

LOT AREA:	168,448 SQ. FT.	BUILDING AREAS (PHASE 2):	
BUILDING FOOTPRINT (PHASE 1):	20,043 SQ. FT.		
BUILDING FOOTPRINT (PHASE 2):	10,381 SQ. FT.	1ST FLOOR	
NET LOT AREA:	138,024 SQ. FT. (100%)	FAST CASUAL RESTAURANT	2,259 S
	, , ,	RETAIL JOB TRAINING	1,511 S
LANDSCAPE AREA:	23,075 SQ. FT. (16%)	LEASE SPACE	4,755 S
HARDSCAPE AREA:	114,949 SQ. FT. (84%)	LOBBY	1,136 S
		ELECTRICAL ROOM	261 SF
		FIRE RISER ROOM	33 SF
LOT COVERAGE:	18 %	STAIR #1	257 SF
	,	STAIR #2	230 SF
TOTAL SPACES REQUIRED:		TOTAL	10,442
PARKING ANALYSIS PHASE 1:			
MULTI-PURPOSE ROOM (3,625 SF / 40) = 91 SPACES		
	UCED PARKING (65%) = 59 SPACES (WEEKENDS & WEEKNIGHTS)	2ND FLOOR	
TRANSMISTRAL DISTRICT RED	OCED I AINTINO (03/0) - 33 OF ACEO (WEEKENDO & WEEKINOFITO)	(4) STUDIO (390 SF)	1,560 S
OFFICE 15,360 SF / 250 =	61.4 SPACES	(8) 1-BEDROOM (571 SF)	571 SF
WAREHOUSE 8,405 SF / 1000 =	8.4 SPACES	(1) 1-BEDROOM W/ ELEVATOR (561 SF)	561 SF
	UCED PARKING (65%) = 46 SPACES (WEEKDAYS)	(1) 2-BEDROOM (814 SF)	814 SF
TRANSITIONAL DISTRICT RED	OCED PARKING (03/6) - 40 SPACES (WEEKDATS)	(1) 3-BEDROOM (1,030 SF)	1,030 S
DADKING ANALYSIS BHASE 2.		HALLWAY	1,021 S
PARKING ANALYSIS PHASE 2:	FIRST 5 000 CE / 475 - 20 CD 4 CEC	LAUNDRY	115 SF
RETAIL & LOBBY	FIRST 5,000 SF / 175 = 29 SPACES	LOUNGE	302 SF
RETAIL & LOBBY	2,760 SF / 200 = 14 SPACES	TOTAL	5,974 S
FAST CASUAL RESTAURANT	1,781 SF / 75 = 24 SPACES		
	OR SEATING 2,542 SF / 75 = <u>34 SPACES</u>	3RD FLOOR	
	UCED PARKING (65%) = 65 SPACES	(4) STUDIO (390 SF)	1,560 S
3 BEDROOM APARTMENTS (2 X 1.5) =		(8) 1-BEDROOM (571 SF)	571 SF
2 BEDROOM APARTMENTS (2 X 1.5) =		(1) 1-BEDROOM W/ ELEVATOR (561 SF)	561 S
1 BEDROOM APARTMENTS (12 X 1) =		(1) 2-BEDROOM (814 SF)	814 S
STUDIO APARTMENTS (18 X 1) =	18 SPACES	(1) 3-BEDROOM (1,030 SF)	1,030 S
TOTAL SPACES FOR APARTMENTS:	36 SPACES	HALLWAY	1,021 S
		LAUNDRY	115 SF
TOTAL SPACES REQUIRED:		LOUNGE	302 SF
PHASE 1:		JANITOR ROOM/ROOF ACCESS	48 SF
	= 59 SPACES (WEEKENDS & WEEKNIGHTS) = 46 SPACES (WEEKDAYS)	TOTAL	6,022 SF
PHASE 2: (CURRENT PHASE)	- (/		
	PHASE 1)(WEEKENDS & WEEKNIGHTS) = 156 SPACES (WEEKENDS & WEEKNIGHTS)		
	- 100 of ACE (WEEKINGTTO)		

Secure Vehicle Storage

TOTAL UNIT BREAKDOWN:	
A - (8) STUDIO (390 SF) B - (16) 1-BEDROOM (571 SF) B.1 - (2) 1-BEDROOM W/ ELEVATOR (561 SF) C - (2) 2-BEDROOM (814 SF) D- (2) 3-BEDROOM (1,030 SF)	3,120 SF 9,136 SF 1,122 SF 1,628 SF 2,060 SF

Sequence of Drawings - DR Description Site Plan Site Plan CityLink Narrative Enlarged Site Plan Floor Plan Floor Plan Exterior Elevations Option 1 Signage Option 1 Exterior Elevations Option 2 Signage Option 2 3D Views 1 OF 1 Concept Grading Plan

Planting Plan



Project Information

WATER OF LIFE COMMUNITY CHURCH 14418 MILLER AVENUE, SUITE K

> FONTANA, CA 92336 (909) 463-0103 x4133 MARK NUAIMI

> > markn@wateroflifecc.org

16029 ARROW BLVD.

CONTACT:

FONTANA, CA 92335 ARCHITECT: ANDRESEN ARCHITECTURE, INC.

> 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688

CONTACT: DOUG ANDRESEN doug.andresen@aaifirm.com

STRUCTURAL: TANG STRUCTURAL ENGINEERS, INC. 7950 CHERRY AVE, SUITE 114

FONTANA, CA 92336 (909) 429-0450 CHE TANG

che@tang-se.com MECHANICAL,

RPM ENGINEERS ELECTRICAL, 102 DISCOVERY, PLUMBING: IRVINE, CA 92618 MECHANICAL CONTACT: (949) 880-2503

jayk@rpmpe.com PLUMBING CONTACT: CHITAI CHUNG (949) 880-2519

chitaic@rpmpe.com ELECTRICAL CONTACT: LAN NGUYEN (949) 880-2509

> ALLARD ENGINERING 16866 SEVILLE AVENUE FONTANA, CA 92335

lann@rpmpe.com

(909) 356-1815 RAY ALLARD

rallard@allardeng.com LANDSCAPE DYNAMICS

(951) 264-8195

SARA ZOLL sarazoll@landscapedynamics.net

GENERAL CONTRACTOR:

CONTACT:

LANDSCAPING:

SOILS ENGINEER:

REPORT NO.

CONTACT:

Building Data

0232-201-12 & 13

FBC - TRANSITIONAL DISTRICT R-2 (APARTMENTS), A-2 (RESTAURANT), M (RETAIL), B

(LEÀSE SPACE - OFFICE) CONSTRUCTION TYPE: BUILDING TYPE:

COURTYARD

FRONTAGE:

NFPA 13 SPRINKLERS REQUIRED. FIRE ALARM SYSTEM FIRE SPRINKLERS: NOT REQUIRED PER CBC 907.2.1 EASEMENTS: NONE

PROJECT DESCRIPTION: PROPOSED 3-STORY MIXED-USE RESIDENTIAL AND

SERVICES FOR BOTH THE RESIDENTIAL UNITS AND THE SURROUNDING COMMUNITY, SUCH AS SOCIAL SERVICE PROVIDERS AND ON-THE-JOB TRAINING FOR RESIDENTS. THE 30 UNITS (3 BR, 2 BR, 1 BR AND STUDIOS) ARE TRANSITIONAL HOMELESS HOUSING. ALL ON-SITE AND OFF-SITE WORK WAS COMPLETED ON A PREVIOUS PERMIT APPLICATION EXCEPT FOR AN ADDITONAL 27 PARKING SPACES AND ONE REFUSE ENCLOSURE.

RETAIL SPACES. THE RETAIL USES WOULD PROVIDE

R-2 = 40'-0" (504.3)

A, B, M = 60'-0" NUMBER OF FLOORS: R-2 - 3

A-2 - 2

M - 2

- MAXIMUM EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM = 250 FEET (TABLE 1017.2)

- EXIT ACCESS STAIRWAYS ARE NOT RATED PER

- ELEVATOR TO HAVE 1-HOUR FIRE BARRIER (PER SEC 713.2) SHAFT ENCLOSURE PER SEC 713.4 AND OPENINGS PROTECTED WITH 1-HOUR DOOR & FRAME ASSEMBLY PER TABLE 716.1(2)

Proposed Mixed-Use Development For: CITYLINK - Water of Life 16029 Arrow Blvd., Fontana, CA 92335 23 Jul. 2025 24-5156



Site Plan



(INCLUDING 5 (4 REG. + 1 VAN) ACCESSIBLE SPACES) **4 SPACES**

9 - BIKE CAPACITY RACK PROVIDED: LONG-TERM BICYCLE PARKING: 174 PARKING SPACES x 5% = 9- BICYCLE PARKING FACILITY 9 (EXTERIOR LOCKER) PROVIDED:

174 PARKING SPACES x 5% = 9- BIKE CAPACITY RACK

97 SPACES (PHASE 2) + 46 SPACES (PHASE 1)(WEEKDAYS) = 143 SPACES (WEEKDAYS)

TOTAL SPACES PROVIDED:

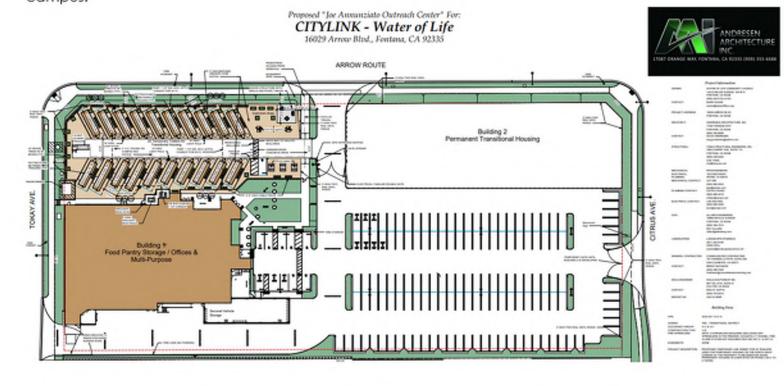
SERVICE VEHICLE PARKING:

SHORT-TERM BICYCLE PARKING:

PHASE 1 & 2

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In order to meet the City & County's stated goal to "to accelerate the production of new housing units to address and prevent homelessness," Water of Life Community Church altered the CityLink campus development to add 20 trailers as transitional housing for a period of up to 3 years, until such time that a 3story residential mixed-use building is designed, financed, and constructed at the northeast corner of the campus.



BUILDING 2 -- 3-Story Mixed Use Development -- The purpose of the 3-story mixed use development is to design, finance, and construct 30 permanent transitional housing units within the useful life of the interim trailers. Much of the site development and infrastructure was constructed during the Support Services building construction to support the 3-story mixed use development.

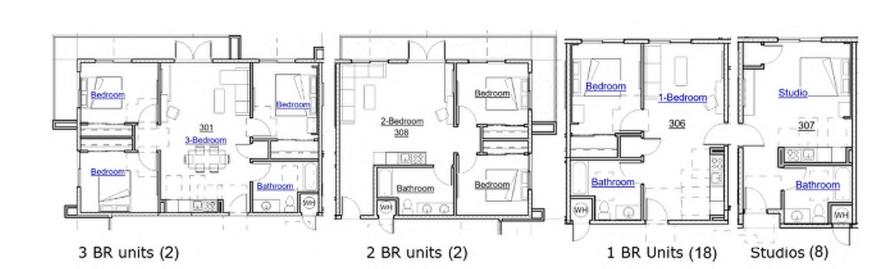
This development in the northeast corner of the site is conceptually a three-story structure. The site is entitled for up to 36 apartments or a combination of mixed use residential and retail spaces. These retail uses would provide beneficial services for both the residential units and surrounding community. These may also house social service providers, and hands on job training opportunities becoming truly a one-stop shop within the community.

In addition to the construction of the 3-story mixed-use residential facility, the installation of an additional 25+ parking spaces, development of architectural plans and final engineering are required for permitting and bidding.

3-STORY MIXED USE DEVELOPMENT (BUILDING 2)

Water of Life has begun conceptual design of the 3-story mixed-use development to assess the potential uses and the costs to construct this building. The preliminary concept (shown below) includes development of 30 units (3BR, 2BR, 1BR & studio units) for transitional homeless housing on top of a ground floor for retail / office uses. This 30,000 sq-ft building represents a considerable investment for the community and would bring a much-needed addition of housing and job training opportunities to address the homelessness challenge in Fontana.





The 10,000 sq-ft of retail uses are envisioned to provide employment / job training opportunities to those residing in the homeless units. Part of the space will be allotted to operation of CITYLINK's Retail Store which has operated for over a decade at the former CityLink campus in downtown Fontana. Given the high visibility of the corner, we believe an eatery is also a viable opportunity. The balance of the retail/office space will be available for supportive uses to the campus. The income from these retail / office uses will provide a portion of the funding required to operate & maintain the transitional housing units for the homeless.



PROJECT SUSTAINABILITY

MORE ABOUT THE NEW CITYLINK CAMPUS

restrooms / shower facilities for the homeless.

you can access an online flipbook at:

Toy Store.

The second floor consists primarily of office space to house the

CITYLINK ministries and Pathway to Housing program team. This

building also includes an attached secure vehicle storage where

For a complete listing and further information on CITYLINK ministries,

Here you will learn about our Food Distribution, Mobile Medical Unit,

Cherish, Embrace Me!, and Pathway to Housing ministries. We also

including our annual Thanksgiving Turkey Distribution and Christmas

our refrigerated truck, mobile medical unit, and the Showers of

https://user-5frv2sr.cld.bz/CityLink-book-singlepages-nobleed

provide an overview of our Special Events in the community,

Blessing (mobile homeless showers) trailer are stored.

Building 1 - Support Services Building

Ultimately, Water of Life is focused on the development & operations of the 30 supportive housing units included in the Mixed Use development project. While the details of that development are being finalized, WOL bases project sustainability through a combination of funding sources:

 Water of Life Community Church: For over 30 years, Water of Life has contributed 10% of its annual operating budget to supporting others outside our church. This "tithe" has provided support to our CITYLINK operation for the past 14 years and is a Core Value of our church. The annual tithe amount from the church exceeds \$1.4 million annually and a significant portion of that is invested in CARING for the poor locally;

• **Development Revenue:** Office space in Fontana is leasing at \$20 - \$30/sf per year. By dedicating the bottom floor of Building 2 to such uses, lease income from the site approaches \$200k - \$300k annually. Operation of the CITYLINK Thrift Store will also generate tens of thousands a year in revenue to the project. Finally, if WOL operates the eatery, new revenues from that operation would also be used to sustain the development;

 Continued Grant funding: WOL has a long track record of success in securing grant funding towards the delivery of services associated with homeless support services, training, food insecurity, etc. The City of Fontana has also demonstrated a commitment to funding services / housing solutions to address the challenges within the community and we are confident that this campus development will play a significant role in achieving the City's goals of eradicating homelessness in the community.

• Foundations/Philanthropy: Water of Life is engaged in multiple requests to local & regional foundations who have expressed interest in supporting this area of need in the community. CITYLINK continues to expand grant writing within the organization. In the past 4 months, CITYLINK has submitted to Bank of America, Chick-Fil-A, Brotherhood Mutual insurance, and Union Pacific. We have a goal of developing 10-12 proposals per

Community Health Services: As a means of addressing social determinants of health and health disparities, Medi-Cal managed care plans (IEHP & Molina) are able to earn incentive funds for making investments and progress in addressing homelessness and keeping people housed. CITYLINK is positioned to be a recipient of these funds. We have ongoing discussions with IEHP and are evaluating this expanding source of private healthcare funding to address homelessness and increase the supply of housing in the region;

• **Rental income**: While our current plan is to operate the entirety of the Phase 3 development as supportive/transitional housing, if the conditions demand that a portion of the project become income generating, we will work with our partners at the city, county and foundations to evaluate the benefits to implementing such an approach;

The Support Services Building (Building 1) is a 27,000 square foot multi-use facility that houses our CITYLINK

almost 3,000 square feet of ministry support classrooms, a 3,625 sq-ft Multi-Purpose Room (MPR), public

restrooms, a small heating kitchen, and a secure reception area equipped with counseling rooms and

ministries. The first floor of the building includes over 8,000 square feet of food pantry and ministry storage,

 God has sustained us: If you are public agency reading this request, this is probably an unusual strategy to include in a pro-forma. For Water of Life, our trust in God providing for us has been at the core of our testimony. We are confident that as we remain faithful stewards to what God is entrusting to us. He will entrust more to us!

FLOOR OFFICES

COUNSELING

FLOOR ELEVATOR

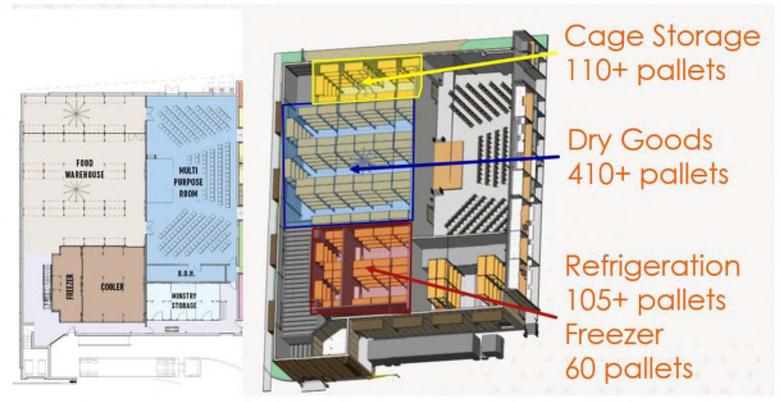
OPEN TO BELOW

Site Safety & Security is monitored and maintained through a number of means:

- Security Cameras the CityLink campus has a number of security cameras throughout the parking lot and on the Support Services building;
- Security Services Water of Life will have overnight security monitoring for the site. At this time, the decision hasn't been finalized on whether it will be provided remotely or through on-campus security personnel;
- Active Staff Presence throughout the week, CityLink is an active campus with over 20 staff members, including the case managers, local outreach team members, and campus pastors who are there to address issues if / when they arise;

Expanded Food Storage Capacity

Key to this building is the expanded capacity available for storage for both dry goods and refrigerated food items. This is going to allow CITYLINK to expand food ministry in the community and partner with additional smaller entities, serving as a food warehouse for their needs.



SITE SAFETY / SECURITY

BUILDING 2 SAFETY / SECURITY

Building 2 Safety & Security is monitored and maintained through a number of means:

- devices that will allow CityLink staff to monitor the arrivals of clients to the campus.
- Active Staff Presence throughout the week, CityLink is an active campus with over 20 staff members, including the case managers, local outreach team members, and campus pastors who are there to address issues if / when they arise:

Support Services building, our clients will have direct access to our Pathway to Housing services.

- Starting with the screening and assessment, individuals and/or families connect with our Street Outreach & Engagement team. This dedicated team meets and greets clients to initiate the intake process. Utilizing the HMIS system through the County of San Bernardino, the outreach team gathers pertinent information using documents such as the Vulnerability Index Prioritization Decision
- After the intake, street outreach may refer clients to any of the Pathway to Housing programs for clients to develop an Individual Housing Action Plan (IHAP). Taking a trauma informed approach, case managers create a safe environment where clients feel secure and can trust the team.
- Case managers are housing focused and simultaneously provide robust wrap-around services that address varying degrees of needs. These services include document readiness, basic needs (such as clothing, food, hygiene), financial literacy, budgeting, credit repair, job readiness (including job training, motivational interviewing, and resume writing), continued education, healthcare (with a
- Our entire team actively gathers and utilizes resources. We also look to partner with outside agencies such as the City of Fontana, Fontana Police Department, County agencies, Quality Management Group (QMG), and collaborate with various Water of Life ministries led by volunteers that provide services such as mentorship, spiritual counseling, Celebrate Recovery programs, Money Matters (financial literacy counseling) and River's Edge Ranch, a men's substance abuse rehabilitation
- Once clients are identified as potential residents for one of the units, they undergo a background check, complete a financial assessment (to confirm income limit qualifications), and then enter into an agreement with Pathway to Housing identifying the "House Rules" for the complex. Once they move in, case managers continue working with them on their IHAP and address any behavior issues that are in violation of the "House Rules".

COMMUNITY AMENITIES

- Additional Showers -- the Support Services building also has two (2) showers integrated in the lobby for additional access for the clients. Use of these facilities will be scheduled through the case managers / CityLink support staff;
- Multi-purpose Room the Support Services building has a multi-purpose room that will have activities programmed throughout the week / weekend that allow both the clients in the trailers and from the surrounding community to participate;

ABOUT CITYLINK

Since 2009, CITYLINK has provided support services to low income, under-employed residents within the community. In addition to receiving boxes of food from the warehouse, there are support services housed within CITYLINK to assist clients in securing job training, education, parenting skills, language skills, rental assistance, homeless prevention and other services to our community.

other funding entities. The programs have funded wrap-around services that include:

For the past thirteen years, the staff at CITYLINK has administered and delivered our Pathway to Housing homelessness services to the Fontana community under the HPRP Program, the ESG Program, the ESG-CV program, and other programs in collaboration with the City of Fontana, County of San Bernardino, and

- Rapid Re-housing Tenant-Based Rental Assistance -- short-term, medium-term rental assistance, security deposits, utility deposits/payments, financial assistance, and moving costs assistance.
- Rapid Re-housing Housing Relocation and Stabilization Services -- housing search and placement, housing stability case management, landlord-tenant mediation, tenant legal services, credit repair
- Homeless Prevention Tenant-Based Rental Assistance -- Short-term (up to three months) and medium-term rental assistance, including up to six months of rental arrears, to individuals and families at imminent risk of homelessness.
- Homeless Prevention Housing Relocation and Stabilization Services -- Homelessness prevention housing relocation and stabilization services, including financial assistance such as rental application fees, security deposits, advance payment of last month's rent, utility deposits and payments, moving costs, housing search and placement, housing stability case management, mediation, legal services, and credit repair.
- HMIS Reporting -- HMIS and data collection, including staff costs for contributing data to the HMIS designated by the local CoC, including time to complete data entry, monitoring, and reviewing of

In 2020 CITYLINK was able to expand its scope of services with the administration of the ESG-CV program in the following areas:

- Street Outreach & Engagement -- essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care. Services include engagement, case management, emergency health and mental health services, transportation, and services for special populations.
- Emergency Shower Unit -- Providing access to showers with a portable shower unit to help mitigate. the spread of the Corona Virus and other related diseases. Providing showers on a monthly and weekly basis. Engagement with the homeless population using services and providing case management.
- Emergency Shelter Program -- Providing emergency shelter in the form of hotel vouchers for up to 30 days while providing essential services, including case management, childcare, education services, employment assistance and job training, outpatient health services, legal services, life skills training, mental health services, substance abuse treatment services, transportation, and services for special populations. Additionally, under the Family Homelessness Challenge grant, CITYLINK in partnership with the City of Fontana is opening the Bridge of Home Emergency Shelter in September 2023.

Each of these services represent a piece of our "Pathway to Housing" program (see below) and the final piece of that program is the development of additional supportive housing as part of our CITYLINK campus development.



- Security Cameras additional security cameras will be integrated into the common spaces of the mixed-use development. These cameras will be viewed both within the Support Services building as well as in the lobby of the mixed-use development:
- Security Services The Mixed-Use development lobby has space for a security presence (if needed);
- Access Control guests residing in the transitional homeless housing will be provided access control

OPERATIONAL PLAN FOR TRANSITIONAL HOUSING - Once completed, the Transitional Housing units provide housing for homeless clients who are part of our Pathway to Housing Program. By being adjacent to our

- Assistance Tool (VI-SPDAT) to establish immediate risks the clients face.
- which they qualify. Each program is equipped with dedicated case management who partner with Together, the team works closely with clients to shape the IHAP, incorporating their goals and input. From there, case managers implement the IHAP and continually evaluate the progress and success of the client.
- focus on mental and emotional wellness, substance use disorder), life skills, and transportation.
- center in Lucerne Valley.

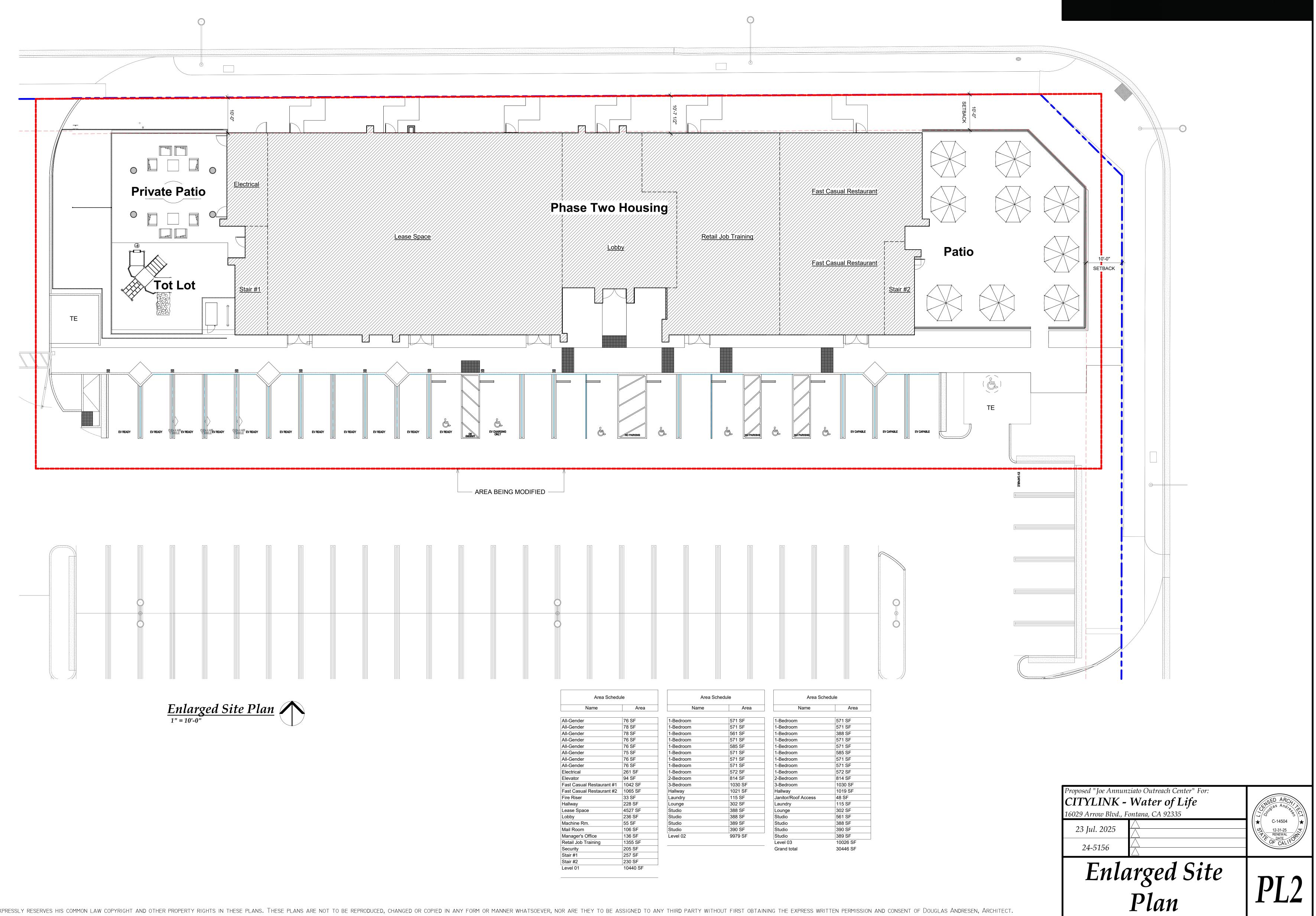


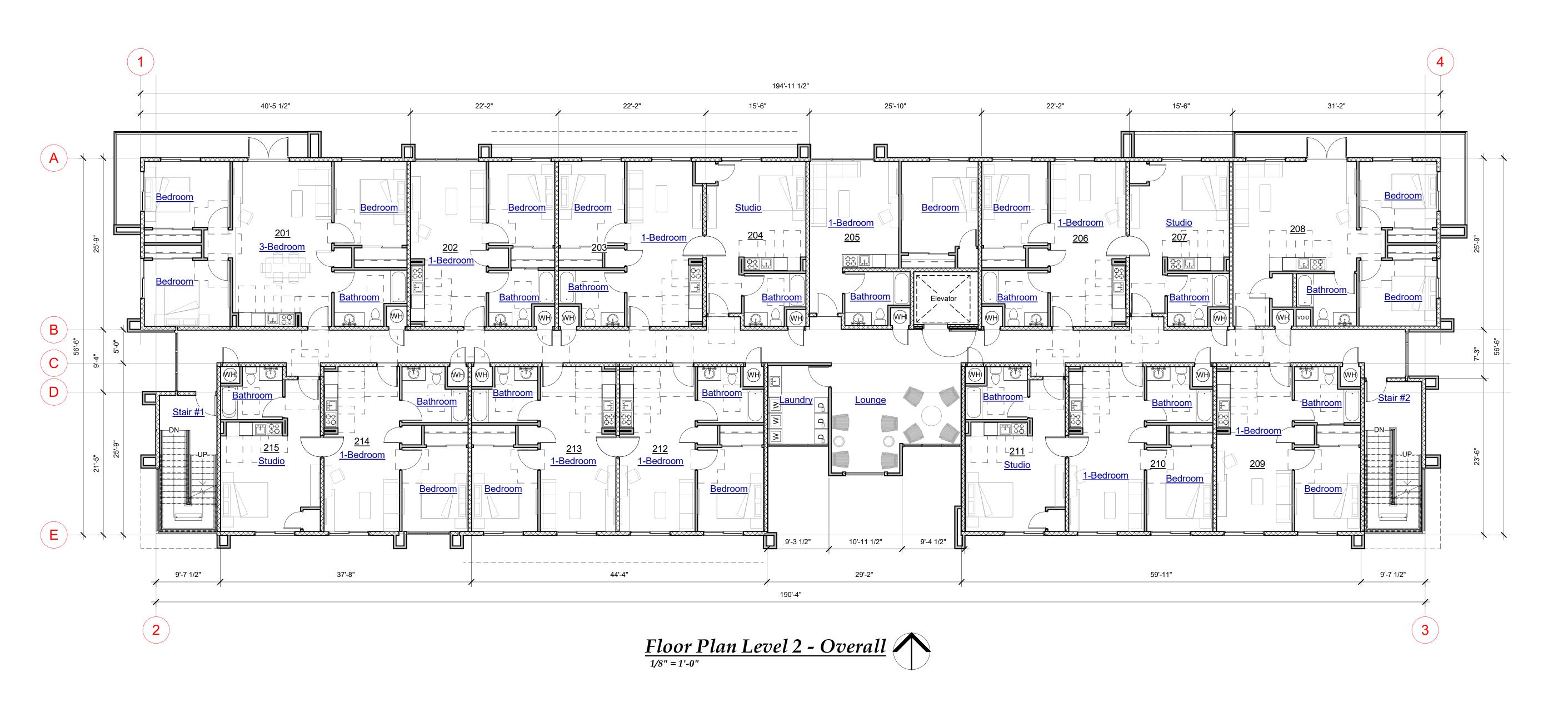
CITYLINK - Water of Life 6029 Arrow Blvd., Fontana. CA 92335 23 Jul. 2025 24-5156

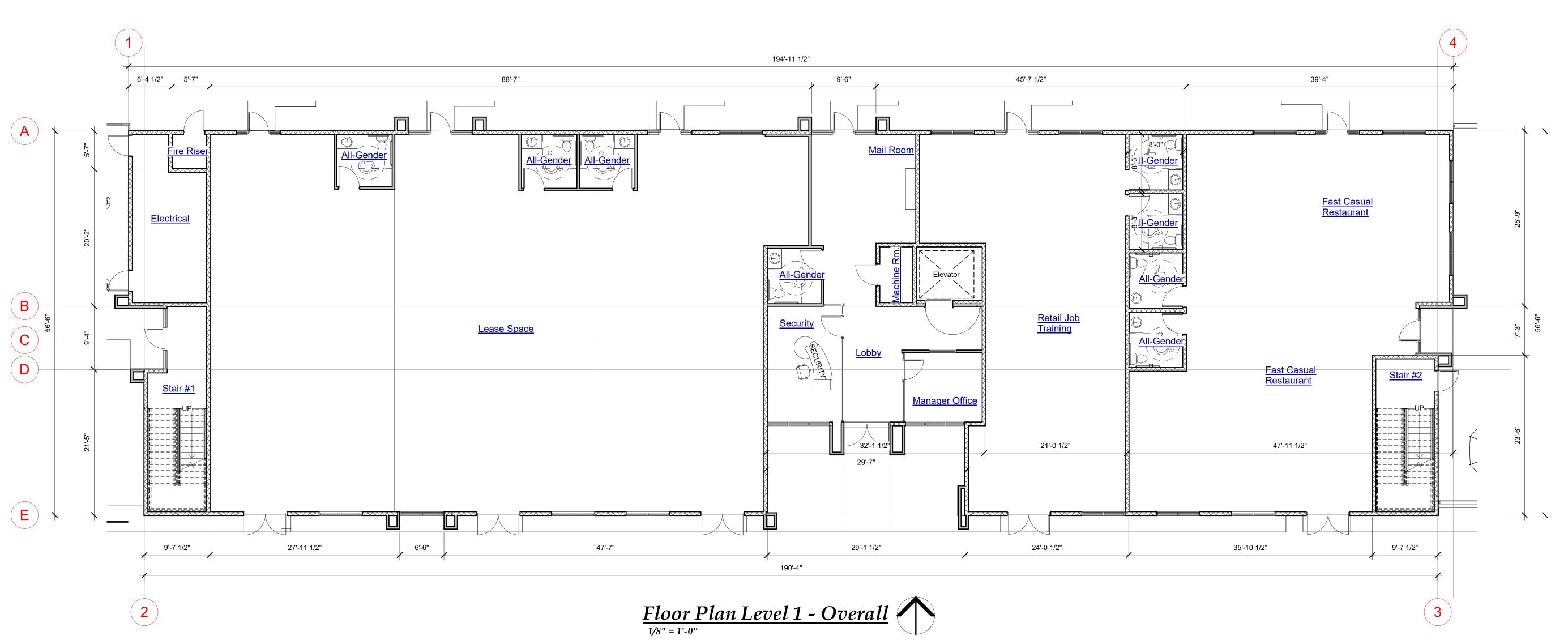


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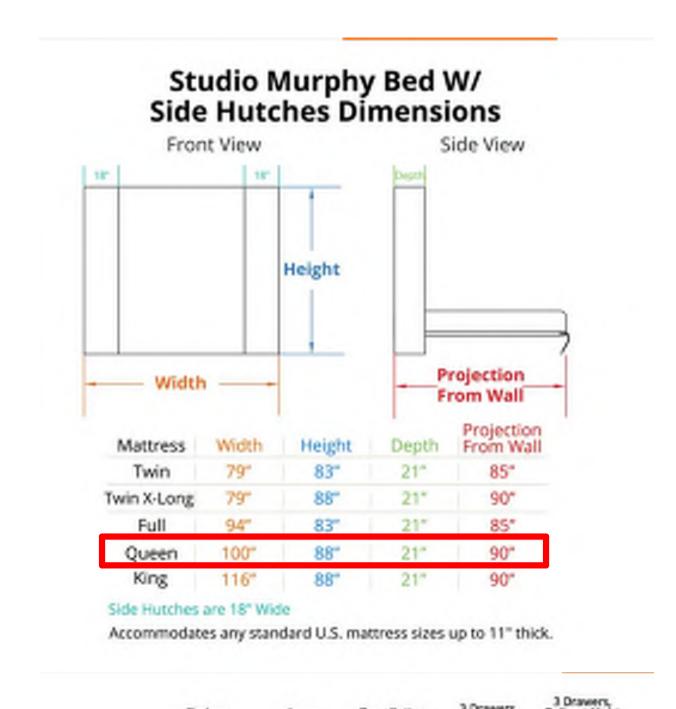


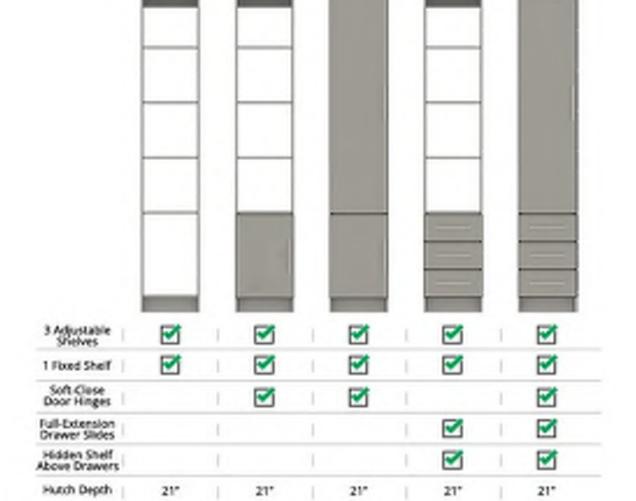














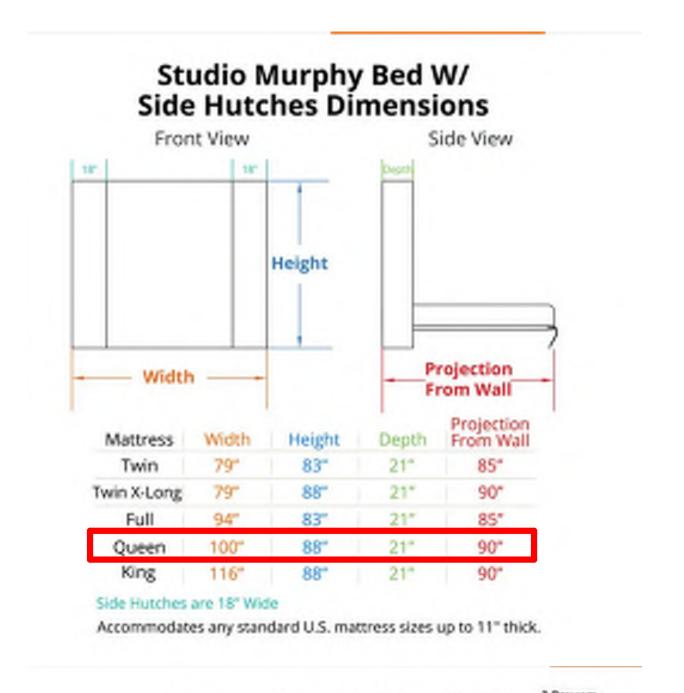
Murphy Bed

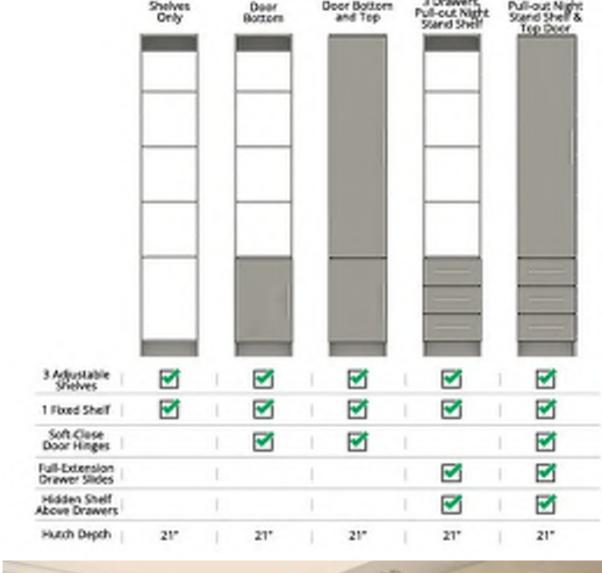
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Floor Plans

PL3









Murphy Bed

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16029 Arrow Blvd., 23 Jul. 2025		* 517
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Floor Plans

PL4



South Elevation (Facing Parking)

1/8" = 1'-0"



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COLORS AND MATERIALS TO MATCH EXISTING

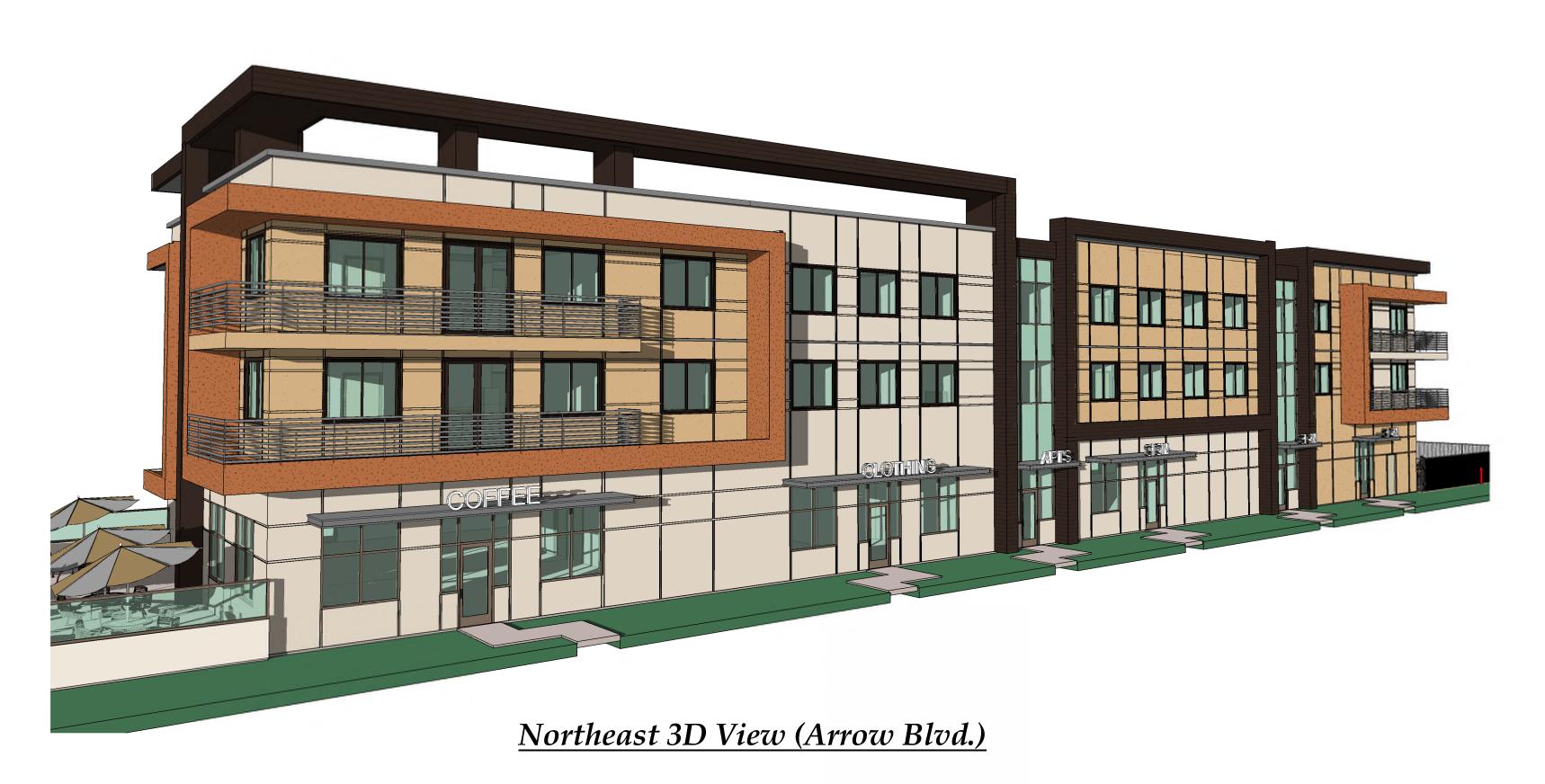
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17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Ext. Elevations
Option 1

PL5







Proposed "Joe Annunziato Outreach Center" For:

CITYLINK - Water of Life

16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025

24-5156

Signage Option 1 PL5.1



East Elevation

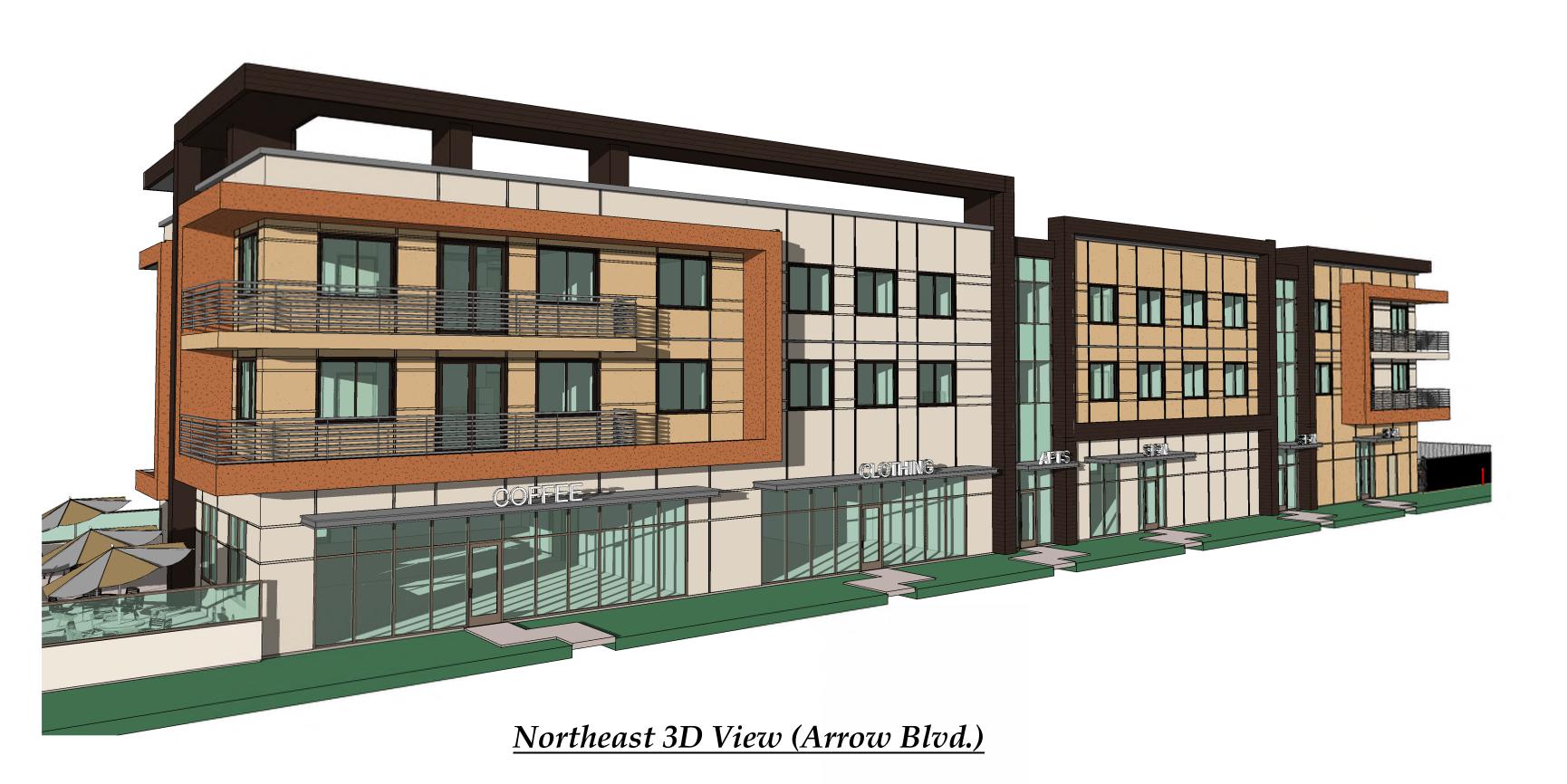


COLORS AND MATERIALS TO MATCH EXISTING

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Ext. Elevations
Option 2
PL5.2







Proposed Mixed-Use Development For:

CITYLINK - Water of Life

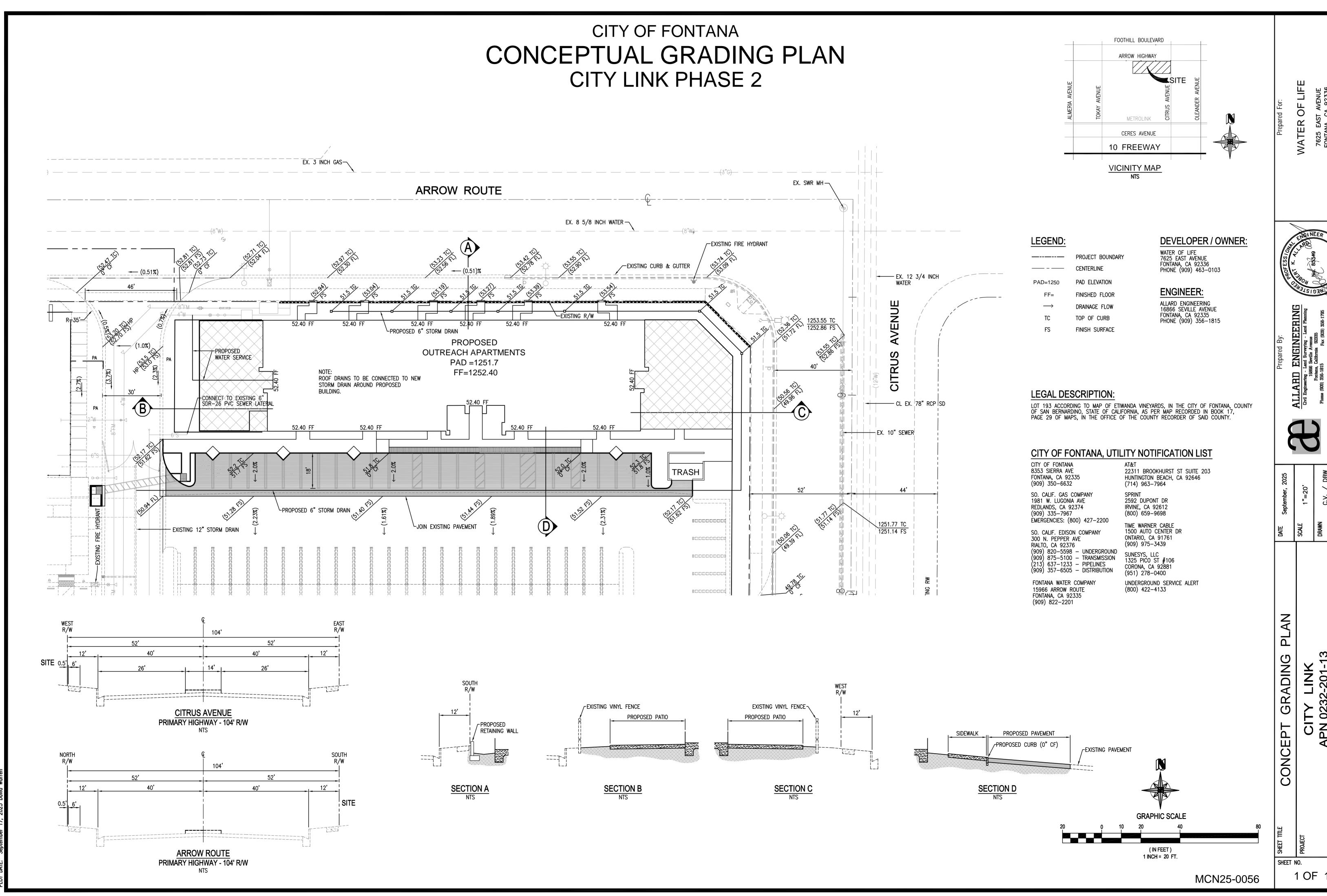
16029 Arrow Blvd., Fontana, CA 92335

23 Jul. 2025

24-5156

Signage Option 2 PL5.3







1 OF 1

Gold Mound Lantana

GROUNDCOVERS

Dwarf Coyote Bush

Creeping Rosemary

Verbena peruviana

Peruvian Verbena

Botanical / Common Name

Baccharis pilularis 'Pigeon Point'

Rosmarinus officinalis 'Prostratus'

5 gallon

5 gallon

4-5'

Per Zoning Code: minimum 50%/50% mix of 1 gallon to 5 gallon shrubs

Water Use

Low 0.2

0.2

Height

4-8'

3-6'

Width Container

1-2' 1 gallon

2' 1 gallon

1 gallon

Shrubs provided: 627 total; (333) 5-gallon, 53%, (294) 1-gallon, 47%

FOUNDATION AND SCREENING SHRUBS

Leucophyllum frutescens 'Compacta' Low

Callistemon 'Little John'

Olea europaea 'Montra'

Little Ollie Dwarf Olive

Compact Texas Ranger

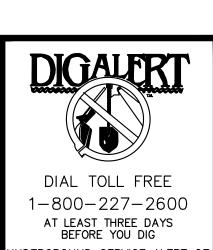
Phase 1 Planting

For reference only

Dwarf Bottlebrush



- Wate Blvd, I Landscap CITYLINK -16029 Arrow E





PLANTING PLAN

Scale 1"=10'

Bandana

Gold Mound

Lantana

Dwarf Coyote Bush

Peruvian Verbena

GROUNDCOVERS

Lantana

Creeping Rosemary

FOUNDATION AND SCREENING SHRUBS

Dwarf Olive

Dwarf Bottlebrush

Compact Texas

. Ranger