



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: JUNE 21, 2021

SUBJECT: PINNACLE VIEW, LLC, OWNERS FOR A MAJOR ARCHITECTURAL REVIEW FOR THE CONSTRUCTION OF A 4,469-SQUARE FOOT SINGLE-FAMILY HOUSE ON A HILLSIDE LOT LOCATED AT 2277 MORNING VISTA DRIVE, ZONE ESA-SP PLANNING AREA 4, LOT 37, DESERT PALISADES SPECIFIC PLAN, SECTION 3 (CASE 3.4217 MAJ). (GM)

FROM: Development Services Department

SUMMARY

This is a request for approval of a one-story single-family residence of 4,469-square feet on a 25,179-square foot lot within the Desert Palisades Specific Plan (DPSP). The Desert Palisades Specific Plan was adopted by the City Council on January 5, 2011 (Case 5.1154 SP). This project is required to be evaluated for consistency against the following guidelines and standards:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04 of the Zoning Code (Architectural Review).
- Section III "Development Standards" (page 58), Section V "Architecture & Site Design Guidelines" (page 70), and Section VI "Landscaping Guidelines of the DPSP (page 96).
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone) including mandatory standards in Part "D" and findings outlined in Part "I".

RECOMMENDATION:

Recommend approval to the Planning Commission.

PRIOR ACTIONS:

TABLE 1: RELATED ACTIONS BY PLANNING, BUILDING, FIRE, ETC.

January 5, 2011	The City Council approved the Desert Palisades Specific Plan and certified the Final Environmental Impact Report (EIR) for the project.
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TABLE 1: RELATED ACTIONS BY PLANNING, BUILDING, FIRE, ETC.

January 7, 2015	The City Council approved an addendum to the previously-certified EIR to extend the time frame in which grading activities could occur from December 31 st to January 31 st .
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BACKGROUND AND SETTING

Desert Palisades is the first specific plan approved in the ESA-SP Zone which comprises most of the Chino Cone alluvial fan area located in the northwest part of the City. The proposed single-family residence is on lot 37, which is an interior lot along Morning Vista Drive in the center of the development.



AERIAL VIEW OF DESERT PALISADES SHOWING LOCATION OF LOT 37 (2277 Morning Vista Drive)

PROJECT DESCRIPTION:

Site Plan:

The proposed home will be located on a large lot that slopes downward roughly twenty (20') feet from north (the street) to south with the frontage along Morning Vista Drive relatively flat. There is a large arroyo that runs along the southern property line and drains under Vista Palazada and flows off the development. Like most lots in Desert Palisades, the site is covered with many

large rocks and boulders and has not been previously developed or graded. The adjacent parcel to the west sits at a higher elevation and the lot to the east sits at a lower elevation.

The orientation of the structure is positioned to take advantage of unobstructed view corridors with San Jacinto to the west, and painted mountains to the north, and the valley floor to the east. To minimize the site grading, the project architect used the site's natural slope to form a level building pad which sits several feet below the street curb with the main structure including a two (2) car garage, great room/kitchen and bedroom wing extending south allowing for the house to sit above the arroyo in the rear.

The proposed structure will be one-level and consist of three (3) bedrooms and a two (2) car garage. The great room/kitchen will open onto a large deck and patio with pool. The active outdoor areas are oriented toward the south with an infinity pool and deck area overlooking the arroyo with views of the valley below. The placement of the structure on top of the natural terrain will help minimize the disturbance of grades and maintain the existing site drainage and preserve natural topography.

Mass and Scale:

The proposed house will have a maximum height of thirteen (13') feet as measured from the established pad. The house consists of a horizontal plane that extends the length of the structure ending with a large overhang at the rear of the house providing shade and protection from the sun. Once inside the house expansive views are capitalized on and framed from all spaces using full height windows and sliders to engage and appreciate the adjacent native desertscape. The front façade will consist of a large heavy textured stucco wall with a large triangle opening framing the interior of the house allowing light and vistas from the occupants. The massing of the dwelling is a single continuous horizontal low plane which is Modern inspired. The 4,469-square foot house is one-story for each portion of the structure. The DPSP sets limits on the overall height relative to the native terrain allowing for a maximum height of eighteen (18) feet within a "pillow" area. The building conforms to the eighteen (18') foot pillow concept and the proposed structure meets this guideline.

Building Design and Detailing:

The home is contemporary in its architectural style with building materials to include smooth and heavy textured stucco for the main body of the house, board and batten, sand finished concrete, free form concrete walls, natural stone and pavers throughout. The aluminum window and door frames will be in a bronze color; and garage door with an aluminum frame. The architect states that "the timeless palette is well suited for the desert climate, character and natural surroundings, and will continue to set a very high standard for future development in Desert Palisades."

Landscaping and Buffers:

The landscape concept is one of keeping the site as natural as possible with minimal disturbance to the on-site boulders and arroyos. The intent of the plant materials proposed is to look and feel like the desert setting of the Chino Cone by strategically grouping native plant species throughout the site. Specific plants proposed include Acaia, Ironwood, Texas Ebony, and Mexican Ebony trees; shrubs such as Brittle Bush and Lantana; succulents such as agave, aloe, black sawblade; and cactus including multiple types of barrel cactus. The driveway will utilize

natural stone pavers and exposed aggregate concrete in tan - grey colors. The infinity pool will be surrounded by a combination of sand finish concrete and cobblestone concrete.

ANALYSIS:

Due to the environmental sensitivity of the Chino Cone alluvial fan on which the project is located, the zoning code and the Desert Palisades Specific Plan require that proposed projects receive greater consideration than would normally be given to hillside development. Development projects within the Desert Palisades Specific Plan are evaluated against the following:

- Section 93.13.00 of the Zoning Code (Hillside Development).
- Section 94.04 of the Zoning Code (Architectural Review)
- Section III “Development Standards”, Section V “Architecture & Site Design Guidelines”, and Section VI “Landscaping Guidelines of the DPSP.
- Section 92.21.1.05 of the Zoning Code (Design Guidelines for the ESA-SP zone)

PSZC Section 93.13.00 (B,4) (Hillside Development): *“In approving final plans, the Planning Commission may require conditions which, in their opinion, are necessary to protect the public health, safety and general welfare, and may include the following:*

(a) In addition to the guidelines of 94.04, the architectural review process shall consider the following:”

TABLE 2: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF ZONING CODE SECTION 93.13.00 (B,4) (HILLSIDE DEVELOPMENT).			
	Item	Conforms?	Describe :
1	How does the project address rock or soil exposure?	Yes	Proposed dwelling sits on top of the native terrain; preserving an arroyo that runs along the south property line. The construction of the house on the rocky site will limit disturbance as much as possible and the remaining parcel will stay in its naturalized appearance.
2	What is the size of building pad and is it minimized in size to minimize site impacts?	Yes	The footprint is minimal, keeping the area of the site disturbance minimum. Conforms to DPSP standards for non-mass grading.
3	Are there any design considerations such as supporting structure, colors & building arrangement that is noteworthy?	Yes	As evaluated in Table 5.
4	How are parking areas screened?	Yes	The 2-car garage door will be set back more than twenty-five (25') feet from the street and entered from a motor court and not visible from the street.

			The driveway will be minimal in width and constructed of decorative pavers.
5	How do the landscape plans integrate with the natural site conditions?	NA	See Table 6.
6	How has continuity with Surrounding Development been achieved?	NA	Proposed house is similar in design to others currently under construction in DP.
7	How has sensitivity to existing view corridors been achieved?	Yes	Views are preserved and directed, building and landscape sited to not block views from adjacent parcels.

Conclusion: The project is consistent with the architectural guidelines of Zoning Code Section 93.13.00. (“Hillside Development”).

TABLE 3: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE GUIDELINES OF ZONING CODE SECTION 94.04.00 (ARCHITECTURAL REVIEW).

#	Guideline:	Conform	Describe:
1	Does the proposed development provide a desirable environment for its occupants?	Yes	The proposed SFR and associated site landscaping provide a functional and attractive dwelling for the occupants.
2	Is the proposed development compatible with the character of adjacent and surrounding developments?	NA	At this time, there are no existing adjacent developments in the near vicinity of the of the subject project; however, the project conforms to the development, architectural, and landscape standards of the Desert Palisades Specific Plan.
3	Is the proposed development of good composition, materials, textures, and colors?	Yes	Building materials suitable for harsh desert climate and conforming to the architectural guidelines of the DPSP are proposed.
4	Describe the 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 lot areas	Yes	The home is appropriately sited on the lot with the outdoor living areas oriented along the south side of the home, taking advantage of views and solar angles, while respecting and minimizing disturbance of natural water flow and topography of the site.
5	Is the proposed project harmonious in its 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?	NA	As noted above, there are no immediately adjacent developments against which to evaluate this factor.

6	Does the project conform to the maximum height, area, setbacks and overall mass? Describe this for parts of any structure (buildings, walls, screens, towers or signs) and describe how the project is effective in concealment of all mechanical equipment	Yes	Further evaluated in Table 4 below.
7	Describe how the building design, materials and colors are sympathetic with desert surroundings	Yes	As outlined in the DPSP design guidelines.
8	Describe any harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously.	Yes	As outlined in the DPSP design guidelines.
9	Describe how there is consistency of composition and treatment in the materials of the proposed structures.	Yes	Consistent materials on all parts of the proposed home.
10	Describe conceptually the landscape design. Mention any relevant location and type of planting, with regard for desert climate conditions, preservation of specimen and/or landmark trees upon a site, and confirm that proper irrigation is proposed to insure maintenance of all plant materials	Yes	Further review provided in Table 6 below.

Conclusion: The project is consistent with the guidelines of Zoning Code Section 94.04.(architectural review).

Pursuant to Section III of the DPSP, page 58, with the adoption of the Desert Palisades Specific Plan, the following development standards shall become the zoning standards that govern land use in Planning Area 4 of the ESA-SP zone. These standards are meant to augment the provisions set forth in Zoning Code Section 92.21.1.00 (the ESA-SP zone).

Furthermore, as noted in Article III, page 64 of the DPSP, *“all development shall be designed to comply with the architecture and landscaping guidelines of Section V and VI of the DPSP. For any design standards not addressed in Section V and VI of the DPSP, the design standards of Zoning Code Section 92.21.1.05 (“Design Guidelines for the ESA-SP zone) shall apply”*. The evaluation of the project against DPSP Section V and VI is provided in Table 5 and 6, below.

TABLE 4: ANALYSIS OF THE PROJECT AGAINST THE DEVELOPMENT STANDARDS OF THE DESERT PALISADES SPECIFIC PLAN; (SECTION III OF THE DPSP).

	Category/Standard	Conforms	Describe
1	Density: 2du/ac	Yes	As outlined in the DPSP.
2	<p>Allowable Building Coverage The maximum allowable gross building coverage per residential lot shall be 6,000 square feet. If lots are merged, the floor area can be increased up to 12,000 square feet maximum. Building coverage shall include all enclosed and covered structures, including all habitable space, garages and carports, solid roofed patios, porte cocheres and other solid roofed accessory buildings and structures. Eaves, open, uncovered patios, driveways, walkways, water and landscaping features shall not be included in the calculation. Partially open roof structures as permitted in PSZC Section 93.06.00 shall be included in the calculation.</p>	Yes	<p>Lot Area: 25,179 SF Building Coverage: 4,469 SF (17% lot coverage-conforms)</p>
3	<p>Minimum Floor Area 1,500 square feet not including garage/carport</p>	Yes	Proposed home is 4,469 SF.
4	<p>Building Height-Main Living Structure One Story/18 feet (25 ft. maximum with split level structures) The maximum height of building, measured from the approved finished grade immediately adjacent to the lowest point of the structure to the highest point of the structure shall not exceed twenty-five (25) feet.</p>	Yes	The maximum height of the building measured from the approved finished grade to the highest point is 13'. The home does not exceed the "pillow" height limit of 18'.
5	<p>Building Height-Accessory Structures (garages, second units, cabanas, shade structures, etc.) One story/12 feet measured from the approved finished grade immediately</p>	NA	There are no detached accessory structures proposed.

	adjacent to the lowest point of the structure.		
6	Lot Area, minimum: 14,000 square feet	Yes	Lot 37 is 25,179 SF.
7	Lot Width, minimum average – 100 feet	Yes	Average is 152' feet.
8	Lot Frontage, minimum on curve or hammerhead (25 feet)	Yes	Conforms.
9	Lot Depth, minimum 110 feet)	Yes	190 feet - Conforms.
Building Setbacks			
10	Front and side front yards – 25 feet	Yes	25' setback.
11	Side yard – 10 feet Setbacks measured from buffer easement where present	Yes	10' setback
12	Rear yard – main structures – 15 feet	Yes	15' setback.
13	Pool and garden pavilions (up to 150 s.f.) 10 feet (front, side, or rear) (Open on at least 3 sides)	Yes	15' setback from rear property line to infinity pool edge.
Special Setback			
14	Driveway width (14 feet maximum at street)	Yes	14' feet at PL at Morning Vista Drive, widening for the approach to garage.
15	Describe any architectural projections and mechanical equipment in the setbacks?	Yes	Mechanical equipment is ground mounted placed along the side of the building behind a stone mound and block wall providing screening and will not be visible from the street.
16	If there are architectural projections – describe them, they must not exceed 4 feet max into required setbacks (Architectural projections includes eaves, bay windows, fireplaces)	Yes	All architectural projections are within the boundaries of all setbacks.
17	Rooftop mounted mechanical equipment including HVAC units (prohibited) (exception: solar equipment)	Yes	No roof mounted equipment (other than solar panels) is proposed.
18	Describe how mechanical equipment including HVAC units will be screened from view Appropriate methods for equipment screening are found in Section V of the Specific Plan	Yes	As stated above, mechanical equipment will be ground mounted located along the side of the building screened by a natural stone and block wall.
19	Solar Equipment- Solar panels may be roof mounted if incorporated into the design of the residence Solar	Yes	Solar panels are low-profile and are well integrated with the architecture of the proposed home.

	installations proposed after the completion of a structure shall be subject to design review by the HOA and City in accordance with PSZC Section 93.03.00(c)(3) and applicable state regulations		
Walls, Fences, and Landscaping			
20	No fencing or walls shall be allowed on property line or between lots except to enclose swimming pools. (Chain Link is prohibited)	Yes	None proposed.
21	Maximum height of walls and fence – 5 feet Where a swimming pool wall or fence is built on top of a retaining wall and must exceed an overall height of 5 feet, the wall shall be stepped back	Yes	Pool equipment to be screened be located at the rear of the property at a lower elevation and screened by natural stone and block walls not to exceed 5 feet.
22	All retaining walls exposed more than 3 feet in height shall be appropriately screened Appropriate methods for screening are found in Section V of the Specific Plan	Yes	There are no retaining walls greater than 3' feet tall proposed.
23	Landscaping – Describe how all landscaping within the Planning Area is designed to comply with the Landscaping Guidelines outlined in Section VI	Yes	See analysis in Table 6.
24	Landscaping and Irrigation - ET (Evapotranspiration) or other “smart” irrigation controllers will be required in homeowners custom irrigation design.	NA	Not reviewed at this time; Landscape technical specs are required to be evaluated at the time of Plan Check Submittal.
25	Access from the public way - Standards applicable to single-family residential development as set forth in Section 93.05.00	Yes	Driveway access to private streets which access public streets.
26	Off-Street Parking - Standards applicable to single-family residential development as set forth in Section 93.06.00 except as modified by Chapter 92.21.1.05 Design Standards of the PSZO	Yes	Two covered parking spaces in the garage.
27	Motor Homes and commercial vehicles may not be kept on any single-family dwelling property except for loading and	NA	No RV parking is proposed.

	unloading for a maximum period of 24 hours in any two week period		
28	Antennae - Standards applicable to single-family residential development as set forth in Section 93.20.00 Antennae are further controlled by the Design Guidelines in Section V	NA	None proposed.
29	Lighting - Recessed Fixtures -65 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
30	Other building mounted fixtures 40-watt maximum Source of light to be screened from off-site views	Yes	Exterior LED and in conformance with California Energy Code.
31	Other building mounted fixtures 40-watt maximum - Landscape lighting – 25 watts maximum	Yes	Exterior LED and in conformance with California Energy Code.
32	Pole Lighting prohibited	NA	None proposed.
33	Spot, flood or barn lights prohibited	NA	None proposed.
34	Spot or flood lights illuminating the hillside or other areas off site is prohibited.	NA	None proposed.
35	Permitted Projections - Permitted projections into setbacks shall follow Section 93.01.00 F of the PSZO	NA	None proposed.
36	Roofs - The maximum roof pitch is 3:1	Yes	Flat roof proposed.
37	Trash Enclosures - A screened area for trash and recycling containers shall be provided as required by Section 93.07.02B of the PSZO	Yes	Utility area for trash receptacles will be placed outside the garage against the house and screened from view.

Conclusion: The project is consistent with the development standards of Part III of the Desert Palisades Specific Plan.

TABLE 5: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE ARCHITECTURAL GUIDELINES OF SECTION V OF THE DPSP.

	Item / Standard	Conforms	Describe:
1	Maintain Views of Mountains & Valley Floor; Describe how through bldg.. orientation, minimal outdoor lighting, walls and tree placement that neighboring sight lines and views are not obstructed,	Yes	The home is sited to take advantage of the views in all directions.
2	Preservation of the Natural Landscape; Bldgs should blend into the site, minimize site disturbance, edge landscaping to be native & drought tolerant, privacy through arrangement of native boulders, maintain natural drainage channels where feasible.	Yes	The site has a naturalized landscape and the intent of the proposed landscape plan is to re-naturalize areas disturbed during construction as much as possible.
3	Building Design; Desert Modern vernacular, innovative structures, rich in interest, timelessness, mass, texture & color derived from local desert setting. Describe the architectural style of the building and how it conforms to the Desert Modern vernacular.	Yes	The proposed home is contemporary/modern in its aesthetic and proposed colors and materials harmonious with the site.
4	Driveways & Parking; maximum 14 feet width, minimize visual impact of parking from street. Permeable surfaces (decomposed granite (parking areas only, not drives), pervious concrete, gravel pavers (grass pavers without the grass), colored, sand finished or exposed aggregate concrete, colored precast pavers, recycled concrete are encouraged to minimize concentrated stormwater runoff. No asphalt. Color palette to blend with natural surroundings. Parking screened as much as possible, individual gates, where used, integrated with landscape.	Yes	The driveway is roughly 14' feet in width at Morning Vista Drive , widening to a motor court which leads into a two-car garage. Decorative pavers in grey colors are proposed for the driveway and motor court.
5	Garages & Carports; orient garage doors away from street and open to an auto court (where applicable). Maximum height 12 feet and is to be used as a single story space. May be free-standing, but	Yes	The garage door is oriented at a 90 degree angle to Morning Vista Drive and will not be visible from the street. The driveway slopes downward with the house sitting several feet below the street grade.

	encouraged to be integrated with main structure, covered parking for more than 2 cars to be broken up into multiple masses and visually separated openings.		
6	Patios & Terraces As natural extensions of the interior space, sheltered from sun & wind, paving to be colored, sand finished or exposed aggregate concrete or precast pavers or native stone, permeable materials encouraged, paved areas greater than 150 sq.ft. must have permeable joints.	Yes	There is a main house level terrace and deck, wide roof overhang at the pool providing outdoor living spaces. An indoor/outdoor living concept utilizing wide sliding glass doors connecting inside spaces with the outside pool terrace. The pool deck is to be constructed of exposed aggregate and sand finished concrete. The project will be conditioned to provide drainage joints and permeable paving.
7	Fences, Planters, & Retaining Walls. Fences: generally discouraged, low architectural walls, planters or arrangement of native rock is encouraged for privacy and to direct views. No perimeter site fencing/walls. Fences/walls integrated into site and architecture, max. ht. 5 feet at pools and water features where desired/required, retaining walls greater than 3 ft in height must be screened with landscaping, boulders, etc. maximum length of retaining wall segments: 25 ft. Materials: open, textured, or colored precast concrete units, stone, concrete, weathered steel No chain link. Brick, wood, shiny/corrugated metal, or pruned formal hedges discourage.	Yes	The proposed home has no perimeter wall or fence proposed.
8	Exterior structures & furnishings. Accessory structures should appear as extensions to the main structure. Art furniture, arbors, greenhouses, etc should be located in the outdoor space immediately adjacent to the home. Exception for entry features, gates, etc. Play structures must blend with environment, Tennis courts must have minimal site impact and not be illuminated. Fencing at courts not to exceed 6 feet. Satellite dishes & antennae to be integrated into the structure and visually	NA	No outdoor sculpture, play structures, greenhouses, accessory structures, or tennis courts are proposed.

	screened as possible. Flag poles not to exceed height of main dwelling.		
9	Spas, Water Features, Pools. Pool decks to be consistent with other terraces on site, interconnect pools with the dwelling via landscape, terraces, breezeways, canopies, colonnades, and/or pergolas. Plastic liner pools are not permitted. Encourage solar or heat exchange for pool heating rather than gas or electric heaters. Locate and screen pool equipment to minimize visual and noise impacts.	Yes	The pool/spa and courtyard are positioned within the rear yard as an extension of the main home living area. The infinity pool is of conventional concrete/gunite construction. Pool filters, pumps, heaters, and controls are located in the rear yard screened from view by a rock/boulder wall.
10	Exterior Lighting Use sparingly, describe how light pollution control is achieved, how light spillage onto adjacent sites is avoided. Low intensity light sources, landscape accent lighting to be properly shielded and baffled.	Yes	Exterior lighting is shielded and proposed in low-levels of brightness.
11	Architectural Guidelines use time-tested inorganic materials that withstand the extreme desert climate.	Yes	Materials proposed (steel, glass, concrete, stucco, and metal panels) are durable and appropriate for a harsh desert climate.
12	Building Location/Foundation Systems & Terrain; No mass grading. Minimal disturbance of natural features, minimize chemical rock-splitting or rock removal. Work around and integrate large boulders and natural arroyos; site specific foundation systems. Modular building systems are encouraged. Reflect the timeless qualities of local desert architecture.	Yes	The house will be placed on an established pad which occurs naturally on the lot. No mass grading is proposed with the preservation of the natural terrain. On-site boulders and large rocks to remain in their naturalized state.
13	Building Mass, Height, Scale & Form; Describe how the design integrates interior & outdoor living spaces with the natural topography. Describe how the design creates opportunities for natural breezes, daylight, etc. Connect detached garages with trellises or breezeways or loggias where possible. 1 story maximum, but stepped pads may have multiple levels. Adjacent grade not to exceed 18 feet from the top of the roof and the maximum overall height from lowest floor elevation to highest roof element shall not exceed 25	Yes	The building proposed is a one-level home consisting of three bedrooms with a great room, kitchen, and dining room that opens up to an outdoor living area and pool. The single-story structures is laid out in an “L” pattern with the three bedrooms and den on the west end and the kitchen and garage to the north with the great room connecting the garage. Large retractable glass doors open on both sides of the great room allowing access to the pool deck providing indoor/outdoor living.

	<p>feet. Use simple rectilinear/box geometry or curvilinear “organic” massing composed of larger planes. Generally built form should be articulated into 2 or 3 volumes and unified with horizontal roof planes. Lesser forms may play off larger volumes. “Ground” the building into the landscape. Describe the spatial sequence of arrival and proportion between larger and smaller spaces within the dwelling. Explain how the Bldg. envelope conforms to the “18 foot “pillow” that undulates over the native terrain in terms of conformance with maximum height. Integrate solar control, recessed glazing, etc. Architectural projections 4 inches per foot of setback, with front yard projections not to exceed 4 feet. Soften and articulate long, expansive facades with offsets, projections, surface changes and changes in materials.</p>		<p>Multiple wide roof overhangs, and eaves, provide solar control and interest for the building architecture.</p> <p>The building conforms to the 18’ foot “pillow” concept with a total height from finished grade of 11’ to roof plate with 13’ max.</p> <p>The house employs both horizontal and vertical articulation, changes in material, offsets in walls, and achieves consistency with this standard.</p>
14	<p>Structural Expression. Describe the structural system and how it conforms to a clear, simple structural arrangement as encouraged, with exposed or expressed structure (steel, concrete, wood, stone, masonry, etc.) to enhance the architectural appearance.</p>	Yes	<p>The style of the home does not lend itself to exposed expression of the structural system. The use of smooth and rough stucco, glass and cast in place concrete will enhance the buildings architectural appearance.</p>
15	<p>Roofs & Building Height. Horizontal, low sloped roofs preferred to avoid blocking views. Large roof overhangs encouraged for solar control on glazing, outdoor terraces and patios. Non-flammable, non-reflective materials in subdued earth tones. No white or off white roofs. Avoid wood shakes, roman tile, sloping exposed foam, shiny metal, “Alumawood” type metal simulated wood products. Broad sheltering eaves encouraged. A-frame and Mansard roofs are not permitted. Roof planes may be stepped; max. slope 3:1. Overhangs minimum of 3 feet with minimal fascia depth; Minimize downspouts, gutters, & flashing & use natural or “patina” finish and a means to prevent accumulation of debris and combustible</p>	Yes	<p>The roof is a single flat surface. Pursuant to City policy, the roof will be conditioned to be in a natural color of tan, sand, beige, or light gray, drawing from the natural color palette of the area. Downspouts are not shown.</p>

	material. Roof stacks, crickets, & related elements to be painted to match adjacent roof color. Conceal roof vents & design to minimize intrusion of flame/fire. Describe how the design conforms to these characteristics.		
16	<p>Exterior Doors/Windows. Take advantage of views, minimize reflectivity and employ solar control via wide roof overhangs and orienting windows to minimize direct solar heat gain. Large windows with edges at or near the floor and ceiling to enhance the visual connection with the outdoors. Avoid arch-top, circular, triangular, octagonal or trapezoidal windows which may suggest historic architectural styles not associated with the “desert modern” typology. Avoid snap-in mullions and mirrored, reflective or heavily tinted glass. Place operable windows to facilitate natural cross ventilation in the home.</p>	Yes	<p>Windows are oriented toward views, with the north and south building elevations are comprised of retractable glass walls while the elevation facing the main street will be screened by a cast in place concrete monolith wall.</p> <p>The outdoor living areas are placed to the south with a wide overhang so that the buildings shelter these areas from the prevailing westerly winds.</p> <p>Floor-to-ceiling sliding glass doors and windows proposed are sheltered from sun and wind by either facing east or by deep cantilevered overhangs.</p> <p>Some windows are shown as fixed glass. Operable sliders are present in the great room promoting natural cross-ventilation.</p>
17	<p>Exterior Walls. Describe how natural-appearing, indigenous materials, colors, textures and forms help the building blend into its surroundings. Materials such as natural stone, smooth-faced, sand-blasted, board-formed and/or bush hammered architectural concrete contribute to this aesthetic. Smooth trowel and sand finish stucco, architectural smooth faced, sand blasted, split-faced or ground faced concrete block, Architectural cement fiber boards, copper or neutral toned metals and / or weathered steel. Non-combustible materials. Avoid the use of brick, veneer masonry, cultured stone, shiny metal, log construction, textured or decorative-patterned stucco, “Alumawood-type” metal with faux wood-grain.</p>	Yes	<p>The home is contemporary in its architectural style with building materials to include smooth and rough stucco, cast in place concrete, steel, aluminum window and door frames in a bronze color; and exposed aggregate and sand finished concrete for pool/spa decking.</p>

	Walls should be simple employing at least two or three exterior wall materials. Avoid wood except where protected from the sun		
18	Decks and Patios. Encourage connection between indoor and outdoor spaces, using natural materials. Describe how consideration has been given to climatic influences such as sun, shade, wind, heat, rain, etc. Employ trellises or canopies for shade. Materials include sand, gravel, stone, exposed aggregate or architectural concrete. Ground-oriented terraces are encouraged to integrate the structure with the site.	Yes	Terraces and patios are generally integrated at grade. Most terrace areas are provided with wide roof overhang to provide shade.
19	Chimney, Skylights & Roof Projections. Roof elements should be designed expressing horizontal planes. Chimneys should be “mass elements” anchored to the ground. Approved exterior wall materials are suitable for chimneys as well as concrete, concrete block, natural stone, masonry units, neutral-finished metal or steel plate. Wood is not acceptable. Minimize skylights to preserve the dark night sky. Clerestory windows are encouraged. If used, skylights should be low profile, clear glazed, non-reflective. “Light tubes” are acceptable, but “bubble” or “dome” skylights are discouraged. Shield views of skylights from adjacent parcels to the extent possible.	NA	One chimney, and multiple skylights are proposed.
20	Accessory Structures. Should be consistent with the style and architectural characteristics of the main structure. May not exceed 12 feet in height. Pool & Garden pavilions (up to 150 sf and open on at least 3 sides) are to be located with a minimum setback of 10 feet to the front, side and rear property lines. Describe how accessory structures, if any are proposed, comply with this standard.	NA	No accessory structure proposed.
21	Details. Minimalist and essential in use. Simple forms that reflect the characteristics of the selected materials and reinforce the overall design aesthetic.	Yes	The exterior materials of the home are complementary of one another and suitable for the Desert Palisades development.

	<p>Decoration & ornamentation used sparingly and where human scale and interaction is focused (ex.: custom door handles, etc.) Consider window & door hardware, metal-over-exposed beam and rafter tails, structural connections, brackets, exposed truss connections, trellises, exterior cladding patterns, saw cuts in concrete slabs in a manner consistent with modern desert architecture.</p>		
22	<p>Colors & Materials. Colors should integrate with the natural color palette of the environment. Smaller inward items such as indoor/outdoor planes can reflect the more vibrant desert colors such as those found on rocks, lichen, and blooming cacti and other desert plant blooms.</p>	Yes	<p>The home is contemporary in its architectural style with building materials to include smooth and rough stucco, cast in place concrete, steel, aluminum window and door frames in a bronze color; and exposed aggregate and sand finished concrete for pool/spa decking</p>
23	<p>Sustainability Factors. Environmentally safe materials are encouraged, water efficient plumbing fixtures, high-efficiency mechanical systems, heavily insulated exterior building envelope, high-performance glass systems, thermally broken window and door frames, low-wattage (LED) electrical fixtures, programmable temperature control, and where practical integration of greywater recycled water for landscape irrigation. Make use of trees and other plant material to shield the building from direct sun.</p> <p>Construction waste stream diversion strategies should be employed for recyclable materials</p> <p>Integration of natural elements (trees, etc) to provide solar control to reduce cooling loads,</p>	Yes	<p>The project proposes a photovoltaic solar system on the roof. Glass and building envelope systems will meet Title 24 energy efficiency requirements. LED fixtures are proposed.</p>

Conclusion: The project is generally consistent with the Architectural guidelines of Section V of the DPSP.

TABLE 6: ANALYSIS OF THE PROPOSED PROJECT AGAINST THE LANDSCAPING GUIDELINES OF SECTION VI OF THE DPSP.

Item / Standard	Conforms?	Describe
<p>Common areas & Individual Residences. Provide groups and types of plants to recreate the natural desert setting of the Chino Cone. Screen unsightly elements with plantings. Use Plant types native to the area or acceptable species as outlined in the DPSP, drought and wind tolerant. Integrate rainwater retention. "Smart" irrigation controllers and timers. Protect in place all native plant materials during construction.</p>	Yes	<p>The site is proposed in a naturalized form, with limited disturbance to the existing terrain. A natural arroyo is located on the south edge of the property and will be preserved with minimal introduction of new plantings. Any new plants will meet the planting requirements for the DPSP for plant type and species.</p>
<p>Landscape Concept – Individual Residences; leave as much of the native site intact as possible, augment with native drought tolerant plants indigenous to the Chino Cone area. Turf limited to recreation areas and screened from public view. Help blend the residence into the site. Avoid repetitive or straight-line plantings that could form a visible "landscape scar" from off-site. Limit more lush plant types to courtyards and areas screened from public view.</p>	Yes	<p>The applicant has proposed minimal disturbance of the site. Where new landscape material is proposed, the landscape plan submitted includes the planting of Palo Brea, Ironwood, Texas Ebony, and Mexican Ebony trees; shrubs such as Brittle Bush and Lantana; succulents such as agave, aloe, black sawblade; and cactus including multiple types of barrel cactus.</p>
<p>Existing on-site plants – Sonoran Creosote Bush Scrub Community. Refer to DPSP's Biological Survey (Cornett, 2006) (Creosote bush, burrobush, encilia, indigo bush.</p>	Yes	<p>Those parts of the site undisturbed by construction activity will remain with their naturally occurring plant materials.</p>
<p>Permitted on-site native plant palette. Describe how the project conforms to the allowable Native Plant Palette in Exhibit 24 of the DPSP)</p>	Yes	<p>Plants proposed are, Desert Palo Brea, Ironwood, Texas Ebony, and Mexican Ebony trees; shrubs such as Brittle Bush and Lantana; succulents such as agave, aloe, black sawblade; and cactus including multiple types of barrel cactus areas.</p>
<p>Methods for establishing plant material Perimeter site areas may be temporarily watered (120 days) with overhead rotor spray system to promote dormant native plant seeds reach germination.</p>	Yes	<p>As allowed by per DPSP.</p>
<p>Use of enhanced non-native plants. Non-public areas.</p>	NA	<p>None proposed.</p>
<p>Water Zones & Xeriscaping proper soil preparation, efficient irrigation, with plants that seek different water needs on separate irrigation zones.</p>	NA	<p>Will be reviewed upon submittal of the landscape plan check for conformance with the City's water efficient landscape ordinance.</p>

Weather-based “Smart” irrigation Controllers. Use is encouraged.	NA	Will be a condition of approval by the Planning Commission.
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Any application for development project within the ESA-SP zone may only be approved if, in addition to the findings contained in Section 94.04.00 of the Palm Springs Zoning Code, the following findings are made:

TABLE 7: ANALYSIS OF THE PROPOSED PROJECT AGAINST PSZC SECTION 92.21.1.05 (I): (FINDINGS REQUIRED FOR APPROVAL - ESA-SP DESIGN STANDARDS)			
	Item	Conform	Staff Evaluation
1	The project demonstrates a complete and integrated vision for design, operation and use through the use of exemplary site planning, architecture, landscape architecture, materials and color principles and techniques.	Yes	The proposed dwelling demonstrates an integrated solution to the challenges inherent with construction in an environmentally sensitive area. The project is comprehensive in its coordination of materials, landscape, color, massing and an overall design sensitive to the unique characteristics of the site.
2	The project is harmonious with, adapted to, and respectful of, the natural features with minimal disturbance of terrain and vegetation.	Yes	The project proposes good integration of the structure, terraces, and other elements into the natural features of the site with minimal disturbance to terrain and vegetation. Where disturbance is unavoidable, appropriate site restoration techniques are proposed.
3	The project is properly located to protect sensitive wildlife habitat and plant species, and avoids interference with watercourses, arroyos, steep slopes, ridgelines, rock outcroppings and significant natural features.	Yes	The proposed dwelling will sit atop an established pad that sits several feet below the street level of Morning Vista Drive with the natural arroyos to the south not being disturbed.
4	The project will be constructed with respect to buildings, accessory structures, fences, walls, driveways, parking areas, roadways, utilities and all other features, with natural materials, or be screened with landscaping, or be otherwise treated so as to blend in with the natural environment.	Yes	Full integration of the proposed dwelling into the natural characteristics of the site has been achieved to the greatest extent possible.
5	The project utilizes landscaping materials, including berms, boulders and plant materials which, insofar as possible, are indigenous and drought-tolerant native species.	Yes	Plant materials are consistent with the approved plant palette for Desert Palisades.

6	The project grading will be terrain sensitive and excessive building padding and terracing is avoided to minimize the scarring effects of grading on the natural environment.	Yes	The grading, cut and fill has been minimized to the extent possible. The project conforms to the maximum height limits of the DPSP.
7	The project meets or exceeds open space area requirements of this Section and in accordance with the conservation plan, and adequate assurances are provided for the permanent preservation of such areas.	NA	The project is well within the maximum allowable site coverage of 6,000 square feet.
8	The project provides the maximum retention of vistas and natural topographic features including mountainsides, ridgelines, hilltops, slopes, rock outcroppings, arroyos, ravines and canyons.	Yes	The proposed dwelling is consistent with the design guidelines of the DPSP with respect to low roof lines, terraced building pads, minimal cut and fill and thoughtful solutions to integrate the home into the site.
9	The project has been adequately designed to protect adjacent property, with appropriate buffers to maximize the enjoyment of the subject property and surrounding properties.	NA	The home will be visible from adjacent parcels, however its low profile should preserve views and vistas from adjacent lots.
10	The project will not have a negative fiscal impact on the city or its citizens.	NA	

The project is consistent with the findings of PSZC Section 92.21.1.05; the design guidelines of the ESA-SP zone.

CONCLUSION:

The proposed single-family dwelling in this application is consistent with and in conformance with the many guidelines for development in this very sensitive part of the City. The project is suitable for a recommendation of approval by the Architectural Advisory Committee to the Planning Commission.



Glenn Mlaker, AICP
Associate Planner



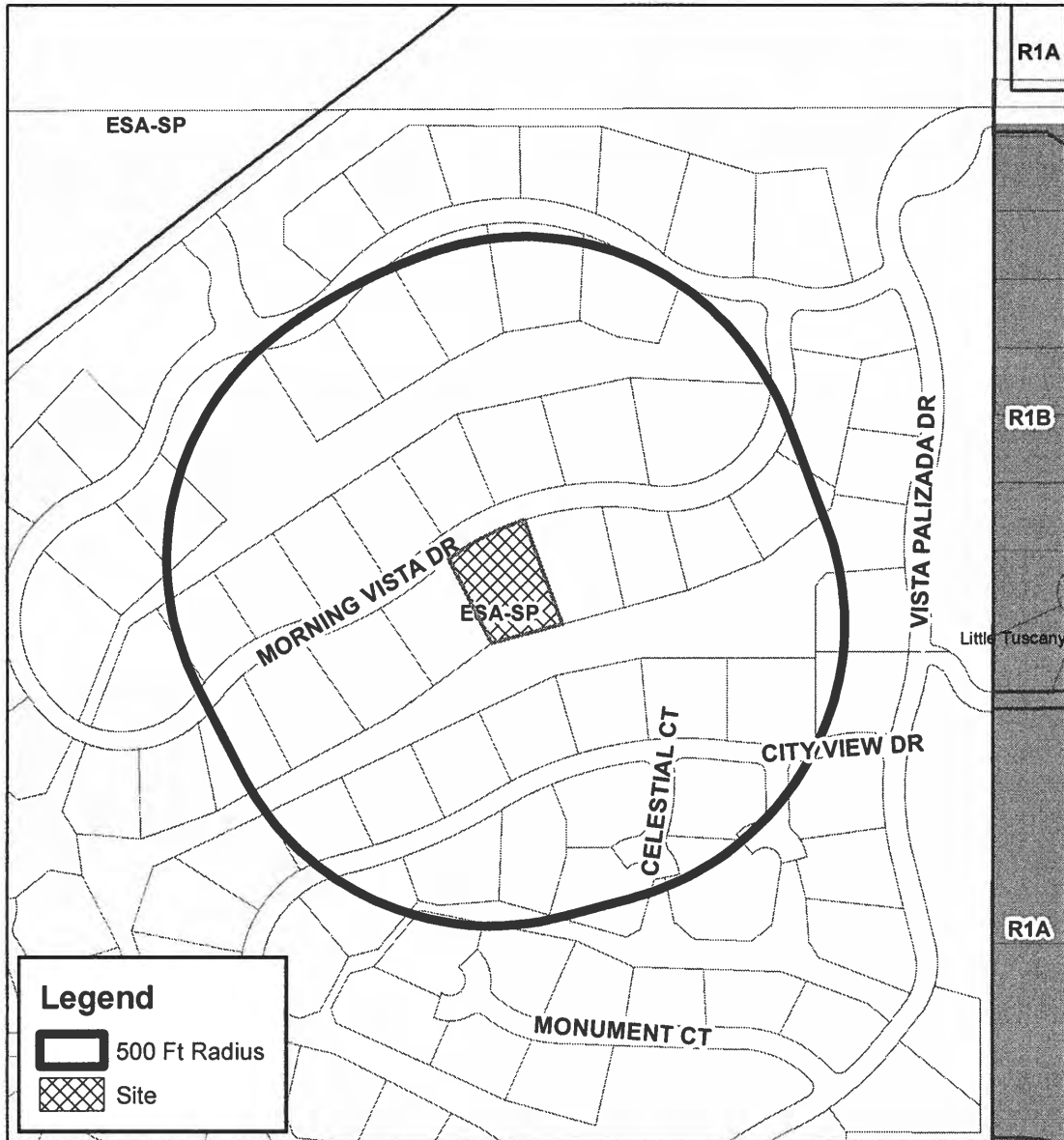
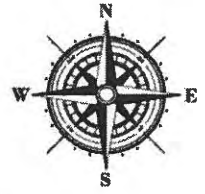
David Newell, AICP
Assistant Planning Director

Attachments:

1. Vicinity Map
2. Justification Letter
3. Site Photographs
4. Exhibit Package



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 3.4217 MAJ
2277 Morning Vista Drive – Lot 37

DATE: 2.9.2021
PROJECT: DP37 Residence
PROJECT NUMBER: 20015
PROJECT ADDRESS: 2277 Morning Vista Drive
Palm Springs, CA 92262
APN NUMBER: 504-390-037

Justification Letter

The property was an approved parcel as part of Planning Area 4 of the ESA-SP zone identified by Section 92.21.1 of the City's Zoning Ordinance. The property is found within the Chino Cone area of the City of Palm Springs. The existing lot itself is sloped with natural native terrain and has remained vacant since the subdivision of the tract and is currently the only vacant lot on this street. The street that the lot is on slopes up from East to West. The subject parcels neighbor to the North and West side, sits at a higher elevation, and the neighbor to the East and South side, sits at a lower elevation.

This vacant lot is located at the heart of the Desert Palisades Community along Morning Vista Drive. Photos were taken from Project North from the Northern front of the lot, and facing South standing across Morning Vista Drive. The building complies with all property setbacks and typical height restrictions set forth in the in the Architectural Guidelines sections of Planning Area 4, ESA-SP zone.

The current design as proposed for this single-family residence keeps with the character and design intent of the proposed adjacent buildings. We ask that planning staff recommend this project for approval to the director and/or planning commission based upon the above listed reasons. Please let us know if you have any questions or concerns with the project as submitted.

Building Height & Setbacks:

The building complies with all property setbacks and typical height restrictions set forth in the in the Architectural Guidelines sections of Planning Area 4, ESA-SP zone. The current design as proposed for this single-family residence keeps with the character and design intent of the proposed adjacent buildings. We ask that planning staff recommend this project for approval to

A

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&D

the director and/or planning commission based upon the above listed reasons. Please let us know if you have any questions or concerns with the project as submitted.

Regards,

Sean Lockyer, AIA AIBC
Studio AR&D Architects, Inc. | President







LOT 37 RESIDENCE AT DESERT PALISADES
LOCATED AT
2277 MORNING VISTA DRIVE,
PALM SPRINGS, CA 92262



JOB SITE

2277 MORNING VISTA DRIVE
 PALM SPRINGS CA, 92262
 APN: 504-390-037

ASSESSOR'S PARCEL NO.:
 504-390-037

PROJECT ADDRESS:
 2277 MORNING VISTA DRIVE
 PALM SPRINGS, CA 92262

PROJECT DESCRIPTION:
 A NEW, SINGLE FAMILY RESIDENCE PROJECT WHICH ALSO INCLUDES LANDSCAPE, HARDSCAPE, BLOCK WALLS, ETC. (AS SHOWN IN THESE PLANS) FOR THE PROJECT LOCATED ON PROPERTY: 504-390-037

SQUARE FOOTAGE: PROPOSED
 MAIN HOUSE (CONDITIONED SPACE): 3,764 S.F.
 GARAGE (UNCONDITIONED SPACE): 705 S.F.

TOTAL CONDITIONED SPACE **3,764 S.F.**
 TOTAL STRUCTURE AREA (INCL. GARAGE) **4,469 S.F.**

TOTAL LOT AREA: 25,179 S.F.
 EXISTING LOT COVERAGE 0%
 PROPOSED LOT COVERAGE 17.75%

BUILDING DATA:
 ZONE: R-1-C
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERED: YES
 NO. OF STORIES: 1
 OCCUPANCY GROUP: R-3/U
 ARCHITECTURE & LANDSCAPE REVIEW REQUIREMENTS?: LANDSCAPE

LANDSCAPE ZONE DATA
 USDA ZONE: 10-A
 SUNSET MAGAZINE ZONE: 13

REFERENCE CODES:

2019 CALIFORNIA RESIDENTIAL CODE	2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA BUILDING CODE	2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA MECHANICAL CODE	2019 CALIFORNIA GREEN BUILDING CODE
2019 CALIFORNIA PLUMBING CODE	ALL LOCAL CODES AND ORDINANCES
2019 CALIFORNIA ELECTRICAL CODE	

DRAWING INDEX

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PL-2	PROJECT JUSTIFICATION	PL-19	MATERIAL BOARD
PL-3	SITE PLAN EXISTING		
PL-4	SITE PLAN PROPOSED		
PL-5	LANDSCAPE PLANTING PLAN		
PL-6	LANDSCAPE PLANTING SCHEDULE		
PL-7	LANDSCAPE LIGHTING PLAN		
PL-8	LANDSCAPE LIGHTING SCHEDULE		
PL-9	GROUND COVER PLAN		
PL-10	FLOOR PLAN PROPOSED		
PL-11	ROOF PLAN - PROPOSED		
PL-12	ELEVATIONS - PROPOSED		
PL-13	ELEVATIONS - PROPOSED		
PL-14	COLORLED BUILDING ELEVATIONS		
PL-15	PERSPECTIVE RENDERINGS		



ARCHITECTURE:

The architecture of the buildings was designed with first taking in to account the optimal views for the site and each rooms location on the overall site. East and Southeastern views seem optimal given the structure's position on the site with views towards the Downtown Palm Springs. Views to the West are also taken advantage of with the scenic mountain views captured in the background. The result is an elegant, yet subdued presence that is perched on the terrain as if it grew from the landscape.

Upon entering the residence, you are guided by a steel retaining wall that leads you along the North end of the property. As the steel wall disipates into the site, the entry path then guides you as you twist and turn down between two monolithic concrete walls which mimic the local terrain, as it leads you into the entry.

Once you enter in the foyer, the real experience begins as you are flanked by two walls, which then funnel you to engage both the living and dining spaces. Once inside, the views throughout the East and South and West are capitalized on and framed from all spaces through the use of full height windows and sliders to engage and appreciate the adjacent native desertscape.

These viewed experiences are heightened as you look through a full window wall to a raised pool that is centered on the entry sequence. The use of high ceilings in the great room also directs the views upward to capture as much mountains as possible.

Engaging the exterior spaces from each room was a primary driver for the floor plans. It was important for the designs to maximize the feel of the interior spaces and to extend the outdoors. To achieve this, pass-through rooms that are open on both sides of the individual spaces were created to optimize the connection from the interior to the exterior.





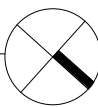
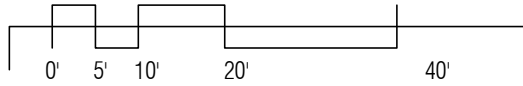
PROJECT JUSTIFICATION:

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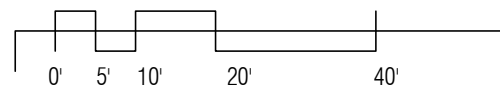
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- ### LEGEND
- 1 SAND FINISH CONCRETE
 MFR: DAYTON SUPERIOR
 PRODUCT: TOP-CAST NO. 03
 FINISH: SAND FINISH USING SURFACE RETARDER
 - 2 CONCRETE HARDSCAPE COLOR
 MFR: DAVIS COLOR
 COLOR: MESQUITE 677
 - GROUND COVER
 PRODUCT: 3/8" CRUSHED GRAVEL
 COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
 - 3 POOL PLASTER
 MFR: PLASTERSCAPES
 COLOR: STORMY SEAS
 - 4 SMOOTH TEXTURE STUCCO
 MFR: PAREXUSA
 MODEL: LA HABRA
 PRODUCT: SBMF
 COLOR: OPTION A: DOVE GREY
 COLOR: OPTION B: SILVER GREY
 - 5 HEAVY TEXTURE STUCCO
 MFR: PAREXUSA
 MODEL: LA HABRA
 PRODUCT: 16/20 DASH BASE 2005
 - 6 GLAZING
 MFR: GUARDIAN GLASS
 MODEL: SIK 62/27
 COLOR: GREY
 - 7 WINDOWS AND SLIDERS
 MFR: FLEETWOOD USA
 COLOR: DARK BRONZE ANODIZED
 - 8 BOARD AND BATTEN
 MFR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER
 1/2" BLACK PAINTED PLYWOOD
 FINISH: STAINED AND SEALED
 SEALED MFR: RUBIO MONOCOAT
 PRODUCT: OIL 2C PLUS. COLOR: TBO
 - 9 HEAVY TEXTURE STUCCO COLOR
 MFR: FARROW & BALL
 COLOR: OPTION A: BABOUCHE
 COLOR: OPTION B: ROYCROFT ROSE
 COLOR: OPTION C: PELT
 COLOR: OPTION D: PEAEN BLACK
 - 10 ROOF MEMBRANE
 MFR: DURO-LAST
 MODEL: 50 ML SINGLE PLY
 COLOR: LIGHT TAN
 - 11 EAVE BREAK METAL
 MFR: BERRIDGE
 MODEL: 20 GAUGE - KYMAR 500/ HYLAR 5000
 COLOR: MATTE BLACK
 - 12 FREE FORM CONCRETE WALLS
 DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
 COLOR: WHITE CEMENT
 FINISH: SMOOTH
 - 13 NATURAL STONE PAVERS
 MFR: ECO OUTDOOR USA
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 STONE: CALACATTA JADE
 MFR: STONELAND USA
 FINISH: HONED
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 - 18 STEEL POSTS
 FINISH: PRIMED & PAINTED BLACK
 - 19 STEEL FENCE POSTS
 1-1/2" X3" VERTICAL STEEL TUBE
 FINISH: NATURAL PATINA



PL-4

1

SITE PLAN PROPOSED

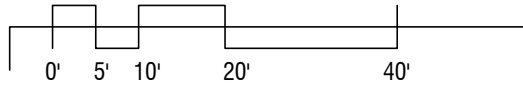
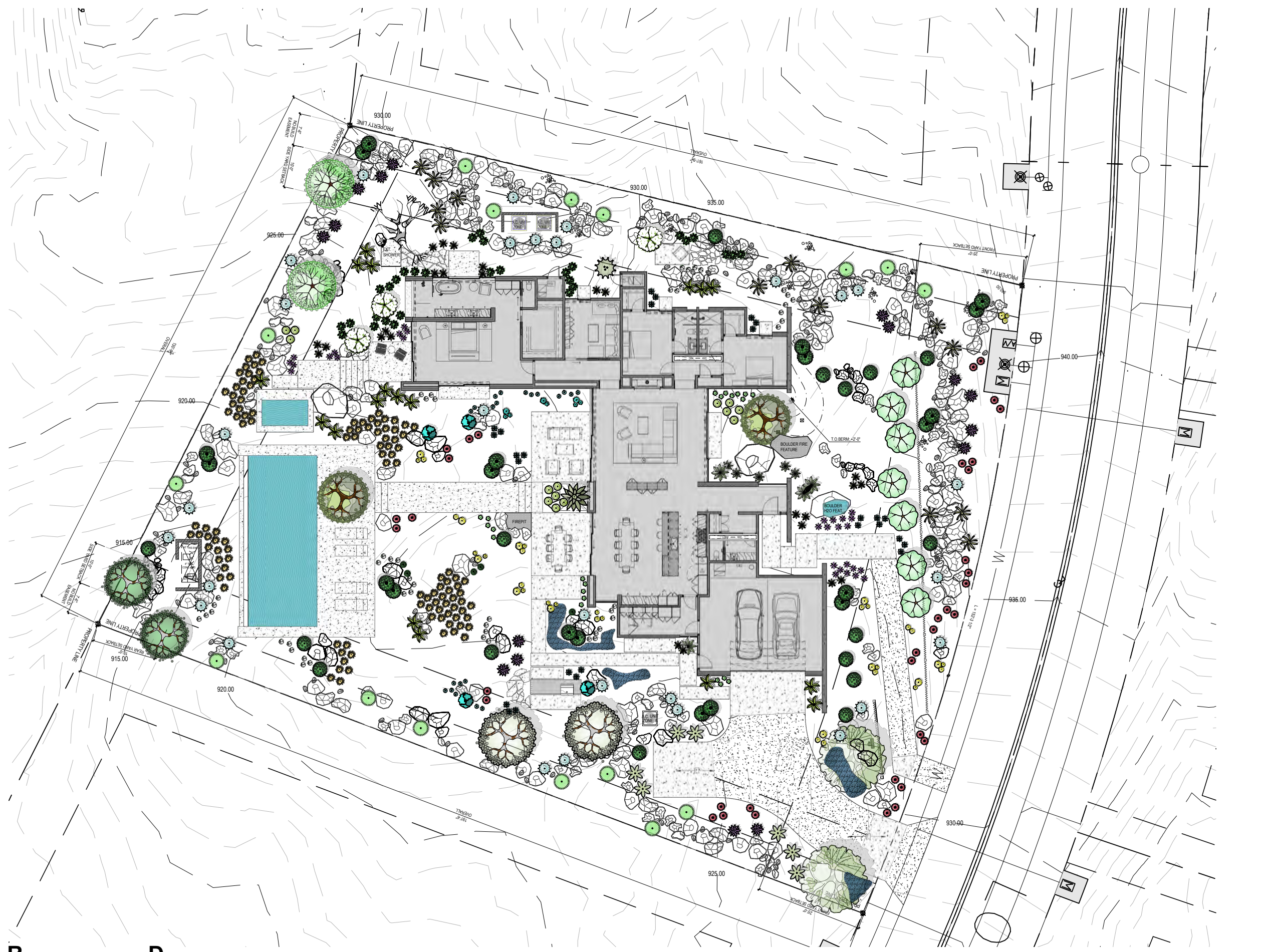


SITE PLAN PROPOSED

20015 - DESERT PALISADES LOT 37
 2277 MORNING VISTA DRIVE
 PALM SPRINGS, CA 92262



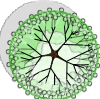



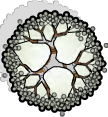





























LEGEND

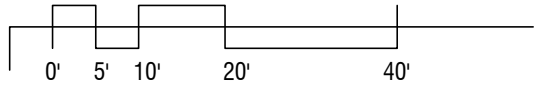
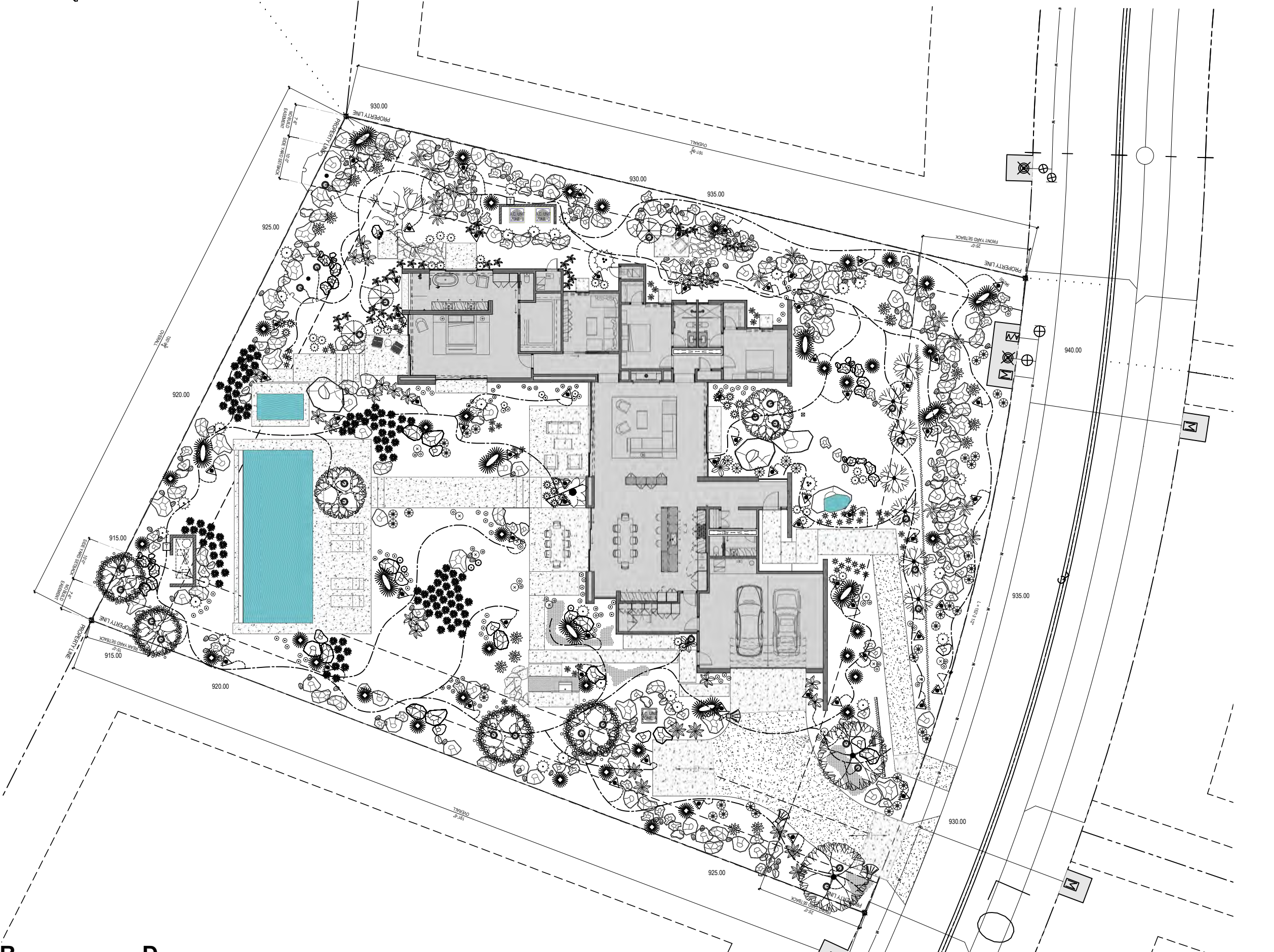
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PL-5

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT. SIZE	HEIGHT	QTY	
	Acacia willardiana / Acacia Palo Blanco	24"box		7	
	Beaucaearna recurvata / Pony Tail Palm	24"box		18	
	Cercidium praecox / Palo Brea	48"box		2	
	Eucalyptus melliodora / Moon Lagoon	24"box		1	
	Olea europaea / Olive Multi-Trunk Mature specimen from BigOliveTrees.com Medium Size Note: Mature olives must be kept trimmed to be no more than 2'-0" above the roofline.	Transplanted		2	
	Olneya tesota / Desert Ironwood	48"box		2	
	Pithecellobium flexicaule / Texas Ebony	36"box		2	
	Pithecellobium mexicana / Mexican Ebony	48"box		2	
SHRUBS	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Encelia farinosa / Brittle Bush	5 gal			29
	Pachypodium lamerei / Madagascar Palm	5 gal			30
	Plumeria obtusa / White Plumeria	36" Box			3
CACTI	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Cylindropuntia arbuscula / Arizona Pencil Cholla	5 gal		2' To 3' Height	13
	Ferocactus cylindraceus / Red Barrel Cactus	12"-14" DIA.		2' To 3' Height	36
	Ferocactus glaucescens / Blue Barrel Cactus	6"-8" DIA.			5
	Ferocactus glaucescens / Blue Barrel Cactus Bare Root: Approved Alternate: Golden Barrel Cactus, Echinocactus Grusonii	9"-12" DIA.			3
	Ferocactus grusonii / Golden Barrel Cactus	12"-14" DIA.			12
	Ferocactus grusonii / Golden Barrel Cactus	6"-8" DIA.			14
	Ferocactus grusonii / Golden Barrel Cactus	8"-10" DIA.			13
	Lophocereus schottii monstrosus / Totem Pole Cactus	3'-5' Tall			22
	Opuntia basilaris / Beavertail Pricklypear	5 gal		3' To 5' Height	14
	Opuntia ficus-indica / Indian Fig Cactus Specimen. Hand-selected by Architect	5'-6" Tall			1
	Opuntia violacea 'Santa Rita' / Purple Prickley Pear	5 gal			16
	Pachycereus marginatus / Mex. Fence Post Cactus	5 gal		3' To 5' Height	49
	Pilosocereus pachycladus / Blue Columnar Cactus Approved Alternate: Totem Pole Cactus, Lophocereus Schottii, Monstrose	5 gal		2' to 5' Height	21
GRASSES	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	5 gal	Spacing @ 24" o.c.		111
SUCCULENTS	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Agave americana / Century Plant	15 gal			7
	Agave geminiflora / Twin Flowered Agave	2 gal			5
	Agave parryi / Parry's Agave	9"-12" DIA.			26
	Agave 'Sharkskin' / Sharkskin Agave	5 gal			25
	Aloe barberae / Tree "Hercules" Aloe	5 gal			5
	Aloe barberae / Tree "Hercules" Aloe - Multitrunk Double Headed	5'-6" Tall			1
	Aloe barberae / Tree "Hercules" Aloe Single Head - Large Specimen	5'-6" Tall			2
	Dyckia x 'Black Gold' / Black Sawblade	2 gal			29
YUCCA	BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
	Yucca elata / Soaptree Yucca Bare Root, Single Head	15 gal		3' To 5' Height	16
	Yucca rigida / Mexican Blue Yucca	Bare Root		3' To 5' Height	4
	Yucca rostrata / Beaked Yucca	15 gal			16
	Yucca rostrata / Beaked Yucca Double Headed	15 gal		5' to 6' Height	10
GROUND COVERS	BOTANICAL / COMMON NAME	CONT.	SPACING	HEIGHT	QTY
	Dichondra argentea 'Silver Falls' / Silver Falls Dichondra	flat		6" o.c.	161 sf




LIGHTING LEGEND: LOW VOLTAGE LANDSCAPE LIGHTING

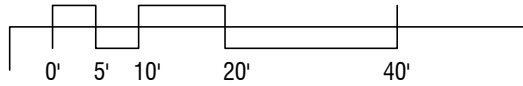
SYMBOL	FIXTURE TYPE	MANUFACTURER	MODEL NUMBER	LAMP	REMARKS	TOTAL QUANTITY
@ GRADE 	GROUND MTD: SPOT, UP-LIGHTING	VOLT	THE TOP DOG - 180 SERIES VAL-180-4-BBZ FINISH: BRONZE	LED MR-16 4.5 W	W/ 10" LONG HAMMER STAKE WITH CUTOUT FOR WIRE EXIT	65
@ GRADE 	WELL MTD: WELL (UP) LIGHTING	VOLT	SALTY DOG IN-GRADE LIGHT BDL-VWL-703-G-BBZ FINISH: BRONZE	LED MR16 CLEAR FLAT GLASS 4.5 W	INSTALL WITH DEBRIS COVER ITEM NO. 9-500PVC-PLASTIC COVER	29
@ GRADE 	DRIVEWAY LIGHTING	SPJ LIGHTING	FOREVER BRIGHT SPJ13-13A10 FINISH: MBR (MATTE BRONZE)	OPTIC: FLOOD 2700 K 135 LUMENS 2W	SURFACE MOUNTED	3
	TOTAL LIGHTS					97
	NEW TRANSFORMER/ CONTROLLER	VOLT	1200 WATT 12V-22V MULTI-TAP TRANSFORMER #VTR-1200P VERIFY NECESSARY WATTAGE PER LIGHTING REQUIREMENTS	N/A	TIMER SUPPLIED BY OWNER: ATOMIC CLOCK BY INTERMATIC (SELF ADJUSTING FOR DAYLIGHT SAVINGS TIME, AND WITH BATTERY BACKUP)	2



NOTE: NATIVE GROUND COVER UNLESS OTHERWISE SPECIFIED

GROUND COVER SCHEDULE

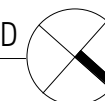
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
	3/8" Crushed Gravel: "Chamois Beige" 3" Thick layer on weed barrier.	Tons		1,916 sf



PL-9

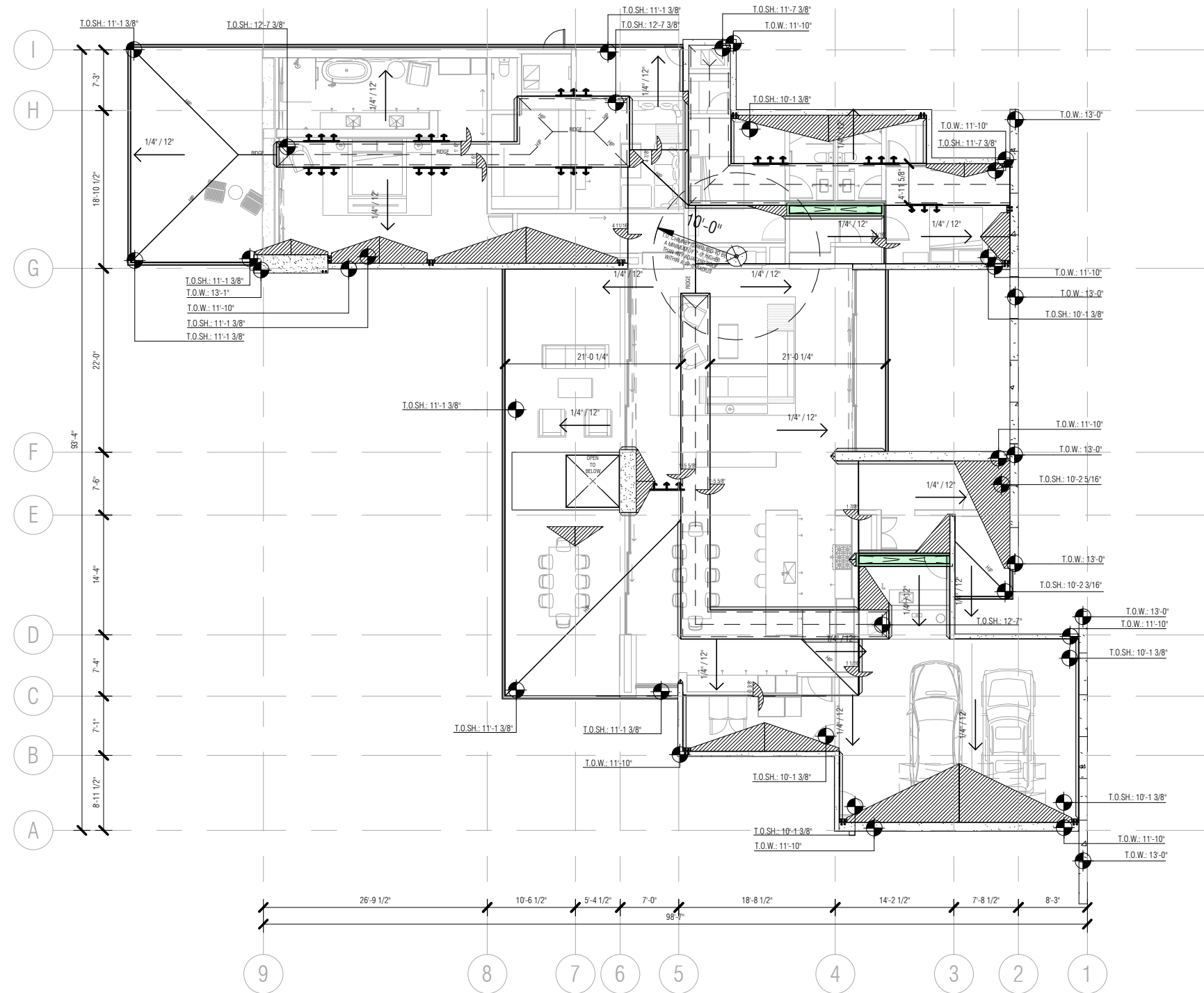
LEGEND

- 1 SAND FINISH CONCRETE
MFR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER
- 2 CONCRETE HARDSCAPE COLOR
MFR: DAVIS COLOR
COLOR: MESQUITE 677
- GROUND COVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
- 3 POOL PLASTER
MFR: PLASTERSCAPES
COLOR: STORMY SEAS
- 4 SMOOTH TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY
- 5 HEAVY TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005
- 6 GLAZING
MFR: GUARDIAN GLASS
MODEL: SIK 62/27
COLOR: GREY
- 7 WINDOWS AND SLIDERS
MFR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED
- 8 BOARD AND BATTEN
MFR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER
1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD
- 9 HEAVY TEXTURE STUCCO COLOR
MFR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK
- 10 ROOF MEMBRANE
MFR: DURO-LAST
MODEL: 50 ML SINGLE PLY
COLOR: LIGHT TAN
- 11 EAVE BREAK METAL
MFR: BERTRIDGE
MODEL: 20 GAUGE - KYMAR 500/ HYLAR 5000
COLOR: MATTE BLACK
- 12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH
- 13 NATURAL STONE PAVERS
MFR: ECO OUTDOOR USA
MODEL: LUCA FILETTI
- 14 EXPOSED AGGREGATE CONCRETE
MFR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL
- 15 MASONRY BLOCK WALLS:
6"X6"X16" SLUMP STONE WITH HEAVY SACK FINISH
MFR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR
- 16 NATURAL STONE SLAB
STONE: CALACATTA JADE
MFR: STONELAND USA
FINISH: HONED
- 17 POLISHED CONCRETE FLOORS
- 18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK
- 19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA



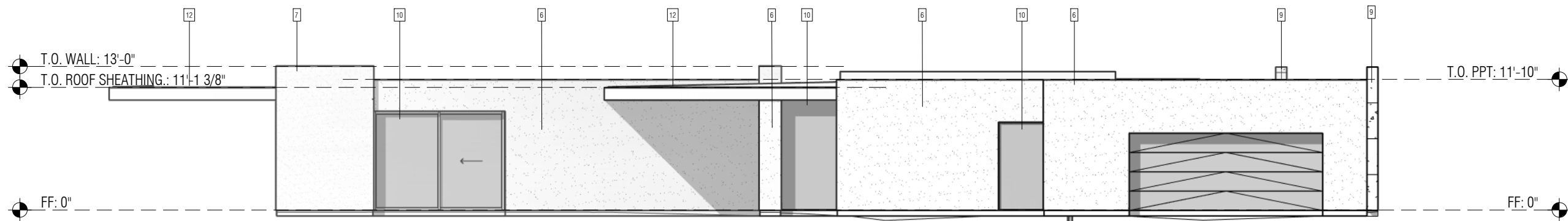
LEGEND

- 1 SAND FINISH CONCRETE
MFR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER
- 2 CONCRETE HARDSCAPE COLOR
MFR: DAVIS COLOR
COLOR: MESQUITE 677
- GROUND COVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
- 3 POOL PLASTER
MFR: PLASTERSCAPES
COLOR: STORMY SEAS
- 4 SMOOTH TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY
- 5 HEAVY TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005
- 6 GLAZING
MFR: GUARDIAN GLASS
MODEL: SIK 62/27
COLOR: GREY
- 7 WINDOWS AND SLIDERS
MFR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED
- 8 BOARD AND BATTEN
MFR: 1-1/2"X1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER
1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBO
- 9 HEAVY TEXTURE STUCCO COLOR
MFR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK
- 10 ROOF MEMBRANE
MFR: DURO-LAST
MODEL: 50 ML SINGLE PLY
COLOR: LIGHT TAN
- 11 EAVE BREAK METAL
MFR: BERTRIDGE
MODEL: 20 GAUGE - KYMAR 500/ HYLAR 5000
COLOR: MATTE BLACK
- 12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH
- 13 NATURAL STONE PAVERS
MFR: ECO OUTDOOR USA
MODEL: LUCA FILETTI
- 14 EXPOSED AGGREGATE CONCRETE
MFR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL
- 15 MASONRY BLOCK WALLS:
6"x6"x16" SLUMP STONE WITH HEAVY SACK FINISH
MFR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR
- 16 NATURAL STONE SLAB
STONE: CALACATTA JADE
MFR: STONELAND USA
FINISH: HONED
- 17 POLISHED CONCRETE FLOORS
- 18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK
- 19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA

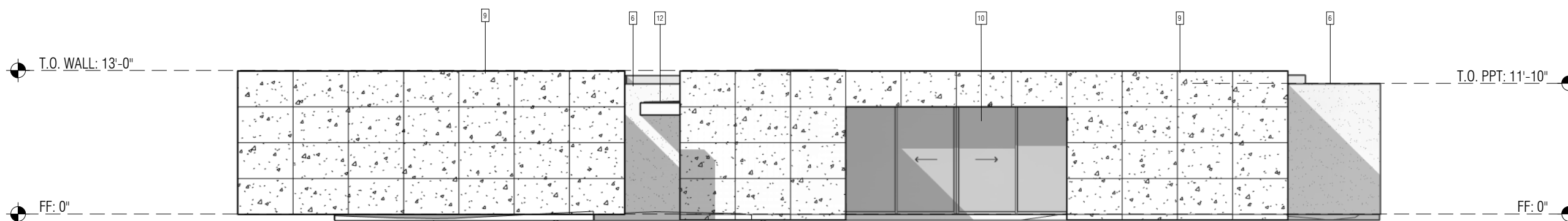


LEGEND

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MFR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER
- 2 CONCRETE HARDSCAPE COLOR
MFR: DAVIS COLOR
COLOR: MESQUITE 677
- GROUND COVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
- 3 POOL PLASTER
MFR: PLASTERSCAPES
COLOR: STORMY SEAS
- 4 SMOOTH TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SSMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY
- 5 HEAVY TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005
- 6 GLAZING
MFR: GUARDIAN GLASS
MODEL: SNK 62/27
COLOR: GREY
- 7 WINDOWS AND SLIDERS
MFR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED
- 8 BOARD AND BATTEN
MFR: 1-1/2"x1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER
1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD
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COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PAEAN BLACK
- 10 ROOF MEMBRANE
MFR: DURO-LAST
MODEL: 50 ML SINGLE PLY
COLOR: LIGHT TAN
- 11 EAVE BREAK METAL
MFR: BERRIDGE
MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
COLOR: MATTE BLACK
- 12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
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MFR: ECO OUTDOOR USA
MODEL: LUCA FILETTI
- 14 EXPOSED AGGREGATE CONCRETE
MFR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL
- 15 MASONRY BLOCK WALLS
MFR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR
- 16 NATURALSTONE SLAB
STONE: CALACATTA JADE
MFR: STONELAND USA
FINISH: HONED
- 17 POLISHED CONCRETE FLOORS
- 18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK
- 19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA



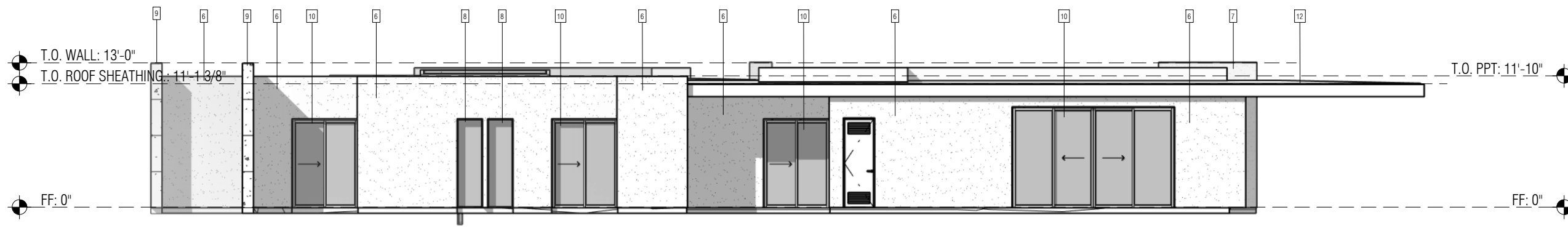
2 EAST ELEVATION PROPOSED



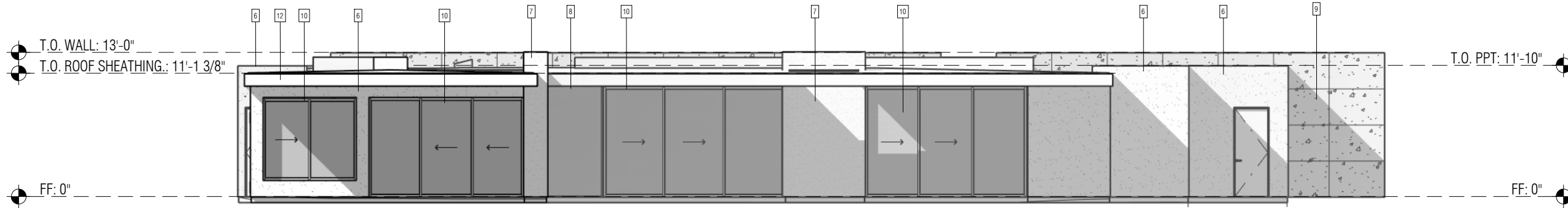
1 NORTH ELEVATION PROPOSED

LEGEND

- 1 SAND FINISH CONCRETE
MFR: DAYTON SUPERIOR
PRODUCT: TOP-CAST NO. 03
FINISH: SAND FINISH USING SURFACE RETARDER
- 2 CONCRETE HARDSCAPE COLOR
MFR: DAVIS COLOR
COLOR: MESQUITE 677
- GROUND COVER
PRODUCT: 3/8" CRUSHED GRAVEL
COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
- 3 POOL PLASTER
MFR: PLASTERSCAPES
COLOR: STORMY SEAS
- 4 SMOOTH TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: SBMF
COLOR: OPTION A: DOVE GREY
COLOR: OPTION B: SILVER GREY
- 5 HEAVY TEXTURE STUCCO
MFR: PAREXUSA
MODEL: LA HABRA
PRODUCT: 16/20 DASH BASE 2005
- 6 GLAZING
MFR: GUARDIAN GLASS
MODEL: SIK 62/27
COLOR: GREY
- 7 WINDOWS AND SLIDERS
MFR: FLEETWOOD USA
COLOR: DARK BRONZE ANODIZED
- 8 BOARD AND BATTEN
MFR: 1-1/2"x1-1/2" GARAPA WITH 3/4" SPACING BETWEEN OVER
1/2" BLACK PAINTED PLYWOOD
FINISH: STAINED AND SEALED
SEALED MFR: RUBIO MONOCOAT
PRODUCT: OIL 2C PLUS. COLOR: TBD
- 9 HEAVY TEXTURE STUCCO COLOR
MFR: FARROW & BALL
COLOR: OPTION A: BABOUCHE
COLOR: OPTION B: ROYCROFT ROSE
COLOR: OPTION C: PELT
COLOR: OPTION D: PEAAN BLACK
- 10 ROOF MEMBRANE
MFR: DURO-LAST
MODEL: 50 ML SINGLE PLY
COLOR: LIGHT TAN
- 11 EAVE BREAK METAL
MFR: BERTRIDGE
MODEL: 20 GAUGE - KYNAR 500/ HYLAR 5000
COLOR: MATTE BLACK
- 12 FREE FORM CONCRETE WALLS
DESCRIPTION: CONCRETE WALLS CAST ON SITE AND PLACED BY CRANE
COLOR: WHITE CEMENT
FINISH: SMOOTH
- 13 NATURAL STONE PAVERS
MFR: ECO OUTDOOR USA
MODEL: LUCA FILETTI
- 14 EXPOSED AGGREGATE CONCRETE
MFR: DAYTON SUPERIOR
FINISH: HAND SEEDED GRAVEL
- 15 MASONRY BLOCK WALLS:
MFR: ORCO
MODEL: 6, 6, 16 SLUMP STONE
FINISH: HEAVY SACK MORTAR FINISH IN TAN COLOR
- 16 NATURAL STONE SLAB
STONE: CALACATTA JADE
MFR: STONELAND USA
FINISH: HONED
- 17 POLISHED CONCRETE FLOORS
- 18 STEEL POSTS
FINISH: PRIMED & PAINTED BLACK
- 19 STEEL FENCE POSTS
1-1/2" X3" VERTICAL STEEL TUBE
FINISH: NATURAL PATINA



2 WEST ELEVATION PROPOSED



1 SOUTH ELEVATION PROPOSED



NORTH ELEVATION PROPOSED



EAST ELEVATION PROPOSED



WEST ELEVATION PROPOSED

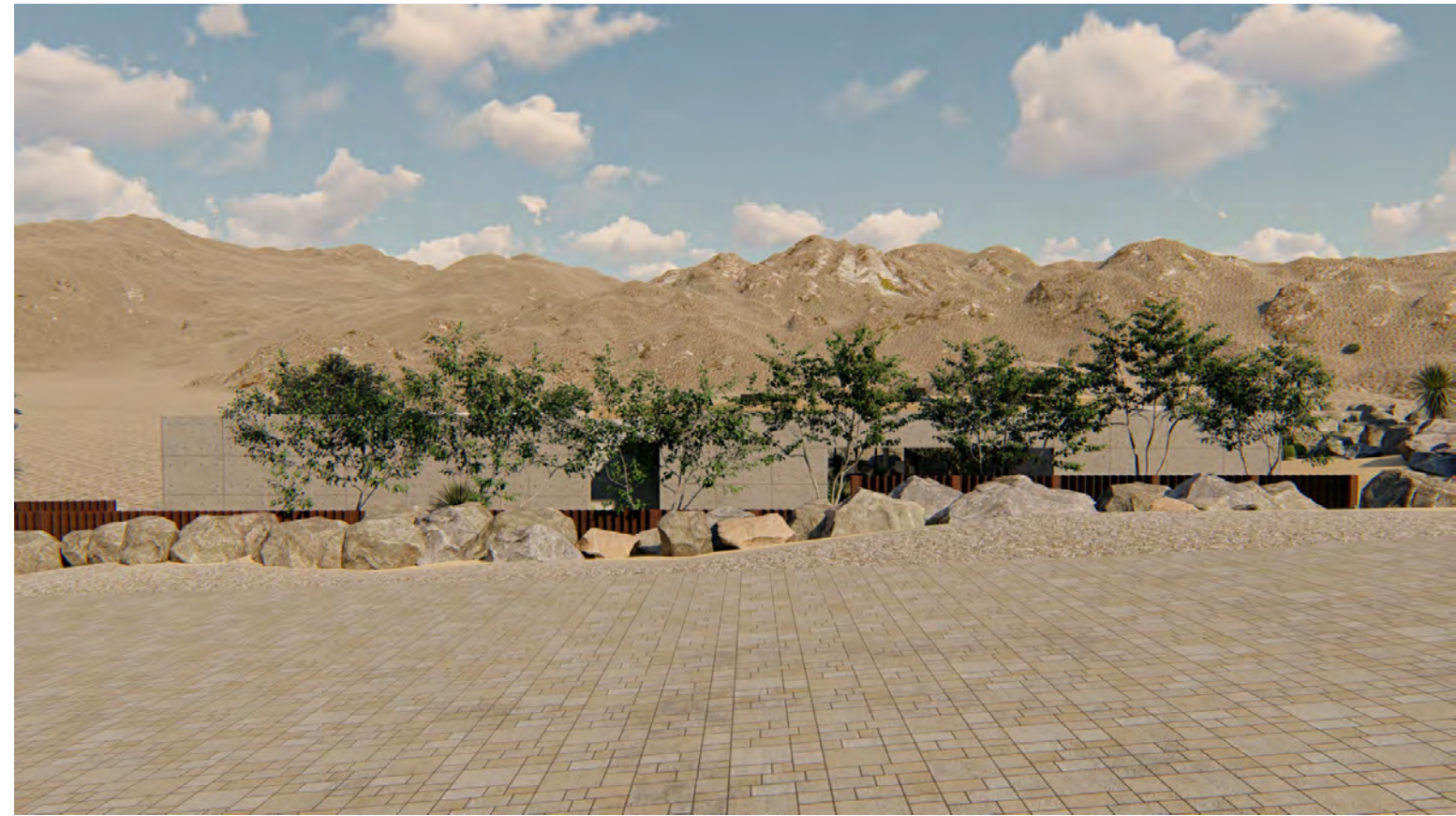


SOUTH ELEVATION PROPOSED
COLORED BUILDING ELEVATIONS

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



VIEW STANDING ACROSS MORNING VISTA DRIVE LOOKING SOUTH



VIEW STANDING ACROSS MORNING VISTA DRIVE LOOKING SOUTH EAST



VIEW STANDING ON MORNING VISTA DRIVE LOOKING EAST



VIEW TOWARDS THE FRONT ENTRY LOOKING SOUTH
PERSPECTIVE RENDERINGS

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



DIRECT VIEW LOOKING SOUTH EAST AT FRONT ENTRY



VIEW FROM FRONT ENTRY LOOKING SOUTH



VIEW STANDING ON ENTRY DRIVEWAY LOOKING SOUTH



VIEW OF THE PROPOSED PROPERTY LOOKING WEST
PERSPECTIVE RENDERINGS

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



VIEW OF THE PROPOSED PROPERTY LOOKING NORTH EAST



VIEW OF THE PROPOSED PROPERTY LOOKING NORTH



VIEW OF THE LIVING AREA FROM THE POOL LOOKING NORTH WEST



VIEW OF THE PROPOSED EXTERIOR LOOKING NORTH
PERSPECTIVE RENDERINGS

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



VIEW STANDING OUTSIDE LIVING LOOKING EAST ACROSS PATIO



VIEW OF THE MOUNTAINS OVER THE POOL LOOKING SOUTH EAST

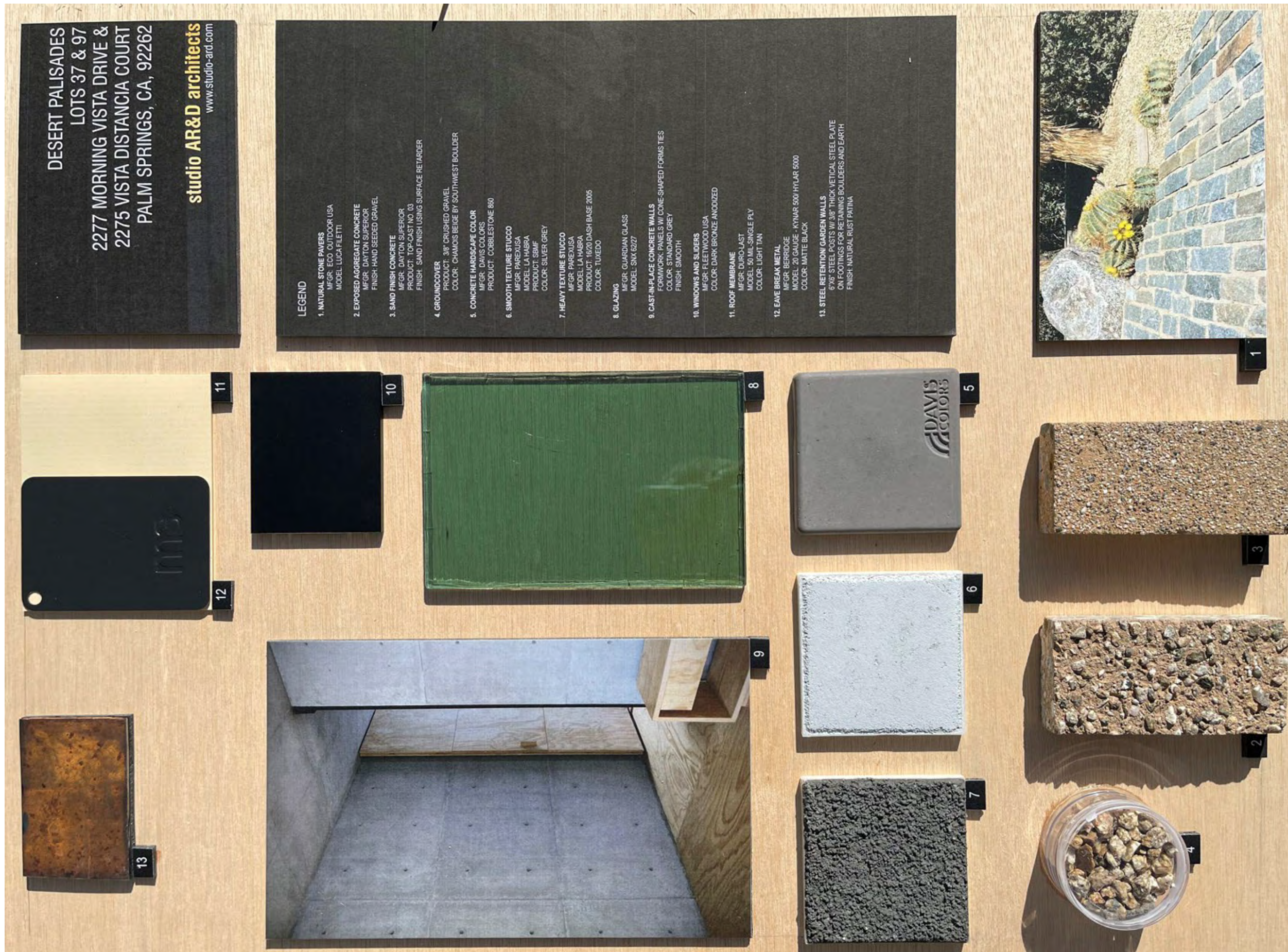


VIEW OF THE COVERED PATIO LOOKING WEST



VIEW OF THE COVERED PATIO ON THE OUTSIDE OF THE LIVING AREA FACING SOUTH WEST
PERSPECTIVE RENDERINGS

20015 - DESERT PALISADES LOT 37
2277 MORNING VISTA DRIVE
PALM SPRINGS, CA 92262



DESERT PALISADES
 LOTS 37 & 97
 2277 MORNING VISTA DRIVE &
 2275 VISTA DISTANCIA COURT
 PALM SPRINGS, CA, 92262

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LEGEND

1. NATURAL STONE PAVERS
 MFR: ECO OUTDOOR USA
 MODEL: LUCA FLETTI
2. EXPOSED AGGREGATE CONCRETE
 MFR: DAYTON SUPERIOR
 FINISH: HAND SEEDED GRAVEL
3. SAND FINISH CONCRETE
 MFR: DAYTON SUPERIOR
 PRODUCT: TOP-CAST NO. 03
 FINISH: SAND FINISH USING SURFACE RETARDER
4. GROUND COVER
 PRODUCT: 3/8" CRUSHED GRAVEL
 COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
5. CONCRETE HARDSCAPE COLOR
 MFR: DAVIS COLORS
 PRODUCT: COBBLESTONE 880
6. SMOOTH TEXTURE STUCCO
 MFR: PAREJUSA
 MODEL: LA HABRA
 PRODUCT: SEMI
 COLOR: SILVER GREY
7. HEAVY TEXTURE STUCCO
 MFR: PAREJUSA
 MODEL: LA HABRA
 PRODUCT: 1620 DASH BASE 2005
 COLOR: TUXEDO
8. GLAZING
 MFR: GUARDIAN GLASS
 MODEL: S1W 6927
9. CAST-IN-PLACE CONCRETE WALLS
 FORMWORK: PANELS W/ CONE-SHAPED FORM TIES
 COLOR: STANDARD GREY
 FINISH: SMOOTH
10. WINDOWS AND SLIDERS
 MFR: FLEETWOOD USA
 COLOR: DARK BRONZE ANODIZED
11. ROOF MEMBRANE
 MFR: DURCHAST
 MODEL: 50 MIL SINGLE PLY
 COLOR: LIGHT TAN
12. EAVE BREAK METAL
 MFR: BERROUGE
 MODEL: 20 GAUGE - KYMAR 500 HYLAR 5000
 COLOR: MATTE BLACK
13. STEEL RETENTION/ GARDEN WALLS
 6"x6" STEEL POSTS W/ 3/8" THICK VERTICAL STEEL PLATE
 ON FOOTINGS FOR RETAINING BOULDERS AND EARTH
 FINISH: NATURAL RUST PATINA