

THE OUTLET COLLECTION AT ELK GROVE

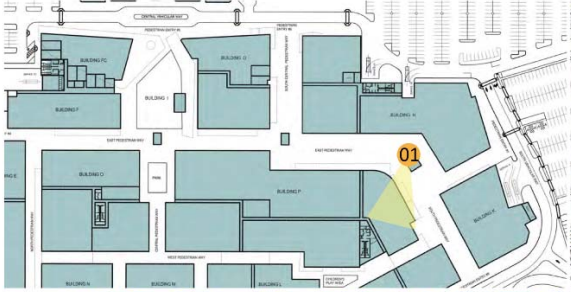
DEVELOPMENT PLAN REVIEW | REVISED SUBMITTAL PACKAGE

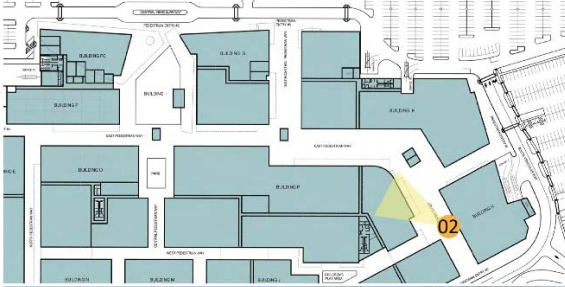
2014 - 08 - 26



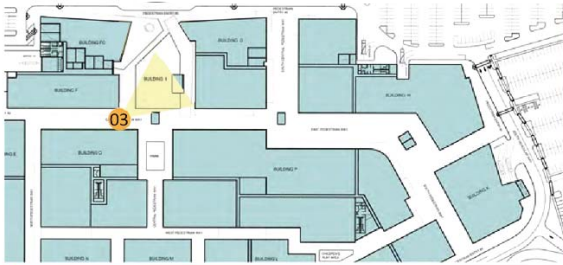
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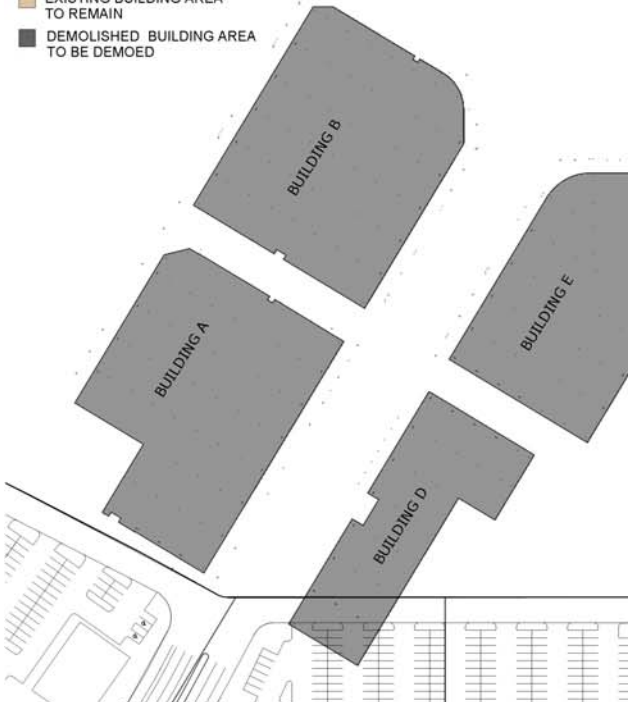




	EXISTING BUILDING (SF)	DEMOED BUILDING AREA(SF)	EXISTING AREA TO REMAIN (SF)
BUILDING_A	65,945	65,945	0
BUILDING_B	65,262	65,262	0
BUILDING_D	34,609	34,609	0
BUILDING_E	62,497	62,497	0
BUILDING_F/FC	71,896	0	71,896
BUILDING_G	38,663	0	38,663
BUILDING_H	58,054	0	58,054
BUILDING_J	68,105	3,504	64,601
BUILDING_K	22,633	0	22,633
BUILDING_O	45,454	3,710	41,744
BUILDING_P	38,309	3,740	34,569
BUILDING_PUMP HOUSE	941	941	
TOTAL	572,368	240,208	332,160

*AREAS SHOW GROSS BUILDING AREAS

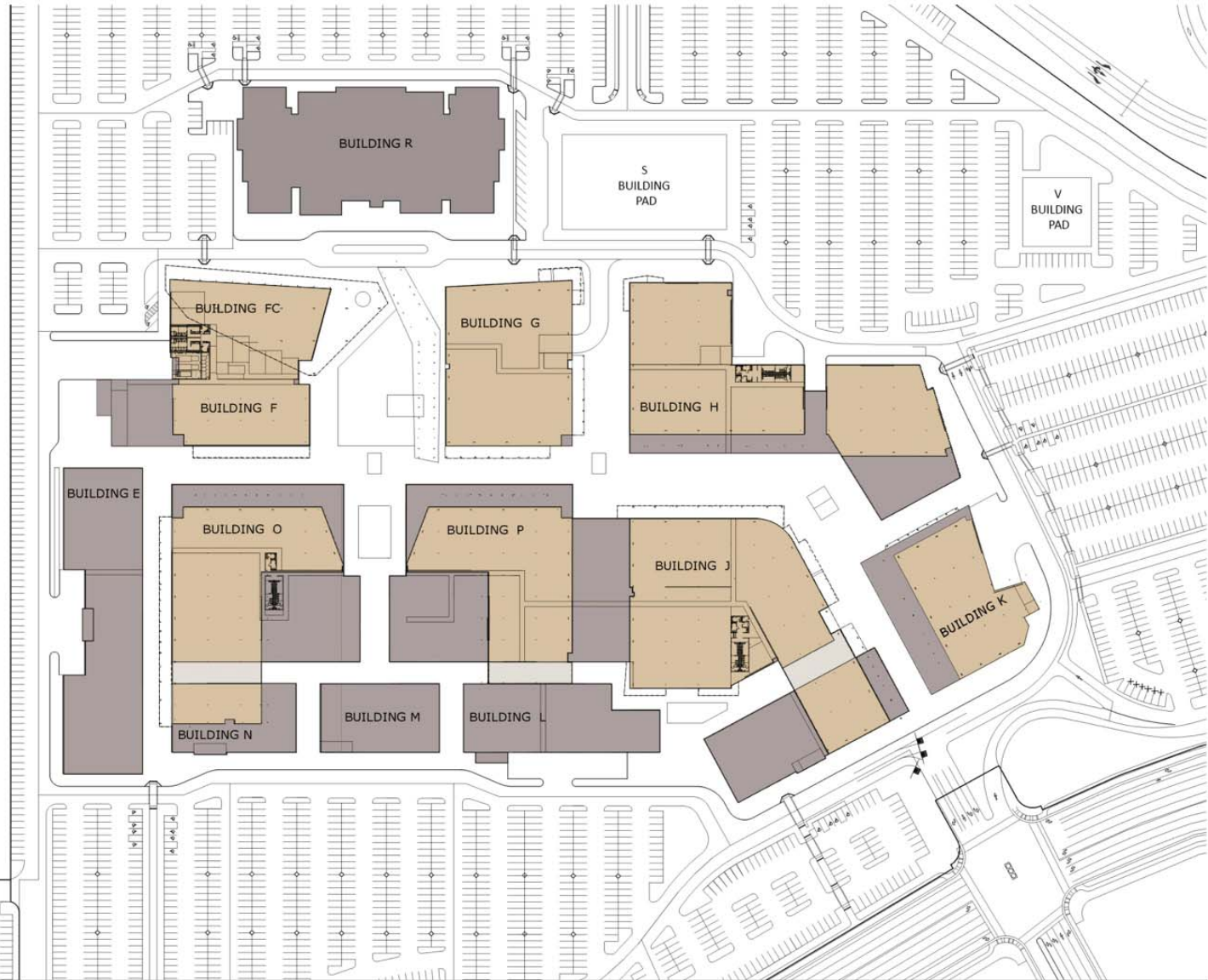
- EXISTING BUILDING AREA TO REMAIN
- DEMOLISHED BUILDING AREA TO BE DEMOED

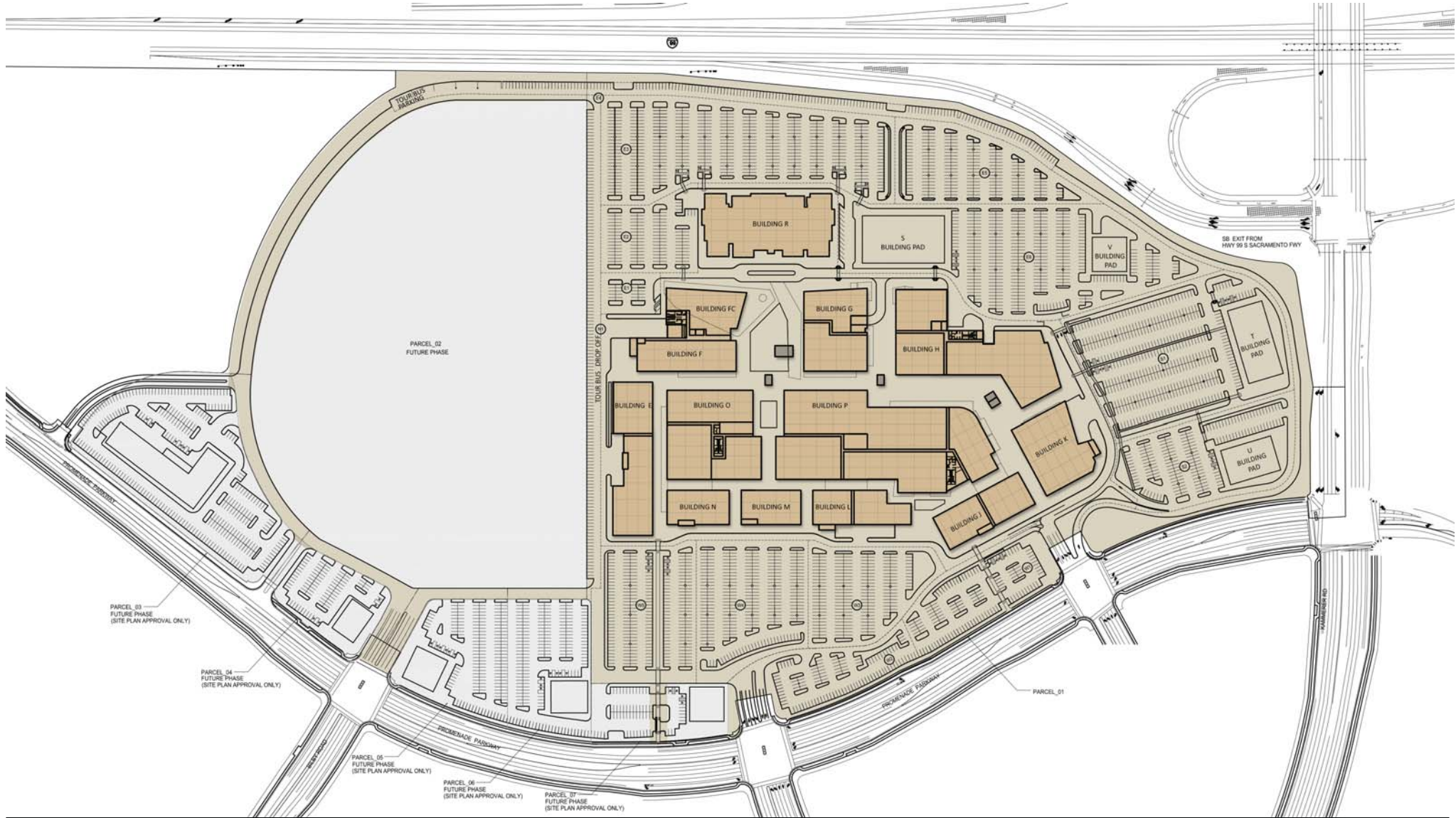


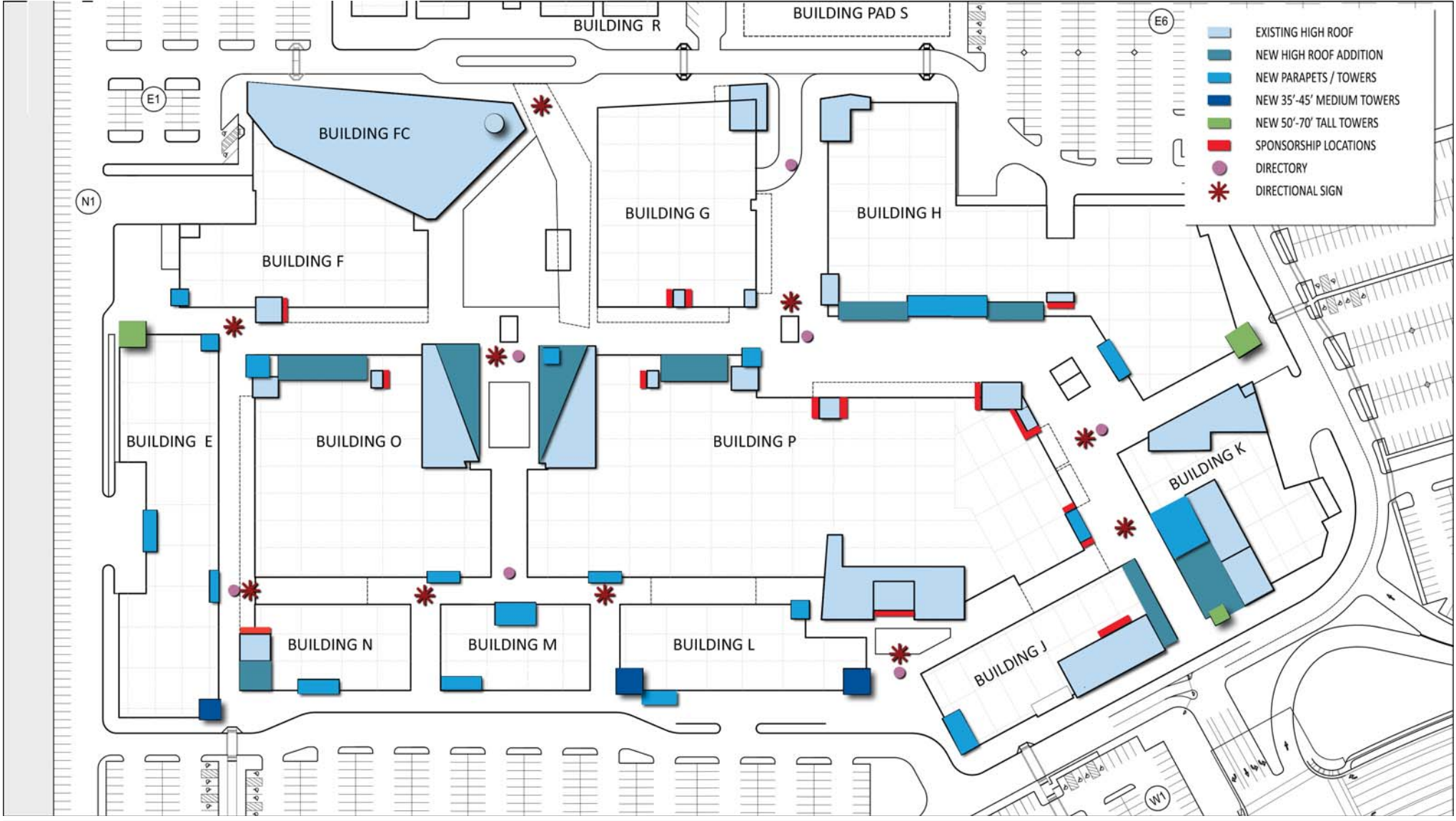
	EXISTING AREA TO REMAIN (SF)	+	NEW BUILDING (SF)	=	TOTAL (SF)
BUILDING_E	0		42,212		42,212
BUILDING_F/FC	71,896		8,963		80,859
BUILDING_G	38,663		0		38,663
BUILDING_H	58,054		18,445		76,499
BUILDING_I	0		3,664		3,664
BUILDING_J	64,601		17,294		81,895
BUILDING_K	22,633		11,145		33,778
BUILDING_L	0		24,055		24,055
BUILDING_M	0		15,675		15,675
BUILDING_N	6,809		9,655		16,464
BUILDING_O	34,935		22,375		57,310
BUILDING_P	34,569		41,377		75,946
BUILDING_R	0		60,112		60,112
SUB TOTAL	332,160		274,972		607,132
BUILDING_PAD_S	-		80,000		80,000
BUILDING_PAD_T	-		62,238		62,238
BUILDING_PAD_U	-		14,183		14,183
BUILDING_PAD_V	-		9,024		9,024

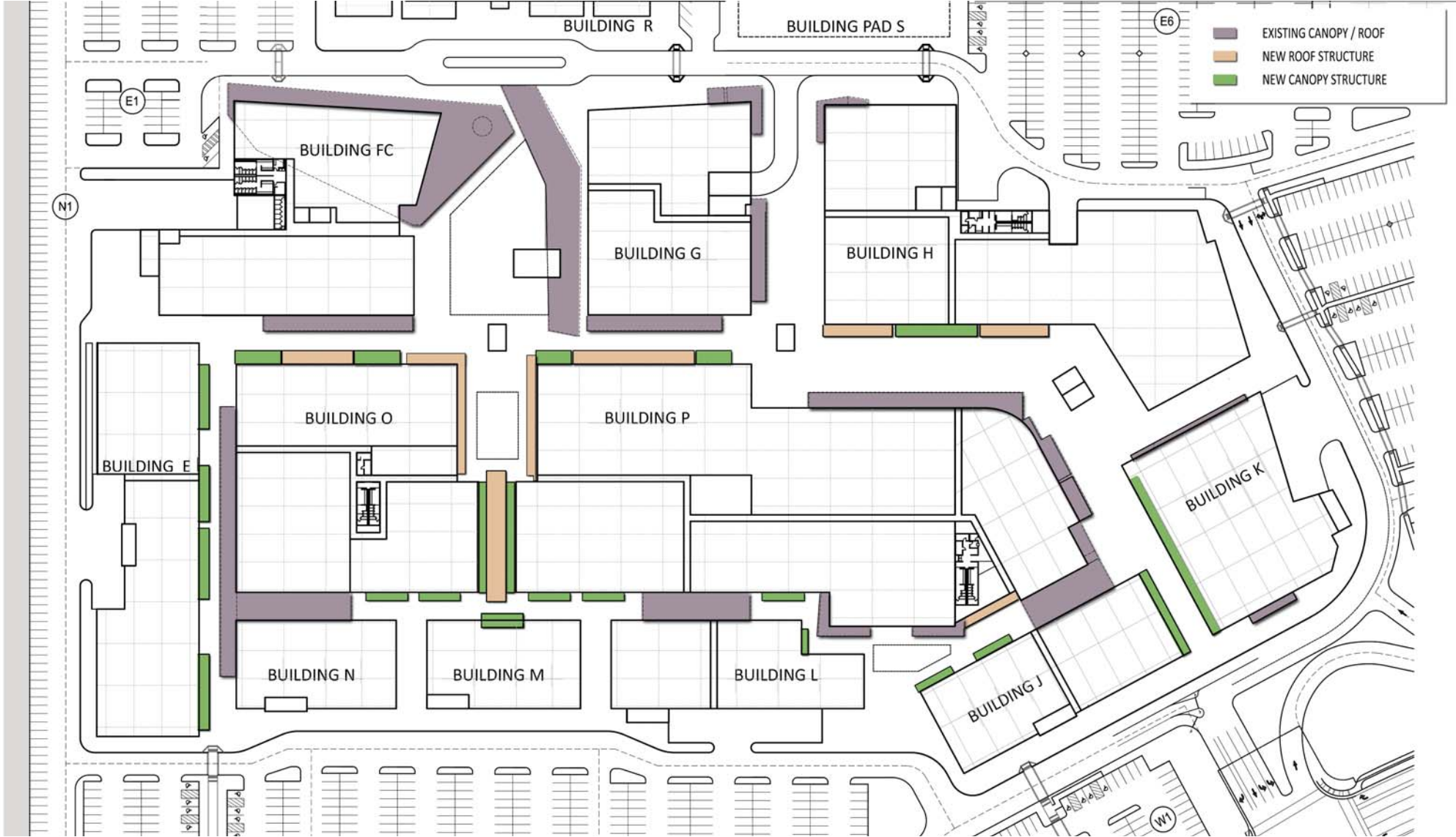
*AREAS SHOW GROSS BUILDING AREAS

- NEW BUILDING AREA
- EXISTING BUILDING AREA







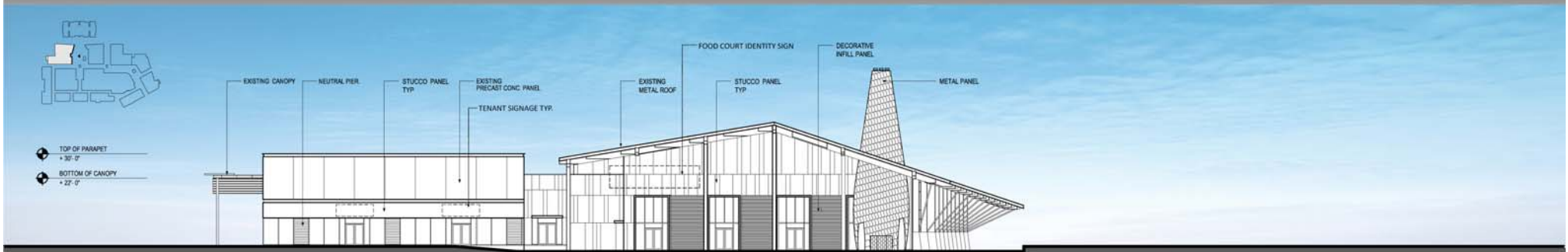




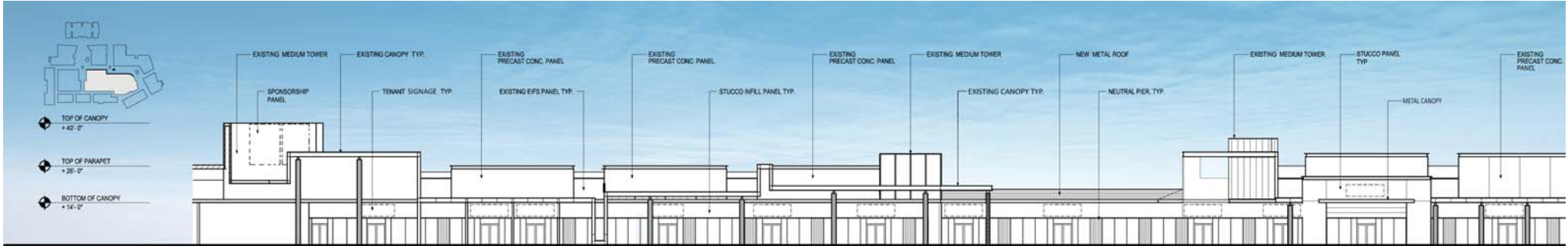
03 OVERALL ELEVATION - BUILDING E
SCALE 1/32" = 1'-0"



02 OVERALL ELEVATION - BUILDING H
SCALE 1/32" = 1'-0"



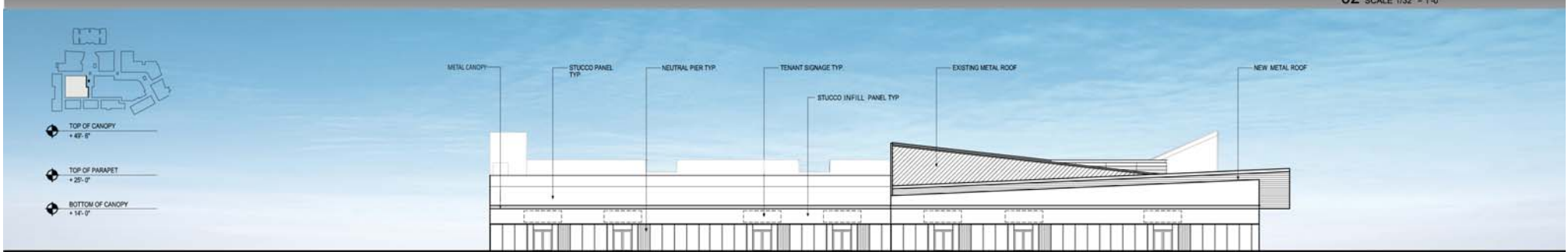
01 OVERALL ELEVATION - BUILDING FC
SCALE 1/32" = 1'-0"



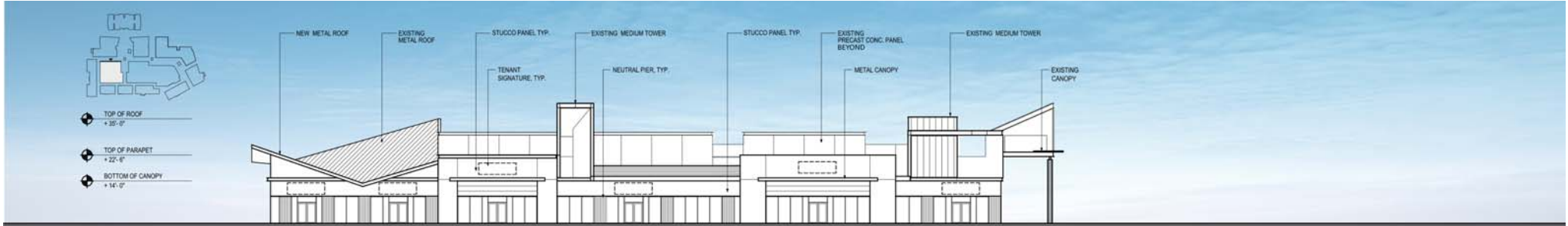
03 OVERALL ELEVATION - BUILDING P
SCALE 1/32" = 1'-0"



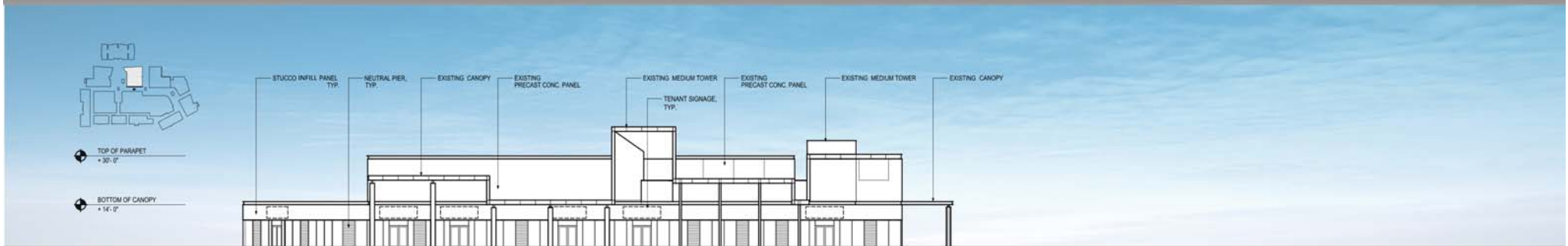
02 OVERALL ELEVATION - BUILDING J
SCALE 1/32" = 1'-0"



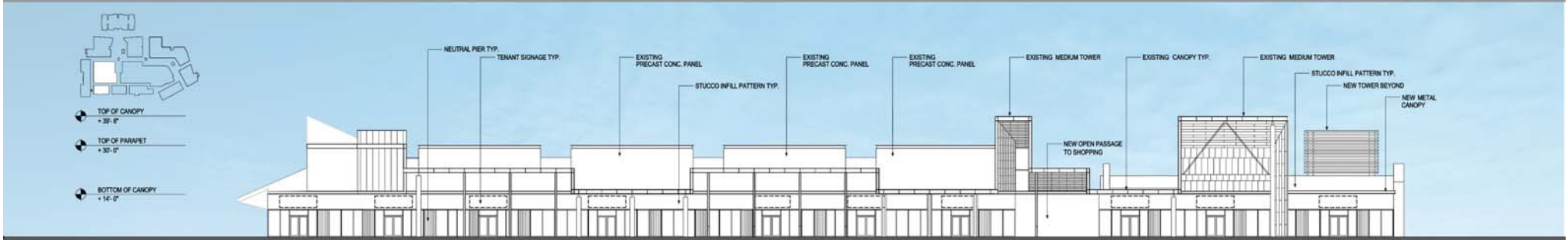
01 OVERALL ELEVATION - BUILDING P
SCALE 1/32" = 1'-0"



03 OVERALL ELEVATION - BUILDING G
SCALE 1/32" = 1'-0"



02 OVERALL ELEVATION - BUILDING G
SCALE 1/32" = 1'-0"



01 OVERALL ELEVATION - BUILDING N & O
SCALE 1/32" = 1'-0"



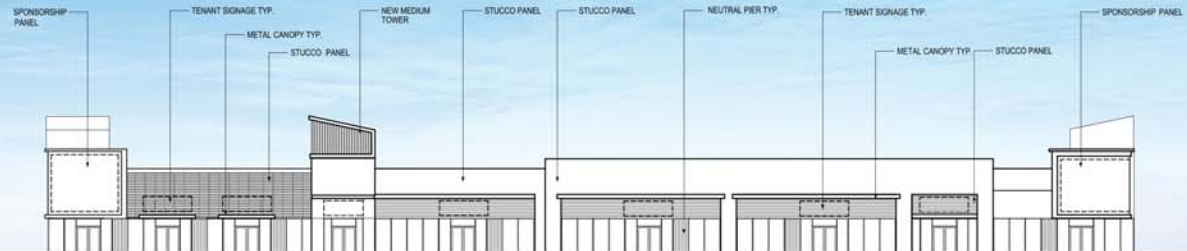
- ◆ TOP OF CANOPY
+ 49'-0"
- ◆ TOP OF PARAPET
+ 25'-0"
- ◆ BOTTOM OF CANOPY
+ 14'-0"



03 OVERALL ELEVATION - BUILDING N
SCALE 1/32" = 1'-0"



- ◆ TOP OF TOWER ROOF
+ 35'-0"
- ◆ TOP OF PARAPET
+ 24'-0"
- ◆ BOTTOM OF CANOPY
+ 14'-0"



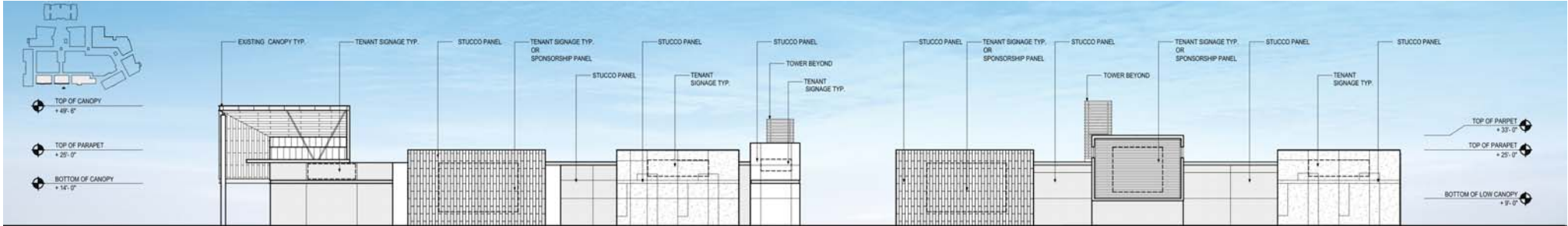
02 OVERALL ELEVATION - BUILDING L
SCALE 1/32" = 1'-0"



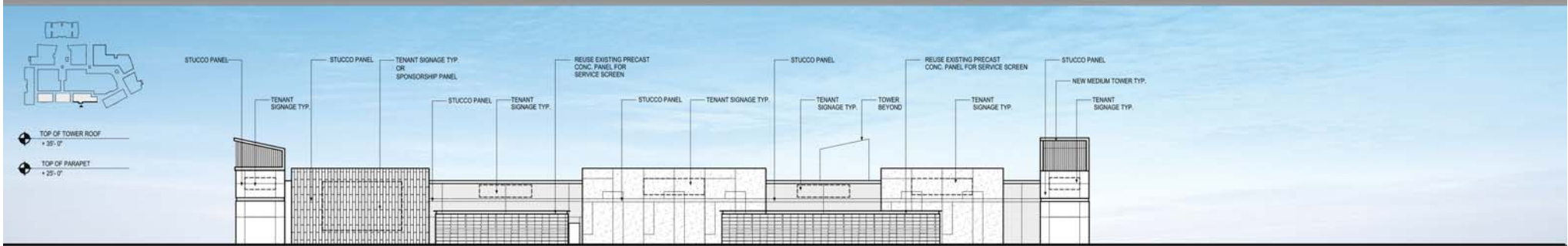
- ◆ TOP OF TOWER ROOF
+ 35'-0"
- ◆ TOP OF PARAPET
+ 25'-0"



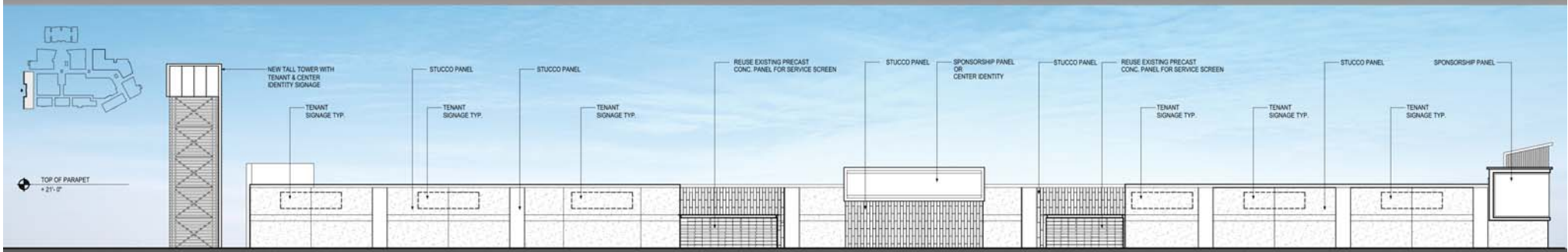
01 OVERALL ELEVATION - BUILDING L
SCALE 1/32" = 1'-0"



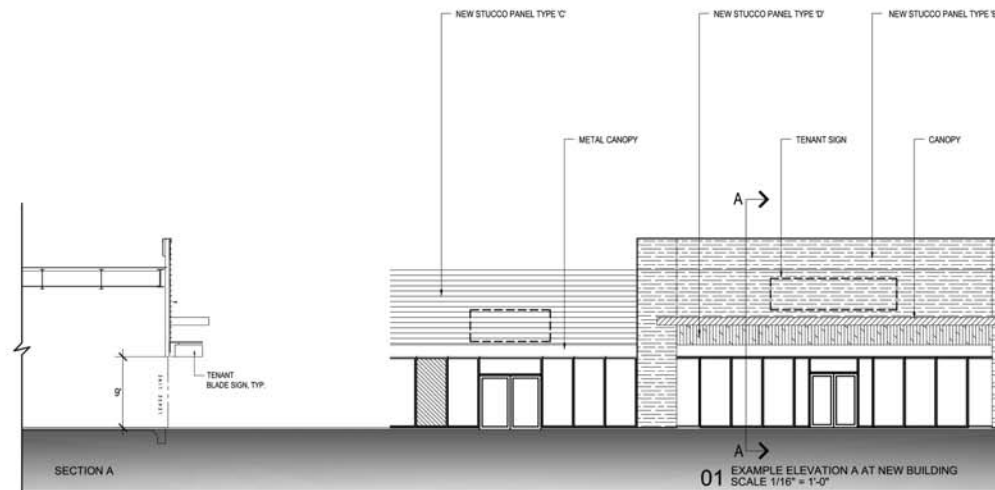
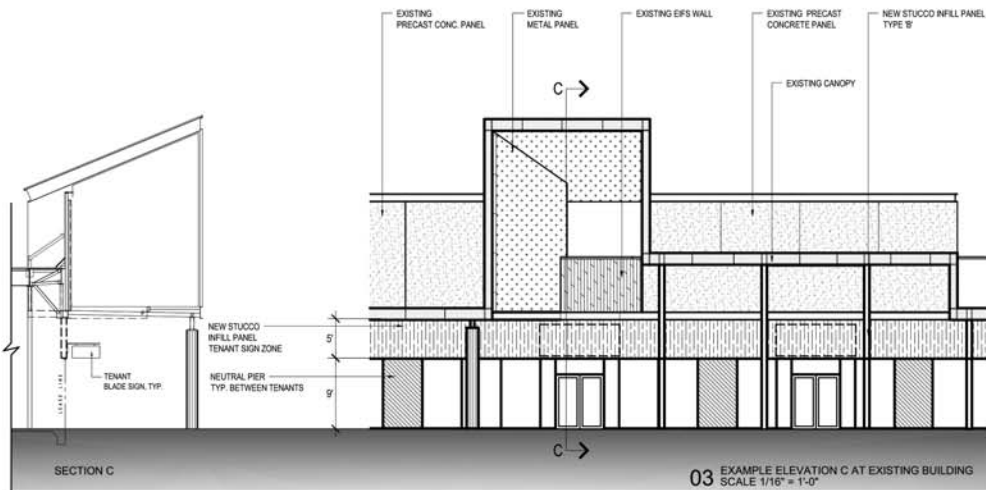
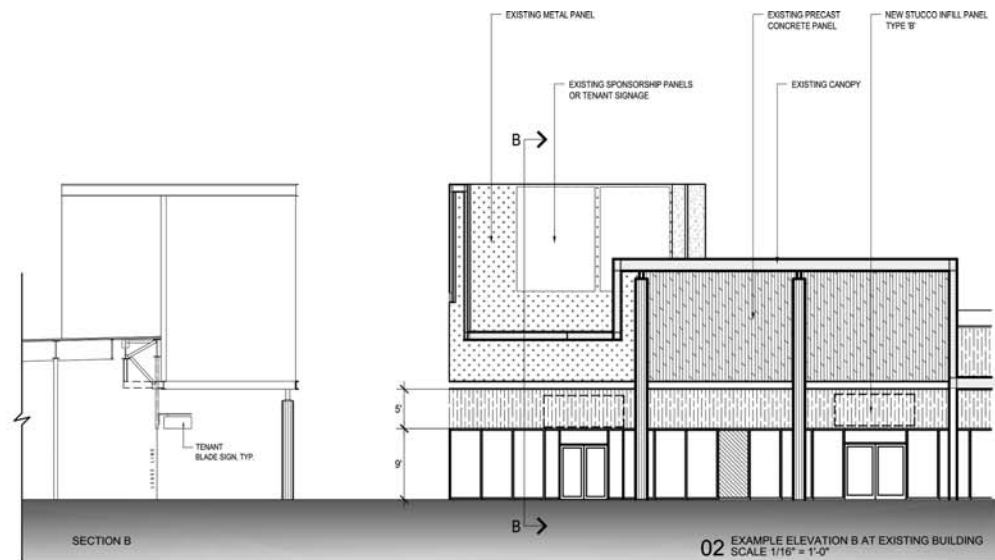
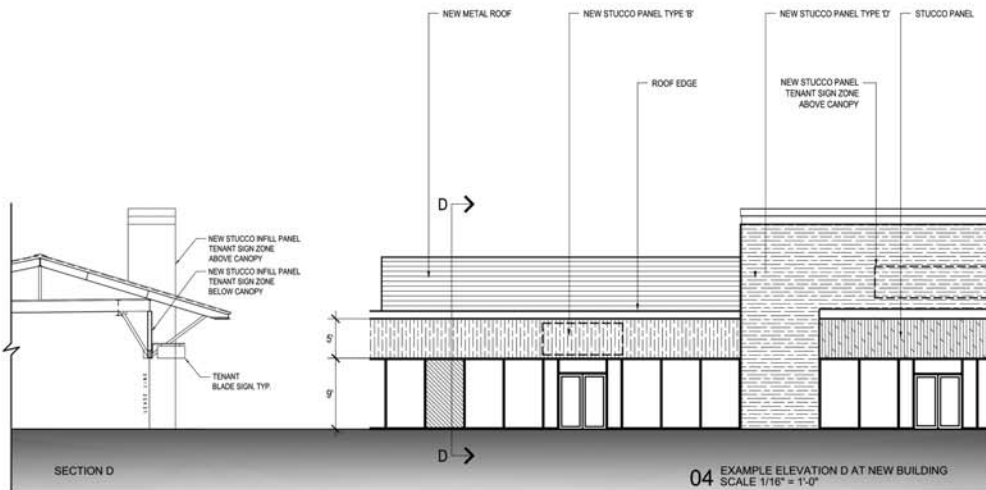
02 OVERALL ELEVATION - BUILDING N.M.
SCALE 1/32" = 1'-0"

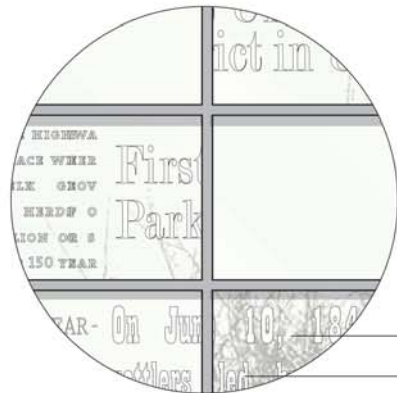


01 OVERALL ELEVATION - BUILDING L
SCALE 1/32" = 1'-0"



01 OVERALL ELEVATION - BUILDING E
SCALE 1/32" = 1'-0"





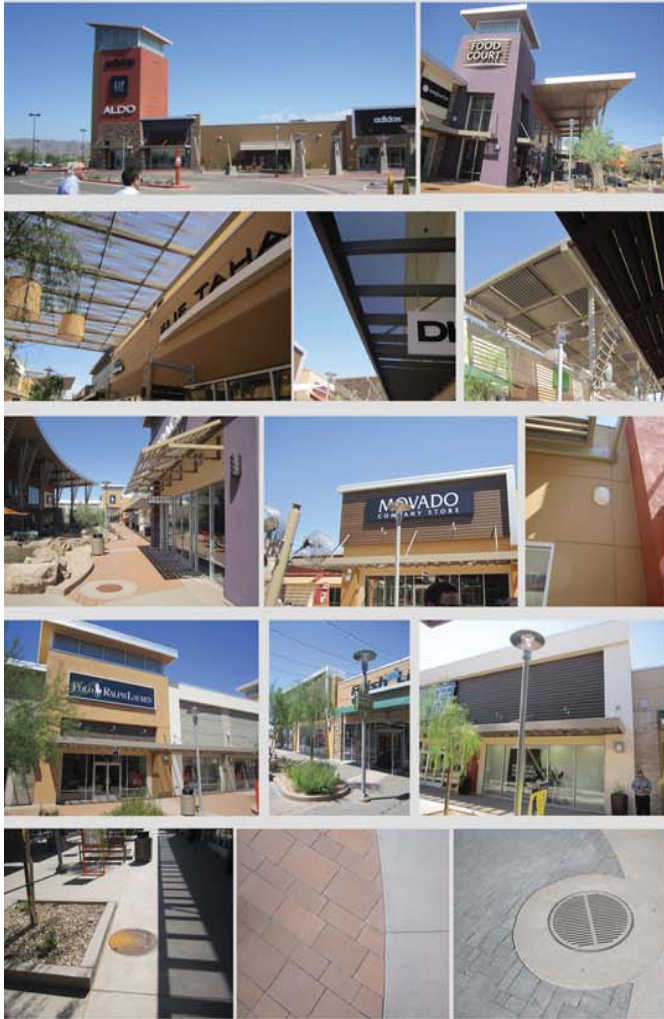
3M GRAPHIC PRINT

APPLIED OPAQUE VINYL



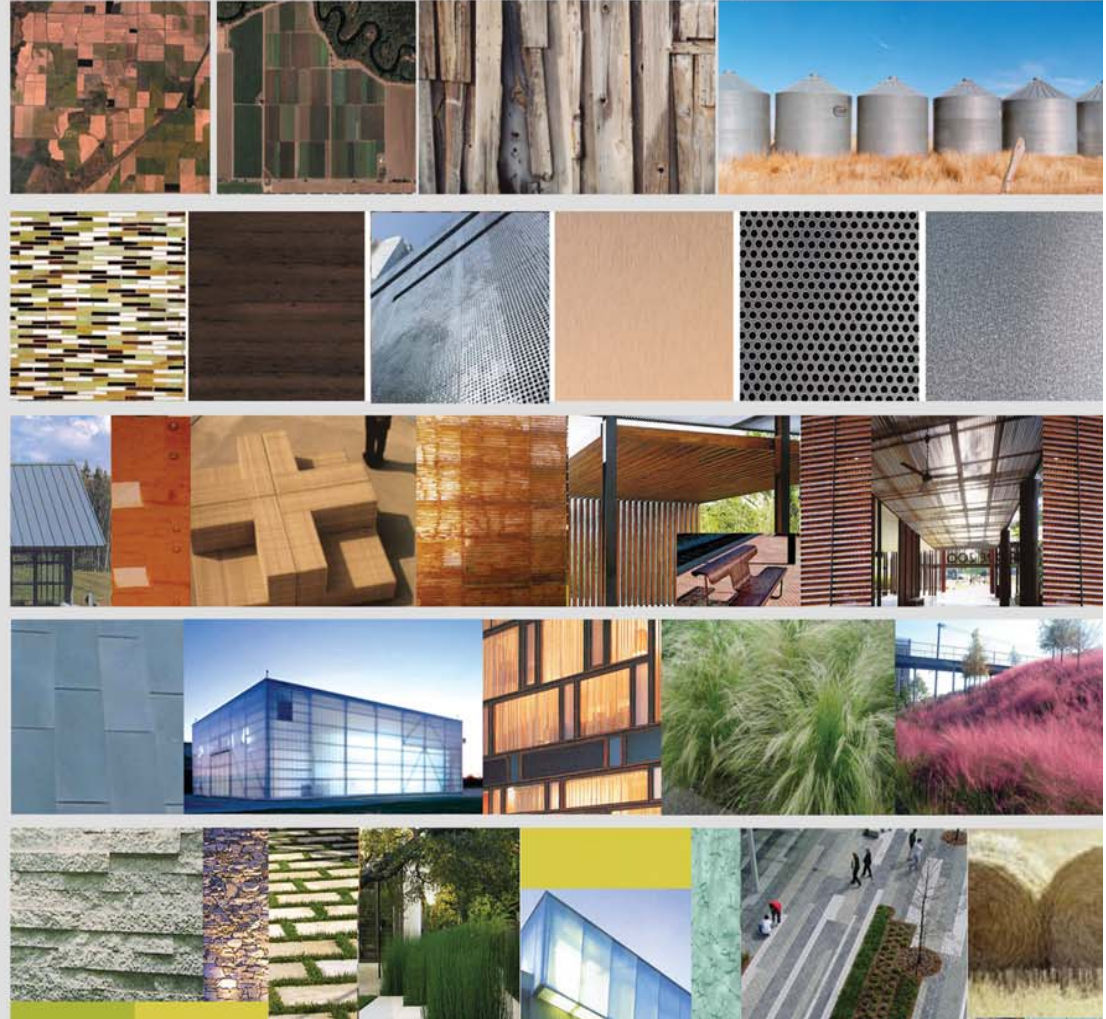
**Food Court graphic will be provided. Final location, configuration and installation method to be determined during design.

■ OUTLET CENTER PRECEDENTS

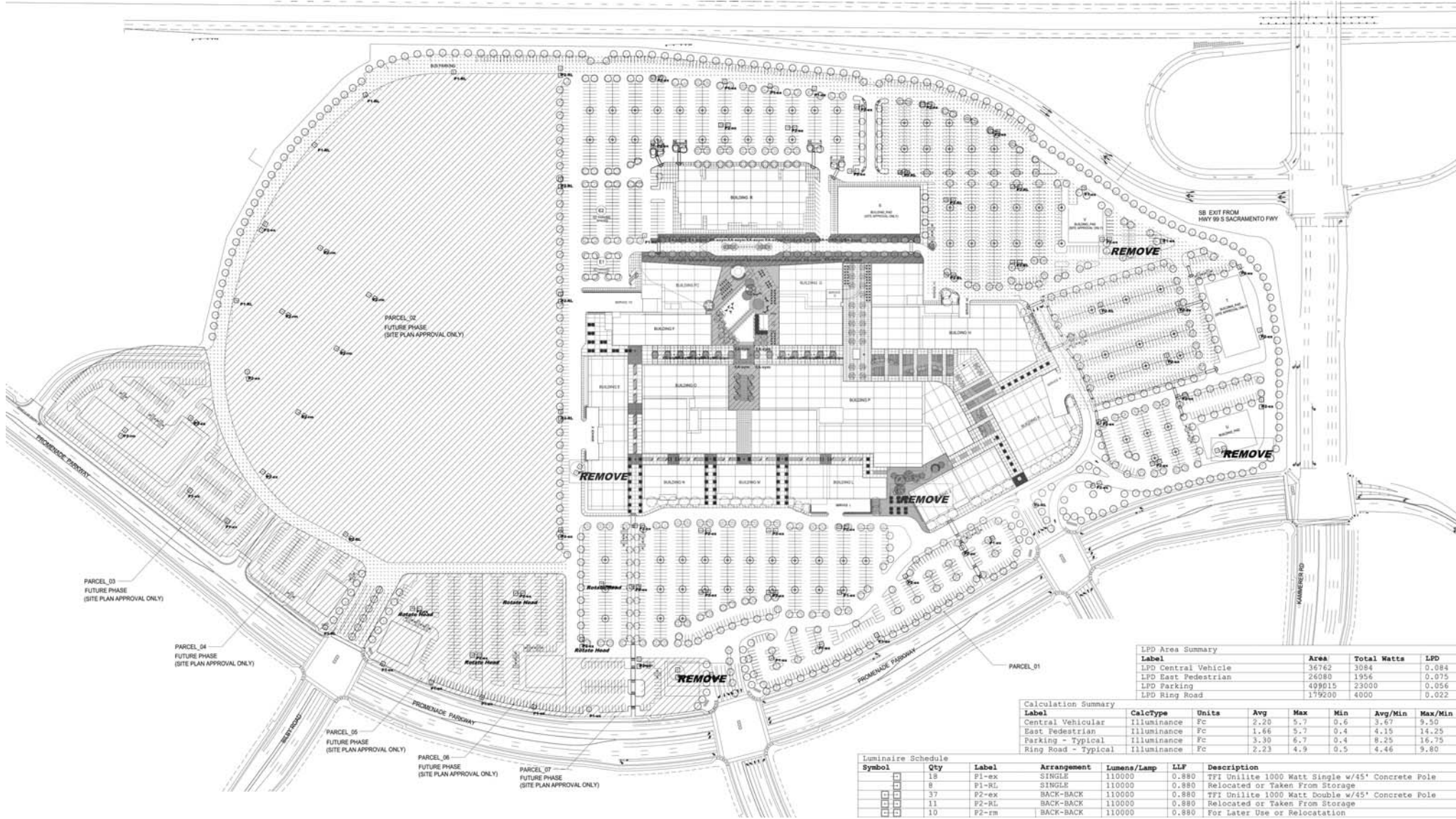


■ CONCEPT COLOR AND MATERIAL PALETTE

The conceptual imagery as shown represents a base color and material palette upon which the final palette will be layered. The Outlet Center branding element, which has yet to be determined, will also be blended with the concept as shown below. The built images represent how the conceptual materials will potentially applied in the final design.



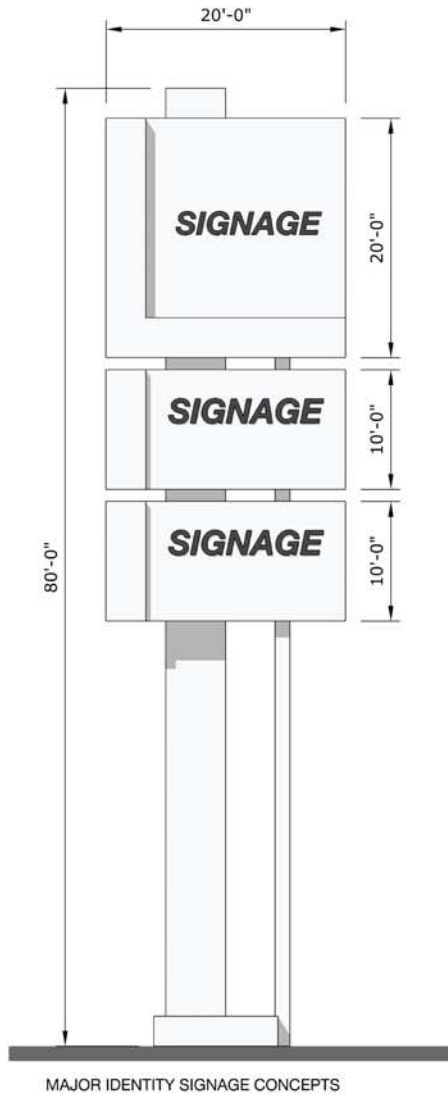




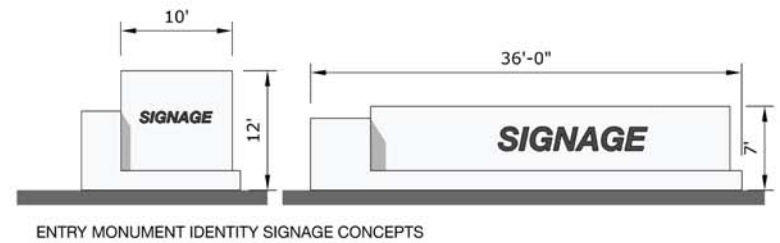
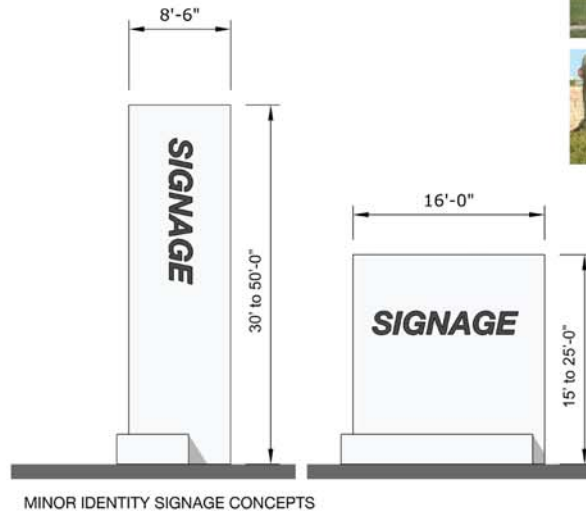
LPD Area Summary			
Label	Area	Total Watts	LPD
LPD Central Vehicle	36762	3084	0.084
LPD East Pedestrian	26080	1956	0.075
LPD Parking	409015	23000	0.056
LPD Ring Road	179200	4000	0.022

Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Central Vehicular	Illuminance	Fc	2.23	5.7	0.6	3.67
East Pedestrian	Illuminance	Fc	1.66	5.7	0.4	4.15
Parking - Typical	Illuminance	Fc	3.30	6.7	0.4	8.25
Ring Road - Typical	Illuminance	Fc	2.23	4.9	0.5	4.46

Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
□	18	P1-ex	SINGLE	110000	0.880	TFI Unilite 1000 Watt Single w/45' Concrete Pole
□	8	P1-RL	SINGLE	110000	0.880	Relocated or Taken From Storage
□	37	P2-ex	BACK-BACK	110000	0.880	TFI Unilite 1000 Watt Double w/45' Concrete Pole
□	11	P2-RL	BACK-BACK	110000	0.880	Relocated or Taken From Storage
□	10	P2-RL	BACK-BACK	110000	0.880	For Later Use or Relocation



* ALL SIGNAGE AS SHOWN REPRESENTS A CONCEPTUAL CONFIGURATION AND IS SUBJECT TO CHANGE AS THE DESIGN EVOLVES AND WILL BE CONSISTENT WITH THE ARCHITECTURAL DESIGN.





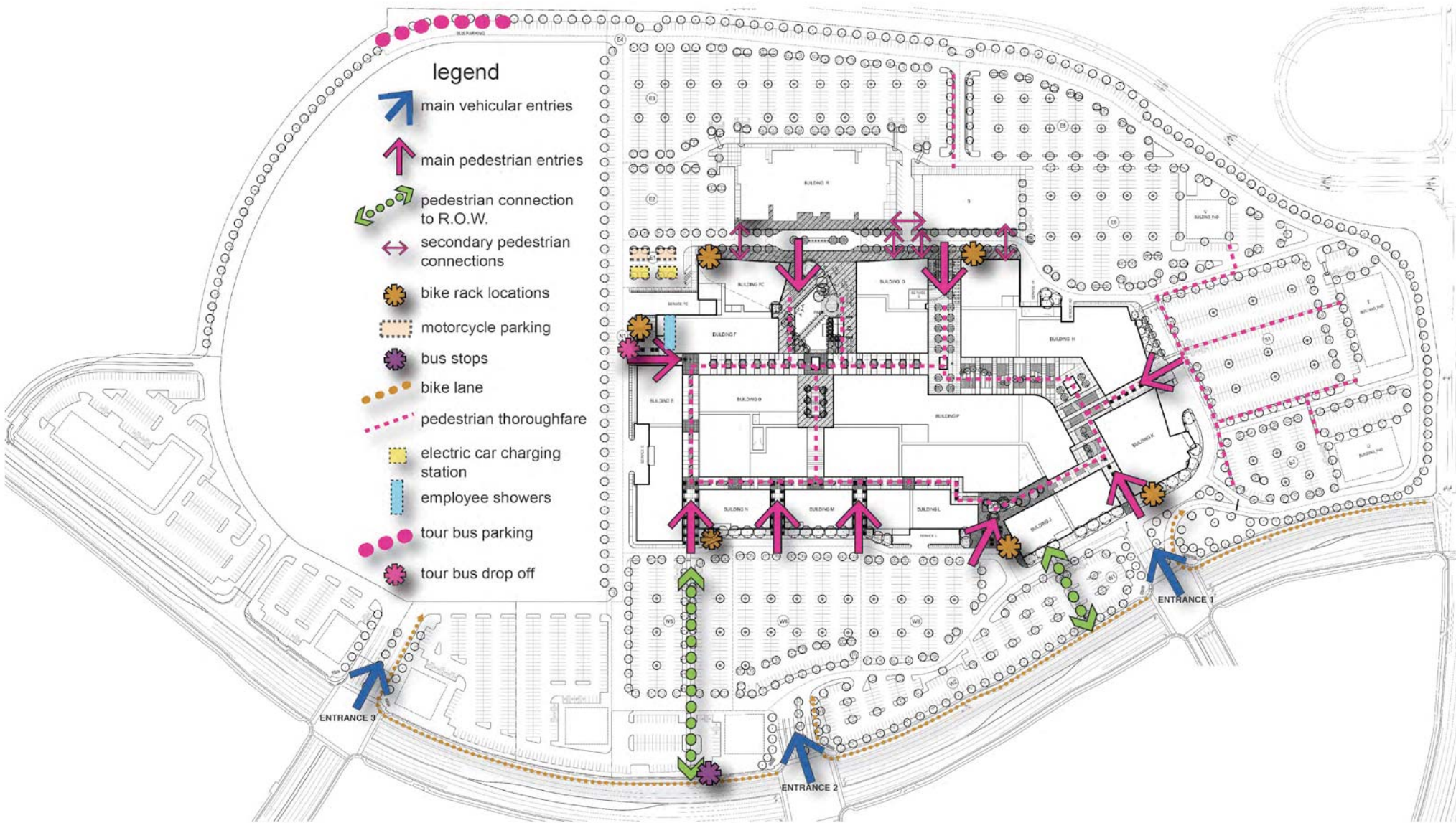


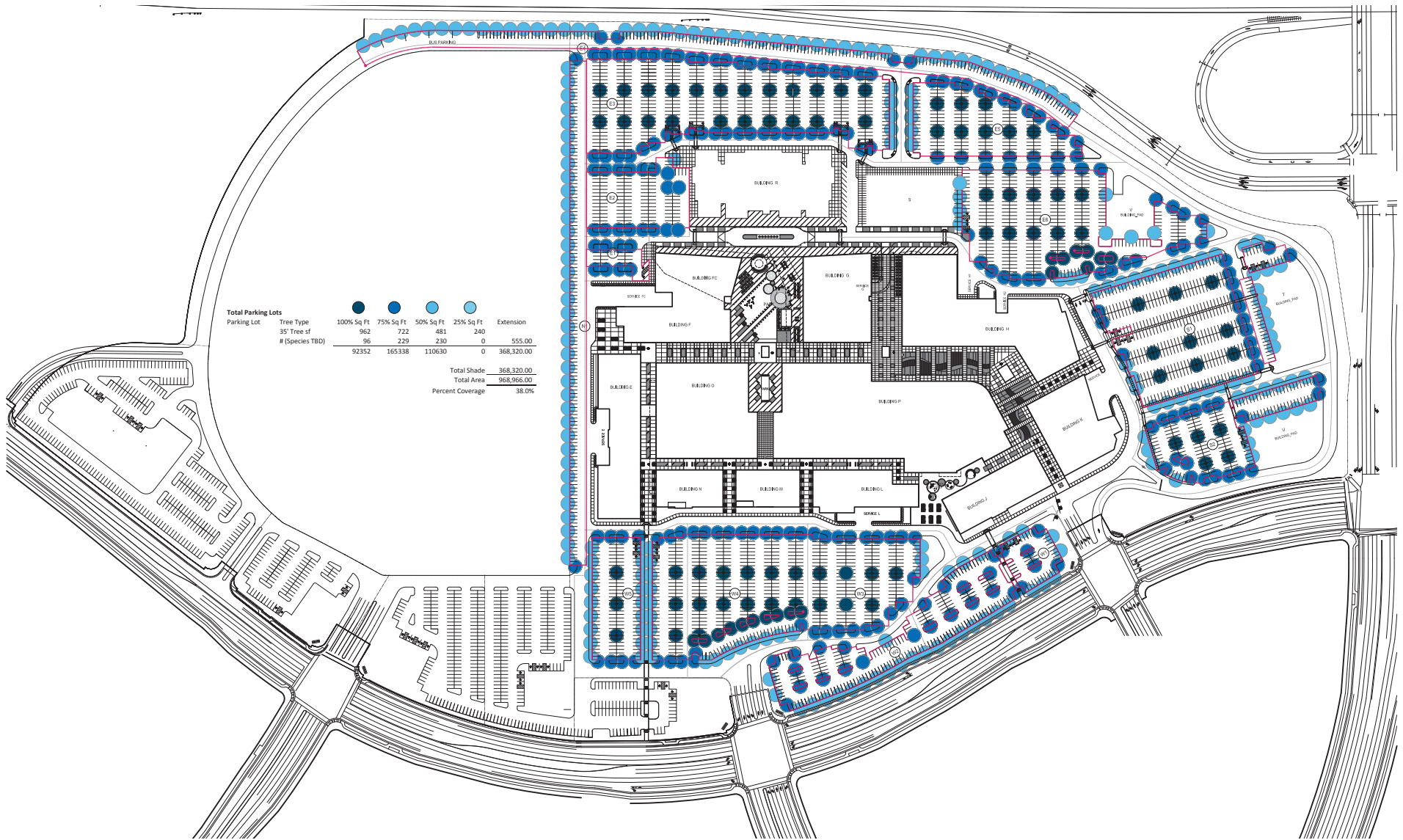






Note: Project shall comply with the requirements of EGMC Chapter 14.10 – Water Efficient Landscape Requirements.







FRUITLESS OLIVE
Olea europaea



COASTAL LIVE OAK
Quercus agrifolia



GINKGO
Ginkgo biloba



GREEN ASH
Fraxinus pennsylvanica



HOLLY OAK
Quercus ilex



APTOS BLUE REDWOOD
Sequoia sempervirens 'Aptos Blue'



CHASTETREE
Vitex agnus-castus



CALIFORNIA FAN PALM
Washingtonia filifera



FRONTIER ELM
Ulmus carpinifolia x parvifolia



JAPANESE MAPLE
Acer palmatum



JAPANESE ZELKOVA
Zelkova serrata



LONDON PLANE TREE
Platanus x acerifolia



AZTEC GRASS
Liriope muscari 'Aztec'



GULF MUHLY
Muhlenbergia capillaris



PINK PAINTBRUSH GRASS
Melinis nervigulmis



MEXICAN FEATHER GRASS
Nassella tenuissima



MICANTHUS
Miscanthus sinensis gracilimus



LIROPE
Liriope muscari



BARREL CACTUS
Ferrocactus cylindraceus



BLUE AGAVE
Agave tequilana



RED YUCCA
Hesperaloe parviflora



SOFTLEAF YUCCA
Yucca pendula



SOTOL
Dasyliirion wheeleri



WHALE TONGUE AGAVE
Agave ovatifolia



AGAPANTHUS
Agapanthus africanus



KNOCKOUT ROSE
Rosa sp.



LAVENDER
Lavendula sp.



BUTTERFLY IRIS
Diets bicolor



OLEANDER
Nerium oleander



FLAX
Phormium sp.



ROSEMARY
Rosmarinus officinalis



CAMELLIA
Camellia sinensis



EDWARD GROUCHER ABELIA
Abelia x grandiflora 'Edward Groucher'



FORTNIGHT LILY
Diets vegeta



INDIAN HAWTHORN 'CLARA'
Raphiolepis indica 'Clara'



SONOMA MANZANITA BUSH
Arctostaphylos 'Sonoma Manzanita'



GAZANIA
Gazania sp.



WESTRINGIA
westringia eremicola



LANTANA
Lantana camara



HYPERICUM
hypericum perforatum



HUMMINGBIRD SAGE
Salvia spathacea



DWARF GERMANDER
Teucrium chamaedrys 'Nanum'



RED TRUMPET VINE
Distictis buccinatoria



WISTERIA
Wisteria frutescens



CHILEAN JASMINE
Mandevilla laxa



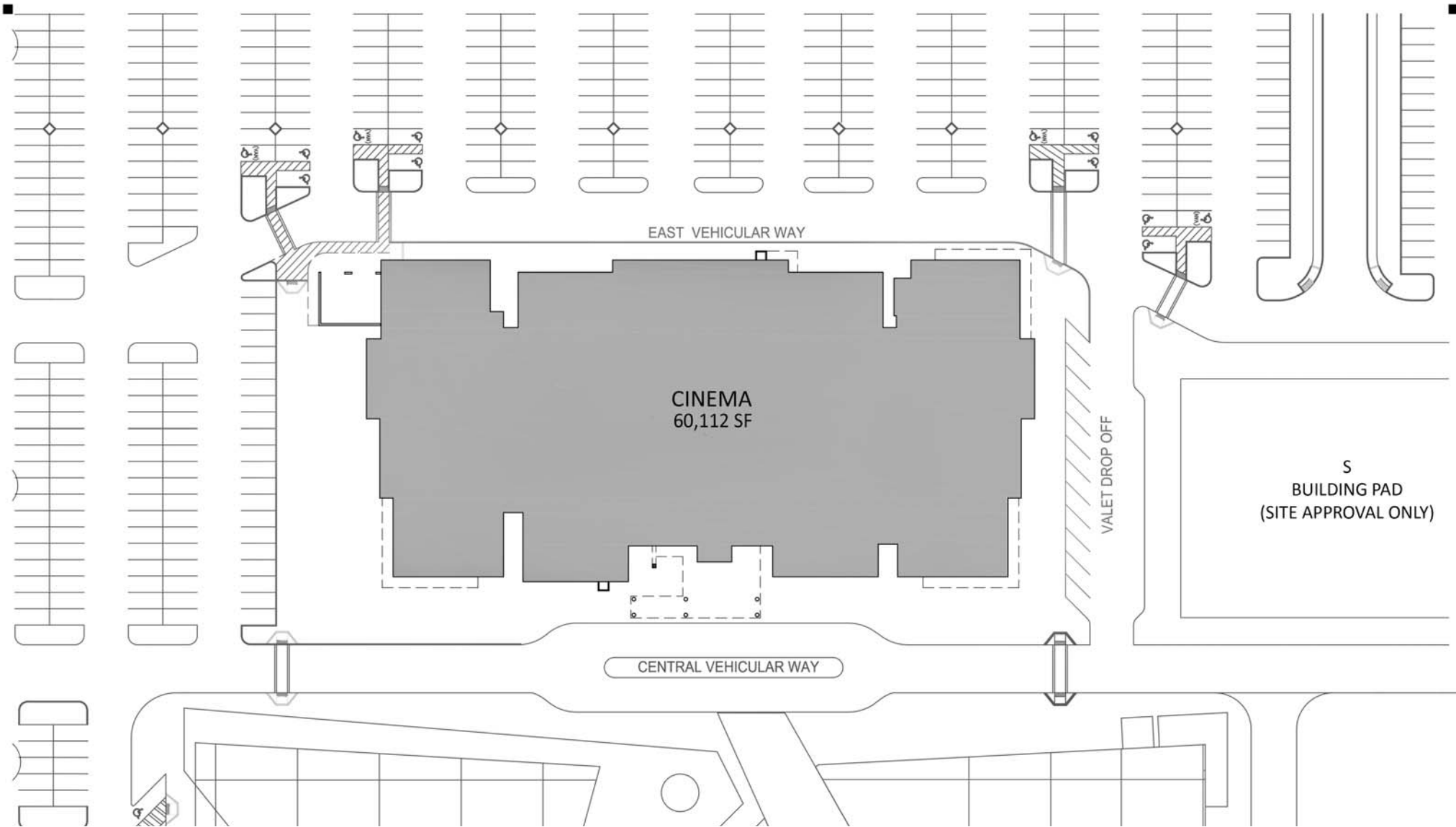
EVERGREEN CLEMATIS
Clematis armandii



BOSTON IVY
Parthenocissus tricuspidata



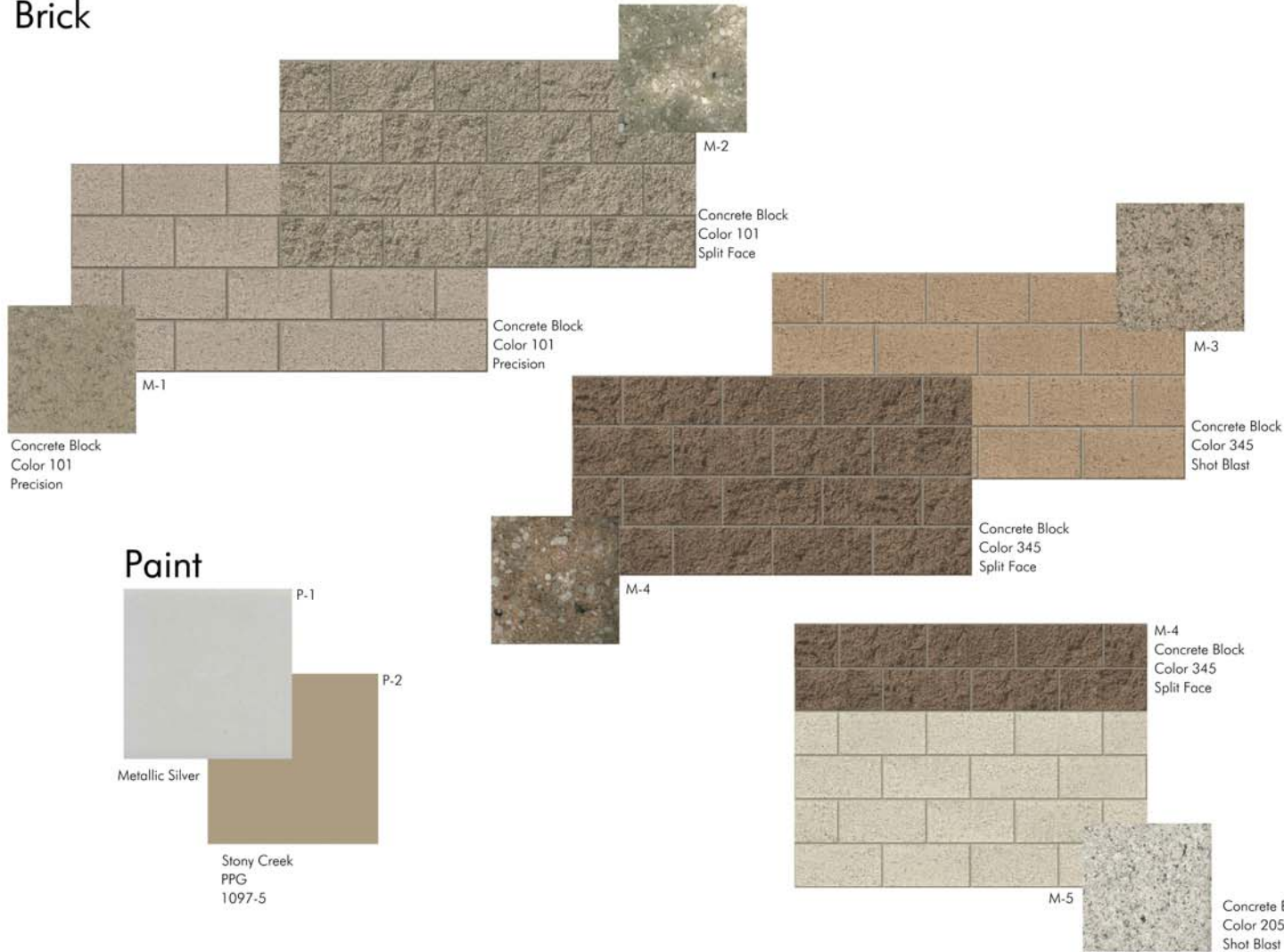
CALIFORNIA PIPEVINE
Aristolochia californica



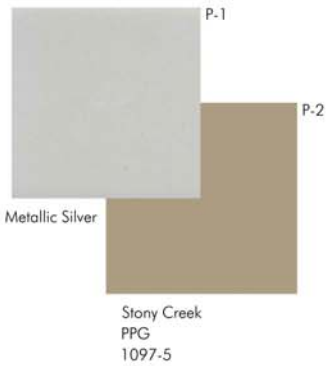




Brick



Paint



Cladding

