

## 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  
10/12/2023

**HUMPHREYS & PARTNERS** ARCHITECTS, L.P.  
5339 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9836 | [www.humphreys.com](http://www.humphreys.com)

CO-1 COLORED SITE PLAN  
 CP-1 ENLARGED SITE PLAN  
 CP-2 ENLARGED PARTIAL SITE PLAN  
 CP-3 ENLARGED PARTIAL SITE PLAN  
 CP-4 ENLARGED PARTIAL SITE PLAN  
 CP-5 PLANTING LEGEND  
 CP-6 PHOTO BOARD  
 CP-7 PHOTO BOARD  
 CP-8 CONCEPTUAL WALKWAY LAYOUT

THE SITE



VIEW LOOKING SOUTH



VIEW LOOKING NORTH



VIEW LOOKING EAST

VIEW OF THE WREN LOOKING WEST FROM ADJACENT RESIDENTIAL NEIGHBORHOOD

THE TEAM

OWNER:	STEFAN VOGEL COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP, INC 38101 BOB HOPE DRIVE, SUITE E5 RANCHO MIRAGE, CA 92270 PHONE: 926.277.8782	ENVIRONMENTAL:	JULIE GILBERT COMPASS CONSULTING ENTERPRISES, INC PHONE: 909.496.5960
ARCHITECT:	VELY ZAJEC HUMPHREYS AND PARTNERS ARCHITECTS 1124 BRISTOL STREET COSTA MESA, CA 92626 PHONE: 949.468.5866	LANDSCAPE:	JAMES W. SHROPE JSA LANDSCAPE ARCHITECTS 18545 COVENTRY LANE HUNTINGTON BEACH, CA 92646 PHONE: 714.810.8873
CIVIL ENGINEER:	KEITH CHRISTIANSEN CHRISTIANSEN AND COMPANY 5225 CANYON CREST DRIVE STE 251 RIVERSIDE, CA 92507 PHONE: 951.323.4713		

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 (8) 2-STORY BUILDINGS, (5) 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 NORTH-WEST 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.



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**  
38101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PROJECT DESCRIPTION

A.01

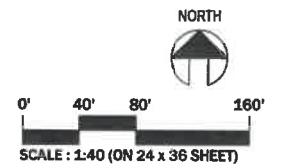
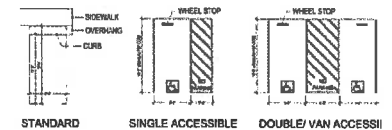




- 1 PROPERTY LINE
- 2 BUILDING SETBACK
- 3 6" TALL CONCRETE BLOCK WALL, SHEET L-2
- 4 BLOCK WALL, 5' RECESS WITH LANDSCAPE, SHEET L-2
- 5 PUBLIC SIDEWALK
- 6 PRIVATE WALKWAY
- 7 POOL DECK, SHEET L-4
- 8 POOL EQUIPMENT AND BATHROOMS, SHEET A-21
- 9 KIDS AREA, SHEET L-1
- 10 OUTDOOR GYM, SHEET A-19
- 11 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 CDMC CH 9.20.100)
- 19 SHADE STRUCTURES

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

PARKING STALL DETAILS (NTS):



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38101 808 HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

# THE WREN MULTI-FAMILY COMMUNITY: PROJECT INFORMATION

<b>PROJECT#</b>	GENERAL PLAN AMENDMENT #23-001 CHANGE OF ZONE #23-001 DESIGN REVIEW #23-002		<b>PLANNER:</b>	Sandra Molina Deputy Director of Development Services <a href="mailto:smolina@cathedralcity.gov">smolina@cathedralcity.gov</a>	
<b>GENERAL PLAN DESIGNATION:</b>	CG (GENERAL COMMERCIAL)		<b>APN:</b>	670-110-043	
<b>EXISTING ZONING DESIGNATION:</b>	PCC (PLANNED COMMUNITY COMMERCIAL)		<b>GROSS LOT SIZE:</b>	10.48 AC	<b>UNITS PROPOSED:</b> 204
<b>PROPOSED ZONING DESIGNATION:</b>	R3 (MED-HIGH DENSITY RESIDENTIAL 11-200U/AC)		<b>PROPOSED DENSITY:</b>	19.46 DU/AC	
<b>LOT COVERAGE:</b>	32% (145,384 SF TOTAL FOOTPRINTS)		<b>USEABLE OPEN SPACE:</b>	457 SF/UNIT	+/-93,180 SF TOTAL, INCL. P.O.S.)
<b>BUILDINGS PROPOSED:</b>	(6) RESID. BUILDINGS TYPE A (6) RESID. BUILDINGS TYPE B (1) CLUB HOUSE/LEASING	19,575 SF/EA 34,292 SF/EA 6,058 SF	(1) POOL EQUIPMENT (1) POOL BATHROOMS (2) MAINTENANCE BUILDINGS	350 SF 300 SF 370 SF/EA	OTHER ACCESSORY STRUCTURES: (4) TRASH ENCLOSURES 100 CARPORTS (10 STRUCTURES/SOLAR)
<b>OCCUPANCY AND TYPE OF CONSTRUCTION:</b>	RESIDENTIAL BUILDINGS: CLUB HOUSE/LEASING:	R-2 A & B	TYPE V-B TYPE V-B		

**BUILDING TYPE A:** "Big House", 2 story, 10 units; all with direct access garages.

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 access garages.

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		EACH
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	14,830			14

<b>PROJECT TOTALS</b>	204	221,460	24,180	192
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\* NET RENTABLE INCLUDES ALL AIR CONDITIONED SPACE (MEASURED TO EXTERIOR. BALCONIES AND GARAGES NOT INCLUDED.)

NET AVERAGE UNIT SIZE: 1,086 SF

<b>OVERALL UNIT MIX</b>		<b>PARKING PROVIDED</b>	
1B1BA UNITS	48	GARAGE STALLS TOTAL	192
2B2BA UNITS	132	CARPORT STALLS	100
3B2BA UNITS	24	OPEN SURFACE STALLS	27
<b>TOTAL UNITS</b>	<b>204</b>		<b>319</b>
			<b>1.56 PER UNIT</b>
<b>COVERED STALLS:</b>	1.0 PER UNIT REQUIRED		
(CCMC SECTION 9.20.090)	PROVIDED: 108 GARAGES + 100 CARPORTS = 208; 208/204 UNITS = 1.02 STALLS PER UNIT		
<b>ADA STALLS REQUIRED:</b>	2% OF SURFACE STALLS = 127 x (.02) = 3 STALLS PROVIDED		
2017 ICC A117.1	2% OF GARAGES = 108 GARAGES x (.02) = 3 GARAGES PROVIDED		
<b>EV STALLS REQUIRED:</b>	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)		
<b>USEABLE OPEN SPACE CALC:</b>			
CCMC SECTION 9.20.120	OPEN AREA 1 (POOL COURT AND KIDS AREA)	46,000 SF	
	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	
	<b>PRIVATE OPEN SPACES TOTAL</b>	<b>24,180 SF</b>	
	<b>TOTAL USEABLE OPEN SPACE PROVIDED</b>	<b>93,180 SF</b>	

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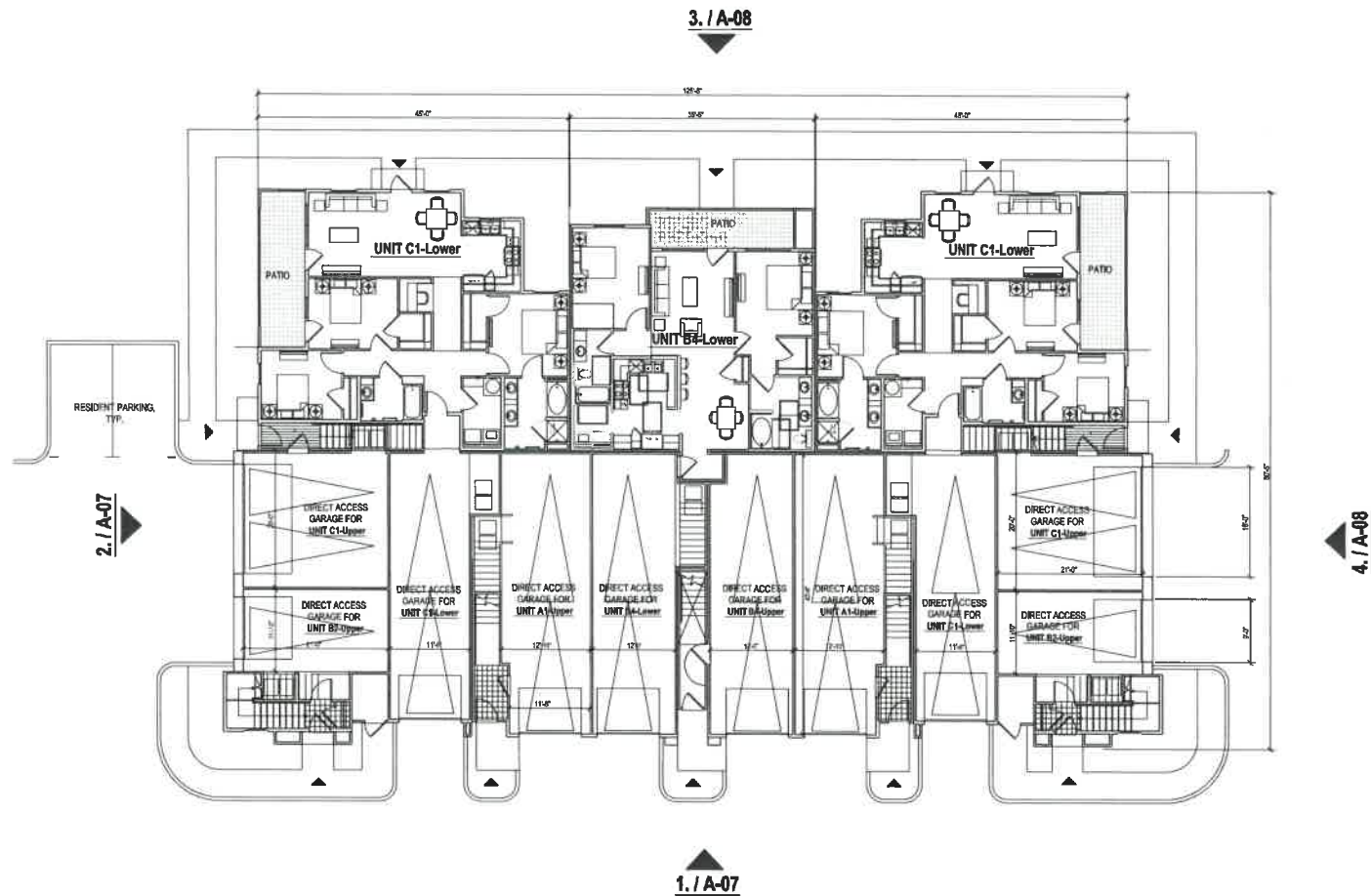
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38101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PROJECT INFORMATION

A.03





0' 8' 16' 32'  
SCALE 1/4" = 1'-0" (ON 24 x 36 SHEET)

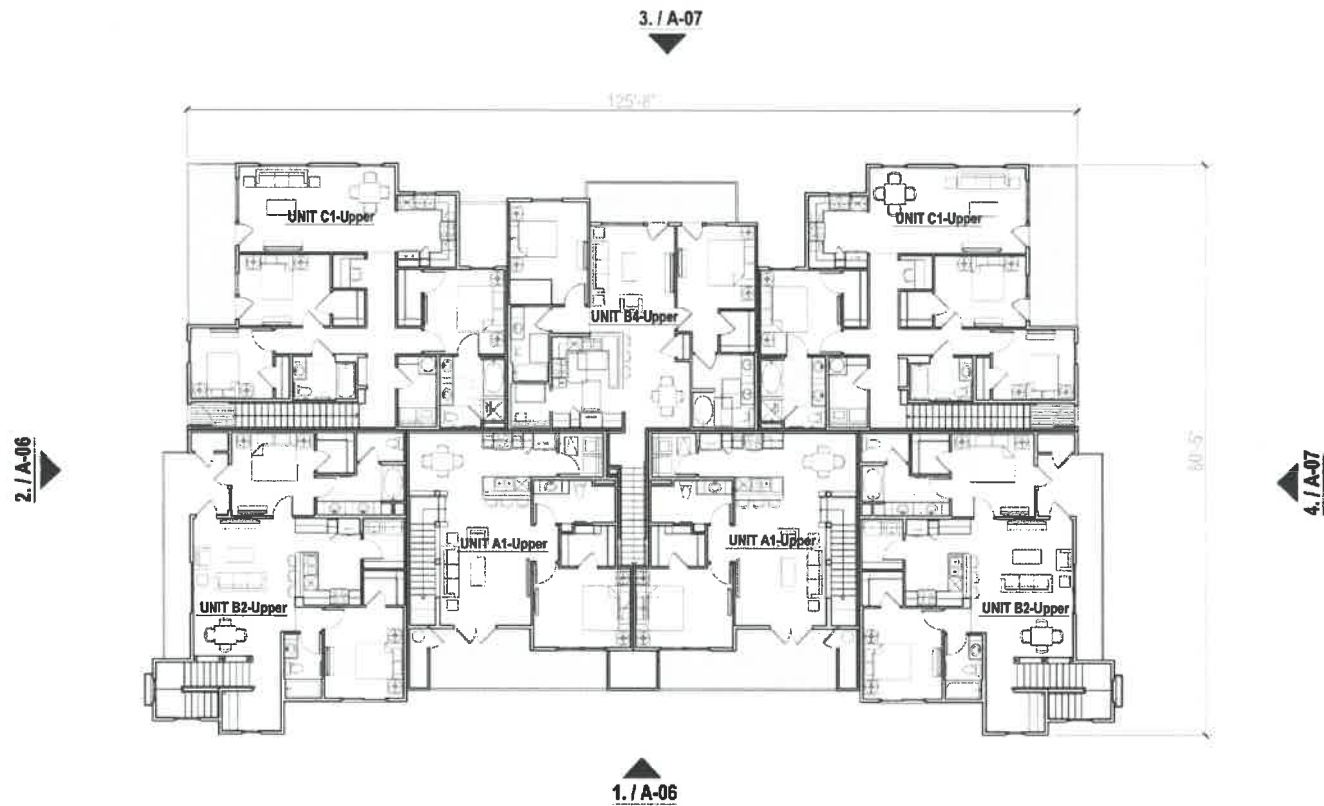
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HPA PROJECT# 2023158 PLANNING # 23-001

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0' 8' 16' 32'  
SCALE 1/8" = 1'-0" (ON 24 x 36 SHEET)

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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# 2023198 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, vely@humphreys.com, 949.468.5886  
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3.



4.

0' 8' 16' 32'  
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3. / A-16

2. / A-15

4. / A-16

1. / A-15

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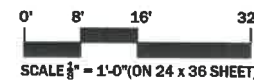
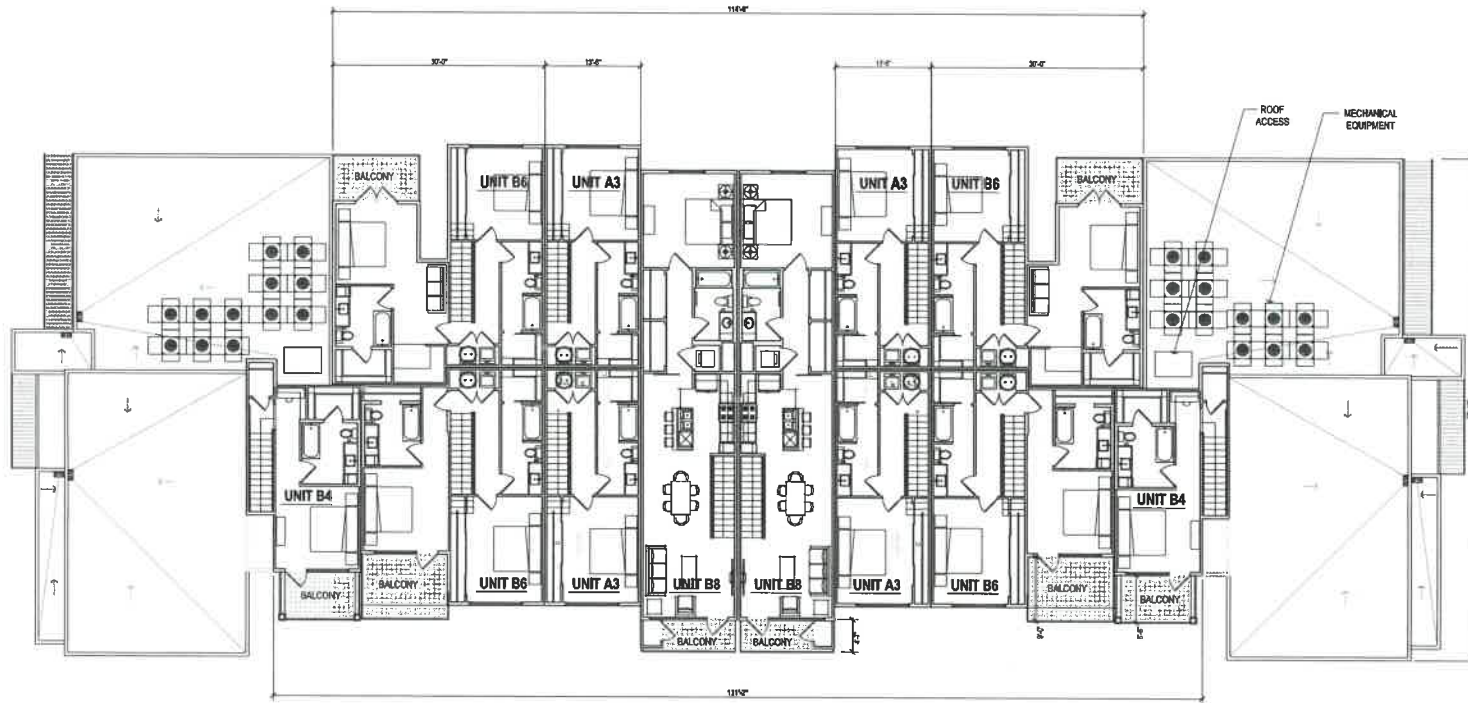
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3. / A-16

2. / A-15

4. / A-16

1. / A-15



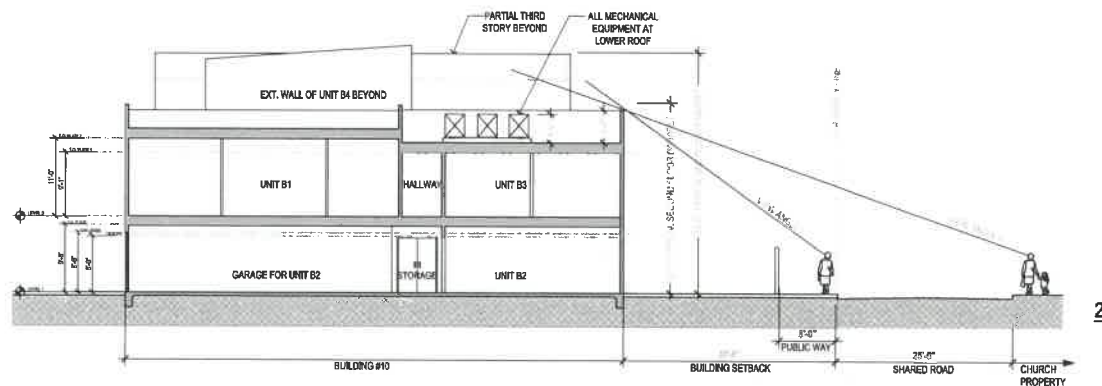
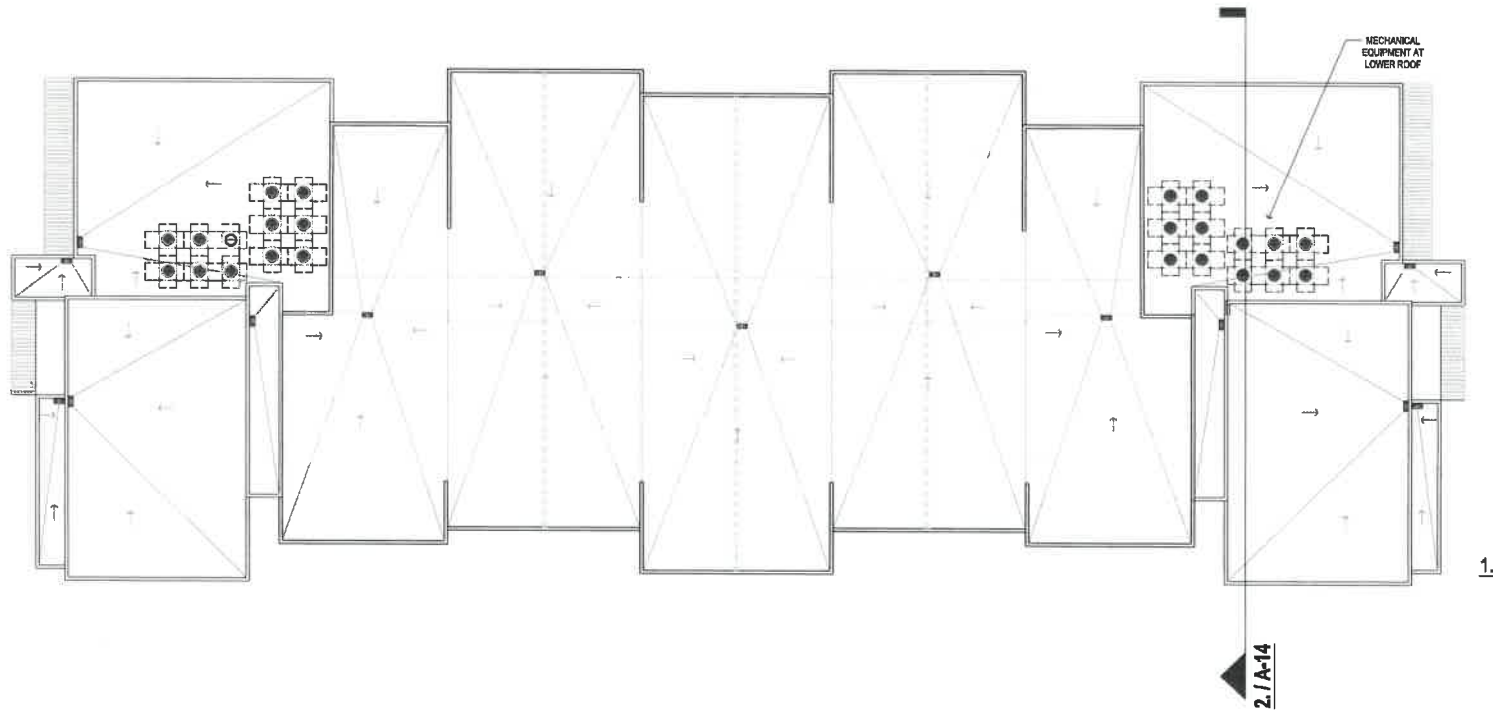
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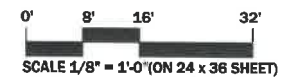
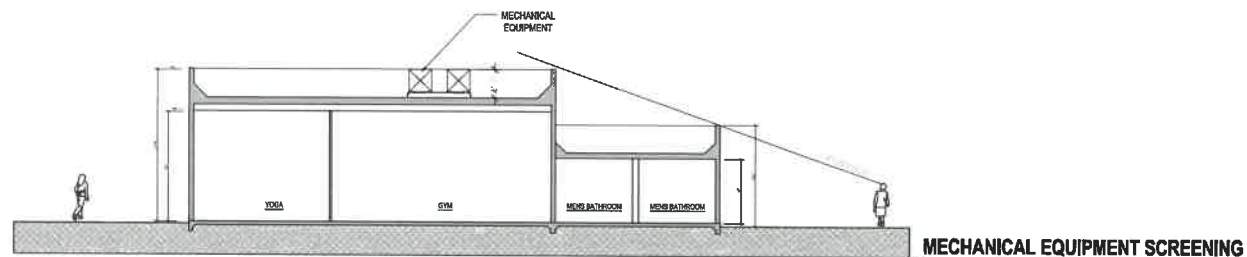
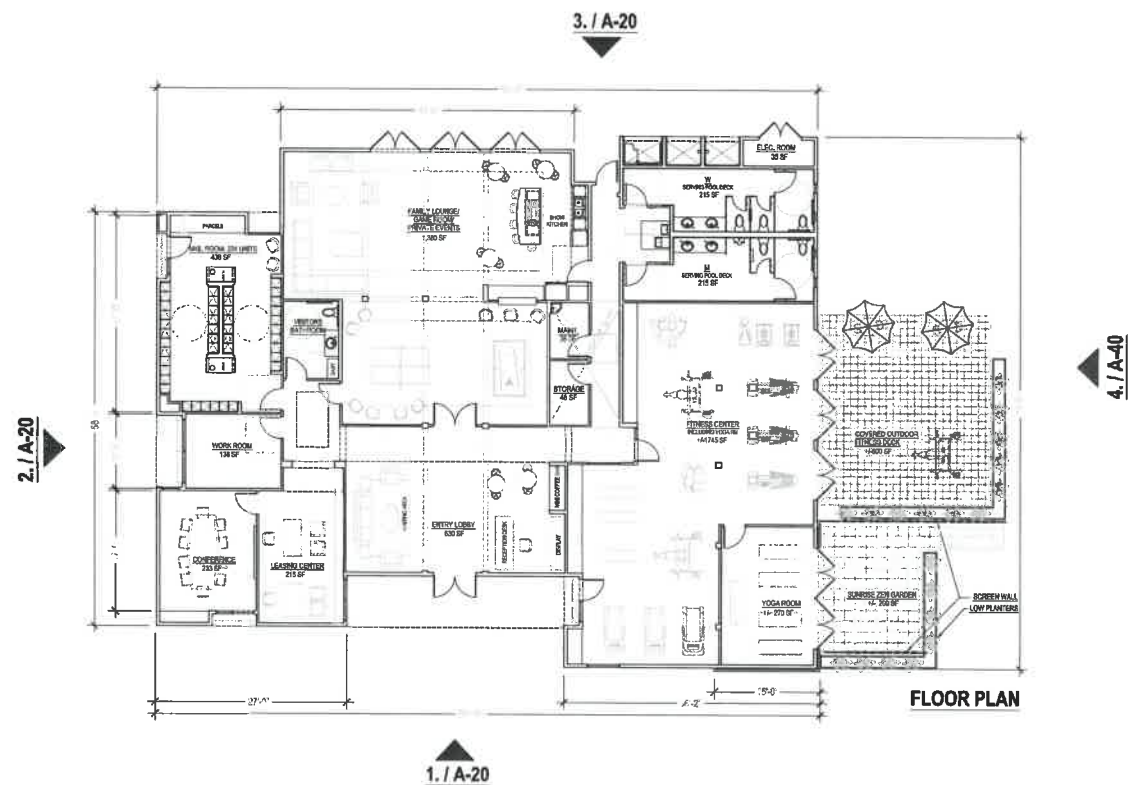
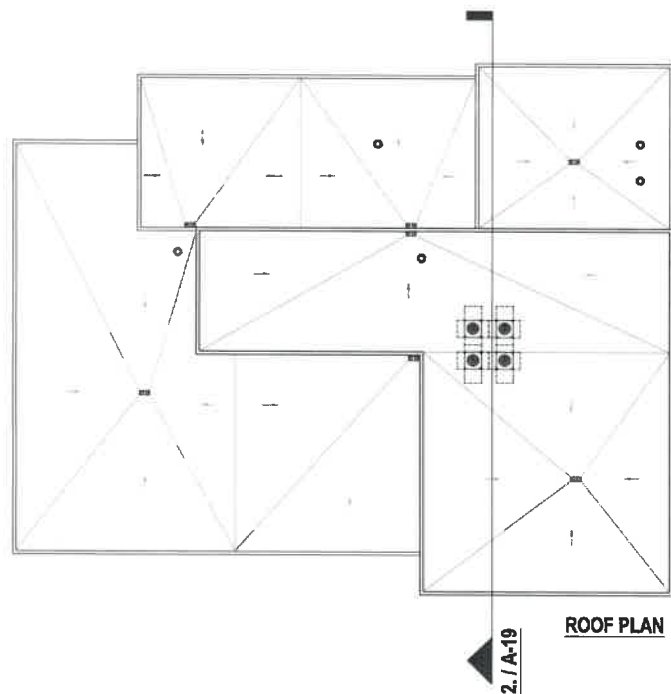
OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782  
**COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP**  
38101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

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PROJECT: **THE WREN**

ROSEMOUNT AVE., CATHEDRAL CITY, APN 870-110-043  
HPA PROJECT# 2023158 PLANNING # 23-001

ARCHITECT: VELY ZAJEC, [vely@humphreys.com](mailto:vely@humphreys.com), 949.468.5866

**HUMPHREYS & PARTNERS ARCHITECTS, L.P.**  
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1. SOUTH ELEVATION



2. WEST ELEVATION



3. NORTH ELEVATION



4. EAST ELEVATION

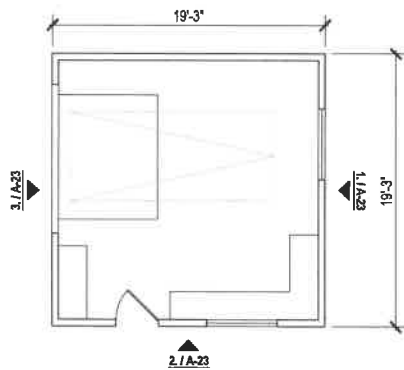
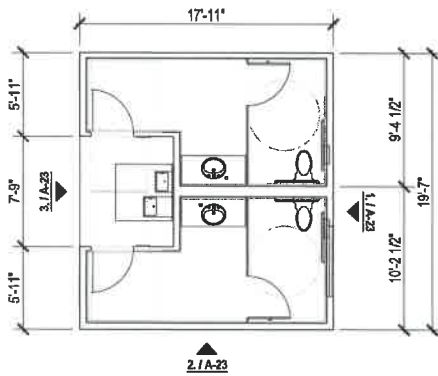
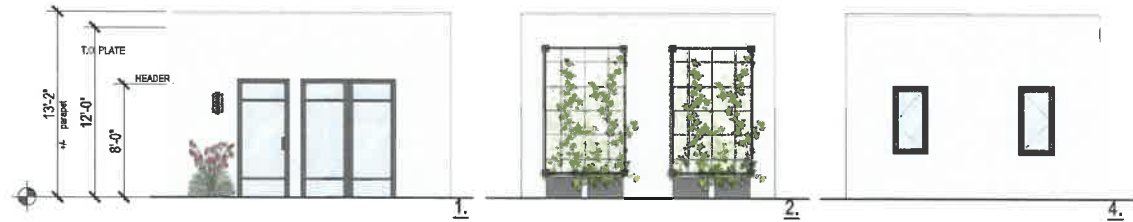
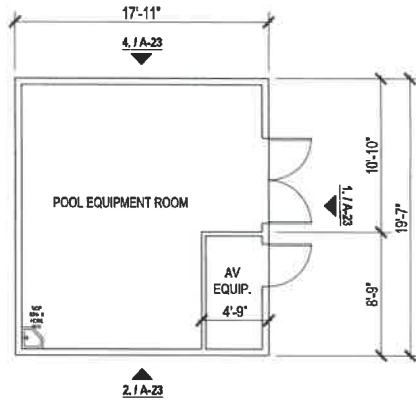
0' 8' 16' 32'  
SCALE  $\frac{1}{8}" = 1'-0"$  (ON 24 x 36 SHEET)

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  
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**PROJECT: THE WREN**

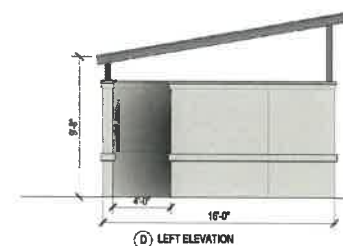
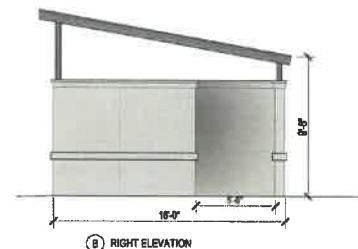
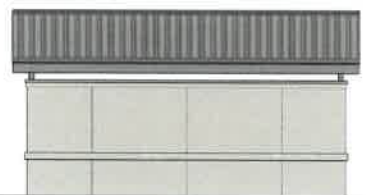
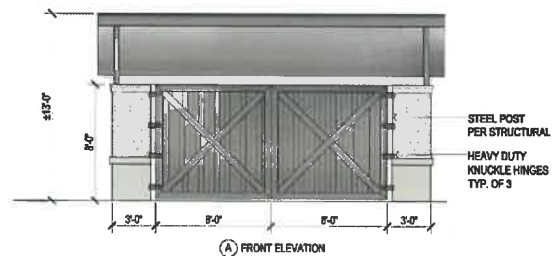
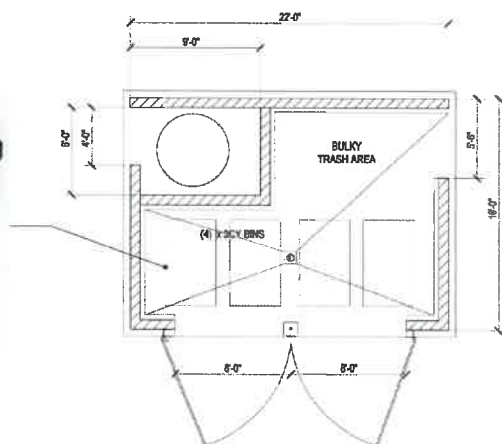
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043  
HPA PROJECT# 2023158 PLANNING # 23-001

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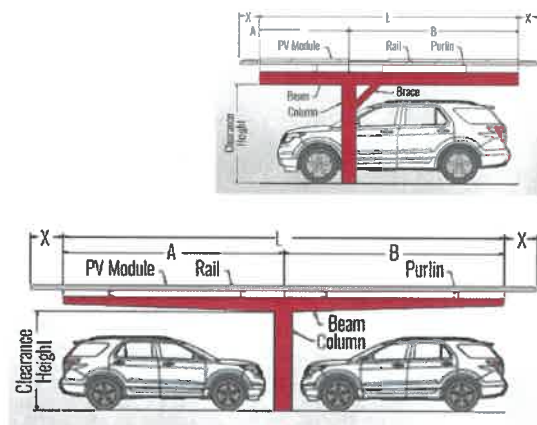
**COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP**  
38101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270



CONCEPTUAL TRASH ENCLOSURES

0' 4' 8' 16'

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



### TYPICAL SOLAR CARPORTS BY BAJA

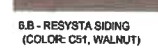
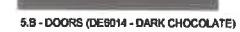
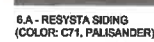
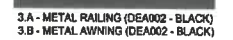
**PROJECT: THE WREN**  
ROSEMOUNT AVE., CATHEDRAL CITY, APN 670-110-043  
HPA PROJECT# 2023158 PLANNING # 23-001

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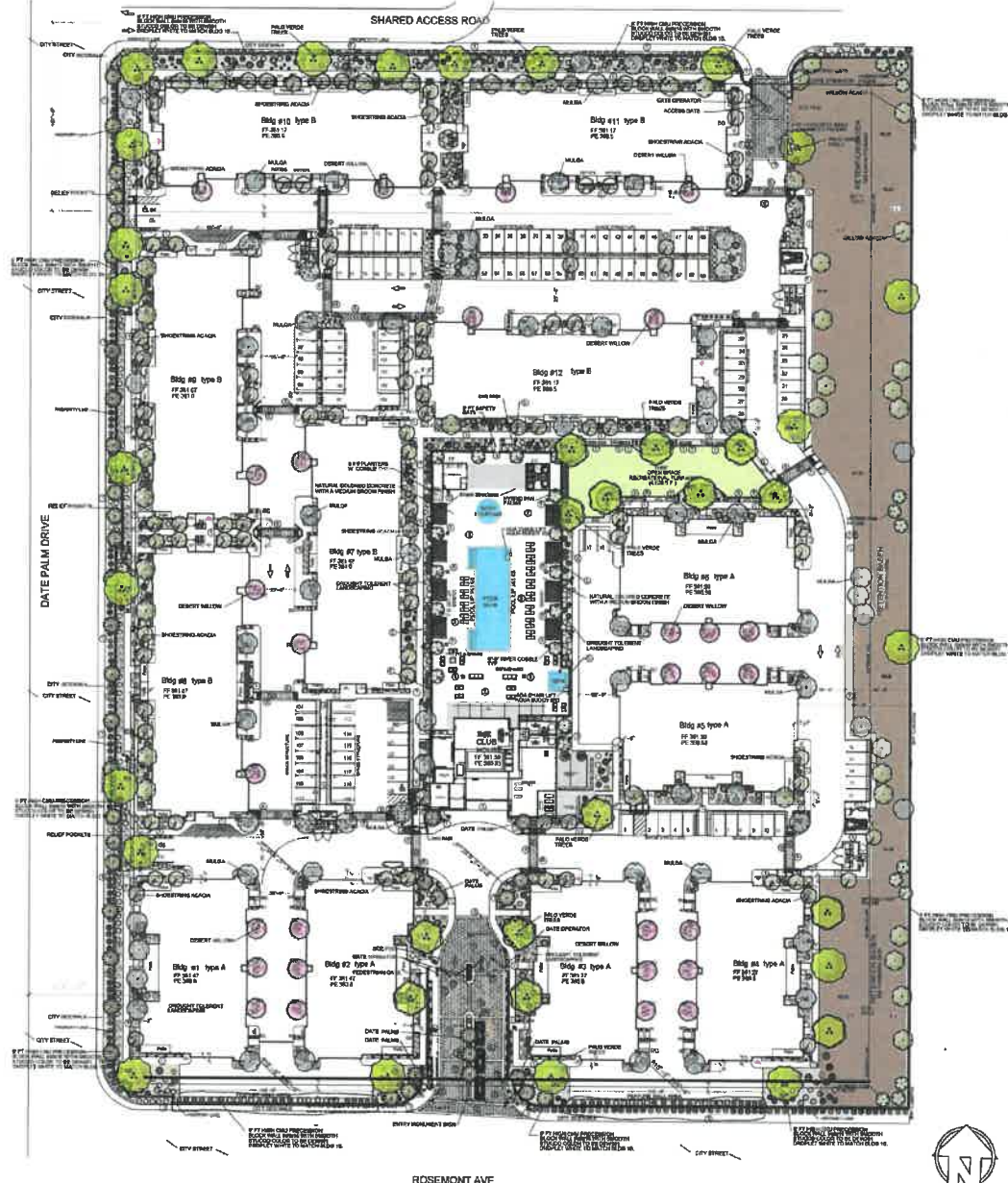

































1.A - STUCCO (DE6281 - SHADOW WHITE)  
1.B - STUCCO (DEW381 - DROPLETS)  
1.C - STUCCO (DE8276 - SILHOUETTE)  
2 - ALUM. WINDOWS (STANDARD BRONZE FINISH)  
3.A - METAL RAILING (DEA002 - BLACK)  
3.B - METAL AWNING (DEA002 - BLACK)  
4.A - ACCENT PANELS (DE6307 - ARTISTIC STONE)  
5.A - DOORS (DE6063, BLACK WALNUT)

5.8 - 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

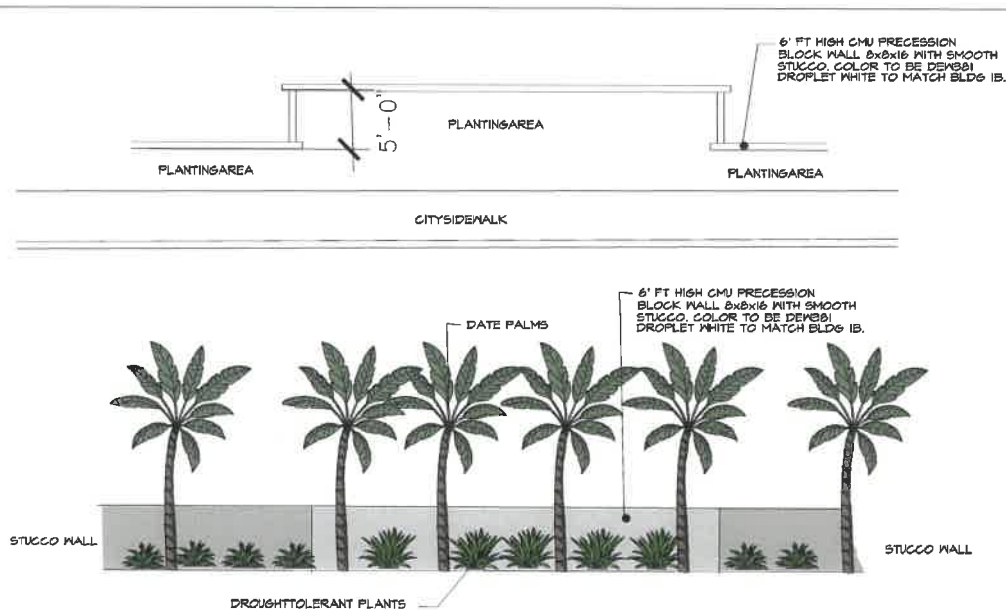
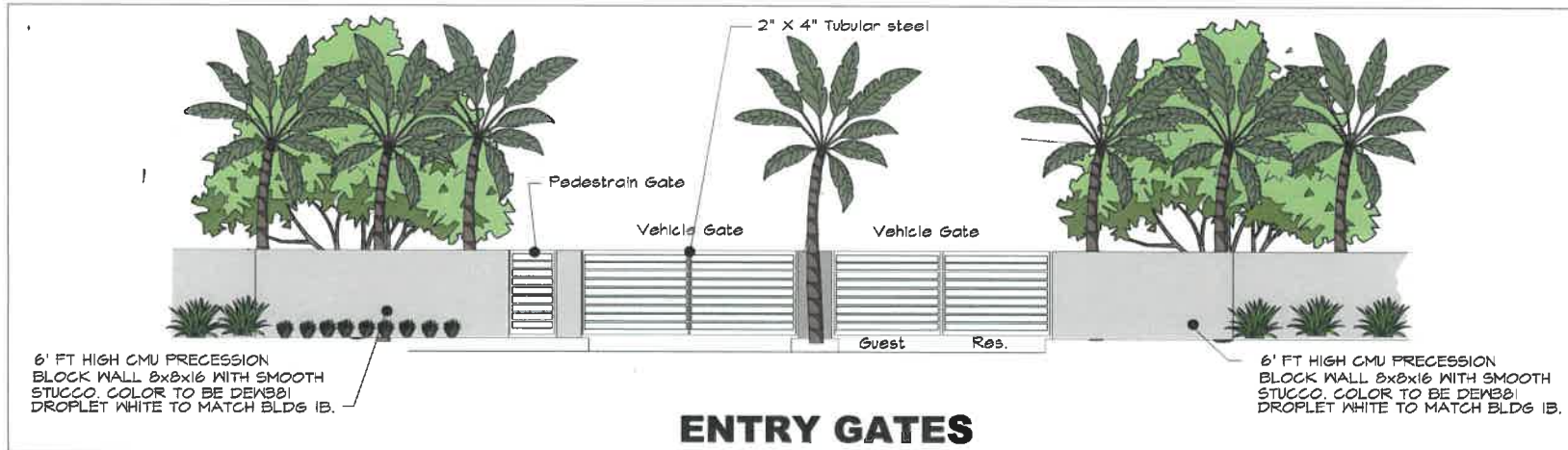
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 38101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270



PLANT SCHEDULE				TIME	CATERPILLER	LEAF	FRUIT
FRUIT	LEAF	LEAF	LEAF	LEAF	LEAF	LEAF	LEAF
	ACA	Acacia senegal / Midge		24" Jan	Low	88	
	AGS	Acacia senegal / Yellow Acacia		24" Jan	Low	43	
	ACNE	Acacia senegal / Yellow Acacia		24" Jan	Low	82	
	CD	Cordia alliodora / Cordia alliodora		24" Jan	Low	35	
	CDM	Cordia alliodora / Cordia alliodora		30" Sep	Low	15	
	CH	Cordia alliodora / Cordia alliodora		24" Jan	Low	28	
	CH	Cordia alliodora / Cordia alliodora		10" Jul	Med	55	
	PD	Platanus occidentalis / Platanus occidentalis		30" Jul	Med	40	
	WR	Washingtonia robusta / Washingtonia robusta		12" Oct	Med	33	
	BL	Brachycephalus latissimus / Brachycephalus latissimus		5" Jul	Med	86	
	CD	Cordia alliodora / Cordia alliodora		5" Jul	Med	21	
	LWS	Larrea tridentata / Larrea tridentata		5" Jul	Med	118	
	TS	Taxodium distichum / Taxodium distichum		5" Jul	Med	145	
	AGA	Agave americana / Agave americana		10" Jul	Low	294	
	AC	Agave americana / Agave americana		5" Jul	Low	27	
	AP	Agave americana / Agave americana		5" Jul	Low	24	
	AN	Agave americana / Agave americana		1" Jul	Low	253	
	CHC	Chamaecyparis thyoides / Chamaecyparis thyoides		4" Jul	Low	49	
	CHB	Chamaecyparis thyoides / Chamaecyparis thyoides		5" Jul	Low	112	
	DS	Dioscorea alata / Dioscorea alata		3" Jul	Low	118	
	ER	Euphorbia corollata / Euphorbia corollata		5" Jul	Low	42	
	HP	Hesperis matronalis / Hesperis matronalis		2" Jul	Low	189	
	NP	Nepenthes distachya / Nepenthes distachya		1" Jul	Low	306	
	LEF	Leucaena leucophylla / Leucaena leucophylla		8" Jul	Low	414	
	LER	Leucaena leucophylla / Leucaena leucophylla		4" Jul	Low	283	
	PL	Platanus occidentalis / Platanus occidentalis		15" Jul	Low	19	
	RUS	Rosa rugosa / Rosa rugosa		5" Jul	Med	55	
	VLR	Vitis rotundifolia / Vitis rotundifolia		24" Dec	Low	13	
	MDR	Medicago lupulina / Medicago lupulina		5" Jul	Med	19	
	MSC	Medicago lupulina / Medicago lupulina		5" Jul	Med	19	
	RC	Rosa rugosa / Rosa rugosa		5" Jul	Med	101	
	O	Oenothera biennis / Oenothera biennis		5" Jul	Med	43	
	DO	Dioscorea alata / Dioscorea alata		5" Jul	Med	101	
	RC	Rosa rugosa / Rosa rugosa		5" Jul	Med	101	
	O	Oenothera biennis / Oenothera biennis		5" Jul	Med	43	
	DO	Dioscorea alata / Dioscorea alata		5" Jul	Med	101	
	RC	Rosa rugosa / Rosa rugosa		5" Jul	Med	101	
	O	Oenothera biennis / Oenothera biennis		5" Jul	Med	43	
	DO	Dioscorea alata / Dioscorea alata		5" Jul	Med	101	
	RC	Rosa rugosa / Rosa rugosa		5" Jul	Med	101	
	O	Oenothera biennis / Oenothera biennis		5" Jul	Med	43	

REVISIONS	
08/12/24 SITE	



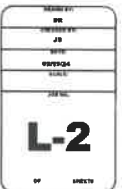
**RELIEF POCKETS (3 TOTAL)  
DATE PALM DR.**



**WALL  
ELEVATIONS &  
ENTRY GATES**

**CALIFORNIA**

**WREN APARTMENTS  
DATE PALM DRIVE  
RANCHO MIRAGE**













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 www.jsa-la.com

**POOL AREA**

**WREN APARTMENTS**  
**DATE PALM DR.**  
**CATHEDRAL CITY**

PROJECT  
 DATE  
 02/16/24  
 1" = 8'-0"

**L-5**





## 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



PHOTO BOARD

CALIFORNIA

WREN APARTMENTS  
DATE PALM DR.  
CATHEDRAL CITY

DESIGNED BY	BM
DRAWN BY	BM
DATE	02/20/24
SCALE	NTS
TITLE	

L-7

## DROUGHT TOLERANT 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 pruinatum* 'Sierra Bouquet'



*Russelia equisetiformis*

## GRASSES



*Yucca elata*



*Muhlenbergia capillaris* 'Lenca'



*Pennisetum setaceum* 'Dwarf Rubrum'



4"-8" sierra Cobble



4"-8" Baja Cresta Rubble

REVISED	BY



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CALIFORNIA

WREN APARTMENTS

DATE PALM DR.

CATHERDAL CITY

BY

JB

02/20/24

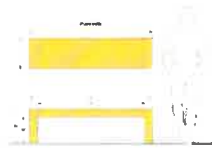
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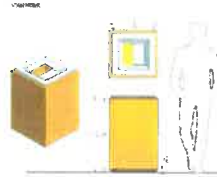
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OF

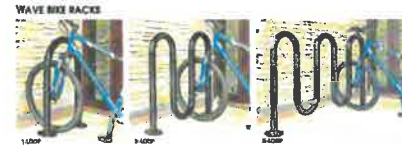
SHEETS



**BENCHES**



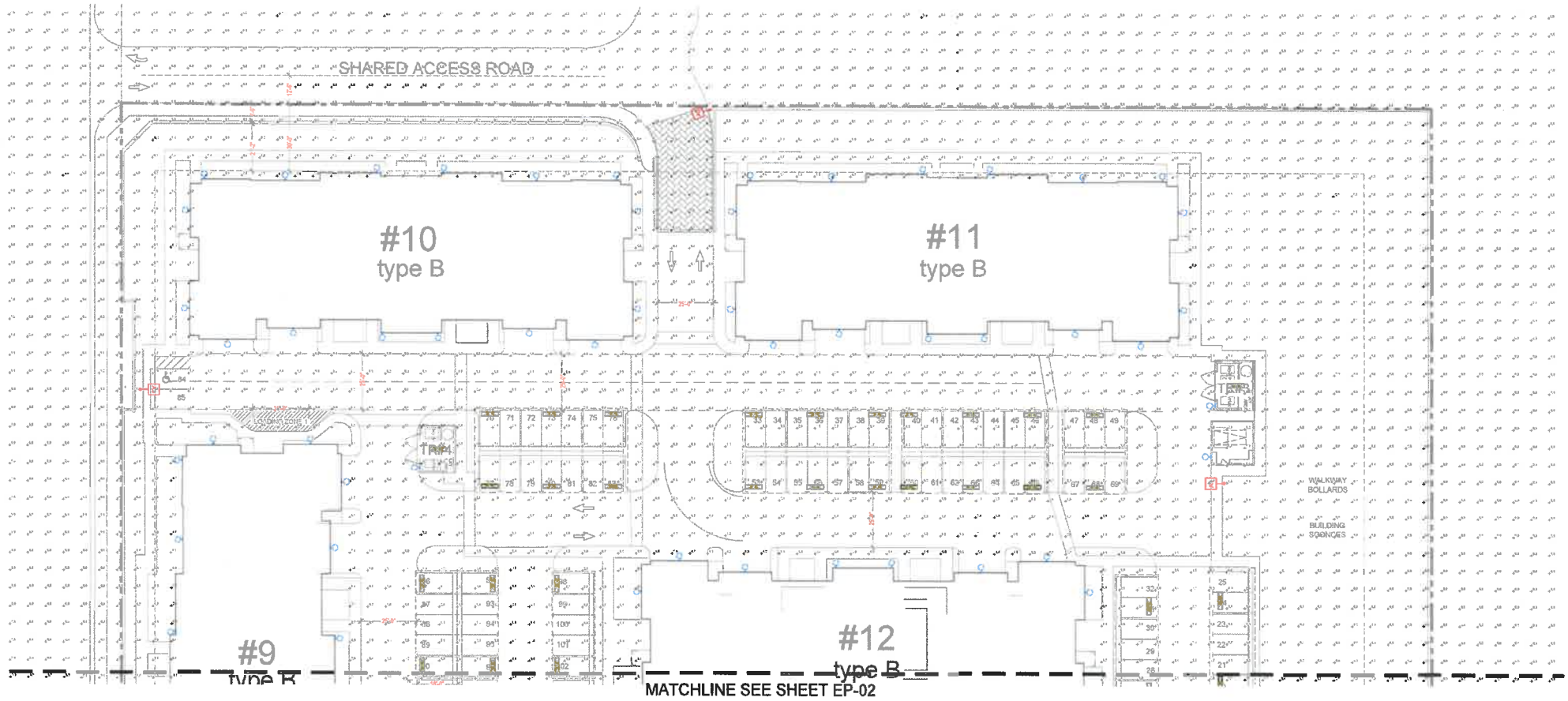
**WASTE BINS**



- Storage guaranteed until or otherwise provided meeting.
- 2 1/2" diameter cast.
- Top structural, joints and details cast.
- Mounting hardware included.

BIKE RACKS				APPLY TO CART	
BIKE RACK NO.	DESCRIPTION	QTY	PRICE EACH	APPLY TO CART	
1	14000	22 x 12 x 16"	1	14000	14000
2	14000	22 x 12 x 16"	2	28000	28000
3	14000	22 x 12 x 16"	3	42000	42000
4	14000	22 x 12 x 16"	4	56000	56000
5	14000	22 x 12 x 16"	5	70000	70000
6	14000	22 x 12 x 16"	6	84000	84000
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8	14000	22 x 12 x 16"	8	112000	112000
9	14000	22 x 12 x 16"	9	126000	126000
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11	14000	22 x 12 x 16"	11	154000	154000
12	14000	22 x 12 x 16"	12	168000	168000
13	14000	22 x 12 x 16"	13	182000	182000
14	14000	22 x 12 x 16"	14	196000	196000
15	14000	22 x 12 x 16"	15	210000	210000
16	14000	22 x 12 x 16"	16	224000	224000
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18	14000	22 x 12 x 16"	18	252000	252000
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71	14000	22 x 12 x 16"	71	994000	994000
72	14000	22 x 12 x 16"	72	1008000	1008000
73	14000	22 x 12 x 16"	73	1022000	1022000
74	14000	22 x 12 x 16"	74	1036000	1036000
75	14000	22 x 12 x 16"	75	1050000	1050000
76	14000	22 x 12 x 16"	76	1064000	1064000
77	14000	22 x 12 x 16"	77	1078000	1078000
78	14000	22 x 12 x 16"	78	1092000	1092000
79	14000	22 x 12 x 16"	79	1106000	1106000
80	14000	22 x 12 x 16"	80	1120000	1120000
81	14000	22 x 12 x 16"	81	1134000	1134000
82	14000	22 x 12 x 16"	82	1148000	1148000
83	14000	22 x 12 x 16"	83	1162000	1162000
84	14000	22 x 12 x 16"	84	1176000	1176000
85	14000	22 x 12 x 16"	85	1190000	1190000
86	14000	22 x 12 x 16"	86	1204000	1204000
87	14000	22 x 12 x 16"	87	1218000	1218000
88	14000	22 x 12 x 16"	88	1232000	1232000
89	14000	22 x 12 x 16"	89	1246000	1246000
90	14000	22 x 12 x 16"	90	1260000	1260000
91	14000	22 x 12 x 16"	91	1274000	1274000
92	14000	22 x 12 x 16"	92	1288000	1288000
93	14000	22 x 12 x 16"	93	1302000	1302000
94	14000	22 x 12 x 16"	94	1316000	1316000
95	14000	22 x 12 x 16"	95	1330000	1330000
96	14000	22 x 12 x 16"	96	1344000	1344000
97	14000	22 x 12 x 16"	97	1358000	1358000
98	14000	22 x 12 x 16"	98	1372000	1372000
99	14000	22 x 12 x 16"	99	1386000	1386000
100	14000	22 x 12 x 16"	100	1400000	1400000
101	14000	22 x 12 x 16"	101	1414000	1414000
102	14000	22 x 12 x 16"	102	1428000	1428000
103	14000	22 x 12 x 16"	103	1442000	1442000
104	14000	22 x 12 x 16"	104	1456000	1456000
105	14000	22 x 12 x 16"	105	1470000	1470000
106	14000	22 x 12 x 16"	106	1484000	1484000
107	14000	22 x 12 x 16"	107	1498000	1498000
108	14000	22 x 12 x 16"	108	1512000	1512000
109	14000	22 x 12 x 16"	109	1526000	1526000
110	14000	22 x 12 x 16"	110	1540000	1540000
111	14000	22 x 12 x 16"	111	1554000	1554000
112	14000	22 x 12 x 16"	112	1568000	1568000
113	14000	22 x 12 x 16"	113	1582000	1582000
114	14000	22 x 12 x 16"	114	1596000	1596000
115	14000	22 x 12 x 16"	115	1610000	1610000
116	14000	22 x 12 x 16"	116	1624000	1624000
117	14000	22 x 12 x 16"	117	1638000	1638000
118	14000	22 x 12 x 16"	118	1652000	1652000
119	14000	22 x 12 x 16"	119	1666000	1666000
120	14000	22 x 12 x 16"	120	1680000	1680000
121	14000	22 x 12 x 16"	121	1694000	1694000
122	14000	22 x 12 x 16"	122	1708000	1708000
123	14000	22 x 12 x 16"	123	1722000	1722000
124	14000	22 x 12 x 16"	124	1736000	1736000
125	14000	22 x 12 x 16"	125	1750000	1750000
126	14000	22 x 12 x 16"	126	1764000	1764000
127	14000	22 x 12 x 16"	127	1778000	1778000
128	14000	22 x 12 x 16"	128	1792000	1792000
129	14000	22 x 12 x 16"	129	1806000	1806000
130	14000	22 x 12 x 16"	130	1820000	1820000
131	14000	22 x 12 x 16"	131	1834000	1834000
132	14000	22 x 12 x 16"	132	1848000	1848000
133	14000	22 x 12 x 16"	133	1862000	1862000
134	14000	22 x 12 x 16"	134	1876000	1876000
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136	14000	22 x 12 x 16"	136	1904000	1904000
137	14000	22 x 12 x 16"	137	1918000	1918000
138	14000	22 x 12 x 16"	138	1932000	1932000
139	14000	22 x 12 x 16"	139	1946000	1946000
140	14000	22 x 12 x 16"	140	1960000	1960000
141	14000	22 x 12 x 16"	141	1974000	1974000
142	14000	22 x 12 x 16"	142	1988000	1988000
143	14000	22 x 12 x 16"	143	2002000	2002000
144	14000	22 x 12 x 16"	144	2016000	2016000
145	14000	22 x 12 x 16"	145	2030000	2030000
146	14000	22 x 12 x 16"	146	2044000	2044000
147	14000	22 x 12 x 16"	147	2058000	2058000
148	14000	22 x 12 x 16"	148	2072000	2072000
149	14000	22 x 12 x 16"	149	2086000	2086000
150	14000	22 x 12 x 16"	150	2100000	2100000
151	14000	22 x 12 x 16"	151	2114000	2114000
152	14000	22 x 12 x 16"	152	2128000	2128000
153	14000	22 x 12 x 16"	153	2142000	2142000
154	14000	22 x 12 x 16"	154	2156000	2156000
155	14000	22 x 12 x 16"	155	2170000	2170000
156	14000	22 x 12 x 16"	156	2184000	2184000
157	14000	22 x 12 x 16"	157	2198000	2198000
158	14000	22 x 12 x 16"	158	2212000	2212000
159	14000	22 x 12 x 16"	159	2226000	2226000
160	14000	22 x 12 x 16"	160	2240000	2240000
161	14000	22 x 12 x 16"	161	2254000	2254000
162	14000	22 x 12 x 16"	162	2268000	2268000
163	14000	22 x 12 x 16"	163	2282000	2282000
164	14000	22 x 12 x 16"	164	2296000	2296000
165	14000	22 x 12 x 16"	165	2310000	2310000
166	14000	22 x 12 x 16"	166	2324000	2324000
167	14000	22 x 12 x 16"	167	2338000	2338000
168	14000	22 x 12 x 16"	168	2352000	2352000
169	14000	22 x 12 x 16"	169	2366000	2366000
170	14000	22 x 12 x 16"	170	2380000	2380000
171	14000	22 x 12 x 16"	171	2394000	2394000
172	14000	22 x 12 x 16"	172	2408000	2408000
173	14000	22 x 12 x 16"	173	2422000	2422000
174	14000	22 x 12 x 16"	174	2436000	2436000
175	14000	22 x 12 x 16"	175	2450000	2450000
176	14000	22 x 12 x 16"	176	2464000	2464000
177	14000	22 x 12 x 16"	177	2478000	2478000
178	14000	22 x 12 x 16"	178	2492000	2492000
179	14000	22 x 12 x 16"	179	2506000	2506000
180	14000	22 x 12 x 16"	180	2520000	2520000
181	14000	22 x 12 x 16"	181	2534000	2534000
182	14000	22 x 12 x 16"	182	2548000	2548000
183	14000	22 x 12 x 16"	183	2562000	2562000
184	14000	22 x 12 x 16"	184	2576000	





#### LIGHTING FIXTURE LEGEND



LIGHTING DESIGN | ELECTRICAL ENGINEERING

CANDELA Engineering Inc.  
27201 Calle Juanita  
Dana Point, CA 92624  
PH: 949-301-1333  
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 | 972.701.9536 | www.humphreys.com

OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782

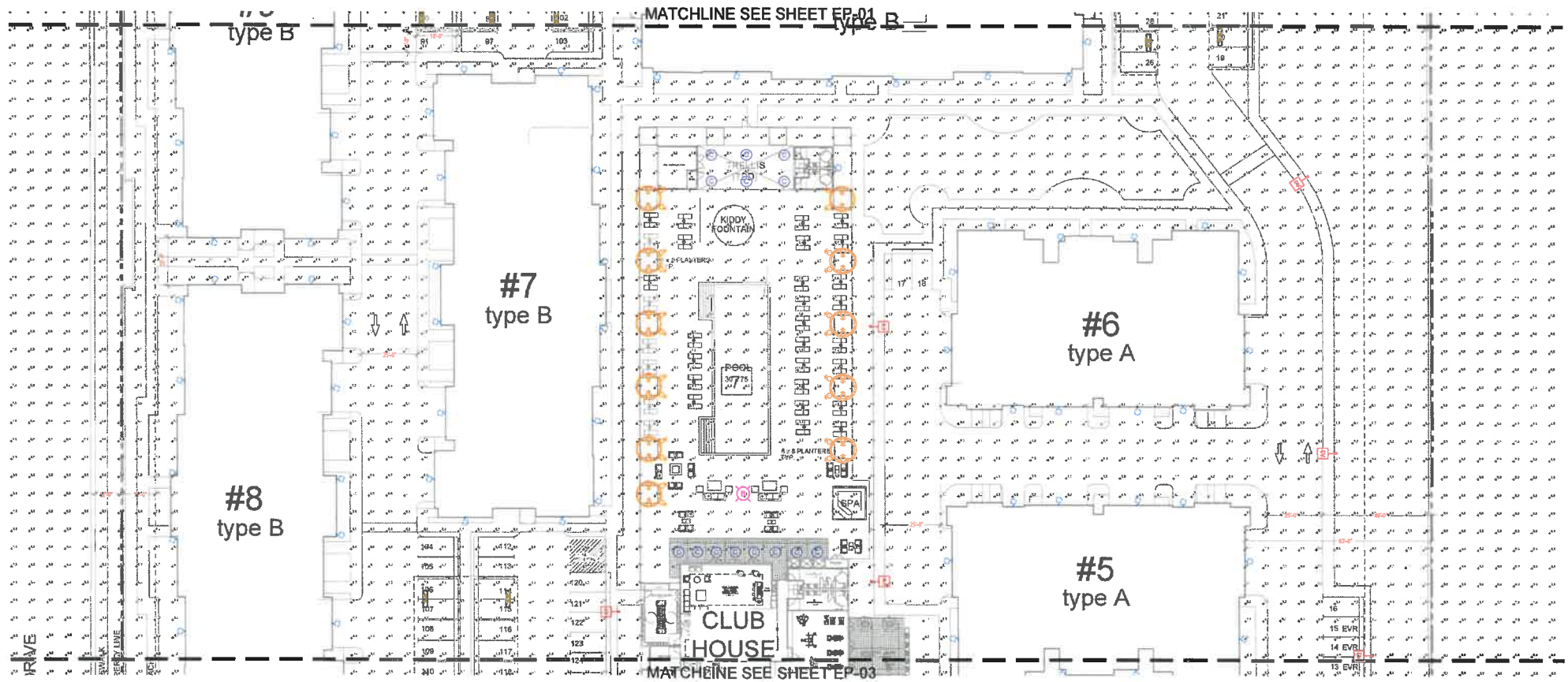
**COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP**  
38101 BOB HOPE DRIVE, SUITE ES, RANCHO MIRAGE, CA 92270

**PARTIAL PHOTOMETRIC SITE PLAN**



SCALE: 1" = 20'-0"

**EP-01**



#### LIGHTING FIXTURE LEGEND



CANDELA Engineering Inc.  
27201 Calle Juanita  
Cana Point, CA 92524  
Ph: 949.201.3332  
candelaengineering.com

LIGHTING DESIGN | ELECTRICAL ENGINEERING

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 | 972.701.6536 | www.humphreys.com

OWNER: STEFAN VOGEL, stefan@buildbys2.com, 626.277.6782

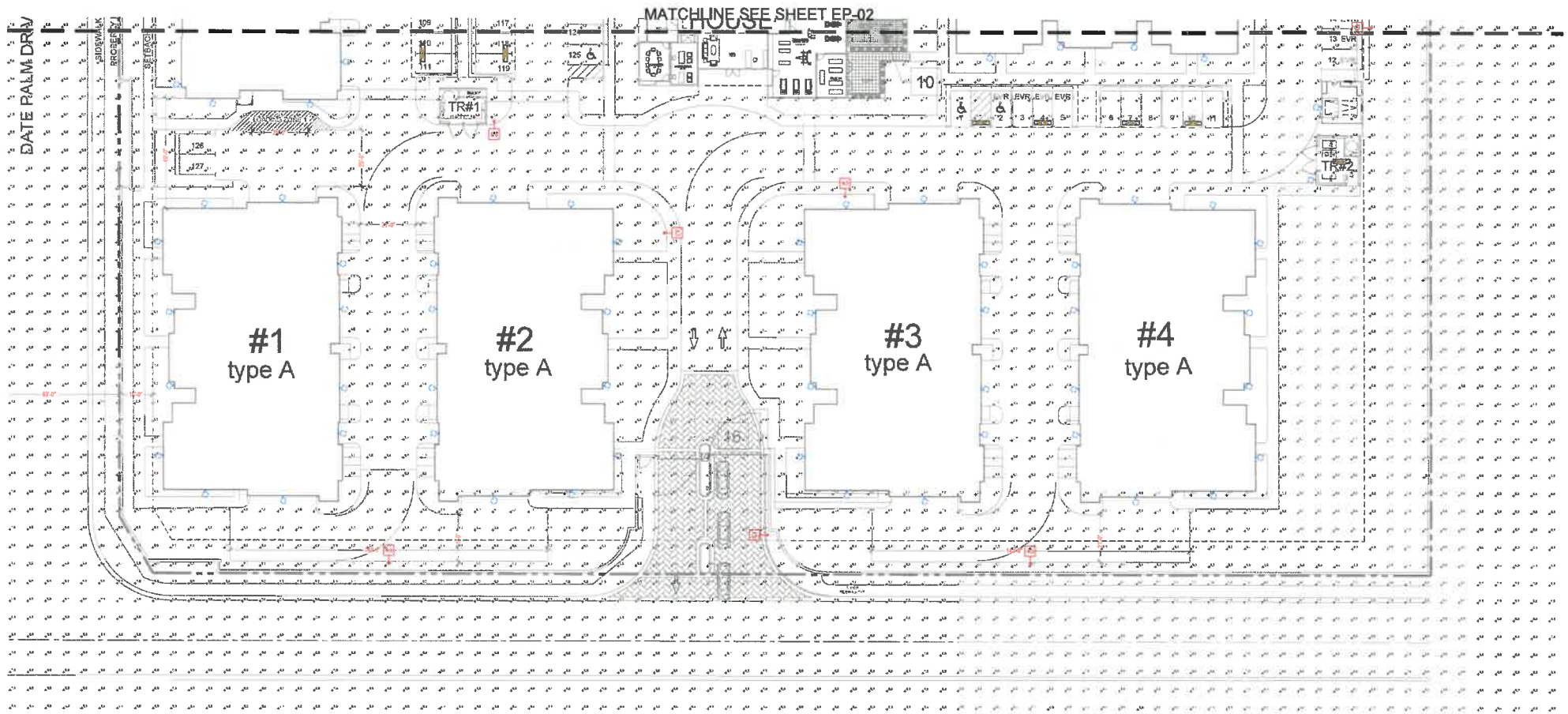
**COACHELLA VALLEY COMMUNITY DEVELOPMENT GROUP**  
38101 BOB HOPE DRIVE, SUITE E5, RANCHO MIRAGE, CA 92270

PARTIAL PHOTOMETRIC SITE PLAN



SCALE: 1" = 20'-0"

EP-02



# LIGHTING FIXTURE LEGEND



CANDELA Engineering Inc.  
37201 Calle Joaquin  
Dana Point, CA 92624  
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candelaeengineering.com

LIGHTING DESIGN | ELECTRICAL ENGINEERING

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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5330 Alpha Rd., Suite 300, Dallas, TX 75240 | 972.701.9636 | www.humphreys.com

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

PARTIAL PHOTOMETRIC SITE PLAN

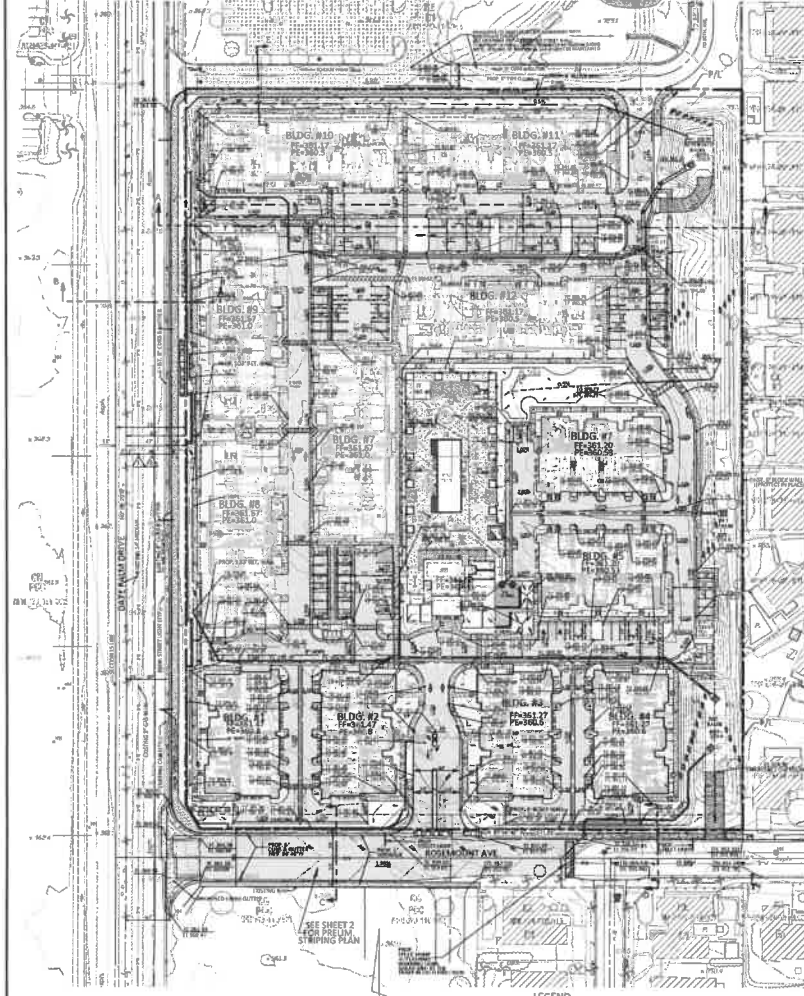
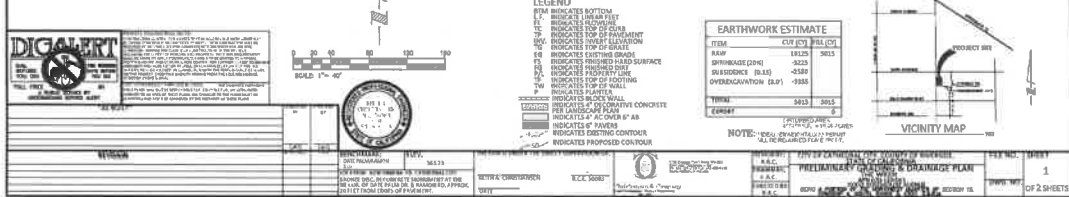


SCALE: 1" = 20'-0"

EP-03



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

[illegible]

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

[illegible]

SCALE: 1"=20'

**LEGEND**

ITEM	INDICATES BOTTOM
ITEM	INDICATES TOP
ITEM	INDICATES REINFORCE
ITEM	INDICATES TOP OF COVER
ITEM	INDICATES TOP OF FILL/PAVEMENT
ITEM	INDICATES INVERT ELEVATION
ITEM	INDICATES TOP OF GRADE
ITEM	INDICATES EXISTING GRADE
ITEM	INDICATES FINISHED HARD SURFACE
ITEM	INDICATES EXISTING DRIVE
ITEM	INDICATES PROPERTY LINE
ITEM	INDICATES TOP OF FOOTING
ITEM	INDICATES TOP OF WALL
ITEM	INDICATES PLANTER
ITEM	INDICATES EXISTING CURB
ITEM	INDICATES 1" BED ON 1" COMPACT
ITEM	PER LANDSCAPE PLAN
ITEM	INDICATES 4" AC OVER 6" AB
ITEM	INDICATES 6" PAVES
ITEM	INDICATES EXISTING CONTOUR
ITEM	INDICATES PROPOSED CONTOUR

