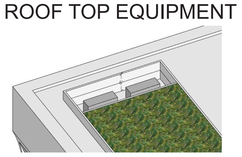
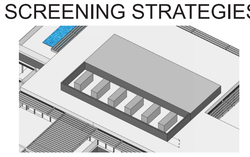
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (A)
RESORT VILLA (B)
A
RESORT CLUBHOUSE
RESORT VILLA (B)
RESORT VILLA (B)
B
RESORT CONDO 1
B
RESORT VILLA (B)
HOTEL BUNGALOWS
D
(WELLNESS SANCTUARY)
C
WELLNESS SANCTUARY
E
HOTEL
RESORT VILLA (B)
B
RESORT CONDO 2
B
D
(WELLNESS SANCTUARY)
RESORT VILLA (B)
B
(WELLNESS SANCTUARY)

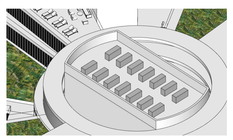
ROOF TOP EQUIPMENT SCREENING STRATEGIES



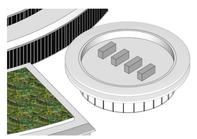
A 6 ft deep pit (3 ft recess and 3 ft of parapet)



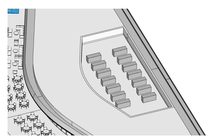
B 4 ft screen



C 6 ft screen



D 4 ft pit



E 6 ft pit

120' 80' 40' 20' 0'

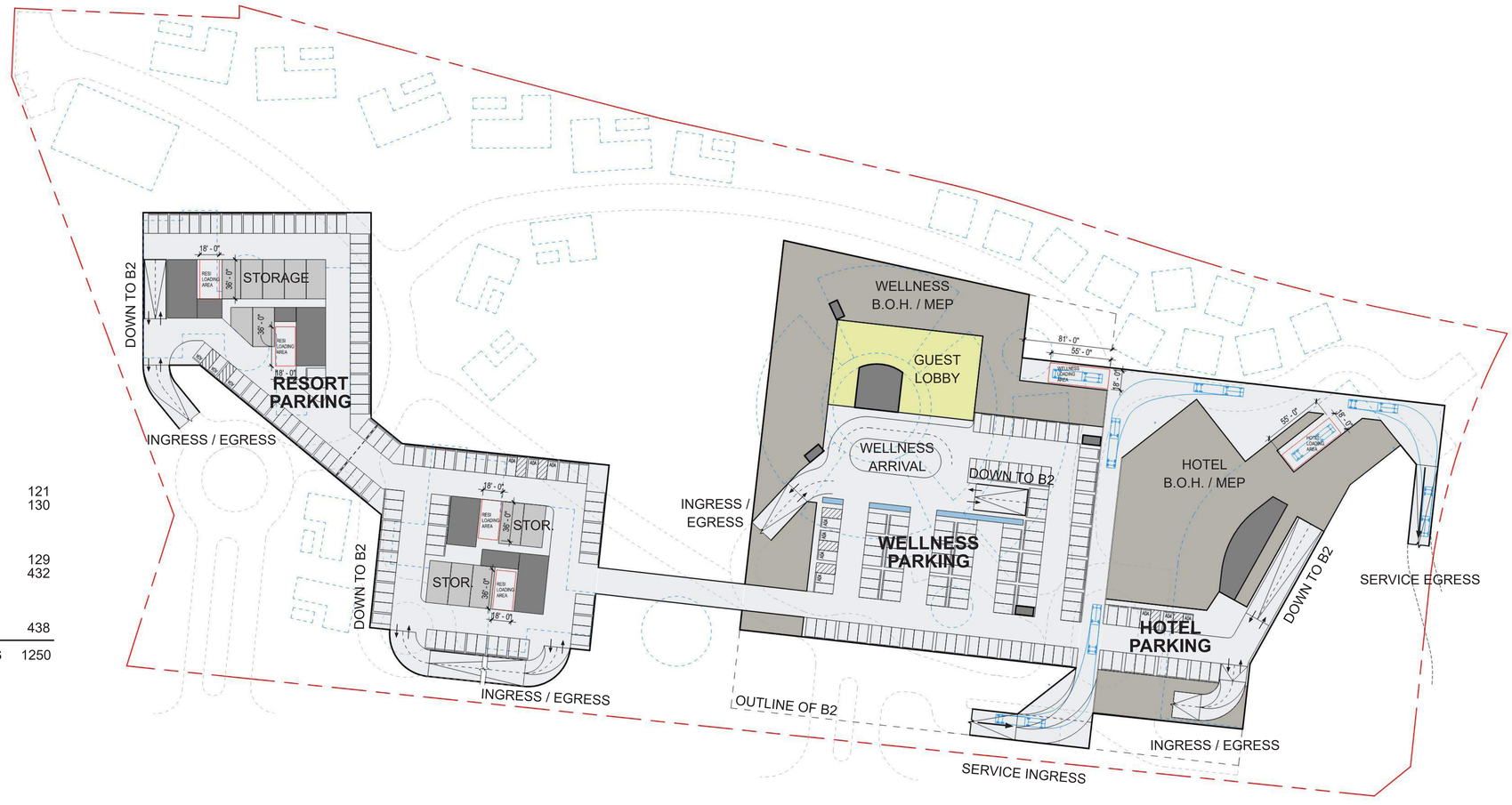
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

ROOF PLAN

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Gensler



PARKING COUNT

BASEMENT 1	
RESIDENTIAL	121
WELLNESS/HOTEL	130
BASEMENT 2	
RESIDENTIAL	129
WELLNESS/HOTEL	432
BASEMENT 3	
WELLNESS/HOTEL	438
TOTAL PARKING STALLS	1250

BUILDING CORES

BUILDING SERVICES (BACK OF HOUSE)

PROPERTY LINE

OUTLINE OF BUILDINGS / WATER FEATURES / POOLS ABOVE

OUTLINE OF ROADS / FIRE LANES ABOVE

BASEMENT PLAN

SCALE: 1" = 50'- 0"

0 13 25 50 100

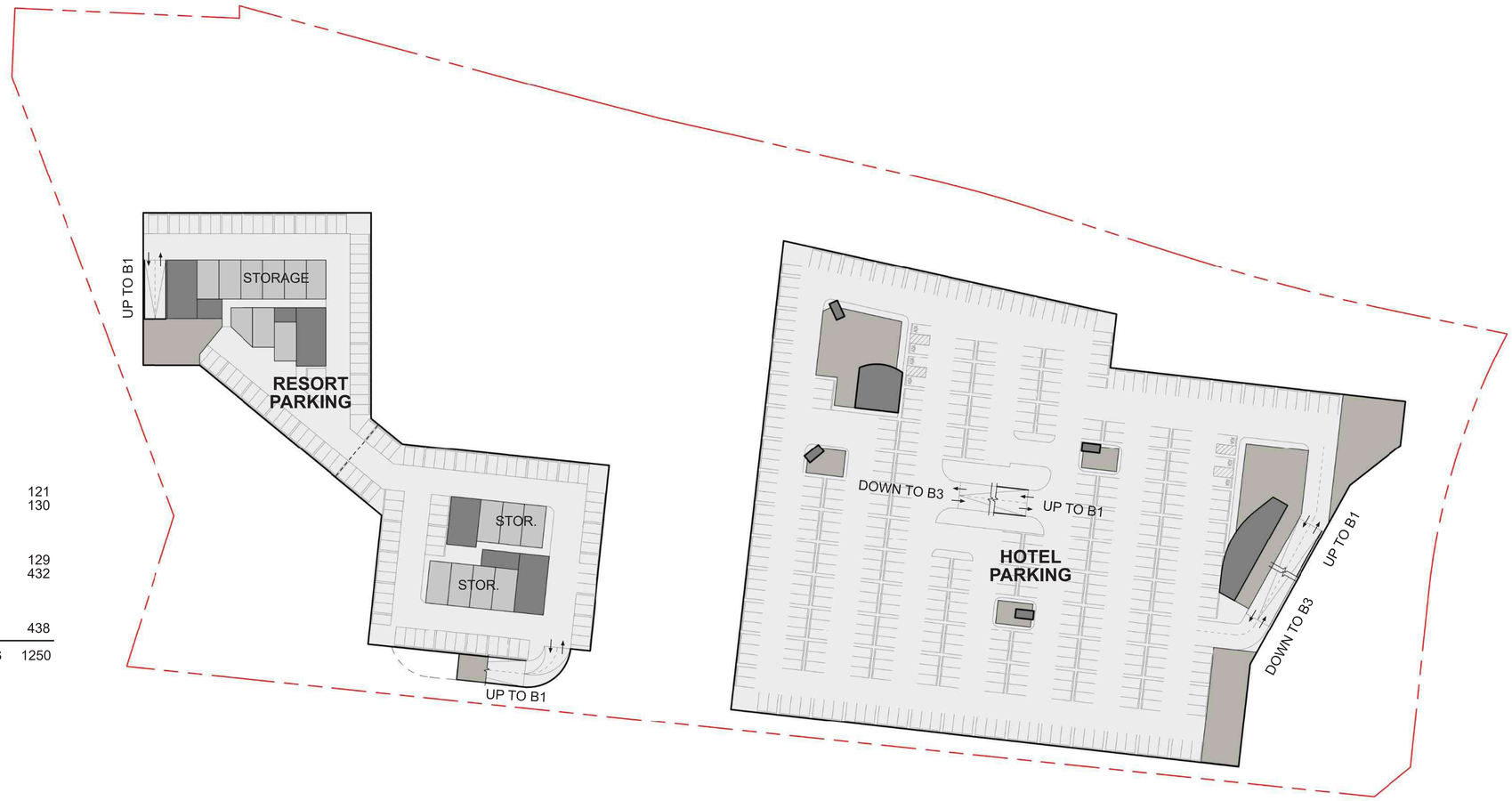
COCUN WELLNESS RESORT

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BASEMENT 1 PLAN

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PARKING COUNT

BASEMENT 1	
RESIDENTIAL	121
WELLNESS/HOTEL	130
BASEMENT 2	
RESIDENTIAL	129
WELLNESS/HOTEL	432
BASEMENT 3	
WELLNESS/HOTEL	438
TOTAL PARKING STALLS	1250

BUILDING CORES

BUILDING SERVICES (BACK OF HOUSE)

PROPERTY LINE

BASEMENT PLAN

SCALE: 1” = 50’- 0”

0 13 25 50 100

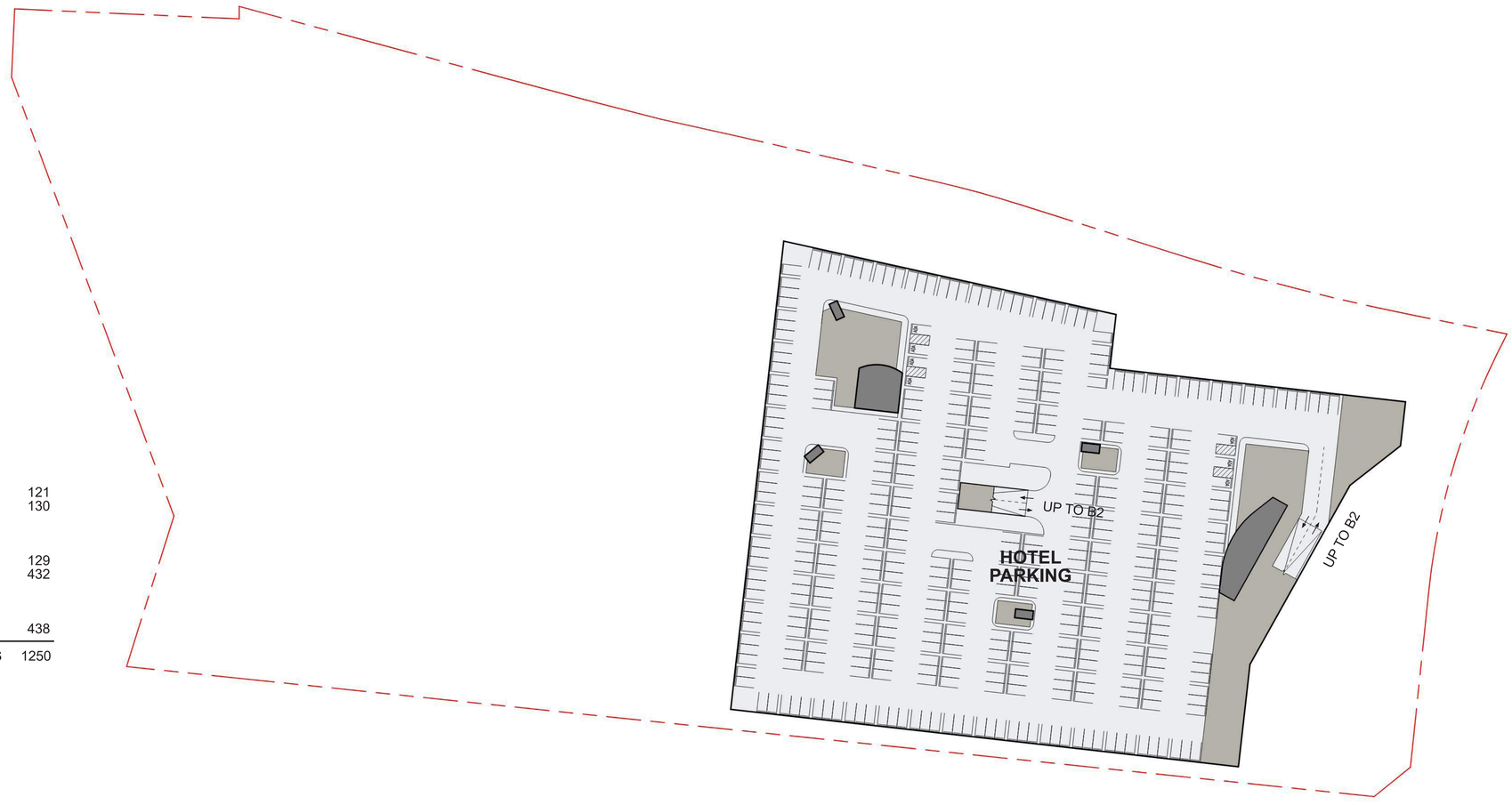
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

BASEMENT 2 PLAN

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PARKING COUNT

BASEMENT 1	
RESIDENTIAL	121
WELLNESS/HOTEL	130
BASEMENT 2	
RESIDENTIAL	129
WELLNESS/HOTEL	432
BASEMENT 3	
WELLNESS/HOTEL	438
TOTAL PARKING STALLS	1250

BUILDING CORES

BUILDING SERVICES (BACK OF HOUSE)

PROPERTY LINE

BASEMENT PLAN

SCALE: 1” = 50’- 0”

0 13 25 50 100

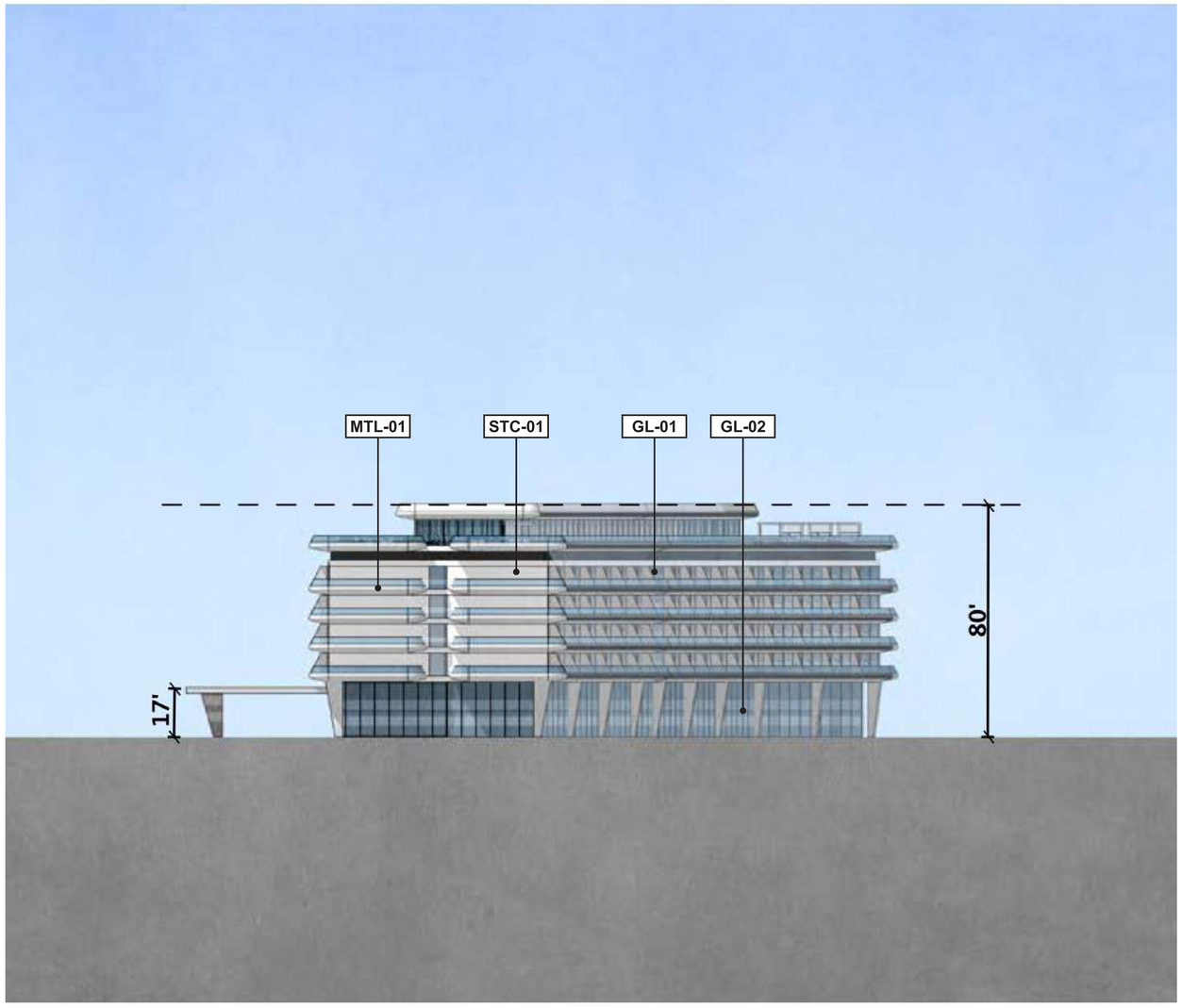
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

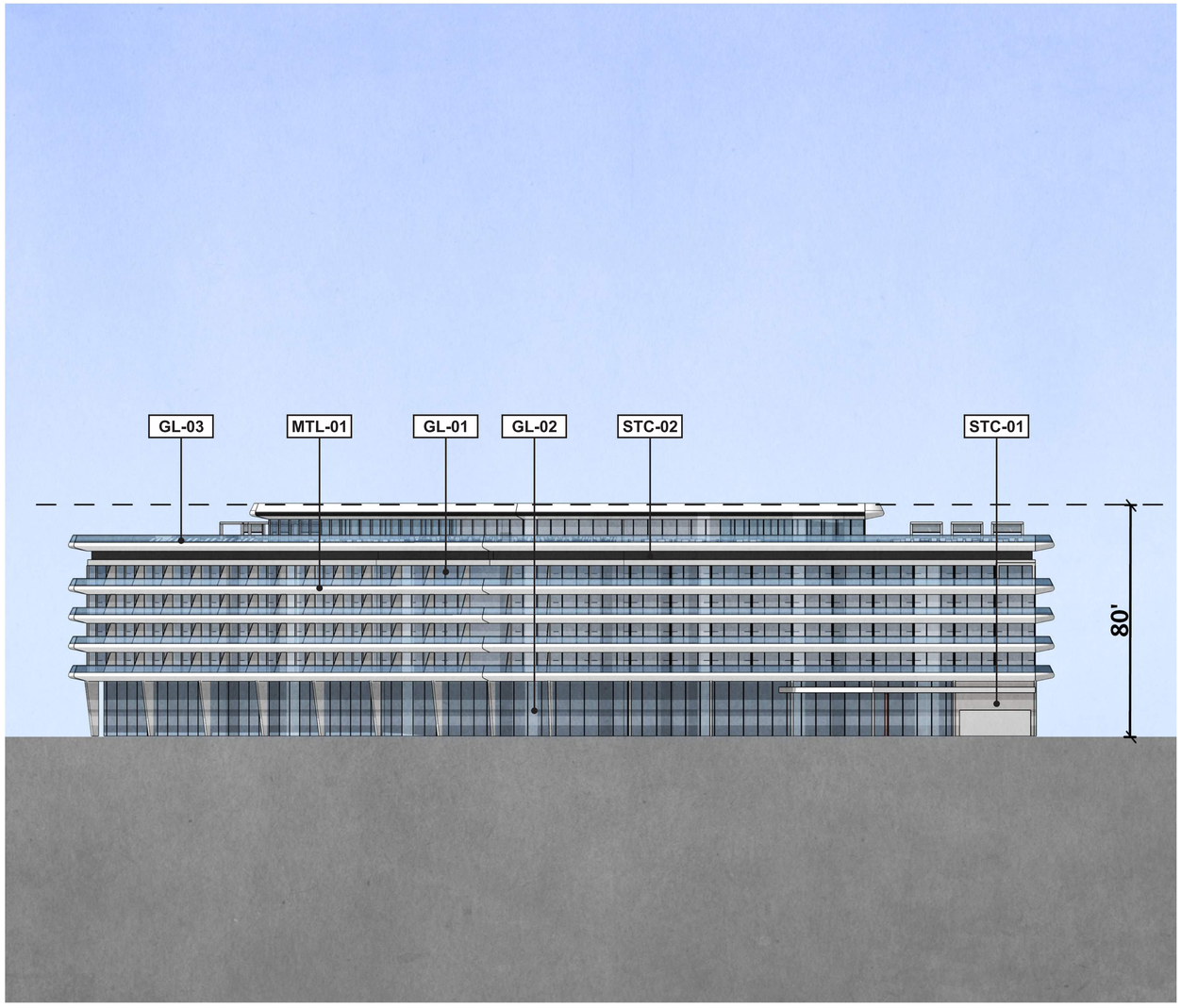
BASEMENT 3 PLAN

MSA CONSULTING, INC. • PLANNING • CIVIL ENGINEERING • LAND SURVEYING

Gensler



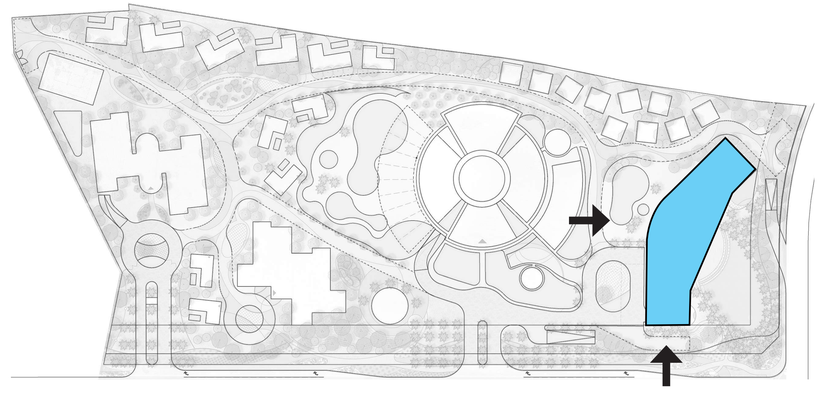
SOUTH ELEVATION



WEST ELEVATION

0' 5' 20' 40'

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 80 ft.

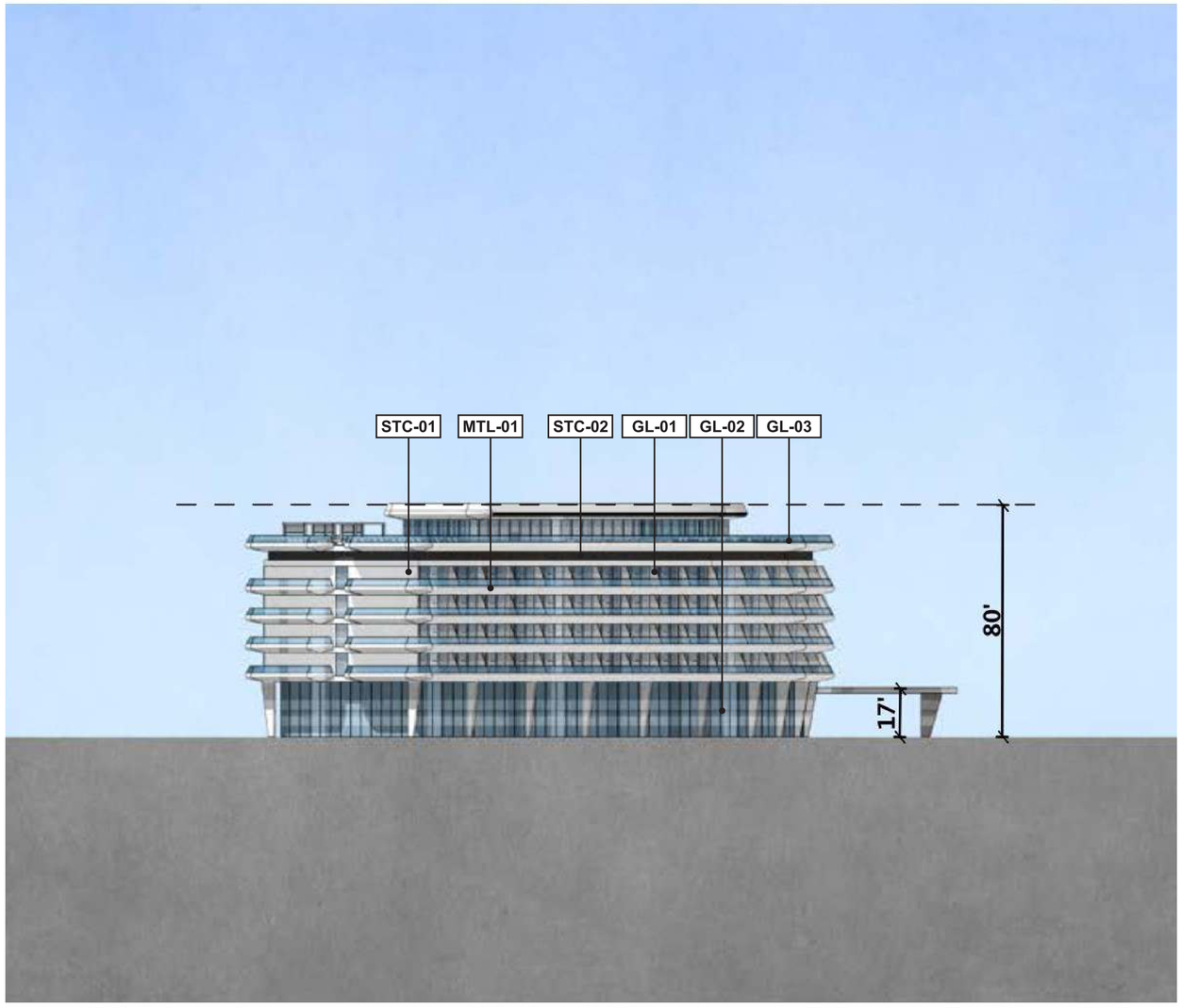
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

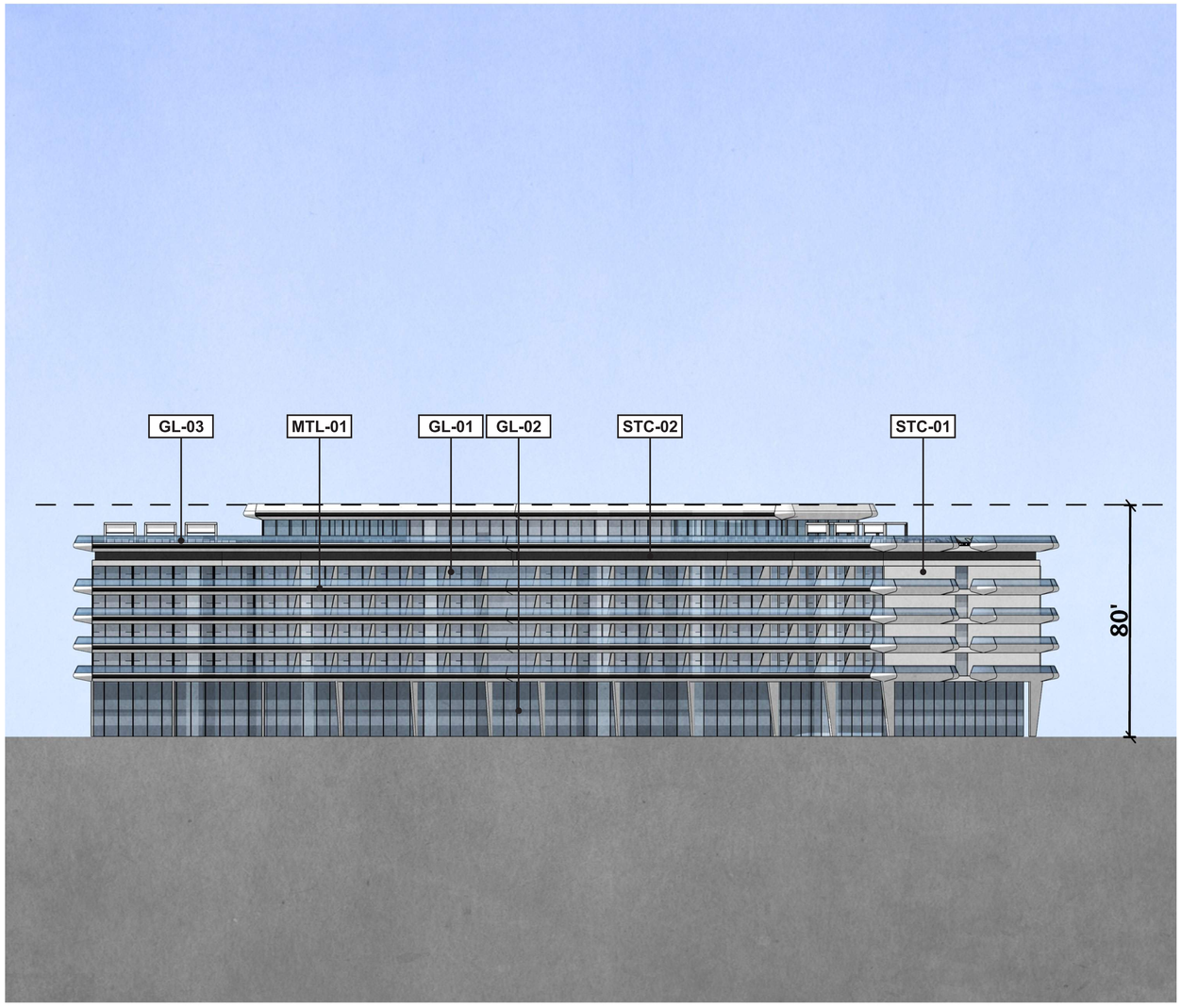
CONCEPTUAL ELEVATIONS - HOTEL

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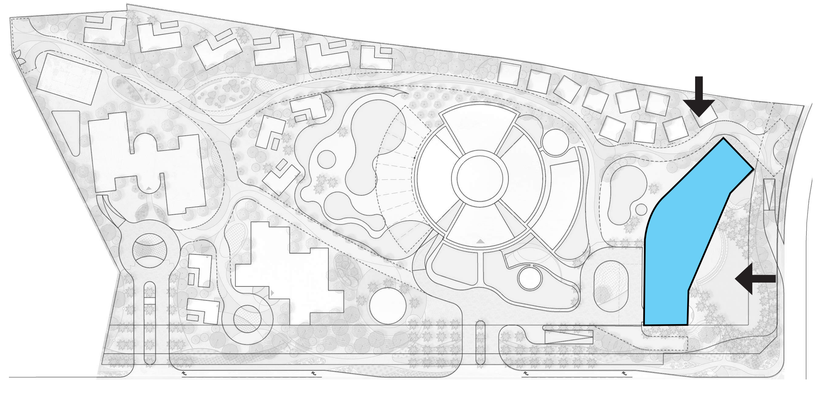
NORTH ELEVATION



EAST ELEVATION

0' 5' 20' 40'

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 80 ft.

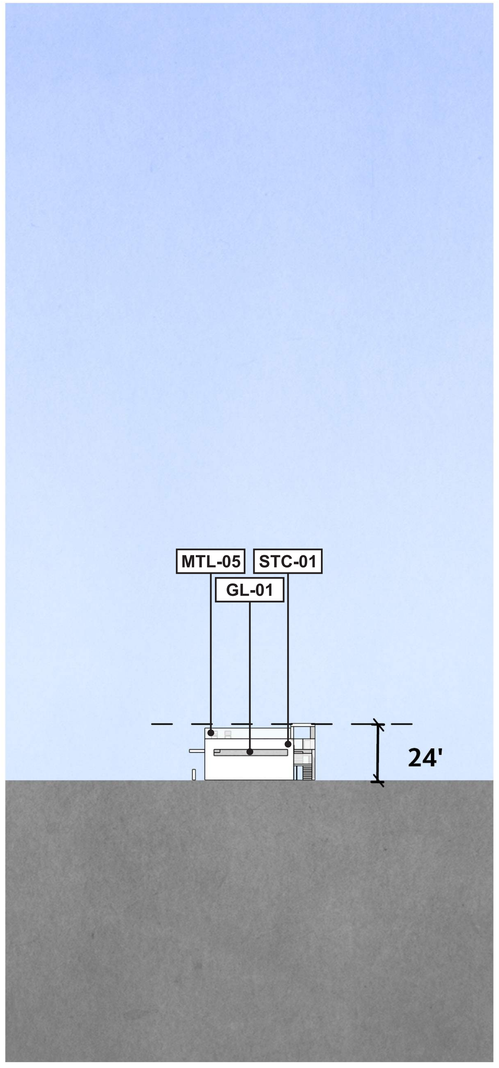
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

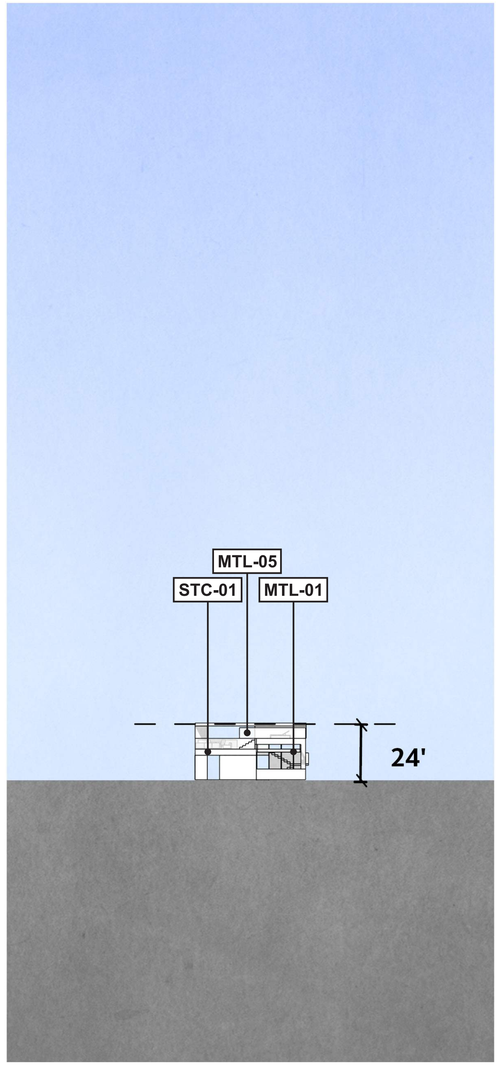
CONCEPTUAL ELEVATIONS - HOTEL

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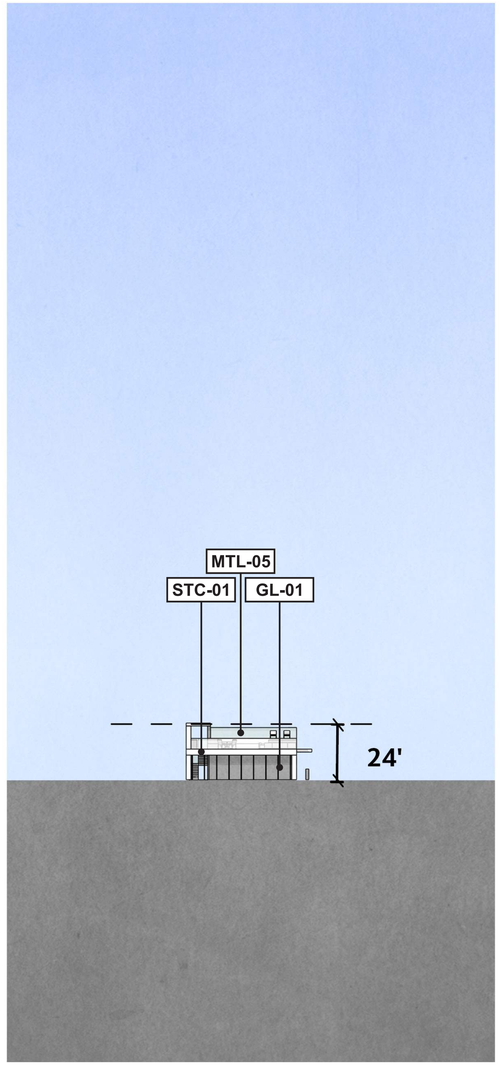
Gensler



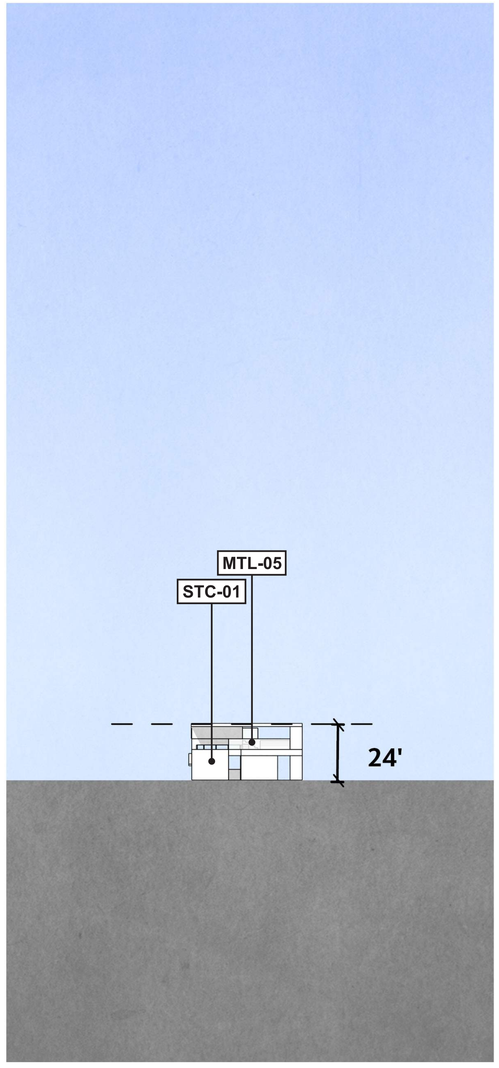
SOUTH ELEVATION



WEST ELEVATION



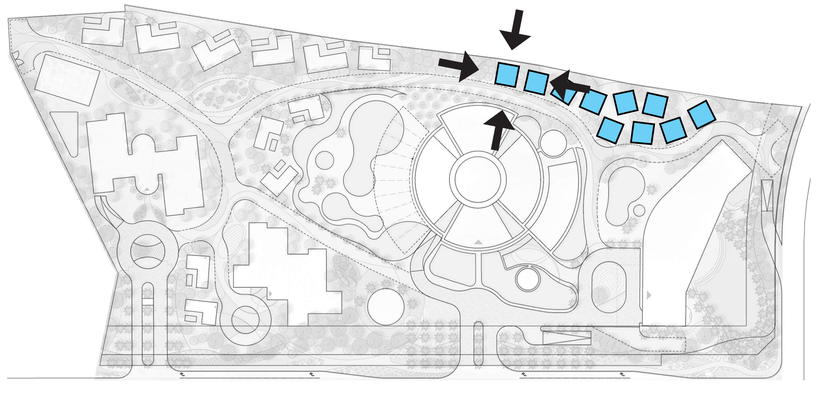
NORTH ELEVATION



EAST ELEVATION

0' 5' 20' 40'

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 33 ft.

COCUN WELLNESS RESORT

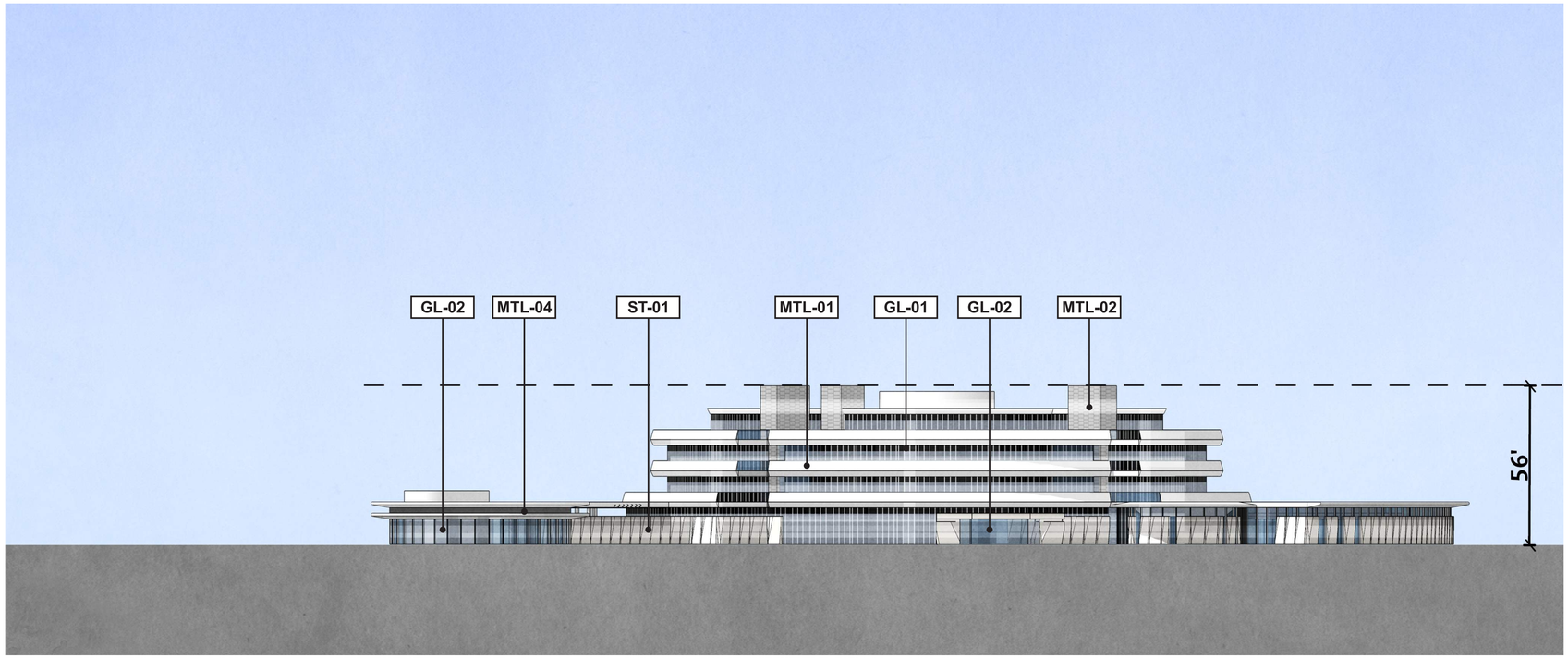
INDIAN WELLS, CA | APRIL 4, 2025

CONCEPTUAL ELEVATIONS - HOTEL BUNGALOW

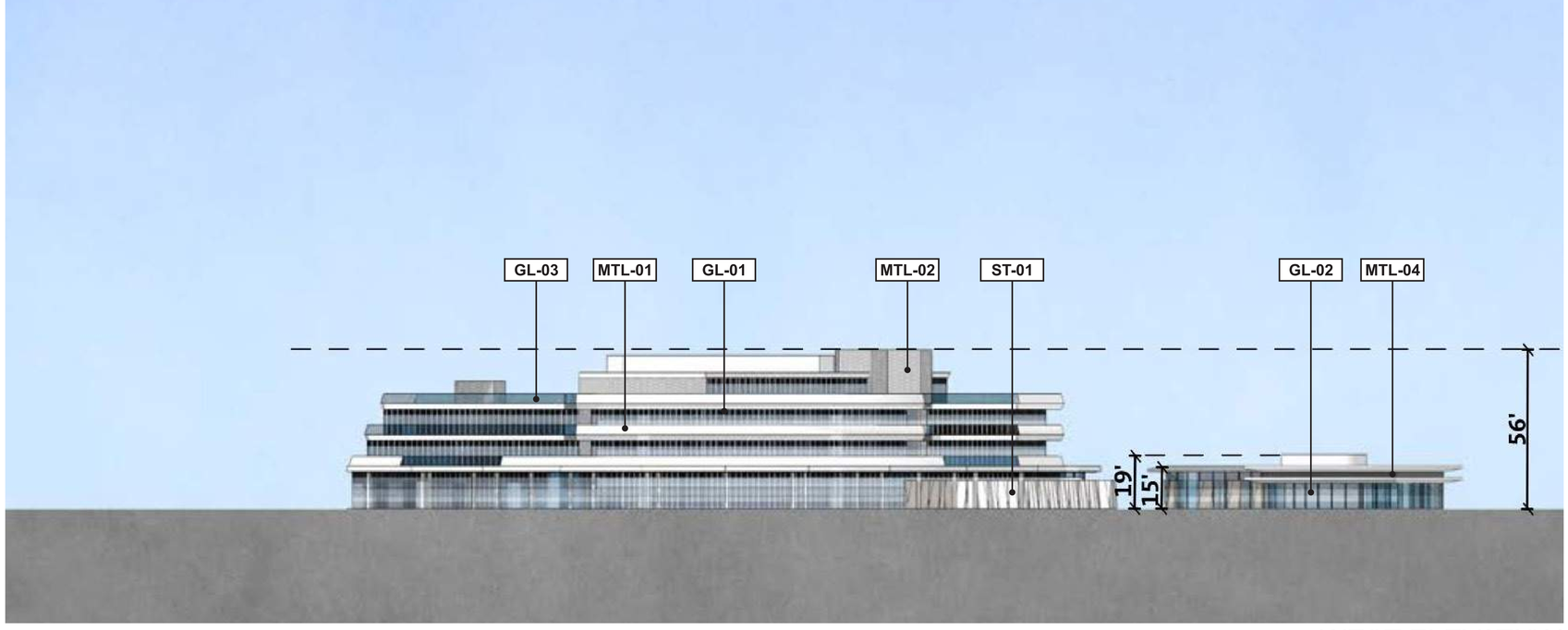
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Gensler

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



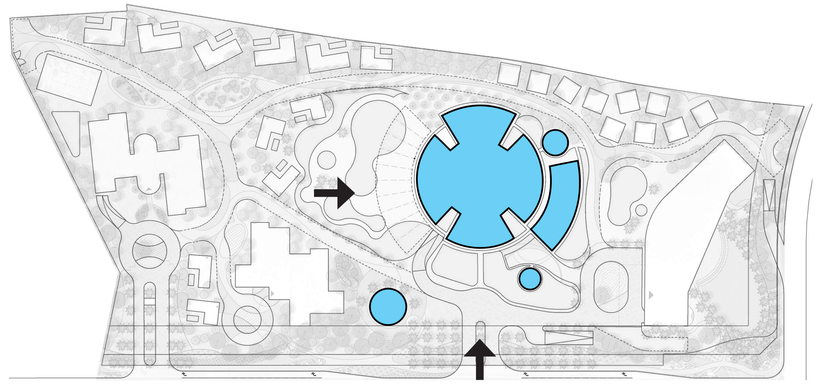
SOUTH ELEVATION



NOTE: Final height may vary and will remain at, or under, 80 ft.

WEST ELEVATION

0' 5' 20' 40'



COCUN WELLNESS RESORT

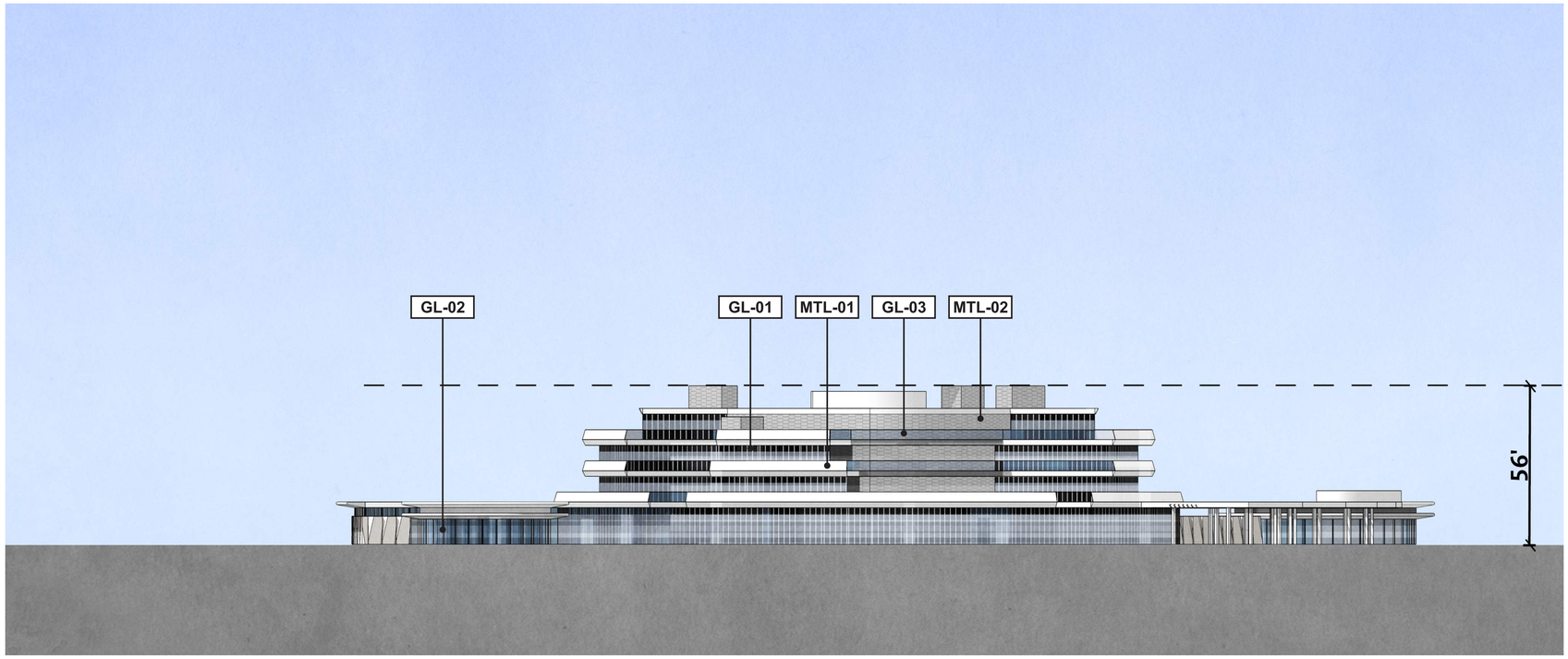
INDIAN WELLS, CA | APRIL 4, 2025

CONCEPTUAL ELEVATIONS - WELLNESS SANCTUARY

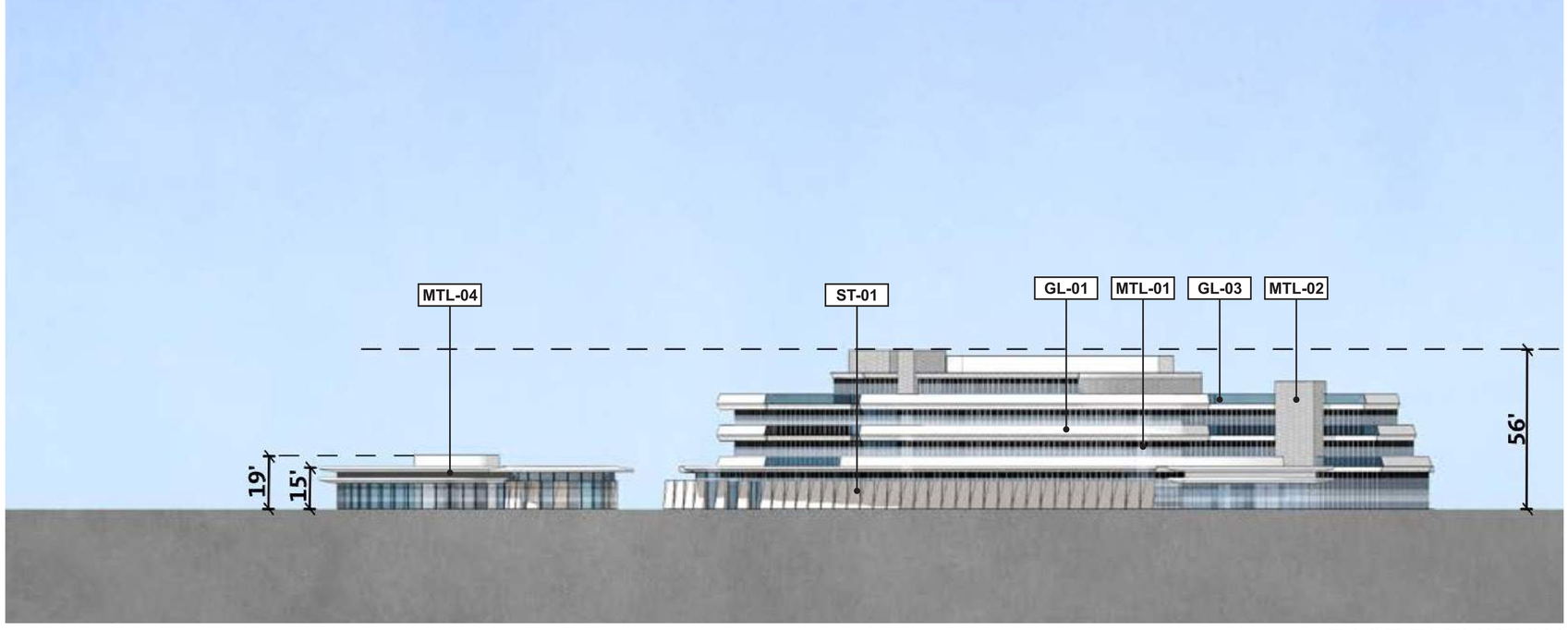
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FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone

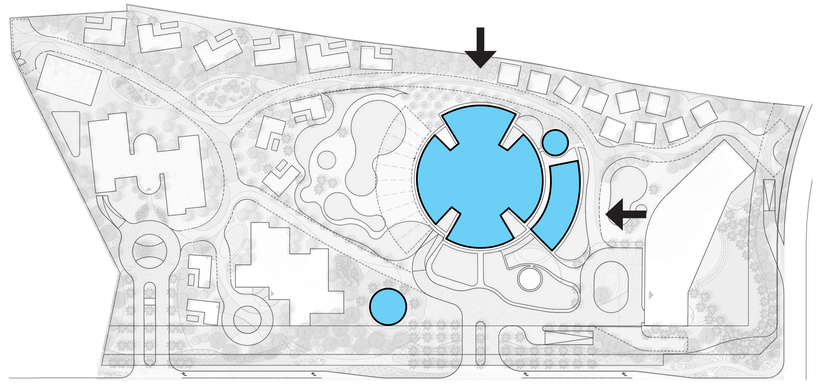


NORTH ELEVATION



NOTE: Final height may vary and will remain at, or under, 80 ft.

EAST ELEVATION



0' 5' 20' 40'

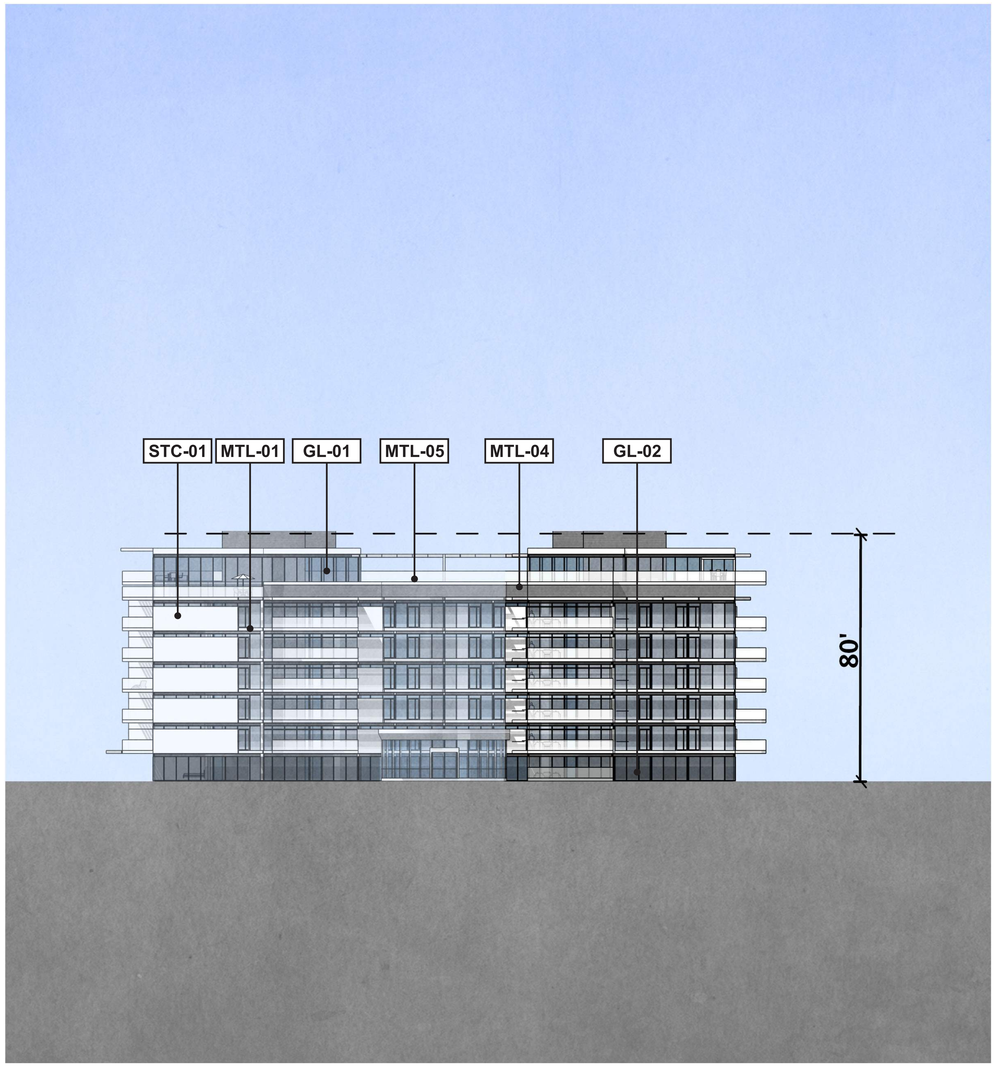
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

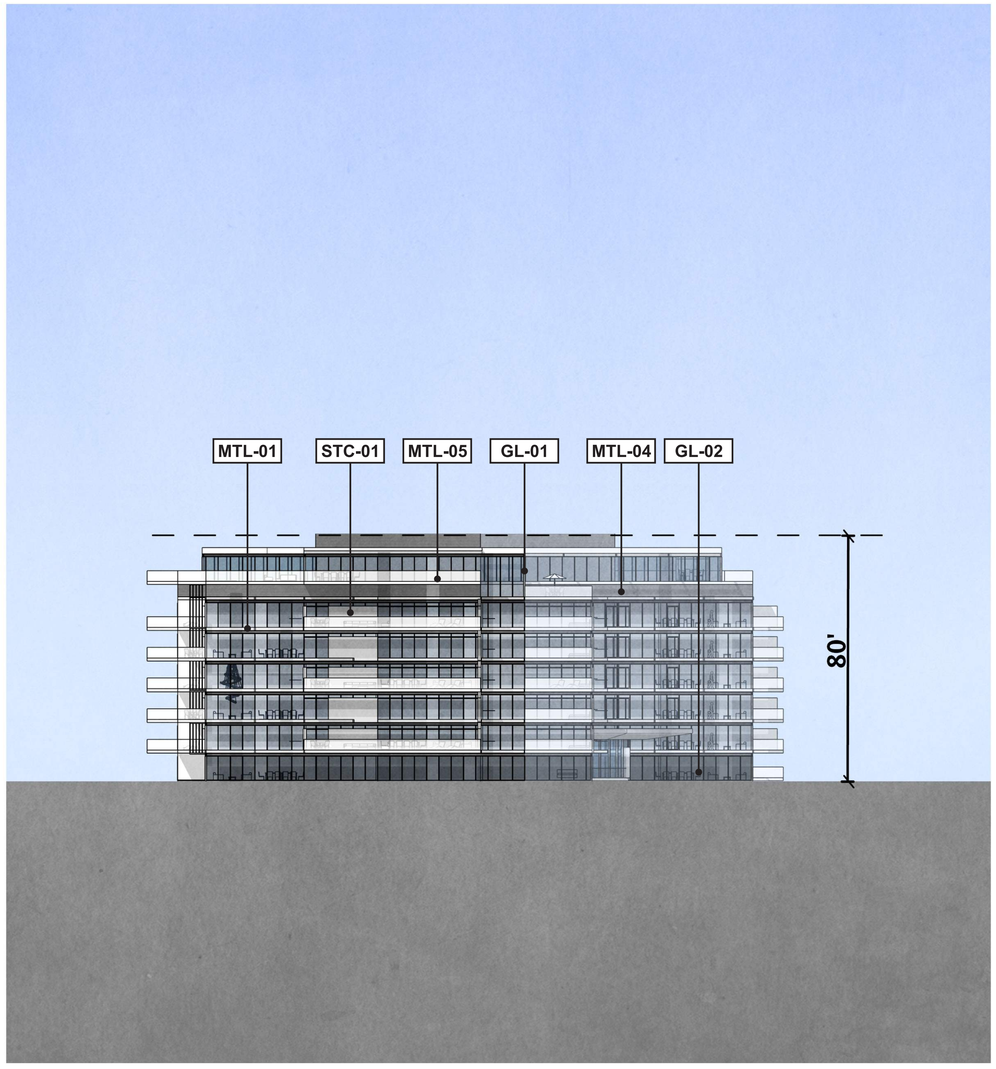
CONCEPTUAL ELEVATIONS - WELLNESS SANCTUARY

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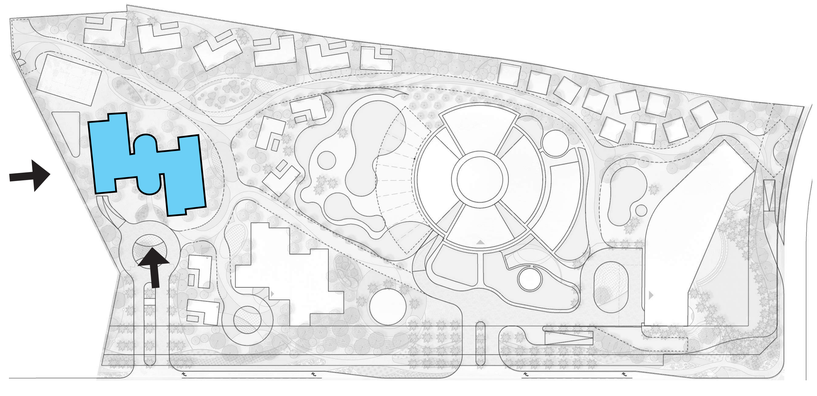


SOUTH ELEVATION



WEST ELEVATION

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 80 ft.

COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

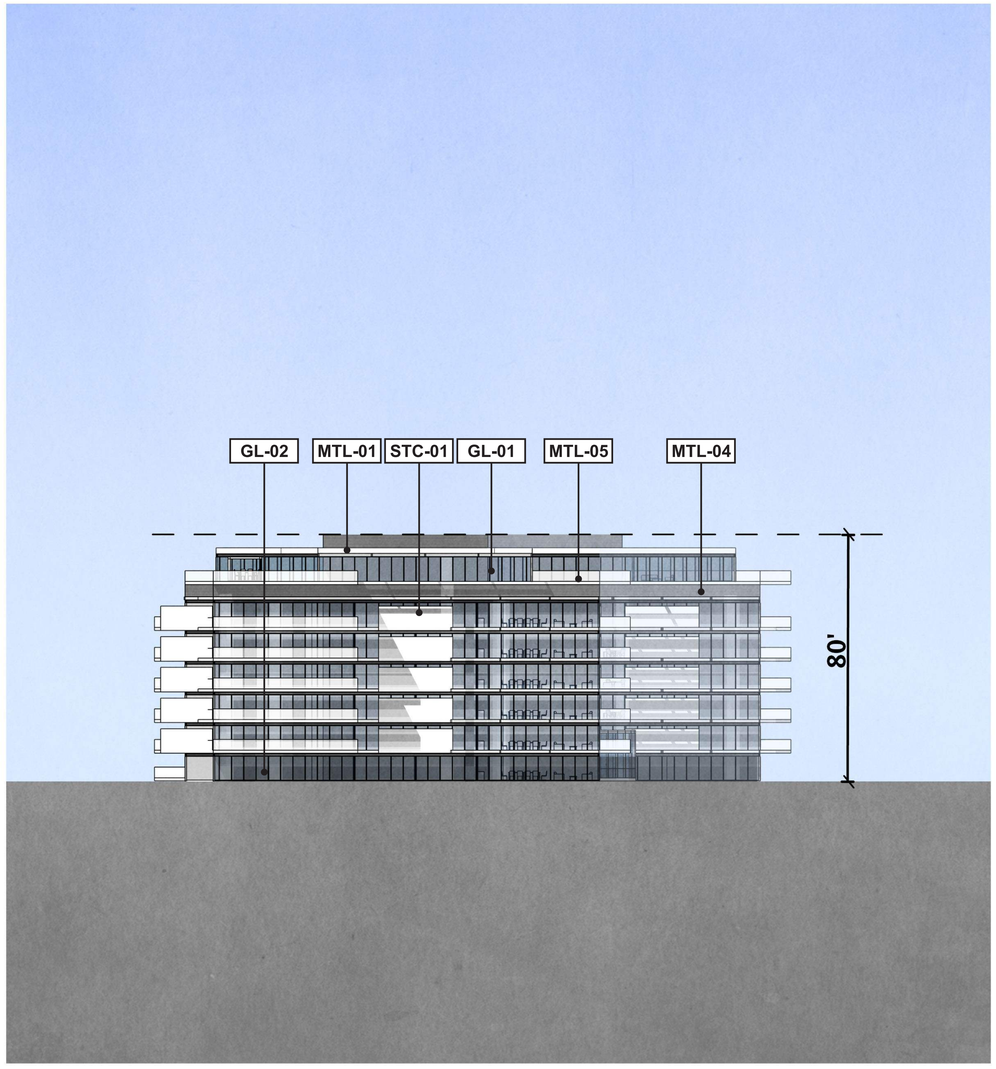
CONCEPTUAL ELEVATIONS - RESORT CONDO 1

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Gensler

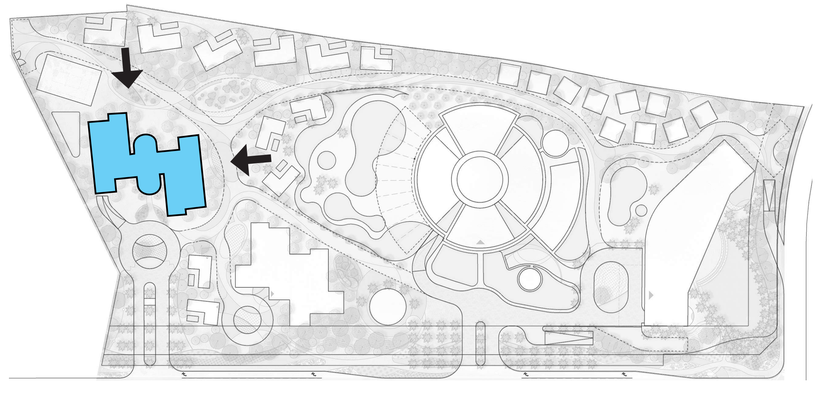


NORTH ELEVATION



EAST ELEVATION

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 80 ft.

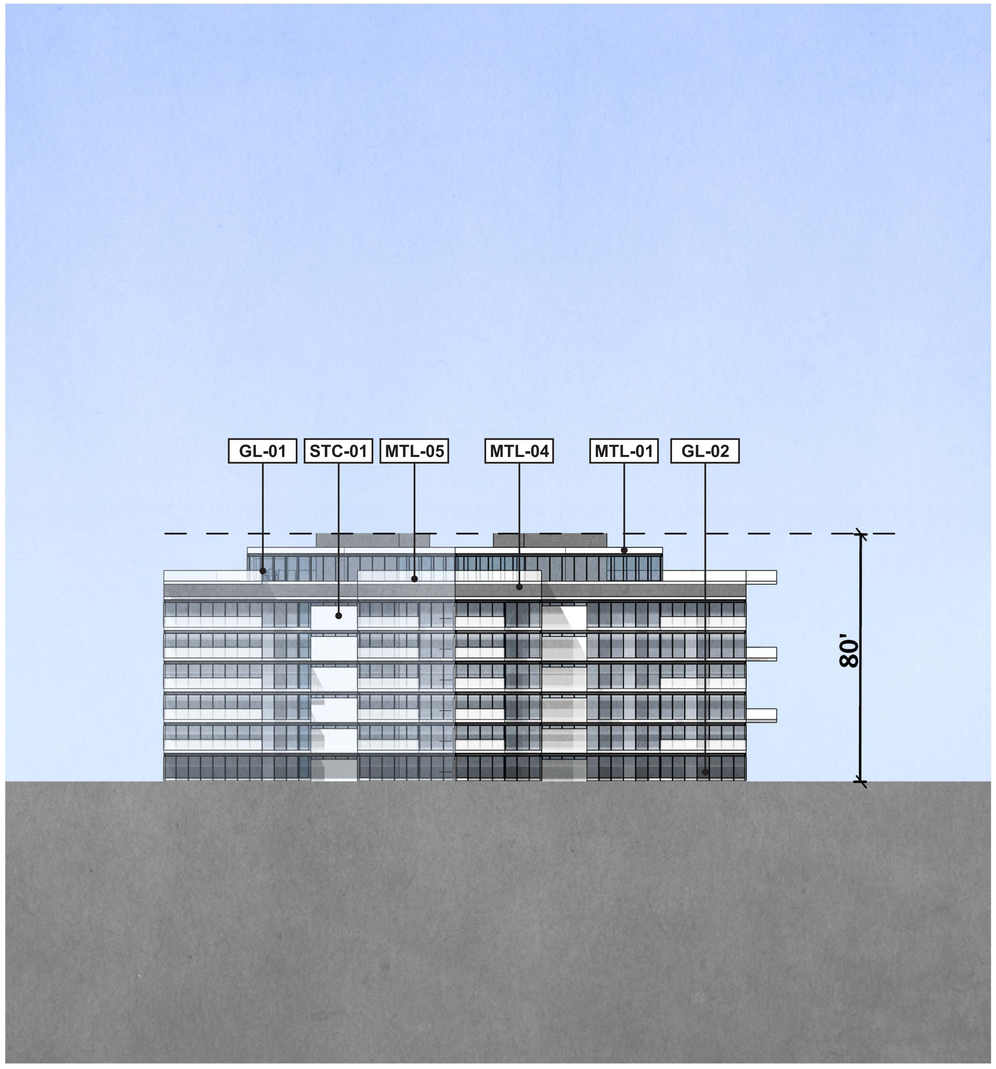
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

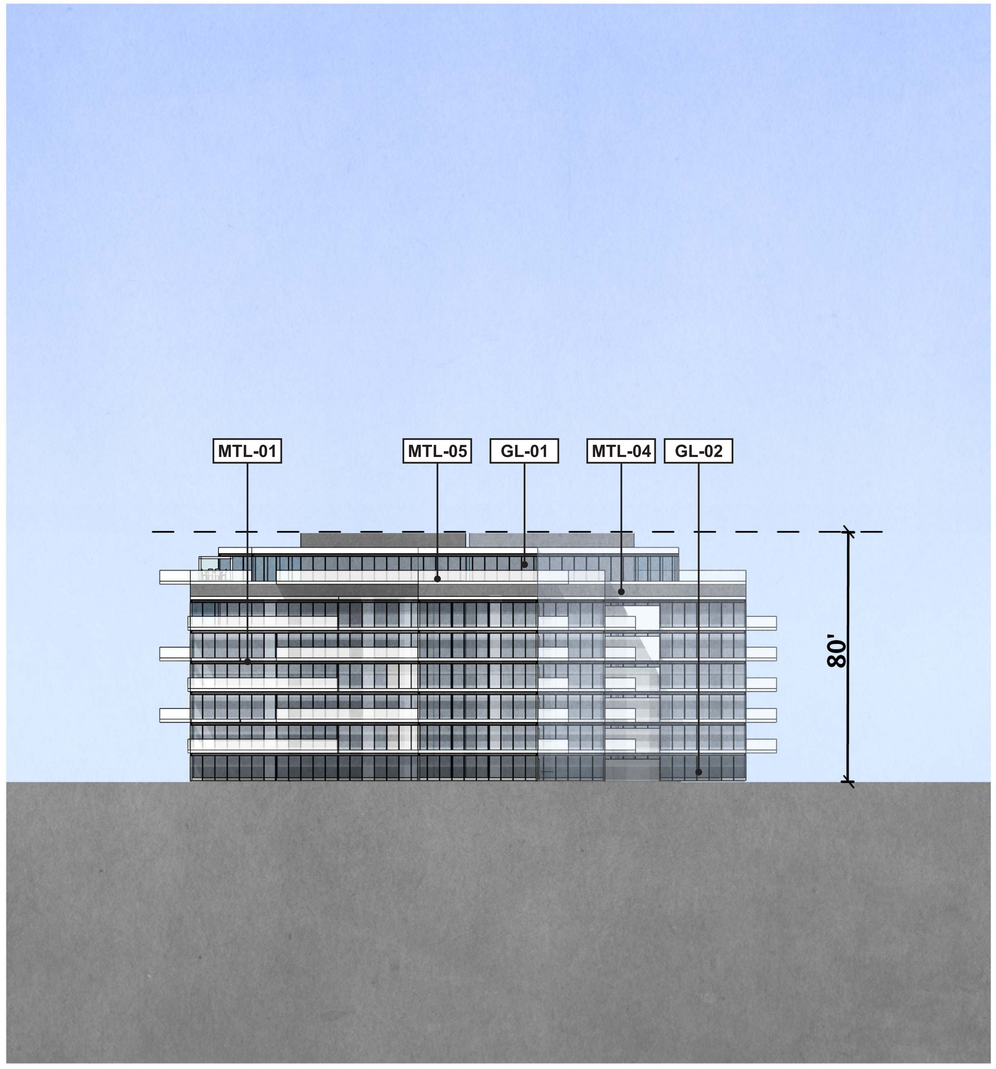
CONCEPTUAL ELEVATIONS - RESORT CONDO 1

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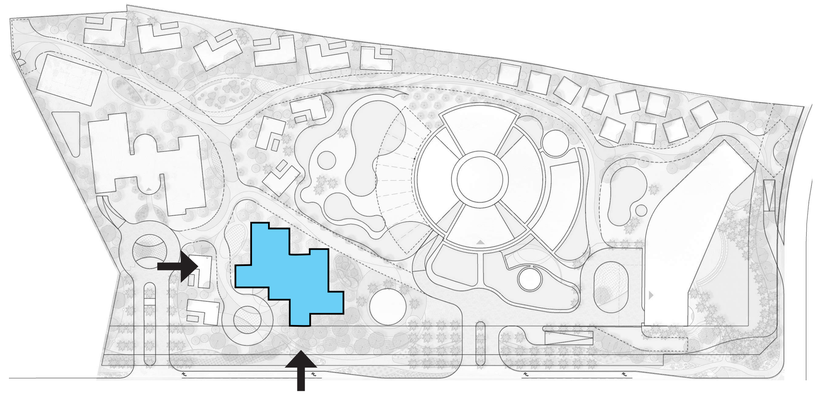


SOUTH ELEVATION



WEST ELEVATION

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 80 ft.

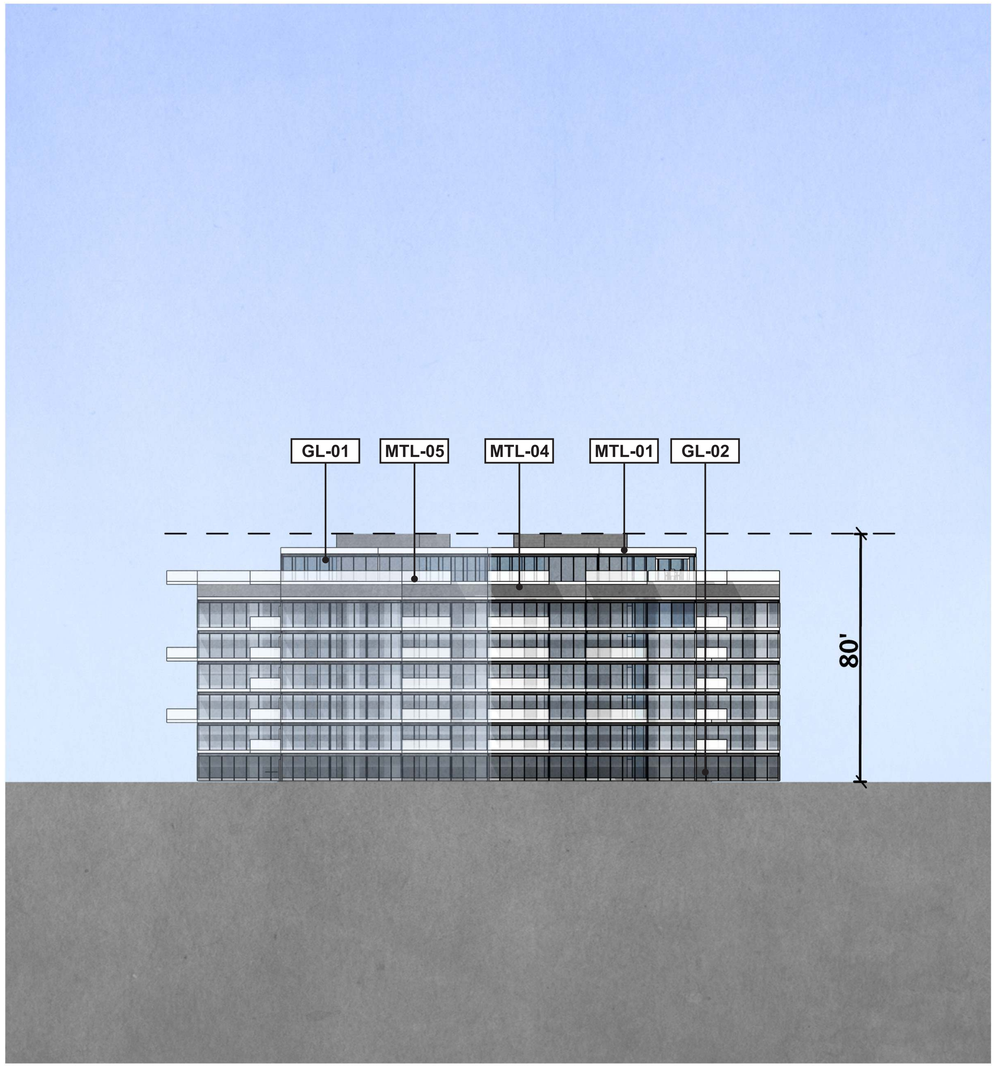
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

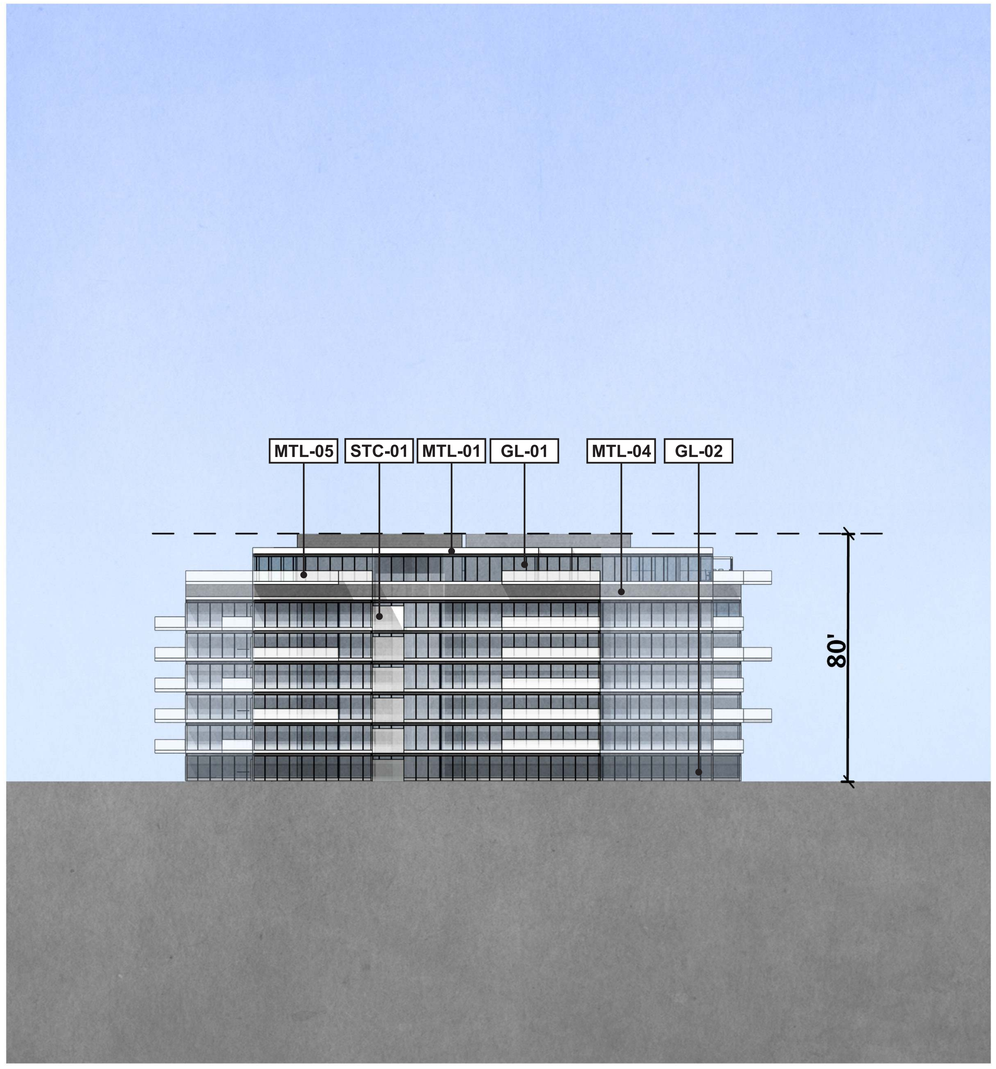
CONCEPTUAL ELEVATIONS - RESORT CONDO 2

MSA CONSULTING, INC. PLANNING • CIVIL ENGINEERING • LAND SURVEYING

Gensler



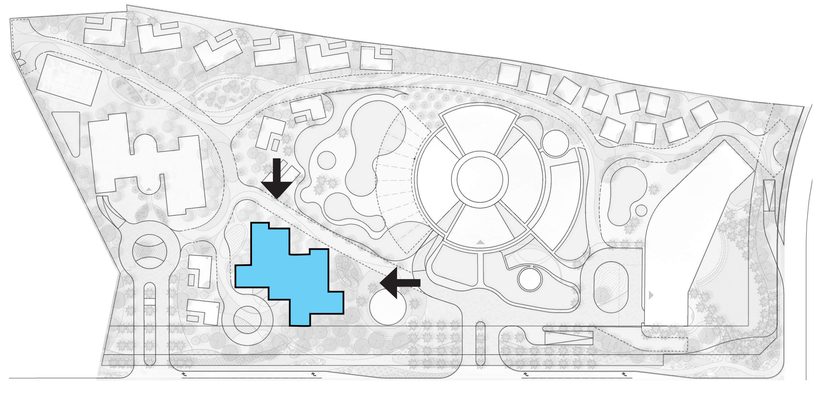
NORTH ELEVATION



EAST ELEVATION

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone

NOTE: Final height may vary and will remain at, or under, 80 ft.



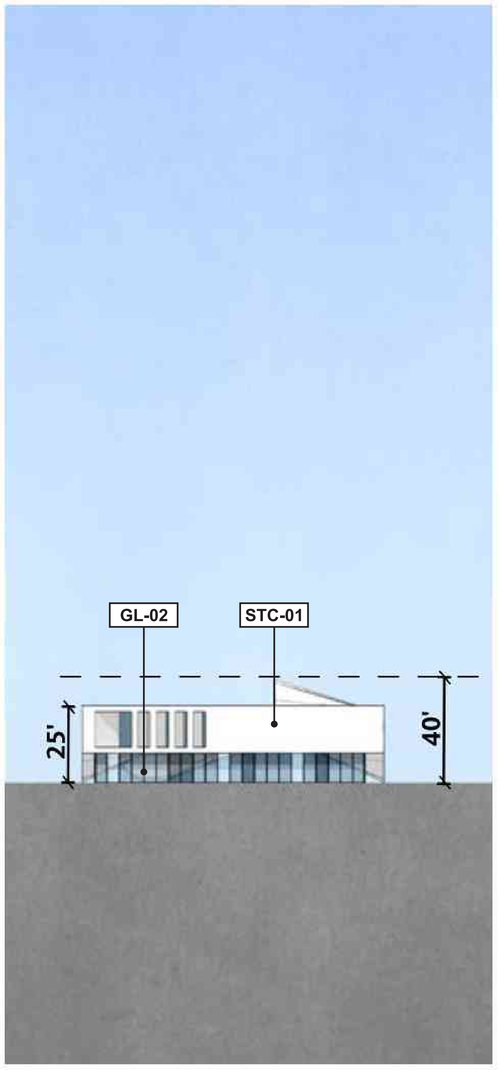
COCUN WELLNESS RESORT

INDIAN WELLS, CA | APRIL 4, 2025

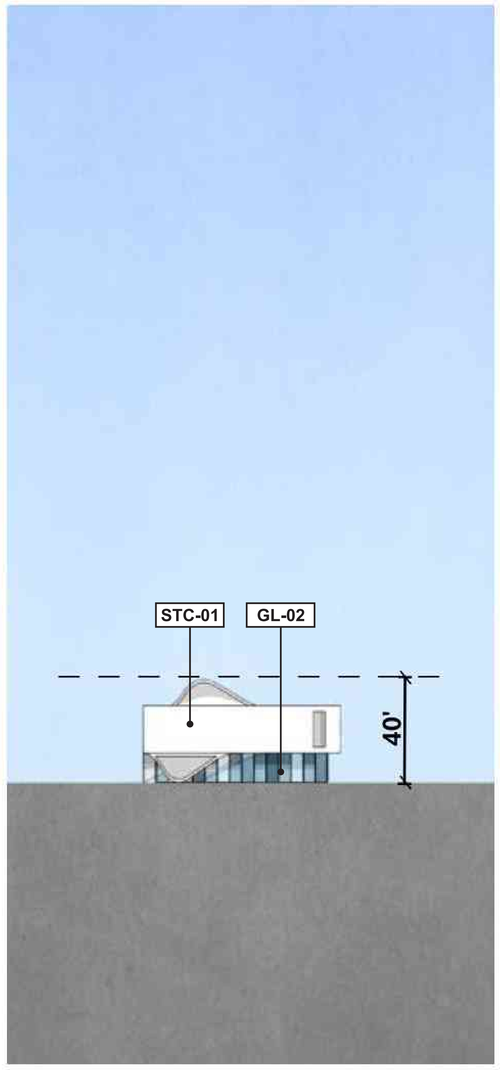
CONCEPTUAL ELEVATIONS - RESORT CONDO 2

MSA CONSULTING, INC. PLANNING • CIVIL ENGINEERING • LAND SURVEYING

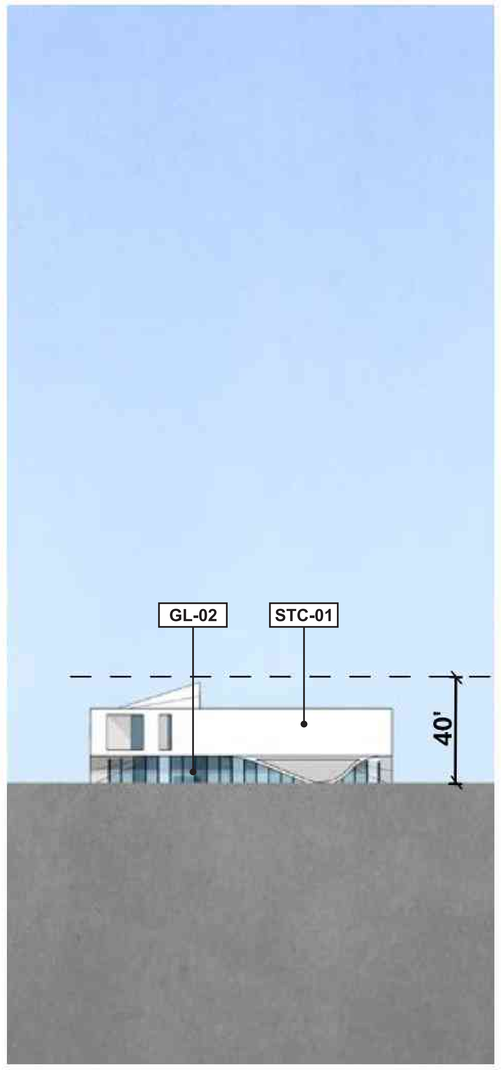
Gensler



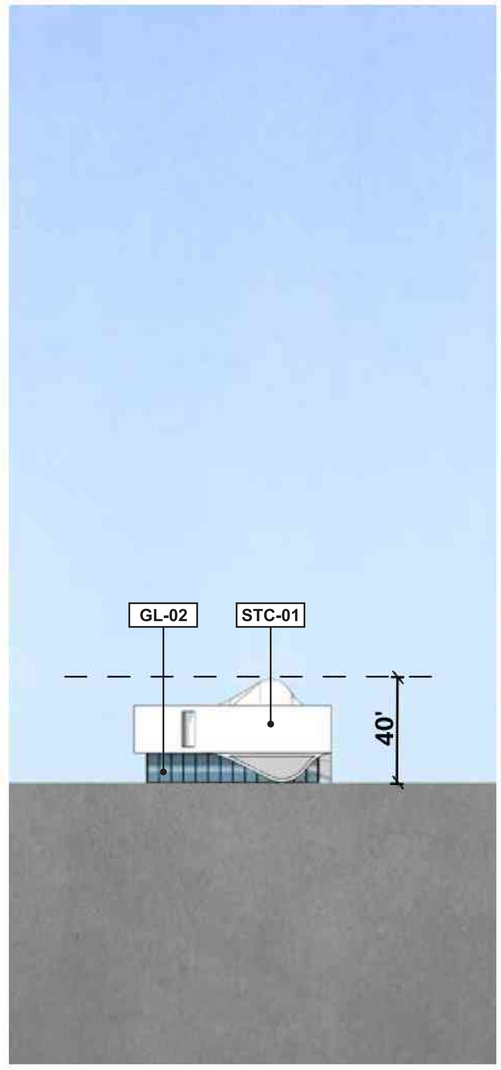
SOUTH ELEVATION



WEST ELEVATION



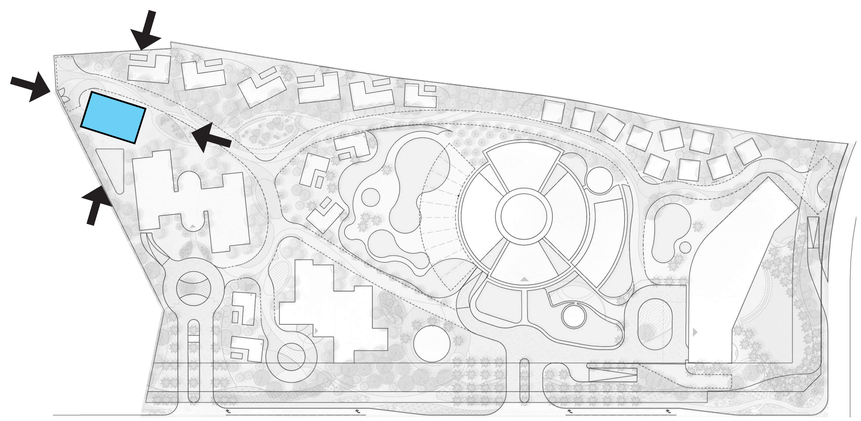
NORTH ELEVATION



EAST ELEVATION

0' 5' 20' 40'

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 33 ft.

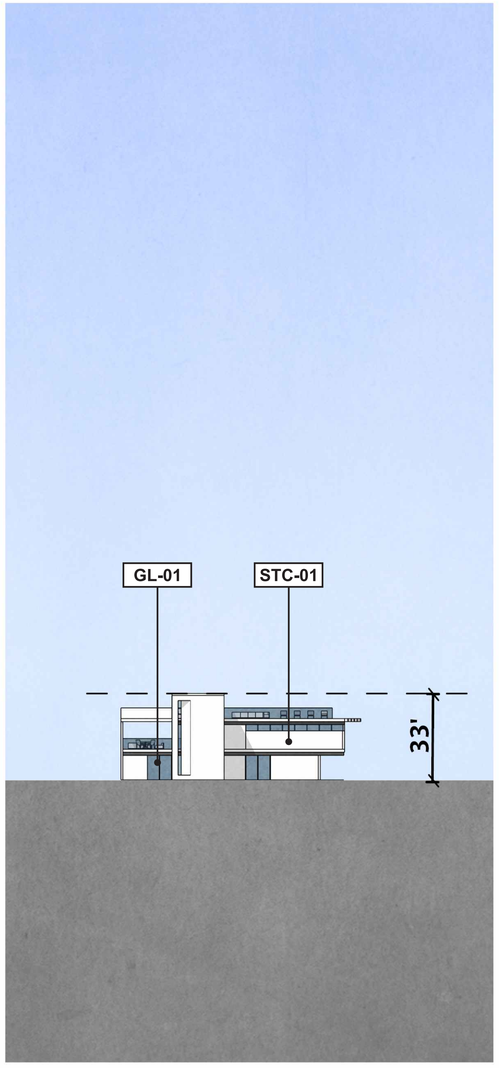
COCUN WELLNESS RESORT

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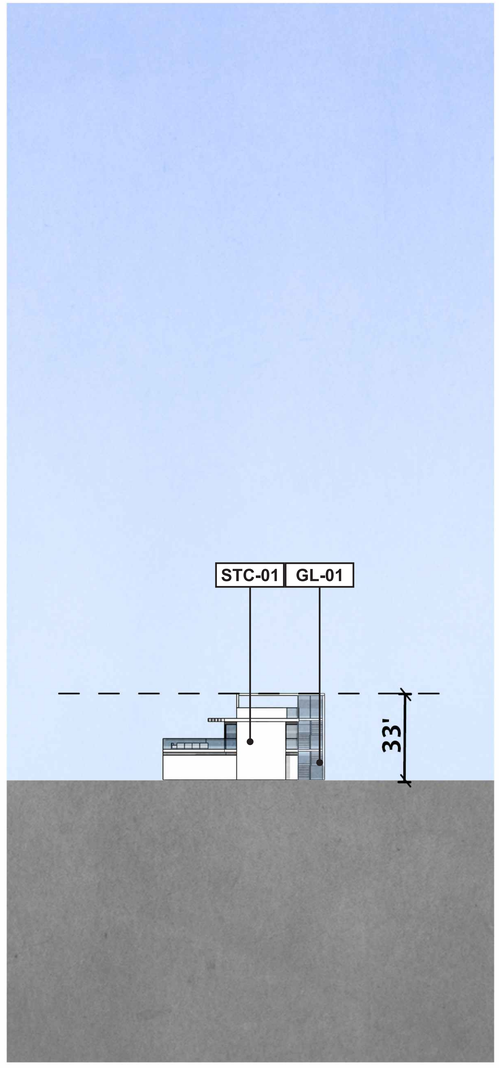
CONCEPTUAL ELEVATIONS - RESORT CLUBHOUSE

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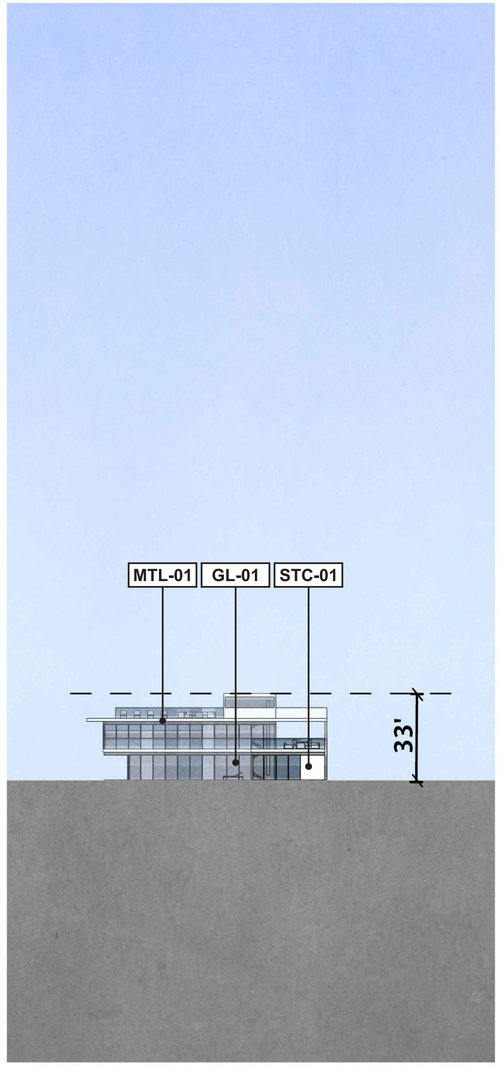
Gensler



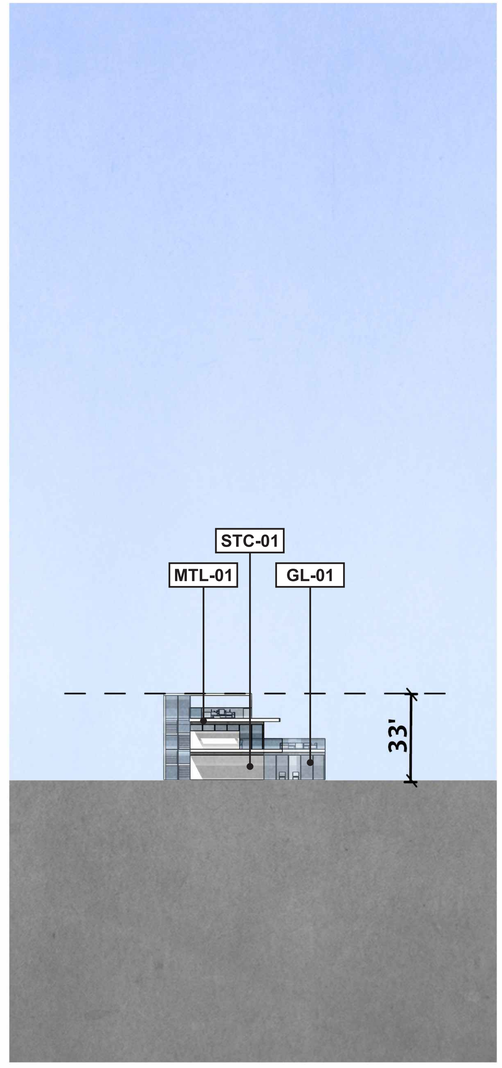
SOUTH ELEVATION



WEST ELEVATION



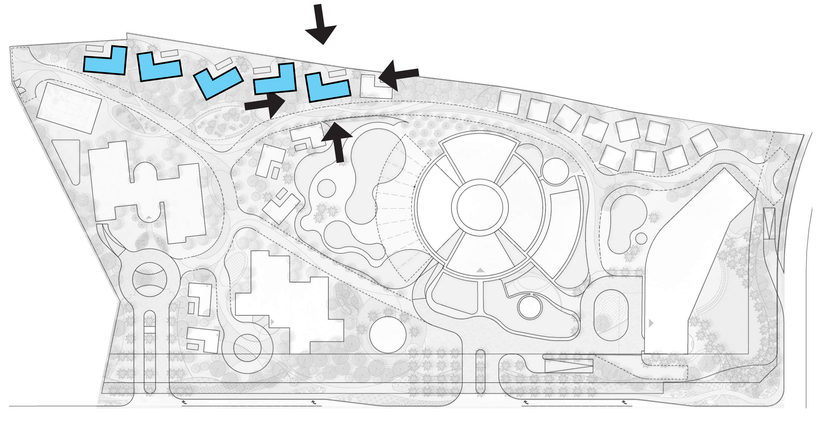
NORTH ELEVATION



EAST ELEVATION

0' 5' 20' 40'

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone



NOTE: Final height may vary and will remain at, or under, 33 ft.

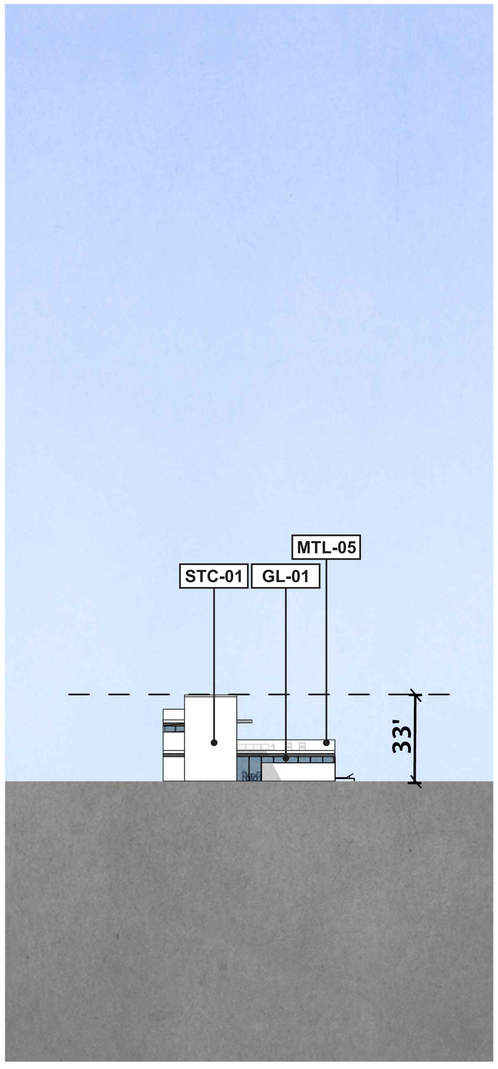
COCUN WELLNESS RESORT

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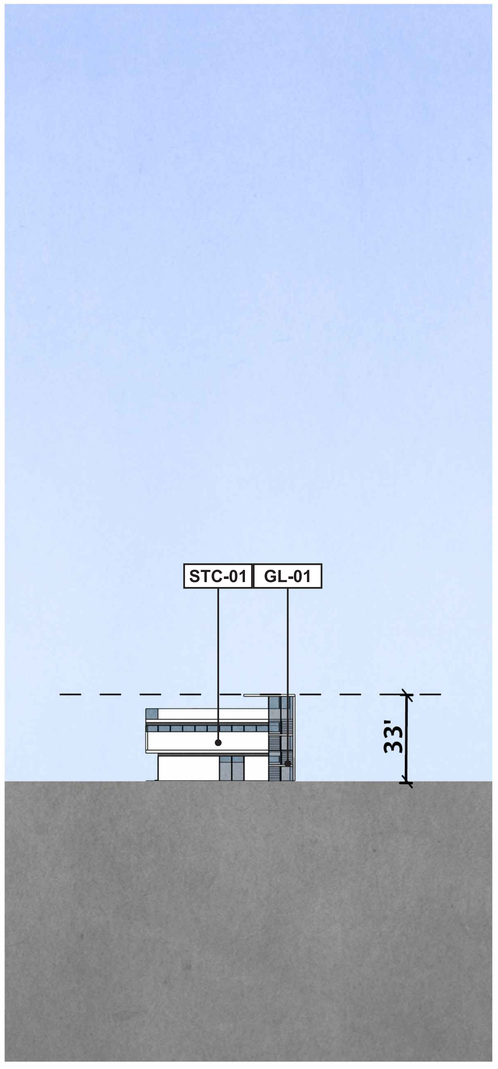
CONCEPTUAL ELEVATIONS - RESORT VILLA-TYPE A

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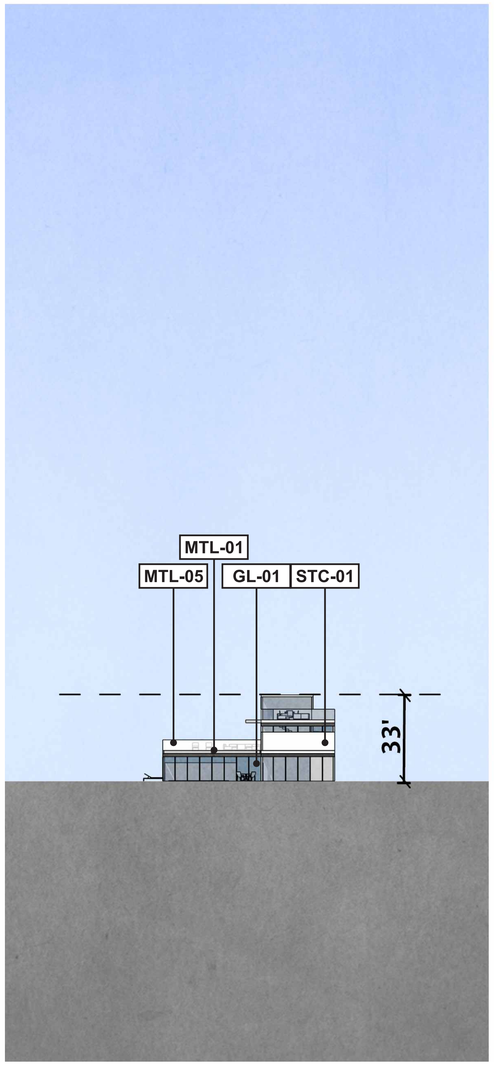
Gensler



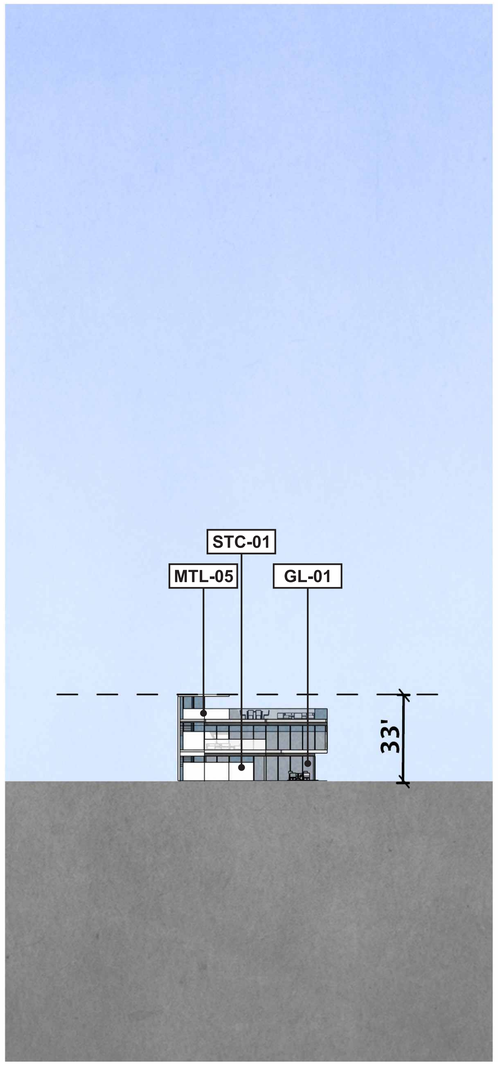
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

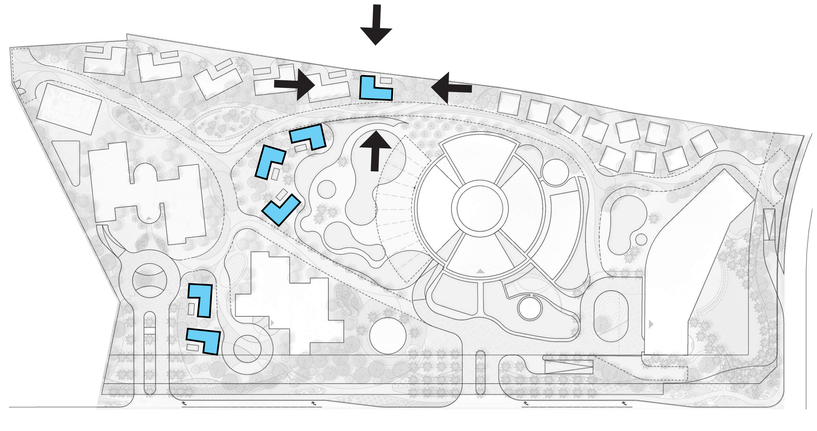


EAST ELEVATION

0' 5' 20' 40'

FINISH LEGEND:
GL-01 Clear Glass, GL-02 Grey Tinted Reflective Glass, GL-03 Glass Railing,
MTL-01 Bone White Metal , MTL-02 Silver Metal, MTL-03 Medium Grey Metal,
MTL-04 Dark Grey Metal, MTL-05 Perforated Metal Railing,
STC-01 White Stucco, STC-02 Dark Grey Stucco, ST-01 Light Tone Stone

NOTE: Final height may vary and will remain at, or under, 33 ft.



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CONCEPTUAL ELEVATIONS - RESORT VILLA TYPE B

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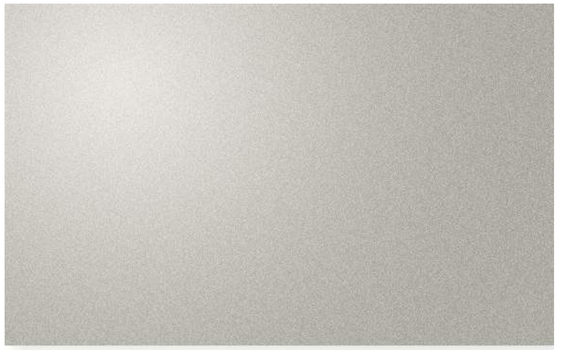
GL-02 High performance low-e grey tinted insulated glass with a less reflective appearance



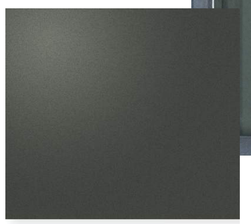
GL-01 High performance low-e insulated clear glass with a neutral appearance



MTL-01 Bone white metal coating

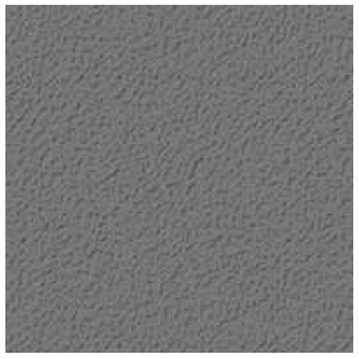


MTL-02 Metallic silver metal coating



MTL-04 Metallic dark grey metal coating

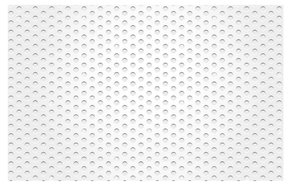
MTL-03 Metallic medium grey metal coating



STC-02 Dark grey stucco for select small areas and reveals



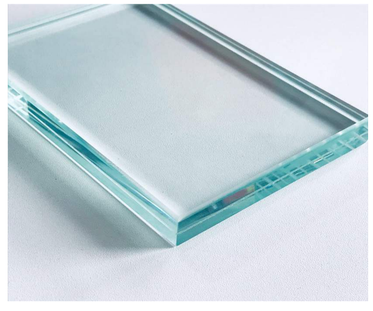
STC-01 White stucco



MTL-05 Perforated metal railing



ST-01 Light tone stone cladding



GL-03 Glass railing

NOTES:
1. Exact location of facade finished to be reviewed in Schematic Design stage of design process;
2. Buildings will share a similar material palette which may be used in varying proportion to tie the various building types together in a cohesive manner.

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CONCEPTUAL BUILDING FACADE FINISHES

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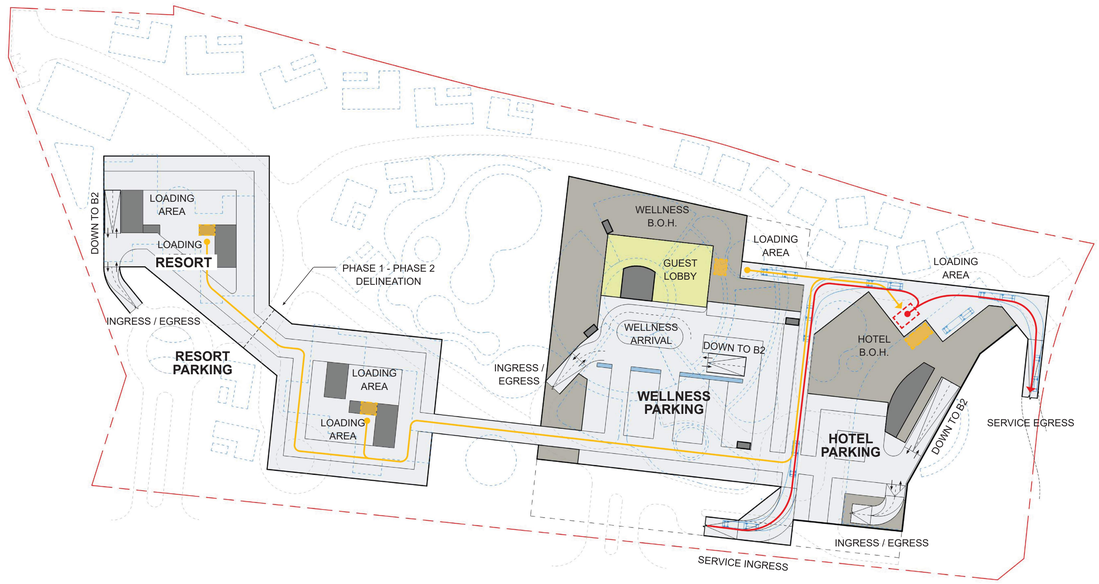
PRELIMINARY PROGRAM AREAS

BUILDING	PROGRAM	UNITS	AREA (sq ft)
RESORT CONDO 1	RESORT UNITS (GROSS AREA)	40	120,000
	LOBBY/LOUNGE		6,000
	TOTAL RESORT 1		**126,000**
RESORT CONDO 2	RESORT UNITS (GROSS AREA)	43	124,000
	LOBBY/LOUNGE		2,000
	TOTAL RESORT 2		**126,000**
RESORT CLUBHOUSE	Lounges		**2,200**
	Private dining		**1,500**
	BOH		**2,600**
	Changing rooms, Spa, wellness		**7,100**
	Fitness		**3,100**
	Roof top lounge		**1,800**
	Community spaces		**2,700**
			21,000
RESORT VILLAS (A)	4,500 sq ft /UNIT	5	**22,500**
RESORT VILLAS (B)	2,500 sq ft /UNIT	6	**15,000**
TOTAL RESORT RESIDENCES		**94**	**310,500**
WELLNESS SANCTUARY			**107,000**
HOTEL	HOTEL ROOMS (GROSS AREA)	70	60,000
	HOTEL CONDO (GROSS AREA)	50	60,000
	HOTEL COMMON SPACE		30,000
	HOTEL F+B		30,000
	TOTAL HOTEL TOWER		**180,000**
HOTEL BUNGALOWS	1,300 sq ft /UNIT	10	**13,000**
TOTAL HOTEL		**130**	**193,000**
TOTAL PROJECT ABOVE GRADE AREA			**610,500**

TRASH ENCLOSURE STRATEGY

All trash storage and handling will occur on the first basement level, separated from guest areas.

Loading areas for the main buildings are located on the first basement level. A dedicated below-grade truck access route takes all services underground, freeing up the land for recreational uses. Considering the hot climate of the site, each building will have their own climate-controlled trash room to contain and control odor. A common loading area in the basement will be dedicated as a trash collection point, accessible to the local waste management service provider. See conceptual Basement 1 plan diagram below:



TRASH COLLECTION ZONE
BUILDING TRASH ROOM
GARBAGE TRUCK ROUTE
FACILITY SERVICE VEHICLE TRANSPORTING BINS TO TRASH COLLECTION ZONE

OCCUPANCIES AND CONSTRUCTION TYPES

BUILDING PROGRAM	BLDG COUNT	TYPES/MIX		FLOOR AREA (sq ft)	MAX. STORIES	MAX. HEIGHT TO LAST OCCUPIED FLOOR, INCL ROOF DECK (sq ft)	OCCUPANCY TYPE	CONSTRUCTION TYPE
		ROOMS	CONDO					
Resort Tower	2	-	83	252,000	7	75	R2 - Residential	I-A
Resort Clubhouse	1	-	-	12,000	2	25	A3-Assembly	II-A or III-A
Resort Villas	11	-	11	37,500	2	25	R3 - Residential	III-A
Wellness Sanctuary	1	-	-	107,000	4	48	A3-Assembly	I-A
Hotel Tower	1	70	50	180,000	7	75	R1/R2 - Residential	I-A
Hotel Bungalows	10	10	-	13,000	1	15	R1 - Residential	II-A or III-A

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MASSING RELATIONSHIP TO HWY 111

- Alternating the locations to the major buildings along Hwy 111 increases distance between buildings, air space and openness of the landscaping
- Stepping the massing creates the perception of lower buildings



HOTEL RESTAURANT ORIENTATIONS



NO POTENTIAL FOR F&B FACING SOUTH

- Smaller massing facing the neighborhood to the south
- Level 1: Ramp down to B1
- Upper levels: solid end of floor, end rooms have windows looking east-west, preserving privacy of the neighborhood to the south