



CITY of CALABASAS

**Architectural Review Panel  
Agenda  
Special Meeting**

Friday, December 22, 2017 2:30 P.M.  
Council Chambers, City Hall  
100 Civic Center Way, Calabasas  
[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

The starting times listed for each agenda item should be considered a guideline only. The Architectural Review Panel reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

**Opening Matters – 2:30 P.M.:**

- Call to Order
- General Discussion

**Review Item(s) – 2:35 P.M.**

1. **File No.170001404.** Request for a Site Plan Review and Scenic Corridor Permit to allow for modifications to a previously approved project (construction of a new single-family residence on an existing lot) at 23501 Summit Drive within the Rural Community (RC) zoning district and designated Scenic Corridor (-SC) overlay zone. Proposed modifications include: 1) changes to the approved colors and materials (partial wood siding, steel and glass panel railing for the balconies, and different stucco and trim colors are now proposed); 2) changes to the locations and sizes of windows on all four elevations of the home; 3) modification of the approved roof plan; and 4) modification of the approved floorplans to reflect reconfigured storage/mechanical rooms and a ductwork cavity space.

Submitted by:  
Planner:

Nathan Ahdoot  
Krystin Rice, Planner  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

2. **File No. 140001318.** Design review of final plans to construct an approved three-story 125-room hotel. The subject site is located at 26300 Rondell Road, within the Commercial Retail zoning district, Scenic Corridor overlay zone and the Las Virgenes Gateway Masterplan.

Submitted by: Rondell Oasis, LLC  
Planner: Michael Klein, Senior Planner  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)

Adjournment to the Regular Meeting of the Architectural Review Panel on January 26 , 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

A copy of the Architectural Review Panel agenda packet, staff reports and supporting documents and any materials related to an item on this Agenda submitted to the Architectural Review Panel after distribution of the agenda packet are available for review by the public in the Community Development Department located at Calabasas City Hall, 100 Civic Center Way. City Hall office hours are 7:30 a.m. to 5:30 p.m., Monday through Thursday and 7:30 a.m. - 2:00 p.m. every Friday. If you have any questions regarding a particular project please contact the project planner. If, due to disability, you require special accommodations to attend or participate in an Architectural Review Panel meeting, please contact the Community Development Department, (818) 224-1600, at least one business day prior to the scheduled meeting so staff may assist you.



CITY of CALABASAS

**Architectural Review Panel  
Action Agenda  
Special Meeting**

Friday, December 22, 2017 2:30 P.M.  
Council Chambers, City Hall  
100 Civic Center Way, Calabasas  
[www.cityofcalabasas.com](http://www.cityofcalabasas.com)

The starting times listed for each agenda item should be considered a guideline only. The Architectural Review Panel reserves the right to alter the order of discussion in order to run an effective meeting. If you wish to assure yourself of hearing a particular discussion, please attend the entire meeting.

**Opening Matters – 2:30 P.M.:**

- Call to Order

*Meeting was called to order at 2:30pm by Mark Handel. Panel members in attendance: Camille Mugerdechian-Armen, Ken Stockton, Will Shepphird, and Mark Handel. Panel member Jim Surdyk had an excused absence. Staff members in attendance: Krystin Rice and Michael Klein.*

- General Discussion (*none*)
- Public Comment
  - *Carl Eurlich commented on Review Item No. 2.*

**Review Item(s) – 2:35 P.M.**

1. **File No.170001404.** Request for a Site Plan Review and Scenic Corridor Permit to allow for modifications to a previously approved project (construction of a new single-family residence on an existing lot) at 23501 Summit Drive within the Rural Community (RC) zoning district and designated Scenic Corridor (-SC) overlay zone. Proposed modifications include: 1) changes to the approved colors and materials (partial wood siding, steel and glass panel railing for the balconies, and different stucco and trim colors are now proposed); 2) changes to the locations and sizes of windows on all four elevations of the home; 3) modification of the approved roof plan; and 4) modification of the approved floorplans to reflect reconfigured storage/mechanical rooms and a ductwork cavity space.

Submitted by: Nathan Ahdoot  
Planner: Krystin Rice, Planner  
(818) 224-1709  
[krice@cityofcalabasas.com](mailto:krice@cityofcalabasas.com)

*Staff presented the project to the Panel. Nathan Ahdoot (applicant), Sam Shakib (owner's representative) and Shahram Shekoofeh answered questions of the Panel. The Panel requested that the applicant provide accurate plans and a new colors and materials board. The Panel asked the applicant to choose warmer (not lighter) stucco colors to complement and be respectful of the proposed wood siding because the proposed gray stucco colors are too cool and will not enhance the Scenic Corridor. The Panel recommended that the redwood siding be set on metal channels or a rain screen system to project it from the stucco surface. The Panel also recommended that the corner window be set in; to use articulated aluminum expansion joints; and provide details for the proposed handrail and garage door. The Panel indicated that the current set of plans are deficient and incorrectly label the proposed fascia color, railing material, and the location of the proposed wood siding. Lastly, the Panel asked that a condition of approval for the project include that the property owner shall never paint the redwood siding. The Panel asked the applicant to come back with revised plans that incorporate the above recommendations.*

2. **File No. 140001318.** Design review of final plans to construct an approved three-story 125-room hotel. The subject site is located at 26300 Rondell Road, within the Commercial Retail zoning district, Scenic Corridor overlay zone and the Las Virgenes Gateway Masterplan.

Submitted by: Rondell Oasis, LLC  
Planner: Michael Klein, Senior Planner  
(818) 224-1710  
[mklein@cityofcalabasas.com](mailto:mklein@cityofcalabasas.com)


*Staff presented the project to the Panel. The Panel voted unanimously to recommend to the Community Development Director that the final plan design is consistent with the project approvals.*

Adjournment to the Regular Meeting of the Architectural Review Panel on January 26 , 2018 at 2:30 P.M., City Hall, Council Chambers, 100 Civic Center Way.

Respectfully Submitted by:

  
Michael Klein, Senior Planner

On December 22, 2017, these **Action Minutes** were APPROVED by an affirmative vote of the members present.

A handwritten signature in black ink, appearing to read 'Mark Handel', written over a horizontal line.

*Mark Handel, Chair*

## **Architectural Review Panel Staff Report**

**TO:** Members of the Architectural Review Panel

**FROM:** Michael Klein, Planner

**File No.:** 140001318

**PROPOSAL:** Design review of final plans to construct an approved three-story 125-room hotel. The subject site is located at 26300 Rondell Road, within the Commercial Retail zoning district, Scenic Corridor overlay zone and the Las Virgenes Gateway Masterplan.

**APPLICANT:** Rondell Oasis, LLC

**LOCATION:** 26300 Rondell Road

**MEETING DATE:** December 22, 2017

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On June 22, 2016, the City Council adopted Resolution No. 2016-1496 approving File No. 140001318 for the construction of a new three-story hotel with up to 127 rooms. Because the approval was based on a set of plans that included a four-story hotel and a rendering of the front elevation as a three-story hotel, condition no. 1 requires the ARP to review the revised three-story design and to make a determination of consistency with the original design. The ARP is not tasked with re-designing the project, but only to make a determination as to whether or not the submitted plans are consistent. Condition No. 1 of City Council Resolution No. 2016-1496 states the following:

This resolution approves a 127-room, three-story hotel as a proposed land use. The hotel is permitted up to 67,000 square feet of building area and a height consistent with the site plan and elevations as proposed in Attachment C of the June 8, 2016, City Council staff report with the removal of the fourth floor. The maximum permitted building height shall be 40 feet, with screening. This resolution also permits construction of a 127-room, three-story hotel, consistent with the site plan, colors and materials, and building footprint as proposed in Attachment C of the June 8, 2016, City Council staff report, and as proposed and consistent with the rendering submitted to the City Council at its June 8, 2016 meeting (Attachment E of the June 8, 2016, City Council staff report). The proposed project shall be built in compliance with the approved 127 room, three-story hotel rendering and associated plans on file with the Planning Division. The City Council delegates to the Community Development Director the power to approve the final design of the proposed 127-room, three-story hotel, consistent with the

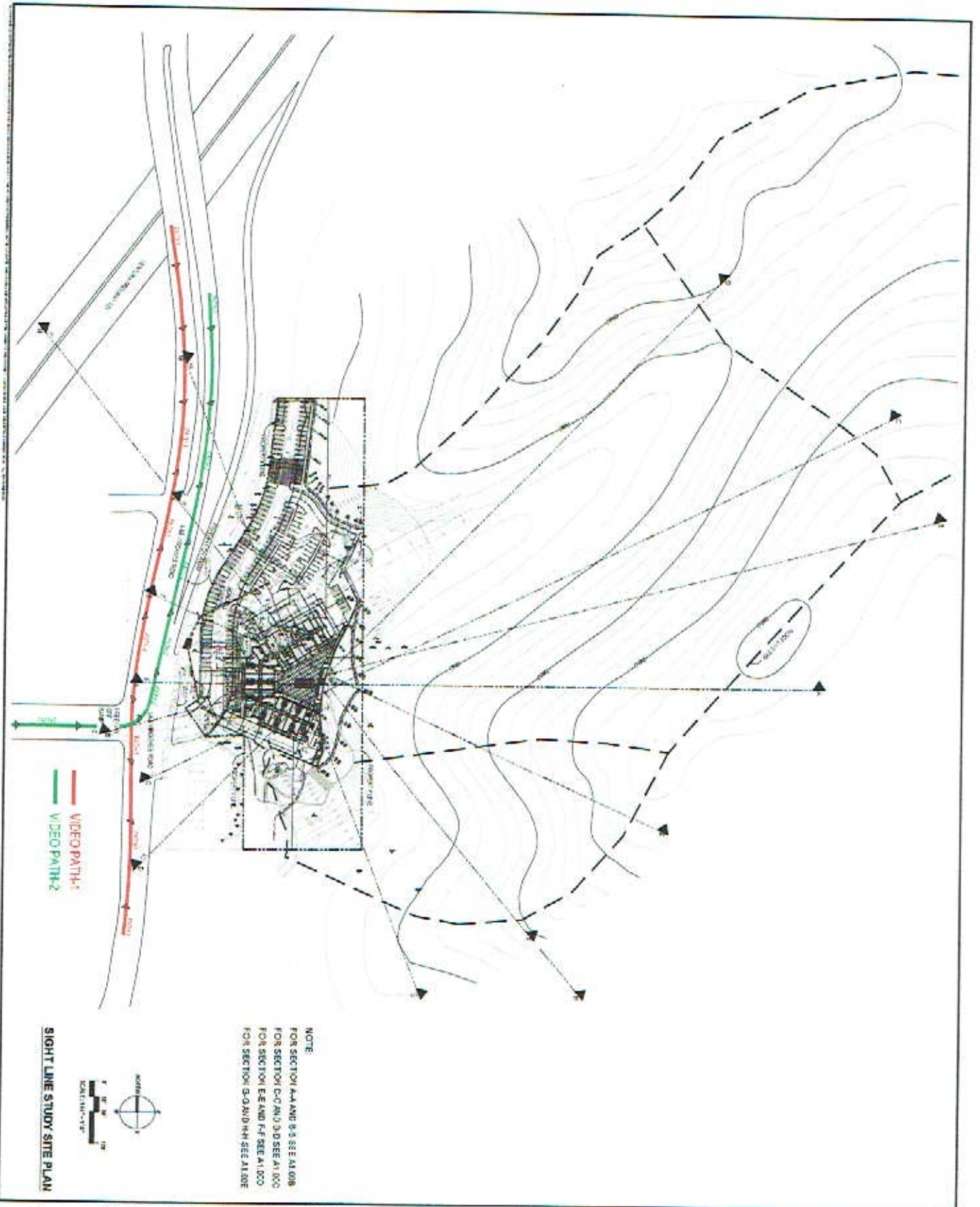
rendering on file and these conditions. The Architectural Review Panel shall determine whether the submitted plans for the final design are consistent with the approved rendering. If the submitted plans for the final design are not consistent with the approved rendering, then the project's final design shall require review by the Planning Commission and approval by the City Council.

- Exhibit A City Council Approved Plans
- Exhibit B City Council Approved 3-Story Rendering
- Exhibit C Final Design Renderings and Floor Plans









NOTE:  
 FOR SECTION AA AND B-B SEE A1.008  
 FOR SECTION C-C AND D-D SEE A1.009  
 FOR SECTION E-E AND F-F SEE A1.009  
 FOR SECTION G-G AND H-H SEE A1.008



SIGHT LINE STUDY SITE PLAN

**NRDEL**

NRDEL RESIDENTIAL &  
 COMMERCIAL INC.  
 101 HAZELWOOD BLVD.  
 SUITE 100  
 RALEIGH, NC 27603  
 WWW.NRDELINC.COM  
 919.488.8888  
 919.488.8889  
 919.488.8890



RONDELL OASIS, LLC

RONDELL OASIS  
 HOTEL

CONCEPTUAL SET

A1.00A



















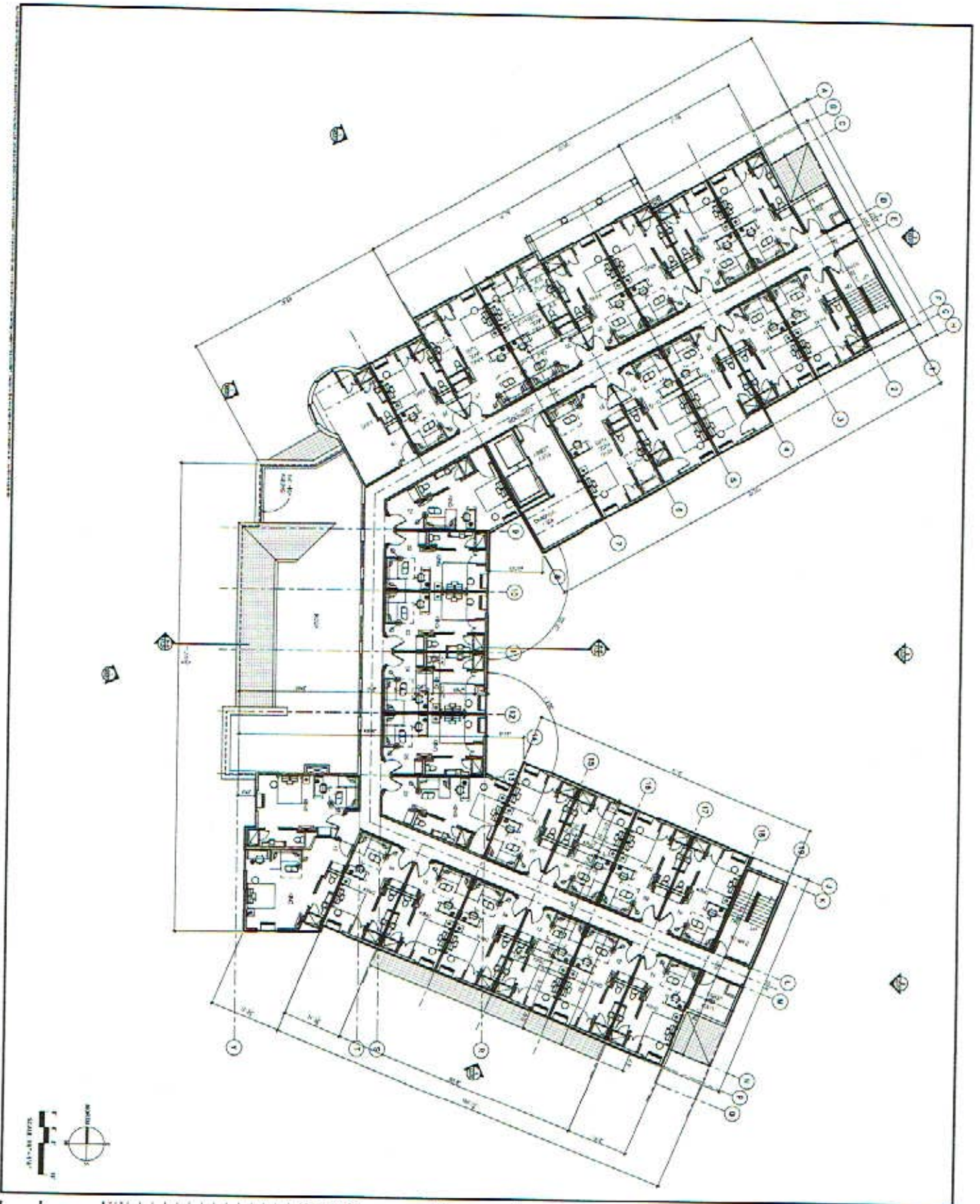












**NRDEL**

**HADLI RESIDENTIAL  
COMMERCIAL, INC.**  
1155 W. BROADWAY  
SUITE 1200  
HOUSTON, TEXAS 77002  
WWW.NRDEL.COM  
TEL: 713.261.1100  
FAX: 713.261.1101



**RONDELL CASS, LLC**

**RONDELL CASS  
HOTEL**

**CONCEPTUAL SET**

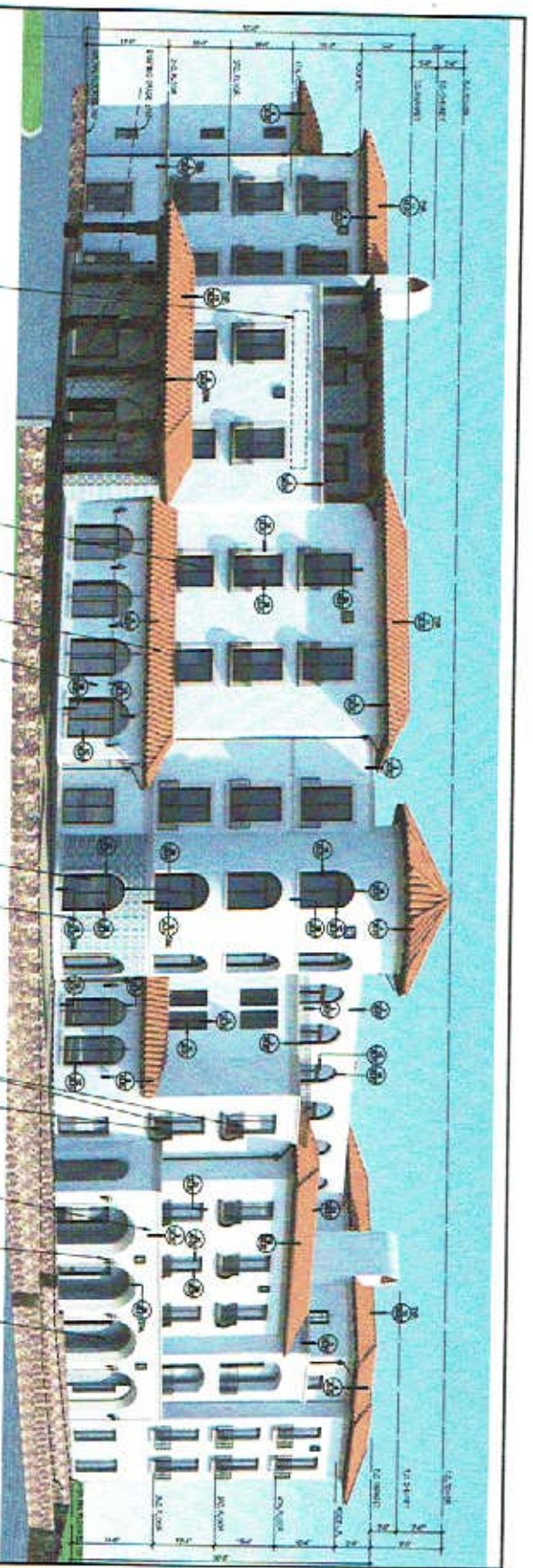
**FOURTH FLOOR PLAN**

**A2.04**



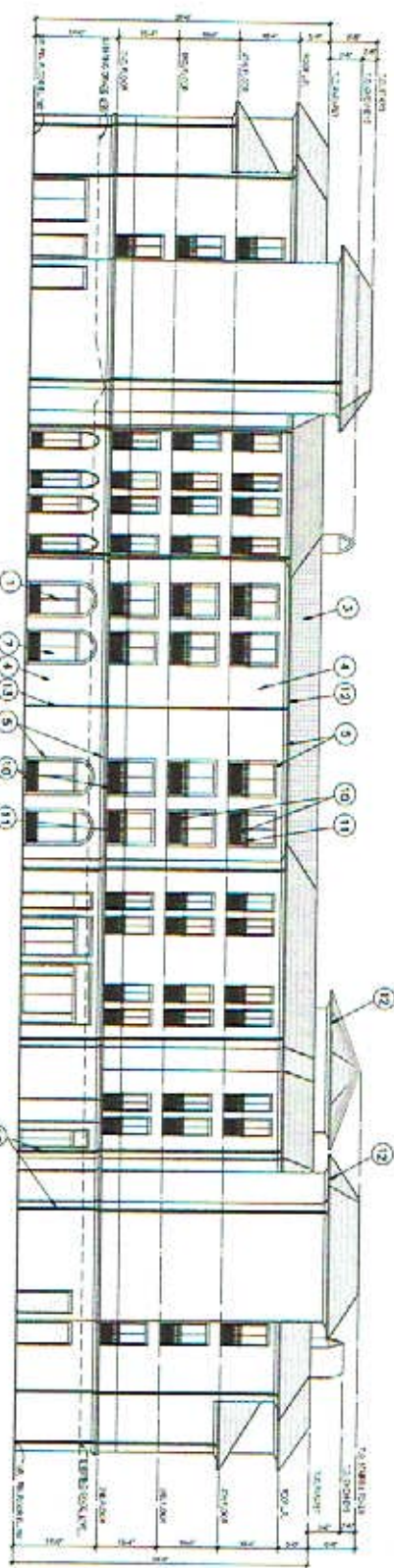






1 NORTHWEST ELEVATION

NOTE: THE COLOR WILL REFLECT WHAT'S SHOWN ON THE RENDERING / MATERIAL BOARD SHEETS



2 EAST ELEVATION

NOTE: THE COLOR WILL REFLECT WHAT'S SHOWN ON THE RENDERING / MATERIAL BOARD SHEETS

NOTE:  
1. FOR DETAIL REFERENCES SEE 1/30/21  
2. FOR MATERIAL LEGEND SEE 1/30/21



NOTE: REFER TO ELEVATION 1/30/21 FOR MATERIAL LEGEND



**MADEL RESIDENTIAL & COMMERCIAL, INC.**  
 1001 W. 10TH ST. SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1122  
 WWW.MADEL.COM  
 100 SANVALE ST.  
 DENVER, CO 80202

**MADEL**

**RONDILLI DASS, LLC**  
 ARCHITECT  
 1001 W. 10TH ST. SUITE 100  
 DENVER, CO 80202

PROJECT NAME	RONDILLI DASS HOTEL
PROJECT ADDRESS	1001 W. 10TH ST. SUITE 100 DENVER, CO 80202
DATE	1/30/21
SCALE	AS SHOWN
DESIGNED BY	RONDILLI DASS, LLC
DRAWN BY	MADEL RESIDENTIAL & COMMERCIAL, INC.
CHECKED BY	MADEL RESIDENTIAL & COMMERCIAL, INC.
APPROVED BY	MADEL RESIDENTIAL & COMMERCIAL, INC.

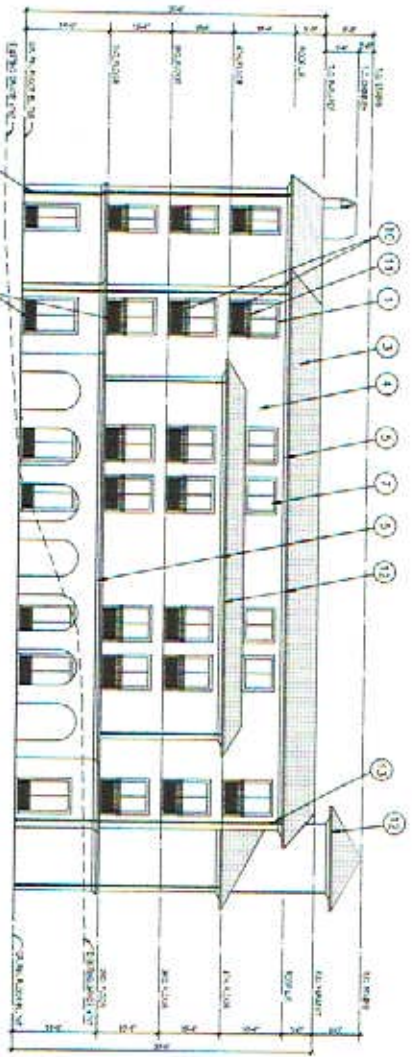
CONCEPTUAL SET

ELEVATIONS

A3.01

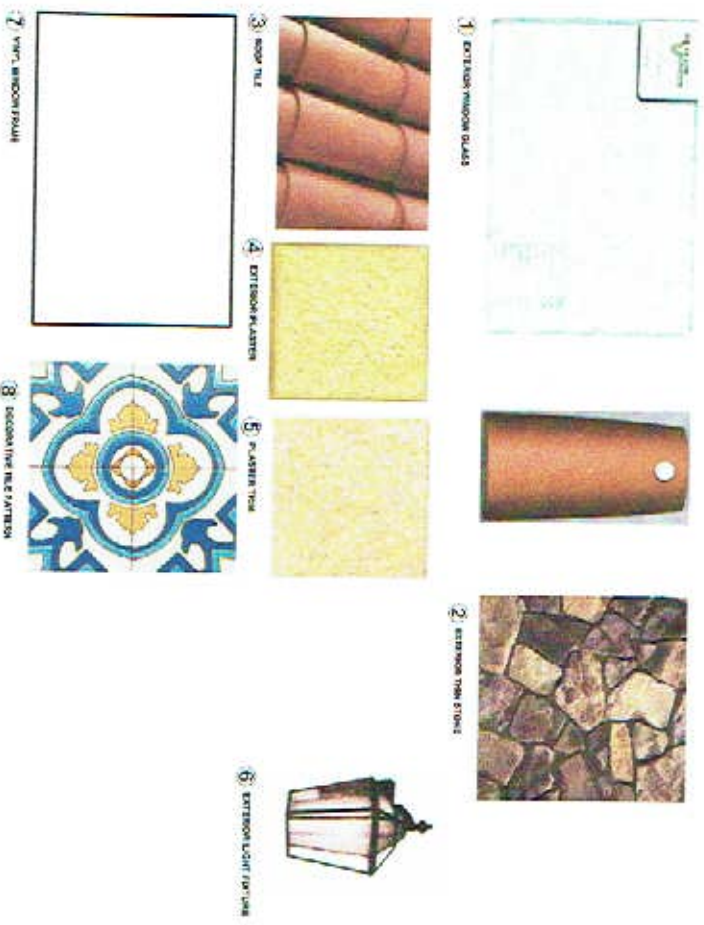
DATE: 1/30/21





NOTE: THE COLOR WILL REFLECT WHAT'S SHOWN ON THE RENDERING MATERIAL BOARD SHEETS

NOTE 1 FOR DETAIL REFERENCES SEE 1A3.01  
2 FOR MATERIAL LEGEND SEE 1A3.02



- MATERIAL LEGEND**
1. EXTERIOR WINDOW GLASS  
CLEAR GLASS
  2. EXTERIOR TRIM STONE  
STONE VENEER
  3. ROOF TILE  
BROWN TILES
  4. EXTERIOR CLADDING  
YELLOW TEXTURED PANELS
  5. PLASTER  
SMOOTH
  6. PLASTER  
TEXTURED
  7. VERTICAL WINDOW FRAME  
WHITE
  8. SECONDARY FLAT PLASTER  
BLUE AND GOLD PATTERNED
  9. EXTERIOR LIGHT FIXTURE  
LANTERN STYLE
  10. FLAT CONCRETE  
GREY
  11. CONCRETE  
GREY
  12. CONCRETE  
GREY
  13. CONCRETE  
GREY

**NRDEL**

NRDEL RESIDENTIAL & COMMERCIAL, INC.  
105 W. WASHINGTON ST.  
SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.224.1111  
WWW.NRDEL.COM

105 W. WASHINGTON ST.  
SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.224.1111  
WWW.NRDEL.COM

**CONCEPTUAL SET**

NO. 1

NO. 2

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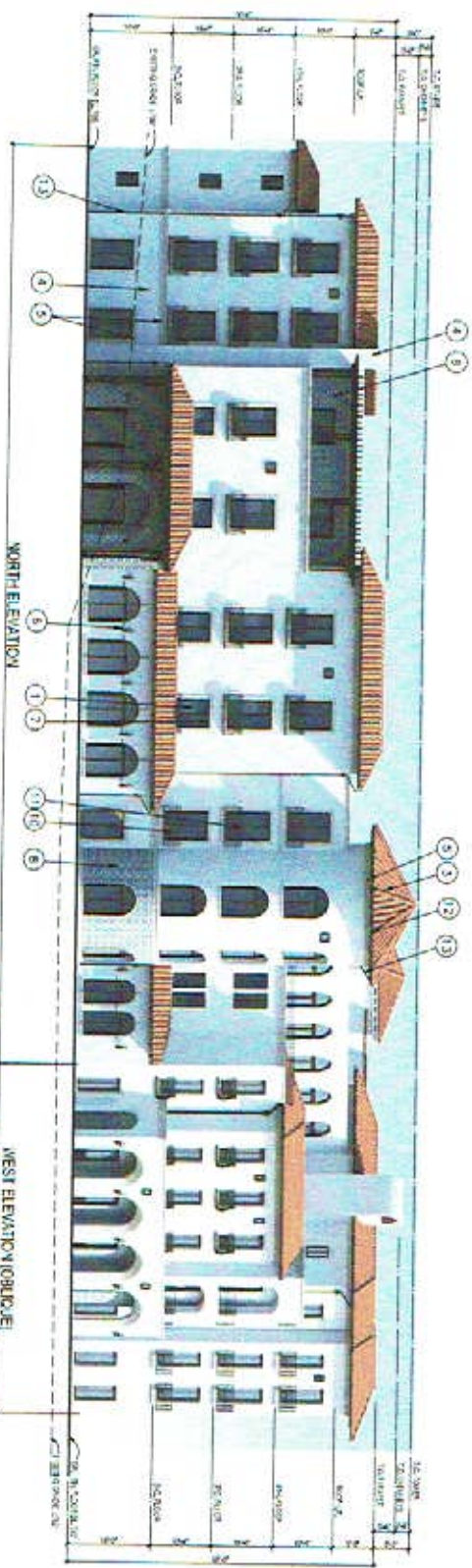
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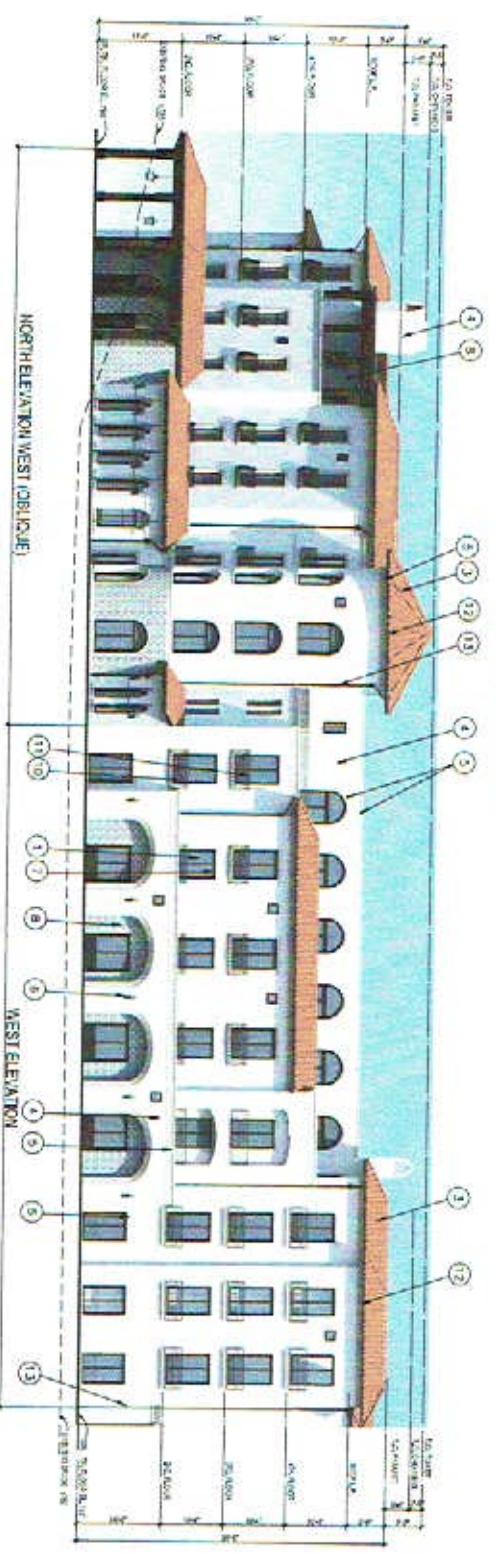
**NRDEL**  
 NRDEL RESIDENTIAL &  
 COMMERCIAL INC.  
 1000 W. WINDYBROOK  
 SUITE 100  
 TAMPA, FL 33607  
 TEL: 813.281.1111  
 WWW.NRDEL.COM  
 REG. ARCHT.  
 SCOTT W. WILSON  
 12/15/11



**1 NORTH ELEVATION**

NOTE: THE COLOR WILL REFLECT WHAT'S SHOWN ON THE RENDERING / MATERIAL BOARD SHEETS

NOTE: 1. FOR DETAIL REFERENCES SEE 1.A3.01  
2. FOR MATERIAL LEGEND SEE 1.A3.02



**2 WEST ELEVATION**

NOTE: THE COLOR WILL REFLECT WHAT'S SHOWN ON THE RENDERING / MATERIAL BOARD SHEETS

NOTE: 1. FOR DETAIL REFERENCES SEE 1.A3.01  
2. FOR MATERIAL LEGEND SEE 1.A3.02

NO.	DESCRIPTION	DATE	BY	CHKD.
1	CONCEPTUAL SET	11/15/11	SCOTT WILSON	SCOTT WILSON
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ELEVATIONS

A3.03

NO COPY AND THE ARCHT.











**MARDEL RESIDENTIAL & COMMERCIAL, INC.**  
 3705 WEST GOLF  
 LOS ANGELES, CALIFORNIA 90008  
 TEL: (310) 441-1111  
 FAX: (310) 441-1112  
 WWW.MARDEL.COM  
 11111 MARDEL  
 11111 MARDEL  
 11111 MARDEL



1 EXTERIOR WINDOW GLASS



2 EXTERIOR THIN STONE



3 ROOF TILE



4 EXTERIOR PLASTER



5 PLASTER TRIM



6 EXTERIOR LIGHT FIXTURE



7 VINYL WINDOW FRAME



8 DECORATIVE TILE PATTERN

**MATERIALS LISTING**

- 1 EXTERIOR WINDOW GLASS  
1" WINDOW LOW-E GLASS 41-46  
COLOR CLEAR
- 2 OUTSIDE OUTDOOR RABBIT STONE  
COLOR COLORED GRANITE RABBIT  
COMMENTS: 1/2" THICK STONE
- 3 ROOF TILE  
ROOF 2" SET WINDOW SID COLOR  
COMMENTS: 18" TILE IN 80%  
30%  
30%
- 4 EXTERIOR PLASTER  
EXTERIOR PLASTER  
COLOR: 1/2" SET WINDOW SID  
COMMENTS: PERFORMA  
COMMENTS: 1/2" SET WINDOW SID  
COMMENTS: 18" TILE IN 80%  
30%  
30%
- 5 PLASTER TRIM  
ROOF SIDE  
COMMENTS: 1/2" SET WINDOW SID  
COMMENTS: 18" TILE IN 80%  
30%  
30%
- 6 EXTERIOR LIGHT FIXTURE  
BLACKWOOD COLLECTION 11" W' BRONZE WINDOW 07/2008 JANUARY  
30%  
30%
- 7 EXTERIOR VINYL WINDOW FRAME  
COLOR: WHITE  
COMMENTS: 1/2" SET WINDOW SID  
COMMENTS: 18" TILE IN 80%  
30%  
30%
- 8 EXTERIOR DECORATIVE TILE PATTERNS  
COMMENTS: 1/2" SET WINDOW SID  
COMMENTS: 18" TILE IN 80%  
30%  
30%

**CONCEPTUAL SET**

MATERIAL BOARD

A10.01







# CITY of CALABASAS IMPROVEMENT PLANS 26300 RONDELL STREET

## STREET IMPROVEMENT PLANS GENERAL NOTES

1. ALL WORK SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY ENGINEERING DEPARTMENT'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR PUBLIC WORKS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY ENGINEERING DEPARTMENT AND THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.
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ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.

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### CAUTION: UNDERGROUND UTILITIES

ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND PUBLIC UTILITIES.

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### LEGEND

**GENERAL NOTES & TECHNICAL DATA**

BU NO. 11513 - LA CO. 817 740 N. N. (S. 141.33)  
 7/10 BPS @ NW COR. LA S. 141.33 (S. 141.33)  
 400.94' RD. ELEV. = 774.486' (2005 ADJ.)



SHEET INDEX	
SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	GRADING & DRAINAGE PLAN
3	DRAINAGE DETAILS

FOR CONCEPTUAL APPROVAL ONLY



**CITY of CALABASAS**  
 Public Works Department  
 26300 Ronnell Street  
 Calabasas, CA 91301  
 (818) 875-1000

**PROJECT #**  
 John Dolar Consulting  
 26300 Ronnell Street  
 Calabasas, CA 91301  
 (818) 875-1000

**OWNER**  
 RONDELL CASSIS LTD  
 26300 Ronnell Street  
 Calabasas, CA 91301

**SITE**  
 RONDELL CASSIS HOTEL  
 26300 RONDELL ST  
 CALABASAS, CA

**SHEET TITLE**  
 TITLE SHEET





DA, INC., THE  
 14824  
 11/20/13

FOR CONCEPTUAL APPROVAL ONLY

CITY OF CALIFORNIA  
 PUBLIC WORKS DEPARTMENT  
 1500 J STREET  
 SACRAMENTO, CA 95833

PROJECT BY:  
 JCM Consulting  
 1000 J STREET  
 SACRAMENTO, CA 95833

PROJECT TO:  
 RONDELL OASIS LLC  
 2000 RONDELL ST  
 SACRAMENTO, CA 95833

PROJECT BY:  
 RONDELL OASIS HOTEL  
 2000 RONDELL ST  
 SACRAMENTO, CA 95833

PROJECT TO:  
 GRADING & DRAINAGE PLAN

DATE: 11-19-13  
 SHEET: 3 OF 4

LOW IMPACT DESIGN VAULTS

VAULT #	DESCRIPTION	FEET	DIST	ELEV	DATE
1	12" DIA. RCP	10'	10'	10'	10'
2	18" DIA. RCP	10'	10'	10'	10'
3	24" DIA. RCP	10'	10'	10'	10'
4	30" DIA. RCP	10'	10'	10'	10'
5	36" DIA. RCP	10'	10'	10'	10'
6	42" DIA. RCP	10'	10'	10'	10'
7	48" DIA. RCP	10'	10'	10'	10'
8	54" DIA. RCP	10'	10'	10'	10'
9	60" DIA. RCP	10'	10'	10'	10'
10	66" DIA. RCP	10'	10'	10'	10'
11	72" DIA. RCP	10'	10'	10'	10'
12	78" DIA. RCP	10'	10'	10'	10'
13	84" DIA. RCP	10'	10'	10'	10'
14	90" DIA. RCP	10'	10'	10'	10'
15	96" DIA. RCP	10'	10'	10'	10'
16	102" DIA. RCP	10'	10'	10'	10'
17	108" DIA. RCP	10'	10'	10'	10'
18	114" DIA. RCP	10'	10'	10'	10'
19	120" DIA. RCP	10'	10'	10'	10'
20	126" DIA. RCP	10'	10'	10'	10'
21	132" DIA. RCP	10'	10'	10'	10'
22	138" DIA. RCP	10'	10'	10'	10'
23	144" DIA. RCP	10'	10'	10'	10'
24	150" DIA. RCP	10'	10'	10'	10'
25	156" DIA. RCP	10'	10'	10'	10'
26	162" DIA. RCP	10'	10'	10'	10'
27	168" DIA. RCP	10'	10'	10'	10'
28	174" DIA. RCP	10'	10'	10'	10'
29	180" DIA. RCP	10'	10'	10'	10'
30	186" DIA. RCP	10'	10'	10'	10'
31	192" DIA. RCP	10'	10'	10'	10'
32	198" DIA. RCP	10'	10'	10'	10'
33	204" DIA. RCP	10'	10'	10'	10'
34	210" DIA. RCP	10'	10'	10'	10'
35	216" DIA. RCP	10'	10'	10'	10'
36	222" DIA. RCP	10'	10'	10'	10'
37	228" DIA. RCP	10'	10'	10'	10'
38	234" DIA. RCP	10'	10'	10'	10'
39	240" DIA. RCP	10'	10'	10'	10'
40	246" DIA. RCP	10'	10'	10'	10'
41	252" DIA. RCP	10'	10'	10'	10'
42	258" DIA. RCP	10'	10'	10'	10'
43	264" DIA. RCP	10'	10'	10'	10'
44	270" DIA. RCP	10'	10'	10'	10'
45	276" DIA. RCP	10'	10'	10'	10'
46	282" DIA. RCP	10'	10'	10'	10'
47	288" DIA. RCP	10'	10'	10'	10'
48	294" DIA. RCP	10'	10'	10'	10'
49	300" DIA. RCP	10'	10'	10'	10'
50	306" DIA. RCP	10'	10'	10'	10'
51	312" DIA. RCP	10'	10'	10'	10'
52	318" DIA. RCP	10'	10'	10'	10'
53	324" DIA. RCP	10'	10'	10'	10'
54	330" DIA. RCP	10'	10'	10'	10'
55	336" DIA. RCP	10'	10'	10'	10'
56	342" DIA. RCP	10'	10'	10'	10'
57	348" DIA. RCP	10'	10'	10'	10'
58	354" DIA. RCP	10'	10'	10'	10'
59	360" DIA. RCP	10'	10'	10'	10'
60	366" DIA. RCP	10'	10'	10'	10'
61	372" DIA. RCP	10'	10'	10'	10'
62	378" DIA. RCP	10'	10'	10'	10'
63	384" DIA. RCP	10'	10'	10'	10'
64	390" DIA. RCP	10'	10'	10'	10'
65	396" DIA. RCP	10'	10'	10'	10'
66	402" DIA. RCP	10'	10'	10'	10'
67	408" DIA. RCP	10'	10'	10'	10'
68	414" DIA. RCP	10'	10'	10'	10'
69	420" DIA. RCP	10'	10'	10'	10'
70	426" DIA. RCP	10'	10'	10'	10'
71	432" DIA. RCP	10'	10'	10'	10'
72	438" DIA. RCP	10'	10'	10'	10'
73	444" DIA. RCP	10'	10'	10'	10'
74	450" DIA. RCP	10'	10'	10'	10'
75	456" DIA. RCP	10'	10'	10'	10'
76	462" DIA. RCP	10'	10'	10'	10'
77	468" DIA. RCP	10'	10'	10'	10'
78	474" DIA. RCP	10'	10'	10'	10'
79	480" DIA. RCP	10'	10'	10'	10'
80	486" DIA. RCP	10'	10'	10'	10'
81	492" DIA. RCP	10'	10'	10'	10'
82	498" DIA. RCP	10'	10'	10'	10'
83	504" DIA. RCP	10'	10'	10'	10'
84	510" DIA. RCP	10'	10'	10'	10'
85	516" DIA. RCP	10'	10'	10'	10'
86	522" DIA. RCP	10'	10'	10'	10'
87	528" DIA. RCP	10'	10'	10'	10'
88	534" DIA. RCP	10'	10'	10'	10'
89	540" DIA. RCP	10'	10'	10'	10'
90	546" DIA. RCP	10'	10'	10'	10'
91	552" DIA. RCP	10'	10'	10'	10'
92	558" DIA. RCP	10'	10'	10'	10'
93	564" DIA. RCP	10'	10'	10'	10'
94	570" DIA. RCP	10'	10'	10'	10'
95	576" DIA. RCP	10'	10'	10'	10'
96	582" DIA. RCP	10'	10'	10'	10'
97	588" DIA. RCP	10'	10'	10'	10'
98	594" DIA. RCP	10'	10'	10'	10'
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101	612" DIA. RCP	10'	10'	10'	10'
102	618" DIA. RCP	10'	10'	10'	10'
103	624" DIA. RCP	10'	10'	10'	10'
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106	642" DIA. RCP	10'	10'	10'	10'
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108	654" DIA. RCP	10'	10'	10'	10'
109	660" DIA. RCP	10'	10'	10'	10'
110	666" DIA. RCP	10'	10'	10'	10'
111	672" DIA. RCP	10'	10'	10'	10'
112	678" DIA. RCP	10'	10'	10'	10'
113	684" DIA. RCP	10'	10'	10'	10'
114	690" DIA. RCP	10'	10'	10'	10'
115	696" DIA. RCP	10'	10'	10'	10'
116	702" DIA. RCP	10'	10'	10'	10'
117	708" DIA. RCP	10'	10'	10'	10'
118	714" DIA. RCP	10'	10'	10'	10'
119	720" DIA. RCP	10'	10'	10'	10'
120	726" DIA. RCP	10'	10'	10'	10'
121	732" DIA. RCP	10'	10'	10'	10'
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123	744" DIA. RCP	10'	10'	10'	10'
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125	756" DIA. RCP	10'	10'	10'	10'
126	762" DIA. RCP	10'	10'	10'	10'
127	768" DIA. RCP	10'	10'	10'	10'
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129	780" DIA. RCP	10'	10'	10'	10'
130	786" DIA. RCP	10'	10'	10'	10'
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132	798" DIA. RCP	10'	10'	10'	10'
133	804" DIA. RCP	10'	10'	10'	10'
134	810" DIA. RCP	10'	10'	10'	10'
135	816" DIA. RCP	10'	10'	10'	10'
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147	888" DIA. RCP	10'	10'	10'	10'
148	894" DIA. RCP	10'	10'	10'	10'
149	900" DIA. RCP	10'	10'	10'	10'
150	906" DIA. RCP	10'	10'	10'	10'
151	912" DIA. RCP	10'	10'	10'	10'
152	918" DIA. RCP	10'	10'	10'	10'
153	924" DIA. RCP	10'	10'	10'	10'
154	930" DIA. RCP	10'	10'	10'	10'
155	936" DIA. RCP	10'	10'	10'	10'
156	942" DIA. RCP	10'	10'	10'	10'
157	948" DIA. RCP	10'	10'	10'	10'
158	954" DIA. RCP	10'	10'	10'	10'
159	960" DIA. RCP	10'	10'	10'	10'
160	966" DIA. RCP	10'	10'	10'	10'
161	972" DIA. RCP	10'	10'	10'	10'
162	978" DIA. RCP	10'	10'	10'	10'
163	984" DIA. RCP	10'	10'	10'	10'
164	990" DIA. RCP	10'	10'	10'	10'
165	996" DIA. RCP	10'	10'	10'	10'
166	1002" DIA. RCP	10'	10'	10'	10'
167	1008" DIA. RCP	10'	10'	10'	10'
168	1014" DIA. RCP	10'	10'	10'	10'
169	1020" DIA. RCP	10'	10'	10'	10'
170	1026" DIA. RCP	10'	10'	10'	10'
171	1032" DIA. RCP	10'	10'	10'	10'
172	1038" DIA. RCP	10'	10'	10'	10'
173	1044" DIA. RCP	10'	10'	10'	10'
174	1050" DIA. RCP	10'	10'	10'	10'
175	1056" DIA. RCP	10'	10'	10'	10'
176	1062" DIA. RCP	10'	10'	10'	10'
177	1068" DIA. RCP	10'	10'	10'	10'
178	1074" DIA. RCP	10'	10'	10'	10'
179	1080" DIA. RCP	10'	10'	10'	10'
180	1086" DIA. RCP	10'	10'	10'	10'
181	1092" DIA. RCP	10'	10'	10'	10'
182	1098" DIA. RCP	10'	10'	10'	10'
183	1104" DIA. RCP	10'	10'	10'	10'
184	1110" DIA. RCP	10'	10'	10'	10'
185	1116" DIA. RCP	10'	10'	10'	10'
186	1122" DIA. RCP	10'	10'	10'	10'
187	1128" DIA. RCP	10'	10'	10'	10'
188	1134" DIA. RCP	10'	10'	10'	10'
189	1140" DIA. RCP	10'	10'	10'	10'
190	1146" DIA. RCP	10'	10'	10'	10'



Professional Engineer Seal for the State of California, No. 111, dated 08/20/11.

**CITY OF CALIFORNIA**  
 Public Works Department  
 400 N. G Street  
 San Jose, CA 95131  
 (408) 287-3000  
 www.ci.sanjose.ca.us

**PROJECT BY:**  
 Ronnell Oasis Consulting  
 2000 Randall St  
 Oakland, CA 94612  
 (415) 764-1100  
 www.ronnell.com

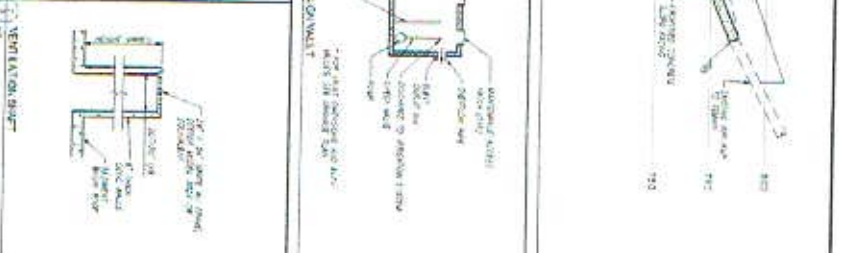
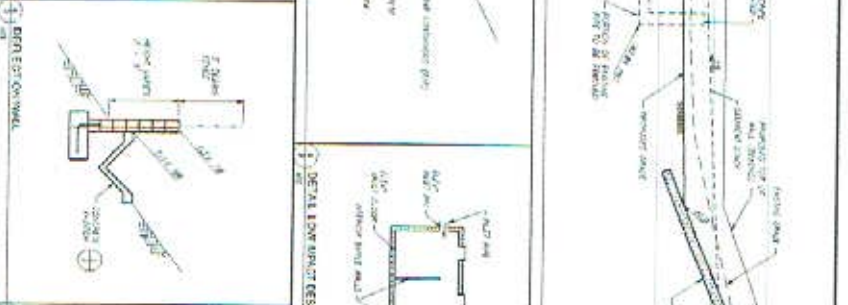
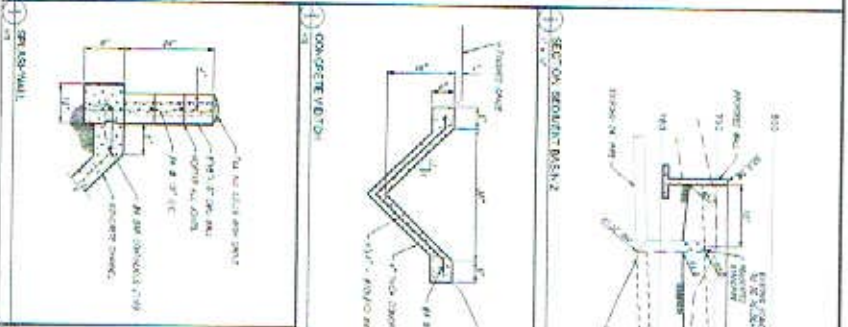
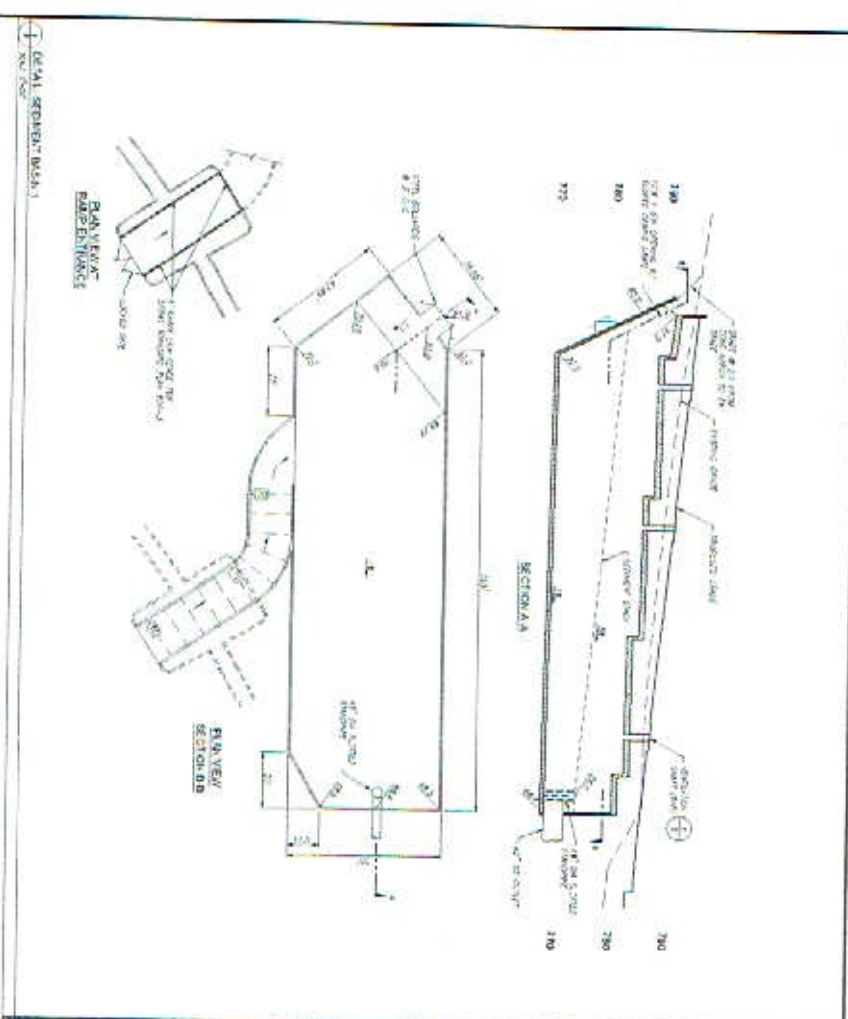
**PROJECT NO.:**  
 RONNELL OASIS, LLC  
 2000 RANDALL ST  
 OAKLAND, CA 94612

**PROJECT NAME:**  
 RONNELL OASIS HOTEL  
 2000 RANDALL ST  
 OAKLAND, CA

**DATE:**  
 08/20/11

**WASER**  
 SHEET 3 OF 3

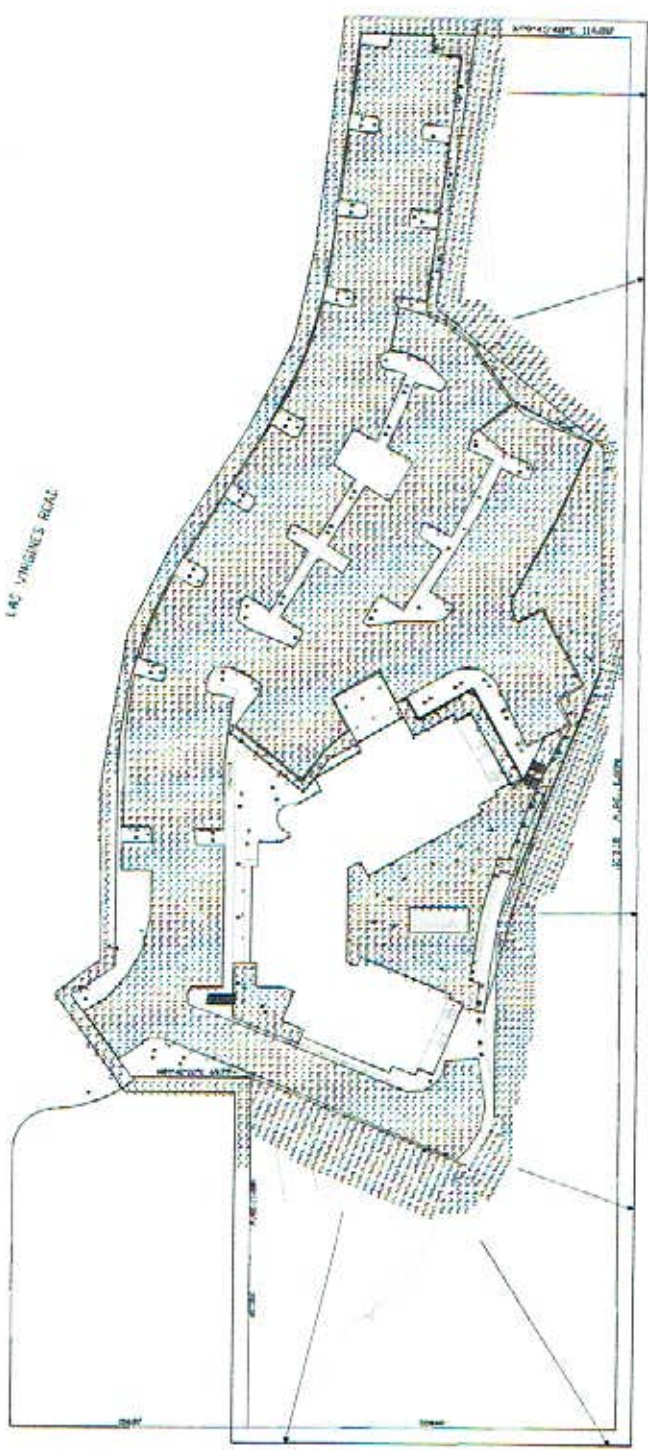
**FOR CONCEPTUAL APPROVAL ONLY**  
**DRAINAGE DETAILS**





LAS VIRGINES ROAD

LAS VIRGINES ROAD



Item	Description	Quantity	Unit	Notes
1	Site Preparation	1	Lot	
2	Site Grading	1	Lot	
3	Site Erosion Control	1	Lot	
4	Site Planting	1	Lot	
5	Site Fencing	1	Lot	
6	Site Lighting	1	Lot	
7	Site Security	1	Lot	
8	Site Maintenance	1	Lot	
9	Site Restoration	1	Lot	
10	Site Decommissioning	1	Lot	

Item	Description	Quantity	Unit	Notes
1	Site Preparation	1	Lot	
2	Site Grading	1	Lot	
3	Site Erosion Control	1	Lot	
4	Site Planting	1	Lot	
5	Site Fencing	1	Lot	
6	Site Lighting	1	Lot	
7	Site Security	1	Lot	
8	Site Maintenance	1	Lot	
9	Site Restoration	1	Lot	
10	Site Decommissioning	1	Lot	

SITE PHOTOMETRICS

Item	Description	Quantity	Unit	Notes
1	Site Preparation	1	Lot	
2	Site Grading	1	Lot	
3	Site Erosion Control	1	Lot	
4	Site Planting	1	Lot	
5	Site Fencing	1	Lot	
6	Site Lighting	1	Lot	
7	Site Security	1	Lot	
8	Site Maintenance	1	Lot	
9	Site Restoration	1	Lot	
10	Site Decommissioning	1	Lot	

**RONDELL OASIS HOTEL**  
 26300 RONDELL STREET  
 CALABASA, CA

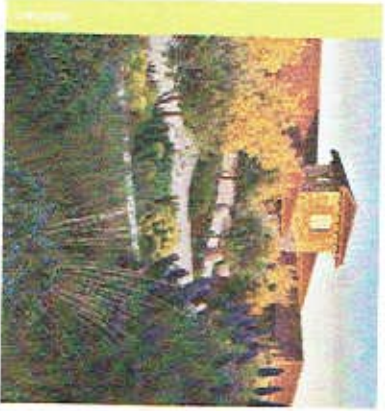


**A. J. KIRKWOOD & ASSOCIATES, INC.**  
 2700 WALNUT AVE. SUITE 200  
 CALABASA, CA 94015  
 TEL: 415.452.1200 FAX: 415.452.1201

E1.0







Concept - natural landscape integration with existing building - Figure 2 - site context

Figure 3 - site context

**STREET FRONTAGE AND PAIRING LOT PLANNING LEGEND**

SYMBOL	DESCRIPTION	PLANNING CODE	PLANNING CODE	PLANNING CODE	PLANNING CODE	PLANNING CODE
	Street Frontage	S	S	S	S	S
	Pairing Lot	P	P	P	P	P
	Corner Lot	C	C	C	C	C
	End Lot	E	E	E	E	E
	Mid Block	M	M	M	M	M
	Block	B	B	B	B	B
	Disturbance	D	D	D	D	D
	Residential	R	R	R	R	R
	Office	O	O	O	O	O
	Industrial	I	I	I	I	I
	Arts and Entertainment	A	A	A	A	A
	Government	G	G	G	G	G
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W
	Transportation	T	T	T	T	T
	Landmark	L	L	L	L	L
	Flood Hazard	F	F	F	F	F
	Seismic Hazard	S	S	S	S	S
	Environmental	E	E	E	E	E
	Cultural	C	C	C	C	C
	Historic	H	H	H	H	H
	Park	P	P	P	P	P
	Recreation	R	R	R	R	R
	School	S	S	S	S	S
	University	U	U	U	U	U
	Healthcare	H	H	H	H	H
	Natural	N	N	N	N	N
	Water	W	W	W	W	W



[place]

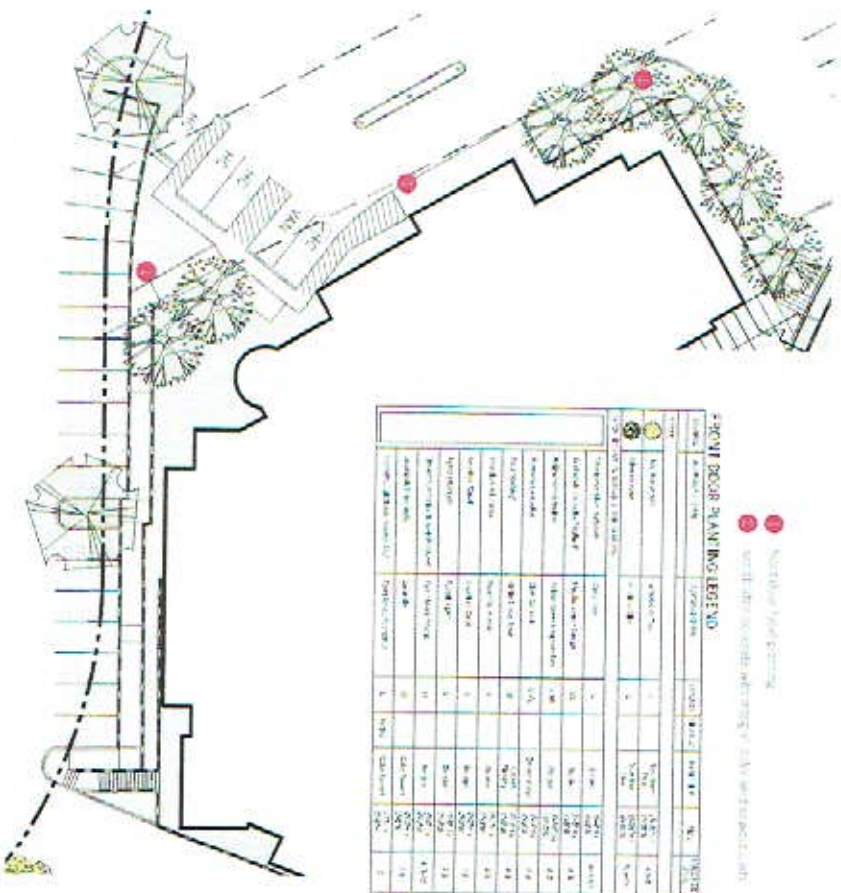


- 1. *Acacia saligna*
- 2. *Acacia saligna*
- 3. *Acacia saligna*
- 4. *Acacia saligna*
- 5. *Acacia saligna*
- 6. *Acacia saligna*
- 7. *Acacia saligna*
- 8. *Acacia saligna*
- 9. *Acacia saligna*
- 10. *Acacia saligna*
- 11. *Acacia saligna*
- 12. *Acacia saligna*



**FIGURE 10-1 PLANTING LEGEND**

NO.	SYMBOL	PLANTING	PLANT	PLANT	PLANT	PLANT
1	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
2	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
3	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
4	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
5	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
6	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
7	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
8	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
9	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
10	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
11	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna
12	(Symbol)	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna	Acacia saligna



ENLARGED PLANTING PLAN AT ENTRY

0 5 10 15 20

**CONSULTANTS**

**CONTRACTOR USE PREPARE RESUME**

**REV PLAN**

**Randell Oasis Hotel**

12.02

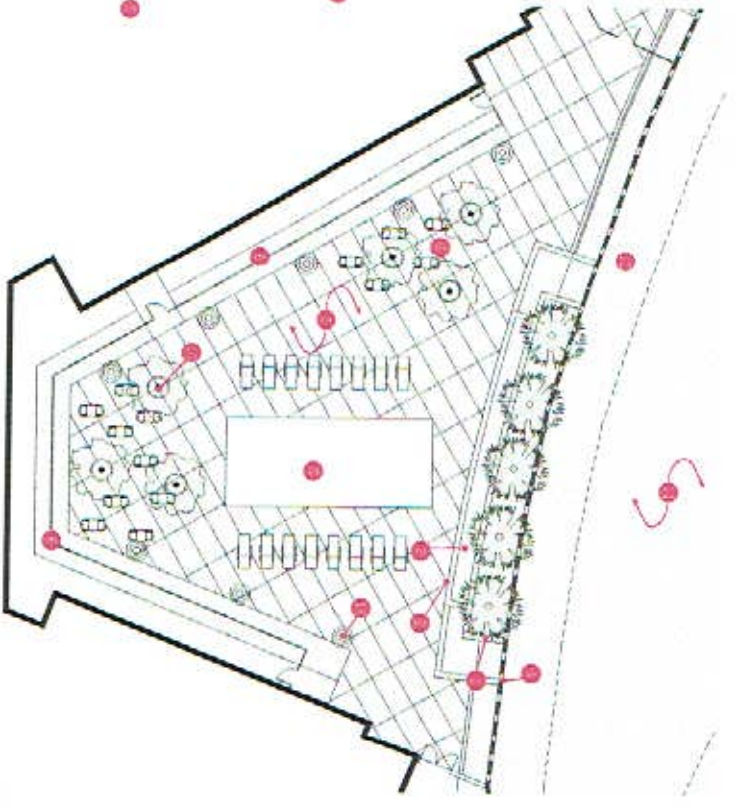


[place]

NO. 12.03  
 12.03  
 12.03

CONDONIAL USE PERMIT  
 RESUBMIT

- 1. Provide and maintain 100% cover of the landscape
- 2. Water quality
- 3. Provide and maintain 100% cover of the landscape
- 4. Provide and maintain 100% cover of the landscape
- 5. Provide and maintain 100% cover of the landscape
- 6. Provide and maintain 100% cover of the landscape
- 7. Provide and maintain 100% cover of the landscape
- 8. Provide and maintain 100% cover of the landscape
- 9. Provide and maintain 100% cover of the landscape
- 10. Provide and maintain 100% cover of the landscape



EMERALD PLANTING PLAN AT POOL COURTYARD  
 12.03

NO.	PLANT SPECIES	QUANTITY	REMARKS
1	COCONUT PALM	10	PLANTING AT POOL COURTYARD
2	...	...	...
3	...	...	...
4	...	...	...
5	...	...	...
6	...	...	...
7	...	...	...
8	...	...	...
9	...	...	...
10	...	...	...

Randall Oasis Hotel

REV PLAN

[place]

NOT TO SCALE  
 1/8" = 1'-0"  
 1/4" = 1'-0"  
 1/2" = 1'-0"  
 3/4" = 1'-0"  
 1" = 1'-0"

CONTRACT NO.

CONDITIONAL USE PERMIT  
 RESUBMIT

KEY PLAN

Ronald Oasis Hotel

Site Plan

NO.	DATE	BY	REVISION
1	12.04	AS	ISSUE FOR PERMIT

RJC DRAWING  
 CONCEPT PLAN  
 12.04

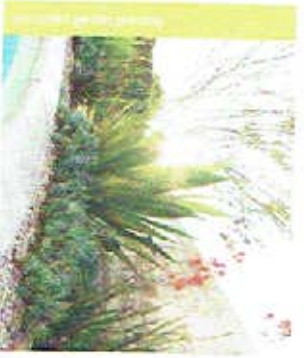
**POOL COURT PLANTING SCHEDULE**

NO.	PLANT SPECIES	QUANTITY	PLANT SIZE	PLANT TYPE	PLANT CODE	PLANT HEIGHT	PLANT WIDTH	PLANT SPACING
1	AGAVE	1	12" x 12"	PERENNIAL	AG-1	12"	12"	12" x 12"
2	AGAVE	1	12" x 12"	PERENNIAL	AG-2	12"	12"	12" x 12"
3	AGAVE	1	12" x 12"	PERENNIAL	AG-3	12"	12"	12" x 12"
4	AGAVE	1	12" x 12"	PERENNIAL	AG-4	12"	12"	12" x 12"
5	AGAVE	1	12" x 12"	PERENNIAL	AG-5	12"	12"	12" x 12"
6	AGAVE	1	12" x 12"	PERENNIAL	AG-6	12"	12"	12" x 12"
7	AGAVE	1	12" x 12"	PERENNIAL	AG-7	12"	12"	12" x 12"
8	AGAVE	1	12" x 12"	PERENNIAL	AG-8	12"	12"	12" x 12"
9	AGAVE	1	12" x 12"	PERENNIAL	AG-9	12"	12"	12" x 12"
10	AGAVE	1	12" x 12"	PERENNIAL	AG-10	12"	12"	12" x 12"
11	AGAVE	1	12" x 12"	PERENNIAL	AG-11	12"	12"	12" x 12"
12	AGAVE	1	12" x 12"	PERENNIAL	AG-12	12"	12"	12" x 12"
13	AGAVE	1	12" x 12"	PERENNIAL	AG-13	12"	12"	12" x 12"
14	AGAVE	1	12" x 12"	PERENNIAL	AG-14	12"	12"	12" x 12"
15	AGAVE	1	12" x 12"	PERENNIAL	AG-15	12"	12"	12" x 12"
16	AGAVE	1	12" x 12"	PERENNIAL	AG-16	12"	12"	12" x 12"
17	AGAVE	1	12" x 12"	PERENNIAL	AG-17	12"	12"	12" x 12"
18	AGAVE	1	12" x 12"	PERENNIAL	AG-18	12"	12"	12" x 12"
19	AGAVE	1	12" x 12"	PERENNIAL	AG-19	12"	12"	12" x 12"
20	AGAVE	1	12" x 12"	PERENNIAL	AG-20	12"	12"	12" x 12"
21	AGAVE	1	12" x 12"	PERENNIAL	AG-21	12"	12"	12" x 12"
22	AGAVE	1	12" x 12"	PERENNIAL	AG-22	12"	12"	12" x 12"
23	AGAVE	1	12" x 12"	PERENNIAL	AG-23	12"	12"	12" x 12"
24	AGAVE	1	12" x 12"	PERENNIAL	AG-24	12"	12"	12" x 12"
25	AGAVE	1	12" x 12"	PERENNIAL	AG-25	12"	12"	12" x 12"
26	AGAVE	1	12" x 12"	PERENNIAL	AG-26	12"	12"	12" x 12"
27	AGAVE	1	12" x 12"	PERENNIAL	AG-27	12"	12"	12" x 12"
28	AGAVE	1	12" x 12"	PERENNIAL	AG-28	12"	12"	12" x 12"
29	AGAVE	1	12" x 12"	PERENNIAL	AG-29	12"	12"	12" x 12"
30	AGAVE	1	12" x 12"	PERENNIAL	AG-30	12"	12"	12" x 12"
31	AGAVE	1	12" x 12"	PERENNIAL	AG-31	12"	12"	12" x 12"
32	AGAVE	1	12" x 12"	PERENNIAL	AG-32	12"	12"	12" x 12"
33	AGAVE	1	12" x 12"	PERENNIAL	AG-33	12"	12"	12" x 12"
34	AGAVE	1	12" x 12"	PERENNIAL	AG-34	12"	12"	12" x 12"
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36	AGAVE	1	12" x 12"	PERENNIAL	AG-36	12"	12"	12" x 12"
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38	AGAVE	1	12" x 12"	PERENNIAL	AG-38	12"	12"	12" x 12"
39	AGAVE	1	12" x 12"	PERENNIAL	AG-39	12"	12"	12" x 12"
40	AGAVE	1	12" x 12"	PERENNIAL	AG-40	12"	12"	12" x 12"
41	AGAVE	1	12" x 12"	PERENNIAL	AG-41	12"	12"	12" x 12"
42	AGAVE	1	12" x 12"	PERENNIAL	AG-42	12"	12"	12" x 12"
43	AGAVE	1	12" x 12"	PERENNIAL	AG-43	12"	12"	12" x 12"
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46	AGAVE	1	12" x 12"	PERENNIAL	AG-46	12"	12"	12" x 12"
47	AGAVE	1	12" x 12"	PERENNIAL	AG-47	12"	12"	12" x 12"
48	AGAVE	1	12" x 12"	PERENNIAL	AG-48	12"	12"	12" x 12"
49	AGAVE	1	12" x 12"	PERENNIAL	AG-49	12"	12"	12" x 12"
50	AGAVE	1	12" x 12"	PERENNIAL	AG-50	12"	12"	12" x 12"



Pool Court Planting

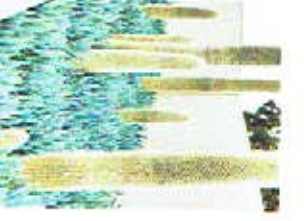
Pool Court Planting



Pool Court Planting



Pool Court Planting



Pool Court Planting



Pool Court Planting



Pool Court Planting



Pool Court Planting

CONCEPT PLAN 1

PROJECT NO: 24-002 TRULSCENTRO



Project: [Project Name]  
 Date: [Date]  
 Scale: [Scale]

CONSULTANTS

CONDITIONAL USE PERMIT  
 RESULT

KEEP PLANK

Roncen Oasis Hotel

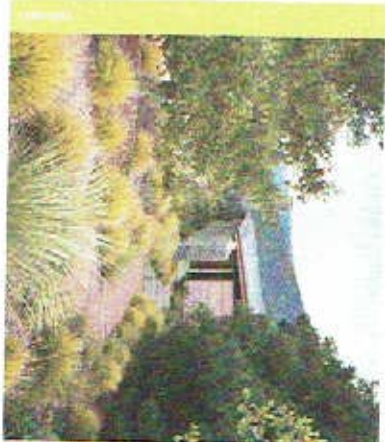
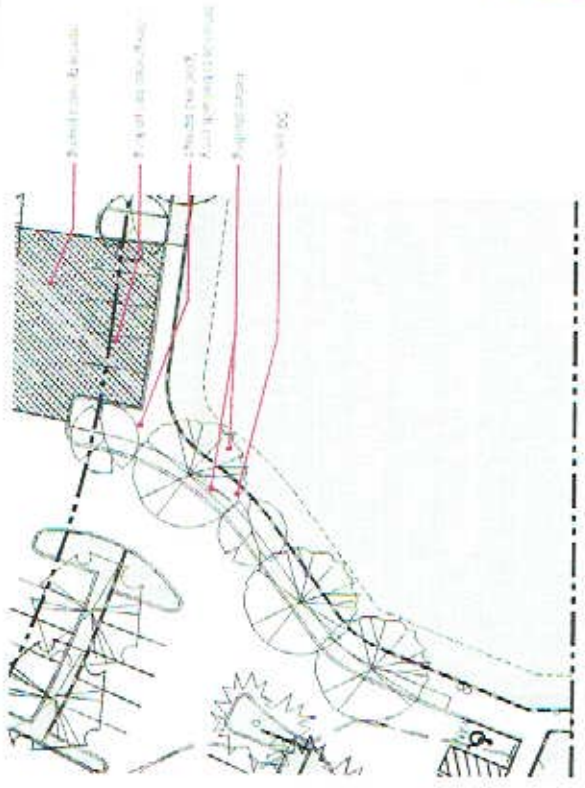
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6	12.05	CONCEPT DESIGN
7	12.05	CONCEPT DESIGN
8	12.05	CONCEPT DESIGN
9	12.05	CONCEPT DESIGN
10	12.05	CONCEPT DESIGN

PLAN SET FOR QUADRANTAL  
 AND-HING TRAIL

12.05

**TRANSITION TO QUADRANTAL AND-HING TRAIL PLANTING LEGEND**

NO.	PLANT NAME	UNIT	QTY	NO.	PLANT NAME	UNIT	QTY
1	Acacia	Tree	10	11	Acacia	Tree	10
2	Acacia	Tree	10	12	Acacia	Tree	10
3	Acacia	Tree	10	13	Acacia	Tree	10
4	Acacia	Tree	10	14	Acacia	Tree	10
5	Acacia	Tree	10	15	Acacia	Tree	10
6	Acacia	Tree	10	16	Acacia	Tree	10
7	Acacia	Tree	10	17	Acacia	Tree	10
8	Acacia	Tree	10	18	Acacia	Tree	10
9	Acacia	Tree	10	19	Acacia	Tree	10
10	Acacia	Tree	10	20	Acacia	Tree	10



- Planting Area 1: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 2: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 3: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 4: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 5: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 6: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 7: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 8: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 9: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus
- Planting Area 10: Acacia, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus, Eucalyptus





Rondell Hotel



26300 Rondell St., Calabasas, CA





ARCHITECTURE  
CONSULTING  
CORPORATION  
**MADEL**

26300 Rondell St., Calabasas, CA

12/11/2017





ARCHITECTURAL RENDERING  
BY  
**NADEL**

26300 Rondell St., Calabasas, CA

12th 1/2017





Architectural Firm  
1234 Main St.  
City, State, Zip  
Phone: (555) 123-4567  
www.firm.com

**MRDEL**

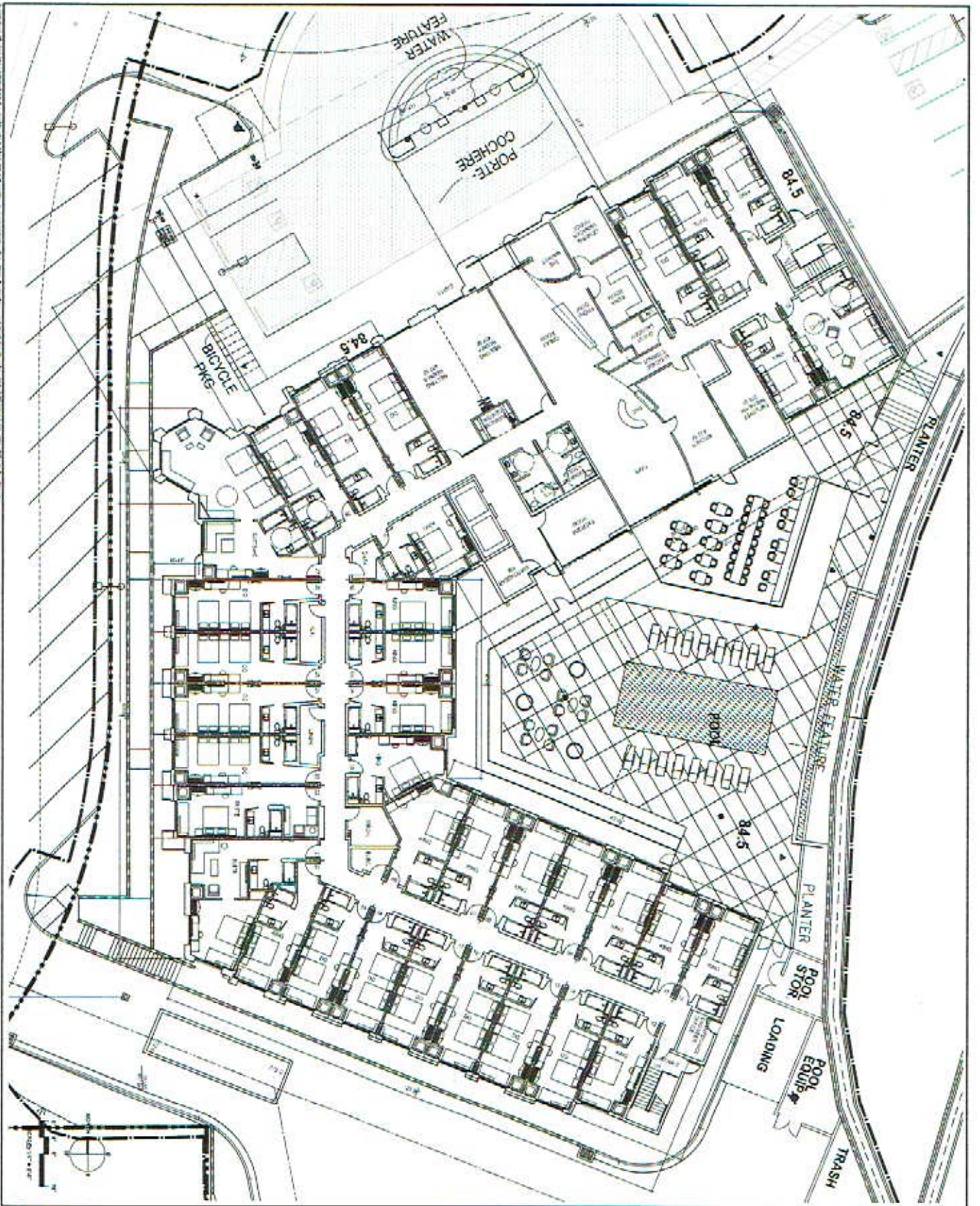
26300 Rondell St., Calabasas, CA

12/11/2017









**NPDEL**

NPDEL COMMERCIAL & RESIDENTIAL  
 1001 N. 10TH ST., SUITE 100  
 DENVER, CO 80202  
 TEL: 303.733.1111  
 WWW.NPDEL.COM  
 DATE: 11/11/2011  
 DRAWN BY: J. H. [unreadable]  
 CHECKED BY: [unreadable]



RONCELL GABIS, LLC  
 1130 W. 17TH  
 DENVER, CO 80202

807 N. GABIS  
 HOTEL

200 N. GABIS  
 HOTEL

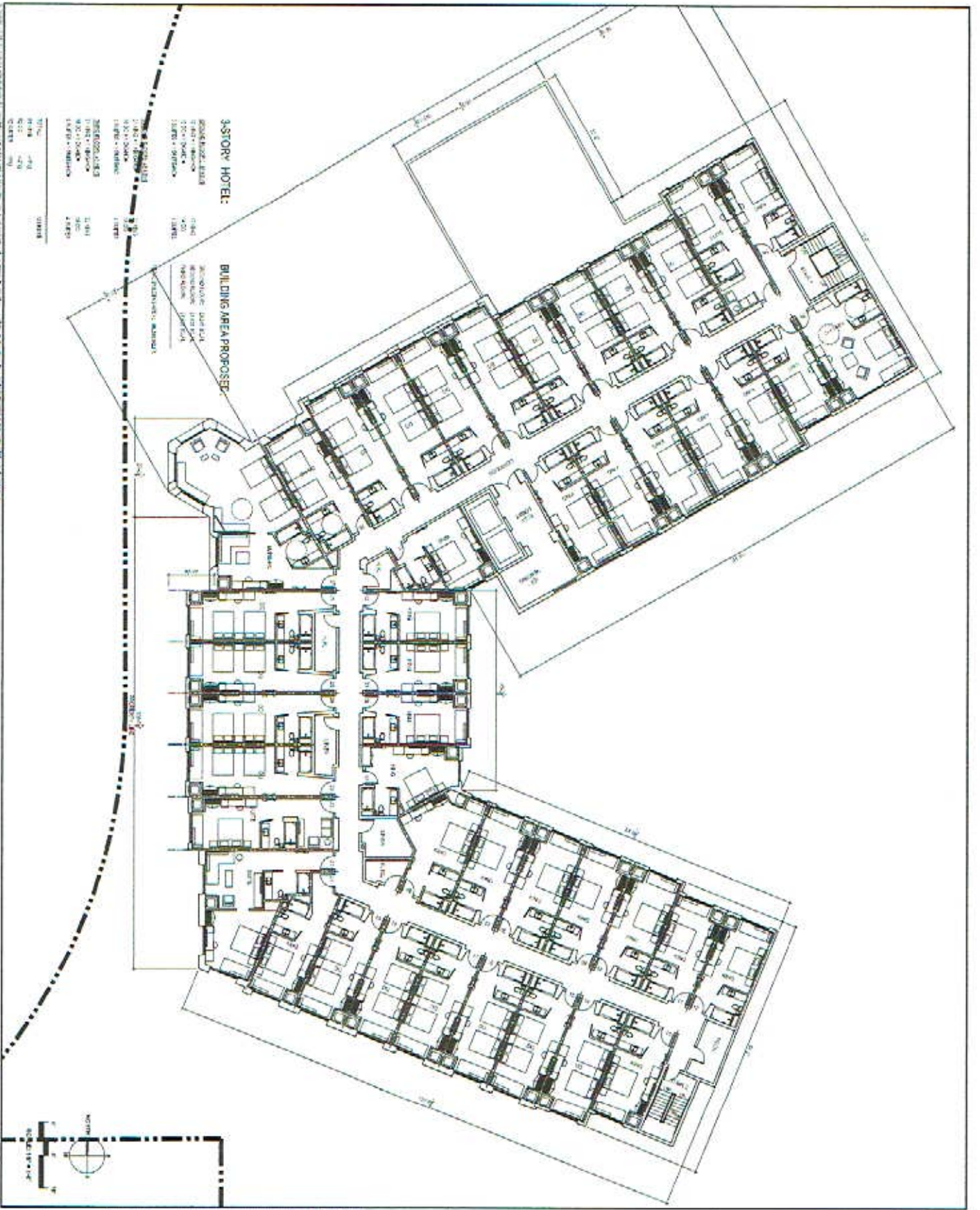
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7				
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9				
10				

FIRST FLOOR PLAN

A2.01

11/11/2011 11:21:21 AM





**3-STORY HOTEL:**

- RECEPTION - 1000
- STAIR - 1001
- STAIR - 1002
- STAIR - 1003
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- STAIR - 1100

**BUILDING AREA PROPOSER:**

- RECEPTION - 1000
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- STAIR - 1100

NO.	DESCRIPTION	DATE	BY
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2	ISSUED FOR PERMITTING	10/1/2010	J. OAKER
3	ISSUED FOR PERMITTING	10/1/2010	J. OAKER
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9	ISSUED FOR PERMITTING	10/1/2010	J. OAKER
10	ISSUED FOR PERMITTING	10/1/2010	J. OAKER



**CONCEPTUAL SET**

NO. 1000

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NO. 1002

NO. 1003

NO. 1004

NO. 1005

NO. 1006

NO. 1007

NO. 1008

NO. 1009

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NO. 1098

NO. 1099

NO. 1100

**ROUBELL OAKER, LLC**

4000 10th Street, NW

Atlanta, GA 30309

404.525.1000

**ROUBELL OAKER HOTEL**

4000 10th Street, NW

Atlanta, GA 30309

404.525.1000

**ARCHITECT**

1000 Peachtree Street, NE

Atlanta, GA 30309

404.525.1000

**DATE**

10/1/2010

**SCALE**

AS SHOWN

**PROJECT NO.**

1000

**NO. OF SHEETS**

10

**SHEET NO.**

1000

**DATE**

10/1/2010

**BY**

J. OAKER

**CHECKED**

J. OAKER

**DATE**

10/1/2010

**APPROVED**

J. OAKER

**DATE**

10/1/2010

**MRDEL**

MRDEL ARCHITECTURAL & COMMERCIAL INC.

1000 Peachtree Street, NE

Atlanta, GA 30309

404.525.1000

www.mrdel.com

1000 Peachtree Street, NE

Atlanta, GA 30309

404.525.1000

A2.02





**MPDEL RESIDENTIAL  
COMMERCIAL INC.**  
1250 WILSON AVENUE  
SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.8800  
WWW.MPDEL.COM

**RACHEL OASIS LLC**  
1250 WILSON AVENUE  
SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.8800  
WWW.MPDEL.COM

**RIDDELL OASIS  
HOTEL**  
1250 WILSON AVENUE  
SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.8800  
WWW.MPDEL.COM

**CONCEPTUAL SET**  
1250 WILSON AVENUE  
SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.769.8800  
WWW.MPDEL.COM



- 1. Existing building
- 2. Existing building
- 3. Existing building
- 4. Existing building
- 5. Existing building
- 6. Existing building

**PROPOSED PLANTING LISTING**

Planting schedule and list of plants to be installed on the site. Includes details on quantities, sizes, and planting locations.

NO.	PLANT	QTY	SIZE	PLANTING DATE	PLANTING LOCATION
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...

NO.	PLANT	QTY	SIZE	PLANTING DATE	PLANTING LOCATION
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
10	...	...	...	...	...







NADEL RESIDENTIAL & COMMERCIAL INC.  
 1811 E. BROADWAY  
 LOS ANGELES, CALIFORNIA 90015  
 TEL: (213) 475-1111  
 WWW.NADEL.COM  
 LOS ANGELES  
 2014-2015

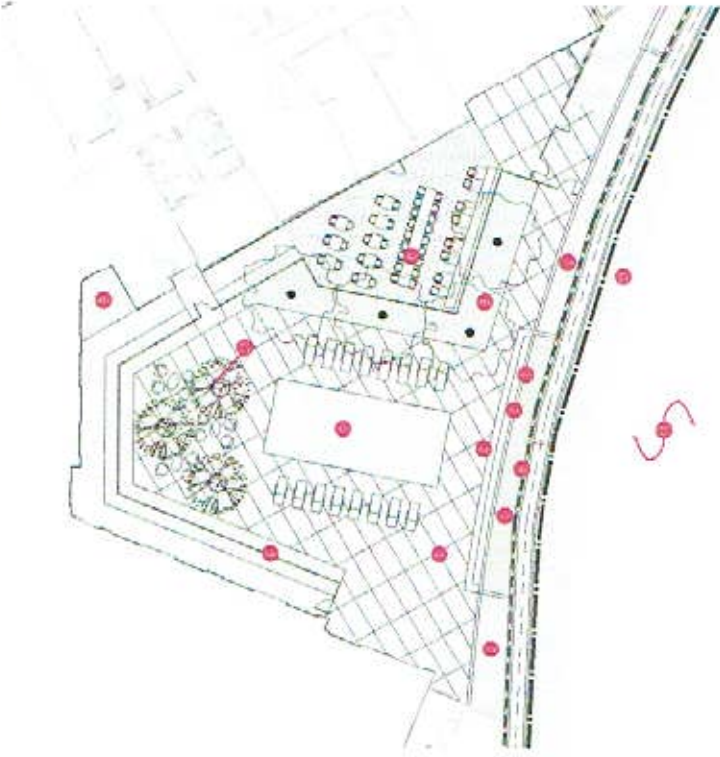
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- 2. 10' x 10' x 10' x 10' x 10'
- 3. 10' x 10' x 10' x 10' x 10'
- 4. 10' x 10' x 10' x 10' x 10'
- 5. 10' x 10' x 10' x 10' x 10'
- 6. 10' x 10' x 10' x 10' x 10'
- 7. 10' x 10' x 10' x 10' x 10'
- 8. 10' x 10' x 10' x 10' x 10'
- 9. 10' x 10' x 10' x 10' x 10'
- 10. 10' x 10' x 10' x 10' x 10'

**PLANTING LEGEND**

NO.	PLANT NAME	PLANT CODE	PLANT SIZE	PLANT QUANTITY	PLANT TYPE
1	10' x 10' x 10' x 10' x 10'	1010	10' x 10' x 10'	10	Tree
2	10' x 10' x 10' x 10' x 10'	1020	10' x 10' x 10'	10	Tree
3	10' x 10' x 10' x 10' x 10'	1030	10' x 10' x 10'	10	Tree
4	10' x 10' x 10' x 10' x 10'	1040	10' x 10' x 10'	10	Tree
5	10' x 10' x 10' x 10' x 10'	1050	10' x 10' x 10'	10	Tree
6	10' x 10' x 10' x 10' x 10'	1060	10' x 10' x 10'	10	Tree
7	10' x 10' x 10' x 10' x 10'	1070	10' x 10' x 10'	10	Tree
8	10' x 10' x 10' x 10' x 10'	1080	10' x 10' x 10'	10	Tree
9	10' x 10' x 10' x 10' x 10'	1090	10' x 10' x 10'	10	Tree
10	10' x 10' x 10' x 10' x 10'	1100	10' x 10' x 10'	10	Tree



CONCEPT SET  
 2014-2015



**CONCEPT SET**

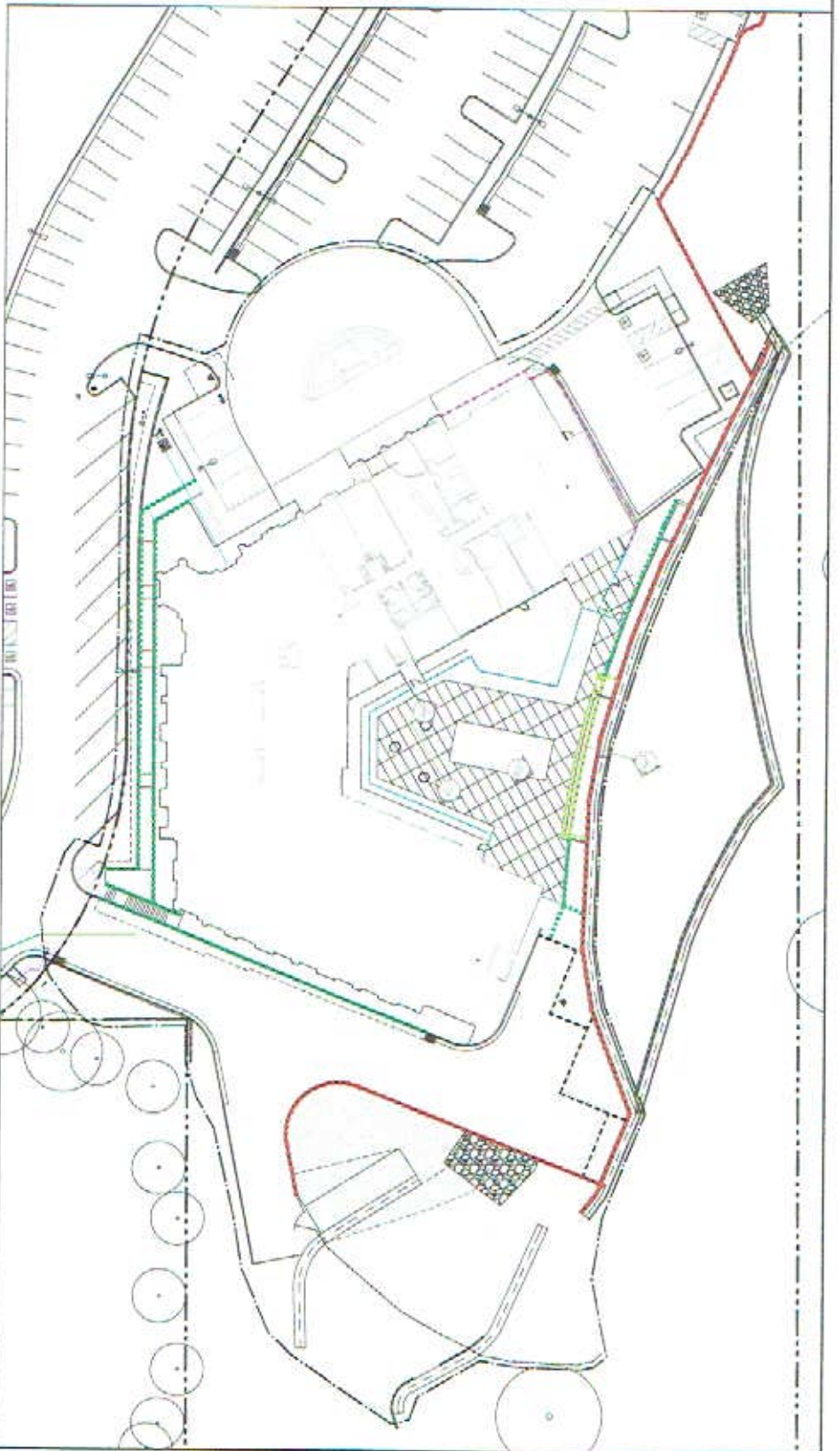
2014-2015

NADEL RESIDENTIAL & COMMERCIAL INC.  
 1811 E. BROADWAY  
 LOS ANGELES, CALIFORNIA 90015  
 TEL: (213) 475-1111  
 WWW.NADEL.COM  
 LOS ANGELES  
 2014-2015





NPDEL CONSULTING & COMMERCIAL, INC.  
 1000 WEST 10TH AVENUE  
 SUITE 1000  
 DENVER, CO 80202  
 (303) 733-1111  
 WWW.NPDEL.COM



UTILITY CONCERN NOTES

NO.	DATE	DESCRIPTION	STATUS
1	11/11/11	UTILITY CONCERN NOTES	OPEN
2	11/11/11	UTILITY CONCERN NOTES	OPEN
3	11/11/11	UTILITY CONCERN NOTES	OPEN
4	11/11/11	UTILITY CONCERN NOTES	OPEN
5	11/11/11	UTILITY CONCERN NOTES	OPEN
6	11/11/11	UTILITY CONCERN NOTES	OPEN
7	11/11/11	UTILITY CONCERN NOTES	OPEN
8	11/11/11	UTILITY CONCERN NOTES	OPEN
9	11/11/11	UTILITY CONCERN NOTES	OPEN
10	11/11/11	UTILITY CONCERN NOTES	OPEN

## CONCEPTUAL SET

SITE WALL AND  
 FENCE PLAN

L2.05



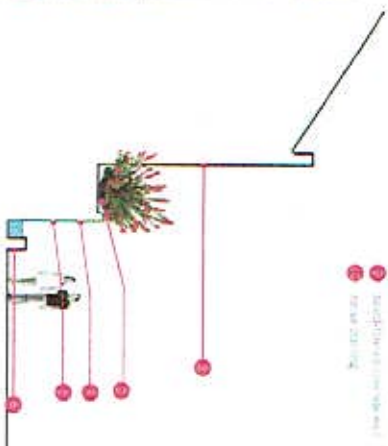




1 POOL DECK WITH STONE WALL, 3000 10' x 4'-0"



2 7'-0" TALL POOL FENCE, 3000 10' x 4'-0"



- 1 CONCRETE (4" MIN) WITH 2" REIN. @ 18" OC
- 2 20# REIN.
- 3 1/2" POLYURETHANE INSULATION (R=10)
- 4 1/2" POLYURETHANE INSULATION (R=10)
- 5 1/2" POLYURETHANE INSULATION (R=10)
- 6 1/2" POLYURETHANE INSULATION (R=10)
- 7 1/2" POLYURETHANE INSULATION (R=10)

**NRDEL**  
1000 WEST 10TH  
SUITE 200  
DENVER, CO 80202  
TEL: 303.733.1100  
WWW.NRDEL.COM

**CONCEPTUAL SET**







PREPARED BY	DATE
JOHN KUIP, CONSULTING	
APPROVED FOR CONSTRUCTION	DATE

REVISIONS	NO.	DESCRIPTION	DATE

PROJECT ENGINEER'S NAME	DATE

PROJECT ENGINEER'S NAME	DATE

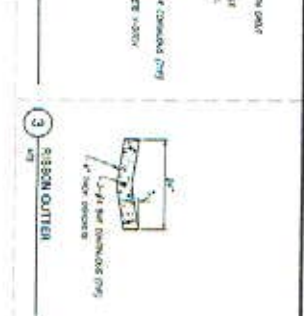
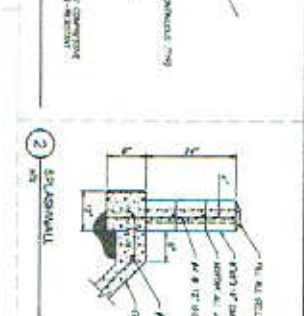
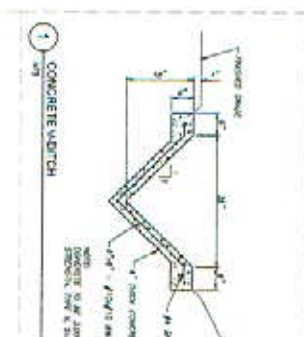
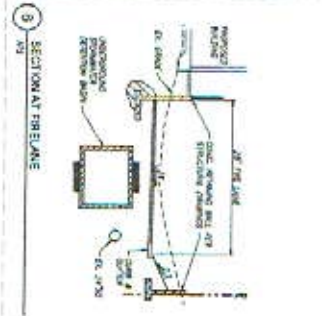
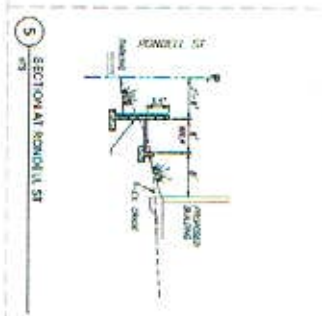
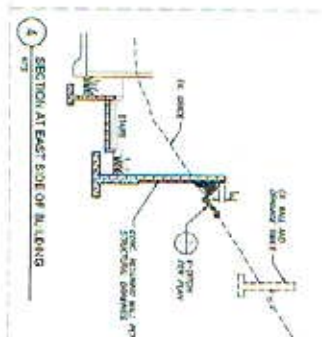
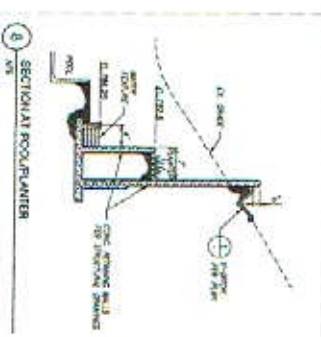
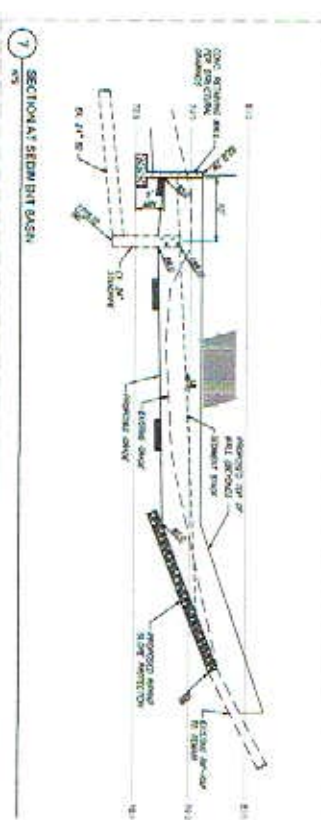
**AS-BUILT DRAWING**

**DRAINAGE DETAILS**

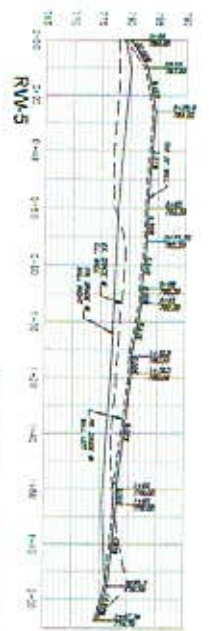
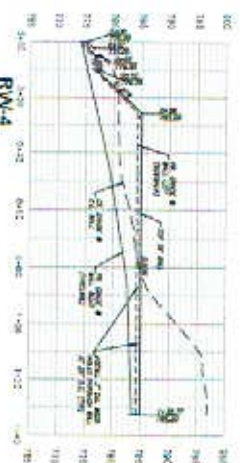
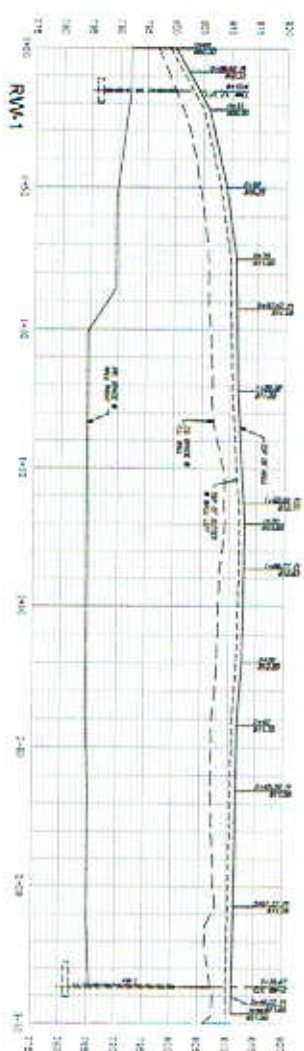
**CITY OF CALABASAS**  
 PUBLIC WORKS DEPARTMENT  
 26300 BOWEN ST., CALABASAS, CA 91301  
 TRACT NO. 24801, A/N. 24808/01/01/43

**POWELL OASIS, LLC**  
 PO BOX 6528  
 MAUN, CA 90254

3 of 6







PREPARED BY <b>John Keller Consulting</b> 10000 E. 1st Ave. #200 Denver, CO 80231	CHECKED BY [Signature]
APPROVED FOR CONTRACTOR [Signature]	APPROVED FOR CONSTRUCTION [Signature]
DATE	DATE

NO.	DESCRIPTION	REVISIONS	DATE

**AS-BUILT DRAWING**

FIELD ENGINEER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

PROJECT ENGINEER'S NAME: \_\_\_\_\_ CITY/LAND DEVELOPMENT NO: \_\_\_\_\_

**RETAINING WALL PROFILES**

PROJECT NO: RW-1

**RODOLFO GARCIA**  
 3630 S. PULASKI, LOS ANGELES, CA 90008  
 TEL: 310.555.4477 FAX: 310.555.4478

**RODOLFO GARCIA, LLC**  
 10101 S. 12th  
 WASH. DC 20034

DATE: 12/16/2017  
 SHEET NO: 4 OF 5



