



CITY COUNCIL 10.02.2013

DOLCE PALM SPRINGS

Allen + Philo
architects + interiors

PRAETOR INVESTMENTS

DOLCE
HOTELS AND RESORTS



N. AVENIDA CABALLEROS

PROJECT SITE

N. CALLE ALVARADO

E. ALEJO ROAD

E. AMADO ROAD

E. TAHQUITZ CANYON WAY

← INDIAN CANYON DRIVE

PALM CANYON DRIVE →



AVENIDA CABALLEROS

RESORT RESIDENTIAL

PARKING

DOCK

ORGANIC GARDEN

MEETING FACILITY

AMADO ROAD

ENTRY/EXIT DRIVE

SPA

HOTEL

RESORT RESIDENTIAL

PARKING

UPPER POOL TERRACE

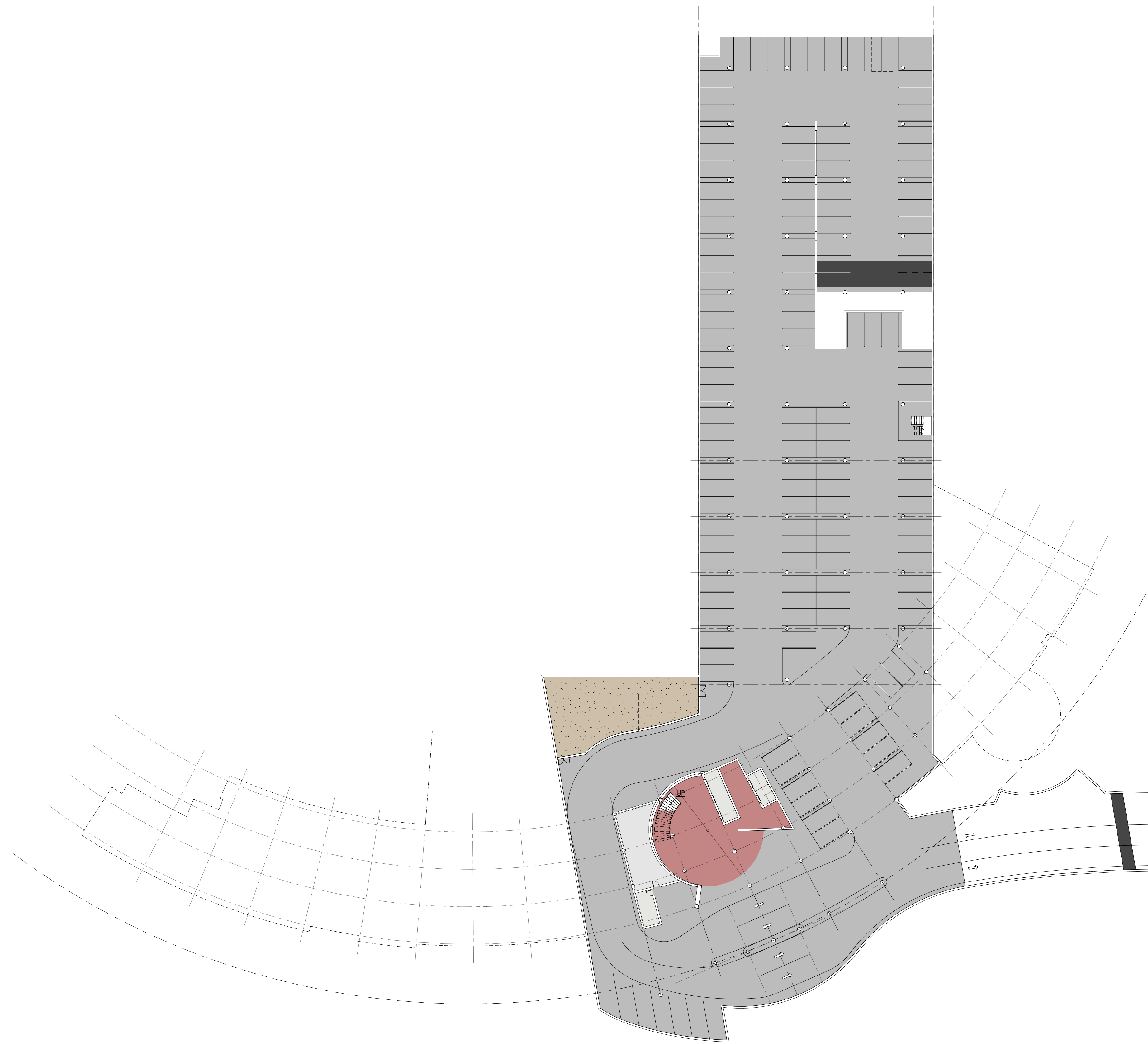
CALLE ALVARADO

CITY COUNCIL 10.02.2013



Function

- Back Of House
- Circulation
- Circulation Shaft
- Condominiums
- Food & Beverage
- Food Preparation
- Guest Circulation
- Guestroom
- Lobby
- Mechanical
- Meeting
- Parking
- Pods
- Retail
- Screening/Studio
- Spa
- Villas



NORTH AVENIDA CABALLEROS

Function

- Back Of House
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EAST AMADO ROAD

20' BLDG SETBACK

20' BLDG SETBACK

31' BLDG SETBACK



NORTH CALLE ALVARADO

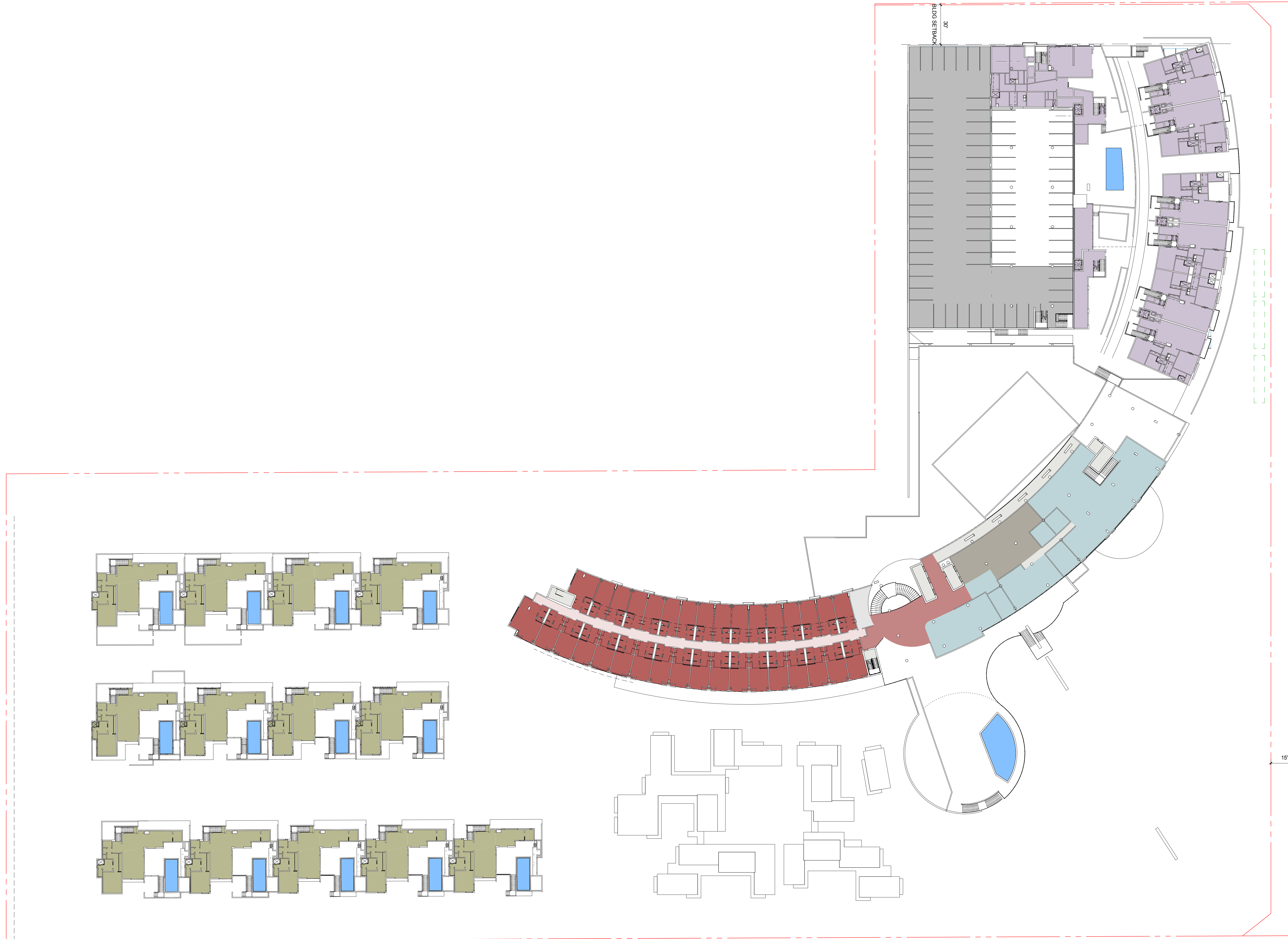
CITY COUNCIL 10.02.2013

STREET LEVEL FLOOR PLAN



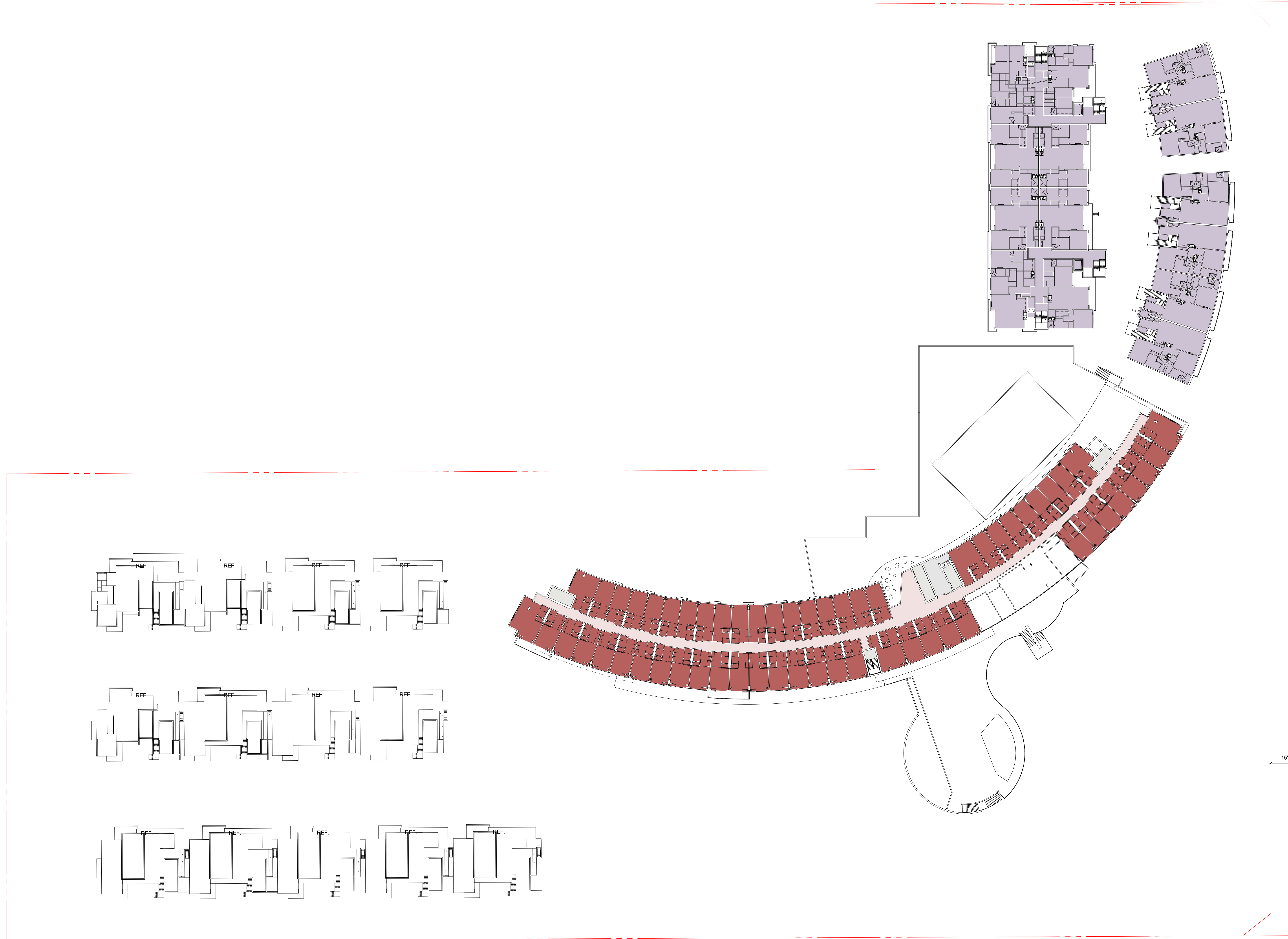
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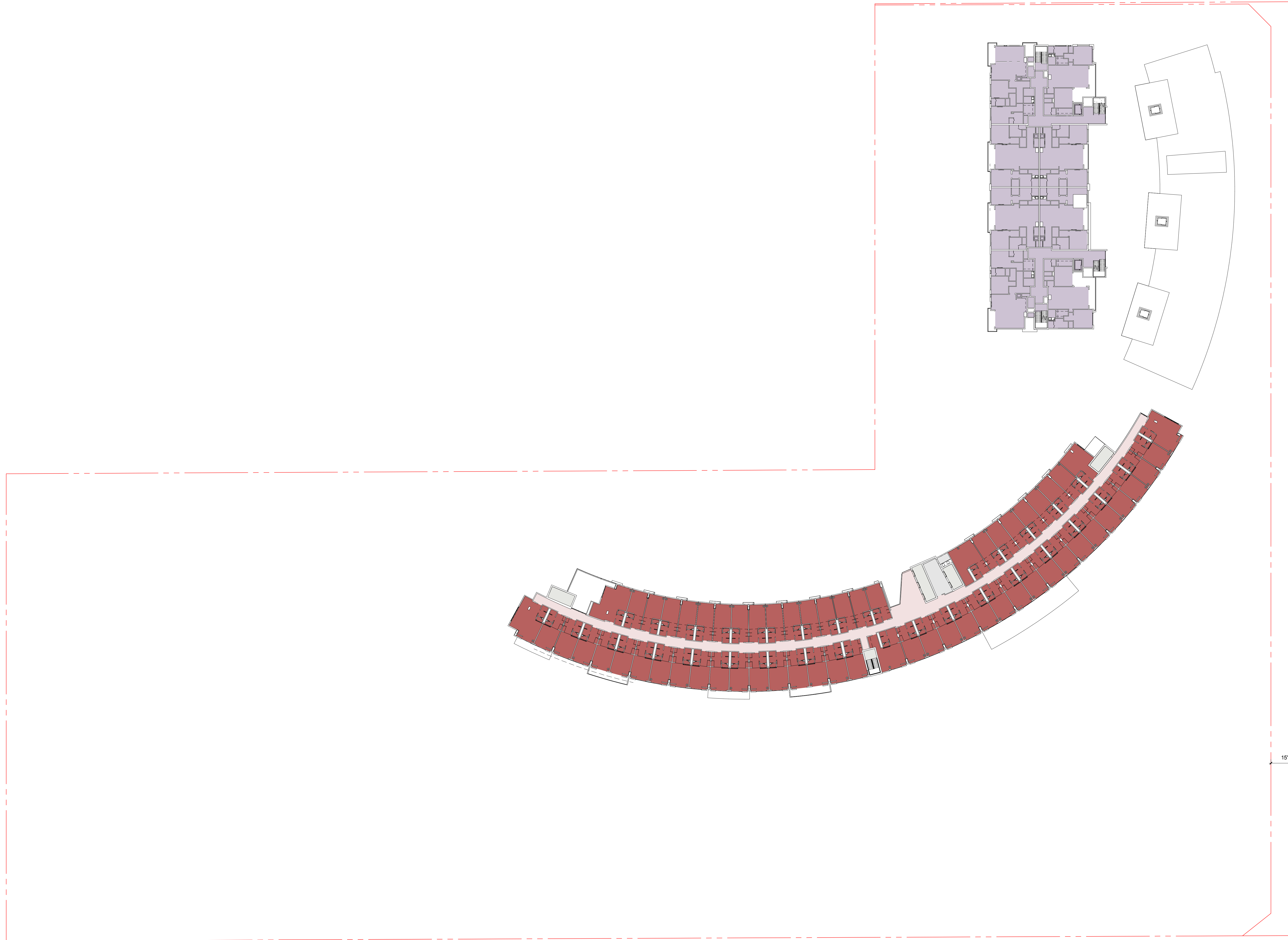
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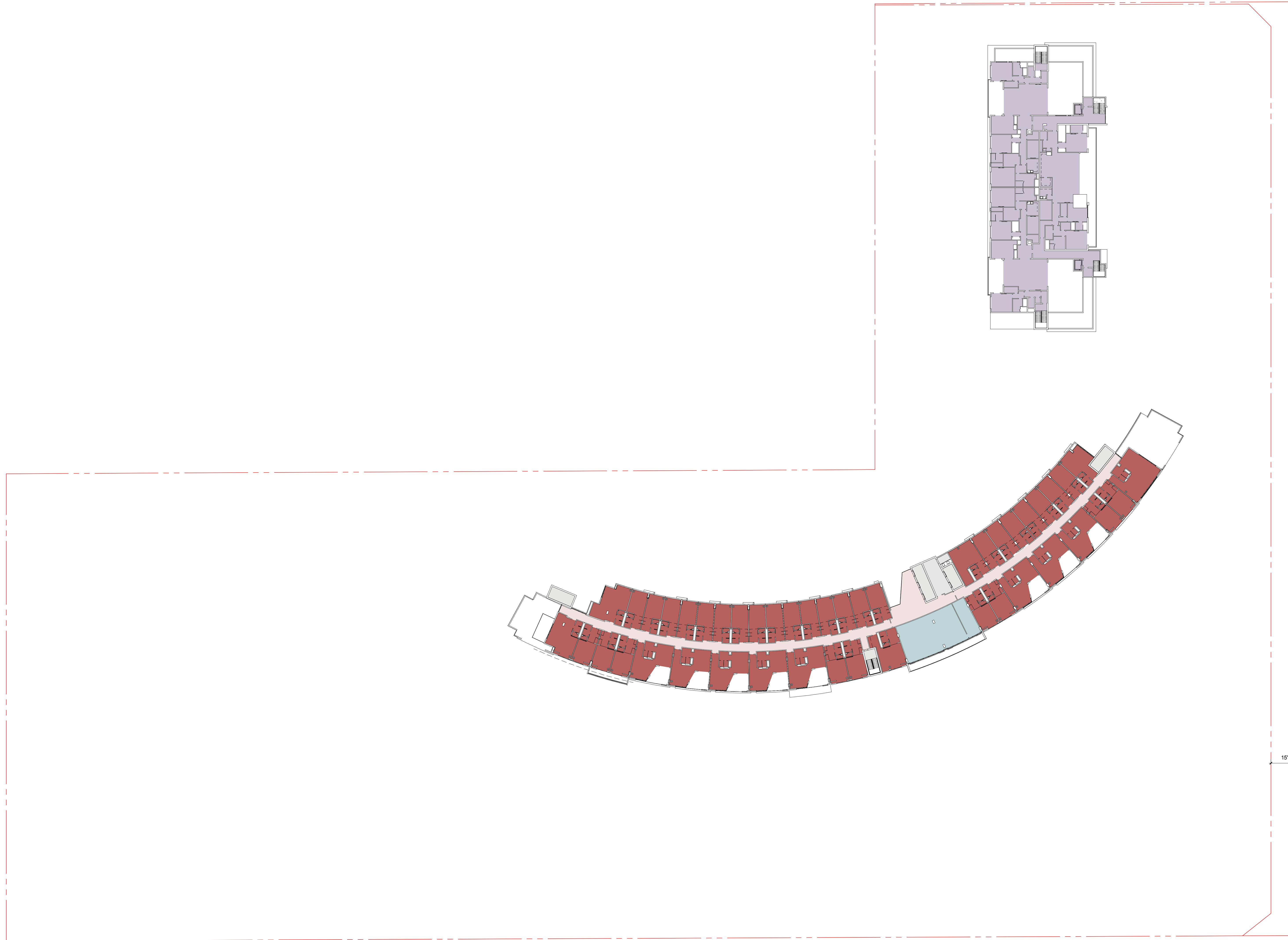
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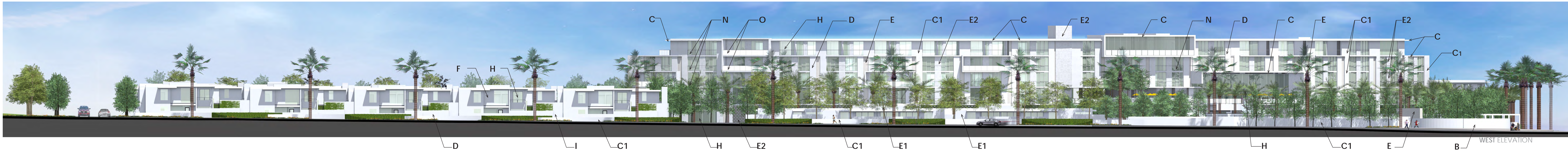
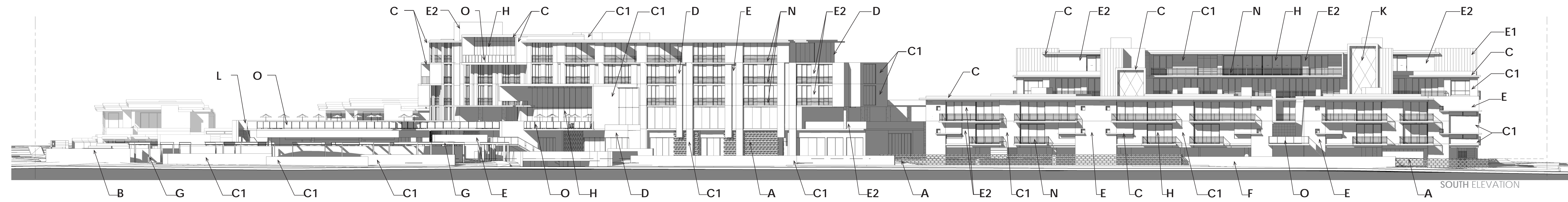
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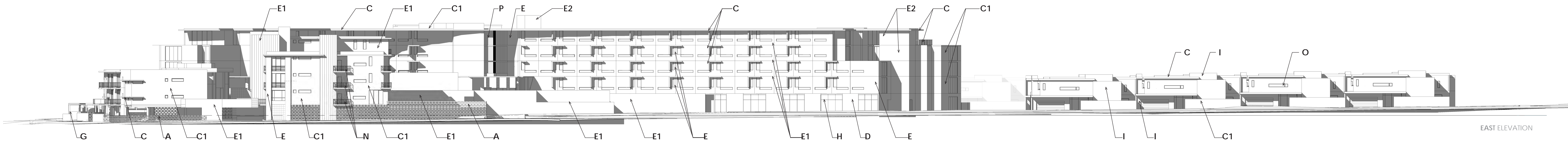
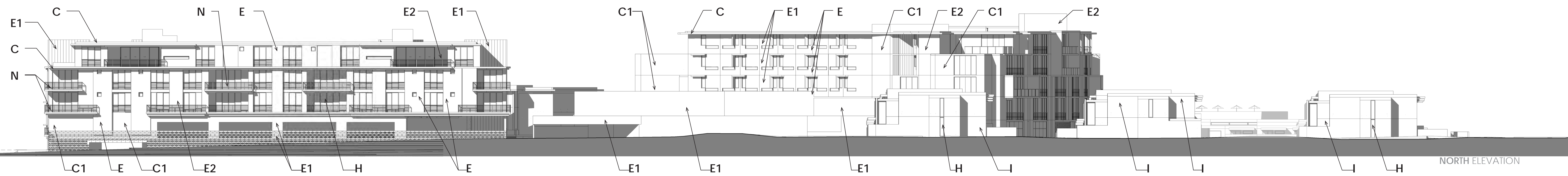
MATERIAL REFERENCE (SEE BUILDING MATERIALS & COLOR SHEET FOR SPECIFICS)

- A** UNIT MASONRY
- B** CAST IN PLACE CONCRETE NATURAL FINISH
- C** CAST IN PLACE CONCRETE PAINTED FINISH - VAPOR
- C1** SYNTHETIC STUCCO - VAPOR
- D** SYNTHETIC STUCCO - PRECIOUS PEARLS
- E** SYNTHETIC STUCCO WITH MICA - PORPOISE
- E1** SYNTHETIC STUCCO LIGHT TEXTURE - PORPOISE
- E2** SYNTHETIC STUCCO SMOOTH FINISH - PORPOISE
- F** SYNTHETIC STUCCO - ACCENT COLORS (NOT SHOWN)
- G** PAINTED STEEL - PORPOISE



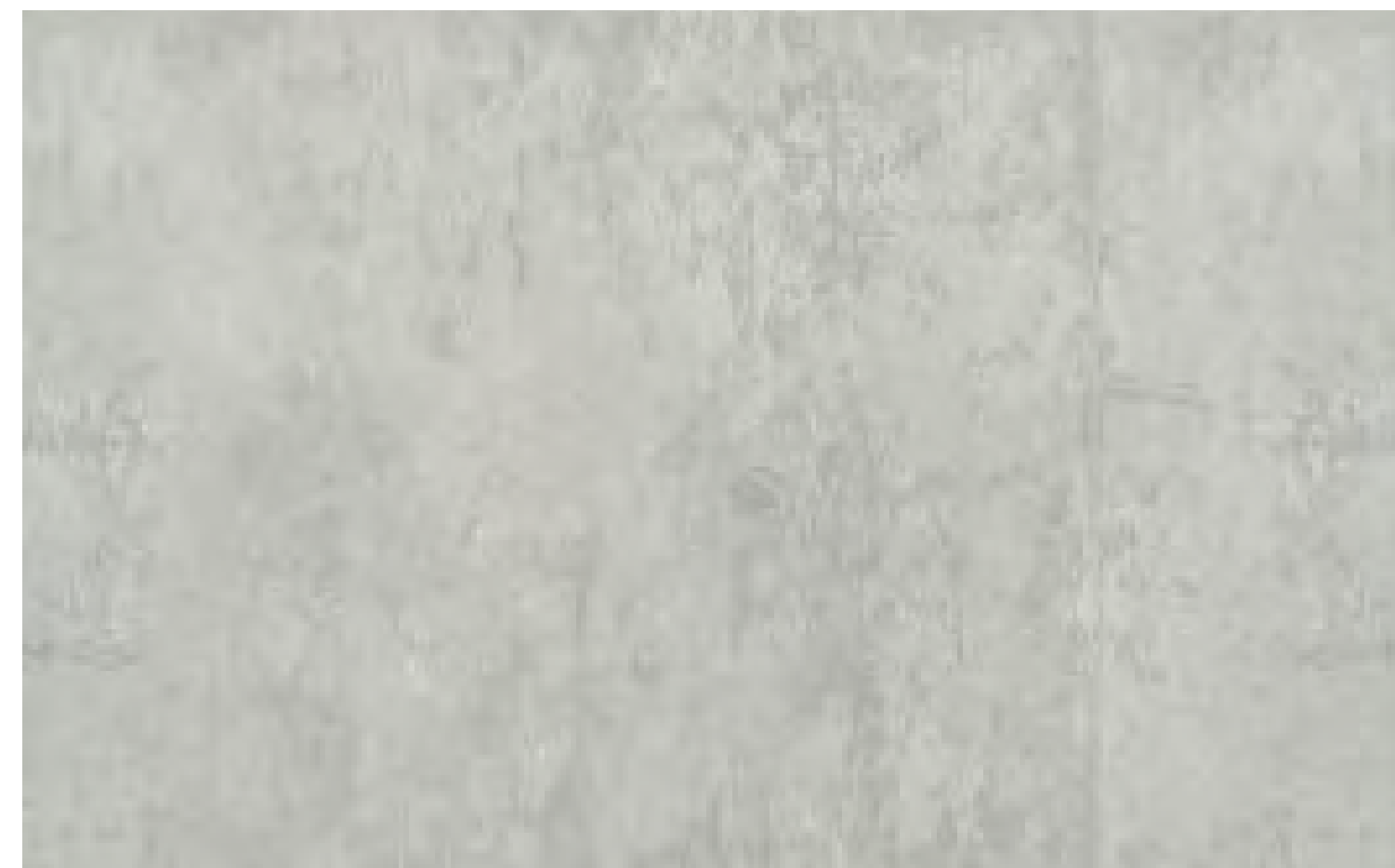
MATERIAL REFERENCE, CONT'D (SEE BUILDING MATERIALS & COLOR SHEET FOR SPECIFICS)

- H** GLAZING - SOLEXIA
- I** SYNTHETIC STUCCO WITH QUARTZ - PRECIOUS PEARLS
- J** EXTERIOR WOOD - IPE
- K** GLAZING - BRONZE
- L** MOSAIC TILE - TURQUOISE BLEND
- M** ALUMINUM - MILL FINISH (NOT SHOWN)
- N** CABLE RAIL - STAINLESS STEEL
- O** GLASS HANDRAIL - STARPHIRE
- P** GLAZING - FROSTED





A UNIT MASONRY
FINISH: SANDBLASTED
COLOR: WHITE



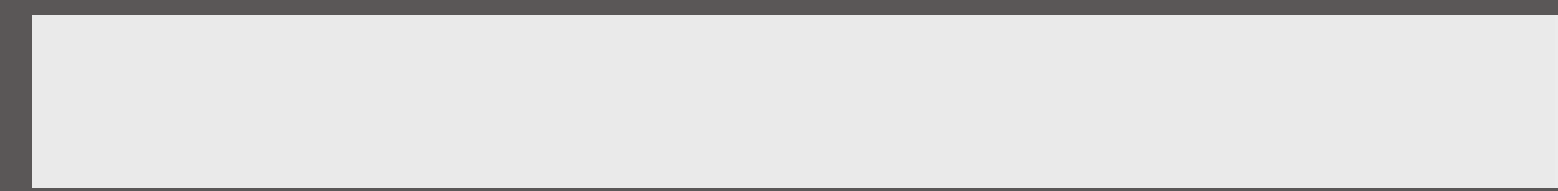
B CAST IN PLACE CONCRETE
FINISH / COLOR: NATURAL (LIGHT GRAY)



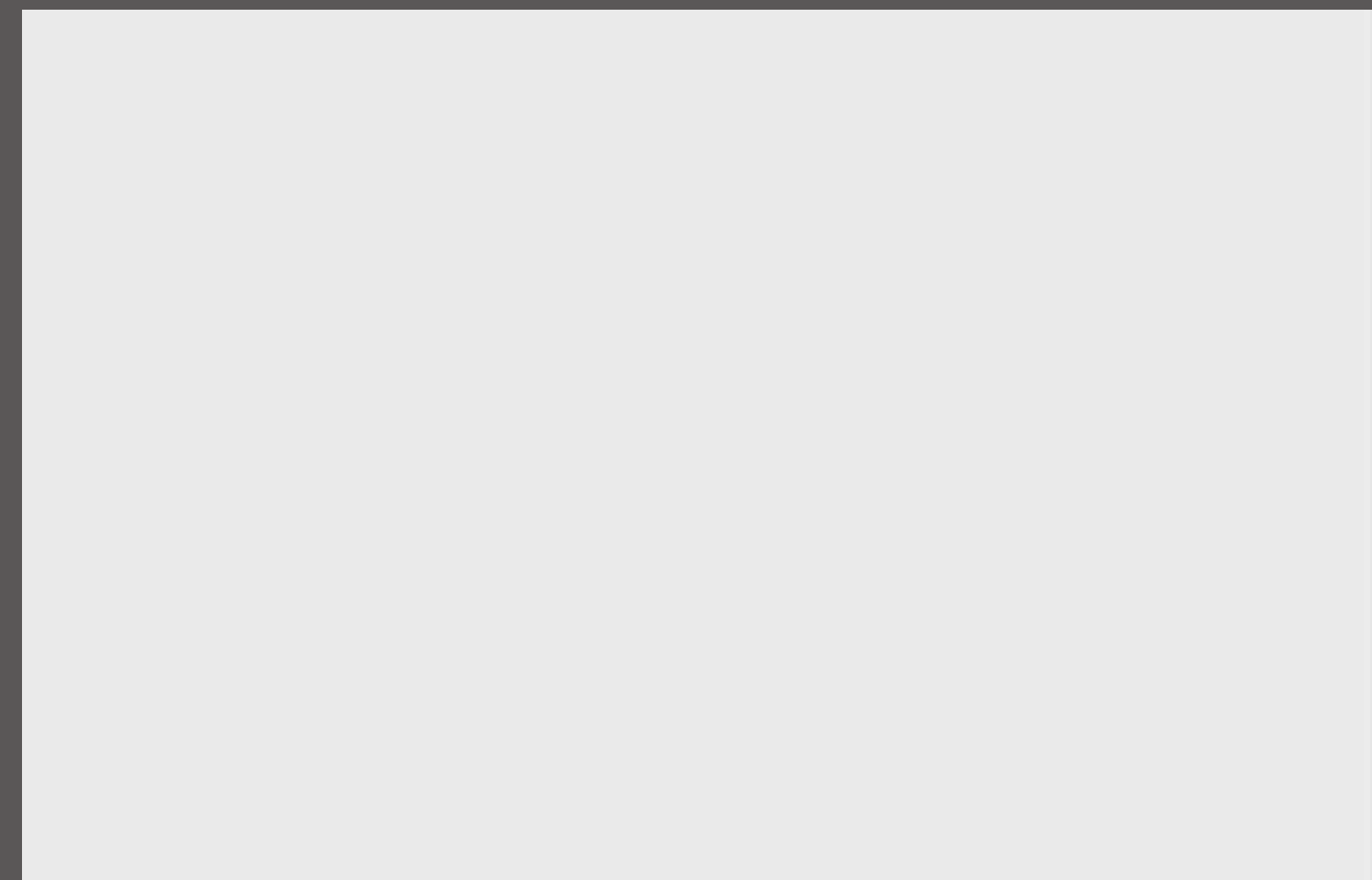
F SYNTHETIC STUCCO
FINISH: SMOOTH
COLOR: BENJAMIN MOORE
ACCENT COLORS



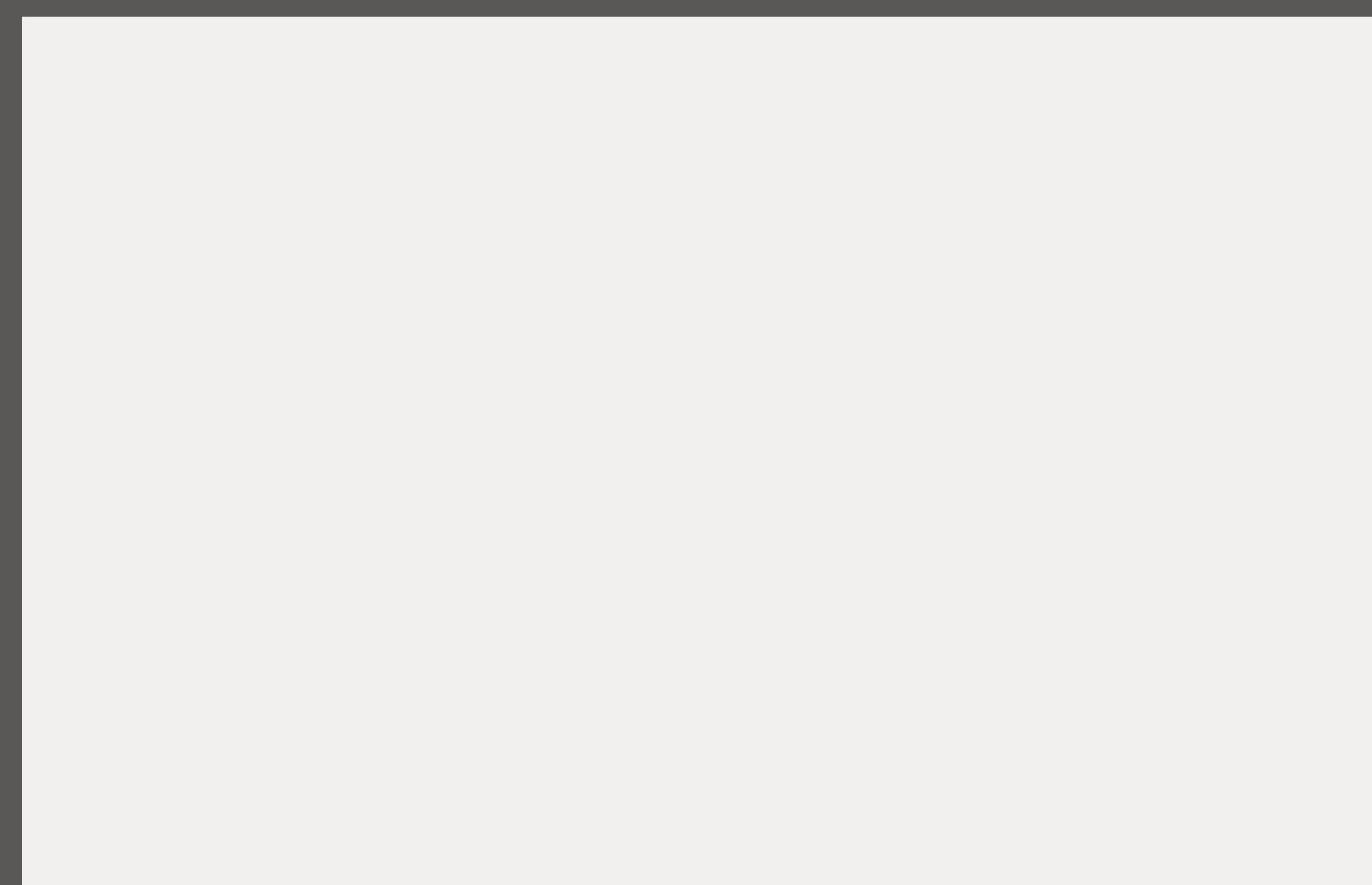
K GLAZING
COLOR: PPG IDEASCAPES
SOLAR BRONZE (BRONZE)



C CAST IN PLACE CONCRETE (SLAB EDGES)
FINISH: PAINTED
COLOR: DUNN EDWARDS
DE6358 VAPOR

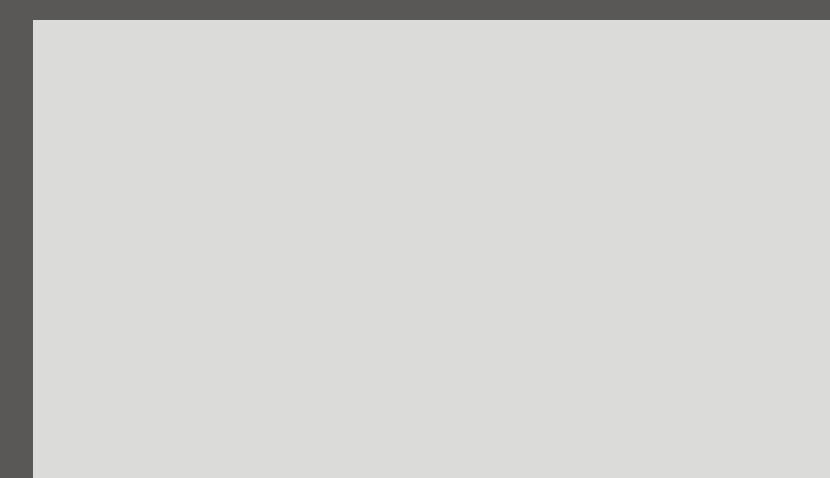


C1 SYNTHETIC STUCCO
FINISH: LIGHT TEXTURE
COLOR: DUNN EDWARDS
DE6358 VAPOR

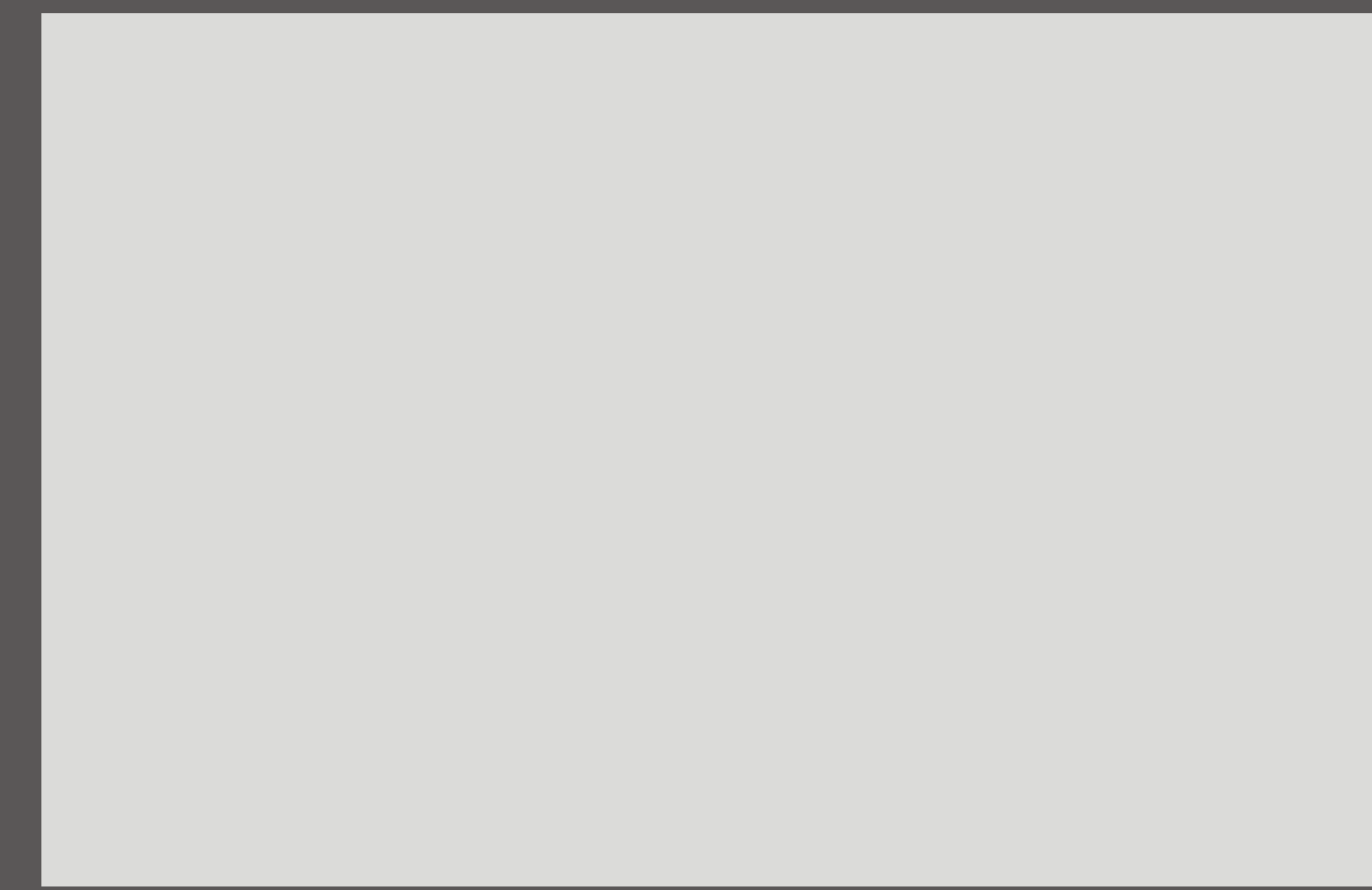


D SYNTHETIC STUCCO
FINISH: SMOOTH
COLOR: DUNN EDWARDS
DEW386 PRECIOUS PEARLS

I SYNTHETIC STUCCO WITH QUARTZ
FINISH: LIGHT TEXTURE
COLOR: DUNN EDWARDS
DEW386 PRECIOUS PEARLS



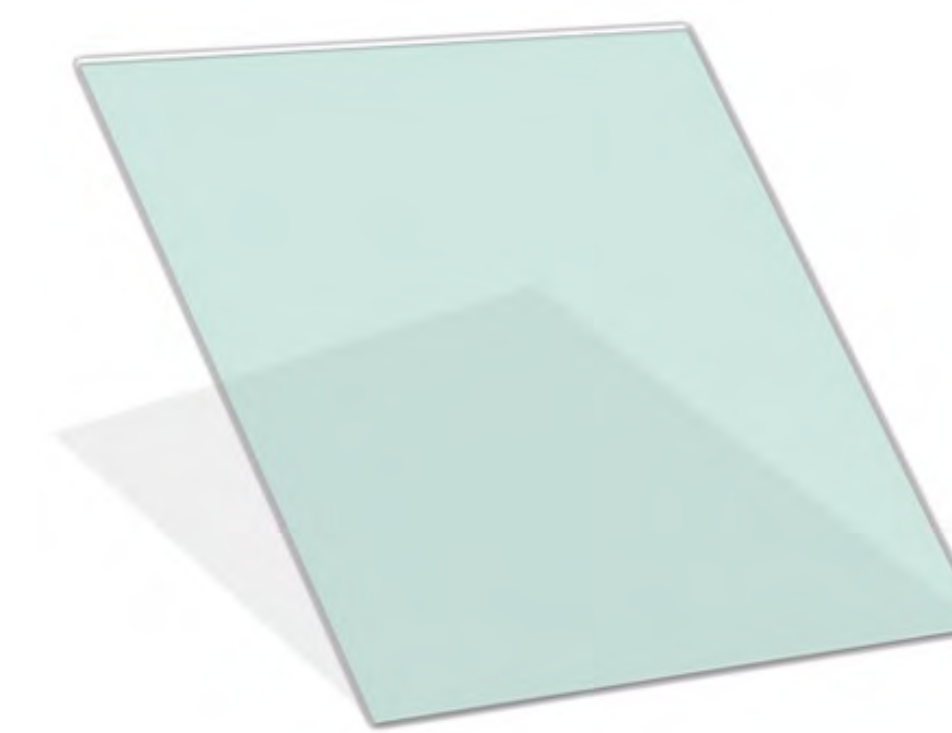
G PAINTED STEEL
COLOR: DUNN EDWARDS
DE6373 PORPOISE



E SYNTHETIC STUCCO WITH MICA
FINISH: LIGHT TEXTURE
COLOR: DUNN EDWARDS
DE6373 PORPOISE

E1 SYNTHETIC STUCCO
FINISH: LIGHT TEXTURE
COLOR: DUNN EDWARDS
DE6373 PORPOISE

E2 SYNTHETIC STUCCO
FINISH: SMOOTH
COLOR: DUNN EDWARDS
DE6373 PORPOISE



H GLAZING
COLOR: PPG IDEASCAPES
SOLEXIA (GREEN)



O GLASS HANDRAIL
COLOR: PPG IDEASCAPES
STARPHIRE (CLEAR)



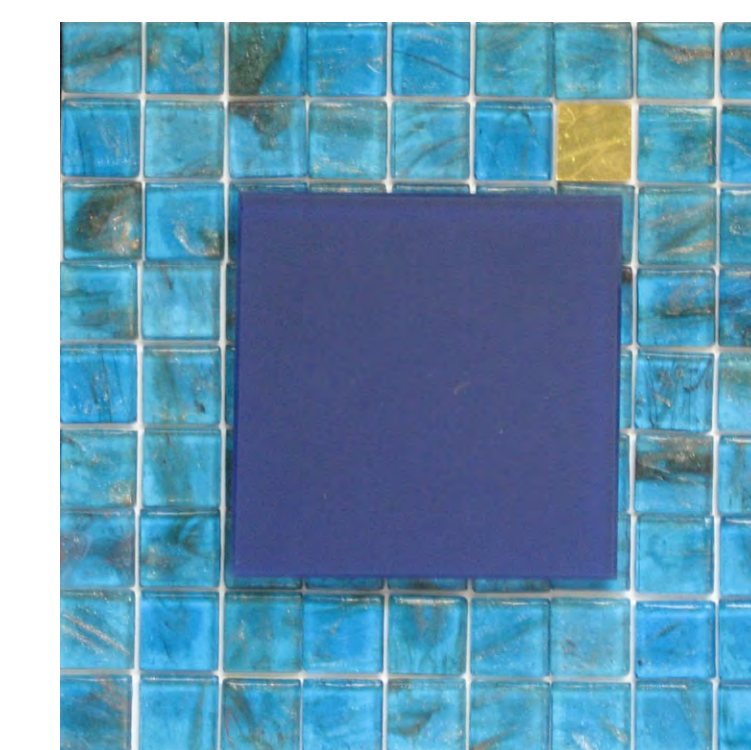
J EXTERIOR WOOD SIDING
SPECIES: IPE
FINISH: OILED



P FROSTED GLAZING
COLOR: WHITE TRANSLUCENT



N CABLE RAIL, STAINLESS STEEL
HANDRAIL



L MOSAIC TILE
COLOR: DAL TILE GLASS MOSAICS
CUSTOM TURQUOISE BLEND



M ALUMINUM @ WINDOW WALLS
COLOR: MILL FINISH

Plant List

Trees

Symbol	Size	Botanical Name Common Name
	20" Trunk Height	Phoenix dactylifera Date Palm
	30" Trunk Height	Washingtonia filifera California Fan Palm
	30" Trunk Height	Washingtonia Robusta Mexican Fan Palm
	72" Box	Olneya tesota Ironwood
	36" box	Parkinsonia species Desert Museum
	48" box	Jacaranda mimosifolia Jacaranda
	48" box	Bauhinia purpurea Orchid Tree
	36" box	Saphora secundiflora Texas Mountain Laurel
	36" Box	Prosopis species Colorado Mesquite
	36" Box	Olea europaea Olive
	36" Box	Citrus species Citrus
	36" Box	Eucalyptus papuana Ghost Gum

Shrubs & Ground Covers

Symbol	Size	Botanical Name Common Name
	24" box	Bambusa species Bamboo
	15 gal	Citrus species Sour Orange Hedge
	5 gal	Nerium oleander Sister Agnes White
	5 gal	Ligustrum japonicum Wax Leaf Privet
	5 gal	Punica granatum Pomegranate
	5 gal	Leucophyllum langmaniae Rio Bravo Sage
	5 gal	Leucophyllum pruinosum Sierra Bouquet
	5 gal	Myrtus communis Dwarf Myrtle
	5 gal	Eremophila glabra Winter Blaze
	5 gal	Salvia greggii Autumn Sage
	1 gal	Lantana camara New Gold Lantana
	1 gal	Rosmarinus officianalis Rosemary
	1 gal	Wedelia trilobata Yellow Dot

Accents & Feature Items

Symbol	Size	Botanical Name Common Name
	5 gal	Bougainvillea Bougainvillea "Barbara Karst"
	5 gal	Hesperaloe parviflora Red Yucca
	5 gal	Dasyliston wheeleri Desert Spoon
	5 gal	Muhlenbergia capillaris Deer Grass
	sod	Aloe species
		Cynodon dactylon Bermuda Grass
		Herb Garden
		Succulent Garden
		Organic Vegetable Garden
		Seasonal Annuals

Landscape Narrative

Blending the classic mid-century character and image of Palm Springs with that of an agrarian "farm to table" concept was the primary goal in the development of the site and landscape in engaging the visitor in an environment that engages all senses.

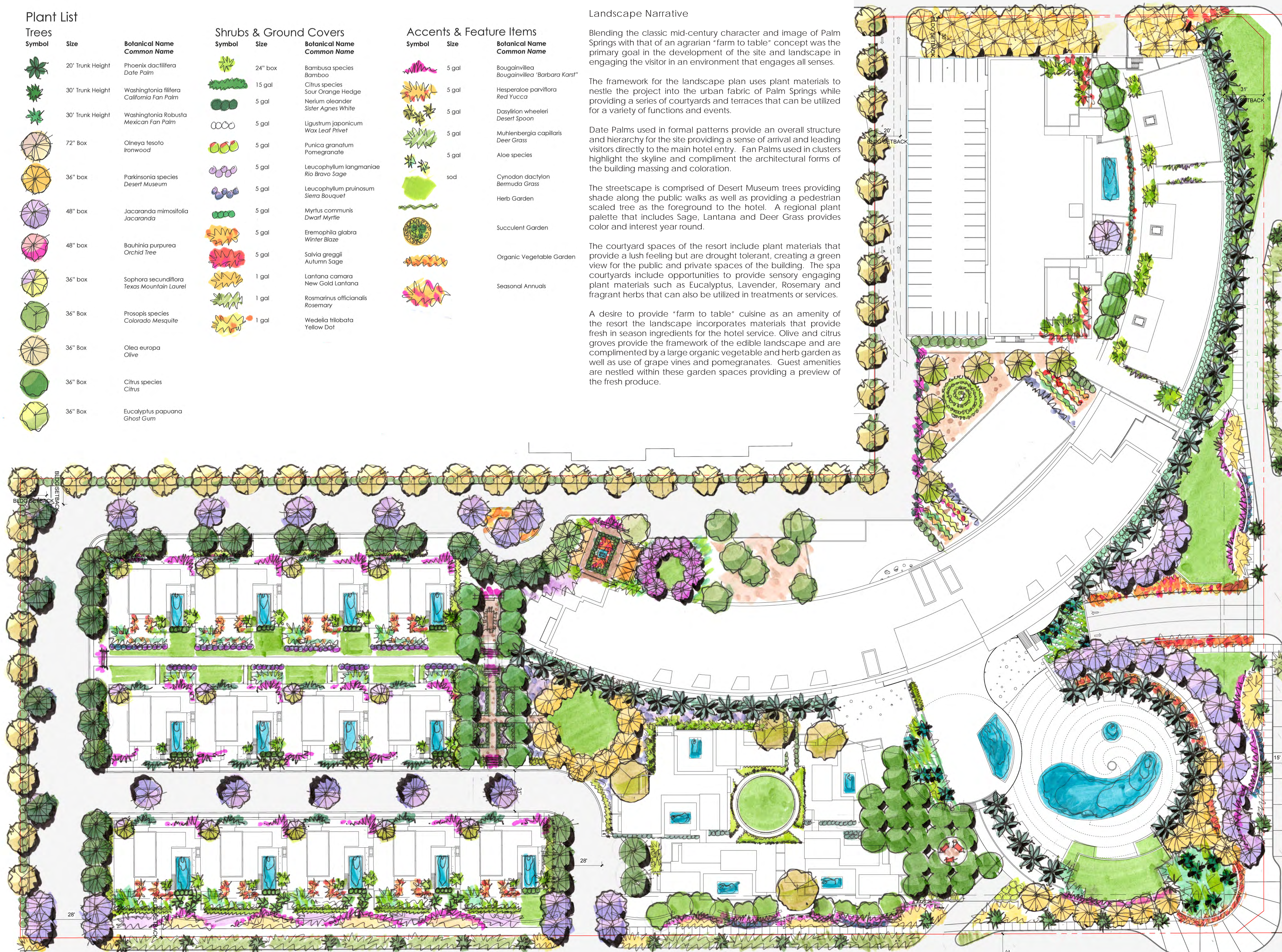
The framework for the landscape plan uses plant materials to nestle the project into the urban fabric of Palm Springs while providing a series of courtyards and terraces that can be utilized for a variety of functions and events.

Date Palms used in formal patterns provide an overall structure and hierarchy for the site providing a sense of arrival and leading visitors directly to the main hotel entry. Fan Palms used in clusters highlight the skyline and compliment the architectural forms of the building massing and coloration.

The streetscape is comprised of Desert Museum trees providing shade along the public walks as well as providing a pedestrian scaled tree as the foreground to the hotel. A regional plant palette that includes Sage, Lantana and Deer Grass provides color and interest year round.

The courtyard spaces of the resort include plant materials that provide a lush feeling but are drought tolerant, creating a green view for the public and private spaces of the building. The spa courtyards include opportunities to provide sensory engaging plant materials such as Eucalyptus, Lavender, Rosemary and fragrant herbs that can also be utilized in treatments or services.

A desire to provide "farm to table" cuisine as an amenity of the resort the landscape incorporates materials that provide fresh in season ingredients for the hotel service. Olive and citrus groves provide the framework of the edible landscape and are complimented by a large organic vegetable and herb garden as well as use of grape vines and pomegranates. Guest amenities are nestled within these garden spaces providing a preview of the fresh produce.



EAST AMADO ROAD



SITE INFORMATION

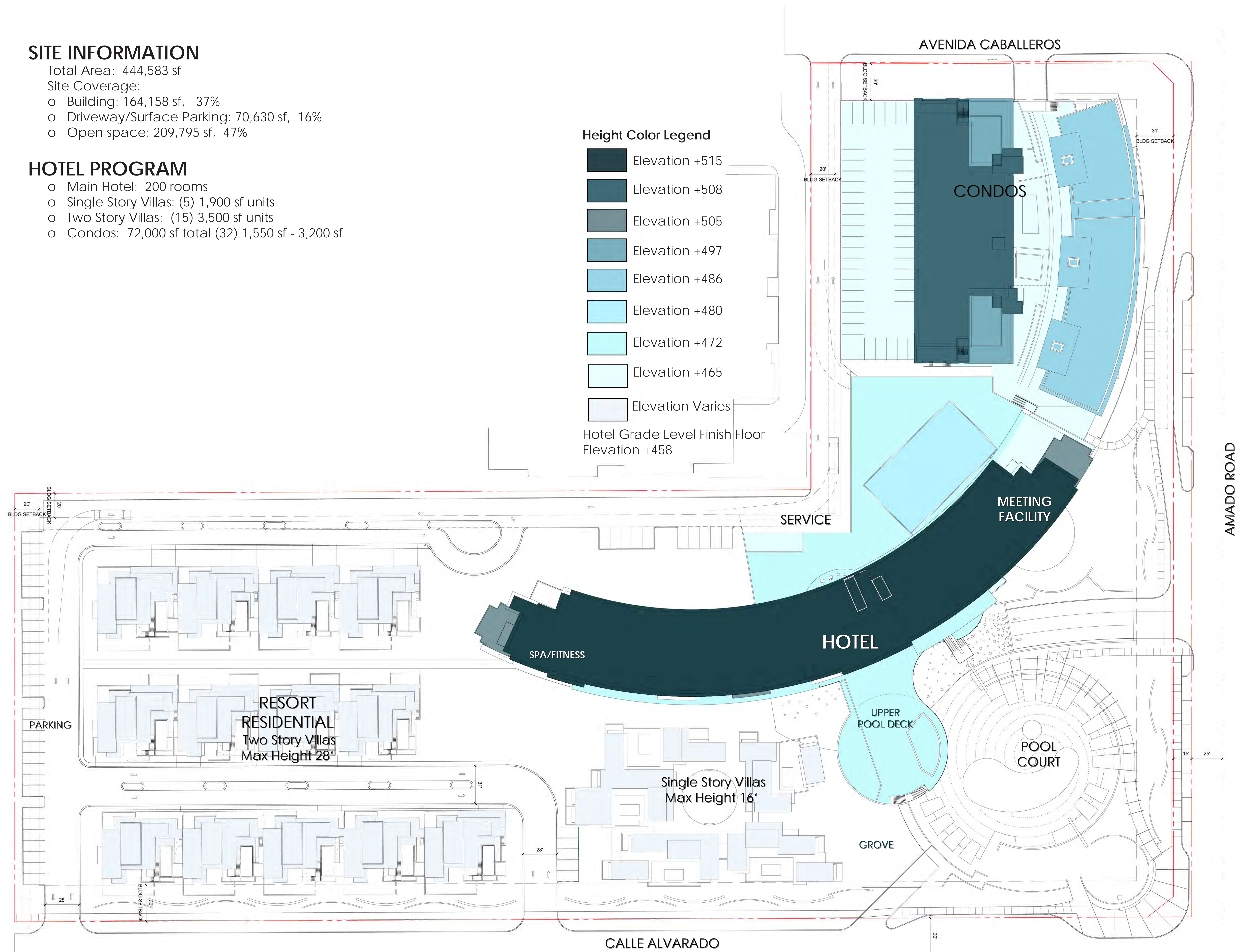
- Total Area: 444,583 sf
- Site Coverage:
 - o Building: 164,158 sf, 37%
 - o Driveway/Surface Parking: 70,630 sf, 16%
 - o Open space: 209,795 sf, 47%

HOTEL PROGRAM

- o Main Hotel: 200 rooms
- o Single Story Villas: (5) 1,900 sf units
- o Two Story Villas: (15) 3,500 sf units
- o Condos: 72,000 sf total (32) 1,550 sf - 3,200 sf

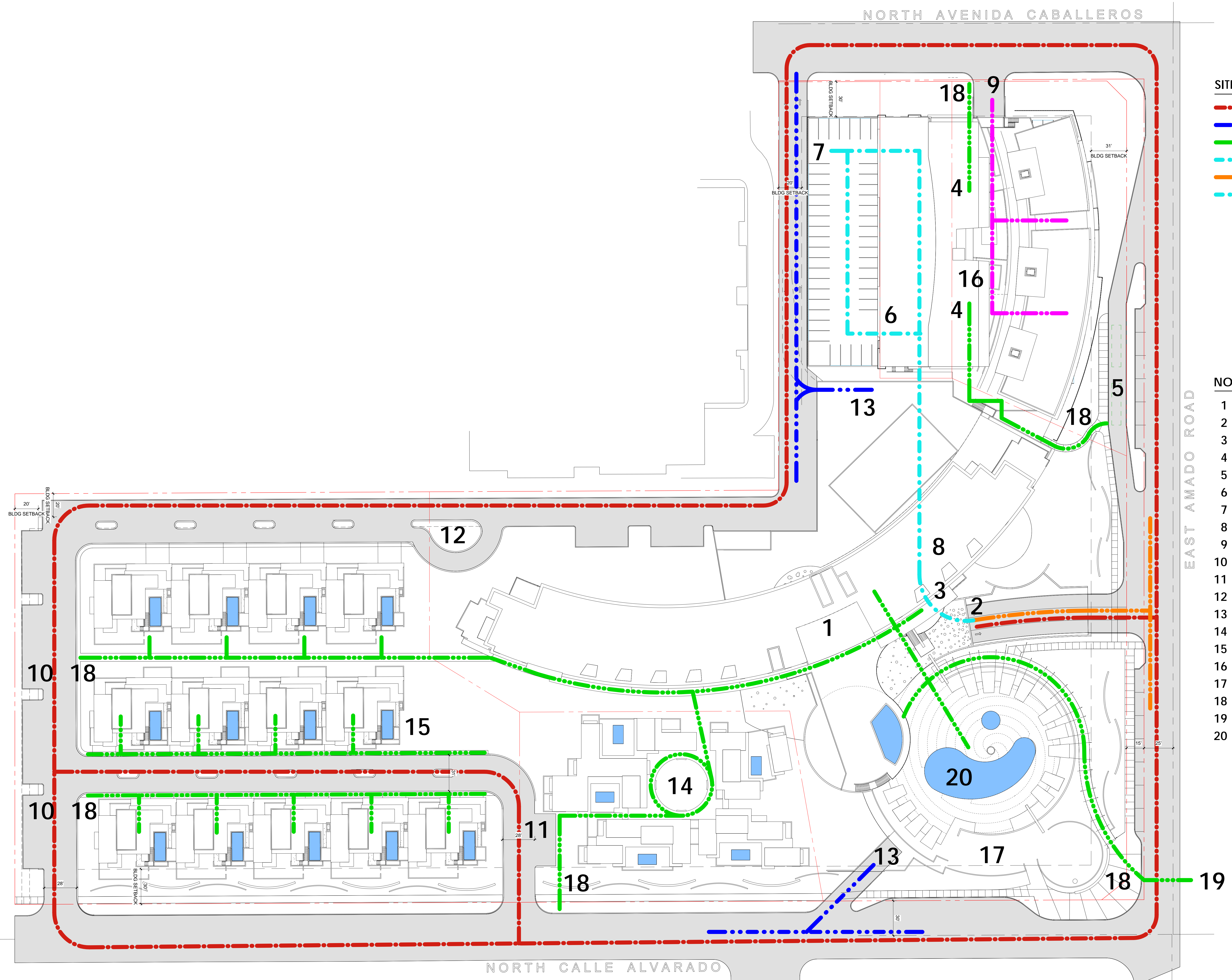
Height Color Legend

- Elevation +515
 - Elevation +508
 - Elevation +505
 - Elevation +497
 - Elevation +486
 - Elevation +480
 - Elevation +472
 - Elevation +465
 - Elevation Varies
- Hotel Grade Level Finish Floor
Elevation +458

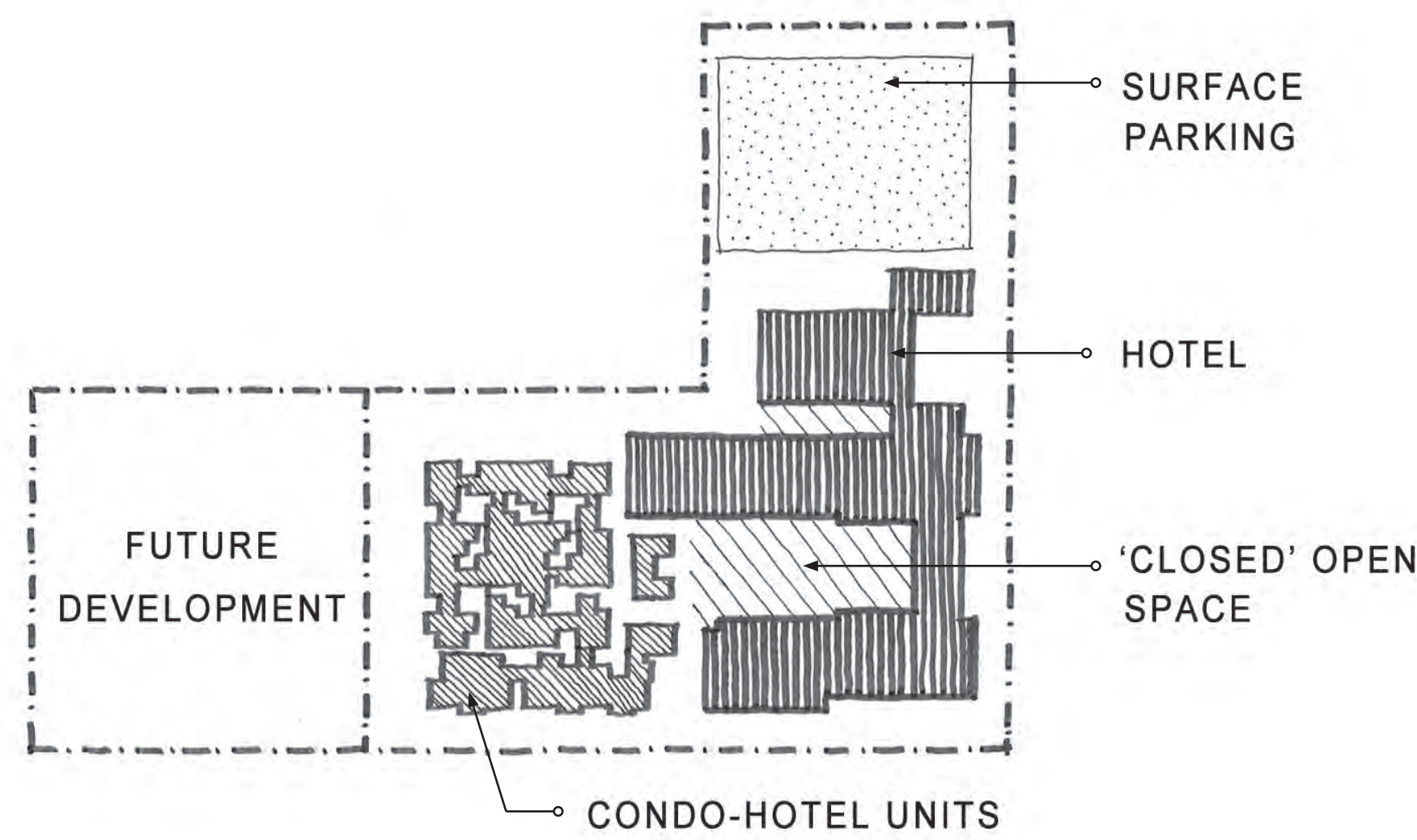


- SITE CIRCULATION**
- EMERGENCY
 - SERVICE
 - ACCESSIBLE ROUTE
 - VALET VEHICLES
 - GUEST ARRIVAL
 - RESIDENT VEHICLES

- NOTES**
- 1 HOTEL
 - 2 GUEST ARRIVAL
 - 3 VALET SERVICE
 - 4 ELEVATOR ACCESS
 - 5 LIMOUSINES; BUSES
 - 6 HOTEL GUEST GARAGE
 - 7 GARAGE ENTRY
 - 8 VALET GARAGE ACCESS
 - 9 RESIDENT GARAGE ACCESS
 - 10 GUEST PARKING
 - 11 RESIDENT PARKING
 - 12 RESIDENT TURNAROUND
 - 13 SERVICE ACCESS
 - 14 RESORT RESIDENCES
 - 15 RESORT VILLAS
 - 16 RESORT CONDOMINIUMS
 - 17 FUTURE RESTAURANT
 - 18 PEDESTRIAN ACCESS
 - 19 TO CONVENTION CENTER
 - 20 POOL



ENTITLED PLAN (Mondrian 01.28.09)



SITE INFORMATION

Total Area: 328,583 sf plus 116,000 sf of future (not included)

Site Coverage:

- o Building: 87,760 sf, 27%
- o Driveway/Surface Parking: 79,352 sf, 24%
- o Open space: 161,471 sf, 49%

PARKING

Total Spaces: 238 (with valet stacking spaces)

Main Hotel (200 rooms)

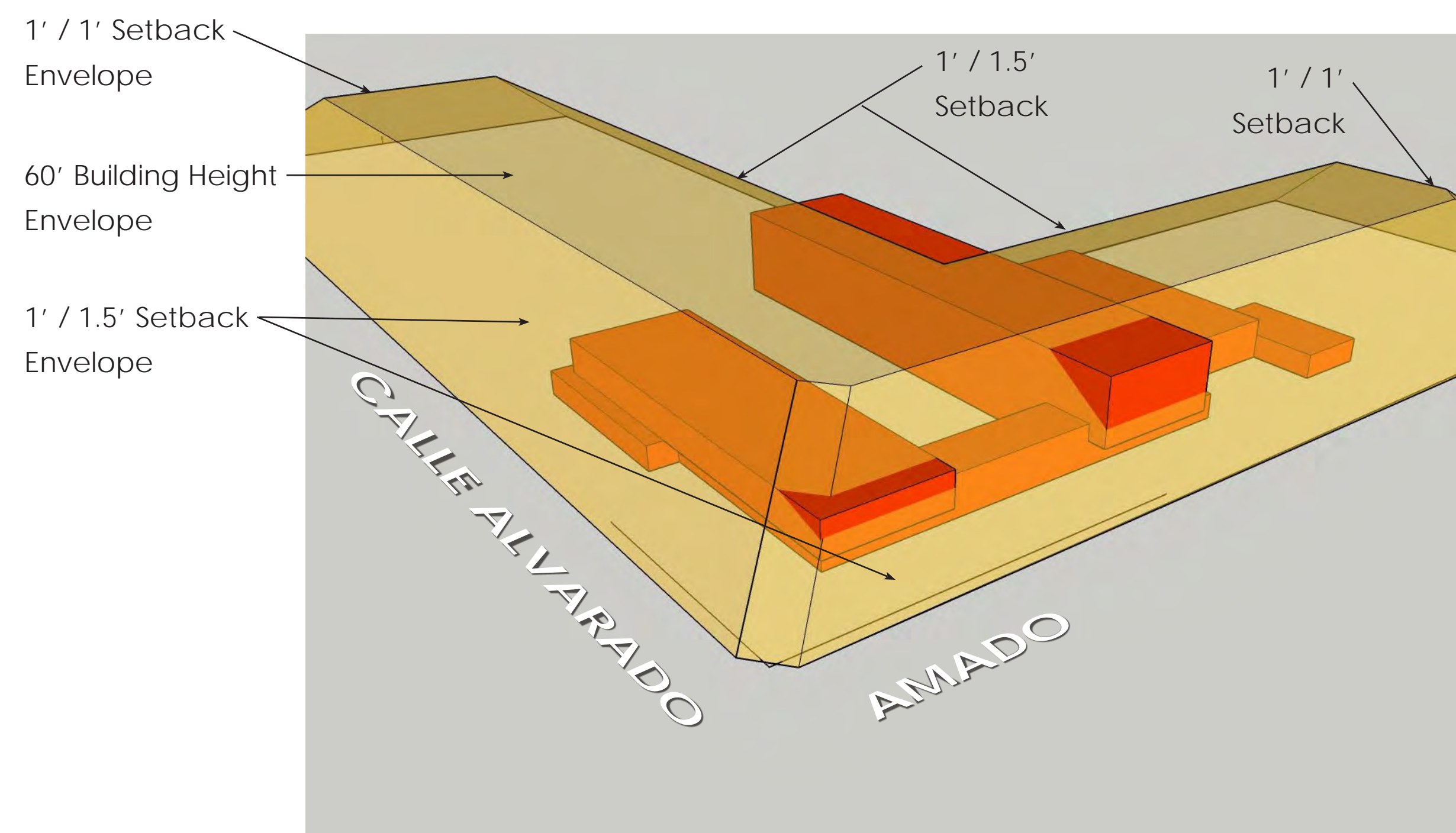
- o Surface Parking: 169 valet spaces (110 stacked)
- o Surface Parking: 16 spaces along Amado & Calle Alvarado

Condo-hotel (50 Units)

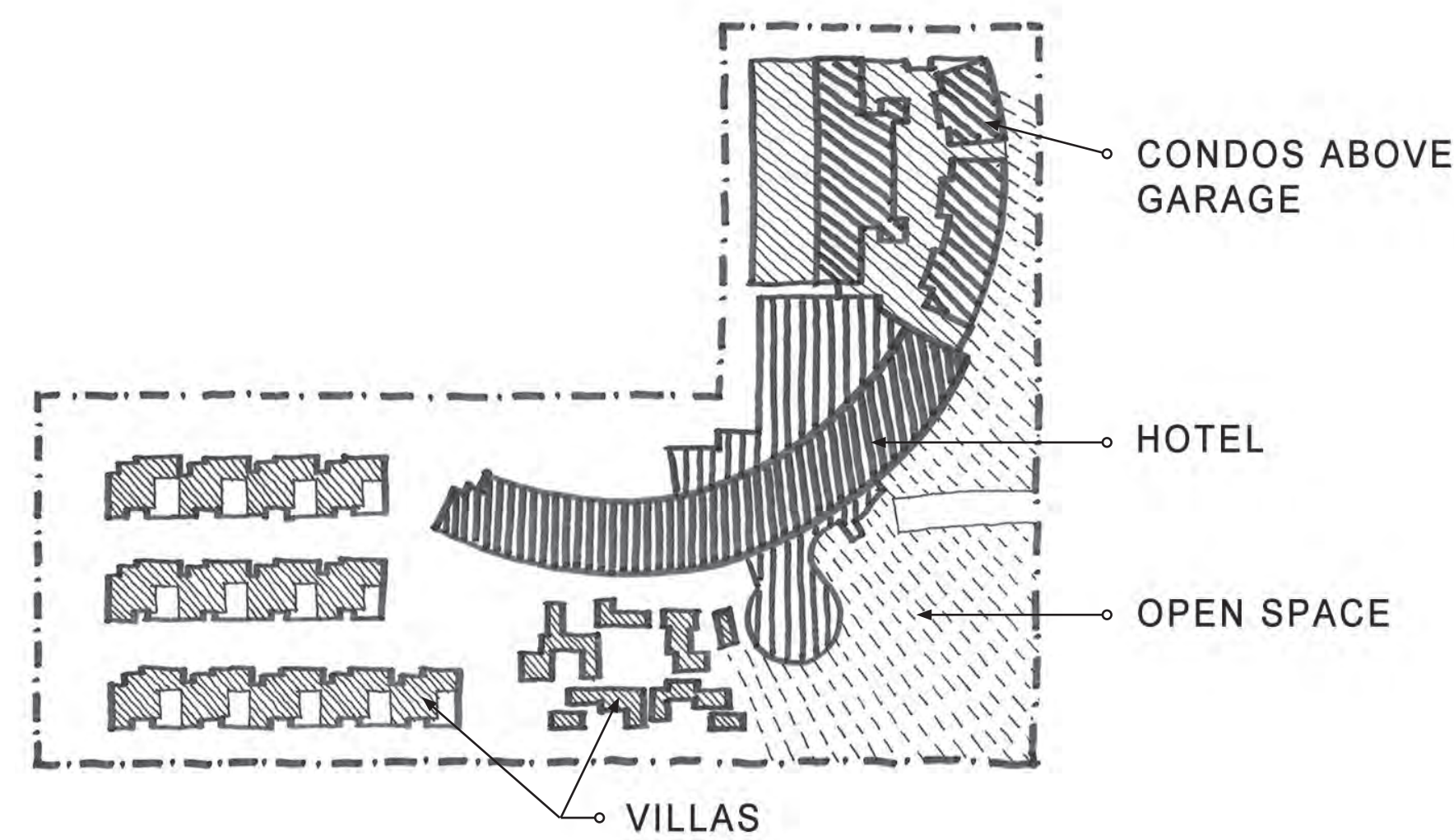
- o Surface Parking: 53 self-parked spaces

TENT DIAGRAM

The red portions of the entitled scheme exceed the zoning envelope.



DOLCE Palm Springs (Modified plan)



SITE INFORMATION

Total Area: 444,583 sf

Site Coverage:

- o Building: 164,158 sf, 37%
- o Driveway/Surface Parking: 70,630 sf, 16%
- o Open space: 209,795 sf, 47%

PARKING

Total Spaces: 398 (traditional parking spaces with no stacking)

Main Hotel (200 rooms)

- o Garage Parking: 258 valet spaces in main garage
- o Surface Parking: 10 surface spaces

Condo Units (32 units)

- o Garage Parking: 57 self-parked spaces

Two-story Villas (13 units)

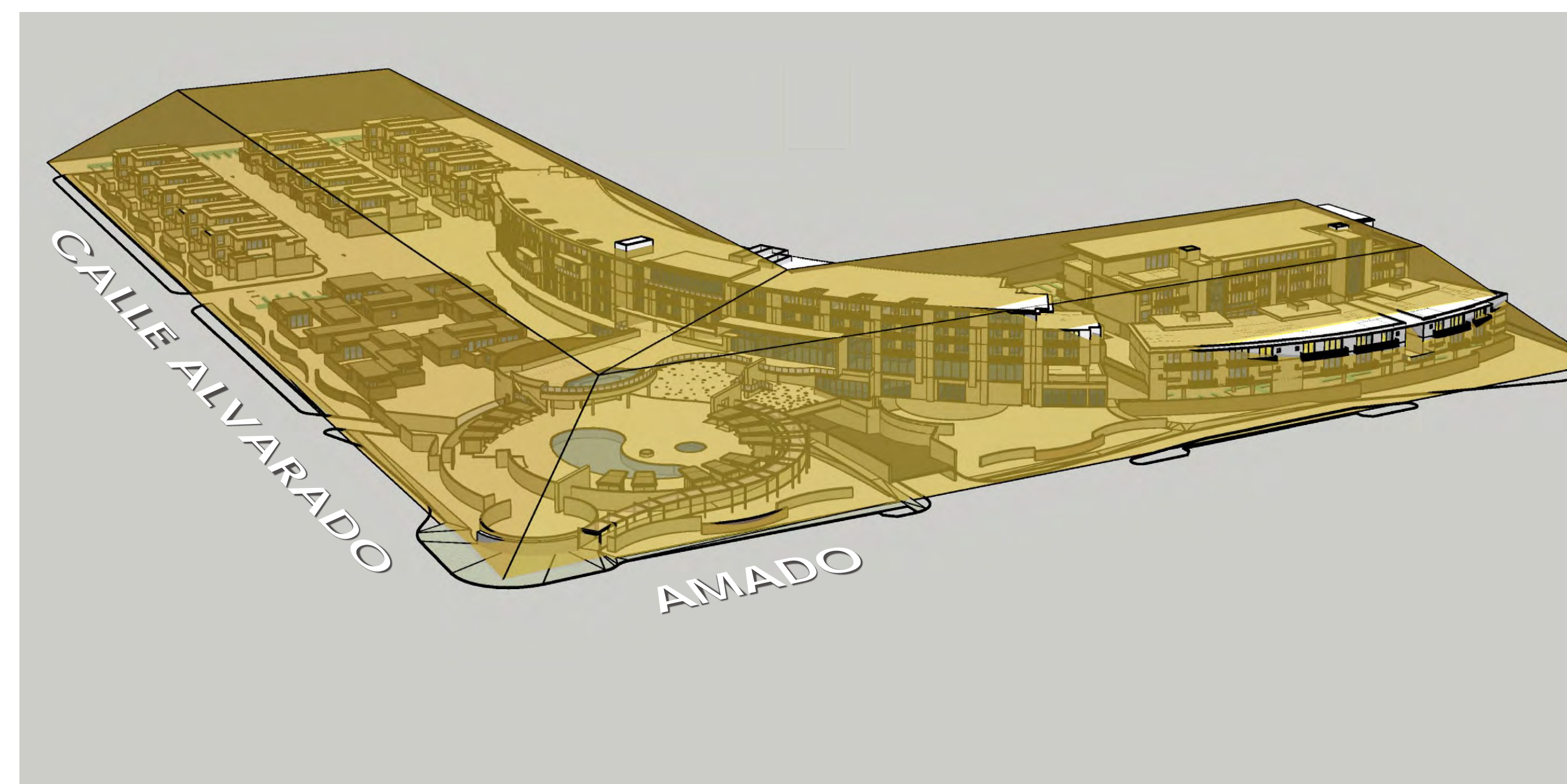
- o 26 spaces (2 per unit) private garages
- o 29 extra surface spaces

One-story Villas (5 units)

- o 5 surface spaces + Hotel valet

TENT DIAGRAM

The white portions of the proposed modified scheme minimally exceed the zoning envelope.



COMPARISON OF MODIFICATIONS

DENSITY

The Dolce hotel offers the same number of hotel rooms (200,) but 150 less residential units. The new design dramatically reduces the density of the in-place entitlements because the reduced number of units are also spread over the entire 444,583 sf site, not just the 328,583 sf portion as previously shown. The result is less occupancy on more land. The percentage of open space is slightly less than before, but is effectively greater because it is based on the additional 116,000 sf.

SITE ORGANIZATION

The current design also makes significant changes to the approved design by reducing the number of buildings that house the hotel from three to one, as well as reorganizing the volume to more gracefully occupy the site. The one structure is now an arced building, with the principal volume sitting 283 feet from the southwest corner of Amado and Alvarado. This open corner with its landscape gestures are openly presented to the public allowing for the creation of an urban resort environment. Additionally, because of the curved shape, the setback from the rear inside corner of the property to the principal building mass is increased to 77 feet creating more separation between the taller elements of the hotel and the neighboring residents behind. This strategy frees up approximately the same percentage of open space compared to the entitled scheme. However, in the entitled scheme, the open space was mostly closed off in courtyards and therefore, less perceptible.

PARKING

The current design provides 160 additional parking spaces for the entire site. The parking strategy is also more functional and aesthetically pleasing because it does not rely on stacked spaces and large surface lots as previously shown.

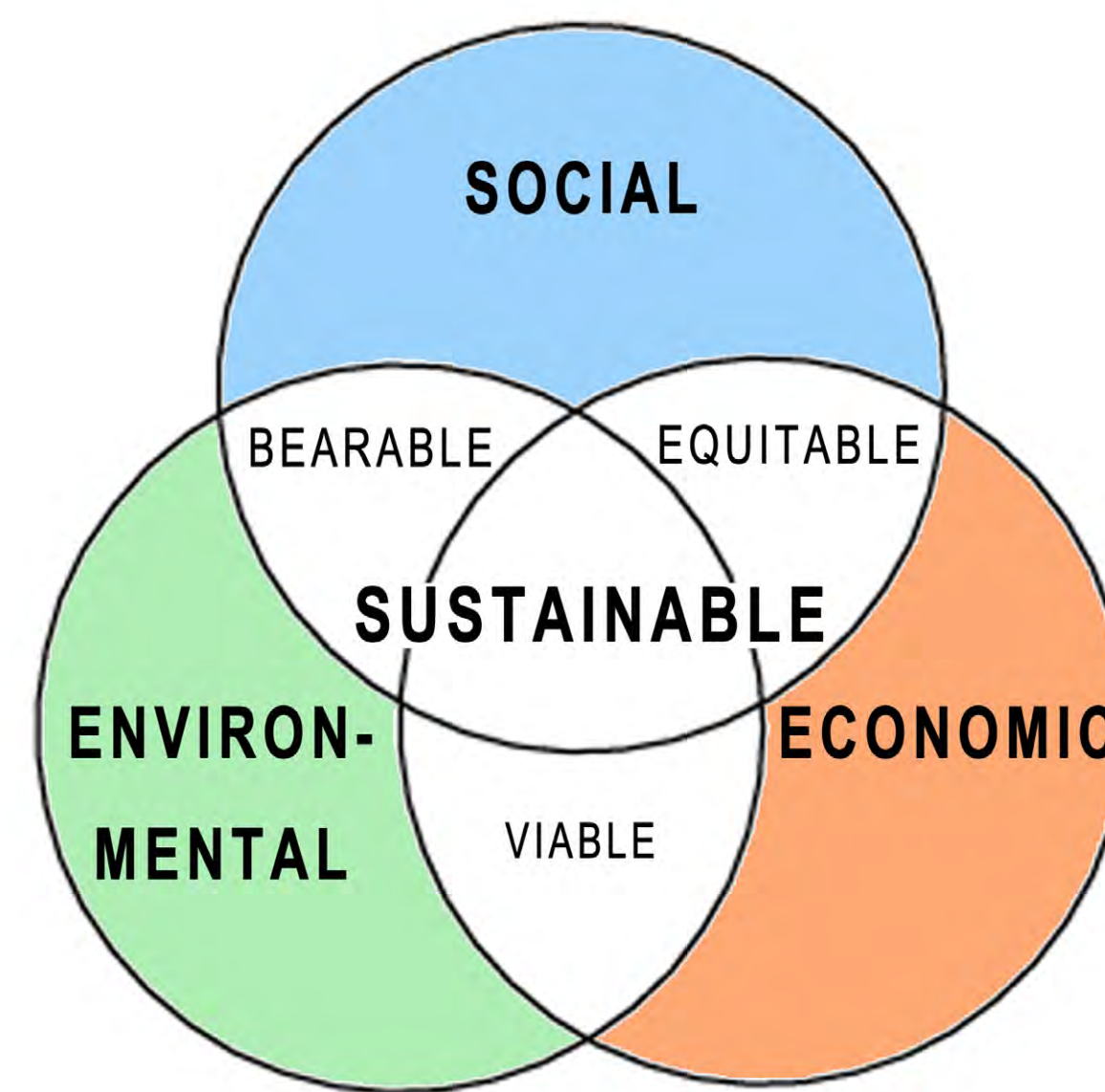
HEIGHT AND MASS

The current design has an overall height of 56 ft from finish floor which is less than the previous submittal of 63 feet. Additionally the new design exceeds the zoning envelope less than the entitled scheme by reducing the amount of area where the building penetrates the tent diagram.

SUSTAINABILITY

The document 'Our Common Future', or the Brundtland Report, in 1987 stated sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs. It posed a multi-national interdependence to create a path for sustainable development while countering the potential threats to the future of humankind.

Wikipedia states sustainability is the potential for long-term maintenance of well-being...which requires the reconciliation of environmental, social equity and economic demands. These have been touted as the three pillars of sustainability.



2005 WORLD SUMMIT ON SOCIAL DEVELOPMENT

For the American Institute of Architects, the term 'sustainable' means to achieve a third-party certification of sustainable design, construction, or environmental or energy performance....or other benefit to the environment, enhance the health and well-being of building occupants, or to improve energy efficiency. There are many more definitions. Taken together though, sustainability broadens the focus from the more immediate needs of humans to those of the global environment and specifically from any one phase of a Project's development to its entire life cycle. Sustainability meanwhile is also shifting from a voluntary effort to prescriptive approaches or performance building measures mandated by Codes. This creates a new standard of care for all owners, designers, builders and facility managers and creates equity for developers so that sustainability is factored into every pro forma analysis. Projects, today notably including commercial developments, have to move from merely satisfying the short-term bottom line to a more balanced longer view.

Sustainability is also about **the capacity to endure**.

CALIFORNIA ENERGY CODE

Energy Code compliance will be verified by software, whether California's public domain CBECC or commercially available Energy Pro, as the project does not meet the standard for strictly prescriptive compliance due to fenestration. For this reason, the Project will require analysis to determine Time Dependent Valuation (TDV) Energy use.

- Space conditioning
- Water heating
- Building Lighting
- Utility power generation

The California Energy Code allows both prescriptive baselines and performance modeling for compliance. Our team, while always mindful of the minimum standards, will seek the building performance appropriate to accomplish the level of performance that balances overall Owner project goals. For this reason, the completed Code Review already assumes a higher than prescriptive level of building performance including the following:

- Reduced heat gain from roof due to multi-story configuration
- Hotel to include central plant water-chilled HVAC water and gas fuel HVAC and domestic hot water
- Thermal resistance of exterior walls increased over the prescriptive standard by 90%
- Critical glazing exposures will utilize high performance glazing to improve the shading coefficient by 30%
- Fenestration shading elements – external and internal
- Improved reflectivity and emissivity of cool roofing
- Thermal break fenestration framing
- Central Energy Management Control System at Hotel
- Setback thermostats at owned residential units
- High-efficacy LED light sources
- Garden Roof

As part of the research at Allen+Philp architects / interiors to understand and promote sustainability, a recent study undertaken for a very similar hospitality project determined that meeting the mandates of California Title 24 would result in approximately 26 points of the 40 required to achieve a LEED Certified standard. Project criteria will be evaluated in the context of LEED in order to develop a diversified approach to project sustainability that is also coordinated with California Title 24 requirements.

CALIFORNIA GREEN BUILDING STANDARDS

The above code, also known as CALGreen, states the purpose to encourage 'sustainable construction practices in the following categories:

- Planning and Design
- Energy Efficiency
- Water Efficiency and conservation
- Material conservation and resource efficiency
- Environmental quality'

Accordingly, the sustainable objectives for the Project will be initiated by a study of the following elevated performance levels over mandated, prescriptive standards.

- Planning counters the pressures of low-density development or expand existing infrastructure for utility and transportation services.
- Community connectivity
- Regionally sourced materials.
- South-facing shading by building elements and vegetation.
- Special void-design concrete to satisfy structural parameters with less material.
- Open-grid pavement.
- Partial storage of storm water landscape irrigation use.
- Electric vehicle charging stations.
- Exterior envelop air barrier level of water resistance and air infiltration.
- Exterior wall surface SRI 25 (aged)
- Plumbing fixture flow rate reduction of 20% or greater.
- Recycling
- Dry compost to support the on-site organic Chef's garden.
- Owned residential units will meet or exceed STC-60 for demising walls and IIC-60 for floors for improved environmental comfort.
- Variable speed drives.
- Energy-efficient gearless elevators.
- Product Data Sheets to include bio-based materials, recycled, reused content of project materials, service life assessment as available
- Exceed TDV energy standard 15%
- Energy Star Equipment