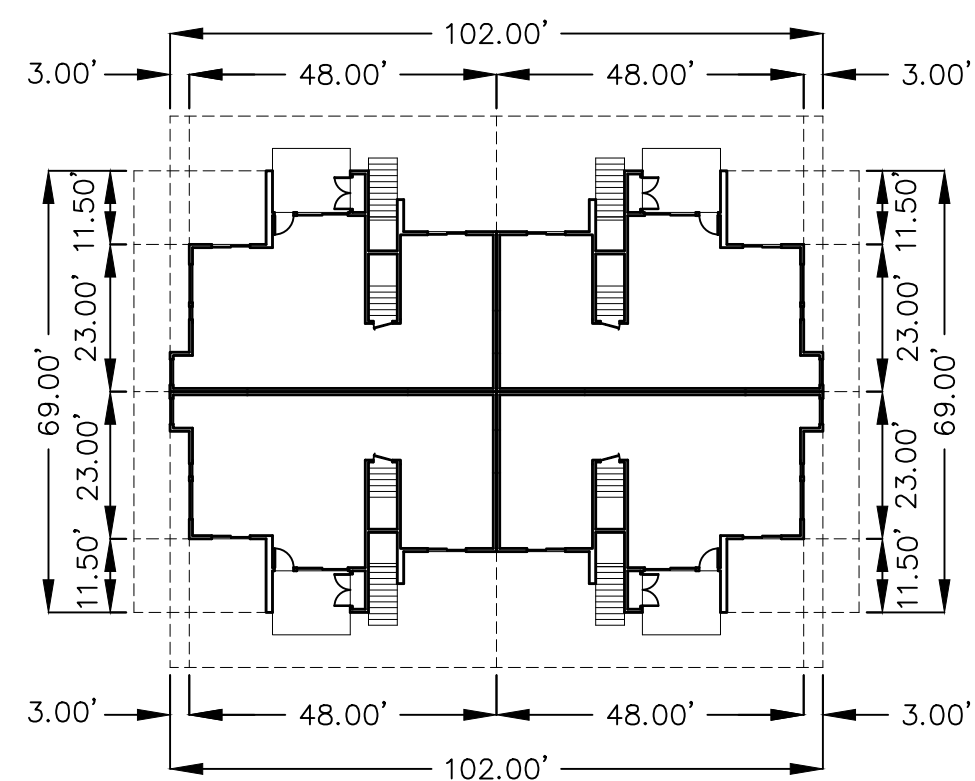
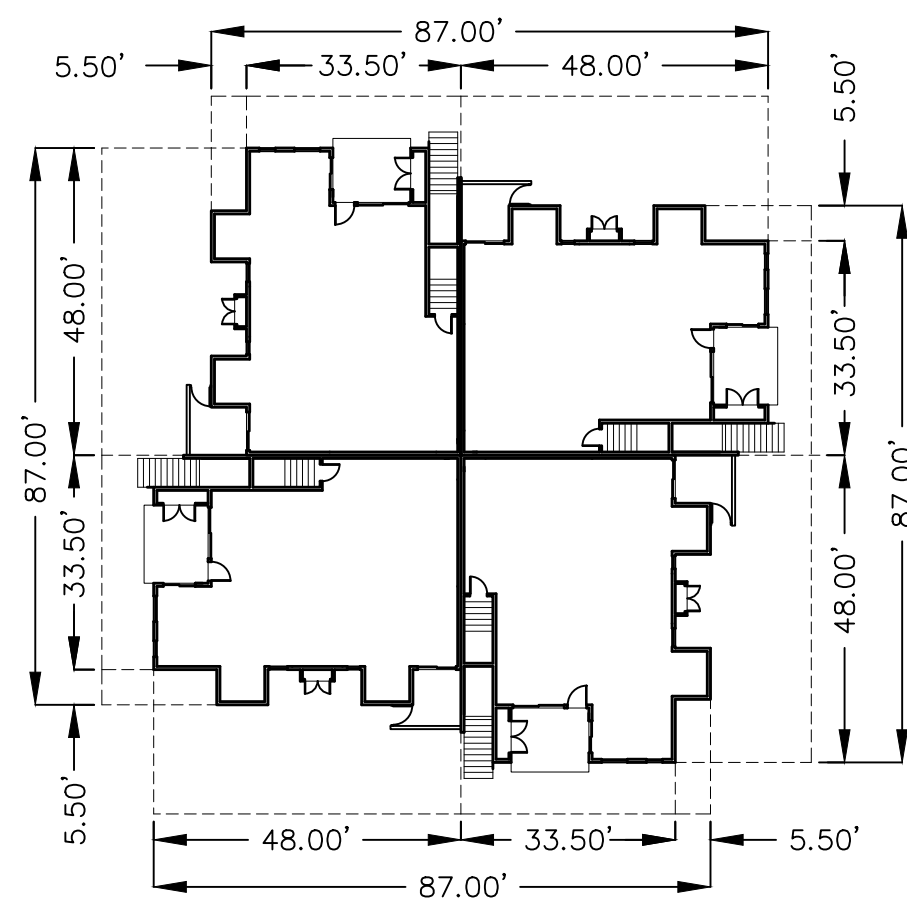


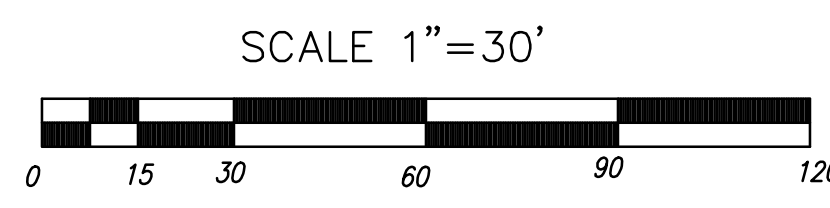
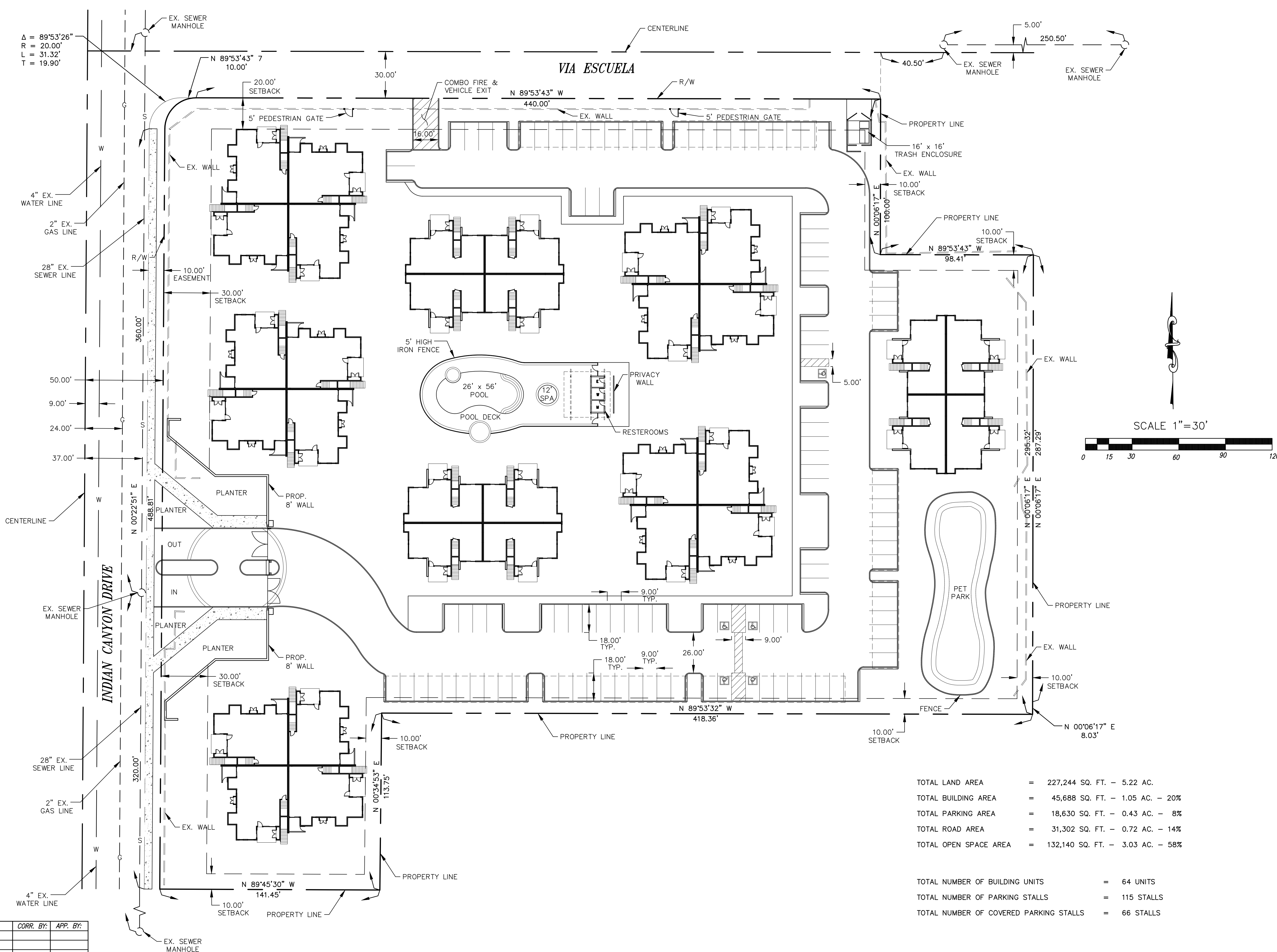
VICINITY MAP  
N.T.S.



HOUSING DIMENSION DETAIL  
SCALE 1"=30'



HOUSING DIMENSION DETAIL  
SCALE 1"=30'



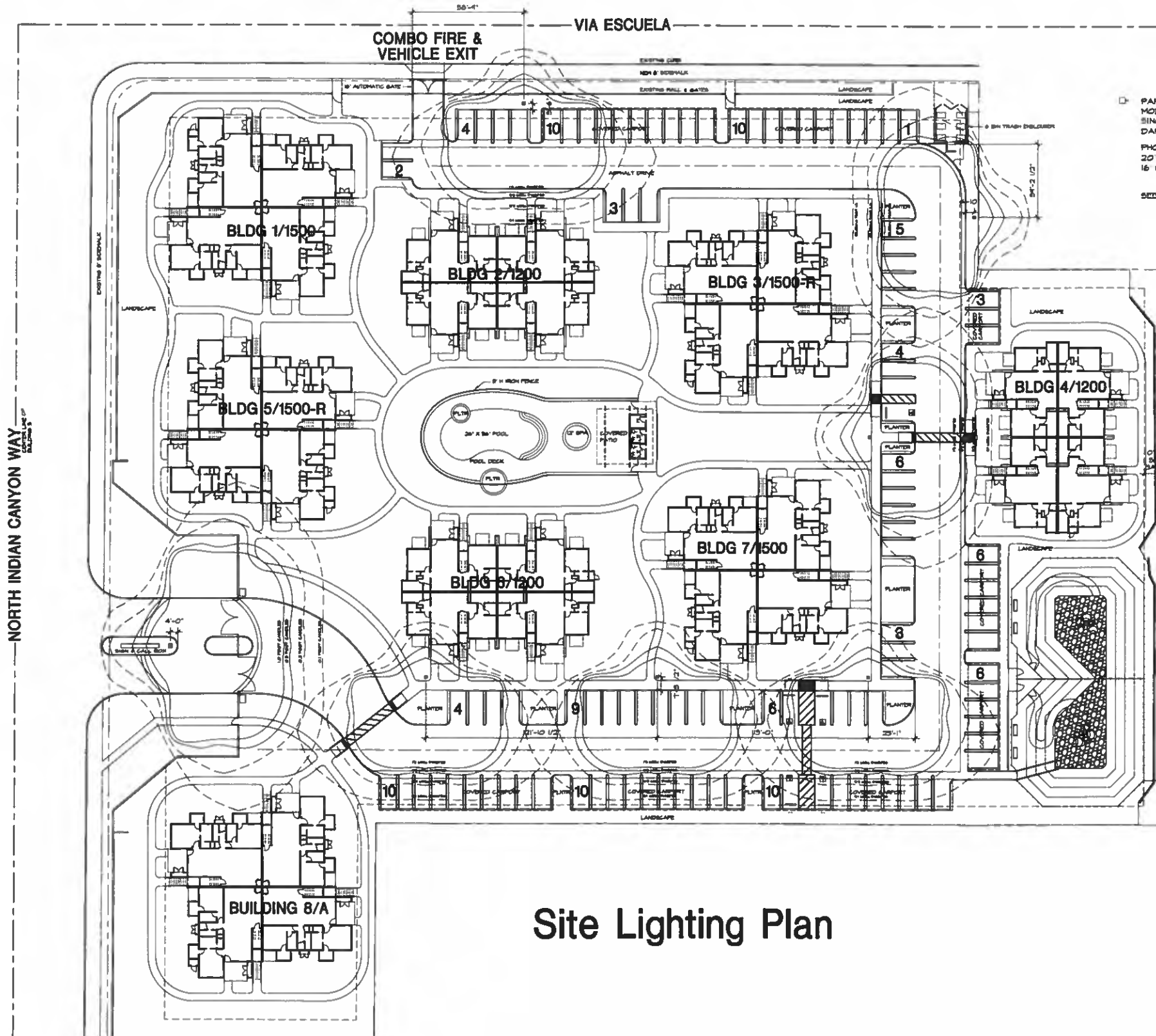
TOTAL LAND AREA	=	227,244 SQ. FT. - 5.22 AC.
TOTAL BUILDING AREA	=	45,688 SQ. FT. - 1.05 AC. - 20%
TOTAL PARKING AREA	=	18,630 SQ. FT. - 0.43 AC. - 8%
TOTAL ROAD AREA	=	31,302 SQ. FT. - 0.72 AC. - 14%
TOTAL OPEN SPACE AREA	=	132,140 SQ. FT. - 3.03 AC. - 58%
TOTAL NUMBER OF BUILDING UNITS	=	64 UNITS
TOTAL NUMBER OF PARKING STALLS	=	115 STALLS
TOTAL NUMBER OF COVERED PARKING STALLS	=	66 STALLS

RECORD DRAWING		CORR. BY:	APP. BY:
NO.	REVISION	APPROVED:	DATE:
		BENCH MARK NO.	DESIGN BY:
		ELEV.	A.F.
		LOCATION:	DRAWN BY:
			A.A.F.
			CHECKED BY:
			A.F.

PREPARED UNDER THE DIRECT SUPERVISION OF:  
SIGNATURE: AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/17  
AMIR ENGINEERING & SURVEYING INC.  
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS  
160 LURING DRIVE, SUITE A  
PALM SPRINGS, CA 92262  
PHONE: (760) 318-7424  
FAX: (760) 318-7410

**CITY OF PALM SPRINGS**  
**PLOT PLAN**  
SOUTHEAST CORNER OF INDIAN CANYON DRIVE AND VIA ESCUELA

FILE NO. D61-8	SHEET 1 OF
DWG. NO.	1 SHEETS



□ PARKING LIGHT AND POLE BY LITHONIA LIGHTING  
 MODEL CSX2 LED 120V 000 50K TPTM MVOL H5  
 SINGLE LAMP/ NO TILT 416 WATTS  
 DARK BRONZE FINISH  
 PHOTOMETRIC DIAGRAMS PER MFR VISUAL TEMPLATE TOOLS  
 20' HIGH AT MAIN ENTRY  
 16' HIGH AT ALL OTHER LOCATIONS  
 SEE LANDSCAPE PLAN FOR PATHWAY LIGHTING

# Site Lighting Plan

SCALE : 1" = 30'

PROJECT **64@THE RIV**  
 SE Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

Revisions	Date

SHEET TITLE

## Site Lighting Plan

DRAWN BY CLS  
 DATE 2-18-16  
 JOB NO. 16-101  
 SHEET NO. ©

**SD-1.2**



PROJECT **64 @THE RIV**  
 SE Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

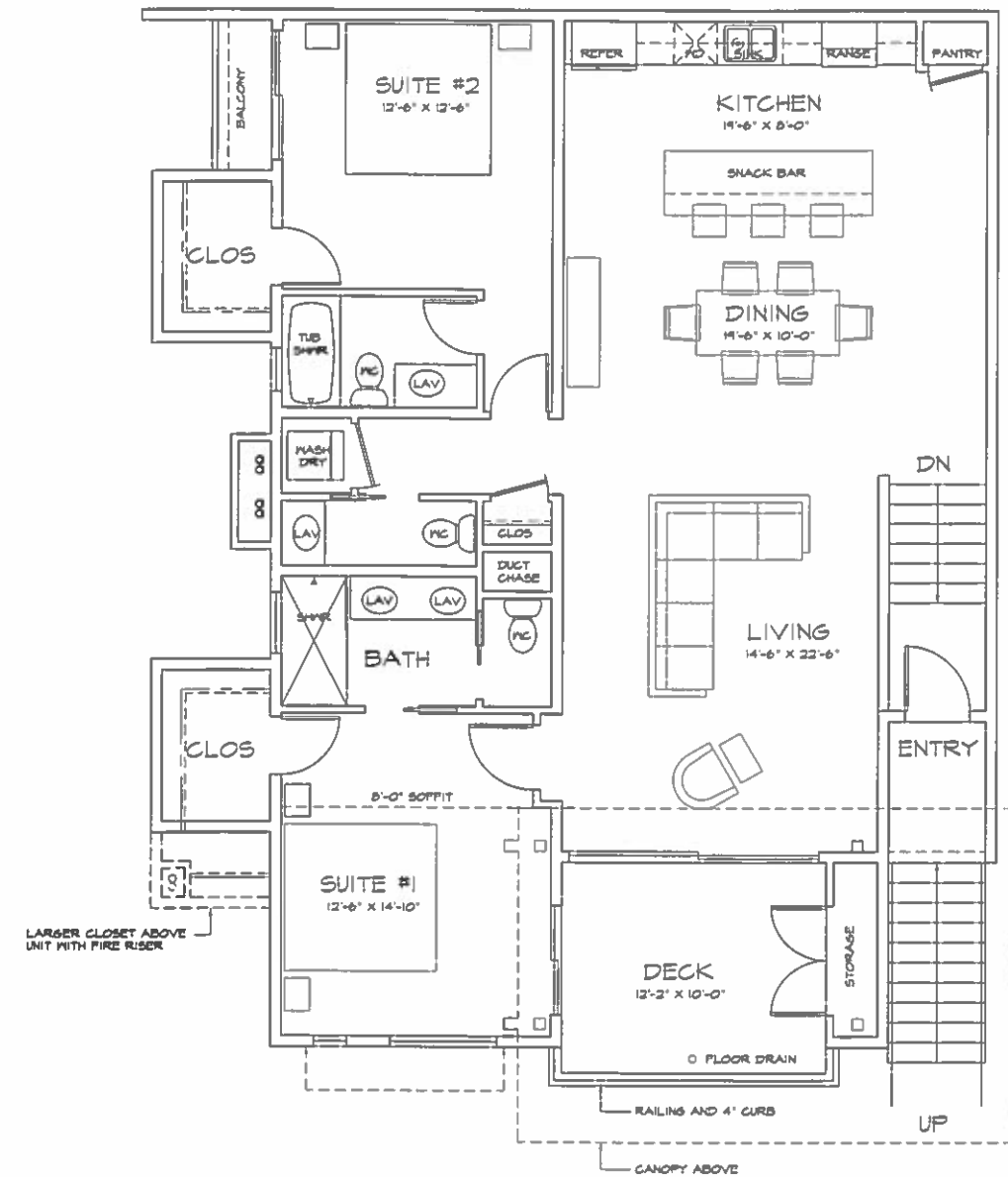
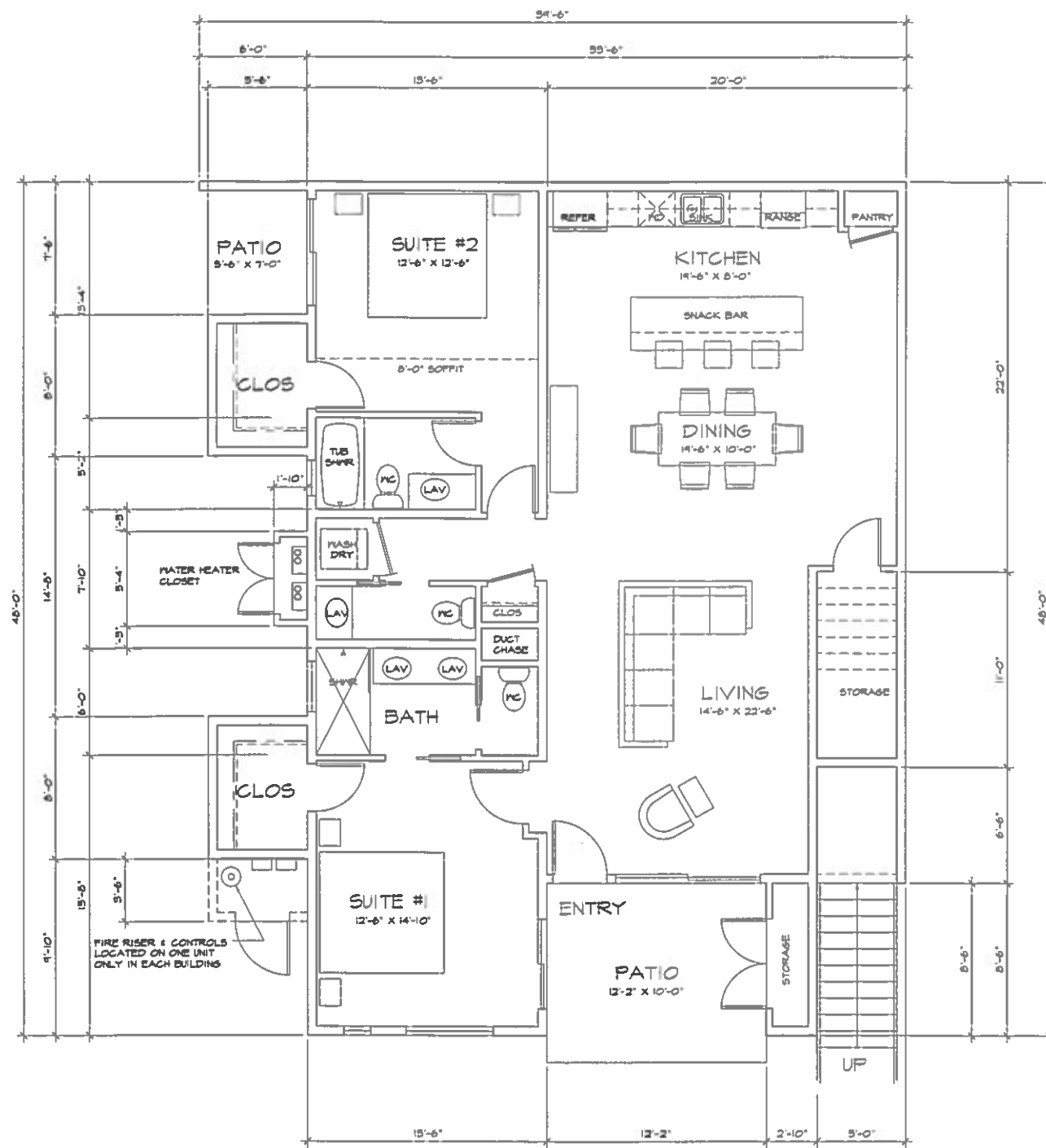
Revisions	Date

SHEET TITLE

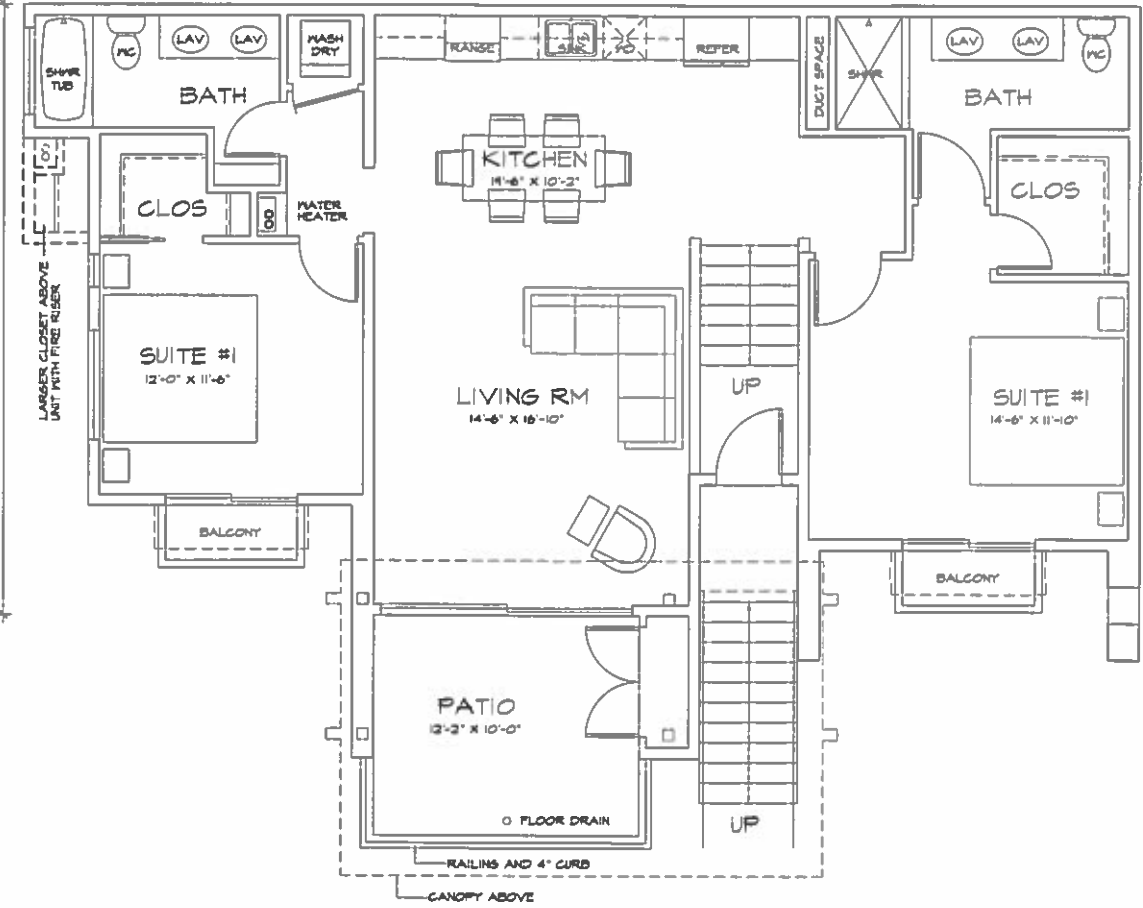
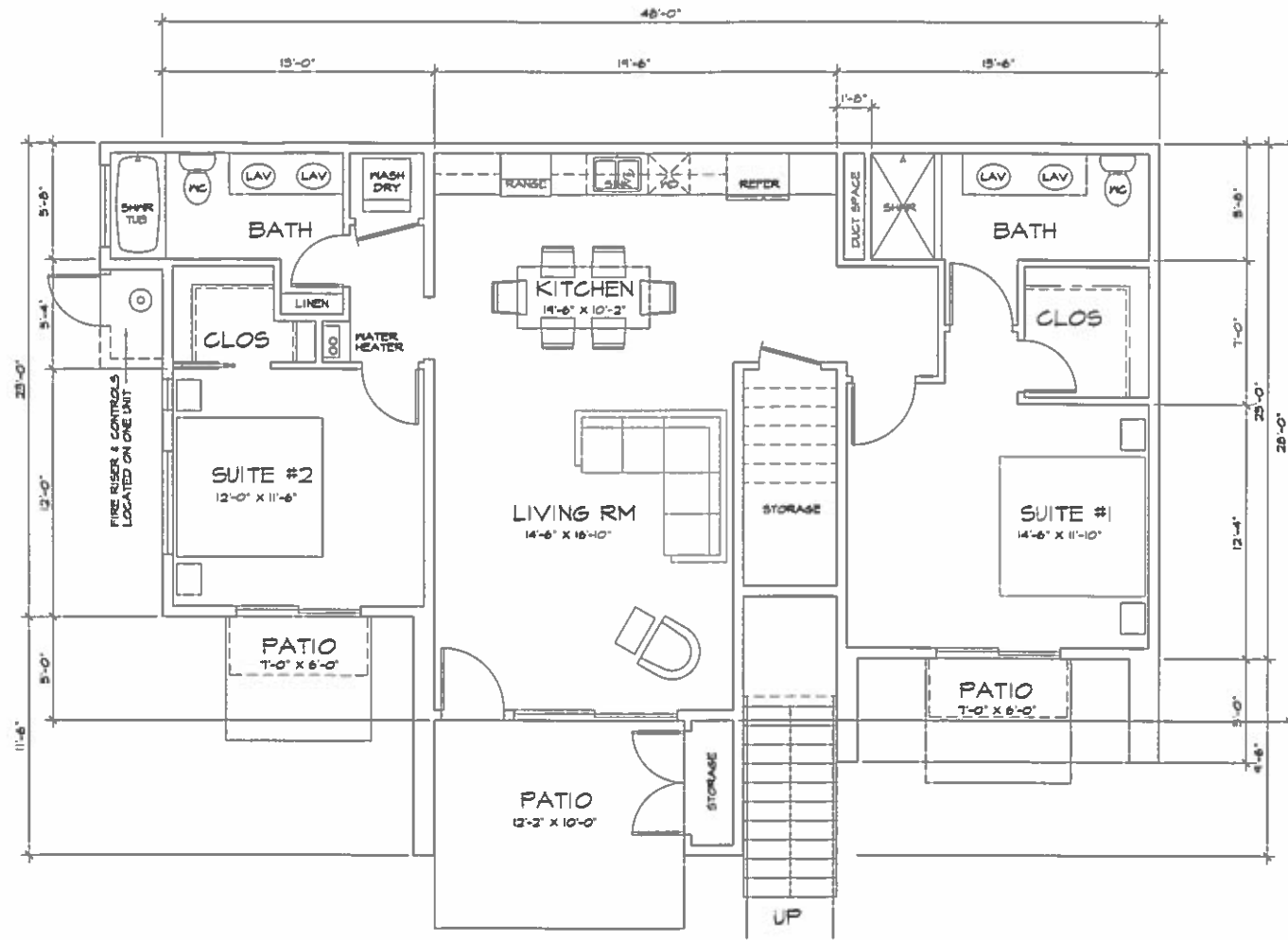
**1500  
 Floor  
 Plans**

DRAWN BY **CLS**  
 DATE **2-18-16**  
 JOB NO. **16-101**  
 SHEET NO. **SD-2.1**

**SD-2.1**



**1500 FLOOR PLANS  
 FLOOR PLAN WITH FIRE RISER ROOM - ONE PER BUILDING**



1200 FLOOR PLANS  
 FLOOR PLAN WITH FIRE RISER ROOM - ONE PER BUILDING

PROJECT **64@THE RIV**  
 SE Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

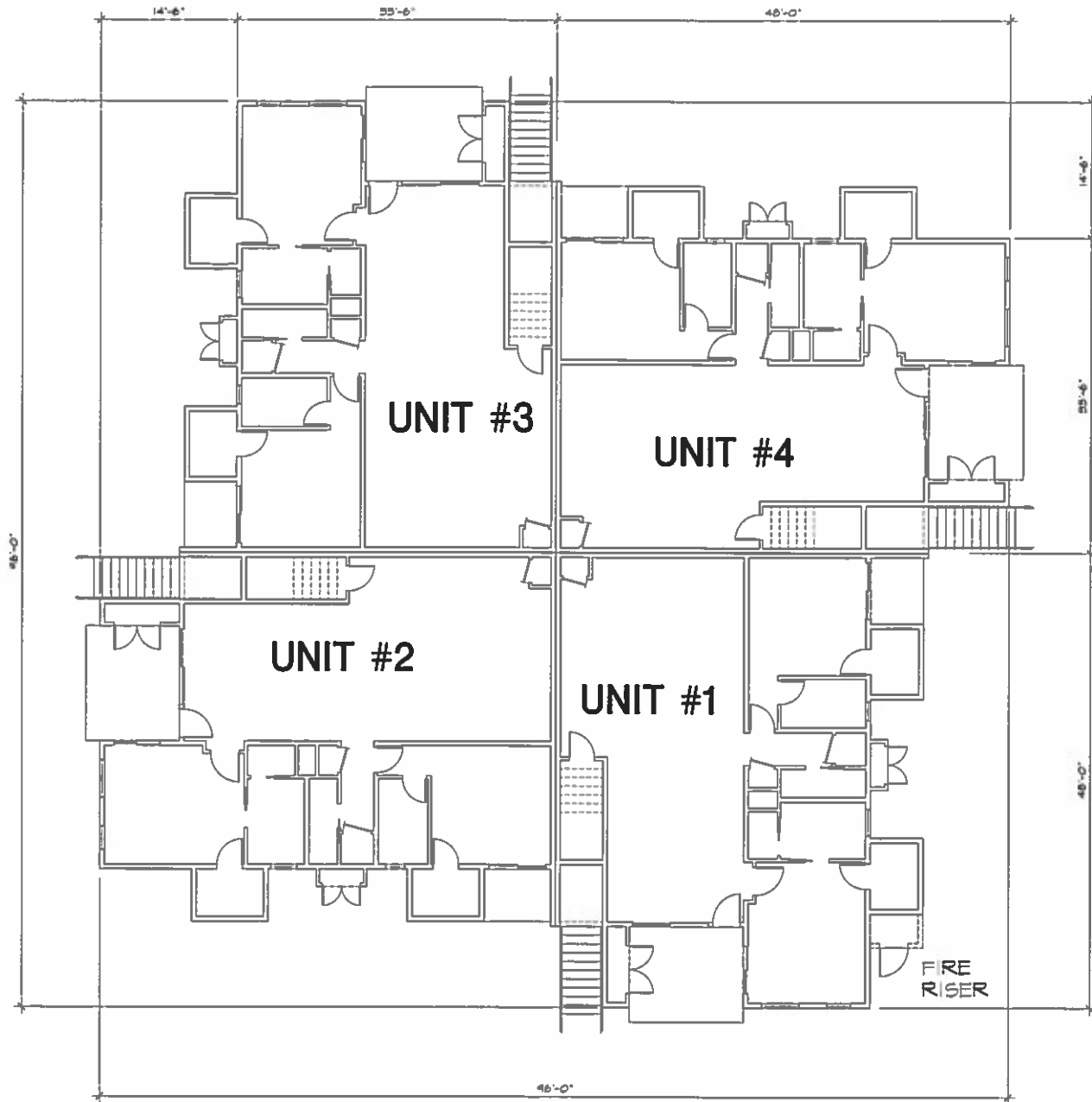
Revisions	Date

SHEET TITLE	
<b>1200 Floor Plans</b>	
DRAWN BY	CLS
DATE	2-18-16
JOB NO.	16-101
SHEET NO.	©

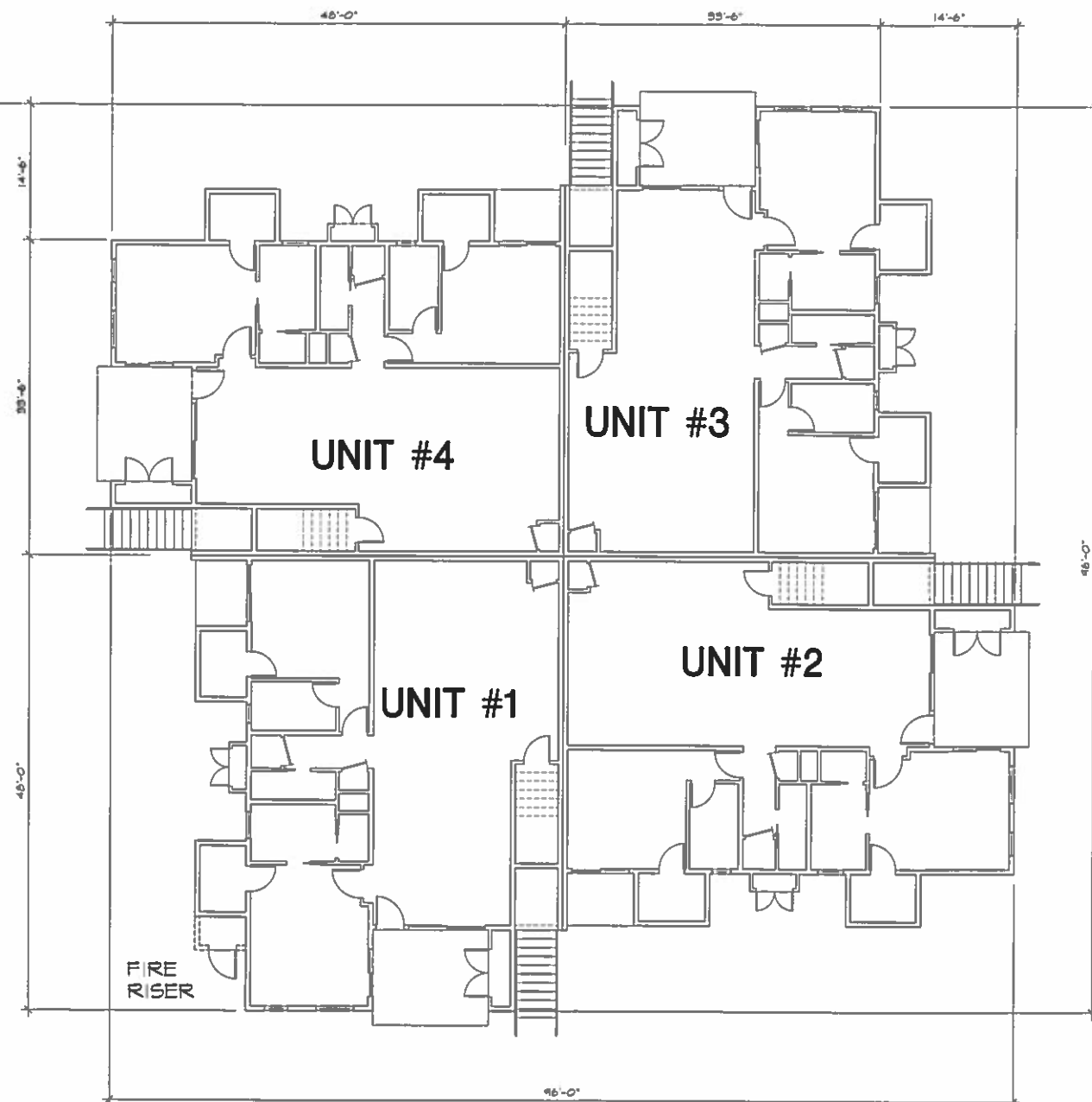
**SD-2.2**

CSA

Chris Sahlin Architects  
121 S. Palm Canyon Dr. Ste. 229  
Palm Springs, California 92262  
Tel 760 325 5227  
Fax 760 325 5229



1500 Building Plan - Reverse Plan



1500 Building Plan - Ground Floor

PROJECT **64@THE RIV**  
SE Corner of Indian Canyon Drive and Via Escuela  
Palm Springs  
FOR PS Modern Homes

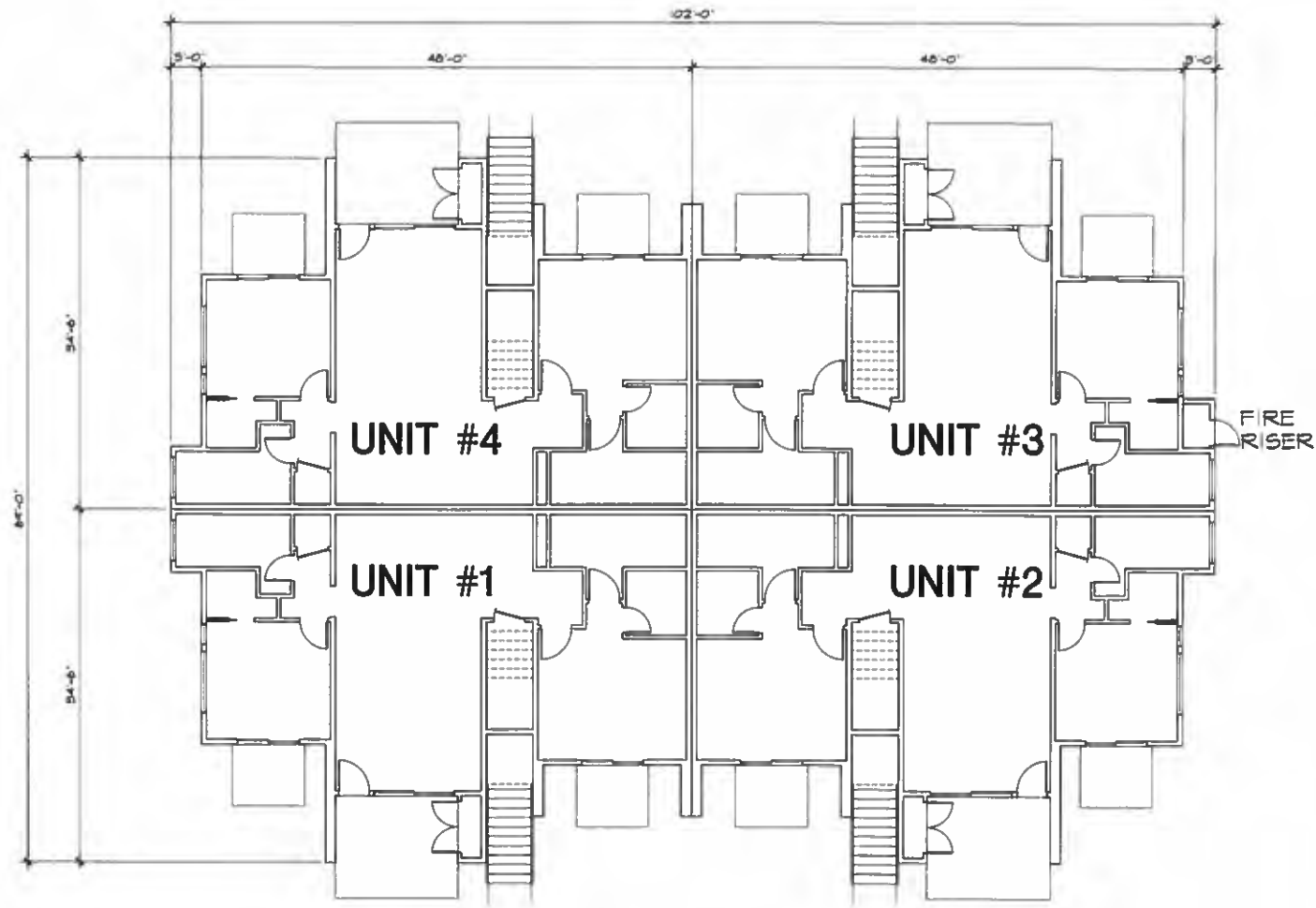
Revisions	Date

SHEET TITLE

# 1500 Building Plans

DRAWN BY CLS  
DATE 2-18-16  
JOB NO. 16-101  
SHEET NO. ©

## SD-3.1



1200 Building Plan - Ground Floor

CSA

Chris Sahlin Architects  
 121 S. Palm Canyon Dr Ste. 229  
 Palm Springs, California 92262  
 Tel 760 325 5227  
 Fax 760 325 5229



PROJECT **64 @THE RIV**  
 SE Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

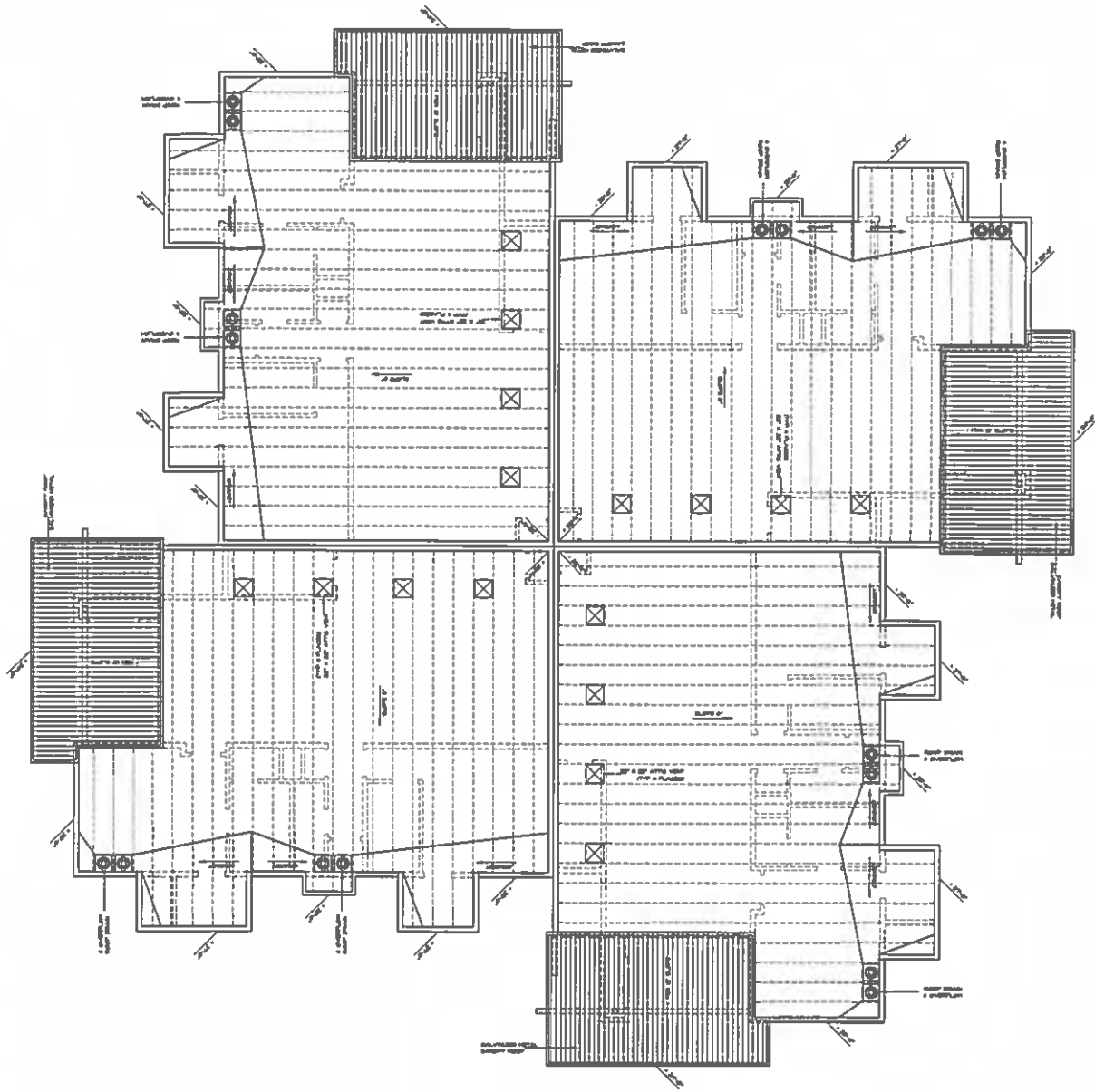
Revisions	Date

SHEET TITLE

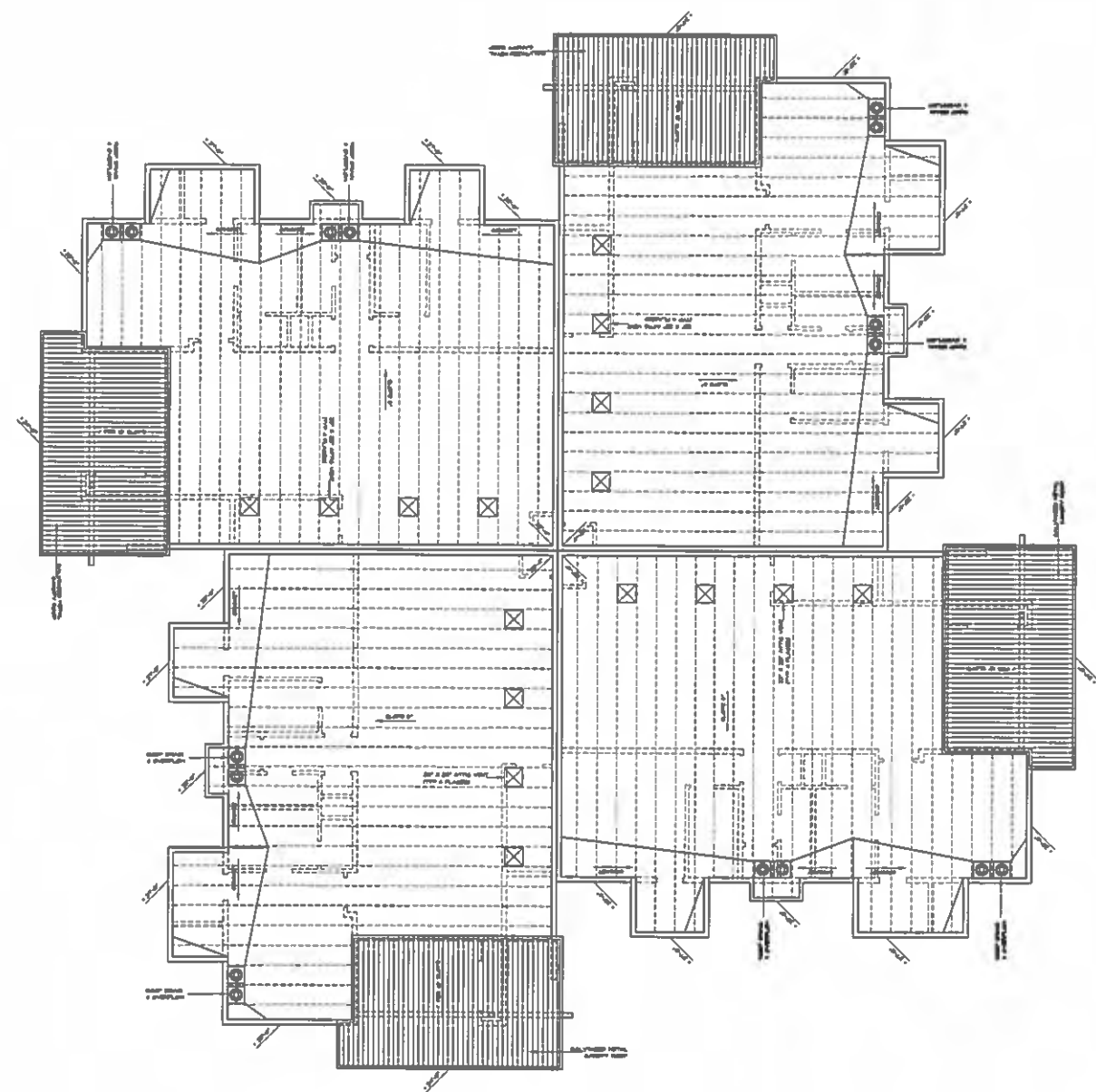
**1200  
 Building  
 Plan**

DRAWN BY CLS  
 DATE 2-18-16  
 JOB NO. 16-101  
 SHEET NO. ©

**SD-3.2**



1500 Reverse Roof Plan



1500 Roof Plan

**Roof Framing notes:**

- 1) ELEVATIONS PROVIDED ARE TO TOP OF ROOF JOIST.
- 2) ROOF SHEETING IS ON TOP OF THIS DIMENSION

**Roof Specification**

CLASS "A" POLYMER MODIFIED BITUMEN ROOF MEMBRANE  
 WITH WHITE SMOOTH SURFACED CAP SHEETS  
 MFR: GAF "RUBBEROID TORCH SMOOTH MEMBRANE" ICC ESR #1274

ROOF DRAINS TYPICAL BY JAY R. SMITH MFG CO.  
 MODEL #1330 OR #340 - 8 1/2" DIA. LOW PROFILE DOME WITH 5" PIPING.  
 OVERFLOW DRAIN SET 2" HIGHER THAN ROOF DRAIN.  
 EXTEND PIPING IN WALL WITH 45 DEGREE OUTLET EXTENDING  
 4" OUTSIDE OF WALL AT MIN. 5" AND MAX. 5" ABOVE FIN. FLOOR.

**Attic Venting Calculations**

EACH UNIT ATTIC AREA 1,464 sq. ft.  
 REQ'D VENT AREA PER I-150 10 sq. ft.  
 4 EACH 22" X 22" GRAVITY VENTS = 50 SF EACH  
 TOTAL VENTING PROVIDED = 120 SF  
 VENTING MANUFACTURE BRISTOLITE AIRFLOW GRAVITY SKYVENT  
 MODEL 2222 - 6V 5.0 SF FREE AIR SPACE EACH

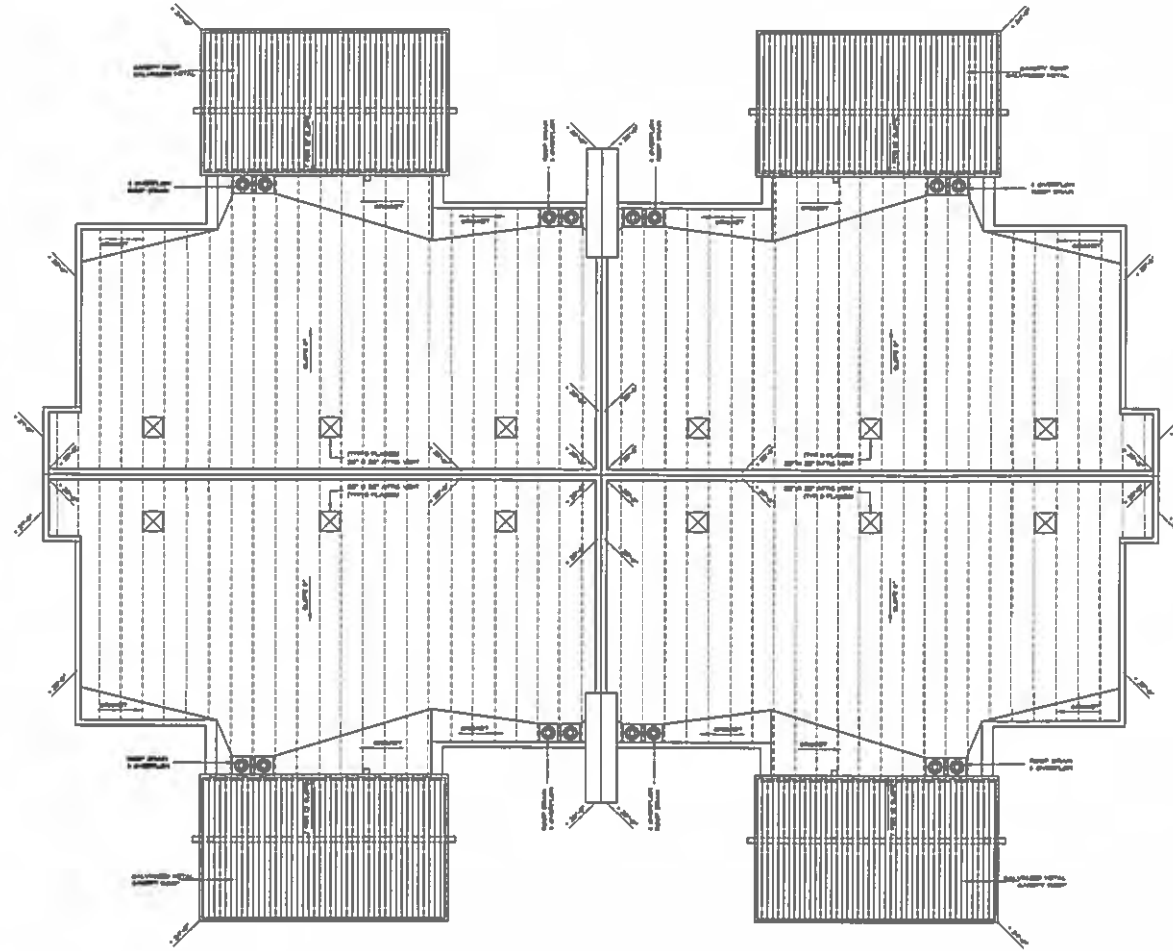
PROJECT **64@THE RIV**  
 SE Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

Revisions	Date

SHEET TITLE

**1500  
 Roof  
 Plans**

DRAWN BY **CLS**  
 DATE **2-18-16**  
 JOB NO. **16-101**  
 SHEET NO. **©**



1200 Roof Plan

**Roof Framing notes:**

- 1) ELEVATIONS PROVIDED ARE TO TOP OF ROOF JOIST.
- 2) ROOF SHEETING IS ON TOP OF THIS DIMENSION

**Roof Specification**

CLASS "A" POLYMER MODIFIED BITUMEN ROOF MEMBRANE  
 WITH WHITE SMOOTH SURFACED CAP SHEETS  
 MFR: 6AF "RUBBEROID TORCH SMOOTH MEMBRANE" CC ESR #1214

ROOF DRAINS TYPICAL BY JAY R. SMITH MFG CO  
 MODEL #1850 OR 1840 - 8 1/2" DIA. LOW PROFILE DOME WITH 3" PIPING.  
 OVERFLOW DRAIN SET 2" HIGHER THAN ROOF DRAIN.  
 EXTEND PIPING IN WALL WITH 45 DEGREE OUTLET EXTENDING  
 4" OUTSIDE OF WALL AT MIN. 5' AND MAX. 5' ABOVE FIN. FLOOR.

**Attic Venting Calculations**

EACH UNIT ATTIC AREA 11226 sq. ft.  
 REQ'D VENT AREA PER 1:150 74.8 sq. ft.  
 4 EACH 22" X 22" GRAVITY VENTS @ 9.0 SF EACH  
 TOTAL VENTING PROVIDED = 36.0 SF  
 VENTING MANUFACTURE: BRISTOLITE AIRFLOW GRAVITY SKYVENT  
 MODEL 2222 - 6V 9.0 SF FREE AIR SPACE EACH

Revisions	Date

SHEET TITLE

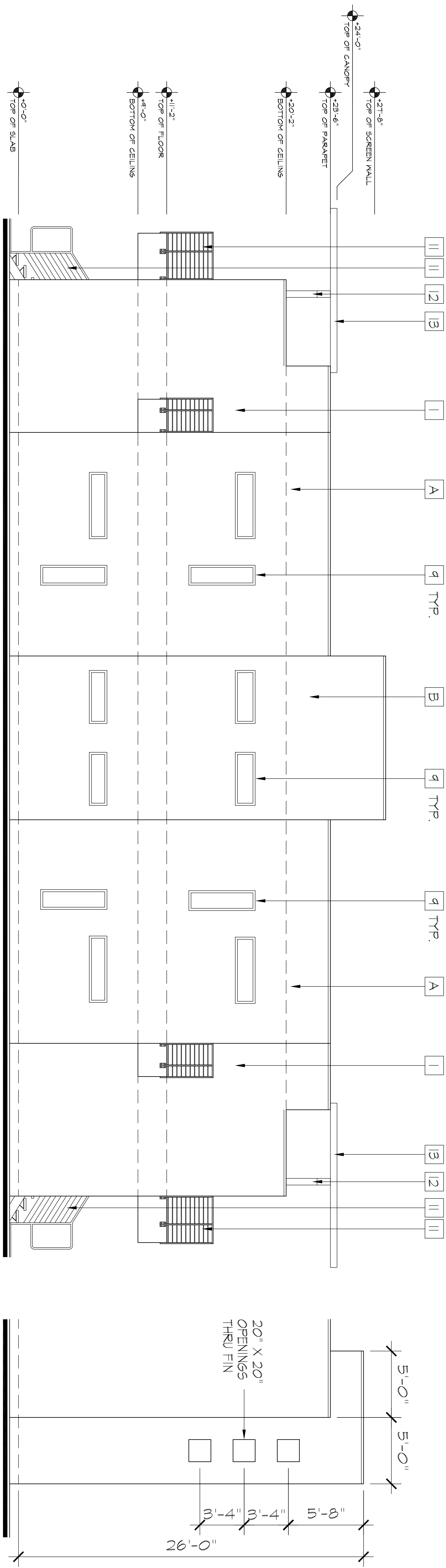
**1200  
 Roof  
 Plan**

DRAWN BY CLS  
 DATE 2-18-16  
 JOB NO. 16-101  
 SHEET NO. ©

**SD-4.2**

PROJECT **64 @THE RIV**  
 SE Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

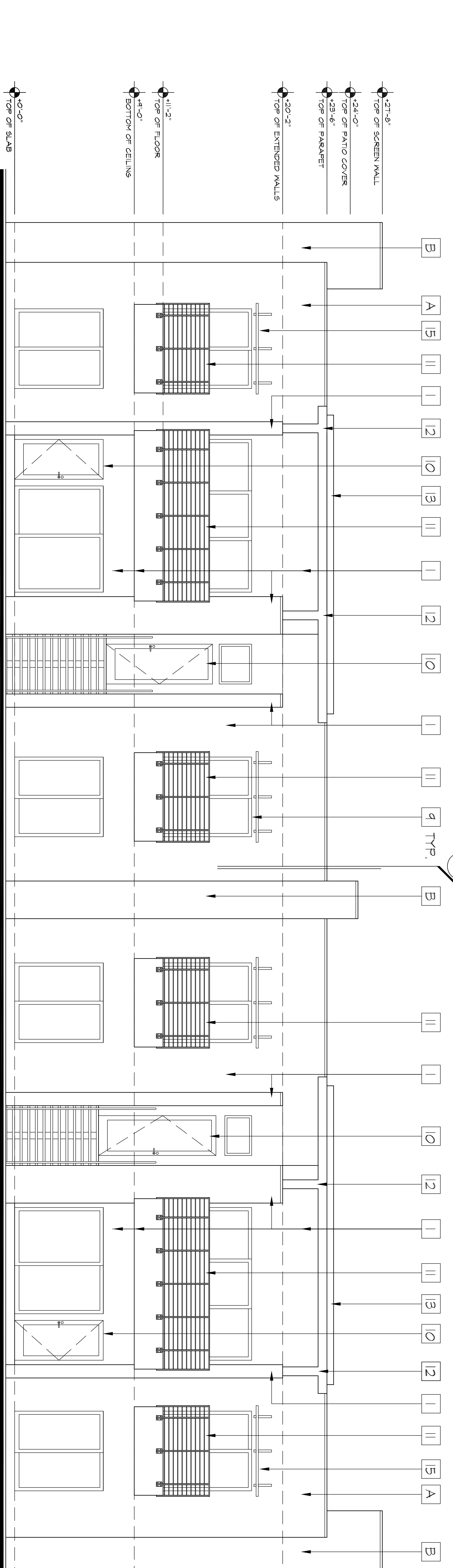




# Typical Side Exterior Elevation - Plan B

## Fin Section

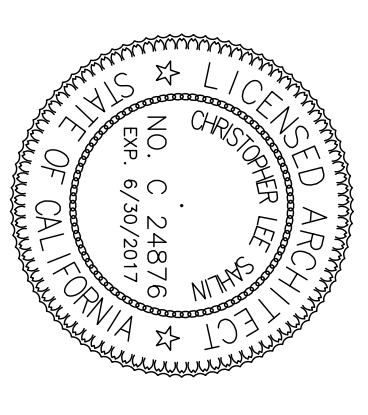
NOTE TO PLANNING DEPARTMENT:  
 MINOR REVISIONS HAVE BEEN MADE TO ELEVATION FROM PLANS FIRST SUBMITTED, INCLUDING:  
 BEDROOM WINDOW SIZES AND ADDITION OF SHADES ABOVE UPPER BED ROOM SLIDING DOOR AND  
 ADDITION OF FIN BETWEEN UNITS (SEE DETAIL).



# Typical Front Exterior Elevation - Plan B

See Sheet A-5.1 for Color and Materials Schedule

**CSA**  
 Chris Sahlin Architects  
 121 S. Palm Canyon Dr. Ste. 229  
 Palm Springs, California 92262  
 Tel: 760 325 5227  
 Fax: 760 325 5229

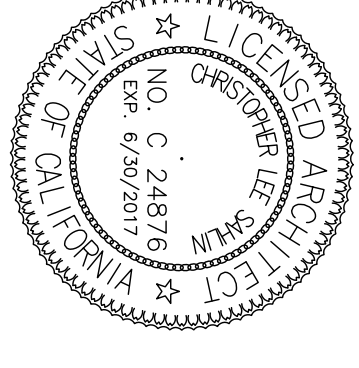


PROJECT **04 @THE RIV**  
 S E Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**

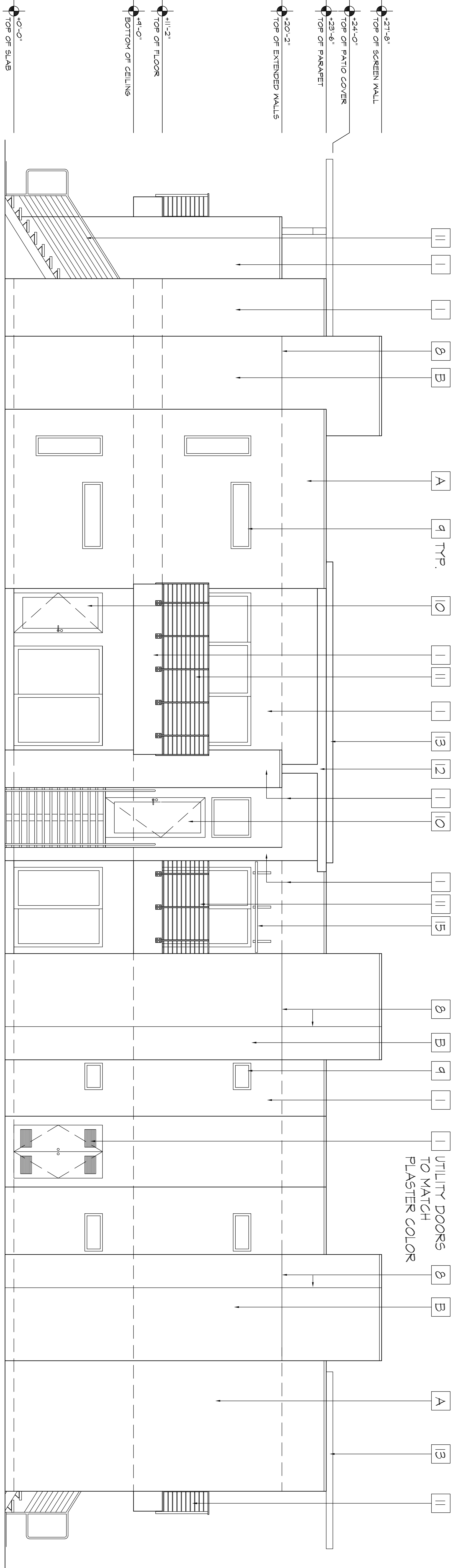
Revisions	Date

SHEET TITLE  
**Plan B**  
**Building**  
**Elevation**

DRAWN BY **CLS**  
 DATE **2-18-16**  
 JOB NO. **16-101**  
 SHEET NO. **SD-5.2**



PROJECT **64 @THE RIV**  
 S E Corner of Indian Canyon Drive and Via Escuela  
 Palm Springs  
 FOR **PS Modern Homes**



# Typical Exterior Elevation

Color and Materials Schedule	
BUILDING PLASTER SPECIFICATION - TYPICAL UNLESS NOTED OTHERWISE MACHINE APPLIED DASH TEXTURE EXTERIOR CEMENT PLASTER LA HABRA STUCCO - FASTWALL 300 A 3 COAT SYSTEM W/ FINISH COAT O/YER SCRATCH AND BROWN FOR A STANDARD THICKNESS OF 3/4" TO 7/8" EXTERIOR PLASTER TO MEET CBC SECTION R708.6.2	
1	MAIN BODY COLOR - RECLAIMED WOOD DET625 DANN EDWARDS PAINTS
A	NEAP AROUND COLOR BUILDINGS 5 4 1 DANN EDWARDS PAINTS ARTS AND CRAFTS GOLD DET411
B	STACK COLOR BUILDINGS 5 4 1 DANN EDWARDS PAINTS SALT BOX BLUE DET562
A	NEAP AROUND COLOR BUILDINGS 2 4 4 6 DANN EDWARDS PAINTS TIGLED OCEAN DET380
B	STACK COLOR BUILDINGS 2 4 4 6 DANN EDWARDS PAINTS SALT BOX BLUE DET562
A	NEAP AROUND COLOR BUILDINGS 1 3 1 8 DANN EDWARDS PAINTS HOKED DAY DET511
B	STACK COLOR BUILDINGS 1 3 1 8 DANN EDWARDS PAINTS MYTHICAL BLUE DET381
B	REVEAL HOLDING - FRY REGLET 9/4" #BRN425-75 COLOR: PAINT TO MATCH ADJACENT EXTERIOR CEMENT PLASTER
9	WINDOWS AND SLIDING DOORS - TYP. LINO NON-METAL WINDOW AND SLIDING DOOR FRAMES - COLOR: BLACK EQUAL OR BETTER THAN 1-24" SPEC.
10	WOOD ENTRY DOOR W/ SINGLE LIGHT COLOR: DANN EDWARDS PAINTS: BLACK PEARL
11	METAL RAILINGS - CUSTOM FABRICATED COLOR: DANN EDWARDS PAINTS: BLACK PEARL
12	CANOPY FRAME CUSTOM METAL COLOR: DANN EDWARDS PAINTS: BLACK PEARL
13	PATIO COVER ROOF: RIBBED METAL DECKING BY VERCO DECKING INC. TYPE FIN - 24" GALVANIZED
14	ROOF FLASHING - 20 GAUGE G.I. COLOR: PAINT TO MATCH ADJACENT EXTERIOR CEMENT PLASTER
15	METAL SHADE COLOR: DANN EDWARDS PAINTS: BLACK PEARL
16	LIGHT FIXTURE - WALL MOUNTED COLOR: CLEAR ANODIZED ALUMINUM

NOTE TO PLANNING DEPARTMENT:

MINOR REVISIONS HAVE BEEN MADE TO ELEVATION FROM PLANS FIRST SUBMITTED, INCLUDING: BEDROOM WINDOW SIZES AND ADDITION OF SHADES ABOVE UPPER BED ROOM SLIDING DOOR.

Revisions	Date

SHEET TITLE

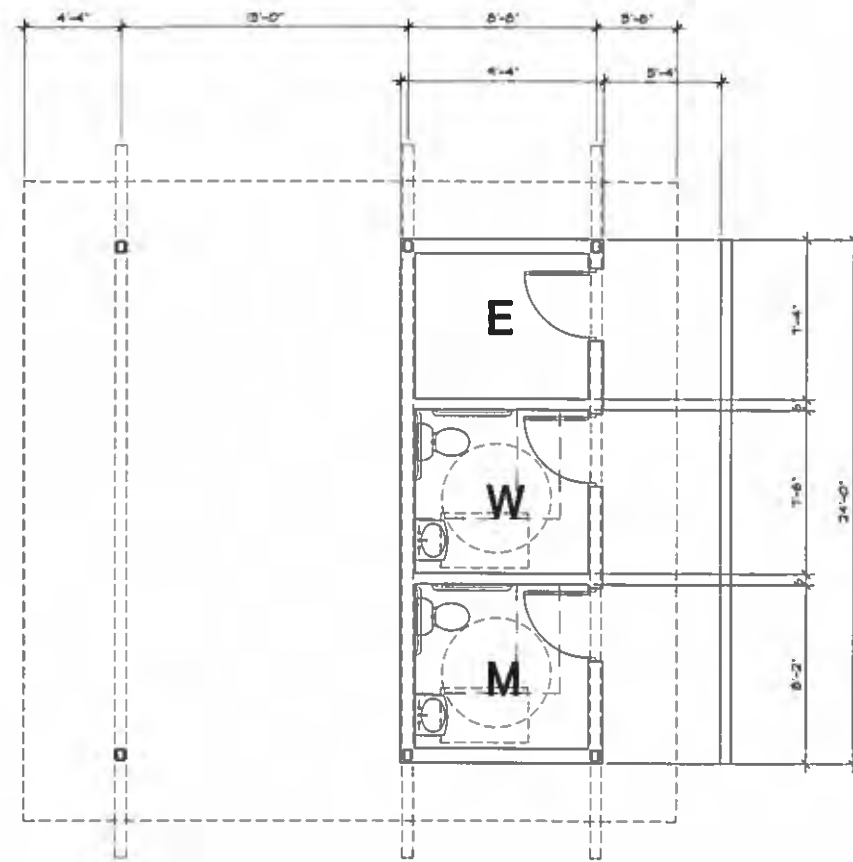
**1500**  
**Exterior**  
**Elevations**

DRAWN BY OLS  
 DATE 2-18-16  
 JOB NO. 16-101  
 SHEET NO. ⑨

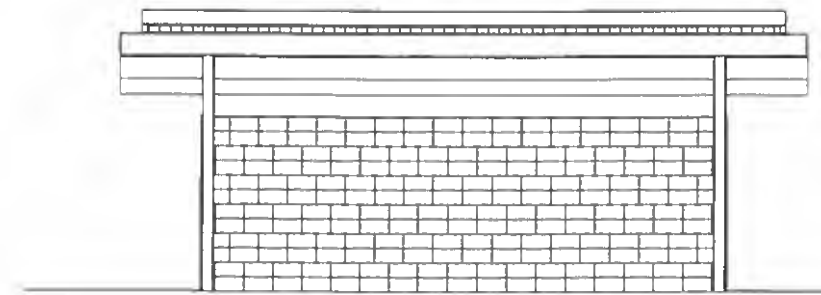
**SD-5.1**

CSA

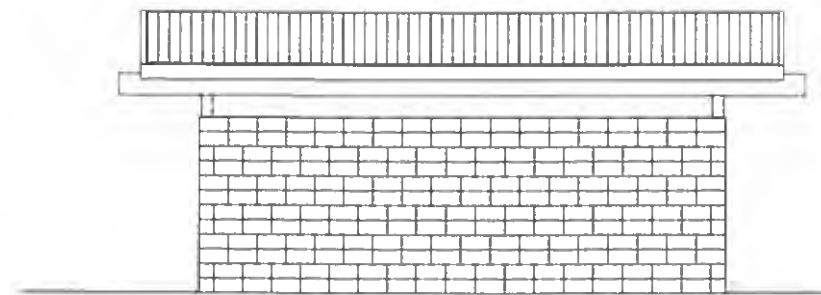
Chris Sahlm Architects  
121 S Palm Canyon Dr Ste 229  
Palm Springs, California 92262  
Tel 760 325 5227  
Fax 760 325 5229



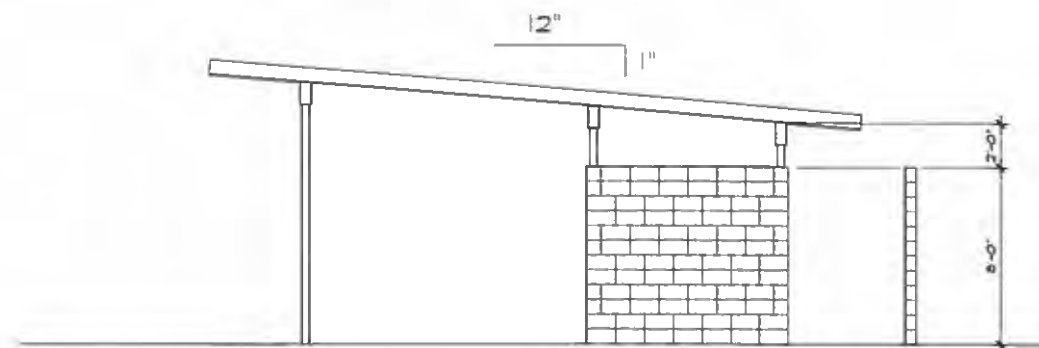
Floor Plan



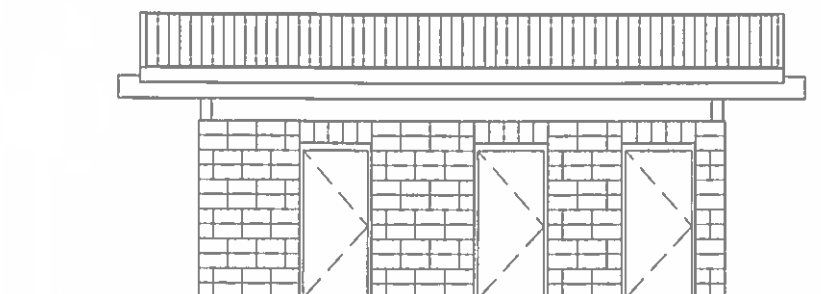
West Elevation



East Elevation w/ Privacy Wall



South Elevation



East Elevation

PROJECT **64@THE RIV**  
SE Corner of Indian Canyon Drive and Via Escuela  
Palm Springs  
FOR **PS Modern Homes**

Revisions	Date

SHEET TITLE

**Pool  
Toilets**

DRAWN BY **CLS**  
DATE **2-18-16**  
JOB NO. **16-101**  
SHEET NO. **©**

**SD-10**



5.1395

RECEIVED

AUG 31 2016

PLANNING SERVICES  
DEPARTMENT



5-1395

RECEIVED

AUG 31 2016

PLANNING SERVICES  
DEPARTMENT



05.1395

RECEIVED  
AUG 31 2016  
PLANNING SERVICES  
DEPARTMENT





NORTH INDIAN CANYON DRIVE | ELEVATION



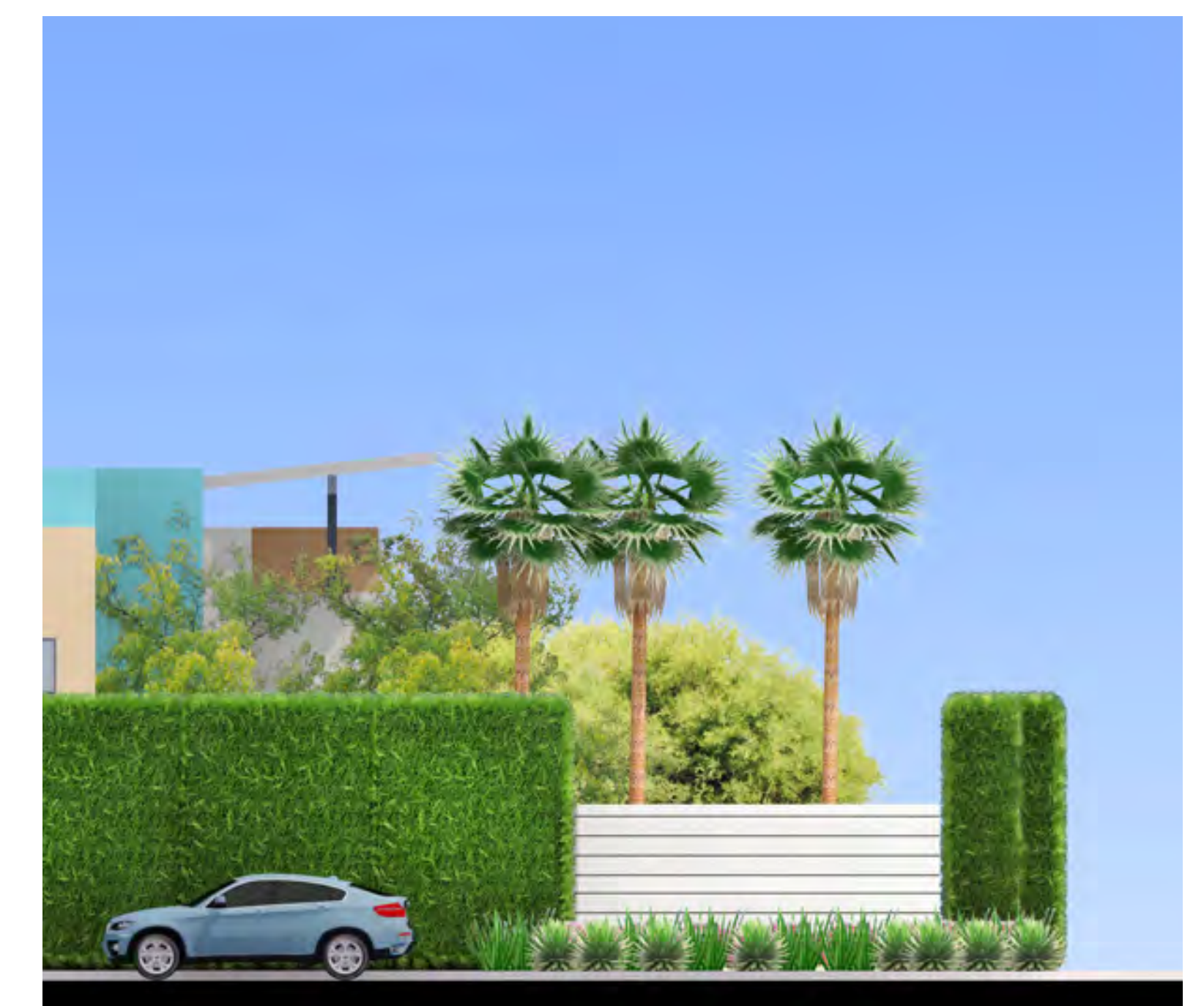
VIA ESCUELA | ELEVATION



NORTH INDIAN CANYON DRIVE | ENTRY VIEW



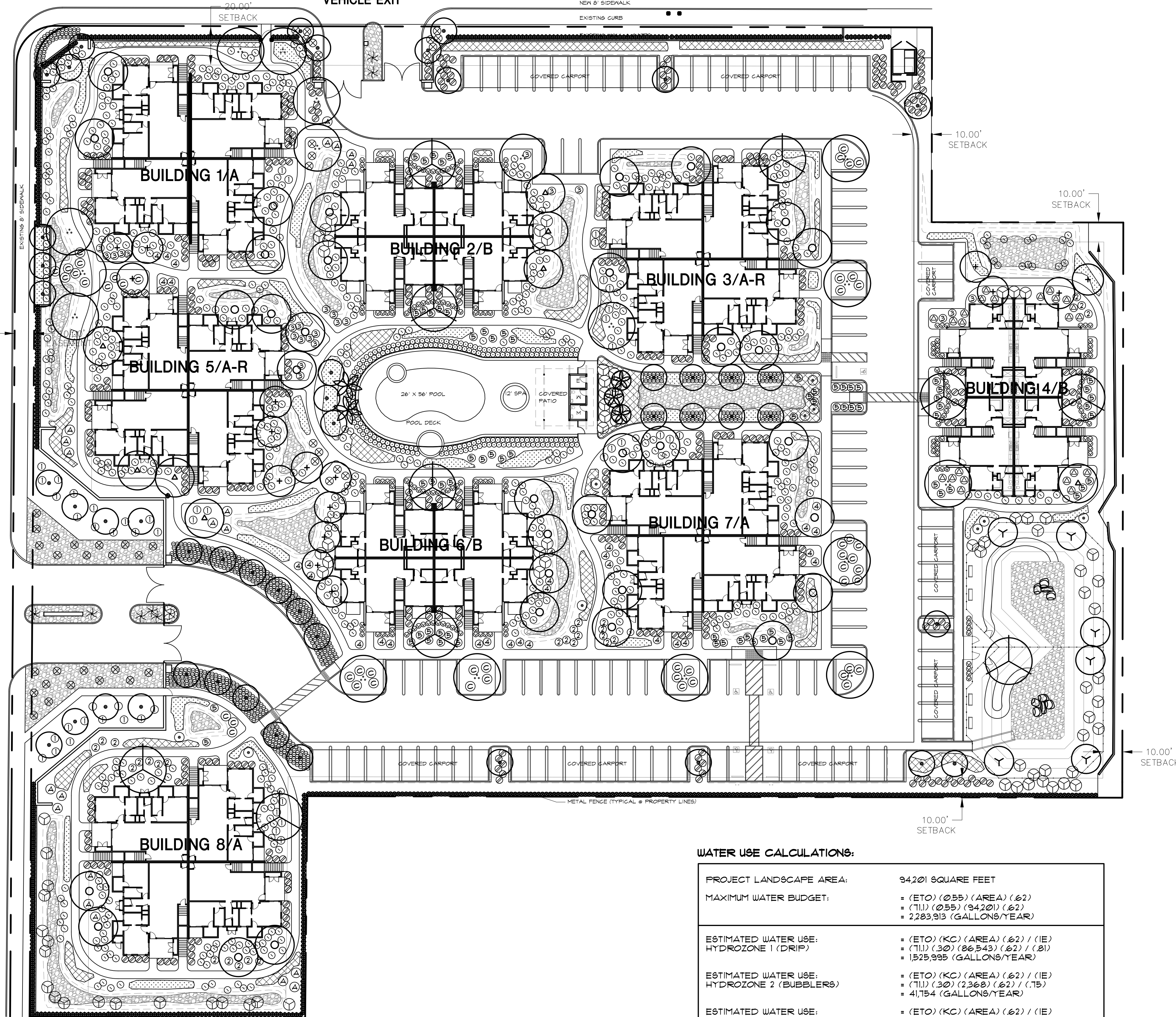
VIA ESCUELA | ENTRY VIEW



CORNER VIEW



COMBO FIRE & VEHICLE EXIT



PLANT PALETTE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS
<b>PALMS</b>					
	BRAHEA ARMATA	MEXICAN BLUE PALM	36" BOX	2	MULTI-TRUNK SPECIMEN
	CHAMAEROPS HUMILIS	MEDITERRANEAN FAN PALM	36" BOX	3	MULTI-TRUNK SPECIMEN
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	18' / 25' B.T.H.	56	BROWN TRUNK HEIGHT
<b>TREES</b>					
	ACACIA SALICINA	WILLOW ACACIA	24' BOX	34	UPSIZED FROM 15 GAL.
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24' BOX	9	UPSIZED FROM 15 GAL.
	ACACIA WILLARDIANA	FALO BLANCO	24' BOX	17	UPSIZED FROM 15 GAL.
	CERCIDIUM FLORIDUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	24' BOX	20	
	FICUS NITIDA	INDIAN LAUREL	5 GAL.	349	COLUMNAR
	FICUS NITIDA	INDIAN LAUREL	24' BOX	421	COLUMNAR
	PITHECELLOBIUM FLEXICAULE	TEXAS EBONY	15 GAL.	6	
<b>SHRUBS</b>					
	BOUGAINVILLEA ROSENKA	BOUGAINVILLEA	5 GAL.	626	2'-0" O.C.
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS	5 GAL.	23	4'-0" O.C.
	CAESALPINIA MEXICALI	YELLOW BIRD OF PARADISE	5 GAL.	77	3'-0" O.C.
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	204	3'-0" O.C.
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	1 GAL.	4,325 SF.	3'-0" O.C.
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	1 GAL.	5,114 SF.	3'-0" O.C.
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL.	384	3'-6" O.C.
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	MUHLY GRASS	5 GAL.	599	3'-6" O.C.
	SALVIA GREGGII	AUTUMN SAGE	5 GAL.	185	2'-6" O.C.
	TECOMARIA CAPENSIS	CAFE HONEYBUCKLE	5 GAL.	110	4'-0" O.C.
<b>ACCENTS - CACTUS AND SUCCULENTS-</b>					
	AGAVE ANGUSTIFOLIA	CARIBBEAN AGAVE	5 GAL.	49	AS SHOWN
	AGAVE COLORADO	NCN	5 GAL.	27	AS SHOWN
	AGAVE DESMETIANA	SMOOTH AGAVE	5 GAL.	25	AS SHOWN
	AGAVE GEMIFLORA	TWIN-FLOWERED AGAVE	5 GAL.	30	AS SHOWN
	AGAVE HAYWARDIANA	HAYARD'S AGAVE	5 GAL.	73	AS SHOWN
	ALOE BARBADENSIS	ALOE VERA	5 GAL.	43	AS SHOWN
	FOQUIEREA SPLENDENS	OCOTILLO	24' BOX	8	AS SHOWN
	OPUNTIA BASILARIS	BEAVERTAIL CACTUS	5 GAL.	20	AS SHOWN
	OPUNTIA ROBUSTA	SILVER DOLLAR CACTUS	5 GAL.	49	AS SHOWN
	STENOCEREUS MARGINATUS	MEXICAN ORGAN PIPE CACTUS	15 GAL.	10	AS SHOWN

**BOULDERS, STONE, RUBBLE AND DECOMPOSED GRANITE**  
 GREY GRANITE BOULDERS, GREY GRANITE RUBBLE, CALIFORNIA GOLD GRAVEL, BRIMSTONE DG, MISSION COBBLE FIBBLES (ROCK NAMES BY SOUTHWEST BOULDER).

**BASIN BOULDER/COBBLE DESIGN INTENT:** THE LARGEST STONE (12'-18") IS RANDOMLY PLACED AT THE OUTER/UPPER EDGE MOVING DOWN INTO THE BASIN. IN THE MID ZONE, THE STONE IS 8'-12" AND THE STONE AT THE BOTTOM OF THE BASIN IS 2'-8". WE WILL SEED THE LARGER STONE ON TOP OF THE 2' STONE.

**GENERAL PLANTING NOTES:**

- MULCH ALL SHRUB AREAS WITH MIN. 2" LAYER 'BRIMSTONE' DECOMPOSED GRANITE.
- ALL 24" BOX TREES OR SMALLER TO BE DOUBLE STAKED PER DETAIL.
- ALL TREES TO MATCH VALLEY CREST TREE COMPANY SPECIFICATIONS FOR SIZE.
- ALL TREES WITHIN 10' OF CITY SIDEWALK TO BE PROVIDED WITH 'BIO-BARRIER' ROOT BARRIER DEVICE, MINIMUM 12 LF. PER TREE, ADJACENT TO SIDEWALK.
- FINAL LANDSCAPE TO BE COMPLY WITH CITY OF PALM SPRINGS GUIDELINES AND STANDARDS.

**PARKING COVERAGE:**

110 TOTAL PARKING SPACES, 65 COVERED = 59%

**WATER USE CALCULATIONS:**

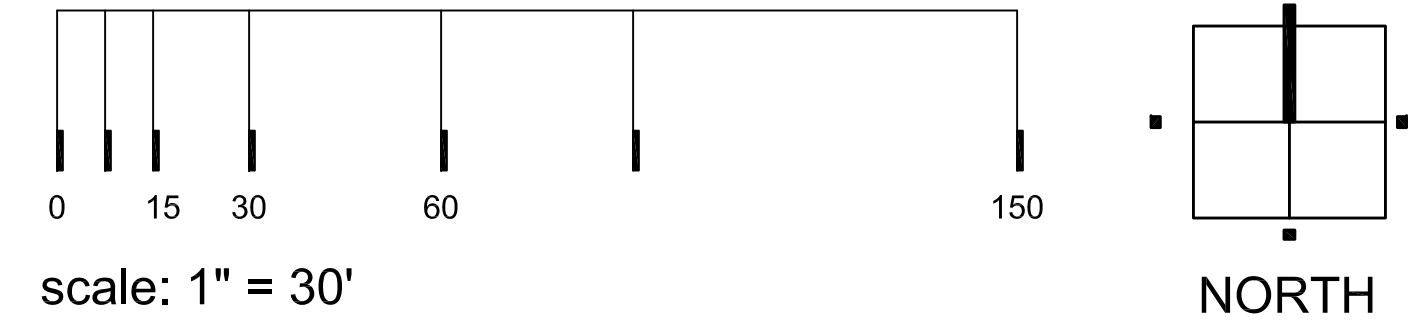
PROJECT LANDSCAPE AREA:	94,201 SQUARE FEET
MAXIMUM WATER BUDGET:	= (ETO) (0.55) (AREA) (.62) = (711) (0.55) (94,201) (.62) = 2,283,913 (GALLONS/YEAR)
ESTIMATED WATER USE: HYDROZONE 1 (DRIP)	= (ETO) (KC) (AREA) (.62) / (IE) = (711) (30) (86,543) (.62) / (.81) = 1,529,995 (GALLONS/YEAR)
ESTIMATED WATER USE: HYDROZONE 2 (BUBBLERS)	= (ETO) (KC) (AREA) (.62) / (IE) = (711) (30) (2,968) (.62) / (.75) = 4,154 (GALLONS/YEAR)
ESTIMATED WATER USE: HYDROZONE 3 (NON-IRRIGATED)	= (ETO) (KC) (AREA) (.62) / (IE) = (711) (0) (6,178) (.62) / 0 = 0 (GALLONS/YEAR)
ESTIMATED WATER USE: HYDROZONE 4 (SPECIAL LANDSCAPE AREA (POOL/SPA))	= (ETO) (KC) (AREA) (.62) / (IE) = (711) (.55) (1,295) (.62) = 3,197 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	= 1,599,146 (GALLONS/YEAR)

PRELIMINARY LANDSCAPE PLAN



REVISED 11/7/16

Prepared for:  
 Palm Springs Modern Homes



IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
**TENTATIVE TRACT MAP No. 37210**

BEING A SUBDIVISION OF PARCEL 1A, OF PARCEL MAP 9475 AS FILED IN PARCEL MAP BOOK 45, PAGE 78, LOCATED IN THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN  
**FOR CONDOMINIUM PURPOSES**

**OWNER'S**

AGRE DCP PALM SPRINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**LEGAL DESCRIPTION**

PARCEL 1A OF PARCEL MAP NO. 9475, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 45 PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**AREA APN 501-090-019 AND APN 501-090-020**

LOT 1 706,108 SQ. FT. (16.210 ACRES)  
 LOT 2 227,245 SQ. FT. (5.217 ACRES)

**ZONING CLASSIFICATION**

EXISTING ZONING: R3 (MULTI/FAMILY AND HOTEL ZONE)

**SCHOOL DISTRICT:**

PALM SPRINGS UNIFIED  
 980 EAST TAHQUITZ CANYON WAY  
 PALM SPRINGS, CALIFORNIA 92262

**UTILITIES**

GAS	THE GAS COMPANY	800-427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	800-990-7788
TELEPHONE	VERIZON CALIFORNIA, INC.	800-483-5000
WATER	DESERT WATER AGENCY	760-323-4971
TRASH DISPOSAL	PALM SPRINGS DISPOSAL SERVICES	800-973-3873
RECYCLING INFORMATION		760-327-1351
CABLE	TIME WARNER CABLE	760-340-1312
WASTEWATER	CITY OF PALM SPRINGS	760-323-8166

**FLOOD ZONE:**  
 PER MAP NO. 06065C15566, PANEL 1556 OF 3805  
 MAP EFFECTIVE DATE: AUG. 28, 2008  
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN

**EASEMENTS**

- EASEMENTS FOR RIGHTS-OF-WAY AND FOR POLES AND TRANSMISSION LINES AS PROVIDED FOR IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED MAY 8, 1957 AS INSTRUMENT NO. 33700, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION (BLANKET IN NATURE).
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 01, 1959 AS INSTRUMENT NO. 37643 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY (NOW SOUTHERN CALIFORNIA EDISON COMPANY) AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AS SHOWN)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1962 AS INSTRUMENT NO. 61326 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY AFFECTS: AS DESCRIBED THEREIN. (ONLY WEST LINE OF EASEMENT CAN BE SHOWN)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 09, 1983 AS INSTRUMENT NO. 83-44386 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (BLANKET IN NATURE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.
- LOT 2 SHALL BE BURDENED BY A NON-EXCLUSIVE EASEMENT FOR OPEN SPACE FOR THE BENEFIT OF LOT 1 (THE "OPEN SPACE EASEMENT"), FOR PLANNING AND ZONING PURPOSES ONLY AND WITHOUT ANY RIGHTS OF USE, OVER LOT 2, CONSISTING OF A NON-SPECIFIED LAND AREA OF 52,700 SQUARE FEET OF OPEN SPACE LOCATED ON LOT 2, WHICH LAND AREA SHALL BE CREDITED TO THE AMOUNT OF OPEN SPACE REQUIRED FOR LOT 1 UNDER THE PLANNING AND ZONING ORDINANCES OF THE CITY OF PALM SPRINGS. TO PRESERVE THE OPEN SPACE EASEMENT FOR THE BENEFIT OF LOT 1, NO DEVELOPMENT SHALL BE PERMITTED ON LOT 2 WHICH WOULD REDUCE THE OPEN SPACE ON LOT 2 TO LESS THAN 131,250 SQUARE FEET.

CURVE #	ARC	RADIUS	DELTA
C1	31.32'	20.00'	89° 43' 26"
C2	31.49'	20.00'	90° 12' 08"
C3	125.00'	358.60'	19° 58' 19"
C4	116.00'	358.60'	18° 32' 03"

EASEMENT LINE #	LENGTH	BEARING
E-L1	6.00'	N39° 02' 04"W
E-L2	49.25'	N90° 00' 00"E
E-L3	12.47'	S0° 00' 00"E
E-L4	17.01'	N90° 00' 00"W
E-L5	32.99'	S0° 00' 00"E
E-L6	17.00'	N89° 53' 43"W
E-L7	32.96'	N0° 00' 00"E

EASEMENT CURVE #	ARC	RADIUS	DELTA
E-C5	8.87'	19.50'	26° 04' 03"
E-C6	94.49'	80.05'	67° 37' 48"
E-C7	7.97'	41.26'	11° 04' 12"
E-C8	7.60'	41.26'	10° 33' 24"
E-C9	6.36'	10.00'	36° 27' 51"
E-C10	22.45'	14.50'	88° 41' 54"
E-C11	19.16'	15.95'	68° 49' 50"
E-C12	11.12'	19.50'	32° 40' 54"
E-C13	28.50'	43.50'	37° 32' 02"
E-C14	40.06'	25.50'	90° 00' 00"
E-C15	0.41'	2.50'	09° 23' 01"
E-C16	32.73'	30.00'	62° 30' 49"
E-C17	1.85'	15.50'	06° 46' 56"
E-C18	2.25'	15.50'	08° 13' 03"
E-C19	17.10'	43.17'	22° 41' 19"
E-C20	59.81'	58.00'	59° 05' 10"
E-C21	8.32'	19.50'	24° 27' 05"

THOMAS BROS. MAP PAGE/GRID  
 PAGE: 756 GRID: D5  
 PAGE: 756 GRID: D6  
 PAGE: 756 GRID: E5

**Underground Service Alert**

Call: TOLL FREE  
 1-800  
 227-2600

TWO WORKING DAYS BEFORE YOU DIG

#	REVISION	CORR. BY	APPROVED

<p><b>AMIR ENGINEERING</b>                  160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262                  PH. (760) 318-7424 FAX (760) 318-7410</p>		<p><b>CITY OF PALM SPRINGS</b>                  TENTATIVE TRACT MAP NO. 37210                  APN: 501-090-091                  PALM SPRINGS, CA.</p>		<p>SHEET 1                  OF                  2 SHEETS</p>
---	--	--	--	--

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

**TENTATIVE TRACT MAP No. 37210**

BEING A SUBDIVISION OF PARCEL 1A, OF PARCEL MAP 9475 AS FILED IN PARCEL MAP BOOK 45, PAGE 78, LOCATED IN THE SOUTHWEST QUARTER, OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN  
**FOR CONDOMINIUM PURPOSES**

**OWNER'S**

AGRE DCP PALM SPRINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

**LEGAL DESCRIPTION**

PARCEL 1A OF PARCEL MAP NO. 9475, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 45 PAGE 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**AREA APN 501-090-019 AND APN 501-090-020**

LOT 1 706,108 SQ. FT. (16.210 ACRES)  
 LOT 2 227,245 SQ. FT. (5.217 ACRES)

**ZONING CLASSIFICATION**

EXISTING ZONING: R3 (MULTI/FAMILY AND HOTEL ZONE)

**SCHOOL DISTRICT:**

PALM SPRINGS UNIFIED  
 980 EAST TAHQUITZ CANYON WAY  
 PALM SPRINGS, CALIFORNIA 92262

**UTILITIES**

GAS	THE GAS COMPANY	800-427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	800-990-7788
TELEPHONE	VERIZON CALIFORNIA, INC.	800-483-5000
WATER	DESERT WATER AGENCY	760-323-4971
TRASH DISPOSAL	PALM SPRINGS DISPOSAL SERVICES	800-973-3873
RECYCLING INFORMATION		760-327-1351
CABLE	TIME WARNER CABLE	760-340-1312
WASTEWATER	CITY OF PALM SPRINGS	760-323-8166

**FLOOD ZONE:**

PER MAP NO. 06065C15566, PANEL 1556 OF 3805  
 MAP EFFECTIVE DATE: AUG. 28, 2008  
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 2.0% ANNUAL CHANCE FLOODPLAIN

**EASEMENTS**

- EASEMENTS FOR RIGHTS-OF-WAY AND FOR POLES AND TRANSMISSION LINES AS PROVIDED FOR IN PATENT FROM THE UNITED STATES OF AMERICA RECORDED MAY 8, 1957 AS INSTRUMENT NO. 33700, THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION (BLANKET IN NATURE).
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MAY 01, 1959 AS INSTRUMENT NO. 37643 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY (NOW SOUTHERN CALIFORNIA EDISON COMPANY) AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (AS SHOWN)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JUNE 29, 1962 AS INSTRUMENT NO. 61326 OF OFFICIAL RECORDS. IN FAVOR OF: CALIFORNIA ELECTRIC POWER COMPANY AFFECTS: AS DESCRIBED THEREIN. (ONLY WEST LINE OF EASEMENT CAN BE SHOWN)
- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED MARCH 09, 1983 AS INSTRUMENT NO. 83-44386 OF OFFICIAL RECORDS. IN FAVOR OF: SOUTHERN CALIFORNIA EDISON COMPANY AFFECTS: AS DESCRIBED THEREIN THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION. (BLANKET IN NATURE)
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- RIGHTS OF PARTIES IN POSSESSION.
- LOT 2 SHALL BE BURDENED BY A NON-EXCLUSIVE EASEMENT FOR OPEN SPACE FOR THE BENEFIT OF LOT 1 (THE "OPEN SPACE EASEMENT"), FOR PLANNING AND ZONING PURPOSES ONLY AND WITHOUT ANY RIGHTS OF USE, OVER LOT 2, CONSISTING OF A NON-SPECIFIED LAND AREA OF 52,700 SQUARE FEET OF OPEN SPACE LOCATED ON LOT 2, WHICH LAND AREA SHALL BE CREDITED TO THE AMOUNT OF OPEN SPACE REQUIRED FOR LOT 1 UNDER THE PLANNING AND ZONING ORDINANCES OF THE CITY OF PALM SPRINGS. TO PRESERVE THE OPEN SPACE EASEMENT FOR THE BENEFIT OF LOT 1, NO DEVELOPMENT SHALL BE PERMITTED ON LOT 2 WHICH WOULD REDUCE THE OPEN SPACE ON LOT 2 TO LESS THAN 131,250 SQUARE FEET.

CURVE TABLE			
CURVE #	ARC	RADIUS	DELTA
C1	31.32'	20.00'	89° 43' 26"
C2	31.49'	20.00'	90° 12' 08"
C3	125.00'	358.60'	19° 58' 19"
C4	116.00'	358.60'	18° 32' 03"

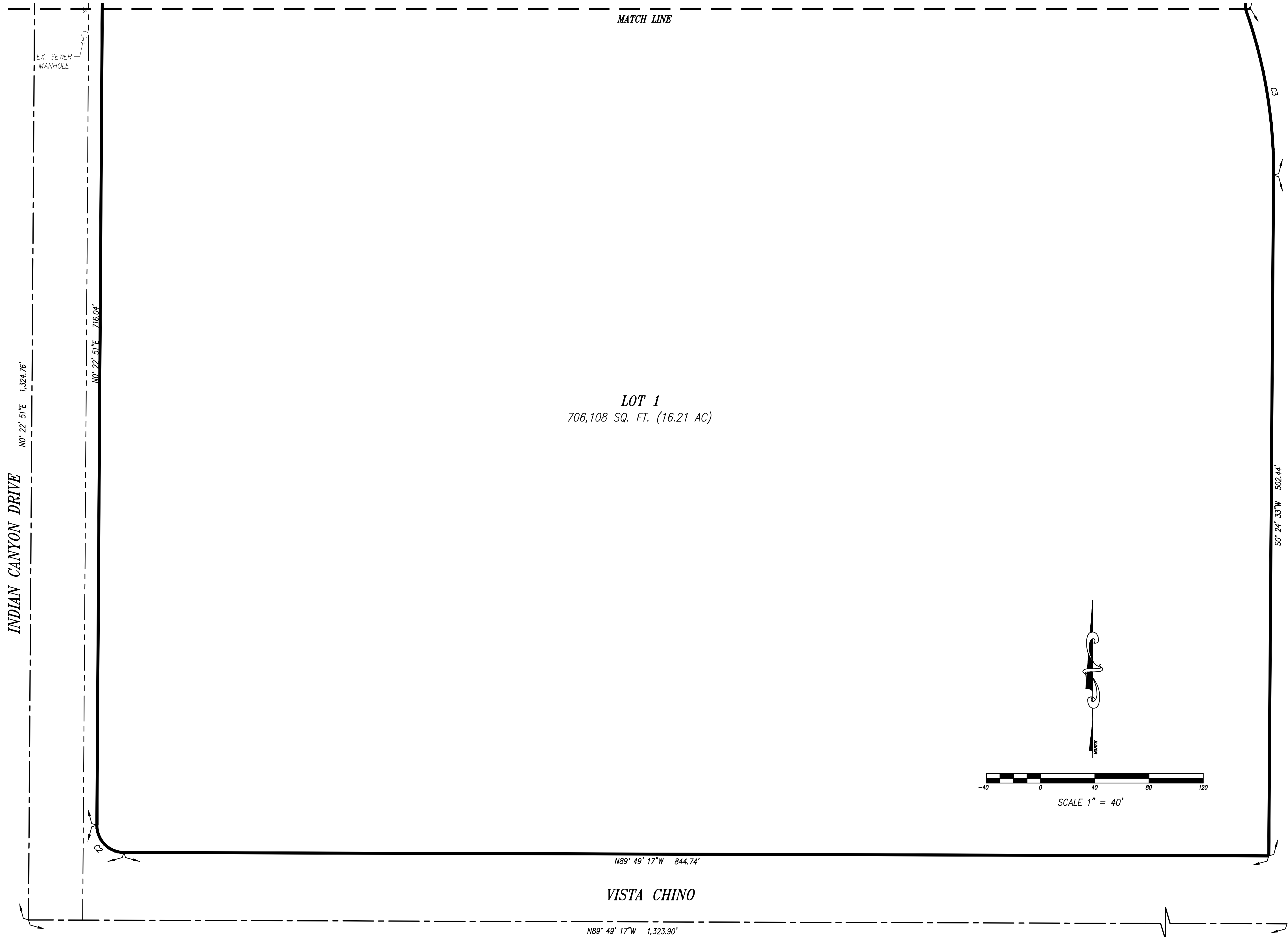
THOMAS BROS. MAP PAGE/GRID  
 PAGE: 756 GRID: D5  
 PAGE: 756 GRID: D6  
 PAGE: 756 GRID: E5

**Underground Service Alert**



Call: TOLL FREE  
 1-800  
 227-2600

TWO WORKING DAYS BEFORE YOU DIG



#	REVISION	CORR. BY	APPROVED

--	--	--	--	--	--	--	--	--	--

**AMIR ENGINEERING**  
 160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262  
 PH. (760) 318-7424 FAX (760) 318-7410

**CITY OF PALM SPRINGS**  
 TENTATIVE TRACT MAP NO. 37210  
 APN: 501-090-091  
 PALM SPRINGS, CA.

FILE No.	SHEET 2
DRAWING No.	OF
	2 SHEETS