



Planning Commission Staff Report

Date: March 14, 2012

Case No.: 3.3543 SFR

Type: Single-Family Residence

Location: 707 Milagro Place, Lot 3

APN: 512-320-003

Applicant: Conrad & Judith Garvey

General Plan: Estate Residential / Canyon Park Specific Plan ("SP-1")

Zone: R-1-B (Single Family Residential) PD 262 ("Estancias") Tract 29632

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

Project Planner: Ken Lyon, Associate Planner

PROJECT DESCRIPTION:

An application for a 3,675 square foot single family residence on an approximately 18,513-square foot lot at 707 Milagro Place.

RECOMMENDATION:

That the Planning Commission approves Case 3.3543 SFR to allow development of a single-family residence, subject to the Conditions of Approval noted in Exhibit A.

PRIOR ACTIONS:

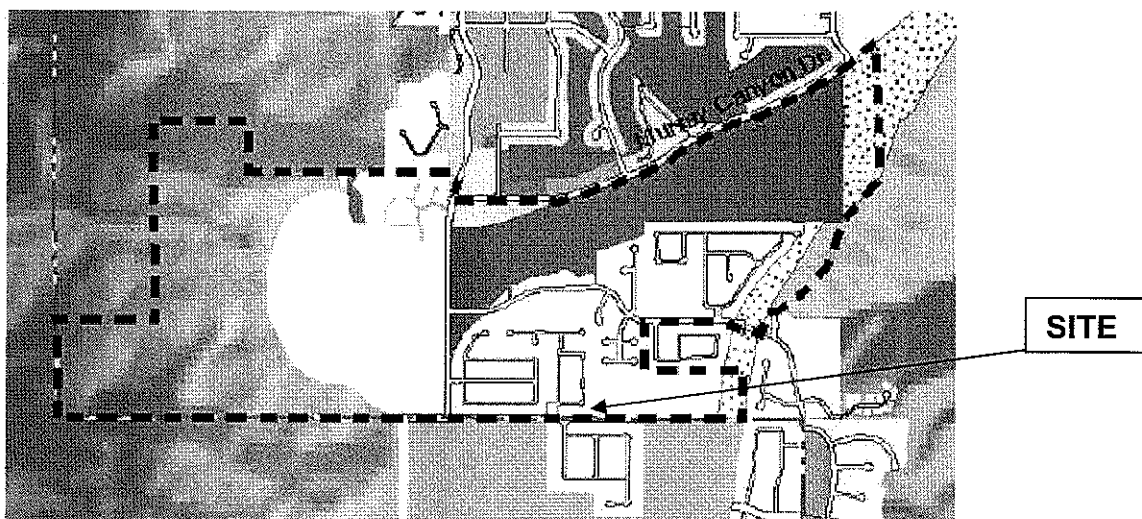
On February 21, 2012, the Architectural Advisory Committee (AAC) reviewed the project and voted unanimously to recommend approval to the Planning Commission.

BACKGROUND AND SETTING:

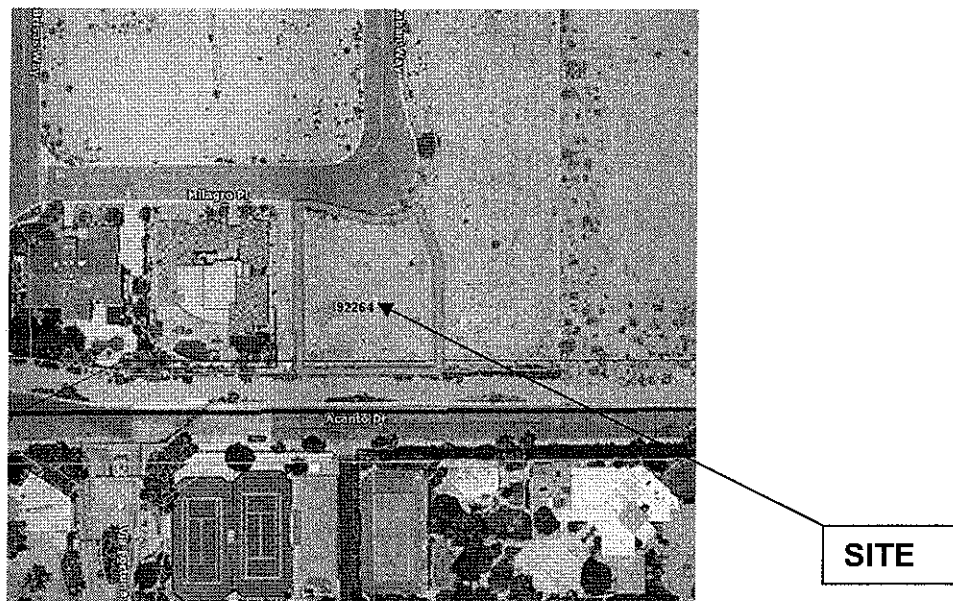
The roughly 18,513-square foot site is located within a subdivision in south Palm Springs developed primarily with estate size parcels and custom homes called "Estancias". Estancias was approved in October, 2000 as a Planned Development District (PDD) Case 5.0845 PDD 262 Tract Map 29632. The proposed project site is situated within the existing Estancia Tract

located north of Acanto Drive and east of South Palm Canyon Drive. The Estancia Tract was created with forty-eight vacant lots for residential homes. The properties are zoned R-1-B and are within the Canyon Park Specific Plan -1 (SP-1). The Specific Plan's purpose was to allow the construction of a destination resort, known as Canyon Park Resort & Spa and establish land use designations for surrounding properties.

SP-1, also known as the Canyon Resort and Spa Specific Plan, was originally approved on July 19, 1991 and amended on January 19, 1994. Architectural review is required pursuant to Section II, Subsection C of the, Specific Plan. Architectural review is based on the guidelines of Section 94.04.00 of the Palm Springs Zoning Ordinance.



PORTION OF THE GENERAL PLAN SHOWING THE CANYON PARK SPECIFIC PLAN AREA



707 MILAGRO PLACE

The parcel is essentially a flat vacant lot. It contains no significant vegetation. The surrounding Land Uses are noted in the table below:

Table 1: General Plan, Zone and Surrounding Land Uses

	General Plan	Zone	Land Use
North	Estate Residential (0-2.0 du/ac) Canyon Park Specific Plan (CPSP)	R-1-B	Single Family Residence
South	Estate Residential (0-2.0 du/ac)	R-1-B	Single Family Residence
East	Estate Residential (0-2.0 du/ac) (CPSP)	R-1-B	Single Family Residence
West	Estate Residential (0-2.0 du/ac) (CPSP)	R-1-B	Single Family Residence

PROJECT DESCRIPTION:

The project is comprised of an approximately 3,675 square foot custom single family home with a 1,093 square foot 3-car garage and a 385 square foot attached guest house. Lot coverage is 5,153 square feet, or roughly 28% lot coverage. A covered front entry porch is located within a walled front garden area and a large covered patio extends across the back of the house. The structure is roughly 17'-7" in height at its highest point. The home appears to conform to the required setbacks and height restrictions of the zone. The entire home is tan in color with dark brown doors and trim. Precast brick pavers are proposed for the driveways and walkways. Many of the windows on the home are set back in deep reveals to shield the glass from the direct heat gain from the sun. The garage doors are placed on the side of the structure, away from direct view from the street.

The site is proposed to be fully landscaped with Date Palms, Mexican fan palms, Palo Verde trees various fruit trees, mesquite trees, pepper trees and a pleasing variety of drought tolerant, desert appropriate shrubs, groundcovers and boulders. Desert Gold decomposed granite is proposed as a ground cover and turf is proposed around the patios and pool area at the rear of the site.

Details of the property development standards for the proposed project in relation to the requirements of the R-1-A zone are shown in Table 2.

Table 2: Development Standards

	PD 262 « Estancias »	Proposed Project
Lot Area	15,000 square feet	18,513 square feet
Lot Width	120 feet	129 feet
Lot Depth	120 feet	156 feet
Front Yard	20 feet	25 feet (conforms)
Side Yard	10 feet	10 feet (conforms)
Rear Yard	10 feet	44 (conforms)
Building Height (max.)	22 feet at setback up to 18 feet; dormer projections permitted	12 feet to a maximum of 17 (conforms)
Lot Coverage (max.)	35%	28% (conforms)
Covered off-street Parking	Minimum 2 car off-street covered required for SFR	Three (3) covered off street spaces (conforms)
Dwelling size	1,500 square feet minimum	3,675 square feet (conforms)

The original conditions of approval for PD 262 require that a 15 foot wide equestrian trail

easement be dedicated along the back (west) side of lots 1, 2, 3 and 4. The trail exists and no further easement dedication from this lot is required.

27. The applicant shall dedicate a 20' easement and construct a 15' wide equestrian trail between the property line and Lots 1,2,3 and 4. Design and details shall be submitted with the final Planned Development plans. The equestrian trail shall be separated from Lots 1,2,3 and 4 by a landscaped area. A minimum 15' decomposed granite trail, landscape, fencing and signing shall be provided.

(Condition 27 from Case 5.0845 PDD 262 "Estancias")

ANALYSIS:

General Plan:

The General Plan Designation of the subject site is Estate Residential (0-2.0 dwelling units per acre). This designation allows for single family dwellings to a maximum density of two dwelling units per acre. The project proposes one single family residence on a site slightly more than half an acre. Thus the project is consistent with this General Plan designation.

The project has been evaluated against various policies and action statements from the 2007 Palm Springs General Plan as noted below:

HS 2.7 Foster and ensure that residential projects are of high quality and thoughtful design through the implementation of adopted architectural and design standards and architectural review.

The project proposes a custom designed house that is compatible and complementary with the high quality development that already exists in the surrounding neighborhood.

CD7.1 Encourage the use of native desert plants and trees that require minimal water and maintenance.

The project proposes a water efficient landscape palette with mostly native desert plants that require a minimum of water.

Based on the above, staff concludes the project is consistent with the General Plan.

Zoning Designation:

The proposed site is zoned R-1-B. Pursuant to the City of Palm Springs Zoning Code (PSZC), Section 92.01.01(A)(1), permanent single-family dwellings are permitted within the R-1-B zone. The project therefore conforms to the applicable zone designation. The project also conforms to the development standards of the zone as denoted in Table 2 above.

Off-street parking:

The City of Palm Springs Zoning Code, Section 93.06.00(29)(a), requires all single-family homes to provide two covered parking spaces per dwelling unit. The parking standards are met by the proposed three car enclosed garage.

Tract Map and Planned Development District

The project has been evaluated against the conditions and requirements of Tract Map 29632.

As noted above, the Tract Map and Planned Development District require architectural review for homes proposed within the tract. The tract and map also required development of an equestrian trail along the south side of this lot. As noted above, it is complete. Other routine conditions such as setbacks and lot coverage have been analyzed above and found to be consistent with those requirements.

REQUIRED FINDINGS:

There are no required findings for architectural approval which do not require environmental assessments. This project's conformance to the architectural guidelines of the Zoning Ordinance is analyzed below.

Architectural Review. Specific aspects of design shall be examined to determine whether the proposed development will provide desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The project proposes a single family house with related landscaping, paved drives, and terraces surrounding a swimming pool. The project conforms to the setbacks and requirements for open space and yards. The landscaping is designed to maintain privacy while not blocking views. Staff has concluded the project conforms to this statement.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The project is located in a neighborhood of large custom designed homes, each individual in their design and orientation on the lots. The proposed house is complementary to the existing development, and is respectful of views from adjacent unbuilt lots. Staff believes the project conforms to this statement.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The proposed residence conforms to all setbacks, height limits, minimum and maximum area limits. Perimeter walls conform to the development standards of the Zoning Code. Therefore staff has concluded the project conforms to this statement.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors & composition of those elements of a structure, including overhangs, roofs, & substructures which are visible simultaneously, and*

6. *Consistency of composition and treatment,*

The project is proposed in a traditional architectural motif with two-piece clay tiles on hipped roofs and exterior walls clad in stucco. The materials and colors are warm hued colors considered to be complementary to the desert. Staff has concluded the project is consistent with these statements.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. There are no landmark or specimen plants or trees on the site. The project is therefore deemed in conformance with this statement.

CONCLUSION:

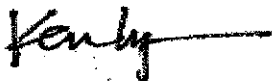
The project is recommended for approval by the Architectural Advisory Committee. Pursuant to the Zoning Code, it is allowed by right-of-zone. It is also consistent with the Estate Residential land use designation of the General Plan. It is in conformance with the criteria in Section 94.04.00(D)(9) "Architectural Review" of the zoning code. Therefore based on the above analysis, staff is recommending approval of Case 3.3543 SFR, subject to Conditions of Approval outlined in Exhibit A, attached.

ENVIRONMENTAL DETERMINATION:

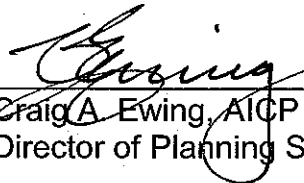
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is a Class III exemption and is categorically exempt per Section 15303(a) (New Single-family residence).

NOTIFICATION:

No notification is required.



Ken Lyon
Associate Planner



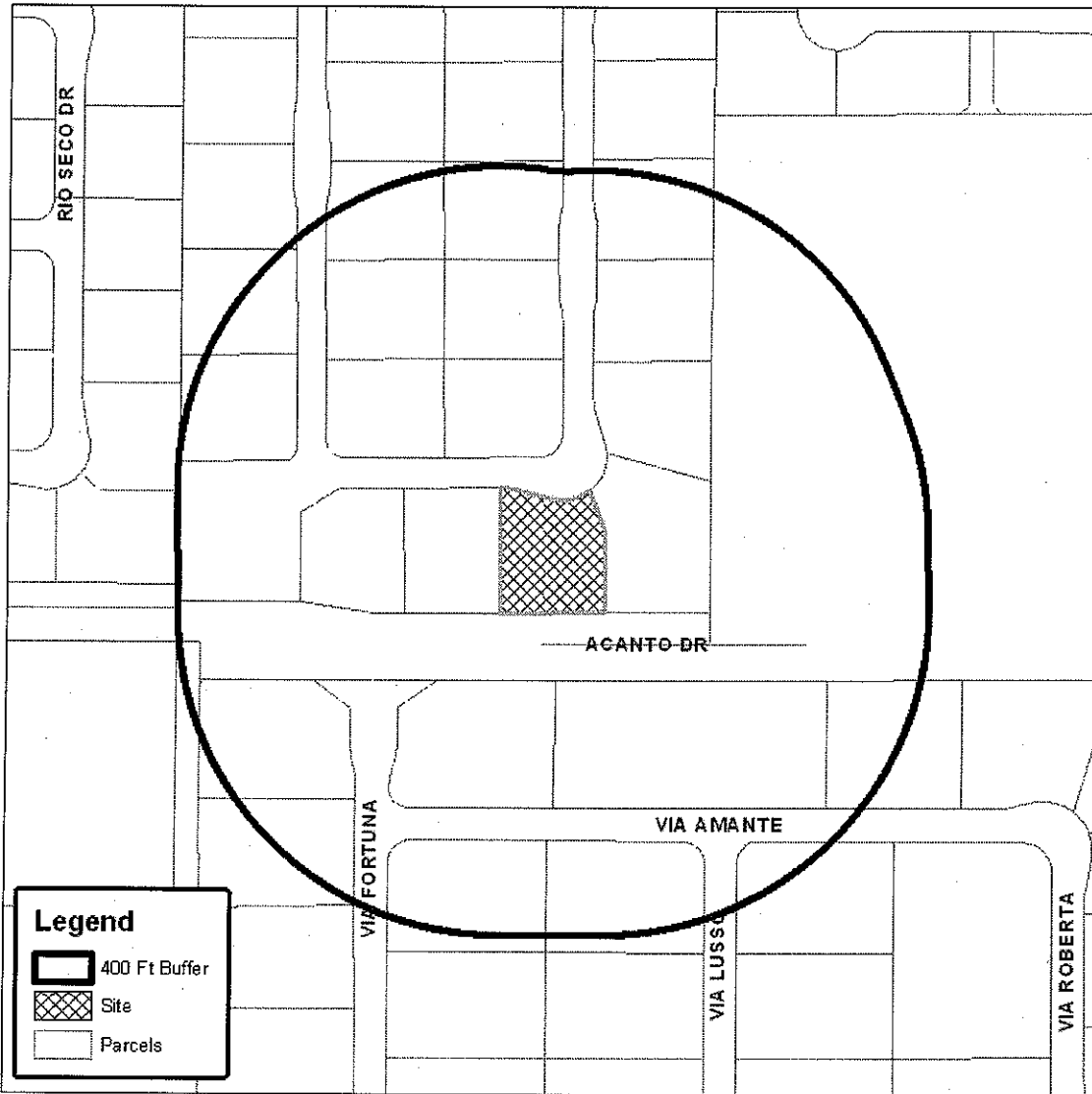
Craig A. Ewing, AICP
Director of Planning Services

Attachments:

- Vicinity Map
- Draft Resolution
- Exhibit A: Conditions of Approval
- Reductions of site plan and elevations



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3543 SFR

APPLICANT: Conrad & Judith
Garvey

DESCRIPTION: A proposed single family residence
at 707 Milagro Way, Zone R1B Section 35.

RESOLUTION NO. _____

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE 3.3543 SFR; AN APPLICATION FOR 3,675 SQUARE FOOT SINGLE FAMILY RESIDENCE ON A ROUGHLY 18,513 SQUARE FOOT LOT AT 707 MILAGRO PLACE; ZONE R-1-B / PDD 262; "ESTANCIAS"; TRACT 29632, SPECIFIC PLAN SP-1 (CANYON SOUTH SPECIFIC PLAN); SECTION 35.

WHEREAS, Conrad & Judith Garvey, (the "Applicant") have filed an application with the City pursuant to Section 94.04.00 of the Palm Springs Zoning Code (PSZC) for a Major Architectural application to allow the construction of a single family residence on a lot at 707 Milagro Place, Zone R-1-B, PD 262 "Estancias" APN: 512-320-003; Specific Plan SP-1 (Canyon South Specific Pan); and

WHEREAS, on February 21, 2012, the Architectural Advisory Committee (AAC) reviewed the proposed project and voted unanimously to recommend approval of the project to the Planning Commission; and

WHEREAS, on March 14, 2012, a public meeting for Major Architectural Application Case 3.3543 SFR was held by the Planning Commission in accordance with applicable law; 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, the project is a Class III exemption and is categorically exempt per Section 15303(a) (New single-family residence).

Section 2: Tract Map 29632 PD 262 requires proposed development within the tract to be reviewed subject to Zoning Code Section 94.04.00(D)(1-9) "Architectural Review". The review of such projects is required "to determine that the proposal will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and color". Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The project proposes a single family house with related landscaping, paved drives, and terraces surrounding a swimming pool. The project conforms to the setbacks and requirements for open space and yards. The landscaping is designed to maintain privacy while not blocking views. The project conforms to this statement.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The project is located in a neighborhood of large custom designed homes, each individual in their design and orientation on the lots. The proposed house is complementary to the existing development, and is respectful of views from adjacent unbuilt lots. The project conforms to this statement.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The proposed residence conforms to all setbacks, height limits, minimum and maximum area limits. Perimeter walls conform to the development standards of the Zoning Code. Therefore the project conforms to this statement.

4. *Building design, materials and colors to be sympathetic with desert surroundings; AND*
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*
AND
6. *Consistency of composition and treatment,*

The project is proposed in a traditional architectural motif with two-piece clay tiles on hipped roofs and exterior walls clad in stucco. The materials and colors are warm hued colors considered to be complementary to the desert. The project is consistent with these statements.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The project proposes mostly drought-tolerant plant species deemed appropriate to the desert environment. There are no landmark or specimen plants or trees on the site. The project is therefore deemed in conformance with this statement.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case 3.3543 SFR; a 3,675 square foot single family

home with a 1,093 square foot 3-car garage and a 385 square foot attached guest unit on a roughly 18,513 square foot lot, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 14th day of March 2012.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Craig A. Ewing, AICP
Director of Planning Services

RESOLUTION NO. _____

EXHIBIT A

Case 3.3543 SFR

707 Milagro Place
March 14, 2012

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.3543 SFR; except as modified with the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped January 18, 2012, including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3543 SFR. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.

ADM 7. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

ADM 8. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and Zoning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) NOT required.

- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 2. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 3. Flat Roof Requirements. Roof materials on flat roofs must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 and minimum initial solar reflectance of 0.70. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 4. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.
- PLN 5. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.

- PLN 6. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 11. (add any additional conditions imposed by the Planning Commission or City Council here)

POLICE DEPARTMENT CONDITIONS

- POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

- BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

none

FIRE DEPARTMENT CONDITIONS

These Fire Department conditions may not provide all requirements. Detailed plans are still required for review.

- FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated January 12, 2012. Additional requirements may be required at that time based on revisions to site plans.

FID 2 Fire Department Conditions were based on the 2010 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

FID 4 **PLANS AND PERMITS**

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of four (4) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

**City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**

Counter Hours: M – TH, 8:00 AM – 11:00 AM and 2:00 PM – 6:00 PM

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is \$ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.

FID 5 **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 6 **Access Road Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 7 **Fire Apparatus Access Gates (8.04.260 PSMC):** Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.

FID 8 **Fire Department Access:** Fire Department Access Roads shall be provided and maintained in accordance with (Sections 503 CFC)

- **Minimum Access Road Dimensions:**

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a minimum width of 24 feet is required for this

project, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.

2. Roads must be 30 feet wide when parking is not allowed on only one side of the roadway.
3. Roads must be 40 feet wide when parking is not restricted.

FID 9 **Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet except for approved security gates in accordance with Section 503.6 and an unobstructed vertical clearance of not less than 13 feet 6 inches.

FID 10 **Premises Identification (505.1):** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for R-3 occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public* way, a monument, pole or other sign or means shall be used to identify the structure.

FID 11 **Fire Personnel Access Requirements:** Provide fire personnel 4 ft. access gates and minimum 4 ft. clearance around entire house. A gate will be required on the west side of the residence at the front of the structure for fire personnel access.

FID 12 **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.

FID 13 **Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315):** Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes

all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.

- FID 14 **Additional Residential Smoke Alarm Requirements (NFPA 72: 29.5.1.3):** Where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1,000 Sq. Ft., the additional requirements are that all points on the ceiling shall have:
- a. A smoke alarm within a distance of 30 ft travel distance or
 - b. An equivalent of one smoke alarm per 500 Sq. Ft. of floor area.

One smoke alarm per 500 Sq. Ft. is evaluated by dividing the total interior square footage of floor area per level by 500 Sq. Ft.

- FID 15 **Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3):** Carbon monoxide alarms or detectors shall be installed as follows:
- (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
 - (3) Other locations where required by applicable laws, codes, or standards

Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

- FID 16 **Audible Residential Water Flow Alarms (CFC 903.4.2):** An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.

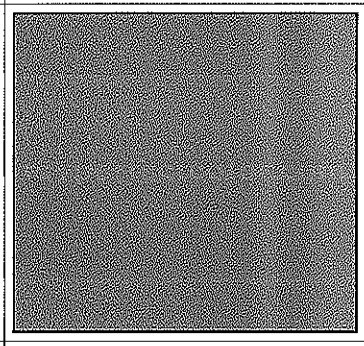
END OF CONDITIONS

A CUSTOM RESIDENCE FOR **CONRAD & JUDY GARVEY**

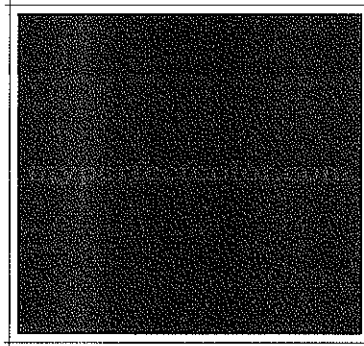
PALM SPRINGS, CA

COLOR SAMPLE EXHIBIT BOARD

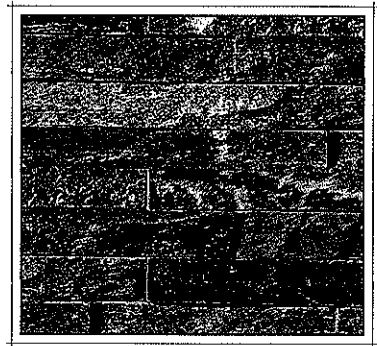
◦ EXTERIOR PAINT (BODY)
DUNN-EDWARDS PAINTS
DE6207 EGYPTIAN SAND
LRV 40



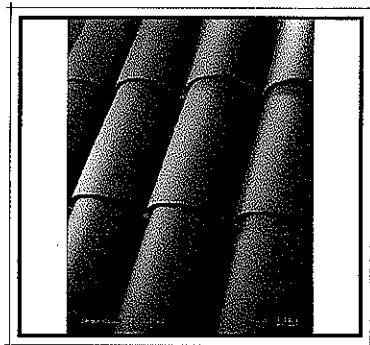
◦ EXTERIOR PAINT (TRIM-ACCENT)
DUNN-EDWARDS PAINTS
DE6209 ROCK n OAK
LRV 19



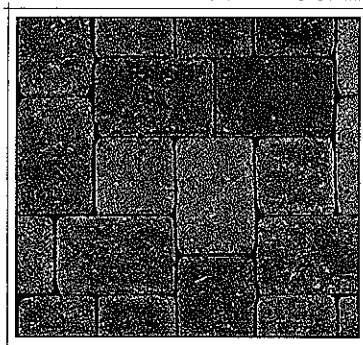
◦ STONE VENEER
PREMIER STONE
LEDGE
SMOKEY MOUNTAIN



◦ TILE
USTILE
OLD WORLD #3
SRI-32



◦ EXTERIOR PAVING
ANGELUS PAVING STONES
TUMBLED BLENDED
CREAM/BROWN/CHARCOAL



CHARLES D. GARLAND
ARCHITECT

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DESIGN PRINCIPAL

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E-MAIL : gls@glсарchitecture.com

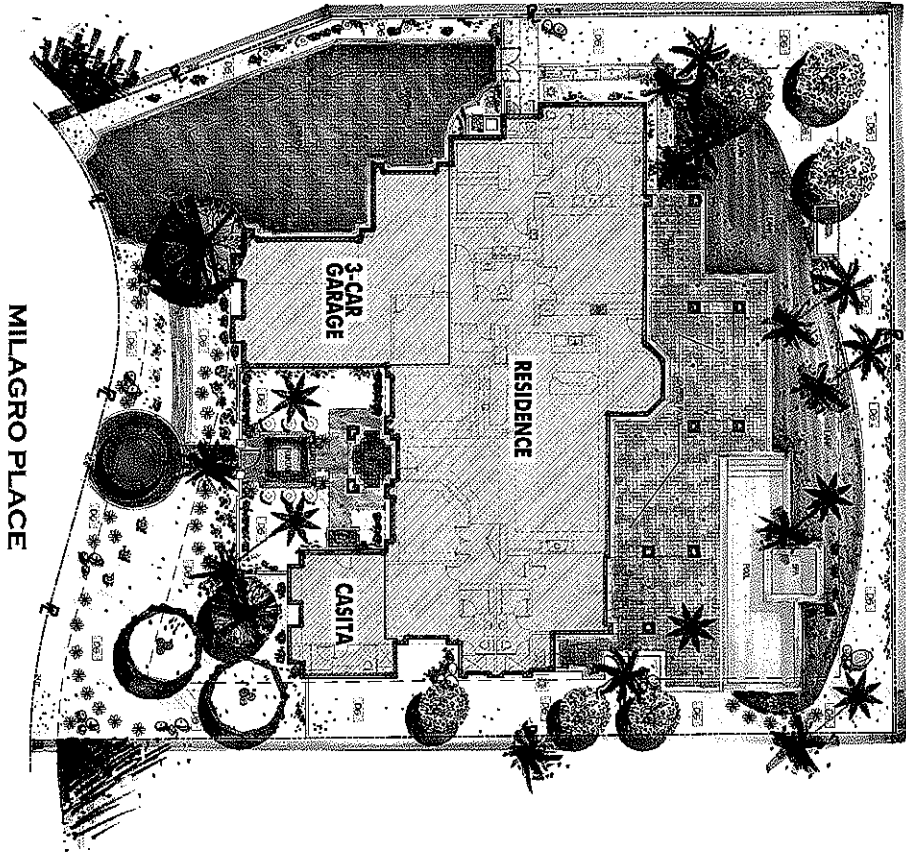


OWNER

CONRAD & JUDY GARVEY
2954 ZAMORA CT.
PALM SPRINGS, CA 92264

707 MILAGRO PLACE AT
THE ESTANCIAS
PALM SPRINGS, CA 92264
APN. 512-320-003 LOT #3

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	CITRUS SPECIES	LEMON ORANGE LIME ETC	3/8 BOX	6
	WASHINGTON HIBISCUS	MEXICAN HAWAIIAN HIBISCUS	15-20" HT.	4
	PINK FLOUTER	DATE PALM	15-20" HT.	5
	SCHRUBBIA	CAJONIA SPERMATOPHYTES	3/8 BOX	2
	PRODRIS QUANDULA	HONEY MESQUITE	3/8 BOX	2
	PANDORA ACERATA	PAVO BIRD	3/8 BOX	1
	SHRUB	SHRUB	5 GAL.	6
	ROSA SP.	ROSE	5 GAL.	6
	LANTANA OLYMPIA	LANTANA GOLD	1 GAL.	48
	LANTANA SP.	LANTANA PURPLE	1 GAL.	18
	AGAVE AMERIKANA	CENTURY PLANT	5 GAL.	32
	EUCALYPTUS SP.	PROCANUTELLA	15 GAL.	33
	ROCKY ROCK	ROCKY ROCK		



MILAGRO PLACE

LANDSCAPE PLAN

L1

SHEET TITLE
 LANDSCAPE PLAN
 PROJECT NO.
 DATE
 DESIGNER
 CHECKED
 APPROVED
 SCALE
 1/8" = 1'-0"

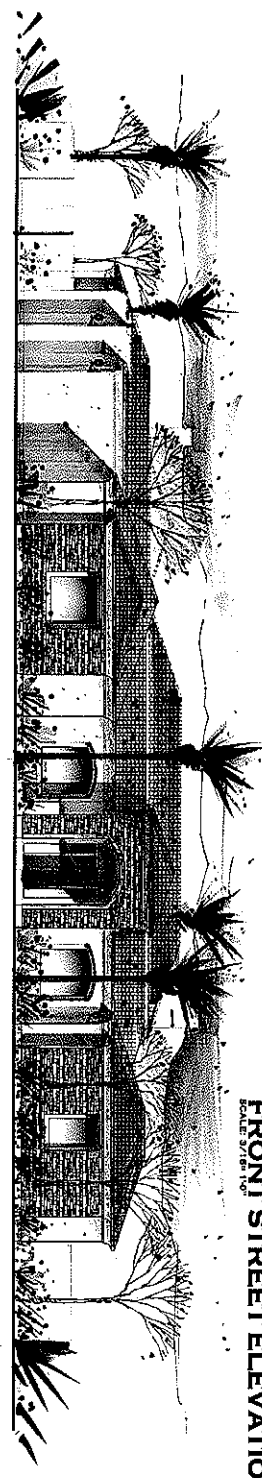
A CUSTOM RESIDENCE FOR
CONRAD & JUDY GARVEY
 LOT #3 MILAGRO PLACE AT THE ESTANCIAS PALM SPRINGS, CA 92262



CONRAD & JUDY GARVEY
 LANDSCAPE ARCHITECTS
 1000 N. MILAGRO PLACE
 PALM SPRINGS, CA 92262
 (951) 485-1111



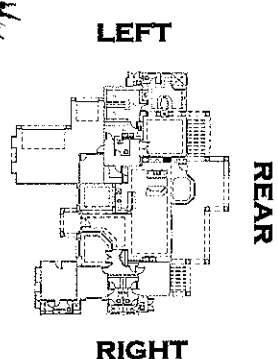
FRONT STREET ELEVATION
SCALE 3/16" = 1'-0"



FRONT ELEVATION
SCALE 3/16" = 1'-0"



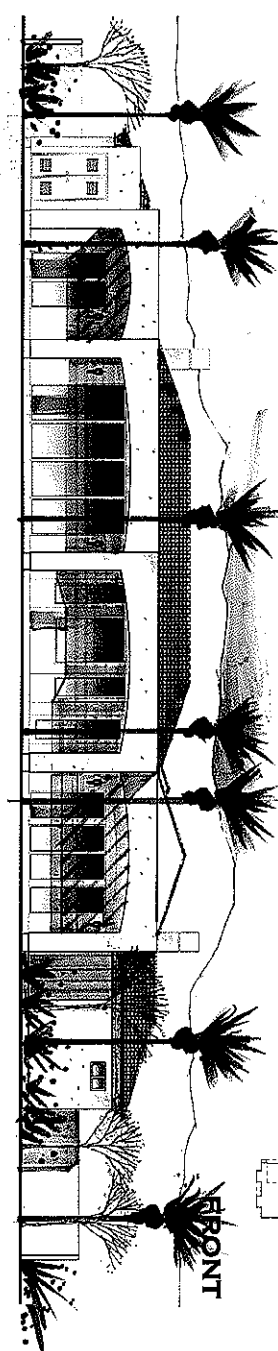
RIGHT ELEVATION
SCALE 3/16" = 1'-0"



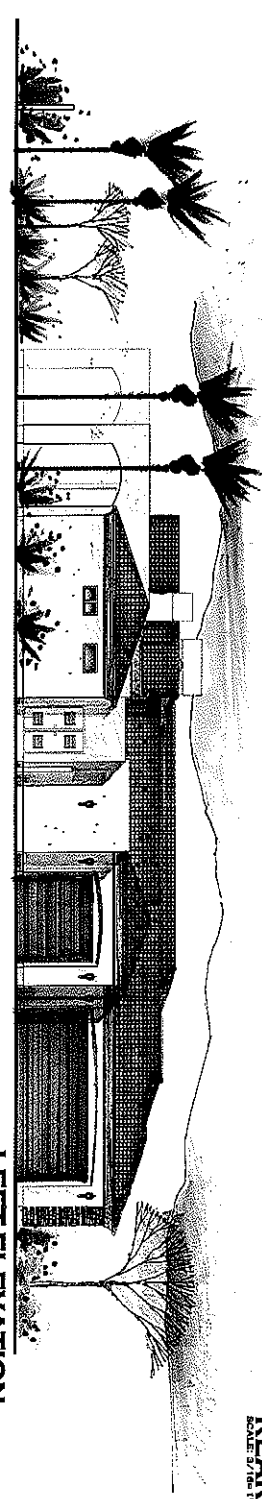
LEFT

REAR

RIGHT



REAR ELEVATION
SCALE 3/16" = 1'-0"



LEFT ELEVATION
SCALE 3/16" = 1'-0"