



BELARDO STREET



ENTRY



ENTRY SOUTH



INTERIOR STREET 1



INTERIOR STREET 2



NORTH INTERIOR STREET

WESSMAN HOLDINGS PALM SPRINGS Single-Family Dwellings

DAKOTA

A0.11 COVER SHEET 6 FEBRUARY, 2013

DesignARC

2538 Overland Ave.
Los Angeles, CA 90064-3346
TEL: 310.204.8950
FAX: 310.204.8959

PROJECT DATA

PROJECT DESCRIPTION

| | |
|----------------------|----------------------------|
| OCCUPANCY GROUPS | R-3 |
| TYPE OF CONSTRUCTION | TYPE V-B (NON-SPRINKLERED) |
| ZONING | PROPOSED P.D. |

SITE AREA CALCULATIONS

| | | | |
|---------------------------------|---------------|---------------|--|
| LOT AREA | | 277,734 SQ FT | |
| TOTAL BUILDING(S) FOOTPRINT | 51,182 SQ FT | | |
| TOTAL DRIVEWAY / CARPORT PAVING | 45,264 SQ FT | | |
| TOTAL SITE COVERAGE | 96,446 SQ FT | or 35% COVER | |
| TOTAL OPEN SPACE PROVIDED | 181,288 SQ FT | or 65% OPEN | |

UNIT AREA CALCULATIONS

| | | | |
|--------------------|-------------|----------|--|
| UNIT TYPE A | | | |
| GARAGE | 471 SQ FT | | |
| GROUND FLOOR | 686 SQ FT | | |
| SECOND FLOOR | 895 SQ FT | | |
| TOTAL LIVING | 1,581 SQ FT | 16 TOTAL | |

| | | | |
|--------------------|-------------|----------|--|
| UNIT TYPE B | | | |
| GARAGE | 488 SQ FT | | |
| GROUND FLOOR | 722 SQ FT | | |
| SECOND FLOOR | 1,099 SQ FT | | |
| TOTAL LIVING | 1,821 SQ FT | 27 TOTAL | |

43 TOTAL UNITS

PARKING

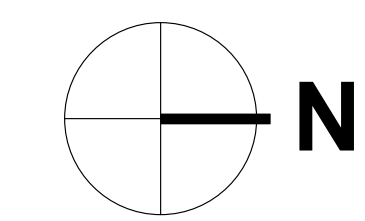
| | |
|---------------------------------------|----|
| REQUIRED | |
| (43) RESIDENCES X (2) COVERED SPACES | 86 |
| (43) RESIDENCES X (0.25) GUEST SPACES | 11 |
| TOTAL REQUIRED PARKING SPACES | 97 |

PROVIDED

| | |
|-------------------------------|-----|
| (2) COVERED SPACES PER UNIT | 86 |
| GUEST SPACES | 17 |
| TOTAL PROVIDED PARKING SPACES | 103 |



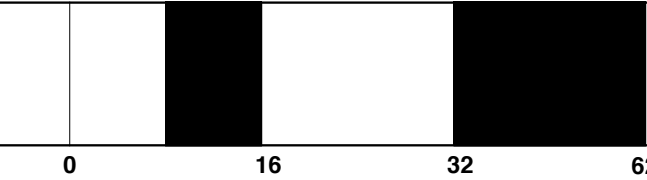
SITE PLAN 1



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

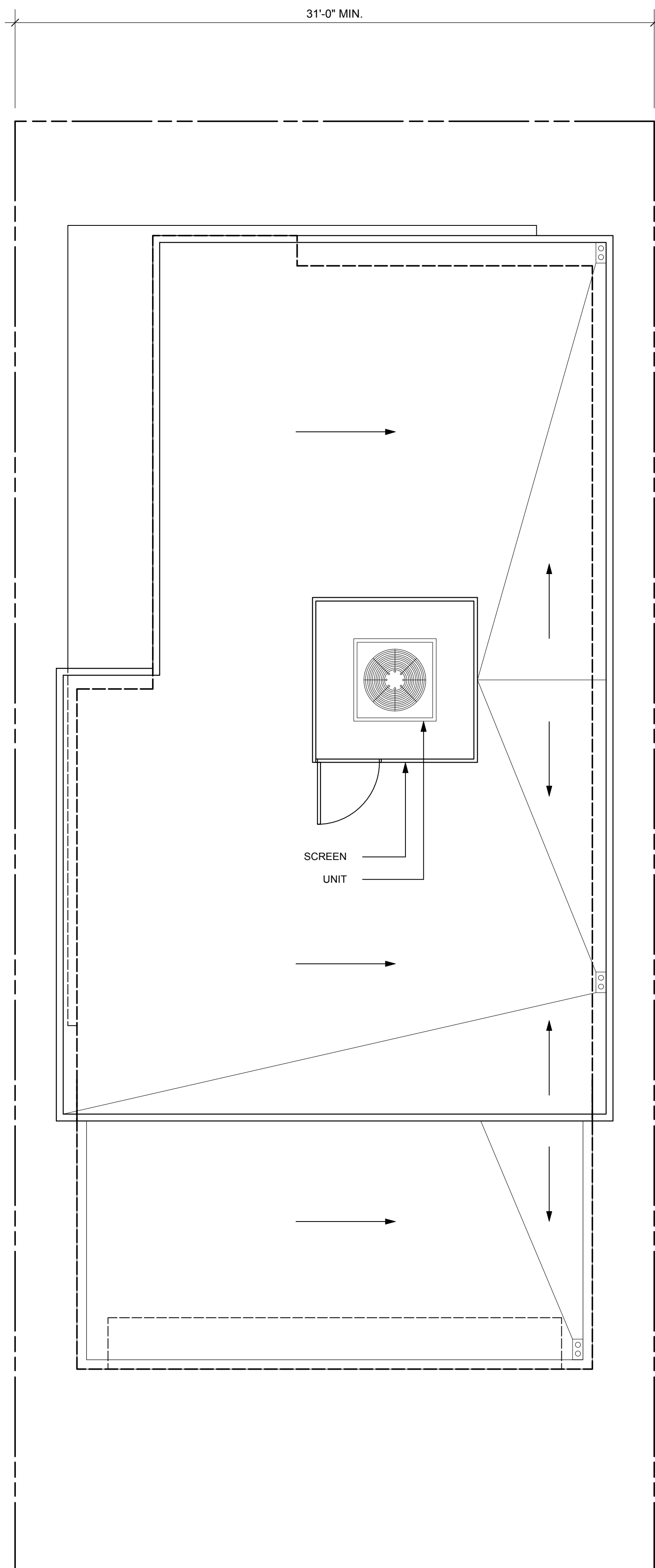
SCALE: 1/16"=1'-0"



A1.11 SITE

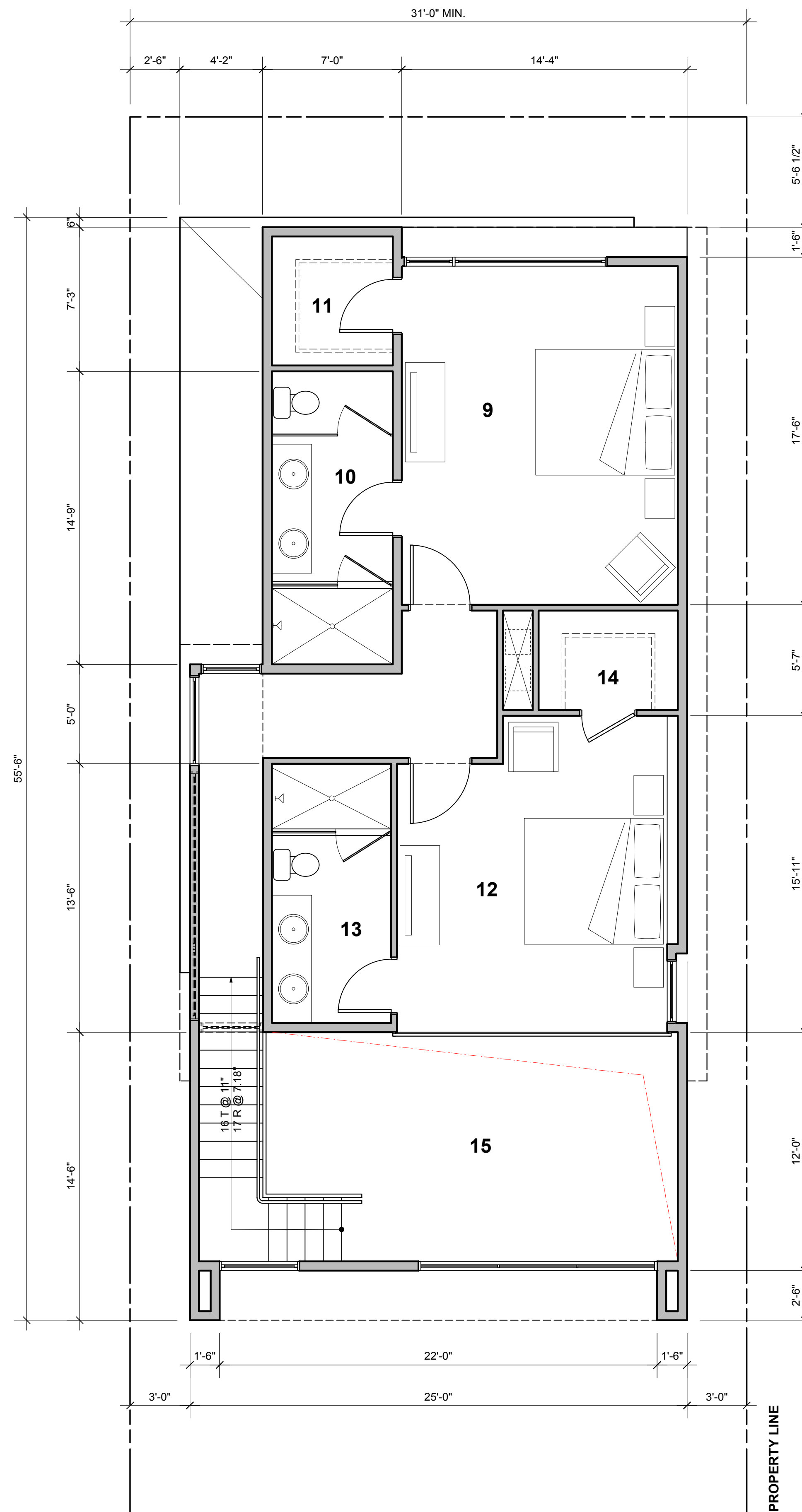
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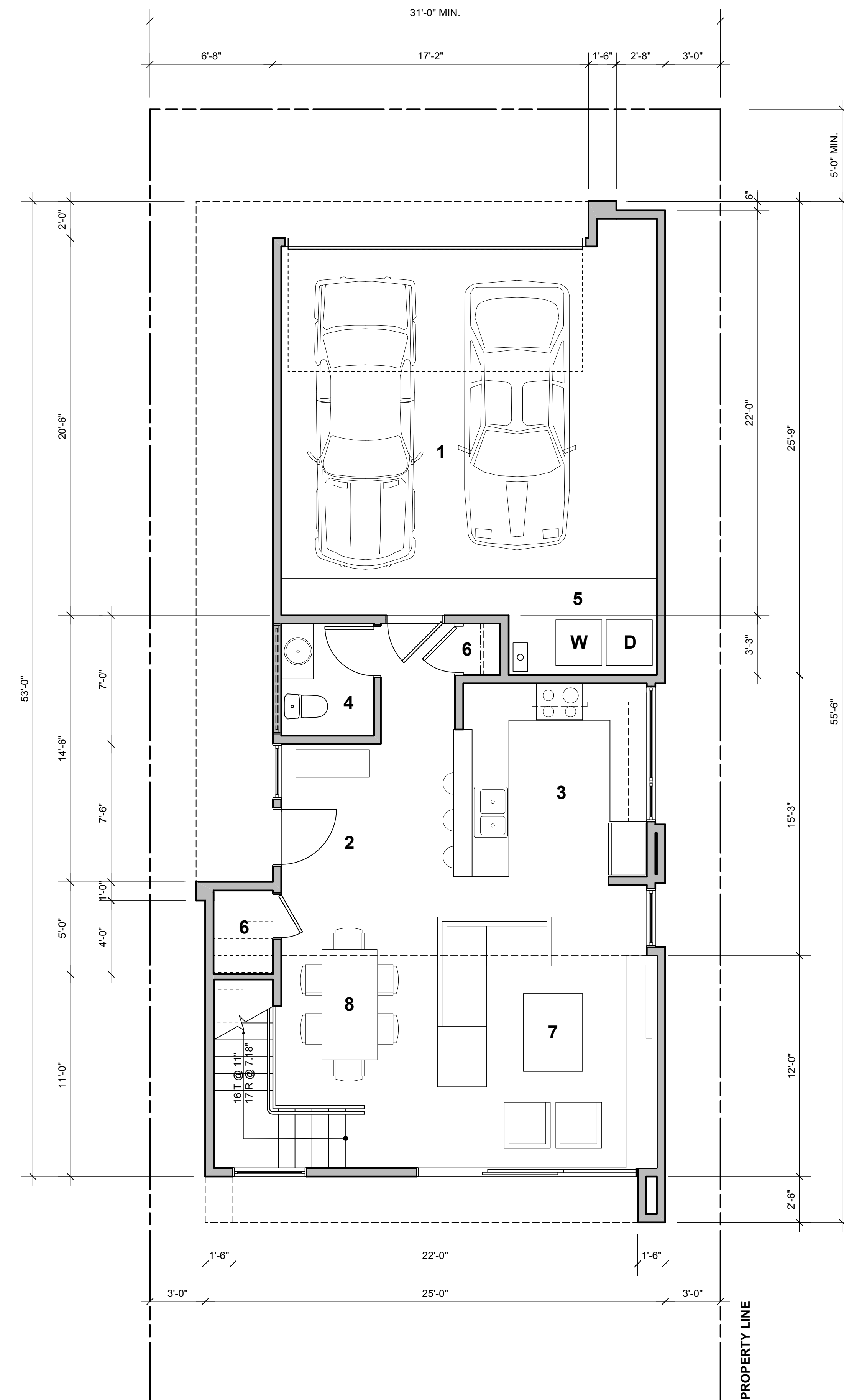
ROOF PLAN 3

PROPERTY LINE



SECOND FLOOR PLAN 2

PROPERTY LINE



FIRST FLOOR PLAN 1

PROPERTY LINE

PLAN LEGEND

- 1 GARAGE
- 2 ENTRY
- 3 KITCHEN
- 4 POWDER
- 5 LAUNDRY
- 6 CLOSET
- 7 LIVING AREA
- 8 DINING
- 9 BEDROOM #1
- 10 BATH #1
- 11 CLOSET #1
- 12 BEDROOM #2
- 13 BATH #2
- 14 CLOSET #2
- 15 OPEN TO BELOW

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

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

A2.11 UNIT A

6 FEBRUARY, 2013

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MATERIAL KEYNOTES

PL Exterior Cement Plaster Painted
30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910

MT-1 Painted Bonderized, Galvanized Corrugated
Sheet Metal Equipment Screen

MT-2 Bonderized, Galvanized Perforated
Sheet Metal Railing.

DW-1 Aluminum Door/Window
Color: Clear Anodized

DW-2 Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167



NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

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

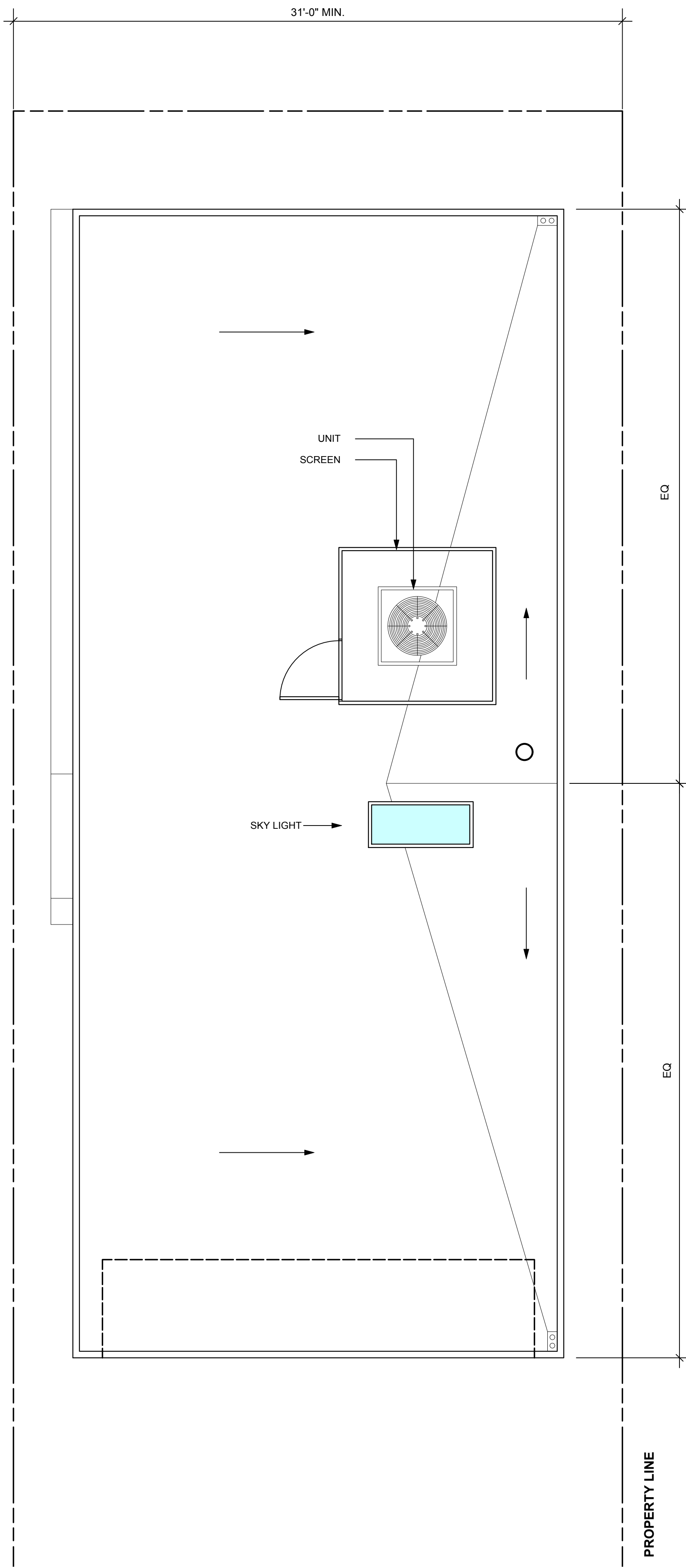


A2.21 UNIT A

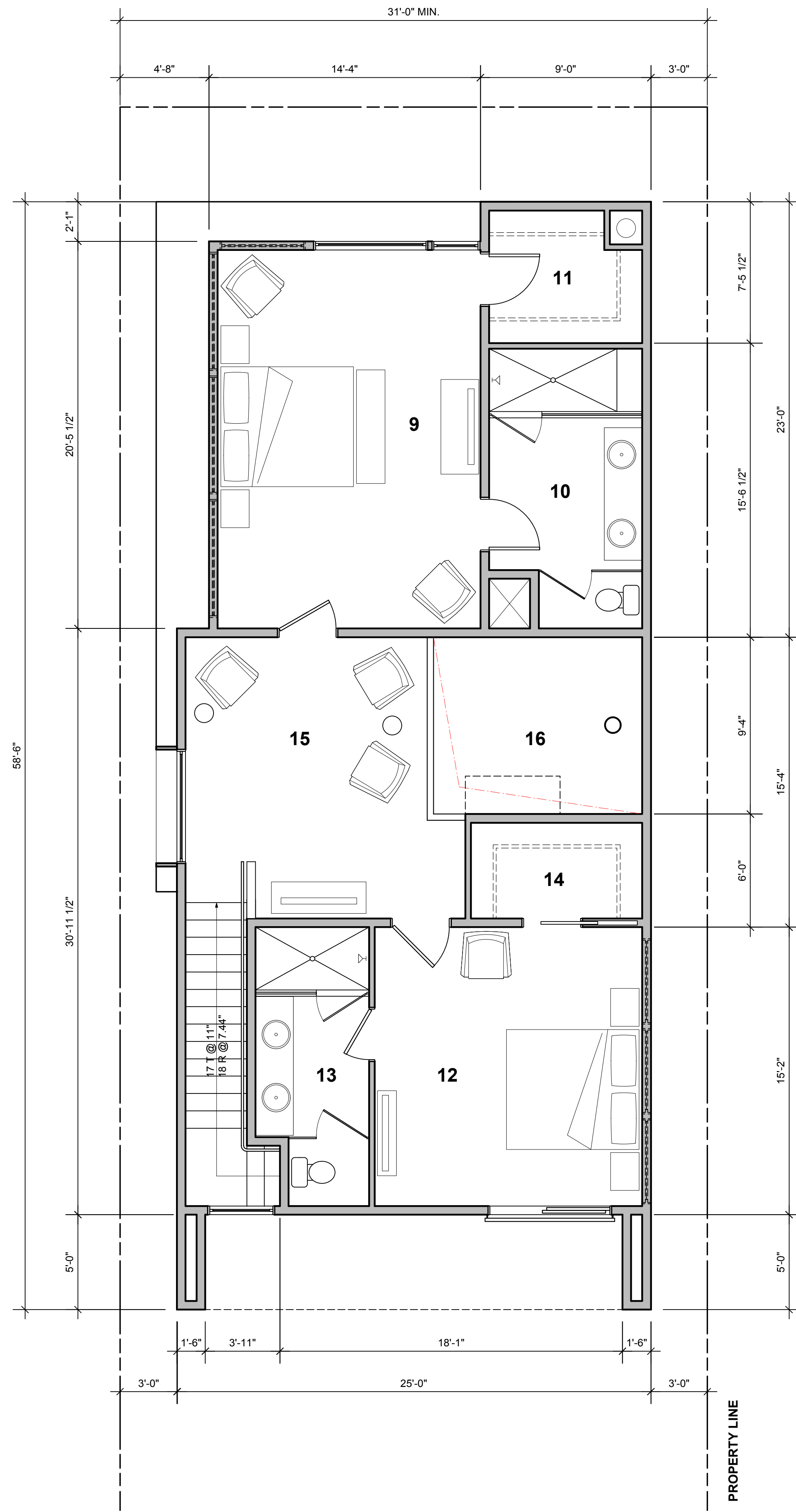
DesignARC

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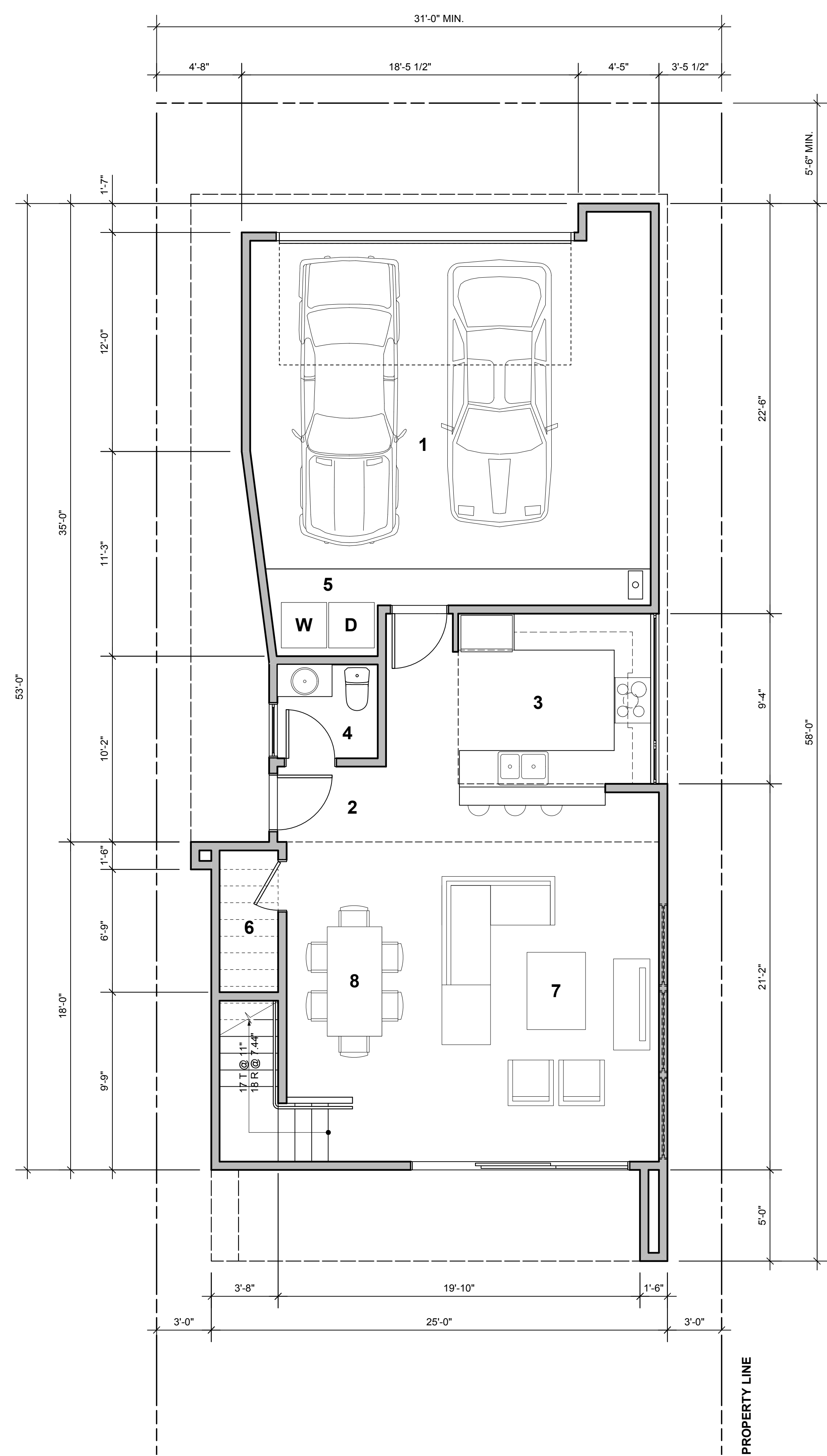
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ROOF PLAN 3



SECOND FLOOR PLAN 2



FIRST FLOOR PLAN 1

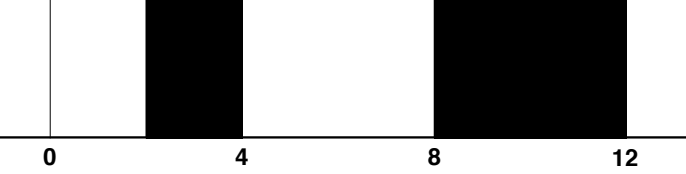
PLAN LEGEND

- 1 GARAGE
- 2 ENTRY
- 3 KITCHEN
- 4 POWDER
- 5 LAUNDRY
- 6 CLOSET
- 7 LIVING AREA
- 8 DINING
- 9 BEDROOM #1
- 10 BATH #1
- 11 CLOSET #1
- 12 BEDROOM #2
- 13 BATH #2
- 14 CLOSET #2
- 15 SITTING AREA
- 16 OPEN TO BELOW

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

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



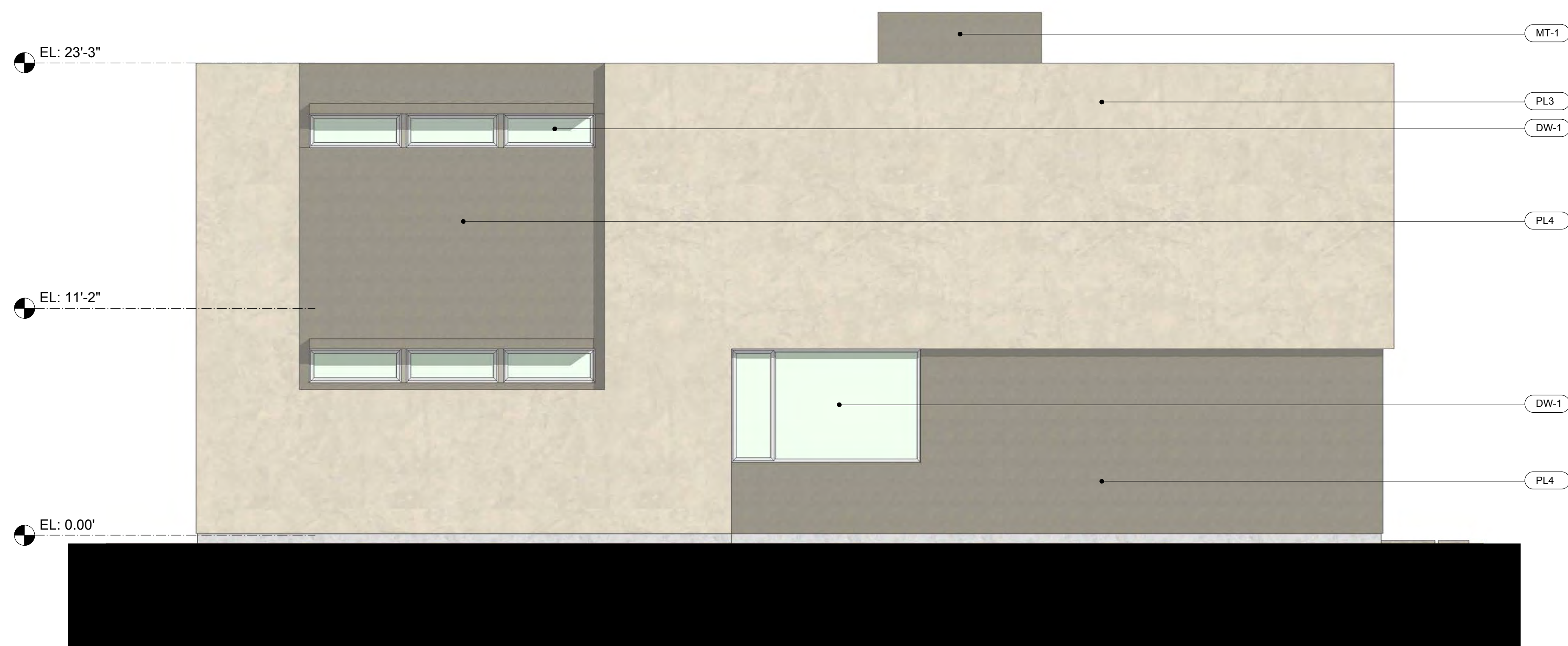
A3.11 UNIT B

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NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

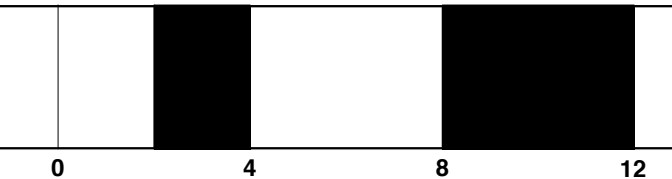
MATERIAL KEYNOTES

- PL** Exterior Cement Plaster Painted 30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910
- MT-1** Painted Bonderized, Galvanized Corrugated Sheet Metal Equipment Screen
- MT-2** Bonderized, Galvanized Perforated Sheet Metal Railing.
- DW-1** Aluminum Door/Window
Color: Clear Anodized
- DW-2** Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

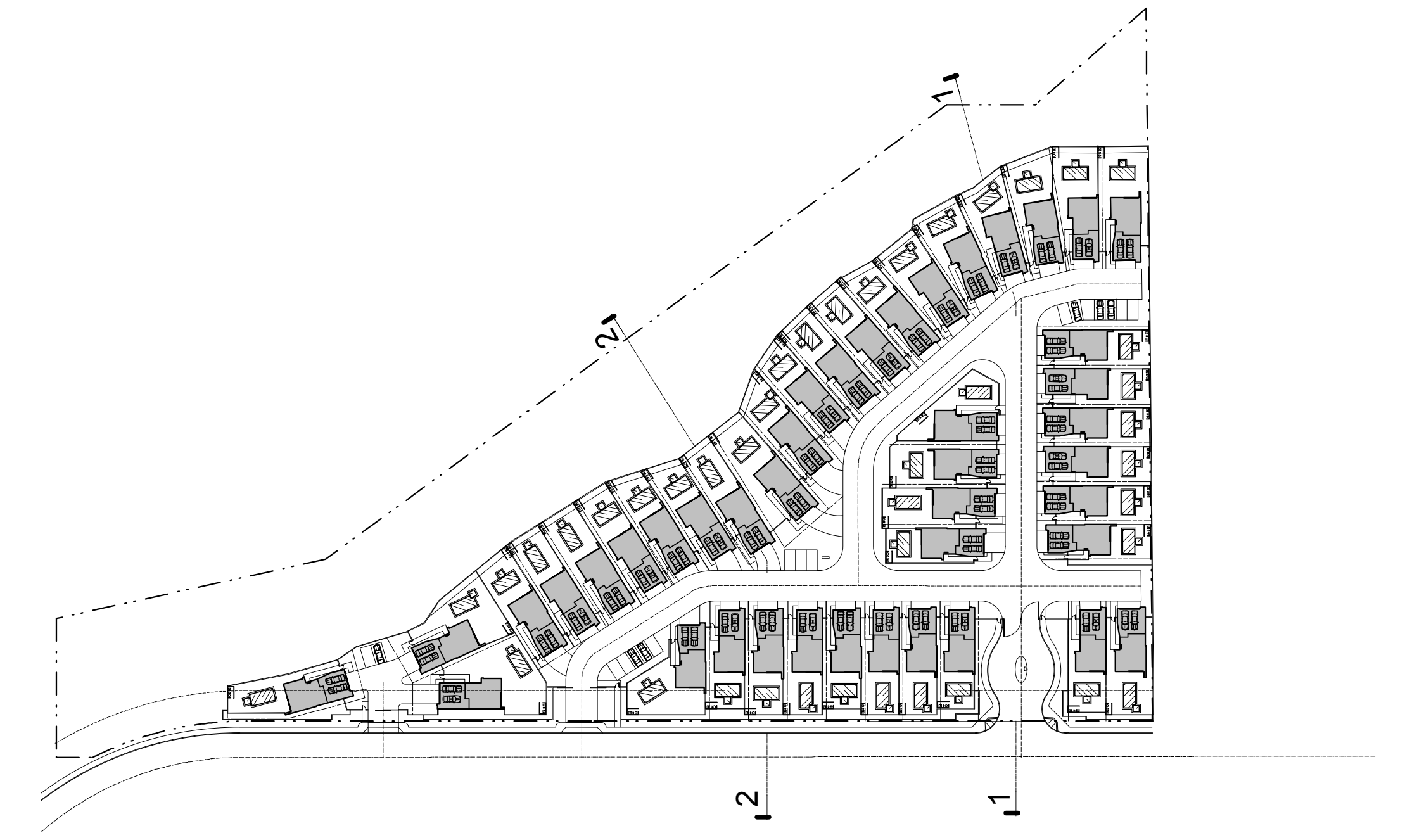
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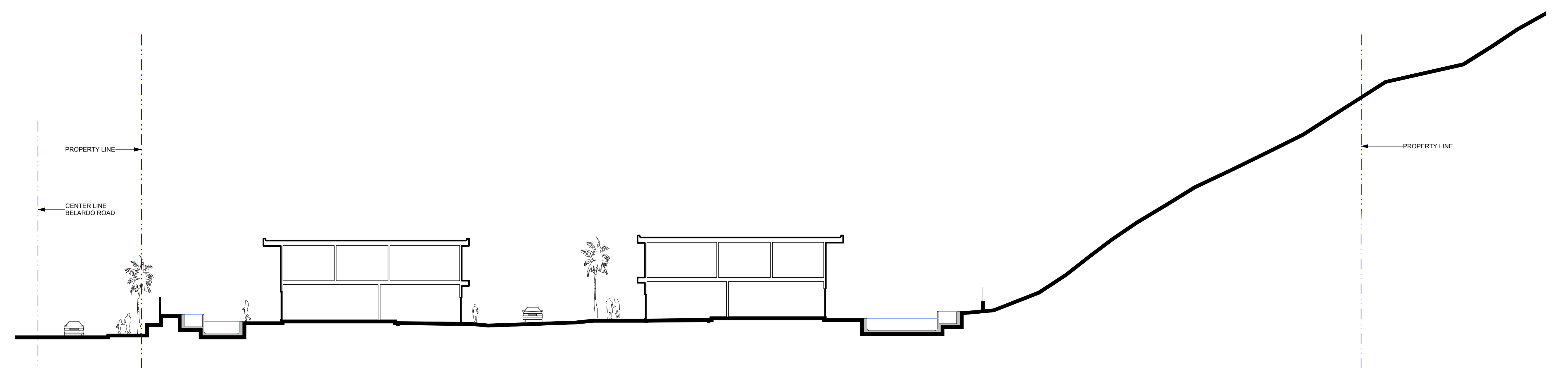
A3.21 UNIT B

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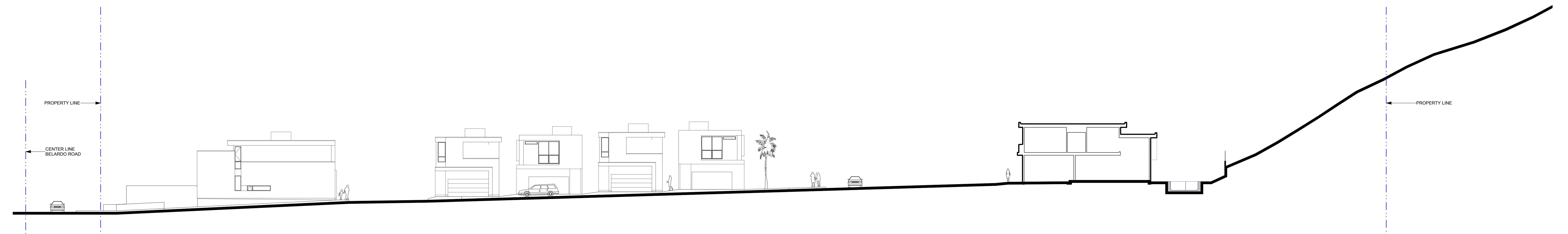
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REFERENCE PLAN 3
NOT TO SCALE



SITE SECTION A 2

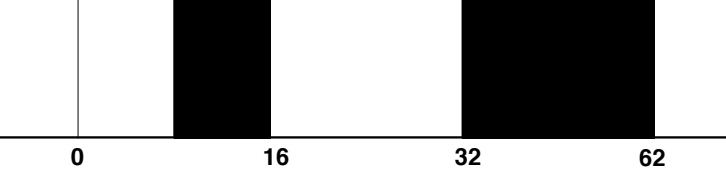


SITE SECTION B 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

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SCALE: 1/16"=1'-0"



A4.21 SITE SECTION 6 FEBRUARY, 2013
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PRELIMINARY PLANT LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QUANTITY | WATER USE* |
|--------------------------------|-------------------------------------|--------------------------------|--------------------|----------|----------|------------|
| TREES | | | | | | |
| | ACACIA STENOPHYLLA | SHOESTRING ACACIA | 24" BOX | - | 11 | L |
| | CERCIDIUM FLORIDUM | BLUE PALO VERDE | 24" BOX | - | 7 | L |
| | OLEA EUROPEA 'SWAN HILL' | SWAN HILL OLIVE | 36" BOX | - | 16 | M |
| | PRUNUS C. 'KRAUTER VESUVIUS' - OR - | PURPLE LEAF PLUM | 24" BOX | - | 24 | M |
| | RHUS LANCEA | AFRICAN SUMAC | 24" BOX | - | M | M |
| | PROSOPIS HYBRID 'PHOENIX' | PHOENIX MESQUITE | 24" BOX | - | 9 | L |
| | WASHINGTONIA FILIFERA | CALIFORNIA FAN PALM | 16" BTH 24" BTH | - | 29 | M |
| SHRUBS AND GROUNDCOVERS | | | | | | |
| | FICUS MICROCARPA | INDIAN LAUREL FIG | 15 GAL. | 48" O.C. | 48 | M |
| | AGAVE AMERICANA | CENTURY PLANT | 15 GAL. | 60" O.C. | 116 | L |
| | AGAVE ATTENUATA 'BLUE FLAME' | FOXTAIL AGAVE | 5 GAL. | 24" O.C. | 82 | L |
| | ALOE BARBENDENSIS | BARBADOS ALOE | 5 GAL. | 24" O.C. | 80 | L |
| | BOUGAINVILLEA 'LA JOLLA' | RED SHRUB BOUGAINVILLEA | 5 GAL. | 36" O.C. | 583 | M |
| | DASYLIRION WHEELERI | GREY DESERT SPOON | 5 GAL. | 48" O.C. | 19 | L |
| | FOUQUIERIA SPLENDENS | OCOTILLO | 15 GAL. | 60" O.C. | 43 | L |
| | HESPERALOE PARVIFLORA | RED YUCCA | 5 GAL. | 36" O.C. | 22 | L |
| | LANTANA MONTEVIDENSIS | LANTANA | 5 GAL. | 36" O.C. | 175 | M |
| | LEUCOPHYLLUM LANGMANIAE | RIO BRAVO RANGER | 5 GAL. | 60" O.C. | 69 | L |
| | LIRIOPE MUSCARI | BLUE LILY TURF | 1 GAL. | 24" O.C. | 80 | M |
| | MISCANTHUS TRANSMORRISONENSIS | EVERGREEN MISCANTHUS | 1 GAL. | 48" O.C. | 36 | M |
| | MUHLENBERGIA 'REGAL MIST' | PINK MUHLY | 1 GAL. | 36" O.C. | 344 | M |
| | NASSELLA TENUISSIMA | MEXICAN FEATHER GRASS | 1 GAL. | 36" O.C. | 33 | L |
| | NOLINA MICROCARPA | BEARGRASS | 1 GAL. | 48" O.C. | 2 | L |
| | OSMANTHUS FRAGRANS | SWEET OLIVE | 5 GAL. | 48" O.C. | 17 | M |
| | PENNISETUM MACROSTACHYUM | RED RIDING HOOD FOUNTAIN GRASS | 1 GAL. | 30" O.C. | 27 | L |
| | ROSMARINUS O. 'TUSCAN BLUE' | TUSCAN BLUE ROSEMARY | 5 GAL. | 48" O.C. | 25 | M |

* WATER USE BASED ON WCULCS III SPECIES EVALUATION LIST 1999 FOR REGION 6.



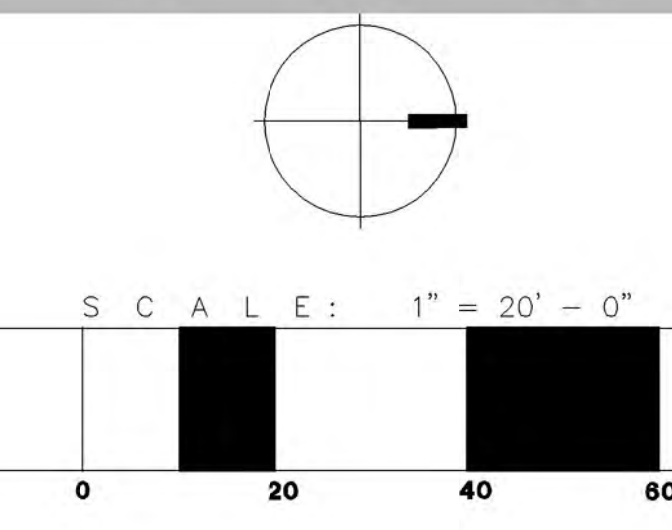
WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

BELARDO

PRELIMINARY LANDSCAPE PLAN

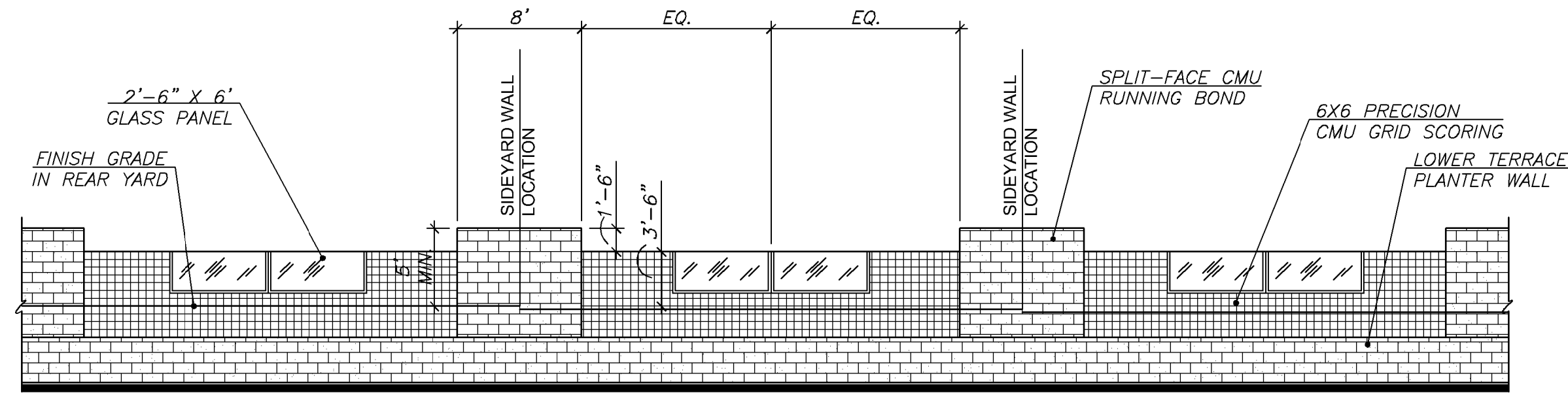


RIDGE
LANDSCAPE
ARCHITECTS
8841 Research Drive, Suite 200
Irvine, CA 92618
Tel 949 387 1323
www.ridgela.com



L1.1
REVISED 26 FEBRUARY, 2013
4 FEBRUARY, 2013
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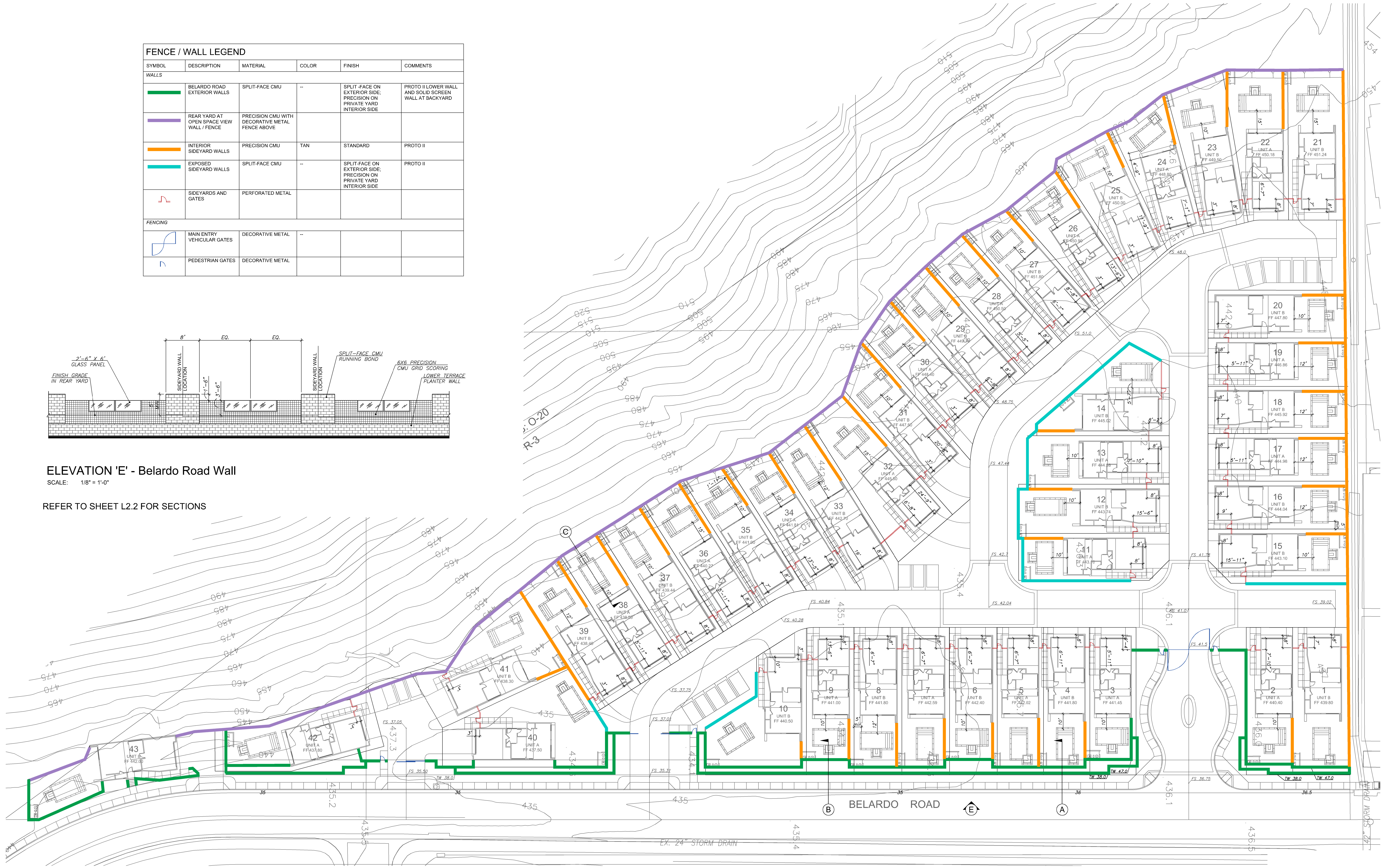
| FENCE / WALL LEGEND | | | | | |
|---------------------|---|---|-------|--|---|
| SYMBOL | DESCRIPTION | MATERIAL | COLOR | FINISH | COMMENTS |
| WALLS | | | | | |
| | BELARDO ROAD EXTERIOR WALLS | SPLIT-FACE CMU | -- | SPLIT-FACE ON EXTERIOR SIDE; PRECISION ON PRIVATE YARD INTERIOR SIDE | PROTO II LOWER WALL AND SOLID SCREEN WALL AT BACKYARD |
| | REAR YARD AT OPEN SPACE VIEW WALL / FENCE | PRECISION CMU WITH DECORATIVE METAL FENCE ABOVE | | | |
| | INTERIOR SIDYARD WALLS | PRECISION CMU | TAN | STANDARD | PROTO II |
| | EXPOSED SIDYARD WALLS | SPLIT-FACE CMU | -- | SPLIT-FACE ON EXTERIOR SIDE; PRECISION ON PRIVATE YARD INTERIOR SIDE | PROTO II |
| | SIDYARDS AND GATES | PERFORATED METAL | | | |
| FENCING | | | | | |
| | MAIN ENTRY VEHICULAR GATES | DECORATIVE METAL | -- | | |
| | PEDESTRIAN GATES | DECORATIVE METAL | | | |



ELEVATION 'E' - Belardo Road Wall

SCALE: 1/8" = 1'-0"

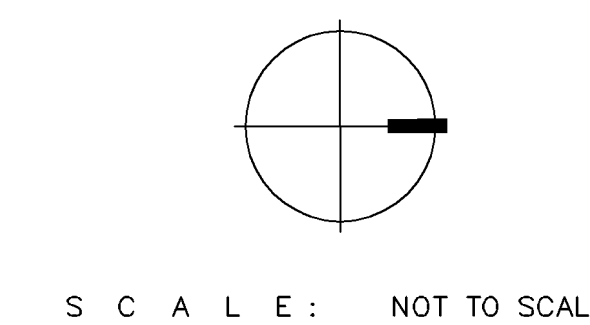
REFER TO SHEET L2.2 FOR SECTIONS



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

BELARDO

PRELIMINARY FENCE & WALL PLAN



L3.1 REVISED 26 FEBRUARY, 2013
4 FEBRUARY, 2013

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LEGEND

MASTER ASSOCIATION (16,085 S.F.)

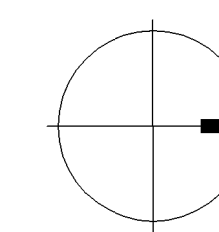
HOMEOWNERS ASSOCIATION (16,122 S.F.)



WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

BELARDO

PRELIMINARY LANDSCAPE ASSOCIATION PLAN



SCALE: NOT TO SCALE

L4.1 REVISED 26 FEBRUARY, 2013
4 FEBRUARY, 2013

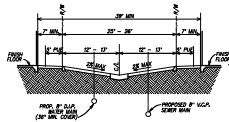
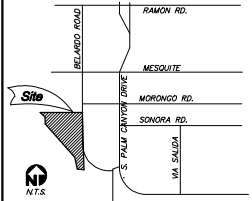
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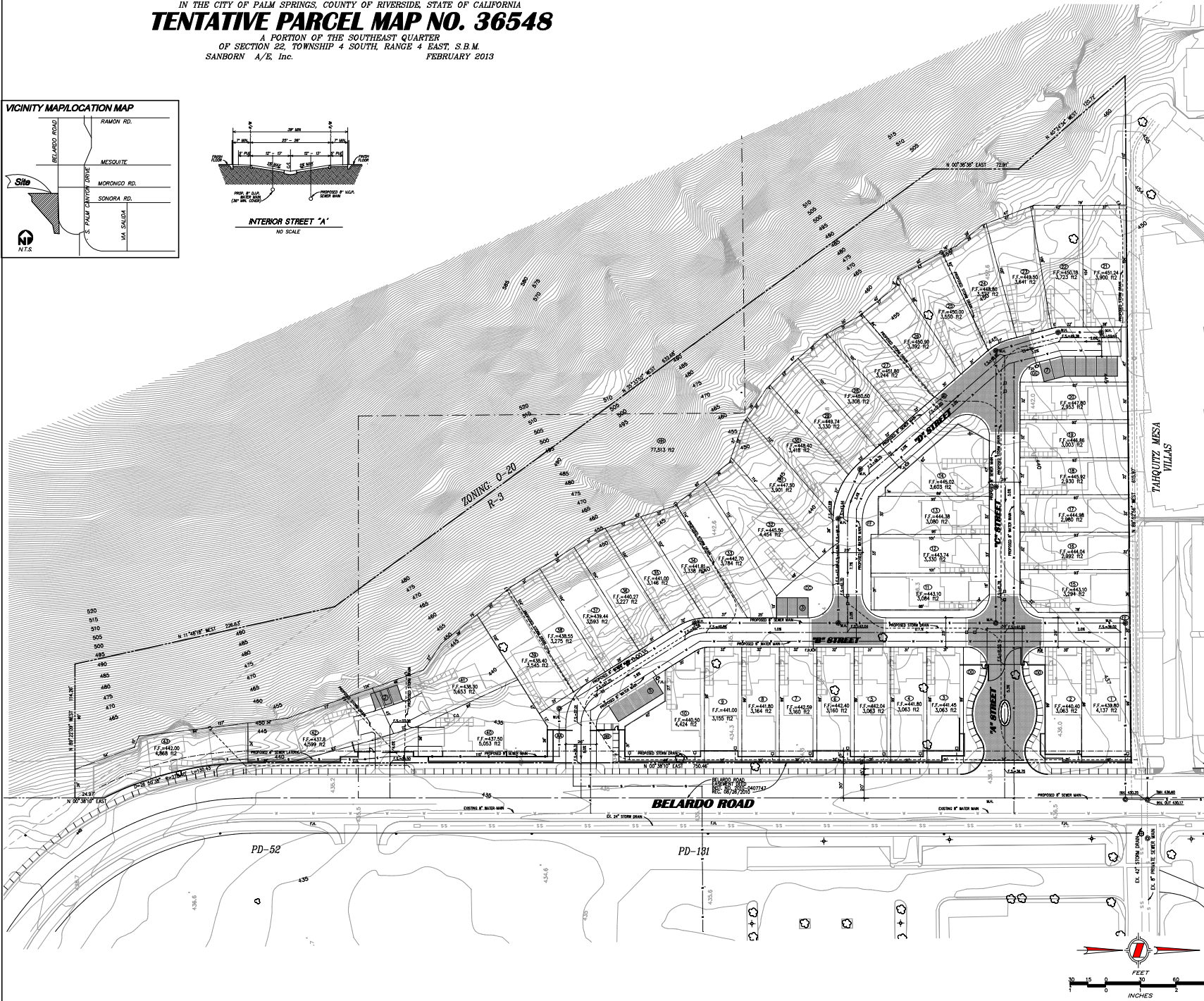
IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE PARCEL MAP NO. 36548

A PORTION OF THE SOUTHEAST QUARTER
 OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.
 SANBORN A/E, Inc. FEBRUARY 2013

VICINITY MAP/LOCATION MAP



INTERIOR STREET 'A'
 NO SCALE



OWNER/DEVELOPER:

OWNER: CRESCENDO GROUP L.L.C.
 555 S. SUNRISE WAY, STE 200
 PALM SPRINGS, CALIFORNIA 92264

ENGINEER: SANBORN A/E, INC.
 71-763 SAN JACINTO DR.
 SUITE E-1
 RANCHO MESA, CA 92270
 (760) 483-0600

UTILITY NOTIFICATIONS:

ELECTRIC: SO. CALIFORNIA EDISON
 760-202-4200
 800 CALIFORNIA GAS CO.
 760-304-4899
 ATTN: BERTHRA WILLIAMS
 TELEPHONE: VERIZON
 760-768-3401
 ATTN: LARRY MOORE
 TELEVISION: ATTN: DAVID CORNER
 760-274-5459
 VEOLIA WATER
 ATTN: GARY GRAY
 WATER: JOSEPH WATER AGENCY
 760-341-1877
 ATTN: NANCY HANDELL

SCHOOL DISTRICT INFORMATION

PALM SPRINGS UNIFIED SCHOOL DISTRICT
 900 EAST TAHQUITZ CANYON WAY
 PALM SPRINGS, CALIFORNIA 92262
 (760) 483-6000

ASSESSOR'S PARCEL NUMBERS

53-300-057-8

2008 THOMAS GUIDE LOCATION

PAGE 786 / DA 1000M

FEMA FLOOD ZONE

ZONE: X
 COMMUNITY PANEL NO.: 06050515666
 DATED: 03-07-2008

TOPOGRAPHIC SOURCE

RIVERSIDE COUNTY FLOOD CONTROL

AREA INFORMATION

TOTAL NO. OF NUMBERED LOTS = 43
 TOTAL NO. OF LETTERED COMMON LOTS = 8
 TOTAL NO. OF LETTERED STREET LOTS = 4
 THE PROPERTY SHOWN HEREIN CONTAINS
 THE ENTIRE CONTIGUOUS CROWNERSHIP
 TOTAL GROSS AREA = 6.57 ACRES
 = 277,477 SQ.FT.
 4 LETTER STREET LOTS AREA = 10,375 SQ.FT.
 = 33,009 SQ.FT.
 43 NUMBER LOTS AREA = 8.88 ACRES
 = 386,924 SQ.FT.
 8 LETTERED COMMON LOTS AREA = 232 ACRES
 = 10,120 SQ.FT.
 MINIMUM LOT SIZE = 0.007 ACRES
 = 300 SQ.FT.
 MAXIMUM LOT SIZE = 0.229 ACRES
 = 10,000 SQ.FT.
 AVERAGE LOT SIZE = 3,532 S.F.

LEGAL DESCRIPTION

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4
 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL
 PLAT THEREOF, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE EASTERN LINE OF SAID WEST HALF,
 DISTANT 62' NORTH 00°00'00" EAST, 144.00 FEET FROM THE SOUTHWEST
 CORNER OF SAID WEST HALF;
 THENCE LEAVING SAID EASTERN LINE, NORTH 69°22'00" WEST, 342.6
 FEET;
 THENCE NORTH 1°54'10" WEST, 226.63 FEET;
 THENCE NORTH 55°33'50" WEST, 452.68 FEET;
 THENCE NORTH 00°00'00" EAST, 224 FEET;
 THENCE NORTH 80°24'30" WEST, 20.72 FEET TO A POINT ON THE
 NORTHERN LINE OF SAID WEST HALF, DISTANT SOUTH 89°28'25" EAST
 404.47 FEET FROM THE NORTHWEST CORNER OF SAID WEST HALF;
 THENCE ALONG THE NORTHERN LINE AND EASTERN LINES OF SAID WEST
 HALF OF THE FOLLOWING COURSES SOUTH 89°52'24" EAST, 659.7
 FEET AND SOUTH 00°00'00" WEST, 304.4 FEET TO THE POINT OF
 BEGINNING.

ALSO SHOWN AS PARCEL A OF LOT LINE ADJUSTMENT NO. 06-01
 RECORDED APRIL 24, 2008 AS INSTRUMENT NO. 2008-028048
 OF OFFICIAL RECORDS

LAND USE INFORMATION

EXISTING ZONING =
 R3 L - MULTIFAMILY RESIDENTIAL AND HOTEL ZONE
 O-20 - OPEN LAND ZONING (20/20 ACRES L. "NEAN LAND")
 ADJACENT EXISTING LAND USE = NORTH = APARTMENTS
 SOUTH = OPEN SPACE
 EAST = COMMERCIAL/RETAIL
 WEST = OPEN SPACE

GENERAL NOTES

- LOT DIMENSIONS SHOWN HEREIN ARE APPROXIMATE.
- THE MAP IS FOR RECORD PURPOSES INFORMATION ONLY AND IS NOT TO BE USED AS A BOUNDARY SURVEY.
- NO SEPTIC SEWAGE IS INTENDED FOR THIS SITE.
- SITE NOT SUBJECT TO OVERFLOW, INUNDATION, FLOOD HAZARDS.

SANBORN A/E INC.
 JOHN L. SANBORN
 P.L.S.
 71-763 SAN JACINTO DR.
 RANCHO MESA, CA 92270
 TEL: 760-222-2666

**TENTATIVE TRACT MAP
 NO. 36548
 DAKOTA**
 FOR
 CRESCENDO GROUP L.L.C.

THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF
 SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST

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PLAT DATE: 4/7/2013
 W.O.: 19-01
 SCALE: 1"=30'