



ARRIVE HOTEL

1551 NORTH PALM CANYON DRIVE



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- A3.5 OUTBUILDING FLOOR PLANS
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ARRIVE - Palm Springs	
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Elemental Design/Architecture

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Stated drawing scale is based on 34x22 sheet.

Arrive Hotel

1551 N Palm Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Coversheet
Job #: 747

G1.0
Sheet



1



2



3



4



5



SITE MAP VIEWS



6



7



8

**Arrive
Hotel**

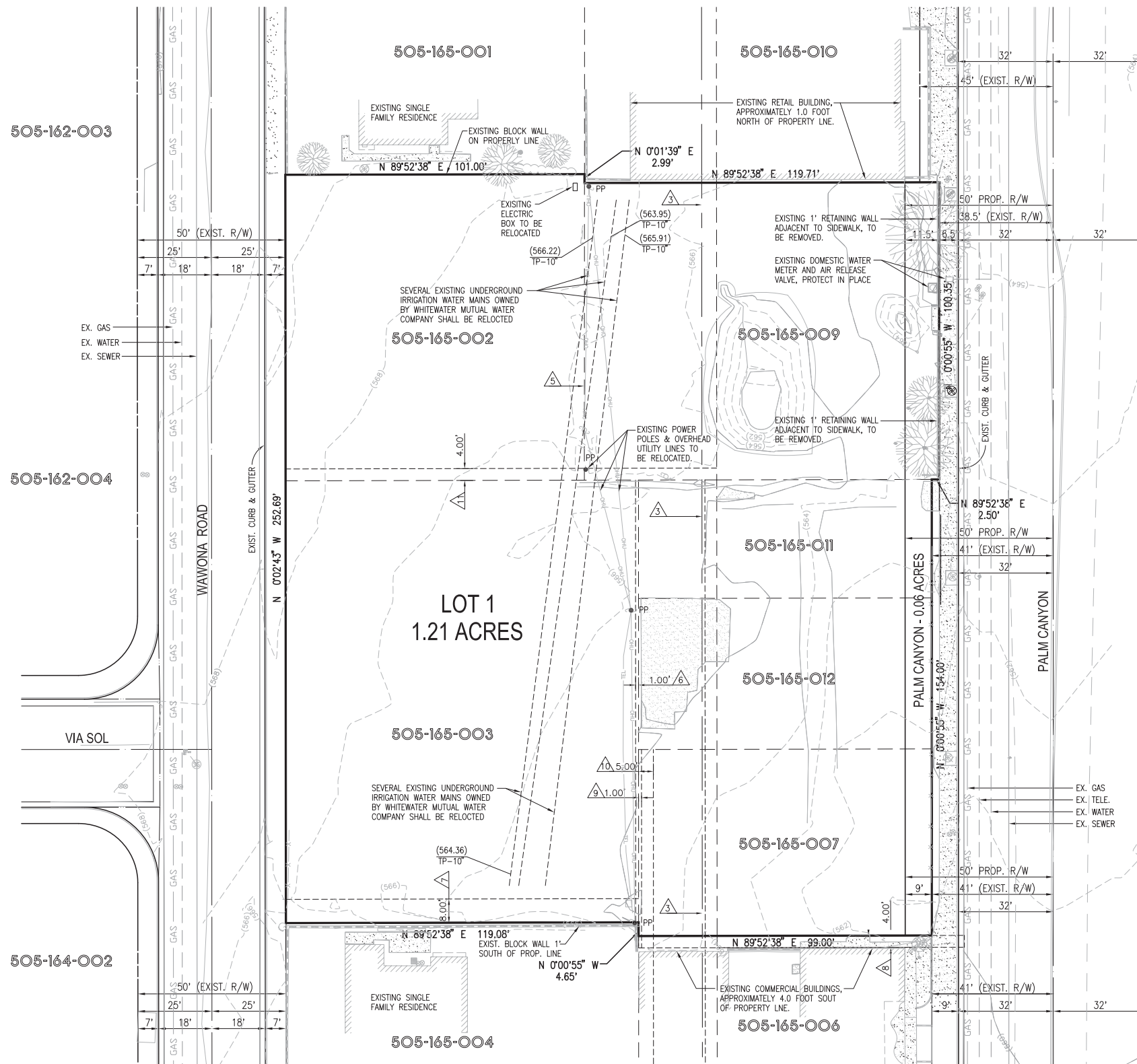
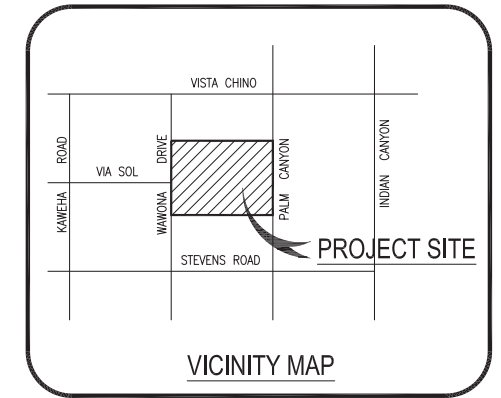
1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
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SITE
PHOTOS

Job #: 747

Boundary and Existing Topography Palm Springs Hotel



LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.
FOR A MORE DETAILED LEGAL DESCRIPTION, SEE PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ORDER NO. NCS-546806-PHX1, DATED 5-31-2012.

EASEMENTS:

- EASEMENT FOR WATER CONDUITS AND INCIDENTAL PURPOSES AS SET FORTH IN A DOCUMENT RECORDED MAY 25, 1928, IN BOOK 767, PAGE 232 OF DEEDS. SAID EASEMENT CAN NOT BE LOCATED FROM RECORD.
- EASEMENT FOR PIPELINES AND INCIDENTAL PURPOSES AS SET FORTH IN A DOCUMENT RECORDED MAY 31, 1928, IN BOOK 765, PAGE 504 OF DEEDS. SAID EASEMENT CAN NOT BE LOCATED FROM RECORD.
- EASEMENT FOR POWER POLE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SIERRAS POWER COMPANY AS SET FORTH IN A DEED RECORDED APRIL 27, 1935 IN BOOK 229, PAGE 346 OF OFFICIAL RECORDS.
- EASEMENT FOR WATER CONDUITS AND INCIDENTAL PURPOSES AS SET FORTH IN A DOCUMENT RECORDED JUNE 7, 1935, IN BOOK 235, PAGE 250 OF DEEDS. SAID EASEMENT CAN NOT BE LOCATED FROM RECORD.
- EASEMENT FOR THE PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY RECORDED MAY 7, 1946, IN BOOK 747, PAGE 80 AND DECEMBER 27, 1946 IN BOOK PAGE 801, BOTH OF OFFICIAL RECORDS.
- EASEMENTS FOR THE ELECTRIC, TELEPHONE, AND UTILITY LINES AND CABLE PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AS SET FORTH IN A DOCUMENT RECORDED JULY 26, 1946 IN BOOK 759, PAGE 482 OF OFFICIAL RECORDS.
- EASEMENT FOR THE PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AND CALIFORNIA WATER AND TELEPHONE COMPANY AS SET FORTH IN A DOCUMENT RECORDED OCTOBER 31, 1967 AS INSTRUMENT NO. 95931 OF OFFICIAL RECORDS.
- EASEMENT FOR DRIVEWAY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED MAY 1, 1943 IN BOOK 576, PAGE 486 AND MAY 10, 1951 IN BOOK 1270, PAGE 129, BOTH OF OFFICIAL RECORDS.
- EASEMENT FOR THE PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY AS SET FORTH IN A DOCUMENT RECORDED JANUARY 20, 1947 IN BOOK 815, PAGE 56 OF OFFICIAL RECORDS.
- EASEMENT FOR THE PUBLIC UTILITY PURPOSES AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT RECORDED APRIL 29, 1957 IN BOOK 2079, PAGE 56 OF OFFICIAL RECORDS.
- EASEMENT FOR POLE LINES, CONDUITS OR UNDERGROUND FACILITIES AND INCIDENTAL PURPOSES IN FAVOR OF CALIFORNIA WATER AND TELEPHONE COMPANY RECORDED OCTOBER 19, 1954 IN BOOK 1642, PAGE 334 OF OFFICIAL RECORDS.

UTILITIES:

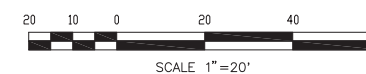
WATER	DESERT WATER AGENCY	760-323-4971
SEWER	CITY OF PALM SPRINGS	760-323-8166
GAS	SOUTHERN CALIFORNIA GAS COMPANY	800-427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	760-202-4248
TELEPHONE	VERIZON	760-778-3603
CABLE	TIME WARNER CABLE	760-674-5452
IRRIGATION	WHITWATER MUTUAL WATER CO.	760-325-5880

NOTES:

TOPOGRAPHY AND EXISTING SURFACE FEATURES SHOWN HEREON ARE BASED UPON AN AERIAL TOPOGRAPHIC SURVEY PROVIDED TO MDS CONSULTING, PREPARED BY FOMOTER ENGINEERING.

SHEET INDEX:

BOUNDARY AND EXISTING TOPOGRAPHY	SHEET C1
PRELIMINARY GRADING PLAN	SHEET C2



ASSESSOR'S PARCEL NUMBERS:

505-165-002, 505-165-003, 505-165-007,
505-165-009, 505-165-011, 505-165-012

SITE ACREAGE:

THE PROJECT SITE CONTAINS 1.27 ACRES GROSS. (55,458 SQ. FT±)

GENERAL PLAN and ZONING:

EXISTING GENERAL PLAN AND ZONING: R-3 and C-1
PROPOSED GENERAL PLAN AND ZONING: R-3 and C-1

FLOOD ZONE:

ZONE X - AREA DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN.
FIRM MAP PANEL 06065C 15566
EFFECTIVE AUGUST 28, 2008.

DEVELOPER:

Pb Elemental

1605 BOYLSTON AVENUE, SUITE 303 (206) 632-7703
SEATTLE, WA 98122 FAX (206) 285-1444
ATTN: CHRIS PRADO

OWNER:

PALM GROVE GROUP, LLC

1605 BOYLSTON AVENUE, SUITE 303 (206) 632-7703
SEATTLE, WA 98122 FAX (206) 285-1444
ATTN: MATT STEINBURG

ENGINEER:

STANLEY C. MORSE, RCE 20596, EXP. 9/30/13 DATE



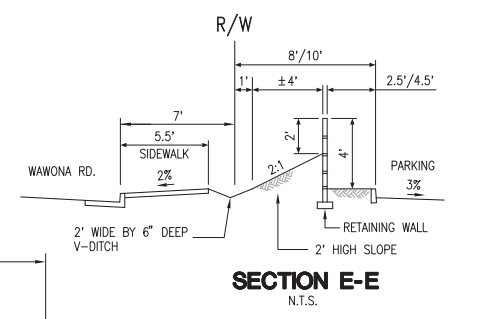
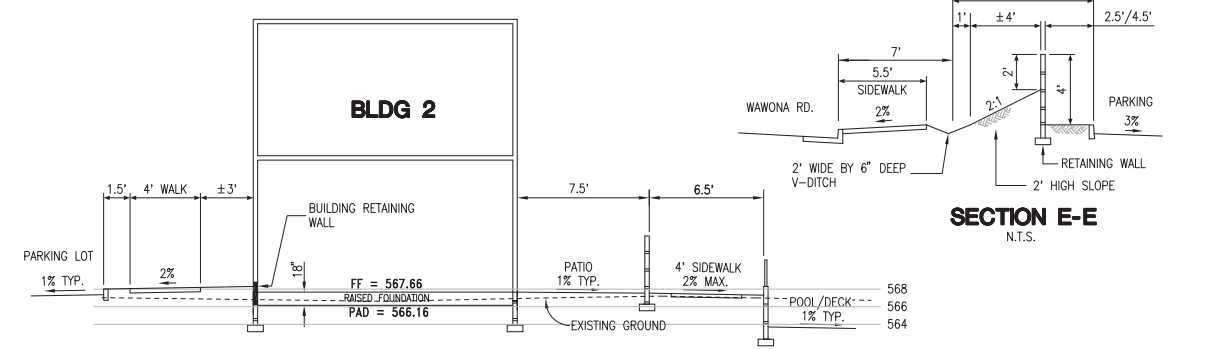
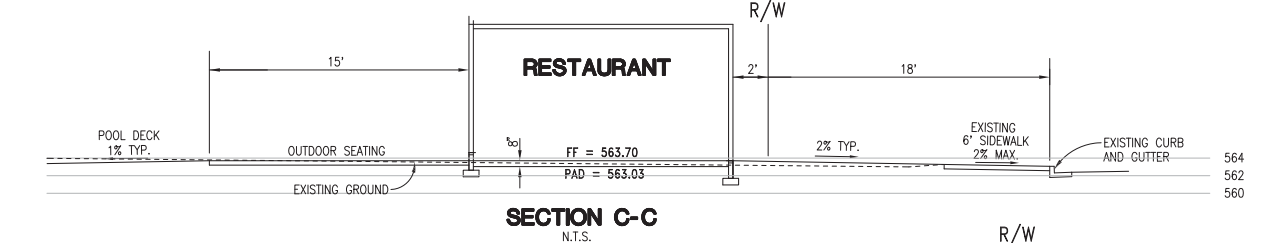
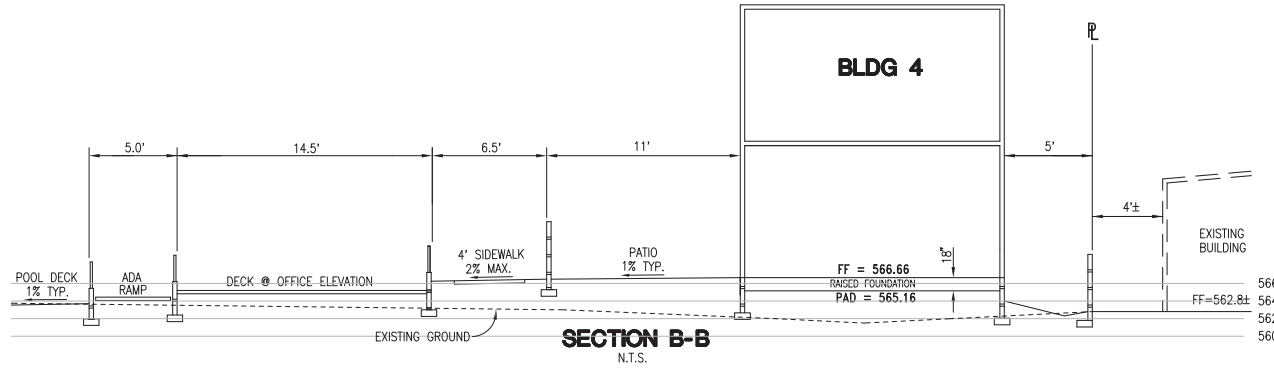
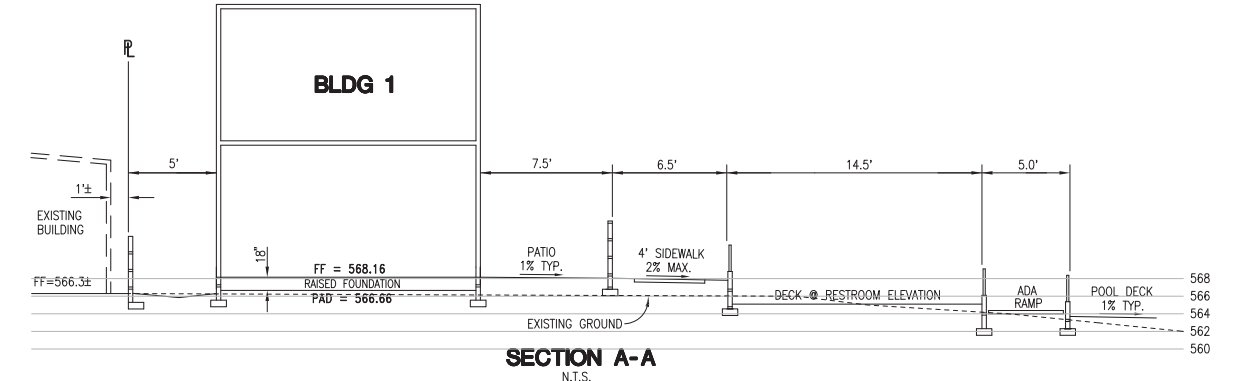
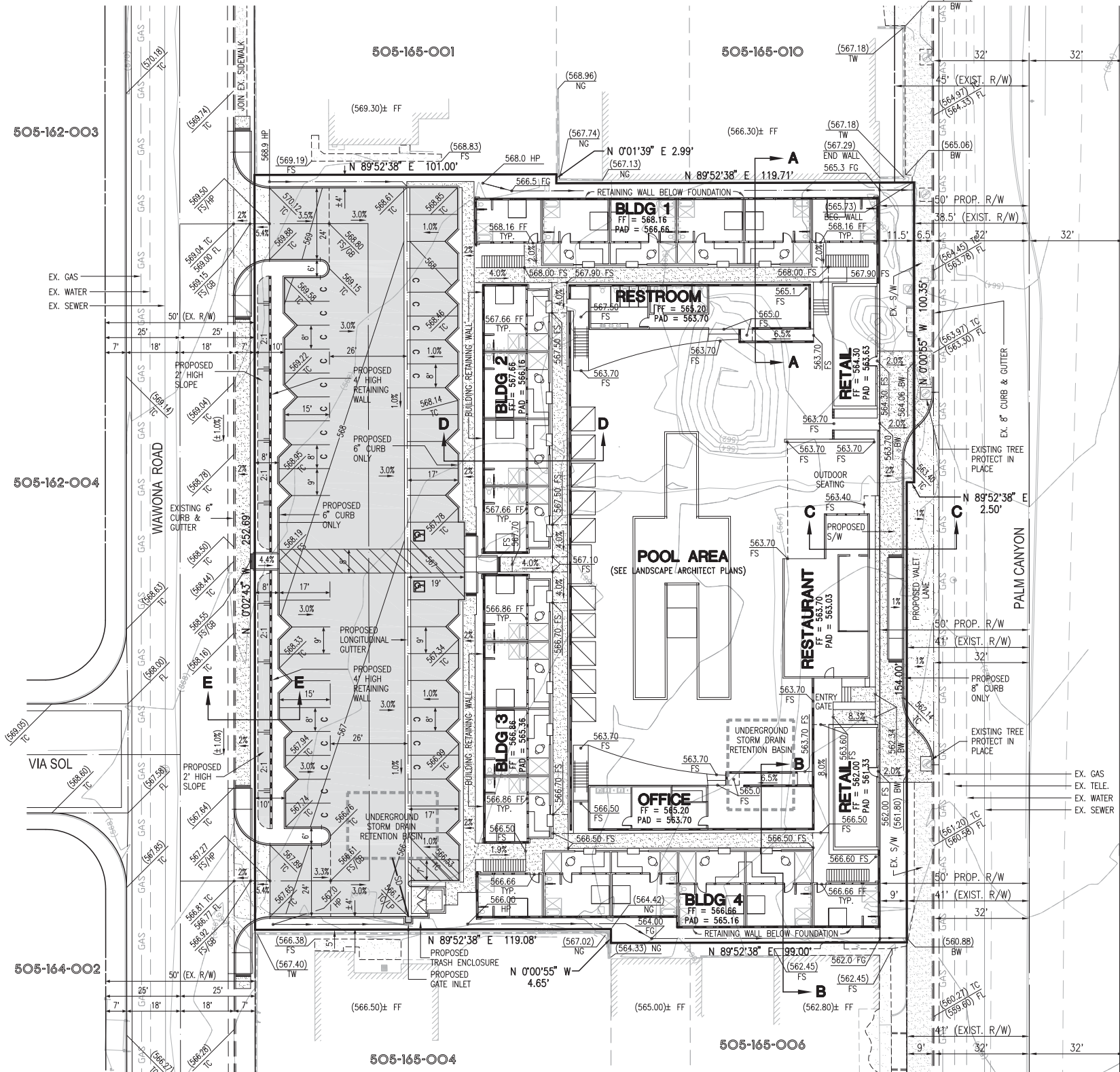
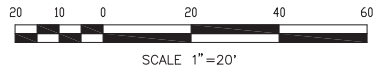
Boundary and Topography Palm Springs Hotel

1551 N. PALM CANYON DRIVE

Date Prepared: JUNE, 2012

SHEET C1

Preliminary Grading Plan Palm Springs Hotel



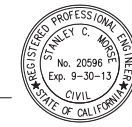
ABBREVIATIONS:

BW	BACK OF SIDEWALK
CB	CATCH BASIN
FF	FINISH FLOOR
EX	EXISTING
FL	FLOWLINE
FS	FINISH SURFACE
HP	HIGH POINT
R/W	RIGHT OF WAY
TC	TOP OF CURB
TW	TOP OF WALL
TYP	TYPICAL
C	COMPACT PARKING SPACE
SD	STORM DRAIN

RAW EARTHWORK QUANTITIES:

	CUT	FILL
MASS EXCAVATION	1,361 C.Y.	796 C.Y.
SHRINKAGE (12.5%)	-170 C.Y.	0 C.Y.
CLEARING & GRUBBING (0.1')	-205 C.Y.	0 C.Y.
SUBSIDENCE (0.15')	-307 C.Y.	0 C.Y.
OVEREXCAVATION (3.0')	3,414 C.Y.	3,414 C.Y.
SHRINKAGE (12.5%)	-427 C.Y.	0 C.Y.
TOTAL	3,666 C.Y.	4,210 C.Y.
		= 544 C.Y. IMPORT

ENGINEER:
Stanley C. Morse
STANLEY C. MORSE, RCE 20596, EXP. 9/30/13
DATE



MDS MORSE
CONSULTING SCHULTZ
PLANNERS ENGINEERS SURVEYORS

78-000 Avenue 47
Suite 208
La Quinta, CA 92253
Voice: 760-771-4013
Fax: 760-771-4073

Preliminary Grading Plan
Palm Springs Hotel
1551 N. PALM CANYON DRIVE
Date Prepared: OCTOBER, 2012 **SHEET C2**

TREES:



TPU TIPUANA TIPU
TIPU TREE

PALMS:



WF WASHINGTONIA FILIFERA
CALIFORNIA FAN PALM



WR WASHINGTONIA ROBUSTA
MEXICAN FAN PALMS

CACTI / SHRUBS:



EC ECHINOCACTUS GRUSONII
GOLDEN BARREL CACTUS



ECS ECHINOPSIS SPACHIANA AKA
GOLDEN TORCH CACTUS



EUM EUPHORBIA MILII
CROWN OF THORNS



FJ FATSIA JAPONICA
JAPANESE ARALIA



FN XYLOSMA CONGESTUM 'COMPACTA'
DWARF XYLOSMA



CLS CLEISTOCACTUS STRAUSII
SILVER TORCH CACTUS



LT LIGUSTRUM TEXANUM
TEXAS PRIVET



MRN MUHLENBERGIA RIGIDA 'NASHVILLE'
DEER GRASS



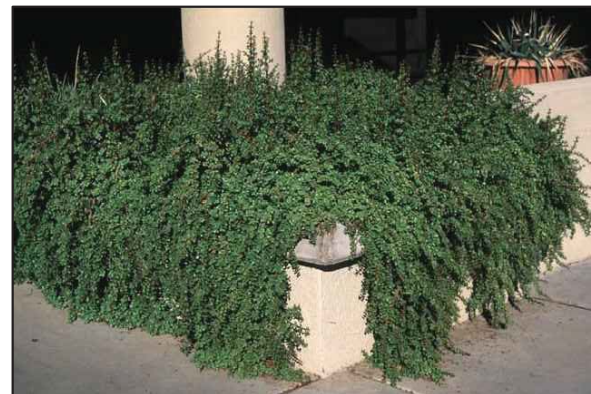
NN NOLINA NELSONI
BLUE NOLINA



PAM PACHYCEREUS MARGINATUS
MEXICAN FENCE POST



PAY PALMA CHINA
YUCCA DECIPENS



POR PORTULACARIA AFFRA
ELEPHANT'S FOOD

PLANT IMAGE BOARD

ARRIVE HOTEL
PALM SPRINGS, CA

SHEET TITLE

PROJECT

SPECIFICATIONS

SHEET ■ BOOK ■

JOB CAPTAIN RG

DRAWN: EW

CHECKED:

PROJ. NO: R1244

DATE: 2012/10/30

SCALE: -

REVISIONS: INIT

△	-	-
△	-	-
△	-	-
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SHEET NO:

PRELIM

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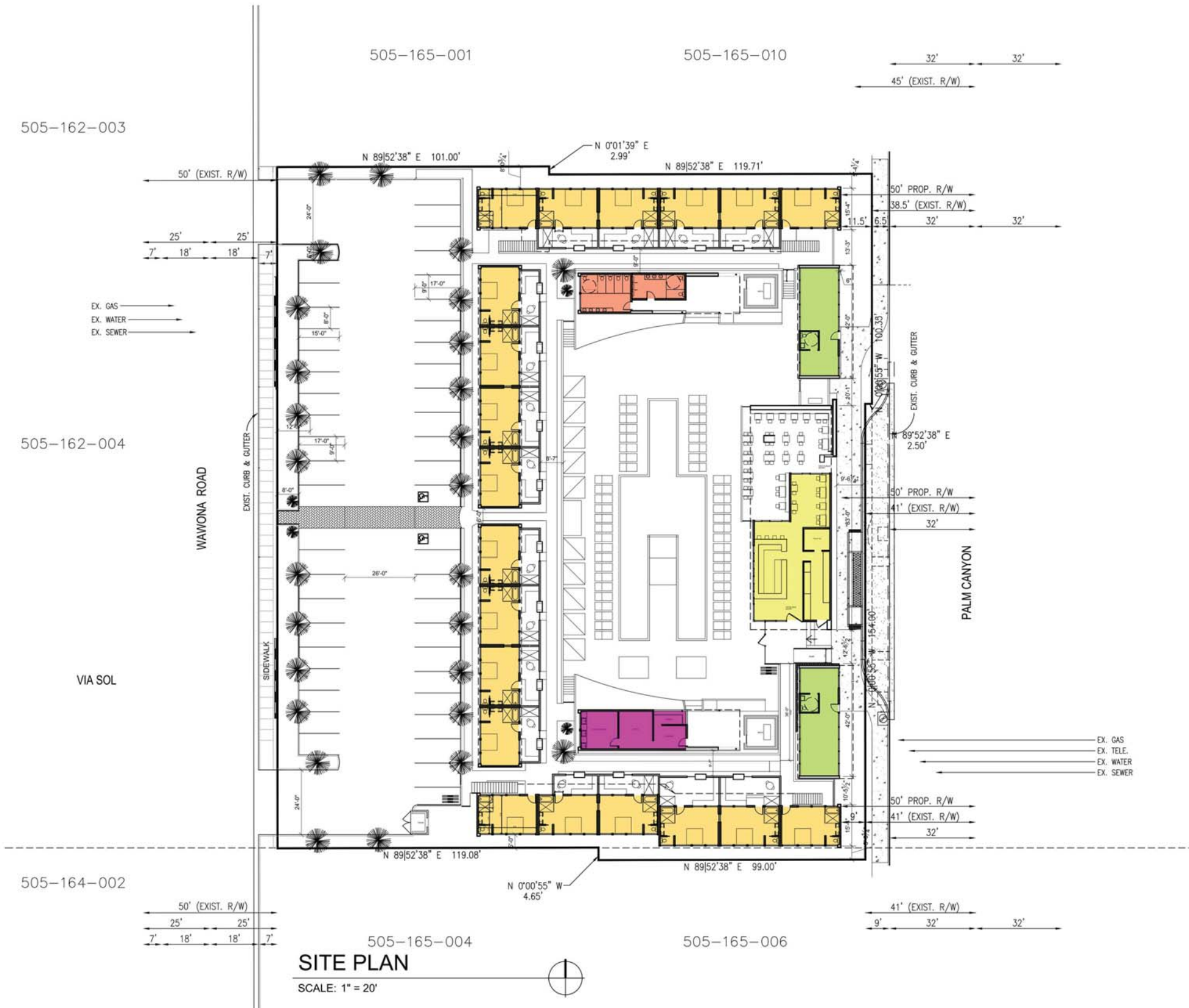
Arrive Hotel

1551 N Palm Canyon Drive, Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Site Plan
Job #: 747

A1.1
Sheet



ARRIVE Hotel - Palm Springs

Lot Area SF	56110		
Lot Area Acres	1.288		
Building Breakdown	SF/UNITS	UNITS	SF
Residential Units Density	30 DU/ACRE		
Allowed Dwelling Units based on Residential Uses Density	38		
Hotel Room	301	32	9632
Restroom Outbuilding	437	1	437
Housekeeping Outbuilding	546	1	546
Retail Building	560	2	1120
Restaurant Building	1274	1	1274
Total sqft	13009		
Parking	Required	Provided	
Hotel Rooms		32	28
Retail 1220 sqft	based on 1 space per 200 sf	5	2
Restaurant 80 seat	based on one space per 3 seats	26	17
		63	47 * Per shared parking analysis 40-42 required

Open Space		SF	
Required 45% of the lot area	45%	25249.5	
Open Space Provided	50%	28055	
Building Coverage	Required	Provided	
Parking & Drives	23%	12834	
	27%	15148	
Setbacks	Required	Provided	
Front	5'	0'-117"	* Departure
Rear	20'	742"	
North Side	0'	5'	
South Side	0'	5'	
Between Buildings	15'	7'-210"	* Departure

The following are relief from standards requested for this project:

- 1) Front Setback Reduction
Reduce front setback requirement to 0' from the new ROW property edge, this is consistent with the existing buildings to the North and South, in addition it creates a strong street presence to promote pedestrian foot traffic and active uses.
- 2) Distance Between Buildings on Site
Reduce setback between buildings on the same site from 15' to 7'. This departure allows maximum use of the site while maintaining a "lowrise" Palm Springs character project.

The public benefits derived by this project include:

- 1) This mixed-use development will fill a very visible void in the urban fabric of N Palm Canyon Drive, the project will widen the side walk, provide life to the street via two new retail spaces and a restaurant (all open to the general public). The site is the first large vacant parcel after the 111 turns down Vista Chino. Set to welcome locals and travelers to Uptown and Downtown Palm Springs.
- 2) The project is being built as a prefabricated/modular design. It will achieve LEED certification (ideally Gold or higher), feature greenrooms, triple pane windows, increased insulation and many other sustainable materials and design elements. The project is set to serve as an example of sustainable development not only in Palm Springs, but nationally.

- HOTEL ROOMS
- RETAIL
- RESTAURANT
- BATHROOMS
- HOUSE KEEPING

SITE PLAN
SCALE: 1" = 20'

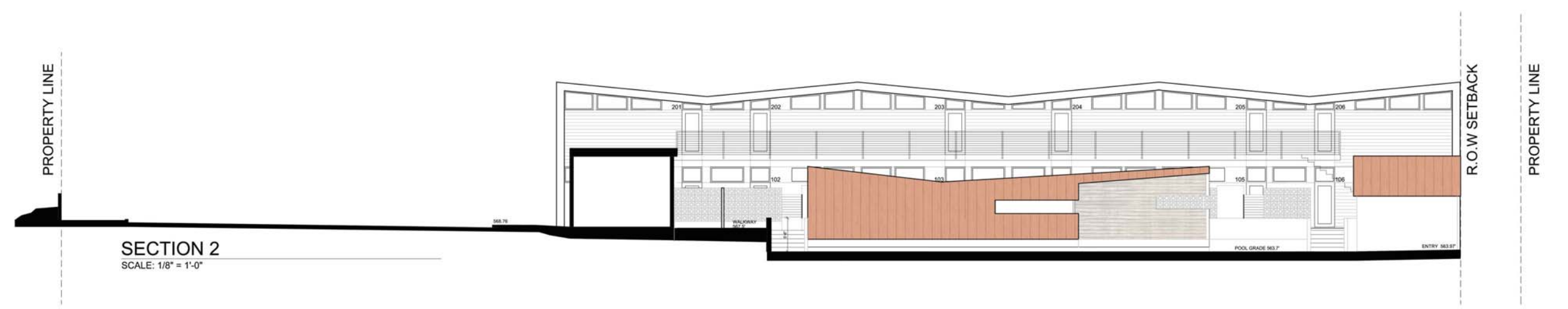
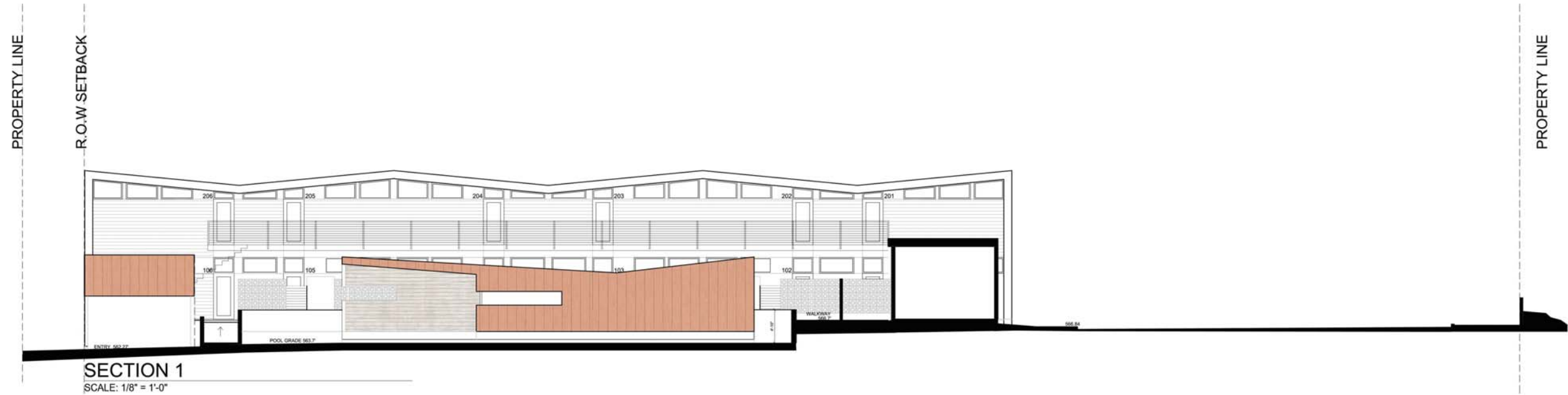
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**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

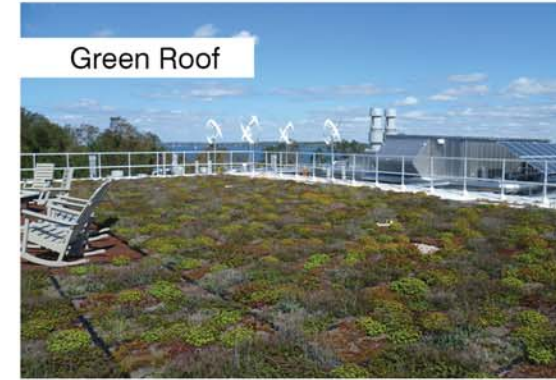
No.	Date	Issue
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Site Sections
Job #: 747





Synthetic Grass



Green Roof



Black Aluminum Panels 2



Concrete Block: square in square

IPE Sample 4



Exterior Tile 1



Corten Steel 3



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1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
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2	6.15.12	Engineer

Exterior
Materials

Job #: 747

A1.4

Sheet



MAIN ENTRANCE PERSPECTIVE



RESTAURANT PERSPECTIVE



N PALM CANYON DR PERSPECTIVE



AERIAL PERSPECTIVE



POOLSIDE PERSPECTIVE



PARKING LOT PERSPECTIVE

**CHRIS
PARDO
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RENDERINGS

Job #: 747

A1.5

Sheet

**Arrive
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1551 N Palm
Canyon Drive,
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No.	Date	Issue
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2	6.15.12	Engineer

Site Elevations

Job #: 747

A2.0
Sheet



**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
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Site Elevations

Job #: 747



Building 1 - south elevation
SCALE: 1/8" = 1'-0"



Building 1 - north elevation
SCALE: 1/8" = 1'-0"



Building 4 - north elevation
SCALE: 1/8" = 1'-0"



Building 4 - south elevation
SCALE: 1/8" = 1'-0"

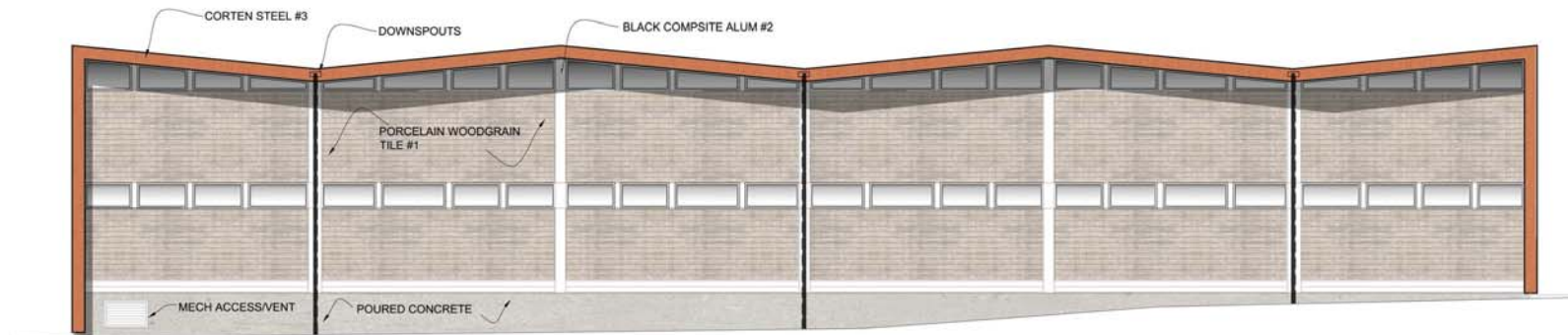
Exterior Materials				
Number	Material	Color	Manufacturer	Size
#1	Porcelain Wood Grain Tile	Atlas (light brown)	Salerno	6"x24" random pattern
#2	Composite Aluminum	Black	KLC, INC	various
#3	Standing Seam Corten Steel	Rust	Western Decking	16" width various length
#4	IPE Brazilian Redwood	Dark Brown (natural)	N/A	1"x4"
#5	Decorative Concrete Block (square in square)	Grey (natural)	A-1 Block Corp	11 5/8" square 3 5/8" thick
#6	Green roof	Desert/drought tolerant	various	
#7	Artificial Grass	Green	Bluesky Turf	



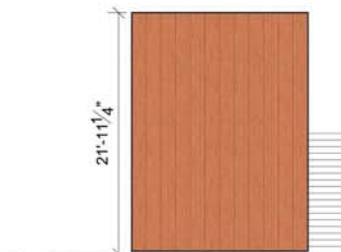
Building 1 - south elevation
SCALE: 1/8" = 1'-0"



Building 1 - east elevation
SCALE: 1/8" = 1'-0"



Building 1 - north elevation
SCALE: 1/8" = 1'-0"



Building 1 - west elevation
SCALE: 1/8" = 1'-0"

**Arrive
Hotel**

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Canyon Drive,
Palm Springs, CA

No.	Date	Issue
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2	6.15.12	Engineer

Elevation
Building One

Job #: 747

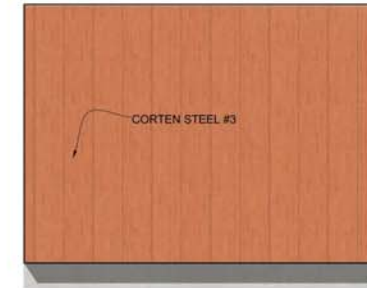
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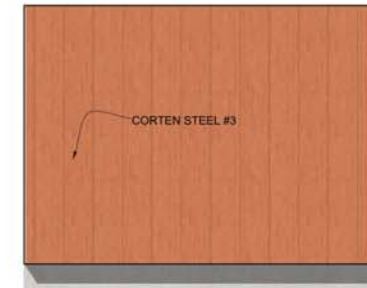
Building 2 - west elevation

SCALE: 1/4" = 1'-0"



Building 2 - east elevation

SCALE: 1/4" = 1'-0"



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1551 N Palm
Canyon Drive,
Palm Springs, CA

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Elevations
Building Two

Job #: 747

A2.3

Sheet

**Arrive
Hotel**

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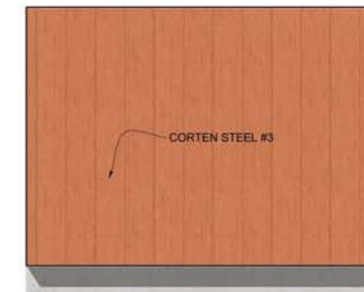
Elevations
Building Three
Job #: 747

A2.4
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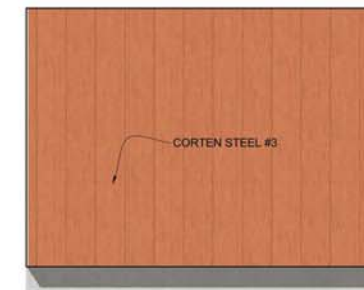
Building 3 - west elevation

SCALE: 1/4" = 1'-0"



Building 3 - east elevation

SCALE: 1/4" = 1'-0"



**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA



Building 4 - north elevation
SCALE: 1/8" = 1'-0"



Building 4 - south elevation
SCALE: 1/8" = 1'-0"



Building 4 - east elevation
SCALE: 1/8" = 1'-0"



Building 4 - west elevation
SCALE: 1/8" = 1'-0"

No.	Date	Issue
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2	6.15.12	Engineer

Elevations
Building Four
Job #: 747

A2.5
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Canyon Drive,
Palm Springs, CA

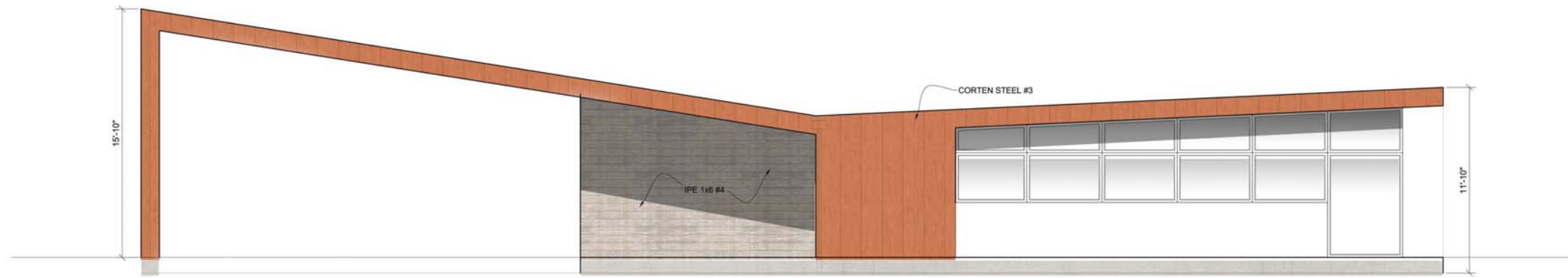
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Elevations
Restaurant

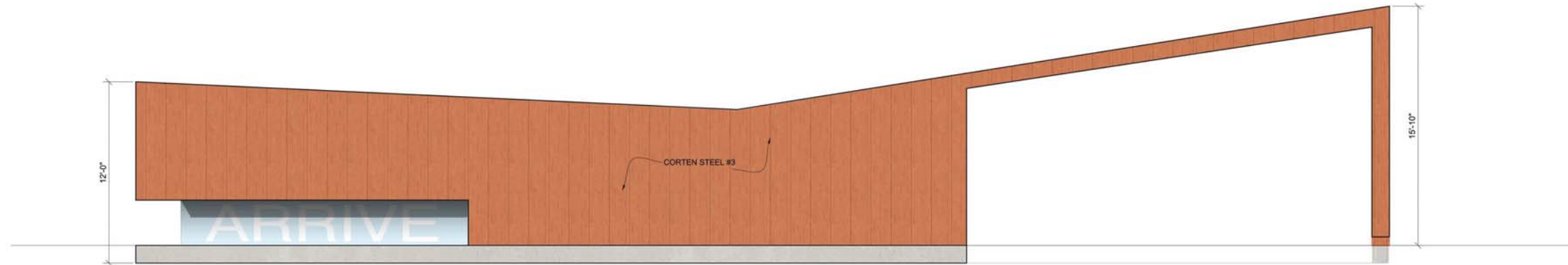
Job #: 747

A2.6

Sheet



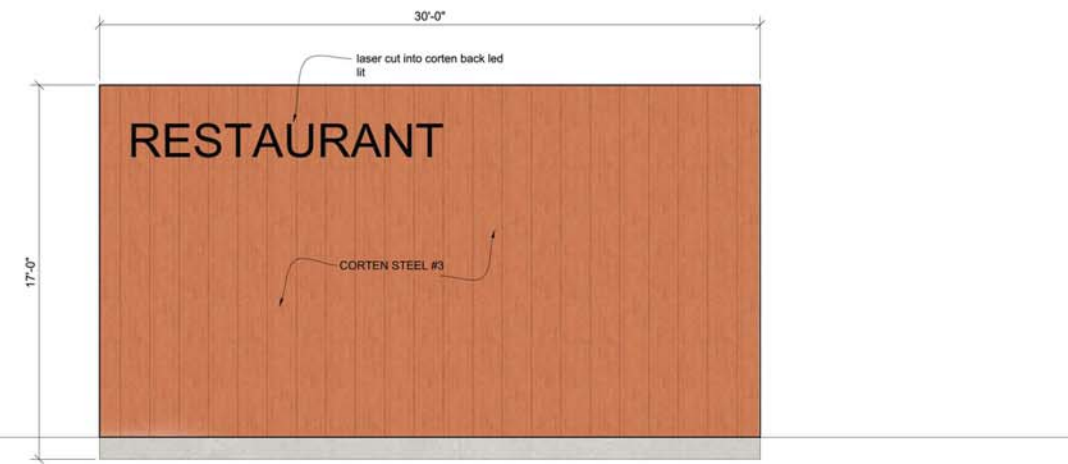
RESTAURANT - west
SCALE: 1/4" = 1'-0"



RESTAURANT - east
SCALE: 1/4" = 1'-0"



RESTAURANT - south
SCALE: 1/4" = 1'-0"



RESTAURANT - north
SCALE: 1/4" = 1'-0"

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

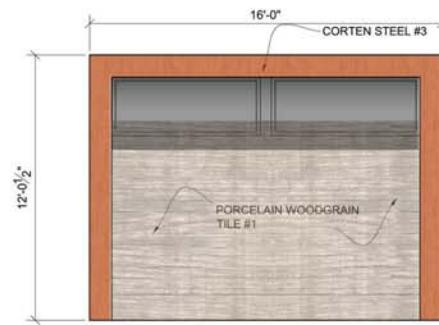
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Elevations
Housekeeping

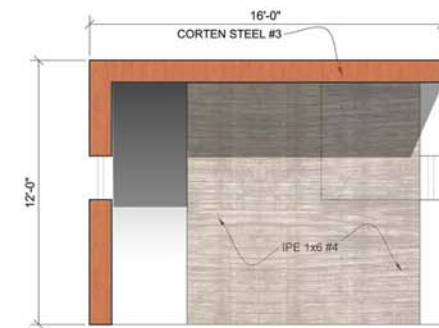
Job #: 747

A2.7

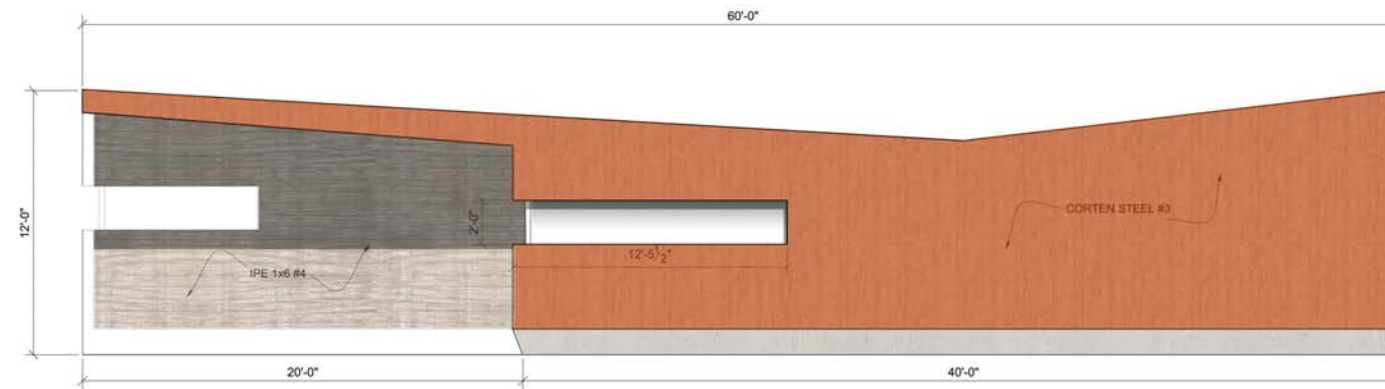
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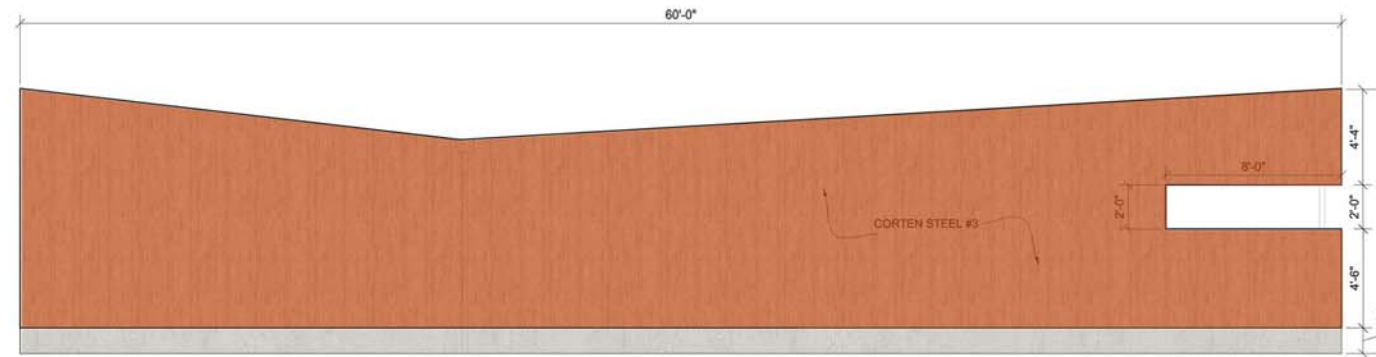
Housekeeping - west
SCALE: 1/4" = 1'-0"



Housekeeping - east
SCALE: 1/4" = 1'-0"



Housekeeping - north
SCALE: 1/4" = 1'-0"

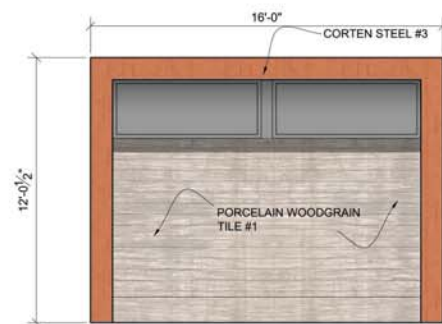


Housekeeping - south
SCALE: 1/4" = 1'-0"

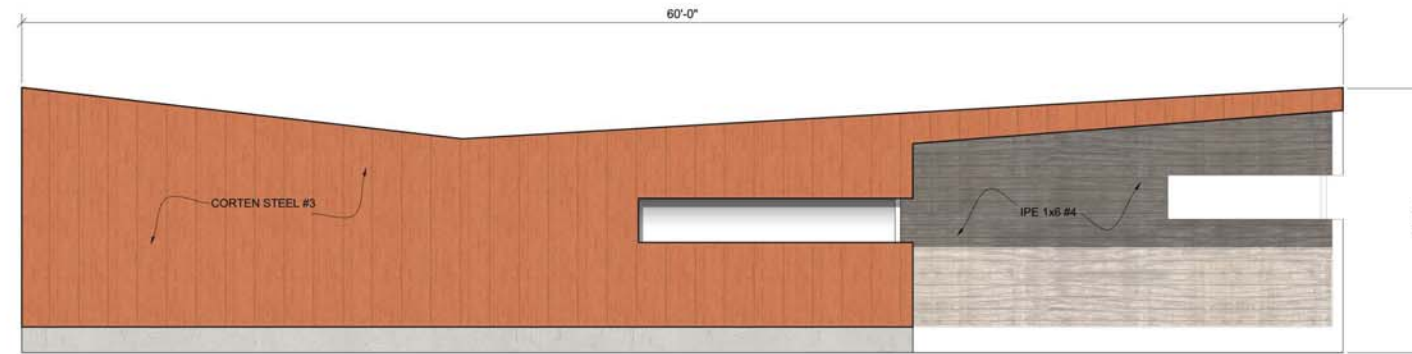
**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

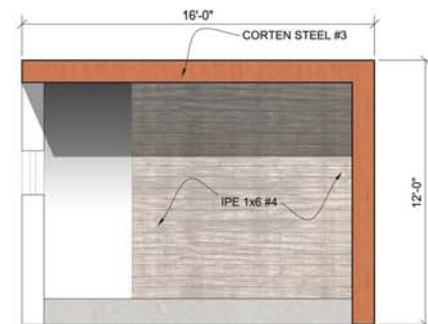
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer



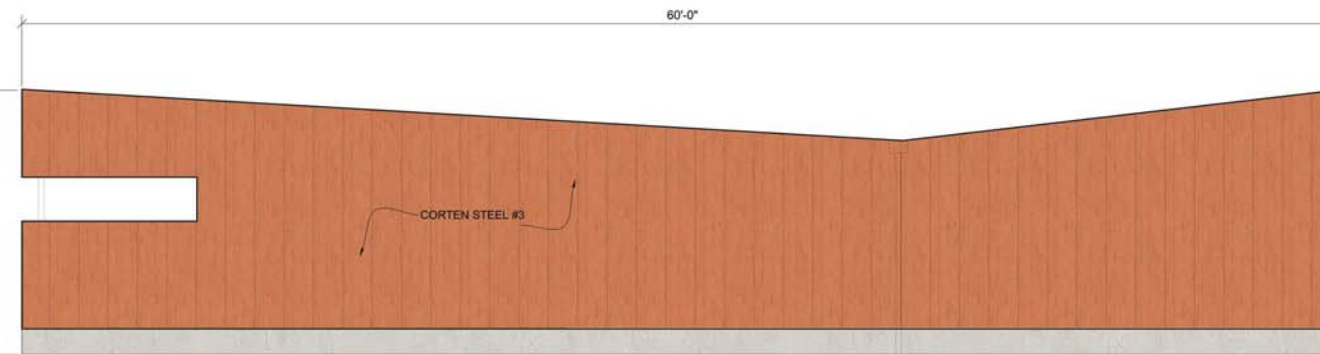
Restrooms - west
SCALE: 1/4" = 1'-0"



Restrooms - south
SCALE: 1/4" = 1'-0"



Restrooms - east
SCALE: 1/4" = 1'-0"



Restrooms - north
SCALE: 1/4" = 1'-0"

Elevations
Restrooms

Job #: 747

A2.8

Sheet

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

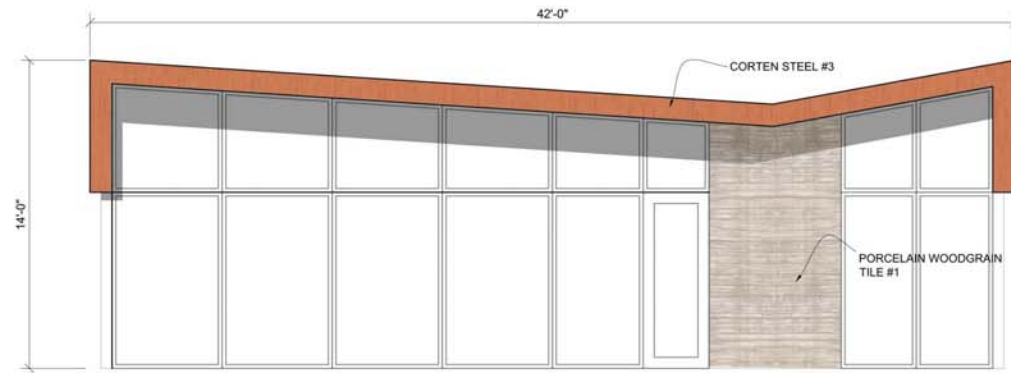
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Elevations
Retail One

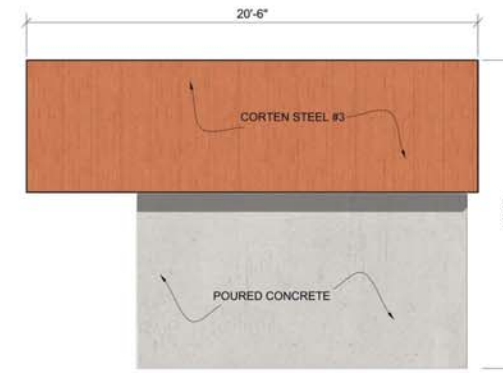
Job #: 747

A2.9

Sheet



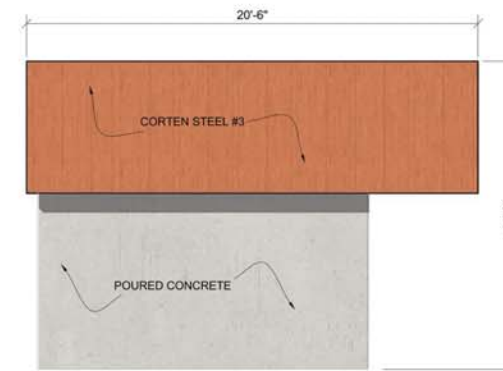
Retail 1 - east
SCALE: 1/4" = 1'-0"



Retail 1 - north
SCALE: 1/4" = 1'-0"



Retail 1 - west
SCALE: 1/4" = 1'-0"



Retail 1 - south
SCALE: 1/4" = 1'-0"

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Elevations
Retail Two

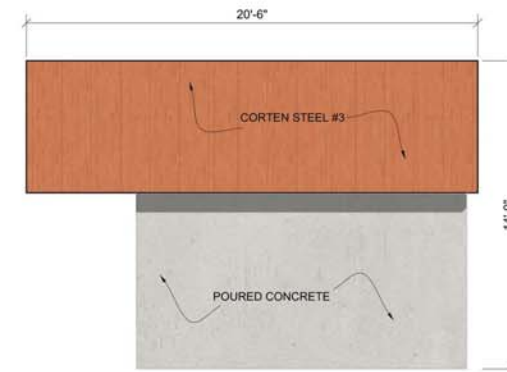
Job #: 747

A2.10

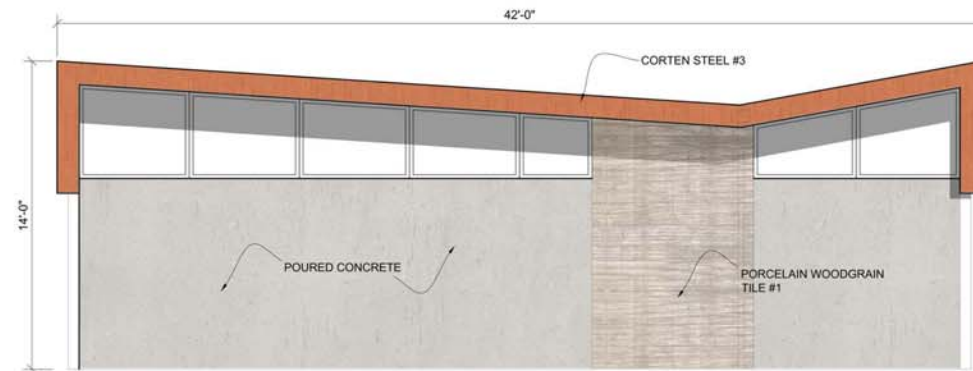
Sheet



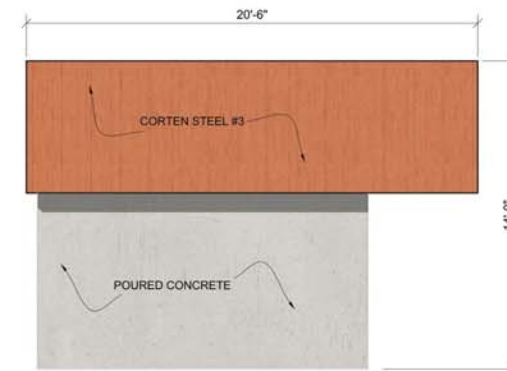
Retail 2 - east
SCALE: 1/4" = 1'-0"



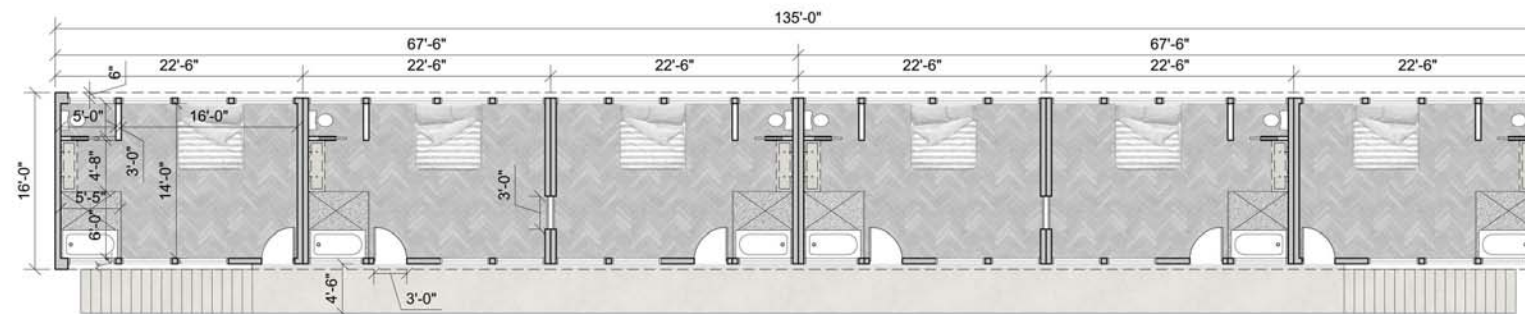
Retail 2 - north
SCALE: 1/4" = 1'-0"



Retail 2 - west
SCALE: 1/4" = 1'-0"

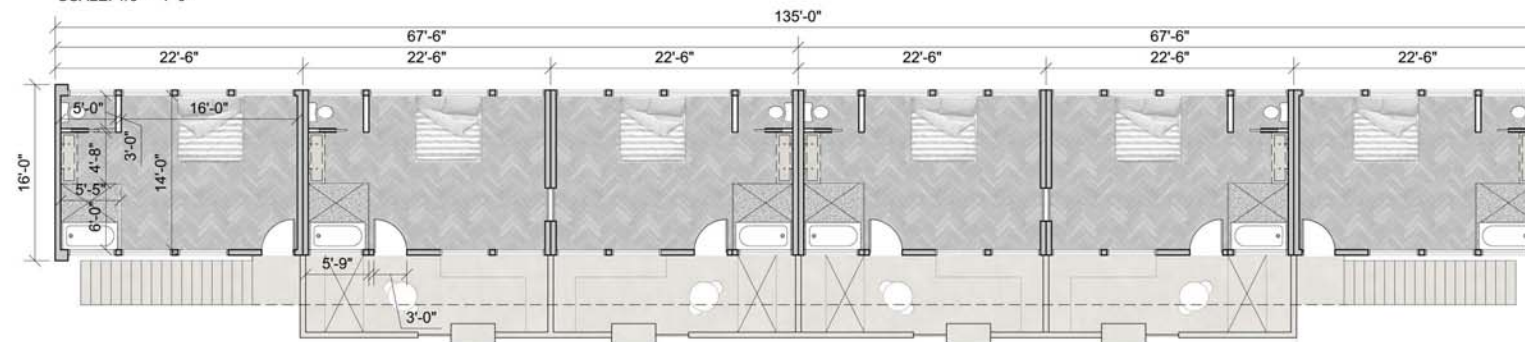


Retail 2 - south
SCALE: 1/4" = 1'-0"



Building 1 - second floor

SCALE: 1/8" = 1'-0"



Building 1 - first floor

SCALE: 1/8" = 1'-0"

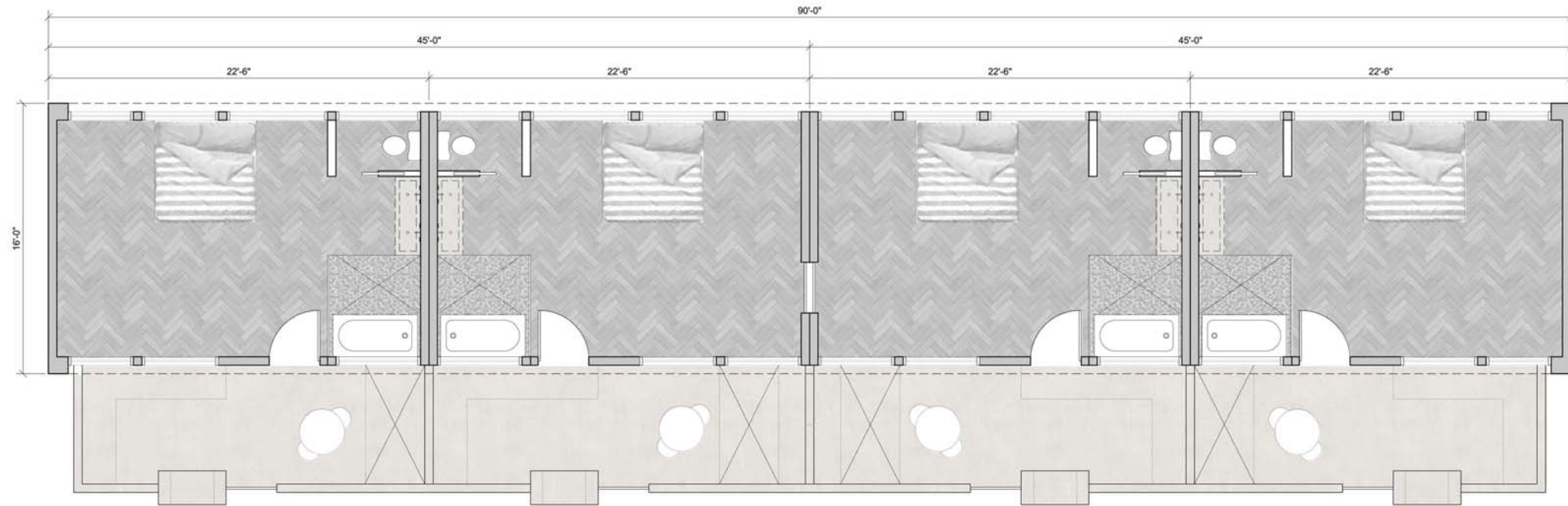
**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Floorplans
Building One
Job #: 747

A3.0
Sheet



Building 2 - floorplan
SCALE: 1/4" = 1'-0"

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

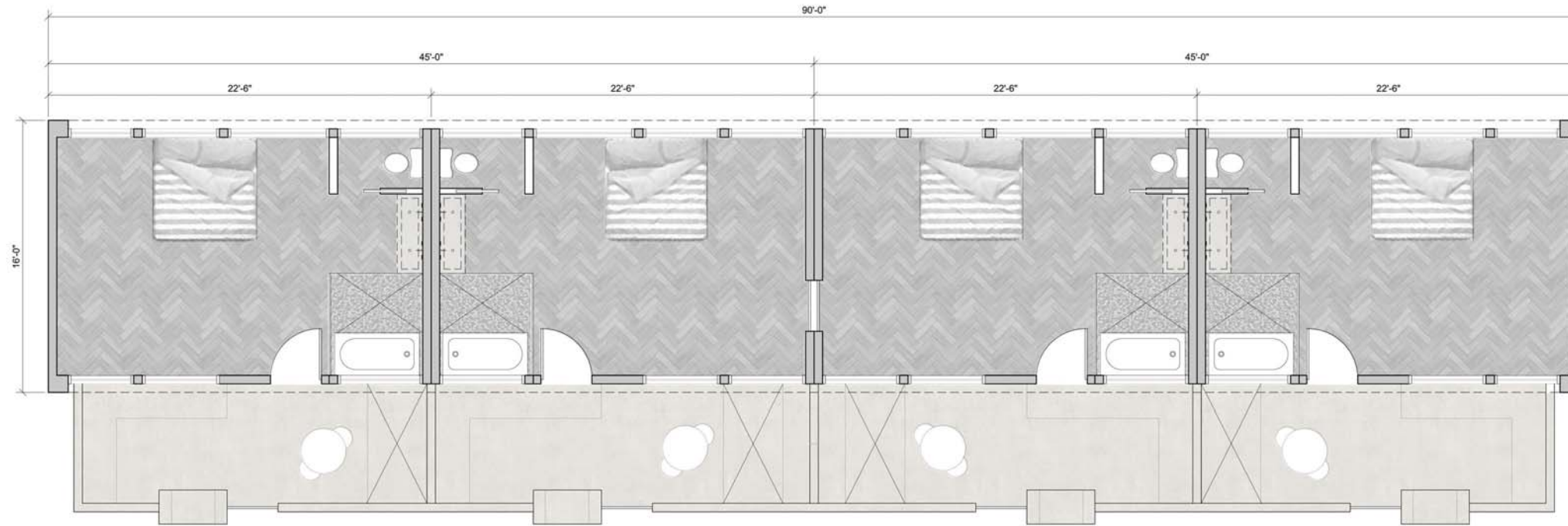
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Floorplans
Building Two

Job #: 747

A3.1

Sheet



Building 3 - floorplan
SCALE: 1/4" = 1'-0"

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

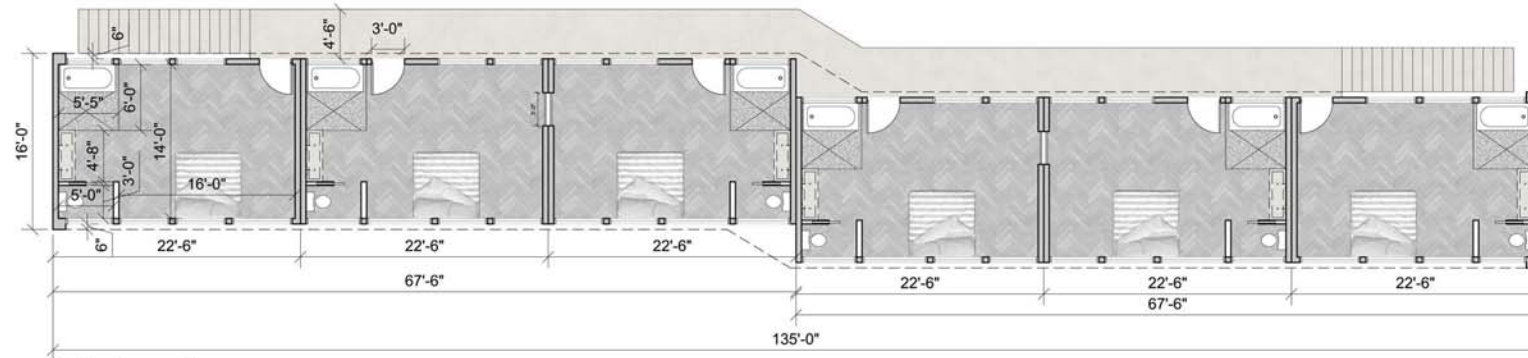
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Floorplans
Building Three
Job #: 747

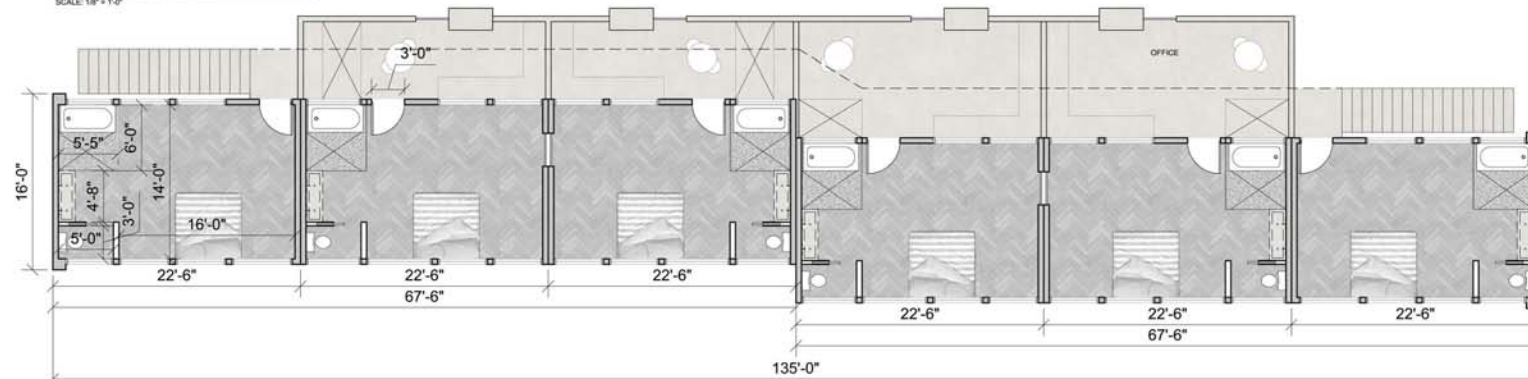
A3.2
Sheet

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA



Building 4 - second floor
SCALE: 1/8" = 1'-0"



Building 4 - first floor
SCALE: 1/8" = 1'-0"

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Floorplans
Building Four

Job #: 747

A3.3

Sheet

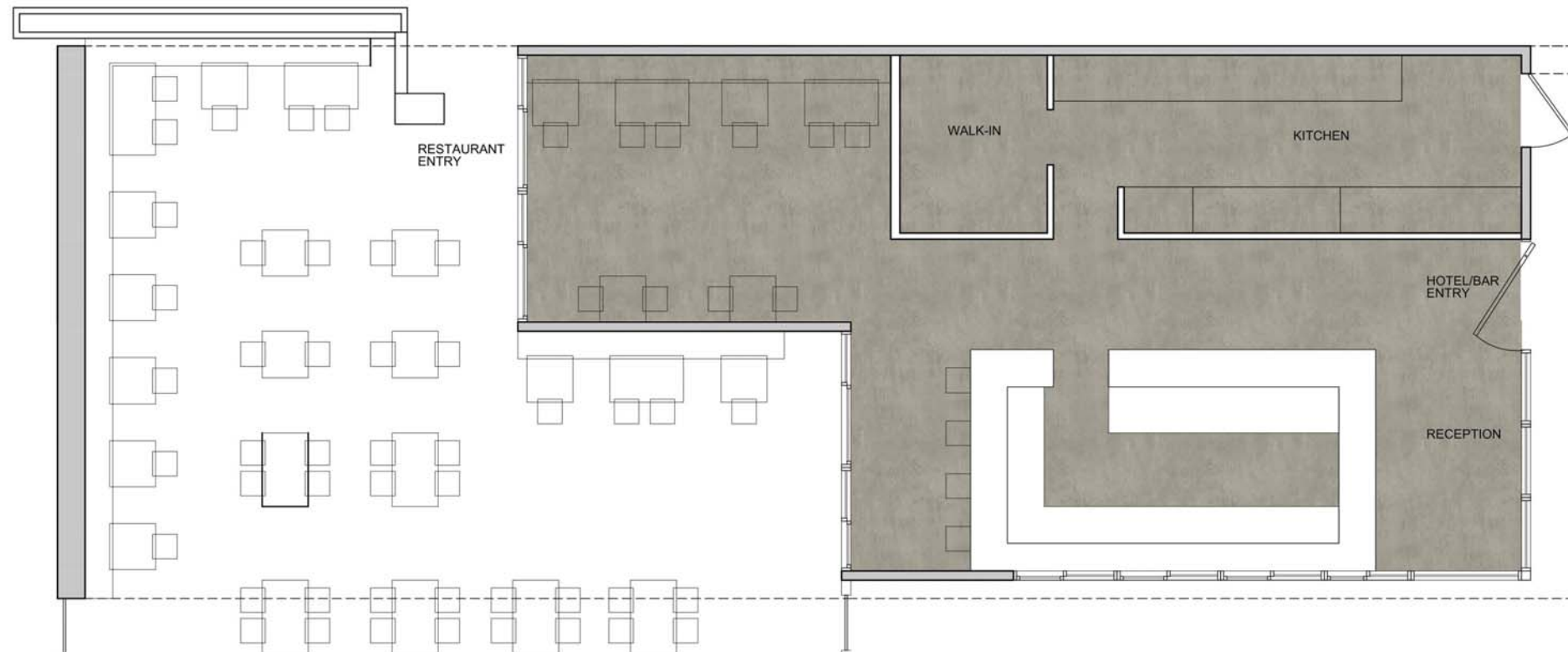
**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Floorplans
Restaurant

Job #: 747

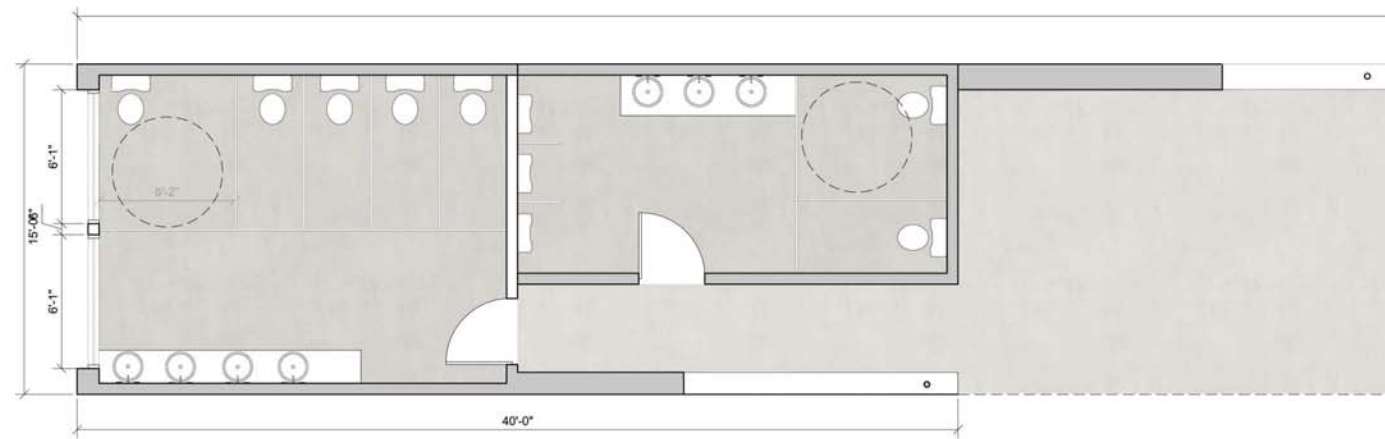


Restaurant
SCALE: 1/4" = 1'-0"

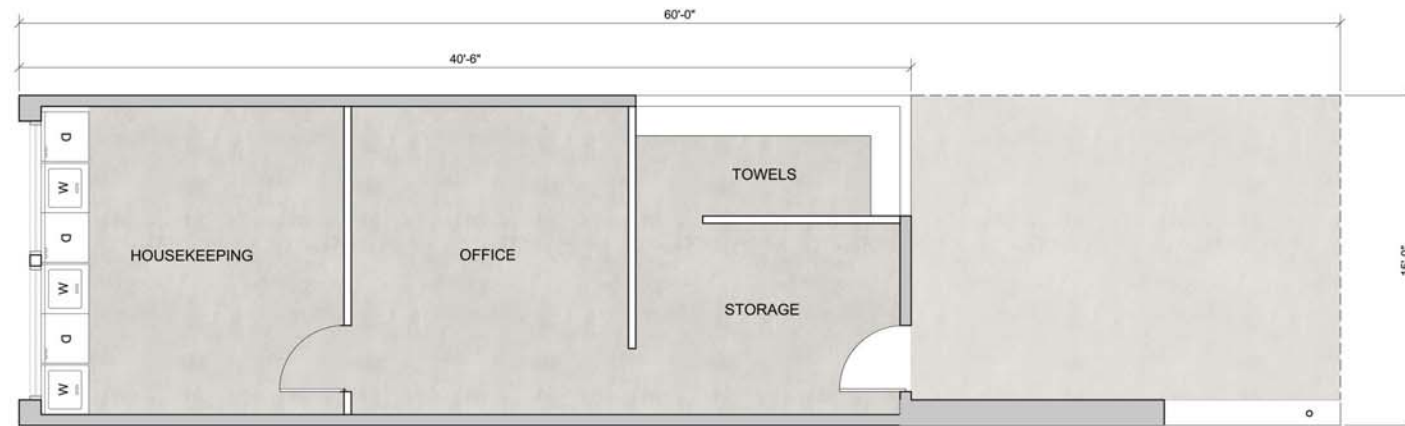
**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer



Restrooms
SCALE: 1/4" = 1'-0"



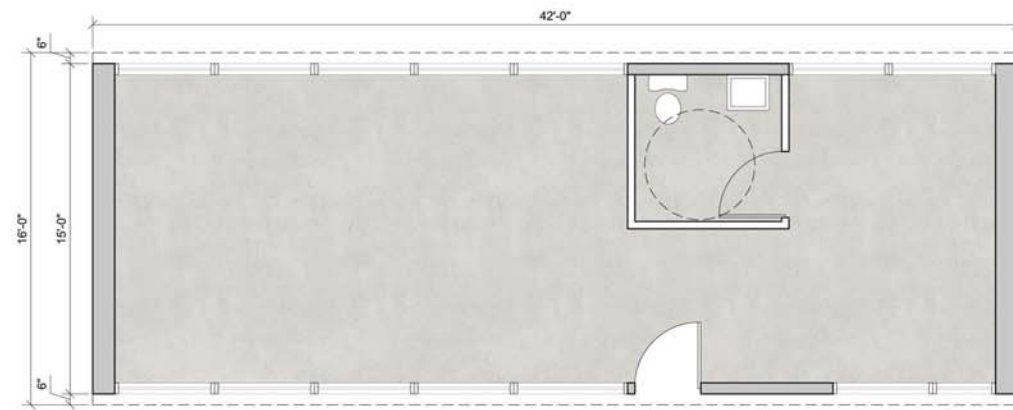
Housekeeping
SCALE: 1/4" = 1'-0"

**Arrive
Hotel**

1551 N Palm
Canyon Drive,
Palm Springs, CA

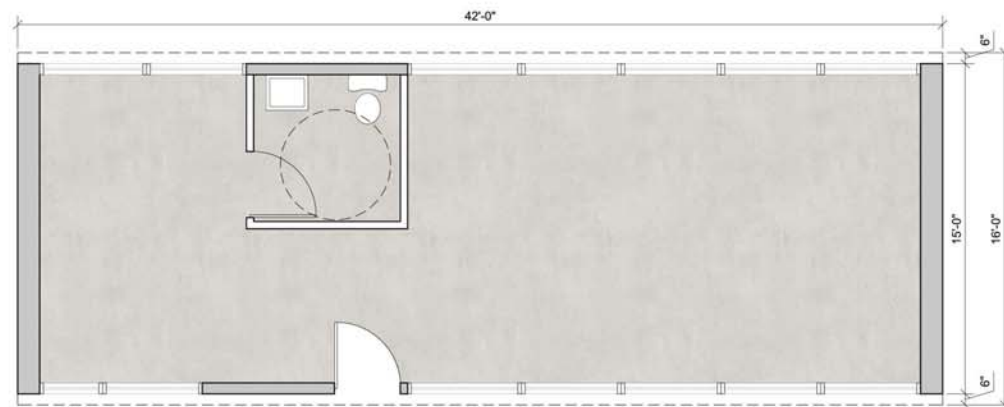
No.	Date	Issue
1	05.17.12	Schematic
2	6.15.12	Engineer

Floorplans
Retail Building
Job #: 747



Retail 1

SCALE: 1/4" = 1'-0"



Retail 2

SCALE: 1/4" = 1'-0"