



Planning Commission Staff Report

Date: May 23, 2012

Case No.: 5.0845 PDD 262 – AMEND

Application Type: Final Planned Development Plan Amendment

Location: Estancias – 500 Acanto Way

Applicant: Far West Industries

Zone: R-1-B / PDD 262

General Plan: ER (Estate Residential)

APNs: 512-290-051, 512-320-006, 512-320-007, 512-320-008, 512-320-009, 512-320-011, 512-320-013, 512-320-014, 512-320-015, 512-320-017, 512-320-018, 512-320-019, 512-320-020, 512-320-021 & 512-320-033

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 Far West Industries for the approval of an amendment to a previously approved Final Planned Development District plans for PD 262, commonly known as the Estancias. The amendment includes layout, elevation and landscape changes to the three house plans. These changes will apply to 15 vacant lots within the 48-lot 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 of single-family residential

units and adequate open space within the subdivision with variations to architectural designs and to certain development standards.

RECOMMENDATION

That the Planning Commission approve the proposed amendment to the Final Development Plans of Planned Development District 262, Case No. 5.0845, subject to the AAC recommended conditions and all other previous Conditions of Approval.

PRIOR ACTIONS

On March 26, 2012, the Architectural Advisory Committee (AAC) reviewed the architectural designs for the proposed amendment and restudied the proposal with the following comments:

1. Provide re-articulation of facades showing more dimensional relief;
2. Supply complete elevations showing building heights and materials;
3. Provide site sections that include side yard setbacks;
4. Recommend relocation of pool equipment out of front yard area;
5. Provide rear yard wall / fence typicals for fairway lots;
6. No full height block walls at rear yard fairway lots;
7. Provide curb location relative to property line;
8. Restudy lower height of front yard wall or locate outside of setback;
9. Consider providing 3-dimensional drawings of homes with shadowing, perspectives, etc.;
10. Need dimensions on drawings of wall heights (Plan 2E was referenced at meeting).

On May 7, 2012, the AAC reviewed the revised proposal and by a vote of 7-0 recommended approval subject to the following:

1. Fences / walls along fairway to conform to Zoning Code height requirements;
2. Lot Nos. 6, 7, 8 & 9 shall not have a Plan 3A.

See AAC Recommendation further below for the applicant's response to the above conditions.

BACKGROUND AND SETTING

The Estancia project consists of forty-eight detached single-family residential units, including associated on and off-site improvements, on approximately 25 acres at 500 Acanto Way. As of today, the subdivision has fourteen homes completed and three homes under construction. The applicant is proposing to develop fifteen of the vacant lots, including:

- Lot 6 – 3210 Estaban Way
- Lot 7 – 3208 Estaban Way
(list continued on next page)

- Lot 8 – 3196 Estaban Way
- Lot 9 – 3184 Estaban Way
- Lot 11 – 708 La Estrella
- Lot 13 – 655 Bella Cara Way
- Lot 14 – 699 Bella Cara Way
- Lot 15 – 739 Bella Cara Way
- Lot 17 – 702 Bella Cara Way
- Lot 18 – 668 Bella Cara Way
- Lot 19 – 626 Bella Cara Way
- Lot 20 – 584 Bella Cara Way
- Lot 30 – 3196 Casa Bonita
- Lot 32 – 3165 Las Brisas Way
- Lot 44 – 3185 Estaban Way



ESTANCIAS

The proposal includes three floor plans with two elevation options – Plan 1 (D, E and E ALT) 2 (D and E) and 3 (A and E). New front yard landscaping is also proposed. There are a total of six color schemes and options between tile and stone veneer. The applicant is requesting approval to develop any of the lots with any of the proposed floor plans, elevation options and color schemes.

The homes range in size from 3,150 to 3,559 square feet (excluding casita, outdoor living and garage areas). Casitas range in size from 326 to 366 square feet in size. Each floor plan includes a three-car garage.

ANALYSIS

Amendment to the Planned Development District:

The Estancia Tract was approved as a 48-lot subdivision including approved architecture. There have also been individual lot owners who have received approval for custom residential homes within the community. Pursuant to Section 94.03.00(G) of the Zoning Code, the applicant has submitted an amendment to the Final Development Plans for PD-262 in order to develop fifteen custom homes.

The properties are zoned R-1-B / PD 262, and are within the Canyon Park Specific Plan (SP-1A). When Preliminary PD-262 was approved, certain modifications of the R-1-B Zone development standards were allowed, including a twenty-foot front yard setback for casitas (25 foot front yard normally required) and a 22-foot building height maximum (18 foot maximum height normally required).

The proposed project meets these standards and will meet the remaining development standard requirements of PD-262 / R-1-B Zone, with the exception of two requests. The applicant is seeking relief from the following Zoning Code standards:

1. Section 92.01.01(B)(6) *Building Envelope*
2. Section 93.02.00(E)(5) *Wall Height* (for lots that back up to a fairway)

Building Envelope: The applicant is requesting that portions of roofs near the setback lines be permitted to project into the building envelope. The overall height of the homes will be lower than the maximum allowed height of twenty-two feet. The Zoning Code states,

Buildings shall not exceed one (1) story and twelve (12) feet in height at the minimum setback. From the minimum setback, the height may be allowed to increase along a plane which has a slope of 4:12, until a building height of eighteen (18) feet is attained. Gable ends, dormers and front entrance treatments, not exceeding fifteen (15) feet in height, may encroach past the building envelope limits.

The following chart shows the worst case scenario projection for building height of all homes on the smallest lot owned by the applicant:

Floor Plan	Building Height Maximum	Vertical Projection Amount (Near Setback)			
		Front Setback	Side Setback	Rear Setback	Rear Setback for Fairway Lots (Lots 17, 18, 19 & 20)
1D	16'-2"	0	9"	2'-3"	5'-3"
1E	16'-2"	0	9"	2'-3"	5'-3"
1E ALT	16'-2"	0	9"	3'-7"	5'-3"
2D	16'-1"	0	3'-9"	2'-5"	4'-1"
2E	16'-1"	1'-6"	3'-9"	2'-5"	4'-1"
3A	20'-5"	0'-3"	3'-2"	1'-4"	2'-1"
3E	18'-4"	1'-11"	3'-5"	1'-4"	2'-1"

P L A N N E D D E V E L O P M E N T D I S T R I C T

The applicant has provided photographs of other homes in the subdivision that have been granted relief from the building envelope in the past.

Wall Height: The applicant is proposing that the rear wall heights for the lots backing up to the existing fairway (Lots 17-20) be allowed a barrier of six feet in height. The Zoning Code requires that any rear wall or fence adjacent to a fairway shall not exceed four and one-half feet in height within twenty feet of the rear property line. Five foot high walls within twenty feet of the rear property have been approved for rear yard pools on a case-by-case basis as Building and Safety standards require such heights. The applicant is seeking approval for a six foot high combination wall consisting of three feet of wrought iron on top of three feet of stucco block (detail is attached to this report).

AAC Recommendation: As stated earlier, the AAC reviewed the proposed project on two occasions. On May 7, 2012, the Committee recommended approval subject to (1) fences / walls along the fairway lots conforming to Zoning Code height requirements and (2) Plan 3A not being built on Lot Nos. 6, 7, 8, 9 & 15.

In response to the AAC's first requirement, the applicant requests that the proposed rear perimeter walls for the fairway lots be allowed at six feet in height and notes that the adjacent fairway lot (Lot 21 – 542 Bella Cara Way) has a similar wall that is six feet in height.

In response to the AAC's second recommendation, the applicant may be submitting additional materials after the writing of this report to request that the Commission reject this AAC requirement.

The draft resolution attached to this report grants relief to the building envelope standards, but requires that the applicant comply with both of the AAC's recommendations regarding wall height and site planning. Should the Commission decide to reject one or both of the recommendations, the draft resolution will be modified as necessary.

REQUIRED FINDINGS

Pursuant to Section 94.03.00(G) of the Zoning Code, the final development plans 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 consist of non-discrete shapes and forms. Custom colors and materials will be selected

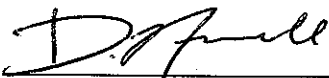
for each home. All homes will have a three car garage which is common in this community. The proposed front yard landscape will be similar to other desert landscapes in the community. Therefore, the minor architectural and site changes do not affect the intent of the PD.

ENVIRONMENTAL ASSESSMENT

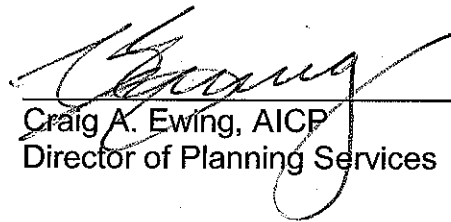
Pursuant to the California Environmental Quality Act (CEQA) Guidelines, a Mitigated Negative Declaration (MND) was previously adopted by the City Council on October 4, 2000 for the Estancia development. Pursuant to Section 15162 of the California Environmental Act (CEQA), the preparation of additional 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.

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



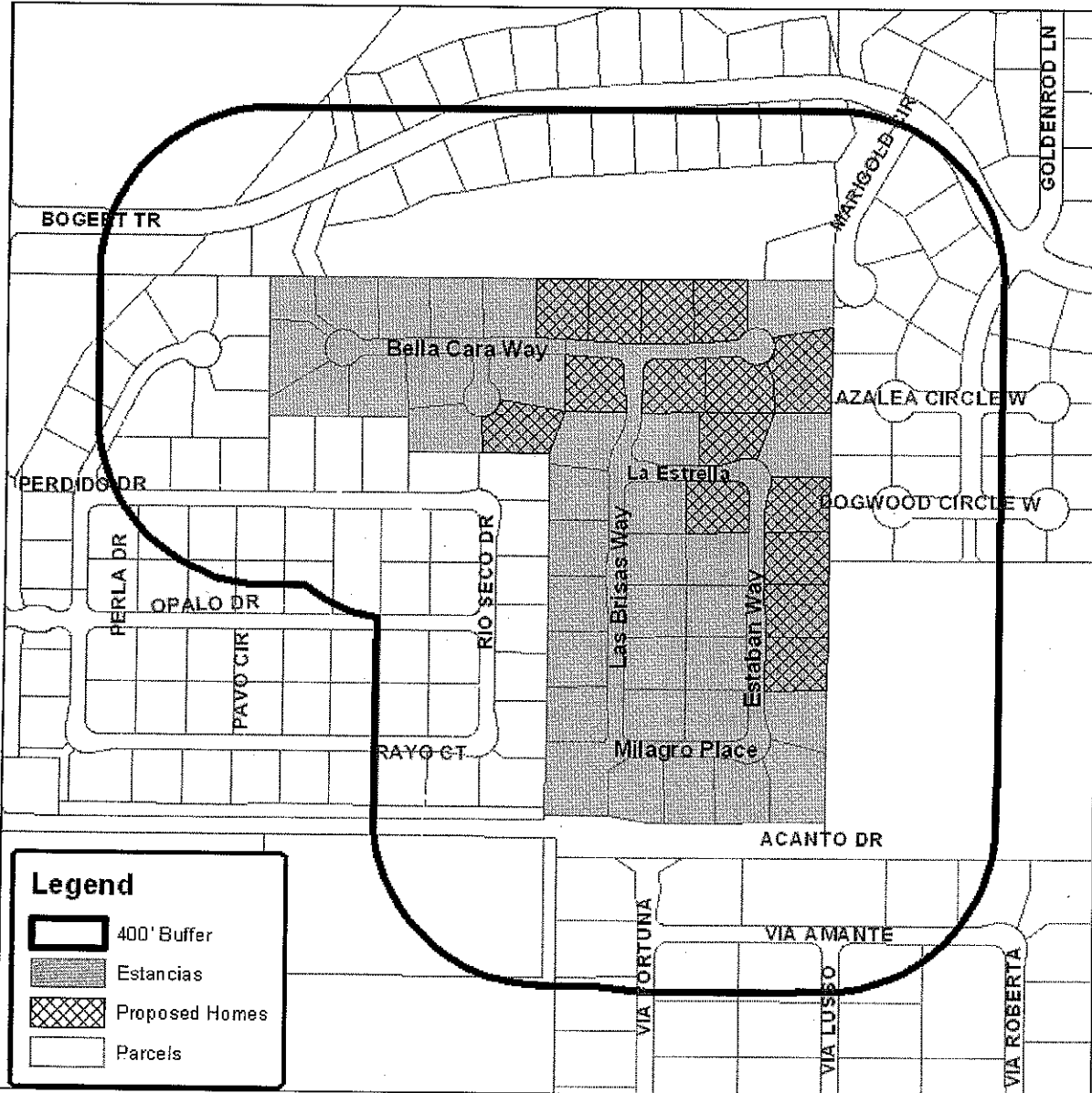
Craig A. Ewing, AICP
Director of Planning Services

ATTACHMENTS:

1. Vicinity Map
2. Draft Resolution
3. Overall site plan
4. Site photographs
5. Elevation plans
6. Perspectives
7. Floor and roof plans
8. Building envelope shown with proposed homes
9. Rear perimeter wall details for fairway lots



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 5.0845 PD-262 Final PD
AMEND

APPLICANT: Far West Industries

DESCRIPTION: Request to amend a previously approved Final Development plans for 15 single-family residences within the 48-lot Estancias subdivision located at 500 Acanto Drive, Zone R-1-B, Section 35. (DN)

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 5.0845-PDD 262-AMEND, AN AMENDMENT TO PREVIOUSLY APPROVED FINAL PLANNED DEVELOPMENT PLANS FOR FIFTEEN VACANT LOTS WITHIN THE ESTANCIA DEVELOPMENT LOCATED AT 500 ACANTO WAY.

WHEREAS, Far West Industries ("Applicant") has filed an application to amend the Final Development Plans of PD 262, Case No. 5.0845, involving modifications to the designs and architecture of single-family residences located within the Estancia development located at 500 Acanto Way, Zone R-1-B / PDD 262, 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 May 23, 2012, a public meeting on Case No. 5.0845 PDD 262-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 October 4, 2000 for the Estancia 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 consist of non-discrete shapes and forms. Custom colors and materials will be selected for each home. All homes will have a three car garage which is common in this community. The proposed front yard landscape will be similar to other desert landscapes in the community. 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. 5.0845 PDD 262 – AMEND, subject to all Conditions set forth in Exhibit A of City Council Resolution 19917, and the following:

1. The applicant shall reduce the rear wall / fence height of Lot Nos. 17, 18, 19 and 20 to conform to the code requirements of Section 93.02.00 of the Zoning Code and the Building & Safety standards.
2. Plan 3A shall not be constructed on Lot Nos. 6, 7, 8, 9 and 15.

ADOPTED this 23rd day of May 2012.

AYES:

NOES:

ABSENT:

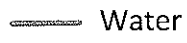
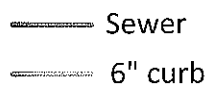
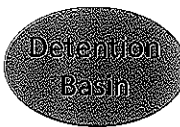
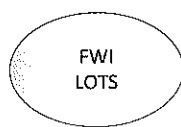
ABSTENTIONS:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

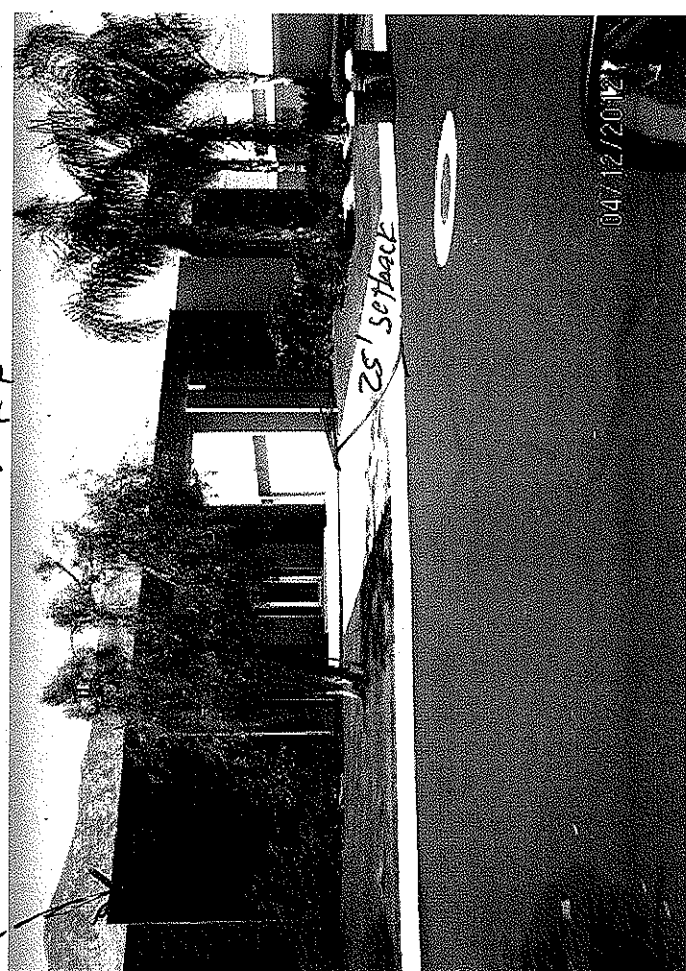
Craig A. Ewing, AICP
Director of Planning Services

ESTANCIAS

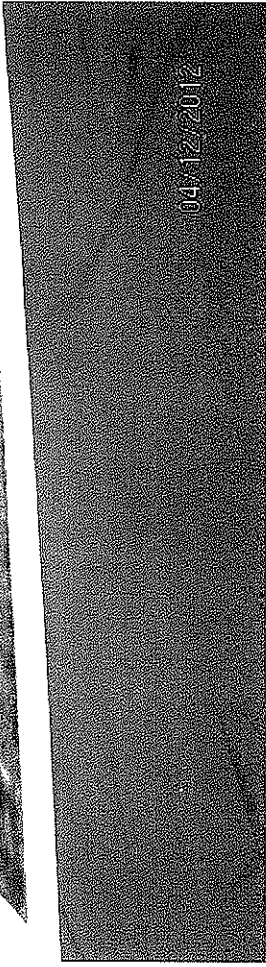
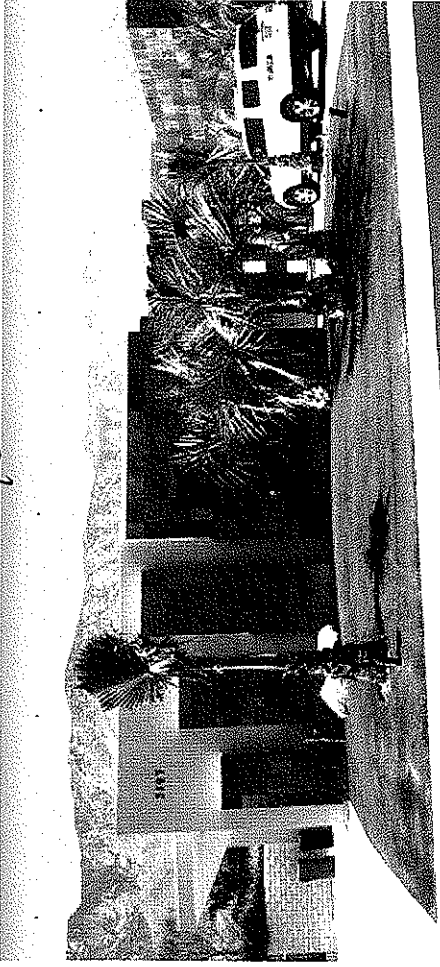


18' + 9" 11

Lot 4 ~~6~~ 6

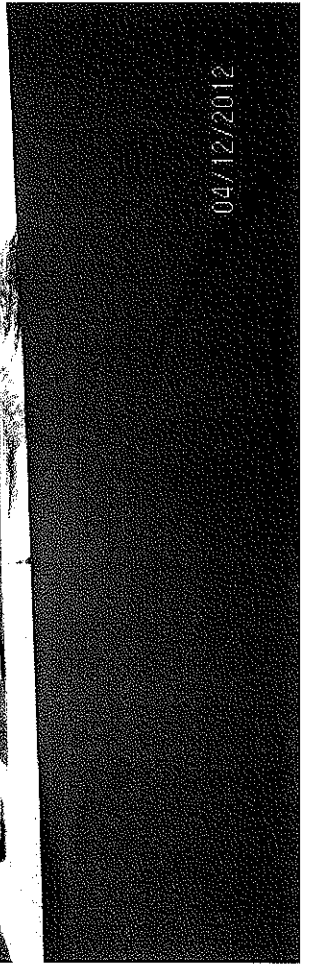


Lot 45



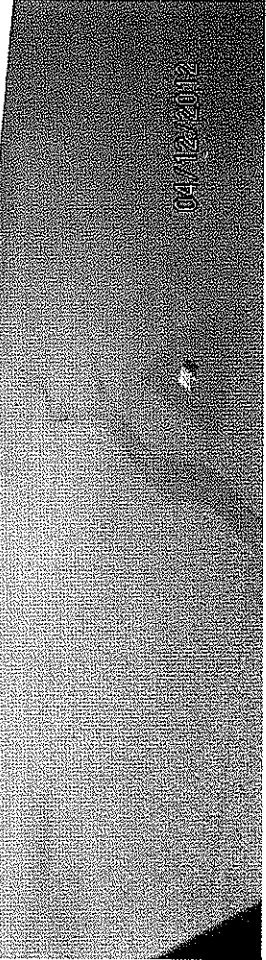
04/12/2012

45



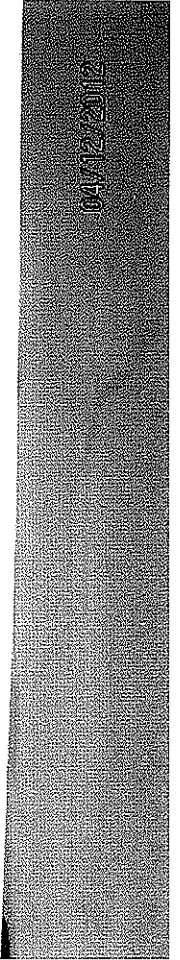
04/12/2012

Lot 44



04/12/2012

44

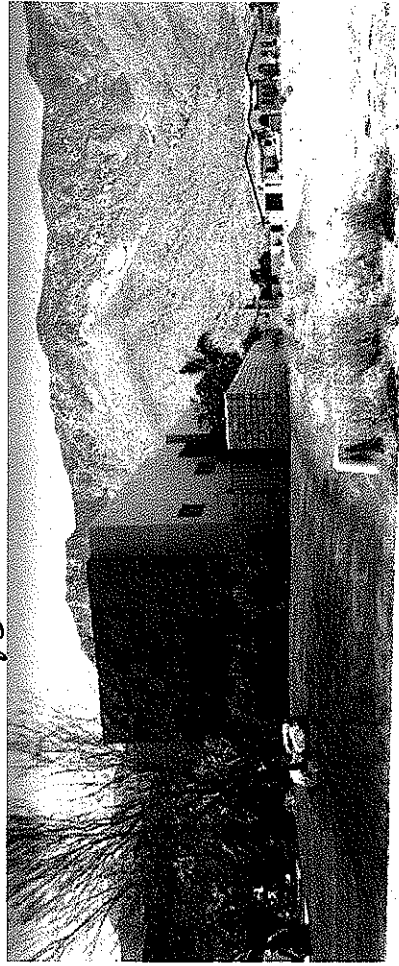


04/12/2012

45

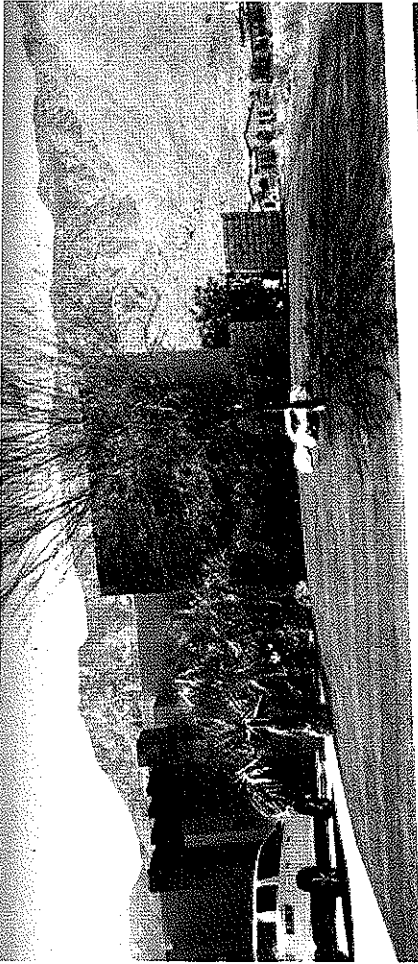


45



04/12/2012

45



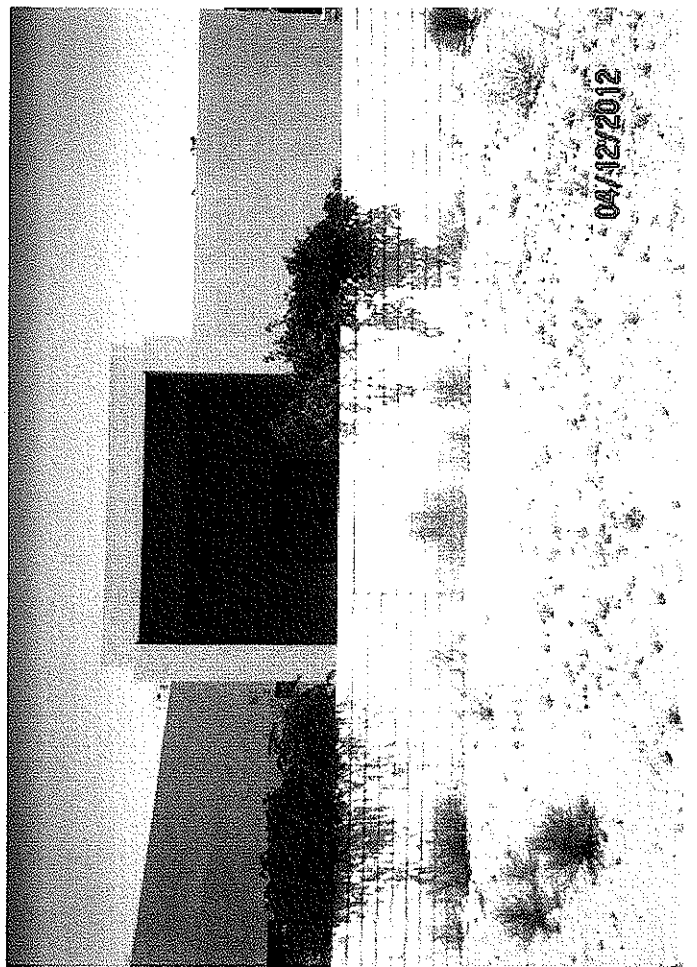
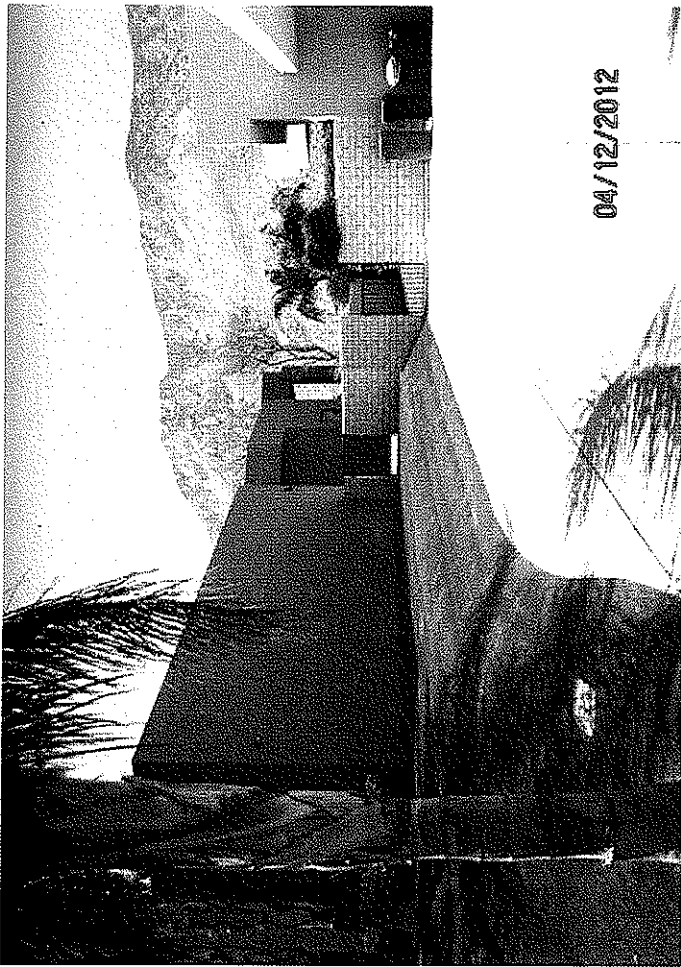
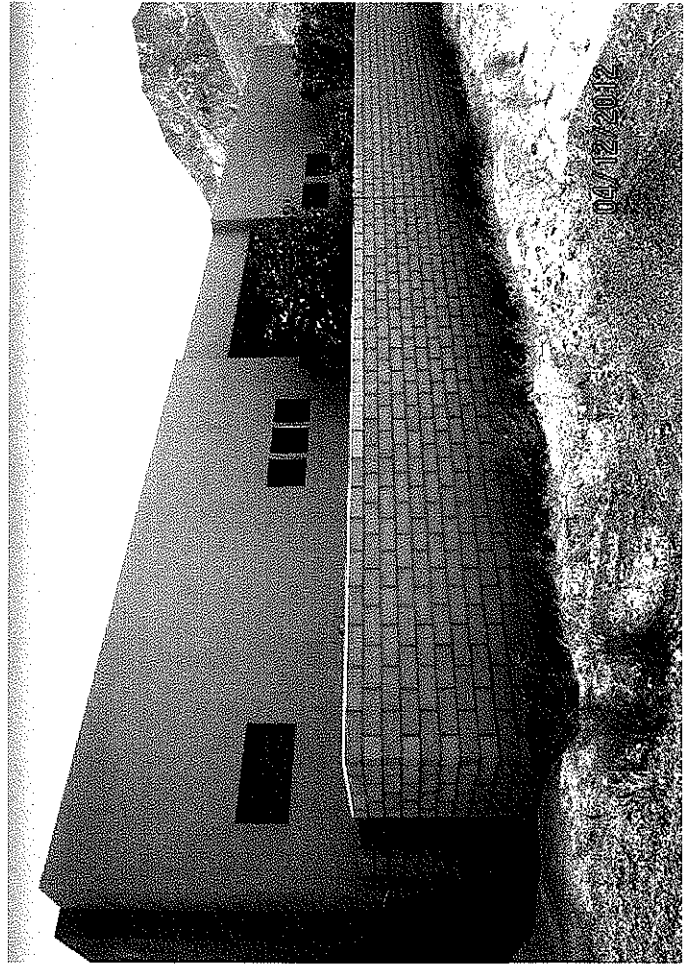
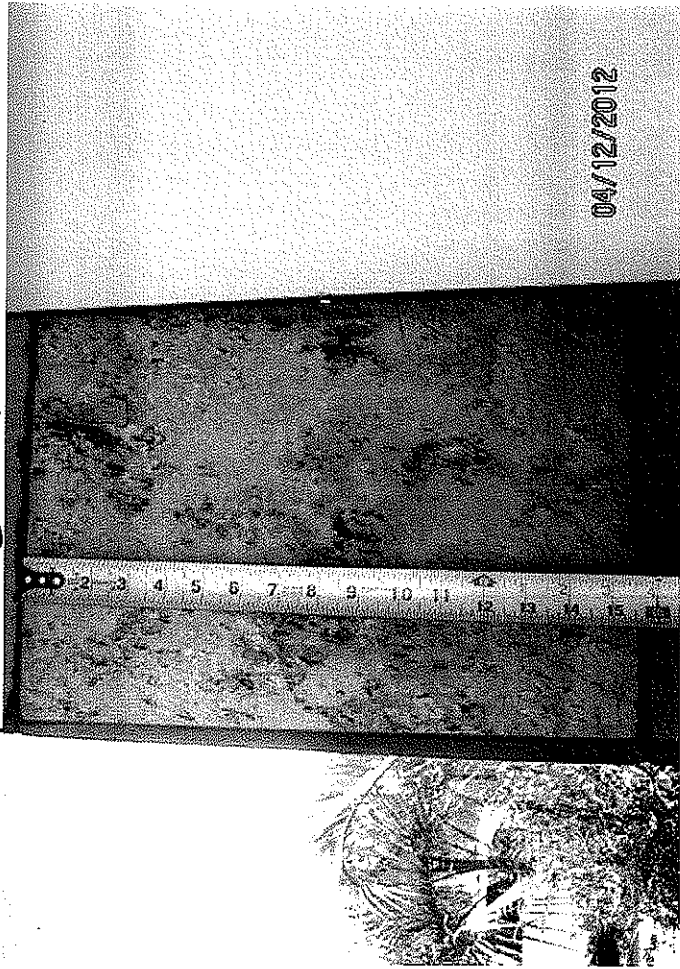
04/12/2012

45

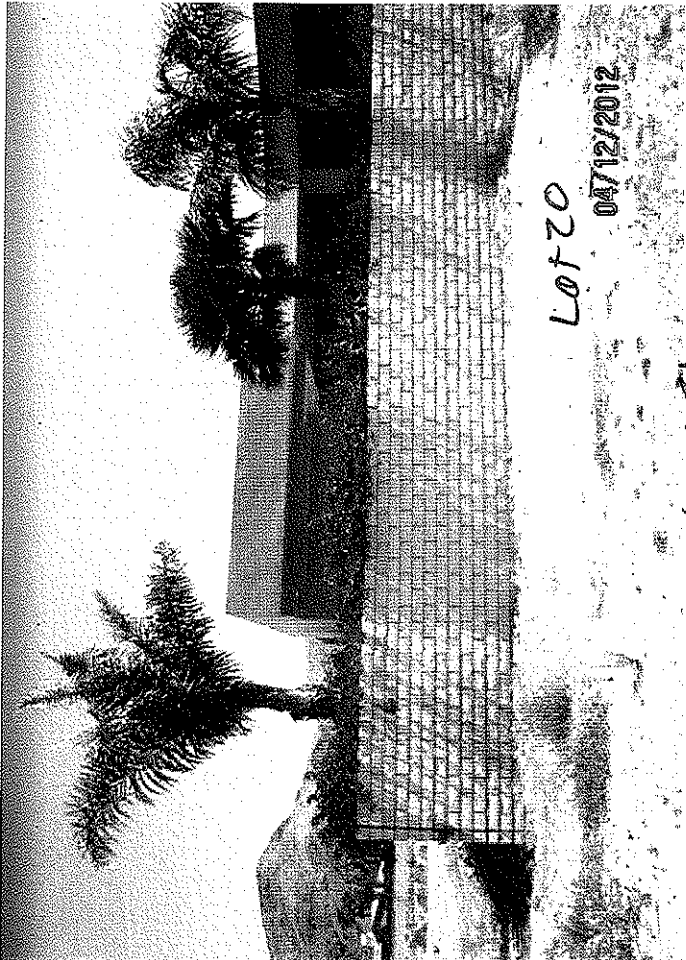


04/12/2012

Lot 45 each tile is 16"



side of Lot 21



Lot 20
04/12/2012



Lot 20
04/12/2012

side of Lot 45 is 18' tall at 25' front yard setback.

(each side is 18')



04/12/2012

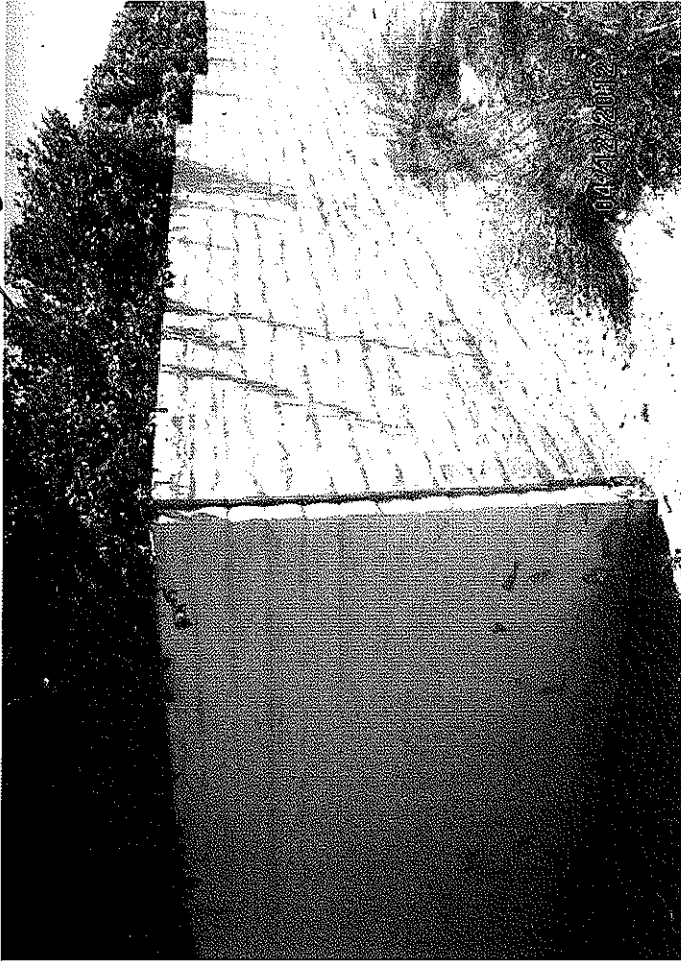
18' tall

25'

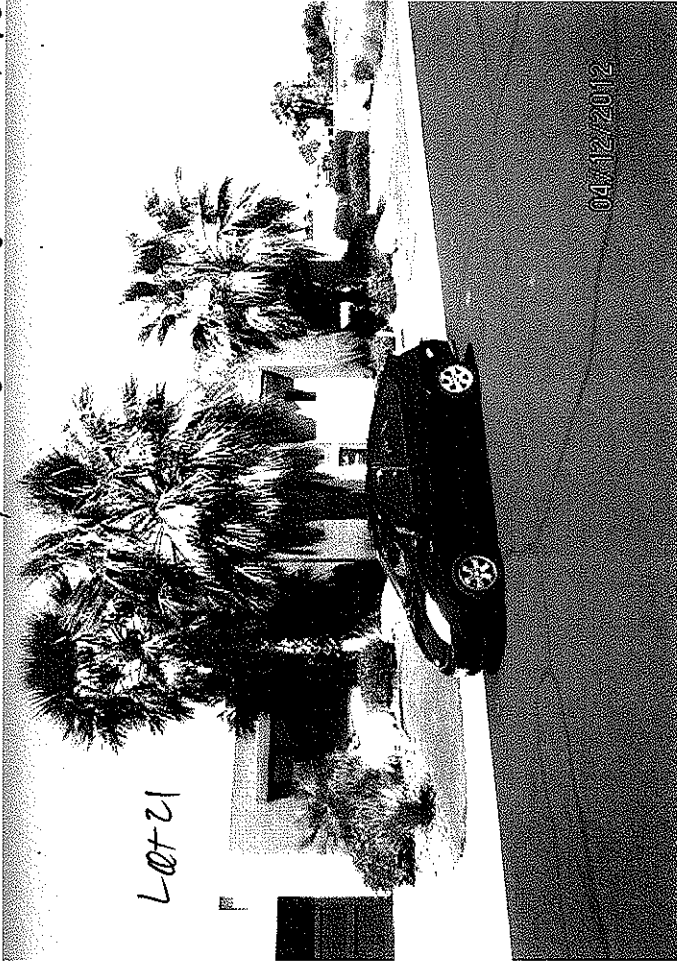


04/12/2012

6' tall

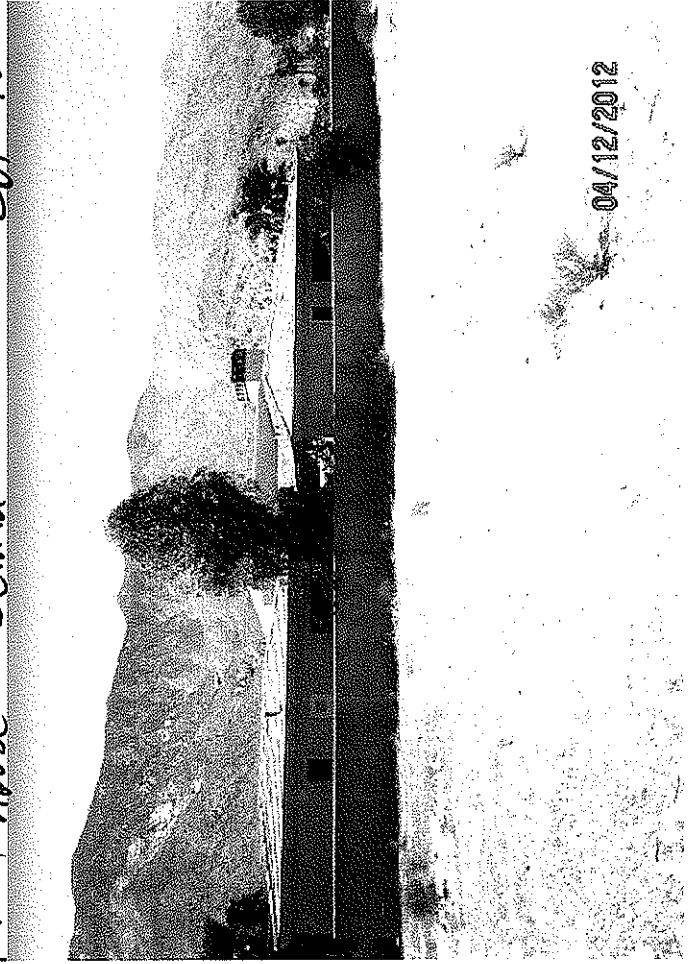
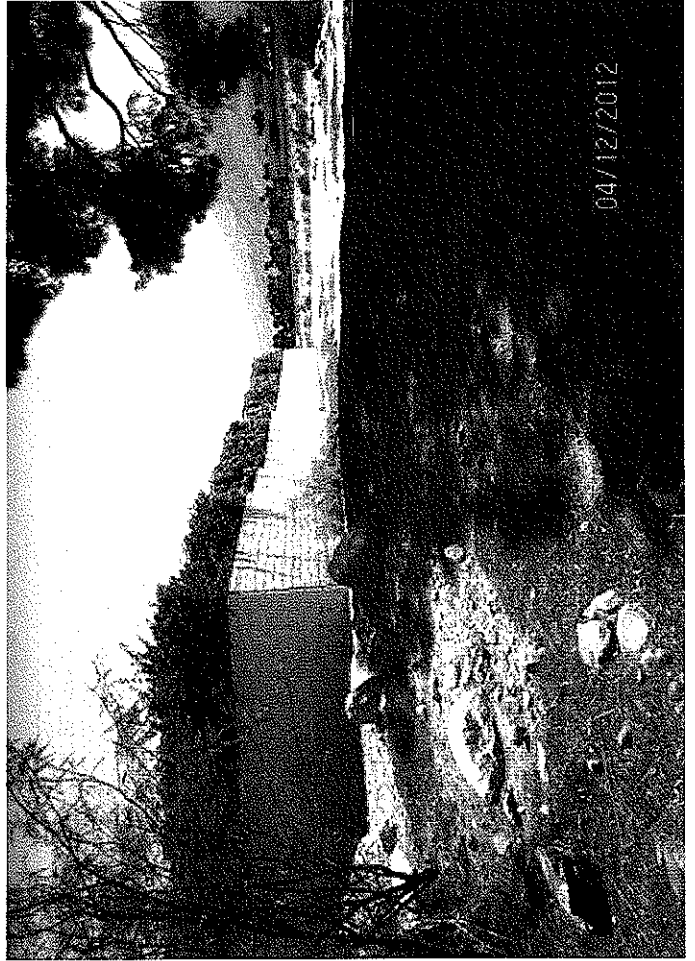


wall at fairway house behind lot 16



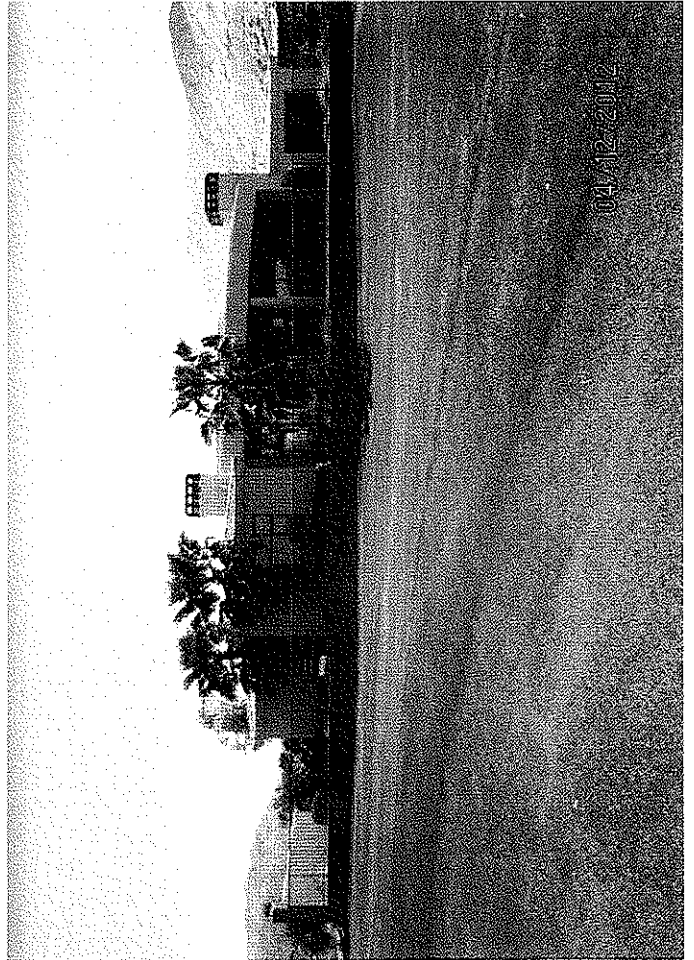
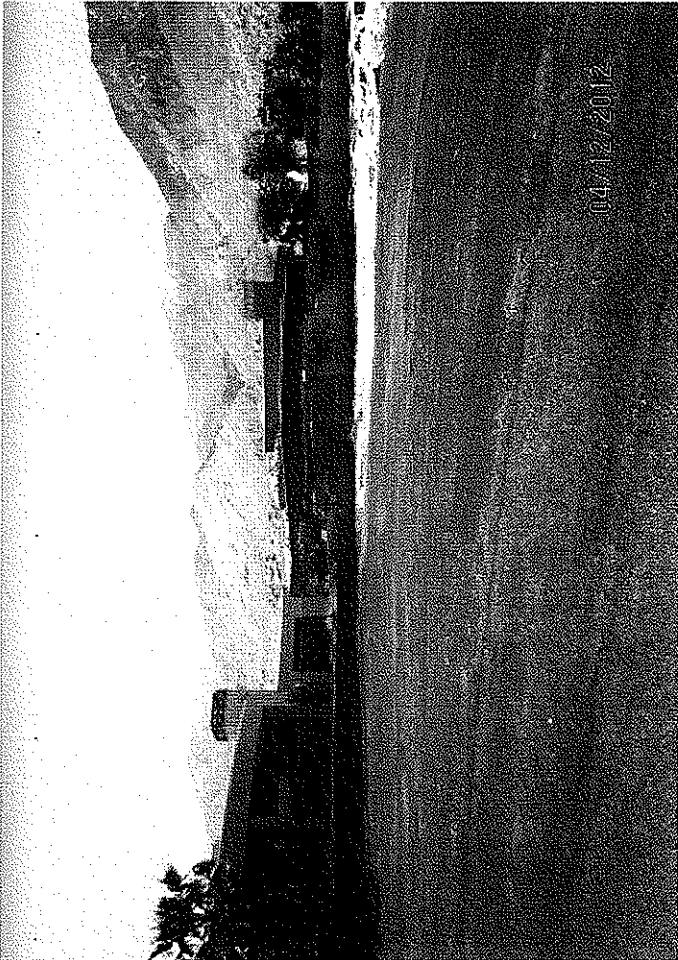
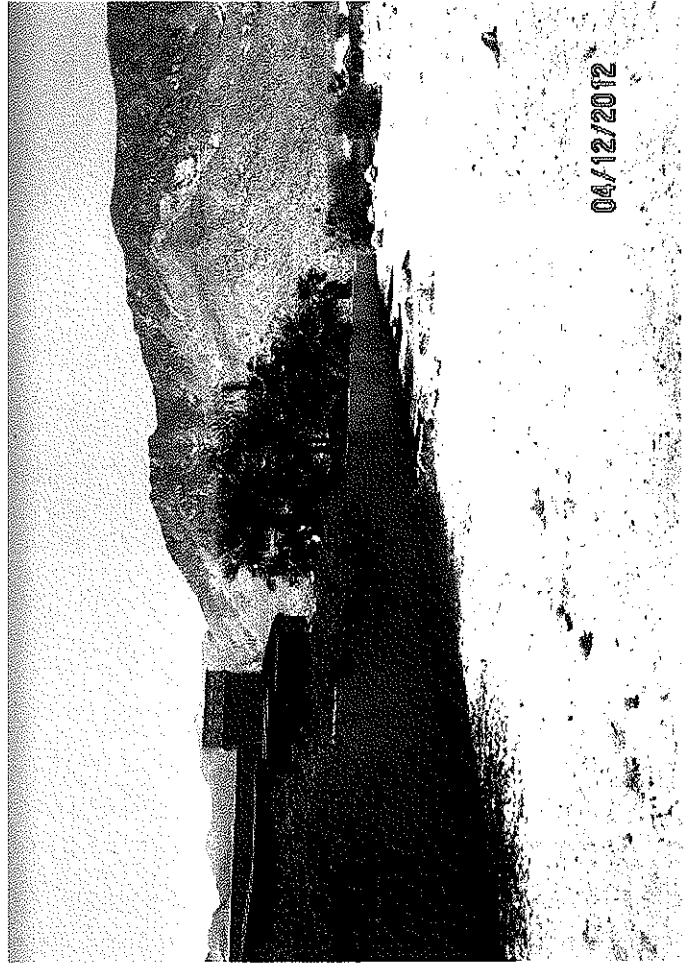
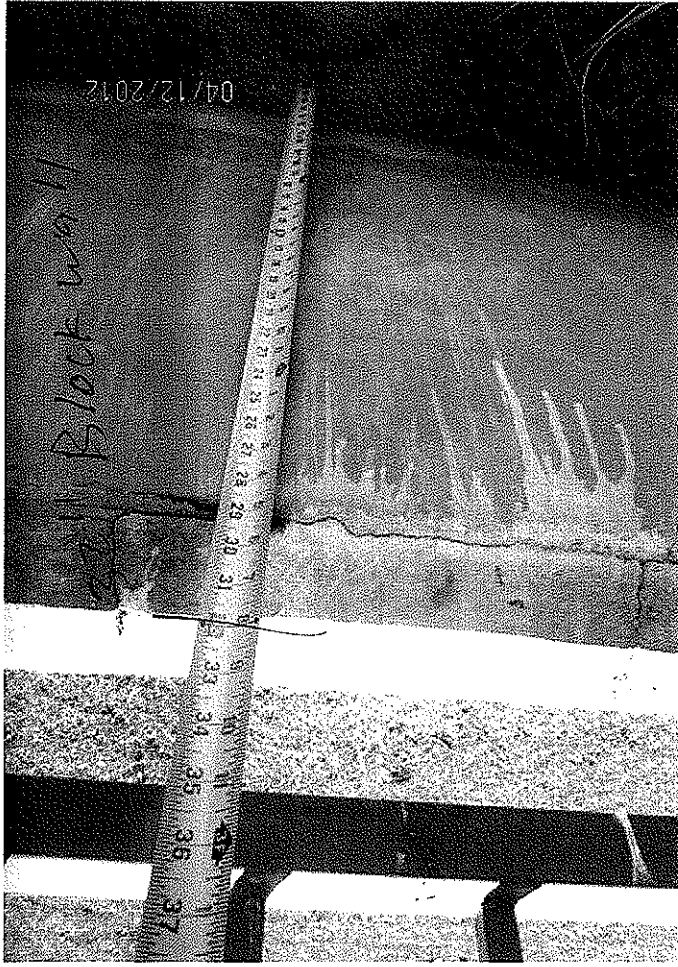
Lot 21

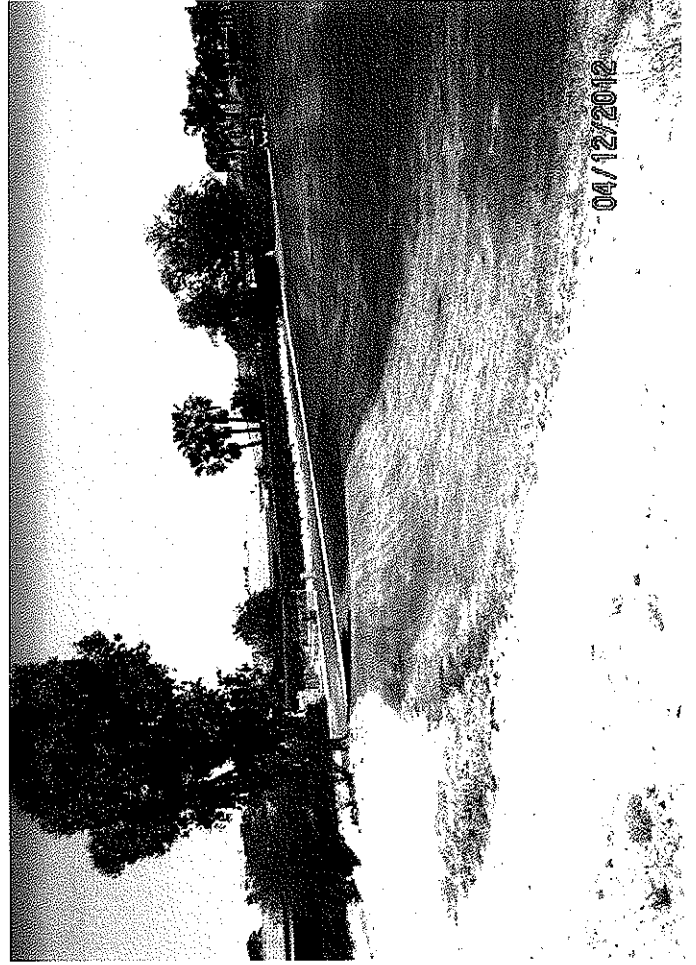
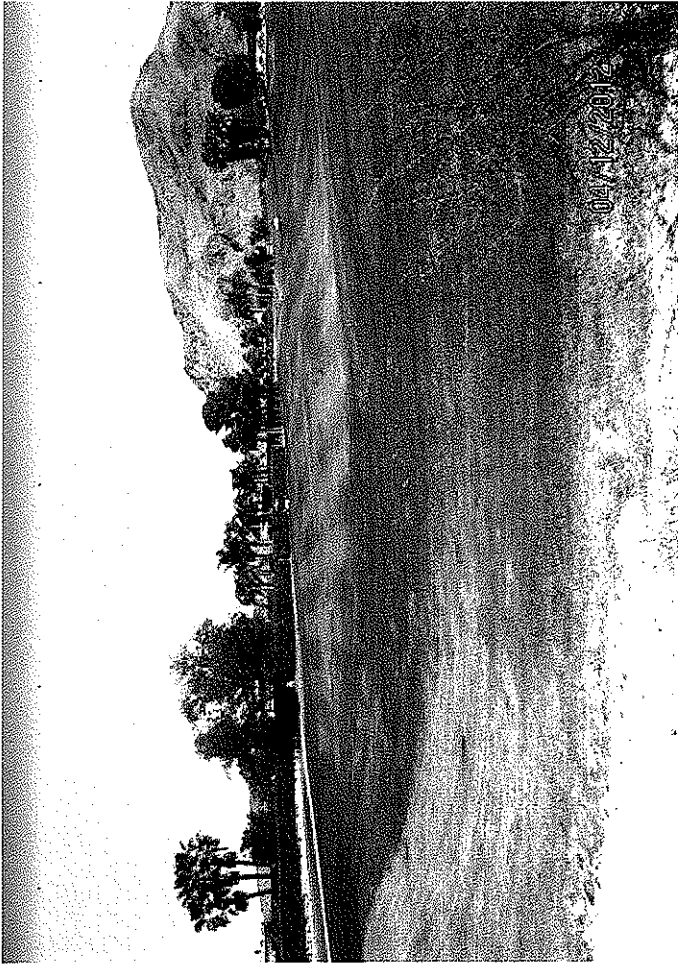
Fairway house Behind Lot - 16



04/12/2012

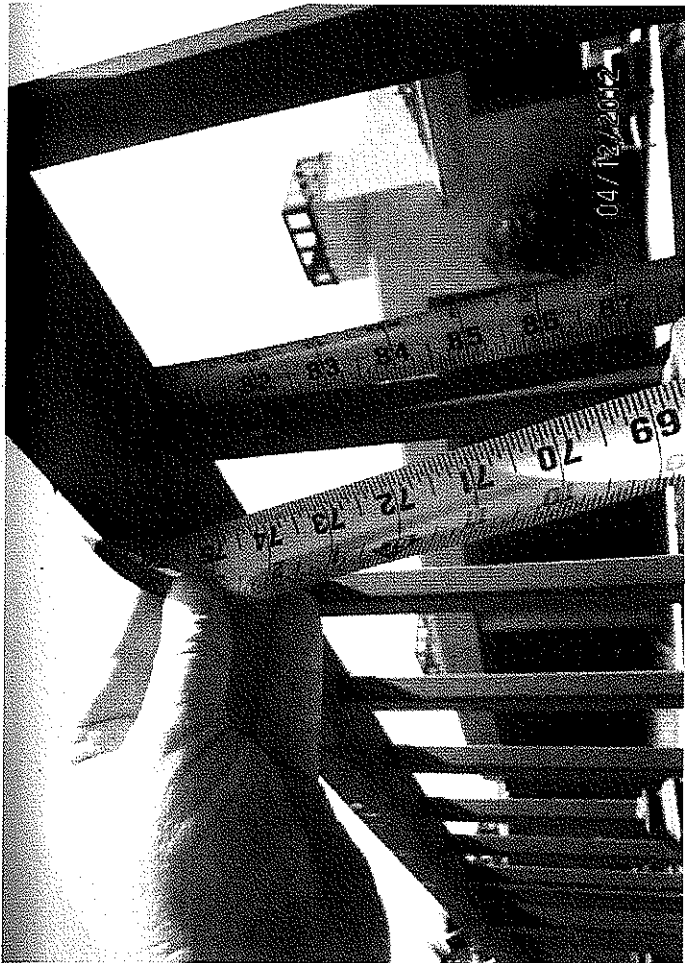
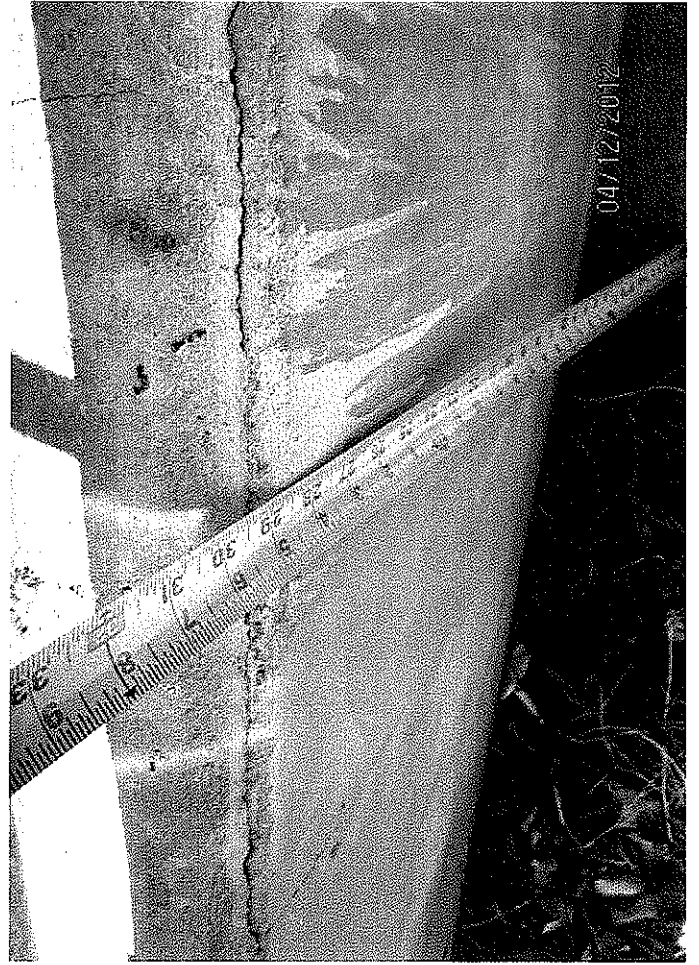
lot 21 Rear



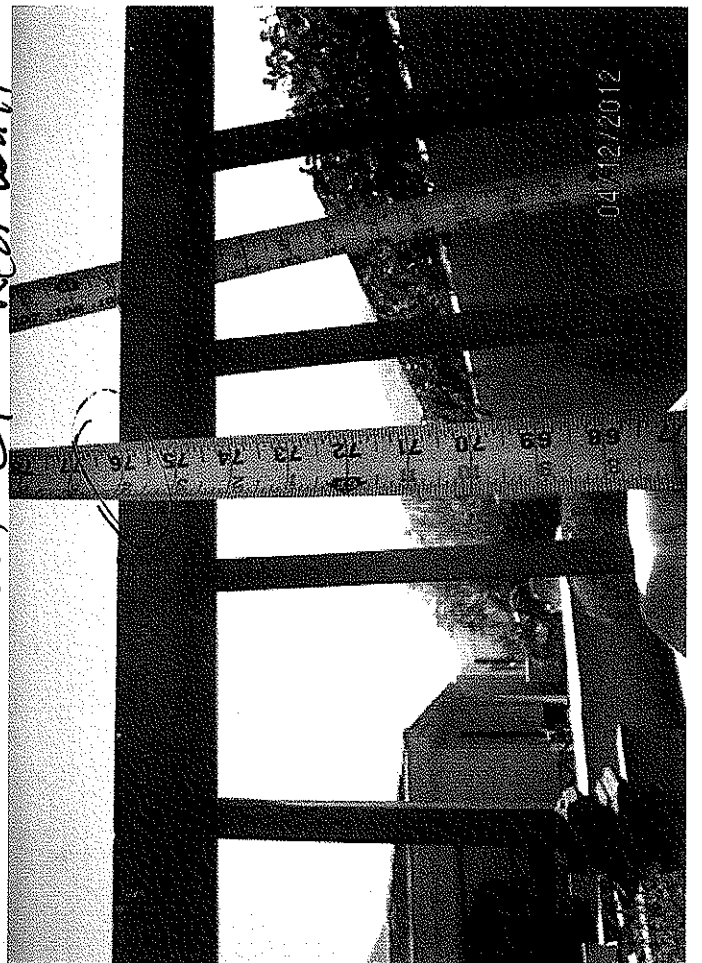


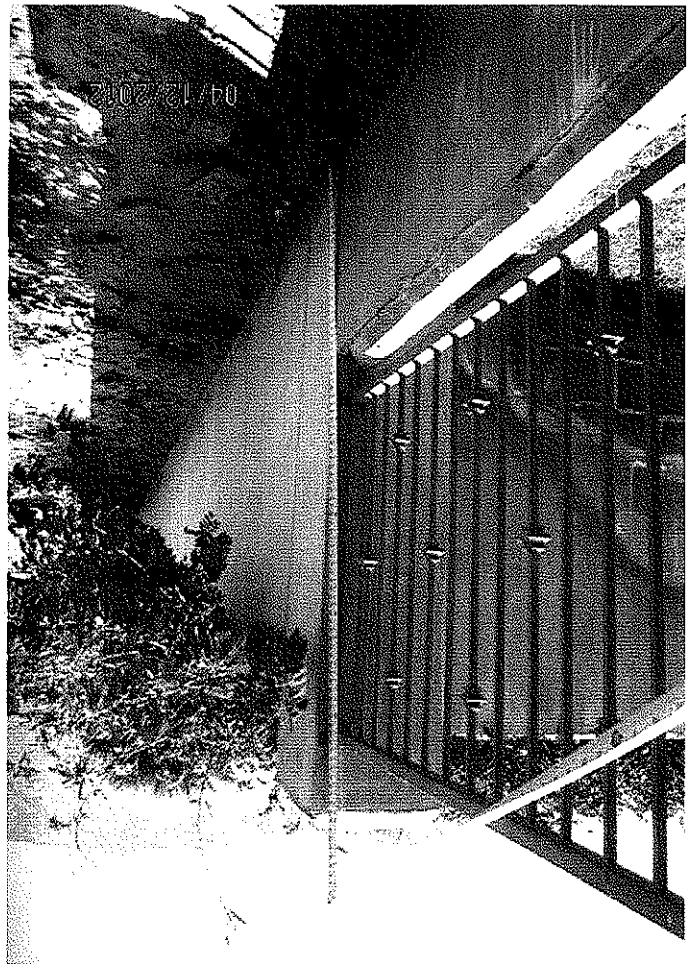
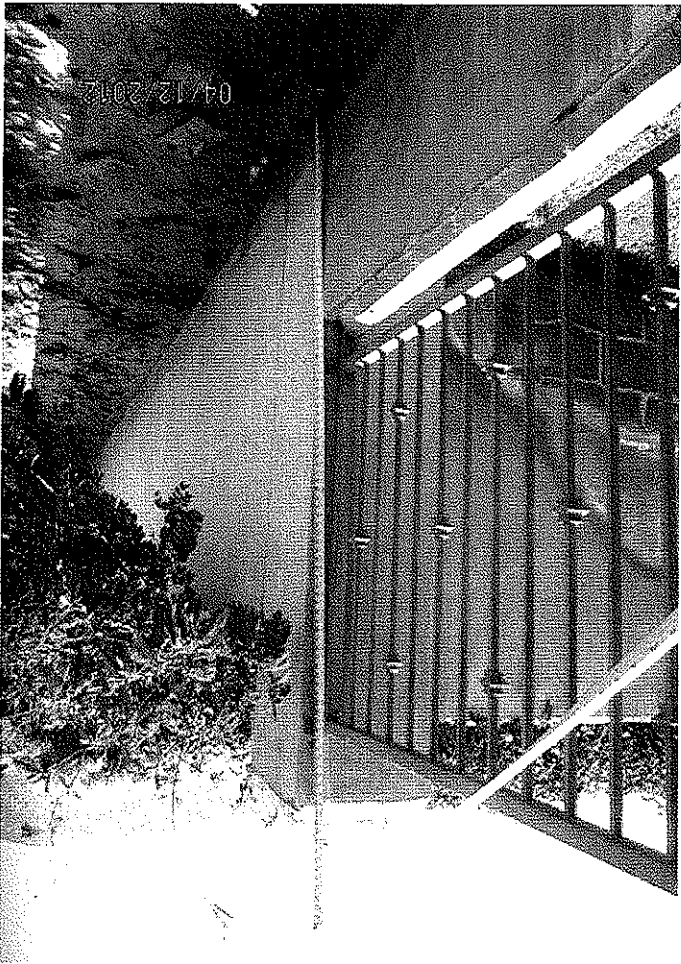
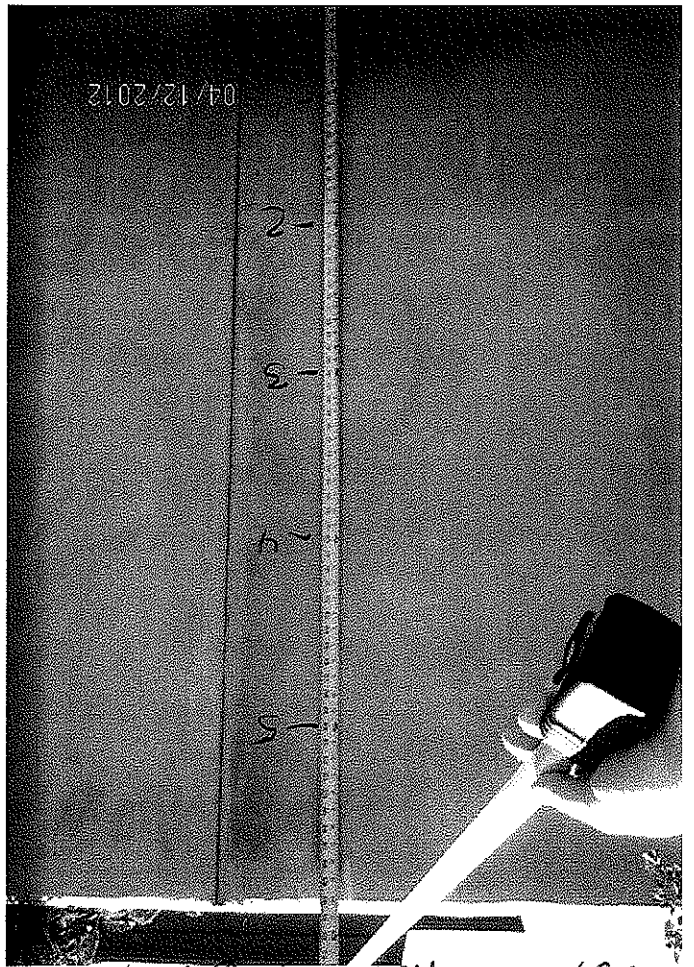
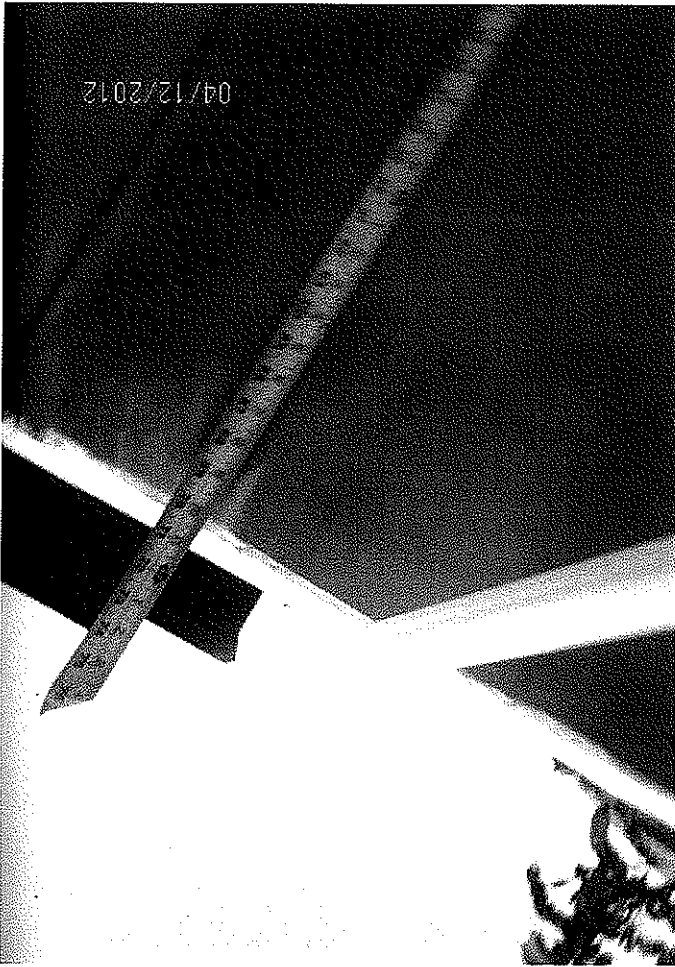
Lot 21 ↓ Rear





lot 21 Rear Wall

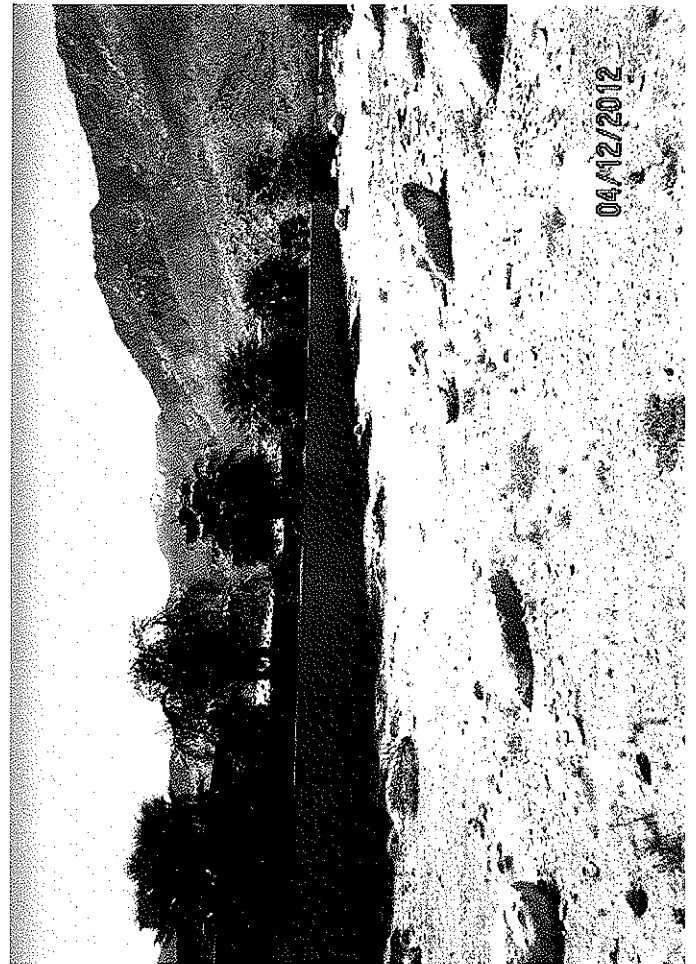
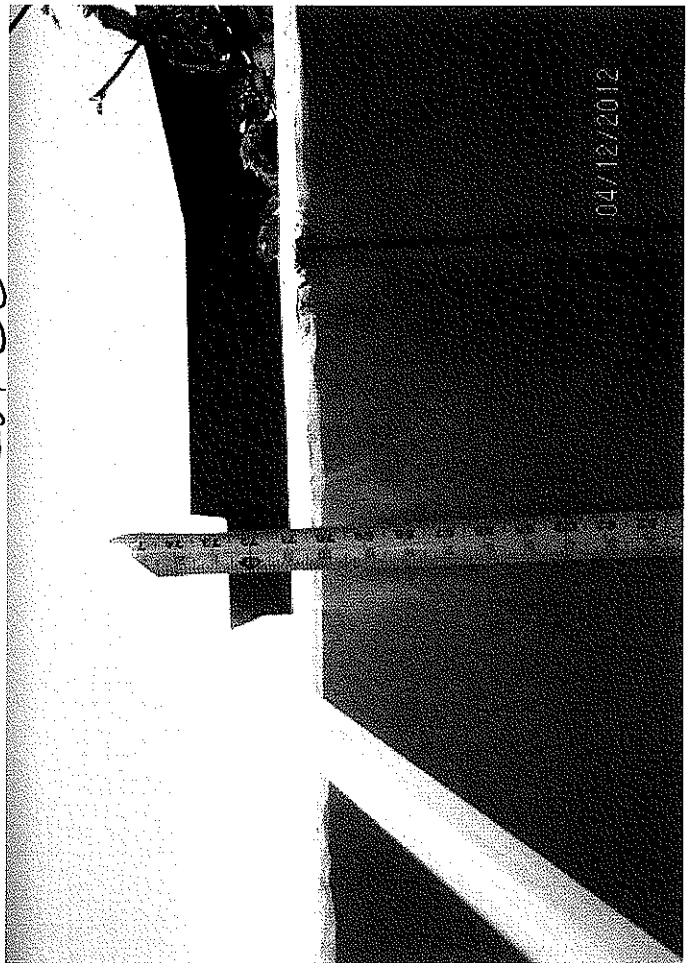




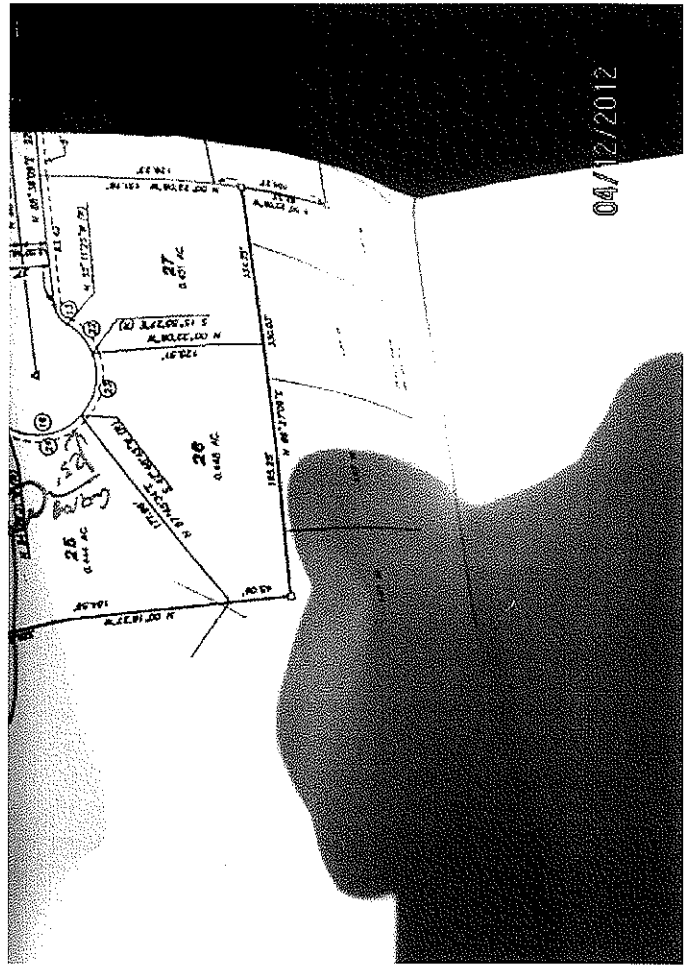
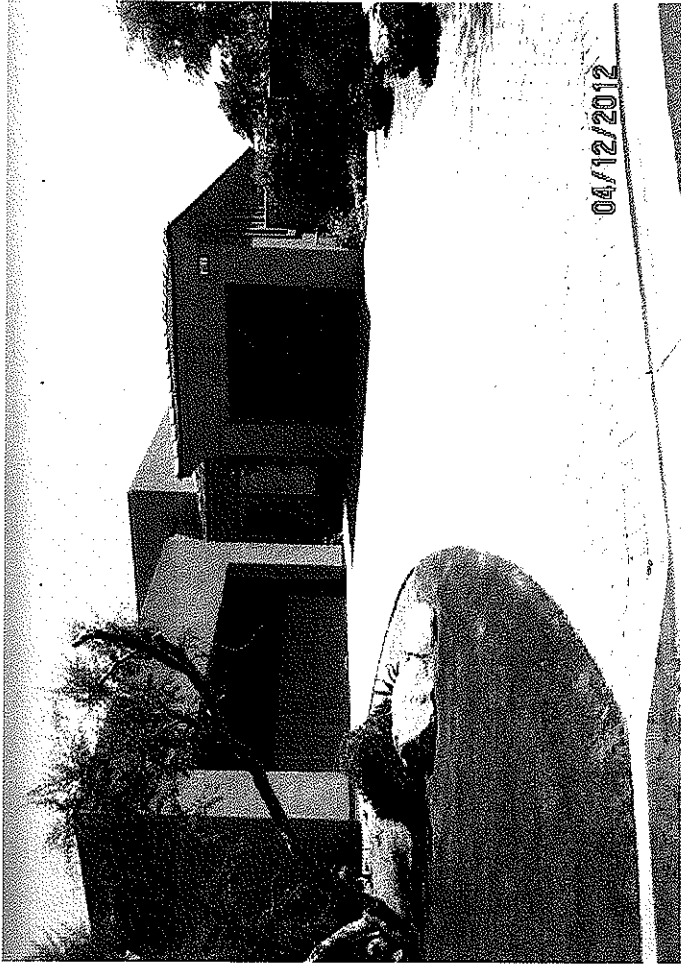
LOT 22 Rear-



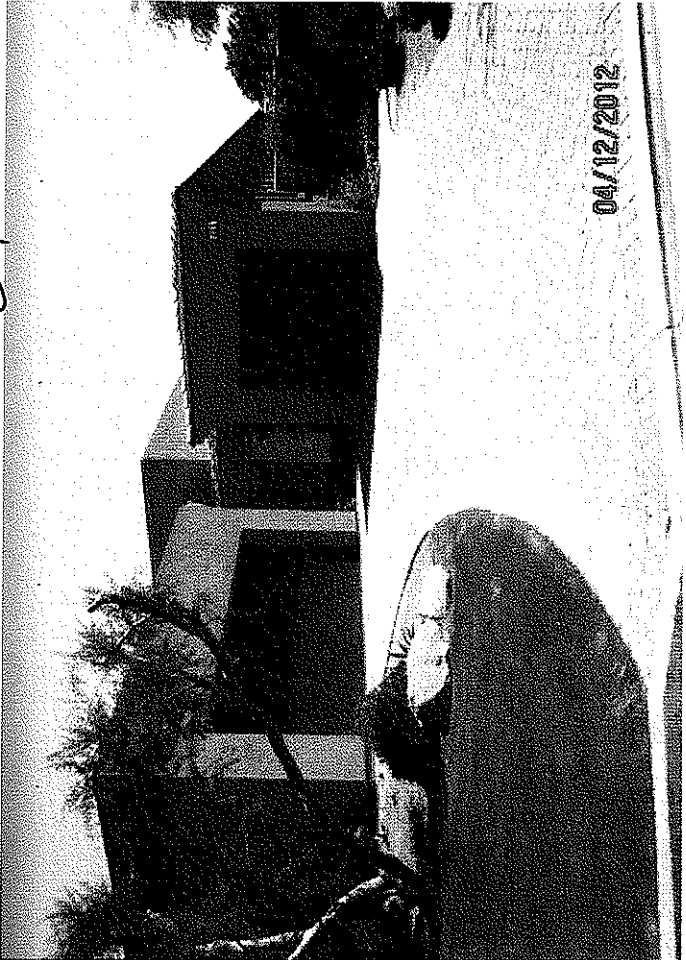
LOT 22



27



27



26



3209 Estaban

Lot 46

← Side

11' 5" setback
16' fall

17' tall Max
↓

Ground 16' 99d
17' fall

Setback

29



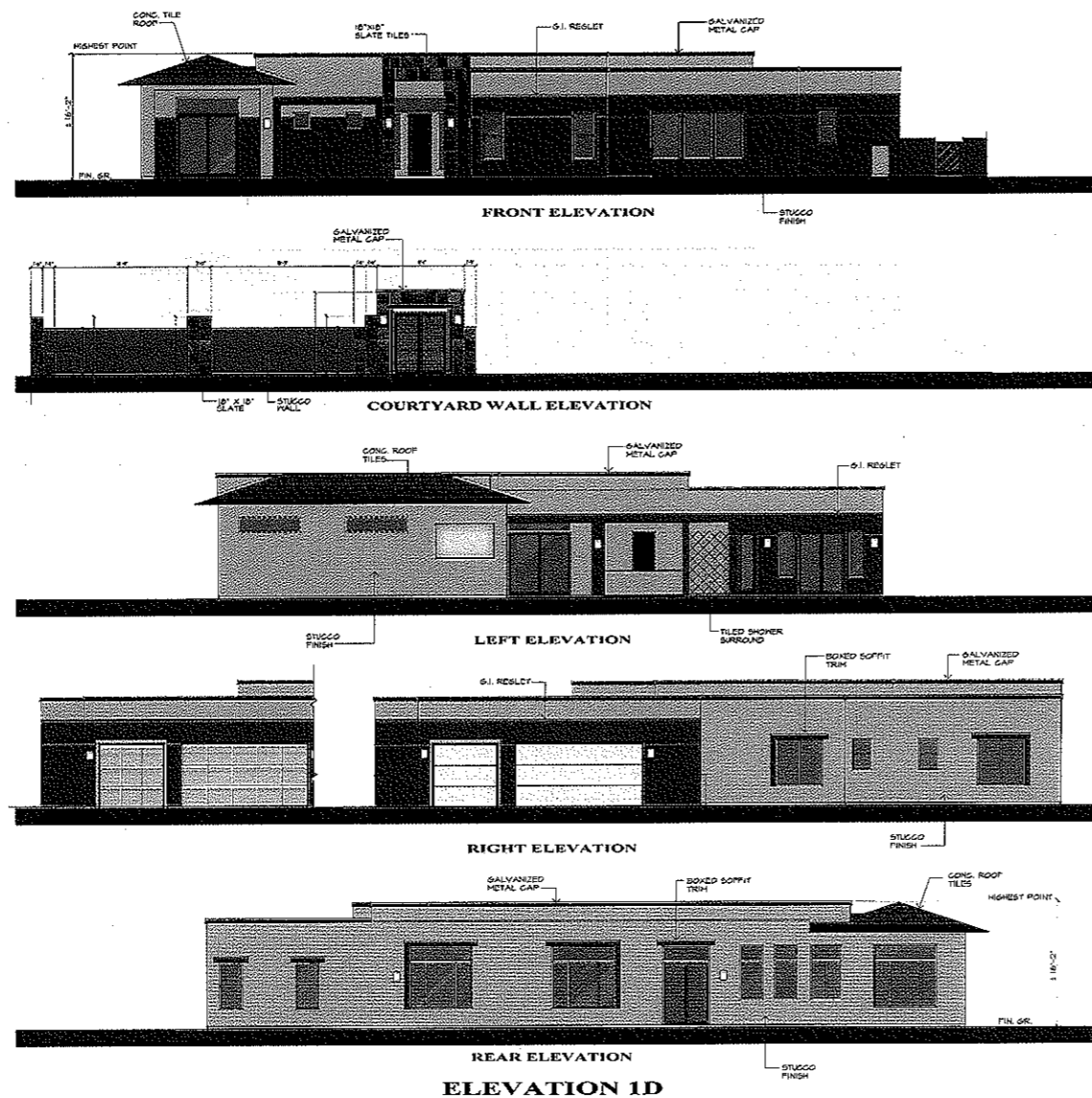
25' setback

02/23/2012

RECEIVED

APR 26 2012

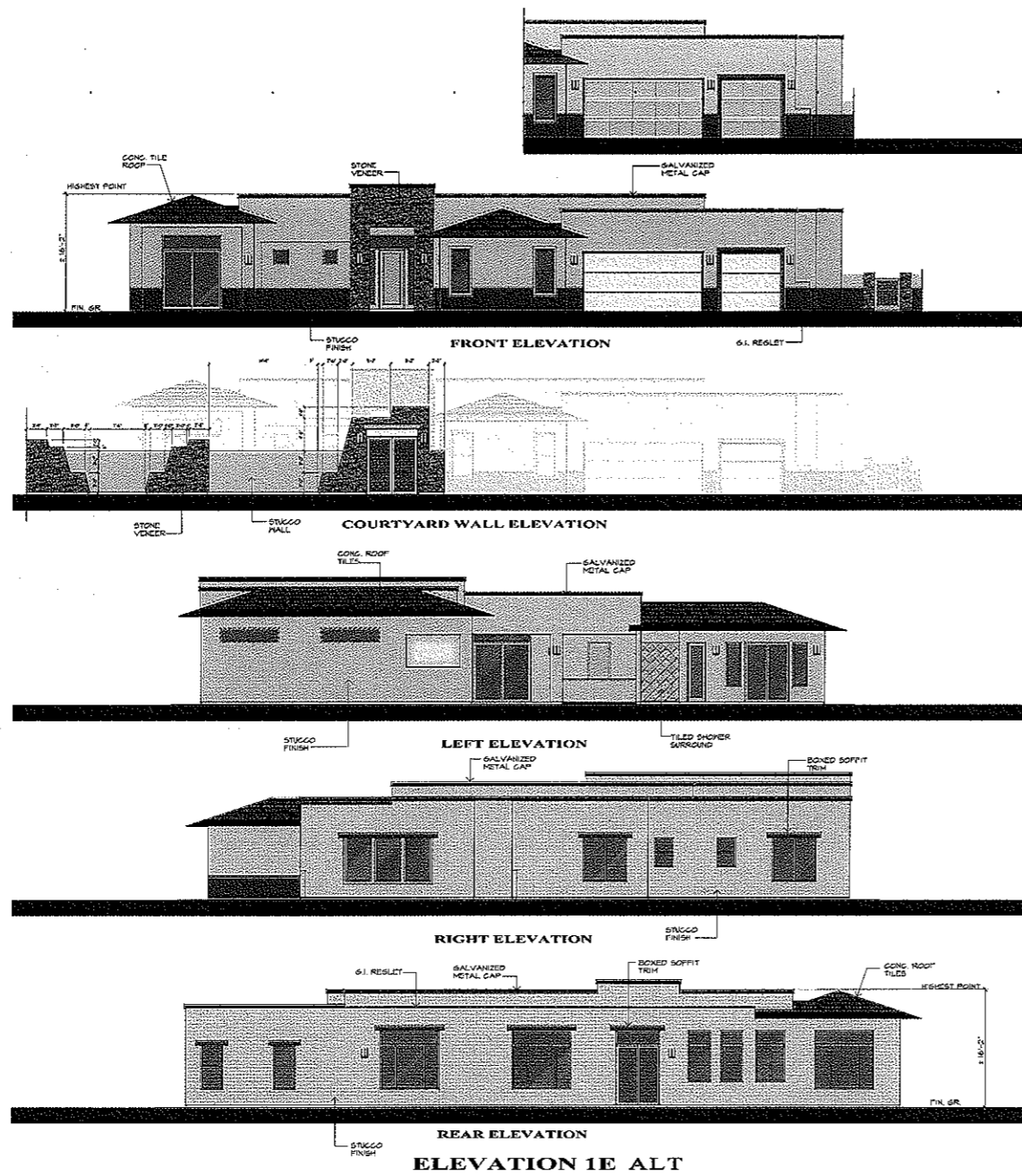
PLANNING SERVICES

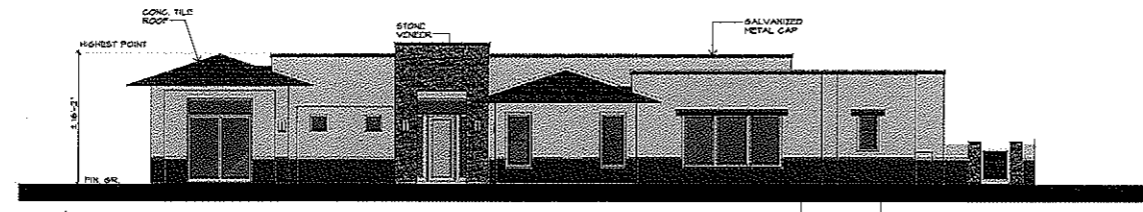


ESTANCIAS

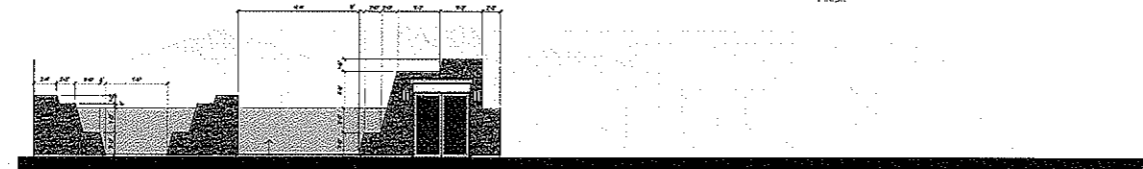


Job # 11029 April 4, 2012

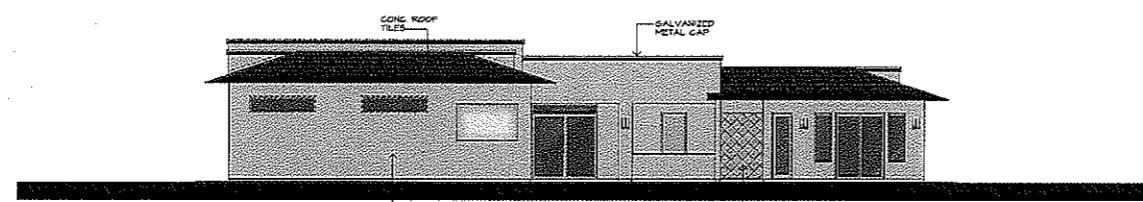




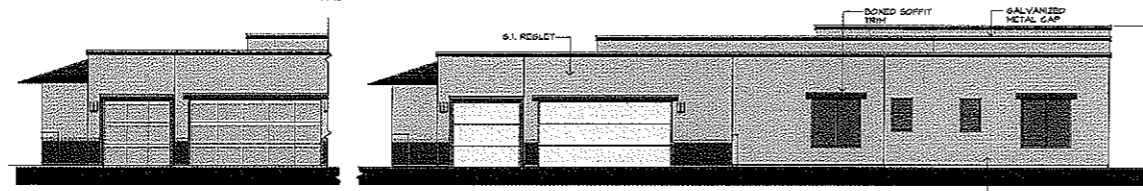
FRONT ELEVATION



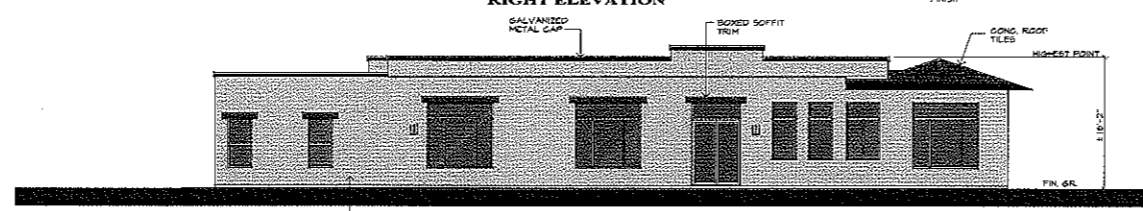
COURTYARD WALL ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION

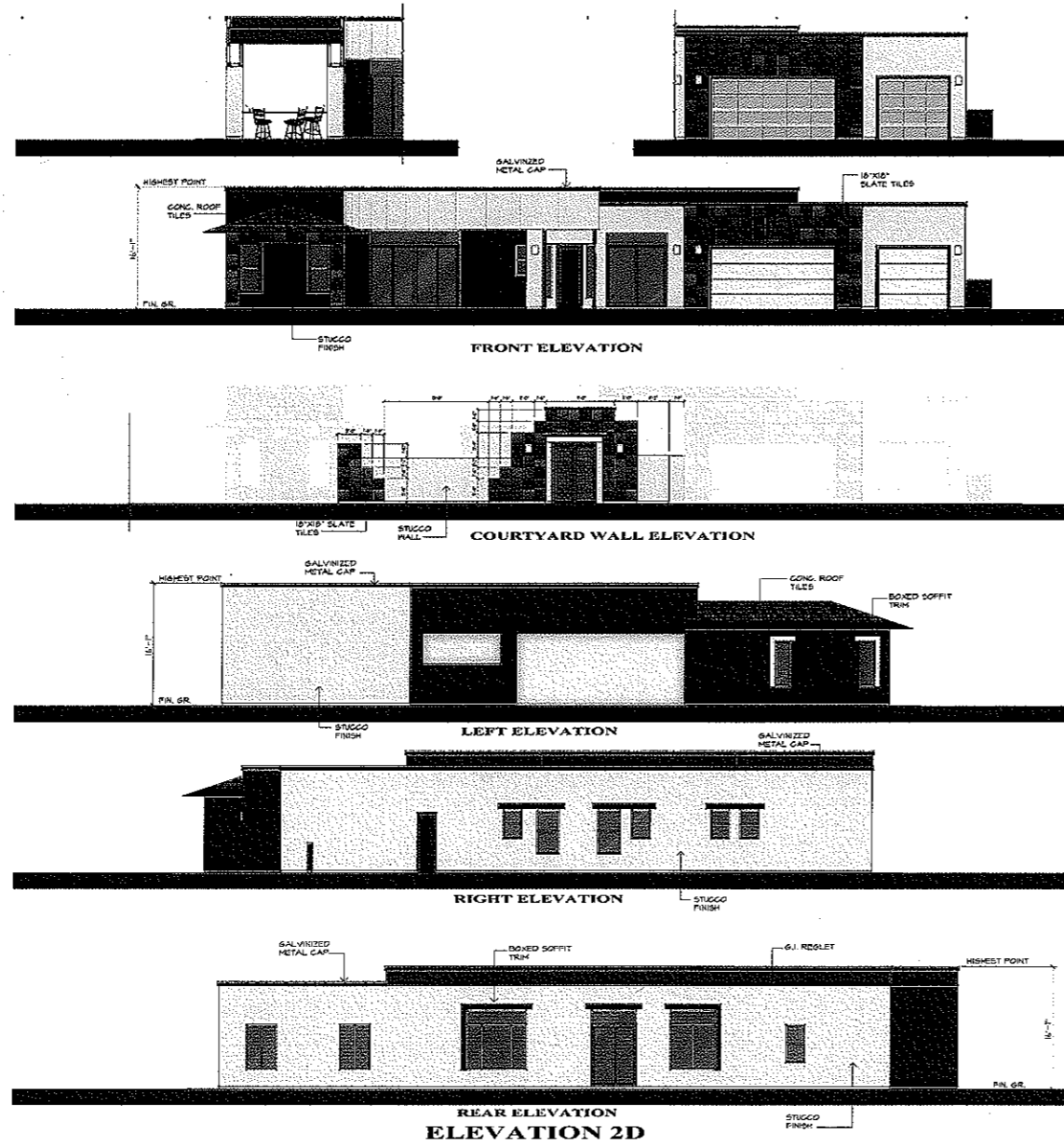
ELEVATION 1E

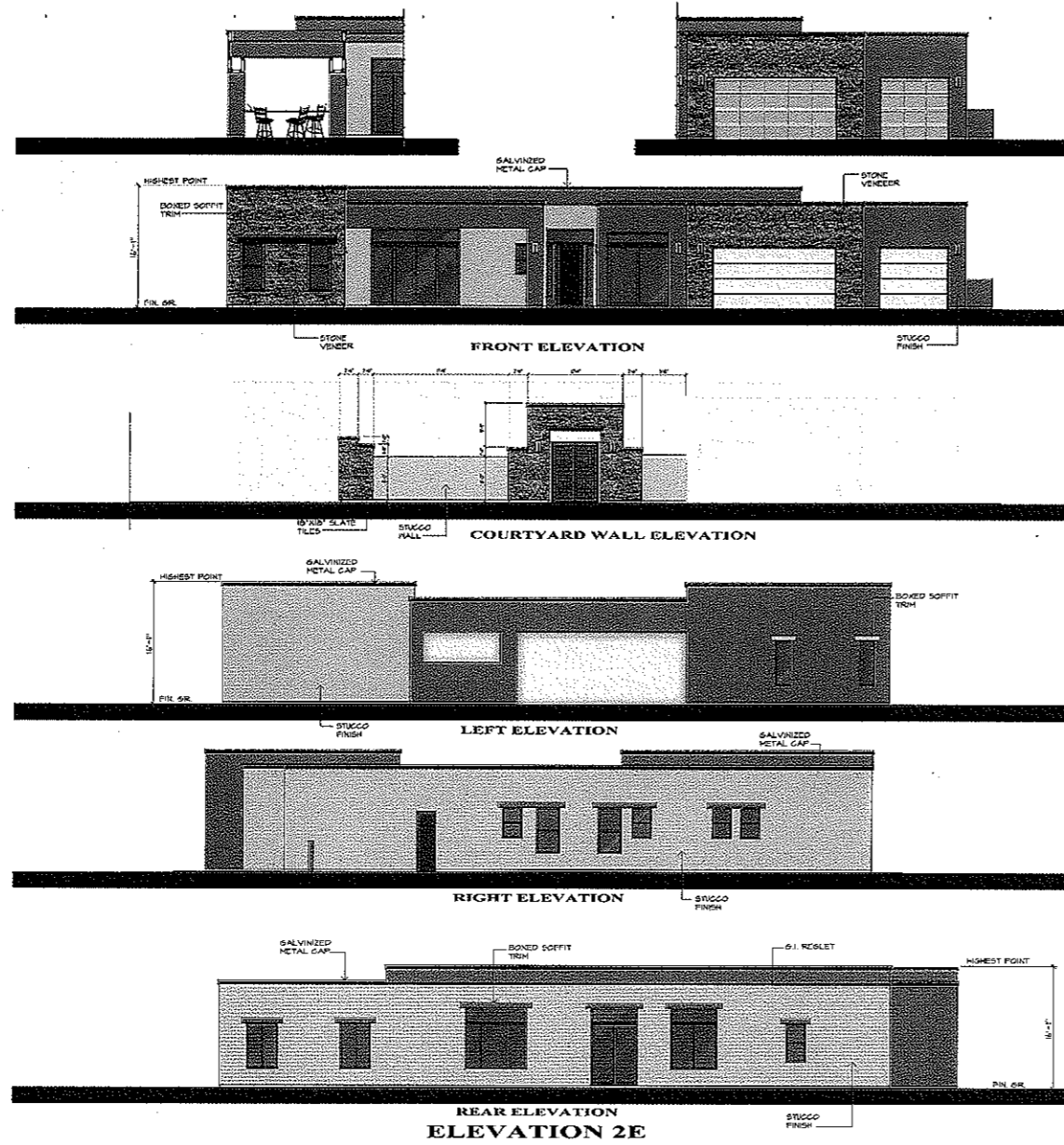


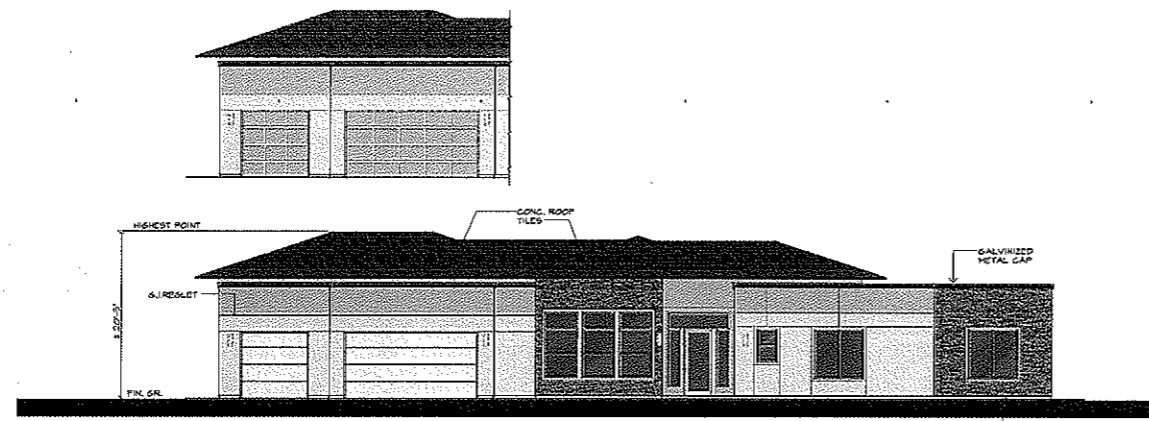
ESTANCIAS



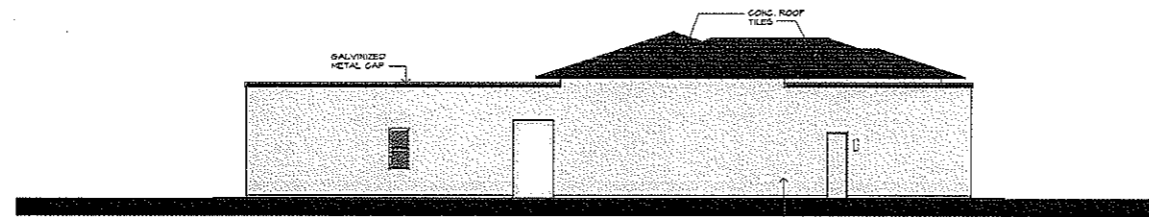
Job # 11024 April 4, 2012



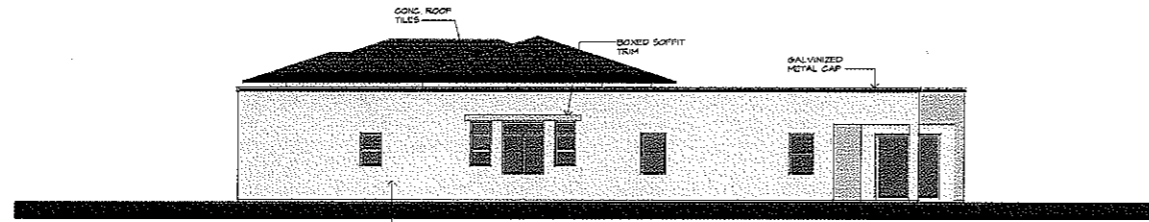




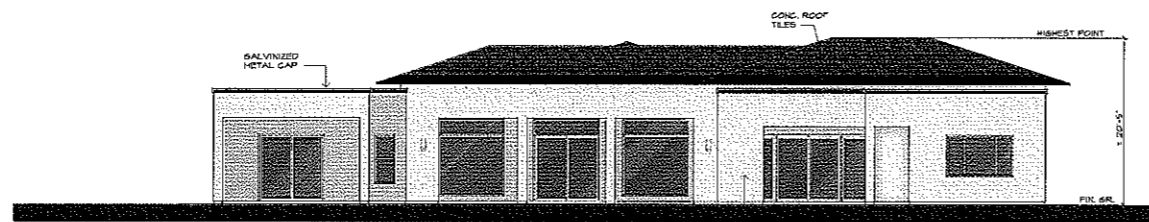
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION



REAR ELEVATION
ELEVATION 3A



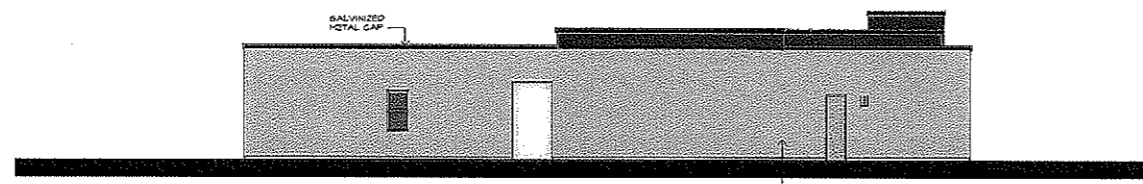
ESTANCIAS



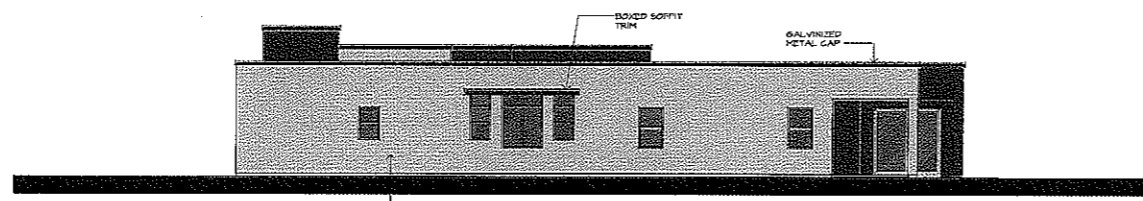
Job # 11024 April 4, 2012



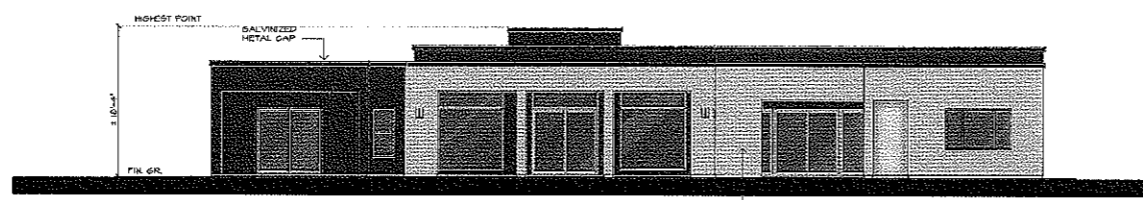
FRONT ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

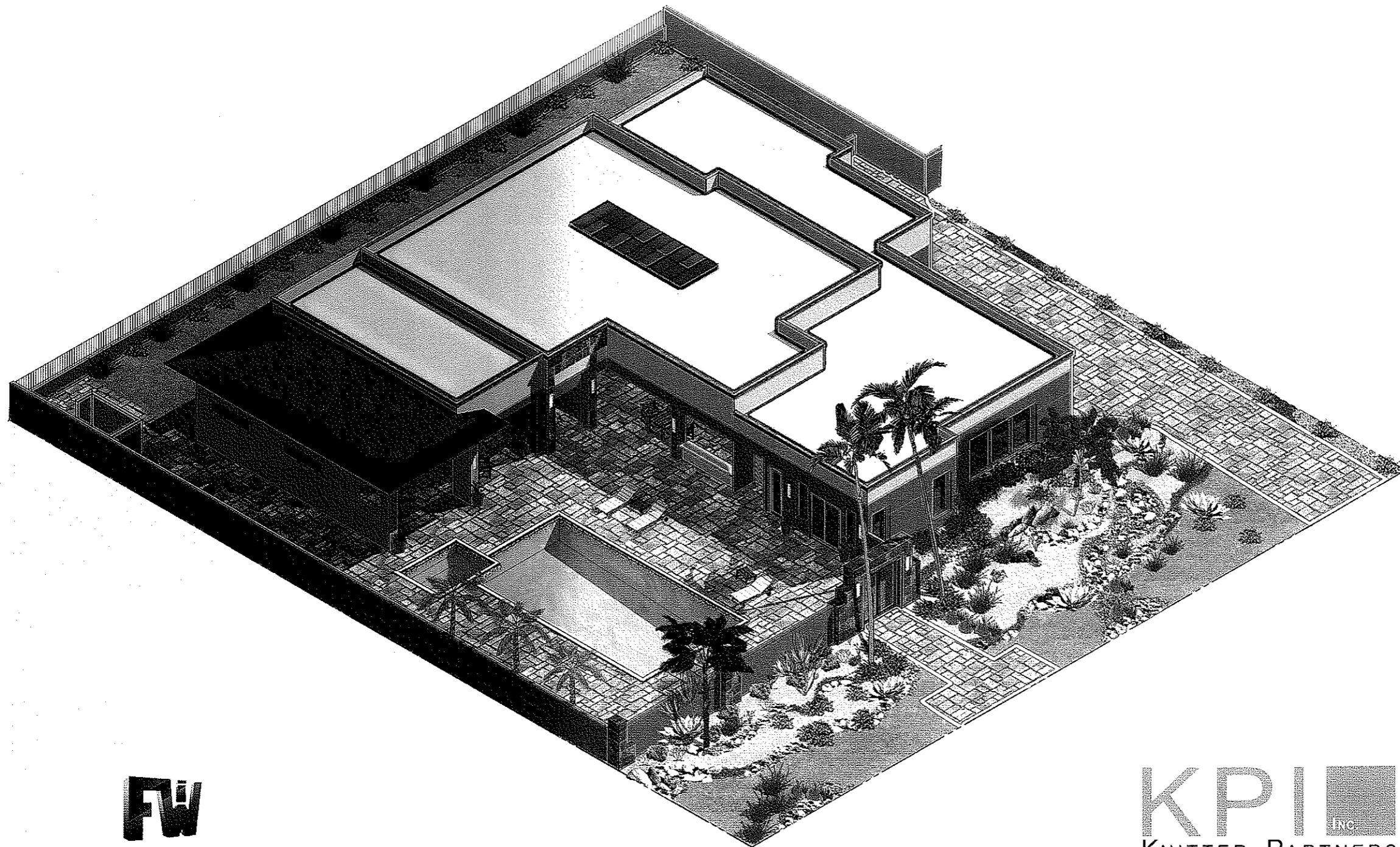


REAR ELEVATION
ELEVATION 3E



ESTANCIAS





FW

FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

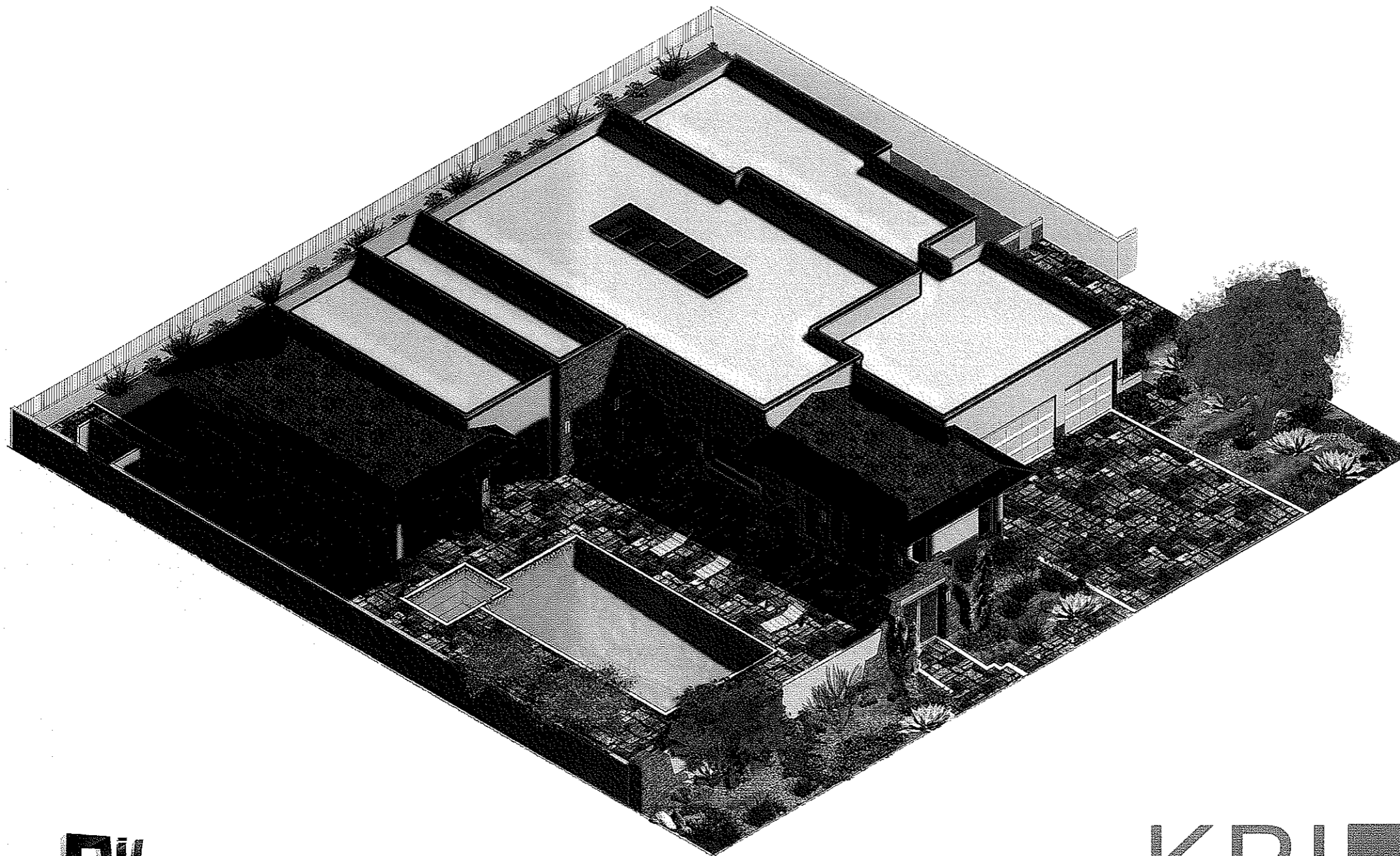
PLAN 1D
ESTANCIAS

KPI  INC.

KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

Job # 11029

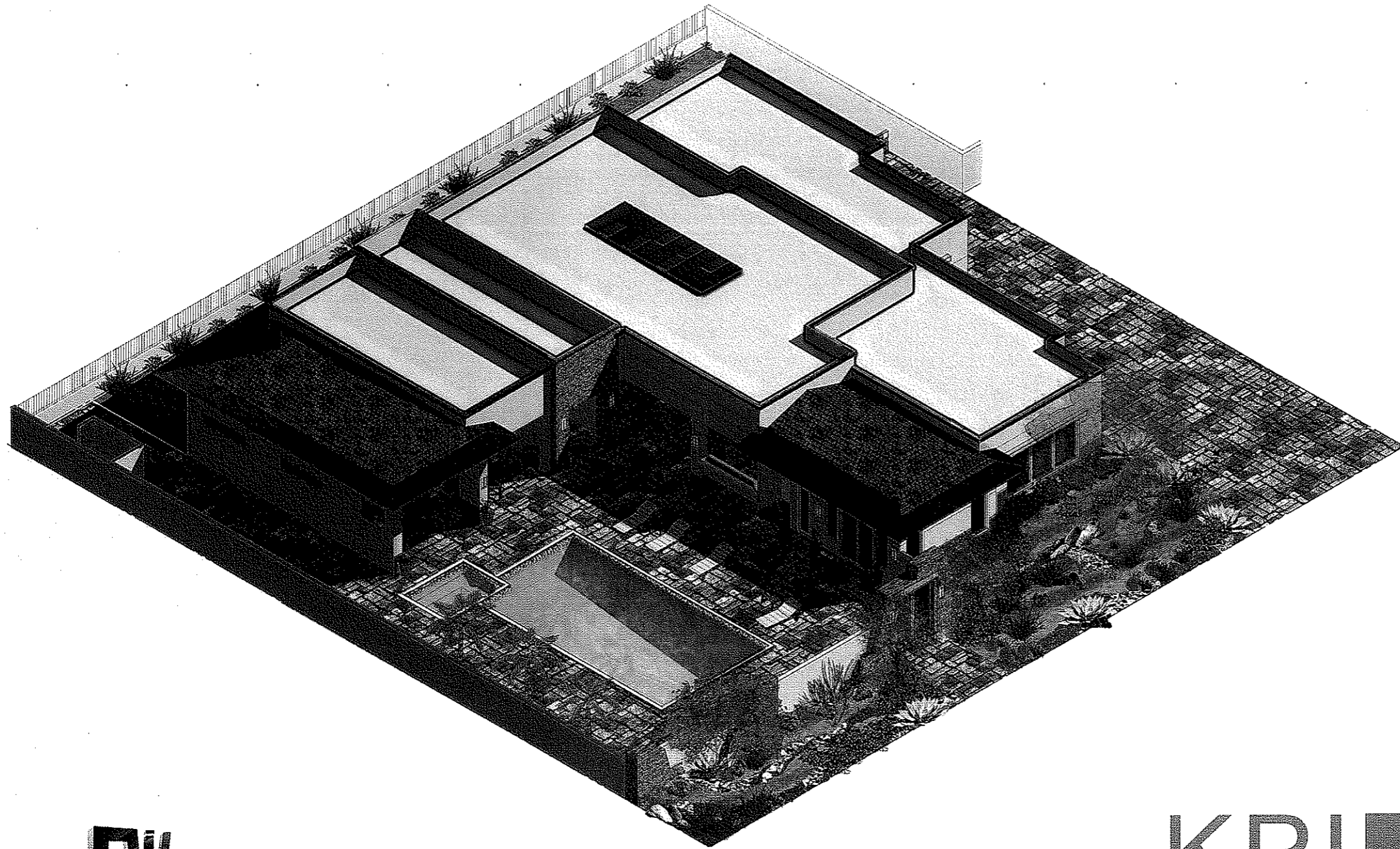
April 25, 2012



FW
FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

PLAN 1E ALT
ESTANCIAS

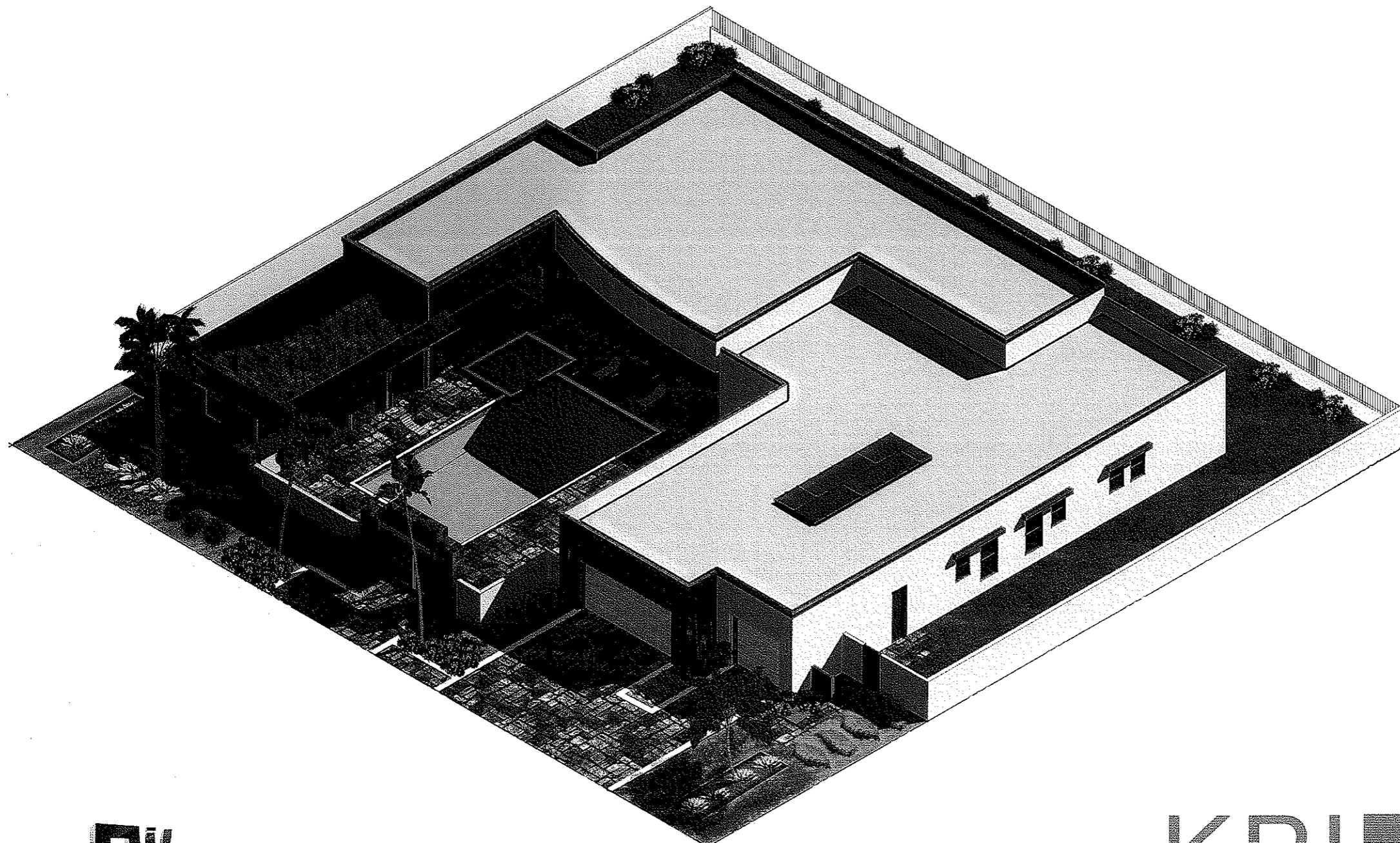
KPI 
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
Job # 11029 April 25, 2012



FW
FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

PLAN 1E
ESTANCIAS

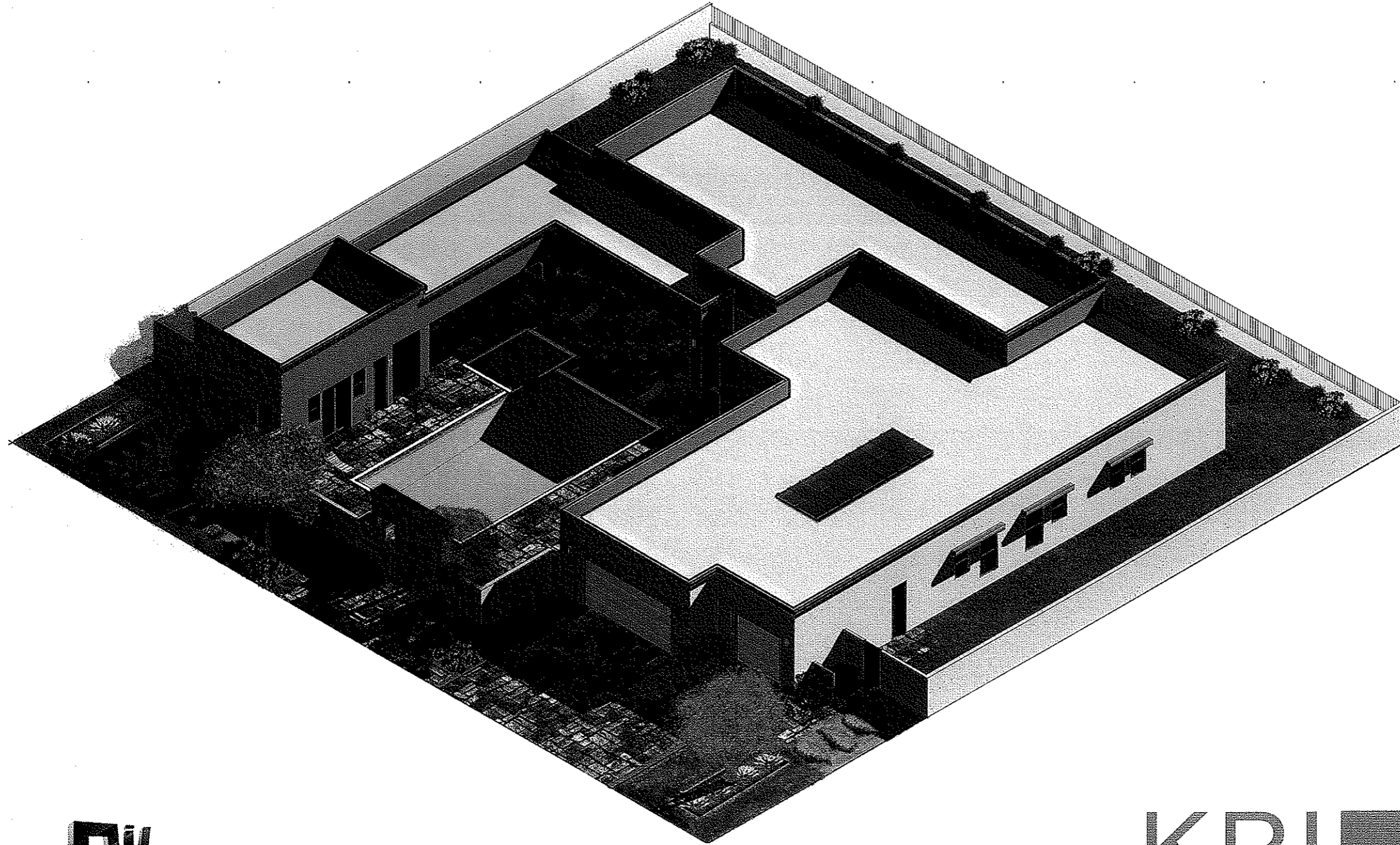
KPI INC
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
Job # 11029 April 25, 2012



FW
FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

PLAN 2D
ESTANCIAS

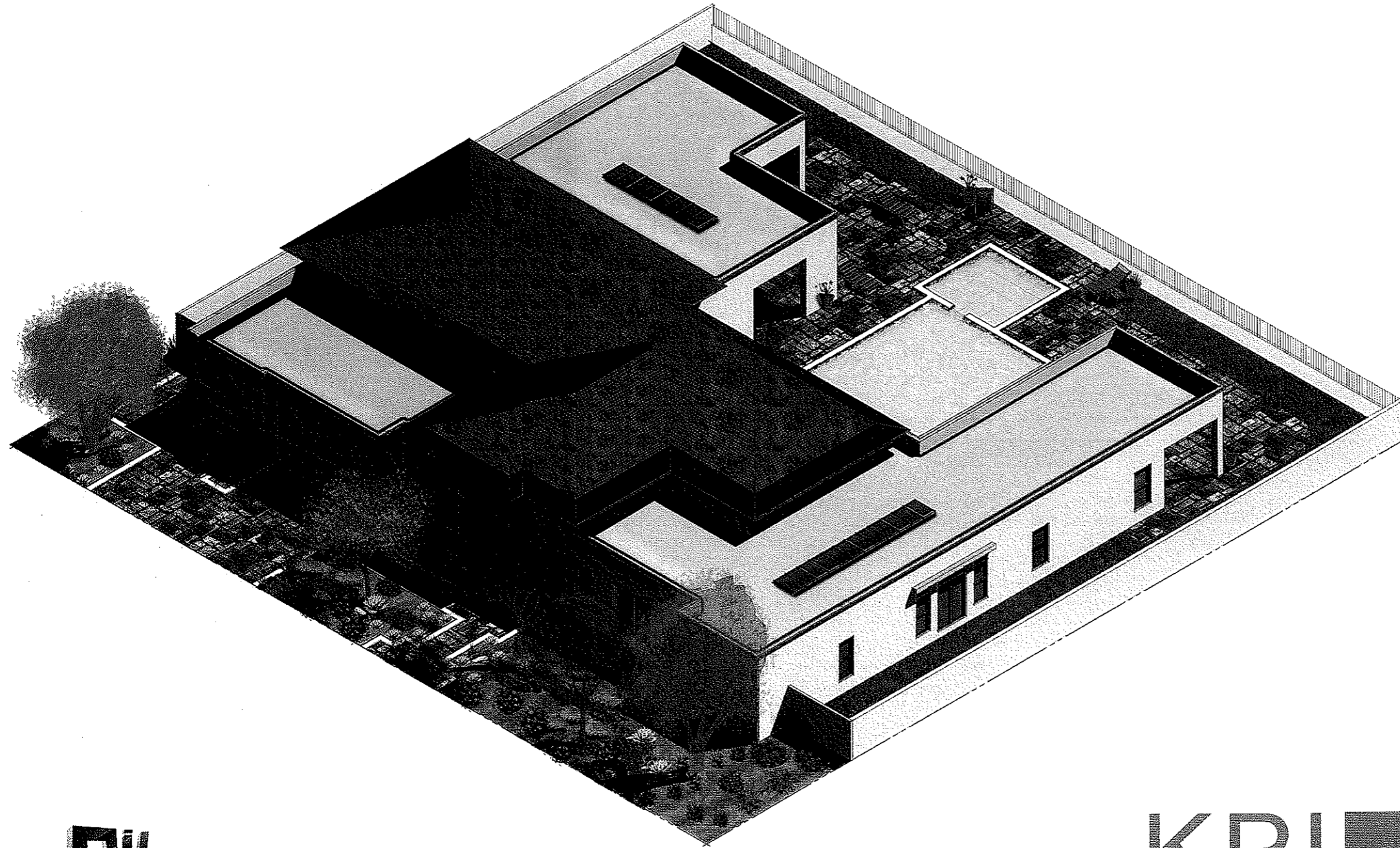
KPI 
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
Job # 11029 April 25, 2012



FW
FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

PLAN 2E
ESTANCIAS

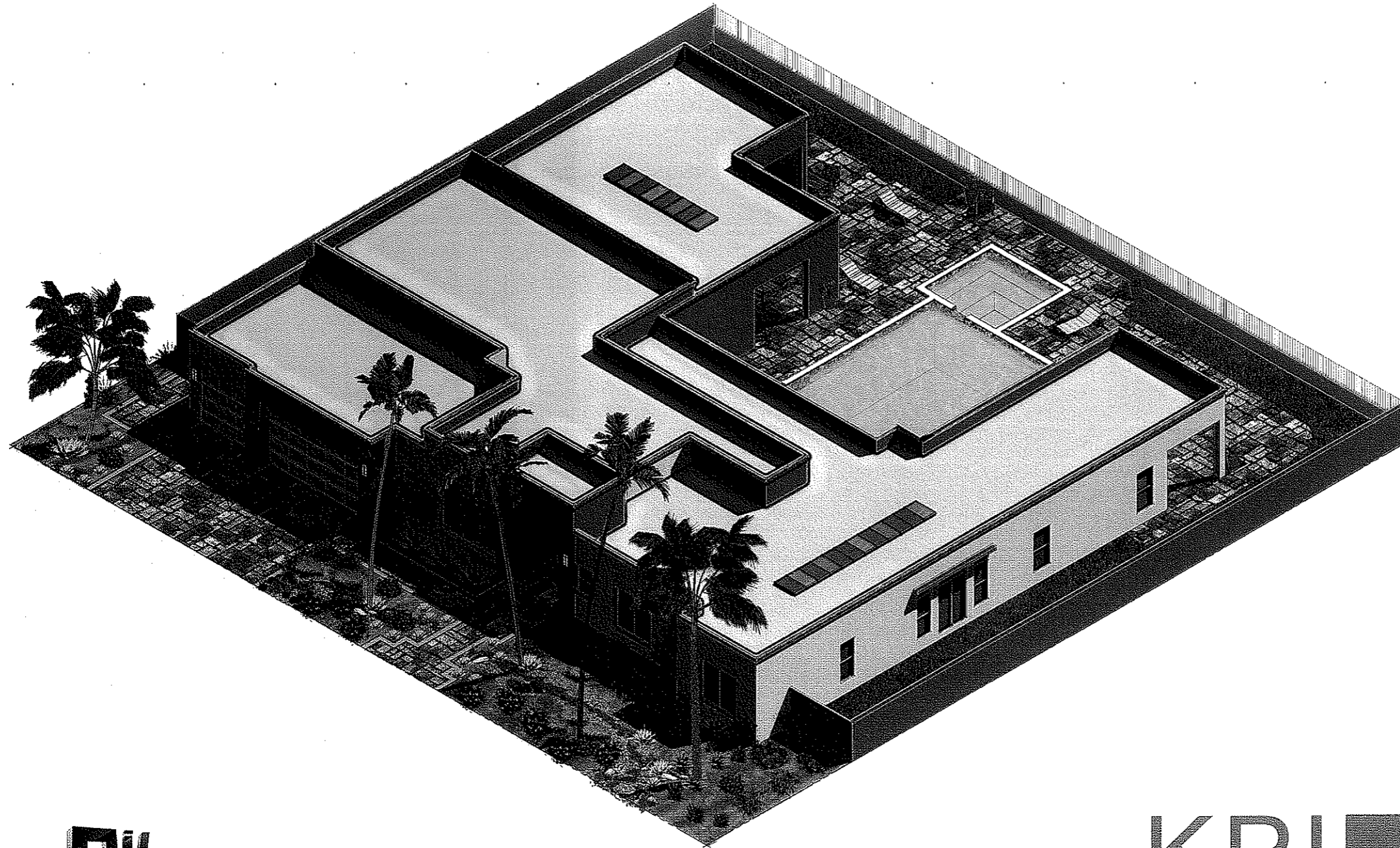
KPI 
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
Job # 11029 April 25, 2012



FW
FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

PLAN 3A
ESTANCIAS

KPI 
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
Job # 11029 April 25, 2012



FW
FAR WEST INDUSTRIES
REAL ESTATE DEVELOPMENT

PLAN 3E
ESTANCIAS

KPI 
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning
Job # 11029 April 25, 2012

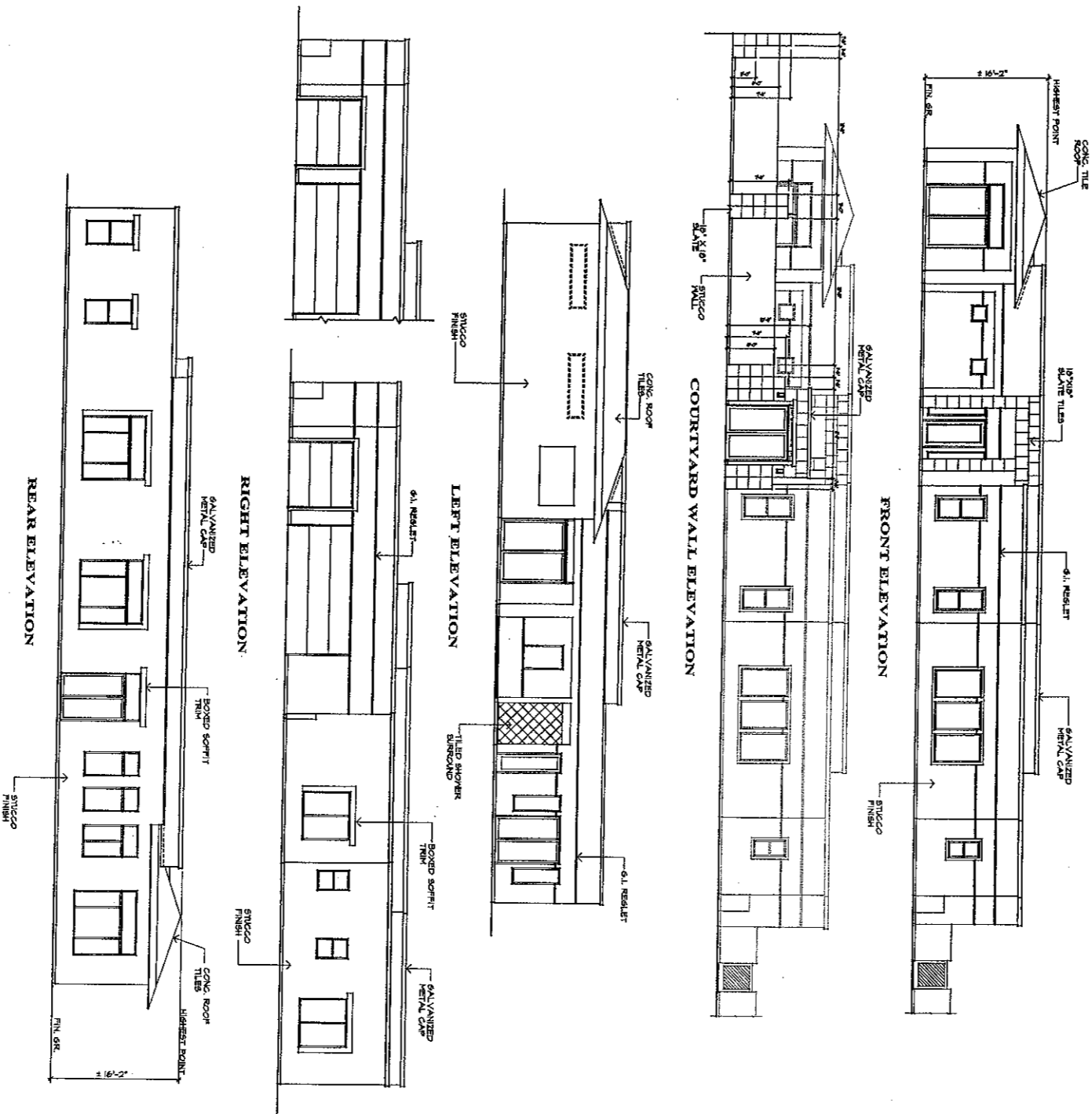
RECEIVED

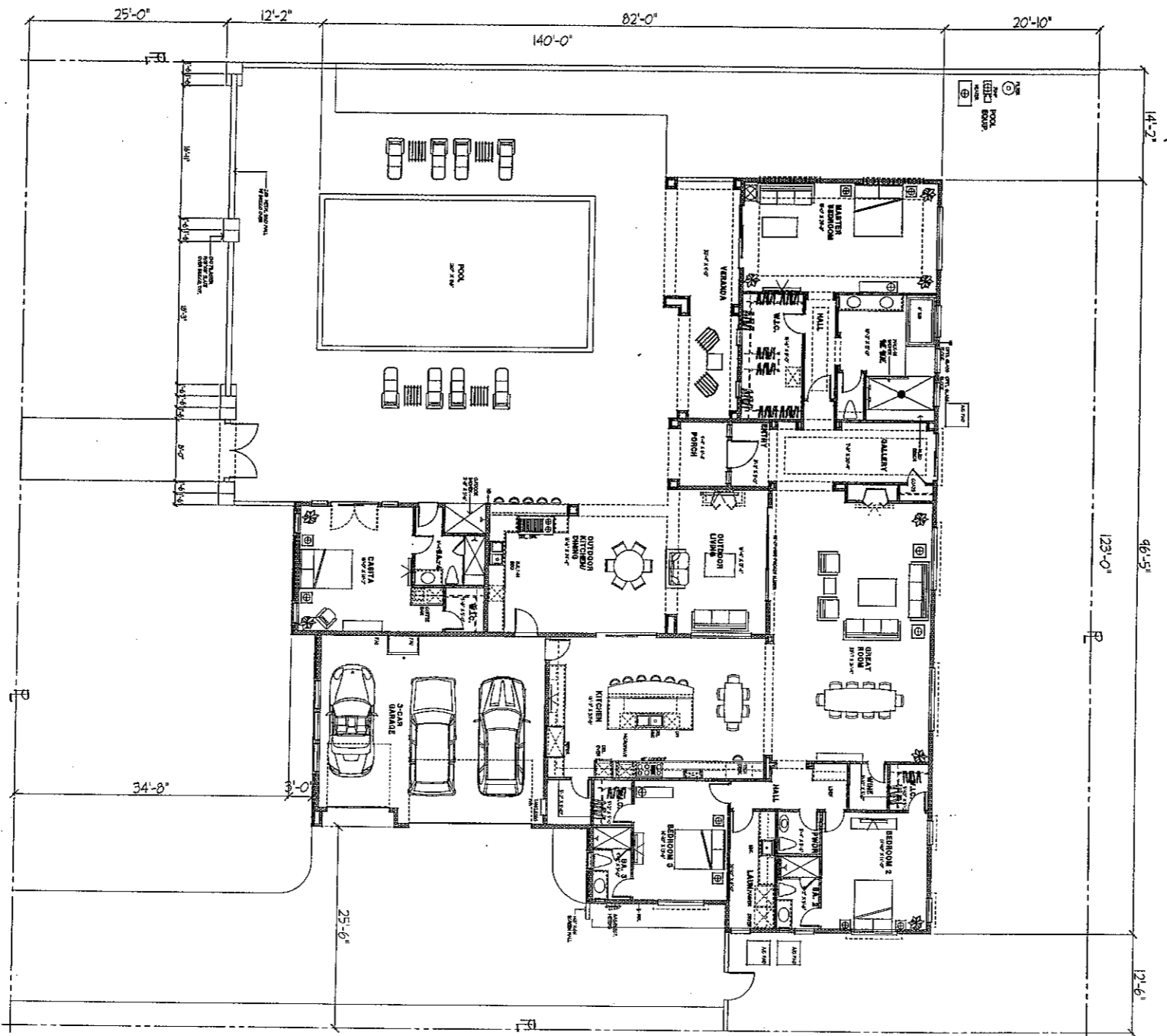
APR 26 2012

PLANNINGSERVICES

ELEVATION ID
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KINTNER PARTNERS
INTERNATIONAL, INC.
architecture & planning

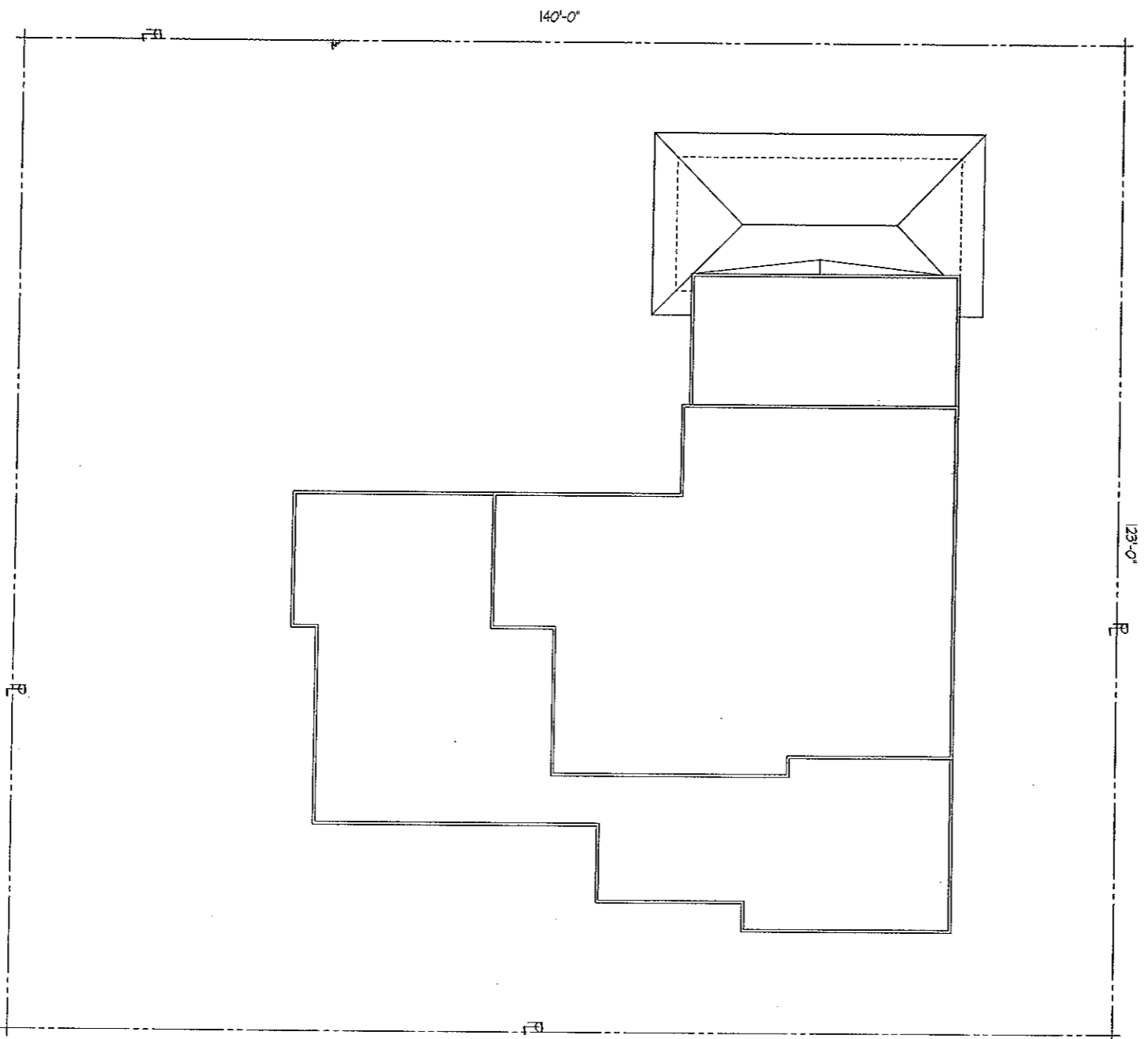




PLAN 1D
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

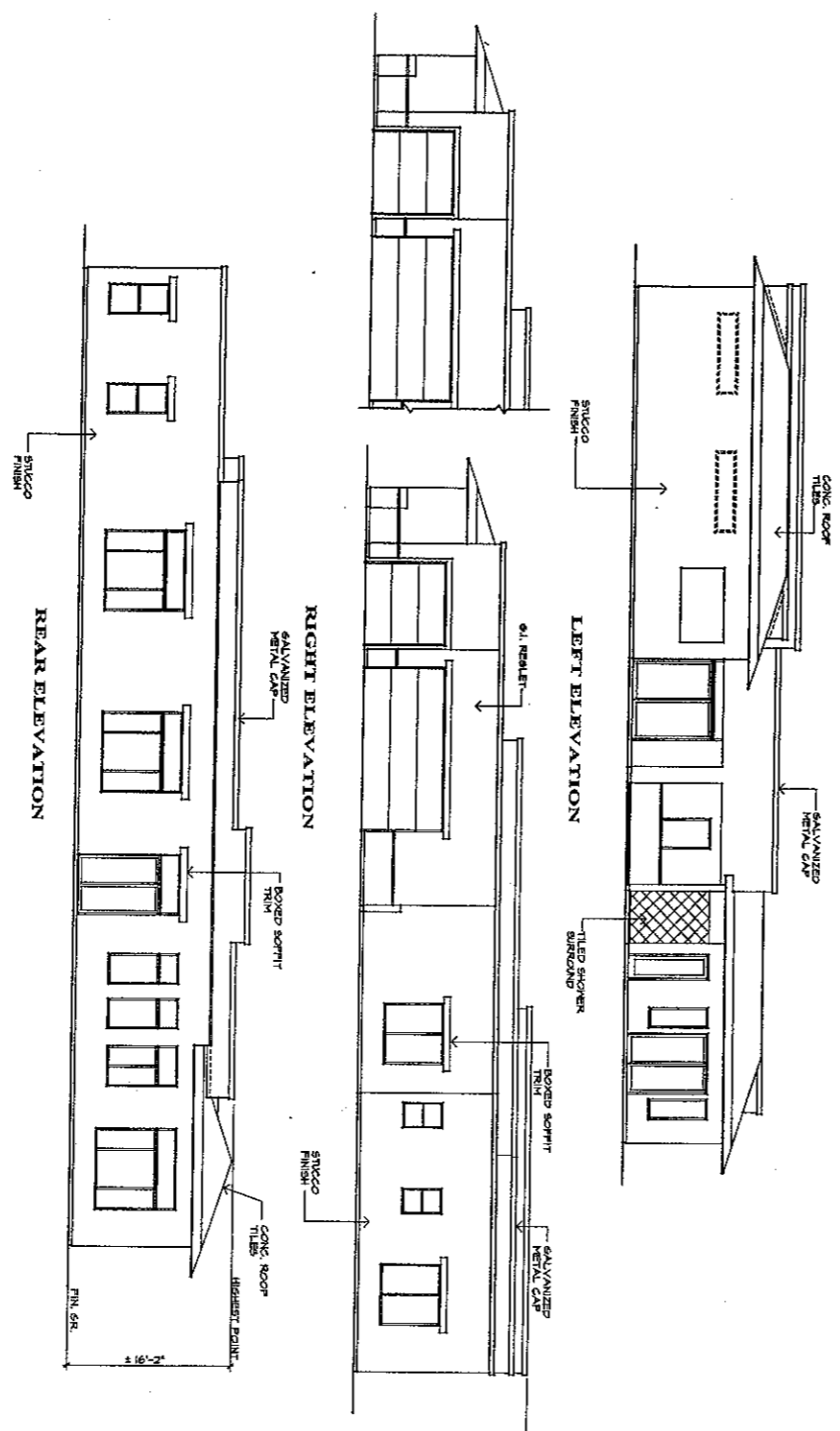
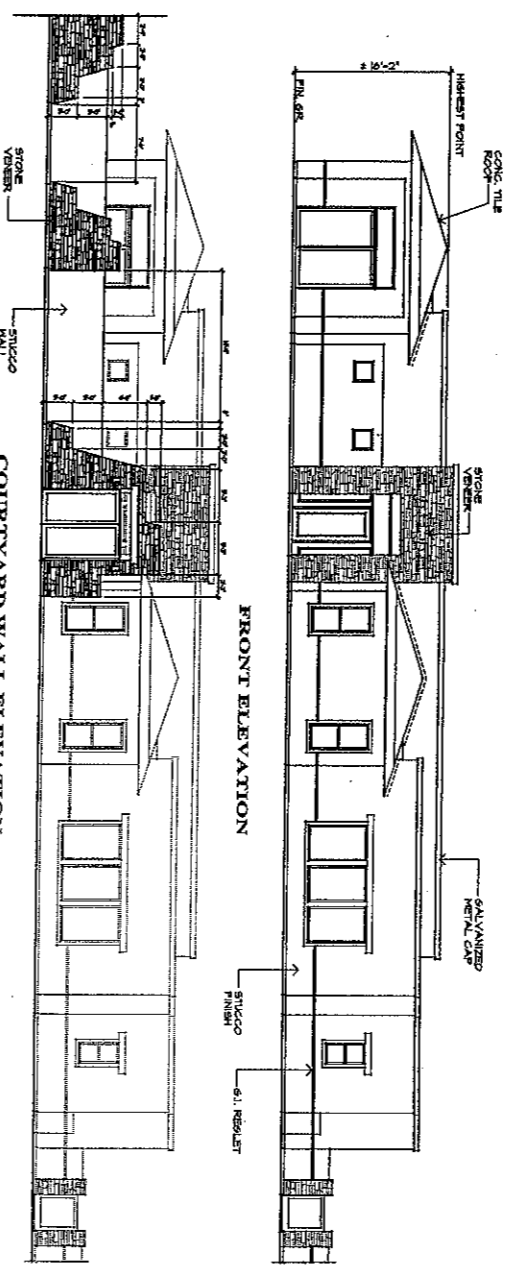
PLAN 1D		SQUARE FOOTAGE	
GRAND TOTAL	588	48	11
COVERED PORCH	320	43	11
TOTAL	588	43	11
VEHICLE	588	43	11
OVERSIDE	588	43	11

KPI
 KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



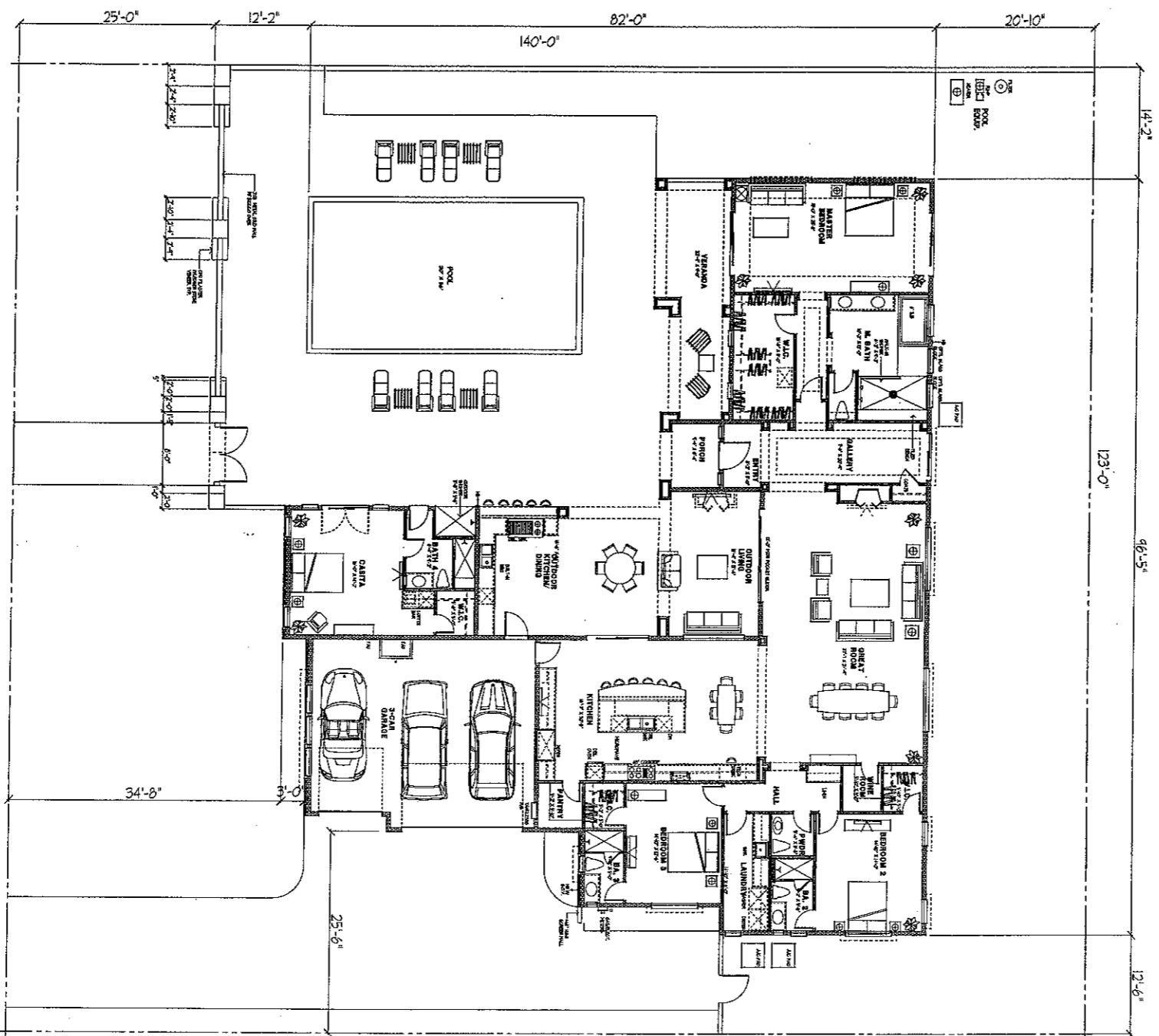
ROOF 1D
ESTANCIAS,
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning



ELEVATION IE
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
 KATTEH PARTNERS
 INTERNATIONAL, INC.
 architecture & planning

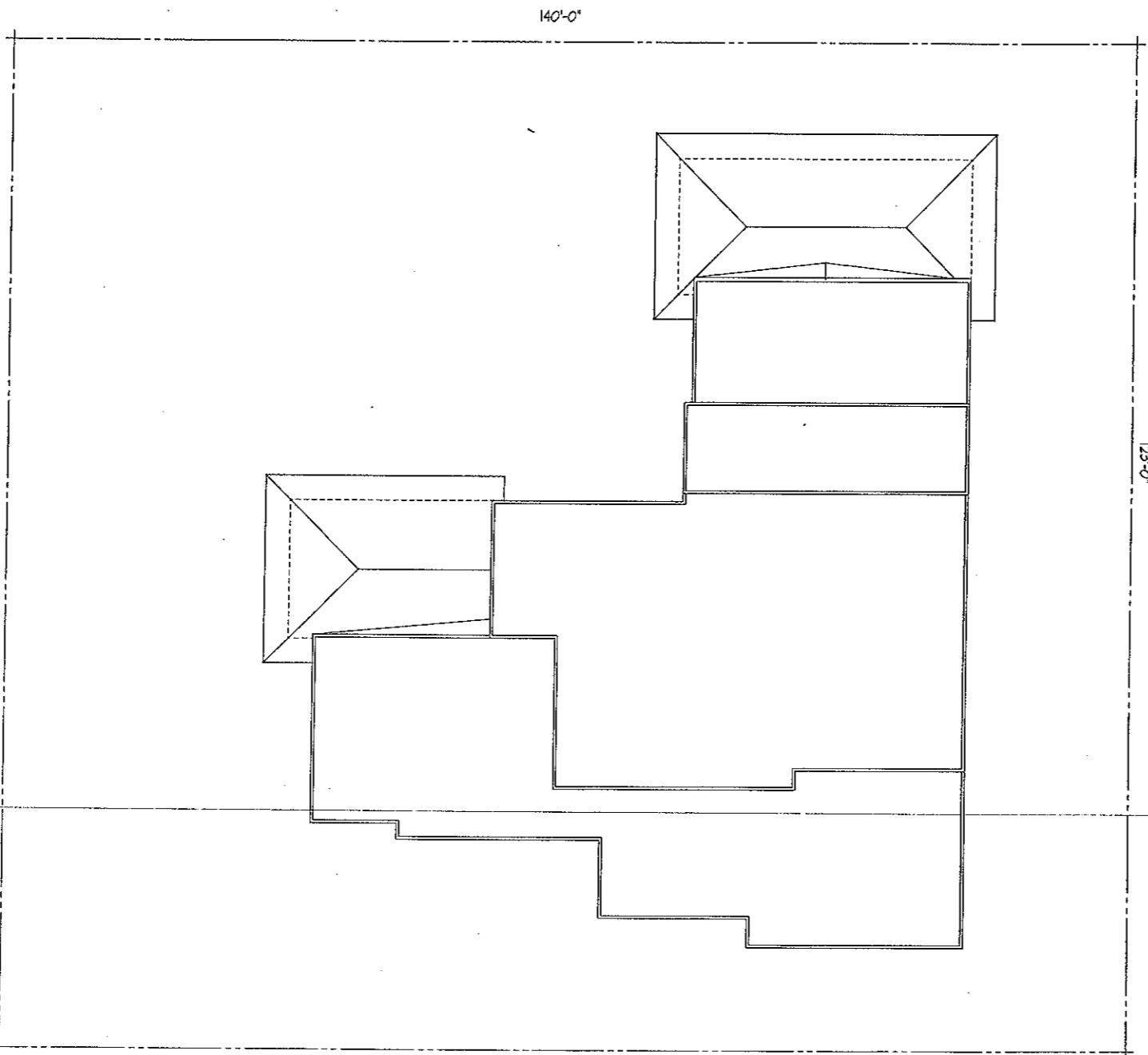


PLAN 1E
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

PLAN 1E
SQUARE FOOTAGE

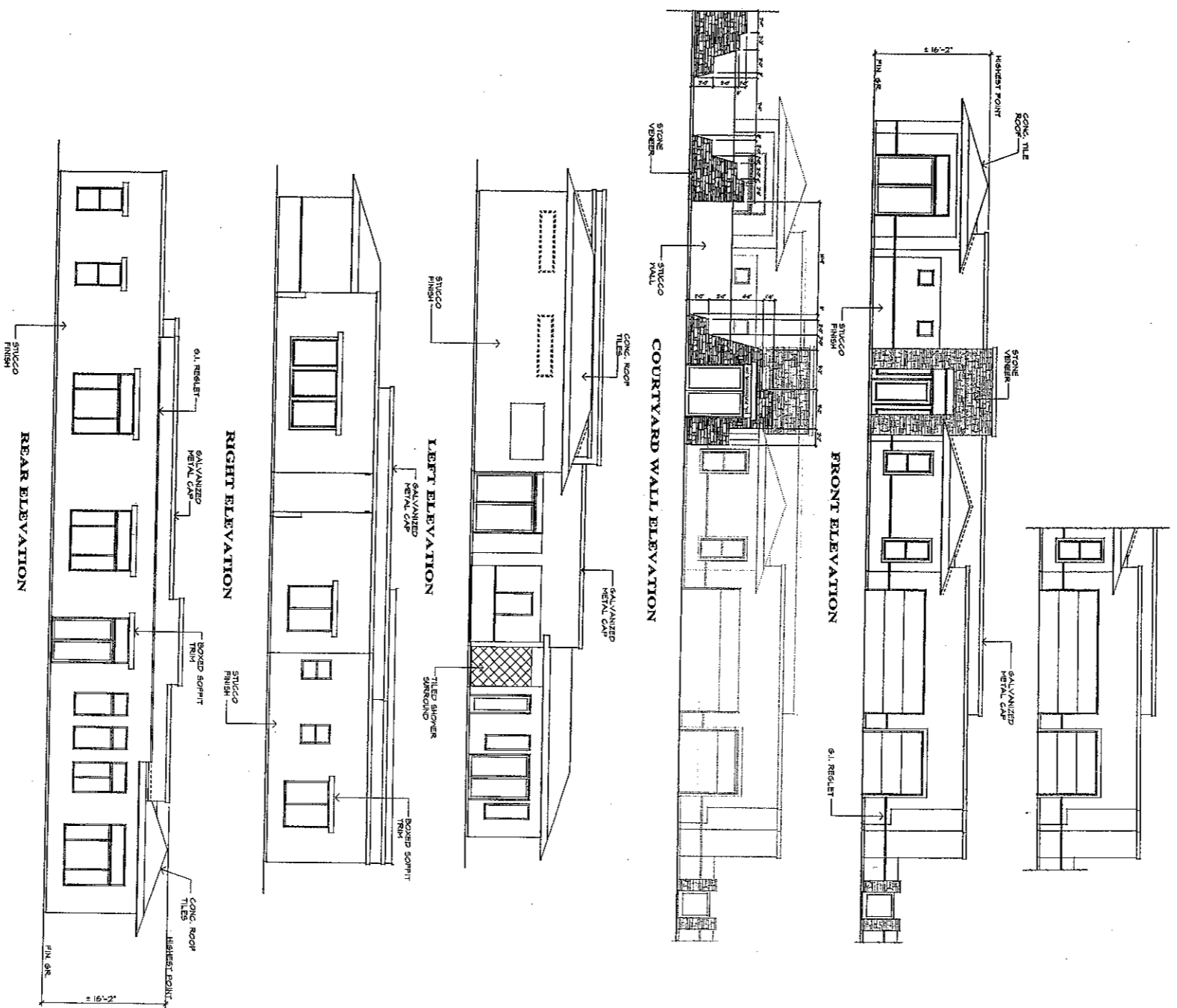
FLOOR PLAN	385	44	11
POOL	250	25	11
OUTDOOR LIVING AREA	51	44	11
GARAGE	25	44	11
TOTAL	611	124	44

KPI
 KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



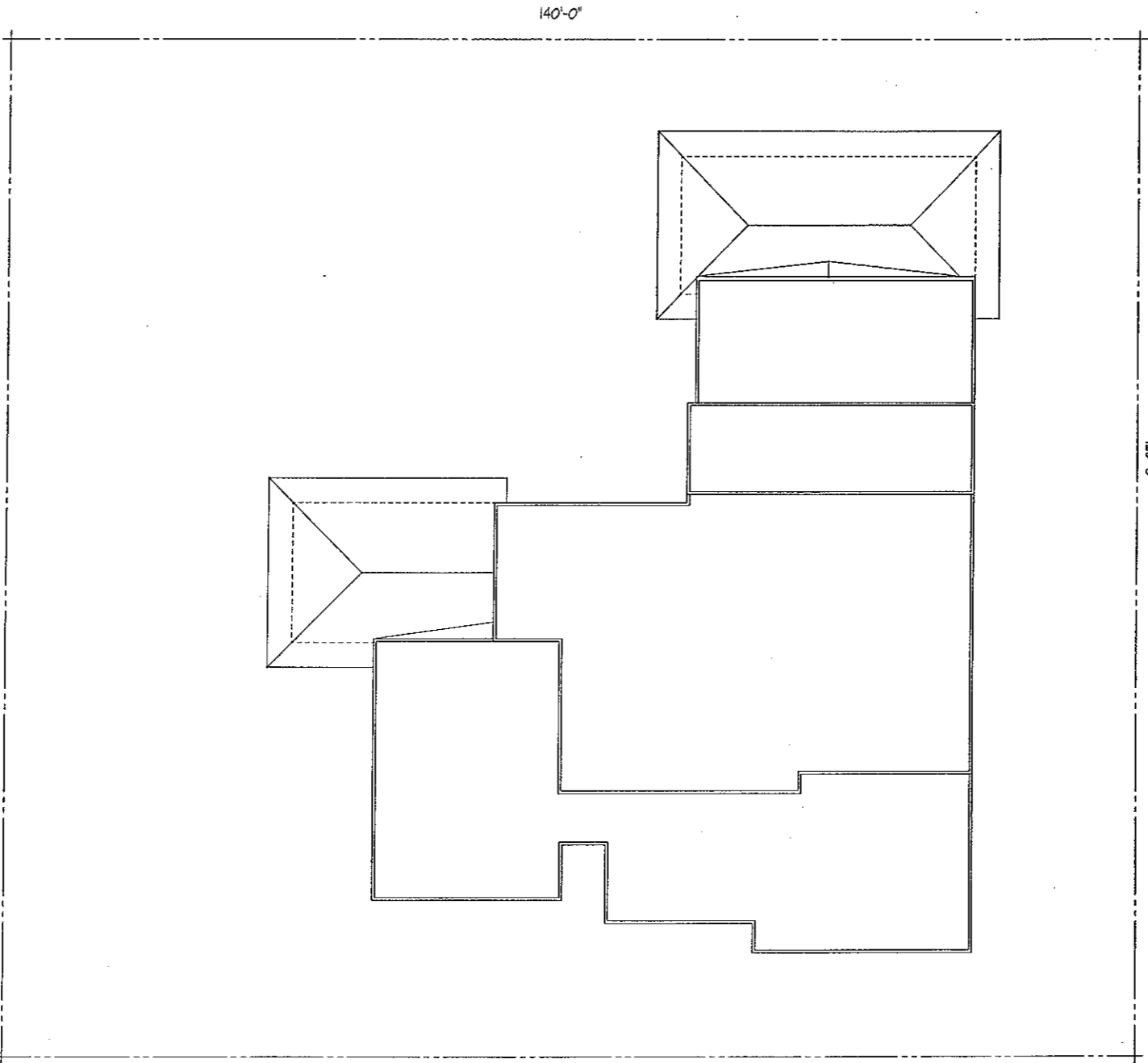
ROOF 1E
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KANTER PARTNERS
INTERNATIONAL, INC.
architecture & planning



ELEVATION 1E
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
 KITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning

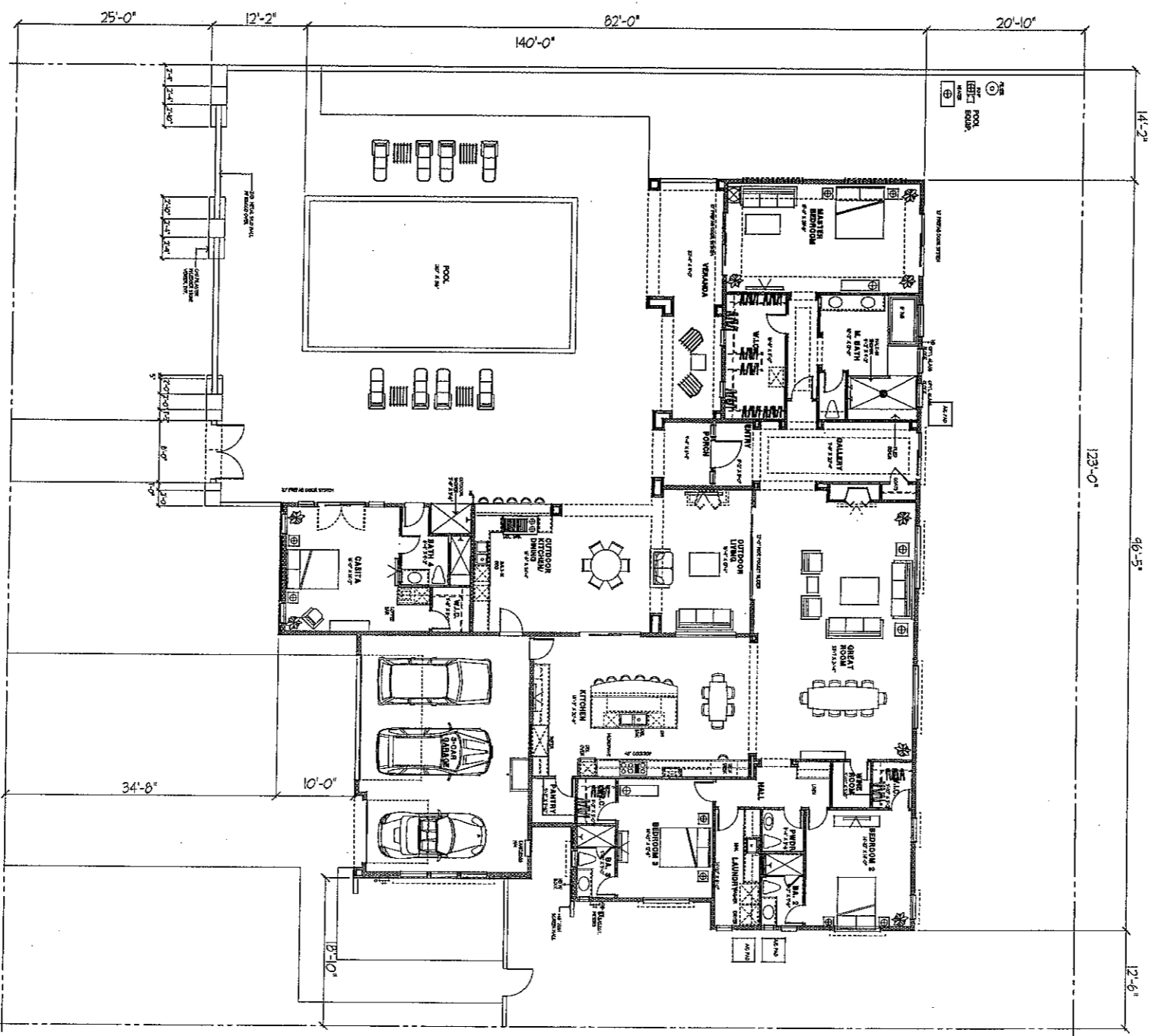


140'-0"

123'-0"

ROOF 1E ALT
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

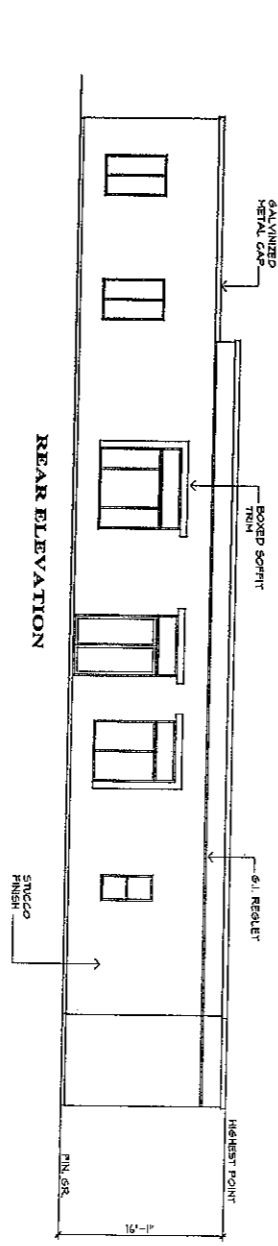
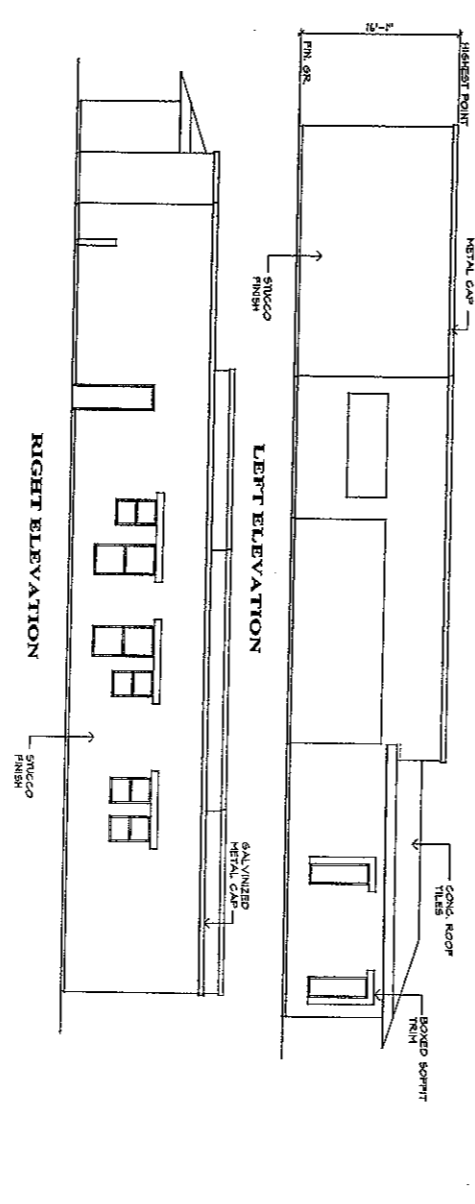
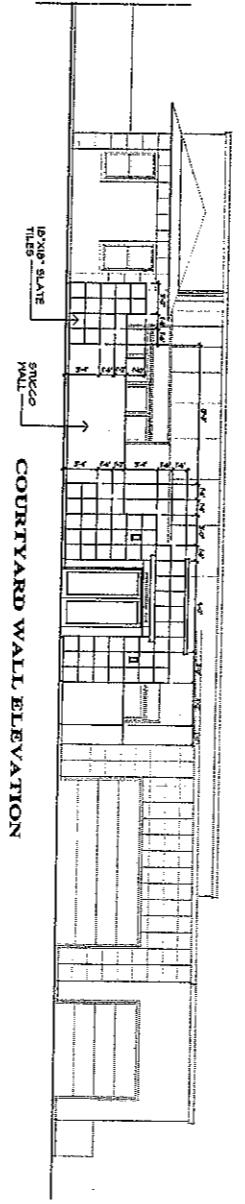
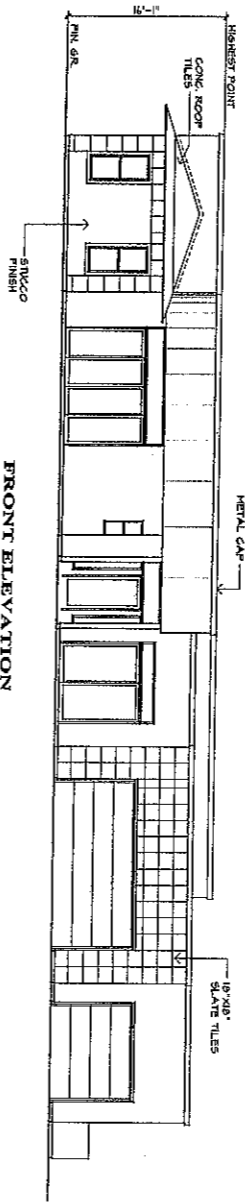
KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning



PLAN 1E ALT
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

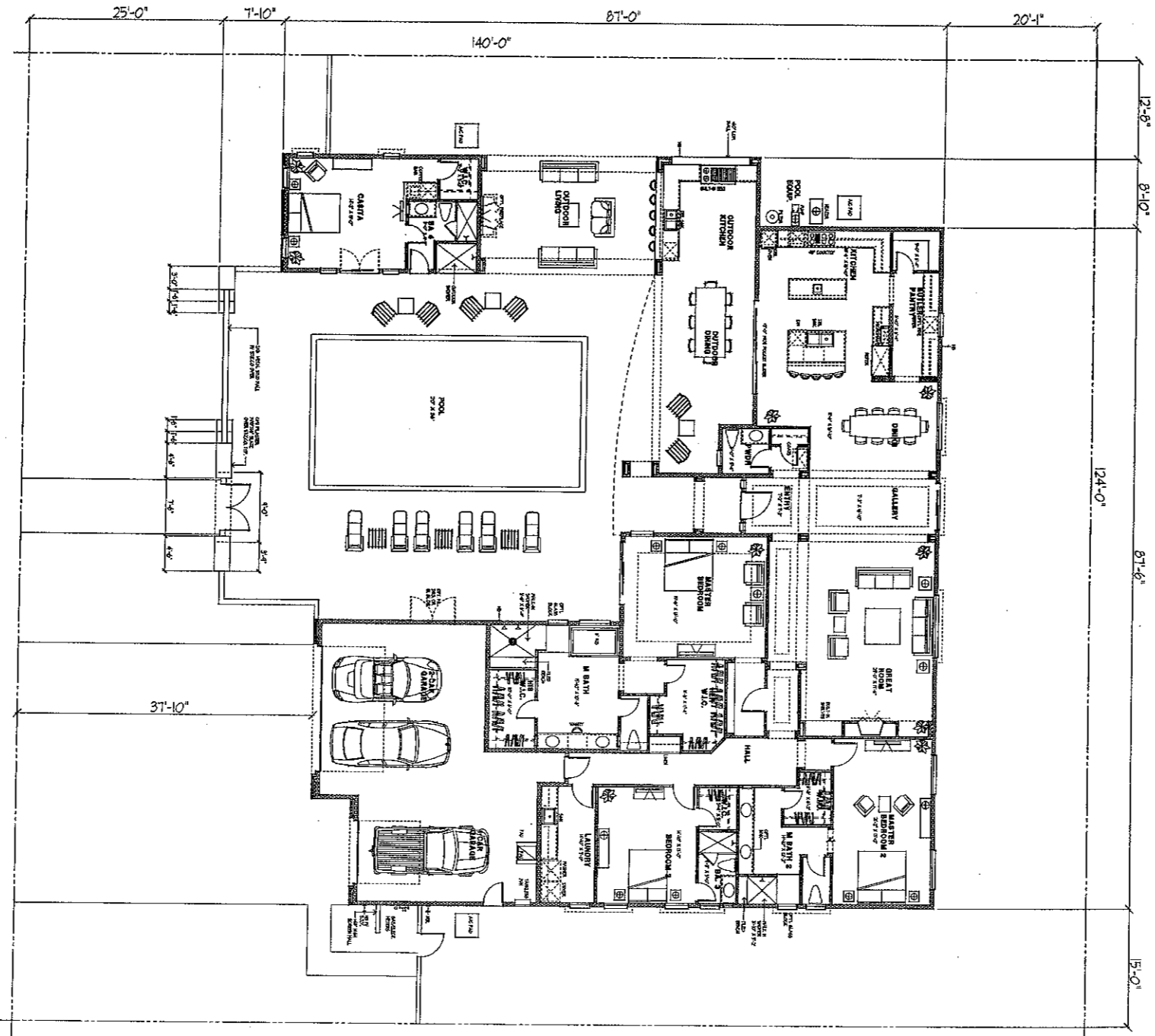
PLAN 1E SQUARE FOOTAGE	
FLOOR PLAN	3780 sq ft
CABINETS	280 sq ft
OUTDOOR LIVING AREA	480 sq ft
VERANDA	280 sq ft
POOL	530 sq ft
TOTAL	5350 sq ft

KPI
 KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



ELEVATION 2D
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

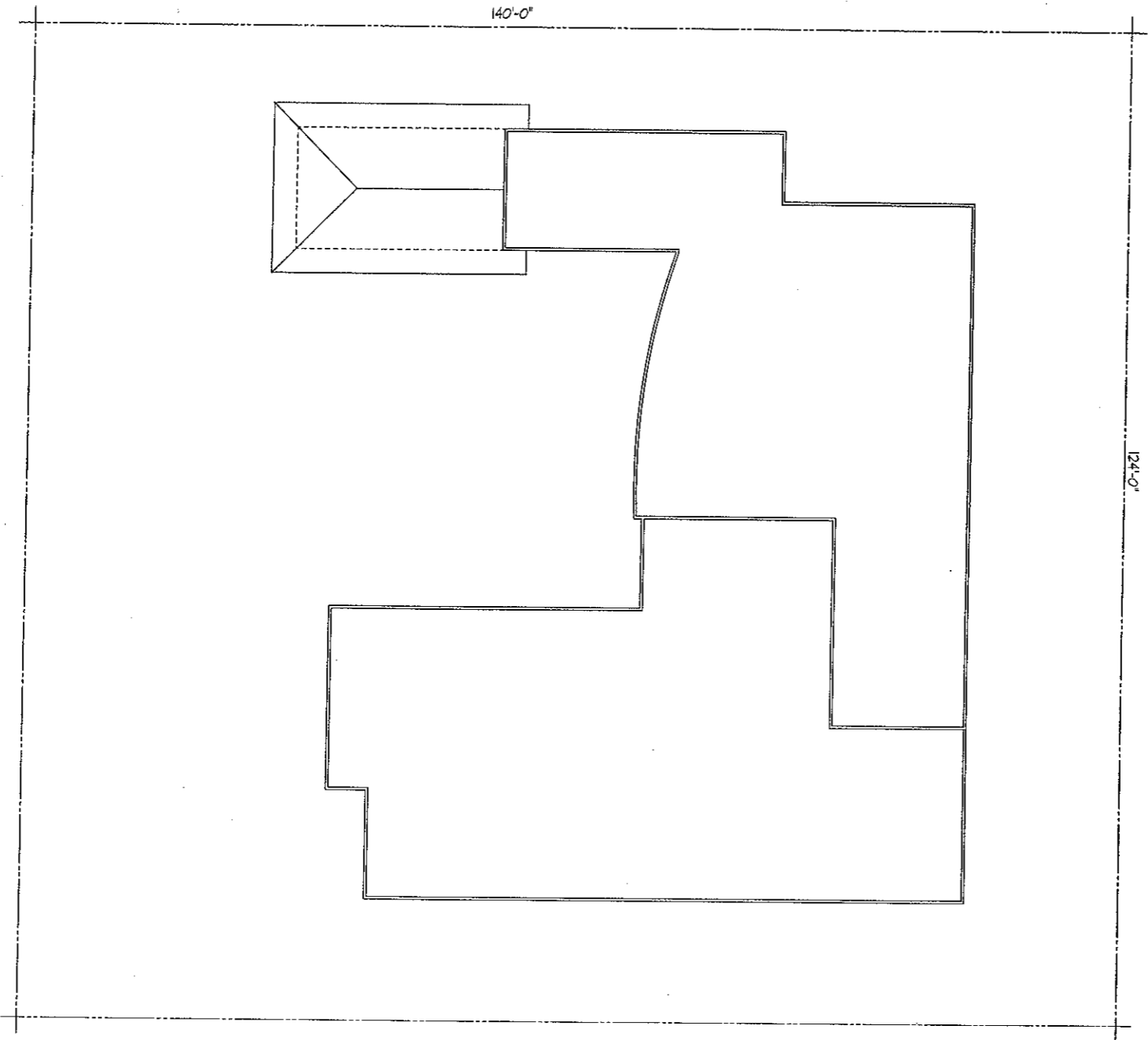




PLAN 2D
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

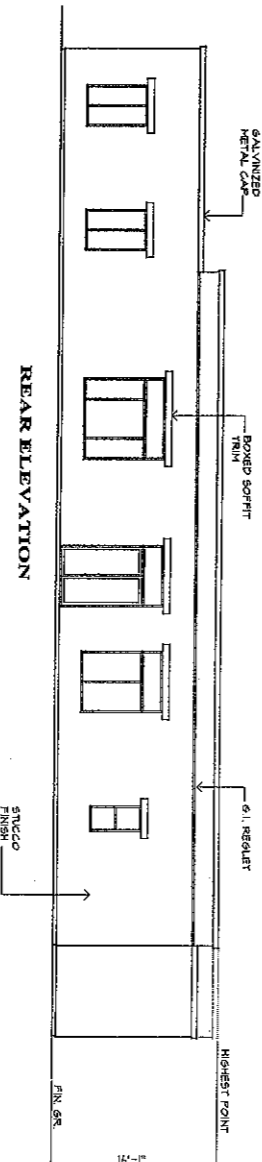
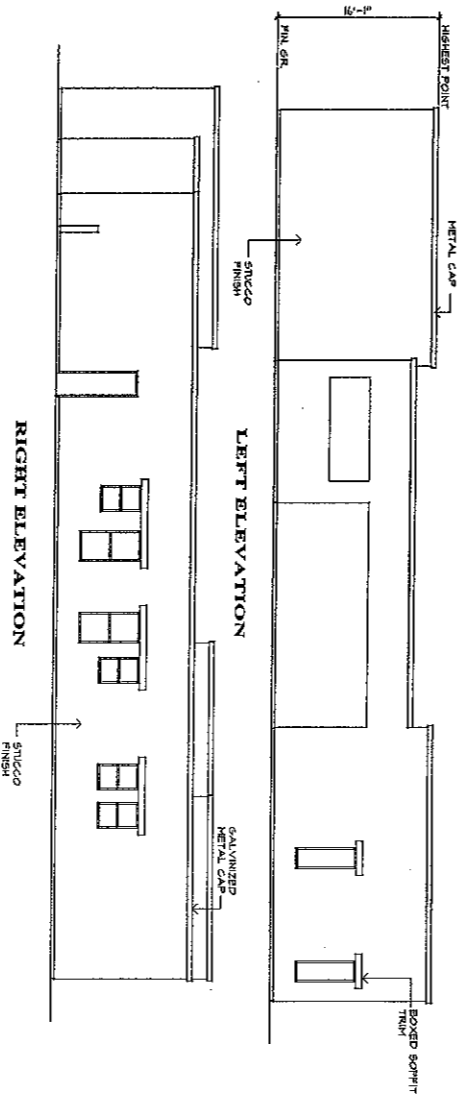
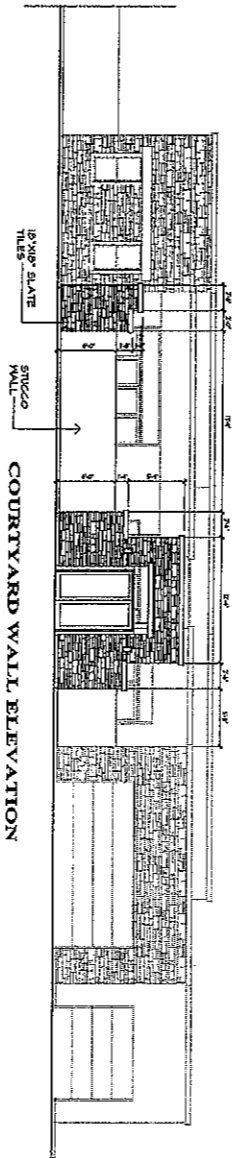
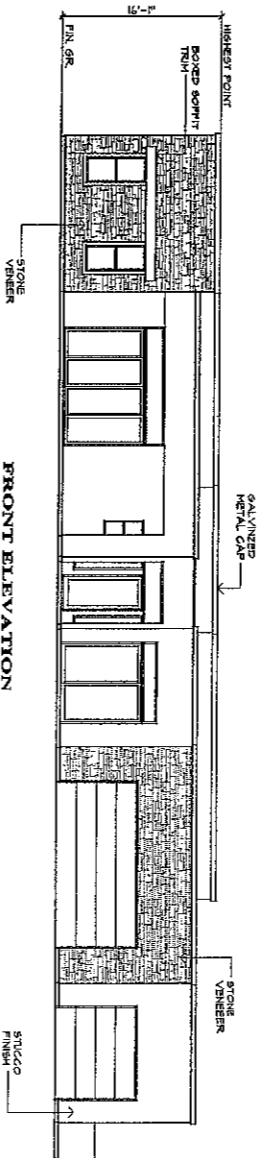
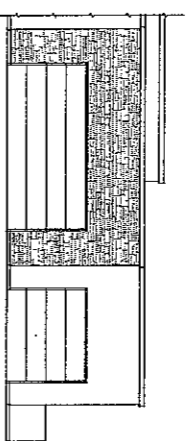
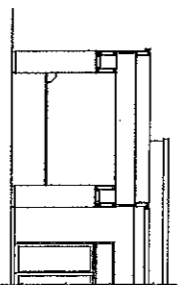
PLAN 2D	
SQUARE FOOTAGE	
FLOOR PLAN	328
CEILING	48
TOTAL	376
TOTAL LIVING AREA	843
GARAGE	843

KPI
 KUTTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



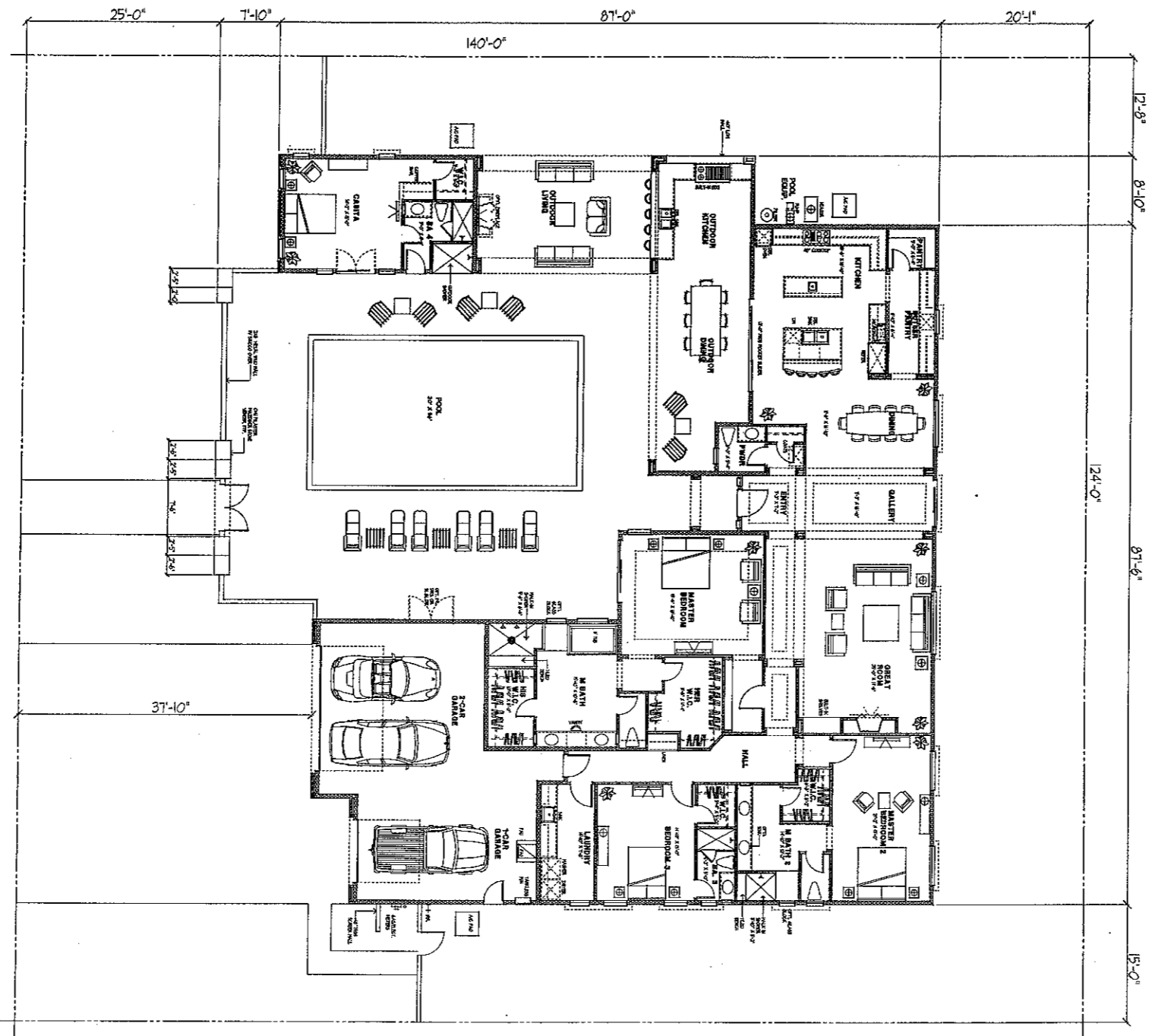
ROOF 2D
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

KPI
KANTER PARTNERS
INTERNATIONAL, INC.
architecture & planning



ELEVATION 2E
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

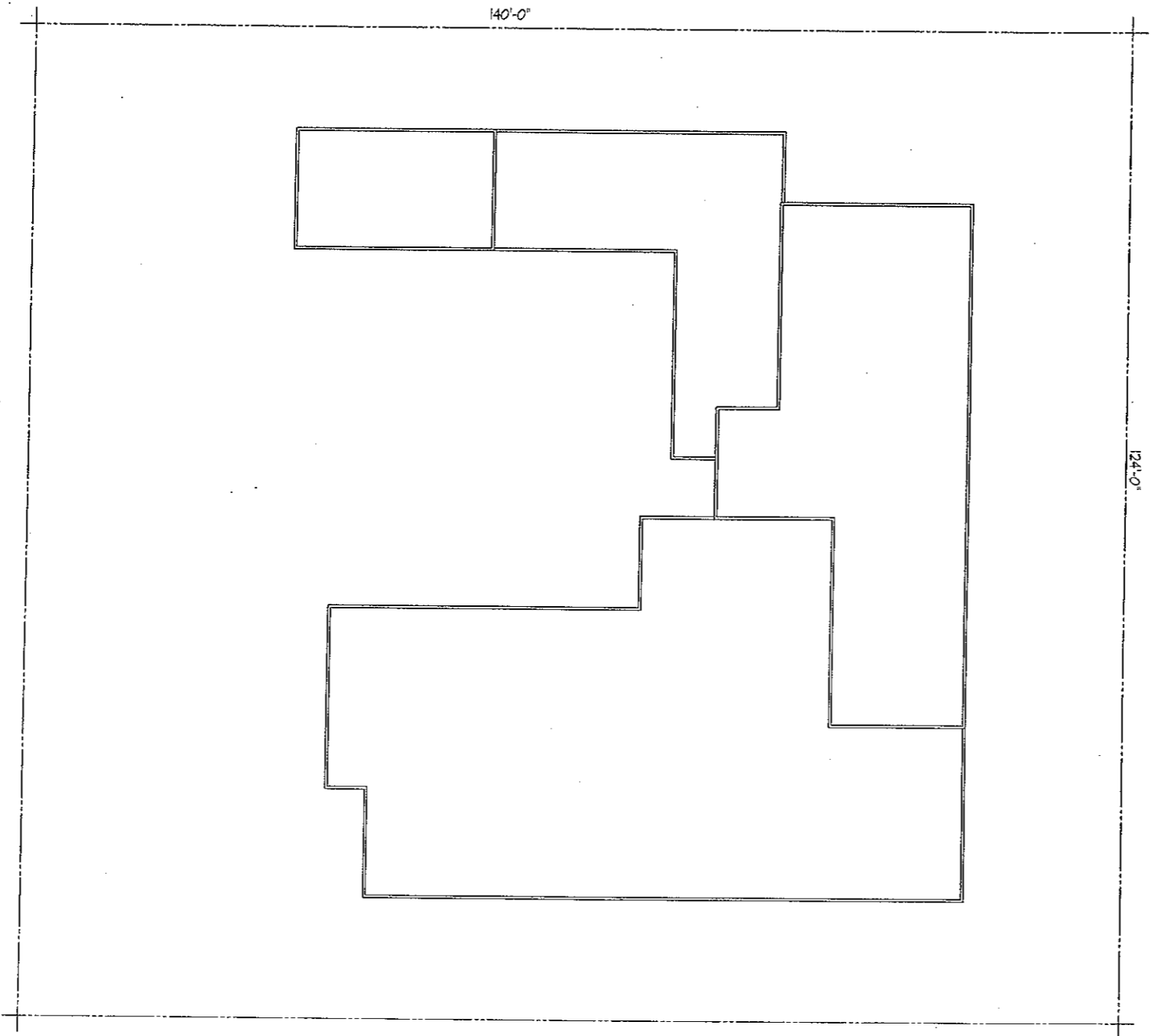
KPI
 KNUTTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



PLAN 2E
ESTANCIA
PALM SPRINGS CA,
FAR WEST INDUSTRIES

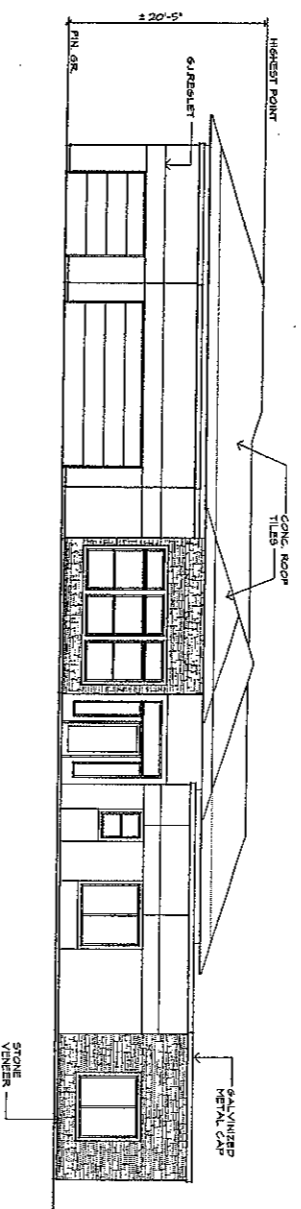
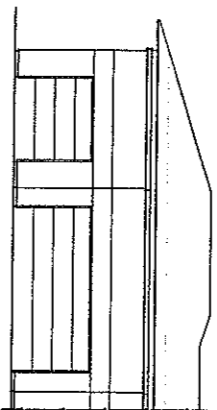
PLAN 2E	
SQUARE FOOTAGE	327
FLOOR PLAN	14
CAD	14
TOTAL LIVING AREA	842
GARAGE	14
DATE: 11/11/11	

KPI
 KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning

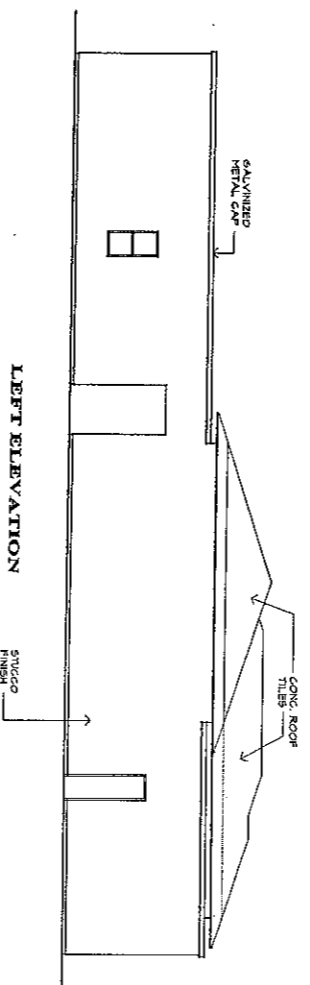


ROOF 2E
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

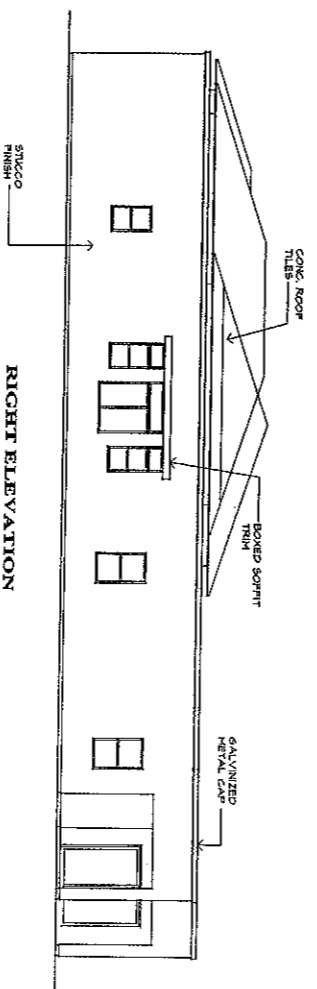
KPI
KATTER PARTNERS
INTERNATIONAL, INC.
architecture & planning



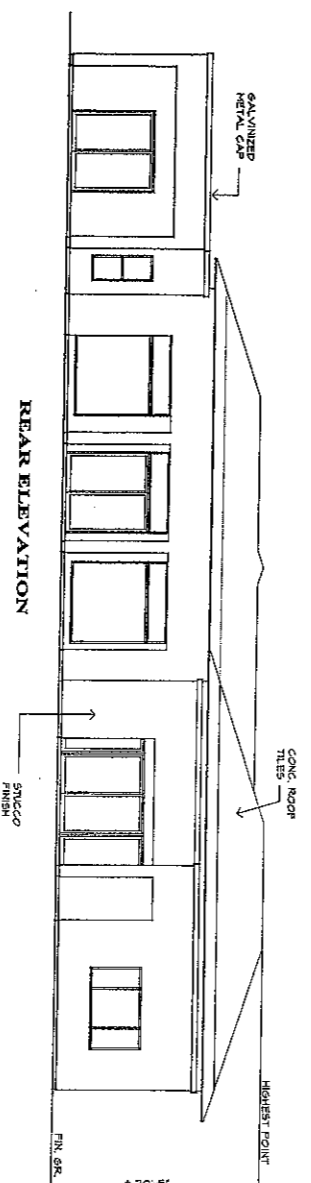
FRONT ELEVATION



LEFT ELEVATION



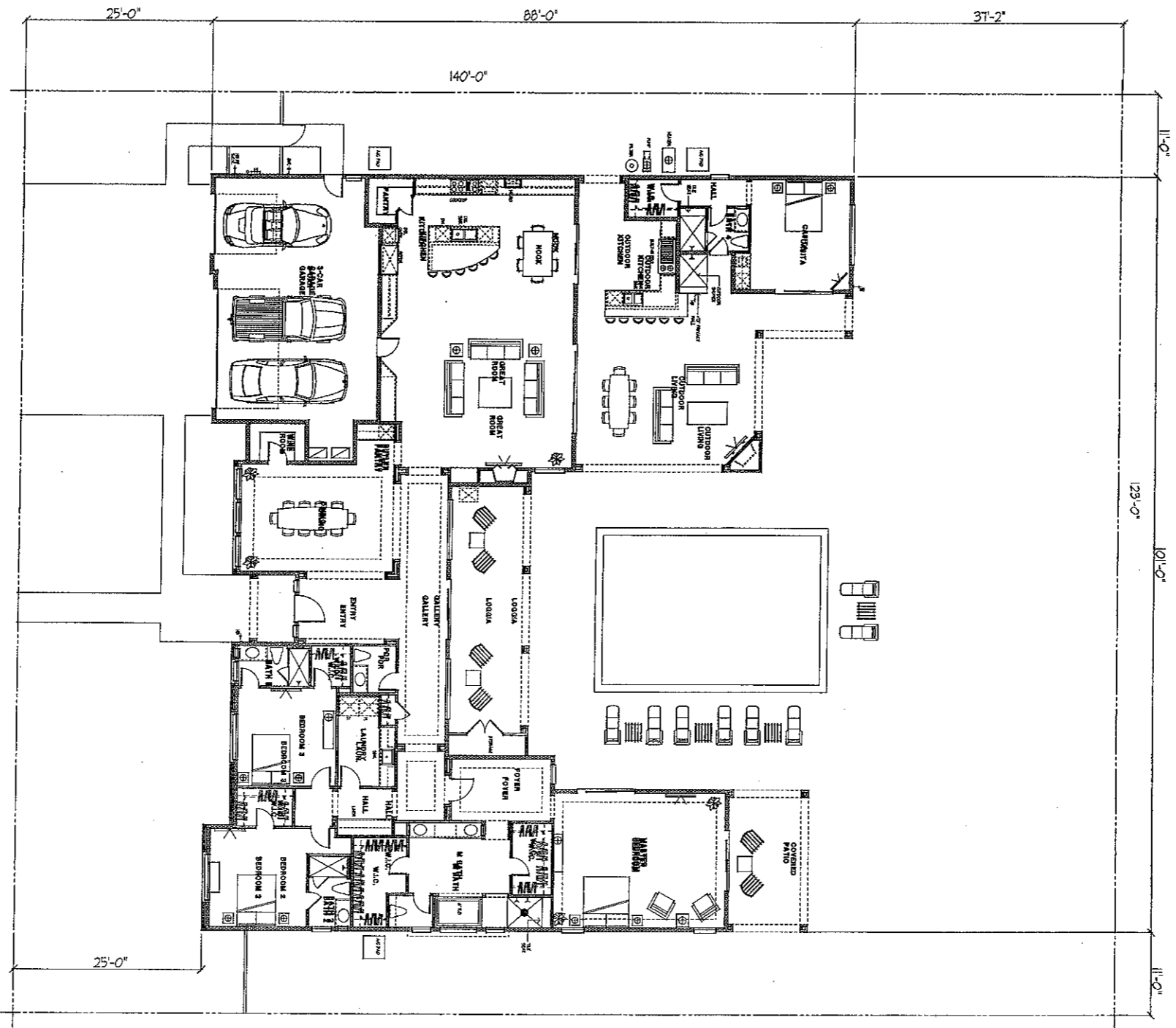
RIGHT ELEVATION



REAR ELEVATION

ELEVATION 3A
 ESTANCIAS
 PALM SPRINGS, CA.
 FAR WEST INDUSTRIES

KPI
 KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning

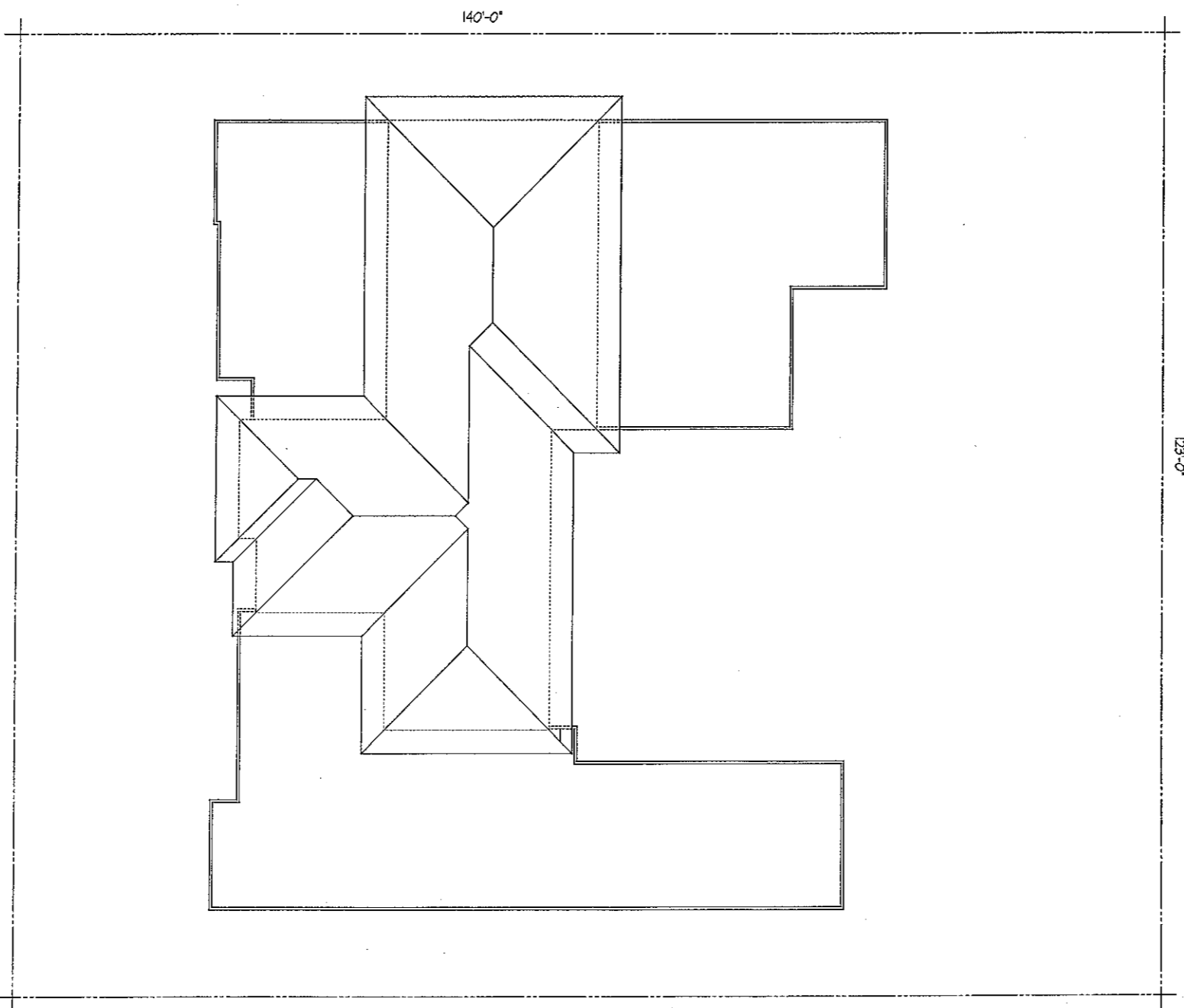


PLAN 3A
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

PLAN 3 SQUARE FOOTAGE

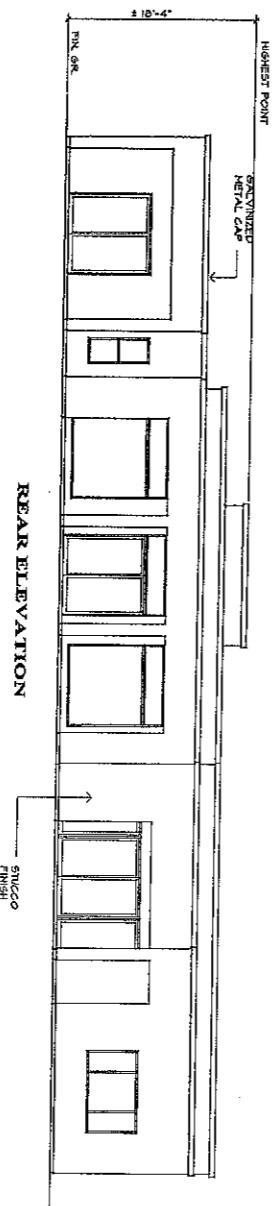
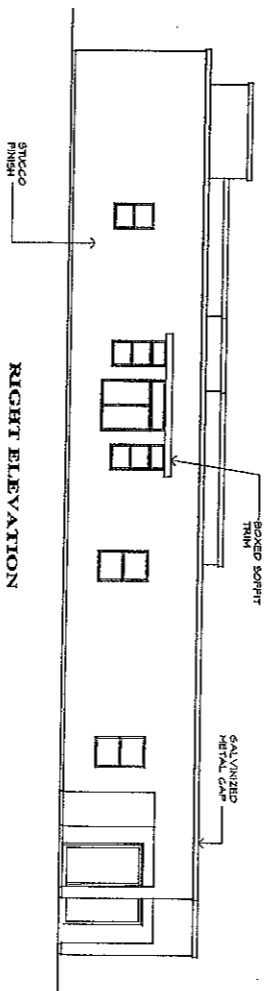
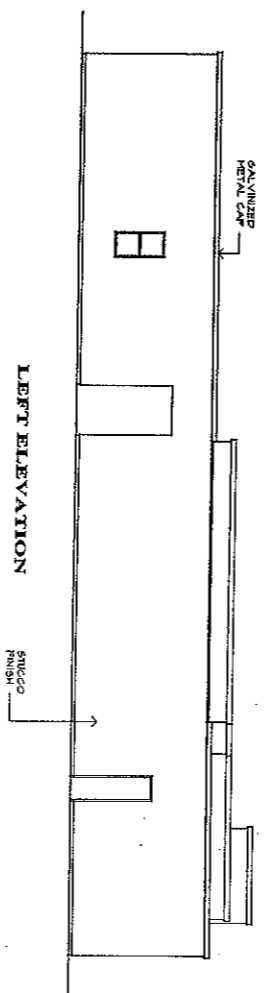
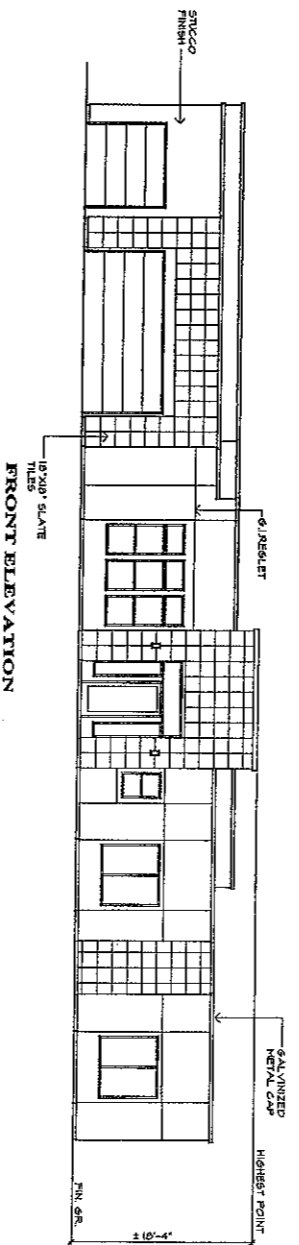
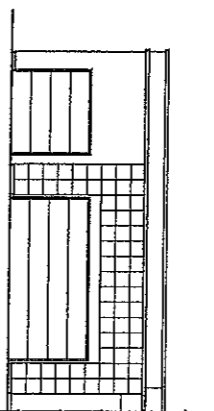
FLOOR PLAN	3858
DECK	142
SCREENED	102
OUTDOOR AREA	888
PATIO	309
LANAI	721
BARABE	54
TOTAL	6294

KPI
 KINTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



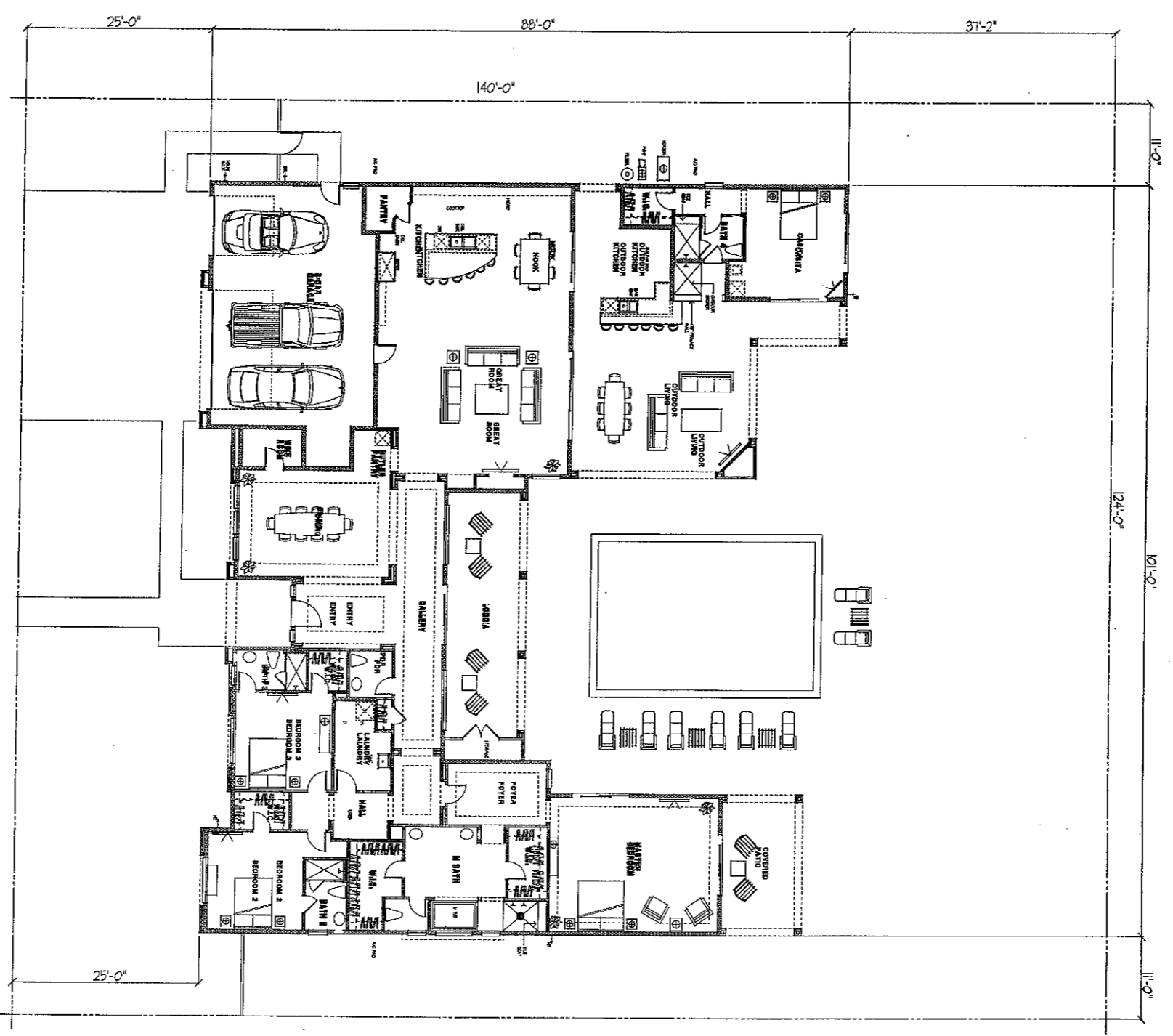
ROOF 3A
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

KPI
KITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning



ELEVATION 3E
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

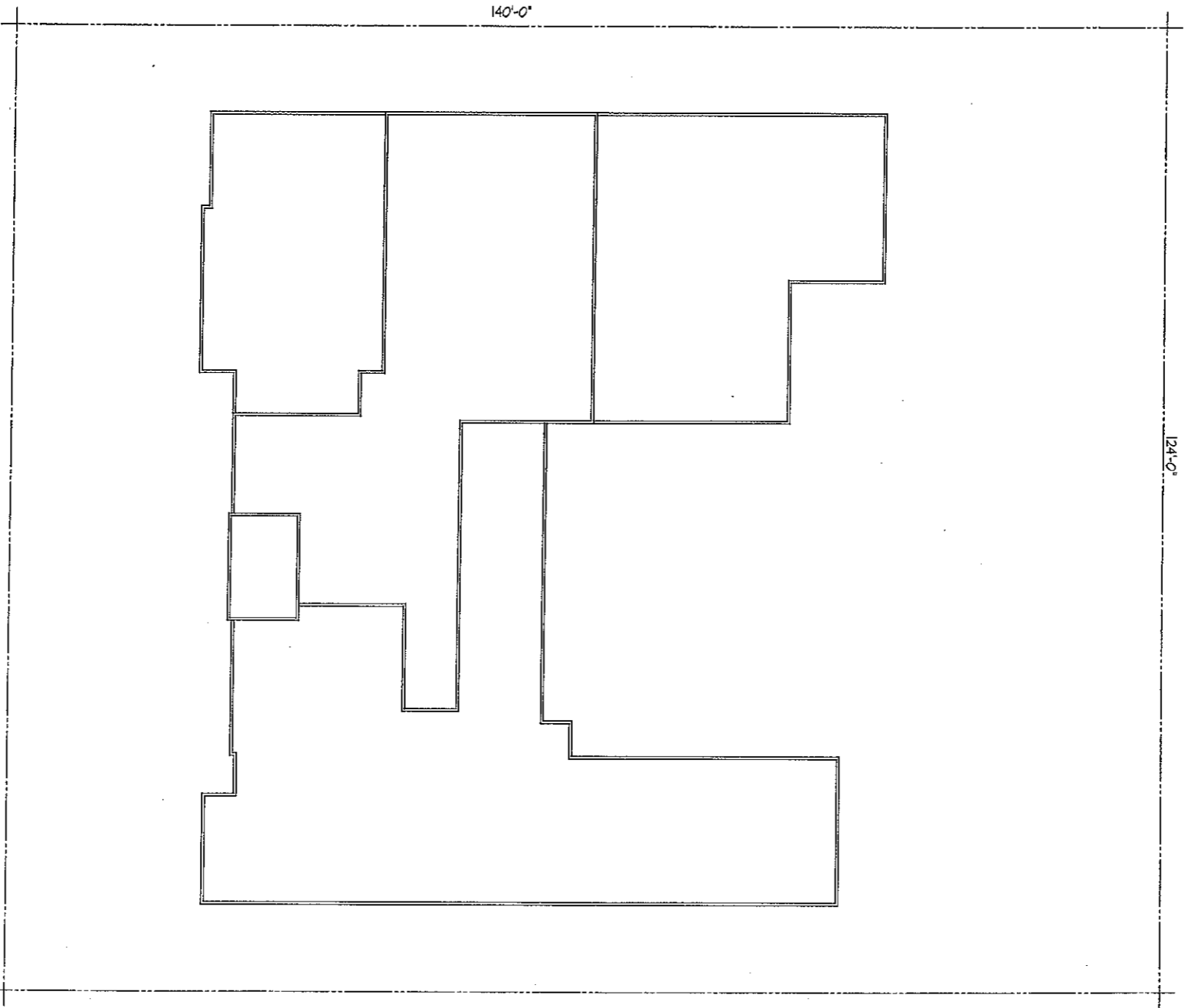
KPI
 KNITTER PARTNERS
 INTERNATIONAL, INC.
 architecture & planning



PLAN 3E
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

PLAN 3	
SQ. FT.	3888
FLOOR PLAN	45 FT
OUTDOOR AREA	888
PATIO	225
LAUNDRY	221
GARAGE	45 FT

KPI
 KNITTER PATRICKS
 INTERNATIONAL, INC.
 architecture & planning



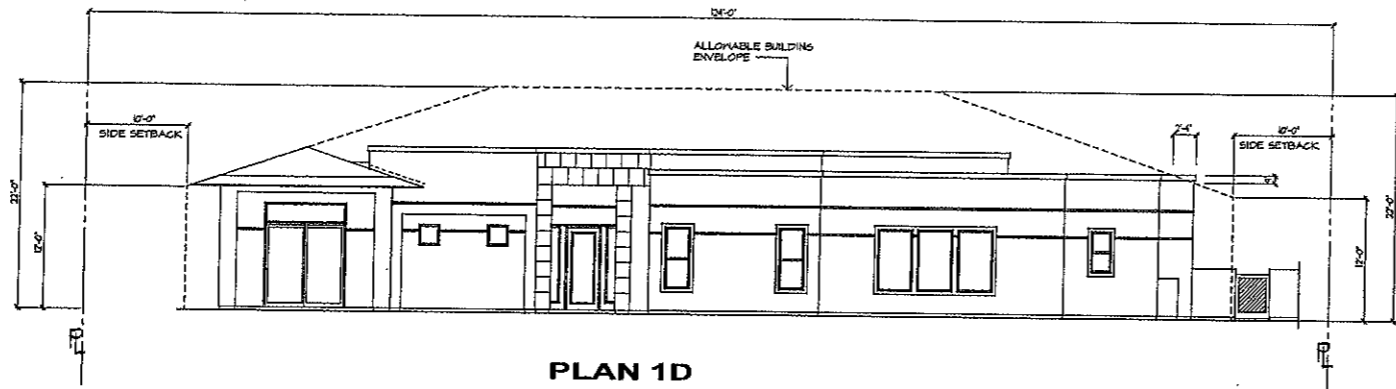
ROOF 3E
ESTANCIAS
PALM SPRINGS CA,
FAR WEST INDUSTRIES

KPI
KINTNER PARTNERS
INTERNATIONAL, INC.
architecture & planning

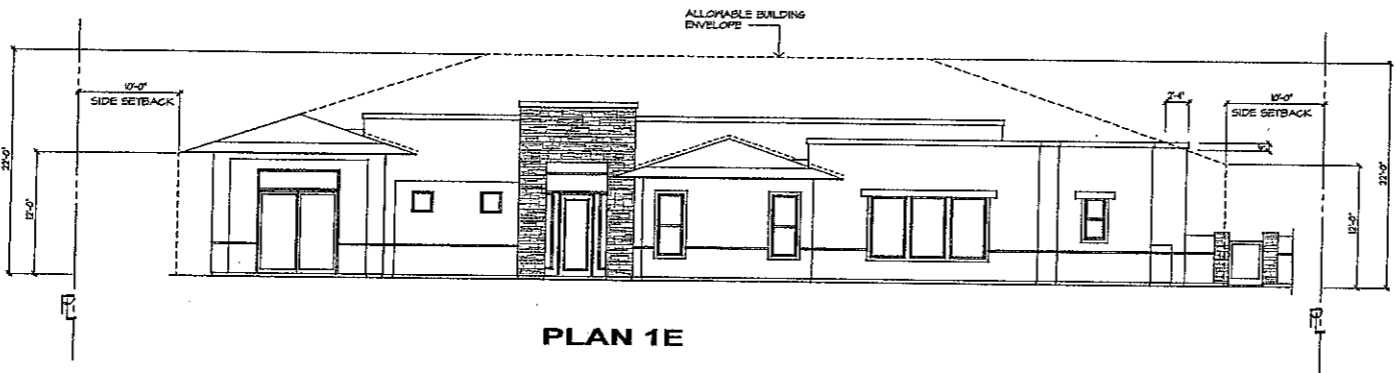
RECEIVED

APR 26 2012

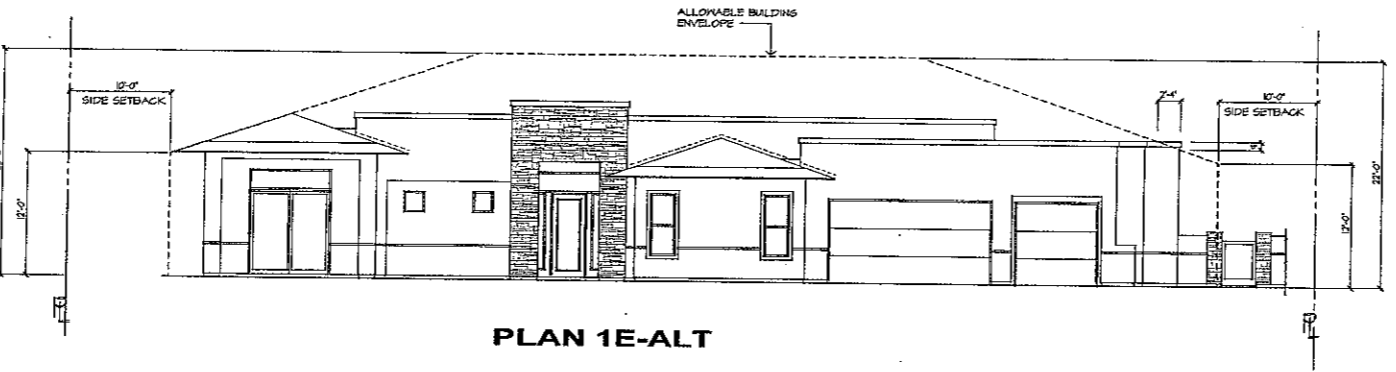
PLANNING SERVICES
DEPARTMENT



PLAN 1D



PLAN 1E

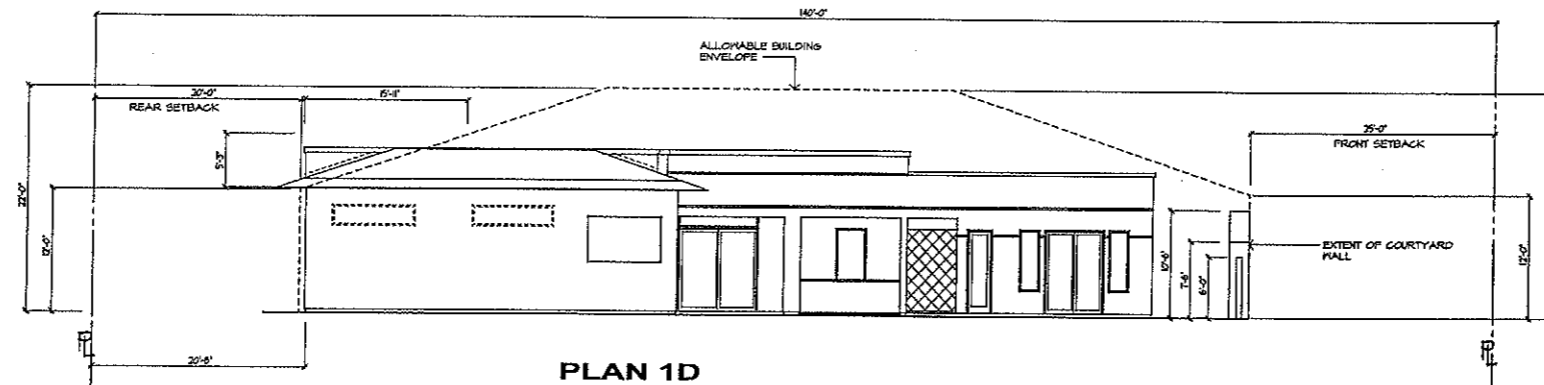


PLAN 1E-ALT

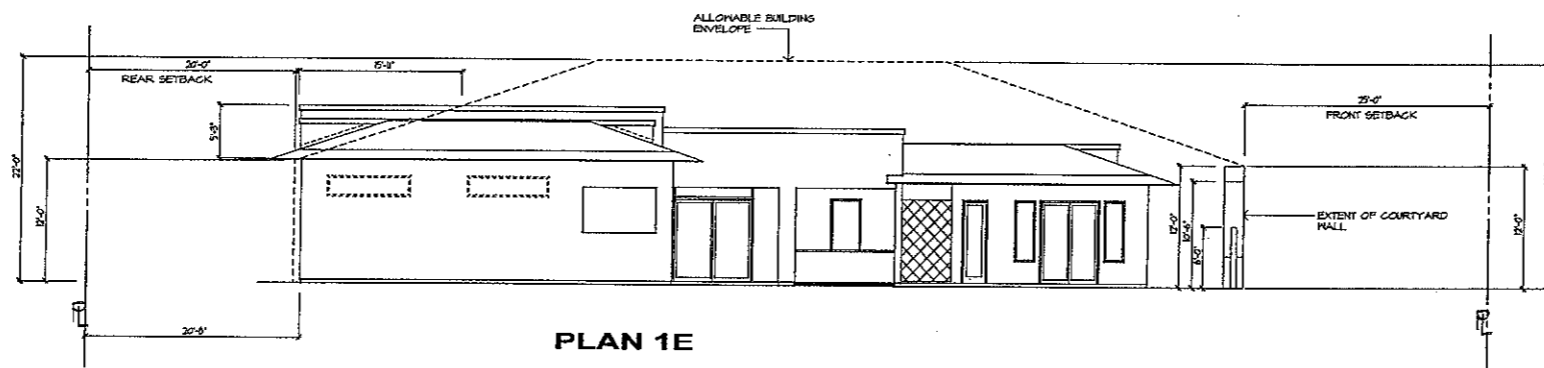
**ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES**

KPI
KINTNER PARTNERS
INTERNATIONAL, INC.
architecture & planning

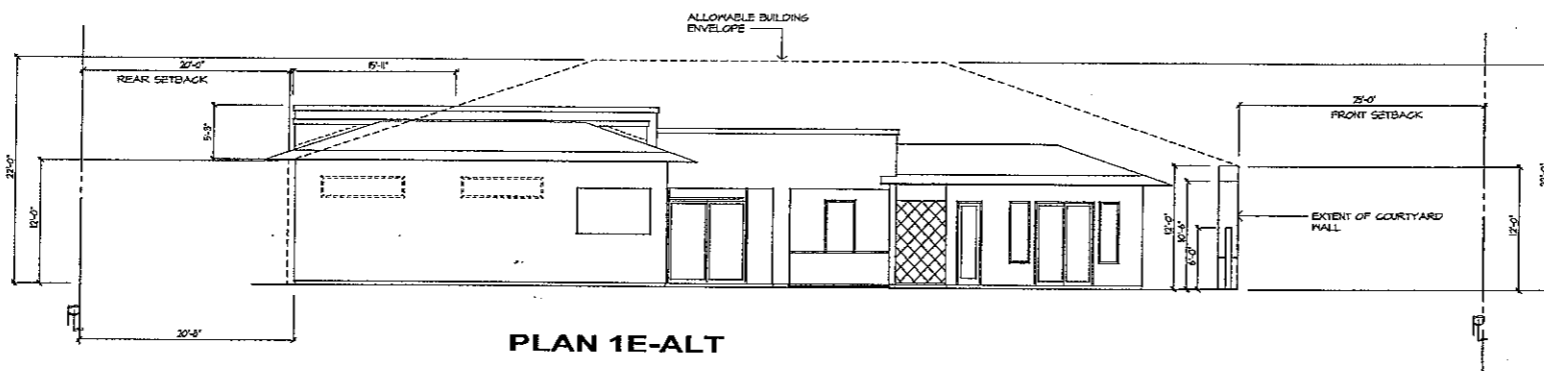
DATE: 03/28/12 BY: MTH/MLB/SJL/DBL/SMB/STP/RSB/MSK/PJG/MSK



PLAN 1D



PLAN 1E

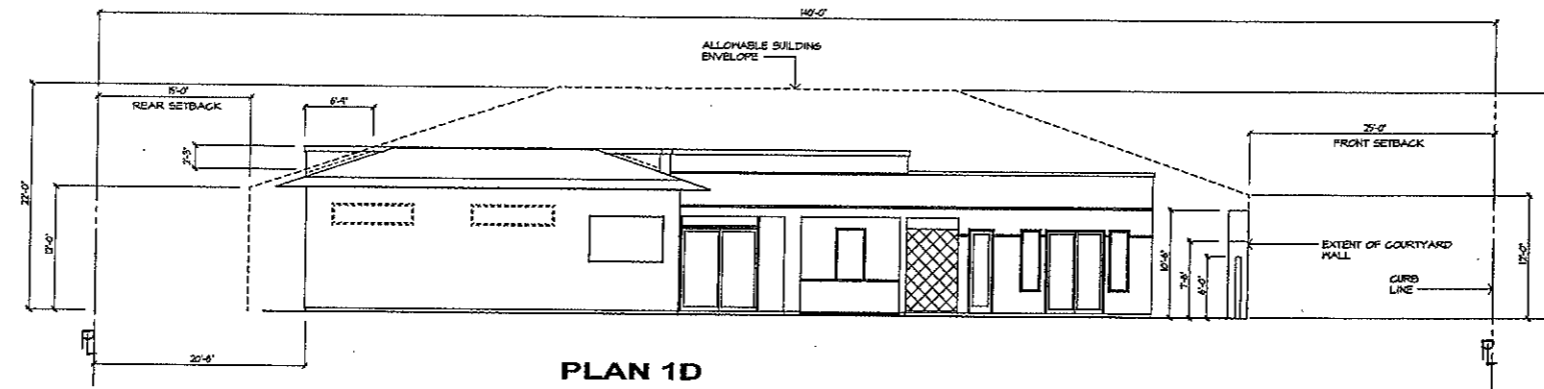


PLAN 1E-ALT

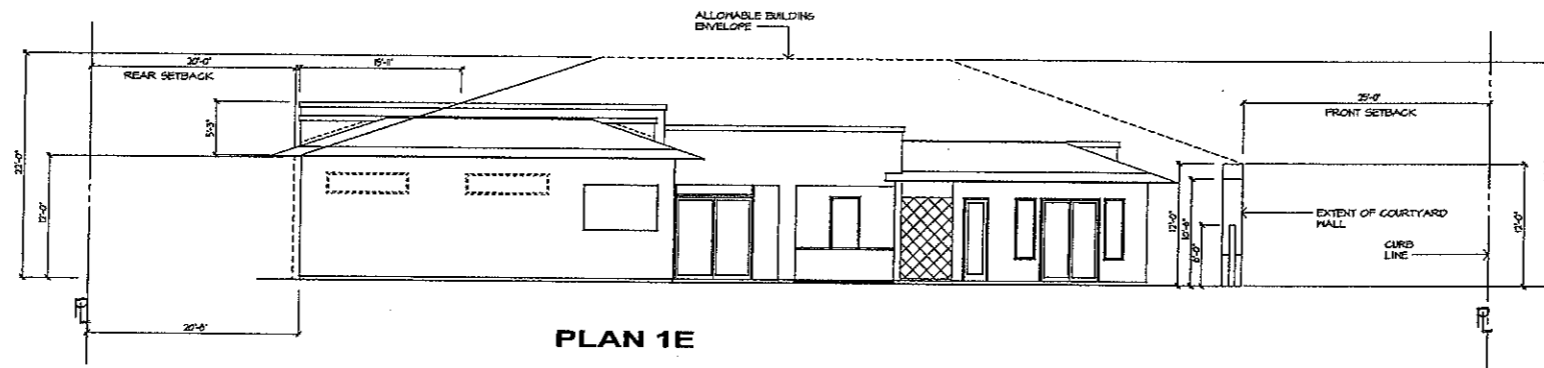
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KINTNER PARTNERS
INTERNATIONAL, INC.
architecture & planning

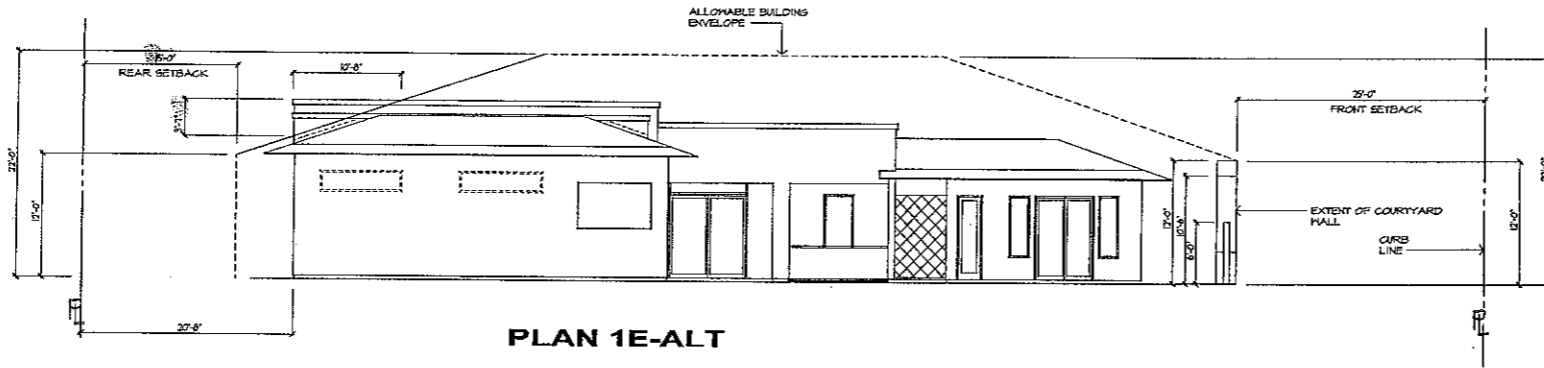
DATE: 04/14/10 FILE: ESTANCIAS_PALM_SPRINGS_CAD/ESTANCIAS_PALM_SPRINGS_CAD.dwg



PLAN 1D



PLAN 1E

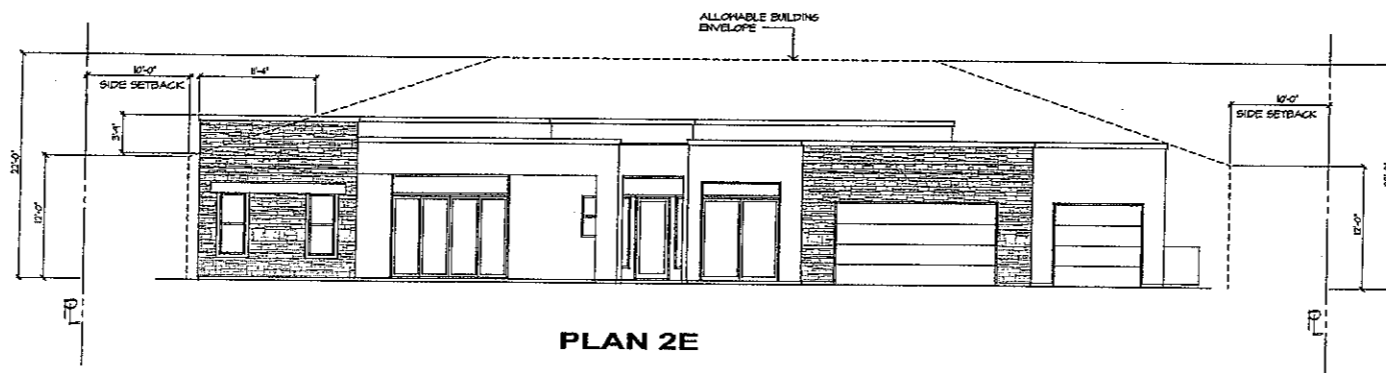
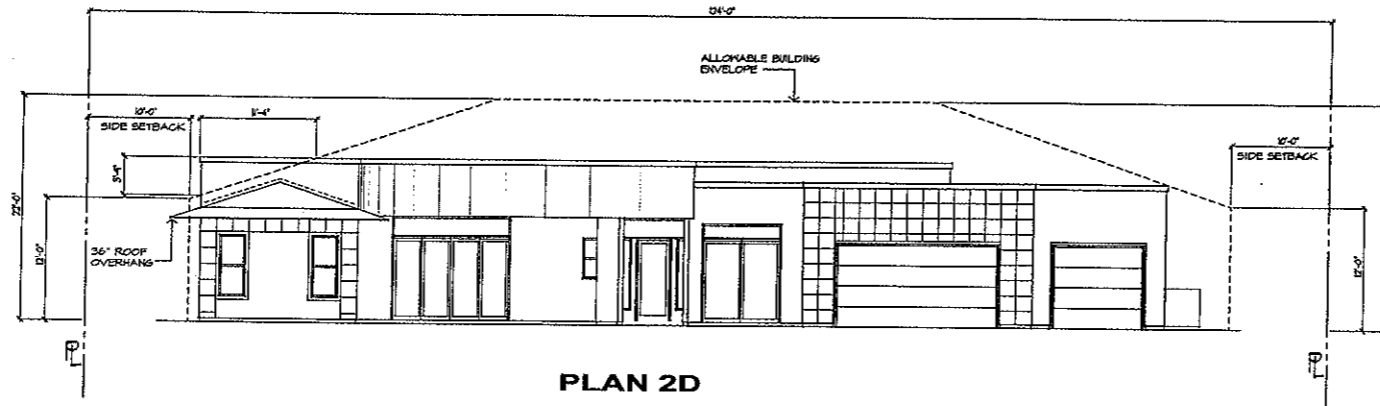


PLAN 1E-ALT

ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KINTNER PARTNERS
INTERNATIONAL, INC.
architecture & planning

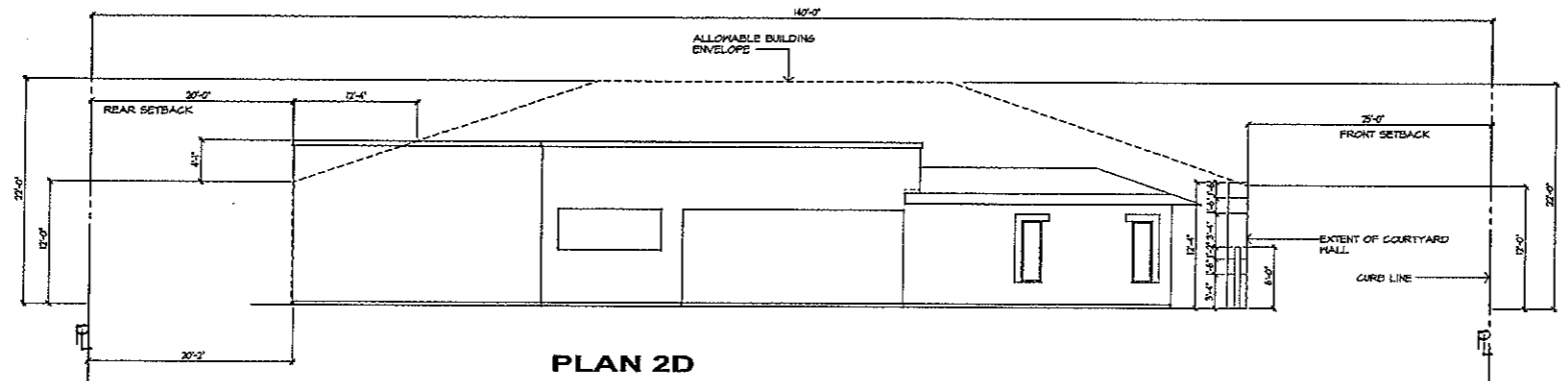
DATE: 10/14/11



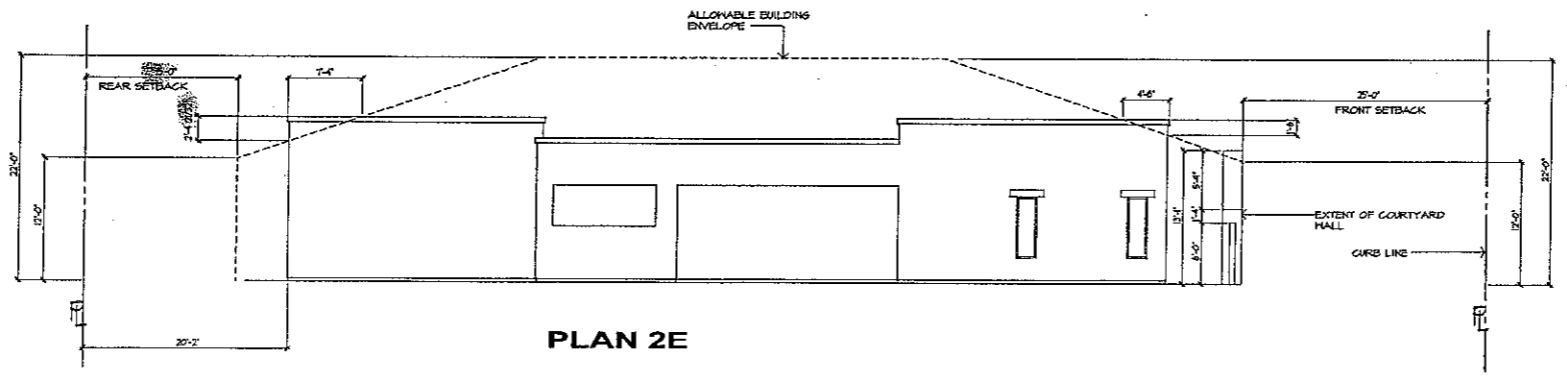
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.



PLAN 2D

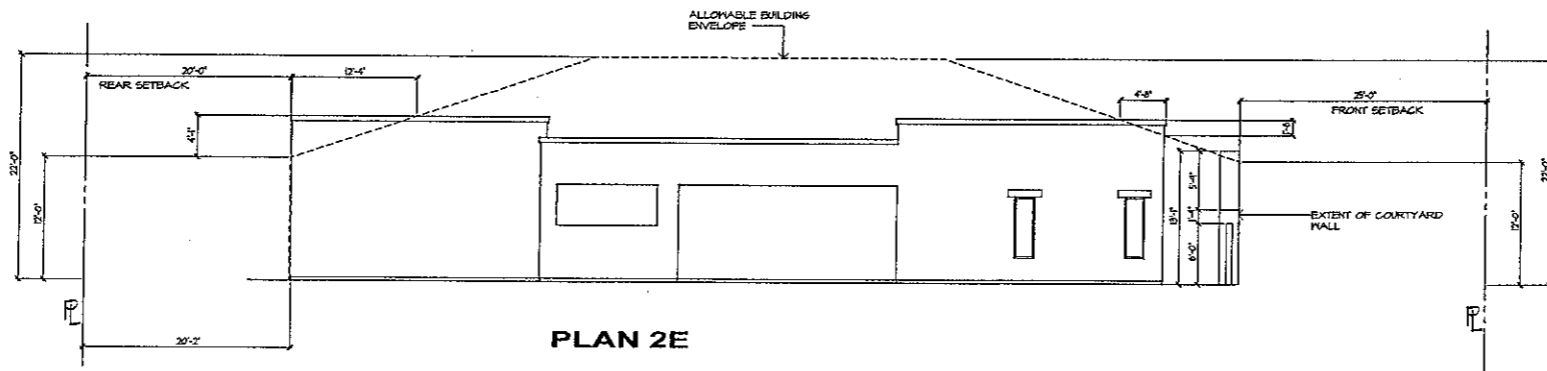
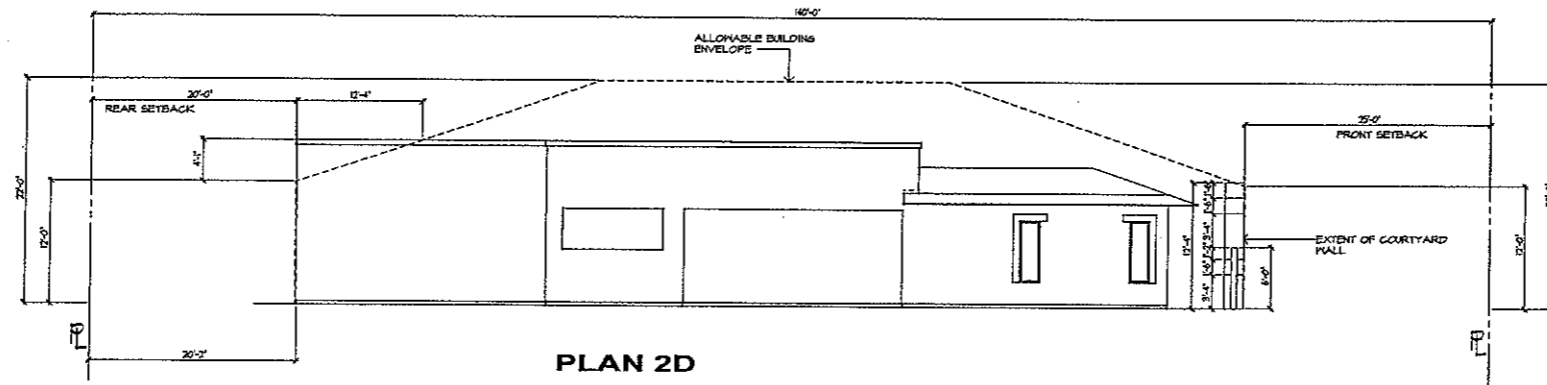


PLAN 2E

ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

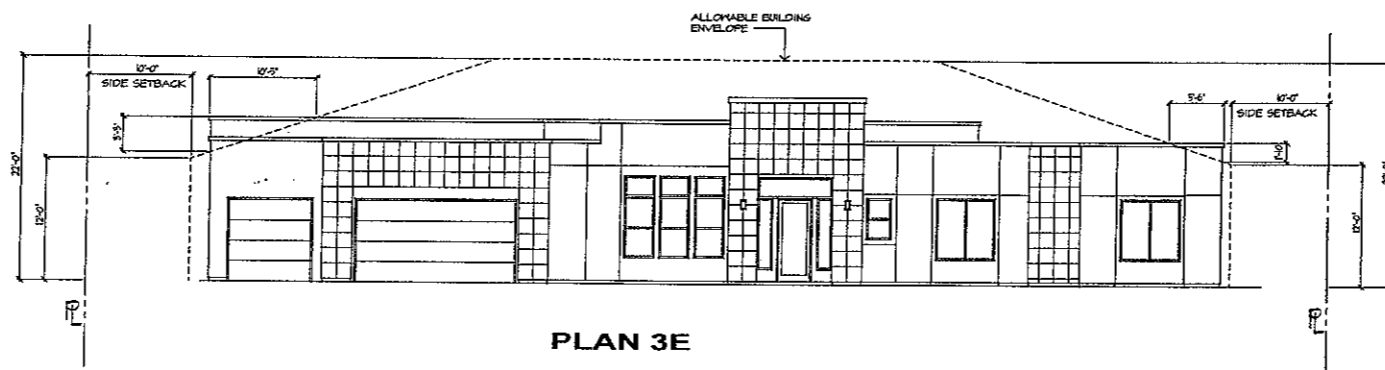
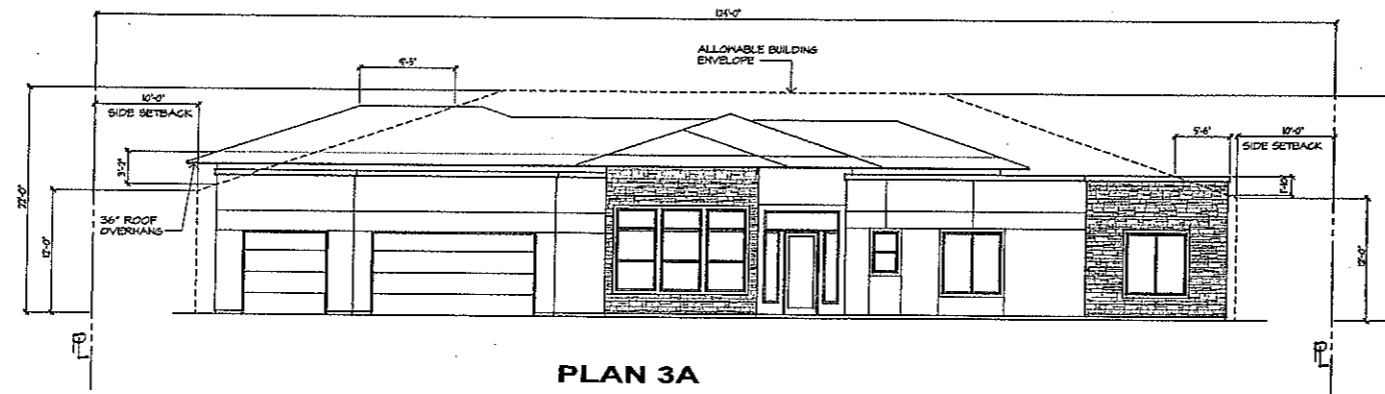
PLAN 2D AND 2E ARE ARCHITECTURAL CONCEPTS AND NOT TO BE CONSIDERED AS A CONTRACT DOCUMENT.



**ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES**

KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

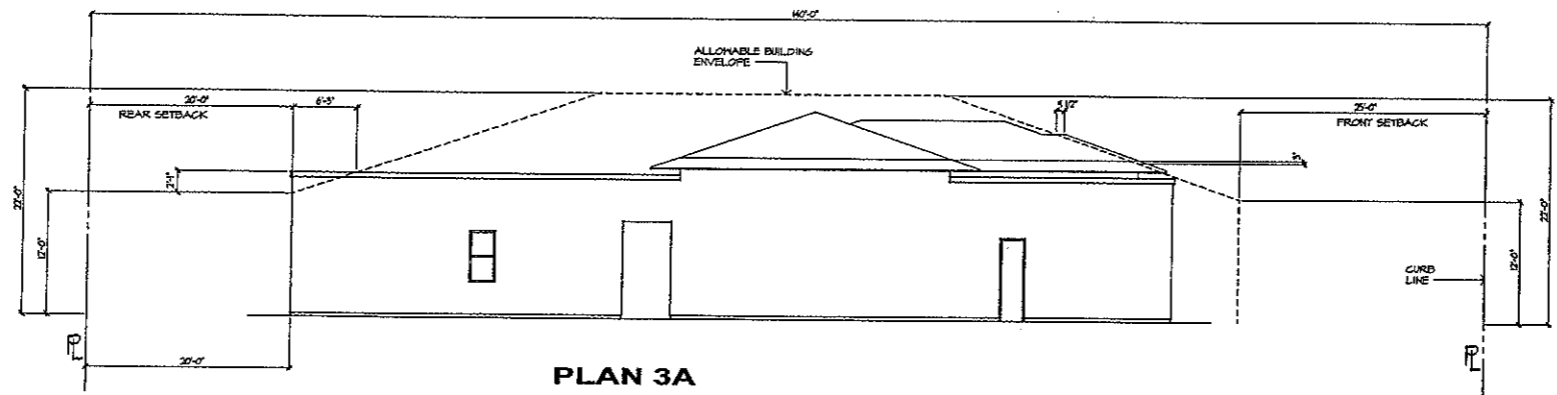
NOT TO SCALE - DIMENSIONS SUBJECT TO FIELD SURVEY



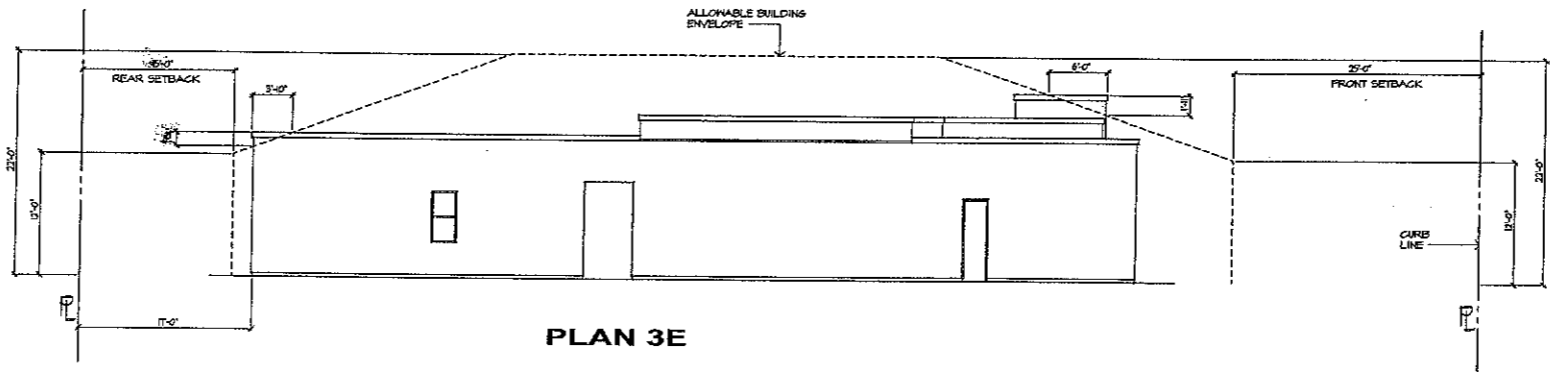
ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES

KPI
KNOTTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

PLAN 3A 3/15/11 11:11 AM 11/15/11 11:11 AM 11/15/11 11:11 AM



PLAN 3A



PLAN 3E

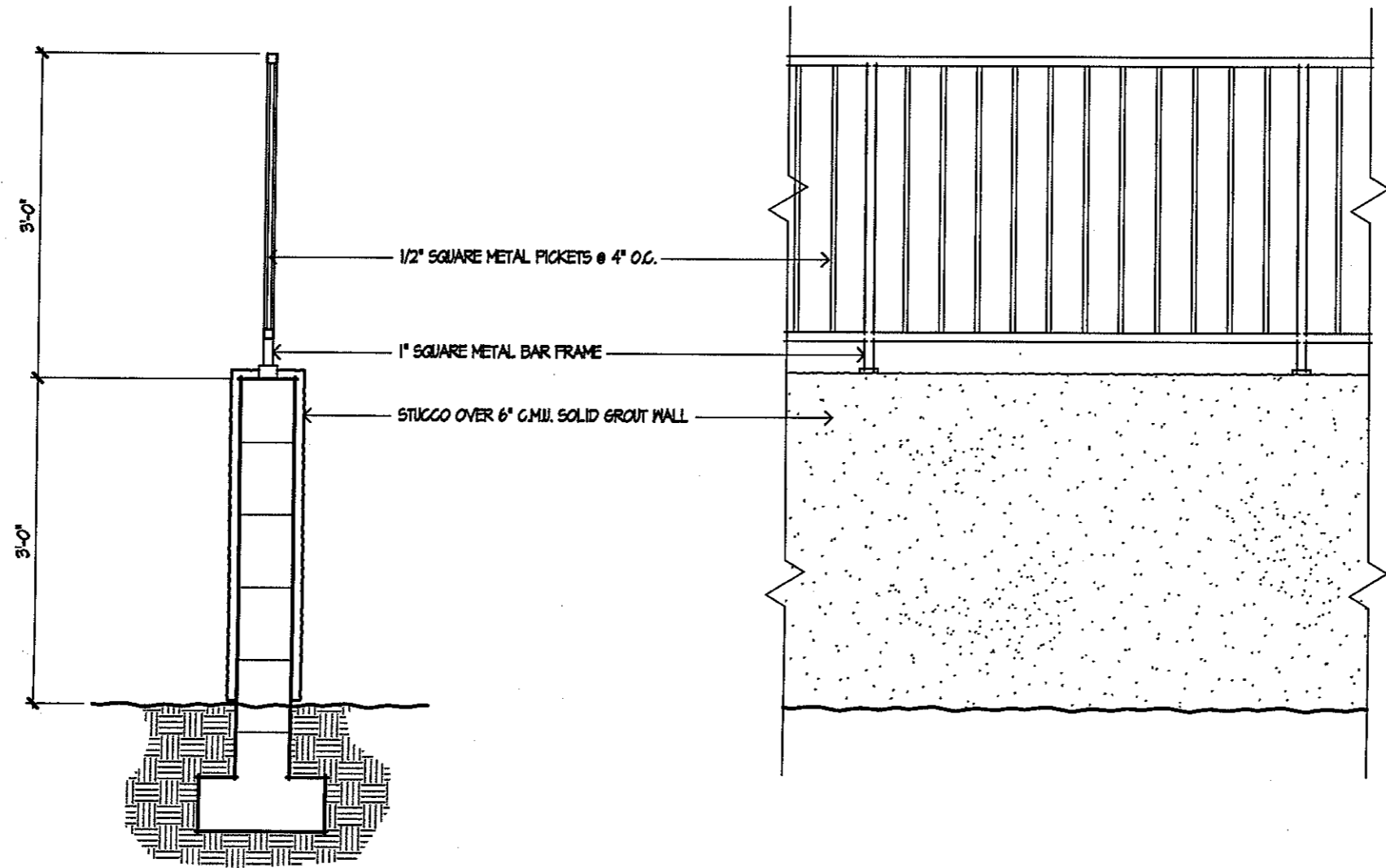
**ESTANCIAS
PALM SPRINGS, CA.
FAR WEST INDUSTRIES**

KPI
KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning

© 2017 THE ARCHITECTS. ALL RIGHTS RESERVED. PHOTOGRAPH BY MICHAEL HAYES

ADAVE

PLANNING



SECTION SCALE: 3/4"=1'-0"

ELEVATION SCALE: 3/4"=1'-0"

**FAIRWAY WALL
FAR WEST INDUSTRIES**

ESTANCIAS - PALM SPRINGS, CALIFORNIA

KPI ■

KNITTER PARTNERS
INTERNATIONAL, INC.
architecture & planning