

Vista Chino Development

Gene Autry Trail & E Vista Chino, Palm Springs, CA 92262

Project Team

Owner:
Amco Palm Springs
440 S Arroyo Hills Rd
Anthem, CA 92097
Contact: Muhammad Kaskas

Architect:
domustudio architecture
2800 Third Avenue
San Diego, CA 92103
619.962.3003 x 14
Contact: John Pajar, AIA, Principal, LEED AP

Civil Engineer:
NTS Engineering
5119 University Drive
Irvine, CA 92614
949.888.4608
Contact: Nadim Surina, Principal Engineer

Landscape Architect:
Hermann Design Group
71-899 Wolf Road, Suite 102
Rancho Santa Fe, CA 92071
760.777.9131
Contact: Chris Hartman, President / CEO

Geotechnical Engineer:
Soil Pacific Inc.
675 N. Eckhoff St., Suite A
Orange, CA 92663
714.879.1203
Contact: Yonah Kabin, President

Sheet Index

0 - Title Sheets
T0.1 - Title Sheet

01 - Civil
C1.0 - Preliminary Grading
C1.1 - Preliminary Grading
C2.0 - Preliminary Street Improvement Plan - Title Sheet
C2.1 - Preliminary Street Improvement Plan - Plan and Profile
C2.2 - Preliminary Street Improvement Plan - Plan and Profile
C3.0 - Tentative Parcel Map

02 - Architectural
A0.1 - Site Plan
A1.0 - Residential Plans/Elevations - Building A
A1.1 - Residential Plans/Elevations - Buildings D & C
A1.2 - Residential Plans/Elevations - Buildings D & E
A1.3 - Residential Plans/Elevations - Building F & Clubhouse
A2.1 - Residential Unit Floor Plans
A2.2 - Residential Unit Floor Plans
A3.1 - Grocery Store Sections/Elevations
A3.2 - Retail Store Elevations/Sections
A3.3 - Coffee Shop and Retail Plans and Elevations
A4.0 - Site Cross Sections
A5.0 - Site Photographs
A6.0 - Perspectives, Color & Materials Exhibit

03 - Landscape
L1.0 - Conceptual Landscape Plan
L2.0 - Clubhouse
L3.0 - Enlarged Plans
Sheets: 23

Project Data

Project Description: Commercial and Residential project on undeveloped land

Project Address: E Vista Chino & Gene Autry Trail
Palm Springs, CA 92262

Assessor's Parcel No.: APN: 071-04-020-0

Legal Description: THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF PALM SPRINGS, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: GOVERNMENT LOT 11 OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 3 EAST, SAN BERNARDINO MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

Existing Use: Undeveloped Land

Proposed Use: Mixed Use - Residential / Commercial

Approvals: General Plan Amendment, Tentative Parcel Map, Development Permit, Major Architectural, Conditional Use Permit

Zoning Analysis: C-3, MU (via General Plan Amendment)

Zone: MU (via General Plan Amendment)

Min lot size: 20,000 sf

Lot size: 21.21 acres (923,907 SF)

Height Limit: 30'

Setbacks: 5 ft front, 20 ft adjacent to residential, 5 ft rear, 5 ft nearest landscaped

Yards: 5 ft nearest landscaped

General Plan Designation: Neighborhood / Community/Commercial MU (via General Plan Amendment)

Residential Density: Max. 15
To conform with General Plan Mixed Use (MU)

Parcel 4 (Residential): 15.55 Acres
Proposed Density: 232 Units / 15.55 Acres = 14.9 du/ac

Number of Stores/Height:
Grocery Store: 1 story/30 ft
Coffee Shop: 1 story/20 ft
Retail / C-Store/Car Wash: 1 story/20 ft

Residential Units: 3 stories/30 ft, 2 stories/20 ft, 1 story/20 ft
Clubhouse: 1 story/20 ft

FAR: 0.35 (C-1)

Parcel 1: 20,175 SF / 110,036 SF = 18 (< 35 = OK) -2.55 AC (-110,266 SF)

Parcel 2: 8,525 SF / 99,732 SF = 09 (< 35 = OK) -2.20 AC (-99,752 SF)

Parcel 3: 2,000 SF / 36,590 SF = 05 (< 35 = OK) -0.54 AC (-36,590 SF)

Parcel 4 (Residential): 15.55 Acres
Proposed Density: 232 Units / 15.55 Acres = 14.9 du/ac (-15+OK)

Building Areas:
Commercial:
Parcel 1 Grocery Store / Juice Bar: 18,175 SF
Retail: 2,000 SF
Parcel 2 Retail / C-Store/Car Wash: 8,525 SF
Parcel 3 Coffee Shop: 2,000 SF
Total Commercial Building Area: 30,700 SF
Residential:
Parcel 4 TRS A (1 Bedroom): 80 Units x 820 SF = 65,600 SF
Unit B (2 Bedrooms): 150 Units x 1,100 SF = 165,000 SF
Unit C (3 Bedrooms): 5 Units x 1,330 SF = 6,650 SF
Unit D (2 Bedrooms): 10 Units x 1,425 SF = 14,250 SF
Unit E (3 Bedrooms): 10 Units x 1,660 SF = 16,600 SF
Total Units: 232 Units 232,460 SF
Clubhouse: 20 Units x 232 SF = 4,640 SF
Gazebo: 2,000 SF
Total Residential Building Area: 240,950 SF
**Corporis: 212 Units x 162 SF = 34,344 SF

Project Data (cont'd)

Commercial Accessibility & EV Parking Requirements:

Parcel 1 - Grocery/Retail
Total Spaces: 98
Standard Parking: 94
Accessible Parking: 4
EV Standard Parking: 4
EV Accessible Parking: 1

Parcel 2 - Retail / C-Store
Total Spaces: 31
Standard Parking: 29
Accessible Parking: 2
EV Standard Parking: 2
EV Accessible Parking: 0

Parcel 3 - Coffee Shop
Total Spaces: 14
Standard Parking: 13
Accessible Parking: 1
EV Standard Parking: 0
EV Accessible Parking: 0

Residential Accessibility & EV Parking Requirements:

Parcel 4 - Residential
Accession: 224 x 20' = 11 spaces
Covered: Covered parking is optional. Providing 15% of solar canopy (126,075 Road Area x .15 = 18,911 SF / 162 SF) = 117 spaces
Accessible: 8 required (per PSZC 93.06.05)
Accessible if assigned: 374 x 10' = 8 (per CBC 1109 A.4)
Accessible if unassigned: 374 x 05 = 19 (per CBC 1109 A.5)

EV Charging:
EV Capable (Future Level 2): 394 x 10 = 39
EV Ready (One level): 394 x 25 = 99
EV Chargers (Level 2): 394 x 05 = 20
EV Total: 158
EV Accessible: 1/20 or 7.4 per PSZC/C
PSZC: 364 x 10 = 36 Required

Commercial Parking Requirements: (PSZC 93.06.00)

Parcel 1
Grocery: 18,175 / 200 = 91 stalls required
Retail: 2,000 / 300 = 7 stalls required
Total = 98 stalls required
98 stalls provided

Parcel 2
Retail / C-Store: 8,525 / 200 = 26 stalls required
Car Wash: 3,300 = 4 stalls required
Total = 30 stalls required
31 stalls provided (16 Vacuum Stalls)

Parcel 3
Coffee Shop: 2,000 / 300 = 7 stalls required
Total = 7 parking stalls required
10 stalls provided

Residential Parking Requirements: (PSZC 93.06.00)

Parcel 4
94 TRS A: 125 = 80
163, 2 BR x 1.5 = 244.5
5 TRS C: 75 per ft = 11.25
Guest Parking: 1 per 4 = 58
Total = 394 parking stalls required
394 provided

Vicinity Map

© 2023 domstudio architecture. All rights reserved. This document is the property of domstudio architecture. No part of this document may be reproduced without the prior written permission of domstudio architecture. 10/2023 10:17:18 AM

Vista Chino Development
Gene Autry Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Preliminary Design 15-Jan-2024

**PRELIMINARY GRADING
IN THE CITY OF PALM SPRING
COUNTY OF RIVERSIDE, CALIFORNIA
APN: 677-040-022**

UTILITY COMPANIES: APPLICANT / OWNER / DEVELOPER

WATER/SANITARY
DESERT WATER AGENCY
PHONE (760) 323-4897

ELECTRICITY
SOUTHERN CALIFORNIA EDISON
PHONE (760)202-4211

GAS
SOUTHERN CALIFORNIA GAS
PHONE (760) 327-3343

TELEPHONE
VERIZON COMPANY
PHONE (760) 778-3601

CABLE TV
THE WARNER CABLE
PHONE (760) 320-8860

FLOOD CONTROL
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
PHONE (909) 955-1200

UNDERGROUND UTILITIES
UNDERGROUND SERVICE ALERT
PHONE (800) 327-2900

AMCO FUELS LLC
3401 LONG BEACH BLVD
LONG BEACH, CA 92807

LEGAL DESCRIPTION

GOVERNMENT LOT 11 OF THE SOUTHWEST QUARTER OF SECTION 8,
TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN,
IN THE CITY OF PALM SPRING, COUNTY OF RIVERSIDE, STATE
OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

ASSESSOR'S PARCEL NUMBER

APN: 677-040-022

ZONING ORDINANCE

C-1.5 (M) (M) GENERAL PLAN AMENDMENT

FLOOD ZONE:

PROPERTY IS LOCATED IN HAZARDOUS OR WITH
RISK OF FLOODING AREA, FEMA
ZONE: X, MAP NO. 06065C1527G

SURVEY BENCH MARK

BENCHMARK: PALM SPRING NO. 1-209
FID CHECKED BOX ON THE NORTH NE CURB RETURN AT THE
INTERSECTION WHITEWATER CLUB DRIVE AND VA ESPUELA.
ELEV: 474.753
VERTICAL DATUM: NGVD29 (020018)

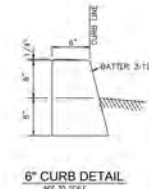
BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE
CALIFORNIA STATE PLANE COORDINATE SYSTEM CASS3,
ZONE 6, BASED LOCALLY ON CONTROL STATION 70551
AND "PSM" NAD 83 (NRS 2011) EPOCH 2010.00 AS PER
NCS DATE SHEET
BOND: NSY08322W

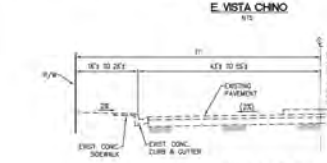
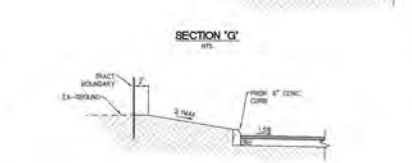
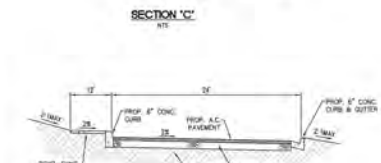
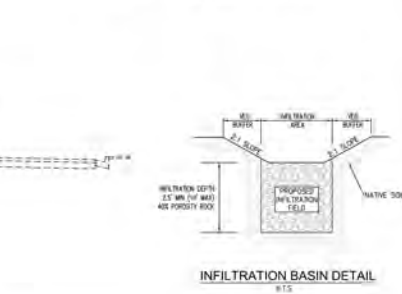
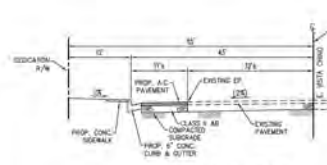
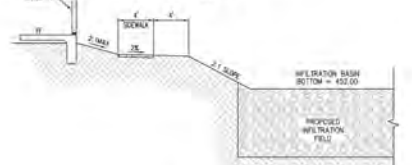
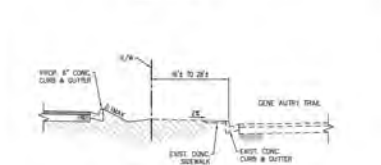
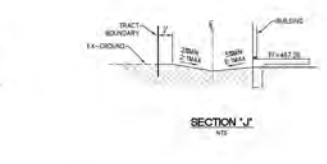
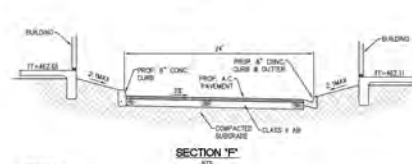
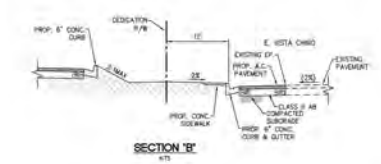
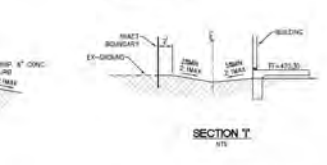
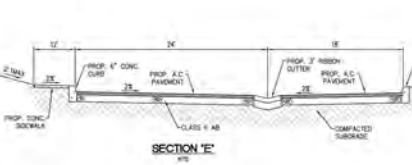
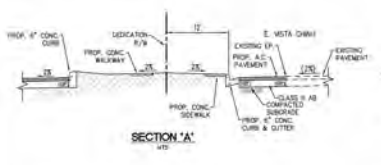


LEGEND

- TRACT BOUNDARY
- CENTER LINE
- EASEMENT LINE
- EXIST. CONTOUR
- EXIST. CONTOUR
- IC: TOP OF CURB
- HP: HIGH POINT
- FG: FINISHED GRADE
- FL: FLOW LINE
- FS: FINISHED SURFACE
- FF: FINISHED FLOOR
- FAD: FIN. ELEVATOR
- R/W: RIGHT OF WAY
- P.L.: PROPERTY LINE
- TL: TOP OF WALL
- TF: TOP OF FOOTING
- NT: NOT A PART
- E: EXISTING
- W: WALL HIGH
- GB: GRADE BREAK
- CB: CATCH BASIN
- PUE: PUBLIC UTILITY EASEMENT
- C&O: CURB AND GUTTER



INDEX MAP
SCALE: 1"=100'



**24\"/>

EXTENSION	W	L	W	W	W
24\"/>					

24\"/>**

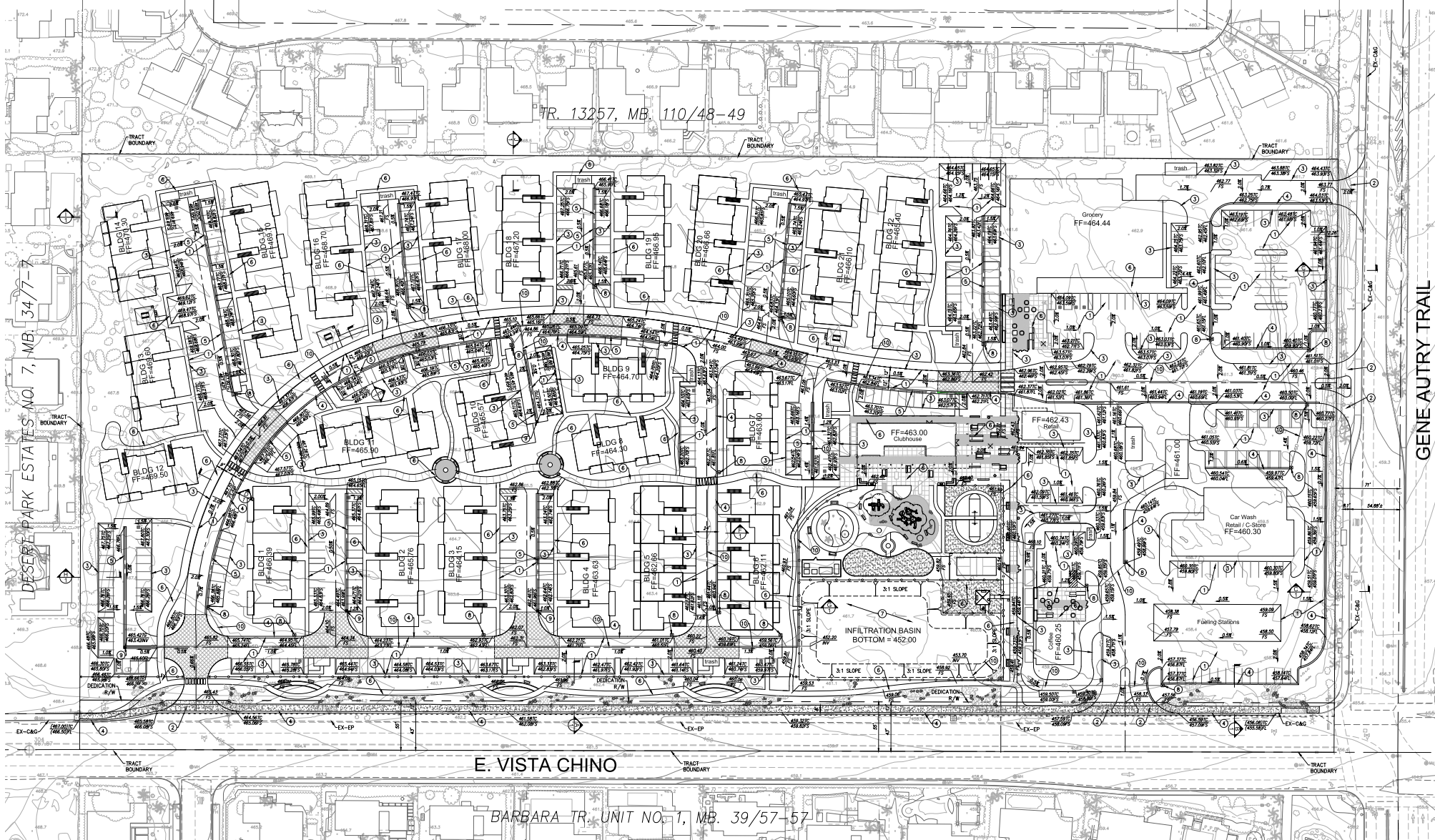
GRATE INLET DETAILS
NOT TO SCALE

SHEET 1 OF 2

CIVIL ENGINEER
NTS ENGINEERING
1533 COLVER DRIVE
SUITE 340
IRVINE, CA 92614
WWW.NTS.COM
INFO@NTS.COM
(714) 458-0947
REVISED DATE: 05/11/2024



PRELIMINARY GRADING
 IN THE CITY OF PALM SPRING
 COUNTY OF RIVERSIDE, CALIFORNIA
 APN: 677-040-022



DESERET PARK ESTATES NO. 7, MB. 34/7-7

TR. 13257, MB. 110/48-49

E. VISTA CHINO

BARBARA TR. UNIT NO. 1, MB. 39/57-57

GENE AUTRY TRAIL

CONSTRUCTION NOTE:

- ① PROPOSED AC PAVEMENT
- ② PROPOSED DRIVEWAY APPROACH
- ③ PROPOSED 6" CURB
- ④ PROPOSED 6" CURB AND GUTTER
- ⑤ PROPOSED 5" WIDE RIBBON GUTTER
- ⑥ PROPOSED CONC. WALKWAY
- ⑦ PROPOSED INFILTRATION TRENCH BASIN
- ⑧ PROPOSED CATCH BASIN
- ⑨ PROPOSED DRAIN INLET
- ⑩ PROPOSED STORM DRAIN PIPE



SHEET 2 OF 2

CIVIL ENGINEER
 NTS ENGINEERING
 MAGN SAINA O.S.P. P.E. 3172
 15331 DELVER DRIVE
 SUITE 340
 IRVINE, CA 92614
 WWW.NTSENG.COM
 INFO@NTSENG.COM
 (714) 408-0047



PREPARE DATE: 10/01/2024

PRELIMINARY STREET IMPROVEMENT PLAN

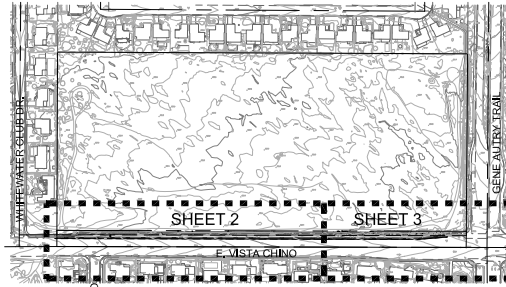
E. VISTA CHINO

CITY OF PALM SPRINGS

APN: 677-040-022

GENERAL NOTES:

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THESE PLANS, THE STANDARD DRAWINGS OF THE CITY OF PALM SPRINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION.
 2. NOTHING IN THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM OBTAINING PERMITS AS REQUIRED BY CHAPTER 14.16 OF THE PALM SPRINGS MUNICIPAL CODE.
 3. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN A SCHEMATIC MANNEER ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING THE WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2650 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
 4. PRIOR TO COMMENCING THE WORK, THE CONTRACTOR SHALL OBTAIN AN ENCRoACHMENT PERMIT FROM THE CITY OF PALM SPRINGS, ENGINEERING DIVISION. THE WORK WILL BE ALLOWED ACCORDING TO RESOLUTION 17950 - RESTRICTING STREET WORK ON MAJOR AND SECONDARY THOROUGHFARES. THE CONTRACTOR SHALL BEAR ALL COSTS OF SAID PERMIT. THE CONTRACTOR SHALL PROVIDE OWNER WITH 5 COPIES OF SAID PERMIT.
 5. CONTRACTOR SHALL SET AN APPOINTMENT FOR INSPECTION WITH THE CITY ENGINEERING FIELD INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO DATE OF INSPECTION.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
 7. THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS. REMOVAL AND REPLACEMENTS WILL BE DONE ONLY BY A LICENSED LAND SURVEYOR OR A REGISTERED CIVIL ENGINEER AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL COMPLY WITH SEC. 8771 OF THE BUSINESS AND PROFESSIONS CODE AS AMENDED BY AB 1414 WITH RESPECT TO ALL MONUMENTS.
 8. RECORD DRAWINGS (FORMERLY CALLED "AS-BUILT" DRAWINGS) OF THESE PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER BY THE PROJECT ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE WORK.
 9. CONSTRUCTION SIGNING, LIGHTING AND BARRICADES SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY CITY DIRECTED BY THE CITY ENGINEER AS A MINIMUM. ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADES SHALL BE IN ACCORDANCE WITH PART 6 TEMPORARY TRAFFIC CONTROL OF THE CALIFORNIA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, DATED JANUARY 13, 2012, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 10. THE FLOW LINE OF ALL CURB AND GUTTER AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE WORK.
 11. APPROVAL OF PLANS BY THE CITY ENGINEER DOES NOT RELIEVE THE CONTRACTOR OR DESIGN ENGINEER FROM RESPONSIBILITY FOR CORRECTIONS OF ERRORS AND OMISSIONS DURING CONSTRUCTION OF THE WORK. UPON REQUEST, THE REQUIRED PLAN REVISIONS SHALL BE PROMPTLY SUBMITTED TO THE CITY ENGINEER FOR APPROVAL.
- TRENCH PAVEMENT**
12. STREET CUTS SHALL BE PAVED WITH TEMPORARY A.C. PAVING IMMEDIATELY. MAJOR AND SECONDARY THOROUGHFARES SHALL BE PERMANENTLY PAVED NO LATER THAN THE LAST WORKING DAY OF THE WEEK IN WHICH THE WORK IS PERFORMED PER CITY OF PALM SPRINGS STD. DWG. NO. 115 SEE ORDINANCE NO. 14.16.375
 13. MISCELLANEOUS BASE SHALL BE CRUSHED MISCELLANEOUS BASE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION, AND IS REQUIRED FOR ALL TRENCH REPAIRS.
 14. TRENCHES SHALL BE COMPLETELY BACKFILLED AND COMPACTED TO SUPPORT TRAFFIC AT THE END OF EACH WORK DAY. THE CONTRACTOR SHALL PLACE PERMANENT PAVEMENT THROUGH INTERSECTIONS AT THE END OF EACH WORK DAY. NO TRENCH EXCAVATION OR PIPE LAYING ON FRIDAYS, WEEKENDS OR HOLIDAYS WILL BE PERMITTED ON MAJOR AND SECONDARY THOROUGHFARES OR COLLECTOR STREETS WITHOUT PRIOR APPROVAL OF THE CITY ENGINEER. CONTRACTOR SHALL PLACE PERMANENT PAVING EACH FRIDAY.
 15. IF, IN THE OPINION OF THE CITY ENGINEER, THE TRENCH BACKFILL, AND/OR TEMPORARY PAVING ARE UNSAFE FOR TRAFFIC, THE CONTRACTOR SHALL PLACE PERMANENT PAVING AT THE END OF EACH WORK DAY.
 16. STEEL TRENCH PLATING SHALL NOT BE UTILIZED WITHOUT PRIOR APPROVAL BY THE CITY ENGINEER. STEEL TRENCH PLATING, IF APPROVED, SHALL CONFORM TO CALTRANS ENCROACHMENT PERMIT MANUAL SECTION 602.1, AS REVISED JULY, 2009.
 17. ALL TRENCH REPAVING SHALL BE MADE UTILIZING A 'T' SECTION PER CITY STANDARD DRAWING NO. 115
- STREET PAVEMENT**
18. THE ASPHALT CONCRETE DESIGN SHALL MEET THE CITY OF PALM SPRINGS STD. DWG. NO. 110 AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION; USE TYPE B FOR THE BASE LIFT AND TYPE C2 FOR THE FINAL 1" CAP. THE DESIGN SHALL HAVE A HYEM STABILITY OF 35 AND 33 RESPECTIVELY PER THE CALIFORNIA TEST METHOD 304 AND 366. PERFORMANCE GRADE ASPHALT (PG 70-10) MEETING CALTRANS STANDARD SPECIFICATIONS SHALL BE USED.
 19. THE SPECIFIED MISCELLANEOUS BASE SHALL BE CRUSHED MISCELLANEOUS BASE ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION.



SHEET INDEX

SHEET NO.	TITLE
1	TITLE SHEET
2	PLAN AND PROFILE
3	PLAN AND PROFILE

CONSTRUCTION NOTES

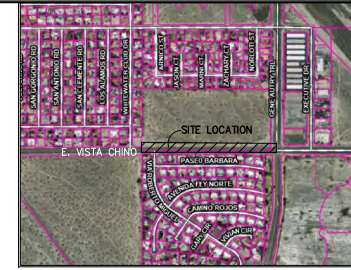
DESCRIPTION	QUANTITY
① CONSTRUCT 4" AC PAVEMENT OVER 4" C.A.B. (CLASS II) PER SOIL REPORT.	12,620 SF
② CONSTRUCT (A3) 6" CURB AND GUTTER PER CITY OF PALM SPRINGS STD. NO. 200	1,338 LF
③ CONSTRUCT DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207A	2,419 SF
④ CONSTRUCT SIDEWALK PER CITY OF PALM SPRINGS STD. NO. 210	8,190 SF
⑤ SAW CUT REMOVE EXISTING A.C. PAVEMENT	1,856 SF
⑥ SAW CUT AND GRIND OVERLAY PER DETAIL SHEET 3	2,674 SF
⑦ ADJUST EXISTING STREET LIGHT TO NEW SIDEWALK GRADE	1 EA
⑧ RELOCATE EXISTING STREET LIGHT	1 EA
⑨ RELOCATE EXISTING UTILITIES POLE	8 EA
⑩ RELOCATE EXISTING UTILITIES BOX	2 EA
⑪ RELOCATE EXISTING POWER POLE	8 EA
⑫ RELOCATE EXISTING SOIL	5 EA
⑬ EXISTING CATCH BASIN TO REMAIN IN PLACE	1 EA

LEGEND

---	CENTERLINE
---	RIGHT OF WAY LINE
---	TRACT BOUNDARY LINE
---	EASEMENT
---	CHAIN LINK FENCE
---	WOOD FENCE
---	WROUGHT IRON FENCE
---	EXISTING CONTOUR
---	SPOT ELEVATION
---	BOLLARD
---	FIRE HYDRANT
---	GAS VALVE
---	MISCELLANEOUS BOX
---	POWER POLE
---	SIGN
---	WATER METER
---	WATER VALVE
---	TREE
---	REMOVED EXIST. AC PAVEMENT
---	GRIND OVERLAY
---	NEW AC OVER AB
---	SAWCUT LINE

ABBREVIATIONS:

AC	ASPHALT CONCRETE
ANT PT	ANGLE POINT
BCR	BEGIN CURB RETURN
SW	BACK OF SIDEWALK
CL	CENTERLINE
C&G	CURB AND GUTTER
COR	CORNER
CLF	CHAIN LINK FENCE
CP	CONTROL POINT
CONC.	CONCRETE
EOR	END CURB RETURN
EP	EDGE OF PAVEMENT
ER	EDGE OF ROAD
EW	EDGE OF WALK
FH	FIRE HYDRANT
FG	FINISH GRADE
FL	FLOW LINE
FND	FOUND
FS	FINISH SURFACE
GS	GROUND
HC	HANDICAP
IFOW	INSIDE FACE OF WALL
INT	INTERSECTION
LP	LOW POINTS
LT	LIGHT
MOC	MIDDLE OF CURB
OFOW	OUTSIDE FACE OF WALL
PL	PROPERTY LINE
PI	POINT OF INTERSECTION
PP	POWER POLE
SMH	SEWER MANHOLE
SDMH	STORM DRAIN MANHOLE
TC	TOP OF CURB
TC	TOP OF BEAM
P-W	POST/WROUGHT IRON FENCE



VICINITY MAP
N.T.S.

APPLICANT/OWNER/DEVELOPER

AMCO FUELS LLC
3401 LONG BEACH BLVD
LONG BEACH, CA 92807

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE CALIFORNIA STATE PLANE COORDINATE SYSTEM CCS83, ZONE 6, BASED LOCALLY ON CONTROL STATION "USSC" AND "PSB4" NAD 83(NSRS 2011) EPOCH 2010.00 AS PER NGS DATE SHEET, BEING N51°08'32"W



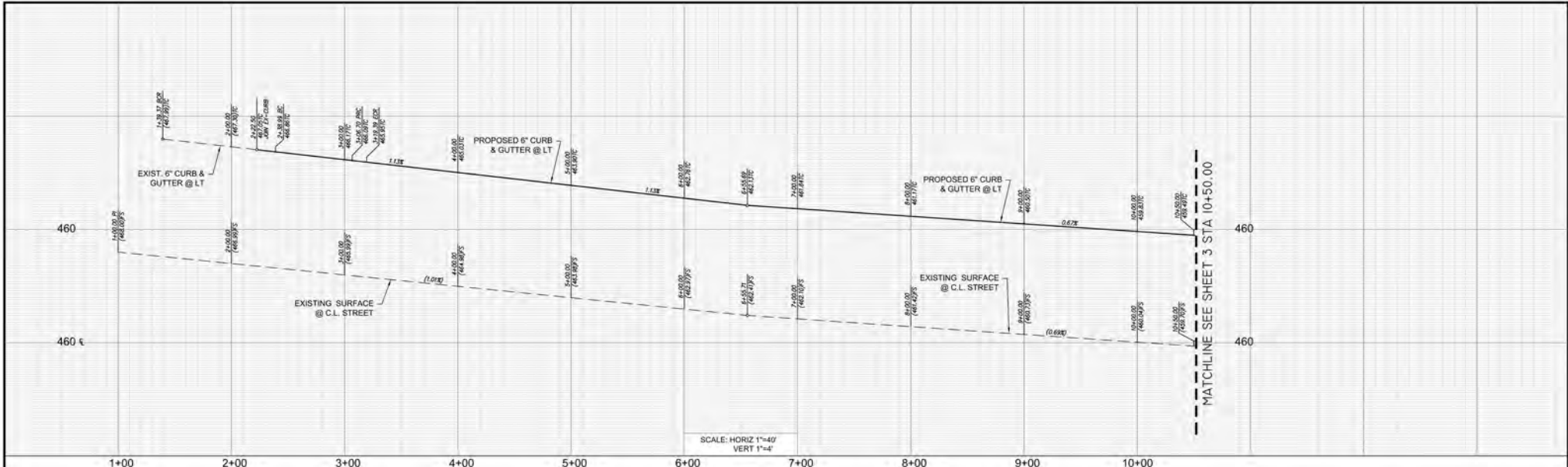
NO.	REVISION	APPROVED	DATE	DESIGNED BY: TNS	CITY CHECK: TNS	DRAWN BY: TNS	DATE: 4/27/20	PREPARED BY: THOMAS GARDIA, P.E.	APPROVED BY: THOMAS GARDIA, P.E.	FILE NO.	SHEET
										CITY OF PALM SPRINGS, CALIFORNIA	1
										PRELIMINARY STREET IMPROVEMENT PLAN	1
										E. VISTA CHINO	1
										TITLE SHEET	1

Underground Service Alert
DIAL: 811

DESIGNED BY: TNS
CITY CHECK: TNS
DRAWN BY: TNS
DATE: 4/27/20

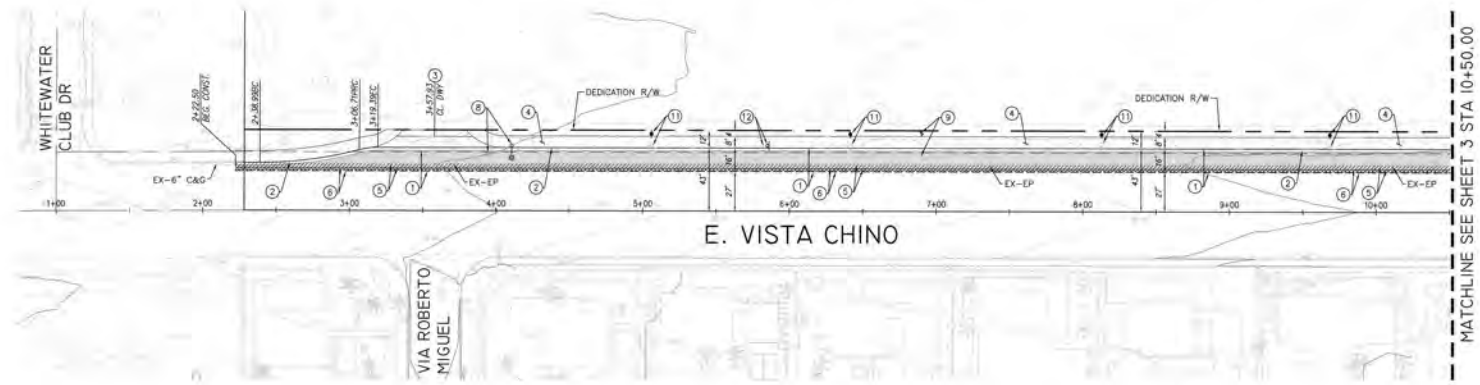
PREPARED BY: THOMAS GARDIA, P.E.
APPROVED BY: THOMAS GARDIA, P.E.

FILE NO.:
SHEET: 1



SCALE: HORIZ 1"=40'
VERT 1"=4'

MATCHLINE SEE SHEET 3 STA 10+50.00

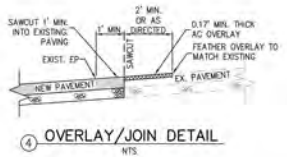


CONSTRUCTION NOTES

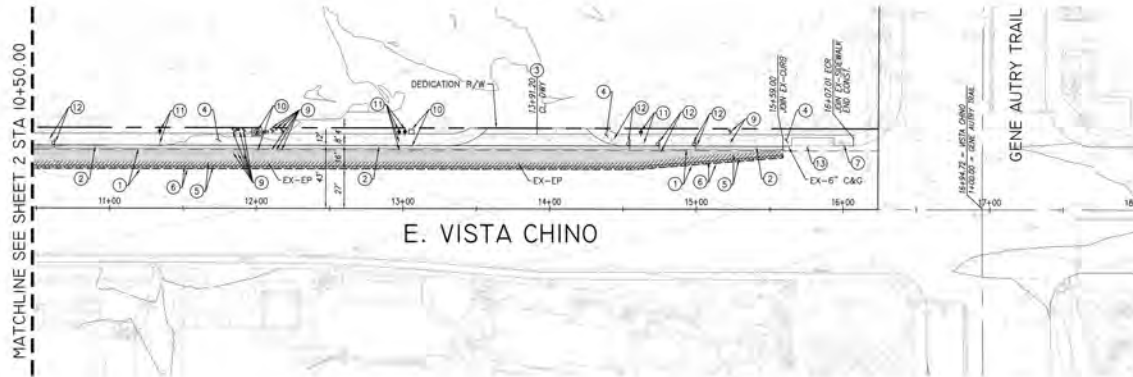
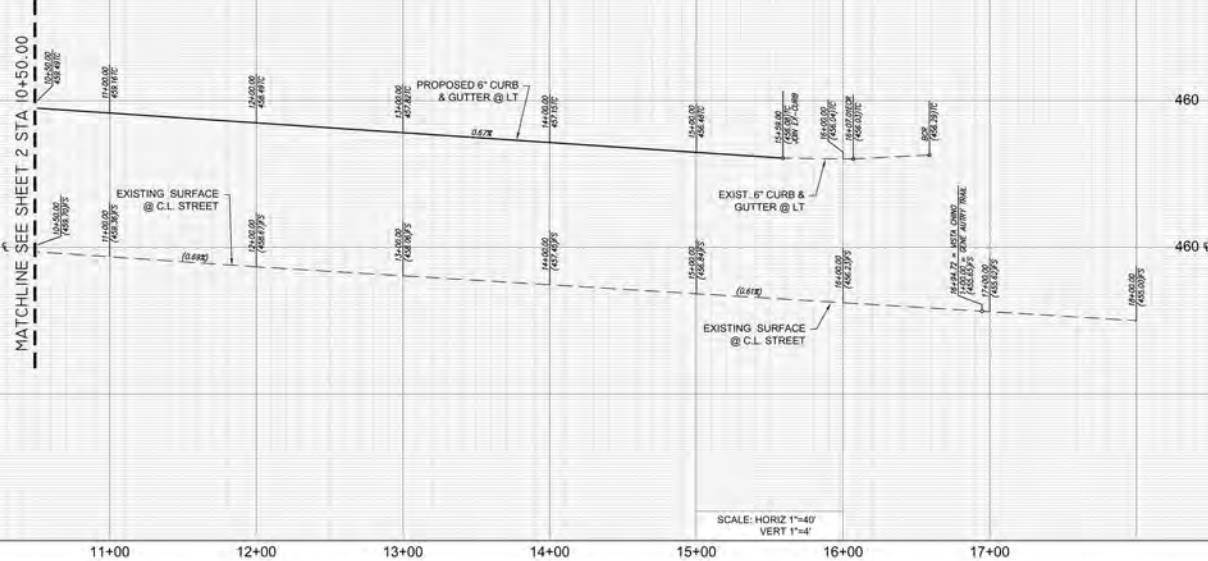
- ① CONSTRUCT AC PAVEMENT OVER C.A.B. (CLASS B) PER SOL REPORT
- ② CONSTRUCT (AS) 6" CURB AND GUTTER PER CITY OF PALM SPRINGS STD. NO. 200
- ③ CONSTRUCT DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207A
- ④ CONSTRUCT SIDEWALK PER CITY OF PALM SPRINGS STD. NO. 210
- ⑤ SAW CUT REMOVE EXISTING AC PAVEMENT
- ⑥ SAW CUT AND GRIND OVERLAY PER DETAIL SHEET 3
- ⑦ ADJUST EXISTING STREET LIGHT TO NEW SIDEWALK GRADE
- ⑧ RELOCATE EXISTING STREET LIGHT
- ⑨ RELOCATE EXISTING UTILITIES POLE
- ⑩ RELOCATE EXISTING UTILITIES BOX
- ⑪ RELOCATE EXISTING POWER POLE
- ⑫ RELOCATE EXISTING SIGN
- ⑬ EXISTING CATCH BASIN TO REMAIN IN PLACE

LEGEND

- REMOVED EXIST. AC PAVEMENT
- GRIND OVERLAY
- NEW AC OVER AS
- SAWCUT LINE

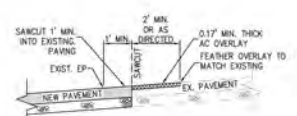
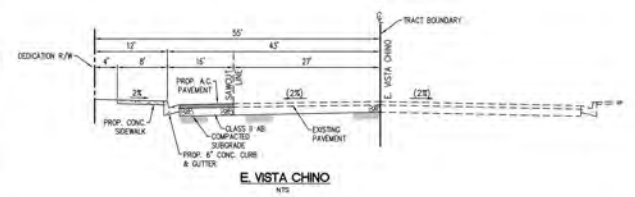


UNDERGROUND SERVICE ALERT DIAL: 811	PROJECT: PALM SPRINGS RD 1328 (REV. 04/15/2010) (05/04/15) LOCATION: 1533 CALVER DRIVE SUITE 340 IRVINE, CA 92614 WWW.NTSENGINEERING.COM INFO@NTSENG.COM (714) 408-0947	DESIGN BY: TNS CHECKED BY: TNS DATE:	CITY ENGINEER:	REVIEWED BY: TNS DATE:	PROJECT NO: 48279	SHEET NO: 2 OF 3	CITY OF PALM SPRINGS, CALIFORNIA PRELIMINARY STREET IMPROVEMENT PLAN E. VISTA CHINO PLAN AND PROFILE (STA. 2+22.50 TO 10+50.00)	FILE NO: 48279 DATE:	SHEET NO: 2 OF 3
---	---	--	----------------	---------------------------	-------------------	------------------	--	-------------------------	---------------------



CONSTRUCTION NOTES

- 1) CONSTRUCT 1" AC PAVEMENT OVER 1" C.A.B. (CLASS II) PER SOL REPORT
- 2) CONSTRUCT (A3) 6" CURB AND GUTTER PER CITY OF PALM SPRINGS STD. NO. 200
- 3) CONSTRUCT DRIVEWAY APPROACH PER COUNTY OF RIVERSIDE STD. NO. 207A
- 4) CONSTRUCT SIDEWALK PER CITY OF PALM SPRINGS STD. NO. 210
- 5) SAW CUT REMOVE EXISTING AC PAVEMENT
- 6) SAW CUT AND GRIND OVERLAY PER DETAIL SHEET 3
- 7) ADJUST EXISTING STREET LIGHT TO NEW SIDEWALK GRADE
- 8) RELOCATE EXISTING STREET LIGHT
- 9) RELOCATE EXISTING UTILITIES POLE
- 10) RELOCATE EXISTING UTILITIES BOX
- 11) RELOCATE EXISTING POWER POLE
- 12) RELOCATE EXISTING SIGN
- 13) EXISTING CATCH BASIN TO REMAIN IN PLACE



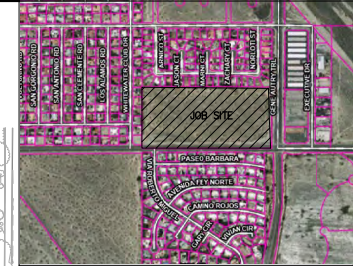
6) OVERLAY/JOIN DETAIL
NTS

- LEGEND**
- REMOVED EXIST. AC PAVEMENT
 - GRIND OVERLAY
 - NEW AC OVER AS
 - SAWCUT LINE

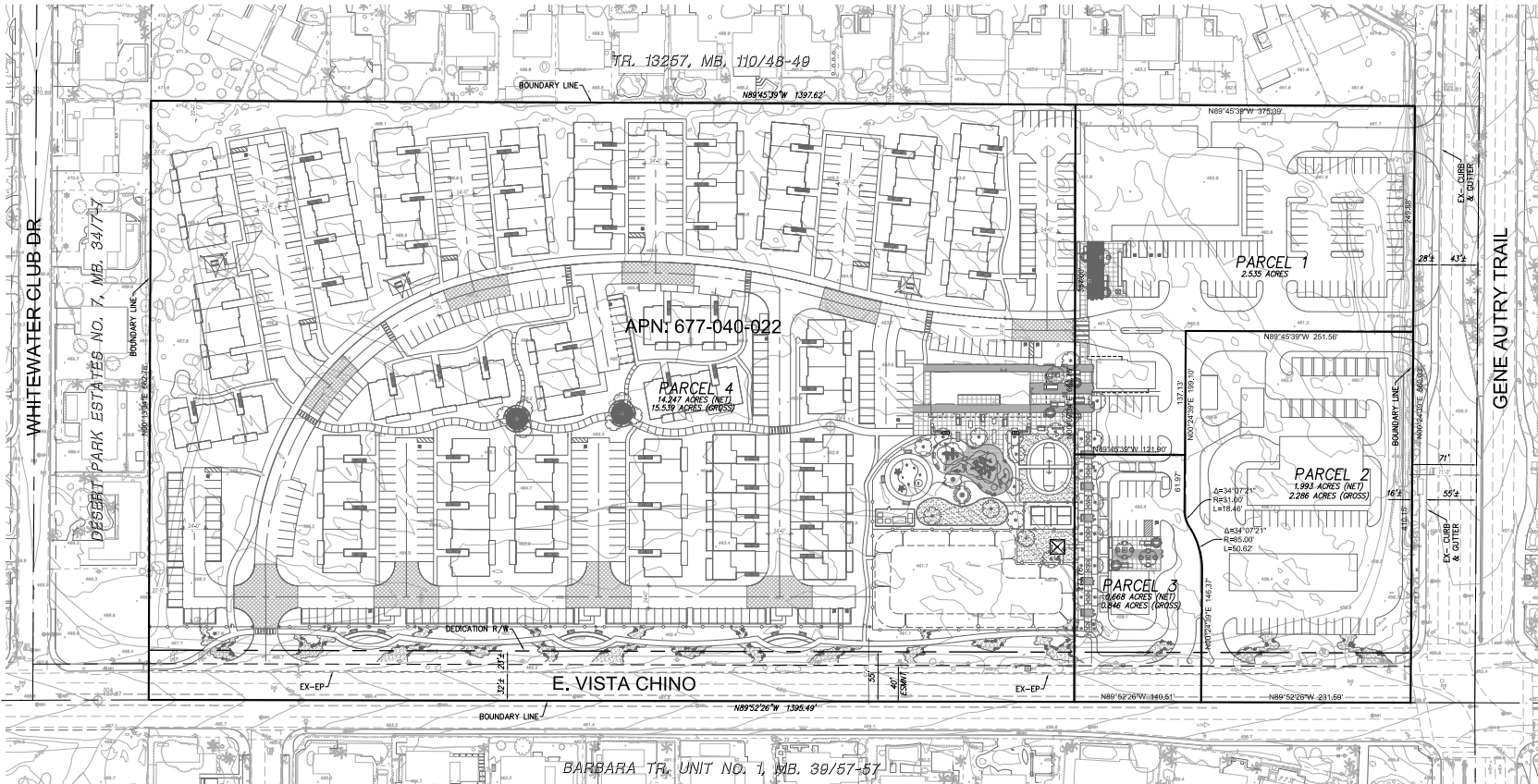


PROJECT: PALM SPRINGS A31 (2018) LOCATION: TO CHISELED BOX ON THE NORTH NE CURB RETURN AT THE INTERSECTION WHITEMAN CLUB DRIVE AND WA ESCUELA	DESIGNED BY: NTS CHECKED BY: NTS DATE:	CITY: PALM SPRINGS TRAFFIC ENGINEER: NTS FIELD ENGINEER: NTS	PROJECT NO: 15-00000001 SHEET NO: 3 OF 3	CITY OF PALM SPRINGS, CALIFORNIA PRELIMINARY STREET IMPROVEMENT PLAN E. VISTA CHINO PLAN AND PROFILE (STA. 10+50.00 TO 16+07.01)	SHEET NO: 3 DATE: 10/15/2018 DRAWN BY:
--	--	--	---	---	--

TENTATIVE PARCEL MAP NO. _____
 IN THE CITY OF PALM SPRING
 COUNTY OF RIVERSIDE, CALIFORNIA
 APN: 677-040-022



VICINITY MAP
N.T.S.



LEGEND

---	TRACT BOUNDARY
---	CENTER LINE
---	EASEMENT LINE
---	EXIST. CONTOUR
---	2495
TC	TOP OF CURB
HP	HIGH POINT
FG	FINISHED GRADE
FL	FLOW LINE
FS	FINISHED SURFACE
FF	FINISHED FLOOR
PAD	PAD ELEVATION
R/W	RIGHT OF WAY
P.L.	PROPERTY LINE
T/W	TOP OF WAY
TF	TOP OF FOOTING
N.A.P.	NOT A PART
EX	EXISTING
HT	WALL HIGH
GB	GRADE BREAK
CB	CATCH BASIN
PUE	PUBLIC UTILITY EASEMENT

- UTILITY COMPANIES:**
- WATER/SEWER
DESERT WATER AGENCY
PHONE (760) 323-4971
 - ELECTRICITY
SOUTHERN CALIFORNIA EDISON
PHONE (760)202-4211
 - GAS
SOUTHERN CALIFORNIA GAS
PHONE (760) 327-3343
 - TELEPHONE
VERIZON COMPANY
PHONE (760) 778-3601
 - CABLE TV
TIME WARNER CABLE
PHONE (760) 320-8810
 - FLOOD CONTROL
RIVERSIDE COUNTY FLOOD CONTROL
AND WATER CONSERVATION DISTRICT
PHONE (909) 955-1200
 - UNDERGROUND UTILITIES
UNDERGROUND SERVICE ALERT
PHONE (800) 227-2600

PARCEL DATA

PROPOSED PARCELS	NET AREA	GROSS AREA	USE
PARCEL 1	2.535 AC	2.535 AC	GROCERY/RETAIL
PARCEL 2	1.993 AC	2.285 AC	RETAIL/C-STORE
PARCEL 3	0.668 AC	0.846 AC	COFFEE SHOP
PARCEL 4	14.247 AC	15.539 AC	RESIDENTIAL

APPLICANT / OWNER / DEVELOPER
 AMCO FUELS LLC
 3401 LONG BEACH BLVD
 LONG BEACH, CA 92807

FLOOD ZONE:
 PROPERTY IS LOCATED IN HAZARD OR WITH
 RISK OF FLOODING AREA, FEMA
 ZONE: X, MAP NO. 06065C1557G

LEGAL DESCRIPTION
 GOVERNMENT LOT 11 OF THE SOUTHWEST QUARTER OF SECTION 6,
 TOWNSHIP 4 SOUTH, RANGE 5 EAST, SAN BERNARDINO MERIDIAN,
 IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE
 OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SURVEY BENCH MARK
 BENCHMARK: PALM SPRINGS NO. 1-209
 FD CHISELED BOX ON THE NORTH NE CURB RETURN AT THE
 INTERSECTION WHITEWATER CLUB DRIVE AND VIA ESCUELA.
 ELEV: 474.753
 VERTICAL DATUM: NGVD29 (GEOD18)

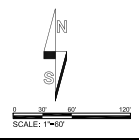
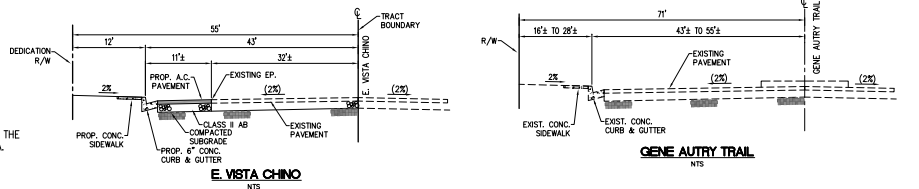
BASE OF BEARING
 THE BASIS OF BEARING FOR THIS SURVEY IS THE
 CALIFORNIA STATE PLANE COORDINATE SYSTEM CCSR3,
 ZONE 6, BASED LOCALLY ON CONTROL STATION "DSSC"
 AND "P584" NAD 83(NSRS 2011) EPOCH 2010.00 AS PER
 NGS DATE SHEET.
 BEING N51°08'32"W

ASSESSOR'S PARCEL NUMBER
 APN: 677-040-022

ZONING ORDINANCE
 C-1, MU (VA GENERAL PLAN AMENDMENT)

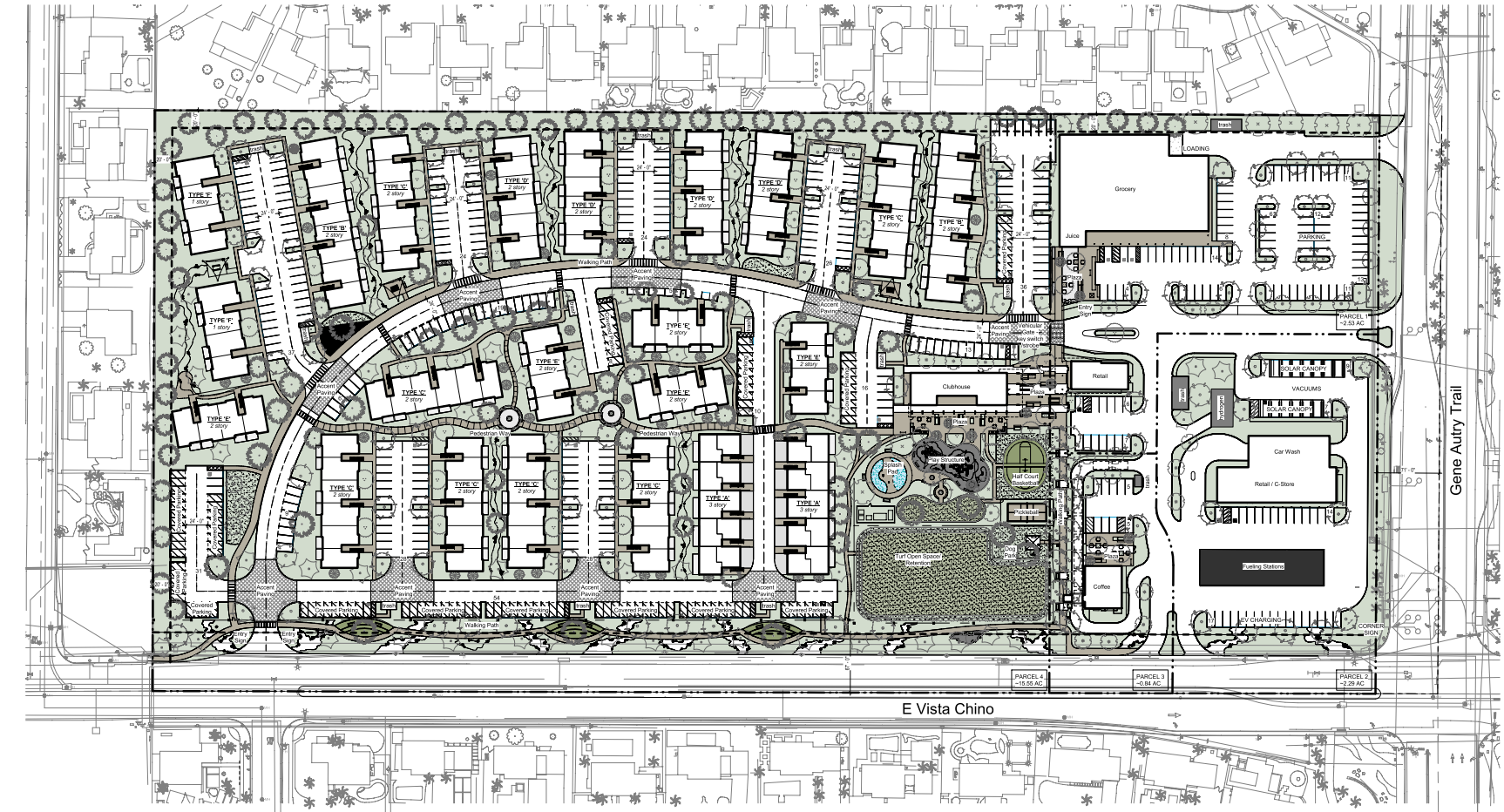
PROPERTY AREAS

	NET AREA	GROSS AREA
TOTAL	19.443 AC	21.205 AC



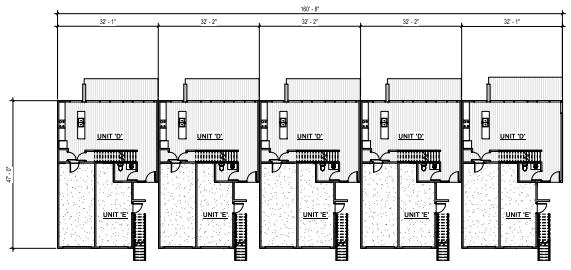
CIVIL ENGINEER
 NTS ENGINEERING
 NAIM SUNNA O.S.P. P.E. 3172
 15333 CULVER DRIVE
 SUITE 340
 IRVINE, CA 92604
 WWW.NTSENGINEERING.COM
 INFO@NTSENG.COM
 (714) 408-0947
 DATE: 12/15/2023

© COPYRIGHT 2014 Domusstudio Architecture. These drawings are prepared by Domusstudio Architecture, Inc. All rights reserved. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domusstudio Architecture, Inc.

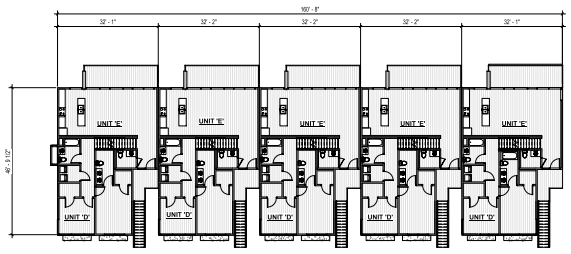


1 Site Plan
1" = 50'-0"

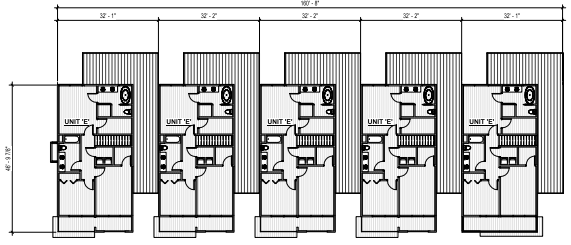
© 2023/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100/101/102/103/104/105/106/107/108/109/110/111/112/113/114/115/116/117/118/119/120/121/122/123/124/125/126/127/128/129/130/131/132/133/134/135/136/137/138/139/140/141/142/143/144/145/146/147/148/149/150/151/152/153/154/155/156/157/158/159/160/161/162/163/164/165/166/167/168/169/170/171/172/173/174/175/176/177/178/179/180/181/182/183/184/185/186/187/188/189/190/191/192/193/194/195/196/197/198/199/200/201/202/203/204/205/206/207/208/209/210/211/212/213/214/215/216/217/218/219/220/221/222/223/224/225/226/227/228/229/230/231/232/233/234/235/236/237/238/239/240/241/242/243/244/245/246/247/248/249/250/251/252/253/254/255/256/257/258/259/260/261/262/263/264/265/266/267/268/269/270/271/272/273/274/275/276/277/278/279/280/281/282/283/284/285/286/287/288/289/290/291/292/293/294/295/296/297/298/299/300/301/302/303/304/305/306/307/308/309/310/311/312/313/314/315/316/317/318/319/320/321/322/323/324/325/326/327/328/329/330/331/332/333/334/335/336/337/338/339/340/341/342/343/344/345/346/347/348/349/350/351/352/353/354/355/356/357/358/359/360/361/362/363/364/365/366/367/368/369/370/371/372/373/374/375/376/377/378/379/380/381/382/383/384/385/386/387/388/389/390/391/392/393/394/395/396/397/398/399/400/401/402/403/404/405/406/407/408/409/410/411/412/413/414/415/416/417/418/419/420/421/422/423/424/425/426/427/428/429/430/431/432/433/434/435/436/437/438/439/440/441/442/443/444/445/446/447/448/449/450/451/452/453/454/455/456/457/458/459/460/461/462/463/464/465/466/467/468/469/470/471/472/473/474/475/476/477/478/479/480/481/482/483/484/485/486/487/488/489/490/491/492/493/494/495/496/497/498/499/500/501/502/503/504/505/506/507/508/509/510/511/512/513/514/515/516/517/518/519/520/521/522/523/524/525/526/527/528/529/530/531/532/533/534/535/536/537/538/539/540/541/542/543/544/545/546/547/548/549/550/551/552/553/554/555/556/557/558/559/560/561/562/563/564/565/566/567/568/569/570/571/572/573/574/575/576/577/578/579/580/581/582/583/584/585/586/587/588/589/590/591/592/593/594/595/596/597/598/599/600/601/602/603/604/605/606/607/608/609/610/611/612/613/614/615/616/617/618/619/620/621/622/623/624/625/626/627/628/629/630/631/632/633/634/635/636/637/638/639/640/641/642/643/644/645/646/647/648/649/650/651/652/653/654/655/656/657/658/659/660/661/662/663/664/665/666/667/668/669/670/671/672/673/674/675/676/677/678/679/680/681/682/683/684/685/686/687/688/689/690/691/692/693/694/695/696/697/698/699/700/701/702/703/704/705/706/707/708/709/710/711/712/713/714/715/716/717/718/719/720/721/722/723/724/725/726/727/728/729/730/731/732/733/734/735/736/737/738/739/740/741/742/743/744/745/746/747/748/749/750/751/752/753/754/755/756/757/758/759/760/761/762/763/764/765/766/767/768/769/770/771/772/773/774/775/776/777/778/779/780/781/782/783/784/785/786/787/788/789/790/791/792/793/794/795/796/797/798/799/800/801/802/803/804/805/806/807/808/809/810/811/812/813/814/815/816/817/818/819/820/821/822/823/824/825/826/827/828/829/830/831/832/833/834/835/836/837/838/839/840/841/842/843/844/845/846/847/848/849/850/851/852/853/854/855/856/857/858/859/860/861/862/863/864/865/866/867/868/869/870/871/872/873/874/875/876/877/878/879/880/881/882/883/884/885/886/887/888/889/890/891/892/893/894/895/896/897/898/899/900/901/902/903/904/905/906/907/908/909/910/911/912/913/914/915/916/917/918/919/920/921/922/923/924/925/926/927/928/929/930/931/932/933/934/935/936/937/938/939/940/941/942/943/944/945/946/947/948/949/950/951/952/953/954/955/956/957/958/959/960/961/962/963/964/965/966/967/968/969/970/971/972/973/974/975/976/977/978/979/980/981/982/983/984/985/986/987/988/989/990/991/992/993/994/995/996/997/998/999/1000



1 Level 1 - Building A
1/16" = 1'-0"



2 Level 2 - Building A
1/16" = 1'-0"



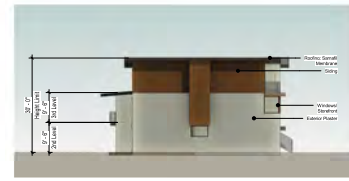
3 Level 3 - Building A
1/16" = 1'-0"



8 Roof - Building A
1/16" = 1'-0"



4 Building A - East
1/16" = 1'-0"



7 Building A - West
1/16" = 1'-0"



5 Building A - South
1/16" = 1'-0"

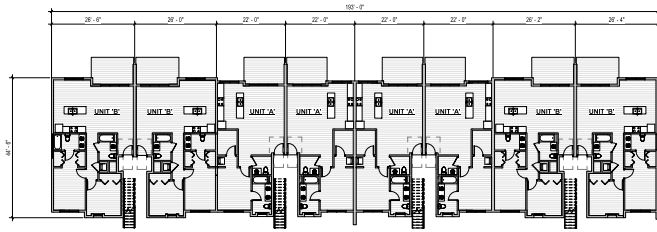


6 Building A - North
1/16" = 1'-0"

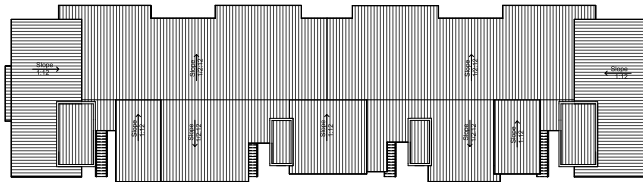
Vista Chino Development
 Game Army Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

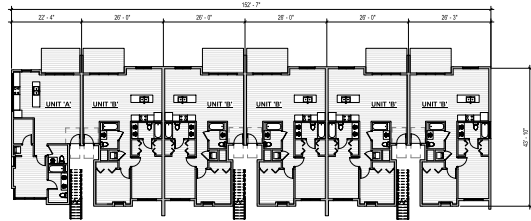
Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2024



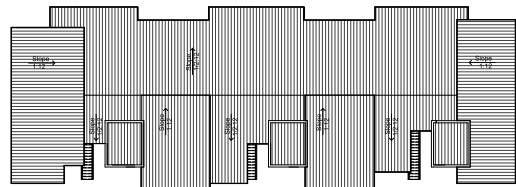
1 Level 1 - Building B
1/16" = 1'-0"



11 Roof - Building B
1/16" = 1'-0"



6 Level 1 - Building C
1/16" = 1'-0"



12 Roof - Building C
1/16" = 1'-0"



5 Building B - West
1/16" = 1'-0"



2 Building B - North
1/16" = 1'-0"



4 Building B - East
1/16" = 1'-0"



3 Building B - South
1/16" = 1'-0"



9 Building C - East
1/16" = 1'-0"



7 Building C - North
1/16" = 1'-0"



10 Building C - West
1/16" = 1'-0"



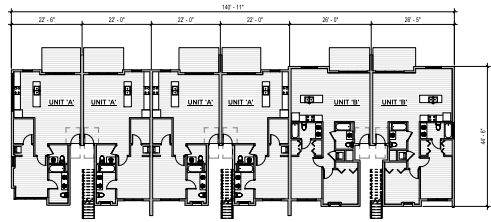
8 Building C - South
1/16" = 1'-0"

© 2023 by Domusstudio Architecture, Inc. All rights reserved. No part of this document may be reproduced without the prior written consent of Domusstudio Architecture, Inc.

Vista Chino Development
 Gene Avey Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2023



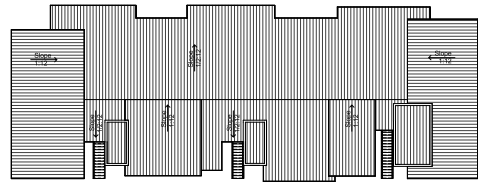
1 Level 1 - Building D
1/16" = 1'-0"



2 Building D - West Elevation
1/16" = 1'-0"



4 Building D - North Elevation
1/16" = 1'-0"



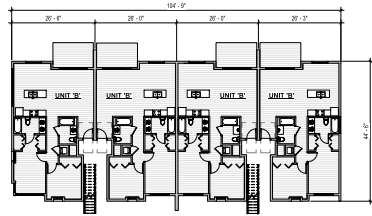
11 Roof - Building D
1/16" = 1'-0"



3 Building D East Elevation
1/16" = 1'-0"



5 Building D - South Elevation
1/16" = 1'-0"



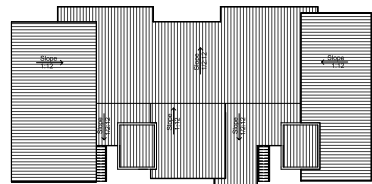
6 Level 1 - Building E
1/16" = 1'-0"



7 Building E - East Elevation
1/16" = 1'-0"



9 Building E - North Elevation
1/16" = 1'-0"



12 Roof - Building E
1/16" = 1'-0"



8 Building E - West Elevation
1/16" = 1'-0"



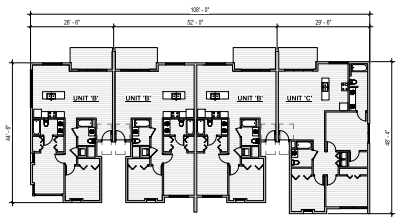
10 Building E - South Elevation
1/16" = 1'-0"

© 2020/2021 Domustudio Architecture. These drawings and design are provided by contract for use only. All intellectual, creative, technical, artistic and design work, including but not limited to, drawings, documents, models, and designs, are the property of Domustudio Architecture. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domustudio Architecture.

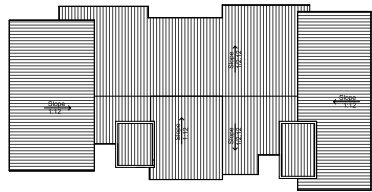
Vista Chino Development
 Gene Anly Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

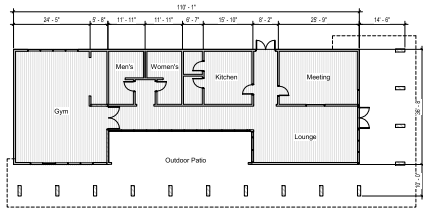
Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2021



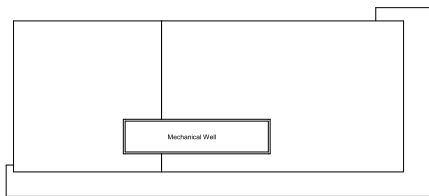
1 Level 1 - Building F
1/16" = 1'-0"



11 Roof - Building F
1/16" = 1'-0"



6 Level 1 - Club House
1/16" = 1'-0"



12 Roof - Clubhouse
1/16" = 1'-0"



2 Building F - East Elevation
1/16" = 1'-0"



3 Building F - West Elevation
1/16" = 1'-0"



4 Building F - North Elevation
1/16" = 1'-0"



5 Building F - South Elevation
1/16" = 1'-0"



7 Clubhouse - East
1/16" = 1'-0"



8 Clubhouse - West
1/16" = 1'-0"



9 Clubhouse - North
1/16" = 1'-0"



10 Clubhouse - South
1/16" = 1'-0"

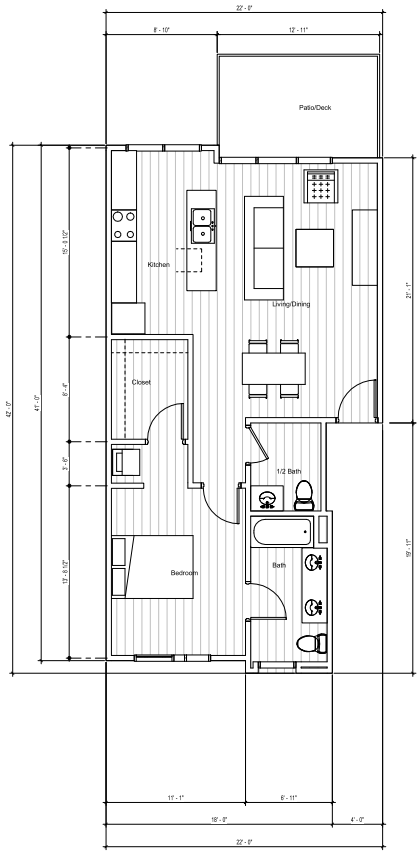
© 2022 by Vista Chino Development, Inc. All rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Vista Chino Development, Inc.

Vista Chino Development
 Game Analy Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

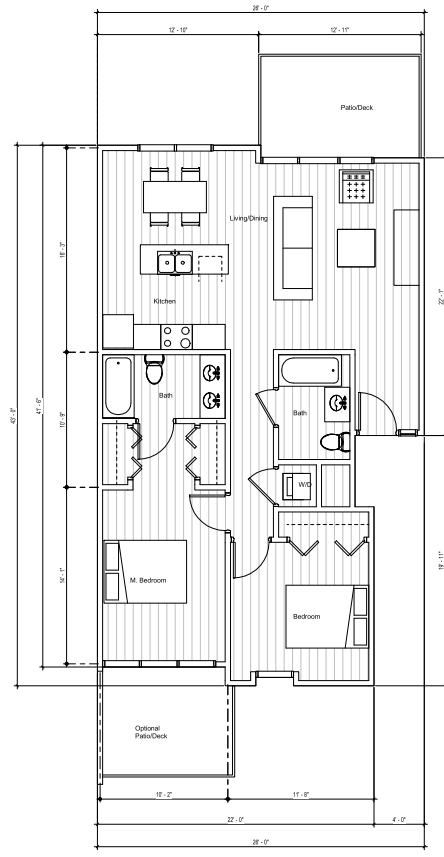
Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2022

© 2022/2023 Domusstudio Architecture, Inc. All rights reserved. This drawing is the property of Domusstudio Architecture, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domusstudio Architecture, Inc.

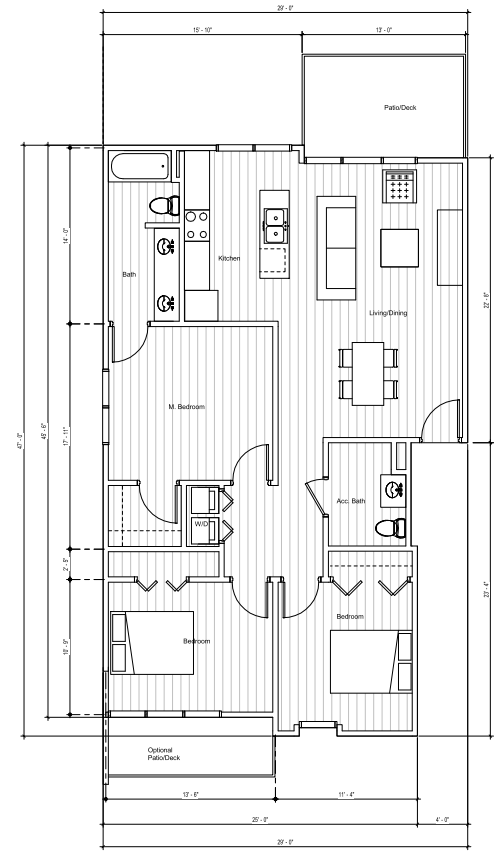


1 Level 1
 1/4" = 1'-0"

UNIT 'A'
 1 Bedroom
 1 1/2 Bathrooms
 820 SF



UNIT 'B'
 2 Bedrooms
 2 Bathrooms
 1,000 SF



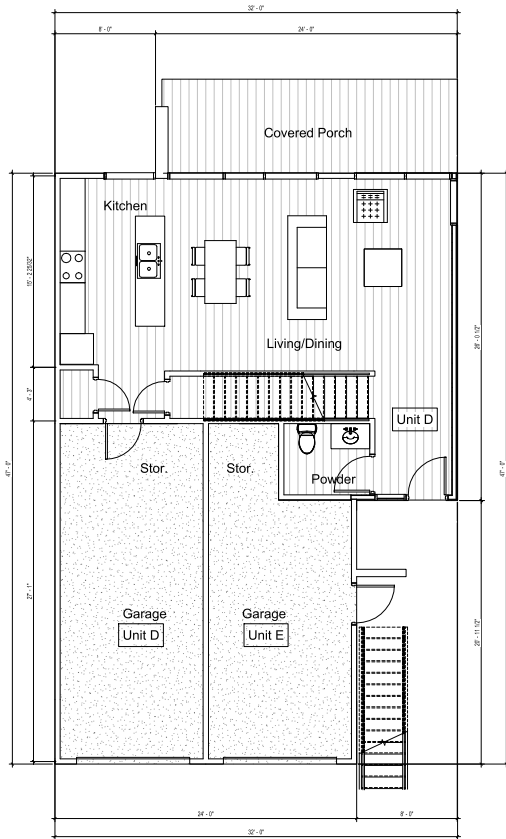
UNIT 'C'
 3 Bedrooms
 2 Bathrooms
 1,230 SF

Vista Chino Development
 Game Army Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15-Jan-2023

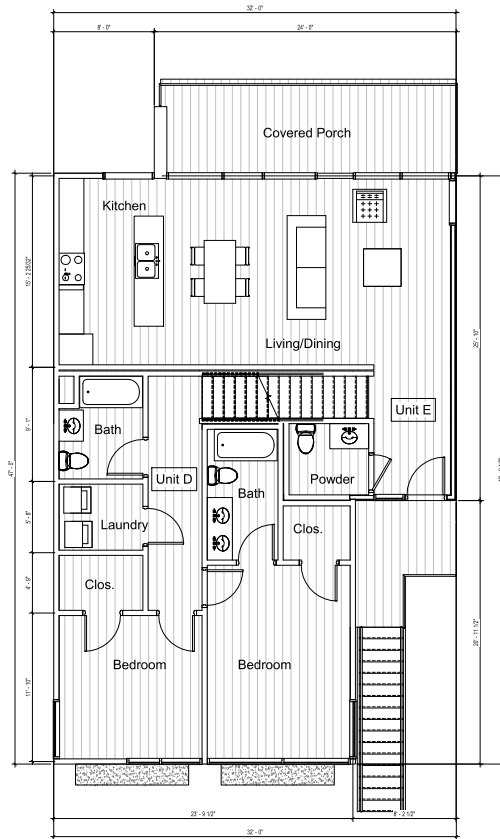
© 2023/2024 Primavera Architects, Inc. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Primavera Architects, Inc.



1 Level 1 - 3 Story
1/4" = 1'-0"

UNIT 'E'

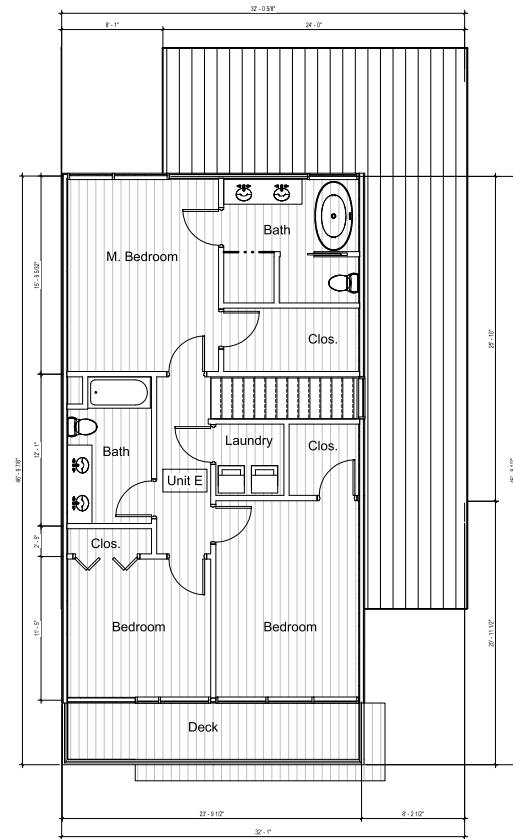
3 Bedroom
2 1/2 Baths
Level 1: 645 SF
Level 2: 1,010 SF
Total: 1,655 SF



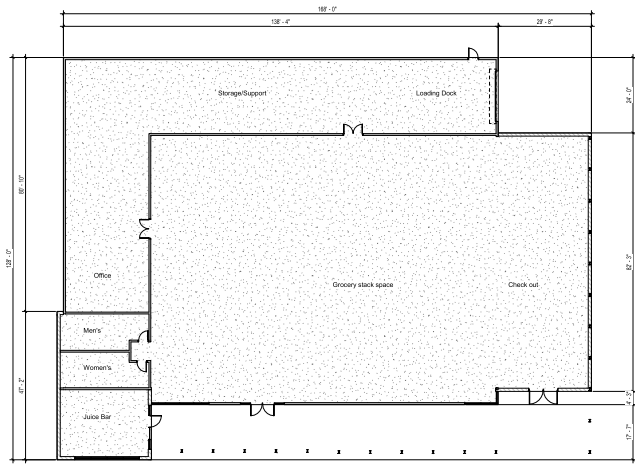
2 Level 2 - 3 Story
1/4" = 1'-0"

UNIT 'D'

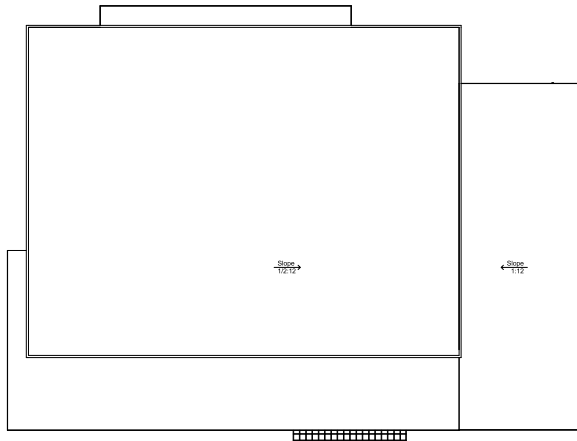
2 Bedroom
2 1/2 Baths
Level 1: 725 SF
Level 2: 690 SF
Total: 1,425 SF



3 Level 3 - 3 Story
1/4" = 1'-0"



2 Level 1 - Grocery Store
1/16" = 1'-0"



7 Roof - Grocery Store
1/16" = 1'-0"



3 Grocery Store Elevation - North
1/16" = 1'-0"



4 Grocery Store Elevation - South
1/16" = 1'-0"



5 Grocery Store Elevation - East
1/16" = 1'-0"



6 Grocery Store Elevation - West
1/16" = 1'-0"

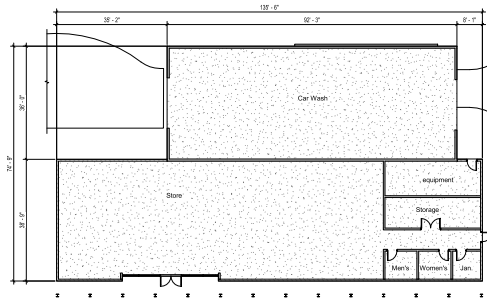
© 2023 by Domusstudio Architecture, Inc. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domusstudio Architecture, Inc.

Vista Chino Development
 Game Army Trail & E Vista Chino, Palm Springs, CA 92262

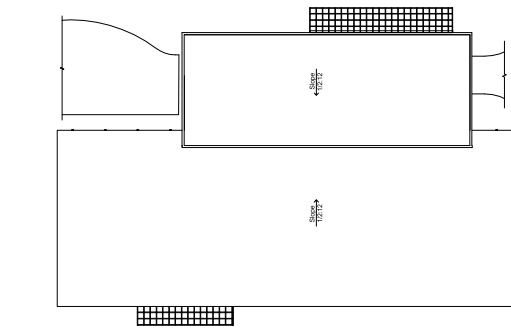
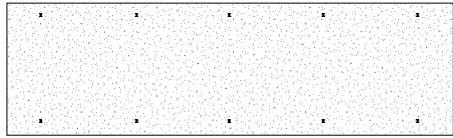
Revision Schedule
 No. Revision Issue Date

Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15-Jan-2024

© 2022 by Domus Studio Architecture. These drawings are prepared by Domus Studio Architecture for the project of Vista Chino Development. All construction, material, and equipment specifications are subject to change without notice. No part of these drawings may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domus Studio Architecture.



7 Level 1 - Retail Store Plan
1/16" = 1'-0"



8 Roof - Retail Store
1/16" = 1'-0"



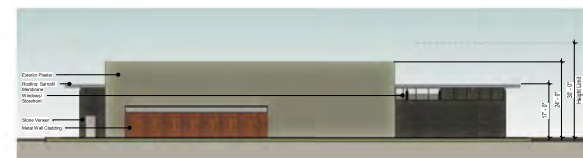
5 Retail Store Elevation - East
1/16" = 1'-0"



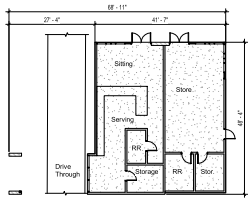
4 Retail Store Elevation - South
1/16" = 1'-0"



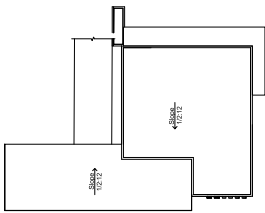
6 Retail Store Elevation - West
1/16" = 1'-0"



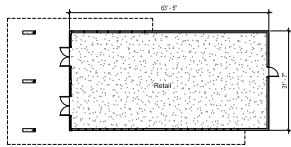
3 Retail Store Elevation / North
1/16" = 1'-0"



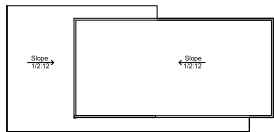
1 Level 1 - Coffee Shop - Plan
1/16" = 1'-0"



3 Roof - Coffee Shop
1/16" = 1'-0"



2 Level 1 - Retail Plan
1/16" = 1'-0"



4 Roof - Retail
1/16" = 1'-0"



5 Coffee Shop - North Elevation
1/16" = 1'-0"



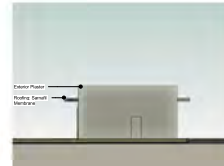
7 Coffee Shop - South Elevation
1/16" = 1'-0"



6 Coffee Shop - East Elevation
1/16" = 1'-0"



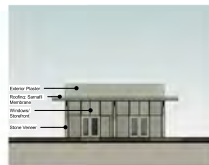
8 Coffee Shop - West Elevation
1/16" = 1'-0"



9 Retail Store - East Elevation
1/16" = 1'-0"



10 Retail Store - North Elevation
1/16" = 1'-0"



11 Retail Store - West Elevation
1/16" = 1'-0"



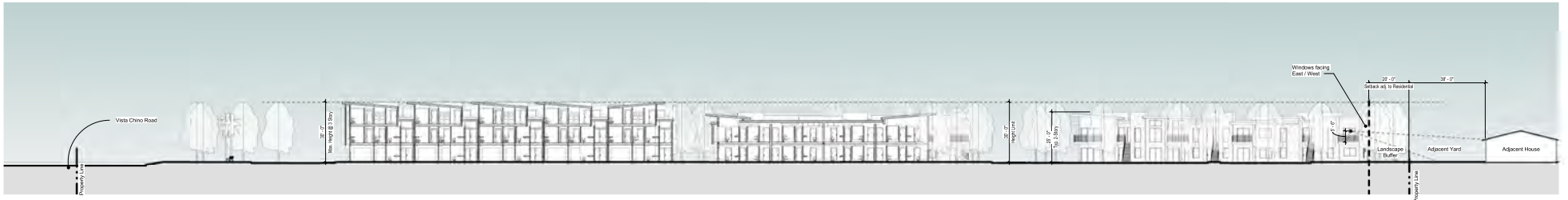
12 Retail Store - South Elevation
1/16" = 1'-0"

© 2023 Vista Chino Development. All rights reserved. This drawing is the property of domustudio architecture. No part of this drawing may be reproduced without the written permission of domustudio architecture.

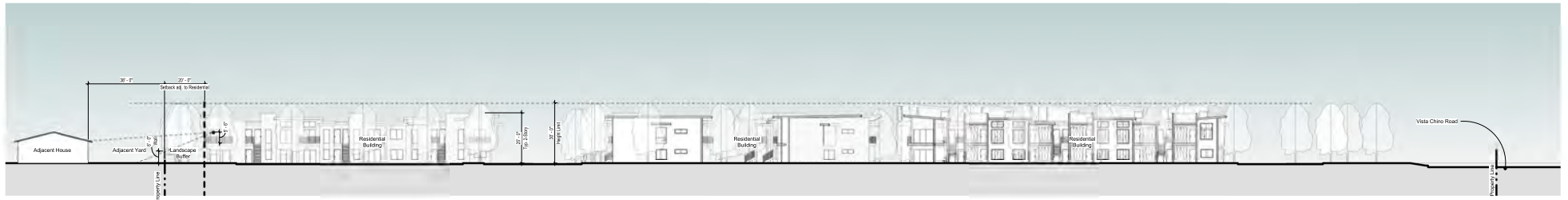
Vista Chino Development
 Gene Aulry Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

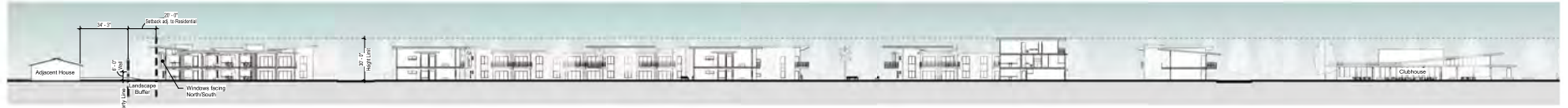
Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2023



1 Site Section N/S- W
1" = 20'-0"



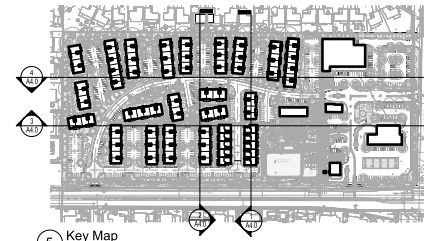
2 Site Section N/S- E
1" = 20'-0"



3 Site Section W/E- N
1" = 30'-0"



4 Site Section W/E- S
1" = 30'-0"



5 Key Map
1" = 200'-0"

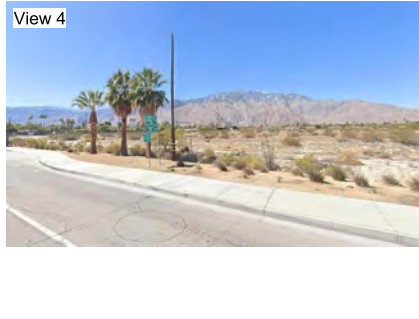
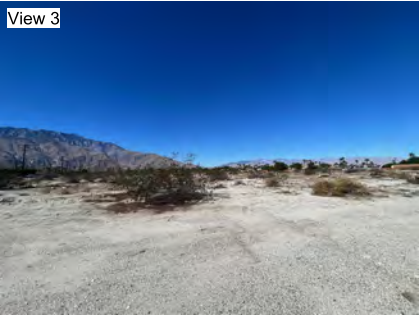
Vista Chino Development
Gene Anny Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
No. Revision Issue Date

Drawing Set Issue Schedule
Description Issue Date
Preliminary Design 15 Jan 2024

Site Cross Sections

© 2024 domustudio architecture. These drawings are prepared by domustudio architecture. All intellectual property rights are reserved by domustudio architecture. No part of these drawings may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of domustudio architecture.



© 2018 Domus Studio Architecture, Inc. All rights reserved. This document is the property of Domus Studio Architecture, Inc. and is intended for the use of the client only. No part of this document may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Domus Studio Architecture, Inc.

Vista Chino Development
 Corner Anny Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2018



Aerial view



Commercial - Grocery Store



Plaza - Clubhouse



Residential



Residential - Seating Area



Residential

Exterior Finishes/Colors

Concrete Paving:		
	Natural Grey	Davis: Pebble
Exterior Plaster::		
Stone Veneer:		
	Eldorado Stone: Cut Coarse Stone/Madrone	Eldorado Stone: Coastal Reef/Sanibel
Metal Wall Cladding:		
	Corten	
Siding:		
Roofing: Samafit Membrane Decor at sloped		
	Cool Grey	
Windows/Storefront:		
	Dark Bronze/Black	

© 2023/2024, Primavera Architects, Inc. All rights reserved. No part of this document may be reproduced without the prior written permission of Primavera Architects, Inc.

Vista Chino Development
 Gene Aulry Trail & E Vista Chino, Palm Springs, CA 92262

Revision Schedule
 No. Revision Issue Date

Drawing Set Issue Schedule
 Description Issue Date
 Preliminary Design 15 Jan 2024



PLANT LIST

SYMBOL QTY. BOTANICAL NAME SIZE WATER USE

TREES & PALMS

SYMBOL	QTY.	BOTANICAL NAME	SIZE	WATER USE
(Tree Symbol)		TRIPURA TRE "TRIPU TREE"	36" BOX	65 MOD
(Tree Symbol)		DAUBENYIA BIRDCOCK "PINK BIRDCOCK"	34" BOX	63 LOW
(Tree Symbol)		ACACIA BRONCILLA "BRONCING ACACIA"	34" BOX	63 LOW SINGLE TRNC 67IN.
(Tree Symbol)		QUERUS VIRENOLATA "SOUTHERN LIVE OAK"	34" BOX	63 LOW SINGLE TRNC 67IN.
(Tree Symbol)		QUERUS FUSCOCOLORATA "RED-BELLIED LIVE OAK"	34" BOX	63 LOW SINGLE TRNC 67IN.
(Tree Symbol)		ACACIA ANURA "WAXY"	34" BOX	63 LOW
(Tree Symbol)		EVOLVENS PAPPALIA "PAPER PLANE"	34" BOX	63 LOW
(Tree Symbol)		OLEA EUROPEA "EUROPEAN OLIVE TREE"	34" BOX	63 LOW
(Tree Symbol)		FRAXINUS OXYPHYLLA "FRAXINUS"	34" BOX	63 LOW

DESERT ACCENTS

(Shrub Symbol)		AGAVE SEQUOIA	9 GAL.	63 LOW
(Shrub Symbol)		AGAVE AMERICANA "SISAL"	9 GAL.	63 LOW
(Shrub Symbol)		AGAVE AMERICANA	9 GAL.	63 LOW
(Shrub Symbol)		YUCCA FLORENTINA	9 GAL.	63 LOW
(Shrub Symbol)		YUCCA FLORENTINA	9 GAL.	63 LOW
(Shrub Symbol)		YUCCA FLORENTINA	9 GAL.	63 LOW

SHRUBS

(Shrub Symbol)		CARAGANA PULCHERRIMA	9 GAL.	63 LOW
(Shrub Symbol)		RED WIND GRASSWORT	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW
(Shrub Symbol)		LEUCOSPIDIUM BRUNNIFLORUM	9 GAL.	63 LOW

GRASSES

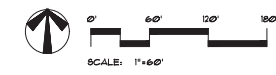
(Grass Symbol)		TRICHOPOGON POLYCHAEUS	9 GAL.	63 MOD
(Grass Symbol)		TRICHOPOGON POLYCHAEUS	9 GAL.	63 MOD
(Grass Symbol)		TRICHOPOGON POLYCHAEUS	9 GAL.	63 MOD

GROUND COVER & VINES

(Ground Cover Symbol)		DAILEA GREGGII	9 GAL.	63 LOW
(Ground Cover Symbol)		TRICHOPOGON POLYCHAEUS	9 GAL.	63 MOD
(Ground Cover Symbol)		CARRERA CARPET	9 GAL.	63 MOD
(Ground Cover Symbol)		EVOLVENS BLOMBENBUR	9 GAL.	63 LOW
(Ground Cover Symbol)		EVOLVENS BLOMBENBUR	9 GAL.	63 MOD
(Ground Cover Symbol)		EVOLVENS BLOMBENBUR	9 GAL.	63 MOD
(Ground Cover Symbol)		EVOLVENS BLOMBENBUR	9 GAL.	63 MOD
(Ground Cover Symbol)		EVOLVENS BLOMBENBUR	9 GAL.	63 MOD

CONCEPTUAL LANDSCAPE PLAN VISTA CHINO DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN
PALM SPRINGS, CA



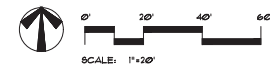
HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA 92211
LIC# 2754, EXP 04/30/24
PH: (760) 777-9131
FAX: (760) 777-9132

JOB NO. 25080 DATE 1/18/25

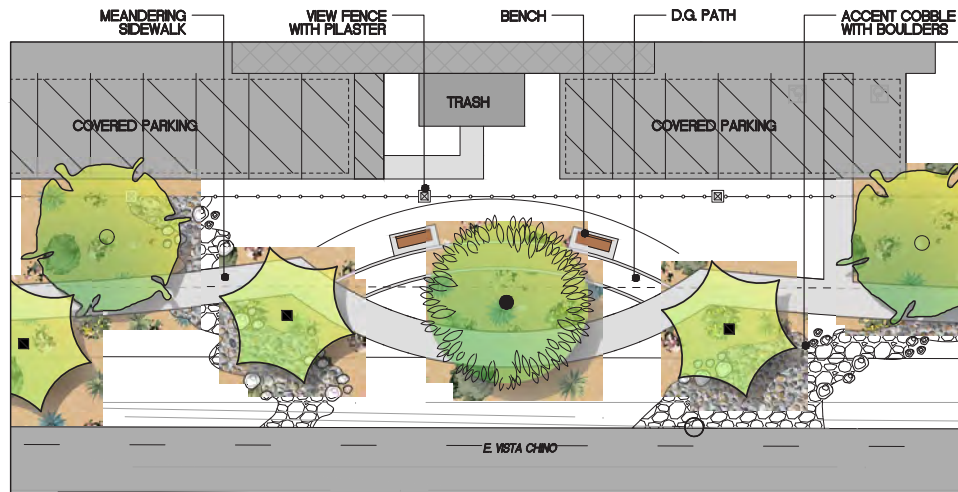
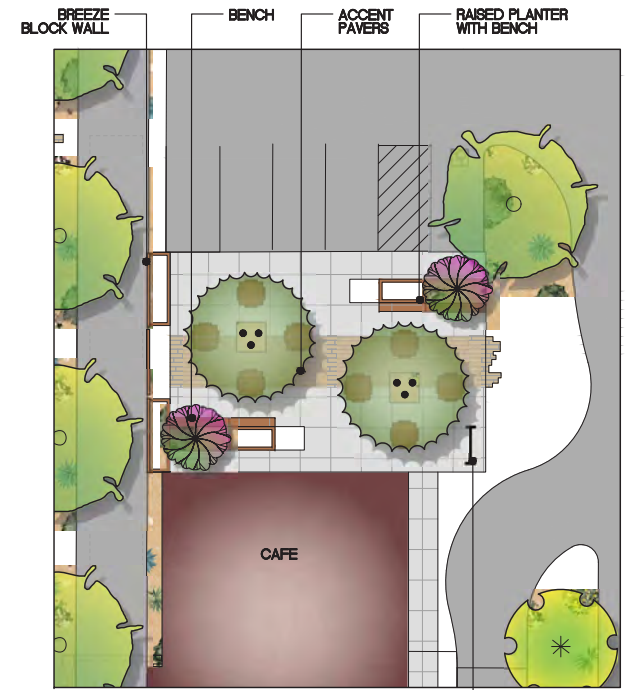
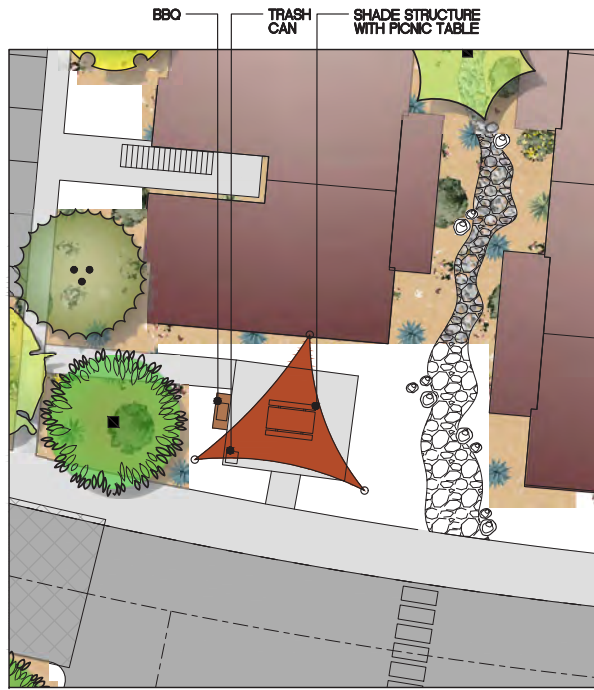
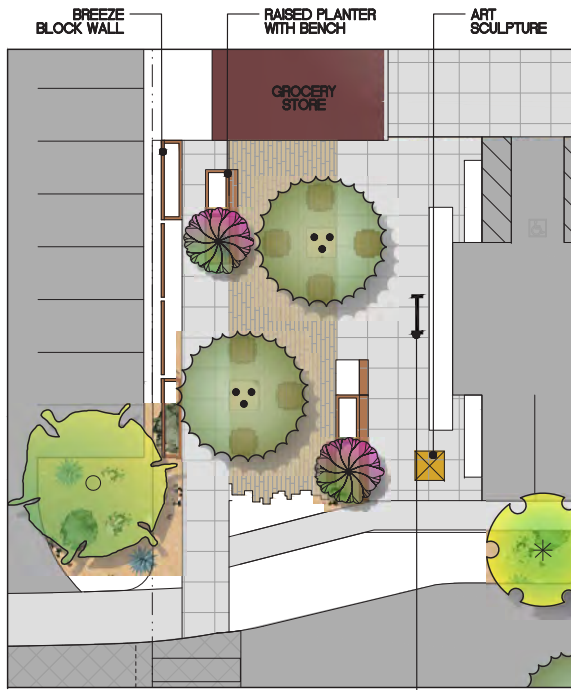


- BIKE RACK
- SPLASH PAD
- SPLASH PAD EQUIPMENT
- 5' HT. TUBULAR STEEL FENCE
- trash
- Covered Parking
- Clubhouse
- TRASH RECEPTACLE
- GROUP BBQ
- PLAY EQUIPMENT WITH SHADE SAILS
- 4' HT. TUBULAR STEEL FENCE
- 5' HT. TUBULAR STEEL FENCE
- BENCH

CLUB HOUSE
VISTA CHINO DEVELOPMENT
 PRELIMINARY LANDSCAPE PLAN
 PALM SPRINGS, CA



HERMANN DESIGN GROUP
 77-899 WOLF RD.
 SUITE 102
 PALM DESERT, CA
 92211
 LIC# 2754, EXP 04/30/24
 PH (760) 777-9131
 FAX (760) 777-9132
 JOB NO. 25050 DATE 1/18/25



VISTA CHINO DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN
PALM SPRINGS, CA



HERMANN DESIGN GROUP
77-899 WOLF RD.
SUITE 102
PALM DESERT, CA
92211
LIC# 2754, EXP 04/30/24
PH (760) 777-9131
FAX (760) 777-9132
JOB NO. 25050 DATE 1/18/25