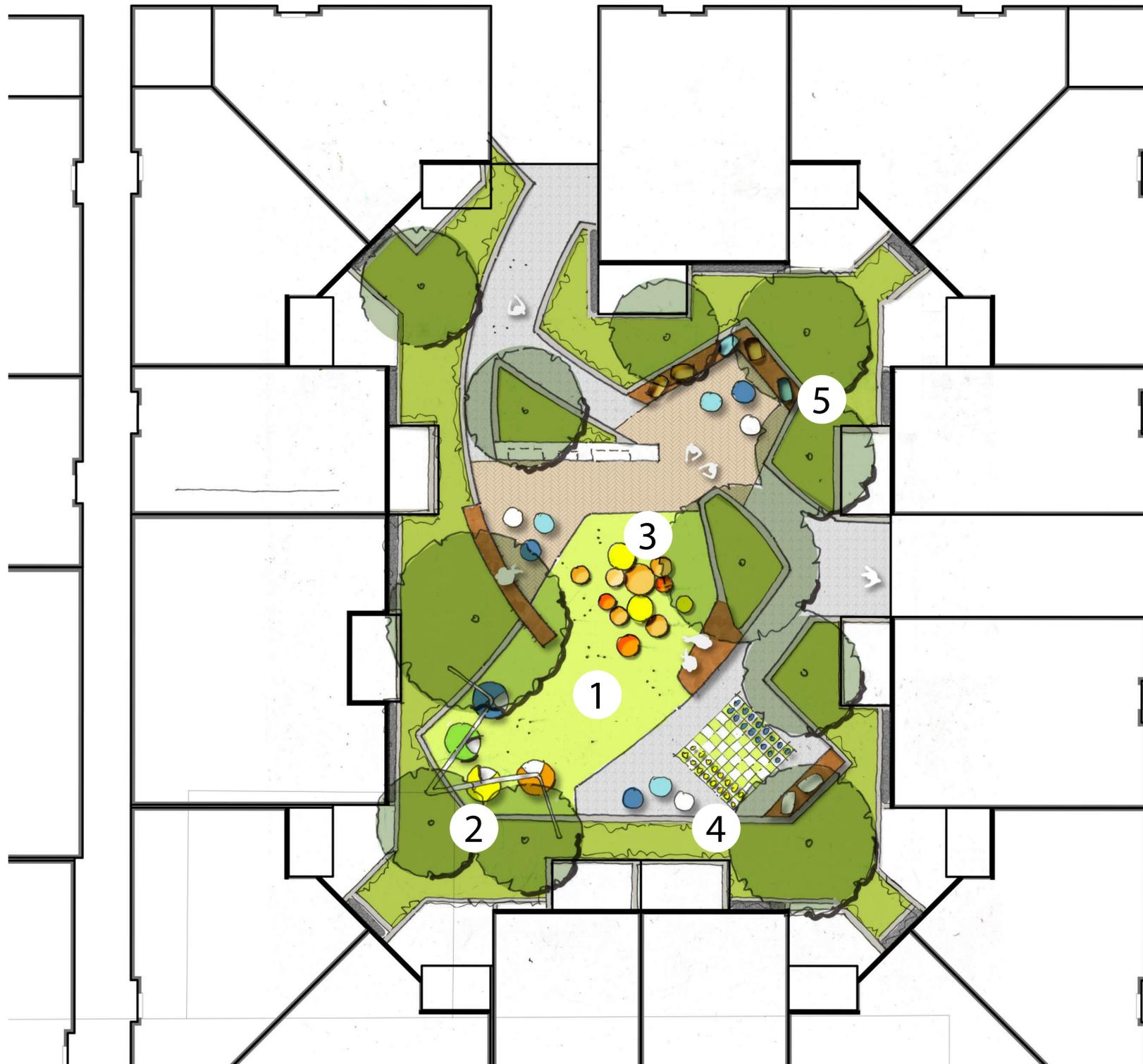


FOURTH FLOOR ENLARGEMENT PLAN
 - ACTIVITY GARDEN

L3.9

ACTIVITY GARDEN

1. Great Lawn
 - Artificial turf
 - Open-program
2. Sculptural Play Element
 - All ages feature
 - Artful / colorful
3. Flexible seating
 - Movable furniture
4. Playful Game Area
 - Large play element
 - Spectating area / seatwall
 - Hammocks
5. Eating Area
 - Colorful tables
 - Cushions / seatwall



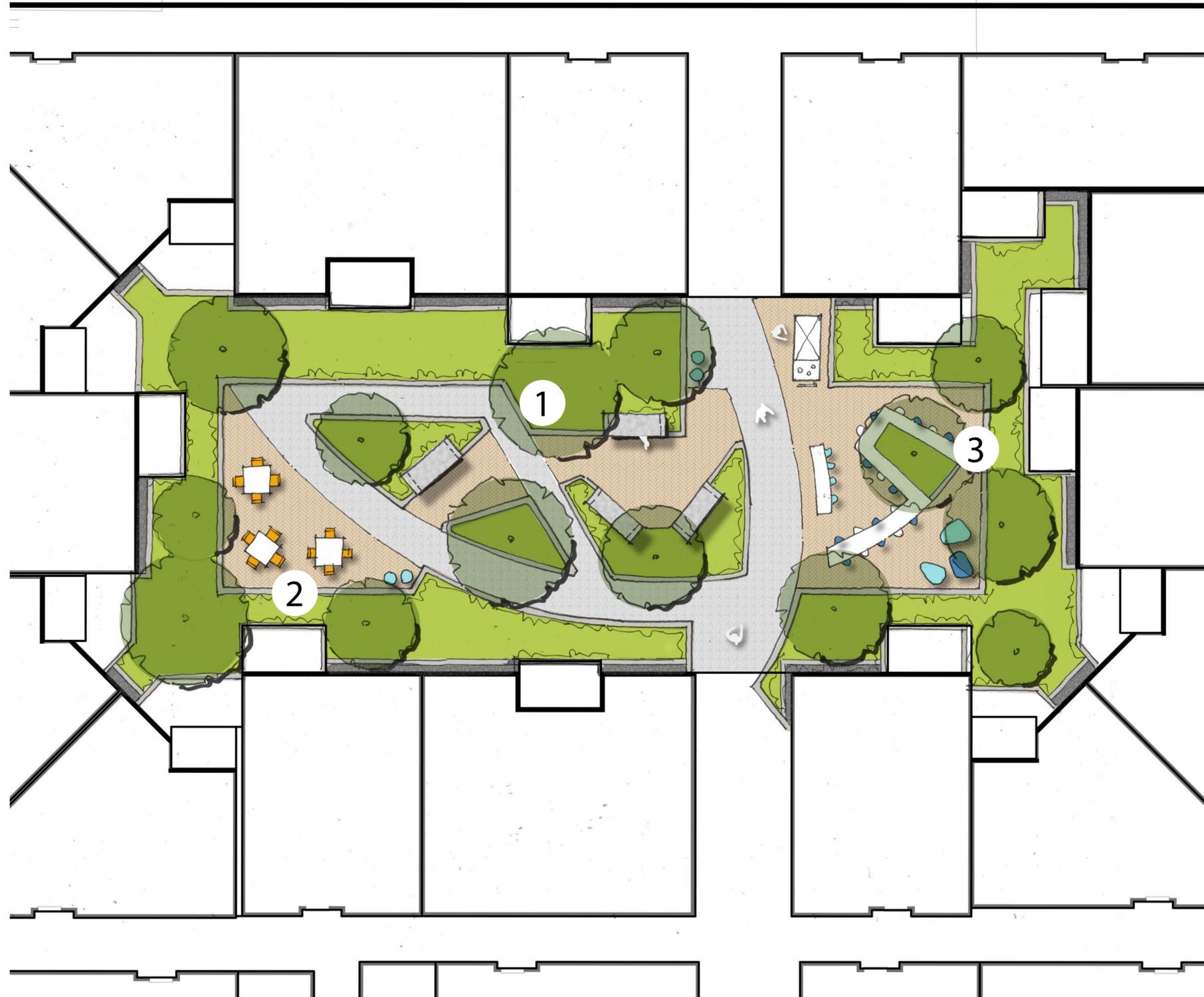
Key map





WORKING GARDEN

- 1. Private Nooks
 - Enclosed structures
 - Sofa bed seating
- 2. Collaboration Tables
 - Spacious tables and chairs
 - Wide buffer planting
- 3. Countertop Workstations
 - Counter-height working bar area
 - Flexible cushion seating
 - Snack bar area



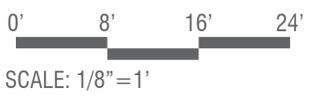


BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



SKY DECK

- 1. Covered Seating
 - Tables and chairs
 - Connection to Sky Lounge
 - Distinctive lighting
 - Shade structure
- 2. Bar Seating
 - Countertop fire trough & bar area
 - Connection to Sky Lounge
 - Distinctive lighting
 - Shade structure
- 3. Outdoor Living Room
 - Multimedia wall
 - Flexible furniture
 - Open turf area
 - Deep lounge seating
 - Shade trees



DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

SEVENTH FLOOR ENLARGEMENT PLAN
 - SKY DECK

L3.11

PLANT PALETTE



Arbutus 'Marina'
Strawberry Tree



Archontophoenix alexandre
King Palm



Dracaena draco
Dragon Tree



Feijoa sellowiana
Pineapple Guava



Ficus rubiginosa
Rusty Fig Tree



Howea forsteriana
Kentia Palm



Jacaranda mimosifolia
Jacaranda



Lophostemon confertus
Brisbane Box



Melaleuca quinquenervia
Cajuput Tree



Olea europaea
Olive



Platanus racemosa
California Sycamore



Ulmus parvifolia
Chinese Elm



Aloe ferox
Cape Aloe



Aloe plicatilis
Fan Aloe



Aloe vera
Aloe Vera



Agave 'Blue Flame'
Blue Flame Agave



Aspidistra elatior
Cast Iron Plant



Bougainvillea sp.
Bougainvillea



Bouteloua gracilis
Blue Grama Grass



Carex divulsa
Berkeley Sedge



Dudleya brittonii
Giant Chalk Liveforever



Hakonechloa macra
Japanese Forest Grass



Helichrysum petiolare
Licorice Plant



Kalanchoe thyrsiflora
Paddle Plant



Lavandula pinnata
Fernleaf Lavender



Leymus condensatus
Giant Wild Rye



Lomandra 'Platinum Beauty'
Platinum Beauty Mat Rush



Mahobia 'Soft Caress'
Soft Caress Mahonia



Olea 'Little Ollie'
Dwarf Olive



Pachycereus marginatus
Mexican Fencepost



Phormium tenax
New Zealand Flax



Pittosporum sp.
Pittosporum



Rosmarinus officinalis
Rosemary



Senecio decaryi
Madagascar Senecio



Senecio vitalis
Narrow-leaf Chalksticks



Senecio 'Mini Blue Chalksticks'
Mini Blue Chalksticks



Sesleria autumnalis
Autumn Moor Grass



Teucrium chamaedrys
Creeping Germander



Trachelospermum jasminoides
Star Jasmine



Westringia 'Morning Light'
Morning Light Coast Rosemary

PLANT LIST BY QUANTITY

REFER TO FOLLOWING PAGE FOR PALETTE IMAGERY

PLANTING LEGEND						
TREES						
SYMBOL	PLANT NAME	SIZE	QTY.	UNIT	O.C. SPACING	WUCOLS REGION: 3
	MARINA STRAWBERRY TREE <i>ARBUTUS MARINA</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	L
	DRAGON TREE <i>DRACENA DRACO</i>	24" BOX MIN. STD	XX	EA	PER PLAN	VL
	OLIVE TREE <i>OLEA EUROPAEA</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	L
	CALIFORNIA SYCAMORE <i>PLATANUS RACEMOSA</i>	24" BOX MIN. STD	XX	EA	PER PLAN	M
	KING PALM <i>ARCHONTOPHOENIX ALEXANDRAE</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	M
	KENTIA PALM <i>HOWEA FORSTERIANA</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	M

SHRUBS & GROUND COVER						
SYMBOL	PLANT NAME	SIZE	QTY.	UNIT	O.C. SPACING	WUCOLS REGION: 3
	ALOE VERA <i>ALOE BARBADENSIS</i>		XX	EA	XX'-XX"	L
	BLUE FLAME AGAVE <i>AGAVE BLUE FLAME</i>		XX	EA	XX'-XX"	L
	BLUE GRAMA GRASS <i>BOUTELOUA GRACILIS</i>		XX	EA	XX'-XX"	L
	CAPE ALOE <i>ALOE FEROX</i>		XX	EA	XX'-XX"	L
	DWARF OLIVE <i>OLEA EUROPAEA 'LITTLE OLIVE'</i>		XX	EA	XX'-XX"	L
	FAN ALOE <i>ALOE PLICATILIS</i>		XX	EA	XX'-XX"	L
	GERMANDER <i>TEUCRIUM CHAMAEDRYIS</i>		XX	EA	XX'-XX"	L
	GIANT CHALK DUDLEYA <i>DUDLEYA BRITTONII</i>		XX	EA	XX'-XX"	VL
	HAKONE GRASS <i>HAKONECHLOA MACRA</i>		XX	EA	XX'-XX"	M
	GIANT WILD RYE <i>LEYMUS CONDENSATUS</i>	40%- 1 GAL	XX	EA	XX'-XX"	L
	LIMELIGHT LICORICE PLANT <i>HELICHRYSUM PETIOLARE 'LIMELIGHT'</i>	50%- 5 GAL	XX	EA	XX'-XX"	M
	MEXICAN FENCE POST CACTUS <i>PACHYCREUS MARGINATUS</i>	10%- 15 GAL	XX	EA	XX'-XX"	VL
	MORNING LIGHT COAST ROSEMARY <i>WESTRINGIA FRUTICOSA 'MORNING LIGHT'</i>		XX	EA	XX'-XX"	L
	ORANGE PUFFS <i>KLEINIA AMANIENSIS (SENECIO AMANIENSIS)</i>		XX	EA	XX'-XX"	L
	NARROW LEAF CHALKSTICKS <i>SENECIO CYLINDRICUS</i>		XX	EA	XX'-XX"	L
	MINI BLUE CHALKSTICKS <i>SENECIO SERPENS 'MINI BLUE'</i>		XX	EA	XX'-XX"	L
	SOFT CARESS MAHONIA <i>MAHONIA EURYBRACTEATA 'SOFT CARESS'</i>		XX	EA	XX'-XX"	UNKOWN
	PADDLE PLANT <i>KALANCHOE LUCIAE</i>		XX	EA	XX'-XX"	L
	PLATINUM BEAUTY LOMANDRA <i>LOMANDRA PLATINUM BEAUTY</i>		XX	EA	XX'-XX"	M
	NYALLA MAT RUSH <i>LOMANDRA LONGIFOLIA NYALLA</i>		XX	EA	XX'-XX"	M
	KATIE BELLES LOMANDRA <i>LOMANDRA HYSTRIX 'KATIE BELLES'</i>		XX	EA	XX'-XX"	M



FIRST FLOOR

BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 TCA # 2020-107



DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 November 15, 2021

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps
	C	122	Lithonia Lighting	CLX 196 8000LM SEF FDL MVOLT G210 40K 80CRI	CLX LED Linear 96" 8,000 lumens, Standard Efficiency, Less Inverter, Fluor. Diffuse Lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	1

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Parking	+	11.2 fc	26.8 fc	1.1 fc	24.4:1 10.2:1

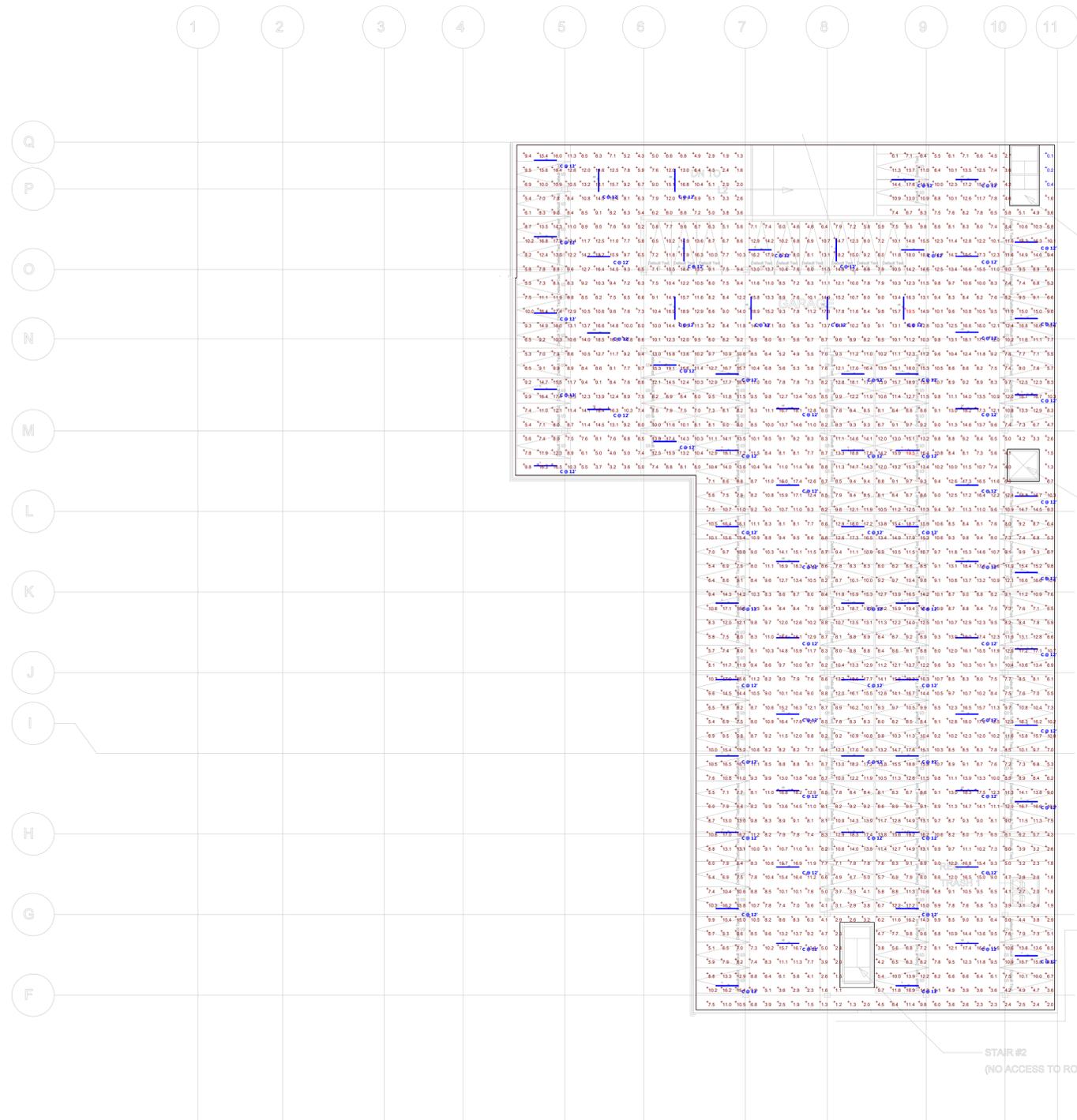


SECOND FLOOR

Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps
	C	122	Lithonia Lighting	CLX 196 8000LM SEF FDL MVOLT G210 40K 80CRI	CLX LED Linear 96" 8,000 lumens, Standard Efficiency, Less Inverter, Fluor. Diffuse Lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	1

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Parking	+	10.4 fc	22.7 fc	0.6 fc	37.8:1 17.3:1

LIGHTING PHOTOMETRIC PLANS



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	C	74	Lithonia Lighting	CLX L96 8000LM SEF FDL MVOLT GZ10 40K 80CRI	CLX LED Linear 96" 8,000 lumens, Standard Efficiency, Less louver, Flat diffuse Lens, General distribution, MVOLT, 0-10V dimming, 4000 CCT, 80 CRI	1	CLX_L96_8000LM SEF_FDL_MVOLT_GZ10_40K_80 CRI.ies	7386	0.9	52.32

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking	+	10.1 fc	19.5 fc	0.1 fc	195.0:1	101.0:1

THIRD FLOOR

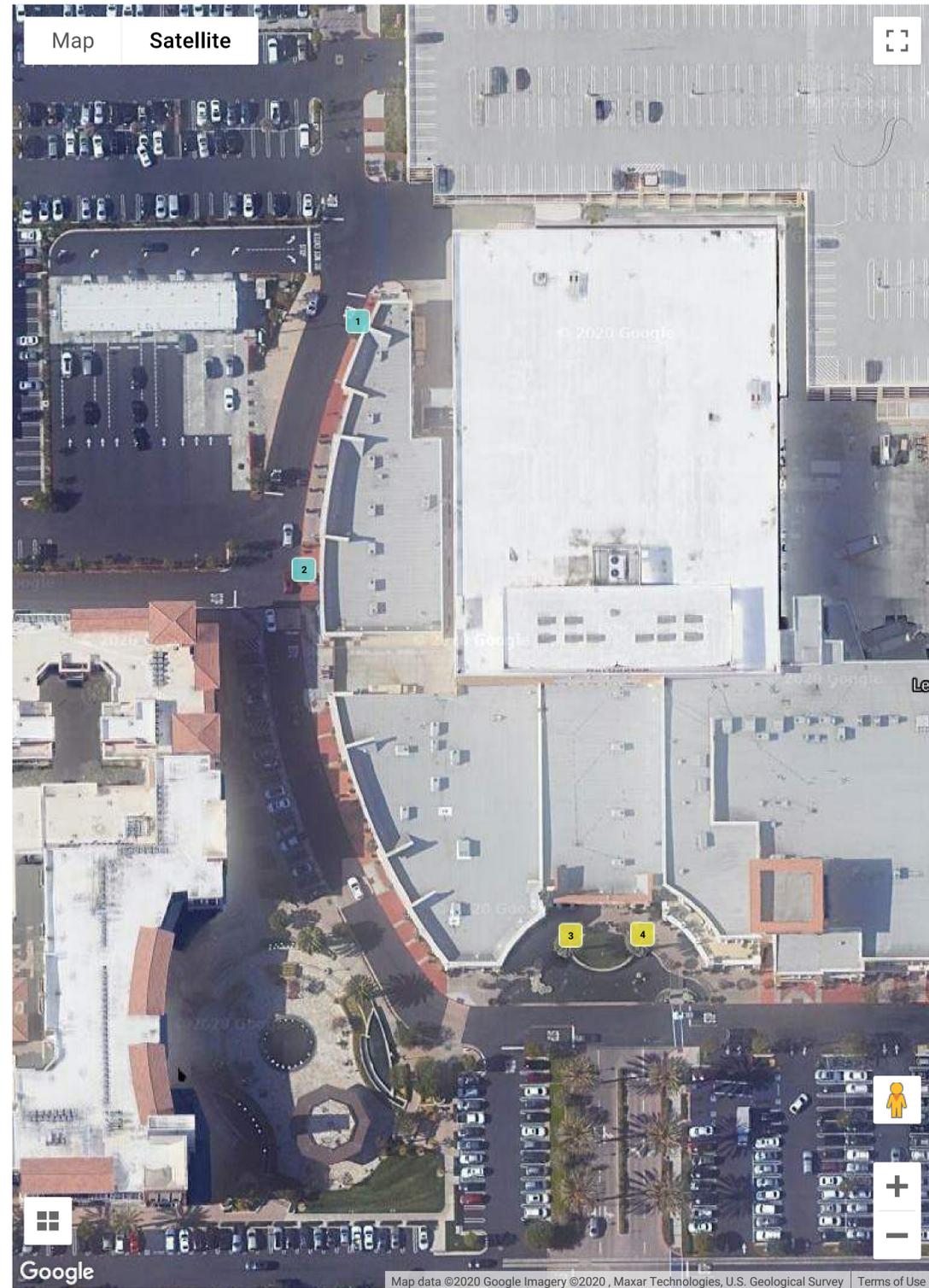


Apartments at Bella Terra

ENTITLEMENT PACKAGE (In progress)

L-01 L-02	EXISTING TREE SURVEY & TREE REPLACEMENT MATRIX LANDSCAPE AND WATER EFFICIENT MATRICES
L-10	PRELIMINARY SITE PLAN
L-2.1 L-2.2 L-2.3	GROUND FLOOR & THIRD FLOOR PLAN FOURTH FLOOR & SEVENTH FLOOR PLAN MATERIALS PALETTE
L-3.1 L-3.2 L-3.3 L-3.4 L-3.5 L-3.6 L-3.7 L-3.8 L-3.9 L-3.10 L-3.11	GROUND FLOOR ENLARGEMENT PLAN - RETAIL EXPERIENCE GROUND FLOOR ENLARGEMENT PLAN - PUBLIC PLAZA GROUND FLOOR ENLARGEMENT PLAN - ENTRY DRIVE GROUND FLOOR ENLARGEMENT PLAN - LEASING PLAZA GROUND FLOOR ENLARGEMENT PLAN - PASEO THIRD FLOOR ENLARGEMENT PLAN - POOL DECK THIRD FLOOR ENLARGEMENT PLAN - CULINARY GARDEN THIRD FLOOR ENLARGEMENT PLAN - PET GARDEN FOURTH FLOOR ENLARGEMENT PLAN - ACTIVITY GARDEN FOURTH FLOOR ENLARGEMENT PLAN - WORKING GARDEN SEVENTH FLOOR ENLARGEMENT PLAN - SKY DECK
L-4.1 L-4.2	PLANT PALETTE IMAGERY PLANTING SPECIES & QUANTITY

Apartments at Bella Terra



Legend (4)

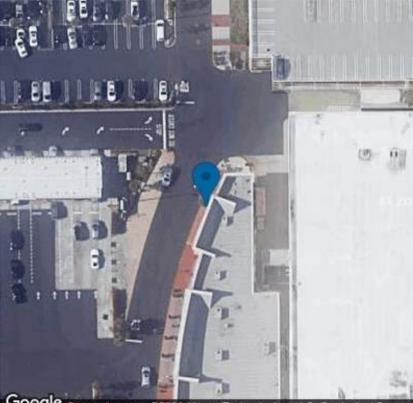
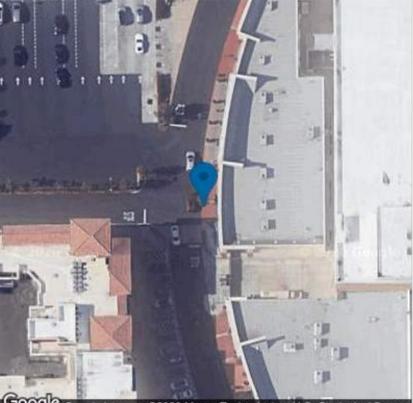
- Canary Island Da... (2)
- Brisbane Box (2)



Also available at: <https://app.arbor-note.com/index.cfm/asset/4E70D22A-44B8-4283-91E7FDOB66B40811/cmap?marker=1&species=common>

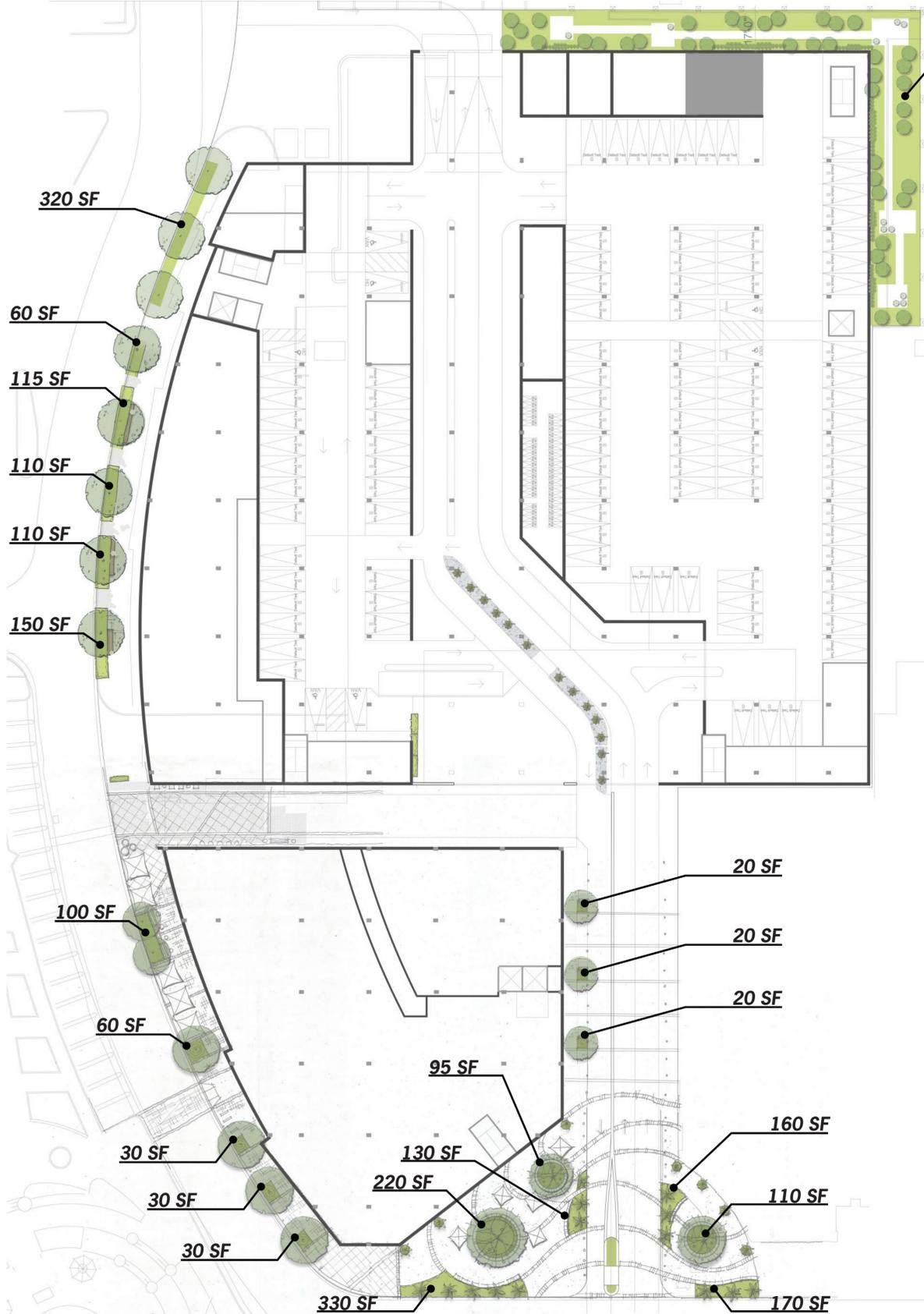
TREE REPLACEMENT MATRIX	
TREES TO REMOVE	4
PROPOSED TREES	134

REFER TO L0.2 FOR PROPOSED TREE LOCATIONS

REMOVE PER DESIGN	REMOVE PER DESIGN	REMOVE PER DESIGN	REMOVE PER DESIGN
 <p>December 11, 2020</p> <p><i>Lophostemon confertus</i> ID# 1 Brisbane Box Height: 17' DBH: 5" Health: 60% - Fair</p>	 <p>December 11, 2020</p> <p><i>Lophostemon confertus</i> ID# 2 Brisbane Box Height: 14' DBH: 5" Health: 60% - Fair</p>	 <p>December 11, 2020</p> <p><i>Phoenix canariensis</i> ID# 3 Canary Island Date Palm Height: 32' DBH: 25" Health: 60% - Fair</p>	 <p>December 11, 2020</p> <p><i>Phoenix canariensis</i> ID# 4 Canary Island Date Palm Height: 30' DBH: 31" Health: 60% - Fair</p>
 <p>On front of Fantastic Sams Over pruning Dead Hangers left on branches from previous trimming</p>	 <p>On front of Amazing Lash Over pruning</p>	 <p>On front of Burlington</p>	 <p>On front of Burlington</p>



GROUND FLOOR LANDSCAPE PLAN



UPPER FLOOR COURTYARDS LANDSCAPE PLAN



LANDSCAPE MATRIX	
GROUND FLOOR	TOTAL: 7,141 SF
	STREET TREES (36" BOX MIN.): 17
	OTHER TREES (24" BOX MIN.): 50
3RD PODIUM LEVEL	TOTAL: 6,267 SQFT
POOL DECK	1,826 SQFT TREES (36" BOX MIN.): 16
CULINARY DECK	3,453 SQFT TREES (24" BOX MIN.): 21
PET GARDEN	988 SQFT TREES (24" BOX MIN.): 3
4TH PODIUM LEVEL	TOTAL: 5,426 SQFT
WORKING GARDEN	2,666 SQFT TREES (24" BOX MIN.): 14
ACTIVITY GARDEN	2,760 SQFT TREES (36" BOX MIN.): 11
7TH PODIUM LEVEL	765 SF
	36" BOX TREES: 2



EXISTING GAS STATION

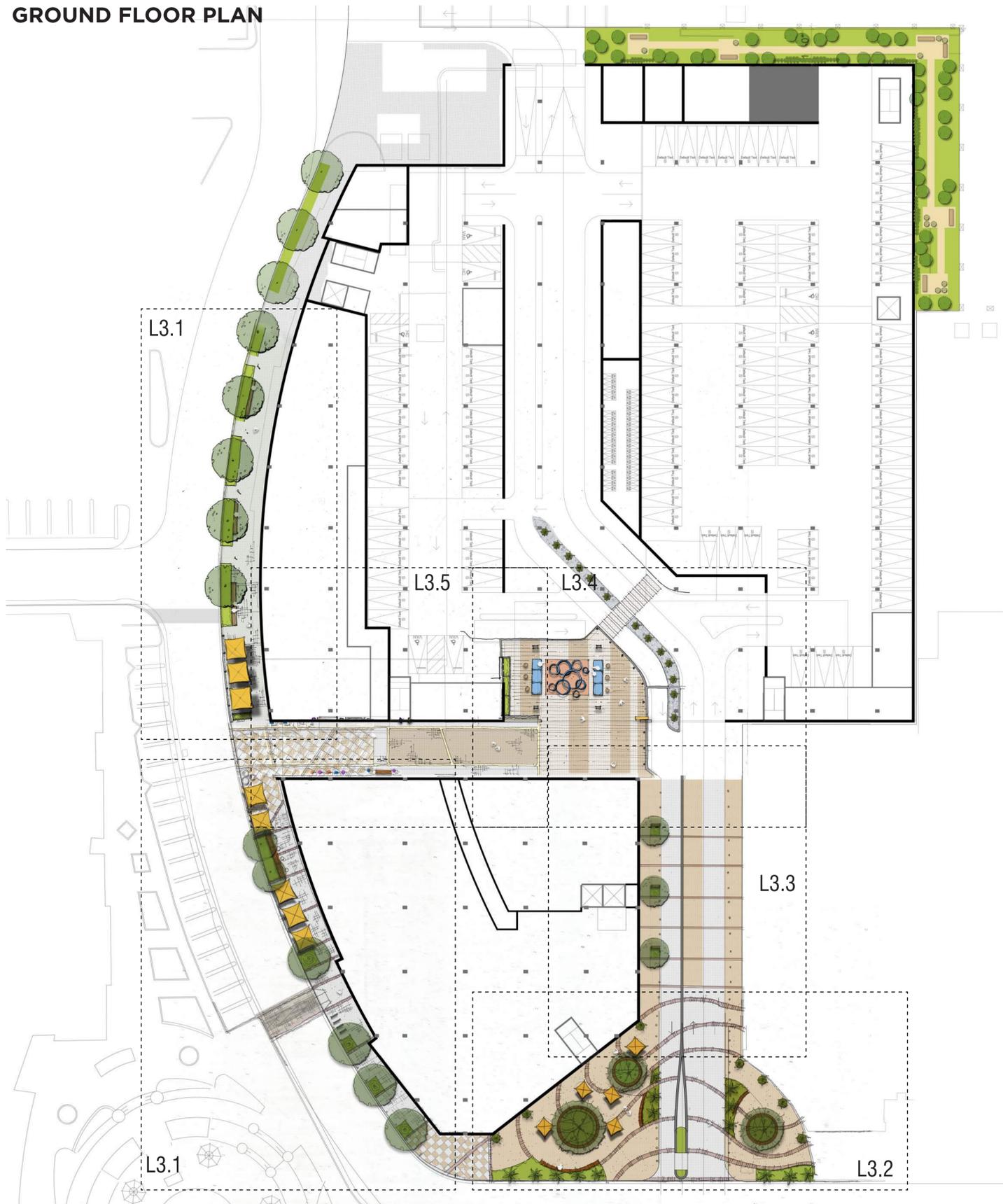
EXISTING PARKING STRUCTURE

EXISTING RESIDENTIAL BUILDING

EXISTING RETAIL BUILDING



GROUND FLOOR PLAN



THIRD FLOOR PLAN



FOURTH FLOOR PLAN



SEVENTH FLOOR PLAN



HARDSCAPE MATERIALS



Concrete Pavers - Light Grey & Heavy Aggregate



Concrete Pavers - Off-White



Concrete Pavers - Earth Tones



Textured Tile Pavers



Accent Paving - Mixed Pattern to Define Spaces



Accent Paving - Geometric Patterns



Accent Paving - Geometric Patterns



Accent Paving - Checkered Pattern



DG - Ground Floor North Perimeter



Colorful Accent Tiles - Earth Tones



Artificial Turf - Pet Areas

SITE ELEMENTS & FURNITURE



Light / White Stucco Planter Walls



Tile Bar / Counter Face



Terra Cotta Wall Cap



Steel & Wood Shade Structure



Cloth Shade Sails



Lounge Seating



Chaise Lounge Seating



Multi-person seating



Earthenware Planter



Glazed Terra Cotta Planter



Concrete Planter

LIGHTING



Specimen Tree Uplights



Hanging Lanterns



Ambient Globe Lights



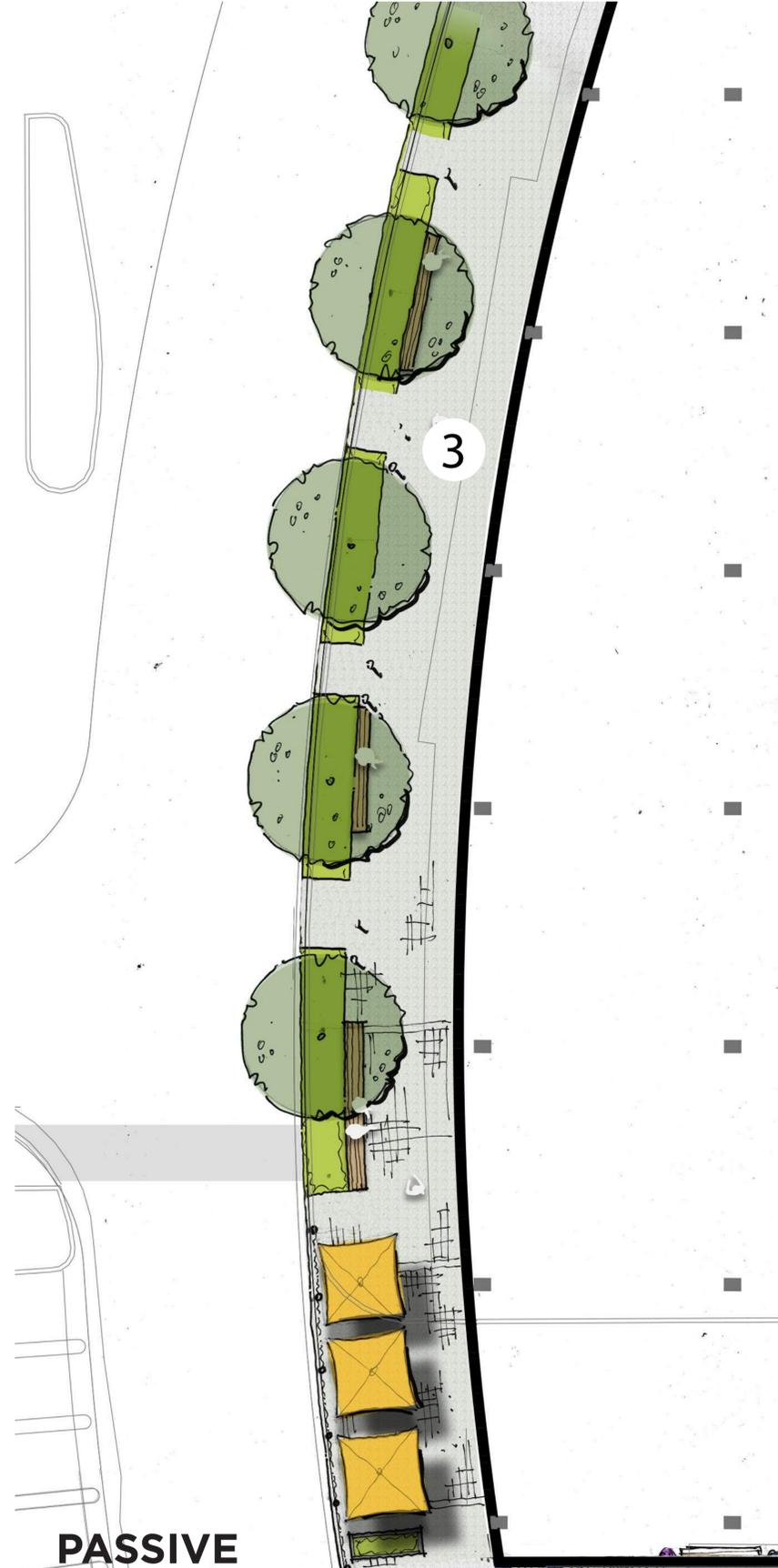
String Lights



Tree Wrap Lighting



ACTIVE

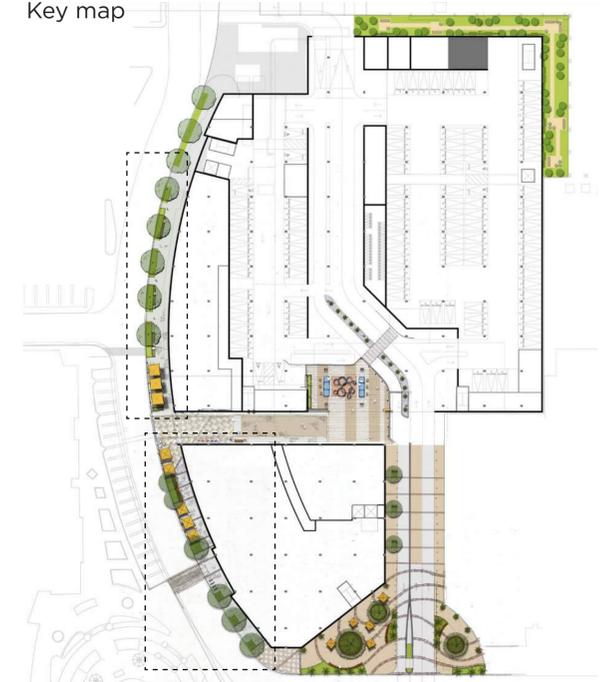


PASSIVE

RETAIL EXPERIENCE

- 1. Active Retail Frontage
 - Enhanced Paving
 - Street Furniture
 - Bike racks
 - Street Trees
- 2. Active Food and Beverage Frontage
 - Enhanced paving
 - Outdoor dining seating with shade
 - Thematic Pottery
 - Vendor Signage
- 3. Passive Retail Frontage
 - Enhanced paving
 - Landscaped Parkway
 - Street trees

Key map



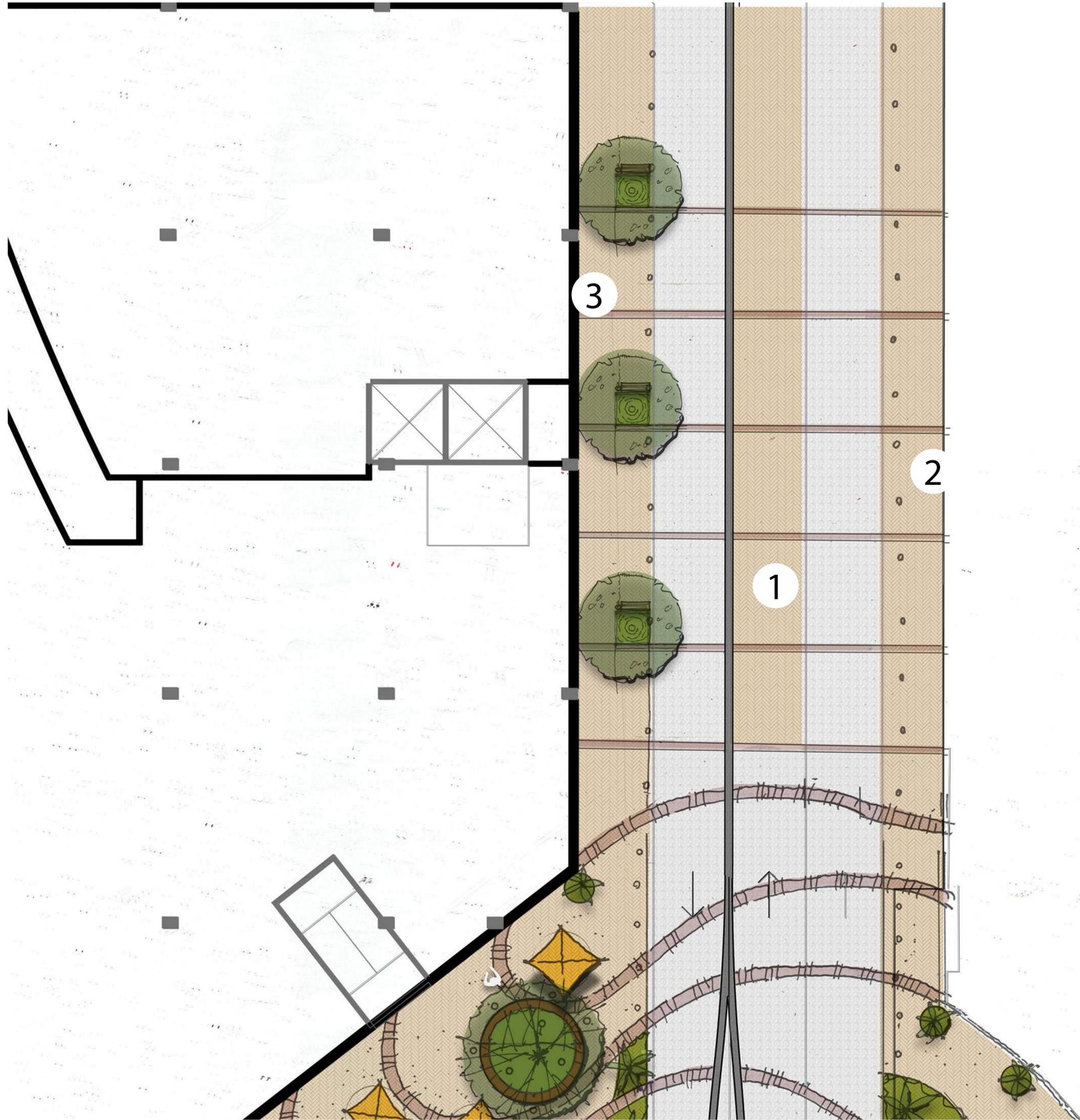
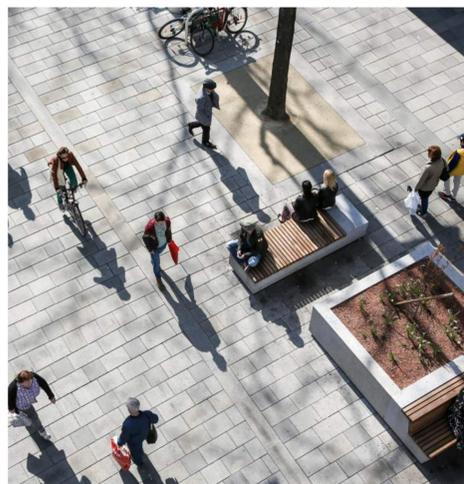


PUBLIC PLAZA

1. Retail Extension
 - Trees with circular benches and planters
 - Enhanced Paving
 - Pedestrian circulation
2. Statement Tree
 - Specimen Tree with pedant lights
 - Built-in seating
3. Pedestrian & Vehicular interface
 - Traffic calming measures
 - Enhanced paver crossing
 - Traffic bollard
4. Potential Public Art Element
 - Art Sculpture to draw attention and anchor corner
 - Distinctive Lighting

Key map

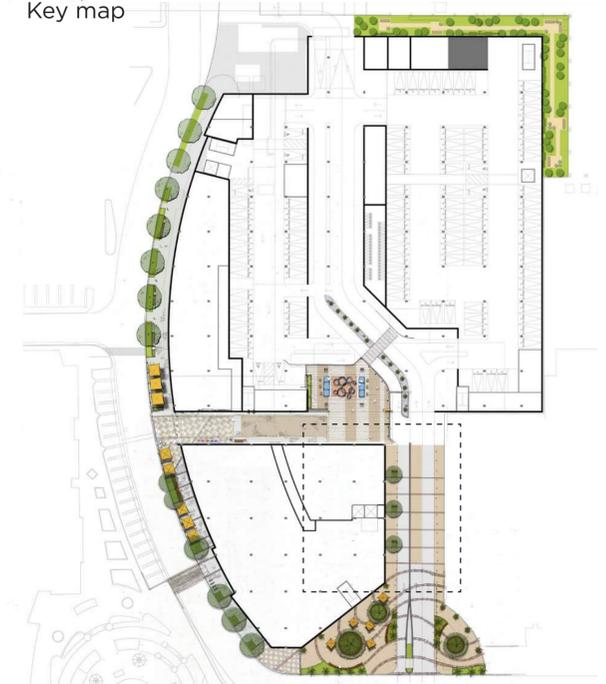




ENTRY DRIVE

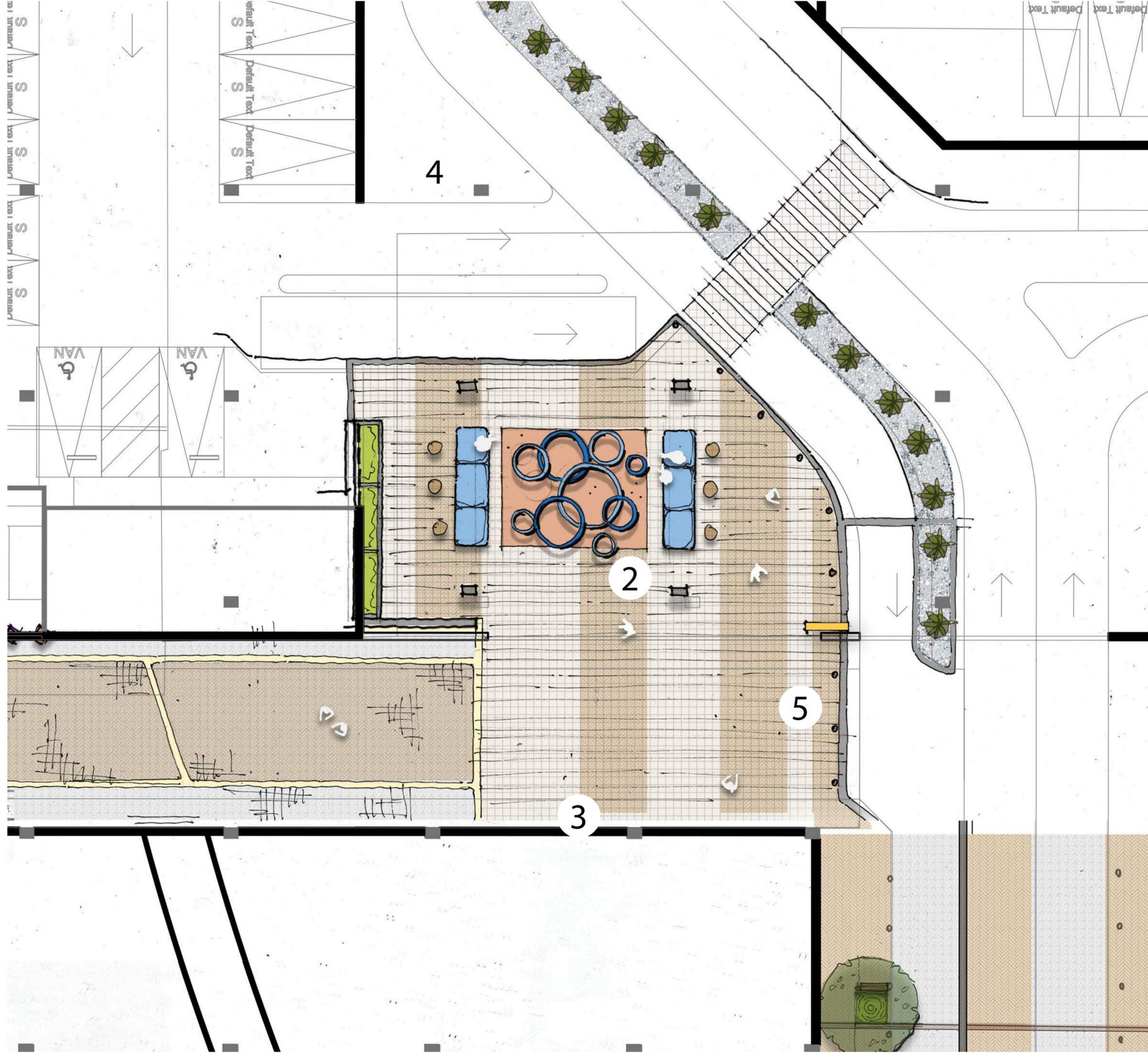
1. Enhanced integrated driveway/side-walk
 - Interlocking paver
 - Ornamental bollards
 - Site furnishing
2. Public Art Mural
 - Art wall that enlivens space and adds character
3. Retail F&B/European alleyway
 - Activated street edge
 - Enhanced paving
 - Street furniture
 - Festive lighting
 - Street graphics

Key map



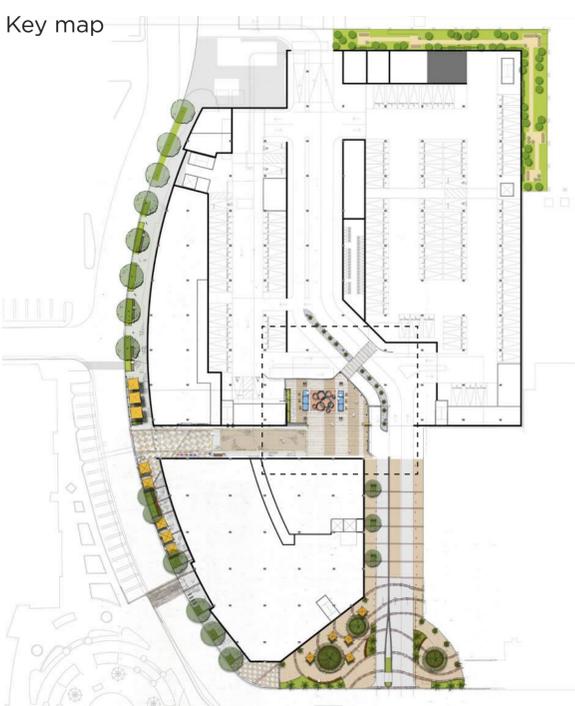


BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



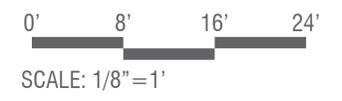
LEASING & RIDE-SHARE PLAZA

1. Pedestrian drop-off & pick up
 - Enhanced finishes
 - Enhanced paving
 - Valet parking
 - Pedestrian crossing
2. Waiting Lounge
 - Soft Seating
 - Ambient lighting
3. Project Branding
 - Wall Mural
 - Directional Signage
 - Project Directory
4. Ride-Share queuing
5. Retail Valet Drop-off & Pick-up
 - Removable bollards

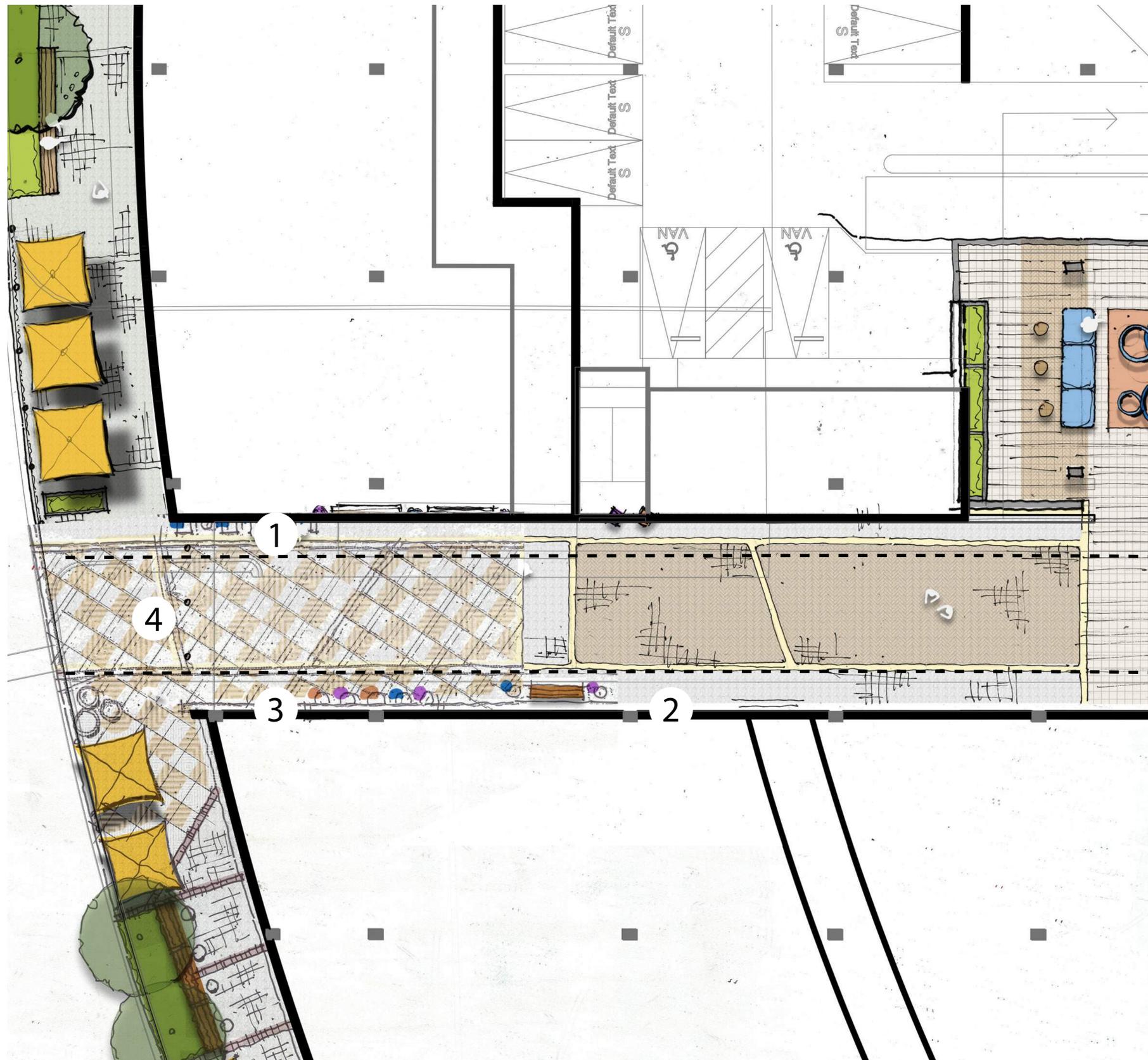


DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021



GROUND FLOOR ENLARGEMENT PLAN
 - LEASING PLAZA



PASEO

1. Transparent store frontage
 - Creates connection between retail and alleyway
2. Retail Alleyway
 - Art / murals on walls
 - Enhanced lighting
 - Enhanced finishes
 - Distinctive removable furniture
 - Clearance for deliver and service vehicles
3. Directional graphics
 - Signage directs people into space
4. Retail / Residential Service Loading and Pedestrian Connection to Garage
 - Hardscape Paving that can accomodate vehicles / deliver trucks
 - Removable bollards

Key map





BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825

BrightView

TA
 ARCHITECTS

DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

0' 8' 16' 24'
 SCALE: 1/8"=1'



POOL DECK

- 1. Pool & Spa**
 - Resort Pool
 - Spa with ornamental feature wall
 - Pool-side chaise and daybeds
- 2. Private Cabanas**
 - Shade structures
 - Day beds, chairs, hanging seats
 - Tables and shelving for towels
- 3. Flexible Seating & Bar**
 - Movable accent furniture
 - Bar table
- 4. Poolside Lounge**
 - Comfortable sofa seating
 - Game table
- 5. Double-sided Fire Lounge**
 - Deep lounge seating
 - Pool & amenity room adjacent fireplace
- 6. Buffer planting**
 - Wide planters
 - Tree screen
 - Private patio access to pool deck
- 7. Amenity space extension**
 - Open spill-out area
 - Seating and communal table
 - Countertop serve/prep area
 - Nano / Panda operable door system to indoor amenity area

Key map



THIRD FLOOR ENLARGEMENT PLAN
 - POOL DECK

L3.6



BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825

BrightView

TCA
 ARCHITECTS

DJM CAPITAL PARTNERS

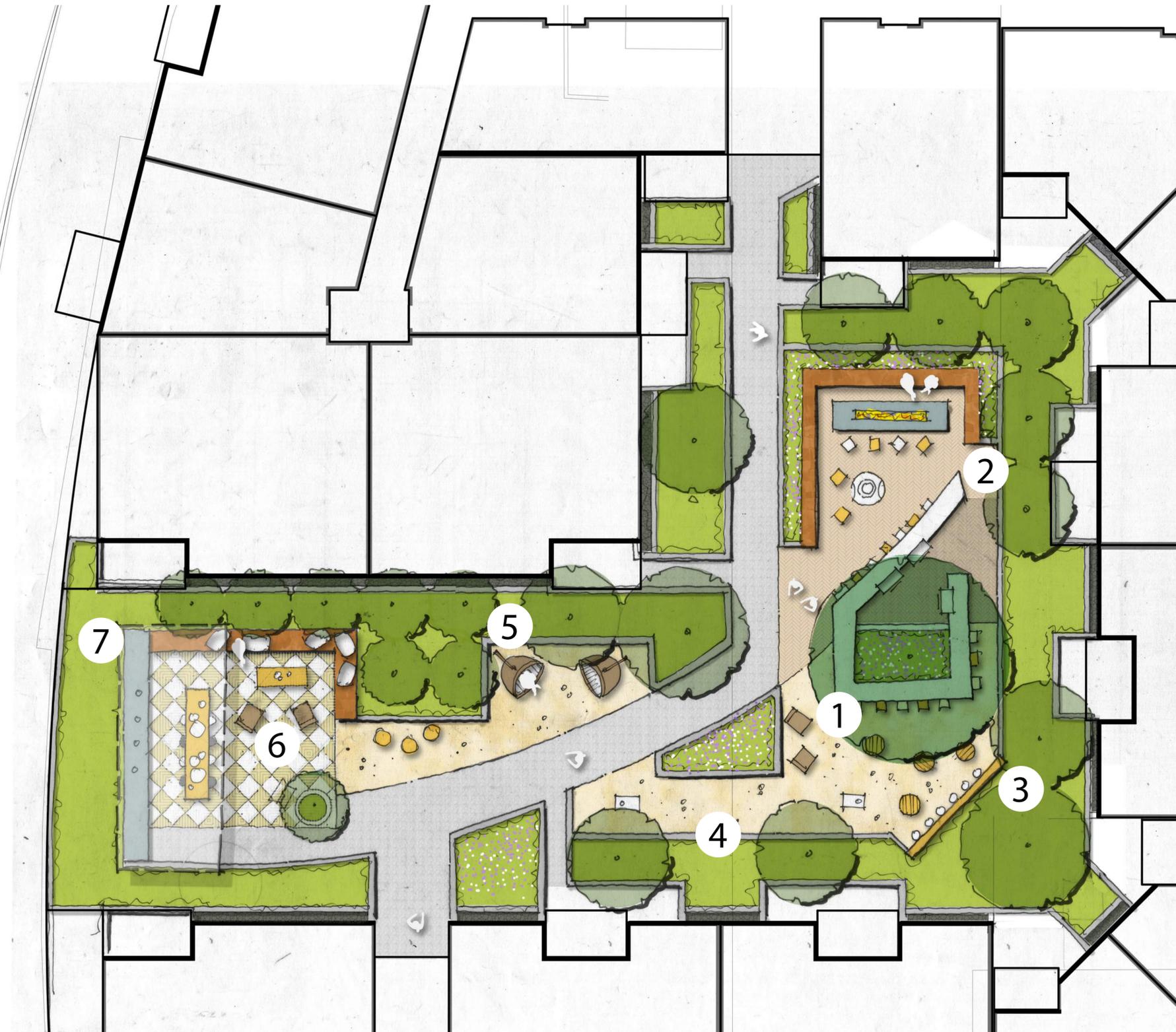
ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

0' 8' 16' 24'
 SCALE: 1/8"=1'



CULINARY DECK

- 1. Communal Bar**
 - Bar seating
 - Barbecues & Demonstration Kitchen Areas
 - Specimen shade tree
 - Flexible furniture
- 2. Fireside Lounge**
 - Deep seatwalls
 - Fire features
 - Decking
- 3. Culinary Garden**
 - Feature wall
 - Culinary herb pots with labels
 - Flexible seating
- 4. Informal game area**
 - Accent/soft paving
 - Games
 - Accent planting
- 5. Private seating area**
 - Accent/soft paving
 - Hanging seating
- 6. Dining Nook**
 - Shade structure
 - Accent tile flooring
 - Seatwalls at wide buffer planting
- 7. Juice Bar**
 - Open preparation/serving counter
 - Buffer planting area



Key map



THIRD FLOOR ENLARGEMENT PLAN
 - CULINARY DECK

L3.7



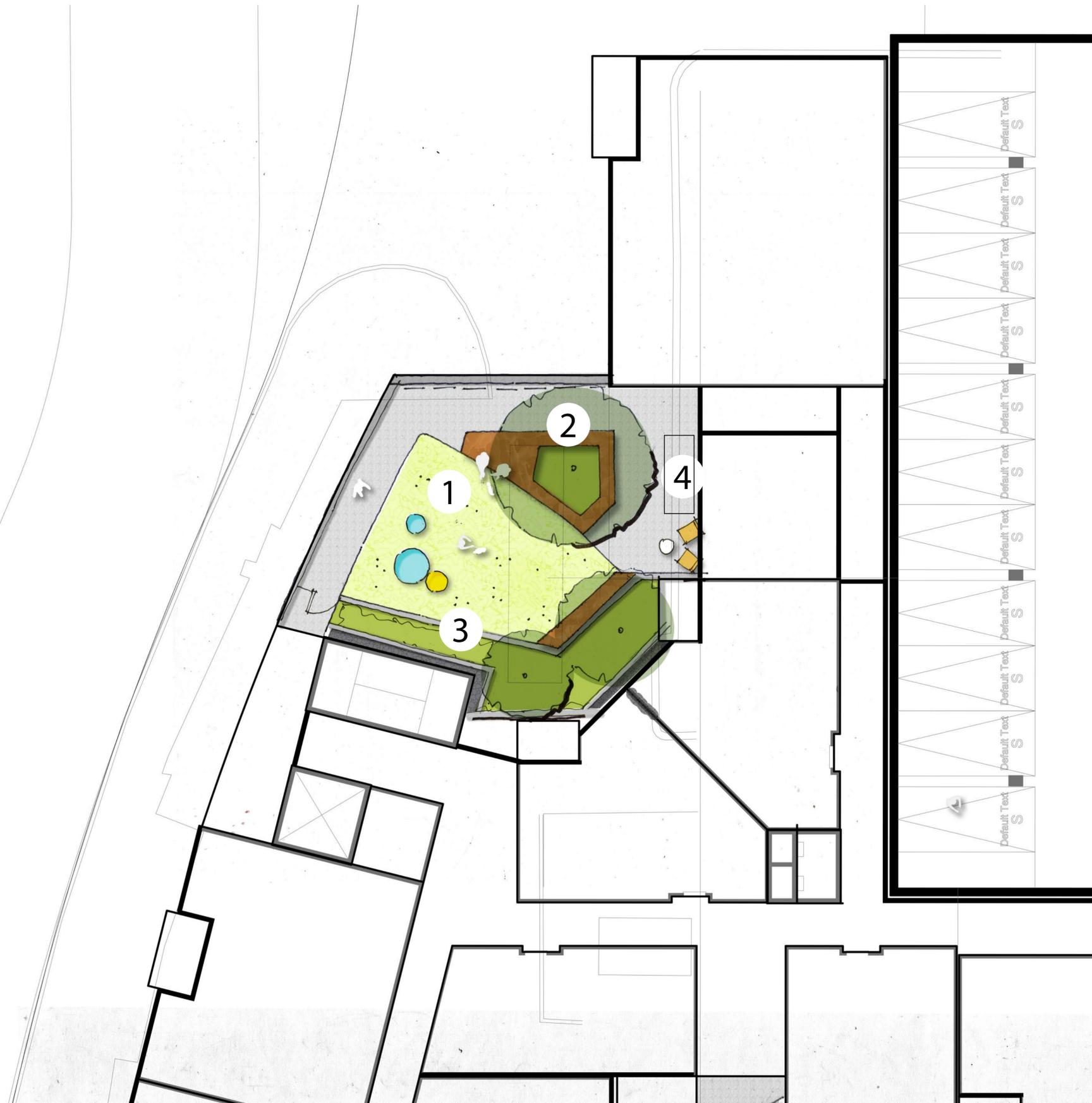
BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
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ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021

0' 8' 16' 24'
 SCALE: 1/8"=1'

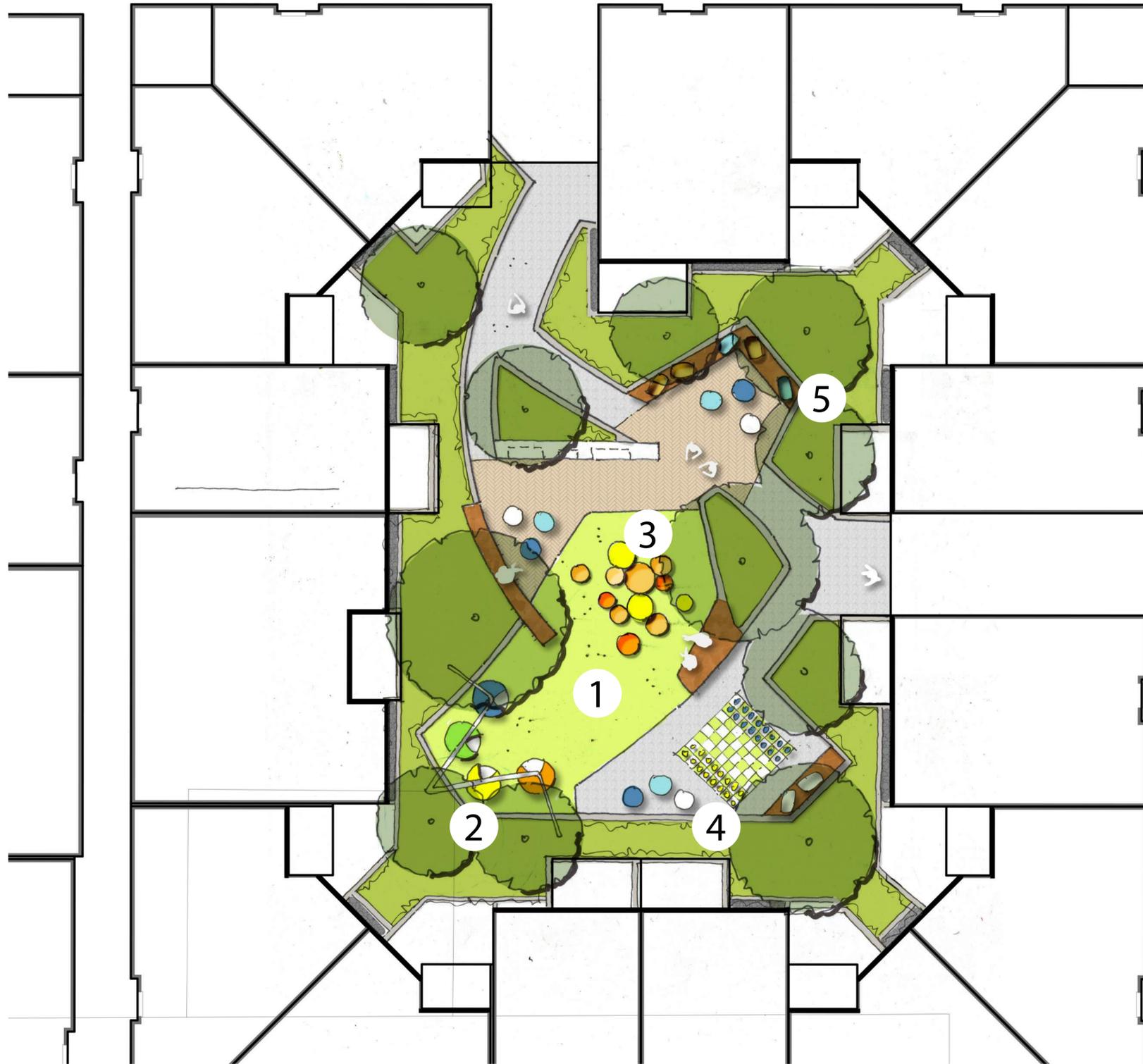


PET GARDEN

1. Dog Run
 - Artificial turf
 - Dog-friendly play elements
2. Exterior Circulation
 - Central seating element outside Dog Spa
 - Specimen tree
 - Screening sculptural wall
3. Buffer Planting
 - Seatwall
 - Dense planting buffer
4. Outdoor Pet Wash Station



THIRD FLOOR ENLARGEMENT PLAN
 - PET GARDEN



ACTIVITY GARDEN

- 1. Great Lawn
 - Artificial turf
 - Open-program
- 2. Sculptural Play Element
 - All ages feature
 - Artful / colorful
- 3. Flexible seating
 - Movable furniture
- 4. Playful Game Area
 - Large play element
 - Spectating area / seatwall
 - Hammocks
- 5. Eating Area
 - Colorful tables
 - Cushions / seatwall

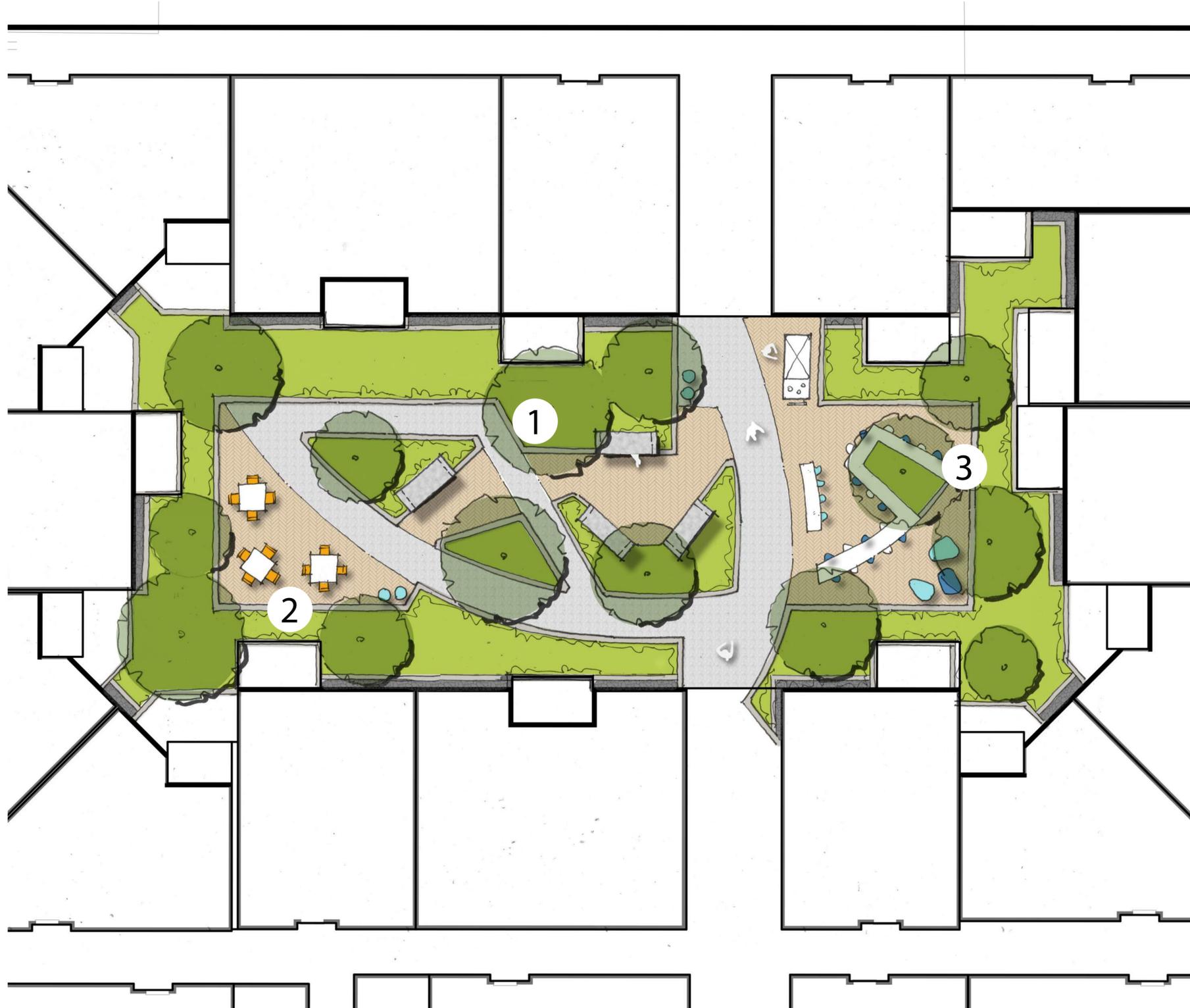
Key map





WORKING GARDEN

- 1. Private Nooks
 - Enclosed structures
 - Sofa bed seating
- 2. Collaboration Tables
 - Spacious tables and chairs
 - Wide buffer planting
- 3. Countertop Workstations
 - Counter-height working bar area
 - Flexible cushion seating
 - Snack bar area





BELLA TERRA RESIDENTIAL
 HUNTINGTON BEACH, CALIFORNIA
 BV # 1730825



DJM CAPITAL PARTNERS

ENTITLEMENT APPLICATION SUBMITTAL PLANS
 NOVEMBER 12, 2021



SEVENTH FLOOR ENLARGEMENT PLAN
 - SKY DECK

L3.11

SKY DECK

1. Covered Seating
 - Tables and chairs
 - Connection to Sky Lounge
 - Distinctive lighting
 - Shade structure
2. Bar Seating
 - Countertop fire trough & bar area
 - Connection to Sky Lounge
 - Distinctive lighting
 - Shade structure
3. Outdoor Living Room
 - Multimedia wall
 - Flexible furniture
 - Open turf area
 - Deep lounge seating
 - Shade trees



PLANT PALETTE



Arbutus 'Marina'
Strawberry Tree



Archontophoenix alexandre
King Palm



Dracaena draco
Dragon Tree



Feijoa sellowiana
Pineapple Guava



Ficus rubiginosa
Rusty Fig Tree



Howea forsteriana
Kentia Palm



Jacaranda mimosifolia
Jacaranda



Lophostemon confertus
Brisbane Box



Melaleuca quinquenervia
Cajuput Tree



Olea europaea
Olive



Platanus racemosa
California Sycamore



Ulmus parvifolia
Chinese Elm



Aloe ferox
Cape Aloe



Aloe plicatilis
Fan Aloe



Aloe vera
Aloe Vera



Agave 'Blue Flame'
Blue Flame Agave



Aspidistra elatior
Cast Iron Plant



Bougainvillea sp.
Bougainvillea



Bouteloua gracilis
Blue Grama Grass



Carex divulsa
Berkeley Sedge



Dudleya britonii
Giant Chalk Liveforever



Hakonechloa macra
Japanese Forest Grass



Helichrysum petiolare
Licorice Plant



Kalanchoe thyrsiflora
Paddle Plant



Lavandula pinnata
Fernleaf Lavender



Leymus condensatus
Giant Wild Rye



Lomandra 'Platinum Beauty'
Platinum Beauty Mat Rush



Mahobia 'Soft Caress'
Soft Caress Mahonia



Olea 'Little Ollie'
Dwarf Olive



Pachycereus marginatus
Mexican Fencepost



Phormium tenax
New Zealand Flax



Pittosporum sp.
Pittosporum



Rosmarinus officinalis
Rosemary



Senecio decaryi
Madagascar Senecio



Senecio vitalis
Narrow-leaf Chalksticks



Senecio 'Mini Blue Chalksticks'
Mini Blue Chalksticks



Sesleria autumnalis
Autumn Moor Grass



Teucrium chamaedrys
Creeping Germander



Trachelospermum jasminoides
Star Jasmine



Westringia 'Morning Light'
Morning Light Coast Rosemary

PLANT LIST BY QUANTITY

REFER TO FOLLOWING PAGE FOR PALETTE IMAGERY

PLANTING LEGEND						
TREES						
SYMBOL	PLANT NAME	SIZE	QTY.	UNIT	O.C. SPACING	WUCOLS REGION: 3
	MARINA STRAWBERRY TREE <i>ARBUTUS MARINA</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	L
	DRAGON TREE <i>DRACENA DRACO</i>	24" BOX MIN. STD	XX	EA	PER PLAN	VL
	OLIVE TREE <i>OLEA EUROPAEA</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	L
	CALIFORNIA SYCAMORE <i>PLATANUS RACEMOSA</i>	24" BOX MIN. STD	XX	EA	PER PLAN	M
	KING PALM <i>ARCHONTOPHOENIX ALEXANDRAE</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	M
	KENTIA PALM <i>HOWEA FORSTERIANA</i>	24" BOX MIN. MULTI	XX	EA	PER PLAN	M

SHRUBS & GROUND COVER						
SYMBOL	PLANT NAME	SIZE	QTY.	UNIT	O.C. SPACING	WUCOLS REGION: 3
	ALOE VERA <i>ALOE BARBADENSIS</i>		XX	EA	XX'-XX"	L
	BLUE FLAME AGAVE <i>AGAVE BLUE FLAME</i>		XX	EA	XX'-XX"	L
	BLUE GRAMA GRASS <i>BOUTELOUA GRACILIS</i>		XX	EA	XX'-XX"	L
	CAPE ALOE <i>ALOE FEROX</i>		XX	EA	XX'-XX"	L
	DWARF OLIVE <i>OLEA EUROPAEA 'LITTLE OLIVE'</i>		XX	EA	XX'-XX"	L
	FAN ALOE <i>ALOE PLICATILIS</i>		XX	EA	XX'-XX"	L
	GERMANDER <i>TEUCRIUM CHAMAEDRYIS</i>		XX	EA	XX'-XX"	L
	GIANT CHALK DUDLEYA <i>DUDLEYA BRITTONII</i>		XX	EA	XX'-XX"	VL
	HAKONE GRASS <i>HAKONECHLOA MACRA</i>		XX	EA	XX'-XX"	M
	GIANT WILD RYE <i>LEYMUS CONDENSATUS</i>	40%-1 GAL	XX	EA	XX'-XX"	L
	LIMELIGHT LICORICE PLANT <i>HELICHRYSUM PETIOLARE 'LIMELIGHT'</i>	50%-5 GAL	XX	EA	XX'-XX"	M
	MEXICAN FENCE POST CACTUS <i>PACHYCEREUS MARGINATUS</i>	10%-15 GAL	XX	EA	XX'-XX"	VL
	MORNING LIGHT COAST ROSEMARY <i>WESTRINGIA FRUTICOSA 'MORNING LIGHT'</i>		XX	EA	XX'-XX"	L
	ORANGE PUFFS <i>KLEINIA AMANIENSIS (SENECIO AMANIENSIS)</i>		XX	EA	XX'-XX"	L
	NARROW LEAF CHALKSTICKS <i>SENECIO CYLINDRICUS</i>		XX	EA	XX'-XX"	L
	MINI BLUE CHALKSTICKS <i>SENECIO SERPENS 'MINI BLUE'</i>		XX	EA	XX'-XX"	L
	SOFT CARESS MAHONIA <i>MAHONIA EURYBRACTEATA 'SOFT CARESS'</i>		XX	EA	XX'-XX"	UNKOWN
	PADDLE PLANT <i>KALANCHOE LUCIAE</i>		XX	EA	XX'-XX"	L
	PLATINUM BEAUTY LOMANDRA <i>LOMANDRA PLATINUM BEAUTY</i>		XX	EA	XX'-XX"	M
	NYALLA MAT RUSH <i>LOMANDRA LONGIFOLIA NYALLA</i>		XX	EA	XX'-XX"	M
	KATIE BELLES LOMANDRA <i>LOMANDRA HYSTRIX 'KATIE BELLES'</i>		XX	EA	XX'-XX"	M