



Planning Commission Staff Report

Date: March 14, 2012

Case No.: 5.0881 PD 269 – Final PD AMEND

Application Type: Final Planned Development Plan Amendment

Location: Monte Sereno – 1040 Bogert Trail

Applicant: Alta Verde Sereno, LLC.

Zone: W-R-1-B / PD 269

General Plan: ER (Estate Residential)

APNs: 512-330-024, 512-340-030 & 512-350-048

From: Craig A. Ewing, AICP, Director of Planning Services

Project Planner: David A. Newell, Associate Planner

PROJECT DESCRIPTION

The application is a request by the Alta Verde Sereno, LLC. for the approval of an amendment to a previously approved Final Planned Development District plans for PD 269, commonly known as Monte Sereno. The amendment is proposing layout, elevation and landscape changes to the three house plans. These changes will apply to sixty of the sixty-two remaining vacant lots within the eighty-nine unit residential tract.

Section 94.03.00(G) allows the Planning Commission to modify Final Development Plans of Planned Developments. The Commission may approve minor architectural or site changes that do not affect the intent of the PD. In this case, staff believes that the intent of the Planned Development was to establish a mix single-family residential units and adequate open space within the subdivision with variations to architectural designs and to certain development standards.

ANALYSIS

The applicant has acquired sixty of the six-two remaining undeveloped lots within the Monte Sereno residential subdivision. The applicant is proposing new floor plans, elevations and front yard landscaping. Three floor plans are being proposed; two of the plans include a modified or reversed plan option. A conceptual site plan showing home layouts within the subdivision has been provided, but the applicant has indicated that the final layout will depend on the purchaser's request.

The homes range in size from 3,535 to 4,111 square feet (excluding guest house, pool cabana and garage areas). Each floor plan includes a two-car garage. All floor plans allow various purchaser options including the following:

Floor Plan	Allowable Options		
	Guest House	Pool Cabana	Third-car Garage
Palazzo	Yes (attached or detached)	Yes	Yes
Esplanade	Yes (attached or detached)	Yes	Yes
Esplanade Reversed	Yes (attached or detached)	Yes	Yes
Modern Villa A	Yes (detached only)	Yes	No
Modern Villa B	Yes (detached only)	Yes	No

When Preliminary PD-269 was approved, certain modifications of the R-1-B Zone development standards were allowed. The homes have been designed with the following development standard, consistent with preliminary PD-269:

	R-1-B Zone	Preliminary PD-269	Final Development Plans
Residences (including side-loaded garages)			
Front	25 feet	10 to 15 feet	10 feet
Side Front (corner lots)	20 feet	10 to 15 feet	10 feet
Garages (facing street)			
Front	25 feet	20 to 25 feet	26 to 30 feet
All structures			
Side Interior	10 feet	10 feet	10 feet
Rear	15 feet	15 feet	15 feet
Building Height	18 feet	Up to 22 feet	20 feet, 7 inches max.
Lot Coverage	35% max.	35% max.	35% max.

The proposed architecture is an eclectic blend of Traditional and Spanish influences with simple forms. Sloped tile roofs and flat roofs are used on each plan. The Palazzo plan is a symmetrical design while the others are asymmetrical. The applicant has

provided typical landscape plans for the front yards, and states that the palette is consistent with the existing homes in the subdivision.

REQUIRED FINDINGS

Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plan may be modified by submitting a request for such modification according to the same procedure as is required in the initial review and approval process, including public hearing by the Planning Commission and City Council in accordance with Section 94.02.00. However, minor architectural or site changes not affecting the intent of the PD may be approved by the Planning Commission. No council action is necessary for minor changes except appealed decisions. In order for the project to be approved by the Planning Commission, the following finding must be made in support of the minor change:

1. *The minor architectural or site changes do not affect the intent of the PD.*

The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be similar to that which was originally approved. Therefore, the minor architectural and site changes do not affect the intent of the PD.

ENVIRONMENTAL ASSESSMENT

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 30, 2003, for the Monte Sereno development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted Mitigated Negative Declaration.

CONCLUSION

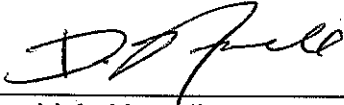
Based on the above analysis, staff recommends the Planning Commission approve the amendment to the Final Development Plans for PD 269, subject to the following condition:

1. Prior to issuance of any building permits, the applicant shall submit the final landscape and irrigation plans to the Planning Department for review by staff. The plans shall be reviewed by the designated AAC subcommittee for a recommendation.

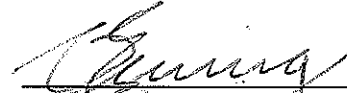
A draft resolution of approval has been attached to this report.

NOTIFICATION

Review of minor changes to a Final Development Plan does not require public notice pursuant to Section 94.03.00(G) of the Zoning Code.



David A. Newell
Associate Planner



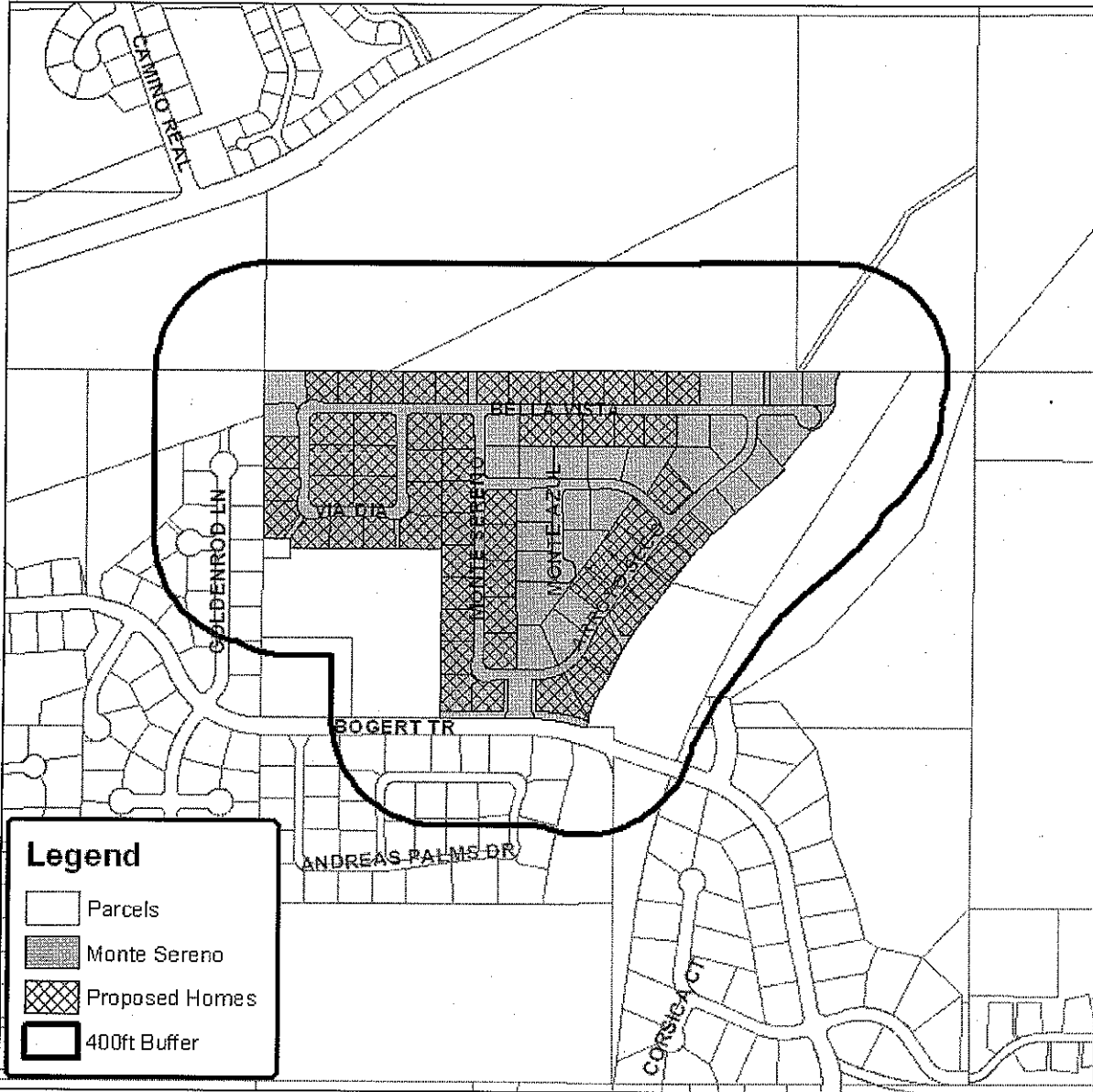
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Existing Site Photographs
3. Architectural plans, including conceptual subdivision layout plan, landscape plans, floor plans, roof plans, elevations, landscape board and materials exhibit.



Department of Planning Services Vicinity Map



Legend

- Parcels
- Monte Sereno
- Proposed Homes
- 400ft Buffer

CITY OF PALM SPRINGS

CASE: 5.0881 PD 269 Final PD AMEND

APPLICANT: Alta Verde Sereno, LLC

DESCRIPTION: Alta Verde Sereno, LLC for modifications to approved Final Development plans for 60 proposed single-family residences within an 89-unit residential subdivision known as Monte Sereno located at 1040 Bogert Trail, Zone W-R-1-B, Section 35. (DN)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.0881 PD-269 FINAL PD AMEND; AN AMENDMENT TO PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT PLANS FOR SIXTY VACANT LOTS WITHIN THE MONTE SERENO RESIDENTIAL DEVELOPMENT LOCATED AT 1040 BOGERT TRAIL.

WHEREAS, Alta Verde Sereno, LLC. ("Applicant") has filed an application to amend the Final Development Plans of PD 269, Case No. 5.0881, involving modifications to the designs and architecture of single-family residences and front yard landscaping within the Monte Sereno residential development located at 1040 Bogert Trail, Zone PD 269, Section 35; and

WHEREAS, in accordance with Section 94.03.00(G) of the Zoning Code, the Planning Commission may approve minor architectural or site changes that do not affect the intent of the PD; and

WHEREAS, on March 14, 2012, a public meeting on Case No. 5.0881 PD-269 Final PD AMEND was held by the Planning Commission in accordance with applicable law; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines, the proposed amendment has been determined to be a project subject to environmental analysis under CEQA; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on July 30, 2003 for the residential development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional environmental documentation is not necessary because the proposed amendment will not change the circumstances related to the project. Furthermore, the amendment will not result in any new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Therefore, the proposed amendment could not result in any new environmental impacts beyond those already assessed in the previously adopted Mitigated Negative Declaration.

Section 2: The use and density of the subject property remains the same and are not affected by the proposed changes. The architecture will be similar to that which was originally approved. Therefore, the minor architectural and site changes do not affect the intent of the PD.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 5.0881 PD-269 Final PD AMEND; an amendment to the final development plans for sixty of the sixty-two remaining vacant lots within the eighty-nine lot single-family residential subdivision located at 1040 Bogert Trail, subject to all Conditions set forth in Exhibit A of City Council Resolution 20685, and the following:

1. Prior to issuance of any building permits, the applicant shall submit the final landscape and irrigation plans to the Planning Department for review by staff. The plans shall be reviewed by the designated AAC subcommittee for a recommendation.

ADOPTED this 14th day of March, 2012.

AYES:

NOES:

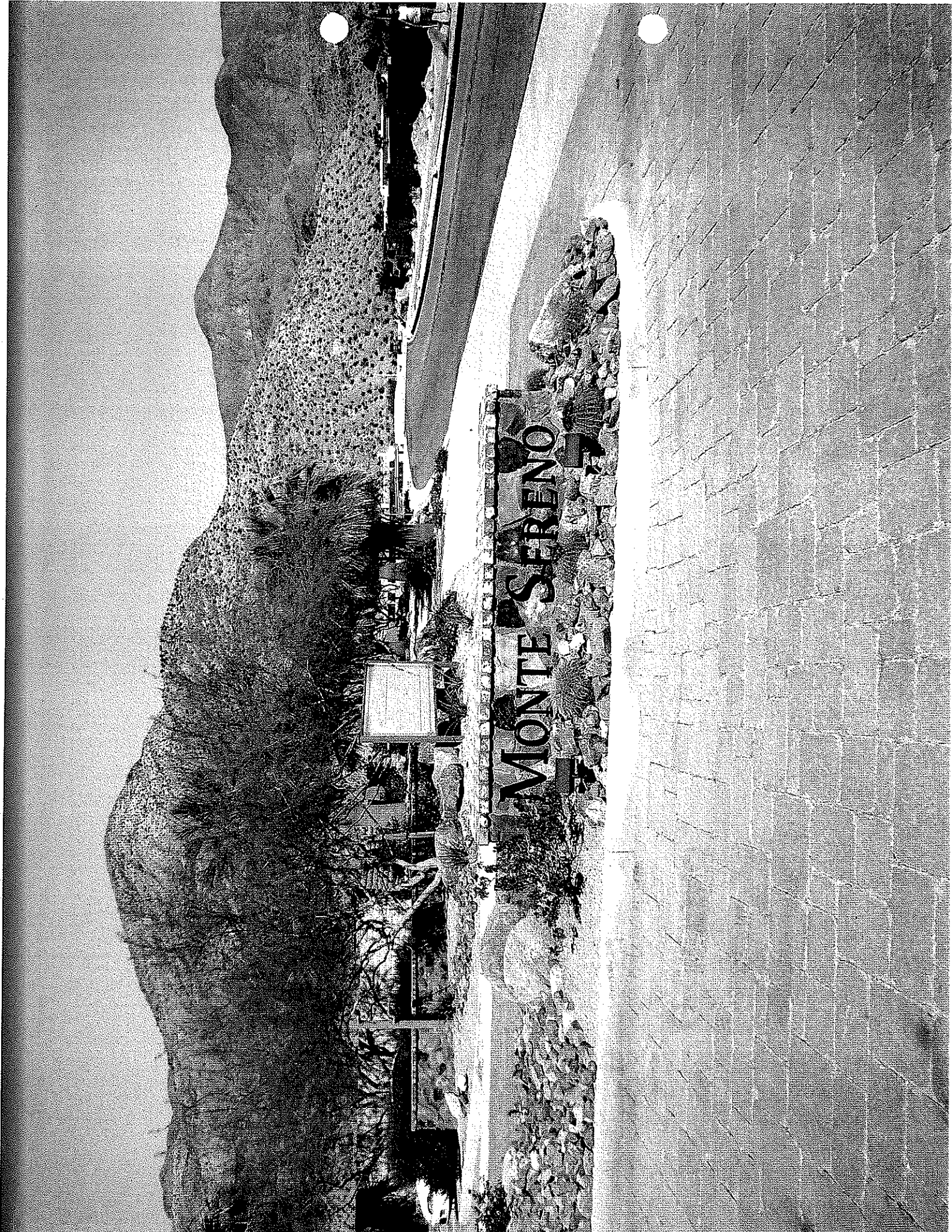
ABSENT:

ABSTENTIONS:

ATTEST:

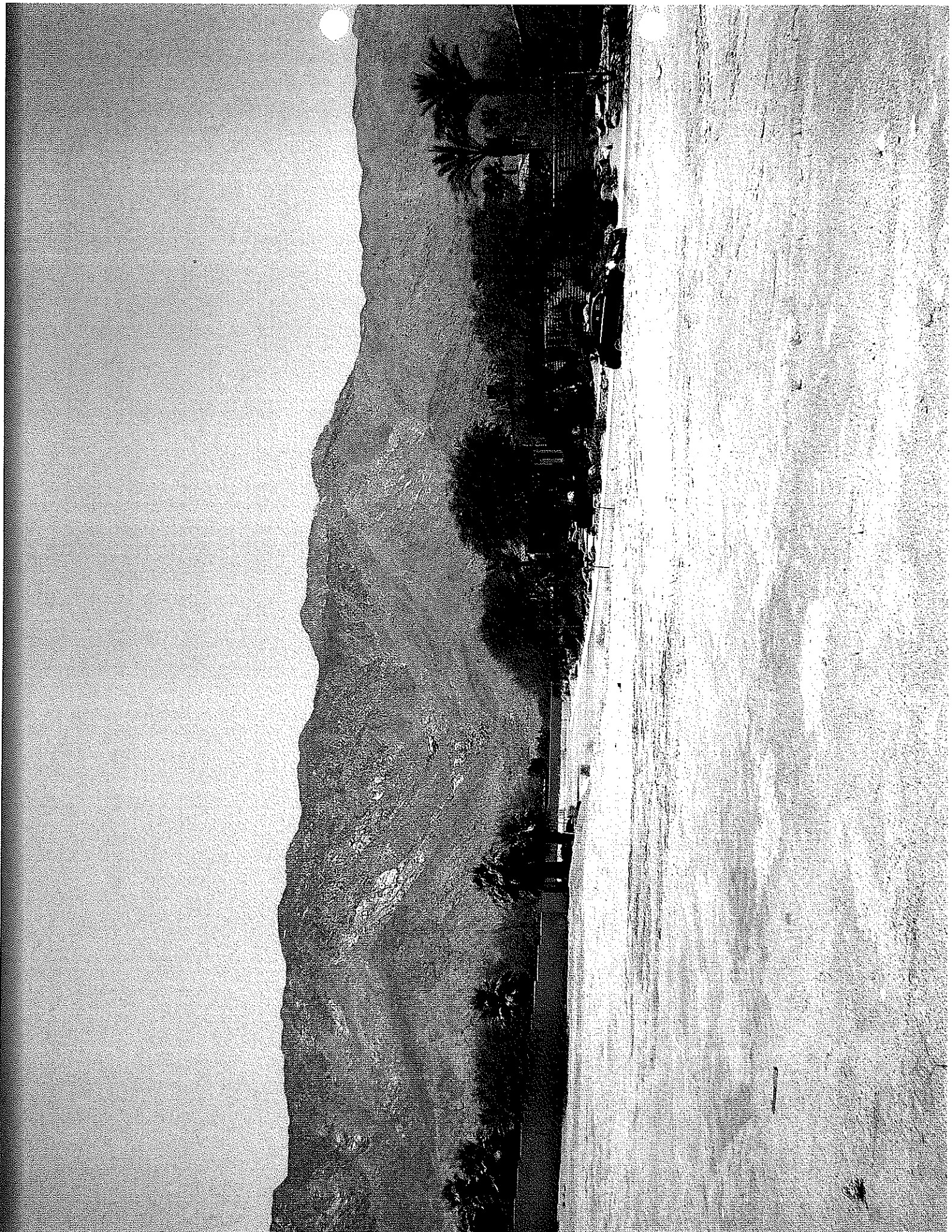
CITY OF PALM SPRINGS, CALIFORNIA

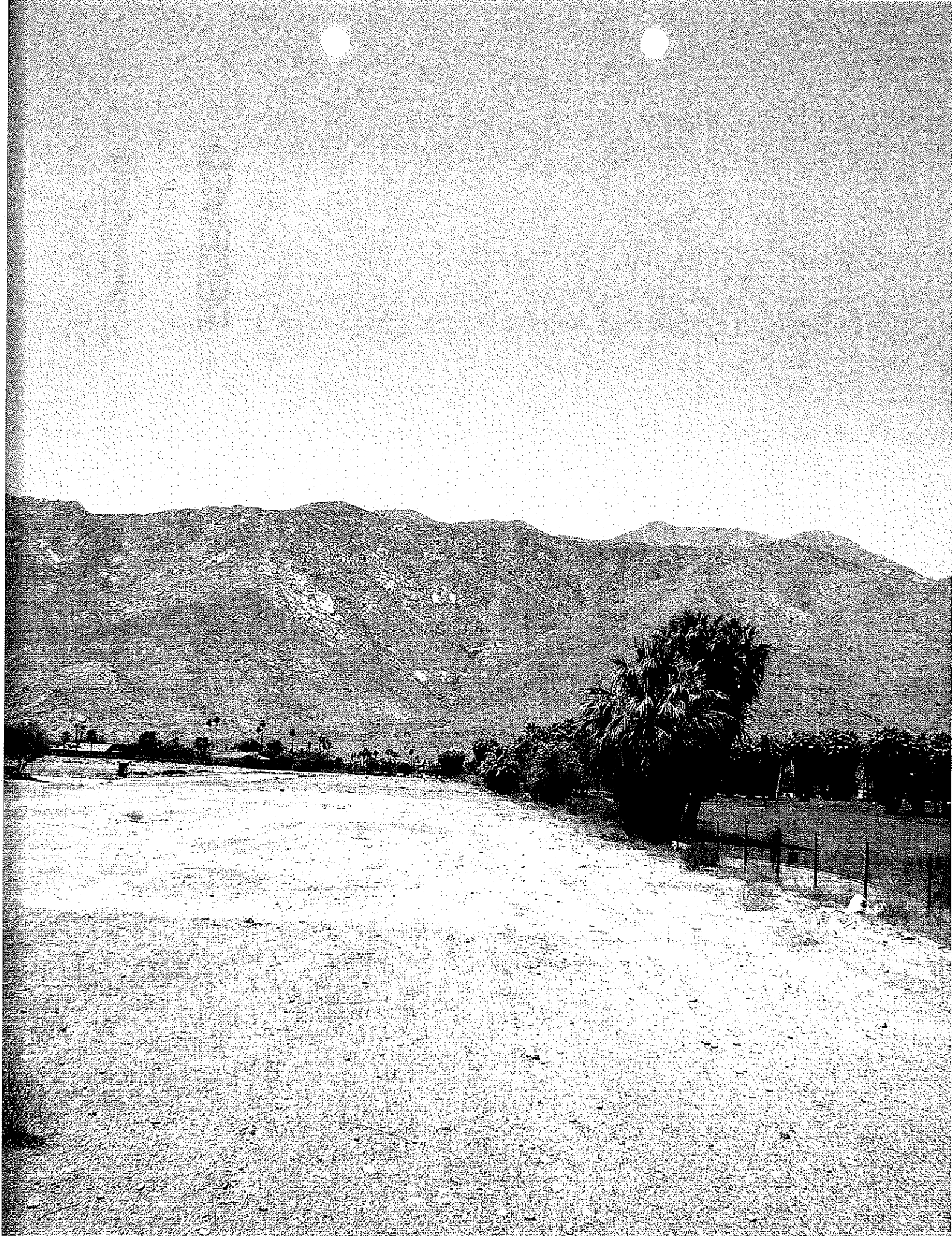
Craig A. Ewing, AICP
Director of Planning Services



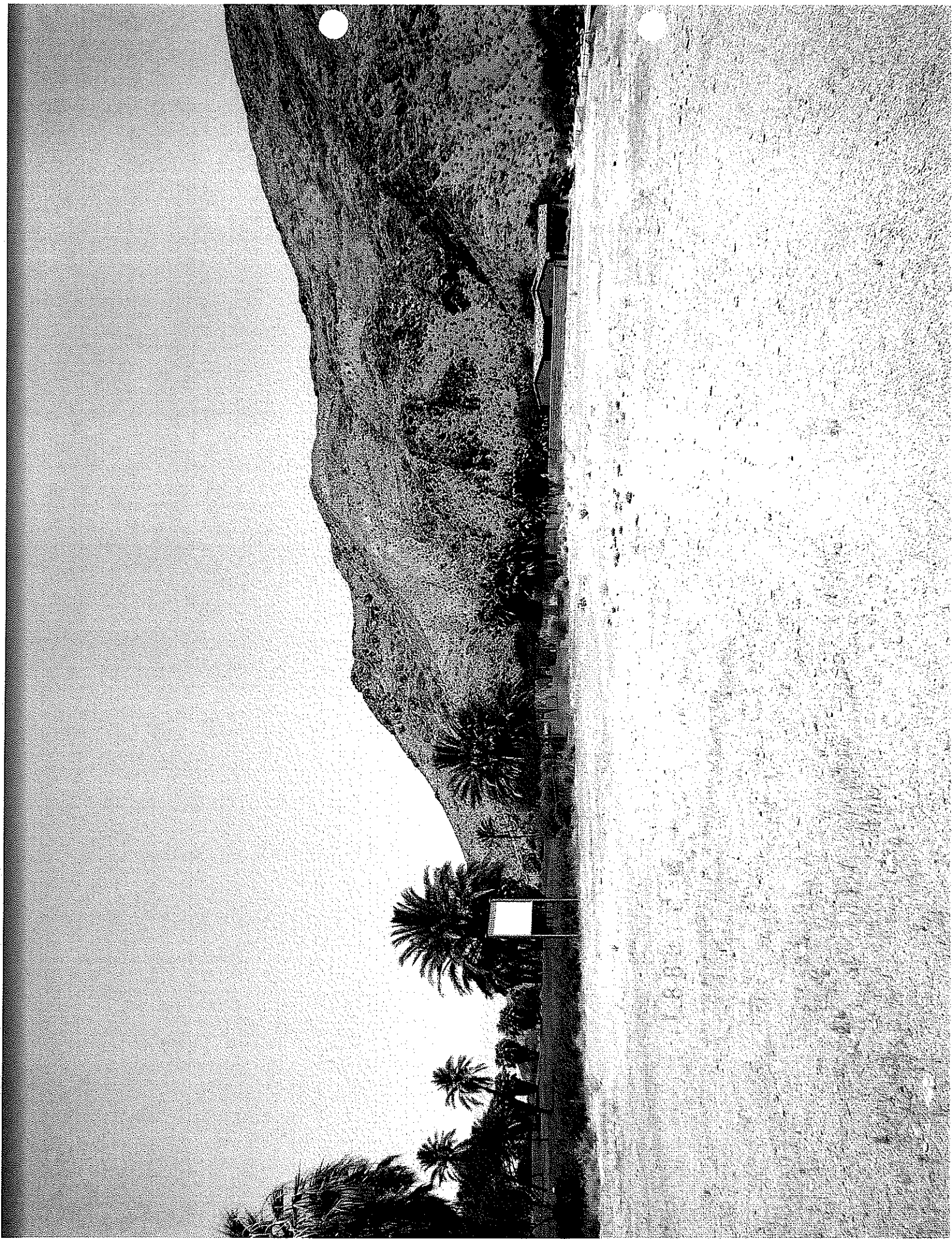
MONTE SERENO

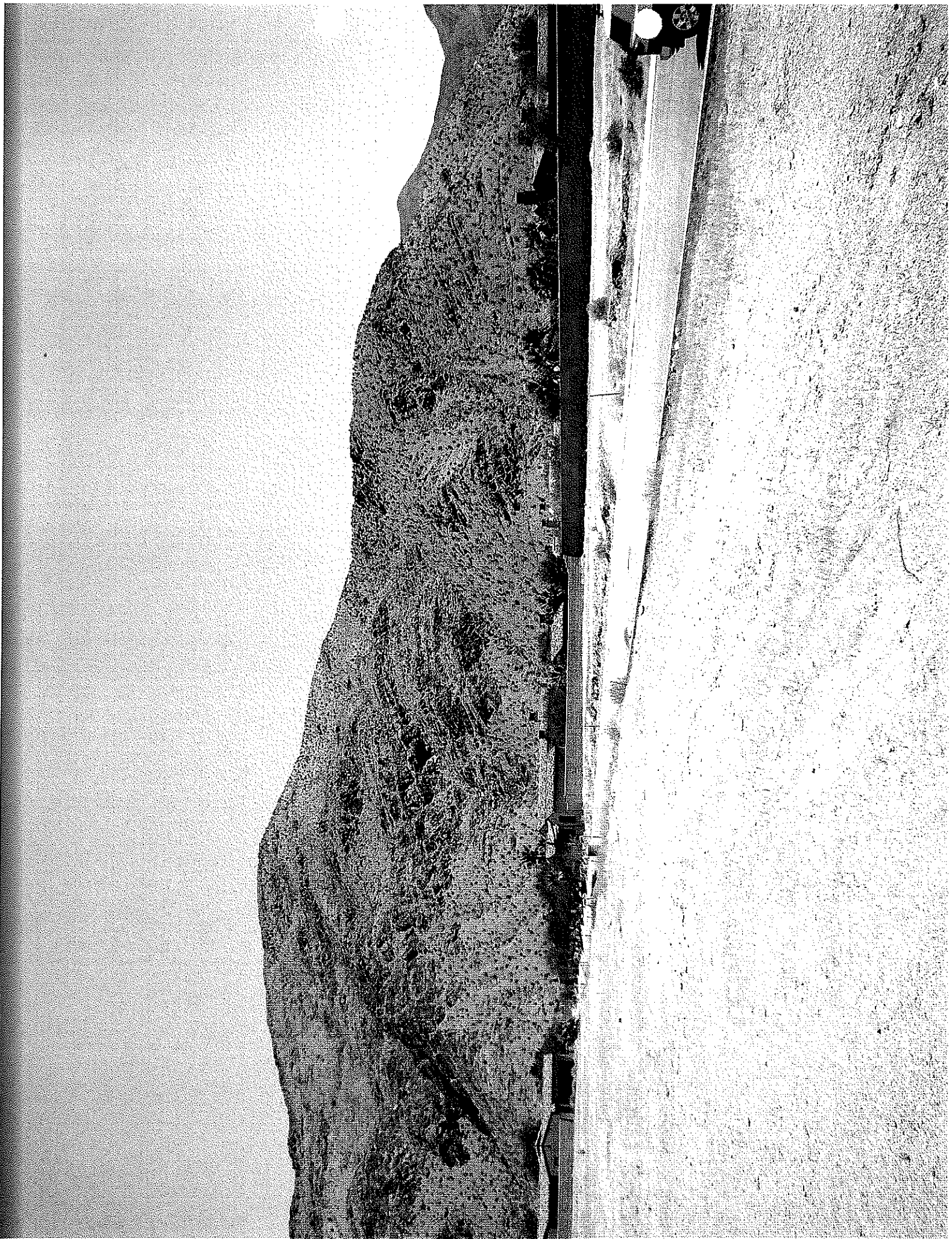




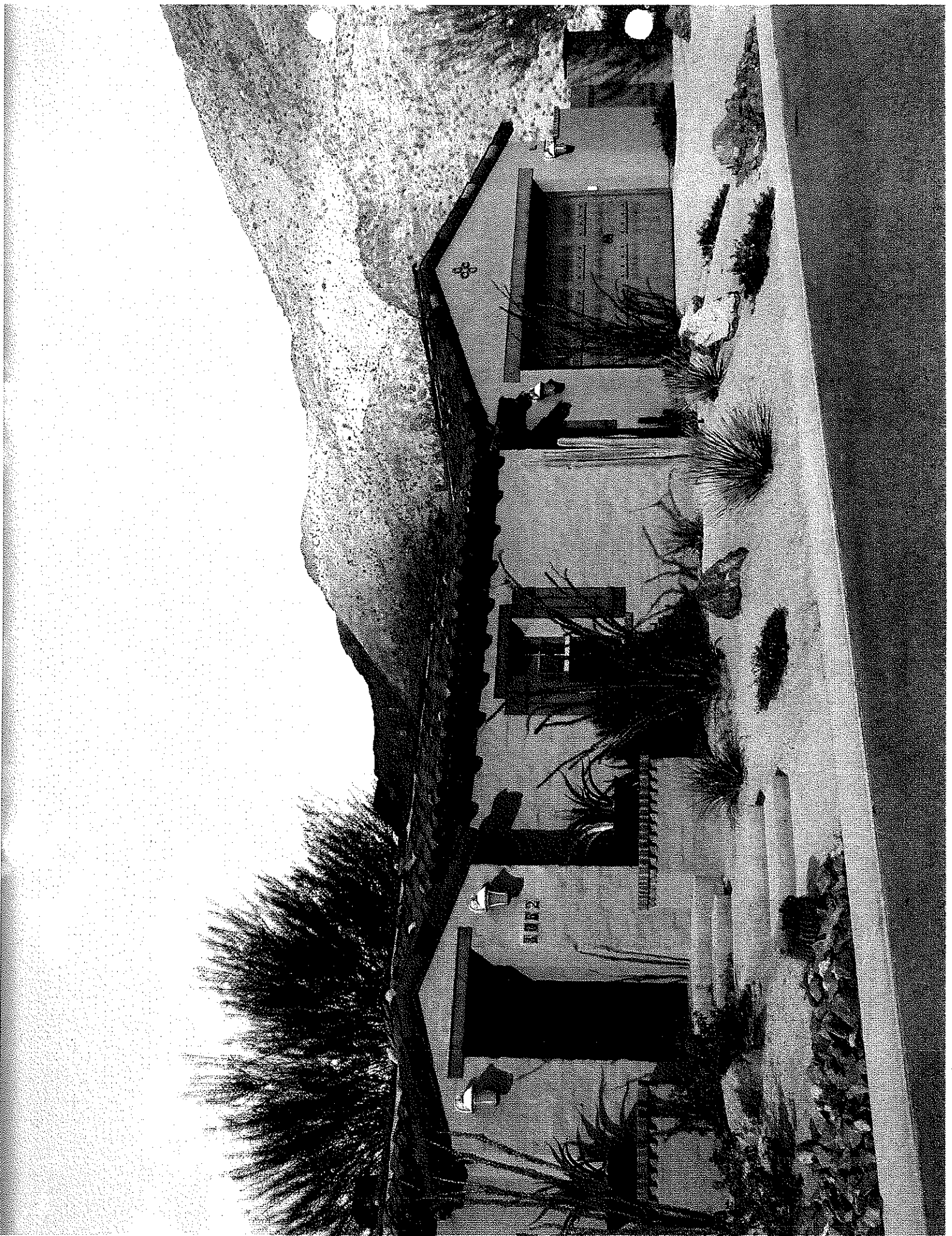


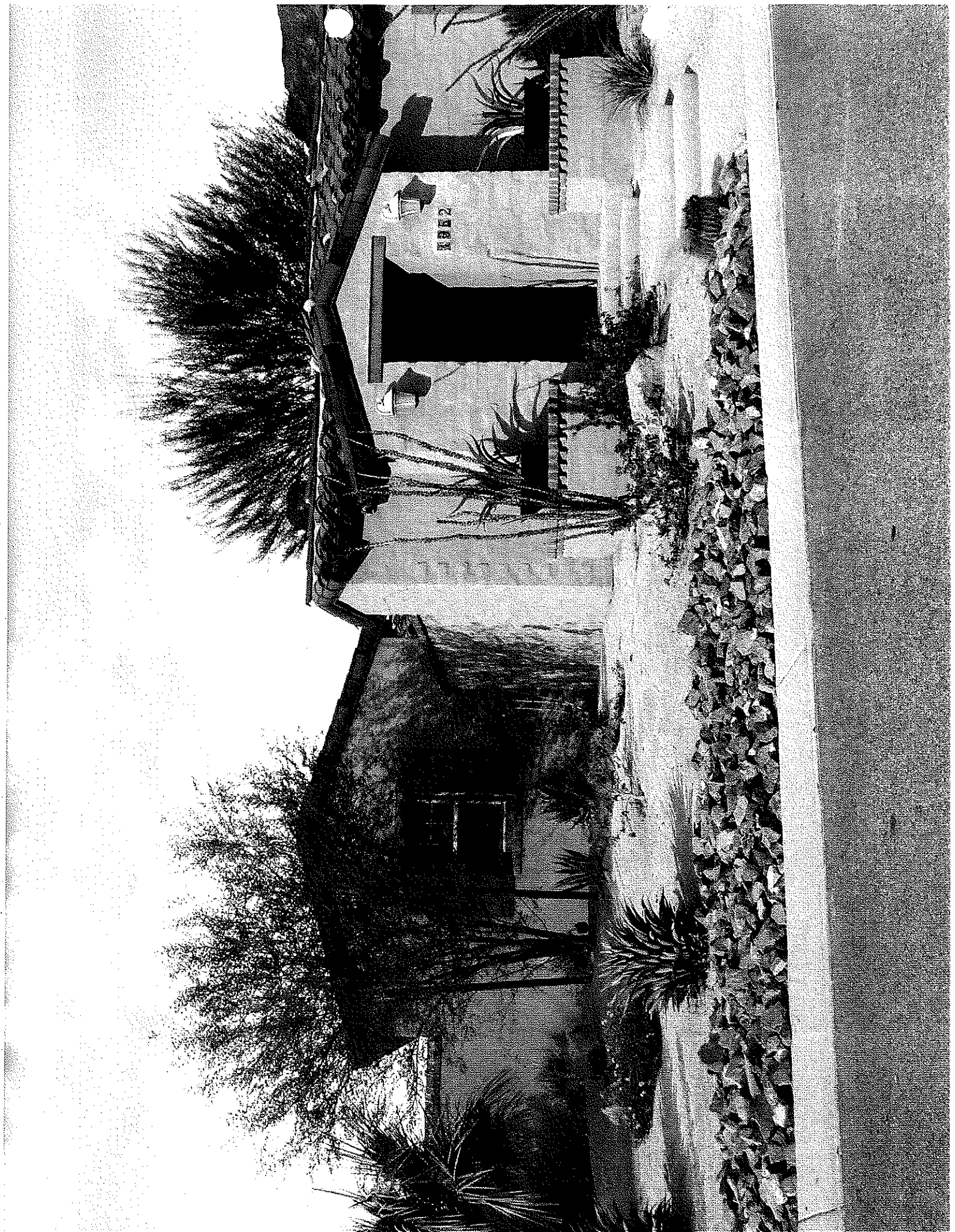




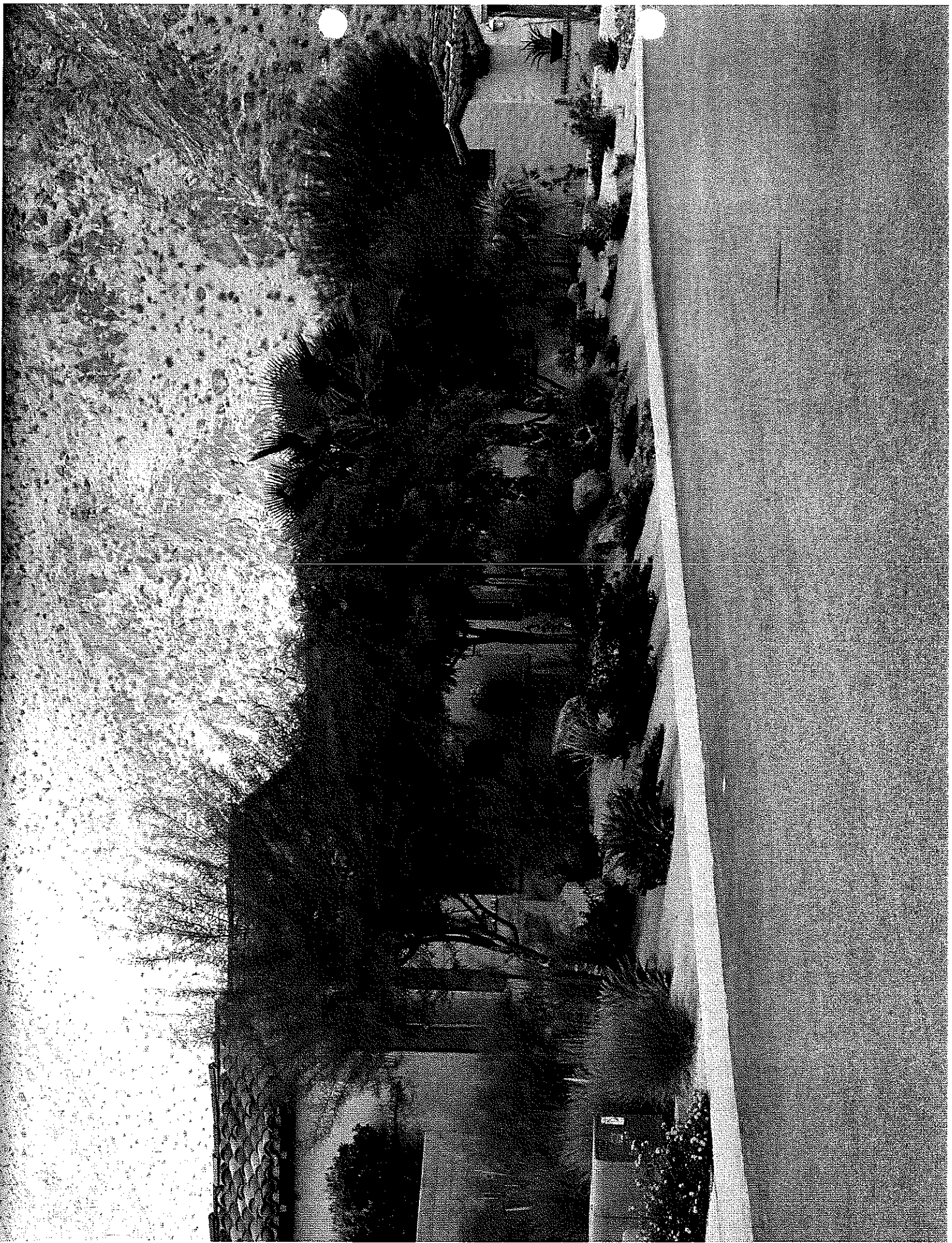


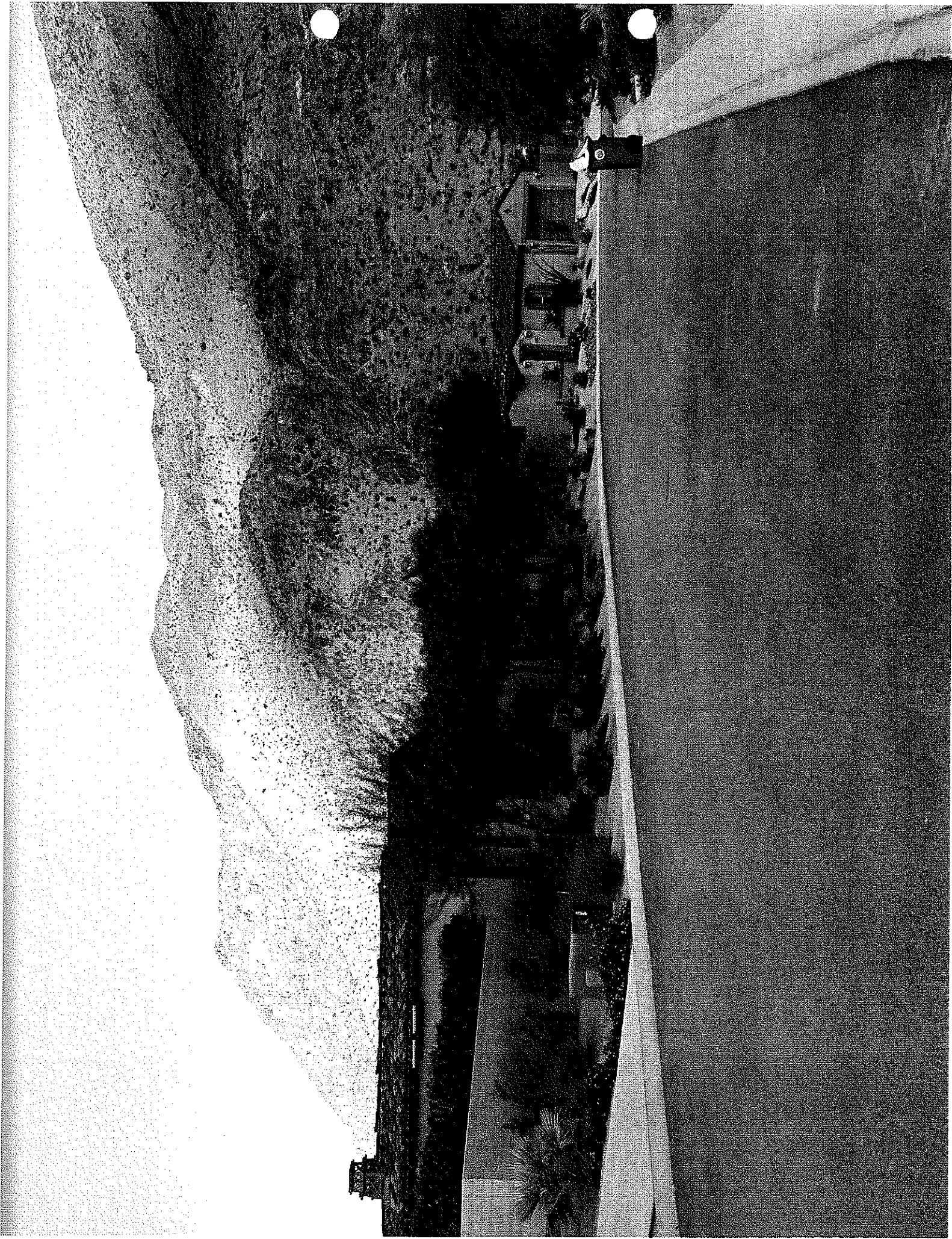


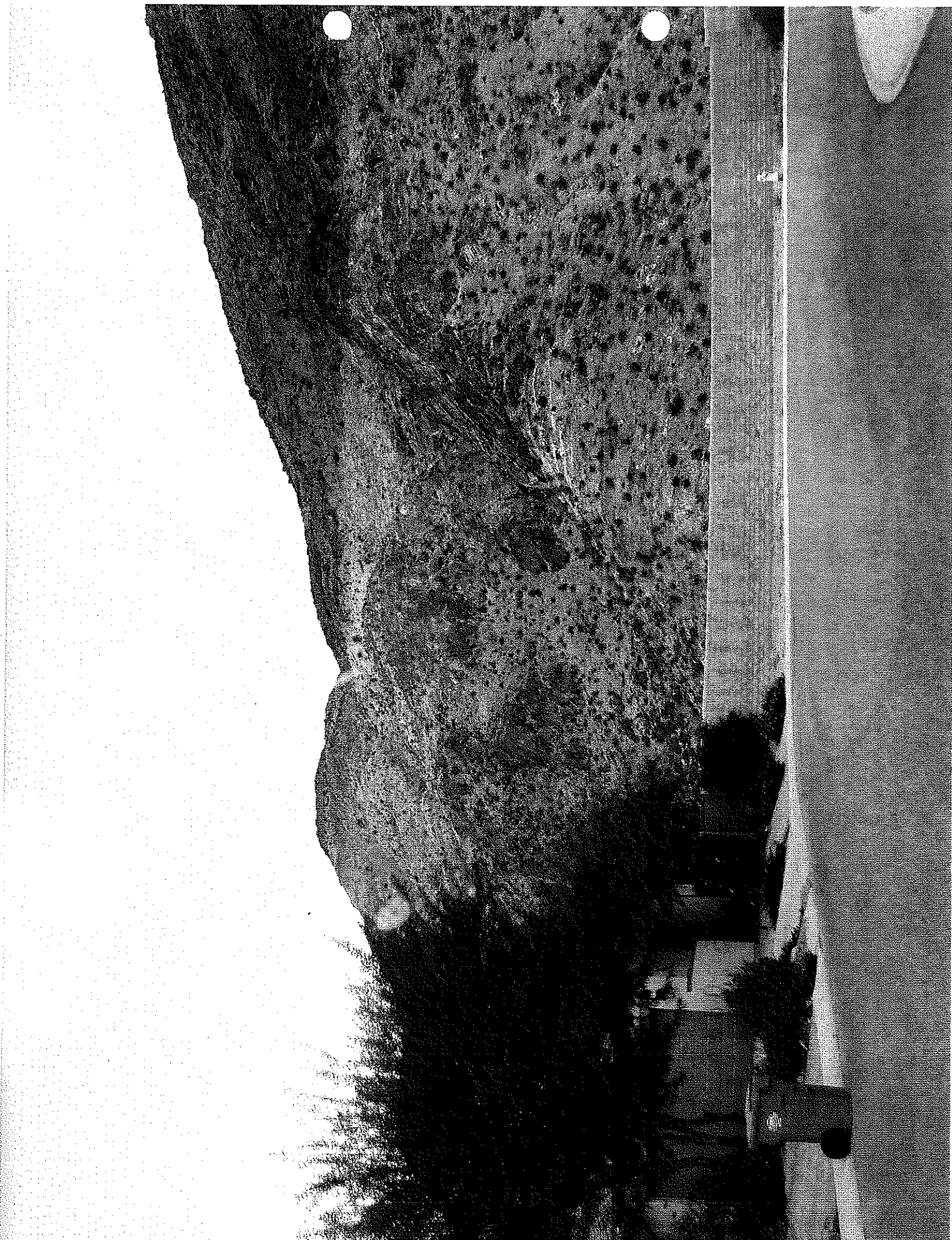


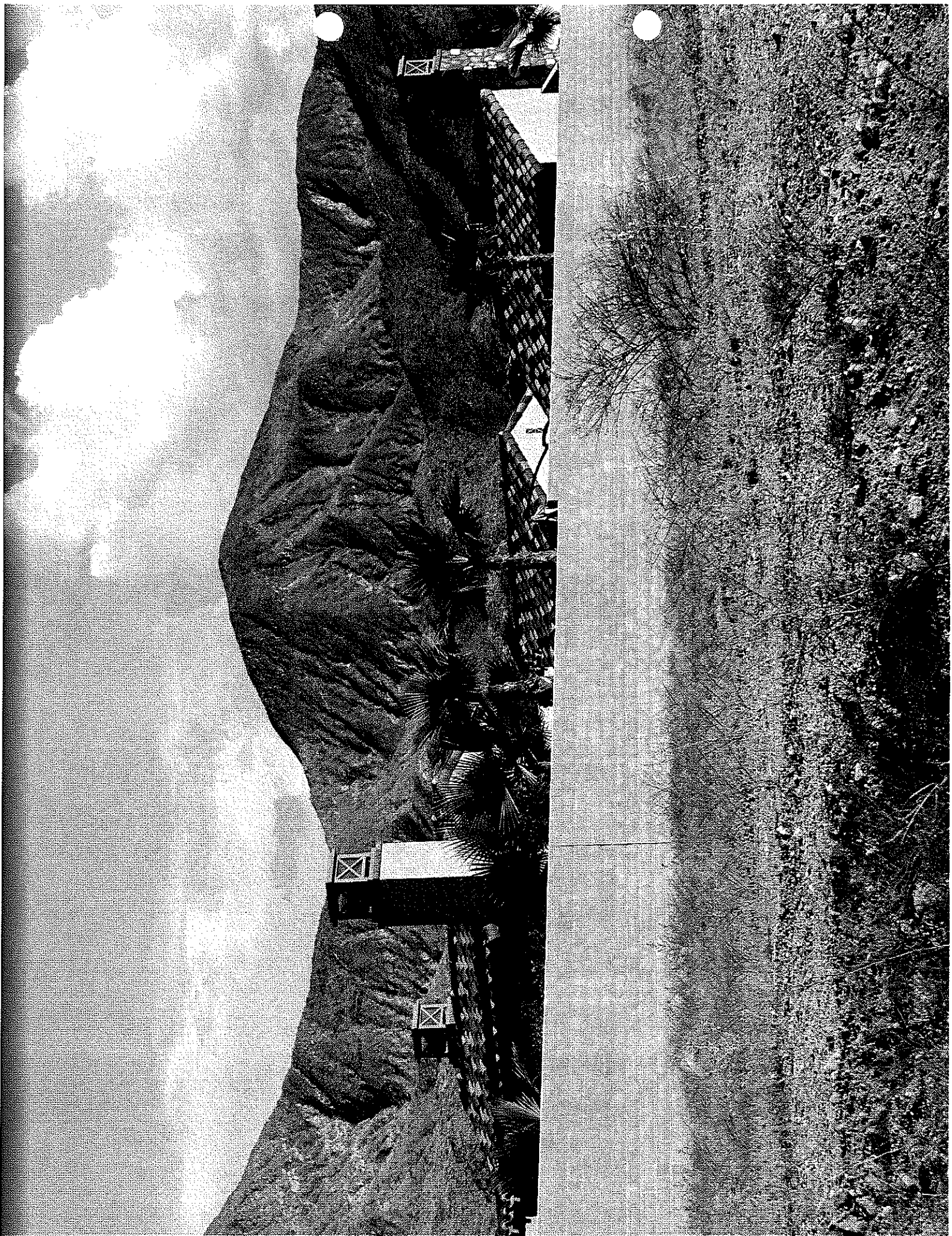




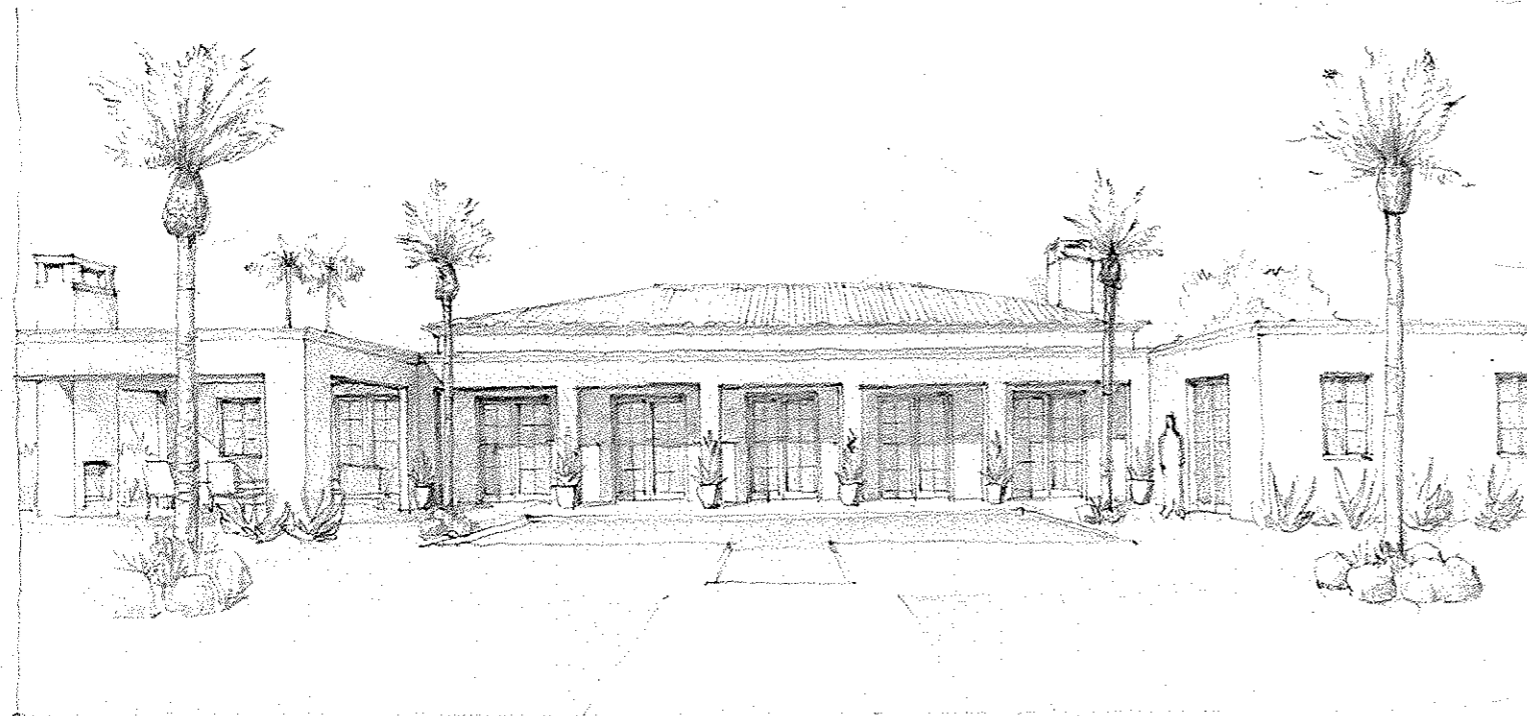












PROJECT DIRECTORY

PROPERTY OWNER / CLIENT:
 ALTA VERDE SERENO, LLC
 318 SOUTH BEVERLY DRIVE
 SUITE 208
 BEVERLY HILLS, CA 90212
 (310) 286-6203

ARCHITECT:
 POON DESIGN INC.
 318 SOUTH BEVERLY DRIVE
 SUITE 208
 BEVERLY HILLS, CA 90212
 (310) 277-8855

ANTHONY POON
 QYINTHA SAJJAH
 NOREEMA MARIQ

STRUCTURAL:
 OPTION ONE
 277 BRISTOL STREET
 SUITE 100
 COSTA MESA, CA 92626
 (714) 656-1916

MECHANICAL / ELECTRICAL / PLUMBING:
 GOUDIS ENGINEERING
 4500 CAMPUS DRIVE
 NEWPORT BEACH, CA 92660
 (949) 762-1612

LANDSCAPE ARCHITECT:
 TKO ASSOCIATES, INC.
 71-711 SAN JACINTO DRIVE
 SUITE C
 RANCHO MIRAGE, CA 92270
 (760) 778-1791

PROJECT SUMMARY

PROJECT DESCRIPTION: CONSTRUCTION OF NEW DETACHED SINGLE-FAMILY RESIDENCES ON EXISTING LOTS PREVIOUSLY APPROVED FOR RESIDENCES OF SIMILAR SIZE AND APPEARANCE. THERE ARE THREE DIFFERENT PROTOTYPES PROPOSED THAT HAVE EXTERIOR FINISH VARIATIONS.

CLIENT: ALTA VERDE SERENO, LLC

PROJECT ADDRESS: MONTE SERENO
 PALM SPRINGS, CA 92264

TRACT NO.: TRACT #93048

MAP REFERENCE: SIC 387 PGS. 13-19

PROPOSED TENANT AREA: SEE FLOOR PLANS

CONSTRUCTION TYPE: TYPE V-B

REFERENCE CODES: ALL WORK SHALL COMPLY TO:

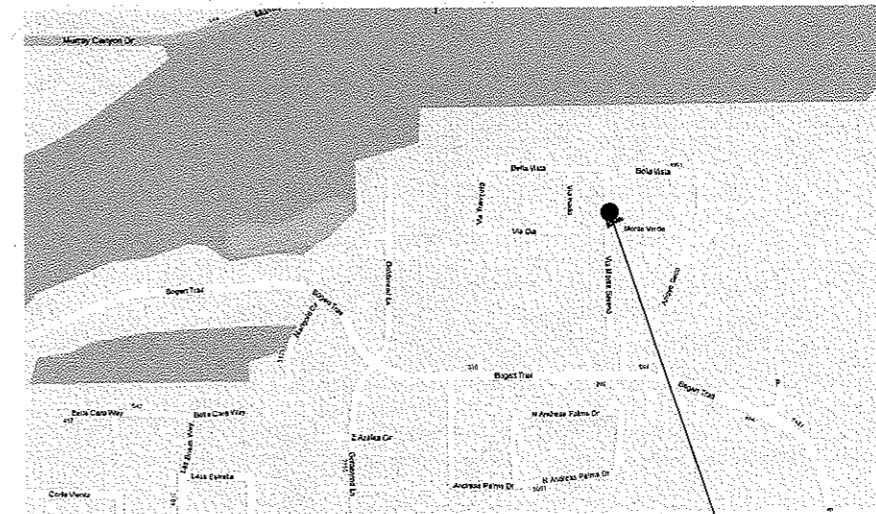
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- RESIDENTIAL CODE: 2010 CALIFORNIA RESIDENTIAL CODE
- ELECTRICAL CODE: 2010 CALIFORNIA ELECTRICAL CODE
- MECHANICAL CODE: 2010 CALIFORNIA MECHANICAL CODE
- PLUMBING CODE: 2010 CALIFORNIA PLUMBING CODE

NOTE: ARCHITECTURAL SOP - REMAINING ITEMS ON THE CHECKLIST DO NOT APPLY

SHEET INDEX

- ARCHITECTURAL**
- 00 COVER SHEET, PROJECT INFORMATION
 - 01 OVERALL SITE PLAN
 - 01A ALLOWABLE BUILDING ENVELOPE
 - 02 LANDSCAPE PLANS - PALAZZO & ESPLANADE
 - 03 LANDSCAPE PLANS - MODERN VILLA A & MODERN VILLA B
 - 03A LANDSCAPE PLANS - TYPICAL CORNER LOT
 - 04 FLOOR PLAN - PALAZZO
 - 04A FLOOR PLAN - PALAZZO WITH OPTIONS
 - 05 ROOF PLAN - PALAZZO
 - 06 EXTERIOR ELEVATIONS - PALAZZO
 - 07 EXTERIOR ELEVATIONS - PALAZZO
 - 08 EXTERIOR ELEVATIONS - PALAZZO
 - 09 EXTERIOR ELEVATIONS - PALAZZO
 - 10 FLOOR PLAN - ESPLANADE
 - 11 ROOF PLAN - ESPLANADE
 - 12 EXTERIOR ELEVATIONS - ESPLANADE
 - 13 EXTERIOR ELEVATIONS - ESPLANADE
 - 13A EXTERIOR ELEVATIONS - ESPLANADE
 - 14 EXTERIOR ELEVATIONS - ESPLANADE
 - 15 FLOOR PLAN - MODERN VILLA A
 - 16 ROOF PLAN - MODERN VILLA A
 - 17 EXTERIOR ELEVATIONS - MODERN VILLA A
 - 18 EXTERIOR ELEVATIONS - MODERN VILLA A
 - 19 EXTERIOR ELEVATIONS - MODERN VILLA A
 - 20 FLOOR PLAN - MODERN VILLA B
 - 21 ROOF PLAN - MODERN VILLA B
 - 22 EXTERIOR ELEVATIONS - MODERN VILLA B
 - 23 EXTERIOR ELEVATIONS - MODERN VILLA B
 - 24 EXTERIOR ELEVATIONS - GUEST HOUSE & POOL CABANA
 - 25 LANDSCAPE BOARD
 - 26 EXTERIOR MATERIALS BOARD

VICINITY MAP



5.0881 PD 269 AMND

RECEIVED

JAN 31 2012

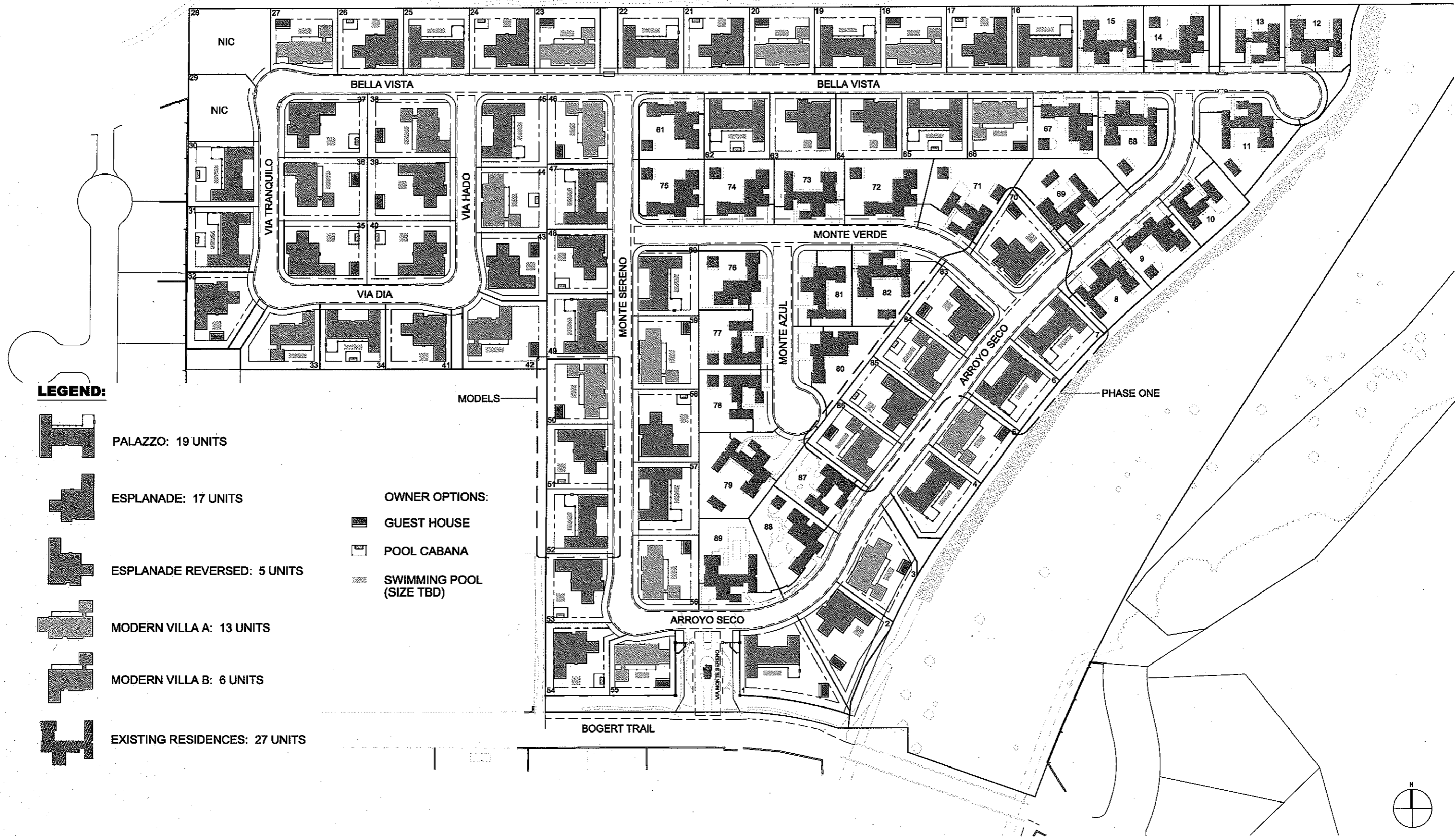
PLANNINGSERVICES
 BEADPHEAT

ALTA VERDE
 MONTE SERENO
 PALM SPRINGS, CALIFORNIA







Cover Sheet
 Project Information


Planning Services Submittal 01 . 10 . 12
 Revision Submittal 01 . 25 . 12

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LEGEND:

-  PALAZZO: 19 UNITS
-  ESPLANADE: 17 UNITS
-  ESPLANADE REVERSED: 5 UNITS
-  MODERN VILLA A: 13 UNITS
-  MODERN VILLA B: 6 UNITS
-  EXISTING RESIDENCES: 27 UNITS

- OWNER OPTIONS:
-  GUEST HOUSE
 -  POOL CABANA
 -  SWIMMING POOL (SIZE TBD)

01

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

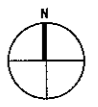
Site Plan
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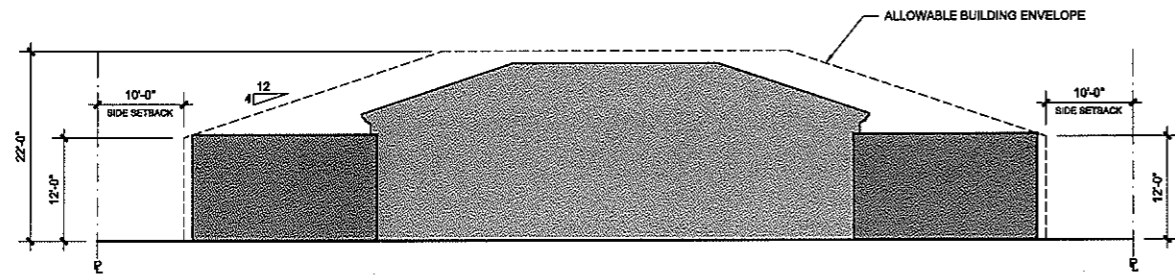
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

NOTES:

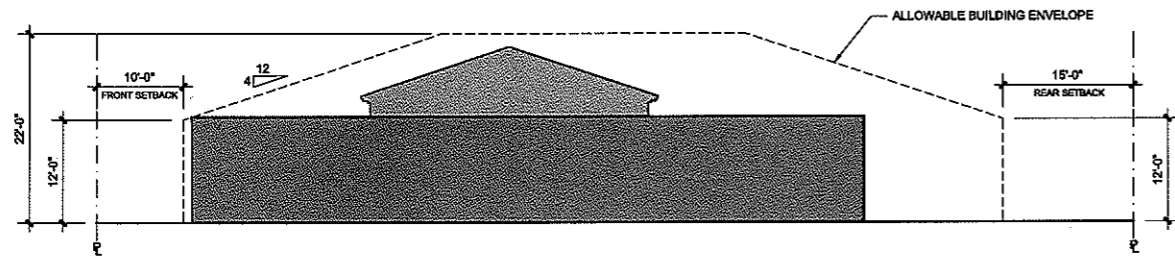
1. Unit layout subject to change based on market conditions, current and future.

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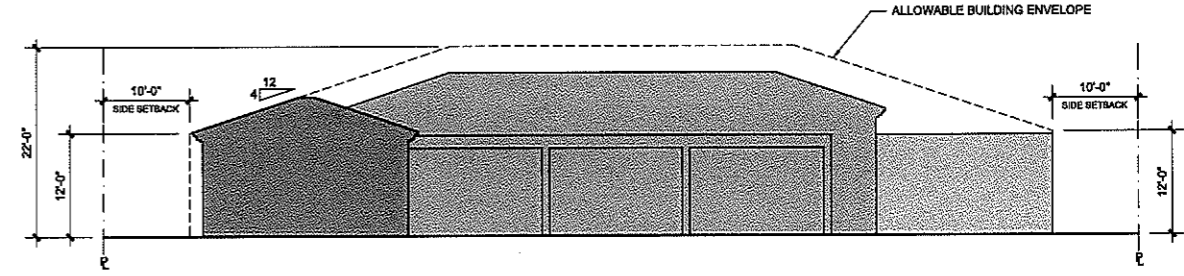
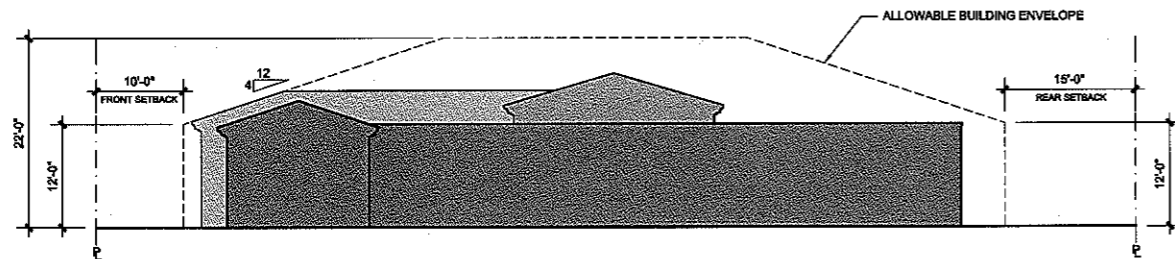
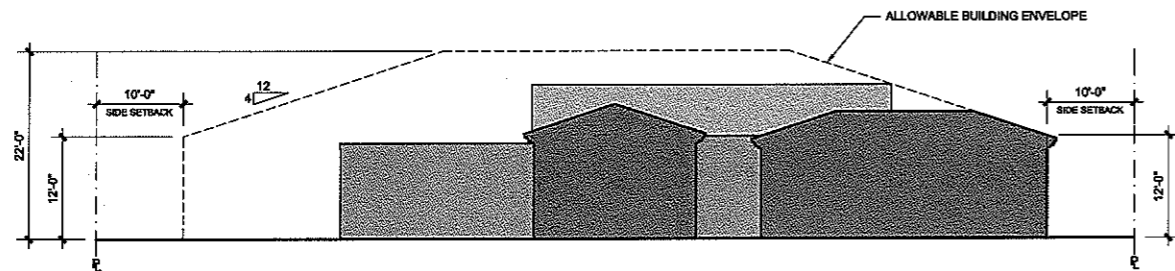




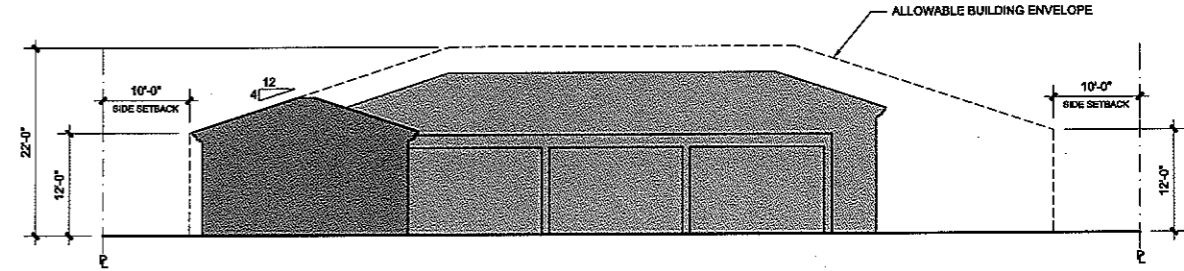
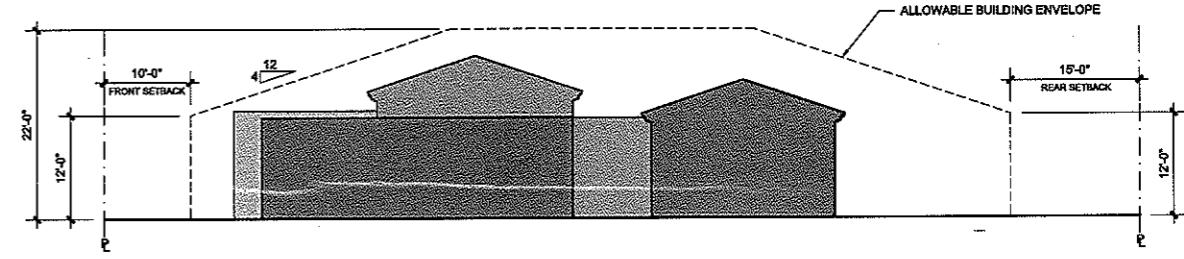
1 | PALAZZO



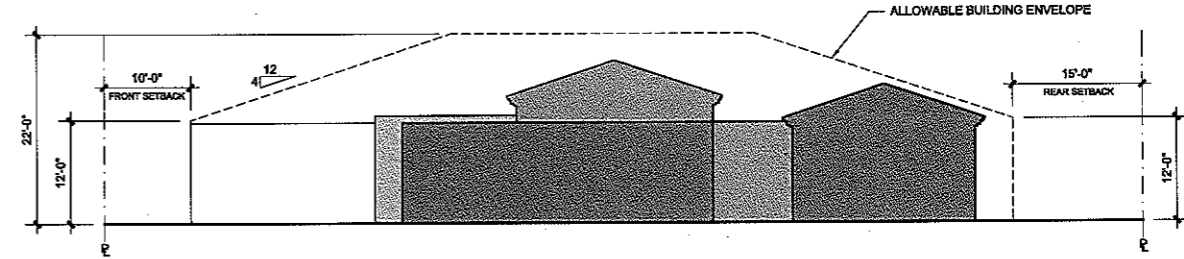
2 | ESPLANADE



3 | MODERN VILLA A



4 | MODERN VILLA B



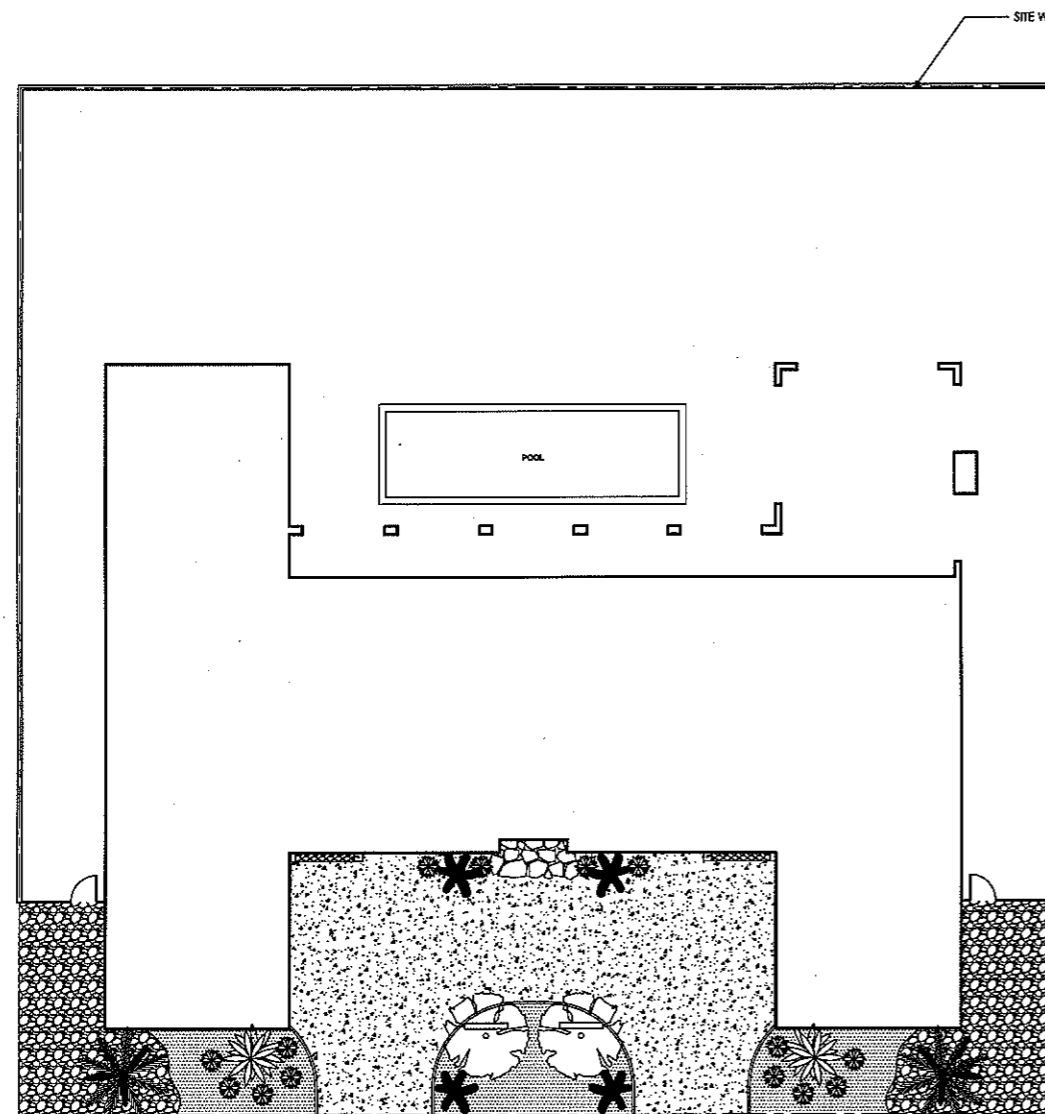
01A

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

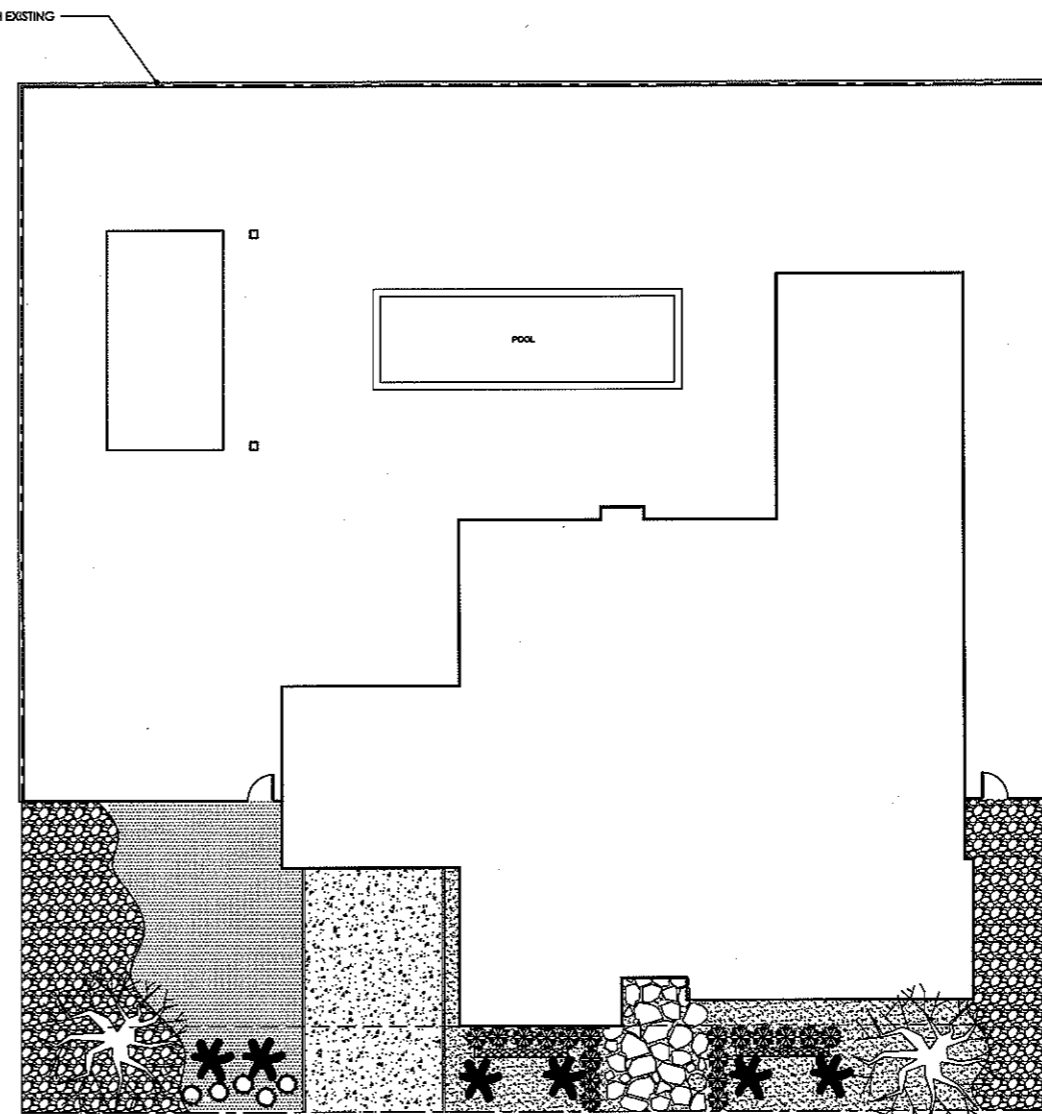
Allowable Building Envelope
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Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

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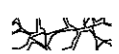
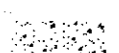


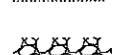



1 | PALAZZO



2 | ESPLANADE

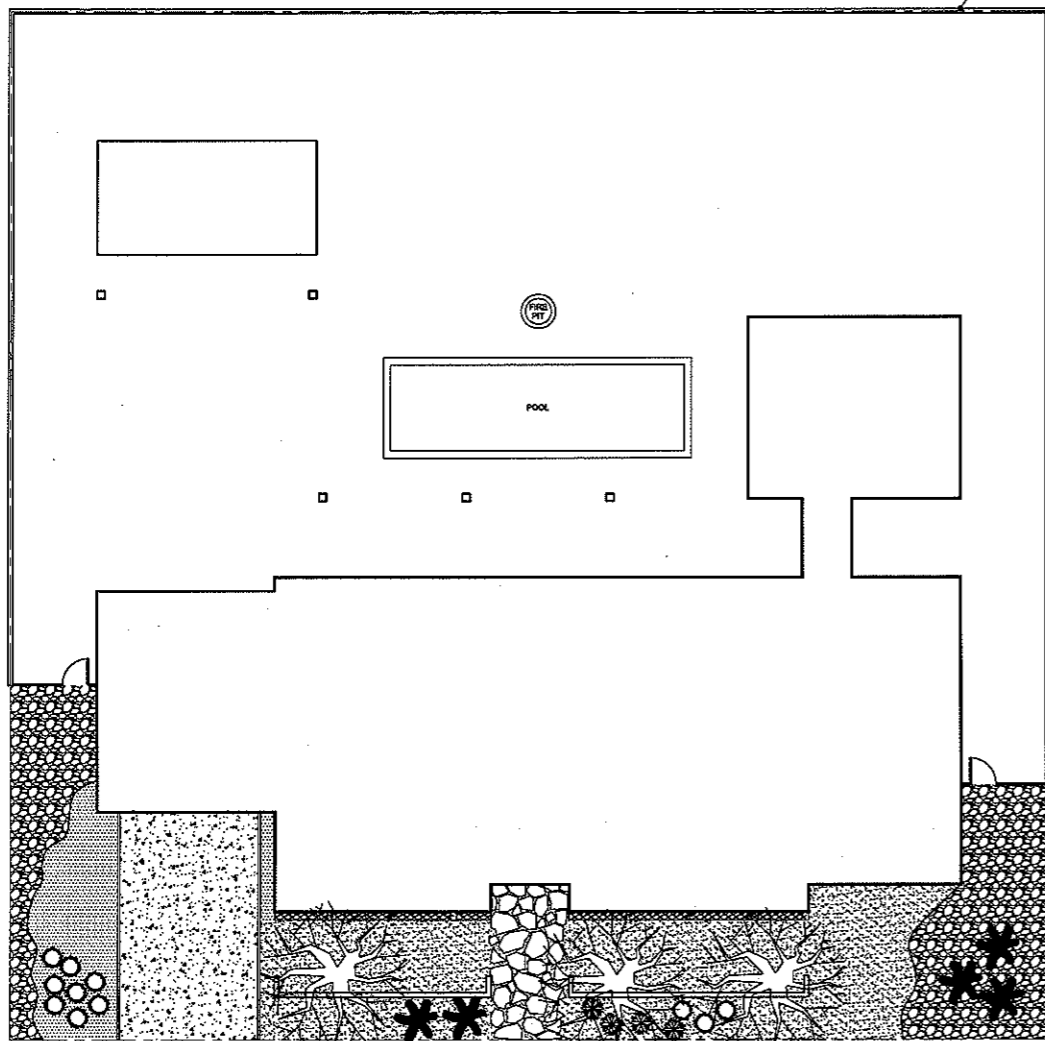
□ SITE PLAN LEGEND

- LARGE TREE 
- SMALL TREE 
- TALL PALM 
- SMALL PALM 
- LARGE CACTUS 
- SMALL CACTUS 
- LARGE AGAVE 
- SMALL AGAVE 
- VINE 
- PAVERS 
- TOOLED CONCRETE OR CONCRETE PAVERS 
- SMALL GRAVEL 
- STABILIZED DECOMPOSED GRANITE 
- LARGE GRAVEL 
- BOULDERS 

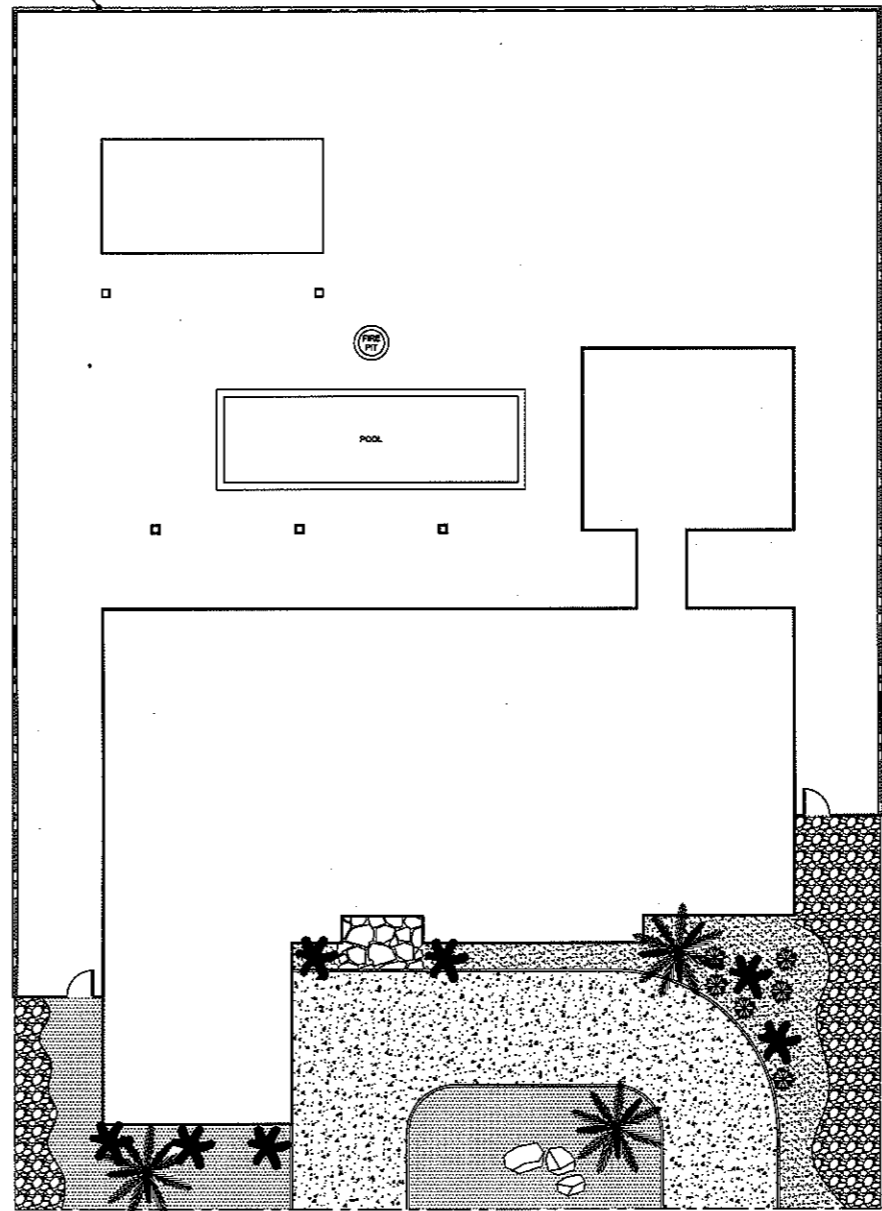
NOTES:

1. The proposed landscape selection represent design intent.
2. Exact size and species may vary based on budget and availability.

SITE WALLS TO MATCH EXISTING







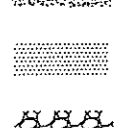








1 | MODERN VILLA A



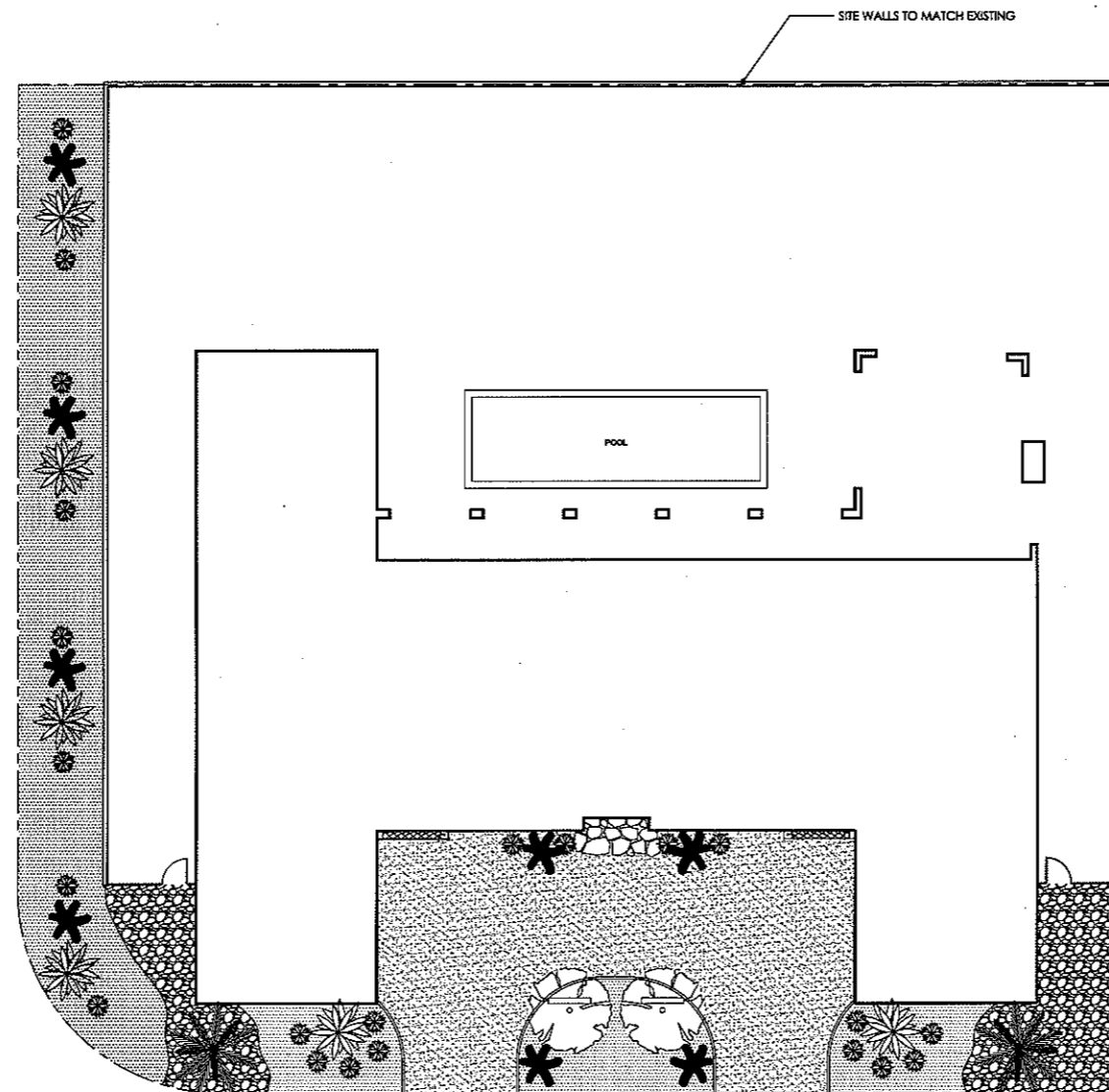
2 | MODERN VILLA B

□ SITE PLAN LEGEND










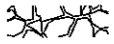
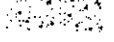


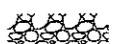

- LARGE TREE 
- SMALL TREE 
- TALL PALM 
- SMALL PALM 
- LARGE CACTUS 
- SMALL CACTUS 
- LARGE AGAVE 
- SMALL AGAVE 
- VINE 
- PAVERS 
- TOOLED CONCRETE OR CONCRETE PAVERS 
- SMALL GRAVEL 
- STABILIZED DECOMPOSED GRANITE 
- LARGE GRAVEL
- BOULDERS

NOTES:

1. The proposed landscape selection represent design intent.
2. Exact size and species may vary based on budget and availability.



□ SITE PLAN LEGEND

- LARGE TREE 
- SMALL TREE 
- TALL PALM 
- SMALL PALM 
- LARGE CACTUS 
- SMALL CACTUS 
- LARGE AGAVE 
- SMALL AGAVE 
- VINE 
- PAVERS 
- TOOLED CONCRETE OR CONCRETE PAVERS 
- SMALL GRAVEL 
- STABILIZED DECOMPOSED GRANITE 
- LARGE GRAVEL 
- BOULDERS 

1 | TYPICAL CORNER LOT
LOTS 35, 37, 38, 40, 45, 46, 56, 60, 70 AND 83

03A

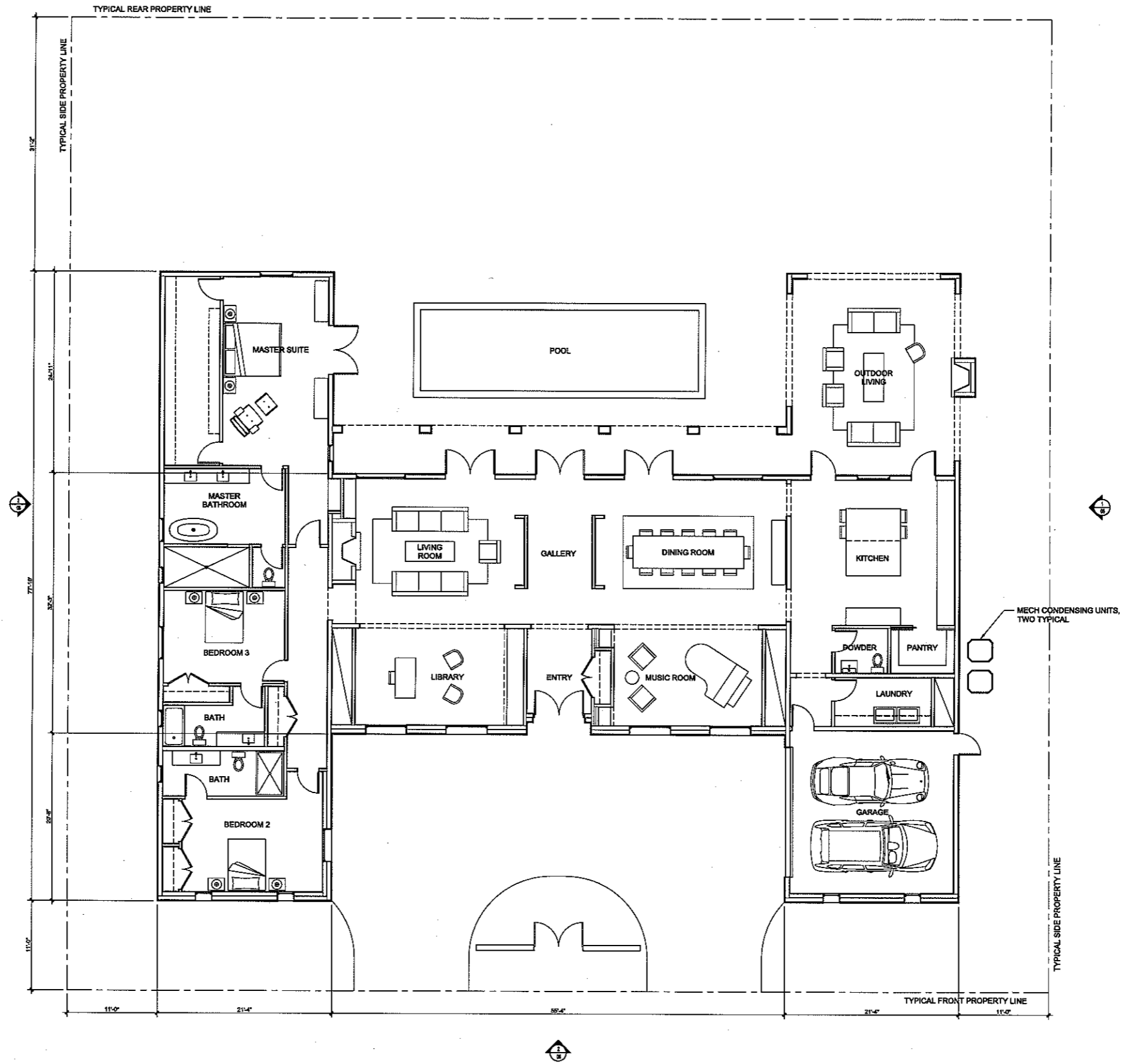
ALTA VERDE
 MONTE SERENO
 PALM SPRINGS, CALIFORNIA

Landscape Plan
 Typical Corner Lot
 Scale: 1/8" = 1'-0"
 Planning Services Submittal 01 . 10 . 12
 Revision Submittal 01 . 25 . 12

NOTES:

1. The proposed landscape selection represent design intent.
2. Exact size and species may vary based on budget and availability.

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 DESIGN INC.
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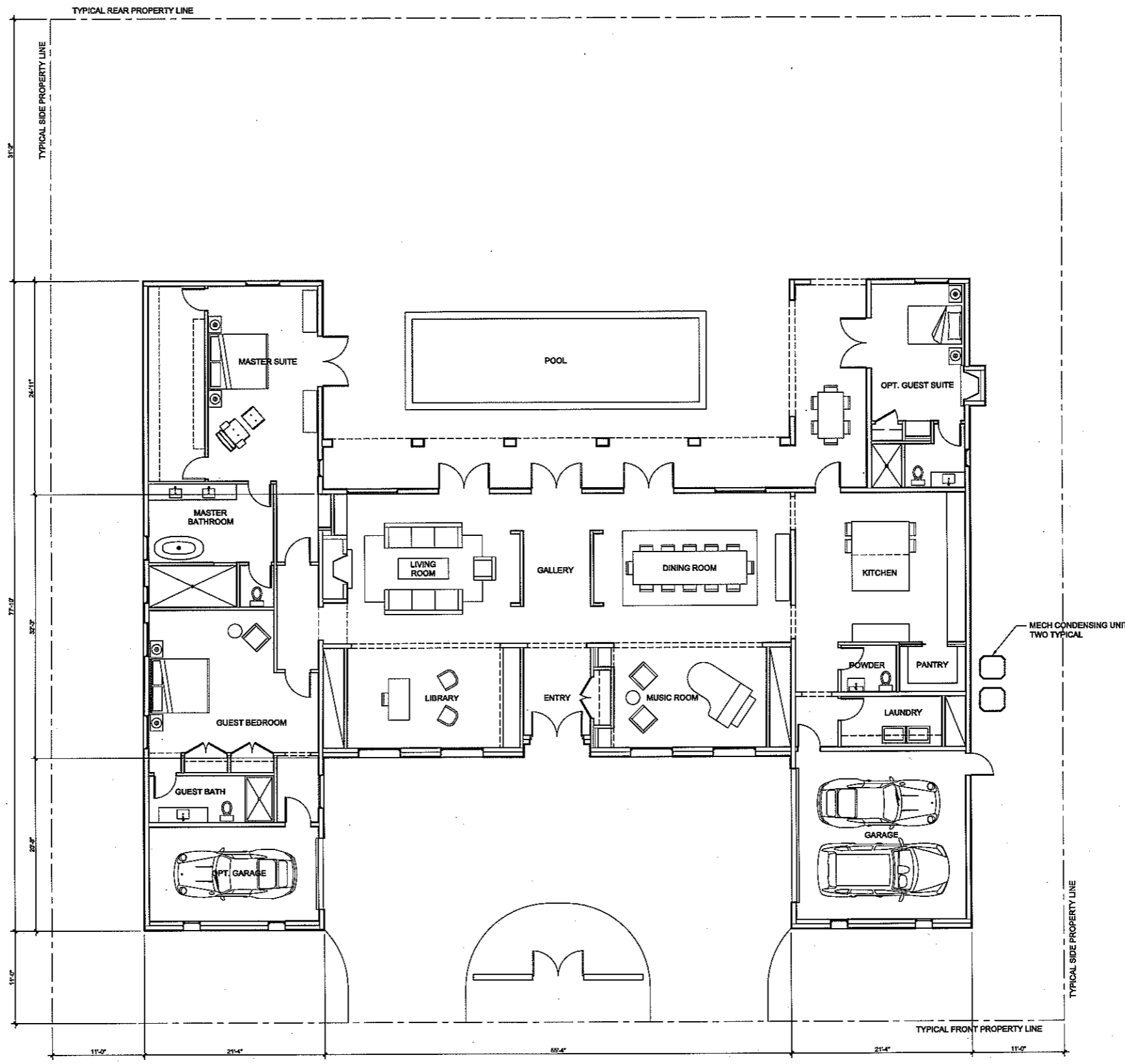
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ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Floor Plan
Palazzo
Scale: 3/16" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

4,111 GSF HOUSE
+ 452 GSF GARAGE
+ 540 GSF OUTDOOR LIVING
AREA
TOTAL FOOTPRINT OF HOUSE
= 5,093 GSF

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www.poondesign.com



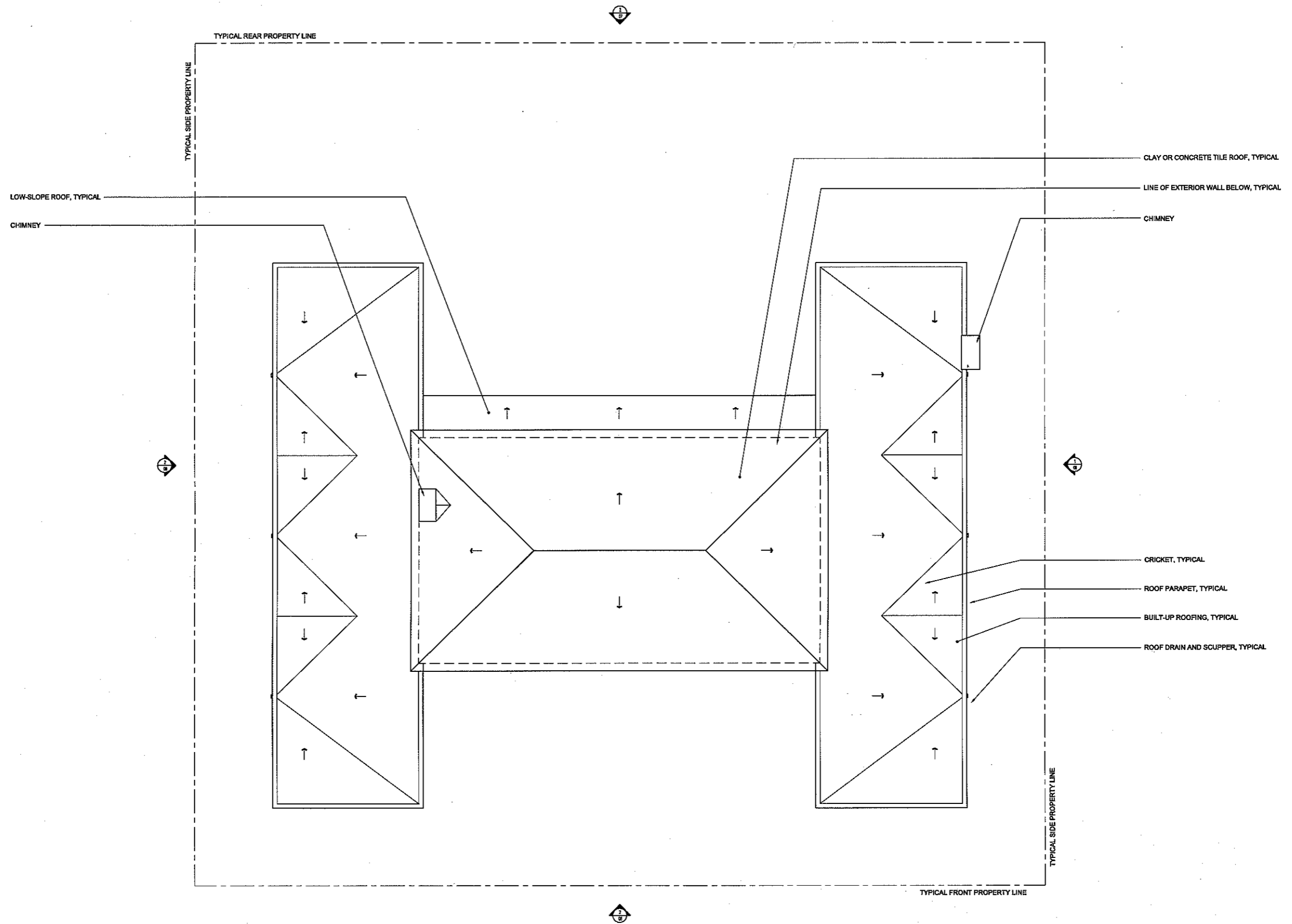
04A

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Floor Plan
Palazzo with Options
Scale: 3/16" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

3,847 GSF HOUSE
+ 452 GSF GARAGE
+ 264 GSF OPT. GARAGE
+ 316 GSF OPT. GUEST HOUSE
TOTAL FOOTPRINT OF HOUSE
= 4,879 GSF

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05

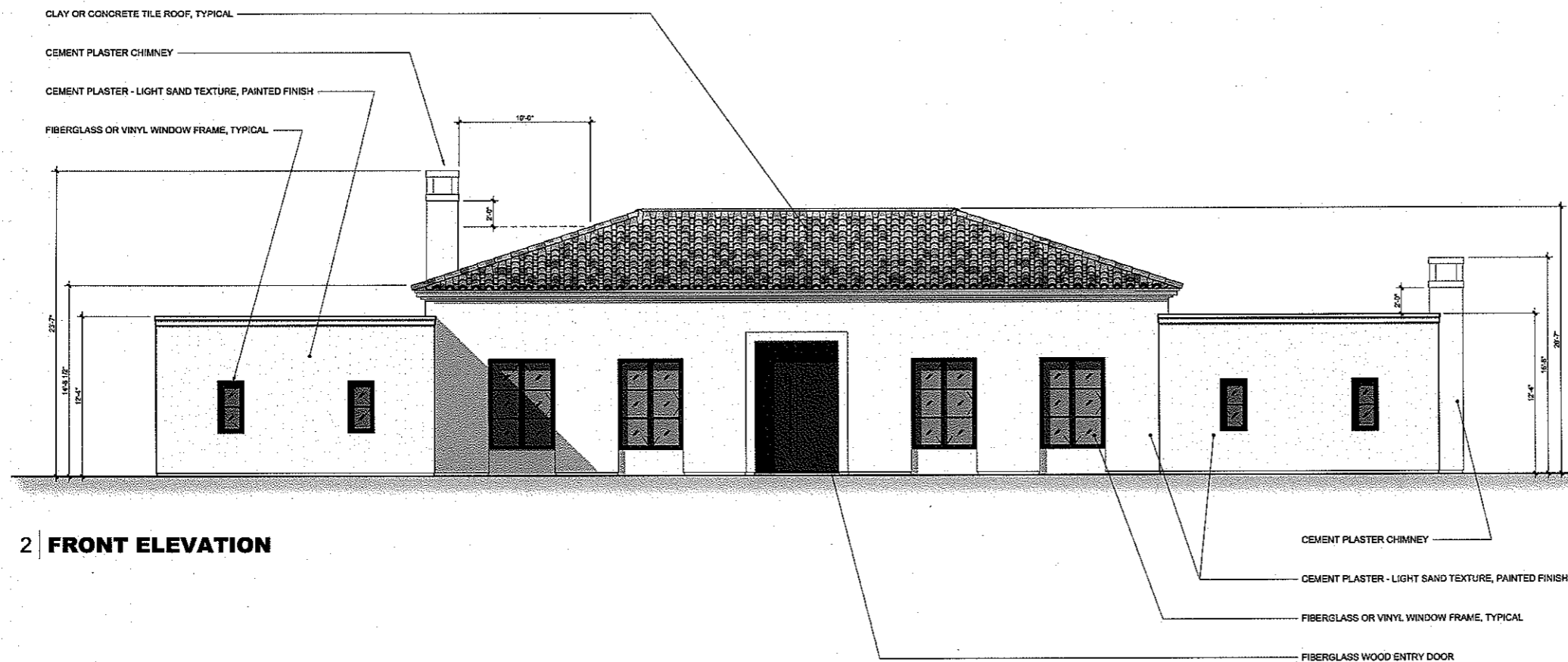
ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Roof Plan
Palazzo
Scale: 3/16" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

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1 | FRONT PERSPECTIVE ELEVATION



2 | FRONT ELEVATION

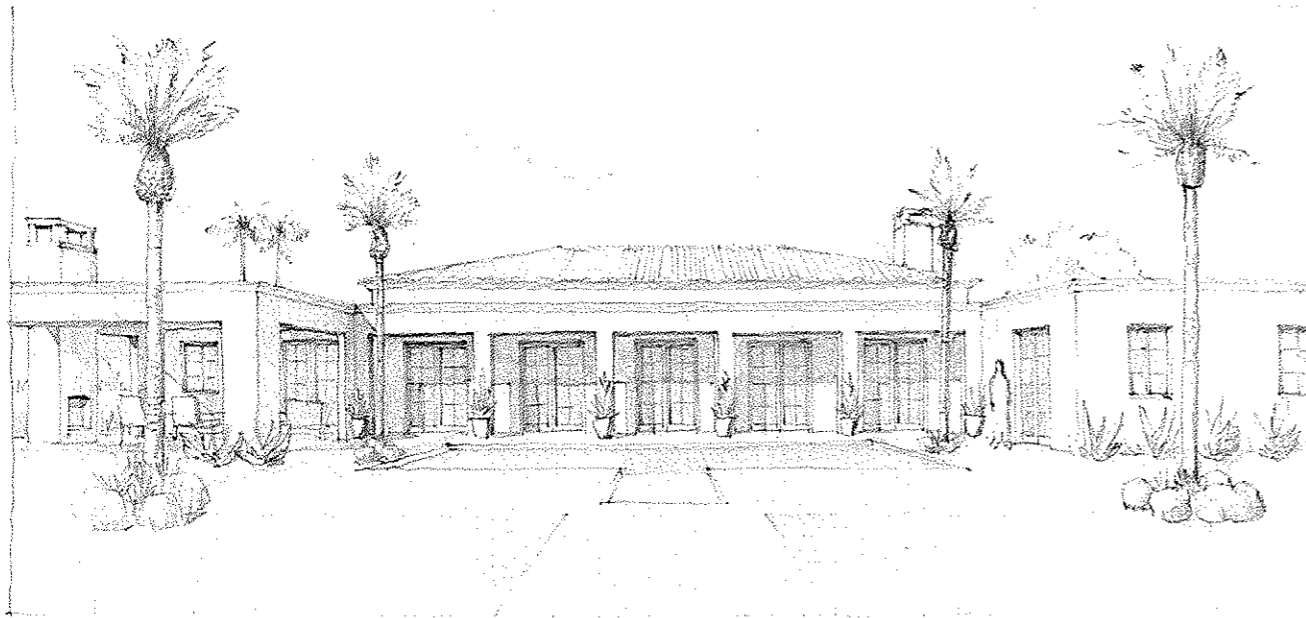
06

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

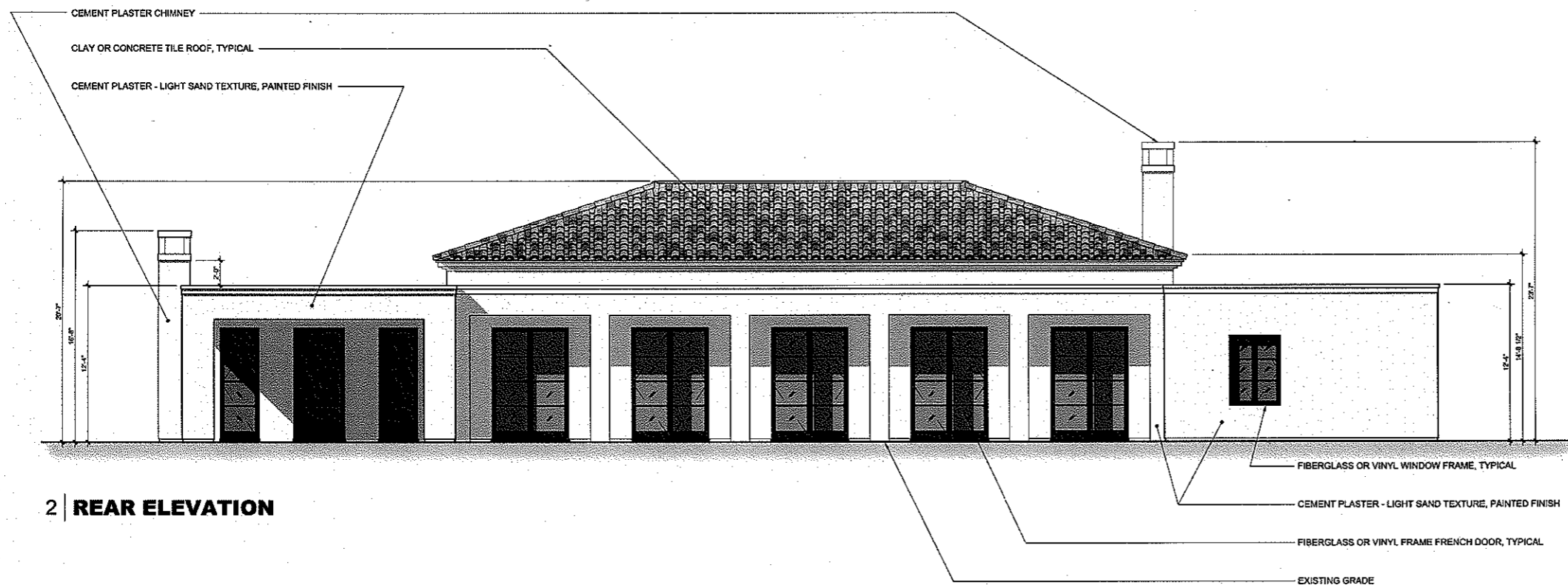
Exterior Elevations
Palazzo
Scale: 1/4" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

NOTES:

1. The proposed elevations are design intent.
2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
3. Window sizes may have minor adjustments to accommodate requirements of Title 24, and/or standard sizes from the final window supplier at time of bidding.
4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.



1 | REAR PERSPECTIVE ELEVATION



2 | REAR ELEVATION

07

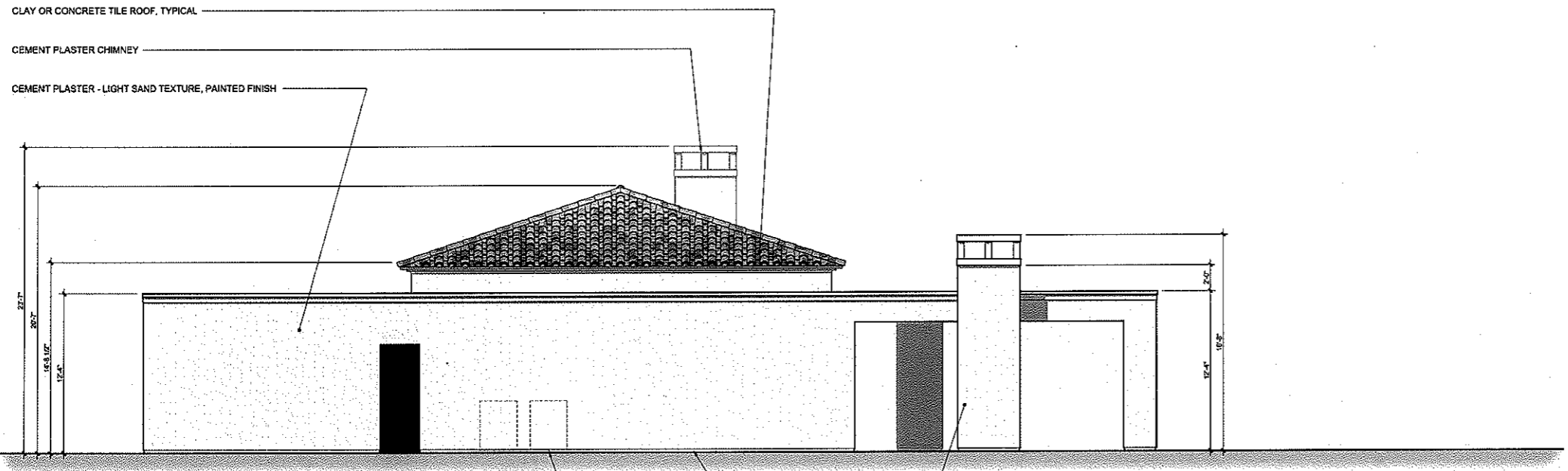
ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Exterior Elevations
Palazzo
Scale: 1/4" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

NOTES:

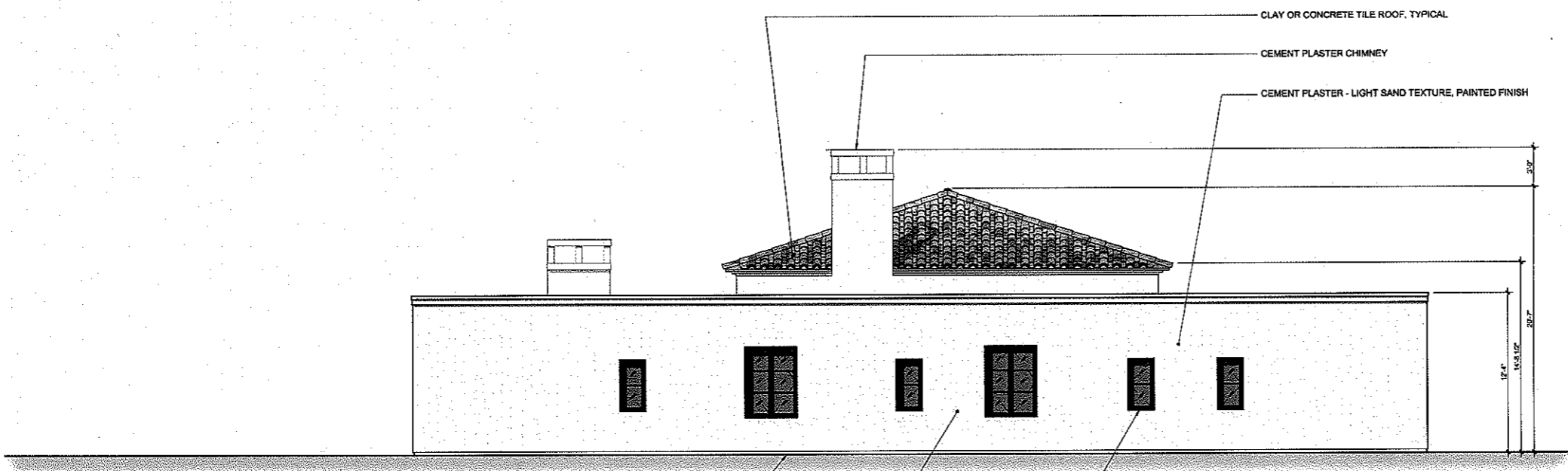
1. The proposed elevations are design intent.
2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
3. Window sizes may have minor adjustments to accommodate requirements of Title 24, and/or standard sizes from the final window supplier at time of bidding.
4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.

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1 | SIDE ELEVATION

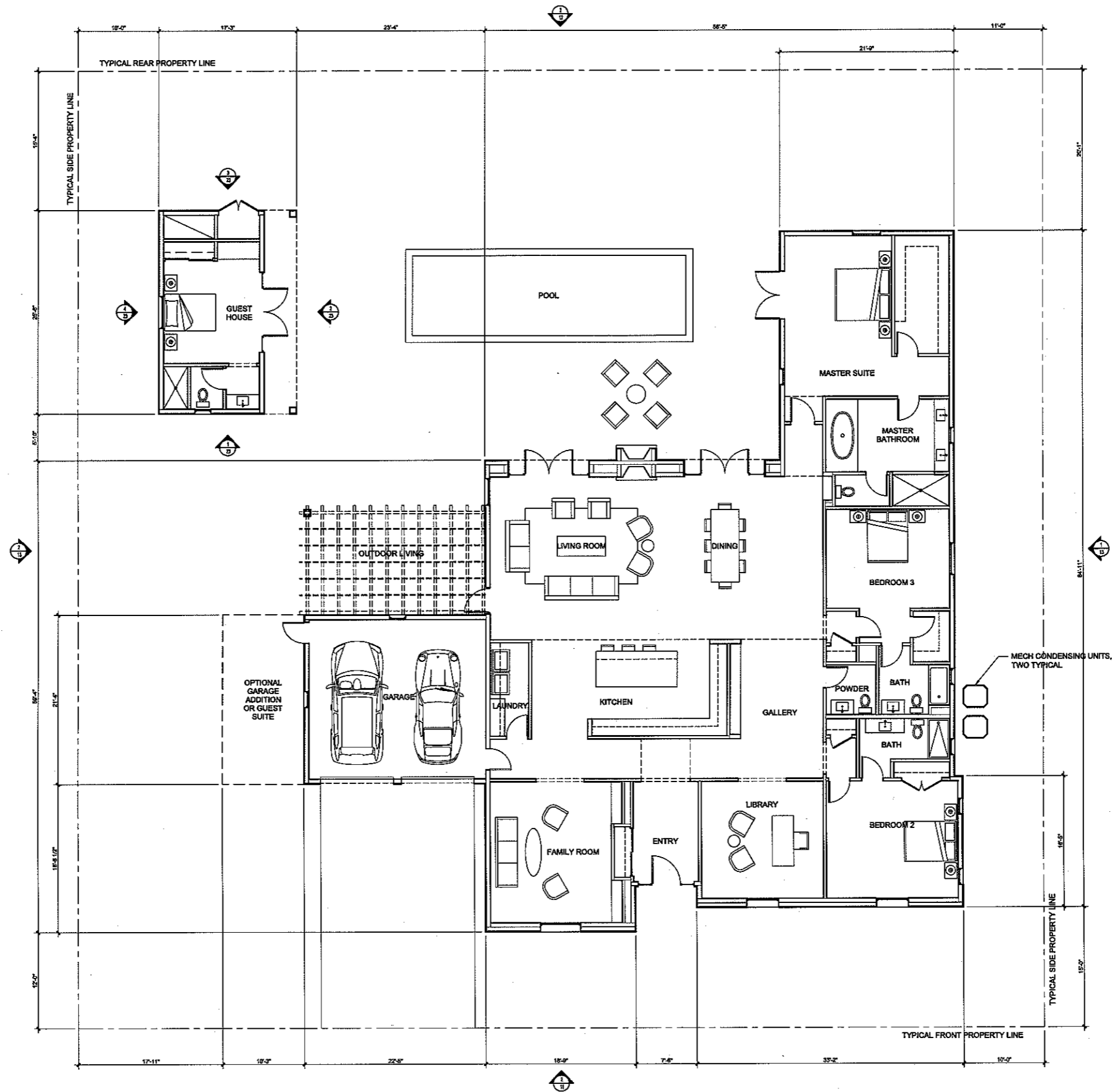
CEMENT PLASTER CHIMNEY
 EXISTING GRADE
 MECH CONDENSING UNITS, TWO TYPICAL



2 | SIDE ELEVATION

EXISTING GRADE
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL

- NOTES:
1. The proposed elevations are design intent.
 2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
 3. Window sizes may have minor adjustments to accommodate requirements of Title 24, and/or standard sizes from the final window supplier at time of bidding.
 4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.



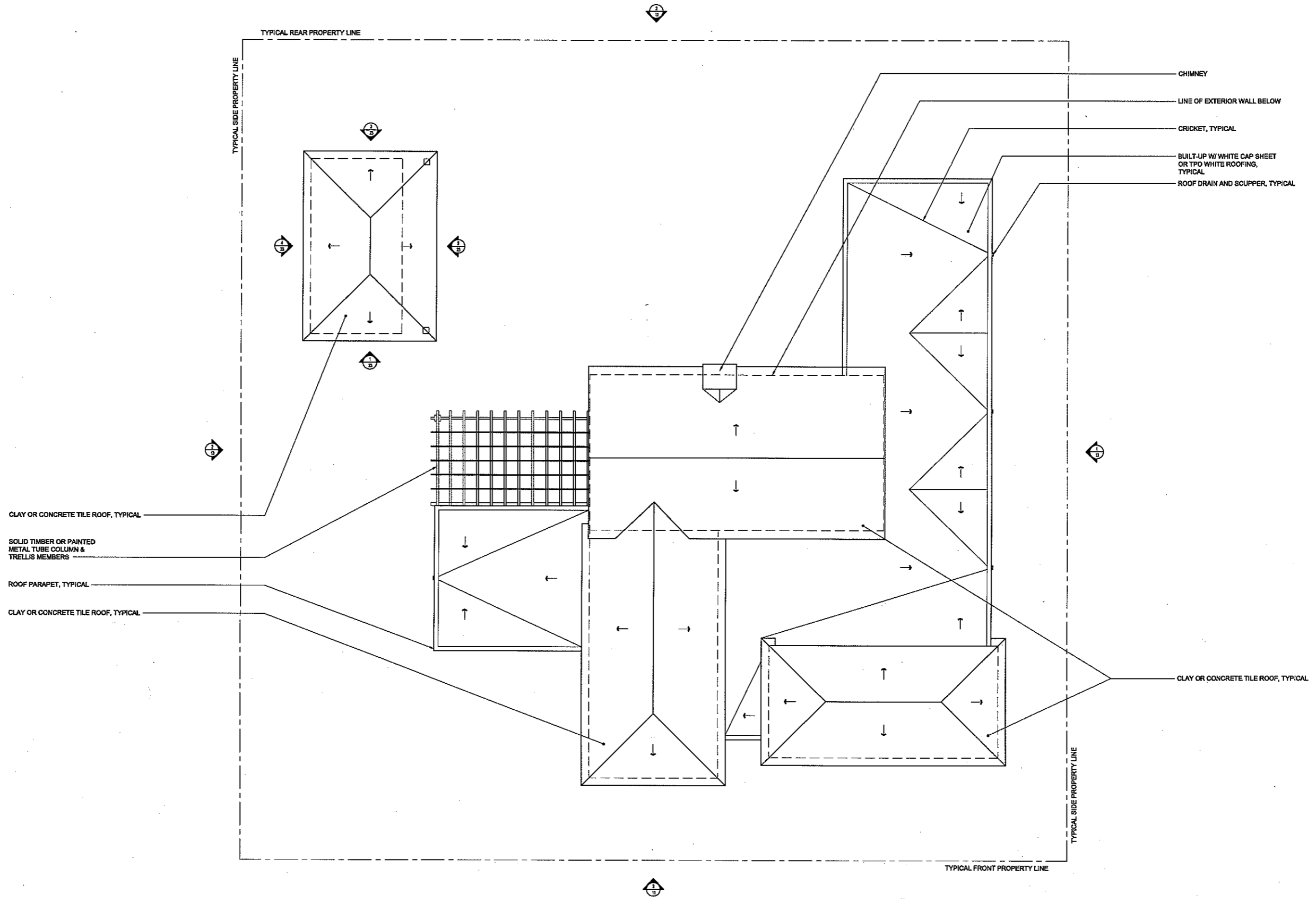
09

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Floor Plan
Esplanade
Scale: 3/16" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

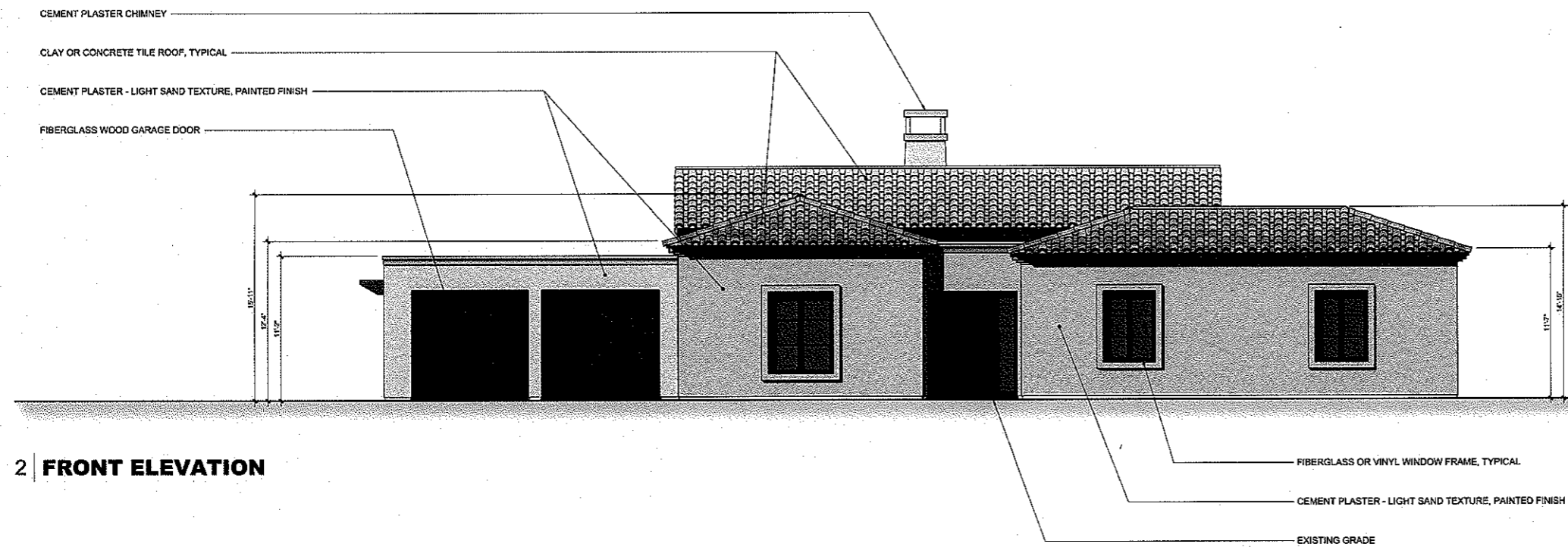
3,963 GSF HOUSE
+ 479 GSF GARAGE
+ 338 GSF GUEST HOUSE
TOTAL FOOTPRINT OF HOUSE
= 4,780 GSF

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1 | FRONT PERSPECTIVE ELEVATION



2 | FRONT ELEVATION

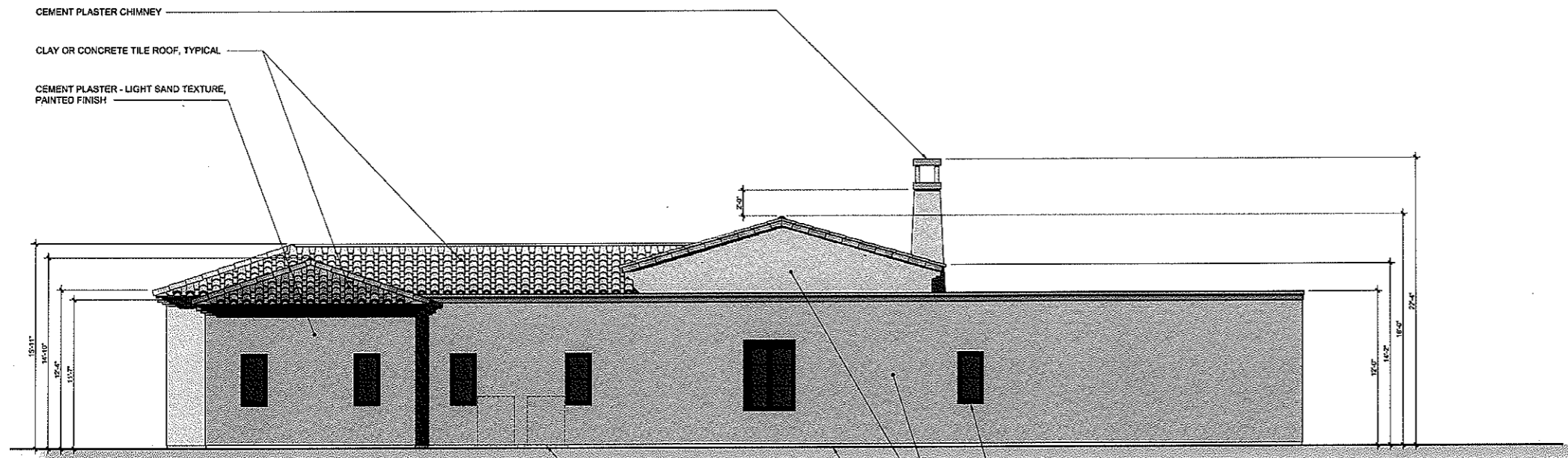
1 1

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Exterior Elevations
Esplanade
Scale: 1/4" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

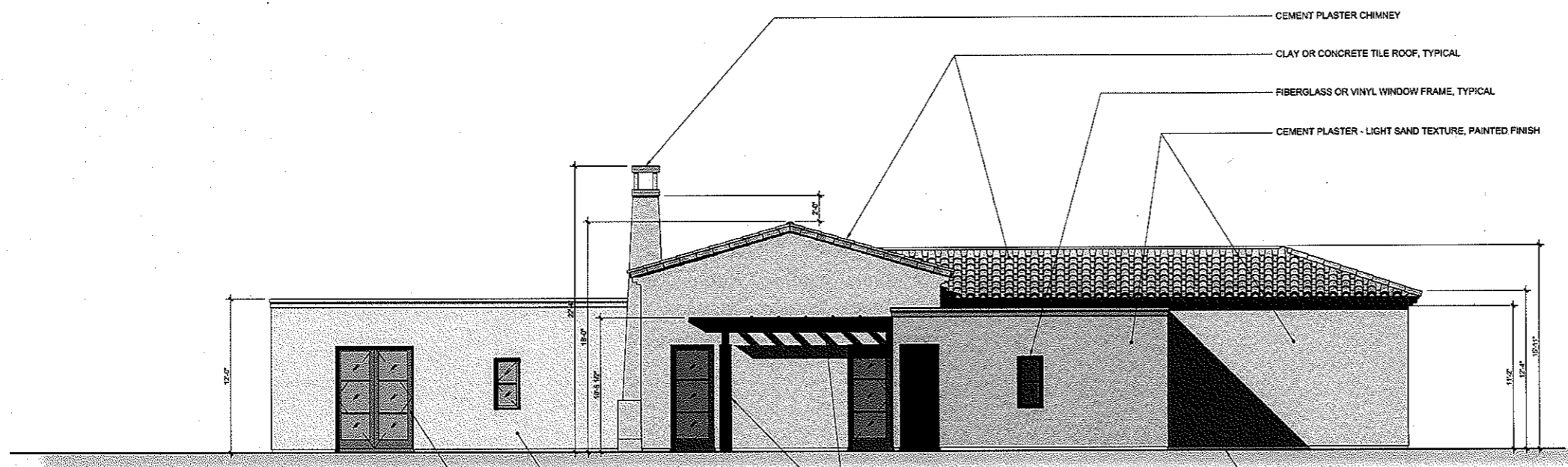
NOTES:

1. The proposed elevations are design intent.
2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
3. Window sizes may have minor adjustments to accommodate requirements of Title 24, and/or standard sizes from the final window supplier at time of bidding.
4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.



1 | SIDE ELEVATION

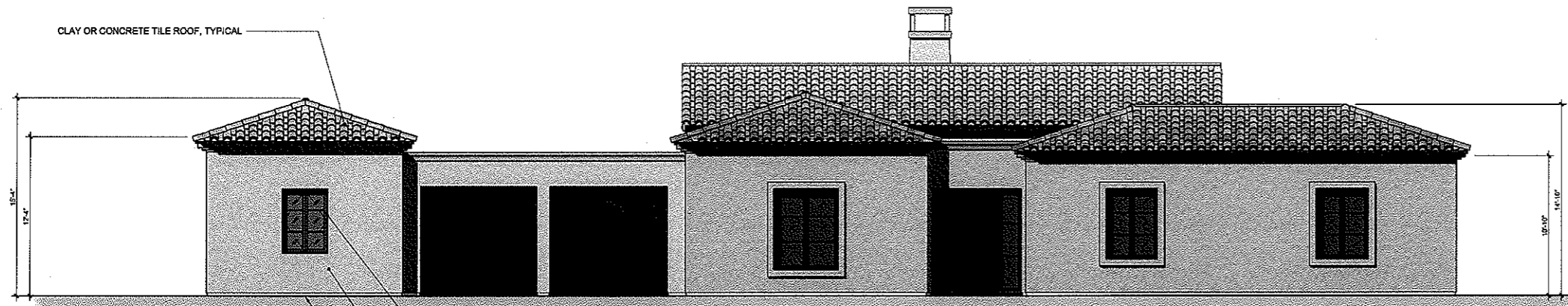
FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 EXISTING GRADE
 MECH CONDENSING UNITS, TWO TYPICAL



2 | SIDE ELEVATION

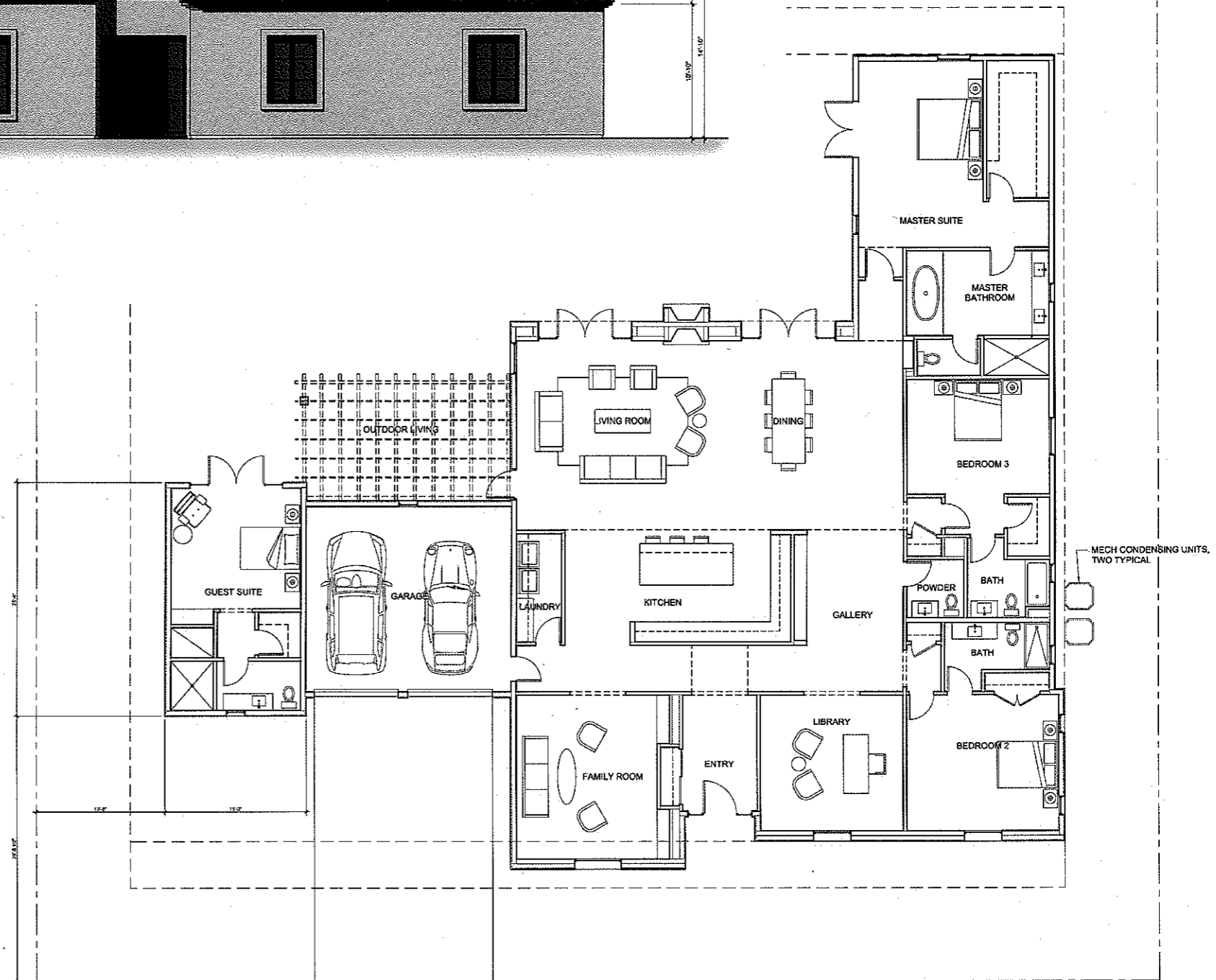
CEMENT PLASTER CHIMNEY
 CLAY OR CONCRETE TILE ROOF, TYPICAL
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 EXISTING GRADE
 SOLID TIMBER OR PAINTED METAL TUBE COLUMN & TRELIS MEMBERS
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 FIBERGLASS OR VINYL FRAME FRENCH DOOR, TYPICAL

NOTES:
 1. The proposed elevations are design intent.
 2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
 3. Window sizes may have minor adjustments to accommodate requirements of Title 24, and/or standard sizes from the final window supplier at time of bidding.
 4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.



1 | FRONT ELEVATION

- CLAY OR CONCRETE TILE ROOF, TYPICAL
- FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
- CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
- EXISTING GRADE



2 | PLAN WITH GUEST SUITE OPTION

13A

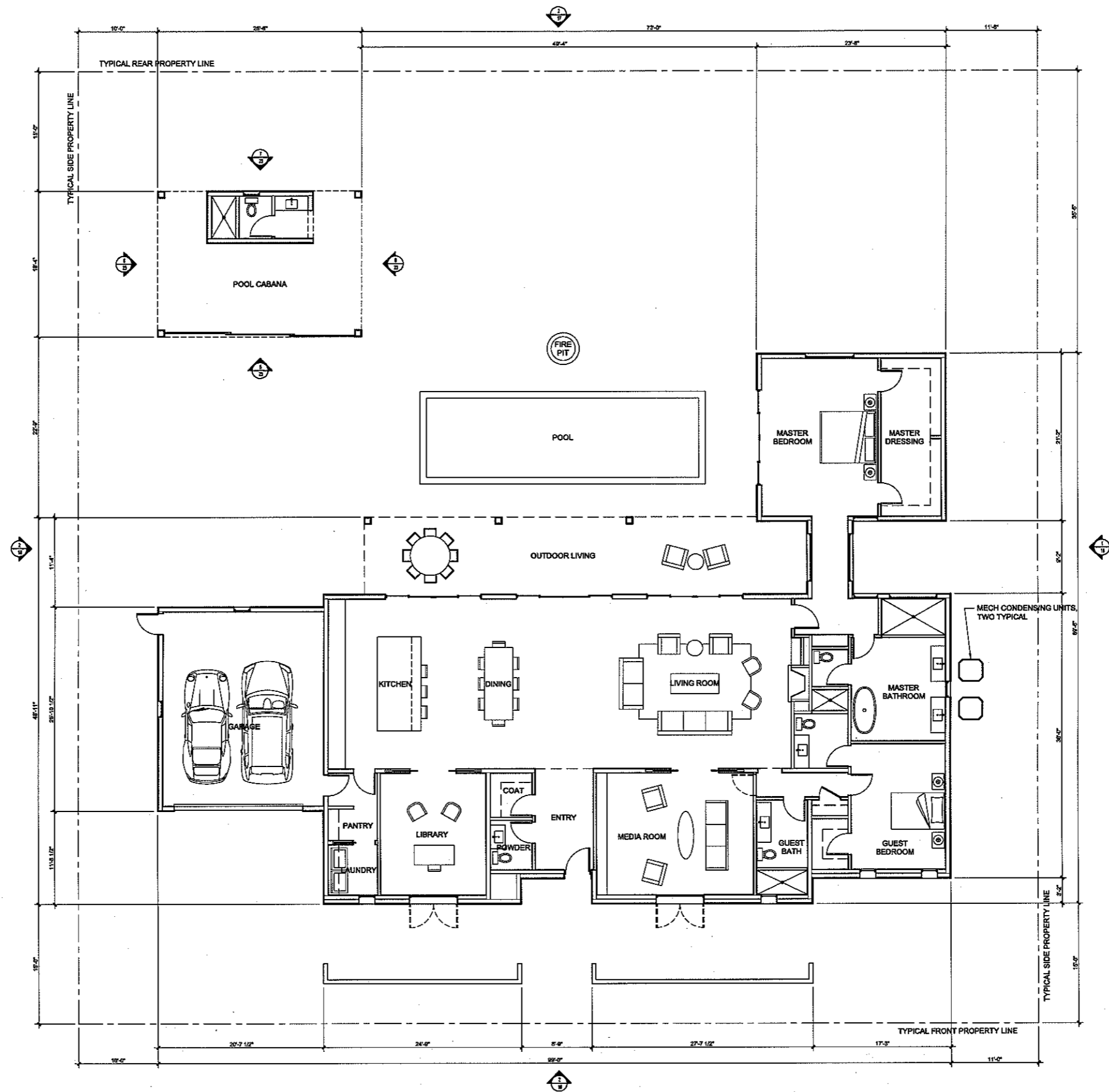
**ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA**

Exterior Elevations
Esplanade Options
Scale: Plan at 3/16" = 1'-0"
Elevation at 1/4" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

NOTES:

1. The proposed elevations are design intent.
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4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.





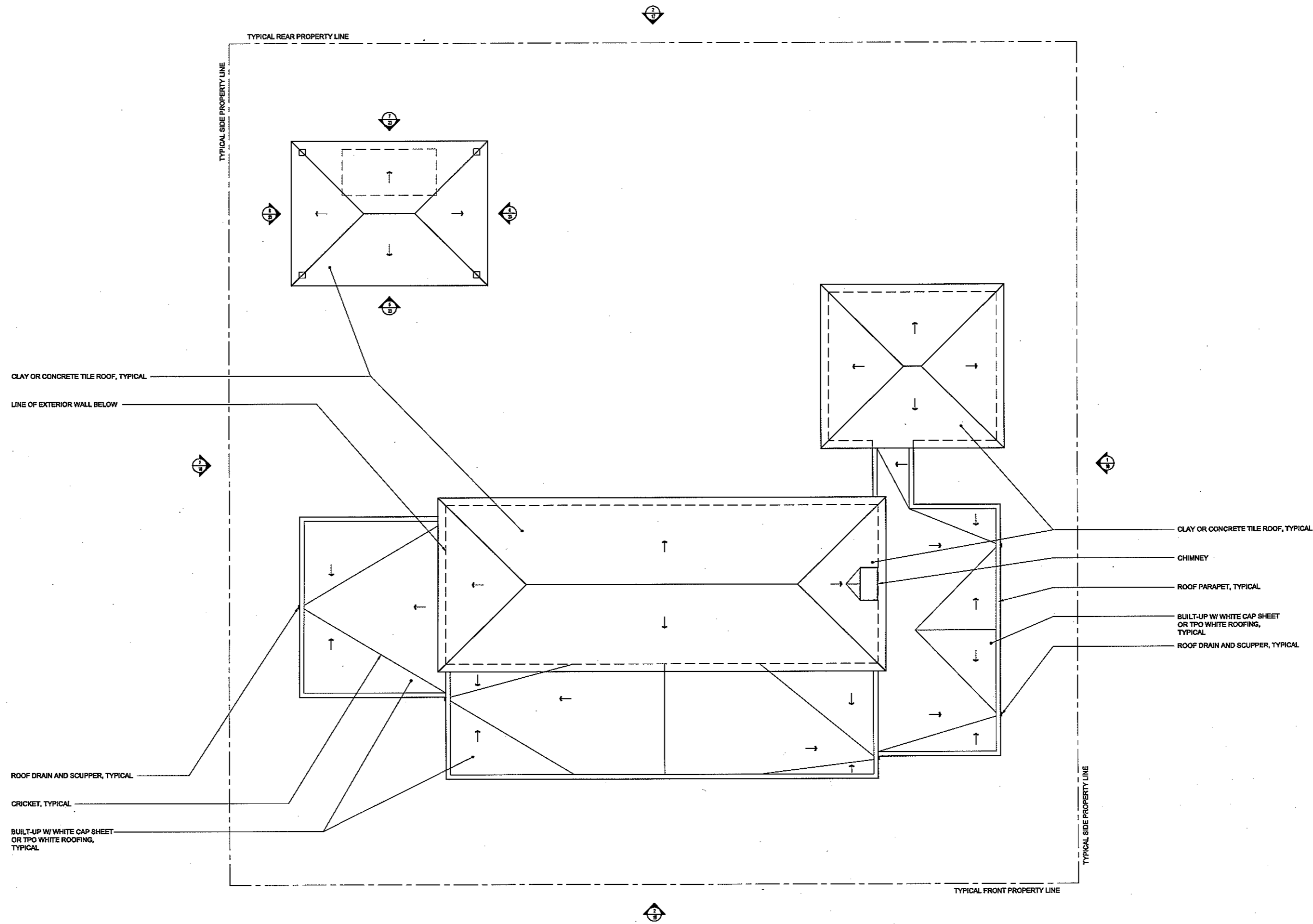
14

ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Floor Plan
Modern Villa A
Scale: 3/16" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

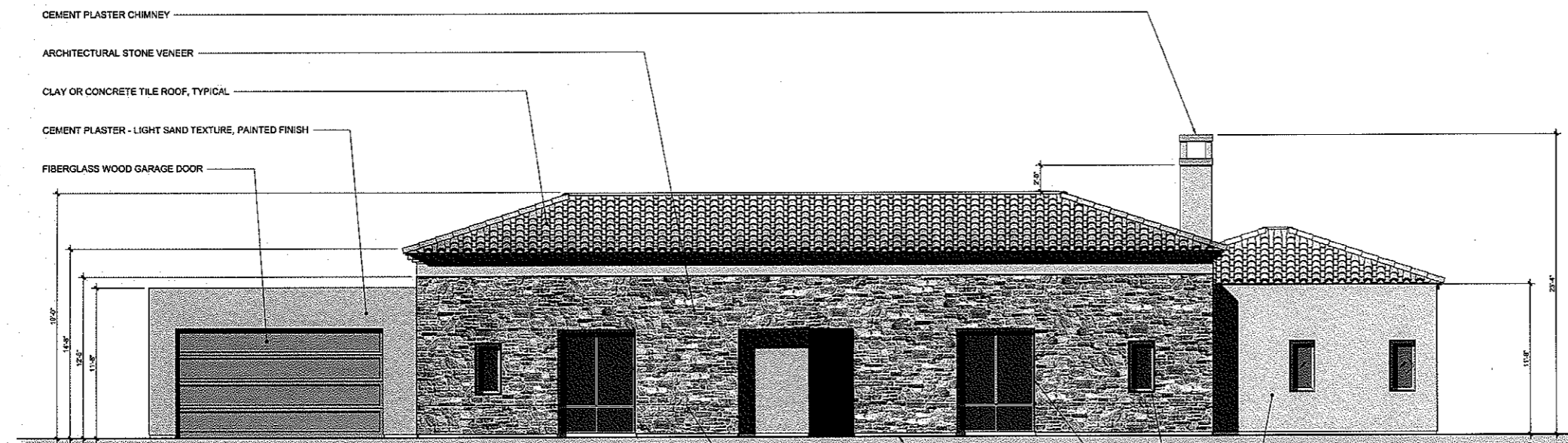
3,541 GSF HOUSE
+ 534 GSF GARAGE
+ 468 GSF GUEST HOUSE
TOTAL FOOTPRINT OF HOUSE
= 4,543 GSF

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1 | FRONT PERSPECTIVE ELEVATION



2 | FRONT ELEVATION

CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH

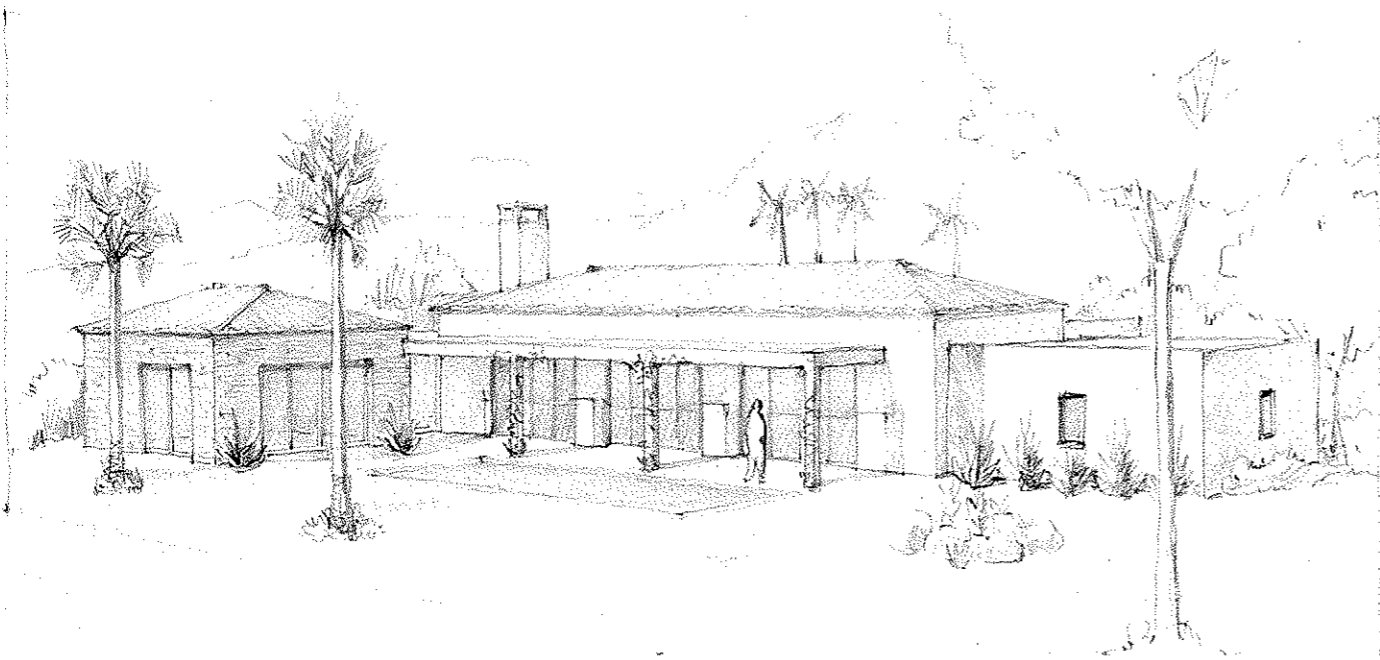
FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL

EXISTING GRADE

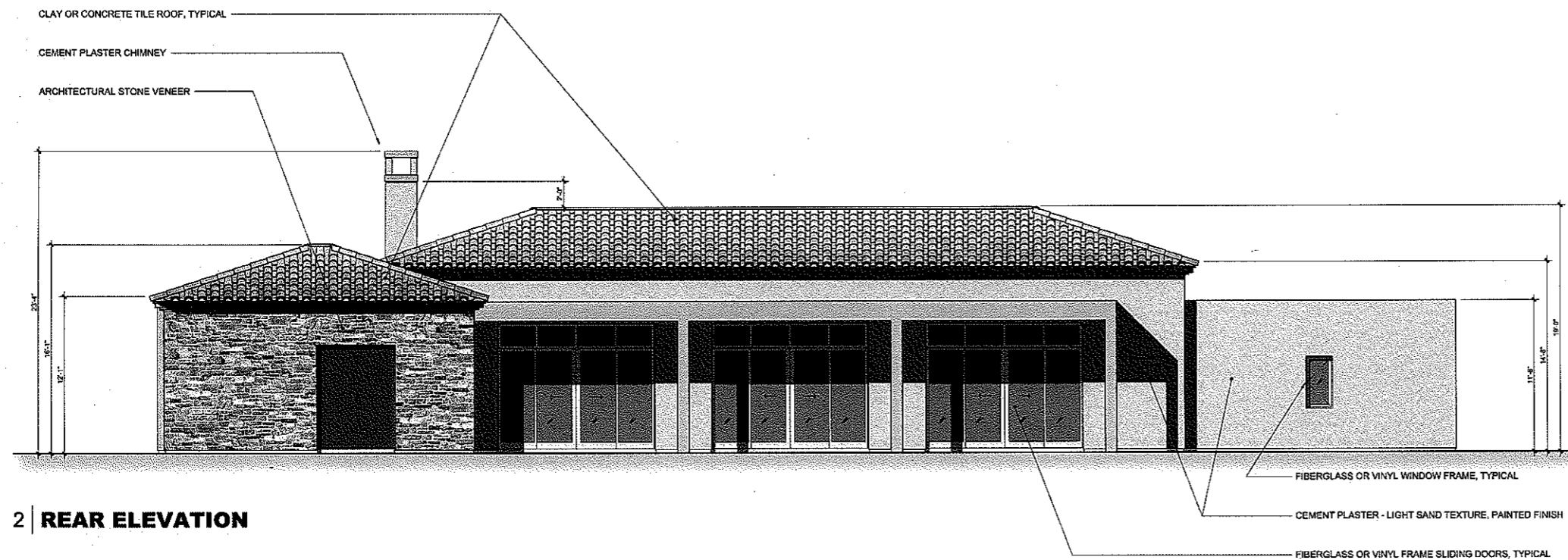
CEMENT PLASTER LOW WALL BEYOND, TYPICAL

NOTES:

1. The proposed elevations are design intent.
2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
3. Window sizes may have minor adjustments to accommodate requirements of Title 24, and/or standard sizes from the final window supplier of time of bidding.
4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.



1 | REAR PERSPECTIVE ELEVATION



2 | REAR ELEVATION

17

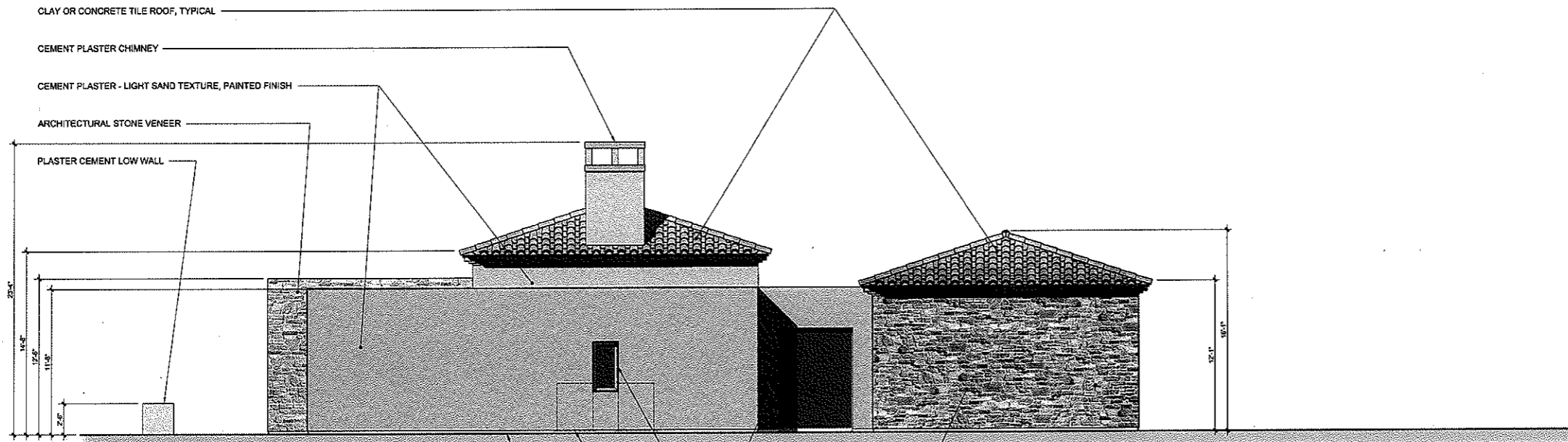
ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Exterior Elevations
Modern Villa A
Scale: 1/4" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

NOTES:

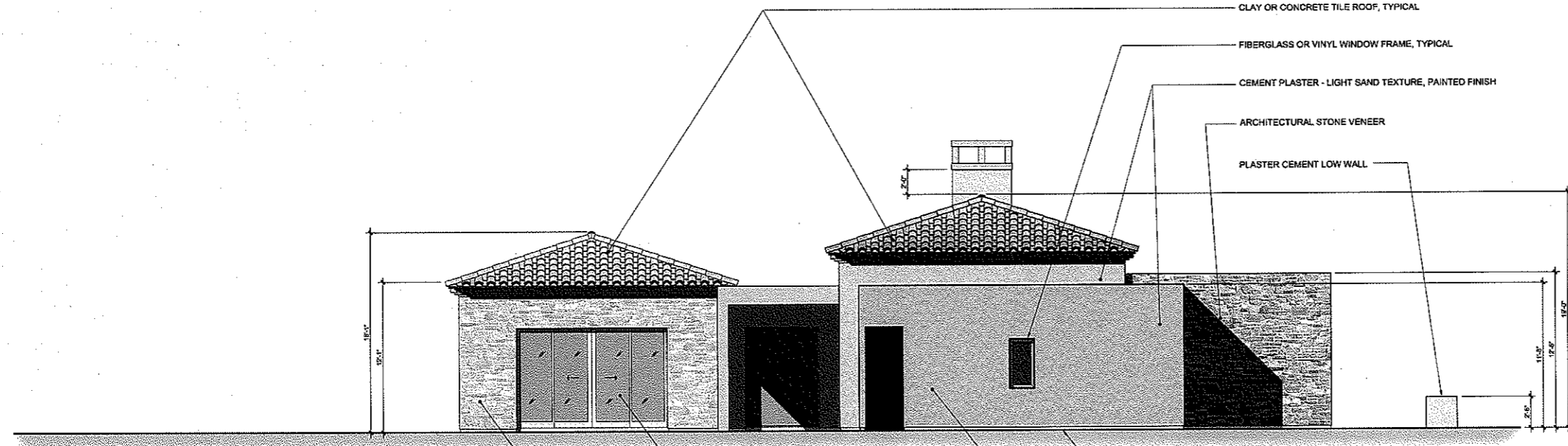
1. The proposed elevations are design intent.
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1 | SIDE ELEVATION

CLAY OR CONCRETE TILE ROOF, TYPICAL
 CEMENT PLASTER CHIMNEY
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 ARCHITECTURAL STONE VENEER
 PLASTER CEMENT LOW WALL
 ARCHITECTURAL STONE VENEER
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 MECH CONDENSING UNITS, TWO TYPICAL
 EXISTING GRADE

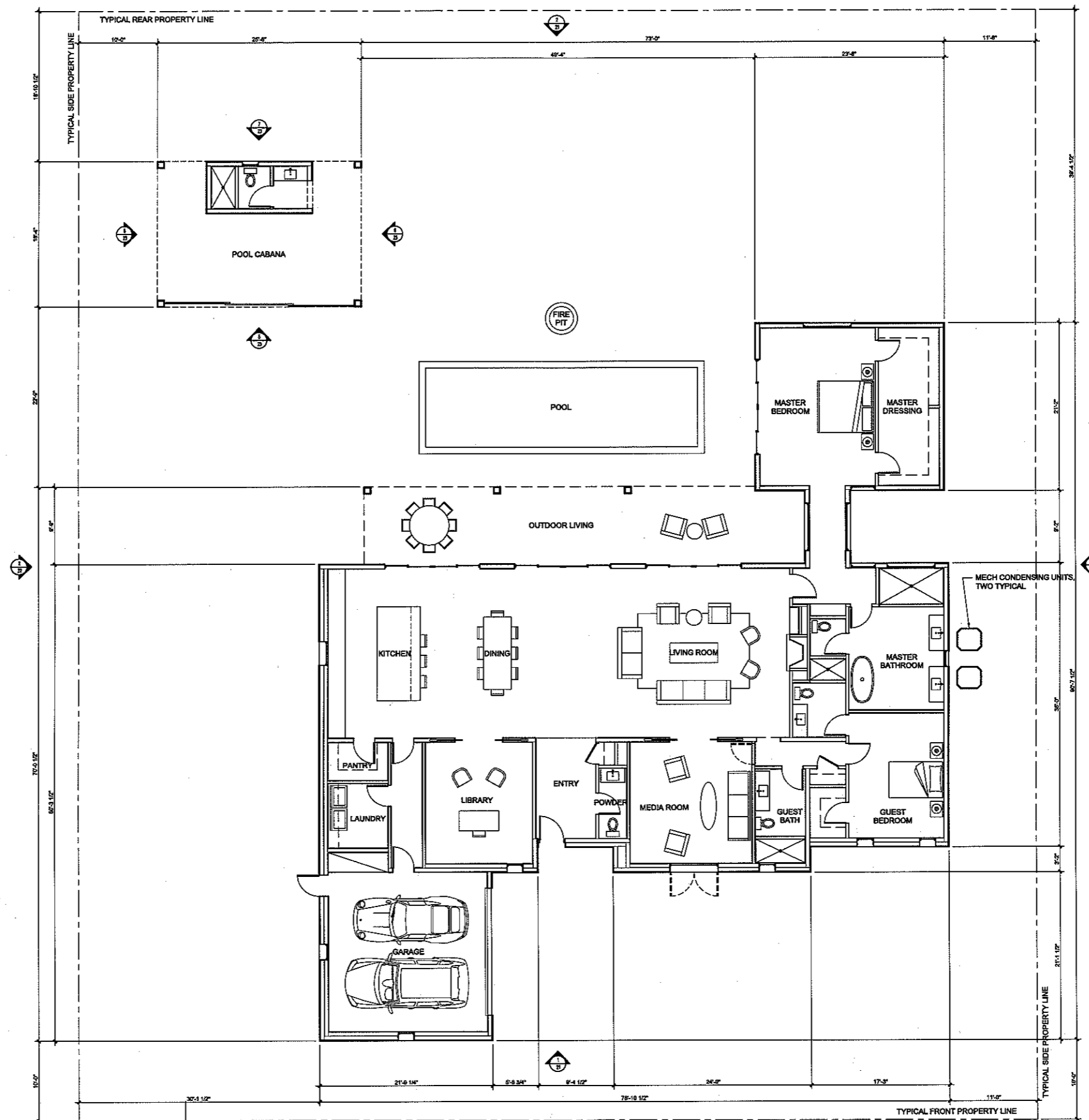


2 | SIDE ELEVATION

CLAY OR CONCRETE TILE ROOF, TYPICAL
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 ARCHITECTURAL STONE VENEER
 PLASTER CEMENT LOW WALL
 EXISTING GRADE
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 FIBERGLASS OR VINYL FRAME SLIDING DOORS, TYPICAL
 ARCHITECTURAL STONE VENEER

NOTES:

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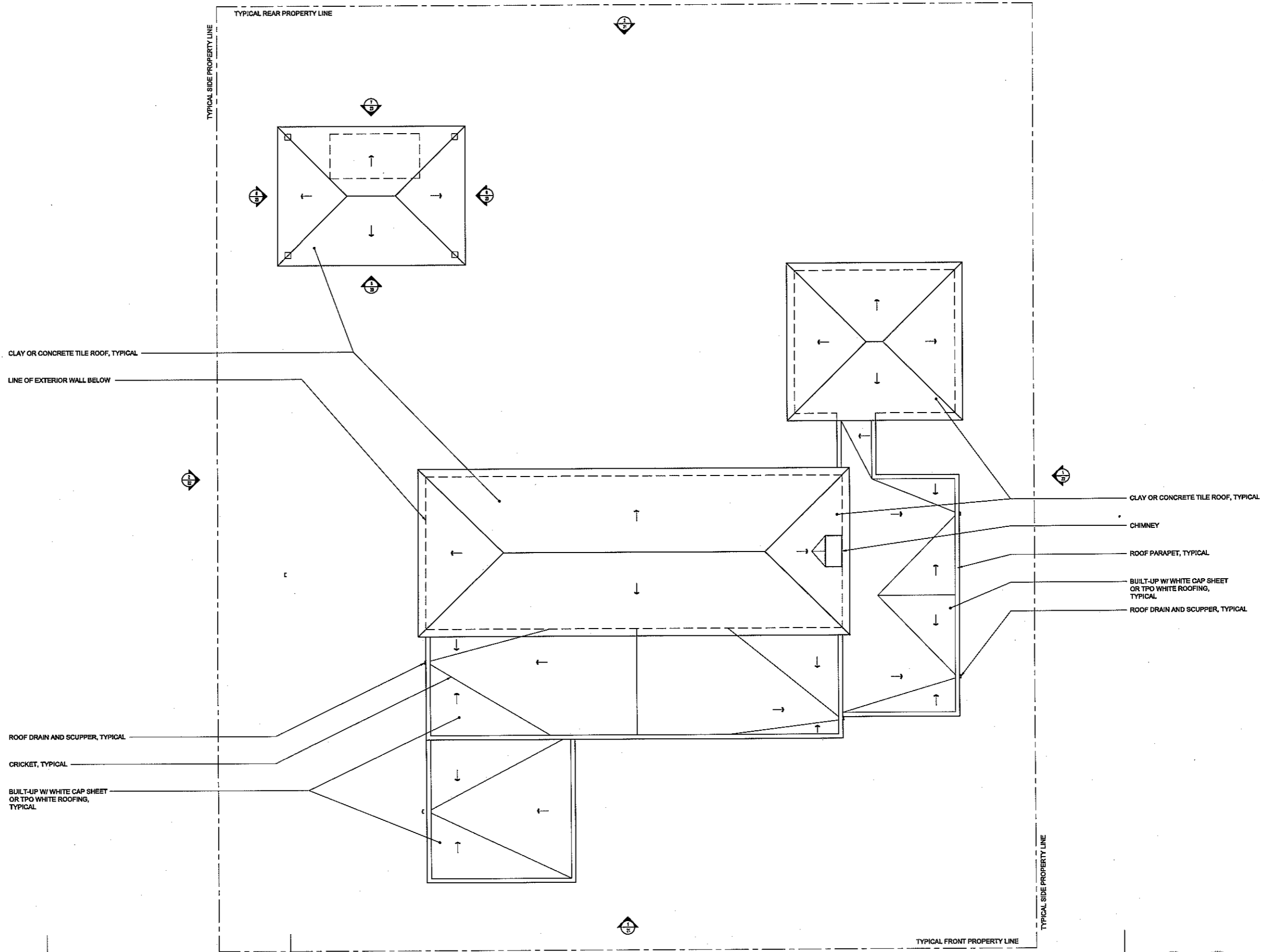
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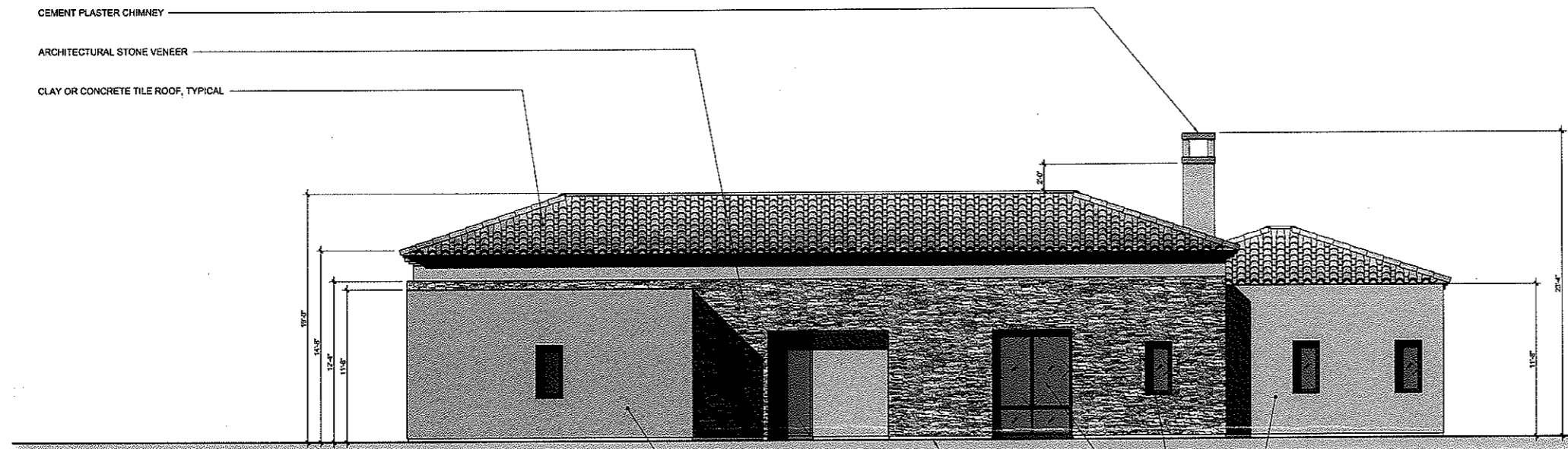
ALTA VERDE
MONTE SERENO
PALM SPRINGS, CALIFORNIA

Floor Plan
Modern Villa B
Scale: 3/16" = 1'-0"
Planning Services Submittal 01 . 10 . 12
Revision Submittal 01 . 25 . 12

3,535 GSF HOUSE
+ 460 GSF GARAGE
+ 468 GSF GUEST HOUSE
**TOTAL FOOTPRINT OF HOUSE
= 4,463 GSF**

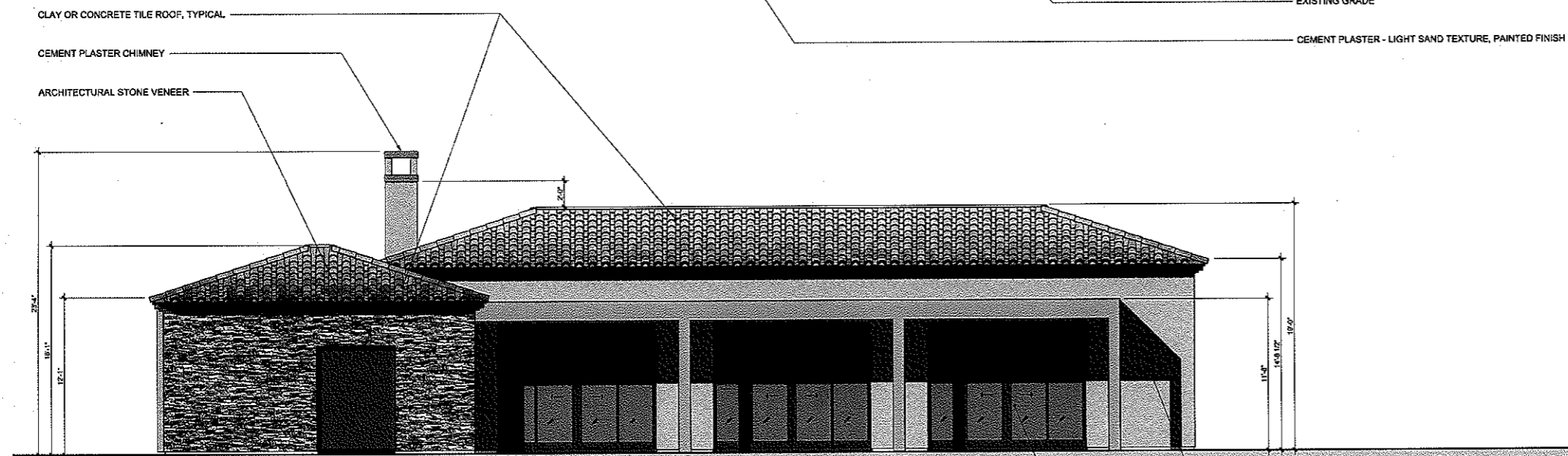
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1 | FRONT ELEVATION

CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 EXISTING GRADE
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH

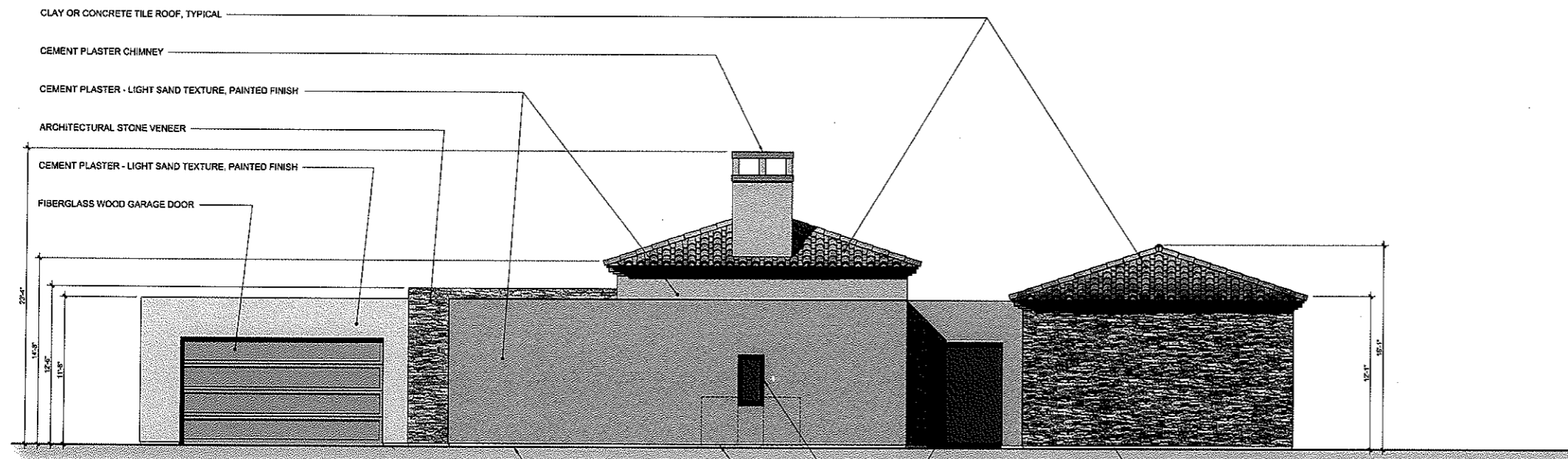


2 | REAR ELEVATION

CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 FIBERGLASS OR VINYL FRAME SLIDING DOORS, TYPICAL

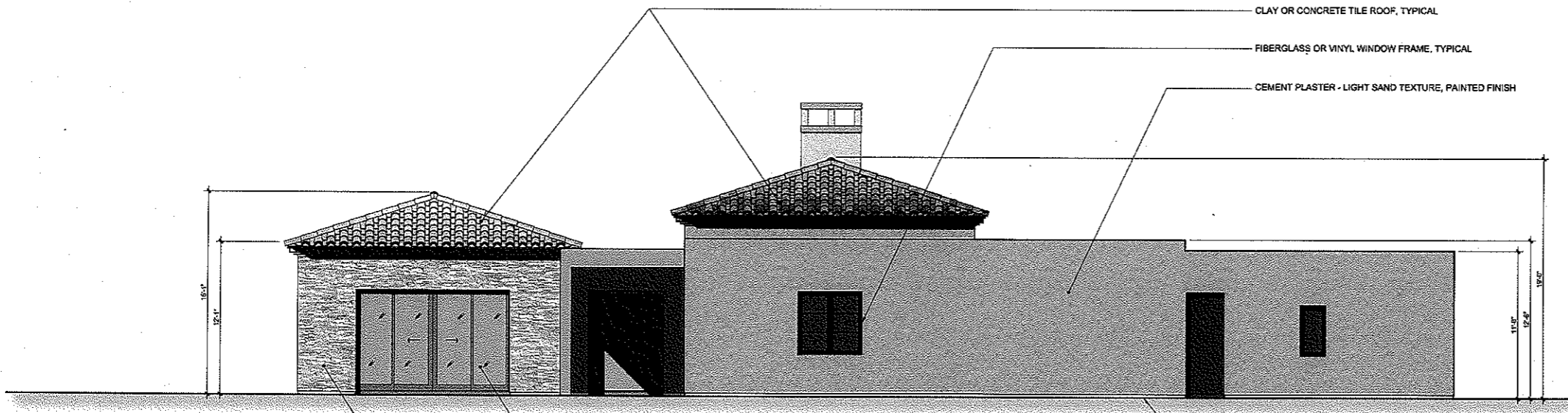
NOTES:

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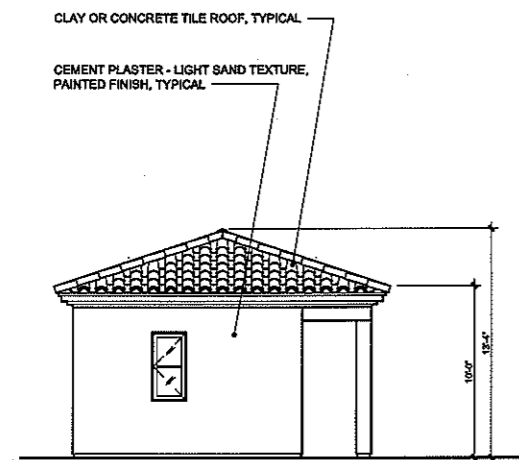
1 | SIDE ELEVATION

ARCHITECTURAL STONE VENEER
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 MECH CONDENSING UNITS, TWO TYPICAL
 EXISTING GRADE

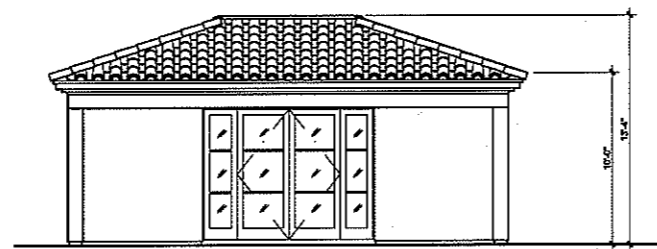


2 | SIDE ELEVATION

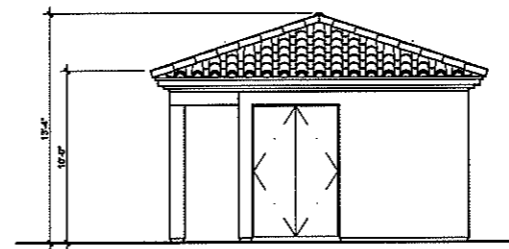
CLAY OR CONCRETE TILE ROOF, TYPICAL
 FIBERGLASS OR VINYL WINDOW FRAME, TYPICAL
 CEMENT PLASTER - LIGHT SAND TEXTURE, PAINTED FINISH
 EXISTING GRADE
 FIBERGLASS OR VINYL FRAME SLIDING DOORS, TYPICAL
 ARCHITECTURAL STONE VENEER



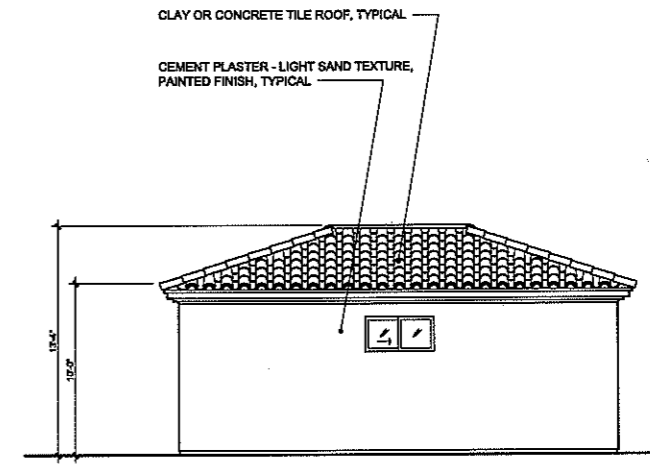
1 | SIDE ELEVATION



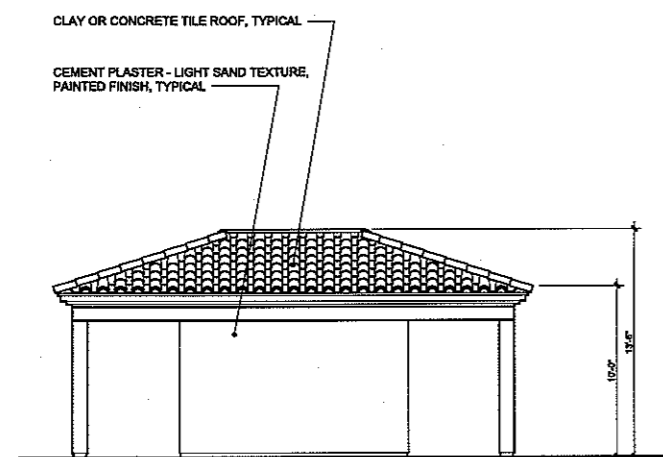
2 | FRONT ELEVATION



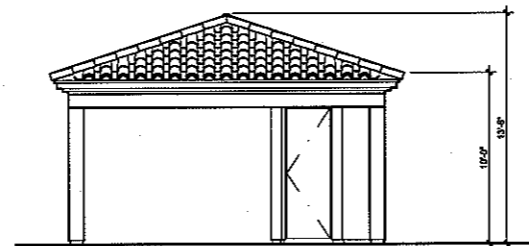
3 | SIDE ELEVATION



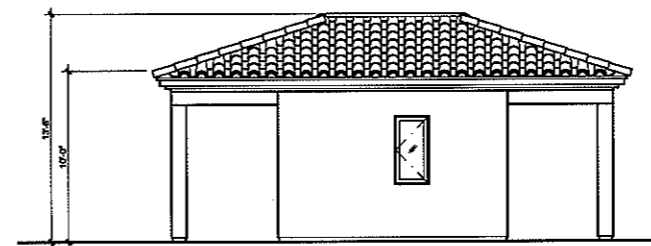
4 | REAR ELEVATION



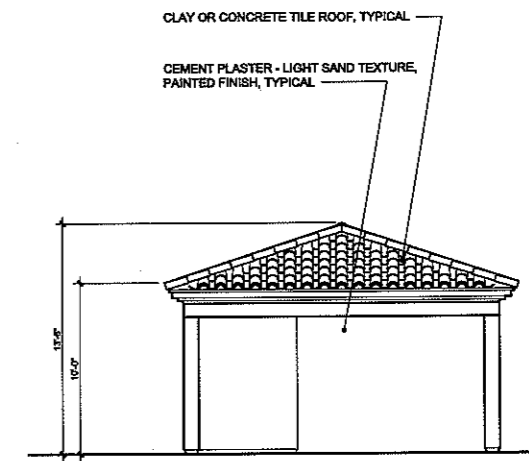
5 | FRONT ELEVATION



6 | SIDE ELEVATION



7 | REAR ELEVATION



8 | SIDE ELEVATION

NOTES:

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2. Minor dimensional adjustments may be made to accommodate constructability, sub-contractor input, and/or budget.
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4. All and any minor revisions will not deviate from the design intent of the project or the vision of the community.

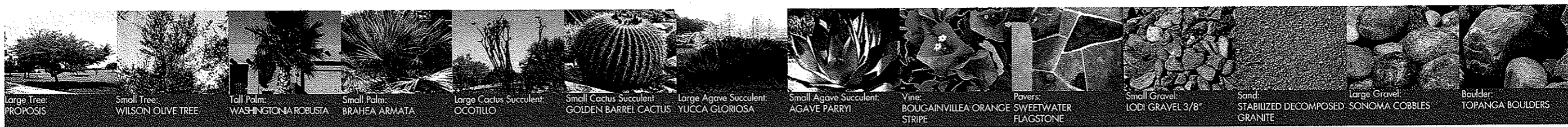
Landscape Package Option A



Landscape Package Option B



Landscape Package Option C



NOTES:

1. The proposed landscape selection represents design intent.
2. Exact size and species may vary based on budget and availability.

Option A



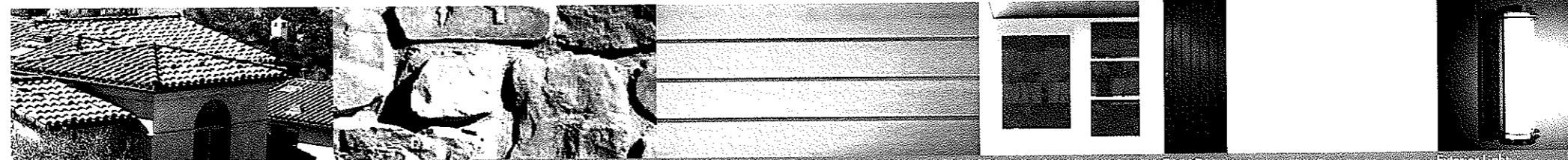
Paint: DUNN-EDWARDS DEW346 SWAN WHITE
 Clay Roof Tiles: BORAL ROOFING - 2 PIECE MISSION TUSCANY (50%), RED (25%), FIRE FLASH (25%)
 Stone: ELDORADO STONE CASCADE RUSTIC LEDGE (OR EQUAL)
 Garage Door: OVERHEAD DOOR - MODEL 984 FIBERGLASS WOOD - WALNUT (OR EQUAL)
 Fiberglass Window: MILGARD - ULTRA SERIES BROWNSTONE (OR EQUAL)
 Entry Door: PLASTPRO FIBERGLASS DOOR FIR GRAIN SKIN AGED OAK (OR EQUAL)
 Exterior Light: PROGRESS LIGHTING RUBBED BRONZE (OR EQUAL)

Option B



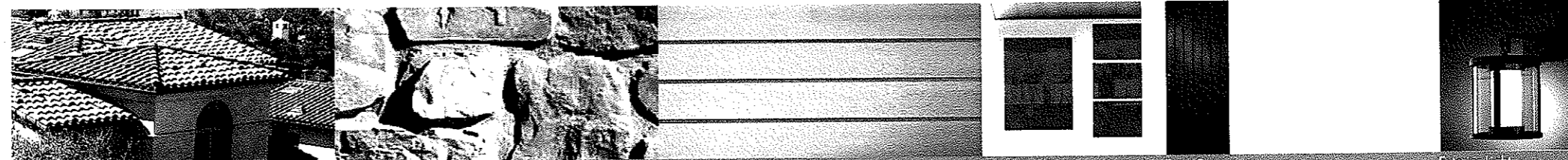
Paint: DUNN-EDWARDS DEC726 ADOBE
 Clay Roof Tiles: BORAL ROOFING - 2 PIECE MISSION TUSCANY (50%), RED (25%), FIRE FLASH (25%)
 Stone: ELDORADO STONE CASCADE RUSTIC LEDGE (OR EQUAL)
 Garage Door: OVERHEAD DOOR - MODEL 984 FIBERGLASS WOOD - WALNUT (OR EQUAL)
 Fiberglass Window: MILGARD - ULTRA SERIES BROWNSTONE (OR EQUAL)
 Entry Door: PLASTPRO FIBERGLASS DOOR WOODGRAIN SKIN AGED OAK (OR EQUAL)
 Exterior Light: RESTORATION HARDWARE QUENTIN PENDANT SCOFFCE

Option C



Paint: DUNN-EDWARDS DEC772 NAVAJO WHITE
 Clay Roof Tiles: BORAL ROOFING - 2 PIECE MISSION OLD WORLD #1 (25%), OLD WORLD #2 (50%), OLD WORLD #3 (25%)
 Stone: ELDORADO STONE ORCHARD CYPRESS RIDGE (OR EQUAL)
 Garage Door: OVERHEAD DOOR - MODEL 984 FIBERGLASS WOOD - CLAY (OR EQUAL)
 Fiberglass Window: MILGARD - ULTRA SERIES TAN (OR EQUAL)
 Entry Door: PLASTPRO FIBERGLASS DOOR FIR GRAIN SERIES WALNUT (OR EQUAL)
 Exterior Light: PROGRESS LIGHTING RUBBED BRONZE (OR EQUAL)

Option D



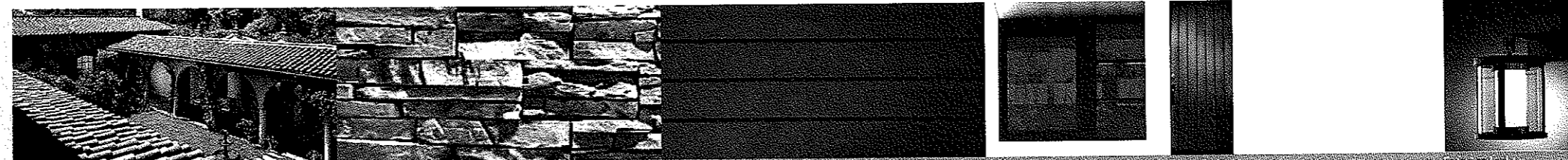
Paint: DUNN-EDWARDS DEC751 ASH GRAY
 Clay Roof Tiles: BORAL ROOFING - 2 PIECE MISSION OLD WORLD #1 (25%), OLD WORLD #2 (50%), OLD WORLD #3 (25%)
 Stone: ELDORADO STONE ORCHARD CYPRESS RIDGE (OR EQUAL)
 Garage Door: OVERHEAD DOOR - MODEL 984 FIBERGLASS WOOD - CLAY (OR EQUAL)
 Fiberglass Window: MILGARD - ULTRA SERIES TAN (OR EQUAL)
 Entry Door: PLASTPRO FIBERGLASS DOOR FIR GRAIN SERIES WALNUT (OR EQUAL)
 Exterior Light: RESTORATION HARDWARE QUENTIN PENDANT SCOFFCE

Option E



Paint: DUNN-EDWARDS DEC768 WINTER LITE
 Clay Roof Tiles: BORAL ROOFING - 2 PIECE MISSION RUSTIC NEWPORT (25%), RUSTIC PALERMO (50%), RUSTIC MADERA (25%)
 Stone: ELDORADO STONE SANTA FE STACKED STONE (OR EQUAL)
 Garage Door: OVERHEAD DOOR - MODEL 984 FIBERGLASS WOOD - OAK (OR EQUAL)
 Fiberglass Window: MILGARD - ULTRA SERIES BROWNSTONE (OR EQUAL)
 Entry Door: PLASTPRO FIBERGLASS DOOR WOODGRAIN SKIN AGED OAK (OR EQUAL)
 Exterior Light: PROGRESS LIGHTING RUBBED BRONZE (OR EQUAL)

Option F



Paint: DUNN-EDWARDS DE6123 TRAIL DUST
 Clay Roof Tiles: BORAL ROOFING - 2 PIECE MISSION RUSTIC NEWPORT (25%), RUSTIC PALERMO (50%), RUSTIC MADERA (25%)
 Stone: ELDORADO STONE SANTA FE STACKED STONE (OR EQUAL)
 Garage Door: OVERHEAD DOOR - MODEL 984 FIBERGLASS WOOD - OAK (OR EQUAL)
 Fiberglass Window: MILGARD - ULTRA SERIES BROWNSTONE (OR EQUAL)
 Entry Door: PLASTPRO FIBERGLASS DOOR WOODGRAIN SKIN AGED OAK (OR EQUAL)
 Exterior Light: RESTORATION HARDWARE QUENTIN PENDANT SCOFFCE

NOTES:

1. The proposed materials, finishes and colors represent design intent.
2. Final selections will be based on budget, availability, constructability, etc., i.e. final window frames might be fiberglass or vinyl.
3. Final selections will match the color and finish represented on this presentation board, but may vary slightly based on supplier/vendor, i.e. Dunn Edwards paints vs. Benjamin Moore.
4. Final selections will also be based on on-site, full size mock ups, with all materials consistent with the intended design shown.