

PROJECT OWNER / APPLICANT

Community Housing Opportunities (CHOC)
Green Valley Executive Center
5030 Business Center Drive Suite 260
Fairfield, CA 94534
Contact: Vincent Nicholas
707.759.6053 ext. 112

PROJECT DESCRIPTION

The proposed 60-unit CHOC PS Community multi-family low-income housing complex will be constructed on a vacant site of approximately 3.62 acres. It is bordered by San Rafael Road on the north, Simms Road on the south, and North Indian Canyon Drive on the west. The site is framed by existing developments to the north, east and south. Across San Rafael is an undeveloped portion of a PDD development called *Palermo*, a partially built-out single family attached two-story project. Adjacent to the east are five one-story single-family homes designed by Wexler-Harrison known as the Wexler Steel Houses. To the south across Simms is a multi-family apartment development comprised of one- and two-story buildings. Across Indian Canyon are vacant parcels.

The development is organized by a north-south central driveway with entrances from San Rafael and Simms. On the east side of the, and adjacent to the Wexler Steel Houses, are one-story buildings with four one-bedroom apartments. The buildings are capped with single-sloped roofs similar to the "butterfly" roofs often seen in Palm Springs "modern" homes. Building construction is Type V-B; wood framed with stuccoed exterior walls, reverse board-and-batten siding, and cool roof roofing systems. On the west side of the drive are two-story buildings with two- and three-bedroom stacked units around a courtyard. The wall material and roof types are similar to the one-story buildings. In the center of the project is the Community Building with a pedestrian plaza and passive-activity shaded areas to the east and water play area to the west.

The project includes on-site parking for 72 vehicles, five of which are designated handicapped stalls. There will be 27 covered parking spaces with carports prepped for photovoltaic panels in the future. The Community Building roof and portions of the roofs of the two-story apartment buildings are also prepped for PV systems.

SITE AMENITIES

Site amenities include landscaped entries from Simms Road and San Rafael Road to the complex with a tree-lined Main Street. Closer to the Community Building, the Main Street becomes a pedestrian plaza lined with bollards and emergency-only traffic accessibility. The complex also includes handicapped-accessible walks and an outdoor terrace adjacent to the Community Building. Tot lots with play equipment for different children age groups such as toddlers and elementary school children are provided west of the Community Building away from the neighboring Residential Zones. Designated barbeque areas are designed with seating in small concentrated areas for different neighborhoods. A water play feature with deck area integrates with the open space facilities for the residents of all ages. A community dog park is located to the west of play areas.

DWELLING AMENITIES

Individual dwelling units will have distinctive floor plans, air conditioning, and decorative doors and closets. All units will have patios and balconies with access to a community building with computer classroom, rental office, and a community lounge adjacent to a kitchen for community group functions and private parties. A laundry room is also centrally located with the Community Building.

PROJECT DESIGN / ENGINEERING TEAM

Architect Interactive Design Corporation
199 S Civic Drive Suite 10
Palm Springs, CA 92262
Contact: Maria Song
760.323.4990

Landscape Architect RGA Landscape Architects, Inc.
73061 El Paseo, Suite 210
Palm Desert, CA 92260
Contact: Ron Gregory
760.568.3624

Civil Engineer MSA Consulting, Inc.
34200 Bob Hope Drive
Rancho Mirage, CA 92270
Contact: Paul Sepulveda
760.320.9811

Environmental Terra Nova Planning & Research, Inc.
42635 Melanie Place, Suite 101
Palm Desert, CA 92211
Contact: Nicole Criste
760.341.4800

Geotechnical Geocon West, Inc.
41571 Corning Place Suite 101
Murrieta, CA 92562
Contact: Andrew Shoashekan
951.304.2300 ext. 704

Traffic Engineer Urban Crossroads
260 E. Baker St, #200
Costa Mesa CA 92626
Contact: John Kain
949.336.5990

LOT SIZE

SF LOT SIZE: 3.62 AC (157,687 SF)

SETBACKS

Setbacks	
N. Indian Canyon Dr (Major Thoroughfare)	30'
Simms Rd (Local Collector)	20'
San Rafael Rd (Local Collector)	20'
Rear	15'
Building Separation	15' Min.
Building Height	One-story 15' Two-story 24'

SITE INFORMATION

Area	Square Footage	Percentage	Zoning
Site Area	157,687	100%	
Open Areas	99,559	63%	> 50%
Parking / Driveways	32,589	21%	
Building Footprint	32,401 (1st Fl) 18,352 (2nd Fl)	21%	< 30%
Total	50,753		

APPLICABLE CODES

Applicable Codes	2016 CBC, CFC, & CEC
Occupancy	R-2 (Apartments)
Construction Type	V-B w/ NFPA 13 Fire Suppression System

EXISTING ZONE / LAND USE DISTRICT

General Plan: Mixed-Use / Multi-Use
Zoning: R-2, Multi-Family Residential (NO CHANGE)

LEGAL DESCRIPTION

Real property in the City of Palm Springs, County of Riverside, State of California, described as follows:

That portion of the North-Half of the Northwest quarter of the Northwest quarter of Section 2, Township 4 South, Range 4 East, San Bernardino Meridian, in the County of Riverside, State of California.

This legal description is made pursuant to that certain Certificate of Compliance No. CC 88-101 recorded December 14, 1988, as Instrument No. 88-365876 of Official Records.

APN NUMBER

501-031-028

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16	MATERIAL BOARD
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18	PRELIMINARY WATER, SEWER, FIRE, & DRY UTILITY LAYOUT



INDIAN CANYON DRIVE MAJOR THOROUGHFARE



BUILDING AND UNIT MATRIX								
BUILDING TYPE	UNIT TYPE PER BLDG			# OF BLDG	TOTAL UNIT COUNT			TOTAL PER BLDG TYPE
	1 BED	2 BED	3 BED		1 BED	2 BED	3 BED	
A	4			5	20			20
B			6	2			12	12
C	2	4		2	4	8		12
D	2	4	2	2	4	8	4	16
E				1				
TOTALS				12	28	16	16	60

BUILDING AREAS												
BUILDING A (APARTMENT)					TOTAL SF	BUILDING B (APARTMENT)					TOTAL SF	
1st FL	2nd FL	SUBTOTAL			#	11,800	1st FL	2nd FL	SUBTOTAL		#	12,900
2,360		2,360			5		3,225	3,225	6,450		2	
BUILDING C (APARTMENT)					TOTAL SF	BUILDING D (APARTMENT)					TOTAL SF	
1st FL	2nd FL	SUBTOTAL			#	9,752	1st FL	2nd FL	SUBTOTAL		#	14,052
2,438	2,438	4,876			2		3,513	3,513	7,026		2	
COMMUNITY BLDG (WITH LAUNDRY & MAINTENANCE)					TOTAL SF							
1st FL	SUBTOTAL			#	2,249							
2,249	2,249			1	2,249							
					TOTAL ESTIMATED BLDG AREA						50,753	

PARKING MATRIX				
UNIT TYPE	RATIO CARS PER UNIT	TOTAL UNITS	CARS PER UNIT	SUBTOTAL
1 BED	1	28	28	
2 BED	1	16	16	
3 BED	1	16	16	
STALLS UNDER CARPORT: 27				
HANDICAP STALLS: 5				60
COMPACT STALLS: 13				
PER SB35	1	60		60
COMM BLDG	1 / 200 SF	1,291 SF		6
FOR GUESTS				6
TOTAL PROVIDED ON SITE				72

UNIT AREAS		
UNIT TYPE	SQ FT	UNIT TOTALS
1 BED	560 / 593 / 620	28
2 BED	872 / 973	16
3 BED	1,075	16
TOTAL		60

LEGEND

- 1 BEDRM (1 STORY)
- 1 BEDRM (2 STORY)
- 2 BEDRM (2 STORY)
- 3 BEDRM (2 STORY)
- FRONT ENTRY PORCH / BALCONY
- COMMUNITY BUILDING W/ LAUNDRY & MAINTENANCE
- CARPORTS
- STREETS
- DRWY / PKNG
- [E] ENTRY MONUMENT
- [P] PILASTERS & BOLLARDS @ MAIN STREET ENTRY
- [T] TRASH ENCLOSURE
- ⊕ PARKING COUNT
- Ⓜ PROPERTY LINE

GRAPHIC SCALE
60' 40' 20' 10' 0'

NORTH [Arrow pointing right]

THE MONARCH

Apartment Homes

CHOC (Community Housing Opportunities Corporation)
SAN RAFAEL RD / N. INDIAN CANYON DR, PALM SPRINGS, CA

SITE PLAN

INTERACTIVE DESIGN CORPORATION
199 SOUTH CIVIC DRIVE, SUITE 10, PALM SPRINGS, CA 92262
T: 760.323.4990 E: MAIL@INTERACTIVEDESIGNCORP.COM



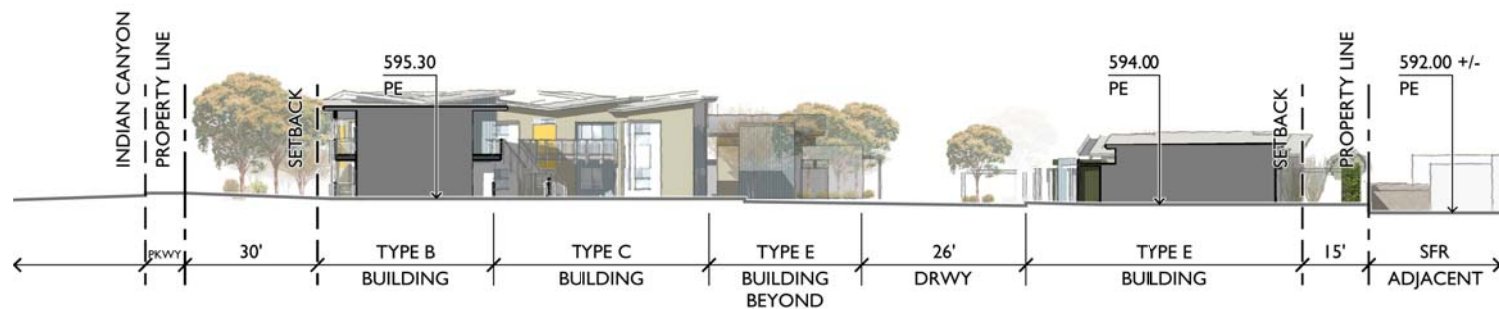
STREETSCAPE VIEW FROM INDIAN CANYON ②



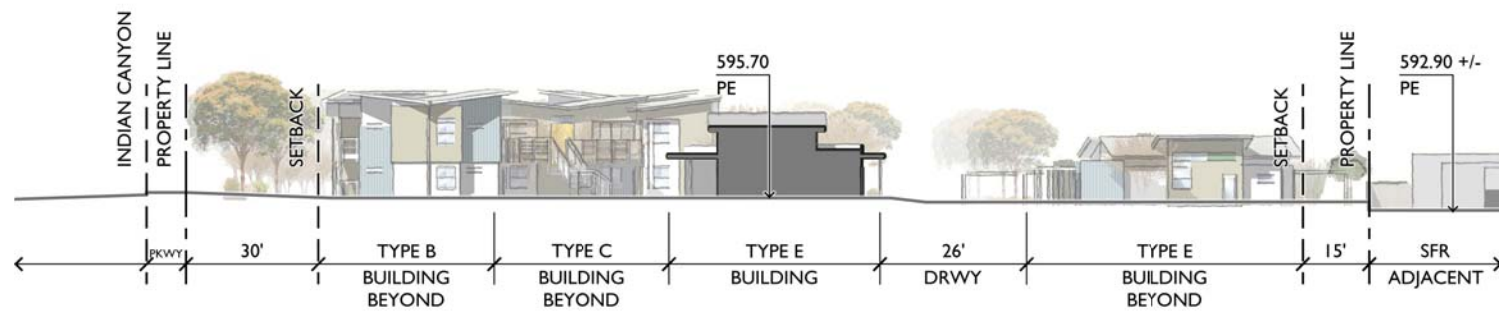
STREETSCAPE VIEW FROM SAN RAFAEL ③



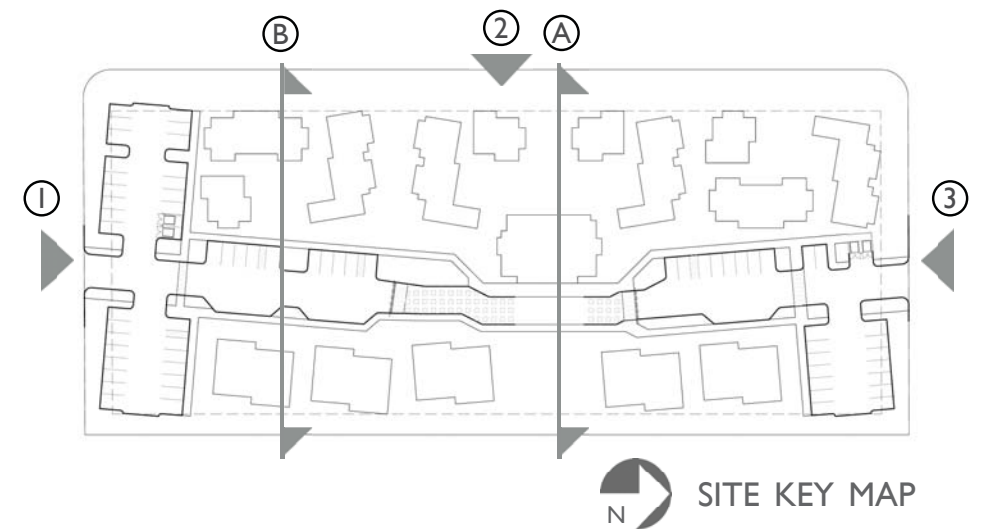
STREETSCAPE VIEW FROM SIMMS ①



SITE SECTIONS ②



SITE SECTIONS ①





VIEW 5



VIEW 3



VIEW 4



VIEW 2



VIEW 1



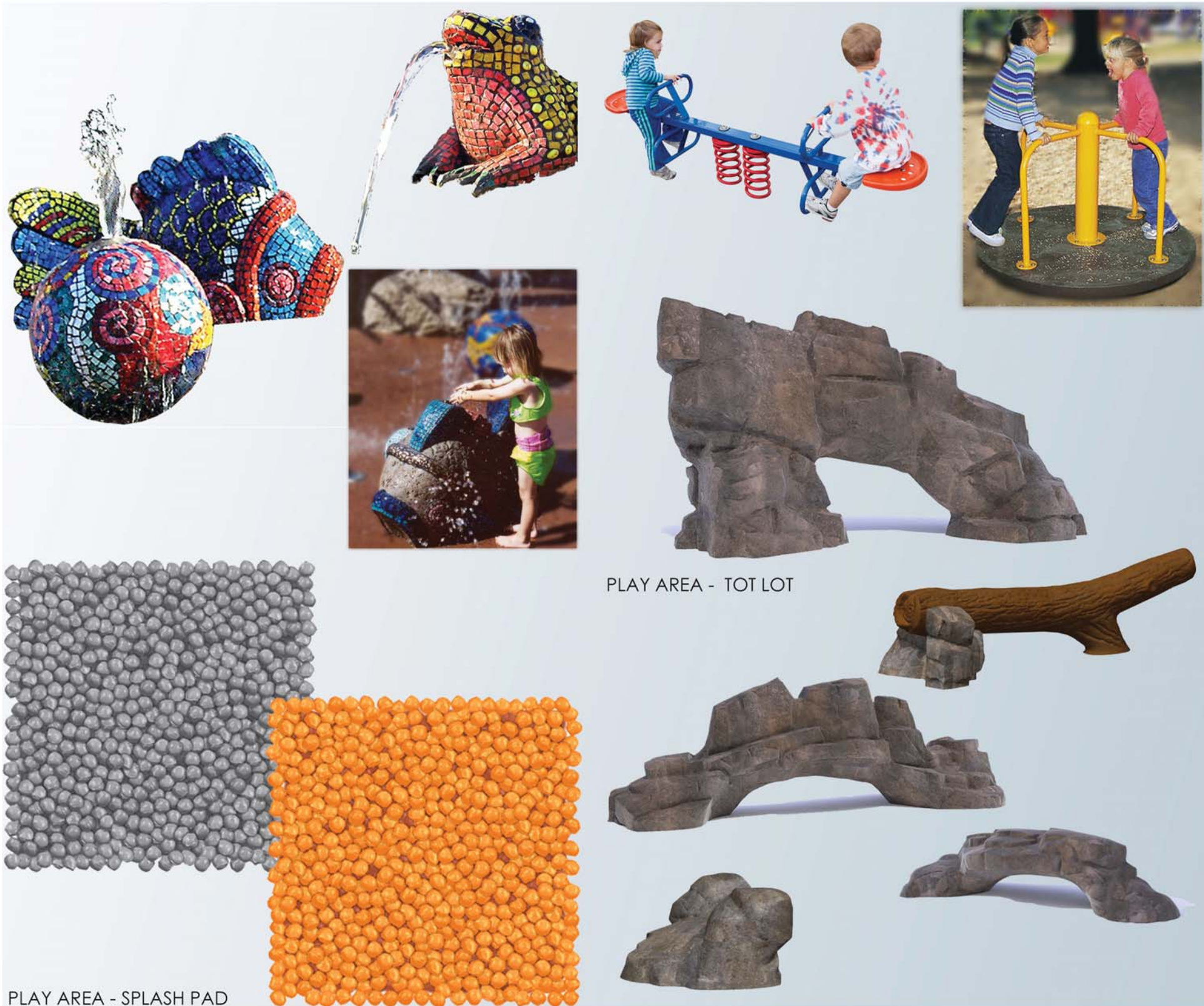
SITE PANORAMIC - LOOKING EAST



SITE PANORAMIC - LOOKING WEST

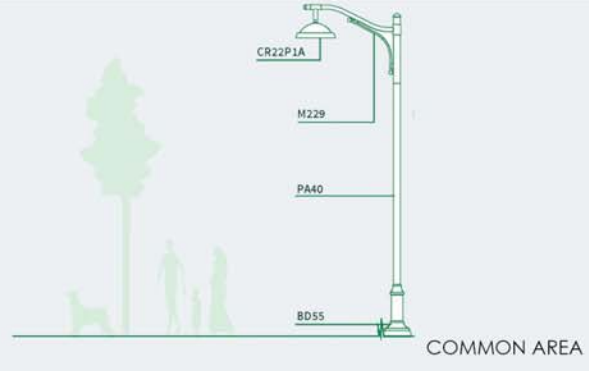


SITE FURNISHINGS

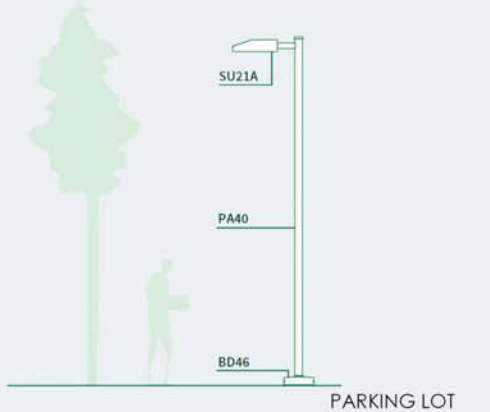


PLAY AREA - TOT LOT

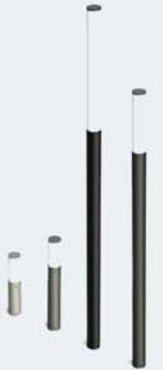
PLAY AREA - SPLASH PAD



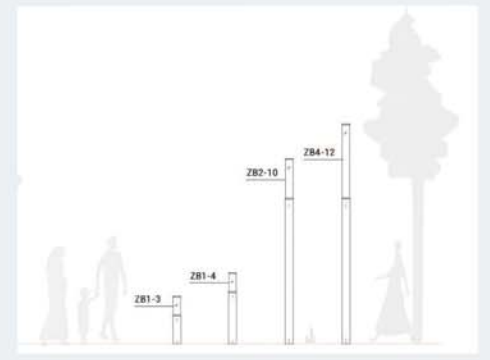
COMMON AREA



PARKING LOT



AREA LIGHTING



BOLLARDS



SMALL UPLIGHT



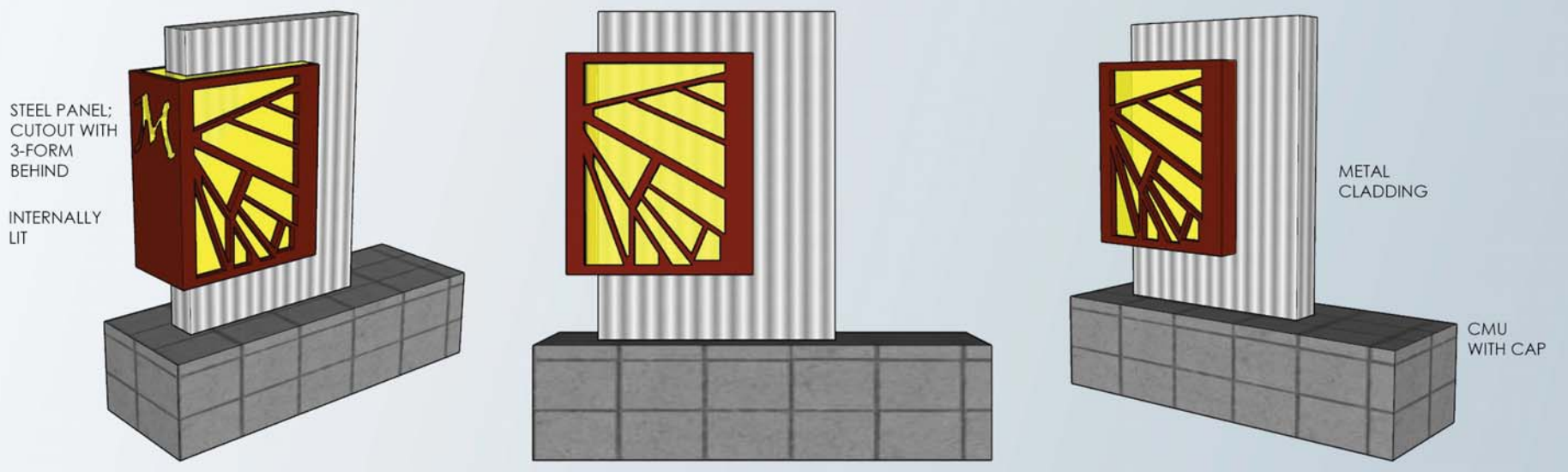
LARGE UPLIGHT

PLANT ACCENT LIGHTING

ENTRY MONUMENTATION



FIRE ACCESS PILASTER



STEEL PANEL:
CUTOUT WITH
3-FORM
BEHIND

INTERNALLY
LIT

METAL
CLADDING

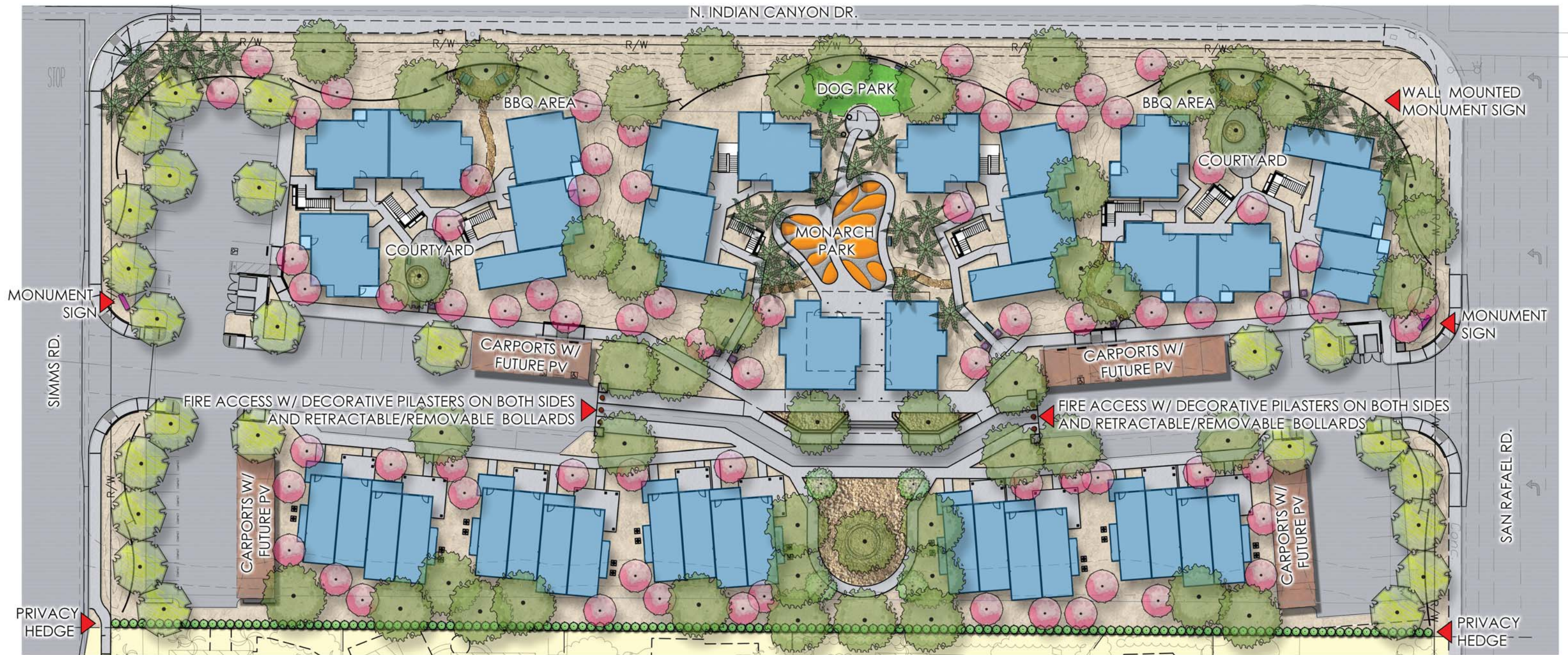
CMU
WITH CAP






WALL MOUNTED
SIGNAGE
REFERENCE IMAGE



RETRACTABLE
BOLLARDS



	PARKING LOT TREES	24		MEDIUM TO SMALLER FLOWERING TREES	73
	ACACIA STENOPHYLLA / SHOESTRING ACACIA DALBERGIA SISOOO / ROSEWOOD PISTACIA CHINENSIS / CHINESE PISTACHE TIPUANA TIPU / TIPU TREE			ALOYSIA VIRGATA CAESALPINIA CACALAGO "SMOOTHE" / CASCALOTE CHILOPSIS LINEARIS / DESERT WILLOW CITRUS / CITRUS CORDIA BOISSIERI / TEXAS OLIVE EUCALYPTUS LATENS "MOON LAGOON" / FINE-LEAFED MALLEE LAGERSTROEMIA INDICA / CRAPE MYRTLE OLEA EUROPAEA "SWANHILL FRUITLESS" / EUROPEAN OLIVE PRUNUS CERASIFERA / FLOWERING PLUM	
	LARGE SHADE TREES	51		PALMS	28
	ACACIA FARNESIANA "SWEET SIERRA" / SWEET ACACIA ACACIA SALICINA / WILLOW ACACIA ACACIA STENOPHYLLA / SHOESTRING ACACIA CERCIDIUM HYBRID "DESERT MUSEUM" / THORNLESS PALO VERDE DALBERGIA SISOOO / ROSEWOOD EBENOPSIS EBANO / TEXAS EBONY PARKINSONIA FLORIDUM / BLUE PALO VERDE PISTACIA CHINENSIS / CHINESE PISTACHE TIPUANA TIPU / TIPU TREE			BEALCARNEA RECURVATA / PONY TAIL PALM CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM WASHINGTONIA ROBUSTA / MEXICAN FAN PALM	



REFERENCE IMAGE
CMU STACKED BOND WALL



REFERENCE IMAGE
TUBULAR STEEL FENCE



SCALE: 1" = 20'-0"
GRAPHIC SCALE



7.1 of 18

THE MONARCH

Apartment Homes

CHOC (Community Housing Opportunities Corporation)

OVERALL ILLUSTRATIVE LANDSCAPE PLAN



1812
DECEMBER 4, 2018

SAN RAFAEL RD / N. INDIAN CANYON DR, PALM SPRINGS, CA

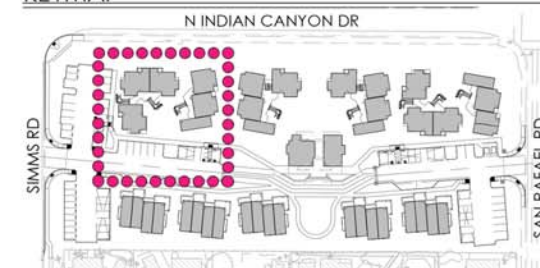


- BERMING/MOUNDING (TYP.)
- CMU PRIVACY WALL/FENCE WITH ALTERNATING HEIGHTS FROM 4' - 6'
- PICNIC AREA WITH BBQS AND TABLES
- STABILIZED DECOMPOSED GRANITE TRAIL WITH STEEL HEADER

COURTYARD PLAZA WITH BENCH SEATING AND CMU RAISED PLANTER.

PARKING SHADE STRUCTURE



KEYMAP



CONCEPT PLANT SCHEDULE

-  **LARGE SHADE TREES**
 ACACIA FARNESIANA 'SWEET SIERRA' / SWEET ACACIA
 ACACIA SALICINA / WILLOW ACACIA
 ACACIA STENOPHYLLA / SHOESTRING ACACIA
 CERDIDUM HYBRID 'DESERT MUSEUM' / THORNLESS PALO VERDE
 DALBERGIA SISSOO / ROSEWOOD
 EBENOPSIS EBANO / TEXAS EBONY
 PARKINSONIA FLORIDUM / BLUE PALO VERDE
 PISTACIA CHINENSIS / CHINESE PISTACHE
 TIPUANA TIPU / TIPU TREE
-  **MEDIUM TO SMALLER FLOWERING TREES**
 ALOYSIA VIRGATA
 CAESALPINIA CACALACO 'SMOOTH' / CASCALOTE
 CHILOPSIS LINEARIS / DESERT WILLOW
 CITRUS / CITRUS
 CORDIA BOISSIERI / TEXAS OLIVE
 EUCALYPTUS LATENS 'MOON LAGOON' / FINE-LEAFED MALLEE
 LAGERSTROEMIA INDICA / GRAPE MYRTLE
 OLEA EUROPAEA 'SWANHILL FRUITLESS' / EUROPEAN OLIVE
 PRUNUS CERASIFERA / FLOWERING PLUM
-  **PALMS**
 BEAUCARNEA RECURVATA / PONY TAIL PALM
 CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
 WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
 WASHINGTONIA ROBUSTA / MEXICAN FAN PALM
-  **LARGE SHRUBS**
 BUXUS M. JAPONICA 'GREEN BEAUTY' / GREEN BEAUTY BOXWOOD
 CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
 CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
 LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE
 LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' / BAROMETERBUSH
 LEUCOPHYLLUM ZYGOPHYLLUM 'CIMARRON' TM / CIMMERON
 TECOMA STANS / YELLOW BELLS
-  **MEDIUM SHRUBS**
 BOUGAINVILLEA X 'LA JOLLA' / BOUGAINVILLEA
 CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
 CARISSA MACROCARPA 'BOXWOOD BEAUTY' / BEAUTY NATAL PLUM
 CASSIA ARTEMISIOIDES / FEATHERY CASSIA
 LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' / BAROMETERBUSH
 MYRTUS COMMUNIS 'COMPACTA' / DWARF MYRTLE
 NANDINA DOMESTICA 'COMPACTA' / DWARF HEAVENLY BAMBOO
 ROSMARINUS OFFICINALIS 'TUSCAN BLUE' / TUSCAN BLUE ROSEMARY
 RUSSELLIA EQUISETIFORMIS / CORAL FOUNTAIN
-  **SMALL SHRUBS - GROUNDCOVERS**
 BOUGAINVILLEA X 'DOH-LA-LA' / BOUGAINVILLEA
 DALEA CAPITATA 'SIERRA GOLD' TM / SIERRA GOLD DALEA
 EREMOPHILA GLABRA 'MINGENEW GOLD' / EMU BUSH
 LANTANA MONTEVIDENSIS 'NEW GOLD' / TRAILING LANTANA
 LANTANA MONTEVIDENSIS 'PURPLE' / TRAILING LANTANA
 TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE
-  **ACCENTS**
 DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON
 DASYLIRION WHEELERI / GREY DESERT SPOON
 FURCRAEA MACDOUGALII / FALSE AGAVE
 HESPERALOE FUNIFERA / NEW MEXICO FALSE YUCCA
 HESPERALOE PARVIFLORA / RED YUCCA
 HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA
 HESPERALOE PARVIFLORA 'YELLOW' / YELLOW YUCCA
-  **GRASSES**
 MUHLENBERGIA L. 'AUTUMN GLOW' / AUTUMN GLOW MUHLY
 MUHLENBERGIA LINDHEIMERI 'REGAL MIST' / RED DEVILS SHOESTRING
 MUHLENBERGIA RIGENS / DEER GRASS
-  **BUTTERFLY GARDEN**
 ASCLEPIAS SUBULATA / DESERT MILKWEED
 ASCLEPIAS TUBEROSA / BUTTERFLY MILKWEED
 BUDDLEIA MARRUBIIFOLIA / WOOLLY BUTTERFLY BUSH
 IXORA COCCINEA 'MAUI' / MAUI IXORA
-  **VINES**
 BOUGAINVILLEA X 'BARBARA KARST' / BARBARA KARST BOUGAINVILLEA
 CALLIANDRA INAEQUILATERA / PINK POWDER PUFF
 TECOMARIA CAPENSIS / CAPE HONEYSUCKLE
-  **SCREENING HEDGE**
 DODONAEA VISCOSA / HOPSEED BUSH
 ELAEOCARPUS DECIFENS / JAPANESE BLUEBERRY TREE
 FICUS NITIDA / WEEPING FIG

ACCENT_LIGHTING_SCHEDULE

- | SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|--|
|  | ACCENT LED - WATTAGE TO BE SPECIFIED PER APPLICATION |
|  | ACCENT LIGHT IN TEXTURED ARCHITECTURAL BRONZE. |



SCALE: 1" = 10'-0"
GRAPHIC SCALE





CMU RAISED PLANTERS

COMMUNITY PLAZA WITH CMU RAISED PLANTER AND 3/4" GRAVEL

SCREEN/PRIVACY HEDGE

NEIGHBORING LOTS TO THE EAST - EXISTING HOMES.



SCALE: 1" = 10'-0"
GRAPHIC SCALE



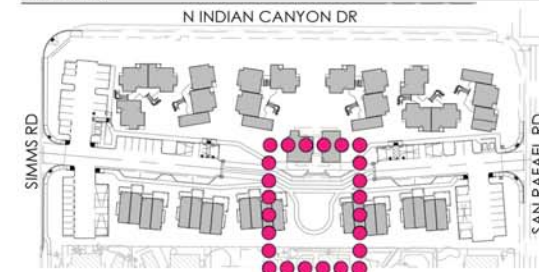
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↑	ACCENT LED - WATTAGE TO BE SPECIFIED PER APPLICATION
▼	ACCENT LIGHT IN TEXTURED ARCHITECTURAL BRONZE.

KEYMAP





N. INDIAN CANYON DR.

FENCED DOG PARK WITH BENCH SEATING

CMU SCREEN WALL/FENCE WITH ALTERNATING HEIGHTS FROM 4' - 6"

TRAP GATE ENTRANCE

INTERACTIVE SPLASH PLAY AREA WITH AQUAFLEX FALLSAFE SURFACE

TOT LOT AREA WITH AQUAFLEX FALLSAFE SURFACE

STABILIZED DECOMPOSED GRANITE TRAIL

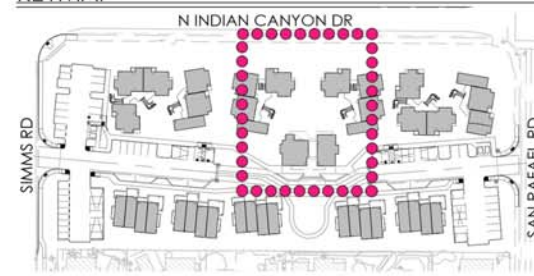
ENTRY NODE WITH BENCH SEATING AND PLINTH/POT STRUCTURES.



SCALE: 1" = 10'-0"
GRAPHIC SCALE



KEYMAP



CONCEPT PLANT SCHEDULE



LARGE SHADE TREES
 ACACIA FARNESIANA "SWEET SIERRA" / SWEET ACACIA
 ACACIA SALICINA / WILLOW ACACIA
 ACACIA STENOPHYLLA / SHOESTRING ACACIA
 CERCIUM HYBRID "DESERT MUSEUM" / THORNLESS PALO VERDE
 DALBERGIA SISSOO / ROSEWOOD
 EBENOPSIS EBANO / TEXAS EBONY
 PARKINSONIA FLORIDUM / BLUE PALO VERDE
 PISTACIA CHINENSIS / CHINESE PISTACHE
 TIPUANA TIPU / TIPU TREE



MEDIUM TO SMALLER FLOWERING TREES
 ALOYSIA VIRGATA
 CAESALPINIA CACALACO "SMOOTH" / CASCALOTE
 CHILOPSIS LINEARIS / DESERT WILLOW
 CITRUS / CITRUS
 CORDIA BOISSIERI / TEXAS OLIVE
 EUCALYPTUS LATENS "MOON LAGOON" / FINE-LEAFED MALLEE
 LAGERSTROEMIA INDICA / CRAPE MYRTLE
 OLEA EUROPAEA "SWANHILL FRUITLESS" / EUROPEAN OLIVE
 PRUNUS CERASIFERA / FLOWERING PLUM



PALMS
 BEAUCARNEA RECURVATA / PONY TAIL PALM
 CHAMAEROPS HUMILIS / MEDITERRANEAN FAN PALM
 WASHINGTONIA FILIFERA / CALIFORNIA FAN PALM
 WASHINGTONIA ROBUSTA / MEXICAN FAN PALM



LARGE SHRUBS
 BUXUS M. JAPONICA "GREEN BEAUTY" / GREEN BEAUTY BOXWOOD
 CAESALPINIA PULCHERRIMA / RED BIRD OF PARADISE
 CAESALPINIA MEXICANA / MEXICAN BIRD OF PARADISE
 LEUCOPHYLLUM LAEVIGATUM / CHIHUAHUA SAGE
 LEUCOPHYLLUM LANGMANIAE "RIO BRAVO" / BAROMETERBUSH
 LEUCOPHYLLUM ZYGOPHYLLUM "CIMARRON" TM / CIMMERON
 TECOMA STANS / YELLOW BELLS



MEDIUM SHRUBS
 BOUGAINVILLEA X "LA JOLLA" / BOUGAINVILLEA
 CALLIANDRA CALIFORNICA / RED BAJA FAIRY DUSTER
 CARISSA MACROCARPA "BOXWOOD BEAUTY" / BEAUTY NATAL PLUM
 CASSIA ARTEMISIOIDES / FEATHERY CASSIA
 LEUCOPHYLLUM LANGMANIAE "LYNN'S LEGACY" / BAROMETERBUSH
 MYRTUS COMMUNIS "COMPACTA" / DWARF MYRTLE
 NANDINA DOMESTICA "COMPACTA" / DWARF HEAVENLY BAMBOO
 ROSMARINUS OFFICINALIS "TUSCAN BLUE" / TUSCAN BLUE ROSEMARY
 RUSSELLIA EQUISETIFORMIS / CORAL FOUNTAIN



SMALL SHRUBS - GROUNDCOVERS
 BOUGAINVILLEA X "OOH-LA-LA" / BOUGAINVILLEA
 DALEA CAPITATA "SIERRA GOLD" TM / SIERRA GOLD DALEA
 EREMOPHILA GLABRA "MINGENEW GOLD" / EMU BUSH
 LANTANA MONTEVIDENSIS "NEW GOLD" / TRAILING LANTANA
 LANTANA MONTEVIDENSIS "PURPLE" / TRAILING LANTANA
 TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE



ACCENTS
 DASYLIRION LONGISSIMUM / TOOTHLESS DESERT SPOON
 DASYLIRION WHEELERI / GREY DESERT SPOON
 FURCRAEA MACDOUGALII / FALSE AGAVE
 HESPERALOE FUNIFERA / NEW MEXICO FALSE YUCCA
 HESPERALOE PARVIFLORA / RED YUCCA
 HESPERALOE PARVIFLORA "BRAKELIGHTS" TM / BRAKELIGHTS RED YUCCA
 HESPERALOE PARVIFLORA "YELLOW" / YELLOW YUCCA



GRASSES
 MUEHLENBERGIA L. "AUTUMN GLOW" / AUTUMN GLOW MUHLY
 MUEHLENBERGIA LINDHEIMERI "REGAL MIST" / RED DEVILS SHOESTRING
 MUEHLENBERGIA RIGENS / DEER GRASS



BUTTERFLY GARDEN
 ASCLEPIAS SUBULATA / DESERT MILKWEED
 ASCLEPIAS TUBEROZA / BUTTERFLY MILKWEED
 BUDDLEIA MARRUBIIFOLIA / WOOLLY BUTTERFLY BUSH
 IXORA COCCINEA "MAUI" / MAUI IXORA



VINES
 BOUGAINVILLEA X "BARBARA KARST" / BARBARA KARST BOUGAINVILLEA
 CALLIANDRA INAEQUILATERA / PINK POWDER PUFF
 TECOMARIA CAPENSIS / CAPE HONEYSUCKLE



SCREENING HEDGE
 DODONAEA VISCOSA / HOPSEED BUSH
 ELAEOCARPUS DECIPENS / JAPANESE BLUEBERRY TREE
 FICUS NITIDA / WEEPING FIG

PARKING LOT TREES



ACACIA STENOPHYLLA



PISTACIA CHINENSIS



DALBERGIA SISSOO



TIPUANA TIPU



CHAMAEROPS HUMILIS



B. RECURVATA



WASHINGTONIA FILIFERA



WASHINGTONIA ROBUSTA

PALMS



ACACIA FARNESIANA 'SWEET SIERRA'



CERCIDIUM 'DESERT MUSEUM'



PARKINSONIA FLORIDUM

DWARF CITRUS TREES



CITRUS

LARGE SHADE TREES



ACACIA SALICINA



EBANOPSIS EBANO



OLEA EUROPAEA 'SWAN HILL'



BEARSS LIME



MEYER LEMON

MEDIUM TO SMALLER FLOWERING TREES



CORDIA BOISSIERI



E. 'MOON LAGOON'



ALOYSIA VIRGATA



LAGERSTROEMIA INDICA



CHILOPSIS LINEARIS



PRUNUS CERASIFERA



B. 'BARARA KARST'



CALLIANRA INAEQUILATERA

VINES



TECOMARIA CAPENSIS



ELAEOCARPUS DECIPIENS

SCREENING HEDGE



DODONEA VISCOSA



FICUS NITIDA

LARGE SHRUBS



CAESALPINIA PULCHERRIMA



TECOMA STANS



CAESALPINIA MEXICANA



LEUCOPHYLLUM LAEVIGATUM



LEUCOPHYLLUM LANGMANIAE

MEDIUM SHRUBS



BOUGAINVILLEA LA JOLLA



CASSIA ARTEMISOIDES



OLEA EUROPAEA 'LITTLE OLLIE'



RUELLEA EQUISETIFORMIS



CALLIANDRA CALIFORNICA



CALLISTEMON 'LITTLE JOHN'



OLEA EUROPAEA 'LITTLE OLLIE'



ROSMARINUS 'TUSCAN BLUE'

SMALL SHRUBS & GROUNDCOVERS



BOUGAINVILLEA OOH LA LA



LANTANA 'NEW GOLD'



TRACHELOSPERMUM JASMINOIDES



LANTANA 'PURPLE'



EREMOPHILA 'MINGENEW GOLD'



DALEA CAPITATA 'SIERRA GOLD'

BUTTERFLY GARDEN



GRASSES



M. 'AUTUMN GLOW'



MUHLENBERGIA 'DEER GRASS'



MUHLENBERGIA 'REGAL MIST'

ACCENTS



DAYSLIRION WHEELERI



FURCRAEA MACDOUGALII



DAYSLIRION LONGISSIMUM



H. 'YELLOW'



HESPERALOE PARVIFLORA



HESPERALOE FUNIFERA

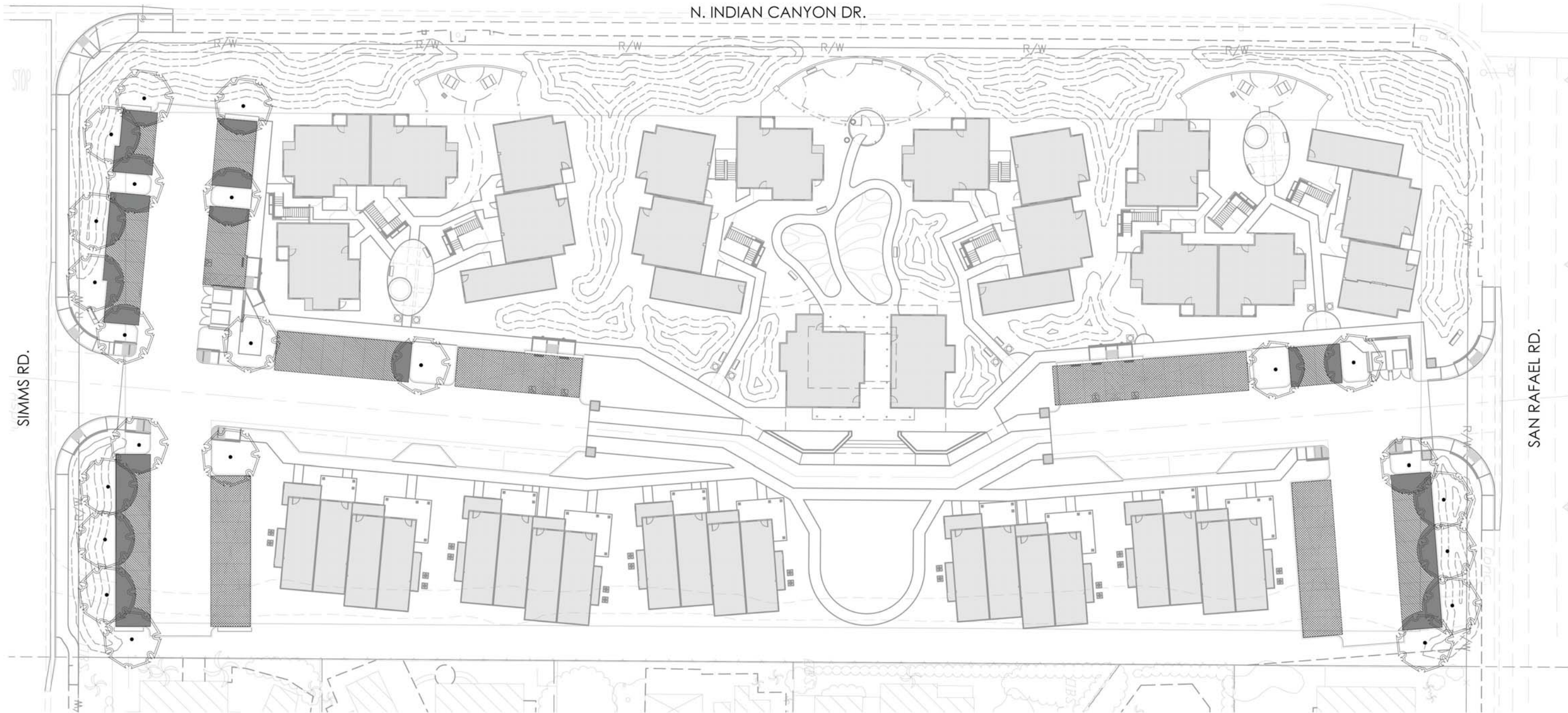


HESPERALOE PARVIFLORA 'BRAKELIGHTS'



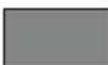
N. INDIAN CANYON DR.

SIMMS RD.

SAN RAFAEL RD.



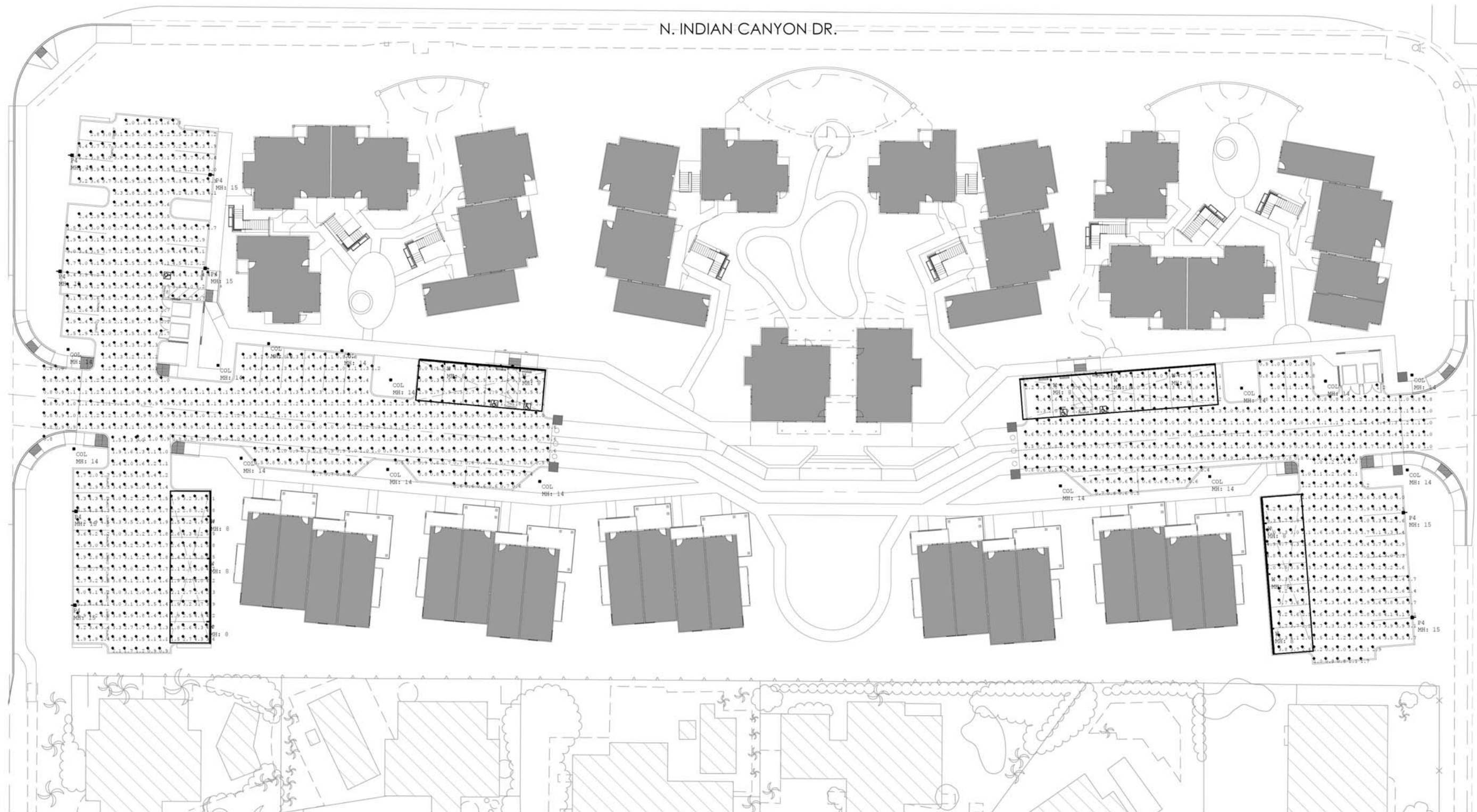
SHADING CALCULATIONS

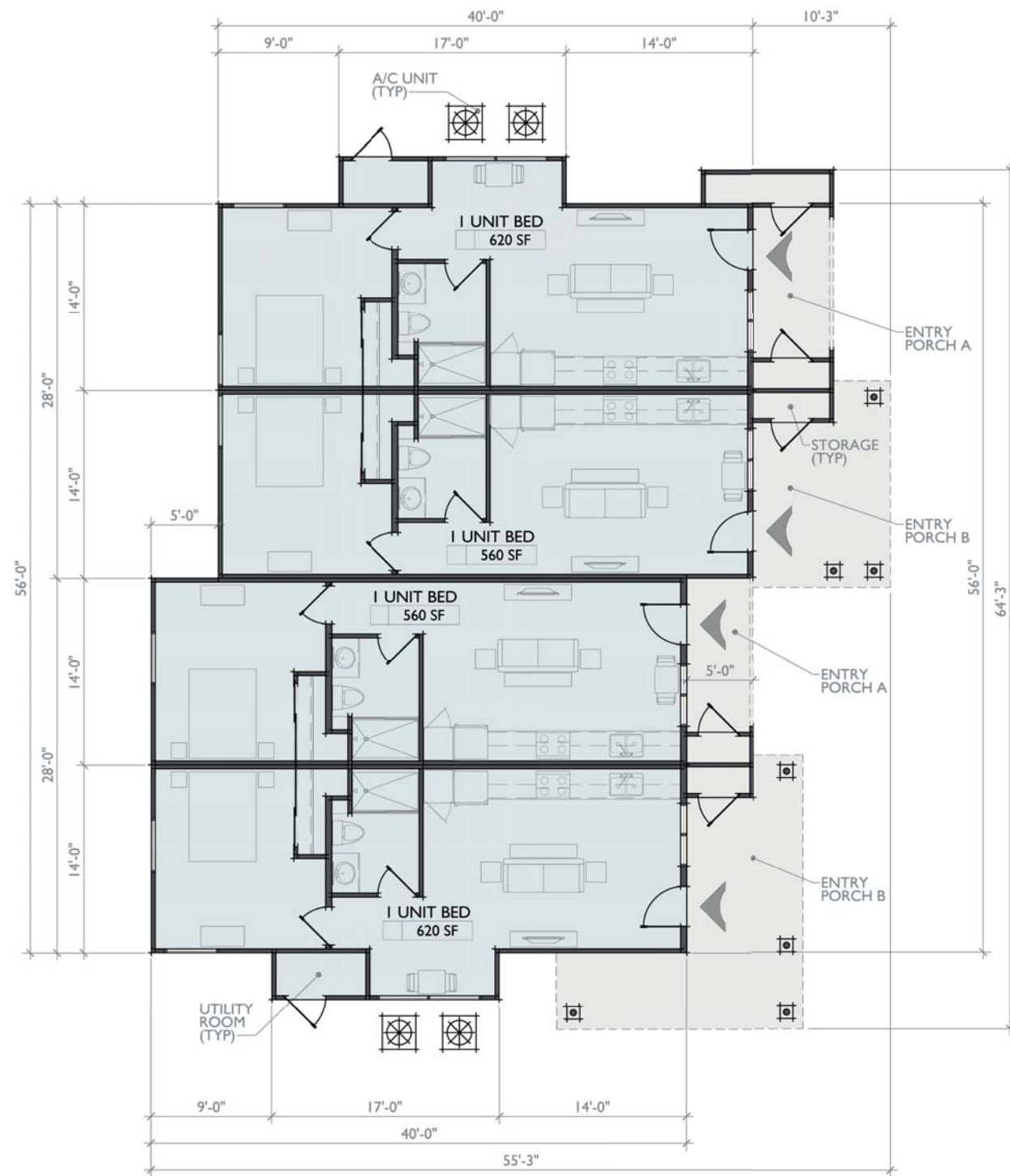
	PARKING STALL SQUARE FOOTAGE	10,588.07 SQUARE FT.
	SOLID OVERHEAD SHADE STRUCTURE	4,563.46 SQUARE FT.
	TREE CANOPY SHADE	2,624.05 SQUARE FT.
COMBINED SHADE STRUCTURE AND TREE CANOPY:		7,187.51 SQUARE FT. (67.88% COVERAGE)

N. INDIAN CANYON DR.

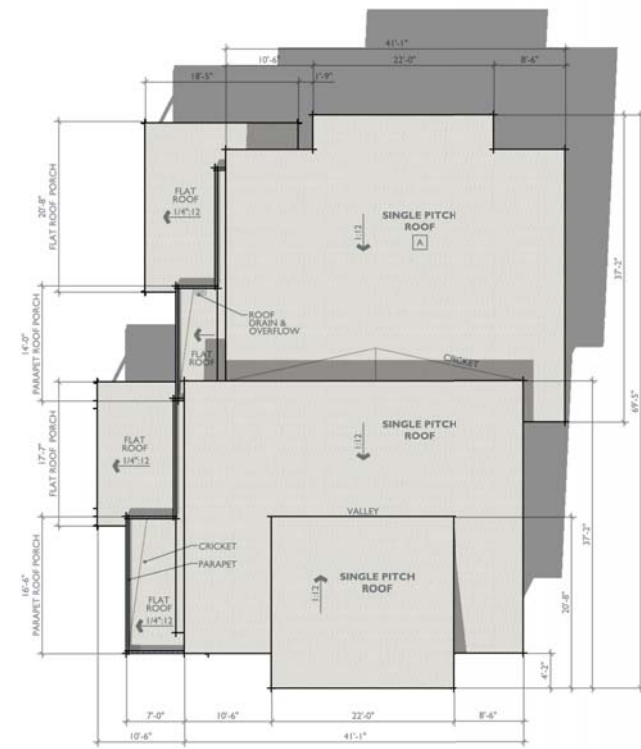
SIMMS RD.

SAN RAFAEL RD.

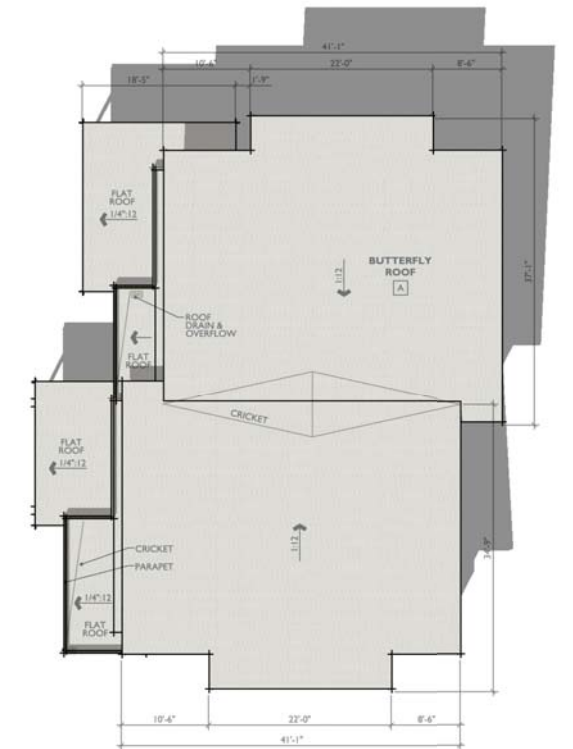




FLOOR PLAN
SCALE: 3/16" = 1'-0"



ROOF PLAN (TYPE A)
SCALE: 3/32" = 1'-0"



ROOF PLAN (TYPE A)
SCALE: 3/32" = 1'-0"



N SITE KEY MAP



FOR MATERIAL CALLOUTS, SEE SHEET 16.

WEST ELEVATION (ROOF TYPE A') ①
SCALE: 3/16" = 1'-0"



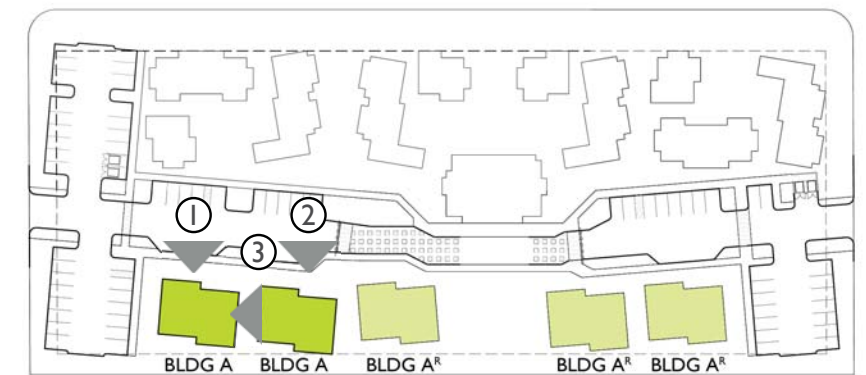
WEST ELEVATION (ROOF TYPE A') ②
SCALE: 3/16" = 1'-0"



PERSPECTIVES (ROOF TYPE A)

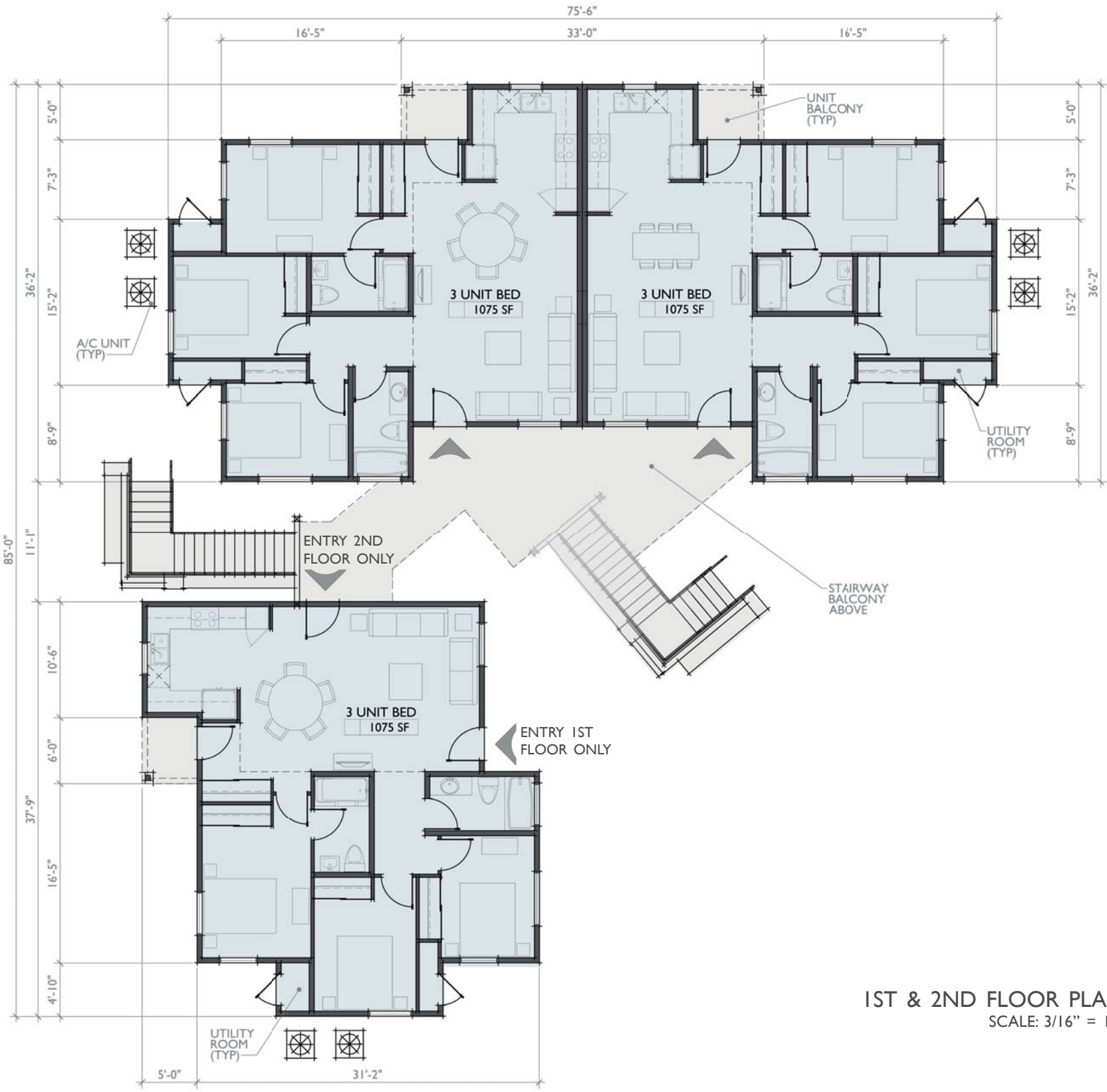


NORTH ELEVATION (ROOF TYPE A') ③
SCALE: 3/16" = 1'-0"

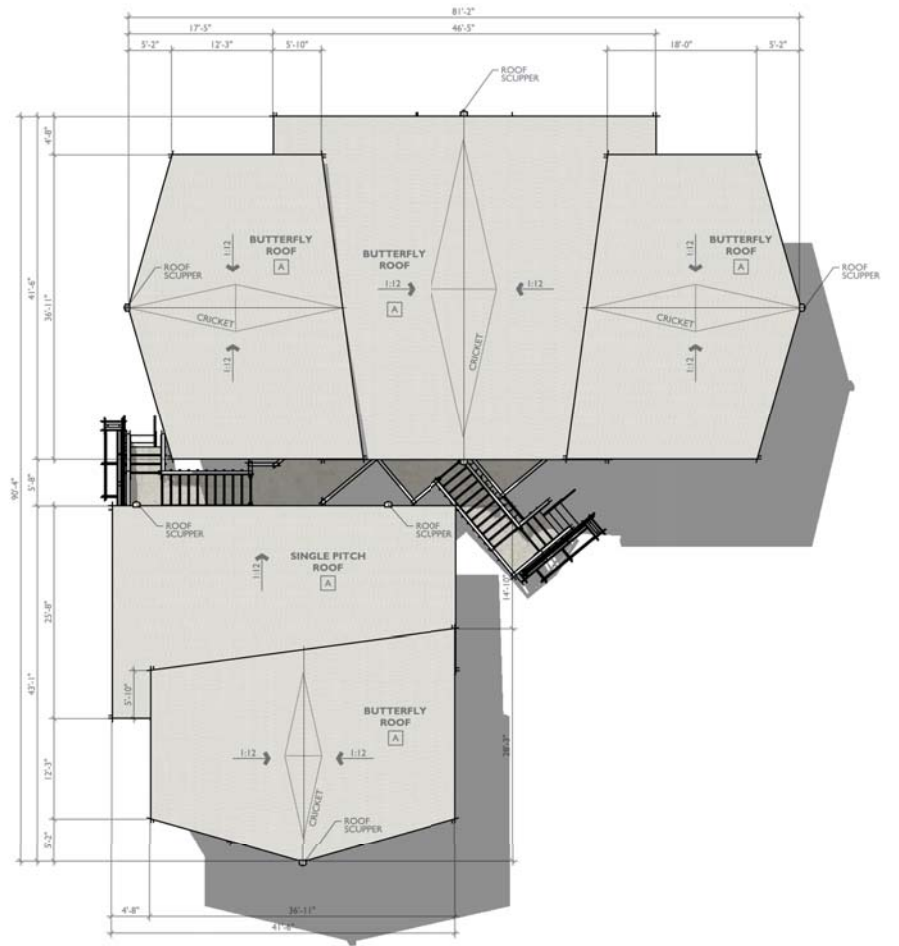


⬆️ N SITE KEY MAP

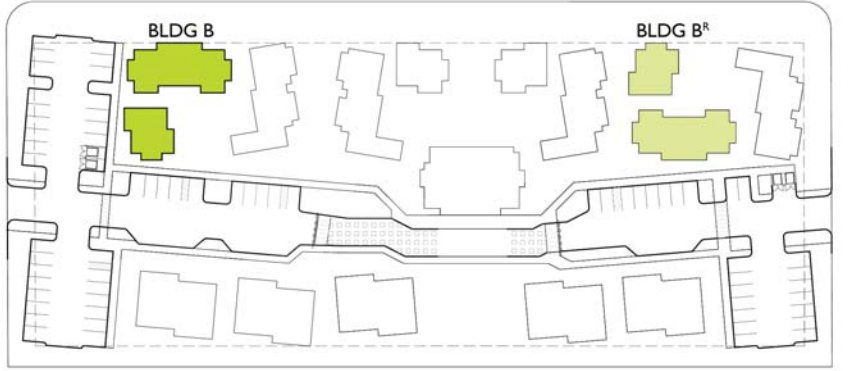
11.2 of 18



1ST & 2ND FLOOR PLANS
SCALE: 3/16" = 1'-0"



ROOF PLAN
SCALE: 3/32" = 1'-0"



N SITE KEY MAP



FOR MATERIAL CALLOUTS, SEE SHEET 16.

WEST ELEVATION ①
SCALE: 3/16" = 1'-0"



PERSPECTIVES



SOUTH ELEVATION ②
SCALE: 3/16" = 1'-0"



①
N SITE KEY MAP

12.2 of 18

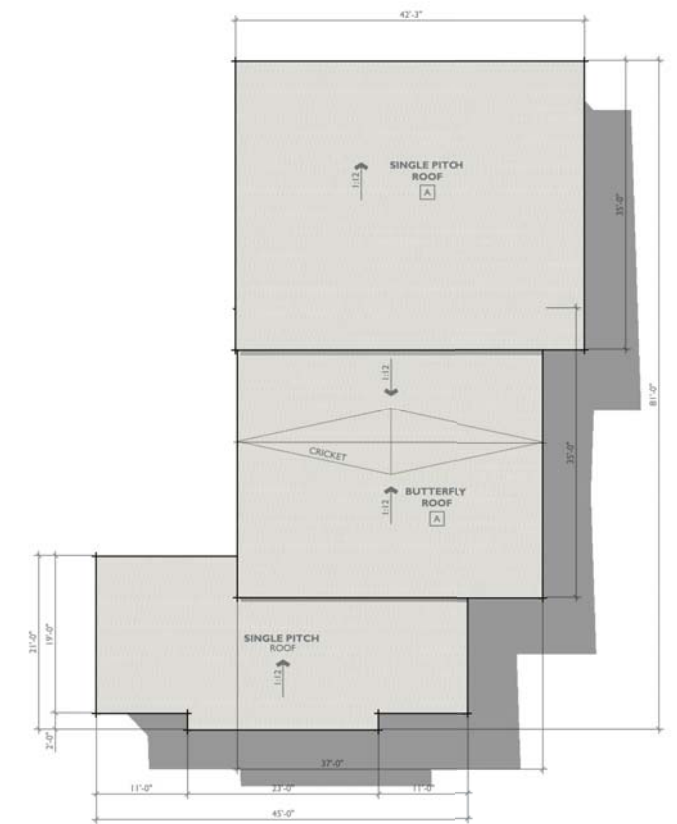
THE MONARCH *Apartment Homes*

BUILDING B EXTERIOR ELEVATIONS & PERSPECTIVES

INTERACTIVE DESIGN CORPORATION
199 SOUTH CIVIC DRIVE, SUITE 10, PALM SPRINGS, CA 92262
T: 760.323.4990 E: MAIL@INTERACTIVEDESIGNCORP.COM

1812
DECEMBER 4, 2018

SAN RAFAEL RD / N. INDIAN CANYON DR, PALM SPRINGS, CA



N SITE KEY MAP

13.1 of 18



FOR MATERIAL CALLOUTS, SEE SHEET 16.

SOUTH ELEVATION ①
SCALE: 3/16" = 1'-0"



PERSPECTIVES



EAST ELEVATION ②
SCALE: 3/16" = 1'-0"



SITE KEY MAP

13.2 of 18



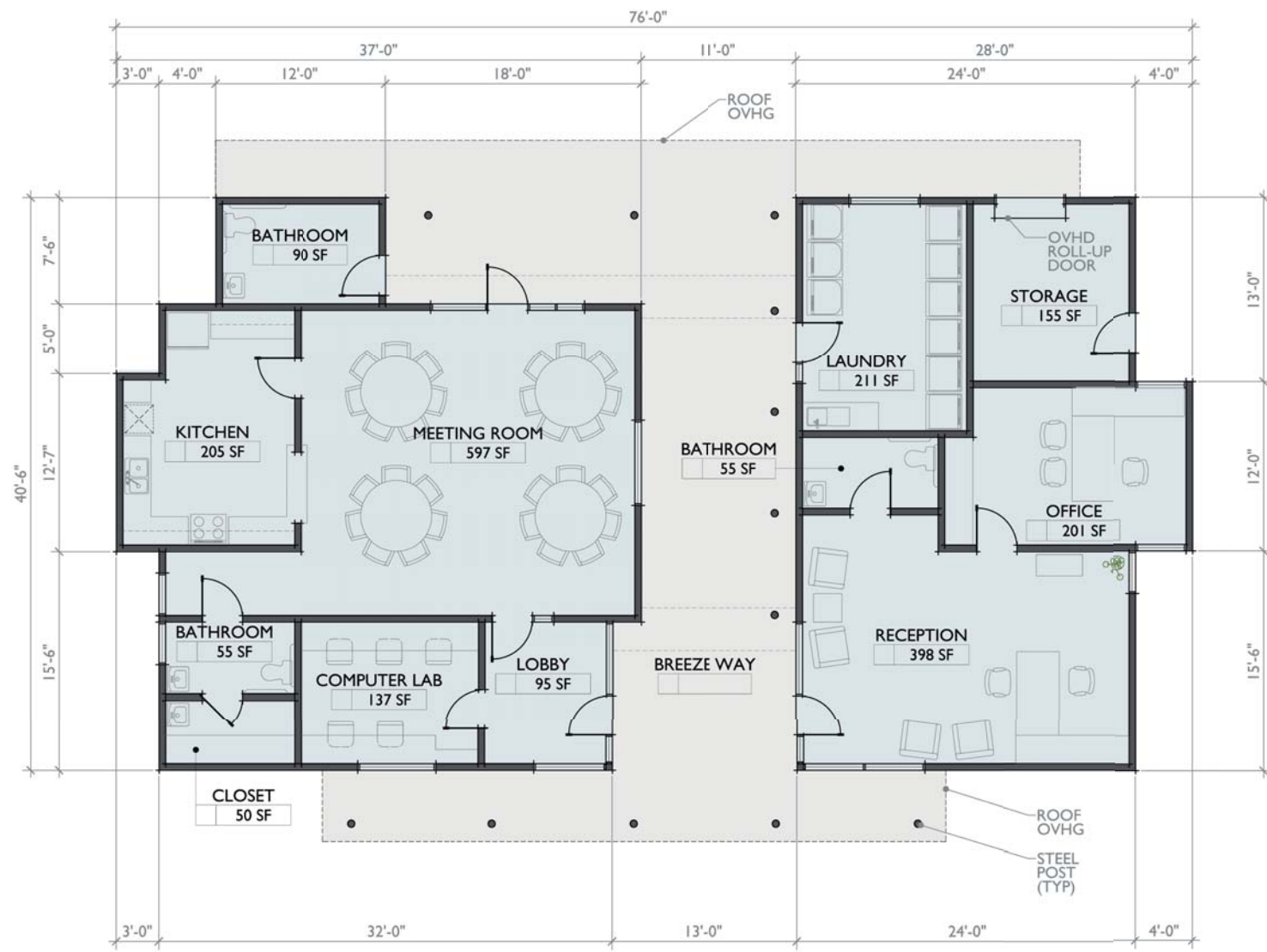
FLOOR PLAN
SCALE: 3/16" = 1'-0"



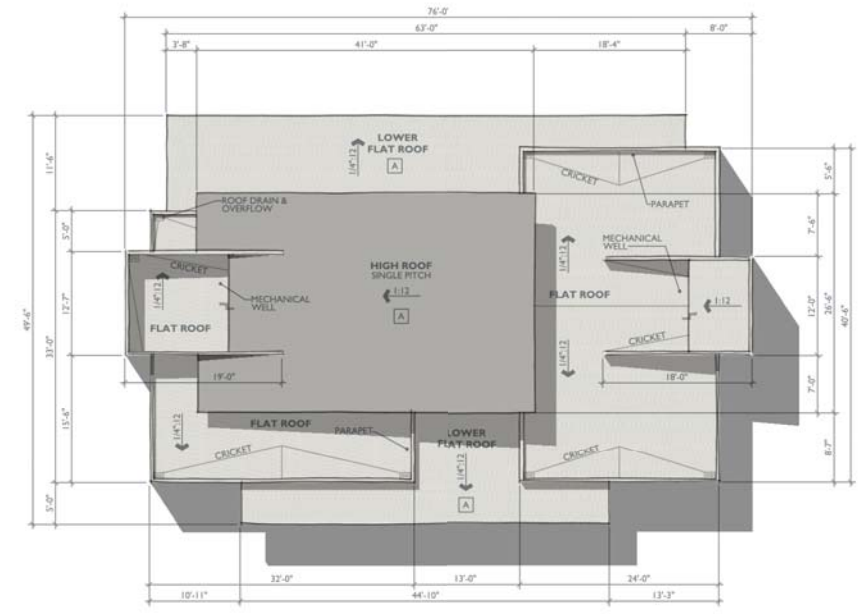
PERSPECTIVES



N SITE KEY MAP



FLOOR PLAN
SCALE: 3/16" = 1'-0"



ROOF PLAN
SCALE: 3/32" = 1'-0"



N SITE KEY MAP

15.1 of 18



FOR MATERIAL CALLOUTS, SEE SHEET 16.

EAST ELEVATION ①
SCALE: 3/16" = 1'-0"



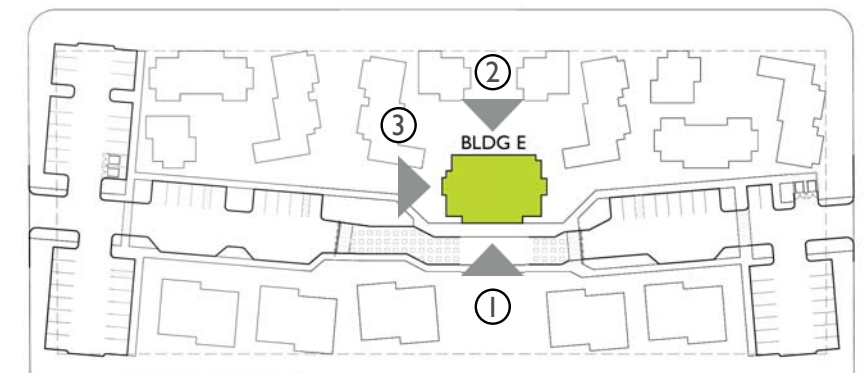
WEST ELEVATION ②
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION ③
SCALE: 3/16" = 1'-0"



PERSPECTIVES



N SITE KEY MAP

A	ROOFING with EDGE METAL TRIMS	FIBERTITE Single Ply COOL ROOF Energy Star – 60 Mil SM; Color: “ENERGY GRAY”; Pre-Finished galvanized metal Kynar 500; CHAMPAGNE;
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B	EXTERIOR Plaster Accent	OMEGAFLEX 9215 INTERGRAL COLOR ACRYLIC by OMEGA; Color: POTTERY BLUE; Texture: COMBED
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C	EXTERIOR Plaster Field	OMEGAFLEX 9258 INTERGRAL COLOR ACRYLIC by OMEGA; Color: GRAVITY; Texture: LIGHT DASH
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D	EXTERIOR Plaster Accent	OMEGAFLEX 9261 INTERGRAL COLOR ACRYLIC By OMEGA; Color: KHAKI; Texture: LIGHT DASH
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E	EXTERIOR Plaster Field	OMEGAFLEX 9248 INTERGRAL COLOR ACRYLIC By OMEGA; Color: EMBASSY GREEN; Texture: LIGHT DASH
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M	Fiberglass WINDOWS & DOORS	Pella “Morning Sky Gray” Pella “Tan” Fiberglass Windows
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N	Storefront WINDOWS & DOORS	ALUMINUM LIGHT BRONZE ANODIZED
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O	Site Lighting: BOLLARDS	Cyclone ZEN Slim (ZBI-3), 5.5” dia. x 28” Height, LED 13W, PALE GREY RAL7040
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P	Site Lighting: POLES	Pole lights: Cyclone ZEN Slim (Model ZC6), 8.5” dia. x 14’ Height, LED 70W, PALE GREY RAL7040
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L	CERAMIC TILE Wainscot	CLOE 2.5” x 8” Rectangle Wall Tile; Color: Green; Finish: Gloss
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G	EXTERIOR SIDING	JAMESHARDIE Reverse Board and Batten Siding; COLOR: Mountain Sage
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F	EXTERIOR SIDING	JAMESHARDIE Reverse Board and Batten Siding; COLOR: Boothbay Blue;
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H	EXTERIOR Accent Paint Medallion 1	“Le Corbusier Crush” – Color No. DET421 LRV 17 by Dunn Edwards Paints
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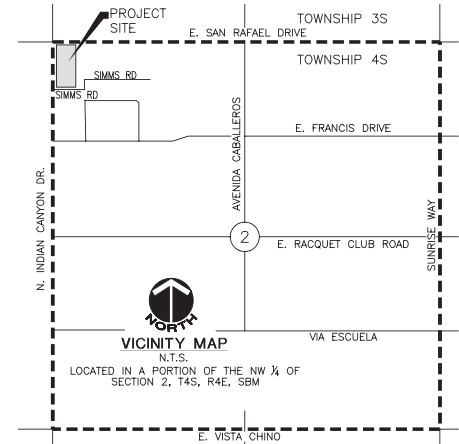
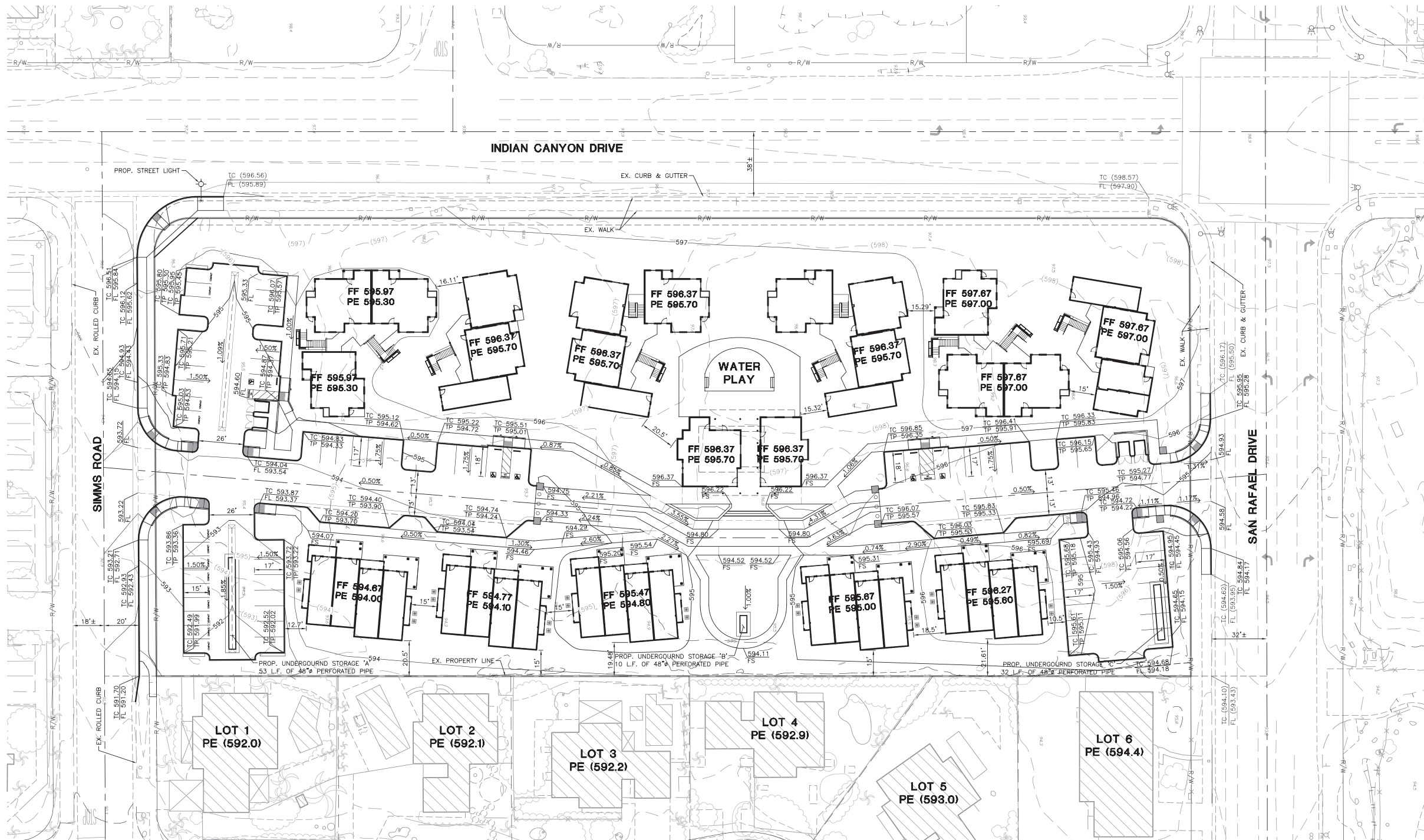
I	EXTERIOR Accent Paint Medallion 2	“Huntington Garden” – Color No. DET502 LRV 26 by Dunn Edwards Paints
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J	EXTERIOR Accent Paint Medallion 3	“California Peach” – Color No. DET479 LRV 75 by Dunn Edwards Paints
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K	Roof Gutter, Leader, Metal Guardrails, Posts, Trash Enclosure, Roll Up Doors & Fences	“Warm and Toasty” – Color No. DET646 LRV 47 & “California Sagebrush” Color No. DET513 LRV 31 by Dunn Edwards Paints
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Q	EXTERIOR Building Lights	Catskill with “C” cap, 3” dia. x 7” high pendant w/ 4” off-wall, 12W, & anodized aluminum finish
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R	SITE LIGHTING: Step Lights	Step lights / Pilaster lights: B-K Lighting Step Star, 2” dia. fixture w/ 5” dia. plate; 7W, & aluminum finish
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ESTIMATED EARTHWORK QUANTITIES

	CUT (CY)	FILL (CY)
RAW QUANTITIES	7,422	84
SUBSIDENCE	1,057	82
RAW ADJUSTED	6,365	166
SHRINKAGE		41
OVER-EX (PADS)	5,890	5,891
OVER-EX (PADS) SHRINKAGE		1,473
SUBTOTAL	12,255	7,570
EXPORT		4,685
TOTAL EARTHWORK	12,255	12,255

EARTHWORK FACTORS:

THE FOLLOWING FACTORS WERE USED IN THE PREPARATION OF THE EARTHWORK ANALYSIS:

- SHRINKAGE: 20% (AVERAGED VALUE)
- SUBSIDENCE: 0.20' (AVERAGED VALUE)
- OVEREXCAVATION: 3' (AVERAGED VALUE)

ALL OF THE FACTORS WERE OBTAINED FROM SLADDEN ENGINEERING, INC. PROJECT NO. 544-08179, DATED JULY 17, 2008.

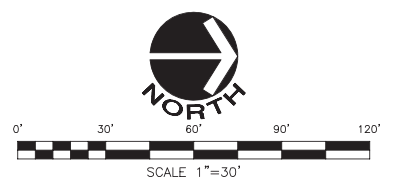
- SHRINKAGE: LESS THAN 15%
- SUBSIDENCE: 0.10' - 0.25'
- OVEREXCAVATION: 3.0'

NOTE: RAW CUT INCLUDES 192 CUBIC YARDS OF CUT FOR PROPOSED UNDERGROUND STORAGE.

EXISTING TOPOGRAPHY WAS PROVIDED BY INLAND AERIAL SURVEYS, INC., DATED JULY 18, 2008.

PROPOSED UNDERGROUND STORAGE:

- UNDERGROUND STORAGE SYSTEM 'A'**
 - INCREMENTAL INCREASE: 1,621 CF
 - WQMP DESIGN VOLUME: 1,017 CF
 - STORAGE VOLUME PROVIDED: 1,676 CF
- UNDERGROUND STORAGE SYSTEM 'B'**
 - INCREMENTAL INCREASE: 236 CF
 - WQMP DESIGN VOLUME: 325 CF
 - STORAGE VOLUME PROVIDED: 389 CF
- UNDERGROUND STORAGE SYSTEM 'C'**
 - INCREMENTAL INCREASE: 990 CF
 - WQMP DESIGN VOLUME: 698 CF
 - STORAGE VOLUME PROVIDED: 1,048 CF



17 of **18**

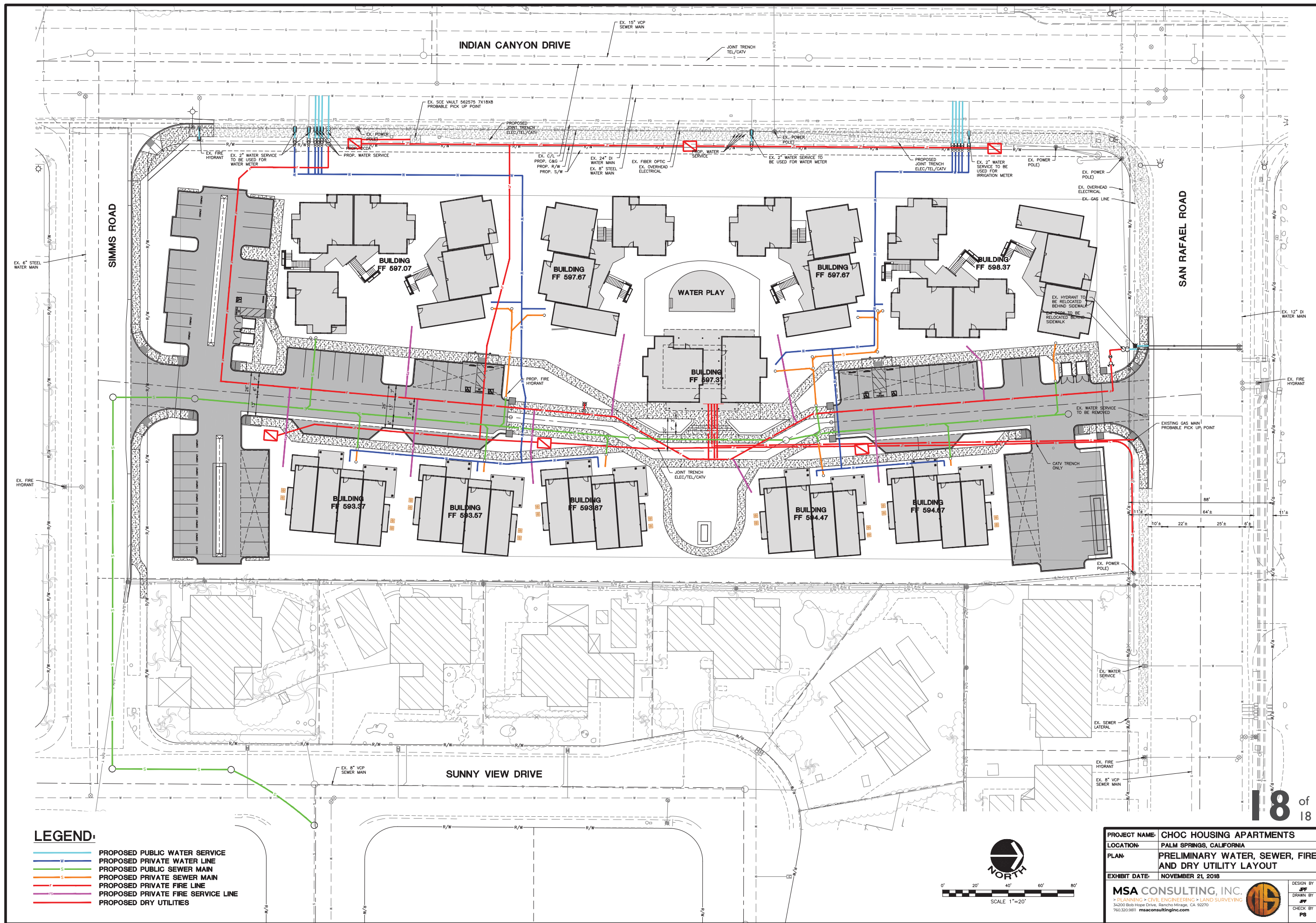
NOVEMBER 14, 2018

MSA CONSULTING, INC.
 > PLANNING > CIVIL ENGINEERING > LAND SURVEYING
 34200 Bob Hope Drive, Rancho Mirage, CA 92270
 760.320.9811 msaconsultinginc.com



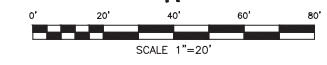
CITY OF PALM SPRINGS
COMMUNITY HOUSING OPPORTUNITY CORP.
PRELIMINARY GRADING EXHIBIT

DESIGN BY	DLS	SHEET 1 OF 1 SHEETS
DRAWN BY	DLS	
CHECK BY	JAD	



LEGEND:

- PROPOSED PUBLIC WATER SERVICE
- PROPOSED PRIVATE WATER LINE
- PROPOSED PUBLIC SEWER MAIN
- PROPOSED PRIVATE SEWER MAIN
- PROPOSED PRIVATE FIRE LINE
- PROPOSED PRIVATE FIRE SERVICE LINE
- PROPOSED DRY UTILITIES



PROJECT NAME:	CHOC HOUSING APARTMENTS
LOCATION:	PALM SPRINGS, CALIFORNIA
PLAN:	PRELIMINARY WATER, SEWER, FIRE AND DRY UTILITY LAYOUT
EXHIBIT DATE:	NOVEMBER 21, 2018
MSA CONSULTING, INC. <small>> PLANNING > CIVIL ENGINEERING > LAND SURVEYING</small> <small>34200 Bob Hope Drive, Rancho Mirage, CA 92270</small> <small>760.320.9881 msaconsultinginc.com</small>	
DESIGN BY:	JPF
DRAWN BY:	JPF
CHECK BY:	PS