



ARCHITECTURAL ADVISORY COMMITTEE STAFF MEMORANDUM

DATE: DECEMBER 7, 2020 NEW BUSINESS

SUBJECT: KOAR PALM SPRINGS, LLC, (DBA: LIVING OUT) FOR AN AMENDMENT TO AN APPROVED PLANNED DEVELOPMENT DISTRICT (CASE 5.1449 PDD 389) TO CONVERT CONDOMINIUMS TO 122-UNIT APARTMENTS AND A REVISION TO TENTATIVE TRACT MAP 37602 LOCATED AT 1122 EAST TAHQUITZ CANYON WAY, ZONE REO, SECTION 14. (GM)

FROM: Development Services Department

SUMMARY

This is a request of the Architectural Advisory Committee to consider a minor amendment to the approved Planned Development District and a revision to Tentative Tract Map 37602 to convert the Living Out project from 105 condominiums to 122 rental apartments. The change will result in minor site plan revisions to building setbacks, off-street parking, amenities, and landscaping. In addition, the approved Tentative Tract Map (TTM 37602) will be revised to form one (1) large parcel for the entire development. The retail building located at the street corner will remain as approved.

RECOMMENDATION:

Approval of a minor amendment to the approved Planned Development District and a revision to Tentative Tract Map 37602 to convert the project to 122 rental apartments.

PLANNING COMMISSION REVIEW:

The Planning Commission (PC) reviewed the amendment proposal at the November 18, 2020 meeting and voted to continue until such time that the AAC can review the changes and make a recommendation. The Planning Commission received a presentation from the applicant describing the overall changes to the site plan, building elevations, site amenities, and landscaping. After discussions, the PC believed that the amendments proposed altered the original site and building designs requiring a review by the AAC. Specific comments were:

1. Add community garden.
2. Size swimming pool to accommodate the number of residents.
3. Project overparked, could remove 10 to 12 spaces.
4. Building elevations have changed.
5. Provide detail of carport design, height, layout.
6. Parking lot design and distance to entrances.
7. Add shade trees along pedestrian paths.
8. Add required four (4') tall wall or berm along Hermosa Drive to screen parking.

At the time of Planning Commission review proper drawings showing the previously approved versus the proposed apartment complex were not provided and it was difficult for the PC to compare. The applicant has resubmitted exhibits that clearly show the differences in building elevations, site and landscape plans in a side by side comparison. These plans are attached as exhibits.

BACKGROUND INFORMATION:

Details of Application Request	
Site Area	
Site	9.94-acres 8.75-acres after street dedications

General Plan, Zoning and Land Uses of Site & Surrounding Areas			
	Existing General Plan Designations (Section 14)	Existing Zoning Designation (Section 14)	Existing Land Use
Site	REO (Retail/Entertainment/Office)	TRC (Tourist/Resort/Commercial)	Vacant
North	RA (Resort Attraction)	TRC (Tourist/Resort/Commercial)	Vacant
South	REO (Retail/Entertainment/Office)	TRC (Tourist/Resort/Commercial)	Office
East	RA (Resort Attraction)	TRC (Tourist/Resort/Commercial)	Hotel
West	REO (Retail/Entertainment/Office)	TRC (Tourist/Resort/Commercial)	Vacant

<i>Permitted Density</i>	<i>Site Area</i>	<i>Units Allowed</i>	<i>Units Proposed</i>	<i>Compliance</i>
15.1 to 30 per acre	8.75 Acres	262 Units	122 Units	Y

AMENDMENT REQUEST:

Justification:

The applicant submitted a letter requesting the amendment to convert the project from 105 condominiums to 122 apartments units. The increase in the number of units can be attributed to the under structured parking on the ground floor being moved to a surface lot and reconfiguration of the unit types including relocating some amenities from the two upper floors to the first floor. The property owner also states that due to current

economic conditions the modification is being requested due to costs to develop the project and difficulties in financing condominiums.

History:

The original Living Out project approved in 2019 is an entitled mixed-use development consisting of a 3-story adult living condominium community with amenities that include dining, meeting rooms, fitness center, dog park, extensive outdoor recreation facilities and structured parking. The complex also includes a retail building for pet related services which will remain unchanged. The plan also approved a Tentative Tract Map to subdivide the lot into four (4) parcels.

Modified Development Proposal:

The proposal is to convert the approved 105-unit condominiums into 122 rental apartments for an active adult living community. The building size will be 204,311-square feet in 3-stories with an amenity package including a dog park, swimming pool, hot tubs, extensive gardens, and walking paths. Proposed units are to be fifty-three (53) one-bedroom units and sixty-nine (69) two-bedroom units with dens ranging in size from 1,100-square feet to 1,800-square feet. The increase in the number of units can be attributed to the under structure parking on the ground floor being moved to a surface lot and a reconfiguration of the unit types within the building, including relocating some amenities from the two upper floors to the first floor. The building’s three wing shape is to remain with the same exterior materials. Specific changes to the approved plan include the following:

- The apartment building is smaller in over all size from the original which was 231,894-square feet and the revised to be 204,311-square feet.
- The revised project has rotated the building slightly allowing for greater setbacks along both East Tahquitz Canyon Drive and North Hermosa Drive.
- One (1) pool has been removed on the west side of complex.
- Parking has been moved from the ground floor of the structure to a surface parking lot.
- Carports to be added to parking lot.
- Building height has been reduced.

Below are two tables comparing the approved project versus proposed amendment and a separate table for off-street parking.

Comparison of Approved Building and Amendment			
	Approved	Amendment	Comply with Code
Building Size	231,894-sq ft	204,311-sq ft	Yes
Height	34' feet top of roof	31'-6" feet top of roof	Yes
Setbacks	30' feet from Tahquitz Canyon	81' feet from Tahquitz Canyon	Yes
	30' feet from Hermosa Drive	50' feet from Hermosa Drive	Yes
	26'-6" from north property line	26'-6" from north property line	Yes

Pursuant to PSZC Section 93.06.00, the following parking standards apply:

Parking Requirement							
Unit	# of Units	Parking Ratio	Required		Provided		Comp.
			Reg.	Handi-cap	Reg.	Handi-cap	
1-bedroom	53 Units	1 per .75	40	2	43	2	Y
2-bedrooms	69 Units	1 per .75	52	3	56	3	Y
Guest	122 Units	1 per 5	25	2	27	2	Y
Retail	4,990 sq ft	1 per 250	20	1	20	1	Y
TOTAL SPACES REQUIRED			137	8	146	8	Y
Regular and Handicap Spaces Req.			137	8	146	8	Y

The proposed landscaping for the revised project will allow for an increase in planter area at the end of the south wing fronting East Tahquitz Canyon Way. The reduction in building size and repositioning the structure will allow for large, landscaped areas along the complex perimeter. The outdoor recreational amenities will be reduced to include the elimination of one pool on the west side, and the removal of the pickle ball courts. New items to be added include extensive paved walking paths, pool on the north side of building, BBQ pavilion, and event lawn.

CONCLUSION:

The request to amend the Planned Development District and TTM 37602 to convert 105 condominiums to 122 rental apartments can be considered a minor change to the original approval. This can be justified by the overall building size being reduced, an increase in the setbacks along Tahquitz Canyon Way and Hermosa Drive, building height being lowered, providing sufficient off-street parking, and a robust outdoor recreational amenities package. Section 94.03.00(G) of the Palm Springs Zoning Code, authorizes minor modification/amendment of the Planned Development District and TTM on this basis. Staff has determined that the request to convert from condominiums to apartments will not materially change the intent of the planned development district. All building footprints, elevations, materials, and perimeter setbacks will remain consistent or be increased with the approved site plan. Based upon this determination, Staff is recommending approval of the minor amendment. The comments from the AAC will be sent forward to the Planning Commission with the project to be heard on December 17, 2020.



 Glenn Mlaker, AICP
 Associate Planner



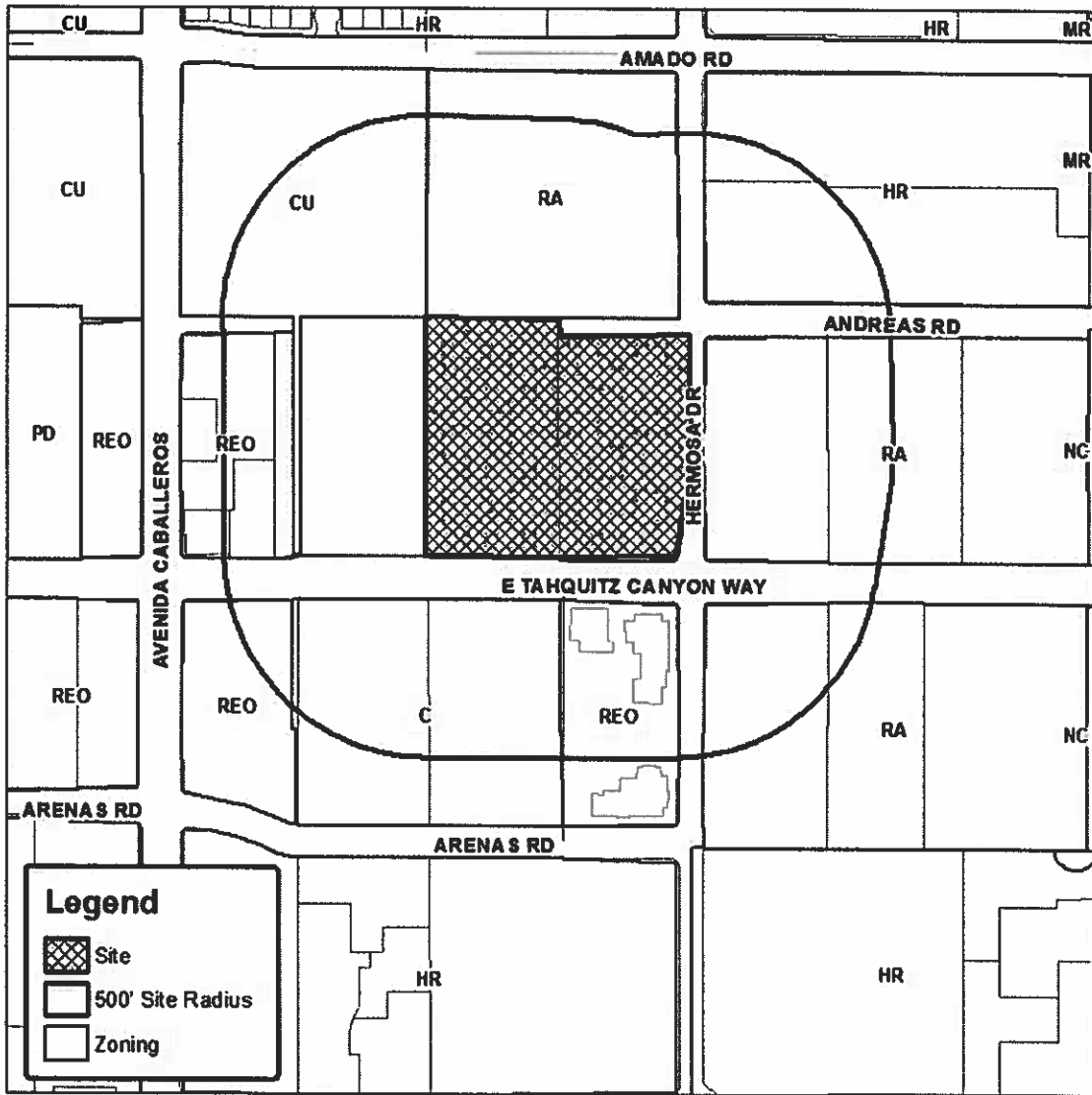
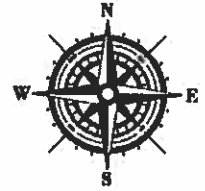
 David Newell, AICP
 Assistant Planning Director

ATTACHMENTS:




1. Vicinity Map
2. Justification Letter
3. Meeting Notes from 11-18-2020 PC Meeting
4. Approved Plans
5. Revised Exhibit Package



Department of Planning Services Vicinity Map



Legend

-  Site
-  500' Site Radius
-  Zoning

CITY OF PALM SPRINGS
 Case # 5.1449 PD 389 AMND - Living Out
 1122 East Tahquitz Canyon Way

October 26, 2020

Mr, Flinn Fagg
Director of Development Services
3200 East Tahquitz Way
Palm Springs Ca, 92262

Subject: Justification Letter for Living Out - An Active Adult Living Apartment Community

Dear Mr, Fagg,

Koar Palm Springs, LLC, is providing this Justification Letter as required by the application process for a modification to the approved Planned Development District and Tentative Tract map.

Detailed Project Description

Application: The project proposal is for a modification to the approved Planned Development District (5.144 PDD 389) for the Living Out Project located at 1122 E. Tahquitz Canyon Way and a change to the approved Tentative Tract Map (TTM 37602).

History: The original PDD entitled the project as a mixed-use development consisting of a 3-story, adult living condominium with amenities including dining, meeting rooms, a fitness center, recreation facilities and structured parking called "Living Out". In addition, 4,990 sq. ft. of retail was approved along E. Tahquitz Canyon Way.

The original approval also included a Tentative Tract Map (TTM 37602) subdividing the project into four (4) lots.

Location: The project is approximately 2 blocks from the Convention Center on 2 vacant parcels fronting E. Tahquitz Canyon Way, east of N. Avenida Caballeros and west of N. Hermosa Dr. The property is within the boundaries of the Section 14 Specific Plan. The net lot area is 8.75 acres.

Modified Development Proposal:

Condominiums to Apartments - In lieu of condominiums, Living Out - An Active Adult Living Apartment Community proposes building 122 for rent apartment units in an approximately 204,311sq. ft. 3-story building with a robust amenity package including a dog park, a swimming pool, hot tubs, walking paths, etc. Units are primarily one (1) and two (2) bedrooms with dens ranging in size from approximately 1100 to 1800 sq. ft. The building's three wings shape is to

remain relatively the same with the same materials that were approved for the condominium complex.

Retail - The retail component is proposed to remain the same at 4,990 Sq. ft.

Parking - Code required parking for the retail space is 20 spaces. The apartment project is providing 24 retail parking spaces. A total of 122 on-site parking spaces will be provided for the multi-family residential. The apartment's surface parking will be between the apartment building frontage (south) and the retail parking and will include shade structures.

Tentative Tract Map - The Living Out apartment project does not need a tentative tract map as was proposed in the original approval. Instead this project will require a lot tie or similar mechanism to merge the two existing lots together.

Changes - The new apartment complex generally varies from the originally approved plan in the following ways:

- The apartment building is smaller. The original condominium project was 231,894 sq. ft. where the apartment project is 204,311 sq. ft.
- The apartment project has greater setbacks along both E. Tahquitz Canyon Way and N. Hermosa Dr.
- One (1) pool has been removed with the second (2nd) pool remaining
- Parking for the apartment will be surface parking versus structured parking
- Car ports will be added to the surface apartment parking lot.

Like the approved condominium, the apartment complex is a building with three wings creating three distinct areas for outdoor amenities. The modifications to these areas are as follows:

South Area

- Driveway to apartment complex with remain asphalt with the pavers remaining at the drop-off circle
- Selection of plant materials and building materials will remain relatively the same
- Parking will be moved from under the building to surface parking in front of the building
- Carports will be provided for the apartment building parking

West Area

- Remove the pool
- Remove the BBQ pavilion
- Add trees and pathways. Materials to be the same as originally approval
- The spa in southwest corner remains
- Remove all other hardscape except pathways

North Area

- Remove pickleball courts and replace with trees

- Make pool placeholder same size as prior west area pool with one spa
- Add BBQ pavilion near event lawn
- All trees and hardscape materials will be the same as prior
- Parking added just north of Hermosa entrance

Rational for Modification:

Due to current economic conditions, this modification is being requested for two main reasons; costs to develop the project and difficulties in financing condominiums.

Other Justification:

The justification for this apartment project will remain the same as was outlined in the approved PDD as well as in the original justification letter.

MEETING NOTES

At the Planning Commission meeting of the City of Palm Springs, held November 18, 2020, the Planning Commission made the following decision:

2C. KOAR PALM SPRINGS, LLC, (DBA: LIVING OUT) FOR AN AMENDMENT TO AN APPROVED PLANNED DEVELOPMENT DISTRICT (TO CONVERT CONDOMINIUMS TO 122-UNIT APARTMENTS AND A REVISION TO TENTATIVE TRACT MAP 37602 LOCATED AT 1122 EAST TAHQUITZ CANYON WAY, ZONE REO, SECTION 14, CASE 5.1449 PDD 389) (GM)

Associate Planner Mlaker presented the proposed project as outlined in the staff report pointing out that the proposal is considered as a minor amendment to the approved PDD.

Chair Weremiuk opened the public hearing:

Loren Ostrow – Applicant was present and gave an overview of the project and answered questions.

Jerry Sherman – project architect presented and was available for questions.

Commissioner Hirschbein asked questions regarding the operation of the apartments and types of meal plans, laundry, and maid service. Could the project include a community garden; commented that the revised parking lot is a long walk and asked for a distance from the farthest parking space to the building. Project should be reviewed by AAC due to changes to site plan and elevations.

Vice Chair Moruzzi asked for clarification on the management of the apartments.

Commissioner Song commented that the project is overparked and if spaces could be removed (10 to 12 spaces), asked about surface material of parking lot. Building elevations have changed with the amendment. Discussion on carport structure, height, design.

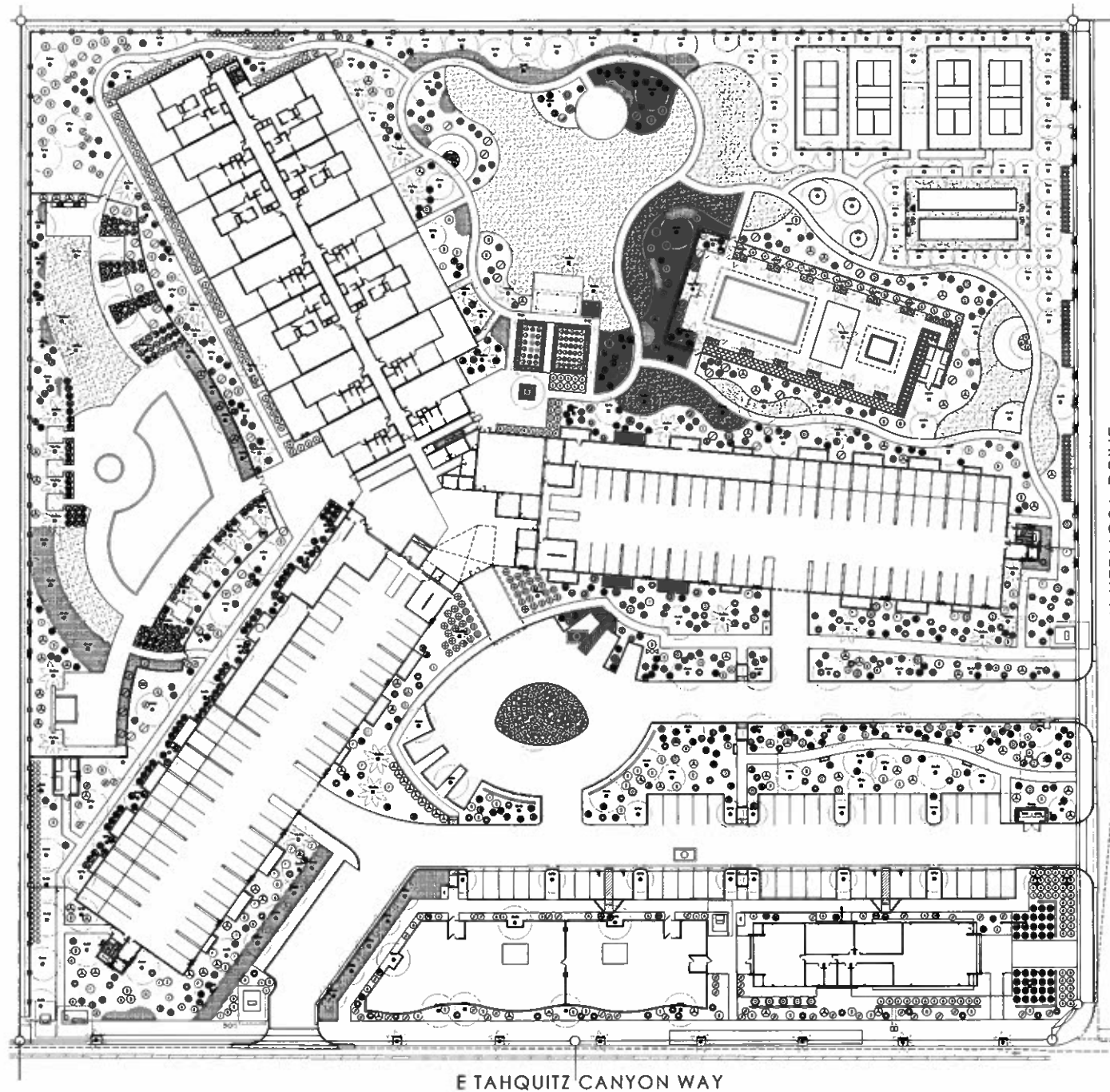
Commission Lewin asked for the sizes of the units and cost; would like to see fruit trees on the development; add shade trees along pathways. Asked if the swimming pool was a proper size for the number of apartments. Would like to see the design for the corner parklet.

Chair Weremiuk asked if dog park was for residents and patrons of the pet services business. AAC to review changes to building and landscaping.

Hirschbein, seconded by Weremiuk to continue with the project to be reviewed by AAC.

AYES: ERVIN, HIRSCHBEIN, LEWIN, SONG, MORUZZI, WEREMIUK

APPROVED PLANS



N HERMOSA DRIVE

E TAHQUITZ CANYON WAY

SUMMARY:

Building		78,014 s.f.	18%
Hardscape	Paving	47,875 s.f.	11%
	Water	5,067 s.f.	1%
Landscape Area	Planting	277,042 s.f.	64%
	Turf	24,793 s.f.	6%
TOTAL:		432,791 s.f.	100%

OVERALL PLANTING PLAN

TREE SCHEDULE:

KEY	BOTANICAL NAME	COMMON NAME	SIZE	FORM	MATURE HEIGHT AND SPREAD
Ch Un	<i>Chilopsis linearis</i>	Desert Willow	24" bar	Mult	10 x 10
Ch Tex	<i>Chilopsis x texensis</i>	Pink Dawn Chilopsis	24" bar	Mult	25 x 25
Ch Jap	<i>Chloris japonica</i>	Kanagata Tree	15 gal.	Standard	15 x 15
Ch Un	<i>Chloris x laevis</i>	Lemon Tree	15 gal.	Standard	15 x 15
Ch Or	<i>Chloris x alvata</i>	Orange Tree	15 gal.	Standard	15 x 15
Pt Mt	<i>Ficus microcarpa</i>	Indian Laurel	24" bar	Standard	30 x 40
Ol Eu	<i>Olea europaea</i>	Olive	15 x 15	Mult	25 x 25
Ch Tex	<i>Chrysopsis</i>	Desert Ironwood	24" bar	Mult	25 x 25
Pal Yar	<i>Pala verde</i>	Desert Mesquite	24" bar	Mult	25 x 25
Pho Sac	<i>Phoenix dactylopera</i>	Date Palm	BTH varies	Standard	10' - 16' BTH Varies
Pho Hd	<i>Phoenix hederacea</i>	Algeria Pine	24" bar	Standard	40 x 30
Pho Ch	<i>Phoenix chinensis</i>	Chinese Magnolia	24" bar	Standard	30 x 30
Was Rob	<i>Washingtonia robusta</i>	Mexican Fan Palm	BTH varies	Standard	50-80 BTH Varies

VINE and ESPALIER SCHEDULE:

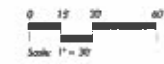
KEY	BOTANICAL NAME	COMMON NAME	SIZE	TYPE	SPACING
Row Sp	<i>Bougainvillea 'San Diego Red'</i>	San Diego Red Bougainvillea	5 gal.	Espalier	Per plan

GROUNDCOVER SCHEDULE:

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
[Symbol]	<i>Marattia Ficus II</i>	Turf	Sodded

SHRUB SCHEDULE:

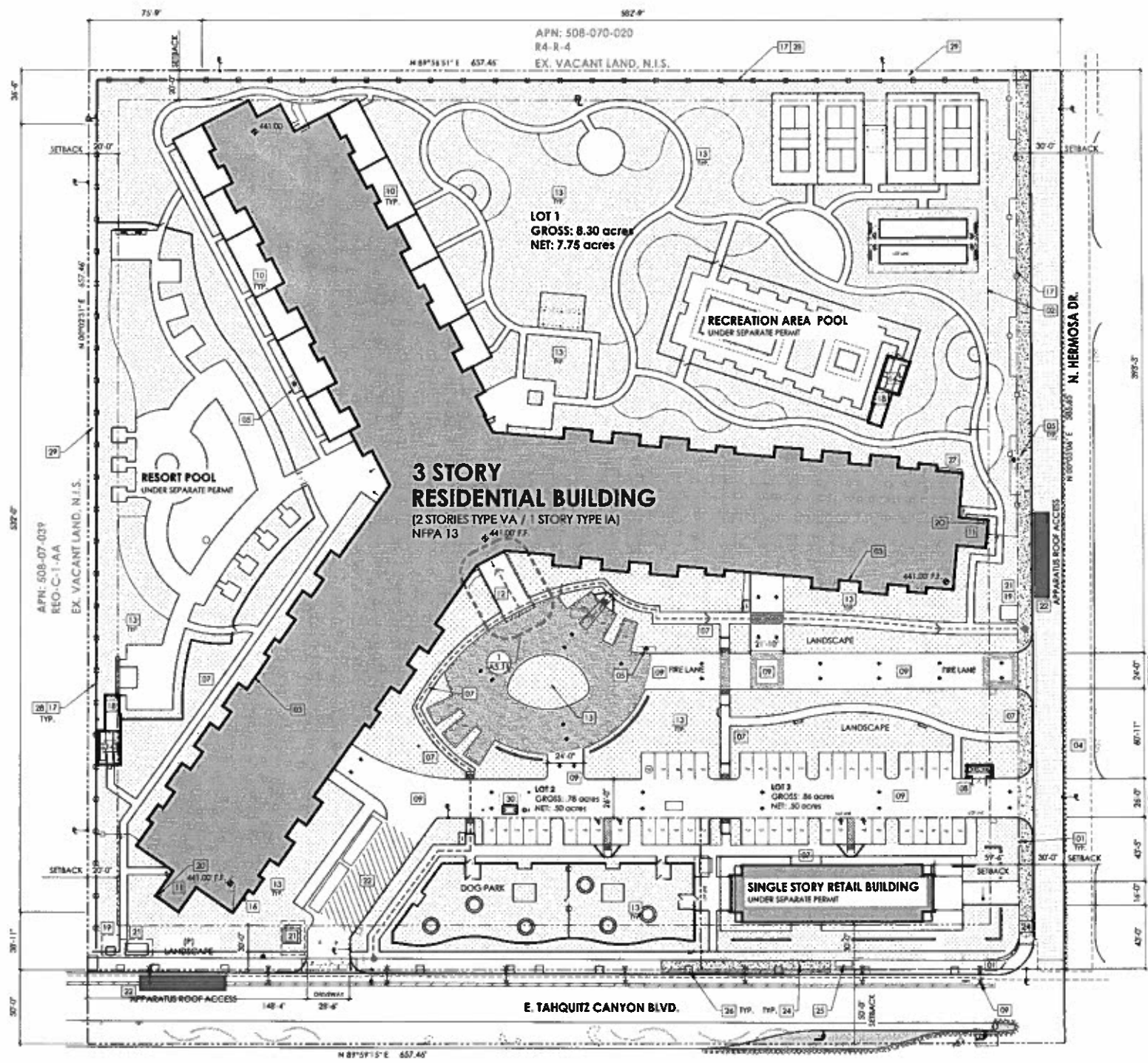
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
(A)	<i>Agave parviflora</i>	Two-Rowed Agave	1 gal.	Per plan
(B)	<i>Agave parviflora</i>	Pony's Agave	1 gal.	Per plan
(C)	<i>Bougainvillea 'San Diego Red'</i>	San Diego Red Bougainvillea	5 gal.	Per plan
(D)	<i>Banksia microphylla</i>	Japanese Bouwood	5 gal.	Per plan
(E)	<i>Ceanothus mexicanus</i>	Mexican Bird of Paradise	5 gal.	Per plan
(F)	<i>Dasylirion wheeleri</i>	Spoon Yucca	5 gal.	Per plan
(G)	<i>Encelia farinosa</i>	Bottlebrush	1 gal.	Per plan
(H)	<i>Ficus microcarpa 'Nilda'</i>	Indian Laurel	5 gal.	Per plan
(I)	<i>Fouquieria splendens</i>	Occillo	5 gal.	Per plan
(J)	<i>Hesperaloe parviflora</i>	Red Yucca	1 gal.	Per plan
(K)	<i>Lantana montealemanii</i>	Trailing Lantana	1 gal.	Per plan
(L)	<i>Leucophyllum longimanus 'Rio Bravo'</i>	Rio Bravo Texas Ranger	1 gal.	Per plan
(M)	<i>Opuntia basilaris</i>	Santa Rita Prickly Pear	5 gal.	Per plan
(N)	<i>Pachycarpus marginatus</i>	Mexican Fence Post Cactus	15 gal.	Per plan
(O)	<i>Pachypodium lamerei</i>	Madagascar palm	5 gal.	Per plan
(P)	<i>Rosa 'Iceberg'</i>	Floribunda Rose 'Iceberg'	5 gal.	Per plan
(Q)	<i>Sarcocornus siliqua</i>	Organ Pipe Cactus	5 gal.	Per plan
(R)	<i>Yucca rostrata</i>	Beaked Yucca	5 gal.	Per plan



L-22



03.05.2019



E. ANDREA RD.

LEGEND:

- 01 (E) CONC. PAVING, RE: CIVIL DRAWINGS
- 02 SETBACK
- 03 BUILDING OUTLINE
- 04 (E) FIRE HYDRANT
- 05 FIRE HYDRANT, REFER TO CIVIL DRAWINGS.
- 06 CUSTOM STREET LIGHT, SEE DTL X/SHT. X
- 07 CONC. PAVING, RE: LANDSCAPE DRAWINGS
- 08 TRASH ENCLOSURE
- 09 ASPHALT PAVING
- 10 PRIVATE PATIOS, RE: LANDSCAPE DRAWINGS
- 11 EXIT STAIRWELL, SEE SHEET A5.5
- 12 CARPORT / OFF-LOADING AREA
- 13 LANDSCAPE, RE: LANDSCAPE DRAWINGS
- 14 POOL PUMP ROOM
- 15 PARKING STRIPING
- 16 WATER METER, RE: PLUMBING DRAWINGS.
- 17 PERIMETER METAL FENCE, REFER TO LANDSCAPE DRAWINGS
- 18 MENS / WOMENS RESTROOM
- 19 ELECTRICAL TRANSFORMER, RE: ELECTRICAL E1.0
- 20 STAIRWELL STANDPIPE, TYP. SEE PLUMBING.
- 21 ELECTRICAL GEAR PAD, RE: SHT. E1.0
- 22 FIRE APPARATUS PARKING ZONE.
- 23 DOG PARK FENCE, RE: TO LANDSCAPE
- 24 CONC. PAVING WITH INTEGRAL COLOR, RE: TO CIVIL DRAWINGS
- 25 BUS SHELTER, RE: XX/ SHT. XXX
- 26 TREE WELL, RE: LANDSCAPE DRAWINGS
- 27 GAS METER, RE: PLUMBING DRAWINGS.
- 28 RETAINING WALL, RE: CIVIL DRAWINGS C1.0
- 29 CONCRETE V-DITCH, RE: CIVIL DRAWINGS. C1.0
- 30 GREASE INTERCEPTOR, RE: PLUMBING DRAWINGS

PROJECT INFORMATION

GENERAL INFORMATION
 PROJECT ADDRESS: 1122 E TAHQUITZ CANYON BLVD. PALM SPRINGS, CA 92262

OWNER INFORMATION: KOAR PALM SPRINGS, LLC. 44 W. DAYTON STREET PASADENA, CA 91105

PROJECT DESCRIPTION: NEW 3 STORY BUILDING W/ 95 RESIDENTIAL UNITS, INCLUDING DINING, THEATER, FITNESS CENTER AND PARKING GARAGE

NUMBER OF STORES FOR PROPOSED BUILDING: 2 STORES + PARKING GARAGE LEVEL

SPECIFIC PLAN: SECTION 14 TOURIST RESORT COMMERCIAL

EXISTING ZONING: REO-C-1-AA
PROPOSED ZONING: REO-C-1-AA

LEGAL DESCRIPTION: 508-070-020 / 508-070-40

GROSS SITE AREA: 9.936 ACRES (432,791 SF)
NET SITE AREA: 8.757 ACRES (331,229 SF)

GROSS RESIDENTIAL BUILDING AREA: 231,894 S.F.
GROUND FLOOR: 77,296 S.F.
EAST GARAGE: 18,856 S.F.
SOUTHWEST GARAGE: 18,494 S.F.
RESIDENTIAL: 40,238 S.F.
SECOND FLOOR: 77,296 S.F.
THIRD FLOOR: 77,296 S.F.

UNIT MATRIX	UNIT SIZE (GSF)	GROUND FLOOR	2ND FLOOR	3RD FLOOR	TOTAL (SF)
A	1,298	7	30	30	86,946
A1	1,147	0	1	1	2,334
B	1,574	4	9	9	34,628
C	1,613	2	6	6	22,382

SUB-TOTAL 3 TOTAL: 168 UNITS 146,510 GSF

GROSS RETAIL: 4,990 S.F.

RESIDENT PARKING REQUIRED: 37,140 H.S.F. (18,566 EAST WING + 18,494 SW WING)

- 1 BEDRM = 1.25 / UNIT (49 UNITS) 87 SPACES
- 2 BEDRM = 1.3 / UNIT (34 UNITS) 54 SPACES
- GUEST = 1 / 4 UNITS 27 SPACES
- TOTAL** 168 SPACES

PROVIDED: 168 SPACES
 - STANDARD 138 SPACES
 - COMPACT 30 SPACES

RETAIL PARKING REQUIRED: 20 SPACES
 - GUEST (1/ 250 S.F.)

PROVIDED: 20 SPACES
 - GUEST

OCCUPANCY GROUP: A-2, A-3, B, R-2, S-1, U

CONSTRUCTION TYPE: TYPE IA / TYPE VA

PRE SPRINKLERS: NFPA 13

APN: 508-560-011
 REO-C-1-AA
 (EXISTING 2 STORY COMMERCIAL)



SITE PLAN
 PALM SPRINGS, CALIFORNIA





03.05.2019

Living Out
Landscape Architecture

3-D RENDERING - ENTRY & RETAIL PLAN VIEW
PALM SPRINGS, CALIFORNIA

C2 Collaborative
LANDSCAPE ARCHITECTURE

KOAR INTERNATIONAL, LLP.

JSA
Jerry Sherman Architect



03.05.2019

Living Out
Landscape Architecture

3-D RENDERING - RETAIL CORNER
PALM SPRINGS, CALIFORNIA

C2 Collaborative
LANDSCAPE ARCHITECTURE

KOAR INTERNATIONAL, LLP.

JSA
Jerry Sherman Architect

REVISED PLANS

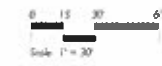
SIDE BY SIDE



LEGEND

- 1 Enhanced Vehicular Pavers
- 2 Pool Area
- 3 Spa
- 4 Community Vegetable Garden
- 5 Garden Walk with Shade Trees
- 6 Tree Grove with Decomposed Granite
- 7 Bocce Ball Courts (2)
- 8 Multi-Use Lawn Area
- 9 Social Seating with Fire Pit
- 10 Picnic Area with BBQ
- 11 Public Plaza with Signage and Shade Tree
- 12 Carports
- 13 Rose Garden
- 14 Dog Park
- 15 Outdoor Social Seating with BBQ
- 16 Private Patios
- 17 Trash Enclosure

OVERALL SITE PLAN



L-1



ORIGINAL APPROVED DESIGN ⊕



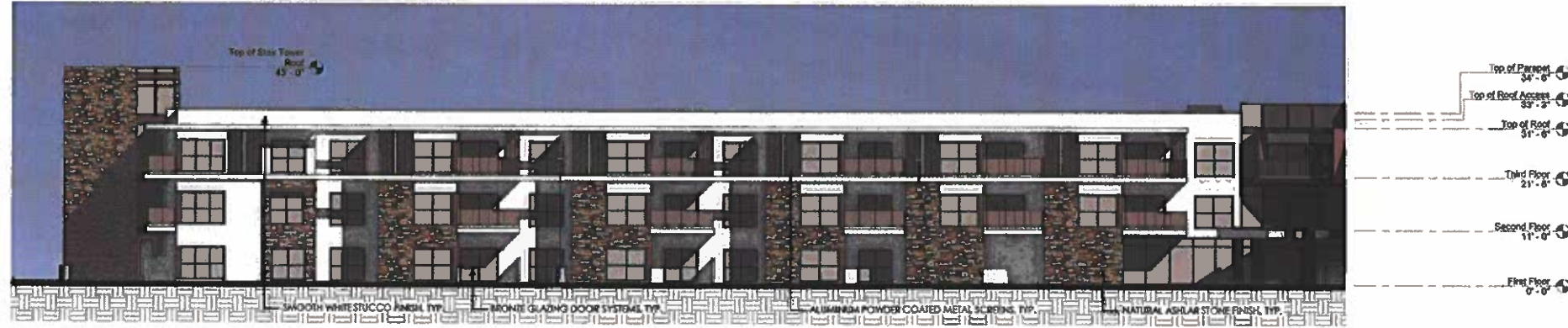
PROPOSED OVERALL DESIGN ⊕



PROPOSED ELEVATIONS



APPROVED ELEVATIONS



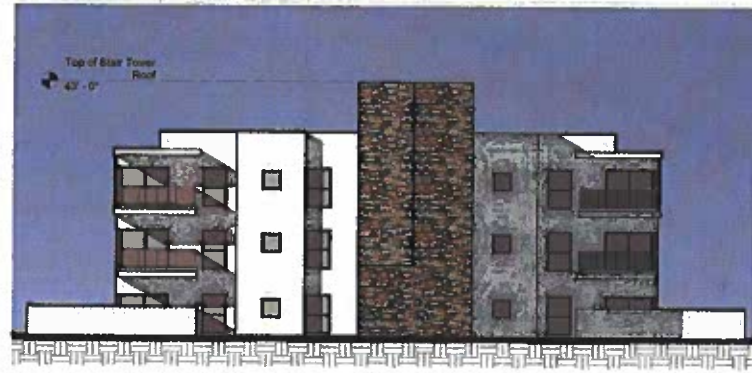
01
SOUTHWEST WING - SOUTHEAST
FACING
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS

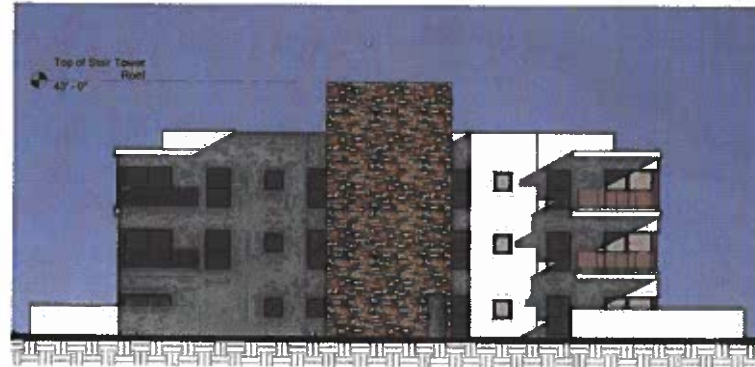


01
SOUTHWEST WING - SOUTHEAST FACING
SCALE: 3/32" = 1'-0"

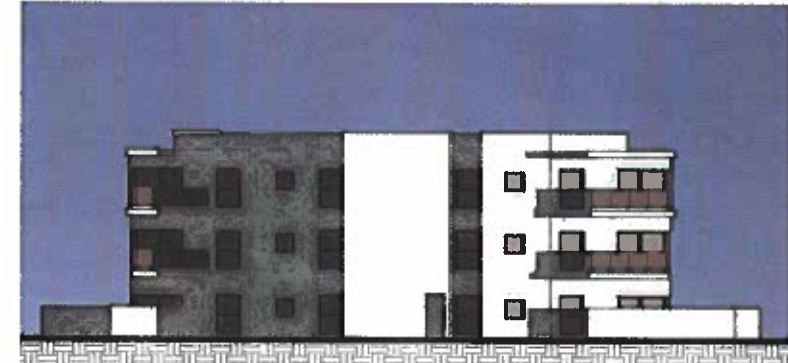
APPROVED ELEVATIONS



01 EAST WING - EAST FACING
SCALE: 3/32" = 1'-0"



02 SOUTHWEST WING - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



03 NORTHWEST WING - NORTH FACING
SCALE: 3/32" = 1'-0"

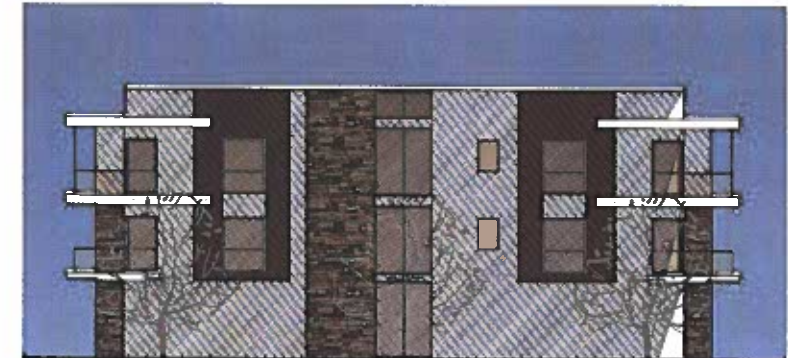
PROPOSED ELEVATIONS



04 EAST WING - SOUTH FACING
SCALE: 3/32" = 1'-0"



05 SOUTHWEST WING - SOUTHWEST FACING
SCALE: 3/32" = 1'-0"



06 NORTHWEST WING - NORTH FACING
SCALE: 3/32" = 1'-0"

APPROVED ELEVATIONS



PROPOSED ELEVATIONS

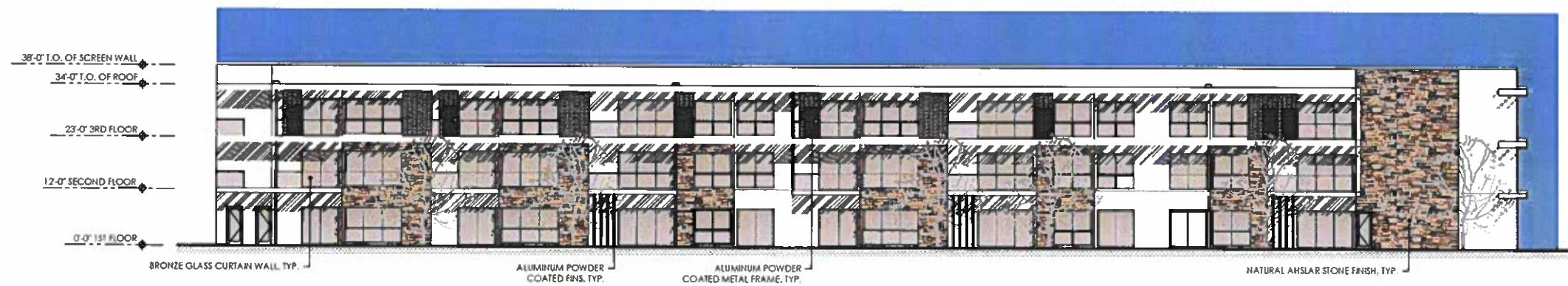


APPROVED ELEVATIONS



04 NORTHWEST WING - EAST FACING
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS



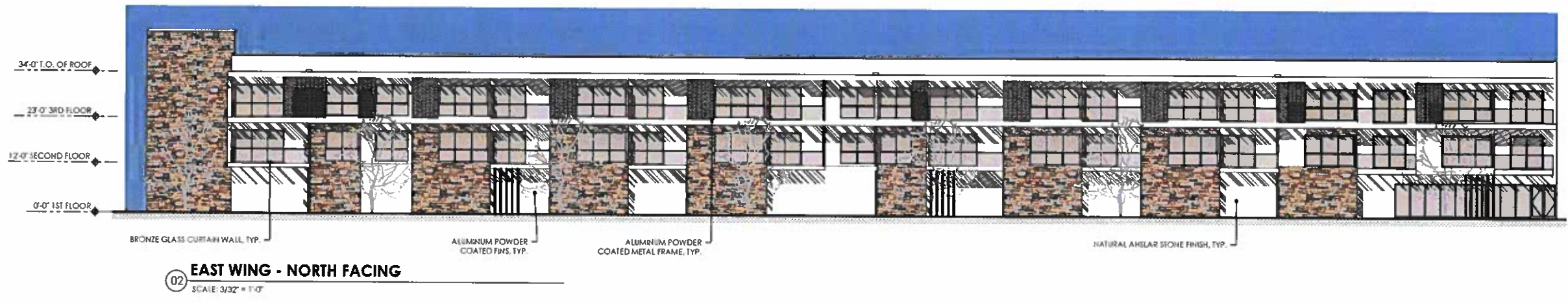
01 NORTHWEST WING - EAST FACING
SCALE: 3/32" = 1'-0"

APPROVED ELEVATIONS



01 EAST WING - NORTH FACING
SCALE: 3/32" = 1'-0"

PROPOSED ELEVATIONS



02 EAST WING - NORTH FACING
SCALE: 3/32" = 1'-0"

APPROVED ELEVATIONS



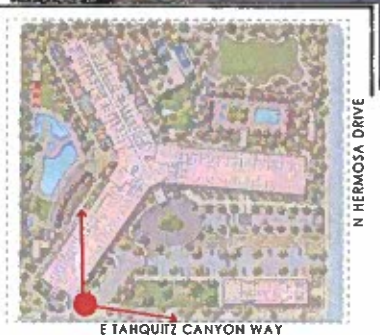
PROPOSED ELEVATIONS



APPROVED ELEVATIONS



01.25.2019



03.05.2019