

DESERT AIDS PROJECT CAMPUS EXPANSION INCLUDING CVHC SPECIAL NEEDS HOUSING

1695 NORTH SUNRISE WAY
PALM SPRINGS, CA 92262

Case No. 5.0934: General Plan Amendment,
Amendment to Planned Development District No. 281
and Major Architectural Approval Application Package

May 15, 2020



PROJECT DESCRIPTION

Desert AIDS Project (DAP) is proposing an expansion of its campus to better serve its clients and the City. The applications consist of a General Plan Amendment to Mixed Use/Multi Use; an amendment to the existing Planned Development District (PDD) 281 in lieu of a Change of Zone and an expansion of the PDD boundary; and a Major Architectural Approval (MAA) for overall site improvements, an 18,500 square foot pavilion and 61 Special Needs Housing units.

Desert AIDS Project is located at Vista Chino/Sunrise Way, a major intersection with retail, commercial, and services all within one-quarter mile, and is on primary routes for public transit. The intersection is also identified as a “NODE/ACTIVITY CENTER” in the General Plan. Land use designations surrounding the Project include Mixed Use/Multi Use to the north, Medium Density Residential to the west, south and southeast, and Neighborhood/Community Commercial to the east. Existing uses already create an interdependent and integrated pattern of supply and demand as is envisioned for the Mixed Use/Multi Use designation. The Project’s current designations include both Medium Density Residential and Public/Quasi-Public. The campus expansion, however, will support expanded and broadened services, retail commercial, medical and residential opportunities for the City’s residents, and is an excellent representation of horizontal Mixed Use/Multi Use development.

In addition to its use in lieu of a Change of Zone, DAP proposes to also amend the boundary of the PDD to include all of DAP’s properties, including the existing Vista Sunrise I Apartments, the campus and adjacent parking lot, the site of the proposed Special Needs Housing, and the recently acquired office building at 1455 North Sunrise Way. This will reflect the comprehensive site design included in the MAA, and facilitate future development plans as they are brought forward.

DAP has proven success with valuable services to the community. The services provided by DAP are those most in demand by the residents of Vista Sunrise I Apartments as well as a vast number of under-served residents throughout the Valley. Expansion of the services provided by DAP is needed in our Community, as are additional Special Needs Housing units. Therefore, DAP is expanding its services in two impactful areas: expansion of its much-needed medical and social services and additional affordable housing.

The new 18,500 square foot Pavilion addition connects the two existing, free-standing buildings. This Pavilion creates a single-point entrance to all clients of DAP. The new uses include a lobby, information desk, registration, triage nurses’ station, computer lab, consultation area, gallery, café, new food depot, new pharmacy and safe passage to medical, dental, behavioral health, social wellness, and physical wellness services. This proposal also encompasses a façade update of the existing building, realignment of the driveways and access points, new monument signage and landscape improvements on the site. In addition, DAP is providing special need housing for its clients in partnership with the Coachella Valley Housing Coalition. The site program includes counseling, on-site management, social gathering spaces, elevator and stairways to access the three-story buildings. The layout of the units strongly encourages socialization and use of natural light and mountain views for a healthy living environment.

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CAMPUS AERIAL

SCALE: 1" = 70'-0"



LEGEND

- 1 DESERT AIDS PROJECT
APN 507-100-042
- 2 DESERT AIDS PROJECT
EXISTING CAMPUS ENTRANCE
- 3 DESERT AIDS PROJECT
NEW PAVILION
- 4 DESERT AIDS PROJECT
EXISTING ANNEX
- 5 DESERT AIDS PROJECT
NEW FOOD DEPOT
- 6 DESERT AIDS PROJECT
WIDENED DRIVEWAY
- 7 VISTA SUNRISE II APARTMENTS (NEW SNH)
APN 507-100-041
- 8 VISTA SUNRISE II APARTMENTS (NEW SNH)
SITE ENTRY / EXIT
- 9 RECONFIGURED & IMPROVED RETENTION BASIN
APN 507-100-044
- 10 SHARED PARKING, HOUSING AUTHORITY OF THE
COUNTY OF RIVERSIDE - APN 507-100-044
- 11 EXISTING VISTA SUNRISE I APARTMENTS
APN 507-100-045
- 12 DESERT AIDS PROJECT
NEW REALIGNED DRIVEWAY & ARRIVAL COURT
- 13 DESERT AIDS PROJECT - SERVICE DRIVEWAY
ACCESS SHORTENED FOR NEW PAVILION
- 14 VISTA DEL MONTE
CO-OP APARTMENTS
- 15 DAP SUNRISE BUSINESS CENTER
APN 507-100-026
- 16 RANCH CLUB CONDOMINIUM
- Site Entry / Exit
- Existing PDD No. 281 Boundary
- Proposed PDD Boundary to be
Included as Part of PDD No. 281

PROPOSED CAMPUS CHANGES			
LAND USE RE: PARCELS (507-100-041, -042, -044, -045, -026) 13.22AC			
PDD - 281			
GENERAL PLAN		MIXED USE / MULTI USE	
ZONING		PDD 281	
DEVELOPMENT STANDARDS			
SETBACKS	F-25'	S-15' / R - 20'	(E) ANNEX F-12.5'
BUILDING HEIGHT (allowed)	30'	3-STORIES	
BUILDING HEIGHT (proposed)	30'	3-STORIES	
DENSITY (allowed)	15 DUA		
DENSITY (proposed)	12 DUA	(BASED ON 13.22 AC)	
BUILDING COVERAGE (allowed)			
BUILDING COVERAGE (proposed)	23%		
FLOOR AREA RATIO (allowed)	0.50		
FLOOR AREA RATIO (proposed)	0.32		
PROJECT DATA	ACRES	SQ FT	
LOT AREA	13.22	575,863	
BUILDINGS (coverage / footprint)			
VISTA SUNRISE I APARTMENTS		19,584	
DESERT AIDS PROJECT		39,923	
DESERT AIDS PROJECT PAVILION		18,500	
SHARED PARKING, HACR		22,000	
VISTA SUNRISE II APARTMENTS (NEW SNH)		14,060	
DAP BUSINESS CENTER		8,000	
Total building coverage		122,067	21%
BUILDINGS (total floor area)			
VISTA SUNRISE I APARTMENTS		42,872	
DESERT AIDS PROJECT & PAVILION		46,077	
DESERT AIDS PROJECT ANNEX		22,000	
VISTA SUNRISE II APARTMENTS (NEW SNH)		41,509	
DAP BUISNESS CENTER		11,165	
Total building area F.A.R.		163,623	0.28
PARKING		MU	Design
MIXED USE (300 / SF > 20,000 SF)		268	261
VISTA SUNRISE I APARTMENTS (0.5 STALL / BED; 80 UNITS)		40	107
VISTA SUNRISE II APARTMENTS (NEW SNH) (0.5 STALL / BED; 61 UNITS)		31	31
DAP BUSINESS CENTER (BASED ON TOTAL BUILDING AREA)		37	58
Total parking		376	457
BUILDINGS		NO	HGT / STY
		10	24' / 2 & 30' / 3
			163,623
UNITS		STUDIO	1 BDRM
		48	32
		48	1
Total units			141

CAMPUS AERIAL & PROJECT INFORMATION

DESERT AIDS PROJECT CAMPUS EXPANSION

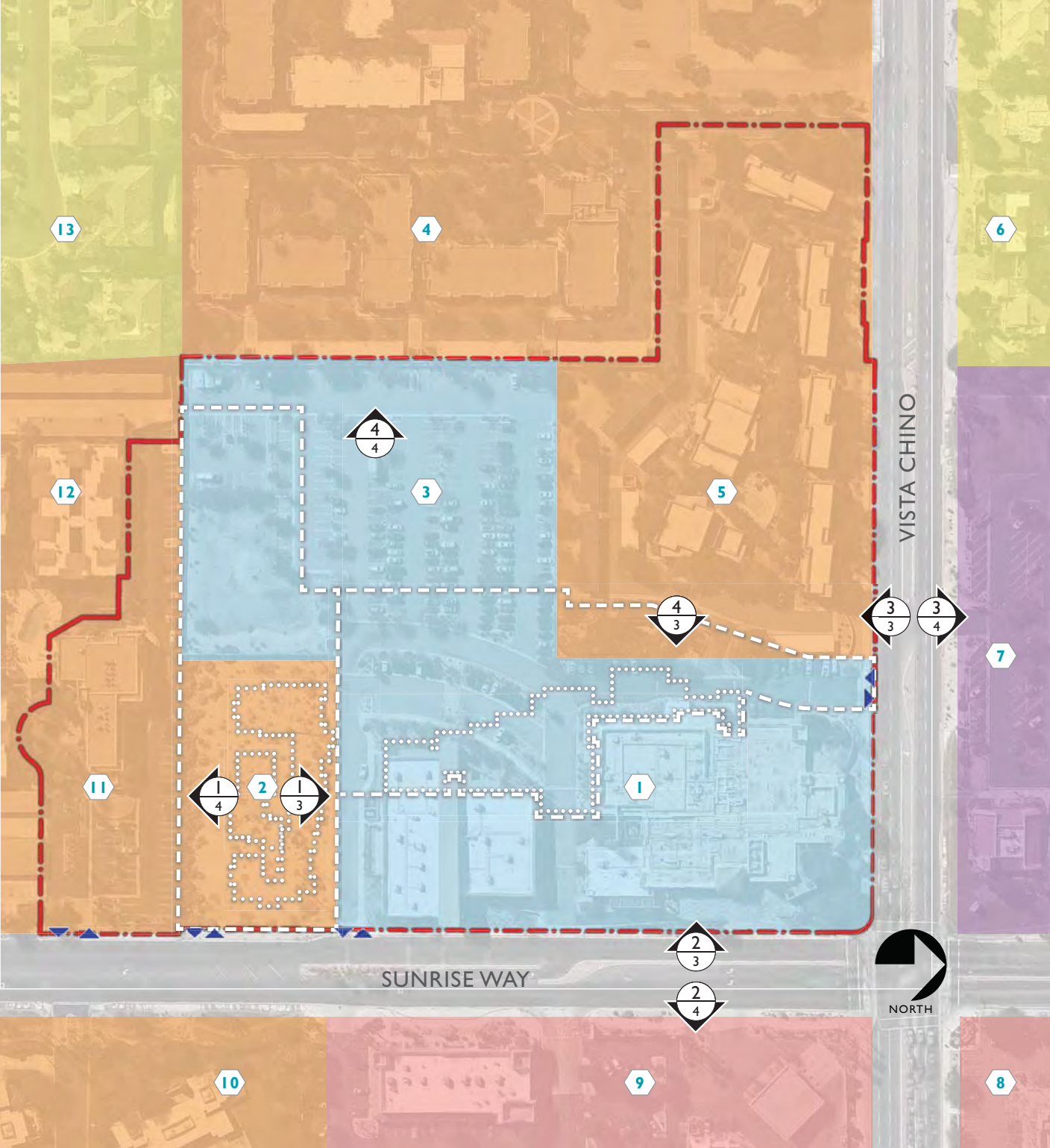
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1805.2
MAY 15, 2020 / 234

CAMPUS AERIAL

SCALE: 1" = 70'-0"



LEGEND

- 1 DESERT AIDS PROJECT (DAP)
ZONE: P
 - 2 VISTA SUNRISE II APARTMENTS (NEW SNH)
ZONE: R-2
 - 3 SHARED PARKING, HOUSING AUTHORITY OF
THE COUNTY OF RIVERSIDE (HACR) - ZONE: P
 - 4 VISTA DEL MONTE CO-OP APARTMENTS
ZONE: R-2
 - 5 VISTA SUNRISE I APARTMENTS (SNH)
ZONE: R-2
 - 6 VISTA NORTE SINGLE-FAMILY RESIDENCES
ZONE: R-1C
 - 7 ALBERTSONS SHOPPING CENTER
ZONE: CDN
 - 8 WALGREENS SHOPPING CENTER
ZONE: C-1
 - 9 STATER BROS. SHOPPING CENTER
ZONE: CSC
 - 10 SAGEWOOD CONDOMINIUMS
ZONE: R-2
 - 11 DAP SUNRISE BUSINESS CENTER
ZONE: R-2
 - 12 RANCH CLUB CONDOMINIUMS
ZONE: R-2
 - 13 THE COLONY OF EL MIRADOR SINGLE-FAMILY
RESIDENCES - ZONE: R-1B
- PROPOSED PDD NO. 281 BOUNDARY
- AREA OF PROPOSED WORK - NEW DAP PAVILION BUILD-
ING, SPECIAL NEEDS HOUSING, AND RECONFIGURED &
IMPROVED RETENTION BASIN
- NEW DAP PAVILION BUILDING & VISTA SUNRISE II
APARTMENTS (NEW SNH)
- GENERAL PLAN: PUBLIC / QUASI-PUBLIC
- GENERAL PLAN: MEDIUM-DENSITY RESIDENTIAL
- GENERAL PLAN: VERY LOW-DENSITY RESIDENTIAL
- GENERAL PLAN: MIXED USE
- GENERAL PLAN: NEIGHBORHOOD COMMUNITY CENTER
- ▲ SITE ENTRY / EXIT
- 1/1 ELEVATION / SECTION #
1/1 SHEET #

PARCEL KEY MAP



CAMPUS BACKGROUND

The Project Site is comprised of five parcels, currently owned by different entities working together through partnerships.

- Vista Sunrise I Apartments (APN 507-100-045) are owned by a limited liability corporation. (Vista Sunrise Partners, LLC) in partnership with DAP.
- The parcel on which the DAP Building and DAP Annex Building with HACR as tenant sit (APN 507-100-042) is owned by DAP.
- The central parking lot (APN 507-100-044) is owned by HACR.
- The vacant parcel (APN 507-100-041) at the SE portion of the project site is owned by Desert AIDS Project, purchased to develop housing for clients. Coachella Valley Housing Coalition (CVHC) will develop this site in partnership with DAP.
- The DAP Sunrise Business Center (APN 507-100-026) is a professional office building recently purchased by Desert AIDS Project, which will remain an office use for administration.

Reciprocal easements and other mutually beneficial agreements exist between DAP, the County, and Vista Sunrise Partners to facilitate the integrated services provided within the campus. The amended PDD boundary will allow for the entire site to be planned and developed as a unified whole through the Planned Development District (PDD) process.

HISTORICAL CONTEXT & EXISTING CONDITIONS

DESERT AIDS PROJECT CAMPUS EXPANSION

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DESERT AIDS PROJECT & DAP ANNEX WEST VIEW ④



DESERT AIDS PROJECT & VISTA SUNRISE I APARTMENTS SOUTH VIEW ③



DESERT AIDS PROJECT, DAP ANNEX & VACANT PARCEL EAST VIEW ②



DAP ANNEX NORTH VIEW ①

EXISTING SITE CONDITIONS

DESERT AIDS PROJECT CAMPUS EXPANSION

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RIVERSIDE COUNTY WEST PARKING EAST VIEW ④



VISTA CHINO NORTH VIEW ③



SUNRISE WAY WEST VIEW ②



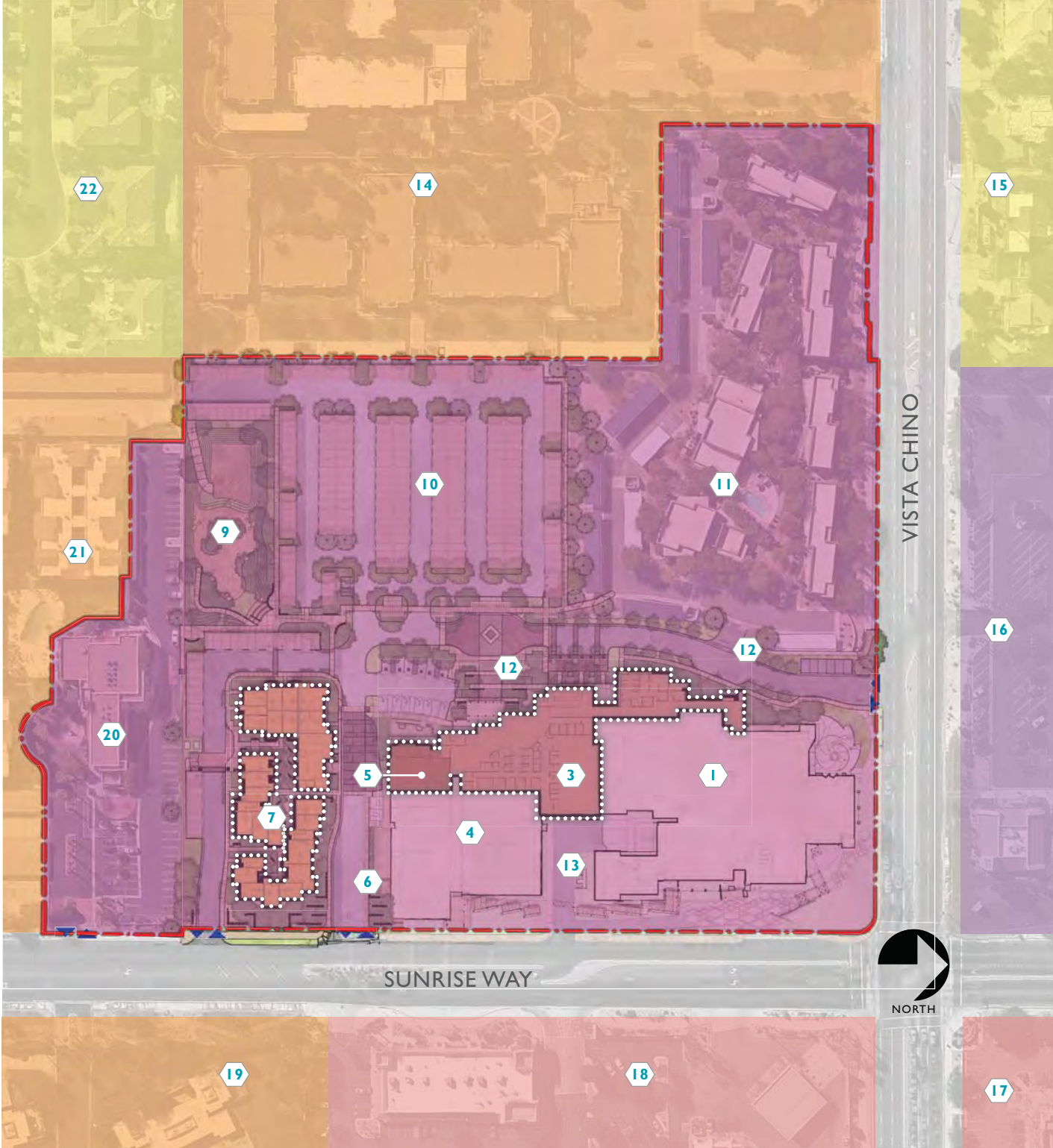
VACANT PARCEL FOR SPECIAL NEEDS HOUSING SOUTH VIEW ①

EXISTING SITE CONDITIONS

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- 1 DESERT AIDS PROJECT SITE
APN 507-100-042
- 3 DESERT AIDS PROJECT
NEW PAVILION BUILDING ADDITION
- 4 DESERT AIDS PROJECT
EXISTING ANNEX BUILDING
- 5 DESERT AIDS PROJECT - NEW FOOD DEPOT
RENOVATION & ADDITION
- 6 DESERT AIDS PROJECT
WIDENED DRIVEWAY
- 7 VISTA SUNRISE II APARTMENTS (NEW SNH)
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ZONE: CSC
- 19 SAGEWOOD CONDOMINIUMS
ZONE: R-2
- 20 DESERT AIDS PROJECT SUNRISE BUSINESS
CENTER - APN 507-100-026
- 21 RANCH CLUB CONDOMINIUMS
ZONE: R-2
- 22 THE COLONY OF EL MIRADOR SINGLE-
FAMILY RESIDENCES - ZONE: R-1B

- PROPOSED PDD NO. 281
BOUNDARY
- NEW DAP PAVILION BUILDING
& VISTA SUNRISE II APARTMENTS
(NEW SNH)
- PROJECT ENTRY / EXIT
- GENERAL PLAN
MEDIUM-DENSITY RESIDENTIAL
- GENERAL PLAN
VERY LOW-DENSITY RESIDENTIAL
- GENERAL PLAN
MIXED USE
- GENERAL PLAN - NEIGHBOR-
HOOD COMMUNITY CENTER
- GENERAL PLAN AMENDMENT
FOR DAP CAMPUS - MIXED USE;
PDD APPLICATION

PROJECT COMPONENTS

GENERAL PLAN & PLANNED DEVELOPMENT DISTRICT AMENDMENTS
The intersection at Vista Chino and Sunrise Way is designated as an Activity Center suitable for Mixed Use / Multi Use development specifically citing the "smaller-scale, neighborhood-serving commercial development integrated with a unique residential opportunity."

The Project's current designations include both Medium Density Residential and Public / Quasi-Public. The campus expansion, however, will support expanded and broadened services, retail commercial, medical and residential opportunities for the City's residents, and is an excellent representation of horizontal Mixed Use / Multi Use development.

The Desert Aids Project (DAP) Campus proposal includes an Amendment to PDD-281 in lieu of Change of Zone to designate the entire 13.22 AC site as Mixed Use / Multi Use, and to expand the PDD boundary to include all of the properties owned by DAP. The project includes an expansion of DAP facilities within an addition of 18,500 SF, a second housing project of 61 Special Needs Apartments, and future remodeling of 1445 N. Sunrise to function as DAP's Business Center. Under the amended PDD, the development standards would be:

Lot coverage / Floor Area Ratio: F.A.R @ 0.50
Residential density: 15 DUA
Building height: 30' max with
30' for southern portion for Special Needs Housing
24' for western portion for DAP expansion

BUILDING ENVELOPE

The intent of the amended PDD is to optimize the resources of land, amenities and services to provide an integrated pedestrian-oriented complex that reduces traffic and parking and maximizes interaction and interdependency.

The Mixed Use model of development is more intense than historically "suburban" development, therefore the standards relating to building volume, open space and parking should be suited to the specific uses and site.

All setbacks exceed the minimum requirements required by the Zoning Ordinance except the Front yard setback for new special needs housing. Instead of 30 feet, the setback proposed is 25 feet. The adjacent DAP Annex's building front setback is now 13 feet. The intent is to create articulation at the main frontage of the entire campus and engage with the street. Additionally, a minor reduction in front yard setback allows the residents' courtyard spaces to be more generous.

OVERALL CAMPUS PARKING PLAN

SCALE: 1" = 70'-0"



SITE LEGEND

- 1 DESERT AIDS PROJECT SITE
- 2 DESERT AIDS PROJECT EAST CAMPUS ENTRANCE
- 3 DESERT AIDS PROJECT NEW PAVILION BUILDING ADDITION
- 4 DESERT AIDS PROJECT EXISTING ANNEX BUILDING
- 5 DESERT AIDS PROJECT NEW FOOD DEPOT RENOVATION & ADDITION
- 6 DESERT AIDS PROJECT - WIDENED DRIVEWAY
- 7 VISTA SUNRISE II APARTMENTS (NEW SNH)
- 8 VISTA SUNRISE II APARTMENTS SITE ENTRY / EXIT
- 9 RECONFIGURED & IMPROVED RETENTION BASIN
- 10 SHARED PARKING, HOUSING AUTHORITY OF THE COUNTY OF RIVERSIDE
- 11 VISTA SUNRISE I APARTMENTS
- 12 DESERT AIDS PROJECT - NEW REALIGNED DRIVEWAY
- 13 DESERT AIDS PROJECT - SERVICE DRIVEWAY ACCESS SHORTENED FOR NEW PAVILION
- 14 DESERT AIDS PROJECT DAP SUNRISE BUSINESS CENTER
- PROJECT ENTRY / EXIT

PARKING LEGEND

- I. DESERT AIDS PROJECT
 - A 8 PARKING SPACES
 - B 5 PARKING SPACES (5 H/C)
 - C 12 PARKING SPACES (12 H/C)
 - SUBTOTAL: 25 PARKING SPACES
- 2. SHARED PARKING WITH RIVERSIDE COUNTY
 - D 236 PARKING SPACES
- 3. VISTA SUNRISE I APARTMENTS
 - E 42 PARKING SPACES
 - F 39 PARKING SPACES
 - G 26 PARKING SPACES
 - SUBTOTAL: 107 PARKING SPACES
- 4. VISTA SUNRISE II APARTMENTS
 - H 31 PARKING SPACES
- 5. DAP BUSINESS CENTER
 - J 58 PARKING SPACES
- TOTAL: 457 PARKING SPACES

DAP CAMPUS PARKING PLAN - PROPOSED			
PARKING REQUIREMENTS PROPOSED		based on MU	based on design
	DAP BUILDING & PAVILION @ 58,500 SF		
	Medical - Dental office (10,000 SF @ 1/300 SF)	195	
	Medical - Dental office (8,000 SF @ 1/300 SF)		
	Non-medical office (10,000 SF @ 1/300 SF)		
	Non-medical office (30,500 SF @ 1/300 SF)		
	DAP ANNEX (RIVCO MEDICAL CENTER) @ 22,000 SF		
	Medical office (10,000 SF @ 1/300 SF)	73	
	Non-medical office (10,000 SF @ 1/300 SF)		
	Non-medical office (2,000 SF @ 1/300 SF)		
	subtotal RivCo	268	261
	VISTA SUNRISE I APARTMENTS (existing)		
	80 units	40	107
	VISTA SUNRISE II APARTMENTS (new)		
	61 units	31	31
	DAP BUSINESS CENTER		
	Non-medical office (11,165 SF @ 1/300 SF)	37	58
	TOTAL	376	457

RATIONALE FOR PARKING PLAN

A Parking Assessment was prepared to consider the existing conditions, intra-project efficiencies, and future needs for parking within the Campus.

WASTED LAND / UNDERUTILIZED PARKING

The current parking areas are underutilized. The usage factor for DAP is 75%, and the usage factor for existing Vista Sunrise I Apartments is 40%. Traffic studies further evaluate efficient usage of proposed parking.

PROPOSED PARKING SPACE REQUIREMENTS

Desert Aids Project (DAP) proposes that the parking requirements be based on Mixed Use standards, which are 1 space per 300 square feet of commercial space, and 0.5 per bedroom for multi-family units. The proposed site design meets the criteria for Mixed Use standards.

LOGISTICS / RESIDENT COMFORT

The validity of this approach is based upon current recorded use of parking. The trend is independence through resources other than car ownership via Uber, Lyft and Sunline Transit. Most residents also do not feel the need for a personal vehicle because of this prime location. Surrounding resources such as shopping centers for all of their daily needs and full range of health, mental, food, and social services provided by DAP—all available within walking distance.

ENVIRONMENT PROTECTION

Reconfigure existing parking area to get more bang for your buck and help the environment. The proposed design provides the parking necessary without increasing asphalt footprint. This prevents increases of heat island effect and reduces electric demand in the long run.

More spaces were made possible by reconfiguration of the existing parking layout and development of shared parking program through developer partnerships. New parking layout now includes an allowable percentage of stalls for compact cars, motorcycles and bicycles with new green belt access for DAP clients and residents to take a break during the summer heat or walk to the park in shade thru landscape and shade structures.

OVERALL CAMPUS PARKING PLAN
DESERT AIDS PROJECT CAMPUS EXPANSION

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LEGEND

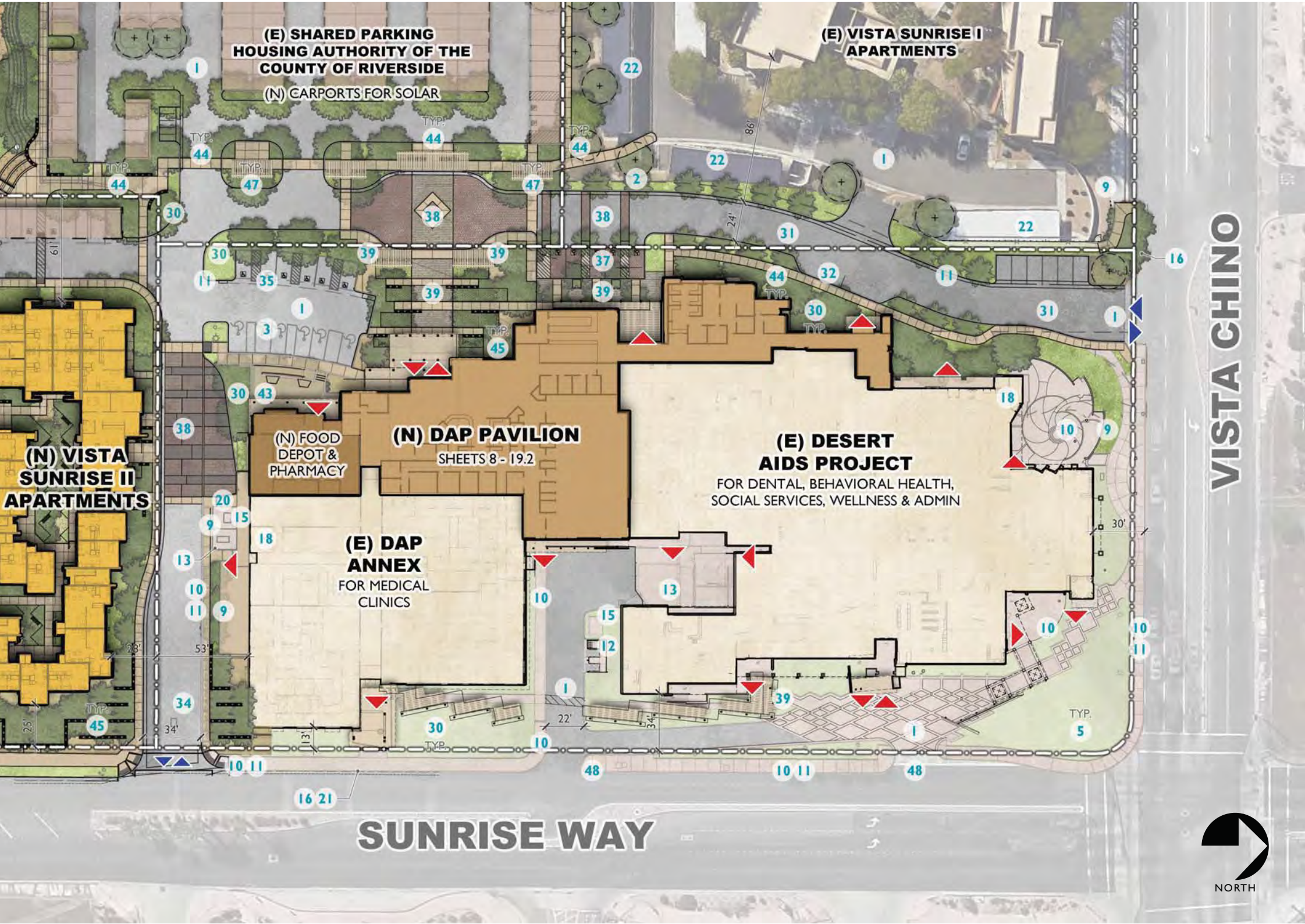
- (E) EXISTING TO REMAIN
 - (N) NEW
 - PROPERTY LINE
 - SITE ENTRY / EXIT
 - BUILDING ENTRY / EXIT
 - BUILDING EXIT ONLY
- SITE AREAS**
- A (N) MONUMENT SIGNAGE W/ RETAINING CONCRETE SITE WALL
 - B (N) CANOPY SHADING STRUCTURES AT WALKWAYS TO BUILDINGS
 - C (E) STANDING SEAM METAL HIGH ROOF TO REMAIN
 - D (N) METAL LOW ROOF FOR UPGRADED ENTRANCE TO DAP ANNEX
 - F (N) ADDITION W/ RAISED PLAZA FOR FOOD DISTRIBUTION
 - G (N) ARRIVAL COURT / DROP-OFF
 - H (N) CAFÉ PLAZA
 - K (N) GALLERY / HALLWAY CONNECTION TO (E) CORRIDOR / HALLWAY
 - L (E) SERENITY GARDEN
 - M (N) RECONFIGURED & IMPROVED RETENTION BASIN AS PUBLIC PARK
 - N IMPROVED PROJECT ENTRY FROM SUNRISE WAY
 - P IMPROVED PROJECT ENTRY FROM VISTA CHINO
 - Q NEW DRIVEWAY EXIT
 - R (E) DRIVEWAY ENTRY / EXIT @ DAP SUNRISE BUSINESS CENTER
 - S (N) TRAFFIC LIGHT
 - T (N) LOADING DOCK

DAP CAMPUS: SITE PLAN

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LEGEND

- (E) EXISTING TO REMAIN
- (N) NEW
- PROPERTY LINE
- SITE ENTRY / EXIT
- BUILDING ENTRY / EXIT
- BUILDING EXIT ONLY

KEYNOTES

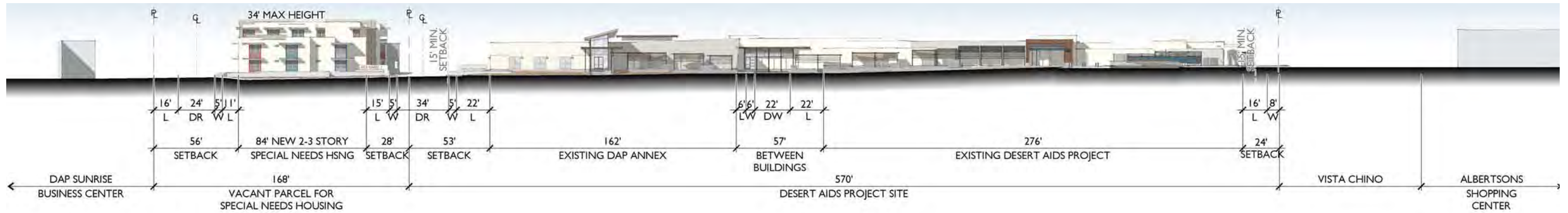
- 1 (E) DRIVEWAY
- 2 RELOCATED METAL FENCE
- 3 (E) HANDICAP PARKING, STRIPING, & SIGNAGE
- 4 (E) LANDSCAPE
- 9 (E) CMU SITE WALL
- 10 (E) SIDEWALK / FLATWORK
- 11 (E) CURB & GUTTER
- 12 (E) TRASH ENCLOSURE
- 13 (E) EMERGENCY GENERATOR
- 15 (E) TRANSFORMER
- 16 (E) FIRE HYDRANT, DD CHECK VALVE, & FD CONNECTION
- 18 (E) FIRE RISER
- 20 (E) GAS UTILITY
- 21 (E) WATER UTILITY
- 22 (E) CARPORTS
- 30 (N) LANDSCAPE
- 31 (N) DRIVEWAY & CURB
- 32 (N) PARALLEL PARKING
- 34 (N) WIDENED DRIVEWAY APPROACH
- 35 (E) HANDICAP PARKING WITH NEW STRIPING & SIGNAGE
- 37 (N) HANDICAP PARKING, STRIPING, & SIGNAGE WITH PAVERS
- 38 (N) DRIVEWAY WITH DECORATIVE PAVERS
- 39 (N) SIDEWALKS & PLAZA WITH DECORATIVE PAVERS
- 43 (N) CONCRETE RAMP, STAIRS, & CMU LOW WALL
- 44 (N) SIDEWALK / FLATWORK
- 45 (N) DECORATIVE CAST-IN-PLACE LOW WALL / BENCH
- 47 (N) METAL SHADE ARBOR STRUCTURES
- 48 (N) BOLLARDS

DAP BUILDING: SITE PLAN

DESERT AIDS PROJECT CAMPUS EXPANSION



SCALE: 1" = 30'-0" **WEST STREETSCAPE** ②



SCALE: 1" = 30'-0" **EAST STREETSCAPE** ①

LEGEND

- DR DRIVEWAY
- PKG PARKING
- W SIDEWALK
- L LANDSCAPE
- PL PROPERTY LINE
- CL CENTERLINE OF DRIVEWAY
- ① ELEVATION / SECTION #

CAMPUS KEYMAP

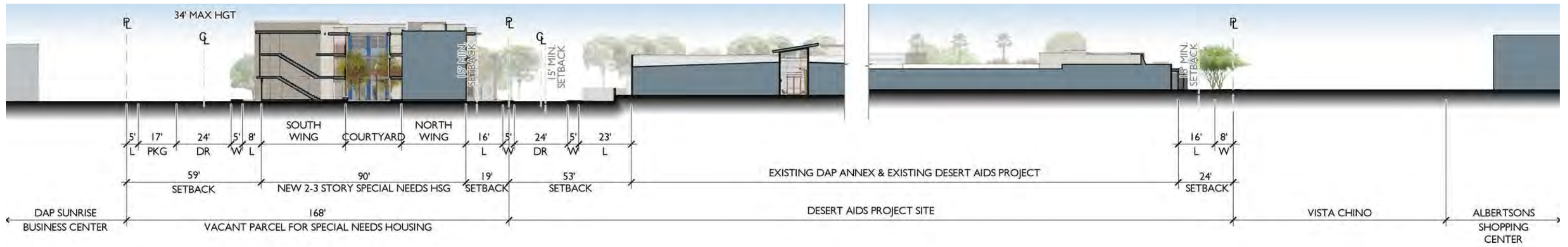


DAP CAMPUS: STREETSCAPES

DESERT AIDS PROJECT CAMPUS EXPANSION

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SCALE: 1" = 20'-0"

SITE SECTION ③



SCALE: 1" = 20'-0"

SITE SECTION ②



SCALE: 1" = 20'-0"

SITE SECTION ①

LEGEND

DR	DRIVEWAY	PL	PROPERTY LINE
PKG	PARKING	CL	CENTERLINE OF DRIVEWAY
W	SIDEWALK	①	ELEVATION / SECTION #
L	LANDSCAPE		

CAMPUS KEYMAP



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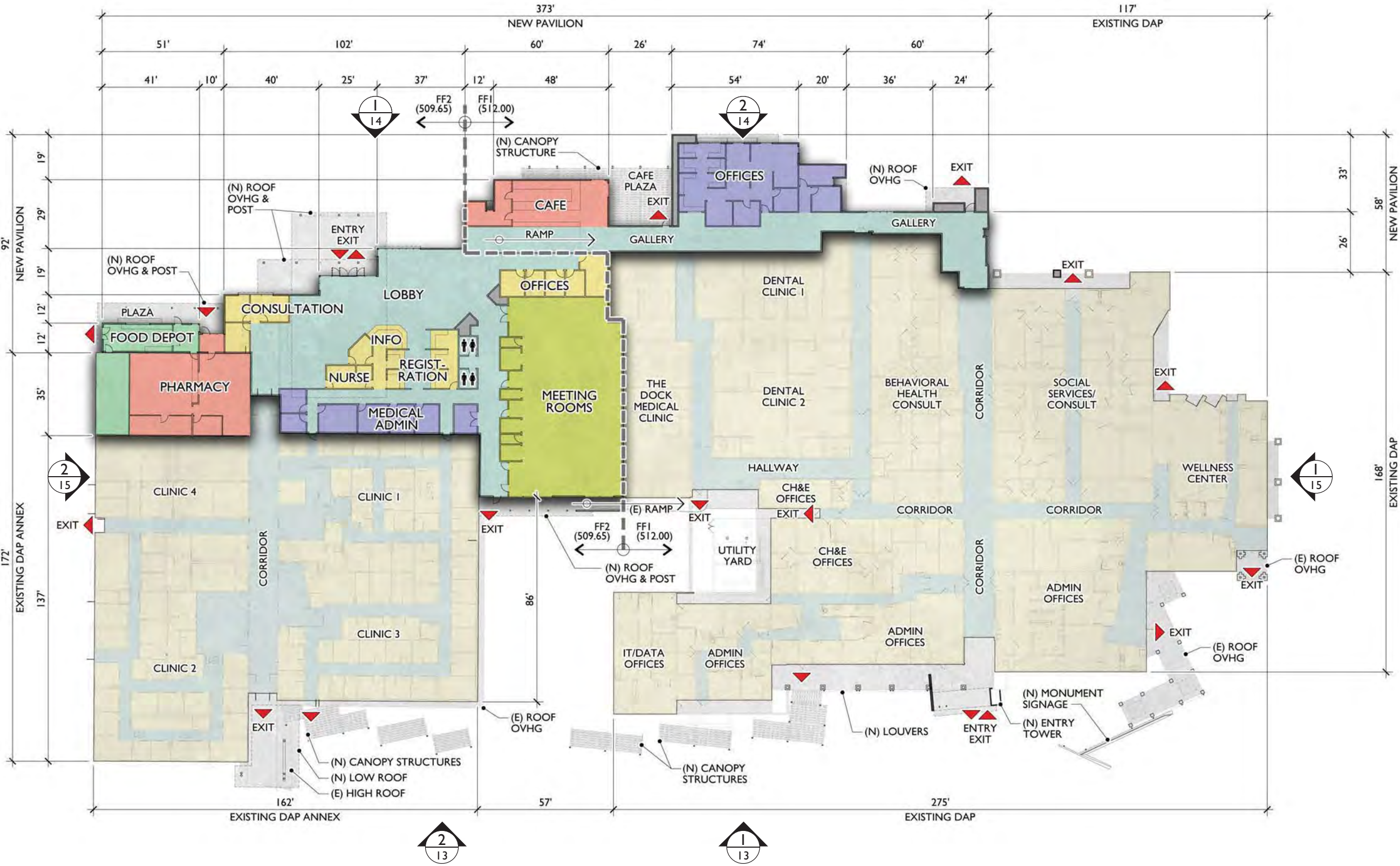
DAP CAMPUS: SITE SECTIONS

DESERT AIDS PROJECT CAMPUS EXPANSION

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- LEGEND**
- OFFICE
 - CONSULTATION
 - RESTROOM
 - RETAIL
 - MEETING ROOM
 - FOOD DEPOT
 - CIRCULATION
 - OVERHANGS / CANOPIES
 - NOT IN CONTRACT (NIC)
 - CIRCULATION (NIC)
 - BUILDING ENTRY / EXIT
 - BUILDING EXIT ONLY

DAP BUILDING: FLOOR PLAN

DESERT AIDS PROJECT CAMPUS EXPANSION

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- LEGEND
- (E) EXISTING TO REMAIN
 - (N) NEW
 - (N) ROOF AT NEW PAVILION
 - EXISTING ROOF AT DAP & DAP ANNEX

- KEYNOTES
- 1 (E) STANDING SEAM METAL ROOF TO REMAIN: SINGLE SLOPE AT DAP ANNEX; HIP ROOF AT DAP
 - 2 (E) BUILT-UP ROOF
 - 3 (E) SLOPING EXTERIOR WALL
 - 4 (E) WINDOW AWNING BELOW
 - 5 (E) UTILITY YARD BELOW
 - 6 (E) ROOFTOP MECHANICAL EQUIPMENT WITH CURB
 - 7 (E) COOL ROOF TO REMAIN INCLUDING MECHANICAL DUCTS, SOLAR TUBES, ETC.
 - 8 (E) SINGLE PLY FIBERTITE COOL ROOF
 - 9 (E) ROOF DRAIN & DOWN SPOUT TO DRAIN BOX. PAINT TO MATCH ADJACENT SURFACE.
 - 10 (E) SCUPPER. PAINT TO MATCH ADJACENT SURFACE.
 - 11 (E) ROOF ACCESS AND / OR LADDER BOLTED TO BACKING IN WALL FRAMING.
 - 12 (E) METAL FLASHING. PAINT TO MATCH ADJACENT FINISH.
 - 13 (E) ROOF LEVEL CHANGE / STEP DOWN
 - 14 (E) CRICKETS
 - 15 (E) CLEARSTORY BELOW
 - 16 (E) PARAPET
 - 21 (N) METAL ROOF FOR (N) UPGRADED ENTRANCE TO DAP ANNEX
 - 22 (N) SINGLE PLY FIBERTITE COOL ROOF. ROOF SLOPE AT 3 / 8" PER FOOT.
 - 23 (N) ROOFTOP MECHANICAL EQUIPMENT OVER CURB
 - 24 (N) EXPOSED METAL RAFTERS (CANOPY)
 - 25 (N) METAL FASCIA & TRIMS AT FLAT ROOF
 - 26 (N) UPPER CANTILEVER ROOF
 - 27 (N) PARAPET
 - 28 (N) CLEARSTORY BELOW
 - 29 (N) SKYLIGHT
 - 30 (N) ROOF DRAIN AND OVERFLOW
 - 31 OUTDOOR GRADE METAL SUNSHADE AND FRAME BRIE SOLE (NEW CANOPY)
 - 32 (N) CRICKETS
 - 33 (N) ROOF LIMIT. EXISTING METAL HIGH ROOF REDUCED IN LENGTH. NEW METAL TRIM & FASCIA.

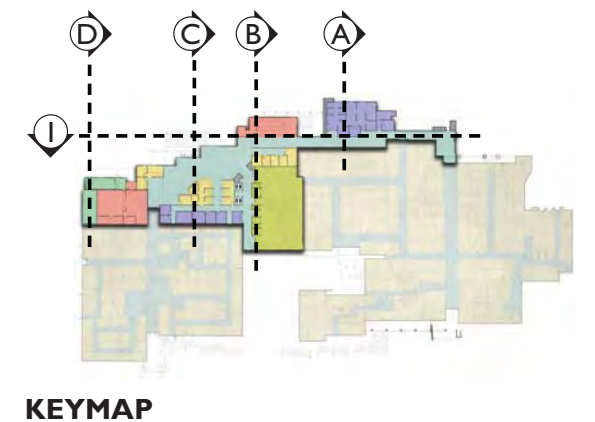
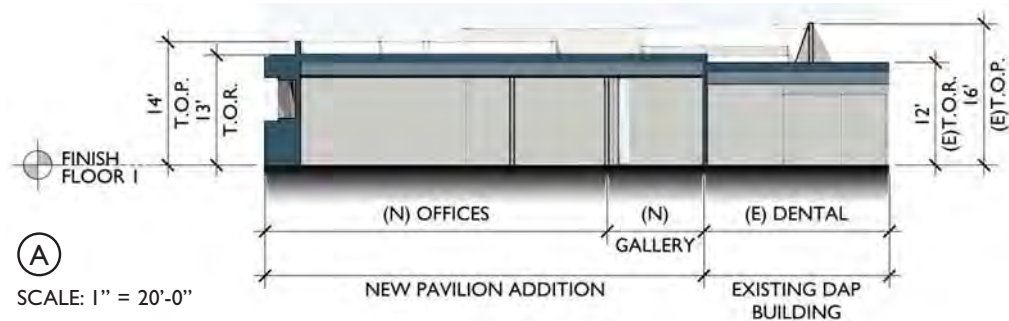
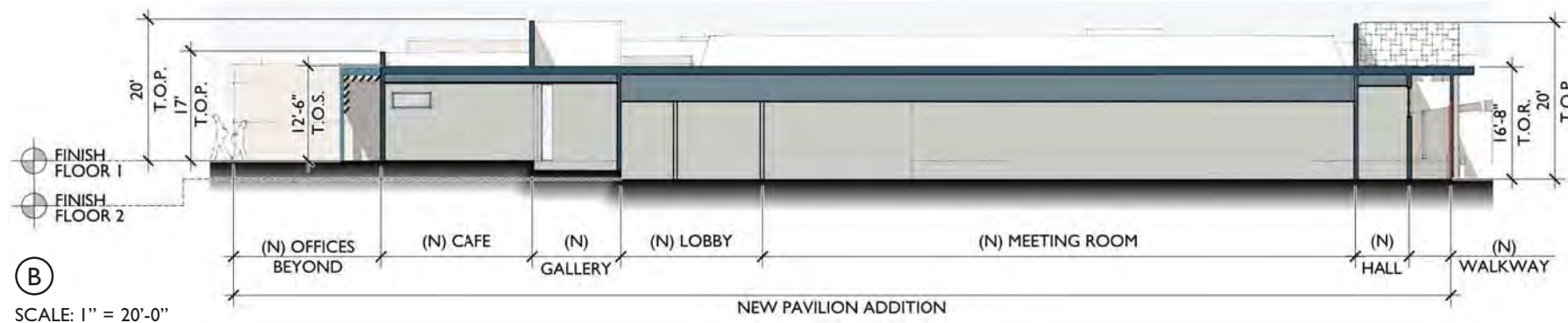
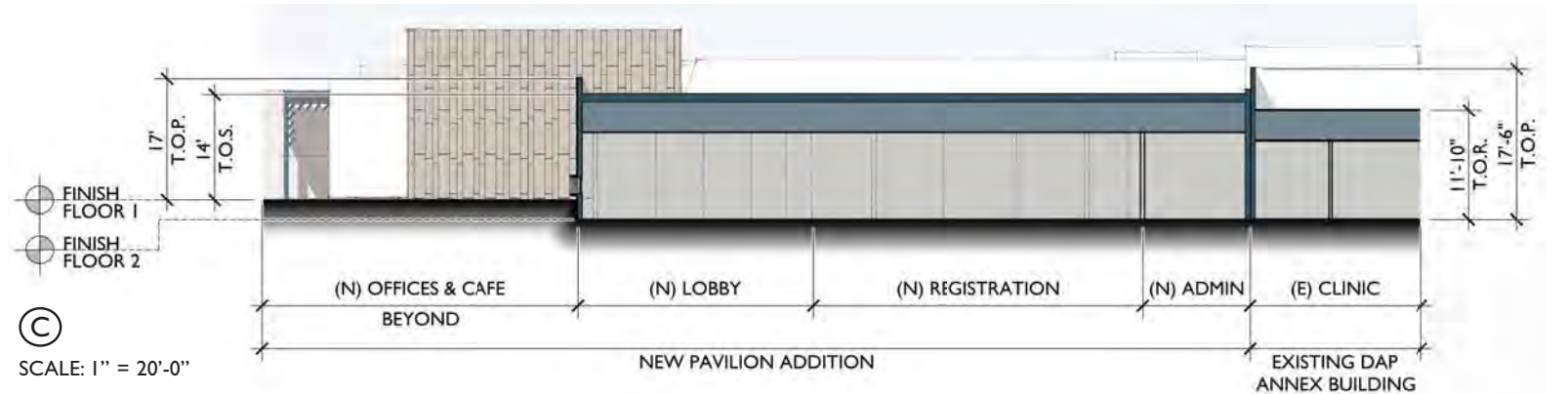
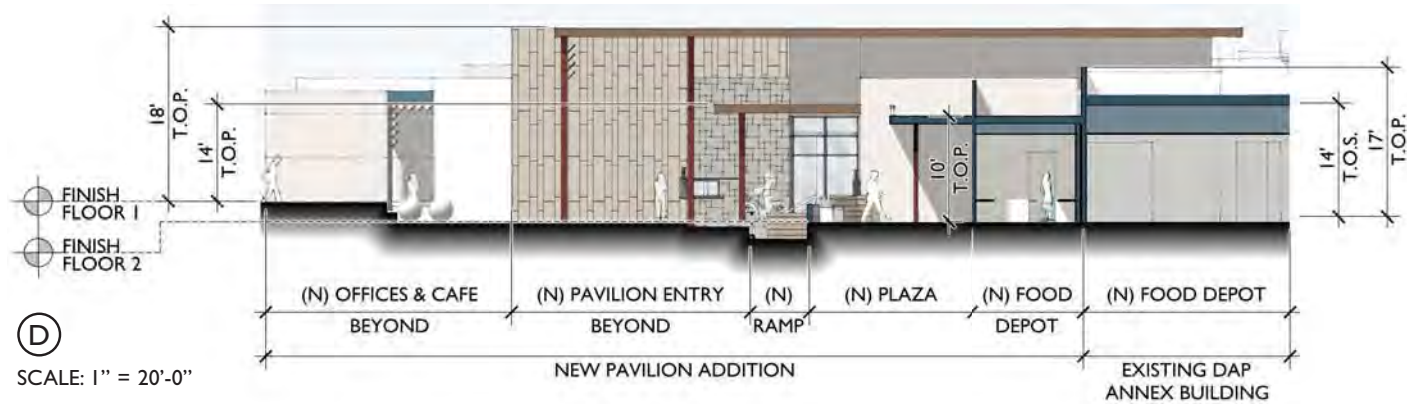
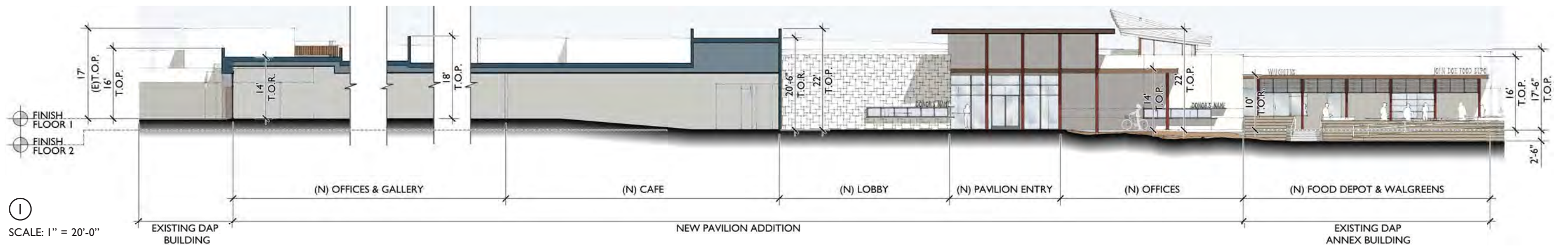


DAP BUILDING: ROOF PLAN

DESERT AIDS PROJECT CAMPUS EXPANSION

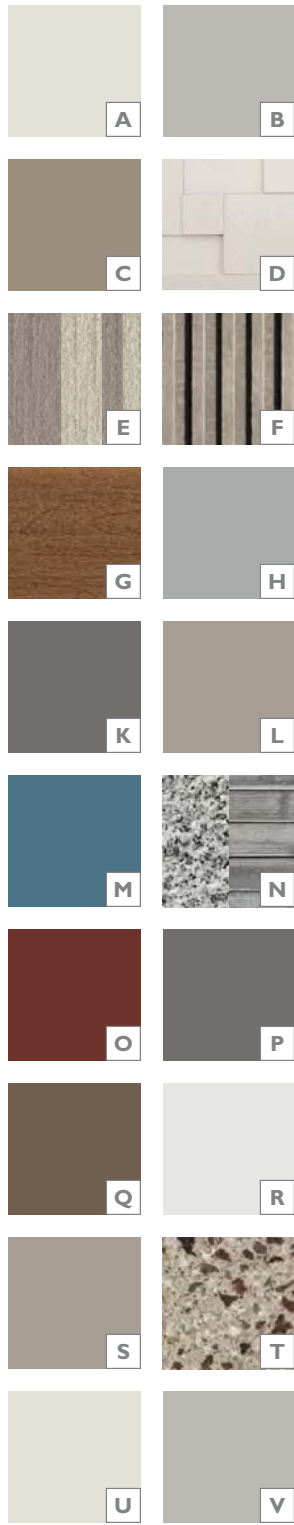
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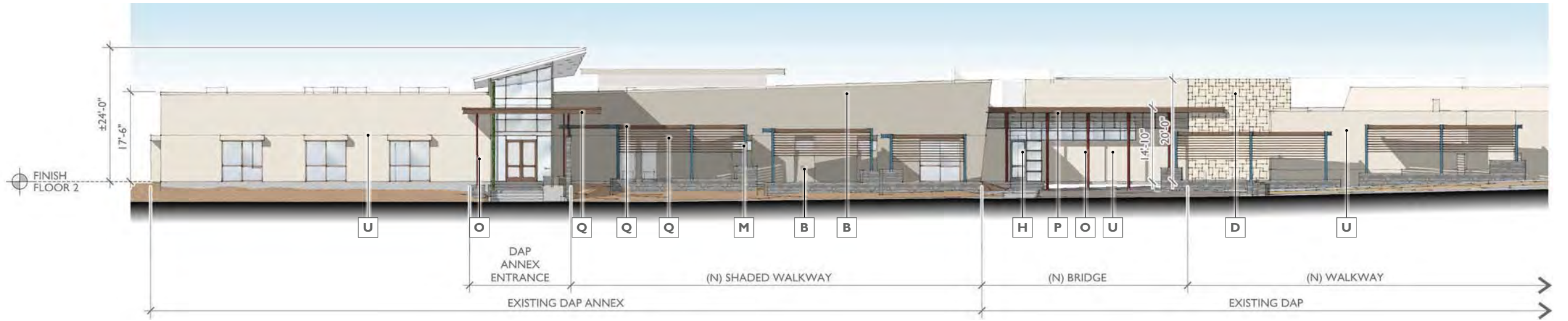


NEW PAVILION: BUILDING SECTIONS

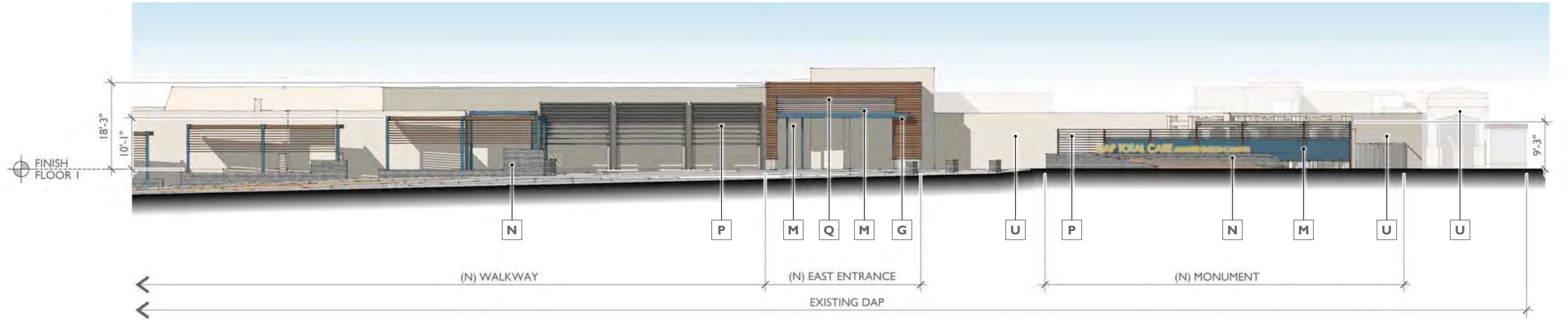
DESERT AIDS PROJECT CAMPUS EXPANSION



MATERIAL LEGEND
REFER TO MATERIAL BOARD ON
SHEET 16 FOR MORE INFORMATION.



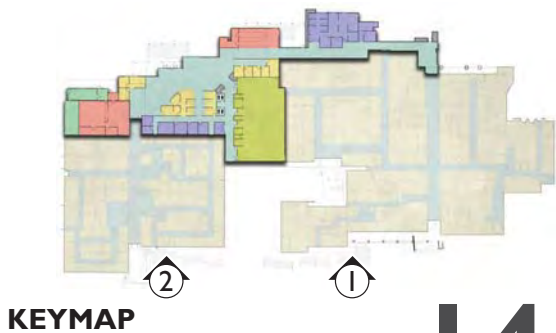
SCALE: 1" = 20'-0" **PARTIAL EAST ELEVATION ②**



SCALE: 1" = 20'-0" **PARTIAL EAST ELEVATION ①**



EAST ELEVATION



KEYMAP

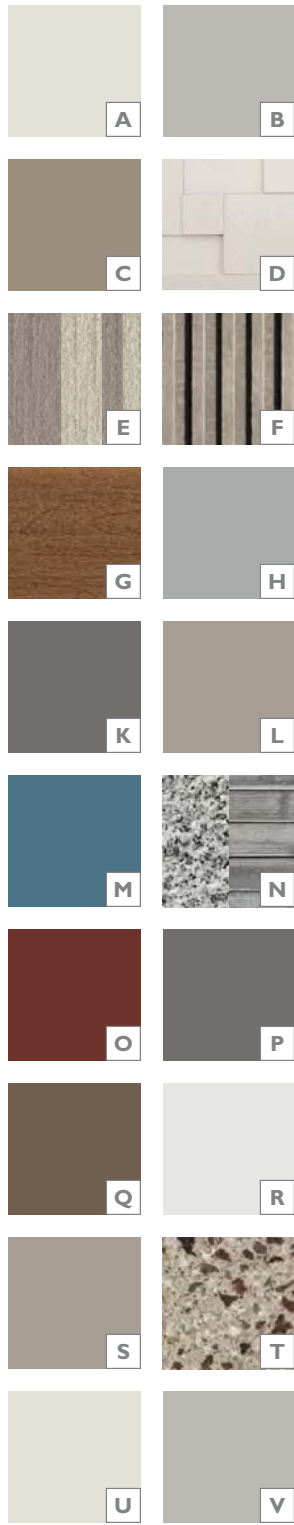
DAP EXTERIOR ELEVATION: EAST

DESERT AIDS PROJECT CAMPUS EXPANSION

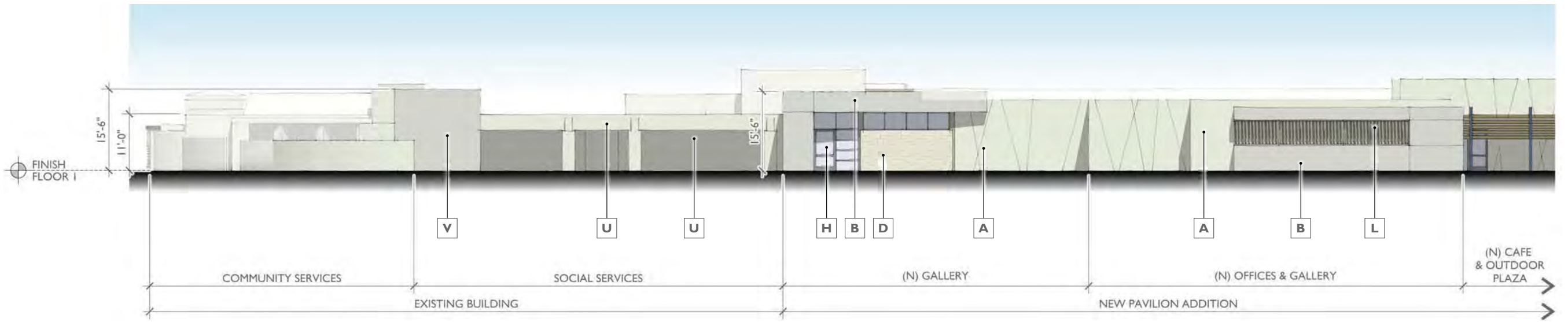
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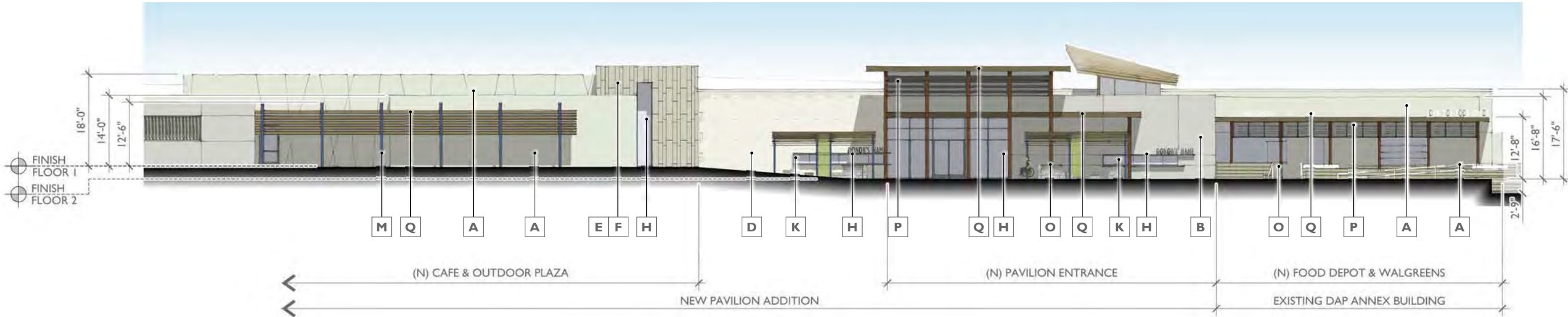
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MATERIAL LEGEND
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SHEET 16 FOR MORE INFORMATION.



SCALE: 1" = 20'-0" **PARTIAL WEST ELEVATION ②**



SCALE: 1" = 20'-0" **PARTIAL WEST ELEVATION ①**



WEST ELEVATION



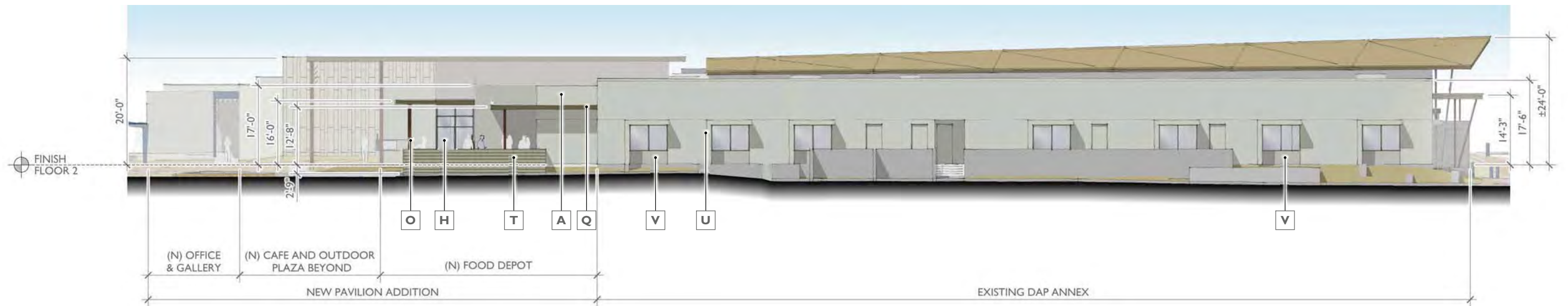
DAP EXTERIOR ELEVATION: WEST

DESERT AIDS PROJECT CAMPUS EXPANSION

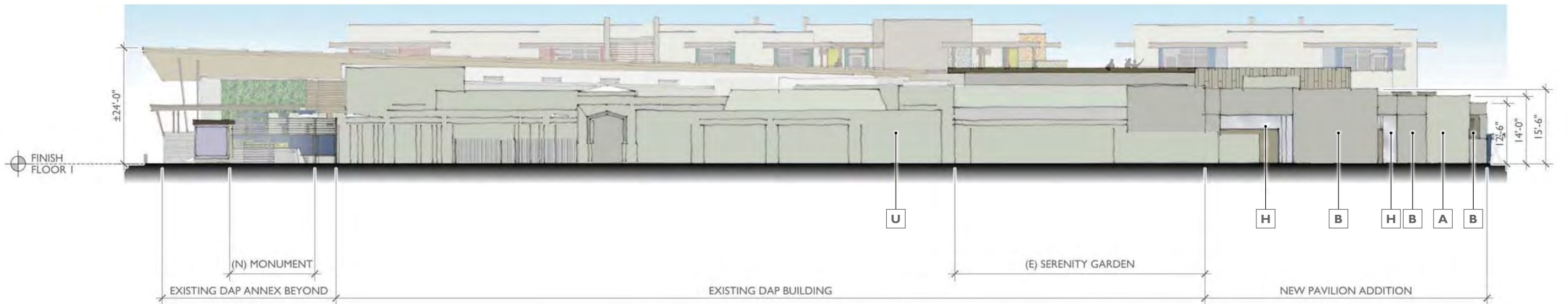
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SCALE: 1" = 20'-0" **SOUTH ELEVATION** ②



SCALE: 1" = 20'-0" **NORTH ELEVATION** ①



MATERIAL LEGEND
REFER TO MATERIAL BOARD ON
SHEET 16 FOR MORE INFORMATION.



KEYMAP

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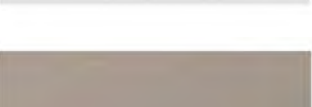


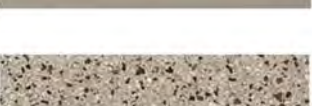




DAP EXTERIOR ELEVATIONS: NORTH & SOUTH

DESERT AIDS PROJECT CAMPUS EXPANSION

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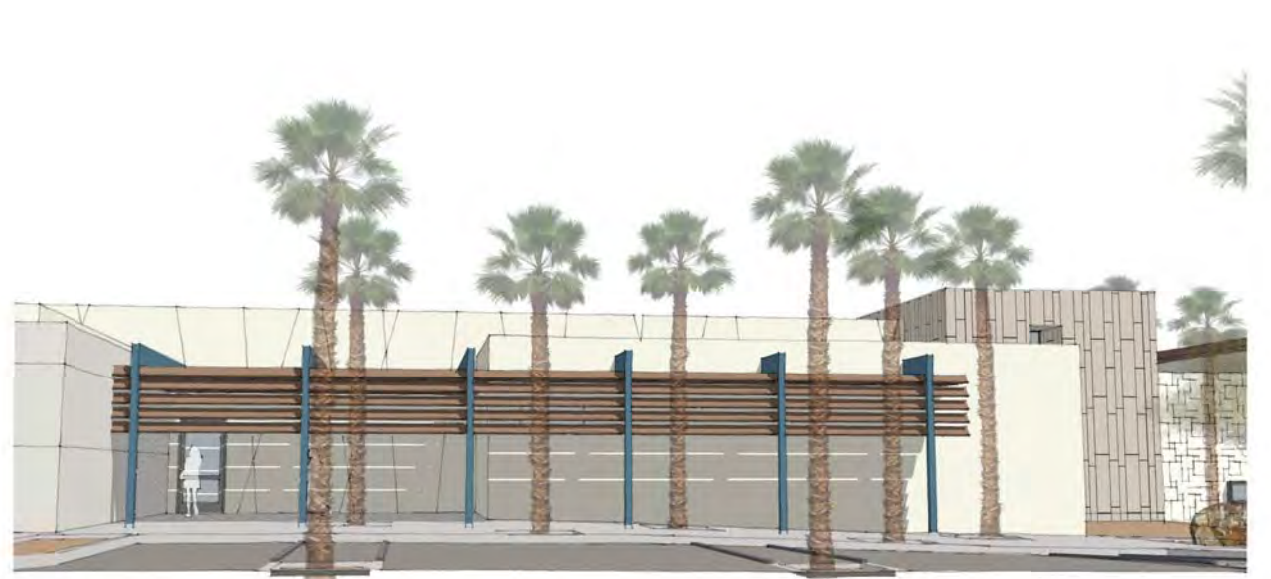
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	A	EXTERIOR WALL 1: Field Plaster with Fry Reglet Control Joint	Sherwin-Williams Color: Egret White – SW7570 Texture: 160 20 Medium Sand Float Control Joint: Gun Metal Gray		N	CONCRETE FINISHES	Cast-in-place formed concrete board	
	B	EXTERIOR WALL 2: Accent Plaster with Fry Reglet Control Joint	Sherwin-Williams Color: Mindful Gray – SW7016 Texture: Semi Smooth Control Joint: Gun Metal Gray		O	METAL POST	New monument: Cast-in-place bush hammered concrete with clear stain Kawneer Color: Redwood Coating: Permafluor	
	C	EXTERIOR WALL 3: Accent Plaster with Fry Reglet Control Joint	Sherwin-Williams Color: Tavern Taupe – SW7508 Texture: Semi Smooth Control Joint: Gun Metal Gray		P	METAL Aluminum Louvers	Alucobond Color: Driftwood Mica Coating: Gloss level 20	
	D	EXTERIOR WALL 4 Stone Cladding	Coronado Lennox Stone Color: Astoria White Layout: Versailles Pattern		Q	METAL Aluminum Shroud & Edge Metal Flashing	Alucobond Color: Hazelnut Mica Coating: Gloss level 20	
	E	EXTERIOR WALL 5 Fiber Cement Board Siding	EQUITONE Linea Series Fiber cement material with 4", 6", and 16" x 4 FT siding Colors: TE60 & TE10		R	ROOFING MEMBRANE	FIBERTITE Single Ply COOL ROOF Energy Star – 60 Mil SM Color: ENERGY GRAY	
	F	EXTERIOR WALL 6 Fiber Cement Board Siding	EQUITONE Linea Series Fiber cement material with 16" x 4 FT siding Color: LT60		S	EDGE METAL TRIMS & FLASHING	Alucobond Metal Flashing Color: Anodic Bronze Mica Coating: Gloss level 20	
	G	EXTERIOR WALL 7 Composite Cladding	Fiberon Symmetry Collection 1x6 Color: Warm Sienna Layout: Horizontal Application		T	RETAINING WALL at Food Depot Plaza	ORCO BLOCK Color: Natural Grey MW Type: Burnish Size: 6 x 8 x 16	
	H	STOREFRONT Windows & Doors	Aluminum Anodized Color: Champagne		U	EXTERIOR WALL 8 Paint existing building	Sherwin Williams Color: Egret White – SW7570	
	K	METAL SHROUD Windows	Alucobond Color: Driftwood Mica Coating: Gloss level 20		V	EXTERIOR WALL 9: Paint existing building	Sherwin Williams Color: Mindful Gray – SW7016	
	L	METAL SHROUD Windows	Alucobond Metal Flashing Color: Anodic Bronze Mica Coating: Gloss level 20					
	M	METAL POST	Kawneer Color: Military Blue Coating: Permafluor					

MATERIAL E & F APPLICATION

MATERIAL G APPLICATION

MATERIAL A & H APPLICATION









SHEET INDEX

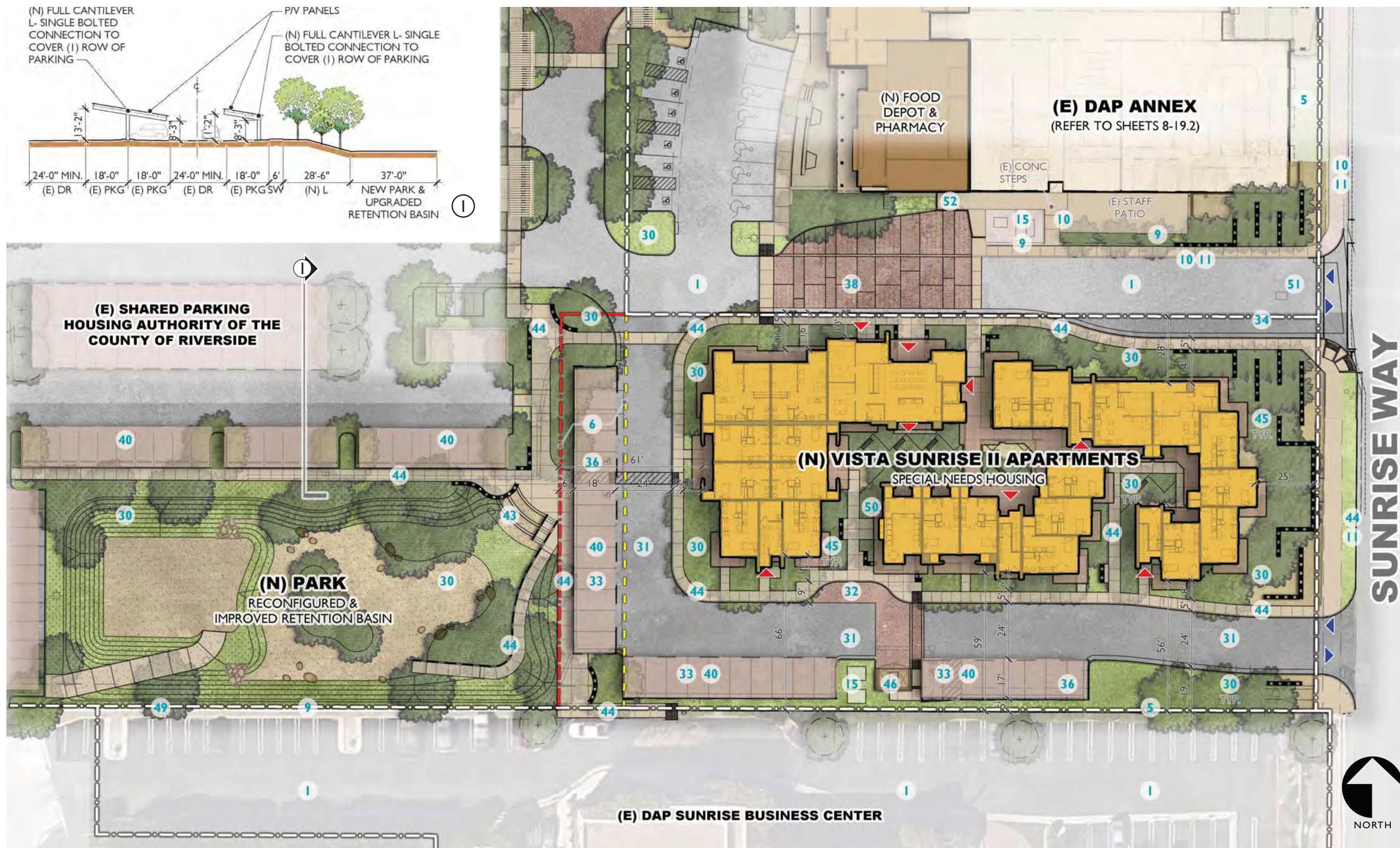
20	VISTA SUNRISE II APARTMENTS (VS II): SITE PLAN
21	VS II: BUILDING & UNIT DATA
22	VS II: 1ST FLOOR
23	VS II: 2ND FLOOR
24	VS II: 3RD FLOOR
25	VS II: ROOF PLAN
26	VS II: UNIT FLOOR PLANS - STUDIO
27	VS II: UNIT FLOOR PLANS - ONE BEDROOM
28	VS II: FLOOR PLANS - TWO BEDROOM UNIT & MAINTENANCE
29	VS II: FLOOR PLANS - COMMUNITY BUILDING & LAUNDRY
30	VS II: NORTH & EAST EXTERIOR ELEVATIONS / MATERIAL CALLOUT
31	VS II: SOUTH & WEST EXTERIOR ELEVATIONS / MATERIAL CALLOUT
32	VS II: MATERIAL BOARD
33	VS II: BUILDING SECTIONS & COURTYARD
34	VS II: BUILDING SECTIONS & COURTYARD
35	VS II: BUILDING SECTIONS & COURTYARD
36	VS II: NORTH SIDE PERSPECTIVE RENDERINGS
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40-51	LANDSCAPE PLANS
52-55	GRADING PLANS



VISTA SUNRISE II APARTMENTS (SPECIAL NEEDS HOUSING)

by COACHELLA VALLEY HOUSING COALITION at DAP CAMPUS

Case No. 5.0934: General Plan Amendment, Amendment to Planned Development
District No. 281, and Major Architectural Approval Application Package
May 15, 2020 1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262



- LEGEND**
- (E) EXISTING TO REMAIN
 - (N) NEW
 - (E) PROPERTY LINE - PL
 - ▲ SITE ENTRY/EXIT
 - ▲ COMMON ACCESS (STAIRWAY & ELEVATOR)
- KEYNOTES**
- 1 (E) DRIVEWAY
 - 5 (E) LANDSCAPE
 - 6 (E) PL TO BE AMENDED & (N) PROPOSED PL
 - 9 (E) CMU SITE WALL
 - 10 (E) SIDEWALK/FLATWORK
 - 11 (E) CURB & GUTTER
 - 15 (E) & (N) TRANSFORMERS & EM GENERATOR
 - 30 (N) LANDSCAPE
 - 31 (N) DRIVEWAY & CURB
 - 32 (N) PARALLEL PARKING
 - 33 (N) BAY PARKING
 - 34 (N) WIDENED DRIVEWAY APPROACH / LANE
 - 36 (N) HANDICAP PARKING, STRIPING, & SIGNAGE
 - 38 DRIVEWAY WITH (N) DECORATIVE PAVERS
 - 40 (N) CARPORTS FOR SOLAR
 - 43 (N) CONCRETE RAMP & STAIRS
 - 44 (N) SIDEWALK/FLATWORK
 - 45 (N) DECORATIVE CAST-IN-PLACE RETAINING LOW WALL / BENCH
 - 46 (N) TRASH ENCLOSURE
 - 49 (N) CMU WALL
 - 50 (N) MAILBOXES
 - 51 (N) TRAFFIC LIGHT
 - 52 (N) LOADING DOCK

SITE PLAN

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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BUILDING & UNIT DATA											
APARTMENT UNITS											
	STUDIOS (sf)				ONE BED (sf)				TWO BED (sf)	UNIT	BLDG AREA
	400	425	460	480	635	705	730	750	960	SUBTOTAL	(sf)
1st Floor	6	5	2	4		1	2	1		21	10,280
2nd Floor	15		3		2	2			1	23	11,020
3rd Floor	10		3		2	1		1		17	8,105
Total units	48				12				1	61	29,405
COMMON AREAS & SUPPORT ROOMS											
	COMMUNITY BUILDING (sf)	LAUNDRY (sf)	ELEVATOR & EQUIPMENT ROOM (sf)	TERRACES (sf)	CIRCULATION (CORRIDOR BALCONIES, & STAIRS) & UTIL ROOMS (sf)				BLDG AREA (sf)		
1st Floor	1600	530	150		1500				3,780		
2nd Floor			200		4098				4,298		
3rd Floor			450	1100	3576				5,126		
	1600	530	800	1100	9174				13,204		
TOTAL AREA											42,609



HOUSING BACKGROUND & RATIONALE

The Desert AIDS Project (DAP) Campus architecture style continually evolves with the times and its growing programmatic needs. The style of the campus is and will continue to be eclectic. The clinic and social services building has evolved stylistically over 60 years with several expansions. With a simple modern style, Vista Sunrise I Apartments was designed in 2006 to respect the surrounding condominium housing style. The County Health Building style is contemporary industrial, built in 2007. The professional building style in the back of the campus is modern Santa Fe / Mission style. Different architectural designs weave the fabric of a varied campus style reflecting neighborhood's diverse designs. Celebrating these different styles together brings to light the truth that we are unique, we rub shoulders from time to time, and coexist in harmony—sharing the goal to help those in need by opening our community and provide a place to call home.

The architecture style for the new housing phase is International Style with a slight Art Deco influence. Starting from the top, roofs are flat with single ply “cool roof” trimmed with accent color metal flashing and curb. Building surfaces are creamy off-white—smooth exterior plaster as canvas to ornamental details in metal railing, windows, accent wall treatments, and door frames. Repetitive flat roof (eyebrow) overhangs over recessed windows and cascading building corners create articulation in massing and in layout. The horizontal and vertical breaks in walls and roof lines create intricacies for shade and shadows to dispel the big-box default approach for density housing. Changing from two-and three-story heights, and carving walls for porches and balconies reduces the perception of towering walls. A handful of accent colors and materials brings a playful nature to everyday living and assist residents to orientate them on site. The foreground composition of landscape and decorative site walls softens and diminishes the building scale.

The building site is flanked by the new campus park and shopping centers. To the west, there is the quietness of a below-grade park experience for relaxation and dog-walking. To the east, there is convenience of access to business and shopping with safe passage by the new traffic light and pedestrian crossing. The housing building conveniently sits off the main campus driveway. Stair towers and elevator are strategically placed for ease of access from parking and pedestrian pathways. Two stairways are arranged with access from perimeter sidewalks/driveway/parking for convenience; two stairways are arranged with access from courtyards to encourage socialization. Stairway landing/entries are designed as arrival courts for congregating and visitation. The design of stairs includes oversized third tread serving as a bench, a place for tenants to put their shopping bags, or place to maneuver crossing people.

Shaded breezeways are connections from the public realm to attentive courtyards for residents and visitors. Bright courtyards composed of colorful mosaic tiled walls, see thru guardrails, translucent louvers, trees, benches, and walkable surfaces (compacted DG) facilitate circulation, airflow, exposure to natural light, and socialization. The design of courtyards allows cross-ventilation and outline views within apartment units. Open spaces carry on to the third-floor with two terraces to survey the spectacular San Jacinto Mountains, Coachella Valley sunsets, and Palm Springs townscape. Well-being of residents is top priority. To that end building courtyards, breezeways, corridor balconies, terraces, generous stairways, and shaded entries are placed for visiting, conversing, gathering, and develop relationships to reduce isolation and enhance stability. When the architecture creates spaces for the person to be seen, then the person matters.

BUILDING & PROJECT DATA

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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FIRST FLOOR PLAN

COACHELLA VALLEY HOUSING COALITION VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262



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- LEGEND**
- ▲ COMMON ACCESS
 - ▲ UNIT ACCESS
 - STUDIO UNIT
 - ONE BEDROOM UNIT
 - TWO BEDROOM MANAGER UNIT
 - COMMUNITY AREA
 - ENTRY PORCH / PATIO / CIRCULATION
 - UTILITY / MAINTENANCE
 - ROOF
 - ROOF LINE / CORRIDOR BALCONY ABOVE
 - S-1-1 # OF ROOMS IN UNIT
 - S-1-1 STORY ID
 - S-1-1 UNIT TYPE



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SECOND FLOOR PLAN

COACHELLA VALLEY HOUSING COALITION

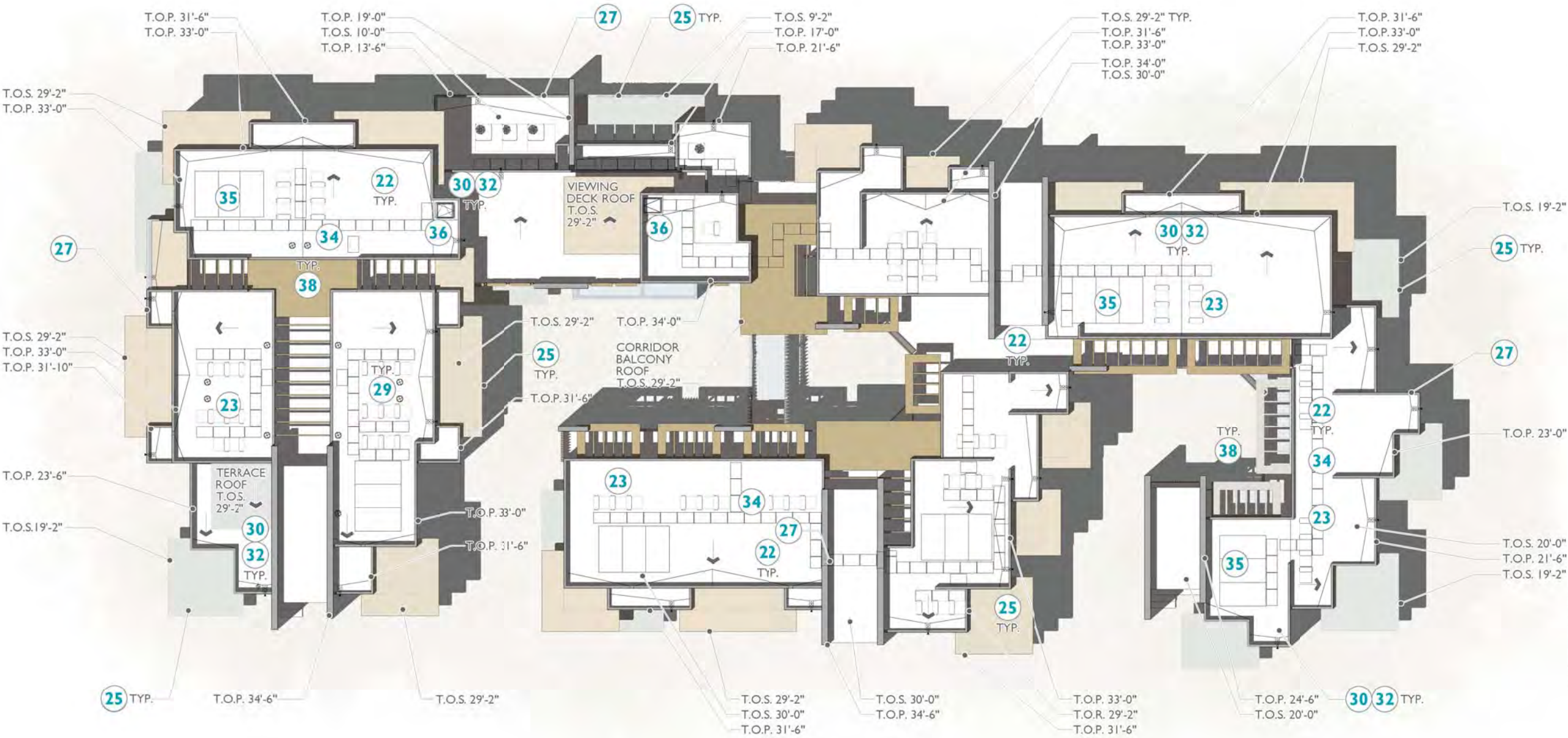
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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- LEGEND**
- 22 (N) SINGLE PLY FIBERTITE COOL ROOF. ROOF SLOPE AT 3/8" PER FOOT.
 - 23 (N) ROOFTOP MECHANICAL EQUIPMENT OVER CURB
 - 25 (N) METAL FASCIA & TRIMS AT FLAT ROOF
 - 27 (N) PARAPET
 - 29 (N) SKYLIGHT
 - 30 (N) ROOF DRAIN AND OVERFLOW
 - 32 (N) CRICKETS
 - 34 (N) WALKING PAD
 - 35 (N) RENEWABLE SOLAR THERMAL PANELS FOR WATER HEATING
 - 36 (N) ROOF ACCESS
 - 38 (N) EXPOSED METAL RAFTERS & METAL ROOF



ROOF PLAN

COACHELLA VALLEY HOUSING COALITION
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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UNIT S-3-1 PLAN



UNIT S-2-1 PLAN



UNIT S-1-1 PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



NORTH

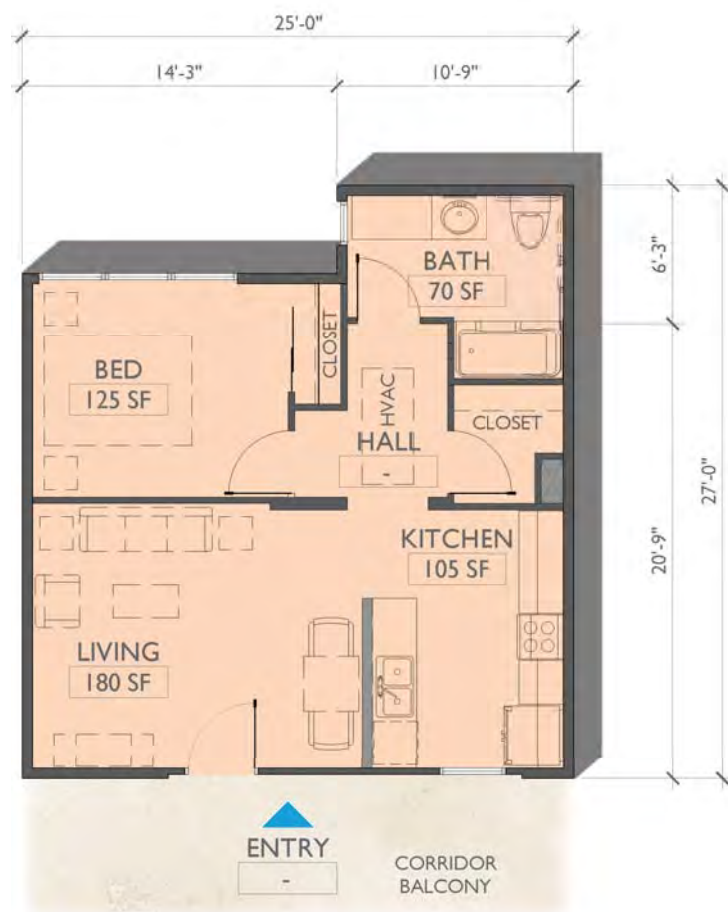


UNIT FLOOR PLANS - STUDIO

COACHELLA VALLEY HOUSING COALITION VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

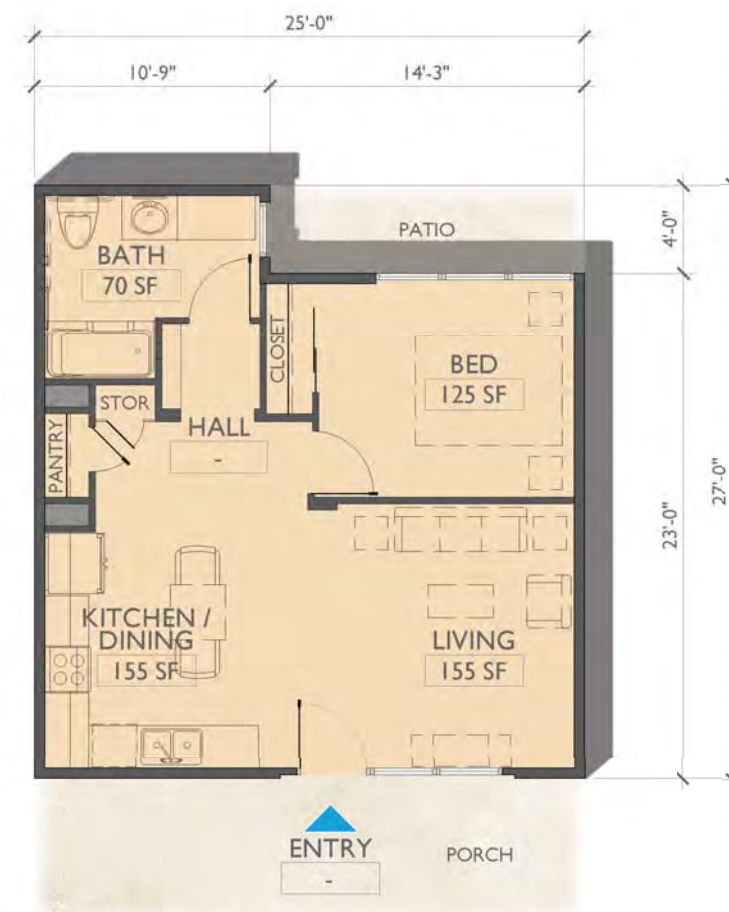
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UNIT 1-11-3 PLAN



UNIT 1-7-2 PLAN



UNIT 1-3-1 PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



UNIT FLOOR PLANS - ONE BEDROOM

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

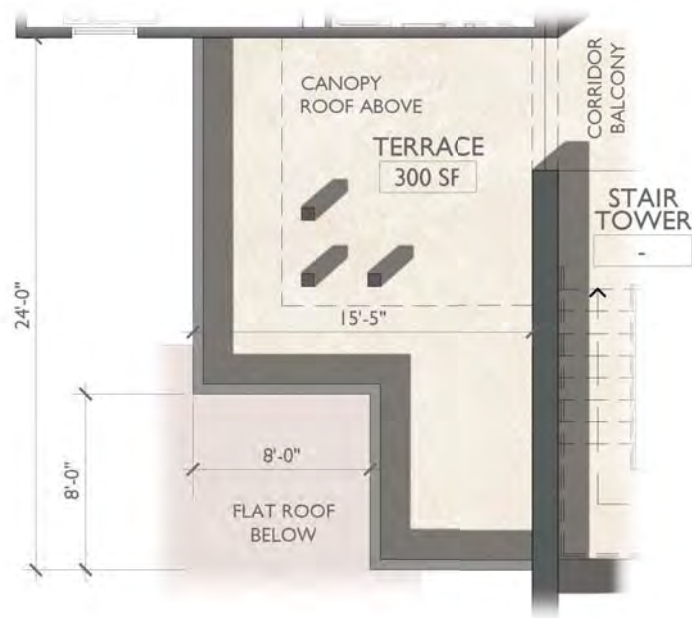
1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262



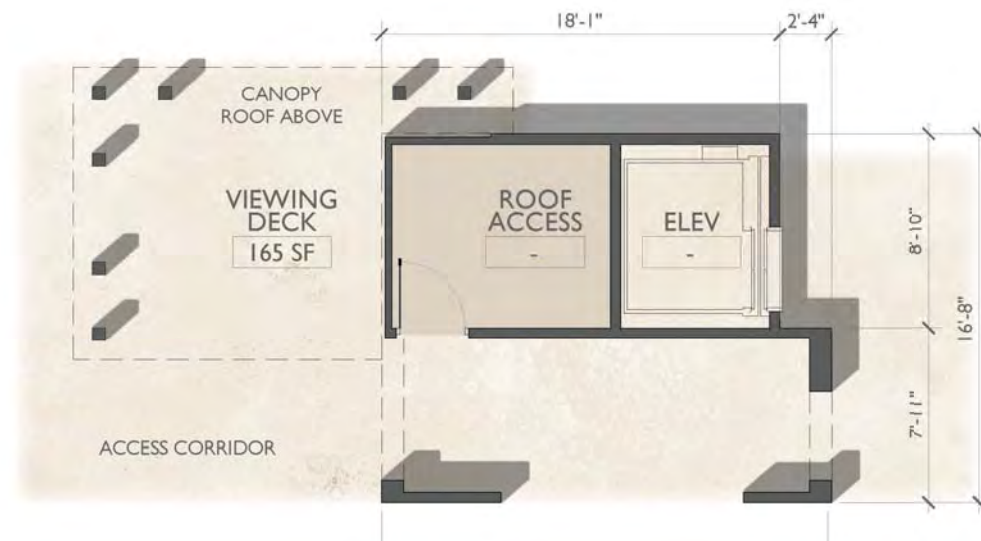
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INTERACTIVE DESIGN CORPORATION
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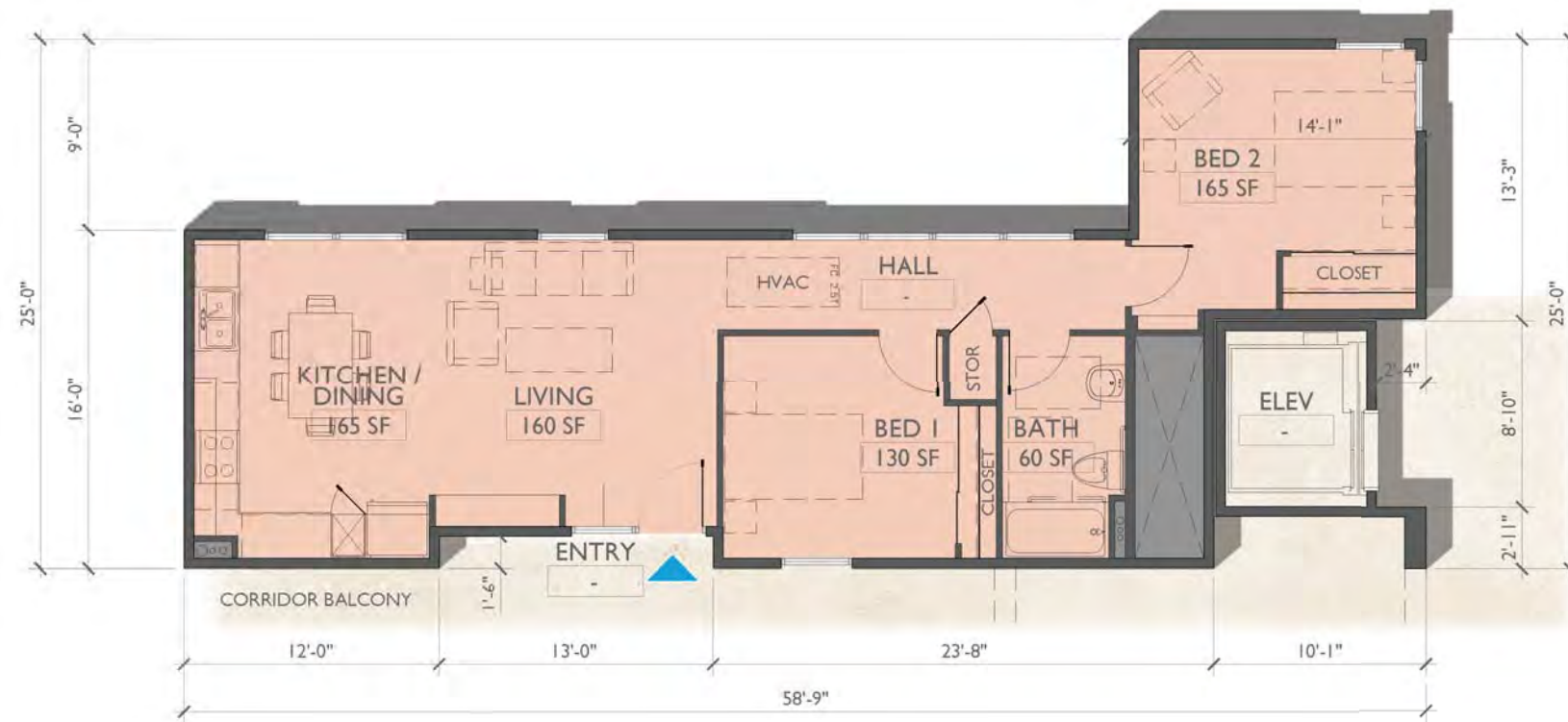
TERRACE



MAINTENANCE



THIRD FLOOR



UNIT 2-I-2 PLAN



SECOND FLOOR

FLOOR PLANS - TWO BEDROOM UNIT & MAINTENANCE

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

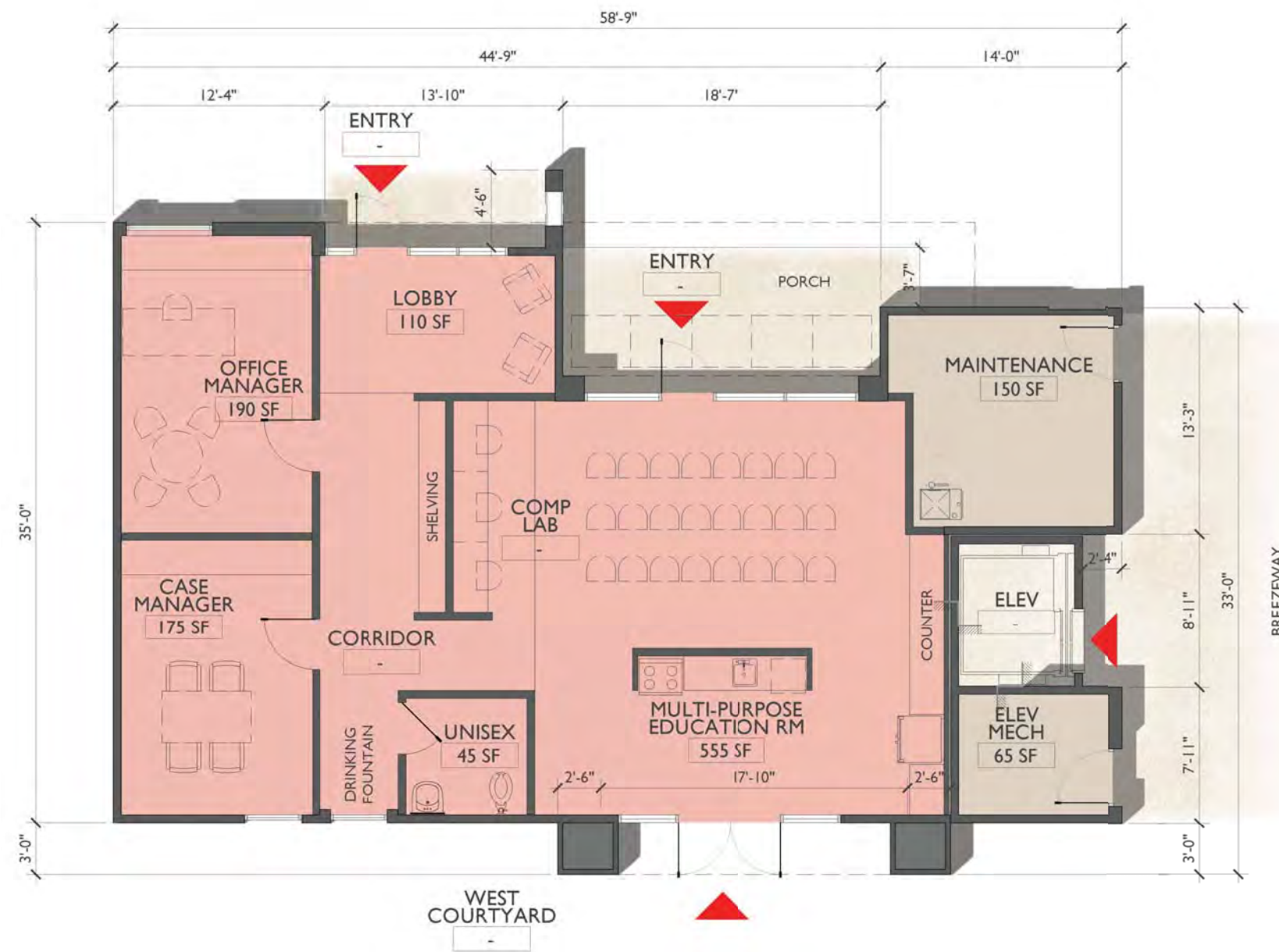
1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262



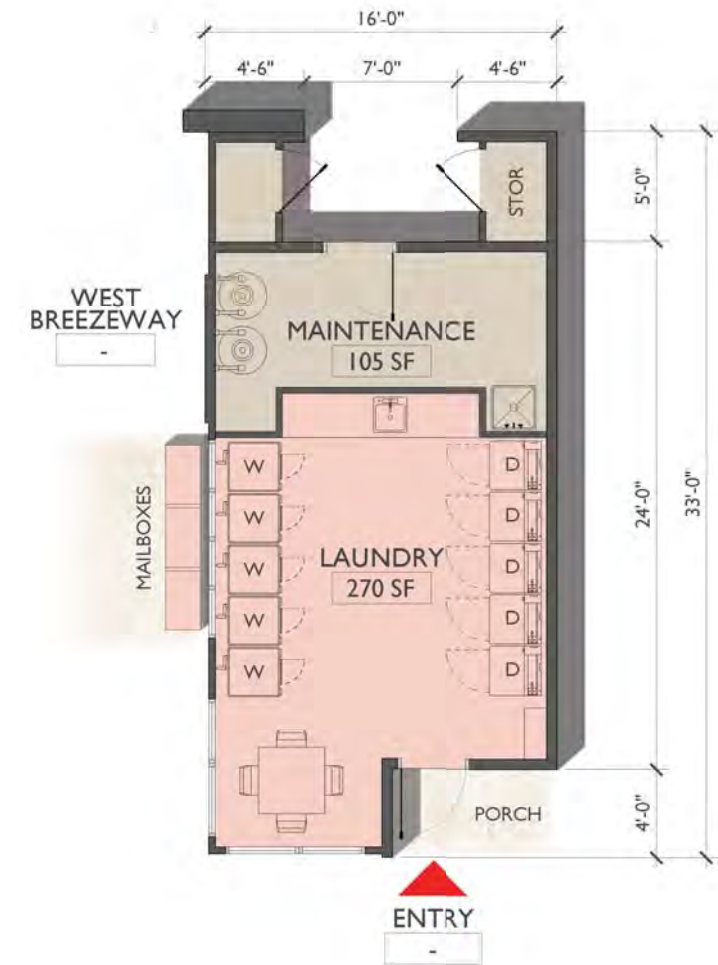
28 of 55

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COMMUNITY BUILDING



LAUNDRY



FLOOR PLANS - COMMUNITY BUILDING & LAUNDRY

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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A

B

C

D

E

F

L1

L2

L3

P

G

H

J

K

NI

N2

M1

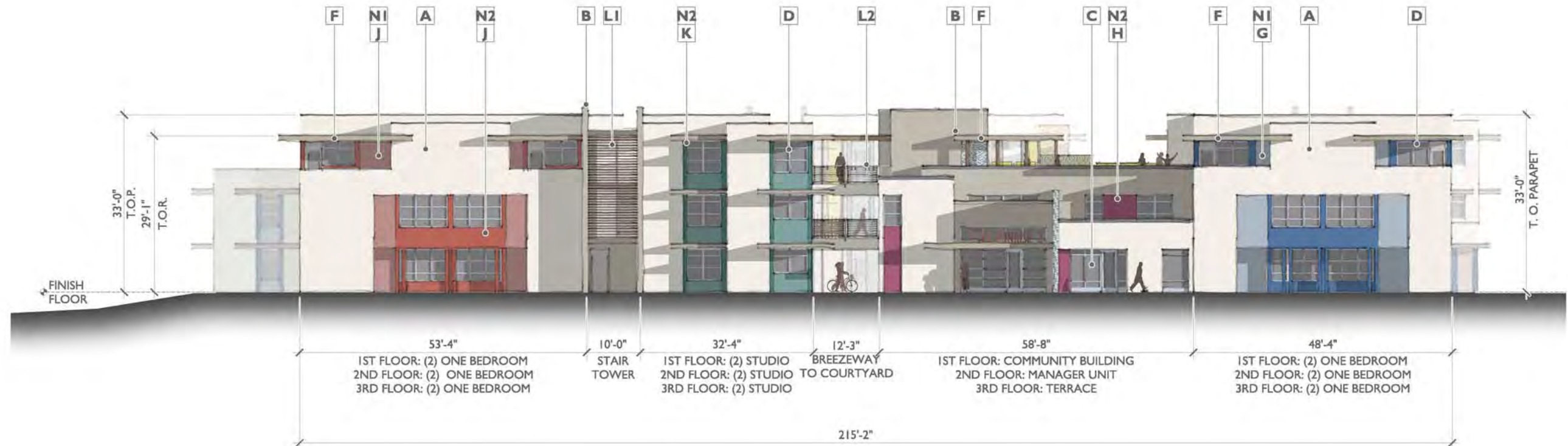
M2

M3

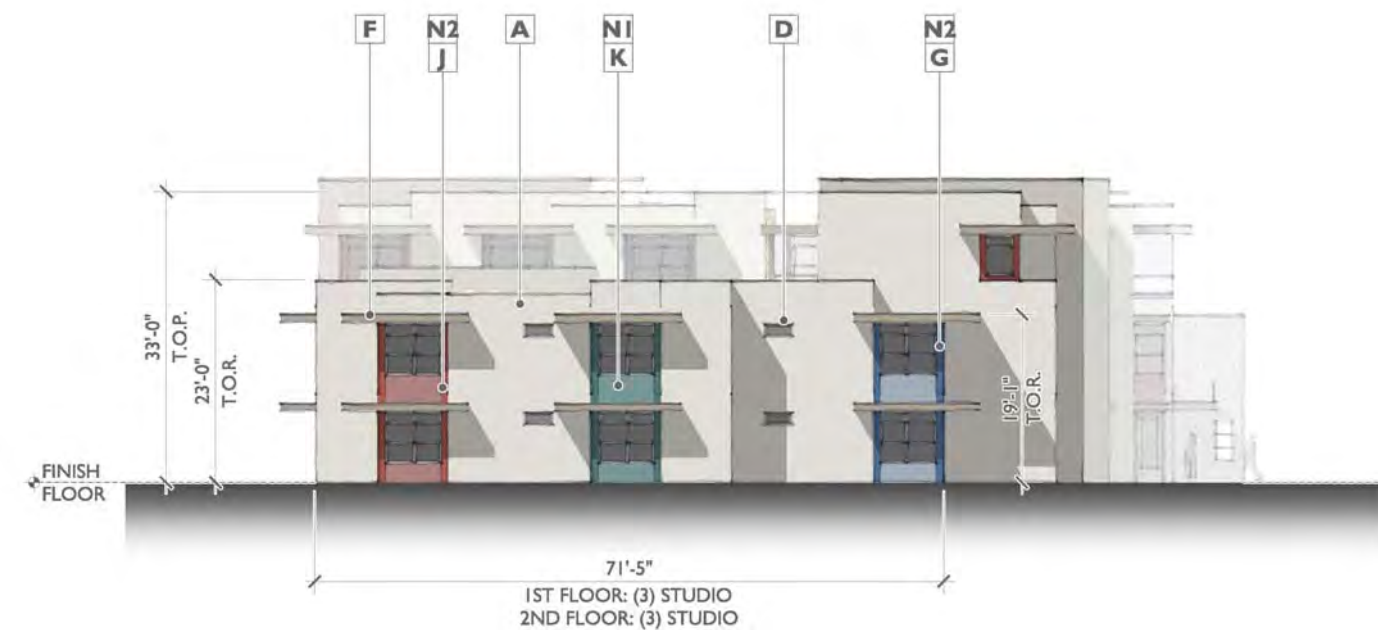
M4

M5

MATERIAL LEGEND
 REFER TO MATERIAL BOARD
 ON SHEET 32 FOR MORE
 INFORMATION.



NORTH ELEVATION ②



EAST ELEVATION ①



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NORTH & EAST EXTERIOR ELEVATIONS / MATERIAL CALLOUT

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

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L3

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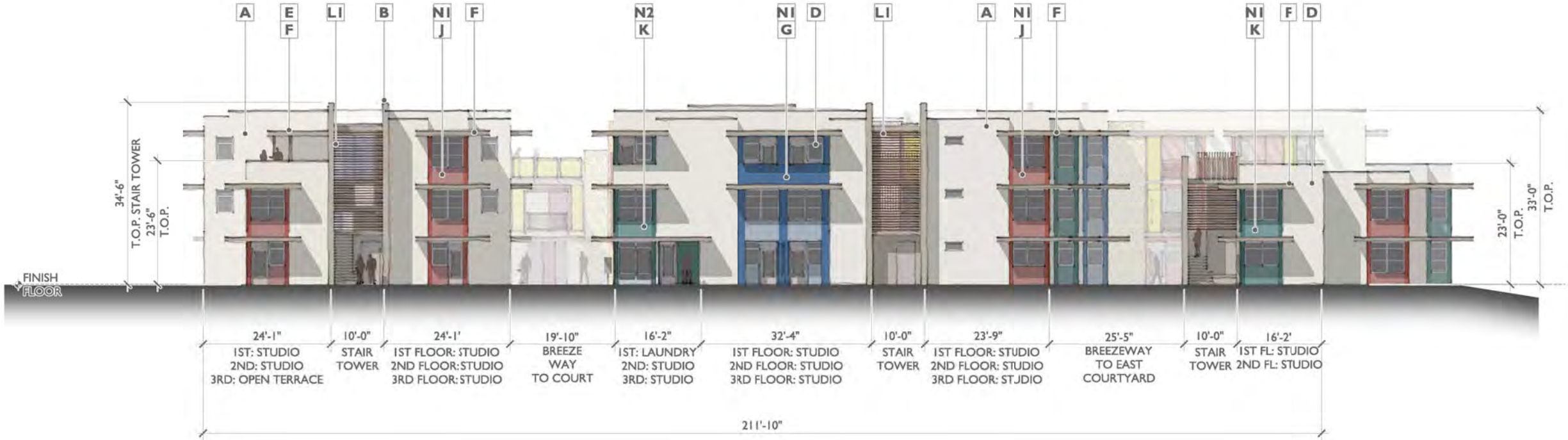
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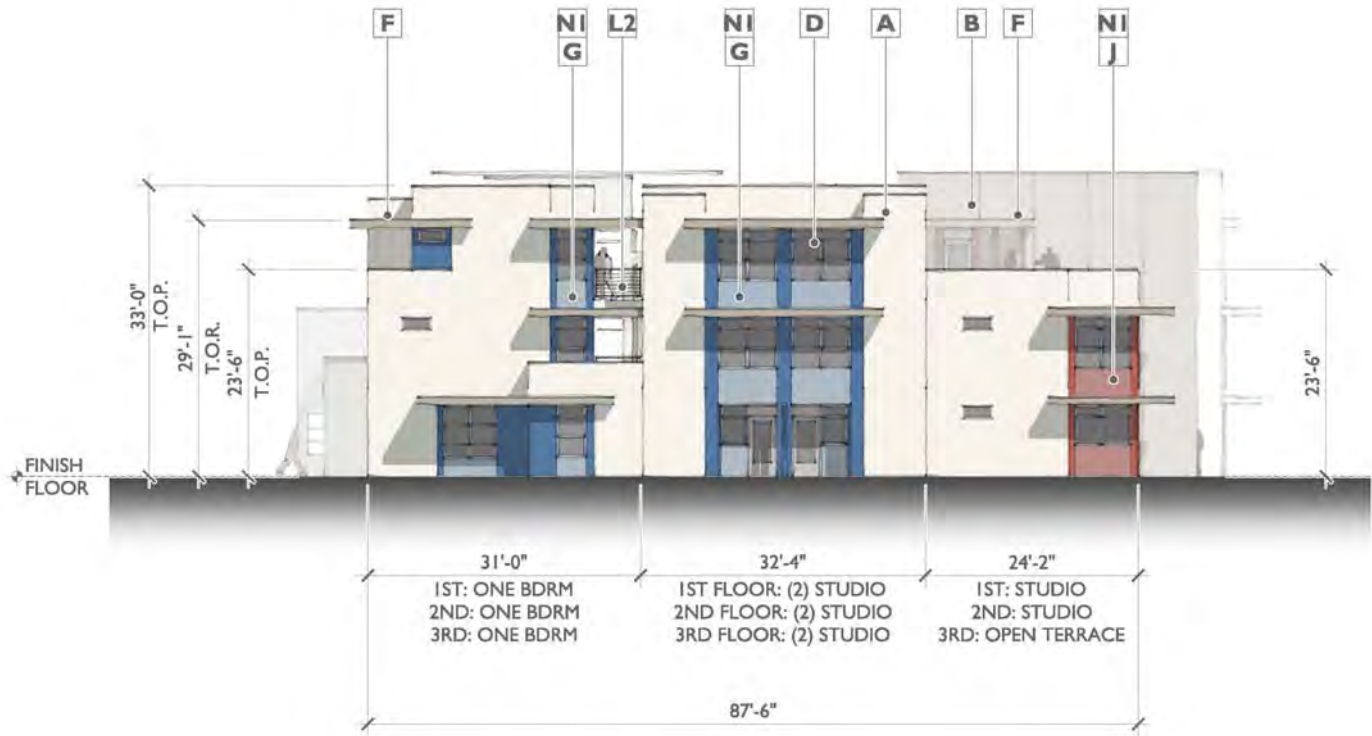
M4

M5

MATERIAL LEGEND
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 INFORMATION.



SOUTH ELEVATION ②



WEST ELEVATION ①



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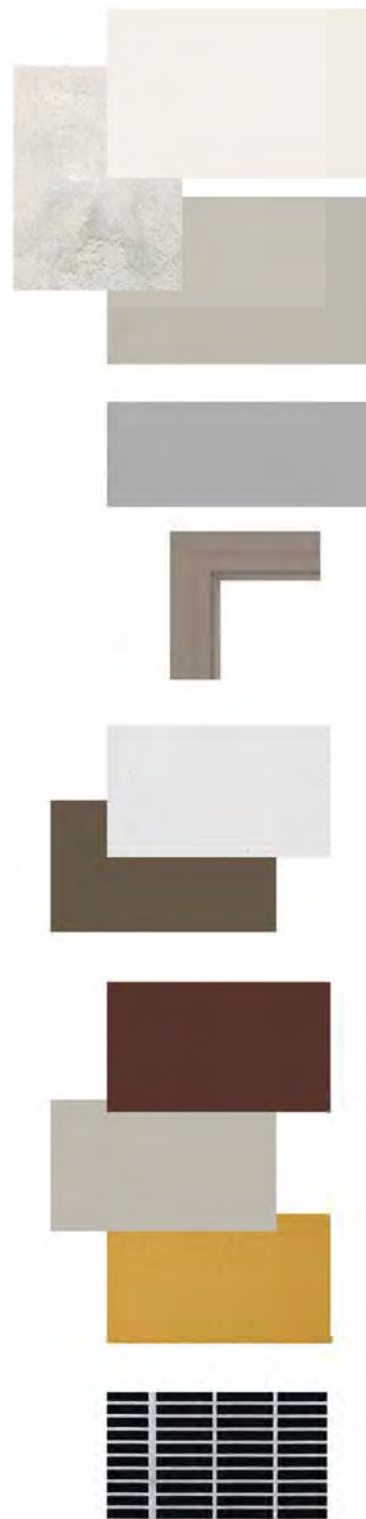
SOUTH & WEST EXTERIOR ELEVATIONS / MATERIAL CALLOUT

COACHELLA VALLEY HOUSING COALITION VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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A	EXTERIOR WALL 1 Field Plaster with Control Joint	BENJAMIN MOORE Color: White Dove – OC 17 Texture: Santa Barbara Mission Finish Control Joint: Gun Metal Gray
B	EXTERIOR WALL 2 Field Plaster with Control Joint	BENJAMIN MOORE Color: Thunder AF-685 Texture: Santa Barbara Mission Finish Control Joint: Gun Metal Gray
C	STOREFRONT Windows & Doors	Aluminum Anodized Color: Champagne
D	FIBERGLASS Windows	ANDERSEN Windows & Doors 100 Series w/ Fibrex Composite Material & Dual Pane, Low-E Glass Color: Sandstone
E	ROOFING MEMBRANE	FIBERTITE Single Ply COOL ROOF Energy Star – 60 Mil SM Color: ENERGY GRAY
F	METAL 3" Edge Trims, Flashing, 4" dia. Posts	Kynar Coating Metal Flashing Color: Medium Bronze SR .29 Coating: Gloss level 20
L1	METAL Decorative Steel Louvers & Railing	Kynar Coating Metal Color: Burgundy SR .27 Coating: Gloss level 20
L2	METAL 3" Railing & 3" Roof Canopy Edge Metal	Kynar Coating Metal Color: Ash Gray SR .35 Coating: Gloss level 20
L3	METAL Screens	Sherwin Williams Coating Metal Color: Sunbreak 399FXE8286 Coating: Gloss Level 20
P	METAL Metal Frames w/ Perforated Metal Infill 30"x96"	McNichols 18 ga. Perforated Metal 1-1/2"x1/4" w/ Kynar Coating Metal Color Frame: L2 Color Infill: L3 Finish: Gloss level 20



G	EXTERIOR WALL 3	Accent Plaster Paint Selection: BENJAMIN MOORE PAINT Color: Sheer Romance 837
H	EXTERIOR WALL 4	Color: Fashion Rose 1356
J	EXTERIOR WALL 5	Color: Moroccan Spice AF-285
K	EXTERIOR WALL 6	Color: Azure Water 677
NI	ACCENT WALL FINISH: Fibercement Cladding	NICHIHA Ribbed panel
N2	ACCENT PLASTER FINISH:	Texture: Tunnel Dash Finish
M1	EXTERIOR TILE Mosaic Wall Pattern	DalTile Color Wheel Field Tiles: - White 100 - Architectural Gray 109
M2	FREESTANDING DECORATIVE TILE WALL	Mosaic Tiles – Accent Tiles: - Waterfall 0169 - Ocean Blue 1049
M3	MOSAIC PATTERN	Accent Tiles: - Waterfall 0169 - Orange Burst 1097
M4	MOSAIC PATTERN	Accent Tiles: - Ocean Blue 1049 - Orange Burst 1097
M5	MOSAIC PATTERN	Accent Tiles: - Ocean Blue 1049 - Sunflower DH50



L1, L2, L3, M4, & M5



F, G, J, K, NI, N2 & M4

MATERIAL BOARD

COACHELLA VALLEY HOUSING COALITION

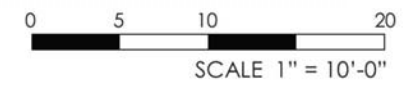
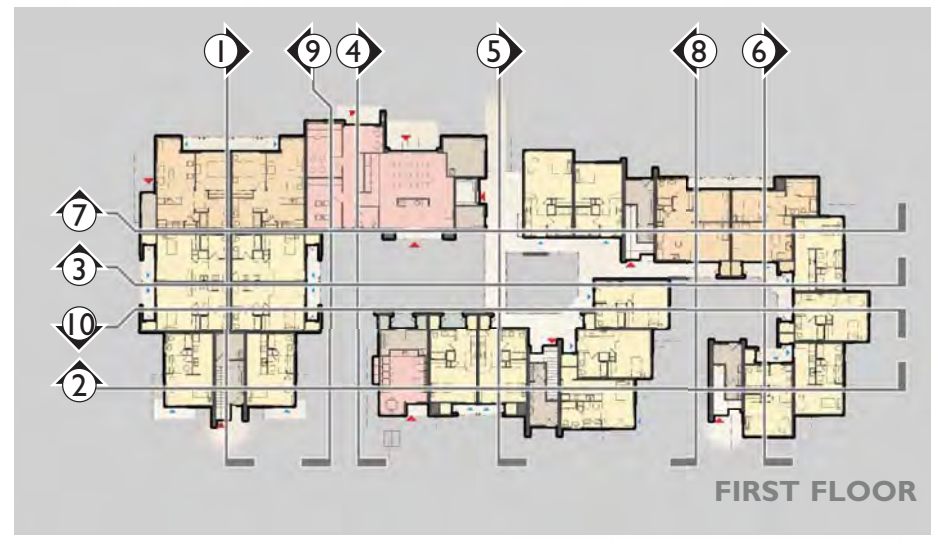
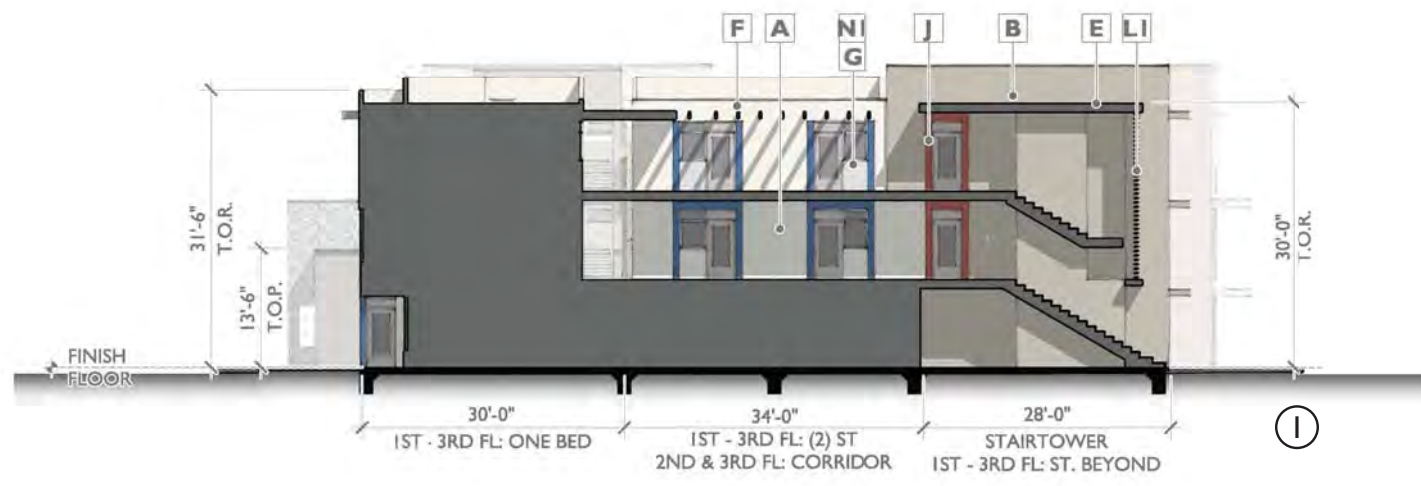
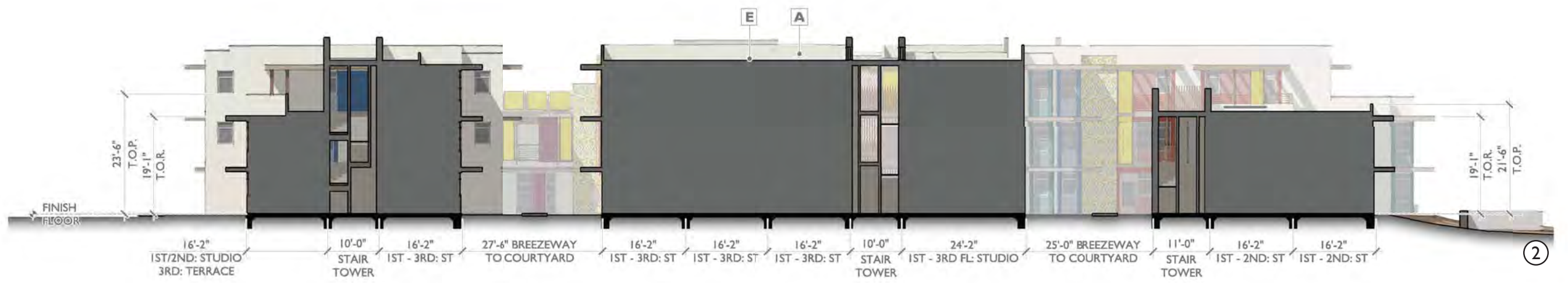
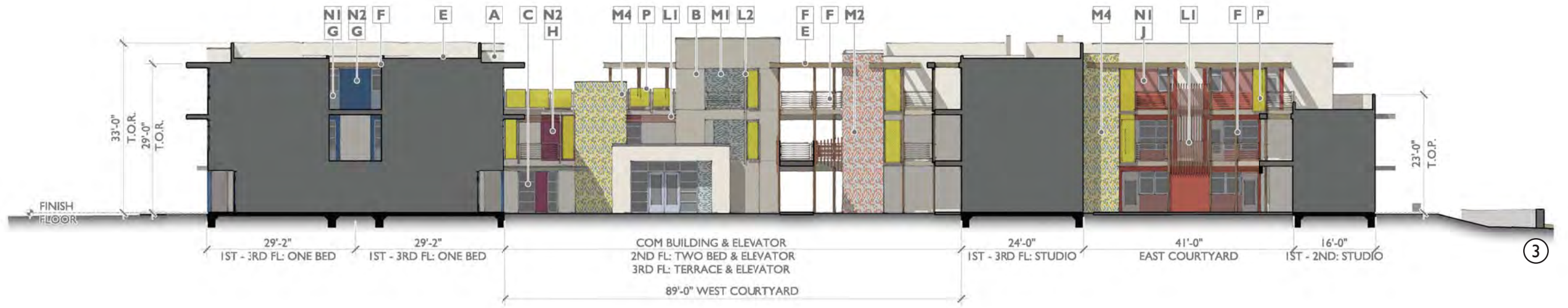
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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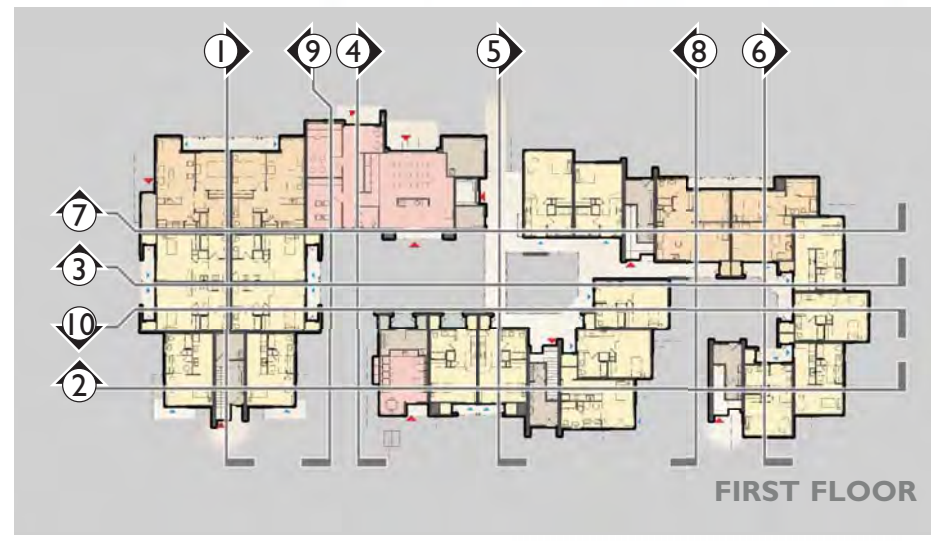
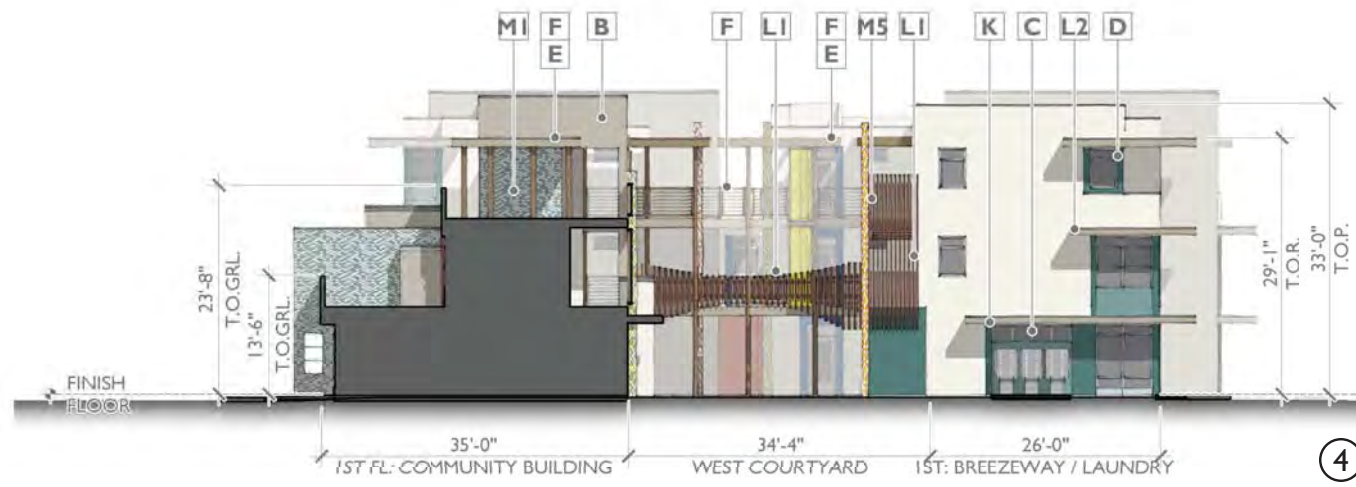
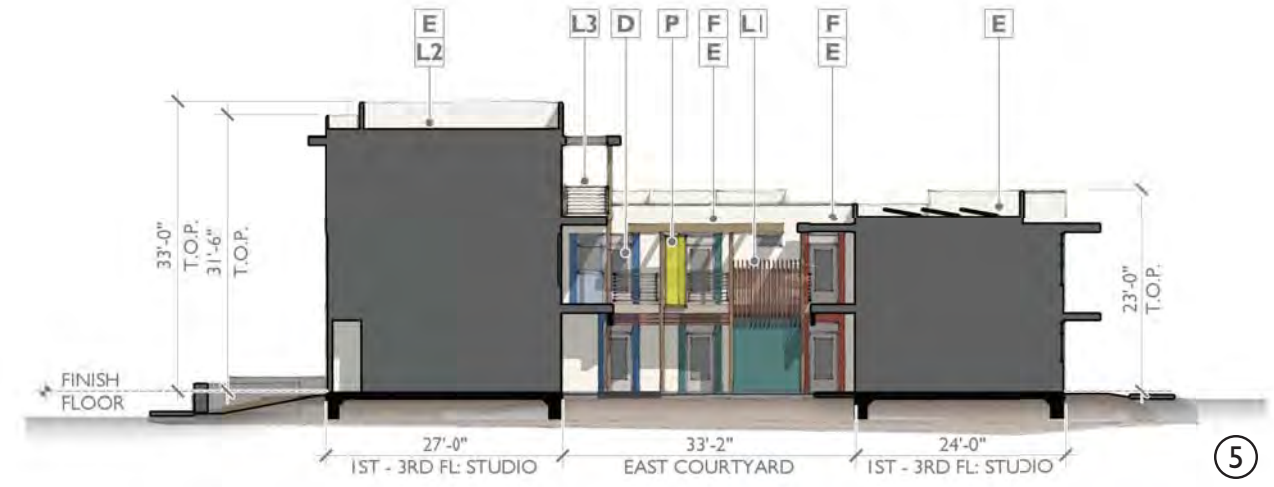
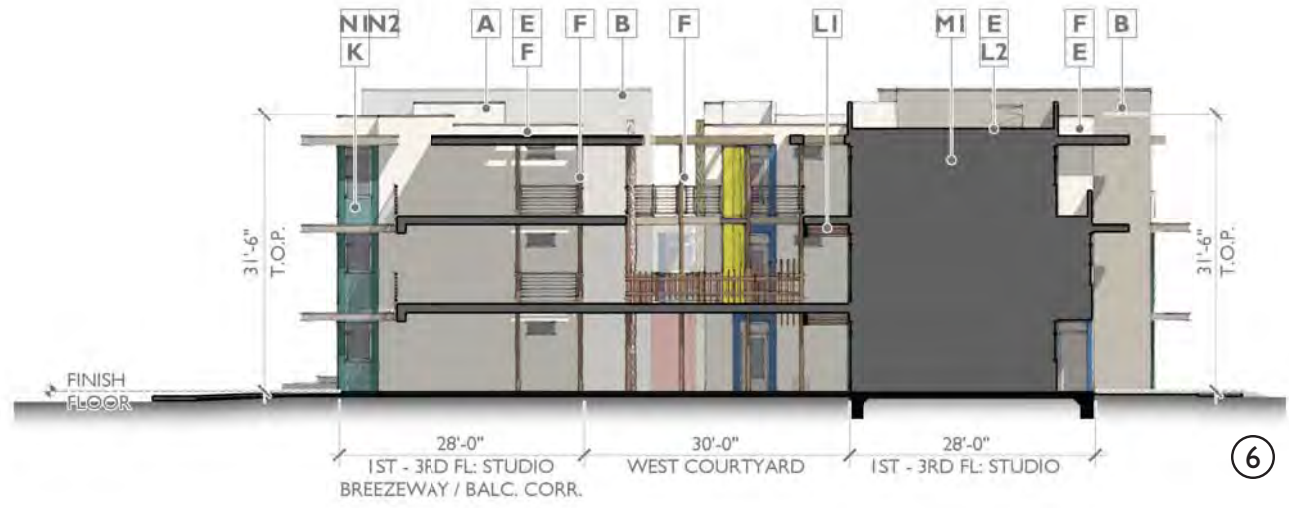
BUILDING SECTIONS

COACHELLA VALLEY HOUSING COALITION VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

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BUILDING SECTIONS

COACHELLA VALLEY HOUSING COALITION

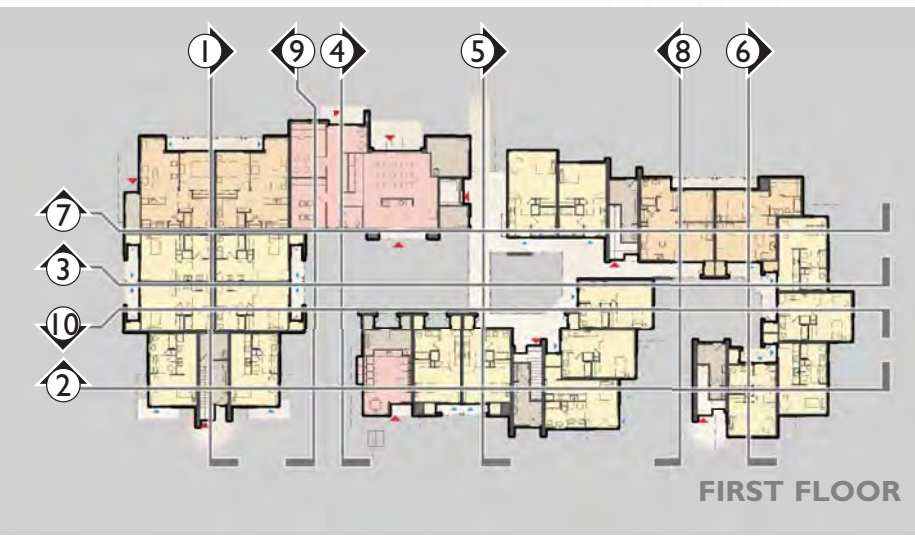
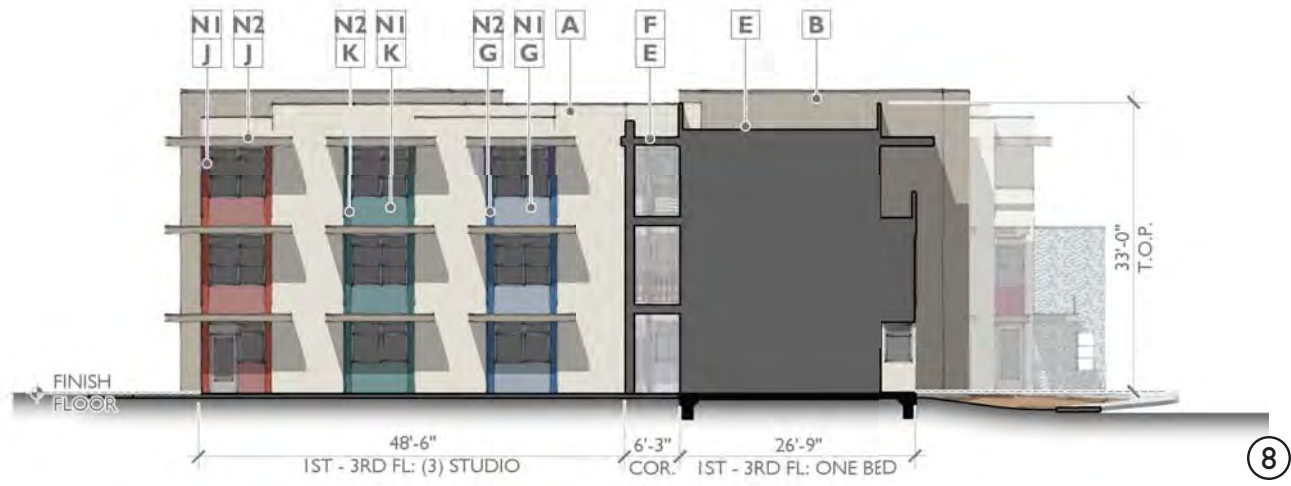
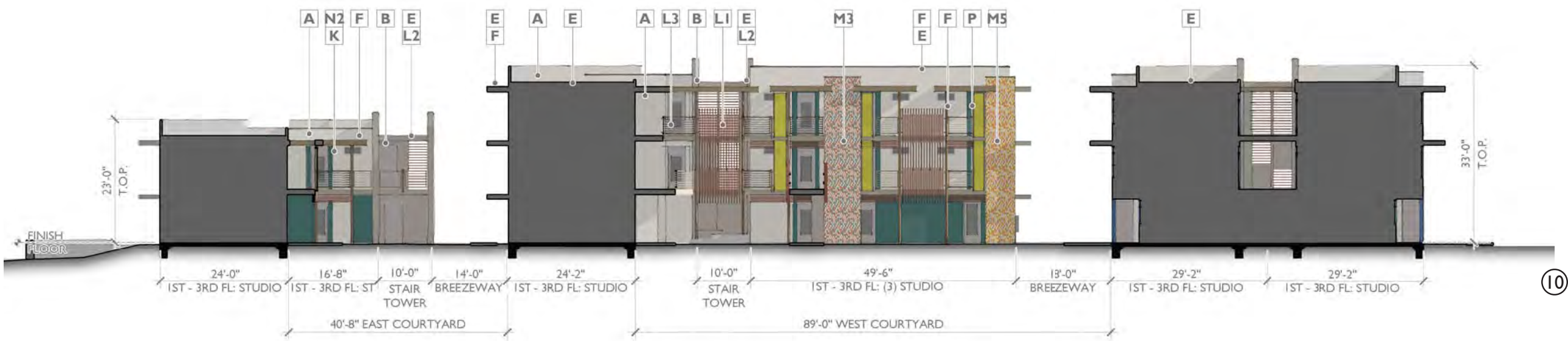
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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 MAY 15, 2020 / 21

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BUILDING SECTIONS

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

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NORTH SIDE PERSPECTIVE RENDERINGS

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

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NORTH

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SOUTH SIDE PERSPECTIVE RENDERINGS

COACHELLA VALLEY HOUSING COALITION
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

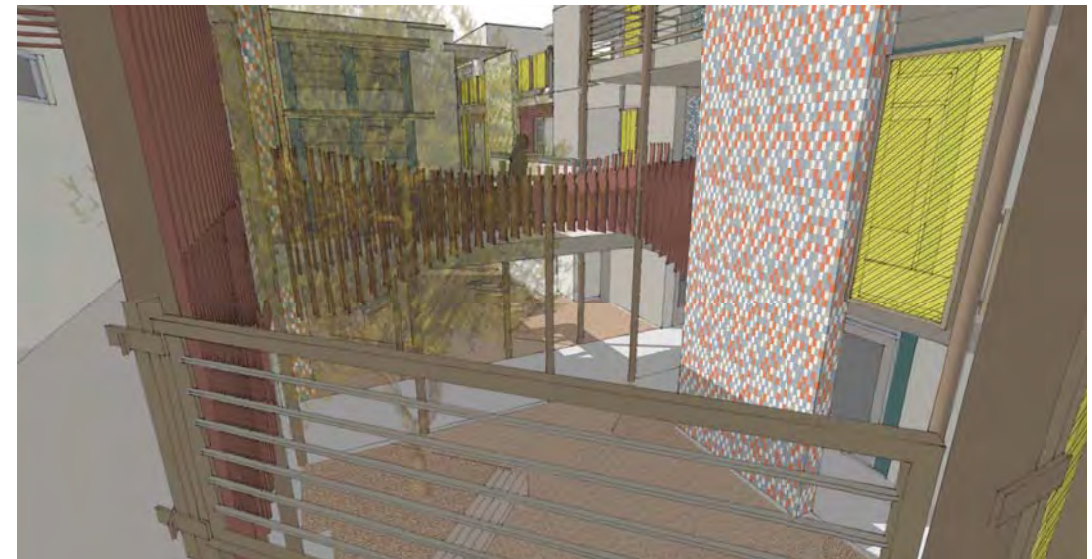
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VIEW 4W - SOUTHEAST



VIEW 3W - NORTHWEST



VIEW 2W - NORTHEAST



VIEW 1W - NORTHWEST



NORTH
KEYMAP

WEST COURTYARD PERSPECTIVE RENDERINGS

COACHELLA VALLEY HOUSING COALITION

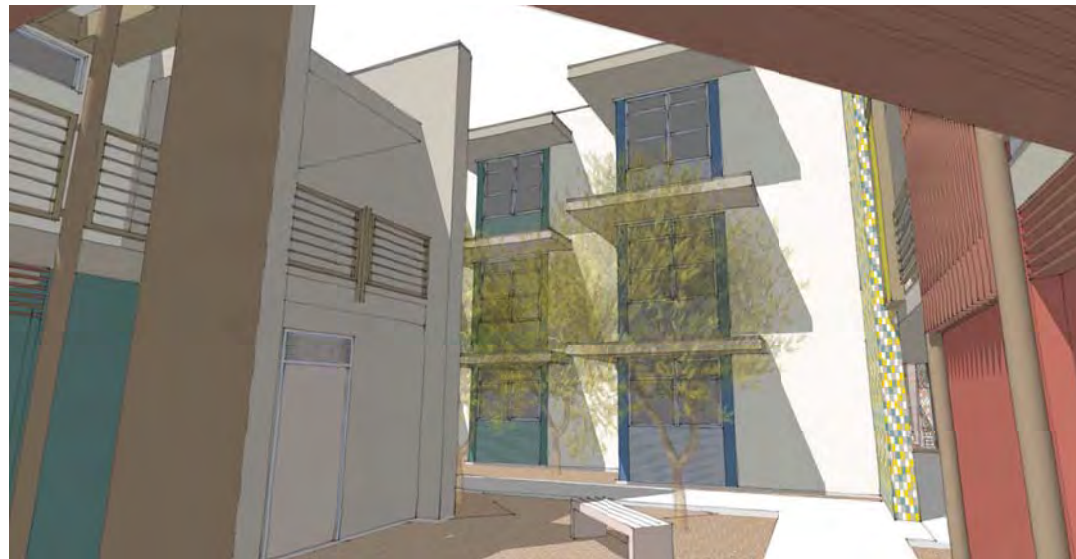
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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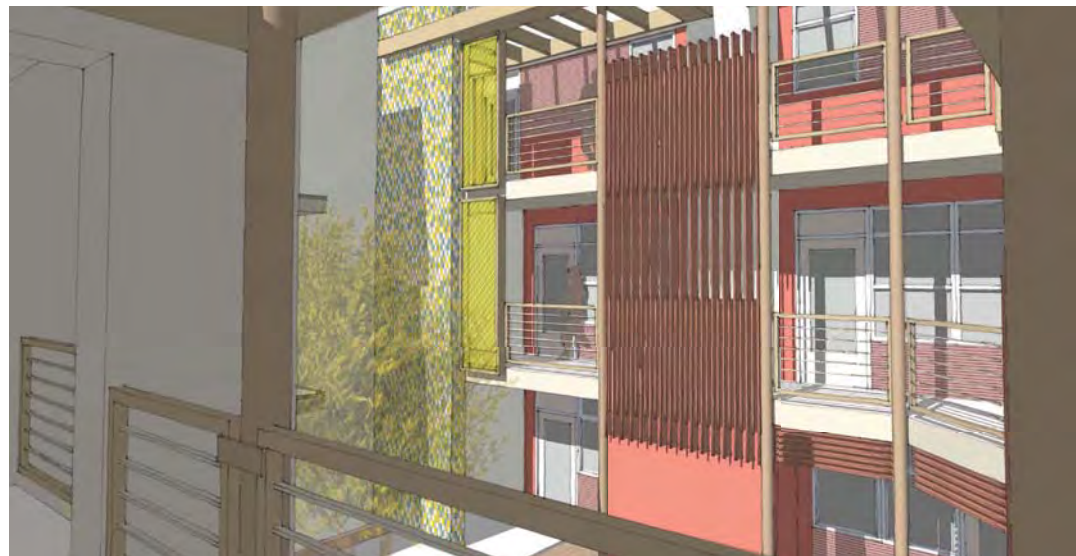
38 of 55



VIEW 4E - SOUTHWEST



VIEW 3E - NORTHEAST



VIEW 2E - NORTH



VIEW 1E - SOUTHEAST



NORTH

KEYMAP

EAST COURTYARD PERSPECTIVE RENDERINGS

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

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OVERALL SITE PLAN



LEGEND

- 1 CONCRETE WALKWAY
- 2 ENHANCED VEHICULAR PAVING AT MOTORCOURTS
- 3 PALM COURTYARD WITH ENHANCED PAVING AT OUTDOOR CAFE AREA
- 4 RAMMED EARTH CONCRETE ACCENT WALLS
- 5 PEDESTRIAN SHADE STRUCTURE
- 6 BENCH
- 7 BISTRO TABLES
- 8 TRASH ENCLOSURE
- 9 DETENTION BASIN/ DOG PARK WITH DECOMPOSED GRANITE, GRASS, & BOULDERS
- 10 COMPACT PARKING STALLS
- 11 MOTORCYCLE PARKING
- 12 EXISTING TREE TO REMAIN
- 13 SOLAR SHADE STRUCTURE/ CARPORT
- 14 POTENTIAL ENTRY MONUMENT
- 15 SUCCULENT GARDEN ENTRY

PARKING SUMMARY

- 1. DESERT AIDS PROJECT
 - STANDARD PARKING SPACES: 192
 - COMPACT PARKING SPACES: 50
 - ADA PARKING SPACES: 19
 - TOTAL: 261 PARKING SPACES
- 2. VISTA II
 - STANDARD PARKING SPACES: 28
 - ADA PARKING SPACES: 3
 - TOTAL: 31 PARKING SPACES
- TOTAL: 292 PARKING SPACES



NORTH

SCALE: 1" = 40'-0"

PLANT LEGEND

- ENTRY SHADE TREE
 - OLEA EUROPAEA - OLIVE TREE
- LARGE SHADE TREE
 - TIPUANA TIPU - TIPU TREE
 - FRAXINUS VELUTINA - ARIZONA ASH
 - CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
- PARKING LOT SHADE TREE
 - PROSOPIS CHILENSIS - CHILEAN MESQUITE
 - ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
 - QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
 - FRAXINUS UHDEI - EVERGREEN ASH
- DETENTION BASIN TREE
 - ACACIA STENOPHYLLA - SHOESTRING ACACIA
 - BRACHYCHITON POPULNEUS - BOTTLE TREE
 - CEIBA SPECIOSA - FLOSS SILK TREE
 - CAESALPINIA CACALACO - CASCALOTE
 - ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
- MEDIUM TO SMALL ACCENT TREE
 - ACACIA ANEURA - MULGA
 - BRACHYCHITON POPULNEUS - BOTTLE TREE
 - CAESALPINIA CACALACO - CASCALOTE
 - CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
 - CHILOPSIS LINEARIS - DESERT WILLOW
 - CORDIA BOISSIERI - TEXAS OLIVE
- DECORATIVE PALM TREE
 - WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM
 - WASHINGTONIA ROBUSTA - MEXICAN FAN PALM
- EXISTING TREE TO REMAIN

LANDSCAPE SITE PLAN
DESERT AIDS PROJECT CAMPUS EXPANSION

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

Michael Baker
INTERNATIONAL

75-410 Gerald Ford Drive, Suite 100
Palm Desert, CA 92211
Phone: (760) 346-7481 - MBAKERINTL.COM

JOB NO. 175261/ 175438
MAY 2020

DAP BUILDING ENTRANCE



VISTA CHINO ROAD ENTRANCE



LEGEND

- 1 CONCRETE WALKWAY
- 2 ENHANCED VEHICULAR PAVING AT MOTORCOURTS
- 3 DESERT AIDS PROJECT ENTRANCE WITH ENHANCED PAVING
- 4 RAMMED EARTH CONCRETE ACCENT WALLS
- 5 PEDESTRIAN SHADE STRUCTURE
- 6 EXISTING TREE TO REMAIN
- 7 SUCCULENT GARDEN ENTRY

PLANT LEGEND

- ENTRY SHADE TREE
OLEA EUROPAEA - OLIVE TREE
- LARGE SHADE TREE
TIPUANA TIPU - TIPU TREE
FRAXINUS VELUTINA - ARIZONA ASH
CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
- PARKING LOT SHADE TREE
PROSOPIS CHILENSIS - CHILEAN MESQUITE
ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
FRAXINUS UHDEI - EVERGREEN ASH
- DETENTION BASIN TREE
ACACIA STENOPHYLLA - SHOESTRING ACACIA
BRACHYCHITON POPULNEUS - BOTTLE TREE
CEIBA SPECIOSA - FLOSS SILK TREE
CAESALPINIA CACALACO - CASCALOTE
ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
- MEDIUM TO SMALL ACCENT TREE
ACACIA ANEURA - MULGA
BRACHYCHITON POPULNEUS - BOTTLE TREE
CAESALPINIA CACALACO - CASCALOTE
CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
CHILOPSIS LINEARIS - DESERT WILLOW
CORDIA BOISSIERI - TEXAS OLIVE
- DECORATIVE PALM TREE
WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM
- EXISTING TREE TO REMAIN



SCALE: 1" = 10'-0"

SUNRISE WAY ENTRANCE



CVHC BUILDING ENTRANCE



LEGEND

- 1 CONCRETE WALKWAY
- 2 ENHANCED VEHICULAR PAVING AT MOTORCOURTS
- 3 RAMMED EARTH CONCRETE ACCENT WALLS
- 4 POTENTIAL ENTRY MONUMENT
- 5 SUCCULENT GARDEN ENTRY

PLANT LEGEND

- ENTRY SHADE TREE**
OLEA EUROPAEA - OLIVE TREE
- LARGE SHADE TREE**
TIPUANA TIPU - TIPU TREE
FRAXINUS VELUTINA - ARIZONA ASH
CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
- PARKING LOT SHADE TREE**
PROSOPIS CHILENSIS - CHILEAN MESQUITE
ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
FRAXINUS UHDEI - EVERGREEN ASH
- DETENTION BASIN TREE**
ACACIA STENOPHYLLA - SHOESTRING ACACIA
BRACHYCHITON POPULNEUS - BOTTLE TREE
CEIBA SPECIOSA - FLOSS SILK TREE
CAESALPINIA CACALACO - CASCALOTE
ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
- MEDIUM TO SMALL ACCENT TREE**
ACACIA ANEURA - MULGA
BRACHYCHITON POPULNEUS - BOTTLE TREE
CAESALPINIA CACALACO - CASCALOTE
CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
CHILOPSIS LINEARIS - DESERT WILLOW
CORDIA BOISSIERI - TEXAS OLIVE
- DECORATIVE PALM TREE**
WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM

- EXISTING TREE TO REMAIN



SCALE: 1" = 10'-0"

DETENTION BASIN / DOG PARK



LEGEND

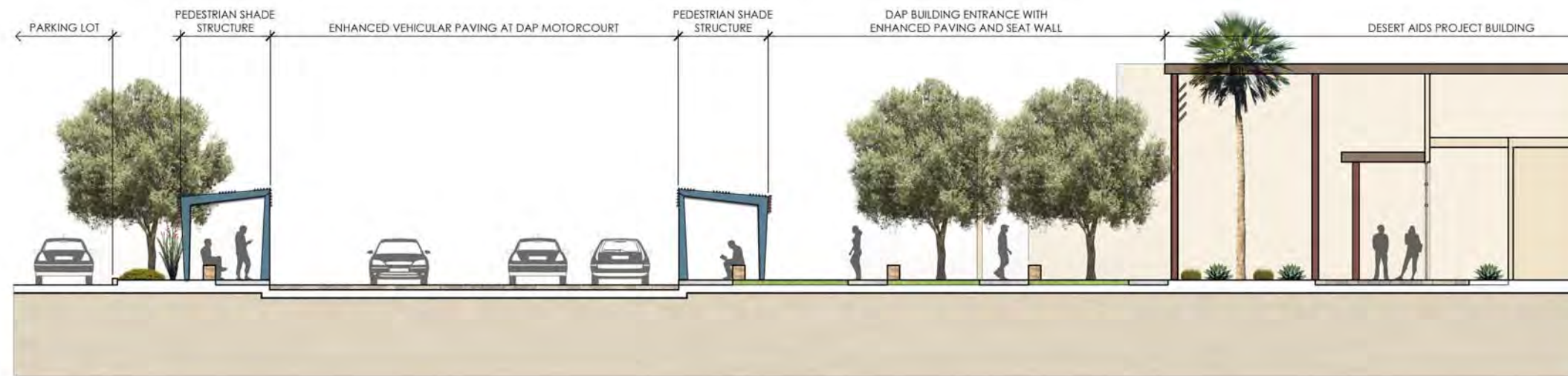
- 1 CONCRETE WALKWAY
- 2 RAMMED EARTH CONCRETE ACCENT WALLS
- 3 DETENTION BASIN
- 4 DETENTION BASIN/ DOG PARK WITH DECOMPOSED GRANITE, GRASS, & BOULDERS
- 5 ADA RAMP TO DOG PARK
- 6 STAIRS TO DOG PARK
- 7 COMPACT PARKING STALLS
- 8 SOLAR SHADE STRUCTURE/ CARPORT

PLANT LEGEND

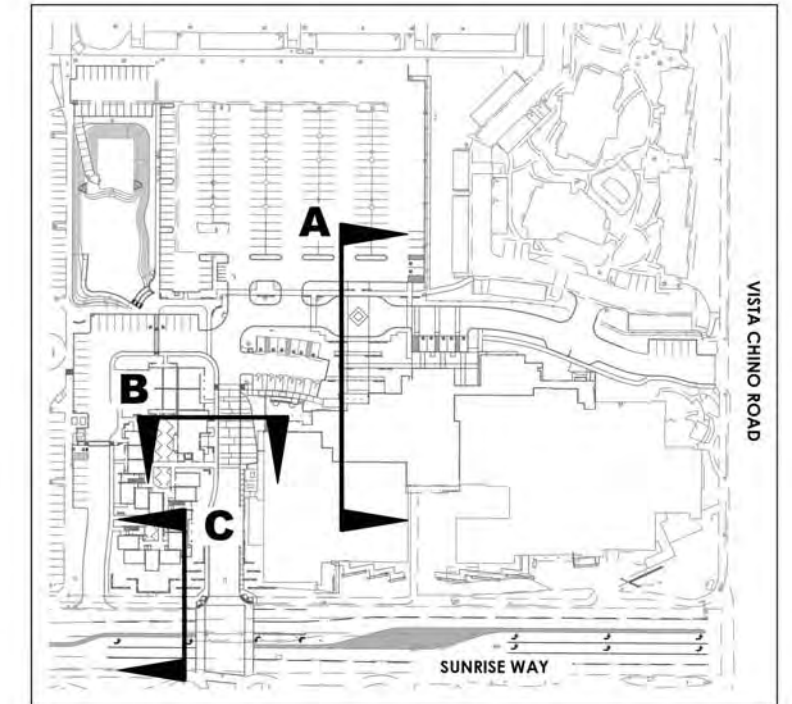
-  **ENTRY SHADE TREE**
OLEA EUROPAEA - OLIVE TREE
-  **LARGE SHADE TREE**
TIPUANA TIPU - TIPU TREE
FRAXINUS VELUTINA - ARIZONA ASH
CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
-  **PARKING LOT SHADE TREE**
PROSOPIS CHILENSIS - CHILEAN MESQUITE
ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
QUERCUS VIRGINIANA - SOUTHERN LIVE OAK
FRAXINUS UHDEI - EVERGREEN ASH
-  **DETENTION BASIN TREE**
ACACIA STENOPHYLLA - SHOESTRING ACACIA
BRACHYCHITON POPULNEUS - BOTTLE TREE
CEIBA SPECIOSA - FLOSS SILK TREE
CAESALPINIA CACALACO - CASCALOTE
ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM
-  **MEDIUM TO SMALL ACCENT TREE**
ACACIA ANEURA - MULGA
BRACHYCHITON POPULNEUS - BOTTLE TREE
CAESALPINIA CACALACO - CASCALOTE
CERCIDIUM 'DESERT MUSEUM' - PALO VERDE
CHILOPSIS LINEARIS - DESERT WILLOW
CORDIA BOISSIERI - TEXAS OLIVE
-  **DECORATIVE PALM TREE**
WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM
WASHINGTONIA ROBUSTA - MEXICAN FAN PALM
-  **EXISTING TREE TO REMAIN**
-  **LAWN AREA**



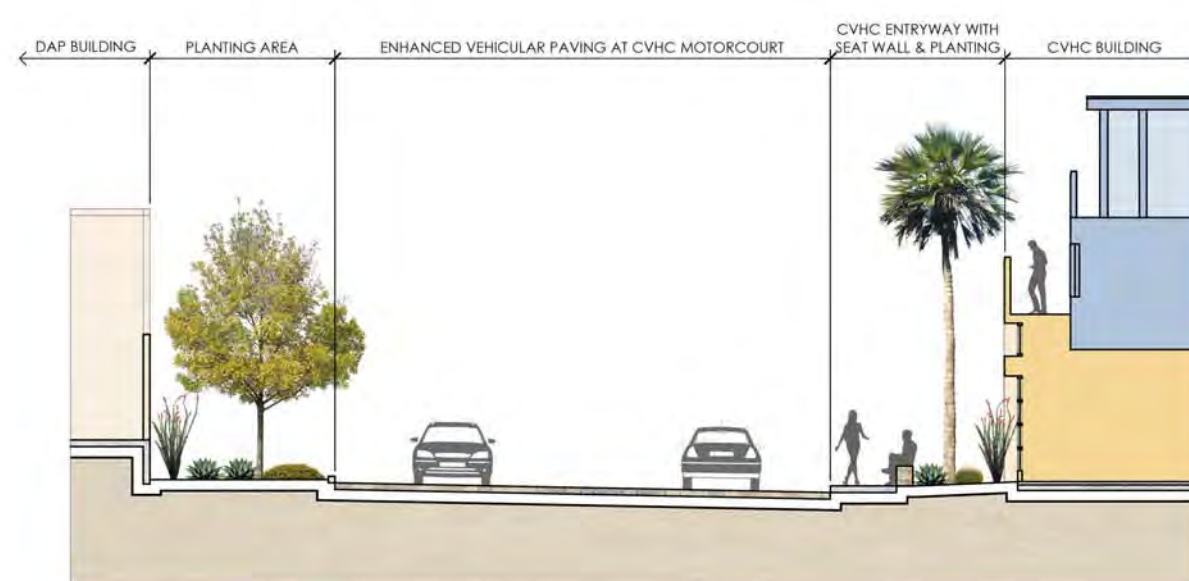
NORTH
SCALE: 1" = 10'-0"



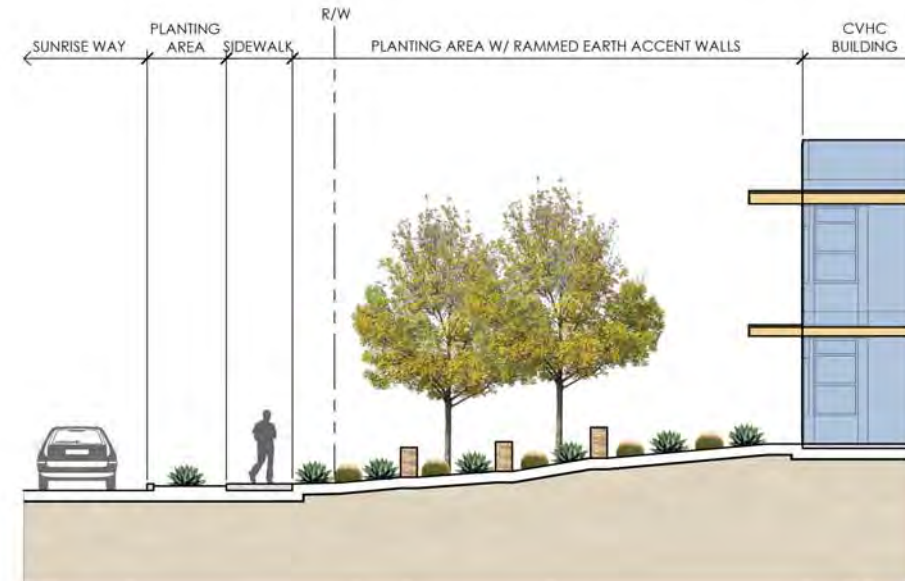
SECTION A



KEY MAP
NOT TO SCALE

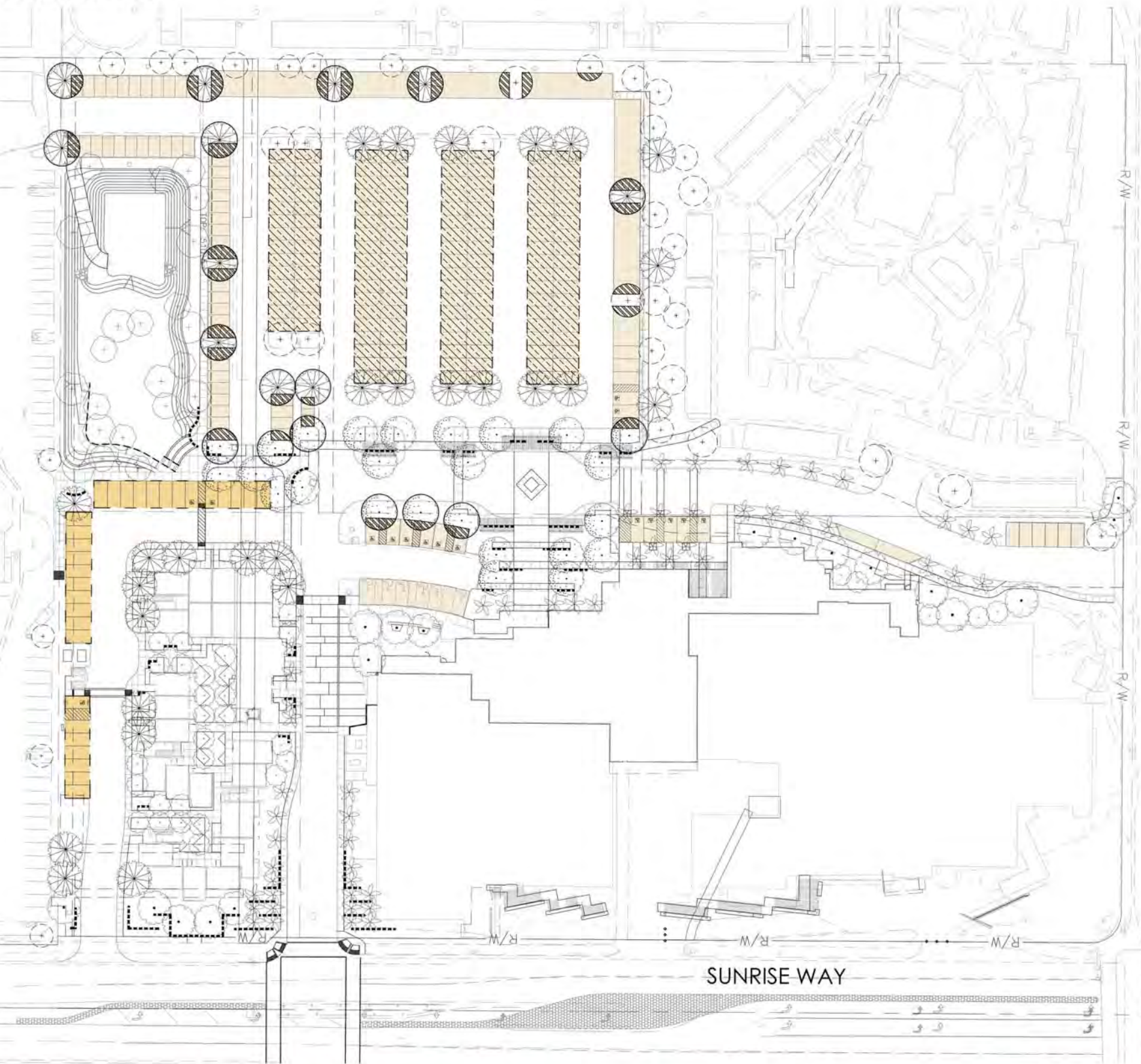


SECTION B






SECTION C

SHADE STUDY PLAN


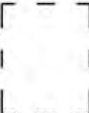


LEGEND

DESERT AIDS PARKING

-  TOTAL PARKING AREA = 41,786 SF
-  SOLAR SHADE STRUCTURE/ CARPORT SHADE = 22,145 SF
-  TREE CANOPY SHADE = 3,300 SF
- COMBINED STRUCTURE AND TREE CANOPY SHADE = 25,445 SF
- PERCENT SHADE = 60%

VISTA II PARKING

-  TOTAL PARKING AREA = 5,190 SF
-  SOLAR SHADE STRUCTURE/ CARPORT SHADE = 5,190 SF
- PERCENT SHADE = 100%



SCALE: 1" = 40'-0"

SHADE STUDY
DESERT AIDS PROJECT CAMPUS EXPANSION

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ENTRY SHADE TREE

OLEA EUROPAEA



OLEA EUROPAEA - OLIVE TREE

LARGE SHADE TREE

CERCIDIUM 'DESERT MUSEUM'
FRAXINUS VELUTINA
TIPUANA TIPU



CERCIDIUM 'DESERT MUSEUM' - PALO VERDE



FRAXINUS VELUTINA - ARIZONA ASH



TIPUANA TIPU - TIPU TREE

MEDIUM TO SMALL ACCENT TREE

ACACIA ANEURA
BRACHYCHITON POPULNEUS
CAESALPINIA CACALACO
CERCIDIUM 'DESERT MUSEUM'
CHILOPSIS LINEARIS
CORDIA BOISSIERI



ACACIA ANEURA - MULGA



BRACHYCHITON POPULNEUS - BOTTLE TREE



CAESALPINIA CACALACO - CASCALOTE

DETENTION BASIN TREE

ACACIA STENOPHYLLA
BRACHYCHITON POPULNEUS
CEIBA SPECIOSA
CAESALPINIA CACALACO
ULMUS PARVIFOLIA



ACACIA STENOPHYLLA - SHOESTRING ACACIA



BRACHYCHITON POPULNEUS - BOTTLE TREE



CEIBA SPECIOSA - FLOSS SILK TREE

DECORATIVE PALM TREE

WASHINGTONIA FILIFERA
WASHINGTONIA ROBUSTA



WASHINGTONIA FILIFERA - CALIFORNIA FAN PALM



WASHINGTONIA ROBUSTA - MEXICAN FAN PALM

PARKING LOT SHADE TREE

FRAXINUS UHDEI
PROSOPIS CHILENSIS
QUERCUS VIRGINIANA
ULMUS PARVIFOLIA



FRAXINUS UHDEI - EVERGREEN ASH



PROSOPIS CHILENSIS - CHILEAN MESQUITE



QUERCUS VIRGINIANA - SOUTHER LIVE OAK



ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM



ACACIA STENOPHYLLA - SHOESTRING ACACIA



BRACHYCHITON POPULNEUS - BOTTLE TREE



CEIBA SPECIOSA - FLOSS SILK TREE



CAESALPINIA CACALACO - CASCALOTE



ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM



CAESALPINIA CACALACO - CASCALOTE



ULMUS PARVIFOLIA - CHINESE EVERGREEN ELM

SHRUBS

CAESALPINIA PULCHERRIMA
CALLIANDRA ERIOPHYLLA
CARISSA MACROCARPA
CASSIA NEMOPHILLA
HESPERALOE PARVIFLORA
LEUCOPHYLLUM FRUTESCENS
MUHLENBERGIA RIGENS
RUELLIA PENINSULARIS
THEVETIA PERUVIANA



CAESALPINIA PULCHERRIMA -
RED BIRD OF PARADISE



CALLIANDRA ERIOPHYLLA -
FAIRY DUSTER



CARISSA MACROCARPA -
NATAL PLUM



CASSIA NEMOPHILLA -
DESERT CASSIA



HESPERALOE PARVIFLORA -
RED YUCCA



LEUCOPHYLLUM FRUTESCENS -
TEXAS RANGER



MUHLENBERGIA RIGENS -
DEER GRASS



RUELLIA PENINSULARIS -
BAJA RUELLIA



THEVETIA PERUVIANA -
YELLOW OLEANDER

GROUNDCOVER

BOUTELOUA GRACILIS
EREMOPHILA GLABRA
LANTANA MONTEVIDENSIS
LANTANA 'NEW GOLD'
SEDUM SPATHULIFOLIUM
SENECIO MANDRALISCAE



BOUTELOUA GRACILIS -
BLUE GRAMA



EREMOPHILA GLABRA 'MINGENW GOLD' -
GOLD EMU BUSH



LANTANA MONTEVIDENSIS -
PURPLE TRAILING LANTANA



LANTANA 'NEW GOLD' -
NEW GOLD LANTANA



SEDUM SPATHULIFOLIUM -
STONECROP



SENECIO MANDRALISCAE -
BLUE CHALK STICKS

ACCENTS & SUCCULENTS

AGAVE AMERICANA
AGAVE 'BLUE FLAME'
AGAVE PARRYI
ALOE 'BLUE ELF'
ALOE VERA
DASYLIRION WHEELERI
ECHINOCACTUA GRUSONII
FOQUIERIA SPLENDENS
YUCCA RIGIDA



AGAVE AMERICANA -
CENTURY PLAN



AGAVE 'BLUE FLAME' -
BLUE FLAME AGAVE



AGAVE PARRYI -
PARRY'S AGAVE



ALOE 'BLUE ELF' -
BLUE ELF ALOE



ALOE VERA -
ALOE



DASYLIRION WHEELERI -
DESERT SPOON



ECHINOCACTUS GRUSONII -
GOLDEN BARREL CACTUS



FOQUIERIA SPLENDENS -
OCOTILLO



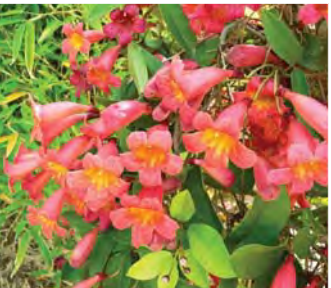
YUCCA RIGIDA -
BLUE YUCCA

VINES

ANTIGONON LEPTOPUS
BIGNONIA CAPREOLATA
CAMPSIS RADICANS
MACFADYENA UNGUIS-CATI
ROSA BANKSIAE



ANTIGONON LEPTOPUS -
CORAL VINE



BIGNONIA CAPREOLATA -
CROSS VINE



CAMPSIS RADICANS -
TRUMPET CREEPER



MACFADYENA UNGUIS-CATI -
CATS CLAW



ROSA BANKSIAE -
LADY BANKS ROSE

HARDSCAPE MATERIAL

- RAMMED EARTH SEAT WALL
- DECOMPOSED GRANITE
- ENHANCED VEHICULAR PAVING AT MOTORCOURTS
- DECORATIVE PAVING AT OUTDOOR CAFE AREA
- CRUSHED ROCK/ COBBLE
- BOULDERS



RAMMED EARTH CONCRETE ACCENT & SEAT WALL



DECOMPOSED GRANITE



ENHANCED VEHICULAR PAVING AT MOTORCOURTS
6"x24"x4" PAVERS BY STEPSTONE OR SIMILAR



DECORATIVE PAVING AT OUTDOOR CAFE AREA
3"x24"x4" PAVERS BY STEPSTONE OR SIMILAR



CRUSHED ROCK/ COBBLE



BOULDERS

SITE FURNITURE

- PEDESTRIAN SHADE STRUCTURE
- BISTRO TABLE & CHAIRS
- TUBULAR STEEL FENCE
- BENCHES



PEDESTRIAN SHADE STRUCTURE



PEDESTRIAN SHADE STRUCTURE



BISTRO TABLE & CHAIRS
MORRISON DESIGN BY LANDSCAPE FORMS OR SIMILAR



TUBULAR STEEL FENCE
5' HEIGHT, 2" SQ POSTS, 3/4" ROUND PICKETS, COLOR: BLACK



NEOLIVIANO BENCH
27"x69"x31" BY LANDSCAPE FORMS OR SIMILAR



NEOLIVIANO BENCH
20"x59"x17" BY LANDSCAPE FORMS OR SIMILAR

HARDSCAPE MATERIAL & SITE FURNITURE
DESERT AIDS PROJECT CAMPUS EXPANSION

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JOB NO. 175261/ 175438
MAY 2020

POLE LIGHTS

ADJUSTABLE
BY BEGA OR SIMILAR



POLE TOP LIGHTS

ASYMMETRIC SINGLE & TWIN
BY BEGA OR SIMILAR



BOLLARD LIGHTS

BY BEGA OR SIMILAR



TREE UPLIGHTS

BY HK USA LIGHTING GROUP
OR SIMILAR



CARPORT LIGHTS

BY EXCELSIOR LIGHTING OR SIMILAR



SHADE STRUCTURE LIGHTS

BY HK USA LIGHTING GROUP
OR SIMILAR



LIGHT FIXTURES

DESERT AIDS PROJECT CAMPUS EXPANSION

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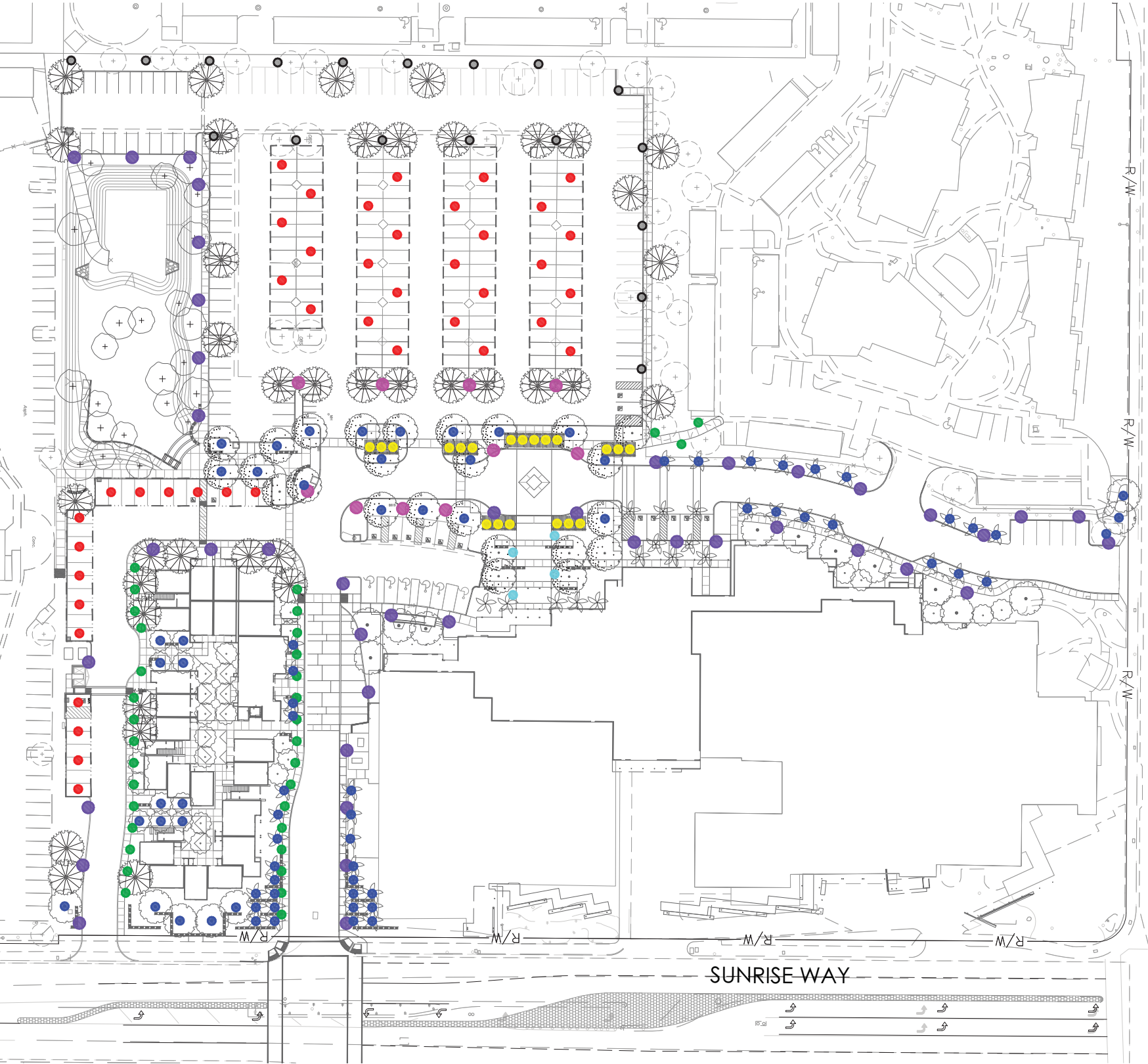
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JOB NO. 175261/ 175438
MAY 2020

LIGHTING PLAN



LEGEND

- POLE-TOP LIGHTS, ASYMMETRIC SINGLE BY BEGA OR SIMILAR
- POLE-TOP LIGHTS, ASYMMETRIC TWIN BY BEGA OR SIMILAR
- POLE LIGHTS, ADJUSTABLE BY BEGA OR SIMILAR
- BOLLARD LIGHTS BY BEGA OR SIMILAR
- CARPORT LIGHTS BY EXCELSIOR LIGHTING OR SIMILAR
- LIGHTS FOR PEDESTRIAN SHADE STRUCTURE BY HK USA LIGHTING GROUP OR SIMILAR
- TREE UPLIGHTS BY HK USA LIGHTING GROUP OR SIMILAR
- EXISTING PARKING LOT LIGHTS



NORTH

SCALE: 1" = 40'-0"

SCHEMATIC LIGHTING PLAN
DESERT AIDS PROJECT CAMPUS EXPANSION

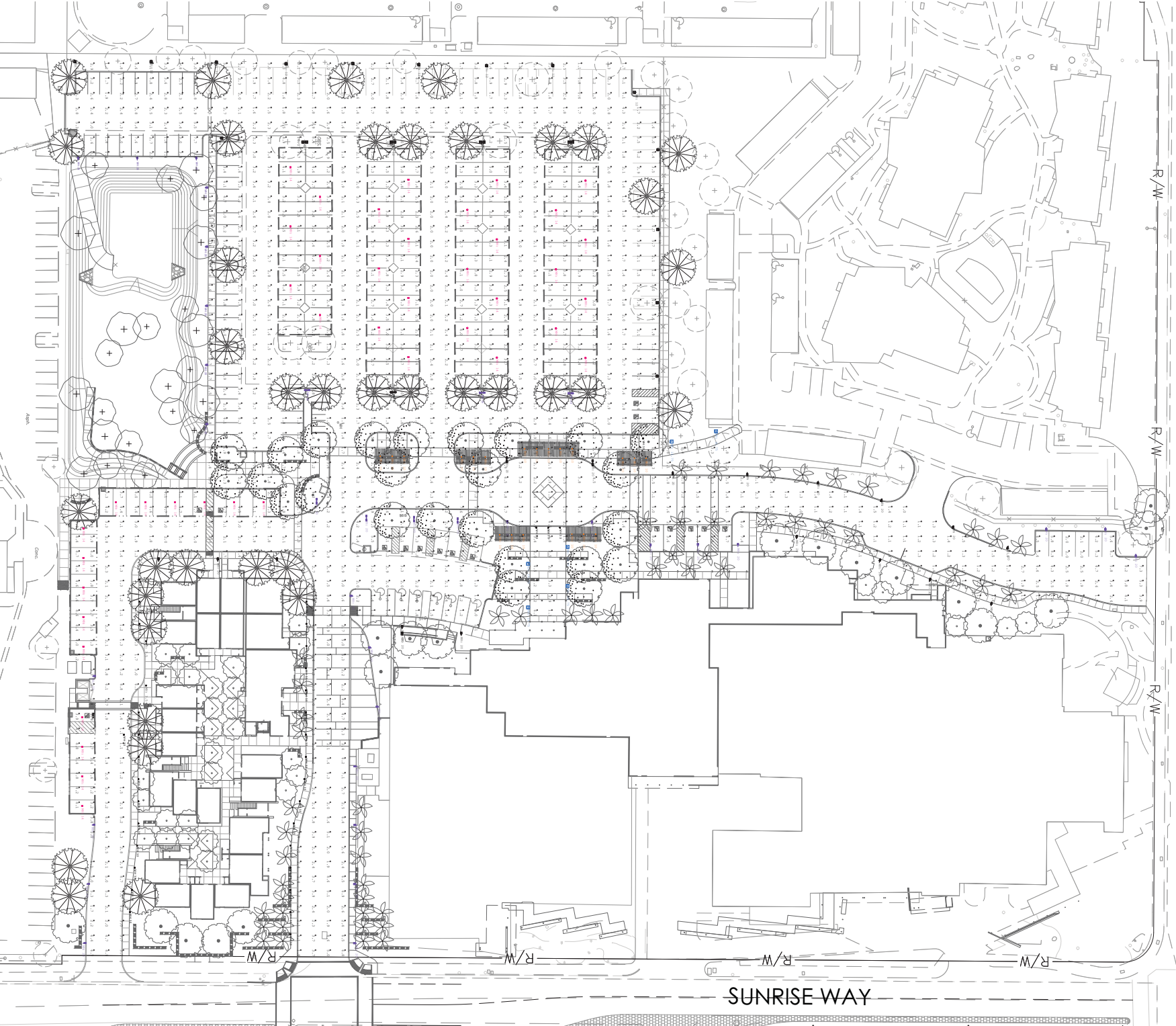
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JOB NO. 175261/ 175438

PHOTOMETRIC PLAN



NORTH

SCALE: 1" = 40'-0"

Calculation Summary								
Label	CalcType	Grid Z	Units	Avg	Max	Min	Avg/Min	Max/Min
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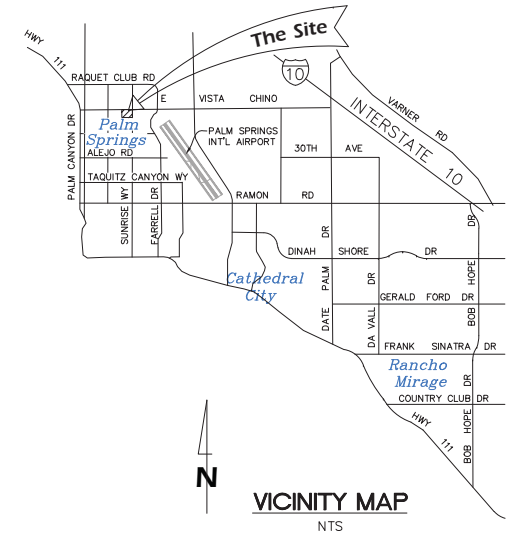
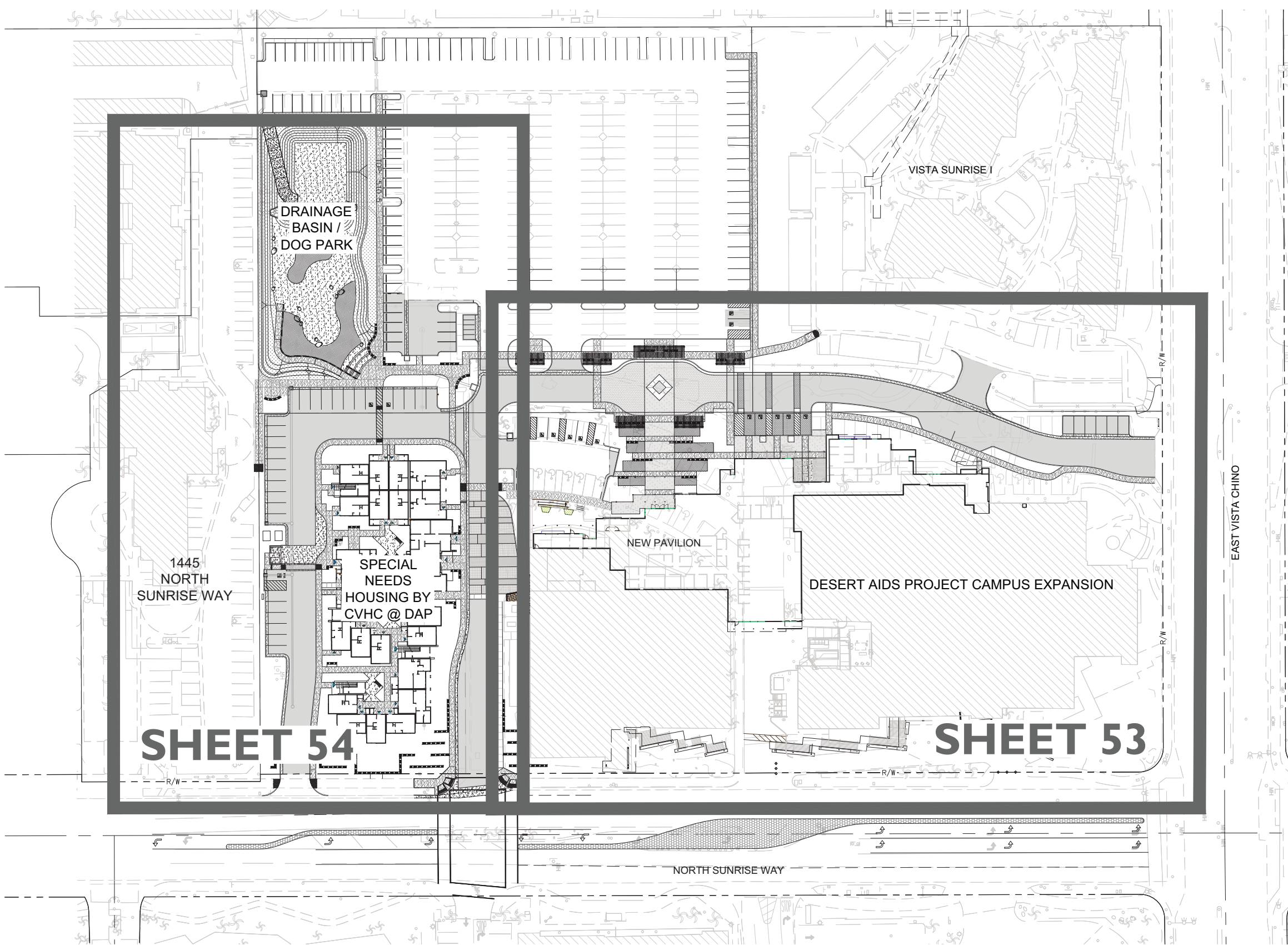
PHOTOMETRIC PLAN
DESERT AIDS PROJECT CAMPUS EXPANSION

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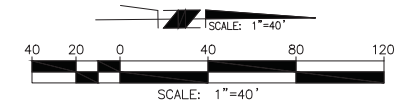


PROJECT
SPECIAL NEEDS HOUSING BY CVHC @ DAP

OWNER/DEVELOPER
COACHELLA VALLEY HOUSING COALITION
45701 MONROE STREET
INDIO, CA 92201
CONTACT:
MARYANN YBARRA / KENNY RODGERS
(760) 347-3157

PROJECT
DESET AIDS PROJECT CAMPUS EXPANSION

OWNER/DEVELOPER
DESERT AIDS PROJECT
1695 N. SUNRISE WAY
PALM SPRINGS, CA 92262
CONTACT:
DAVID BRINKMAN, CEO
(760) 323-2118



CONCEPTUAL GRADING PLANS - INDEX SHEET

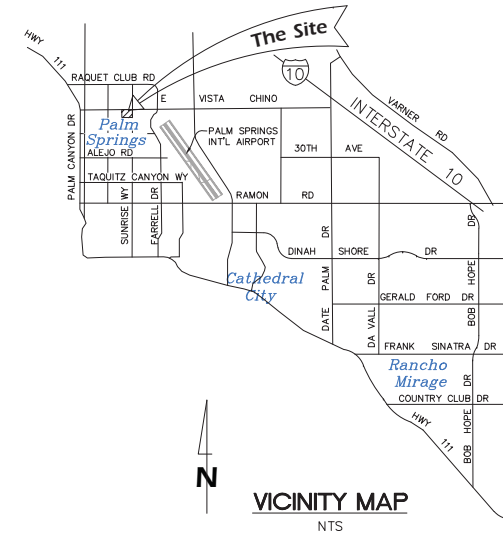
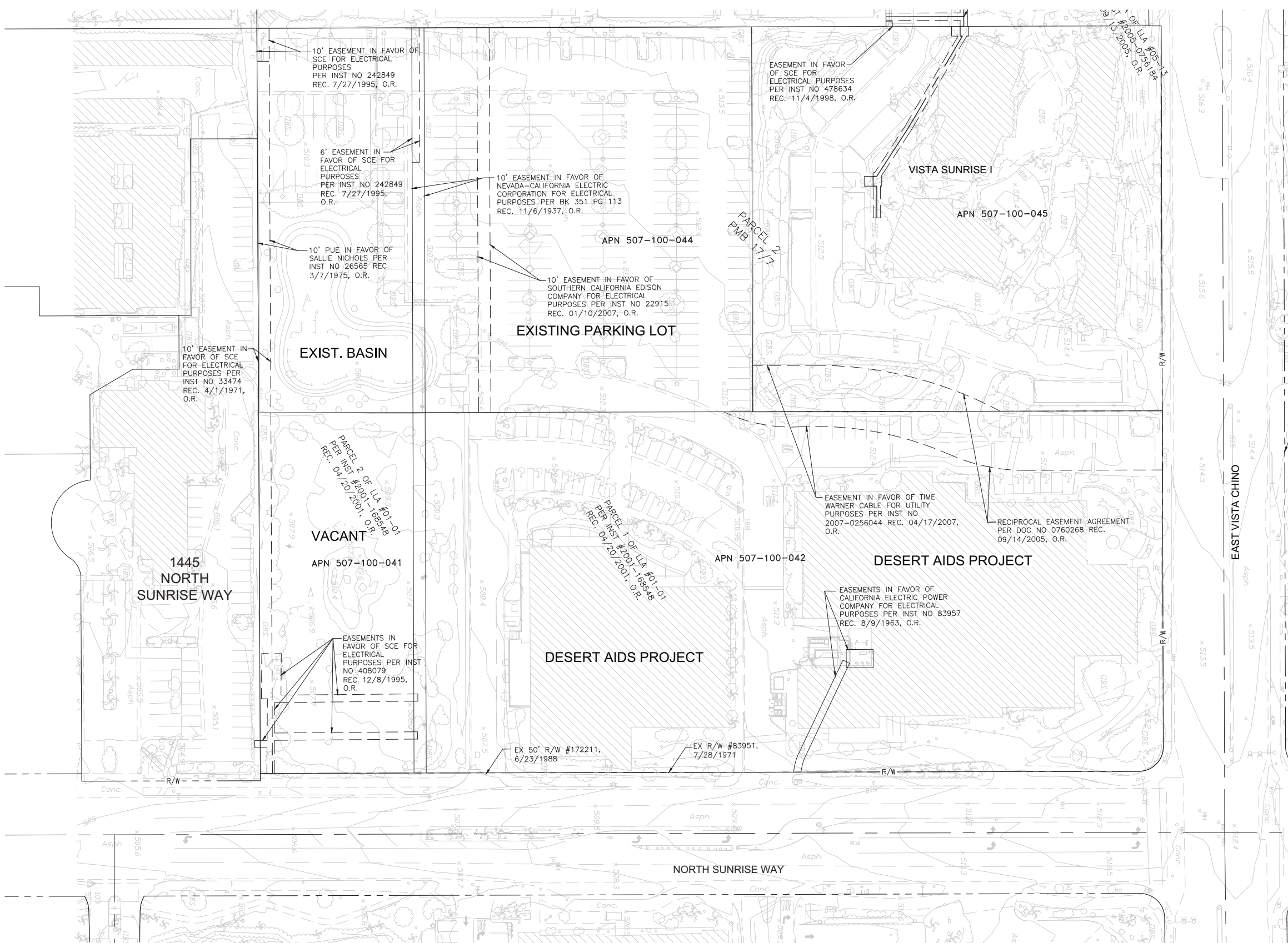
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JN 175438
APRIL 2020

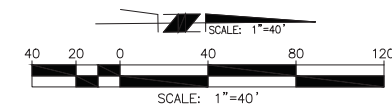


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EXISTING CONDITIONS PLAN

DESERT AIDS PROJECT CAMPUS EXPANSION /
SPECIAL NEEDS HOUSING BY CVHC @ DAP

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