

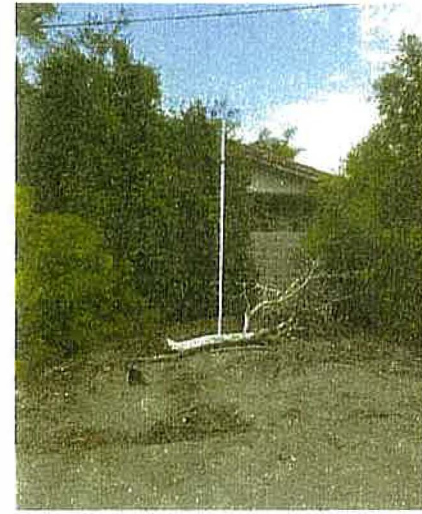
**HAND OUTS**

**CITY COUNCIL  
MEETING**

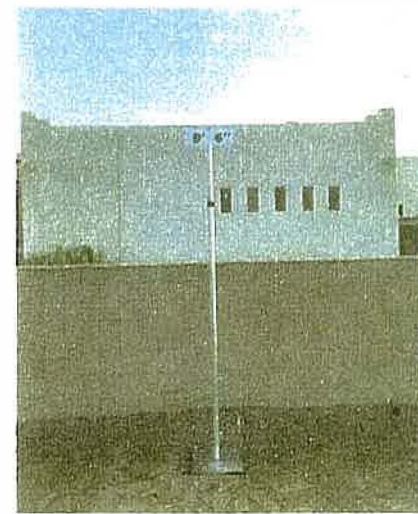
**AUGUST 1, 2023**



**Lot 6**



**Lot 8**



**Lot 14**



**Lot 15**



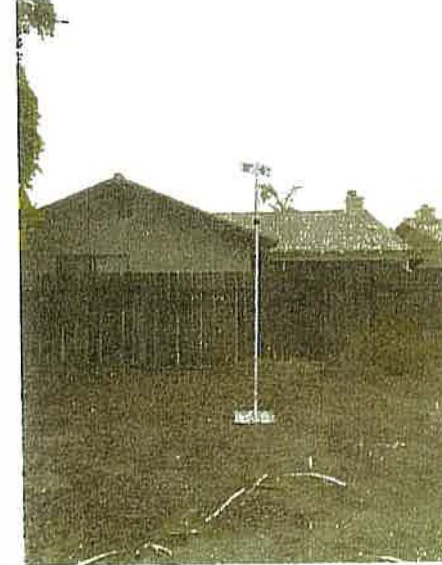
**Lot 17**



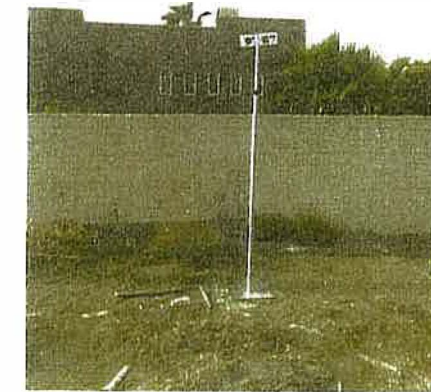
**Lot 18**



**Lot 20**



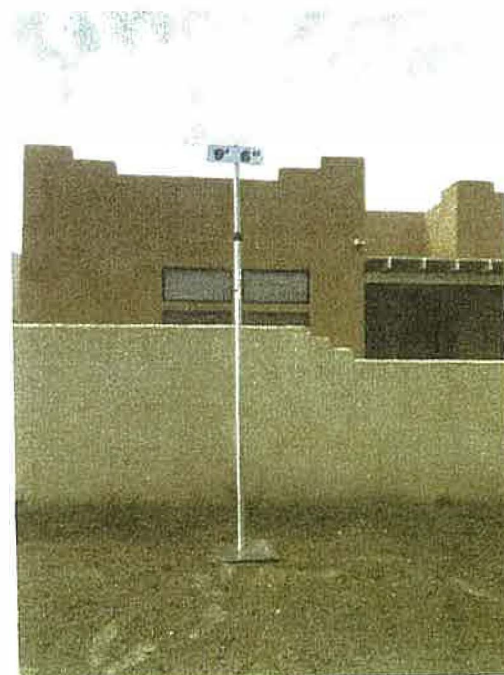
**Lot 21**



**Lot 22**



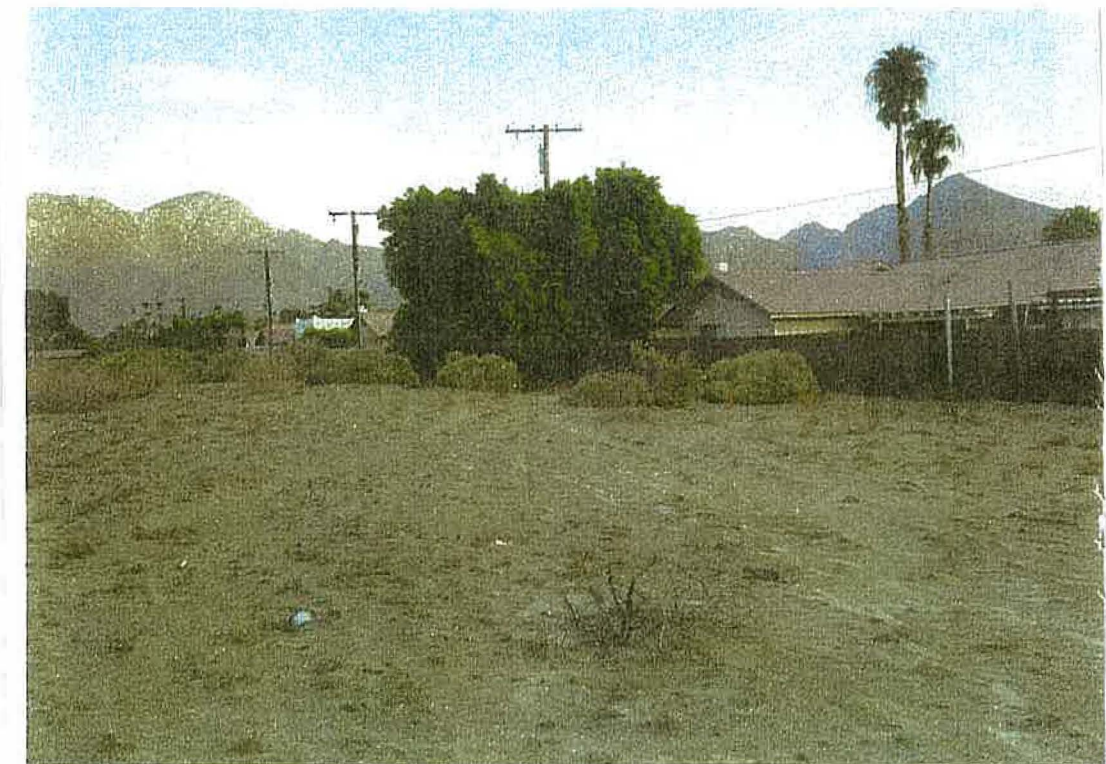
**Lot 23**



**Lot 24**



**Lot 23-24**



**From Lot 22 looking west**



August 1, 2023

City Council  
City of La Quinta  
78495 Calle Tampico  
La Quinta, California 92253

**RE: La Quinta Village Apartments – Parking Management Plan for Overflow Parking**

To Whom It May Concern:

This letter serves as Parking Management Plan (“PMP”) for the proposed La Quinta Village Apartments project (“Project”) located at NEC of Washington Street and Avenue 50 in the City of La Quinta, California.

This letter estimates potential parking needs associated with the Project and identifies PMP measures to ensure adequate parking is provided for employees, residents, and guests of the Project.

**Project Location/Description**

The La Quinta Village Apartments project is located at the northeast corner of Washington Street and Avenue 50. There are two entrances into the gated community: the primary entry is off Washington Street, while a secondary, resident-only entry is off Avenue 50.

The Project consists of 252 units, which includes market-rate and moderate-income affordable units. Parking for the Project is provided per the City’s Density Bonus Section, which is consistent with State Housing Law and Government Code Section 65915. The development includes 522 total parking spaces. Although only 295 parking spaces are required for the dwelling units per La Quinta Municipal Code Section 9.60.260(K), 515 parking spaces are proposed.

The types of parking provided are as follows:

- 7 dedicated parking spaces for the Clubhouse
- 515 total remaining parking spaces:
  - 166 parking spaces for 1-Bedroom units (1 space per unit)



- 172 parking spaces for 2-Bedroom units (2 spaces per unit)
- 119 parking spaces for Guests (0.5 spaces per unit)
- 56 Standard Garage Spaces
- 2 Accessible Garage Spaces

The Project will implement a Parking Pass system for its residents, guests, and employees. The Parking Pass system will help regulate parking and visitors.

### **Parking Management Plan**

The following may be implemented to help ensure the adequacy of on-site parking for the Project:

#### **A. Valet Services**

For special occasions such as major/holiday events, valet services will be provided to manage on-site parking. The property management company will engage a professional valet service company for special event parking.

#### **B. Parking Program During Major Holidays and Off-Site Parking**

The community plans well in advance for major holidays and increased visitors on those days. When needed, the property management company will direct associates and guests to utilize public transportation and nearby parking lots such as those at the La Quinta Sports & Youth Center. Needing this extra parking is not anticipated to occur but it is useful to have for the rare overflow parking occasions. The plans include:

- Securing offsite temporary parking in nearby parking lots such as the La Quinta Sports & Youth Center
- The community will either shuttle visitors from the parking location to the community and back and/or hire valet service to bring cars to the off-site parking area.

### **Conclusion**

Based on the above, we conclude that the proposed supply of 522 on-site spaces will be adequate in meeting the Project's total parking needs.



We appreciate the opportunity to prepare this Parking Management Plan. Should you have any questions or need additional assistance, please do not hesitate to call us at (714) 557-2448

Sincerely,

*Greg Irwin*

Greg Irwin, Partner  
IRWIN PARTNERS ARCHITECTS  
245 Fischer Ave., Suite B-2  
Costa Mesa CA 92626

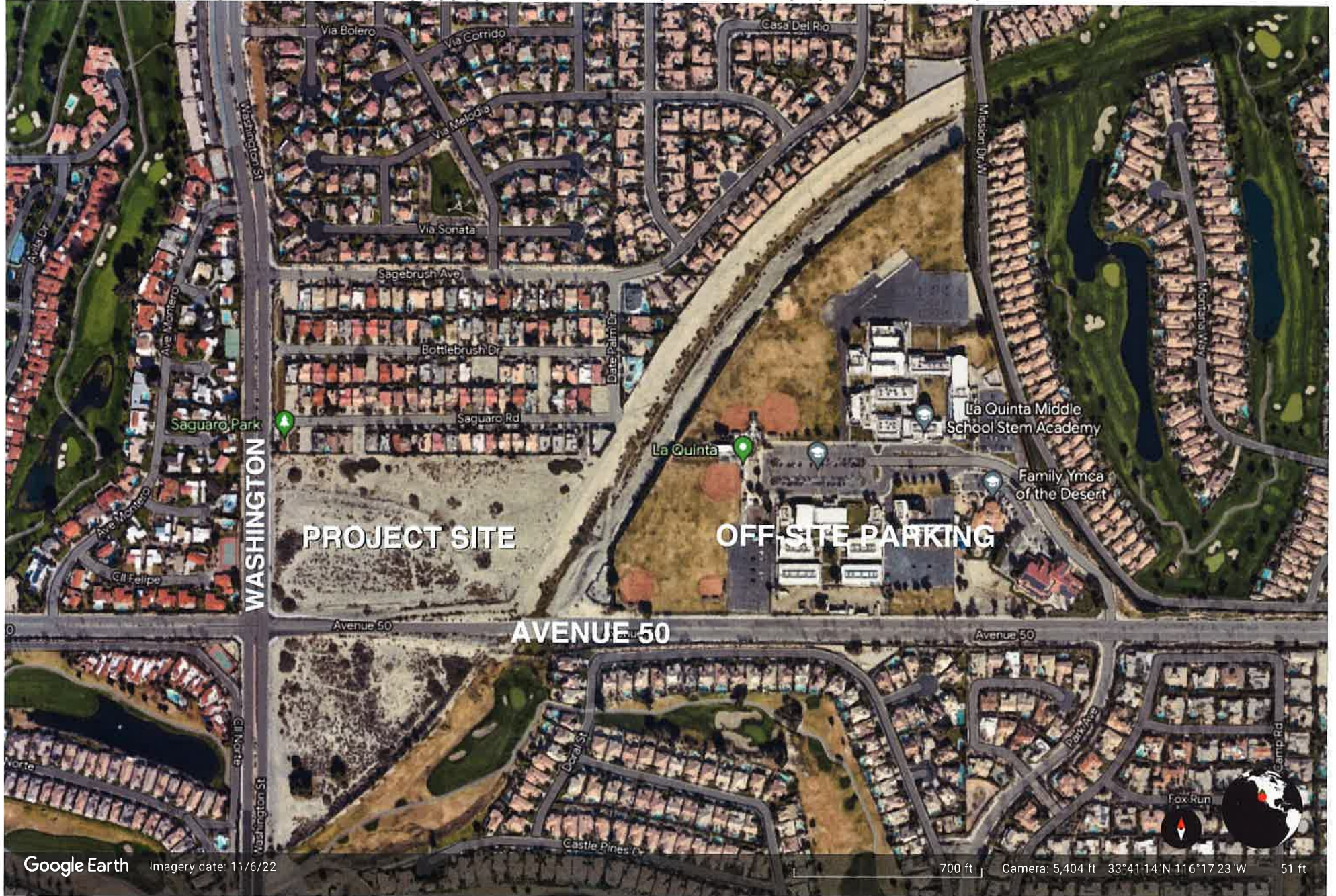


FIGURE 1  
VICINITY MAP  
LA QUINTA VILLAGE APARTMENTS

# La Quinta Village Apartments

## Troutdale Village, LLC.



### PROJECT DATA

**PROJECT ADDRESS**  
NE CORNER OF WASHINGTON STREET & AVENUE 50

**ASSESSORS PARCEL NUMBER**  
646-070-016

**LEGAL DESCRIPTION**  
13.84 ACRES MAL IN POR LOT 1 MB 023099 DESERT CLUB MANOR TR 2 Lot 1 Subdivision Name DESERT CLUB MANOR TR 2 Acres 013.84 ML LotType Lot Rec Map Type Map Book Map Plat B 023 Map Plat P 099 Parcel Lot Parcel

**SCOPE OF WORK**  
PROPOSED 2 AND 3 STORY APARTMENT BUILDINGS WITH CLUBHOUSE, GARAGES, CARPORTS, POOL, AND COMMUNITY SPACES AND NECESSARY HARDSCAPE AND LANDSCAPE.

**PROPOSED LAND USE - RENTAL APARTMENTS**

**SITE DATA**

EXISTING ZONING: RMH - MEDIUM-HIGH DENSITY RESIDENTIAL (8-12 UNITS PER ACRE)  
INCLUDES AFFORDABLE DENSITY BONUS OVERLAY

PROPOSED ZONING: RMH - MEDIUM-HIGH DENSITY RESIDENTIAL (8-12 UNITS PER ACRE)  
WITH DENSITY BONUS - SEE PROJECT INFO BELOW

SITE AREA: 811,148.8 SF / 14.03 ACRES  
BUILDING FOOTPRINT: 94,088 SF  
MAX. LOT COVERAGE: 60% OF NET LOT AREA = 366,688.08 SF  
LOT COVERAGE PROPOSED: 33.6% = 203,615 SF  
TOTAL BUILDING AREA: 258,199 SF  
TOTAL PROPOSED DWELLING UNITS: 252 UNITS / 202,970 SF

MIN. COMMON OPEN AREA REQUIRED: 30% OF NET PROJECT AREA = 183,344.04 SF  
COMMON OPEN AREA PROVIDED: 34.6% = 211,482 SF

ACTIVE RECREATION AREA REQUIRED: 30% OF COMMON OPEN AREA REQUIRED = 55,003 SF  
ACTIVE RECREATION AREA PROVIDED: 31.1% = 57,110 SF

MINIMUM FRONT SETBACK: 20'-0"  
MINIMUM INTERIOR SIDE YARD SETBACK: 5'-0"  
MINIMUM EXTERIOR SIDE YARD SETBACK: 10'-0"  
MINIMUM REAR YARD SETBACK: 15'-0"  
MIN. PERIMETER LANDSCAPE SETBACK: 10'-0"  
AVG. PERIMETER LANDSCAPE SETBACK: 20'-0"  
MAX. NO. OF STORIES ALLOWED PER RMH ZONING: 2 \*\*\*SEE SPECIFIC PLAN\*\*\*

PER LA QUINTA GENERAL PLAN, EXHIBIT 3.6:  
PRIMARY IMAGE CORRIDOR: WASHINGTON STREET  
SECONDARY IMAGE CORRIDOR: AVENUE 50  
IMAGE CORRIDOR SETBACK: 150'-0"  
ALLOWABLE BLDG HEIGHT AT IMAGE CORRIDOR: 22'-0" (WASHINGTON STREET & AVENUE 50)  
\*\*\*SEE SPECIFIC PLAN FOR ADD. INFO\*\*\*

**BUILDING CONSTRUCTION**

OCCUPANCY TYPES: R 2, A 2, A 3, AND B  
CONSTRUCTION TYPE: TYPE V-A  
SPRINKLERS: YES, FULLY SPRINKLERED (NFPA 13)

ALLOWABLE BUILDING HEIGHT PER RMH ZONING: 35'-0" \*\*\*SEE SPECIFIC PLAN\*\*\*  
PROPOSED BUILDING HEIGHT AT CLUBHOUSE: 19'-0"  
PROPOSED BUILDING HEIGHT AT 2-STORY BLDGS: 27'-0"  
PROPOSED BUILDING HEIGHT AT 3-STORY BLDGS: 34'-0"

PLANS SHALL BE PREPARED TO THE APPLICABLE CODE AT THE TIME OF SUBMITTAL FOR BUILDING PERMIT, AS OF JANUARY 1, 2020. ALL WORK SHALL BE IN CONFORMANCE WITH 2019 CALIFORNIA BUILDING CODES.

### SHEET INDEX

T1 Title

**CIVIL**

C1 CIVIL SITE PLAN  
C2 CONCEPTUAL GRADING PLAN  
C3 PRELIMINARY UTILITY PLAN  
C4 HYDROLOGY MAP AND PRELIMINARY WQMP

**ARCHITECTURAL**

A1 Site Plan  
A2 First Floor Plan  
A3 Second Floor Plan  
A4 Third Floor Plan  
A5 Roof Plan  
A6 Unit Plans  
A7 Clubhouse  
A8 Bldg. 1 - Elevations  
A9 Bldg. 2 - Elevations  
A10 Bldg. 3 - Elevations  
A11 Bldg. 4 - Elevations  
A12 Bldg. 5 - Elevations  
A13 Bldg. 6 - Elevations  
A14 Bldg. 7 - Elevations  
A15 Bldg. 8 - Elevations  
A16 Bldg. 9 - Elevations  
A17 Bldg. 10 - Elevations  
A18 Bldg. 11 - Elevations  
A19 Exterior Elevations  
A20 3D Views  
A21 3D Views & Materials Board  
A22 Line of Sight Diagrams  
A23 Site Sections  
A24 Site Sections  
A25 Site Sections  
A26 Site Sections

**ELECTRICAL**

E1.0 Site Lighting Plan  
E1.1 Site Lighting Plan  
E1.2 Site Photometric Plan  
E1.3 Site Photometric Plan  
E1.4 Light Fixture Cut Sheets

**LANDSCAPE**

LP-1 Conceptual Landscape Plan  
LP-2 Typical Building Planting Exhibit  
LP-3 Slope Planting Exhibit  
LP-4 Pool Area  
LP-5 Entry  
LP-6 Conceptual Wall & Fence Plan

### PROJECT INFORMATION

**UNIT MIX**

Unit Type	Unit Name	Beds	Qty	Area (SF)	Total (SF)
1-Bed Apartment	1A-ADA	1	29	673	19,517
1-Bed Apartment	1A-STD	1	31	673	20,863
1-Bed Apartment	1B - ADA	1	44	755	33,220
1-Bed Apartment	1B - STD	1	62	755	46,810
2-Bed Apartment	2A - ADA	2	34	960	32,640
2-Bed Apartment	2A - STD	2	52	960	49,920
			<b>336</b>	<b>252</b>	<b>202,970</b>

**DENSITY CALCULATIONS**

BASE DENSITY: 14.03 ACRES x 12 UNITS/ACRE = 168 BASE UNITS  
TOTAL UNITS PROPOSED: 252 UNITS

50% DENSITY BONUS IS BEING PROPOSED  
14.03 ACRES x 18 UNITS/ACRE = 252 PROPOSED UNITS

FOR 50% DENSITY BONUS, 44% OF BASE UNITS NEED TO BE MODERATE INCOME UNITS BASED ON LQMC 9.60 260 DENSITY BONUS PERCENTAGES.  
44% x 168 = 74 MODERATE INCOME UNITS

**MARKET-RATE UNITS** 178  
**MODERATE INCOME UNITS** 74  
**TOTAL UNITS** 252

**MARKET-RATE UNITS PROVIDED:** 116 1-BED UNITS  
**MODERATE INCOME UNITS PROVIDED:** 50 1-BED UNITS (67.57% OF 74 UNITS)  
**2-2-BED UNITS** 24 2-BED UNITS (62.41% OF 74 UNITS)  
**74 TOTAL MARKET RATE UNITS PROVIDED**

**Gross Livable Area**

Area (SF)	Area (SF)
Bldg 01 (2-STORY) 10,887	Bldg 01 (2-STORY) 14,076
Bldg 02 (3-STORY) 15,521	Bldg 02 (3-STORY) 19,798
Bldg 03 (3-STORY) 29,688	Bldg 03 (3-STORY) 37,276
Bldg 04 (2 & 3-STORY) 28,807	Bldg 04 (2 & 3-STORY) 35,300
Bldg 05 (2-STORY) 12,314	Bldg 05 (2-STORY) 15,443
Bldg 06 (2-STORY) 16,960	Bldg 06 (2-STORY) 21,509
Bldg 07 (3-STORY) 21,755	Bldg 07 (3-STORY) 27,430
Bldg 08 (3-STORY) 27,983	Bldg 08 (3-STORY) 34,131
Bldg 09 (2-STORY) 12,906	Bldg 09 (2-STORY) 16,114
Bldg 10 (2-STORY) 12,884	Bldg 10 (2-STORY) 16,225
Bldg 11 (2-STORY) 13,717	Bldg 11 (2-STORY) 17,163
Clubhouse (1-STORY) 2,680	Clubhouse (1-STORY) 3,226
Pool Equip (1-STORY) 186	Pool Equip (1-STORY) 206
<b>206,186 sq ft</b>	<b>258,199 sq ft</b>

NOTE: GROSS BUILDING AREA INCLUDES AREA WITHIN SURROUNDING EXTERIOR WALLS AND AREAS OF BUILDING NOT PROVIDED WITH SURROUNDING WALLS IF WITHIN HORIZONTAL PROJECTION OF ROOF OR FLOOR ABOVE (EXCLUSIVE OF VENT SHAFTS AND COLUITS).

### Common Area Calculations

Area (SF)	Area (SF)
1, First Floor	
CLUBHOUSE: RESIDENT ACTIVITY	978
Fire Riser: MECHANICAL	12
GYM: RESIDENT ACTIVITY	725
HALL: CIRCULATION	186
HK: SERVICE	36
Office: ADMINISTRATION	290
Pool: RETENTION BASIN	1,343
Pool Deck: TERRACE	7,094
Pool Equip: MECHANICAL	186
RR: RESTROOMS	124
Spa: RESTROOMS	68
Spa: RETENTION BASIN	93
Stor: SERVICE	111
Wet Bar: CIRCULATION	36
WH: MECHANICAL	12
	<b>11,294 sq ft</b>

**Balcony Count (not including common exterior walkways)**

Floor	Qty	Area (SF)	Total (SF)
First Floor			
Balcony	29	61	1,769
Balcony	34	66	2,244
Balcony	44	60	2,640
	<b>107</b>		<b>6,653 sq ft</b>
Second Floor			
Balcony	29	61	1,769
Balcony	34	66	2,244
Balcony	44	60	2,640
	<b>107</b>		<b>6,653 sq ft</b>
Third Floor			
Balcony	2	61	122
Balcony	18	60	1,080
Balcony	18	66	1,188
	<b>38</b>		<b>2,390 sq ft</b>
	<b>252</b>		<b>15,696 sq ft</b>

**Fire Risers Count**

Qty	Area (SF)	Total (SF)
F.R.	11	8
Fire Riser	1	12
	<b>12</b>	<b>100 sq ft</b>

### PARKING CALCULATIONS

**Parking Calcs**

Qty	Area (SF)	Total (SF)
ADA	6	
ADA VAN	2	
C	28	
CC	4	
CP	281	
FEV	50	
FEV ADA	1	
FEV VAN	1	
G	57	
Mail	1	
P	91	
	<b>522</b>	

**PARKING LEGEND AND REQUIRED SIZES:**

ADA = ACCESSIBLE STANDARD PARKING SPACE (9' X 19') + 5' AISLE  
ADA VAN = ACCESSIBLE VAN PARKING SPACE (9' X 19') + 8' AISLE  
C = COMPACT PARKING SPACE (8'6" X 16')  
CC = COVERED COMPACT PARKING SPACE (8' X 17.5')  
CP = COVERED STANDARD PARKING SPACE (9' X 19')  
FEV = FUTURE EV PARKING SPACE (9' X 19')  
FEV ADA = FUTURE EV ADA PARKING SPACE (9' X 19') + 8' AISLE  
FEV VAN = FUTURE EV VAN PARKING SPACE (9' X 19') + 8' AISLE  
G = GARAGE STANDARD PARKING SPACE (10' X 20')  
Mail = DESIGNATED MAIL VAN PARKING SPACE (9' X 19')  
P = STANDARD PARKING SPACE (9' X 19') (9' X 17')

**PARKING RATIOS**

PER LQMC 9.60 260 (K) BY-RIGHT PARKING INCENTIVE, THE FOLLOWING PARKING RATIOS SHALL APPLY TO THE ENTIRE DEVELOPMENT (INCLUDING MARKET-RATE UNITS)

1-BR UNITS: 1 SPACE PER UNIT REQUIRED  
2-BR UNITS: 1.5 SPACES PER UNIT REQUIRED

**PARKING FACILITY BREAKDOWN**

UNCOVERED STANDARD PARKING SPACES: 92 (includes 2 FEV spaces)  
UNCOVERED COMPACT PARKING SPACES: 28 (includes 2 FEV spaces)  
UNCOVERED ACCESSIBLE PARKING SPACES: 6 (includes 2 FEV spaces)  
CARPORT STANDARD PARKING SPACES: 330 (includes 48 FEV spaces)  
CARPORT COMPACT PARKING SPACES: 4 (includes 0 FEV spaces)  
CARPORT ACCESSIBLE PARKING SPACES: 4 (includes 0 FEV spaces)  
GARAGE STANDARD PARKING SPACES: 56 (includes 1 FEV space)  
GARAGE ACCESSIBLE PARKING SPACES: 2 (includes 0 FEV spaces)  
TOTAL SPACES: 522 (includes 53 FEV spaces)

**PARKING REQUIRED (INCLUDES COVERED PARKING) PER LQMC 9.60 260 (K) BY-RIGHT PARKING INCENTIVE**

NOTE: LQMC 9.60 260 (K) BY-RIGHT PARKING INCENTIVE AND PARKING RATIOS APPLY TO THE ENTIRE DEVELOPMENT (NOT RESTRICTED TO ONLY AFFORDABLE UNITS) PARKING RATIOS PER LQMC 9.60 260 ARE LISTED ABOVE.

MARKET RATE UNITS: 116 1-BR UNITS x 1 SPACE/UNIT REQUIRED = 116  
MODERATE INCOME UNITS: 62 1-BR UNITS x 1.5 SPACES/UNIT REQUIRED = 93  
COMMUNITY CENTER: 24 2-BR UNITS x 1.5 SPACES/UNIT REQUIRED = 36  
1 SPACE PER 300 SF OF GROSS FLOOR AREA = 2000 SF / 300 SF = 6.67  
TOTAL SPACES PROVIDED: 302  
TOTAL SPACES REQUIRED: 522

**COVERED PARKING**

NOTE: NOT REQUIRED PER LQMC 9.60 260 (K) BY-RIGHT PARKING INCENTIVE

UNITS: PROVIDED: 398 COVERED 115 UNCOVERED  
COMMUNITY CENTER: PROVIDED: 2 UNCOVERED 2 UNCOVERED  
TOTAL SPACES PROVIDED: 398 COVERED + 124 UNCOVERED = 522 TOTAL

NOTE: ADA AND FEV PARKING IS INCLUDED IN THE OVERALL PARKING COUNT

**ACCESSIBLE PARKING CALCULATIONS**

TOTAL PARKING SPACES	522	FUTURE EV PARKING REQUIRED PER CALGREEN	22	BICYCLE PARKING REQUIRED PER CALGREEN CH 5	0.35
2% OF 515 ASSIGNED PARKING SPACES	10.3	10% OF TOTAL PARKING SPACES	52.2	SHORT-TERM (5% OF VISITOR PARKING)	0 - N/A
TOTAL HC SPACES REQ'D	11	FUTURE EV SPACES REQ'D	53	LONG-TERM (NOT REQ'D, NO 10 OR MORE TENANT-OCCUPANTS)	0 - N/A
5% OF 7 UNASSIGNED PARKING SPACES	0.35	FUTURE EV SPACES PROVIDED	53	MIN BICYCLE PARKING REQ'D	2
TOTAL HC SPACES REQ'D	1			TOTAL BICYCLE PARKING PROVIDED	4

PER CALGREEN 4.106 4.2: ELECTRIC VEHICLE CHARGING SPACES (EV SPACES) CAPABLE OF SUPPORTING FUTURE ELECTRICAL VEHICLE SUPPLY EQUIPMENT (EVSE), INTENDED TO DEMONSTRATE PROJECT'S CAPABILITY & CAPACITY FOR FACILITATING FUTURE EV CHARGING. NO REQUIREMENT FOR EV SPACES TO BE CONSTRUCTED OR AVAILABLE UNTIL EV CHARGERS ARE INSTALLED FOR USE.



### PROJECT TEAM

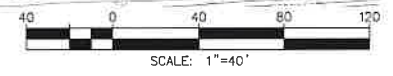
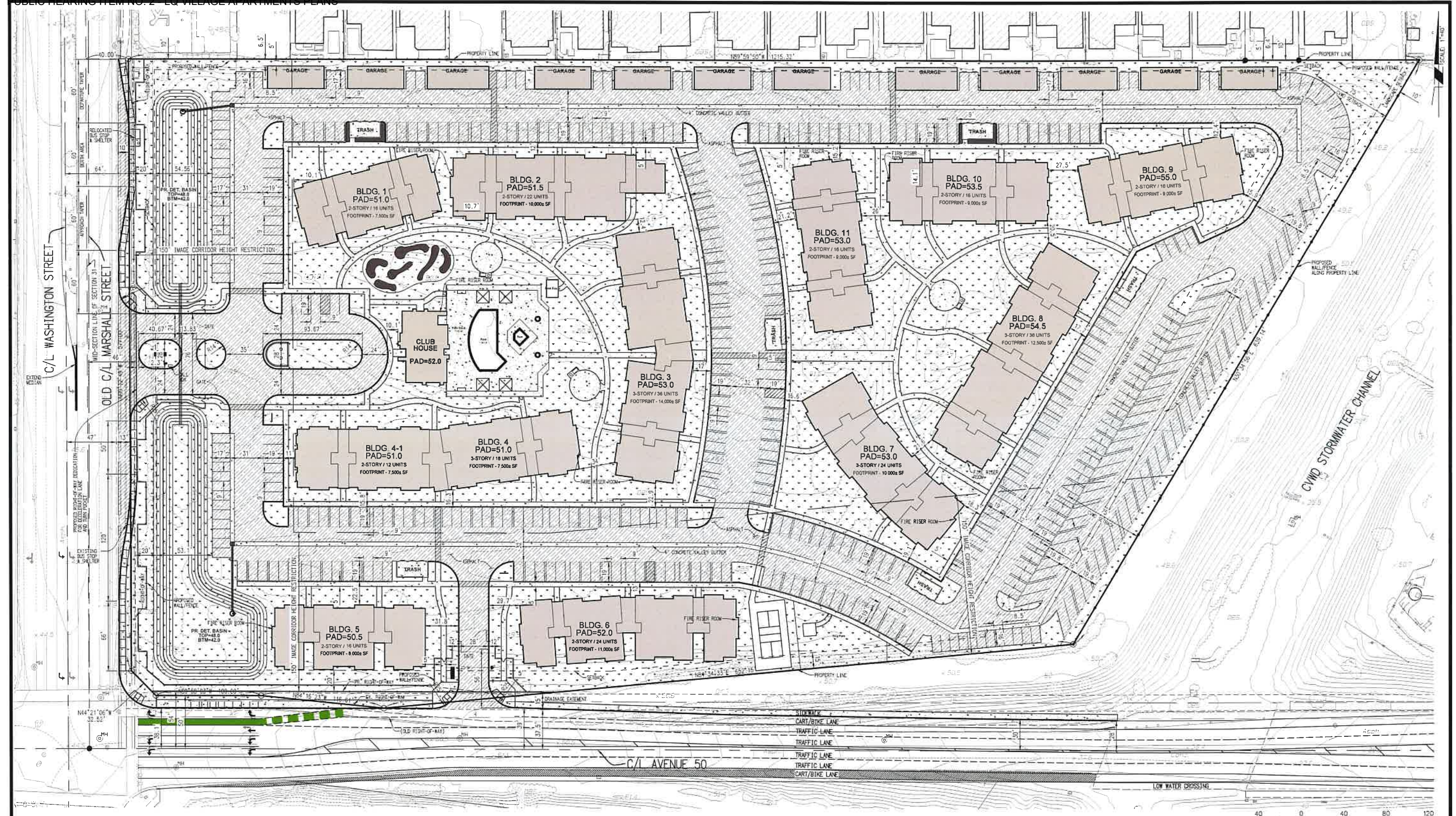
**OWNER**  
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Jeff Parker

**ARCHITECT**  
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245 Fischer Avenue, Suite B2  
Costa Mesa, CA 92626  
T: 714-557-2448  
W: www.ipaac.com  
Sherry Braun

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W: egancivil.com  
Steven Egan, Project Designer

**LANDSCAPE ARCHITECT**  
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Jose Estrada, VP, Project Manager

**ELECTRICAL**  
RTM Engineering Consultants  
35245 Leopard Street, Suite A-101  
Palm Desert, CA 92211  
T: (760) 983-2007  
W: www.rtmec.com  
Victor Leon, PE, Principal



**ABBREVIATIONS:**

C/L	CENTERLINE	TP	TOP OF PAVEMENT
EG	EXISTING GROUND	TC	TOP OF CURB
FL	FLOW LINE	TF	TOP OF FOOTING
FS	FINISH SURFACE	TW	TOP OF WALL
SB	GRADE BREAK	(XX.XX)	EXISTING ELEVATION
		SCALE	SCALE

PRINTED ON: 06/06/2023

**DIGALERT**  
 CALL 811  
 TOLL FREE 1-800-422-4133  
 AT LEAST TWO DAYS BEFORE YOU DIG  
 A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

**BENCHMARK:**  
 BENCHMARK: TOP OF CURB #2006 / ELEVATION: 252.27 TC / DATUM: NAD83 29 FT DESCRIPTION: TOP OF CURB AT THE BOX AS SHOWN ON THE CITY OF RANCHO MURAGE STREET PLANS FOR THE GROSSER OFFICE BUILDING, SHEET 9 OF 9 ON FILE IN THE OFFICE OF CITY ENGINEER OF THE CITY OF RANCHO MURAGE AS PLAN NUMBER E0600371

**BASIS OF BEARINGS:**  
 THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (2017.50 EPOCH) AS PER GRID INVERSE CALCULATIONS BETWEEN CONTIGUOUS OPERATING REFERENCE (C.O.R.'S) STATIONS F491 AND F491 PER PUBLISHED VALUES PROVIDED BY THE 222999 USGS AND PERMANENT ARRAY CENTER (S.O.P.A.C.), BEING: NORTH 78° 59' 35.49" WEST.

MARK	BY	DATE	REVISIONS



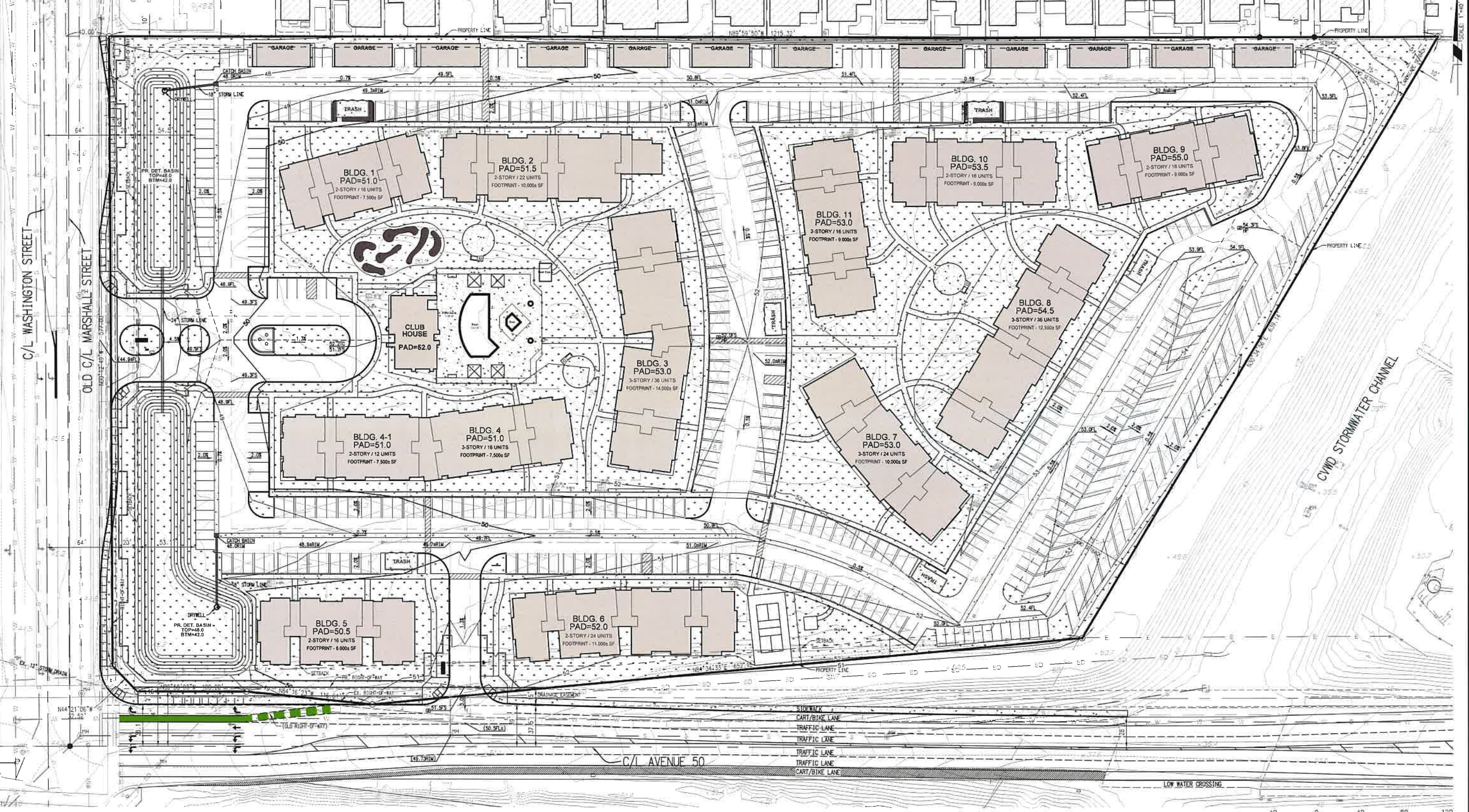
**EGAN CIVIL, INC.**  
 80 BOX 5282 LA QUINTA, CA 92448-5282  
 (760) 404-7863 WWW.EGANCIVIL.COM  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 BENJAMIN DANIEL EGAN, P.E. 73070  
 DATE: 06/06/2023

APPROVED BY:	DATE:	PLAN CHECKED BY:	DATE:
		CIVIL	
		TRAFFIC	
		LANDSCAPE	

IN THE CITY OF LA QUINTA, RIVERSIDE COUNTY, CALIFORNIA  
 LA QUINTA VILLAGE APARTMENTS  
**CIVIL SITE PLAN**  
 252 UNIT APARTMENT COMPLEX  
 WASHINGTON ST & AVENUE 50, LA QUINTA, CA 92253  
 APN 846-070-016

SHEET	1
OF	3
SHEETS	
CITY FILE NUMBER	

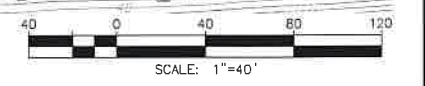




**ABBREVIATIONS:**  
 C/L CENTERLINE  
 EG EXISTING GROUND  
 FL FLOW LINE  
 FS FINISH SURFACE  
 GB GRADE BREAK  
 CP COVERED PARKING

TP TOP OF PAVEMENT  
 TC TOP OF CURB  
 TF TOP OF FOOTING  
 TW TOP OF WALL  
 (XX.XX) EXISTING ELEVATION  
 SMALE

**EARTHWORK QUANTITIES:**  
 RAW CUT: 5,500 YARDS  
 RAW FILL: 47,400 YARDS  
 IMPORT: 41,900 YARDS  
 THE ABOVE QUANTITIES ARE AN ENGINEER'S ESTIMATE ONLY AND ARE PROVIDED FOR GRADING PERMIT PURPOSES. CONTRACTOR SHALL VERIFY ALL QUANTITIES FOR THIS BID PURPOSES.



PRINTED ON: 06/06/2023



**BENCHMARK:**  
 SEARCHMARK: TOP OF CURB #1006 / ELEVATION: 252.27 TC / DATUM: NAD83 99 FT  
 DESCRIPTION: TOP OF CURB AT THE BOX AS SHOWN ON THE CITY OF RANCHO MIRAGE STREET PLANS FOR THE KESSLER OFFICE BUILDING, SHEET 9 OF 9 ON FILE IN THE OFFICE OF CITY ENGINEER OF THE CITY OF RANCHO MIRAGE AS PLAN NUMBER E0600371.

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ENGINEER			REVISIONS			COUNTY		
MARK	BY	DATE				APPR.	DATE	



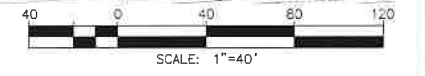
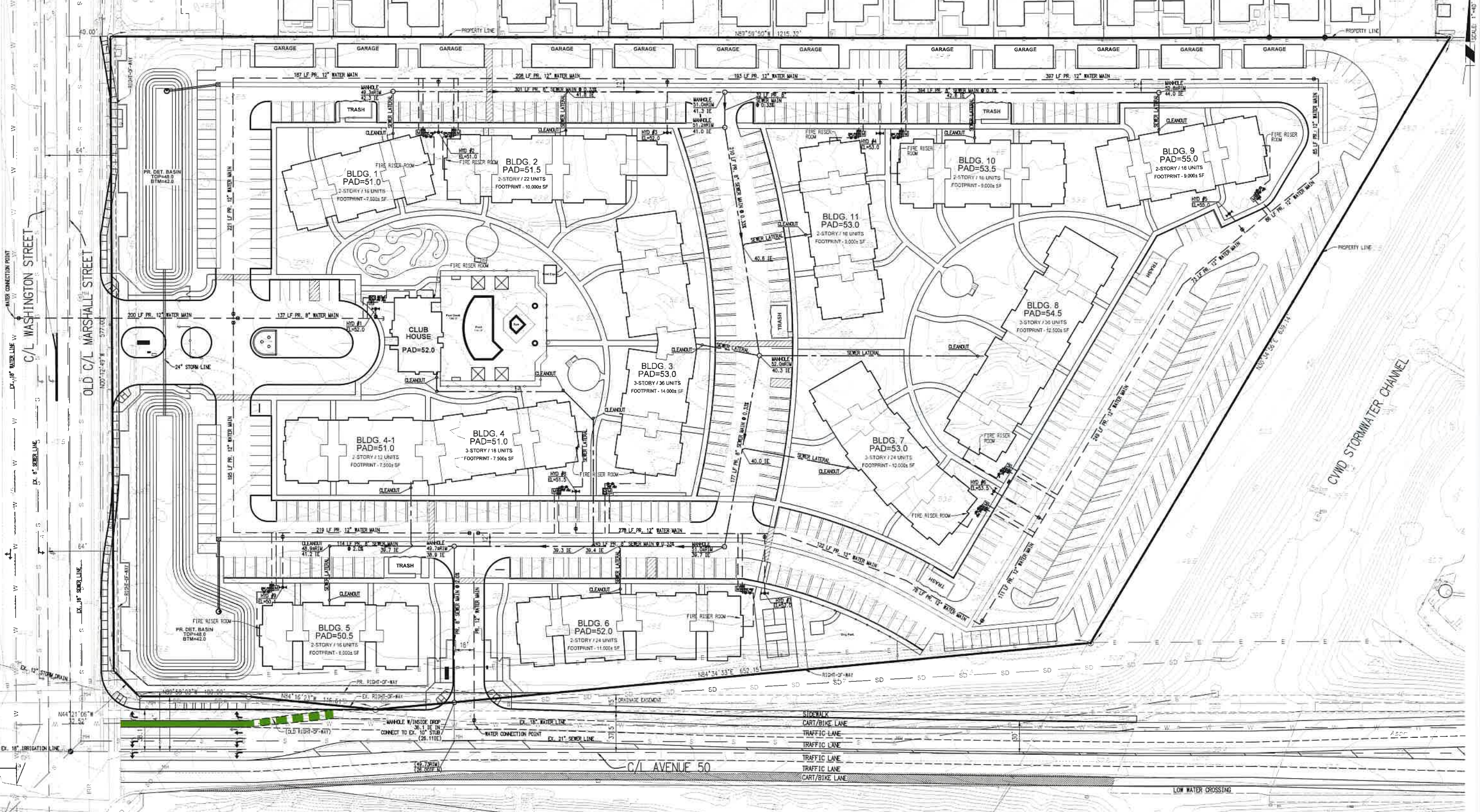
**EGAN CIVIL, INC.**  
 PO BOX 5262 LA QUINTA, CA 92248-5262  
 (760) 404-7863 WWW.EGANCIVIL.COM  
 PREPARED UNDER THE DIRECT SUPERVISION OF:  
 BENJAMIN DANIEL EGAN, R.C.E. 73070  
 DATE: 06/06/2023

APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 REVIEWED AND RECOMMENDED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

PLAN CHECKED BY: \_\_\_\_\_  
 CIVIL  
 TRAFFIC  
 LANDSCAPE

IN THE CITY OF LA QUINTA, RIVERSIDE COUNTY, CALIFORNIA  
 LA QUINTA VILLAGE APARTMENTS  
 CONCEPTUAL GRADING PLAN  
 252 UNIT APARTMENT COMPLEX  
 WASHINGTON ST & AVENUE 50, LA QUINTA, CA 92253  
 APN 646-070-016

SHEET **2**  
 OF  
 SHEETS **3**  
 CITY FILE NUMBER



PRINTED ON: 06/06/2023



**BENCHMARK:**  
BENCHMARK: TOP OF CURB #2006 / ELEVATION: 252.27 TO / DATUM: NAD83 29 FT DESCRIPTION: TOP OF CURB AT THE BOX AS SHOWN ON THE CITY OF RANCHO MIRAGE STREET PLANS FOR THE KESSLER OFFICE BUILDING, SHEET 9 OF 9 ON FILE IN THE OFFICE OF CITY ENGINEER OF THE CITY OF RANCHO MIRAGE AS PLAN NUMBER E0600371.

**BASIS OF BEARINGS:**  
THE BASIS OF BEARINGS FOR THIS SURVEY ARE BASED ON THE CALIFORNIA COORDINATE SYSTEM (CCS-83), ZONE 14N (2017.50 EPOCH) AS PER GRID INVERSE CALCULATIONS BETWEEN CONTINUOUSLY OPERATING REFERENCE (C.O.R.S.) STATIONS P491 AND P411 PER PUBLISHED VALUES PROVIDED BY THE SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (S.O.P.A.C.), BEING: NORTH 78° 59' 35.49" WEST.

ENGINEER	REVISIONS	COUNTY
MARK BY DATE		APPR. DATE

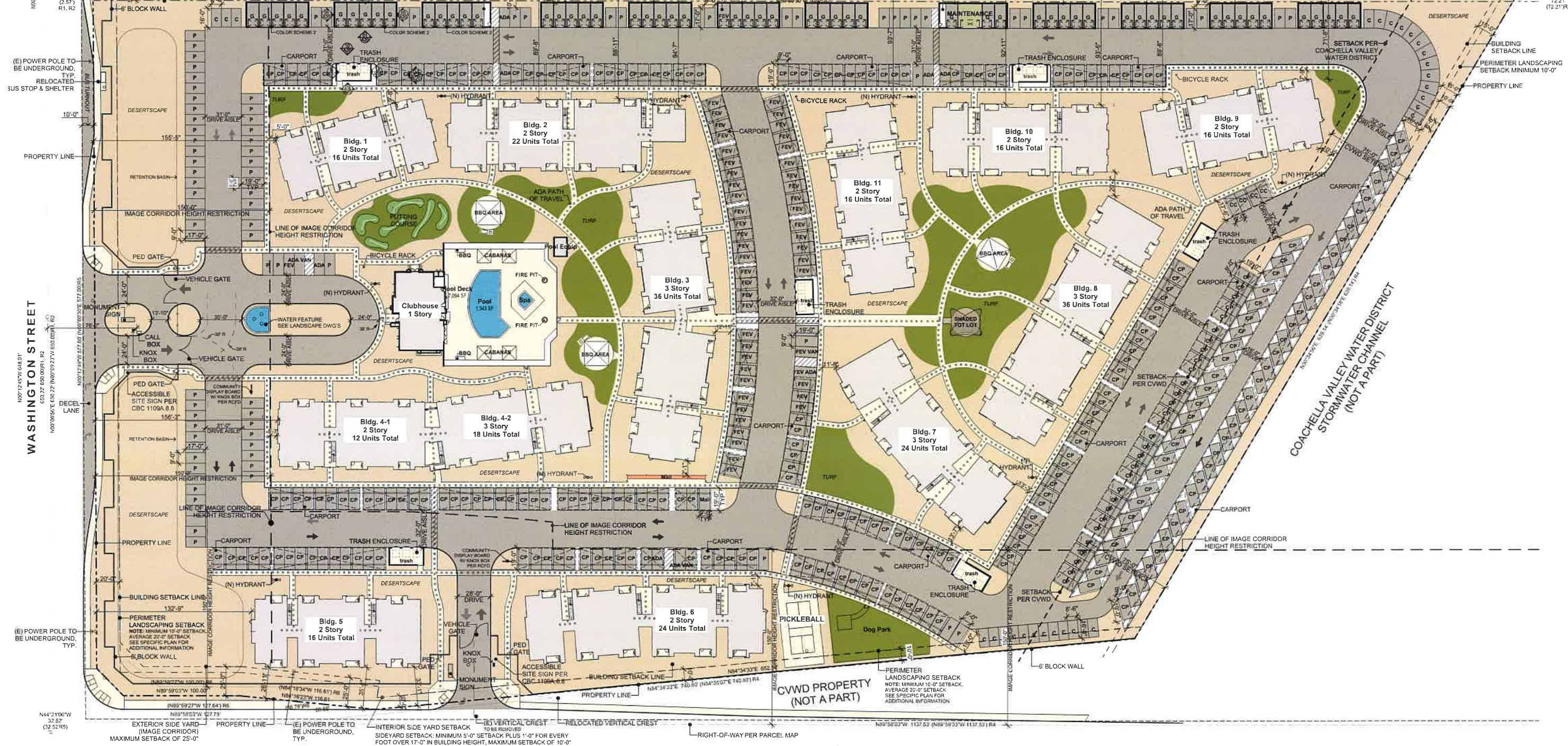


**EGAN CIVIL, INC.**  
PO BOX 5282 LA QUINTA, CA 92248-5282  
(760) 404-7663 WWW.EGANCIVIL.COM  
PREPARED UNDER THE DIRECT SUPERVISION OF:  
BENJAMIN DANIEL EGAN, R.C.E. 73070  
DATE: 06/06/2023

APPROVED BY:	DATE	PLANNED CHECKED BY:	DATE

IN THE CITY OF LA QUINTA, RIVERSIDE COUNTY, CALIFORNIA  
LA QUINTA VILLAGE APARTMENTS  
PRELIMINARY UTILITY PLAN  
252 UNIT APARTMENT COMPLEX  
WASHINGTON ST & AVENUE 50, LA QUINTA, CA 92253  
APN 646-070-016

SHEET **3**  
OF  
SHEETS **3**  
CITY FILE NUMBER



**Common Area Calculations**

Unit Type	Area (SF)
1, First Floor	
CLUBHOUSE	RESIDENT ACTIVITY 978
Fire Riser	MECHANICAL 12
GYM	RESIDENT ACTIVITY 725
HALL	CIRCULATION 186
HK	SERVICE 36
Office	ADMINISTRATION 290
Pool	RETENTION BASIN 1,343
Pool Deck	TERRACE 7,094
Pool Equip	MECHANICAL 186
RR	RESTROOMS 124
Shower	RESTROOMS 68
Spa	RETENTION BASIN 93
Sior	SERVICE 111
Wet Bar	CIRCULATION 36
WH	MECHANICAL 12
<b>TOTAL</b>	<b>11,294 sq ft</b>

**UNIT MIX**

Unit Type	Unit Name	Beds	Qty	Area (SF)	Total (SF)
1-Bed Apartment	1A-ADA	1	29	673	19,517
1-Bed Apartment	1A-STD	1	31	673	20,863
1-Bed Apartment	1B-ADA	1	44	755	33,220
1-Bed Apartment	1B-STD	1	62	755	46,810
2-Bed Apartment	2A-ADA	2	34	960	32,640
2-Bed Apartment	2A-STD	2	52	960	49,920
<b>TOTAL</b>			<b>338</b>	<b>252</b>	<b>202,970 sq ft</b>

**DENSITY CALCULATIONS**  
 BASE DENSITY: 14.03 UNITS/ACRE = 12 UNITS/ACRE = 168 BASE UNITS  
 TOTAL UNITS PROPOSED: 252 UNITS  
 50% DENSITY BONUS IS BEING PROPOSED  
 14.03 ACRES \* 18 UNITS/ACRE = 252 PROPOSED UNITS  
 FOR 50% DENSITY BONUS, 44% OF BASE UNITS NEED TO BE MODERATE INCOME UNITS BASED ON LDMC 9.00, 200 DENSITY BONUS PERCENTAGES:  
 44% \* 168 = 74 MODERATE INCOME UNITS  
 MARKET-RATE UNITS 178  
 MINIMUM REQUIRED MODERATE UNITS 74  
 MAXIMUM UNITS ALLOWED W/ DENSITY BONUS 252  
 TOTAL PATIO AREA 6,643 SF  
 TOTAL BALCONY AREA 5,043 SF (N.I.C. STAIR LANDINGS)

**Parking Calcs**

Unit Type	Qty
ADA	6
ADA VAN	2
C	28
CC	4
CP	281
FEV	50
FEV ADA	1
FEV VAN	1
G	57
M	1
P	91
<b>TOTAL</b>	<b>522</b>

**PARKING LEGEND:**  
 ADA = ACCESSIBLE STANDARD PARKING SPACE (9' X 19') + 5' AISLE  
 ADA VAN = ACCESSIBLE VAN PARKING SPACE (9' X 19') + 8' AISLE  
 C = COMPACT PARKING SPACE (8.5' X 16')  
 CC = COVERED COMPACT PARKING SPACE (8.5' X 17.5')  
 CP = COVERED STANDARD PARKING SPACE (9' X 19')  
 FEV = FUTURE EV PARKING SPACE (9' X 19')  
 FEV ADA = FUTURE EV ADA PARKING SPACE (9' X 19') + 5' AISLE  
 FEV VAN = FUTURE EV VAN PARKING SPACE (9' X 19') + 8' AISLE  
 G = GARAGE STANDARD PARKING SPACE (10' X 20')  
 M = DESIGNATED MAIL VAN PARKING SPACE (9' X 19')  
 P = STANDARD PARKING SPACE (9' X 19') (9' X 17')

**PARKING FACILITY BREAKDOWN**

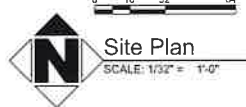
Category	Qty	Includes	FEV Spaces
UNCOVERED STANDARD PARKING SPACES	92	SPACES	2
UNCOVERED COMPACT PARKING SPACES	28	SPACES	1
UNCOVERED ACCESSIBLE PARKING SPACES	6	SPACES	2
CARPOT STANDARD PARKING SPACES	330	SPACES	48
CARPOT COMPACT PARKING SPACES	4	SPACES	0
CARPOT ACCESSIBLE PARKING SPACES	4	SPACES	0
GARAGE STANDARD PARKING SPACES	56	SPACES	1
GARAGE ACCESSIBLE PARKING SPACES	2	SPACES	0
<b>TOTAL SPACES</b>	<b>522</b>	<b>SPACES</b>	<b>53</b>

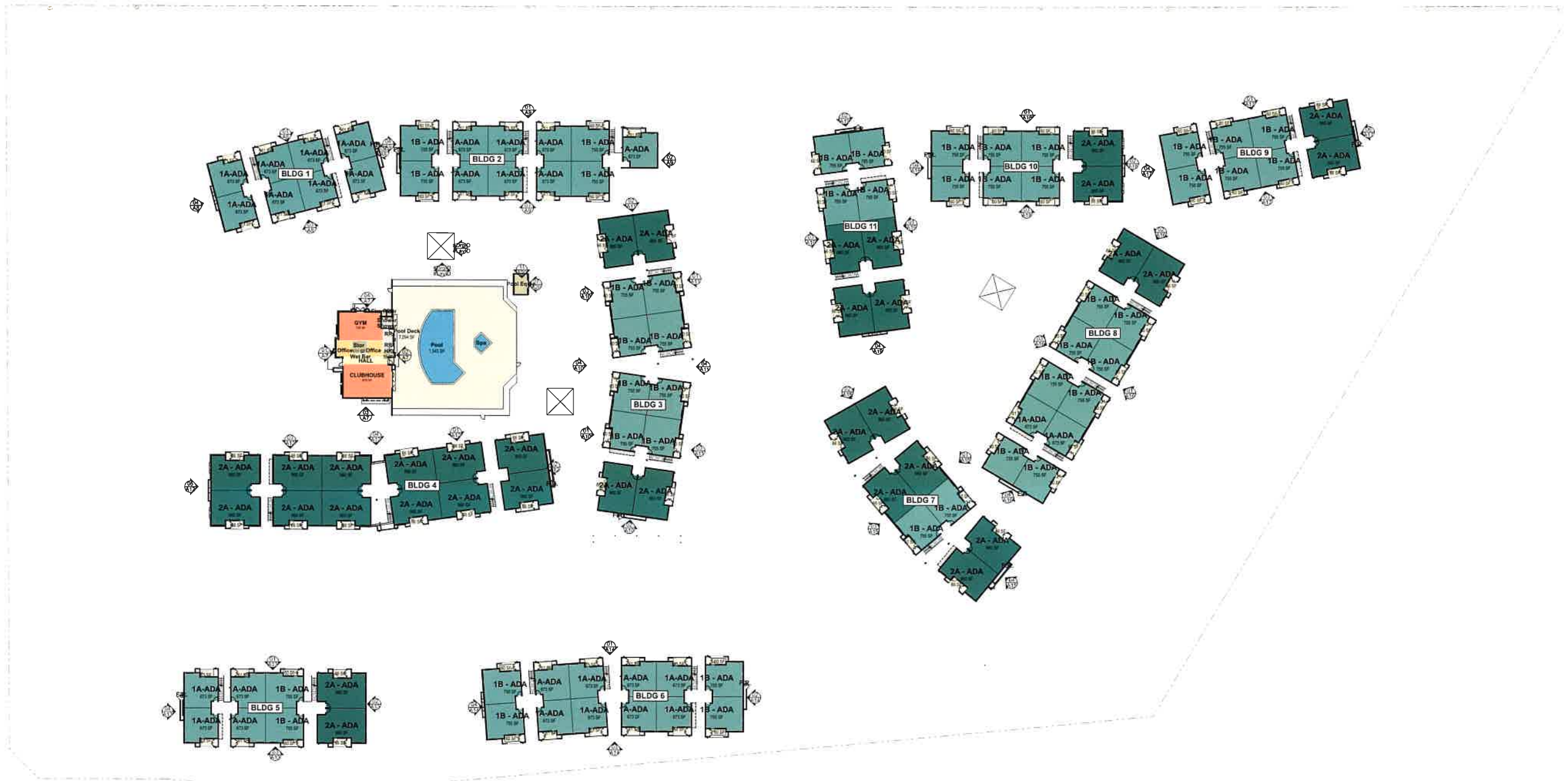
**PARKING RATIOS**  
 PER LDMC 9.60.250 (K) BY-RIGHT PARKING INCENTIVE, THE FOLLOWING PARKING RATIOS SHALL APPLY TO THE ENTIRE DEVELOPMENT (INCLUDING MARKET-RATE UNITS)  
 1-BR UNITS: 1 SPACE PER UNIT REQUIRED  
 2-BR UNITS: 1.5 SPACES PER UNIT REQUIRED  
**PARKING PROVIDED**  
 7 GUEST PARKING SPACES FOR COMMUNITY BUILDING  
 166 SPACES PER 1-BED UNIT (1 SPACE PER UNIT)  
 324 SPACES PER 2-BED UNIT (2 SPACES PER UNIT)  
 295 REQUIRED PARKING SPACES FOR UNITS  
 338 PROVIDED PARKING SPACES FOR UNITS  
 0.5 GUEST SPACES PER UNIT PROVIDED  
 126 TOTAL GUEST SPACES PROVIDED  
 50 GARAGE SPACES PROVIDED  
 2 ACCESSIBLE GARAGE SPACES PROVIDED  
 533 TOTAL PARKING SPACES PROVIDED

**Gross Building Area**

Building	Area (SF)
Bldg 01 (2-STORY)	14,076
Bldg 02 (2-STORY)	19,798
Bldg 03 (3-STORY)	37,278
Bldg 04 (2 & 3-STORY)	35,300
Bldg 05 (2-STORY)	15,443
Bldg 06 (2-STORY)	21,809
Bldg 07 (3-STORY)	27,430
Bldg 08 (3-STORY)	34,131
Bldg 09 (2-STORY)	16,114
Bldg 10 (2-STORY)	16,226
Bldg 11 (2-STORY)	17,163
Clubhouse (1-STORY)	3,226
Pool Equip. (1-STORY)	206
<b>TOTAL</b>	<b>258,199 sq ft</b>

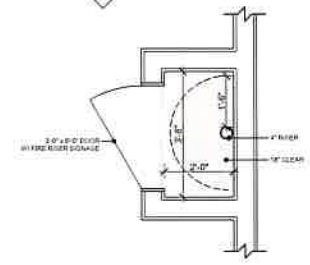
**PER CBC TABLE 604.2 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE**  
 TYPE V-A  
 R-2 S (WITHOUT AREA INCREASE)  
 = 70 FEET ALLOWED  
**PER CBC TABLE 604.4 ALLOWABLE NUMBER OF STORIES ABOVE GRADE PLANE**  
 TYPE V-A  
 R-2 S (WITHOUT AREA INCREASE)  
 = 4 STORIES ALLOWED  
**PER CBC TABLE 604.2 ALLOWABLE AREA FACTOR**  
 TYPE V-A  
 R-2 SM (WITHOUT HEIGHT INCREASE)  
 = 36,000 SF PER FLOOR ALLOWED  
 NPFA13 SPRINKLER SYSTEM COMPLYING WITH CBC SECTION 903.3.1.1



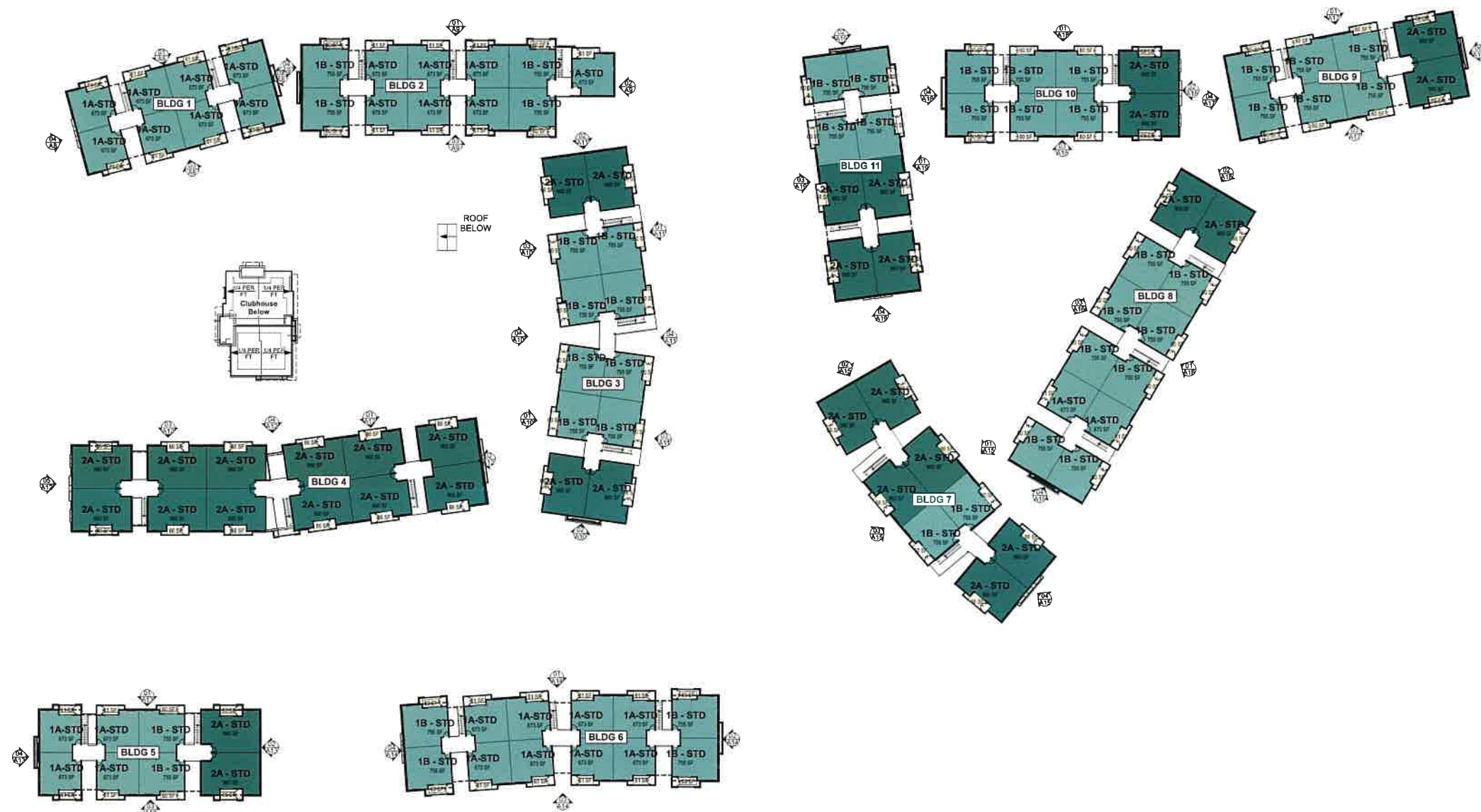


**LEGEND**  
 [Symbol] PROPOSED ENCLOSURE LOCATION FOR METERS AND SWITCHGEAR EQUIPMENT

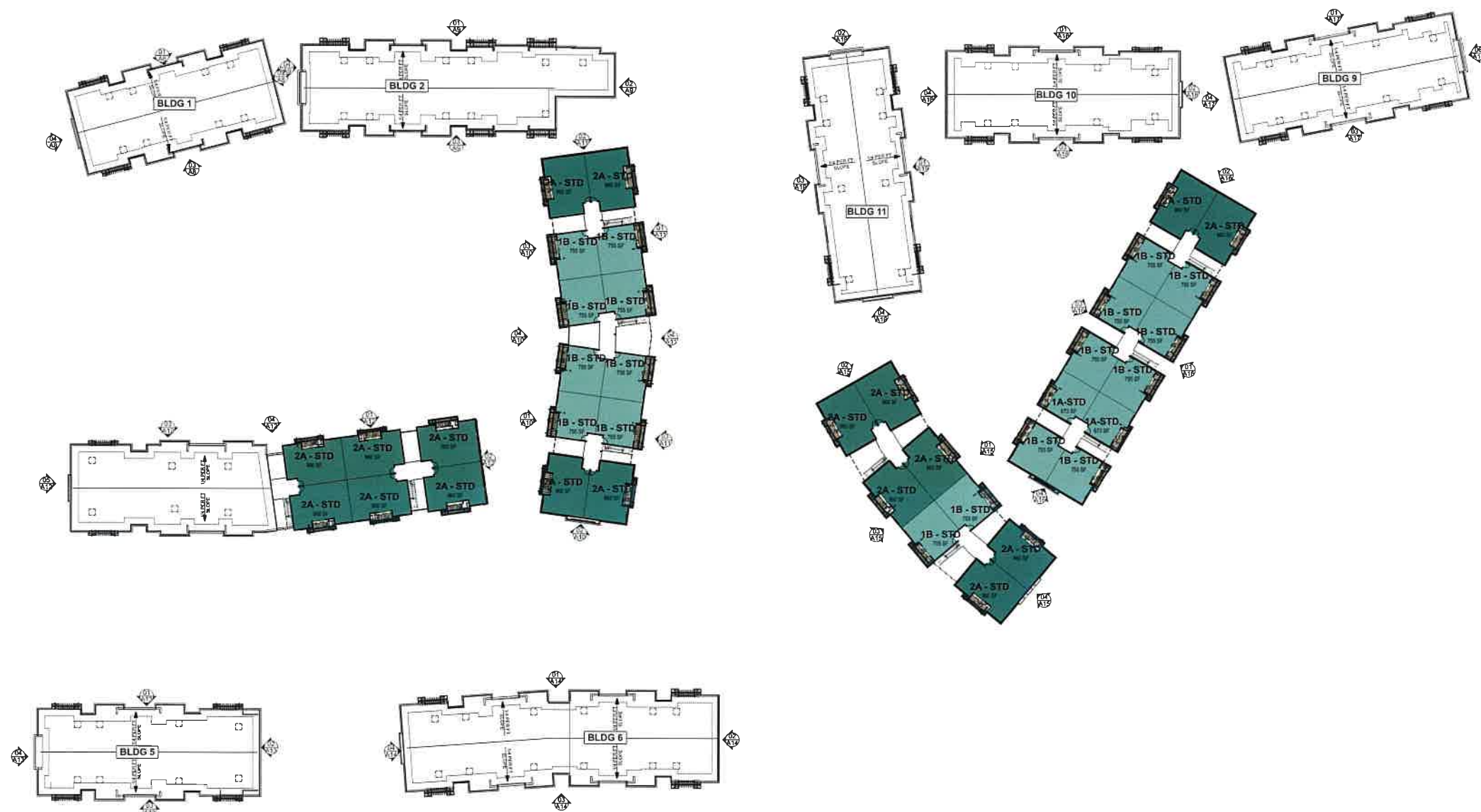
**First Floor Plan**  
 SCALE: 1/32" = 1'-0"



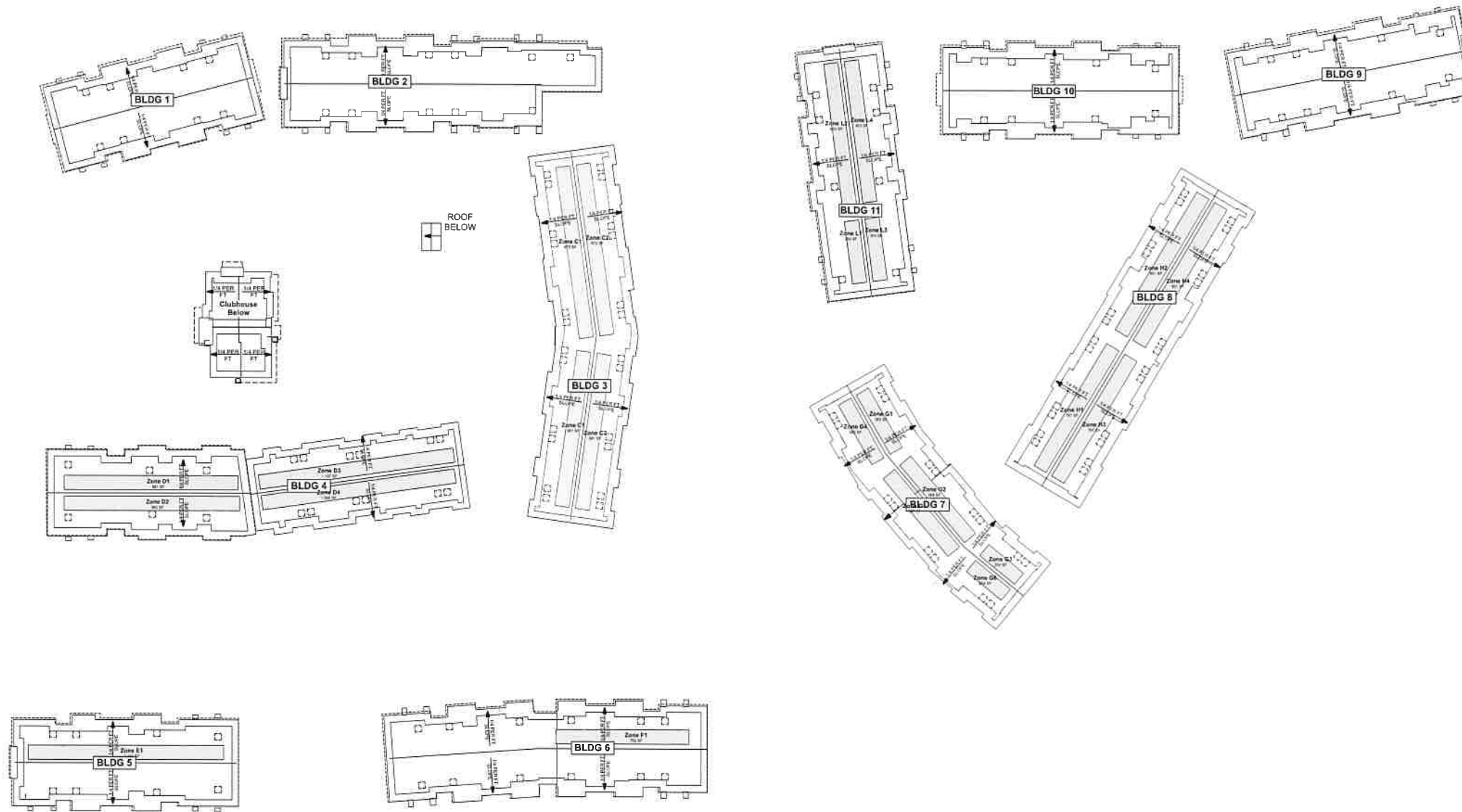
**TYP. FIRE RISER ENLARGED PLAN**  
 SCALE: 1/2" = 1'-0"






 Second Floor Plan  
SCALE: 1/32" = 1'-0"



 Third Floor Plan  
SCALE: 1/32" = 1'-0"



- LEGEND**
-  SOLAR READY ZONE
  -  HVAC CONDENSERS
  -  FIRE ACCESS, 4'-0" CLEAR MIN.

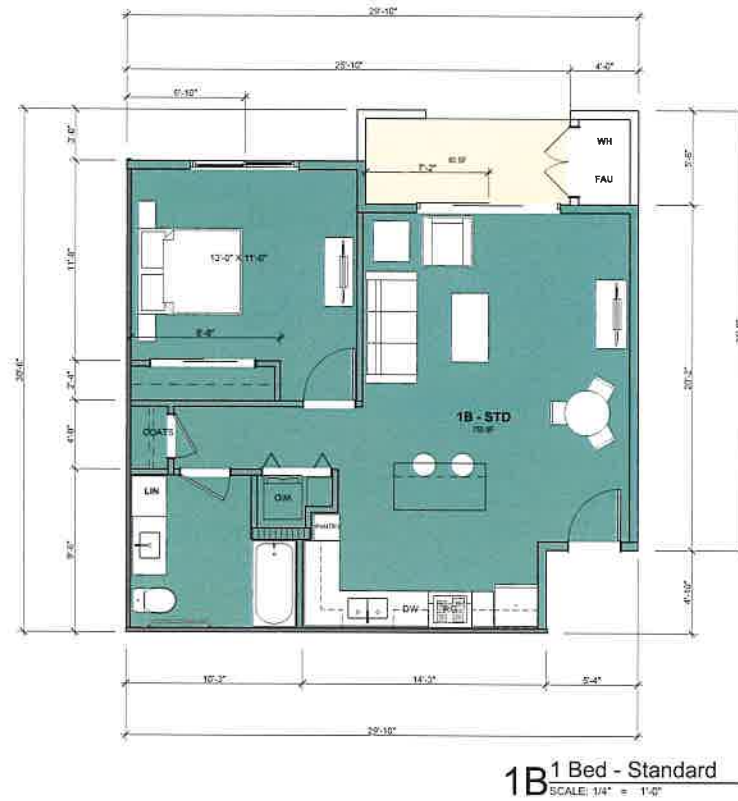
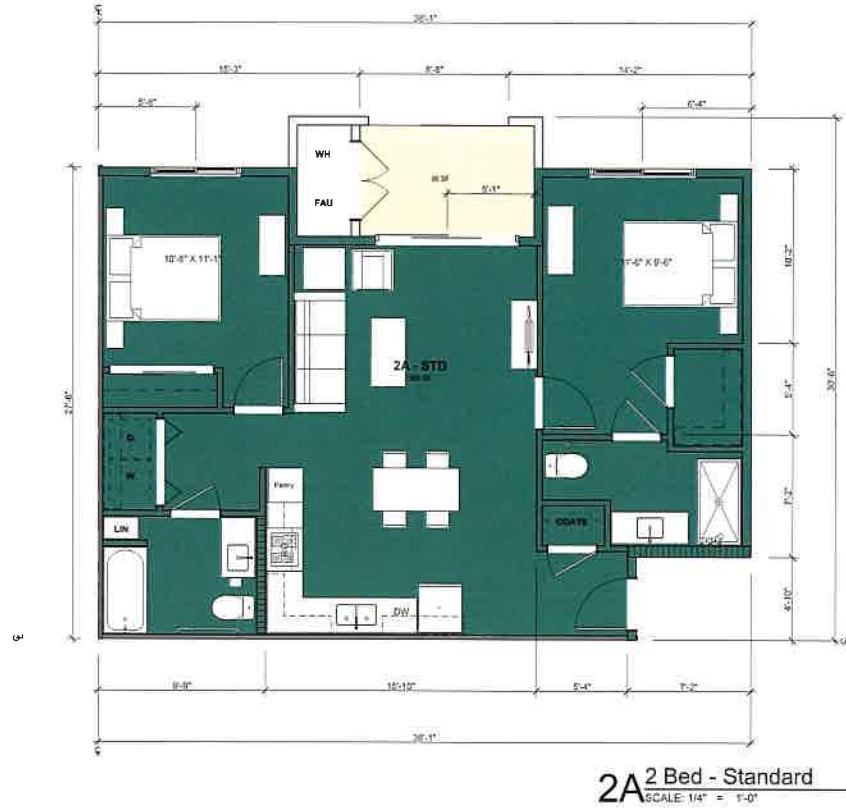
**SOLAR READY ROOF:**  
 NO DIMENSION LESS THAN 5'-0"  
 EACH SUBAREA MUST BE AT LEAST 160 SF IF TOTAL ROOF AREA EXCEEDS 10,000 SF  
 SOLAR ZONE ON STEEP SLOPED ROOFS MUST BE ORIENTED BETWEEN 110 AND 270 DEGREES OF TRUE NORTH, ORIENTATION DOES NOT APPLY ON ROOFS SLOPED LESS THAN 2:12  
 MUST BE FREE OF ROOF PENETRATIONS AND ROOF MOUNTED EQUIPMENT  
 MIN. 15% OF TOTAL ROOF AREA IS REQ'D TO BE SOLAR READY, EXCLUDING ANY SKYLIGHT AREA

TOTAL ROOF AREA:	119,225 SF
SOLAR READY MINIMUM:	15% OF TOTAL ROOF AREA
SOLAR READY MIN. REQUIRED:	17,883.25 SF
SOLAR READY PROVIDED:	17,884 SF

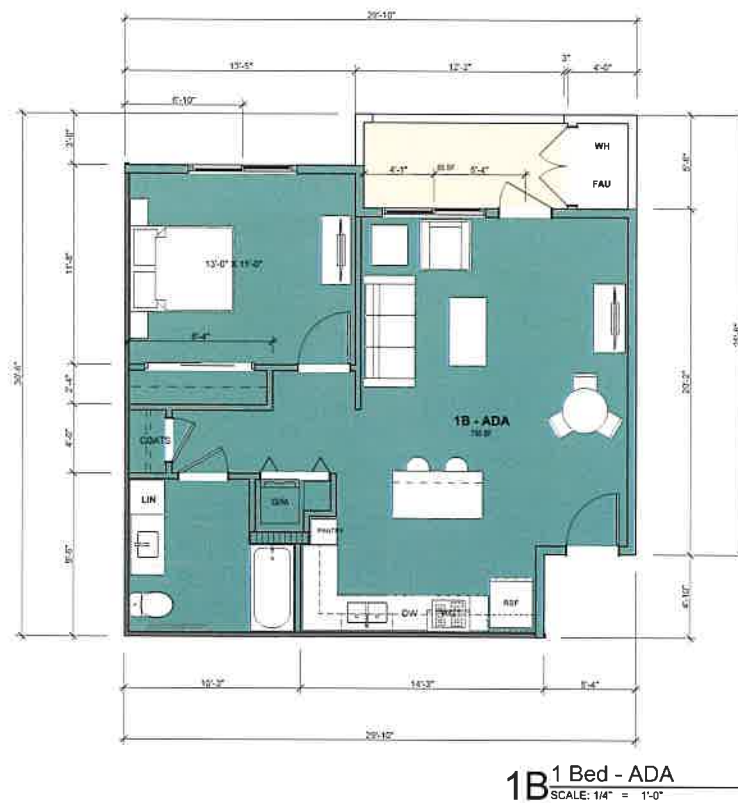
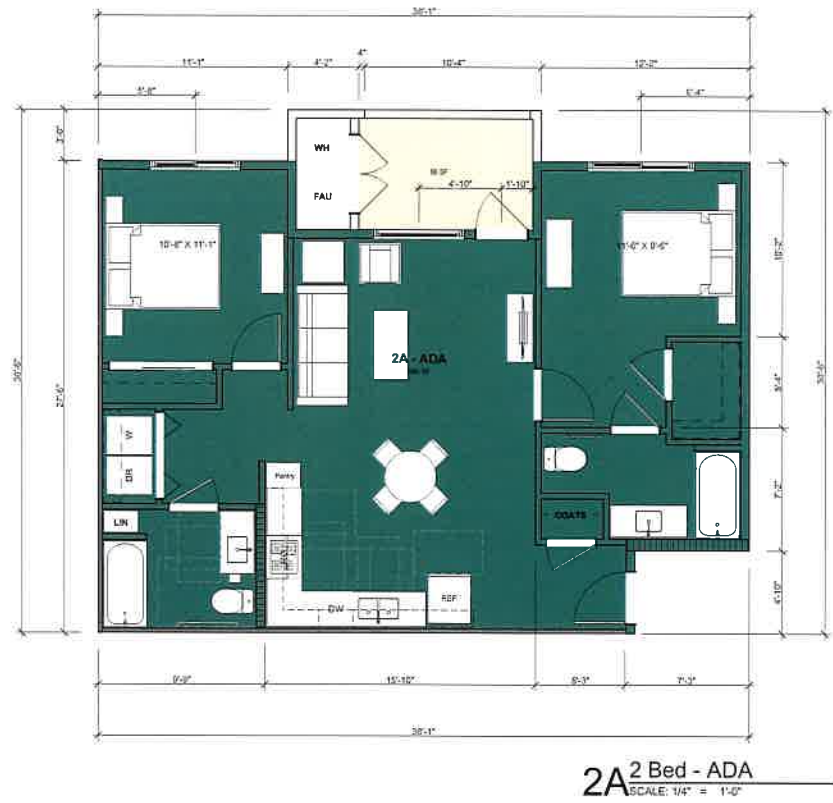
- NOTE:**
- PER DESERT SAGE SPECIFIC PLAN, PARAPETS SHALL BE A MAXIMUM OF FIVE FEET TALL TO SCREEN/HIDE HVAC EQUIPMENT
  - SEE SHEET A21 FOR LINE OF SIGHT DIAGRAMS
  - PHOTOVOLTAIC SYSTEMS SHALL MEET MINIMUM QUALIFICATION REQUIREMENTS AS SPECIFIED IN JOINT APPENDIX JA11 (2019 CALIFORNIA ENERGY CODE)
  - SOLAR READY ZONE MAY ALSO BE LOCATED ON CARPORTS, FINAL LOCATION TO BE DETERMINED



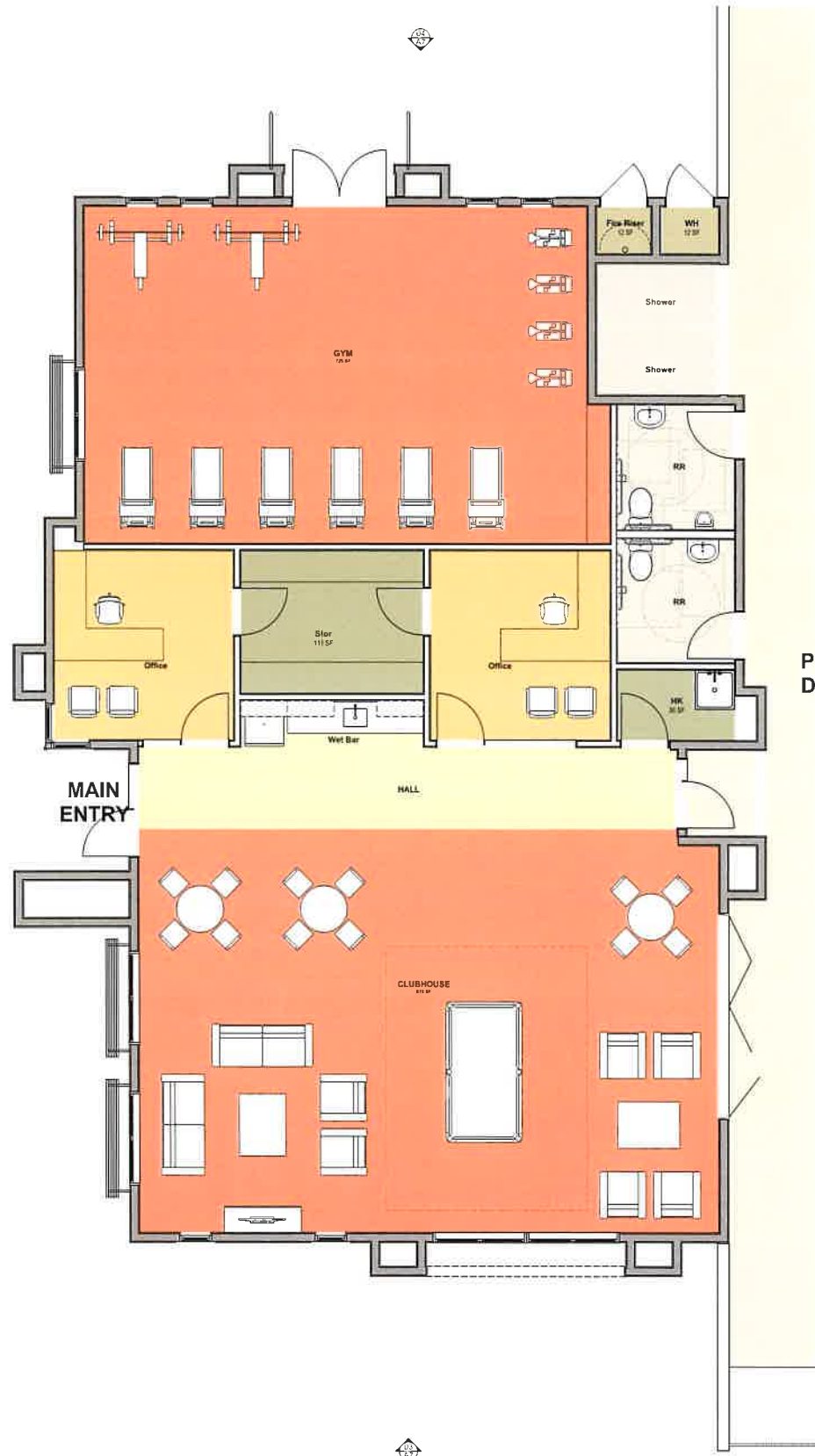
**SECOND & THIRD FLOOR UNITS - STANDARD**



**GROUND FLOOR UNITS - ACCESSIBLE**  
 TO COMPLY WITH CBC 11A ACCESSIBILITY STANDARDS







**1 Clubhouse**  
SCALE: 1/4" = 1'-0"



**04 Clubhouse - North Elevation**  
SCALE: 1/4" = 1'-0"



**03 Clubhouse - South Elevation**  
SCALE: 1/4" = 1'-0"



**02 Clubhouse - East Elevation (Pool Deck)**  
SCALE: 1/4" = 1'-0"

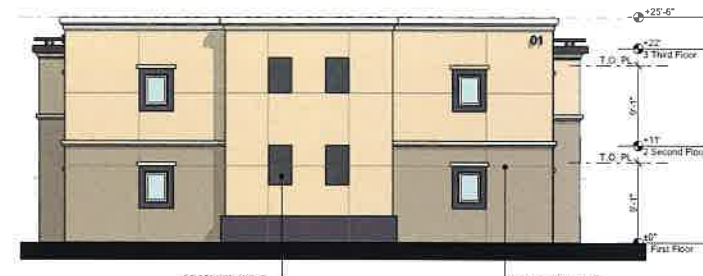


**01 Clubhouse - West Elevation (Entry)**  
SCALE: 1/4" = 1'-0"

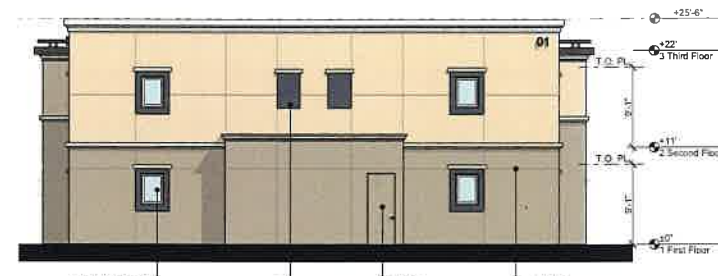
- SCHEME 1:**  
STUCCO 1 DUNN EDWARDS DE6242 WELLS GRAY, OR EQ.  
STUCCO 2 DUNN EDWARDS DET674 GUNNYSACK, OR EQ.  
STUCCO 3 DUNN EDWARDS DE6204 TRITE WHITE, OR EQ.  
STUCCO 4 DUNN EDWARDS DE6341 VULCAN, OR EQ.
- SCHEME 2:**  
STUCCO 1 DUNN EDWARDS DE6172 BUNGALOW TAUPE, OR EQ.  
STUCCO 2 DUNN EDWARDS DET674 GUNNYSACK, OR EQ.  
STUCCO 3 DUNN EDWARDS DE6204 TRITE WHITE, OR EQ.  
STUCCO 4 DUNN EDWARDS DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**  
STUCCO 1 DUNN EDWARDS DE6207 EGYPTIAN SAND, OR EQ.  
STUCCO 2 DUNN EDWARDS DET674 GUNNYSACK, OR EQ.  
STUCCO 3 DUNN EDWARDS DE6204 TRITE WHITE, OR EQ.  
STUCCO 4 DUNN EDWARDS DE6034 RAISIN IN THE SUN, OR EQ.
- ACCENT- ALL SCHEMES  
DUNN EDWARDS DE6390 CHOCOLATE PUDDING, OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



03 Bldg 1 - South Elevation  
SCALE: 1/8" = 1'-0"



04 Bldg 1 - West Elevation  
SCALE: 1/8" = 1'-0"



02 Bldg 1 - East Elevation  
SCALE: 1/8" = 1'-0"



01 Bldg 1 - North Elevation  
SCALE: 1/8" = 1'-0"

- SCHEME 1:**
- STUCCO 1 DUNN EDWARDS DE6242 WELLS GRAY, OR EQ.
  - STUCCO 2 DUNN EDWARDS DET674 GUNNYSACK, OR EQ.
  - STUCCO 3 DUNN EDWARDS DE6204 TRITE WHITE, OR EQ.
  - STUCCO 4 DUNN EDWARDS DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1 DUNN EDWARDS DE6172 BUNGALOW TAUPE, OR EQ.
  - STUCCO 2 DUNN EDWARDS DET674 GUNNYSACK, OR EQ.
  - STUCCO 3 DUNN EDWARDS DE6204 TRITE WHITE, OR EQ.
  - STUCCO 4 DUNN EDWARDS DET697 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1 DUNN EDWARDS DE6207 EGYPTIAN SAND, OR EQ.
  - STUCCO 2 DUNN EDWARDS DET674 GUNNYSACK, OR EQ.
  - STUCCO 3 DUNN EDWARDS DE6204 TRITE WHITE, OR EQ.
  - STUCCO 4 DUNN EDWARDS DE6034 RAISIN IN THE SUN, OR EQ.
- ACCENT - ALL SCHEMES  
DUNN EDWARDS DE6390 CHOCOLATE PUDDING, OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



03 Bldg 2 - South Elevation  
SCALE: 1/8" = 1'-0"



04 Bldg 2 - West Elevation  
SCALE: 1/8" = 1'-0"



02 Bldg 2 - East Elevation  
SCALE: 1/8" = 1'-0"



01 Bldg 2 - North Elevation  
SCALE: 1/8" = 1'-0"

- STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



04 Bldg 3 - West Elevation Overall  
SCALE: 3/32" = 1'-0"



03 Bldg 3-1 - West Elevation  
SCALE: 1/8" = 1'-0"



02 Bldg. 3 - South Elevation  
SCALE: 1/8" = 1'-0"



01 Bldg 3-2 - West Elevation  
SCALE: 1/8" = 1'-0"

- SCHEME 1:**  
STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**  
STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**  
STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE8034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT - ALL SCHEMES**  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



- STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT - ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



Note: Bldg. 4 - South Elevation Similar

**04** Bldg 4 - North Elevation Overall  
SCALE: 3/32" = 1'-0"

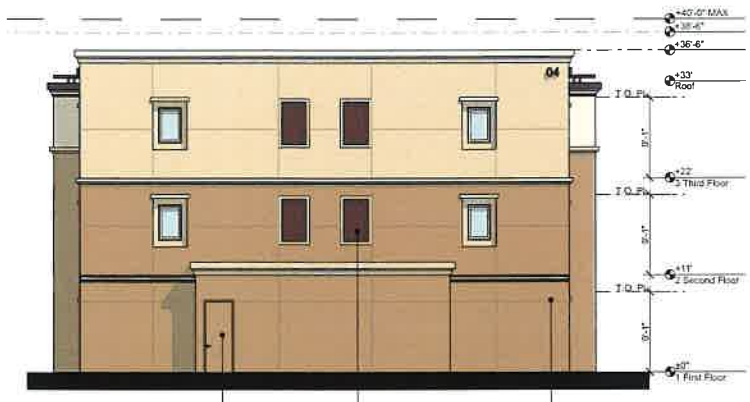


Note: Bldg. 4 - South Elevation Similar

**03** Bldg 4-1 - North Elevation  
SCALE: 1/8" = 1'-0"



**05** Bldg 4 - West Elevation  
SCALE: 1/8" = 1'-0"



**02** Bldg 4 - East Elevation  
SCALE: 1/8" = 1'-0"



Note: Bldg. 4 - South Elevation Similar

**01** Bldg 4-2 - North Elevation  
SCALE: 1/8" = 1'-0"

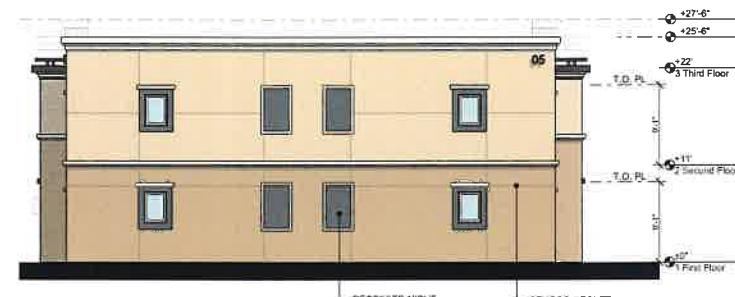
- STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



**03 Bldg 5 - South Elevation**  
SCALE: 1/8" = 1'-0"



**04 Bldg 5 - West Elevation**  
SCALE: 1/8" = 1'-0"



**02 Bldg 5 - East Elevation**  
SCALE: 1/8" = 1'-0"



**01 Bldg 5 - North Elevation**  
SCALE: 1/8" = 1'-0"

-  STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
-  STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
-  STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
-  ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
-  VINYL DOORS & WINDOWS  
COLOR: WHITE
-  RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
-  ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



03 Bldg 6 - South Elevation  
SCALE: 1/8" = 1'-0"



04 Bldg 6 - West Elevation  
SCALE: 1/8" = 1'-0"



02 Bldg 6 - East Elevation  
SCALE: 1/8" = 1'-0"



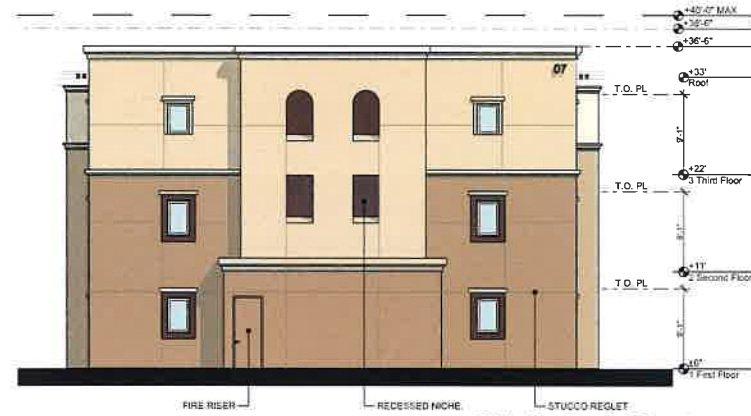
01 Bldg 6 - North Elevation  
SCALE: 1/8" = 1'-0"

- SCHEME 1:**
- STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
  - STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
  - STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
  - STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
  - STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
  - STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
  - STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
  - STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
  - STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
  - STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD

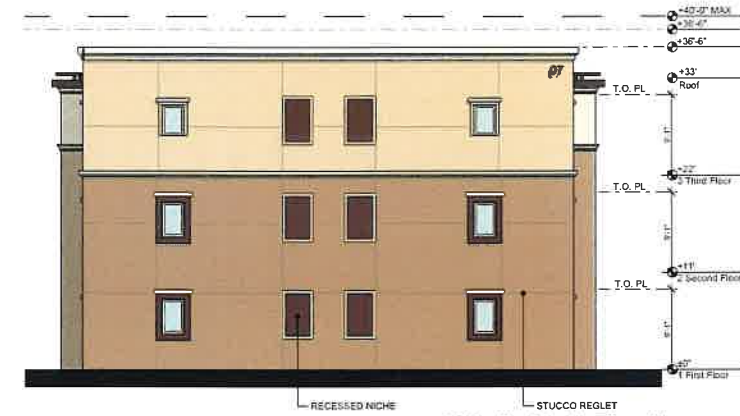




**03 Bldg 7 - West Elevation**  
SCALE: 1/8" = 1'-0"



**04 Bldg 7 - South Elevation**  
SCALE: 1/8" = 1'-0"



**02 Bldg 7 - North Elevation**  
SCALE: 1/8" = 1'-0"



**01 Bldg 7 - East Elevation**  
SCALE: 1/8" = 1'-0"

-  STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
-  STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 3:**
-  STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
-  ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



**03** Bldg 8 - West Elevation  
SCALE: 1/8" = 1'-0"



**04** Bldg 8 - South Elevation  
SCALE: 1/8" = 1'-0"



**02** Bldg 8 - North Elevation  
SCALE: 1/8" = 1'-0"



**01** Bldg 8 - East Elevation  
SCALE: 1/8" = 1'-0"

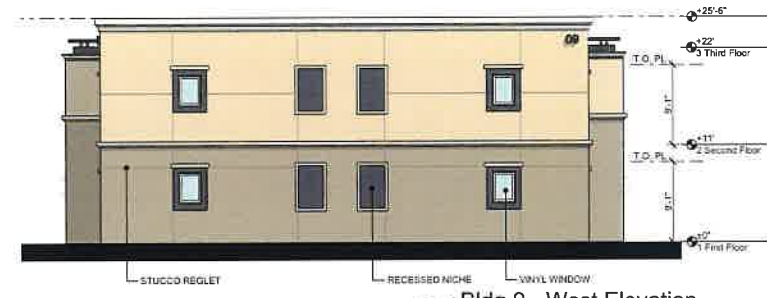
-  STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
-  STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
-  STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
-  ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS**  
COLOR: WHITE
- RAILINGS**  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING**  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



**03** Bldg 9 - South Elevation  
SCALE: 1/8" = 1'-0"



**06** Bldg 9 - East Elevation  
SCALE: 1/8" = 1'-0"



**04** Bldg 9 - West Elevation  
SCALE: 1/8" = 1'-0"



**01** Bldg 9 - North Elevation  
SCALE: 1/8" = 1'-0"

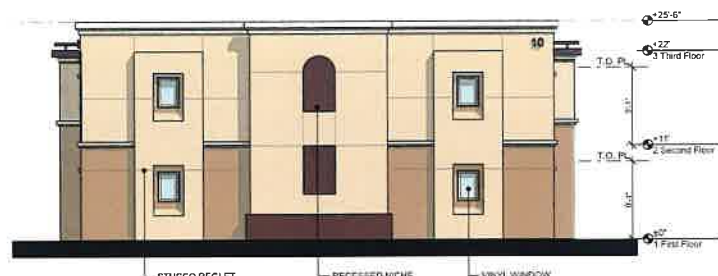
- STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



**03** Bldg 10 - South Elevation  
SCALE: 1/8" = 1'-0"



**04** Bldg 10 - West Elevation  
SCALE: 1/8" = 1'-0"



**02** Bldg 10 - East Elevation  
SCALE: 1/8" = 1'-0"

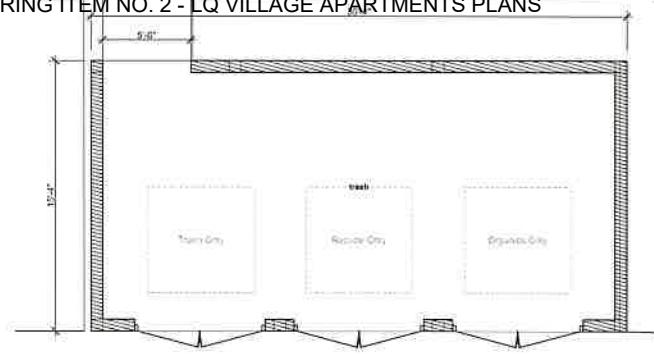


**01** Bldg 10 - North Elevation  
SCALE: 1/8" = 1'-0"

- SCHEME 1:**
- STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
- STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DET697 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
- STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
- STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
- STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
- STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
- ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
- VINYL DOORS & WINDOWS  
COLOR: WHITE
- RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
- ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



-  STUCCO 1  
DUNN EDWARDS  
DE6242 WELLS GRAY, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6341 VULCAN, OR EQ.
- SCHEME 2:**
-  STUCCO 1  
DUNN EDWARDS  
DE6172 BUNGALOW TAUPE, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DET597 SHADOW EFFECT, OR EQ.
- SCHEME 3:**
-  STUCCO 1  
DUNN EDWARDS  
DE6207 EGYPTIAN SAND, OR EQ.
-  STUCCO 2  
DUNN EDWARDS  
DET674 GUNNYSACK, OR EQ.
-  STUCCO 3  
DUNN EDWARDS  
DE6204 TRITE WHITE, OR EQ.
-  STUCCO 4  
DUNN EDWARDS  
DE6034 RAISIN IN THE SUN,  
OR EQ.
-  ACCENT- ALL SCHEMES  
DUNN EDWARDS  
DE6390 CHOCOLATE PUDDING,  
OR EQ.
-  VINYL DOORS & WINDOWS  
COLOR: WHITE
-  RAILINGS  
TUBE STEEL, OR SIM.  
COLOR: BLACK
-  ROOFING  
TPO ROOFING  
MANUF: TBD  
COLOR: TBD



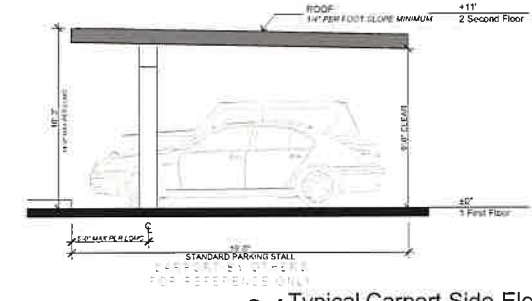
14 Typical Trash Enclosure Plan  
 SCALE: 1/4" = 1'-0"



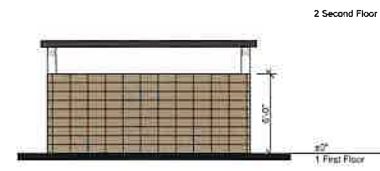
11 Pool Equip. Side Elevation  
 SCALE: 3/16" = 1'-0"



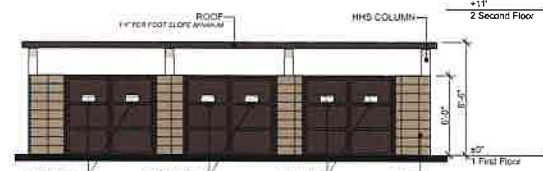
07 Pool Equip. Front Elevation  
 SCALE: 3/16" = 1'-0"



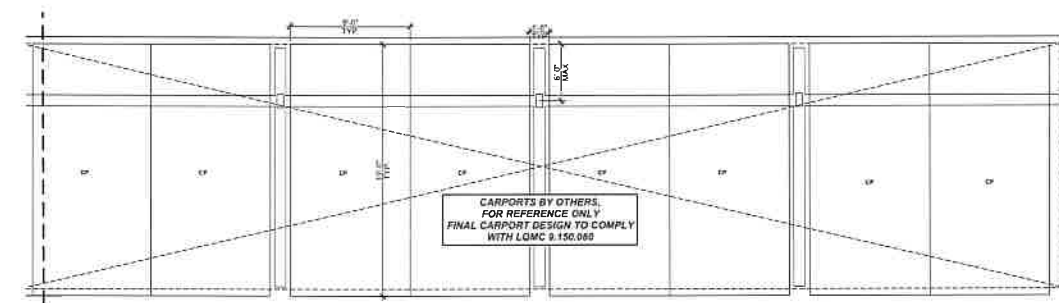
04 Typical Carport Side Elevation  
 SCALE: 1/4" = 1'-0"



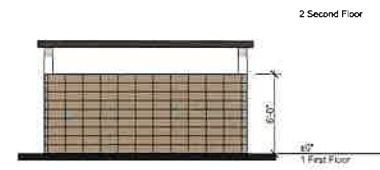
13 Typical Trash Enclosure Right Elevation  
 SCALE: 3/16" = 1'-0"



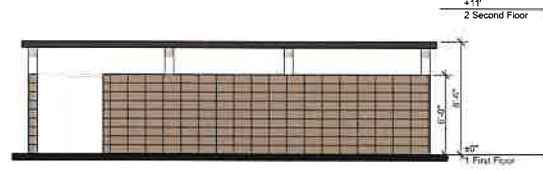
10 Typical Trash Enclosure Front Elevation  
 SCALE: 3/16" = 1'-0"



03 Typical Carport Plan  
 SCALE: 3/16" = 1'-0"



12 Typical Trash Enclosure Left Elevation  
 SCALE: 3/16" = 1'-0"



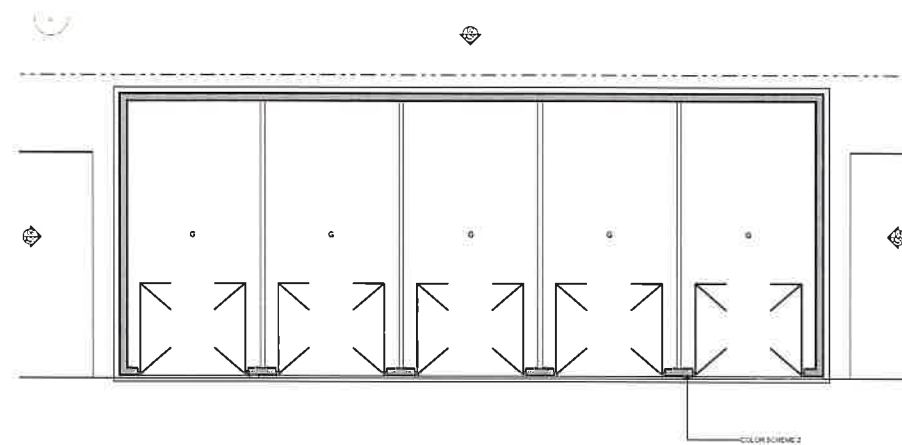
09 Typical Trash Enclosure Rear Elevation  
 SCALE: 3/16" = 1'-0"



06 Typical Garage Left Elevation  
 SCALE: 3/16" = 1'-0"



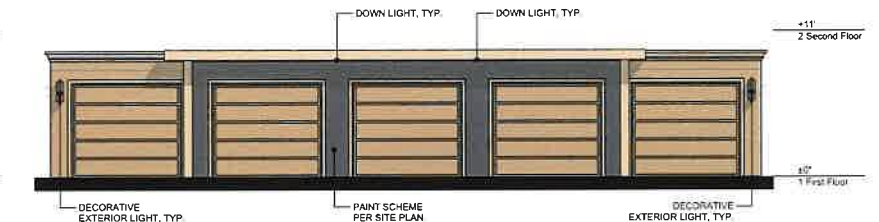
02 Typical Garage Rear Elevation  
 SCALE: 3/16" = 1'-0"



08 Typical Garage Plan  
 SCALE: 3/16" = 1'-0"



05 Typical Garage Right Elevation  
 SCALE: 3/16" = 1'-0"



01 Typical Garage Front Elevation  
 SCALE: 3/16" = 1'-0"



02 View of Building 1 with Building 2 and putting green in background.



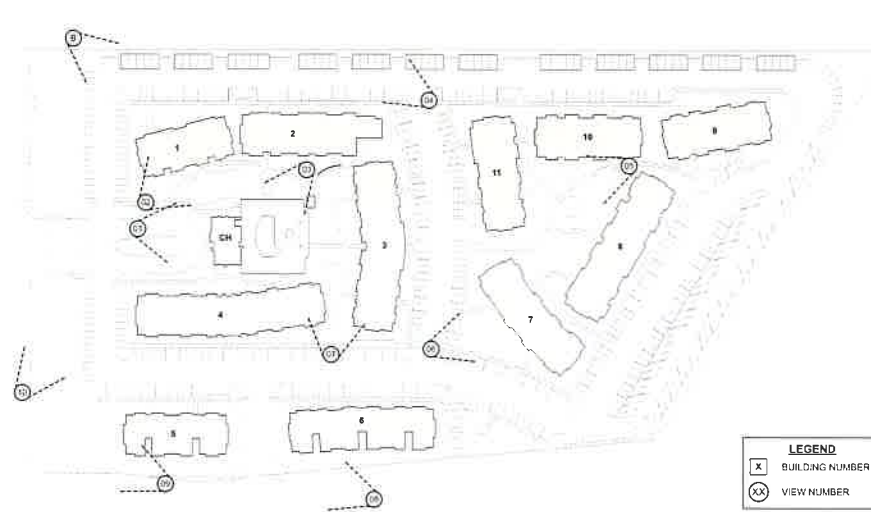
03 View of pool area and shade structure



04 View of garages and carports at north side of property



01 View of clubhouse from Washington Street main entry.



Key Plan

LEGEND	
X	BUILDING NUMBER
XX	VIEW NUMBER



05 View of rear courtyard with shade structure in center and surrounded by buildings 7-11.



B Bird's-eye view of property.



07 View of Buildings 3 & 4.



06 View of carports near building 8.



10 View on Washington Street with deceleration lane on far left.  
See location of view on sheet A21 Key Plan.



09 View on Avenue 50 looking towards Washington Street intersection with mountains in the background.  
See location of view on sheet A21 Key Plan.

### Desert Sage Apartments

Paint Schemes Color Board  
DUNN - EDWARDS PAINTS

Scheme 1	Scheme 2	Scheme 3	All Schemes
DE6242 Wells Gray Stucco	DE 6172 Bungalow Taupe Stucco	DE 6207 Egyptian Sand Stucco	DET 674 Gunnsack Stucco 2
DE 6341 Vulcan Accent Stucco	DET 597 Shadow Effect Accent Stucco	DE 6034 Raisin In The Sun Accent Stucco	DE 6204 Trite White Accent Stucco 2
			DE 6390 Chocolate Pudding Accent/Trim

VINYL DOORS & WINDOWS  
COLOR: WHITE

RAILINGS & FENCING  
TUBE STEEL, OR SIM.  
COLOR: BLACK

TRASH ENCLOSURES  
CMU WALLS  
METAL ROOF  
METAL GATES

GARAGES  
SEE SITE PLAN FOR COLOR SCHEMES

CARPORTS BY OTHERS  
STEEL SUPPORTS & METAL ROOF, OR SIM.

PICNIC AREA SHADE STRUCTURES BY OTHERS  
TBD

POOL AREA CABANAS BY OTHERS  
TBD

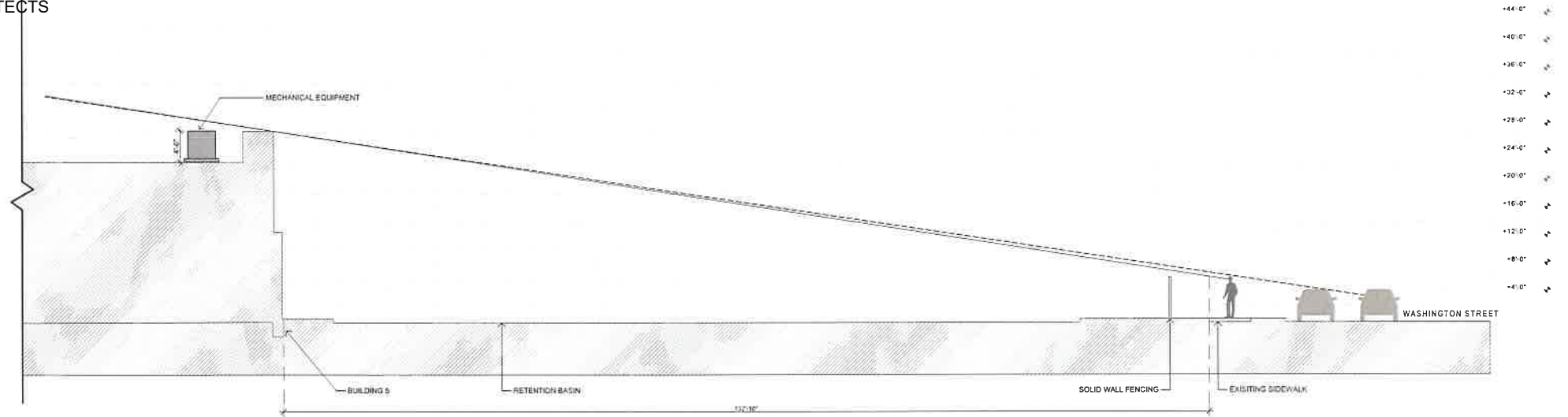


08 View of entry access on Avenue 50.  
See location of view on sheet A21 Key Plan.

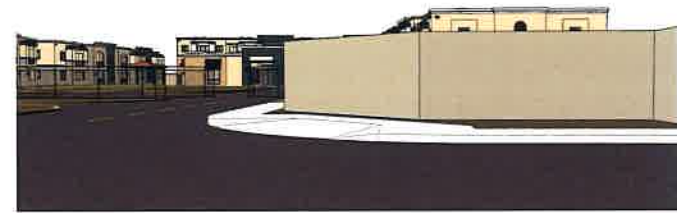




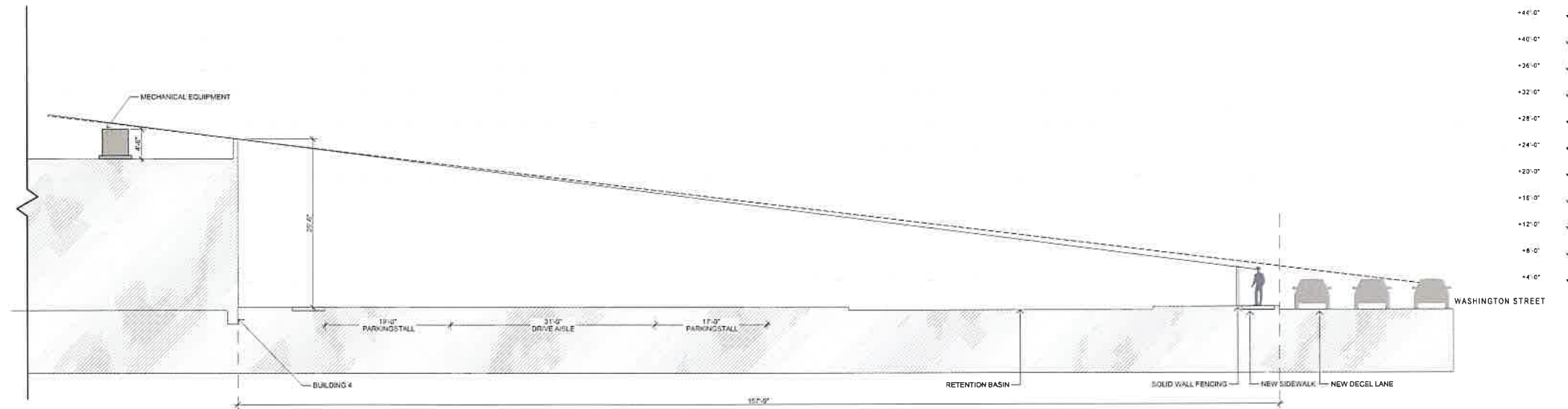
VIEW FROM WASHINGTON STREET - BUILDINGS 1 & 2



03 LINE OF SIGHT DIAGRAM - WASHINGTON STREET TOWARDS AVENUE 50  
 SCALE: 1/8" = 1'-0"



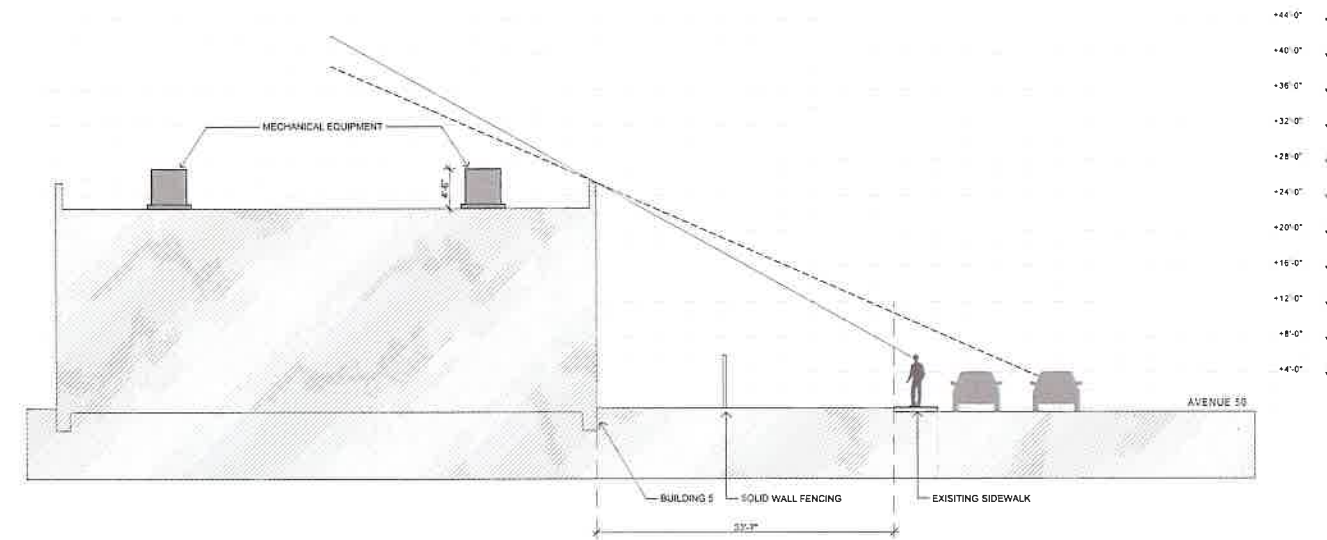
VIEW FROM WASHINGTON STREET - BUILDING 4 & CLUBHOUSE



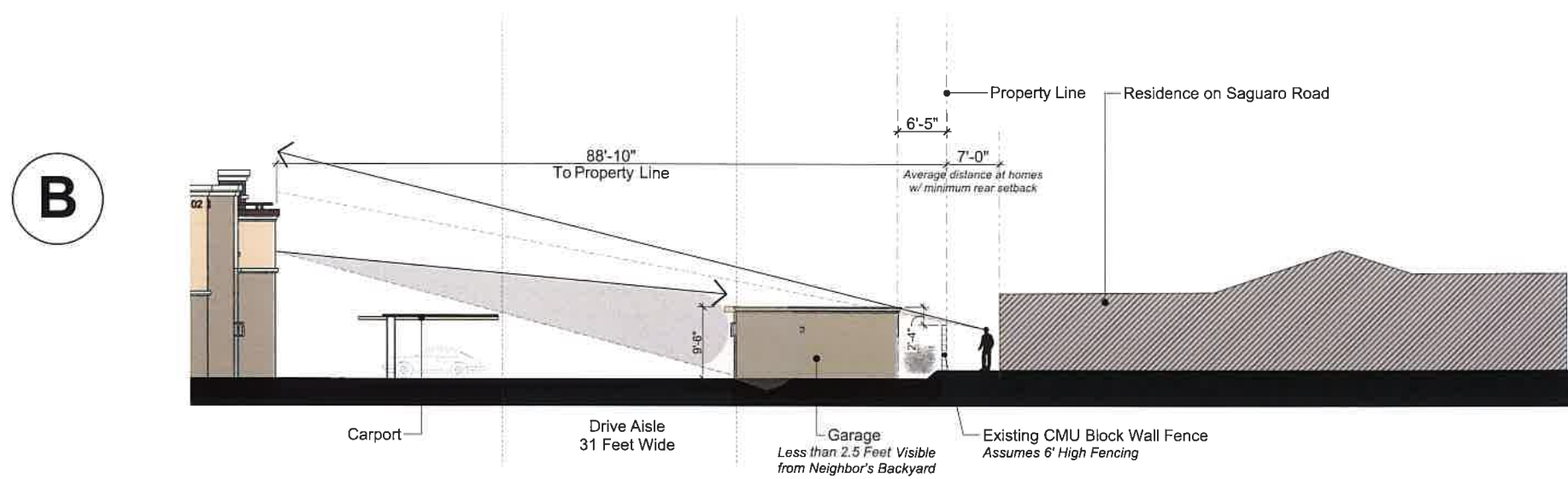
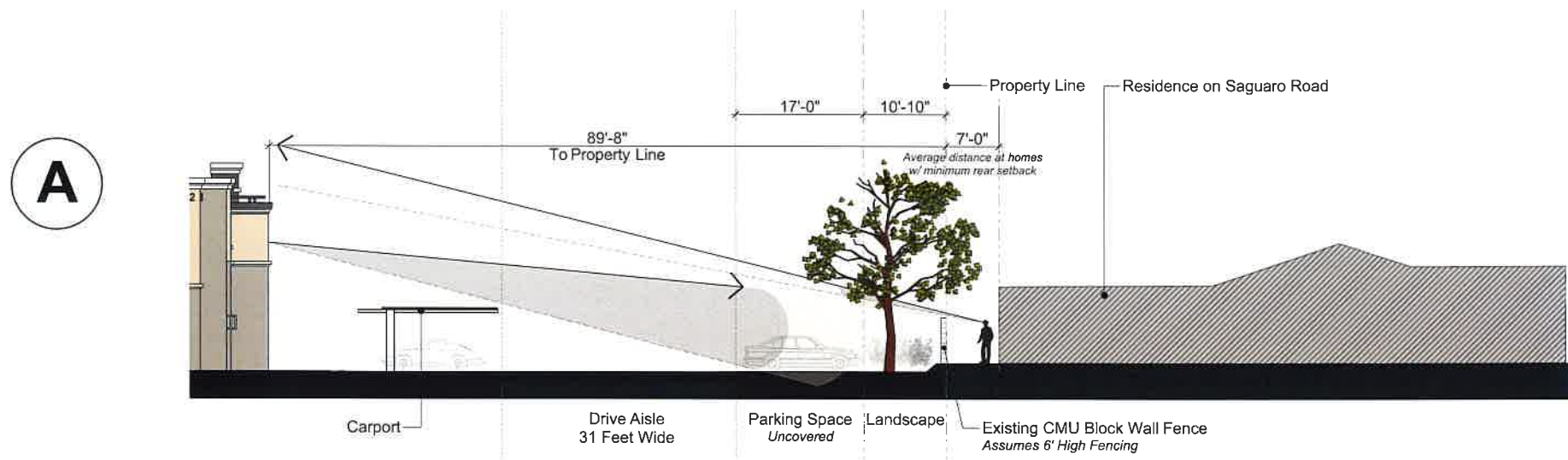
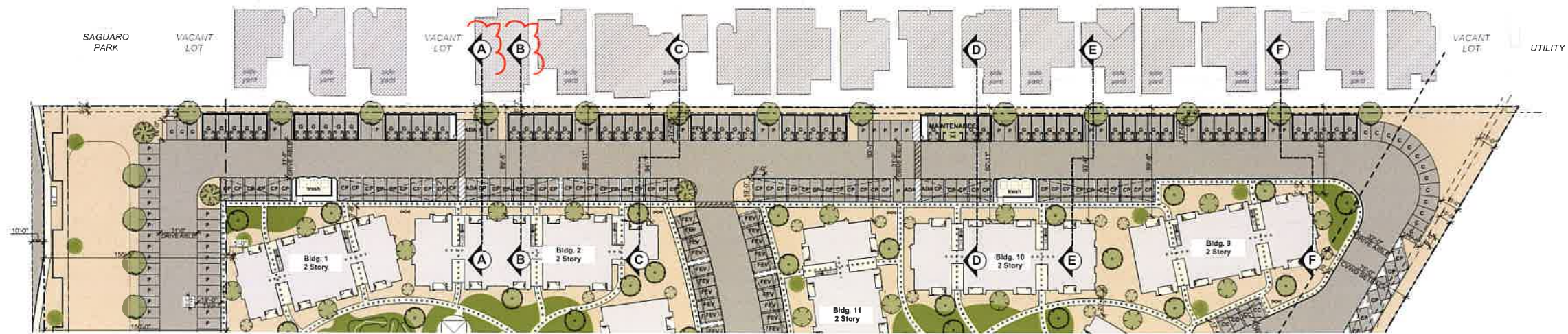
02 LINE OF SIGHT DIAGRAM - WASHINGTON STREET  
 SCALE: 1/8" = 1'-0"

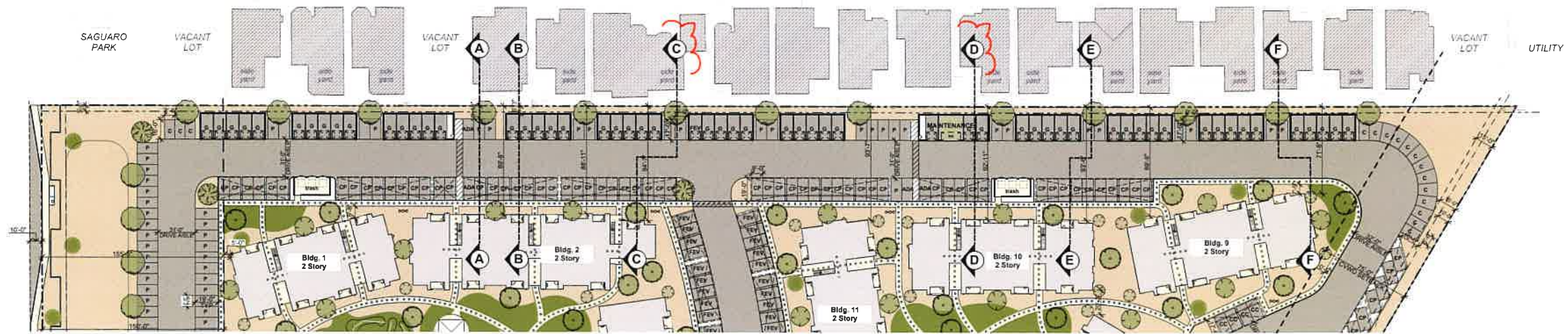


VIEW FROM AVENUE 50 - BUILDINGS 5 & 6

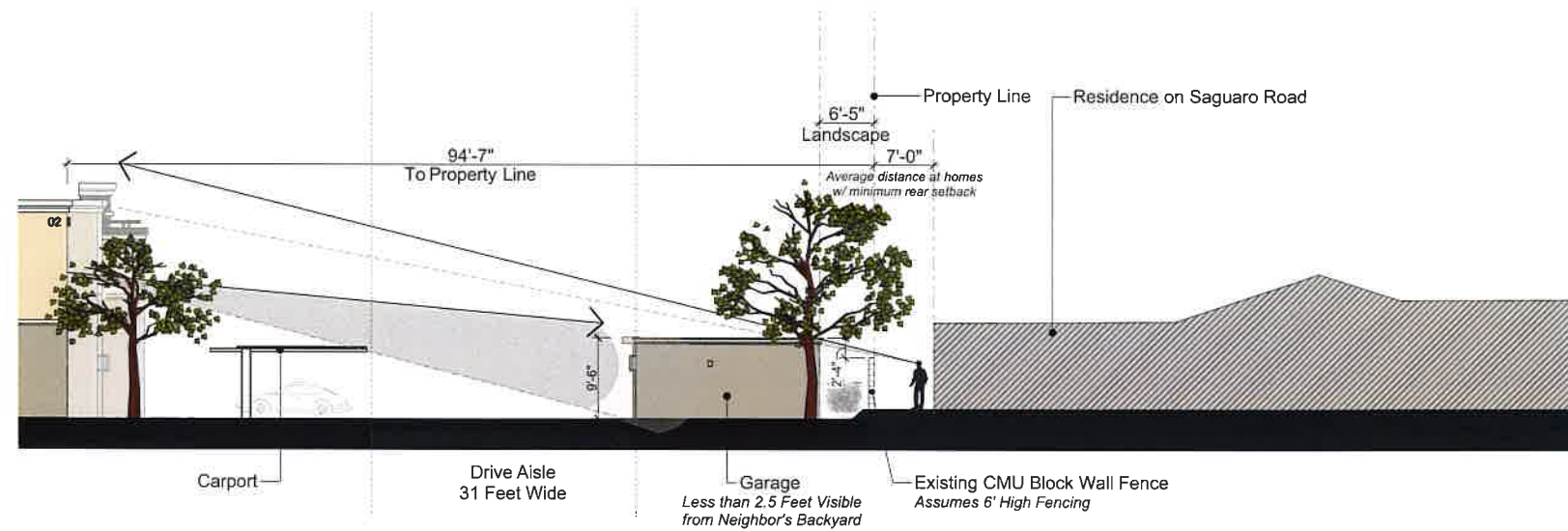


01 LINE OF SIGHT DIAGRAM - AVENUE 50  
 SCALE: 1/8" = 1'-0"

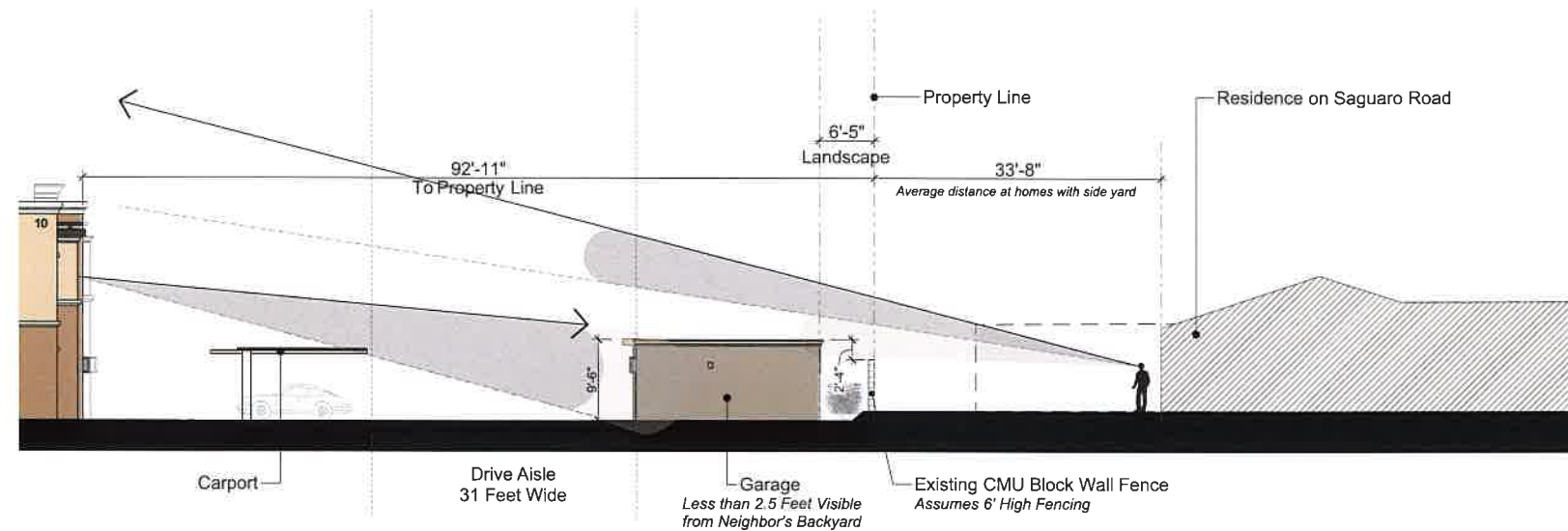


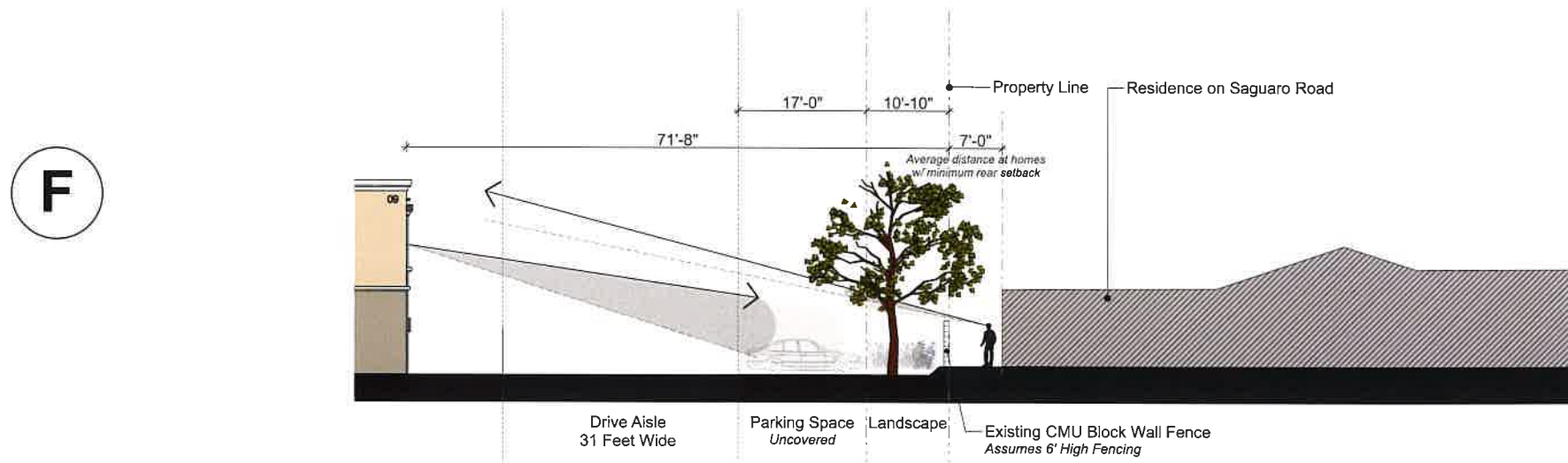
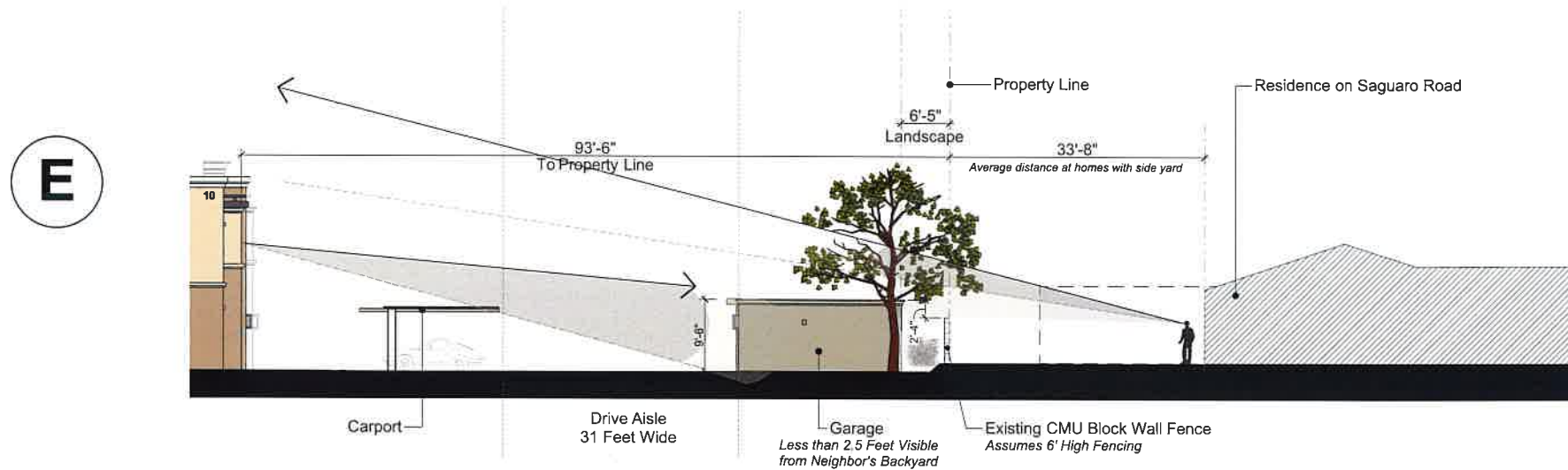
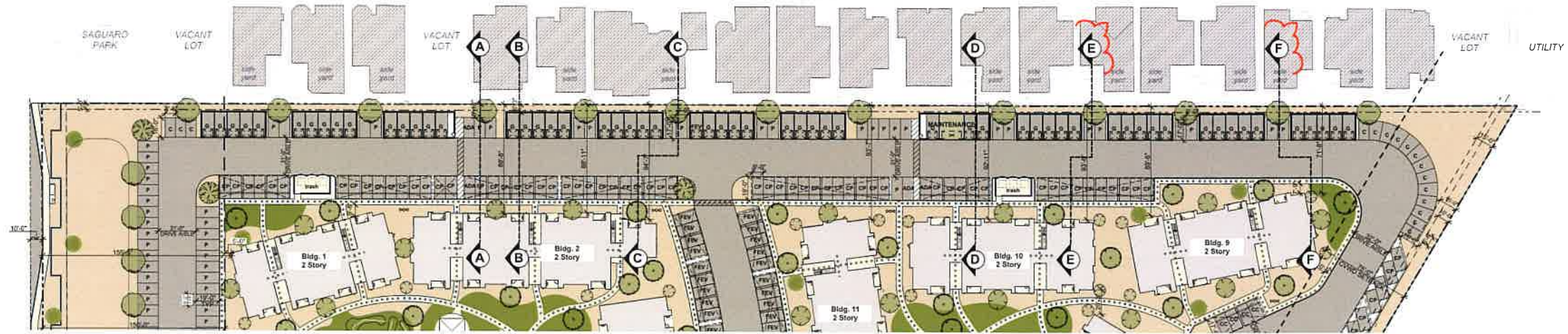


**C**



**D**







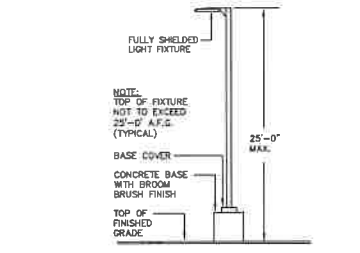
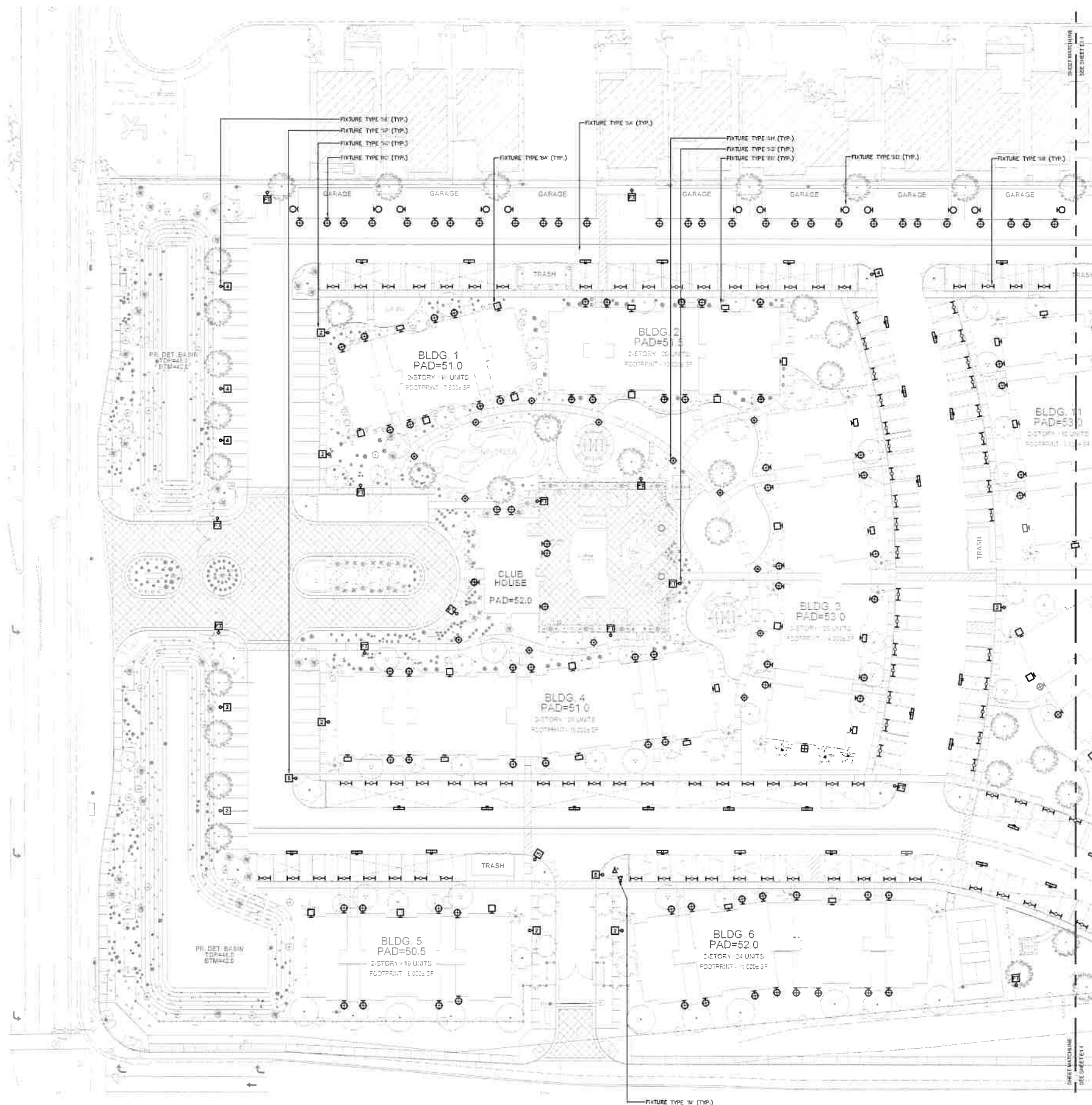
39249 Leopard Street, Suite A-101  
Folsom, CA 95630  
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CLIENT:  
THE ALTUM GROUP  
72140 MAGNESIA  
E FALLS DRIVE, SUITE 1  
RANCHO MIRANGE,  
CA 92270

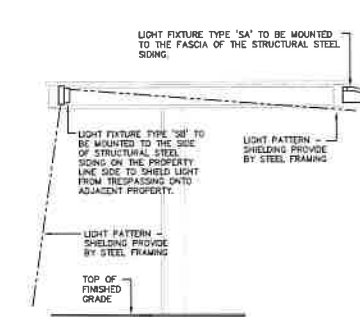
EOR STAMP



PROJECT:  
LA QUINTA VILLAGE  
APARTMENTS  
PARKER  
DEVELOPMENT NW  
WASHINGTON STREET  
AND AVENUE 50  
LA QUINTA, CA 92253



LIGHT POLE DETAIL  
NTS



CARPORT LIGHT DETAIL  
NTS

TYPE	SYMBOL	MANUFACTURE / MODEL NUMBER	DESCRIPTION AND NOTES
EA	□	LSI INDUSTRIES #WMM-FT-LED-04L-30	EXTERIOR WALL MOUNTED AREA LIGHT FIXTURE. WET LOCATION LISTED. MOUNT @ +20'-0" A.F.F.
EB	□	LSI INDUSTRIES #WMM-2-LED-04L-30	EXTERIOR WALL MOUNTED AREA LIGHT FIXTURE. WET LOCATION LISTED. MOUNT @ +20'-0" A.F.F.
EC	⊕	TERON LIGHTING #B300K-48-342BK	EXTERIOR WALL SCORCE @ 6'-6" A.F.F., WET LOCATION LISTED.
ED	○	LSI INDUSTRIES #WPLS-01L-30	SMALL LED SLM WALL PACK MOUNT AT 12'-0" A.F.F.
EA	≡	LIGMAN LIGHTING #LLE-30021-T1-40K	LED AREA LIGHT MOUNT AT FASCIA OF CARPORT.
EB	≡	CHROMA LIGHTING #CSV-48-LED-540K-040L-UNV	4' SURFACE W/WRAPAROUND
EC	⊕	LSI INDUSTRIES #SLM-LED-09L-SL-2-30-70CRI	EXTERIOR AREA LIGHT POLE MOUNTED WITH TYPE 2 DISTRIBUTION. TOP OF FIXTURE TO BE AT 25'-0" ABOVE FINISH GRADE.
ED	⊕	LSI INDUSTRIES #SLM-LED-09L-SL-FT-30-70CRI	EXTERIOR AREA LIGHT POLE MOUNTED WITH TYPE 4 DISTRIBUTION. TOP OF FIXTURE TO BE AT 25'-0" ABOVE FINISH GRADE.
EE	⊕	LSI INDUSTRIES #SLM-LED-09L-SL-SW-30-70CRI	EXTERIOR AREA LIGHT POLE MOUNTED WITH TYPE 5 DISTRIBUTION. TOP OF FIXTURE TO BE AT 25'-0" ABOVE FINISH GRADE.
EF	⊕	LSI INDUSTRIES #SLM-LED-09L-SL-FT-30-70CRI-L	EXTERIOR AREA LIGHT POLE MOUNTED WITH TYPE FT DISTRIBUTION. TOP OF FIXTURE TO BE AT 25'-0" ABOVE FINISH GRADE.
EH	⊕	SOLERA #SRBDA-48W-LED-TYPEV-CW	LED BOLLARD
EI	△	HOLM #DFRS-110-BLED-82	LED LANDSCAPING FLOOD LIGHT

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1 SITE LIGHTING PLAN  
E1.0 SCALE: 1"=30'-0"



REVISIONS:

#	DATE	DESCRIPTION

DATE: 11.10.2022  
PROJECT NUMBER:  
21.ALTG.003

DRAWN BY: GL/FR  
CHECKED BY: VL

SHEET TITLE:  
SITE LIGHTING  
PLAN

SHEET NO:  
E1.0



CLIENT:  
THE ALTUM GROUP  
72140 MAGNESIA  
E FALLS DRIVE, SUITE 1  
RANCHO MIRANGE,  
CA 92270

FOR STAMP



PROJECT:  
LA QUINTA VILLAGE  
D APARTMENTS  
PARKER  
DEVELOPMENT NW  
WASHINGTON STREET  
AND AVENUE 50  
LA QUINTA, CA 92253

ISSUANCE:

REVISIONS		
#	DATE	DESCRIPTION

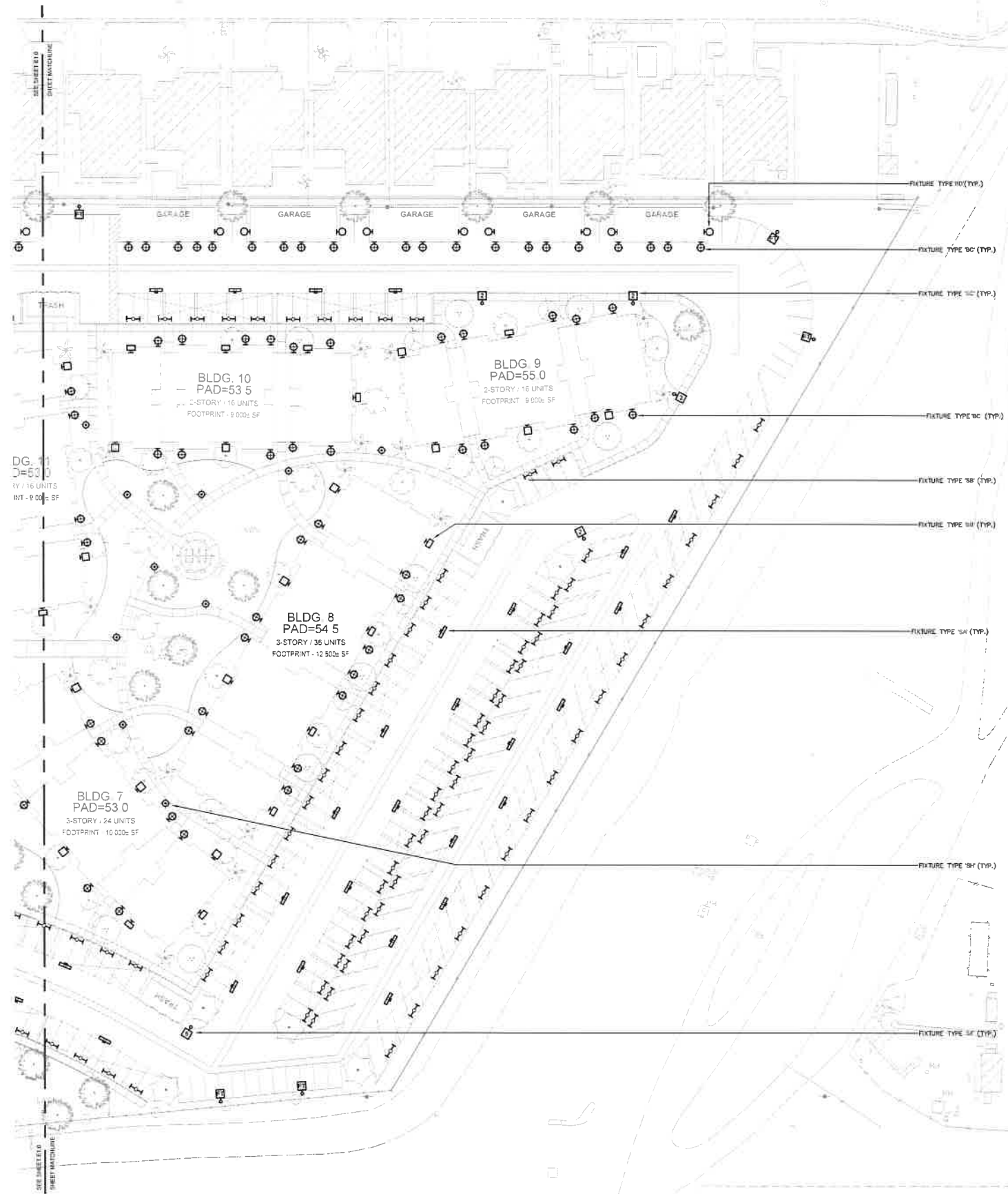
DATE: 11.10.2022

PROJECT NUMBER:  
21.ALTG.003

DRAWN BY: GL/FR  
CHECKED BY: VL

SHEET TITLE:  
SITE LIGHTING  
PLAN

SHEET NO:  
E1.1



1 SITE LIGHTING PLAN  
E1.1 SCALE: 1"=30'-0"





engineering consultants  
3929 Leopard Street, Suite A-101  
Foothill, CA 92311  
rmassoffices.com | 760.340.9005

CLIENT:  
THE ALTUM GROUP  
72140 MAGNESIA  
FALLS DRIVE, SUITE 1  
RANCHO MIRANGE,  
CA 92270

FOR STAMP



PROJECT:  
LA QUINTA VILLAGE  
APARTMENTS  
PARKER  
DEVELOPMENT NW  
WASHINGTON STREET  
AND AVENUE 50  
LA QUINTA, CA 92253

ISSUANCE:

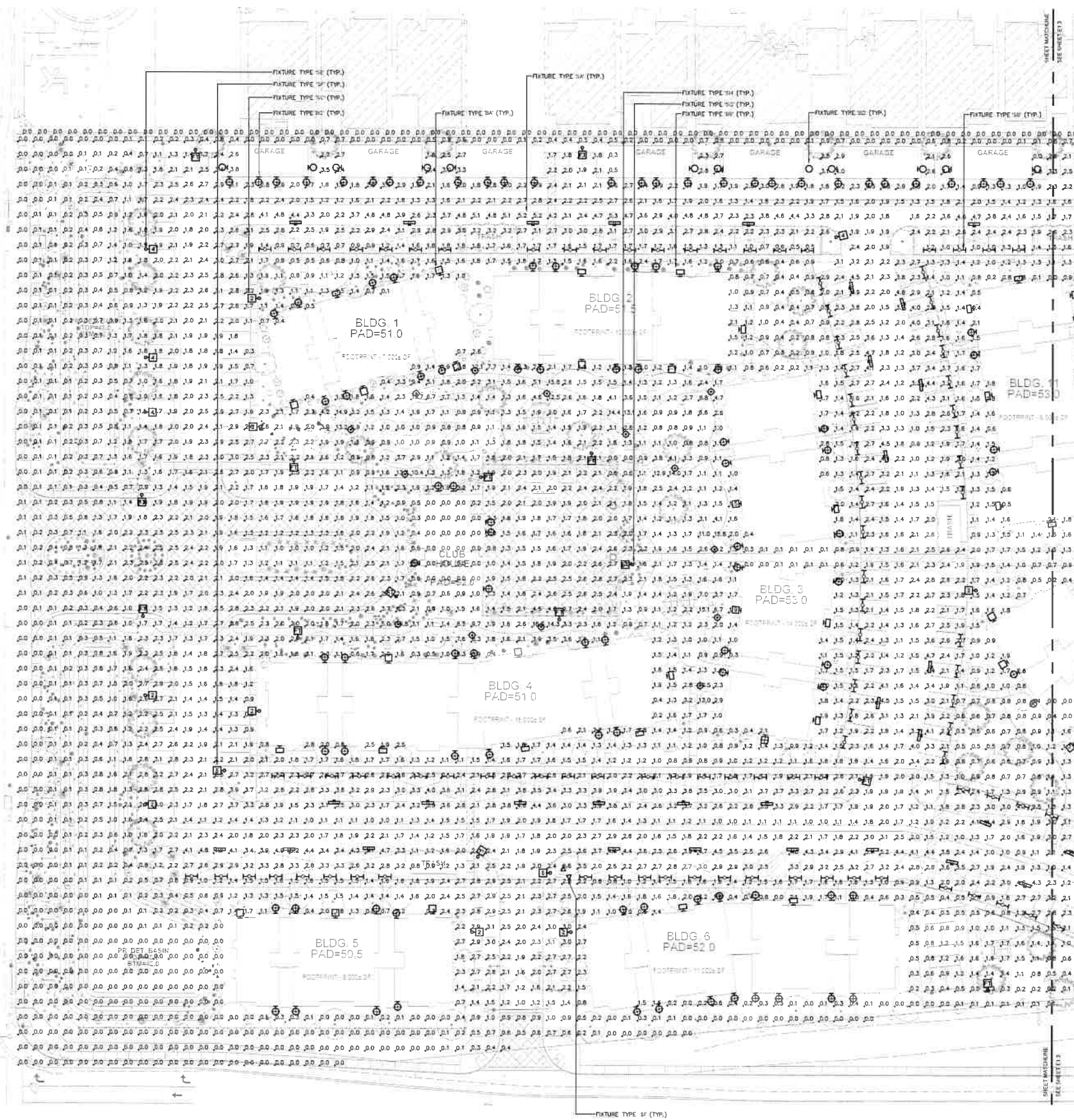
REVISIONS:		
#	DATE	DESCRIPTION

DATE: 11.10.2022  
PROJECT NUMBER:  
21.ALTG.003

DRAWN BY: GL/FR  
CHECKED BY: VL

SHEET TITLE:  
SITE  
PHOTOMETRIC  
PLAN

SHEET NO.:  
E1.2



PARKING AREA STATISTICS				
AVERAGE	MAXIMUM	MINIMUM	MAXIMM	AVERAGEMIN
16FC	29FC	10FC	291	181

1 SITE PHOTOMETRIC PLAN  
E1.2 SCALE: 1"=30'-0"





CLIENT:  
THE ALTUM GROUP  
72140 MAGNESIA  
FALLS DRIVE, SUITE 1  
RANCHO MIRANGE,  
CA 92270

EOR STAMP



PROJECT:  
LA QUINTA VILLAGE  
APARTMENTS  
PARKER  
DEVELOPMENT NW  
WASHINGTON STREET  
AND AVENUE 50  
LA QUINTA, CA 92253

ISSUANCE:

REVISIONS:

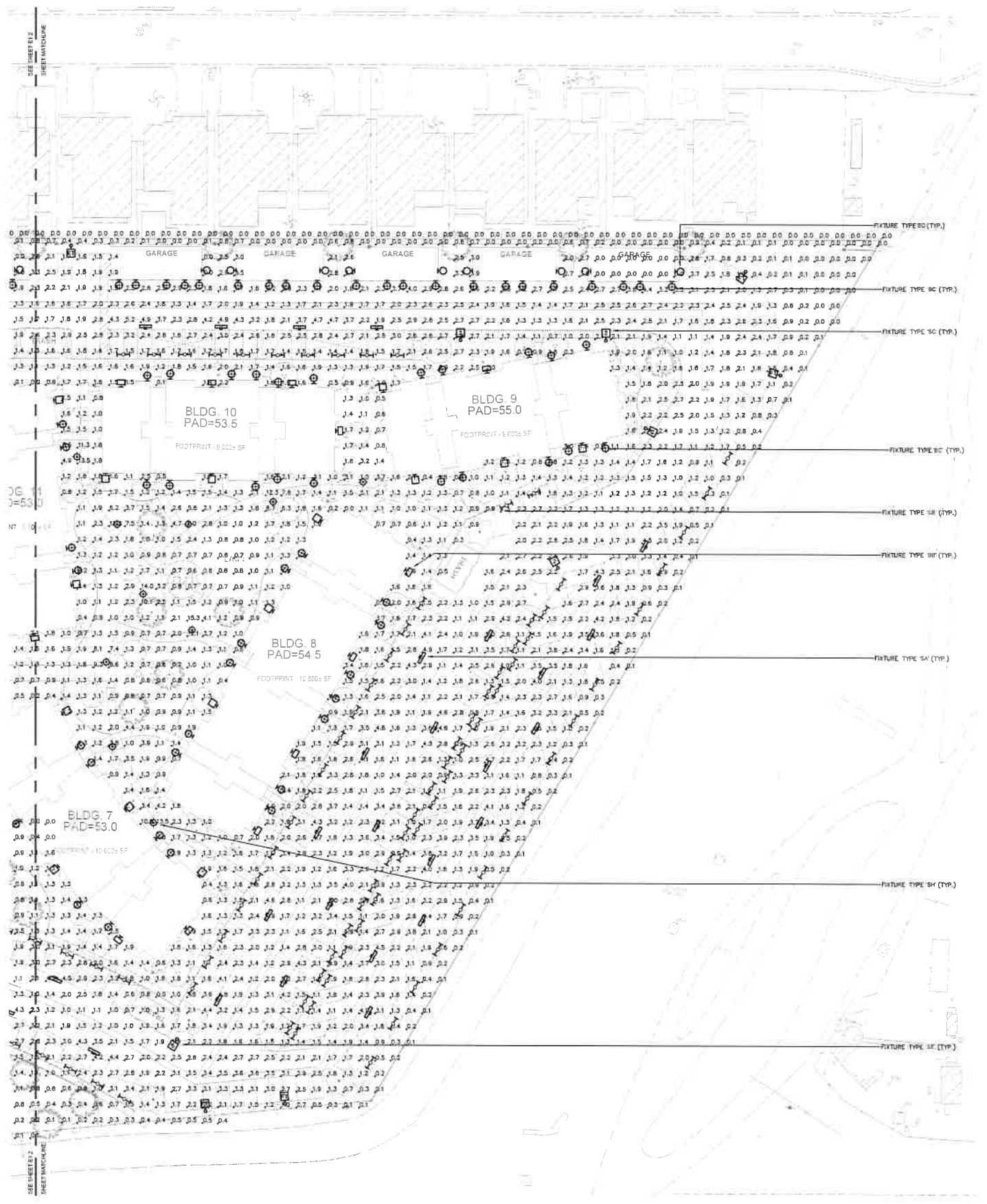
#	DATE	DESCRIPTION

DATE: 11.10.2022  
PROJECT NUMBER:  
21.ALTG.003

DRAWN BY: GL/FR  
CHECKED BY: VL

SHEET TITLE:  
SITE  
PHOTOMETRIC  
PLAN

SHEET NO:  
E1.3



PARKING AREA STATISTICS

AVERAGE	MAXIMUM	MINIMUM	MAXIMUM	AVERAGEMIN
16FC	20FC	10FC	201	161

1 SITE PHOTOMETRIC PLAN  
E1.3 SCALE: 1"=30'-0"  
NORTH

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File Path & Name: P:\2021 PROJECTS\21 ALTO 003 - LA QUINTA APARTMENTS\04 DESIGN DRAWINGS\01 DWG\E1.0 ELECTRICAL PLAN DWG



Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### Mirada Medium Wall Scone (XWM)

Outdoor LED Wall Scone



**OVERVIEW**

Lumen Range: 1000 - 12000  
Weight Range: 2.1 to 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.75 - 0.67  
Weight (kg): 0.34 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing contains factory prewired driver and optical unit. Hinged cast aluminum wing access door located underneath.
- Cast aluminum universal wall mount bracket comes standard with hinged mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional cast mounting bracket (SP444) permits mounting to standard sides.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 20 lbs in carton.

**Optical System**

- State-of-the-art one-piece optical sheet delivers industry leading optical control with an integrated gasket to provide IP65 rated sealed optical chamber in 1 component.
- Proprietary silicone reflector optics provide excellent coverage and uniformity in Types 2, 3, and Forward Throw (FT) distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmission of 95%.
- Zero uplight.
- Available in 5000K, 4000K and 3000K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak Intensity at 60nm.
- Minimum CRI of 70.

**Electrical**

- High-performance programmable driver.

**QUICK LINKS**

Ordering Guide Performance Photometrics Dimensions

**CONSTRUCTION**

- Partners over-voltage, under-voltage, short-circuit and over-temperature protection. Custom timer and watchdog package available.
- 0-10V dimming (0% - 100% standard).
- Standard luminaire voltage (200-277 Vac) from 50/60 Hz or national High Voltage (240-277 Vac).
- L90 Calculated Life: >100K Hours.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISHES**

- LSI LED Finishes carry a 5-year warranty.
- 1 Year warranty on Delivery Backlog option.

**LISTINGS**

- LSI LED Finishes carry a 5-year warranty.
- 1 Year warranty on Delivery Backlog option.

**WARRANTY**

- LSI LED Finishes carry a 5-year warranty.
- 1 Year warranty on Delivery Backlog option.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black

Team Lighting, Inc.  
20 Samuel Blvd., Fairfield, OH 43104  
(614) 832-8300 Fax: (614) 832-8301

LIGHT FIXTURE TYPE 'BA' AND 'BB' (MOUNT AT 20' A.F.F.)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### Slim Wall Light Satin Black

300K-40KMSBK (1.8 Inch Tall, Outdoor Wall Scone, Integrated LED Array, 3000K)



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


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20 Samuel Blvd., Fairfield, OH 43104  
(614) 832-8300 Fax: (614) 832-8301

LIGHT FIXTURE TYPE 'BC' (MOUNT AT 6'-6" A.F.F.)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### Slim Wall Pack (WPSLS)

Small LED Wall Pack



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


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LIGHT FIXTURE TYPE 'BD' (MOUNT AT 12' A.F.F.)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### holm

LED Street Light



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


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20 Samuel Blvd., Fairfield, OH 43104  
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LIGHT FIXTURE TYPE 'SI' (SIGN FLOOD LIGHT)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### ULEE-30021

Leeds 6 Large Surface Downlight



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


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20 Samuel Blvd., Fairfield, OH 43104  
(614) 832-8300 Fax: (614) 832-8301

LIGHT FIXTURE TYPE 'SA' (MOUNT AT CARPORT FASCIA)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### LSVB

Leeds 6 Large Surface Downlight



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


Team Lighting, Inc.  
20 Samuel Blvd., Fairfield, OH 43104  
(614) 832-8300 Fax: (614) 832-8301

LIGHT FIXTURE TYPE 'SB' (MOUNT AT CARPORT)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### Slice Medium (SLM)

Outdoor LED Area Light



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


Team Lighting, Inc.  
20 Samuel Blvd., Fairfield, OH 43104  
(614) 832-8300 Fax: (614) 832-8301

LIGHT FIXTURE TYPE 'SC', 'SE', 'SF' AND 'SG' (MOUNT AT 25' A.F.F.)

Group # \_\_\_\_\_ Prepared By \_\_\_\_\_ Project \_\_\_\_\_ Type \_\_\_\_\_

### Solera

1610 Sunset Road, Mississauga, Ontario L4W 1R4, Canada  
Tel: 905.876.3722 Fax: 905.876.1115 www.soleracorp.com



**OVERVIEW**

Lumen Range: 1000 - 4000  
Weight Range: 0.42 - 1.52  
ETL/cUL Listed: Yes  
Weight (lbs): 0.19 - 0.67  
Weight (kg): 0.09 - 0.30

**FEATURES & SPECIFICATIONS**

**Construction**

- Rugged cast aluminum housing for durability and corrosion.
- Vertical fins serve as a heat sink and assist in accumulation of dust and debris.
- The Partner Finishing Process (backing heat up) finish technology provides a hard finish over the housing making it easy to clean LED and wiring connections.
- Luminaire hinges open from the bottom to permit access.
- Luminaire is powder coated and sealed in the US.
- Partners are finished with LSI's DuraGrip polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 18.8 lbs in carton.

**Optical System**

- High-performance Chip-On-Board (COB) LEDs, bonded over tempered glass for maximum light output.
- 3000K-4000K (3000K) color temperature.
- Minimum CRI of 70.
- Zero Uplight.

**Electrical**

- High-performance driver features over-voltage, under-voltage, short-circuit and over-temperature protection.
- 0-10V dimming (0% - 100%) standard.
- Standard Universal Voltage (200-277 Vac) from 50/60 Hz.
- L90 Calculated Life: >100K Hours.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (40°F to +122°F).
- Power factor: >0.95.
- IP65 (IP67 optional) weather resistance.
- Optional 10V surge protection device meets minimum Category C Low Coefficient of Thermal Expansion (CTE) requirements. Circuit board to minimize heat dissipation. Components are fully enclosed in sealing material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90 minutes of constant power to the LED system ensuring code compliance. A test switch/indicator for battery is not used on the housing for ease of maintenance. The fixture delivers 1000 lumens during emergency mode.

**FINISH OPTIONS**

- Architectural Bronze
- Polished
- Satin Black


Team Lighting, Inc.  
20 Samuel Blvd., Fairfield, OH 43104  
(614) 832-8300 Fax: (614) 832-8301

LIGHT FIXTURE TYPE 'SH' (BOLLARD)

**rtm**  
engineering consultants  
39249 Leopard Street, Suite A-101  
Palm Desert, CA 92211  
rtmsooia.com | 760.340.9928

CLIENT:  
**THE ALTUM GROUP**  
72140 MAGNESIA  
FALLS DRIVE, SUITE 1  
RANCHO MIRANGE,  
CA 92270

EOR STAMP



PROJECT:  
**LA QUINTA VILLAGE APARTMENTS PARKER DEVELOPMENT NW**  
WASHINGTON STREET  
AND AVENUE 50  
LA QUINTA, CA 92253

ISSUANCE:

REVISIONS:

#	DATE	DESCRIPTION

DATE: 11.10.2022  
PROJECT NUMBER: 21.ALTG.003

DRAWN BY: GL/FR CHECKED BY: VL

SHEET TITLE:  
**LIGHT FIXTURE CUTSHEETS**

SHEET NO:  
**E1.4**

© RTM ENGINEERING CONSULTANTS - Plotted November 10, 2022 - 11:42 am  
File Path & Name: P:\2021 PROJECTS\21ALTG 003 - LA QUINTA APARTMENTS\504 DESIGN DRAWINGS\01 DWG\E1.4 - ELECTRICAL PLAN DWG



REFER TO SLOPE PLANTING EXHIBIT

ACCENT PAVING

PICKLEBALL COURT

PUTTING GREEN

POOL RECREATION AREA

SHADE STRUCTURE WITH PICNIC TABLES

ZONE 2, 58"

ESTIMATED ANNUAL APPLIED WATER USE

TREE AND SHRUB LOW - DRIP / BUBBLER  
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$   
 $58.0 \times 20 \times 102,883 \times 0.62 / 748 / .90 = 1,093.79$

TREE AND SHRUB MODERATE- DRIP / BUBBLER  
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$   
 $58.0 \times 50 \times 68,256 \times 0.62 / 748 / .90 = 1,823$

TURF HIGH- ROTOR  
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$   
 $58.0 \times .70 \times 33,479 \times 0.62 / 748 / .80 = 1,408.31$

TURF HIGH- DRIP  
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$   
 $58.0 \times .70 \times 10,990 \times 0.62 / 748 / .90 = 40.76$

TURF HIGH - SPRAY  
 $ETO \times PF \times LA \times 0.62 / 748 / IE = EAAWU$   
 $58.0 \times 0.70 \times 1,679 \times 0.62 / 748 / .75 = 75.34$

MAXIMUM ANNUAL APPLIED WATER USE

$ETO \times .45 \times LA \times 0.62 / 748 = MAAWU$   
 $58.0 \times .45 \times 211,482 \times 0.62 / 748 = 4,575.14$

PUTTING GREEN AREA - 3161  
 POOL AND SPA AREA - 1,434  
 ESTIMATED ANNUAL APPLIED WATER USE TOTAL - 4,441.2  
 MAXIMUM ANNUAL APPLIED WATER USE TOTAL - 4,575.14  
 ESTIMATED LANDSCAPE SQUARE FT. TOTAL - 211,482

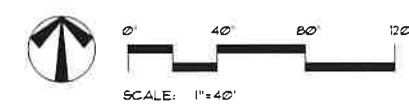
# CONCEPTUAL LANDSCAPE PLAN

## PRELIMINARY LANDSCAPE PLAN

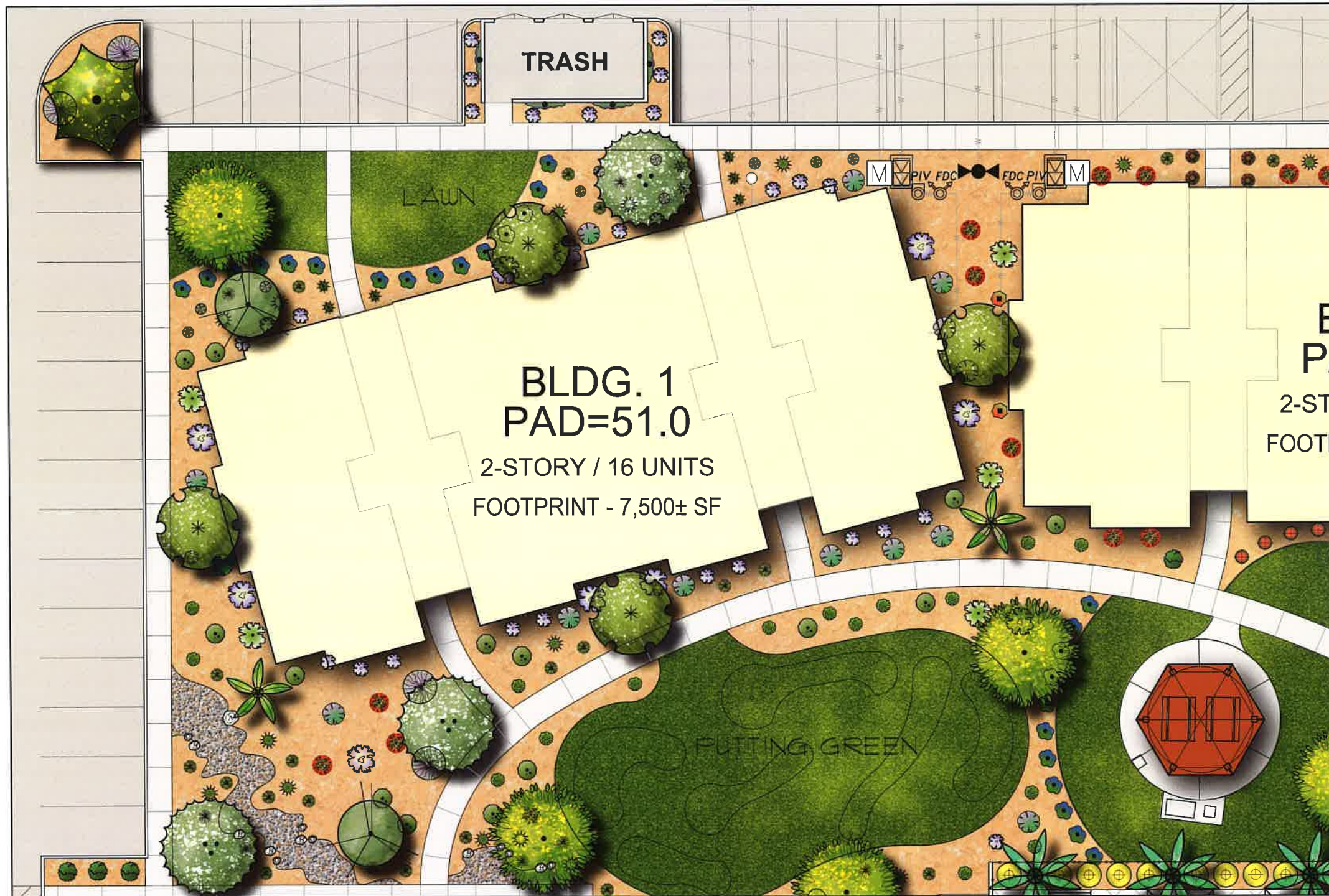
### LA QUINTA VILLAGE APARTMENTS

PARKER DEVELOPMENT  
 CITY OF LA QUINTA, CA

LP-1



**HERMANN DESIGN GROUP**  
 77-899 WOLF RD.  
 SUITE 102  
 PALM DESERT, CA  
 92211  
 LIC# 2754, EXP 04/30/22  
 PH. (760) 777-9131  
 FAX (760) 777-9132



### PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
<b>TREES &amp; PALMS</b>				
		DALBERGIA SISOO "INDIAN ROSEWOOD"	24" BOX	02 LOW
		TIPUANA TIFU "TIFU TREE"	24" BOX	05 MOD
		OLEA EUROPAEA "SWAN HILL"	36" BOX MULTI-TRK.	02 LOW
		ACACIA STENOPHYLLA "SHOESTRING ACACIA"	24" BOX SINGLE TRK. 6TND.	02 LOW
		ACACIA SALICINA "WILLOW ACACIA"	24" BOX SINGLE TRK. 6TND.	02 LOW
		PARKINSONIA PRAECOX "PALO BREA"	24" BOX SINGLE TRK. 6TND.	02 LOW
		ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. 6TND.	02 LOW
		PHOENIX DACTYLIFERA "ZAHIDI DATE PALM"	18" BTH DIAMOND CUT	05 MOD
		WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	18" BTH	05 MOD
<b>DESERT ACCENTS</b>				
		AGAVE SISALANA "SISAL"	15 GAL.	02 LOW
		AGAVE ANGUSTIFOLIA "CARIBBEAN AGAVE"	15 GAL.	02 LOW
		AGAVE GEMINIFLORA "TUIN-FLOWERING AGAVE"	5 GAL.	02 LOW
		HESPERALOE PARVIFLORA "DESERT FLAMENCO"	5 GAL.	02 LOW
		ECHINOCACTUS GRISONII "GOLDEN BARREL CACTUS"	5 GAL.	02 LOW
<b>SHRUBS</b>				
		CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	15 GAL.	02 LOW
		LEUCOPHYLLUM FRINOSUM "SIERRA BOUQUET"	5 GAL.	02 LOW
		LEUCOPHYLLUM FRUTESCENS "WHITE CLOUD"	5 GAL.	02 LOW
		SENNA ARTEMISIOIDES "FEATHERY CASSIA"	5 GAL.	02 LOW
		TECOMA STANS "YELLOW BELLS"	5 GAL.	05 MOD
		LEUCOPHYLLUM LANGMANIAE "LYNS LEGACY"	5 GAL.	02 LOW
		OLEA EUROPAEA "LITTLE OLLIE"	5 GAL.	02 LOW
		RUSSELLIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.	05 MOD
		LEUCOPHYLLUM ZYGOPHYLLUM "CIMARRON"	5 GAL.	02 LOW
		CARISSA MACROCARPA "BOXWOOD BEAUTY"	5 GAL.	05 MOD
		CALLISTEMON VIMINALIS "LITTLE JOHN"	5 GAL.	05 MOD
<b>GRASSES</b>				
		MUHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	05 MOD
		LOMANDRA LONGIFOLIA "PLATINUM BEAUTY"	5 GAL.	05 MOD
		DIANELLA TASMANICA "VARIEGATA"	5 GAL.	05 MOD
<b>GROUNDCOVER &amp; VINES</b>				
		DALEA GREGGII "TRAILING INDIGO BUSH"	5 GAL.	02 LOW
		CARISSA "GREEN CARPET"	5 GAL.	05 MOD
		EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL.	02 LOW
		BOUGANVILLEA "LA JOLLA"	5 GAL.	05 MOD
		DURANTA REPENS "SKY FLOWER"	5 GAL. 6TK.	05 MOD

# TYP. BUILDING PLANTING EXHIBIT

## PRELIMINARY LANDSCAPE PLAN

### LA QUINTA VILLAGE APARTMENTS

PARKER DEVELOPMENT  
CITY OF LA QUINTA, CA

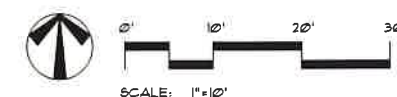
**NOTE:**

PIV, FDC, HYDRANT LOCATIONS SHALL NOT BE OBSTRUCTED FROM ACCESS BY VEGETATION. A MINIMUM 3-FOOT RADIUS AROUND EACH DEVICE CIRCUMFERENCE SHALL BE FREE OF OBSTRUCTIVE VEGETATION, WITH CONSIDERATION OF MATURE PLANT GROWTH.

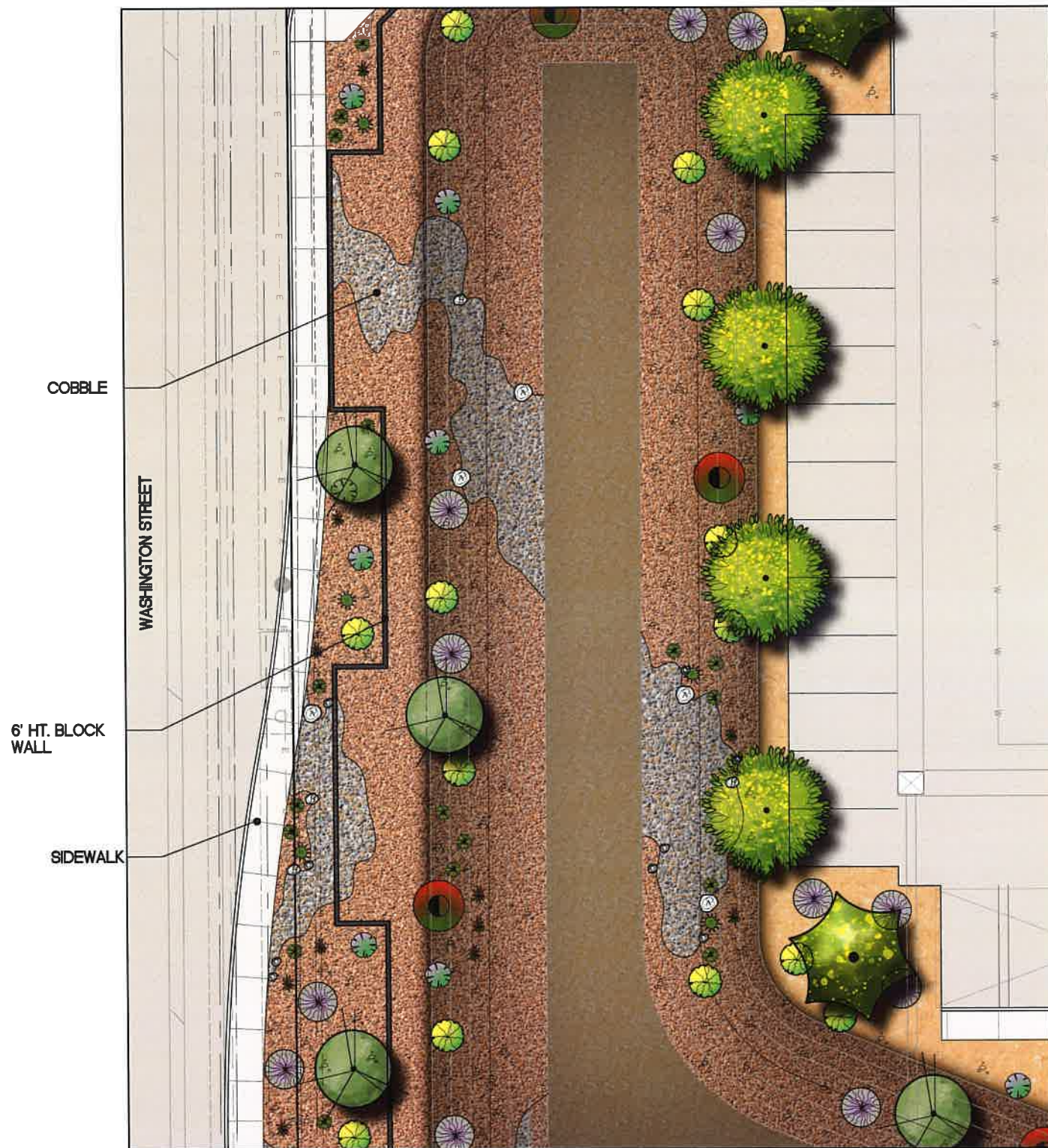
**WATER CONSERVATION STATEMENT**

LANDSCAPING IS CONSISTENT WITH THE REQUIREMENTS OF THE COACHELLA VALLEY WATER DISTRICT ORDINANCE 19021. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIFT / BUBBLER SYSTEMS WILL PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.

LP-2



**HERMANN DESIGN GROUP**  
77-899 WOLF RD.  
SUITE 102  
PALM DESERT, CA  
92211  
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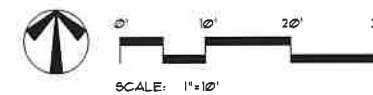
**PLANT LIST**

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
<b>TREES &amp; PALMS</b>				
		DALBERGIA SISSECO "INDIAN ROSEWOOD"	24" BOX	02 LOW
		TIPUANA TIPU "TIPU TREE"	24" BOX	05 MOD
		OLEA EUROPAEA "SWAN HILL"	36" BOX MULTI-TRK	02 LOW
		ACACIA STENOPHYLLA "SHOESTRING ACACIA"	24" BOX SINGLE TRK. STND.	02 LOW
		ACACIA SALICINA "WILLOW ACACIA"	24" BOX SINGLE TRK. STND.	02 LOW
		PARKINSONIA FRAECOX "PALO BREA"	24" BOX SINGLE TRK. STND.	02 LOW
		ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK. STND.	02 LOW
		PHOENIX DACTYLIFERA "ZAHIDI DATE PALM"	18" BTH DIAMOND CUT	05 MOD
		WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	18" BTH	05 MOD
<b>DESERT ACCENTS</b>				
		AGAVE SISALANA "SISAL"	15 GAL.	02 LOW
		AGAVE ANGUSTIFOLIA "CARIBBEAN AGAVE"	15 GAL.	02 LOW
		AGAVE GEMINIFLORA "TWIN-FLOWERING AGAVE"	5 GAL.	02 LOW
		HESPERALOE PARVIFLORA "DESERT FLAMENCO"	5 GAL.	02 LOW
		ECHINOCACTUS GRISONII "GOLDEN BARREL CACTUS"	5 GAL.	02 LOW
<b>SHRUBS</b>				
		CAESALPINIA FULCHERRIMA "RED BIRD OF PARADISE"	15 GAL.	02 LOW
		LEUCOPHYLLUM FRUINOSUM "SIERRA BOUQUET"	5 GAL.	02 LOW
		LEUCOPHYLLUM FRUTESCENS "WHITE CLOUD"	5 GAL.	02 LOW
		SENNA ARTEMISIOIDES "FEATHERY CASSIA"	5 GAL.	02 LOW
		TECOMA STANS "YELLOW BELLS"	5 GAL.	05 MOD
		LEUCOPHYLLUM LANGMANIAE "LYNS LEGACY"	5 GAL.	02 LOW
		OLEA EUROPAEA "LITTLE OLLIE"	5 GAL.	02 LOW
		RUSSELLIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.	05 MOD
		LEUCOPHYLLUM ZYGOPHYLLUM "CIMARRON"	5 GAL.	02 LOW
		CARISSA MACROCARPA "BOXWOOD BEAUTY"	5 GAL.	05 MOD
		CALLISTEMON VIMINALIS "LITTLE JOHN"	5 GAL.	05 MOD
<b>GRASSES</b>				
		MUHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	05 MOD
		LOMANDRA LONGIFOLIA "PLATINUM BEAUTY"	5 GAL.	05 MOD
		DIANELLA TASMANICA "VARIEGATA"	5 GAL.	05 MOD
<b>GROUNDCOVER &amp; VINES</b>				
		DALEA GREGGII "TRAILING INDIGO BUSH"	5 GAL.	02 LOW
		CARISSA "GREEN CARPET"	5 GAL.	05 MOD
		EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL.	02 LOW
		BOUGANVILLEA "LA JOLLA"	5 GAL.	05 MOD
		DURANTA REPENS "SKY FLOWER"	5 GAL. STK.	05 MOD

**SLOPE PLANTING EXHIBIT**  
PRELIMINARY LANDSCAPE PLAN  
**LA QUINTA VILLAGE APARTMENTS**  
PARKER DEVELOPMENT  
CITY OF LA QUINTA, CA

**NOTE:**  
PIV, FDC, HYDRANT LOCATIONS SHALL NOT BE OBSTRUCTED FROM ACCESS BY VEGETATION. A MINIMUM 3- FEET RADIUS AROUND EACH DEVICE CIRCUMFERENCE SHALL BE FREE OF OBSTRUCTIVE VEGETATION, WITH CONSIDERATION OF MATURE PLANT GROWTH.

**WATER CONSERVATION STATEMENT**  
LANDSCAPING IS CONSISTENT WITH THE REQUIREMENTS OF THE COACHELLA VALLEY WATER DISTRICT ORDINANCE 1302.I. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIP / BUBBLER SYSTEMS WILL PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.



**HERMANN DESIGN GROUP**  
77-899 WOLF RD.  
SUITE 102  
PALM DESERT, CA  
92211  
LIC# 2754, EXP 04/30/22  
PH. (760) 777-9131  
FAX (760) 777-9132

**LP-3**



### PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
<b>TREES &amp; PALMS</b>				
		DALBERGIA SISROO "INDIAN ROSEWOOD"	24" BOX	02 LOW
		TIFUNA TIFU "TIFU TREE"	24" BOX	05 MOD
		OLEA EUROPAEA "SWAN HILL"	36" BOX MULTI-TRK	02 LOW
		ACACIA STENOPHYLLA "SHOESTRING ACACIA"	24" BOX SINGLE TRK STND.	02 LOW
		ACACIA SALICINA "WILLOW ACACIA"	24" BOX SINGLE TRK STND.	02 LOW
		PARKINSONIA PRAECOX "PALO BREA"	24" BOX SINGLE TRK STND.	02 LOW
		ACACIA ANEURA "MULGA"	24" BOX SINGLE TRK STND.	02 LOW
		PHOENIX DACTYLIFERA "ZAHIDI DATE PALM"	18" BTH DIAMOND CUT	05 MOD
		WASHINGTONIA ROBUSTA "MEXICAN FAN PALM"	18" BTH	05 MOD
<b>DESERT ACCENTS</b>				
		AGAVE SISALANA "SISAL"	15 GAL.	02 LOW
		AGAVE ANGUSTIFOLIA "CARIBBEAN AGAVE"	15 GAL.	02 LOW
		AGAVE GEMINIFLORA "TUIN-FLOWERING AGAVE"	5 GAL.	02 LOW
		HESPERALOE PARVIFLORA "DESERT FLAMENCO"	5 GAL.	02 LOW
		ECHINOCACTUS GRUSONII "GOLDEN BARREL CACTUS"	5 GAL.	02 LOW
<b>SHRUBS</b>				
		CAESALPINIA PULCHERRIMA "RED BIRD OF PARADISE"	15 GAL.	02 LOW
		LEUCOPHYLLUM FRINOSUM "SIERRA BOUQUET"	5 GAL.	02 LOW
		LEUCOPHYLLUM FRUTESCENS "WHITE CLOUD"	5 GAL.	02 LOW
		SENNA ARTEMISIOIDES "FEATHERY CASSIA"	5 GAL.	02 LOW
		TECOMA STANS "YELLOW BELLS"	5 GAL.	05 MOD
		LEUCOPHYLLUM LANGMANIAE "LYNS LEGACY"	5 GAL.	02 LOW
		OLEA EUROPAEA "LITTLE OLLIE"	5 GAL.	02 LOW
		RUSSELLIA EQUISETIFORMIS "CORAL BELLS"	5 GAL.	05 MOD
		LEUCOPHYLLUM ZYGOPHYLLUM "CIMARRON"	5 GAL.	02 LOW
		CARISSA MACROCARPA "BOXWOOD BEAUTY"	5 GAL.	05 MOD
		CALLISTEMON VIMINALIS "LITTLE JOHN"	5 GAL.	05 MOD
<b>GRASSES</b>				
		MUHLENBERGIA CAPILLARIS "REGAL MIST"	5 GAL.	05 MOD
		LOMANDRA LONGIFOLIA "PLATINUM BEAUTY"	5 GAL.	05 MOD
		DIANELLA TASMANICA "VARIEGATA"	5 GAL.	05 MOD
<b>GROUNDCOVER &amp; VINES</b>				
		DALEA GREGGII "TRAILING INDIGO BUSH"	5 GAL.	02 LOW
		CARISSA "GREEN CARPET"	5 GAL.	05 MOD
		EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"	5 GAL.	02 LOW
		BOUGANVILLEA "LA JOLLA"	5 GAL.	05 MOD
		DURANTA REPENS "SKY FLOWER"	5 GAL. STK.	05 MOD

# POOL AREA PRELIMINARY LANDSCAPE PLAN LA QUINTA VILLAGE APARTMENTS

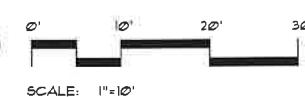
PARKER DEVELOPMENT  
CITY OF LA QUINTA, CA

**NOTE:**

PIV, FDC, HYDRANT LOCATIONS SHALL NOT BE OBSTRUCTED FROM ACCESS BY VEGETATION. A MINIMUM 3-FOOT RADIUS AROUND EACH DEVICE CIRCUMFERENCE SHALL BE FREE OF OBSTRUCTIVE VEGETATION, WITH CONSIDERATION OF MATURE PLANT GROWTH.

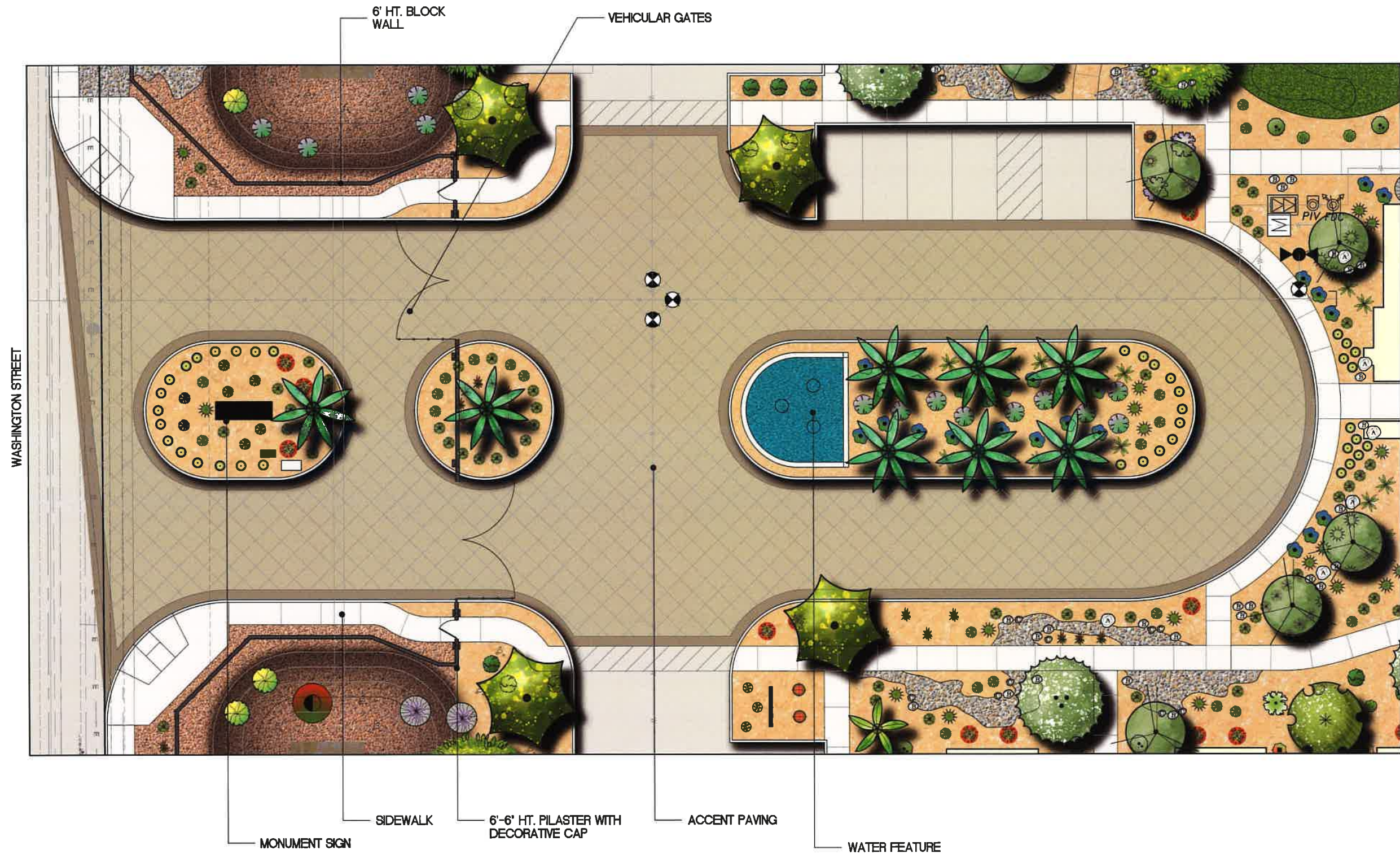
**WATER CONSERVATION STATEMENT**

LANDSCAPING IS CONSISTENT WITH THE REQUIREMENTS OF THE COACHELLA VALLEY WATER DISTRICT ORDINANCE 19021. THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIP / BUBBLER SYSTEMS WILL PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.



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77-899 WOLF RD.  
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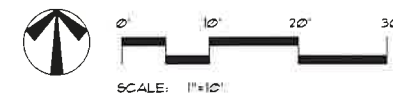
LP-4



**ENTRY**  
 PRELIMINARY LANDSCAPE PLAN  
**LA QUINTA VILLAGE APARTMENTS**  
 PARKER DEVELOPMENT  
 CITY OF LA QUINTA, CA

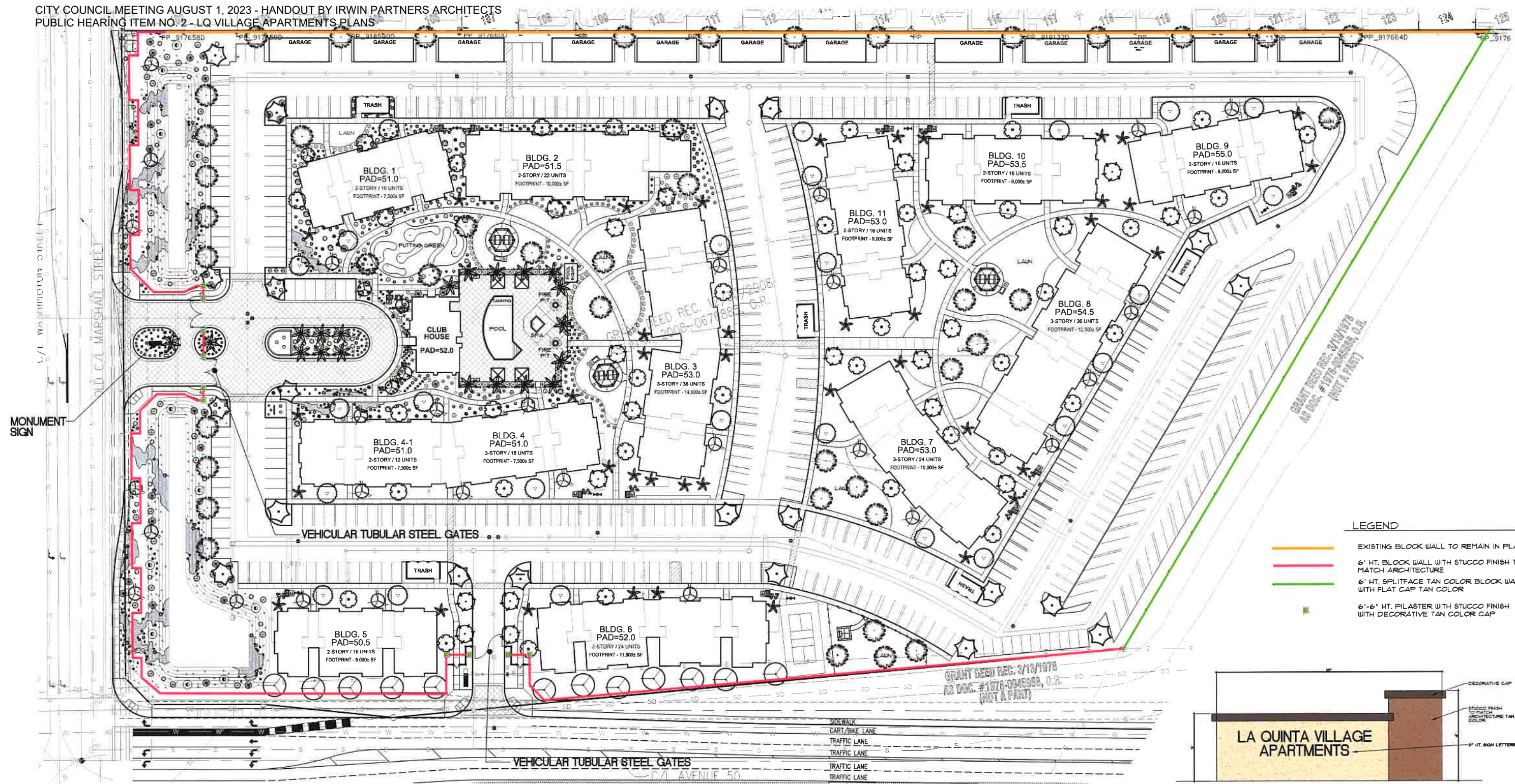
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**WATER CONSERVATION STATEMENT**  
 LANDSCAPING IS CONSISTENT WITH THE REQUIREMENTS OF THE COACHELLA VALLEY WATER DISTRICT ORDINANCE (302). THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR EFFICIENT PERFORMANCE WITH CONSERVATION IN MIND. POINT SOURCE DRIP / BUBBLER SYSTEMS WILL PROVIDE DIRECT WATER TO THE SHRUBS AND TREES.



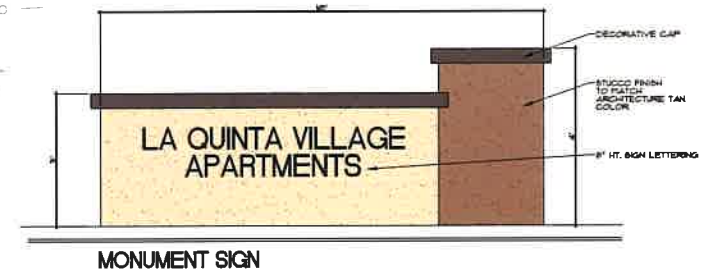
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**LP-5**



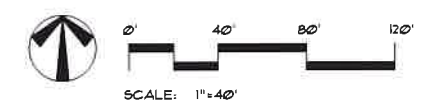
**LEGEND**

- EXISTING BLOCK WALL TO REMAIN IN PLACE
- 6' HT. BLOCK WALL WITH STUCCO FINISH TO MATCH ARCHITECTURE
- 6' HT. SPLITFACE TAN COLOR BLOCK WALL WITH FLAT CAP TAN COLOR
- 6'-6" HT. PILASTER WITH STUCCO FINISH WITH DECORATIVE TAN COLOR CAP



**CONCEPTUAL WALL AND FENCE PLAN**  
 PRELIMINARY LANDSCAPE PLAN  
**LA QUINTA VILLAGE APARTMENTS**  
 PARKER DEVELOPMENT  
 CITY OF LA QUINTA, CA

**LP-6**



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