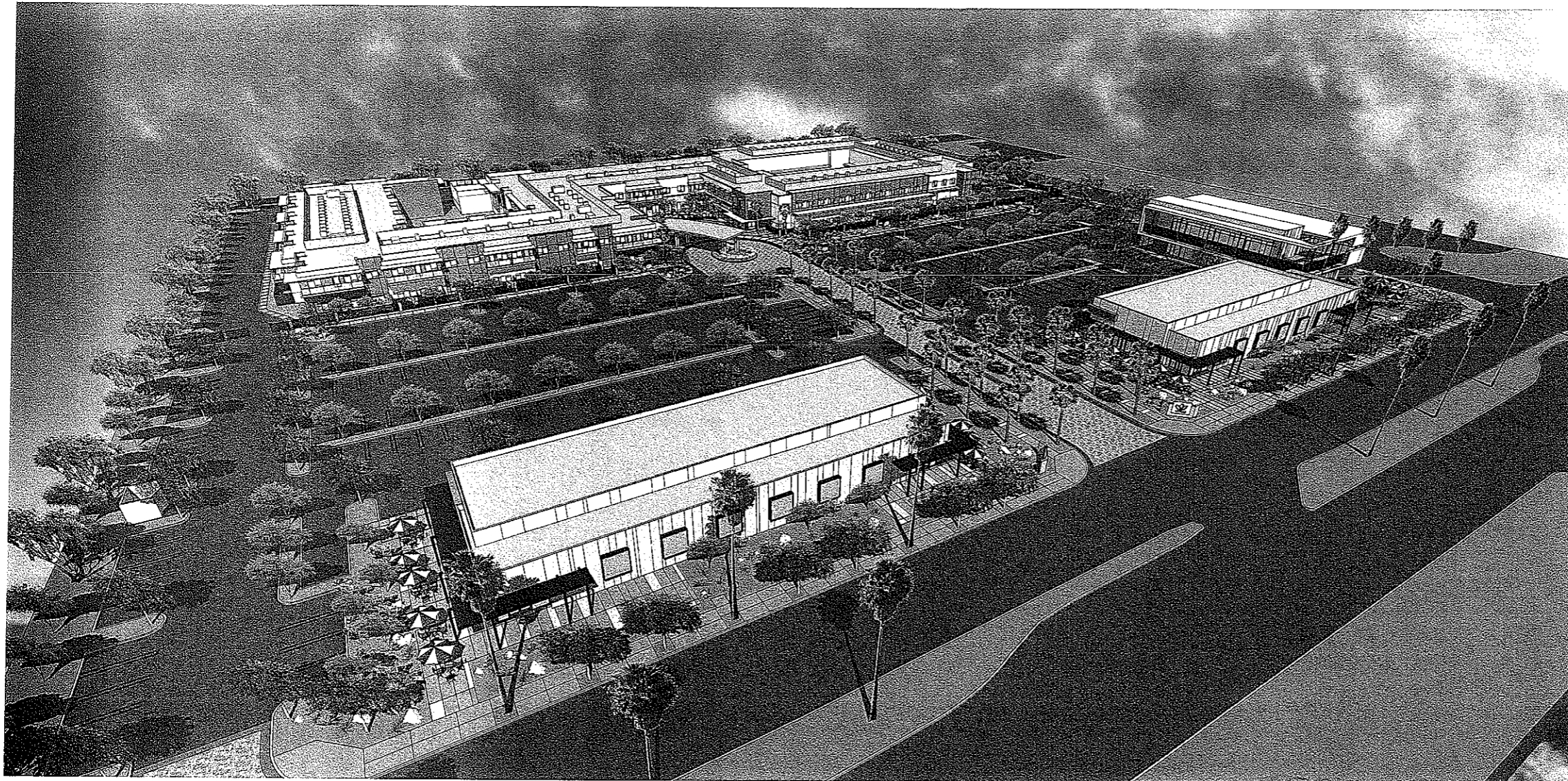


VIVANTE OF PALM SPRINGS

planning department submittal



ADDRESS:
1112 & 1122 E. TAHQUIZ CANYON WAY
PALM SPRINGS, CA

OWNER/DEVELOPER:
O & M TAHQUITZ, LLC
1 MACARTHUR PLACE, SUITE 300
SANTA ANA, CA 92707

CONTACT: ROB BRES (714) 546-5600

SHEET INDEX

ARCHITECTURAL

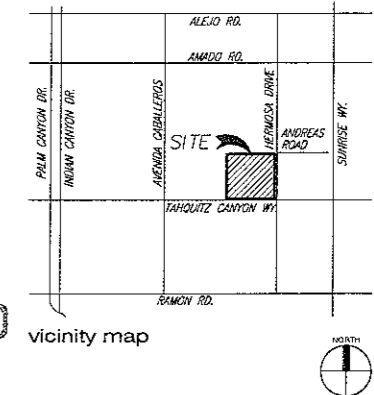
- CS TITLE/COVER SHEET
- A.1 OVERALL SITE PLAN
- AR.1 RETAIL 1 & 2 - FIRST FLOOR PLAN
- AR.2 RETAIL 3 - FIRST FLOOR PLAN
- AR.3 RETAIL 1 & 2 - ROOF & SECOND FLOOR PLAN
- AR.4 RETAIL 2 - ROOF PLAN
- AR.5 RETAIL 3 - ROOF PLAN
- AR.6 RETAIL 1 - BUILDING SECTIONS
- AR.7 RETAIL 2 - BUILDING SECTIONS
- AR.8 RETAIL 3 - BUILDING SECTIONS
- AR.9 RETAIL 1 & 2 - EXTERIOR ELEVATIONS
- AR.10 RETAIL 1 & 2 - EXTERIOR ELEVATIONS
- AR.11 RETAIL 3 - EXTERIOR ELEVATIONS
- AR.12 VIGNETTES
- ASL.1 SENIOR LIVING - FIRST FLOOR PLAN
- ASL.2 SENIOR LIVING - SECOND FLOOR PLAN
- ASL.3 SENIOR LIVING - ENLARGED UNIT PLANS
- ASL.4 SENIOR LIVING - ROOF PLAN
- ASL.5 SENIOR LIVING - BUILDING SECTIONS
- ASL.6 SENIOR LIVING - EXTERIOR ELEVATIONS
- ASL.7 SENIOR LIVING - EXTERIOR ELEVATIONS
- ASL.8 VIGNETTES
- ASL.9 VIGNETTES

LANDSCAPE

- L1.1 CONCEPTUAL LANDSCAPE PLAN
- L2.1 SENIOR LIVING CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS
- L3.1 TAHQUIZ CANYON WAY CONCEPTUAL LANDSCAPE PLAN ENLARGEMENTS

CIVIL

- C.1 TENTATIVE PARCEL MAP 35989
- C.2 TENTATIVE PARCEL MAP 35989 - CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN



Preliminary Development Plans

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PLANNING SERVICES

5.1160

vicinity map

7.9.2012



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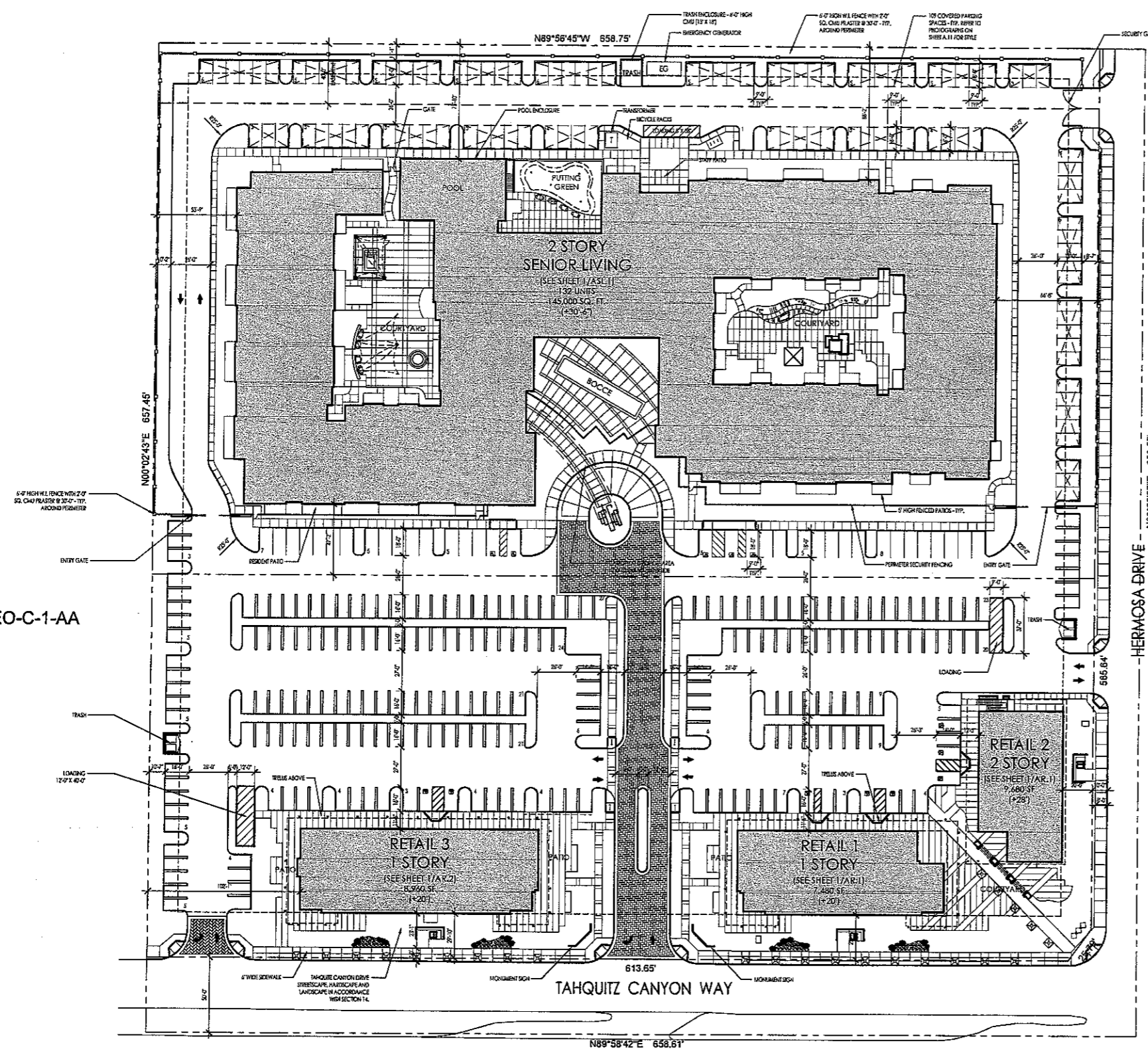
VIVANTE OF PALM SPRINGS
NEXUS COMPANIES



APPROVED BY:
DATE: 7/9/12
SHEET NUMBER:

CS

RA-R-4



ANDREAS ROAD

REO-C-1-AA

(E) HOTEL

HERMOSA DRIVE

TAHQUITZ CANYON WAY

PROJECT DATA:

OWNER:
 O&M TAHQUITZ, LLC
 1 MACARTHUR PLACE, SUITE 300
 SANTA ANA, CA 92707
 PHONE: (714)546-5600
 FAX: (714)546-5660

GROSS SITE AREA: 9.93 ACRES = 432,550 SF
 EXISTING ZONING: REO-C-1-AA
 PROPOSED ZONING: REO-C-1-AA

SENIOR LIVING
 GROUND FLOOR: 76,500 SF

RESIDENT UNITS:		
UNIT 1	450 SF	13
UNIT 2	746 SF	30
UNIT 3	1,042 SF	9
UNIT 4	1,189 SF	4
UNIT 5	1,766 SF	1
SUBTOTAL:		57

POOL (ENCLOSED)	2,870 SF
COMMON SPACE	29,500 SF
TOTAL:	76,500 SF

SECOND FLOOR: 68,500 SF

RESIDENT UNITS:		
UNIT 1	450 SF	7
UNIT 2	746 SF	20
UNIT 3	1,042 SF	1
UNIT 4	1,189 SF	6
UNIT 5	1,766 SF	1
SUBTOTAL:		75

MEMORY CARE:		
UNIT A	350 SF	15
UNIT B	475 SF	25
SUBTOTAL:		75

COMMON SPACE	23,363 SF
TOTAL:	68,500 SF

GRAND TOTAL: 132 145,000 SF

OCCUPANCY TYPE: R2.1
 CONSTRUCTION TYPE: V-A

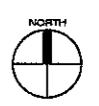
RETAIL/COMMERCIAL/OFFICES

RETAIL 1:	7,480 SF
RETAIL 2:	GROUND FLOOR 5,200 SF
	SECOND FLOOR 4,480 SF
RETAIL 3:	8,960 SF
TOTAL:	26,120 SF

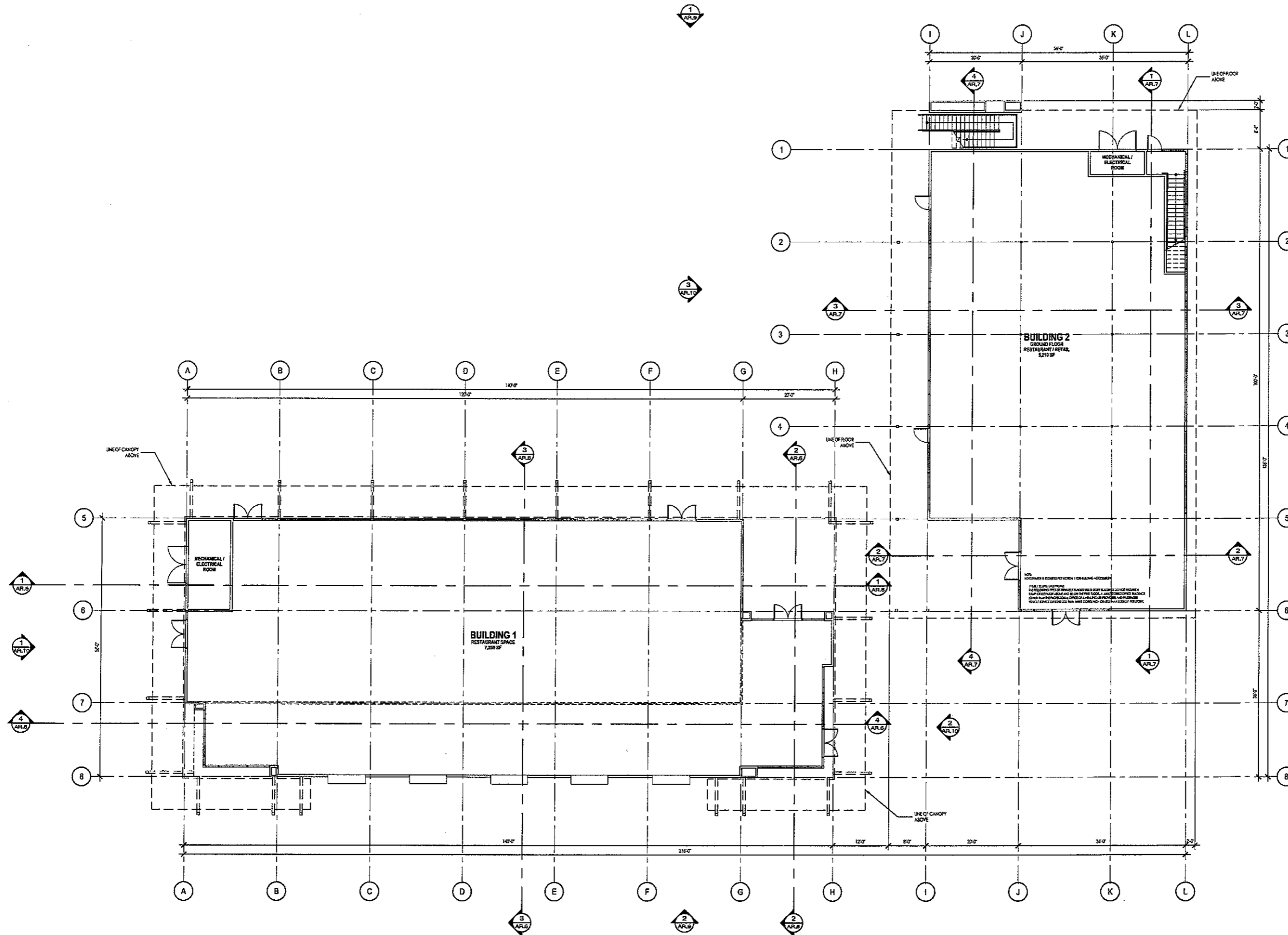
PARKING TABULATION

SENIOR LIVING	REQUIRED:	93 SPACES
	PROVIDED:	144 SPACES
RETAIL/COMMERCIAL/OFFICES	REQUIRED:	263 SPACES
	PROVIDED:	238 SPACES
TOTAL PARKING	REQUIRED:	356 SPACES
	PROVIDED:	382 SPACES

F.A.R.
 GROSS BUILDING AREA/GROSS SITE AREA = 171,120
 GSF/432,550 GSF = .40



OVERALL SITE PLAN SCALE: 1" = 30'-0" 1



RETAIL 1 & 2 - FIRST FLOOR PLAN SCALE: 1/8" = 1'-0" 1

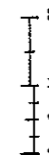


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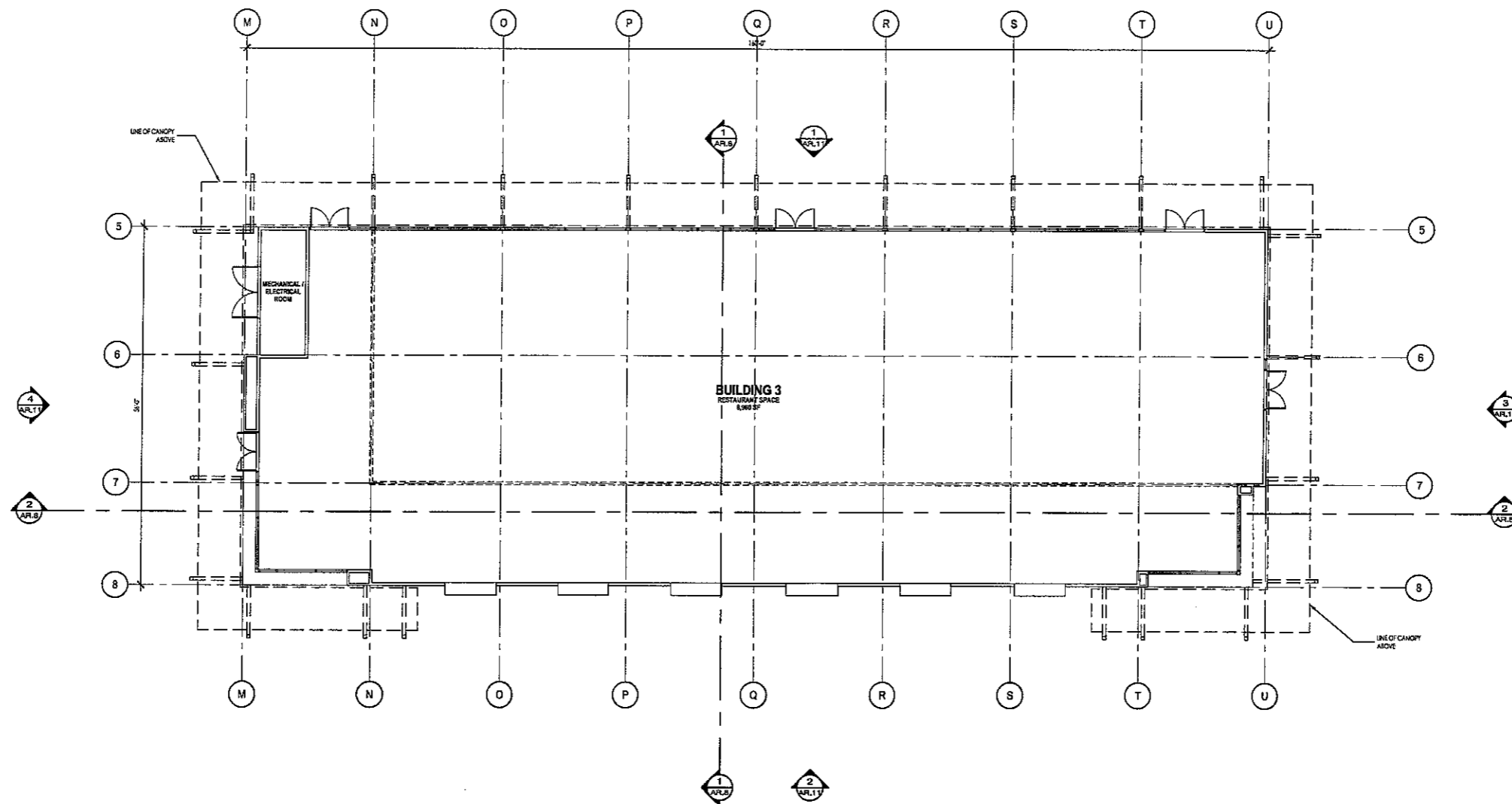
VIVANTE OF PALM SPRINGS

NEXUS COMPANIES



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AR.1



RETAIL 3 - GROUND FLOOR PLAN

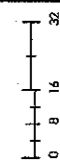
SCALE: 1/8" = 1'-0" 1



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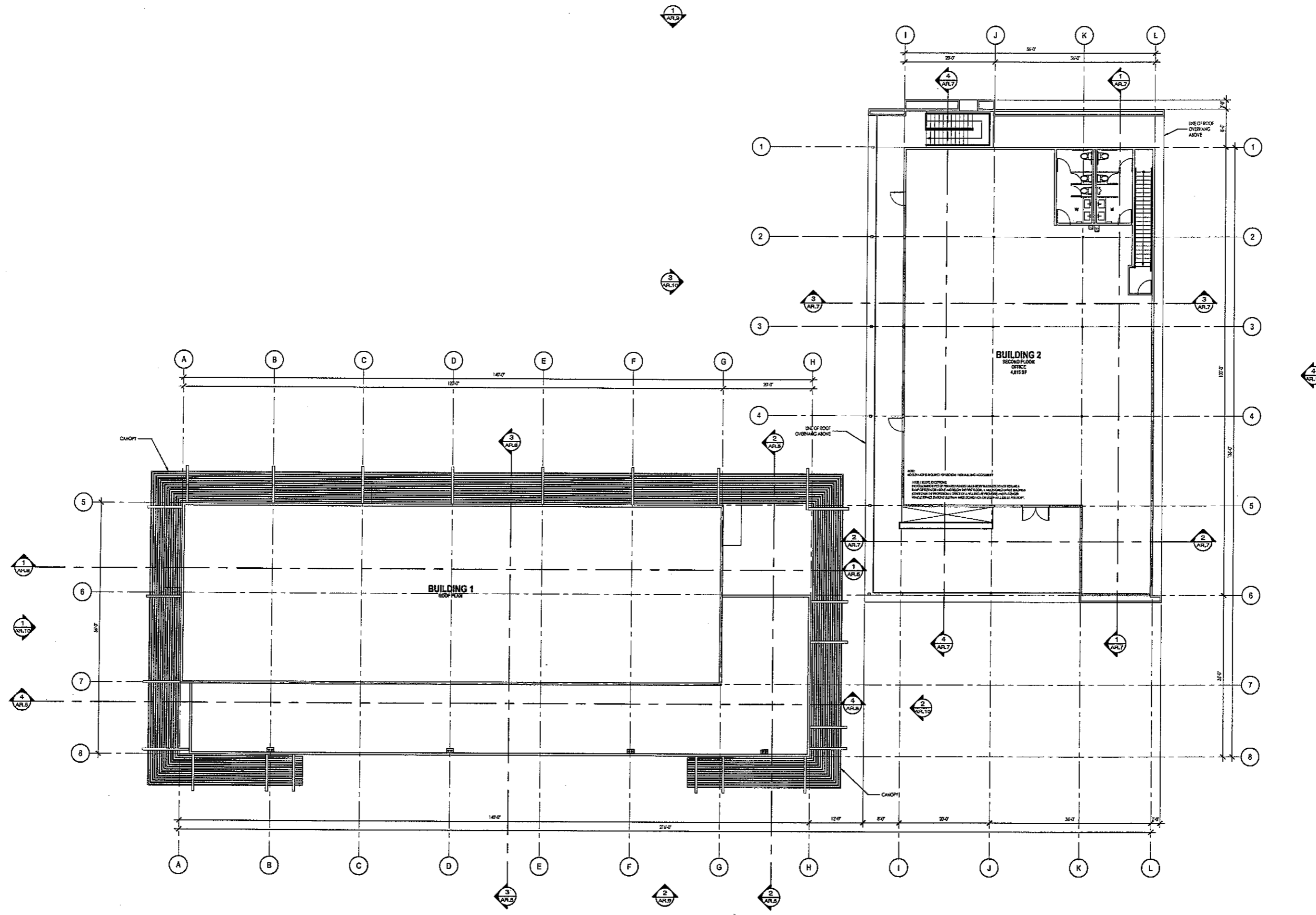
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VIVANTE OF PALM SPRINGS
 NEXUS COMPANIES

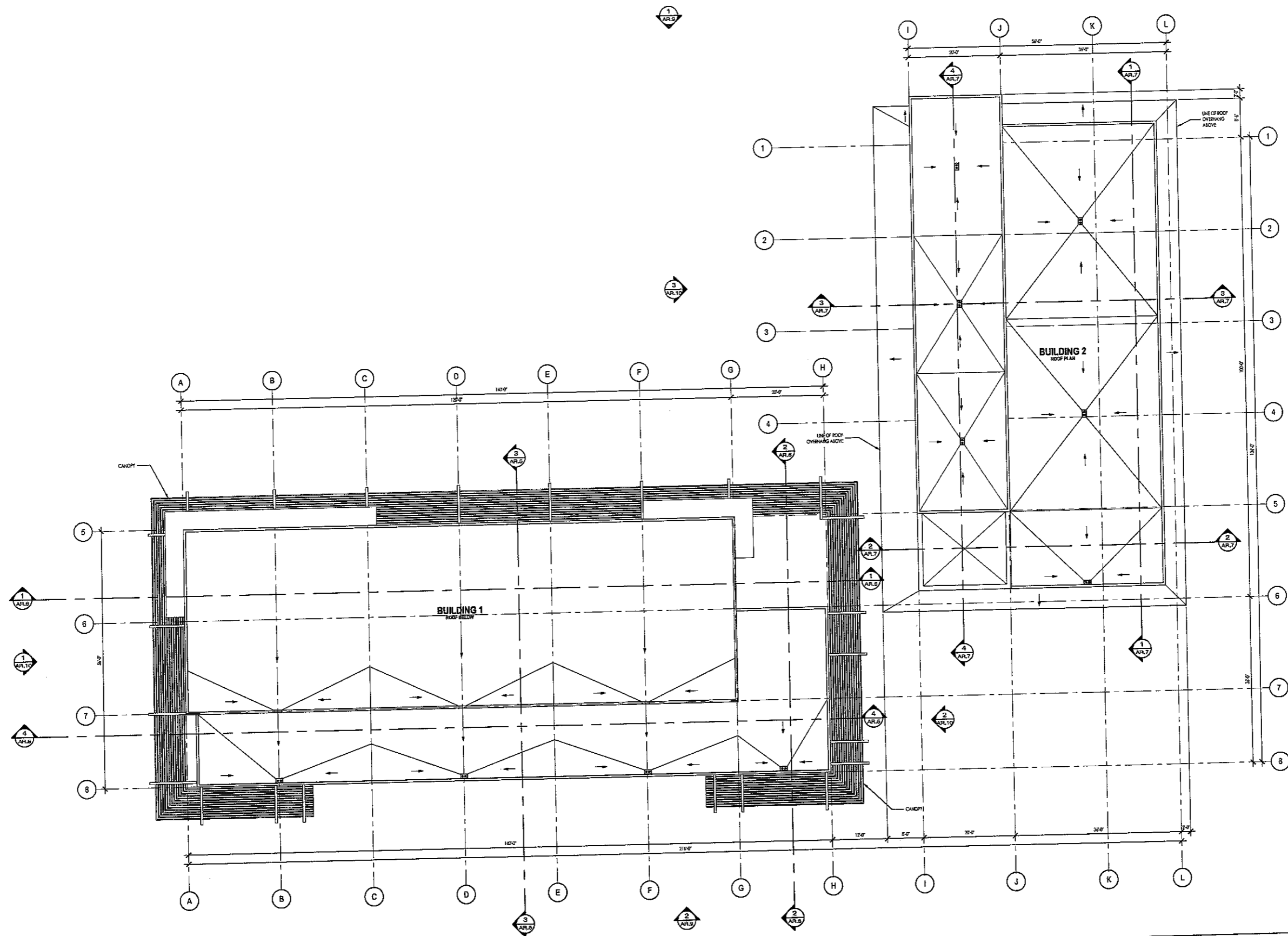


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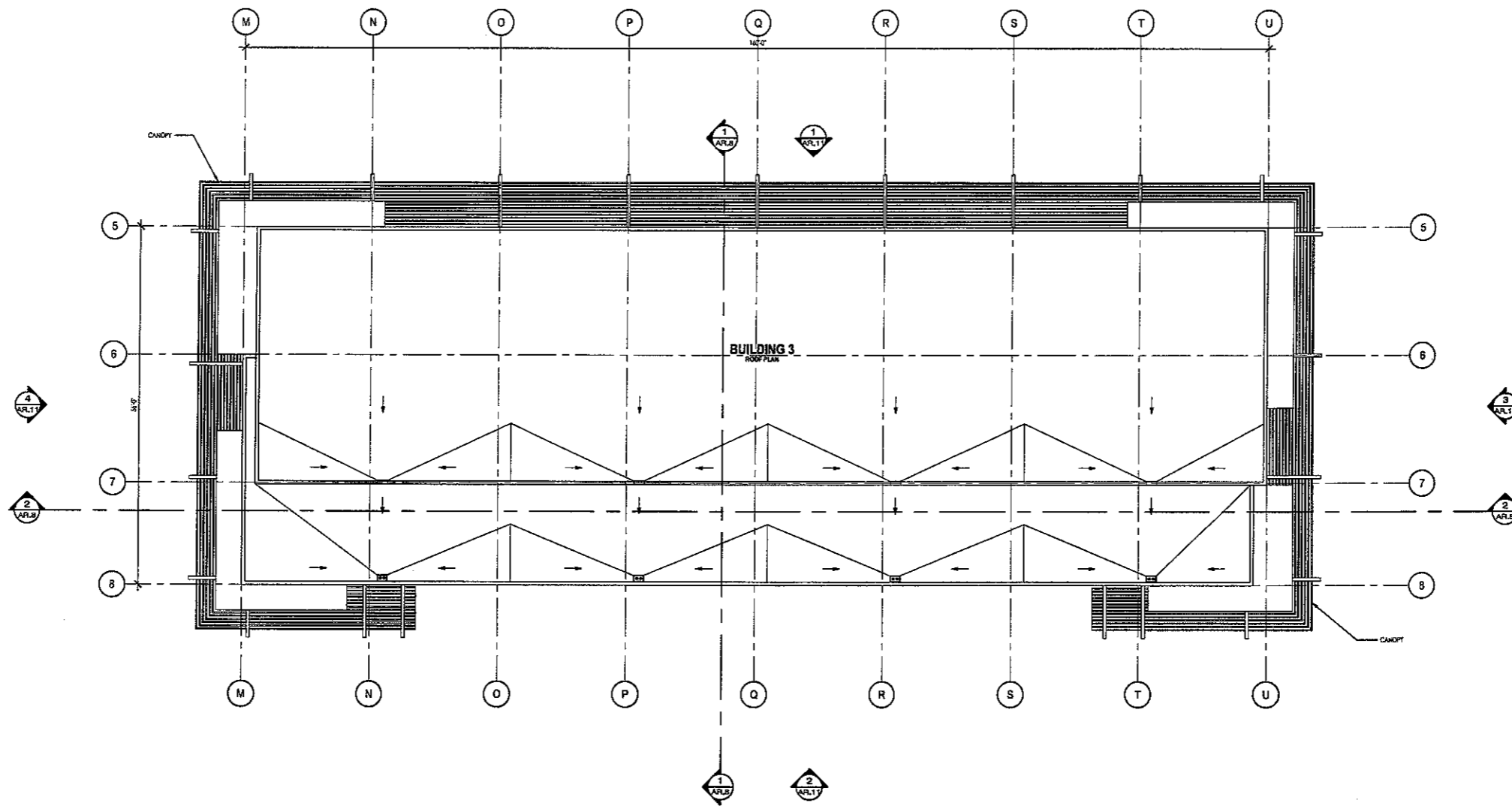
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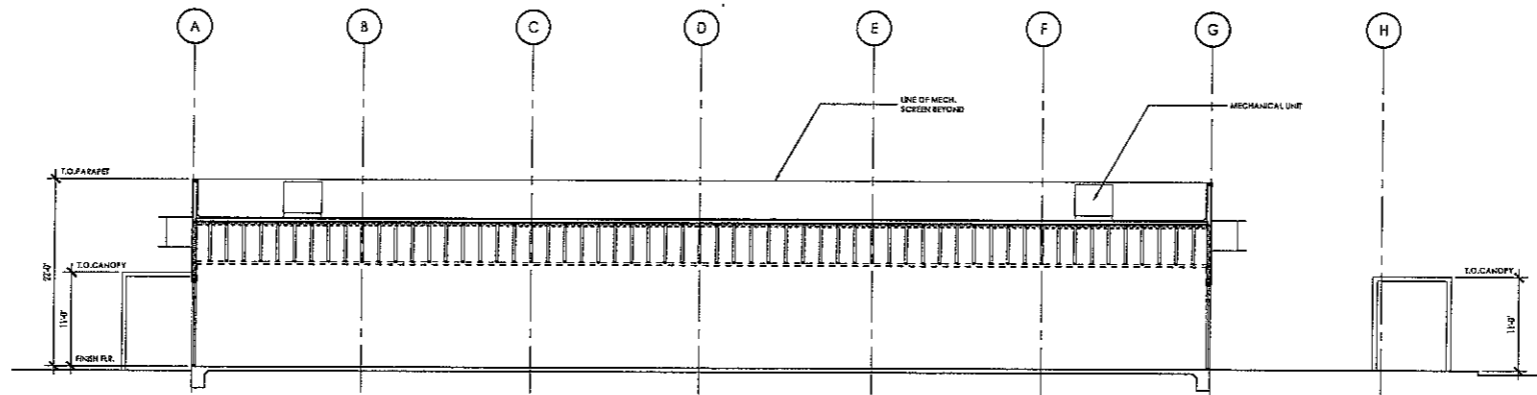
RETAIL 1 & 2 - ROOF & SECOND FLOOR PLAN
 SCALE: 1/8" = 1'-0" 1



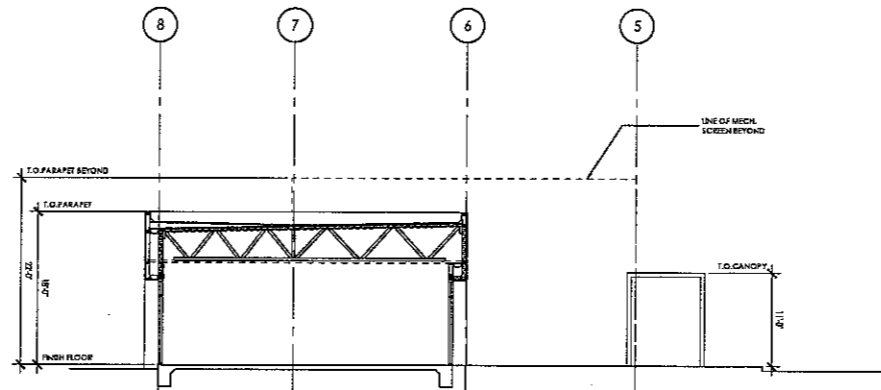
RETAIL 2 - ROOF PLAN SCALE: 1/8" = 1'-0" 1



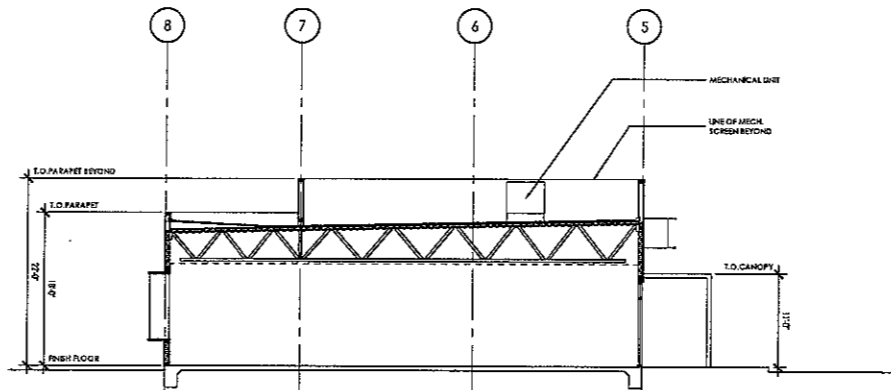
RETAIL 3 - ROOF PLAN SCALE: 1/8" = 1'-0" 1



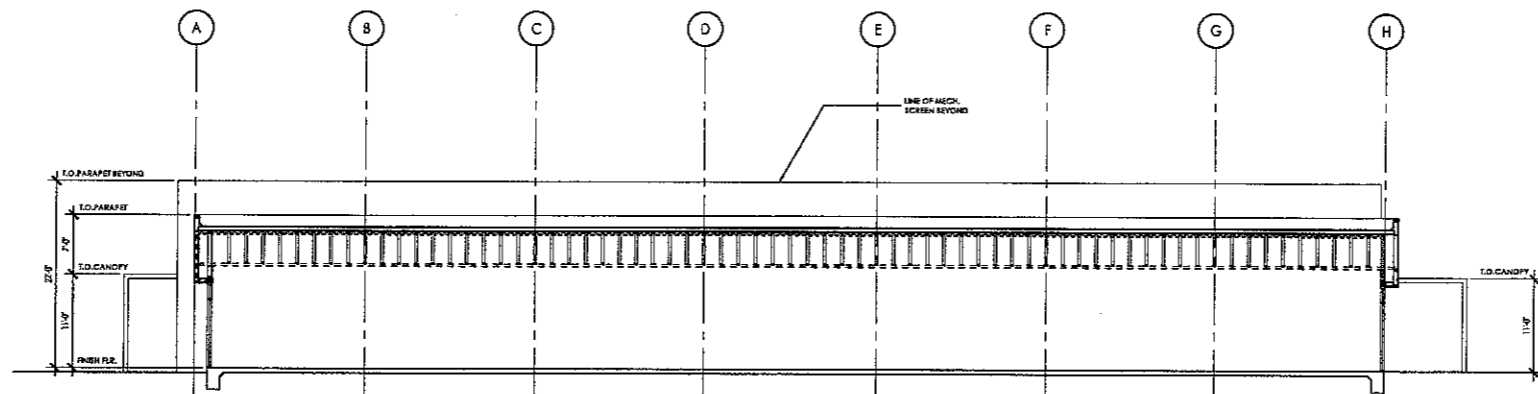
RETAIL 1 - BUILDING SECTION SCALE: 1/4" = 1'-0" 1



RETAIL 1 - BUILDING SECTION SCALE: 1/4" = 1'-0" 2



RETAIL 1 - BUILDING SECTION SCALE: 1/4" = 1'-0" 3

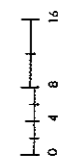


RETAIL 1 - BUILDING SECTION SCALE: 1/4" = 1'-0" 4



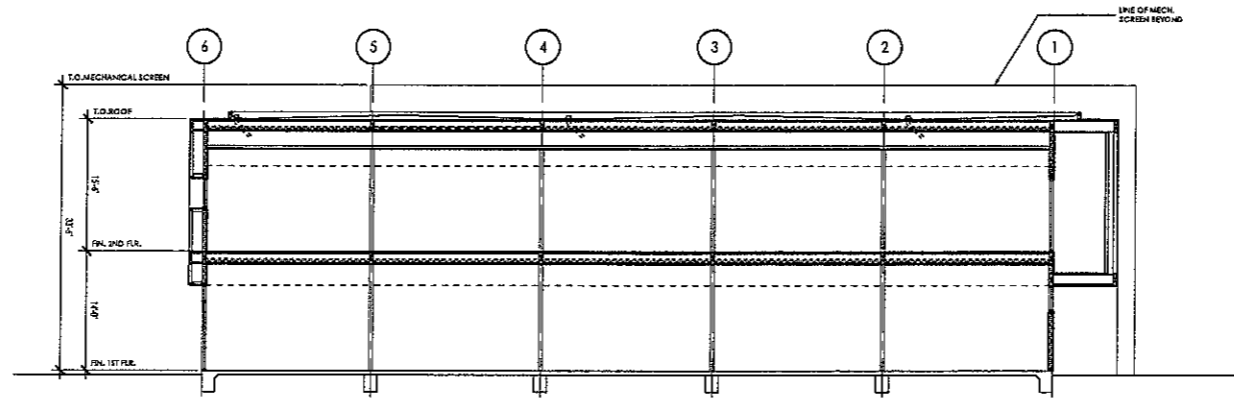
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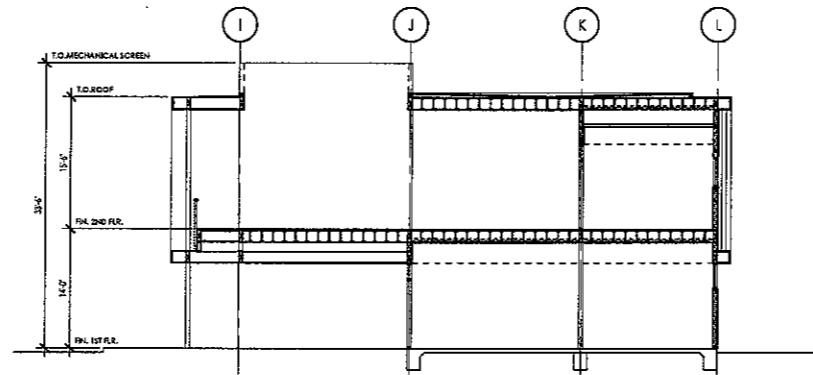


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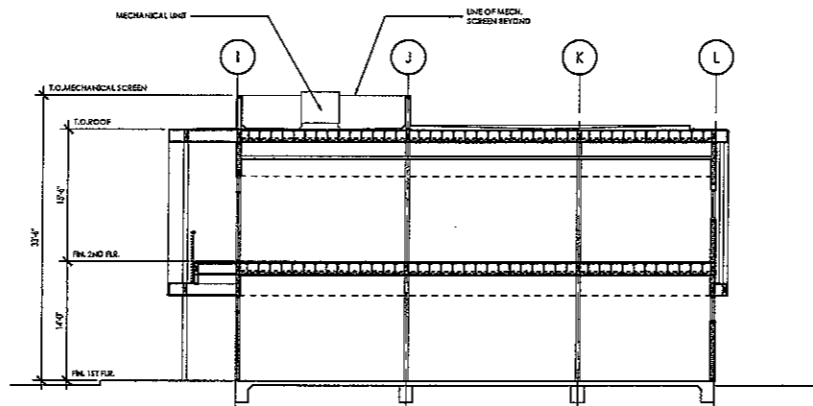
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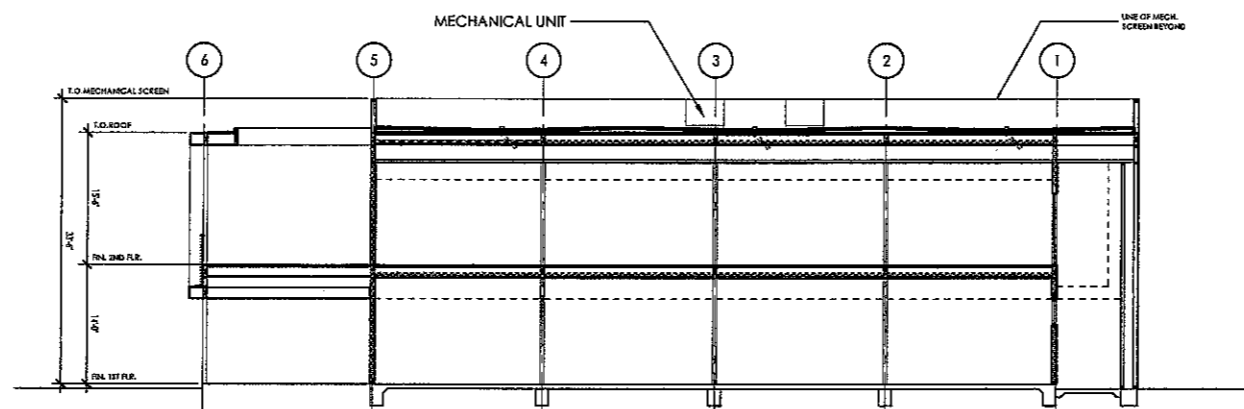
RETAIL 2 - BUILDING SECTION SCALE: 1/2" = 1'-0" 1



RETAIL 2 - BUILDING SECTION SCALE: 1/2" = 1'-0" 2



RETAIL 2 - BUILDING SECTION SCALE: 1/2" = 1'-0" 3

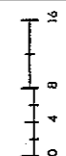


RETAIL 2 - BUILDING SECTION SCALE: 1/2" = 1'-0" 4



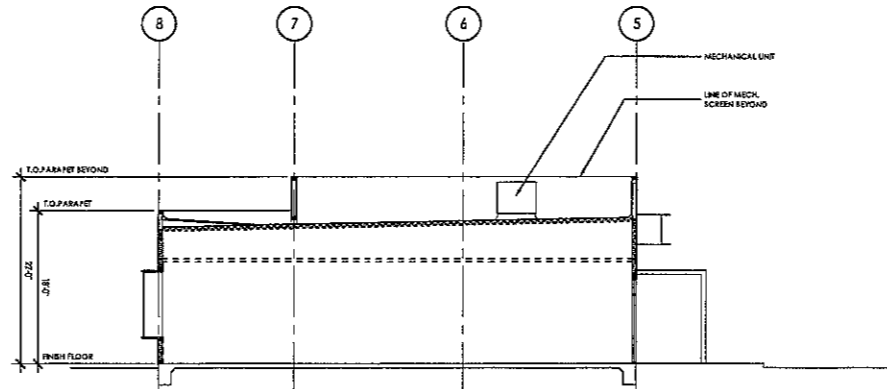
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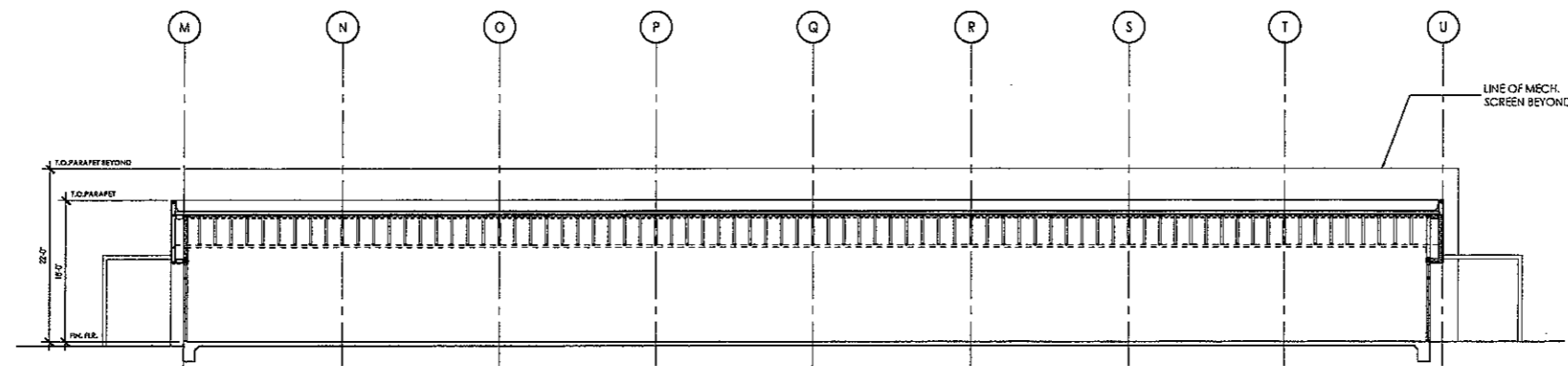
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 SHEET NUMBER:

AR.7



RETAIL 3 - BUILDING SECTION

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



RETAIL 3 - BUILDING SECTION

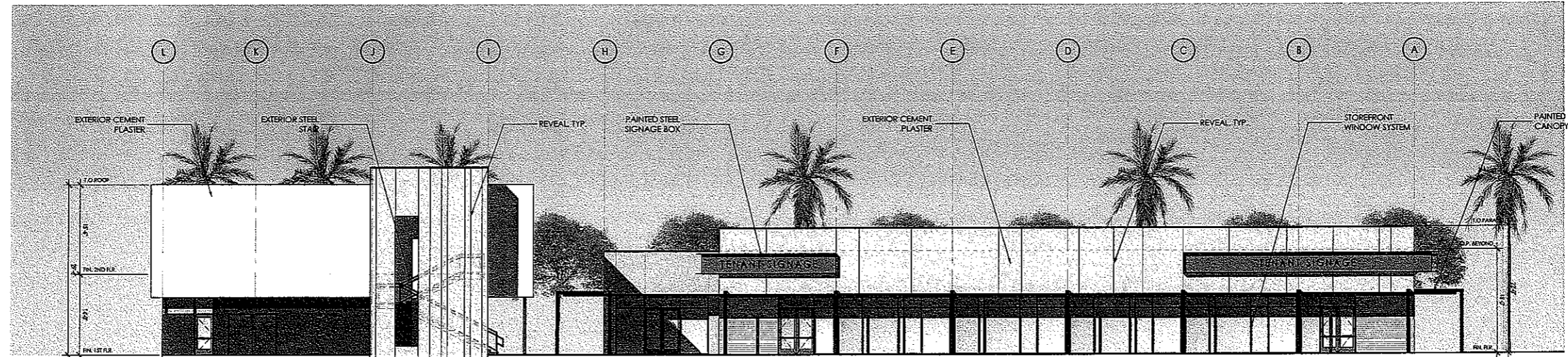
SCALE: 1/4" = 1'-0" 2



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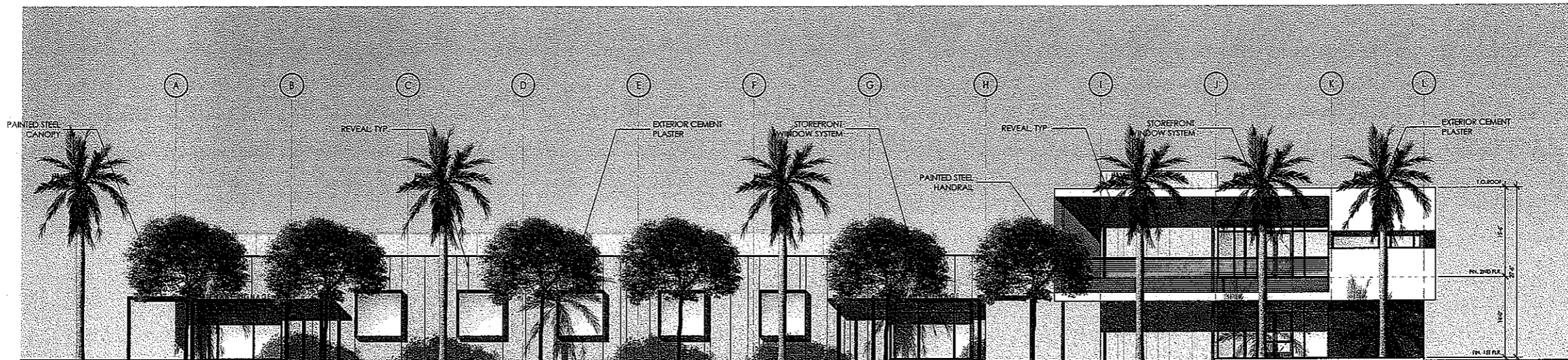
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 DATE: 7/11/12
 SHEET NUMBER: **AR.8**



RETAIL 1 & 2 - NORTH EXTERIOR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$ 1



RETAIL 1 & 2 - SOUTH EXTERIOR ELEVATION

SCALE: $\frac{1}{8}'' = 1'-0''$ 2



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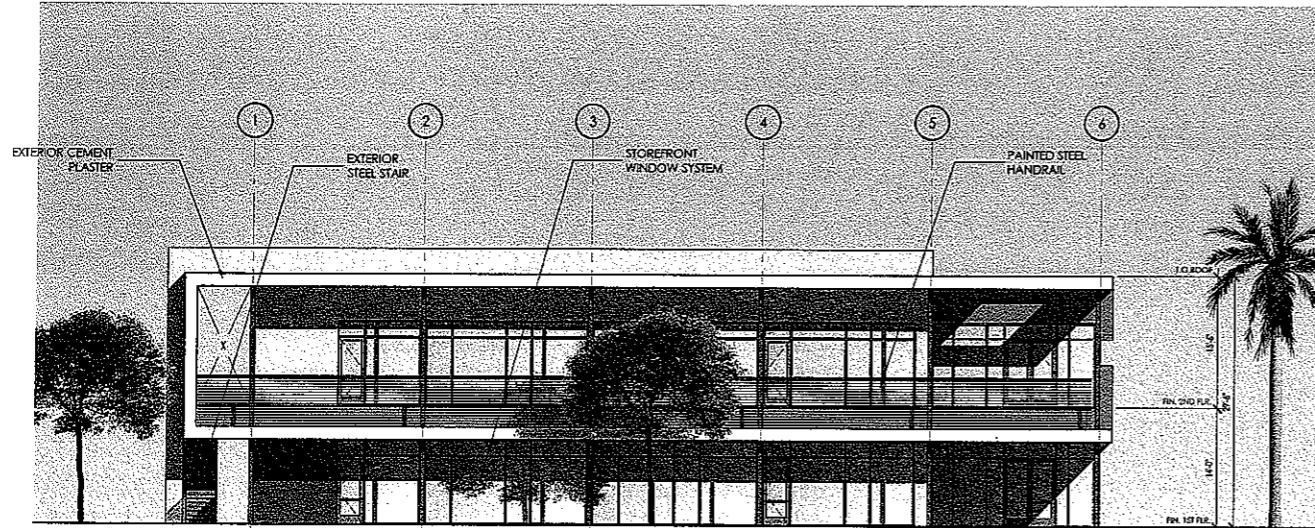
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VIVANTE OF PALM SPRINGS
 NEXUS COMPANIES



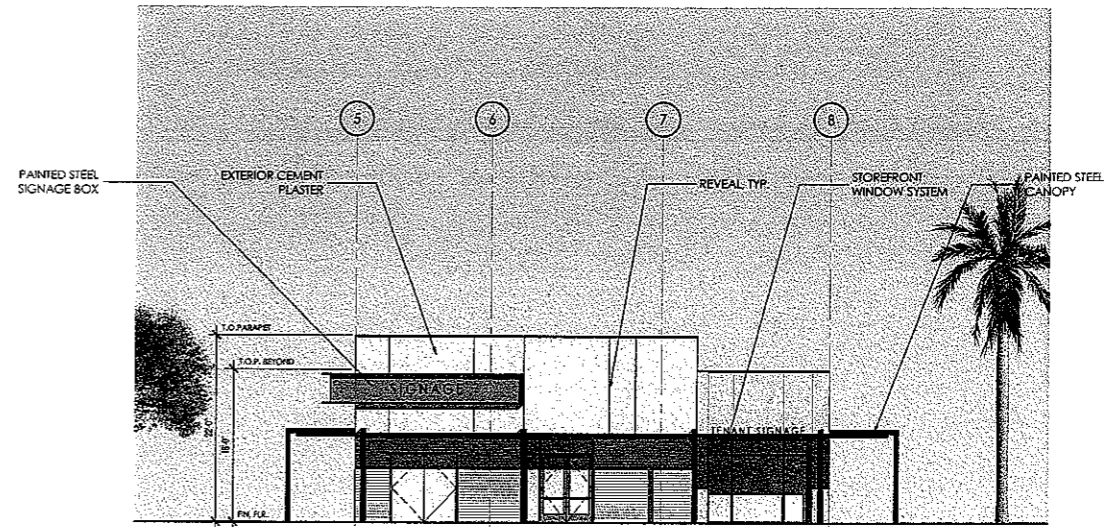
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 DATE: 2/11/12
 SHEET NUMBER:

AR.9



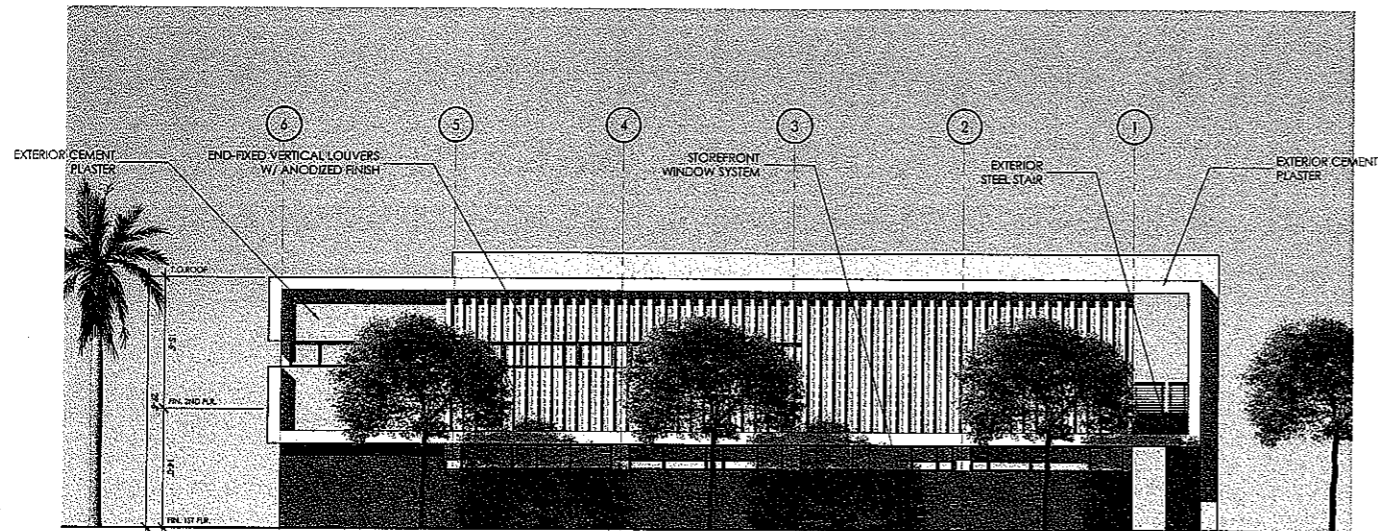
RETAIL 2 - WEST EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$ 3



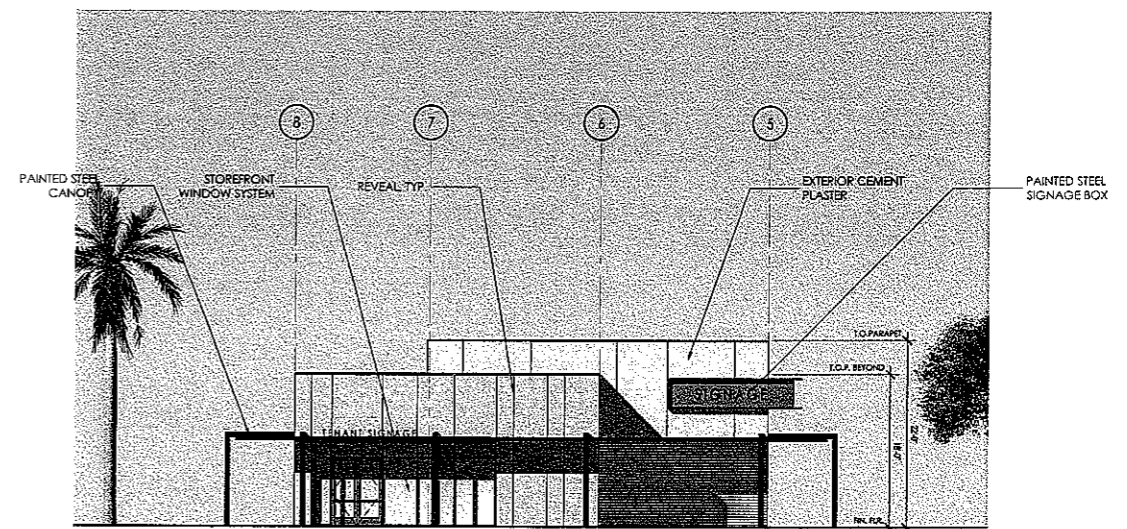
RETAIL 1 - WEST EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$ 1



RETAIL 2 - EAST EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$ 4



RETAIL 1 - EAST EXTERIOR ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$ 2

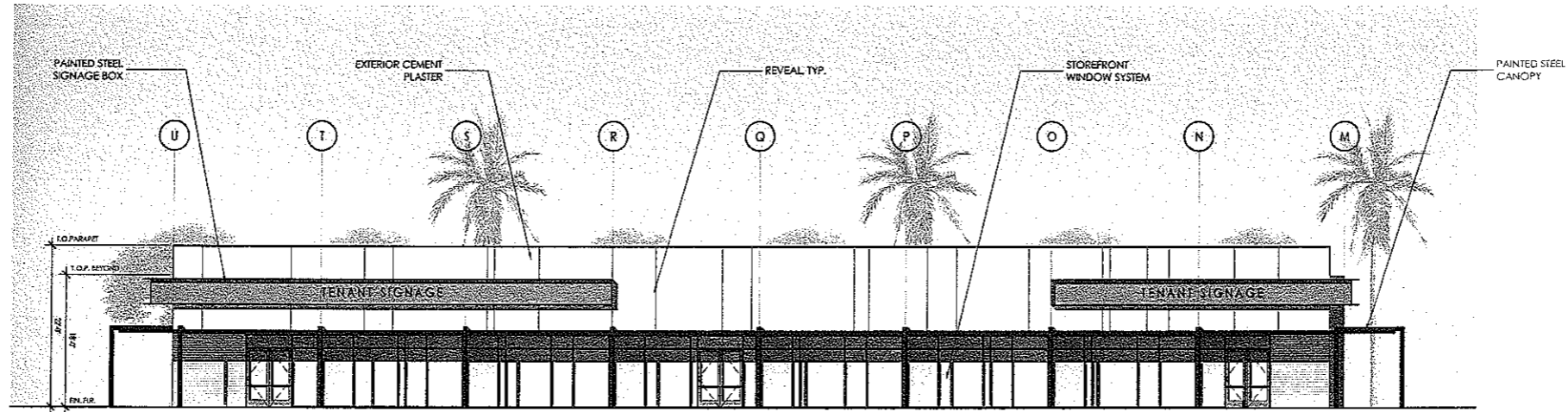


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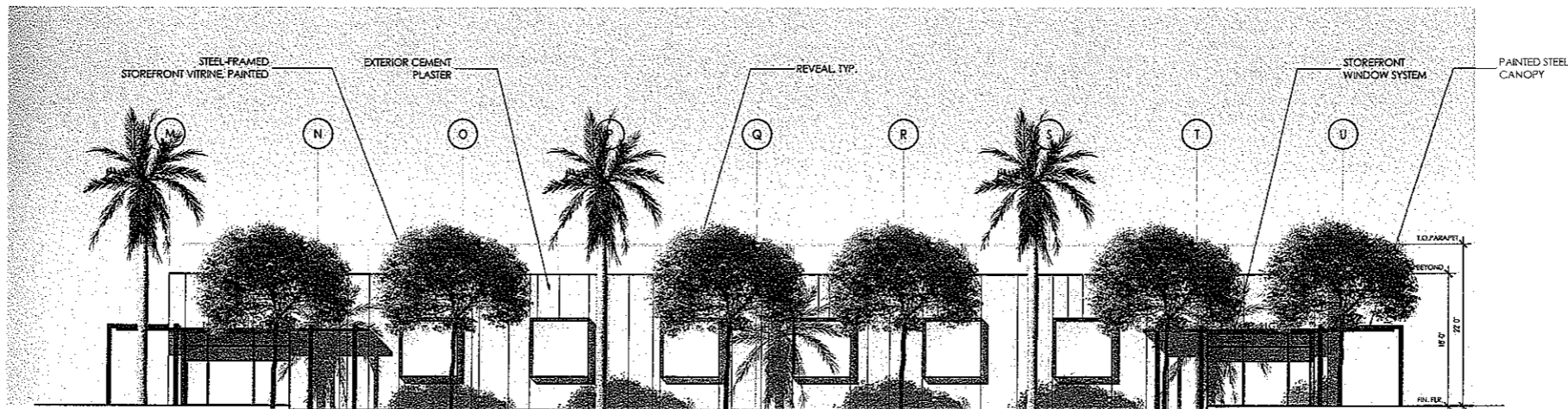
VIVANTE OF PALM SPRINGS
 NEXUS COMPANIES

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 DATE: 7/17/12
 SHEET NUMBER: AR.10



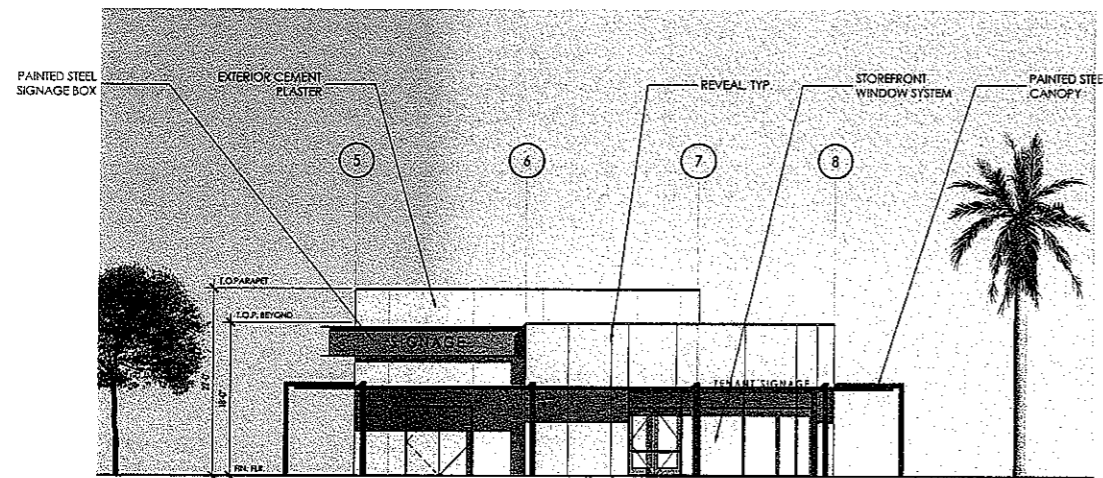
RETAIL 3 - NORTH EXTERIOR ELEVATION

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



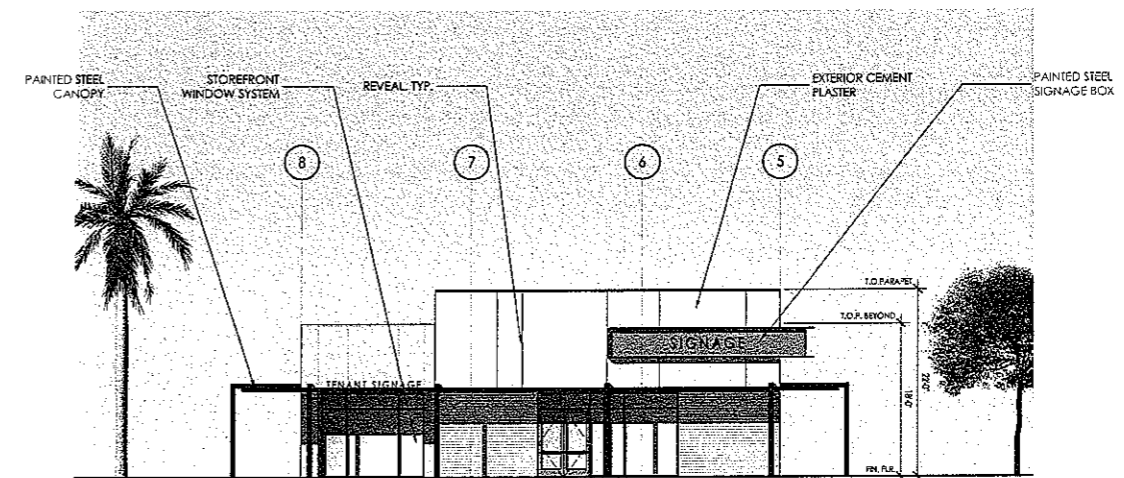
RETAIL 3 - SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 2



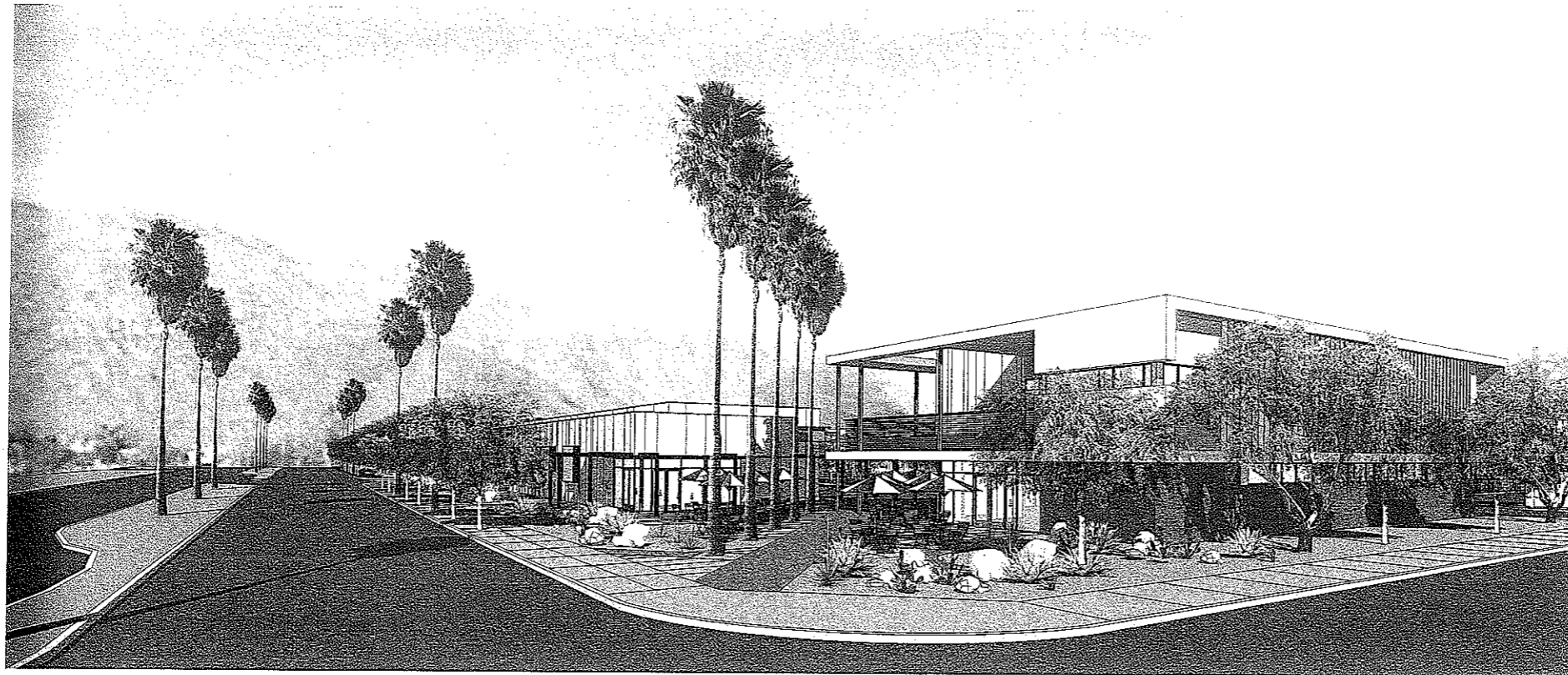
RETAIL 3 - WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 4

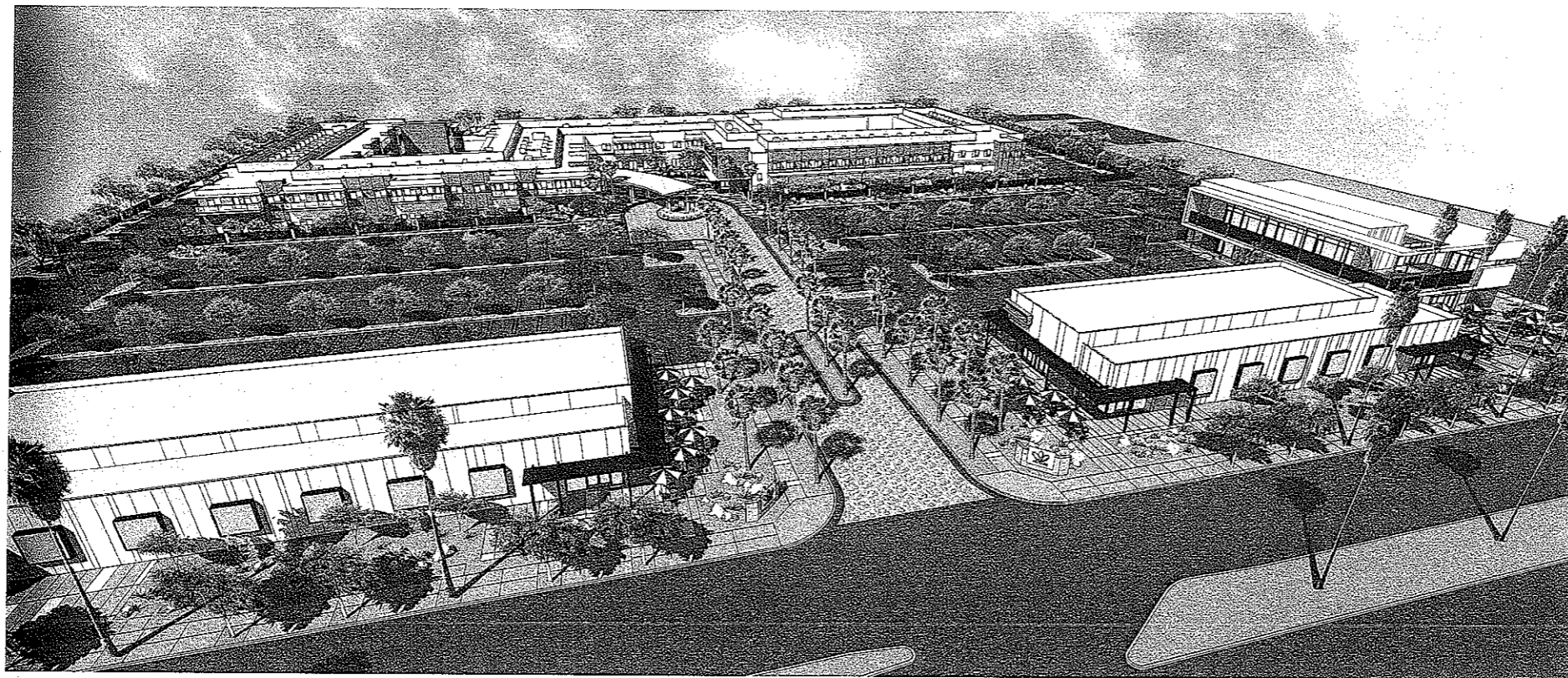


RETAIL 3 - EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0" 3

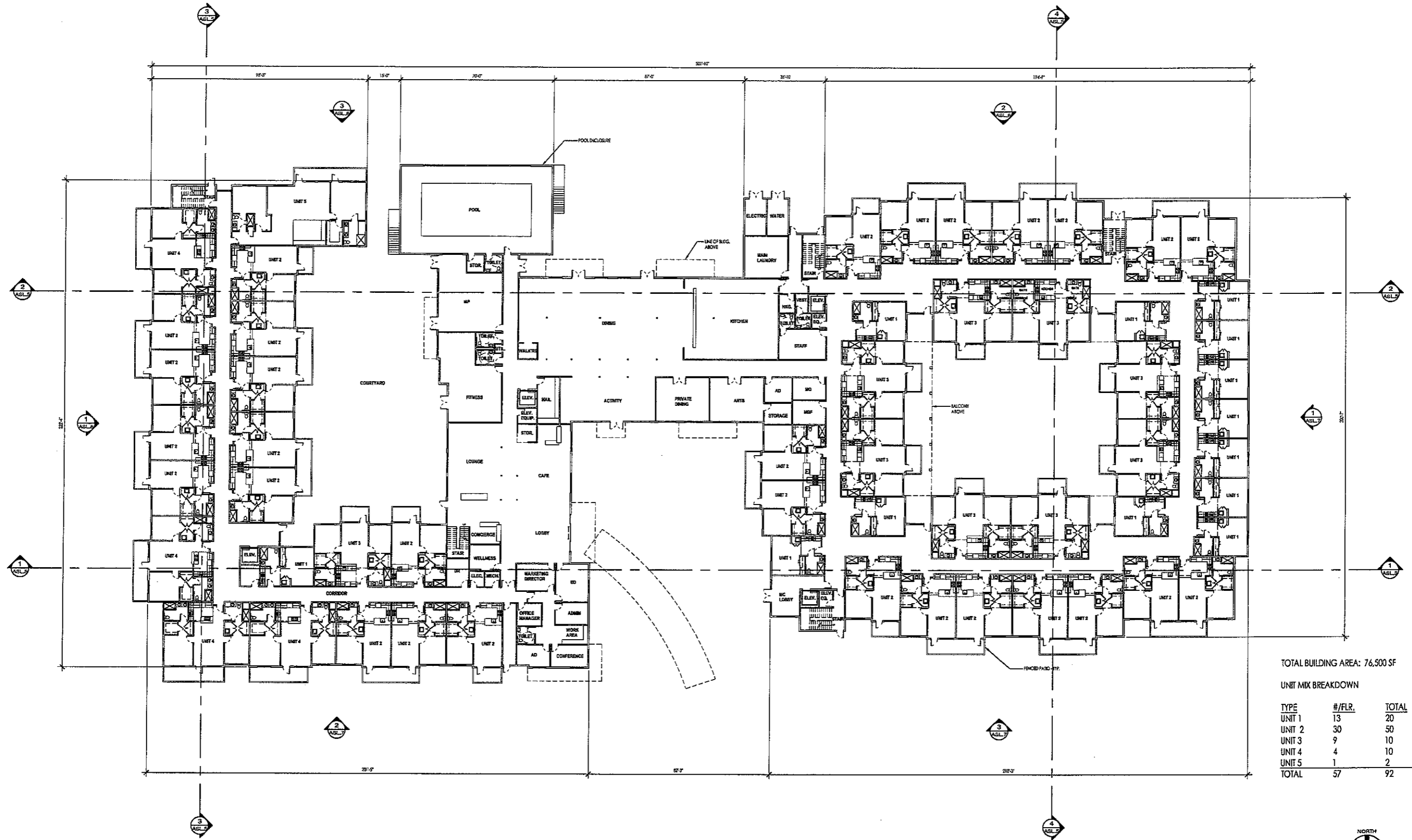


E. TAHQUITZ CANYON WAY - SOUTHEAST CORNER PERSPECTIVE



E. TAHQUITZ CANYON WAY - BIRD'S EYE MAIN ENTRY PERSPECTIVE



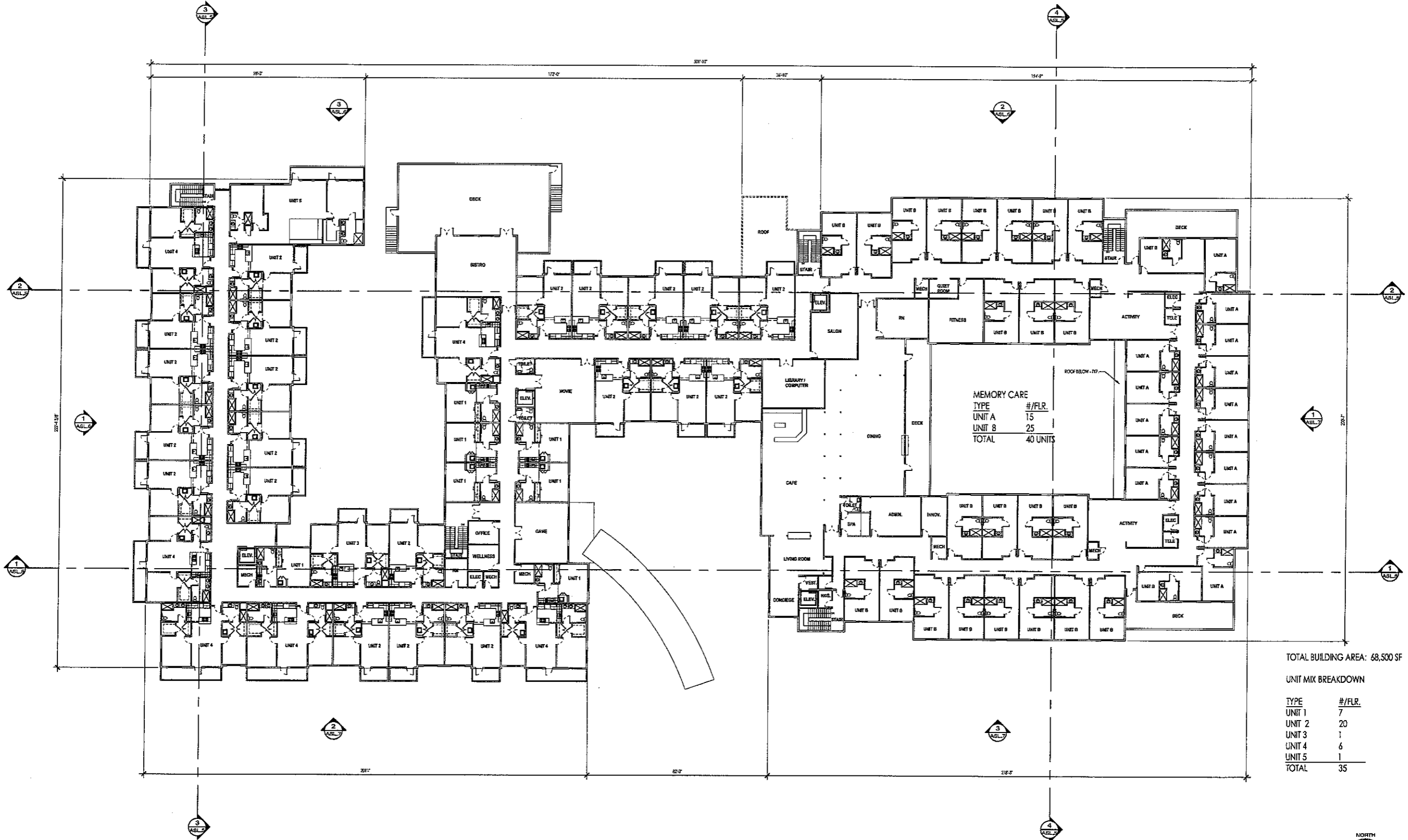


TOTAL BUILDING AREA: 76,500 SF

UNIT MIX BREAKDOWN

TYPE	#/FLR.	TOTAL
UNIT 1	13	20
UNIT 2	30	50
UNIT 3	9	10
UNIT 4	4	10
UNIT 5	1	2
TOTAL	57	92





MEMORY CARE

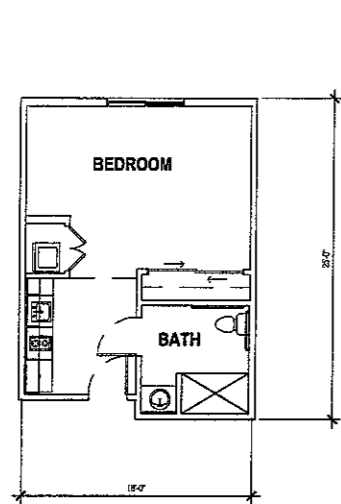
TYPE	#/FLR.
UNIT A	15
UNIT B	25
TOTAL	40 UNITS

TOTAL BUILDING AREA: 68,500 SF

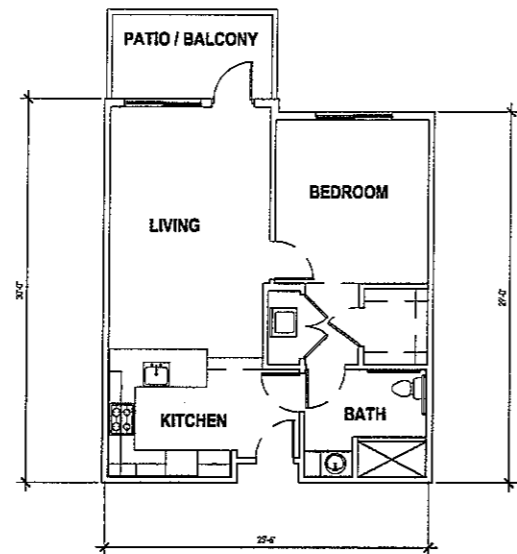
UNIT MIX BREAKDOWN

TYPE	#/FLR.
UNIT 1	7
UNIT 2	20
UNIT 3	1
UNIT 4	6
UNIT 5	1
TOTAL	35

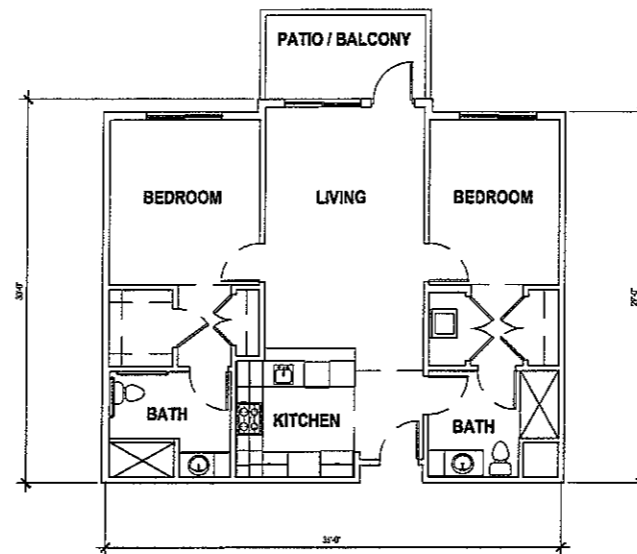




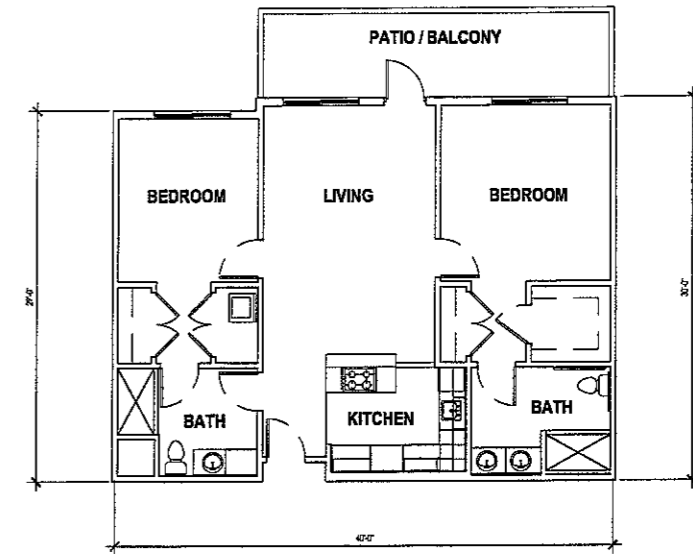
UNIT 1
450 SF
20 UNITS



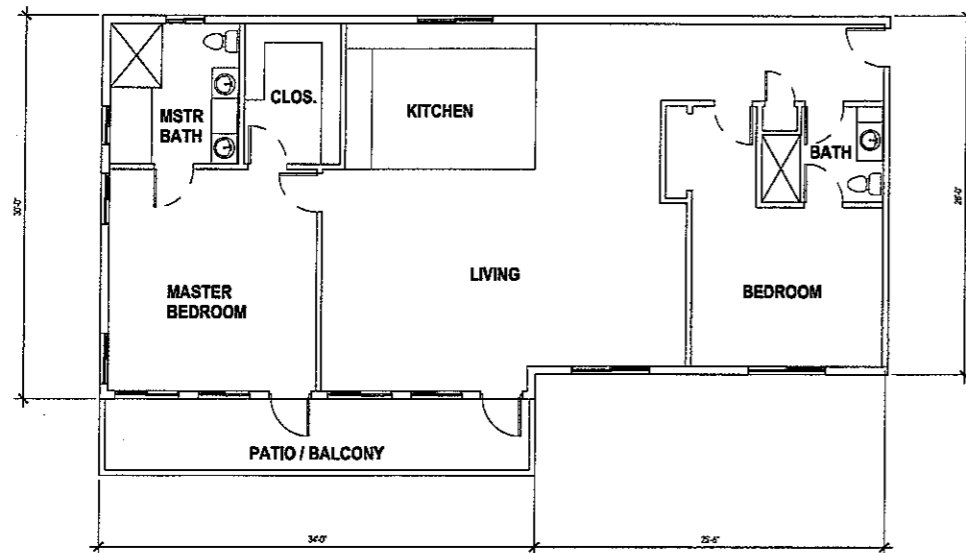
UNIT 2
746 SF
50 UNITS



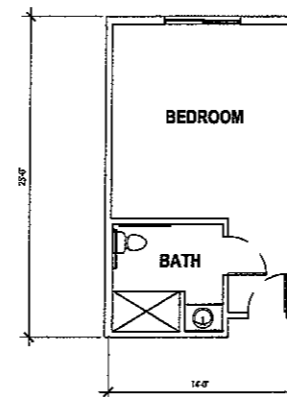
UNIT 3
1,042 SF
10 UNITS



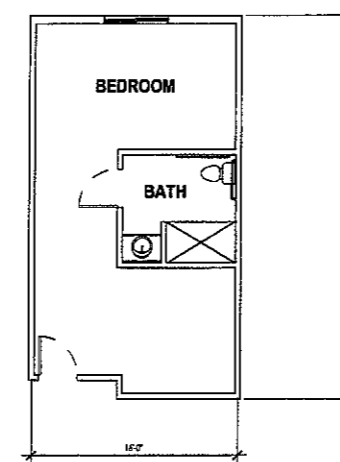
UNIT 4
1,189 SF
10 UNITS



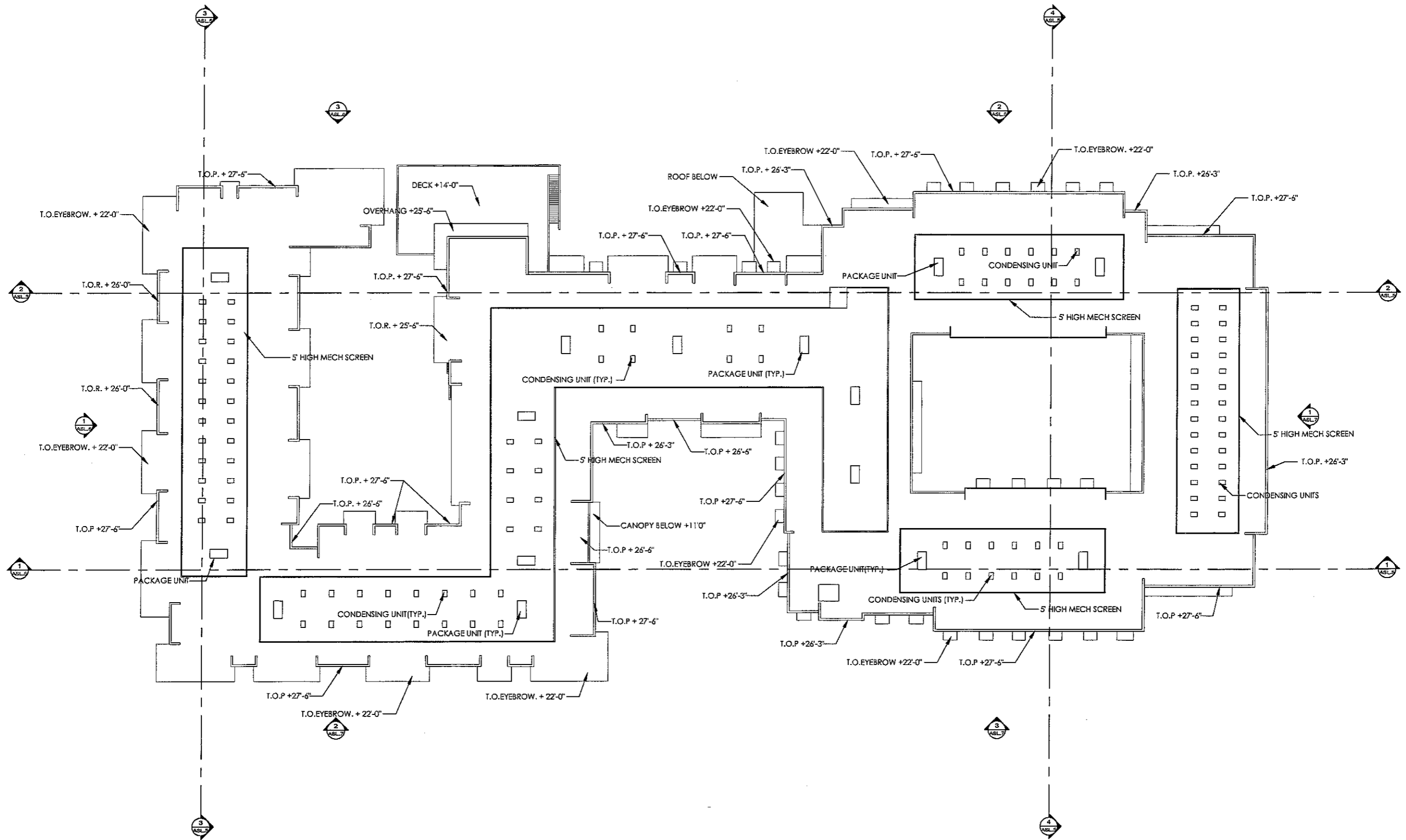
UNIT 5
1,766 SF
2 UNITS

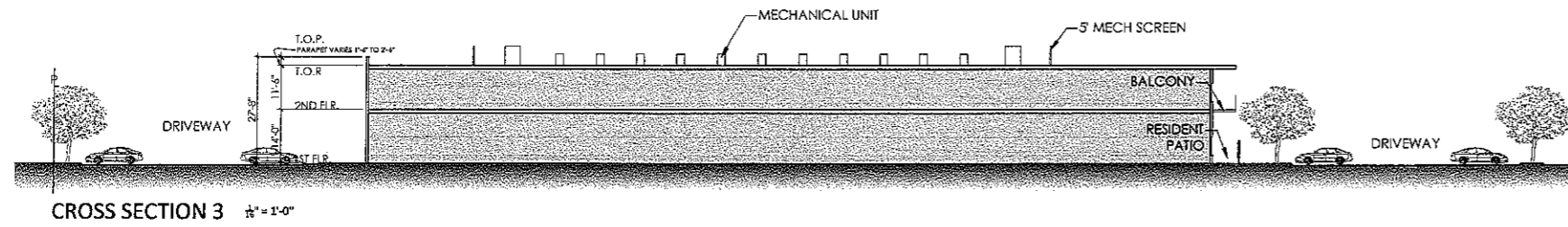
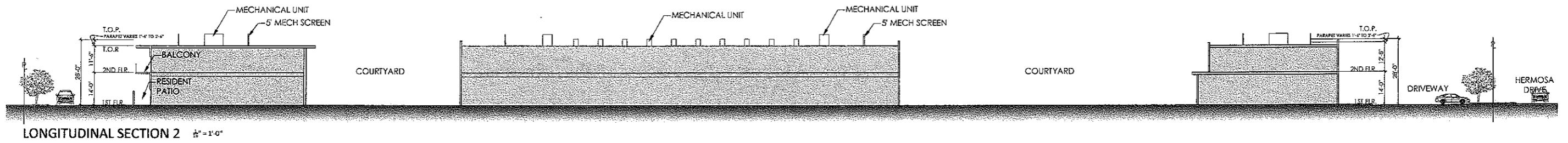
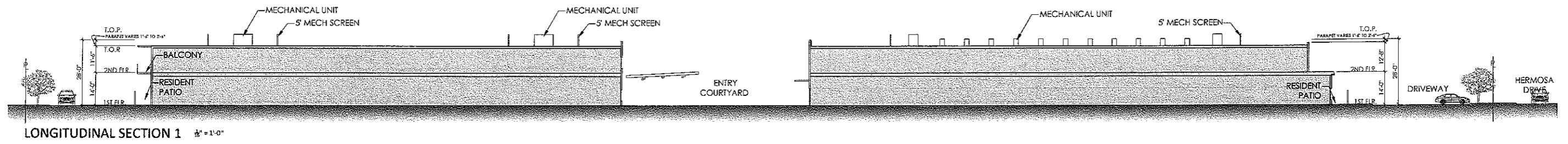


MC UNIT A
350 SF
15 UNITS

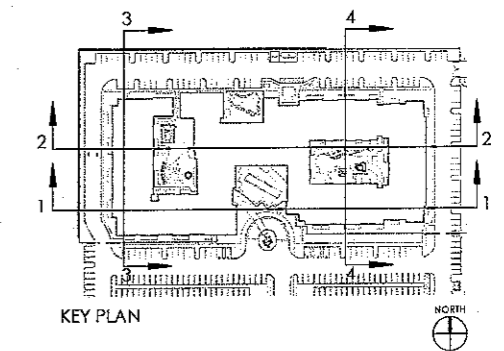
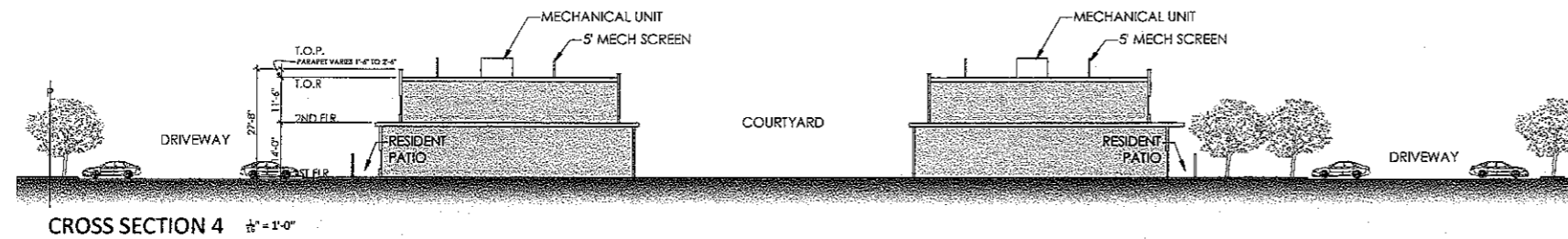


MC UNIT B
480 SF
25 UNITS





CARPORT CANOPY

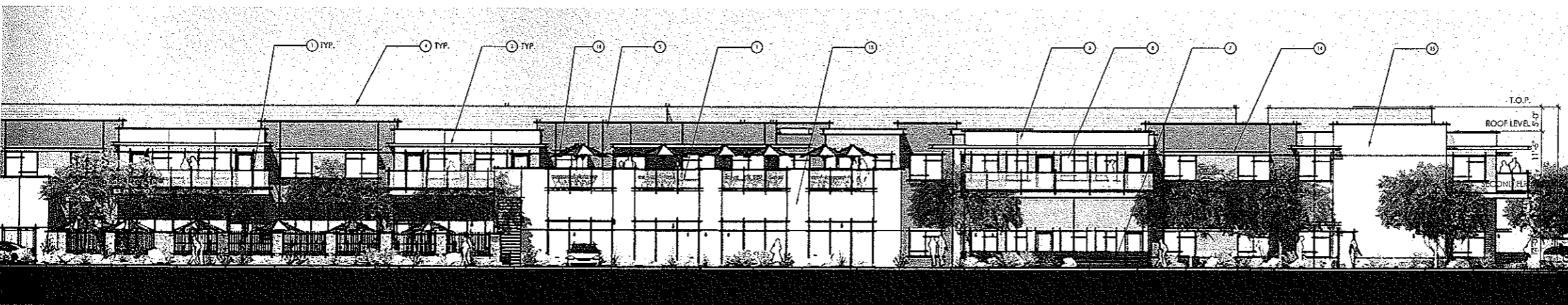




WEST ELEVATION #1 1/8" = 1'-0"



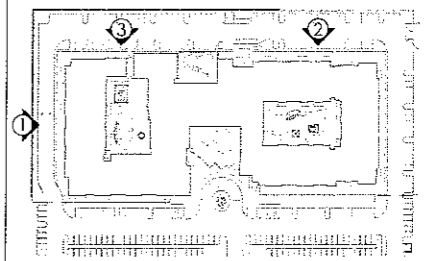
NORTH ELEVATION #2 1/8" = 1'-0"



NORTH ELEVATION CONT. #3 1/8" = 1'-0"

ELEVATION KEYNOTES

- ① CLR GLASS BALCONY RAILING W/ ANODIZED ALUM FRAME FINISH
- ② METAL FASCIA AT OVERHANG: COLOR FRAZEE FOPFISH 2855D
- ③ EXTERIOR SMOOTH PLASTER: COLOR FRAZEE WATER BASIN 3211W
- ④ MECHANICAL SCREEN: HORIZONTAL RIBBED MTL. PNL: COLOR FRAZEE CAPRICORN 3233M
- ⑤ EXTERIOR SMOOTH PLASTER: COLOR FRAZEE GLUTED 2853M
- ⑥ TILE: PORCELANOSA 6" x 24" WOOD GRAIN TILE BLOCK FRASSIMO
- ⑦ 3" GREEN SCREEN
- ⑧ ALUM ANODIZED WINDOW FRAMES SILVER METALLIC
- ⑨ CLEAR GLASS SECURITY SCREEN #8 AFF @ BALCONY
- ⑩ ENTRY CANOPY: BASE COLUMNS CANTERA STONE 12" X 24" COQUINA CANOPY: STANDING SEAM METAL ROOF AND METAL FASCIA: COLOR: FRAZEE FOPFISH 2855D
- ⑪ STONE VENEER WAINSCOT: SEPULVEDA BUILDING PRODUCTS WHITE QUARTZEE 624PF-WQ 6" X 24" PANEL SIZE
- ⑫ CONTINUOUS OVERHANG WHERE SECOND FLOOR STEPS BACK OVER METAL FASCIA OVERHANG COLOR FRAZEE FOPFISH 2855D
- ⑬ BALCONY RAILING: TRANSLUCENT GLASS W/ ALUM ANODIZED SILVER FRAME
- ⑭ 3" PROJECTED ALUM SHADING DEVICE
- ⑮ EXTERIOR SMOOTH PLASTER: COLOR FRAZEE PAVLOVA CL2801W



KEY PLAN



SENIOR LIVING - EXTERIOR ELEVATIONS

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



115 twenty second street
newport beach, california 92663
p. 949.675.6442 f. 949.675.4543
hplarchitecture.com

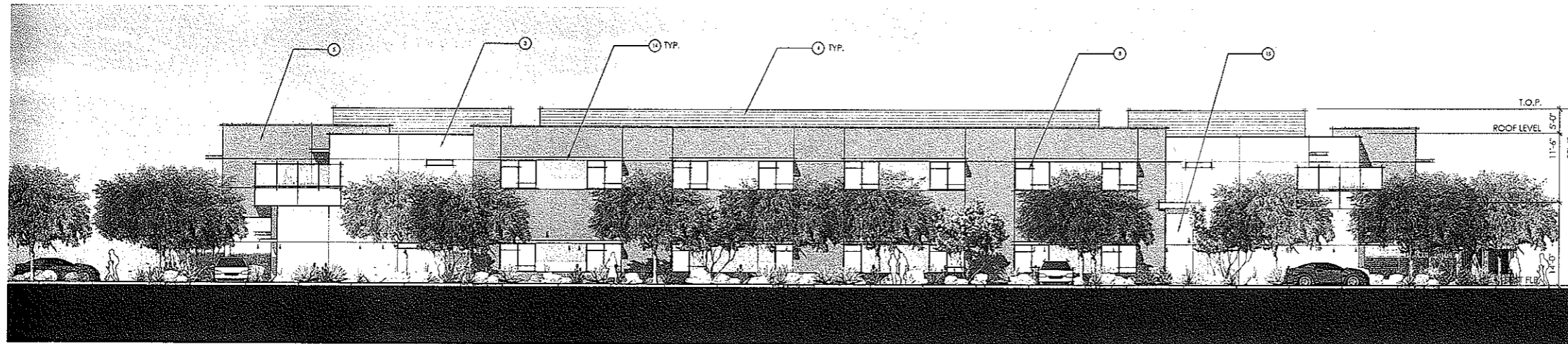
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VIVANTE OF PALM SPRINGS
NEXUS COMPANIES

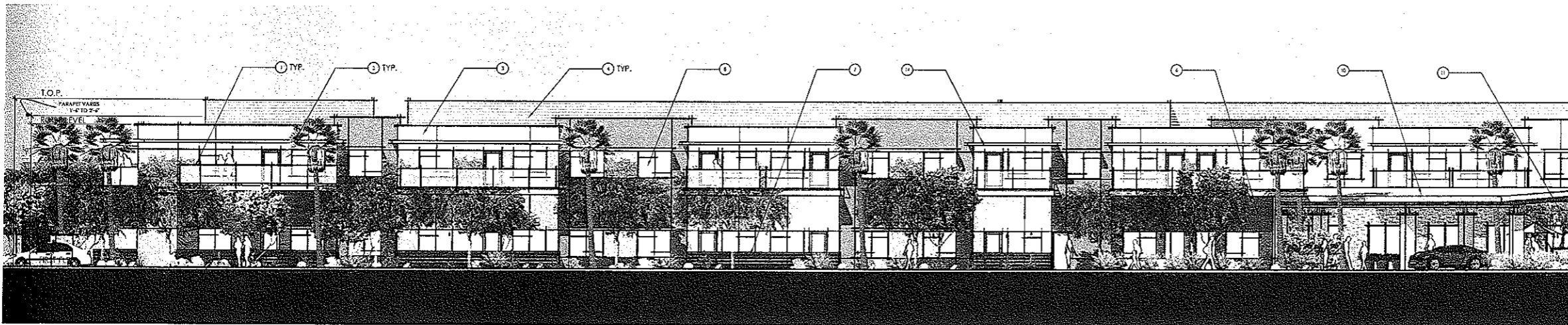


APPROVED BY: _____
DATE: 11/21/11
SHEET NUMBER:

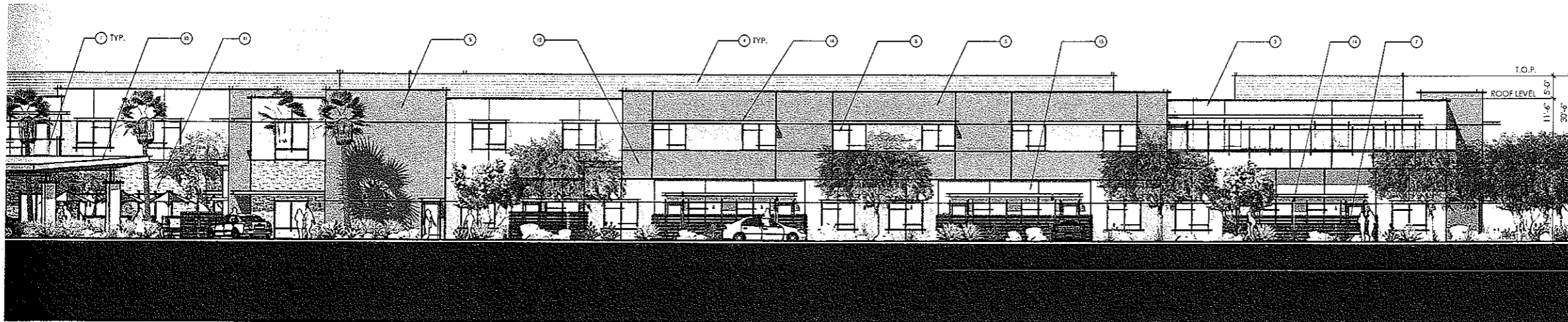
ASL.6



EAST ELEVATION #1 1/2" = 1'-0"



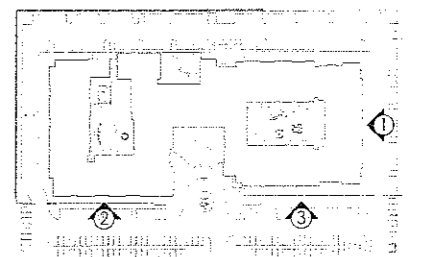
SOUTH ELEVATION #2 1/2" = 1'-0"



SOUTH ELEVATION CONT. #3 1/2" = 1'-0"

ELEVATION KEYNOTES

- 1 CLR GLASS BALCONY RAILING W/ ANODIZED ALUM. FRAME FINISH
- 2 METAL FASCIA AT OVERHANG: COLOR FRAZEE POPPISH 2855D
- 3 EXTERIOR SMOOTH PLASTER: COLOR FRAZEE WATER BASKIN 3231V
- 4 MECHANICAL SCREEN: HORIZONTAL #8883 MBL. PNL.: COLOR FRAZEE DARK CORN 3233W
- 5 EXTERIOR SMOOTH PLASTER: COLOR FRAZEE SHUTTED 2850A
- 6 TILE: PORCELANAZO 6" X 24" WOOD GRAIN TILE BLOCK FRASIND
- 7 3 GREEN SCREEN
- 8 ALUM ANODIZED WINDOW FRAMES SEVER MFTA: LIC
- 9 CLEAR GLASS SECURITY SCREEN - 6" AFF 8" BALCONY ENTRY CANOPY: BASE: COLUMNS CANTERA STONE 12" X 24" COQUINA
- 10 CANOPY: STANDING SEAM METAL ROOF AND METAL FASCIA: COLOR: FRAZEE POPPISH 2855D
- 11 STONE VENER WAINSCOT: SEPULVEDA BUILDING PRODUCTS WHITE QUARTZITE 624PF-WQ 6" X 24" PANEL SIZE
- 12 CONTINUOUS OVERHANG WHERE SECOND FLOOR STEPS BACK OVER METAL FASCIA OVERHANG: COLOR FRAZEE POPPISH 2855D
- 13 BALCONY RAILING: TRANSLUCENT GLASS W/ ALUM ANODIZED SILVER FRAME
- 14 3 PROJECTED ALUM SHADING DEVICE
- 15 EXTERIOR SMOOTH PLASTER: COLOR FRAZEE PAVLOVA CL3801W



KEY PLAN



SENIOR LIVING - EXTERIOR ELEVATIONS

SCALE: 1/2" = 1'-0" 1

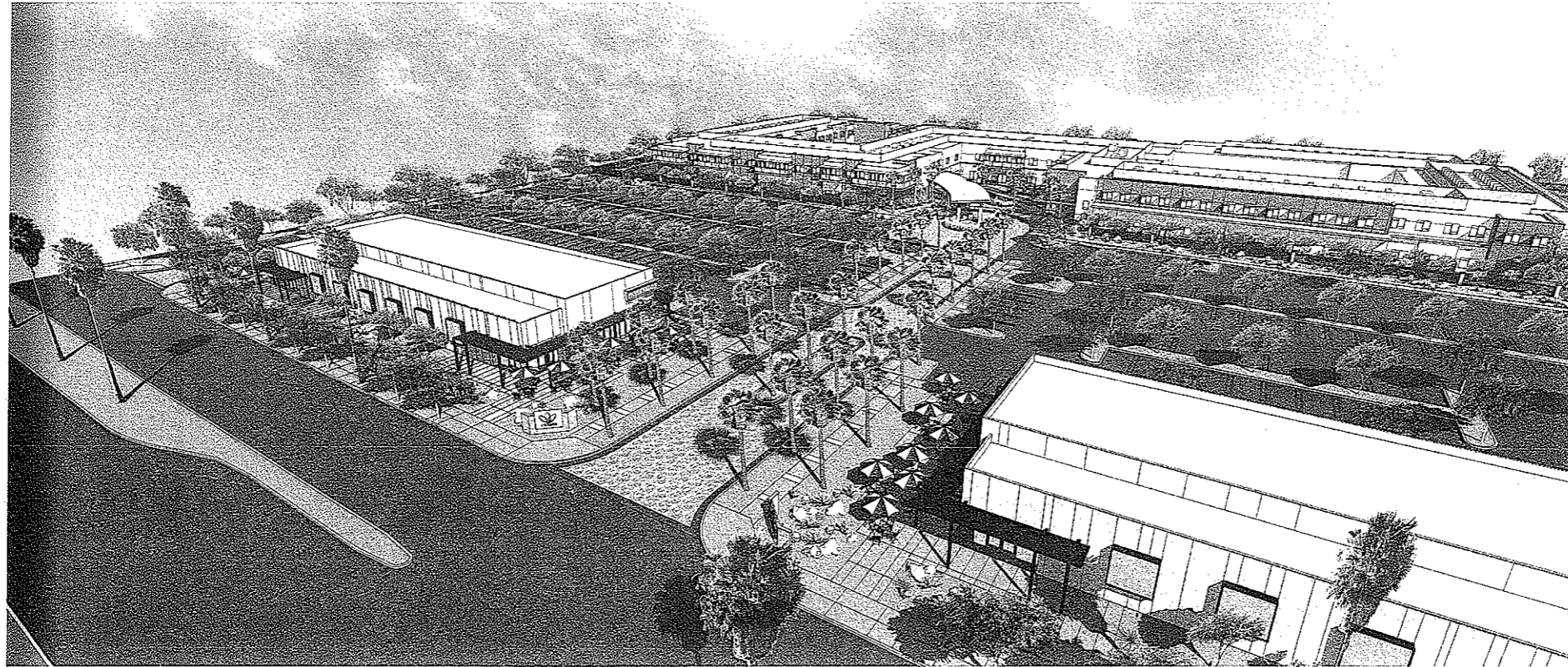


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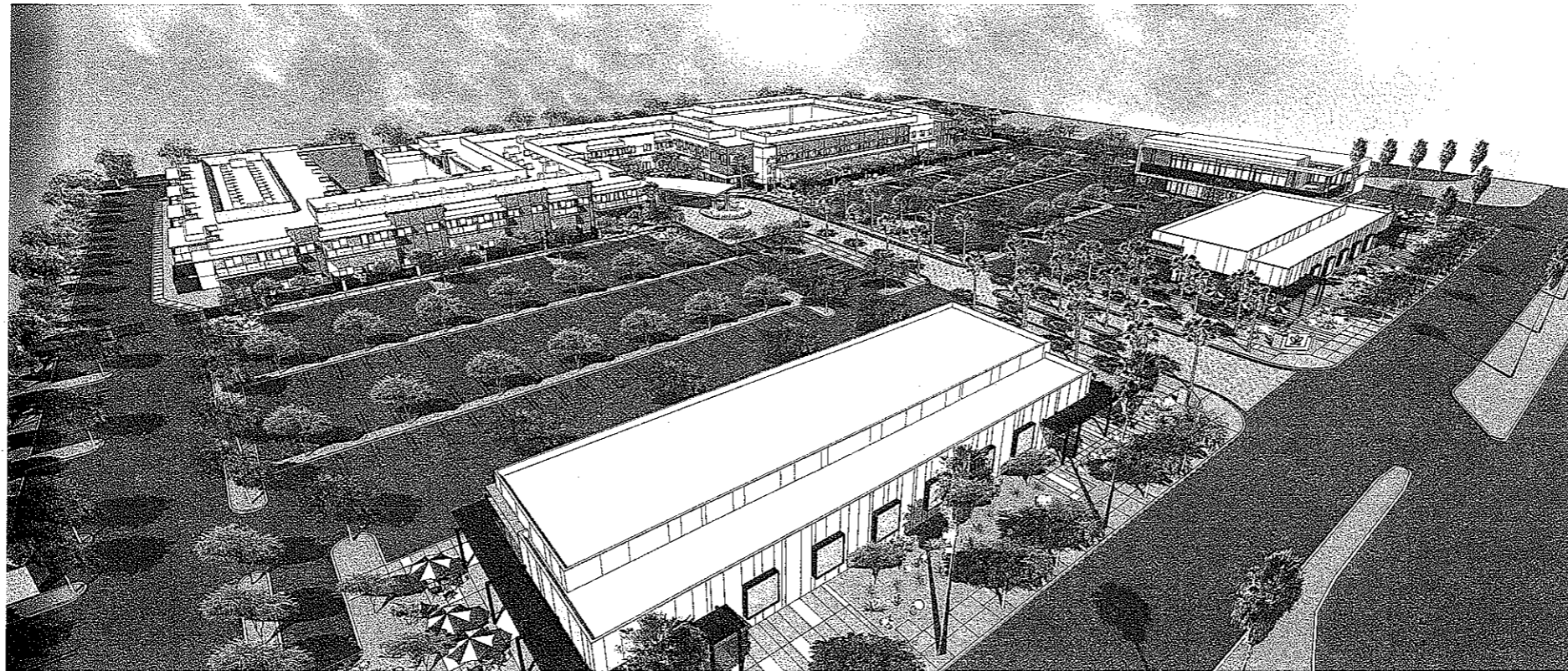
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VIVANTE OF PALM SPRINGS
NEXUS COMPANIES

APPROVED BY: _____
DATE: 11/20/12
SHEET NUMBER:
ASL.7



BIRD'S EYE PERSPECTIVE 1



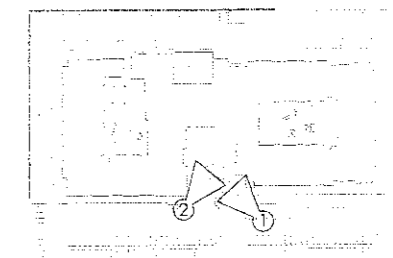
BIRD'S EYE PERSPECTIVE 2



ENTRY PERSPECTIVE 1

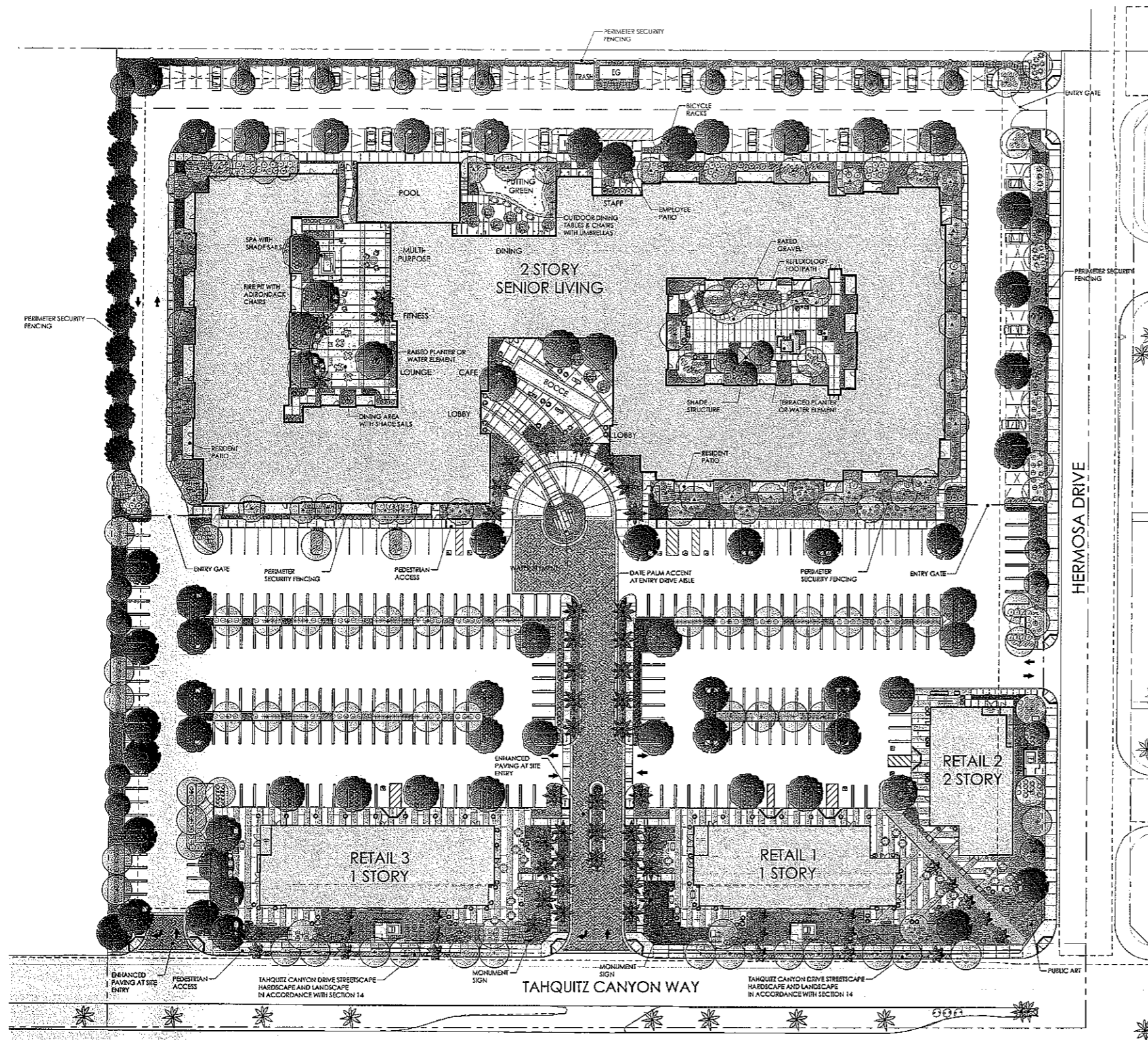


ENTRY PERSPECTIVE 2



KEY PLAN





PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE*
TREES					
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	23	L
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	76	L
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	46	M
	OLEA E. 'SWAN HILL'	SWAN HILL OLIVE	36" BOX	8	M
	PINUS ELDARICA	AFGHAN PINE	24" BOX	11	L
	TIPUANA TIPU	TIPU TREE	24" BOX	10	M
	PHOENIX DACTYLIFERA	DATE PALM	20" BTH	43	M
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH 24" BTH 30" BTH	21	M
	QUERCUS VIRGINIANA OR CERATONIA SILIQUA	SOUTHERN LIVE OAK OR CAROB TREE	36" BOX	27	L
SHRUBS AND GROUNDCOVERS					
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	101	L
	AGAVE DESERTII	DESERT AGAVE	5 GAL.	51	L
	ALOE BARBADENSIS	BARBADOS ALOE	5 GAL.	180	L
	ASPARGUS DENSIFLORUS 'MEYER'S'	MEYER'S ASPARAGUS	1 GAL.	380	M
	BACCHARIS X. 'THOMPSON'S'	DWARF COYOTE BRUSH	1 GAL.	143	L
	BOUGAINVILLEA LA JOLLA	RED SHRUB BOUGAINVILLEA	5 GAL.	335	M
	BUXUS M. 'JAPONICA'	JAPANESE BOXWOOD	5 GAL.	129	M
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.	303	L
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	40	M
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	89	L
	EREMOPHILA MACULATA 'RED'	EMU BUSH	1 GAL.	65	L
	FOUQUIERIA SPLENDENS	COOTILLO	15 GAL.	44	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	85	L
	LANTANA MONTEVIDENSIS	LANTANA	5 GAL.	105	M
	MISCANTHUS TRANSMORISONENSIS	EVERGREEN MISCANTHUS	1 GAL.	39	M
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	123	M
	MUHLENBERGIA REGAL MIST	PINK MUELY	1 GAL.	391	M
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	63	L
	NOLINA MICROCARPA	BEARGRASS	1 GAL.	117	L
	PENNISETUM S. 'CUPREUM'	PURPLE FOUNTAIN GRASS	1 GAL.	623	L
	ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	254	L
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE	1 GAL.	149	-
	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL.	85	M
	VERBENA PERUVIANA	VERBENA	1 GAL.	365	M
	BACK NINE SYNTHETIC TURF	-	-	-	-

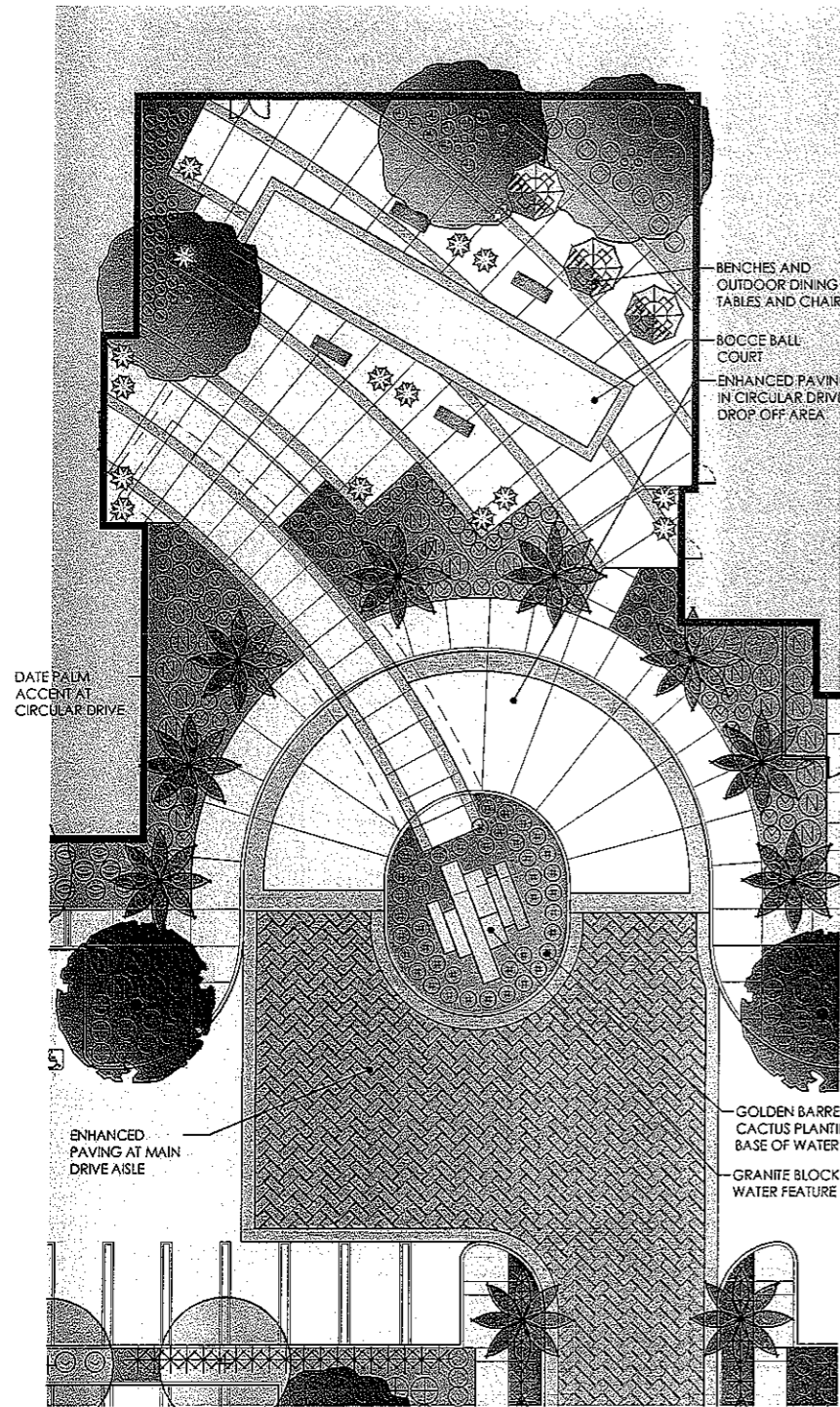
NOTE: ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER OF DECOMPOSED GRANITE.

* WATER USE BASED ON WUCOLS III SPECIES EVALUATION LIST 1999 FOR REGION 6.

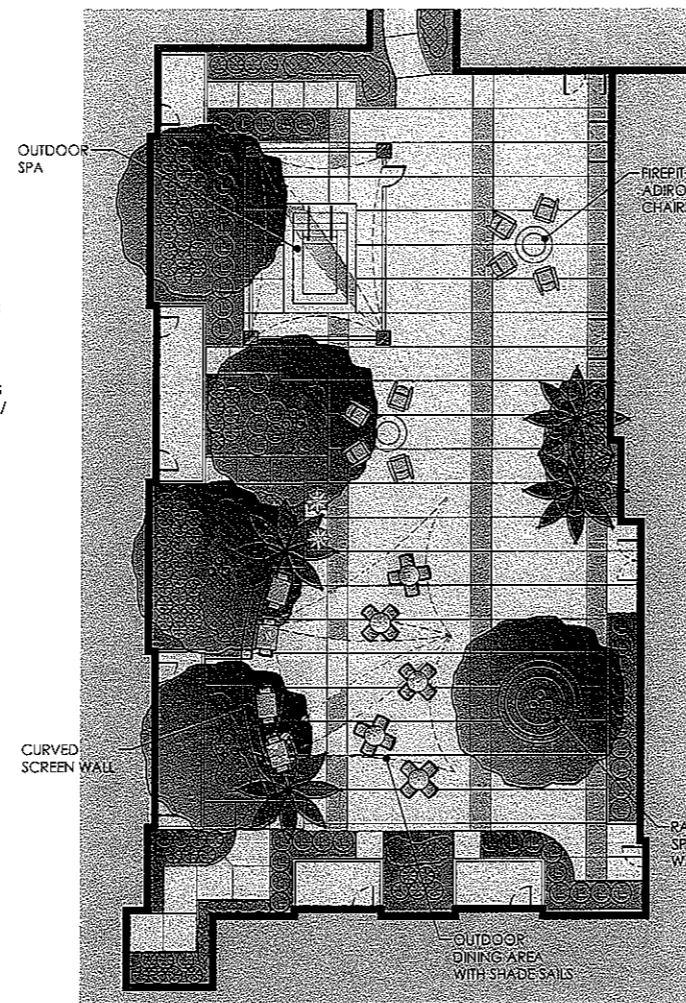


CONCEPTUAL LANDSCAPE PLAN SCALE: 1"=30'-0" 1

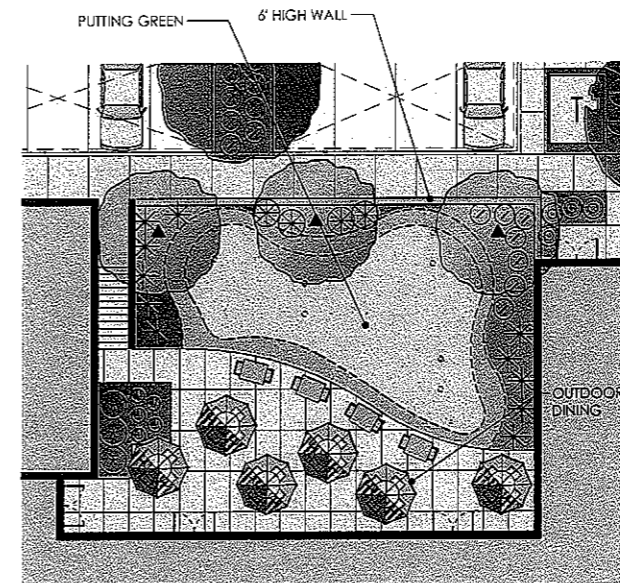
VIVANTE OF PALM SPRINGS
NEXUS DEVELOPMENT



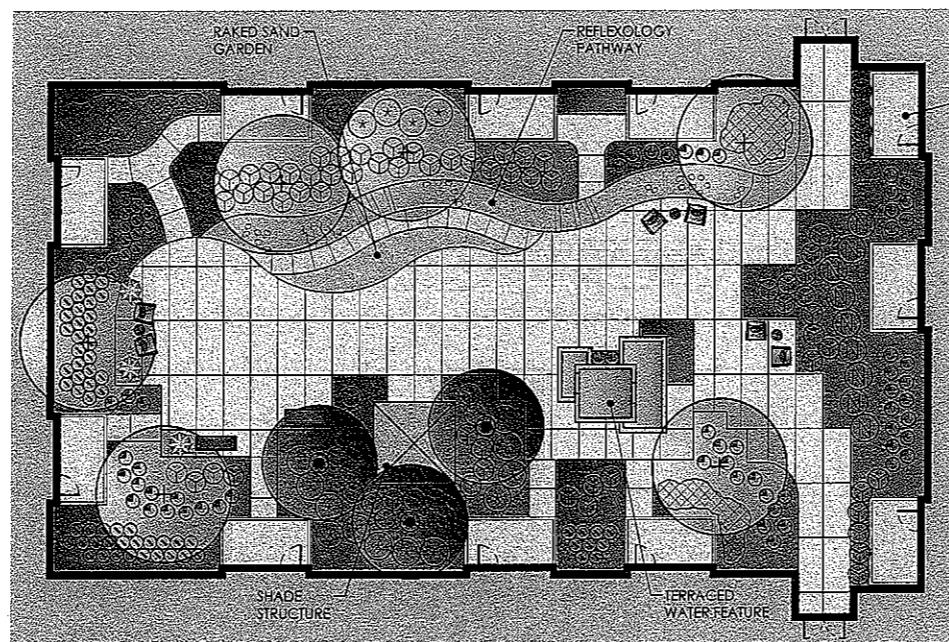
ENTRY PLAZA



RECREATION COURTYARD



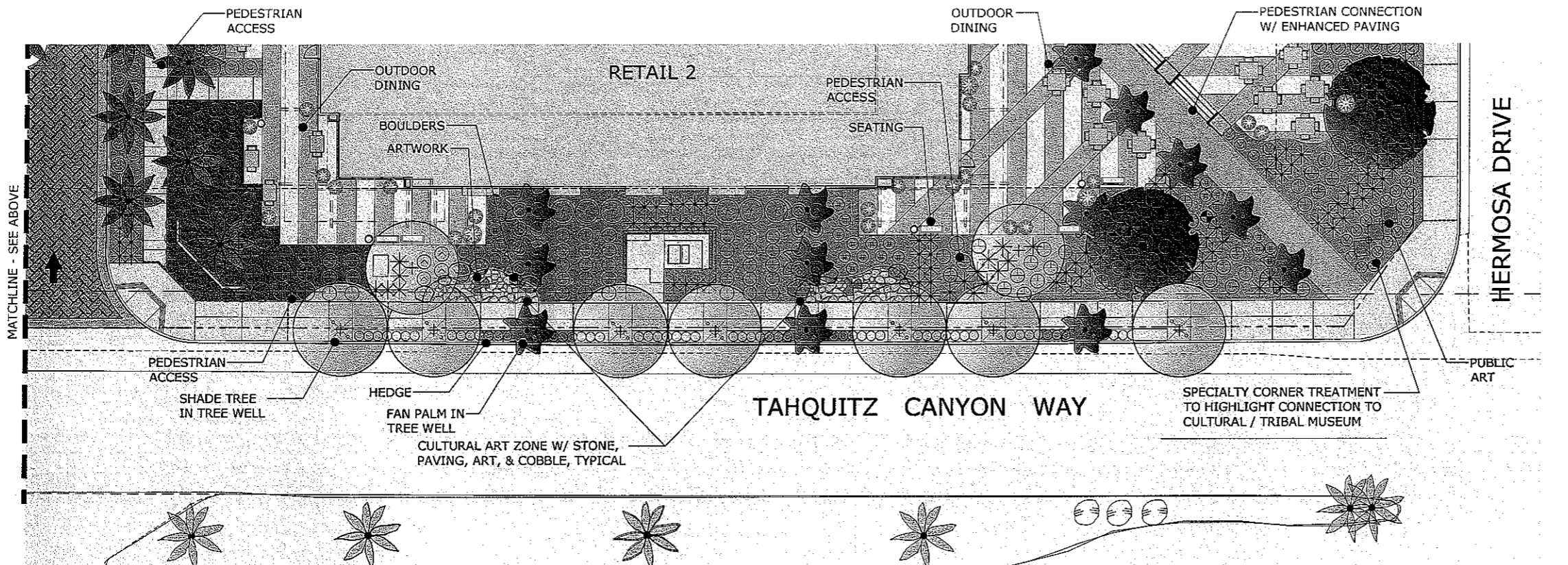
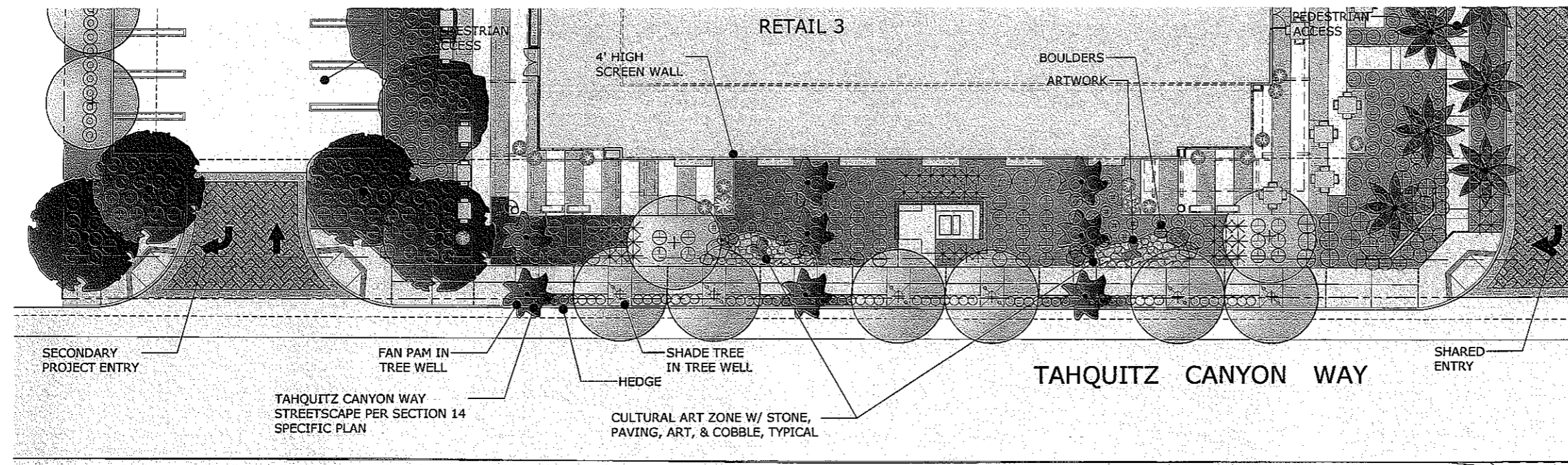
DINING TERRACE AND PUTTING GREEN



ZEN GARDEN

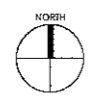
PLANT LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WATER USE*
TREES					
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	23	L
	CERCIDIUM FLORIDUM	BLUE PALO VERDE	24" BOX	75	L
	CHILOPSIS LINEARIS	DESERT WILLOW	24" BOX	48	M
	OLEA E. SWAN HILL	SWAN HILL OLIVE	36" BOX	8	M
	PINUS ELДАРICA	AFGHAN PINE	24" BOX	11	L
	TIPLANA TIPU	TIPU TREE	24" BOX	10	M
	PHOENIX DACTYLIFERA	DATE PALM	20" BTH	43	M
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20" BTH 24" BTH 30" BTH	21	M
	QUERCUS VIRGINIANA OR CERATONIA SILIQUA	SOUTHERN LIVE OAK OR CAROB TREE	36" BOX	27	L
SHRUBS AND GROUNDCOVERS					
	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	104	L
	AGAVE DESERTII	DESERT AGAVE	5 GAL.	51	L
	ALOE BARBADENSIS	BARBADOS ALOE	5 GAL.	180	L
	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	1 GAL.	390	M
	BACCHARIS X THOMPSONII	DWARF COYOTE BRUSH	1 GAL.	143	L
	BOUGAINVILLEA LA JOLLA	RED SHRUB BOUGAINVILLEA	5 GAL.	335	M
	BUXUS M. JAPONICA	JAPANESE BOXWOOD	5 GAL.	120	M
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL.	303	L
	DODONAEA VISCOSA	HOPSEED BUSH	5 GAL.	40	M
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	5 GAL.	89	L
	ERIOGONUM FASCICULATUM	EMU BUSH	1 GAL.	86	L
	FOUQUIERIA SPLENDENS	OCOTILLO	15 GAL.	44	L
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	83	L
	LANTANA MONTEVIDENSIS	LANTANA	5 GAL.	195	M
	MISCANTHUS TRANSMORISONENSIS	EVERGREEN MISCANTHUS	1 GAL.	39	M
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	123	M
	MUHLENBERGIA 'REGAL MIST'	PINK MURPHY	1 GAL.	291	M
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL.	83	L
	NOLINA MICROCARPA	BEARGRASS	1 GAL.	117	L
	PENNISETUM S. CUPREUM	PURPLE FOUNTAIN GRASS	1 GAL.	823	L
	ROSMARINUS 'TURCAN BLUE'	UPRIGHT ROSEMARY	5 GAL.	254	L
	SANSEVIERIA TORREYANA	MOTHER-IN-LAW'S TONGUE	1 GAL.	149	-
	STYRELITZIA REGINAE	BIRD OF PARADISE	5 GAL.	85	M
	VERBENA PERUVIANA	VERBENA	1 GAL.	380	M
	'BACK NINE' SYNTHETIC TURF				

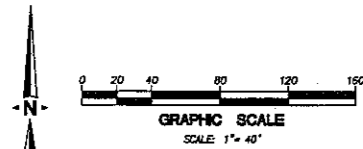
NOTE: ALL PLANTING AREAS TO RECEIVE 3" THICK LAYER OF DECOMPOSED GRANITE.
* WATER USE BASED ON WUCOLS III SPECIES EVALUATION LIST 1999 FOR REGION 6.



PLANT LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACACIA STENOPHYLLA	SHOESTRING ACACIA
	CERCIDIUM FLORIDUM	BLUE PALO VERDE
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	PINUS EOLARICA	AFGHAN PINE
	TIPUANA TIPU	TIPU TREE
	PHOENIX DACTYLOPERA	DATE PALM
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM
	QUERCUS VIRGINIANA OR CERATONIA SILIQUA	SOUTHERN LIVE OAK OR CAROB TREE
SHRUBS AND GROUNDCOVERS		
	AGAVE ATTENUATA	FOXTAIL AGAVE
	AGAVE DESERTI	DESERT AGAVE
	ALOE BARBADENSIS	BARBADOS ALOE
	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS
	BACCHARIS X. 'THOMPSON'	DWARF COYOTE BRUSH
	BOUGAINVILLEA 'LA JOLLA'	RED SHRUB BOUGAINVILLEA
	BURKUS M. 'JAPONICA'	JAPANESE BOXWOOD
	CONOCYVLUS CNEORUM	BUSH MORNING GLORY
	DODONAEA VISCOSEA	HOPSEED BUSH
	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS
	EREMOPHILA MACULATA 'RED'	EMU BUSH
	FOQUIERIA SPLENDENS	OCOTILLO
	HESPERALOE PARVIFLORA	RED YUCCA
	LANTANA MONTEVIDENSIS	LANTANA
	MISCANTHUS TRANSMORRISONENSIS	EVERGREEN MISCANTHUS
	MUHLENBERGIA RIGENS	DEER GRASS
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	PENNISETUM S. 'CUPREUM'	PURPLE FOUNTAIN GRASS
	ROSMARINUS 'TUSCAN BLUE'	UPRIGHT ROSEMARY
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE
	STRELITZIA REGINAE	BIRD OF PARADISE
	VERBENA PERUVIANA	VERBENA
	BACK NINE SYNTHETIC TURF	-

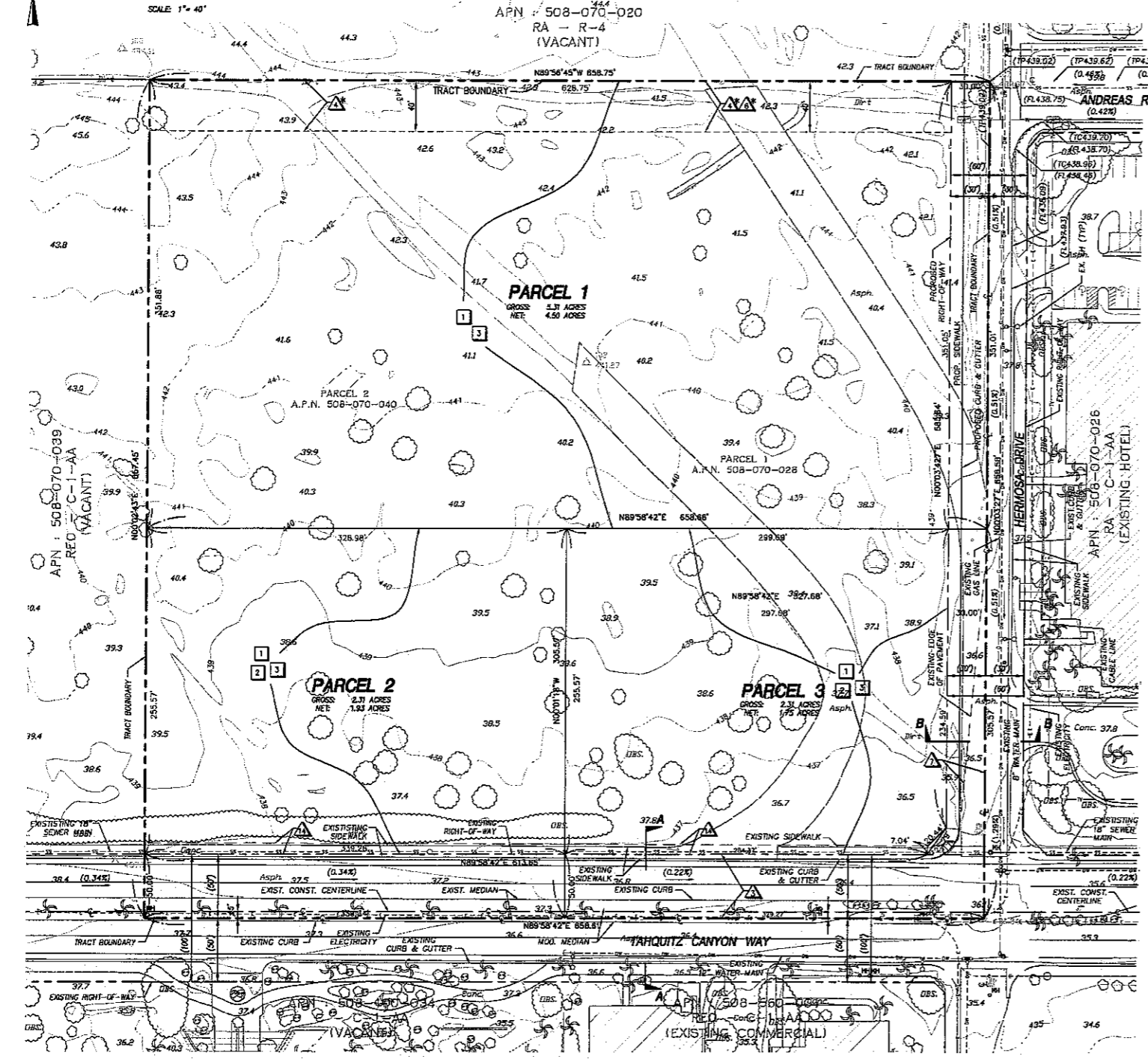
TAHQUITZ CANYON WAY STREETScape TO BE IN CONFORMANCE WITH SECTION 14 SPECIFIC PLAN, FIGURE 5-3, PAGE 5-8





IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 35989

BEING THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE



LEGAL DESCRIPTION

APNs 508-070-028
 THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BLOCK 228 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.
 APNs 508-070-040
 THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BLOCK 228 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

NOTES

- SEE CONCEPTUAL GRADING PLAN FOR PROPOSED ONSITE SEWER, WATER AND PROPOSED GRADES.
- SOURCE OF TOPOGRAPHIC INFORMATION: DIGITAL MAPPING, INC. DECEMBER 2004
- SOURCE OF BOUNDARY INFORMATION: FUSCO ENGINEERING, AUGUST 2004
- BOUNDARY INFORMATION: NOT VERIFIED BY VA CONSULTING, INC.

GENERAL PLAN AND ZONING DATA:

GENERAL PLAN DESIGNATION: (EXISTING): TOURIST RESORT COMMERCIAL
 GENERAL PLAN DESIGNATION: (PROPOSED): TOURIST RESORT COMMERCIAL
 ZONING: (EXISTING): SECTION 14 SPECIFIC PLAN - REO
 ZONING: (PROPOSED): SECTION 14 SPECIFIC PLAN - RA

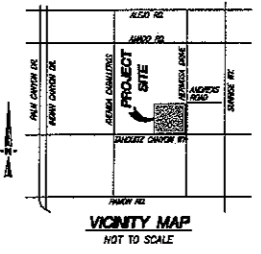
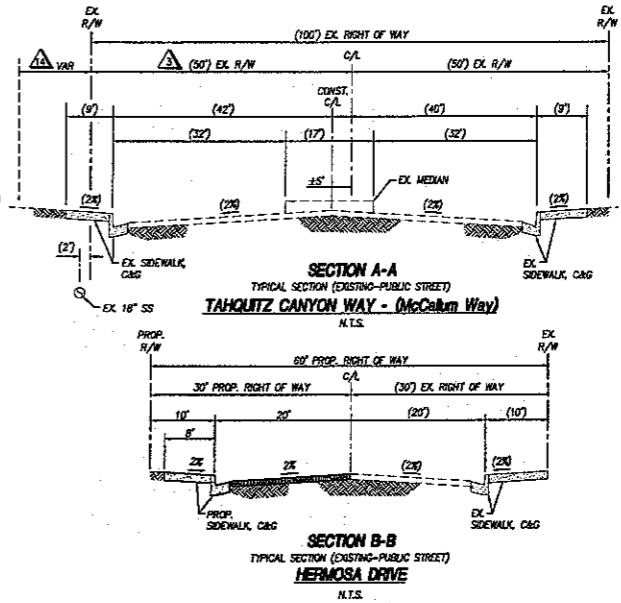
EXISTING EASEMENT NOTES

- AN EASEMENT FOR WATER PIPING, APPROVED FEBRUARY 17, 1955, FOR A PERIOD OF 50 YEARS, IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF FEBRUARY 5, 1949 (62 STAT. 17), IN FAVOR OF PALM SPRINGS WATER COMPANY, AS SET FORTH IN THE DOCUMENT ON FILE IN THE OFFICE OF BUREAU OF INDIAN AFFAIRS UNDER NUMBER 2188-25.
- AN EASEMENT FOR ROAD, 100 FEET IN WIDTH, 50 FEET OF WHICH LIES ALONG THE SOUTH BOUNDARY OF THIS TRACT, APPROVED MAY 15, 1959 IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF FEBRUARY 5, 1949 (62 STAT. 17), IN FAVOR OF THE CITY OF PALM SPRINGS, CALIFORNIA, AS SET FORTH IN THE DOCUMENT ON FILE IN THE OFFICE OF THE BUREAU OF INDIAN AFFAIRS UNDER NUMBER 7351-53.
- AN EASEMENT FOR STREET AND PUBLIC UTILITY PURPOSES, 40 FEET IN WIDTH LYING ALONG THE NORTH BOUNDARY OF THIS TRACT, APPROVED SEPTEMBER 24, 1973 IN ACCORDANCE WITH THE PROVISIONS OF THE ACT OF FEBRUARY 5, 1949 (62 STAT. 17), IN FAVOR OF THE CITY OF PALM SPRINGS, CALIFORNIA, AS SET FORTH IN THE DOCUMENT ON FILE IN THE OFFICE OF BUREAU OF INDIAN AFFAIRS, UNDER NUMBER 524-962.
- AN EASEMENT OR RIGHT OF WAY FOR FLOOD CONTROL PURPOSES, PUBLIC UTILITIES, PIPELINES, ROAD AND STREETS, AS GRANTED BY THE SECRETARY OF THE INTERIOR, AS DISCLOSED IN AN ACTION ENTITLED, CLEMENTE SEGUNDO, et al, vs. UNITED STATES, et al, CASE No. 11862-94, IN THE UNITED STATES DISTRICT COURT FOR THE SOUTHERN DISTRICT OF CALIFORNIA.
- AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE CITY OF PALM SPRINGS OCTOBER 26, 1973 AS INSTRUMENT No. 75-140368 OF OFFICIAL RECORDS.
- AN EASEMENT FOR THE PURPOSES SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT GRANTED TO THE CITY OF PALM SPRINGS JULY 5, 1987 AS INSTRUMENT No. 87-191325 OF OFFICIAL RECORDS.
- PORTIONS OF THE HEREIN DESCRIBED LAND, THE EXACT LOCATION OF WHICH CAN BE DETERMINED BY EXAMINATION OF THE ABOVE-MENTIONED INSTRUMENT, WHICH CONTAINS A COMPLETE LEGAL DESCRIPTION OF THE AFFECTED PORTIONS OF ABOVE DESCRIBED LAND.
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT AND AGREEMENT" RECORDED AUGUST 27, 1996 AS INSTRUMENT No. 1986-362889 OFFICIAL RECORDS.

* EASEMENT TO BE VACATED

LEGEND & ABBREVIATIONS

---	RIGHT OF WAY
---	STREET CENTER LINE
---	PROPERTY LINE
---	TRACT BOUNDARY
---	PROP. CURB & GUTTER
---	EXISTING SEWER LINE AND MH
---	EXISTING WATER MAIN
---	EXISTING CABLE
---	EXISTING ELECTRICITY
---	EXISTING GAS LINE
APN	ASSESSOR PARCEL NUMBER
FL	FLOW LINE
HP	HIGH POINT
BW	BACK OF WALK
OS	GRADE BREAK
TW	TOP OF THE WALL
TC	TOP OF CURB
C-1-AA	LARGE SCALE RETAIL COMMERCIAL
R-4-1P	LARGE SCALE HOTEL & VEHICLE PARKING
RC	RESORT COMMERCIAL
2.4X	STREET GRADE



VA CONSULTING
 VA Consulting, Inc.
 ENGINEERS - PLANNERS - SURVEYORS
 9400 ONE CANYON, SUITE 130 (949) 474-1400 TSL
 IRVINE, CA 92618 (949) 281-9482 FAX

UNDER THE SUPERVISION OF:
 MAX P. VAHD R.C.E. C46292 12/31/12
 CIVIL ENGINEER LICENSE NO. EXP. DATE

NEXUS COMPANIES

OWNER/DEVELOPER:
 O & M TAHQUITZ, LLC
 ONE BACKLICKER PLACE, SUITE 300
 SANTA ANA, CALIFORNIA, 92707
 (714) 948-5500

FLOOD ZONE NOTE:
 NOT MAPPED IN FEMA - AQUA CALIENTE
 WASH RESERVATION

APPROXIMATE EARTHWORK QUANTITIES:
 CUT RAW: 14,200 CUBIC YARDS
 FILL RAW: 3,500 CUBIC YARDS
 EXPORT: 10,700 CUBIC YARDS

UTILITIES/ SCHOOL DISTRICT:
 ELECTRIC: SOUTHERN CALIFORNIA Edison
 TELEPHONE: TELERCOM
 GAS: SOUTHERN CALIFORNIA GAS
 COMPANY WATER: DESERT WATER AGENCY
 SEWER: CITY OF PALM SPRINGS
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: PALM SPRINGS UNIFIED

TOPOGRAPHIC SURVEY:
 THE TOPOGRAPHIC MAPPING HEREON WAS OBTAINED FROM:
 O & M TAHQUITZ, LLC

BASE OF BEARING:
 THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID
 BEARING BETWEEN "THEWALTON" NATIONAL GEODETIC
 SURVEY CONTROL STATIONS "C07" AND "75AP" AS PER THE
 NATIONAL GEODETIC SURVEY DATA SHEETS.

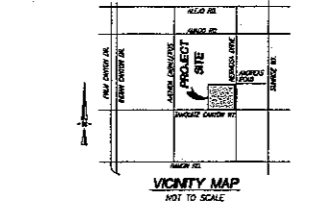
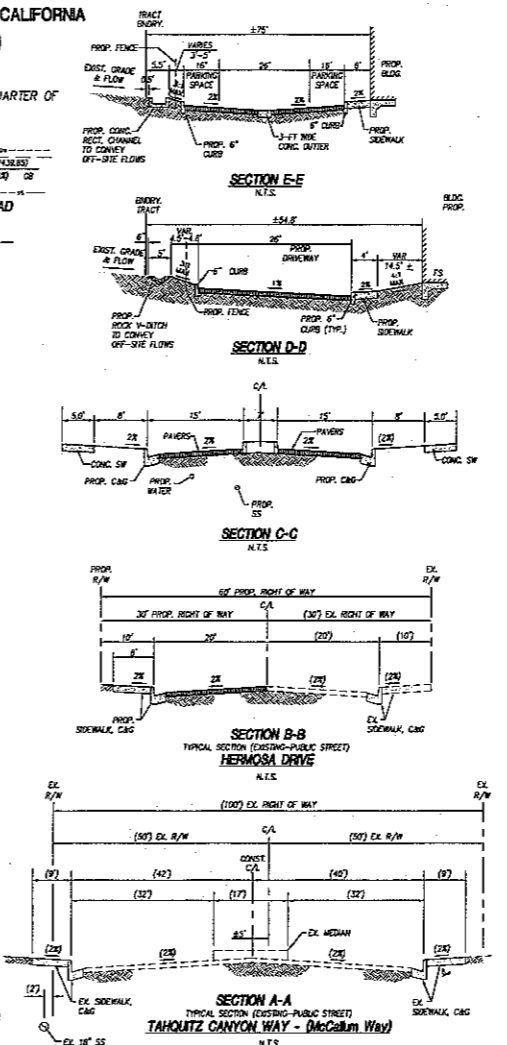
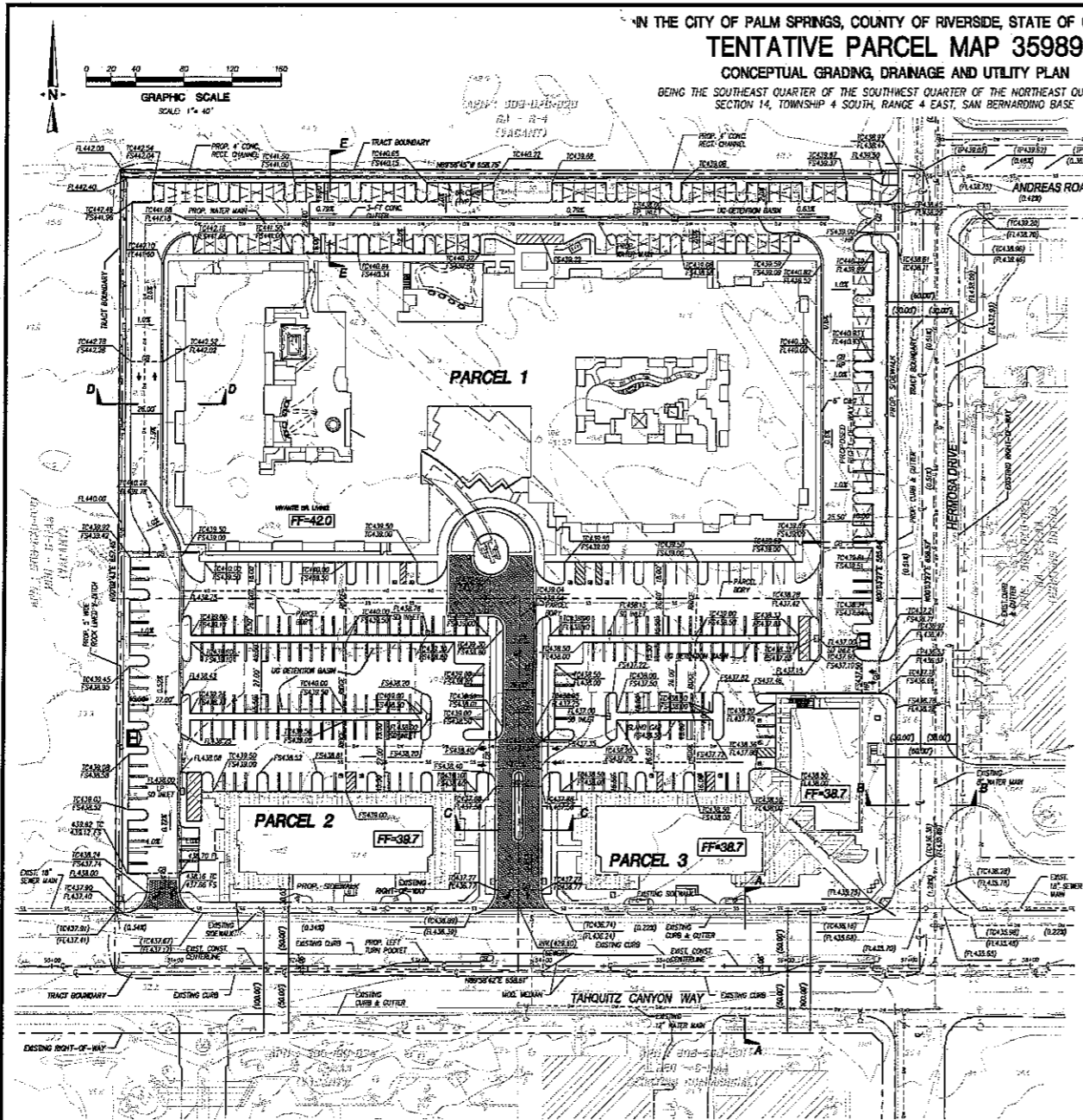
PROPOSED EASEMENT NOTES:

- RECIPROCAL INGRESS AND EGRESS AND ACCESS EASEMENT.
- RECIPROCAL DRAINAGE AND UTILITY EASEMENT.
- RECIPROCAL PARKING EASEMENT.

DATE	JULY 9, 2012
PROJECT NUMBER	07L_0000
DRAWN BY	DBB
SCALE	AS SHOWN
SHEET NUMBER	1 OF 1 SHEET

Vivante of Palm Springs

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP 35989
 CONCEPTUAL GRADING, DRAINAGE AND UTILITY PLAN
 BEING THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE



LEGAL DESCRIPTION:
 APN: 008-075-028
 THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BLOCK 229 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.
 APN: 008-075-040
 THE WEST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, BLOCK 229 OF SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

GENERAL PLAN AND ZONING DATA:
 GENERAL PLAN DESIGNATION: EXISTING: TOURIST RESORT COMMERCIAL
 GENERAL PLAN DESIGNATION: (PROPOSED): TOURIST RESORT COMMERCIAL
 ZONING: EXISTING: SECTION 14 SPECIFIC PLAN - RED
 ZONING: (PROPOSED): SECTION 14 SPECIFIC PLAN - RA

OWNER/DEVELOPER:
 O & M TAHQUITZ, LLC
 ONE MARGARITA PLACE, SUITE 300
 SANTA ANA, CALIFORNIA, 92707
 (714) 545-5600

ASSESSOR'S PARCEL NO.:
 APN 008-075-028 & APN 008-075-040

ACREAGE:
 GROSS: 8.83 ACRES
 NET: 8.18 ACRES

LAND USE:
 EXISTING: VACANT
 PROPOSED: RESIDENTIAL

UTILITIES/ SCHOOL DISTRICT:
 ELECTRIC: SOUTHERN CALIFORNIA EDISON
 TELEPHONE: XEROX
 GAS: SOUTHERN CALIFORNIA GAS COMPANY
 WATER: DESERT WATER AGENCY
 SEWER: CITY OF PALM SPRINGS
 CABLE: TIME WARNER CABLE
 SCHOOL DISTRICT: PALM SPRINGS UNIFIED

APPROXIMATE EARTHWORK QUANTITIES:
 CUT: 14,000 CUBIC YARDS
 FILL: 3,500 CUBIC YARDS
 EXPOSED: 10,700 CUBIC YARDS

NOTES:
 1. SOURCE OF TOPOGRAPHIC INFORMATION: DIGITAL MAPPING, INC. DECEMBER 2004
 2. SOURCE OF BOUNDARY INFORMATION: FUSCO ENGINEERING, AUGUST 2008
 3. BOUNDARY INFORMATION NOT VERIFIED BY VA CONSULTING, INC.

LEGEND & ABBREVIATIONS

RIGHT OF WAY	EXISTING WATER MAIN	PROPOSED ELEVATION
STREET CENTER LINE	EXISTING CABLE	FRESH FLOOR
TRACT BOUNDARY	EXISTING ELECTRICITY	FRESH GRADE
PROPERTY LINE	EXISTING GAS LINE	FLOW LINE
PROP. CURB & GUTTER	PROPOSED SEWER MAIN	HIGH POINT
BUILDING SETBACK LINE	PROPOSED STORM DRAIN	BACK OF WALK
PROPOSED BUILDING	PROPOSED WATER LATERAL	FRESH SURFACE
PROPOSED W-CUTTER	PROPOSED SEWER LATERAL	GRADE BREAK
ASPHALT	EXISTING FIRE HYDRANT	TOP OF THE HILL
CONCRETE PAVES	CONCEPTUAL FUTURE ACCESS (FINAL ALIGNMENT TO BE DETERMINED BY FUTURE SITE PLAN)	TOP OF THE FOOTING
RETENTION BASIN 0.7 AC/FT TOTAL		TOP OF CURB
		STREET GRADE
		PROPOSED ELEVATION

VA CONSULTING, Inc.
 ENGINEERING PLANNERS - SURVEYORS
 6400 SHAW BLVD, SUITE 150 (949) 474-1400 EXT. 101
 IRVINE, CA 92618 (949) 261-8423 FAX

UNDER THE SUPERVISION OF:
 MAX P. YAHIO R.C.E. 048292 12/31/12
 CIVIL ENGINEER LICENSE NO. 621, 5412

NEXUS
 COMPANIES

Vivante of Palm Springs

TPM 35989
 CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

DATE: MAY 6, 2011
 PROJECT NUMBER: EPT_2580
 DRAWN BY: CAD
 SCALE: AS SHOWN

SHEET NUMBER
 1 OF 1
 1 SH.