PROJECT INFORMATION

PROJECT NAME:
PALM DESERT APARTMENTS

PROJECT DESCRIPTION:

- THIS PROJECT CARRIES A CONTEMPORARY SPANISH STYLE AND COMPRISED WITH 295 APARTMENT UNITS LOCATED THROUGHOUT THE SITE OVER 6 MULTI-LEVELS BUILDINGS RANGING FROM 3 LEVELS TO 4 LEVELS. ONE SINGLE LEVEL CLUBHOUSE IS LOCATED NEAR POOL AREA. ALL BUILDINGS ARE TYPE V-A CONSTRUCTION FULLY SPRINLKERED.
- A COMMUNITY ROOM AND LEASING OFFICE ARE LOCATED ON FIRST LEVEL ON THE RIGHT SIDE OF THREE-LEVEL BUILDING ON THE CORNER OF COOK STREET AND FRANK SINATRA DRIVE. OPPOSITE FROM THE BREEZEWAY WOULD BE DOUBLE HIGH, SINGLE LEVEL RETAIL SPACES.
- ALL BUILDINGS FACING BOTH COOK STREET AND FRANK SINATRA DRIVE TO HAVE DEEP SETBACKS TO HAVE BUFFER FROM MAIN STREETS.

PROJECT ADDRESS:
COOK STREET & FRANK SINATRA BLVD.

GOVERNING MUNICIPALITY:
CITY OF PALM DESERT, CALIFORNIA

GENERAL PLAN LAND USE:
PLANNED RESIDENTIAL DISTRICT

GROSS LOT AREA: 337,168 SF (7.74 ACRE)
NET LOT AREA: 328,947 SF

ZONING CLASSIFICATION:
P.R.-17

SETBACK REQUIREMENTS:

COOK STREET	32 FT
FRANK SINATRA DR	32 FT
SIDE SETBACKS	20 FT

TYPE(S) OF CONSTRUCTION:
RESIDENTIAL R-X, TYPE V-A
PARKING GARAGE, S-2 TYPE 1-A

FIRE PROTECTION SYSTEM:
FULLY SPRINKLERED

OCCUPANCY CLASSIFICATION:

RESIDENTIAL	R-2
PARKING GARAGE	S-2
AMENITY CLUBHOUSE	B
LEASING	B

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The original size of this drawing is 30"x42"

PROJECT UNIT SUMMARY AND MIX

PLAN TYPE	Everage Gross Sq. Ft.	Total Units	Total Unit %	SF
STUDIO - A	455.0 SF	4	1.3%	1,820
STUDIO - B	490.0 SF	3	1.0%	1,470
1 BED/1-BATH - A	495.0 SF	49	16.5%	24,255
1 BED/1-BATH - B	503.0 SF	32	10.8%	16,096
1 BED/1-BATH - C	507.0 SF	12	4.0%	6,084
1 BED/1-BATH - D	650.0 SF	16	5.4%	10,400
1 BED/1-BATH - E	667.0 SF	2	0.67%	1,334
1 BED/1-BATH - F	623.0 SF	2	0.67%	1,246
2 BED/1-BATH - A	813.0 SF	33	11.1%	26,829
2 BED/1-BATH - B	812.0 SF	29	9.8%	23,548
2 BED/1-BATH - C	821.0 SF	12	4.0%	9,852
2 BED/1-BATH - D	746.0 SF	4	1.3%	2,984
2 BED/1-BATH - E	684.0 SF	12	4.1%	8,208
2 BED/1-BATH - F	947.0 SF	12	4.0%	3,788
2 BED/1-BATH - G	781.0 SF	3	1.0%	2,343
2 BED/1-BATH - K	817.0 SF	2	0.67%	1,634
2 BED/1-BATH - L	805.0 SF	2	0.67%	1,610
3 BED/2-BATH - A	998.0 SF	25	8.4%	24,950
3 BED/2-BATH - B	1,190.0 SF	16	5.4%	19,040
3 BED/2-BATH - C	1,122.0 SF	12	4.0%	13,464
3 BED/2-BATH - D	1,132.0 SF	4	1.3%	4,528
3 BED/2-BATH - E	1,035.0 SF	4	1.3%	4,140
4 BED/2-BATH - A	1,288.0 SF	12	4.0%	15,456
4 BED/2-BATH - B	1,270.0 SF	4	1.3%	5,080
		298	100%	230,159

PARKING SUMMARY:

COVERED PARKING:	TANDEM			COM-PACT	ACCE-SSIBLE	TOTAL
	TYPICAL	COMPACT	TYPICAL			
BUILDING A (Frank Sinatra Dr)	6	6	14	2	1	29
BUILDING A reverse (Frank Sinatra Dr)	6	6	14	2	1	29
BUILDING A (Cook Street)	6	6	14	2	1	29
BUILDING A reverse (Cook Street)	6	6	14	2	1	29
BUILDING C	0	0	16	0	2	18
BUILDING D	0	0	19	2	1	24
	24	24	91	10	7	156

	TYPICAL	VAN ACCESSIBLE	TOTAL
OFF-STREET PARKING:	249	7	254
TOTAL ON SITE PARKING:			412

AMENITIES:

CLUBHOUSE	3,805.0 SF
RESIDENT SERVICES (BUILDING B)	3,882.0 SF

OPEN SPACE

COURTYARDS

	SF	%*
COURTYARD 1 - AMENITY POOL	8,148 SF	2.4%
COURTYARD 2 - PLAYGROUND	3,143 SF	0.9%
COURTYARD 3 - LANDSCAPE ARE	5,645 SF	1.7%
COURTYARD 4 - TERRACE	6,925 SF	2.1%
TOTAL	23,861 SF	7.1%

OTHER

	SF	%*
WEST ENTRY LANDSCAPE	888.6 SF	0.3%
WEST SETBACK LANDSCAPE	1,767.9 SF	0.5%
FRANK SINATRA BLVD. LANDSCAPED AREA	6,447.2 SF	1.9%
FRANK SINATRA BLVD. MAIN ENTRY (2,404.6 SF ON SETBACK)	6,939.0 SF	2.1%
CORNER SETBACK LANDSCAPE AREA	7,035.8 SF	2.1%
CORNER TERRACE	4,066.4 SF	1.2%
COOK STREET ENTRY	759.0 SF	0.2%
COOK STREET SETBACK LANDSCAPED AREA	13,420.0 SF	4.0%
CIRCLE	2,235.9 SF	0.7%
OTHER PARKWAY AND BUILDING LANDSCAPE	18,799.0 SF	5.6%
TOTAL	62,358.8 SF	18.5%

*PERCENTAGE BASED ON GROSS LOT AREA, 337,168 SF

PROJECT DIRECTORY

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ARCHITECTURE

A0.01 PROJECT DATA/ SHEET INDEX
A0.02 ALTA/NSPS LAND TITLE SURVEY
A0.04 CODE ANALYSIS - AREA PLAN BUILDING A
A0.06 CODE ANALYSIS - AREA & EXITING PLANS BUILDING B & CLUB-HOUSE
A0.07 CODE ANALYSIS - AREA PLAN BUILDING C
A0.09 CODE ANALYSIS - AREA PLAN BUILDING D
A0.12 OPEN SPACE AREA EXHIBIT P1
A0.13 OPEN SPACE AREA EXHIBIT P2
A1.00 SITE - PLAN
A1.01 SITE - ROOF PLAN
A1.02 SITE - ELEVATIONS
A1.03 SITE - SECTION
A1.04 LINE OF SIGHT EXHIBIT
A1.05 FLOOR PLAN - LEVEL 01 BUILDING A
A1.06 FLOOR PLAN - LEVEL 02 BUILDING A
A1.07 FLOOR PLAN - LEVEL 03 BUILDING A
A1.08 FLOOR PLAN - LEVEL 04 BUILDING A
A1.09 ROOF PLAN - BUILDING A
A1.10 ELEVATIONS - BUILDING A
A1.11 ELEVATIONS - BUILDING A
A1.12 FLOOR PLAN - LEVEL 01 BUILDING B
A1.13 FLOOR PLAN - LEVEL 02 BUILDING B
A1.14 FLOOR PLAN - LEVEL 03 BUILDING B
A1.15 ROOF PLAN - BUILDING B
A1.16 ELEVATIONS - BUILDGING B
A1.17 FLOOR PLAN - LEVEL 01 BUILDING C
A1.18 FLOOR PLAN - LEVEL 02 BUILDING C
A1.19 FLOOR PLAN - LEVEL 03 BUILDING C
A1.20 FLOOR PLAN - LEVEL 04 BUILDING C
A1.21 ROOF PLAN - BUILDING C
A1.22 ELEVATIONS - BUILDING C
A1.23 ELEVATIONS - BUILDING C
A1.24 FLOOR PLAN - LEVEL 01 BUILDING D
A1.25 FLOOR PLAN - LEVEL 02 BUILDING D
A1.26 FLOOR PLAN - LEVEL 03 BUILDING D
A1.27 FLOOR PLAN - LEVEL 04 BUILDING D
A1.28 ROOF PLAN BUILDING D
A1.29 ELEVATIONS - BUILDING D
A1.30 ELEVATIONS - BUILDING D
A1.31 CLUB HOUSE - PLANS & ELEVATIONS
A1.32 UNIT PLANS BUILDING A
A1.33 UNIT PLANS BUILDING A
A1.34 UNIT PLANS BUILDING B
A1.35 UNIT PLANS BUILDING C
A1.36 UNIT PLANS BUILDING D

CIVIL

C-1 CONCEPTUAL GRADING PLAN
C-2 GRADING SECTIONS
C-3 ACCESSIBILITY SITE PLAN
C-4 CONCEPTUAL UTILITY PLAN

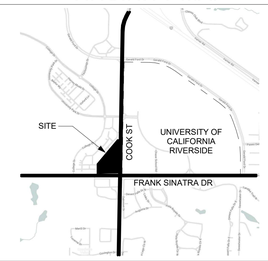
LANDSCAPE

LC.1 CONCEPTUAL LANDSCAPE PLAN
LC.2 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
LC.3 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
LC.4 CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
LC.5 SUPPLEMENTAL LANDSCAPE EXHIBITS
LC.6 CONCEPTUAL LANDSCAPE PLAN – COLOR-CODED

ELECTRICAL

ES1.1 ELECTRICAL SITE PLAN - SOUTHEAST
ES1.2 ELECTRICAL SITE PLAN - SOUTHWEST
ES1.3 ELECTRICAL SITE PLAN - NORTHWEST
ES1.4 ELECTRICAL SITE PLAN - NORTHEAST
ES2.1 PHOTOMETRIC SITE PLAN - SOUTHEAST
ES2.2 PHOTOMETRIC SITE PLAN - SOUTHWEST
ES2.3 PHOTOMETRIC SITE PLAN - NORTHWEST
ES2.4 PHOTOMETRIC SITE PLAN - NORTHEAST
ES3.1 LIGHTING FIXTURE SPECIFICATIONS AND CUTSHEETS

VINCINITY MAP



SVA ARCHITECTS

AFFIRMED HOUSING

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

stamp | approval

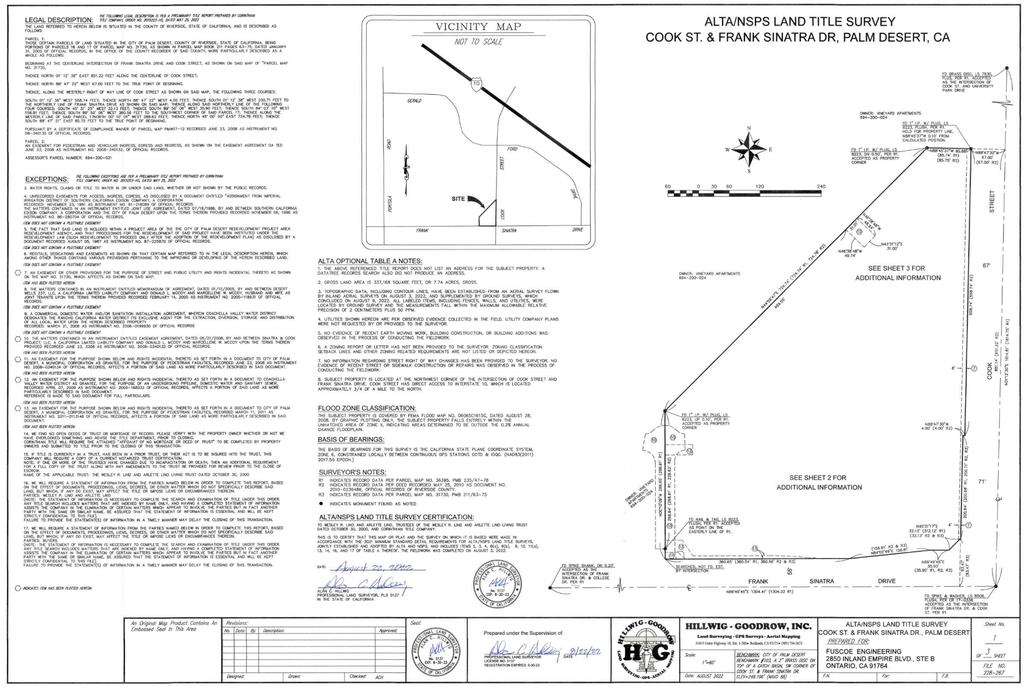
issues| revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

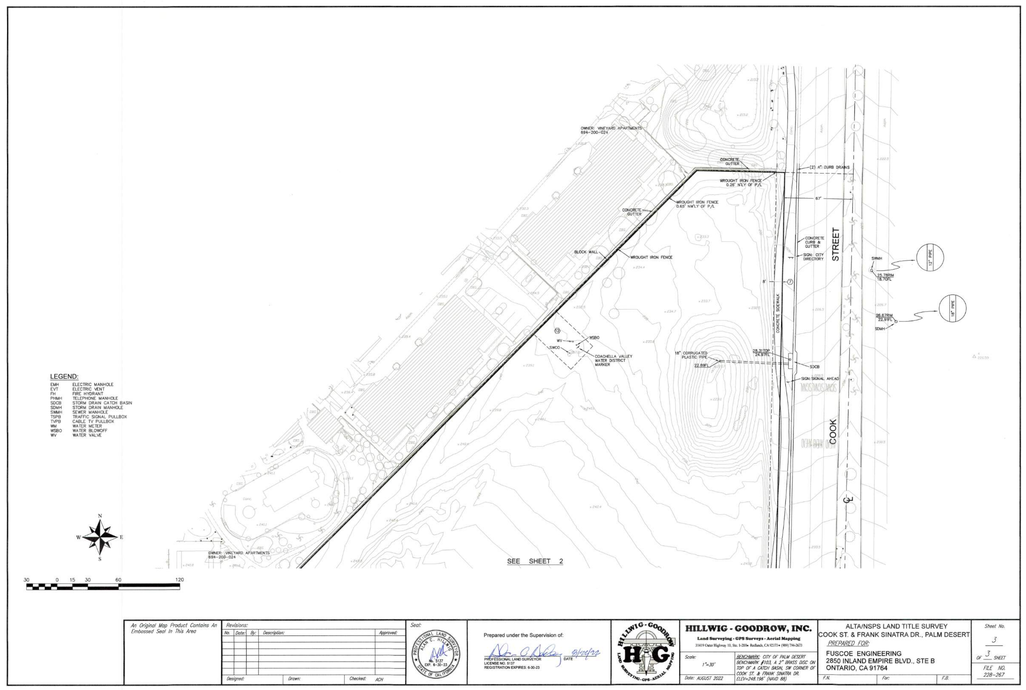
project no. 2022-40156.000

sheet title
PROJECT DATA/ SHEET INDEX

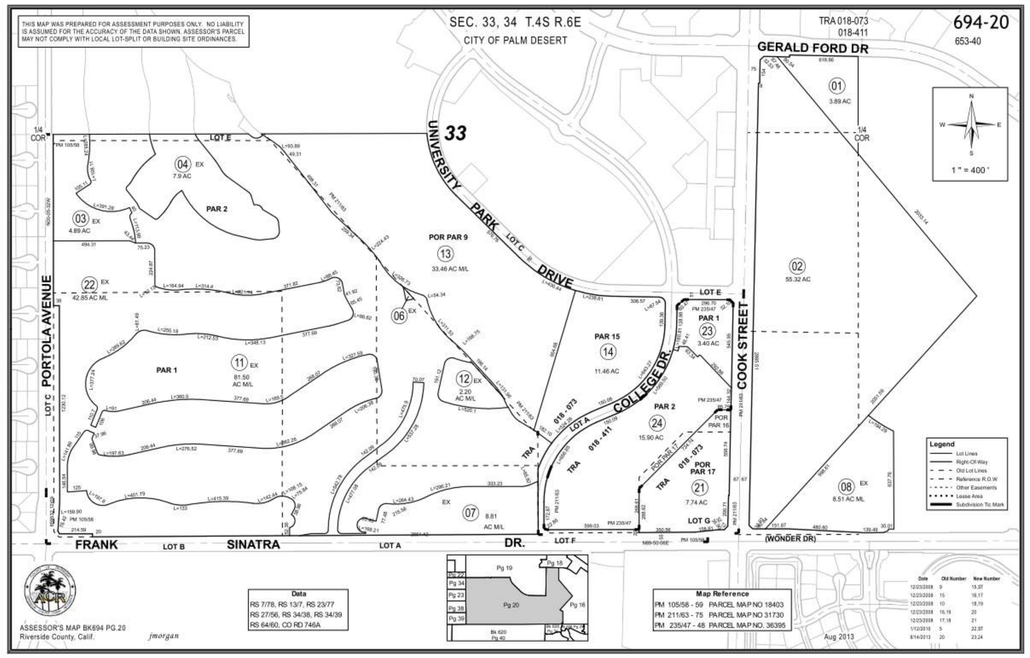
sheet no.
A0.01



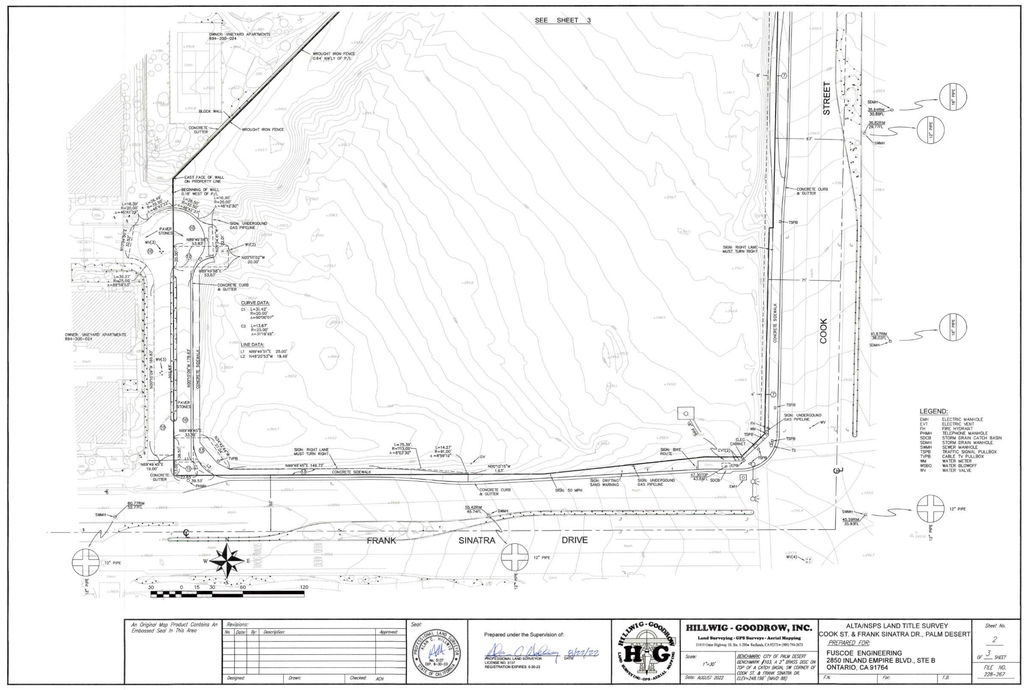
SITE ALTA SURVEY PG1



SITE ALTA SURVEY PG2



ASSESSOR'S MAP



SITE ALTA SURVEY PG3

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project no. 2022-40156.000

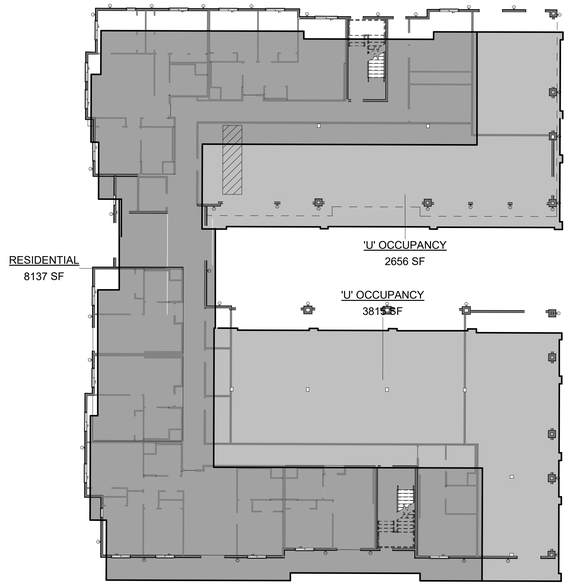
sheet title

ALTA/NSPS LAND TITLE SURVEY

sheet no.

A0.02

BLDG A - LEVEL 03 1/16" = 1'-0" **3**



BLDG A - LEVEL 01 1/16" = 1'-0" **1**

BLDG A - LEVEL 04 1/16" = 1'-0" **4**

BLDG A - LEVEL 02 1/16" = 1'-0" **2**

BUILDING A UNIT SUMMARY AND MIX

UNIT MIX: SQUARE FOOTAGE

PLAN TYPE	Everage Gross Sq. Ft.	Total Units	Total Unit %	SF
STUDIO	455.0 SF	1	2.0%	455
1 BED/1-BATH - A	495.0 SF	7	14.3%	3,465
1 BED/1-BATH - B	503.0 SF	8	16.3%	4,024
1 BED/1-BATH - C	507.0 SF	3	6.1%	1,521
2 BED/1-BATH - A	813.0 SF	6	12.2%	4,878
2 BED/1-BATH - B	812.0 SF	4	8.2%	3,248
2 BED/1-BATH - C	821.0 SF	3	6.1%	2,463
2 BED/1-BATH - D	746.0 SF	1	2.0%	746
2 BED/1-BATH - E	684.0 SF	3	6.1%	2,052
2 BED/2-BATH - F	947.0 SF	1	2.0%	947
3 BED/2-BATH - A	998.0 SF	2	4.1%	1,996
3 BED/2-BATH - B	1,190.0 SF	3	6.1%	3,570
3 BED/2-BATH - C	1,122.0 SF	3	6.1%	3,366
3 BED/2-BATH - D	1,132.0 SF	1	2.0%	1,132
4 BED/2-BATH - A	1,288.0 SF	3	6.1%	3,864
		49	100%	37,727

COVERED PARKING:

	TOTAL
TANDEM ONE PARKING SPACE AND ONE COMPACT SPACE = 6X2	12
TYPICAL COVERED PARKING SPACE	14
COMPACT COVERED PARKING SPACE	2
ACCESSIBLE COVERED PARKING SPACE	1

TOTAL COVERED PARKING SPACES PER BUILDING A: 29

BUILDING A ACTUAL BUILDING AREA:

R-2 OCCUPANCY:			U OCCUPANCY:	
FIRST LEVEL:	8,137 S.F.		6,471 S.F.	
SECOND LEVEL:	14,216 S.F.			
THIRD LEVEL:	14,076 S.F.			
FOURTH LEVEL:	13,488 S.F.			
TOTAL:	**49,917 S.F.**	**+**	**6,471 S.F.**	**= 56,844 S.F.**

BUILDING A ALLOWABLE AREA (CBC SECTION 506, TABLE 506.2):
CONSTRUCTION TYPE: V-A
FIRE SPRINKLERS: 903.3.1.1 (NFPA 13)
TABULAR ALLOWABLE AREA: 36,000SF
MIXED OCCUPANCY BUILDING OVER 3 STORIES
SUM OF THE RATIOS SHALL NOT EXCEED 2 (ACTUAL AREA / ALLOWABLE AREA)

R-2 OCCUPANCY:			U OCCUPANCY:	
FIRST LEVEL:	0.2157		0.1836	
SECOND LEVEL:	0.3823			
THIRD LEVEL:	0.3808			
FOURTH LEVEL:	0.3761			
TOTAL:	**1.3549**	**+**	**0.1836**	**=1.5385 < 2 THUS OK**

AREA SUMMARY

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SVA ARCHITECTS

AFFIRMED HOUSING

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

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issues | revisions

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	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

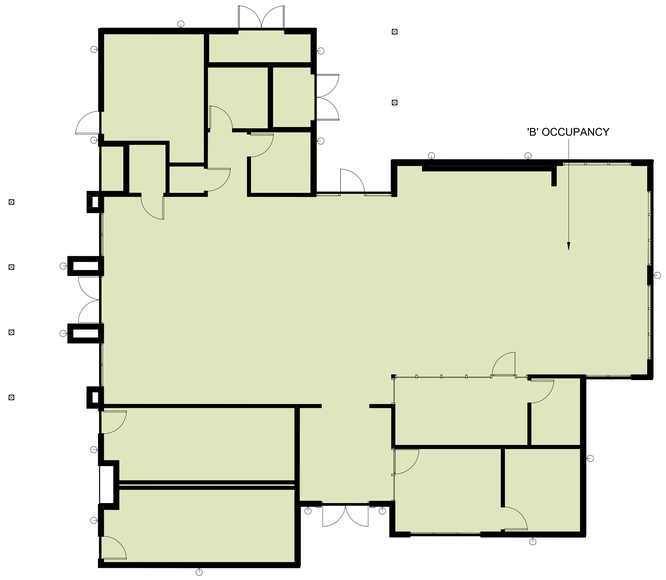
CODE ANALYSIS - AREA PLAN BUILDING A

sheet no.

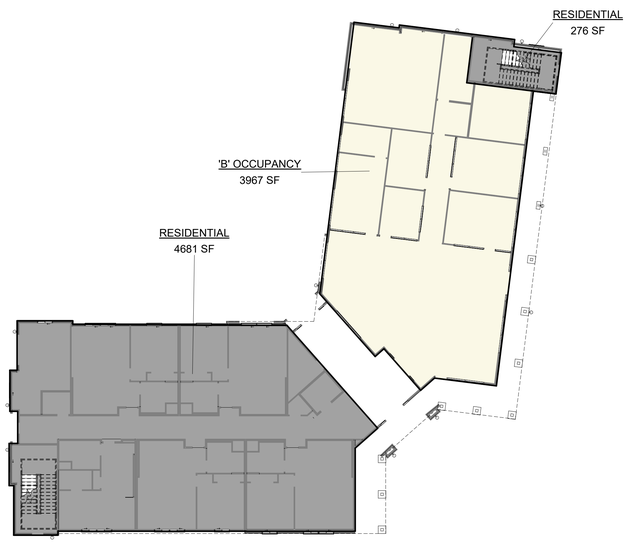
A0.04

BLDG B - LEVEL 03 1/16" = 1'-0" 3

BLDG B - LEVEL 02 1/16" = 1'-0" 2



CLUBHOUSE - LEVEL 01 AREA PLAN 1/8" = 1'-0" 1



BLDG B - LEVEL 01 1/16" = 1'-0" 4

BUILDING B UNIT SUMMARY AND MIX

UNIT MIX: SQUARE FOOTAGE

PLAN TYPE	Everage Gross Sq. Ft.	Total Units	Total Unit %	SF
1 BED/1-BATH - D	650.0 SF	16	64%	10,400
1 BED/1-BATH - E	667.0 SF	2	8%	1,334
1 BED/1-BATH - F	623.0 SF	2	8%	1,246
2 BED/1-BATH - L	805.0 SF	2	8%	1,610
STUDIO/1-BATH - G	490.0 SF	3	12%	1,470
		25	100%	16,060

OTHER:

		SF
COMMERCIAL/ TENANT SERVICES	3,967	3967
TOTAL		7,764

BUILDING B ACTUAL BUILDING AREA:

R-2 OCCUPANCY:			B OCCUPANCY:	
FIRST LEVEL:	4,681 S.F.		3,967 S.F.	
SECOND LEVEL:	10,316 S.F.			
THIRD LEVEL:	10,316 S.F.			
TOTAL:	**25,313 S.F.**	**+**	**3,967 S.F.**	**= 29,280 S.F.**

BUILDING A ALLOWABLE AREA (CBC SECTION 506. TABLE 506.2):
CONSTRUCTION TYPE: V-A
FIRE SPRINKLERS: 903.3.1.1 (NFPA 13)
TABULAR ALLOWABLE AREA: R-2 = 36,000SF; B = 72,000SF
MIXED OCCUPANCY BUILDING OVER 3 STORIES
SUM OF THE RATIOS SHALL NOT EXCEED 2 (ACTUAL AREA / ALLOWABLE AREA)

R-2 OCCUPANCY:			U OCCUPANCY:	
FIRST LEVEL:	0.130		0.1078	
SECOND LEVEL:	0.2866			
THIRD LEVEL:	0.2866			
TOTAL:	**0.7032**	**+**	**0.0551**	**=0.7583 < 2 THUS OK**

AREA SUMMARY

CLUBHOUSE ACTUAL BUILDING AREA:
B OCCUPANCY: 3,805 S.F.

BUILDING A ALLOWABLE AREA (CBC SECTION 506. TABLE 506.2):
CONSTRUCTION TYPE: V-B
FIRE SPRINKLERS: 903.3.1.1 (NFPA 13)
TABULAR ALLOWABLE AREA: 36,000SF

3,805 S.F. < 36,000 S.F. THUS OK

AREA SUMMARY

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	PLANNING SUBMITTAL	05/02/2024

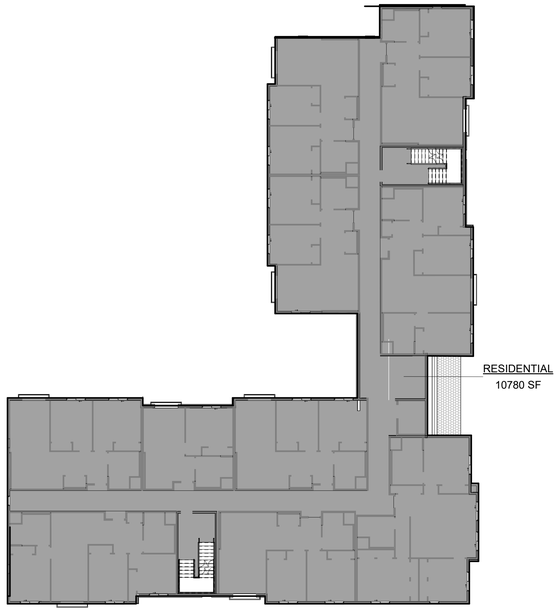
project no. 2022-40156.000

sheet title

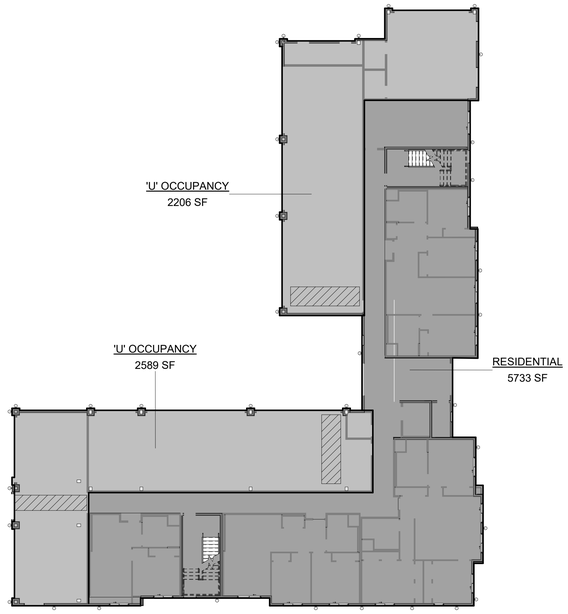
CODE ANALYSIS - AREA & EXITING PLANS BUILDING B & CLUB-HOUSE

sheet no.

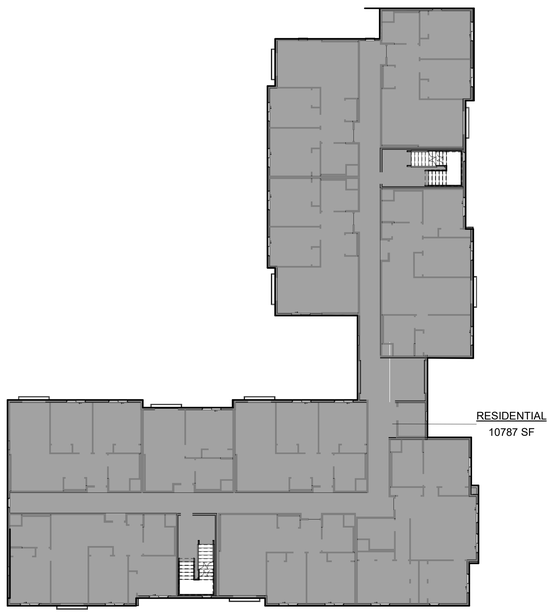
A0.06



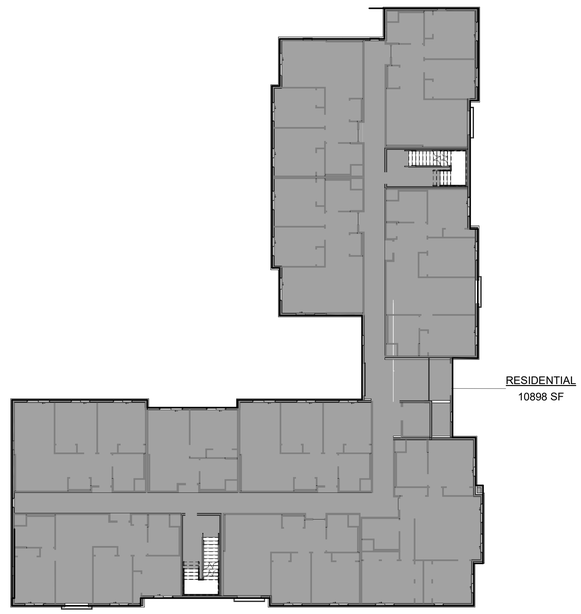
BLDG C - LEVEL 03 1/16" = 1'-0" **3**



BLDG C - LEVEL 01 1/16" = 1'-0" **1**



BLDG C - LEVEL 04 1/16" = 1'-0" **4**



BLDG C - LEVEL 02 1/16" = 1'-0" **2**

BUILDING C UNIT SUMMARY AND MIX

UNIT MIX: SQUARE FOOTAGE

PLAN TYPE	Everage Gross Sq. Ft.	Total Units	Total Unit %	SF
1 BED/1-BATH - A	495.0 SF	4	11.8%	1,980
2 BED/1-BATH - A	813.0 SF	6	17.6%	4,878
2 BED/1-BATH - B	812.0 SF	13	32.2%	10,556
3 BED/2-BATH - A	955.0 SF	7	20.6%	6,986
3 BED/2-BATH - B	1,129.0 SF	4	11.8%	4,760
		34	100%	29,160

COVERED PARKING:

	TOTAL
TYPICAL COVERED PARKING SPACE	16
COMPACT COVERED PARKING SPACE	0
ACCESSIBLE COVERED PARKING SPACE	2

TOTAL COVERED PARKING SPACES : 18

BUILDING C ACTUAL BUILDING AREA:

R-2 OCCUPANCY:			U OCCUPANCY:	
FIRST LEVEL:	5,733 S.F.		4,795 S.F.	
SECOND LEVEL:	10,898 S.F.			
THIRD LEVEL:	10,898 S.F.			
FOURTH LEVEL:	10,898 S.F.			
TOTAL:	**38,427 S.F.**	**+**	**4,795 S.F.**	**= 43,222 S.F.**

BUILDING A ALLOWABLE AREA (CBC SECTION 506. TABLE 506.2):
CONSTRUCTION TYPE: V-A
FIRE SPRINKLERS: 903.3.1.1 (NFPA 13)
TABULAR ALLOWABLE AREA: 36,000SF
MIXED OCCUPANCY BUILDING OVER 3 STORIES
SUM OF THE RATIOS SHALL NOT EXCEED 2 (ACTUAL AREA / ALLOWABLE AREA)

R-2 OCCUPANCY:			U OCCUPANCY:	
FIRST LEVEL:	0.1614		0.1443	
SECOND LEVEL:	0.3054			
THIRD LEVEL:	0.3006			
FOURTH LEVEL:	0.2769			
TOTAL:	**1.0443**	**+**	**0.1443**	**=1.1886 < 2 THUS OK**

AREA SUMMARY

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SVA ARCHITECTS

AFFIRMED HOUSING

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

stamp | approval

issues | revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

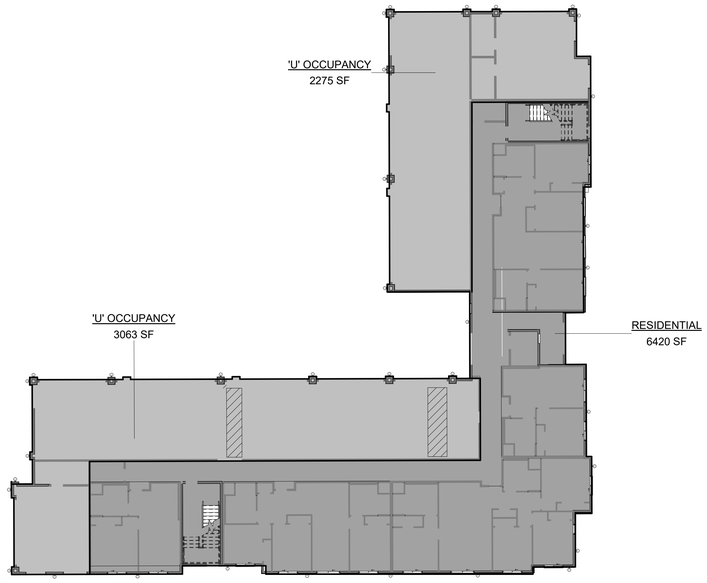
sheet title

CODE ANALYSIS - AREA PLAN BUILDING C

sheet no.

A0.07

BLDG D - LEVEL 03 1/16" = 1'-0" **3**



BLDG D - LEVEL 01 1/16" = 1'-0" **1**

BLDG D - LEVEL 04 1/16" = 1'-0" **4**

BLDG D - LEVEL 02 1/16" = 1'-0" **2**

BUILDING D UNIT SUMMARY AND MIX

UNIT MIX: SQUARE FOOTAGE

PLAN TYPE	Everage Gross Sq. Ft.	Total Units	Total Unit %	SF
1 BED/1-BATH - A	495.0 SF	17	41.5%	8,415
2 BED/1-BATH - A	813.0 SF	3	7.3%	2,439
2 BED/1-BATH - G	781.0 SF	3	7.3%	2,439
3 BED/2-BATH - A	998.0 SF	10	24.4%	9,980
3 BED/2-BATH - E	1,035.0 SF	4	9.8%	16,235
4 BED/2-BATH - B	1,158.0 SF	4	9.8%	4,632
		41	100%	32,397

COVERED PARKING:

	TOTAL
TYPICAL COVERED PARKING SPACE	19
COMPACT COVERED PARKING SPACE	2
ACCESSIBLE COVERED PARKING SPACE	1

TOTAL COVERED PARKING SPACES : 22

BUILDING D ACTUAL BUILDING AREA:

R-2 OCCUPANCY:		U OCCUPANCY:	
FIRST LEVEL:	6,420 S.F.	5,338 S.F.	
SECOND LEVEL:	11,961 S.F.		
THIRD LEVEL:	11,961 S.F.		
FOURTH LEVEL:	11,961 S.F.		
TOTAL:	**42,303 S.F. +**	**5,338 S.F.**	**= 47,641 S.F.**

BUILDING A ALLOWABLE AREA (CBC SECTION 506, TABLE 506.2):
CONSTRUCTION TYPE: V-A
FIRE SPRINKLERS: 903.3.1.1 (NFPA 13)
TABULAR ALLOWABLE AREA: 36,000SF
MIXED OCCUPANCY BUILDING OVER 3 STORIES
SUM OF THE RATIOS SHALL NOT EXCEED 2 (ACTUAL AREA / ALLOWABLE AREA)

R-2 OCCUPANCY:		U OCCUPANCY:	
FIRST LEVEL:	0.1557	0.1799	
SECOND LEVEL:	0.3375		
THIRD LEVEL:	0.3254		
FOURTH LEVEL:	0.3254		
TOTAL:	**1.144 +**	**0.1799**	**=1.3239 < 2 THUS OK**

AREA SUMMARY

SVA ARCHITECTS

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COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

CODE ANALYSIS - AREA PLAN BUILDING D

sheet no.

A0.09

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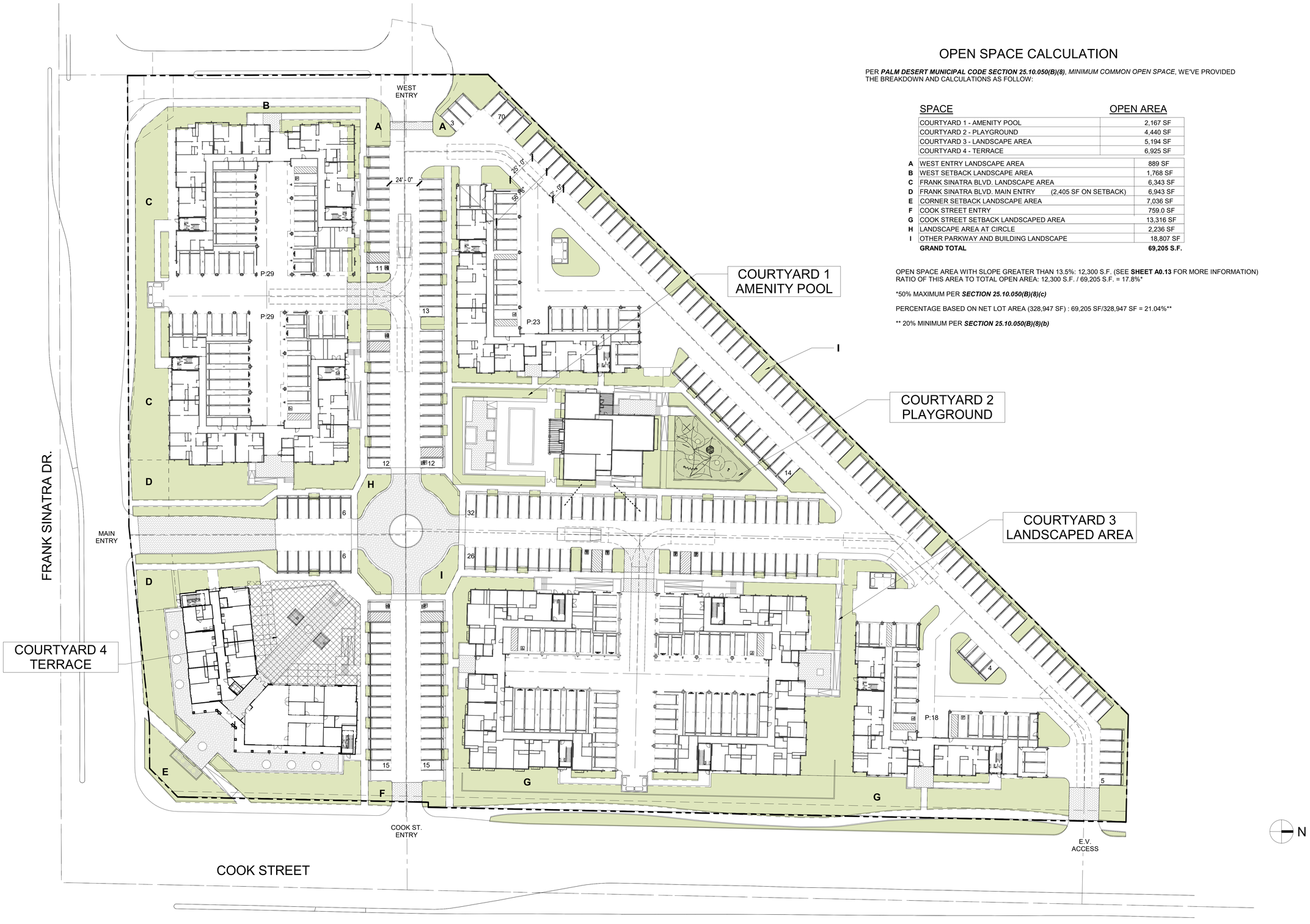

OPEN SPACE CALCULATION

PER ***PALM DESERT MUNICIPAL CODE SECTION 25.10.050(B)(8)***, *MINIMUM COMMON OPEN SPACE*, WE'VE PROVIDED THE BREAKDOWN AND CALCULATIONS AS FOLLOW:

SPACE	OPEN AREA
COURTYARD 1 - AMENITY POOL	2,167 SF
COURTYARD 2 - PLAYGROUND	4,440 SF
COURTYARD 3 - LANDSCAPE AREA	5,194 SF
COURTYARD 4 - TERRACE	6,925 SF

A	WEST ENTRY LANDSCAPE AREA	889 SF
B	WEST SETBACK LANDSCAPE AREA	1,768 SF
C	FRANK SINATRA BLVD. LANDSCAPE AREA	6,343 SF
D	FRANK SINATRA BLVD. MAIN ENTRY (2,405 SF ON SETBACK)	6,943 SF
E	CORNER SETBACK LANDSCAPE AREA	7,036 SF
F	COOK STREET ENTRY	759.0 SF
G	COOK STREET SETBACK LANDSCAPED AREA	13,316 SF
H	LANDSCAPE AREA AT CIRCLE	2,236 SF
I	OTHER PARKWAY AND BUILDING LANDSCAPE	18,807 SF
	GRAND TOTAL	**69,205 S.F.**

OPEN SPACE AREA WITH SLOPE GREATER THAN 13.5%: 12,300 S.F. (SEE **SHEET A0.13** FOR MORE INFORMATION)
RATIO OF THIS AREA TO TOTAL OPEN AREA: 12,300 S.F. / 69,205 S.F. = 17.8%*

*50% MAXIMUM PER ***SECTION 25.10.050(B)(8)(c)***

PERCENTAGE BASED ON NET LOT AREA (328,947 SF) : 69,205 SF/328,947 SF = 21.04%**

** 20% MINIMUM PER ***SECTION 25.10.050(B)(8)(b)***

OPEN SPACE AREA EXHIBIT 1" = 30'-0" **1**

SVA ARCHITECTS

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PALM DESERT, CA 92211

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project no. 2022-40156.000

sheet title

OPEN SPACE AREA EXHIBIT P1

sheet no.

A0.12

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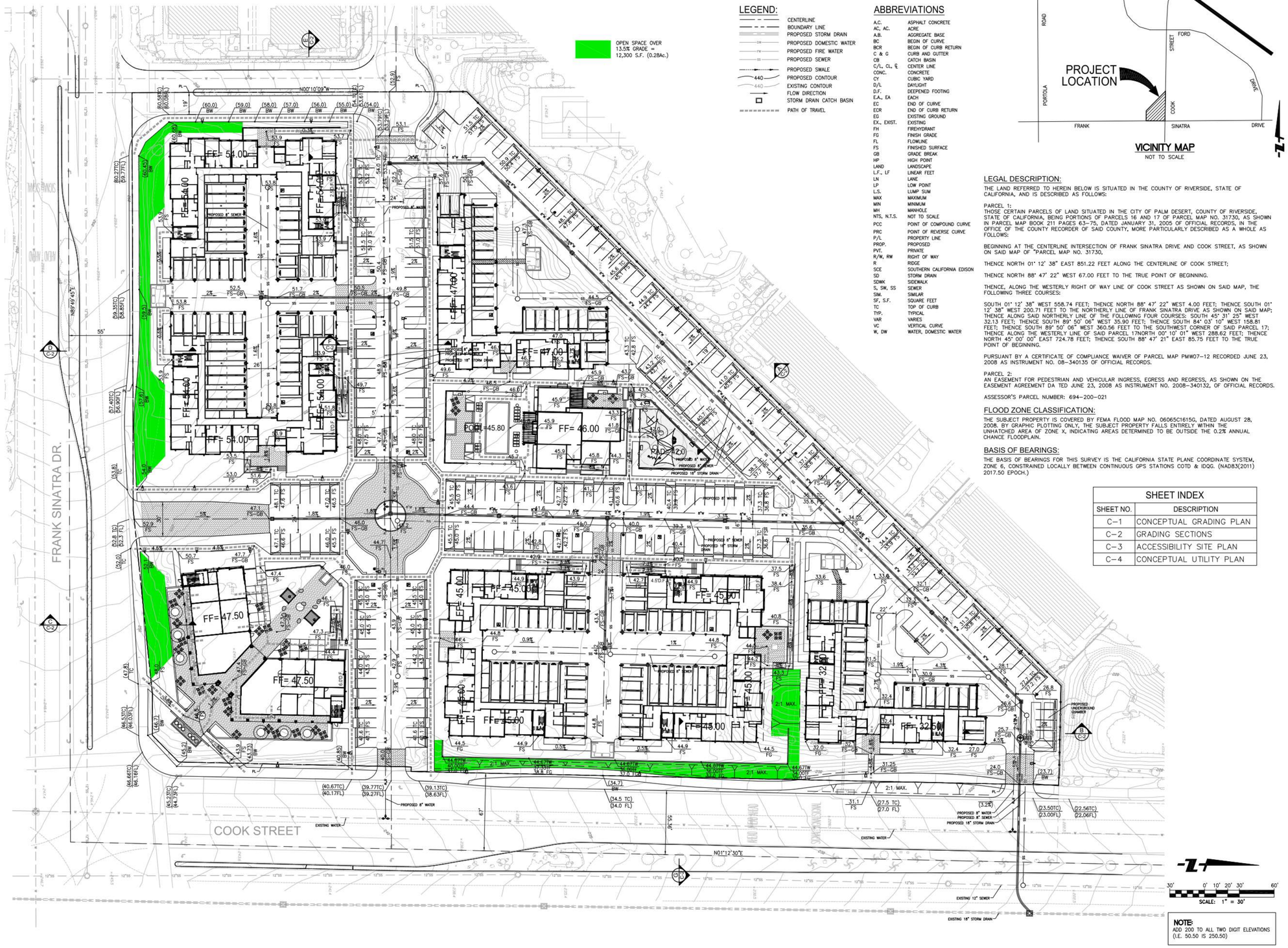
CONCEPTUAL GRADING PLAN

PROPOSED RESIDENTIAL & COMMERCIAL

FRANK SINATRA DRIVE, PALM DESERT, CALIFORNIA

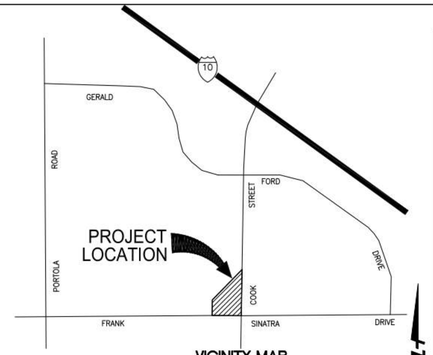


LEGEND:

- CENTERLINE
- BOUNDARY LINE
- PROPOSED STORM DRAIN
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED SEWER
- PROPOSED SWALE
- 440 PROPOSED CONTOUR
- 440 EXISTING CONTOUR
- FLOW DIRECTION
- STORM DRAIN CATCH BASIN
- PATH OF TRAVEL

ABBREVIATIONS

A.C.	ASPHALT CONCRETE
AC, AC.	ACRE
A.B.	AGGREGATE BASE
BC	BEGIN OF CURVE
BCR	BEGIN OF CURB RETURN
C & G	CURB AND GUTTER
CB	CATCH BASIN
C/L, CL, ℄	CENTER LINE
CONC.	CONCRETE
CY	CUBIC YARD
D/L	DAYLIGHT
D.F.	DEEPENED FOOTING
EA., EA	EACH
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
EX., EXIST.	EXISTING
FH	FIREHYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LAND	LANDSCAPE
LF., LF	LINEAR FEET
LN	LANE
LP	LOW POINT
LS.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NTS, N.T.S.	NOT TO SCALE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
P/L	PROPERTY LINE
PROP.	PROPOSED
PVT.	PRIVATE
R/W, RW	RIGHT OF WAY
R	RIDGE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDWK	SIDEWALK
S, SW, SS	SEWER
SIM.	SIMILAR
SF., S.F.	SQUARE FEET
TC	TOP OF CURB
TYP.	TYPICAL
VAR	VARIES
VC	VERTICAL CURVE
W, DW	WATER, DOMESTIC WATER



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THOSE CERTAIN PARCELS OF LAND SITUATED IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF PARCELS 16 AND 17 OF PARCEL MAP NO. 31730, AS SHOWN IN PARCEL MAP BOOK 211 PAGES 63–75, DATED JANUARY 31, 2005 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF FRANK SINATRA DRIVE AND COOK STREET, AS SHOWN ON SAID MAP OF "PARCEL MAP NO. 31730,

THENCE NORTH 01° 12' 38" EAST 851.22 FEET ALONG THE CENTERLINE OF COOK STREET;

THENCE NORTH 88° 47' 22" WEST 67.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF COOK STREET AS SHOWN ON SAID MAP, THE FOLLOWING THREE COURSES:

SOUTH 01° 12' 38" WEST 558.74 FEET; THENCE NORTH 88° 47' 22" WEST 4.00 FEET; THENCE SOUTH 01° 12' 38" WEST 200.71 FEET TO THE NORTHERLY LINE OF FRANK SINATRA DRIVE AS SHOWN ON SAID MAP; THENCE ALONG SAID NORTHERLY LINE OF THE FOLLOWING FOUR COURSES: SOUTH 45° 31' 25" WEST 32.13 FEET; THENCE SOUTH 89° 50' 06" WEST 35.90 FEET; THENCE SOUTH 84° 03' 10" WEST 158.81 FEET; THENCE SOUTH 89° 50' 06" WEST 360.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 17; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 17NORTH 00° 10' 01" WEST 288.62 FEET; THENCE NORTH 45° 00' 00" EAST 724.78 FEET; THENCE SOUTH 88° 47' 21" EAST 85.75 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT BY A CERTIFICATE OF COMPLIANCE WAIVER OF PARCEL MAP PMW07-12 RECORDED JUNE 23, 2008 AS INSTRUMENT NO. 08-340135 OF OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND REGRESS, AS SHOWN ON THE EASEMENT AGREEMENT DA TED JUNE 23, 2008 AS INSTRUMENT NO. 2008-340132, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 694-200-021

FLOOD ZONE CLASSIFICATION:

THE SUBJECT PROPERTY IS COVERED BY FEMA FLOOD MAP NO. 06065C1615G, DATED AUGUST 28, 2008. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE UNHATCHED AREA OF ZONE X, INDICATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS COTD & IDGG. (NAD83(2011) 2017.50 EPOCH.)

SHEET INDEX

SHEET NO.	DESCRIPTION
C–1	CONCEPTUAL GRADING PLAN
C–2	GRADING SECTIONS
C–3	ACCESSIBILITY SITE PLAN
C–4	CONCEPTUAL UTILITY PLAN

NOTE:
ADD 200 TO ALL TWO DIGIT ELEVATIONS (I.E. 50.50 IS 250.50)

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

SVA ARCHITECTS
AFFIRMED HOUSING
FUSCOE ENGINEERING
2850 Inland Empire Blvd 909.581.0676
Suite B
Ontario, California 91764 fuscoe.com

stamp | approval

issues | revisions

#	Description	Date

FRANK SINATRA

project no.

sheet title
CONCEPTUAL GRADING PLAN

sheet no.
C-1

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.

PALM DESERT, CA 92211

stamp | approval

issues | revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

OPEN SPACE AREA EXHIBIT P2

sheet no.

A0.13

Plotted by: Nubson
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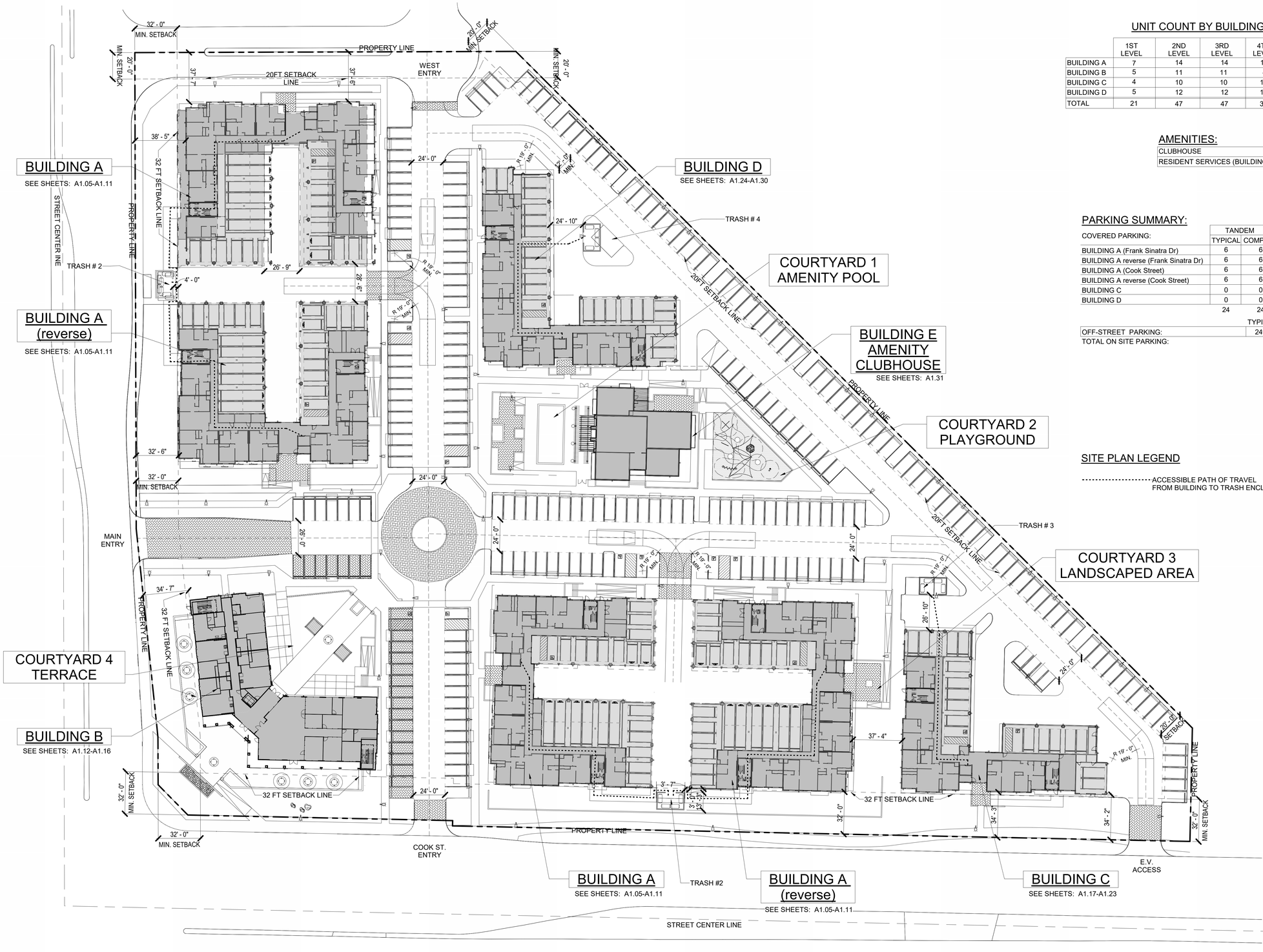
All rights reserved. F:\PROJECTS\1230\03\PLANS\EXHIBIT\ELEMENTS\CONCEPTUAL GRADING PLAN\1230-03D-CG01CG.DWG (02-28-2024 9:25:57AM)



UNIT COUNT BY BUILDING TYPE

	1ST LEVEL	2ND LEVEL	3RD LEVEL	4TH LEVEL	TOTAL	# OF BLDG ON SITE	TOTAL
BUILDING A	7	14	14	14	49	4	196
BUILDING B	5	11	11	-	27	1	27
BUILDING C	4	10	10	10	34	1	34
BUILDING D	5	12	12	12	41	1	41
TOTAL	21	47	47	36	-	7	298

AMENITIES:

CLUBHOUSE	3,805.0 SF
RESIDENT SERVICES (BUILDING B)	3,882.0 SF

PARKING SUMMARY:

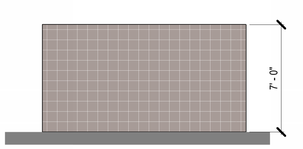
COVERED PARKING:	TANDEM TYPICAL	TANDEM COMPACT	TYPICAL	COMPACT	ACCESSIBLE	TOTAL
BUILDING A (Frank Sinatra Dr)	6	6	14	2	1	29
BUILDING A reverse (Frank Sinatra Dr)	6	6	14	2	1	29
BUILDING A (Cook Street)	6	6	14	2	1	29
BUILDING A reverse (Cook Street)	6	6	14	2	1	29
BUILDING C	0	0	16	0	2	18
BUILDING D	0	0	19	2	1	24
	24	24	91	10	7	156

	TYPICAL	VAN ACCESSIBLE	TOTAL
OFF-STREET PARKING:	249	7	254
TOTAL ON SITE PARKING:			412

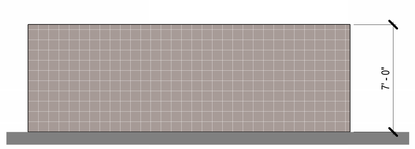
SITE PLAN LEGEND

ACCESSIBLE PATH OF TRAVEL FROM BUILDING TO TRASH ENCLOSURE

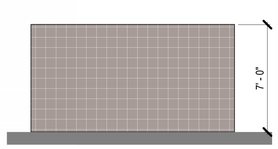
TRASH ENCLOSURE DESIGN TO BE COMPLY WITH PDMC CHAPTER 8.12



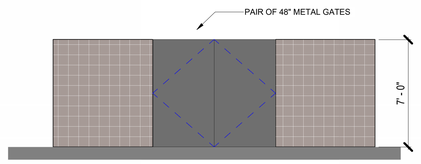
SIDE ELEVATION 2 1/4" = 1'-0" 6



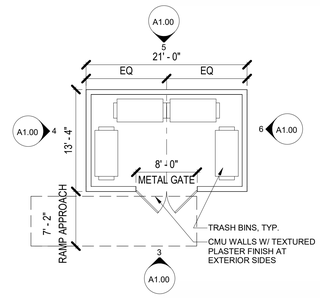
REAR ELEVATION 1/4" = 1'-0" 5



SIDE ELEVATION 1 1/4" = 1'-0" 4



FRONT ELEVATION 1/4" = 1'-0" 3



TYPICAL TRASH ENCLOSURE PLAN 1/8" = 1'-0" 2

SVA ARCHITECTS

AFFIRMED HOUSING

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.

PALM DESERT, CA 92211

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

SITE - PLAN

sheet no.

A1.00

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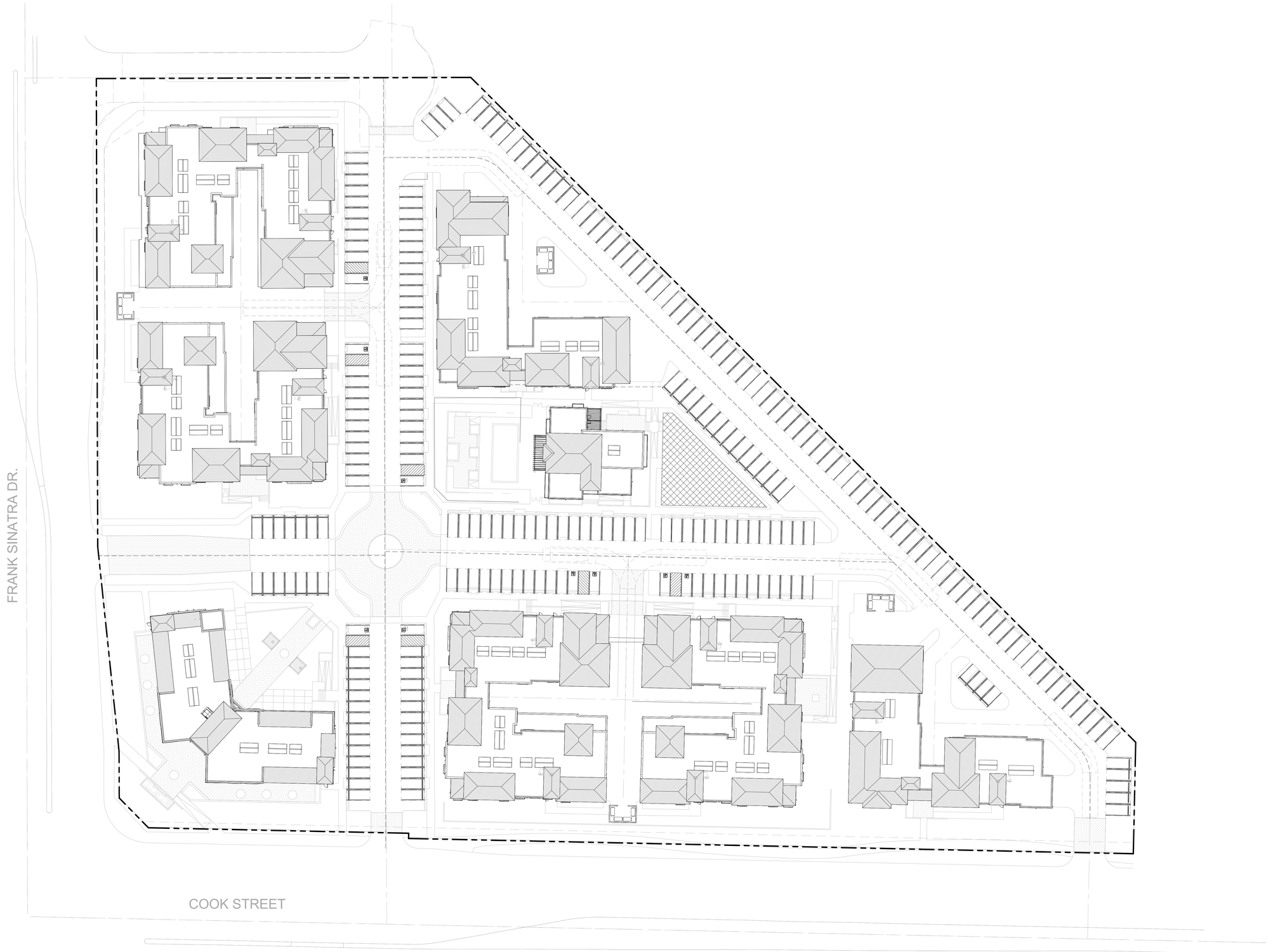

N

SITE PLAN 1-30 Roof Plan 1" = 30'-0" 1

SVA ARCHITECTS

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PALM DESERT APARTMENTS

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PALM DESERT, CA 92211

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

SITE - ROOF PLAN

sheet no.

A1.01

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ELEVATION - FRANK SINATRA BLVD. 1/16" = 1'-0" 1

ELEVATION COOK ST. 1/16" = 1'-0" 2

ELEVATION COOK ST. Copy 1 1/16" = 1'-0" 3

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PALM DESERT APARTMENTS

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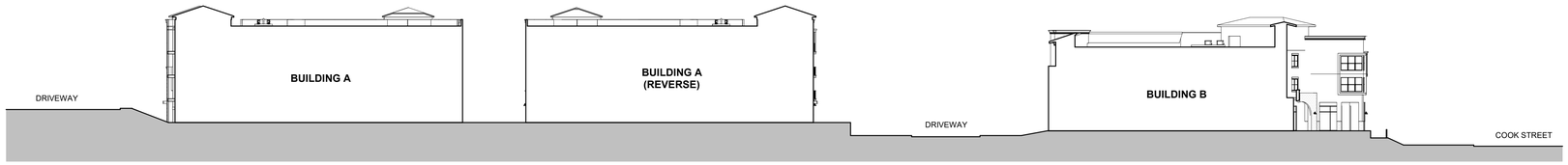
project no. 2022-40156.000

sheet title

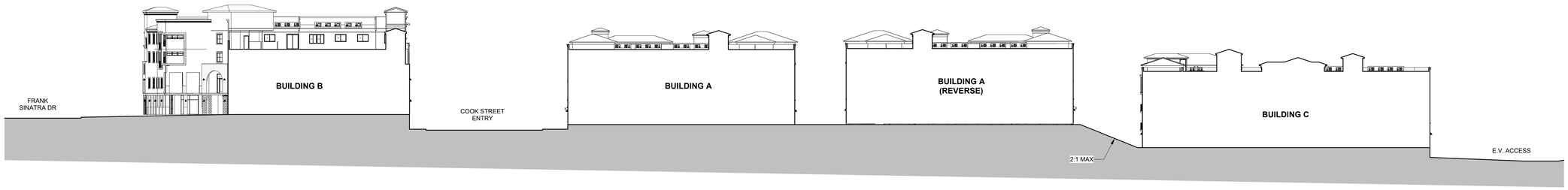
SITE - ELEVATIONS

sheet no.

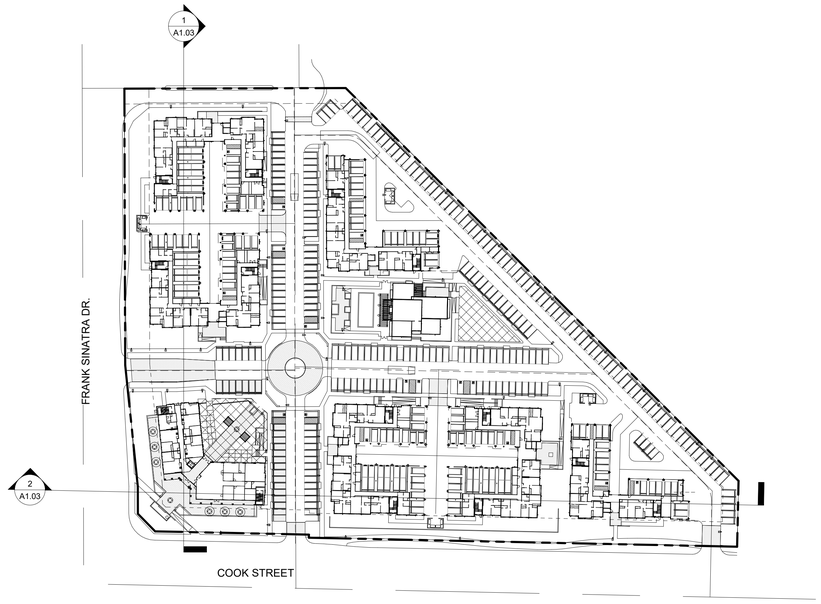
A1.02



OVERAL SITE ESECTION - FRANK SINATRA BLVD. 1 : 300 **1**



OVERAL SITE SECTION - COOK STREET 1 : 300 **2**



KEP MAP 1" = 80'-0" **3**

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project no. 2022-40156.000

sheet title

SITE - SECTION

sheet no.

A1.03

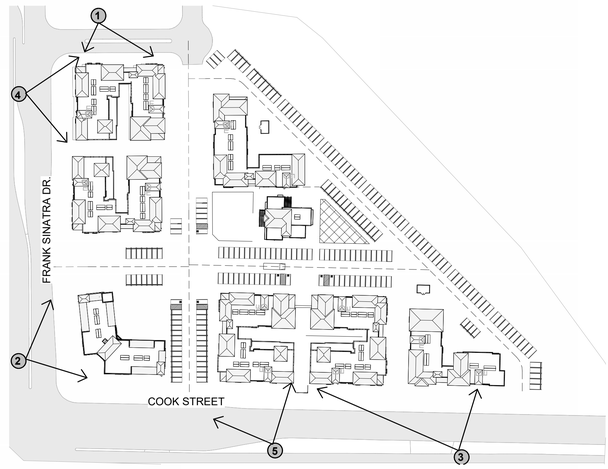
3D VIEW - FRANK SINATRA & COOK STREET 2

3D VIEW - WEST ENTRANCE 1

3D VIEW - COOK STREET 3

3D VIEW - FRANK SINATRA 4

3D VIEW - COOK STREET NORTH 5



KEY PLAN

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PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.

PALM DESERT, CA 92211

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#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

LINE OF SIGHT EXHIBIT

sheet no.

A1.04

LEVEL 01 1/8" = 1'-0" **1**

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project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 01 BUILDING A

sheet no.

A1.05

LEVEL 02 1/8" = 1'-0" **1**

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project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 02 BUILDING A

sheet no.

A1.06

LEVEL 03 1/8" = 1'-0" **1**

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sheet title

FLOOR PLAN - LEVEL 03 BUILDING A

sheet no.

A1.07

LEVEL 04 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

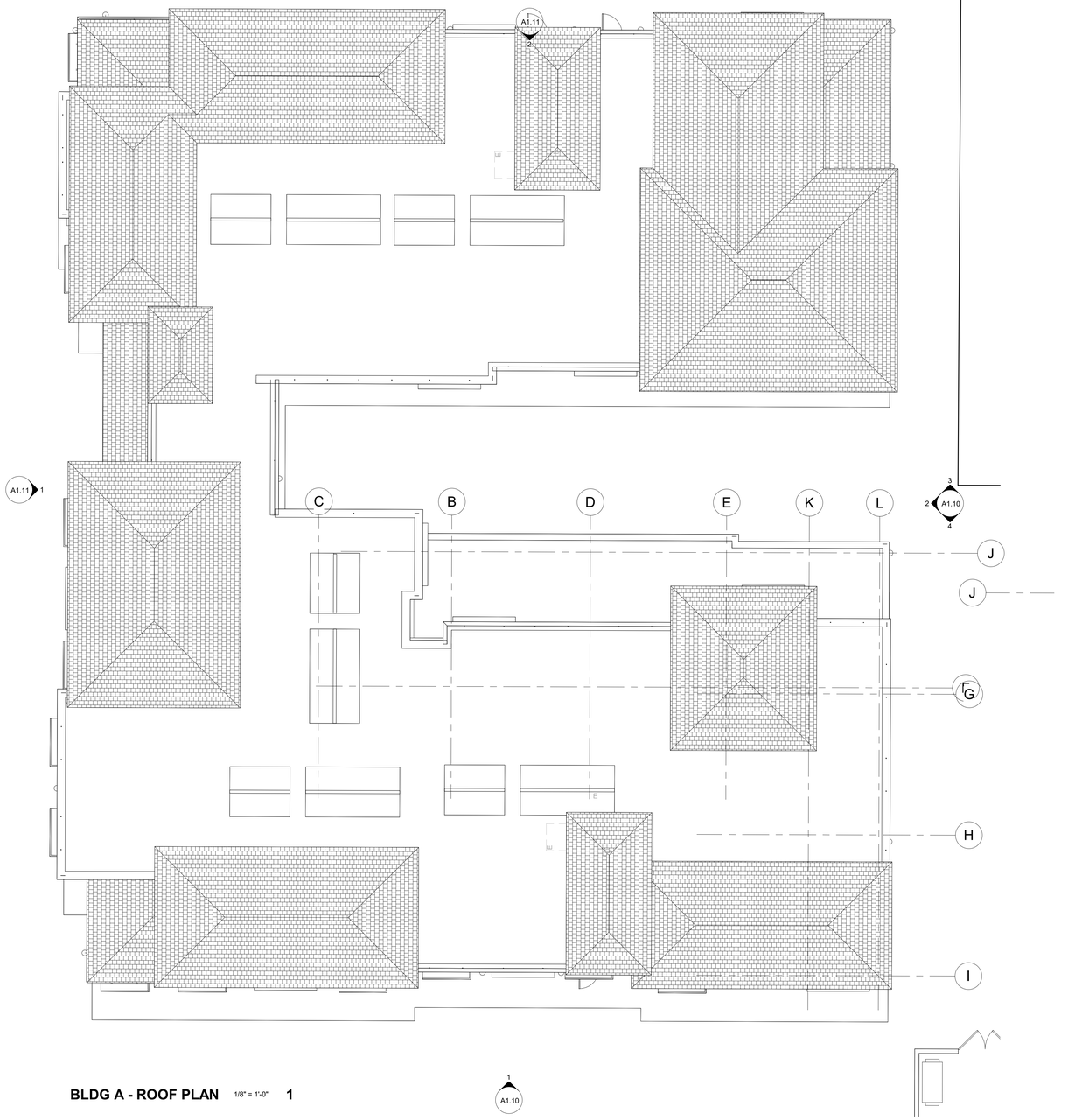
project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 04 BUILDING A

sheet no.

A1.08



BLDG A - ROOF PLAN 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ROOF PLAN - BUILDING A

sheet no.

A1.09

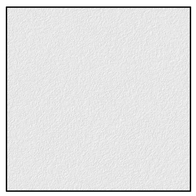
ELEVATION - SOUTH BLDG A MOTORCOURT 1/8" = 1'-0" **3**

ELEVATION - SOUTH BLDG A 1/8" = 1'-0" **1**

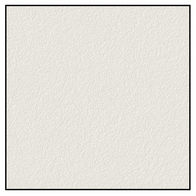
ELEVATION - NORTH BLDG A MOTORCOURT 1/8" = 1'-0" **4**

ELEVATION - EAST BLDG A MOTORCOURT 1/8" = 1'-0" **2**

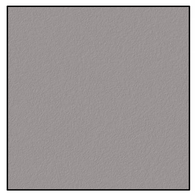
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA



PP - 3 PAINTED PLASTER
SW 7673
PEWTER CAST

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

VS - 1 VENEER STONE
CORONADO STONE
URBANA SMOOTH -
COUNTRY BEIGE

MTL - 1 METAL RAILING /
METAL AWNING
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE
MTL - 1	METAL RAILING - DARK BRONZE
MTL - 2	METAL AWNING - DARK BRONZE
GL - 1	GLAZING
GL - 2	VINYL
LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL

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	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ELEVATIONS - BUILDING A

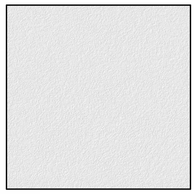
sheet no.

A1.10

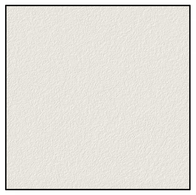
ELEVATION - WEST BLDG A MAIN ENTRY 1/8" = 1'-0" **1**

ELEVATION - NORTH BLDG A 1/8" = 1'-0" **2**

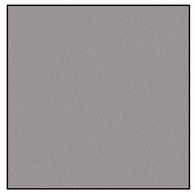
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA



PP - 3 PAINTED PLASTER
SW 7673
PEWTER CAST

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

VS - 1 VENEER STONE
CORONADO STONE
URBANA SMOOTH -
COUNTRY BEIGE

MTL - 1 METAL RAILING /
METAL AWNING
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE	GL - 1	GLAZING
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA	GL - 2	VINYL
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST		
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1	LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2	BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1		
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2		
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3		
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2		
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE		
MTL - 1	METAL RAILING - DARK BRONZE		
MTL - 2	METAL AWNING - DARK BRONZE		

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ELEVATIONS - BUILDING A

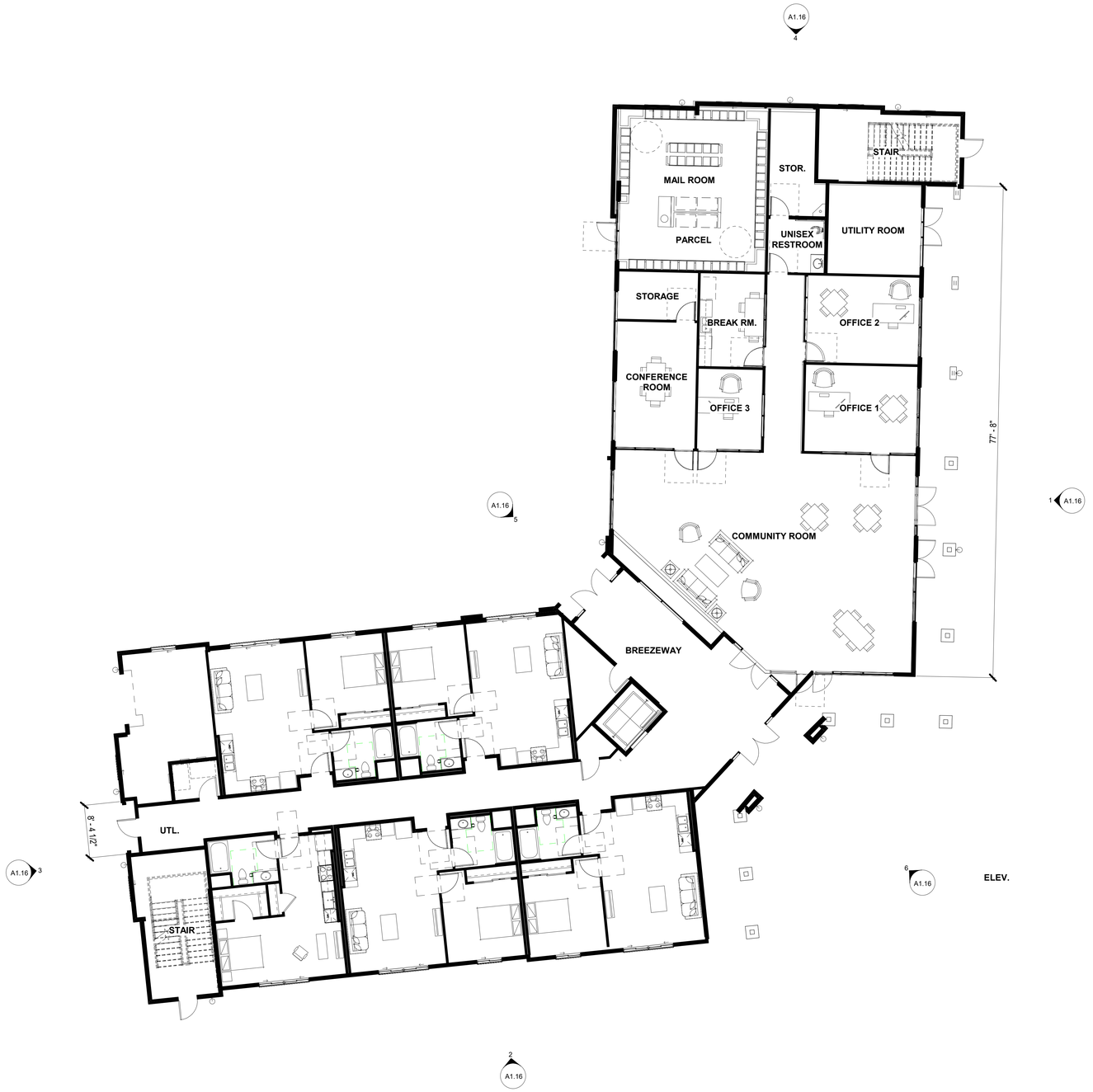
sheet no.

A1.11

KEYNOTES / LEGENDS

1. Material color do not reflect the exact material and are for reference only.

2. See Sheet A2.01 for Material Legend.



LEVEL 01 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

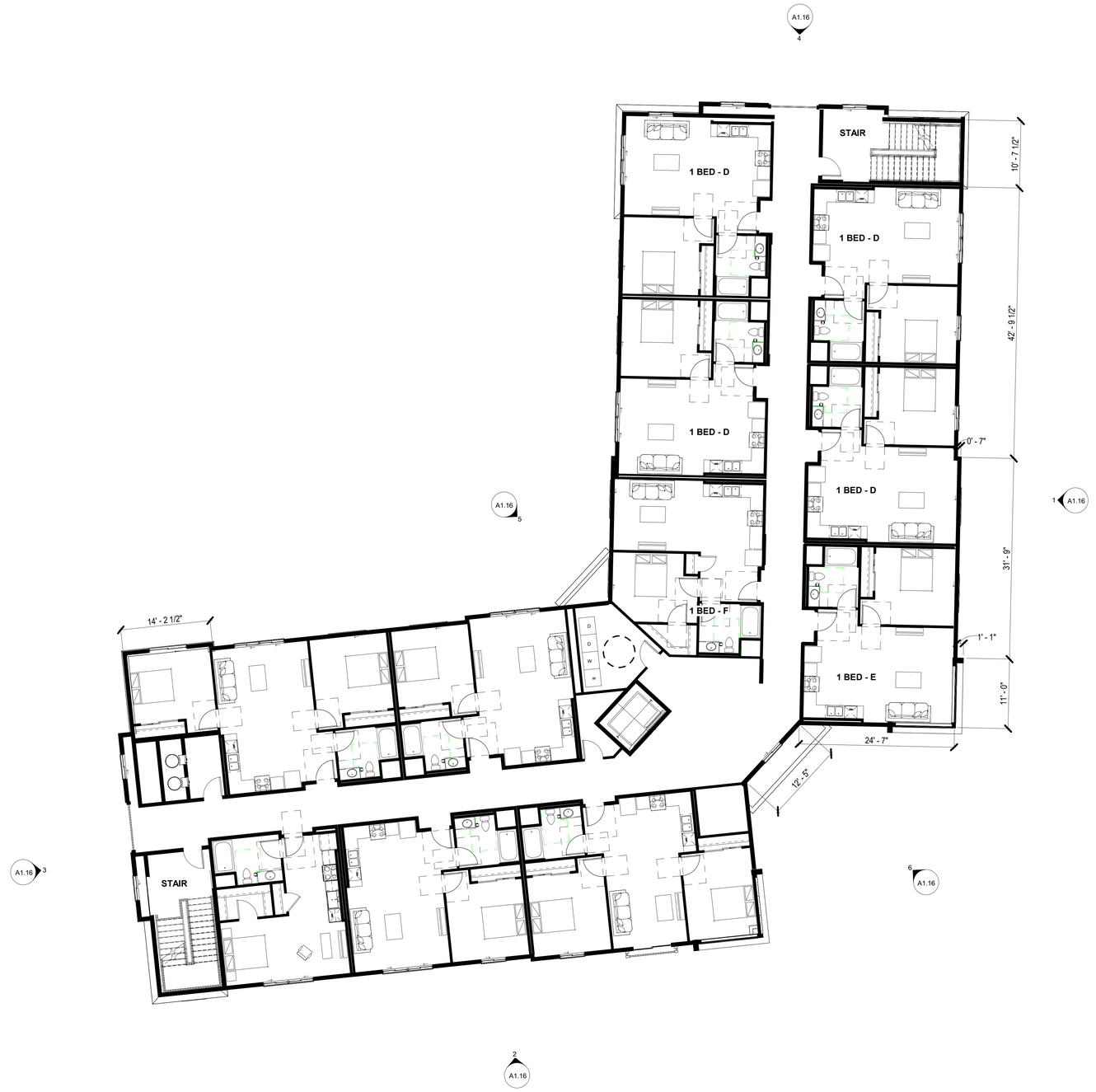
project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 01 BUILDING B

sheet no.

A1.12



LEVEL 02 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 02 BUILDING B

sheet no.

A1.13

LEVEL 03 1/8" = 1'-0" 1

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sheet title

FLOOR PLAN - LEVEL 03 BUILDING B

sheet no.

A1.14

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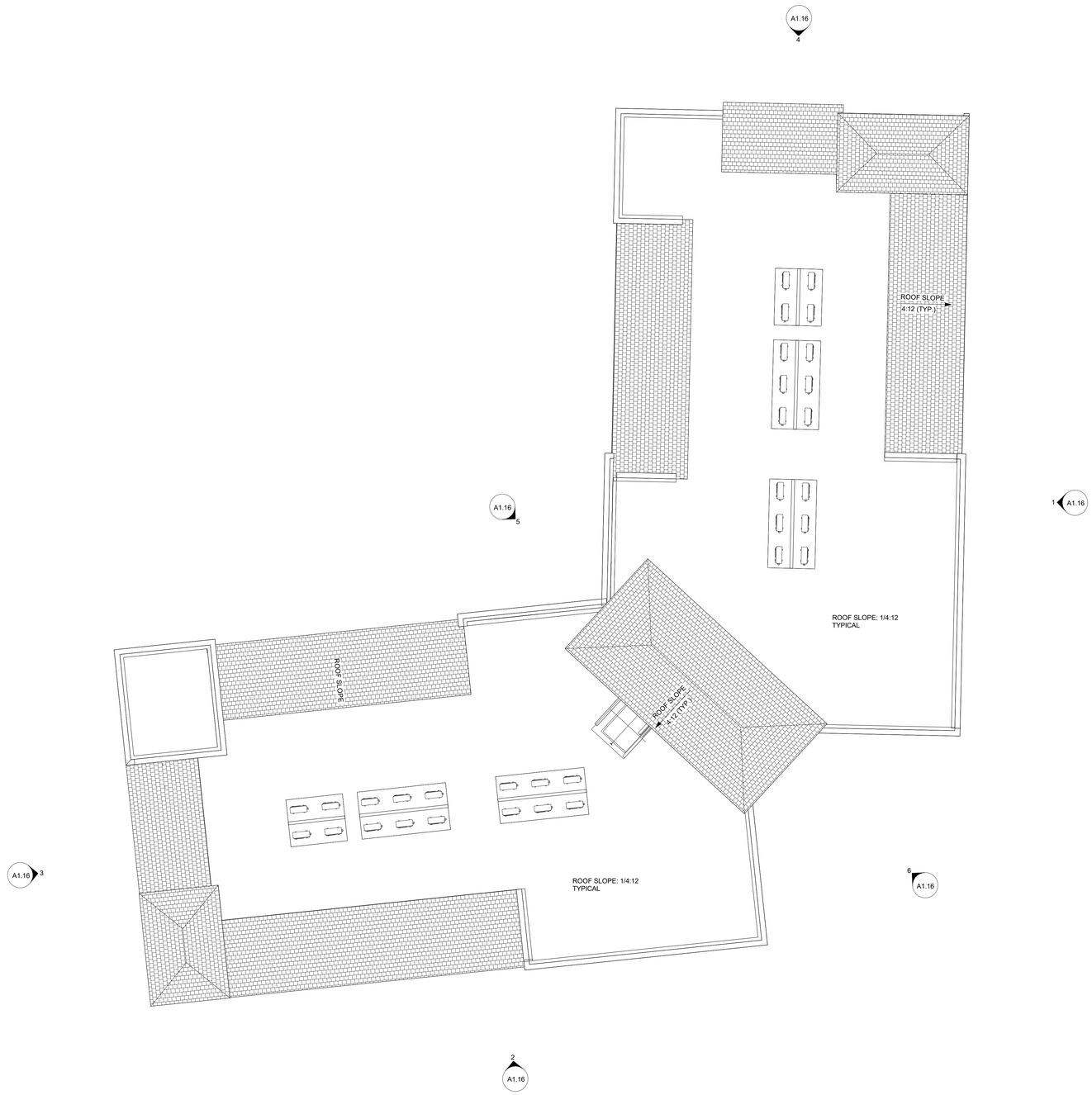

BLDG B - ROOF PLAN 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ROOF PLAN - BUILDING B

sheet no.

A1.15

NORTH ELEVATION BLDG B 1/8" = 1'-0" 4

EAST ELEVATION BLDG B 1/8" = 1'-0" 1

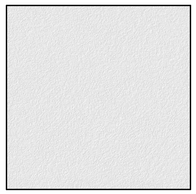
REAR ENTRY BLDG B 1/8" = 1'-0" 5

SOUTH ELEVATION BLDG B 1/8" = 1'-0" 2

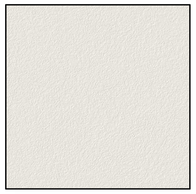
MAIN ENTRY BLDG B 1/8" = 1'-0" 6

WEST ELEVATION BLDG B 1/8" = 1'-0" 3

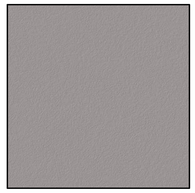
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER SW 9542 NATURAL WHITE



PP - 2 PAINTED PLASTER SW 7551 GREEK VILLA



PP - 3 PAINTED PLASTER SW 7673 PEWTER CAST

SP - 1 TEXTURED PLASTER PAINTED TO MATCH PP - 2

VS - 1 VENEER STONE CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE

MTL - 1 METAL RAILING / METAL AWNING DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE
MTL - 1	METAL RAILING - DARK BRONZE
MTL - 2	METAL AWNING - DARK BRONZE
GL - 1	GLAZING
GL - 2	VINYL
LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL

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	PLANNING SUBMITTAL	05/02/2024

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sheet title

ELEVATIONS - BUILDGING B

sheet no.

A1.16

LEVEL 01 1/8" = 1'-0" 1

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sheet title

FLOOR PLAN - LEVEL 01 BUILDING C

sheet no.

A1.17

LEVEL 02 1/8" = 1'-0" **1**

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sheet title

FLOOR PLAN - LEVEL 02 BUILDING C

sheet no.

A1.18

LEVEL 03 1/8" = 1'-0" 1

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project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 03 BUILDING C

sheet no.

A1.19

LEVEL 04 1/8" = 1'-0" **1**

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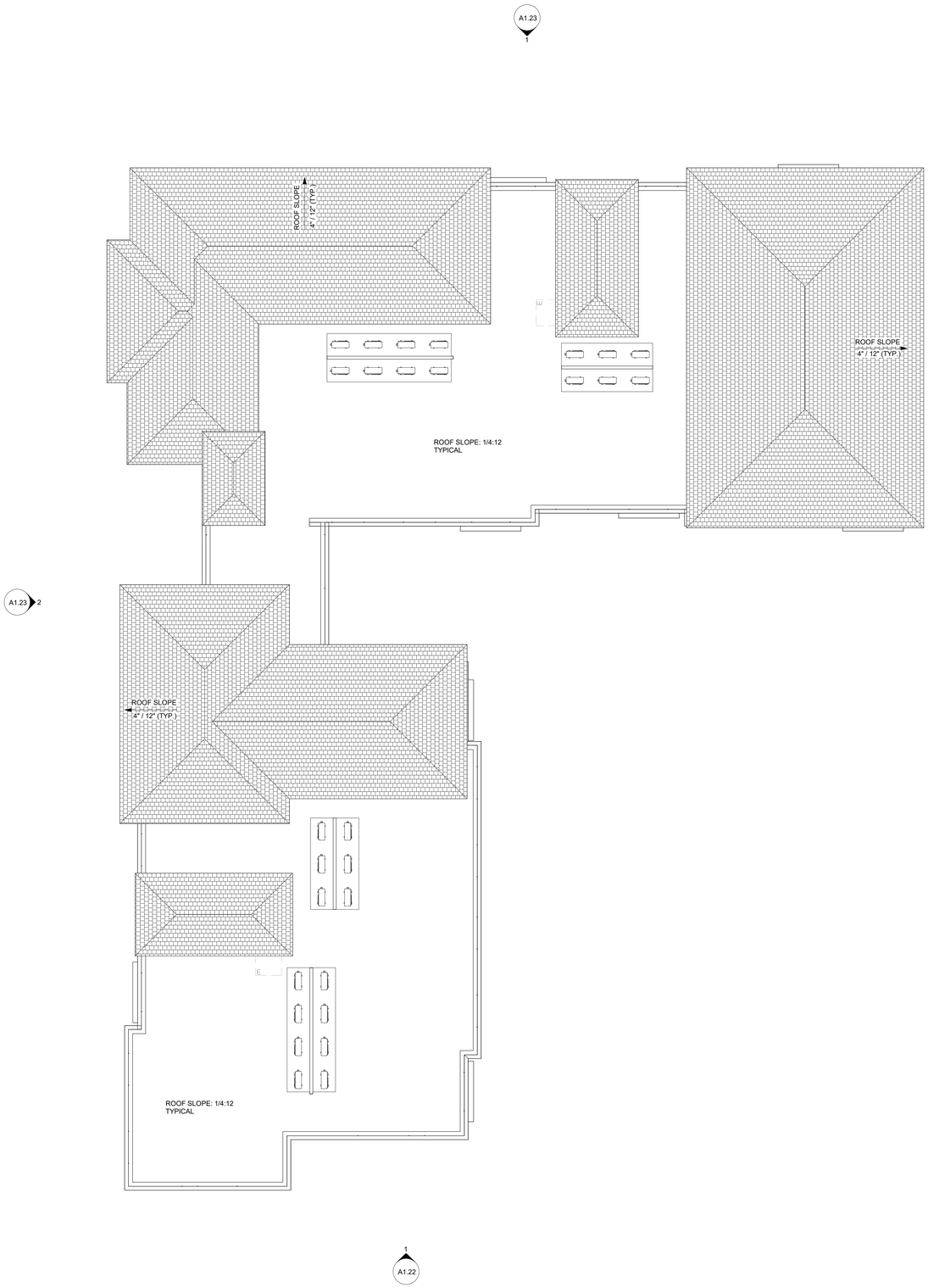
project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 04 BUILDING C

sheet no.

A1.20



ROOF PLAN 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ROOF PLAN - BUILDING C

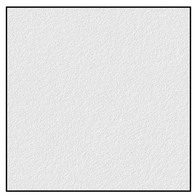
sheet no.

A1.21

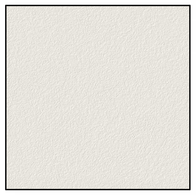
NORTH ELEVATION BLDG C 1/8" = 1'-0" **1**

WEST ELEVATION BLDG C 1/8" = 1'-0" **2**

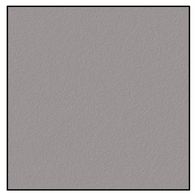
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA



PP - 3 PAINTED PLASTER
SW 7673
PEWTER CAST

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

VS - 1 VENEER STONE
CORONADO STONE
URBANA SMOOTH -
COUNTRY BEIGE

MTL - 1 METAL RAILING /
METAL AWNING
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE	GL - 1	GLAZING
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA	GL - 2	VINYL
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST		
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1	LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2	BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1		
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2		
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3		
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2		
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE		
MTL - 1	METAL RAILING - DARK BRONZE		
MTL - 2	METAL AWNING - DARK BRONZE		

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#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ELEVATIONS - BUILDING C

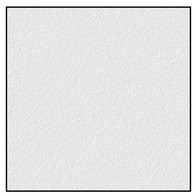
sheet no.

A1.22

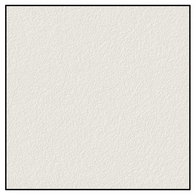
SOUTH ELEVATION BLDG C 1/8" = 1'-0" **1**

EAST ELEVATION BLDG C 1/8" = 1'-0" **2**

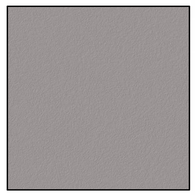
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA



PP - 3 PAINTED PLASTER
SW 7673
PEWTER CAST

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

VS - 1 VENEER STONE
CORONADO STONE
URBANA SMOOTH -
COUNTRY BEIGE

MTL - 1 METAL RAILING /
METAL AWNING
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE	GL - 1	GLAZING
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA	GL - 2	VINYL
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST		
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1	LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2	BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1		
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2		
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3		
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2		
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE		
MTL - 1	METAL RAILING - DARK BRONZE		
MTL - 2	METAL AWNING - DARK BRONZE		

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	PLANNING SUBMITTAL	05/31/2023
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	PLANNING SUBMITTAL	05/02/2024

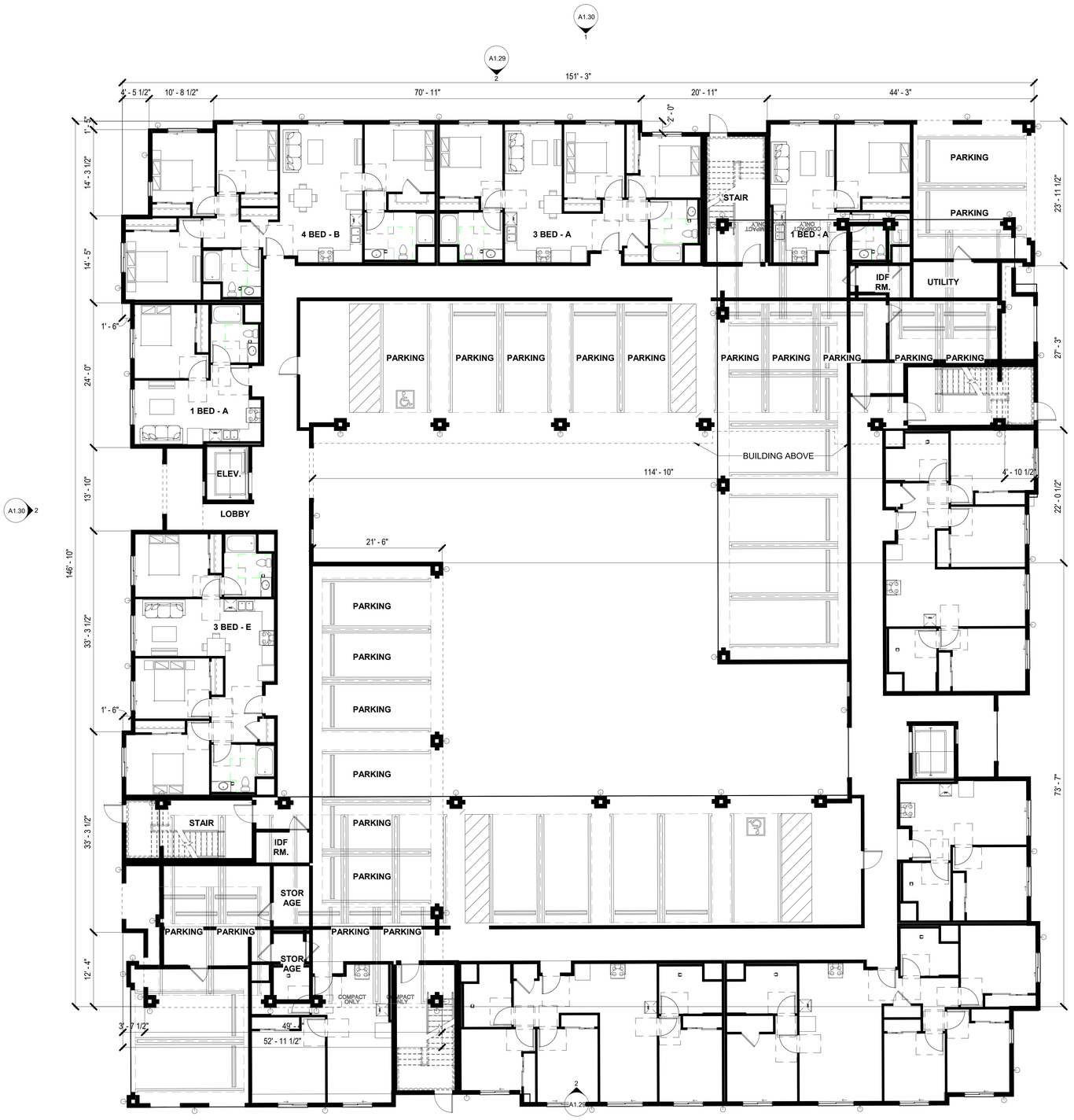
project no. 2022-40156.000

sheet title

ELEVATIONS - BUILDING C

sheet no.

A1.23



LEVEL 01 1/8" = 1'-0" 1

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	PLANNING SUBMITTAL	05/31/2023
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	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

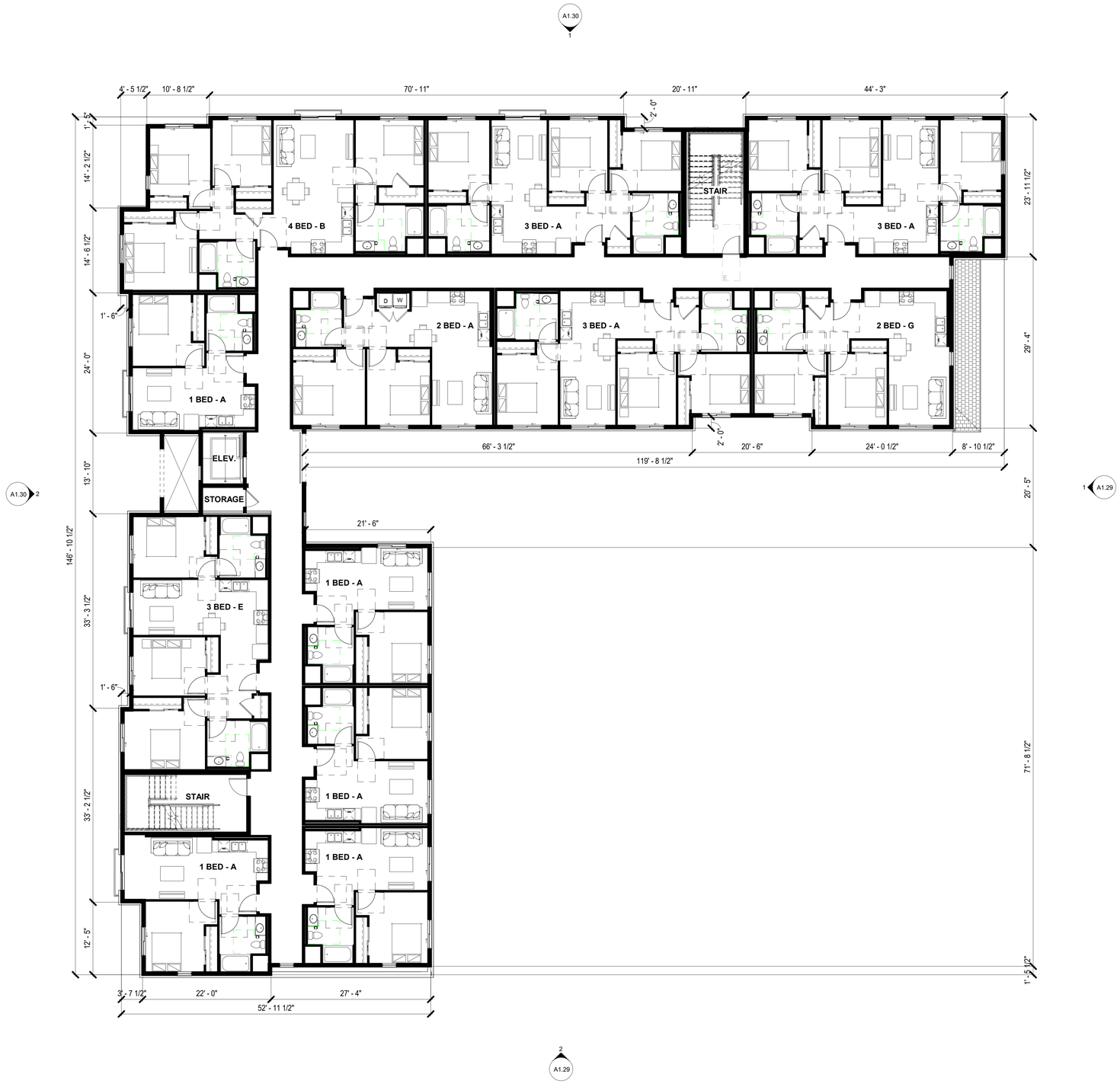
project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 01 BUILDING D

sheet no.

A1.24



LEVEL 02 1/8" = 1'-0" 1

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	PLANNING SUBMITTAL	05/31/2023
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	PLANNING SUBMITTAL	05/02/2024

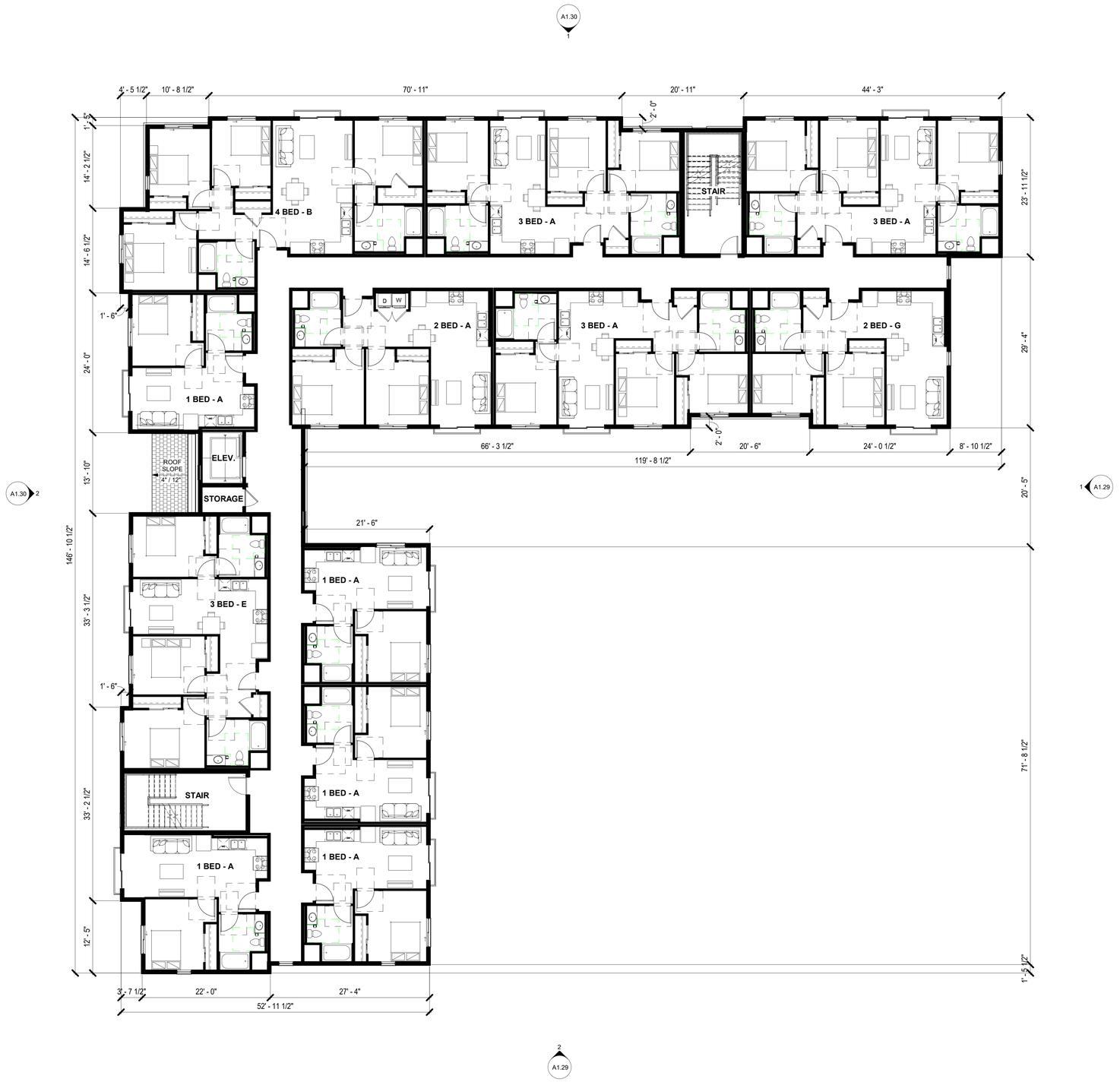
project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 02 BUILDING D

sheet no.

A1.25



LEVEL 03 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 03 BUILDING D

sheet no.

A1.26

LEVEL 04 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	05/02/2024

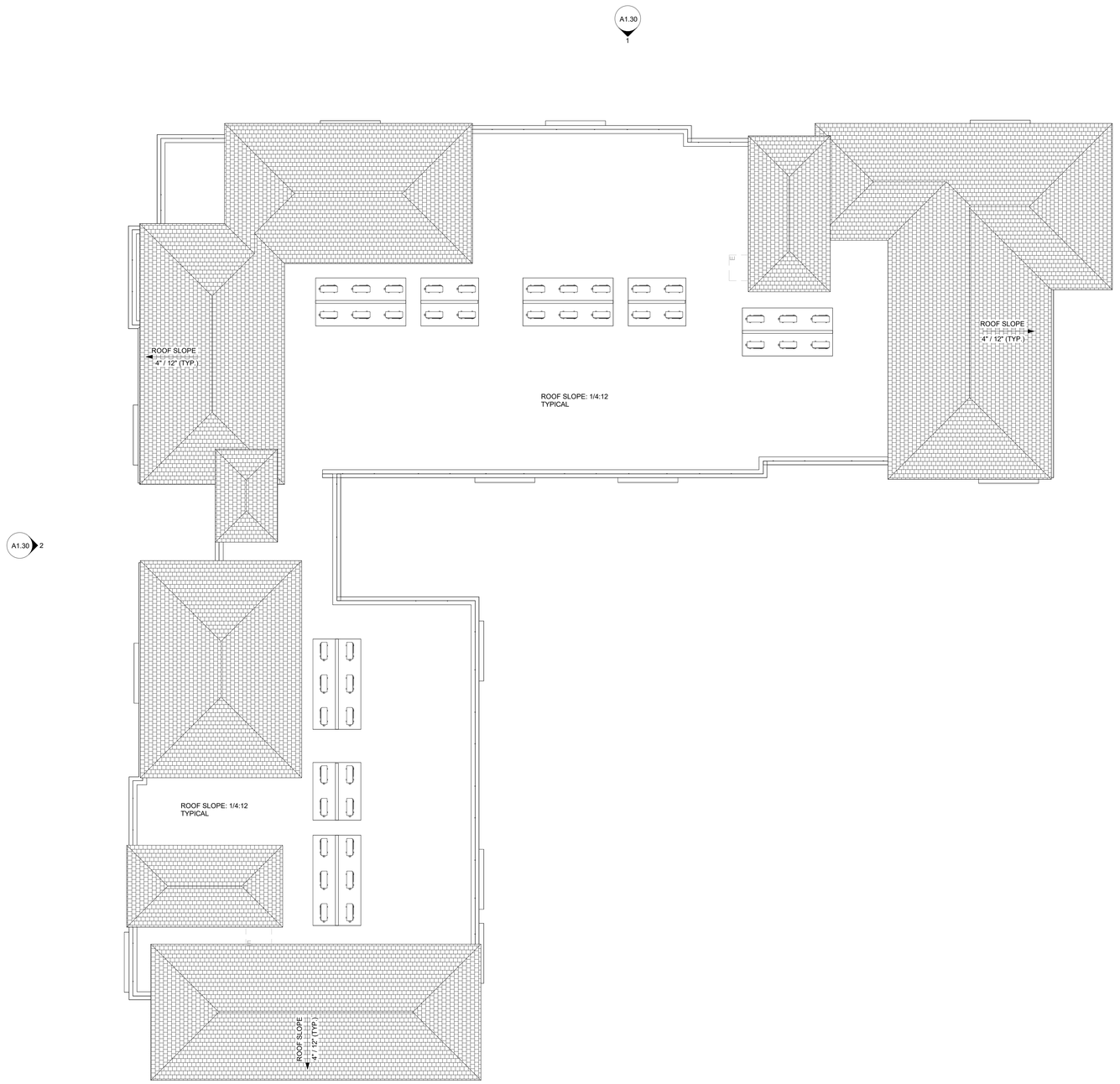
project no. 2022-40156.000

sheet title

FLOOR PLAN - LEVEL 04 BUILDING D

sheet no.

A1.27



2
A1.29

BLDG D - ROOF PLAN 1/8" = 1'-0" **1**

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	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ROOF PLAN BUILDING D

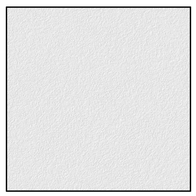
sheet no.

A1.28

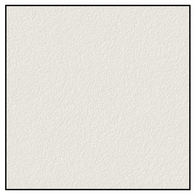
WEST ELEVATION BLDG D 1/8" = 1'-0" **1**

NORTH ELEVATION BLDG D 1/8" = 1'-0" **2**

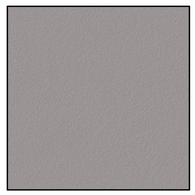
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



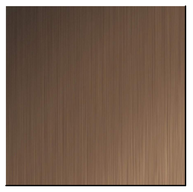
PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA



PP - 3 PAINTED PLASTER
SW 7673
PEWTER CAST

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

VS - 1 VENEER STONE
CORONADO STONE
URBANA SMOOTH -
COUNTRY BEIGE



MTL - 1 METAL RAILING /
METAL AWNING
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE
MTL - 1	METAL RAILING - DARK BRONZE
MTL - 2	METAL AWNING - DARK BRONZE
GL - 1	GLAZING
GL - 2	VINYL
LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL

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#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
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	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

ELEVATIONS - BUILDING D

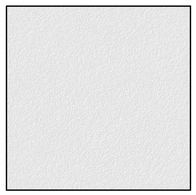
sheet no.

A1.29

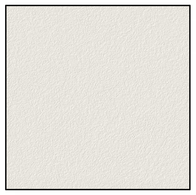
SOUTH ELEVATION BLDG D 1/8" = 1'-0" **1**

EAST ELEVATION BLDG D 1/8" = 1'-0" **2**

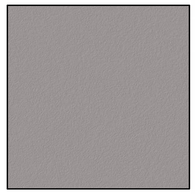
MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA



PP - 3 PAINTED PLASTER
SW 7673
PEWTER CAST

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

VS - 1 VENEER STONE
CORONADO STONE
URBANA SMOOTH -
COUNTRY BEIGE

MTL - 1 METAL RAILING /
METAL AWNING
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA
PP - 3	PAINTED PLASTER - SW 7673 PEWTER CAST
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 2
PP - 6	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 1
PP - 7	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2
PP - 8	PLASTER FINISHED JULIETTE BALCONY FLOOR EXTRUSION PAINTED COLOR TO MATCH PP - 3
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2
VS - 1	VENEER STONE - CORONADO STONE URBANA SMOOTH - COUNTRY BEIGE
MTL - 1	METAL RAILING - DARK BRONZE
MTL - 2	METAL AWNING - DARK BRONZE
GL - 1	GLAZING
GL - 2	VINYL
LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN
BF - 1	JULIETTE BALCONY WOOD FRAME, PAINTED COLOR - SW 7745 MUDDLED BASIL

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	PLANNING SUBMITTAL	05/02/2024

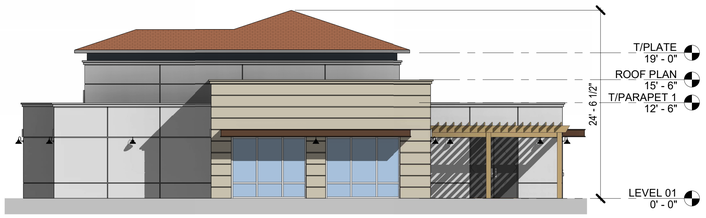
project no. 2022-40156.000

sheet title

ELEVATIONS - BUILDING D

sheet no.

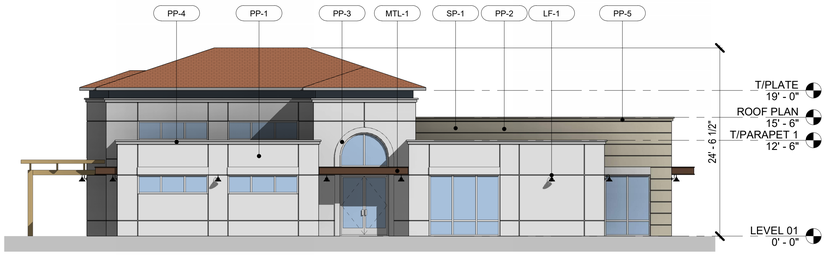
A1.30



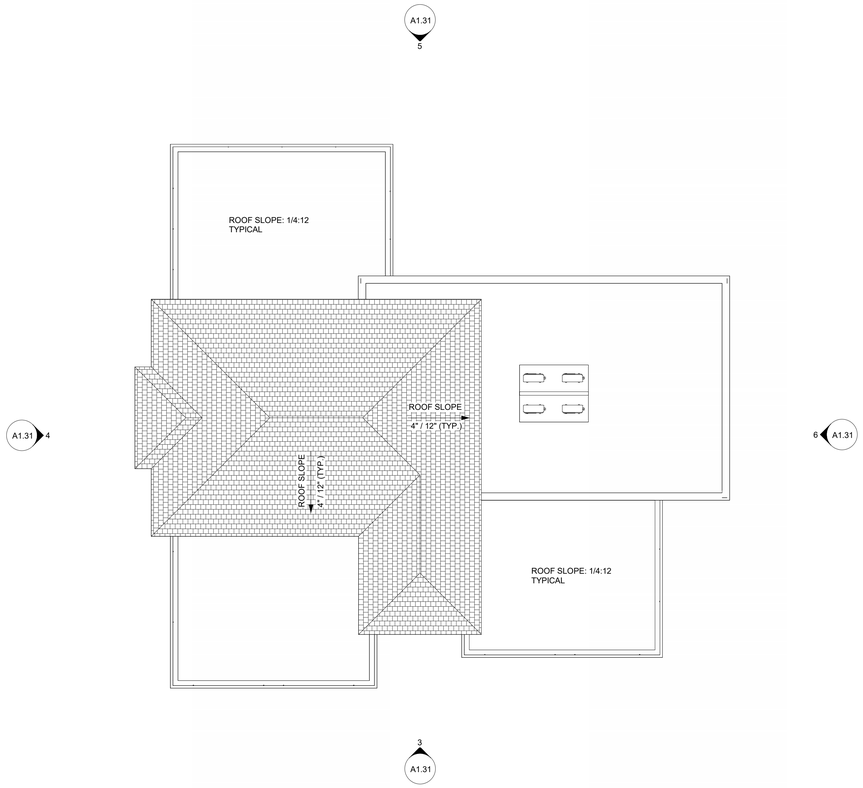
TOT LOT ELEVATION 1/8" = 1'-0" **6**

REAR ELEVATION 1/8" = 1'-0" **5**

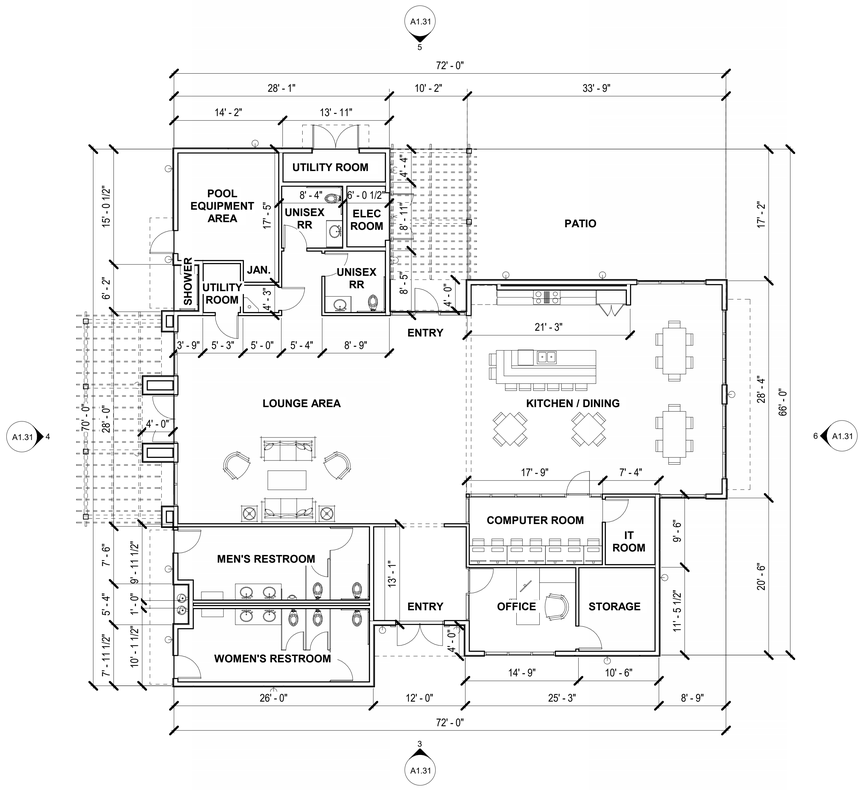
POOL ELEVATION 1/8" = 1'-0" **4**



FRONT ELEVATION 1/8" = 1'-0" **3**

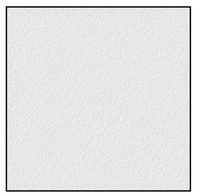


ROOF PLAN 1/8" = 1'-0" **2**

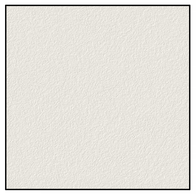


LEVEL 01 1/8" = 1'-0" **1**

MATERIAL REFERENCES



PP - 1 PAINTED PLASTER
SW 9542
NATURAL WHITE



PP - 2 PAINTED PLASTER
SW 7551
GREEK VILLA

SP - 1 TEXTURED PLASTER
PAINTED TO MATCH
PP - 2

MTL - 1 METAL CANOPY
DARK BRONZE

MATERIAL LEGEND

PP - 1	PAINTED PLASTER - SW 9542 NATURAL WHITE
PP - 2	PAINTED PLASTER - SW 7551 GREEK VILLA
PP - 3	PLASTER FINISHED FOAM TRIM , PROFILE # 1 PAINTED COLOR TO MATCH PP - 1
PP - 4	PLASTER FINISHED FOAM TRIM , PROFILE # 2 PAINTED COLOR TO MATCH PP - 1
PP - 5	PLASTER FINISHED FOAM TRIM , PROFILE # 3 PAINTED COLOR TO MATCH PP - 2
SP - 1	TEXTURED PLASTER PAINTED COLOR TO MATCH PP - 2
MTL - 1	METAL CANOPY - DARK BRONZE
LF - 1	WALL LIGHTING FIXTURE, SEE ELECTRICAL PLAN

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	PLANNING SUBMITTAL	05/02/2024

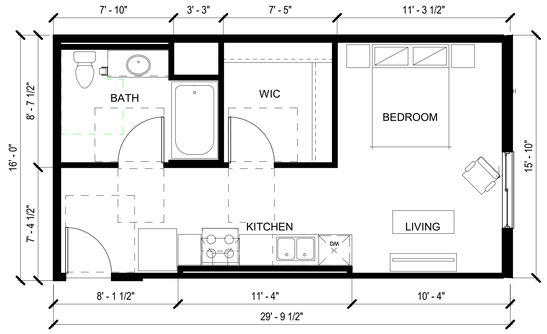
project no. 2022-40156.000

sheet title

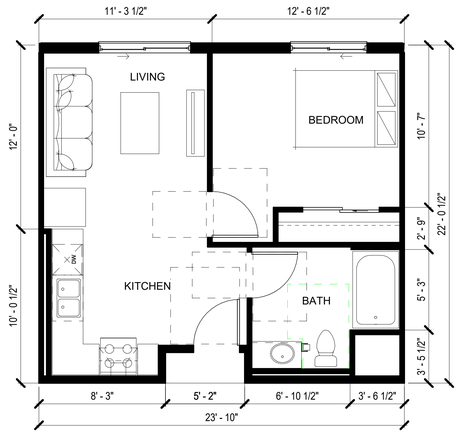
CLUB HOUSE - PLANS & ELEVATIONS

sheet no.

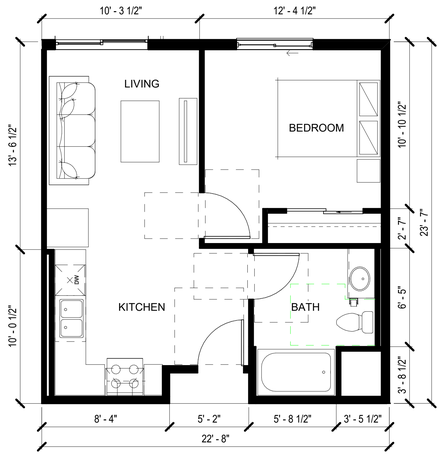
A1.31



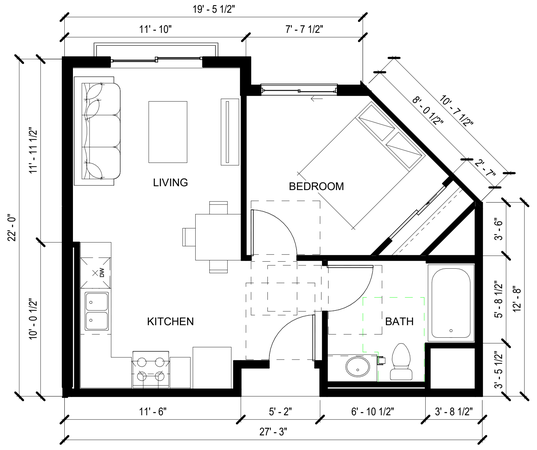
STUDIO (455 SF) 1/4" = 1'-0" **1**



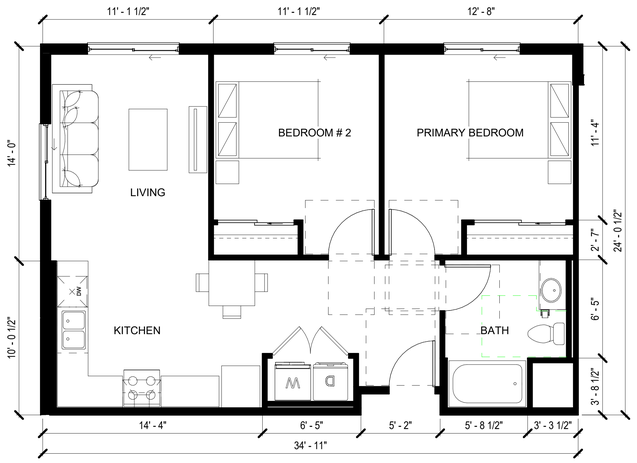
1 BEDROOM A (495 SF) 1/4" = 1'-0" **2**



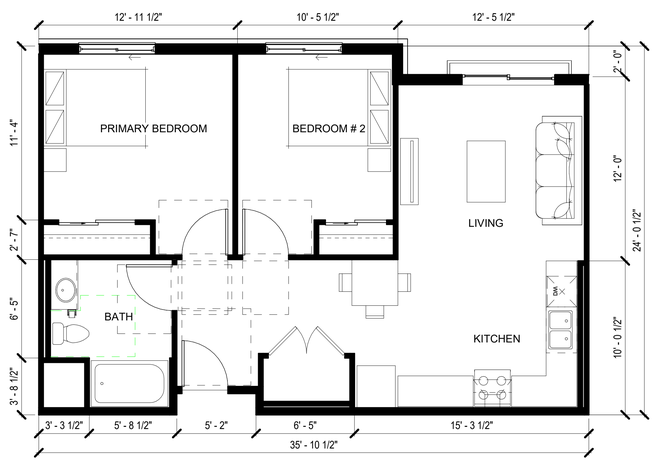
1 BEDROOM B (503 SF) 1/4" = 1'-0" **3**



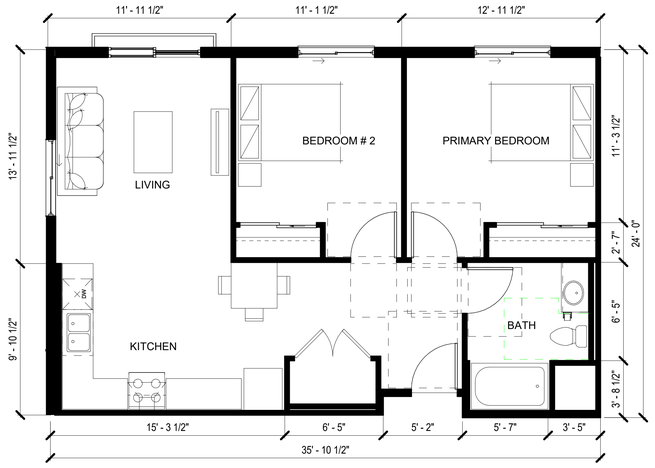
1 BEDROOM C (507 SF) 1/4" = 1'-0" **4**



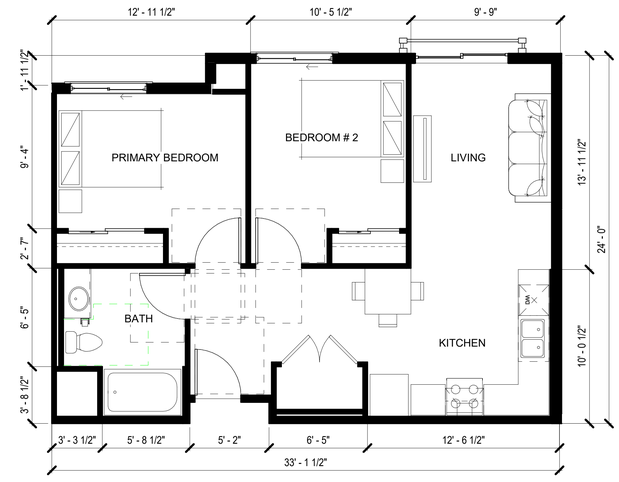
2 BEDROOM A (813 SF) 1/4" = 1'-0" **5**



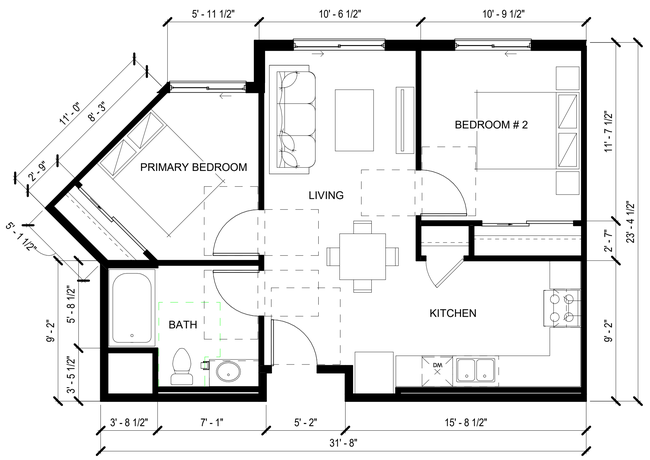
2 BEDROOM B (812 SF) 1/4" = 1'-0" **6**



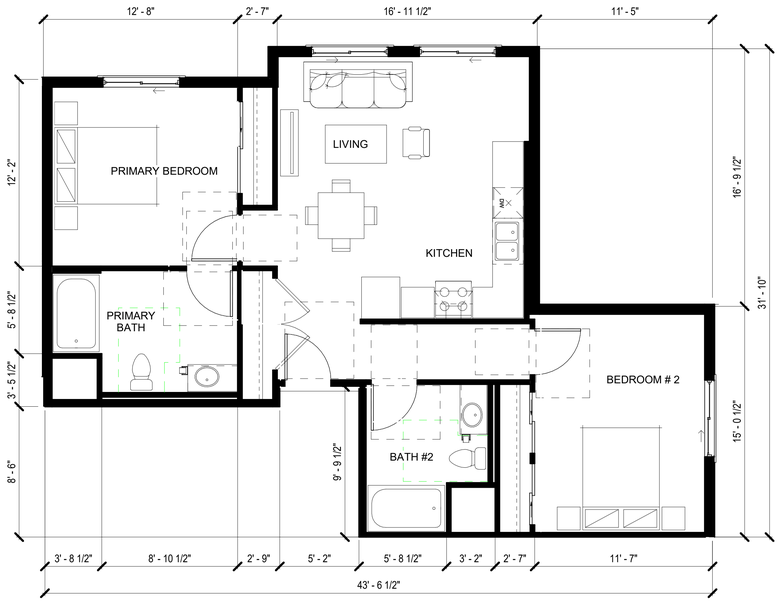
2 BEDROOM C (821 SF) 1/4" = 1'-0" **7**



2 BEDROOM D (746 SF) 1/4" = 1'-0" **8**



2 BEDROOM E (684 SF) 1/4" = 1'-0" **9**



2 BEDROOM F (947 SF) 1/4" = 1'-0" **10**

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PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.

PALM DESERT, CA 92211

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issues| revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023
	PLANNING SUBMITTAL	02/29/2024
	PLANNING SUBMITTAL	05/02/2024

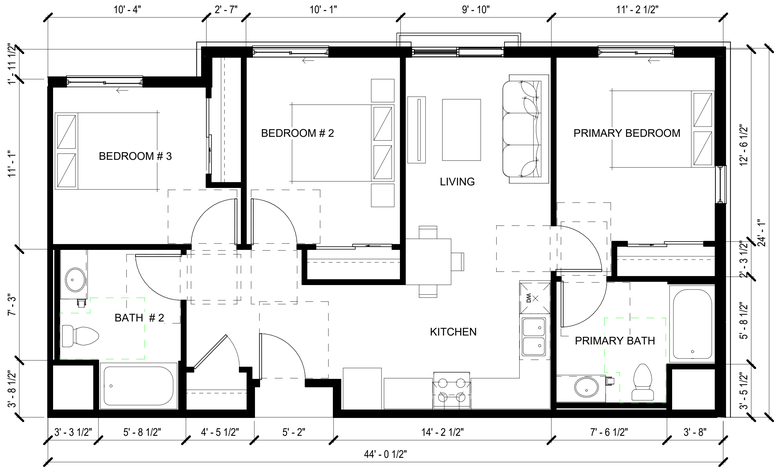
project no. 2022-40156.000

sheet title

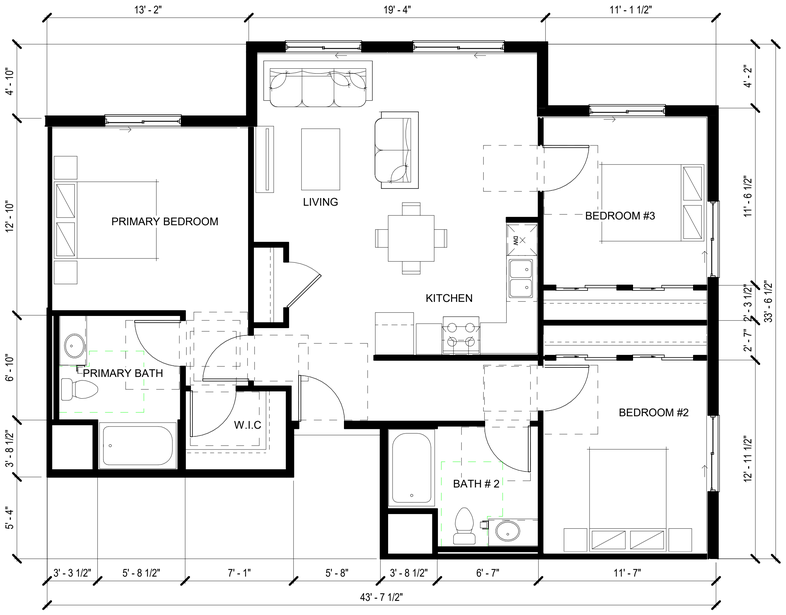
UNIT PLANS BUILDING A

sheet no.

A1.32

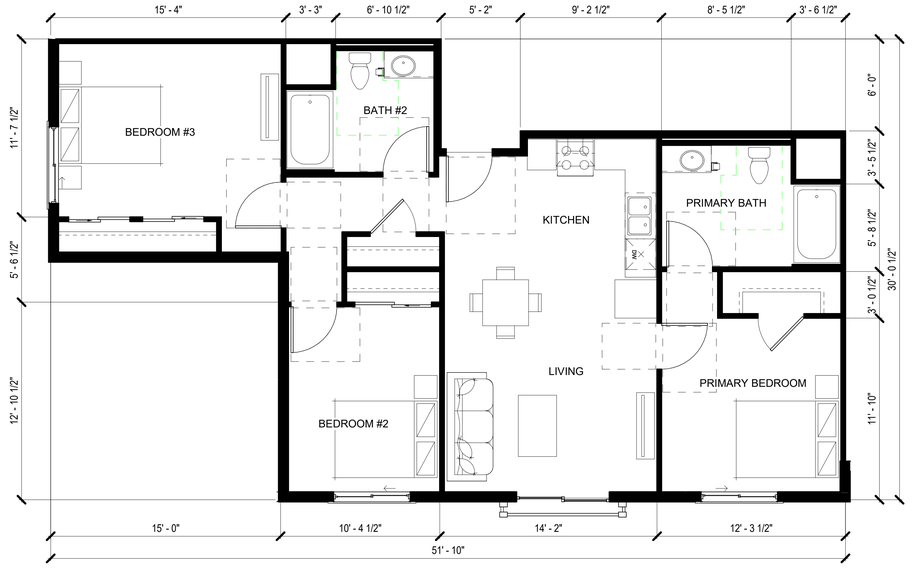


3 BEDROOM A (998 SF) 1/4" = 1'-0" **1**

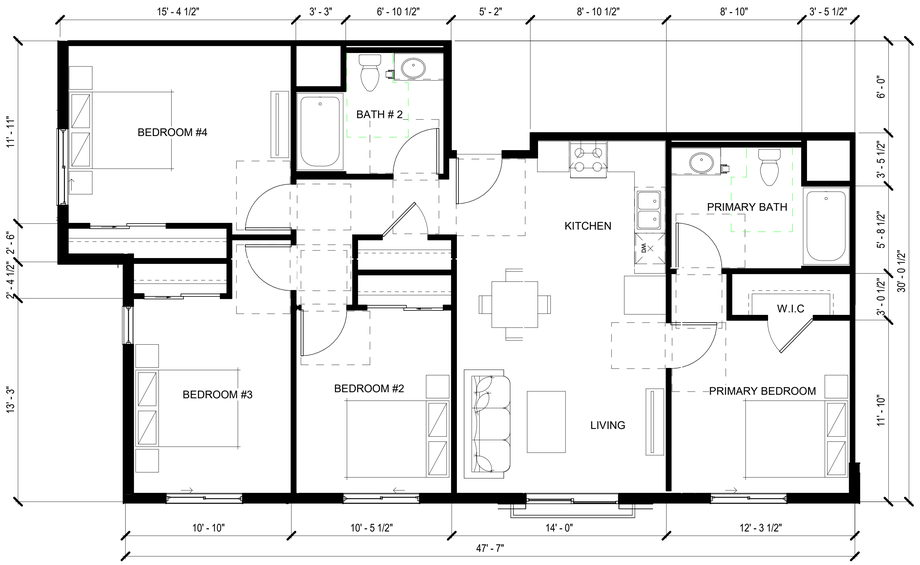


3 BEDROOM B (1,190 SF) 1/4" = 1'-0" **2**

3 BEDROOM C (1,122 SF) 1/4" = 1'-0" **3**



3 BEDROOM D (1,132 SF) 1/4" = 1'-0" **4**



4 BEDROOM A (1,288 SF) 1/4" = 1'-0" **5**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

sheet title

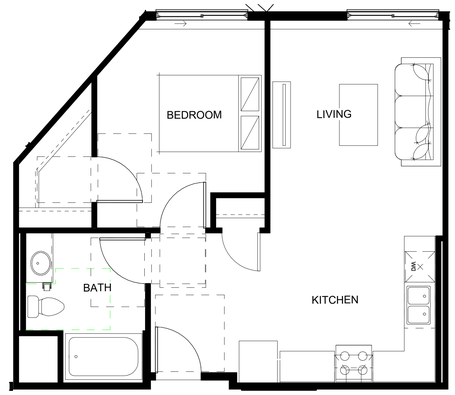
UNIT PLANS BUILDING A

sheet no.

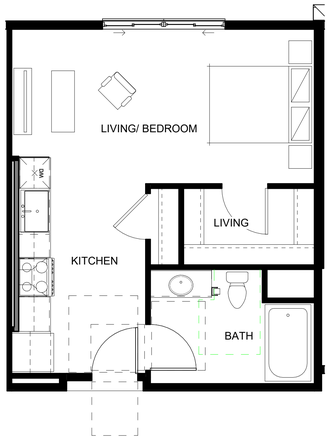
A1.33

1 BEDROOM D (650 SF) 1/4" = 1'-0" **1**

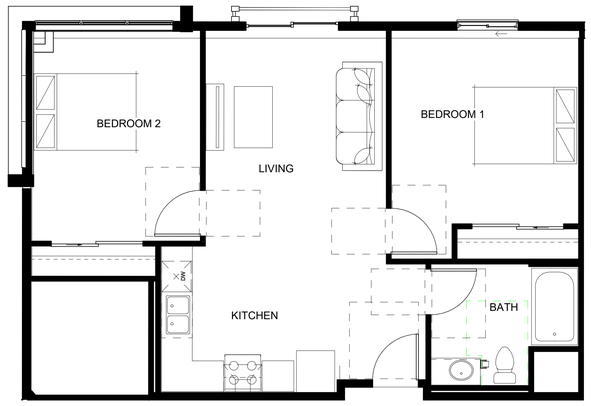
1 BEDROOM E (667 SF) 1/4" = 1'-0" **2**



1 BEDROOM F (623 SF) 1/4" = 1'-0" **3**



STUDIO G 1/4" = 1'-0" **4**



2 BEDROOM L (805 SF) 1/4" = 1'-0" **5**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

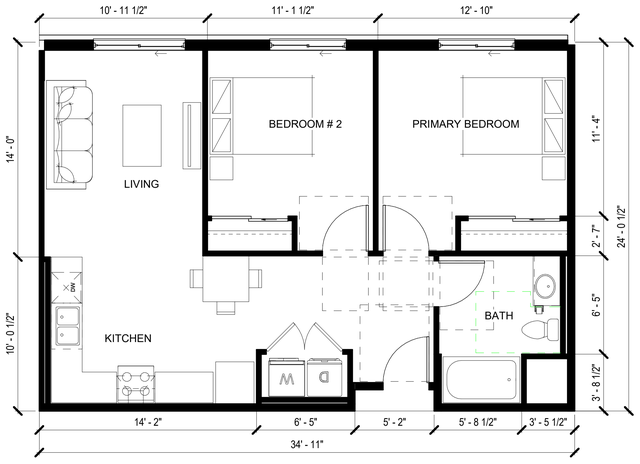
sheet title

UNIT PLANS BUILDING B

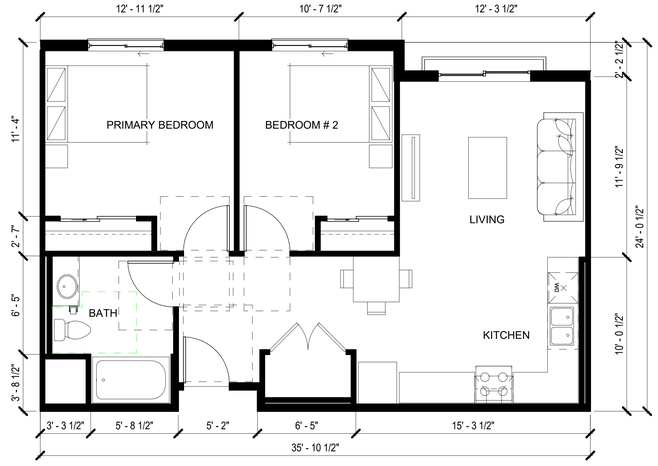
sheet no.

A1.34

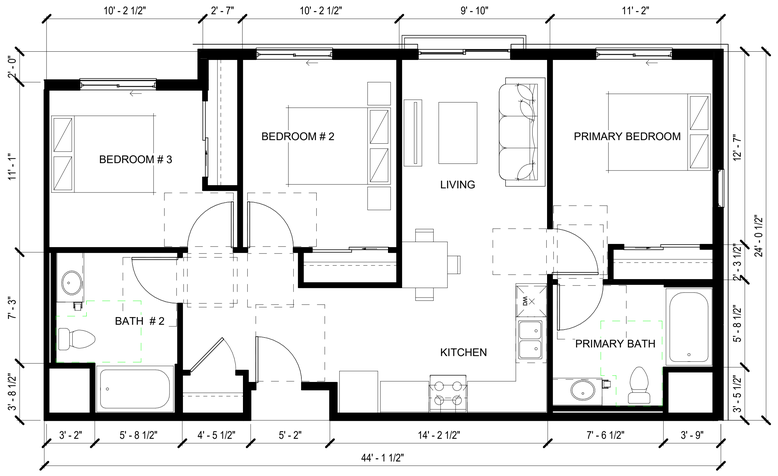
1 BEDROOM A (495 SF) 1/4" = 1'-0" **1**



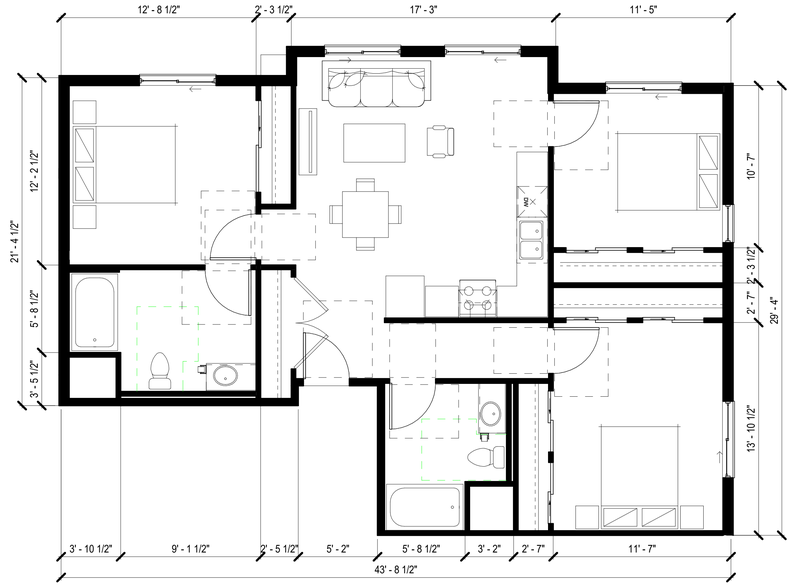
2 BEDROOM A (813 SF) 1/4" = 1'-0" **2**



2 BEDROOM B (812 SF) 1/4" = 1'-0" **3**



3 BEDROOM A (998 SF) 1/4" = 1'-0" **4**



3 BEDROOM C (1,122 SF) 1/4" = 1'-0" **5**

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	PLANNING SUBMITTAL	05/02/2024

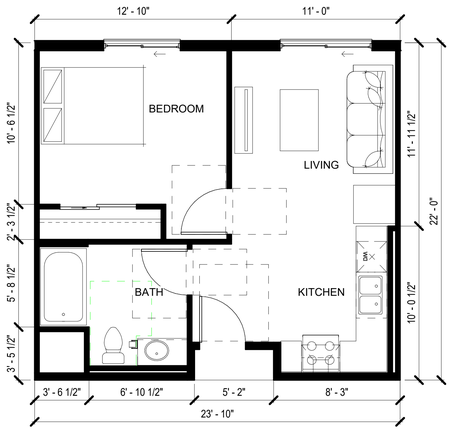
project no. 2022-40156.000

sheet title

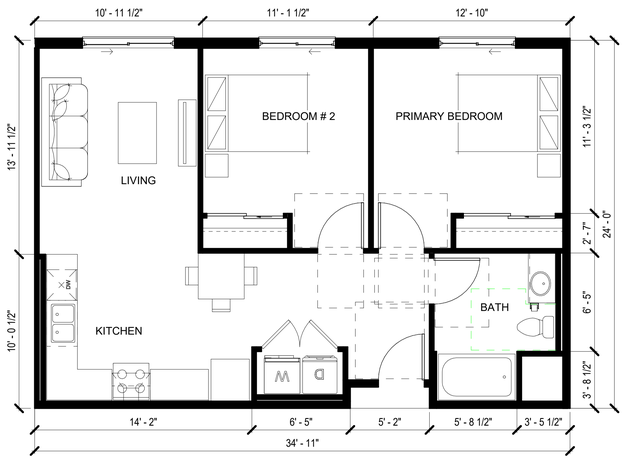
UNIT PLANS BUILDING C

sheet no.

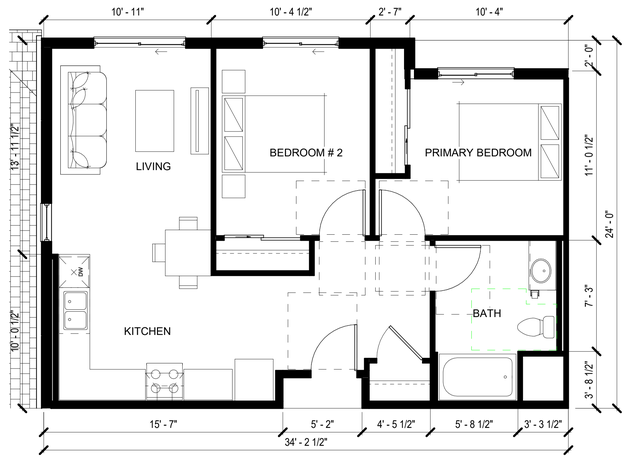
A1.35



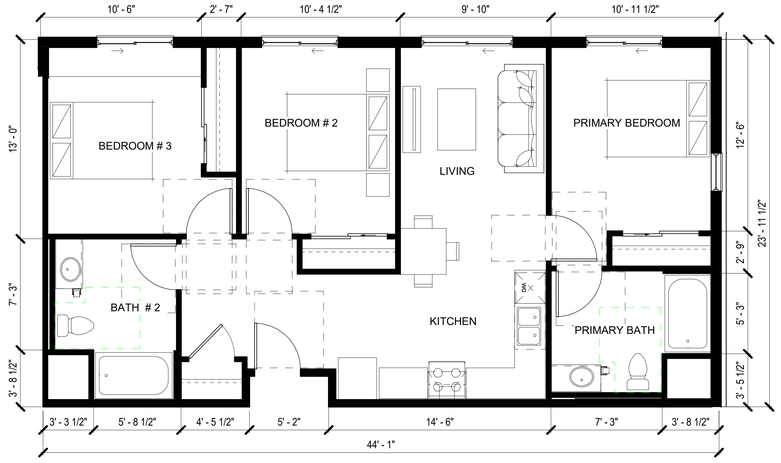
1 BEDROOM A (495 SF) 1/4" = 1'-0" **1**



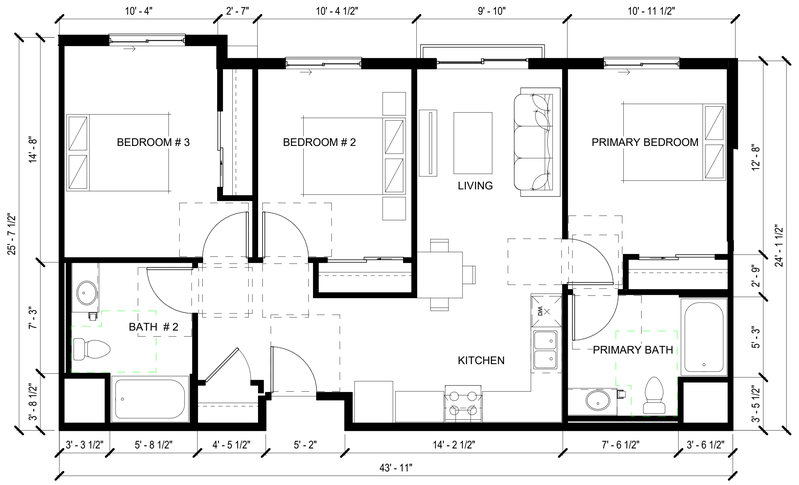
2 BEDROOM A (813 SF) 1/4" = 1'-0" **2**



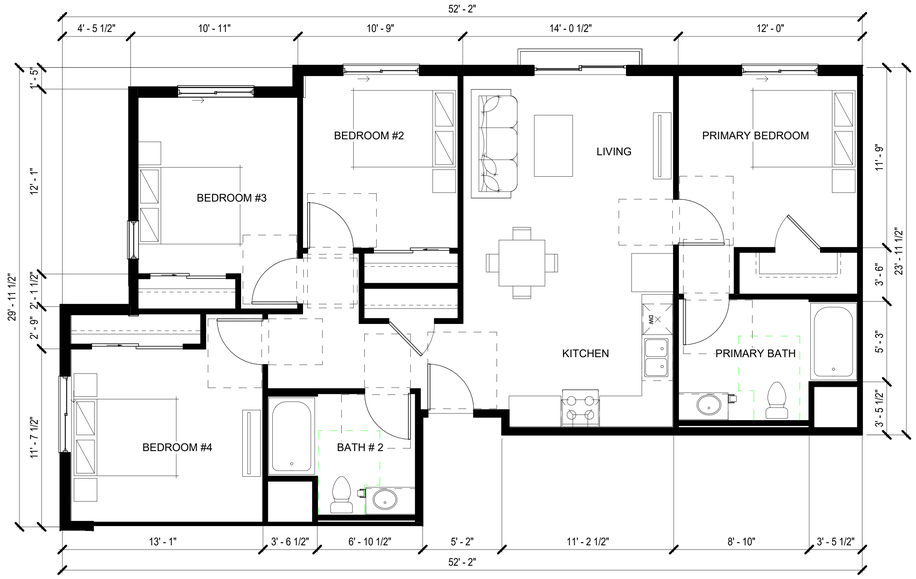
2 BEDROOM G (781 SF) 1/4" = 1'-0" **3**



3 BEDROOM A (998 SF) 1/4" = 1'-0" **4**



3 BEDROOM E (1,035 SF) 1/4" = 1'-0" **5**



4 BEDROOM B (1,270 SF) 1/4" = 1'-0" **6**

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	PLANNING SUBMITTAL	05/02/2024

project no. 2022-40156.000

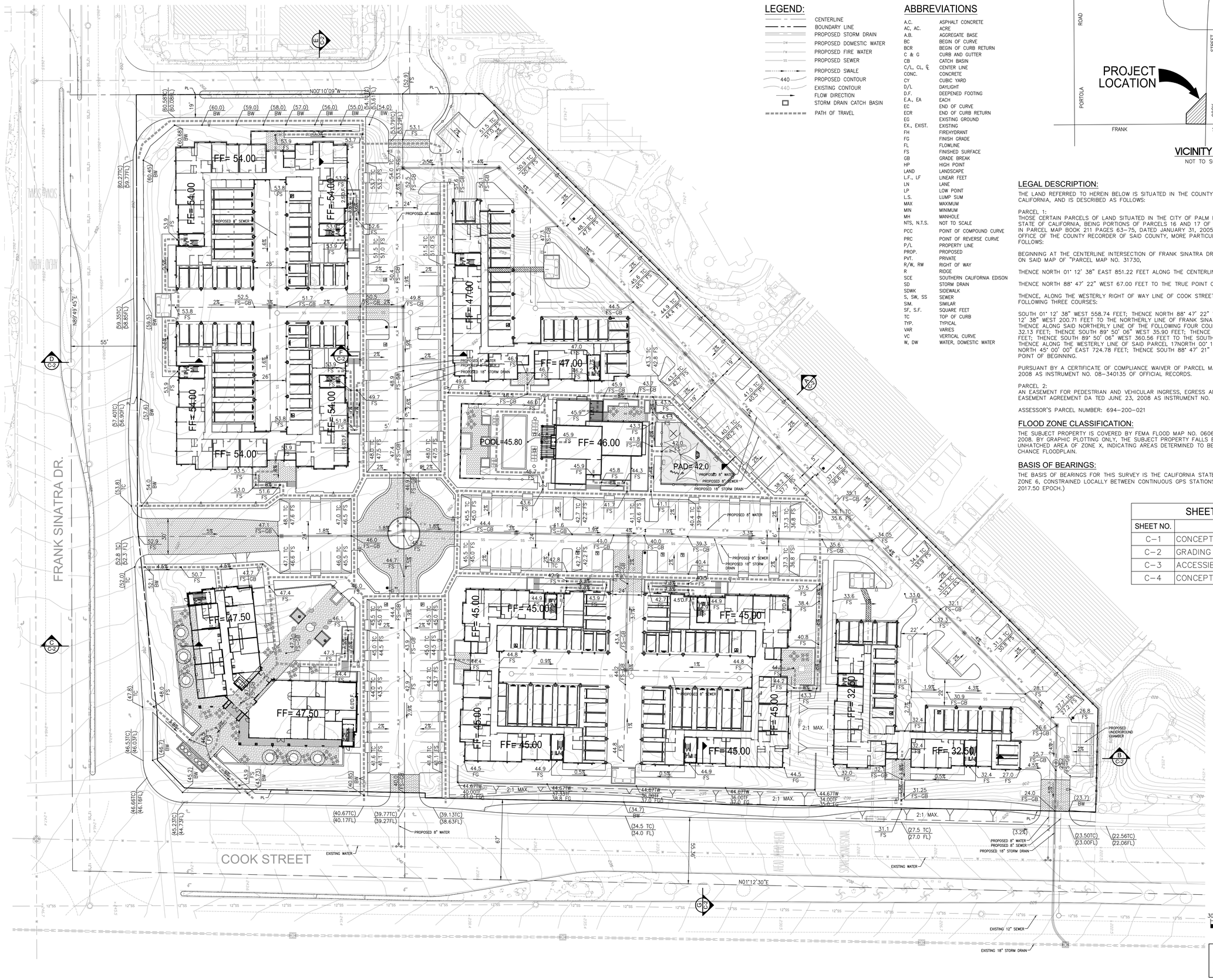
sheet title

UNIT PLANS BUILDING D

sheet no.

A1.36

CONCEPTUAL GRADING PLAN
PROPOSED RESIDENTIAL & COMMERCIAL
FRANK SINATRA DRIVE, PALM DESERT, CALIFORNIA

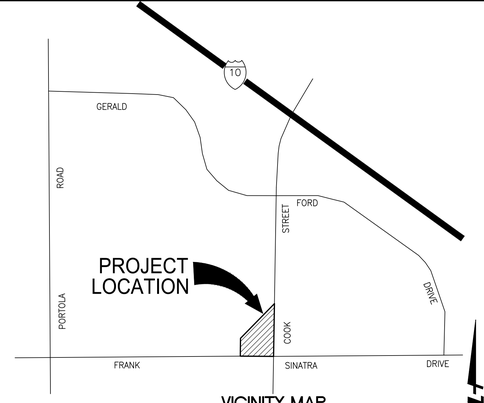


LEGEND:

- CENTERLINE
- BOUNDARY LINE
- PROPOSED STORM DRAIN
- PROPOSED DOMESTIC WATER
- PROPOSED FIRE WATER
- PROPOSED SEWER
- PROPOSED SWALE
- 440 PROPOSED CONTOUR
- 440 EXISTING CONTOUR
- FLOW DIRECTION
- STORM DRAIN CATCH BASIN
- PATH OF TRAVEL

ABBREVIATIONS

A.C.	ASPHALT CONCRETE
AC, AC.	ACRE
A.B.	AGGRECATE BASE
BC	BEGIN OF CURVE
BCR	BEGIN OF CURB RETURN
C & G	CURB AND GUTTER
CB	CATCH BASIN
C/L, CL, ℄	CENTER LINE
CONC.	CONCRETE
CY	CUBIC YARD
D/L	DAYLIGHT
D.F.	DEEPENED FOOTING
E.A., EA	EACH
EC	END OF CURVE
ECR	END OF CURB RETURN
EG	EXISTING GROUND
EX., EXIST.	EXISTING
FH	FIREHYDRANT
FG	FINISH GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LAND	LANDSCAPE
L.F., LF	LINEAR FEET
LN	LANE
LP	LOW POINT
L.S.	LUMP SUM
MAX	MAXIMUM
MIN	MINIMUM
MH	MANHOLE
NTS, N.T.S.	NOT TO SCALE
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
P/L	PROPERTY LINE
PROP.	PROPOSED
PVT.	PRIVATE
R/W, RW	RIGHT OF WAY
R	RIDGE
SCE	SOUTHERN CALIFORNIA EDISON
SD	STORM DRAIN
SDWK	SIDEWALK
S, SW, SS	SEWER
SIM.	SIMILAR
SF, S.F.	SQUARE FEET
TC	TOP OF CURB
TYP.	TYPICAL
VAR	VARIES
VC	VERTICAL CURVE
W, DW	WATER, DOMESTIC WATER



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THOSE CERTAIN PARCELS OF LAND SITUATED IN THE CITY OF PALM DESERT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING PORTIONS OF PARCELS 16 AND 17 OF PARCEL MAP NO. 31730, AS SHOWN IN PARCEL MAP BOOK 211 PAGES 63–75, DATED JANUARY 31, 2005 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS A WHOLE AS FOLLOWS:

BEGINNING AT THE CENTERLINE INTERSECTION OF FRANK SINATRA DRIVE AND COOK STREET, AS SHOWN ON SAID MAP OF "PARCEL MAP NO. 31730,

THENCE NORTH 01° 12' 38" EAST 851.22 FEET ALONG THE CENTERLINE OF COOK STREET;

THENCE NORTH 88° 47' 22" WEST 67.00 FEET TO THE TRUE POINT OF BEGINNING.

THENCE, ALONG THE WESTERLY RIGHT OF WAY LINE OF COOK STREET AS SHOWN ON SAID MAP, THE FOLLOWING THREE COURSES:

SOUTH 01° 12' 38" WEST 558.74 FEET; THENCE NORTH 88° 47' 22" WEST 4.00 FEET; THENCE SOUTH 01° 12' 38" WEST 200.71 FEET TO THE NORTHERLY LINE OF FRANK SINATRA DRIVE AS SHOWN ON SAID MAP; THENCE ALONG SAID NORTHERLY LINE OF THE FOLLOWING FOUR COURSES: SOUTH 45° 31' 25" WEST 32.13 FEET; THENCE SOUTH 89° 50' 06" WEST 35.90 FEET; THENCE SOUTH 84° 03' 10" WEST 158.81 FEET; THENCE SOUTH 89° 50' 06" WEST 360.56 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL 17; THENCE ALONG THE WESTERLY LINE OF SAID PARCEL 17NORTH 00° 10' 01" WEST 288.62 FEET; THENCE NORTH 45° 00' 00" EAST 724.78 FEET; THENCE SOUTH 88° 47' 21" EAST 85.75 FEET TO THE TRUE POINT OF BEGINNING.

PURSUANT BY A CERTIFICATE OF COMPLIANCE WAIVER OF PARCEL MAP PMW07–12 RECORDED JUNE 23, 2008 AS INSTRUMENT NO. 08–340135 OF OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND REGRESS, AS SHOWN ON THE EASEMENT AGREEMENT DA TED JUNE 23, 2008 AS INSTRUMENT NO. 2008–340132, OF OFFICIAL RECORDS.

ASSESSOR'S PARCEL NUMBER: 694–200–021

FLOOD ZONE CLASSIFICATION:

THE SUBJECT PROPERTY IS COVERED BY FEMA FLOOD MAP NO. 06065C1615G, DATED AUGUST 28, 2008. BY GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN THE UNHATCHED AREA OF ZONE X, INDICATING AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM, ZONE 6, CONSTRAINED LOCALLY BETWEEN CONTINUOUS GPS STATIONS COTD & IDGG. (NAD83(2011) 2017.50 EPOCH.)

SHEET INDEX

SHEET NO.	DESCRIPTION
C–1	CONCEPTUAL GRADING PLAN
C–2	GRADING SECTIONS
C–3	ACCESSIBILITY SITE PLAN
C–4	CONCEPTUAL UTILITY PLAN

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

NOTE:
ADD 200 TO ALL TWO DIGIT ELEVATIONS (I.E. 50.50 IS 250.50)

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FULL CIRCLE THINKING
2850 Inland Empire Blvd 909.581.0676
Suite B
Ontario, California 91764 fuscoe.com

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#	Description	Date

FRANK SINATRA
project no.
sheet title
CONCEPTUAL GRADING PLAN
sheet no.
C-1

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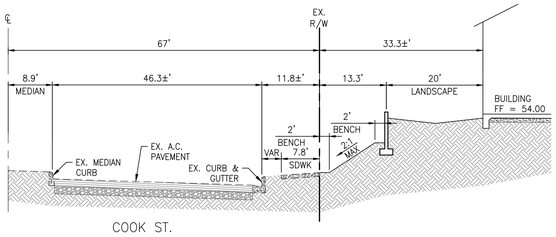

SECTION G C-2
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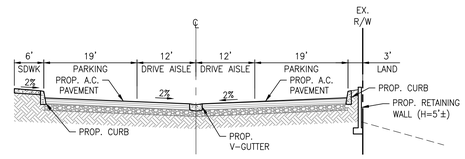

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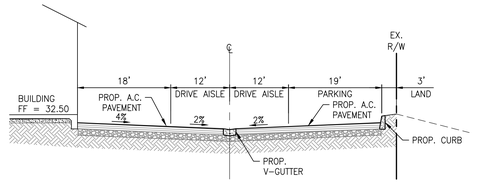
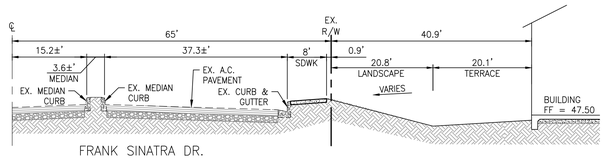


SECTION B C-2
N.T.S.



SECTION C C-2
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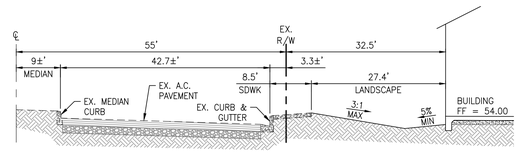

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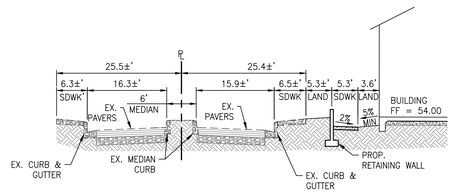

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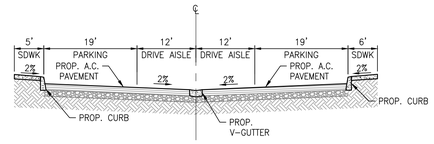

SECTION F C-2
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2850 Inland Empire Blvd 909.581.0676
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#	Description	Date

FRANK SINATRA

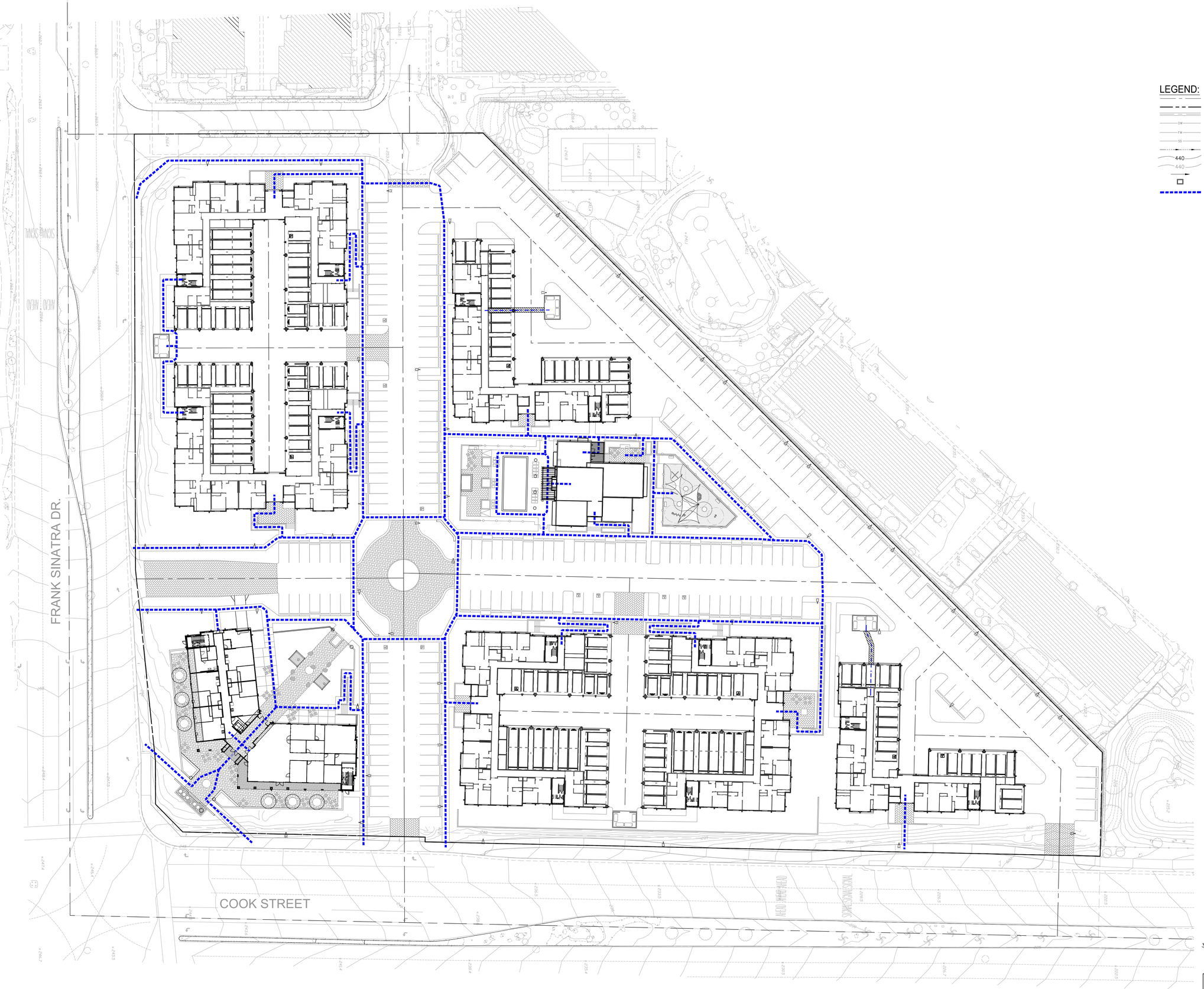
project no.

sheet title

GRADING SECTIONS

sheet no.

C-2



NOTE:
ADD 200 TO ALL TWO DIGIT ELEVATIONS (I.E. 50.50 IS 250.50)

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#	Description	Date

FRANK SINATRA

project no.

sheet title
ACCESSIBILITY SITE PLAN

sheet no.
C-3

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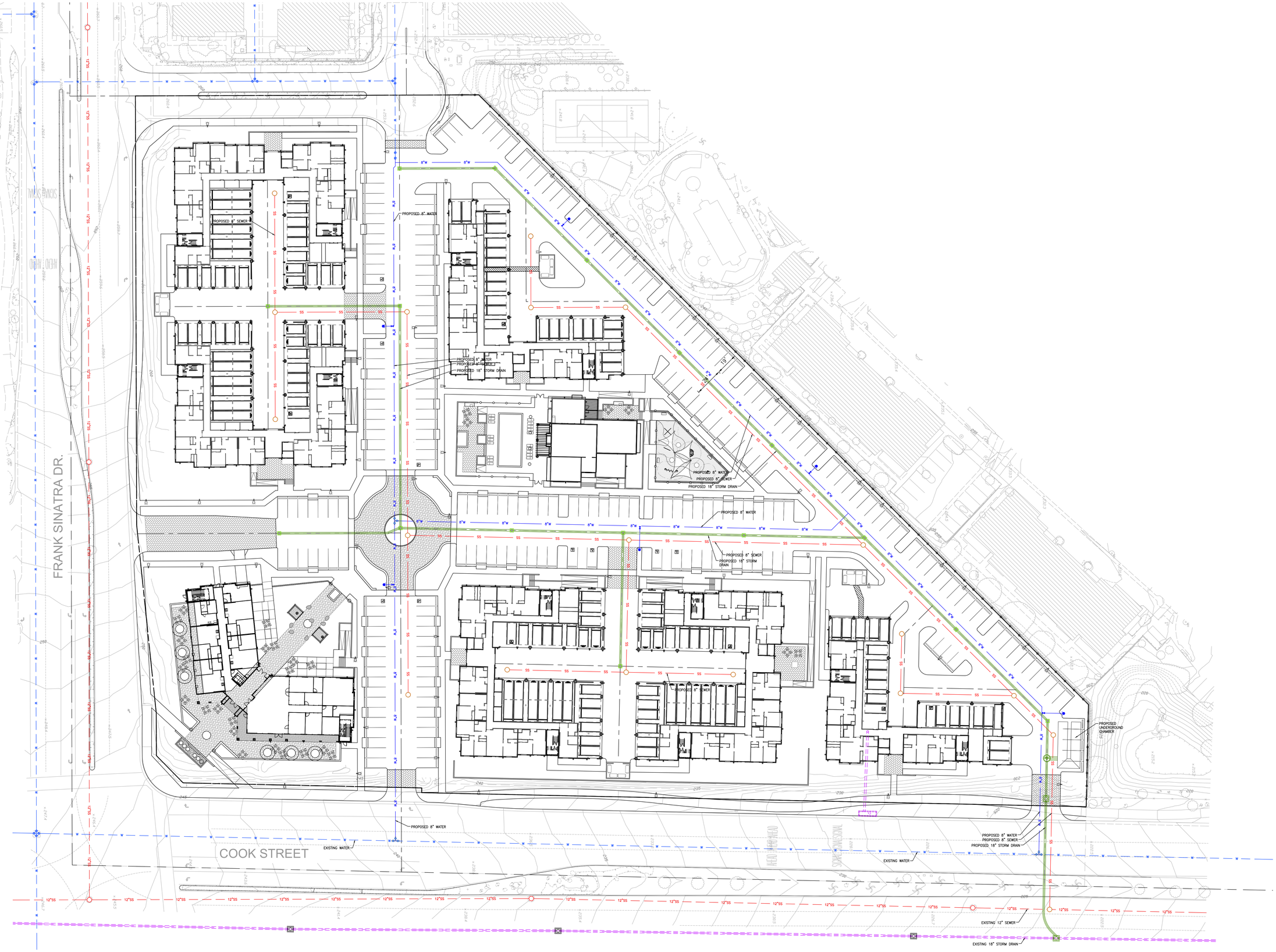

30' 0' 10' 20' 30' 60'
SCALE: 1" = 30'

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Ontario, California 91764 fuscoe.com

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#	Description	Date

FRANK SINATRA

project no.

sheet title
CONCEPTUAL UTILITY PLAN

sheet no.
C-4

WATER & IRRIGATION

PROJECT SHALL COMPLY WITH ALL LOCAL AND STATE WATER CODES, INCLUDING MWELO. IRRIGATION SYSTEM WILL UTILIZE LOW-VOLUME APPLICATION METHODS (DRIP, BUBBLER) AND EFFICIENT WEATHER-BASED CONTROL TECHNOLOGIES. PLANT SELECTIONS SHALL REFLECT WATER-SAVING GOALS AND BE GROUPED IN SIMILAR HYDROZONES.

TOTAL LANDSCAPE AREA:	74,324
MAXIMUM ANNUAL APPLIED WATER USE: 71.6 x 0.45 X 74,324X 0.62 =	1,484,726
ESTIMATED ANNUAL APPLIED WATER USE:	1,328,921
LOW = 71.6 X .3 X 55,743 X 0.62 / .81=	916,497
MOD = 71.6 X .5 X 18,581 X 0.62 / .81 =	412,424

MAINTENANCE

PROJECT OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ON-SITE LANDSCAPE IMPROVEMENTS.

PROJECT LIGHTING

PROJECT SHALL PROVIDE NEW LIGHTING IN COMPLIANCE WITH CITY OF PALM DESERT CODE. LIGHTING SHALL PROVIDE A SECURE NIGHTTIME PEDESTRIAN ENVIRONMENT.

SEE LIGHTING PLANS FOR OUTDOOR LIGHTS LOCATIONS.

PARKING LOT LANDSCAPING REQUIREMENTS [SECTION 25.52.050]

TOTAL OFF-STREET PARKING AREA:	39,050 S.F.
REQUIRED LANDSCAPING AREA:	5,857 S.F. (15%)
TOTAL LANDSCAPING AREA PROVIDED:	7,837 S.F. (20%)

A CONCEPTUAL LANDSCAPE PLAN - OVERALL
1"= 30'-0" NORTH

SVA ARCHITECTS

AFFIRMED HOUSING

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LICENSED LANDSCAPE ARCHITECT
MICHAEL W. VAIL
LIC #4091
Signature
01/31/2026
Renewal Date
Date
STATE OF CALIFORNIA

issues | revisions

#	Description	Date
	Planning Submittal	04/30/2024

FRANK SINATRA

project no. 2022-40156.000

sheet title

CONCEPTUAL LANDSCAPE PLAN

sheet no.

LC.1

LANDSCAPE ELEMENTS KEY

01 BBQ AREA.
02 POOL.
03 SPA.
04 TOTLOT PLAY AREA FOR 2-5 AND 5-12 WITH SHADE SAILS.
05 NEW TREES. SEE PLANT LEGEND.
06 NEW LOW WATER-USE PLANTINGS. SEE PLANT LEGEND.
07 VEHICULAR ENTRY.
08 LOW LANDSCAPE SITE WALLS.
09 ROCK MULCH GROUNDCOVER.
10 UNIT PAVERS.
11 NEW CONCRETE WALKWAYS.
12 VEHICULAR ROUNDABOUT WITH PAVERS.
13 DECORATIVE OPEN METAL FENCE.
14 PATIO WITH PAVERS, PLANTERS, BBQ & SEATING.
15 RAMP.
16 STEPS.
17 SOLID SCREEN WALL.
18 OVERHEAD SHADE TRELLIS.
19 POOL AREA FENCING.
20 LOW PLAYGROUND FENCING.
21 TRASH ENCLOSURE: ALL ENCLOSURES SHALL BE COMPLIANT WITH PDMC SECTION 8.12 INCLUDING ACCESSIBLE APPROACH AND SITE-OBSCURING GATE. SEE SHEET A 1.00 FOR MORE INFORMATION.

A CONCEPTUAL LANDSCAPE PLAN - WEST
1"=20'-0"
NORTH

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LICENSED LANDSCAPE ARCHITECT
MICHAEL W. [illegible]
LIC #4091
Signature
01/31/2026
Renewal Date
Date
STATE OF CALIFORNIA

issues | revisions

#	Description	Date
	Planning Submittal	04/30/2024

FRANK SINATRA

project no. 2022-40156.000

sheet title
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

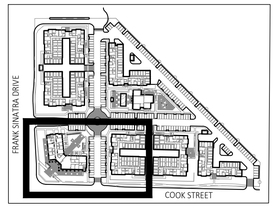
sheet no.
LC.2

LANDSCAPE ELEMENTS KEY

01 SHADE STRUCTURE.
02 PRECAST SEATING 'BOULDERS'.
03 NEW TREES. SEE PLANT LEGEND.
04 NEW LOW WATER-USE PLANTINGS. SEE PLANT LEGEND.
05 VEHICULAR ENTRY.
06 STEPS.
07 TERRACE AREA.
08 LOW LANDSCAPE SITE WALLS.
09 MONUMENT SIGNAGE WALL.
10 ROCK MULCH GROUNDCOVER.
11 UNIT PAVERS.
12 NEW CONCRETE WALKWAYS.
13 VEHICULAR ROUNDABOUT WITH PAVERS.
14 RAMP.
15 LOW RETAINING WALL.
16 TRASH ENCLOSURE: ALL ENCLOSURES SHALL BE COMPLIANT WITH PDMC SECTION 8.12 INCLUDING ACCESSIBLE APPROACH AND SITE-OBSCURING GATE. SEE SHEET A1.00 FOR MORE INFORMATION.

A CONCEPTUAL LANDSCAPE PLAN - SOUTH
1"=20'-0"

NORTH



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LICENSED LANDSCAPE ARCHITECT
MICHAEL W. TAU
LIC #4091
Signature
01/31/2026
Renewal Date
Date
STATE OF CALIFORNIA

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#	Description	Date
	Planning Submittal	04/30/2024

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project no. 2022-40156.000

sheet title

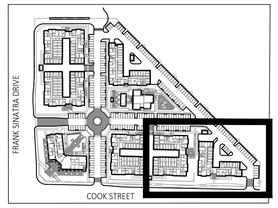
CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

sheet no.

LC.3

LANDSCAPE ELEMENTS KEY

01 LOW LANDSCAPE SITE WALLS.
02 NEW TREES. SEE PLANT LEGEND.
03 NEW LOW WATER-USE PLANTINGS. SEE PLANT LEGEND.
04 VEHICULAR ENTRY.
05 ROCK MULCH GROUNDCOVER.
06 NEW CONCRETE WALKWAYS.
07 DECORATIVE OPEN METAL FENCE.
08 STEPS.
09 UNIT PAVERS.
10 RAMP.
11 LOW RETAINING WALL.
12 TRASH ENCLOSURE: ALL ENCLOSURES SHALL BE COMPLIANT WITH PDMC SECTION 8.12 INCLUDING ACCESSIBLE APPROACH AND SITE-OBSCURING GATE. SEE SHEET A1.00 FOR MORE INFORMATION.



A CONCEPTUAL LANDSCAPE PLAN - EAST
1"=20'-0"
NORTH

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LICENSED LANDSCAPE ARCHITECT
MICHAEL W. YAU
No. LAC #4091
Signature
01/31/2026
Renewal Date
Date
STATE OF CALIFORNIA

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#	Description	Date
	Planning Submittal	04/30/2024

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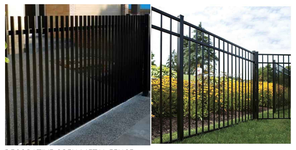
project no. 2022-40156.000

sheet title

CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT

sheet no.

LC.4


DECORATIVE OPEN METAL FENCE

PRECAST SEATING 'BOULDERS'

ACCENT POTTERY ON THE WALL

LOW LANDSCAPE SITE WALLS

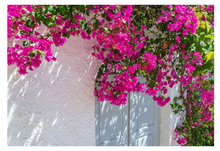
UNIT PAVERS MULTICOLORED

TOTLOT PLAY AREA WITH SHADE SAILS

SHADE STRUCTURE

B DESIGN IMAGERY

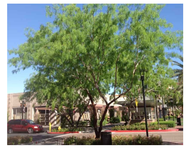
LOW WATER-USE PLANTING



LOW WATER-USE PLANTING

LOW WATER-USE PLANTING

TREES



C CANDIDATE PLANT IMAGERY

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	QTY
TREES:				
	CUPRESSUS SEMPERVIRENS 'MONSHEL' (TINY TOWER ITALIAN CYPRESS)	15-GAL	MOD	
	PINUS BRUTIA VAR. ELDARICA (AFGHAN PINE)	15-GAL	MOD	
	PROSOPIS CHILENSIS (THORNLESS CHILEAN MESQUITE)	24" BOX	LOW	
	CERCIDIUM X 'DESERT MUSEUM' (DESERT MUSEUM PALO VERDE)	24" BOX	LOW	
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	MOD	
	OLEA EUROPAEA 'SWAN HILL' (FRUITLESS OLIVE TREE)	36" BOX	LOW	
	CHILOPSIS LINEARIS 'BURGUNDY' (BURGUNDY DESERT WILLOW)	15-GAL	MOD	
PALMS:				
	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	15' BTH	MOD	
	CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	15' BTH	MOD	
LOW WATER-USE PLANTING (SUCH AS):				
	AGAVE PARRYI VAR. TRUNCATA (ARTICHOKE AGAVE)	5-GAL	LOW	
	AGAVE DESMETTIANA 'VARIEGATA' (VARIEGATED SMOOTH AGAVE)	5-GAL	LOW	
	AGAVE DESERTI (DESERT AGAVE)	5-GAL	LOW	
	ALOE 'BLUE ELF' (BLUE ELF ALOE)	5-GAL	LOW	
	MUHLENBERGIA DUBIA (PINE MUHLY)	1-GAL	LOW	
	MUHLENBERGIA CAPILLARIS (PINK MUHLY)	1-GAL	LOW	
	PACHYCEREUS MARGINATUS (MEXICAN FENCE POST CACTUS)	5-GAL	VLOW	
	DASYLIRION WHEELERI (DESERT SPOON)	5-GAL	LOW	
	HESPERALOE PARVIFLORA (RED YUCCA)	5-GAL	LOW	
	YUCCA FILAMENTOSA (ADAM'S NEEDLE)	5-GAL	LOW	
	LANTANA MONTEVIDENSIS (TRAILING LANTANA)	5-GAL	MOD	
	BACCHARIS 'CENTENNIAL' (CENTENNIAL DESERT BROOM)	1-GAL	LOW	
	ROSMARINUS OFFICINALIS 'PROSTRATUS' (CREEPING ROSEMARY)	5-GAL	MOD	
	BOUGAINVILLEA 'ROSENKA' (ROSENKA BOUGAINVILLEA)	5-GAL	MOD	
	SANTOLINA CHAMAECYPARISSUS (LAVENDER COTTON)	5-GAL	LOW	
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' (TEXAS RANGER)	5-GAL	LOW	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' (BOTTLEBRUSH)	5-GAL	MOD	
	ROSMARINUS OFFICINALIS 'BOULE' (BOULE ROSEMARY)	5-GAL	MOD	
	CALLIANDRA CALIFORNICA (BAJA FAIRY DUSTER)	5-GAL	LOW	
	DALEA FRUTESCENS (BLACK DALEA)	5-GAL	LOW	
	BOUGAINVILLEA (BOUGAINVILLEA)	15-GAL	MOD	

A CANDIDATE PLANT LEGEND

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LICENSED LANDSCAPE ARCHITECT
MICHAEL W. TAU
LIC #4091
Signature
01/31/2026
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#	Description	Date
	Planning Submittal	04/30/2024

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project no. 2022-40156.000

sheet title

SUPPLEMENTAL LANDSCAPE EXHIBITS

sheet no.

LC.5

B CONCEPTUAL LANDSCAPE PLAN - COLOR-CODED
1" = 30'-0"

NORTH

SYMBOL	BOTANICAL NAME (COMMON NAME)	MIN. SIZE	WUCOLS	QTY
TREES:				
	CUPRESSUS SEMPERVIRENS 'MONSHEL' (TINY TOWER ITALIAN CYPRESS)	15-GAL	MOD	
	PINUS BRUTIA VAR. ELDARICA (AFGHAN PINE)	15-GAL	MOD	
	PROSOPIS CHILENSIS (THORNLESS CHILEAN MESQUITE)	24" BOX	LOW	
	CERCIDIUM X 'DESERT MUSEUM' (DESERT MUSEUM PALO VERDE)	24" BOX	LOW	
	RHUS LANCEA (AFRICAN SUMAC)	24" BOX	MOD	
	OLEA EUROPAEA 'SWAN HILL' (FRUITLESS OLIVE TREE)	36" BOX	LOW	
	CHILOPSIS LINEARIS 'BURGUNDY' (BURGUNDY DESERT WILLOW)	15-GAL	MOD	
PALMS:				
	WASHINGTONIA ROBUSTA (MEXICAN FAN PALM)	15' BTH	MOD	
	CHAMAEROPS HUMILIS (MEDITERRANEAN FAN PALM)	15' BTH	MOD	
LOW WATER-USE PLANTING (SUCH AS):				
	AGAVE PARRYI VAR. TRUNCATA (ARTICHOKE AGAVE)	5-GAL	LOW	
	AGAVE DESMETTIANA 'VARIEGATA' (VARIEGATED SMOOTH AGAVE)	5-GAL	LOW	
	AGAVE DESERTI (DESERT AGAVE)	5-GAL	LOW	
	ALOE 'BLUE ELF' (BLUE ELF ALOE)	5-GAL	LOW	
	MUHLENBERGIA DUBIA (PINE MUHLY)	1-GAL	LOW	
	MUHLENBERGIA CAPILLARIS (PINK MUHLY)	1-GAL	LOW	
	PACHYCEREUS MARGINATUS (MEXICAN FENCE POST CACTUS)	5-GAL	VLOW	
	DASYLIRION WHEELERI (DESERT SPOON)	5-GAL	LOW	
	HESPERALOE PARVIFLORA (RED YUCCA)	5-GAL	LOW	
	YUCCA FILAMENTOSA (ADAM'S NEEDLE)	5-GAL	LOW	
	LANTANA MONTEVIDENSIS (TRAILING LANTANA)	5-GAL	MOD	
	BACCHARIS 'CENTENNIAL' (CENTENNIAL DESERT BROOM)	1-GAL	LOW	
	ROSMARINUS OFFICINALIS 'PROSTRATUS' (CREEPING ROSEMARY)	5-GAL	MOD	
	BOUGAINVILLEA 'ROSENKA' (ROSENKA BOUGAINVILLEA)	5-GAL	MOD	
	SANTOLINA CHAMAECYPARISSUS (LAVENDER COTTON)	5-GAL	LOW	
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' (TEXAS RANGER)	5-GAL	LOW	
	CALLISTEMON VIMINALIS 'LITTLE JOHN' (BOTTLEBRUSH)	5-GAL	MOD	
	ROSMARINUS OFFICINALIS 'BOULE' (BOULE ROSEMARY)	5-GAL	MOD	
	CALLIANDRA CALIFORNICA (BAJA FAIRY DUSTER)	5-GAL	LOW	
	DALEA FRUTESCENS (BLACK DALEA)	5-GAL	LOW	
	BOUGAINVILLEA (BOUGAINVILLEA)	15-GAL	MOD	

A CANDIDATE PLANT LEGEND - COLOR-CODED

SVA ARCHITECTS

AFFIRMED HOUSING

form/wor

stamp | approval

LICENSED LANDSCAPE ARCHITECT MICHAEL W. TAU LIC #4091 Signature 01/31/2026 Renewal Date Date STATE OF CALIFORNIA

issues | revisions

#	Description	Date
	Planning Submittal	04/30/2024

FRANK SINATRA

project no. 2022-40156.000

sheet title

CONCEPTUAL LANDSCAPE PLAN - COLOR-CODED

sheet no.

LC.6

SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A	X					120	60	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	AI	X					120	12	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. FIXTURE EQUIPPED WITH HOUSE SIDE SHIELDING. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-HS-PLED-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	B	X					120	247	LED 9 WATT				X	EXTERIOR LIVING UNIT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. HAG LIGTHING #AMHERST WS-W17218 OR APPROVED EQUIVALENT SELECTED BY OWNER / ARCHITECT.
	C	X					120	55	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-I. FIXTURE SELECTED BY OWNER / ARCHITECT.
	CI	X					120	20	LED 24 WATT				X	BUILDING ARCHITECTURAL WALL SCONCE MOUNTED AT +12'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-WM. FIXTURE SELECTED BY OWNER / ARCHITECT.

SOUTHWEST GROUP
ENGINEERING CONSULTANTS, INC.
Electrical HVAC Plumbing Energy
Tel (949) 387 – 8989
Fax (949) 387 – 3993
www.swgengineering.com
14252 Culver Dr., Suite A-289
Irvine, California 92604
CHK. BY: R.M.L. SWG No. CIT221391

REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

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issues | revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023

sheet scale: 1/16" = 1'-0"

project no. SVA 231442

sheet title

ELECTRICAL SITE PLAN - SOUTHEAST

sheet no.

ES1.1

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SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A	X					120	60	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	AI	X					120	12	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. FIXTURE EQUIPPED WITH HOUSE SIDE SHIELDING. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-HS-PLED-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	B	X					120	247	LED 9 WATT				X	EXTERIOR LIVING UNIT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. HAG LIGTHING #AMHERST MS-WIT218 OR APPROVED EQUIVALENT SELECTED BY OWNER / ARCHITECT.
	C	X					120	55	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-I. FIXTURE SELECTED BY OWNER / ARCHITECT.
	CI	X					120	20	LED 24 WATT				X	BUILDING ARCHITECTURAL WALL SCONCE MOUNTED AT +12'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-WM. FIXTURE SELECTED BY OWNER / ARCHITECT.

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REGISTERED PROFESSIONAL ENGINEER
ROY M. LEE
E14840
EXP. 06/30/25
ELECTRICAL
STATE OF CALIFORNIA

PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

stamp | approval

issues | revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023

sheet scale: 1/16" = 1'-0"

project no. SVA 231442

sheet title

ELECTRICAL SITE PLAN - SOUTHWEST

sheet no.

ES1.2

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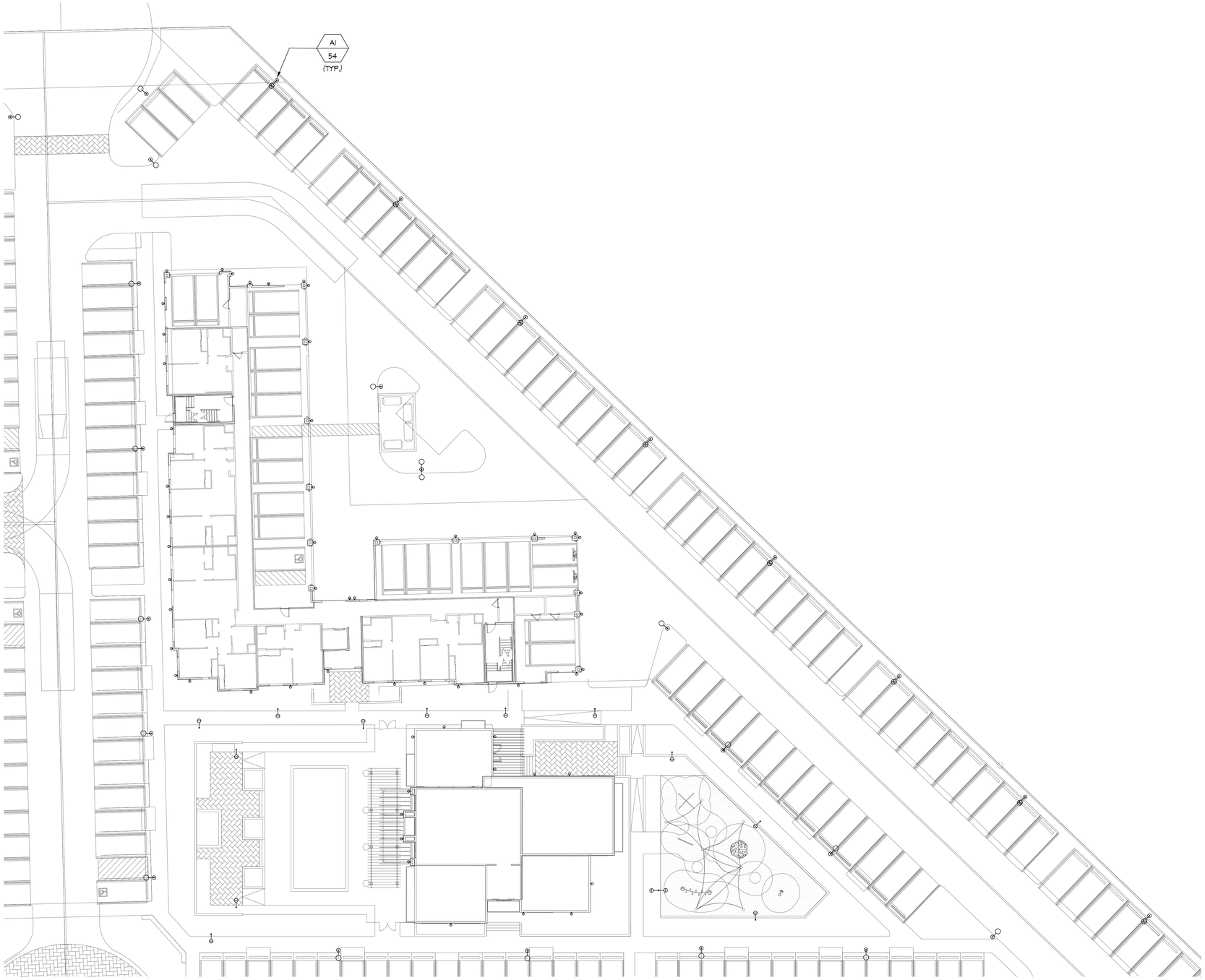
SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A	X					120	60	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	AI	X					120	12	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. FIXTURE EQUIPPED WITH HOUSE SIDE SHIELDING. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-HS-PLED-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	B	X					120	247	LED 9 WATT				X	EXTERIOR LIVING UNIT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. HAG LIGTHING #AMHERST WS-WIT218 OR APPROVED EQUIVALENT SELECTED BY OWNER / ARCHITECT.
	C	X					120	55	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-I. FIXTURE SELECTED BY OWNER / ARCHITECT.
	CI	X					120	20	LED 24 WATT				X	BUILDING ARCHITECTURAL WALL SCONCE MOUNTED AT +12'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-WM. FIXTURE SELECTED BY OWNER / ARCHITECT.



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	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023

sheet scale: 1/16" = 1'-0"

project no. SVA 231442

sheet title

ELECTRICAL SITE PLAN - NORTHWEST

sheet no.

ES1.3

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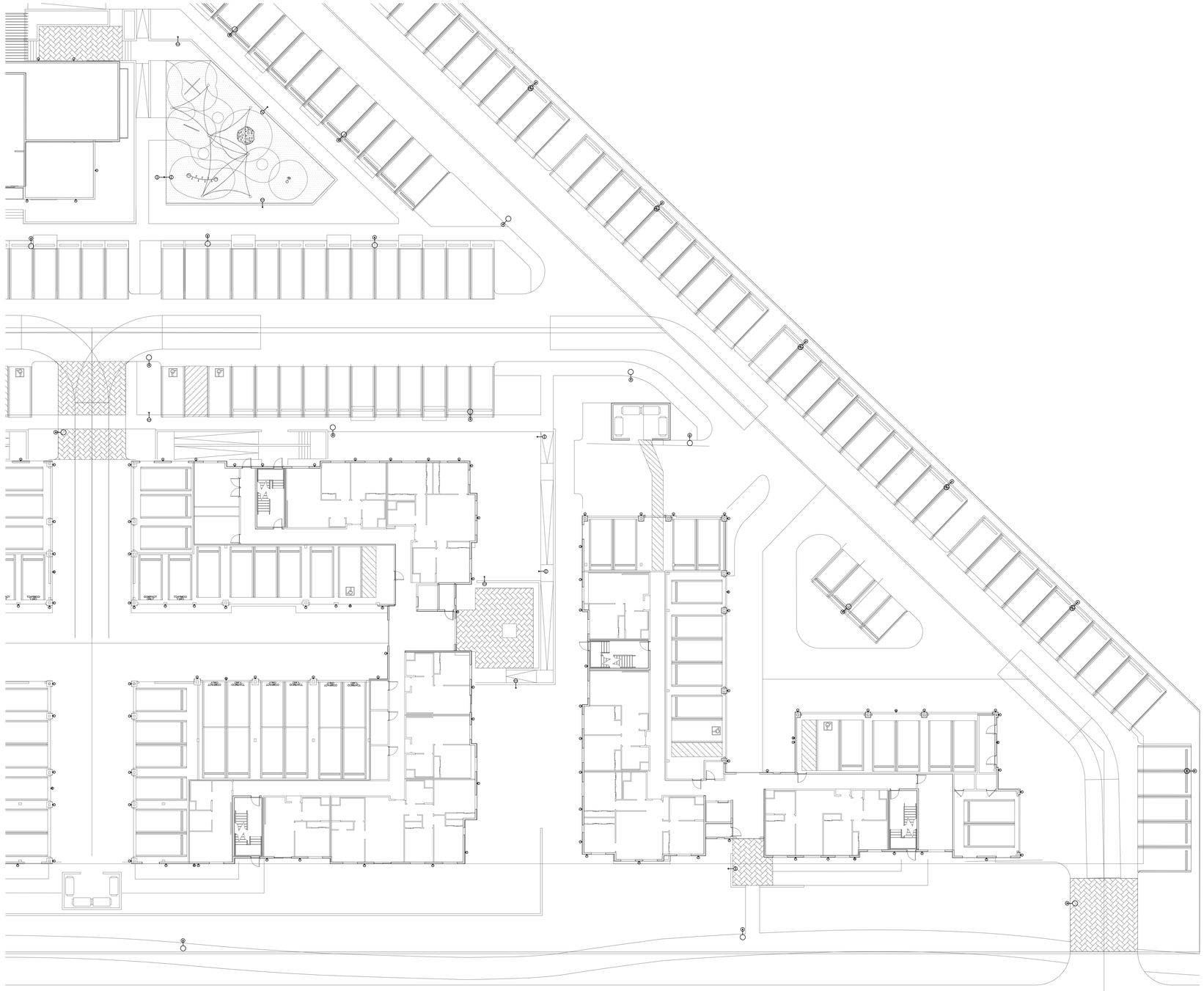
SITE LIGHTING FIXTURE SCHEDULE

SYMBOL	TYPE	FIXTURE: LED	FIXTURE: FLUORESCENT	FIXTURE: HALOGEN	FIXTURE: H.P.S.	FIXTURE: M. HALIDE	VOLTS	LAMPS: NUMBER	LAMPS: WATTS AND TYPE	MOUNTING: PENDANT	MOUNTING: CEILING	MOUNTING: RECESSED	MOUNTING: WALL	DESCRIPTIONS AND VARIATIONS
	A	X					120	60	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	AI	X					120	12	LED 54 WATT					LED POLE LIGHT MOUNTED AT +16'-0" A.F.G. FIXTURE EQUIPPED WITH HOUSE SIDE SHIELDING. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DSIO-A-PLED-III-48LED-350mA-40K-I-HS-PLED-MS-F3II. FIXTURE SELECTED BY OWNER / ARCHITECT.
	B	X					120	297	LED 9 WATT				X	EXTERIOR LIVING UNIT ENTRY AND GARAGE LED WALL SCONCE. LISTED FOR WET LOCATION. HAG LIGTHING #AMHERST WS-WIT218 OR APPROVED EQUIVALENT SELECTED BY OWNER / ARCHITECT.
	C	X					120	55	LED 24 WATT					LED WALKWAY POLE LIGHT MOUNTED AT +10'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-I. FIXTURE SELECTED BY OWNER / ARCHITECT.
	CI	X					120	20	LED 24 WATT				X	BUILDING ARCHITECTURAL WALL SCONCE MOUNTED AT +12'-0" A.F.G. US ARCHITECTURAL LIGHTING DEZINER SERIES IO #DS6-A-PLED-III-20LED-350mA-40K-WM. FIXTURE SELECTED BY OWNER / ARCHITECT.



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	PLANNING SUBMITTAL	09/05/2023

sheet scale: 1/16" = 1'-0"

project no. SVA 231442

sheet title

ELECTRICAL SITE PLAN - NORTHEAST

sheet no.

ES1.4

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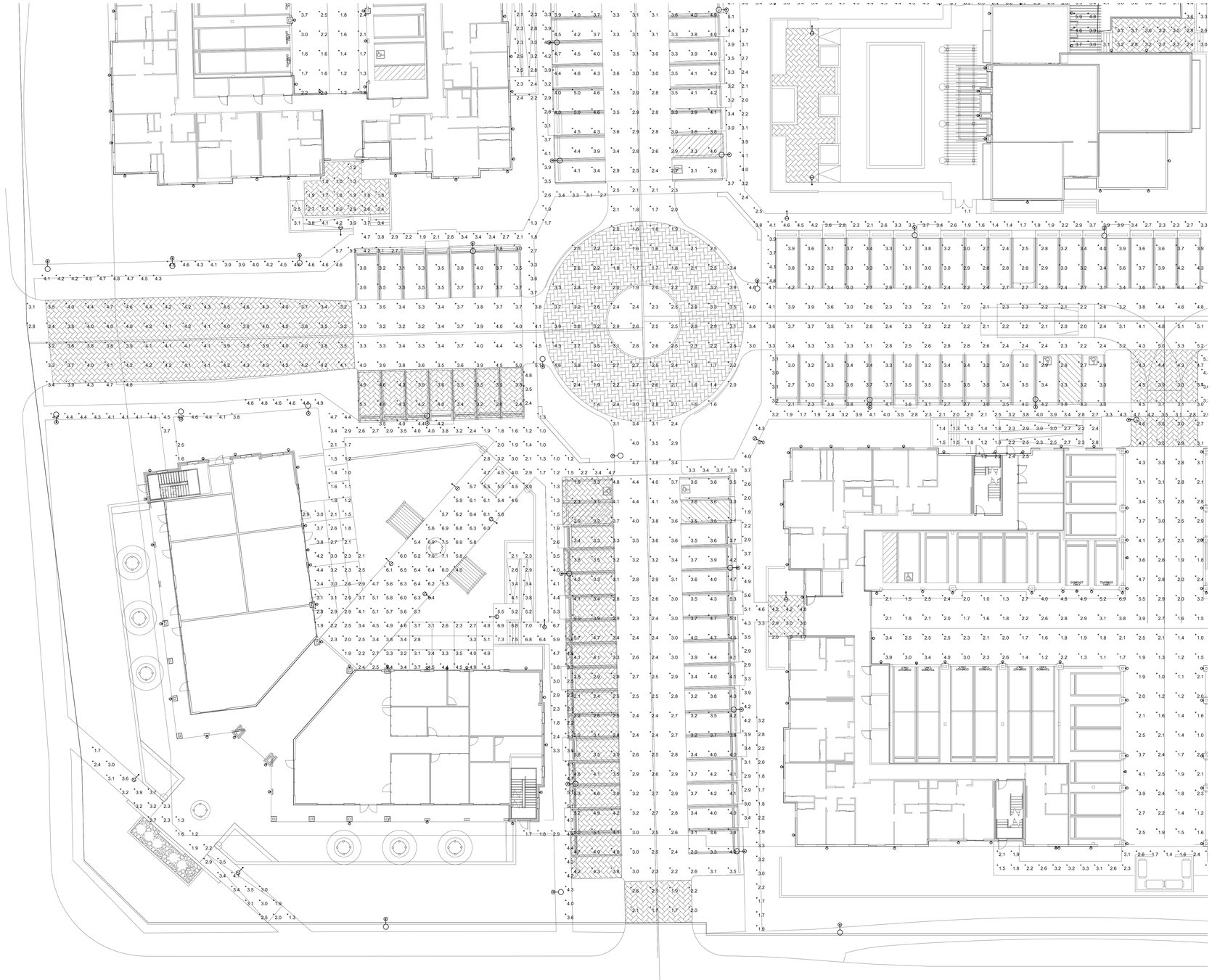
SITE LIGHTING LEVEL STATISTICS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway	+	3.0 fc	6.9 fc	1.0 fc	6.9:1	3.0:1
Walkway #1	+	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
Walkway #2	+	2.4 fc	3.7 fc	1.4 fc	2.6:1	1.7:1
Walkway #3	+	3.7 fc	7.5 fc	1.0 fc	7.5:1	3.7:1
Walkway #4	+	3.0 fc	5.6 fc	1.0 fc	5.6:1	3.0:1
Walkway #5	+	2.5 fc	3.5 fc	1.4 fc	2.5:1	1.8:1
Walkway #6	+	3.4 fc	5.3 fc	1.9 fc	2.8:1	1.8:1
Walkway #7	+	3.6 fc	6.7 fc	1.1 fc	6.1:1	3.3:1
10'-0" From Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



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sheet scale: 1/16" = 1'-0"

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sheet title

PHOTOMETRIC SITE PLAN - SOUTHEAST

sheet no.

ES2.1

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SITE LIGHTING LEVEL STATISTICS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway	+	3.0 fc	6.9 fc	1.0 fc	6.9:1	3.0:1
Walkway #1	+	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
Walkway #2	+	2.4 fc	3.7 fc	1.4 fc	2.6:1	1.7:1
Walkway #3	+	3.7 fc	7.5 fc	1.0 fc	7.5:1	3.7:1
Walkway #4	+	3.0 fc	5.6 fc	1.0 fc	5.6:1	3.0:1
Walkway #5	+	2.5 fc	3.5 fc	1.4 fc	2.5:1	1.8:1
Walkway #6	+	3.4 fc	5.3 fc	1.9 fc	2.8:1	1.8:1
Walkway #7	+	3.6 fc	6.7 fc	1.1 fc	6.1:1	3.3:1
10'-0" From Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

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PHOTOMETRIC SITE PLAN - SOUTHWEST

sheet no.

ES2.2

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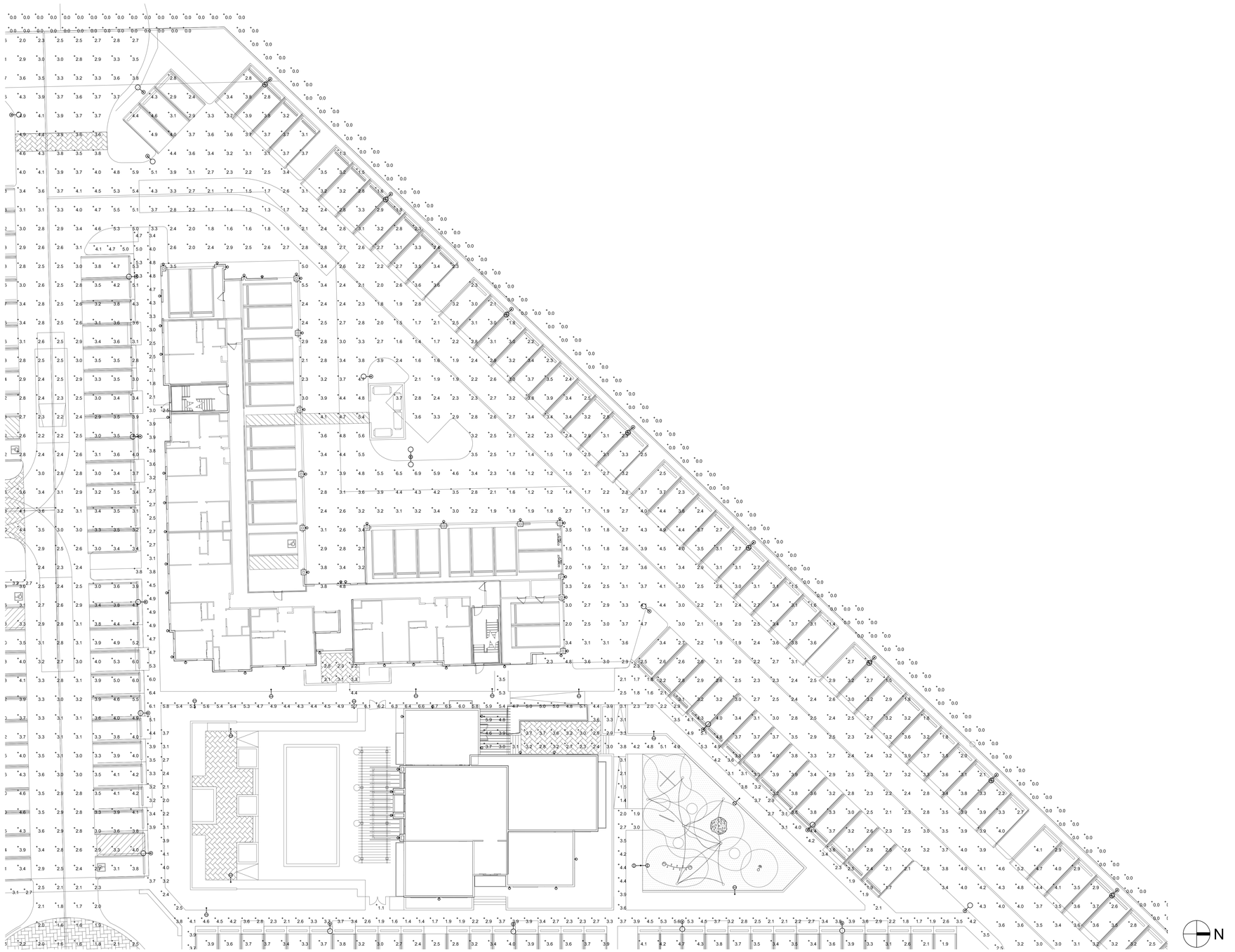
SITE LIGHTING LEVEL STATISTICS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway	+	3.0 fc	6.9 fc	1.0 fc	6.9:1	3.0:1
Walkway #1	+	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
Walkway #2	+	2.4 fc	3.7 fc	1.4 fc	2.6:1	1.7:1
Walkway #3	+	3.7 fc	7.5 fc	1.0 fc	7.5:1	3.7:1
Walkway #4	+	3.0 fc	5.6 fc	1.0 fc	5.6:1	3.0:1
Walkway #5	+	2.5 fc	3.5 fc	1.4 fc	2.5:1	1.8:1
Walkway #6	+	3.4 fc	5.3 fc	1.9 fc	2.8:1	1.8:1
Walkway #7	+	3.6 fc	6.7 fc	1.1 fc	6.1:1	3.3:1
10'-0" From Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



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sheet title

PHOTOMETRIC SITE PLAN - NORTHWEST

sheet no.

ES2.3

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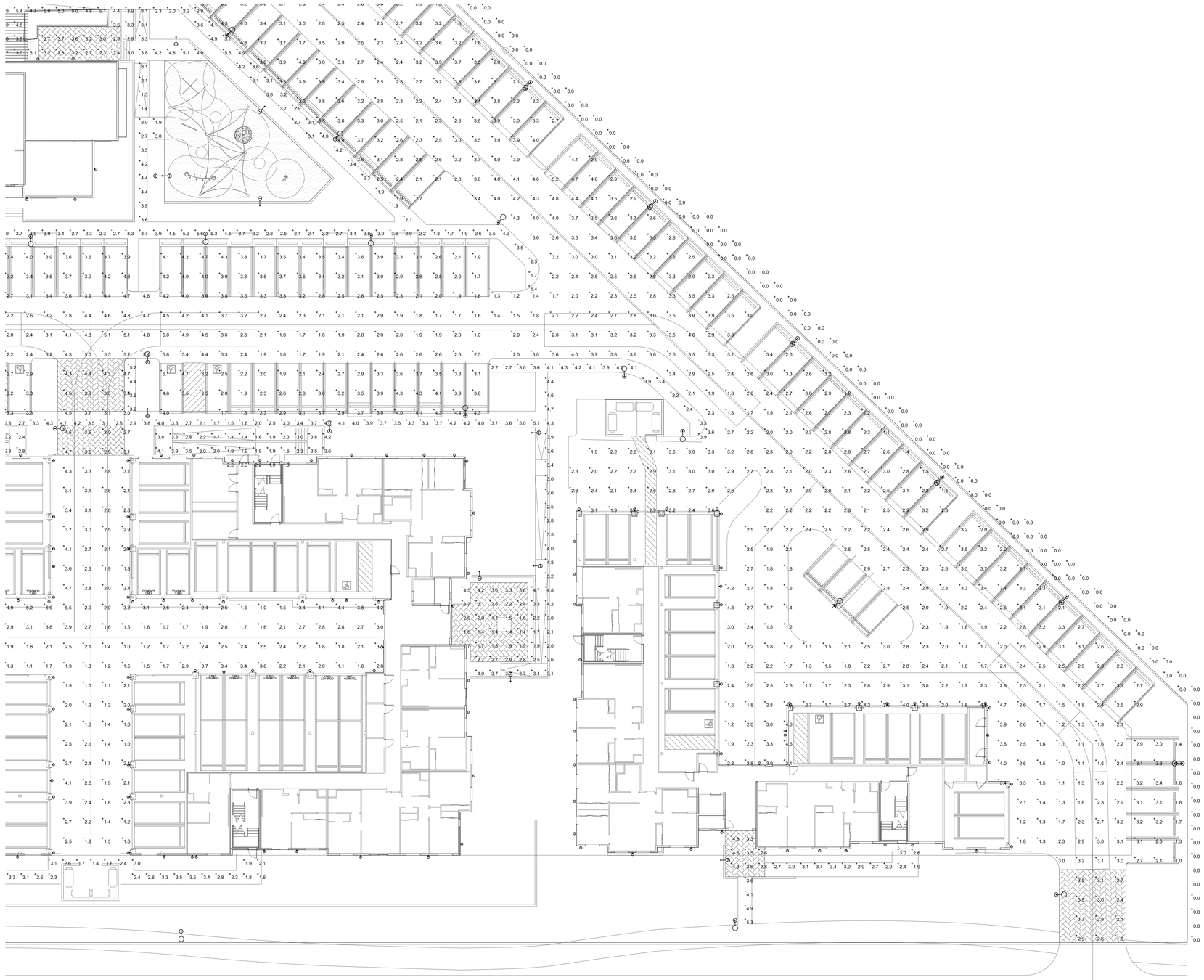
SITE LIGHTING LEVEL STATISTICS

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Driveway	+	3.0 fc	6.9 fc	1.0 fc	6.9:1	3.0:1
Walkway #1	+	2.8 fc	5.7 fc	1.0 fc	5.7:1	2.8:1
Walkway #2	+	2.4 fc	3.7 fc	1.4 fc	2.6:1	1.7:1
Walkway #3	+	3.7 fc	7.5 fc	1.0 fc	7.5:1	3.7:1
Walkway #4	+	3.0 fc	5.6 fc	1.0 fc	5.6:1	3.0:1
Walkway #5	+	2.5 fc	3.5 fc	1.4 fc	2.5:1	1.8:1
Walkway #6	+	3.4 fc	5.3 fc	1.9 fc	2.8:1	1.8:1
Walkway #7	+	3.6 fc	6.7 fc	1.1 fc	6.1:1	3.3:1
10'-0" From Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A



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sheet title

PHOTOMETRIC SITE PLAN - NORTHEAST

sheet no.

ES2.4

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DEZINER SERIES 10 - PLED LARGE

ORDERING INFORMATION

Spec/Order Example: DS10C/A/-AS/Y/36LED/700mA/30K/UNV/CM-L/SAL/BZ/94"/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage
Luminaire	**Shade**	**Optics**	**LED**			**Voltage**
☐ DS10	☐ Angled A ☐ Angled w/ unlit Bands AB ☐ Concave/Flared C ☐ Concave/Flared w/ unlit Bands CB ☐ Deep Bell D ☐ Deep Bell w/ unlit Bands DB ☐ Hooded H ☐ Hooded w/ unlit Bands HB ☐ Slotted S ☐ Slotted w/ unlit Bands SB ☐ Tiered T ☐ Tiered w/ unlit Bands TB	PLED™ Slimformer Type ☐ PLED-II ☐ PLED-II-FR ☐ PLED-III ☐ PLED-III-W ☐ PLED-IV ☐ PLED-IV-FT ☐ PLED-V-SQ-N ☐ PLED-V-SQ-M ☐ PLED-V-SQ-W Ambience™ Lens Option: ☐ AL-ASY ☐ AL-ASY-HS ☐ AL-SYM NOTES: 1 = 875mA not available with 36LED; available with 20LED only 2 = TRA available in 350mA & 525mA Drive Currents only Consult factory for other CCT, CRI, & Drive Current options	☐ 36LED* ☐ 48LED ☐ 56LED ☐ 525mA ☐ 350mA ☐ 175mA	☐ 875mA† ☐ 700mA ☐ 525mA ☐ 350mA ☐ 175mA ☐ TRA‡ True Amber	☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K)	☐ UNV (120-277) ☐ 347 ☐ 480

Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	Standard Textured Finish	
☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount ☐ WM WM - Wall Mount provided with mounting bracket and cover. Pendant Mount ☐ Stem Mount + Length(in) (48" Max) STM-L ☐ Chain Mount + Length(in) (48" Max) CHN-L ☐ Cable Clamp J-Box CCB ☐ Cross Cable Clamp J-Box CCC	☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: 194-RSB10) Consult factory for custom colors	☐ Internal House Side Shield, mtl. LED Count (Example: HS-PLED-36) HS-PLED ☐ Twist Lock Receptacle Only TPR ☐ 3-Pin Twist Lock Receptacle Only TPR7 ☐ High-Low Dimming by Switch by Others(Select Leads 50/100 or 35/100 (Example: HLSW-120) HLSW ☐ Twist Lock Photocell + Voltage (Example: PC347V) TPC+V ☐ Photocell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (Example: SF277V) SF+V ☐ Double Fuse (Example: DF240V) DF+V ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory Motion SD/SB, Photo TBD) MS-F311

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AREA & ROADWAY LIGHTING

DEZINER SERIES 10

Large Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE: TYPE "A1"

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seal, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0. Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50/60Hz, 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

The largest models within the Dezíner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

U.L. Listed for Wet Location

2023129

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DEZINER SERIES 10 - PLED LARGE

ORDERING INFORMATION

Spec/Order Example: DS10C/A/-AS/Y/36LED/700mA/30K/UNV/CM-L/SAL/BZ/94"/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage
Luminaire	**Shade**	**Optics**	**LED**			**Voltage**
☐ DS10	☐ Angled A ☐ Angled w/ unlit Bands AB ☐ Concave/Flared C ☐ Concave/Flared w/ unlit Bands CB ☐ Deep Bell D ☐ Deep Bell w/ unlit Bands DB ☐ Hooded H ☐ Hooded w/ unlit Bands HB ☐ Slotted S ☐ Slotted w/ unlit Bands SB ☐ Tiered T ☐ Tiered w/ unlit Bands TB	PLED™ Slimformer Type ☐ PLED-II ☐ PLED-II-FR ☐ PLED-III ☐ PLED-III-W ☐ PLED-IV ☐ PLED-IV-FT ☐ PLED-V-SQ-N ☐ PLED-V-SQ-M ☐ PLED-V-SQ-W Ambience™ Lens Option: ☐ AL-ASY ☐ AL-ASY-HS ☐ AL-SYM NOTES: 1 = 875mA not available with 36LED; available with 20LED only 2 = TRA available in 350mA & 525mA Drive Currents only Consult factory for other CCT, CRI, & Drive Current options	☐ 36LED* ☐ 48LED ☐ 56LED ☐ 525mA ☐ 350mA ☐ 175mA	☐ 875mA† ☐ 700mA ☐ 525mA ☐ 350mA ☐ 175mA ☐ TRA‡ True Amber	☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K)	☐ UNV (120-277) ☐ 347 ☐ 480

Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	Standard Textured Finish	
☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount ☐ WM WM - Wall Mount provided with mounting bracket and cover. Pendant Mount ☐ Stem Mount + Length(in) (48" Max) STM-L ☐ Chain Mount + Length(in) (48" Max) CHN-L ☐ Cable Clamp J-Box CCB ☐ Cross Cable Clamp J-Box CCC	☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: 194-RSB10) Consult factory for custom colors	☐ Internal House Side Shield, mtl. LED Count (Example: HS-PLED-36) HS-PLED ☐ Twist Lock Receptacle Only TPR ☐ 3-Pin Twist Lock Receptacle Only TPR7 ☐ High-Low Dimming by Switch by Others(Select Leads 50/100 or 35/100 (Example: HLSW-120) HLSW ☐ Twist Lock Photocell + Voltage (Example: PC347V) TPC+V ☐ Photocell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (Example: SF277V) SF+V ☐ Double Fuse (Example: DF240V) DF+V ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory Motion SD/SB, Photo TBD) MS-F311

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AREA & ROADWAY LIGHTING

DEZINER SERIES 10

Large Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE: TYPE "A"

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 10" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seal, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

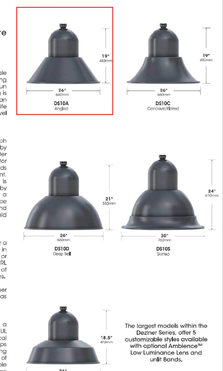
PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0. Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50/60Hz, 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.



The largest models within the Dezíner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

U.L. Listed for Wet Location

2023129

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DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE: TYPE "C1"

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seal, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0. Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50/60Hz, 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

The smallest models within the Dezíner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

U.L. Listed for Wet Location

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DEZINER SERIES 6 - PLED SMALL

ORDERING INFORMATION

Spec/Order Example: DS6CB/AL-ASY/36LED-700mA/30K/UNV/CM-L/SAL/BZ/91"/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage
Luminaire	**Shade**	**Optics**	**LED**			**Voltage**
☐ DS6	☐ Angled A ☐ Angled w/ unlit Bands AB ☐ Concave/Flared C ☐ Concave/Flared w/ unlit Bands CB ☐ Deep Bell D ☐ Deep Bell w/ unlit Bands DB ☐ Hooded H ☐ Hooded w/ unlit Bands HB ☐ Slotted S ☐ Slotted w/ unlit Bands SB ☐ Tiered T ☐ Tiered w/ unlit Bands TB	PLED™ Slimformer Type ☐ PLED-II ☐ PLED-II-FR ☐ PLED-III ☐ PLED-III-W ☐ PLED-IV ☐ PLED-IV-FT ☐ PLED-V-SQ-N ☐ PLED-V-SQ-M ☐ PLED-V-SQ-W Ambience™ Lens Option: ☐ AL-ASY ☐ AL-ASY-HS ☐ AL-SYM NOTES: 1 = 875mA not available with 36LED; available with 20LED only 2 = TRA available in 350mA & 525mA Drive Currents only Consult factory for other CCT, CRI, & Drive Current options	☐ 36LED* ☐ 20LED ☐ 525mA ☐ 350mA	☐ 875mA† ☐ 700mA ☐ 525mA ☐ 350mA ☐ TRA‡ True Amber	☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K)	☐ UNV (120-277) ☐ 347 ☐ 480

Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	Standard Textured Finish	
☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount ☐ WM WM - Wall Mount provided with mounting bracket and cover. Pendant Mount ☐ Stem Mount + Length(in) (48" Max) STM-L ☐ Chain Mount + Length(in) (48" Max) CHN-L ☐ Cable Clamp J-Box CCB ☐ Cross Cable Clamp J-Box CCC	☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: 194-RSB10) Consult factory for custom colors	☐ Internal House Side Shield, mtl. LED Count (Example: HS-PLED-36) HS-PLED ☐ Twist Lock Receptacle Only TPR ☐ 3-Pin Twist Lock Receptacle Only TPR7 ☐ High-Low Dimming by Switch by Others(Select Leads 50/100 or 35/100 (Example: HLSW-120) HLSW ☐ Twist Lock Photocell + Voltage (Example: PC347V) TPC+V ☐ Photocell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (Example: SF277V) SF+V ☐ Double Fuse (Example: DF240V) DF+V ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory Motion SD/SB, Photo TBD) MS-F311

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DEZINER SERIES 6

Small Neoclassical, Domed Bell Luminaire

PROJECT NAME:

PROJECT TYPE: TYPE "C"

Features
The NEW Dezíner Series is a flexible, configurable pedestrian scale decorative pendant luminaire with an 6.7" diameter upper housing of 0.125" thick formed aluminum with a large assortment of spun aluminum shades and ornamental options. Each lower housing is comprised of a 0.080" thick spun aluminum reflector with an integrated LED module seal, thermal management for long LED life and a thermally isolated solid state power supply chamber. Trulevel™ ball coupling.

PLED™ Optics
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. LED optics completely seal each individual emitter to meet an IP66 rating. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. All optics are U0. Zero Uplight and are Dark Sky compliant. Panels are field replaceable and field rotatable in 90° increments.

LED Emitters
High Power White LED's are driven between 350mA and 875mA for a maximum output of 2.5 Watts nominal. LED's are available in standard Warm White (2700K & 3000K), Neutral White (4000K), or Cool White (5000K). All Standard LED's have a minimum of 70 CRI. Consult Factory for other LED options. Lumen Maintenance of L93 at 100,000 hours (TM-21 calculated at 6x Test Time) for all LED options.

True Amber LED's TRA-True Amber LED's emit light in the amber spectral bandwidth centered on 585-590nm. True Amber has negligible blue light and is suitable for wildlife.

LED Driver
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F/-40°C. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 120-277V (UNV), 50/60Hz or 347V & 480V, 50/60Hz, 0-10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

Finish
Super TGIC polyester powder coating is applied onto a metal substrate this has been pretreated with a four-stage process for maximum adhesion and color retention. The top coat is baked at 400° F for maximum hardness and exterior durability.

The smallest models within the Dezíner Series, offer 5 customizable styles available with optional Ambience™ Low Luminance Lens and unlit Bands.

U.L. Listed for Wet Location

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WAC LIGHTING

Sodor

Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
⊘5 WS-W15710 10"	3000K	BK Black BZ Bronze	12W	1200	561

Example: **WS-W15710-BZ**

For custom requests please contact customs@waclighting.com

FEATURES
- Weather resistant powder coated finishes
- Light engine is factory sealed for maximum protection from the elements
- Heavy aluminum shade provides great glare cutoff
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp:	3000K
Input:	120 VAC,50/60Hz
CRI:	90
Dimming:	ELV: 100-10%
Rated Life:	54000 Hours
Standards:	ETL, cETL,IP65,Dark Sky-friendly
Construction:	Wet Location Listed Aluminum hardware with glass diffuser

FINISHES:

Black Bronze

LINE DRAWING:

WS-W15710

waclighting.com | Phone (800) 526.2588 | Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement programs. August 2021

2

DEZINER SERIES 6 - PLED SMALL

ORDERING INFORMATION

Spec/Order Example: DS6CB/AL-ASY/36LED-700mA/30K/UNV/CM-L/SAL/BZ/91"/DF

Luminaire	Shade	Optics	# of LEDs	Drive Current	Color Temp - CCT	Voltage
Luminaire	**Shade**	**Optics**	**LED**			**Voltage**
☐ DS6	☐ Angled A ☐ Angled w/ unlit Bands AB ☐ Concave/Flared C ☐ Concave/Flared w/ unlit Bands CB ☐ Deep Bell D ☐ Deep Bell w/ unlit Bands DB ☐ Hooded H ☐ Hooded w/ unlit Bands HB ☐ Slotted S ☐ Slotted w/ unlit Bands SB ☐ Tiered T ☐ Tiered w/ unlit Bands TB	PLED™ Slimformer Type ☐ PLED-II ☐ PLED-II-FR ☐ PLED-III ☐ PLED-III-W ☐ PLED-IV ☐ PLED-IV-FT ☐ PLED-V-SQ-N ☐ PLED-V-SQ-M ☐ PLED-V-SQ-W Ambience™ Lens Option: ☐ AL-ASY ☐ AL-ASY-HS ☐ AL-SYM NOTES: 1 = 875mA not available with 36LED; available with 20LED only 2 = TRA available in 350mA & 525mA Drive Currents only Consult factory for other CCT, CRI, & Drive Current options	☐ 36LED* ☐ 20LED ☐ 525mA ☐ 350mA	☐ 875mA† ☐ 700mA ☐ 525mA ☐ 350mA ☐ TRA‡ True Amber	☐ 27K (2700K) ☐ 30K (3000K) ☐ 40K (4000K) ☐ 50K (5000K)	☐ UNV (120-277) ☐ 347 ☐ 480

Mounting	Finish	Options
Mounting	**Finish**	**Options**
Arm Mount	Standard Textured Finish	
☐ 1 ☐ 2-180 ☐ 2-90 ☐ 3-90 ☐ 3-120 ☐ 4-90 Wall Mount ☐ WM WM - Wall Mount provided with mounting bracket and cover. Pendant Mount ☐ Stem Mount + Length(in) (48" Max) STM-L ☐ Chain Mount + Length(in) (48" Max) CHN-L ☐ Cable Clamp J-Box CCB ☐ Cross Cable Clamp J-Box CCC	☐ Black RAL-9005-T ☐ White RAL-9003-T ☐ Grey RAL-7004-T ☐ Dark Bronze RAL-8019-T ☐ Green RAL-6005-T Premium Finishes ☐ Rust ☐ Patina Copper PC For smooth finish replace suffix "T" with suffix "S" (Example: 194-RSB10) Consult factory for custom colors	☐ Internal House Side Shield, mtl. LED Count (Example: HS-PLED-36) HS-PLED ☐ Twist Lock Receptacle Only TPR ☐ 3-Pin Twist Lock Receptacle Only TPR7 ☐ High-Low Dimming by Switch by Others(Select Leads 50/100 or 35/100 (Example: HLSW-120) HLSW ☐ Twist Lock Photocell + Voltage (Example: PC347V) TPC+V ☐ Photocell + Voltage (Example: PC120V) PC+V ☐ Single Fuse (Example: SF277V) SF+V ☐ Double Fuse (Example: DF240V) DF+V ☐ Blue-Tooth Programmable Photo/Motion Sensor (Factory Motion SD/SB, Photo TBD) MS-F311

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PALM DESERT APARTMENTS

COOK ST. & FRANK SINATRA DR.
PALM DESERT, CA 92211

stamp | approval

issues | revisions

#	Description	Date
	PLANNING SUBMITTAL	05/31/2023
	PLANNING SUBMITTAL	09/05/2023

sheet scale:

project no. SVA 231442

sheet title

LIGHTING FIXTURE SPECS & CUTSHEETS

sheet no.

ES3.1

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