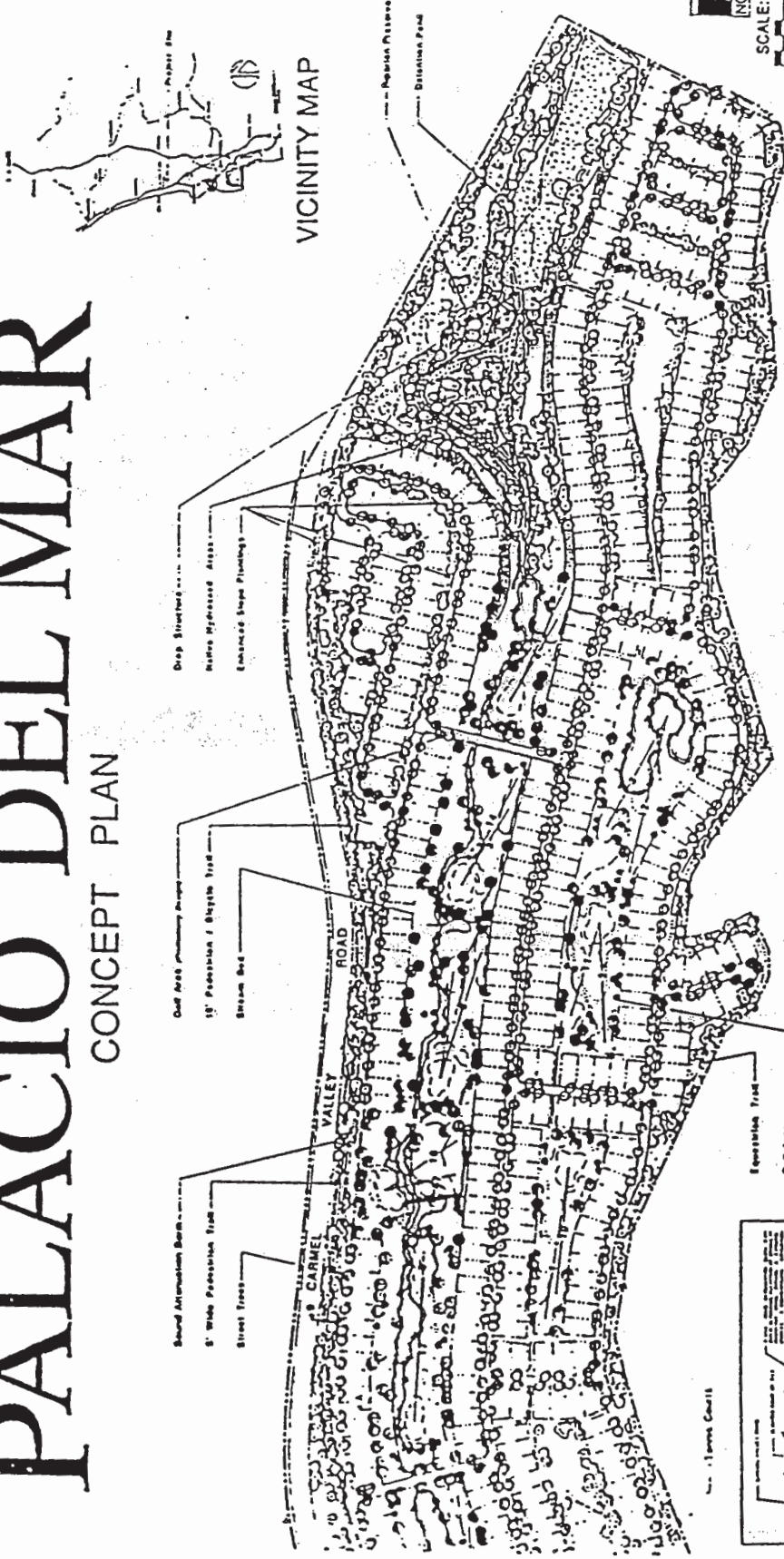


Palacio Del Mar

PALACIO DEL MAR

CONCEPT PLAN

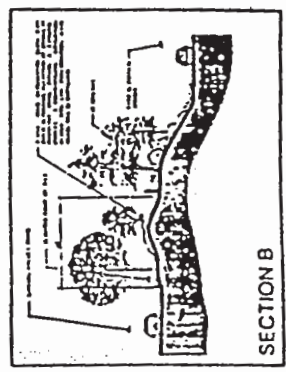


SCALE: 1" = 100' 0"
 50 0 50 100 200 400 800
 Feet
 This drawing shall be used only for the project shown herein.
 No other use or reproduction is permitted without the written consent of the Designer.

DEVELOPER
**McISA CARMEL
 JOINT VENTURE**
 Designer reserves the right to make changes in the project without notice.
 February 11, 2019

PLANT PALETTE

PLANT NAME	NO. YARDS PAR	NO. YARDS PAR	PLANT PALETTE	PLANT PALETTE
1. <i>Quercus agrifolia</i>	10	125	2. <i>Quercus agrifolia</i>	10
3. <i>Quercus agrifolia</i>	11	105	3. <i>Quercus agrifolia</i>	11
4. <i>Quercus agrifolia</i>	12	170	4. <i>Quercus agrifolia</i>	12
5. <i>Quercus agrifolia</i>	13	135	5. <i>Quercus agrifolia</i>	13
6. <i>Quercus agrifolia</i>	14	135	6. <i>Quercus agrifolia</i>	14
7. <i>Quercus agrifolia</i>	15	111	7. <i>Quercus agrifolia</i>	15
8. <i>Quercus agrifolia</i>	16	90	8. <i>Quercus agrifolia</i>	16
9. <i>Quercus agrifolia</i>	17	145	9. <i>Quercus agrifolia</i>	17
10. <i>Quercus agrifolia</i>	18	85	10. <i>Quercus agrifolia</i>	18
1114		1101		



SECTION B



FEATURES

- Custom Solid Mahogany Entry Doors, Double Doors in Plans 3 & 4
- Energy Efficient Dual-Paneled Windows
- Underground Utilities
- Concrete Shake or Red Tile Roofs
- Full Insulation
- Three-Car Garages on Plans 3 & 4
- Ceramic Tile Entries
- Decorator Sheet Vinyl in Kitchens & Baths
- 100% Nylon Carpeting in All Other Areas
- Wood-Burning Fireplaces with Custom-Designed Faces & Energy-Efficient Glass Doors
- Custom Rounded Drywall Corners
- Dining Room Light Fixture Allowance
- Pre-Wired for Cable Television
- Gas-Forced Air Heating with Energy-Efficient Thermostat
- Smoke Detectors
- 50-Gallon Hot Water Heater

- Interior Laundries with Storage Cabinets
- Laundry Sinks in Plans 2 & 3
- Direct Access to Garage
- Soft Water Loop for Hot Water
- Concrete Driveways with Sleeve for Future Irrigation
- Custom Handcrafted Oak Railings (Plans 2, 3 & 4)
- Pre-wired for Security
- Automatic Garage Door Openers
- Avonite Wet Bar Top in Plans 3 & 4
- Gas Stub-Out for Barbecue
- Raised Panel Interior Doors with Detailed Casing
- Designer Light Switches
- Wood Windows on Front Elevations
- Roll-Up Garage Doors



KITCHENS

- Recessed Lighting
- Red Oak Cabinets
- Whirlpool Double Wall Ovens; Microwave Upper & Self-Cleaning Lower Oven
- Whirlpool Downdraft Range
- KitchenAid Dishwasher with Custom Wood Front Panel
- Whirlpool Trash Compactor with Custom Wood Front Panel

- Ceramic Tile Counter Tops
- Cast Iron Sinks in Ivory Color
- Refrigerator Area Plumbed for Ice Maker
- Spacious Pantries




MASTER BATH/ DRESSING AREAS

- Oval Tubs
- Separate Shower with Ceramic Tile Surrounds & Tempered Glass Frameless Enclosures
- Double Lavs
- Red Oak Cabinets
- Slim Jim Medicine Cabinets
- Ivory Colored Lavs, Tubs & Water Closets
- Recessed Lighting
- Ceramic Tile Counter Tops
- Frameless Mirrored Wardrobe Doors (Plans 2 & 3)
- Custom-Designed Price-Pfister Chrome Fixtures with Brass Highlights

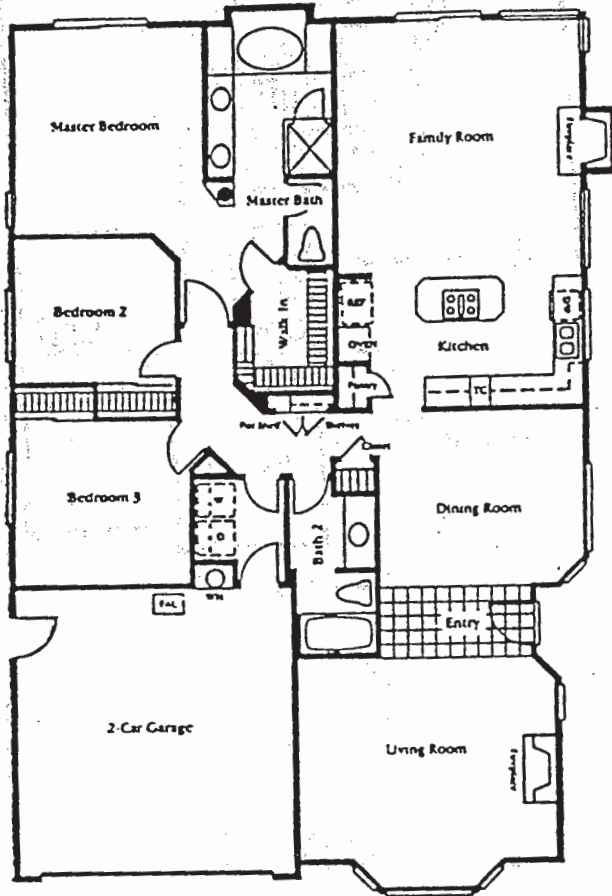
OPTIONAL FEATURES

- Air Conditioning
- Mirrored Wardrobe Doors in Secondary Bedrooms
- Tub Enclosures
- Corian Counter Tops in Kitchen
- 3" x 3" Ceramic Tile Counter Tops in Kitchens
- Granite Counter Tops in Kitchens
- Butcher Block Island Counter Top (Plans 1, 3 & 4)
- Sub-Zero Refrigerators
- Security Systems
- Spa Tubs in Master Bath
- Wet Bar Refrigerator
- Insta-tap Water Purifier
- Central Vac Systems



Due to changes and improvements resulting from R.B. McConac, Inc.'s continuing research and development program, we reserve the right to alter product design without notice or obligation prior to completion of unit and/or close of escrow.

HAMPTON COURT
Plan 1 - 2,000 sq. ft.



First Floor



1AR



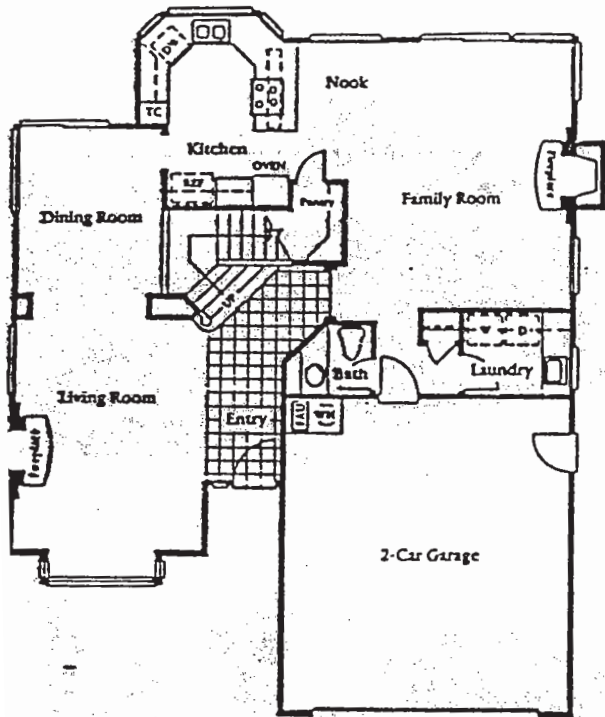
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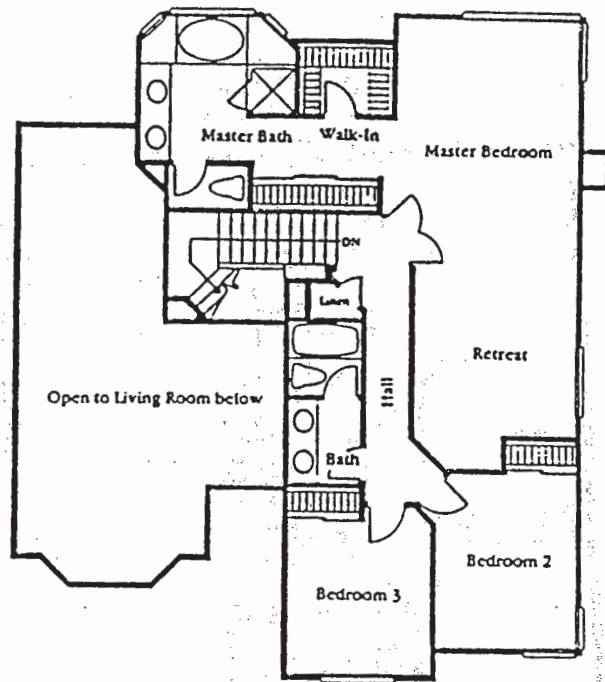
1CR

Due to changes and improvements resulting from R. B. McCormick, Inc.'s continuing research and development program, we reserve the right to alter product design without notice or obligation prior to completion of unit and/or close of escrow. Window locations vary with each elevation. Living Room fireplace is standard beginning with Phase II.

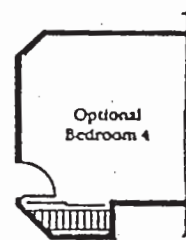
ALHAMBRA
Plan 2 - 2,350 sq. ft.



First Floor

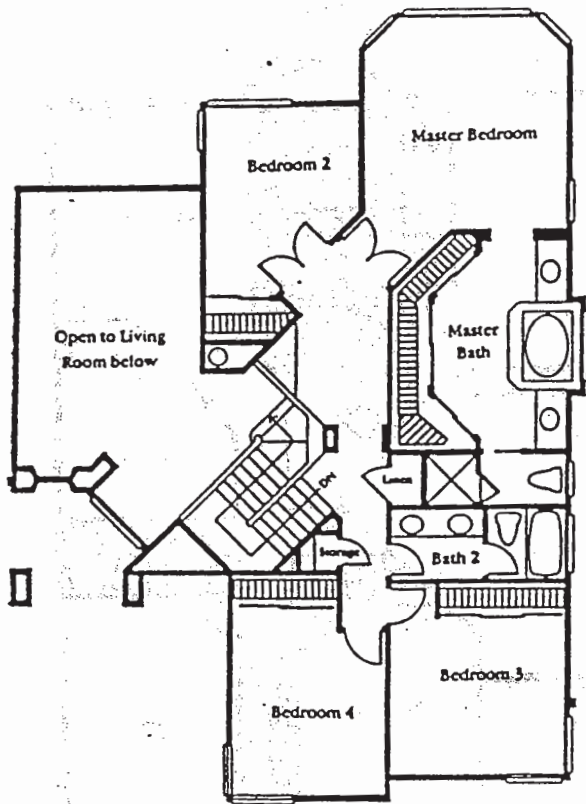


Second Floor

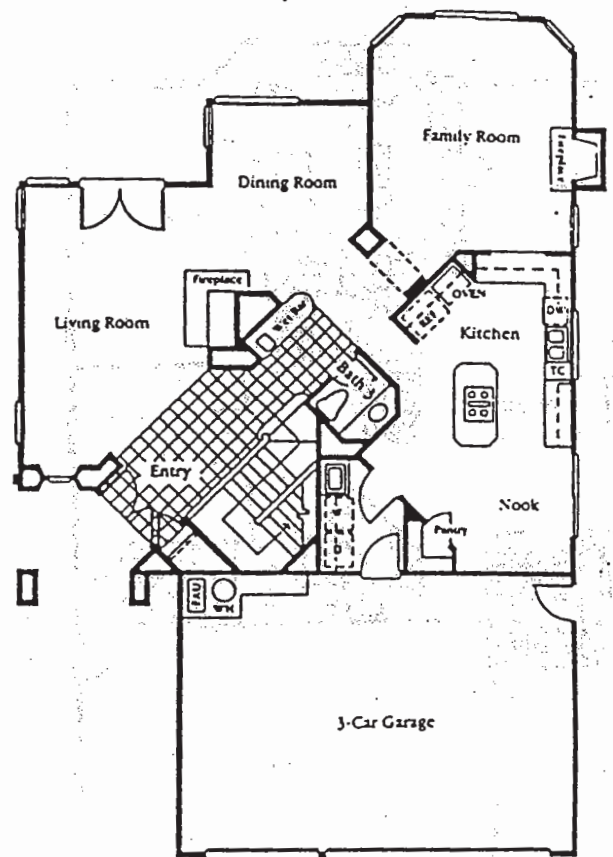
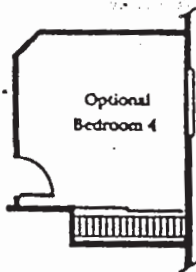


Due to changes and improvements resulting from R.B. McComac, Inc.'s continuing research and development program, we reserve the right to alter product design without notice or obligation prior to completion of unit and/or close of escrow. Window locations vary with each elevation.

AVIGNON
Plan 3 - 2,633 sq. ft.



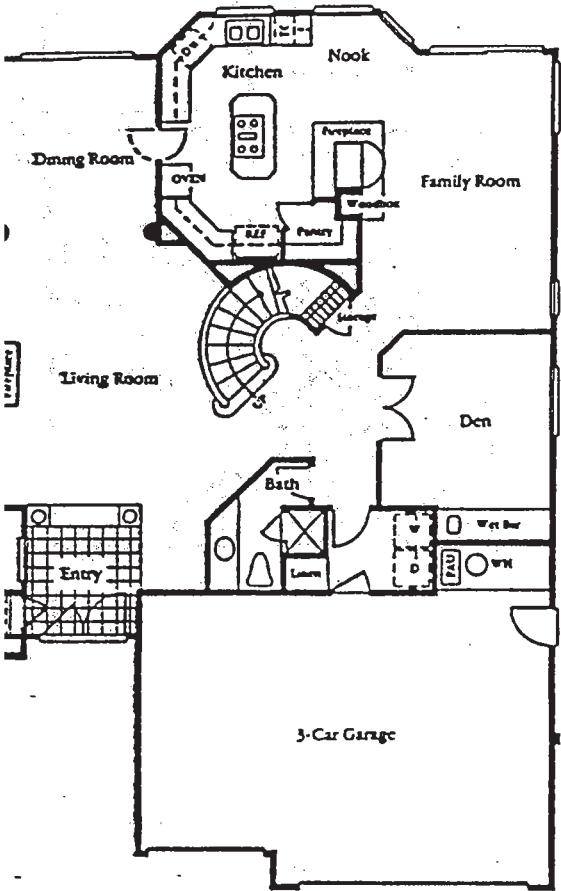
Second Floor



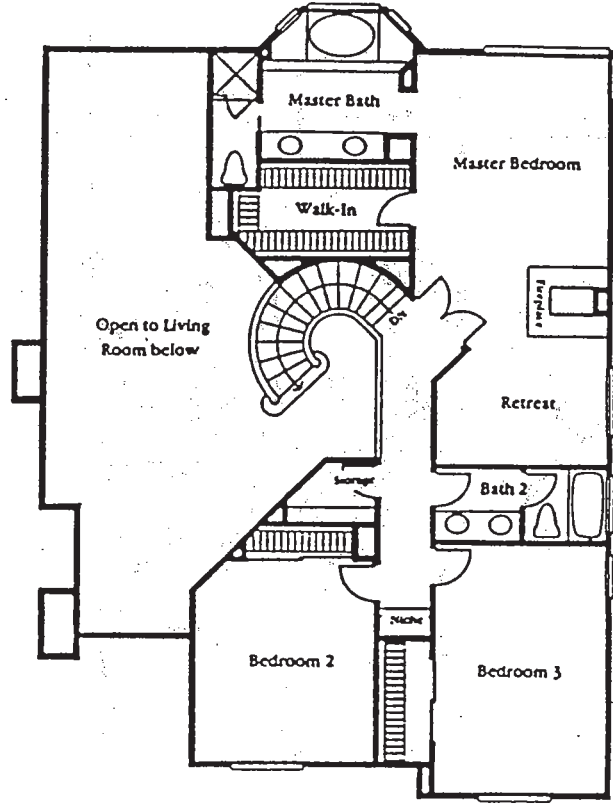
First Floor

Due to changes and improvements resulting from R.B. McCasick, Inc.'s continuing research and development program, we reserve the right to alter product design without notice or obligation prior to completion of unit and/or close of escrow. Window locations vary with each elevation.

MONTICELLO
 Plan 4 - 2,927 sq. ft.



First Floor



Second Floor

Due to changes and improvements resulting from R.B. McCorick, Inc.'s continuing research and development program, we reserve the right to alter product design without notice or obligation prior to completion of unit and/or close of escrow.
 Window locations vary with each elevation.