

SHEET INDEX

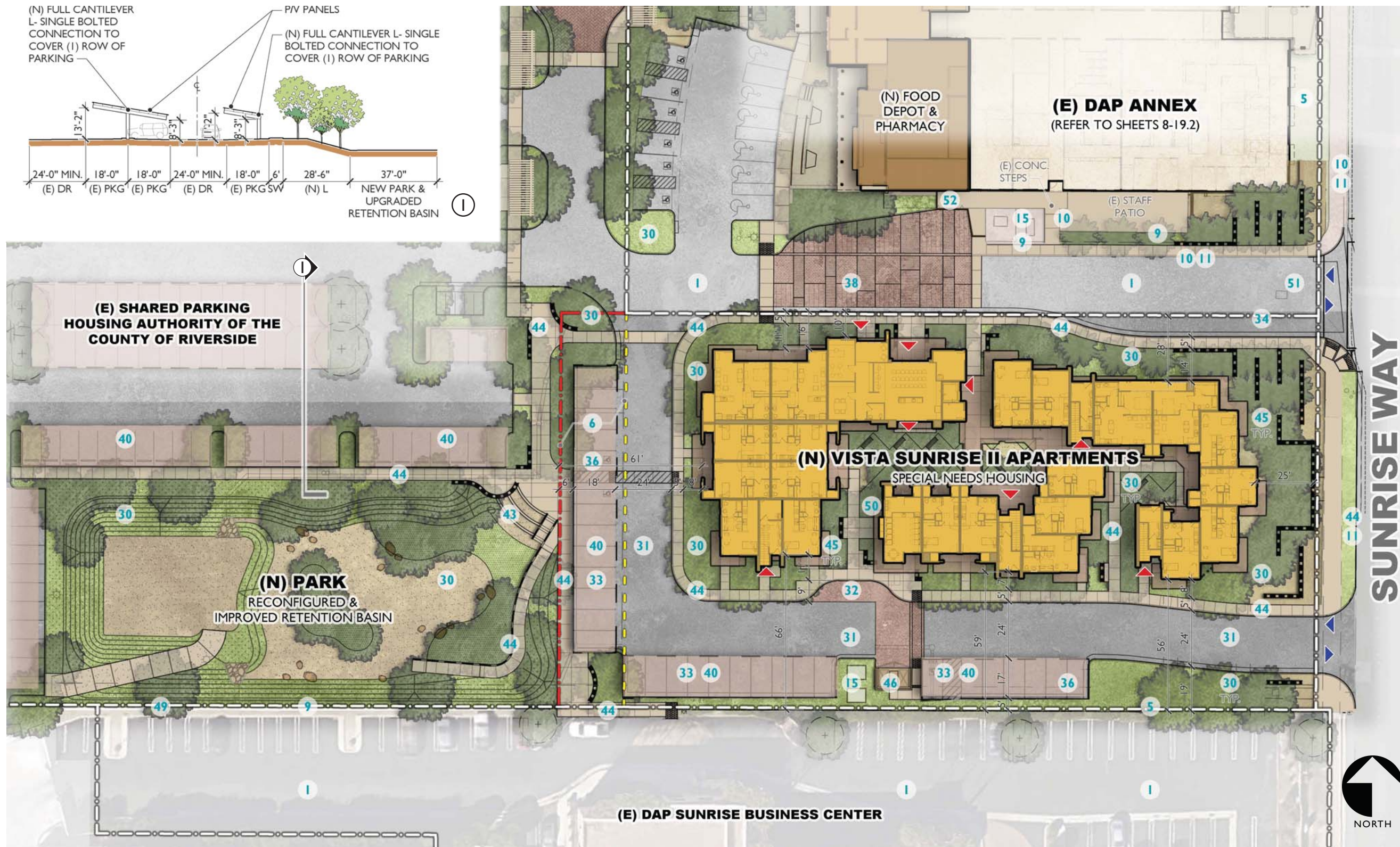
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VISTA SUNRISE II APARTMENTS (SPECIAL NEEDS HOUSING)

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

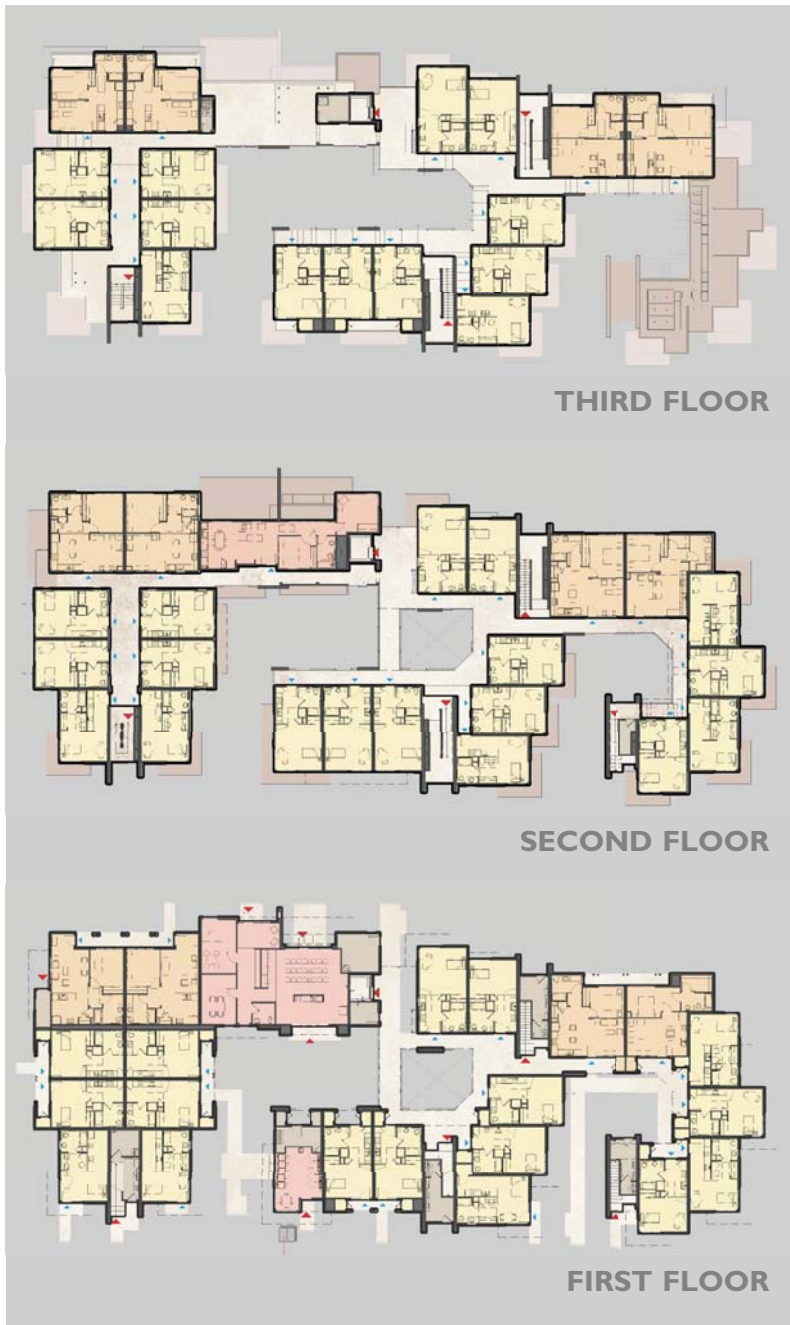
VISTA SUNRISE II APARTMENTS at DAP CAMPUS

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INTERACTIVE DESIGN CORPORATION
199 SOUTH CIVIC DRIVE, SUITE 10, PALM SPRINGS, CA 92262
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BUILDING & UNIT DATA											
APARTMENT UNITS											
	STUDIOS (sf)				ONE BED (sf)				TWO BED (sf)		
	400	425	460	480	635	705	730	750	960	UNIT SUBTOTAL	BLDG AREA (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

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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
 - # OF ROOMS IN UNIT
 - STORY ID
 - UNIT TYPE



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FIRST FLOOR PLAN

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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
 - # OF ROOMS IN UNIT
 - S-1-1 STORY ID
 - UNIT TYPE



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SECOND FLOOR PLAN

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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 / EXPOSED ROOF & RAFTER ABOVE
 - # OF ROOMS IN UNIT
 - STORY ID
 - UNIT TYPE

THIRD FLOOR PLAN

COACHELLA VALLEY HOUSING COALITION

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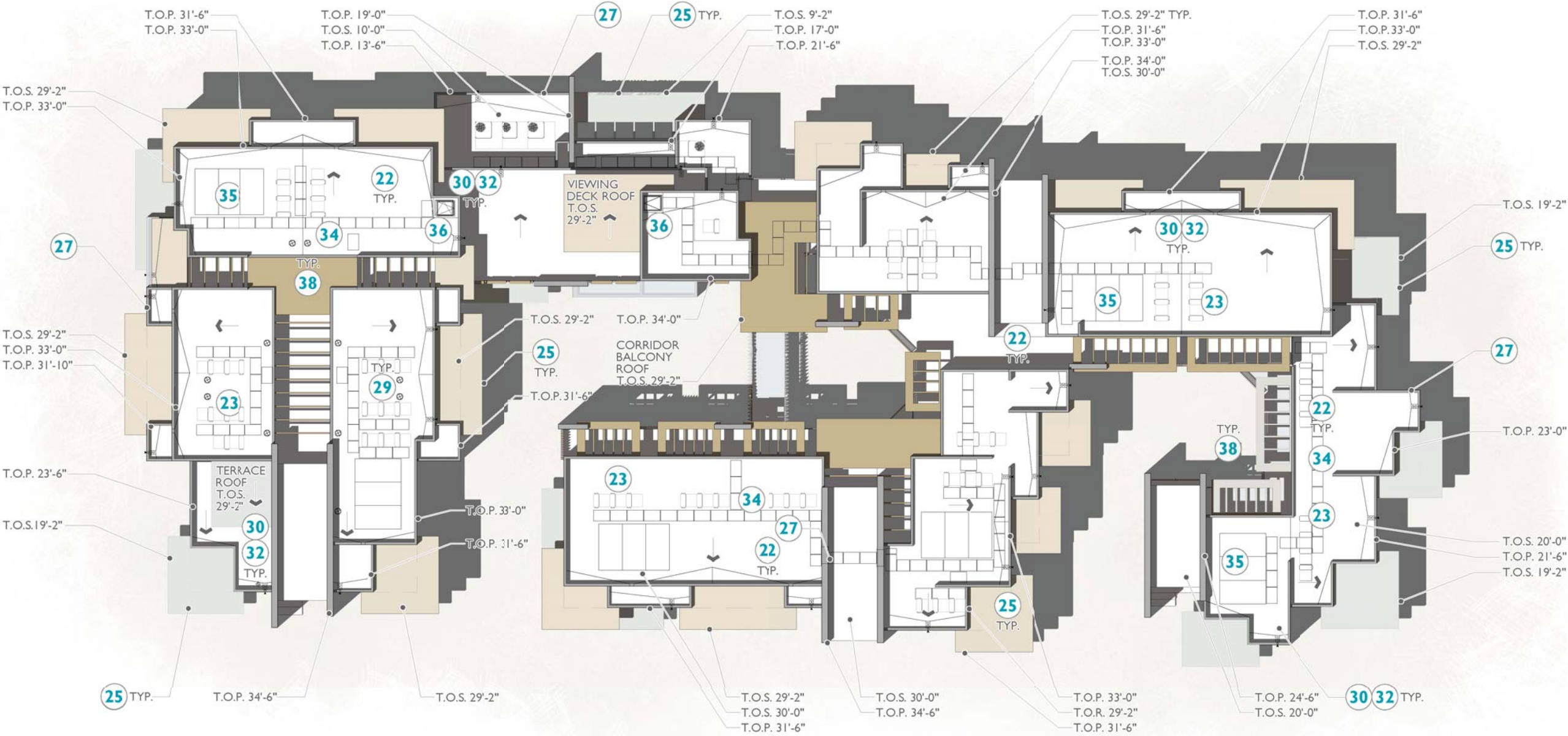


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- LEGEND**
- 22 (N) SINGLE PLY FIBERTITE COOL ROOF. ROOF SLOPE AT 3/8" PER FOOT.
 - 23 (N) ROOFTOP MECHANICAL EQUIPMENT OVER CURB
 - 25 (N) METAL FASCIA & TRIMS AT FLAT ROOF
 - 27 (N) PARAPET
 - 29 (N) SKYLIGHT
 - 30 (N) ROOF DRAIN AND OVERFLOW
 - 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

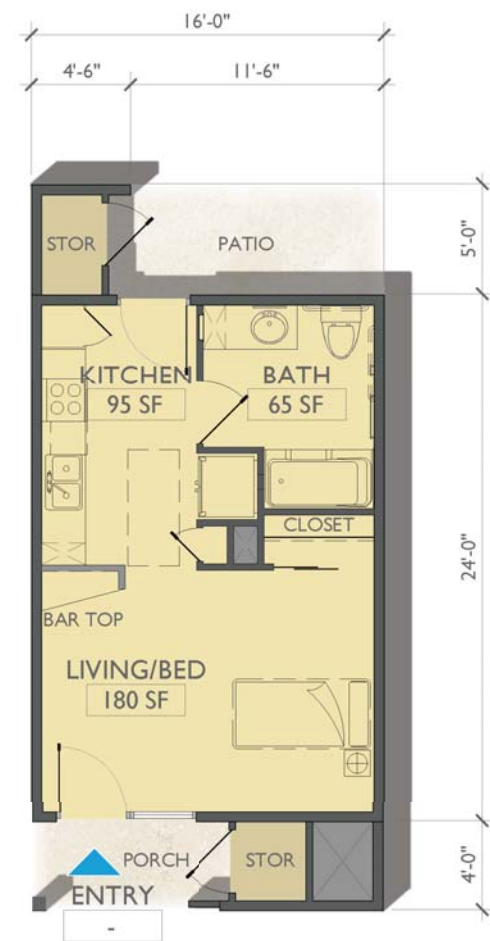
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UNIT S-3-1 PLAN



UNIT S-2-1 PLAN



UNIT S-1-1 PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



UNIT FLOOR PLANS - STUDIO

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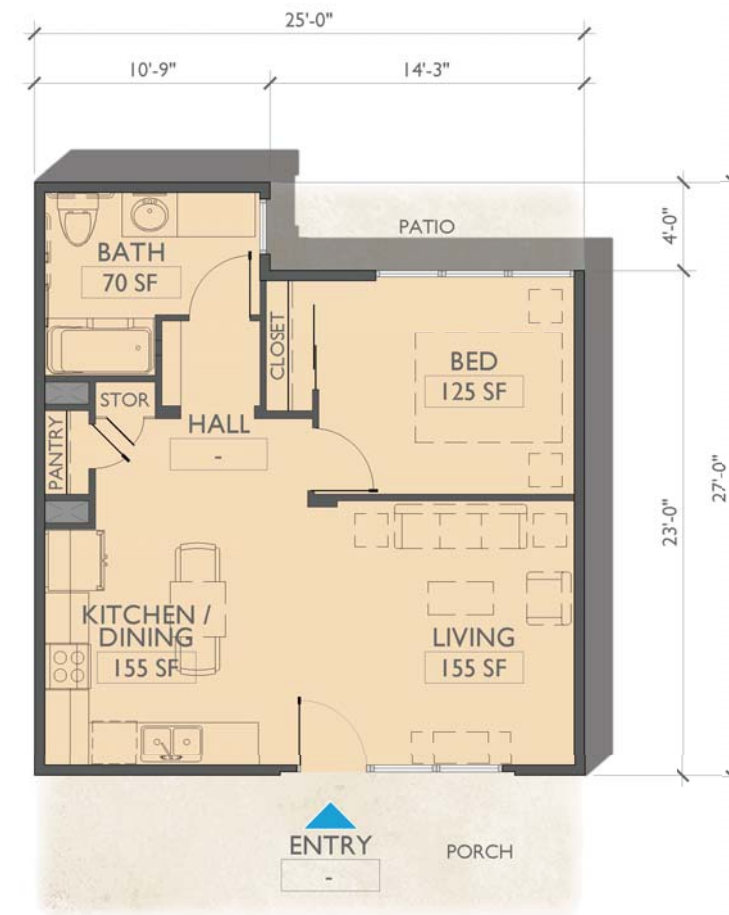
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UNIT 1-11-3 PLAN



UNIT 1-7-2 PLAN



UNIT 1-3-1 PLAN



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR



NORTH



UNIT FLOOR PLANS - ONE BEDROOM

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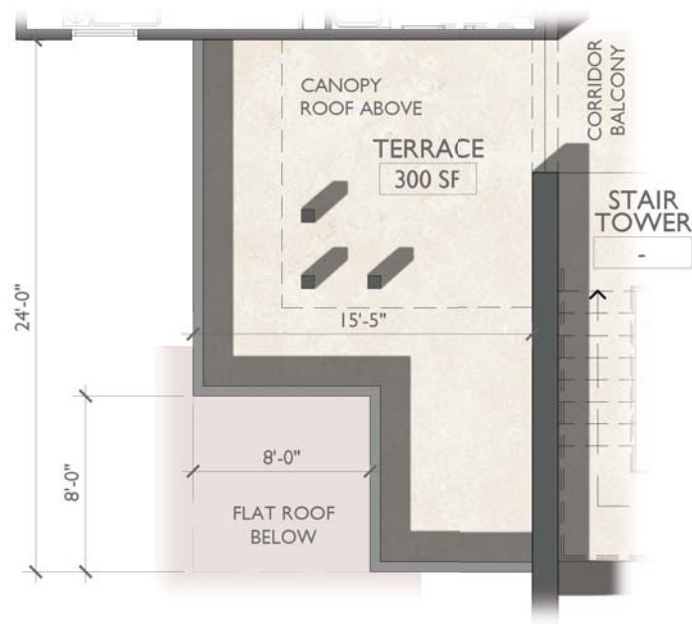
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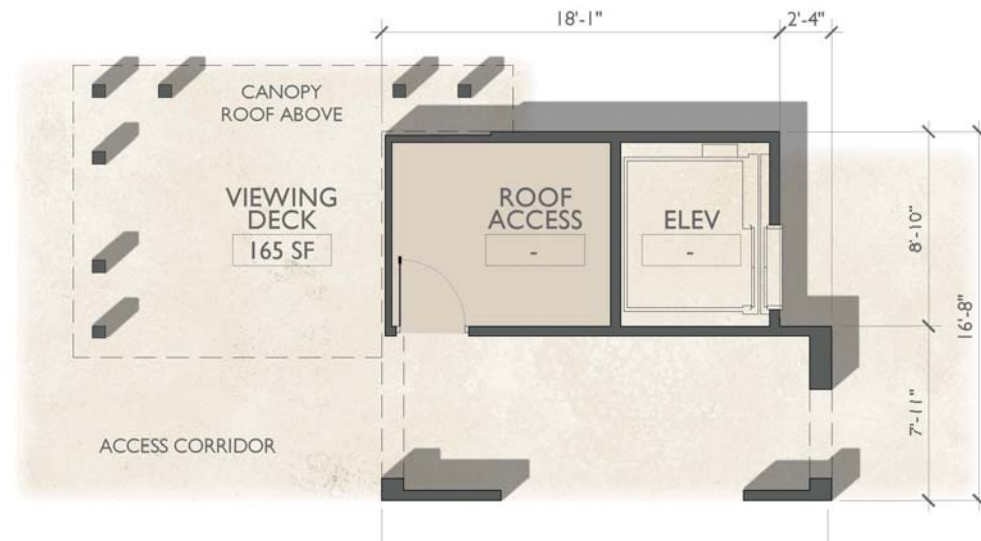
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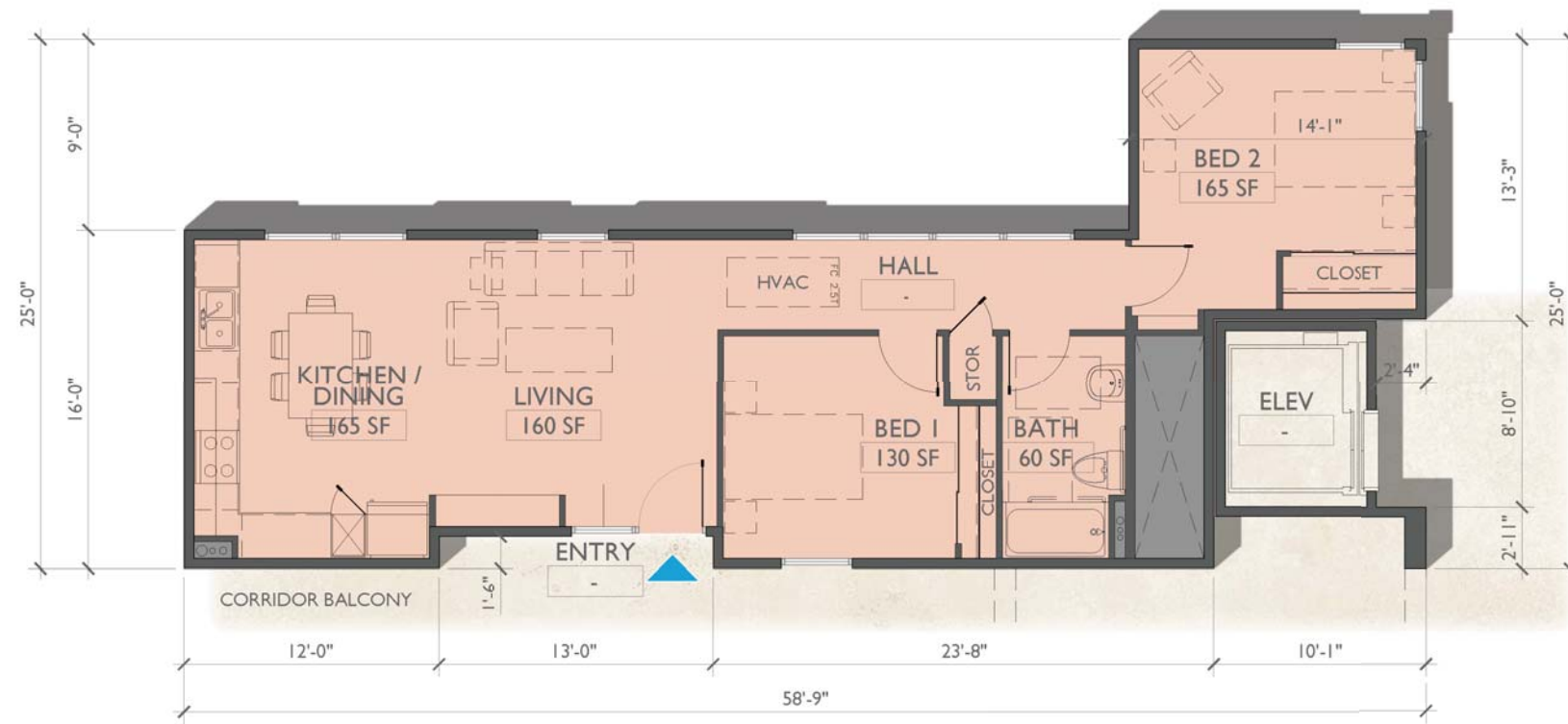
TERRACE



MAINTENANCE



THIRD FLOOR



UNIT 2-I-2 PLAN



SECOND FLOOR

FLOOR PLANS - TWO BEDROOM UNIT & MAINTENANCE

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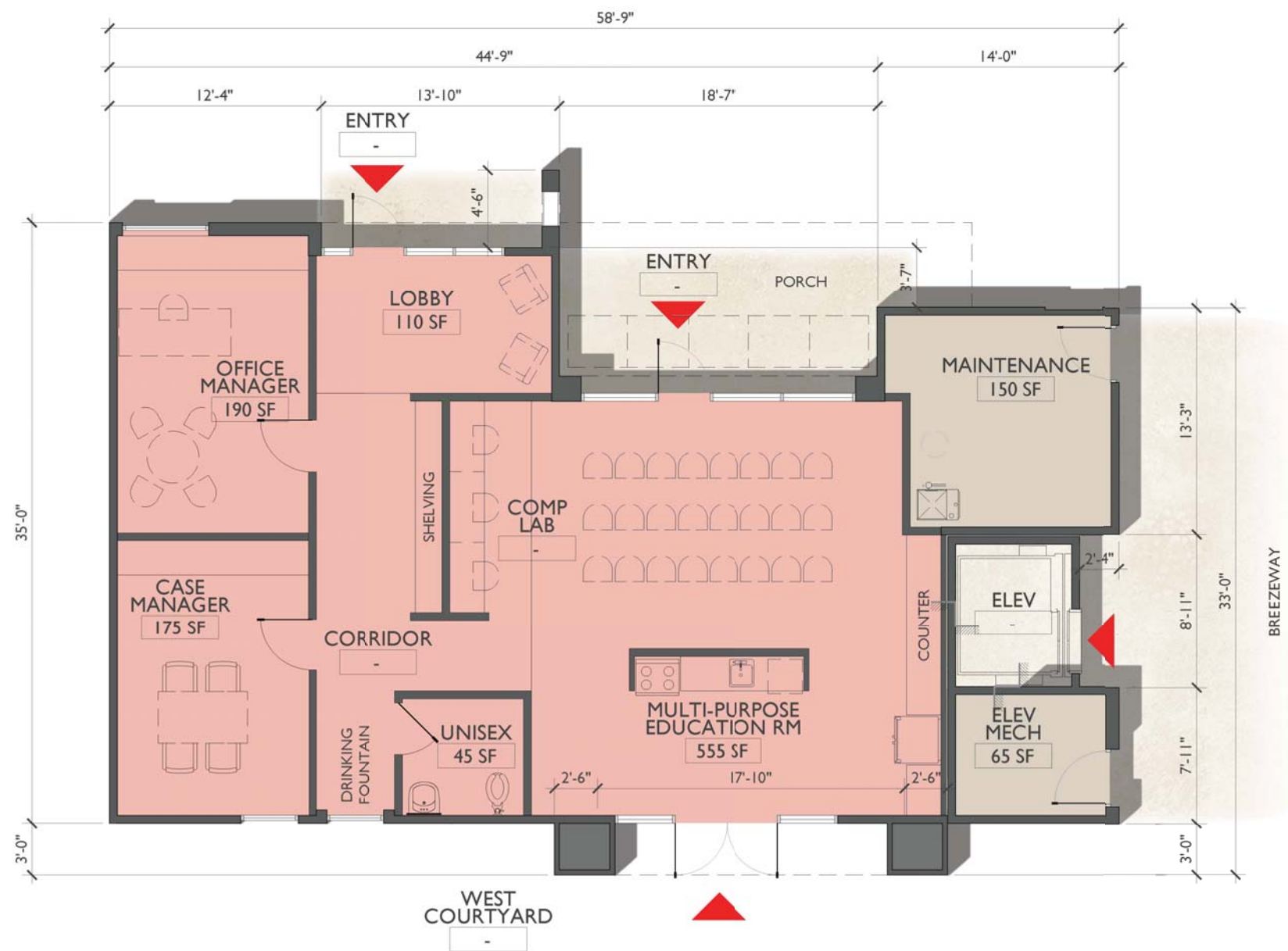


NORTH

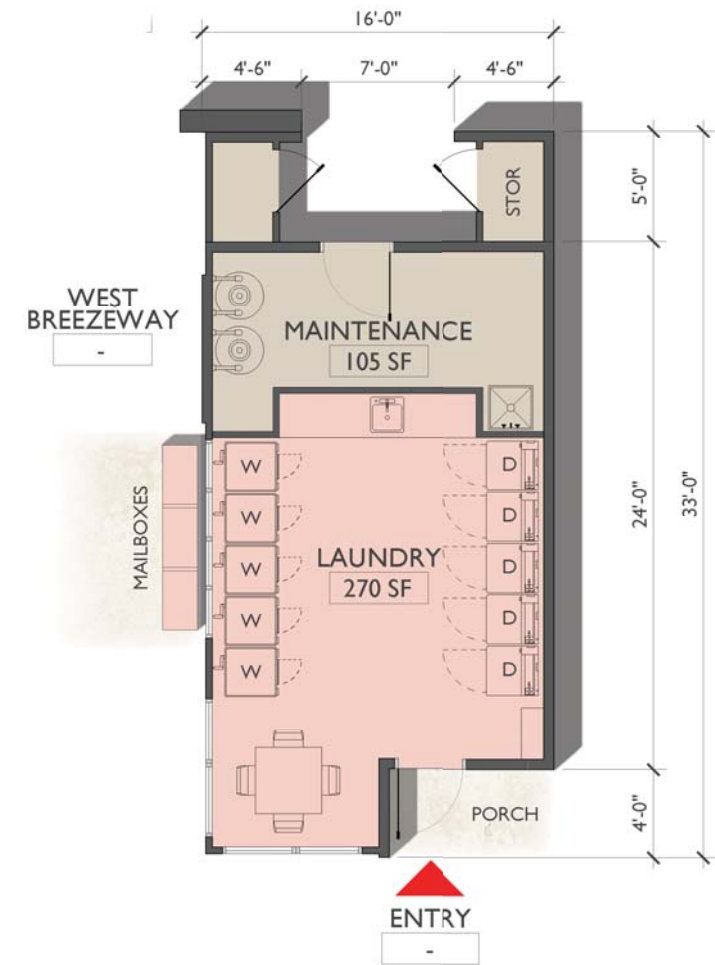
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COMMUNITY BUILDING



LAUNDRY



NORTH



FLOOR PLANS - COMMUNITY BUILDING & LAUNDRY

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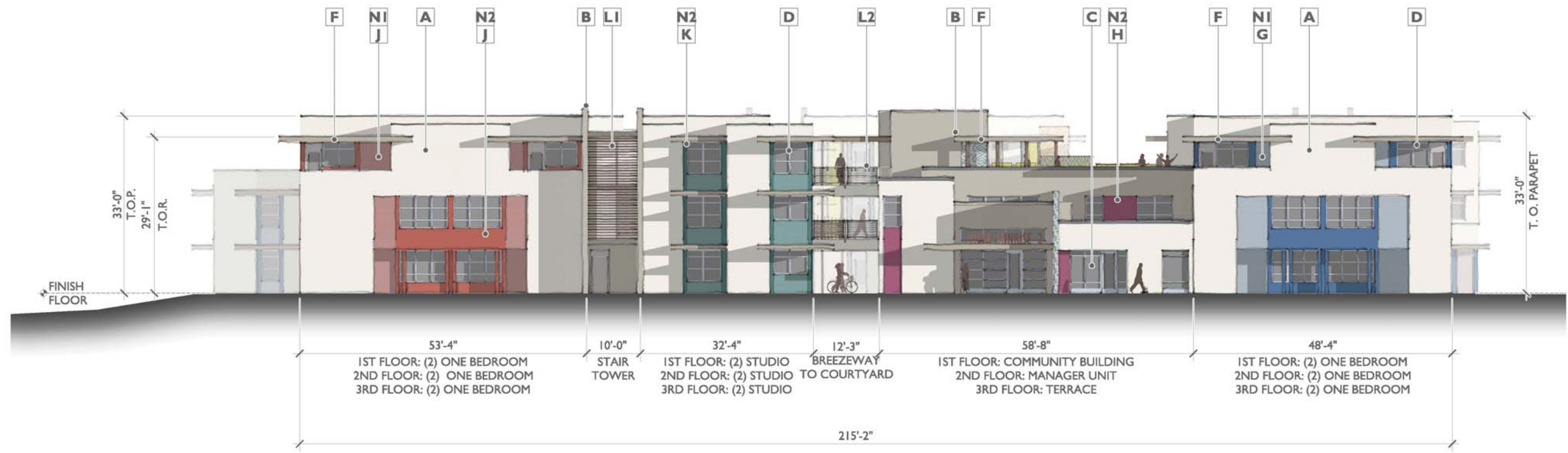
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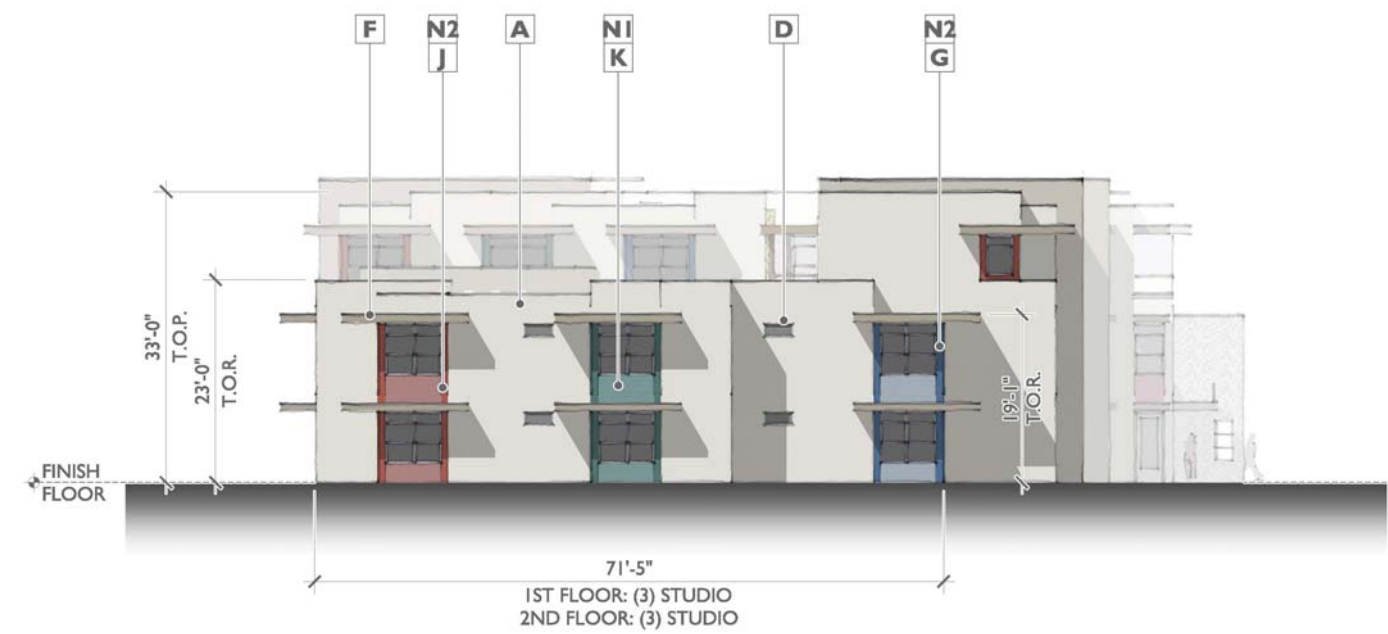
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MATERIAL LEGEND
 REFER TO MATERIAL BOARD
 ON SHEET 32 FOR MORE
 INFORMATION.



NORTH ELEVATION ②



EAST ELEVATION ①



NORTH & EAST EXTERIOR ELEVATIONS / MATERIAL CALLOUT

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A

B

C

D

E

F

L1

L2

L3

P

G

H

J

K

NI

N2

M1

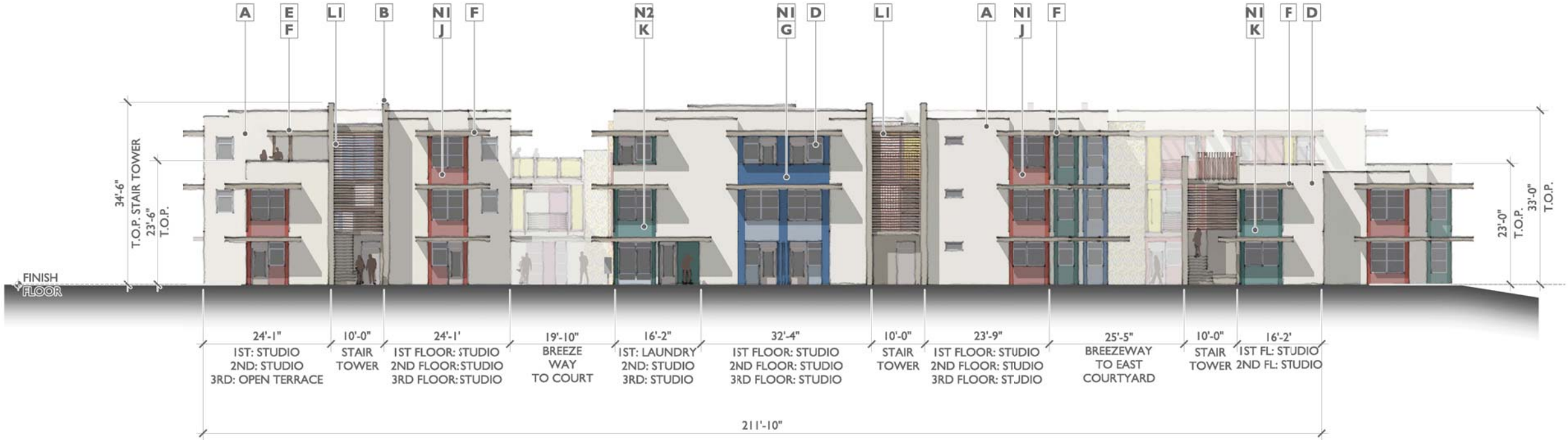
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M3

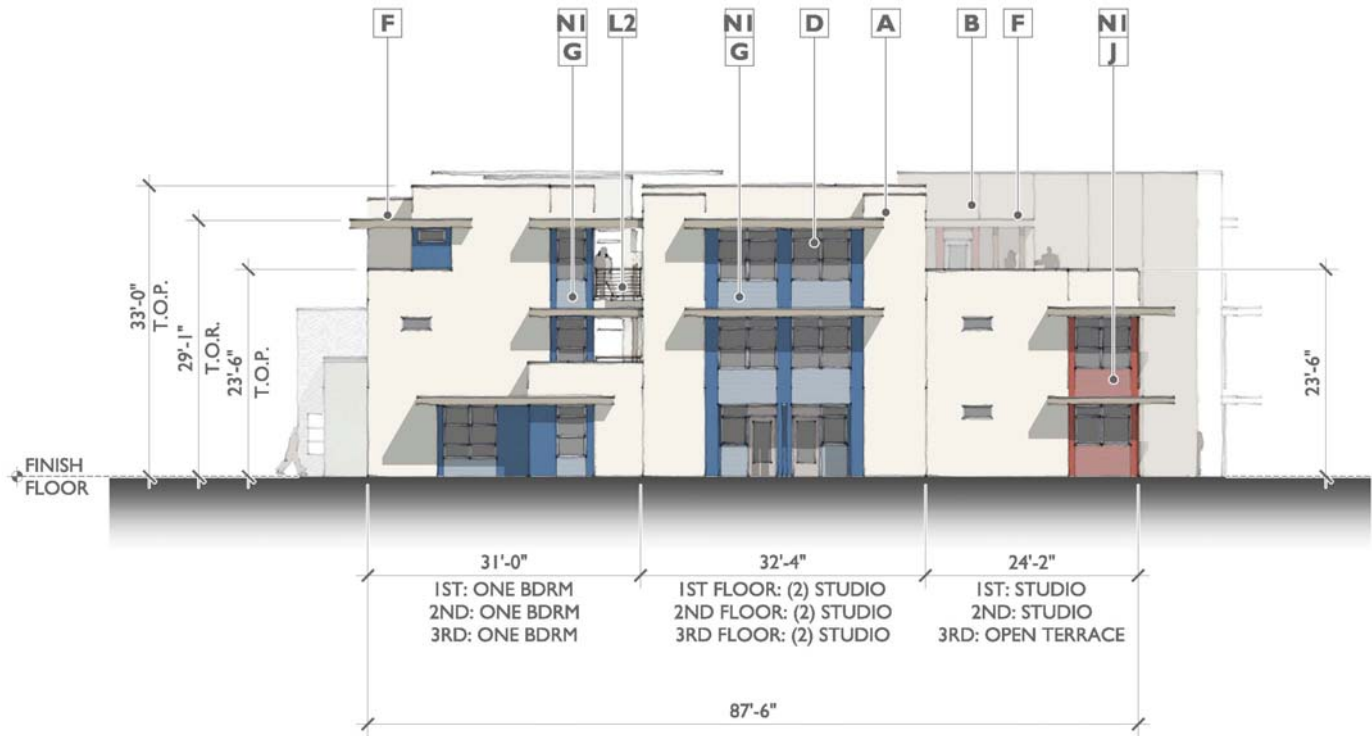
M4

M5

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SOUTH ELEVATION ②



WEST ELEVATION ①



FIRST FLOOR



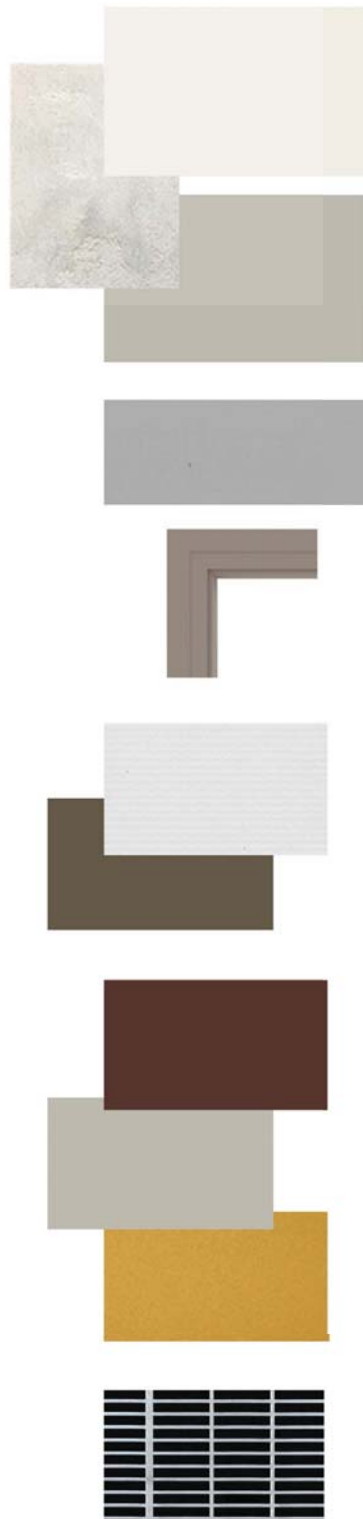
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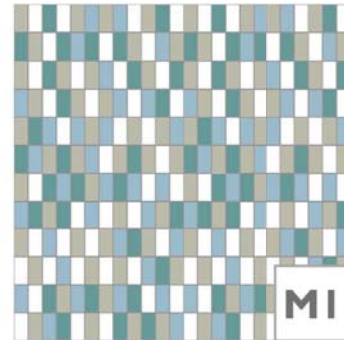
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A	EXTERIOR WALL 1 Field Plaster with Control Joint	BENJAMIN MOORE Color: White Dove – OC 17 Texture: Santa Barbara Mission Finish Control Joint: Gun Metal Gray
B	EXTERIOR WALL 2 Field Plaster with Control Joint	BENJAMIN MOORE Color: Thunder AF-685 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	MOSAIC PATTERN	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

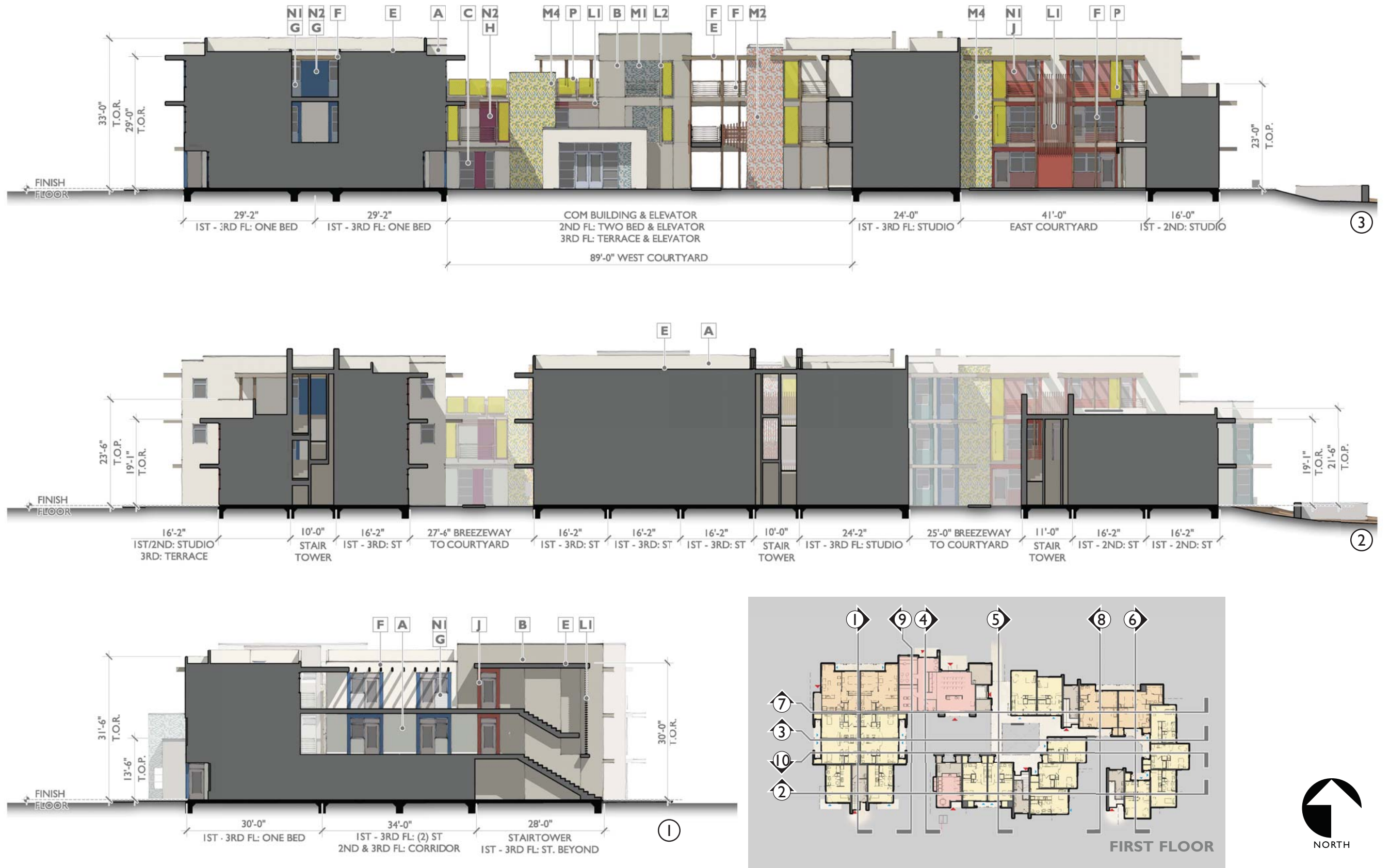
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BUILDING SECTIONS

COACHELLA VALLEY HOUSING COALITION

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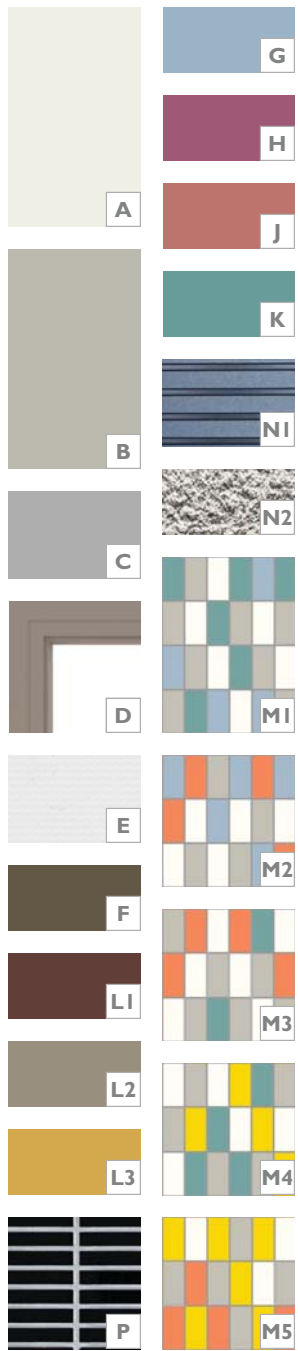
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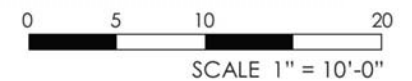
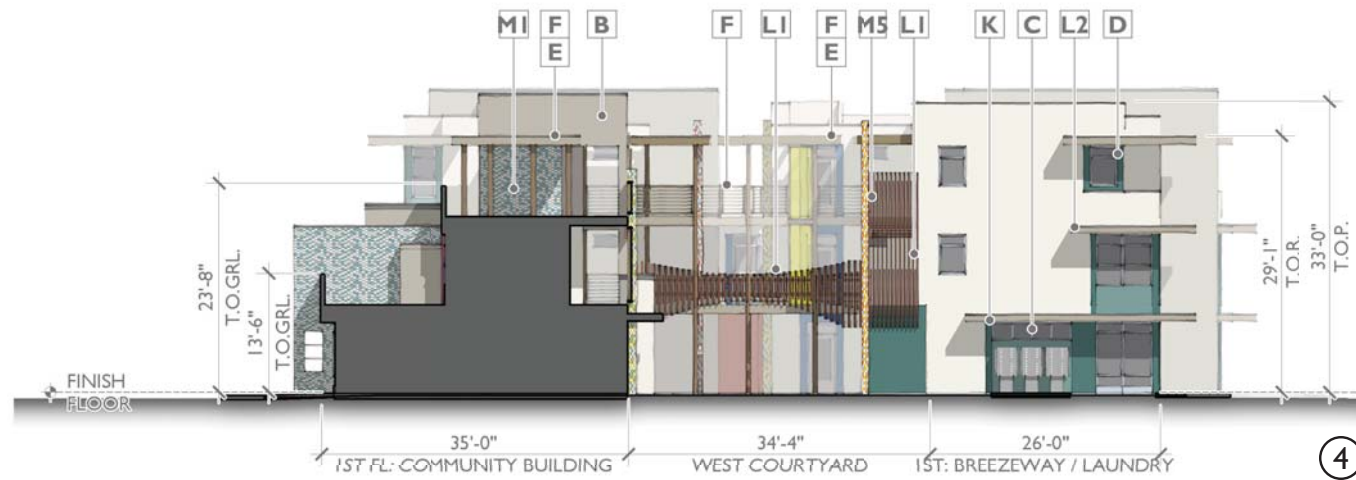
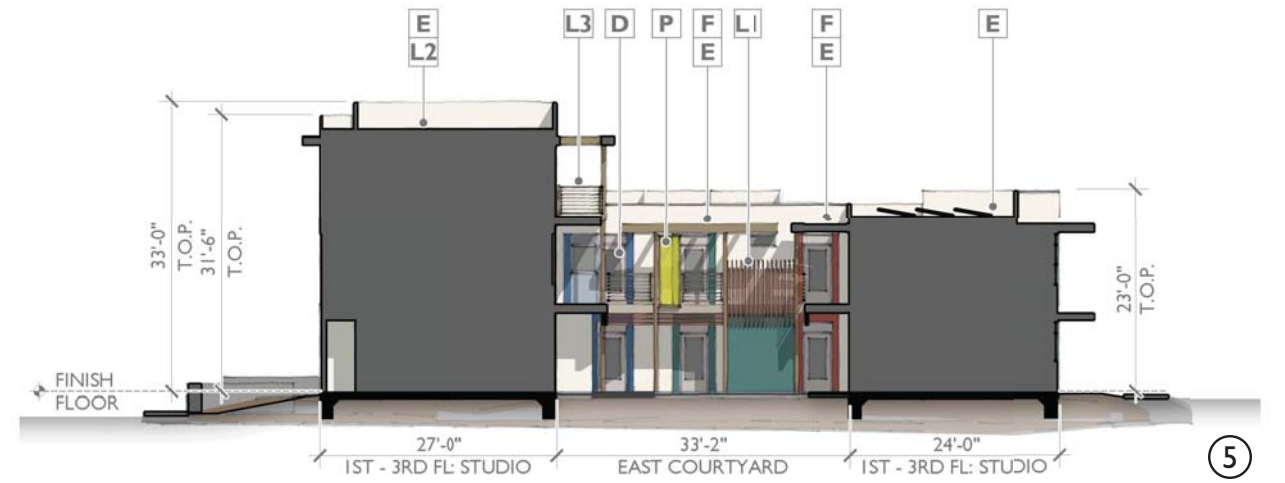
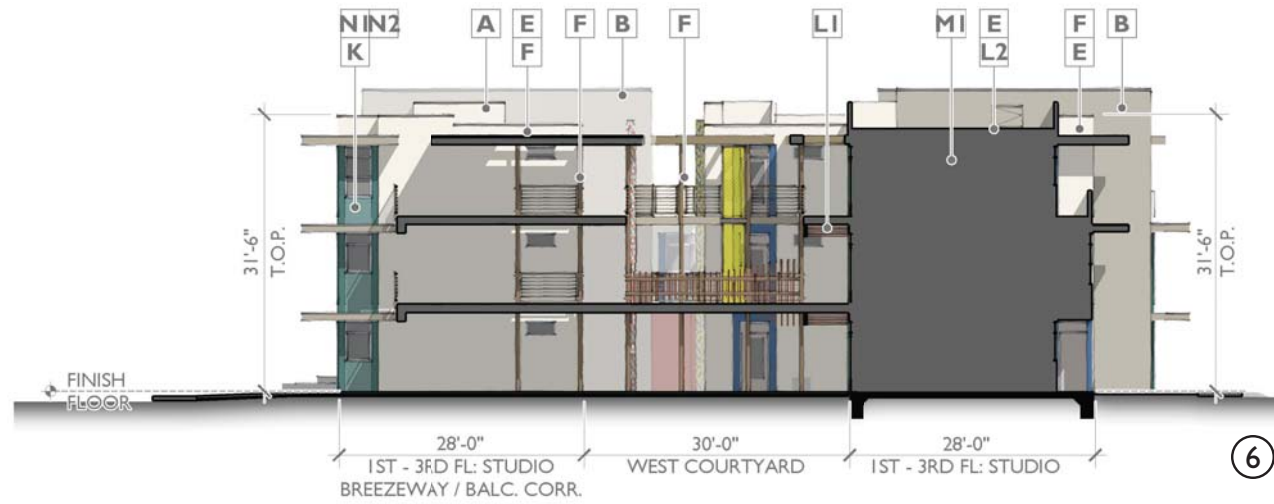
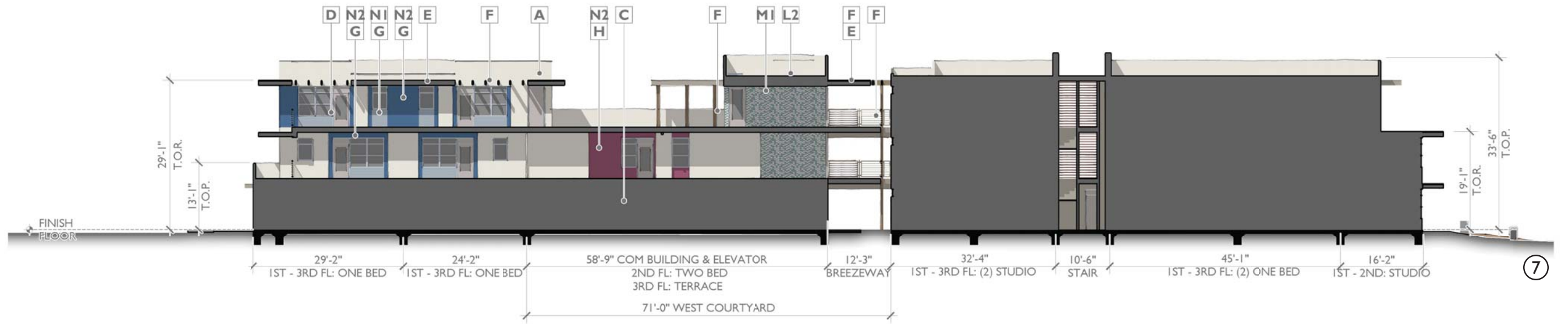
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BUILDING SECTIONS

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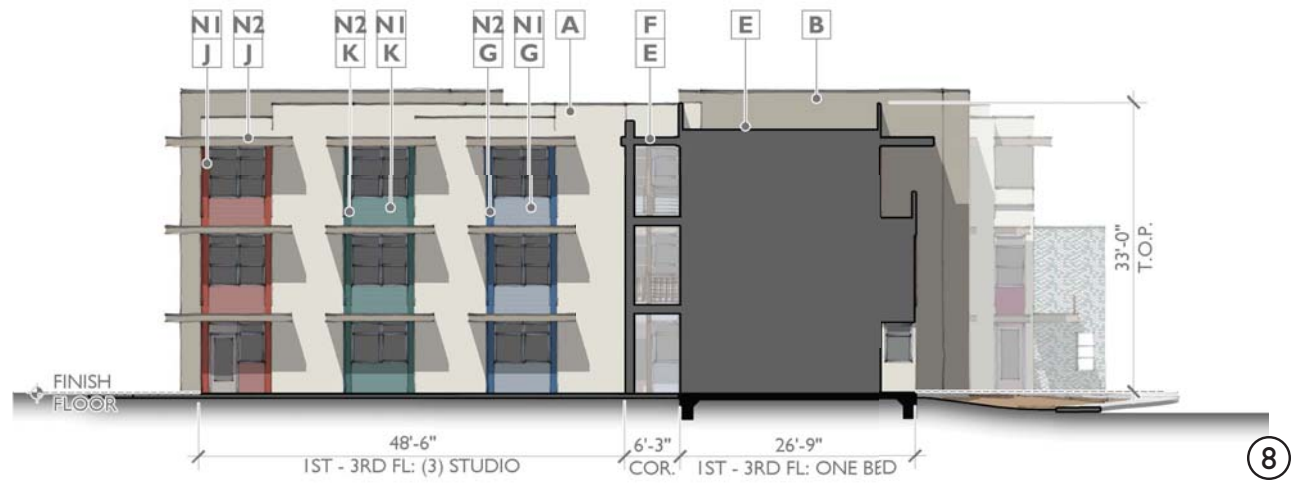
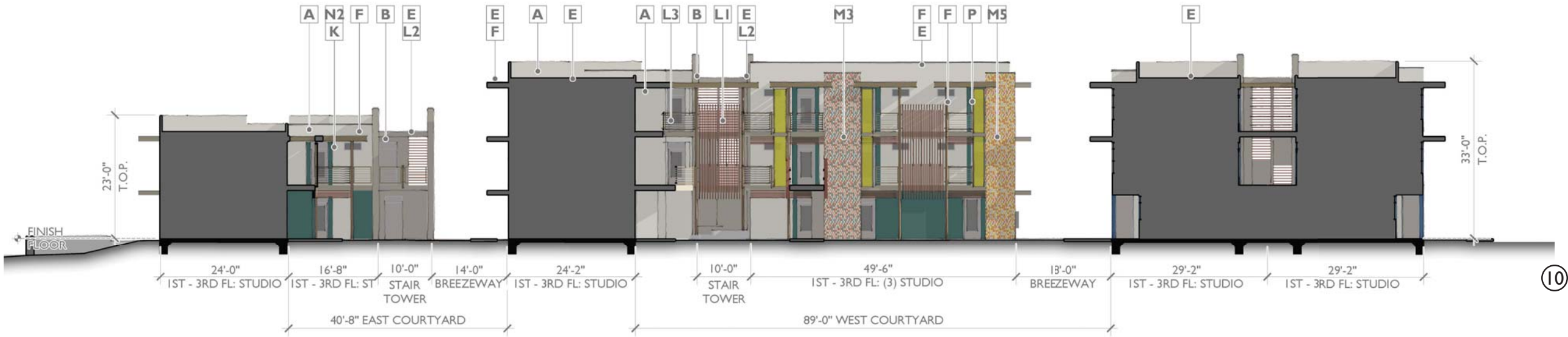
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BUILDING SECTIONS

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NORTH SIDE PERSPECTIVE RENDERINGS

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NORTH

SOUTH SIDE PERSPECTIVE RENDERINGS

COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

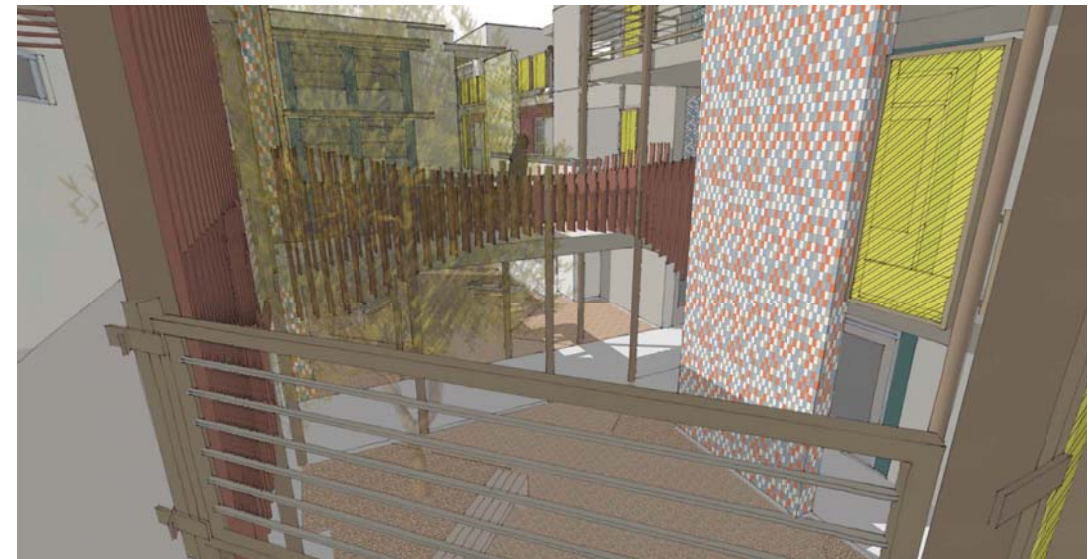
INTERACTIVE DESIGN CORPORATION
199 SOUTH CIVIC DRIVE, SUITE 10, PALM SPRINGS, CA 92262
T: 760.323.4990 E: MAIL@INTERACTIVEDESIGNCORP.COM

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1903
MAY 15, 2020 / 31



VIEW 4W - SOUTHEAST



VIEW 3W - NORTHWEST



VIEW 2W - NORTHEAST



VIEW 1W - NORTHWEST



NORTH

KEYMAP

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WEST COURTYARD PERSPECTIVE RENDERINGS

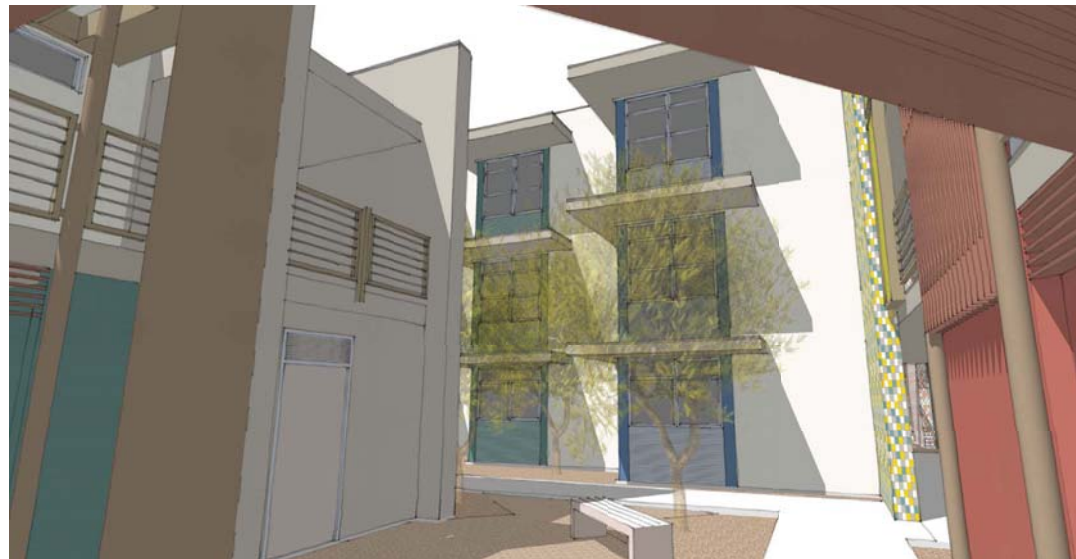
COACHELLA VALLEY HOUSING COALITION

VISTA SUNRISE II APARTMENTS at DAP CAMPUS

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

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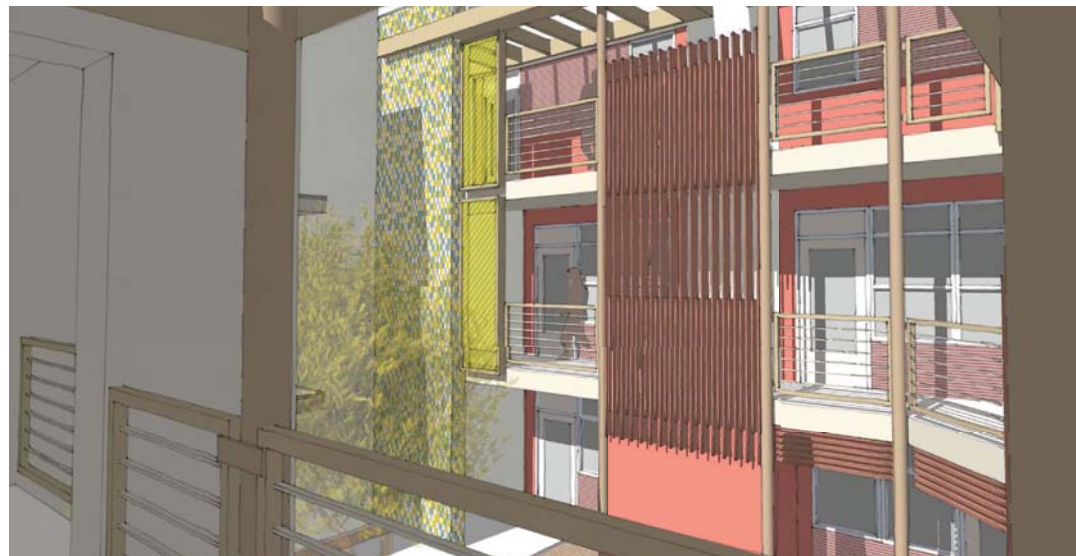
1903
MAY 15, 2020 / 31



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

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1903
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POLE LIGHTS

ADJUSTABLE
BY BEGA OR SIMILAR



POLE TOP LIGHTS

ASYMMETRIC SINGLE & TWIN
BY BEGA OR SIMILAR



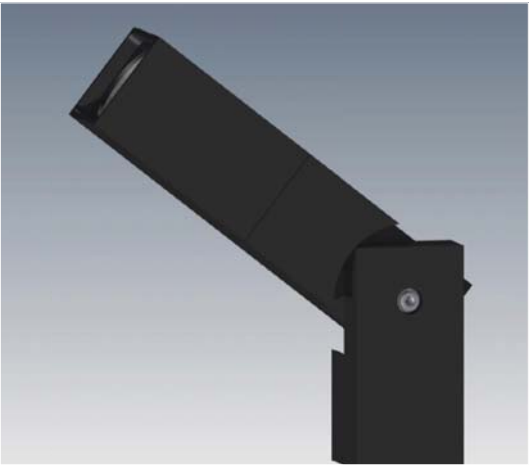
BOLLARD LIGHTS

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

1695 N. SUNRISE WAY, PALM SPRINGS, CA 92262

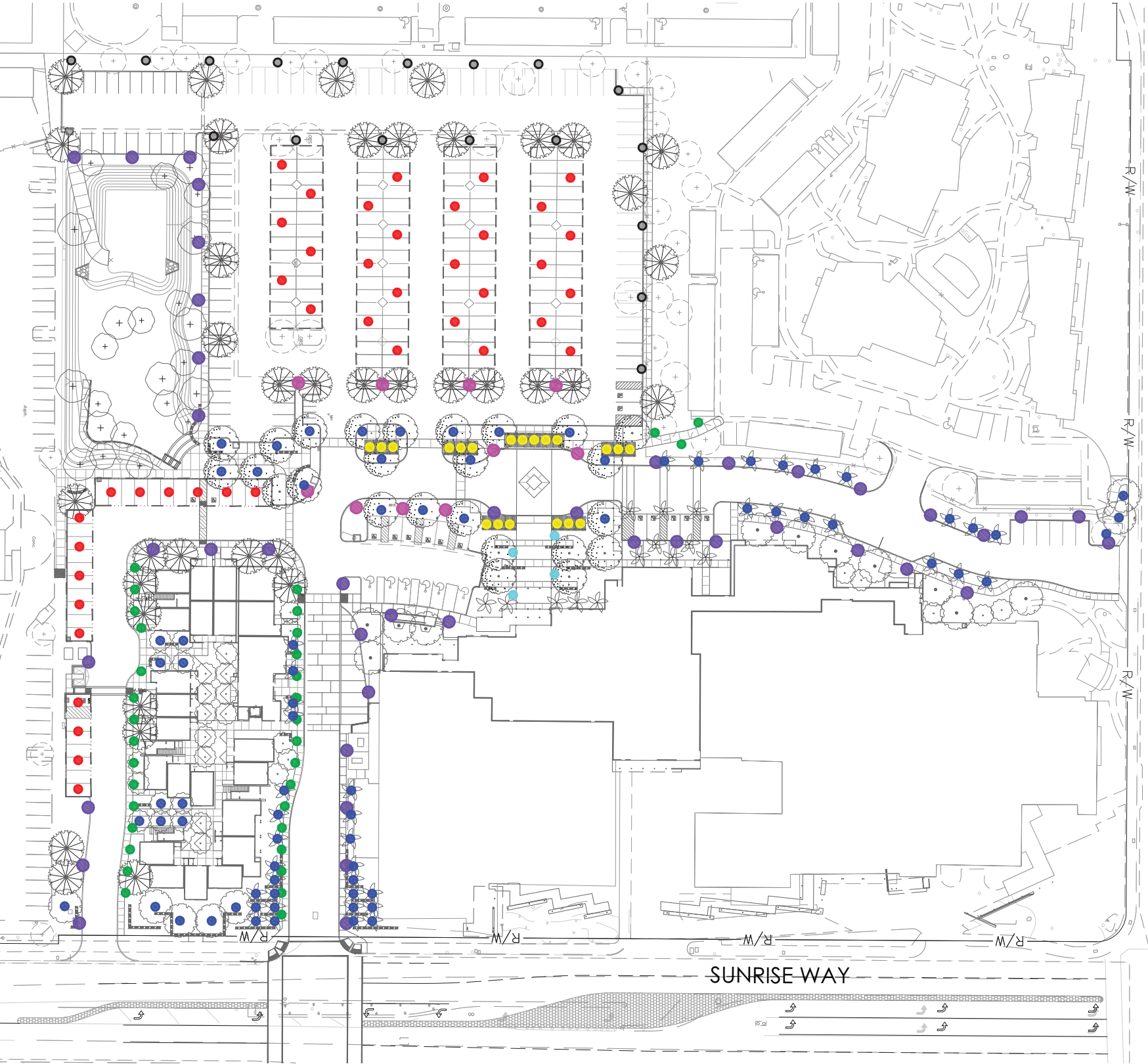
Michael Baker
INTERNATIONAL

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

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55

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"

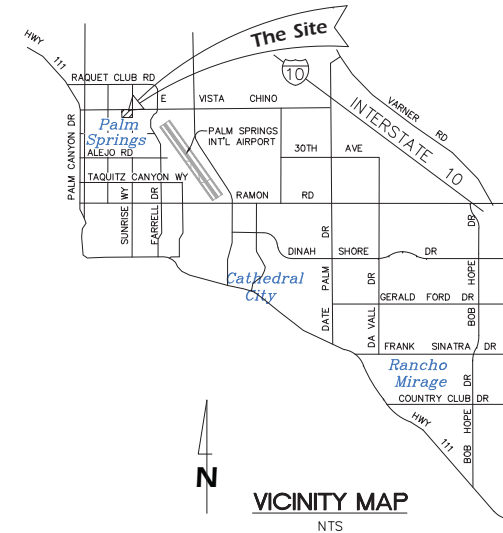
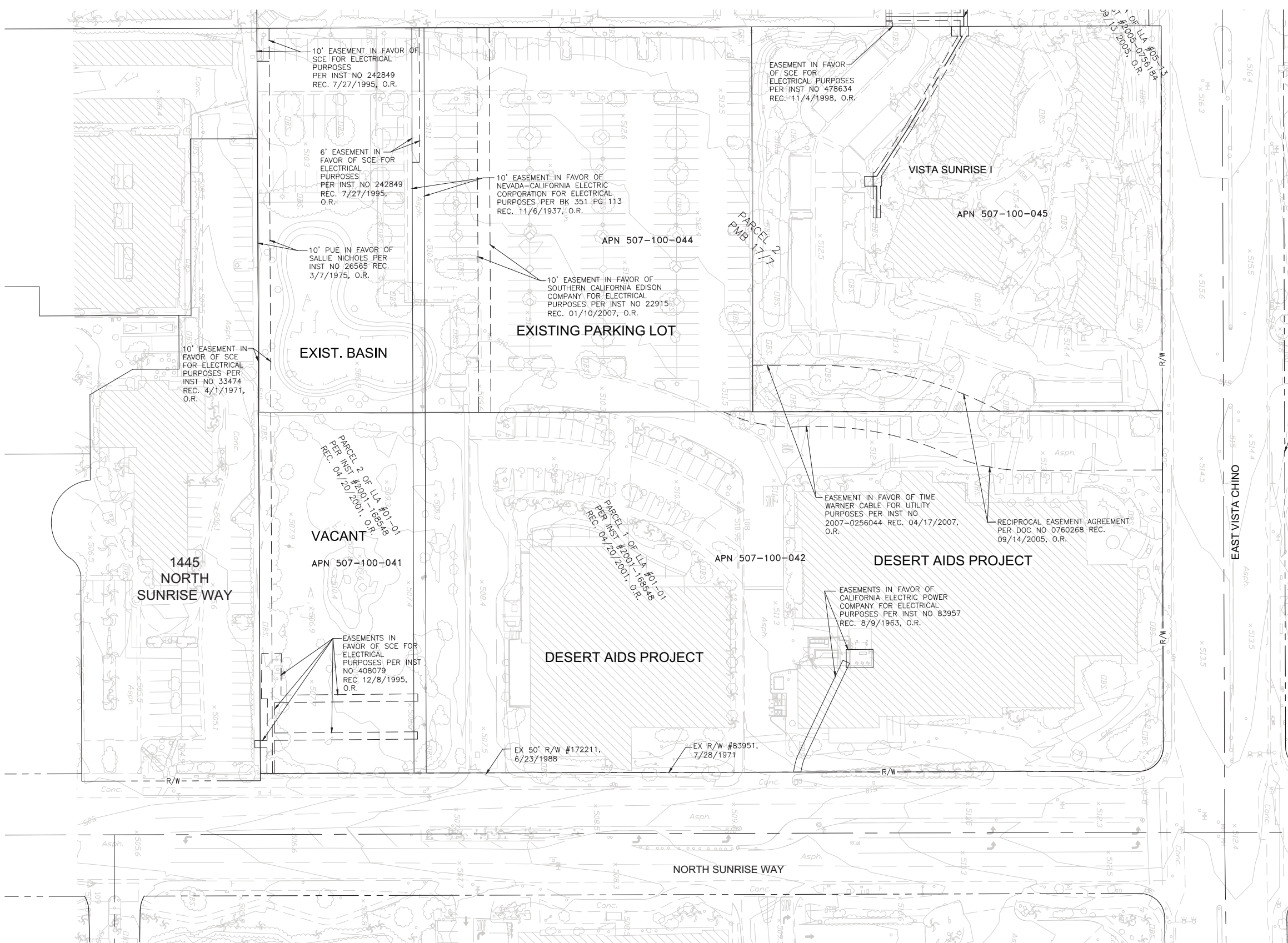
SCHEMATIC LIGHTING PLAN
DESERT AIDS PROJECT CAMPUS EXPANSION

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

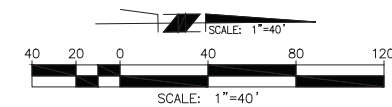


PROJECT
SPECIAL NEEDS HOUSING BY CVHC @ DAP

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



EXISTING CONDITIONS PLAN

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

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

JN 175438
APRIL 2020