Appendix H

Architectural Plans

THE WREN

CATHEDRAL CITY, CALIFORNIA

COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP



VIEW OF THE WREN FROM DATE PALM DRIVE

DEVELOPMENT APPLICATION SUBMITTAL

7/26/2024

HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.

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DEVELOPMENT SUBMITTAL DRAWINGS

ARCHITECTURE

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-EXISTING CONDITIONS SITE MAP
-CHANGE OF ZONE MAP

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COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

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THE SITE



VIEW LOOKING SOUTH



VIEW LOOKING NORTH



VIEW LOOKING EAST

THE TEAM

OWNER:	STEFAN VOGEL COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP, INC 36101 BOB HOPE DRIVE, SUITE E5 RANCHO MIRAGE, CA 92270 PHONE: 626.277.6782	
ARCHITECT:	VELY ZAJEC HUMPHREYS AND PARTNERS ARCHITECTS 1124 BRISTOL STREET COSTA MESA, CA 92626 PHONE: 949.468.5866	
CIVIL ENGINEER:	KEITH CHRISTIANSEN CHRISTIANSEN AND COMPANY 5225 CANYON CREST DRIVE STE 251 RIVERSIDE, CA 92507 PHONE: 951.323.4713	
ENVIRONMENTAL:	JULIE GILBERT COMPASS CONSULTING ENTERPRISES, INC PHONE: 909.496.5960	
LANDSCAPE:	JAMES W. SHROPE JSA LANDSCAPE ARCHITECTS 19846 COVENTRY LANE HUNTINGTON BEACH, CA 92646 PHONE: 760.610.9873	

PROJECT DESCRIPTION

THE WREN IS A NEW CONTEMPORARY APARTMENT DEVELOPMENT LOCATED ON DATE PALM DRIVE, JUST SOUTH OF 30TH AVE. ITS LOCATION AND CLOSE PROXIMITY TO THE I-10 MAKING THIS DEVELOPMENT ONE OF THE PREDOMINANT BUILDINGS UPON ENTERING CITY BOUNDARIES AND THEREFORE CREATES A STATEMENT FOR THE CITY OF CATHEDRAL CITY AND ITS REJUVENATION EFFORT OF DATE PALM DRIVE. THE DEVELOPER BRINGS A MODERN DESIGN-AND-DEVELOPMENT APPROACH TO THIS PROJECT. WITH AMPLE AMENITIES AND OUTDOOR SPACES, THE COMMUNITY CREATES A FAMILY-FRIENDLY ENVIRONMENT.

THE PROPOSED PROJECT IS A 204 UNIT GATED RESIDENTIAL COMMUNITY CONSISTING OF (6) 2-STORY BUILDINGS, (6) 3-STORY BUILDINGS AND A ONE-STORY CLUB HOUSE. 108 OF THOSE UNITS HAVE DIRECT ACCESS GARAGES AND A PRIVATE ENTRY FROM THE COURTYARD SIDE.
THE REMAINING 96 UNITS HAVE SURFACE STALLS IMMEDIATELY ADJACENT TO THEIR BUILDING. GUEST PARKING IS PROVIDED AS WELL.
THE RESIDENTIAL UNITS ARE PREDOMINANTLY 2B2BA, AND THE AVERAGE UNIT SIZE IS 1,050 SF.

THE CLUB HOUSE PROVIDES A SPACIOUS GYM, A LEASING OFFICE, A FLEXIBLE GATHERING SPACE FOR FAMILY EVENTS, AND A PRIVATE OFFICE SPACE AND MEETING ROOM TO ALLOW FAMILIES AND PROFESSIONALS TO WORK FROM HOME.

THE MAIN ENTRY IS FROM ROSEMOUNT AVENUE. SECONDARY ACCESS IS PROVIDED AT A SHARED DRIVEWAY TO THE NORTH. THE SITE CONCEPT ADDRESSES THE PROXIMITY TO THE RESIDENTIAL NEIGHBORHOOD TO THE EAST BY PROVIDING A GENEROUS GREEN SPACE BUFFER AT THE EAST BOUNDARY. THE 3-STORY BUILDINGS LINE THE NORTH AND WEST BOUNDARY TO PROVIDE A SHIELD FROM THE STRONG NORTHWEST WINDS WHILE ALSO CREATING A CONTEMPORARY URBAN EDGE AT DATE PALM DRIVE. THE SMALLER 2-STORY BUILDINGS ARE LOCATED ON THE SOUTH. THIS SCALE AND SPACING IS SENSITIVE TO THE ADJACENT 1-STORY RESIDENTIAL SCALE.

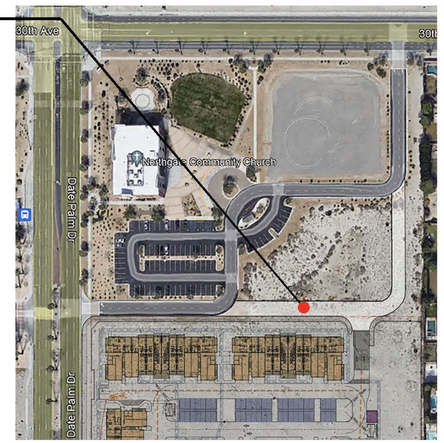
THE WREN WILL PROVIDE AN ATTRACTIVE MODERN LIVING ENVIRONMENT FOR ITS FUTURE RESIDENTS WHILE ALSO ENHANCING DATE PALM DRIVE CHARACTER AND THE COMMUNITY AS A WHOLE.

VICINITY MAP



SHARED ROAD

The Wren will provide a secondary ingress/egress on the northeastern portion of the site that will connect to a new road to be constructed within the Northgate Church property on the north, that will connect to 30th Street and Date Palm Drive. The new road will be constructed through a partnership between the Northgate Church and Applicant and will be completed under a separate design and permit process prior to The Wren occupancy. The new road would be used by both church patrons and by The Wren residents. The Project Traffic Study has already counted for The Wren residents and church patrons using either Date Palm or 30th Street.





VIEW OF THE WREN LOOKING WEST FROM ADJACENT RESIDENTIAL NEIGHBORHOOD

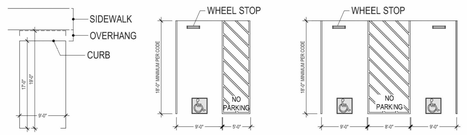
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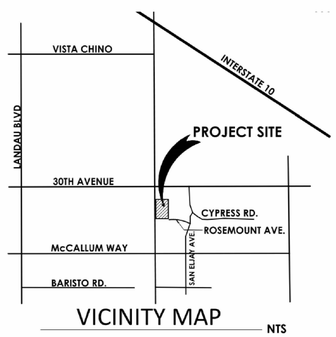
1 PROPERTY LINE
2 BUILDING SETBACK
3 6' TALL CONCRETE BLOCK WALL, SHEET L-2
4 BLOCK WALL , 5' RECESS WITH LANDSCAPE, SHEET L-2
5 PUBLIC SIDEWALK
6 PRIVATE WALKWAY
7 POOL DECK, SHEET L-4
8 POOL EQUIPMENT AND BATHROOMS, SHEET A-21
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10 OUTDOOR GYM, SHEET A-19
11 CENTRAL MAIL ROOM AND DESIGNATED DELIVERY STALL
12 TRASH ENCLOSURES, SHEET A-22
13 MAINTENANCE BUILDING, SHEET A-21
14 SOLAR CARPORTS, SHEET A-21
15 RETENTION BASIN, SEE CIVIL
16A MAIN ENTRY GATE, SHEET L-2
16B SECONDARY ENTRY GATE, SEE LANDSCAPE
17 POOL FENCE, SEE LANDSCAPE
18 LOADING ZONES (PER CCMC CH 9.20.100)
19 SHADE STRUCTURES

APPROXIMATE AREA COUNTED TOWARDS USEABLE OPE
CARPORTS
1 STORY BUILDINGS
2 STORY BUILDINGS
3 STORY BUILDINGS
ACCESSIBLE PATH OF TRAVEL
EMERGENCY VEHICLE ACCESS
HOSE PULL

PARKING STALL DETAILS (NTS) :



STANDARD | SINGLE ACCESSIBLE | DOUBLE/ VAN ACCESSII



VICINITY MAP NTS

NORTH

0' 40' 80' 160'

SCALE : 1:40 (ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

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SITE PLAN **A.02**

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THE WREN MULTI-FAMILY COMMUNITY: PROJECT INFORMATION

PROJECT#	GENERAL PLAN AMENDMENT #23-001			**PLANNER:**	Sandra Molina		
	CHANGE OF ZONE #23-001				Deputy Director of Development Services		
	DESIGN REVIEW #23-002				smolina@cathedralcity.gov		
GENERAL PLAN DESIGNATION:	CG (GENERAL COMMERCIAL)			**APN:**	670-110-043		
EXISTING ZONING DESIGNATION:	PCC (PLANNED COMMUNITY COMMERCIAL)			**GROSS LOT SIZE:**	10.48 AC	**UNITS PROPOSED:**	204
PROPOSED ZONING DESIGNATION:	R3 (MED-HIGH DENSITY RESIDENTIAL 11-20DU/AC)			**PROPOSED DENSITY:**	19.46 DU/AC		
LOT COVERAGE:	32% (145,384 SF TOTAL FOOTPRINTS)			**USEABLE OPEN SPACE:**	457 SF/UNIT (+/-93,180 SF TOTAL, INCL. P.O.S.)		
BUILDINGS PROPOSED:	(6) RESID. BUILDINGS TYPE A	19,575 SF/EA		(1) POOL EQUIPMENT	350 SF	OTHER ACCESSORY STRUCTURES:	
	(6) RESID. BUILDINGS TYPE B	34,292 SF/EA		(1) POOL BATHROOMS	300 SF	(4) TRASH ENCLOSURES	
	(1) CLUB HOUSE/LEASING	6,058 SF		(2) MAINTENANCE BUILDINGS	370 SF/EA	100 CARPORTS (10 STRUCTURES/SOLAR)	
OCCUPANCY AND TYPE OF CONSTRUCTION:	RESIDENTIAL BUILDINGS:	R-2	TYPE V-B				
	CLUB HOUSE/LEASING:	A & B	TYPE V-B				

BUILDING TYPE A: "Big House", 2 story, 10 units, all with direct acess garages. 6

UNIT NAME AND LOCATION IN BUILDING	TYPE	NET RENTABLE*	PRIVATE OPEN SPACE (BALCONY/ PATIO/ ENTRY COURT/ JULIETTE)	UNIT GROSS	UNITS PER BLDG	UNITS TOTAL	TOTAL NET RENTABLE	TOTAL PRIVATE OPEN SPACE	DIRECT ACCESS GARAGE		GAR. STALLS EACH
A1-U (2nd flr)	1B / 1BA	950	200	1,150	2	12	11,400	2,400	2	tandem	4
B2-U (2nd flr)	2B / 2BA	1,230	150	1,380	2	12	14,760	1,800	1	standard	2
B4-L (1st flr)	2B / 2BA	1,100	120	1,220	1	6	6,600	720	2	tandem	2
B4-U (2nd flr)	2B / 2BA	1,150	120	1,270	1	6	6,900	720	2	tandem	2
C1-L (1st flr)	3B / 2BA	1,280	140	1,420	2	12	15,360	1,680	2	tandem	4
C1-U (2nd flr)	3B / 2BA	1,415	165	1,580	2	12	16,980	1,980	2	standard	4
TOTALS					10	60	72,000	9,300			18

BUILDING TYPE B: "Stak House", 2/3 story, 24 units, 8 units have direct acess garages. 6

UNIT	TYPE	NET RENTABLE*	PRIVATE OPEN SPACE (BALCONY/ PATIO/ ENTRY COURT/ JULIETTE)	UNIT GROSS	UNITS PER BLDG	UNITS TOTAL	TOTAL NET RENTABLE	TOTAL PRIVATE OPEN SPACE	DIRECT ACCESS GARAGE		GAR. STALLS EACH BUILDING
A1 (1st flr)	1B / 1BA	750	130	880	2	12	9,000	1,560			
A3 (2nd/3rd flr)	1B / 1BA	777	10	787	4	24	18,648	240			
B1 (2nd flr)	2B / 2BA	1,130	60	1,190	2	12	13,560	720	1	standard	2
B2 (1st flr)	2B / 2BA	1,110	60	1,170	2	12	13,320	720	2	tandem	4
B3 (2nd flr)	2B / 2BA	1,150	190	1,340	2	12	13,800	2,280	2	tandem	4
B4 (2nd/3rd flr)	2B / 2BA	1,140	190	1,330	2	12	13,680	2,280	2	tandem	4
B5 (1st flr)	2B / 2BA	1,053	130	1,183	2	12	12,636	1,560			
B6 (2nd/3rd flr)	2B / 2BA	1,170	90	1,260	4	24	28,080	2,160			
B7 (1st/2nd flr)	2B / 2BA	1,114	200	1,314	2	12	13,368	2,400			
B8 (2nd/3rd flr)	2B / 2BA	1,114	80	1,194	2	12	13,368	960			
TOTALS					24	144	149,460	14,880			14

PROJECT TOTALS						204	221,460	24,180			192
* NET RENTABLE INCLUDES ALL AIR CONDITIONED SPACE (MEASURED TO EXTERIOR. BALCONIES AND GARAGES NOT INCLUDED.)								NET AVERAGE UNIT SIZE:		1,086	SF

OVERALL UNIT MIX			**PARKING PROVIDED**			
1B1BA UNITS	48	23.5%	GARAGE STALLS TOTAL	192		
2B2BA UNITS	132	64.7%	CARPORT STALLS	100		
3B2BA UNITS	24	11.8%	OPEN SURFACE STALLS	27		
TOTAL UNITS	**204**	100.00%		**319**	1.56	PER UNIT

COVERED STALLS:	1.0 PER UNIT REQUIRED				
(CCMC: SECTION 9.20.090)	PROVIDED: 108 GARAGES + 100 CARPORTS = 208; 208/204 UNITS = 1.02 STALLS PER UNIT				
ADA STALLS REQUIRED:	2% OF SURFACE STALLS = 127 x (.02) = 3 STALLS PROVIDED				
2017 ICC A117.1	2% OF GARAGES = 108 GARAGES x (.02) = 3 GARAGES PROVIDED				
EV STALLS REQUIRED:	THIS PROJECT WILL PROVIDE 5% EV W/ CHARGERS, 10% EV CAPABLE AND 25% EV CHARGING RECEPTACLES				
2022 Cal Green Sect. 4.106.4.2.2	TOTAL COMBINED = 127 EV STALLS WILL BE PROVIDED. DISTRIBUTION OF STALLS TO BE DETERMINED. SITE CURRENTLY PROVIDES (8) EV STALLS (5% OF 319)				
USEABLE OPEN SPACE CALC:	OPEN AREA 1	(POOL COURT AND KIDS AREA)	46,000	SF	
CCMC: SECTION 9.20.120	OPEN AREA 2	(SMALL COURT BETW BLDGS #8 AND #9)	3,000	SF	
	OPEN AREA 3	(BETW AND NORTH OF BLDGS #10 AND #11)	20,000	SF	
	PRIVATE OPEN SPACES TOTAL		24,180	SF	
	TOTAL USEABLE OPEN SPACE PROVIDED		93,180	SF	

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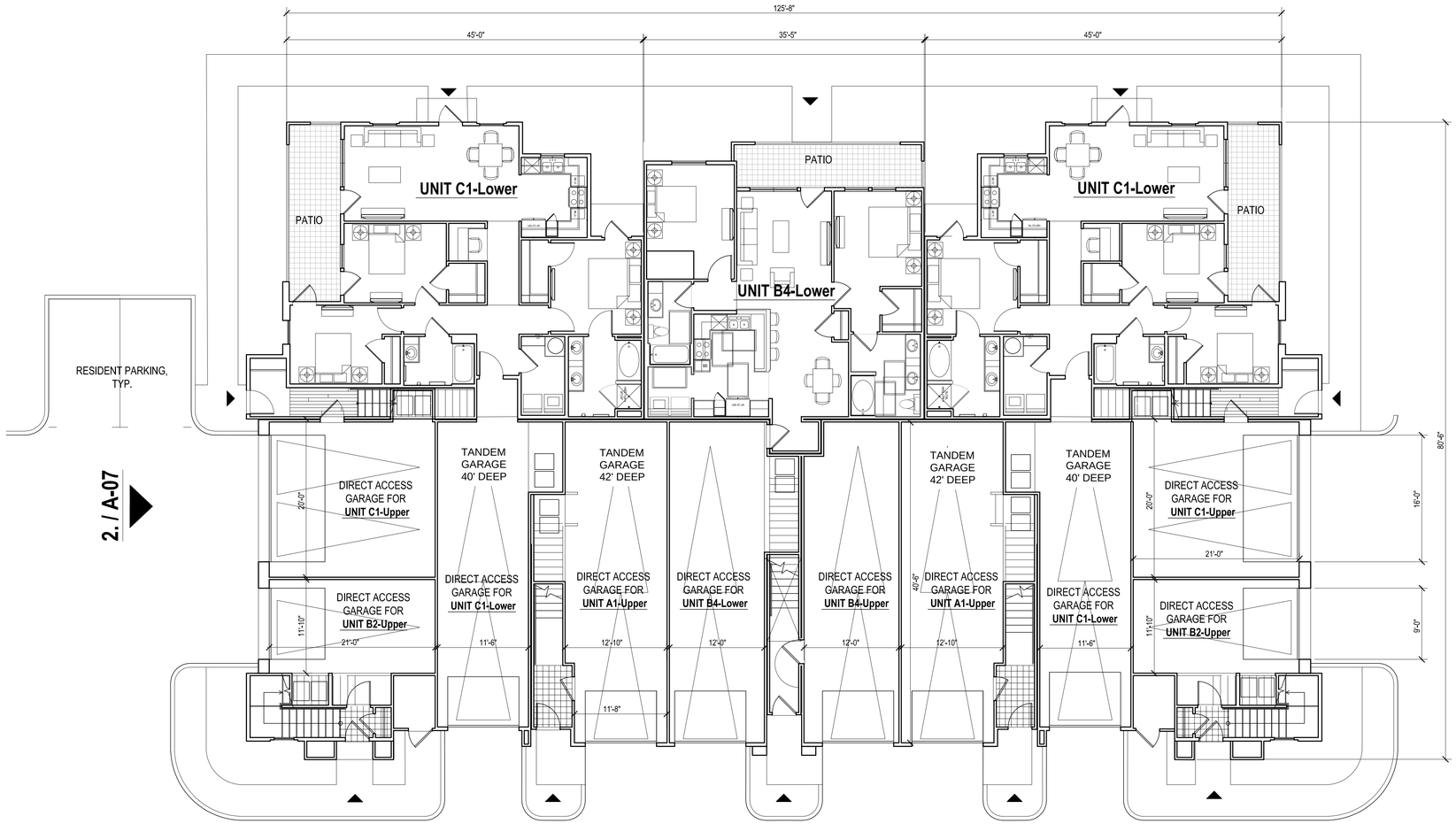
BUILDING TYPE A: "BIG HOUSE"

BUILDING # 1-6

10-PLEX, ALL UNITS

HAVE DIRECT ACCESS TO PRIVATE GARAGES

3. / A-08



2. / A-07

4. / A-08

1. / A-07

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
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HPA PROJECT# 2023158 PLANNING # 23-001

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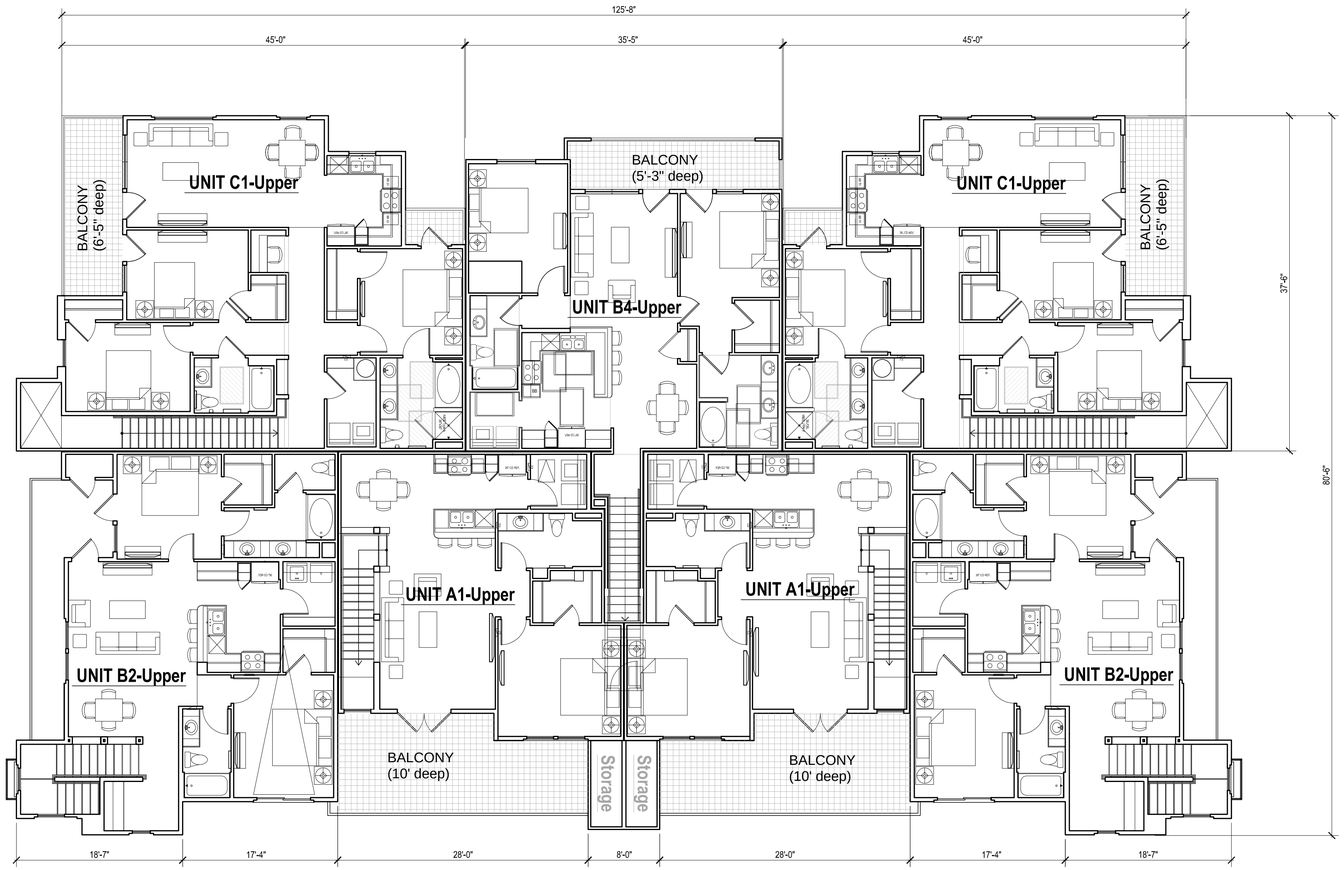
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LEVEL 1 - FLOOR PLAN

A.04

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3. / A-08



2. / A-07

4. / A-08

1. / A-07

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

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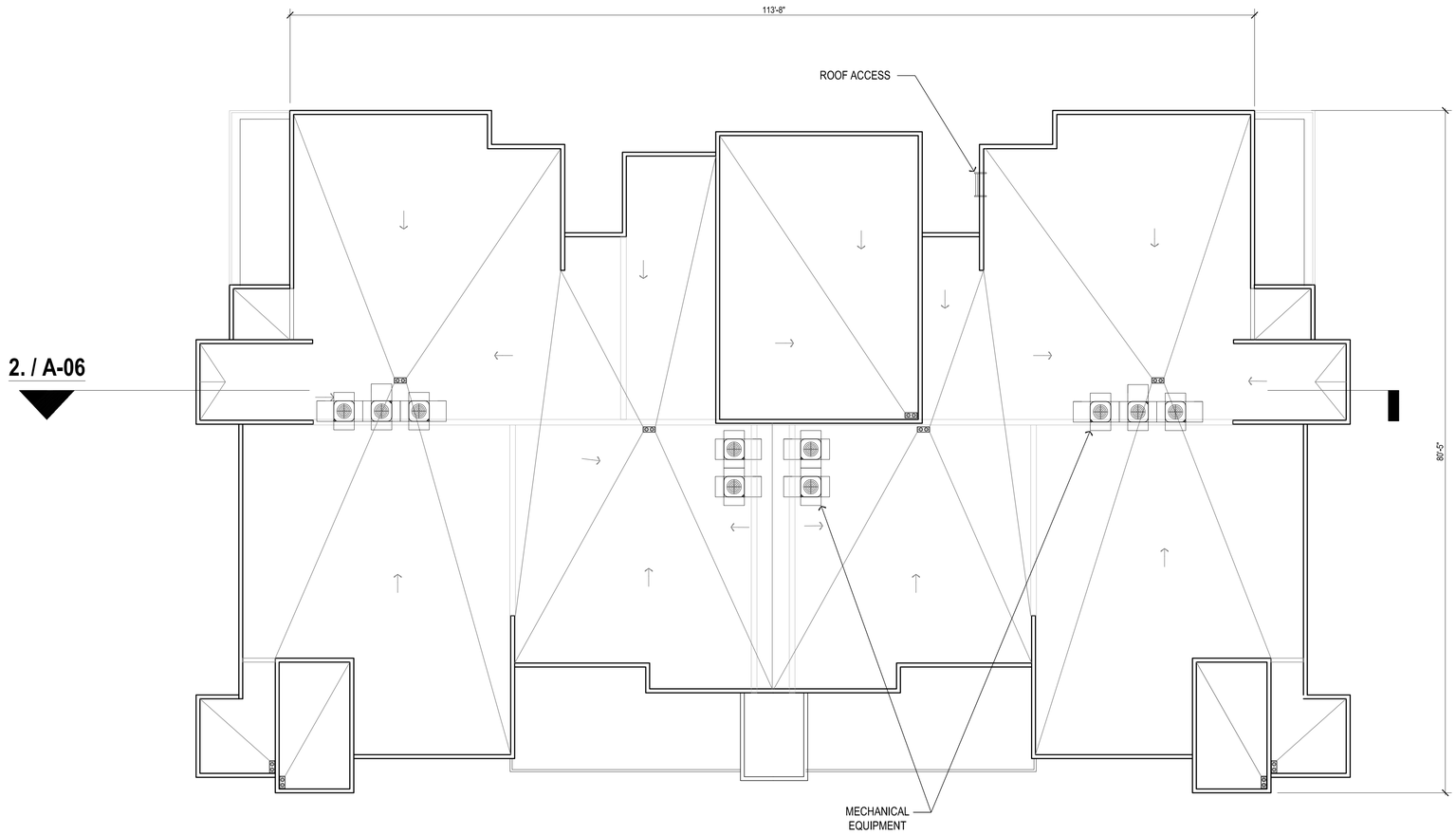
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LEVEL 2 - FLOOR PLAN

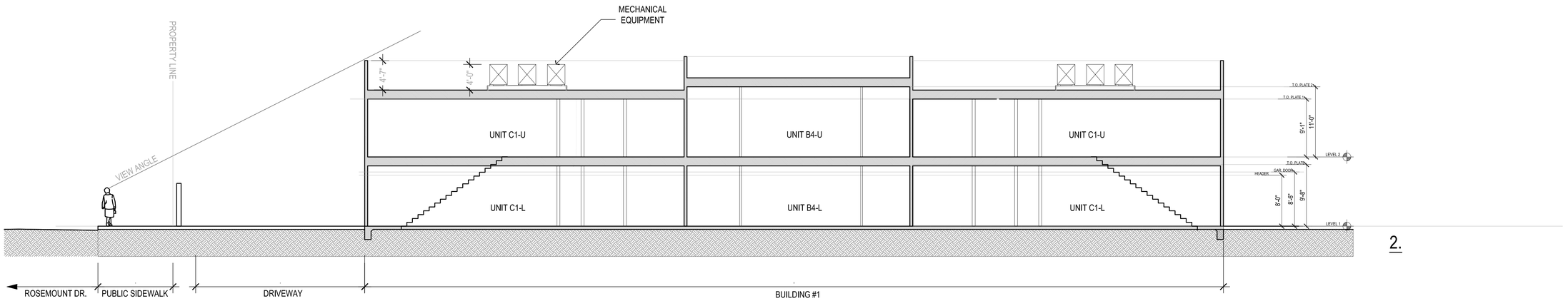
A.05

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2. / A-06

1.



2.

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

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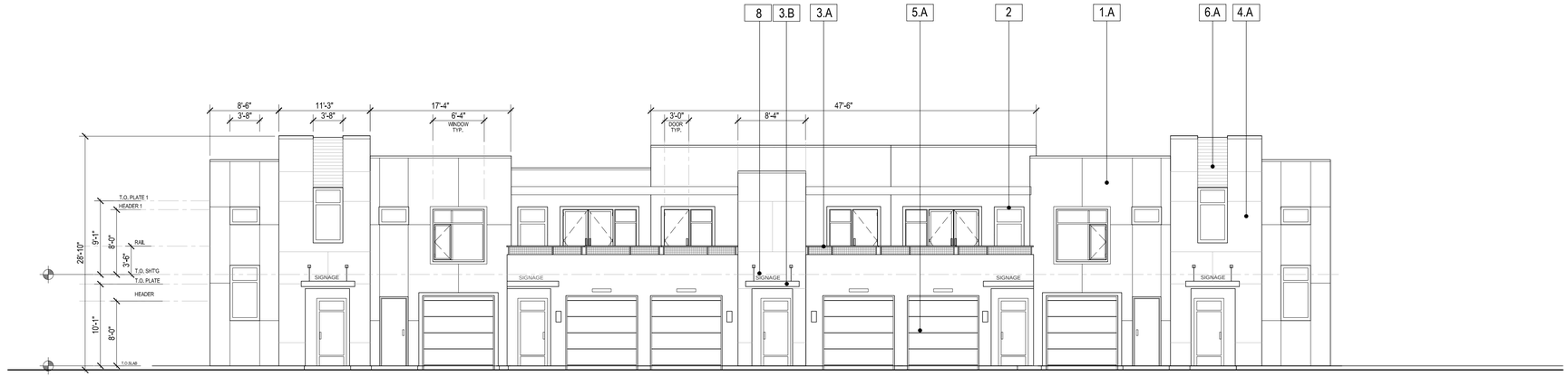
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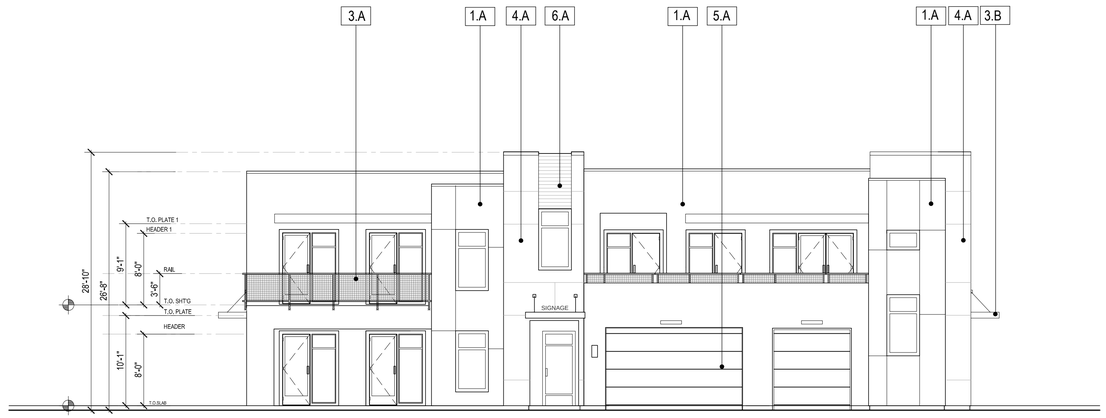
ROOF PLAN & SECTION

A.06

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1.



2.

1.A - STUCCO (DE6281 - SHADOW WHITE)
1.B - STUCCO (DEW381 - DROPLETS)
1.C - STUCCO (DE6276 - SILHOUETTE)
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)
3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)
4.A - ACCENT PANELS (DE6307 - ARTISTIC STONE)
4.B - ACCENT PANELS (DE5809 - RAGING TIDE)
5.A - DOORS (DE6063, BLACK WALNUT)
5.B - DOORS (DE6014 - DARK CHOCOLATE)
6.A - RESYSTA SIDING (COLOR: C71, PALISANDER)
6.B - RESYSTA SIDING (COLOR: C51, WALNUT)
7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)
8 - TYPICAL SIGNAGE FOR ALL PRIVATE-ENTRY UNITS
9 - BUILDING SIGNAGE
10- VERTICAL TRELLIS

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

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36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

TECHNICAL ELEVATIONS: FRONT AND LEFT **A.07**

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3.



4.

1.A - STUCCO (DE6281 - SHADOW WHITE)
1.B - STUCCO (DEW381 - DROPLETS)
1.C - STUCCO (DE6276 - SILHOUETTE)
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)
3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)
4.A - ACCENT PANELS (DE6307 - ARTISTIC STONE)
4.B - ACCENT PANELS (DE5809 - RAGING TIDE)
5.A - DOORS (DE6063, BLACK WALNUT)
5.B - DOORS (DE6014 - DARK CHOCOLATE)
6.A - RESYSTA SIDING (COLOR: C71, PALISANDER)
6.B - RESYSTA SIDING (COLOR: C51, WALNUT)
7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)
8 - TYPICAL SIGNAGE FOR ALL PRIVATE-ENTRY UNITS
9 - BUILDING SIGNAGE
10- VERTICAL TRELLIS

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, vely@humphreys.com, 949.468.5866
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782
COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

TECHNICAL ELEVATIONS: REAR AND RIGHT **A.08**

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1.



2.

FOR ACTUAL COLORS AND
MATERIALS REFER TO THE 16X20
PHYSICAL MATERIALS BOARD #1

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
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COLORED REPRESENTATION: FRONT&LEFT **A.09**

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3.



4.

FOR ACTUAL COLORS AND
MATERIALS REFER TO THE 16X20
PHYSICAL MATERIALS BOARD #1

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
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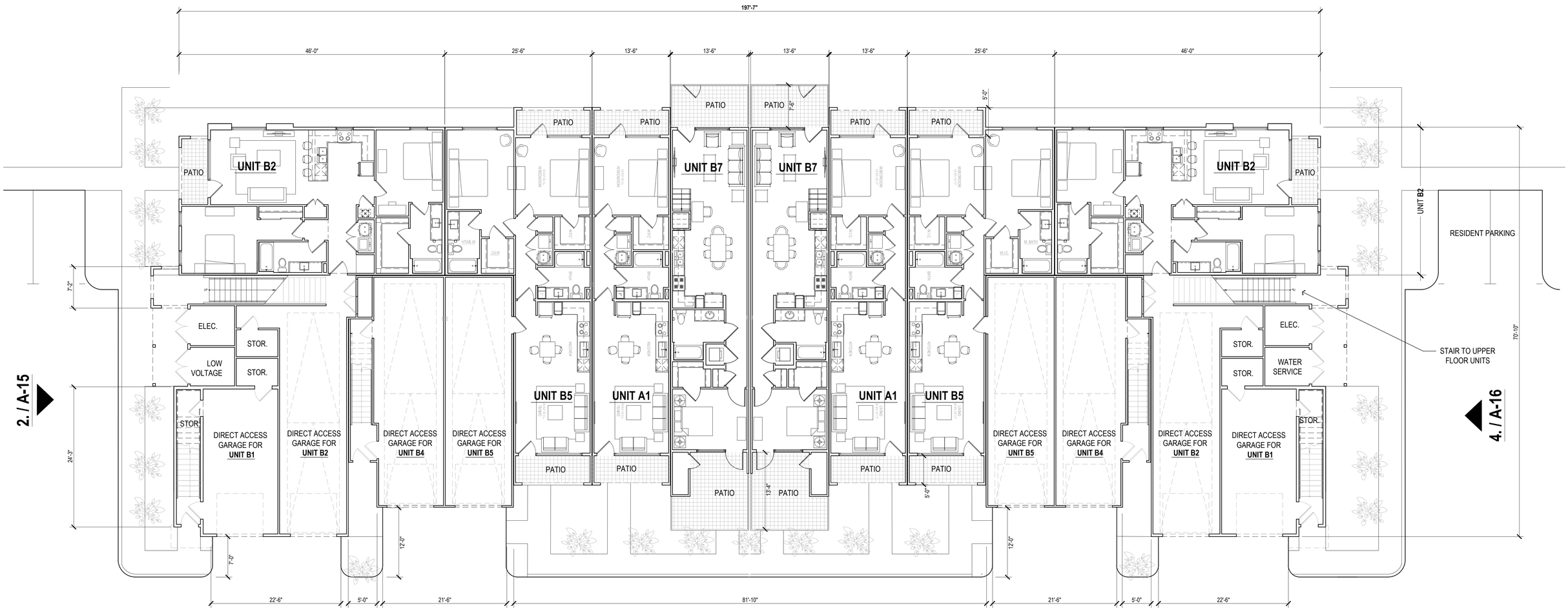
COLORED REPRESENTATION: REAR&RIGHT **A.10**

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BUILDING TYPE B: "STACK HOUSE"

BUILDING # 7-12, 24-PLEX
8 UNITS WITH DIRECT-ACCESS GARAGES

3. / A-16



2. / A-15

4. / A-16

1. / A-15

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
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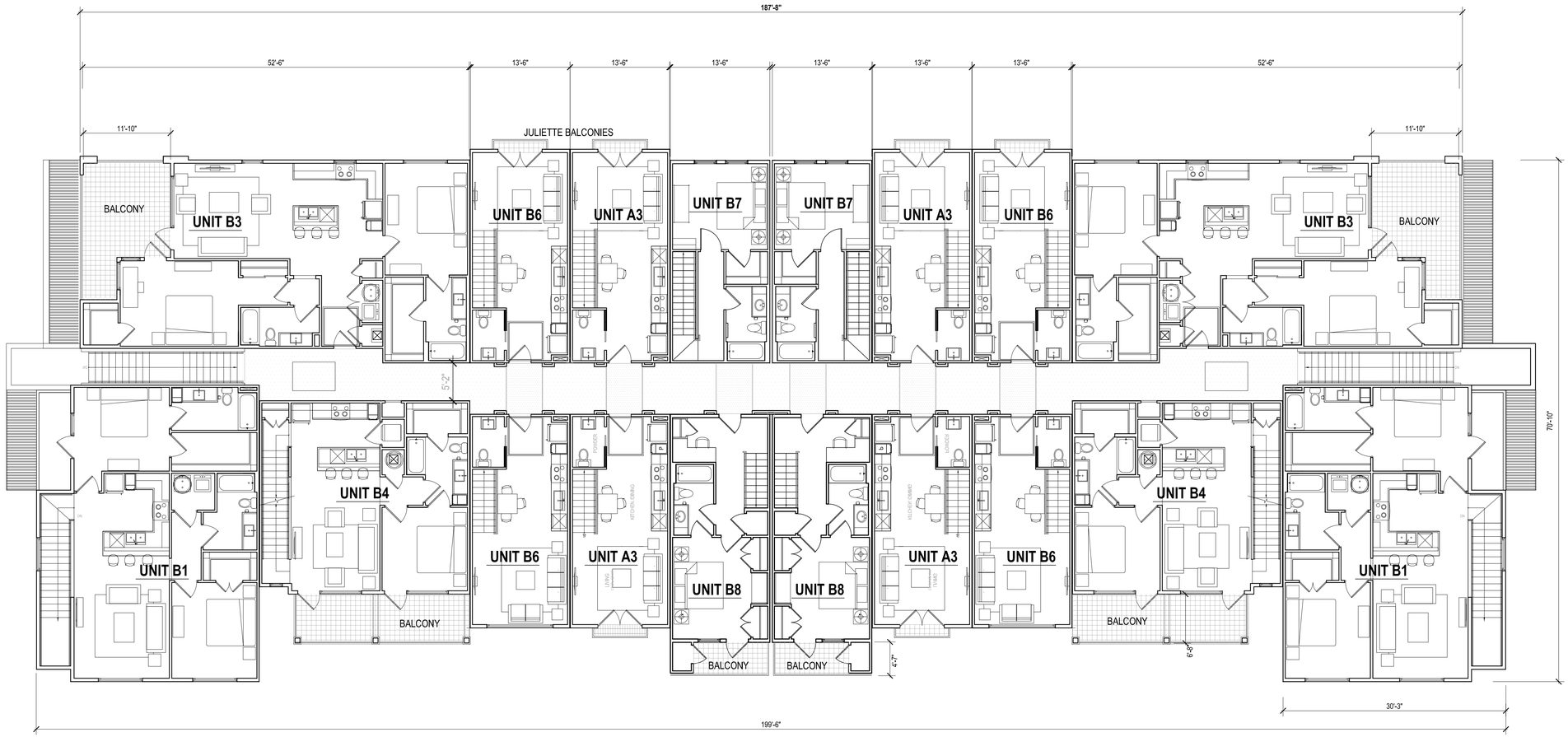
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LEVEL 1 - FLOOR PLAN

A.11

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3. / A-16



2. / A-15

4. / A-16

1. / A-15

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
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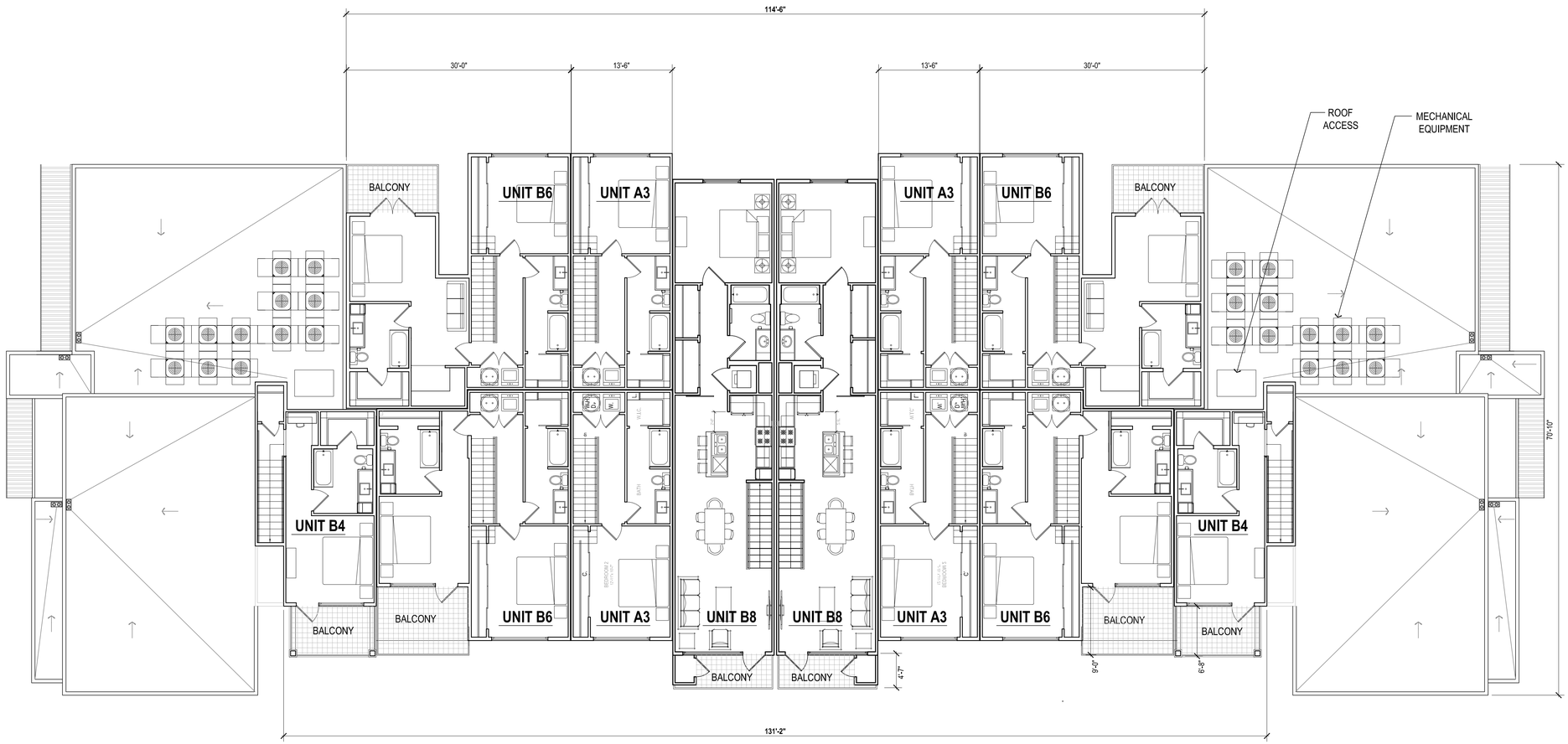
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LEVEL 2 - FLOOR PLAN

A.12

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3. / A-16



2. / A-15

4. / A-16

1. / A-15

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

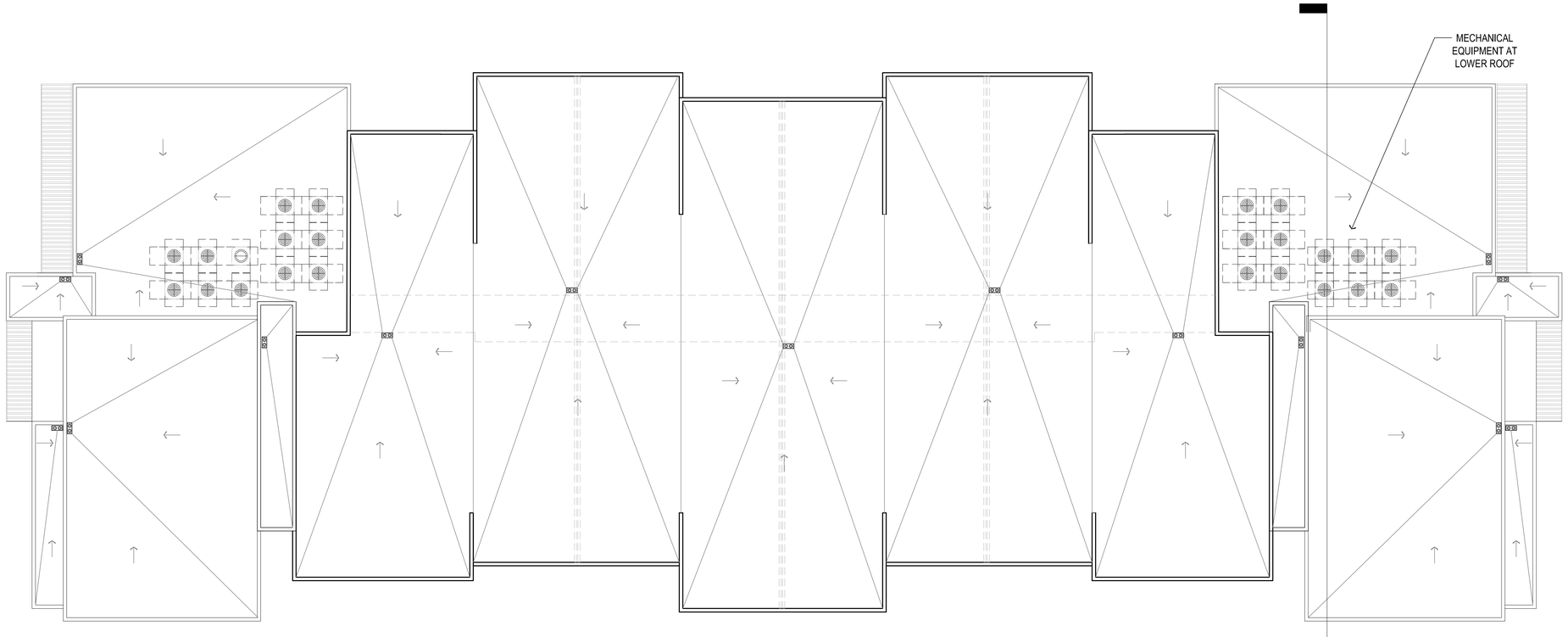
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LEVEL 3 - FLOOR PLAN

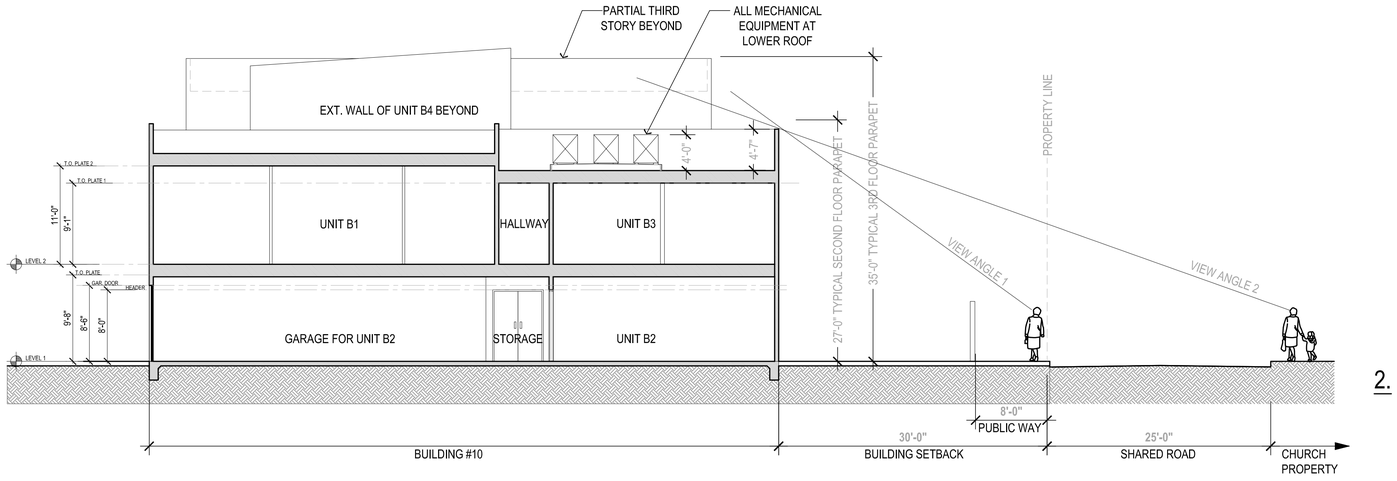
A.13

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1.

2. / A-14



2.

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
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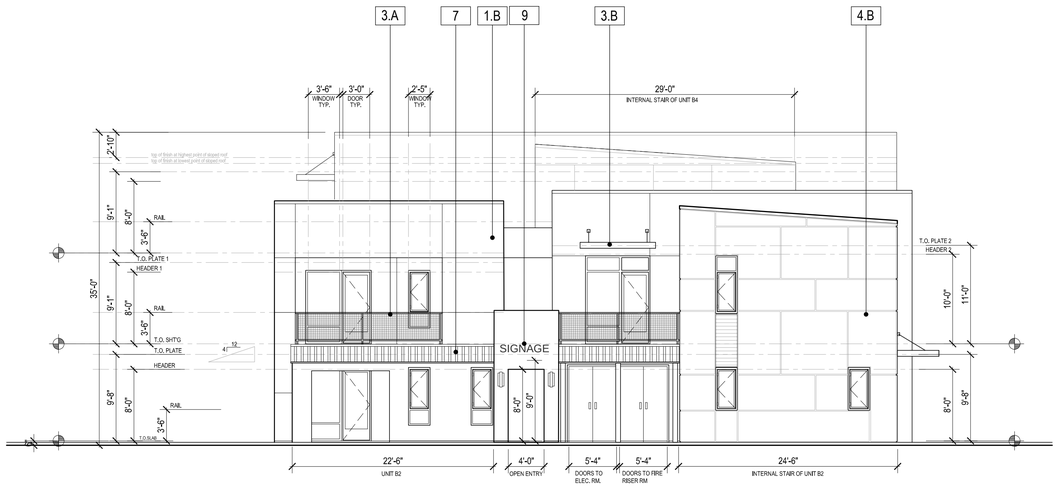
ROOF PLAN & SECTION

A.14

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1.



2.

1.A - STUCCO (DE6281 - SHADOW WHITE)
1.B - STUCCO (DEW381 - DROPLETS)
1.C - STUCCO (DE6276 - SILHOUETTE)
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)
3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)
4.A - ACCENT PANELS (DE6307 - ARTISTIC STONE)
4.B - ACCENT PANELS (DE5809 - RAGING TIDE)
5.A - DOORS (DE6063, BLACK WALNUT)
5.B - DOORS (DE6014 - DARK CHOCOLATE)
6.A - RESYSTA SIDING (COLOR: C71, PALISANDER)
6.B - RESYSTA SIDING (COLOR: C51, WALNUT)
7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)
8 - TYPICAL SIGNAGE FOR ALL PRIVATE-ENTRY UNITS
9 - BUILDING SIGNAGE
10- VERTICAL TRELLIS

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
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TECHNICAL ELEVATIONS: FRONT AND LEFT **A.15**

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3.



4.

1.A - STUCCO (DE6281 - SHADOW WHITE)
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1.C - STUCCO (DE6276 - SILHOUETTE)
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3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)
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7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)
8 - TYPICAL SIGNAGE FOR ALL PRIVATE-ENTRY UNITS
9 - BUILDING SIGNAGE
10- VERTICAL TRELLIS

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
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TECHNICAL ELEVATIONS: REAR AND RIGHT **A.16**

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1.



2.

FOR ACTUAL COLORS AND
MATERIALS REFER TO THE 16X20
PHYSICAL MATERIALS BOARD #2

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
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COLORED REPRESENTATION: FRONT&LEFT **A.17**

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3.



4.

FOR ACTUAL COLORS AND
MATERIALS REFER TO THE 16X20
PHYSICAL MATERIALS BOARD #2

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

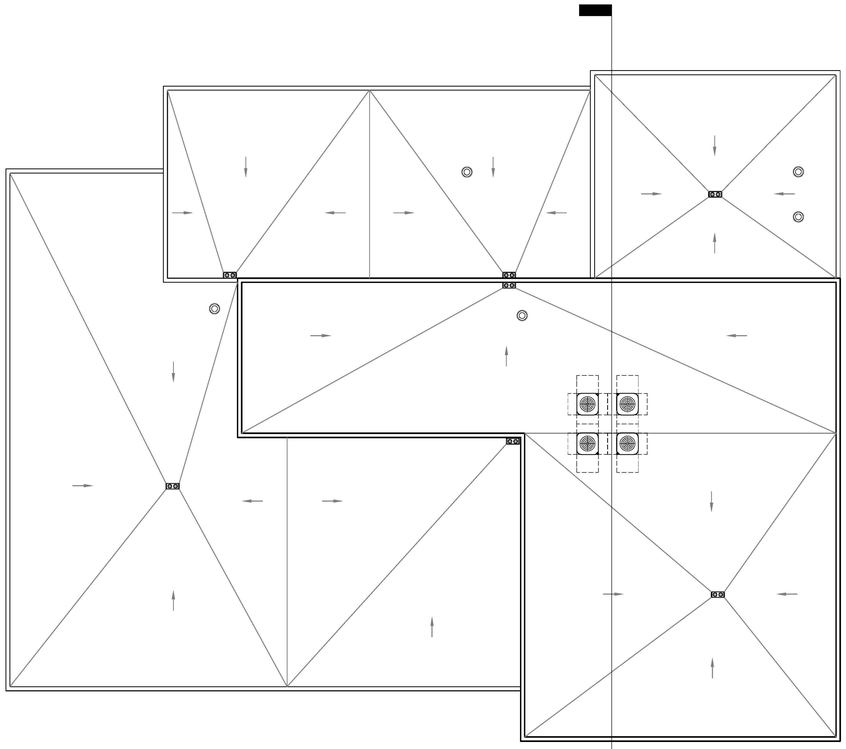
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COLORED REPRESENTATION: REAR&RIGHT **A.18**

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AMENITY
& ACCESSORY BUILDINGS

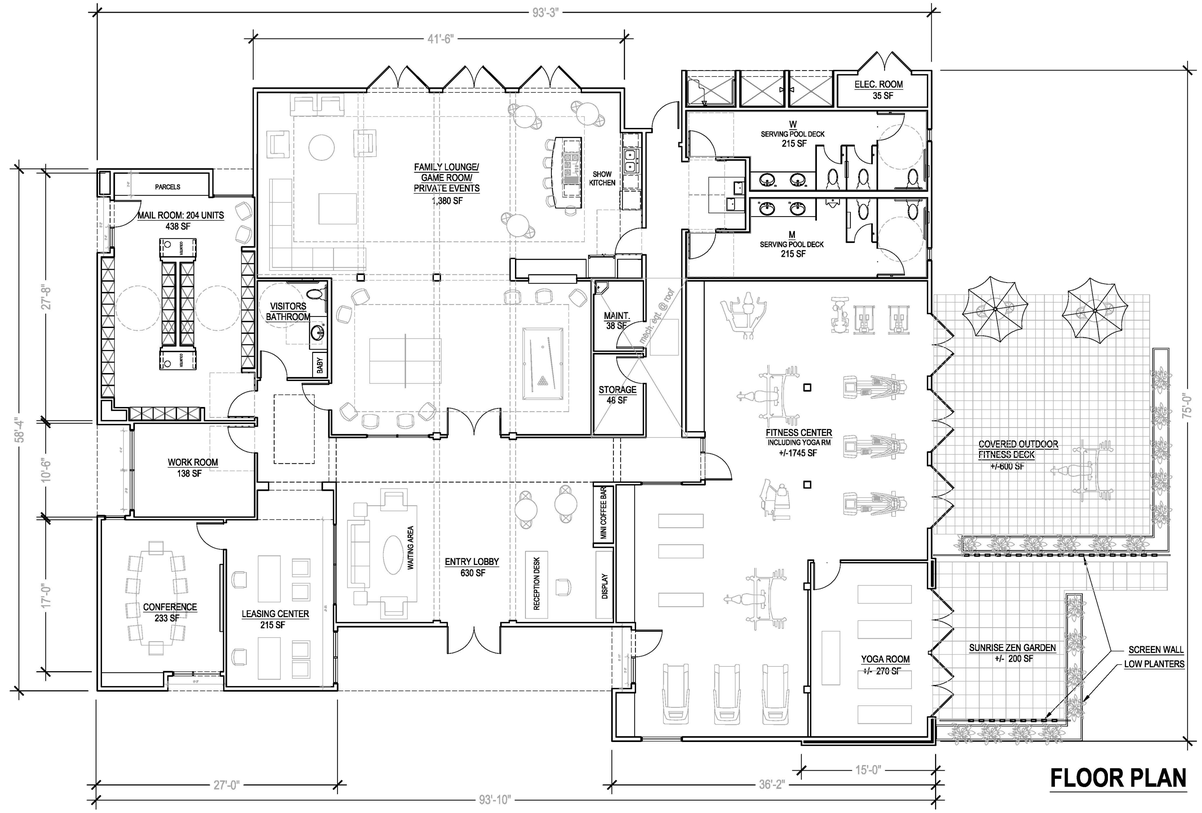


ROOF PLAN

2. / A-19

3. / A-20

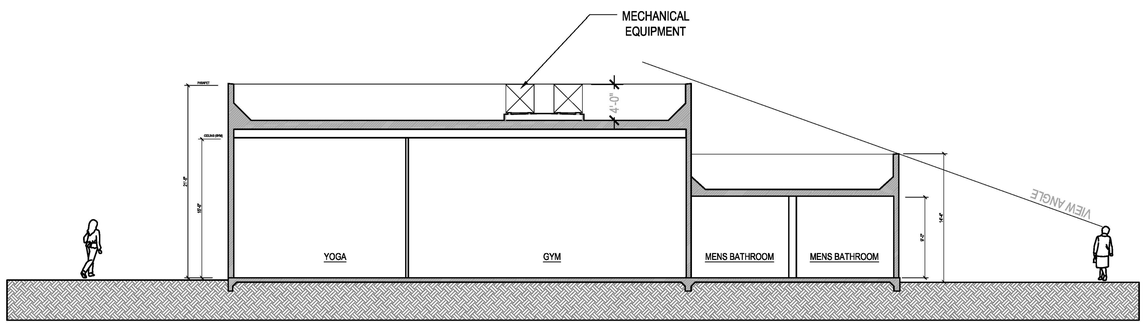
2. / A-20



FLOOR PLAN

4. / A-40

1. / A-20



MECHANICAL EQUIPMENT SCREENING

0' 8' 16' 32'

SCALE 1/8" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
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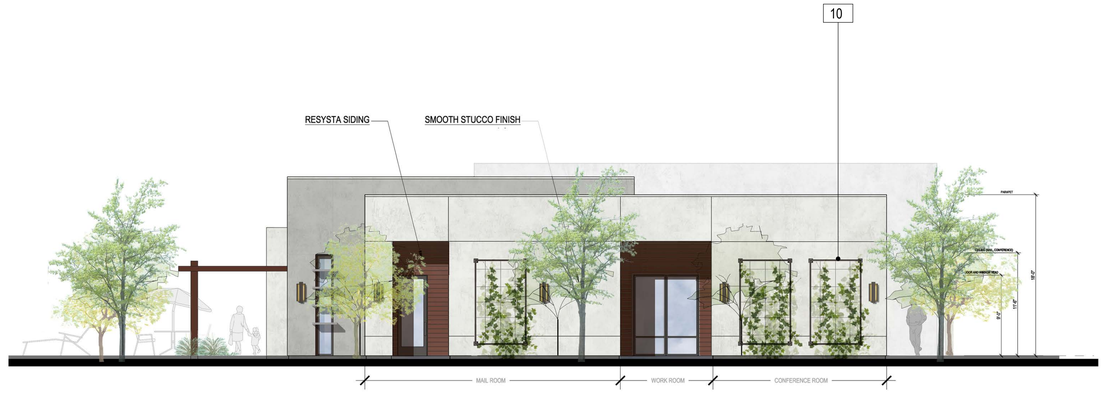
CLUB HOUSE PLAN AND SECTION

A.19

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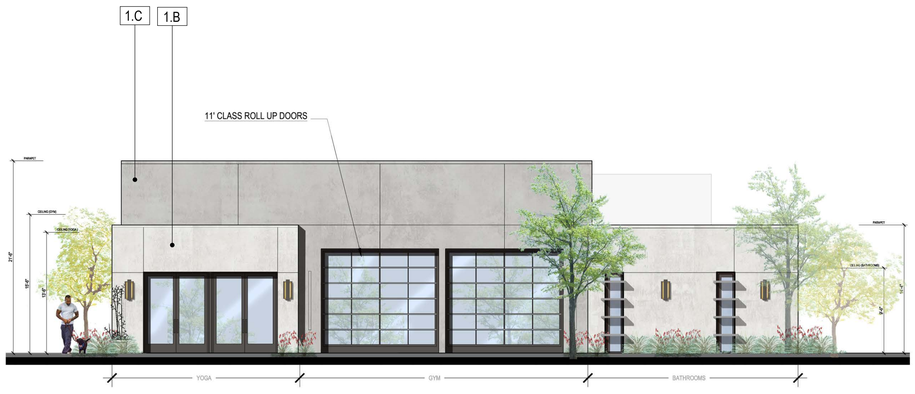
1. SOUTH ELEVATION



2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

1.A - STUCCO (DE6281 - SHADOW WHITE)
1.B - STUCCO (DEW381 - DROPLETS)
1.C - STUCCO (DE6276 - SILHOUETTE)
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)
3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)
4.A - ACCENT PANELS (DE6307 - ARTISTIC STONE)
4.B - ACCENT PANELS (DE5809 - RAGING TIDE)
5.A - DOORS (DE6063, BLACK WALNUT)
5.B - DOORS (DE6014 - DARK CHOCOLATE)
6.A - RESYSTA SIDING (COLOR: C71, PALISANDER)
6.B - RESYSTA SIDING (COLOR: C51, WALNUT)
7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)
8 - TYPICAL SIGNAGE FOR ALL PRIVATE-ENTRY UNITS
9 - BUILDING SIGNAGE
10 - VERTICAL TRELLIS
11 - WOOD TRELLIS

FOR ACTUAL COLORS AND
MATERIALS REFER TO THE 16X20
PHYSICAL MATERIALS BOARD #2

0' 8' 16' 32'

SCALE $\frac{1}{8}$" = 1'-0"(ON 24 x 36 SHEET)

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

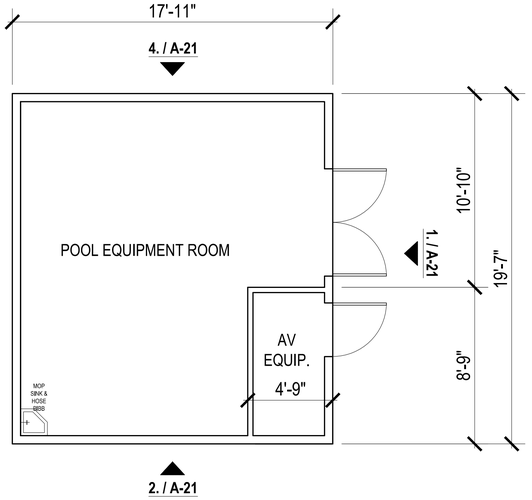
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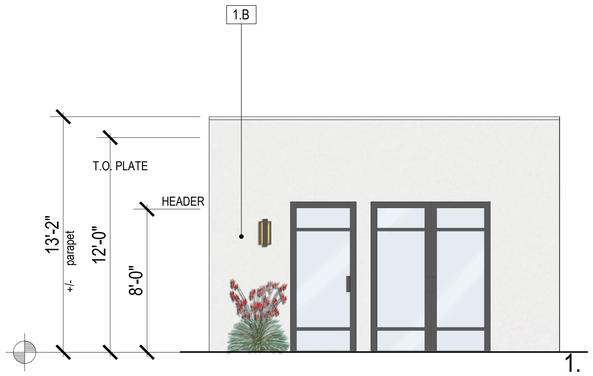
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COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

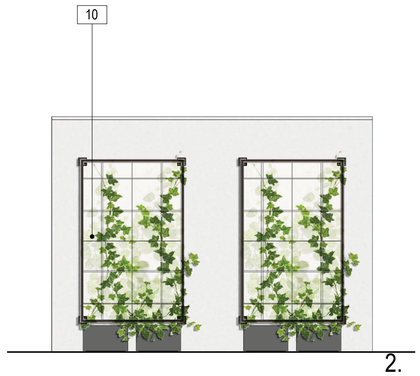
CLUB HOUSE ELEVATIONS

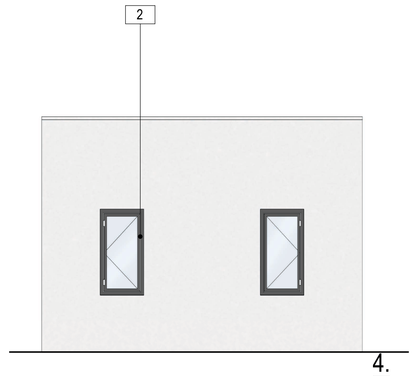
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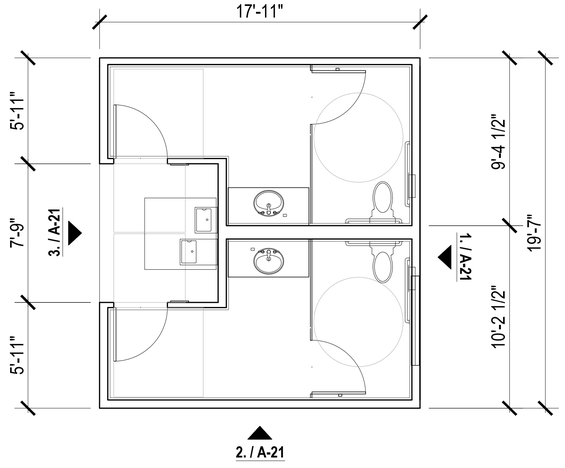
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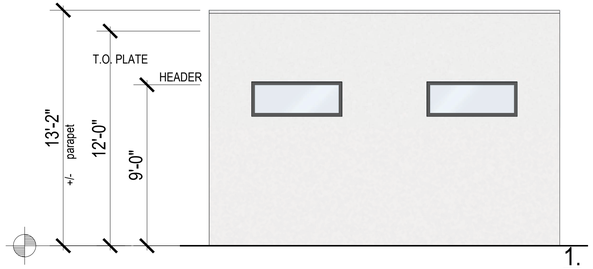




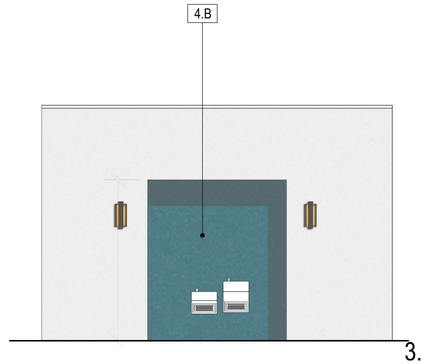


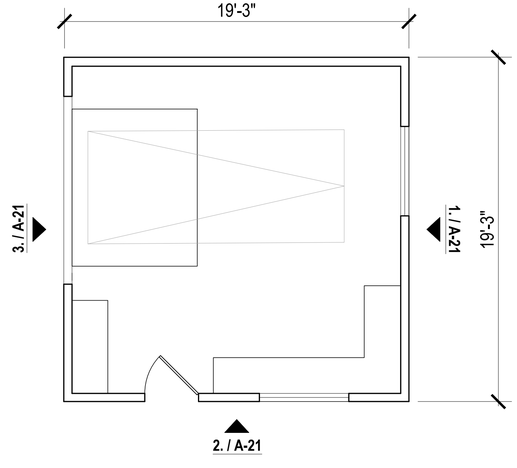


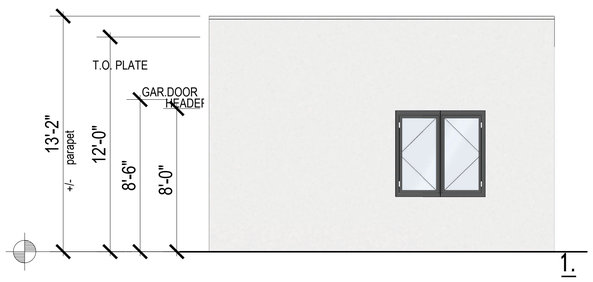




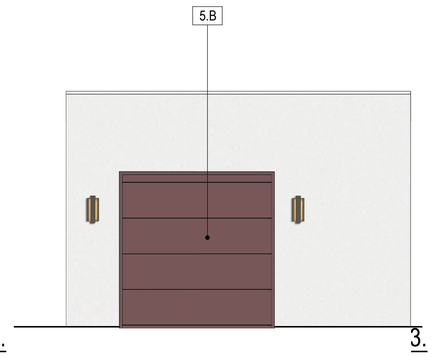












1/4" SCALE

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, vely@humphreys.com, 949.468.5866
HUMPHREYS & **PARTNERS** ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782
COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

ACCESSORY BUILDINGS

A.21

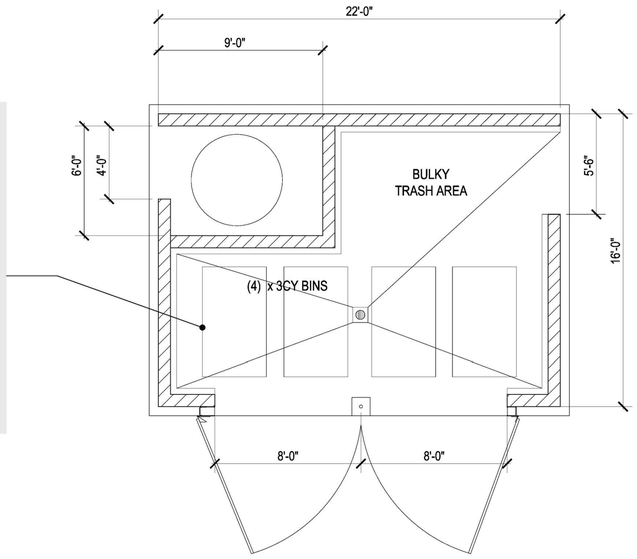
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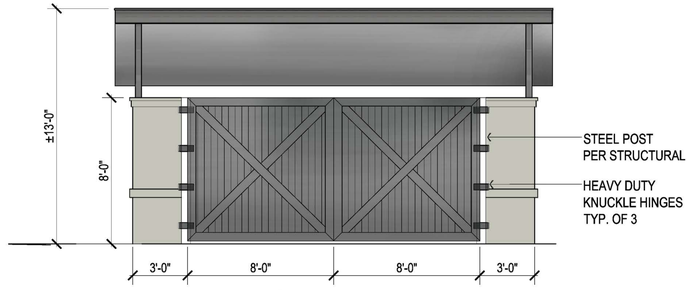


3 Yard Dumpster

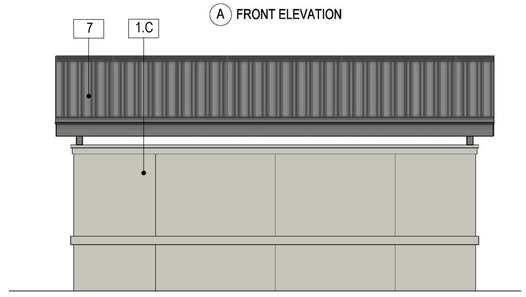
Dimensions:
6'L x 3'5"W x 4'H

BY BURRTEC

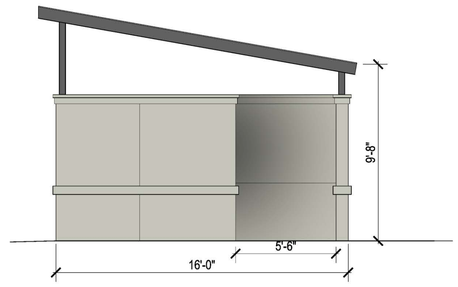




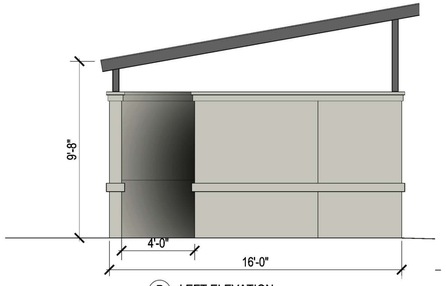
A FRONT ELEVATION



C REAR ELEVATION



B RIGHT ELEVATION



D LEFT ELEVATION

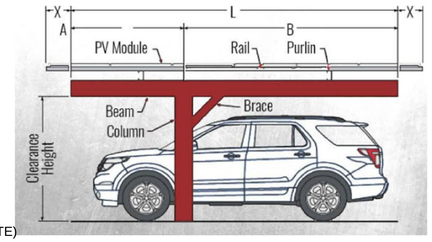
1.A - STUCCO (DE6281 - SHADOW WHITE)
1.B - STUCCO (DEW381 - DROPLETS)
1.C - STUCCO (DE6276 - SILHOUETTE)
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)
3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)
4.A - ACCENT PANELS (DE6307 - ARTISTIC STONE)
4.B - ACCENT PANELS (DE5809 - RAGING TIDE)
5.A - DOORS (DE6063, BLACK WALNUT)
5.B - DOORS (DE6014 - DARK CHOCOLATE)
6.A - RESYSTA SIDING (COLOR: C71, PALISANDER)
6.B - RESYSTA SIDING (COLOR: C51, WALNUT)
7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)
8 - TYPICAL SIGNAGE FOR ALL PRIVATE-ENTRY UNITS
9 - BUILDING SIGNAGE
10 - VERTICAL TRELLIS
11 - WOOD TRELLIS

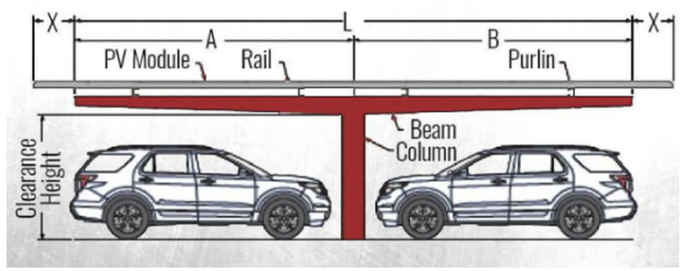
CONCEPTUAL TRASH ENCLOSURES

0' 4' 8' 16'

SCALE 1/4" = 1'-0"(ON 24 x 36 SHEET)

PAINTED METAL CARPORT (DE6276 - SILHOUETTE)







TYPICAL SOLAR CARPORTS BY BAJA

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

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COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

TRASH ENCLOSURES AND CARPORTS **A.22**

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7 - METAL ROOF BY ATAS (DEC797 BATTLESHIP GRAY)

1.A - STUCCO (DE6281 - SHADOW WHITE)

1.C - STUCCO (DE6276 - SILHOUETTE)

3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)

1.B - STUCCO (DEW381 - DROPLETS)

11 - WOOD TRELLIS AT CLUB HOUSE DECK

3.A - METAL RAILING (DEA002 - BLACK)
3.B - METAL AWNING (DEA002 - BLACK)



TYPICAL BALCONY RAIL



2 - ALUM. WINDOWS
(STANDARD BRONZE FINISH)

4.A - ACCENT PANELS
(DE6307 - ARTISTIC STONE)

5.A - DOORS (DE6063, BLACK WALNUT)

6.A - RESYSTA SIDING
(COLOR: C71, PALISANDER)

4.B - ACCENT PANELS
(DE5809 - RAGING TIDE)

5.B - DOORS (DE6014 - DARK CHOCOLATE)

6.B - RESYSTA SIDING
(COLOR: C51, WALNUT)









1.A - STUCCO (DE6281 - SHADOW WHITE)
1.B - STUCCO (DEW381 - DROPLETS)
1.C - STUCCO (DE6276 - SILHOUETTE)
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)
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11 - WOOD TRELLIS

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

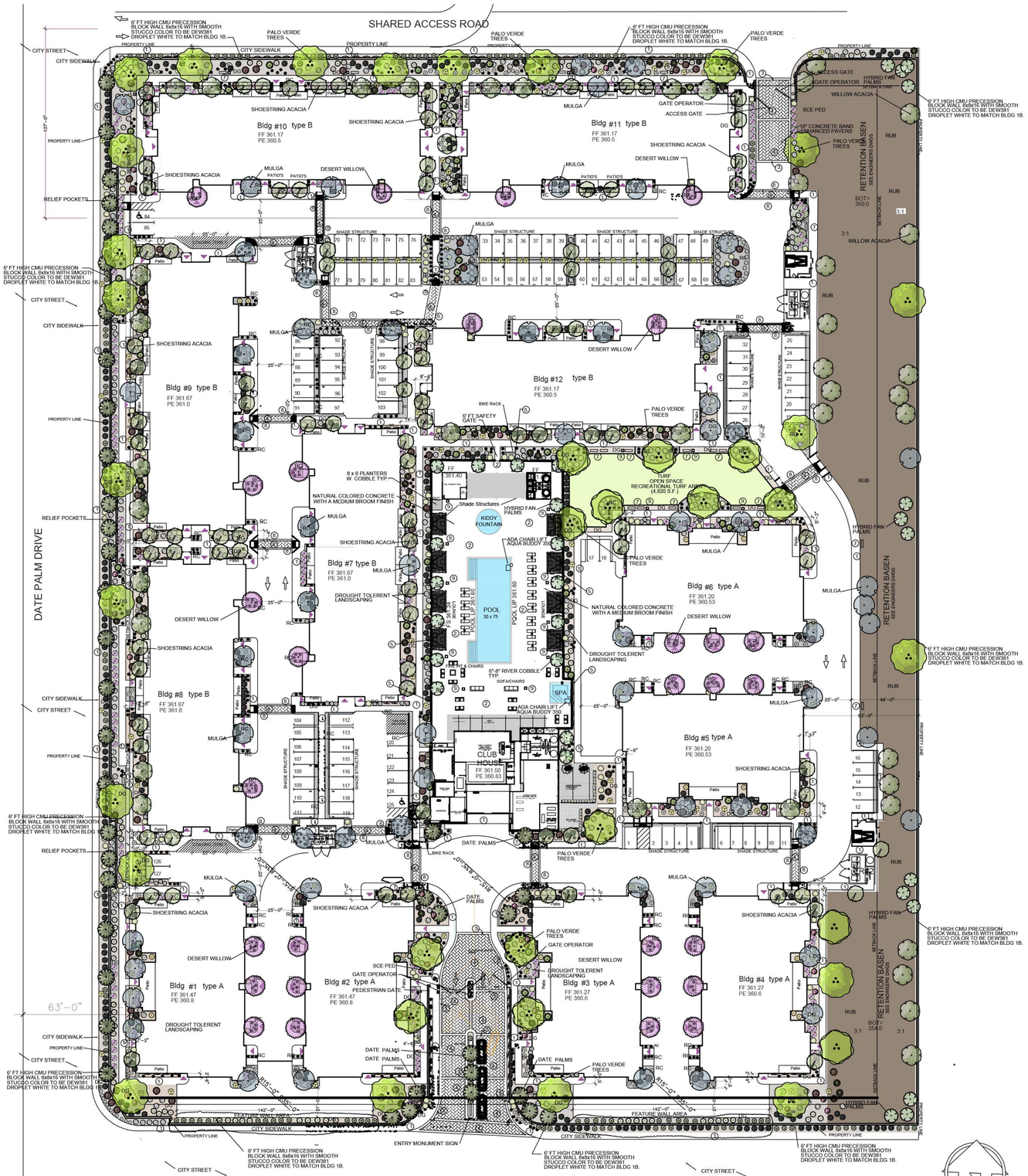
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COLORS AND MATERIALS

A.23

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PLANT_SCHEDULE						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
	ACA	Acacia aneura / Mulga	24" box	Low	68	
	ACS	Acacia salicina / Willow Acacia	24" box	Low	43	
	ACAS	Acacia stenophylla / Shoestring Acacia	24" box	Low	102	
	CD	Cercidium x 'Desert Museum' / Desert Museum Palo Verde	24" box	Low	23	
	CDM	Cercidium x 'Desert Museum' / Desert Museum Palo Verde	36" Box	Low	15	
	CHI	Chilopsis linearis 'Burgundy' / Burgundy Desert Willow	24" box	Low	29	
PALM TREES						
	CH	Chamaerops humilis / Mediterranean Fan Palm	15 gal.	Mod	55	
	PD	Phoenix dactylifera 'Medjool' / Medjool Date Palm	20` Ht.	Mod	40	
	WR	Washingtonia x filibusta / Hybrid Fan Palm	12` Ht.	Mod	30	
SHRUBS						
	BL	Bougainvillea x 'La Jolla' / La Jolla Bougainvillea	5 gal.	Mod	88	
	CGP	Carissa macrocarpa 'Prostrata' / Prostrate Natal Plum	5 gal.	Mod	211	
	LAN	Lantana x 'Monine' / Spreading Sunshine® Lantana	5 gal.	Mod	145	
	TES	Tecoma stans / Yellow Bells	5 gal.	Mod	119	
DROUGHT TOLERANT						
	AGA	Agave americana protoamericana / American Century Plant	15 gal.	Low	204	
	AG	Agave geminiflora / Twin Flowered Agave	5 gal.	Low	27	
	AP	Agave parryi huachucensis / Artichoke Parry's Agave	5 gal.	Low	44	
	AB	Aloe barbadensis / Barbados Aloe	1 gal.	Low	376	
	CAE	Caesalpinea mexicana / Mexican Bird of Paradise	5 gal.	Low	68	
	CAS	Cassia artemisioides / Feathery Cassia	5 gal.	Low	112	
	DW	Dasylirion wheeleri / Grey Desert Spoon	5 gal.	Low	118	
	ER	Euphorbia rigida / Yellow Spurge	5 gal.	Low	83	
	FM	Furcraea macdougalii / MacDougall's Century Plant	5 gal.	Low	149	
	HP	Hesperaloe parviflora / Red Yucca	1 gal.	Low	508	
	LEF	Leucophyllum langmaniae 'Rio Bravo' / Rio Bravo Langman's Sage	5 gal.	Low	414	
	LES	Leucophyllum pruinosum 'Sierra Bouquet' / Sierra Bouquet Barometerbush	5 gal.	Low	263	
	PM	Pachycereus marginatus / Mexican Fence Post Cactus	15 gal.	Low	19	
	RUS	Russelia equisetiformis / Firecracker Plant	5 gal.	Mod	55	
	YUE	Yucca elata / Soaptree Yucca	24" Box	Low	13	
GRASSES						
	MER	Muhlenbergia capillaris 'Lenca' / Regal Mist® Pink Muhly Grass	5 gal.	Mod	18	
	PSC	Pennisetum setaceum 'Dwarf Rubrum' / Dwarf Purple Fountain Grass	5 gal.	Mod	96	
VINE/ESPALIER						
	BK	Bougainvillea x 'Barbara Karst' / Barbara Karst Bougainvillea	5 gal.	Mod	90	
	CI	Calliandra haematocephala / Pink Powderpuff	5 gal.	Mod	90	

DG	1/4" Minus Decomposed Granite 3" in depth apache brown incolor
RC	4"-8" Sierra River Cobble
RUB	Baja Cresta Rubble (Retention Basin)
	Bermuda Sod with steel header board
	Acker Stone Holland I Paver Antique Pewter in color

IRRIGATION NOTES:

All Plant material will be Drip irrigated and Final Landscape Plans will be in compliance with the City of Cathedral City water efficiency ordinance,along with Coachella Valley Water District and The State of California.

LANDSCAPE AREA (SHRUBS/ GROUND COVER)	116,348 S.F.
RECREATIONAL TURF (TURF)	4,820 S.F.
TOTAL LANDSCAPE AREA'S	121,168 S.F.

28,433 SQ. FT. OF PARKING AREA x 5%

1,422 S.F. REQUIRED

THERE IS 4520 S.F. OF LANDSCAPE AREA AROUND THE PARKING

THERE IS 127 PARKING STALES / 15 = 8 15 GAL TREES NEEDED. THERE ARE 30-24" BOX TREES AND 2-36" BOX TREES AROUND THESE SPACES.

PLANTING NOTES:

All MECHANICAL, ELECTRICAL AND IRRIGATION EQUIPMENT SHALL BE SCREEN FROM SITE WITH PLANT MATERIAL.

All TURF AREA WILL BE SEPERATED WITH A 6 x 8" CONCRETE HEADER

▲ ENTRY TO UNIT/BLDG

KEY NOTES:

1. 3\" THICK NATURAL COLOR CONCRETE W/ MEDIUM BROOM FINISH. 5' WIDE TYP
2. 3\" THICK NATURAL COLOR CONCRETE W/ 6x6 10/10 WWM CEMTER IN SLAB , MEDIUM BROOM FINISH
3. 5" THICK x 18" WIDE CONCRETE BANDING W/ #5 REBAR IN CENTER IN SLAB. CONCRETE TO HAVE MEDIUM BROOM FINISH, NATURAL COLOR
4. ACKER-STONE 4" x 7" HOLLAND 1 PAVER CATINA BLEND INSTALLED PER MANUFACTURE SPECIFICATIONS
5. 6' HIGH WROUGHT IRON FENCE PICKETS 3 " OC, BLACK IN COLOR
6. ULINE WAVE BIKE RACK, H-2544 5-LOOP 68" x 2" x 39"
7. EMPIRE PRECAST LARINE 64 BENCH, BN-1-64 T-L20 SANDSTONE FINISH ECC
8. 5" THICK x 12" WIDE CONCRETE BANDING W/ #5 REBAR IN CENTER IN SLAB. CONCRETE TO HAVE MEDIUM BROOM FINISH, NATURAL COLOR
9. EMPIRE PRECAST MESA WASTE BNWB-3-T-L20 SANDSTONE FINISH ELC

ENTRY GATES:

*PROVIDE KNOX BOX PER FIRE DEPARTMENT REGULATIONS.
*PROVIDE CALL BOX AS PART OF SHOP DRAWINGS TO BE SPECIFIED BY ELECTRICAL CONTRACTOR. SUBMIT SHOP DRAWINGS FOR GATE OPERATING EQUIP. INCLUDE PRESSURE PLATES, REMOTE CONTROLS, AND CALL BOX.
*GATE AND FENCE MATERIAL TO BE GALVANIZED STEEL. GATE CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION FOR APPROVAL.
*PARKING, ROAD LAYOUT, AND DRIVEWAYS BY OTHERS.
*ACCESSIBILITY COMPLIANCE BY OTHERS.
*LANDSCAPE ARCHITECT MUST FIELD REVIEW WALKWAY LOCATIONS PRIOR TO CONCRETE BEING POURED.
*ALL GRADING AND DRAINAGE DESIGN, INCLUDING ALL FLATWORK, BY CIVIL ENG.

-40 0 40 80 120

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REVISIONS	BY
06/12/24 SITE	JS

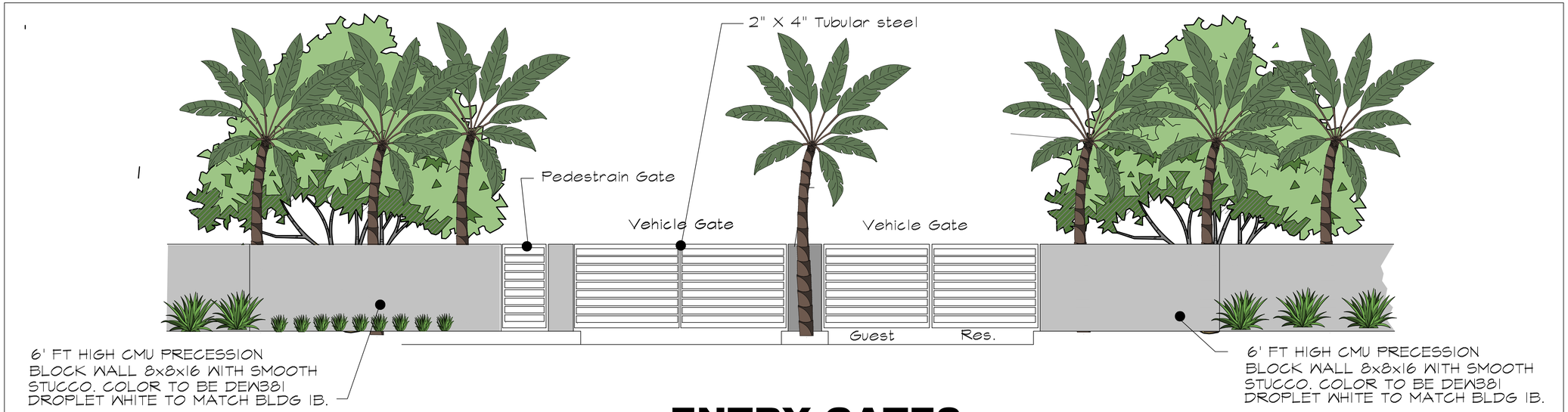
LICENSED LANDSCAPE ARCHITECT JAMES W. SHROPE No. 4019 Signature 06.30.24 Renewal Date Date STATE OF CALIFORNIA

JSA Landscape Architects
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• Land Planning
• Site Planning
69-946 COUNTRY LANE
RANCHO MIRAGE, CA 92270
(760) 324-0278
JAMES W. SHROPE, ASLA
Principal/Landscape Architect
License #4019

OVERALL SITE

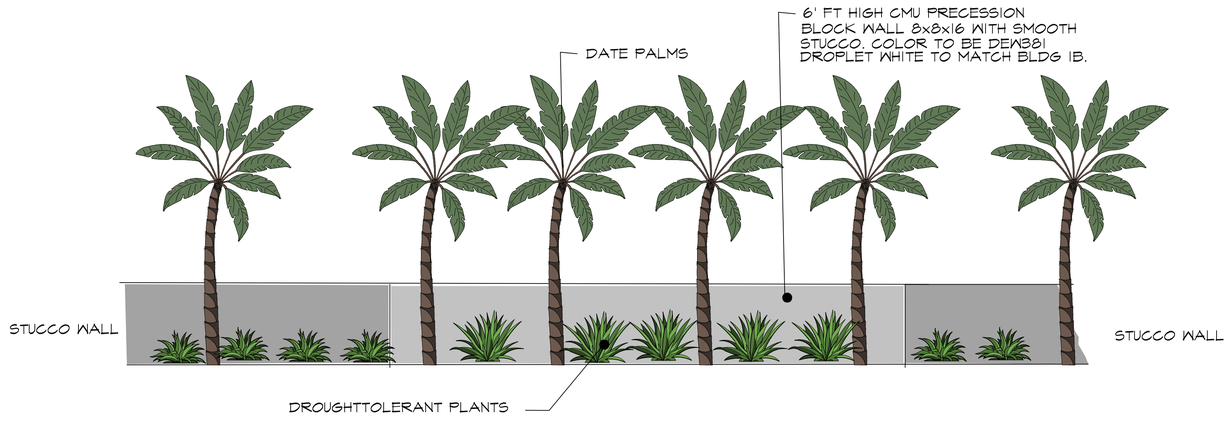
WREN APARTMENTS
DATE PALM DR.
CATHERDRAL CITY
CALIFORNIA

DRAWN BY:	DR
CHECKED BY:	JS
DATE:	03/13/24
SCALE:	1" = 40'-0"
JOB NO.	
	L-1
OF	SHEETS



ENTRY GATES





RELIEF POCKETS (3 TOTAL)
DATE PALM DR.

REVISIONS	BY
05/11/22 revised-SCE	js

LICENSED LANDSCAPE ARCHITECT — JAMES N. SIMONS — No. 4019 — Signature — 08/31/23 — Renewal Date — PRINCIPAL — STATE OF CALIFORNIA

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• Urban Design
• Site Planning
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Palm Desert, CA 92211
(760) 834-0670
JAMES N. SIMONS, AIA, ASLA
Principal Landscape Architect
License #4019

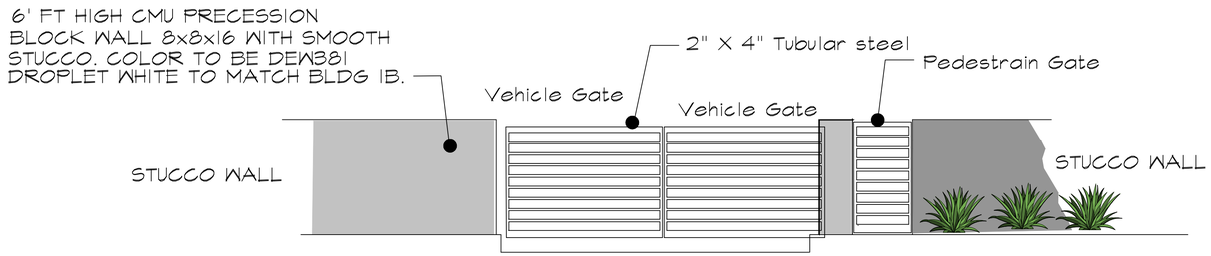
WALL ELLEVATIONS & ENTRY GATES

WREN APARTMENTS
DATE PALM DRIVE
RANCHO MIRAGE **CALIFORNIA**

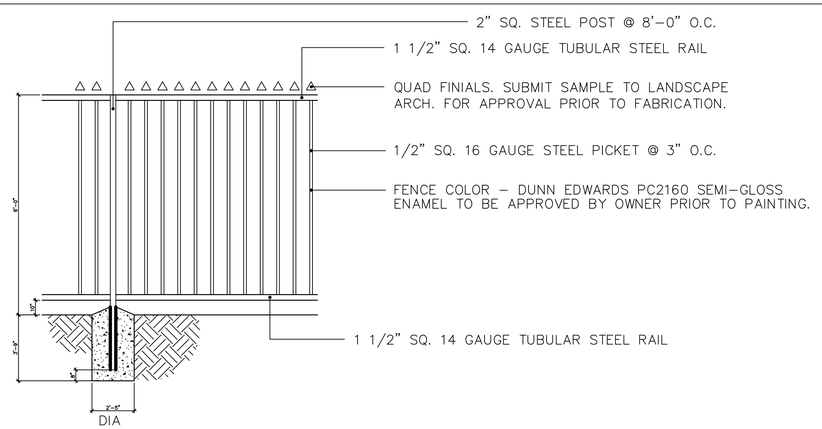
DRAWN BY:	DR
CHECKED BY:	JS
DATE:	02/19/24
SCALE:	
JOB NO.	

L-2

OF SHEETS

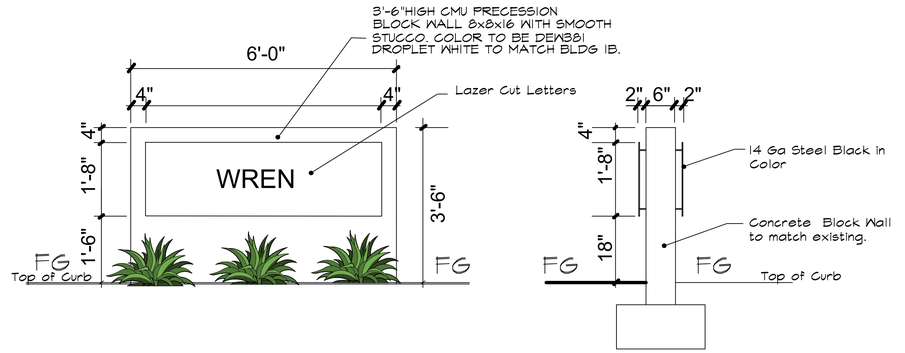


REAR GATE



WELD ALL CONNECTIONS & GRIND ALL WELDS SMOOTH. ALL TUBULAR STEEL TO BE FINISHED W/ ONE COAT OF DUNN EDWARDS CORROBAR 43-5 PRIMER AND TWO COATS PERMASHEEN (W901) SEMI-GLOSS PER MANUFACTURER INSTRUCTIONS.

W.I. POOL FENCE



ENTRY SIGN

REVISIONS	BY
05/11/22 revised-SCE	js

LICENSED LANDSCAPE ARCHITECT — JAMES W. SIMONS — No. 4019 — Signature — 10/31/23 Renewal Date — PRINCIPAL — STATE OF CALIFORNIA

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• Land Planning
• Site Planning
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JAMES W. SIMONS, AIA, ASLA
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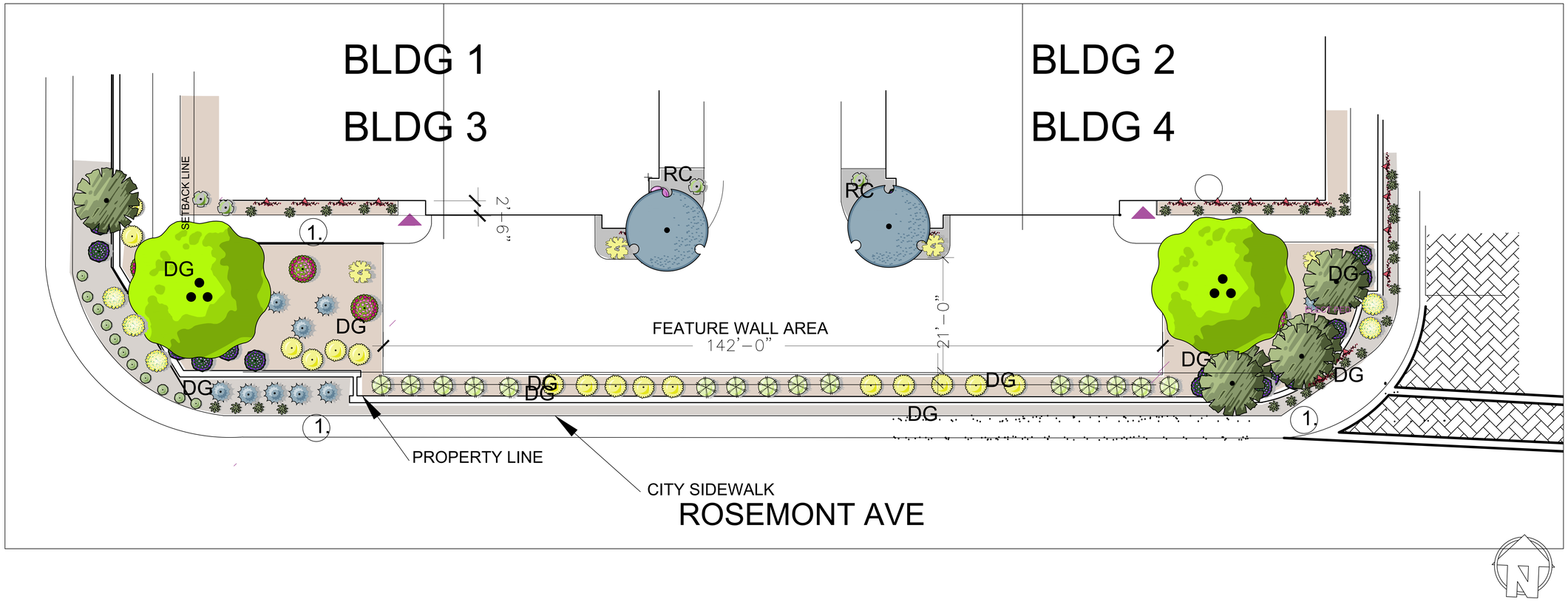
WALL ELLEVATIONS & ENTRY GATES

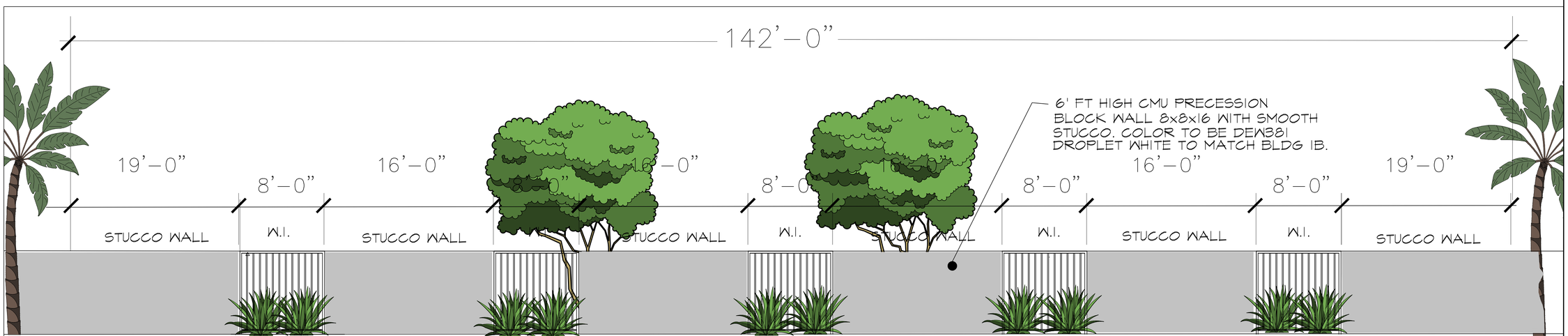
WREN APARTMENTS
DATE PALM DRIVE
RANCHO MIRAGE **CALIFORNIA**

DRAWN BY: DR
CHECKED BY: JS
DATE: 02/19/24
SCALE:
JOB NO.

L-3

OF SHEETS





ROSEMONT FEATURE WALL (2 LOCATIONS)

REVISIONS	BY
05/11/22 revised-SCE	js

LICENSED LANDSCAPE ARCHITECT — No. 4019 — Signature — 08/31/23 Renewal Date — Date — PRINCIPAL — STATE OF CALIFORNIA

JSA Landscape Architects
• Landscape Architecture
• Urban Design
• Site Planning
78-070 Shadowridge Drive
Palm Desert, Ca 92211
(760) 610-0619
JAMES A. SIMONS, AIA, ASLA
Principal Landscape Architect
Email: JAS@

ROSEMONT FEATURE WALL

WREN APARTMENTS
DATE PALM DRIVE
RANCHO MIRAGE **CALIFORNIA**

DRAWN BY: DR
CHECKED BY: JS
DATE: 06/04/24
SCALE:
JOB NO.

L-4

OF SHEETS

TURF

DROUGHT TOLERANT LANDSCAPE

17

5' WIDE SIDEWALK TYP.

6' FT WROUGHT HIGH FENCE

SPA

ADA CHAIR LIFT AQUA BUDDY 350

DG

HYBRID FAN PALM TYP.

LOUNGE

WASTE BINS TYP

SHADE STRUCTURES

FF 361.40

6' FT WROUGHT HIGH FENCE

SHADE STRUCTURE

ADA CHAIR LIFT AQUA BUDDY 350

POOL LIP 361.60

NATURAL COLOREDCONRETE WITH A MEDIUM BROOM FINISH

WASTE BINS TYP

ELEC. ROOM 35 SF

W SERVING POOL 216 SF/4SF

M SERVING POOL 216 SF/4SF

BIKE RACK

6' FT SAFETY GATE

KIDDY FOUNTAIN

POOL 30 x 75

POOL LIP 361.60

SOFA/CHAIRS

SHOW KITCHEN

MAINT. 132 SF

DECK 1,840 SF

FAMILY LOUNGE / GAME ROOM / PRIVATE EVENTS

CLUB HOUSE

FF 361.40

POOL EQUIPMENT ROOM

A/V EQUIP.

NATURAL COLOREDCONRETE WITH A MEDIUM BROOM FINISH

8 x 8 PLANTERS W 6-8" COBBLE TYP.

SHADE STRUCTURES

WASTE BINS TYP

DROUGHT TOLERANT LANDSCAPE

LOUNGE

FS 361.24

FIRE PIT & CHAIRS

6' FT WROUGHT HIGH FENCE

5' WIDE SIDEWALK TYP.

PARCELS

MAIL ROOM: 204 UNITS 438 SF

VISITOR PARKING

5' WIDE SIDEWALK TYP.

5' WIDE SIDEWALK TYP.

UNIT ENTRY

ap

UNIT ENTRY

ap

UNIT ENTRY

SHOESTRING ACACIA

DROUGHT TOLERANT LANDSCAPE

MULGA

MAIL AND DELIVERIES

120

121

122

-8 0 8 16 24

SCALE 1/8" = 1'-0"

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REVISIONS	BY
6/18/24 POOL AREA	JS

LICENSED LANDSCAPE ARCHITECT JAMES W. SIRKPE No. 4019 Signature Date Renewal Date Date STATE OF CALIFORNIA

JSA Landscape Architects
Landscape Architecture
Irrigation Design
Site Planning
42646 COOK ST. • STE 42646
PALM DESERT, CA 92211
(760) 610-4979
JAMES W. SIRKPE, RLA
PRINCIPAL Landscape Architect
License #4019

POOL AREA

WREN APARTMENTS
DATE PALM DR.
CATHERDRAL CITY
CALIFORNIA

DRAWN BY: BM
CHECKED BY: JS
DATE: 02/16/24
SCALE: 1" = 8'-0"
JOB NO.

L-5

OF SHEETS

5' WIDE SIDEWALK TYP.

Patio

PALO VERDE TREE TYP.

AUTOMATIC ENTRY GATE

GATE OPERATOR

DROUGHT TOLERANT LANDSCAPE

Patio

DG

5' WIDE SIDEWALK TYP.

6' FT HIGH CMU PRECESSION BLOCK WALL 8x8x16 WITH SMOOTH STUCCO COLOR TO BE DEW381 DROPLET WHITE TO MATCH BLDG 1B.

R15'-0" R25'-0"

18" CONCRETE BAND

ENHANCED PAVERS

RES

GUEST

RR

CALL BOX

18" CONCRETE BAND

ENHANCED PAVERS

ENTRY MONUMENT SIGN

ROSEMONT AVE

DROUGHT TOLERANT LANDSCAPE

AUTOMATIC ENTRY GATE

PEDESTRIAN GATE

GATE OPERATOR

4'-6"

DATE PALM

PALO VERDE TREE TYP.

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-8 0 8 16 24

SCALE 1/8" = 1'-0"

REVISIONS	BY
6/18/24 ENTRY WAY	JS

JAMES W. SIROPE LICENSED LANDSCAPE ARCHITECT No. 4019 Signature Date Renewal Date Date STATE OF CALIFORNIA

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Irrigation Design
Land Planning
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(760) 610-0675
JAMES W. SIROPE, ASLA
Principal Landscape Architect
License #4019

ENTRY WAY

WREN APARTMENTS
DATE PALM DR.
CATHERDRAL CITY **CALIFORNIA**

DRAWN BY: BM
CHECKED BY: JS
DATE: 02/16/24
SCALE: 1" = 8'-0"
JOB NO.

L-6

OF SHEETS

TREES



Acacia aneura



Acacia salicina



Acacia stenophylla



Cercidium x 'Desert Museum'



Chilopsis linearis

PALMS



Chamaerops humilis



Phoenix dactylifera 'Medjool'



Washingtonia x filibusta

SHRUBS



Bougainvillea x 'La Jolla'



Callistemon viminalis 'Little John'



Carissa macrocarpa 'Prostrata'



Lantana x 'New Gold'



Rosa floribunda 'Iceberg'



Tecoma stans

REVISIONS	BY

LICENSED LANDSCAPE ARCHITECT · JAMES SIROPE · STATE OF CALIFORNIA
No. 4019
Signature
Date 02/20/24
Registration Date

JSA Landscape Architects
• Landscape Architecture
• Irrigation Design
• Site Planning
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FOUNTAIN VALLEY, CA 92708
(760) 805-9670
JAMES H. SIROPE, ASLA
Principal Landscape Architect
License #4019

PHOTO BOARD

WREN APARTMENTS
DATE PALM DR.
CATHERDAL CITY
CALIFORNIA

DRAWN BY: BM
CHECKED BY: JS
DATE: 02/20/24
SCALE: NTS
JOB NO.

L-7

OF SHEETS

DROUGHT TOLENT SHRUBS



Agave americana



Agave geminiflora 'Rasta Man'



Agave parryi huachucensis



Aloe barbadensis



Caesalpinia mexicana



Cassia artemisioides



Dasylirion wheeleri



Euphorbia rigida



Hesperaloe parviflora



Leucophyllum langmaniae 'Rio Bravo' TM



Leucophyllum pruinosum 'Sierra Bouquet'



Russelia equisetiformis

GRASSES



Yucca elata



Muhlenbergia capillaris 'Lenca'



Pennisetum setaceum 'Dwarf Rubrum'



4"-8" sierra Cobble



4"-8" Baja Cresta Rubble

REVISIONS	BY

LICENSED LANDSCAPE ARCHITECT · JAMES SIROPE · No. 4019 · Signature · 06/30/24 · Renewal Date · Date · STATE OF CALIFORNIA

JSA Landscape Architects
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3-D Modeling
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JAMES A. SIROPE, ASLA
Principal Landscape Architect
License #4019

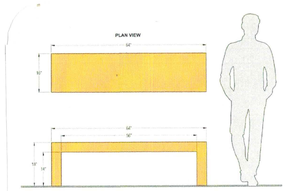
PHOTO BOARD

WREN APARTMENTS
DATE PALM DR.
CATHERDAL CITY
CALIFORNIA

DRAWN BY: BM
CHECKED BY: JS
DATE: 02/20/24
SCALE: NTS
JOB NO.

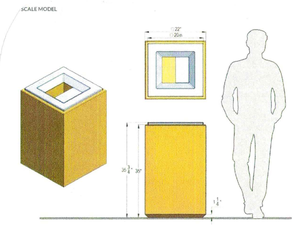
L-8

OF SHEETS





BENCHES



WASTE BINS

WAVE BIKE RACKS



Upscale stylish look. Easy to secure your bike.

- 10-gauge galvanized steel or attractive powder coating.
- 2 3/8" diameter bar.
- For stadiums, parks and athletic fields.
- Mounting hardware included.

WAVE BIKE RACKS

Galvanized Black Green

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAPACITY	WT. (LBS.)	PRICE EACH 1	PRICE EACH 3+	ADD TO CART
H-2892*	1-Loop	22 x 2 1/2 x 34"	3	27	$230	$220	Specify Color
▪ H-2543	3-Loop	43 x 2 1/2 x 39"	5	56	395	375	Specify Color
▪ H-2544	5-Loop	68 x 2 1/2 x 39"	7	80	515	495	Specify Color

* Galvanized and Black only

▪ SHIPS VIA MOTOR FREIGHT

BIKE RACKS



LOUNGES



SOFA & CHAIRS

REVISIONS	BY

LICENSED LANDSCAPE ARCHITECT JAMES W. SHROPE No. 4019 Signature Affixed On Renewal Date Date STATE OF CALIFORNIA

JSA Landscape Architects
• Landscape Architecture
• Irrigation Design
• Planning
1694 CONCEPTS LANE
HUNTINGTON BEACH, CA. 92646
(760) 805-8979
JAMES W. SHROPE, ASLA
Principal Landscape Architect
License #4019

SITE FURNITURE

WREN APRTMENTS
DATE PALM DR.
CATHERDAL CITY
CALIFORNIA

DRAWN BY: BM
CHECKED BY: JS
DATE: 06/10/24
SCALE: NTS
JOB NO.

L-9

OF SHEETS

SHARED ACCESS ROAD

#10
type B

#11
type B

#9
type B

#12
type B

LOADING ZONE 1

WALKWAY BOLLARDS

BUILDING SCONCES

MATCHLINE SEE SHEET EP-02

LIGHTING FIXTURE LEGEND



LED WALL PACK
3000° KELVIN



A3 LED POST LIGHT - 18FT POLE
TYPE _ LIGHTING DISTRIBUTION
W/ MOTIONS RESPONSE SENSOR
3000° KELVIN



B LED POST LIGHT - 12FT POLE
TYPE _ LIGHTING DISTRIBUTION
3000° KELVIN



C LED TRELLIS LIGHT
3000° KELVIN



LED CARPORT LIGHT
3000° KELVIN



LED PALM TREE RING MOUNTED
UPLIGHTS
3000° KELVIN

SCALE: 1" = 20'-0"

EP-01

CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING

CANDELA Engineering Inc.
27201 Calle Juanita
Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

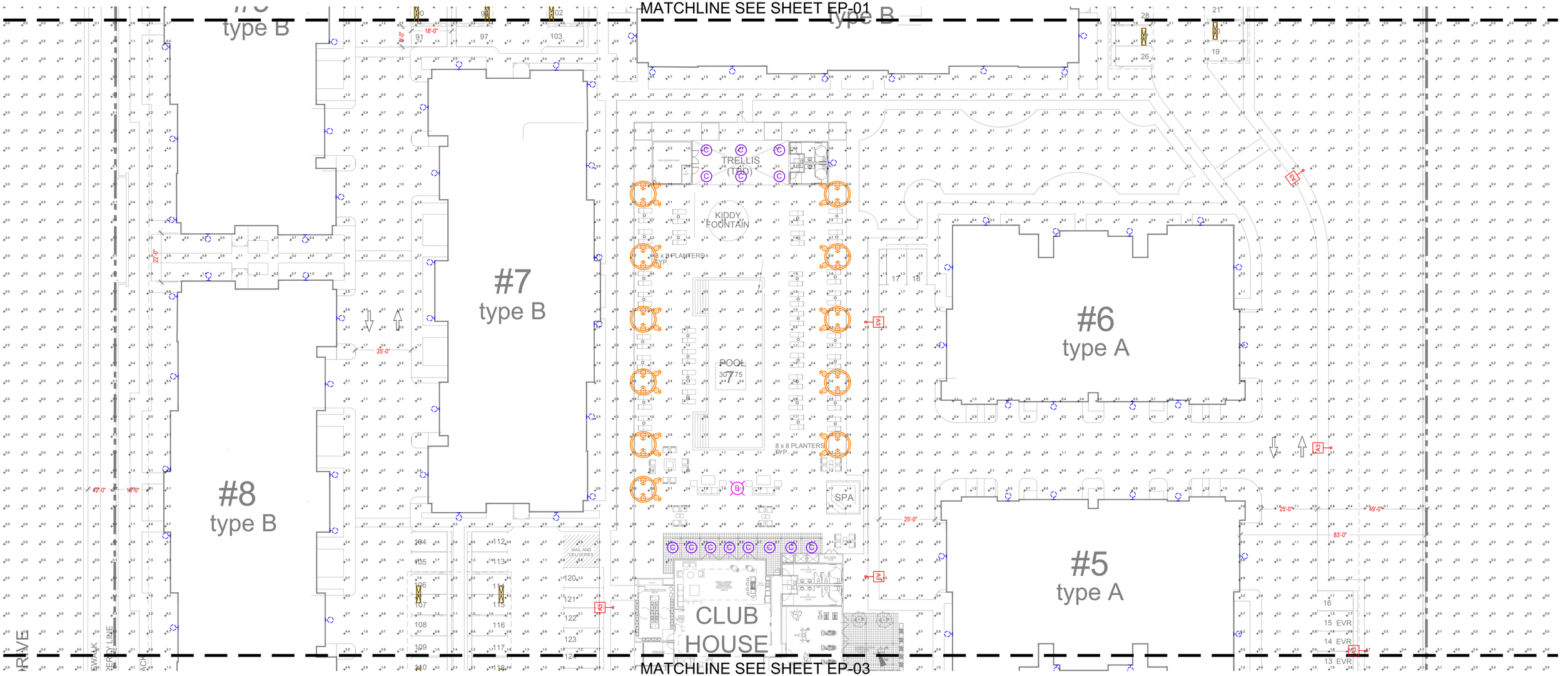
PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, vely@humphreys.com, 949.468.5866
HUMPHREYS & PARTNERS ARCHITECTS, L.P.
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782
COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PARTIAL PHOTOMETRIC SITE PLAN

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LIGHTING FIXTURE LEGEND



LED WALL PACK
3000° KELVIN



A3 LED POST LIGHT - 18FT POLE
TYPE _ LIGHTING DISTRIBUTION
W/ MOTIONS RESPONSE SENSOR
3000° KELVIN



B LED POST LIGHT - 12FT POLE
TYPE _ LIGHTING DISTRIBUTION
3000° KELVIN



C LED TRELLIS LIGHT
3000° KELVIN



LED CARPORT LIGHT
3000° KELVIN





LED PALM TREE RING MOUNTED
UPLIGHTS
3000° KELVIN

SCALE: 1" = 20'-0"

EP-02

CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING

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candelaengineering.com

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

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COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PARTIAL PHOTOMETRIC SITE PLAN

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MATCHLINE SEE SHEET EP-02

DATE PALM DRIVE

SIDEWALK

PROPERTY LINE

SETBACK

HOUSE

#1
type A

#2
type A

#3
type A

#4
type A

TR#1

TR#2

LOADING ZONE 1

16

10

13 EVR

12 EVR

EVR EVR EVR EVR

63'-0"

15'-0"

25'-0"

49'-0"

26'-0"

142'-0"

21'-0"

8' WIDE SIDEWALK TYP.

LIGHTING FIXTURE LEGEND



LED WALL PACK
3000° KELVIN



A3 LED POST LIGHT - 18FT POLE
TYPE _ LIGHTING DISTRIBUTION
W/ MOTIONS RESPONSE SENSOR
3000° KELVIN



B LED POST LIGHT - 12FT POLE
TYPE _ LIGHTING DISTRIBUTION
3000° KELVIN



C LED TRELLIS LIGHT
3000° KELVIN



LED CARPORT LIGHT
3000° KELVIN



LED PALM TREE RING MOUNTED
UPLIGHTS
3000° KELVIN

SCALE: 1" = 20'-0"

EP-03

CANDELA ENGINEERING INCORPORATED
LIGHTING DESIGN | ELECTRICAL ENGINEERING

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Dana Point, CA 92624
Ph. 949.201.1333
candelaengineering.com

PROJECT: **THE WREN**
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043
HPA PROJECT# 2023158 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, vely@humphreys.com, 949.468.5866
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COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP
36101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PARTIAL PHOTOMETRIC SITE PLAN

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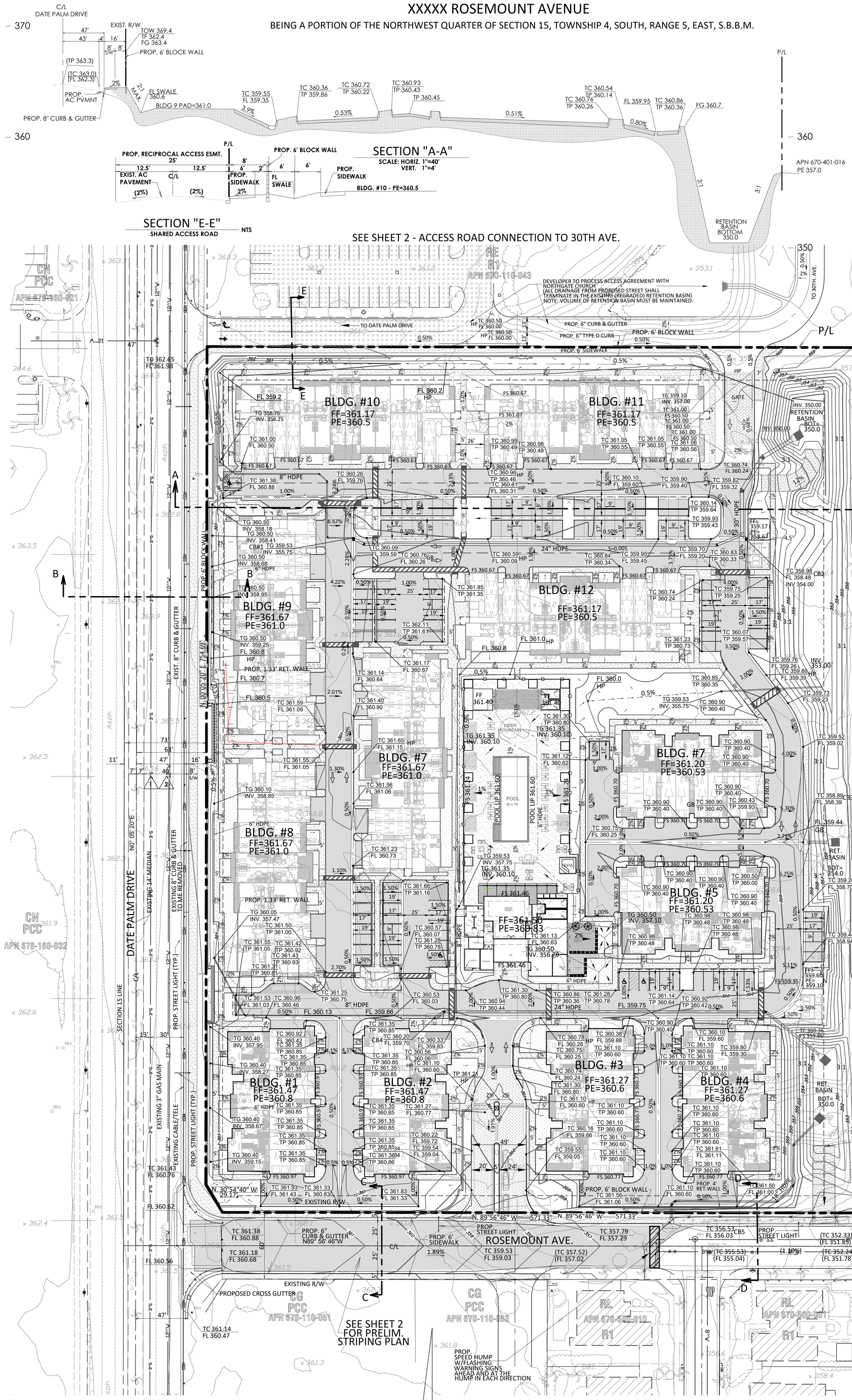
IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

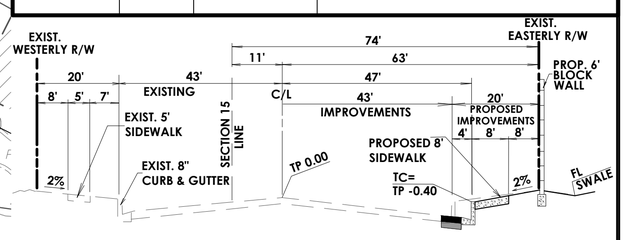
PRELIMINARY GRADING & DRAINAGE PLAN
THE WREN

APN 670-110-043

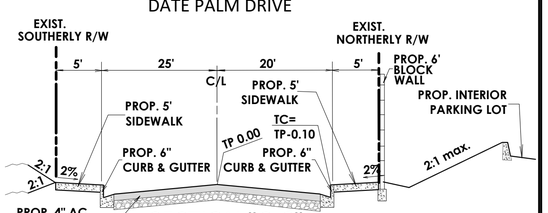
XXXXX ROSEMOUNT AVENUE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.

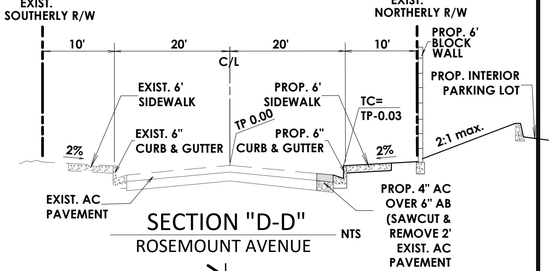




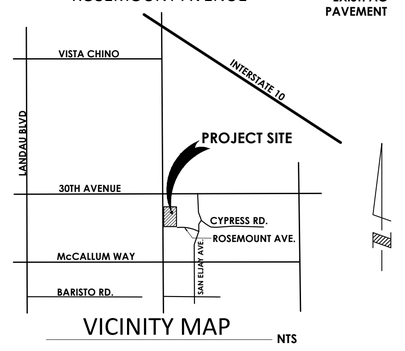
SECTION "B-B"
DATE PALM DRIVE
NTS



SECTION "C-C"
ROSEMOUNT AVENUE



SECTION "D-D"
ROSEMOUNT AVENUE
NTS



VICINITY MAP
NTS

IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN
THE WREN

EXHIBIT DATE: MARCH 4, 2024

DATA TABLE

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	email: stefan@buildbys2.com		
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CONTACT:	STEFAN VOGEL	TELEPHONE:	(626) 277-6782
	email: stefan@buildbys2.com		
EXHIBIT PREPARER:	CHRISTIANSEN & COMPANY		
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CONTACT:	JIM SHROPE	TELEPHONE:	(760)610-9873
	email: jshrope@outlook.com		
GEOTECHNICAL:	LANDMARK CONSULTANTS, INC.		
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CONTACT:	GREG M. CHANDRA	TELEPHONE:	(760)360-0665
	email: gchandra@landmark-ca.com		
GEO/INFILTRATION:	SLADDEN ENGINEERING		
ADDRESS:	45090 GOLF CENTER PARKWAY INDIO, CA 92201		
CONTACT:	BRETT ANDERSON	TELEPHONE:	(760)863-0713
	email: banderson@sladdenengineering.com		
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CA 92503		
DATE OF TOPOGRAPHY:	JULY 11, 2023	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER: 670-110-043

PROPOSED IMPROVEMENT SCHEDULE: SCHEDULE "A"

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 27302, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 174, PAGES 95 AND 96 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN THE BOUNDARIES OF PARCEL MAP NO. 34063 IN BOOK 218, PAGES 43–44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID LAND BEING SHOWN AS DESIGNATED REMAINDER ON SAID PARCEL MAP NO. 34063.

EXISTING ZONING:	PCC (PLANNED COMMUNITY COMMERCIAL)
PROPOSED ZONING:	R3 (MULTIPLE FAMILY RESIDENTIAL)
EXISTING GENERAL PLAN LAND USE:	CG (GENERAL COMMERCIAL)
PROPOSED GENERAL PLAN LAND USE:	RMH (MEDIUM HIGH DENSITY RESIDENTIAL)

AREAS:

	ACREAGE:	OWNER / MAINTENANCE ENTITY:
EXISTING GROSS ACREAGE:	10.48 ACRES	
PROPOSED NET ACREAGE:	10.48 ACRES	PRIVATE
BLDGS, CLUBHOUSE, POOL, MAINT, (145668 SF)	3.34 ACRES	PRIVATE
ASPHALT (90415 SF) PAVERS (4650 SF)	2.18 ACRES	PRIVATE
CONCRETE (54740 SF) GUTTERS (14689 SF)	1.59 ACRES	PRIVATE
LANDSCAPE (98387 SF)	2.26 ACRES	PRIVATE
RETENTION BASIN (47960 SF)	1.04 ACRES	PRIVATE

EXISTING EASEMENT NOTES:

1. AN EASEMENT FOR STREET PURPOSES IN FAVOR OF THE COUNTY OF SAN BERNARDINO AS RECORDED IN BOOK 2825 AT PAGE 265, DATED 1/1/61, REC. OF RIVERSIDE COUNTY, CA.
2. AN EASEMENT FOR PUBLIC HIGHWAY AND PUBLIC UTILITY PURPOSED IN FAVOR OF THE CITY OF CATHEDRAL CITY AS RECORDED PER INST. NO. 188899 , DATED 6/6/91, REC. OF RIVERSIDE COUNTY, CA.

UTILITY PURVEYORS:

WATER -	COACHELLA VALLEY WATER DISTRICT	PH: 760-398-2651
SEWER -	COACHELLA VALLEY WATER DISTRICT	PH: 760-398-2651
ELECTRIC -	SOUTHERN CALIFORNIA EDISON	PH: 760-202-4252
GAS -	SOUTHERN CALIFORNIA GAS COMPANY	PH: 800-427-2200
TELEPHONE -	FRONTIER	PH: 760-864-1726
CABLE -	SPECTRUM	PH: 760-346-3714

LIQUEFACTION: NO LIQUEFACTION AREA

FEMA FLOOD ZONE DESIGNATION: ZONE X (FLOOD HAZARD IS UNDETERMINED, BUT POSSIBLE) PER FIRM MAP NO. 06065C1579G / DATED: AUGUST 28, 2008

NOTE:
1. THIS MAP INCLUDES THE ENTIRE CONTIGUOUS OWNERSHIP OF THE LAND DIVIDER.
2. THERE ARE NO KNOWN WELLS ON PROPERTY OR WITHIN 200 FEET OF PROPERTY.
3. THERE ARE NO EXISTING DWELLINGS, BUILDINGS, OR OTHER STRUCTURES KNOWN ON THIS PROPERTY.
4. SUBDIVISION WILL SHOW COMPLIANCE WITH CITY/COUNTY WATER QUALITY MANAGEMENT PER A SEPARATE WQMP REPORT.

REVISIONS:	NO.	DATE:	DESCRIPTION:

DIGALERT
DIAL BEFORE YOU DIG — TWO WORKING DAYS BEFORE YOU DIG
TOLL FREE 811
A PUBLIC SERVICE BY UNDERGROUND SERVICE ALERT

PRIVATE ENGINEERING NOTE:
CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

0 20 40 80 120 160
SCALE: 1"= 40'

LEGEND

BTM	INDICATES BOTTOM
L.F.	INDICATE LINEAR FEET
FL	INDICATES FLOWLINE
TC	INDICATES TOP OF CURB
TP	INDICATES TOP OF PAVEMENT
INV.	INDICATES INVERT ELEVATION
TG	INDICATES TOP OF GRATE
EG	INDICATES EXISTING GRADE
FS	INDICATES FINISHED HARD SURFACE
FG	INDICATES FINISHED DIRT
P/L	INDICATES PROPERTY LINE
TF	INDICATES TOP OF FOOTING
TW	INDICATES TOP OF WALL
P	INDICATES PLANTER
	INDICATES BLOCK WALL
	INDICATES 4" DECORATIVE CONCRETE PER LANDSCAPE PLAN
	INDICATES 4" AC OVER 6" AB
	INDICATES 6" PAVERS
(50)	INDICATES EXISTING CONTOUR
50	INDICATES PROPOSED CONTOUR

EARTHWORK ESTIMATE

ITEM	CUT (CY)	FILL (CY)
RAW	16125	5015
SHRINKAGE (20%)	-3225	
SUBSIDENCE (0.15)	-2530	
OVEREXCAVATION (3.0')	-5355	
TOTAL	5015	5015
EXPORT		0

DISTURBED AREA:
455450 S.F. = 10.45 ACRES

NOTE: WIDE/OVERWEIGHT/LONG PERMIT WILL BE REQUIRED FOR EXPORT.

"AS BUILT"

REVISION	DATE APPROVED	CORRECTED BY	APPROVED BY

BENCHMARK: DATE PALM/RAMON 116
ELEV. 363.23

LOCATION: BENCHMARK: FD. CATHEDRAL CITY BRONZE DISC. IN CONCRETE MONUMENT AT THE NE COR. OF DATE PALM DR. & RAMON RD. APPROX. 20 FEET FROM EDGES OF PAVEMENT.

PREPARED UNDER THE DIRECT SUPERVISION OF:

KEITH A. CHRISTIANSEN — R.C.E. 50083

DATE

REGISTERED PROFESSIONAL ENGINEER — KEITH A. CHRISTIANSEN No. 50083 Civil Exp. 06/30/2025 — STATE OF CALIFORNIA

Christiansen & Company
Land Development · Design · Engineering
Est. 2007
5225 Canyon Crest Drive, Ste 251
Riverside, California 92507
Ph: 951-323-4713 Fax: 951-405-8410
email:keith@ccocivil.com

DESIGN BY: K.A.C.
DRAWN BY: C.A.C.
CHECKED BY: K.A.C.

CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
PRELIMINARY GRADING & DRAINAGE PLAN
THE WREN
APN 670-110-043
XXXXX ROSEMOUNT AVENUE
BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.

FILE NO.
DWG. NO.
SHEET 1 OF 2 SHEETS

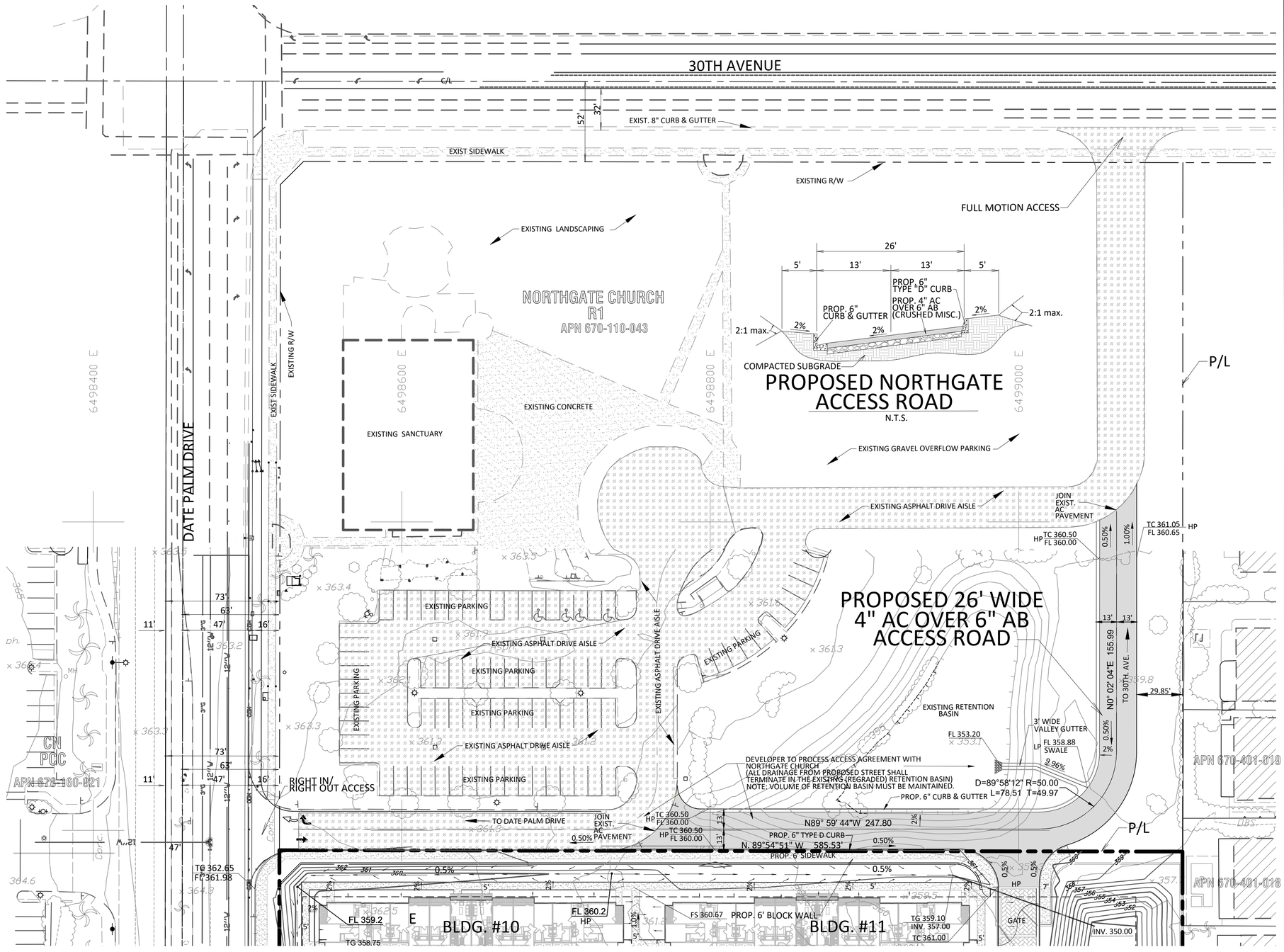
IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN
THE WREN

APN 670-110-043

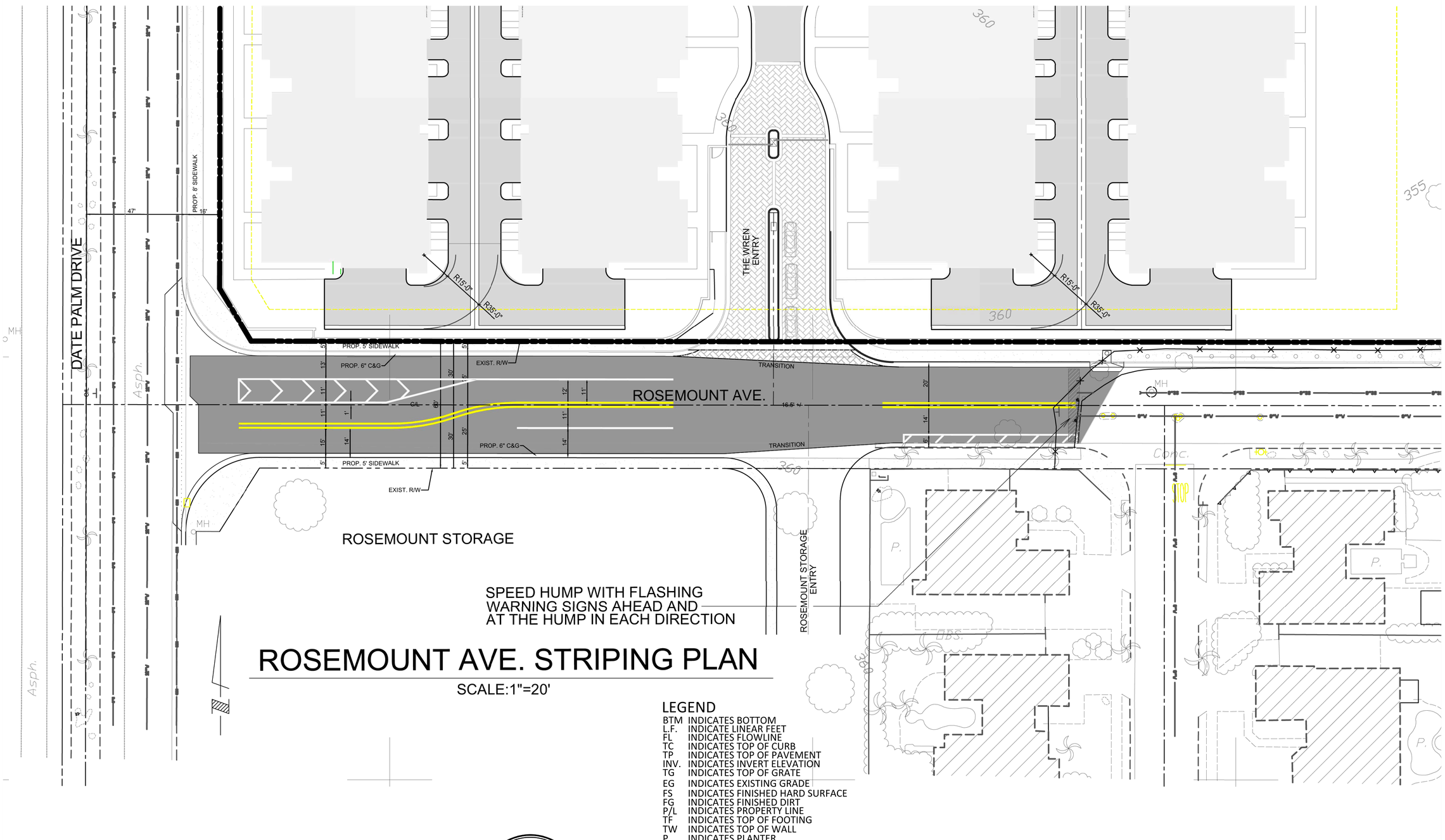
XXXXX ROSEMOUNT AVENUE

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 4, SOUTH, RANGE 5, EAST, S.B.B.M.



NORTHGATE ACCESS ROAD

SCALE: 1"=40'



ROSEMOUNT AVE. STRIPING PLAN

SCALE:1"=20'

LEGEND

BTM	INDICATES BOTTOM
L.F.	INDICATE LINEAR FEET
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IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PRELIMINARY GRADING & DRAINAGE PLAN THE WREN

EXHIBIT DATE: MARCH 4, 2024

DATA TABLE

APPLICANT:	COACHELLA VALLEY COMMUNITY DEELOPMENT GROUP, INC		
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	email: stefan@buildbys2.com		
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CONTACT:	STEFAN VOGEL	TELEPHONE:	(626) 277-6782
	email: stefan@buildbys2.com		
EXHIBIT PREPARER:	CHRISTIANSEN & COMPANY		
ADDRESS:	5225 CANYON CREST DRIVE, SUITE 251 RIVERSIDE, CA 92507		
CONTACT:	KEITH CHRISTIANSEN	TELEPHONE:	(951)323-4713
	email: keith@ccocivil.com		
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ADDRESS:	2350 BRISTOL STREET COSTA MESA, CA 92626		
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	email: vely@humphreys.com		
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ADDRESS:	19846 COVENTRY LANE HUNTINGTON BEACH, CA 92646		
CONTACT:	JIM SHROPE	TELEPHONE:	(760)610-9873
	email: jshrope@outlook.com		
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ADDRESS:	77-948 WILDCAT DRIVE PALM DESERT, CA 92211		
CONTACT:	GREG M. CHANDRA	TELEPHONE:	(760)360-0665
	email: gchandra@landmark-ca.com		
GEO/INFILTRATION:	SLADDEN ENGINEERING		
ADDRESS:	45090 GOLF CENTER PARKWAY INDIO, CA 92201		
CONTACT:	BRETT ANDERSON	TELEPHONE:	(760)863-0713
	email: banderson@sladdenengineering.com		
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS, INC.		
ADDRESS:	7117 ARLINGTON AVENUE, SUITE "A" RIVERSIDE, CA 92503		
DATE OF TOPOGRAPHY:	JULY 11, 2023	TELEPHONE:	(951) 687-4252

ASSESSOR'S PARCEL NUMBER: 670-110-043

PROPOSED IMPROVEMENT SCHEDULE: SCHEDULE "A"

LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP NO. 27302, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, ON FILE IN BOOK 174, PAGES 95 AND 96 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. EXCEPTING THEREFROM THAT PORTION WHICH LIES WITHIN THE BOUNDARIES OF PARCEL MAP NO. 34063 IN BOOK 218, PAGES 43–44, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. SAID LAND BEING SHOWN AS DESIGNATED REMAINDER ON SAID PARCEL MAP NO. 34063.

EXISTING ZONING:	PCC (PLANNED COMMUNITY COMMERCIAL)
PROPOSED ZONING:	R3 (MULTIPLE FAMILY RESIDENTIAL)
EXISTING GENERAL PLAN LAND USE:	CG (GENERAL COMMERCIAL)
PROPOSED GENERAL PLAN LAND USE:	RMH (MEDIUM HIGH DENSITY RESIDENTIAL)

AREAS:

	ACREAGE:	OWNER / MAINTENANCE ENTITY:
EXISTING GROSS ACREAGE:	10.48 ACRES	
PROPOSED NET ACREAGE:	10.48 ACRES	PRIVATE
BLDGS, CLUBHOUSE, POOL, MAINT, (145668 SF)	3.34 ACRES	PRIVATE
ASPHALT (90415 SF) PAVERS (4650 SF)	2.18 ACRES	PRIVATE
CONCRETE (54740 SF) GUTTERS (14689 SF)	1.59 ACRES	PRIVATE
LANDSCAPE (98387 SF)	2.26 ACRES	PRIVATE
RETENTION BASIN (47960 SF)	1.04 ACRES	PRIVATE

"AS BUILT"

REVISION	CORRECTED BY / DATE	APPROVED BY / DATE
REVISION	APPROVED / DATE	

REGISTERED PROFESSIONAL ENGINEER — KEITH A. CHRISTIANSEN No. 50083 Civil Exp. 06/30/2025 — STATE OF CALIFORNIA

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PREPARED UNDER THE DIRECT SUPERVISION OF:

KEITH A. CHRISTIANSEN — R.C.E. 50083

DATE

Christiansen & Company
Land Development · Design · Engineering
Est. 2007
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email:keith@ccocivil.com

DESIGN BY: K.A.C.
DRAWN BY: C.A.C.
CHECKED BY: K.A.C.

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