



City of La Quinta

BI-2

ARCHITECTURAL AND LANDSCAPING REVIEW BOARD

DATE: SEPTEMBER 2, 2015

CASE NUMBER: VILLAGE USE PERMIT 2015-0001

APPLICANT: MARVIN INVESTMENTS, INC.

PROPERTY OWNER: CITY OF LA QUINTA

REQUEST: CONSIDERATION OF PHASE ONE OF THE VILLAS AT OLD TOWN, A MIXED-USE PROJECT INCLUDING 40 CONDOMINIUM UNITS AND 13,000 SQUARE FEET OF COMMERCIAL SPACE ON APPROXIMATELY 1.68 ACRES

LOCATION: SOUTHEAST CORNER OF CALLE TAMPICO AND DESERT CLUB DRIVE

EXECUTIVE SUMMARY

- The applicant proposes the Villas at Old Town (Villas), a mixed-use project consisting of 84 residential condominiums and 20,000 square feet of commercial space on approximately 4.32 acres in the Village (Attachment 1). The project is an expansion of the existing Old Town La Quinta commercial center.
- The applicant requests Village Use Permit approval for the first phase of the Villas, consisting of two buildings with 40 two-bedroom residential condominiums, 13,000 square feet of ground-floor commercial space, and a portion of an underground parking garage on approximately 1.68 acres.
- With approval of a proposed Specific Plan Amendment, the proposed plans will conform to the development standards of the La Quinta General Plan, Municipal Code, and Old Town Specific Plan.

BACKGROUND

Several parcels of vacant land owned by the City are located between Old Town La Quinta and the La Quinta Civic Center (Attachment 2). The lots are graded, covered in gravel, and have a perimeter bollard and chain barrier established. The lots are primarily used as guest parking for the annual La Quinta Arts Festival and overflow for

special events conducted at Old Town La Quinta.

The City entered into a purchase and sale agreement with the applicant for development of these properties. The agreement includes a development proposal that envisions mixed-use, residential and retail/office development.

PROPOSAL/ANALYSIS

Overview:

The project site (Phase One) consists of 1.68 acres of a 4.32-acre area (Phase One and Two) located on the southeast corner of Calle Tampico and Desert Club Drive (Attachment 3). Abutting the project site to the north is Calle Tampico. To the west are existing parking lots, and situated across Desert Club Drive is Old Town La Quinta. To the south is an existing utility company facility and Avenida La Fonda. To the east is the La Quinta Civic Center Campus with an existing palm tree grove, public parking lot, and the La Quinta Library and Wellness Center immediately adjacent. The project site is currently not within the boundaries of the Old Town La Quinta Specific Plan.

The General Plan land use designation and underlying zoning designation of the project site is Village Commercial. The General Plan encourages apartments, condominiums, and mixed-use projects in the Village, and does not specify a maximum residential density. The Municipal Code stipulates that in the Village, residential density shall be determined on a site-specific basis, based on the development capacity for the proposed project uses on the site. The Village Design Guidelines specifies that residential density of a mixed-use project shall be determined on a site-specific basis, under the Village Use Permit process. The proposed project density, at 19.4 dwelling units per acre (84 units/4.32 acres), is consistent with the General Plan, Zoning Code, and Village Design Guidelines requirements.

The Villas project is proposed to be built in two phases (Attachment 3, Sheet C-10). Phase One of the Villas is the subject of this current entitlement review, and entitlement applications for Phase Two will be submitted and reviewed at a later date. The first phase includes two buildings consisting of 40 two-bedroom condominiums, 13,000 square feet of ground-floor commercial space, a portion of an underground parking garage, and a retention basin. The second phase includes the completion of the underground garage, an additional 44 condominium units, and 7,000 square feet of commercial space located within three additional buildings.

Site Design:

The Phase One buildings, Building A and Building B, are situated along Main Street, east of the existing Old Town parking lots. The retention basin is located within an existing date palm grove and turf area located at the northeast corner of Avenida La Fonda and Main Street (Attachment 3, Sheet C-1). Pedestrian-oriented areas are located along storefronts on both sides of Main Street, and include amenities such as benches, potted plants, and decorative paving (Attachment 3, Sheet LP-3). Sidewalk

widths vary along the building frontages, with a minimum 15-foot width, and shade structures incorporated throughout. Bicycle parking will be provided along Main Street. The remainder of the project site is reserved for the second phase of the Villas project, which will remain vacant until construction of Phase Two commences.

Two vehicular access points are identified. A driveway is located along Main Street to the east of Building A that provides access to the surface level garages along the north elevation of Building A. The driveway that provides access to the subterranean parking garage is located along Avenida La Fonda.

As part of Phase One, a total of 68 parking spaces will be provided in the underground parking garage (3 ADA-accessible spaces), 5 on-street parking spaces along Main Street, and 15 individual garage spaces within Building A. Phase Two will include completion of the garage, additional on-street parking on Main Street, as well as a reconfiguration of the City Library parking lot. The following chart summarizes the parking program for the Villas:

	Underground	On-street	Private Garage	Surface Lot	Total
Phase 1	68	5	15	0	88
Phase 2	63	7	11	34	115
Total	125	12	26	34	197

The underground garage will be available for residents, business owners, and employees. No loading docks or rear entrances are provided. Similar to Old Town, all deliveries will be through the front doors of the businesses. Trash enclosures are located within each proposed building, and a single trash enclosure is located within the parking garage. A golf cart will tow the trash enclosures to street level for pickup.

As a part of Phase One, a community courtyard area is proposed with a spa, fire pit, BBQ, and shaded area. Phase Two will include additional amenities, including a pool, cabana, and sitting areas. The ground-level residential units in Building B include individual rear yard garden areas.

Architectural Design:

The buildings have been designed to reflect a modern interpretation of the Santa Barbara/Spanish architectural theme (Attachment 3, Sheet 5.1 – 6.7). The style does not intend to duplicate the existing buildings within Old Town, but rather blend the traditional Californian Mission Revival style with the modern architectural style of the nearby Civic Center buildings. The proposal also includes architectural elements such as the use of archways, balconies, and varied wall planes, as well as the use of both flat and sloped tile roofs at varying roof heights.

Building A includes approximately 5,300 square feet of commercial space and 15 private residential garages on the ground floor, five residential condominium units on the second floor, and five residential units on the third floor (Attachment 3, Sheet 5.1 –

5.7). The commercial spaces have frontages along Main Street, while the private garages are located at the rear of the building along Calle Tampico (Attachment 3, Sheet 1.1). Condominium unit sizes range from 1,530 to 2,140 square feet (Attachment 3, Sheet 5.7). Roof heights of the building fluctuate between 38 and 44 feet in order to provide a varying roofline and architectural projections.

Building B includes approximately 7,800 square feet of commercial space and six residential condominiums on the ground floor, 12 residential condominium units on the second floor, and 12 residential units on the third floor (Attachment 3, Sheet 6.1 – 6.7). The third-floor units also include access to a loft area on the roof, which includes living space and an outdoor deck area with patio cover. The commercial spaces have frontages along Main Street, and private backyards along the back of the building. Condominium unit sizes range from 1,219 to 1,682 square feet (Attachment 3, Sheet 6.7). Similar to Building A, the roof heights of Building B, including the loft and roof decks, fluctuate between 37 and 44 feet.

The architecture and layout of Phase One of the Villas at Old Town is compatible with the existing surrounding land uses, and with two exceptions (building height and number of stories), is consistent with the development standards in the Municipal Code. The buildings are appropriate at the proposed locations, and supplemental design elements appropriately enhance the architecture of the buildings. There should be limited impact on the existing residential development to the south as the tallest point of Building B is set back over 400 feet from the nearest existing residential dwelling on Calle Fortuna (Attachment 3, Sheet C-7 & Sheet 3.0). The proposed perimeter landscaping screen abutting Calle Tampico will reduce the aesthetic impact of the private garages on the north elevation of Building A, especially as the landscaping matures.

The Municipal Code limits building height in the Village to thirty-five feet, or two stories. The proposed buildings do not meet these height requirements. Specific Plans are permitted to provide for deviations from certain development standards. The applicant has proposed a Specific Plan Amendment that addresses these requirements. With City Council approval of the Specific Plan Amendment, the proposal will meet all development standards.

Landscaping:

Landscaping throughout the project site consists of primarily desert and other low to moderate water use plants (Attachment 3, Sheet LP-1 – LP-4). The proposed tree palette includes Mexican and Mediterranean Fan Palms. The shrub palette includes Bougainvillea, Lantana, and Yucca, among others. The temporary area between Phase One and Phase Two will be stabilized with decomposed granite and an adequate number of trees and shrubs (Attachment 3, Sheet LP-4). The perimeter area along Calle Tampico is proposed to be landscaped with numerous trees, shrubs, and a series of landscaped metal panels (Attachment 3, Sheet LP-1).

The proposed landscape plan is acceptable. The assorted species of plants add character to the proposed buildings and provide sufficient screening and accents around the project site, and is compliant with the Governor's Executive Order on drought. Furthermore, the landscaping plan is similar and compatible to the existing landscaping within Old Town, and is consistent with the plant palette in the proposed Specific Plan Amendment. The planters proposed along Main Street provide visual relief, as well as pedestrian-friendly amenities. The combination of landscaping and plant screen should sufficiently screen the private garages along Calle Tampico (Attachment 3, Sheet 5.5).

RECOMMENDATION

Recommend approval of Village Use Permit 2015-0001 to the Planning Commission.

Report prepared by: Jay Wu, AICP, Principal Planner
Report approved by: Gabriel Perez, Planning Manager

Attachment: 1. Project Information
 2. Project Area Map
 3. Villas at Old Town Village Use Permit Plan Set

ATTACHMENT 1

Project Information

CASE NUMBER: VILLAGE USE PERMIT 2015-0001

APPLICANT: MARVIN INVESTMENTS, INC.

PROPERTY OWNER: CITY OF LA QUINTA

ARCHITECT: DANIELIAN ASSOCIATES

LANDSCAPE ARCHITECT: HERMANN DESIGN GROUP

ENGINEER: COACHELLA VALLEY ENGINEERS

REQUEST: CONSIDERATION OF PHASE ONE OF THE VILLAS AT OLD TOWN, A MIXED-USE PROJECT INCLUDING 40 CONDOMINIUM UNITS AND 13,000 SQUARE FEET OF COMMERCIAL SPACE

LOCATION: SOUTHEAST CORNER OF CALLE TAMPICO AND DESERT CLUB DRIVE

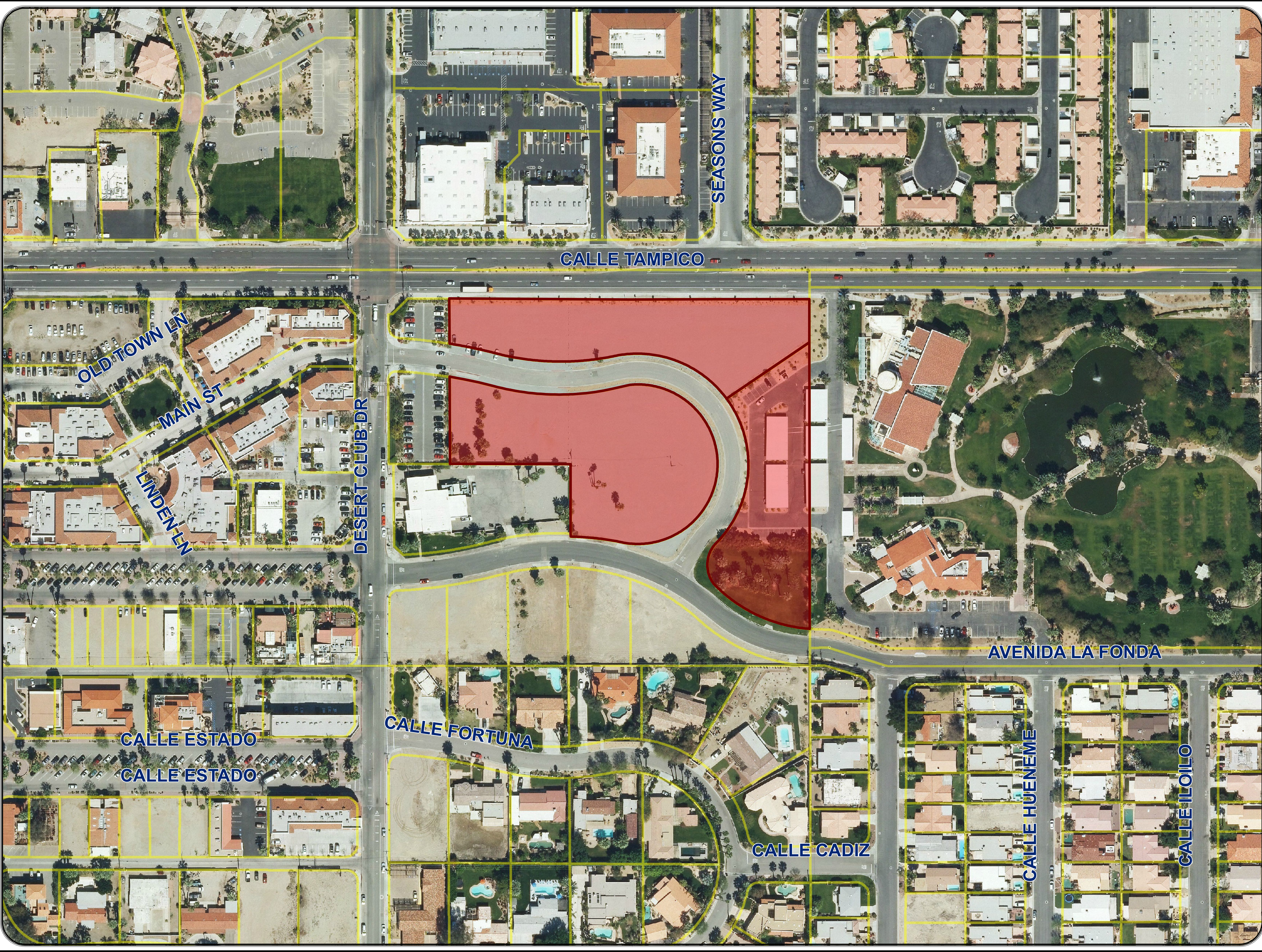
GENERAL PLAN DESIGNATION: VILLAGE COMMERCIAL

ZONING DESIGNATION: VILLAGE COMMERCIAL

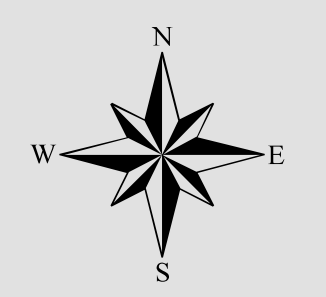
SURROUNDING ZONING/LAND USES:

NORTH:	VILLAGE COMMERCIAL EXISTING COMMERCIAL DEVELOPMENT
SOUTH:	VILLAGE COMMERCIAL VACANT, UN-ENTITLED LAND
EAST:	VILLAGE COMMERCIAL EXISTING COMMERCIAL DEVELOPMENT
WEST:	MAJOR COMMUNITY FACILITIES CIVIC CENTER CAMPUS

Villas at Old Town
Project Area Site Map
ATTACHMENT 2



ATTACHMENT 2



September 2, 2015

PROJECT INFORMATION

PROJECT ADDRESS



OWNER / APPLICANT

MARVIN INVESTMENTS
78100 MAIN STREET, SUITE 203
LA QUINTA, CA
760.771.2567

ARCHITECT

DANIELIAN ASSOCIATES
CONTACT: MIKE BOYD
mboyd@danielian.com
SIXTY CORPORATE PARK
IRVINE, CA 92606
949.474.6030

CIVIL ENGINEER

COACHELLA VALLEY ENGINEERS
CONTACT: DAVID TURNER
77-933 LAS MONTANAS ROAD, SUITE 201
PALM DESERT, CA 92211
760.360.4200

LANDSCAPE ARCHITECT

HERMANN DESIGN GROUP
CONTACT: CHRIS HERMAN
77772 FLORA ROAD, SUITE A
PALM DESERT, CA 92211
760.777.9132

LEGAL DESCRIPTION

APN 770-123-010, 770-123-011
Lots 62-66 except the northerly 20 feet, lots 68-71 and lots 76-77, all of the Desert Club tract unit no. 4, in the City of La Quinta, County of Riverside, State of California, as per map recorded in Book 21, page 60, records of Riverside County, California

PROJECT DESCRIPTION

Mixed use with 13,000 sqft of commercial space and 40 two-bedroom condos ranging from 1,219 sqft - 2,140 sqft with underground parking

ZONING

Village Commercial

AREA DATA

SITE ACREAGE 73,000 SQFT

BUILDING A 11,000 SQ FT
BUILDING B 21,000 SQFT

TOTAL 32000 SQFT
44% NET TOTAL

HARDSCAPED AREA 33,700 SQFT
46% NET SITE AREA

LANDSCAPED AREA 7,300 SQFT
10% NET SITE AREA

PARKING DATA

Parking provided in phase one is 89 spaces.

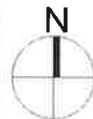
Parking required in phase one (not including allowances for reciprocal parking or shared parking with adjoining lots, 138 under current standards.

Parking required under revised standards pending before Planning commission and City Council 69 spaces.

BUILDING DATA

OCCUPANCY	M, R2
TYPE OF CONSTRUCTION	VA
SPRINKLERED	YES
STORIES	3
MAXIMUM HEIGHT	44' 2"

BUILDING AREA TABULATIONS



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CIVIL PLANS

- C-1 SITE PLAN PHASE 1
- C-2 UNDERGROUND SITE PLAN PHASE 1
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- C-7 SITE CROSS SECTION
- C-8 SEWER SERVICE PLAN
- C-9 WATER SERVICE PLAN
- C-10 PHASING PLAN
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- LP-3 PRELIMINARY PLANTING PLAN - LANDSCAPE CONCEPTS
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- 1.1 FIRE ACCESS STUDY
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PHASE 1

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- 5.2 BUILDING A - SECOND LEVEL
- 5.3 BUILDING A - THIRD LEVEL
- 5.4 BUILDING A - ROOF LEVEL
- 5.5 BUILDING A - NORTH AND EAST ELEVATIONS
- 5.5-2 BUILDING A - NORTH AND EAST ELEVATIONS (NO PLANTING)
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- 12.2 MAIN STREET VIEW 2
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- 12.5 CALLE TAMPICO VIEW

RECEIVED

JUN 24 2015

CITY OF LA QUINTA
COMMUNITY DEVELOPMENT

ATTACHMENT 3

THE VILLAS AT OLD TOWN - VILLAGE USE PERMIT

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE PLAN - PHASE 1

THE VILLAS AT OLD TOWN

LOTS 62-66 EXCEPT THE NORTH 20 FEET, 68-71 AND 76-77 OF DESERT CLUB TRACT UNIT NO. 4, FILED IN M.B. 21/60, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2 NW1/4 SW1/4) OF SECTION 6, T.6S., R.7E. S.B.M., CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

COACHELLA VALLEY ENGINEERS MARCH, 2015

LEGEND

- SECTION LINE
- 1/4 SECTION LINE
- 1/16 SECTION LINE
- EASEMENT LINE
- BOUNDARY LINE
- FD, FOUND
- DN, DOWN
- P.M, PARCEL MAP
- M.B, MAP BOOK
- R/W, RIGHT OF WAY
- ACC, ACCEPTED
- PP, POWER POLE
- FH, FIRE HYDRANT
- N.A.P, NOT A PART
- O.R, OFFICIAL RECORDS
- B.O.B, BASIS OF BEARINGS
- (R), RADIAL BEARING
- UG, UNDERGROUND
- F, FLAG
- *, PALM TREE
- , SINGLE TREE
- , PEDESTRIAN SIGNAL
- >, CULVERT
- ⌋, POST-MISC
- ⌋, SPOT ELEVATION
- , BILLBOARD
- , CATCH BASIN
- , FIRE HYDRANT
- , METER/UTILITY
- , MANHOLE
- , STREET LIGHT
- , LIGHT POLE
- , UTILITY POLE
- , SIGNS
- , SIGNS
- , DATE
- , TRAFFIC SIGNAL
- , VALVE
- , ARROW/STRAIGHT
- , ARROW/TURNS
- , ARROW/TURNS
- , BIKE LANE
- , HANDICAP
- , TRAFFIC PAINT
- , TRAFFIC PAINT
- , CETERLINE PAINT
- , ELEVATION TEXT
- , CURB/GUTTER
- , INDEX CONTOUR
- , INTER CONTOUR
- , ASPHALT PAVEMENT
- , PAVED ROAD
- , PARKING STRIPES
- , WASH
- , FENCE
- , VEGETATION LINE

OWNER/APPLICANT

MARVIN INVESTMENTS, INC.
78-100 MAIN STREET, SUITE 203
LA QUINTA, CA 92253
PHONE: (760) 771-2567

ASSESSORS PARCEL NUMBERS

770-123-011 & 770-124-010

LEGAL DESCRIPTION

LOTS 62-66 EXCEPT THE NORTHERLY 20 FEET, LOTS 68-71 AND LOTS 76-77, ALL OF DESERT CLUB TRACT UNIT NO. 4, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 60, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE

3.40 AC., ± - NET

UTILITIES

WATER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651
SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651
ELECTRIC: IMPERIAL IRRIGATION DISTRICT (800) 303-7756
GAS: THE GAS COMPANY (800) 427-2200
TELEPHONE: VERIZON (800) 483-5000
CABLE: TIME WARNER (760) 340-1312

ZONING

EXISTING: VILLAGE COMMERCIAL

LAND USE

EXISTING: VILLAGE COMMERCIAL

SCHOOL DISTRICT

DESERT SANDS UNIFIED SCHOOL DISTRICT

TOPOGRAPHY

AERIAL SURVEY PERFORMED BY AEROTECH MAPPING, FEB, 2014

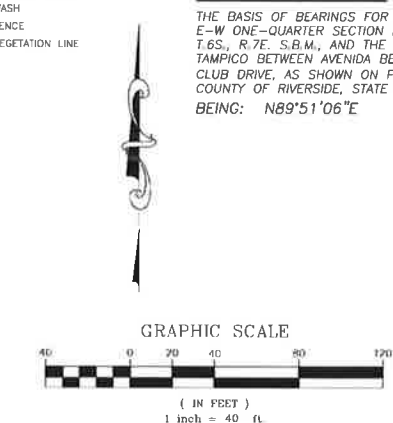
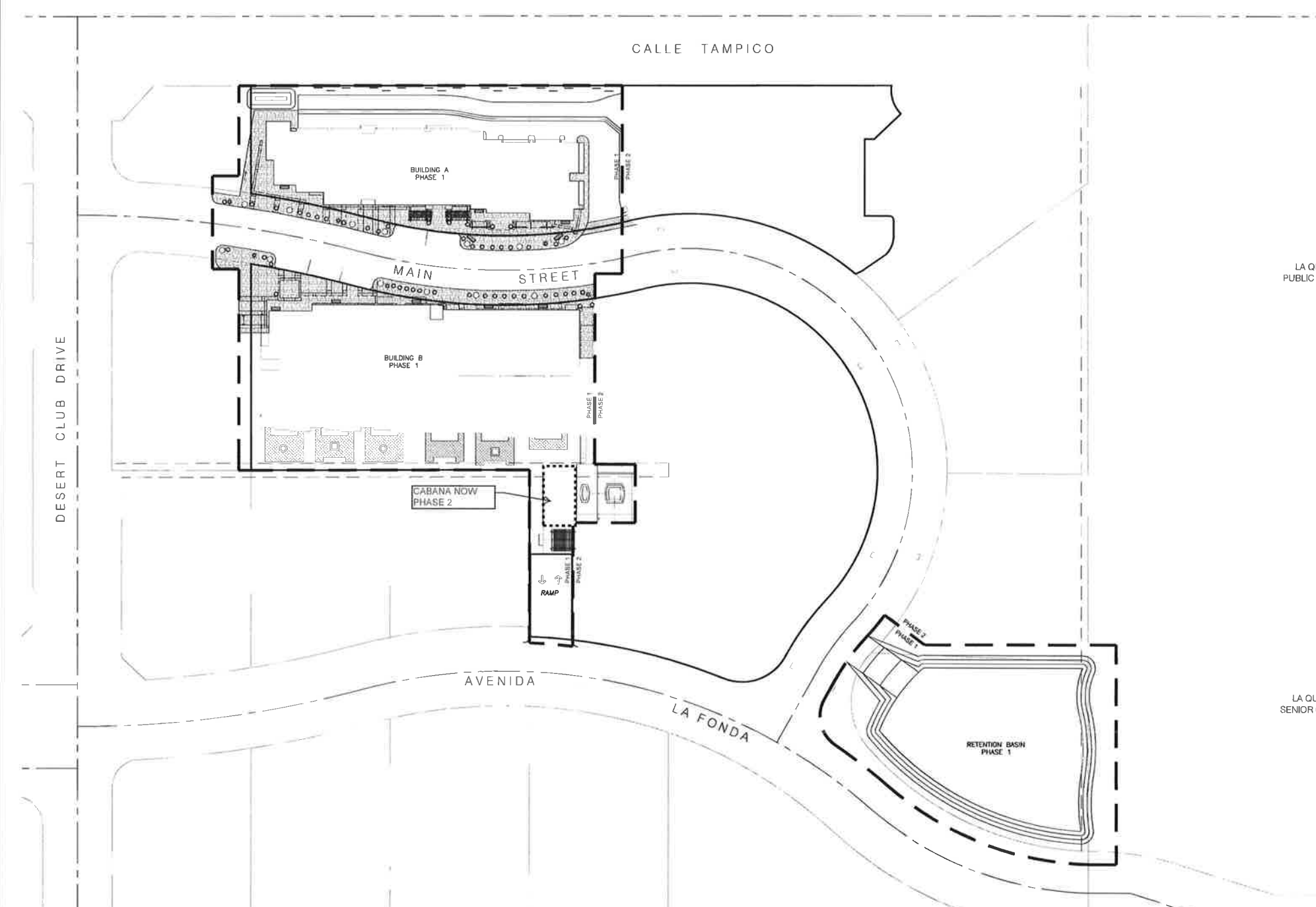
THOMAS GUIDE

COORDINATES

MAP PAGE B49, GRID F-7, G-7

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE E-W ONE-QUARTER SECTION LINE OF SECTION 6, T.6S., R.7E. S.B.M., AND THE CENTERLINE OF CALLE TAMPICO BETWEEN AVENIDA BERMUDAS & DESERT CLUB DRIVE, AS SHOWN ON P.M. 206/60-62, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
BEING: N89°51'06"E



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR. DATE	CITY	CHECKED BY	DATE
DESIGNED BY:	CJG					CHECKED BY:	MAT
DRAWN BY:	CJG						

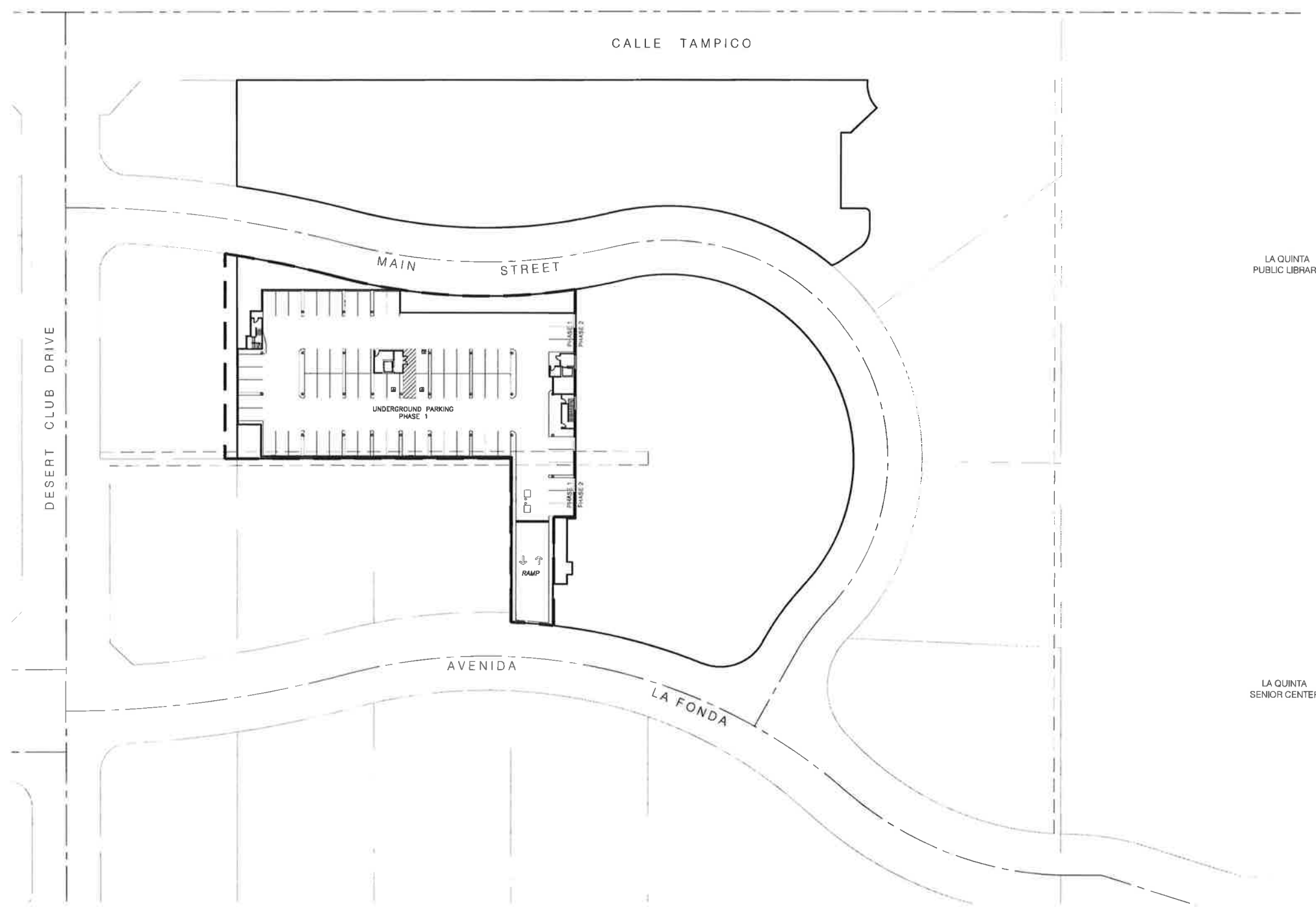
RECOMMENDED FOR APPROVAL
SEAL
NO. 35728
DAVID K. RICE, JR.
CIVIL ENGINEER
STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA
DATE
R.I.C.E. NO. 35728
PREPARED UNDER THE DIRECT SUPERVISION OF
DAVID K. RICE, JR.
DATE: 06/03/15
EXP. DATE: 06/03/15

CVE
Coachella Valley Engineers
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211
Tel: (760) 360-4200 Fax: (760) 360-4204
email: cve@cve.net web: www.cve.net

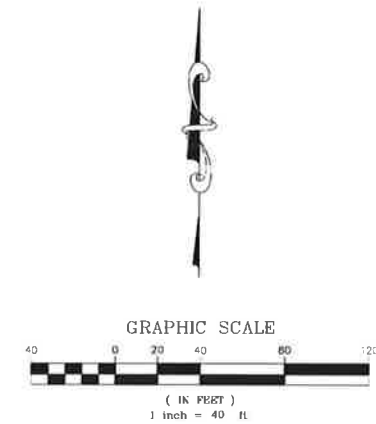
SCALE: 1" = 40'
BENCHMARK: CITY OF LA QUINTA BM-255: 3.5" BRASS DISK IN CURB, FLUSH, 70' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPICO & WASHINGTON STREET. ELEV. = 39.947 (NAVD 88)
DATE: MAR 2015

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
A.P.N. 770-123-011 & 770-124-010
SHEET No. C-1
SITE PLAN PHASE 1 THE VILLAS AT OLD TOWN
FILE No.
LOTS 62-66, 68-71 & 76-77, M.B. 21/60, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E. S.B.M.
FOR MARVIN INVESTMENTS, INC. JOB No. 14102



LEGEND

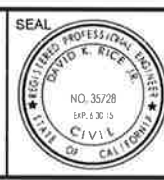
- SECTION LINE
- - - 1/4 SECTION LINE
- 1/16 SECTION LINE
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DATE	BY	MARK	REVISIONS	APPR.	DATE	CHECKED BY	DATE
DESIGNED BY: C.J.G.			DRAWN BY: C.J.G.			CHECKED BY: MAT	

RECOMMENDED FOR APPROVAL
 SEAL
 DATE
 CITY



APPROVED BY THE CITY OF LA QUINTA
 DATE
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 DATE
 DAVID K. RICE, JR.
 R.C.E. NO. 35728
 EXP. DATE: 06/30/15

77-933 Las Montanas Road, Suite 101
 Palm Desert, CA 92211
 Tel: (760) 360-4200 Fax: (760) 360-4204
 email: cve@cve.net web: www.cve.net

SCALE: 1" = 40'
 DATE: MAR, 2015
 BENCHMARK: CITY OF LA QUINTA BM-255; 3.5" BRASS DISK IN CURB, FLUSH, 70' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPICO & WASHINGTON STREET. ELEV. = 38.947 (NAVD 88)

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
 A.P.N. 770-123-011 & 770-124-010
SITE PLAN
PHASE 1
THE VILLAS AT OLD TOWN
 LOTS 62-66, 68-71 & 75-77, M.B. 21480, N1/2 NW1/4 SW1/4 SEC. 5, T.4S., R.7E., S.B.M.
 FOR MARVIN INVESTMENTS, INC. JOB No. 14102

SHEET No.
C-2
 FILE No.

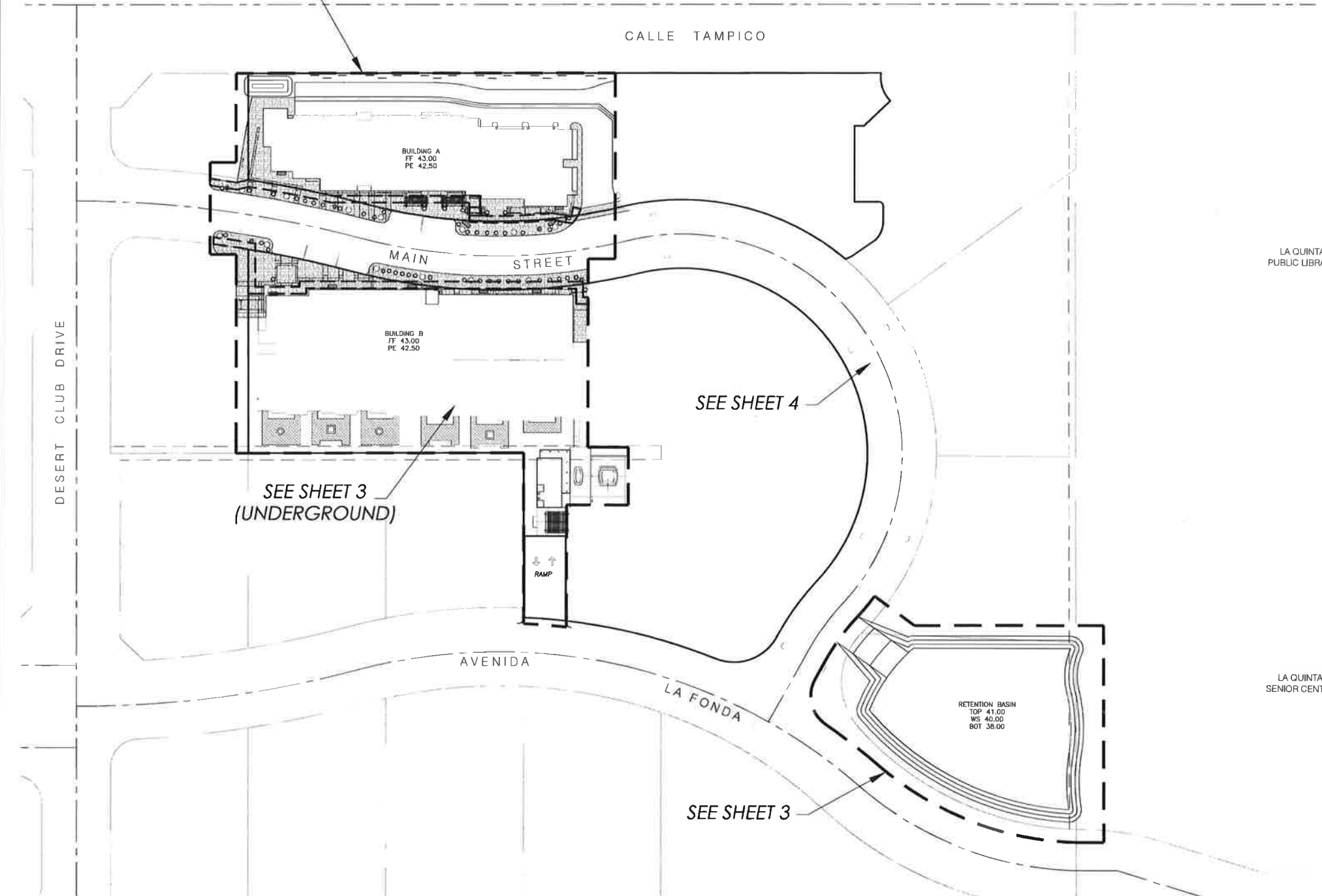
IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN

THE VILLAS AT OLD TOWN

LOTS 62-66 EXCEPT THE NORTH 20 FEET, 68-71 AND 76-77 OF DESERT CLUB TRACT UNIT NO. 4, FILED IN M.B. 21/60, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2 NW1/4 SW1/4) OF SECTION 6, T.6S., R.7E. S.B.M., CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 COACHELLA VALLEY ENGINEERS MARCH, 2015

SEE SHEET 2



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- CATCH BASIN
- FIRE HYDRANT
- METER/UTILITY
- MANHOLE
- STREET LIGHT
- LIGHT POLE
- UTILITY POLE
- SIGNS
- SIGNS
- GATE
- TRAFFIC SIGNAL
- VALVE
- ARROW/STRAIGHT
- ARROW/TURNS
- ARROW/TURNS
- BIKE LANE
- HANDICAP
- TRAFFIC PAINT
- TRAFFIC PAINT
- CENTERLINE PAINT
- ELEVATION TEXT
- CURB/GUTTER
- INDEX CONTOUR
- INTER CONTOUR
- ASPHALT PAVEMENT
- PAVED ROAD
- PARKING STRIPES
- WASH
- FENCE
- VEGETATION LINE

LA QUINTA PUBLIC LIBRARY

LA QUINTA SENIOR CENTER

OWNER/APPLICANT

MARVIN INVESTMENTS, INC.
 78-100 MAIN STREET, SUITE 203
 LA QUINTA, CA 92253
 PHONE: (760) 771-2567

ASSESSORS PARCEL NUMBERS

770-123-011 & 770-124-010

LEGAL DESCRIPTION

LOTS 62-66 EXCEPT THE NORTHERLY 20 FEET, LOTS 68-71 AND LOTS 76-77, ALL OF DESERT CLUB TRACT UNIT NO. 4, IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 21, PAGE 60, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

ACREAGE

3.40 AC., ± - NET

UTILITIES

- WATER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651
- SEWER: COACHELLA VALLEY WATER DISTRICT (760) 398-2651
- ELECTRIC: IMPERIAL IRRIGATION DISTRICT (800) 303-7756
- GAS: THE GAS COMPANY (800) 427-2200
- TELEPHONE: VERIZON (800) 483-5000
- CABLE: TIME WARNER (760) 340-1312

ZONING

EXISTING: VILLAGE COMMERCIAL

LAND USE

EXISTING: VILLAGE COMMERCIAL

SCHOOL DISTRICT

DESERT SANDS UNIFIED SCHOOL DISTRICT

TOPOGRAPHY

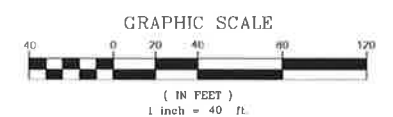
AERIAL SURVEY PERFORMED BY AEROTECH MAPPING, FEB, 2014

THOMAS GUIDE COORDINATES

MAP PAGE B49, GRID F-7, G-7

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE E-W ONE-QUARTER SECTION LINE OF SECTION 6, T.6S., R.7E. S.B.M., AND THE CENTERLINE OF CALLE TAMPICO BETWEEN AVENIDA BERMUDAS & DESERT CLUB DRIVE, AS SHOWN ON P.M. 206/60-62, O.R. COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.
 BEING: N89°51'06"E



Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE	CHECKED BY	DATE

RECOMMENDED FOR APPROVAL

SEAL

DATE

CITY

CHECKED BY

DATE

SEAL

DAVID K. RICE, JR.

CIVIL ENGINEER

STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA

DATE

R.I.C.E. NO. 35728

PREPARED UNDER THE DIRECT SUPERVISION OF

DATE

DAVID K. RICE, JR.

EXP. DATE: 08/30/15

CVE Coachella Valley Engineers

77-933 Las Montanas Road, Suite 101
 Palm Desert, CA 92211

Tel: (760) 360-1200 Fax: (760) 360-1204
 email: cve@cve.net web: www.cve.net

SCALE: 1" = 40'

DATE: MAR, 2015

BENCHMARK: CITY OF LA QUINTA BM-255: 3.5" BRASS DISK IN CURB, FLUSH, 70' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPICO & WASHINGTON STREET. ELEV. = 38.947 (NAVD 88)

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA

A.P.N. 770-123-011 & 770-124-010

PHASE 1 PRELIMINARY GRADING & DRAINAGE PLAN

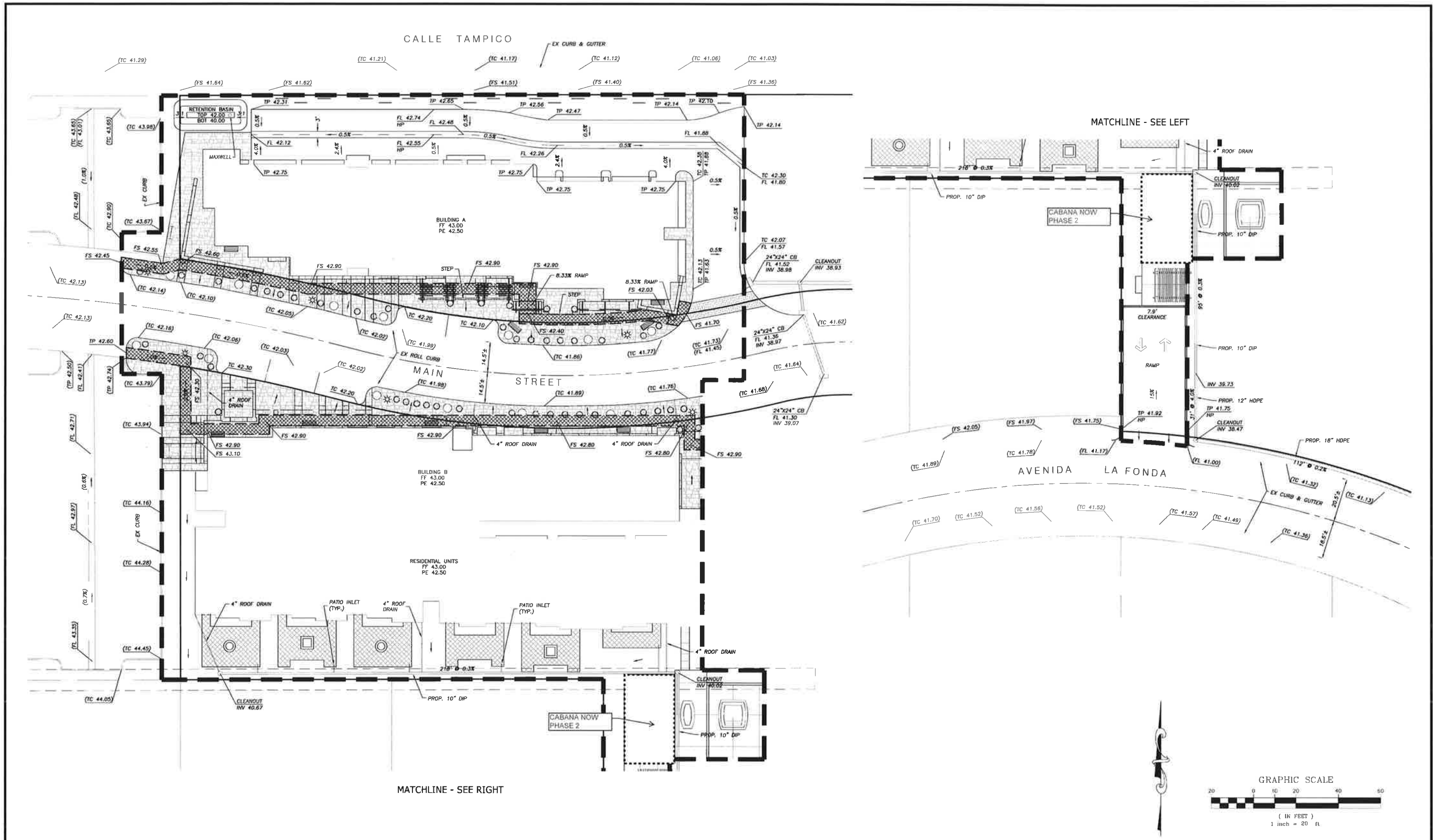
THE VILLAS AT OLD TOWN

LOTS 62-66, 68-71 & 76-77, M.B. 21/60, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E. S.B.M.

FOR MARVIN INVESTMENTS, INC. JOB No. 14102

SHEET No. C-3

FILE No.



Underground Service Alert
Call: TOLL FREE
1-800-227-2600
TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE	CHECKED BY	DATE

DESIGNED BY: C.J.G. DRAWN BY: C.J.G. CHECKED BY: MAT

RECOMMENDED FOR APPROVAL
DATE
DATE
DATE

SEAL

SEAL
REGISTERED PROFESSIONAL ENGINEER
NO. 35728
DAVID K. RICE, JR.
CIVIL
STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA
DATE
R.C.E. NO. 35728 EXP. DATE 06/30/15

CVE 77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211
Tel: (760) 360-1200 Fax: (760) 360-1204
email: cve@cve.net web: www.cve.net

COACHELLA VALLEY ENGINEERS

SCALE: 1" = 20'
DATE: MAR 2015

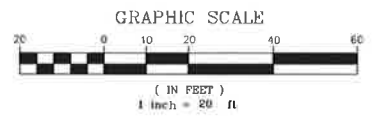
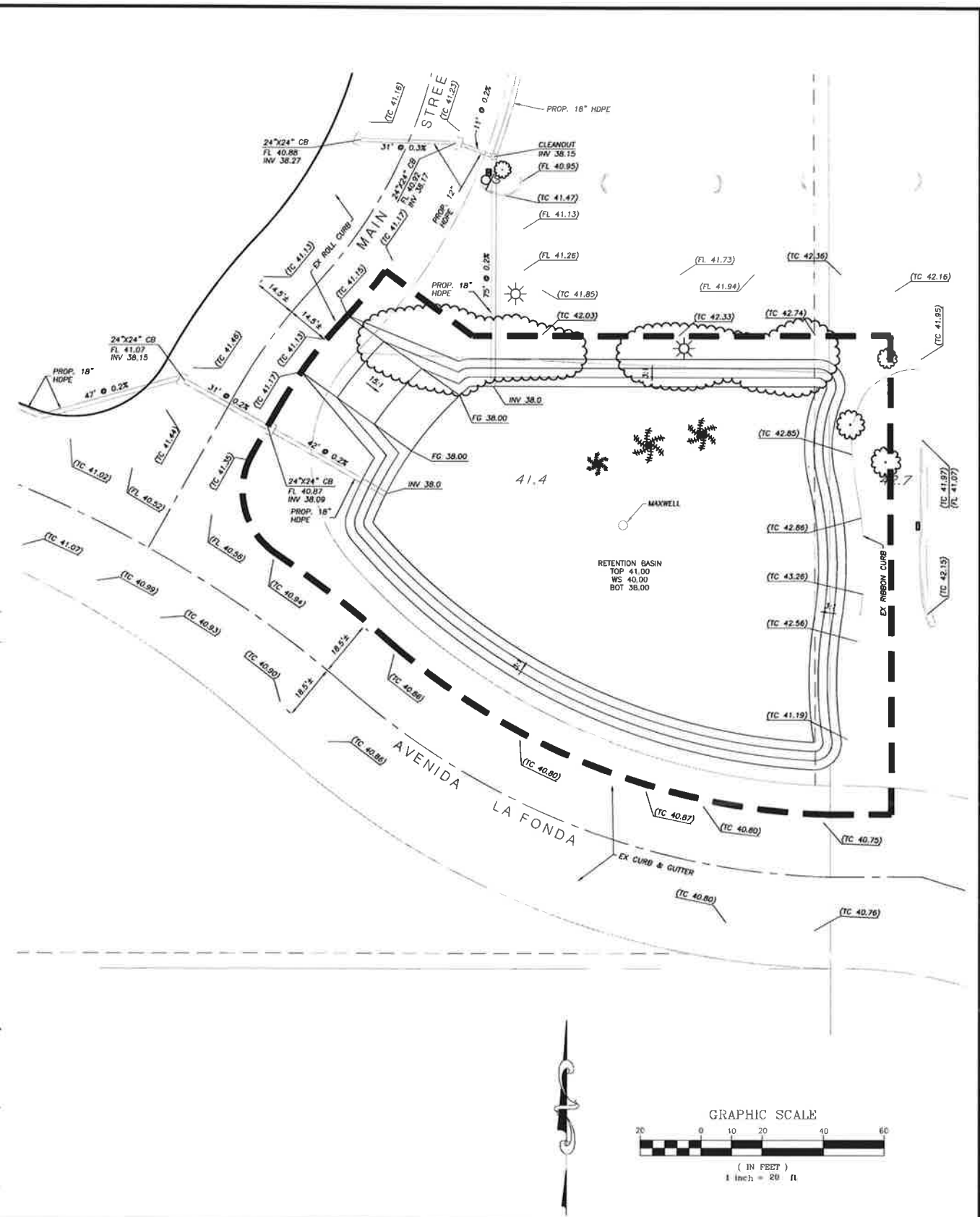
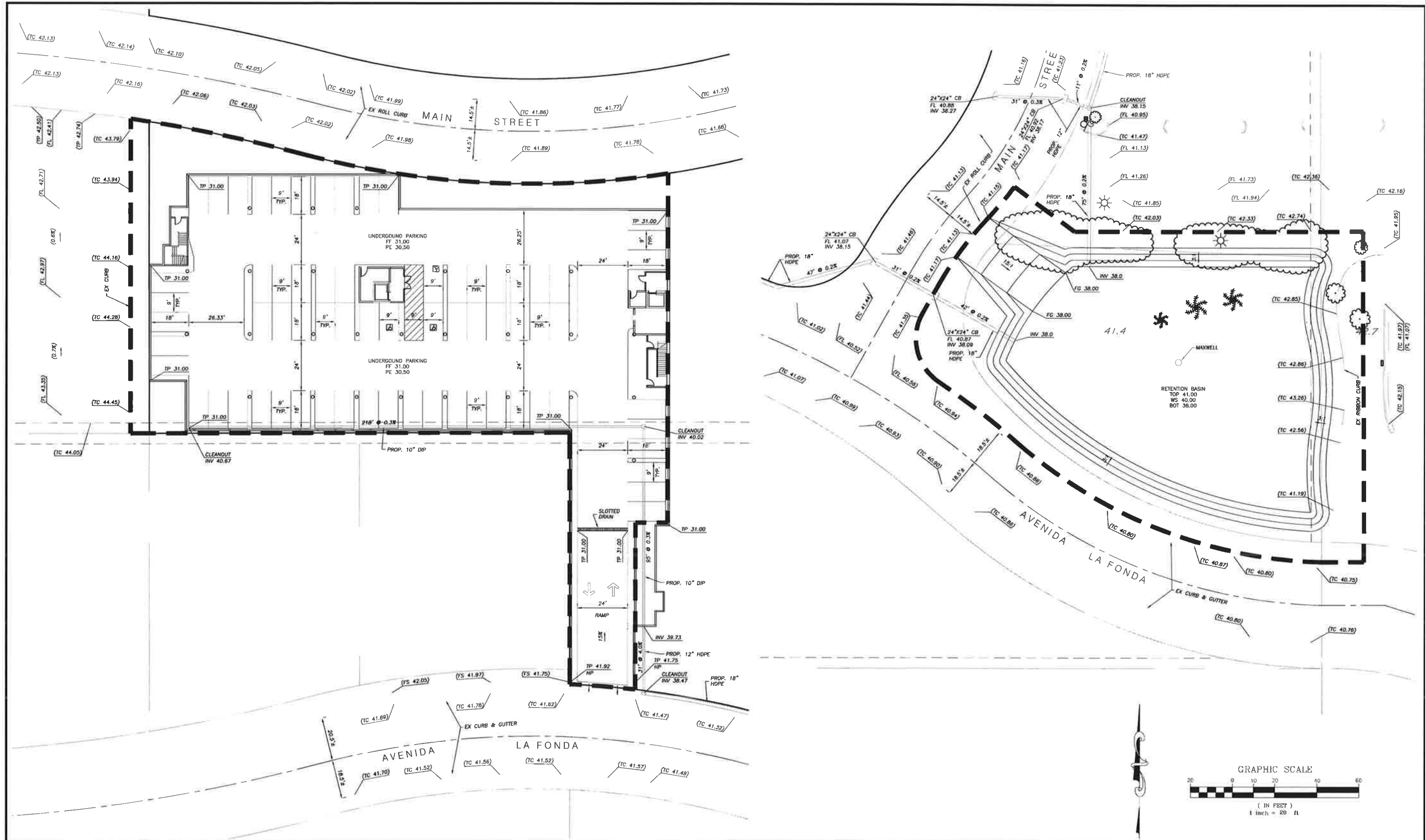
BENCHMARK: CITY OF LA QUINTA BM-255: 3.5" BRASS DISK IN CURB, FLUSH, 70' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPICO & WASHINGTON STREET. ELEV. = 39.947 (NAVD 88)

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA

A.P.N. 770-123-011 & 770-124-010
PHASE 1 PRELIMINARY GRADING & DRAINAGE PLAN
THE VILLAS AT OLD TOWN

LOTS 62-66, 68-71 & 76-77, M.B. 2160, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E., S.B.M.
FOR MARVIN INVESTMENTS, INC. JOB No. 14102

SHEET No. **C-4**
FILE No.



Underground Service Alert
 Call: TOLL FREE
 1-800-227-2600
 TWO WORKING DAYS BEFORE YOU DIG

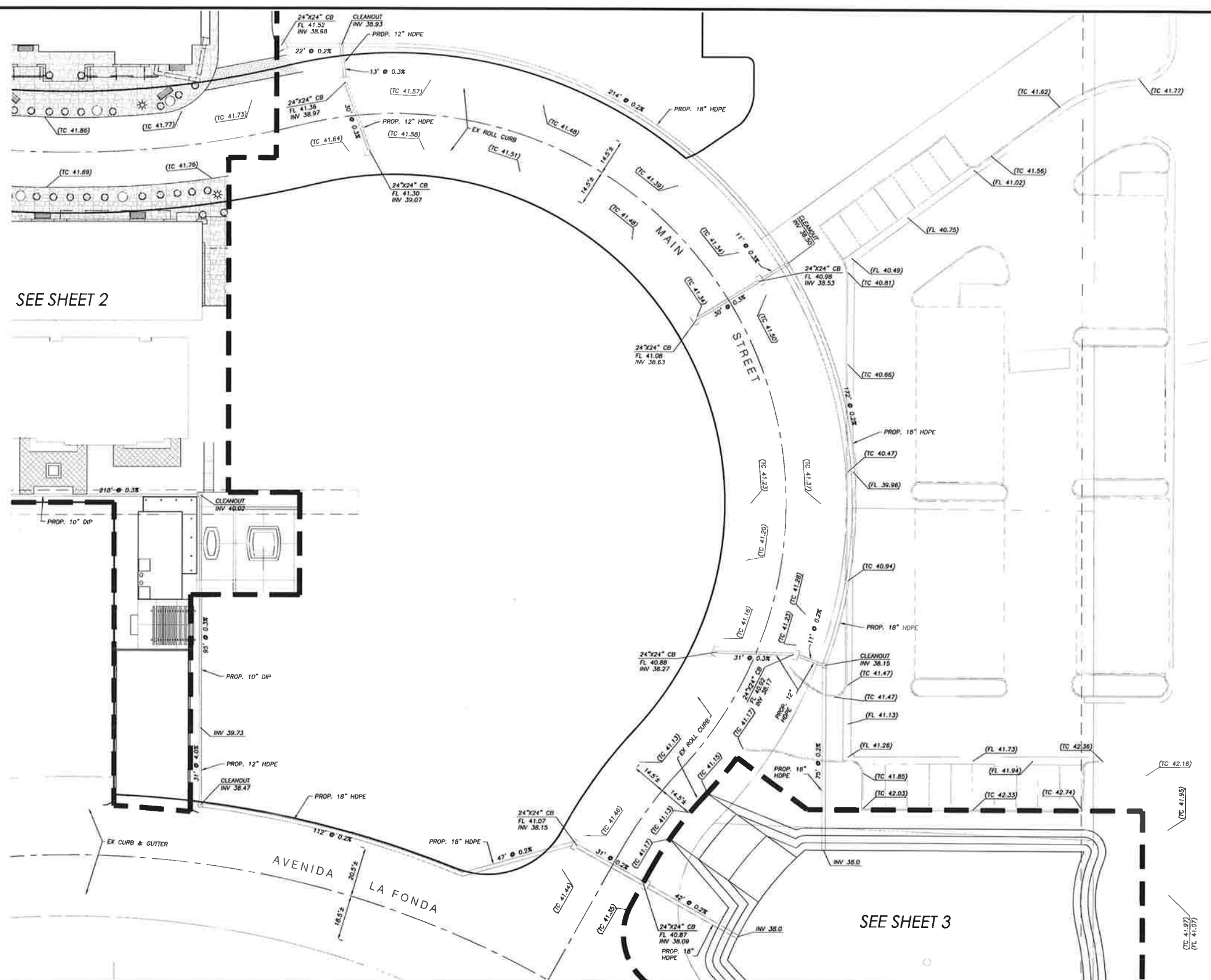
DATE	BY	MARK	REVISIONS	APPR.	DATE	CHECKED BY	DATE
DESIGNED BY:	C:JG			CITY		CHECKED BY:	
DRAWN BY:	C:JG			CITY		CHECKED BY:	
CHECKED BY:	MAT			CITY		CHECKED BY:	

RECOMMENDED FOR APPROVAL
 SEAL
 SEAL
 REGISTERED PROFESSIONAL ENGINEER
 NO. 35728
 EXP. 4.30.15
 CIVIL
 STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA
 DATE _____
 R.I.C.E. NO. _____ EXP. DATE _____
 PREPARED UNDER THE DIRECT SUPERVISION OF: _____ DATE _____
 DAVID K. RICE, JR.
 R.I.C.E. NO. 35728 EXP. DATE 06/30/15

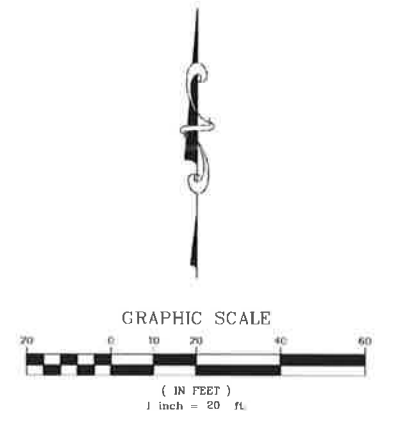
CVE
 Coachella Valley Engineers
 77-933 Las Montanas Road, Suite 101
 Palm Desert, CA 92211
 Tel: (760) 360-4200 Fax: (760) 360-4201
 email: cve@cve.net web: www.cve.net
 SCALE: 1" = 20'
 DATE: MAR, 2015
 BENCHMARK: CITY OF LA QUINTA BM-255: 3.5" BRASS DISK IN CURB, FLUSH, 70' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPOCO & WASHINGTON STREET. ELEV. = 39.947 (NAVD 88)

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
 A.P.N. 770-123-011 & 770-124-010
PHASE 1 PRELIMINARY GRADING & DRAINAGE PLAN
THE VILLAS AT OLD TOWN
 LOTS 62-66, 68-71 & 76-77, M.B. 21/80, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E., S.B.M.
 FOR MARVIN INVESTMENTS, INC. JOB No: 14102
 SHEET No. C-5
 FILE No.



SEE SHEET 2

SEE SHEET 3



Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2600
 TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE	CHECKED BY	DATE
DESIGNED BY:	CJG	DRAWN BY:	CJG	CHECKED BY:	MAT		

RECOMMENDED FOR APPROVAL
 SEAL
 DATE
 CITY
 DATE

SEAL
 REGISTERED PROFESSIONAL ENGINEER
 DAVID K. RICE, JR.
 NO. 35728
 CIVIL
 STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA
 DATE
 R.C.E. NO. 35728
 EXP. DATE: 06/30/15

CVE
 Coachella Valley Engineers
 77-933 Las Montanas Road, Suite 101
 Palm Desert, CA 92211
 Tel: (760) 360-4200 Fax: (760) 360-4204
 email: cve@cve.net web: www.cve.net
 SCALE: 1" = 20'
 DATE: MAR, 2015
 BENCHMARK: CITY OF LA QUINTA BM-255: 3.5" BRASS DISK IN CURB, FLUSH, 70' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPAO & WASHINGTON STREET. ELEV. = 38.947 (NAVD 88)

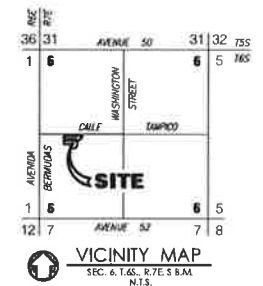
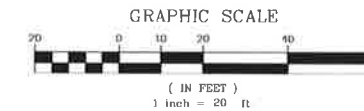
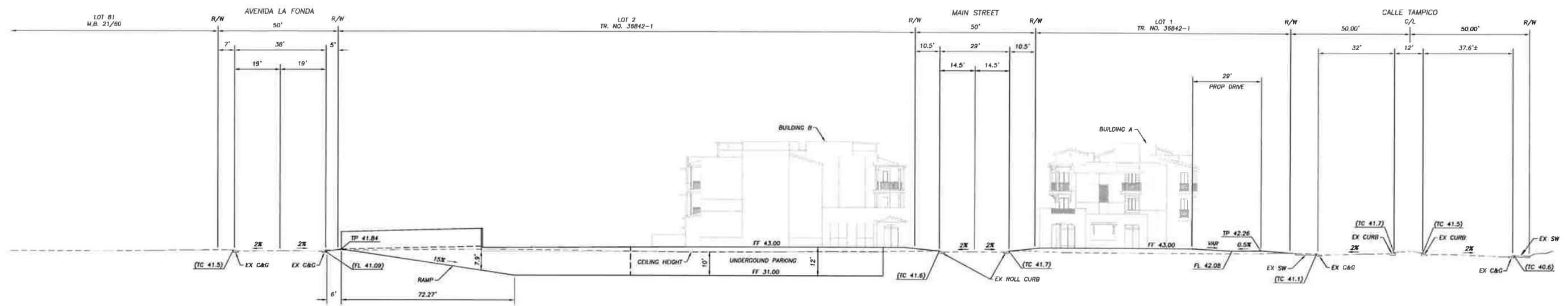
CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
 SHEET No. C-6
 A.P.N. 770-123-011 & 770-124-010
 PHASE 1 PRELIMINARY GRADING & DRAINAGE PLAN
 THE VILLAS AT OLD TOWN
 FOR MARVIN INVESTMENTS, INC.
 JOB No. 14102

IN THE CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

SITE CROSS SECTION

THE VILLAS AT OLD TOWN

LOTS 62-66 EXCEPT THE NORTH 20 FEET, 68-71 AND 76-77 OF DESERT CLUB TRACT UNIT NO. 4, FILED IN M.B. 21/60, IN THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (N1/2 NW1/4 SW1/4) OF SECTION 6, T.6S., R.7E. S.B.M., CITY OF LA QUINTA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 COACHELLA VALLEY ENGINEERS
 MARCH, 2015



Underground Service Alert
 Call: TOLL FREE
 1-800
 227-2600
 TWO WORKING DAYS BEFORE YOU DIG

DATE	BY	MARK	REVISIONS	APPR.	DATE	CHECKED BY	DATE

DESIGNED BY: C.J.G. DRAWN BY: C.J.G. CHECKED BY: MAT

RECOMMENDED FOR APPROVAL
 SEAL
 DATE
 CHECKED BY
 DATE

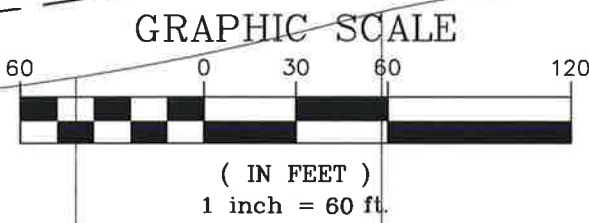
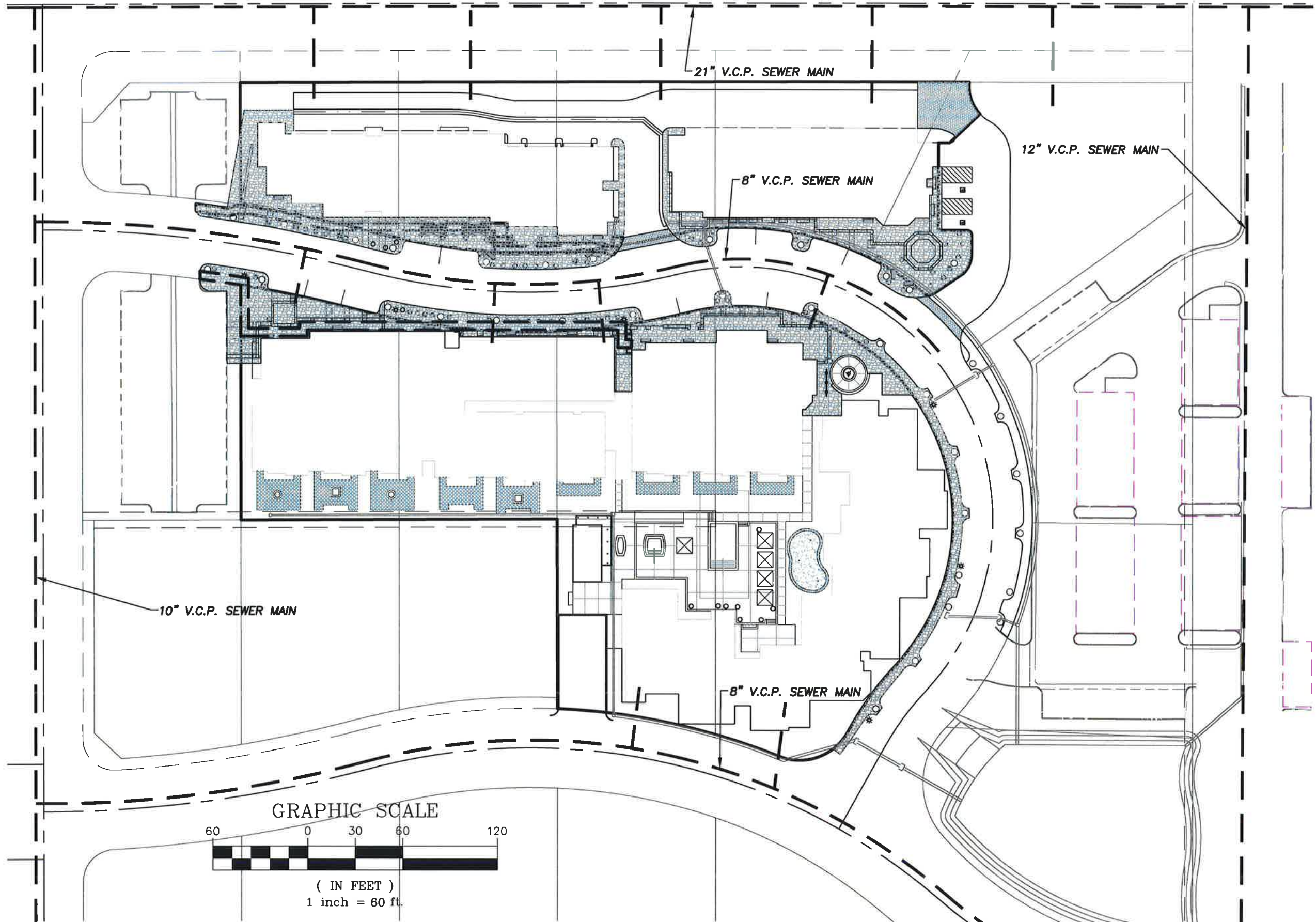
SEAL
 REGISTERED PROFESSIONAL ENGINEER
 NO. 35728
 CIVIL
 STATE OF CALIFORNIA

APPROVED BY THE CITY OF LA QUINTA
 DATE
 R.C.E. NO. 35728
 PREPARED UNDER THE DIRECT SUPERVISION OF:
 DAVID K. RICE, JR.
 EXP. DATE: 06/30/15

CVE
 Coachella Valley Engineers
 77-933 Las Montanas Road, Suite 101
 Palm Desert, CA 92211
 Tel: (760) 360-4200 Fax: (760) 360-4204
 email: cve@cve.net web: www.cve.net
 SCALE: 1" = 20'
 BENCHMARK: CITY OF LA QUINTA BM-255; 3.5" BRASS DISK IN CURB, FLUSH, 20' WEST OF ECR OF THE NW CURB RETURN AT THE INTERSECTION OF CALLE TAMPICO & WASHINGTON STREET. ELEV. = 38.947 (NAVD 88)
 DATE: MAR, 2015

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
 A.P.N. 770-123-011 & 770-124-010
 SITE CROSS SECTION
 THE VILLAS AT OLD TOWN
 LOTS 62-66, 68-71 & 76-77, M.B. 21/60, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E. S.B.M.
 FOR MARVIN INVESTMENTS, INC. JOB No. 14102

SHEET No.
C-7
 FILE No.



CV&E
Coachella Valley Engineers

77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211
Tel: (760) 360-4200 Fax: (760) 360-4204
email: cve@cve.net web: www.cve.net

SCALE: 1" = 60'
DATE: MAR, 2015

LOCATION:

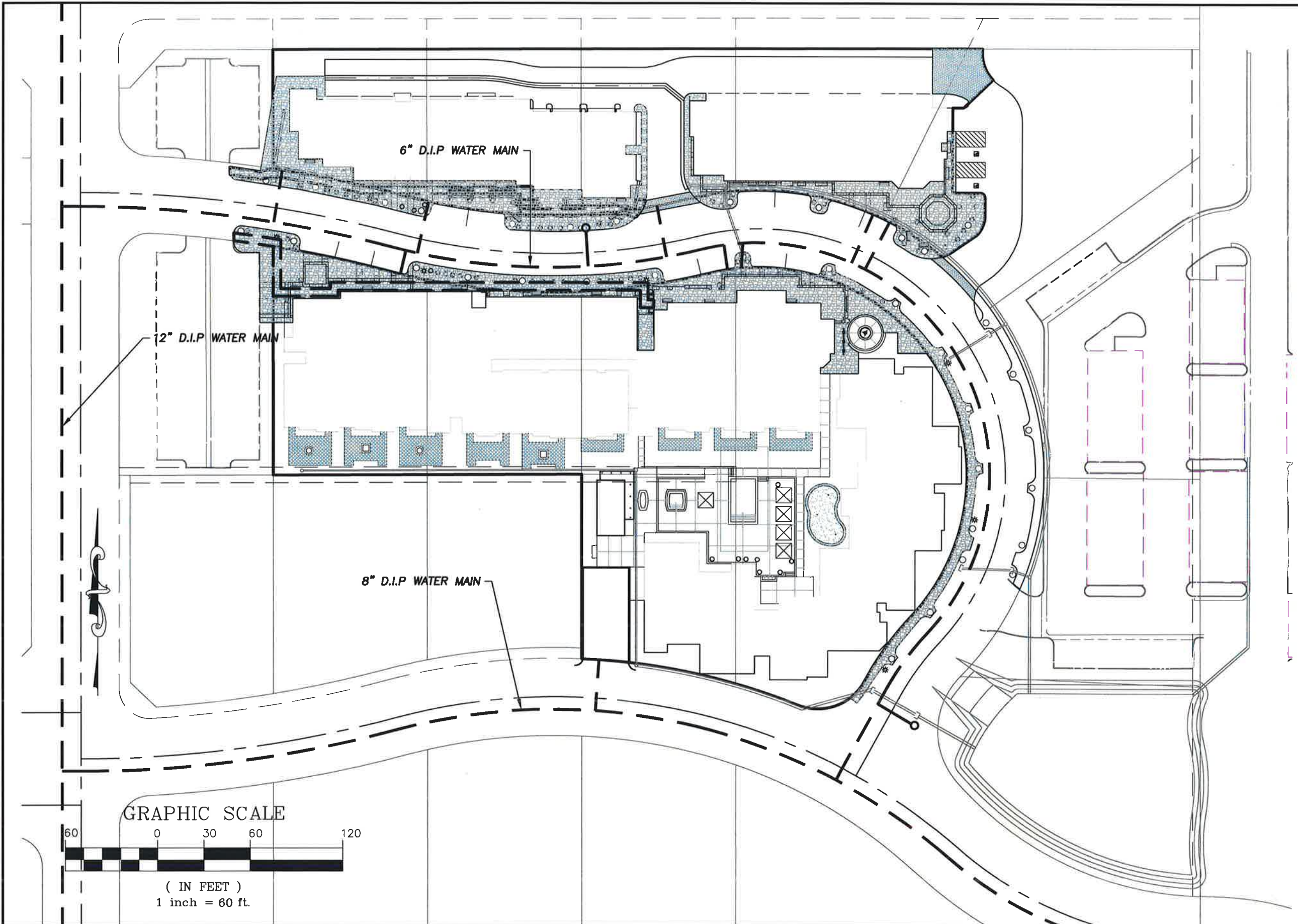
CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
A.P.N. 770-123-011 & 770-124-010
EXHIBIT 6 - SEWER SERVICE PLAN
THE VILLAS AT OLD TOWN

SHEET No.
C-8

FOR
MARVIN INVESTMENTS, INC.
JOB No. 14102

FILE No.

LOTS 62-66, 66-71 & 76-77, M.B. 21/60, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E., S.B.M.



--- EXISTING WATER

SHEET No.
C-9

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
 A.P.N. 770-123-011 & 770-124-010
EXHIBIT 7 - WATER SERVICE PLAN
THE VILLAS AT OLD TOWN

FILE No.

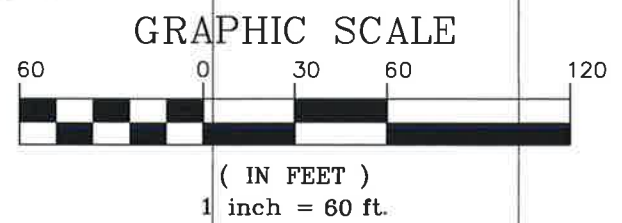
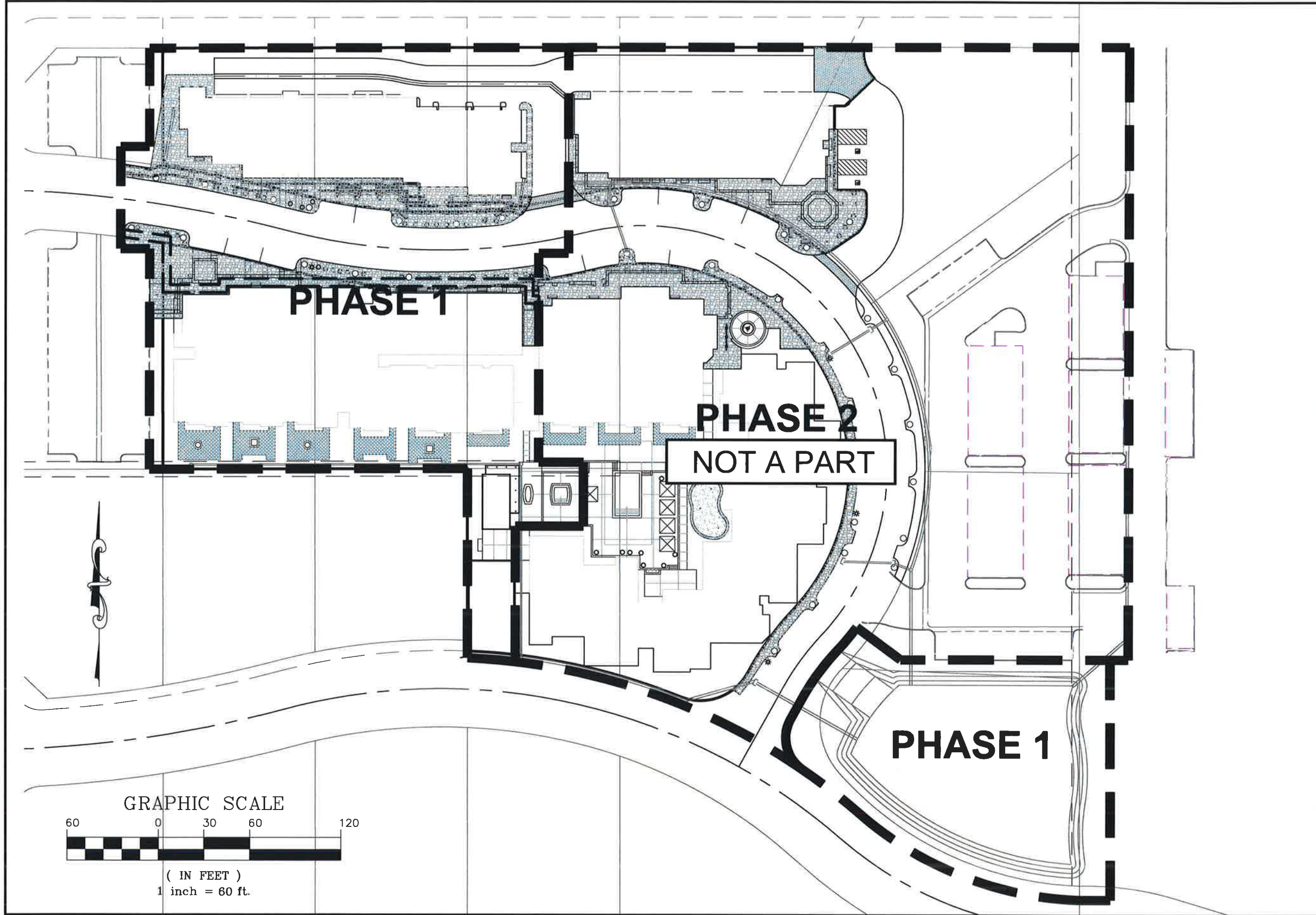
LOTS 62-66, 68-71 & 76-77, M.B. 21/60, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E., S.B.M.
 FOR MARVIN INVESTMENTS, INC. JOB No. 14102


77-933 Las Montanas Road, Suite 101
 Palm Desert, CA 92211
 Tel: (760) 360-4200 Fax: (760) 360-4204
 email: cve@cve.net web: www.cve.net

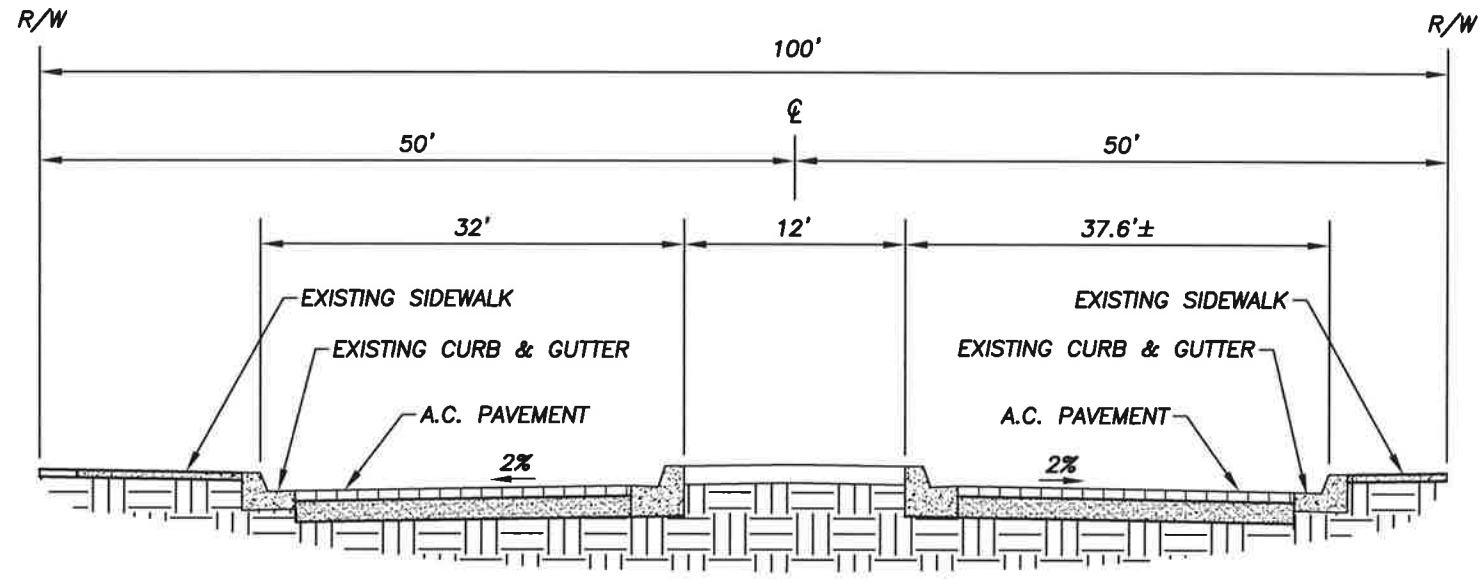
CVE
 Coachella Valley Engineers

SCALE: 1" = 60'
 DATE: MAR, 2015

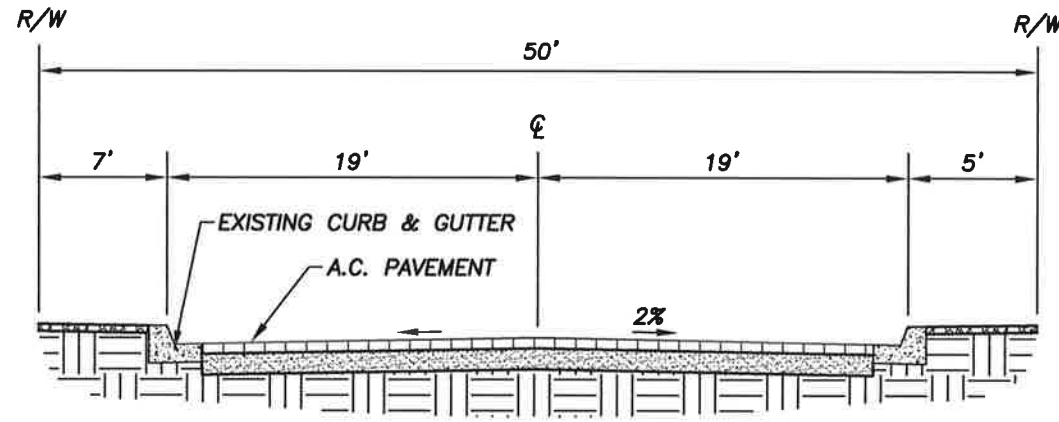
LOCATION:



 <p>CVVE Coachella Valley Engineers</p>	<p>77-933 Las Montanas Road, Suite 101 Palm Desert, CA 92211</p> <p>Tel: (760) 360-4200 Fax: (760) 360-4204 email: cve@cve.net web: www.cve.net</p>		<p>CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA</p>	<p>SHEET No. C-10</p>
	<p>77-933 Las Montanas Road, Suite 101 Palm Desert, CA 92211</p>		<p>A.P.N. 770-123-011 & 770-124-010</p> <p>EXHIBIT 8 - PHASING PLAN THE VILLAS AT OLD TOWN</p>	<p>FILE No.</p>
<p>LOCATION:</p>		<p>FOR</p>	<p>JOB No. 14102</p>	<p>LOTS 62-66, 68-71 & 76-77, M.B. 21/60, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E., S.B.M.</p>
<p>SCALE: 1" = 60'</p>	<p>DATE: MAR, 2015</p>			



CALLE TAMPICO (EXISTING)
N.T.S



AVENIDA LA FONDA (EXISTING)
N.T.S

SHEET No.
C-11

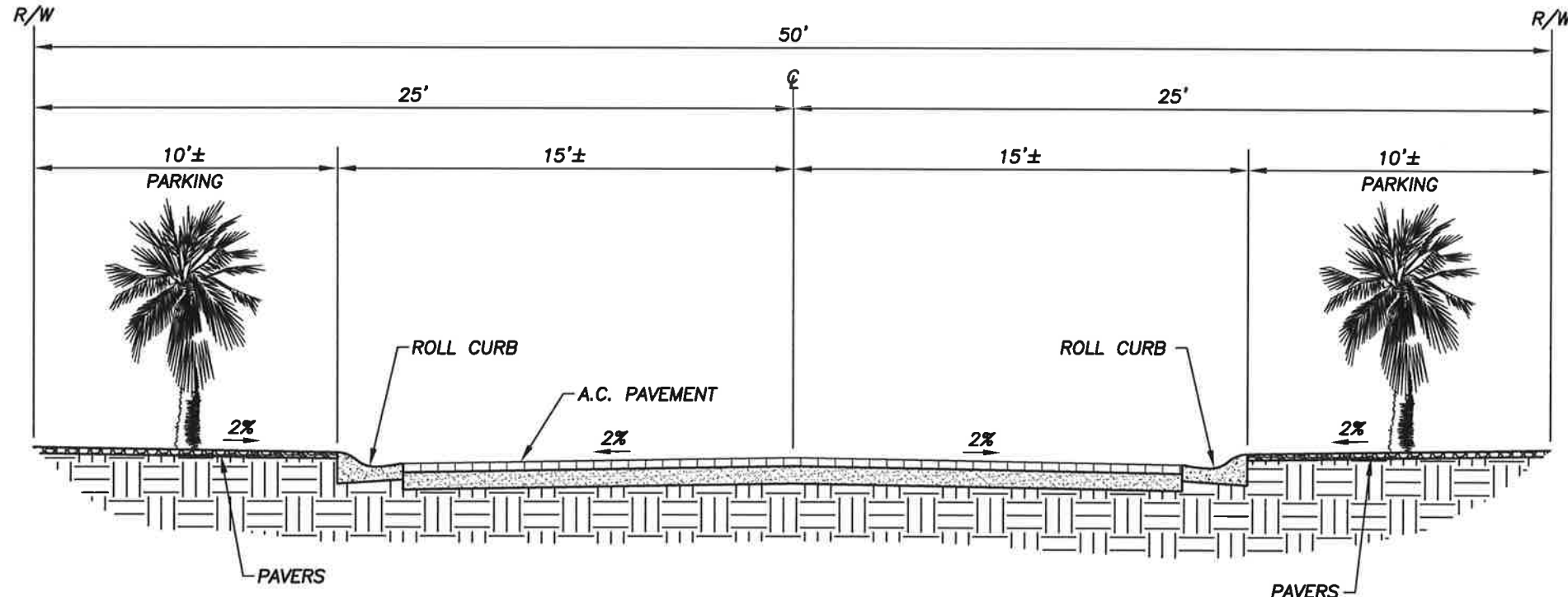
CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
A.P.N. 770-123-011 & 770-124-010
EXHIBIT 9 - CROSS SECTIONS
THE VILLAS AT OLD TOWN

FOR LOTS 62-66, 68-71 & 76-77, M.B. 2160, N1/2 NW1/4 SW1/4 SEC. 6, T.6S., R.7E. S.B.M.
MARVIN INVESTMENTS, INC. JOB No. 14102

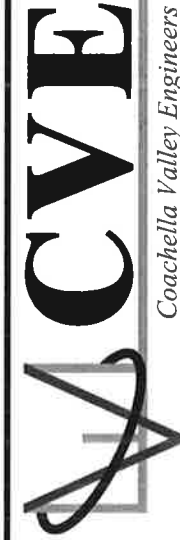
77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211
Tel: (760) 360-4200 Fax: (760) 360-4204
email: cve@cve.net web: www.cve.net

CVE
Coachella Valley Engineers

SCALE: 1" = 60'
DATE: MAR, 2015
LOCATION:



MAIN STREET (EXISTING)
SCALE: 1"=5'

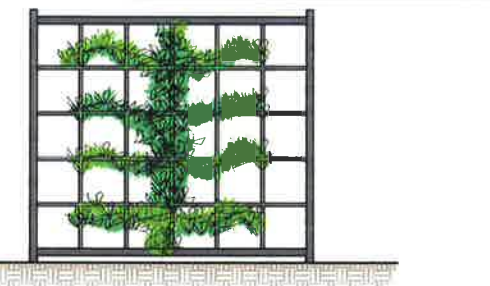
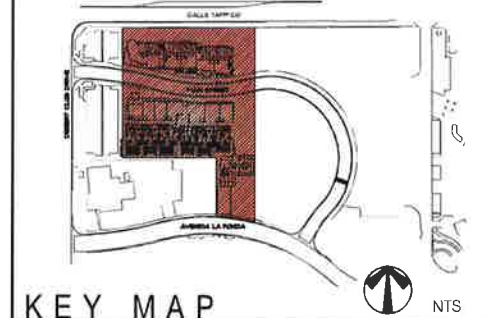


77-933 Las Montanas Road, Suite 101
Palm Desert, CA 92211
Tel: (760) 360-4200 Fax: (760) 360-4204
email: cve@cve.net web: www.cve.net

CITY OF LA QUINTA, RIVERSIDE COUNTY, STATE OF CALIFORNIA
A.P.N. 770-123-011 & 770-124-010
EXHIBIT 9 - CROSS SECTION
THE VILLAS AT OLD TOWN
FOR MARVIN INVESTMENTS, INC.
JOB No. 14102
FILE No.

SHEET No.
C-12

SCALE: N/A
DATE: MAR, 2015
LOCATION:



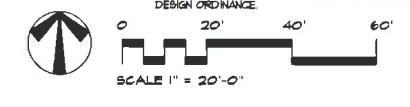
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES		
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' BTH
	TIPIANA TIPIU TIPIU TREE	24" BOX
	ACACIA ANEURA HILGA	24" BOX
	PROSOPIS CHILENSIS HAVERICK	24" BOX
	CITRUS SPECIES CITRUS	24" BOX
	CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX
	NOLINA RECURVATA FONY TAIL PALM	24" BOX
	PHOENIX ROEBELENI PIGMY DATE PALM	24" BOX
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	5 GAL
	CARISSA MACROCARPA SPECIES	5 GAL
	CALLISTEMON V. 'LITTLE JOHN'	5 GAL
	THEVETIA PERUVIANA YELLOW OLEANDER	5 GAL
	LANTANA SPECIES	5 GAL
	LEUCOPHYLLUM SPECIES LYNN'S LEGACY	5 GAL
	MORAEA INDIVIDUA FORTNIGHT LILY	5 GAL
	LIRIOPE MUSCARI BIG BLUE LILY	5 GAL
	AGAVE SPECIES	5 GAL
	YUCCA SPECIES	5 GAL
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL
	CALLIANDRA TWEEDII BRAZILIAN FLAME BUSH	5 GAL
	BOUGAINVILLEA 'BARBARA KARST'	5 GAL
	DURANTA REPENS SKYLARK	5 GAL
VINES		

DECOMPOSED GRANITE:
2" THICK LAYER OF 3/8" DEBERT GOLD
2"-4" REVER COBBLE 'DEL RIO'

IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE DESIGNED WITH THE MOST EFFICIENT
POINT TO POINT EMITTER AND BUBBLER IRRIGATION SYSTEM.

FINAL IRRIGATION PLANS WILL BE IN COMPLIANCE WITH THE CITY
OF LA QUINTA WATER EFFICIENCY ORDINANCE AND THE COACHELLA
VALLEY WATER DISTRICT'S LANDSCAPING AND IRRIGATION SYSTEM
DESIGN ORDINANCE.



HG

HERMANN DESIGN GROUP
77-899 WOLF ROAD
SUITE 102
PALM DESERT, CA
92271

LIC# 2754 EXP. 04/30/16
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
MARVIN INVESTMENTS, INC.
78100 MAIN STREET - STE. 203
SUITE 201
LA QUINTA, CALIFORNIA

PROJECT:
**THE VILLAS AT
OLD TOWN
LA QUINTA, CA 92253**

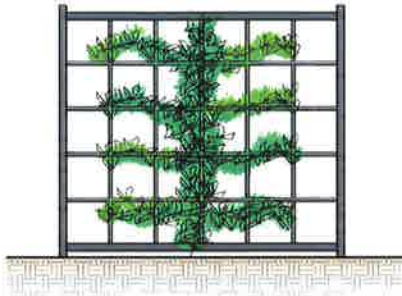
REVISIONS	DATE BY



SHEET TITLE:
**CONTINGENCY
PLANTING
PLAN**

DESIGNED	JE
DRAWN	JE
CHECKED	CH
DATE	9/5/15
SCALE	NOTED
JOB NO.	

SHEET
LP-4
OF 4 SHEETS



6' x 6' METAL PANEL SCREEN DETAIL SCALE: 1/2" = 1'

PROPOSED PLANT PALETTE

SYMBOL BOTANICAL NAME COMMON NAME SIZE

TREES

- WASHINGTONIA ROBUSTA MEXICAN FAN PALM 20' BTH
- TIPIANA TIPU TIPU TREE 24" BOX
- ACACIA ANEURA MULGA 24" BOX
- PROSOPIS CHILENSIS YAUERICK 24" BOX
- CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM 24" BOX
- NOLINA RECURVATA POINT TAIL PALM 24" BOX
- PHOENIX ROEBELENI FIGHT DATE PALM 24" BOX

SYMBOL BOTANICAL NAME COMMON NAME SIZE

SHRUBS

- BOUGAINVILLEA SPECIES 5 GAL
- CARIBBA MACROCARPA SPECIES 5 GAL
- CALLISTEMON V. 'LITTLE JOHN' 5 GAL
- THEVETIA PERUVIANA YELLOW OLEANDER 5 GAL
- LANTANA SPECIES 5 GAL
- LEUCOPHYLLUM SPECIES 5 GAL
- MORAEA INDIDOIDES FORTINGHAM LILY 5 GAL
- LIRIOPE MUSCARI BIG BLUE LILY 5 GAL
- AGAVE SPECIES 5 GAL
- YUCCA SPECIES 5 GAL
- CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE 5 GAL

SYMBOL BOTANICAL NAME COMMON NAME SIZE

VINES

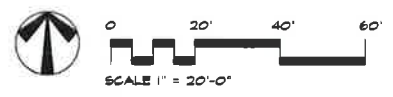
- CALLIANDRA TWEEDII 5 GAL
- BRAZILIAN FLAME BUSH 5 GAL
- BOUGAINVILLEA 'BARBARA KARST' 5 GAL
- DURANTA REPENS SKYFLOWER 5 GAL

DECOMPOSED GRANITE:
 2" THICK LAYERS OF 3/8" DESERT GOLD
 2"-4" RIVER COBBLE 'DEL RIO'

IRRIGATION NOTE:
 THE IRRIGATION SYSTEM WILL BE DESIGNED WITH THE MOST EFFICIENT POINT TO POINT EMITTER AND BUBBLER IRRIGATION SYSTEM.

FINAL IRRIGATION PLANS WILL BE IN COMPLIANCE WITH THE CITY OF LA QUINTA WATER EFFICIENCY ORDINANCE AND THE COACHELLA VALLEY WATER DISTRICT'S LANDSCAPING AND IRRIGATION SYSTEM DESIGN ORDINANCE.

02500 SF. - HARDSCAPE (T & S) PHASE I



H D G

HERMANN DESIGN GROUP
 77-899 WOLF ROAD
 SUITE 102
 PALM DESERT, CA
 92271

LIC# 2754 EXP. 04/30/16
 PH. (760) 777-9131
 FAX (760) 777-9132

OWNER:
MARVIN INVESTMENTS, INC.
 7800 MAIN STREET - STE. 203
 SUITE 201
 LA QUINTA, CALIFORNIA

PROJECT:
**THE VILLAS AT
 OLD TOWN
 LA QUINTA, CA 92253**

REVISIONS	DATE BY



SHEET TITLE:
**PRELIMINARY
 PLANTING
 PLAN**

DESIGNED	JE
DRAWN	JE
CHECKED	CH
DATE	9/5/15
SCALE	NOTED
JOB NO.	

SHEET
LP-1
 OF 4 SHEETS

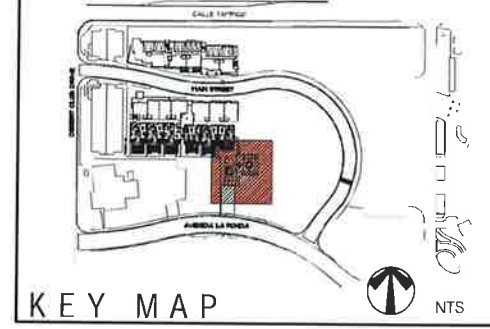
PROPOSED PLANT PALETTE

SYMBOL	BOTANICAL NAME COMMON NAME	SIZE
TREES		
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	20' BTH
	TIPIANA TIPU TIPI TREE	24" BOX
	ACACIA ANEURA MULGA	24" BOX
	PROSOPIS CHILENSIS "MAVERICK"	24" BOX
	CHAMEROPS HUMILIS MEDITERRANEAN FAN PALM	24" BOX
	NOLINA RECURVATA PONY TAIL PALM	24" BOX
	PHOENIX ROEBELII FIGHT DATE PALM	24" BOX
SHRUBS		
	BOUGAINVILLEA SPECIES	5 GAL.
	CARISSA MACROCARPA SPECIES	5 GAL.
	CALLISTEMON V. LITTLE JOHN	5 GAL.
	THEVETIA PERUVIANA YELLOW OLEANDER	5 GAL.
	LANTANA SPECIES	5 GAL.
	LEUCOPHYLLUM SPECIES	5 GAL.
	NORGALA BRIOIDES FORTNIGHT LILY	5 GAL.
	LIRIOPE MUSCARI BIG BLUE LILY	5 GAL.
	AGAVE SPECIES	5 GAL.
	YUCCA SPECIES	5 GAL.
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE	5 GAL.
VINES		
	CALLIANDRA TWEEDII BRAZILIAN FLAME BUSH	5 GAL.
	BOUGAINVILLEA "BARBARA KARST"	5 GAL.
	DURANTA REPENS BUTTERFLY	5 GAL.

DECOMPOSED GRANITE:
2" THICK LAYER OF 3/8" DESERT GOLD
2"-4" RIVER COBBLE 'DEL RIO'

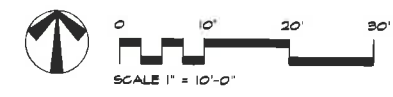
IRRIGATION NOTE:
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POINT TO POINT EMITTER AND BUBBLER IRRIGATION SYSTEM.

FINAL IRRIGATION PLANS WILL BE IN COMPLIANCE WITH THE CITY
OF LA QUINTA WATER EFFICIENCY ORDINANCE AND THE COACHELLA
VALLEY WATER DISTRICT'S LANDSCAPING AND IRRIGATION SYSTEM
DESIGN ORDINANCE.



PROPOSED LANDSCAPE
CONTINGENCY PHASE AREA

RECREATION AREA



HERMANN DESIGN GROUP
77-899 WOLF ROAD
SUITE 102
PALM DESERT, CA
92211
LIC# 2754 EXP. 04/30/16
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
MARVIN INVESTMENTS, INC.
7800 MAIN STREET - STE. 203
SUITE 201
LA QUINTA, CALIFORNIA

PROJECT:
THE VILLAS AT
OLD TOWN
LA QUINTA, CA 92253

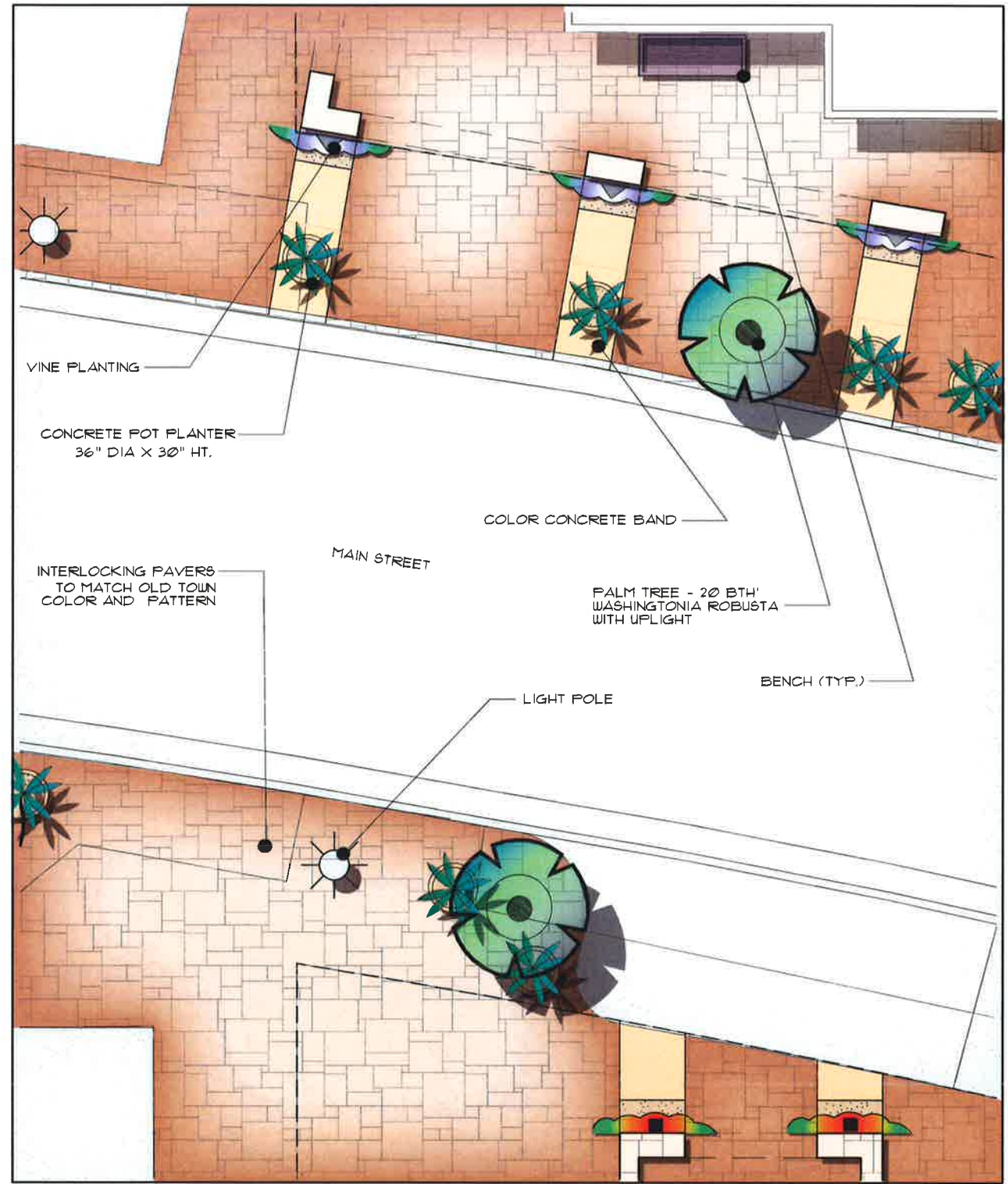
REVISIONS	DATE	BY



SHEET TITLE
**PRELIMINARY
PLANTING
PLAN**

DESIGNED	JE
DRAWN	JE
CHECKED	CH
DATE	3/5/15
SCALE	NOTED
JOB NO.	

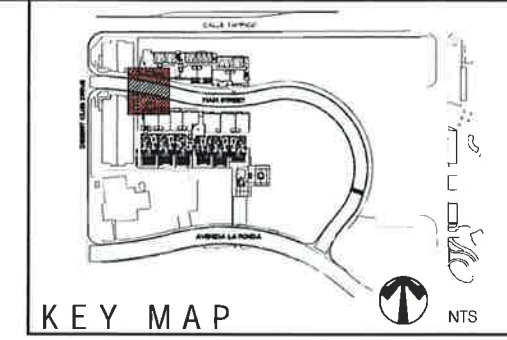
SHEET
LP-2
OF 4 SHEETS



MAIN STREET AREA



SAMPLE WALL SCONCE



SAMPLE STRING LIGHT



BENCH



POTTERY

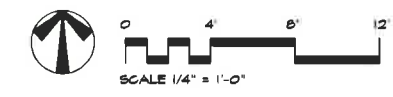


LIGHT POLE



BIKE RACK / PAVING PATTERN

EXHIBIT 10 LANDSCAPE CONCEPTS



HERMANN DESIGN GROUP
77-899 WOLF ROAD
SUITE 102
PALM DESERT, CA
92211
LIC# 2754 EXP. 04/30/16
PH. (760) 777-9131
FAX (760) 777-9132

OWNER:
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7800 MAIN STREET - STE. 203
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LA QUINTA, CALIFORNIA

PROJECT:
THE VILLAS AT
OLD TOWN
LA QUINTA, CA 92253

REVISIONS	DATE BY

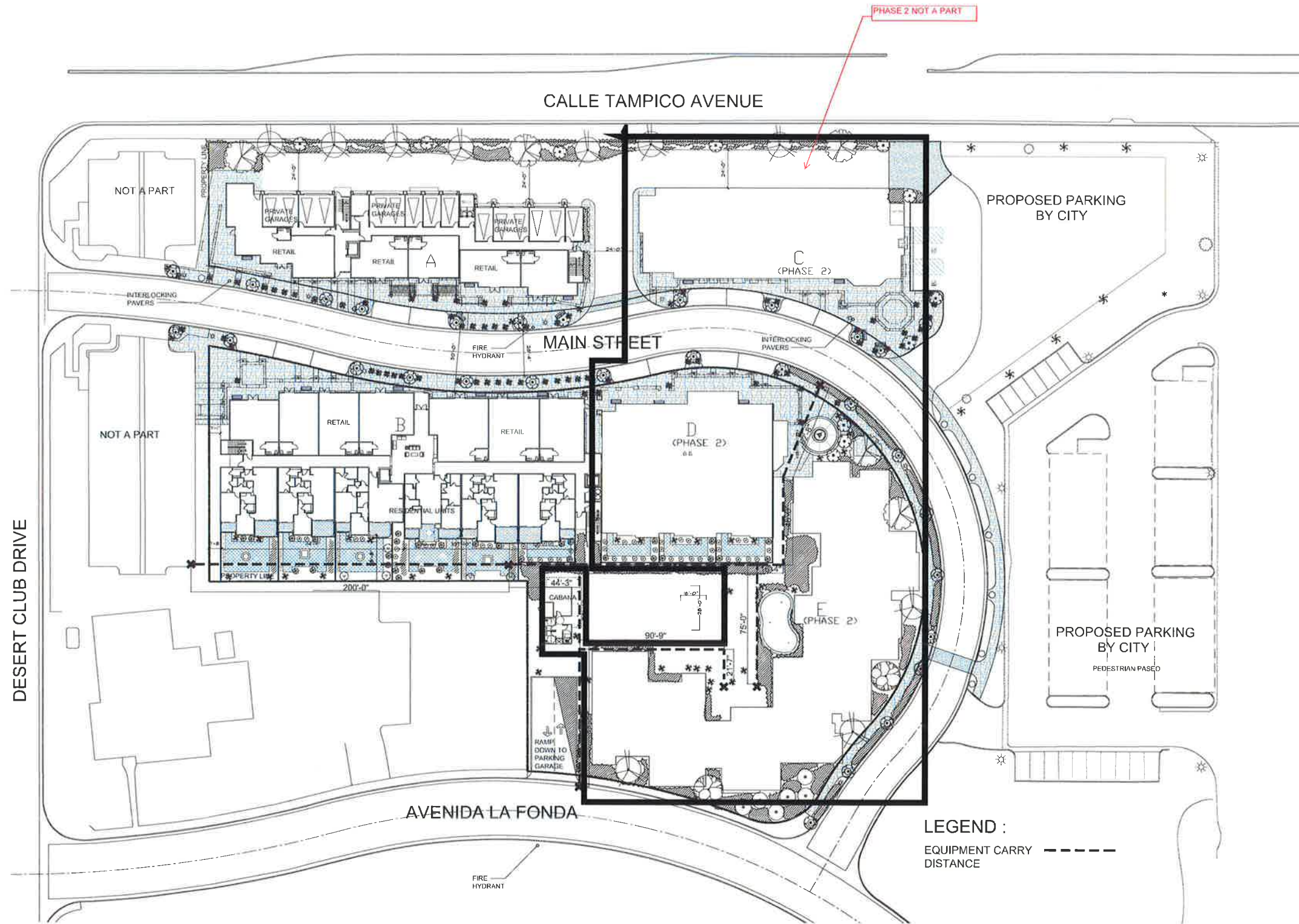
REGISTERED LANDSCAPE ARCHITECT
4/25/16
6/25/14
STATE OF CALIFORNIA

SHEET TITLE
PRELIMINARY
PLANTING
PLAN

DESIGNED	JE
DRAWN	JE
CHECKED	CH
DATE	3/5/15
SCALE	NOTED
JOB NO.	

SHEET
LP-3
OF 4 SHEETS

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PHASE 1

BUILDING A

UNIT	AREA	#	ACCUMULATED AREA
1	2088	1	2087
2	1746	1	1747
3	1782	1	1783
SUB TOTAL			3 5617

RESIDENTIAL

UNIT	AREA	#	ACCUMULATED AREA
A	2140	2	4280
B	1530	6	9180
B-1	1593	2	3186
SUB TOTAL			10 36646

BUILDING B

UNIT	AREA	#	ACCUMULATED AREA
4	4187	1	4188
5	3890	1	3891
SUB TOTAL			2 8079

RESIDENTIAL

UNIT	AREA	#	ACCUMULATED AREA
C	1380	11	14740
C-1	1562	7	10934
C-2	1481	2	2862
C-2b	1682	2	3364
C-3	1219	5	6095
C-3b	1399	3	4192
SUB TOTAL			30 42192

PHASE 1 TOTAL

RETAIL	5	13696
RESIDENTIAL	40	58838

PHASE 2

BUILDING C

UNIT	AREA	#	ACCUMULATED AREA
6	1105	1	980
7	1073	1	1187
8	1156	1	1010
9	989	1	975
SUB TOTAL			4 4133

RESIDENTIAL

UNIT	AREA	#	ACCUMULATED AREA
10	1530	8	12240
SUB TOTAL			8 12240

BUILDING D

UNIT	AREA	#	ACCUMULATED AREA
10	1229	1	1779
11	2699	1	2088
SUB TOTAL			2 3867

RESIDENTIAL

UNIT	AREA	#	ACCUMULATED AREA
C	1530	9	13770
C-1	1562	6	9372
SUB TOTAL			15 23142

BUILDING E

UNIT	AREA	#	ACCUMULATED AREA
D	1886	9	16734
E	1889	3	5667
F	1889	6	11334
G	1955	3	5865
SUB TOTAL			21 39840

PHASE 2 TOTAL

RETAIL	6	8000
RESIDENTIAL	44	75222

PHASE 1 + 2 TOTAL

RETAIL	11	21696
RESIDENTIAL	84	134060

LEGEND :
 EQUIPMENT CARRY DISTANCE - - - - -

MI INC
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 LA QUINTA, CALIFORNIA

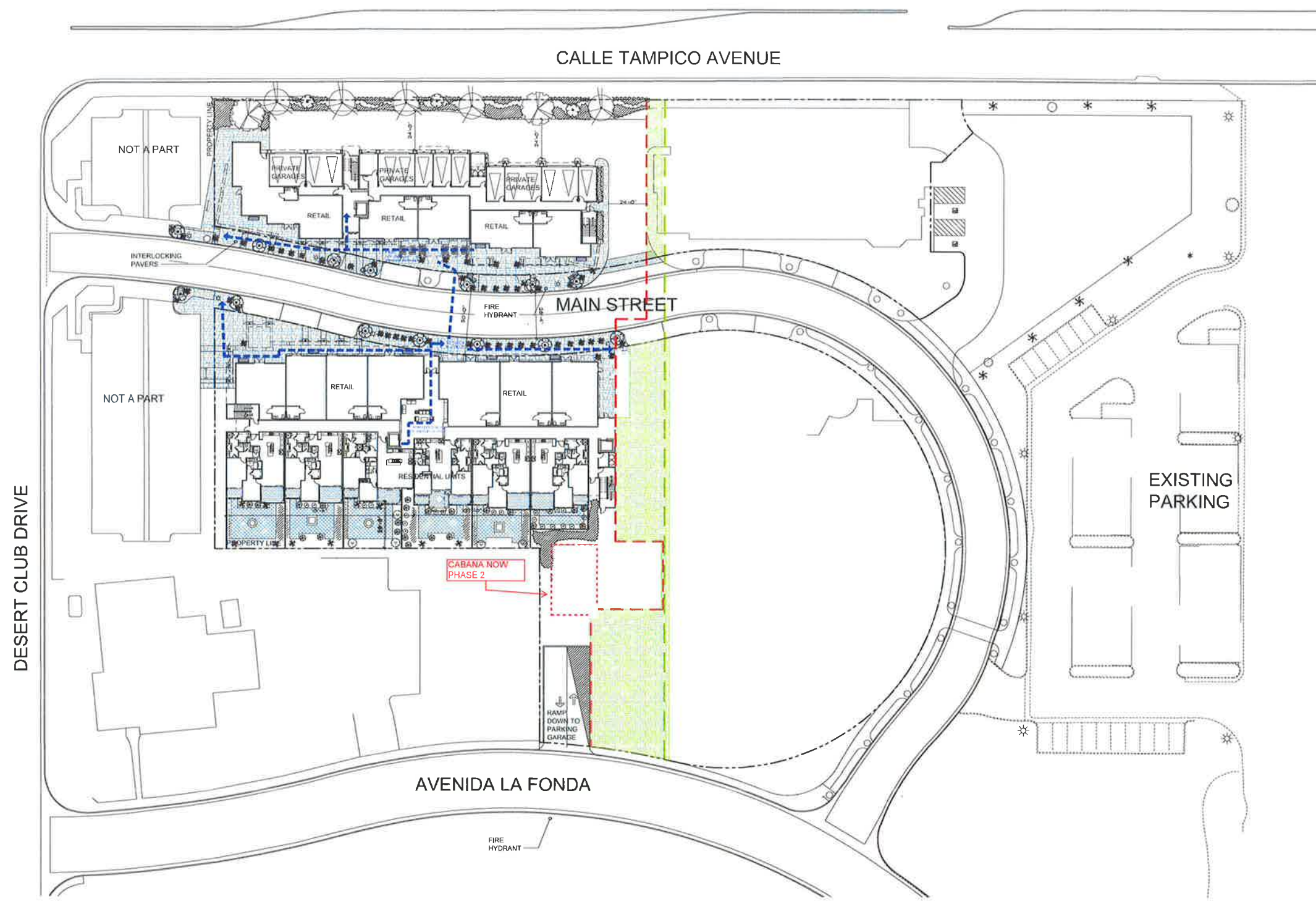
FIRE ACCESS STUDY
THE VILLAS AT OLD TOWN
 CONCEPT STUDY

14003.00

SCALE: 1/32" = 1'-0"
 (24"X36" SHEET)
 DATE: 2015_03_06

DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK
 IRVINE CALIFORNIA 92606
 PHONE • 949.474.6030
 FAX • 949.474.1422

1.1



PHASE I

BUILDING A			
UNIT	AREA	#	ACCUMULATED AREA
1	2088	1	2087
2	1745	1	1747
3	1782	1	1783
SUB TOTAL			3 5617
RESIDENTIAL			
UNIT	AREA	#	ACCUMULATED AREA
A	2140	2	4280
B	1530	6	9180
B-1	1593	2	3186
SUB TOTAL			10 16446
BUILDING B			
UNIT	AREA	#	ACCUMULATED AREA
4	4187	1	4188
5	3800	1	3801
SUB TOTAL			2 8079
RESIDENTIAL			
UNIT	AREA	#	ACCUMULATED AREA
E	3340	11	34740
C-1	1567	7	10934
C-2	3431	2	2862
C-2b	1683	2	3364
C-3	7219	5	6095
C-3b	3899	3	4197
SUB TOTAL			30 42192
PHASE I TOTAL			
RETAIL		5	13696
RESIDENTIAL		40	58838

- LEGEND :**
- ACCESSIBILITY PATH OF TRAVEL
 - BUILDING PHASE LINE
 - PROPERTY PHASE LINE
 - LANDSCAPE CONTINGENCY AREAS

MI
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LA QUINTA, CALIFORNIA

PHASE 1 SITE PLAN
THE VILLAS AT OLD TOWN
CONCEPT STUDY

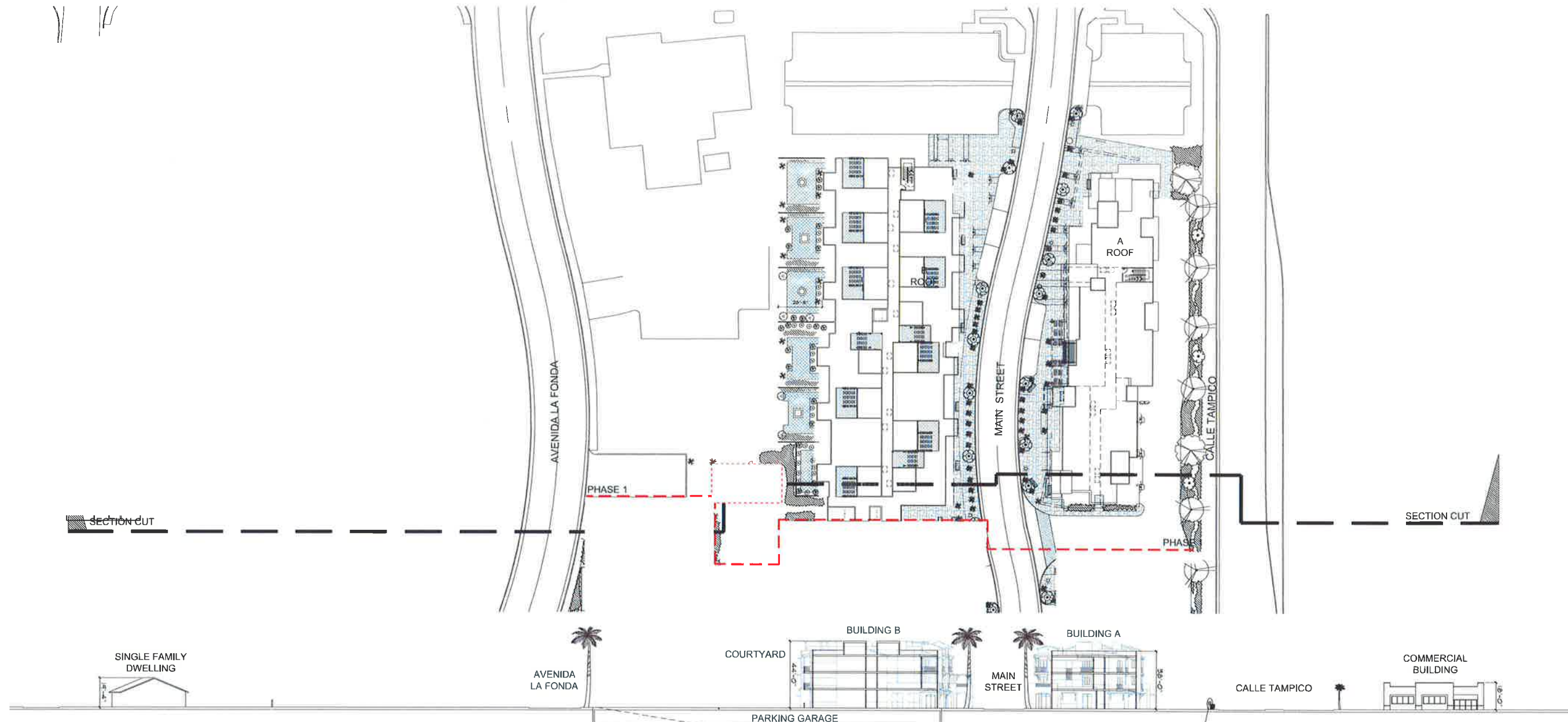
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DATE: 2015_03_06

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LEGEND :

BUILDING PHASE LINE

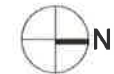


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LA QUINTA, CALIFORNIA

SITE SECTION
THE VILLAS AT OLD TOWN

CONCEPT STUDY



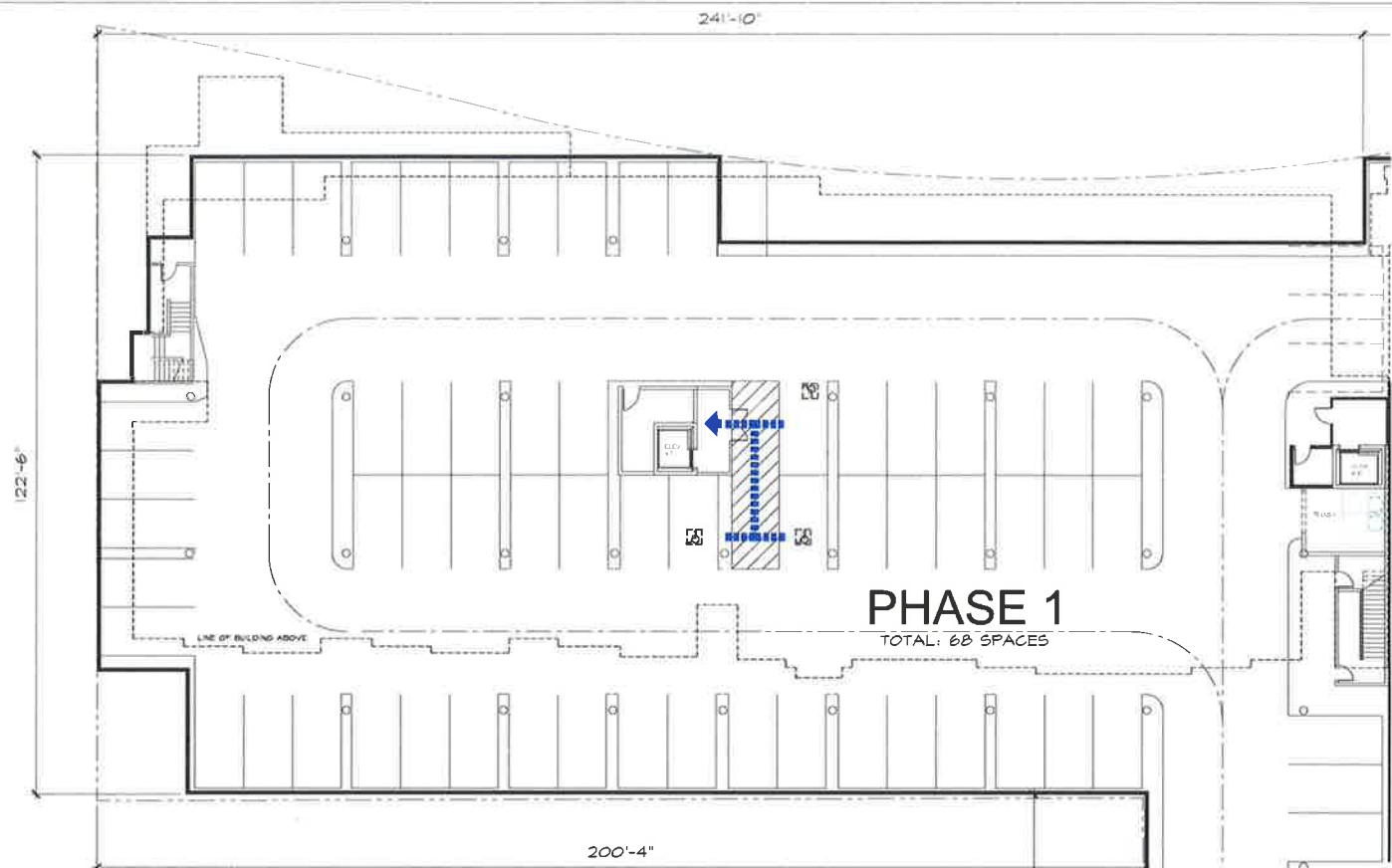
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(24"X36" SHEET)
DATE: 2015_03_06



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ON GRADE PARKING

	PHASE I	PHASE II	TOTAL
STREET	5	7	12
PRIV. GARAGES	15	11	26
GOLF	1	1	2
SURFACE	0	34	34
TOTAL	21	53	74

NOTE:
GOLF CART SPACES ARE IN PRIVATE GARAGES

PARKING GARAGE

	PHASE I	PHASE II	TOTAL
STANDARD	68	63	129
TOTAL	68	63	129

*NOTE:
PHASE I WILL REDUCE 6 SPACES IN PHASE II FOR DRIVE AISLES ACCESS

TOTAL PHASE I + II

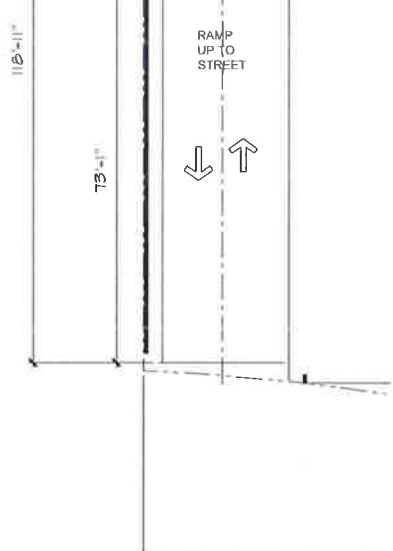
	PHASE I	PHASE II	TOTAL
ALL TYPES	89	116	205
	89	116	-6 *
TOTAL			119

NOTE:
EXISTING CITY PARKING: 85
PROPOSED NEW CITY SURFACE PARKING: 108
NET INCREASE: 23

INITIAL PARKING SCHEME WITHIN PROPERTY: 30
NEW PARKING SCHEME WITHIN PROPERTY: 34
NET INCREASE: 4

LEGEND :

ACCESSIBILITY
PATH OF TRAVEL 




MARVIN INVESTMENTS, INC.
LA QUINTA, CALIFORNIA

PARKING GARAGE PLAN
THE VILLAS AT OLD TOWN
CONCEPT STUDY



SCALE: 1/16" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06

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MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING A - GROUND LEVEL (PHASE 1)

THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE: 1/8" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06

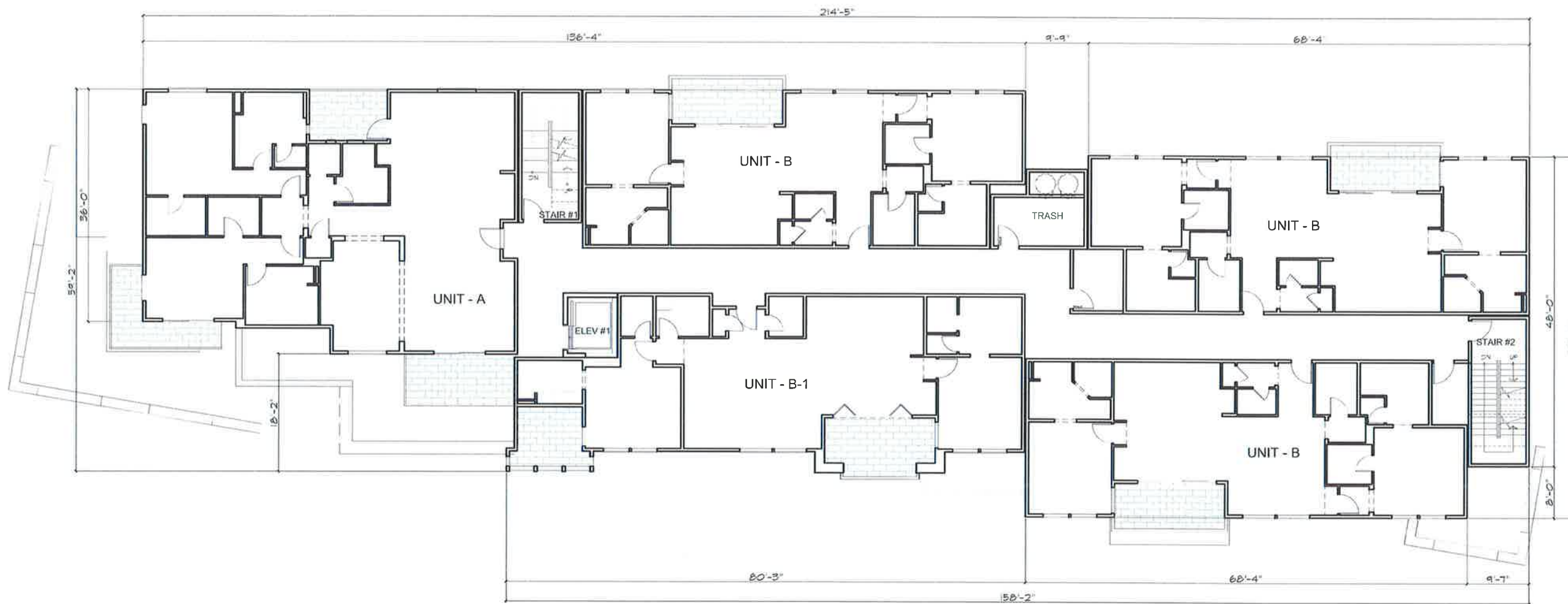


5.1

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MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING A - SECOND LEVEL

(PHASE 1)

THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE: 1/8" = 1'-0"
 (24"X36" SHEET)
 DATE: 2015_03_06

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MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING A - THIRD LEVEL (PHASE 1)

THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE 1/8" = 1'-0"
(24"X36" SHEET)
DATE 2015_03_06

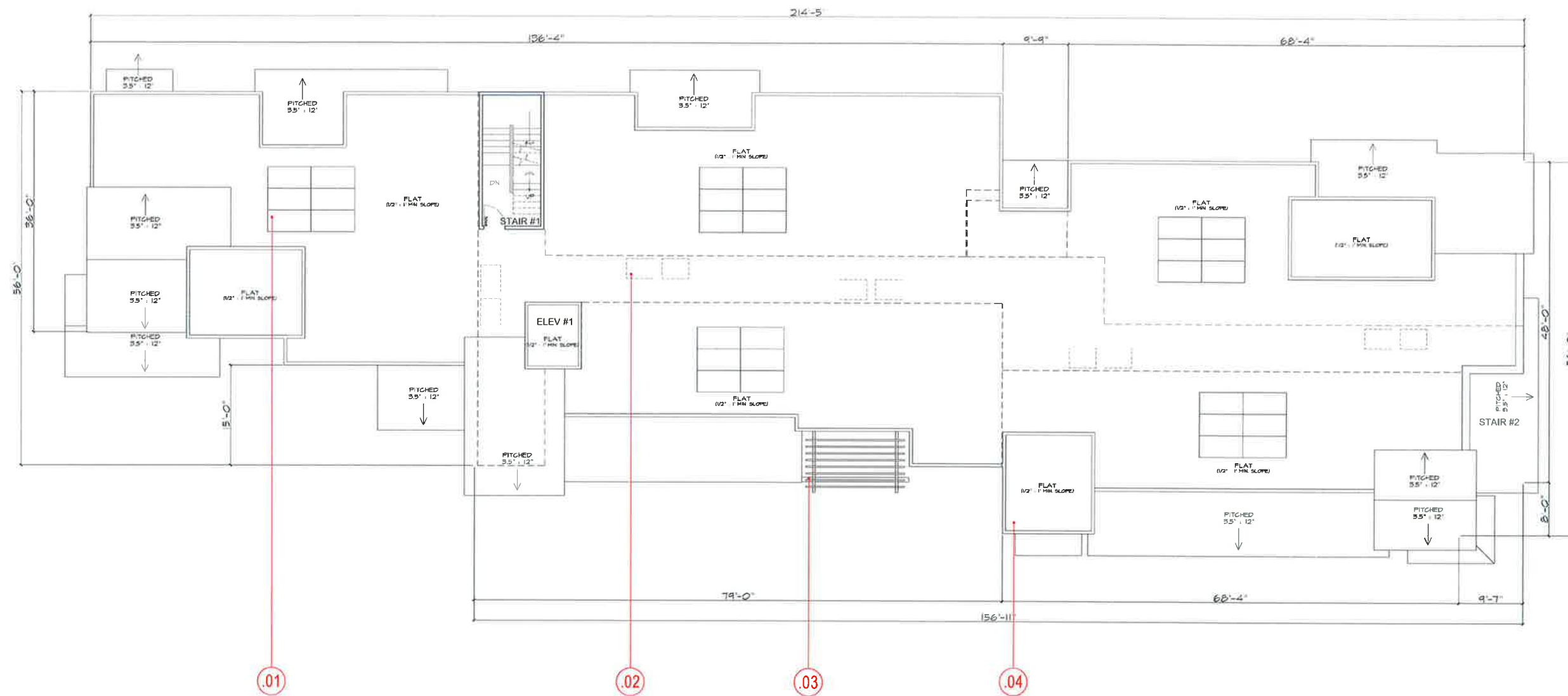
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5.3



roof plan key notes

- .01 possible location for pv panels
- .02 possible location for ac condensers
- .03 decorative metal trellis
- .04 built up roof areas sloped to drain : min slope 1/4" : 1'

note : all roof mounted equipment will be architecturally screened from street view



MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING A - ROOF LEVEL

(PHASE 1)

THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE: 1/8" = 1'-0" (24"X36" SHEET)
DATE:

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5.4

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northern elevation



eastern elevation

key notes

- .01 stucco paint (paint color tbd)
- .02 spanish tile roof
- .03 wrought iron railing
- .04 enhanced metal work inserts
- .05 storefront
- .06 metal brackets
- .07 metal sunscreen
- .08 metal canopy
- .09 metal/faux wood post and beam
- .10 wood sectional garage doors
- .11 stucco accent with reveals
- .12 environmental graphic
- .13 scored stucco w/ accent color
- .14 painted stucco w/ accent color
- .15 wall mounted light fixture



MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING A
THE VILLAS AT OLD TOWN
CONCEPT STUDY



SCALE 1/8" = 1'-0"
(24"X36" SHEET)
DATE 2015_03_06



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5.5

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northern elevation



eastern elevation

key notes

- .01 stucco paint (paint color tbd)
- .02 spanish tile roof
- .03 wrought iron railing
- .04 enhanced metal work inserts
- .05 storefront
- .06 metal brackets
- .07 metal sunscreen
- .08 metal canopy
- .09 metal/faux wood post and beam
- .10 wood sectional garage doors
- .11 stucco accent with reveals
- .12 environmental graphic
- .13 scored stucco w/ accent color
- .14 painted stucco w/ accent color
- .15 wall mounted light fixture



MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING A
THE VILLAS AT OLD TOWN
CONCEPT STUDY



SCALE: 1/8" = 1'-0"
(24"X36" SHEET)
DATE: 2015_02_25



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5.5-2

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southern elevation



western elevation

key notes

- .01 stucco paint (paint color tbd)
- .02 spanish tile roof
- .03 wrought iron railing
- .04 enhanced metal work inserts
- .05 storefront
- .06 metal brackets
- .07 metal sunscreen
- .08 metal canopy
- .09 metal/faux wood post and beam
- .10 wood sectional garage doors
- .11 stucco accent with reveals
- .12 environmental graphic
- .13 scored stucco w/ accent color
- .14 painted stucco w/ accent color
- .15 wall mounted light fixture

MI
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MARVIN INVESTMENTS, INC.
LA QUINTA, CALIFORNIA

BUILDING A
THE VILLAS AT OLD TOWN
CONCEPT STUDY



SCALE: 1/8" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06

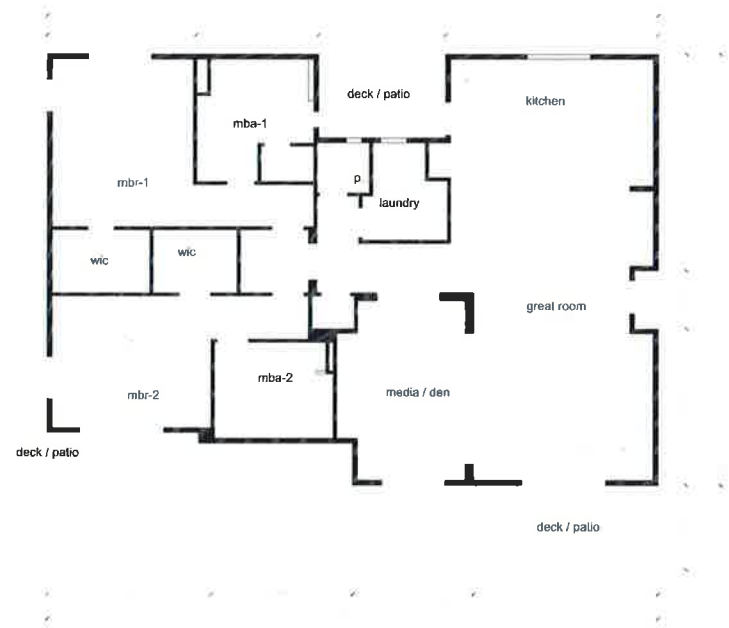


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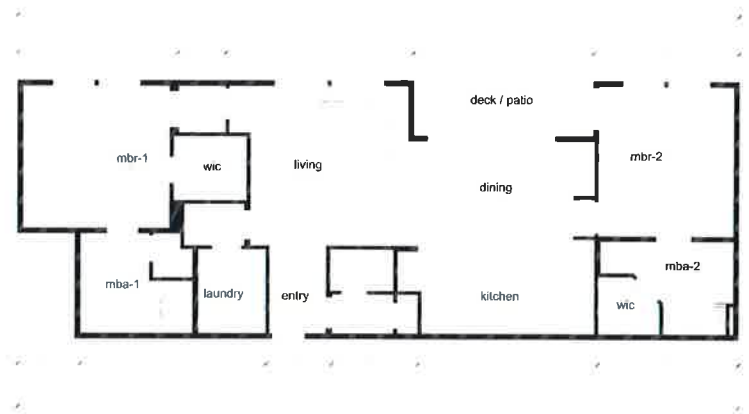
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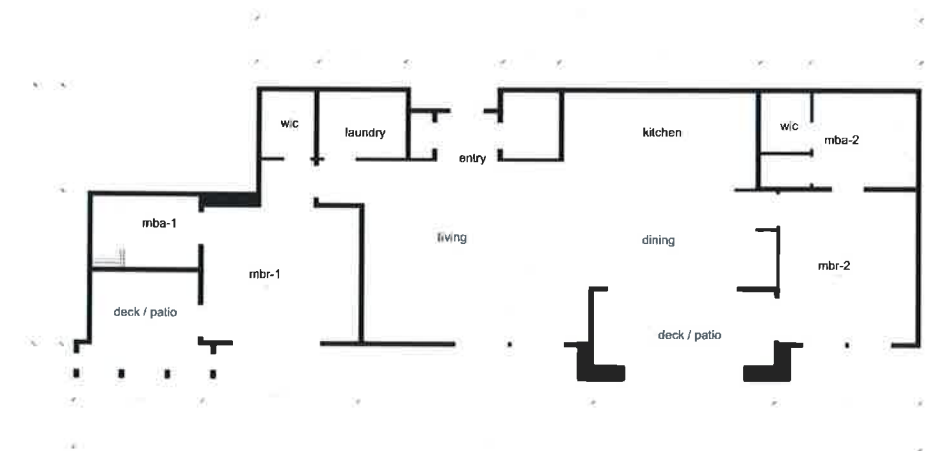
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Unit A - 2,140 sqft



Unit B - 1,530 sqft



Unit B1—1,593 sqft



MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

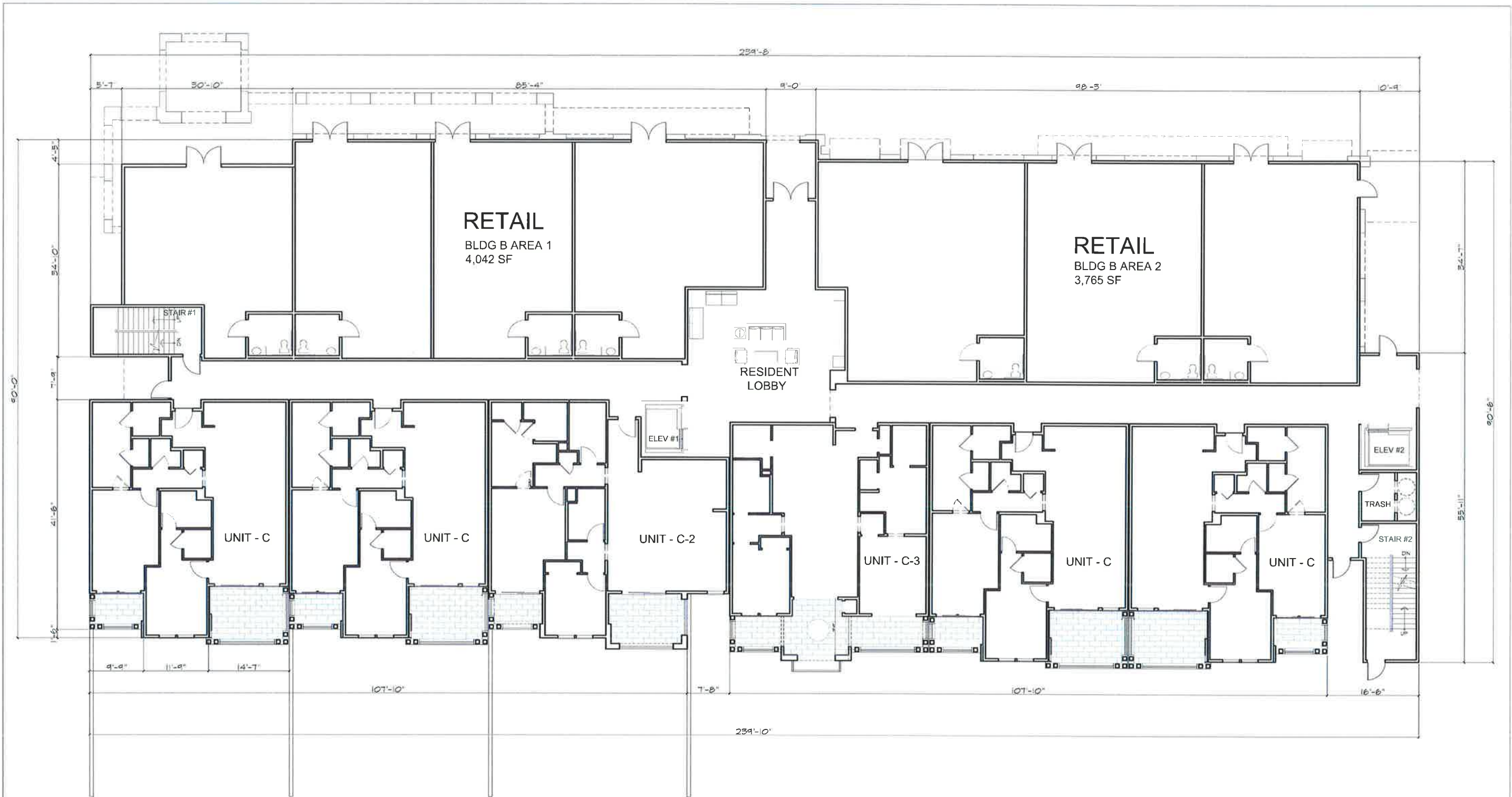
UNIT PLANS - BUILDING A
THE VILLAS AT OLD TOWN
CONCEPT STUDY

SCALE 1/8" = 1'-0"
DATE 2015_02-25



5.7

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MARVIN INVESTMENTS, INC.
 LA QUINTA, CALIFORNIA

BUILDING B - GROUND LEVEL
 (PHASE 1)
 THE VILLAS AT OLD TOWN
 CONCEPT STUDY



SCALE: 1/8" = 1'-0"
 (24"X36" SHEET)
 DATE: 2015_03_06

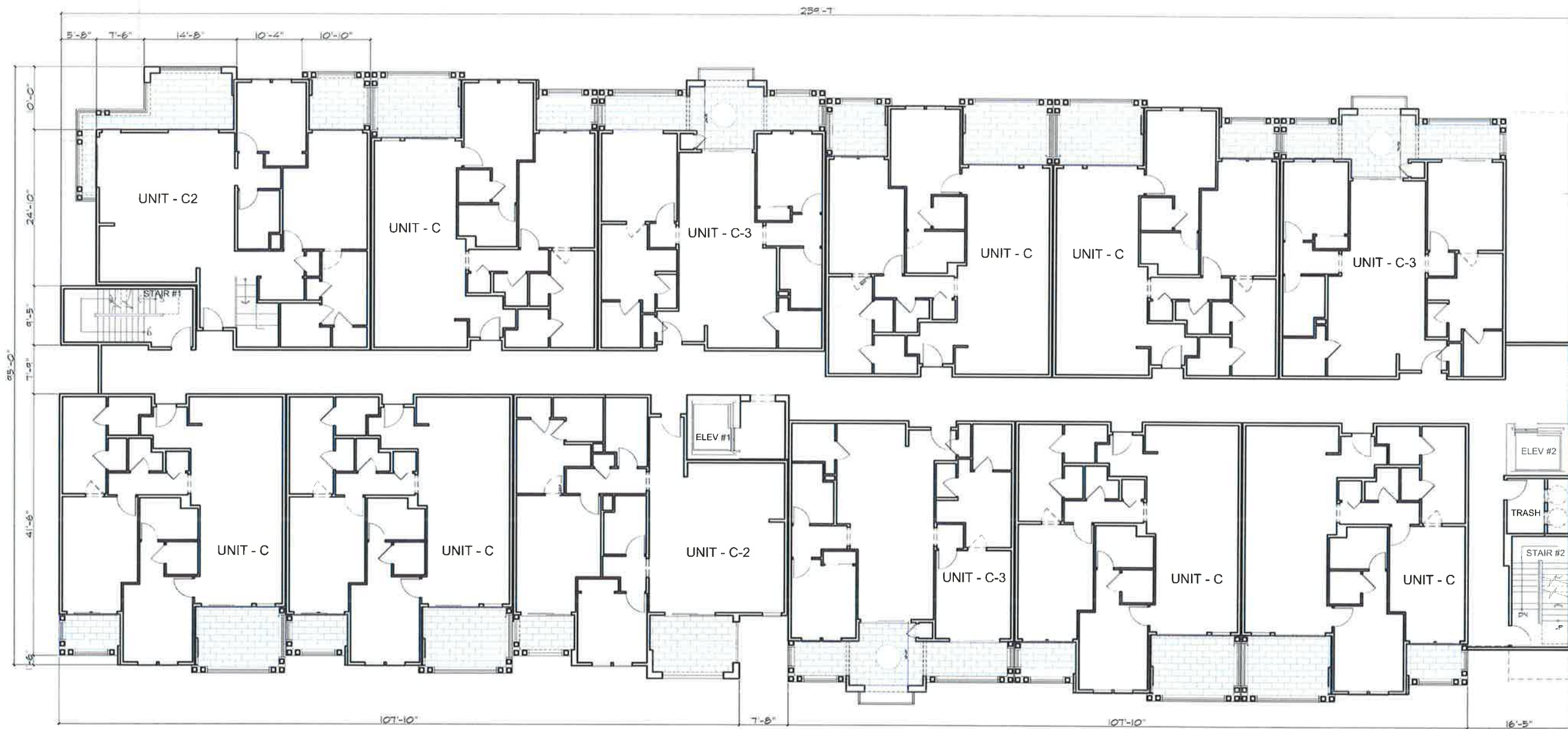
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6.1




MARVIN INVESTMENTS, INC.
 LA QUINTA, CALIFORNIA

BUILDING B - SECOND LEVEL
 (PHASE 1)
 THE VILLAS AT OLD TOWN
 CONCEPT STUDY



SCALE: 1/8" = 1'-0"
 (24"X36" SHEET)
 DATE: 2015_03_06



DANIELIAN ASSOCIATES
 ARCHITECTURE + PLANNING
 SIXTY CORPORATE PARK
 IRVINE, CALIFORNIA 92606
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 FAX • 949.474.1422

14003.00

6.2



MARVIN INVESTMENTS, INC.

LA QUINTA, CALIFORNIA

BUILDING B - THIRD LEVEL

(PHASE 1)

THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE: 1/8" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06

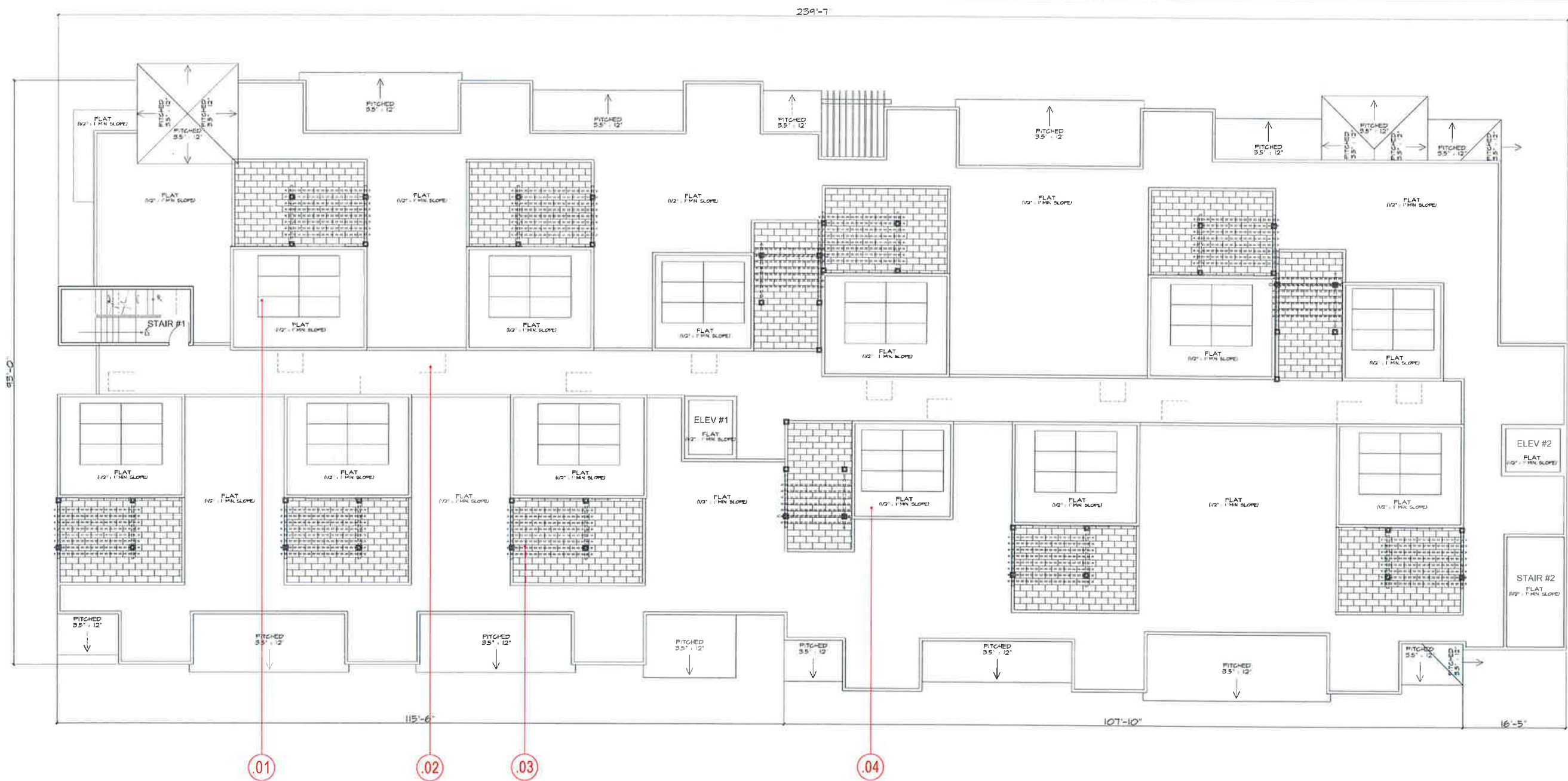
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PHONE • 949.474.6030
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roof plan key notes

- .01 possible location for pv panels
- .02 possible location for ac condensers
- .03 decorative metal trellis
- .04 built up roof areas sloped to drain : min slope 1/4" : 1'

note : all roof mounted equipment will be architecturally screened from street view



northern elevation



eastern elevation

key notes

- .01 stucco paint (paint color tbd)
- .02 spanish tile roof
- .03 wrought iron railing
- .04 enhanced metal work inserts
- .05 storefront
- .06 metal brackets
- .07 metal sunscreen
- .08 metal canopy
- .09 metal/faux wood post and beam
- .10 wood sectional garage doors
- .11 stucco accent with reveals
- .12 environmental graphic
- .13 scored stucco w/ accent color
- .14 painted stucco w/ accent color
- .15 wall mounted light fixture



MARVIN INVESTMENTS, INC.
LA QUINTA, CALIFORNIA

BUILDING B
THE VILLAS AT OLD TOWN
CONCEPT STUDY



SCALE: 1/8" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06



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southern elevation



western elevation

key notes

- .01 stucco paint (paint color tbd)
- .02 spanish tile roof
- .03 wrought iron railing
- .04 enhanced metal work inserts
- .05 storefront
- .06 metal brackets
- .07 metal sunscreen
- .08 metal canopy
- .09 metal/faux wood post and beam
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BUILDING B
THE VILLAS AT OLD TOWN
CONCEPT STUDY

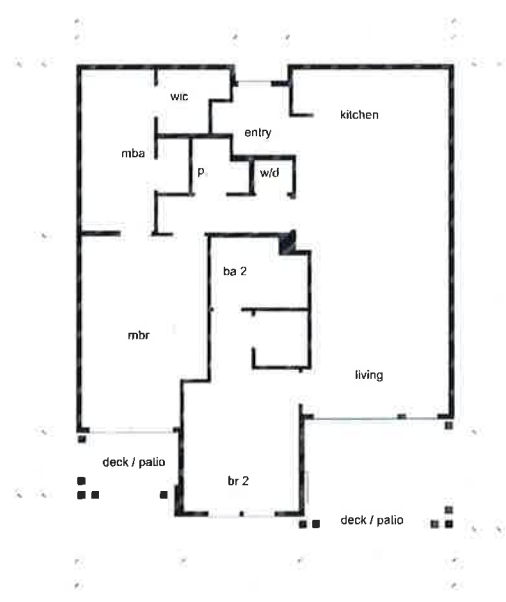


SCALE: 1/8" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06

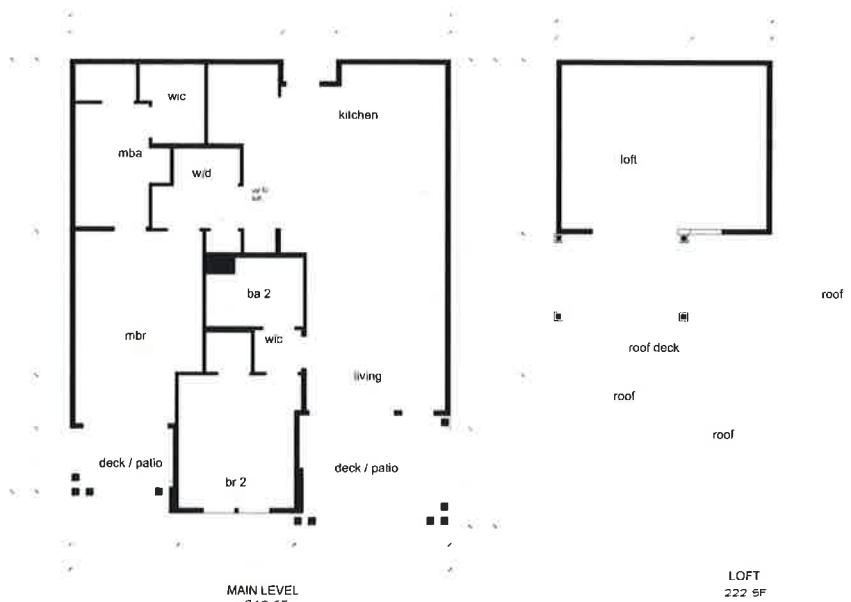


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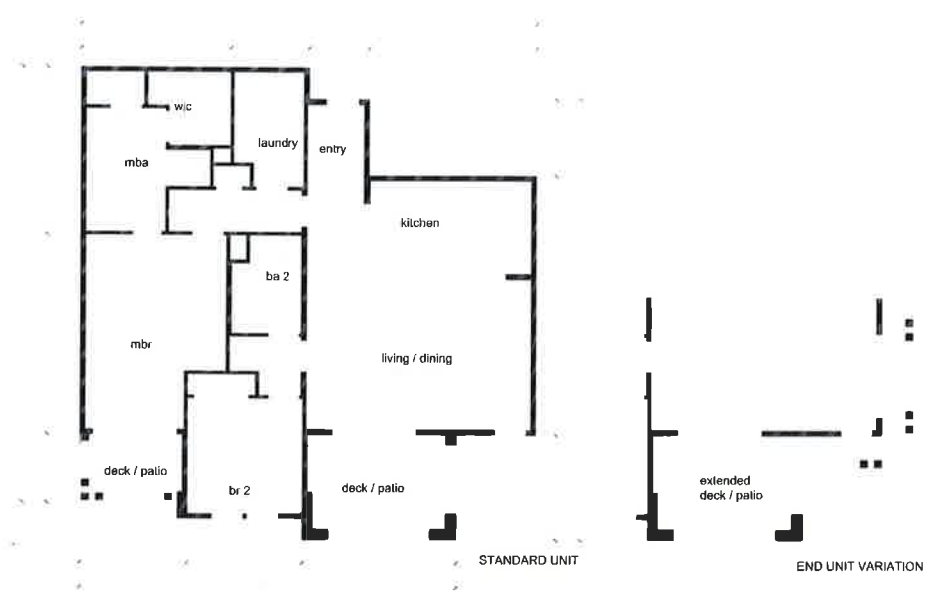
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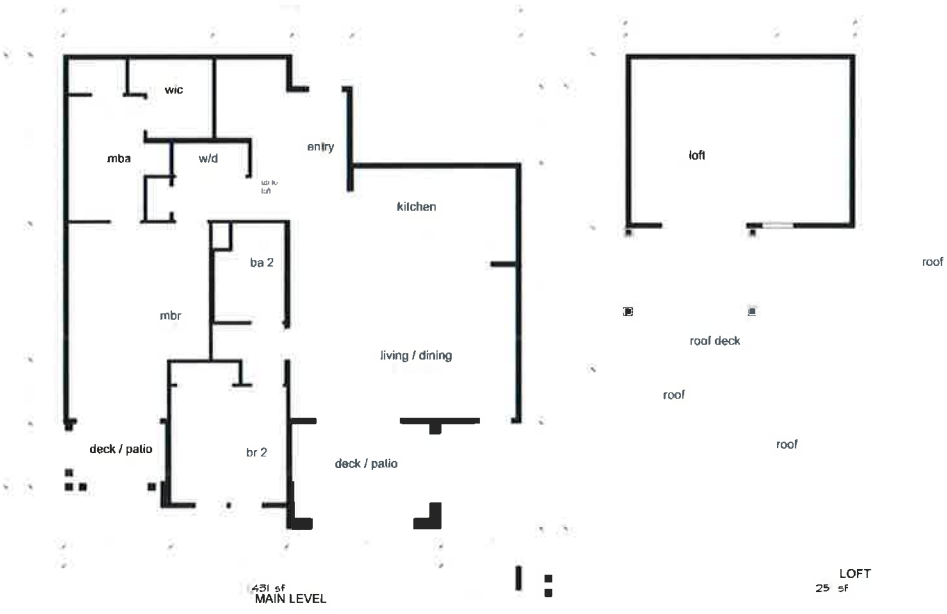
Unit C - 1,340 sqft



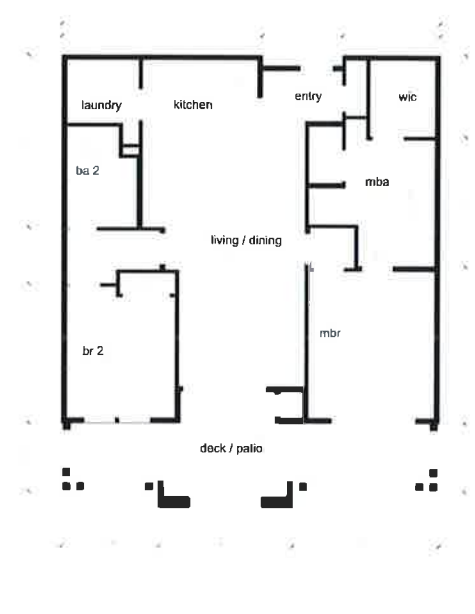
Unit C1 - 1,562 sqft



Unit C2 - 1,431 sqft



Unit C2b - 1,682 sqft



Unit C3 - 1,219 sqft



Unit C3b - 1,399 sqft



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LA QUINTA, CALIFORNIA

UNIT PLANS - BUILDING B
THE VILLAS AT OLD TOWN
CONCEPT STUDY



SCALE: 1/8" = 1'-0"
DATE: 2015_02-25

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LA QUINTA, CALIFORNIA

MAIN STREET VIEW 1

THE VILLAS AT OLD TOWN

CONCEPT STUDY

SCALE:
DATE: 2015_03_06

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LA QUINTA, CALIFORNIA

MAIN STREET VIEW 2
THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE
 DATE 2015_03_06



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EXHIBIT 11 PEDESTRIAN CROSSING AREAS



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LA QUINTA, CALIFORNIA

MAIN STREET VIEW 3
THE VILLAS AT OLD TOWN

CONCEPT STUDY

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SCALE:
 DATE: 2015_03_06

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LA QUINTA, CALIFORNIA

STREET PERSPETIVE

THE VILLAS AT OLD TOWN

CONCEPT STUDY

SCALE:
DATE: 2015_03_06

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LA QUINTA, CALIFORNIA

CALLE TAMPICO VIEW
THE VILLAS AT OLD TOWN

CONCEPT STUDY



SCALE: 1/2" = 1'-0"
(24"X36" SHEET)
DATE: 2015_03_06



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