

**Legend**

- Program Areas**
- BOH/Admin
  - Circulation
  - Common Area
  - Fitness/Spa
  - Kitchen

PEDESTRIAN ACCESS ENCLOSURE FOR CONNECTION TO MINARET ROAD

UTILITY ENCLOSURE WITH LANDSCAPING FOR IMPROVED STREET FRONTAGE

PLAZA LEVEL RESTAURANT WITH EXPANDED DECK AND POCKET PARK BELOW TO ACTIVATE STREET FRONTAGE

INFORMATIONAL KIOSK AT STREET LEVEL OPENING TO POCKET PARK

LANDSCAPE PLANTINGS

WIDENED SHOULDER

PARKING GARAGE EXIT ENCLOSURE FOR IMPROVED STREET FRONTAGE

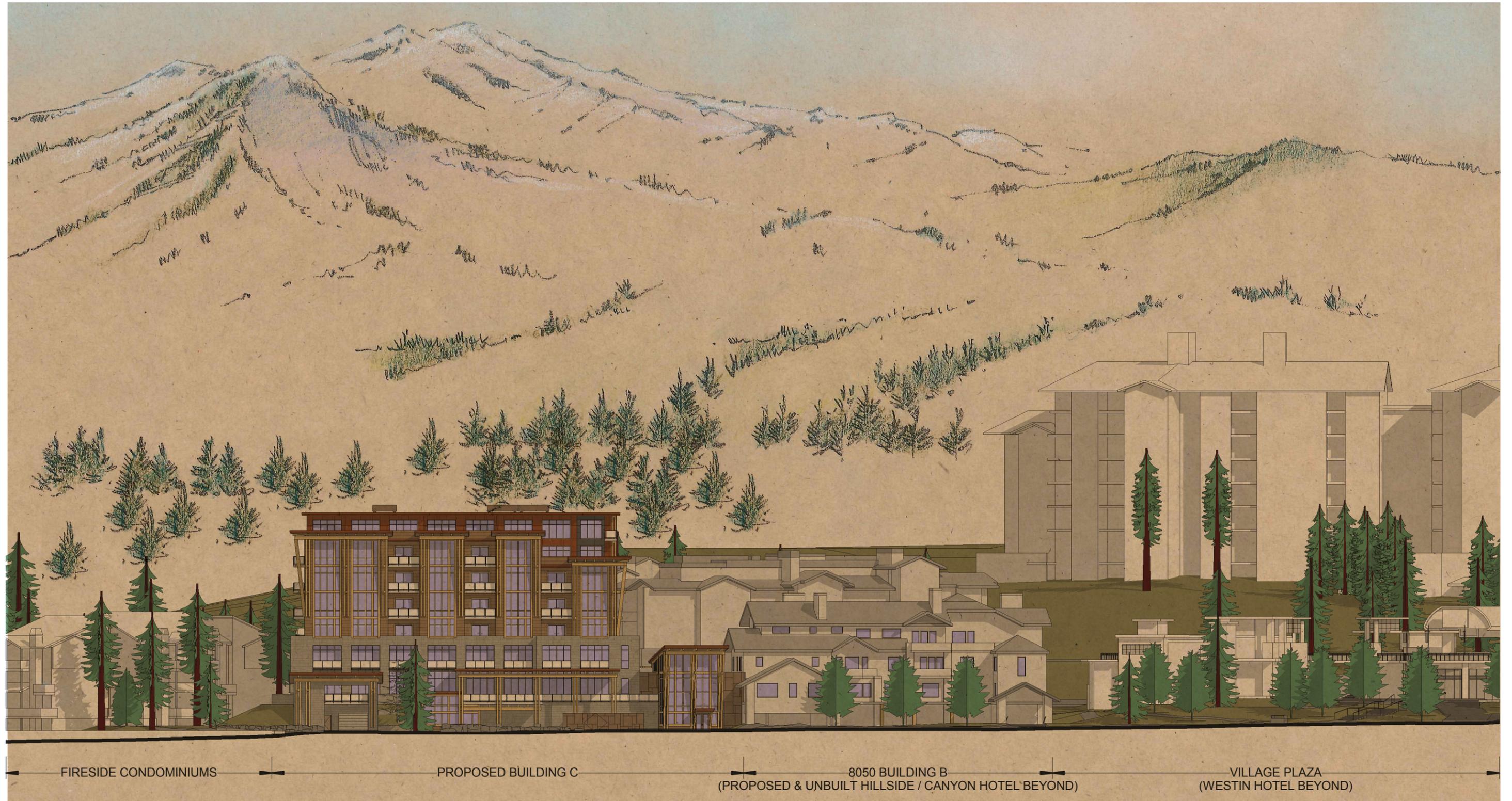
35' BUILDING SETBACK LINE FROM FIRESIDE CONDOMINIUM STRUCTURES

PLAZA LEVEL SPA

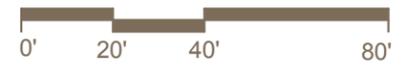
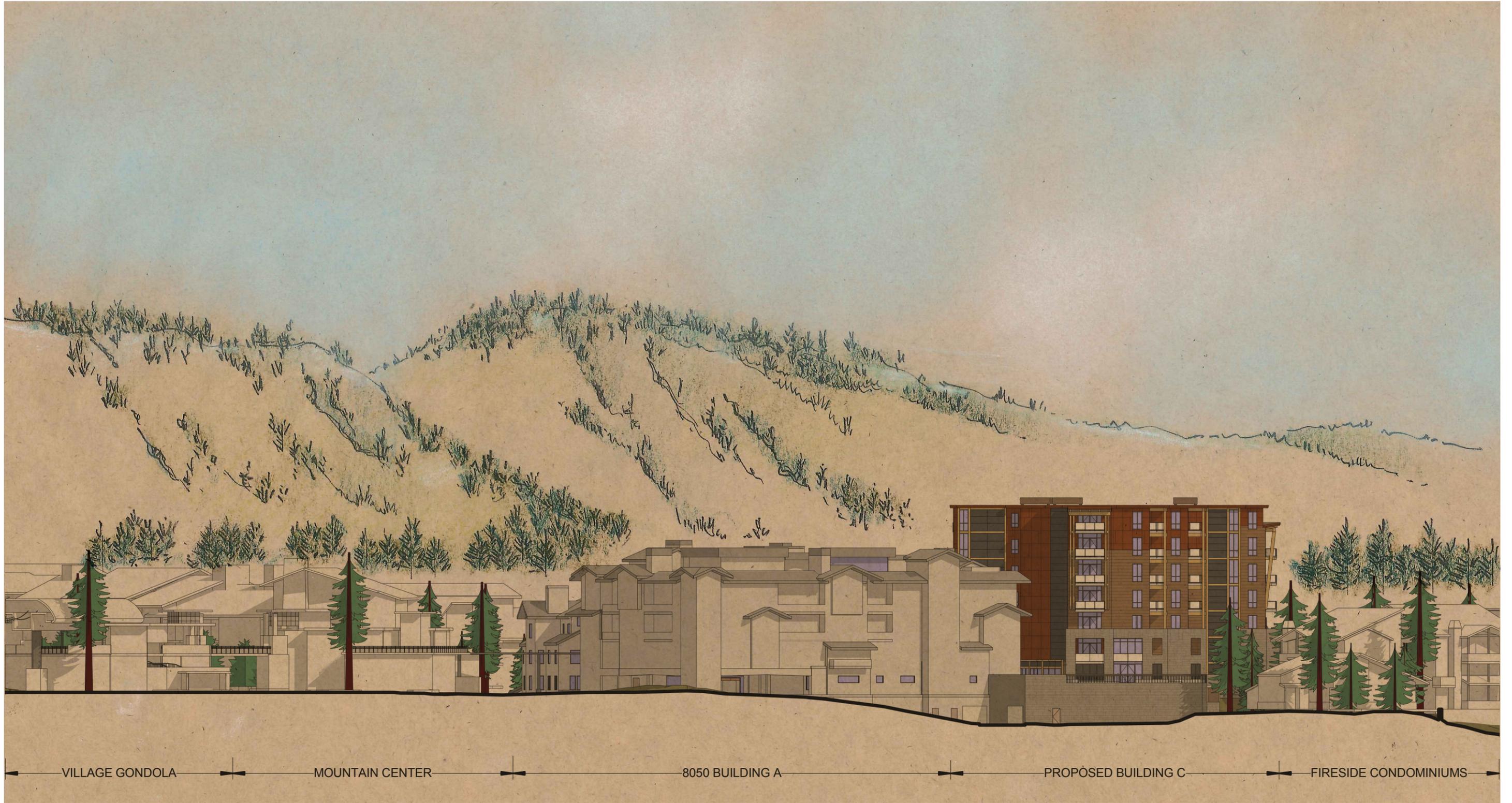
LINE OF CURRENTLY ENTITLED BUILDING 'C': REDUCED BUILDING FOOTPRINT INCREASES SETBACK FROM FIRESIDE CONDOS AND 8050 BUILDING A

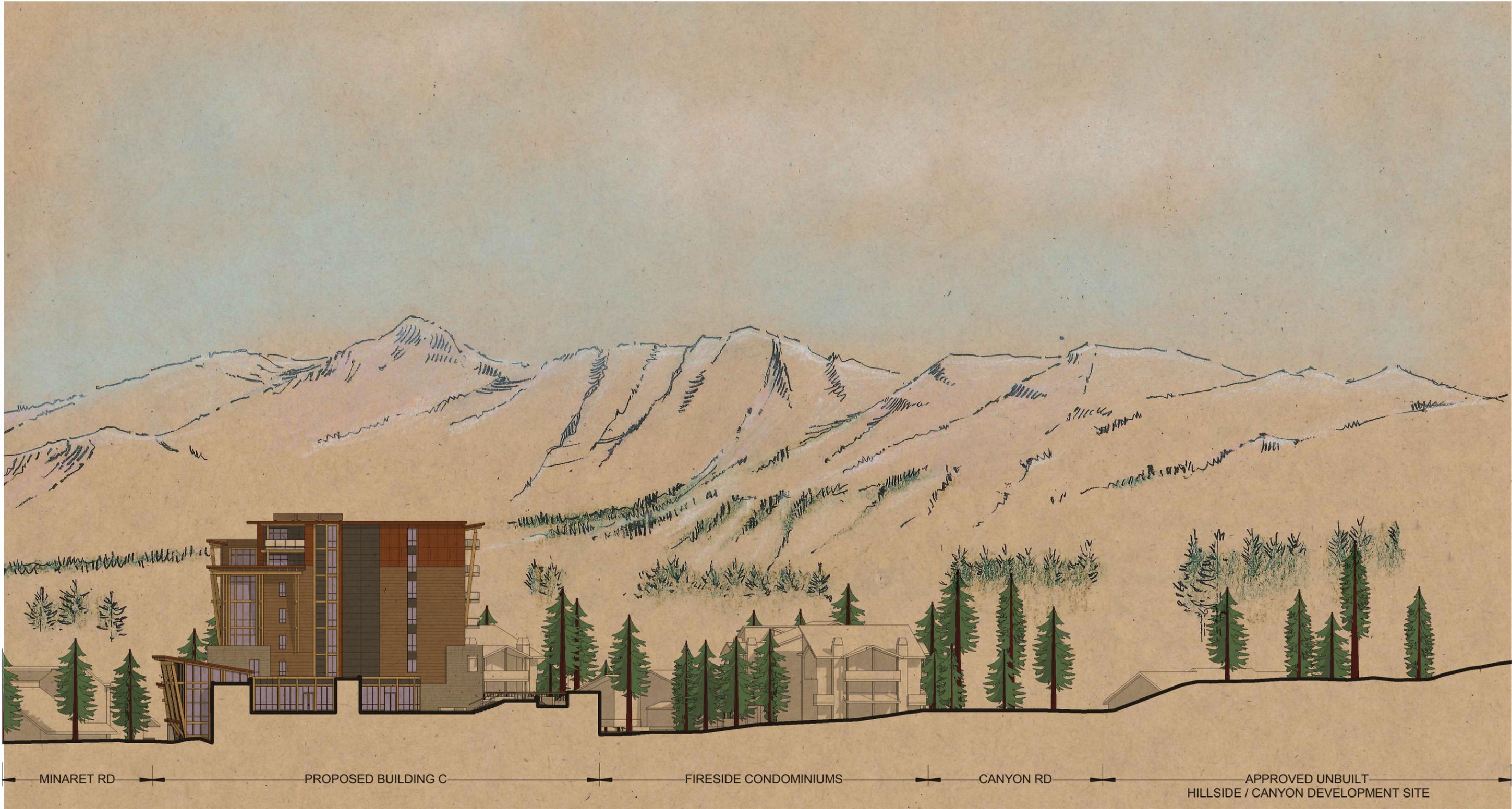
POOL AREA RELOCATED TO PLAZA LEVEL TO TAKE ADVANTAGE OF INCREASED PLAZA AREA AND IMPROVED SOUTHERN EXPOSURE

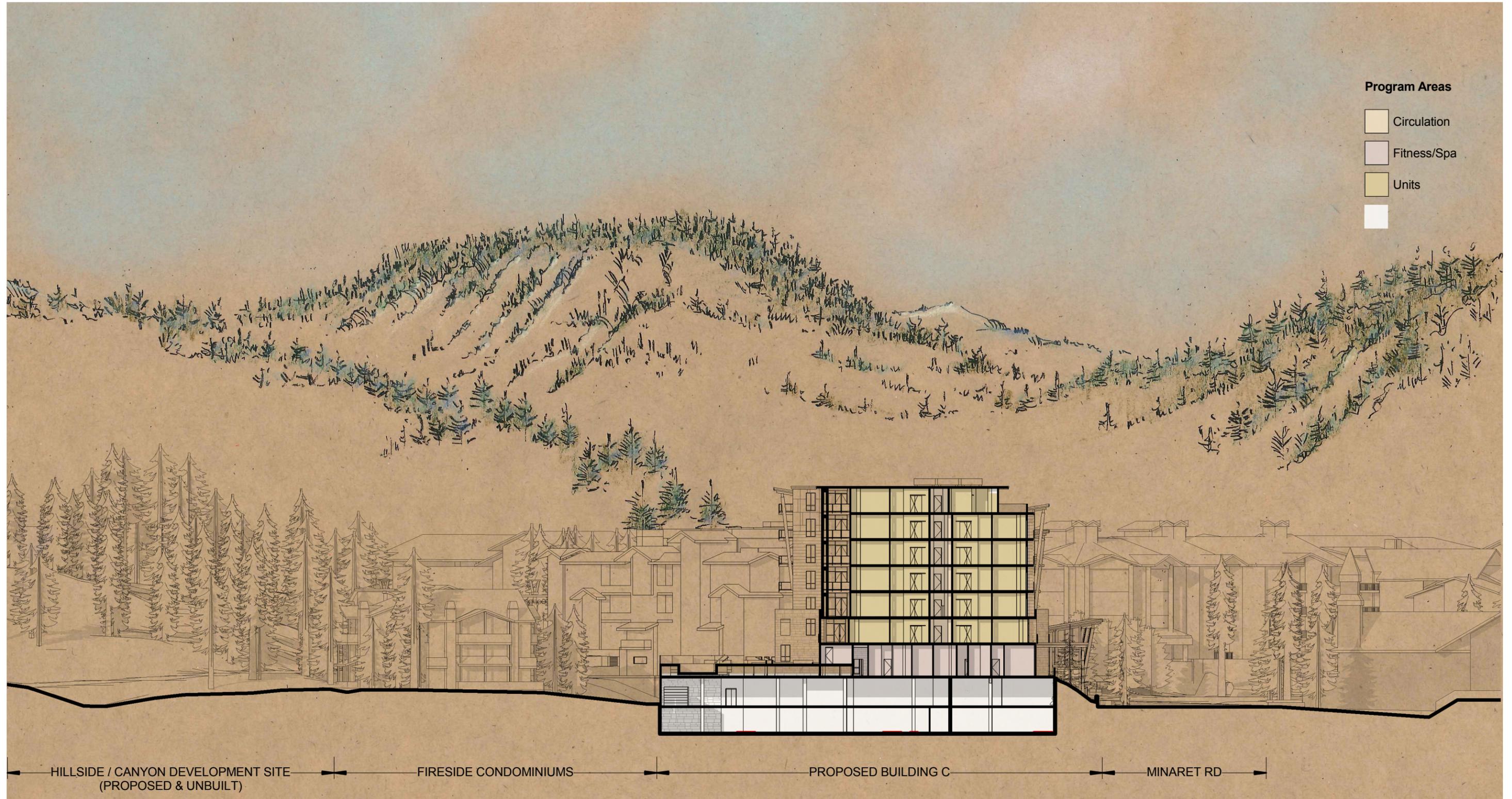












Program Areas

- Circulation
- Fitness/Spa
- Units

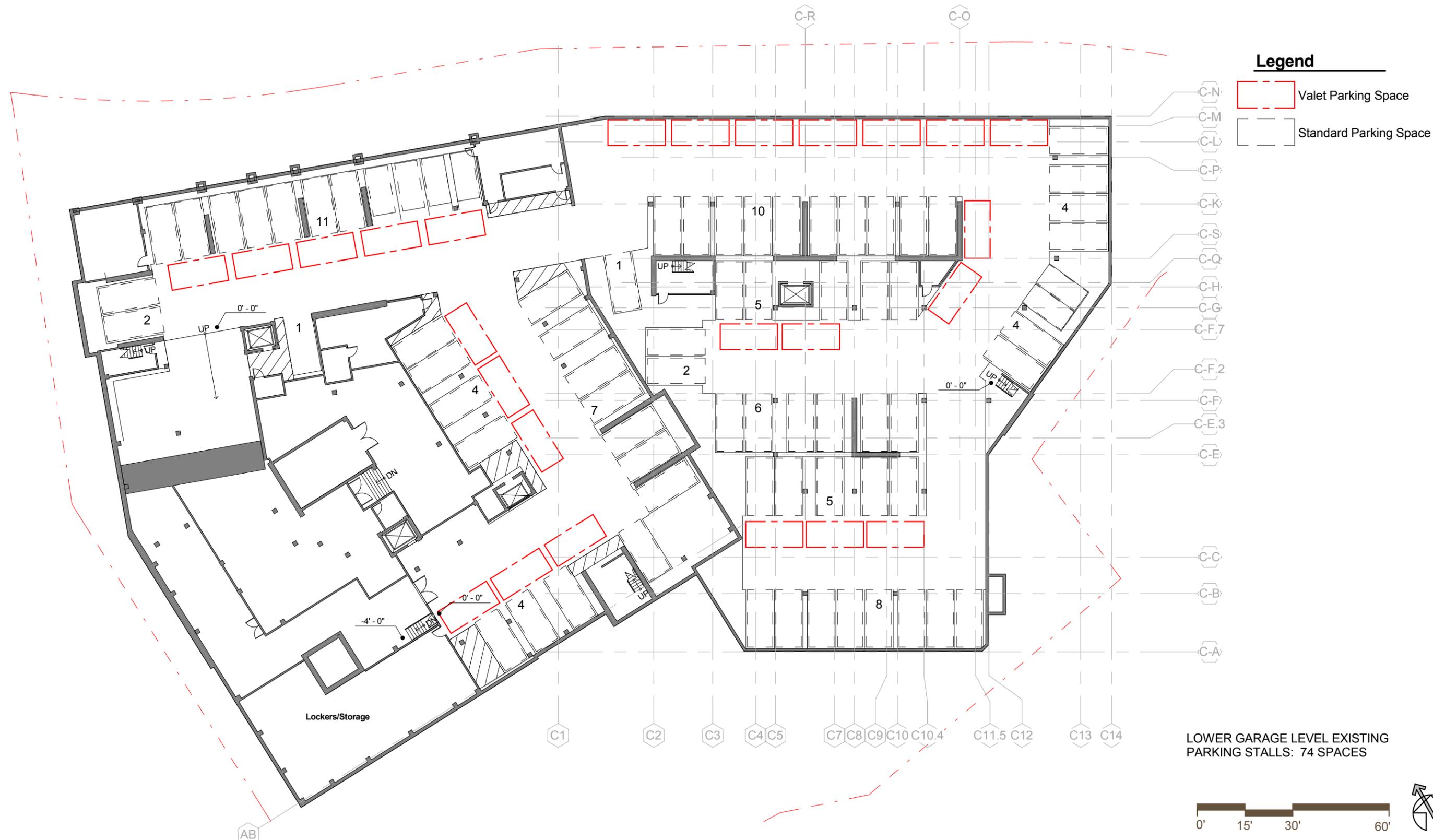
HILLSIDE / CANYON DEVELOPMENT SITE  
(PROPOSED & UNBUILT)

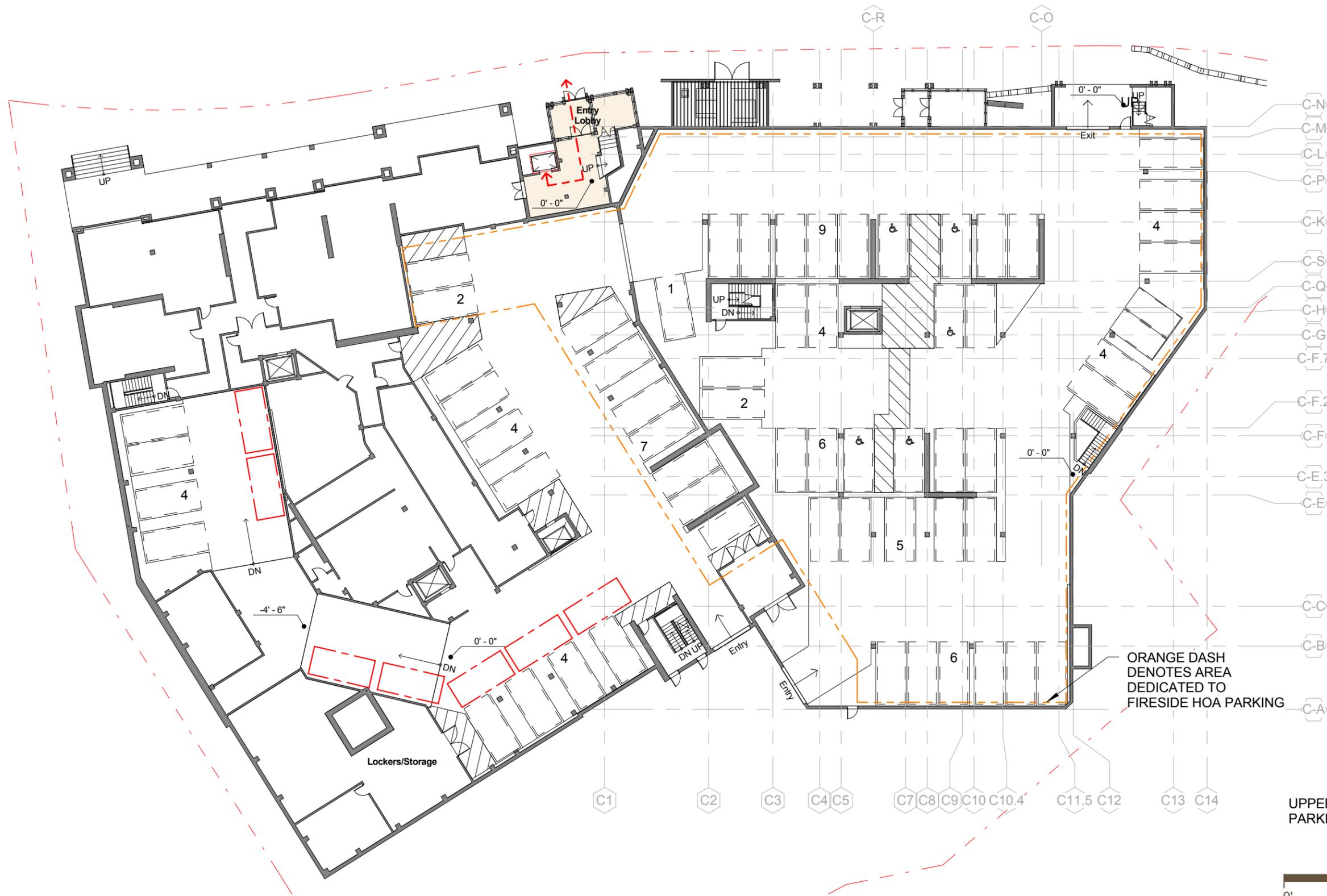
FIRESIDE CONDOMINIUMS

PROPOSED BUILDING C

MINARET RD

0' 20' 40' 80'





**Legend**

**Program Areas**

Circulation

Accessible Route

Valet Parking Space

Standard Parking Space

**Parking Requirements & Tabulation per NVSP:**

Room Type:	1-Bedroom	2-Bedroom	3+-Bedroom
Req'd Parking/Unit	1 space	1 space	1.5 spaces
<b>8050 Building</b>			
Building "A"	5	4	9
Building "B"	3	7	0
Building "C"	67	0	0
Subtotals:	75	11	9

Residential Parking Required:  
75 spaces + 11 spaces + 14 spaces = 100 spaces  
Building "B" Commercial Parking Required:  
3,335sf @ 2.4 spaces/1,000sf = 8 spaces  
**Total Parking Required: 108 spaces**

**Existing 8050 Parking Structure Capacity:**

Lower Level	74 spaces
Upper Level	62 spaces
Valet Parking	32 spaces
Street Level	3 spaces
<b>Total Capacity:</b>	<b>171 cars</b>
Less Fireside HOA	-50 cars

(Per agreement by and between iStar and Fireside Condominium HOA)

**Total Available Capacity:** 121 cars  
Parking Req'd (per above): 108 cars  
Overage: 13 cars

**Total Accessible Spaces:** 6 spaces

ORANGE DASH DENOTES AREA DEDICATED TO FIRESIDE HOA PARKING

UPPER GARAGE LEVEL EXISTING PARKING STALLS: 62 SPACES





**Legend**

**Program Areas**

- BOH/Admin
- Circulation
- Common Area
- Fitness/Spa
- Kitchen

- - - - - Accessible Route



TYPICAL HOTEL LEVEL PLAN



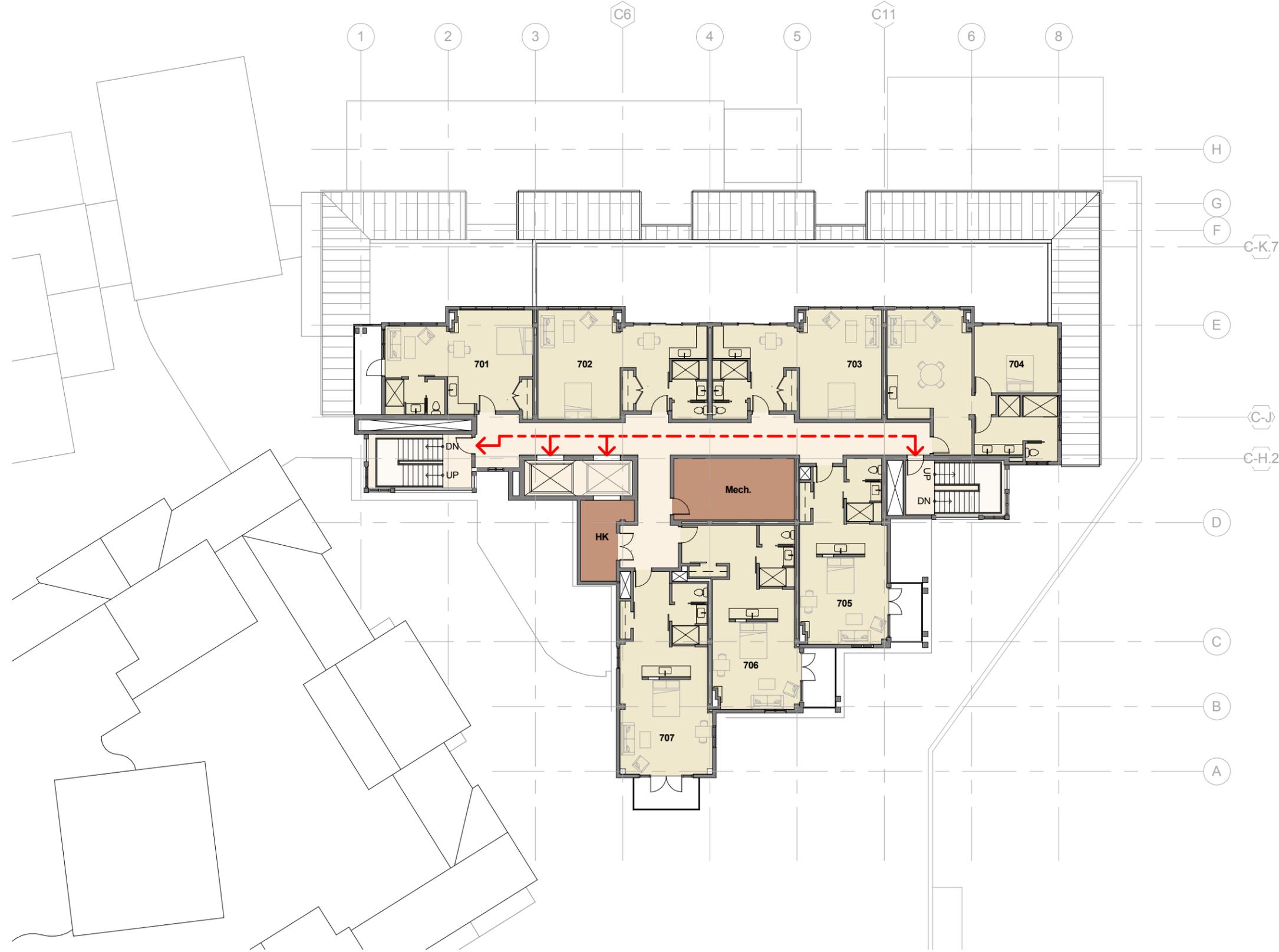
**Legend**

**Program Areas**

- BOH/Admin
- Circulation
- Units

- - - Accessible Route

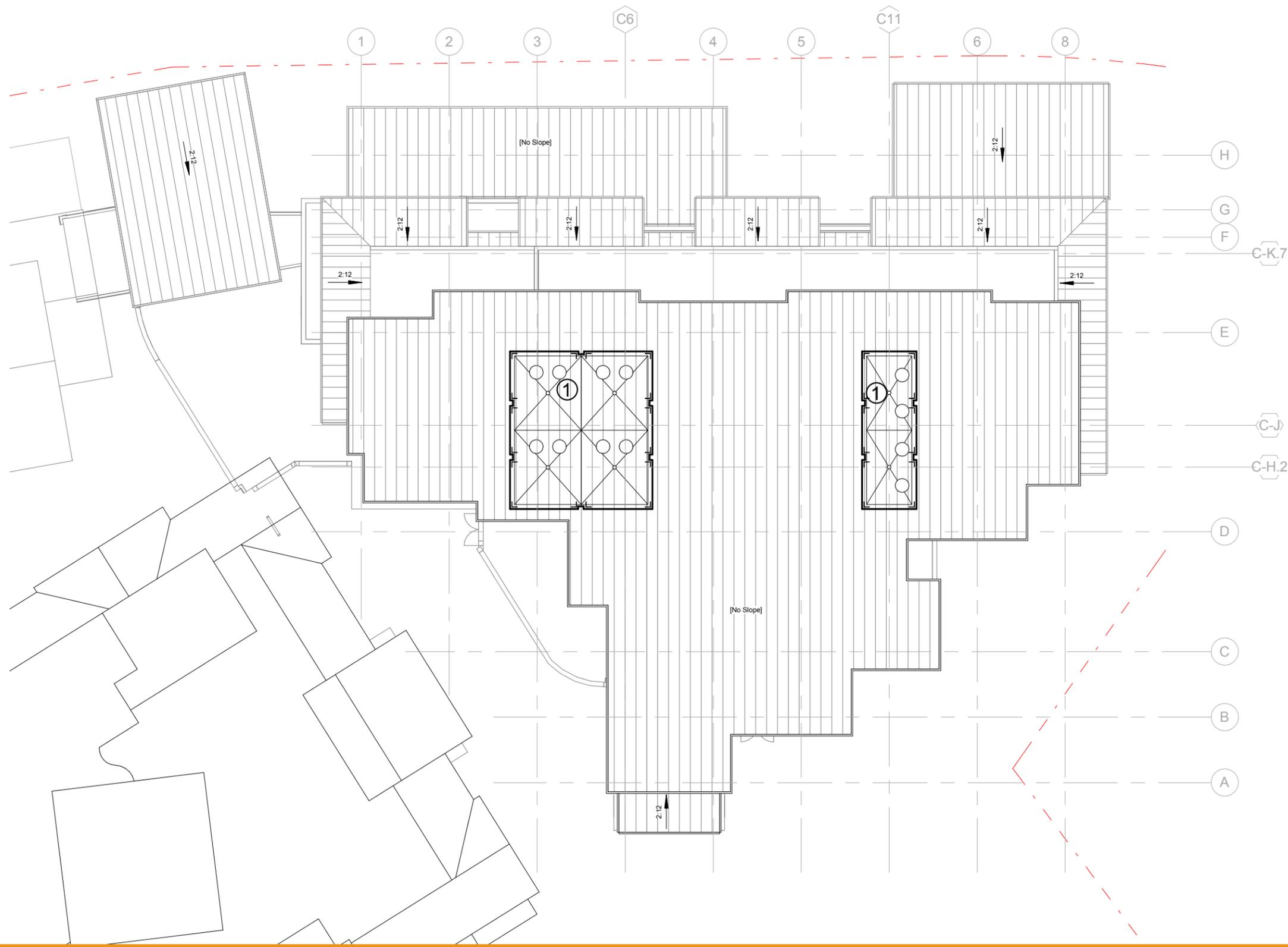




**Legend**

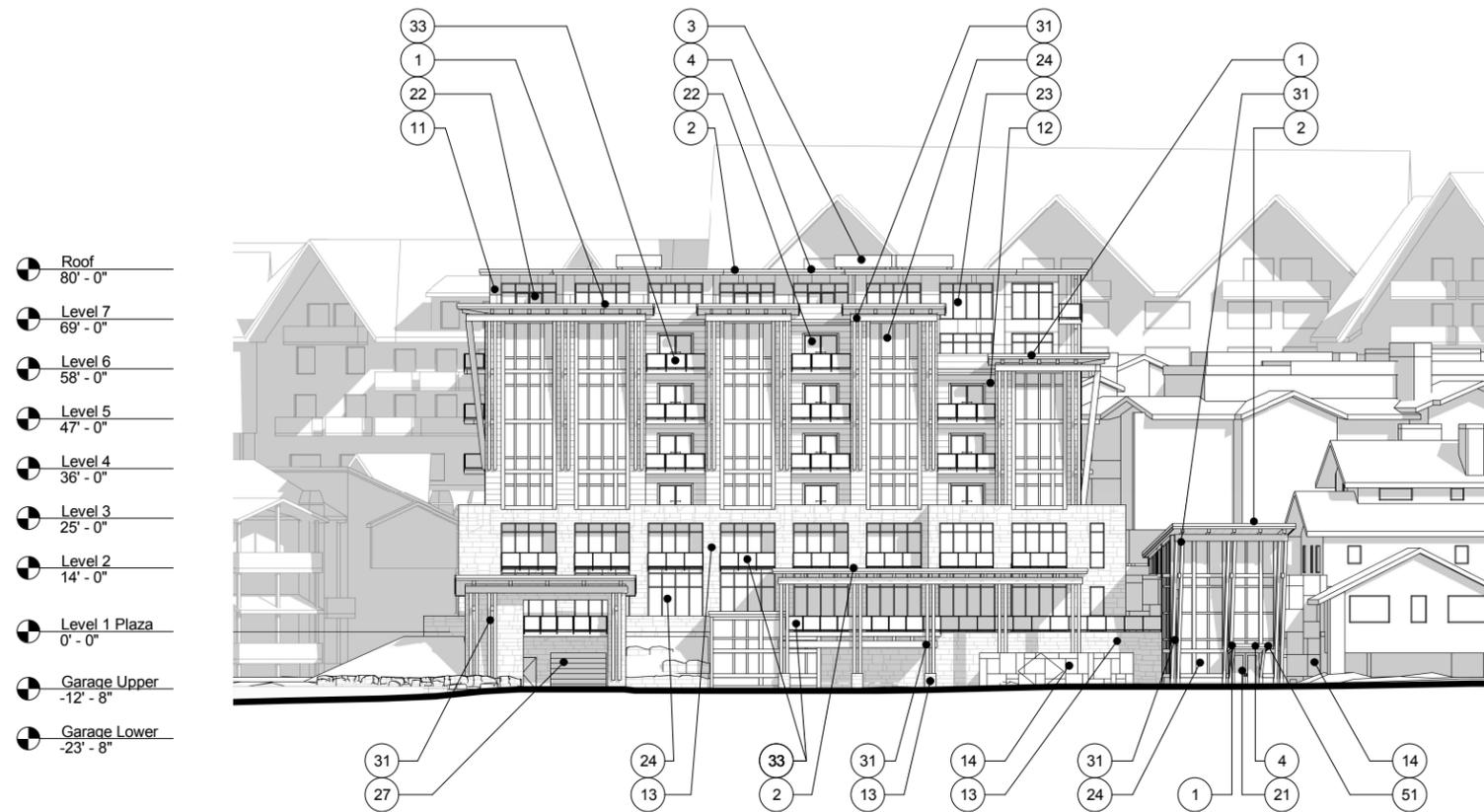
- Program Areas**
- BOH/Admin
  - Circulation
  - Units
- ← - - → Accessible Route





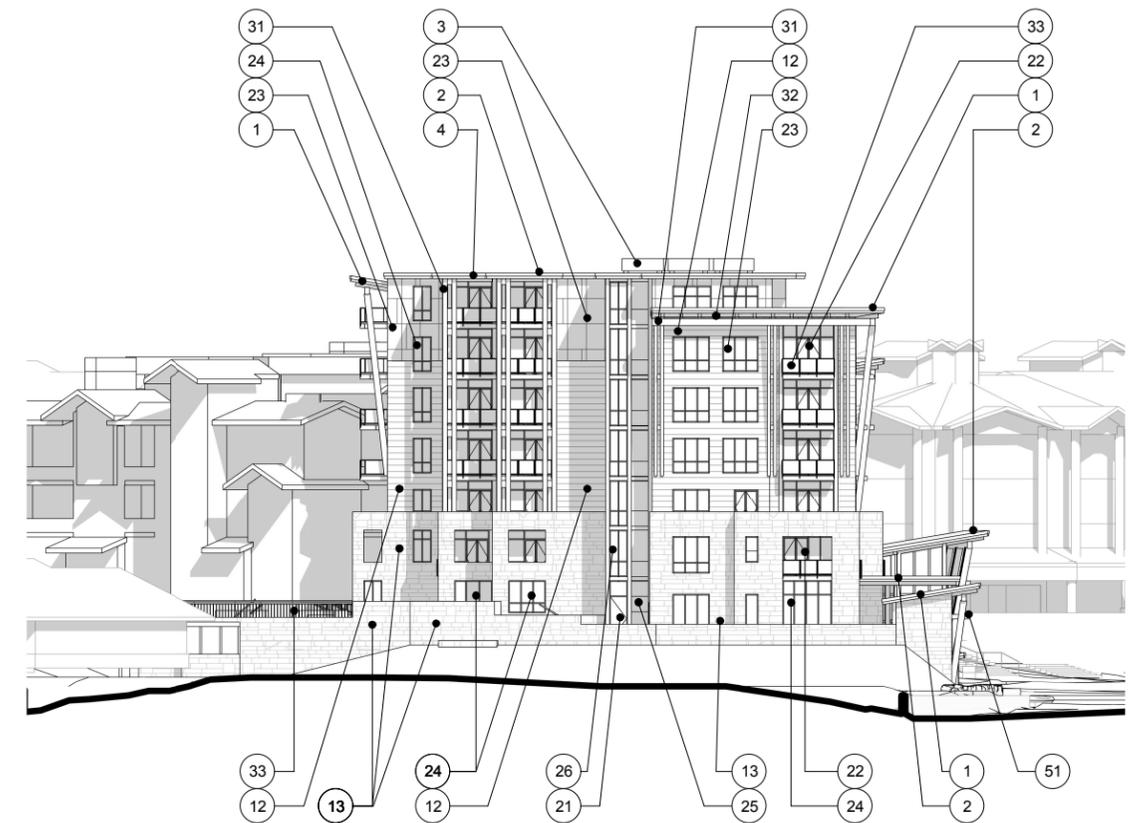
- Legend**
- ① Mech. Vent Stacks Clustered Behind Roof Screens





- Roof  
80' - 0"
- Level 7  
69' - 0"
- Level 6  
58' - 0"
- Level 5  
47' - 0"
- Level 4  
36' - 0"
- Level 3  
25' - 0"
- Level 2  
14' - 0"
- Level 1 Plaza  
0' - 0"
- Garage Upper  
-12' - 8"
- Garage Lower  
-23' - 8"

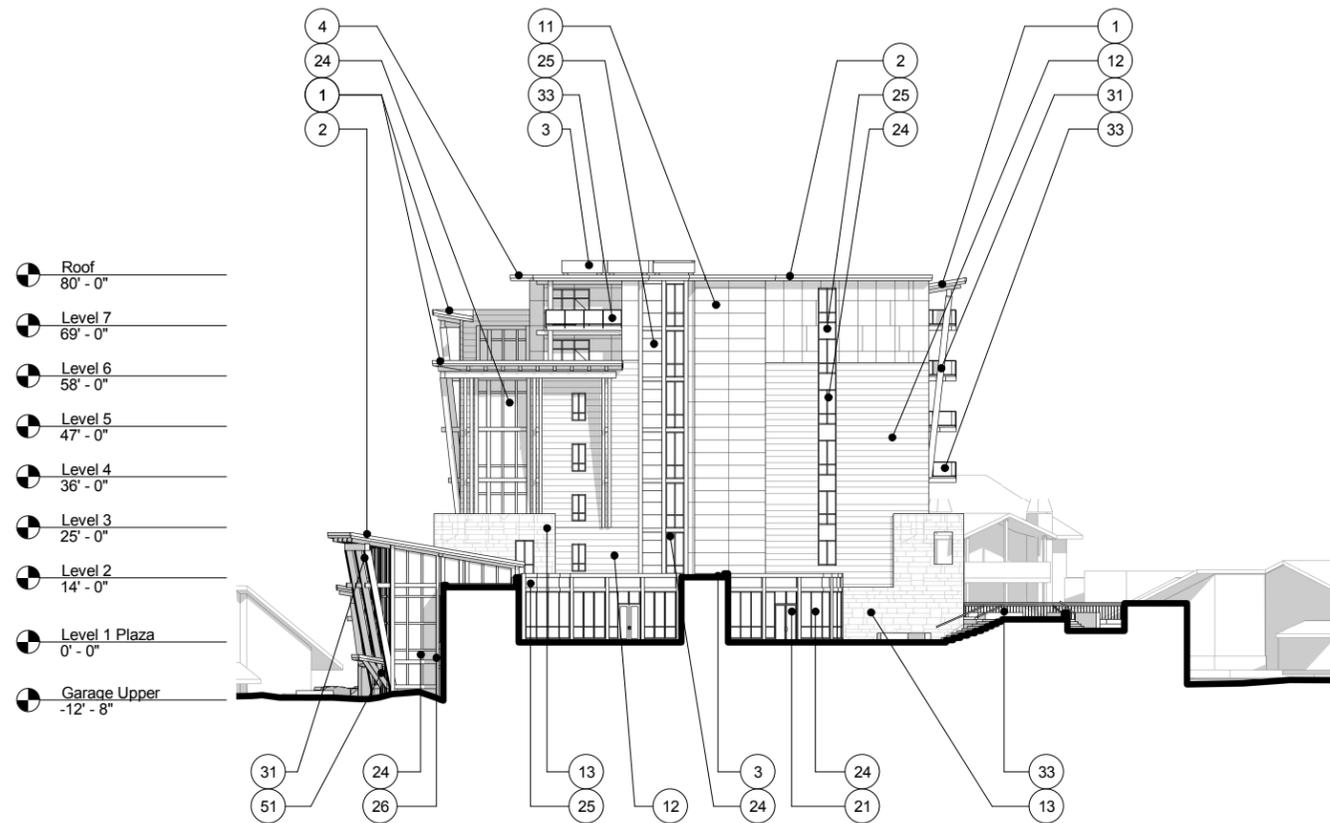
**EAST ELEVATION**



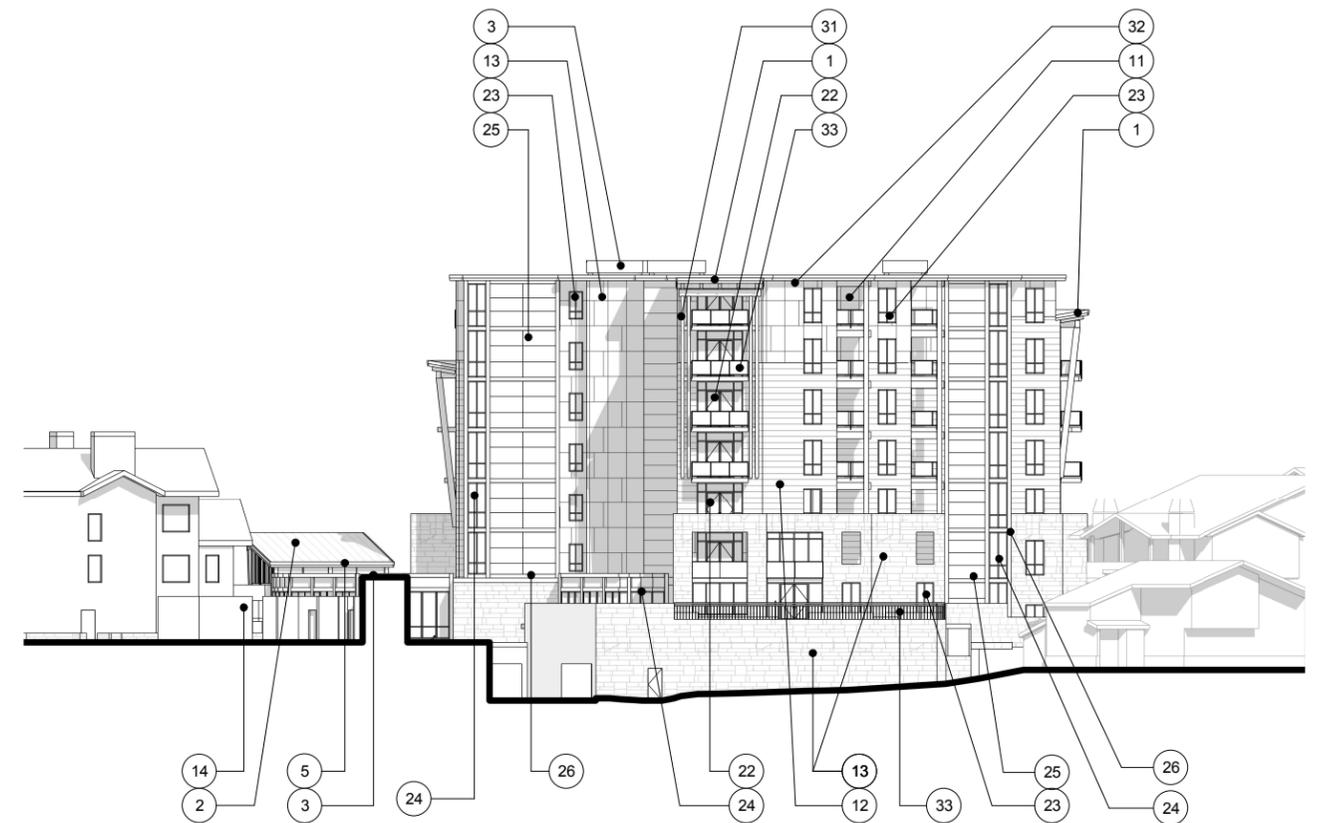
**SOUTH ELEVATION**

ELEVATION KEY NOTES				
ROOFING MATERIAL AND NOTES	WALL MATERIAL AND NOTES	DOORS / WINDOWS MATERIAL AND NOTES	BALCONY / DETAILS MATERIAL AND NOTES	GENERAL NOTES
1 ROOF: PITCHED, FLAT SEAM METAL, FAUX COPPER	11 C.F.B. PANEL SYSTEM: FACTORY STAINED OR PAINTED	21 ENTRY DOOR: ALUMINUM FRAME, GLAZED, KYNAR COATED FINISH	31 HEAVY TIMBER STRUCTURAL COLUMNS, BEAMS, AND BRACES; STAINED FINISH	51 PEDESTRIAN ENTRY CANOPY TO EXTEND OVER SIDEWALK
2 ROOF: FLAT, SARNAFIL, MEDIUM GRAY	12 HORIZONTAL PLANK SIDING: C.F.B. FACTORY STAINED OR PAINTED	22 PATIO OR BALCONY DOOR: WOOD FRAME, ALUMINUM CLAD, GLAZED, KYNAR COATED FINISH (EXTERIOR)	32 HEAVY TIMBER DECORATIVE PURLINS	
3 ROOF SCREEN: BRAKE FORMED METAL, FAUX COPPER	13 STONE VENEER: "HONEY LEDGE," OR SIMILAR TO EXISTING BUILDING STONE CLADDING	23 WINDOW: WOOD FRAME, ALUMINUM CLAD, INSULATED GLAZING WITH LOW-E COATING, KYNAR COATED FINISH	33 GLASS RAIL	
4 FASCIA: BUILT-UP PAINTED FINISH C.F.B. TRIM	14 METAL PANEL CLADDING: FAUX COR-TEN STEEL BRAKE FORMED PANELS, IRREGULAR GRIDDED PATTERN	24 WINDOW WALL WOOD FRAME: ALUMINUM CLAD, INSULATED GLAZING WITH LOW-E COATING, KYNAR COATED FINISH		
5		25 SPANDREL PANEL: INSULATED LAYER WITH STAINED WOOD PANELS		
		26 WINDOW WALL FRAME: FAUX HEAVY TIMBERS, STAINED FINISH		
		27 OVERHEAD GARAGE DOOR: METAL, PAINTED FINISH		





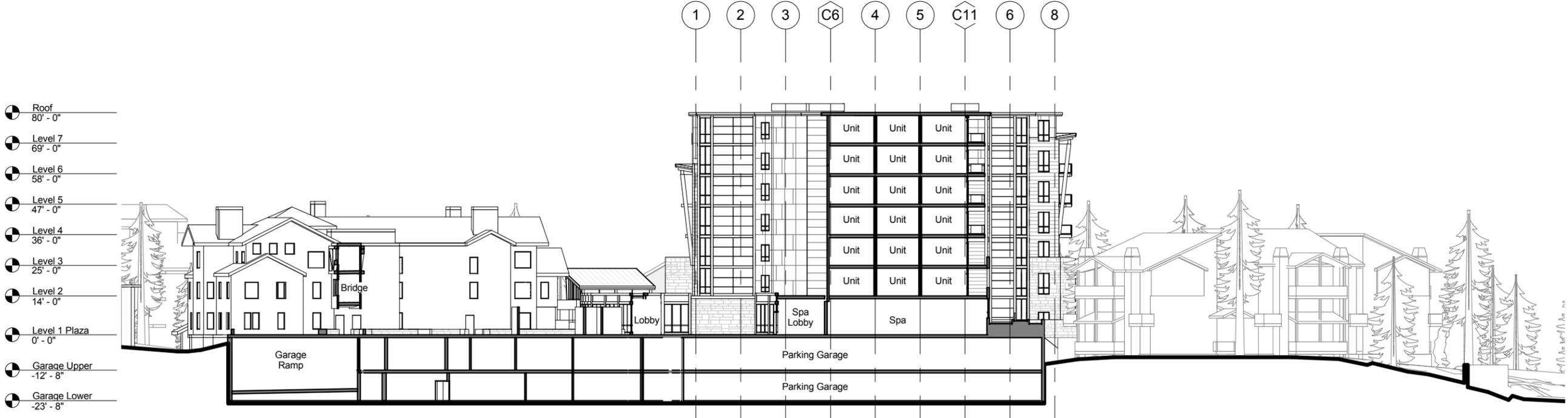
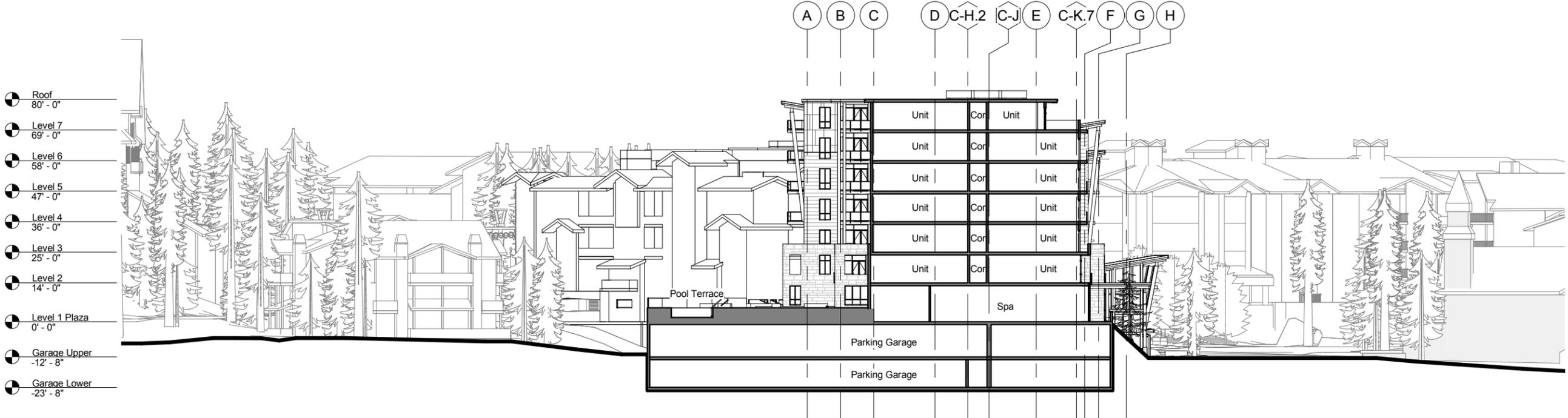
**NORTH ELEVATION**



**WEST ELEVATION**

ELEVATION KEY NOTES				
ROOFING MATERIAL AND NOTES	WALL MATERIAL AND NOTES	DOORS / WINDOWS MATERIAL AND NOTES	BALCONY / DETAILS MATERIAL AND NOTES	GENERAL NOTES
1 ROOF: PITCHED, FLAT SEAM METAL, FAUX COPPER	11 C.F.B. PANEL SYSTEM: FACTORY STAINED OR PAINTED	21 ENTRY DOOR: ALUMINUM FRAME, GLAZED, KYNAR COATED FINISH	31 HEAVY TIMBER STRUCTURAL COLUMNS, BEAMS , AND BRACES; STAINED FINISH	51 PEDESTRIAN ENTRY CANOPY TO EXTEND OVER SIDEWALK
2 ROOF: FLAT, SARNAFIL, MEDIUM GRAY	12 HORIZONTAL PLANK SIDING: C.F.B. FACTORY STAINED OR PAINTED	22 PATIO OR BALCONY DOOR: WOOD FRAME, ALUMINUM CLAD, GLAZED, KYNAR COATED FINISH (EXTERIOR)	32 HEAVY TIMBER DECORATIVE PURLINS	
3 ROOF SCREEN: BRAKE FORMED METAL, FAUX COPPER	13 STONE VENEER: "HONEY LEDGE," OR SIMILAR TO EXISTING BUILDING STONE CLADDING	23 WINDOW: WOOD FRAME, ALUMINUM CLAD, INSULATED GLAZING WITH LOW-E COATING, KYNAR COATED FINISH	33 GLASS RAIL	
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5		25 SPANDREL PANEL: INSULATED LAYER WITH STAINED WOOD PANELS		
		26 WINDOW WALL FRAME: FAUX HEAVY TIMBERS, STAINED FINISH		
		27 OVERHEAD GARAGE DOOR: METAL, PAINTED FINISH		





**Flat Roof:**  
Single Ply Adhered Membrane

**Low Slope Roof:**  
Flat Seamed Faux Copper, Patina Finish

**Windows and Window Walls:**  
Aluminum Clad Wood Set in Timber Frames, Insulated Glazing With Low-E Coating

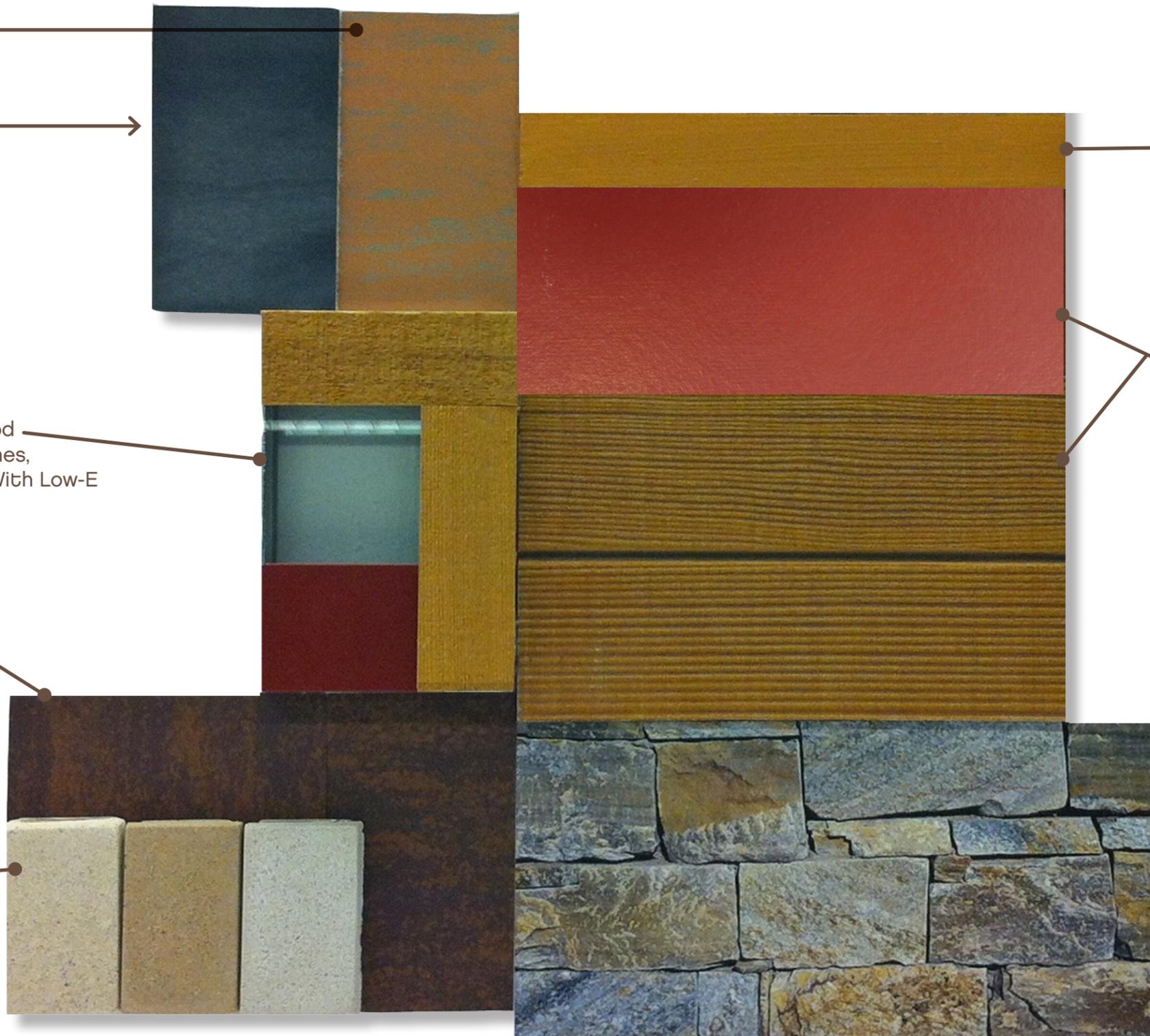
**Decorative and Signage Walls:**  
COR-TEN Look Metal Paneling

**Plaza and Terrace Pavers:**  
Precast Integral Colored Concrete

**Fascia and Trim:**  
Painted Cementitious Fiber Board

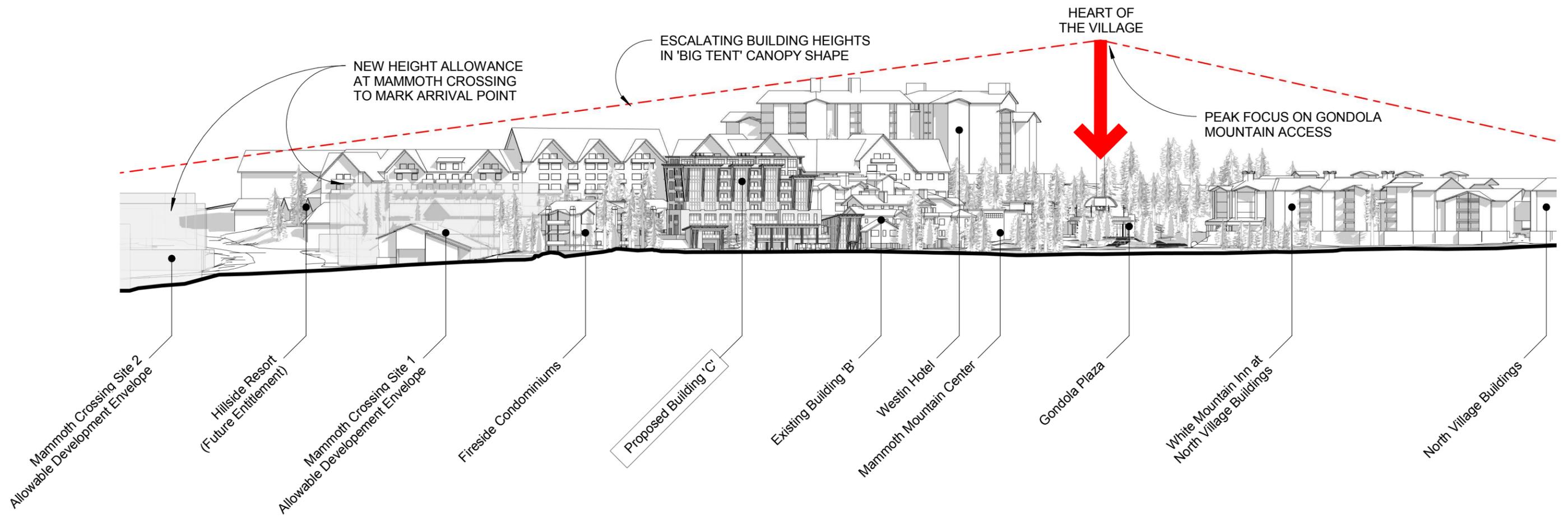
**Siding:**  
Factory Stained Cementitious Fiber Board Panel and Horizontal Siding

**Stone:**  
"Honey Ledge" Random Ashlar to Complement Existing Stone Veneer

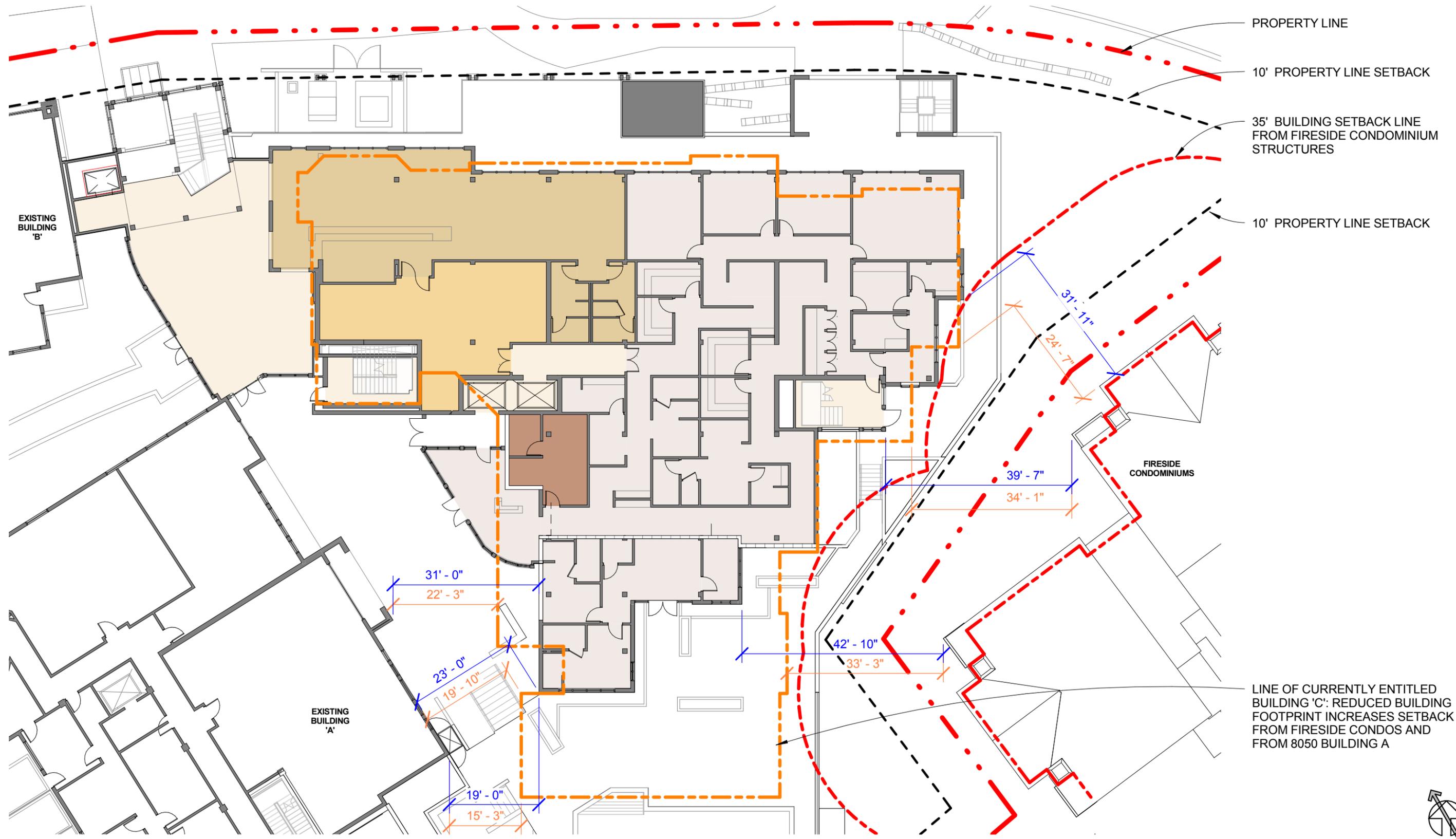




PROPOSED BUILDING AS SEEN FROM MINARET ROAD

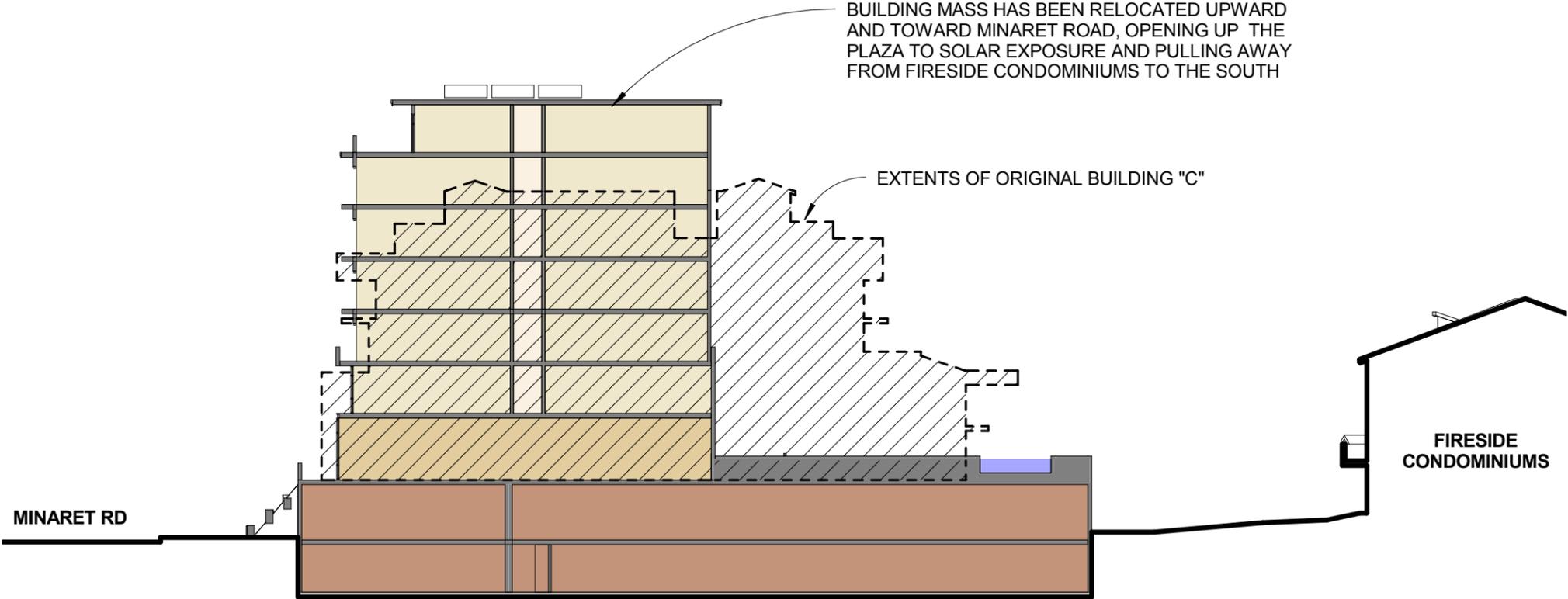
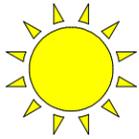


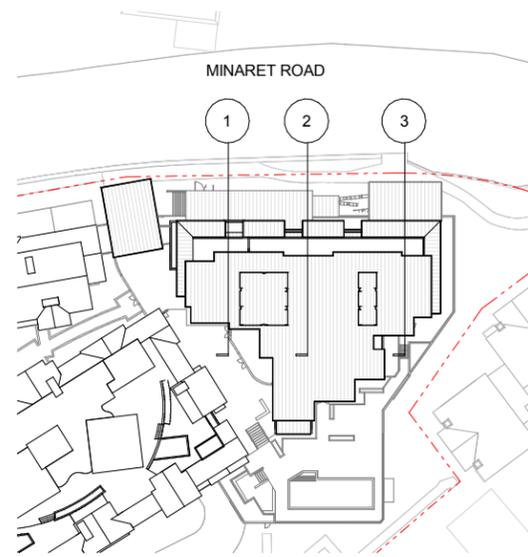
# ORIGINAL & PROPOSED BUILDING 'C' PLAN COMPARISON



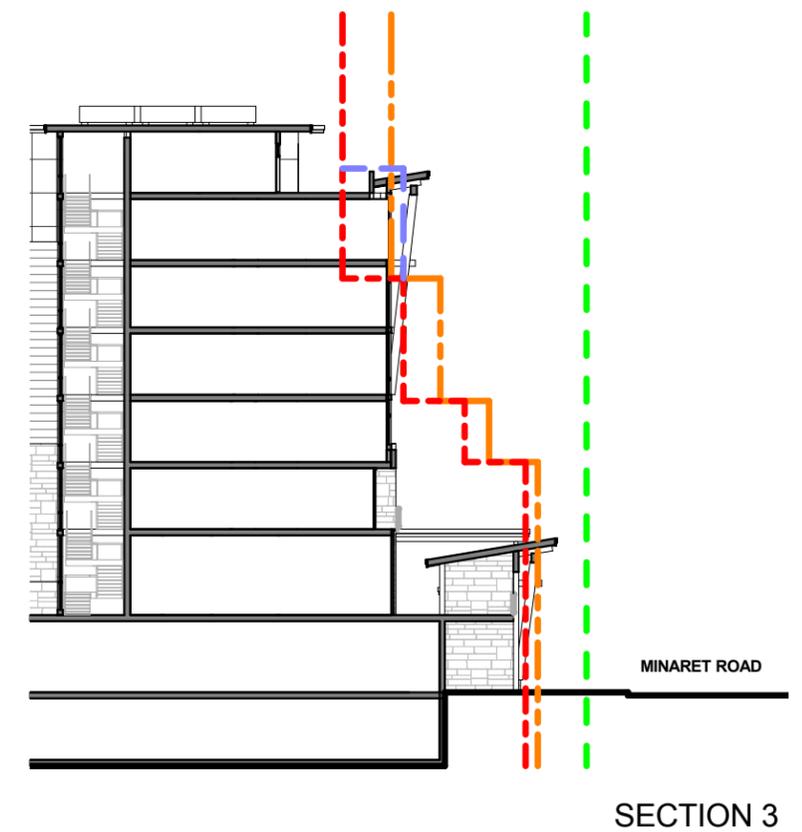
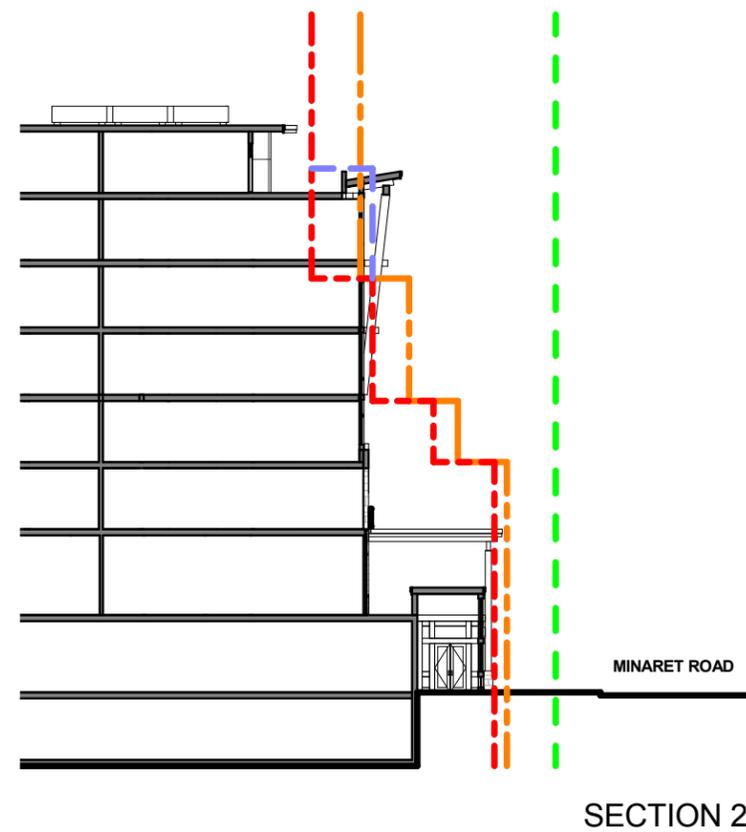
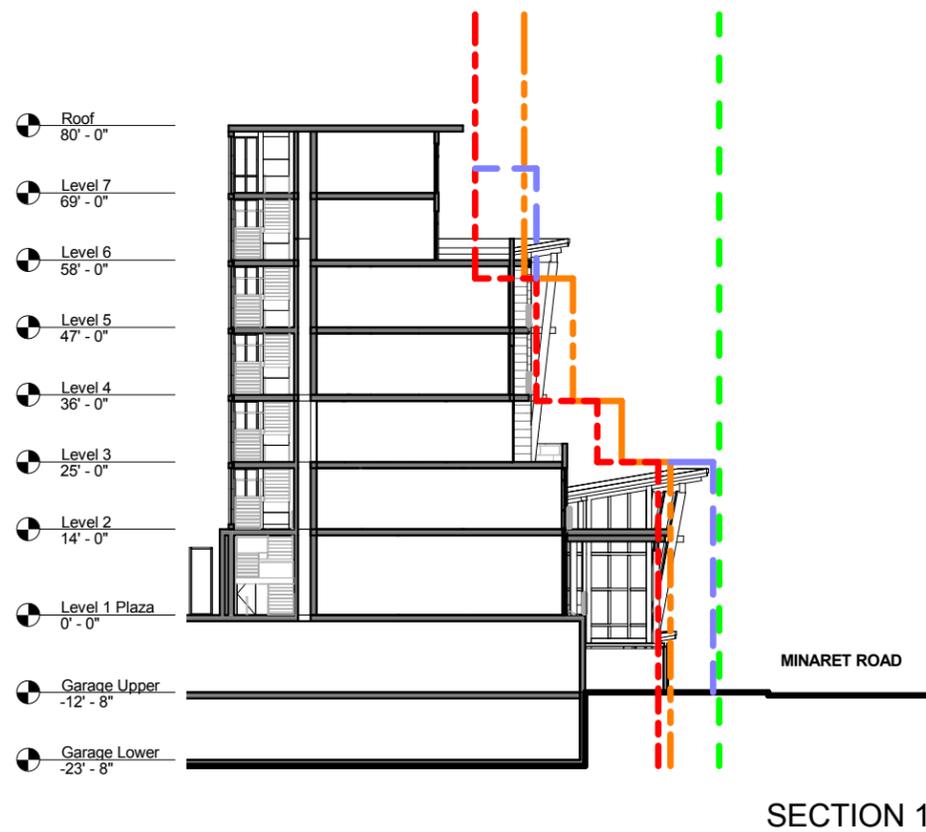
LINE OF CURRENTLY ENTITLED BUILDING 'C': REDUCED BUILDING FOOTPRINT INCREASES SETBACK FROM FIRESIDE CONDOS AND FROM 8050 BUILDING A

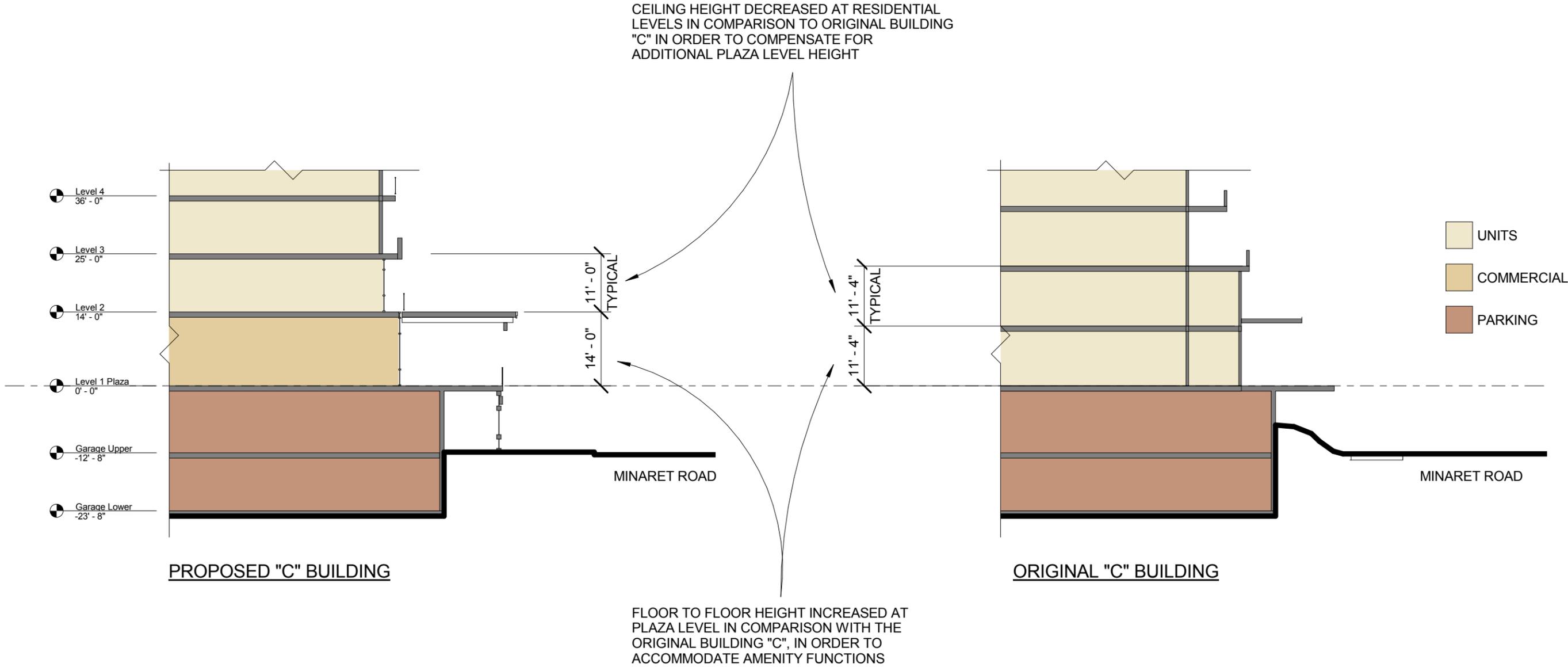






- - - - - PROPERTY LINE
- - - - - REQUESTED STEPPED SETBACK LINE FOR PROPOSED INN
- - - - - STEPPED SETBACK LINE PER NVSP
- - - - - 20% SETBACK REDUCTION AS GRANTED TO DEMPSEY SITE

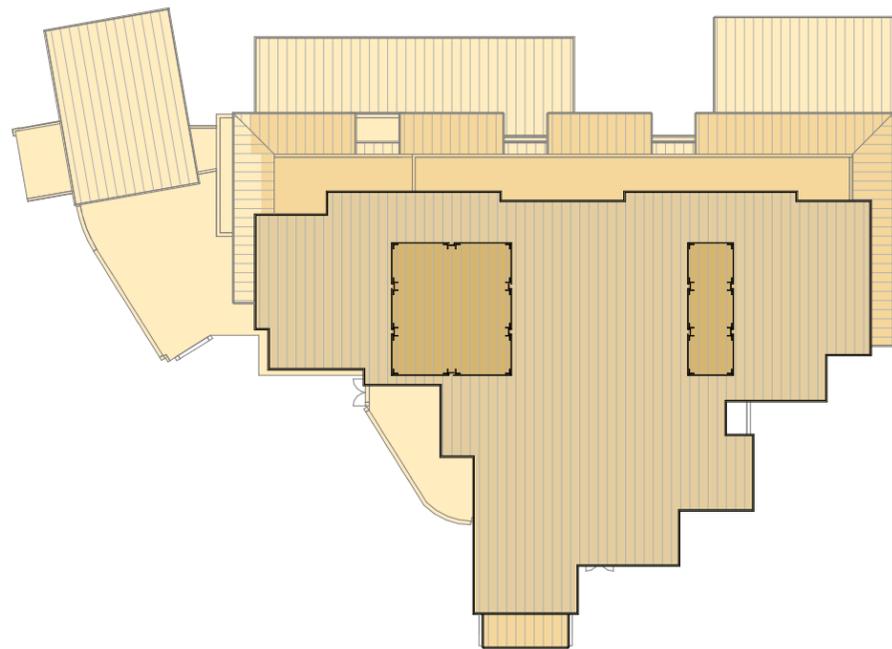




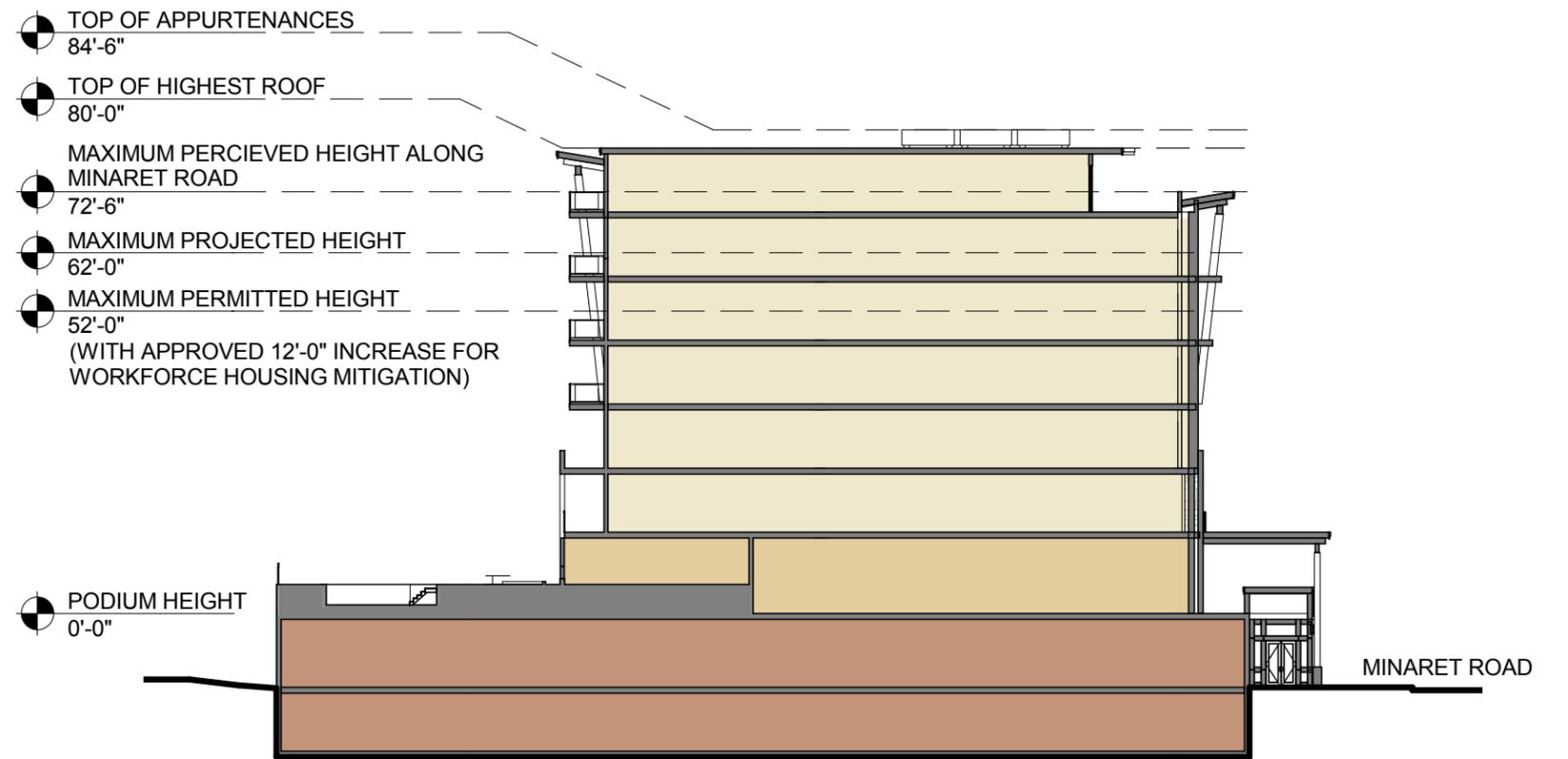


- ROOFTOP APPURTENANCES
- 80'-0"
- 69'-0" - 72'-6"
- 12'-0" - 26'-6"

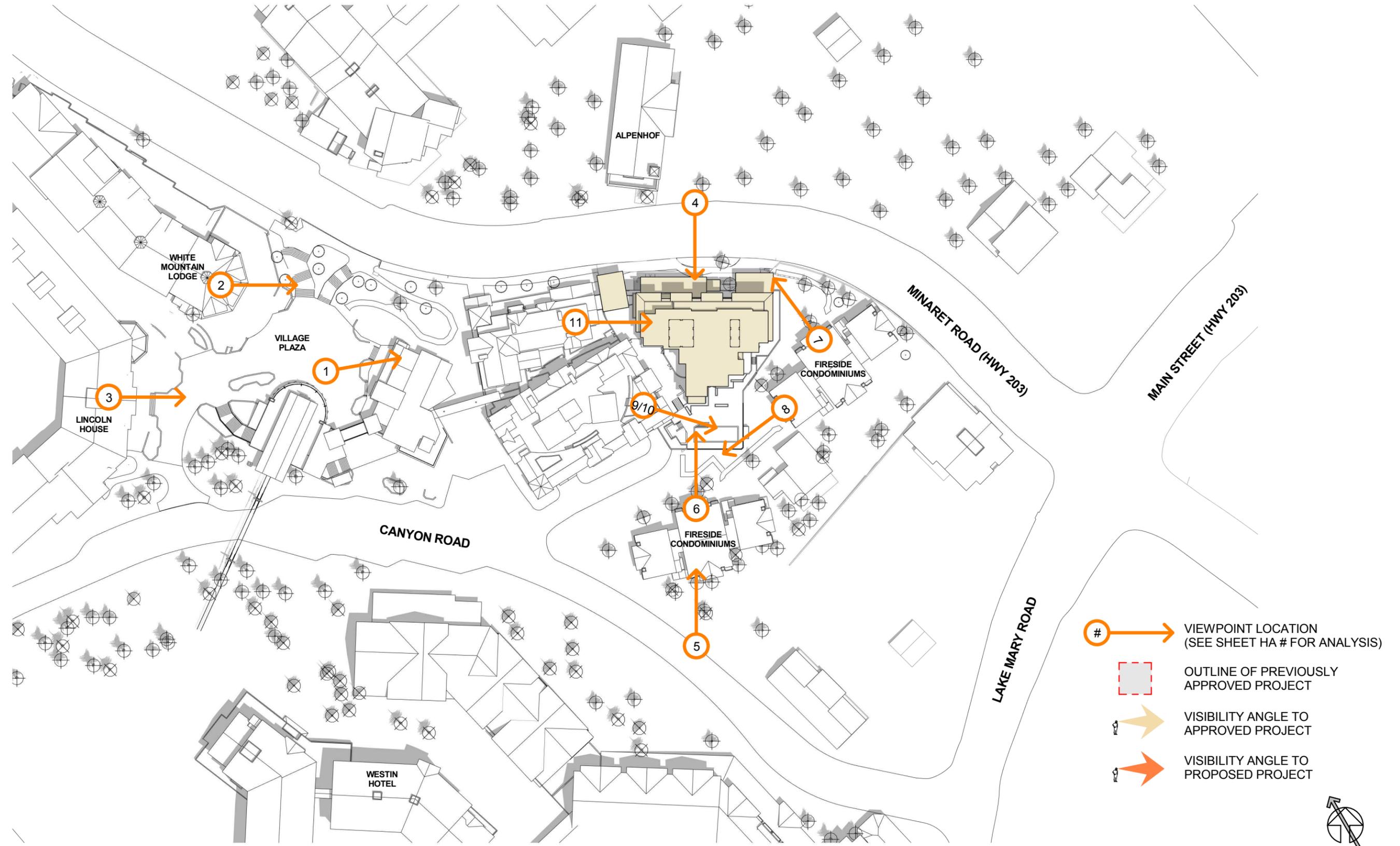
- UNITS
- COMMON AREAS
- BOH

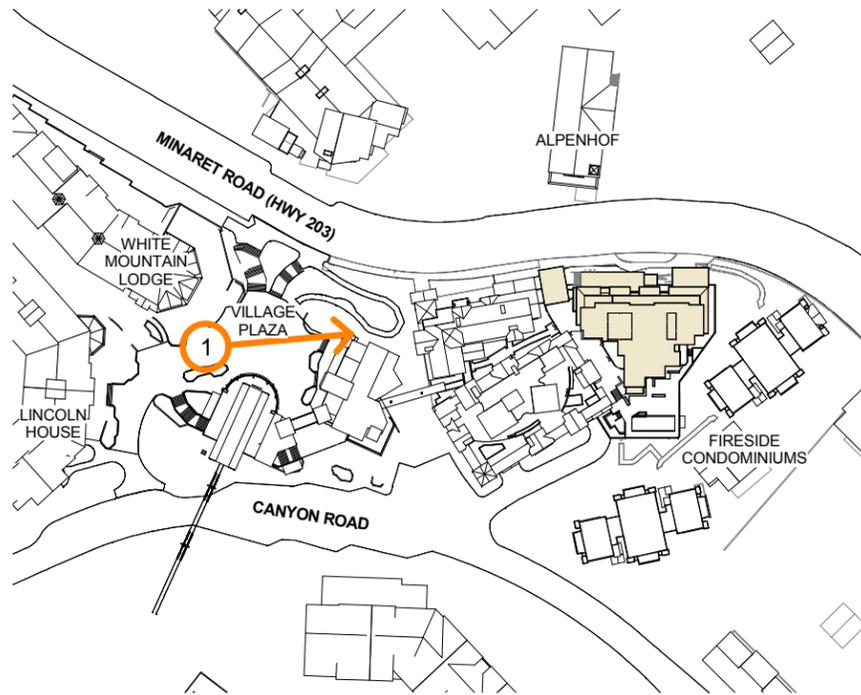


ROOF PLAN



TYPICAL BUILDING SECTION





KEY PLAN



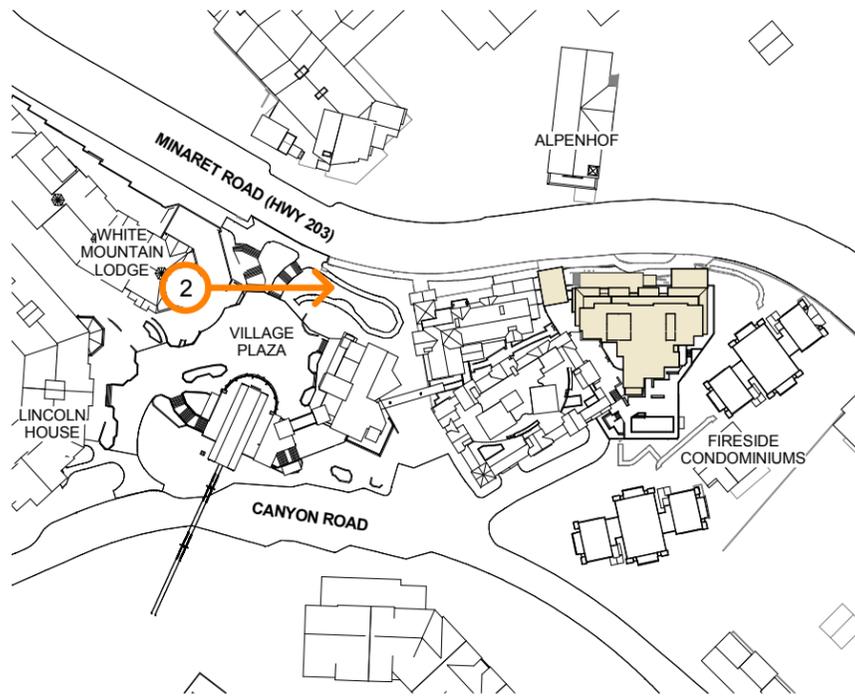
VIEW OF PROPOSED PROJECT



VIEW OF PREVIOUSLY APPROVED PROJECT



SIGHTLINE SECTION



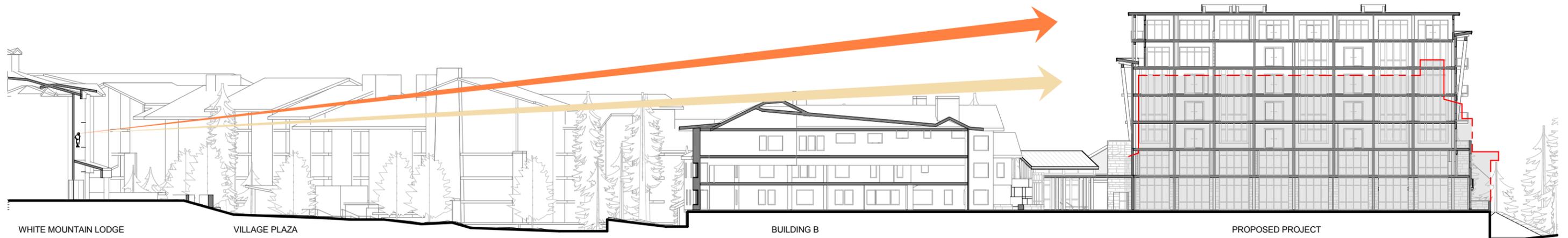
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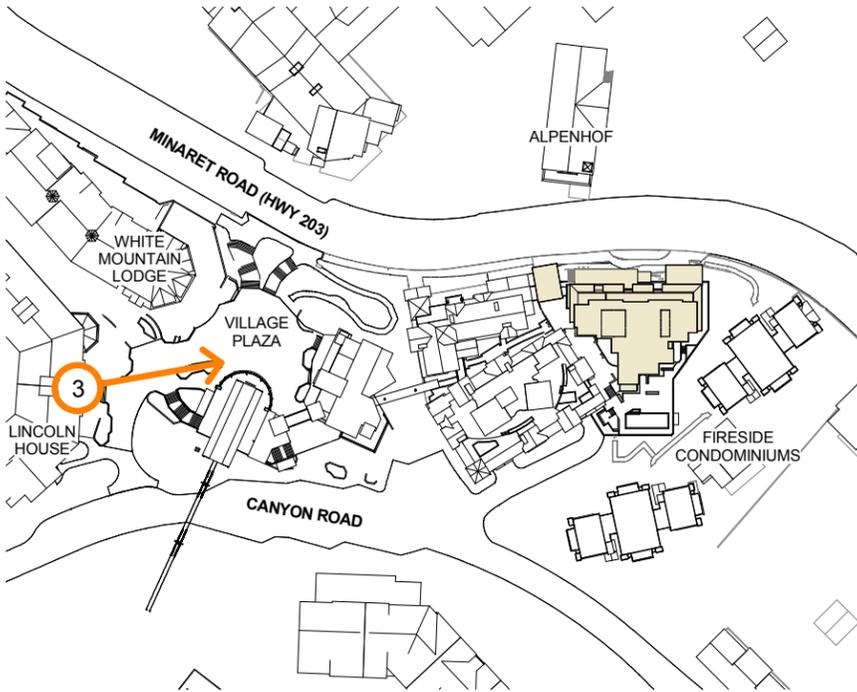
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SIGHTLINE SECTION



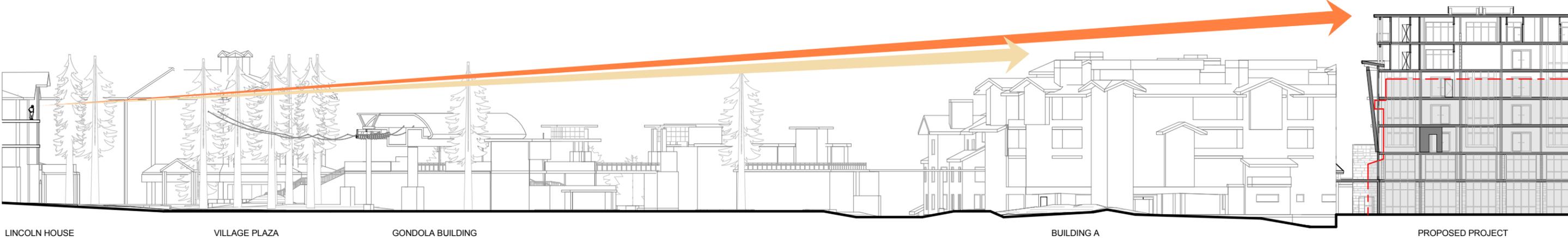
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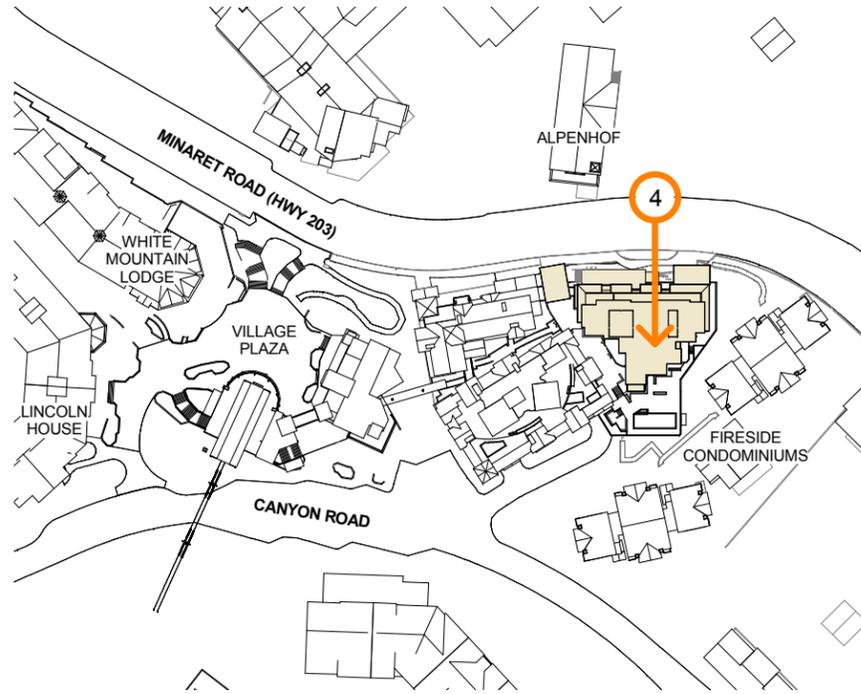
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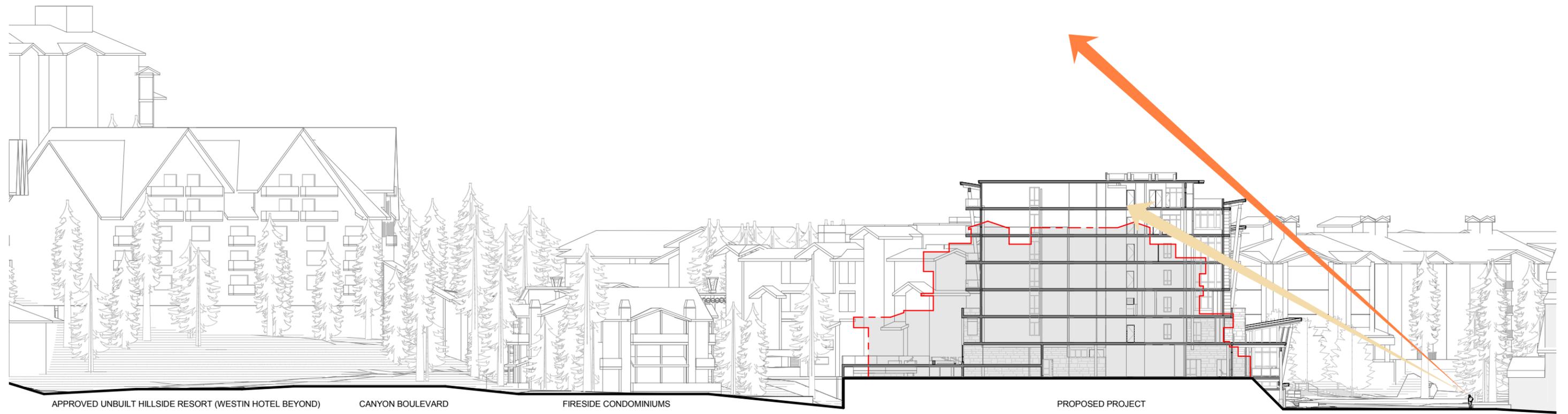
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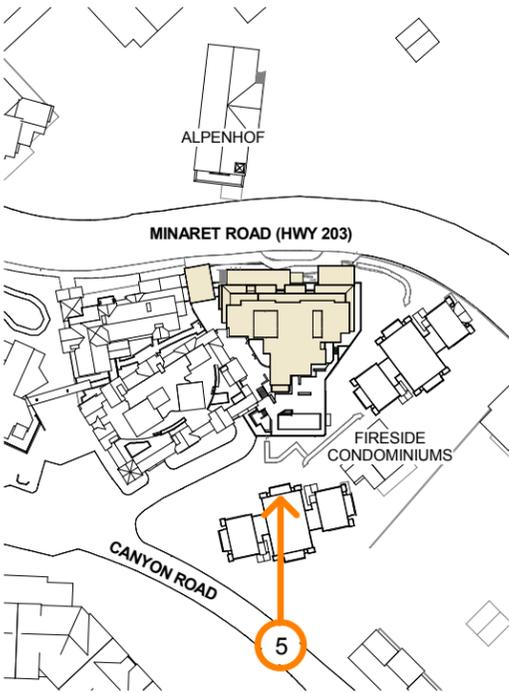
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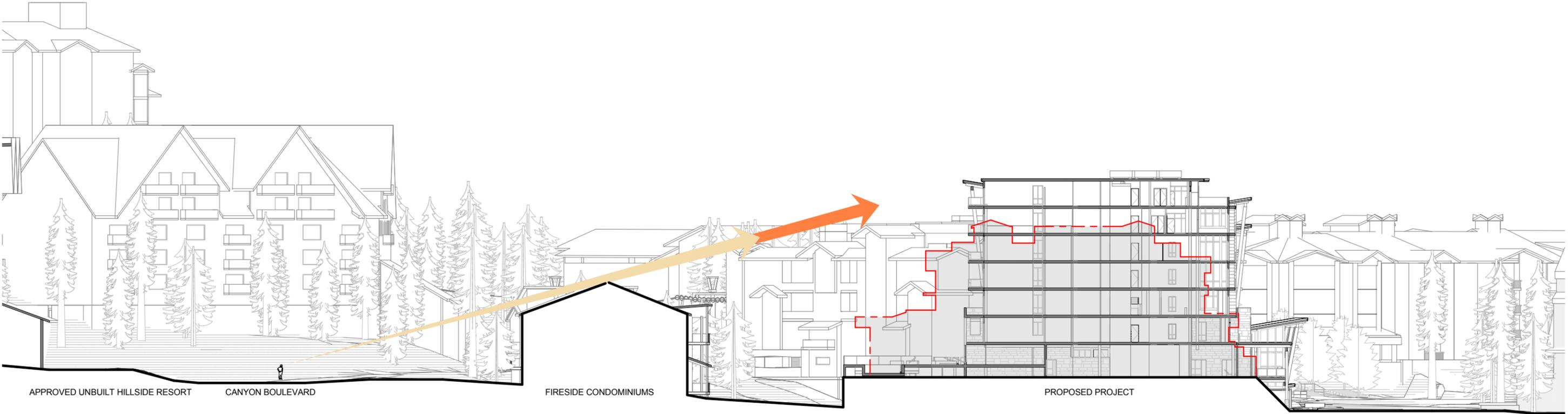
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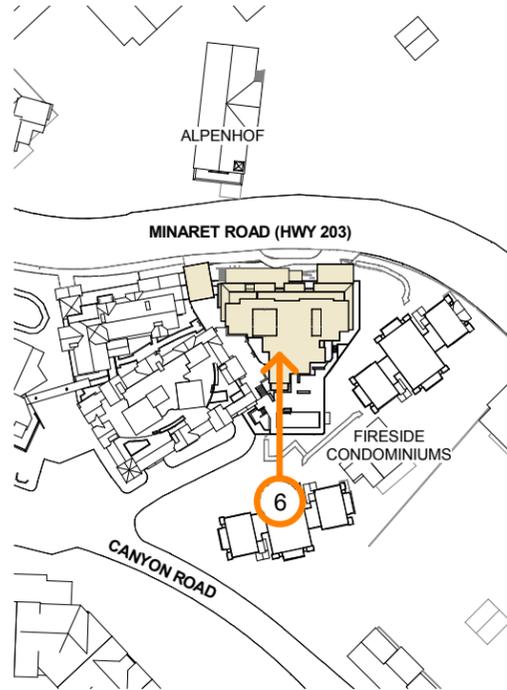
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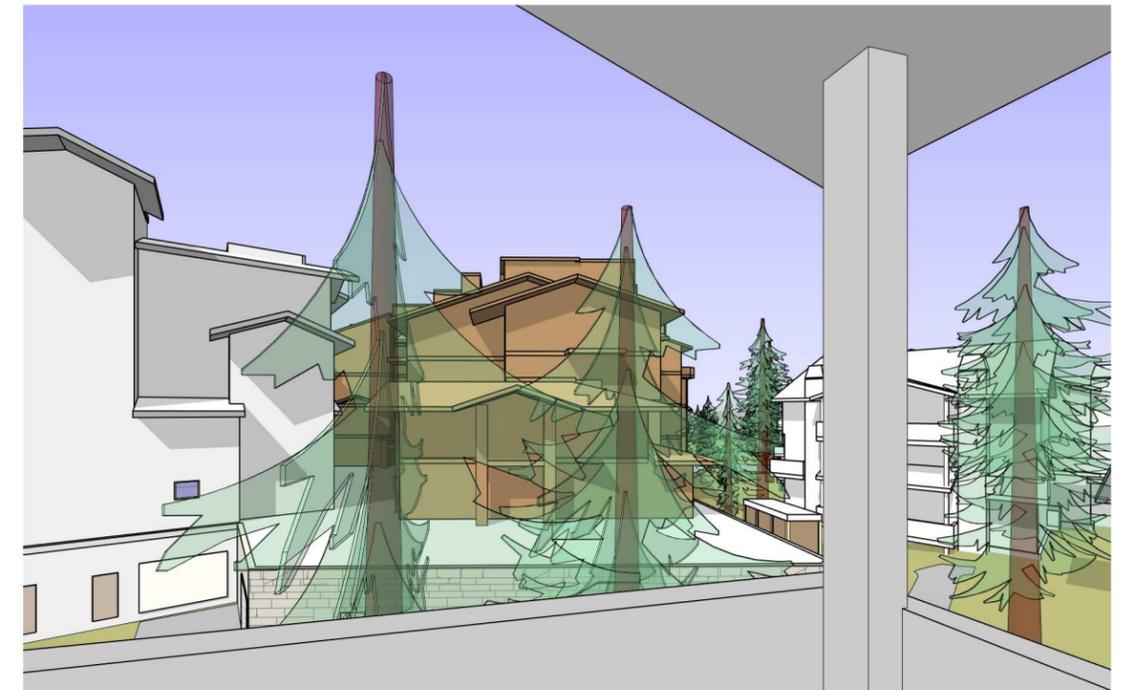
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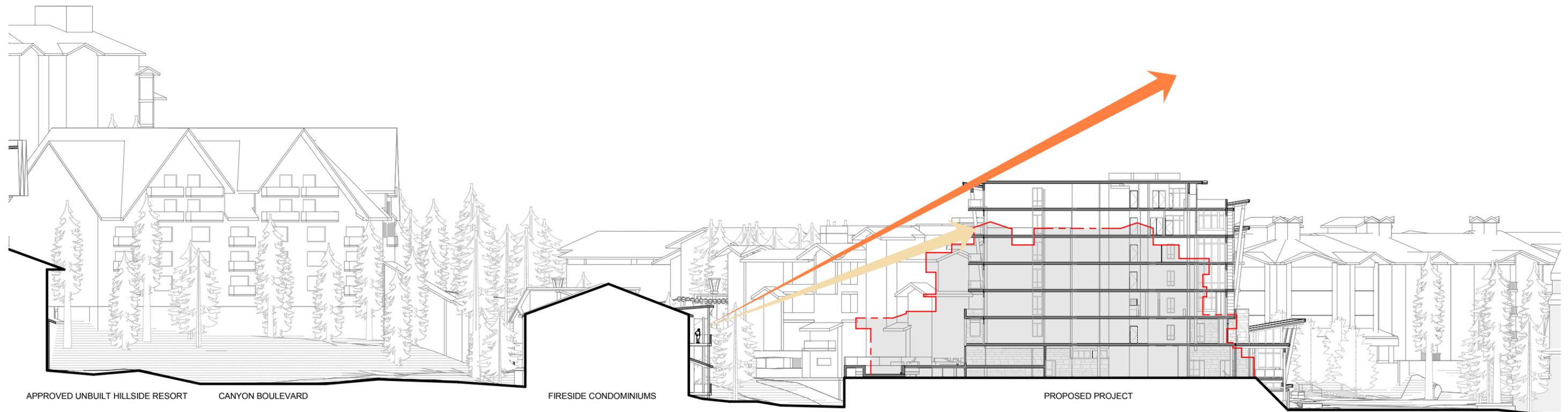
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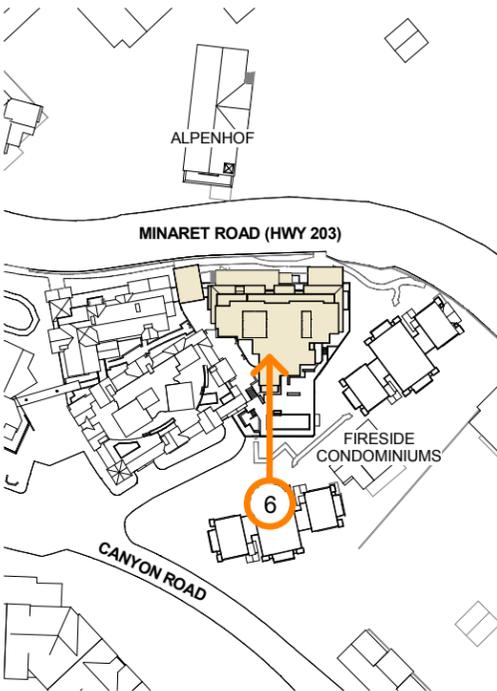
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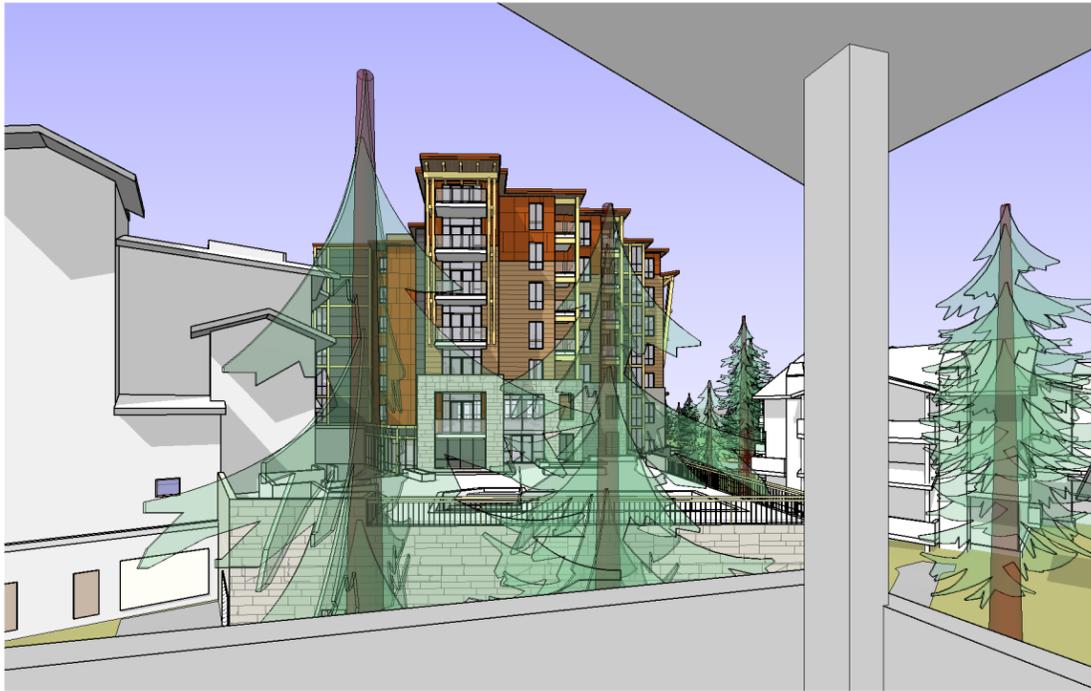
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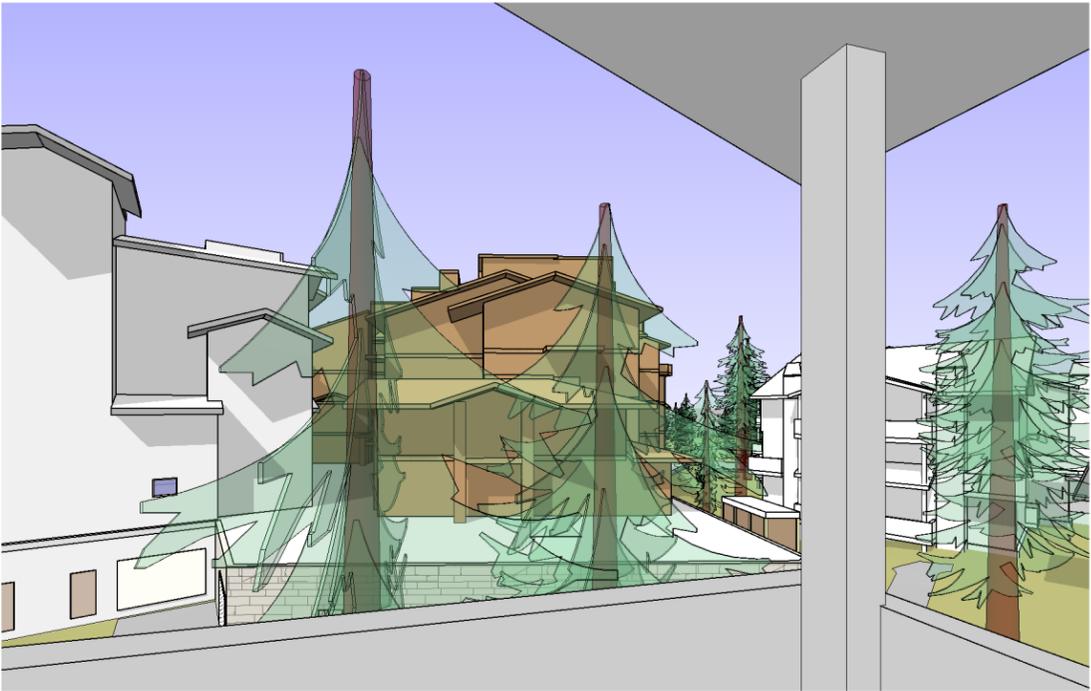
SIGHTLINE SECTION



KEY PLAN

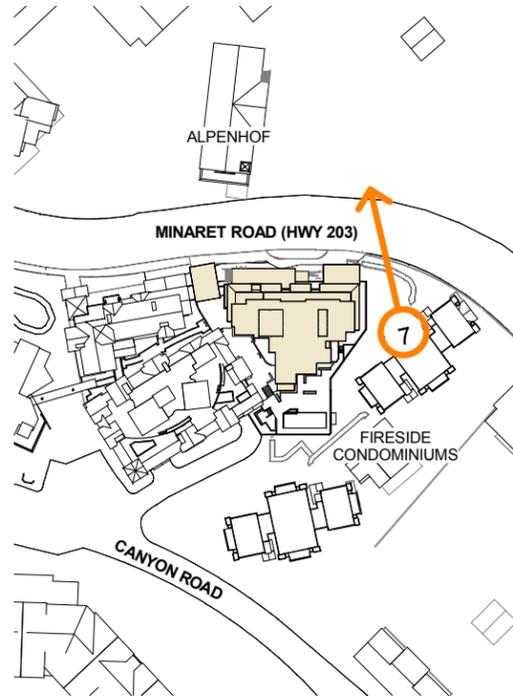


VIEW OF PROPOSED PROJECT

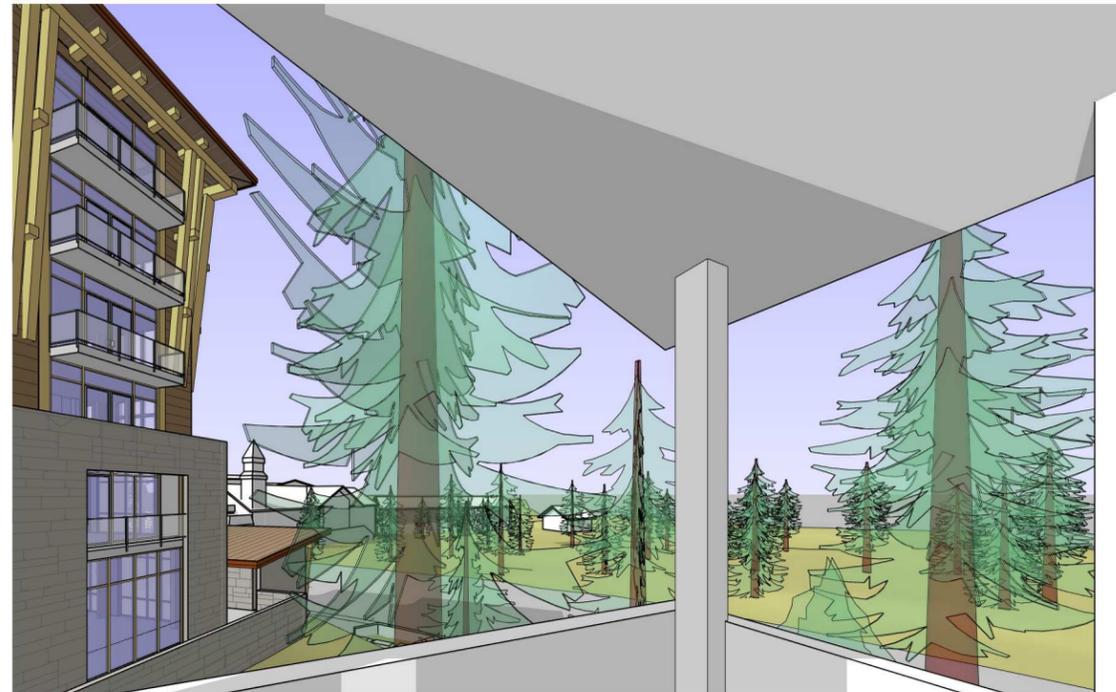


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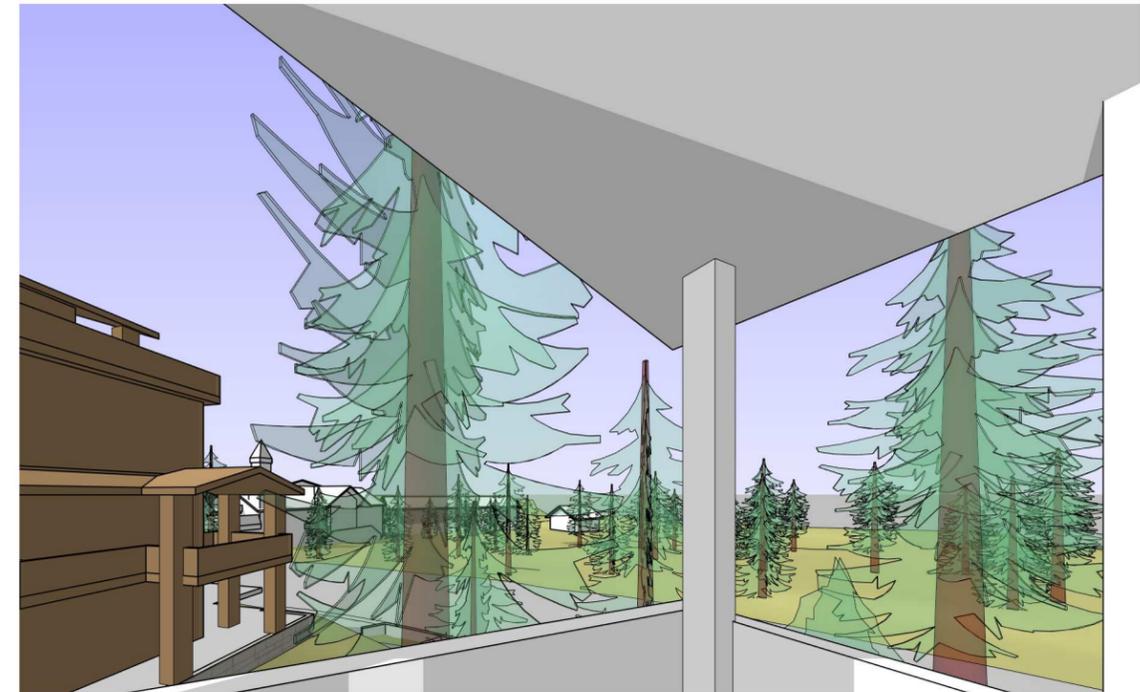




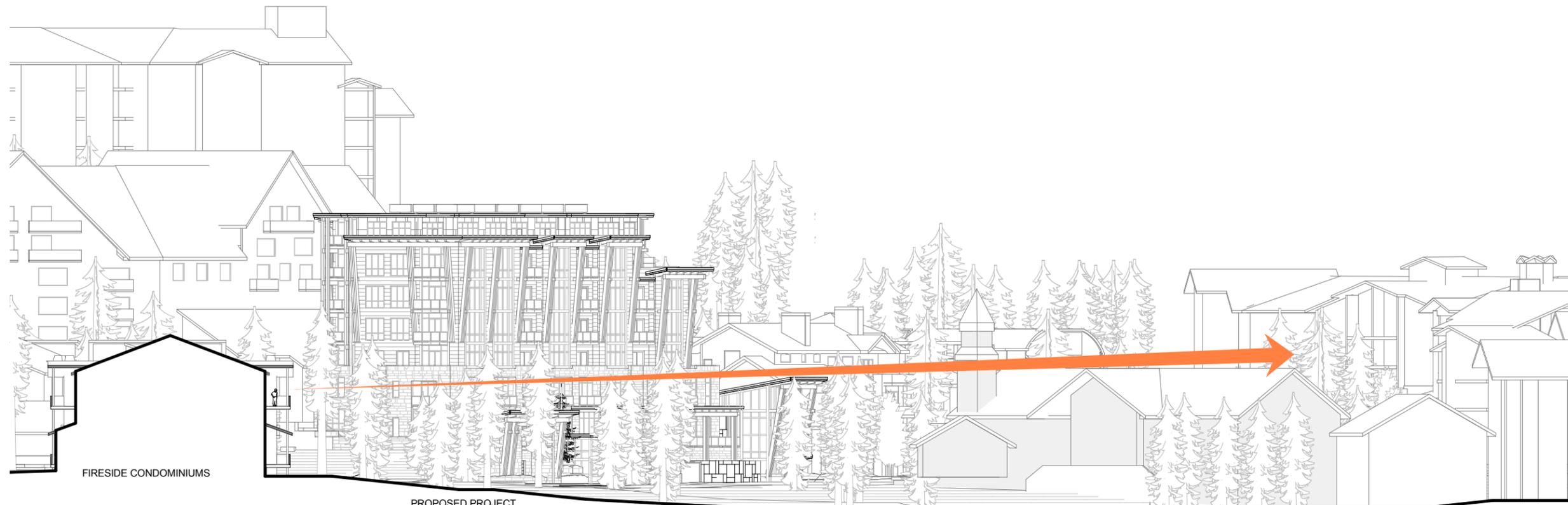
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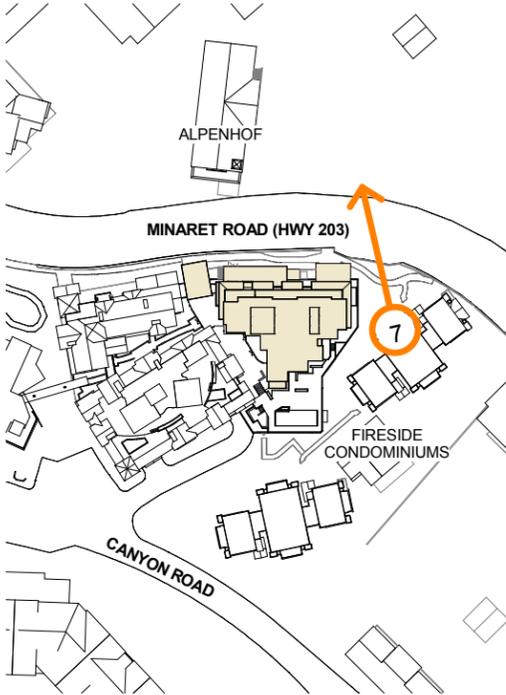
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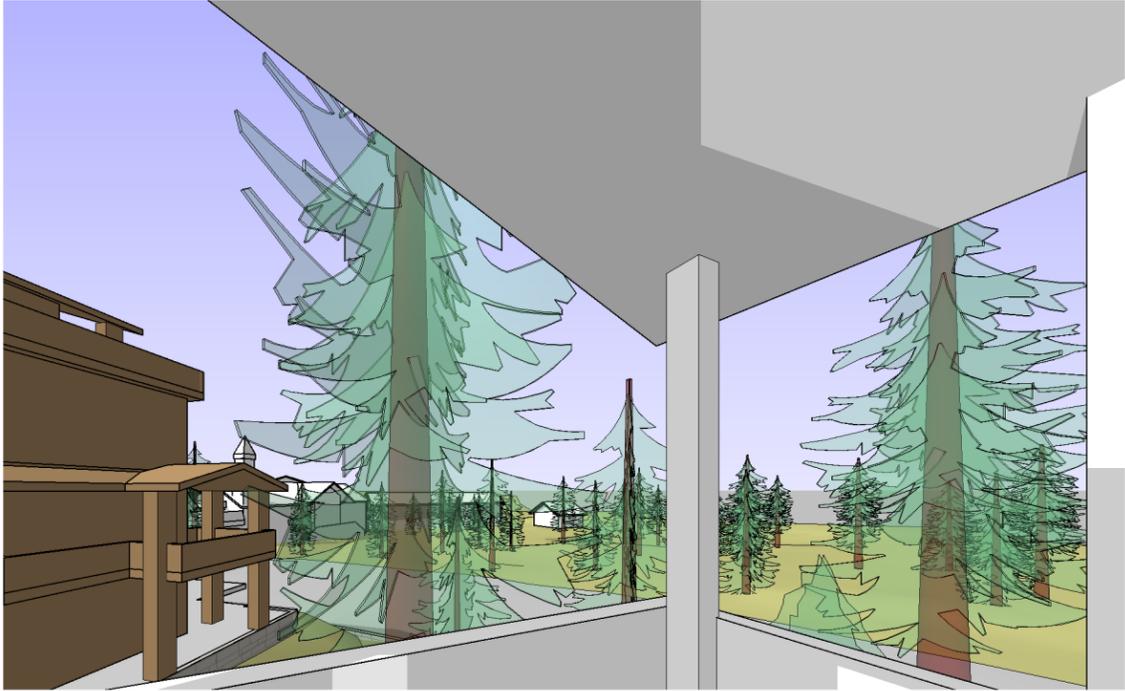
SIGHTLINE SECTION



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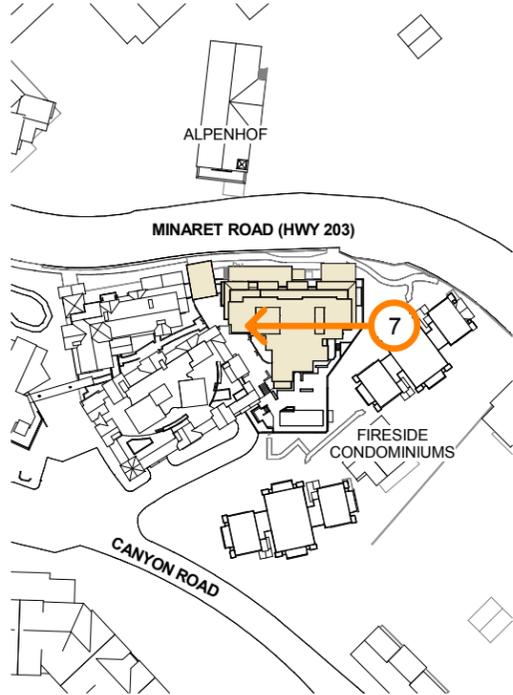


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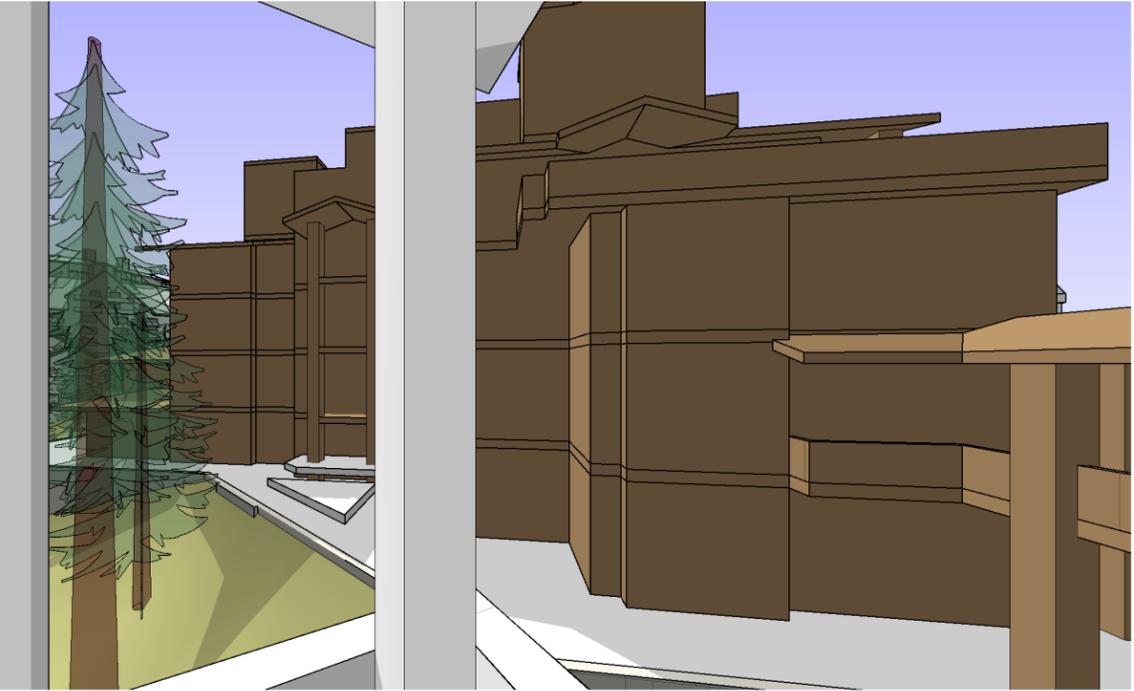




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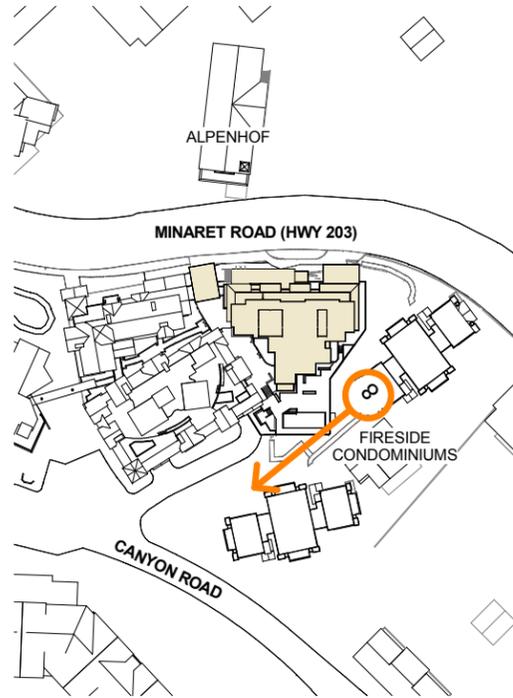


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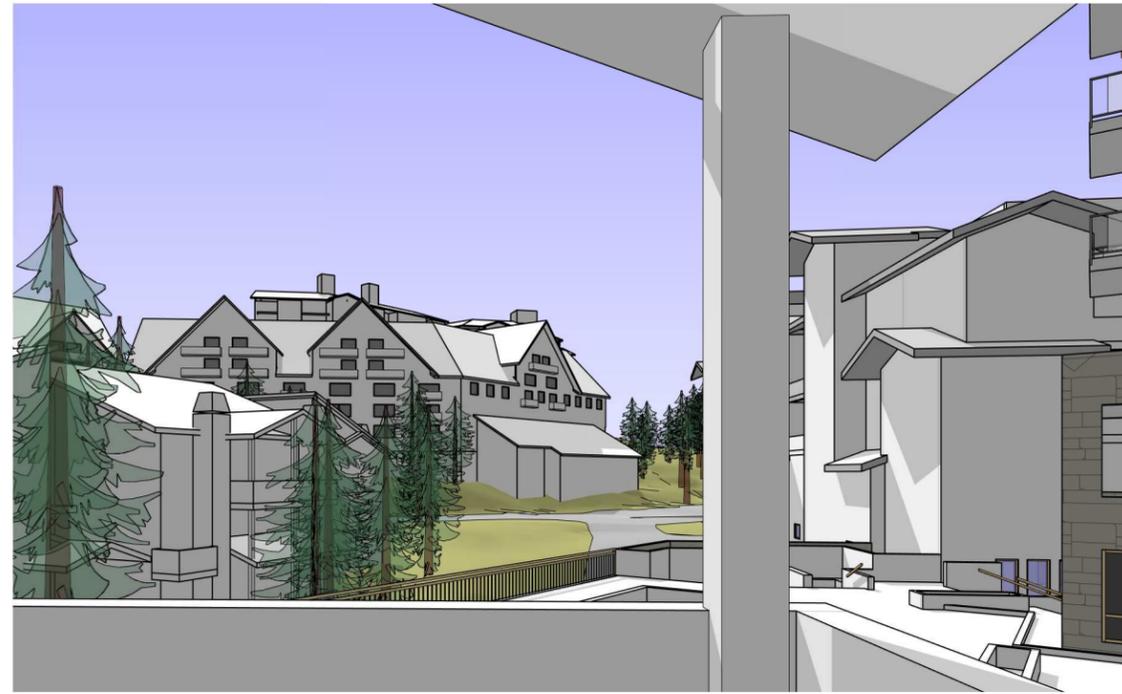


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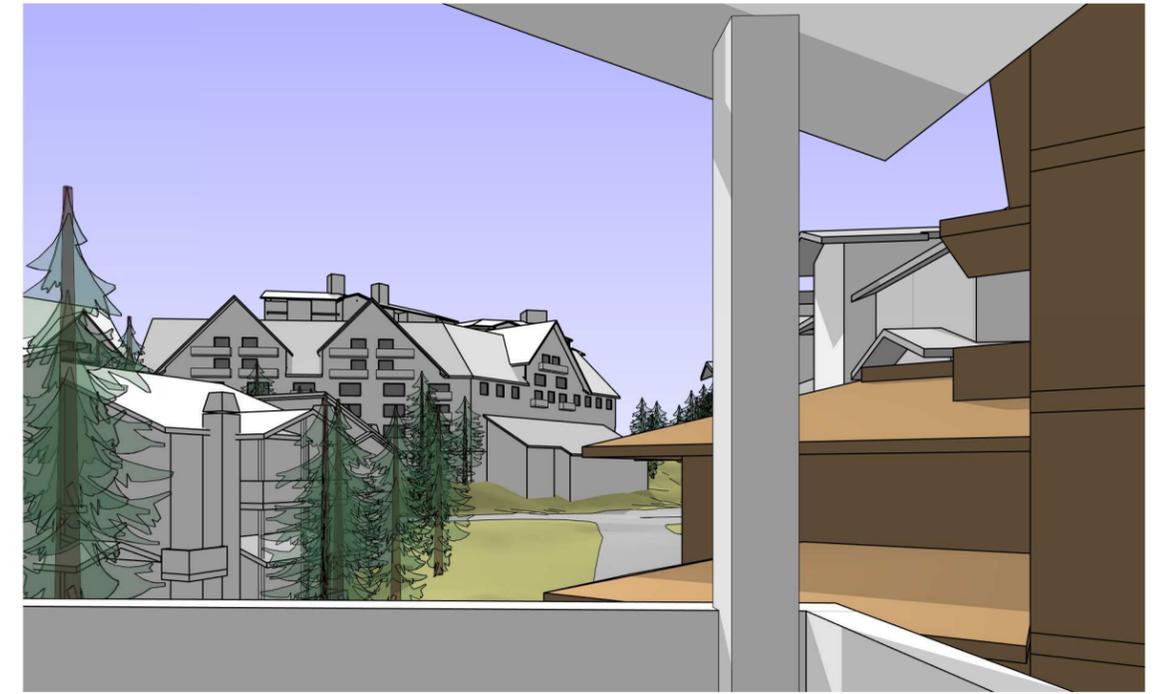




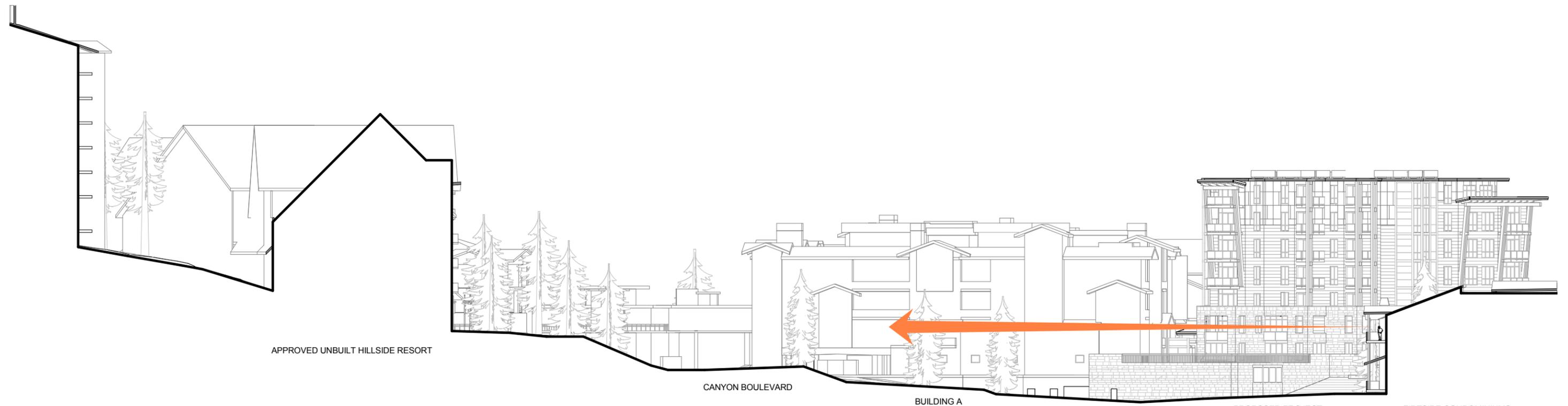
KEY PLAN



VIEW OF PROPOSED PROJECT



VIEW OF PREVIOUSLY APPROVED PROJECT



APPROVED UNBUILT HILLSIDE RESORT

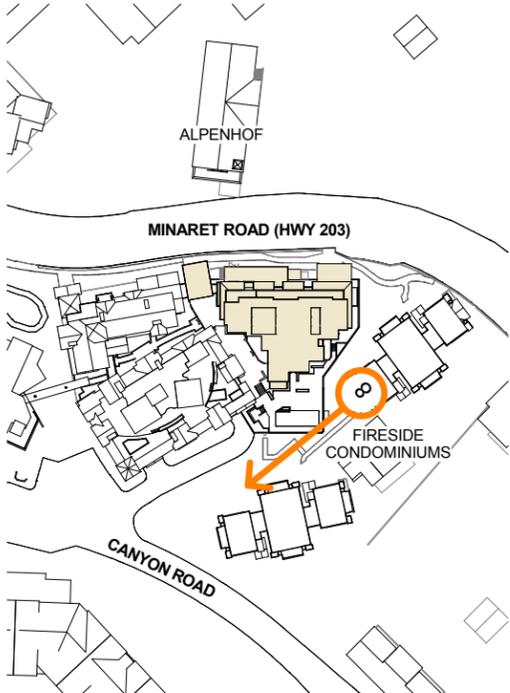
CANYON BOULEVARD

BUILDING A

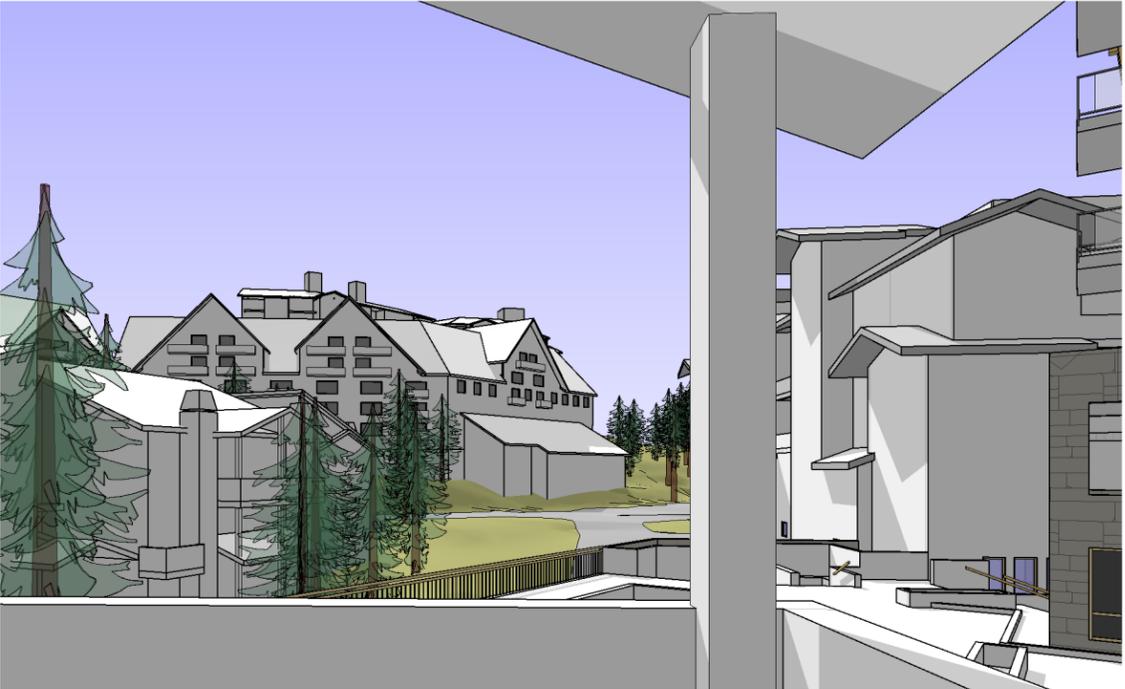
PROPOSED PROJECT

FIRESIDE CONDOMINIUMS

SIGHTLINE SECTION



KEY PLAN

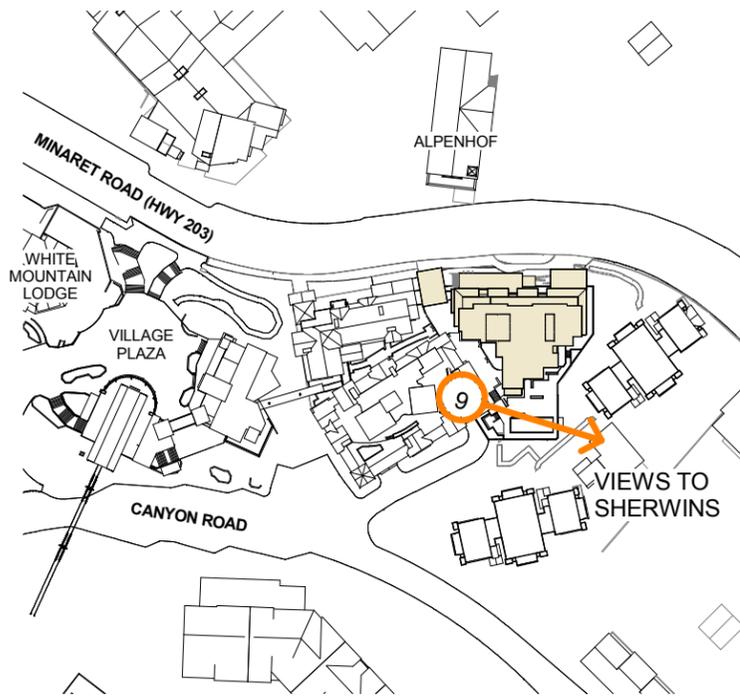


VIEW OF PROPOSED PROJECT



VIEW OF PREVIOUSLY APPROVED PROJECT

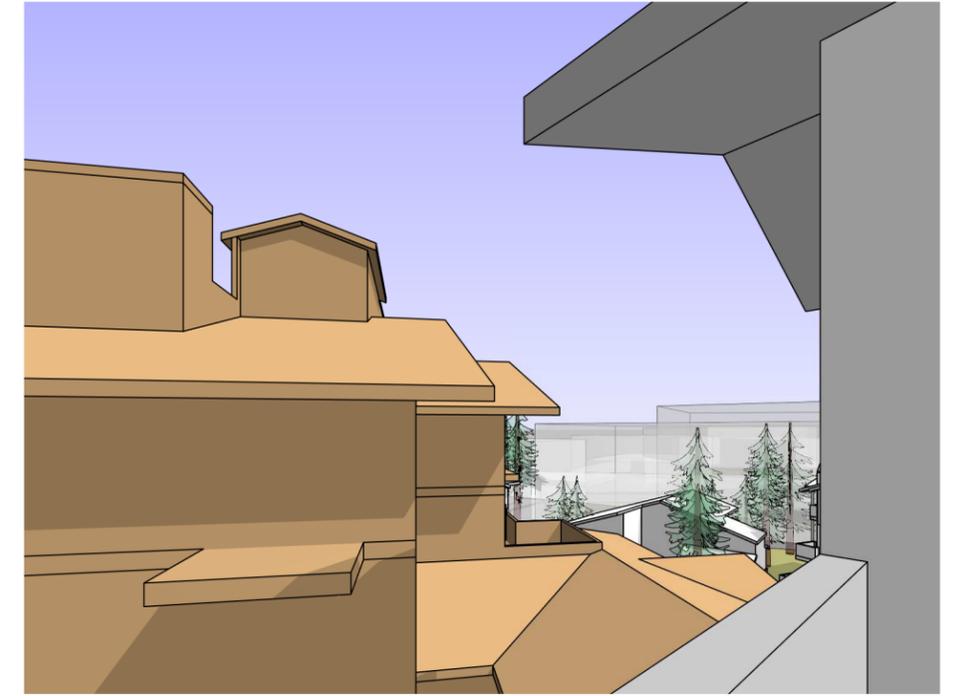




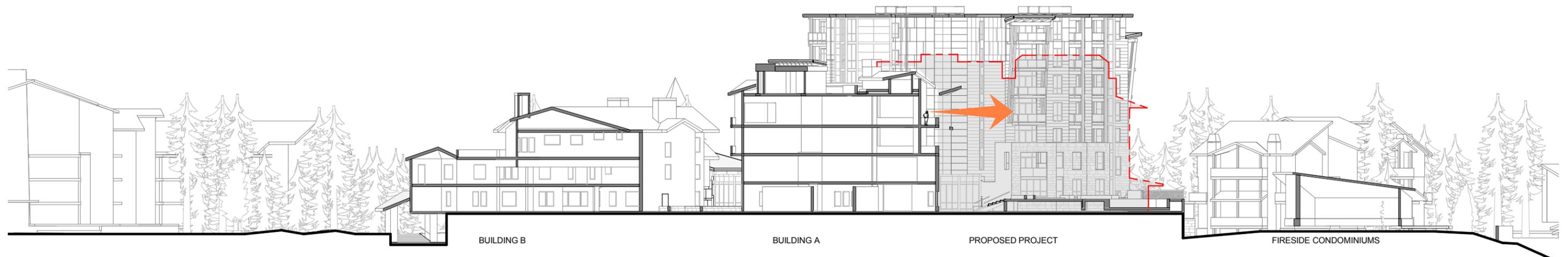
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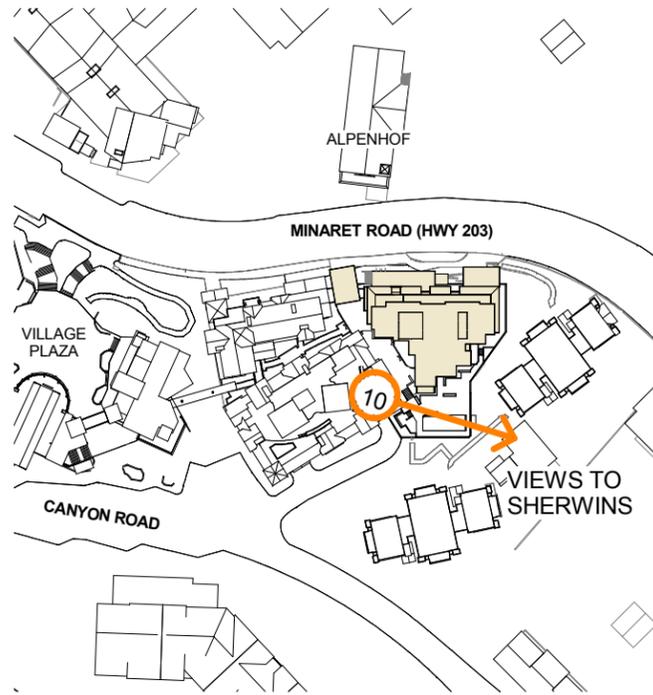
VIEW OF PROPOSED PROJECT



VIEW OF PREVIOUSLY APPROVED PROJECT



SIGHTLINE SECTION



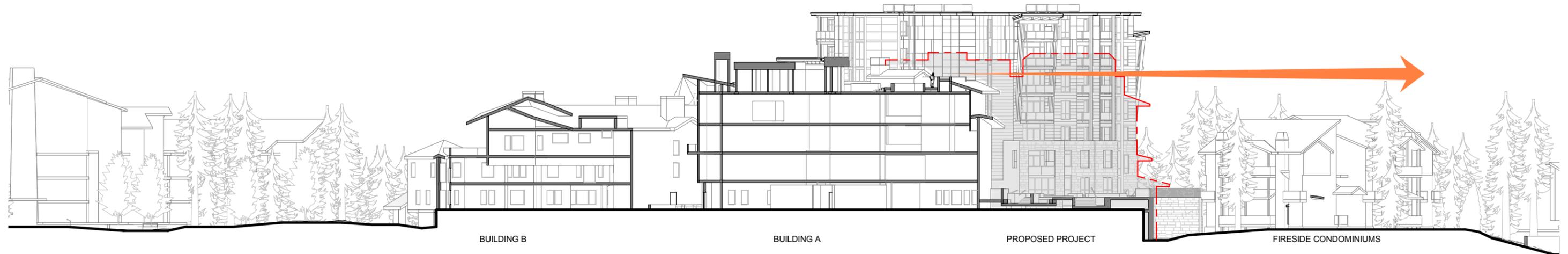
KEY PLAN



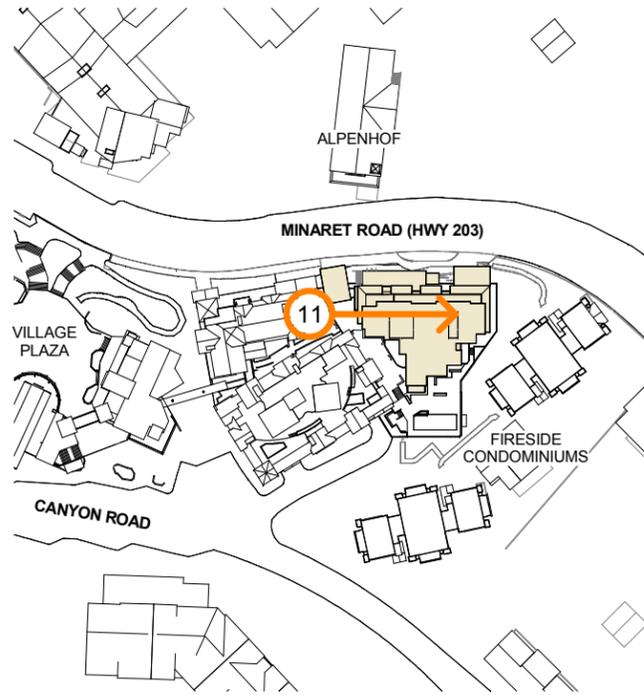
VIEW OF PROPOSED PROJECT



VIEW OF PREVIOUSLY APPROVED PROJECT



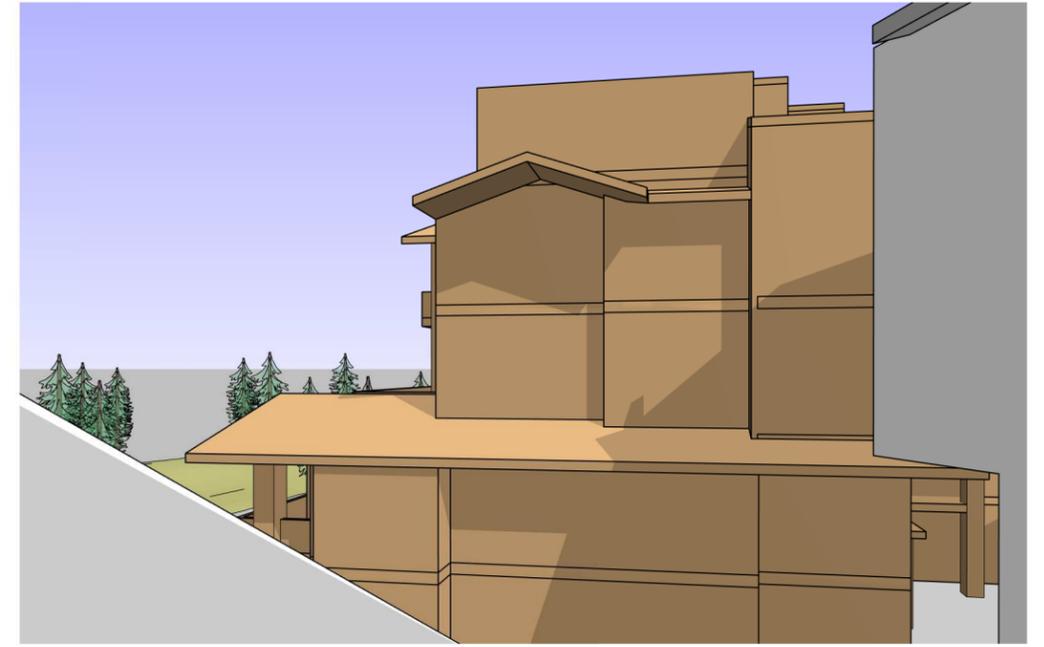
SIGHTLINE SECTION



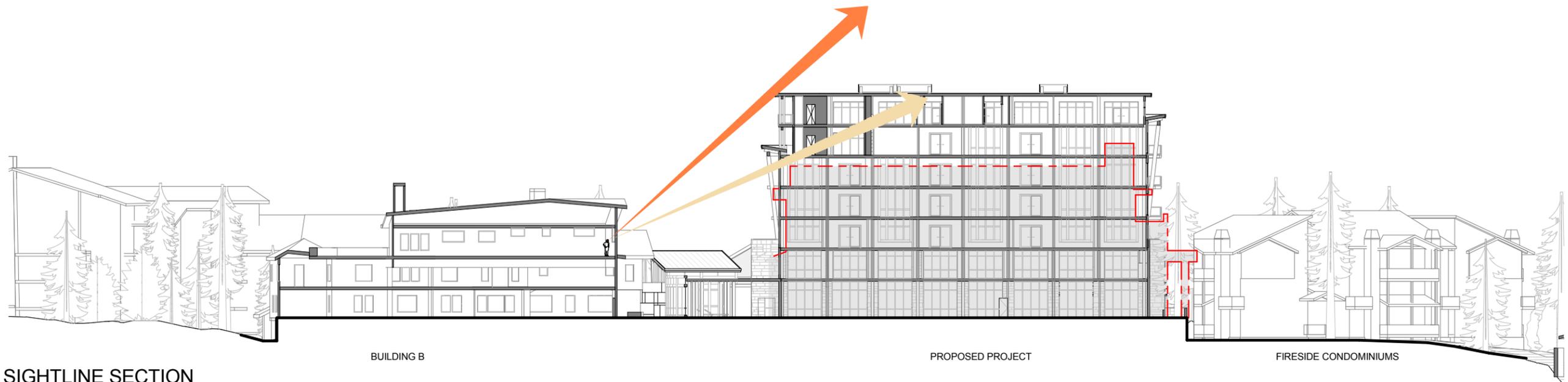
KEY PLAN



VIEW OF PROPOSED PROJECT



VIEW OF PREVIOUSLY APPROVED PROJECT

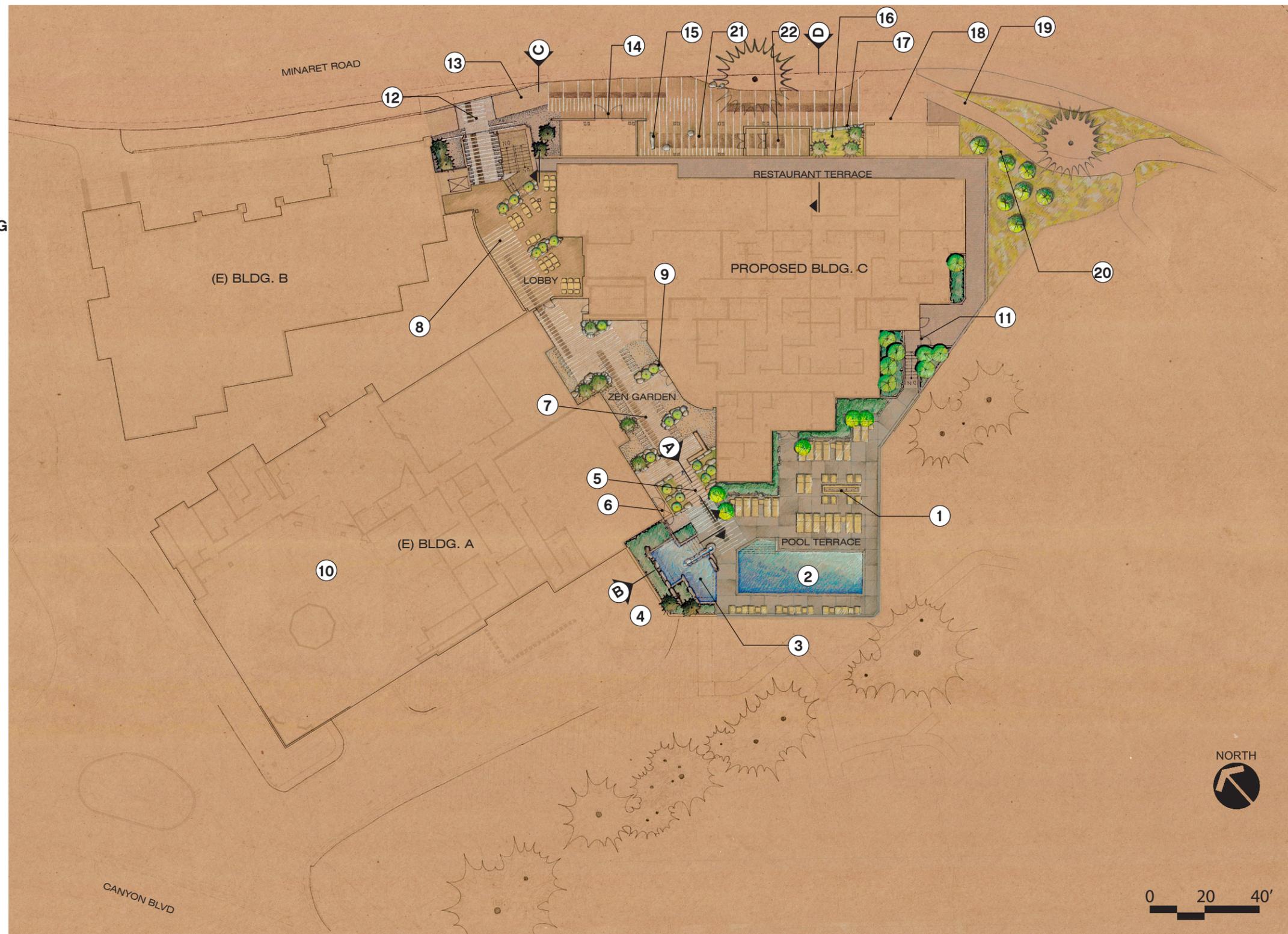


SIGHTLINE SECTION

LANDSCAPE LEGEND

- ① FIRE PIT PLANTER
- ② POOL(15'X45')
- ③ HOT POOL/ SPA
- ④ GARAGE ENTRANCE (BELOW)
- ⑤ STEPS(+5') AND POOL SAFETY GATE AND FENCE
- ⑥ ADA LIFT
- ⑦ CONCRETE PAVERS, ACCENT STONE AND COBBLE PAVING
- ⑧ CONCRETE PAVERS AND ACCENT STONE PAVING
- ⑨ LOW PLANTINGS
- ⑩ AUTO PORTE - COCHERE
- ⑪ 5' HIGH POOL SAFETY GATE AND FENCE
- ⑫ PEDESTRIAN PORT - COCHERE
- ⑬ HEATED CONCRETE PAVER SIDEWALK
- ⑭ ACCESS TO UTILITIES, METAL SCREEN GATES
- ⑮ STRATEGICALLY PLACED DECORATIVE BOULDERS
- ⑯ SLOPED NATIVE PLANTINGS
- ⑰ STONE RETAINING WALL
- ⑱ GARAGE EGRESS
- ⑲ SIDEWALK PATHWAY
- ⑳ SLOPED NATIVE PLANTING
- ㉑ POCKET PARK
- ㉒ KIOSK

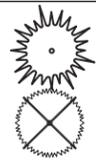
LANDSCAPE SITE PLAN



1" = 40'-0" ( 11x17 )

# TREE PROTECTION / PRESERVATION PLAN

## TREE PRESERVATION / PROTECTION PLAN LEGEND

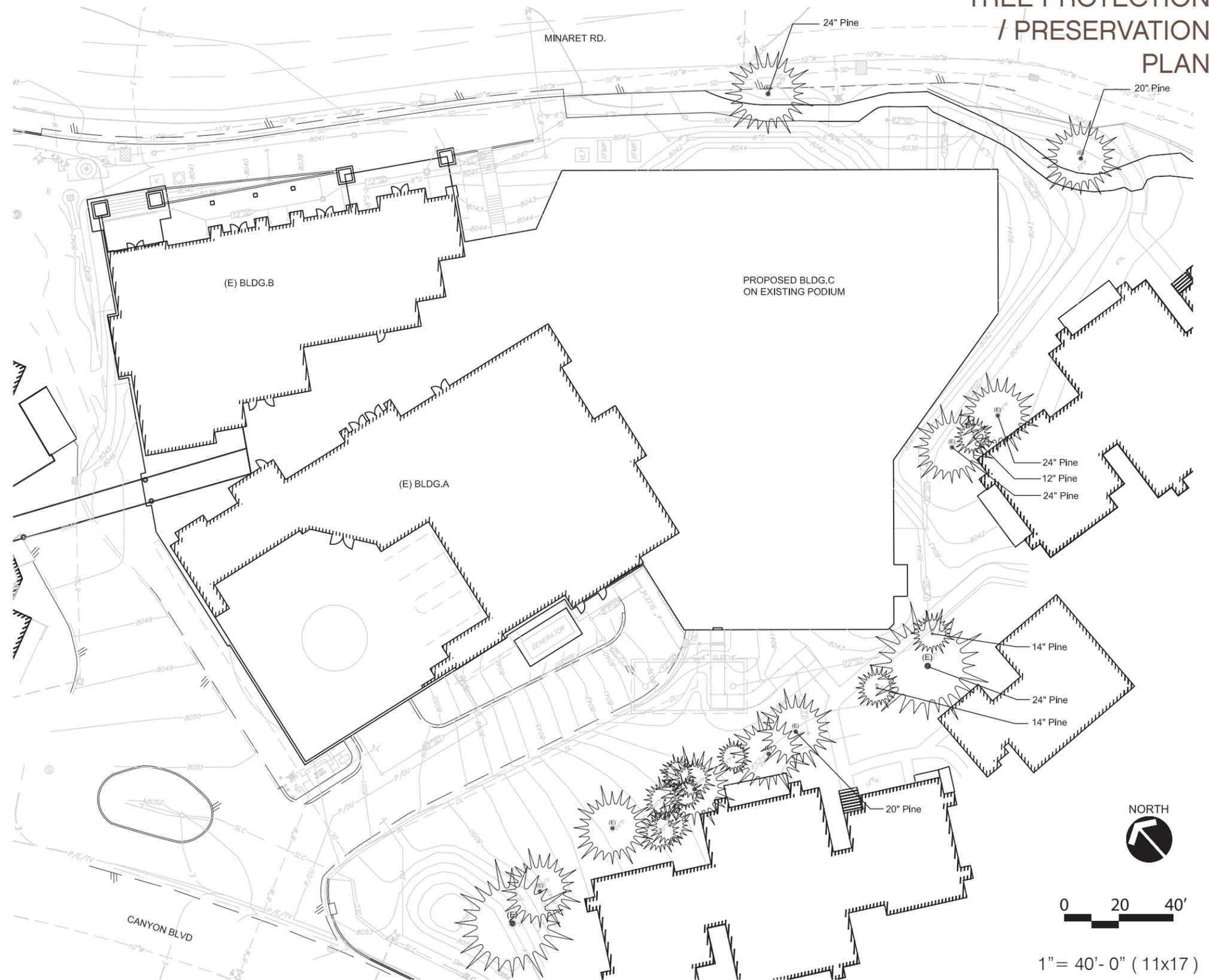


EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED  
(NONE GREATER THAN 6" DBH)

## TREE PRESERVATION / PROTECTION PLAN NOTES:

1. Preserve and protect existing trees, shrubs and other plant materials to remain, including protecting plants on adjoining properties during removal work, site preparation work and construction.
2. Contractor shall review and identify with the Owner's Representative the limits of Work and extent of plant materials to be protected.
3. Plant Protection:
  - a. Protect trees against cutting, breaking, skinning and bruising of bark, limbs and roots; permit no traffic or stockpiling within drip line.
  - b. Do not change earth surface within drip line of trees except as approved in writing by the Owner.
  - c. Do not park vehicles or store materials, supplies and construction equipment within drip line of trees.
  - d. Install a temporary 4-foot high orange plastic fence typically at the "drip line" of the tree(s) except as otherwise directed by the Arborist / Owner's Representative.
  - e. Obtain specific instruction from Arborist / Owner's Representative for pruning of trees, shrubs, roots or disturbance of soil within spread of exiting tree branches.
  - f. Roots one inch and greater in diameter that must be cut shall be cut cleanly and obliquely with the cut surface facing down.
  - g. Exposed and pruned roots shall be covered with light well-drained soil backfill and mulch over immediately after cutting. The area shall be kept moist.
  - h. Any trenching required within the root zone shall be done by hand to avoid cutting major roots and as directed by the Arborist / Owner's Representative.
  - i. In areas where construction in tree protection zones is authorized, Contractor shall protect trees with a strapped "barrel stave-like" surrounding of 2"x4"s, around the full circumference of the tree trunk. Such protection shall be installed at no additional cost to the Owner as accepted by the Owner's Representative.
4. Plant Replacement: Contractor shall replace trees cut or severely damaged due to the Contractor's work. Replace any damaged planting in kind using "specimen" plants as follows and at no cost to Owner:
  - a. Trees up to 3" DBH: Replace with 24" box size
  - b. Trees 3" - 6" DBH: Replace with 48" box size
  - c. Trees 6" - 12" DBH: Replace with 60" box size
  - d. Trees 12" DBH and larger: Trees shall be determined by Arborist using Council of Tree and landscape Appraisers (CTLA) method. Replace damaged tree with largest available nursery boxed tree and cash difference between value of damaged tree and nursery stock replacement cost.
5. If access to tree/shrub zones cannot be avoided an intact four inch layer of mulch with minimum 1.25 inch thick, metal strap linked plywood shielding shall be maintained in the tree/shrub zone where heavy equipment will be operated.
6. Field Verification: Before removing non-designated trees, shrubs, stumps, bushes, vines, rubbish, undergrowth and deadwood as shown on the Drawings and as specified, obtain verification from Owner's Representative.



1" = 40'-0" (11x17)