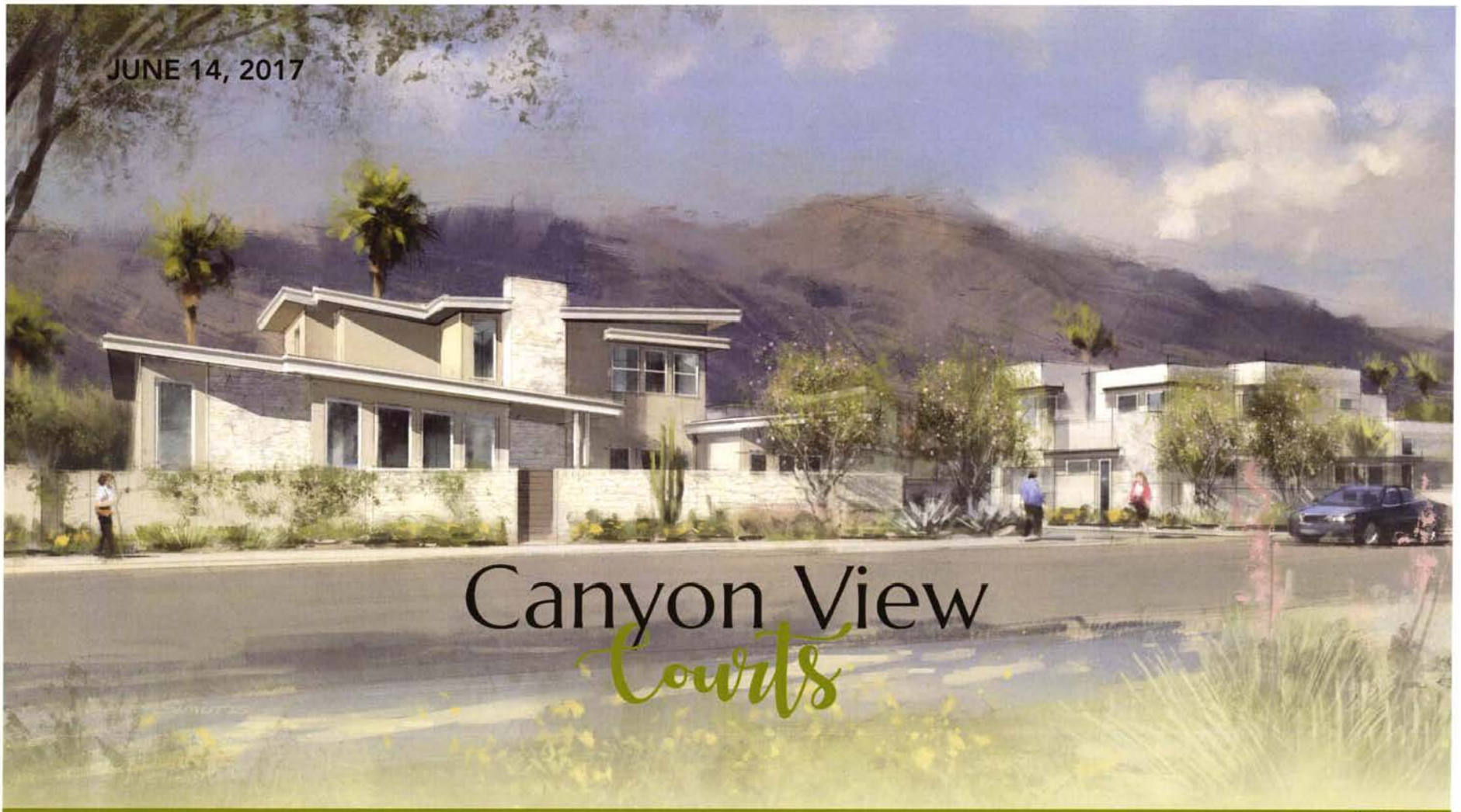


JUNE 14, 2017



# Canyon View *Courts*

RECEIVED

JUN 14 2017


PLANNING SERVICES  
DEPARTMENT

woodley  
architectural  
group, inc.

  
Canyon View  
*Courts*  
Palm Springs

  
SUMMIT

C2|Collaborative

 Stantec

15.1384



### LEGEND

- 1 Public Fenced Dog Park Area with Seating Area and Waste Station
- 2 Public Access to Dog Park
- 3 Flood Control Easement
- 4 Class 1 Bike Trail
- 5 Vehicular Gate Exit Only
- 6 Entry Community Access Gate
- 7 Private Community Park
  - Accent Trees
  - Seating Area
  - Shade Structure with BBQ Counter
  - Lawn
  - Water Feature
- 8 Matthew Drive Streetscape with Trees and Shrubs
- 9 So. Linden Way Streetscape with Trees and Shrubs
- 10 Concrete Flood Channel
- 11 Private Wall, Typical
- 12 Pedestrian Gates
- 13 Public Sculpture Garden
  - Shade Structure with Seating
  - Commissioned Art Installation
  - Seat Walls
  - Corten Planters with Laser Cut Panels
  - Grid Planting with Abstract Steel Flowers in Parallel Grid
- 14 Private Fenced Dog Park
- Guest Parking
- 5' Minimum Driveway

Notes:

1) Street names are for illustrative reference only; final street names yet to be determined.

2) Final sculpture park and private community park features to be determined with final development plan.



**LEGEND**

- 1 Courtyard Wall
- 2 Entry Gate
- 3 Entry Walk
- 4 Courtyard
- 5 Driveway
- 6 Courtyard Pool
- 7 AC Units
- 8 Pool Equipment
- 9 Privacy Wall
- 10 Street Tree
- 11 Community sidewalk
- 12 +/- 5' Side and Rear Yards/ Utility area
- 15 Motorcourt with Accent Band

**P1** Unit Type  
**71** Lot No.

Notes:

1) Street names are for illustrative reference only; final street names yet to be determined.

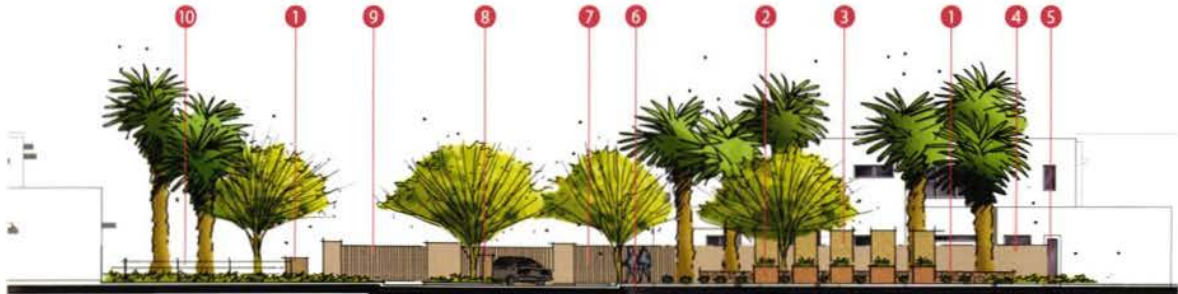


**MOTORCOURT CLUSTER LANDSCAPE ENLARGEMENT**



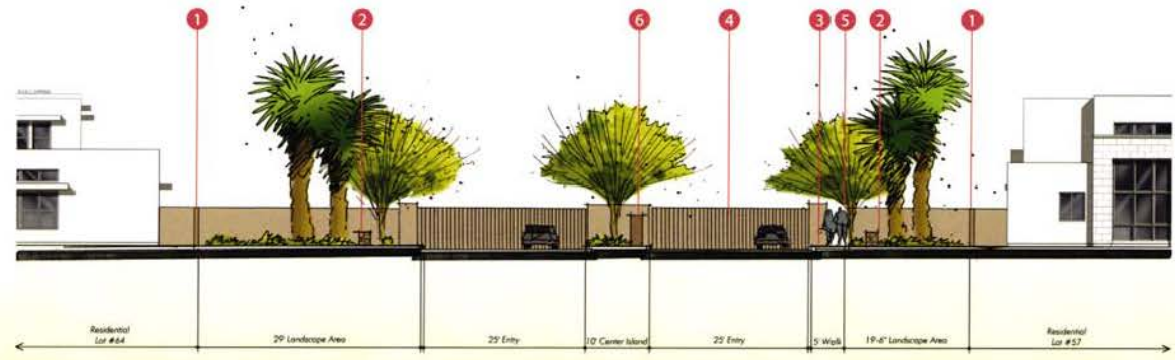
**LEGEND**

- 1 Low wall
- 2 Planter wall
- 3 Signage panels
- 4 Privacy wall
- 5 Accent planting
- 6 Sidewalk
- 7 Pedestrian gate
- 8 Callbox at center median with directory
- 9 Vehicular gate
- 10 Cable railing at flood control channel



**LEGEND**

- 1 Privacy wall
- 2 Low entry wall
- 3 Sidewalk
- 4 Vehicular gates
- 5 Pedestrian gate
- 6 Center median with call box and directory

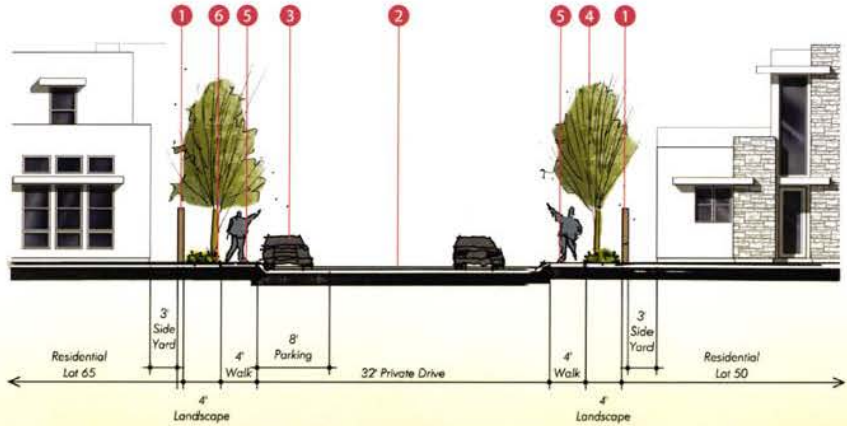


**MATTHEW DRIVE MAIN ENTRY - SECTION A**



**LEGEND**

- 1 Privacy wall
- 2 Private street
- 3 Street parking
- 4 Street tree
- 5 Sidewalk
- 6 Ornamental shrubs & groundcovers

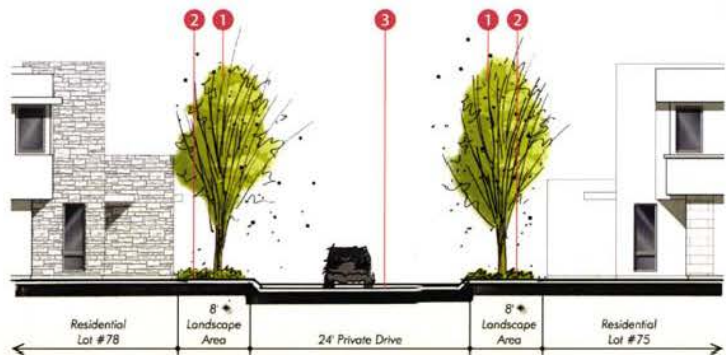


PRIVATE DRIVE - SECTION B



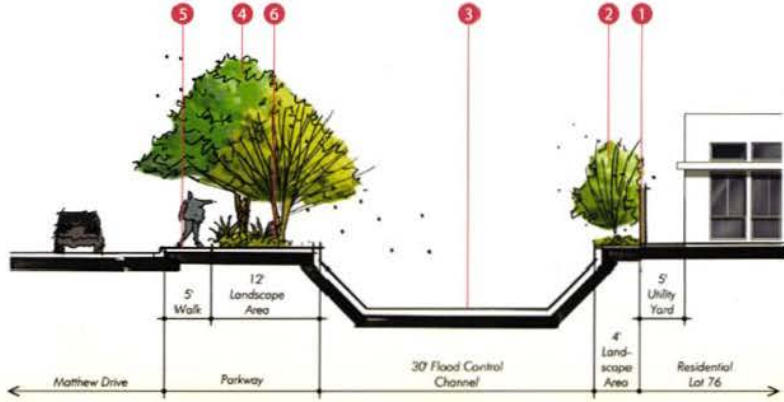
**LEGEND**

- 1 Street tree
- 2 Front yard landscape
- ◆ 5' Typical on remaining lots in court
- 3 Private drive



**LEGEND**

- 1 Privacy wall
- 2 Screen planting
- 3 Concrete flood control channel
- 4 Street tree
- 5 Sidewalk
- 6 Ornamental shrubs & groundcovers



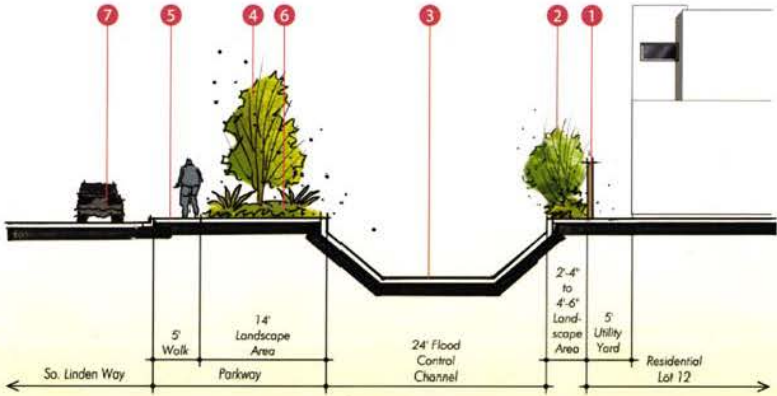
MATTHEW DRIVE - SECTION D



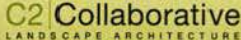


**LEGEND**

- 1 Privacy wall
- 2 Screen planting
- 3 Concrete flood control channel
- 4 Street tree
- 5 Sidewalk
- 6 Ornamental shrubs & groundcovers
- 7 Street parking

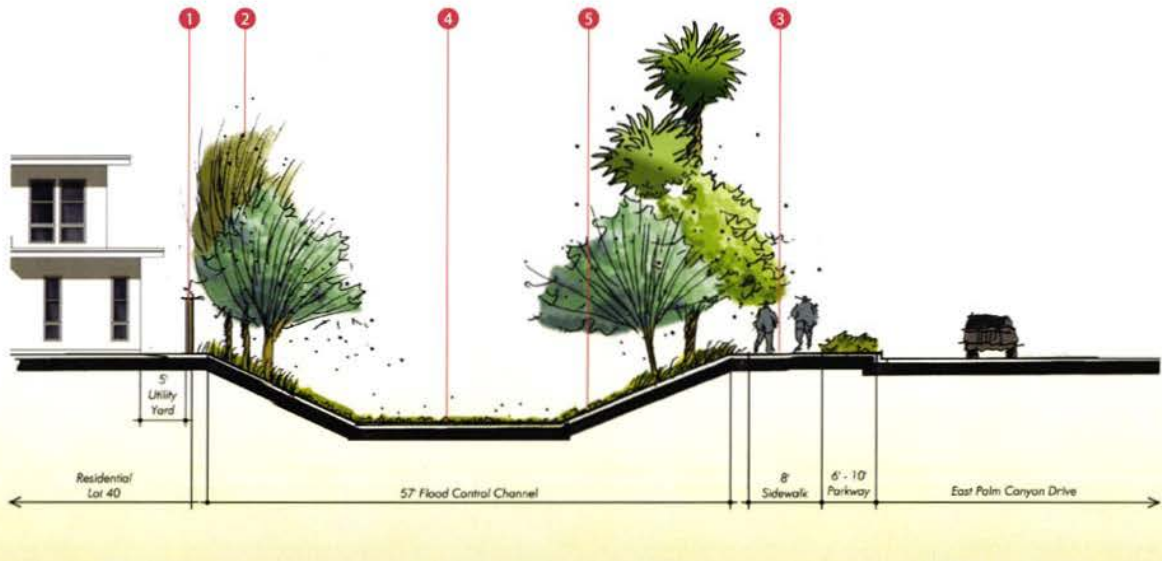


**SO. LINDEN WAY - SECTION E**



**LEGEND**

- 1 Privacy Wall
- 2 Screen Planting
- 3 Class 1 Bike Trail
- 4 Landscape Flood Control Channel
- 5 Ornamental shrubs & groundcovers



EAST PALM CANYON DRIVE - SECTION F



## TREES :

BOTANICAL NAME	COMMON NAME
<i>Acacia farnesiana</i>	Sweet Acacia
<i>Acacia saligna</i>	Blue Leaf Wattle
<i>Acacia stenophylla</i>	Shoestring Acacia
<i>Albizia julibrissin</i>	Silk Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Brahea edulis</i>	Guadalupe Island Palm
<i>Butia capitata</i>	Pindo Palm
<i>Cercidium</i> 'Desert Museum'	Desert Museum Palo Verde
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Chilopsis linearis</i>	Desert Willow
<i>Chitalpa X tashkentenis</i>	Chitalpa
<i>Dalbergia sissoo</i>	Indian Rosewood
<i>Geijera parviflora</i>	Australian Willow
<i>Olea europaea</i>	Swan Hill Olive
<i>Olneya tesota</i>	Desert Ironwood
<i>Parkinsonia</i> 'Desert Museum'	Desert Museum Palo Verde
<i>Parkinsonia praecox</i>	Palo Brea

BOTANICAL NAME	COMMON NAME
<i>Phoenix dactylifera</i>	Date Palm
<i>Pinus eldarica</i>	Afghan Pine
<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Prosopis glandulosa</i>	Honey Mesquite
<i>Prosopis hybrid</i>	Hybrid Mesquite
<i>Prosopis x 'Phoenix'</i>	Phoenix Mesquite
<i>Prosopis velutina</i>	Velvet Mesquite
<i>Punica grantum</i>	Pomegranate
<i>Quercus suber</i>	Cork Oak
<i>Quercus virginiana</i>	Southern Live Oak
<i>Rhus lancea</i>	African Sumac
<i>Schinus molle</i>	California Pepper
<i>Washingtonia filifera</i>	California Fan Palm

## SHRUBS :

BOTANICAL NAME	COMMON NAME
<i>Abutilon palmerii</i>	Desert Abutilon
<i>Achillea tomentosa</i>	Woolly Yarrow
<i>Alyogyne huegelii</i>	Blue Hibiscus
<i>Anisacanthus quadrifidus brevilobus</i>	Mountain Fire
<i>Anisacanthus quadrifidus wrightii</i>	Mexican Flame
<i>Anisacanthus thurberi</i>	Desert Honeysuckle
<i>Atriplex canescens</i>	Fourwing Saltbrush
<i>Baccharis pilularis</i>	Dwarf Coyote Brush
<i>Bougainvillea 'Oo-la-la'</i>	Oo-la-la Bougainvillea
<i>Bougainvillea 'San Diego Red'</i>	San Diego Red Bougainvillea
<i>Buddleia marrubifolia</i>	Woolly Butterflybush
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Calliandra haematocephala</i>	Pink Powder Puff

## SHRUBS :

BOTANICAL NAME	COMMON NAME
<i>Celtis pallida</i>	Desert Hackberry
<i>Cordia boissieri</i>	Texas Olive
<i>Dalea frutescens</i>	Black Dalea
<i>Dalea pulchra</i>	Indigo Bush
<i>Encelia farinosa</i>	Brittle Bush
<i>Erigonum fasciculatum</i> v. <i>poliofolium</i>	Flattop Buckwheat
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Fraxinus greggii</i>	Little Leaf Ash
<i>Guaiacum coulteri</i>	Guayacan
<i>Hamelia patens</i>	Scarlet Bush
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Justicia californica</i>	Chuparosa
<i>Justicia spicigera</i>	Mexican Honeysuckle
<i>Leucophyllum candidum</i>	Violet Silverleaf
<i>Leucophyllum frutescens</i>	Texas Ranger
<i>Leucophyllum pruinatum</i>	Sierra Ranger
<i>Maytenus phyllanthoides</i>	Mangle Dulce
<i>Pyracantha crenatoserrata</i> Gruberi'	Pyracantha

BOTANICAL NAME	COMMON NAME
<i>Pyracantha</i> X 'Santa Cruz Prostrata'	Prostrate Pyracantha
<i>Ruellia californica</i>	California Ruellia
<i>Ruellia peninsularis</i>	Baja Ruellia
<i>Salvia clevelandii</i>	Chaparral Sage
<i>Salvia greggii</i>	Autumn Sage
<i>Salvia leucantha</i>	Mexican Bush Sage
<i>Sedum spectabile</i>	Stonecrop
<i>Senna artemisioides</i>	Feathery Senna
<i>Senna artemisioides filifolia</i>	Desert Senna
<i>Senna artemisioides petiolaris</i>	Silver Senna
<i>Senna wislizenii</i>	Shrubby Senna
<i>Simmondsia chinensis</i>	Jojoba
<i>Tagetes lemmonii</i>	Mountain Marigold
<i>Tecoma stans</i>	Yellow Trumpet Flower
<i>Thevetia peruviana</i>	Lucky Nut

## GROUND COVER :

BOTANICAL NAME	COMMON NAME
<i>Acacia redolens</i> 'Prostrata'	Prostrate Acacia
<i>Baccharis</i> X 'Centennial'	Prostrate Desert Broom
<i>Calylophus hartwegii</i>	Calylophus
<i>Chrysactinia mexicana</i>	Damianita
<i>Convolvulus cneorum</i>	Silver Bush Morning
<i>Convolvulus mauritanicus</i>	Ground Morning Glory
<i>Dalea capitata</i>	Golden Dalea
<i>Dalea greggii</i>	Trailing Indigo Bush
Lantana 'Bandana Red'	'Bandana Red' Lantana
<i>Oenothera berlandieri</i>	Mexican Evening Primrose
<i>Oenothera stubbei</i>	Chihuahuan Primrose
<i>Ruellia brittoniana</i> 'Katie'	Dwarf Ruellia
<i>Teucrium chamaedrys</i> 'Prostratum'	Creeping Germander
<i>Verbena peruviana</i>	Peruvian Verbena
<i>Verbena pulchella</i>	Moss Verbena
<i>Verbena rigida</i>	Sandpiper Verbena

## CACTI & SUCCULENT:

BOTANICAL NAME	COMMON NAME
<i>Agave americana</i>	Century Plant
<i>Agave americana marginata</i>	Variiegated Century Plant
<i>Agave americana mediopicta</i>	Variiegated Century Plant
<i>Agave parryi</i>	Parry's Agave
<i>Agave victoria-reginae</i>	Queen Victoria Agave
<i>Agave vilmoriniana</i>	Octopus Agave
<i>Aloe arborescens</i>	Tree Aloe
<i>Aloe dawei</i>	Dawe's Aloe
<i>Aloe ferox</i>	Cape Aloe
<i>Aloe variegata</i>	Patridge Breast Aloe
<i>Aloe vera</i>	Aloe Vera
<i>Bulbine frutescens</i>	Bulbine
<i>Carnegiea gigantean</i>	Saguaro Cactus
<i>Dasyliirion longissimum</i>	Grass Tree
<i>Dasyliirion wheeleri</i>	Desert Spoon
<i>Echinocactus grusonii</i>	Golden Barrel Cactus
<i>Echinocereus englemannii</i>	Engelmann's Hedgehog
<i>Euphorbia rigida</i>	Gopher Plant
<i>Ferocactus cylindraceus</i>	Compass Barrel
<i>Ferocactus wislizenii</i>	Fish- Hook Barrel Cactus
<i>Fouquieria splendens</i>	Ocotillo

BOTANICAL NAME	COMMON NAME
<i>Hesperaloe funifera</i>	Giant Hesperaloe
<i>Hesperaloe parvifolia</i>	Red Yucca
<i>Nolina microcarpa</i>	Bear Grass
<i>Opuntia basilaris</i>	Beavertail Prickly Pear
<i>Opuntia ficus-indica</i>	Indian Fig
<i>Pachycereus marginatus</i>	Mexican Fence Post
<i>Pachypodium lamerei</i>	Madagascar Palm
<i>Pedilanthus macrocarpus</i>	Slipper Flower
<i>Portulacaria afra</i>	Elephant's Food
<i>Stenocereus thurberi</i>	Organ Pipe Cactus
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Yucca baccata</i>	Banana Yucca
<i>Yucca elata</i>	Soaptree Yucca
<i>Yucca gloriosa</i>	Spanish Dagger
<i>Yucca recurvifolia</i>	Pendulous Yucca
<i>Yucca rigida</i>	Blue Yucca
<i>Yucca rostrata</i>	N.C.N.
<i>Yucca whipplei</i>	Our Lord's Candle

## VINES:

BOTANICAL NAME	COMMON NAME
<i>Antigonon leptopus</i>	Coral Vine, Queen's Wreath
<i>Bougainvillea spp.</i>	Bougainvillea
<i>Calliandra haematocephala</i>	Pink Powder Puff
<i>Campsis radicans</i>	Trumpet Vine
<i>Clytostoma callistegioides</i>	Lavender Trumpet Vine
<i>Mascagnia macroptera</i>	Yellow Orchird Vine
<i>Parthenocissus tricuspidata</i>	Hacienda Creeper
<i>Passiflora X alatoacaerulea</i>	Passion Flower Vine
<i>Podranea ricasoliana</i>	Pink Trumpet Vine
<i>Vitis californica</i>	Californica Wild Grape

## ORNAMENTAL GRASSES:

BOTANICAL NAME	COMMON NAME
<i>Imperata cylindrical 'Rubra'</i>	Japanese Blood Grass
<i>Muhlenbergia emersleyi</i>	Bull Grass
<i>Muhlenbergia lindheimeri</i>	Lindheimer's Muhly
<i>Muhlenbergia rigens</i>	Deer Grass
<i>Nassella tenuissima</i>	Mexican Thread Grass

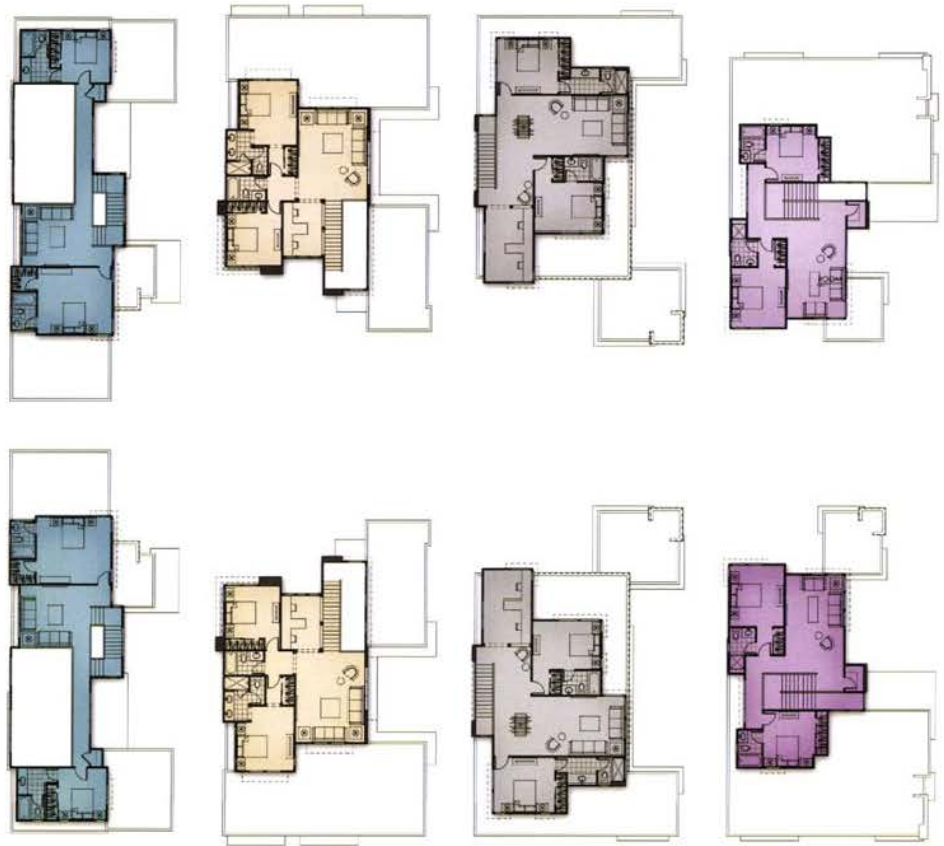


- PLAN ONE**  
2290 SQ. FT.
- PLAN ONE-X**  
2269 SQ. FT.
- PLAN TWO**  
2359 SQ. FT.
- PLAN THREE**  
2416 SQ. FT.
- PLAN FOUR**  
2656 SQ. FT.

Canyon View  
*Courts*  
Palm Springs

CLUSTER MOTOR COURT | FIRST FLOOR PLANS

woodley  
architectural  
group inc.



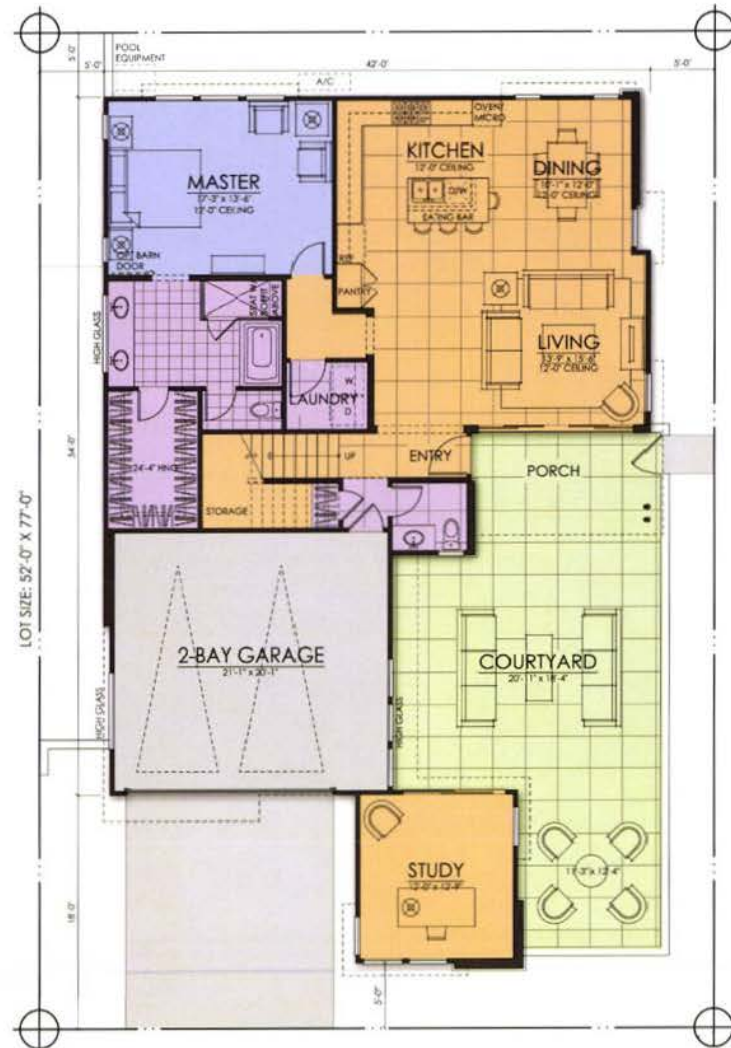
**PLAN ONE**  
2290 SQ. FT.

**PLAN ONE-X**  
2269 SQ. FT.

**PLAN TWO**  
2359 SQ. FT.

**PLAN THREE**  
2416 SQ. FT.

**PLAN FOUR**  
2656 SQ. FT.




  
**Canyon View**  
*Courts*  
 Palm Springs

**PLAN ONE A**  
 2290 SQ. FT.

First Floor 1474 Sq. Ft.  
 Second Floor 816 Sq. Ft.  
 Total Living 2290 Sq. Ft.


  
**woodley**  
**architectural**  
 group, inc.

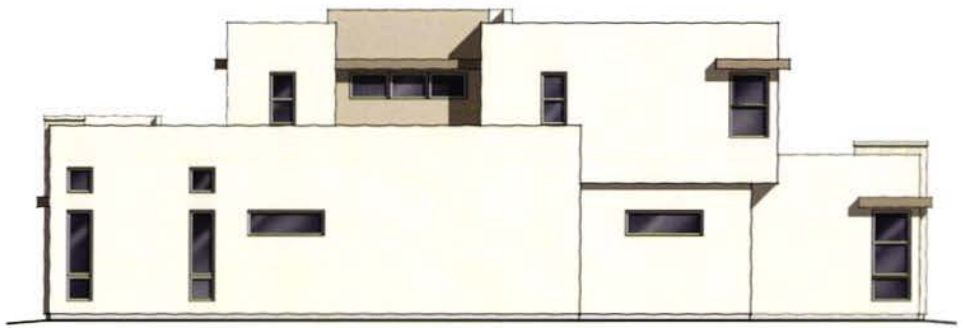




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

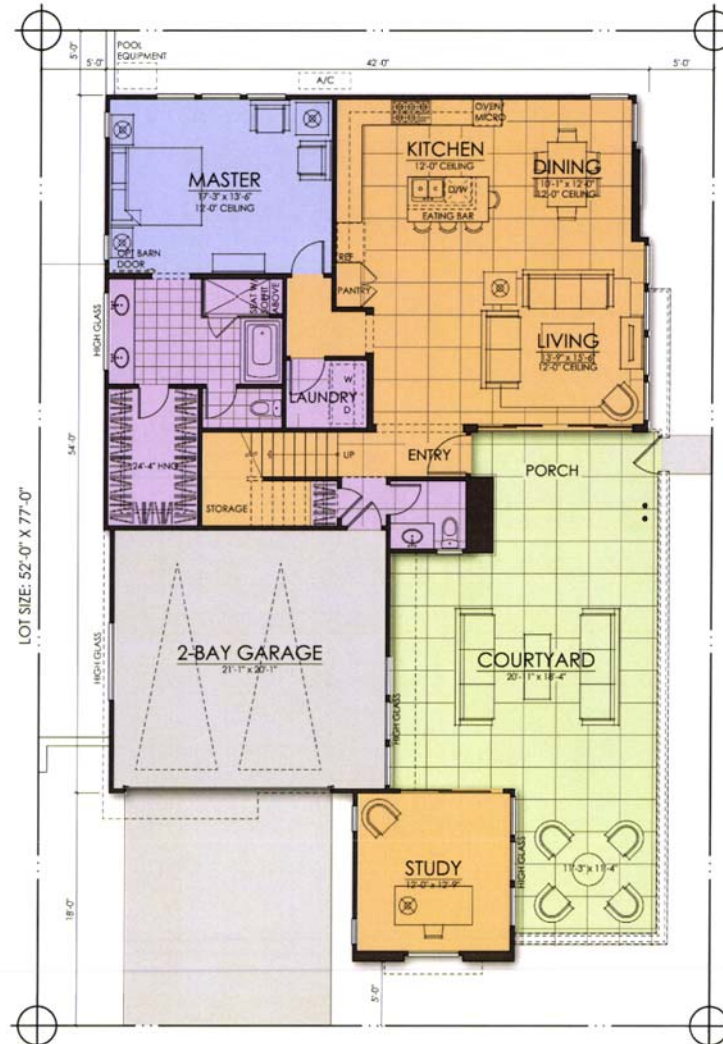


LEFT ELEVATION



PLAN ONE A | ELEVATIONS





**PLAN ONE B**  
 2290 SQ. FT.

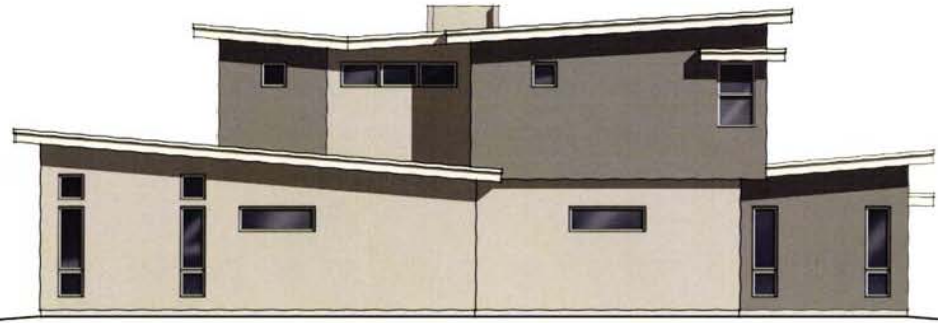
First Floor 1474 Sq. Ft.  
 Second Floor 816 Sq. Ft.  
 Total Living 2290 Sq. Ft.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



  
**Canyon View**  
*Courts*  
 Palm Springs

**PLAN ONE C**  
 2290 SQ. FT.

First Floor 1474 Sq. Ft.  
 Second Floor 816 Sq. Ft.  
 Total Living 2290 Sq. Ft.

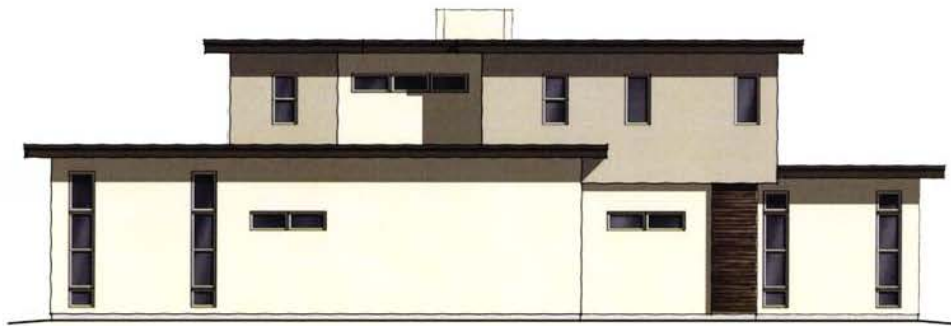
  
**woodley**  
**architectural**  
 group, inc.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

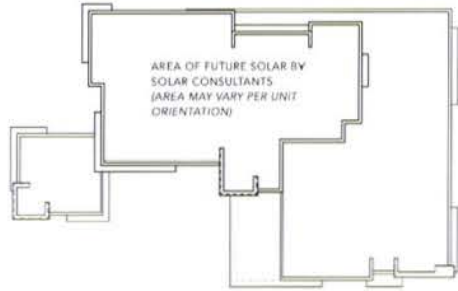


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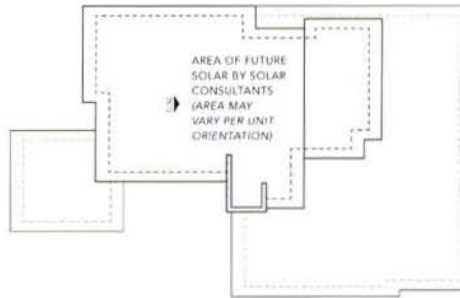
PLAN ONE C | ELEVATIONS





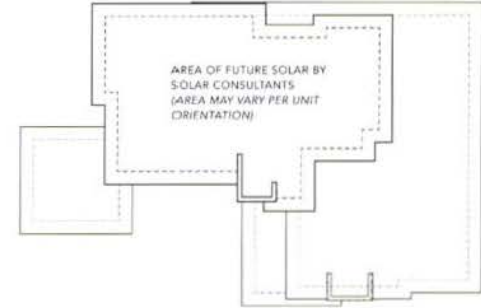
**A ROOF PLAN**

PARAPET ROOFS



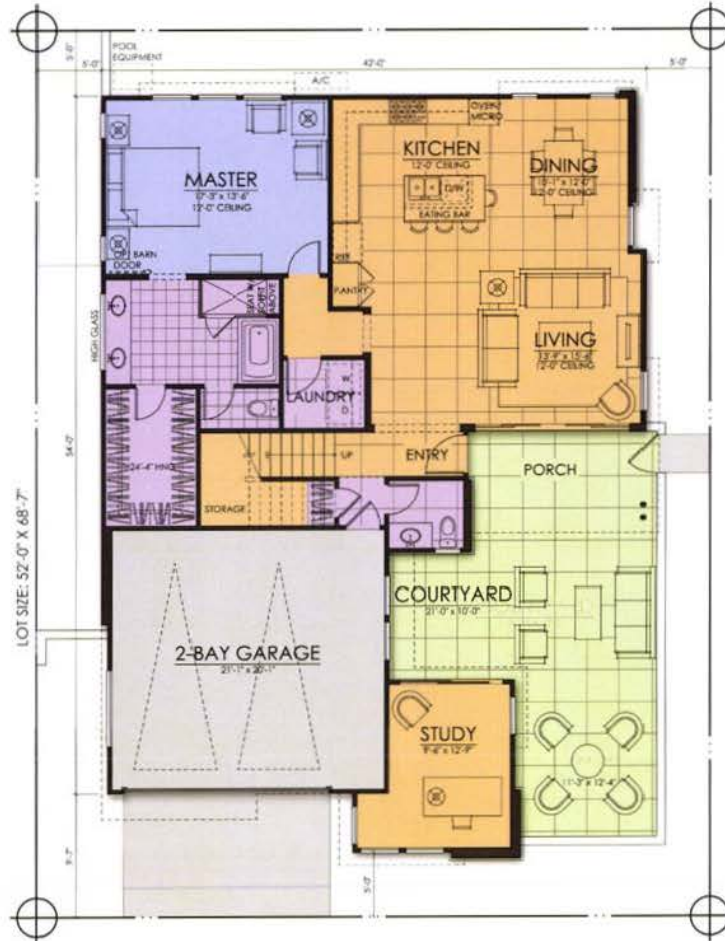
**B ROOF PLAN**

ALL SLOPES 1:12 U.N.O.



**C ROOF PLAN**

FLAT ROOFS



**PLAN ONE X - A**  
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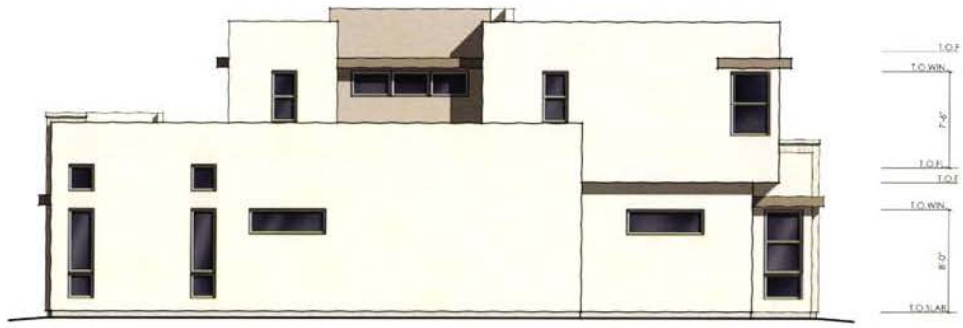
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 Second Floor 816 Sq. Ft.  
 Total Living 2269 Sq. Ft.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN ONE X - A | ELEVATIONS





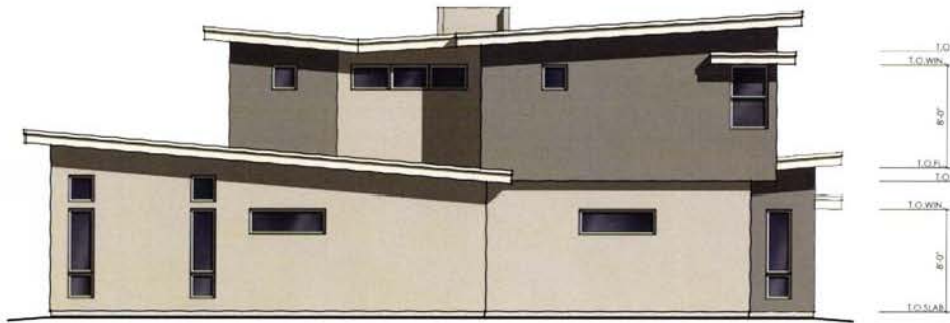




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

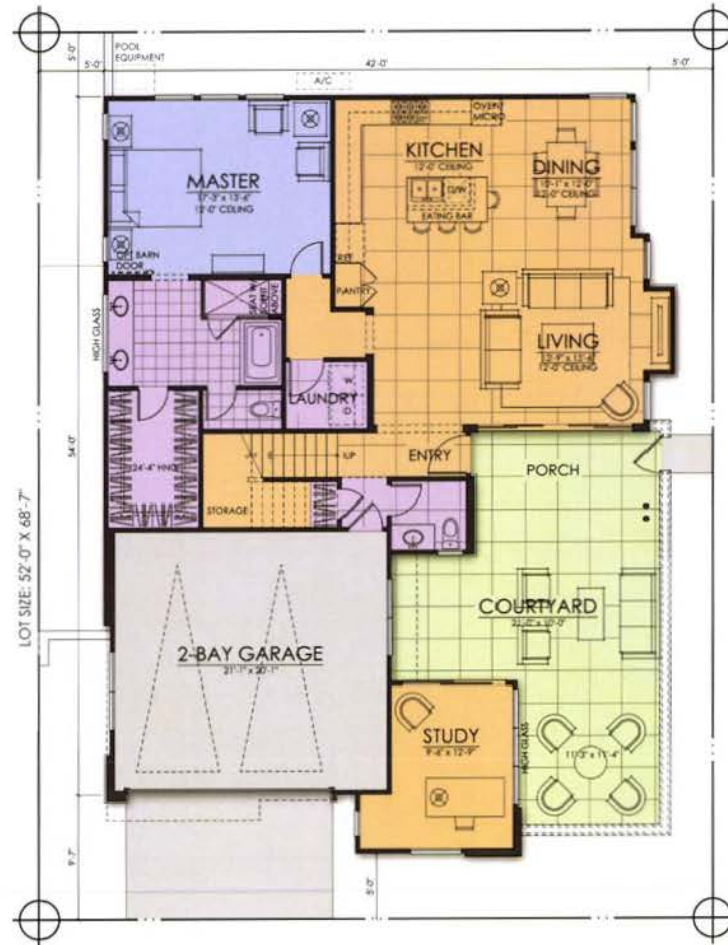


LEFT ELEVATION



PLAN ONE X - B | ELEVATIONS





**PLAN ONE X - C**  
 2269 SQ. FT.

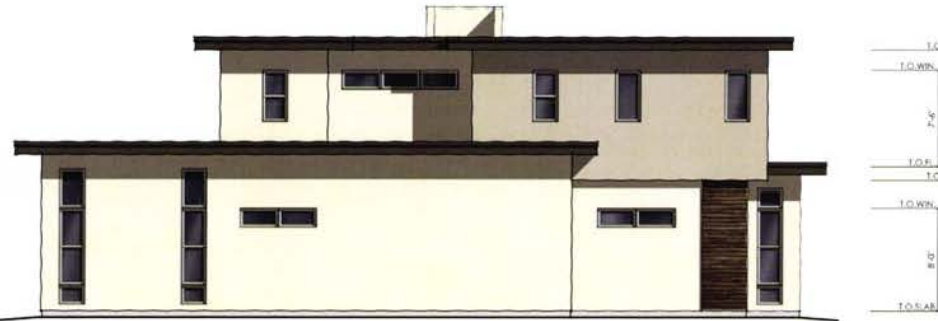
First Floor 1453 Sq. Ft.  
 Second Floor 816 Sq. Ft.  
 Total Living 2269 Sq. Ft.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

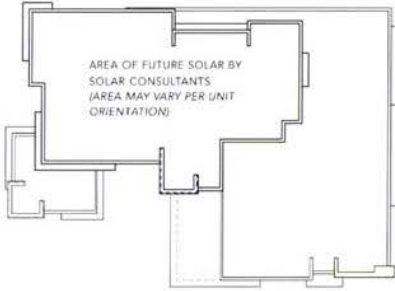


LEFT ELEVATION



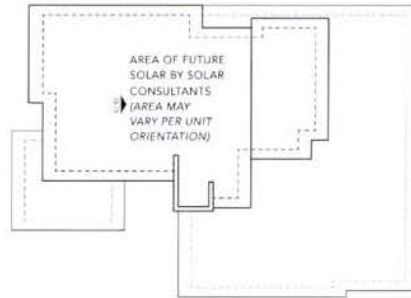
PLAN ONE X - C | ELEVATIONS





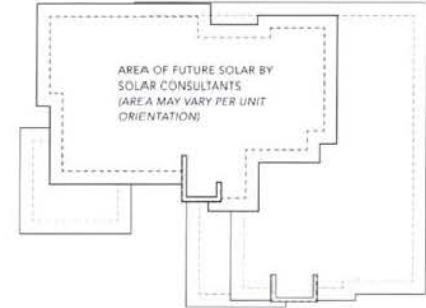
A ROOF PLAN

PARAPET ROOFS



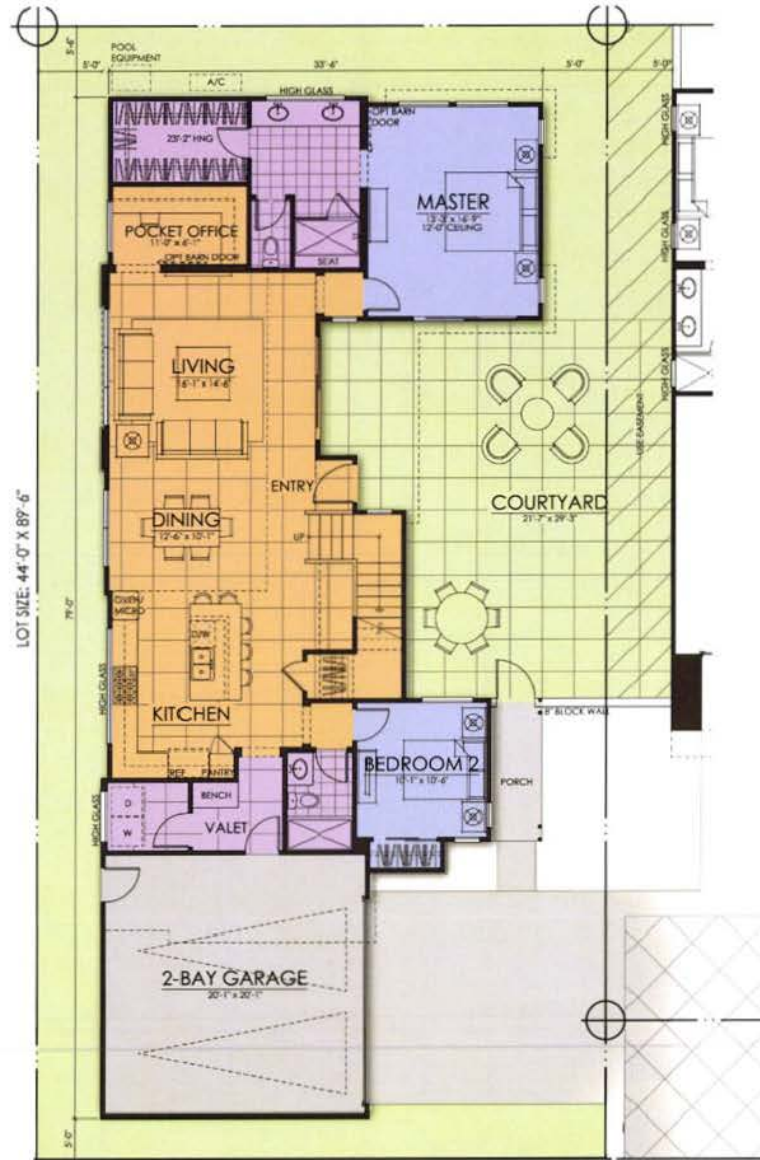
B ROOF PLAN

ALL SLOPES 1:12 U.N.O.



A ROOF PLAN

FLAT ROOFS



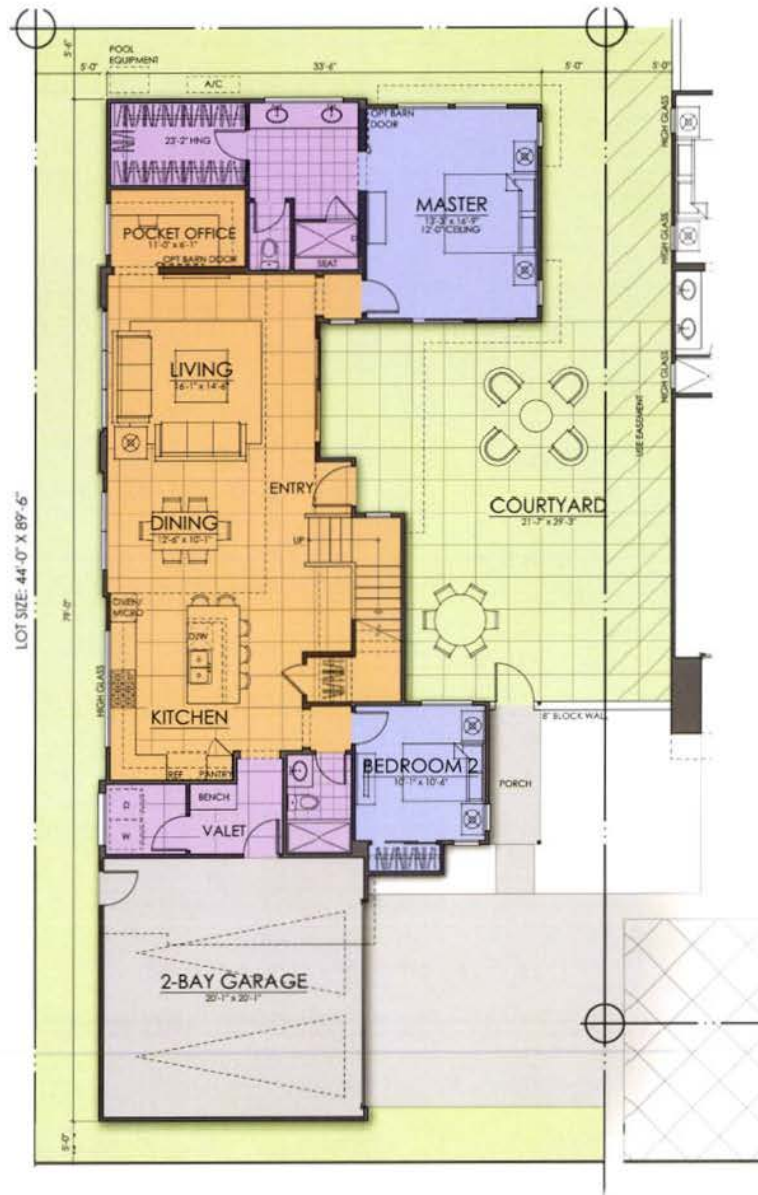
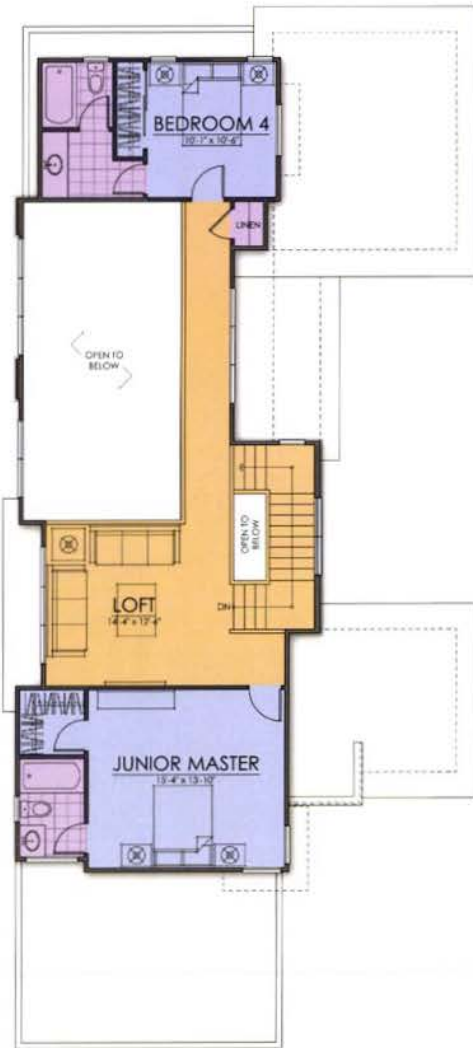

  
**Canyon View**  
*Counts*  
 Palm Springs

**PLAN TWO A**  
 2359 SQ. FT.

First Floor 1531 Sq. Ft.  
 Second Floor 828 Sq. Ft.  
 Total Living 2359 Sq. Ft.


  
**woodley**  
**architectural**  
 group, inc.





Canyon View  
*Courts*  
 Palm Springs

**PLAN TWO B**  
 2359 SQ. FT.

First Floor 1531 Sq. Ft.  
 Second Floor 828 Sq. Ft.  
 Total Living 2359 Sq. Ft.

**W** woodley  
 architectural  
 group, inc.





LEFT ELEVATION

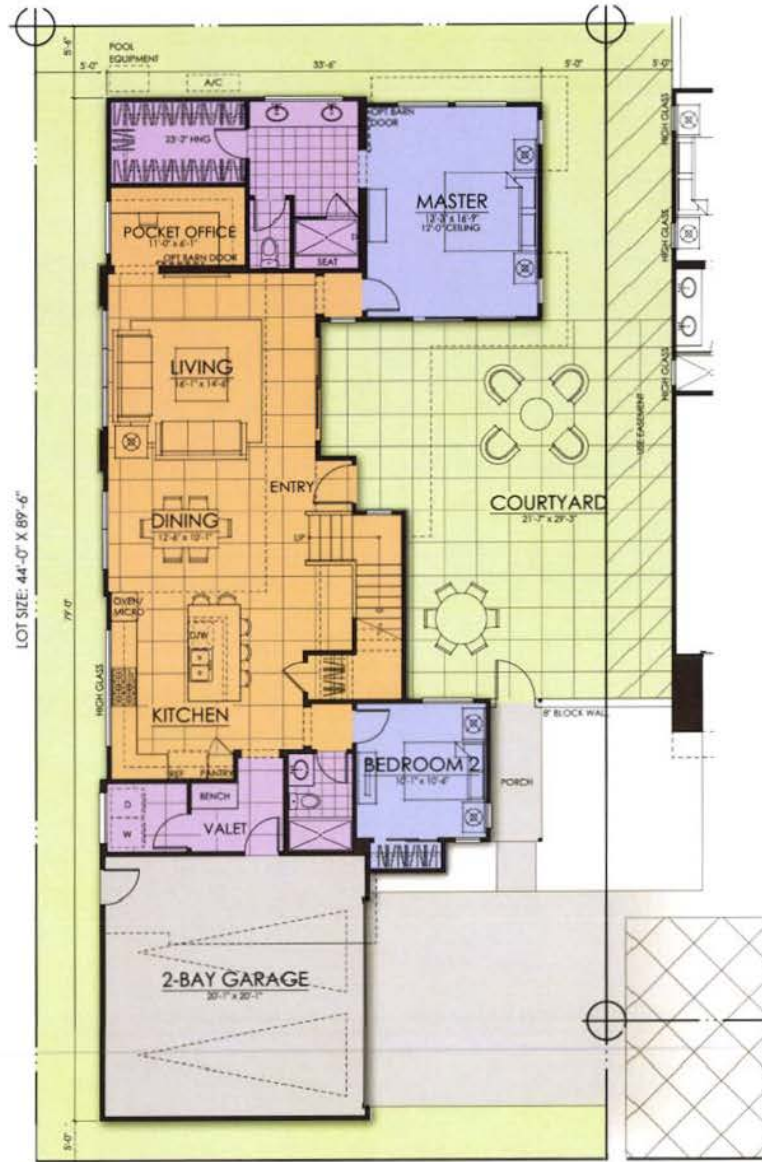
FRONT ELEVATION



RIGHT ELEVATION

REAR ELEVATION

PLAN TWO B | ELEVATIONS




 Canyon View  
 Courts  
 Palm Springs

**PLAN TWO C**  
 2359 SQ. FT.

First Floor 1531 Sq. Ft.  
 Second Floor 828 Sq. Ft.  
 Total Living 2359 Sq. Ft.


 woodley  
 architectural  
 group, inc.




LEFT ELEVATION

FRONT ELEVATION




RIGHT ELEVATION

REAR ELEVATION

  
**Canyon View**  
*Courts*  
 Palm Springs
 

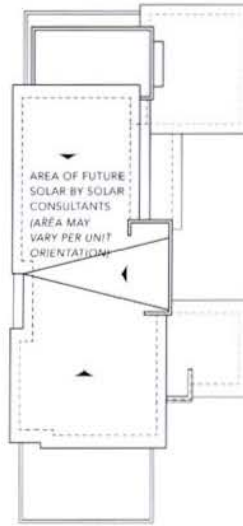
**PLAN TWO C | ELEVATIONS**

  
**woodley**  
 architectural  
 group inc.



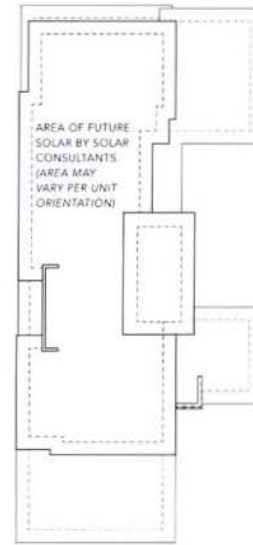
**A ROOF PLAN**

PARAPET ROOFS



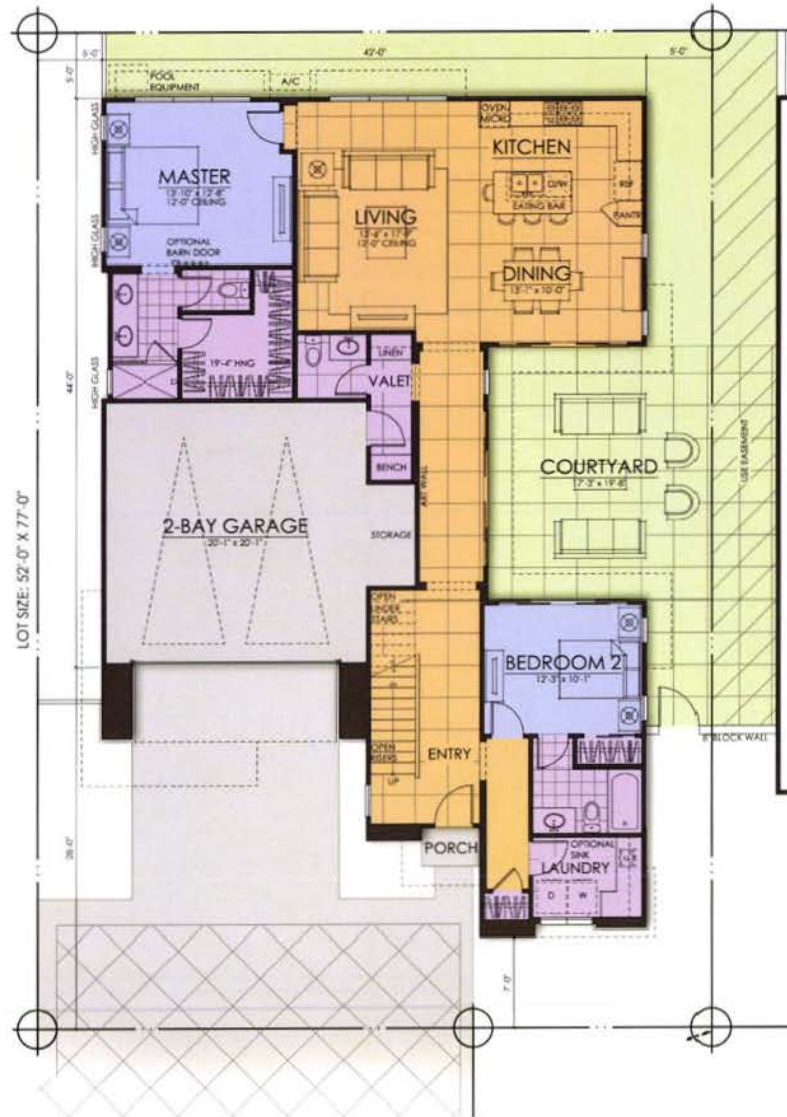
**B ROOF PLAN**

ALL SLOPES 1:12 U.N.O.



**C ROOF PLAN**

FLAT ROOFS



  
 Canyon View  
 Courts  
 Palm Springs

**PLAN THREE A**  
 2416 SQ. FT.

First Floor 1524 Sq. Ft.  
 Second Floor 892 Sq. Ft.  
 Total Living 2416 Sq. Ft.

  
 woodley  
 architectural  
 group, inc.



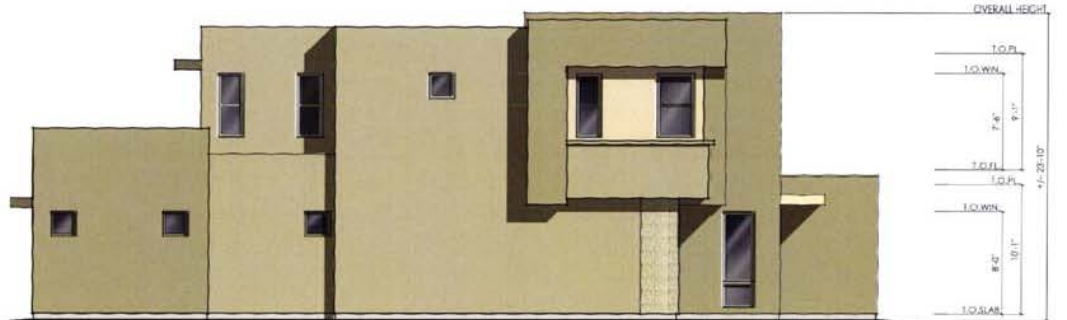
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN THREE A | ELEVATIONS







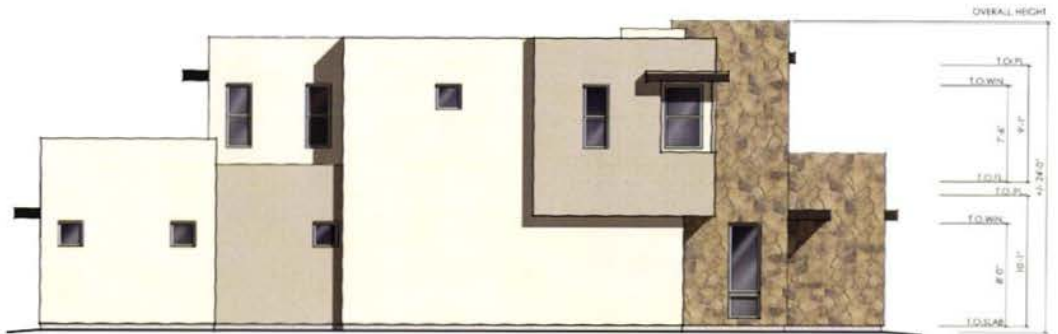
FRONT ELEVATION



RIGHT ELEVATION

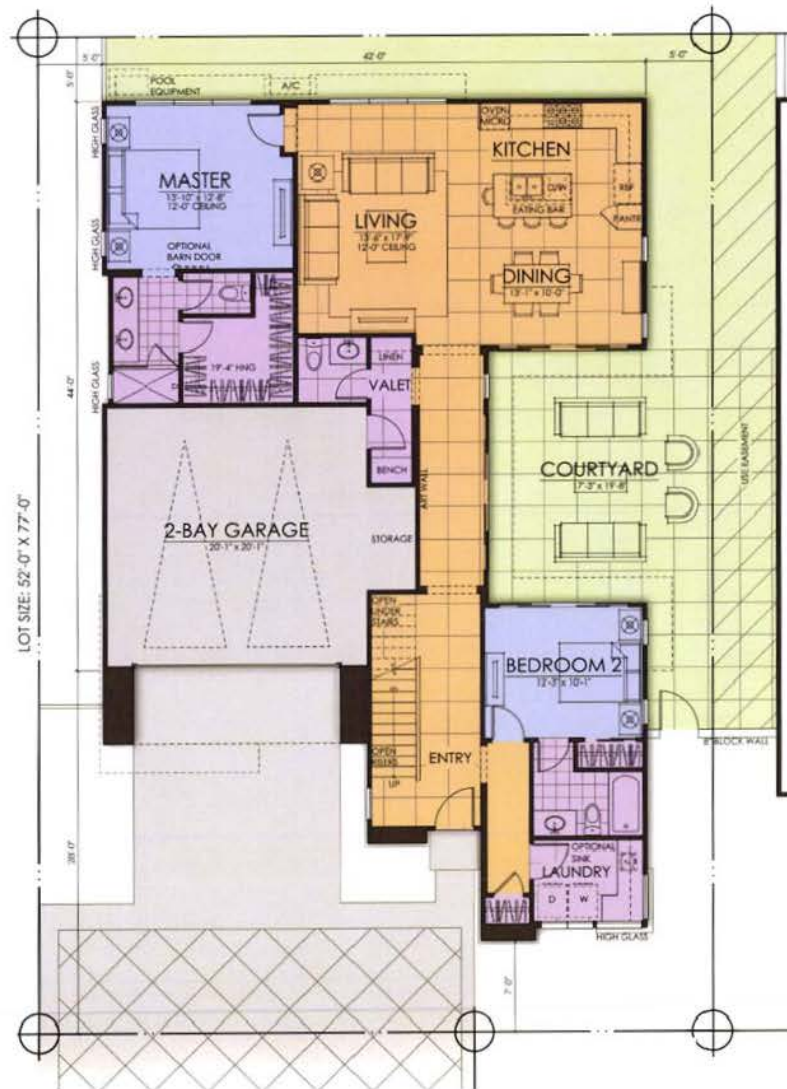


REAR ELEVATION



LEFT ELEVATION





  
**Canyon View**  
*Courts*  
 Palm Springs

**PLAN THREE C**  
 2416 SQ. FT.

First Floor 1524 Sq. Ft.  
 Second Floor 892 Sq. Ft.  
 Total Living 2416 Sq. Ft.

  
**woodley**  
**architectural**  
 group, inc.



FRONT ELEVATION



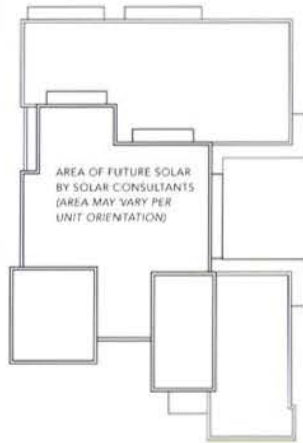
RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



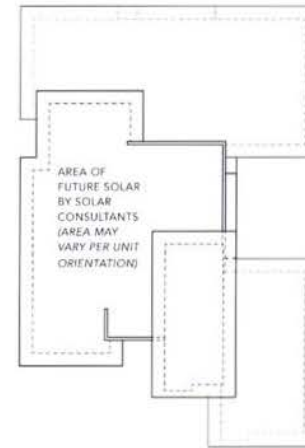
**A ROOF PLAN**

PARAPET ROOFS



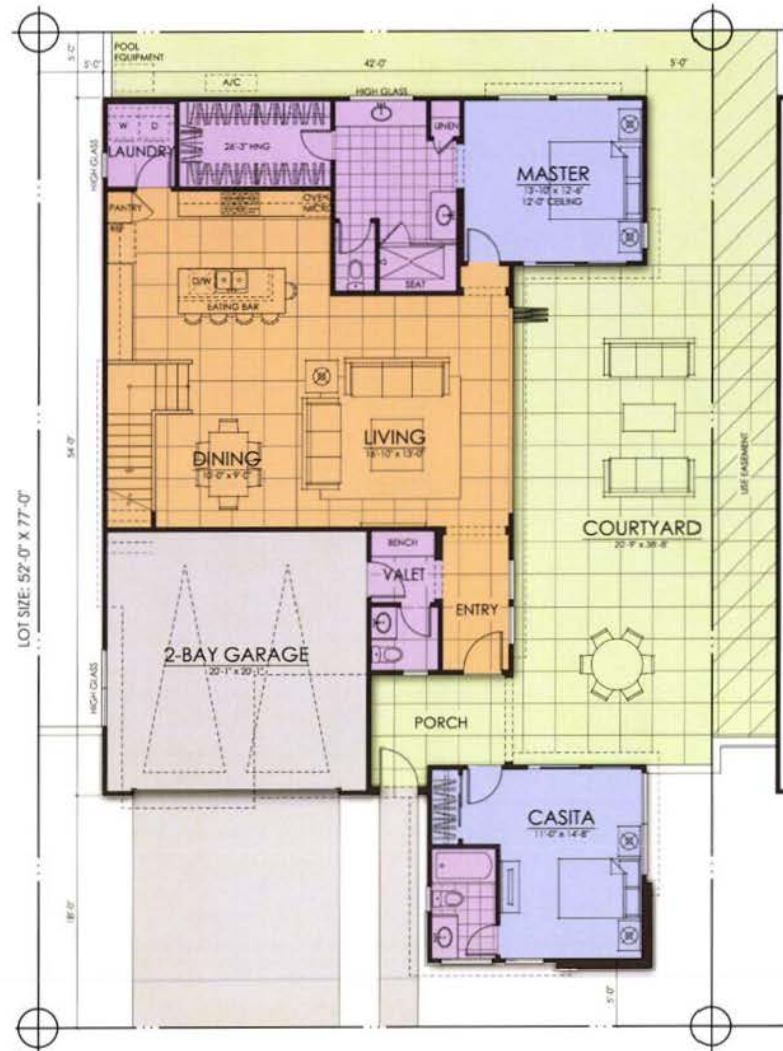
**B ROOF PLAN**

ALL SLOPES 1:12 U.N.O.



**C ROOF PLAN**

FLAT ROOFS



Canyon View  
*Courts*  
 Palm Springs

**PLAN FOUR A**  
 2656 SQ. FT.

First Floor 1570 Sq. Ft.  
 Second Floor 1086 Sq. Ft.  
 Total Living 2656 Sq. Ft.

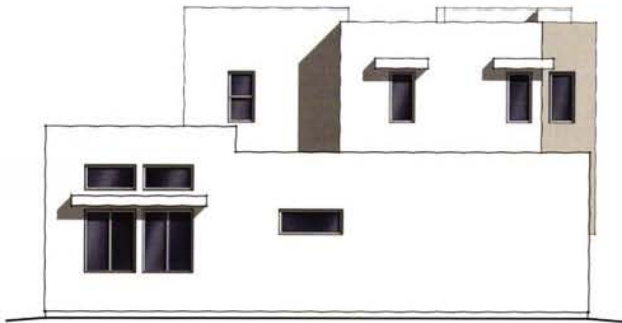




FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

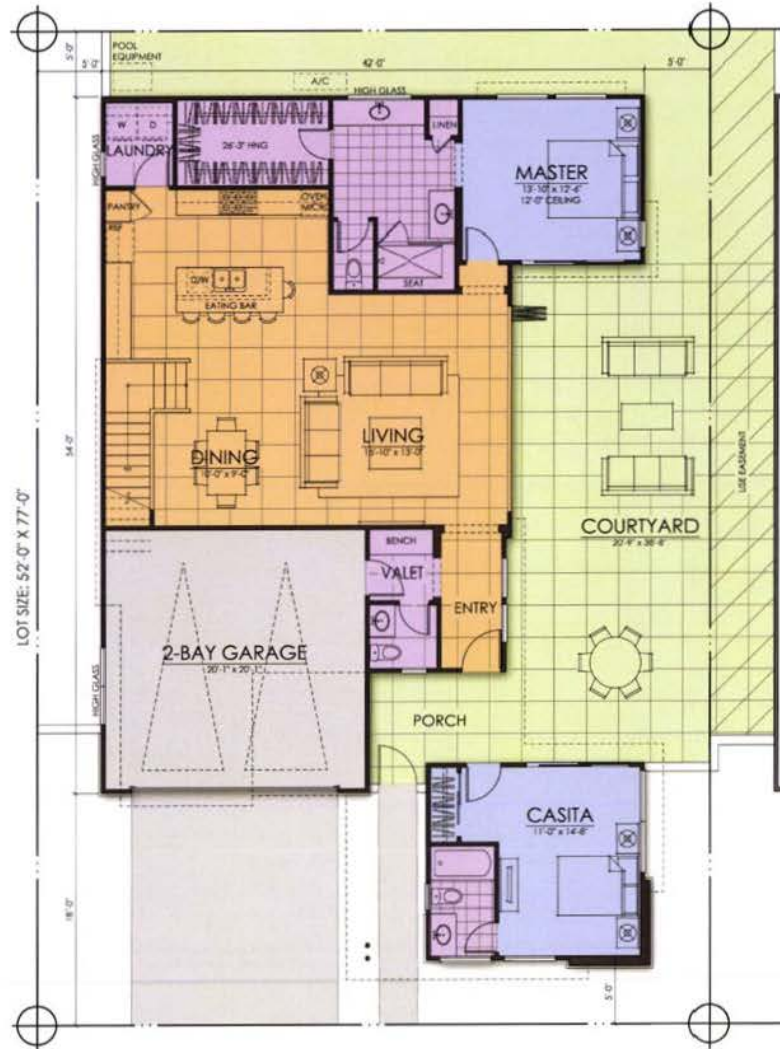


LEFT ELEVATION



PLAN FOUR A | ELEVATIONS





  
 Canyon View  
 Courts  
 Palm Springs

**PLAN FOUR B**  
 2656 SQ. FT.

First Floor 1570 Sq. Ft.  
 Second Floor 1086 Sq. Ft.  
 Total Living 2656 Sq. Ft.

  
 woodley  
 architectural  
 group, inc.



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



PLAN FOUR B | ELEVATIONS









FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

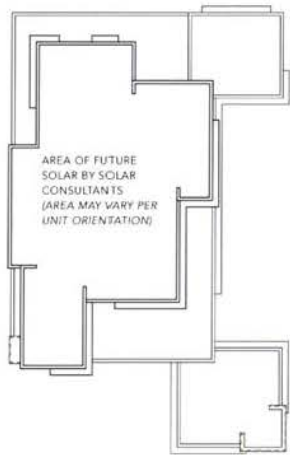


LEFT ELEVATION



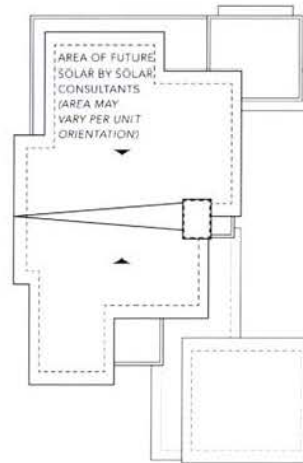
PLAN FOUR C | ELEVATIONS





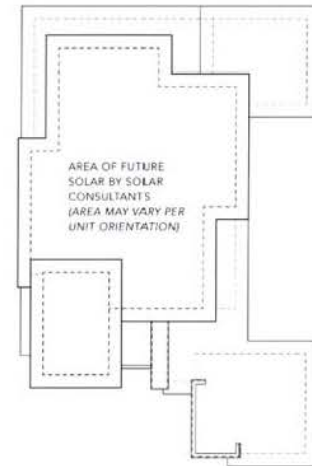
**A ROOF PLAN**

PARAPET ROOFS



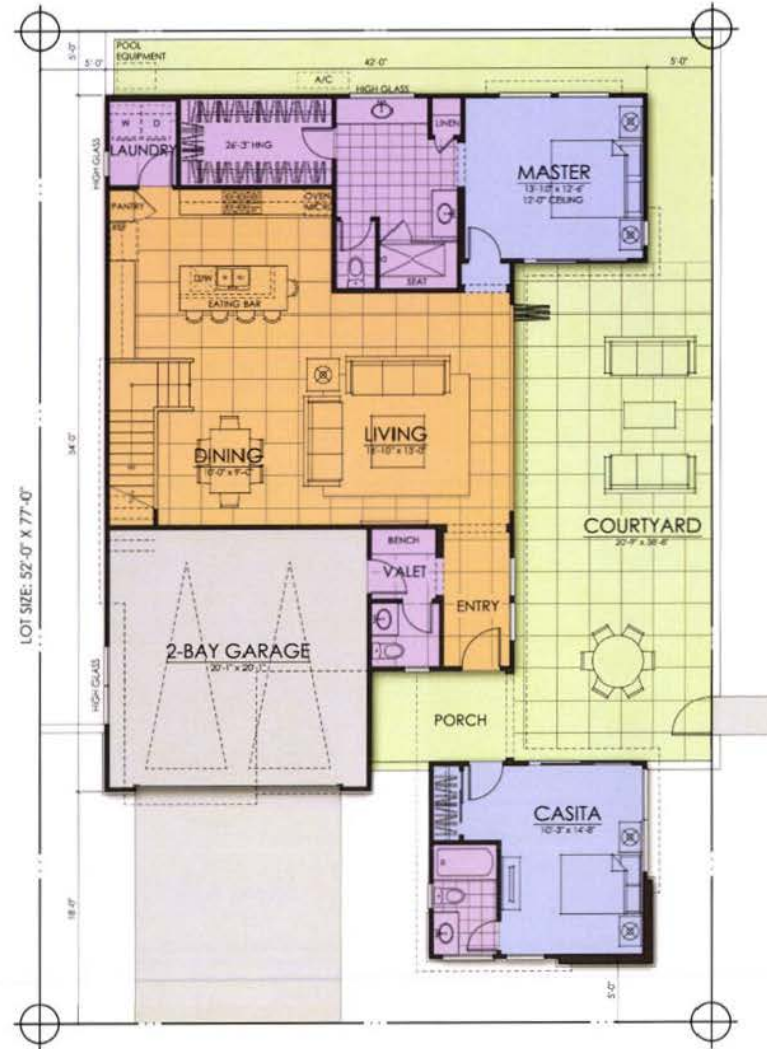
**B ROOF PLAN**

ALL SLOPES 1:12 U.N.O.



**C ROOF PLAN**

FLAT ROOFS



**PLAN FOUR  
 CORNER LOTS  
 A ELEVATION  
 2634 SQ. FT.**

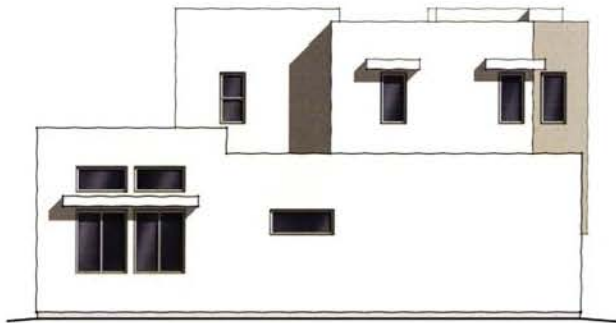
First Floor 1558 Sq. Ft.  
 Second Floor 1076 Sq. Ft.  
**Total Living 2634 Sq. Ft.**



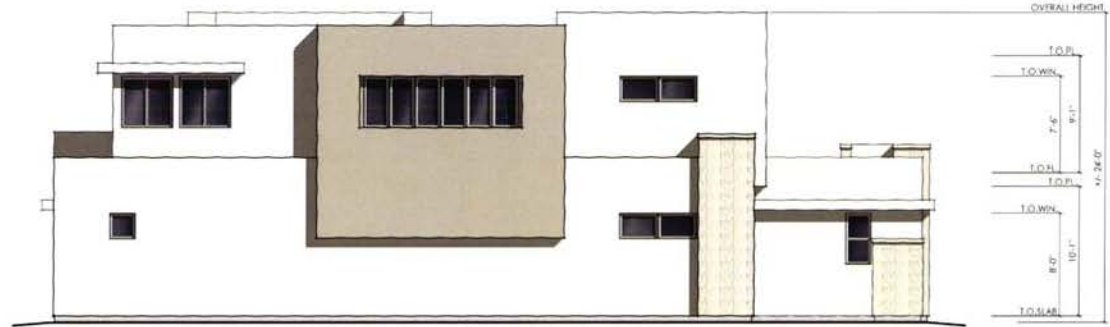
LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

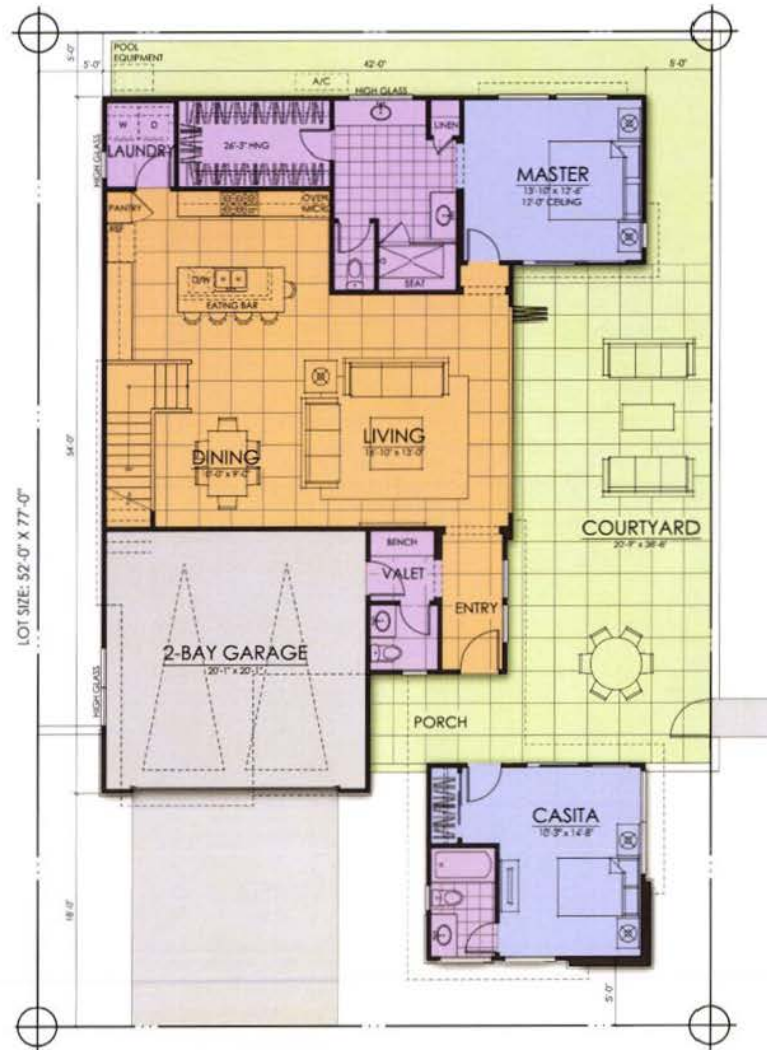


REAR ELEVATION



PLAN FOUR CORNER LOTS | A ELEVATIONS





**PLAN FOUR  
 CORNER LOTS  
 B ELEVATION  
 2634 SQ. FT.**

First Floor 1558 Sq. Ft.  
 Second Floor 1076 Sq. Ft.  
**Total Living 2634 Sq. Ft.**



LEFT ELEVATION



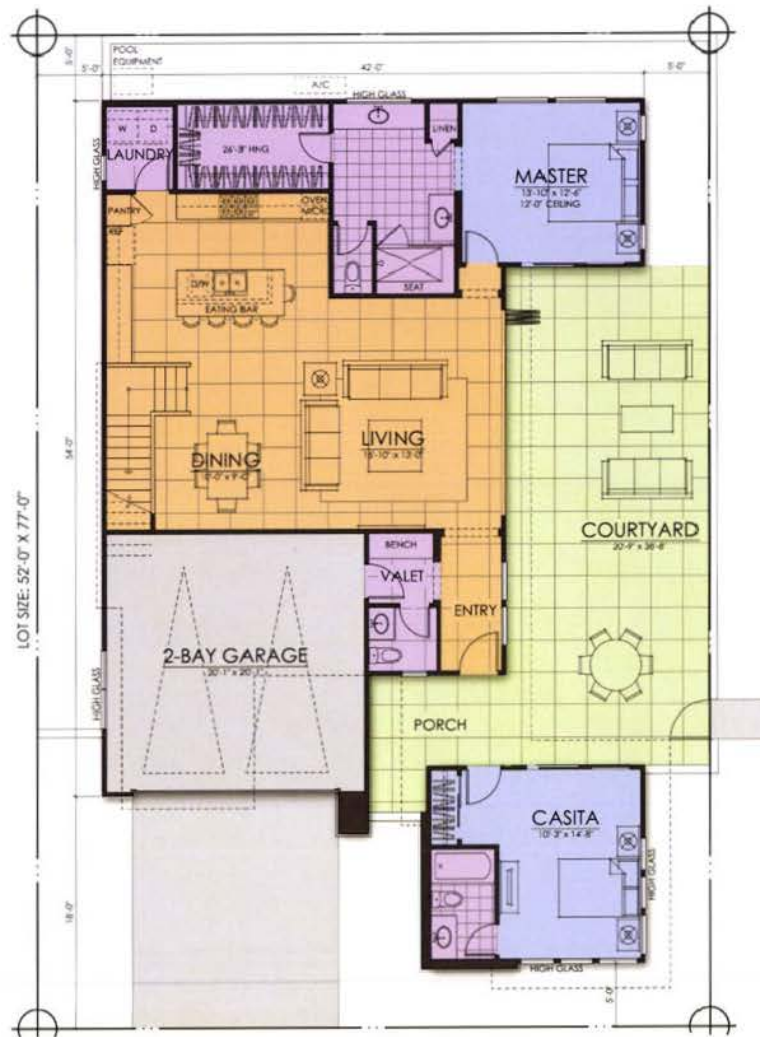
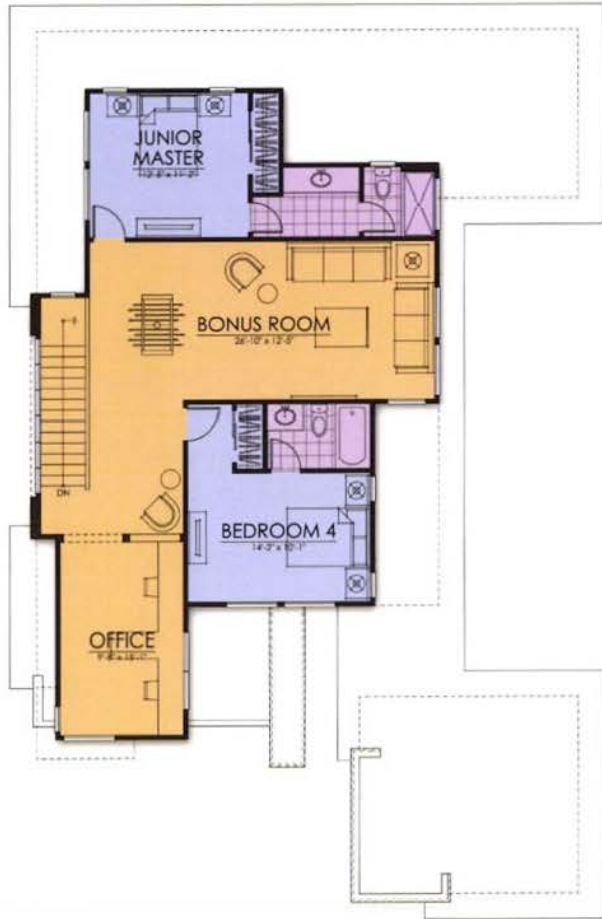
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



**PLAN FOUR**  
**CORNER LOTS**  
**C ELEVATION**  
**2634 SQ. FT.**

First Floor 1558 Sq. Ft.  
 Second Floor 1076 Sq. Ft.  
 Total Living 2634 Sq. Ft.



LEFT ELEVATION



FRONT ELEVATION

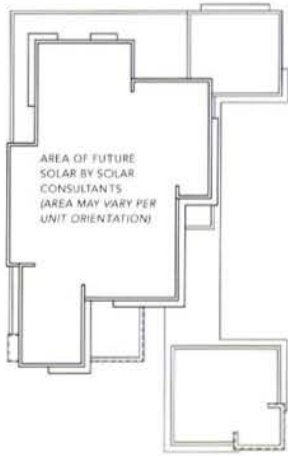


RIGHT ELEVATION



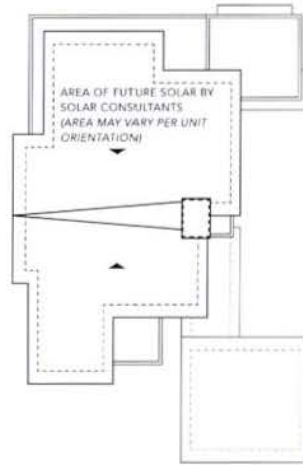
REAR ELEVATION





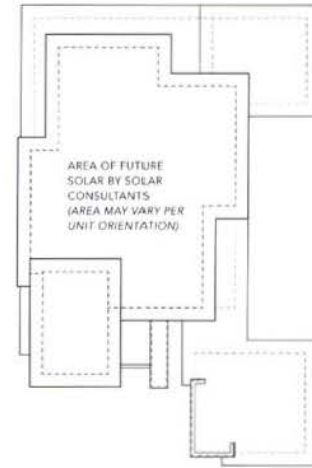
**A ROOF PLAN**

PARAPET ROOFS



**B ROOF PLAN**

ALL SLOPES 1:12 U.N.O.

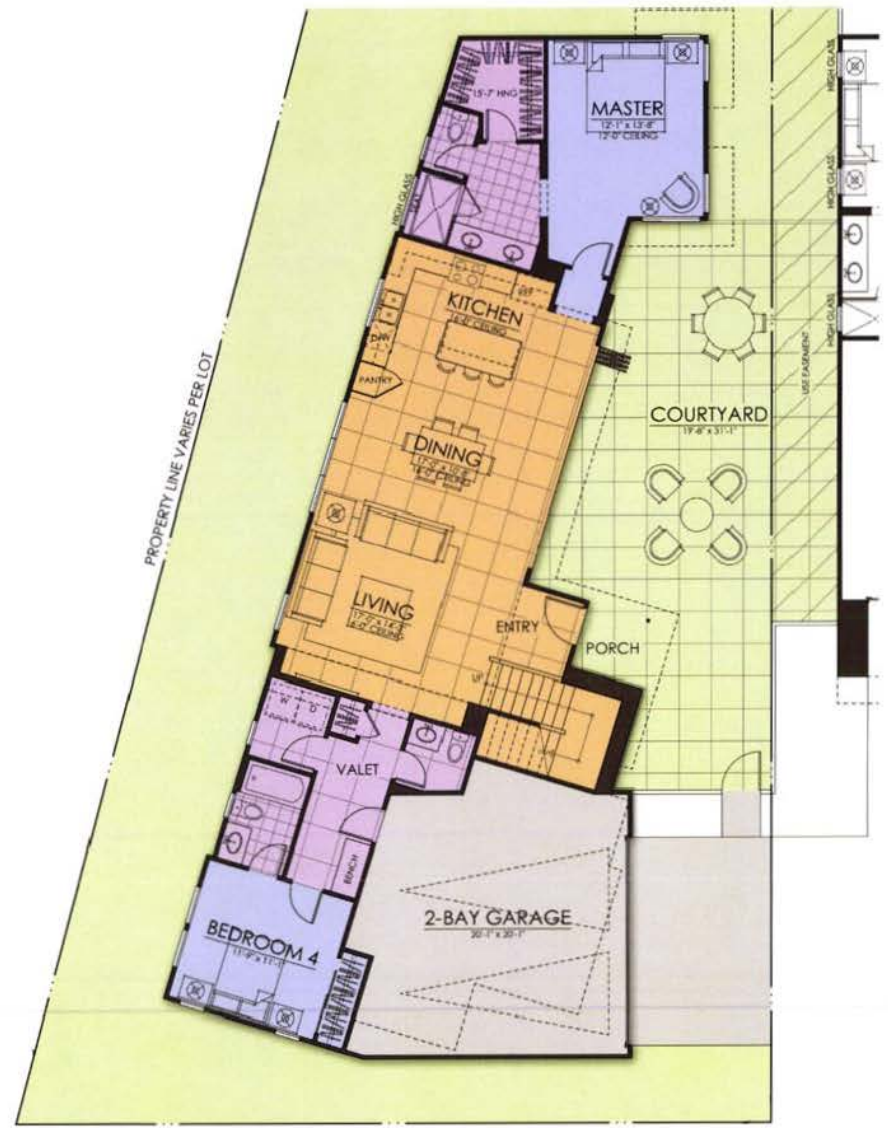
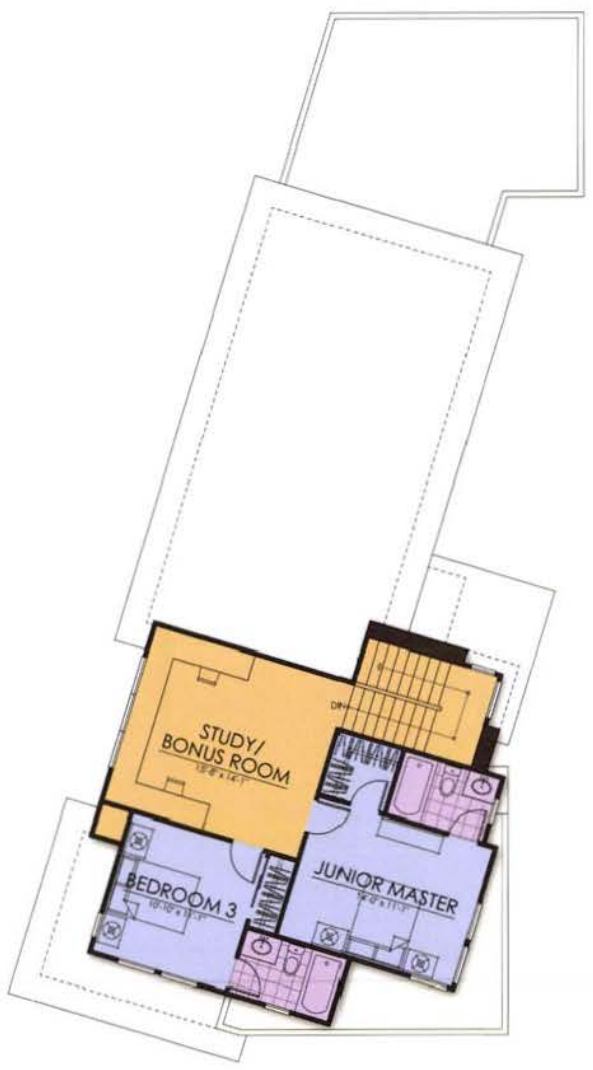


**C ROOF PLAN**

FLAT ROOFS

**LOT FIT  
 A ELEVATION**  
 2132 SQ. FT.

First Floor 1463 Sq. Ft.  
 Second Floor 669 Sq. Ft.  
 Total Living 2132 Sq. Ft.





LEFT ELEVATION



FRONT ELEVATION



RIGHT ELEVATION

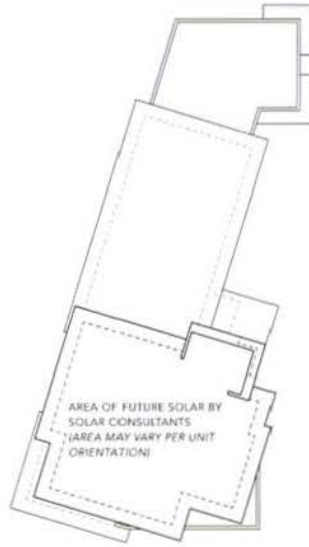


REAR ELEVATION



LOT FIT | A ELEVATIONS






A ROOF PLAN


PARAPET ROOFS

PAINT : SHERWIN WILLIAMS ROOF : TAMKO / OR ELASTOMERIC WINDOWS: MILGARD STONE : CREATIVE MINES TILE: DAL TILE		REVISION LOG:									
		03/22/17   Date Created									
SCHEME #	1	2	3	4	5	6	7	8	9		
ASPHALT SHINGLE ROOF OPTION A	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood	HERITAGE SERIES Weathered Wood		
ELASTOMERIC ROOF OPTION B	OFF-WHITE	OFF-WHITE	OFF-WHITE	OFF-WHITE	OFF-WHITE	OFF-WHITE	OFF-WHITE	OFF-WHITE	OFF-WHITE		
WINDOWS	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White	PREMIUM VINYL FINISH White		
FASCIA / TRIM	SW7006 Extra White	SW7048 Urbane Bronze	SW7633 Taupe Tone	SW 7672 Knitting Kneedies	SW7556 Crème	SW7006 Extra White	SW7075 Web Gray	SW7009 Peary White	SW7008 Alabaster		
GARAGE DOOR (A & C elevations only)	SW7006 Extra White	SW6385 Dover White	SW7633 Taupe Tone	SW 7672 Knitting Kneedies	SW7556 Crème	SW7006 Extra White	SW7075 Web Gray	SW7009 Peary White	SW7008 Alabaster		
GARAGE DOOR (B elevations only)	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black	SW6258 Tricorn Black		
STUCCO 2	SW7641 Colonnade Gray	SW7043 Worldly Gray	SW7036 Accessible Beige	SW 7631 City Loft	SW6164 Svelte Sage	SW7621 Silvermist	SW7641 Colonnade Gray	SW6212 Quietude	SW9163 Tin Lizzie		
STUCCO 1	SW7006 Extra White	SW6385 Dover White	SW7008 Alabaster	SW7556 Westhighland White	SW6163 Grassland	SW7050 Useful Gray	SW9166 Drift of Mist	SW6204 Sea Salt	SW7015 Repose Gray		
ACCENT	SW7726 Lemon Verbena	SW6488 Grand Canal	SW9006 Rojo Dust	SW6395 Alchemy	SW0057 Chinese Red	SW2848 Roycroft Pewter	SW6627 Emberglow	SW9060 Connor's Lakefront	SW9058 Secret Cove		
STONE	A	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar	CRAFT URBAN SQUARES Sand Dollar		
	B	CRAFT BROKEN RUBBLE Brown Sugar	CRAFT BROKEN RUBBLE Brown Sugar	CRAFT BROKEN RUBBLE Brown Sugar	CRAFT BROKEN RUBBLE Whalebone	CRAFT BROKEN RUBBLE Brown Sugar	CRAFT BROKEN RUBBLE Whalebone	CRAFT BROKEN RUBBLE Brown Sugar	CRAFT BROKEN RUBBLE Whalebone		
	C	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster	MODERN CRAFT PAINTABLE BLOCK SW7008 Alabaster		
STONE GROUP	SG3 PORTLAND & LIME	SG5 PORTLAND & LIME	SG6 PORTLAND & LIME	SG8 PORTLAND & LIME	SG5 PORTLAND & LIME	SG3 PORTLAND & LIME	SG3 PORTLAND & LIME	SG5 PORTLAND & LIME	SG3 PORTLAND & LIME		
WOOD TILE	SD85 Walnut Creek XT	SD85 Walnut Creek XT	SD85 Walnut Creek XT	SD86 Gravel Road XT	SD85 Walnut Creek XT	SD86 Gravel Road XT	SD85 Walnut Creek XT	SD86 Gravel Road XT	SD86 Gravel Road XT		

Notes: Paint finish to be flat unless noted otherwise. Paint breaks to be turned and finished at inside corner unless noted otherwise.  
 All metal roof vents to be painted to match the darkest color from the roofing blend.  
 All non-decorative items such as meter doors, non-decorative vents & downspouts are to be painted the same color as the surrounding area.



## COLOR SCHEMES MATRIX



SCHEME 1	SCHEME 2	SCHEME 3	SCHEME 4	SCHEME 5	SCHEME 6	SCHEME 7	SCHEME 8	SCHEME 9
ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A	ASPHALT SHINGLE ROOF OPTION A
ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B	ELASTOMERIC ROOF OPTION B
STUCCO I	STUCCO I	STUCCO I	STUCCO I	STUCCO I	STUCCO I	STUCCO I	STUCCO I	STUCCO I
STUCCO II	STUCCO II	STUCCO II	STUCCO II	STUCCO II	STUCCO II	STUCCO II	STUCCO II	STUCCO II
FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM	FASCIA & TRIM
GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C	GARAGE DOOR A & C
GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B	GARAGE DOOR B
ACCENT	ACCENT	ACCENT	ACCENT	ACCENT	ACCENT	ACCENT	ACCENT	ACCENT
WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE	WOOD TILE
STONE A	STONE A	STONE A	STONE A	STONE A	STONE A	STONE A	STONE A	STONE A
STONE B	STONE B	STONE B	STONE B	STONE B	STONE B	STONE B	STONE B	STONE B
STONE C	STONE C	STONE C	STONE C	STONE C	STONE C	STONE C	STONE C	STONE C



Canyon View  
*Courts*  
Palm Springs

## COLOR SCHEMES



woodley  
architectural  
group, inc.



  
Canyon View  
Courts  
Palm Springs

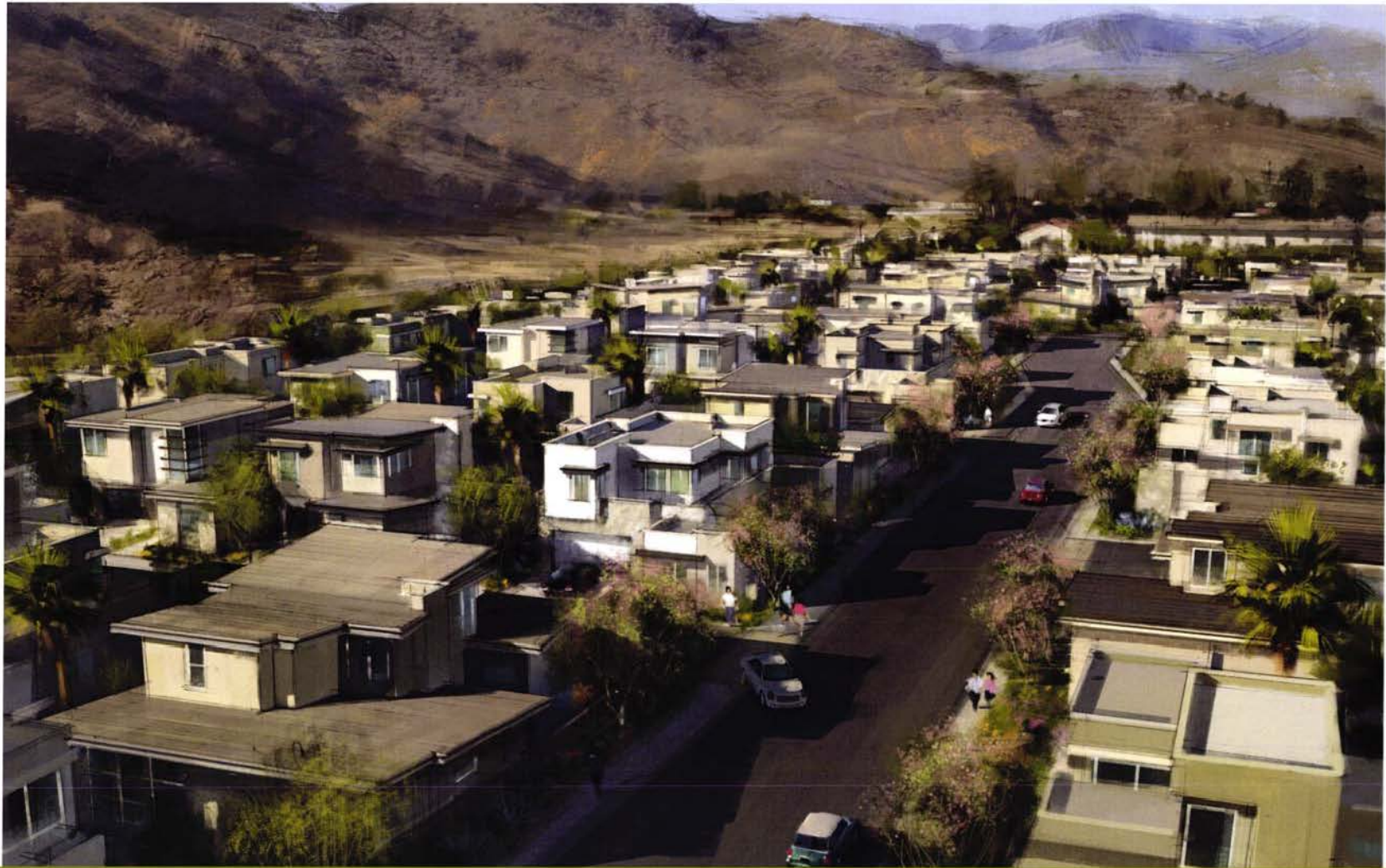
STREET VIEW ILLUSTRATIVE

  
woodley  
architectural  
group, inc.









  
Canyon View  
*Courts*  
Palm Springs

AERIAL ILLUSTRATIVE

  
woodley  
architectural  
group, inc.



MATTHEW DRIVE VIEW





  
Canyon View  
Courts  
Palm Springs

S. LINDEN WAY VIEW

  
woodley  
architectural  
group, inc.



**LEGEND**

- 1 Group Seating
- 2 Park Benches
- 3 Shade structure with BBQ
- 4 Water Feature
- 5 Lawn
- 6 Screen Trees

Notes:

- 1) Street names are for illustrative reference only; final street names yet to be determined.
- 2) Final private community park features to be determined with final development plan.

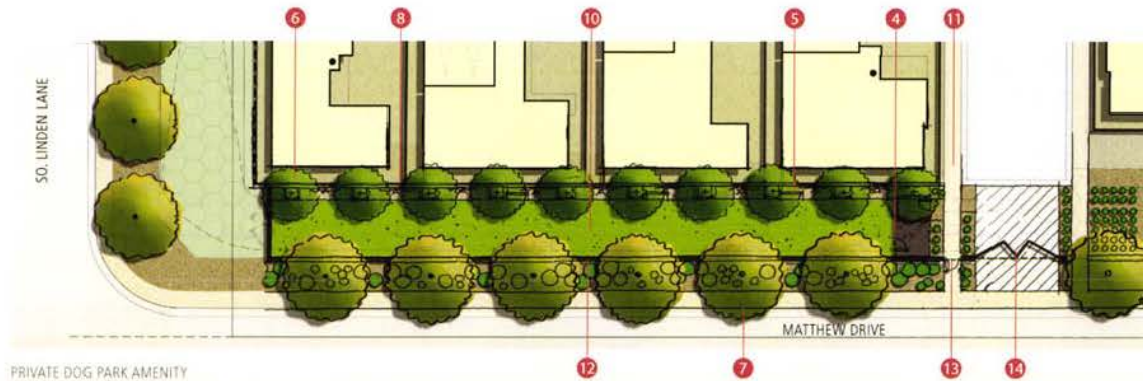




PUBLIC DOG PARK AMENITY

### LEGEND

- 1 Turf
- 2 Turf Mound
- 3 Shade Trees in Planters
- 4 Dog Park Entry Gates
- 5 Park Benches
- 6 Screen Trees
- 7 Street Trees
- 8 Privacy Wall
- 9 Enclosure Fence
- 10 Grass Crete
- 11 Sidewalk
- 12 6' Privacy Fence
- 13 Pedestrian Gate
- 14 Vehicular Gate - Exit Only



PRIVATE DOG PARK AMENITY





**LEGEND**

- 1 Shade Structure
- 2 Seating Area
- 3 Raised Planters
- 4 Sculpture (Locally Sourced)
- 5 Sidewalk
- 6 Parkwalk
- 7 Low Wall
- 8 Decorative Metal Panels (Signage)
- 9 Center Median with Call box
- 10 Vehicular Gates
- 11 Pedestrian Gates
- 12 Cable Railing at Flood Channel

Note:  
 1) Street names are for illustrative reference only; final street names yet to be determined  
 2) Final sculpture park features to be determined with final development plan.



**PRIMARY ENTRY AND SCULPTURE PARK**











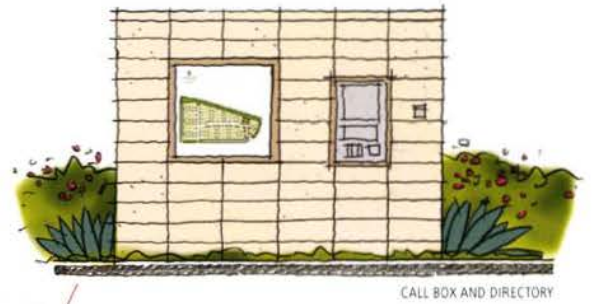
- ### LEGEND
- Public Pedestrian Route
  - Internal Pedestrian Route
  - Public Vehicular Route
  - Internal Vehicular Route
  - G** Guest Parking (21)
    - Maintenance parking restricted to specific day time hours on specific days
  - OS** Offsite Parking (44)
  - ★ Residential Entry
  - ▭ Trash Bin Location

Notes:  
 1) Street names are for illustrative reference only; final street names yet to be determined.



## CIRCULATION DIAGRAM





Notes:  
 1) Street names are for illustrative reference only; final street names yet to be determined.  
 2) Final sculpture park and private community park features to be determined with final development plan.



### DIRECTORY CANYON VIEW COURTS



**LEGEND**

- - - Perimeter Wall
- - - Community Fence
- - - Dog Park Fence



Notes:

1) Street names are for illustrative reference only; final street names yet to be determined.



**WALL AND FENCE PLAN**

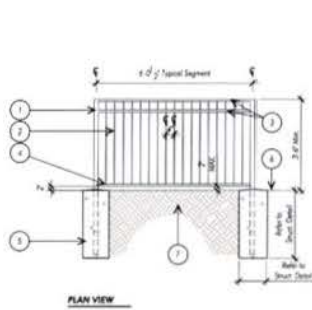


**LEGEND**

1. 2" x 2" tube steel post
2. 1/2" sq. tube steel vertical picket @ 4" o.c.
3. 1" x 2 1/2" tube steel horizontal top and mid rail
4. 1" x 2 1/2" tube steel horizontal bottom rail
5. Concrete footing - Refer to Structural plans
6. Finish grade
7. Compacted sub-grade per Geotechnical report

**NOTES**

1. Refer to Construction Schedule for color and finish.
2. Verify height of fence prior to fabrication.
3. Provide shop drawings for approval by Landscape Architect.
4. All welds shall be continuous 1/4" fillet, grind smooth.



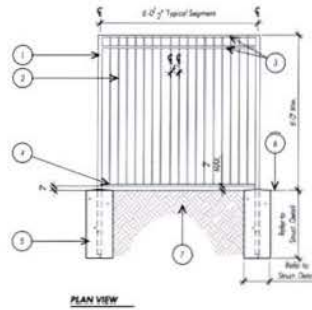
**Dog Park Fence**

**LEGEND**

1. 2" x 2" tube steel post
2. 1/2" sq. tube steel vertical picket @ 4" o.c.
3. 1" x 2 1/2" tube steel horizontal top and mid rail
4. 1" x 2 1/2" tube steel horizontal bottom rail
5. Concrete footing - Refer to Structural plans
6. Finish grade
7. Compacted sub-grade per Geotechnical report

**NOTES**

1. Refer to Construction Schedule for color and finish.
2. Verify height of fence prior to fabrication.
3. Provide shop drawings for approval by Landscape Architect.
4. All welds shall be continuous 1/4" fillet, grind smooth.



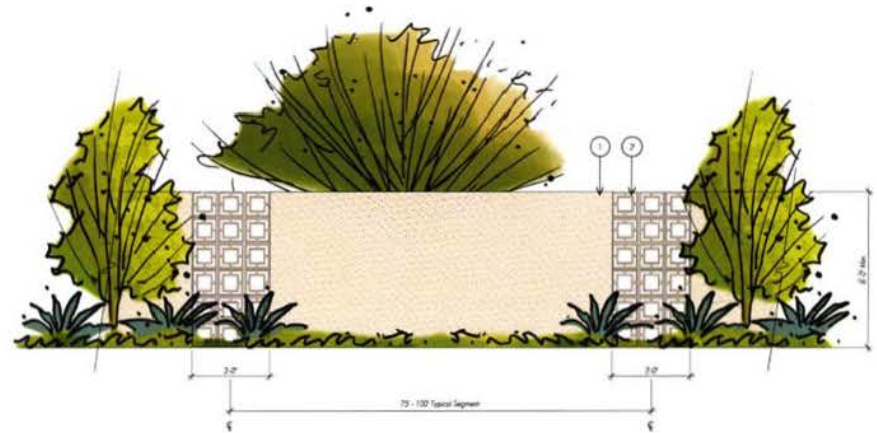
**Community Fence**

**LEGEND**

1. Stucco Wall
2. Decorative Concrete Block Screen Wall

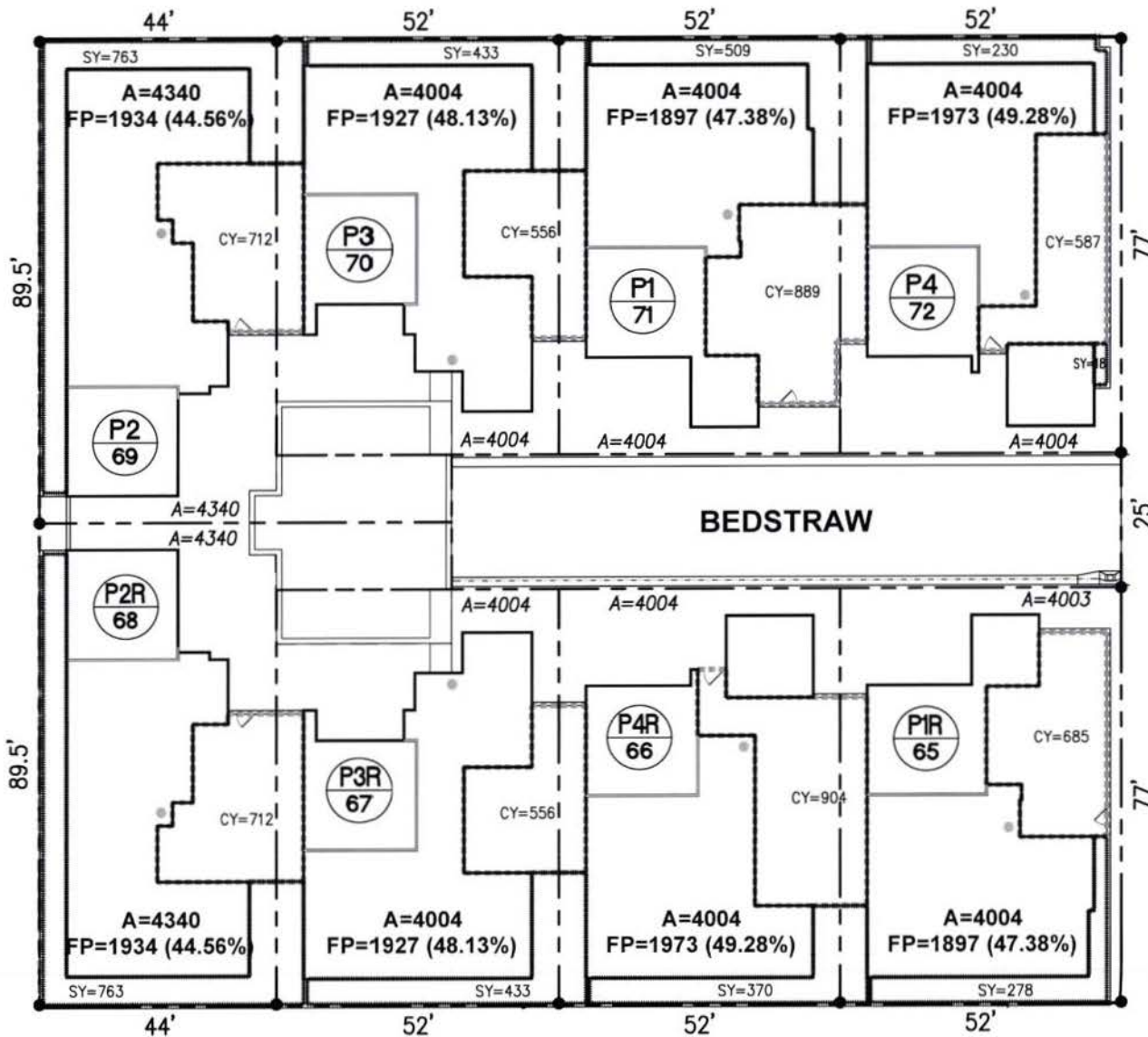
**NOTES**

1. Refer to Construction Schedule for color and finish.
2. Verify height of wall to plaster prior to installation.
3. Provide screen wall samples for approval by Landscape Architect.



**Perimeter Wall**





**LOT AREA COVERAGE (SF):**

LOT	UNIT TYPE	LOT AREA	FOOTPRINT AREA	LOT COVERAGE
72	P4	4004	1973	49.28%
71	P1	4004	1897	47.38%
70	P3	4004	1927	48.13%
69	P2	4340	1934	44.56%
68	P2R	4340	1934	44.56%
67	P3R	4004	1927	48.13%
66	P4R	4004	1973	49.28%
65	P1R	4003	1897	47.38%
AVERAGE LOT COVERAGE:				47.34%
MAXIMUM LOT COVERAGE:				49.28%

**LEGEND:**

- A LOT AREA
- CY COURT YARD AREA
- FP FOOTPRINT AREA
- SY SIDEYARD AREA



**CANYON VIEW COURTS**  
TRACT MAP 36969



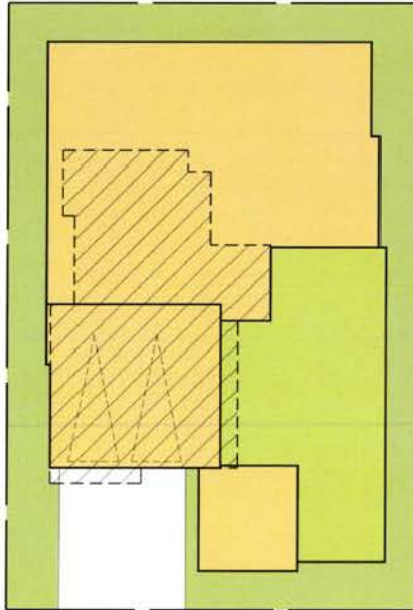
4/07/2017

**LOT AREA COVERAGE**

N.T.S.

### PLAN 1

2-STORY  
2290 SQ. FT.

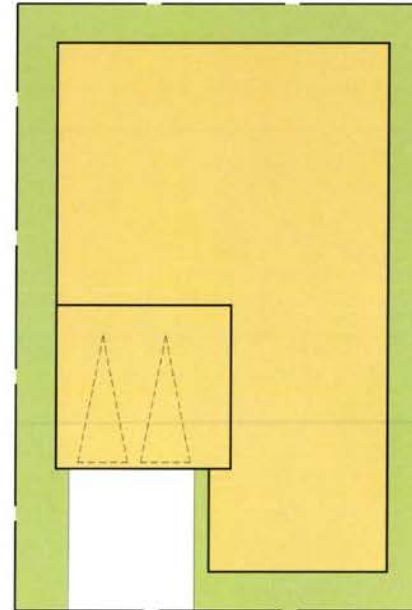


52'-0" X 77'-0" LOT (4004 SQ. FT.)  
FOOTPRINT: 1916 SQ. FT.  
**COVERAGE: 47.9%**

 DENOTES SECOND FLOOR

### SINGLE-STORY STUDY PLAN

1-STORY  
2105 SQ. FT.



52'-0" X 77'-0" LOT (4004 SQ. FT.)  
FOOTPRINT: 2562 SQ. FT.  
**COVERAGE: 64.0%**



**OPEN SPACE AREA CALCULATIONS:**

Parcel Map Boundary	14.83 Ac
(Less Net Dedications)	- 1.58 Ac
Project Boundary	13.25 Ac

**OPEN SPACE AREAS:**

Gross Site Area	13.25 Ac
Public Dog Park	0.18 Ac
Earthen Drainage Channel	1.55 Ac
Private Open Space	0.37 Ac
Cluster Open Space	3.25 Ac
Open Space	0.74 Ac
Private Community Rec. Area	0.19 Ac
Storm Water Channel - Concrete	0.71 Ac
<b>Total Open Space Areas</b>	<b>6.99 Ac</b>

**LEGEND:**

- Street Center Line
- - - Existing Right of Way
- Existing Parcel Boundary
- - - Proposed Right of Way/ Parcel Boundary
- Proposed Lot Line

**OPEN SPACE %:**

Open Space Area	6.99 Ac	=	0.528 %
Gross Site Area	13.25 Ac		

Open Space = 52.8 %  
(per PDD 94.03.00)

**OPEN SPACE %: (Without Concrete Channel)**

Open Space Area	6.28 Ac	=	0.474 %
Gross Site Area	13.25 Ac		

Open Space = 47.4 %  
(per PDD 94.03.00)



Note: Offsite Open Space 0.32 Ac  
(At Linden Way & Mathew Dr.)

CANYON VIEW  
TRACT MAP 36969



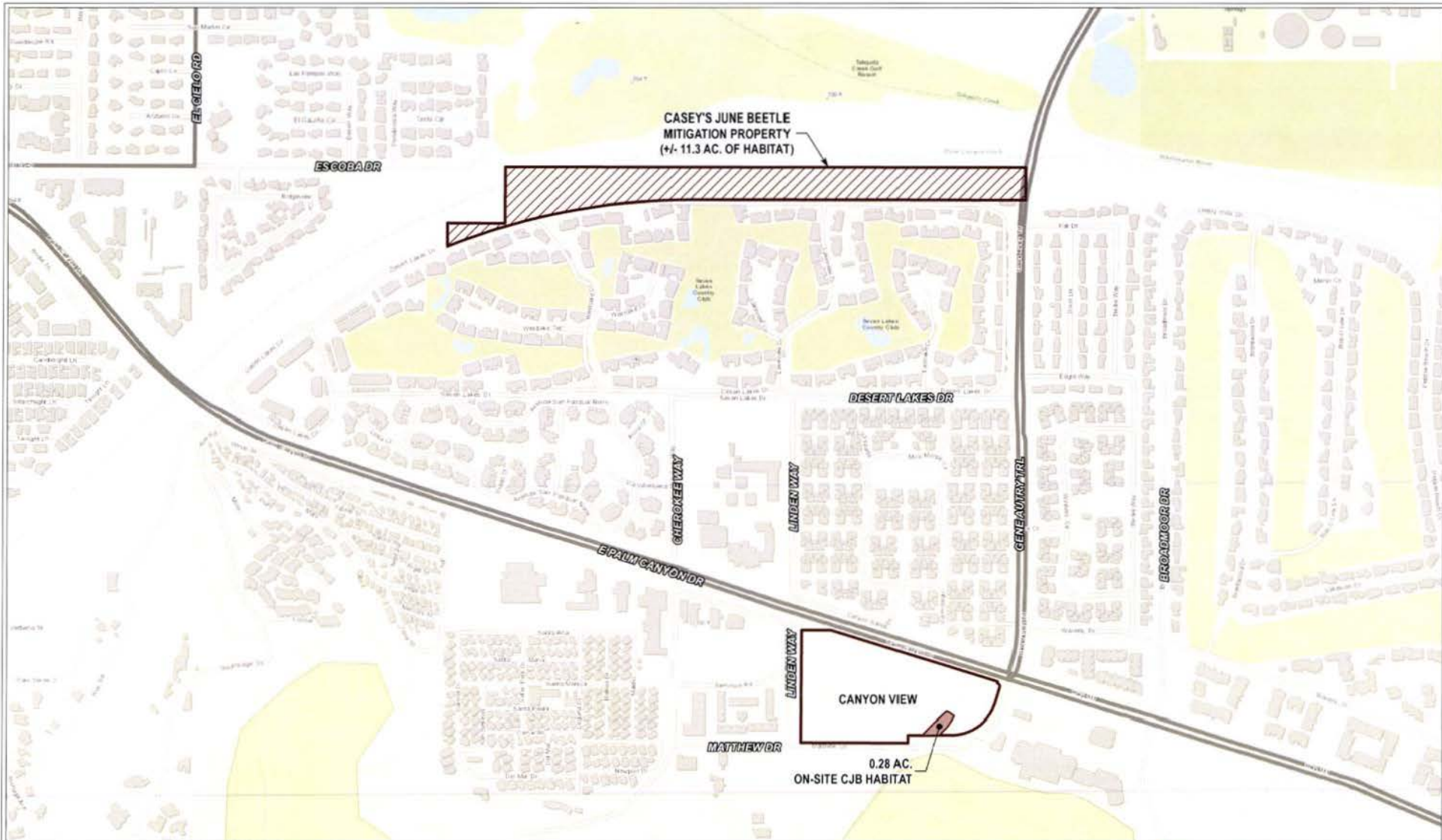
3/20/2017











DATE: 3/3/2017

DATA SOURCES: RIVERSIDE COUNTY  
 IT 016 / 128118 DV 30473 11620 E 0001

**CANYON VIEW - CJB MITIGATION EXHIBIT**

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