

LORESCA

TRANSITIONAL HOUSING DEVELOPMENT



BY
VANESSA
PARTIDA

SITE

ADDRESS:

73-775 SANTA ROSA WAY
PALM DESERT, CA 92260

ZONE:

R-2 RESIDENTIAL SINGLE FAMILY
MEDIUM DENSITY RESIDENTIAL (R-M)

BUILDING MEASUREMENTS

HEIGHT, MAX: 30'

NUMBER OF STORIES, MAX: 2.5

DWELLING UNIT SIZE, MIN: 600 SF

DWELLING UNIT SIZE, MAX: 4000 SF

SITE AREA PER DWELLING UNIT, MIN: 4,000 SF

BUILDING PAD AREA, MAX: --



SETBACKS

FRONT YARD, MIN: 12'

SIDE YARD, MIN 5'

COMBINED BOTH SIDES, MIN: 10'

STREET SIDE YARD, MIN: 10'

REAR YARD, MIN: 15'

COVERAGE:

LOT COVERAGE, MAX % OF LOT AREA: 60%



LORESCA

TRANSITIONAL HOUSING DEVELOPMENT



HIKING AREA
(37 MIN WALK - 3.5 MILES)



SCHOOL FACILITY
(16 MIN WALK - 0.8 MILES)

BUILDING SITE



PARK & RECREATIONAL AREAS
(10 MIN WALK - 0.5 MILES)



PUBLIC TRANSPORTATION
(6 MIN WALK - 0.3 MILES)



WHITE WATER RIVER CANAL



OPPORTUNITIES

GROCERY:

TRADERJ JOE'S
ALBERTSONS

GAS:

ARCO
TOWER MARKET

DISTANCE FROM:

DOWNTOWN PALM DESERT - .07 MILES
RANCHO MIRAGE - 2.5 MILES
THE LIVING DESERT - 2.3 MILES

SCHOOL:

ABRAHAM LINCOLN ELEMENTARY:
SACRED HEART CATHOLIC SCHOOL (PRIVATE)
PALM DESERT HIGH SCHOOL
COLLEGE OF THE DESERT



LORESCA

TRANSITIONAL HOUSING DEVELOPMENT

Community Building:

Delivery
Kitchen
Cafeteria
Mechanical Room
Recreational Room
Medical Office
Lobby
Admin Office
Security

Library
Shower
Restrooms

1590 sq. ft.

Laundry

150 sq. ft.

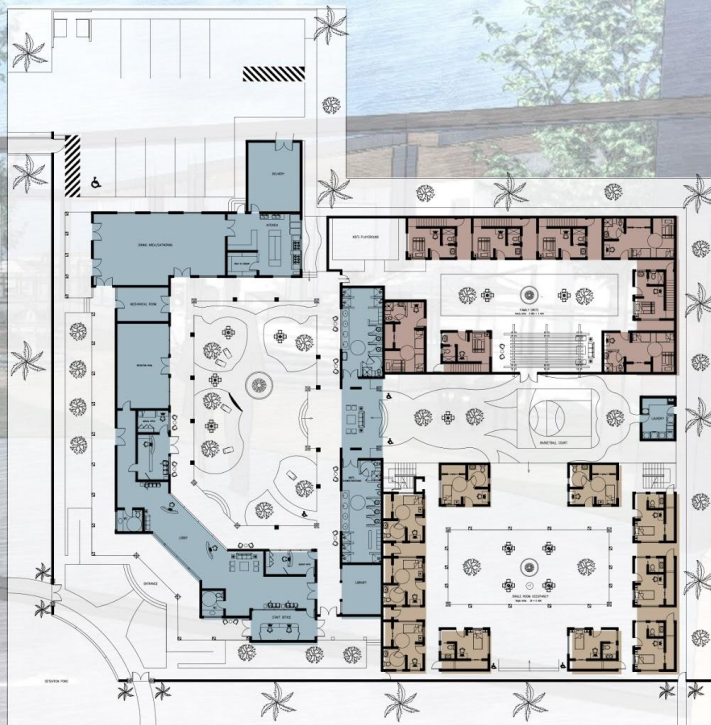
4286 sq. ft.

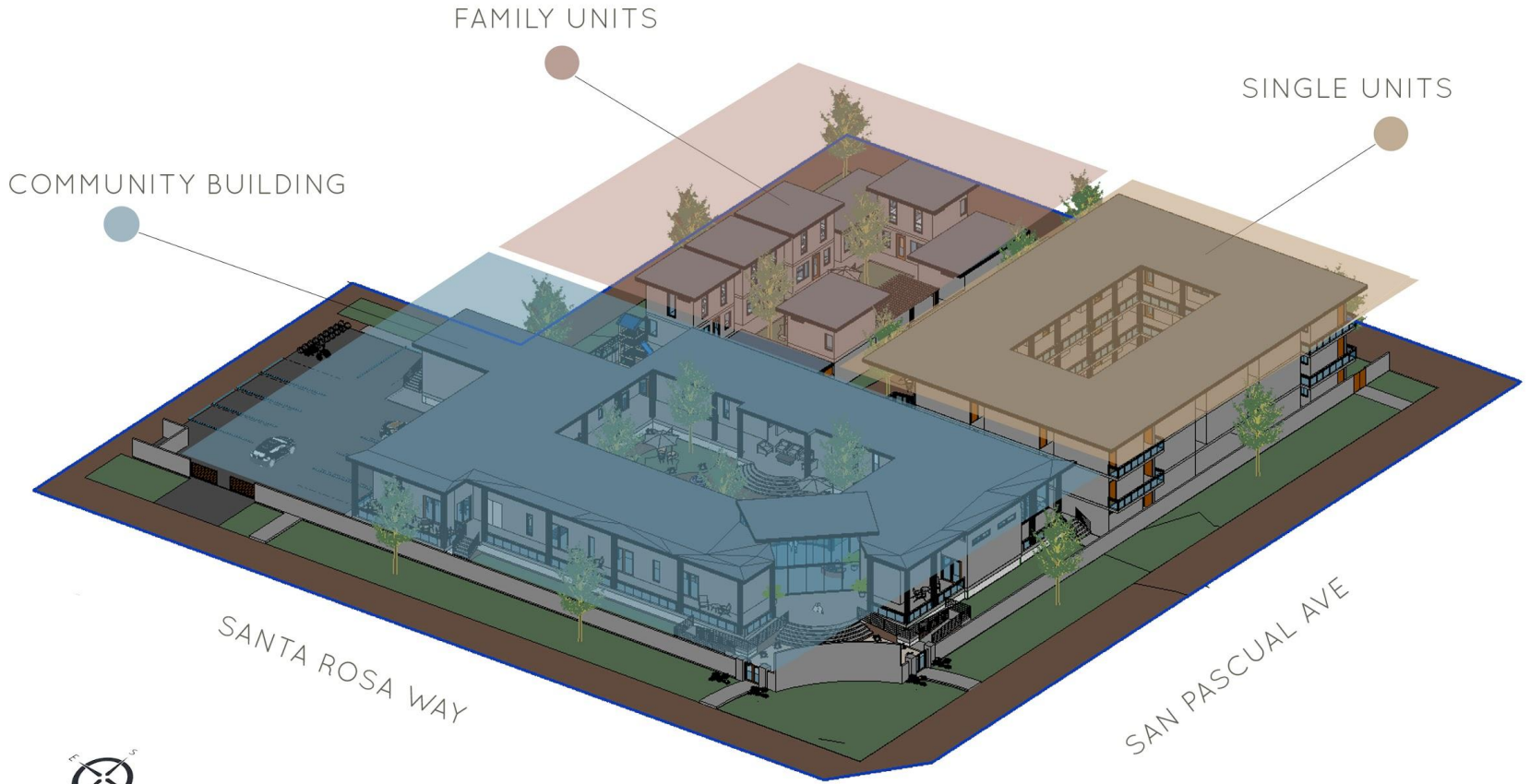
Family Units

5 + 3 ADA = 8 Total

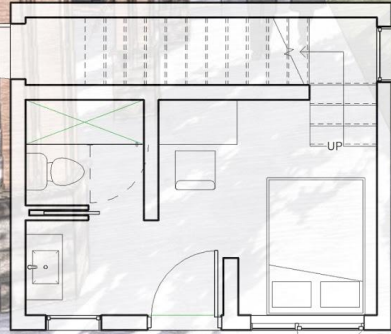
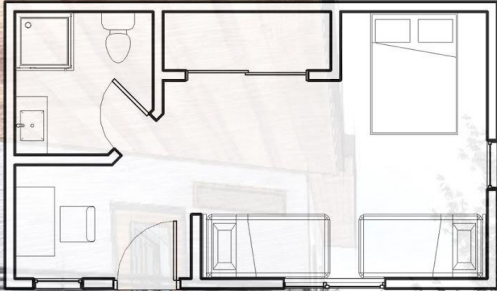
Single Room Occupancy

27 + 5 ADA = 32 Total





FAMILY ADA UNIT



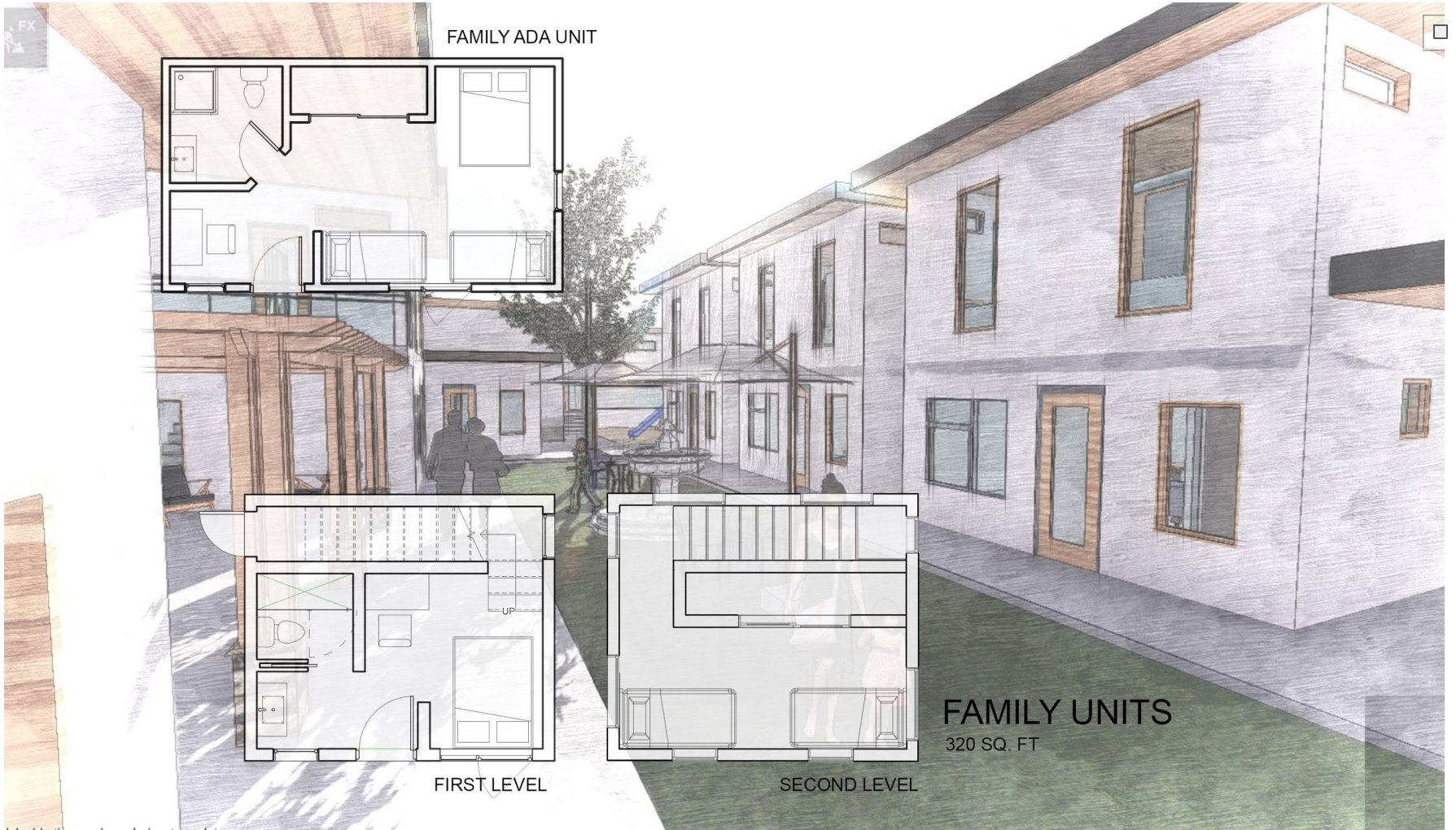
FIRST LEVEL



SECOND LEVEL

FAMILY UNITS

320 SQ. FT





ADA UNIT

REGULAR UNIT

SRO UNITS

160 SQ. FT
STORAGE: 48 SQ. FT.



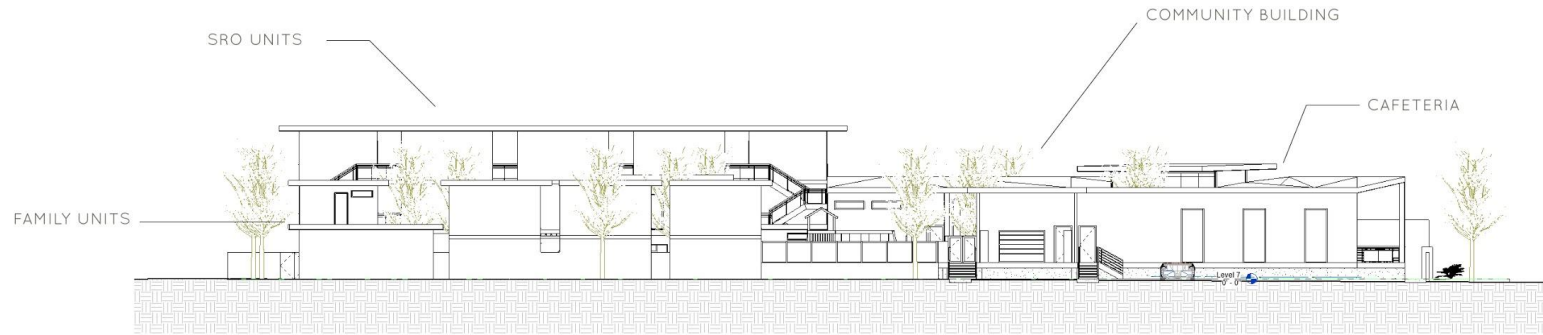
NORTH ELEVATION



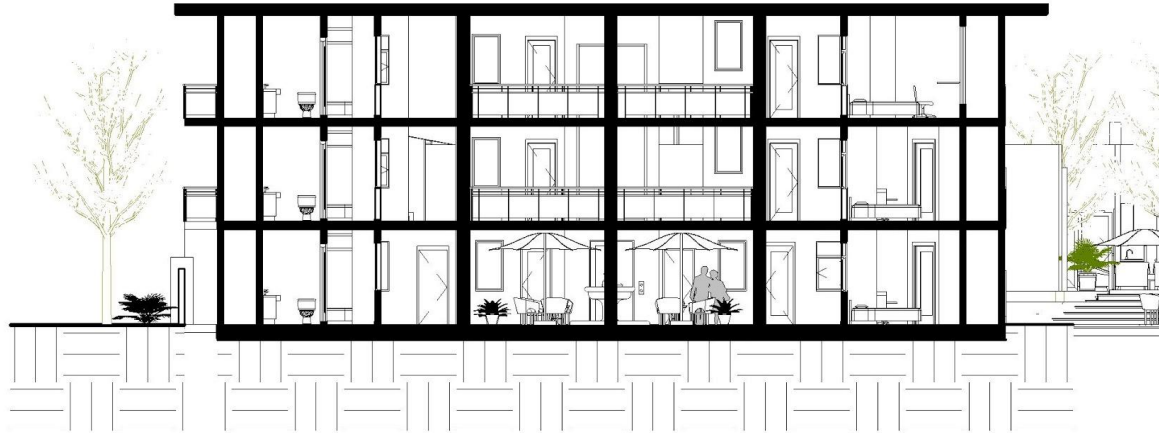
WEST ELEVATION



SOUTH ELEVATION

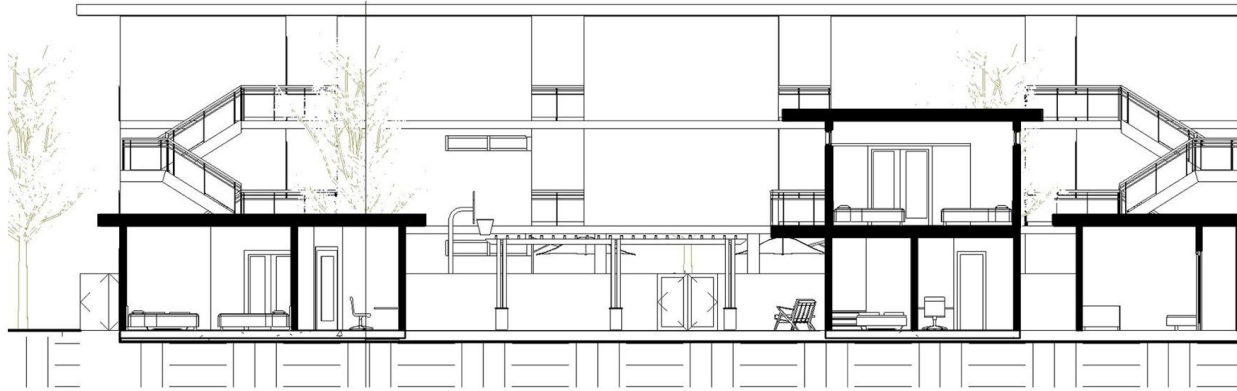


EAST ELEVATION



SRO UNITS

SECTION CUT



FAMILY UNITS

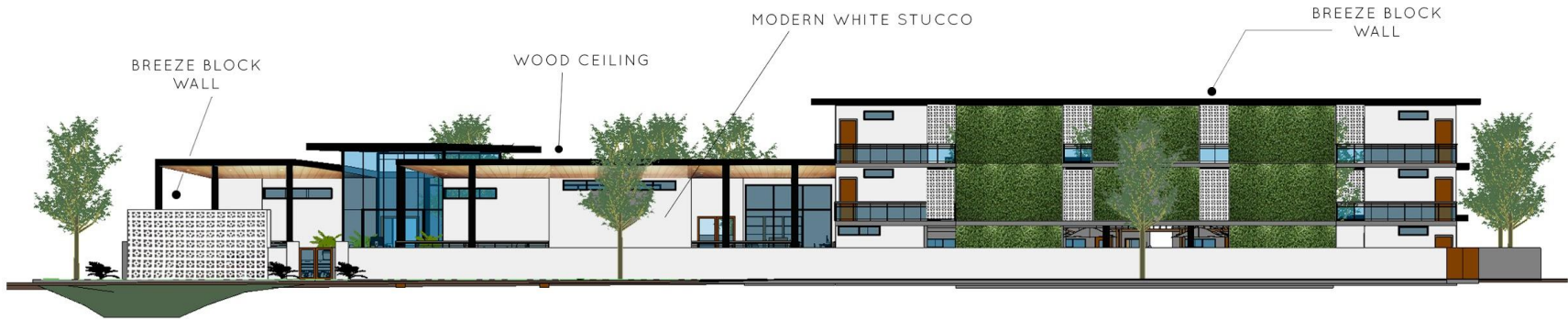
SECTION CUT



COMMUNITY BUILDING

SECTION CUT

MATERIALS



MODERN WHITE STUCCO

MODERN STUCCO IS APPLIED OVER FOAM INSULATION, CREATING A WEATHER-PROOF SEAL THAT CAN DRAMATICALLY REDUCE YOUR INDOOR ENERGY USE. UNLIKE THE TRADITIONAL PLASTER STUCCO, MODERN STUCCO COMPOUND INCORPORATES ACRYLIC TO PROVIDE A SMALL AMOUNT OF FLEX, WHICH EARNS ECO-POINTS FOR INCREASED DURABILITY.

GREEN WALL

WHAT ARE THE BENEFITS?



- 🌿 REDUCES URBAN HEAT ISLAND EFFECT AND SMOG
- 🌿 CLEANS OUTSIDE AIR OF POLLUTANTS AND DUST
- 🌿 OFFSETS THE CARBON FOOTPRINT OF PEOPLE AND FUEL EMISSIONS
- 🌿 CLEANS INTERIOR AIR SPACE BY REMOVING VOCs AND OTHER HARMFUL TOXINS LIKE BENZENE AND FORMALDEHYDE
- 🌿 ACTS AS A SOUND PROOFING BARRIER

- 🌿 SOIL AND PLANTS ARE A NATURAL FILTER THAT CAN CLEAN THE WATER THAT FLOWS THROUGH THE WALL
- 🌿 INSULATES AND COOLS THE BUILDING ENVELOPE, AS WELL AS PROTECTING IT FROM THE ELEMENTS
- 🌿 CREATES HABITATS FOR BIRDS AND BENEFICIAL INSECTS, INCREASING BIODIVERSITY
- 🌿 INCREASES REAL ESTATE VALUE, HELPS CHILDREN WITH ADHD FOCUS BETTER IN SCHOOL
- 🌿 QUALIFIES FOR LEED CERTIFICATION POINTS FROM USGBC



