

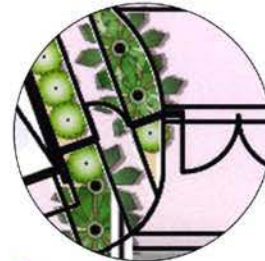
1 ADDED PEDESTRIAN CONNECTION



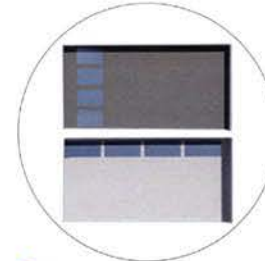
2 SHADE TREES - 48" MIN AT CORNER PLAZA



3 GUEST PARKING



4 OPEN ACCESS PEDESTRIAN GATES



5 GARAGE DOORS
* Refer to Sheet A32 Rendering



6 WATER/BIKE RACK/AIR PUMP/FIX-IT/SEATING



7 WOONERF STREET PAVERS



8 DOORBELLS AT RESIDENCE GATES



9 OPTIONAL SHADE STRUCTURES



10 EQUIPMENT NOISE MITIGATION
* Refer to Exhibit B



11 ROOF SLOPE FOR EFFECTIVE SOLAR INSTALLATION
* Refer to Exhibit A



12 GATHERING AREAS

0125.1340



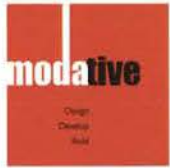
PLANNING COMMISSION REVISIONS - DIAGRAM

ALVARADO IN THE ART COLONY

RECEIVED
DEC 31 2014
PLANNING SERVICES
DEPARTMENT

date: 11/12/14
project no: 14001

PC-D1



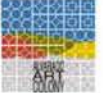
DE ANZA PERSPECTIVE 1

1:1.33

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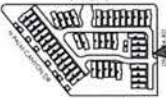


PROJECT NO 14001



ADVANCED IN THE ART COLONY
 2700 N. Palm Canyon Dr
 Palm Springs, CA 92242

KEY PLAN



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SCALE AS SHOWN DATE 10/28/14

RENDERING





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PROJECT NO. 14801



ALVARADO IN THE ART COLONY
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SITE PLAN LEGEND

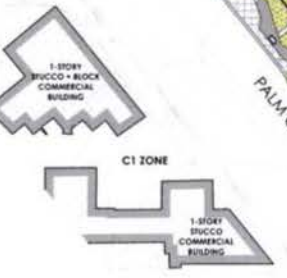
HOMES
 LOW ROOF POINT = 21.00'
 ROOF RIDGE = 24.00'

OPTIONAL CABANA/CASITA/HOME OFFICE
 LOW ROOF POINT = 15.00'
 ROOF RIDGE = 13.00'

ADDITIONAL CABANA/CASITA/HOME OFFICE SITES
 LOW ROOF POINT = 15.00'
 ROOF RIDGE = 13.00'

PROPOSED PROJECT INFO

- SETBACKS**
 WEST (PALM CANYON) - 0'-0"
 NORTH (ALVARADO) - 20'-0"
 EAST (DE ANZA) - 20'-0"
 SOUTH - 0'-0"
- BUILDING SEPARATION**
 MINIMUM 6'-0" SEPARATION
- HEIGHT**
 3 STOREYS, MAXIMUM 24'-0"
- PARKING**
 DWELLING UNIT: 92 TOTAL
 (2) 10' x 20' PARKING STALLS PER UNIT IN PRIVATE GARAGES = 92
 GUEST PARKING - 12 TOTAL
 (8) 8' x 18' PARKING STALLS
 (4) 7' x 17' PARKING STALLS
 OPEN PARKING - 12 TOTAL
 (3) 8' x 24' PARKING STALLS
 (9) 8' x 15' PARKING STALLS
 * (3) STALLS DESIGNATED AND TO BE MARKED WITH SIGNAGE AS SERVICE VEHICLE ONLY PARKING BETWEEN PALM CANYON DR & DE ANZA RD (YELLOW ON SITE PLAN)
- BUILDING AREA**
LINE TYPE A (13 HOMES)
 FIRST LEVEL AREA: 747 SQ. FT.
 SECOND LEVEL AREA: 835 SQ. FT.
 TOTAL LIVING AREA: 1,582 SQ. FT. (NOT INCLUDING GARAGE)
LINE TYPE B (15 HOMES)
 FIRST LEVEL AREA: 854 SQ. FT.
 SECOND LEVEL AREA: 947 SQ. FT.
 TOTAL LIVING AREA: 1,801 SQ. FT. (NOT INCLUDING GARAGE)
LINE TYPE C (10 HOMES)
 FIRST LEVEL AREA: 179 SQ. FT.
 SECOND LEVEL AREA: 1,027 SQ. FT.
 TOTAL LIVING AREA: 2,003 SQ. FT. (NOT INCLUDING GARAGE)
LINE TYPE C2 (8 HOMES)
 FIRST LEVEL AREA: 1,029 SQ. FT.
 SECOND LEVEL AREA: 1,037 SQ. FT.
 TOTAL LIVING AREA: 2,066 SQ. FT. (NOT INCLUDING GARAGE)
OPTIONAL CASITA/CABANA/HOME OFFICE (10 STRUCTURES)
 TOTAL LIVING AREA: 288 SQ. FT.
- LAND AREA TABULATION**
 SITE AREA: 227,514 SF
 BUILDING COVERAGE: 46,276 SF (20.35%)
 PARKING + DRIVE: 37,469 SF (16.46%)
 OPEN SPACE: 123,769 SF (54.19%)
- LEGAL DESCRIPTION**
 A PORTION OF THE NORTH 1/2 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST SAN BERNARDINO BASSE AND MERIDIAN.



SITE PLAN 1
 1/32" = 1'-0"

SITE PLAN

SCALE: AS SHOWN DATE: 10/25/14

A5



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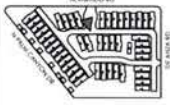


PROJECT NO. 14001



ALVARADO IN THE ART COLONY
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 M. Casagrande

SCALE DATE
 AS SHOWN 10/28/14

RENDERING



PROJECT ENTRANCE PERSPECTIVE 1



INTERNAL DRIVEWAY PERSPECTIVE 1



Design
Develop
Build

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PROJECT NO. 14001



ALVARADO IN THE ART COLONY
2700 N Farm Canyon Dr
Palm Springs, CA 92262

KEY PLAN

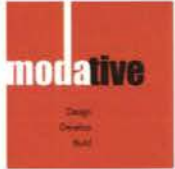


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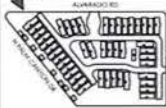


PROJECT NO. 14871



ALVARADO IN THE ART COLONY
 2700 N Palm Canyon Dr
 Palm Springs, CA 92262

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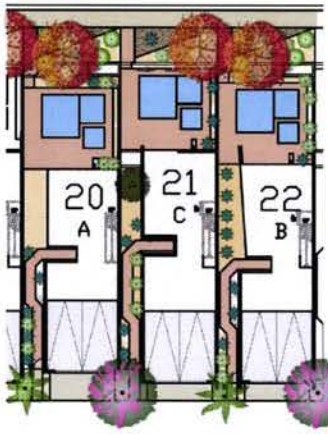
RENDERING



BIKE OASIS PERSPECTIVE 1

CONCEPT PLANT SCHEDULE

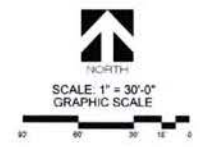
-  LARGE AND MEDIUM TREES (20' - 40' HIGH)
PALM VARIETY SPECIES
PTEROCARPUS FOLIUM PTEROCARPUS FOLIUM / TORUS DORNY
SP. ANA TPO / EPO TREE
-  SMALL TREES: 8-10'
ACACIA ANEURA / MELBA TREE
CABALINA CACALACIS "SUNSHINE" / THINKESTO CALACALACIS
CARPA BASSIER / TENDR BLUE
-  MEDIUM TREES: 10-15'
ACACIA SALICINA / WILLOW ACACIA
ACACIA STENOPHYLLA / SPINDLING ACACIA
-  CALIFORNIA PALM PLANT
MEXICANA FLUTERA / CALIFORNIA PALM
-  MEXICAN PALM PLANT
MEXICANA FLUTERA / MEXICAN PALM PLANT
-  ACCENT PALMS (15' CAL - 2' HIGH)
CHAMBERS PALM / MEXICAN PALM PLANT
MEXICANA FLUTERA / MEXICAN PALM PLANT
-  ACCENT (15' CAL - 2' HIGH)
AGAVE SPECIES
SAGUARO SPECIES
ECHINOCACTUS SPECIES
SPURIA SPECIES
YUCCA SPECIES
-  LARGE AND MEDIUM SHRUBS (2'-10')
ACACIA ANEURA / MEXICANA FLUTERA
CABALINA CACALACIS / BIRD OF PARADISE
DUCULA PARADISI / WHITE BUSH
FRAXINUS MEXICANA / BIRCH
JUSTICIA SPICATA / MEXICAN HONEYBUZZARD
LEUCOPHYLLUM FRUTICOSUM / TENDR RANGER
MEXICANA FLUTERA / MEXICAN PALM PLANT
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
-  SMALL SHRUBS AND GRASSES (2'-10')
MEXICANA FLUTERA / MEXICAN PALM PLANT
CABALINA CACALACIS / BIRD OF PARADISE
DUCULA PARADISI / WHITE BUSH
FRAXINUS MEXICANA / BIRCH
JUSTICIA SPICATA / MEXICAN HONEYBUZZARD
LEUCOPHYLLUM FRUTICOSUM / TENDR RANGER
MEXICANA FLUTERA / MEXICAN PALM PLANT
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
-  VINE (15' CAL)
MEXICANA FLUTERA / MEXICAN PALM PLANT
CABALINA CACALACIS / BIRD OF PARADISE
DUCULA PARADISI / WHITE BUSH
FRAXINUS MEXICANA / BIRCH
JUSTICIA SPICATA / MEXICAN HONEYBUZZARD
LEUCOPHYLLUM FRUTICOSUM / TENDR RANGER
MEXICANA FLUTERA / MEXICAN PALM PLANT
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
SANTALUM SPECIOSUM / SANDALWOOD
-  BOLLER & RUBBER
ACACIA TUL & 20' B.H.
-  LAVA
-  RECYCLED GRANITE
BIG BUCKLE GRANITE / STONY MATERIALS / CALIFORNIA GOLD
-  CONCRETE
SALT AND PEPPER / 1-1/2" TO 3" B.H. / FRESH MATERIALS
-  BOLLER TO BE SELECTED



TYPICAL UNIT



ALVARADO | CONCEPTUAL PLANTING PLAN



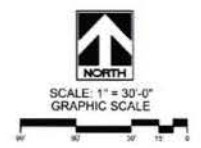
LEGEND

- 1. WALL WITH SHADOW BLOCK(100%) IN STACK BOND PATTERN, SHADE BLOCK ON EXTERIOR SIDE.
- 2. WALL WITH SHADOW BLOCK(5%) AND PRECISION BLOCK(95%) IN RUNNING BOND PATTERN, SHADE BLOCK ON EACH SIDE.



LIGHTING SCHEDULE

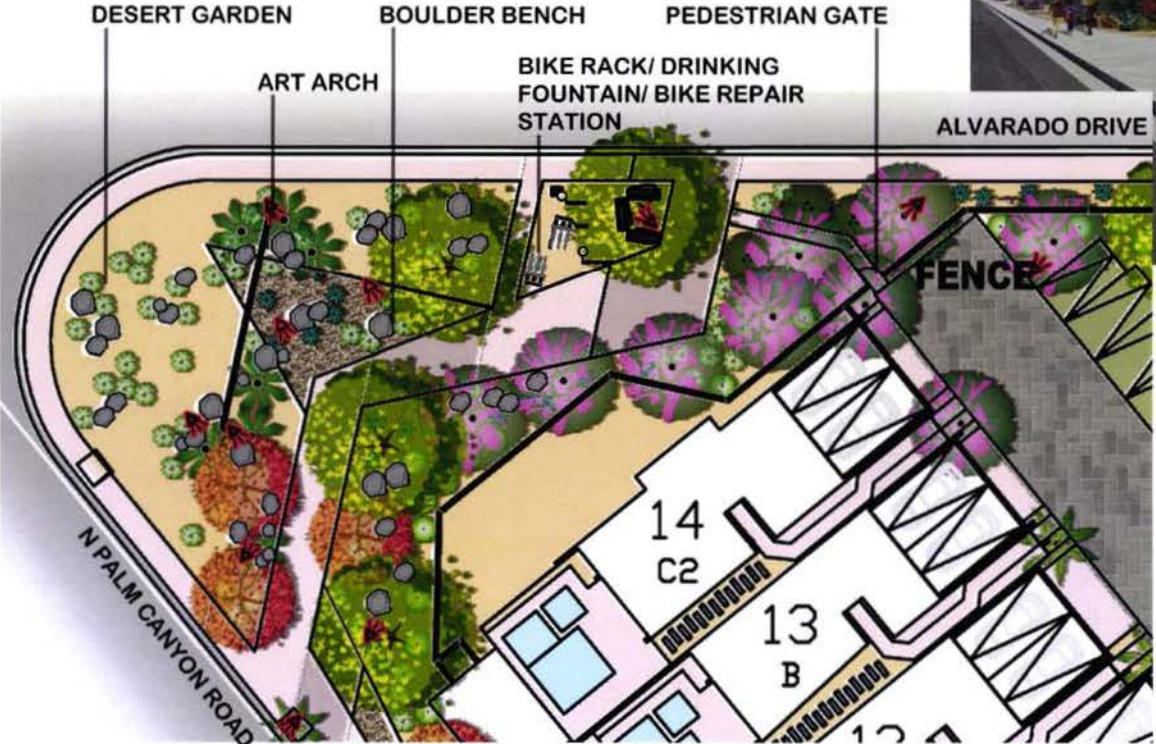
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
▽	TREE/FOLIUM UP/LIGHT
▽	PATH LIGHT
▽	ACCENT LIGHT



ALVARADO | CONCEPTUAL WALL AND LIGHTING PLAN



BIKE OASIS



ENLARGEMENT 1

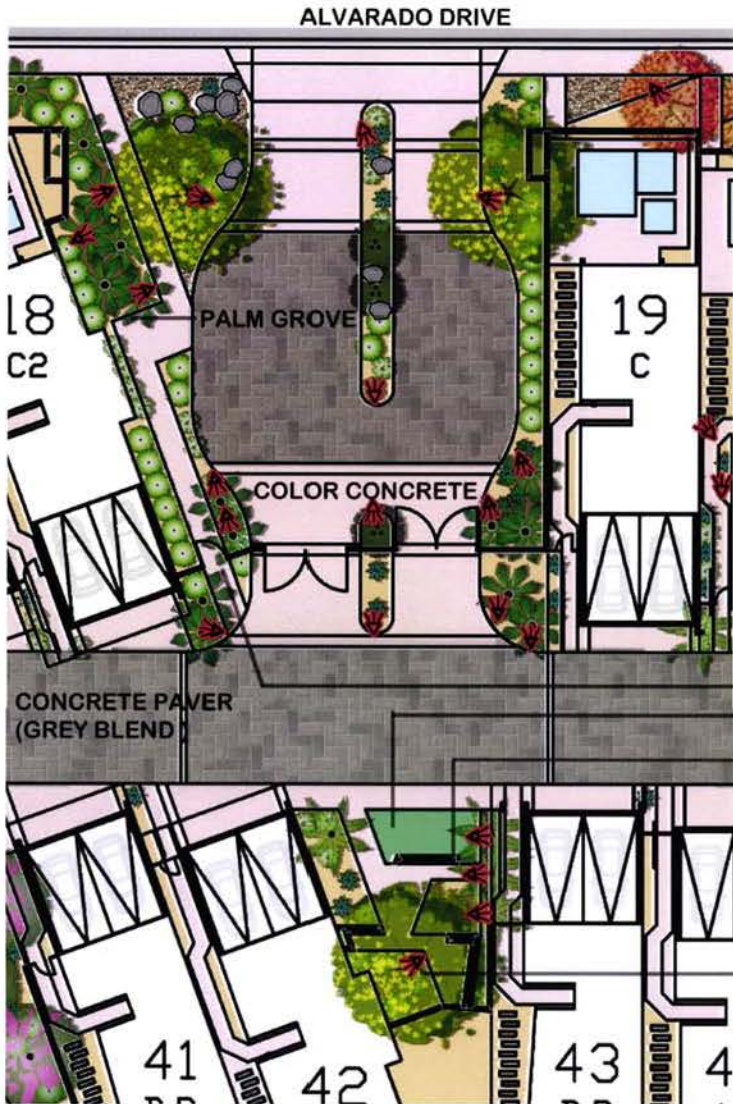
ENLARGEMENT 1



KEY MAP



ALVARADO | ENLARGEMENTS



ENTRY PARK

- PEDESTRIAN GATE
- RECREATION TURF
- SEAT WALL

SHADE TREE

ENLARGEMENT 2

ENLARGEMENT 2



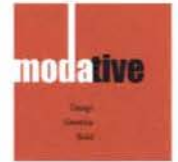
KEY MAP



ALVARADO | ENLARGEMENTS



ALVARADO IN THE ART COLONY



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PROJECT NO. 14061



ALVARADO IN THE ART COLONY
 2202 N. Frank Canyon, CA
 Farm Springs, CA 95021

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COVER SHEET





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PROJECT NO. 14892



AVARADO IN THE ART COLONY
2728 N Palm Canyon Dr
Farm Springs, CA 95022



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NORTH PALM CANYON PERSPECTIVE 1

SCALE: AS SHOWN DATE: 6/14/14

RENDERING





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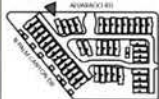


PROJECT NO. 14001



ALVARADO IN THE ART COLONY
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RENDERING

ALVARADO PERSPECTIVE 1





Design
Drawing
S.D.S.

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PROJECT NO. 14001



ADVANCED IN THE ART COLONY
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UNIT TYPE A ELEVATIONS



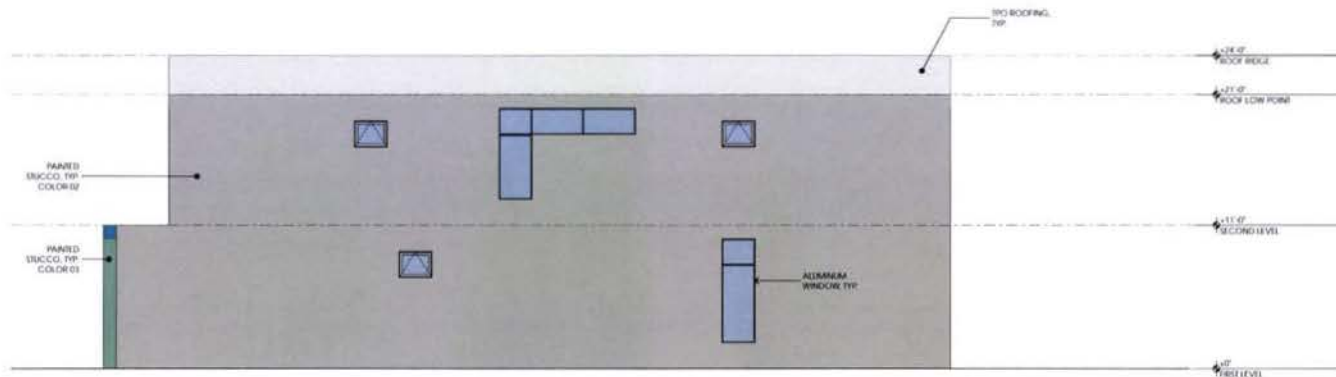
SOUTH ELEVATION 2
1/4" = 1'-0"



FRONT RENDERING 3
1/8" = 1'-0"



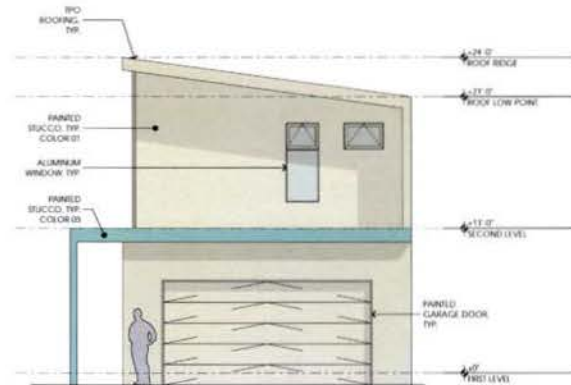
WEST ELEVATION 1
1/4" = 1'-0"



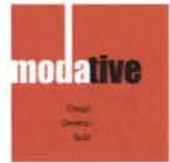
NORTH ELEVATION 2
1/4" = 1'-0"



BACK RENDERING 3
1/2" = 1'-0"



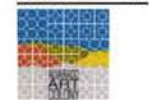
EAST ELEVATION 1
1/4" = 1'-0"



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PROJECT NO. 14001



AVANADO BY THE ART COLONY
2100 N. Main, Canyon CA
Frem, Springs, CA 92027

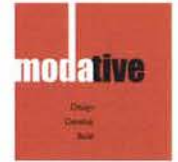


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UNIT TYPE A ELEVATIONS





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PROJECT NO. 14001



AVARADO IN THE ART COLONY

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SCALE: 8/5/16/16/16 DATE: 5/14/18

UNIT TYPE C ELEVATIONS



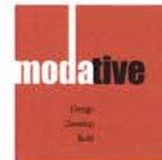
SOUTH ELEVATION 2
 1/4" = 1'-0"



FRONT RENDERING 3
 1:246



WEST ELEVATION 1
 1/4" = 1'-0"



Design
Consulting
LLC

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PROJECT NO. 14001



ALVARADO IN THE ART COLONY
2700 W. Palm Canyon Dr
Palm Springs, CA 92262

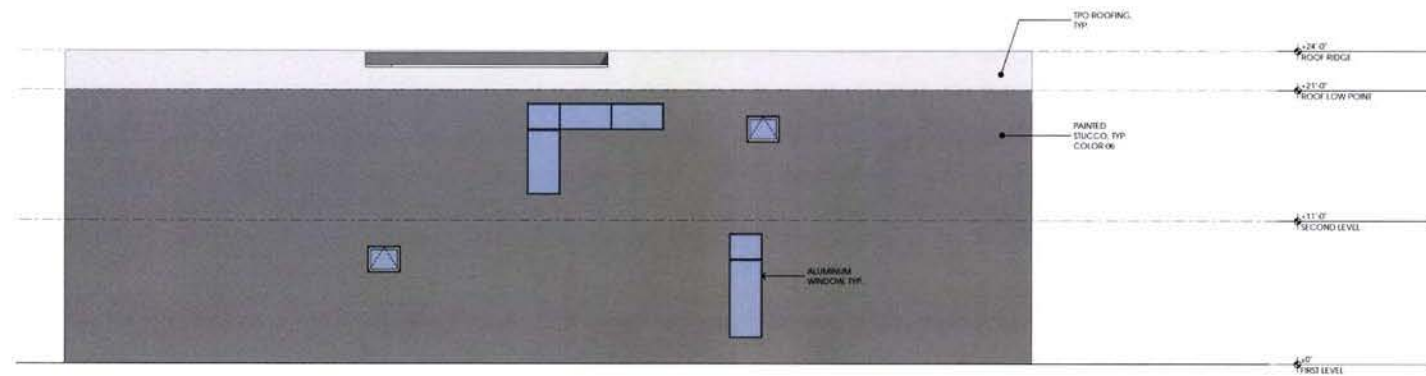
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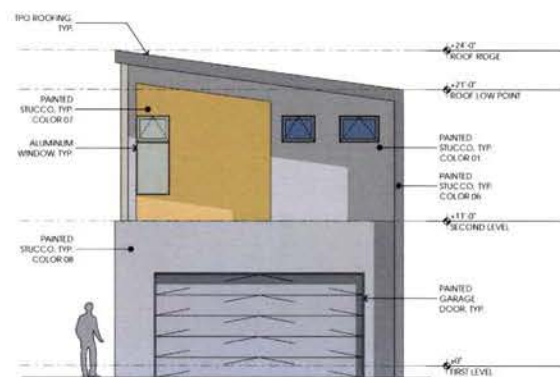
UNIT TYPE C
ELEVATIONS



NORTH ELEVATION 2
1/4" = 1'-0"



BACK RENDERING 3
1/2" = 1'-0"



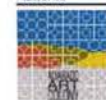
EAST ELEVATION 1
1/4" = 1'-0"



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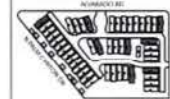


PROJECT NO. 14001



AVARADO IN THE ART COLONY
 2700 N. First Canyon Dr
 Farmington, CA 95022

KEY PLAN



All ideas, designs, arrangements and plans indicated or contemplated by this drawing are intended for and their ownership and liability for, and are made for use in the specified project and shall not be used on other projects. In the addition, in any project, in the completion of the contract or other agreement, a complete copy of all drawings, etc. shall be provided and the architectural contract, including professional seal, shall be provided to owner in electronic and hard copy form unless otherwise stated without the prior written consent of and appropriate arrangements by the owner for Copyright ©

SCALE AS SHOWN DATE 5/18/14

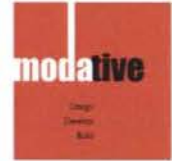
UNIT TYPE C2 ELEVATIONS



SOUTH ELEVATION 2
 1/4" = 1'-0"



WEST ELEVATION 1
 1/4" = 1'-0"



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PROJECT NO. 14011



AVARADO IN THE ART COLOR
 2100 N Palm Canyon Dr
 Palm Springs, CA 92262

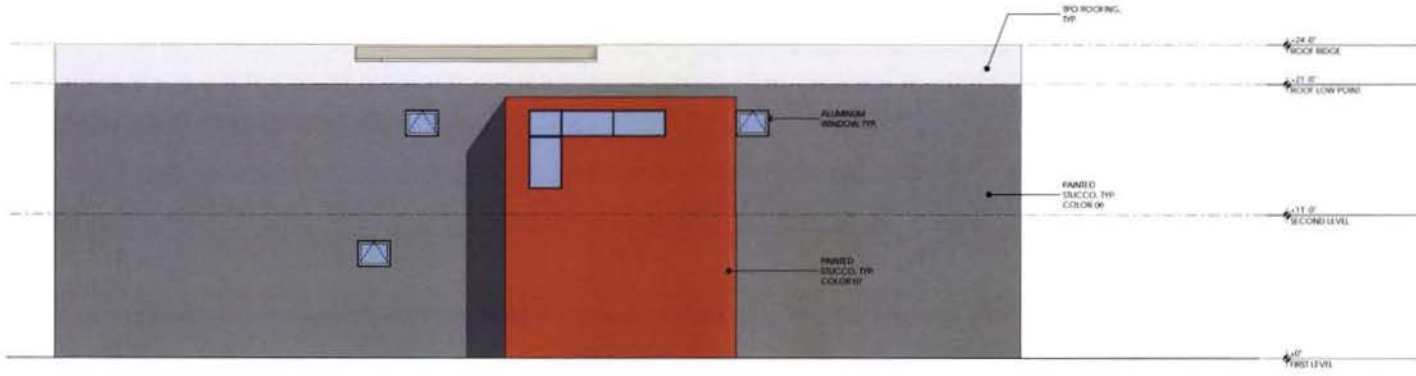
KEY PLAN



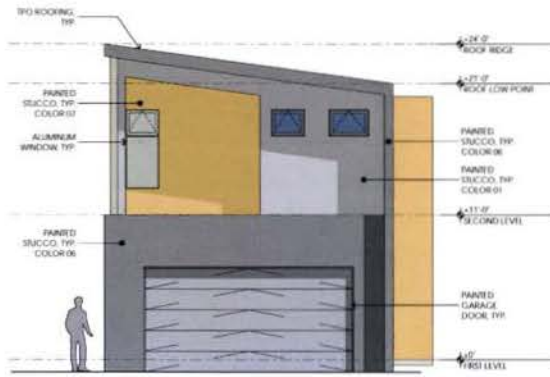
All ideas, designs, arrangements and plans indicated or represented by this drawing are intended for each other property and Modative. The unit is ready for use on the specified contract and shall not be used on other projects or for alterations in any way without the prior written consent of Modative. No "as shown" shall be implied or intended. Modative shall not be responsible for any errors or omissions on this drawing. Modative is not responsible for any errors or omissions on this drawing. Modative is not responsible for any errors or omissions on this drawing. Modative is not responsible for any errors or omissions on this drawing.

SCALE: AS SHOWN DATE: 5-14-14

UNIT TYPE C2
 ELEVATIONS



NORTH ELEVATION 2
 1/4" = 1'-0"



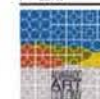
EAST ELEVATION 1
 1/4" = 1'-0"



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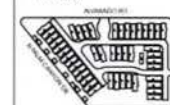


P E C T N 14001

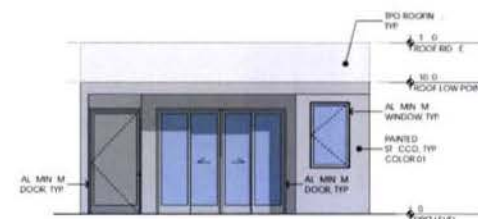
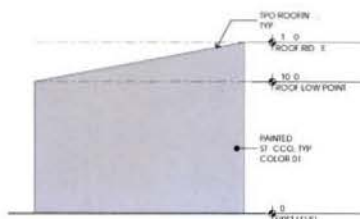
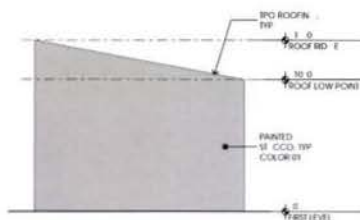


ACQUAADO IN THE ART COLONY
 1706 N. Palm Canyon Dr.
 Palm Springs, CA 92262

KEY PLAN



All other design arrangements and items indicated in agreement by the drawing are intended to meet the minimum requirements of the applicable codes and standards and are not intended to be construed as a warranty of any kind. The architect shall not be responsible for the construction of the project or for the performance of the project or for any other matter not specifically mentioned in this agreement. The architect shall not be responsible for the construction of the project or for the performance of the project or for any other matter not specifically mentioned in this agreement. The architect shall not be responsible for the construction of the project or for the performance of the project or for any other matter not specifically mentioned in this agreement.



SCALE AS SHOWN DATE 5/14/14

OPTIONAL CABANA/
 CASITA/HOME OFFICE
 ELEVATIONS

