



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: September 8, 2020

SUBJECT: DTPS B-3, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 6-STORY, 82,577-SQ. FT. MULTI-FAMILY RESIDENTIAL BUILDING WITH 62-UNITS LOCATED ON THE WESTERLY HALF OF BLOCK "B-1" OF THE DOWNTOWN PALM SPRINGS SPECIFIC PLAN AT THE NORTHEAST CORNER OF BELARDO ROAD AND MUSUEM WAY; 200 NORTH BELARDO ROAD, ZONE CBD (CASE NO. 3.3908 MAJ)

FROM: Department of Planning Services

SUMMARY:

The Architectural Advisory Committee will review a Major Architectural application for a new development at the northeast corner of Belardo Road and Museum Way, commonly referred to as Block "B-1" in the Downtown Palm Springs Specific Plan and the previously planned location of the Virgin Hotel. The proposal consists of a six-story, 82,577-square foot building with 62 residential condominium units.

ISSUES:

- Ground floor retail not proposed along any portion of the building, which impacts the urban design and user experience of the building.

RECOMMENDATION:

Recommend approval of the application as submitted.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
04/20/16	The City Council amended the Downtown Palm Springs Specific Plan allow address project changes to the redevelopment of the Fashion Plaza mall, and the AAC, Planning Commission and City Council approved a mixed-use 112,862-square foot building with 142 hotel rooms on the subject site.

<i>Neighborhood Meeting/Notification</i>	
09/03/20	Electronic notice sent to neighborhood organizations within a mile of the subject property, notifying that the Architectural Advisory Committee would review the project on September 8, 2020.

<i>Field Check</i>	
08/20/20	Site visit by the planner.

DETAILS OF APPLICATION REQUEST:

<i>Site Area</i>	
Net Acres	0.84 Acres

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	(Identify existing use per classifications)	CBD (Central Business District)	CBD (Central Business District)
North	Parking lot	CBD	CBD
South	Rowan Hotel	CBD	CBD
East	Mixed-use Building	CBD	CBD
West	Future Downtown Park	CBD	CBD

<i>General Plan Areas or Master Plan Areas</i>	<i>Compliance</i>
Downtown Urban Design Plan	Y
<i>Specific Plan Area</i>	<i>Compliance</i>
Downtown Palm Springs Specific Plan	Y

PROJECT DESCRIPTION:

The proposed building is located on Block “B-1” of the Downtown Palm Springs Specific Plan, which was previously approved as a Virgin hotel. The Applicant now seeks to develop the 0.84-acre site as a residential condominium building. The property is bound by Andreas Road to the north, Belardo Road to the west, Museum Way to the south. The Downtown park is located to the west and the Kimpton hotel is located to the south. A pedestrian paseo and a two-story mixed-use building exist to the east.

The residential building is 82,862-square feet in area and includes 62 condominium units (a reduction in scope from the 112,862-square feet, 142-room Virgin Hotel). The building is six stories and sixty feet in height. The table below describes the proposed uses on each floor of the building:

<i>Floor</i>	<i>Use</i>	<i>Total units</i>
1	Lobby, lounge, fitness room and office amenities; back of house functions (trash room, utility room, etc.) and two 1-bd units, seven 2-bed units	9 units
2	Two 1-bd units, nine 2-bed units	11 units
3	Pool/spa and two 1-bd units, nine 2-bed units	11 units
4	Two 1-bd units, nine 2-bed units	11 units
5	Two 1-bd units, nine 2-bed units	11 units
6	One 1-bd unit, six 2-bed units & two 3-bed units	9 units
Total units:	11 1-bd units, 49 2-bed units,	62 units

ANALYSIS:

Site Plan:

The building is oriented like the previously approved Virgin Hotel building. The main entry is located at the southwest corner of the building where communal amenities are also located and include a lounge and office space, fitness room and office area. The common area pool and spa deck is situated on the third floor near the southwesterly corner of the structure to take advantage of the mountain views to the west and south. The trash room will be accessible from Arenas Road. Pedestrian sidewalks currently exist around the perimeter of the site and the existing underground parking garage will be accessible within the new building via two existing access points.

Mass and Scale:

As it relates to mass and scale, staff analyzed the project setbacks, building height, building stepbacks and maximum building square foot below. These four criteria are identified as specific urban design requirements in the Downtown Palm Springs Specific Plan and impact the overall mass/scale envisioned for Block “B” and “B-1”

Setbacks. In the table below, the setbacks required for Block “B-1” are compared with the proposed building setbacks, noting conformance as applicable:

<i>Setbacks</i>	<i>Specific Plan Requirement</i>	<i>Proposal</i>	<i>Conforms?</i>
- Street Setback, Andreas	12 feet	12 feet	Yes
- Street Setback, Belardo	12 feet	25 feet	
- Street Setback, Museum Way	12 feet	15 feet	
- Easterly Setback	12 feet	14 feet	

Building height. The maximum allowed building height for the Specific Plan is generally 60 feet, except hotels may be approved in excess of 60 feet when approved by Planned Development. The proposed building will have a roof line of 60 feet and varying appurtenances (mechanical screening and elevator shaft) rising an additional four to seven feet in height.

Height Stepbacks. Stepbacks are intended to provide additional distance from the street for taller building elements to improve long-distance views and reduce any ‘canyon effect’ for pedestrians. The Specific Plan defines stepbacks as, “...the horizontal distance a building face must be set back from the property line at each given height.” The following table shows the actual and required stepbacks for the proposed project:

<i>Minimum Building Height Stepbacks</i>	<i>Specific Plan Requirement</i>	<i>Proposal</i>	<i>Conforms?</i>
Andreas Rd			
- 0-30 Feet in Height	0	12 feet	
- Over 30 Feet in Height	10 feet	12 feet	
Belardo Rd			
- 0-30 Feet in Height	0	15 feet	Yes
- Over 30 Feet in Height	15 feet	15 feet	
Museum Way			
- 0-30 Feet in Height	0	15 feet	
- Over 30 Feet in Height	10 feet	15 feet	

While the project meets the above stepbacks, it is important to note that the building rises vertically with no visual stepbacks from the ground to the top floor along all streets. The Virgin Hotel building was approved in a similar configuration.

Maximum Allowed Square Footage. The Specific Plan establishes limits for development intensity using standards for maximum square footage (floor area), maximum building mass (volume) and minimum public / common open space area. The maximum permitted square footage on Blocks B/B-1 is 155,000 square feet. Combining the proposed 82,577-square foot building on Block B-1 with the existing 32,246-square foot building on Block B, the total area is 114,823-square feet in size, which is well below the maximum intensity permitted by the Specific Plan.

Building Design and Detailing:

The proposed building is composed of concrete block, stucco, metal panels and clear anodized aluminum storefront. Balconies are proposed around the building consisting of perforated metal guardrails. Metal eaves and balconies provide solar control for windows.

Standards for the articulation of building facades are established in the Specific Plan to avoid excessive uniformity / monotony. An articulation may either protrude or recess at

least two (2) feet from adjoining wall surfaces, and at intervals of no less than sixty (60) feet across an exterior elevation. Based on the proposed elevations, the project conforms to this requirement and the overall design composition of the building is balanced with appropriate solids, voids and the application of neutral color tones and strategic color accents.

Landscaping and Buffers:

The proposed landscape/hardscape areas will utilize similar design elements as existing within the Downtown project. Although the project is built on an existing garage, the project incorporates raised planters to soften the appearance of the building along the street. The interior courtyard will include two large specimen trees, along with varieties of cacti and succulents.

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<p><i>Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking lot areas.</i></p> <p>The project proposes a new six-story building with pedestrian circulation around all sides. Pedestrian pathways will be separated from vehicular streets with curbs and landscape treatment. Pavers, landscaping and sidewalk furniture will provide an enhanced experience on the site. Sidewalks and other walkways are provided to accommodate the change in topography across the site. Pedestrian access is provided to the underground parking via stairways and elevators.</p>	Y
2.	<p><i>Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood/community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;</i></p> <p>The proposed structure is an O-shaped configuration surrounding central courtyard with a void for a third floor pool deck. The height is lower than the hotel to the south. The proposed architecture is of a contemporary style consistent with surrounding development, but introduces design elements, colors and materials of a higher quality than the existing development in the vicinity. The selection</p>	Y

	Guidelines [PSZC 94.04.00(D)]	Compliance
	of design elements differs from those of the adjacent blocks within the Downtown Specific Plan area, yet they contribute to the overall identity of an up-scale contemporary center.	
3.	<p><i>Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens, towers or signs) and effective concealment of all mechanical equipment;</i></p> <p>The proposed building's overall height will be 70 feet. Exterior elevations show projections at building edges. Mass is divided with exterior building articulation. A large central void above the interior courtyard and third floor pool deck reduces overall building bulk. Rooftop mechanical will be concealed from view.</p>	Y
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>The building architecture is contemporary in style, with a color and material palette that includes neutral color tones. The materials include concrete, metal and glass, which are sympathetic with the desert surroundings.</p>	Y
5.	<p><i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>Covered balconies and walkways are provided, and pedestrian circulation and solar control are integrated into the building design.</p>	Y
6.	<p><i>Consistency of composition and treatment;</i></p> <p>The overall design composition of the building is balanced with appropriate solids, voids and the application of neutral color tones and strategic color accents.</p>	Y
7.	<p><i>Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;</i></p> <p>A landscape plan has been submitted and includes a mix of common tree and plant materials used in drought tolerant environments, as well as some identified by Table III-5, <i>Landscape Palette</i>, of the Specific Plan.</p>	Y
8.	<p><i>Signs and graphics, as understood in architectural design including materials and colors.</i></p> <p>N/A – signage is not proposed at this time and will be evaluated under a future submittal.</p>	Y

CONCLUSION:

The overall design of the building is consistent with the criteria outlined in the Downtown Palm Springs Specific Plan and the Architectural Review Guidelines of Section 94.04.00 of the Zoning Code. Based on this analysis, staff recommends the AAC recommend approval to the Planning Commission.



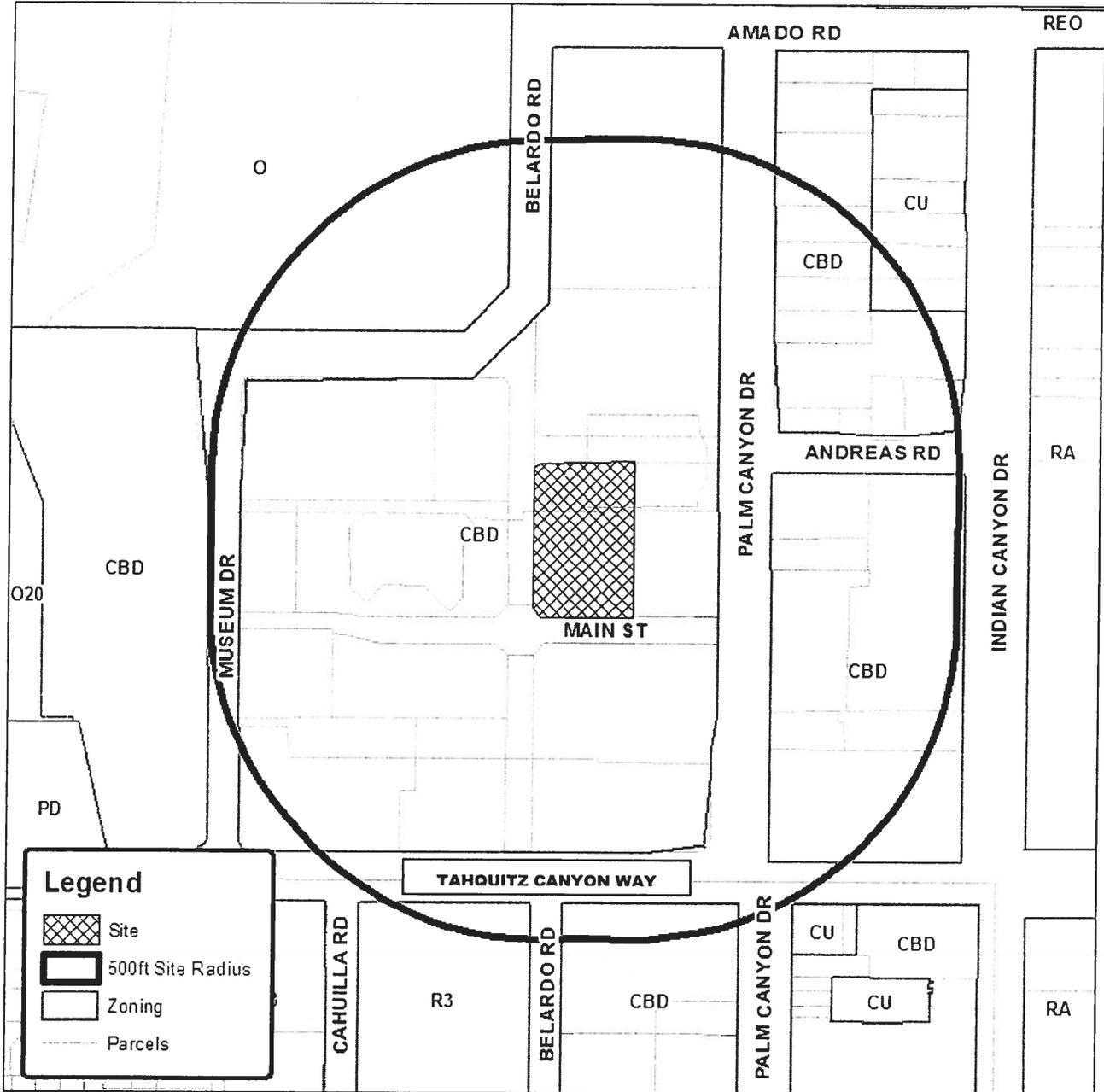
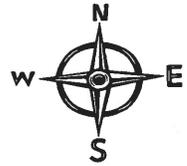
David A. Newell, AICP
Principal Planner

ATTACHMENTS:

1. Vicinity Map
2. Justification Letter
3. Landscape Letter from TKD Associates, Inc.
4. Project Plans



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

DTPS B-3, LLC
201 N Palm Canyon Dr Ste. 200
Palm Springs, CA 92262

April 14, 2020

David Newell
Associate Planner
City of Palm Springs
3200 E Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Major Architecture Application – Block B-1 Downtown Palm Springs
Revised Letter to reflect correct Company Name

Dear David:

I am submitting an Major Architecture Application for the Block B-1 building in the Downtown project. Grits strategy and vision is to build a downtown mixed use project, which will comprise of four core elements; hospitality, retail, office and residential. We believe Palm Springs Downtown is now ready for a high end multifamily condominium building to support local retail and restaurants in the downtown core.

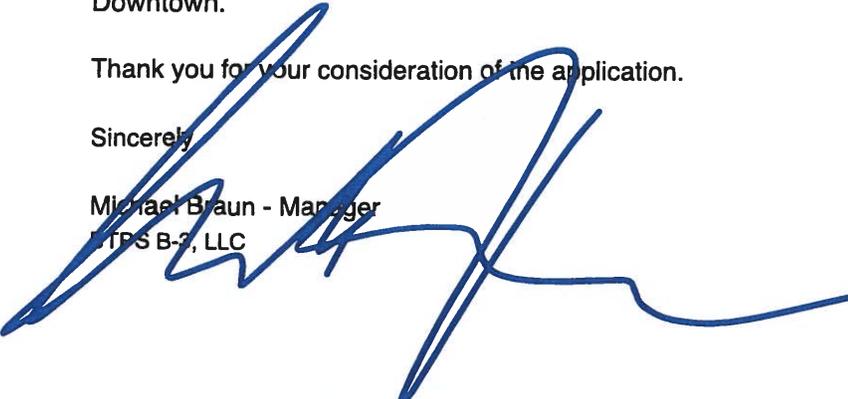
America's 77 million baby boomers are getting ready to move and they want to live in an active and cultural interesting place with a warm climate. The targeted demographic are baby boomers with high disposable income looking to downsize from their big homes and permanently relocate to Palm Springs.

The current health crisis has painfully disclosed the risk of urban living in the big city. Grit Development believes in a Shift toward village living as opposed to living in that big city. The next 20 years are about the revival of the village, living in places that are smaller in scale, walkable to transportation, retail, restaurants and cultural institutions where you don't have to drive a car, but can still have a home. Adding residential units focusing on the most active adult generation age group 54 - 75 will create a vibrant mixed use neighborhood driving enduring demand for our local businesses. It will create long-term value for all 4 stake holders (1) community, (2) city, (3) local business and Grit Development. While additional hotel rooms bring many weekend visitors to Downtown, additional residents with high disposable income will add more vibrancy not only during the weekend, but every day of the year to our Downtown.

Thank you for your consideration of the application.

Sincerely,

Michael Braun - Manager
DTPS B-3, LLC





PROJECT MEMO

To: David Newell, Principal Planner
From: Tom Doczi
CC: File
Date: 5-12-20
Re: Downtown Block B Residential, Case 3.3908 MAJ, Landscape Plans

Site Landscape Concept:

The Design Goal for the Site Landscape for Block "B" is to utilize similar Hardscape, Design Elements, Plant Materials and Site Furnishings, to seamlessly integrate the proposed project into the fabric of the recently completed Downtown Master Plan and Proposed Park Plan.

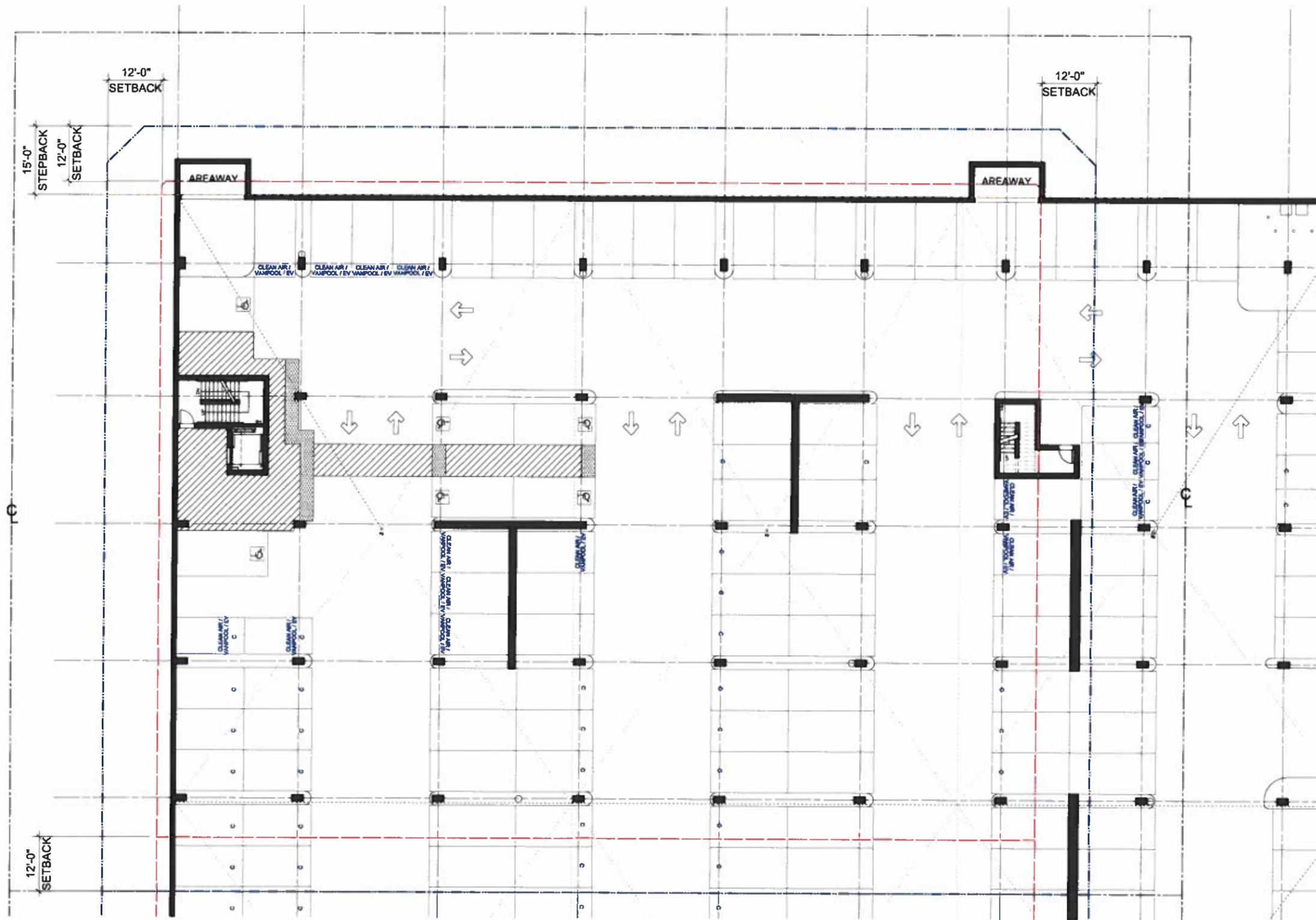
The proposed project is built above the existing underground parking structure. Due to the limited soil cover, the proposed Courtyard and Perimeter Landscape areas will be raised and bermed to provide adequate soil depth for plant material while creating a 3 dimensional effect.

The Courtyard includes seating areas and (2) large specimen trees. Varieties of cacti and succulents will be used in the bermed planting areas.

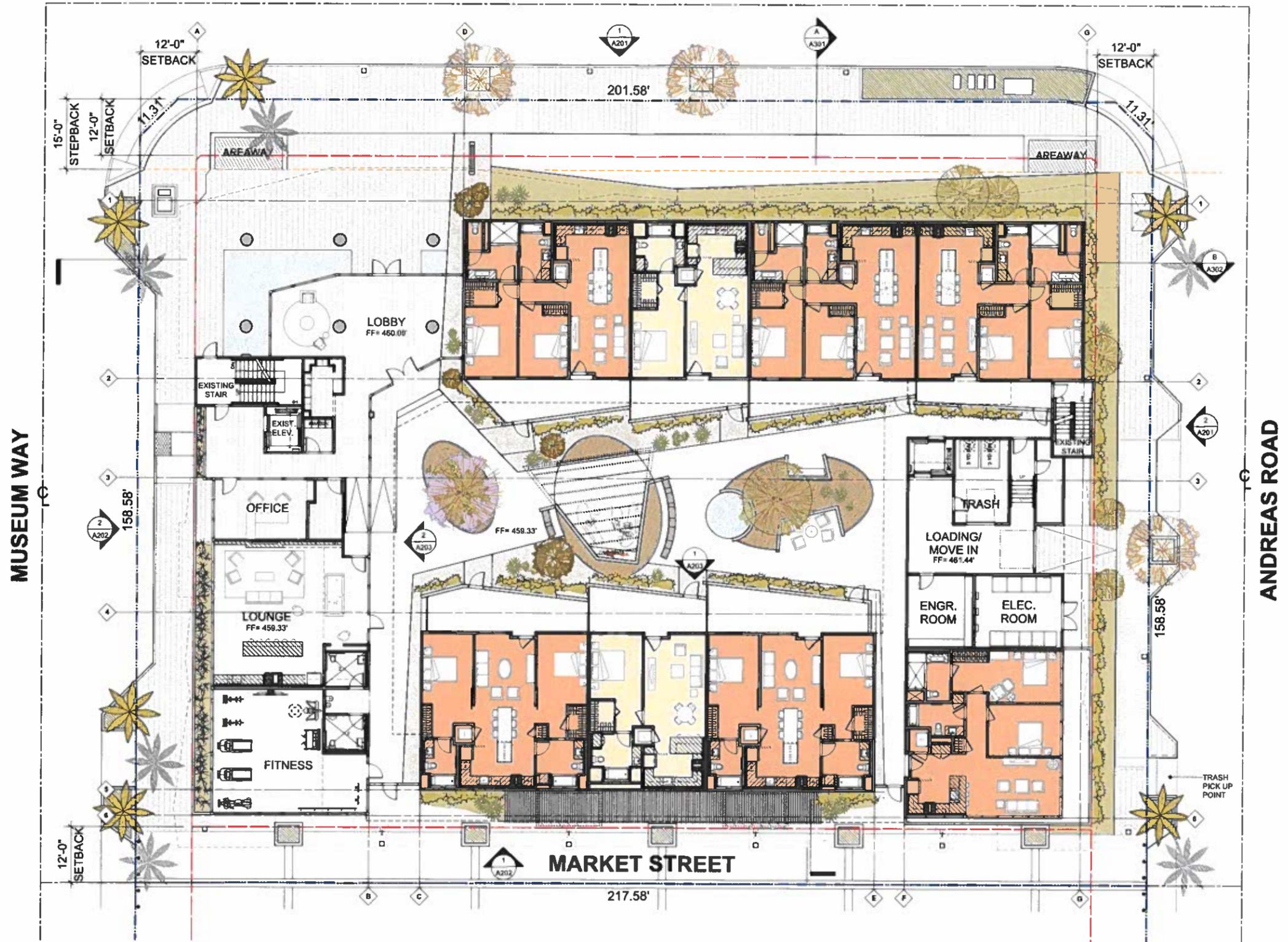
Plant Material in Geometric Patterns will be used to compliment the Architectural Style of the Building.

Pavers, with various sizes and patterns, will be used to define public and private areas. Hardscape in the Courtyard Walkway will utilize 2'x2', with smaller pavers and artificial turf in Private Patios.

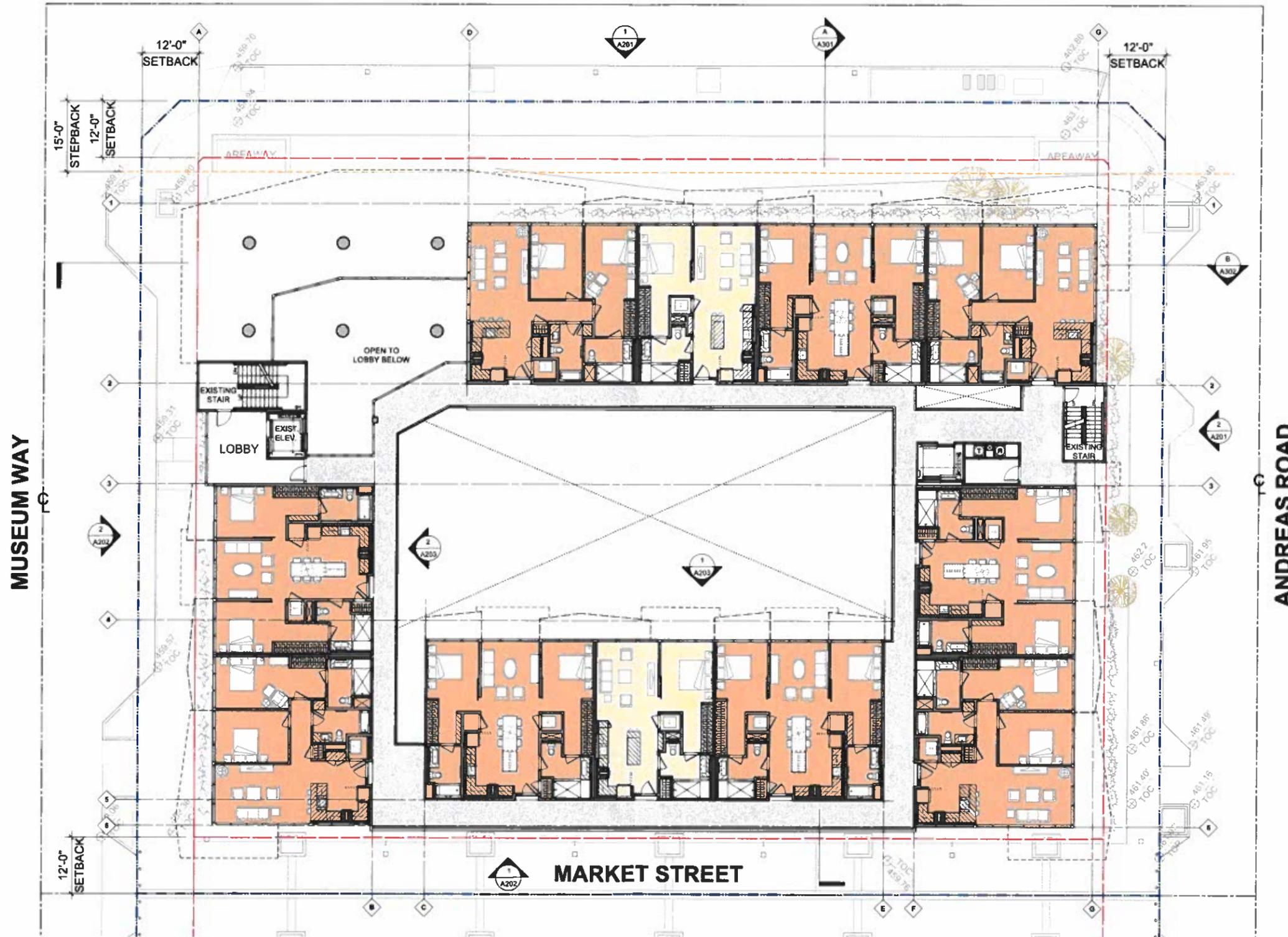
Low Level Landscape Lighting is used for safety, Building accents, specimen plants and trees.



BELARDO ROAD



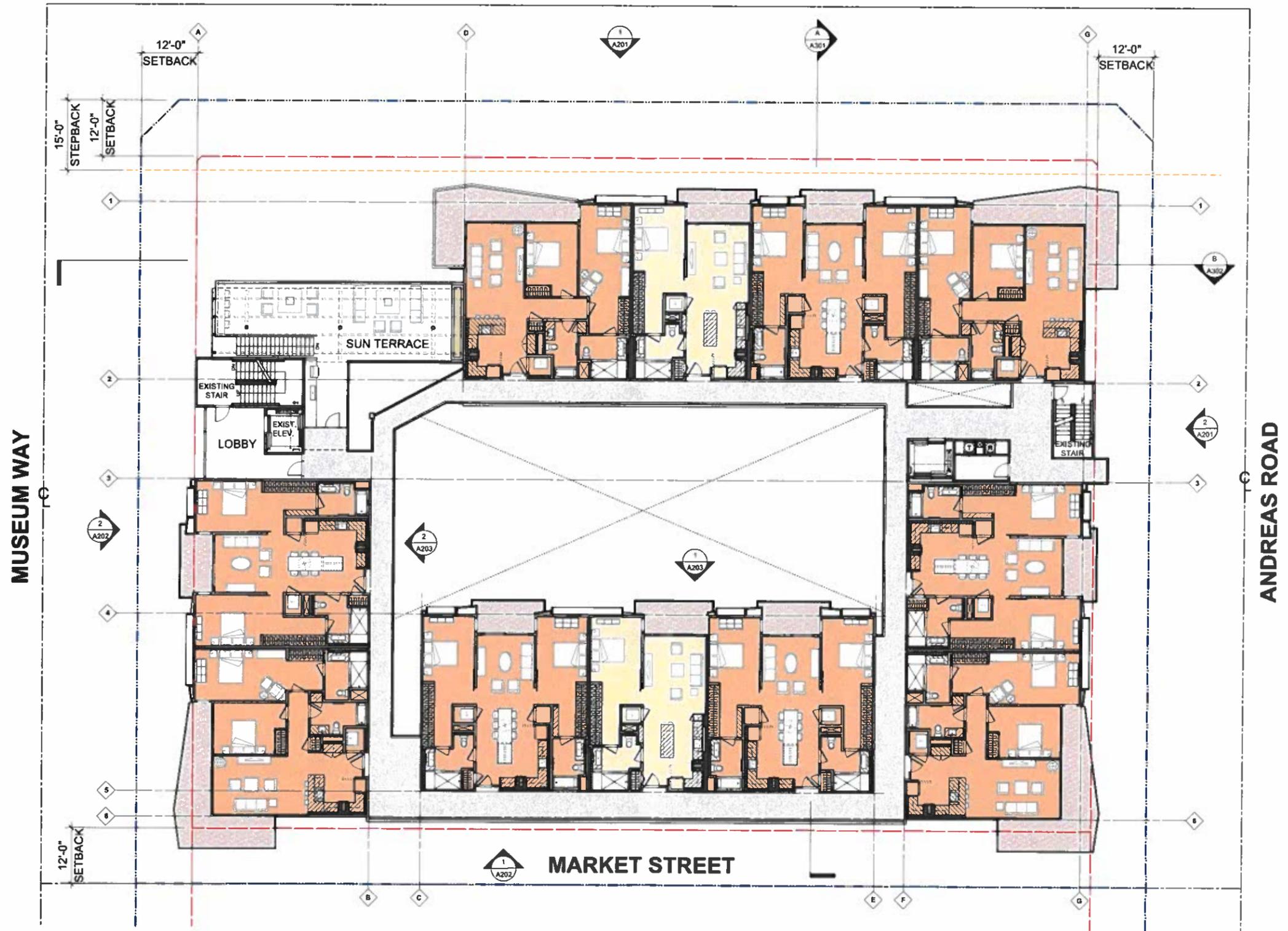
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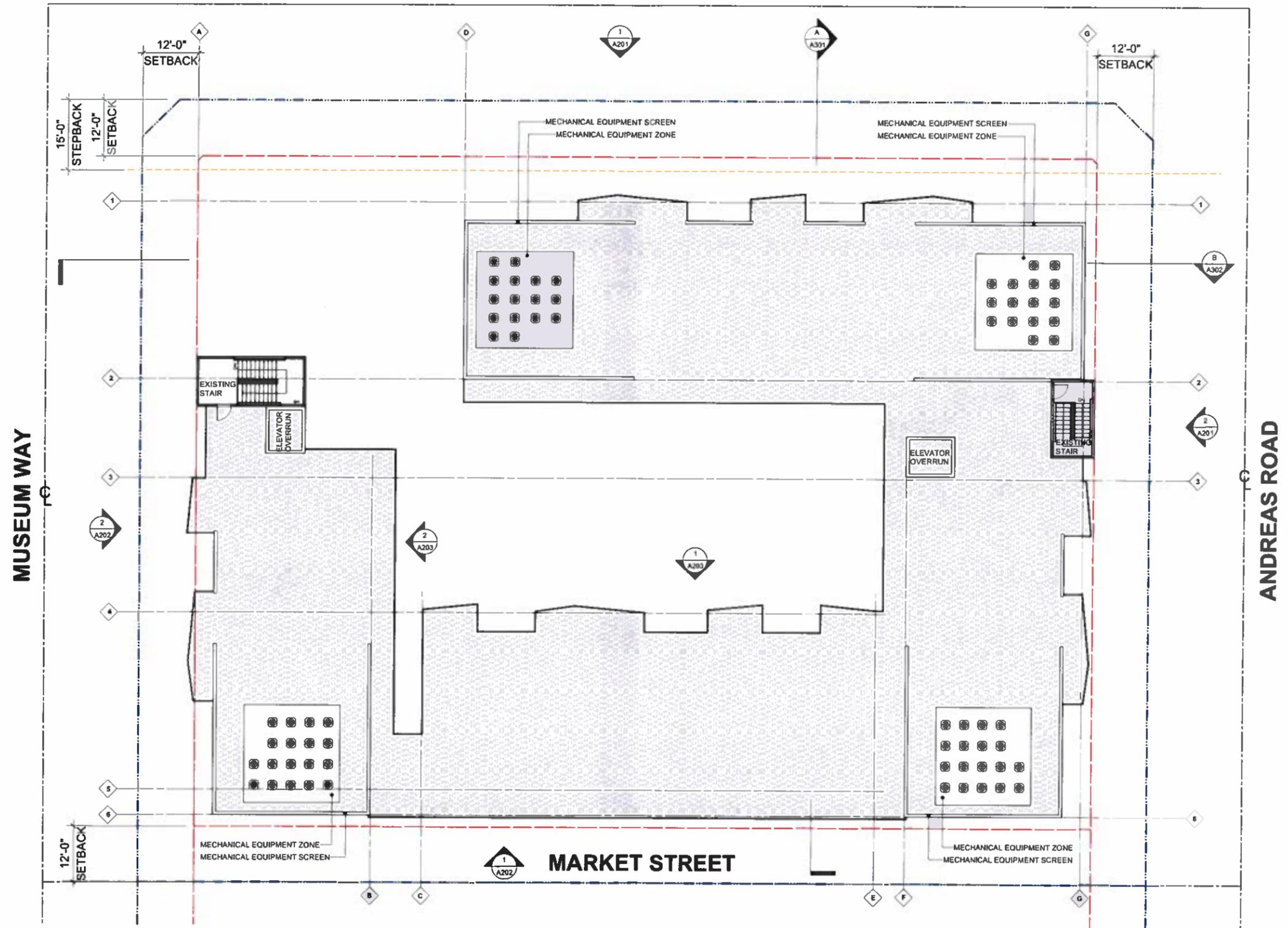
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BELARDO ROAD



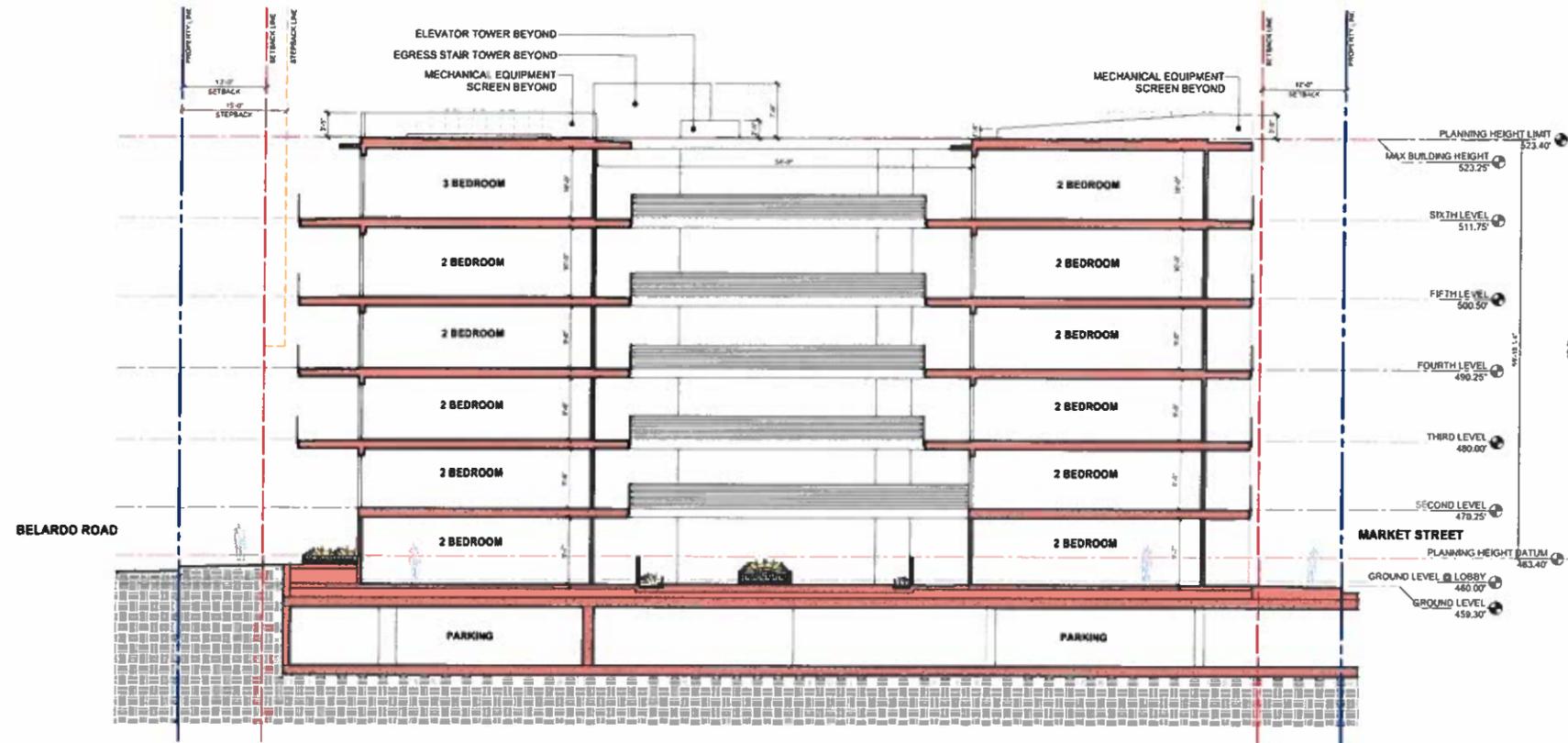
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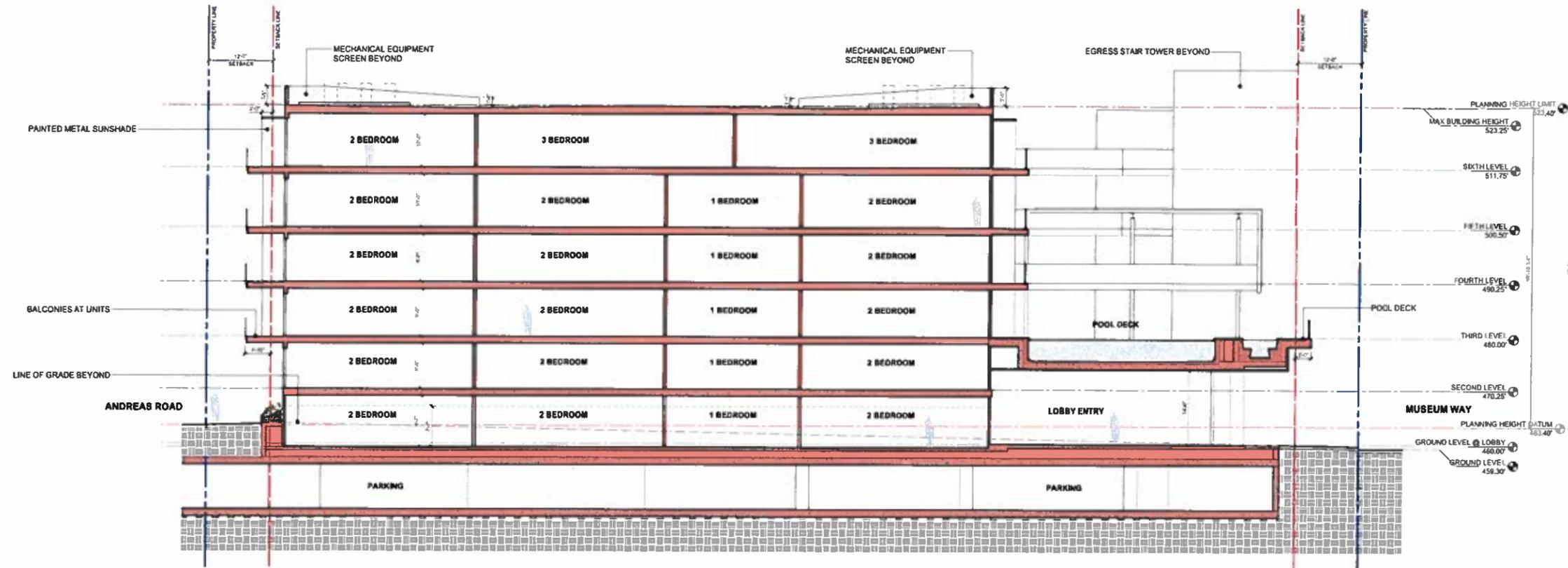


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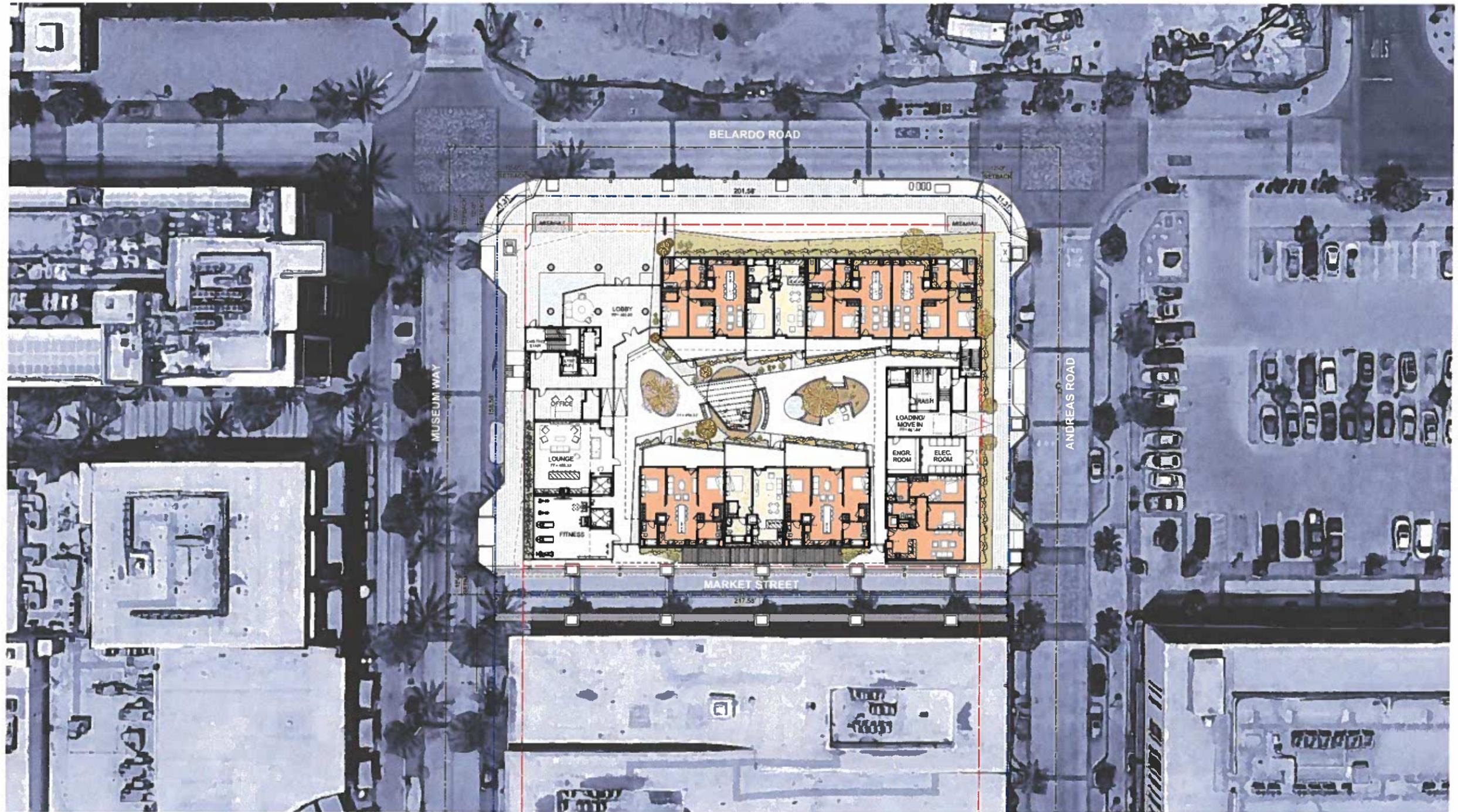












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PARCEL B1



PROJECT TEAM

DEVELOPER

GRIT DEVELOPMENT

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CIVIL

SANBORN ARCHITECTURE GROUP

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T: 760.423.0600
EMAIL: asanborn@sanbornae.com



PARCEL B1 - COVER

South Palm Canyon Drive, Palm Springs CA

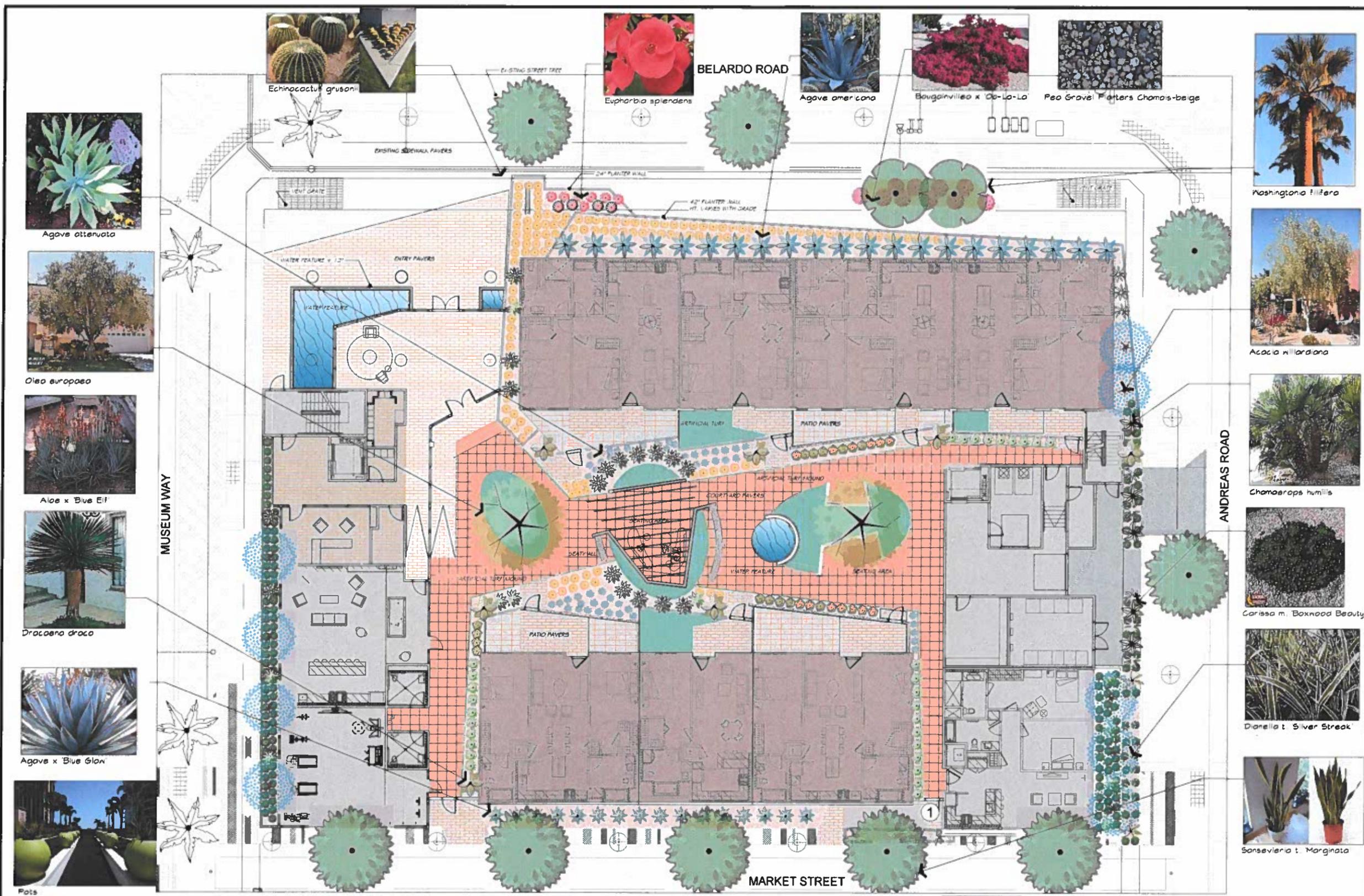
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PROJECT DATA	PROJECT INFORMATION	DRAWING INDEX																																																																																																
<p>GROSS FLOOR AREA</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>AREA</th> </tr> </thead> <tbody> <tr><td>GROUND LEVEL</td><td>14,240 S.F.</td></tr> <tr><td>SECOND LEVEL</td><td>13,039 S.F.</td></tr> <tr><td>THIRD LEVEL</td><td>13,695 S.F.</td></tr> <tr><td>FOURTH LEVEL</td><td>13,799 S.F.</td></tr> <tr><td>FIFTH LEVEL</td><td>13,799 S.F.</td></tr> <tr><td>SIXTH LEVEL</td><td>13,804 S.F.</td></tr> <tr><td>GROSS FLOOR AREA</td><td>82,577 S.F.</td></tr> <tr><td>TOTAL COVERED EXTERIOR AREA (DECKS AND WALKWAYS)</td><td>23,789 S.F.</td></tr> <tr><td>COMBINED TOTAL (FLOOR AREA & COVERED EXTERIOR)</td><td>106,366 S.F.</td></tr> </tbody> </table> <p>RESIDENTIAL UNIT BREAKDOWN BY LEVEL</p> <table border="1"> <thead> <tr> <th>LEVEL</th> <th>1 BEDROOMS</th> <th>2 BEDROOMS</th> <th>3 BEDROOMS</th> <th>TOTAL BY LEVEL</th> </tr> </thead> <tbody> <tr><td>GROUND FLOOR</td><td>2</td><td>7</td><td>0</td><td>9</td></tr> <tr><td>LEVEL 2</td><td>2</td><td>9</td><td>0</td><td>11</td></tr> <tr><td>LEVEL 3</td><td>2</td><td>9</td><td>0</td><td>11</td></tr> <tr><td>LEVEL 4</td><td>2</td><td>9</td><td>0</td><td>11</td></tr> <tr><td>LEVEL 5</td><td>2</td><td>9</td><td>0</td><td>11</td></tr> <tr><td>LEVEL 6</td><td>1</td><td>6</td><td>2</td><td>9</td></tr> <tr><td>TOTAL UNITS</td><td>11</td><td>49</td><td>2</td><td>62</td></tr> </tbody> </table> <p>PARKING SUMMARY (per Zoning Code sec. 93.06.00.D.31b)</p> <table border="1"> <thead> <tr> <th>TYPE</th> <th>STALLS PER UNIT/TYPE</th> <th>NO. OF UNITS</th> <th>NO. OF STALLS</th> </tr> </thead> <tbody> <tr><td>RESIDENTIAL</td><td></td><td></td><td></td></tr> <tr><td>1 BD</td><td>1.25</td><td>11</td><td>14</td></tr> <tr><td>2 BD</td><td>1.5</td><td>49</td><td>74</td></tr> <tr><td>3 BD (.75/BDRM)</td><td>2.25</td><td>2</td><td>5</td></tr> <tr><td>QUEST</td><td></td><td></td><td></td></tr> <tr><td>TOTAL UNITS</td><td>0.25</td><td>62</td><td>16</td></tr> <tr><td>TOTAL PARKING REQUIRED</td><td></td><td></td><td>109</td></tr> <tr><td>TOTAL PARKING PROVIDED</td><td colspan="2">Per PFA (Project Finance Agreement) all parking has been met</td><td></td></tr> </tbody> </table>	LEVEL	AREA	GROUND LEVEL	14,240 S.F.	SECOND LEVEL	13,039 S.F.	THIRD LEVEL	13,695 S.F.	FOURTH LEVEL	13,799 S.F.	FIFTH LEVEL	13,799 S.F.	SIXTH LEVEL	13,804 S.F.	GROSS FLOOR AREA	82,577 S.F.	TOTAL COVERED EXTERIOR AREA (DECKS AND WALKWAYS)	23,789 S.F.	COMBINED TOTAL (FLOOR AREA & COVERED EXTERIOR)	106,366 S.F.	LEVEL	1 BEDROOMS	2 BEDROOMS	3 BEDROOMS	TOTAL BY LEVEL	GROUND FLOOR	2	7	0	9	LEVEL 2	2	9	0	11	LEVEL 3	2	9	0	11	LEVEL 4	2	9	0	11	LEVEL 5	2	9	0	11	LEVEL 6	1	6	2	9	TOTAL UNITS	11	49	2	62	TYPE	STALLS PER UNIT/TYPE	NO. OF UNITS	NO. OF STALLS	RESIDENTIAL				1 BD	1.25	11	14	2 BD	1.5	49	74	3 BD (.75/BDRM)	2.25	2	5	QUEST				TOTAL UNITS	0.25	62	16	TOTAL PARKING REQUIRED			109	TOTAL PARKING PROVIDED	Per PFA (Project Finance Agreement) all parking has been met			<p>PROJECT DESCRIPTION / SCOPE OF WORK NEW CONSTRUCTION OF A 62-UNIT RESIDENTIAL CONDOMINIUM PROJECT.</p> <p>SITE AREA 36,397.8 SF</p> <p>BUILDING CODE/ZONING</p> <p>APPLICABLE CODES 2019 CALIFORNIA BUILDING CODE CITY OF PALM SPRINGS SPECIFIC PLAN - REV2016</p> <p>ZONING DESIGNATION CBD - IL</p> <p>USE / OCCUPANCY GROUPS RESIDENTIAL GROUP R-2; GROUND FLOOR LOBBY / LEASING OFFICE LEVEL 1 THROUGH LEVEL 6 CONDO UNITS</p> <p>TYPE OF CONSTRUCTION</p> <p>TYPE IB - (EXISTING) SUBTERRANEAN GARAGE LEVEL - GROUND LEVEL LEASING, AMENITY - RESIDENTIAL LEVEL 1 - FULLY SPRINKLERED</p> <p>TYPE IIIA - 5 STORIES (ABOVE 1-STORY TYPE IB) - RESIDENTIAL LEVELS 2-6 - FULLY SPRINKLERED</p> <p>EXISTING SITE USE EMPTY LOT, CURRENT UNDERGROUND PARKING</p> <p>STORMWATER MANAGEMENT SEE MASTER PLAN APPROVAL, DECEMBER 2012</p>	<p>GENERAL</p> <p>G001 COVER SHEET G002 PROJECT INFORMATION G003 MATERIALS BOARD</p> <p>ARCHITECTURAL</p> <p>AS01 PLOT PLAN</p> <p>A101 BASEMENT PLAN A102 GROUND FLOOR PLAN A103 SECOND FLOOR PLAN A104 THIRD FLOOR PLAN A105 FOURTH FLOOR PLAN A106 FIFTH FLOOR PLAN A107 SIXTH FLOOR PLAN A108 ROOF PLAN</p> <p>A201 ELEVATIONS A202 ELEVATIONS A203 COURTYARD ELEVATIONS</p> <p>A301 SECTION A302 SECTION</p> <p>A401 MODEL VIEW A402 MODEL VIEW A403 MODEL VIEW A404 MODEL VIEW A405 MODEL VIEW A406 MODEL VIEW A407 MODEL VIEW A408 MODEL VIEW A409 MODEL VIEW A410 MODEL VIEW A410 MODEL VIEW</p>
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TYPE	STALLS PER UNIT/TYPE	NO. OF UNITS	NO. OF STALLS																																																																																															
RESIDENTIAL																																																																																																		
1 BD	1.25	11	14																																																																																															
2 BD	1.5	49	74																																																																																															
3 BD (.75/BDRM)	2.25	2	5																																																																																															
QUEST																																																																																																		
TOTAL UNITS	0.25	62	16																																																																																															
TOTAL PARKING REQUIRED			109																																																																																															
TOTAL PARKING PROVIDED	Per PFA (Project Finance Agreement) all parking has been met																																																																																																	
	<p>VICINITY MAP</p> 																																																																																																	



Agave attenuata



Olea europaea



Aloe x Blue Elf



Dracaena draco



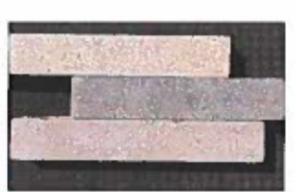
Agave x Blue Glow



Pots



Entry Water Feature



Entry Walk Pavers



24 x 24 Main Courtyard Pavers



Patio Pavers



Artificial Turf used for Specimen Trees



Artificial Turf at Patios



Raised Planters at Patios



Steel Edging for Planters

T K D ASSOCIATES, INC.
 LAND PLANNING LANDSCAPE ARCHITECTURE
 WATER CONSERVATION

15711 SAN JACINTO DR. SUITE C
 RANCHO MESA, CALIFORNIA 92270
 PH: 951 776-7551 FAX: 951 776-7553

PROJECT NAME

"BLOCK B"
 RESIDENTIAL
 Downtown Palm Springs
 PALM SPRINGS CA

Palm Springs, CA, 92270

LICENSED SEAL

REG. NO. 10001
 THOMAS K. DOOLITTLE
 LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA

Signature: _____
 Date: _____

CONSULTANTS

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SHEET TITLE

**PRELIMINARY
 MASTER LANDSCAPE PLAN**

NO. 1011

SCALE: 1"=10'

PROJECT NUMBER: 2188

REVISIONS			
NO.	DATE	TYPE	BY

DATE	5-12-20
ISSUED FOR	
EFFECTIVE DATE	
DESIGN BY	TKD
DRAWN BY	TD
FILENAME	2188

SHEET NO:

TOTAL: **L-1**

SHEETS



Chamaerops humilis



Agave attenuata



Draping Plants in Pots



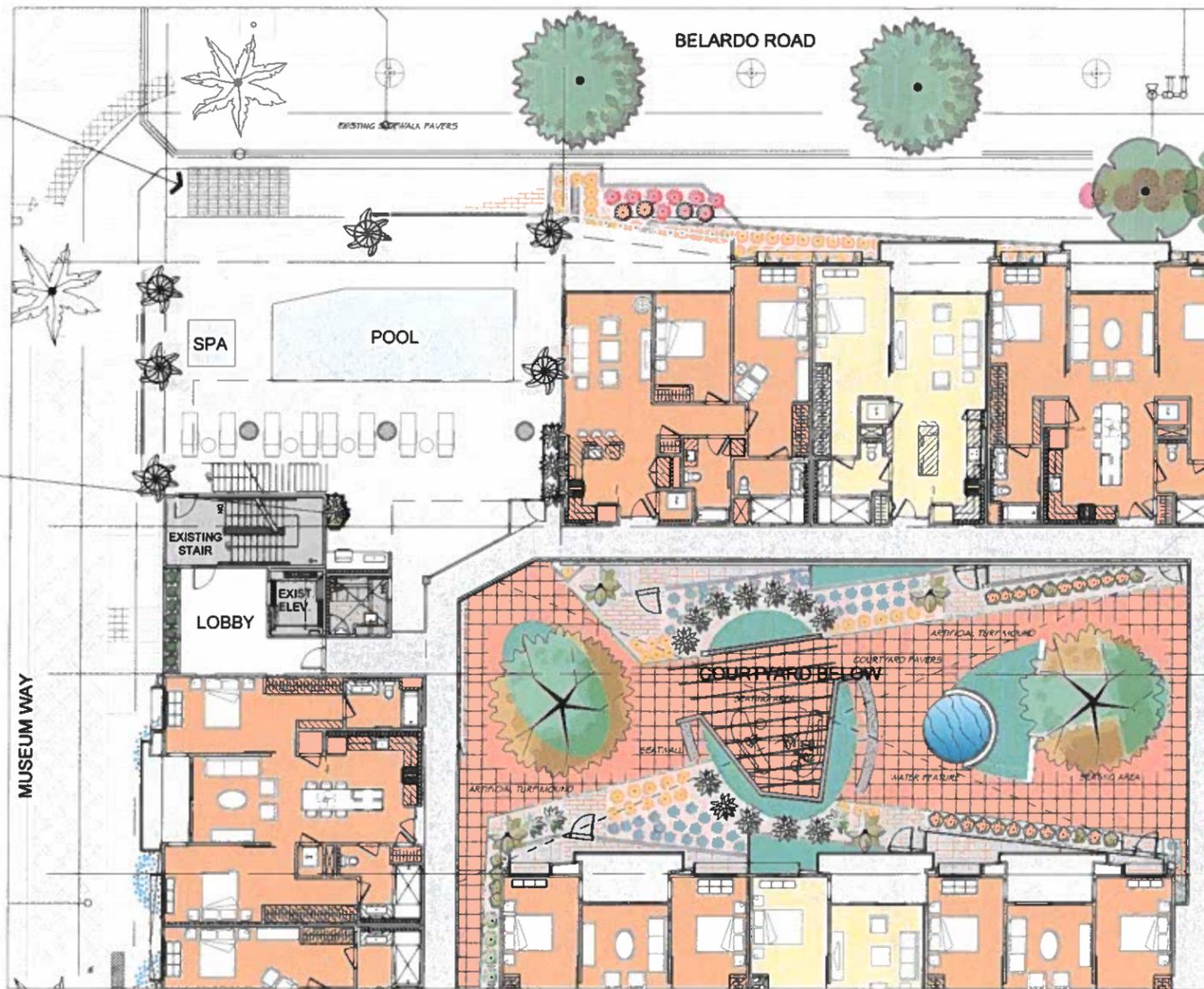
Pedestal Set Covers for Pool Deck



Pool Deck Pavers



Pool Deck Planter Pots



LEVEL 3 POOL DECK

MASTER SITE PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	9	Acacia willardiana	24" Box
	14	Existing Tree / Existing Tree	Existing
	2	Olea europaea / Olive Multi-Trunk	48" box multi trunk
PALM TREES	QTY	BOTANICAL / COMMON NAME	SIZE
	13	Chamaerops humilis / Mediterranean Fan Palm	24"box
	5	Phoenix dactylifera / Date Palm	Existing
	2	Washingtonia filifera / California Fan Palm	16" B.T. Skinned
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
	10	Bougainvillea x 'Oo-La-La' TM / Oo-la-la Bougainvillea	5 gal
	171	Carissa macrocarpa 'Boxwood Beauty' / Beauty Natal Plum	5 gal
	30	Dianella tasmanica 'Silver Streak' / Silver Streak Flax Lily	5 gal.
	11	Euphorbia splendens / Crown of Thorns	5 gal.
CACTI	QTY	BOTANICAL / COMMON NAME	SIZE
	21	Agave americana / Century Plant	15 gal
	16	Agave x 'Blue Glow' / Blue Glow Agave	15 gal.
	139	Echinocactus grusonii / Golden Barrel Cactus	12"-14" Dia.
SUCCULENTS	QTY	BOTANICAL / COMMON NAME	SIZE
	31	Agave attenuata 'Arboleda Blue' / Blue Foxtail Agave	5 gal.
	52	Aloe x 'Blue Elf' / Aloe	5 gal.
	7	Dracaena draco / Dragon Tree	24"box
	36	Pedicularis macrocarpus / Slipper	5 gal.
	30	Sansevieria trifasciata 'Marginata' / Snake Plant	5 gal.

T K D ASSOCIATES, INC.
LAND PLANNING - LANDSCAPE ARCHITECTURE
WATER CONSERVATION

7771 SAN JACINTO DR. SUITE C
RANCHO MIRAGE, CALIFORNIA 92270
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PROJECT NAME

"BLOCK B"
RESIDENTIAL
Downtown Palm Springs
PALM SPRINGS CA

Palm Springs, CA, 92270

LICENSED LANDSCAPE ARCHITECT

Signature: _____
Date: _____

CONTRACTS

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SHEET TITLE

**POOL DECK
LANDSCAPE PLAN**

DATE: 5-12-20

ISSUED FOR: _____

EFFECTIVE DATE: _____

DESIGN BY: TKD

DRAWN BY: TD

FILENAME: 2188

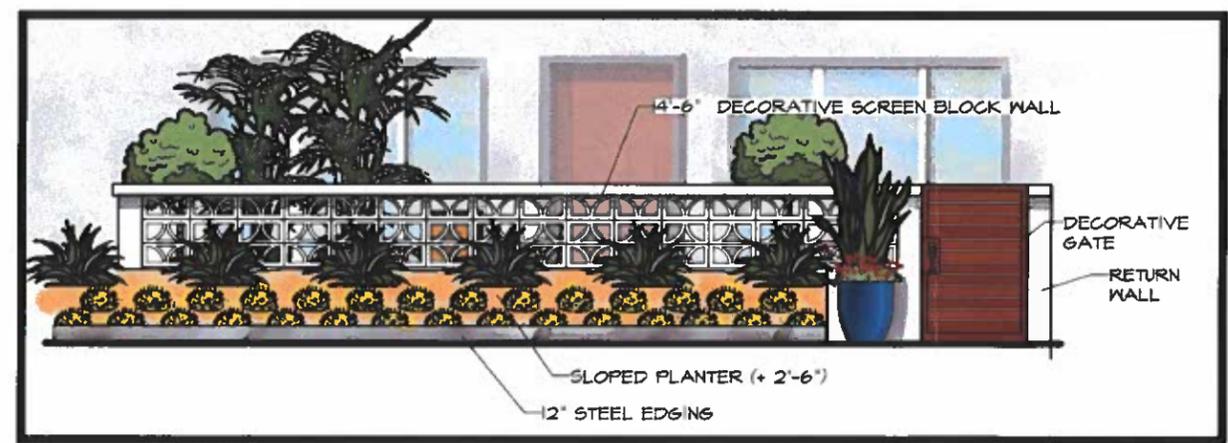
REVISIONS			
NO	DATE	TYPE	BY

DATE	5-12-20
ISSUED FOR	
EFFECTIVE DATE	
DESIGN BY	TKD
DRAWN BY	TD
FILENAME	2188

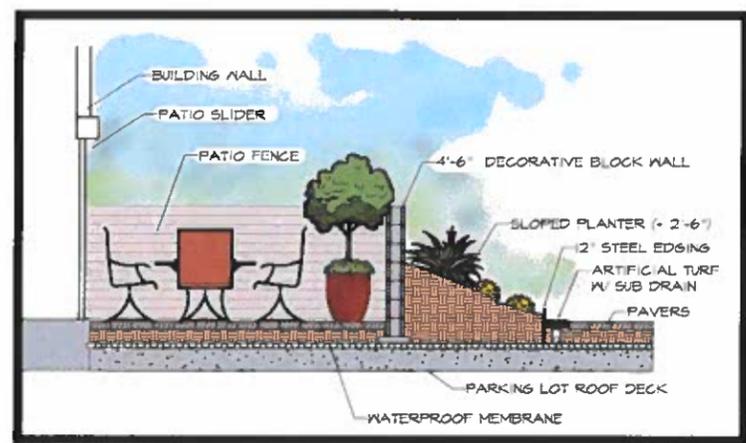
SHEET NO:

TOTAL **L-2**

SHEETS



COURTYARD PATIO ELEVATION



COURTYARD PATIO SECTION



MR UNIVERSE (PVD FINISH)



SPJ- TITAN/ALPHA (PVD FINISH)



SPJ-SQ500-PVDG 2" HT.



INVUE-ARBOR-BOLLARD-TPM 42" HT.

LIGHTING NOTES:

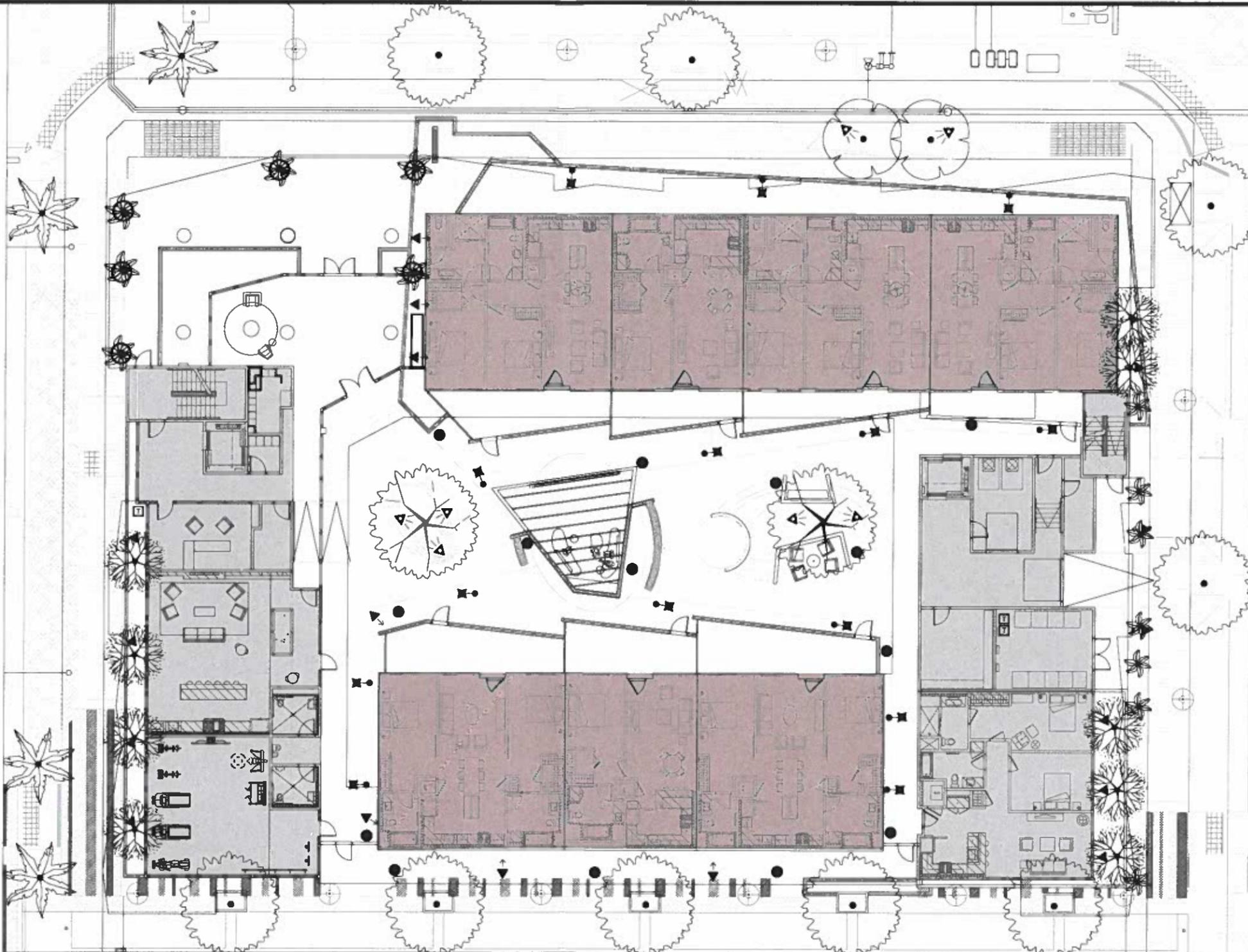
1. Locate light fixtures a min. of 4'-0" from edge of trees
2. Locate light fixtures 1'-0" from edge of palms
3. At all times a conscious effort will be made to place light fixtures in planter beds instead of lawn areas
4. These measurements are superseded only when field conditions warrant change by Landscape Architect.

ELECTRICAL NOTES:

1. Electrician is to provide all necessary plans, specifications, and documents, etc. and obtain all required approvals and permits.
2. Unless otherwise provided by Contractor, electrician is to size and circuit all electrical requirements shown on plans (i.e. lights, pumps, pool equipment, time clocks, irrigation controllers, etc.) Contractor is to provide as built.
3. All materials and workmanship shall conform to all Governing Codes and Ordinances and acceptable standards of practice.
4. Coordinate all work, especially sleeving, trenching and backfilling with irrigation, concrete and masonry subcontractors as required.
5. Lighting controllers will be located adjacent to irrigation controllers whenever possible.
6. Electrician is to confirm exact tree location so as to insure proper installation of light fixtures.
7. Light fixtures located within (10) ten feet from edge of water features are to be equipped with a GFCI per electrical engineers plan and per local and county codes.

LANDSCAPE LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	Finish	Watts	Color Temp	Optics
▲	Accent Uplight: SPJ Lighting Mr. Universe	41	PVD	2W	2750K	Spot
▽	Tree Uplight: SPJ Lighting Titan / Alpha	21	PVD	6W	2750K	Flood
●	Path Light: SPG- SQ500-PVD SPJ Lighting	5	PVD	3W	2750K	Path
●	ABB Arbor Bollard ABB-B2-LED-32-DI-A-GM COOPER INDUSTRIES	6	Graphite Metal		3000 K	Bollard
T	Transformer:	3	Stainless Steel		300W	



T K D ASSOCIATES, INC.
LAND PLANNING LANDSCAPE ARCHITECTURE
WATER CONSERVATION
75771 SAN JACINTO OIL BLANCHO AVENUE, CALIFORNIA 92220
PH: 951-776-1251 FAX: 951-776-1253

PROJECT NAME
"BLOCK B"
RESIDENTIAL
Downtown Palm Springs
PALM SPRINGS CA
Palm Springs, CA, 92270

LEADER STAMP
REGISTERED LANDSCAPE ARCHITECT
THOMAS W. COLE, PLS
Signature
Date
STATE OF CALIFORNIA

COMMENTS

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SHEET TITLE
**PRELIMINARY
LANDSCAPE LIGHTING PLAN**

NO. 1
SCALE
1"=10'
PROJECT NUMBER
2188

REVISIONS

NO.	DATE	TYPE	BY

DATE 5-12-20
ISSUED FOR
EFFECTIVE DATE
DESIGN BY TKD
DRAWN BY TD
FILENAME 2188

SHEET NO:
TOTAL
SHEETS
L-3