



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: MARCH 7, 2022 UNFINISHED BUSINESS

SUBJECT: ONE LAS PALMAS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE REVIEW OF FOUR (4) SINGLE-FAMILY HOUSE TYPES ON ELEVEN (11) HILLSIDE LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION FOR THREE LOTS AND INCREASE IN BUILDING HEIGHT FOR FOUR (4) HOUSE ELEVATIONS LOCATED AT LAS PALMAS ESTATES DRIVE, ZONE R-1-B, SECTION 1. (CASE 3.4194 MAJ & 7.1648 AMM)(GM)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application for the development of eleven (11) vacant hillside lots with four (4) different house types. The request includes an Administrative Minor Modification (AMM) for increase in building height of a side yard setback to sixteen (16') feet on models 1A, 1B, 2A, and 2B and a front yard setback reduction to eighteen (18') feet for lots 14,15, and 17.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

PREVIOUS ARC REVIEW:

The Architectural Review Committee examined the architectural elevations, site and landscape plans for the proposed development at the February 7, 2022, meeting. The ARC generally agreed upon the house color schemes, the landscape plans, and the reduction of front yard setbacks with a driveway that is at least eighteen (18') feet long to allow a car to park off the street. Additional exhibits were requested to better analyze the remaining elements. Items requested are listed below:

1. Number Exhibit Sheets

Staff has numbered sheets and rearranged exhibits for easy of reading and clarity.

2. Provide a grading plan.

The site was graded in 2006 when the street and curbs were installed. At that time each pad site was graded. The applicant has provided an overall topography survey.

3. Pad Heights and Drainage Plan.

The applicant has shown each lot pad height on the topography survey. The subdivision slopes from west to east with the higher end at the dam spillway at 541 feet to the main entrance having a pad elevation of 520 feet. In addition, a typical drainage plan has been developed that shows the water flows from the mountain around each house and onto the street.

4. Site Plan with setbacks.

A detailed site plan for each house type and elevation has been prepared showing the setbacks, driveway length, and location of hillside relative to the house.

5. Parking at alley to Lots 10, 11, and 12.

An exhibit has been prepared showing the location of parking pads along the access alley to the three lots. The pavement width at the cul-de-sac is twenty-five (25') feet and narrows to twelve (12') feet. The Fire Department has reviewed the proposal and has approved the design.

The Staff Report from the previous ARC meeting on February 7, 2022 is included as an attachment. This report contains a detailed project description, development standards, landscape plan, Administrative Minor Modification request for setback reduction and increase in building height, and a description for each of the house types and elevations.

CONCLUSION:

The applicant has submitted revised and new drawings that include a site plan with setbacks, and pad heights for all the proposed houses meeting the request from the previous ARC meeting. The use of four (4) house types with six (6) building elevations utilizing a common stucco element and the introduction of a variety of materials will provide diversity in the look of the homes to provide a varied and interesting streetscape. The request to increase building height for four (4) house types and the front yard setback reduction for three (3) lots is justified based upon site constraints. Based upon the proposed project meeting all the standards of the PSZC with the approval of an AMM, Staff is recommending approval.

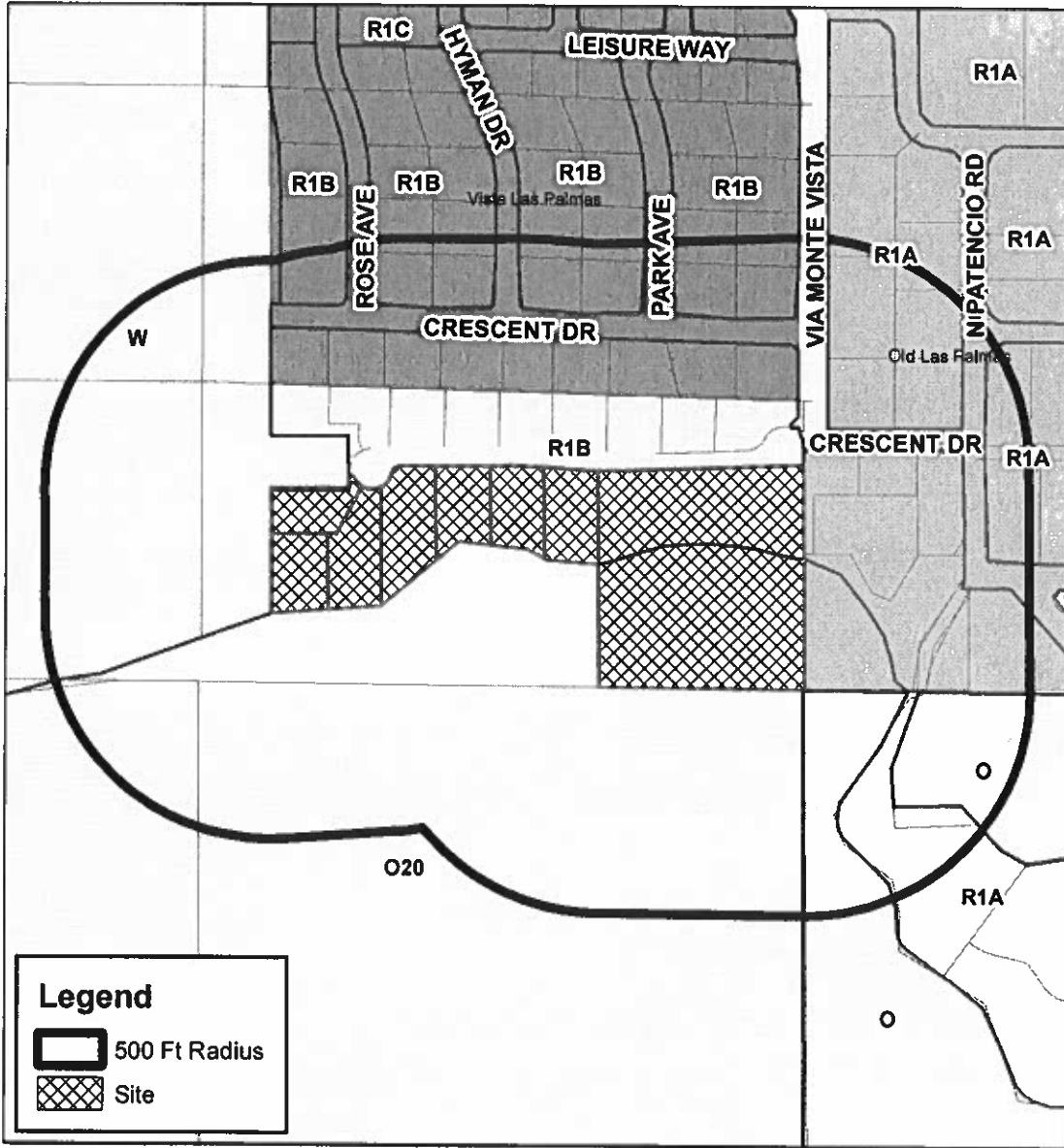
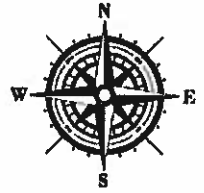
PREPARED BY:	Glenn Mlaker, AICP – Associate Planner
REVIEWED BY:	David Newell, AICP – Assistant Planning Director

ATTACHMENTS:

1. Vicinity Map
2. Resolution and Conditions of Approval
3. Staff Report of ARC Meeting on 2-7-2022
4. Justification Letter
5. Site and Elevation Packet



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 3.4194 MAJ
Las Palmas Estates Drive

RESOLUTION NO. _____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR DEVELOPMENT OF A FOUR (4) SINGLE-FAMILY HOUSE TYPES ON ELEVEN (11) HILLSIDE LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION FOR THREE LOTS AND AN INCREASE IN BUILDING HEIGHT FOR FOUR (4) HOUSE ELEVATIONS LOCATED AT LAS PALMAS ESTATES DRIVE (CASE 3.4194 MAJ & 7.1648 AMM).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

- A. One Las Palmas LLC, Owner (“Applicant”) filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00 (E) (architectural review), 93.13.00 (hillside development), and 94.06.01 (Administrative Minor Modification) of the Palm Springs Zoning Code, for development of four (4) single-family house types on eleven (11) hillside lots and a setback reduction for three (3) lots and increase in building height for four (4) lots a the One Las Palmas subdivision located at Las Palmas Estates Drive (“the Project”).
- B. On April 8, 2021, the City Council adopted Ordinance No. 2042, amending Section 94.04.00 of the PSZC to reassign review of Major Architectural Review (MAJ) applications from the City’s Planning Commission to the City’s Architectural Review Committee.
- B. On January 27, 2022, City staff notified the owners of properties immediately adjacent to the Project site of the scheduling of an Architectural Review Committee meeting to consider the subject application, pursuant to PSZC 93.13.00 (B,1,c).
- C. On February 7, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee voted to continue the project to allow the applicant to provide additional exhibits.
- D. On March 7, 2022, the City’s Architectural Review Committee held a public meeting in accordance with applicable public law. At said meeting, the Architectural Review Committee carefully reviewed and considered all of the evidence presented in connection with the Project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

Section 1: The proposed project received a Negative Declaration as part of a Planning Commission action in conjunction with approval of Tract Map 28996 and no circumstances have changed that would nullify the determination that the project would have no negative environmental impacts. The Architectural Review Committee has evaluated the Project pursuant to CEQA and concurs and no further analysis is required.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Sections 93.13.00 (“hillside development”), 94.04.00 (“architectural review”), and 94.06.01 (“Administrative Minor Modification”);

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4194 MAJ, and 7.1648 AMM for development of four (4) single-family house types on eleven (11) hillside lots and a setback reduction for three (3) lots and increase in building height for four (4) lots at the One Las Palmas subdivision located at Las Palmas Estates Drive, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 7th day of March, 2022.

AYES:

NOES:

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

David Newell, AICP
Assistant Planning Director

RESOLUTION NO.

EXHIBIT A

Case 3.4194 MAJ & 7.1648 AMM
One Las Palmas Subdivision

March 7, 2022

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case (3.4194 MAJ & 7.1648 AMM).
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped (January 25, 2022), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the approved Mitigation Measures and conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations up to one (1) foot in height of pad elevation for the project per approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.4194 MAJ & 7.1648 AMM. The City of Palm Springs will promptly notify the applicant of any such claim, action, or

- proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.
- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of the Major Architectural Approval shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Approval of a setback reduction for Lots 14, 15 and 17 allowing for an eighteen (18') foot front yard.
- PLN 2. Approval of an increase in building height to sixteen (16') feet for the east elevation for Plan 1A, 1B, 2A and 2B.
- PLN 3. In order to provide a diverse streetscape, no building plan type or elevation shall be site adjacent to each other.
- PLN 4. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section

- 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 5. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 6. Provide smart controllers on irrigation system.
- PLN 7. Roof surfaces shall be tan, beige, grey, sand or other color that blends with the natural color in the area; no white or off-white roofs.
- PLN 8. Solar Policy. All new single-family residential and multi-family residential construction as a condition of approval for a discretionary application shall provide a solar photovoltaic system equivalent to two (2) watts times the total square footage of the residential dwelling unit

Condition imposed by the Architectural Advisory Committee:

PLN 9.

ENGINEERING DEPARTMENT CONDITIONS

STREETS

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.

LAS PALMAS ESTATES DRIVE (PRIVATE STREET)

- ENG 2. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

ENG 3. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

GRADING

ENG 4. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

- a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.
 - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report.
- ENG 5. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at ACBCI-THPO@aguacaliente.net to determine their requirements, if any, associated with grading or other construction. The applicant is advised to

contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.

- ENG 6. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed prior to issuance of Grading Permit and commencement of grading operations.
- ENG 7. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 8. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 9. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 10. For those lots that are shown on the approved Grading Plan for Tract No.28966, which is on file in the Engineering Services Department, the pad elevations of the structures shall be within 2 inches of those elevations indicated, unless otherwise approved by the City Engineer.
- ENG 11. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of eight hundred dollars (\$800) (if there is disturbance of 5,000 square feet or more) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 12. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)

- ENG 13. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan (if required), to the Engineering Services Department for review and approval.
- ENG 14. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), Sonia.Oran@cdfa.ca.gov.

DRAINAGE

- ENG 15. All stormwater runoff across the property shall be accepted and conveyed in a manner acceptable to the City Engineer and released to an approved drainage system. Stormwater runoff may not be released directly to the adjacent streets without first intercepting and treating with approved Best Management Practices (BMPs).
- ENG 16. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$10,311.99 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 17. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
- ENG 18. All proposed utility lines shall be installed underground.
- ENG 19. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 20. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format,

consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG 21. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 22. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 23. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.

TRAFFIC

ENG 24. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.

ENG 25. Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices (CAMUTCD), dated November 7, 2014, or subsequent editions in force at the time of construction.

ENG 26. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS:

FID 1. These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire

codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.

FID 2. Fire Department Conditions were based on the 2020 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix "T" Development Requirements. and latest adopted NFPA Standards. Three (3) complete sets of plans for fire sprinkler systems must be submitted prior to a building permit being released.

FID 3. **Materials and Construction Methods for Exterior Wildfires Exposure:** All materials and construction methods shall comply with Chapter 7A of the Building Code of High Fire Areas.

FID 4. **Conditions of Approval** – "Conditions of Approval" received from the Palm Springs Planning Department must be submitted with each plan set. Failure to submit will result in a delay of plan approval.

FID 5. **Plans and Permits (CFC 105.1):**
Permits and scaled drawings are required for this project. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain one set.
Plans shall be submitted to:

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

Counter Hours: 8:00 AM – 6:00 PM, Monday – Thursday

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

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

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

- FID 6. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13'-6". Fire Department access roads shall have an all-weather driving surface and support a minimum weight of 73,000 lbs.
- FID 7. **Required access (CFC 504.1):** Exterior doors and openings required by this code or the California Building Code shall be maintained readily accessible for emergency access by the fire department. An approved access walkway leading from fire apparatus access roads to exterior openings shall be provided when required by the fire code official.
- FID 8. **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2016 Editions, as modified by local ordinance.
- FID 9. **Residential Smoke Alarms Required:** Shall be interconnected so that operation of any smoke alarm or fire sprinkler flow switch causes all smoke alarms within the dwelling & guest house to sound and activate the exterior horn/strobe.

END OF CONDITIONS



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: FEBRUARY 7, 2022 NEW BUSINESS

SUBJECT: ONE LAS PALMAS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE REVIEW OF FOUR (4) SINGLE-FAMILY HOUSE TYPES ON ELEVEN (11) HILLSIDE LOTS AND AN ADMINISTRATIVE MINOR MODIFICATION FOR A FRONT YARD SETBACK REDUCTION FOR THREE LOTS AND INCREASE IN BUILDING HEIGHT FOR FOUR (4) HOUSE ELEVATIONS LOCATED AT LAS PALMAS ESTATES DRIVE, ZONE R-1-B, SECTION 1. (CASE 3.4194 MAJ & 7.1648 AMM)(GM)

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for approval of an Architectural Review Application for the development of eleven (11) vacant hillside lots with four (4) different house types. The request includes an Administrative Minor Modification (AMM) for increase in building height of a side yard setback to sixteen (16') feet on models 1A, 1B, 2A, and 2B and a front yard setback reduction to eighteen (18') feet for lots 14,15, and 17.

RECOMMENDATION:

That the Architectural Review Committee approve the application as submitted.

BUSINESS PRINCIPAL DISCLOSURE:

The applicant has filed a Public Integrity Disclosure form stating that One Las Palmas, LLC is a California Limited Liability Company with the following person owning 99% of the business: Alexa Axton. The signed Public Integrity Disclosure form is attached.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
10/9/2002	Planning Commission reviews and approves a request for TTM 28996 a subdivision of 17 single-family lots; and approval of a Negative Declaration.

09/02/2004	Grading permit approved for street improvements and pad construction.
06/11/2014	Planning Commission approved TTM 36706 to subdivide existing lot 10 and lot line adjustment for Lot 11 to create four single-family lots and an Administrative Minor Modification to reduce front lot line dimensions.
09/28/2016	Planning Commission approves a two-year time extension of TTM 36706 creating four single-family lots.
11/02/2020 12/07/2020	The Architectural Advisory Committee reviewed the front entry design at two meetings and made a recommendation to improve design and votes to deny the proposal.
12/14/2020	The applicant submits a revised plan for front entry and based upon the AAC's comments. Staff approves the request.
11/17/2021	Building permits issued for construction of three (3) homes on north side of Las Palmas Estates Drive which are not subject to architectural review.

<i>Neighborhood Meeting/Neighborhood Notice</i>	
01/27/2022	Notice mailed by staff to adjacent property owners notifying that the subject project would be reviewed by the Architectural Review Committee on 2/7/2022
02/03/2022	The surrounding neighborhood organizations within a mile of the site were sent notice that the proposed project would be reviewed by the Architectural Review Committee on 2/7/2022.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	18.23 acres into 19 lots



One Las Palmas – Hillside lots south of street.

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential)	Single-Family Residential - Vacant	R-1-B (Single-Family)
North	ER (Estate Residential)	Single-Family Residential	R-1-B (Single-Family)
South	Open Space	Mountain	O-20 (Open Space)
East	ER (Estate Residential)	Single-Family Residential	R-1-A (Single-Family)
West	Water Course	Water Course – Riverside County Flood Control Dam.	W (Water Course)

General Plan			
Land Use Designation	Density	TPM 36706 & TTM 28966	Compliance
ER (Estate Residential)	Up to 2 dwelling units / acre	Residential use at 1.01 dwelling units / ac.	Yes

DEVELOPMENT STANDARDS:

	R-1-B	Proposed Project
Lot Area	15,000 – sq. ft.	15,000 to 23,000- sq. ft. (conforms) Lots vary in size
Lot Width	120 feet	Lots 12 – 14 110 feet (conforms with approval of previous AMM) Parcels 1-3 110 feet (conforms with approval of previous AMM)
Lot Depth	100 feet	193 to 203 feet (conforms)
Front Yard	25 feet	18 feet (conforms with approval of AMM)
Side Front Yard	10 feet	10 feet (conforms)
Rear Yard	15 feet	15 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 feet at a 4:12 slope.	New construction (conforms) 16 feet high at side yard setback for house types 1A, 1B, 2A, and 2B. Requires AMM.
Bldg. Coverage	35% lot coverage	New construction (conforms)
House / Garage	1,500 – sq ft	New construction (conforms)
Off-street parking	2 covered spaces	2 covered provided (conforms)

Note: 1) Existing Lots #15 and #17 are previously approved as part of TTM 28966 with substandard lot width located at the end of cul-de-sac.

BACKGROUND:

Tentative Tract Map 28966

The Las Palmas Estates subdivision was approved by the Planning Commission including a Negative Declaration on October 9, 2002 as Tentative Tract Map 28966 for 17 single-family residential lots and one conservation lot (Lot 18). The project site was formally known as the Mountain Falls Golf Course project which never gained approval. Currently the site has been graded; pad sites formed and infrastructure including streets, curbs and gutters has been installed. A control access gate has been added at the entrance to the development.

The approval of TTM 28966 included several conditions of approval granting deviations from the required lot sizes and lot widths for several parcels. An Administrative Minor Modification (AMM) allowed Lot #2 to be 14,810- square feet substandard in area; and Lots #15 and #17 substandard in width. The justification for granting the AMM was based upon adjacent R-1-B zoned properties directly to the north of the subdivision along Crescent Drive. Several of these residential lots are substandard in overall lot size and it was determined that the proposed subdivision would be consistent with neighboring properties under identical zoning classifications. A condition of approval requires Lots #11 – #17 be subject to Architectural Approval subject to hillside development standards.

Tentative Parcel Map 36706 and 38270

Tentative Parcel Map 36706 was approved for a lot line adjustment of Lots #11 to #14 and subdividing existing Lots #10 and #11 creating Parcels #1 to #4. These actions resulted in an increase of two (2) additional lots in the Las Palmas Estates subdivision. Previously there was a large two building residential compound with a swimming pool and tennis court that was razed. This project is before the Planning Commission on February 9, 2022 and if approved will result in a total of twenty (20) lots within the subdivision.

PROJECT DESCRIPTION:

The One Las Palmas subdivision consists of twenty (20) vacant lots for individual single-family residences. The north side of Las Palmas Estates Drive is not subject to architectural review and all house plans on Lots 1 through 9 can be submitted directly to the Building Division for building permits. Currently building permits have been issued for Lots 4, 6, and 7 and are being constructed from the four (4) house types before the ARC. The vacant lots on the south side of the street are considered hillside being that the property lot lines extend from the toe of the slope up the mountain. The new houses will be built on the flat portion of the parcel and no disturbance will occur on the protected slopes.

The Architectural Review Committee will evaluate the house designs and landscape plans for homes with an architectural style described as re-imagined Mid-Century with

Modern elements consisting of four (4) house types with six (6) building elevations. Plans 1A, 1B, 2A and 2B have a side elevation that is greater in height than permitted and will require the approval of an Administrative Minor Modification per Section 94.04.00(D)(d) which allows the ARC to granted modifications in height and setbacks for hillside properties. In addition, the front yard setback is to be reduced from twenty-five (25') feet to eighteen (18') feet based upon constraints of the buildable pad areas caused by the steep slopes at the rear of the lots. Not all lots will require the setback reduction which is shown on the overall development site plan. This will result in no driveway being less than eighteen (18') feet long allowing a vehicle to park off the street.

The proposed house types are not sited on a specific lot. The applicant wants flexibility to place different house types on a lot as the buyer chooses. However, two house types cannot be sited adjacent to each other as a condition of approval. A streetscape and possible site plan have been submitted which shows the relationship between the houses, landscapes, and the street.

Below is a list of the proposed house types for Lots 10 through 20.

- **Plan 1 A**



The house to be 2,680 square feet with a 434-square foot left sided garage, kitchen/great room and 3 bedrooms. Building materials to include white stucco, white quartz stacked stone, metal vertical material, with darker accent colors and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 1 B**



The house to be 2,680 square feet with a 434-square foot left sided garage, kitchen/great room and 3 bedrooms. Building materials to include white stucco, textured breeze block, round metal columns, with darker accent colors, with a green front door and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 2 A**



The house to be 3,052 square feet with a 434-square foot center garage, front entry courtyard leads to a side front door with walkway to side door for kitchen/great room and 3 bedrooms. Building materials to include white stucco, textured breeze block, masonry stack stone, with darker accent colors, with a yellow front door and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 2 B**



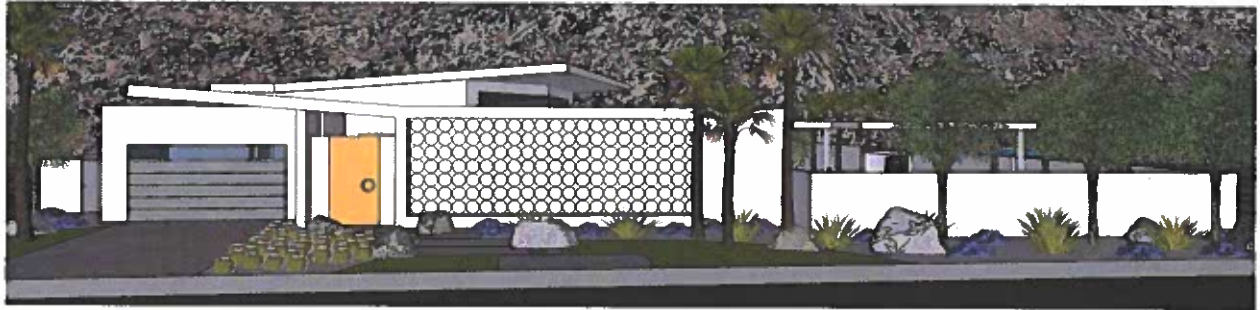
The house to be 3,052-square feet with a 434 square foot center garage, front door leads into a courtyard which then leads to a side walkway to entry into the kitchen/great room and 3 bedrooms. Building materials to include white stucco, textured breeze block, with darker accent colors, with a pink front door and washed concrete driveway. The building height on left side to be sixteen (16') feet tall requiring the approval of an AMM.

- **Plan 3**



The house to be 3,480 square feet with a 491-square foot left sided garage, kitchen/great room and 3 bedrooms. Building materials to include white stucco, wood look composite slats, round metal columns, with darker accent colors, with a teal color front door, and washed concrete driveway. This house type has a shed roof over the great room and meets all setback requirements.

- **Plan 4**



The house to be 3,692 square feet with a 530-square foot left sided garage, entry from front door leads into a courtyard with main house to include a kitchen/great room and 3 bedrooms. Building materials to include white stucco, a textured foam and concrete wall, with darker accent colors, with a yellow color front door, and washed concrete driveway. This house type has a shed roof over the great room and meets all setback requirements.

- **Plan 5**



The house to be 3,345 square feet with a 539-square foot side loaded garage, and main entry from the front sidewalk leading into the main house to include a kitchen/great room and 3 bedrooms. Building materials to include white stucco, metal accent vertical wall, with darker accent colors, with a white color front door, and washed concrete driveway. This house type utilizes several different roof angles to for a shed and flat roof angles over the great room and meets all setback requirements.

- **Plan 6**



The house to be 2,813 square feet with a 441-square foot left sided garage, and main entry from the front sidewalk leading into the main house to include a kitchen/great room and 3 bedrooms. Building materials to include white stucco, round metal columns, with darker accent colors, with a yellow front door and washed concrete driveway. This house type utilizes several different roof angles form a shed and flat roof angles over the great room and meets all setback requirements.

In reviewing the side and rear house elevations, staff suggested that the applicant add control joints or other elements to break up Plans 1A, 1B, 2A, 2B that have the sixteen (16') foot tall wall at the side yard setback. In addition, solar control elements such as longer eaves, or eyebrows should be used on the west facing exposed glazing. Staff realizes that the mountain will cast a shadow over these lots, however in the summertime these buildings will be in bright sunlight.

Landscaping:

The landscape plan for all front yards in the subdivision is a formal design and consists of a combination of trees, palms, shrubs, accent plants, ground cover, rock and gravel. Each proposed house plan will include a typical planting scheme which can consist of a Washingtonian Robusta palm, Yucca Tree, ficus, purple lantana, organ pipe cactus, Ocotillo, agave, and barrel cactus. Hardscape material includes rocks and rubble and gravel in white and desert blend colors and artificial turf. There are no common areas shared by the residences other than the street medians and the front gate entry area. Each house will have a pool located on the west side of the home to maximize mountain views of the Dry Falls area.

Administrative Minor Modification (AMM):

An AMM has been filed to increase the building height at the side yard setback on the east building elevation for Plans 1A, 2A, 1B, and 2B. The request is to modify the building height from twelve (12') feet to sixteen (16') feet. This portion of the house is a shed roof over the great room and kitchen. In addition, the applicant is requesting a front yard

setback reduction for lots 14, 15, and 17 from twenty-five (25') feet to eighteen (18') feet. These lots are located along a point of the street that has a middle medium plus the presence of the steep mountain slope at the parcel rear constrains the buildable area. The Palm Springs Zoning Code (PSZC) allows for the ARC to grant modifications to building height and setbacks should required findings be made as listed below.

Hillside Review Criteria:

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
1.	<i>Rock and soil exposure;</i> The siting of the homes on a flat portion of a parcel that includes a steep slope will not cause mass grading and encroach into protected hillside areas.	Y
2.	<i>Size of building pad;</i> The lot sizes average 15,000-square feet with a each having a flat pad for development.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> The subdivision consisting of one street with hillside lots on the south side allows for appropriate siting of homes that will not encroach beyond the toe of the slope.	Y
4.	<i>Screening of parking areas;</i> Each house will have a two-car garage with at least an eighteen (18') foot long driveway.	Y
5.	<i>Landscaping plans;</i> Desert appropriate use of plants is proposed. Plant types include Washingtonian Robusta palm, Yucca Tree, ficus, purple lantana, organ pipe cactus, Ocotillo, agave, and barrel cactus. Hardscape material includes Rocks and rubble and gravel in white and desert blend colors and artificial turf.	Y
6.	<i>Continuity with surrounding development;</i> The proposed four (4) house types with six (6) plans will be consistent with houses being built across the street. The same styles, materials, and colors are being used.	Y
7.	<i>Sensitivity to existing view corridors.</i> All houses will be sited in a manner that allows for mountain views. Pools and open space areas are located on the west side of the homes providing for maximum views.	Y

Architectural Review Criteria and Findings:
PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>Architectural treatment will be consistent with the desert surrounding on all four sides in terms of material, color, and shape of all elevations. All house plans within the subdivision will be harmonious and consistent.</p>	Y
2.	<p><i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i></p> <p>No accessory structures are being proposed.</p>	N/A
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>The proposed project is modern/contemporary in its aesthetic and proposed colors, materials and will be a harmonious addition to the setting.</p>	Y
4.	<p><i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i></p> <p>Building materials proposed are suitable for the desert surrounding area and complement the desert setting.</p>	Y
5.	<p><i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i></p> <p>For each of the four (4) plan types and six (6) building elevations the consistent materials comprise of white stucco, accent colors and garage doors. Variety is introduced with the use of breeze block, wood vertical elements, formed concrete walls, placement of garage, front door, and color scheme.</p>	Y
6.	<p><i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i></p> <p>The project proposal includes multiple wide roof overhangs and eaves to provide solar control and interest in the architecture.</p>	Y
7.	<p><i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i></p> <p>The project proposes drought-tolerant landscape species compliant with Coachella Valley Water Districts Lush and Efficient handbook; therefore, complies with PSMC Chapter 8.60.</p>	Y
8.	<p><i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i></p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	Desert appropriate use of plants is proposed. Plant types include Washingtonian Robusta palm, Yucca Tree, ficus, purple lantana, organ pipe cactus, Ocotillo, agave, and barrel cactus. Hardscape material includes rocks and rubble and gravel in white and desert blend colors and artificial turf.	
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The landscaping as proposed offers adequate shading of outdoor patios and walkways within the house compound. Plantings adjacent to the street will include palms and other deciduous trees.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> The project will consist of outdoor landscape lighting and fixtures in the eaves of the houses. There will be no direct unshielded lighting used in the project and it follows the allowable lumens (PSZC 93.21.00 (A)(11)(b)).	Y
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> Mechanical equipment will remain in the side yard of the property and screened from abutting properties.	Y

Administrative Minor Modification:

PSZC Section 94.06.01(A)(5), requires that the following findings be met:

	<i>Per Section 94.06.01(A)(5),</i>	<i>Compliance</i>
1.	<i>The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.</i> The General Plan land use designation of the subject property is Estate Residential (ER) (0-2.0 dwelling units per acre), and the property is located within the Single Family Residential (R-1-B) zone with a required minimum lot size of 15,000 SQ. FT. This AMM requesting an increase in building height to sixteen (16') feet for Plans 1A, 1B, 2A, and 2B and reduction in front yard setback for Lots 14,15, and 17 to eighteen (18') feet is allowed as stipulated in Palm Springs Zoning Code Section 94.06.01(A)(5)&(10). Therefore, the project is consistent with the General Plan and overall objectives of the zoning ordinance.	Y

	Per Section 94.06.01(A)(5),	Compliance
2.	<p><i>The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.</i></p> <p>One Las Palmas is an existing single-family subdivision that was first plotted in 2002 and has been vacant for many years. The immediate area located in the Las Palmas neighborhood consists to similar single-family residences with comparable lot and house sizes. The development is control accessed with a masonry wall encompassing the lots. The impact of the project on the adjacent properties such as privacy will be insignificant. Therefore, the approval of this AMM will not create any detrimental effects to the neighboring properties.</p>	Y
3.	<p><i>The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.</i></p> <p>All building and renovations will be required to be built to the Uniform Building Code and the Palm Springs Zoning Code as modified by this Administrative Minor Modification (AMM), and Fire Code. Therefore, the approval of this AMM will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.</p>	Y
4.	<p><i>The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.</i></p> <p>The request to increase building height for Plans 1A, 1B, 2A and 2B to sixteen (16') feet at the east lot setback line will not be detrimental to the adjacent lots. Each house is sited in a manner that places the outdoor living space on the west side of the home and the adjacent building wall will not impede views or block light and air movement. In addition the request to reduce the front yard setback to eighteen (18') feet for Lots 14, 15 and 17 is justified due to physical constraints of the lot caused by existing street medians and the steep mountain slopes at the southern portion of the parcels. Therefore, the approval of the minor modification is justified by site conditions.</p>	Y

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), a Negative Declaration was adopted by the Planning Commission in 2002 when the Tract Map was approved. No circumstances have changed that would nullify the determination that the project would have no negative environmental impacts.

CONCLUSION:

The One Las Palmas project that is before the Architectural Review Committee to site new homes on ten (10) vacant lots will allow a long-stalled neighborhood to develop. The use of four (4) house types with six (6) building elevations utilizing a common stucco element and the introduction of a variety of materials will provide diversity in the look of the homes to provide a varied and interesting streetscape. The request to increase building height for four (4) house types and the front yard setback reduction for three (3) lots is justified based upon site constraints. Based upon the proposed project meeting all the standards of the PSZC with the approval of an AMM, Staff is recommending approval.

PREPARED BY:	Glenn Mlaker, AICP – Associate Planner
REVIEWED BY:	David Newell, AICP – Assistant Planning Director

ATTACHMENTS:

1. Vicinity Map
2. Resolution and Conditions of Approval
3. Justification Letter
4. Business Disclosure Form
5. Site and Elevation Packet



PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity Pinnacle Palm Springs, LLC
2. Address of Entity (Principle Place of Business) PO Box 1573 Rancho Mirage CA 92270
3. Local or California Address (if different than #2)
4. State where Entity is Registered with Secretary of State California <i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5. Type of Entity <input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i> Alexa Axton [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input checked="" type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ _____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____ _____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE	
<i>JANE DOE</i>	<i>50%, ABC COMPANY, Inc.</i>
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
A.	
Alexa Axton	99%
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
B.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
C.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
D.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]
E.	
[name of owner/investor]	[percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title <i>Alexa Axton</i> Alexa Axton, Manager	Date 4-1-19
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JUSTIFICATION LETTER

SITE DESCRIPTION FOR THE VACANT LOTS 10-20 LOCATED AT LAS PALMAS ESTATES DRIVE KNOWN AS ONE LAS PALMAS - PALM SPRINGS, CALIFORNIA

PURPOSE:

Application for new single-family residences.

LOCATION:

ONE Las Palmas Estates is located in the Old Las Palmas neighborhood where W. Crescent Drive and N. Via Monte Vista meet.

SITE DESCRIPTION:

The lots have flat graded pads at the base of the hillside within a cul-de-sac neighborhood consisting of a total of 20 lots with multiple homes under construction. The subject vacant flat lots are located at the south side of the development against the hillside. The lots have dramatic views to Dry Falls and the surrounding mountains of Palm Springs. The flat graded portion of the lots average approximately 15,000 sf or 0.34 acres configured in rectangular and irregular shapes sitting at the base of the mountainous rocky slopes of the hillside. The infrastructure was developed sometime around 2005 with roads and utilities. Multiple homes are currently under construction on the non-hillside north side of the street.

The geologic characteristics of the south portion of the community are mostly rock hillside with large, scattered boulders. The proposed construction will stabilize the existing pads from wind and rain erosion. Cleaning any discharge from the site and controlling erosion will serve to improve the conditions downstream.

FINDINGS:

Only setback and side yard height relief are being requested which complies with city standards. The proposed designs for the homes are consistent with the surrounding neighborhood. The residential nature of the site is also consistent with the neighborhood and the City's General Plan. The style of the homes is consistent with the general Palm Springs open architecture design with sweeping avant-garde contours with pools and views to the mountains and low impact design philosophies. Approval of this project will allow luxury homes of architectural significance to move forward on lots that have sat unused for more than 16 years.

Sincerely,



Alexa Axton

Member – Pinnacle Palm Springs, LLC

December 13, 2021

City of Palm Springs
Attention Glenn Mlaker
3200 East Tahquitz Way
Palm Springs, CA 92262

RE: ONE Las Palmas

~~Dear Glenn,~~

It is our pleasure to submit this letter of justification to pursue completing the existing project currently known as ONE Las Palmas.

Project Description:

ONE Las Palmas is a 20-lot gated development that was originally started in 2004 and no homes were ever built due to the financial crisis of 2006. There was one large estate home that covered 3 lots which was recently demolished. The property has been sitting since and has been an eyesore to the neighborhood until it was recently revived as ONE Las Palmas.

ONE Las Palmas, LLC has completed the new front entry, gates, walls, and exterior frontage landscape with several homes in the permitting process and/or under construction on the north side of the street where there are 9 lots total. The south lots, which this application applies is comprised of 11 flat graded lots adjacent to the hillside. No construction is proposed into the hillside and the homes will remain on the flat portion of the lots. Our plans call for exciting single family detached, single story homes which are consistent with the original approval plan and in harmony with the neighborhood.

The homes are contemporary & mid-century designed with large yards. The basic building massing, heights, materials, and colors will be consistent with the surrounding neighborhood. All the homes will be single story.

There are 6 floorplans; designated as Plan 1, Plan 2, and Plan 3, Plan 4, Plan 5, and Plan 6. Plans 1 and 2 offer front elevation variations. Buyers will have the opportunity to pick their lot and plan but there will be certain restrictions for duplicity.

Mass and Scale:

As proposed, all floor plans are single story, each with a 2-car garage, pool and spa and private patios.

Plans	Size	Height	Conforms
Plan 1.	2,596 sf 3 bedroom, 3.5 baths, 434 sf garage.	16'	YES
Plan 2.	2,983 sf 3 bedroom, 3.5 baths, 434 sf garage.	16'	YES
Plan 3.	3,480 sf 3 bedroom, 3.5 baths, 491 sf garage.	17'	YES
Plan 4.	3,692 sf 4 bedroom, 4.5 baths, 530 sf garage	17'	YES
Plan 5.	3,345 sf 3 bedroom, 3.5 baths, 539 sf garage	17'	YES
Plan 6.	2,813 sf 3 bedroom, 3.5 baths, 441 sf garage	16'-6"	YES

Colors and materials

The proposed colors are white/off white with earth tone accents, natural concrete, and vibrant color front doors being complementary of the contemporary & mid-century design. Each of the plans will have varying color and material schemes.

Landscape Plans

The proposed landscape front and pool yards will be a combination of hardscape and synthetic grass, soft grey/white boulders and gravel accented with a colorful desert specimen palate, palms trees, Ficus and Palo Verde Trees. We have provided typical landscape exhibits showing example placement and hardscape layouts. Landscaping will be drought tolerate and low maintenance.

ONE Las Palmas will be a community comprised of exceptional fine quality luxury homes.

We appreciate your time and attention.

Sincerely,

ONE Las Palmas, LLC

LAS PALMAS ESTATES

- OVERALL SITE PLAN
- TOPOGRAPHICAL SURVEY
- STREETSCAPES
- PARKING PLAN – ALLEY
- DRAINAGE PLAN - TYPICAL

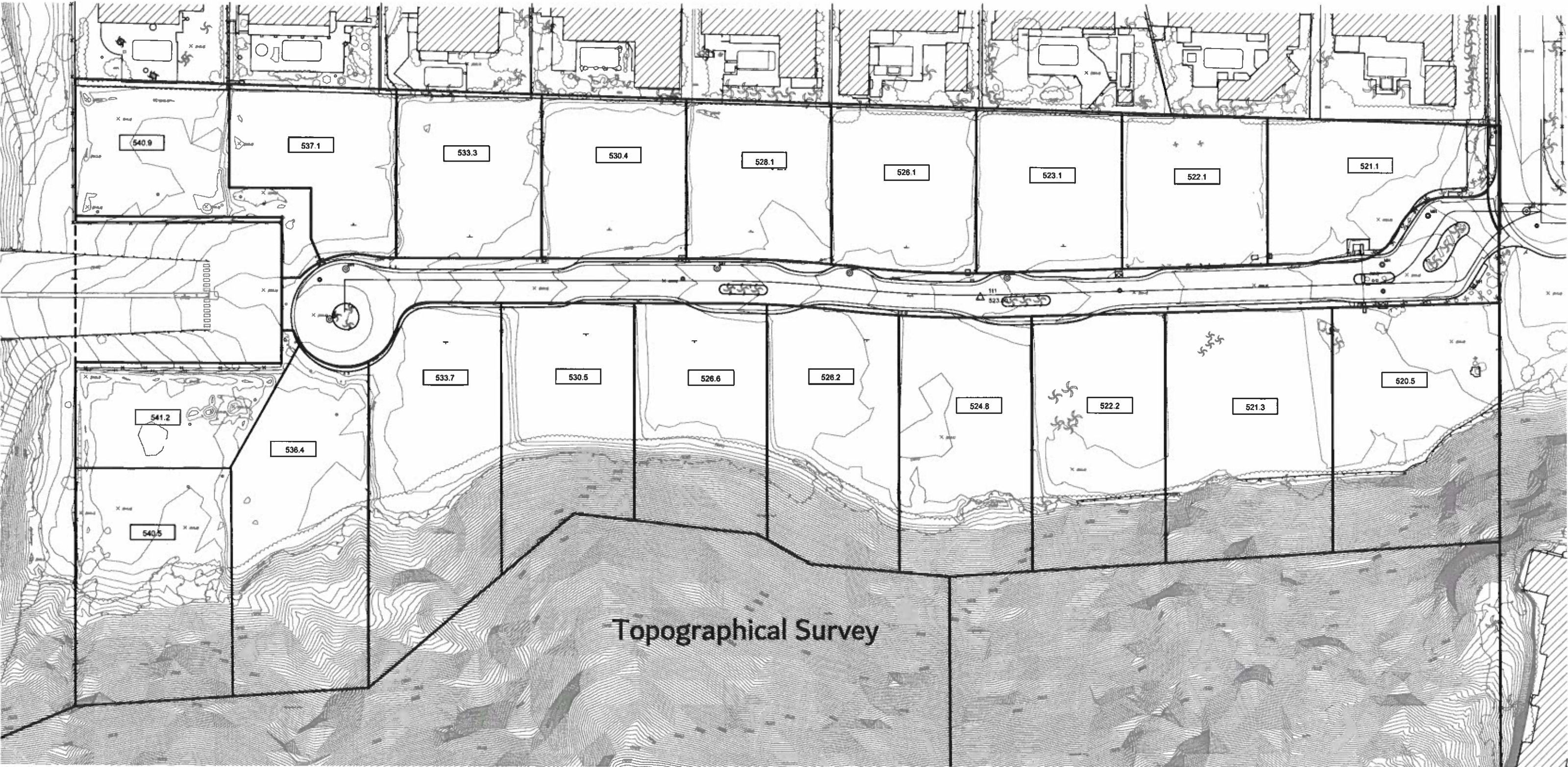


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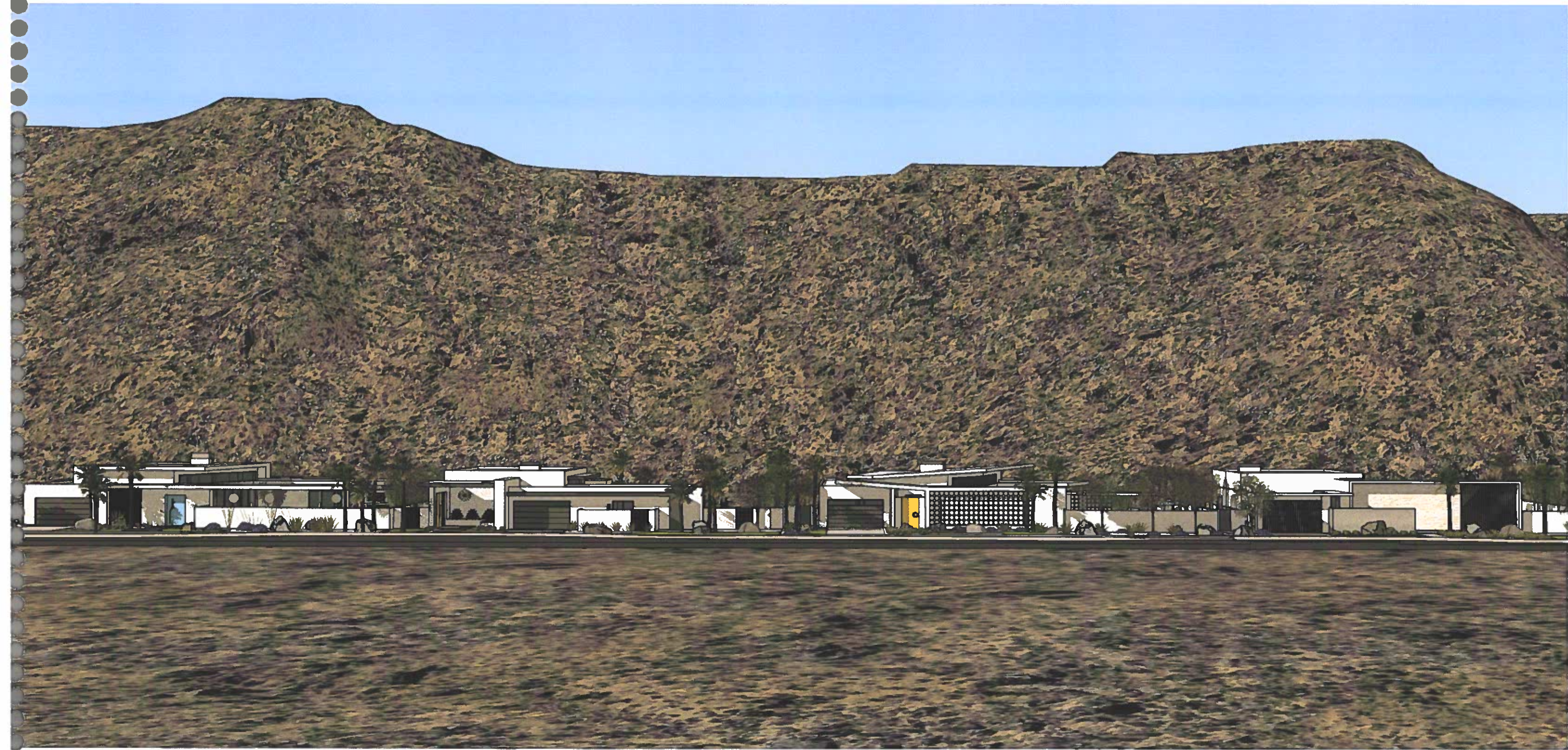
JAN 25 2022

PLANNING SERVICES
DEPARTMENT

1

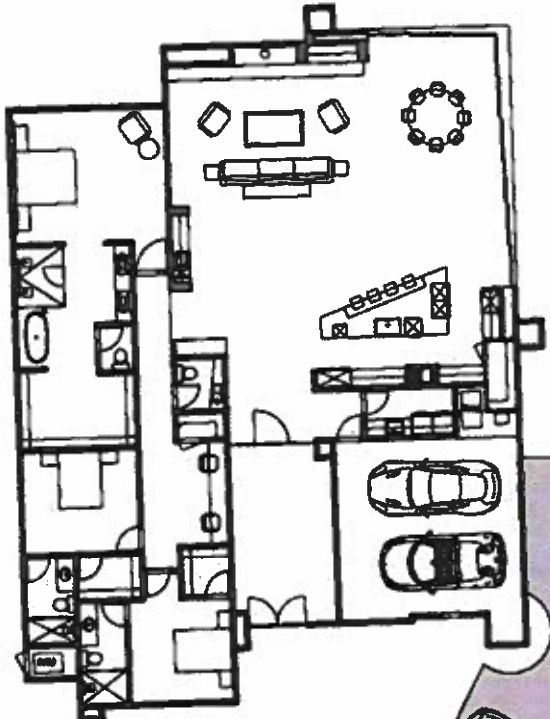


Topographical Survey

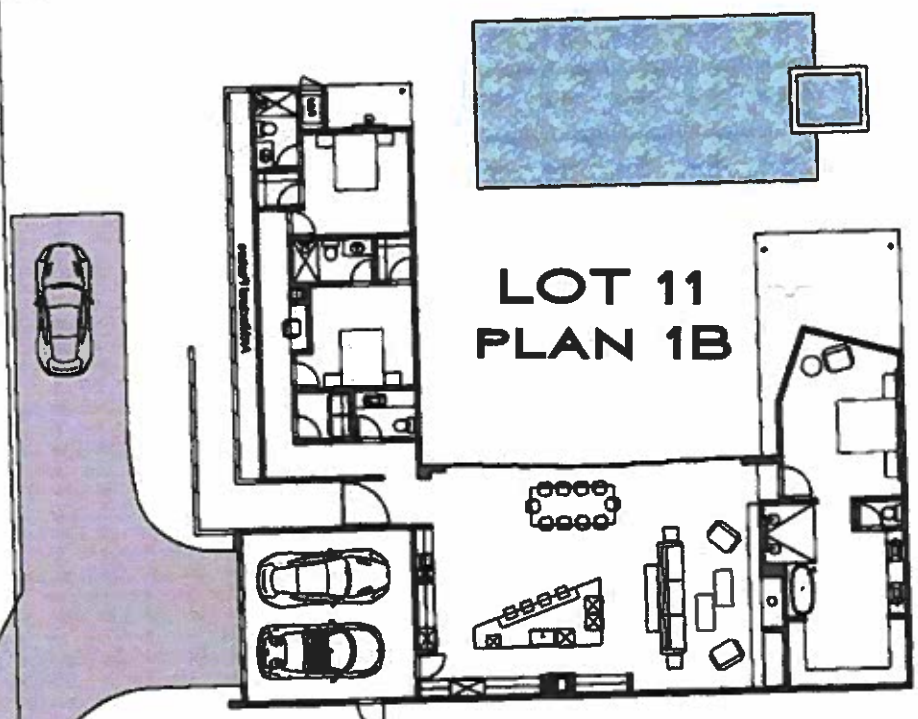




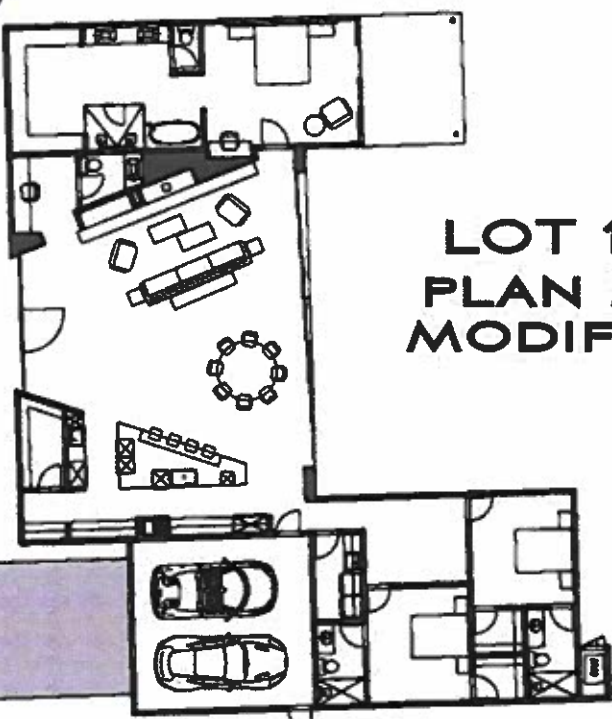
LOT 12
PLAN 5



LOT 11
PLAN 1B



LOT 10
PLAN 2B
MODIFIED



25'

IN THE CITY OF PALM SPRINGS, CALIFORNIA
DRAINAGE PLAN
 ONE LAS PALMAS - PARCEL 1, PARCEL MAP 36706
 LAS PALMAS ESTATES DRIVE
 IN SECTION 10, T4S, R4E, S.B.M.

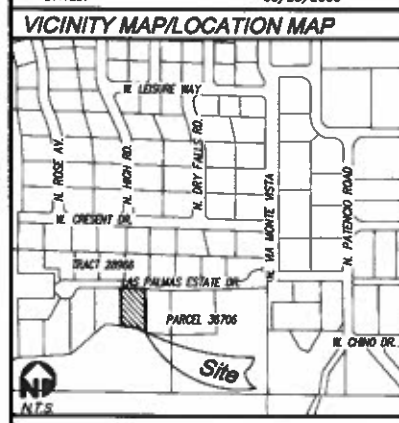
PROJECT DATA	
OWNER/CONTACT:	ONE LAS PALMAS, L.L.C. P.O. BOX 1573 RANCHO MIRAGE, CA. 92270 (949) 478-1476
ENGINEER:	SANBORN ARCHITECTURE GROUP, INC. 7170 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0800
PERMITS REQUIRED:	ENCROACHMENT WALL PERMIT
UTILITIES:	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-4891 ATTN: WANCE ALVAREZ
TELEPHONE:	FRONTIER 760-778-3803 ATTN: LARRY MOORE
TELEVISION:	SPECTRUM 760-674-5452 ATTN: DAVID SCRIVNER
SEWER:	VEOLIA WATER 760-323-8166 X2 ATTN: GARY GRAY
WATER:	DESERT WATER AGENCY 760-323-4971 ATTN: DEBBIE RANDALL

LEGEND	
INV.	INDICATES INVERT ELEVATION
TOG	INDICATES TOP OF GRATE
PE	INDICATES PAD ELEVATION
FL	INDICATES FLOWLINE
TC	INDICATES TOP OF CONCRETE
TF	INDICATES TOP OF FOOTING
TS	INDICATES TOP OF STEP
FS	INDICATES FINISH SURFACE OTHER THAN DIRT
FF	INDICATES FINISH FLOOR
TRW	INDICATES TOP OF RETAINING WALL
BLDG. E-1	INDICATES BUILDING SETBACK LINE
FG	INDICATES FINISH GRADE
INV.	INDICATES INVERT
B.S.L.	INDICATES BUILDING SETBACK LINE
CONCRETE	INDICATES CONCRETE
GRAVEL	INDICATES GRAVEL
CMU WALLS	INDICATES CMU WALLS
CMU WALLS	INDICATES CMU WALLS
STEP	INDICATES STEP IN FINISH FLOOR

CONSTRUCTION NOTES AND QUANTITIES:	
NOTE: THESE ESTIMATES ARE FOR PERMIT USE ONLY. CONTRACTOR IS REQUIRED TO PREPARE HIS OWN ESTIMATES FOR THE PURPOSE OF HIS BIDDING.	
1. CONSTRUCT 6" P.C.C. CONCRETE DRIVEWAY	526 S.F.
2. CONSTRUCT 4" P.C.C. CONCRETE WALKWAY	3,304 S.F.
3. CONSTRUCT CMU WALL (UNDER SEPARATE PERMIT)	374 L.F.
4. INSTALL NOS 4" ATRUM GRATE NO. NOS 78 S	19 EA.
5. INSTALL BUBBLER BOX BROOKS 1212 L18 / PARKWAY GRATE DETAIL 5	2 EA.
6. INSTALL 4" PVC DRAIN PIPE OR EQUAL	285 L.F.
7. INSTALL 6" PVC DRAIN PIPE OR EQUAL	52 L.F.
8. CONSTRUCT CHANNEL DRAIN PER DETAIL 8	83 L.F.

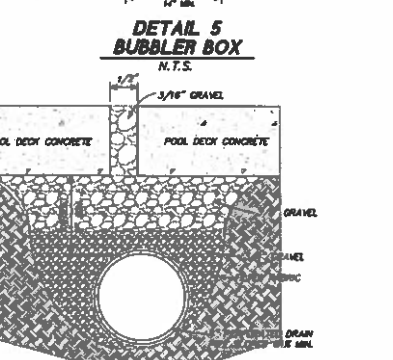
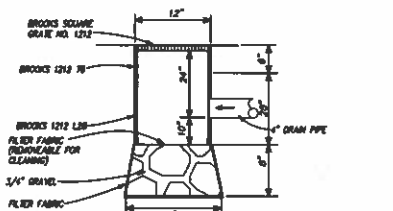
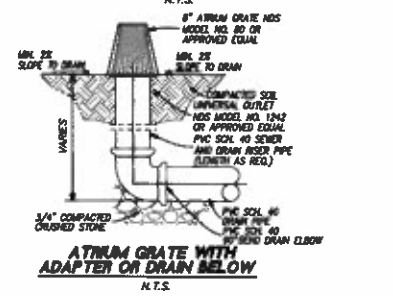
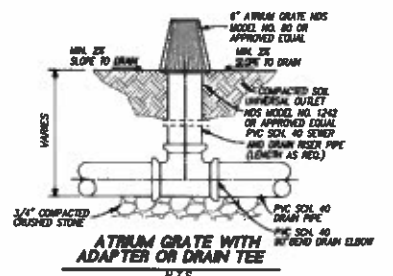
BASIS OF BEARINGS:	
THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10, T4S, R4E, ON FILE IN R.S. 42/43-48 RECORDS OF RIVERSIDE COUNTY, CA. BEING N 00°21'49"E	
TOPOGRAPHY:	
VAN SURVEYING DATE OF SURVEY: 08/20/2021	
ASSESSOR'S PARCEL NO.	
505-370-007	
EARTHWORK QUANTITIES	
NOTE: THESE ARE AN ESTIMATE ONLY. CONTRACTOR IS REQUIRED TO PREPARE HIS OWN ESTIMATES FOR THE PURPOSE OF BIDDING. QUANTITIES DO NOT STRIPPING, SHRINKAGE, COMPACTION OR SUBSIDENCE LOSSES	
NOTE: A RED IMPORTED FIRE ANT CLEARANCE REQUIRED FOR ALL EXPORTED MATERIAL	
CUT	0 C.Y.
FILL	0 C.Y.

LEGAL DESCRIPTION	
PARCEL 1 OF PARCEL MAP 36706, P.M.B. 248/48-49 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA	
FEMA FLOOD ZONE	
ZONE:	X500 & X
COMMUNITY PANEL NO.:	06025715580
DATED:	06/28/2008



AREA:	
16,349 S.F.	0.37 AC.
SHEET INDEX:	
SHEET 1	DRAINAGE PLAN

NOTE:
 1. SURFACE WATER WILL DRAIN AWAY FROM BUILDING AT 2% PER CITY APPROVAL.



UNAUTHORIZED CHANGES & USES: THE DESIGNER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR UNLAWFUL, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRIVATE ENGINEERING NOTE:
 CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL AFFECTED AGENCIES AND HOLD OBTAIN PROFESSIONAL WARRANTIES FROM ANY AND ALL LIABILITY BOND OR ALLEYS IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT. CARRYING LIABILITY ARISING FROM THE NEGLIGENCE OF DESIGN PROFESSIONAL.

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48 HOURS BEFORE YOU DIG CALL UNDERGROUND SERVICE ALERT 811

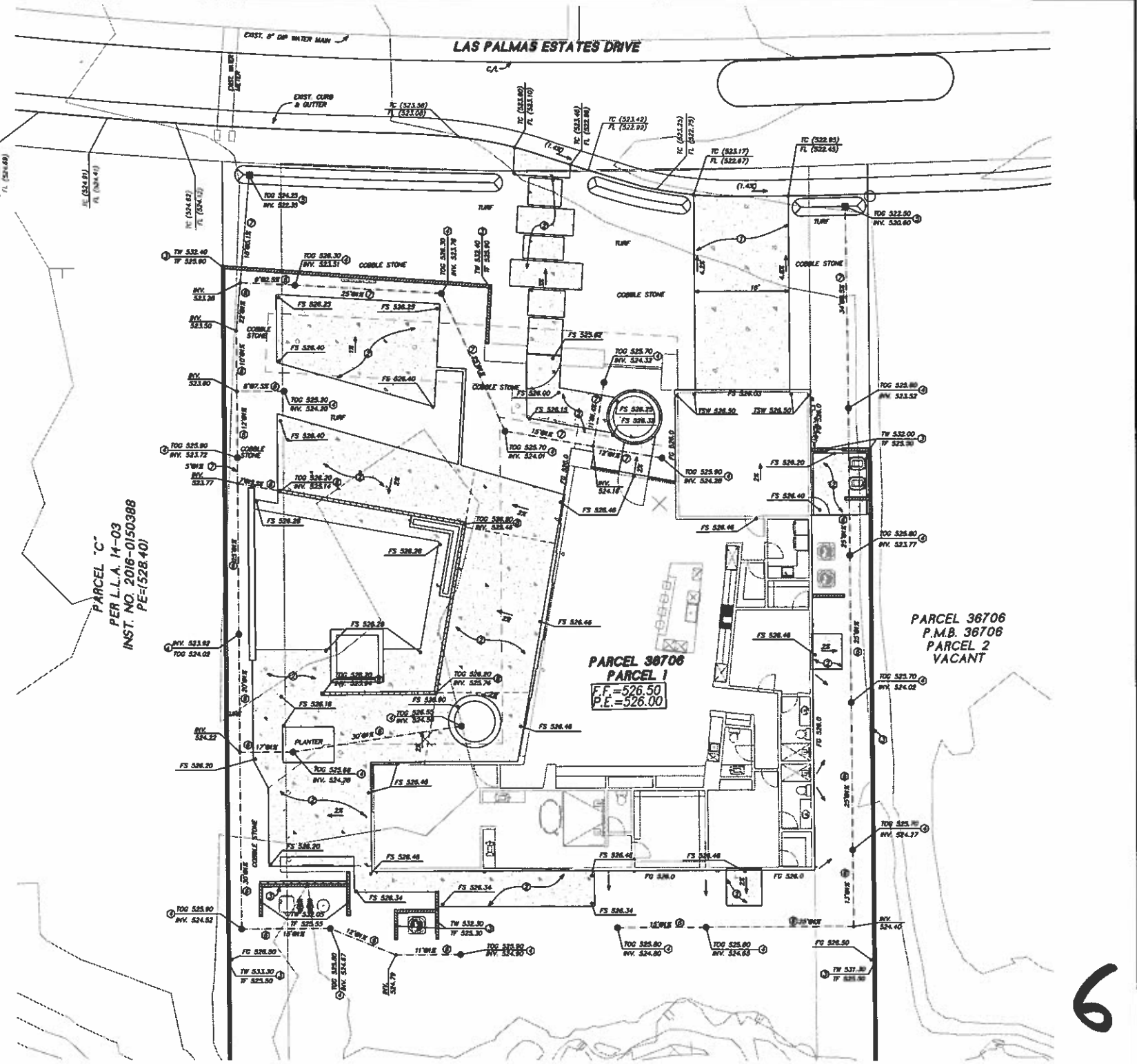


NO.	REVISION	DATE	APPROVED BY

BENCH MARK	S-7	ELEV.	522.938
LOCATION	U.S. ARMY BRASS CAP IN SOUTH CURB OF CREDIT DRIVE NEAR DRY FALLS 25 EAST OF CENTERLINE.		
DESIGNED BY	ALLEN M. SANBORN		
DRAWN BY	JOEL MONTALVO		
CHECKED BY	JOEL MONTALVO		

PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	APPROVED BY:
ALLEN M. SANBORN	A.M.S.	JOEL MONTALVO
DATE:	CHECKED BY:	DATE:
	A.M.S.	

CITY OF PALM SPRINGS, CALIFORNIA		FILE NO.	SHEET
DRAINAGE PLAN for ONE LAS PALMAS - PARCEL 1, PARCEL MAP 36706 LAS PALMAS ESTATES DRIVE IN SECTION 10, T4S, R4E, S.B.M.		DWG. NO.	1
			OP 1 SHEETS

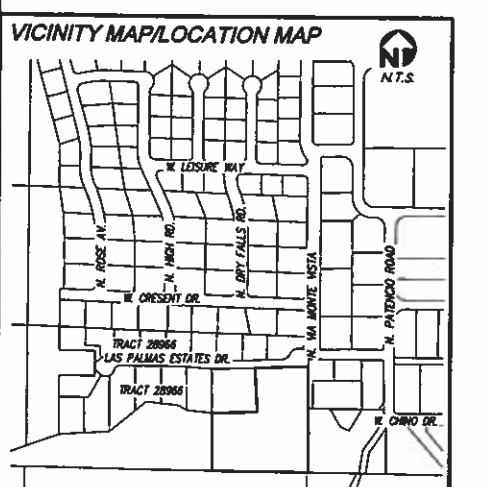


6

PLAN 1 A

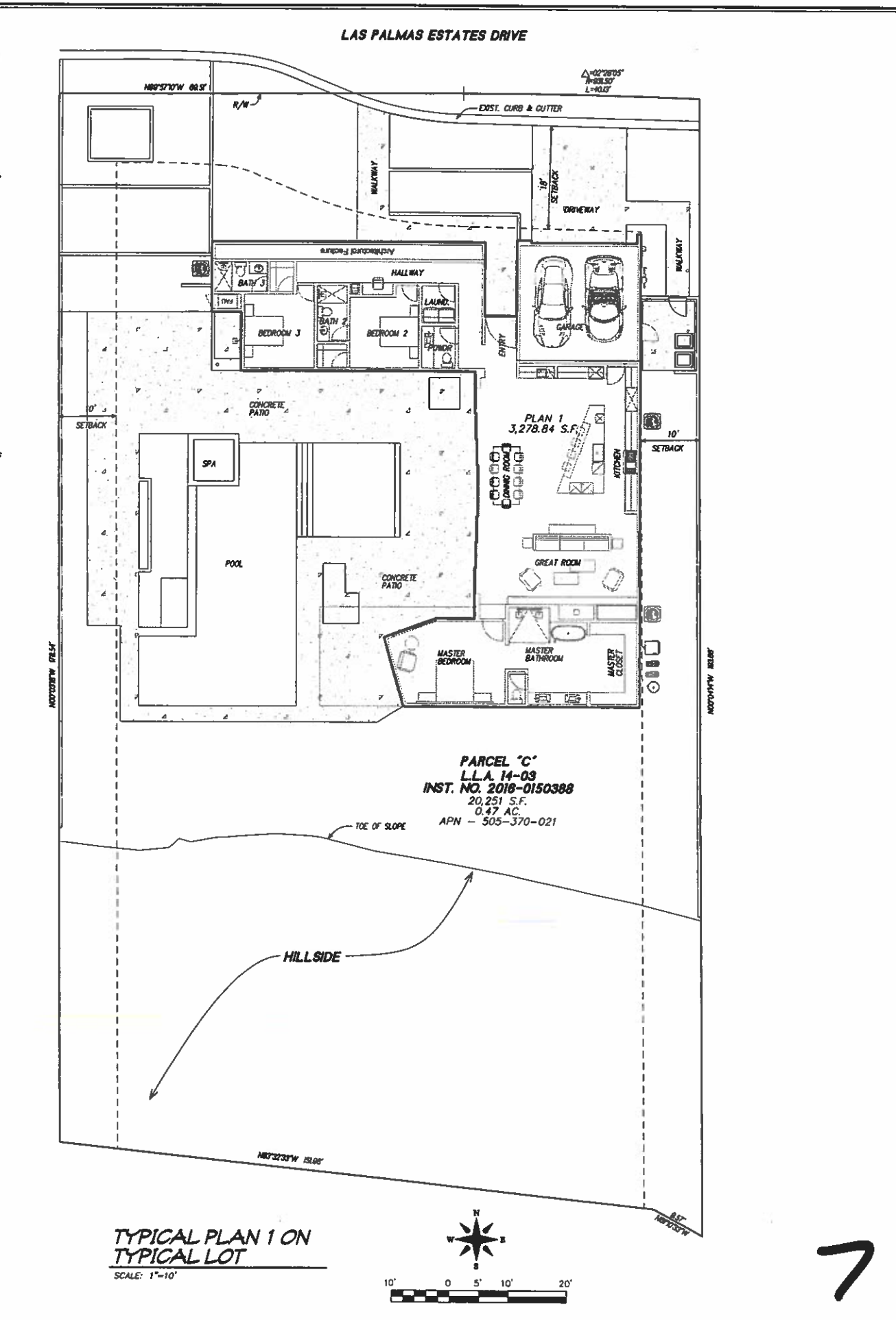
PROJECT DATA	
EXHIBIT DATE:	FEBRUARY 24, 2022
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER (PHONE: (949) 478-1478)
LAND OWNER:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER (PHONE: (949) 478-1478)
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92503
CONTACT:	ALLEN SANBORN (PHONE: (760) 423-0600)
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 (PHONE: (951) 687-4252)
LEGAL DESCRIPTION:	PARCEL 4, PM 38706, PMB 246/48-49;
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-4891
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH:	STREET
SOUTH:	MOUNTAIN
EAST:	VACANT LOT
WEST:	VACANT LOT
FLOOD ZONE	
CURRENT ZONING:	THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 06025715506, REVISED AUGUST 08, 2008.
ASSESSORS PARCEL NO.:	505-370-021

PROJECT TEAM	
GEOTECHNICAL ENGINEER: BLANDEN ENGINEERING INC. BRIAN L. ANDERSON, PCE 49341 17-780 SAN JACINTO DR. SUITE 100 PALM DESERT, CA. 92260 (760) 323-3400 TEL (760) 323-3400 FAX	CIVIL ENGINEERING: SANBORN ARCHITECTURE GROUP INC. KATHA A. CHRISTIANAKI, RCE 80083 8-780 SAN JACINTO DR. BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL (760) 423-0600 FAX
ARCHITECT: ARC-ID CORPORATION WILLIAM J. STEINER, RA C-0716 808 BIRCH STREET HERBERT BEACH, CA. 92340 (714) 261-0000 TEL (714) 661-3044 FAX	LANDSCAPE ARCHITECT: TUD INC. THOMAS E. DOZEL, LSA 2330 8-780 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 761-7818 TEL
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM DAYTON 26 E. FLORENCE AVE. STE. A HERNET, CA. 92543 (760) 361-0000 TEL (760) 361-0000 FAX	PLUMBING ENGINEER: ROBERT GUTERREZ DESIGN 88-0000400 P.O. BOX 426 PALM DESERT, CA. 92366 (760) 862-1041 TEL
MECHANICAL & TPA ENGINEER: SCOTT DESIGN & TITLE 24 INC. JON D. SCOTT 16-000 YELLE WAY, STE. B PALM DESERT, CA. 92260 (760) 200-7700 TEL	



- ### GENERAL NOTES
- POOL, SPA, BARRIQUE STRUCTURE, DRY BLOCK WALLS AND FIRE FITS, WILL BE CONSTRUCTED PER SEPARATE PERMITS.
 - ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION OF THE ITEM.
 - THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE NOTIFICATION OF EXISTING CURB LOCATION (ON SIDE OF STREET FACING IF NO CURBS EXIST) FROM PROPERTY LINES WITH THE PUBLIC WORKS DEPARTMENT.
 - SHOWERS AND WALLS ABOVE BATHROOM WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-SLIP SURFACE TO A HEIGHT NO LESS THAN 6 FEET ABOVE THE FLOOR. (SEC. 9307.2 OBC)
 - NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDFIRE-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR BY A STATE RESPONSIBILITY ARE (OR SHALL) COMPLY WITH THE REQUIREMENTS OF OBC SEC. 9307.2 EXTERIOR WALLS EXPOSURE, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEC. 9307.2 OBC)
 - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TINTED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 30 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 251, OR MEET REQUIREMENTS OF 914 10-74-2. (SEC. 9307.2.1 OBC)
 - EXTERIOR WALLS CONTAINING OR SHALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, EXTERIOR-RESISTANT MATERIAL, HEAVY RUBBER LOG WALL CONSTRUCTION, SHIM CLASPER OR GUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM DIMENSION OF 4 INCHES OF WALL MEET THE PERFORMANCE CRITERIA OF STANDARD 914-74-1 FOR 90 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEC. 9307.2.1 OBC) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
 - EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, EXTERIOR-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE I GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY, OR HAVE THE NON-DOMESTIC UNDERSIDE MEET THE PERFORMANCE CRITERIA OF 914 10-74-1 ON ASTM 2205T. (SEC. 9307.2.1 OBC)
 - PROVIDE WATER RESISTANT BARRIER AT EXTERIOR WALLS FOR (SEC. 9307.2.4 OBC)
 - CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER. (SEC. 10-101 OBC)
 - PROVIDE HERS REGISTERED ENERGY COMPLIANCE FORMS. (SEC. 10-103 OBC)
 - EACH ROOM SHALL HAVE AN EXHAUST FAN EXHAUST TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE EXHAUST SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (SEC. 1507.0 OBC)
 - THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, EXTERIOR-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE I GYPSUM BOARD OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (28B-SECTION 9307.2.4 OBC)
 - EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR EXTERIOR-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STUDS AND RAILS NOT LESS THAN 1-1/2" OBC, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED ACCORDING TO NFPA 251 OR MEET THE REQUIREMENTS OF 914-10-74-1. (28B-SECTION 9307.2.4 OBC)

- ### GREEN BUILDING STANDARDS
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER DETENTION AND DRAINAGE. DURING CONSTRUCTION, SPITS THAT ARE CUMULATIVELY EXPOSED BY THE CITY ENGINEER MUST BE APPLICATED PRIOR TO INSPECTION BY THE BUILDING DEPARTMENT. OBC 4.108.1.
 - A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. OBC 4.108.1.
 - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. OBC 4.110.1.
 - DURING CONSTRUCTION, DUES OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. OBC 4.109.1.
 - VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.304.3 AND TABLES 4.304.1, 4.304.2, 4.304.3 AND 4.304.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPETS AND COMPOSITION WOOD PRODUCTS. OBC 4.304.2.
 - INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOLE ENGINEER RESPONSIBLE FOR THE PROJECT. SEE REPORT PER OBC SECTION 4.305.2.1, ITEM 3. IF A SOLE ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OF LAYER CLEAN AGGREGATE SHALL BE PROVIDED WITH A WATER BARRIER IN DIRECT CONTACT WITH CONCRETE. WITH CONCRETE NOT EXCEED WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
 - THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED ITS BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE COVERED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH MOISTURE BARRIERS OF WHICH DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTROL MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN OBC 4.305.2.
 - PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER RESPONSIBLE FOR THE PROJECT, CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARD CERTIFICATION FORM AND GIVE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
- ### GOVERNING CODES
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS), AND CALIFORNIA ENERGY CODE (CEC), SECTION 9307.1 OBC
- ### FIRE DEPARTMENT PLAN CHECK NOTES
- DEFERRED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.
- ### PROJECT SCOPE
- MAIN RESIDENCE, MAIN 2 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING, WALLS, CEILING & FLOOR, 4 FEET WALL, & AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SEPARATE PERMIT.
- ### CALL 'DIG ALERT' LOCATOR SERVICE
- EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE, SEWER, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WITHIN THE EASEMENT SHOULD BE CONFIRMED IN THE FIELD WITH A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



ALLEN M. SANBORN
ARCHITECT

71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

PROJECT TITLE:
ONE LAS PALMAS
ONE LAS PALMAS, LLC

PALM SPRINGS, CA.

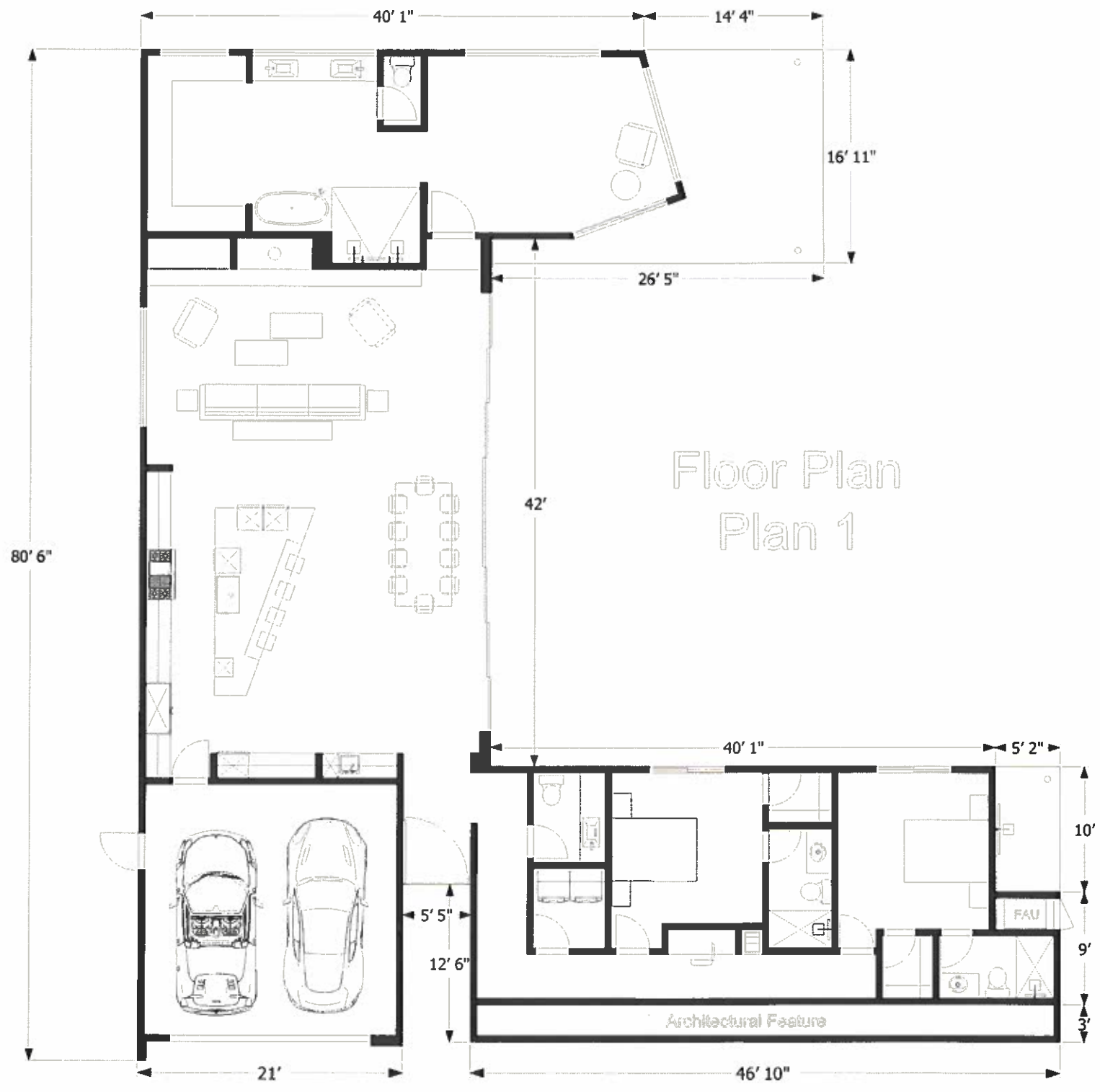
SHEET TITLE:
TYPICAL
SITE PLAN

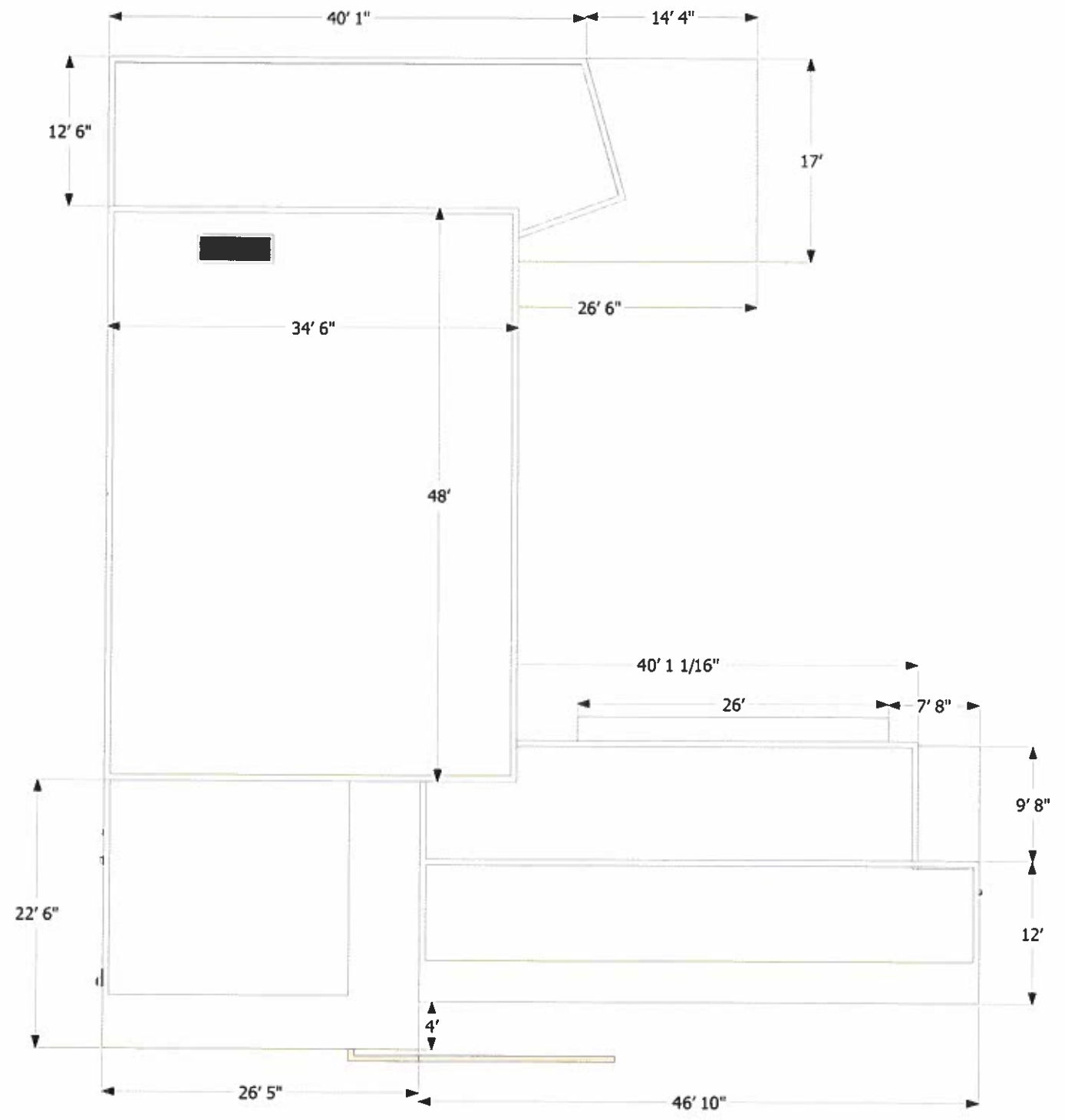
REVISIONS	

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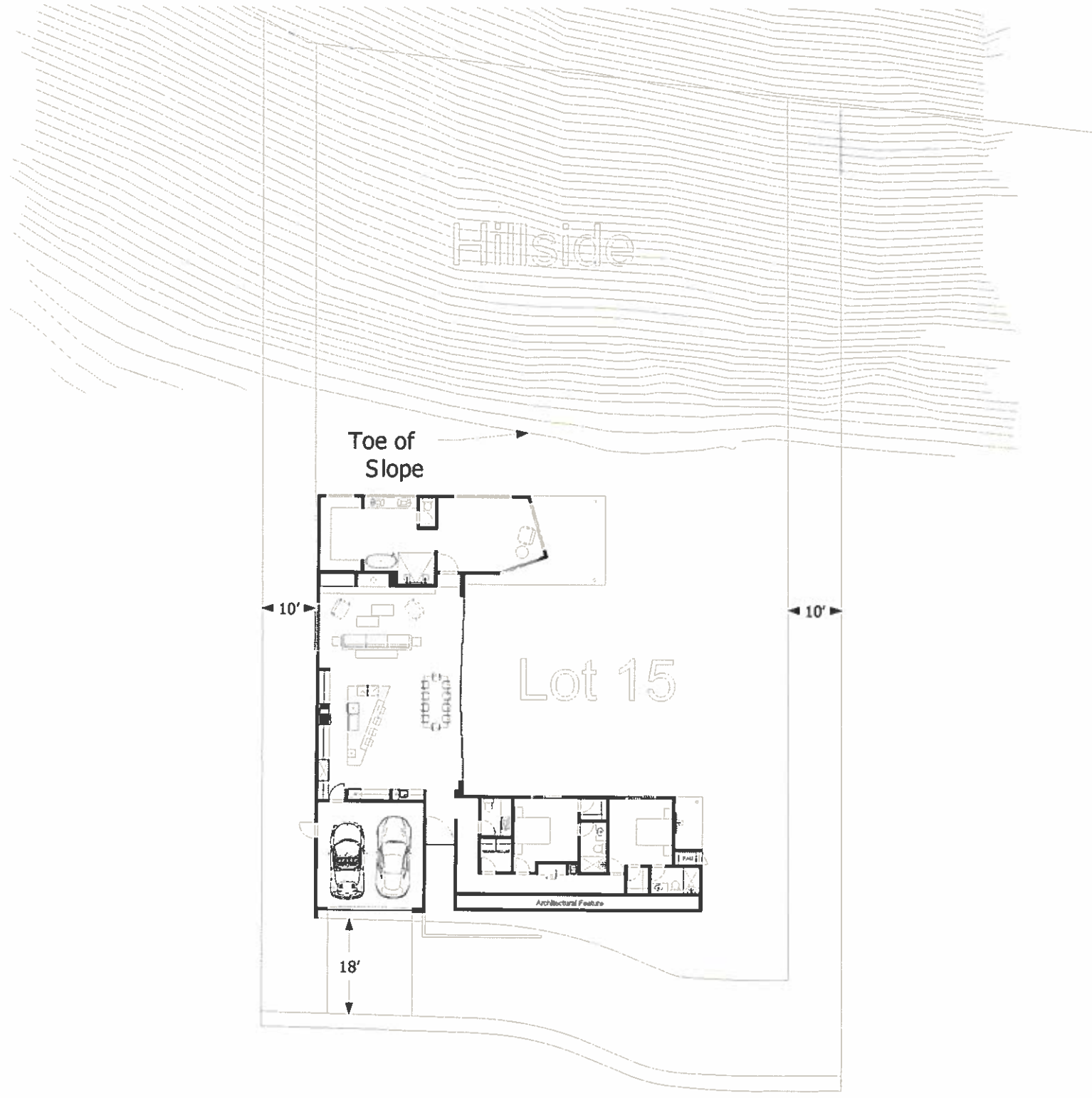
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SAVE DATE	2/24/2022		
DRAWN	Felpa		
SHEET NO.	A1.0		

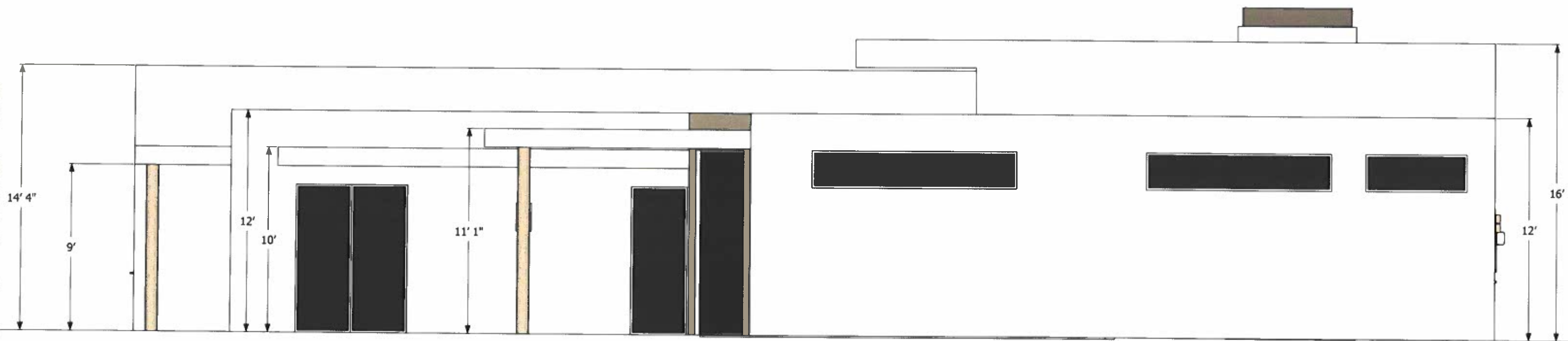
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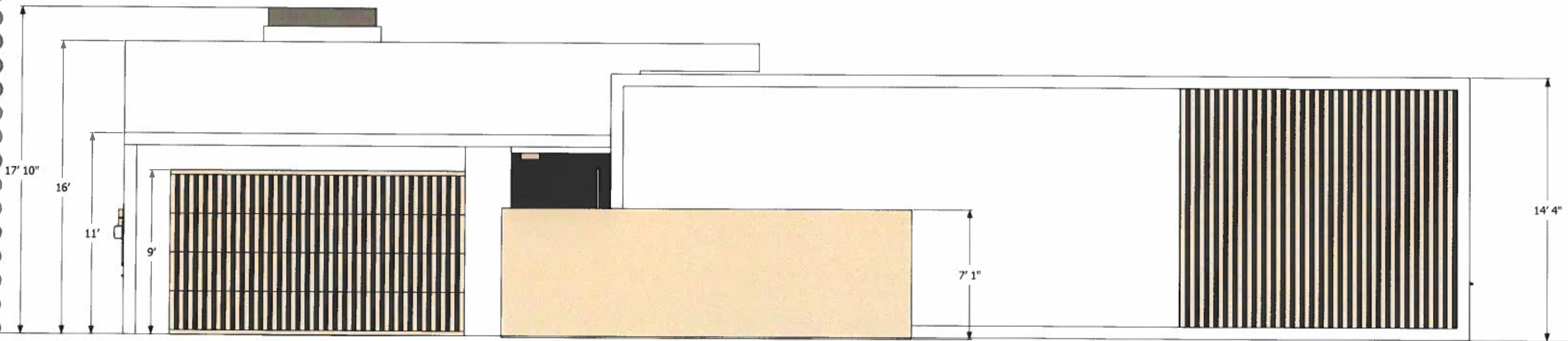


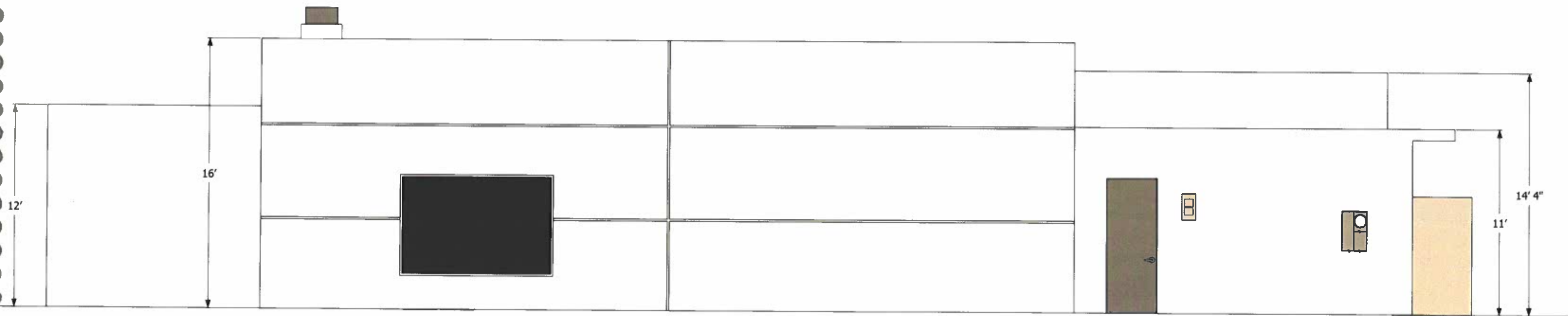


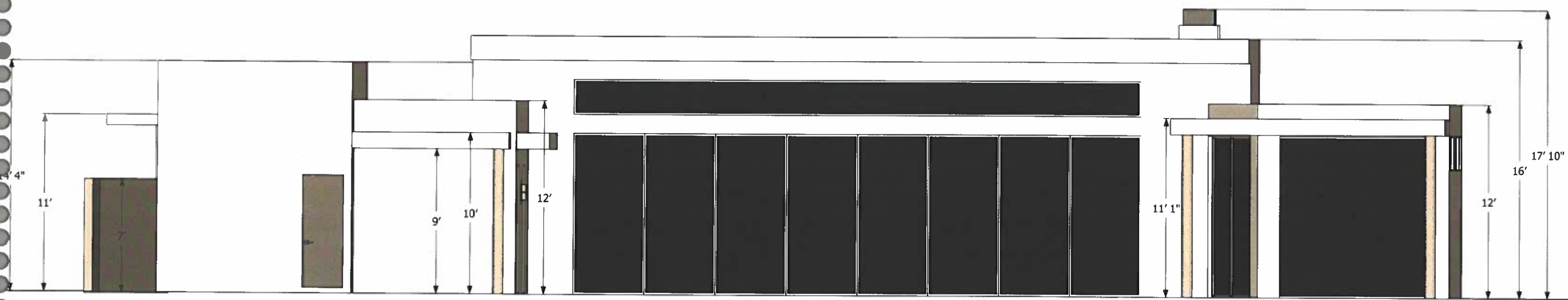




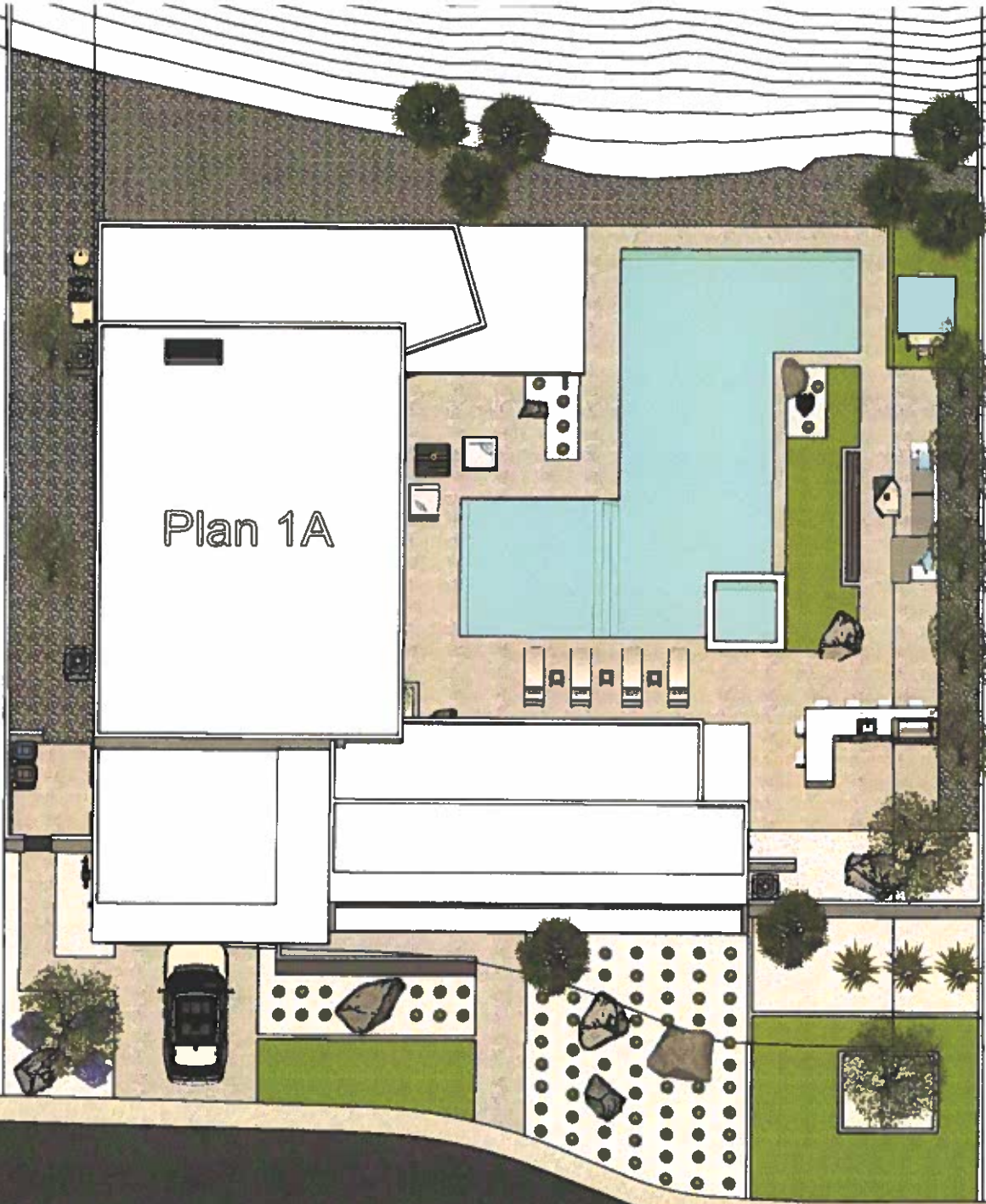

















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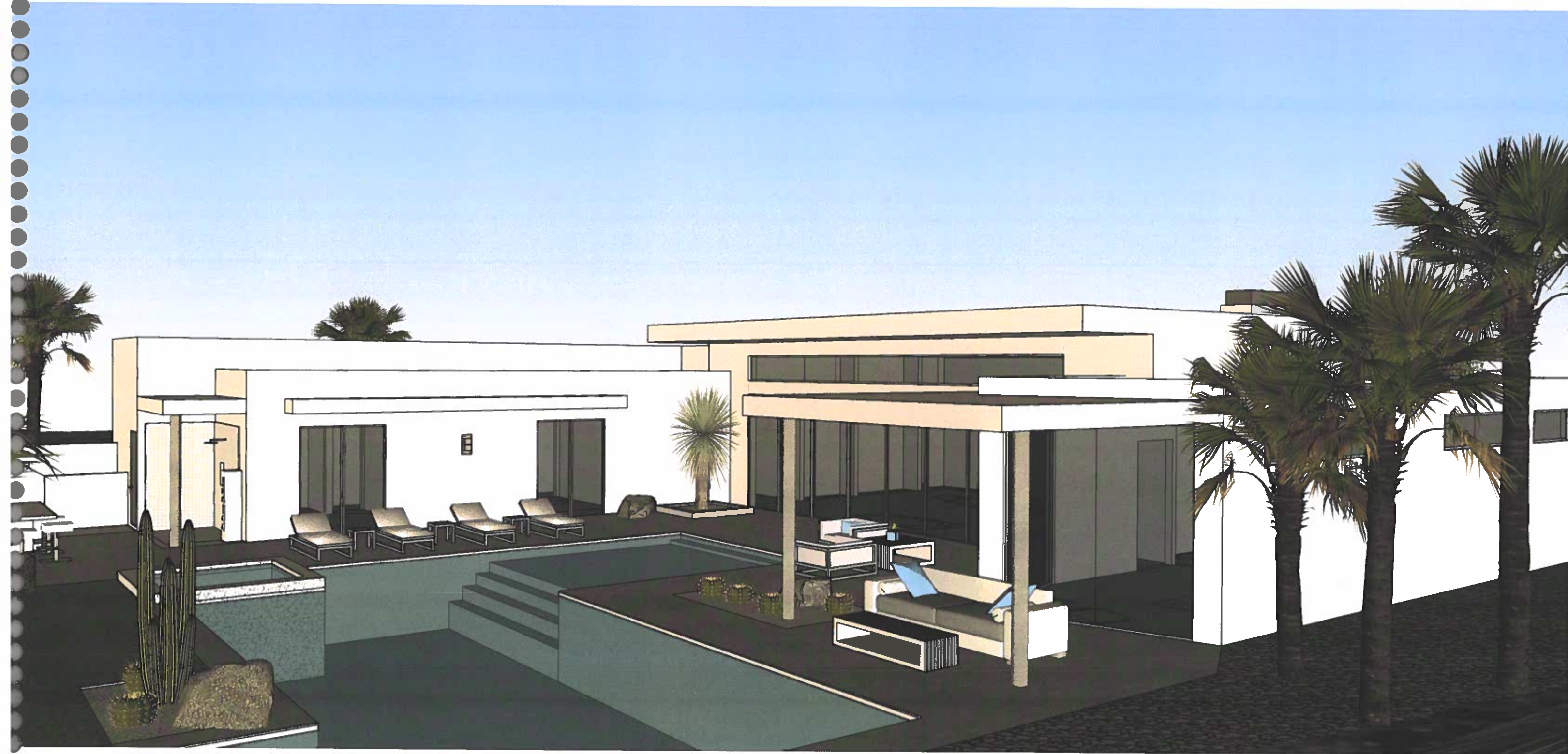


LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf





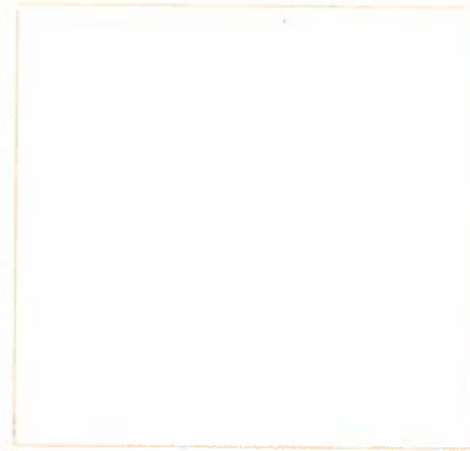


COLOR & MATERIAL BOARD

ONE LAS PALMAS

PLAN 1A

STUCCO



**DUNN EDWARDS
DEW380**

FRONT TEXTURE



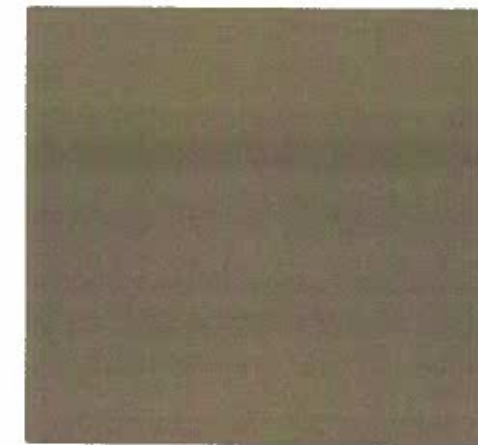
**NATURAL WHITE QUARTZ
STACKED STONE**

METAL ACCENT



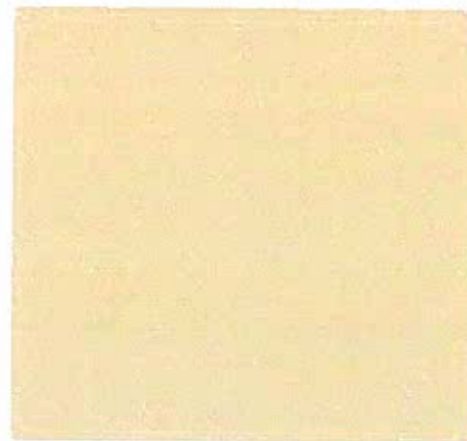
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SILVER ME-150
NON REFLECTIVE**

ACCENT 1



**DUNN EDWARDS
DET626**

ACCENT 2



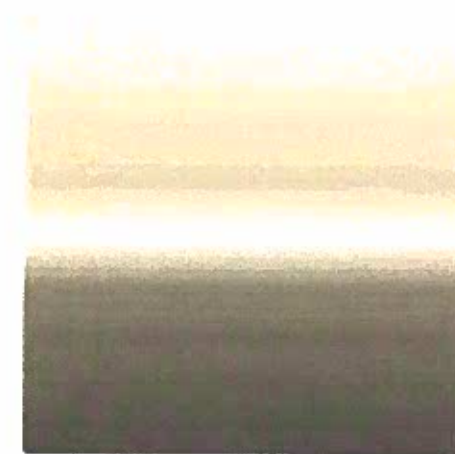
**DUNN EDWARDS
DEC791**

ROOF



**MEMBRANE
COLOR WHITE**

WINDOW FRAME



NATURAL ALUMINUM

CONCRETE

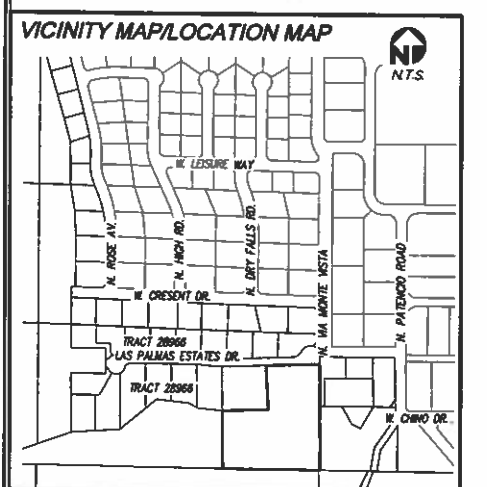


**NATURAL SCORED
WASHED FINISH**

PLAN 1 B

PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
LAND OWNER:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 36706, PUB 246/48-49;
PUBLIC UTILITY PURVEYORS	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-4691
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-874-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH	STREET
SOUTH	MOUNTAIN
EAST	VACANT LOT
WEST	VACANT LOT
FLOOD ZONE	
CURRENT ZONING:	
THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 06025715586, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-021	

PROJECT TEAM	
MECHANICAL ENGINEER: BLADGEN ENGINEERING INC. DARRELL L. ANDERSON, P.E. 45341 11-26 SHIPWELD LANE, SUITE 100 PALM DESERT, CA. 92260 (760) 72-3878 TEL. (760) 72-3878 FAX.	CIVIL ENGINEERING: SANBORN ARCHITECTURE GROUP, INC. ALLEN M. SANBORN, ARCHITECT 71-780 SAN JACINTO DR. BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0600 FAX.
ARCHITECT: ARC-10 CORPORATION WILLIAM L. OYER, P.E. C-0174 1080 BIRCH STREET NEWPORT BEACH, CA. 92640 (949) 261-0000 TEL. (949) 261-0000 FAX.	LANDSCAPE ARCHITECT: TPO INC. TODD K. DOCK, LSA. 2910 5-13 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 72-7811 TEL.
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM DAVIDSON 26 E. FLORIDA AVE. STE. A MIRRET, CA. 92543 (760) 76-5807 TEL. (760) 76-5807 FAX.	PLUMBING ENGINEER: BOLEST CUTARRREZ DESIGN BOLEST CUTARRREZ P.O. BOX 234 PALM DESERT, CA. 92260 (760) 89-1341 TEL.
MECHANICAL / TRV ENGINEER: SCOTT DESIGN & TITLE 24 INC. JON D. SCOTT 14400 VILLAS BLVD. STE. B PALM DESERT, CA. 92260 (760) 300-1780 TEL.	



GENERAL NOTES

- POOL, SPA, BARBEQUE STRUCTURE, GYM BLOCK WALLS AND FIRE PITS WILL BE CONSTRUCTED FOR SEPARATE PERMITS.
- ALL "DIG ALERT" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE FIELD.
- THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATIONS (FOR EDGE OF STREET PAVING IF NO CURBS EXIST) FROM PROPERTY LINES WITH THE PUBLIC WORKS DEPARTMENT.
- SHOULDERS AND WALLS ABOVE BARBITERS WITH SHOULDERS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 8 FEET ABOVE THE FLOOR. (SEE A337.2.1 CMC)
- NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY HIGHLAND-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CMC 362.057 OF EXISTING SURFACE EXPOSURE. CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEE A337.1.1 CMC)
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPLE GLAZING WITH A MINIMUM OF ONE TEMPERED FRAME GLASS BLOCK UNIT, HAVE A FIRE RESISTANCE RATING OF 30 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 253 OR MEET REQUIREMENTS OF SPM 12-7A-2. (SEE A337.2.1 CMC)
- EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIRE-RESISTANT MATERIAL, HEAVY RUBBER, LOW LOSS CONSTRUCTION, SAND LAMBER OR BLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM DIMENSION OF 4 INCHES OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SPM 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEE A337.2.1 CMC)
- EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIRE-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SPM 12-7A3 OR ASTM E2607 (SEE A337.2.6 CMC)
- PROVIDE WATER RESISTANT BARRIER AT EXTERIOR WALLS PER (SEE A337.2.6 CMC)
- CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER. (SEE 10-103 CMC)
- PROVIDE WEBS REESTERED ENERGY COMPLIANCE FORMS. (SEE 10-103 CMC)
- EACH ROOM MUST HAVE AN EXHAUST FAN EXHAUST TO THE OUTSIDE WITH A MINIMUM VELOCITY RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (SEE 10-103 CMC)
- THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNLOCKED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIRE-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION A337.2.4 CMC)
- EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR FIRE-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/4" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED ACCORDING TO NFPA 253 OR MEET THE REQUIREMENTS OF SPM-7A-1. (SUB-SECTION A337.2.4 CMC)

GREEN BUILDING STANDARDS

- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PREPARED AND APPROVED BY THE CITY ENGINEER THAT SHOWS THE CHANNELS AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT. CMC 4.408.1.
- A MINIMUM OF 2% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CMC 4.408.1.
- THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CMC 4.408.1.
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. CMC 4.504.1.
- VOCS MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.4 FOR ADHESIVES, PAINTS AND COATINGS, CARPETS AND COMPOSITION WOOD PRODUCTS. CMC 4.504.3.
- EXTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT PER CMC SECTION 4.508.2.1. ITEM 3. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A WATER BARRIER IN DIRECT CONTACT WITH CONCRETE. WITH CONCRETE NOT EXCEEDING 18" THICKNESS, REINFORCEMENT AND CURING SHALL BE USED.
- THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED THIS BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE DETERMINATION MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CMC 4.508.2.3.
- PRIOR TO FINAL APPROVAL OF THE BUILDING, THE LOCKED CONTRACTOR, ARCHITECT OR ENGINEER RESPONSIBLE CHANGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARD COMPLIANCE FORM AND ONE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

GOVERNING CODES

- THIS PROJECT SHALL COMPLY WITH THE 2018 CALIFORNIA RESIDENTIAL CODE (CMC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC), AND CALIFORNIA ENERGY CODE (CEC) SECTION 908.1.1 (C)

FIRE DEPARTMENT PLAN CHECK NOTES

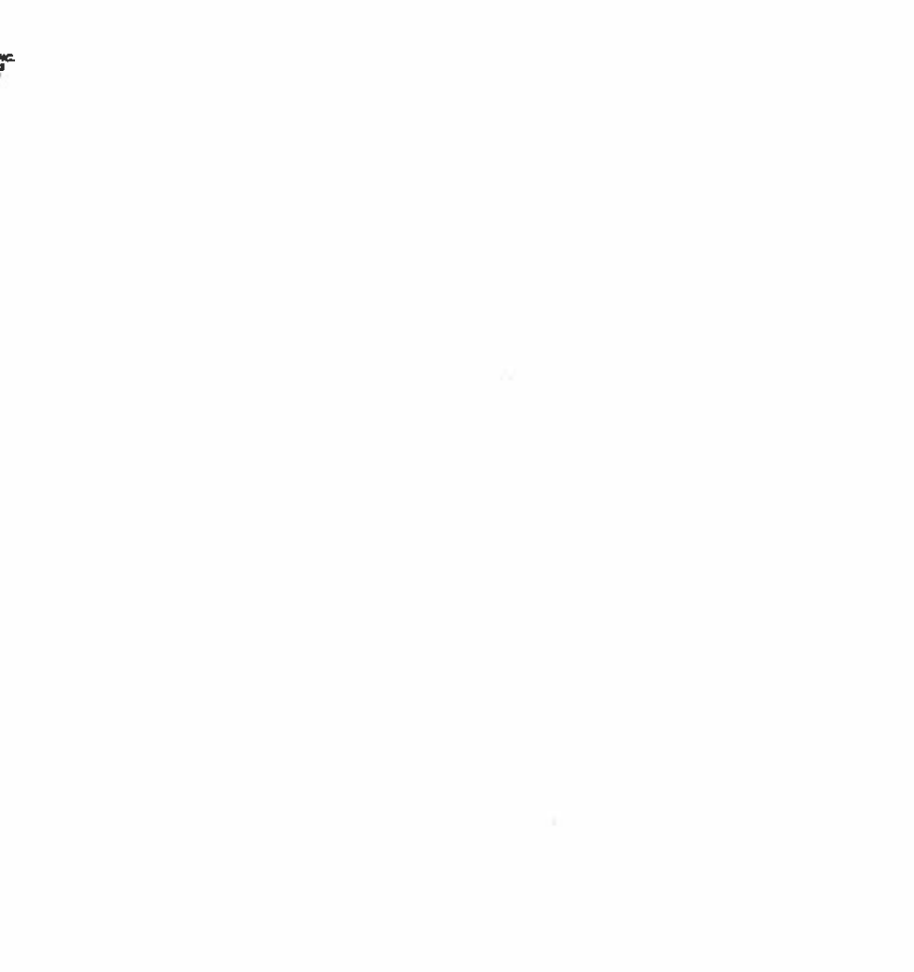
- DEFERRED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.

PROJECT SCOPE

MAIN RESIDENCE, MAIN 2 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING WALLS/CEILING, BRICK 6 FEET TALL & AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR SEPARATE PERMIT.

CALL "DIG ALERT" LOCATOR SERVICE

EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE, SEWER, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WITHIN THE EASEMENT SHOULD BE CONFIRMED IN THE FIELD WITH A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



LAS PALMAS ESTATES DRIVE

ALLEN M. SANBORN
ARCHITECT

ALLEN M. SANBORN
ARCHITECT
LICENSED ARCHITECT
ALLEN M. SANBORN
OP. 12/24/2003
STATE OF CALIFORNIA

71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

PROJECT TITLE:
ONE LAS PALMAS
ONE LAS PALMAS, LLC

PALM SPRINGS, CA.

SHEET TITLE:
TYPICAL
SITE PLAN

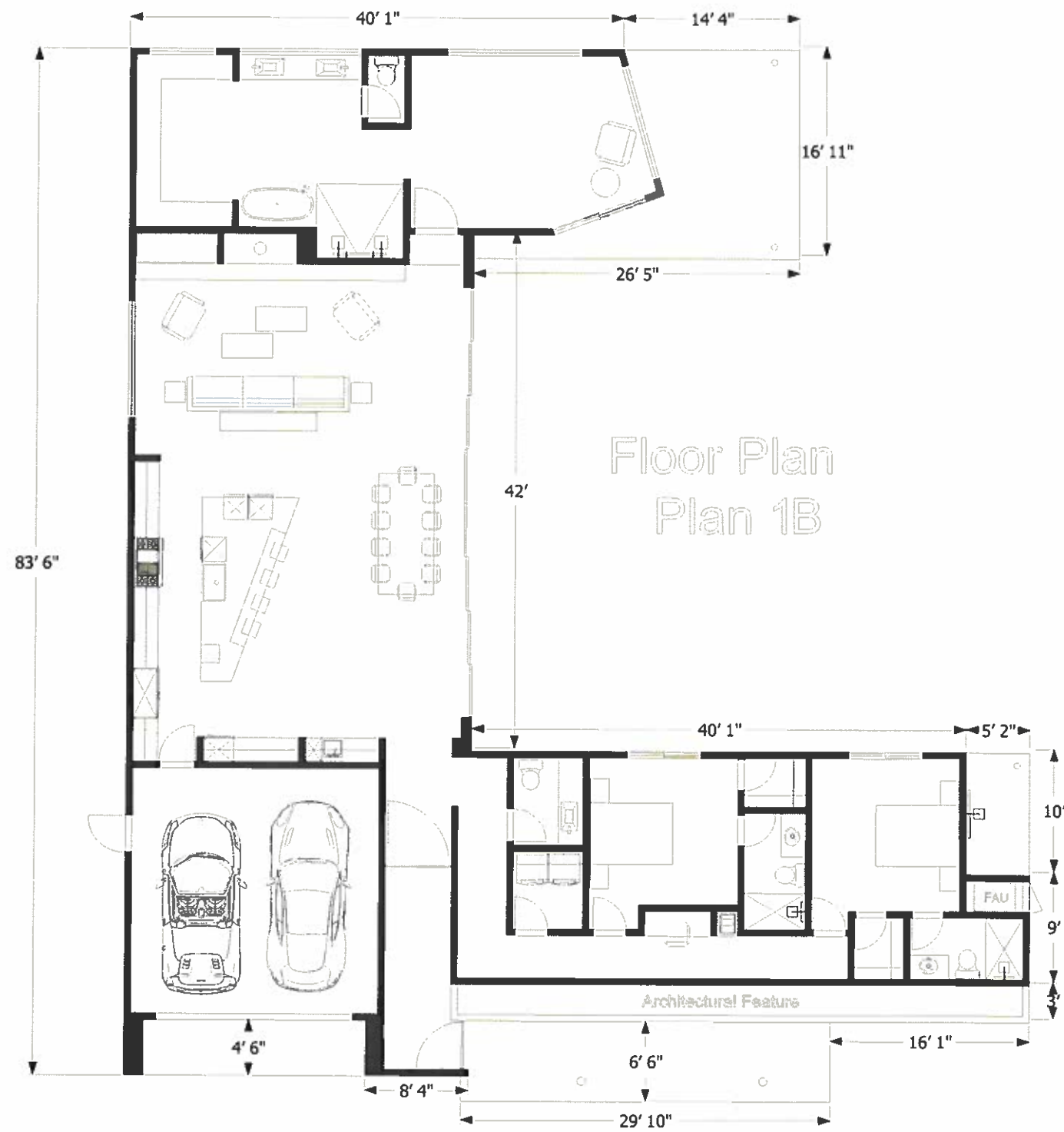
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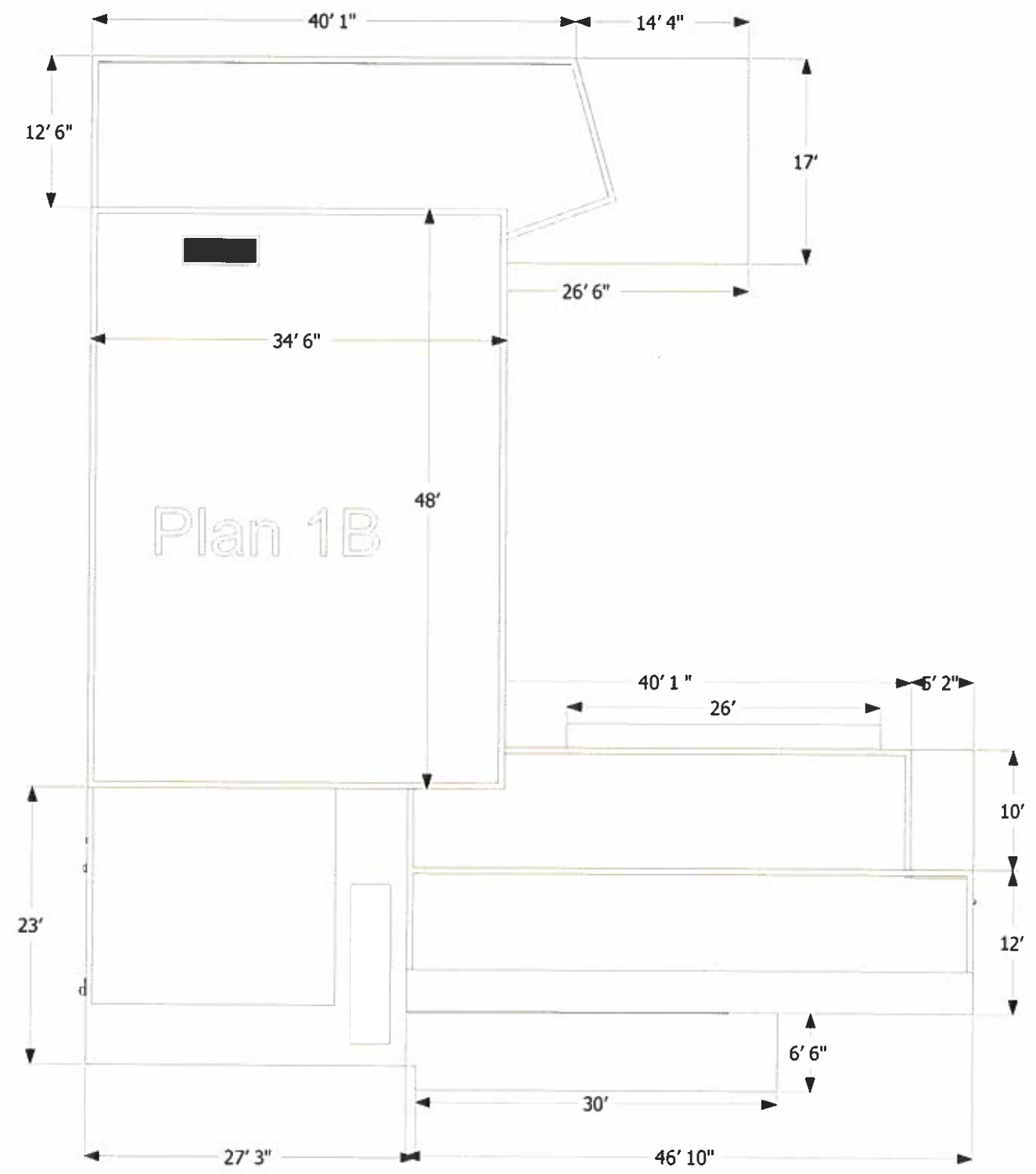
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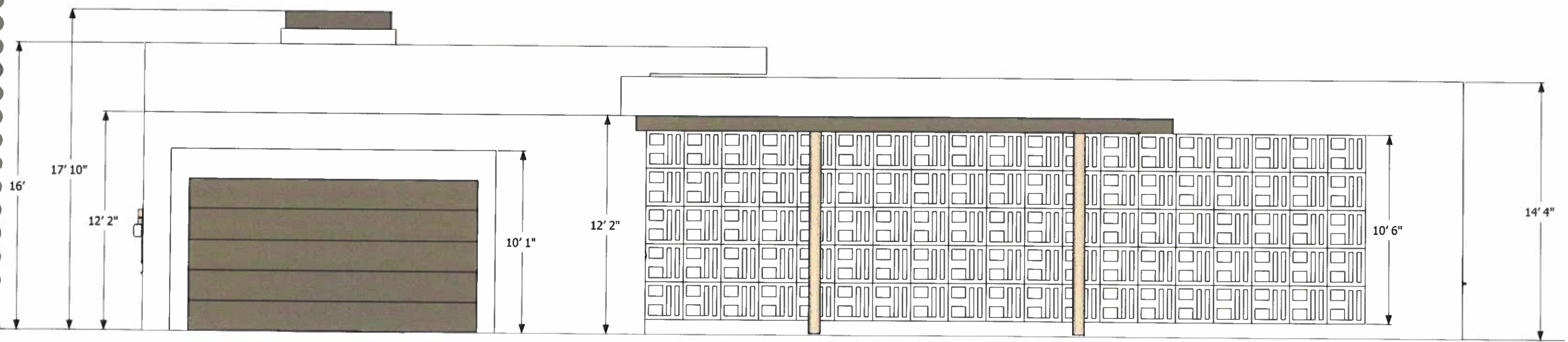
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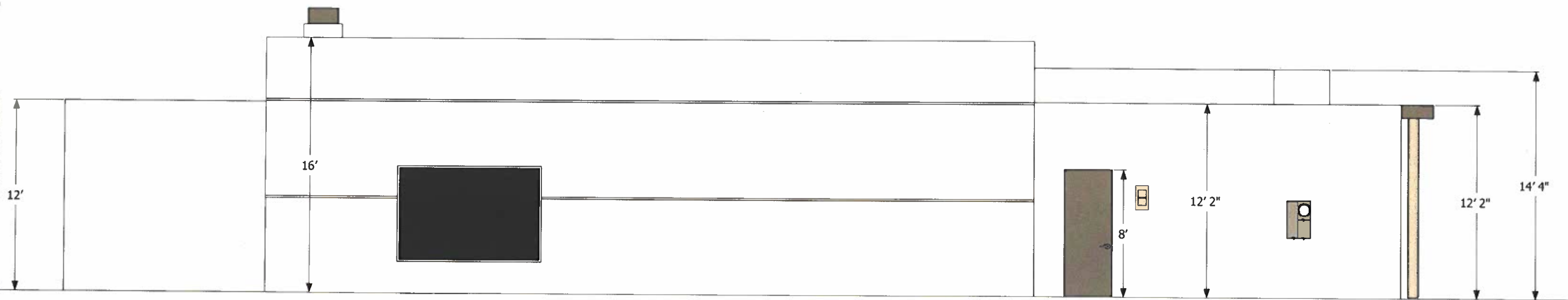
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SAVE DATE 2/24/2022
DRAWN Felipe
SHEET NO.

A1.0

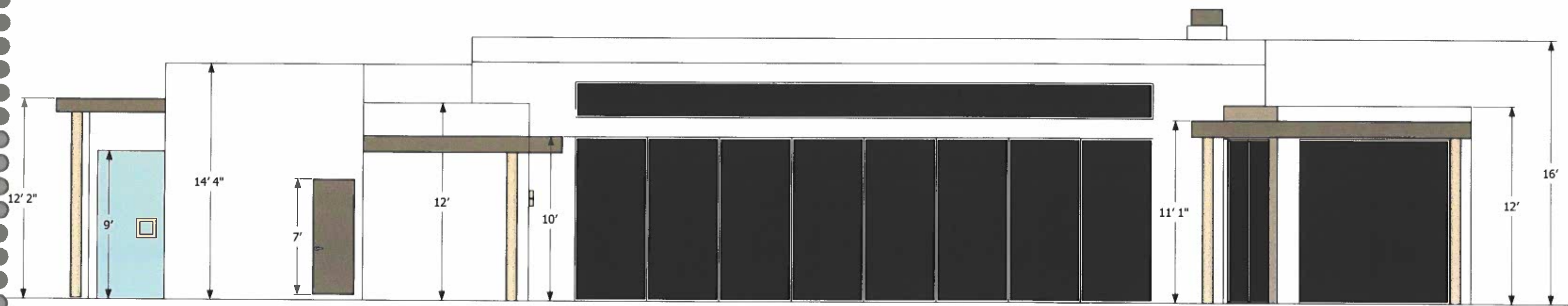








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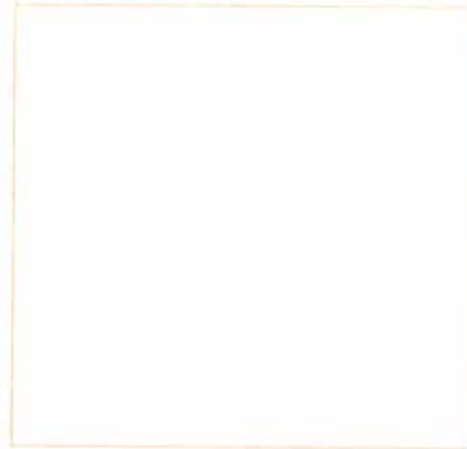


COLOR & MATERIAL BOARD

ONE LAS PALMAS

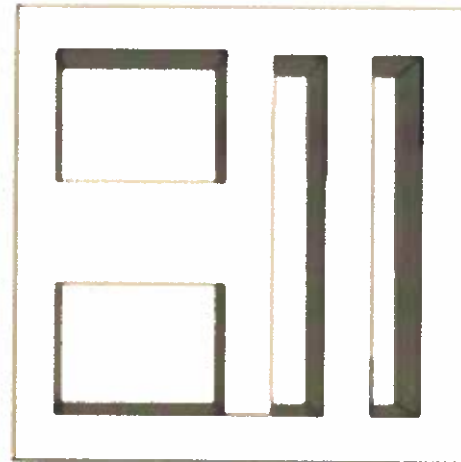
PLAN 1B

STUCCO



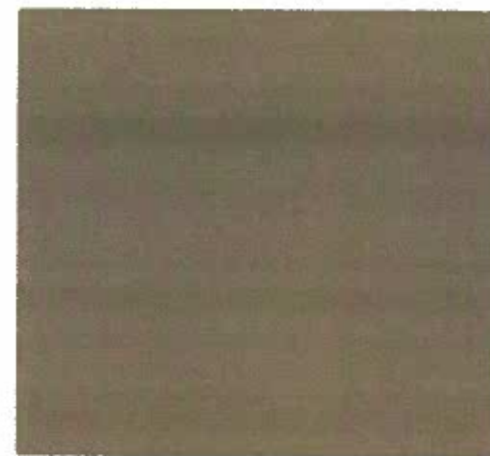
DUNN EDWARDS
DEW380

FRONT TEXTURE



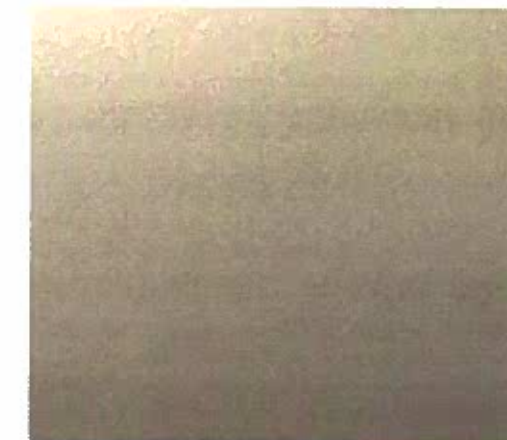
BREEZE BLOCK
PAINTED DEW380

ACCENT



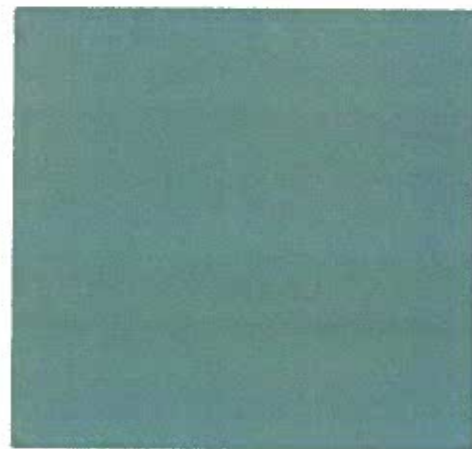
DUNN EDWARDS
DET626

COLUMNS



MODERN MASTERS
SILVER ME-150
NON REFLECTIVE

FRONT GATE



DUNN EDWARDS
DE5753

ROOF



MEMBRANE
COLOR WHITE

WINDOW FRAME



NATURAL ALUMINUM

CONCRETE

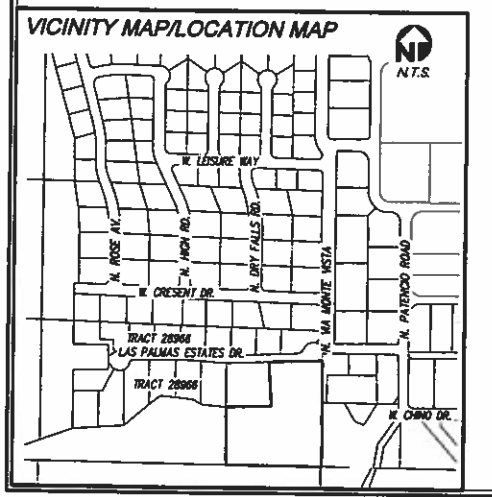


NATURAL SCORED
WASHED FINISH

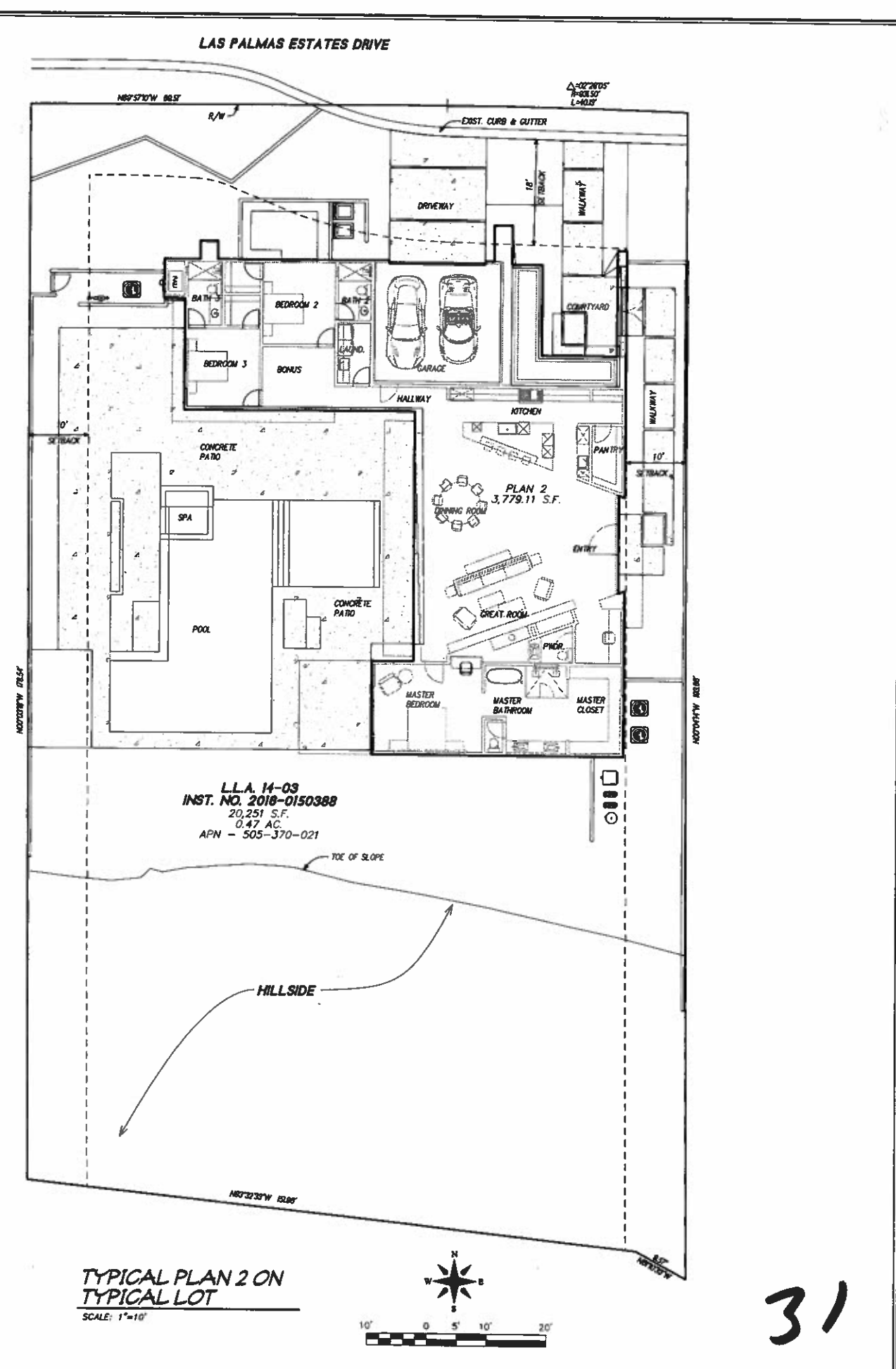
PLAN 2A

PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1478
LAND OWNER:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1478
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 36706, PMB 246/48-49;
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-4691
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH:	STREET
SOUTH:	MOUNTAIN
EAST:	VACANT LOT
WEST:	VACANT LOT
FLOOD ZONE	
CURRENT ZONING:	
THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL D802571558G, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-021	

PROJECT TEAM	
GEOTECHNICAL ENGINEER: SLADDEN ENGINEERING INC. BRETT L. ANDERSON, P.E. 48341 1705 SHIELDS LANE, SUITE 100 PALM DESERT, CA. 92260 (760) 752-8943 TEL. (760) 752-8946 FAX.	CIVIL ENGINEERING: SANBORN ARCHITECTURE GROUP, INC. ALLEN M. SANBORN, ARCHITECT 71-780 SAN JACINTO DR., SUITE E-1 RANCHO MIRAGE, CA. 92270 (949) 478-1478 TEL. (949) 478-1478 FAX.
ARCHITECT: ARC-ID CORPORATION WILLIAM J. OBERDIE, P.A. C-12116 808 BIRCH & TREES NORFOLK BEACH, CA. 92440 (949) 240-8000 TEL. (949) 80-8044 FAX.	LANDSCAPE ARCHITECT: TCD INC. THOMAS K. DOCK, LEA. 2330 1875 SAN JACINTO DR., SUITE C RANCHO MIRAGE, CA. 92270 (760) 74-7818 TEL.
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM DAVIDSON 225 E. FLORIDA AVE. STE. A MERRIT, CA. 92643 (714) 764-0200 TEL. (714) 764-8822 FAX.	PLUMBING ENGINEER: ROBERT GUTIERREZ DESIGN 88-00021900 P.O. BOX 124 PALM DESERT, CA. 92260 (760) 88-1348 TEL.
MECHANICAL & TBA ENGINEER: SCOTT DESIGN & TITLE JON D. SCOTT 11408 VILLAS WAY, STE. B PALM DESERT, CA. 92260 (760) 500-4760 TEL.	



- ### GENERAL NOTES
- POOL, SPA, BARBECUE STRUCTURE, CONCRETE WALLS AND FIVE PYS, WILL BE CONSTRUCTED FOR SEPARATE PERMITS.
 - ALL "ON EQUAL" SUBMITTALS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL, PRIOR TO INSTALLATION OF THE ITEM.
 - THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE NOTIFICATION OF EXISTING UTILITIES (CONCRETE OR STEEL) PRIOR TO EXCAVATION (NO CURBS EXIST) FROM PROPERTY LINES) WITH THE PUBLIC WORKS DEPARTMENT.
 - SHOWERS AND WALLS ABOVE BARBERS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-SLIP SURFACE TO A HEIGHT NO LESS THAN 4 FEET ABOVE THE FLOOR. (SEE 8337.2.0 CMC)
 - NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY INLAND-URBAN INTERFACE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CALIF. SEC. 8337.2.0 EXTERIOR WALLS, CERTAIN DETACHED ACCESSORY BUILDINGS AND CHIMNEY. (SEE 8337.1.0 CMC)
 - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLASSING WITH A MINIMUM OF ONE TEMPERED PANE GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET REQUIREMENTS OF 919-12-7A-2. (SEE 8337.1.1 CMC)
 - EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NONTOXIC-RESISTANT MATERIAL, HEAVY BUISS, LOG WALL CONSTRUCTION, SAWN LUMBER OR GLE-LAMINATED WOOD WITH THE SMALLEST MINIMUM DIMENSION OF 4 INCHES OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD 919-12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEE 8337.2.0 CMC) FOR EXEMPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
 - EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NONTOXIC-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY, OR HAVE THE HORIZONTAL UNDOOR MEET THE PERFORMANCE CRITERIA OF 919-12-7A-3 OR ASTM C2857 (SEE 8337.2.0 CMC)
 - PROVIDE WATER RESISTANT BARRIER AT EXTERIOR WALLS PER (SEE 8337.2.6 CMC)
 - CONFIRMANCE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER. (SEE 10-103 CAC)
 - PROVIDE MEASUREMENT ENERGY COMPLIANCE FORMS. (SEE 10-103 CAC)
 - EACH KITCHEN SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO AIRFLOW STANDARD 42.2 TABLE 7.1. (SEE 10029 CMC)
 - THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NONTOXIC-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION 8337.2.0 CMC)
 - EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR NONTOXIC-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STEELS AND RAILS NOT LESS THAN 1-1/2" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR MEET THE REQUIREMENTS OF 919-12-7A-1. (SUB-SECTION 8337.2.0 CMC)
- ### GREEN BUILDING STANDARDS
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE DRAINAGE AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION PERMITS THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER. MUST BE SIGNED PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT. (SEE 4.408.1)
 - A MINIMUM OF 60% OF CONSTRUCTION WASTE IS TO BE RECYCLED. (SEE 4.408.1)
 - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL (CONTAINING INFORMATION FOR MAINTENANCE APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (SEE 4.410.1)
 - DURING CONSTRUCTION, DUES OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. (SEE 4.504.1)
 - JOIST MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.4, 4.504.5, 4.504.6 AND 4.504.7 FOR ADHESIVE JOINTS AND COATINGS, CARPETS AND COMPOSITION WOOD PRODUCTS. (SEE 4.504.2)
 - INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT PER CALIF. SECTION 4.504.2.1, ITEM 3. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURING SHALL BE USED.
 - THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 NETWORK SPECIFIED BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE NETWORKS MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE NETWORKS LISTED IN CALIF. SECTION 4.504.3
 - PRIOR TO FINAL APPROVAL OF THE BUILDING LICENSED CONTRACTOR, ARCHITECT OR ENGINEER RESPONSIBLE CHANGE OF THE ORIGINAL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND ONE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
- ### GOVERNING CODES
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS), AND CALIFORNIA ENERGY CODE (CEC), SECTION 1106.11 CMC
- ### FIRE DEPARTMENT PLAN CHECK NOTES
- DEFERRED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.
- ### PROJECT SCOPE
- MAIN RESIDENCE, MAIN 2 CAR GARAGE, CONCRETE PATIO, MECHANICAL, ELECTRICAL AND PLUMBING WALLS/CEILING LINER 8 FEET TALL & AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR SEPARATE PERMITS.
- ### CALL 'DIG ALERT' LOCATOR SERVICE
- EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE, SEWER, GAS LINE AND WATER LINE LOCATION OF THESE UTILITIES WITHIN THE LOT SHOULD BE CONFIRMED IN THE FIELD WITH A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



ALLEN M. SANBORN ARCHITECT

11-180 SAN JACINTO DR.
BLDG. 1E-1
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0100
FAX (760) 423-0103

PROJECT TITLE:
ONE LAS PALMAS
ONE LAS PALMAS, LLC

PALM SPRINGS, CA.

SHEET TITLE:
TYPICAL
SITE PLAN

REVISIONS

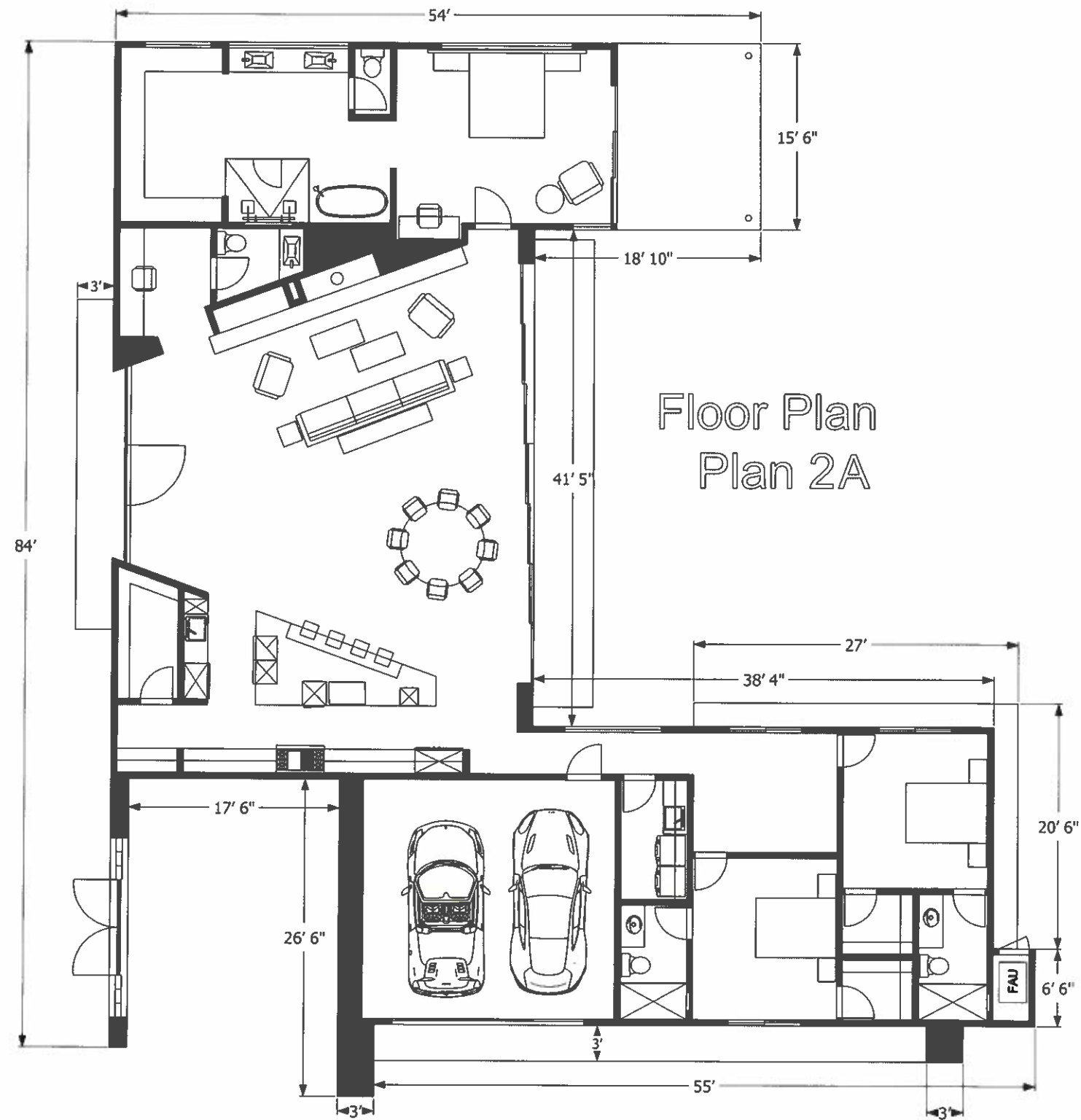
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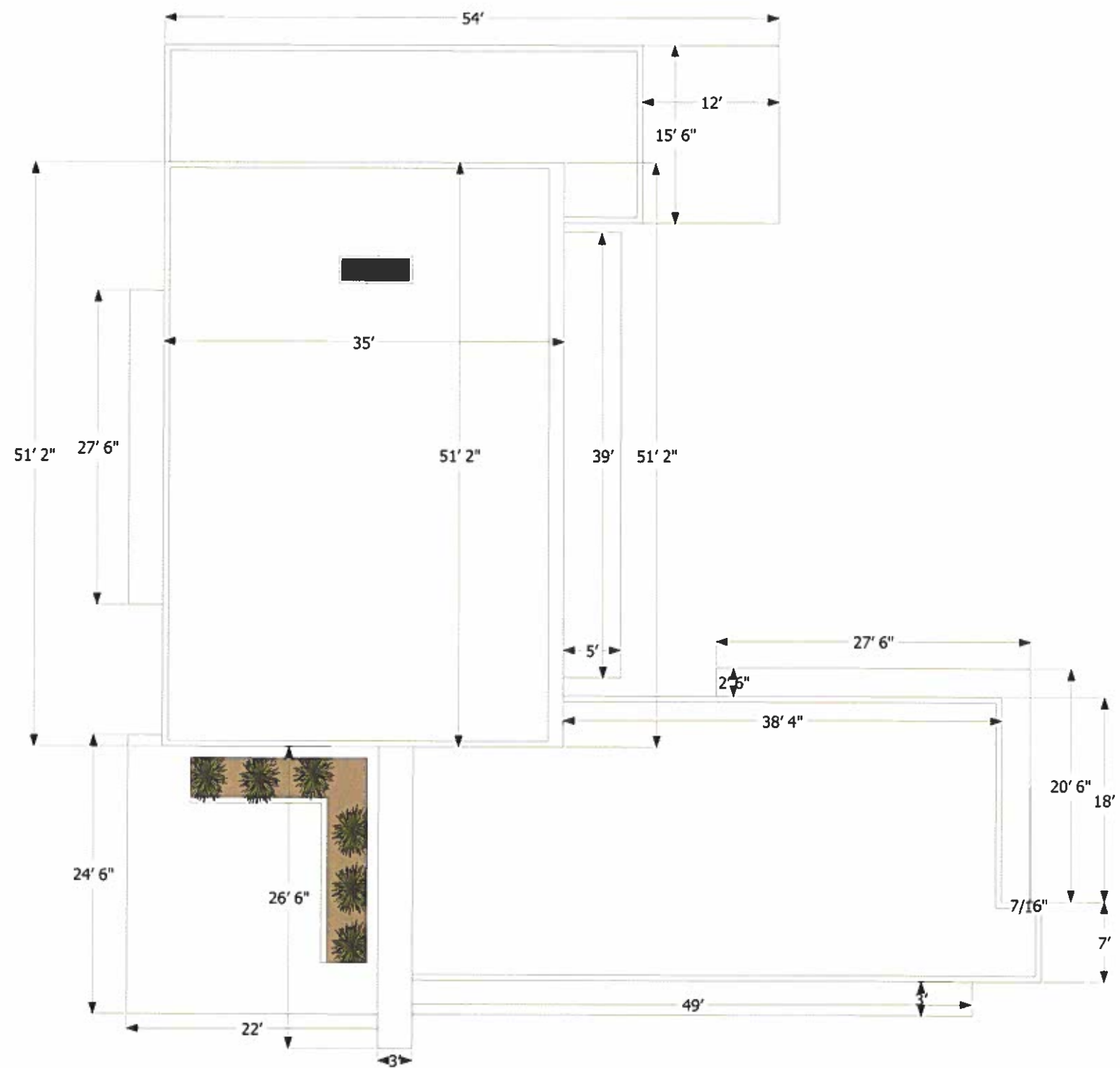
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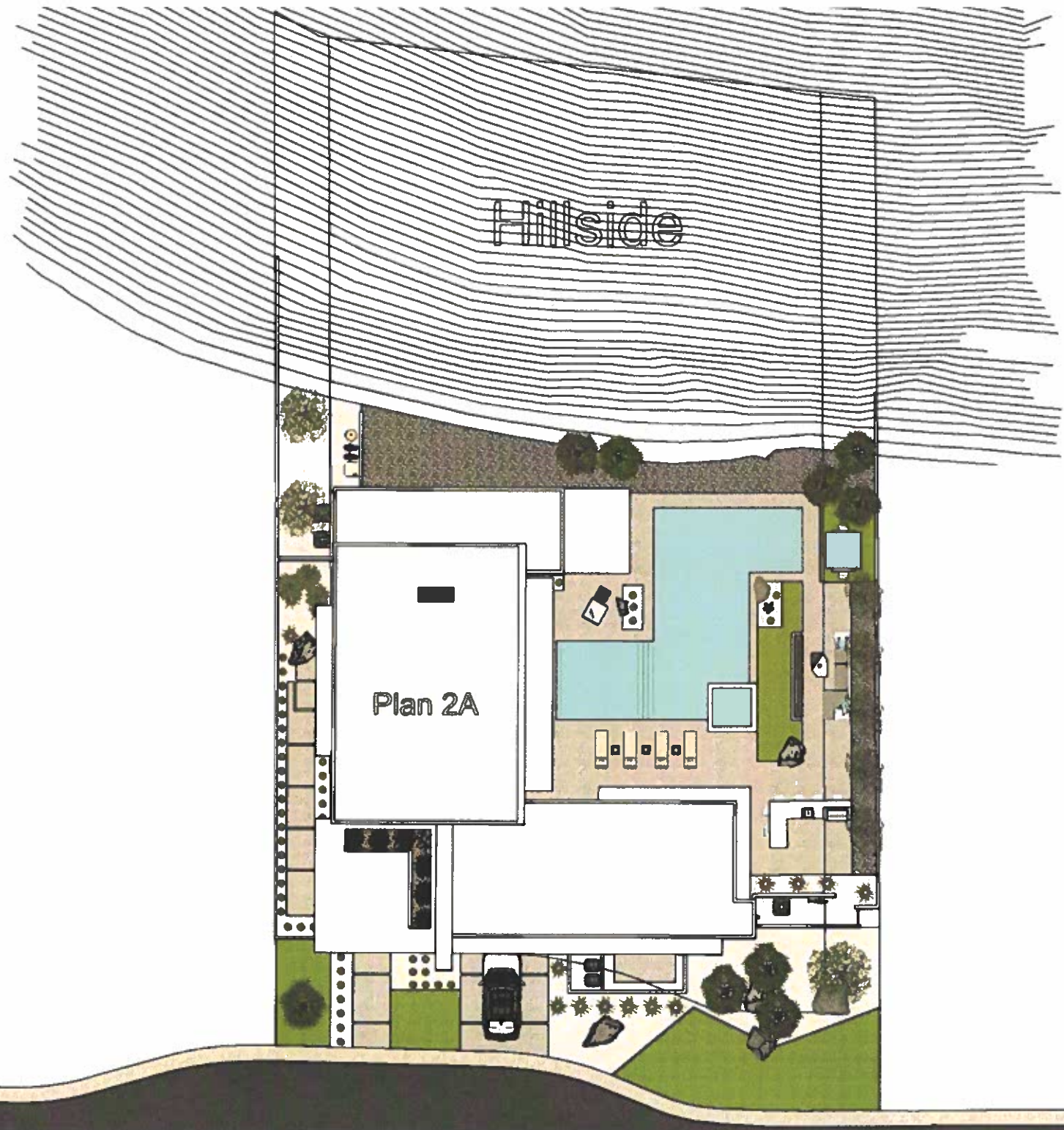
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SAVE DATE 2/21/2022
DRAWN Felipe
SHEET NO.

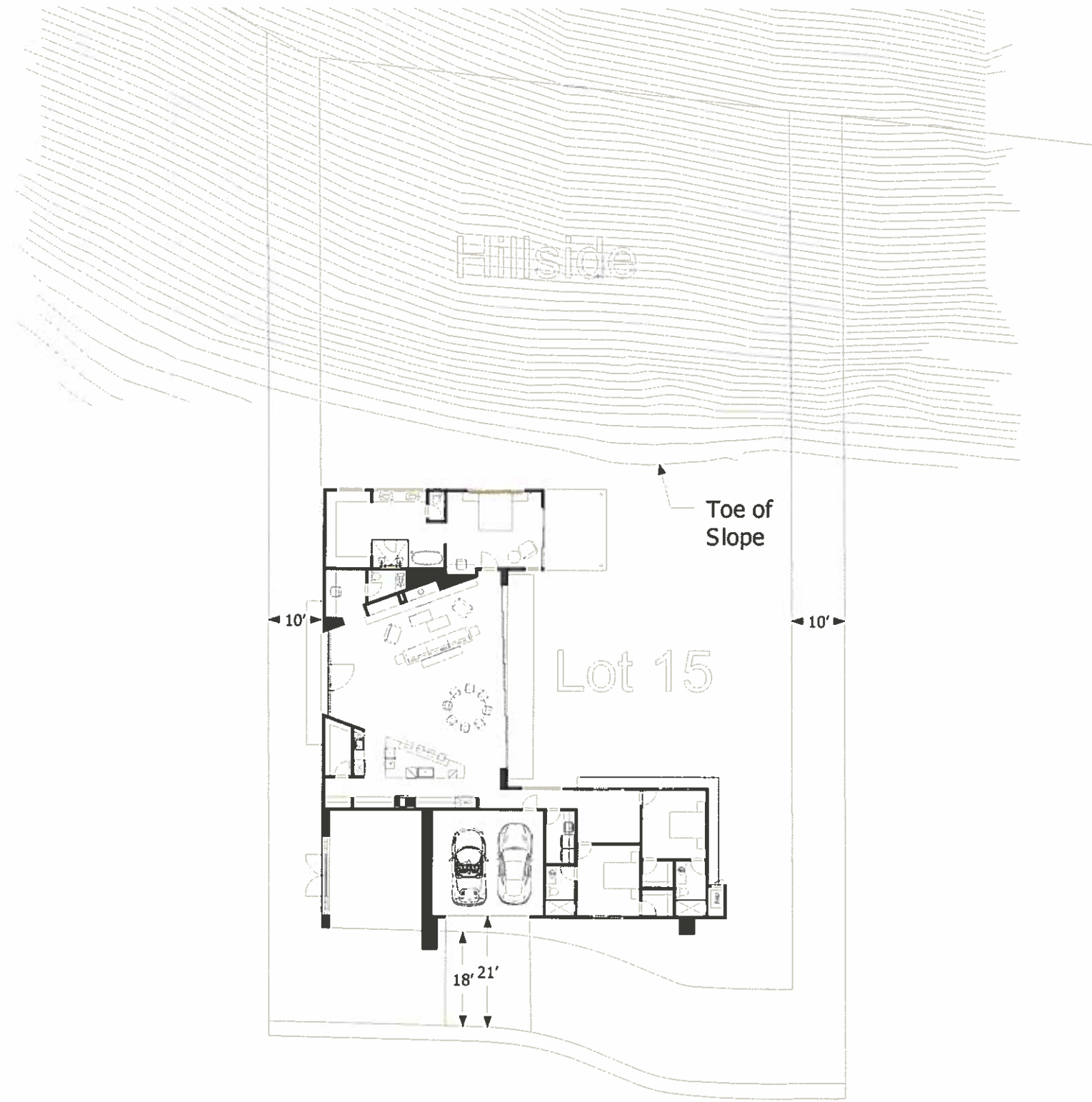
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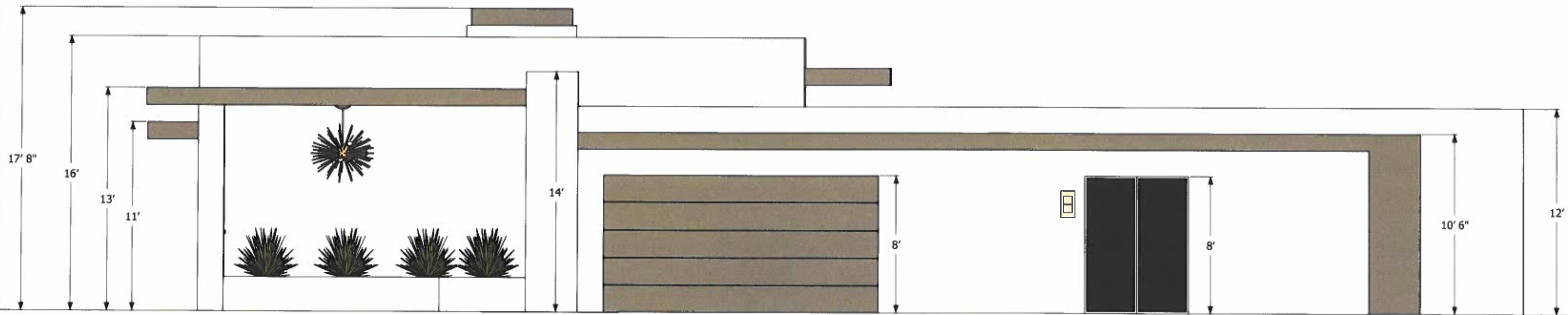


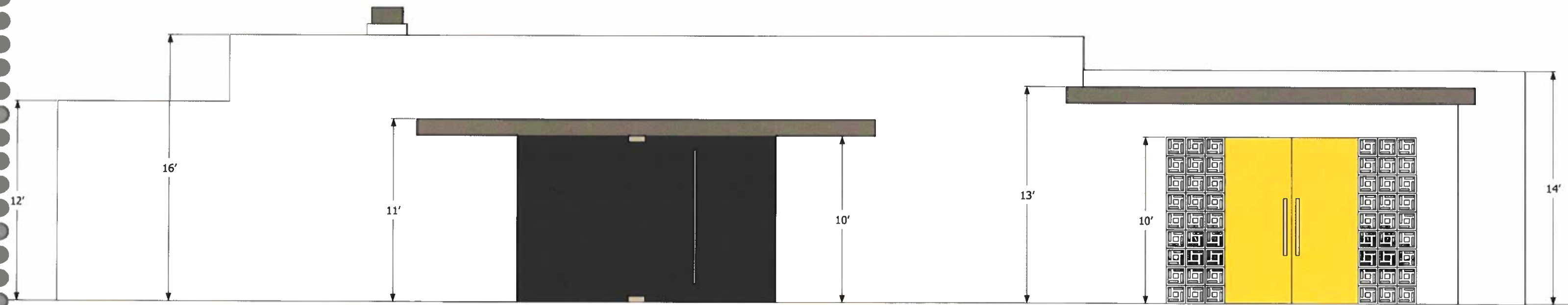


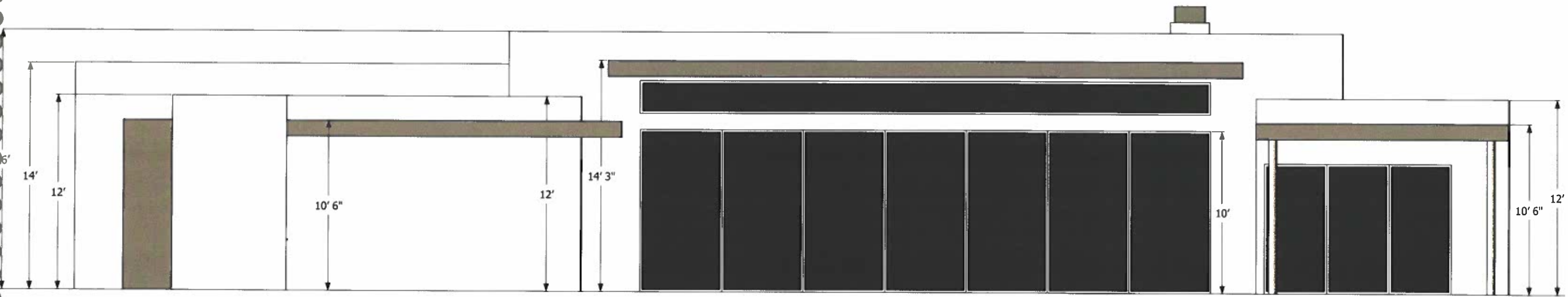


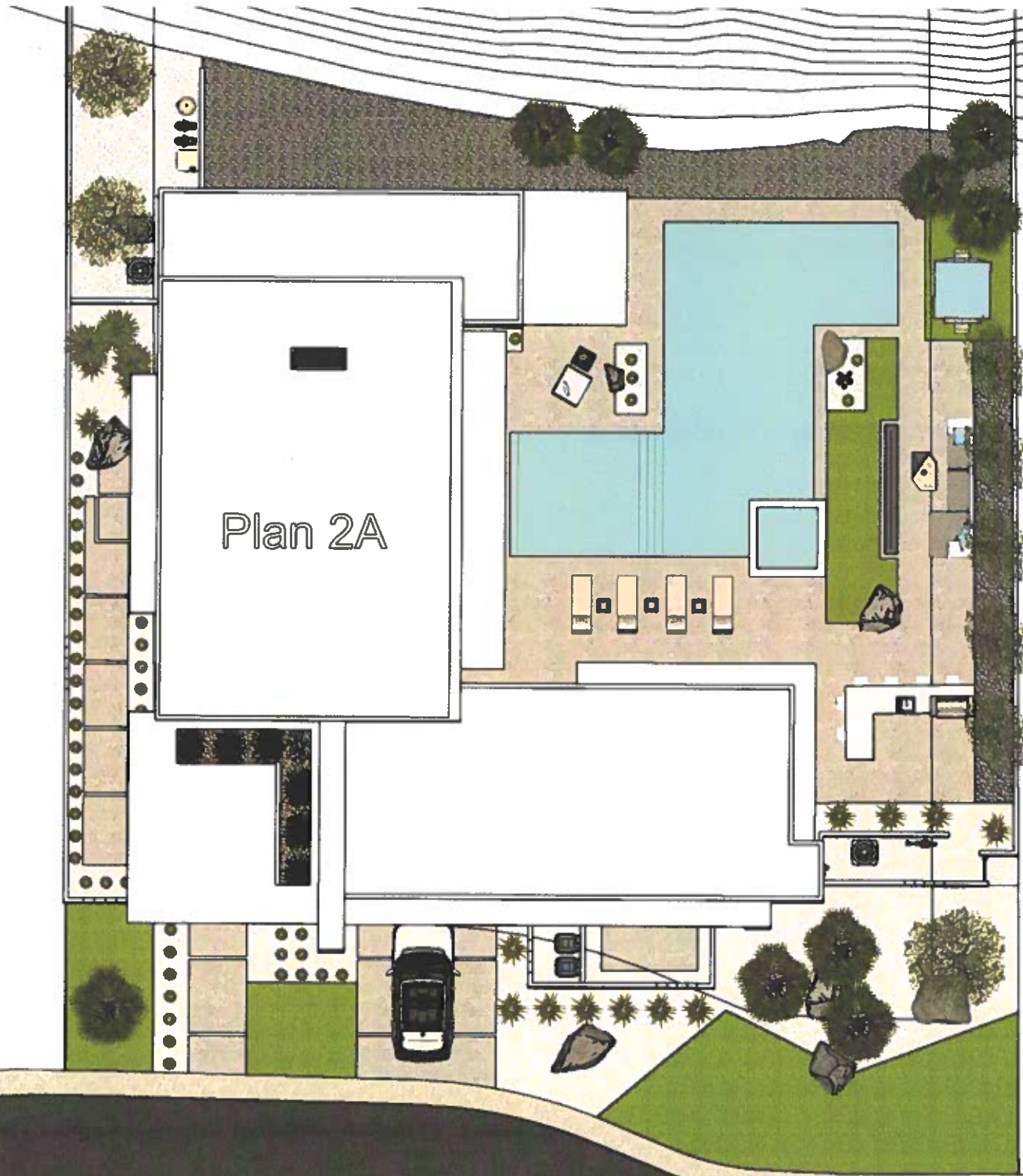





















LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf







COLOR & MATERIAL BOARD

ONE LAS PALMAS

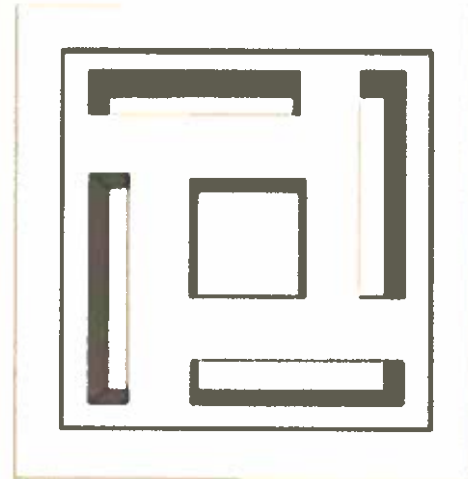
PLAN 2A

STUCCO



**DUNN EDWARDS
DEW380**

FRONT TEXTURE



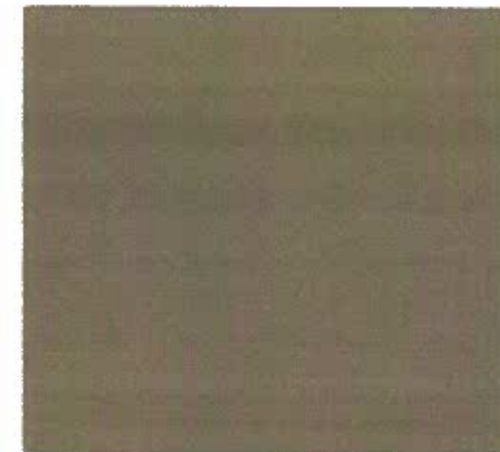
**BREEZE BLOCK
PAINTED DEW380**

TEXTURE 2



**MASONRY STACK STONE
NITTERHOUSE WHITE**

ACCENT



**DUNN EDWARDS
DET626**

FRONT GATE



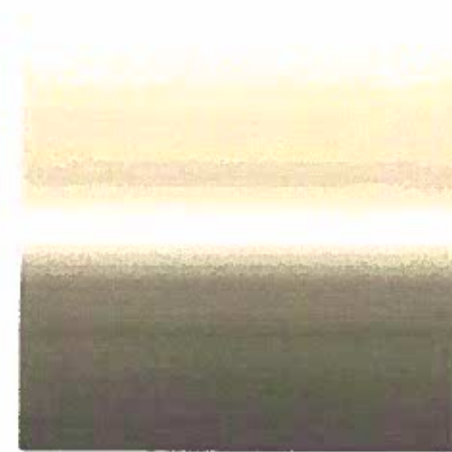
**DUNN EDWARDS
DE5290**

ROOF



**MEMBRANE
COLOR WHITE**

WINDOW FRAME



NATURAL ALUMINUM

CONCRETE

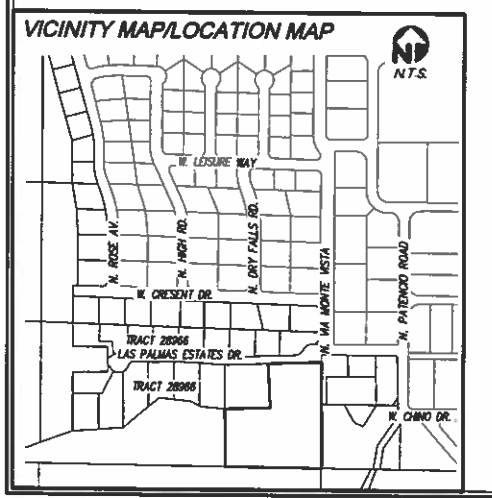


**NATURAL SCORED
WASHED FINISH**

PLAN 2B

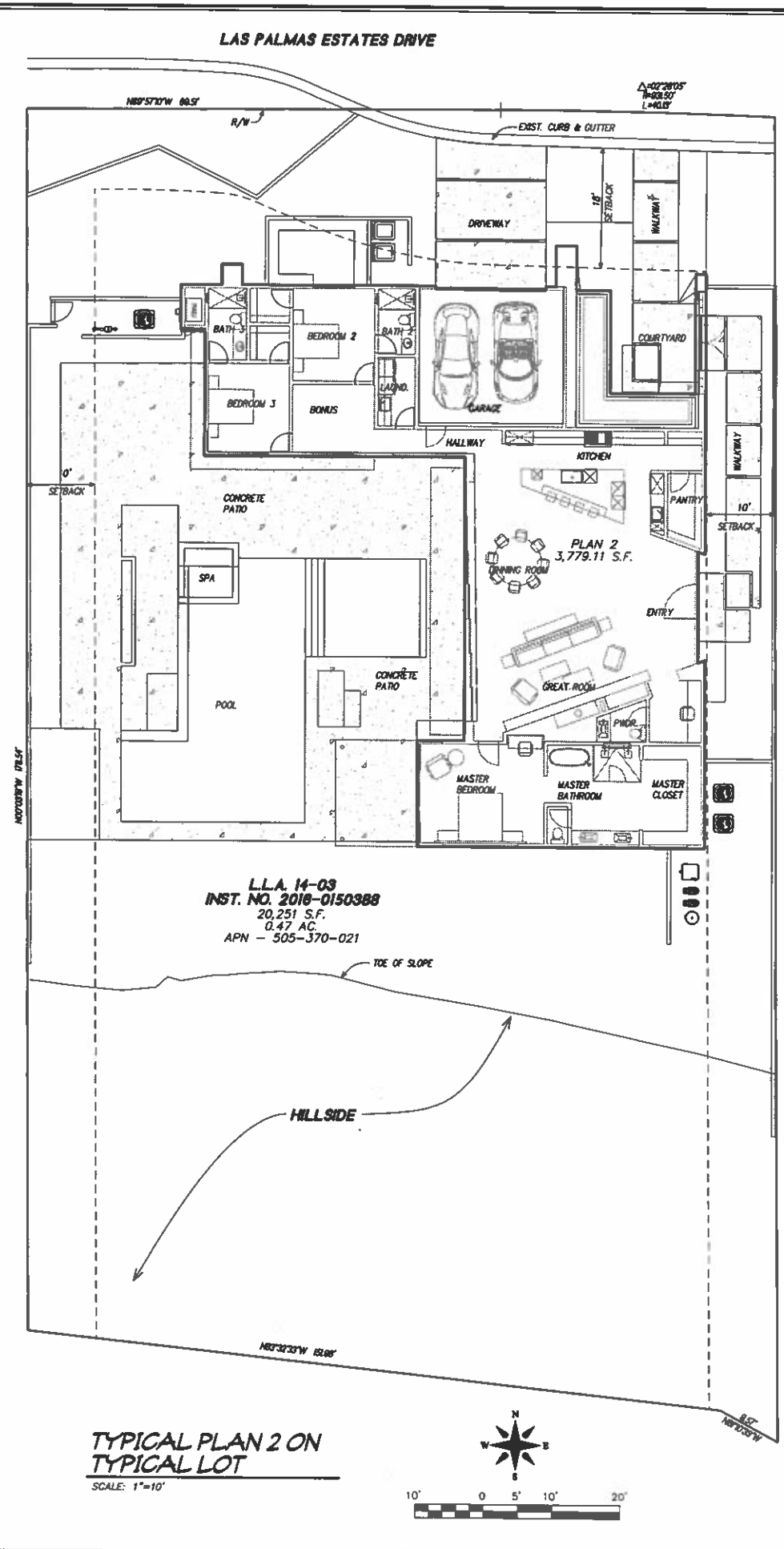
PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
LAND OWNER:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 38706, PHB 248/48-49;
PUBLIC UTILITY PURVEYORS	
ELECTRIC:	SD. CALIFORNIA EDISON 760-202-4291
GAS:	SD. CALIFORNIA GAS CO. 760-324-4891
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH STREET	
SOUTH MOUNTAIN	
EAST VACANT LOT	
WEST VACANT LOT	
FLOOD ZONE	
CURRENT ZONING:	
THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 06025715586, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-021	

PROJECT TEAM	
GEOTECHNICAL ENGINEER: BLADEN ENGINEERING INC. BRIAN L. ANDERSON, P.E. 71-780 SAN JACINTO DR. SUITE 100 PALM DESERT, CA. 92260 (760) 772-3800 TEL. (760) 772-3800 FAX.	CIVIL ENGINEERING: SANBORN ARCHITECTURE GROUP, INC. KEITH A. CHRISTIANSEN, P.E. 71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0603 FAX.
ARCHITECT: ARC-10 CORPORATION BILLY L. O'CONNOR, P.A. C-0796 506 BIRCH STREET HESPERUS BRANCH, CA. 94540 (415) 361-0000 TEL. (415) 861-5044 FAX.	LANDSCAPE ARCHITECT: TUD INC. THOMAS E. DOUGLASS, L.S.A. 2870 3-12 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 772-7878 TEL.
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM DAVENPORT 816 S. FLORIDA AVE. STE. A HERBET, CA. 92509 (760) 341-8200 TEL. (760) 341-8818 FAX.	PLUMBING ENGINEER: ROBERT CUTLER/REZ DESIGN 816-000-0000 P.O. BOX 858 PALM DESERT, CA. 92260 (760) 869-1344 TEL.
MECHANICAL & T24 ENGINEER: SCOTT DESIGN & TITLE 24, INC. JON G. SCOTT 11-88 YULEE WAY, STE. B PALM DESERT, CA. 92260 (760) 200-7760 TEL.	



- ### GENERAL NOTES
- POOL, SPA, BARRICADE STRUCTURE, GUN BLOCK WALLS AND FIRE PITS WILL BE CONSTRUCTED PER SEPARATE PERMITS.
 - ALL "FOR EXAM" SUBMITTALS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION OF THE ITEM.
 - THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OF EDGE OF STREET PAVING IF NO CURB EXIST) FROM PROPERTY LINES) WITH THE PUBLIC WORKS DEPARTMENT.
 - SHOWERS AND WALK ABOVE BARRIERS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 6 FEET ABOVE THE FLOOR. (SEE R307.2 ORC)
 - NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY BUILDING-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR BY A STATE RESPONSIBILITY ARE (SHOULD) COMPLY WITH THE REQUIREMENTS OF ONE SET ASSET OF EXISTING BUILDING EXPOSURE, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEE R327.1.3 ORC)
 - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE METAL FRAME GLAZING WITH A MINIMUM OF ONE TYPICAL PANE, GLASS BLOCK UNITS HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET REQUIREMENTS OF SFM 12-7A-2. (SEE R327.1.3 ORC)
 - EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NON-FRAGILE MATERIAL, HEAVY BINDER, LEO WALL CONSTRUCTION, SHOWN LAYER OF GYPSUM BOARD WITH THE SMALLEST MINIMUM THICKNESS OF 4 INCHES OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEE R327.1.3 ORC) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
 - EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NON-FRAGILE MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY OR FIVE THE HORIZONTAL UNDERLIE THE PERFORMANCE CRITERIA OF SFM 12-7A-3 OR ASTM E2887 (SEE R327.1.3 ORC)
 - APPROVE WATER RESISTANT BARRIER AT EXTERIOR WALLS PER (SEE R327.7.6 ORC)
 - CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND OTHER THE DESIGNER OR OWNER. (SEE 10-103 CAC)
 - APPROVE NEW REGISTERED ENERGY COMPLIANCE FORMS. (SEE 10-103 CAC)
 - EACH KITCHEN SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (SEE 18010 CAC)
 - THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NON-FRAGILE MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION R327.1.4 ORC)
 - EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR NON-FRAGILE MATERIAL, SOLID CORE WOOD HAVING STEEL AND PALE NOT LESS THAN 1-1/8" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 90 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR MEET THE REQUIREMENTS OF SFM-7A-1. (SUB-SECTION R327.1.3 ORC)

- ### GREEN BUILDING STANDARDS
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION PERMITS THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. (SEE 4-408.1)
 - A MINIMUM OF 60% OF CONSTRUCTION WASTE IS TO BE RECYCLED. (SEE 4-408.1)
 - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL, CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (SEE 4-408.1)
 - CHANGING CONSTRUCTION DIES OF GULCH OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. (SEE 4-304.2)
 - VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.304.3 AND TABLES 4.304.1, 4.304.2, 4.304.3 AND 4.304.4 FOR ADHESIVES, PAINTS AND COATINGS, CHESTED AND COMPOSITION WOOD PRODUCTS. (SEE 4-304.2)
 - EXTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT FOR (SEE SECTION 4.304.2, ITEM 3) IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BARRIER OF 1/2" OR LARGER CLEAR ADHESIVE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH CONCRETE SET BACK WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
 - THE MOISTURE CONTENT OF SOIL SHALL NOT EXCEED 18% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN (SEE 4.304.3)
 - PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR ARCHITECT OR ENGINEER RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND GIVE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
- ### GOVERNING CODES
- THIS PROJECT SHALL COMPLY WITH (SEE 24 AND 2018 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPL), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC) AND CALIFORNIA ENERGY CODE (CEC), SECTION 90101.1 ORC)
- ### FIRE DEPARTMENTAL PLAN CHECK NOTES
- DEFERRED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.
- ### PROJECT SCOPE
- MAIN RESIDENCE, MAIN 2 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING, WALLS, CEILING, UNDER 6 FEET TALL AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR SEPARATE PERMIT.
- ### CALL "DIG ALERT" LOCATOR SERVICE
- EACH LOT IS SERVED WITH UNDERGROUND UTILITY: TV CABLE, TELEPHONE SEWER, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WHEN THE EASEMENT SHOULD BE CONFIRMED IN THE FIELD WHEN A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



ALLEN M. SANBORN
ARCHITECT

71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

PROJECT TITLE:
ONE LAS PALMAS
ONE LAS PALMAS, LLC

PALM SPRINGS, CA.

SHEET TITLE:
TYPICAL
SITE PLAN

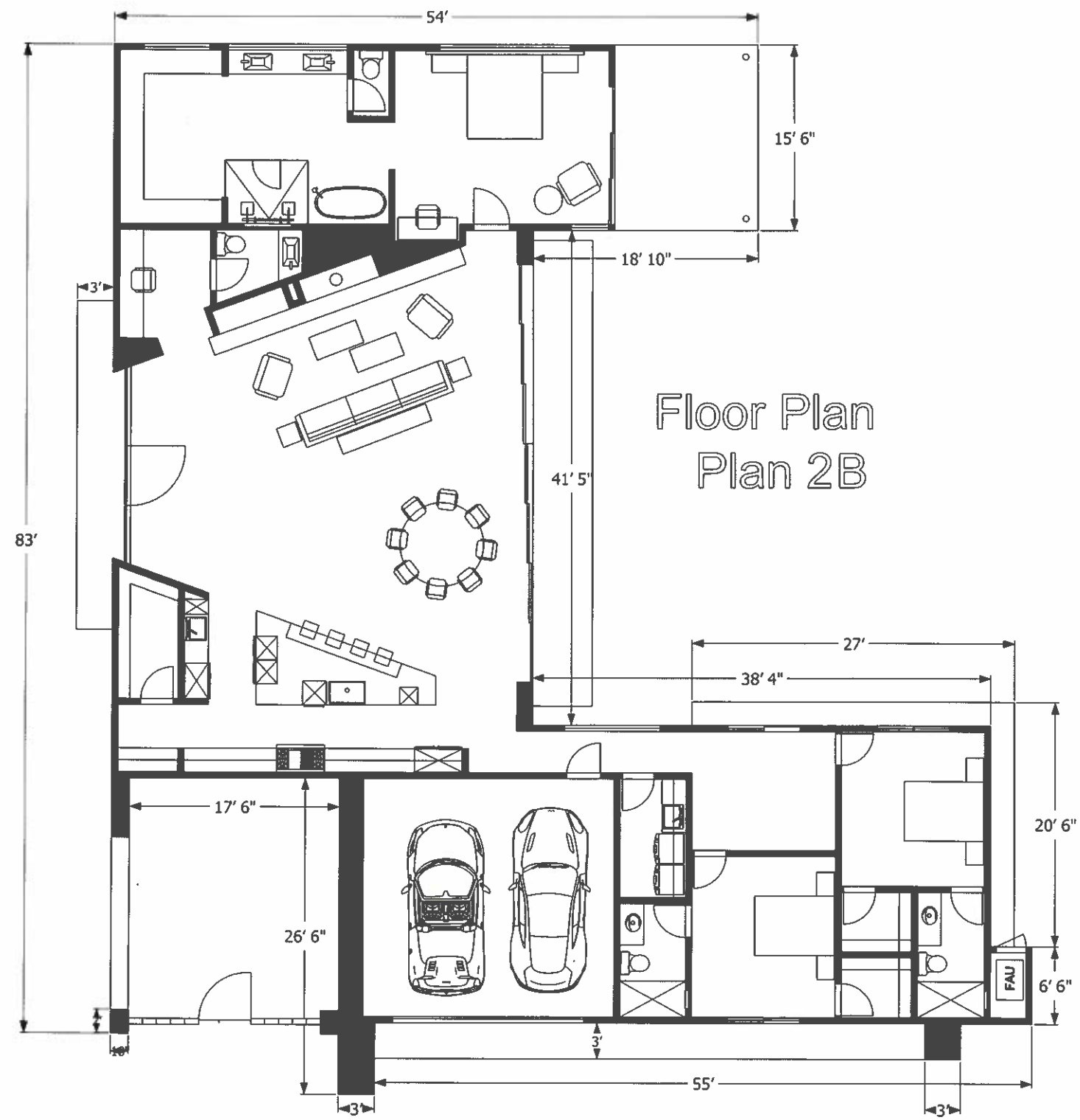
REVISIONS

COPYRIGHT
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLISHED. REPRODUCTION OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN BY SANBORN A/E INC. WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE FACE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

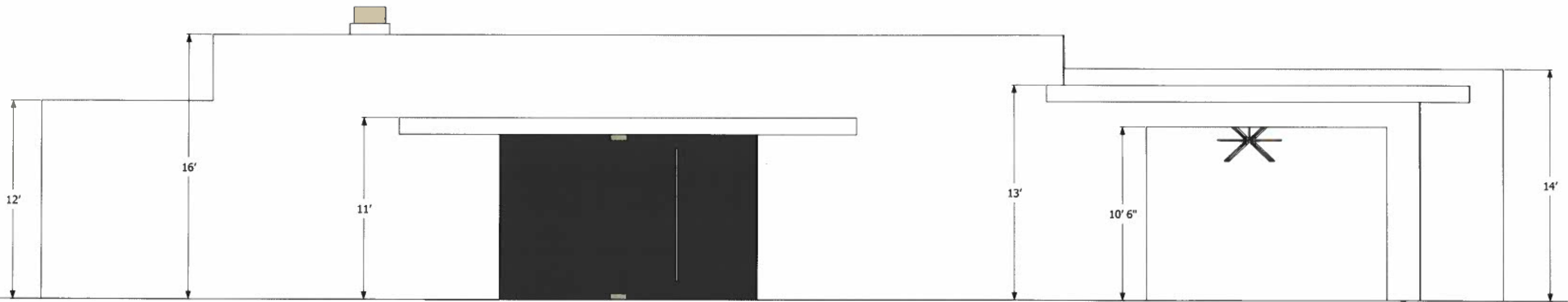
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FILE NAME	Plan 2 Site Plan		
SAVE DATE	2/24/2022		
DRAWN	Felpo		
SHEET NO	A2.0		

45

2. Customer Plans 04-08 - Project 1 Las Palmas (Customer Plans 04-08 - Project 1 Las Palmas) 2/24/2022 2:27 PM



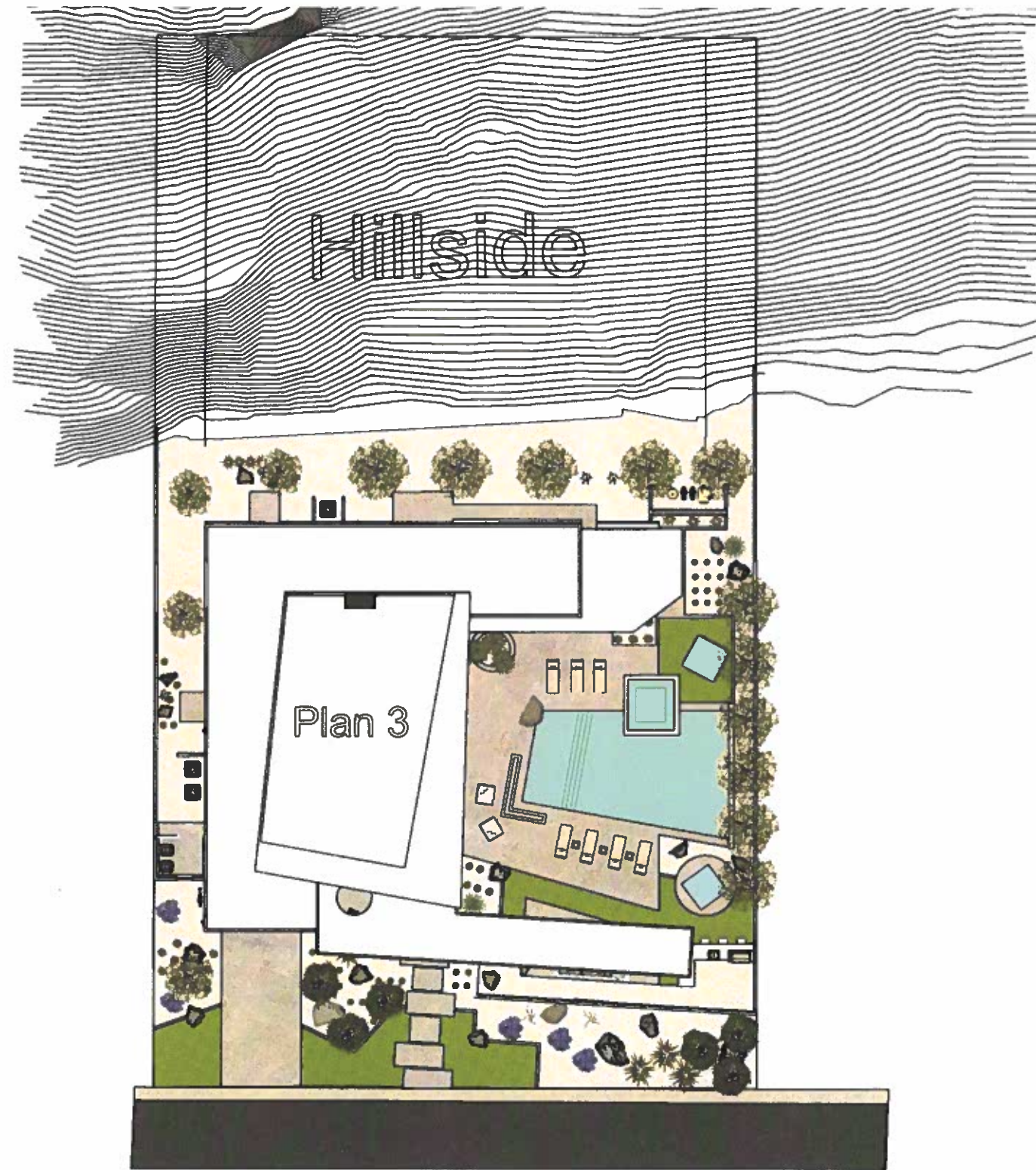






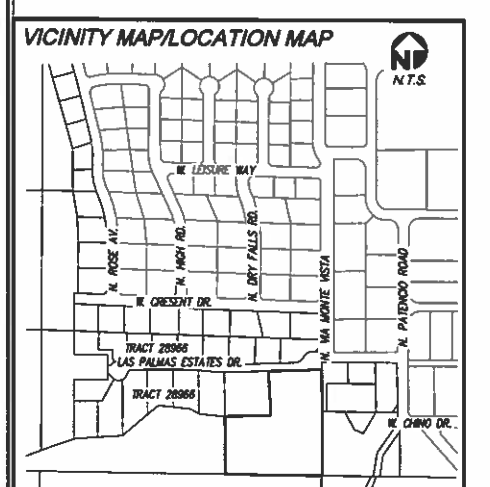


PLAN 3



PROJECT DATA	
SUBMIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS LLC
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1478
LAND OWNER:	ONE LAS PALMAS LLC
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1478
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 36706, P.M.B. 246/48-49;
PUBLIC UTILITY PURVEYORS	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-4691
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH:	STREET
SOUTH:	MOUNTAIN
EAST:	VACANT LOT
WEST:	VACANT LOT
FLOOD ZONE	
CURRENT ZONING: THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 06025715385, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-027	

PROJECT TEAM	
GEOTECHNICAL ENGINEER: BLADEN ENGINEERING INC. BRYANT L. ANDERSON, P.E. 48341 17-780 SAN JACINTO DR. SUITE 100 PALM DESERT, CA. 92260 (760) 765-8918 TEL. (760) 765-8918 FAX.	CIVIL ENGINEERING: SANBORN ARCHITECTURE GROUP, INC. KEITH A. CHRISTIANSEN, P.E. 50048 7-780 SAN JACINTO DR. BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0600 FAX.
ARCHITECT: ARC-E CORPORATION RELIANT LLC, OPERATING AS C-2776 104 BIRCH STREET HERBERT BRACK, CA. 92340 (760) 341-0000 TEL. (760) 341-0000 FAX.	LANDSCAPE ARCHITECT: TKO INC. THOMAS K. DOGEL, LSA 2310 3-78 SAN JACINTO DR. BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0600 FAX.
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM DAVIDSON 58 E. FLORIDA AVE. STE. A HERNET, CA. 92340 (760) 341-2800 TEL. (760) 341-2800 FAX.	PLUMBING ENGINEER: BOLENT GUTENBERG DESIGN 86-000000 58 E. FLORIDA AVE. STE. A HERNET, CA. 92340 (760) 341-2800 TEL. (760) 341-2800 FAX.
MECHANICAL & T34 ENGINEER: SCOTT DESIGN & TITLE 24, INC. SON D. SCOTT 14-180 VESLEY WAY, STE. 6 PALM DESERT, CA. 92260 (760) 300-7980 TEL.	



- ### GENERAL NOTES
- POOL, SPA, BARBEQUE STRUCTURE, GYM BLOCK WALLS AND FIRE PIT, WILL BE CONSTRUCTED PER SEPARATE PERMITS.
 - ALL "FOR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
 - THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OR EDGE OF STREET) PAVING IF NO CURBS EXIST FROM PROPERTY LINES WITH THE PUBLIC WORKS DEPARTMENT.
 - SHOWERS AND WALLS ABOVE BATHVANS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 6 FEET ABOVE THE FLOOR. (SEC. R3207.2 CBC)
 - NEW BUILDINGS LOCATED WITHIN ANY FIVE HAZARD ZONING OR ANY SEISMIC-HIGH RISK ZONING AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CBC SEC. R3227 OF EXTERIOR WALLS EXPOSURE, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEC. R327.1.3 CBC)
 - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET REQUIREMENTS OF SFM 12-7A-1. (SEC. R327.1.1 CBC)
 - EXTERIOR WALL COVERING OF WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIRE-RESISTANT MATERIAL, HEAVY TRIMMER, LOG WALL CONSTRUCTION, SHIM LAMBER OR GLE-LAMINATED WOOD WITH THE SMALLEST MINIMUM DIMENSION OF 4 INCHES, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SFM 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEC. R327.1.3 CBC) SEE EXCERPTS TO THIS SECTION FOR OTHER ALTERNATIVES.
 - EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIRE-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY, OR HAVE THE MINIMUM RATING MEET THE PERFORMANCE CRITERIA OF SFM 12-7A-1 OR ASTM E2807 (BY R327.1.8 CBC)
 - PROVIDE FIRE RESISTANT BARRIER AT EXTERIOR WALLS FOR (SEC. R327.2.8 CBC)
 - CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER. (SEC. 10-103 CAC)
 - PROVIDE WERE REDUCED ENERGY COMPLIANCE FORMS. (SEC. 10-103 CAC)
 - EACH RETENED SHALL HAVE AN EXHAUST FAN RATED TO THE OUTSIDE WITH A MINIMUM VENTILATION RATE OF 100 CFM. THE DUCTING SHALL BE KEPT ACCORDING TO APRAISE STANDARD 602.2 TABLE 7.1. (SEC. 130(2) CBC)
 - THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNENCLOSED EXAMS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIRE-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION R327.7.4 CBC)
 - EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OF FIRE-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-1/8" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR MEET THE REQUIREMENTS OF SFM 12-7A-1. (SUB-SECTION R327.3 CBC)

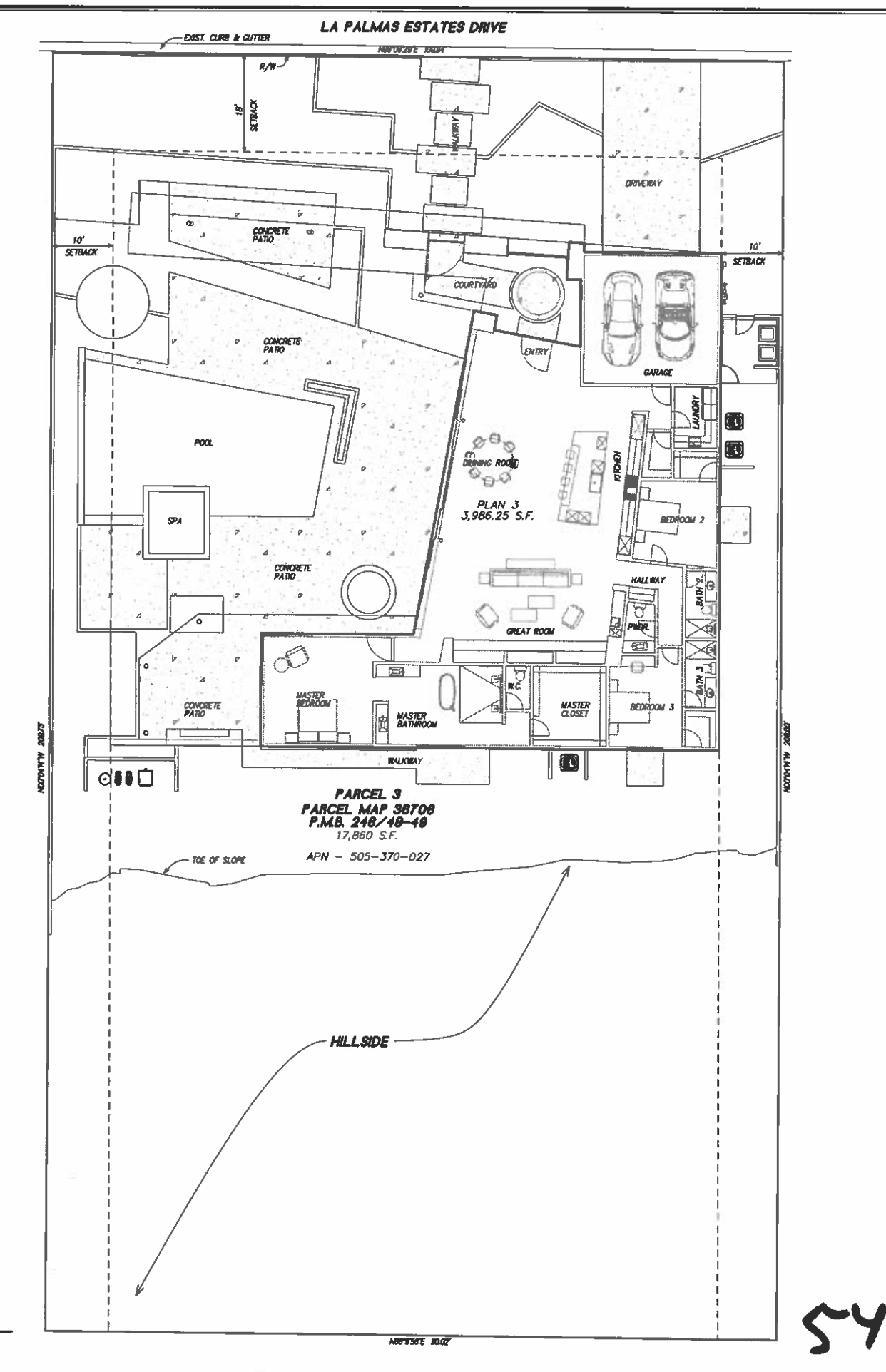
- ### GREEN BUILDING STANDARDS
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW THE GRADING AND PROVIDE FOR STORM WATER INTERIOR AND DRAINAGE DURING CONSTRUCTION PERMITS THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT. (CCC 4.408.1)
 - A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. (CCC 4.408.1)
 - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL, (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (CCC 4.416.1)
 - DURING CONSTRUCTION, ENDS OF GLEUT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. (CCC 4.504.1)
 - YOU MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2 AND 4.504.3 FOR: ADHESIVES, PAINTS AND COATINGS, CARPETS AND CONSTRUCTION WOOD PRODUCTS. (CCC 4.504.4)
 - INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT FOR CCC SECTION 4.504.1.1. ITEM 2. IF A SOIL ENGINEER HAS NOT PREPARED A SOILS REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH CONCRETE JOBS DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURING SHALL BE USED.
 - THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOST APPROPRIATE METHOD MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CCC 4.504.3.
 - PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR ARCHITECT OR ENGINEER RESPONSIBLE FOR THE PROJECT SHALL COMPLETE AND SIGN THE GREEN BUILDING STANDARD CERTIFICATION FORM AND ONE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.

- ### GOVERNING CODES
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2009 CALIFORNIA RESIDENTIAL CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CBCGC), AND CALIFORNIA ENERGY CODE (CEC), SECTION PH06.1.1 (CBC)

- ### FIRE DEPARTMENT PLAN CHECK NOTES
- DEFERRED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.

- ### PROJECT SCOPE
- MAIN RESIDENCE, MAIN 2 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING UNITS/RAILS, UNDER A FEET TALL & AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SEPARATE PERMIT.

- ### CALL 'DIG ALERT' LOCATOR SERVICE
- EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE SERVICE, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WITHIN THE CASEMENT SHOULD BE CONFIRMED IN THE FIELD WITH A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



ALLEN M. SANBORN
ARCHITECT

LICENSED ARCHITECT
ALLEN M. SANBORN
DP. 12/21/2003
STATE OF CALIFORNIA

71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

PROJECT TITLE:
**ONE LAS PALMAS
ONE LAS PALMAS, LLC**

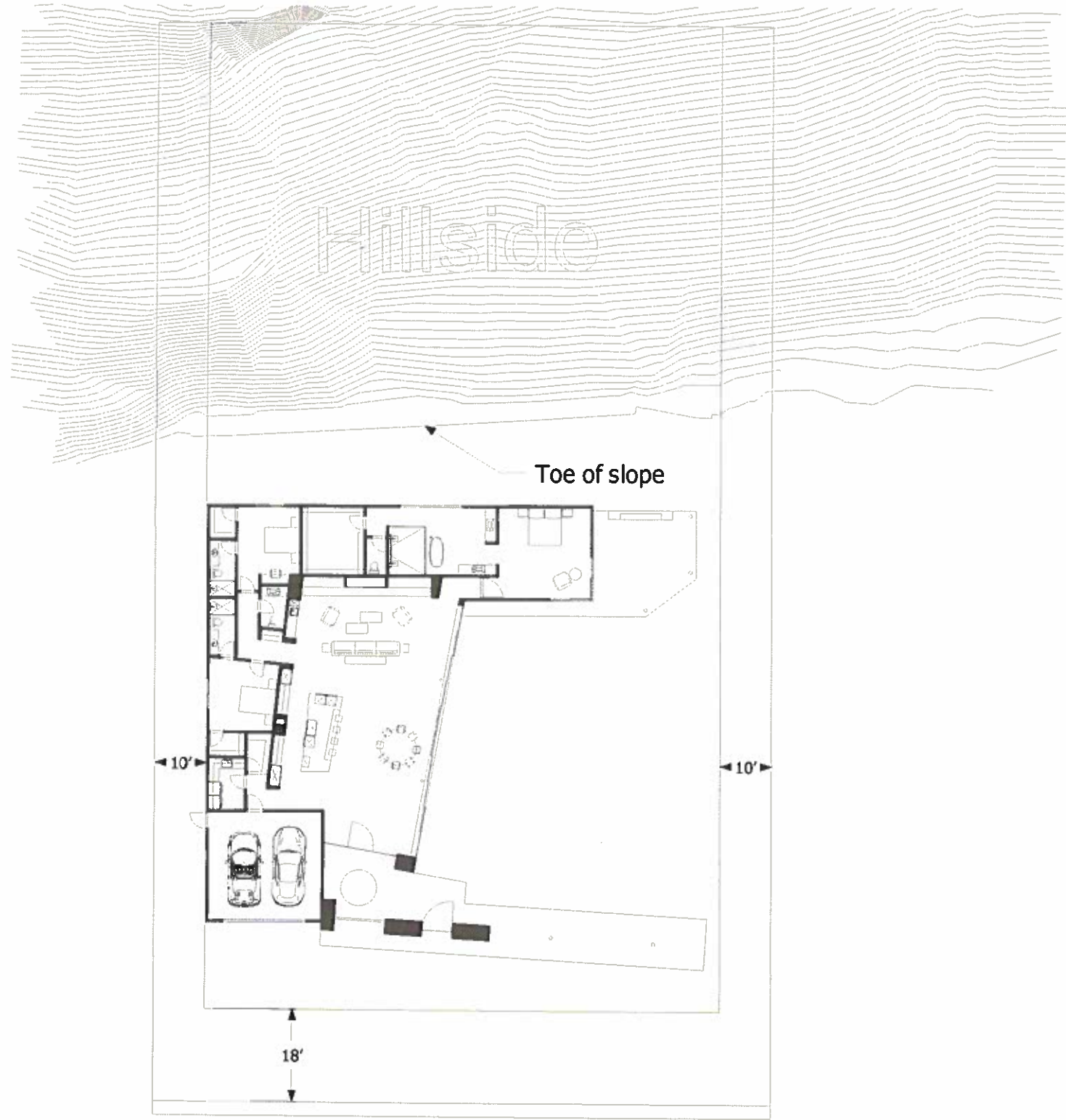
PALM SPRINGS, CA.

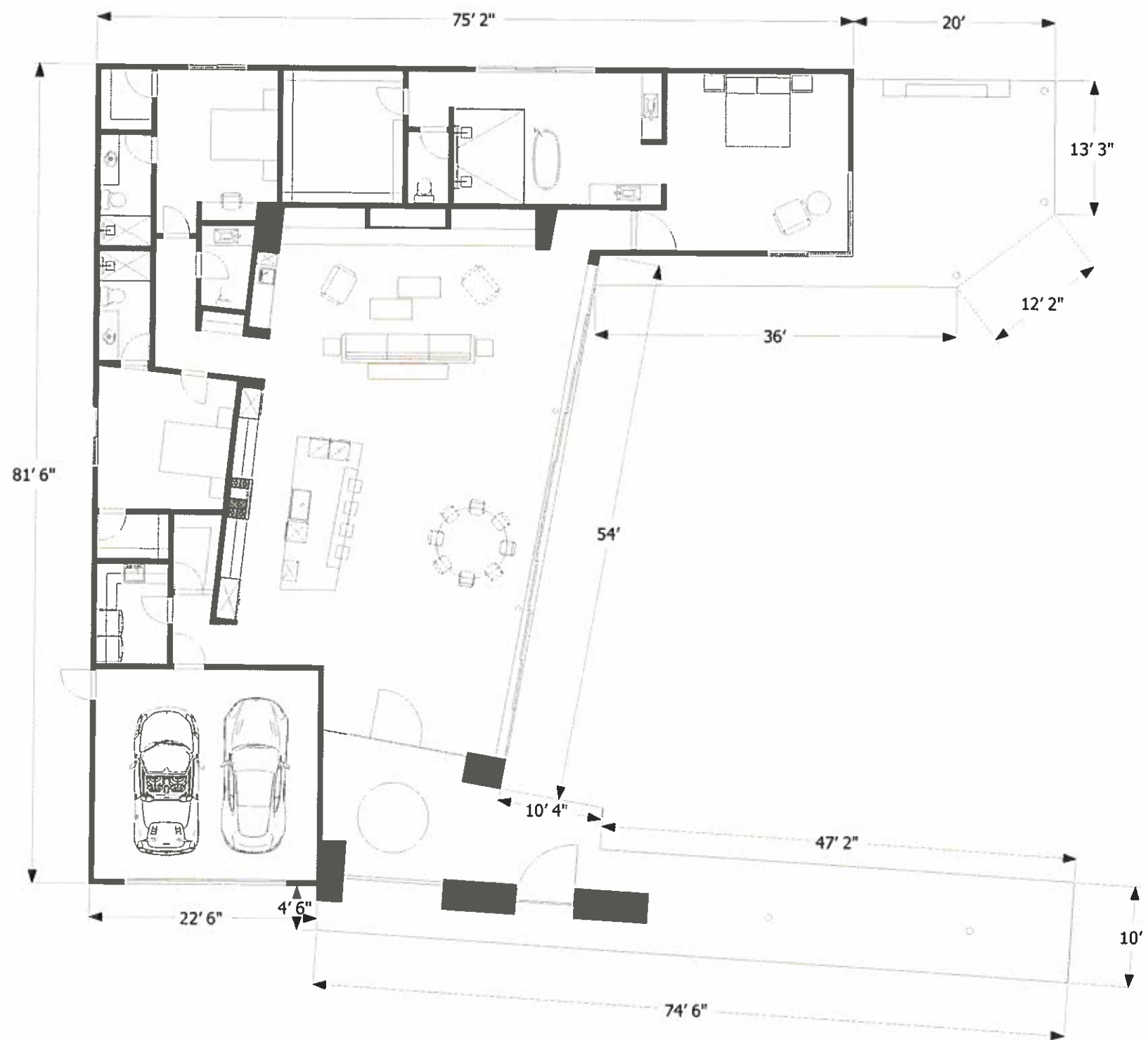
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**TYPICAL
SITE PLAN**

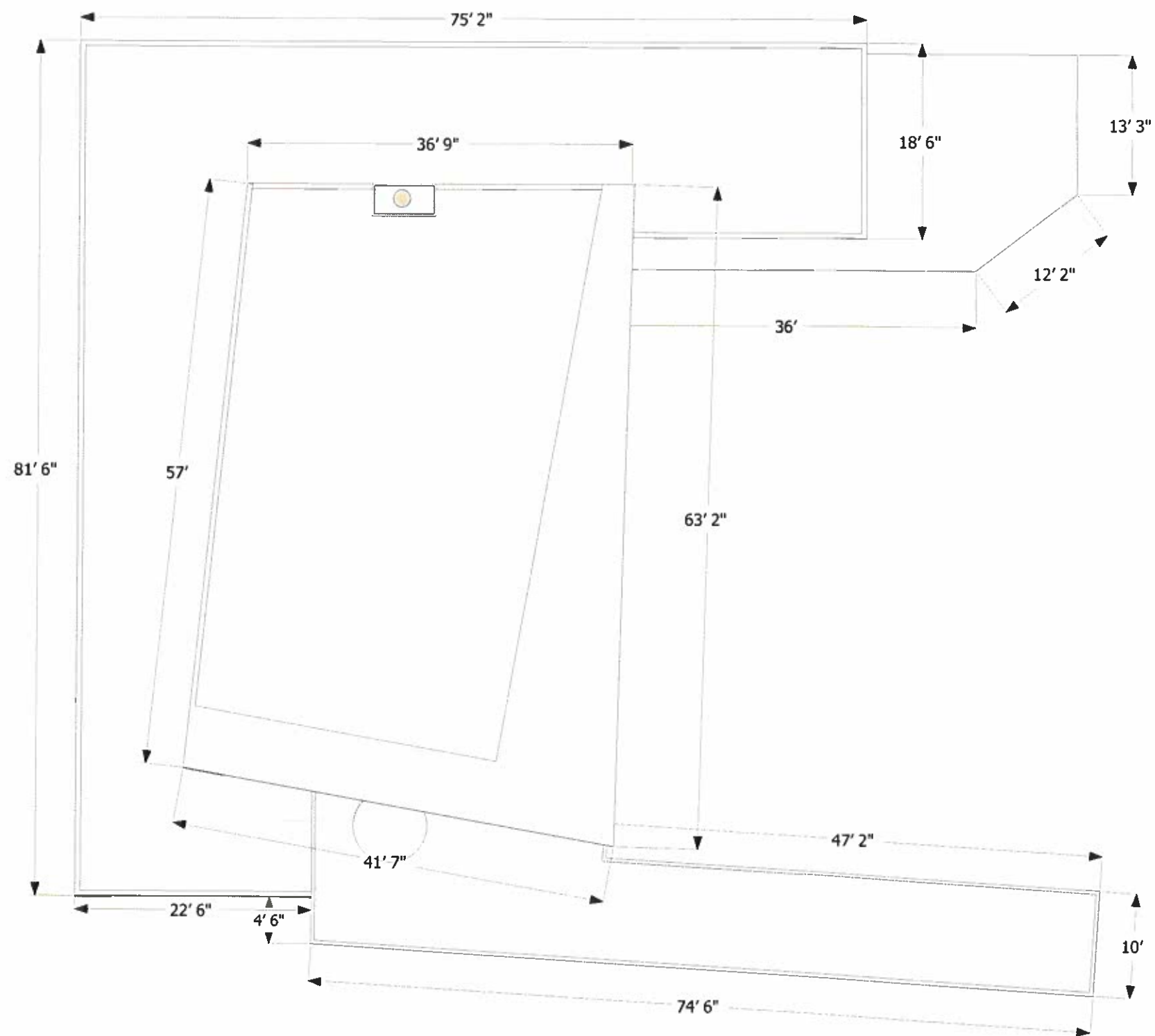
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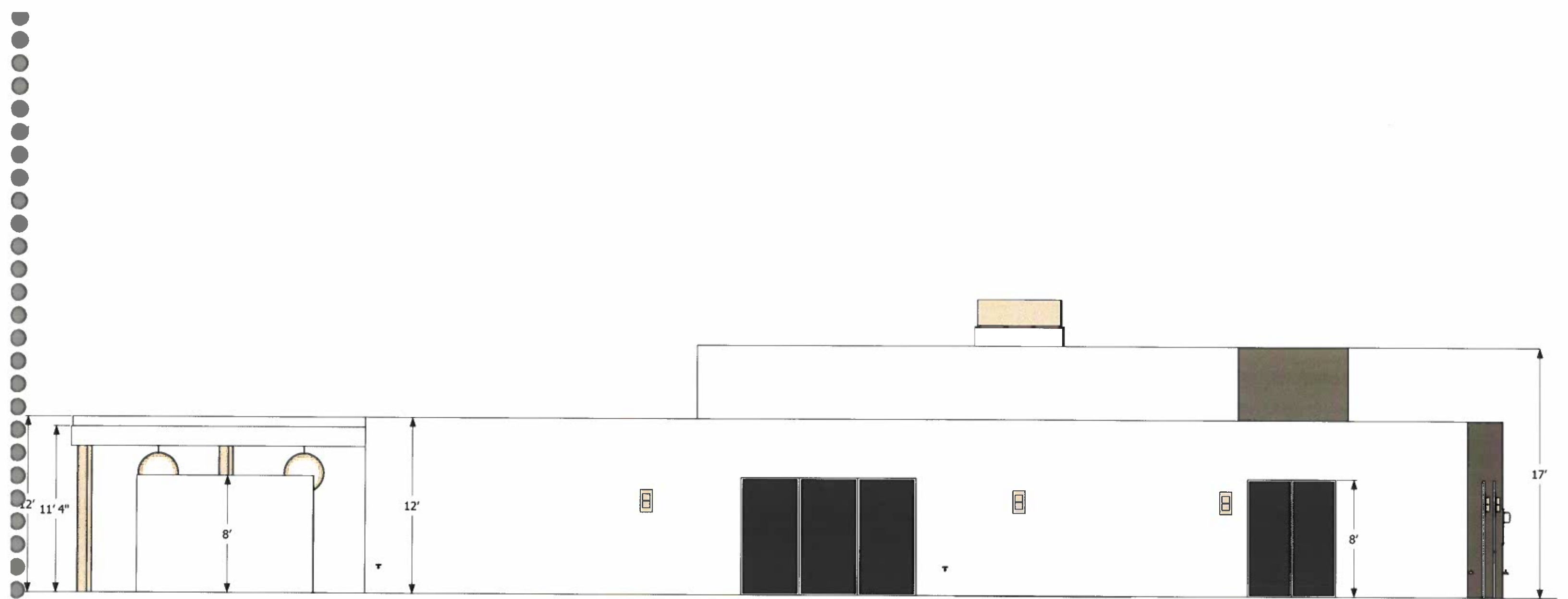
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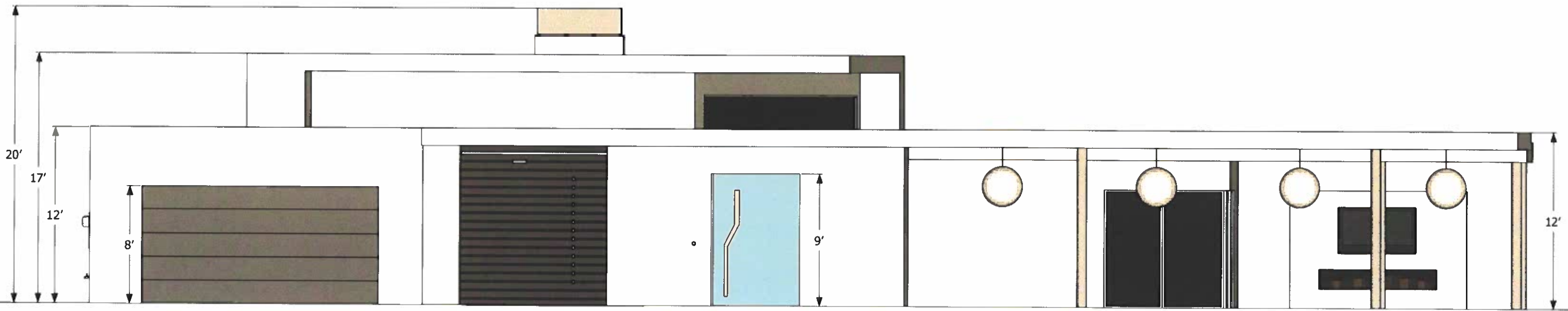
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SAVE DATE	2/24/2022		
DRAWN	Felipe		
SHEET NO.	54		
A3.0			

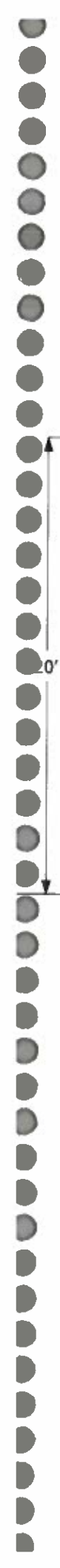


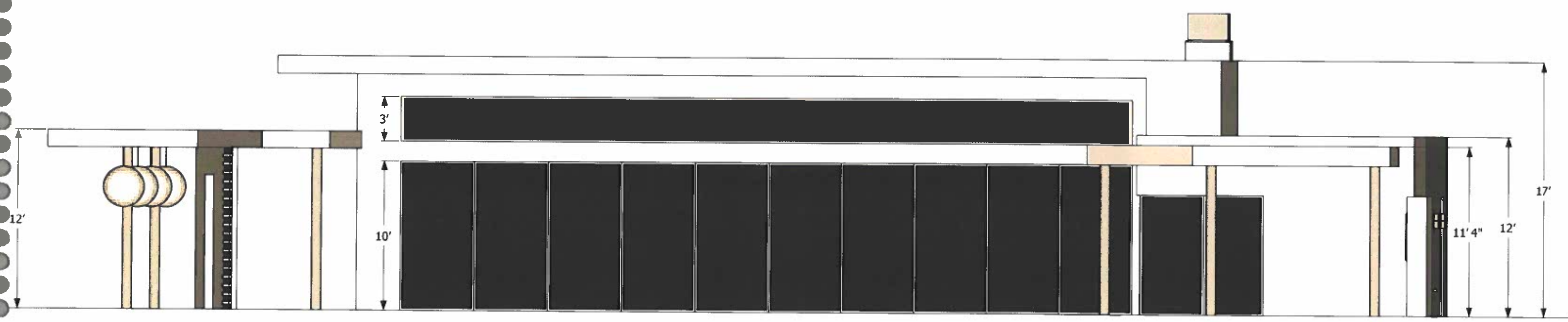


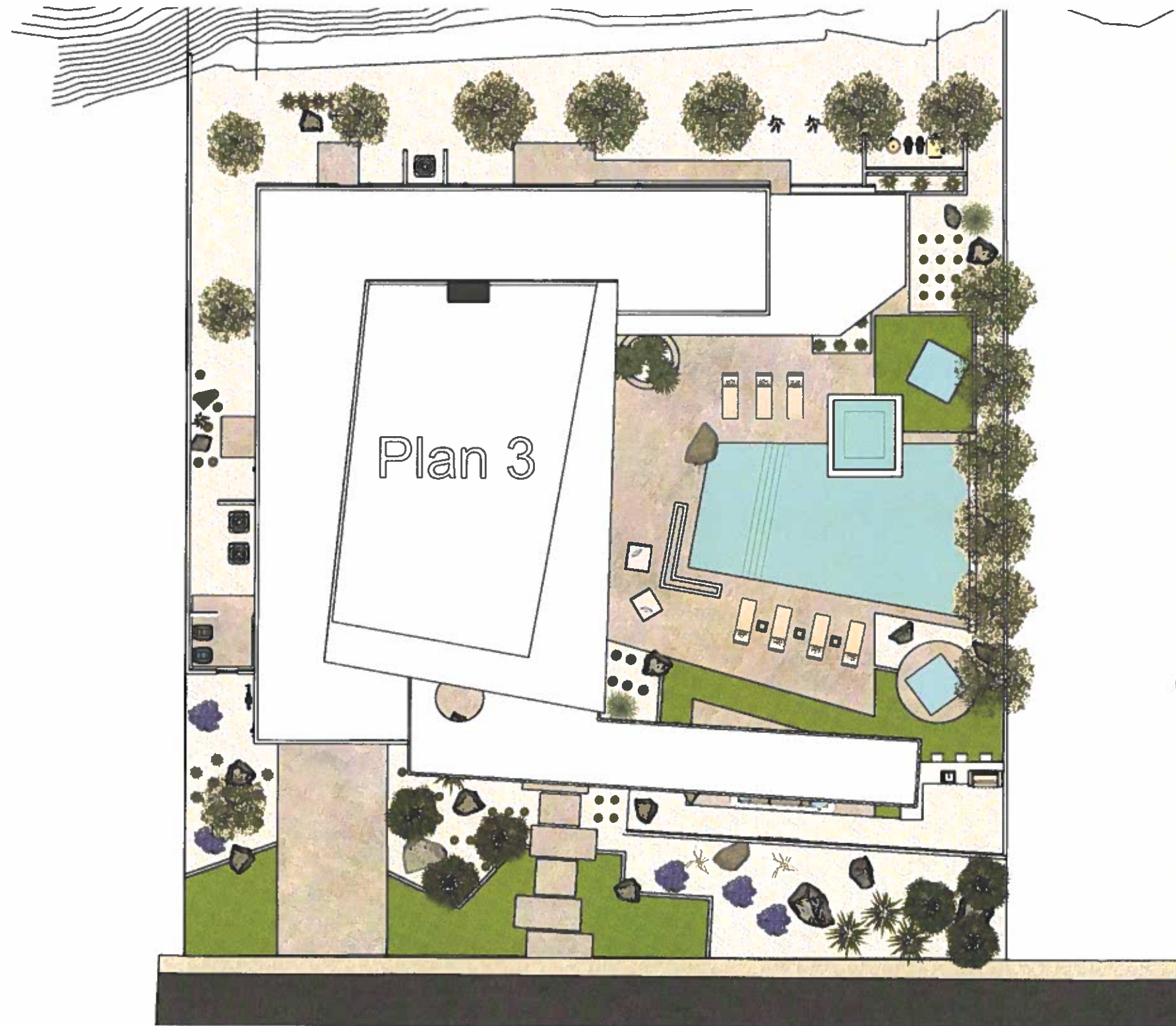
























LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Yucca Tree
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Organ Pipe Cactus
-  Ocotillo
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf







COLOR & MATERIAL BOARD

ONE LAS PALMAS

PLAN 3

STUCCO



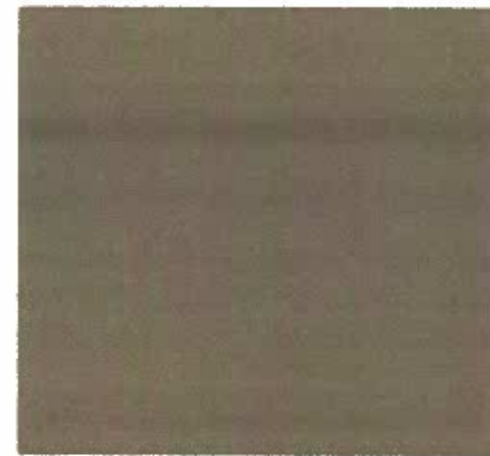
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DEW380**

FRONT TEXTURE



**WOOD LOOK
COMPOSITE SLATS**

ACCENT



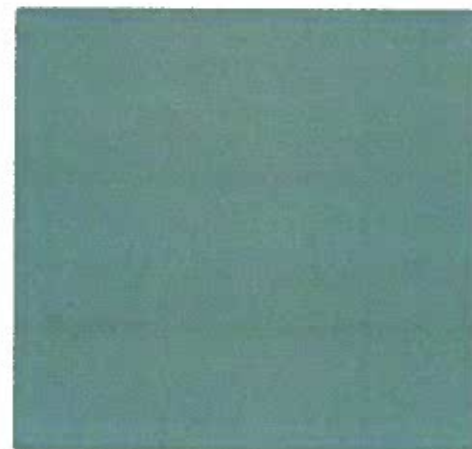
**DUNN EDWARDS
DET626**

COLUMNS



**MODERN MASTERS
SILVER ME-150
NON REFLECTIVE**

FRONT GATE



**DUNN EDWARDS
DE5753**

ROOF



**MEMBRANE
COLOR WHITE**

WINDOW FRAME



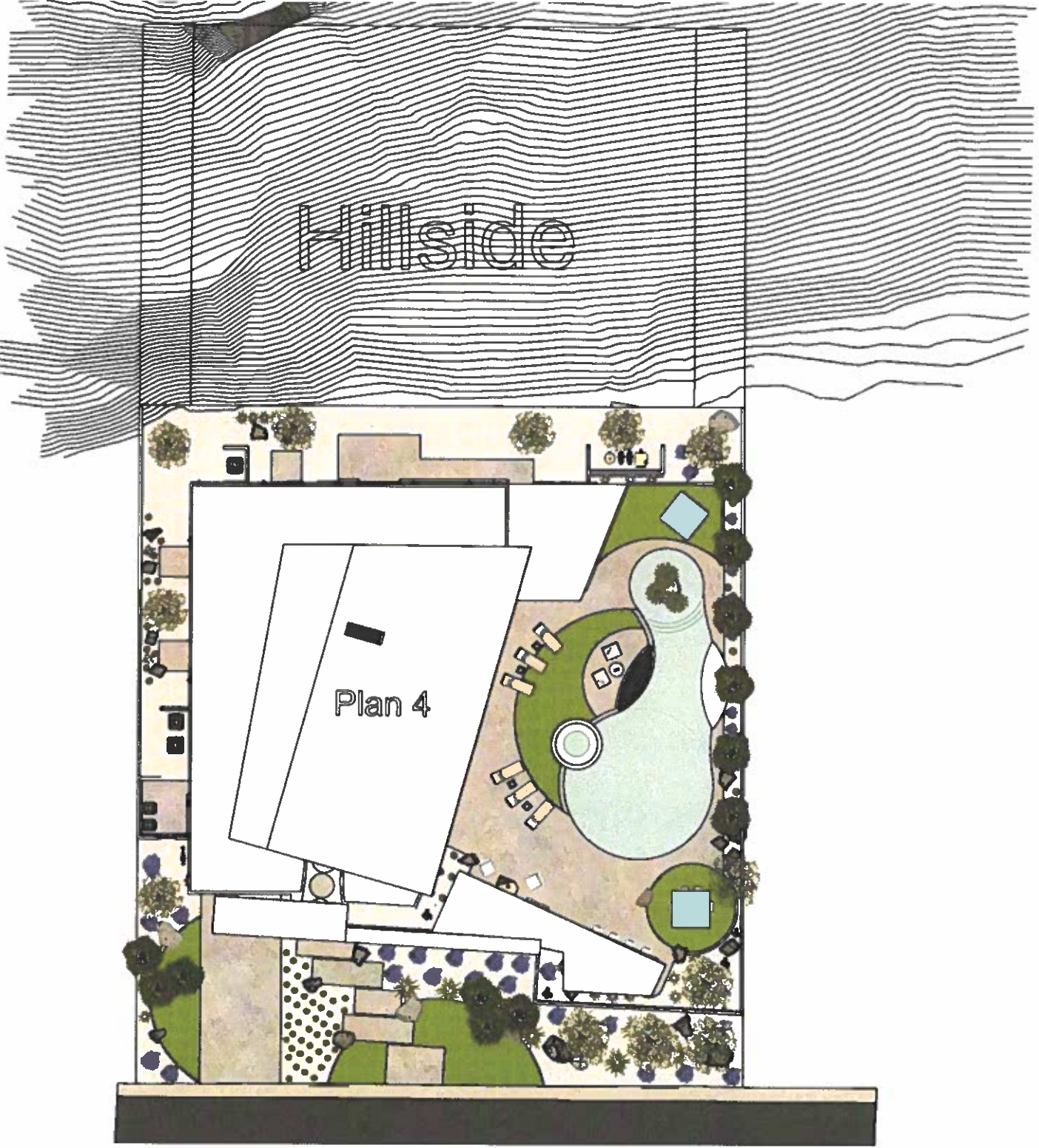
NATURAL ALUMINUM

CONCRETE



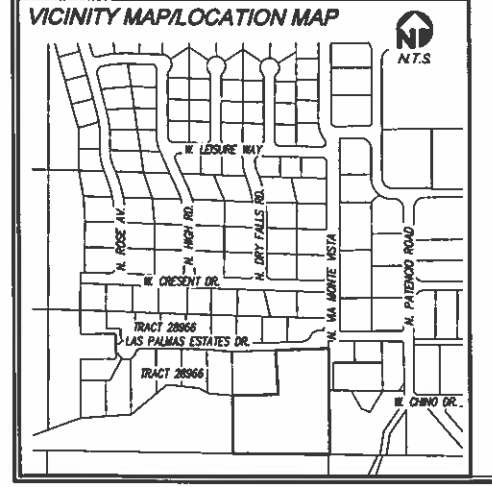
**NATURAL SCORED
WASHED FINISH**

PLAN 4



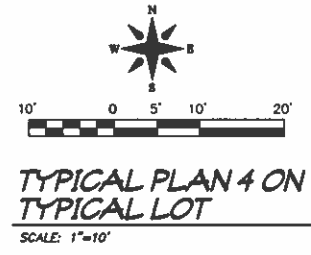
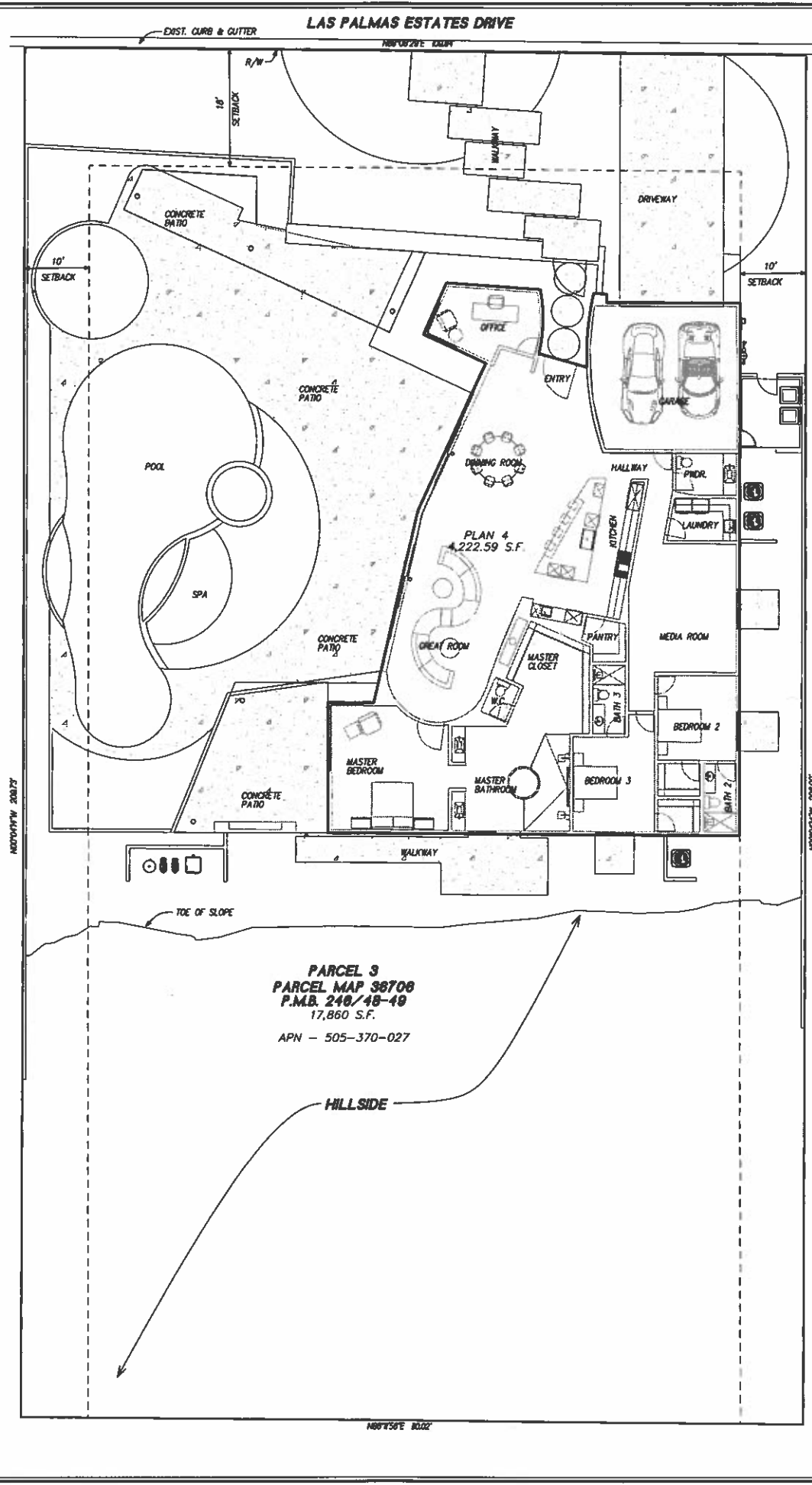
PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
LAND OWNER:	ONES LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 36706, P.M.B. 240/46-49
PUBLIC UTILITY PURVEYORS	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-6691
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH	STREET
SOUTH	MOUNTAIN
EAST	VACANT LOT
WEST	VACANT LOT
FLOOD ZONE	
CURRENT ZONING: THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 0602571558C, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-027	

PROJECT TEAM	
GEOTECHNICAL ENGINEER:	
BLADDEN ENGINEERING INC. BRETT L. ANDERSON, P.E. 83341 17-125 BIRFIELD LANE, SUITE 100 PALM DESERT, CA. 92261 (760) 753-3493 TEL. (760) 753-3494 FAX.	
CIVIL ENGINEER:	
SANBORN ARCHITECTURE GROUP, INC. ALLEN M. SANBORN, ARCH. 00043 71-780 SAN JACINTO DR. BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0603 FAX.	
ARCHITECT:	
ARCH-CORPORATION WILLIAM J. CYRILLI, RA. C-0716 808 BIRCH STREET HESPERUS, CA. 94530 (415) 361-9000 TEL. (415) 361-3524 FAX.	
LANDSCAPE ARCHITECT:	
TED REC THOMAS K. DOZZI, LSA. 2310 9-179 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 754-7811 TEL.	
STRUCTURAL ENGINEER:	
AD ENGINEERING GROUP ADAM DAVIDSON 65 E. FLORENCE AVE. STE. A MIRAGE, CA. 92543 (951) 361-9000 TEL. (951) 361-9001 FAX.	
PLUMBING ENGINEER:	
ROBERT GUTIERREZ DESIGN RE-000-0000 P.O. BOX 584 PALM DESERT, CA. 92266 (760) 881-7841 TEL.	
MECHANICAL & T34 ENGINEER:	
SCOTT DESIGN & TITLE 24, INC. JON D. SCOTT 11-1111 W. WILSON AVE. STE. 8 PALM DESERT, CA. 92260 (760) 300-4780 TEL.	



- ### GENERAL NOTES
- POOL, SPA, BARBEQUE STRUCTURE, OAK BLOCK WALLS AND FIRE PITS, WILL BE CONSTRUCTED PER SEPARATE PERMITS.
 - ALL "ON EXIST." SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
 - THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATIONS FOR EXISTING STREET PLANNING IF NO CURBS EXIST FROM PROPERTY LINES) WITH THE PUBLIC WORKS DEPARTMENT.
 - SHOWERS AND WALLS ABOVE BARBERS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 6 FEET ABOVE THE FLOOR. (SEC. 4307.2.0.C) (C)
 - NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY WILDLAND-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY ARE SUBJECT TO COMPLY WITH THE REQUIREMENTS OF CALIF. SEC. 4307.2.0.C. (C) EXTENSION W/ILDRUE EXPOSURE, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEC. 4307.1.1.C) (C)
 - EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPLATED PANE. GLASS BLOCK UNITS HAVE A FIRE RESISTANCE RATING OF 30 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET REQUIREMENTS OF 914 12-7A-3. (SEC. 4307.2.0.C) (C)
 - EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NONFIRE-RESISTANT MATERIAL, HEAVY BINDER, LOG WALL CONSTRUCTION, SAWN LUMBER OR BLUE-LAMINATED WOOD WITH THE SHALLEST MINIMUM DIMENSION OF 4 INCHES OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD 914 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEC. 4307.2.0.C) (C) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
 - EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NONFIRE-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE 2 GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF 914 12-7A-3 OR ASTM C2605 (DE 4307.2.0.C) (C)
 - PROVIDE WATER RESISTANT BARRIER AT EXTERIOR WALLS PER (SEC. 4307.2.0.C) (C)
 - CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND OTHER THE SECTION OR OWNER. (SEC. 10-103 CAC)
 - PROVIDE HERS REGISTERED ENERGY COMPLIANCE FORMS. (SEC. 10-103 CAC)
 - EACH WINDOW SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VELOCITY RATE OF 100 CFM. ONE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (SEC. 10070 CAC)
 - THE EXPOSED ROOF DECK OF THE UNDERSIDE OF THE UNENCLOSED CANES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, NONFIRE-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE 1 GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION 4307.2.0.C) (C)
 - EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OF NONFIRE-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RALES NOT LESS THAN 1-1/2" THICK SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR MEET THE REQUIREMENTS OF 904-7A-1. (SUB-SECTION 4307.2.0.C) (C)

- ### GREEN BUILDING STANDARDS
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMP'S THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO BEING INSPECTED BY THE BUILDING DEPARTMENT. (COC 4.408.L)
 - A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. (COC 4.408.L)
 - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (COC 4.410.L)
 - DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. (COC 4.504.L)
 - VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.1 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.4 FOR ADHESIVES, PAINTS AND COATINGS, CARPETS AND COMPOSITION WOOD PRODUCTS. (COC 4.504.L)
 - INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SITE ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT PER CEC SECTION 4.505.1.1. ITEM 3. IF A SOIL ENGINEER HAS NOT PREPARED A SOILS REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OF LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE. WITH CONCRETE MIX DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURING SHALL BE USED.
 - THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 18% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MEASUREMENT METHOD MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN COC 4.505.3
 - PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER RESPONSIBLE CHANGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARD CERTIFICATION FORM AND ONE TO THE BUILDING DEPARTMENT OFFICIAL TO BE FILED WITH THE APPROVED PLANS.
- ### GOVERNING CODES
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS), AND CALIFORNIA ENERGY CODE (CEC), SECTION 4001.1.1 (C)
- ### FIRE DEPARTMENT PLAN CHECK NOTES
- RETURNED SUBMITTAL ASPECTOR FOR FIRE SPRINKLERS.
- ### PROJECT SCOPE
- MAIN RESIDENCE, MAIN 2 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING, WALLS, CEILING, UNDER 8 FEET TALL, 3 AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SEPARATE PERMIT.
- ### CALL 'DIG ALERT' LOCATOR SERVICE
- EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE SEWER, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WITHIN THE EXISTING SHOULD BE CONFIRMED IN THE FIELD WITH A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



ALLEN M. SANBORN
ARCHITECT

REGISTERED ARCHITECT
ALLEN M. SANBORN
EX. 12/29/2003
STATE OF CALIFORNIA

71-780 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

PROJECT TITLE:
**ONE LAS PALMAS
ONE LAS PALMAS, LLC**

PALM SPRINGS, CA.

SHEET TITLE:
**TYPICAL
SITE PLAN**

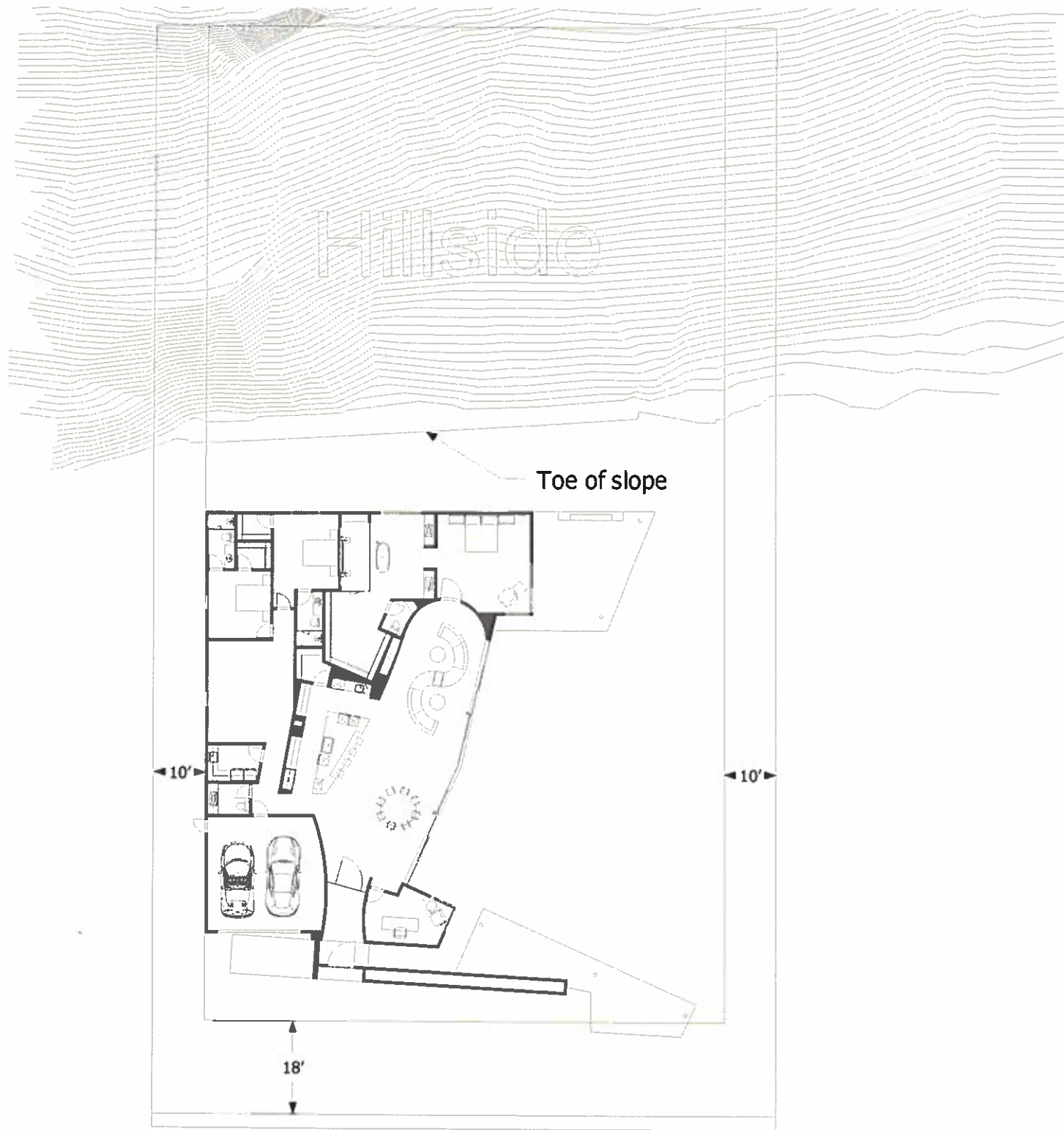
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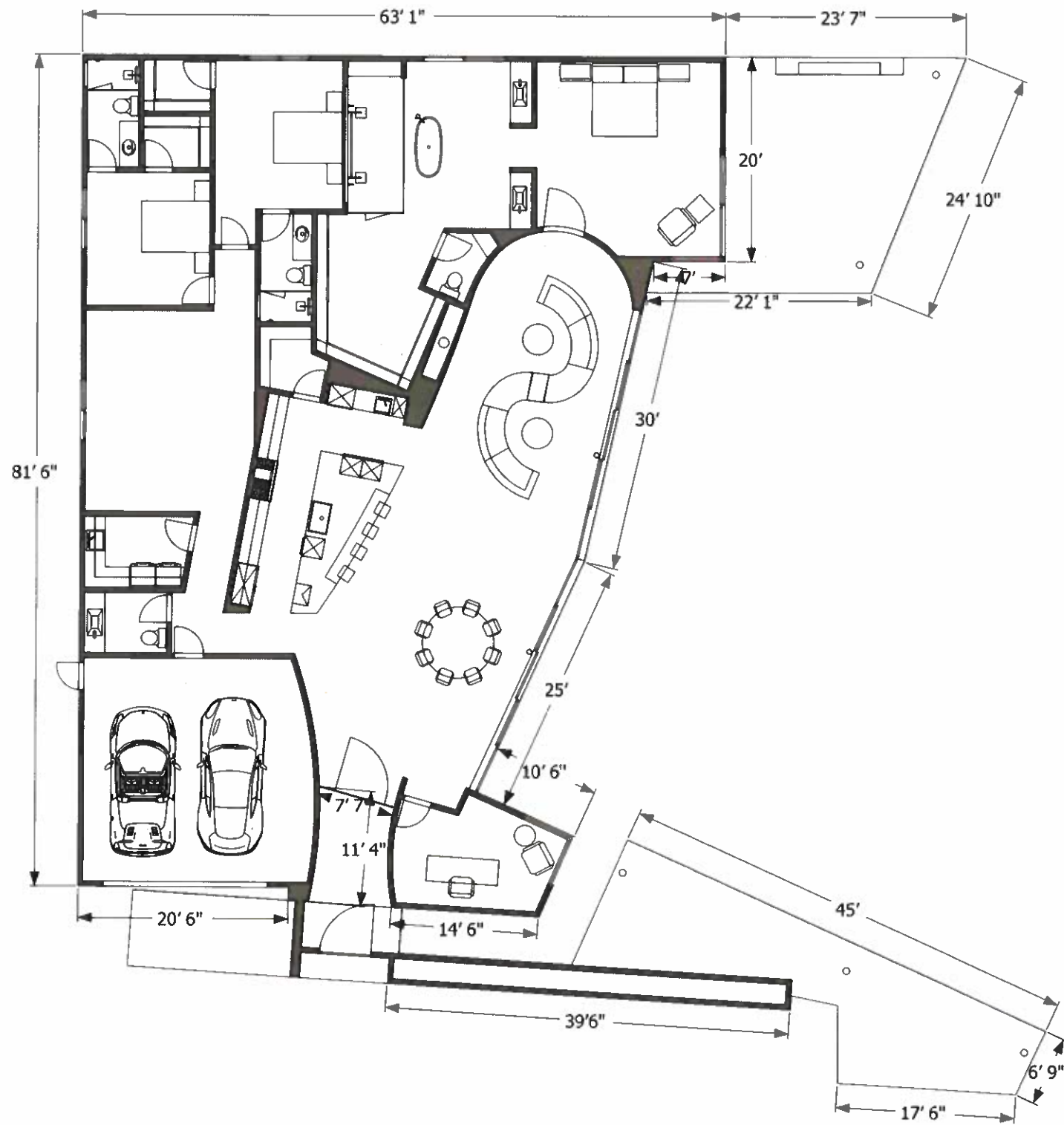
COPYRIGHT

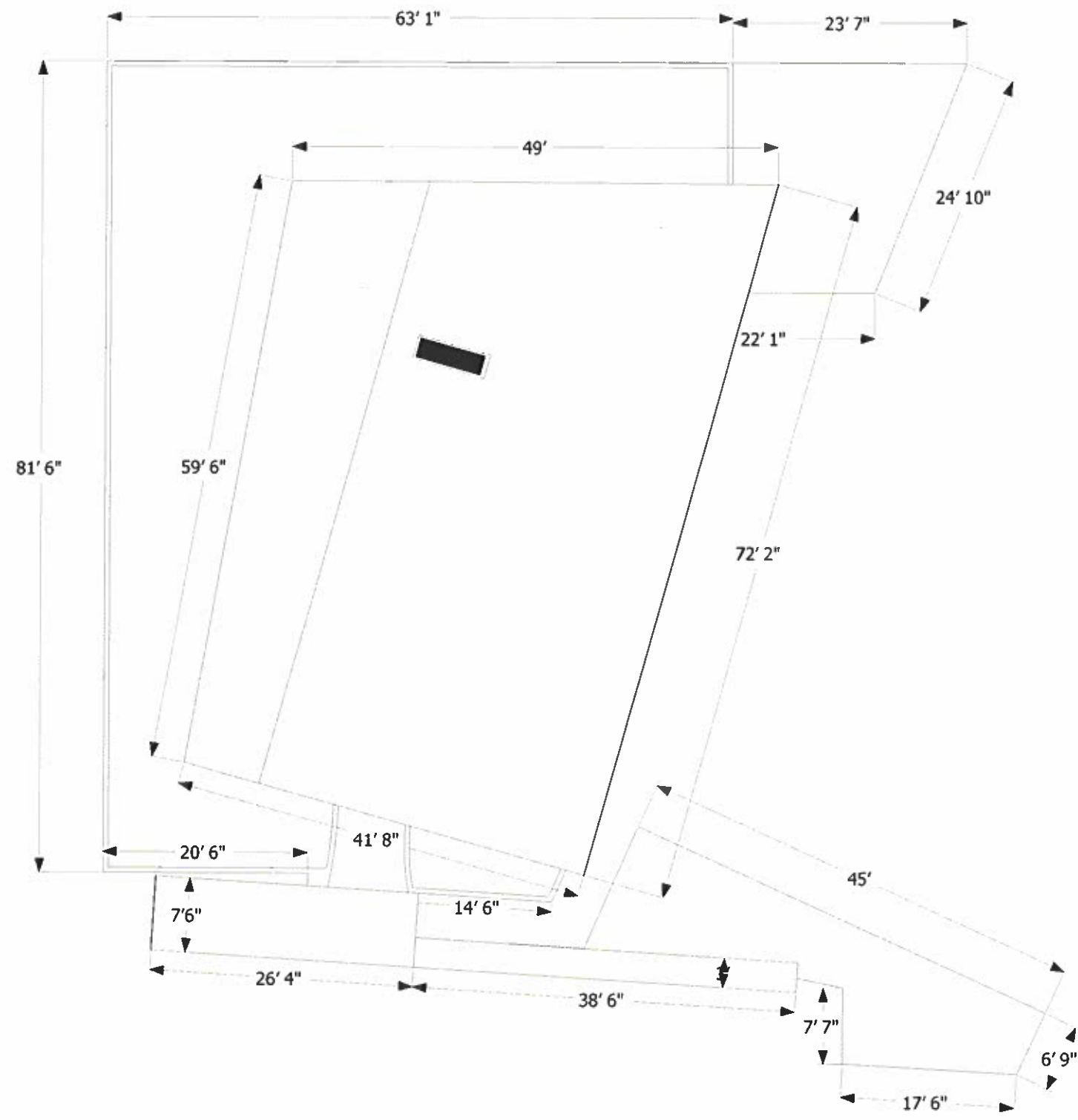
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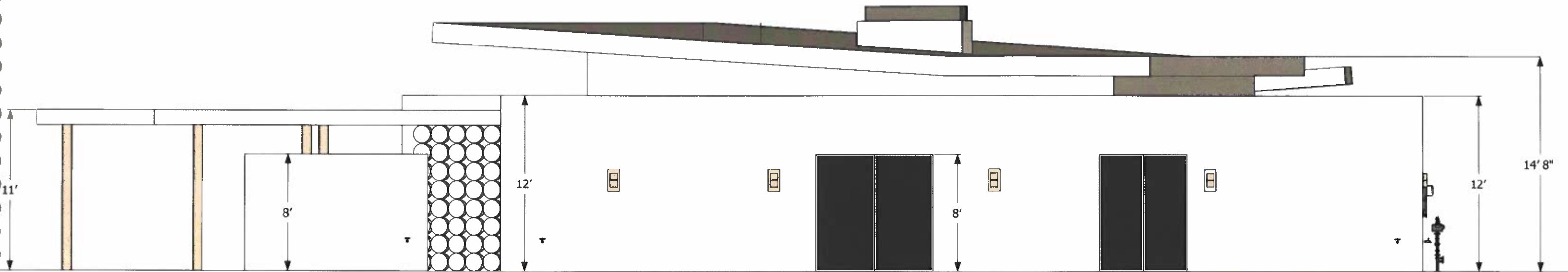
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SAVE DATE	2/24/2022	
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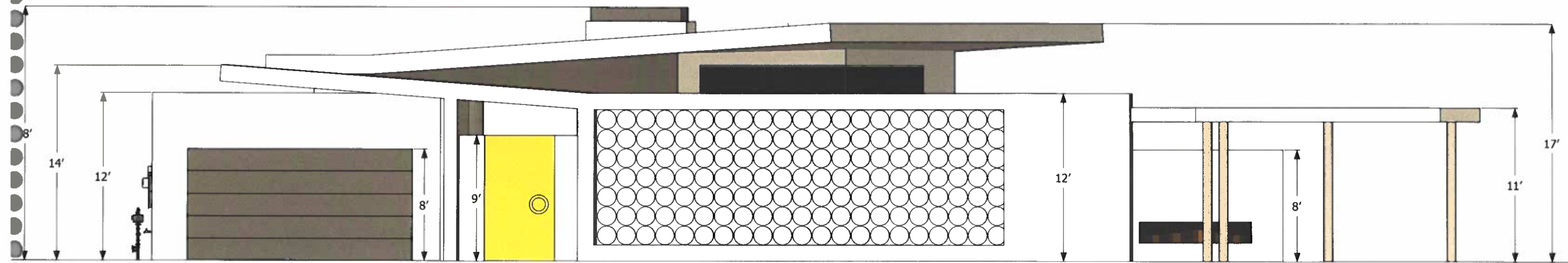
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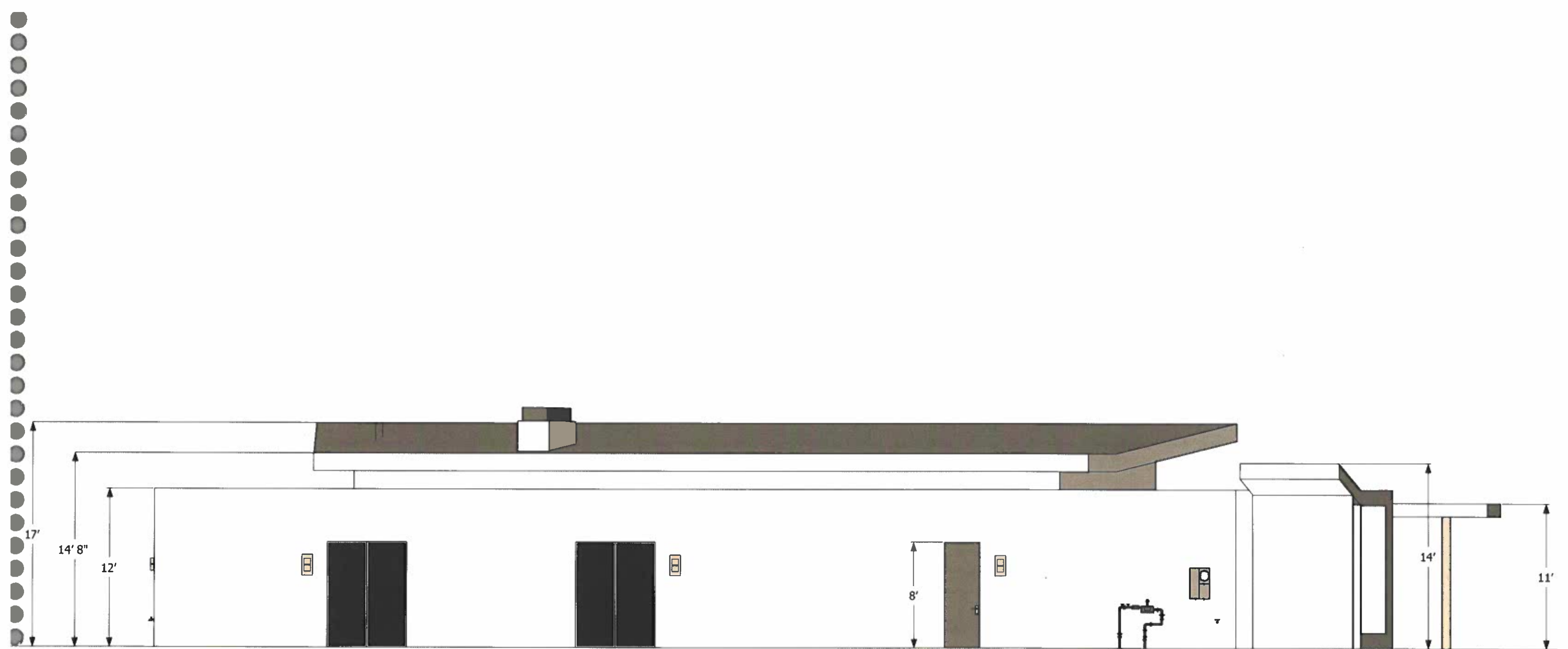






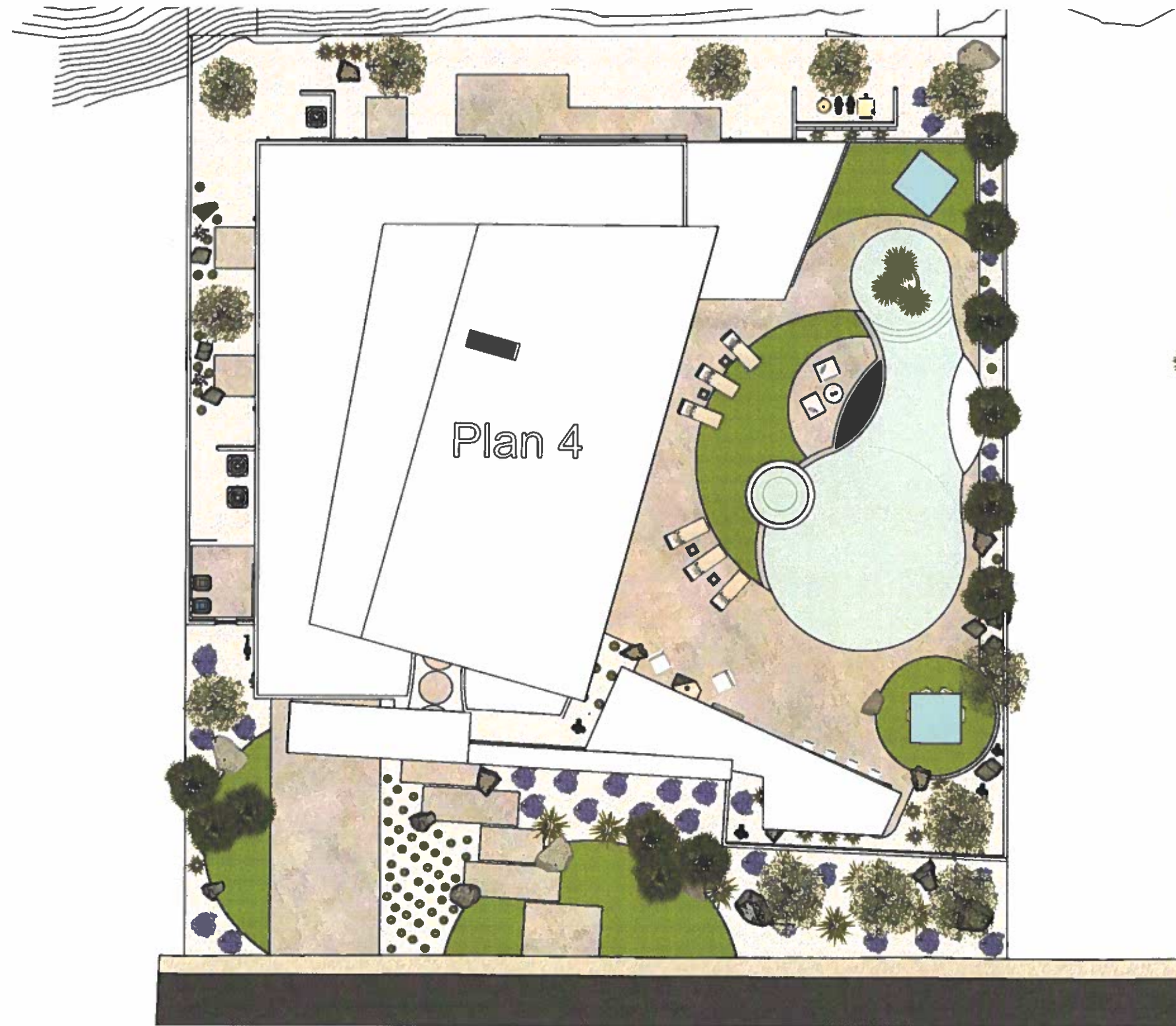






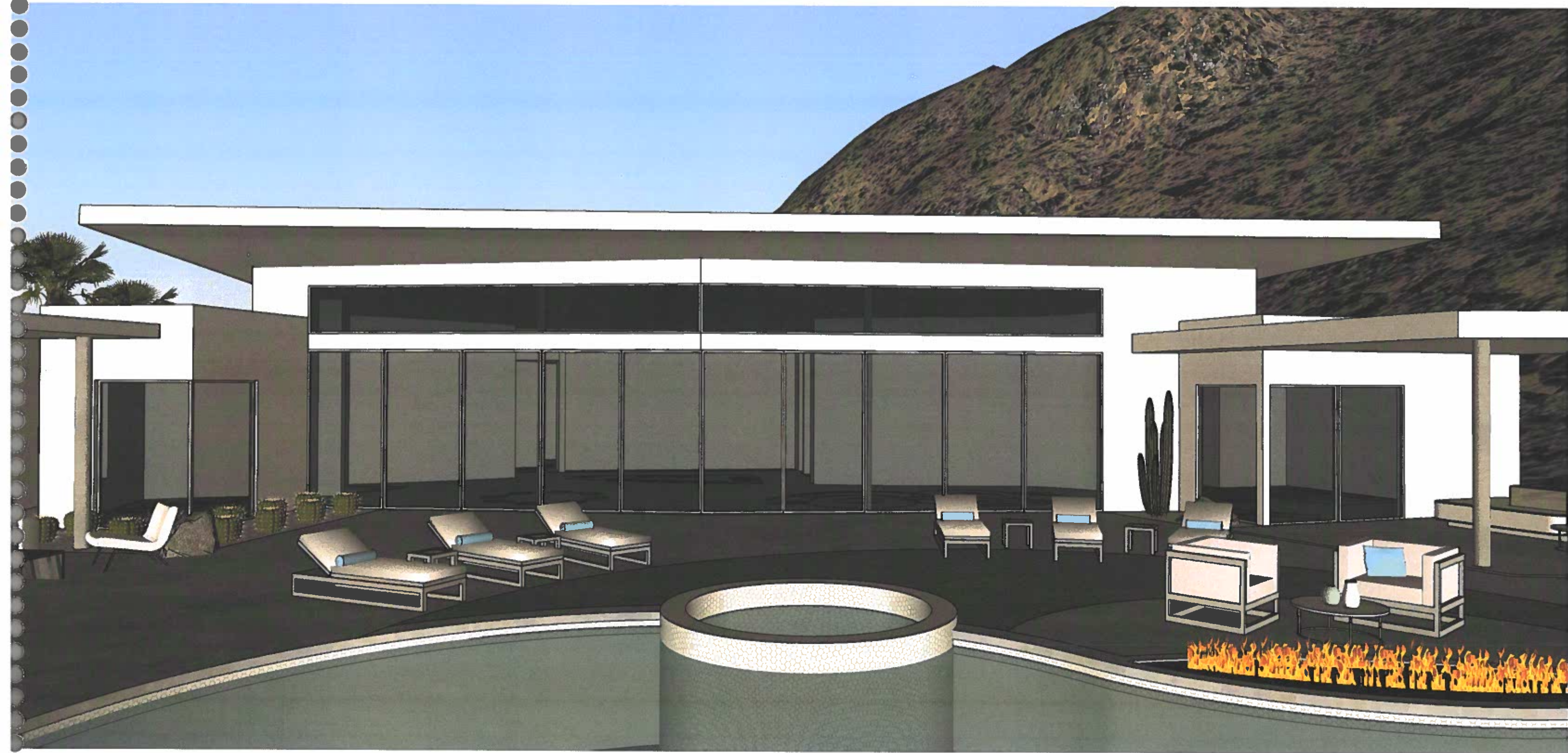


75



LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Multi Trunk Fan Palm
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Organ Pipe Cactus
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf





COLOR & MATERIAL BOARD

ONE LAS PALMAS

PLAN 4

STUCCO



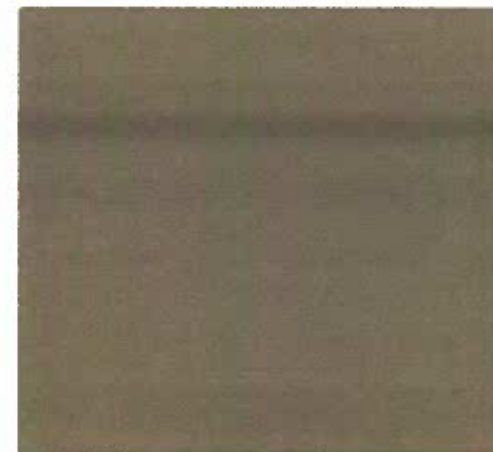
DUNN EDWARDS
DEW380

FRONT TEXTURE



FOAM & CONCRETE
PAINTED DEW380

ACCENT



DUNN EDWARDS
DET626

COLUMNS



MODERN MASTERS
SILVER ME-150
NON REFLECTIVE

FRONT GATE



DUNN EDWARDS
DE5290

ROOF



MEMBRANE
COLOR WHITE

WINDOW FRAME



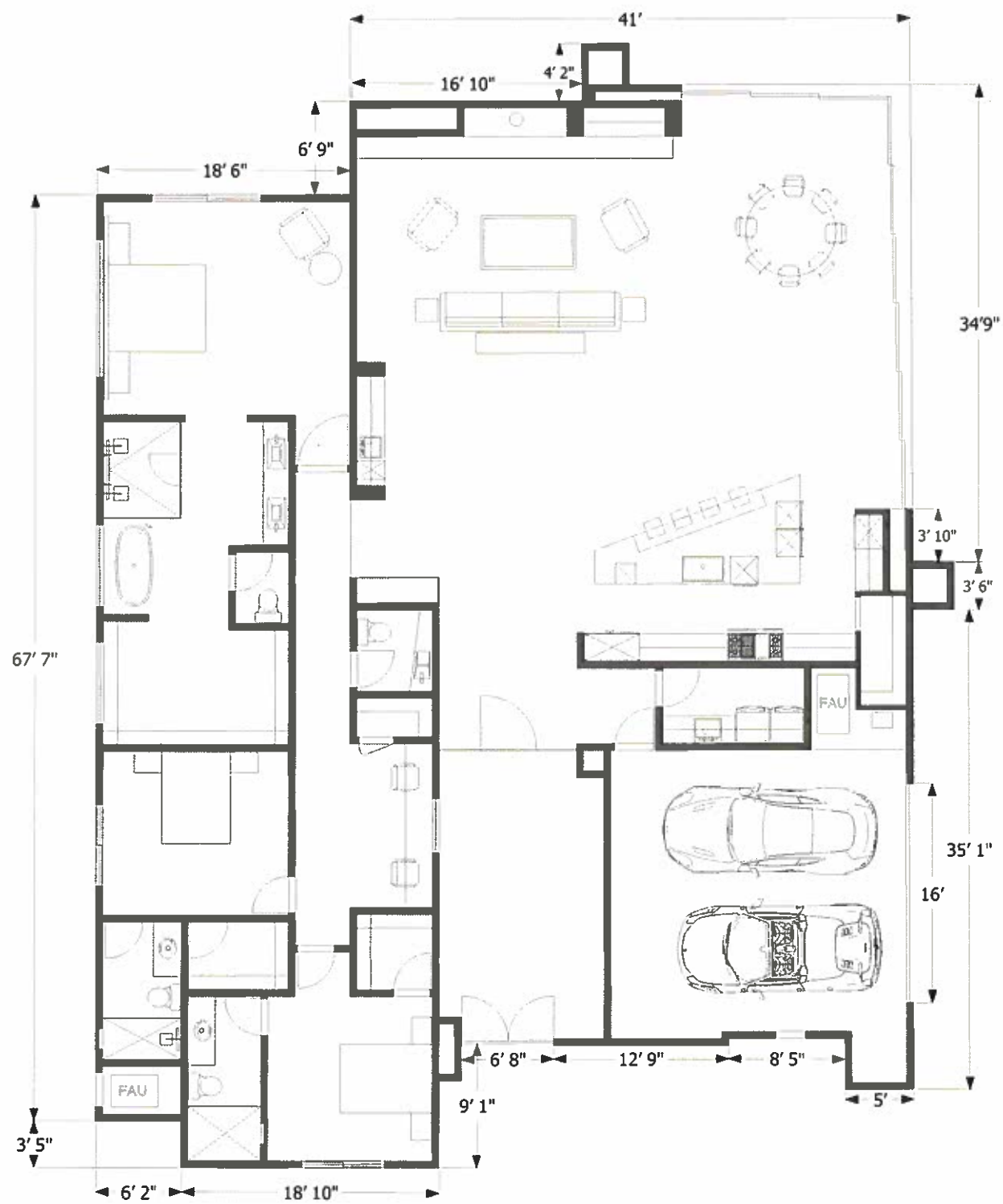
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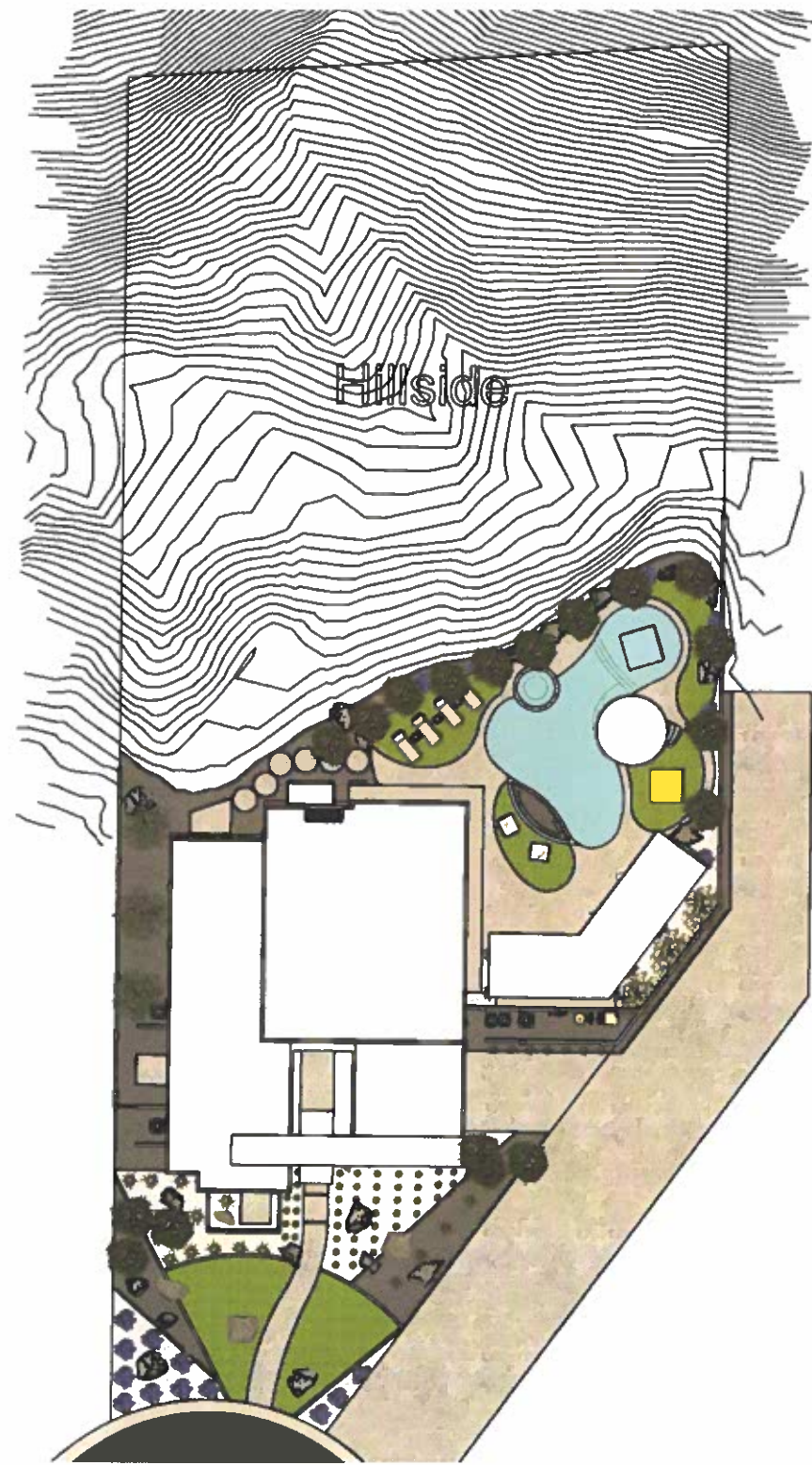
CONCRETE



NATURAL SCORED
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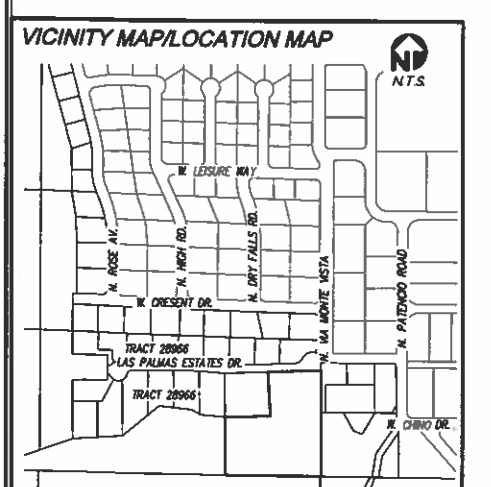
PLAN 5



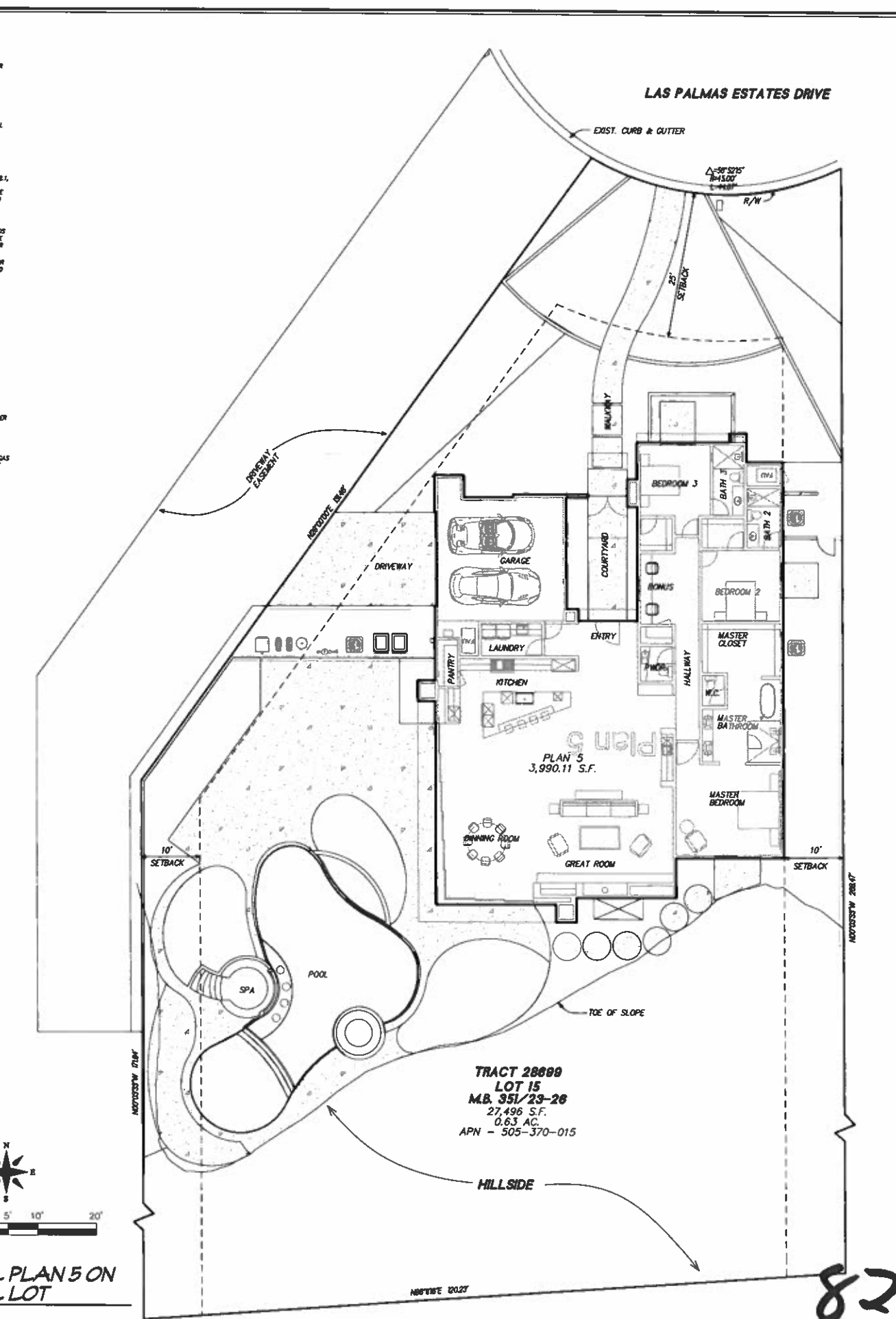


PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1478
LAND OWNER:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1478
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	7117 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 36706, PMB 246/48-49;
PUBLIC UTILITY PURVEYORS:	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-4691
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION:	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION:	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES:	
NORTH:	STREET
SOUTH:	MOUNTAIN
EAST:	VACANT LOT
WEST:	VACANT LOT
FLOOD ZONE:	
CURRENT ZONING:	THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 08025715596, REVISED AUGUST 08, 2008.
ASSESSORS PARCEL NO.:	
505-370-015	
PROJECT TEAM:	
GEOTECHNICAL ENGINEER: BLADDER ENGINEERING INC. BERTY L. ANDERSON, RCE #1387 17178 EMBLED LANE, SUITE 100 PALM DESERT, CA. 92260 (760) 423-0600 TEL. (760) 775-3606 FAX.	CIVIL ENGINEERING: SANBORN ARCHITECTURE GROUP, INC. KATHA A. CHRISTIANSEN, RCE #0043 71-780 SAN JACINTO DR., BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0603 FAX.
ARCHITECT: ABC-ID CORPORATION WILLIAM J. O'BRIEN, RA C-0796 808 BIRCH STREET HEMET, CA. 92343 (951) 921-0000 TEL. (951) 921-3004 FAX.	LANDSCAPE ARCHITECT: TED INC. THOMAS E. DOEL, LSA 2310 3-71 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 714-1919 TEL.
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM DAVENPORT 151 E. FLORIDA AVE. STE. A HEMET, CA. 92343 (951) 921-0000 TEL. (951) 921-3004 FAX.	PLUMBING ENGINEER: BOLENT GUTIERREZ DESIGN BOLENT GUTIERREZ P.O. BOX 8264 PALM DESERT, CA. 92261 (760) 887-1244 TEL.
MECHANICAL & T24 ENGINEER: SCOTT DESIGN & TITLE 24, INC. JON D. SCOTT 71-88 YULEE WAY, STE. B PALM DESERT, CA. 92260 (760) 300-7262 TEL.	

GENERAL NOTES	
1. POOL, SPA, BARBECUE STRUCTURE, CONCRETE WALLS AND FIVE FT. FENCE SHALL BE CONSTRUCTED PER SEPARATE PERMITS.	
2. ALL "OR EQUAL" SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.	
3. THE DEVELOPER / CONSTRUCTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION FOR EDGES OF STREET PAVING (IF NO CURBS EXIST) FROM PROPERTY LINES WITH THE PUBLIC WORKS DEPARTMENT.	
4. SHOWERS AND WALLS ABOVE SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 8 FEET ABOVE THE FLOOR (SEE 8037.2 CBC).	
5. NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY HIGH-URBAN WINDHURFLE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CBC SEC. 803.7.1 THROUGH 803.7.1.3, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT (SEE 803.7.1.3 CBC).	
6. EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TEMPERED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 30 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 257, OR MEET REQUIREMENTS OF SPW 12-7A-3, (CBC 8037.2.1 CBC).	
7. EXTERIOR WALL CONSTRUCTION SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, EXTERIOR-RESISTANT MATERIAL, HEAVY TIMBER, LAD WALL CONSTRUCTION, SAWN LUMBER OR BLUE-LAMINATED WOOD WITH THE SMALLEST MEMBER DIMENSION OF 4 INCHES, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SPW 12-7A-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST (CBC 8037.2.1 CBC). SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.	
8. EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, EXTERIOR-RESISTANT MATERIAL, ONE LAYER OF 3/4" TYPE X GYPSUM BOARD, THE EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY, OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SPW 12-7A-3 OR ASTM E2857 (CBC 8037.2.1 CBC).	
9. PROVIDE WATER RESISTANT BARRIER AT EXTERIOR WALLS FOR (CBC 8037.2.1 CBC).	
10. CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER (SEE 10-103 CAC).	
11. PROVIDE HERS REGISTERED ENERGY COMPLIANCE FORMS (SEE 10-103 CAC).	
12. EACH INTERIOR SHALL HAVE AN EXHAUST FAN DUCTED TO THE OUTSIDE WITH A MINIMUM VELOCITY RATE OF 100 FPM. THE DUCTING SHALL BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (SEE 10010 CBC).	
13. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, EXTERIOR-RESISTANT MATERIAL, ONE LAYER OF 3/4" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION 8037.2.1 CBC).	
14. EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR EXTERIOR-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RALES NOT LESS THAN 1-1/2" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 30 MINUTES WHEN TESTED ACCORDING TO NFPA 257 OR MEET THE REQUIREMENTS OF SPW 12-7A-1. (SUB-SECTION 8037.2.1 CBC).	



- ### GREEN BUILDING STANDARDS
- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW THE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION PERMITS THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER. MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CBC 4.106.1.
 - A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CBC 4.106.1.
 - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CBC 4.106.1.
 - DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. CBC 4.504.1.
 - VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.1 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.4 FOR: ADHESIVES, PAINTS AND COATINGS, CARPETS AND COMPOSITION WOOD PRODUCTS. CBC 4.504.2.
 - INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT PER CBC SECTION 4.504.1.1, ITEM 3. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: A 4" THICK BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH CONCRETE NOT BEING WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURING. SHALL BE USED.
 - THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE CONTROLLED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH MOISTURE CONTENT OF OVER 19% SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURE CONTROL MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CBC 4.504.3.
 - PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR, ARCHITECT OR ENGINEER RESPONSIBLE CHARGE OF THE OVERALL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARDS CERTIFICATION FORM AND ONE TO THE BUILDING DEPARTMENT OFFICIAL. TO BE FILED WITH THE APPROVED PLANS.
- ### GOVERNING CODES
- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBC), AND CALIFORNIA ENERGY CODE (CEC), SECTION 803.11 CBC.
- ### FIRE DEPARTMENT PLAN CHECK NOTES
- DEFERRED SUBMITTAL INSPECTION FOR THE SPRINKLERS.
- ### PROJECT SCOPE
- MAIN RESIDENCE, MAIN 3 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING, WALLS/GATES, UNDER 6 FEET TALL & AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SEPARATE PERMIT.
- ### CALL 'DIG ALERT' LOCATOR SERVICE
- EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE SEWER, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WITHIN THE EASEMENT SHOULD BE CONFIRMED IN THE FIELD WHEN A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



ALLEN M. SANBORN
ARCHITECT

ALLEN M. SANBORN
LICENSED ARCHITECT
STATE OF CALIFORNIA
EXP. 12/31/2023

71-780 SAN JACINTO DR.
BLDG. "E"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0600
FAX (760) 423-0603

REVISIONS	

PROJECT TITLE:
**ONE LAS PALMAS
ONE LAS PALMAS, LLC**

PALM SPRINGS, CA.

SHEET TITLE:
**TYPICAL
SITE PLAN**

COPYRIGHT

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION HEREBY IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESS WRITTEN CONSENT OF SANBORN A/E INC. IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS SHALL REMAIN BY SANBORN A/E INC. WITHOUT PREJUDICE. INITIAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE YOUR ACCEPTANCE OF THE ACCURACY OF THESE RESTRICTIONS.

NO. 21-113 SCALE 1"=40'

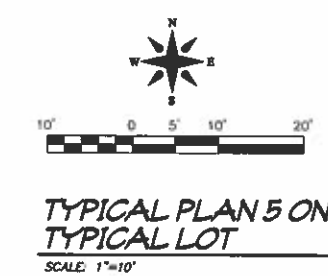
FILE NAME Plan 5 Site Plan

SAVE DATE 2/24/2022

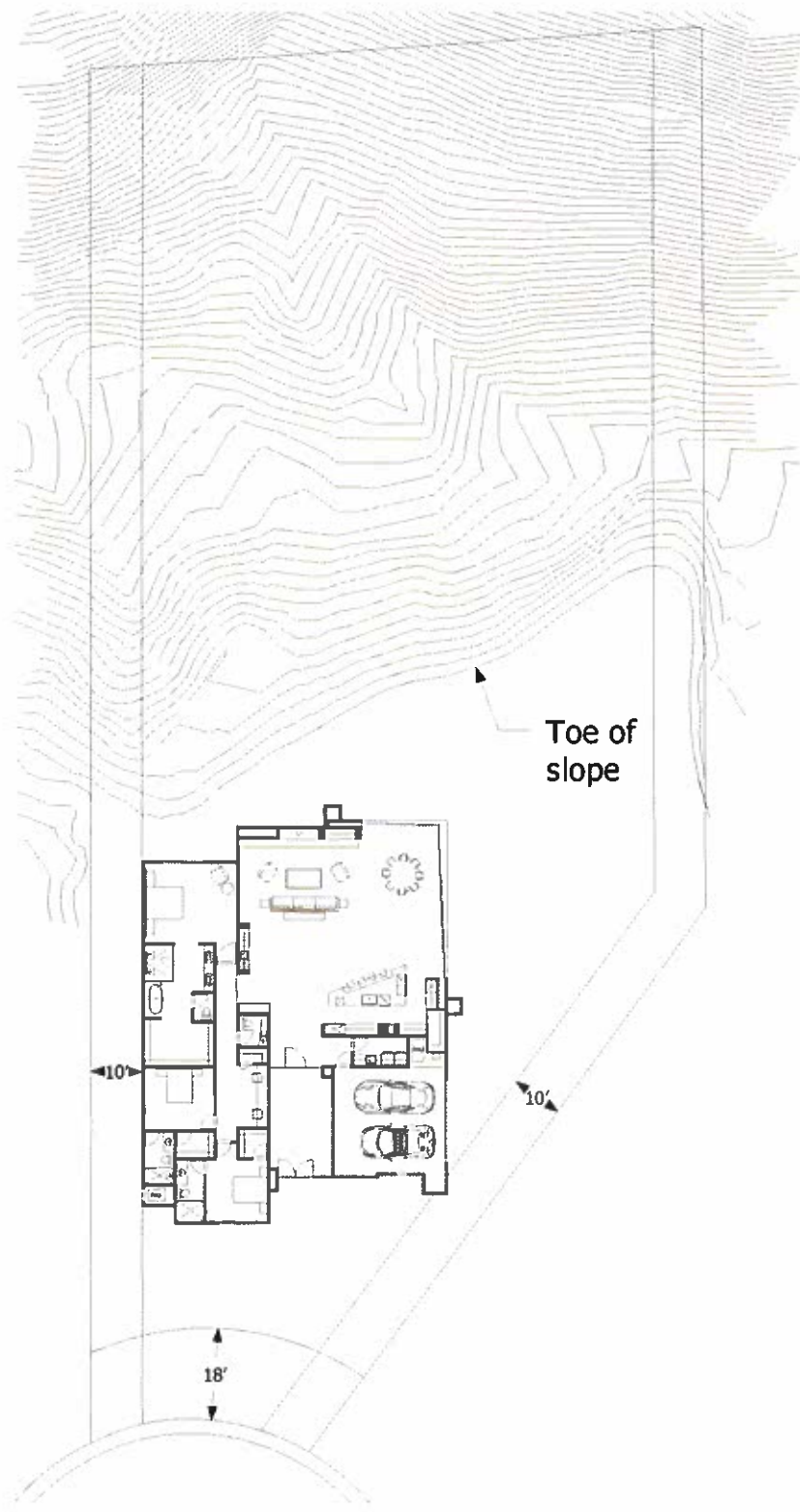
DRAWN Felipe

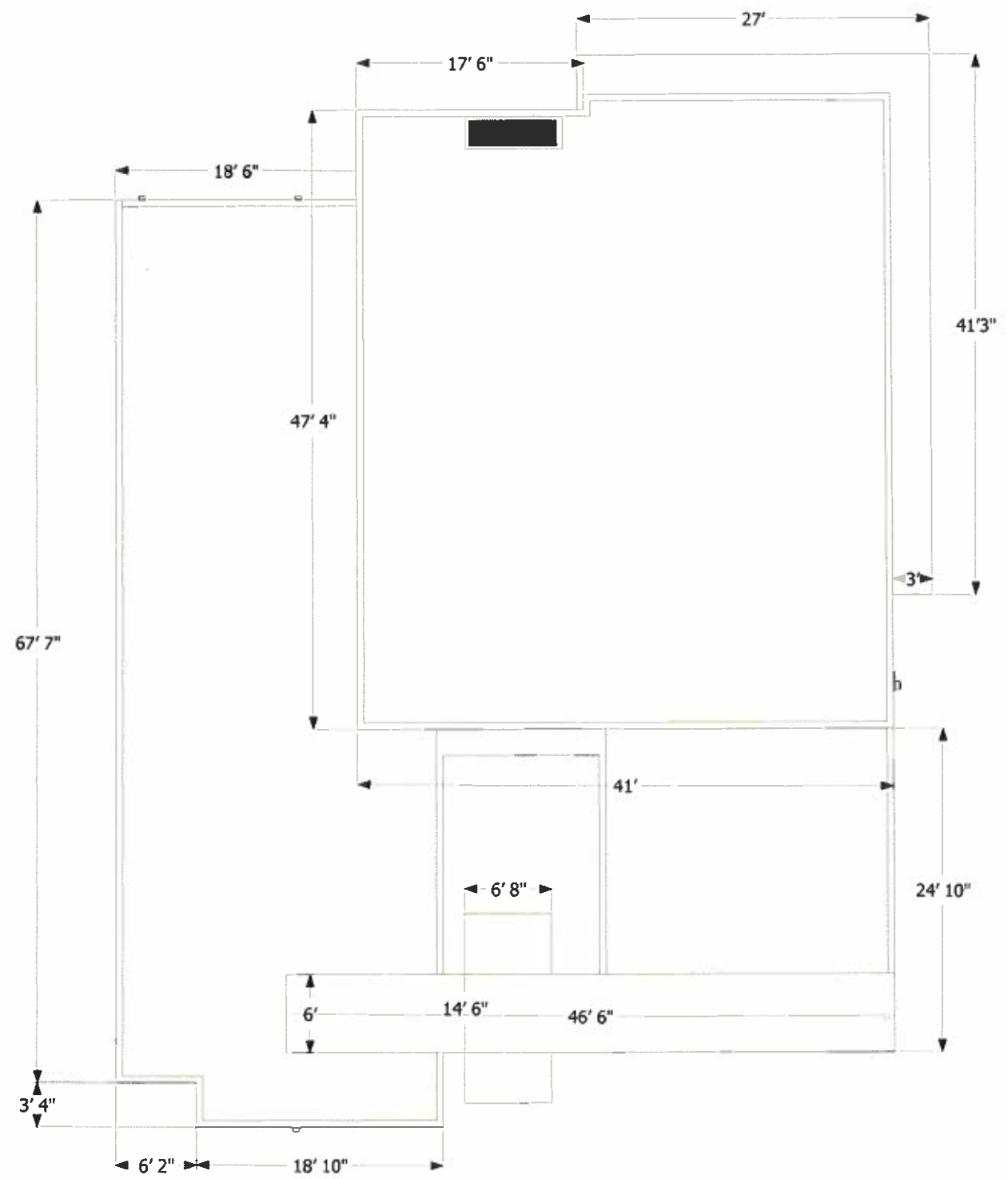
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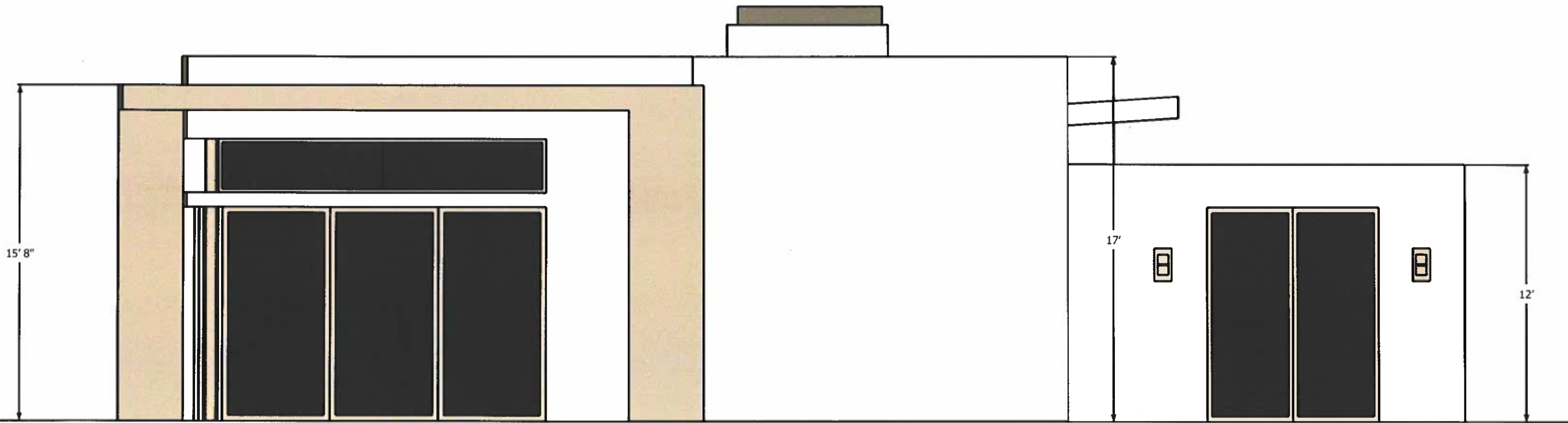
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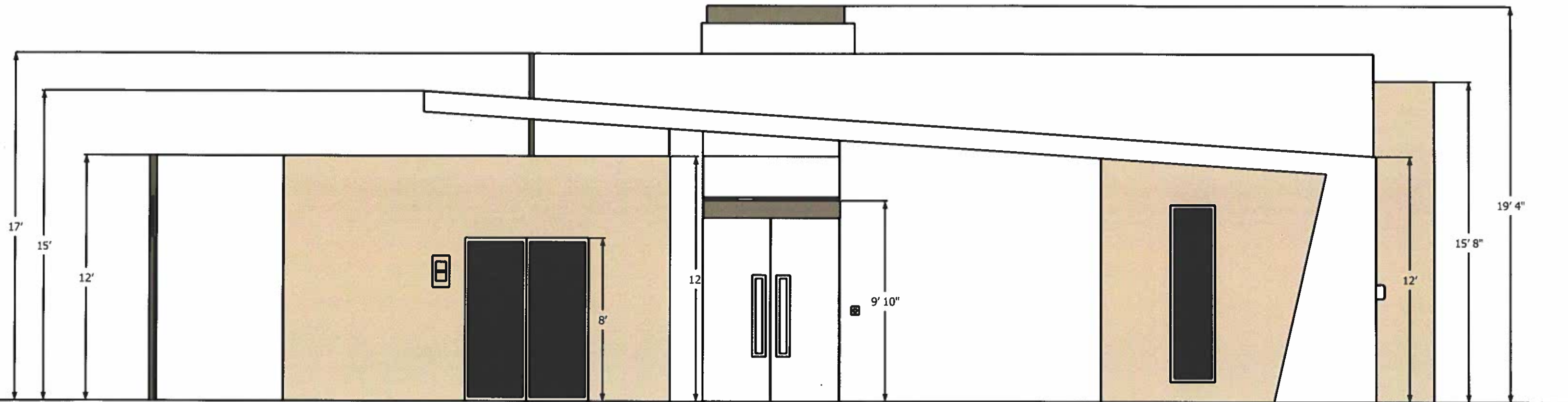
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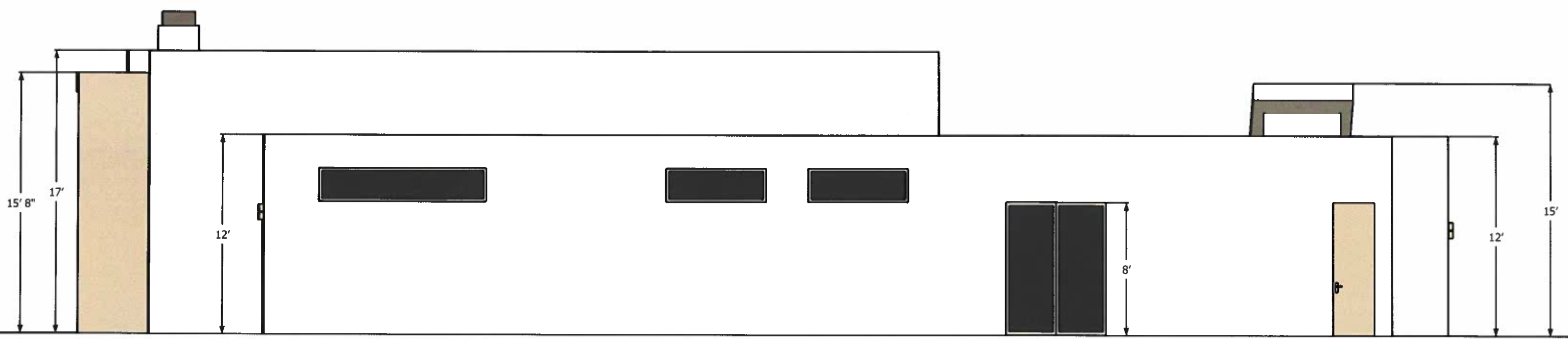






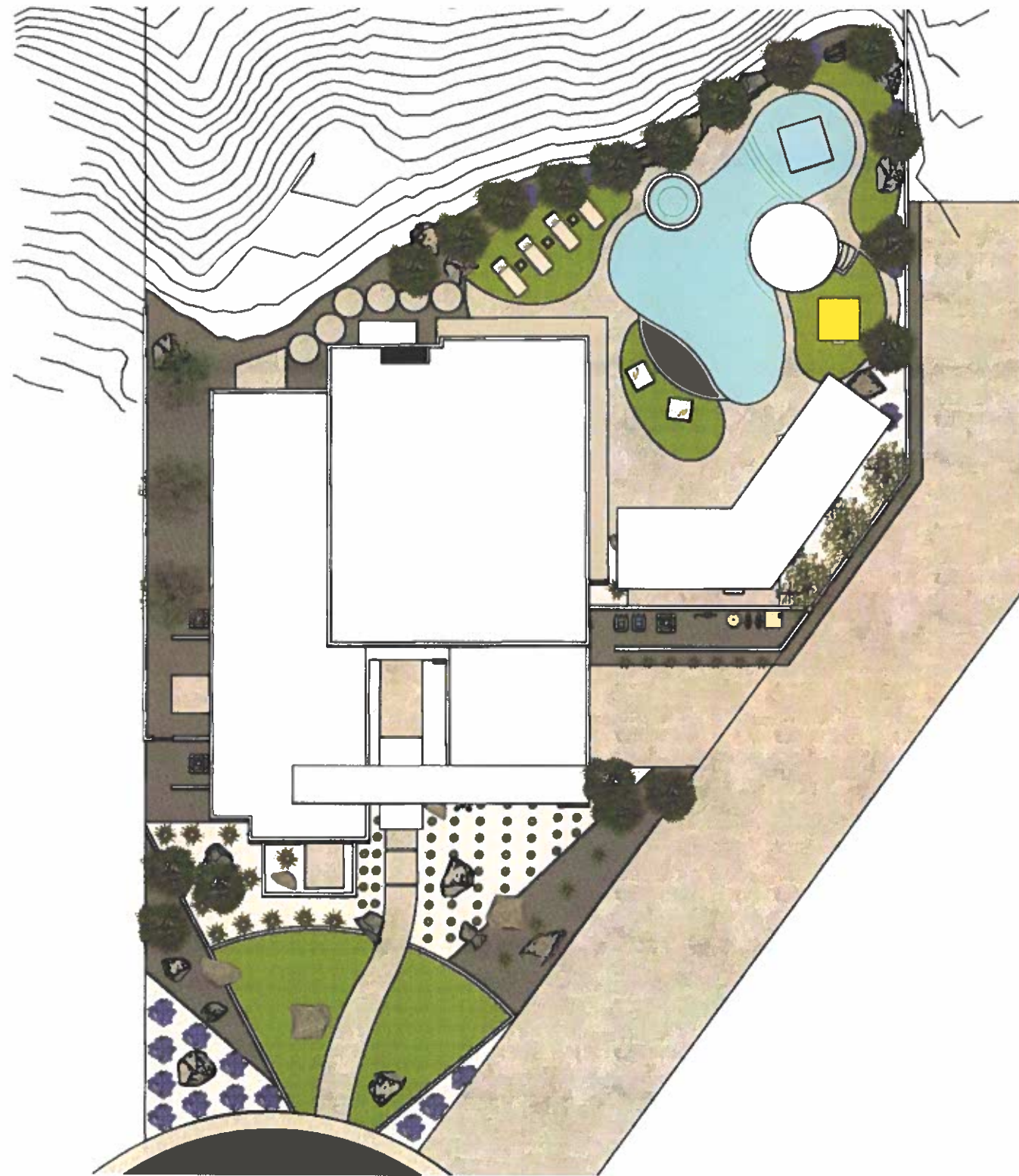
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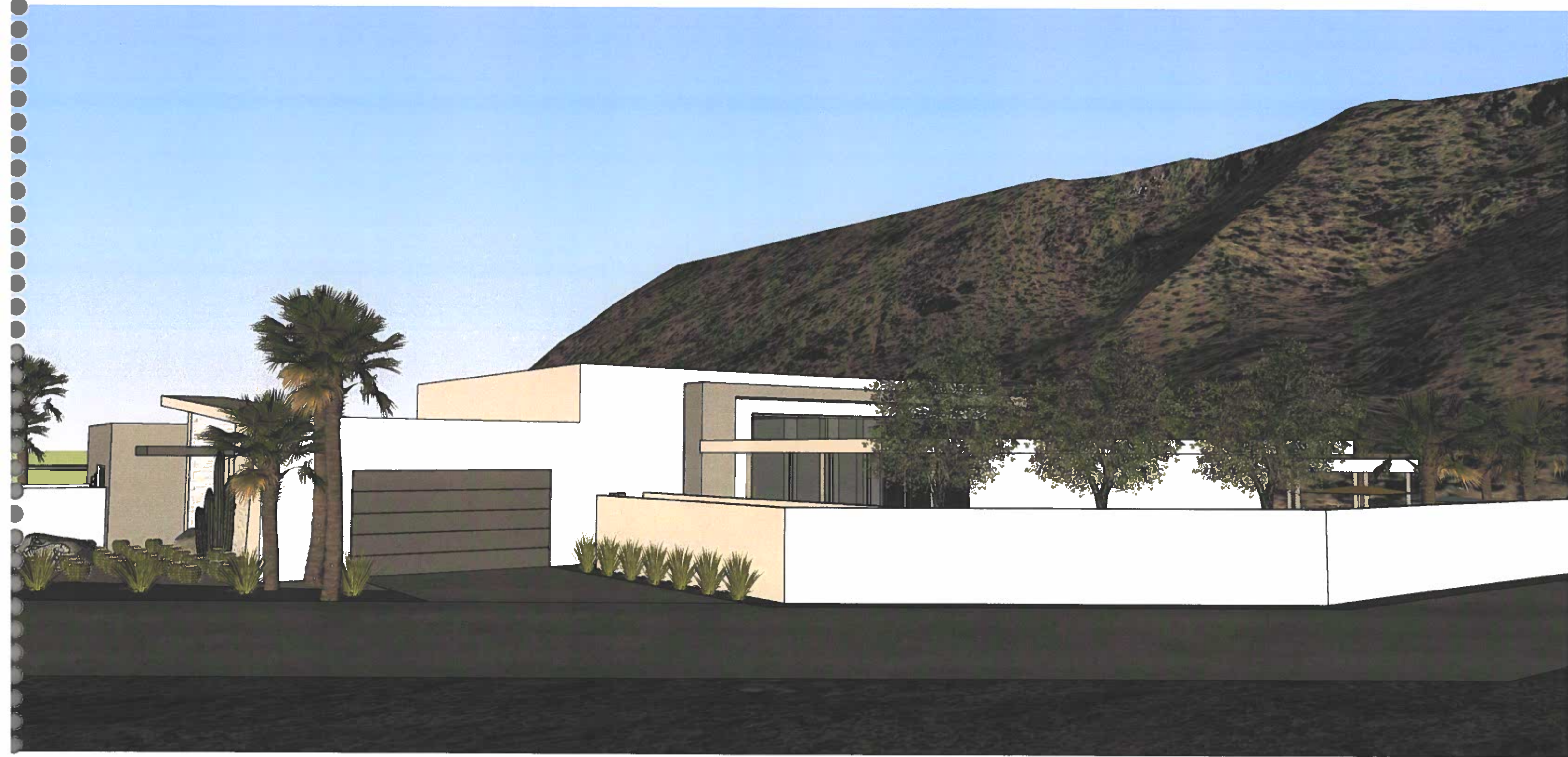




LEGEND

-  **Washingtonia Robusta Palm - 14' To 18'**
-  **Ficus Nitida - 24" To 48" Box**
-  **Purple Lantana - 15 Gallon**
-  **Blue Agave & Agave Americana - 15 Gallon**
-  **Golden Barrel Cactus - 10 Gallon**
-  **Assorted Native Rock - 2' And Larger**
-  **Desert Blend Gravel**
-  **White Ice Gravel**
-  **Artificial Turf**







COLOR & MATERIAL BOARD

ONE LAS PALMAS

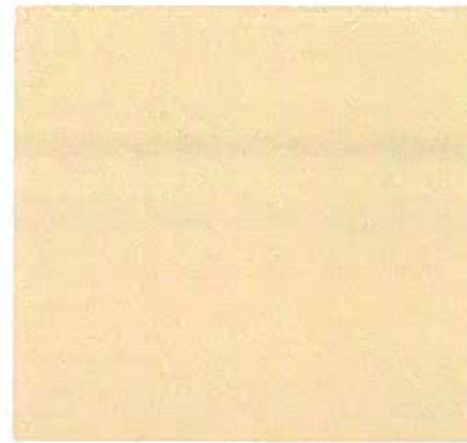
PLAN 5

STUCCO



**DUNN EDWARDS
DEW380**

ACCENT 1



**DUNN EDWARDS
DEC791**

ACCENT 2



**DUNN EDWARDS
DET626**

METAL ACCENT



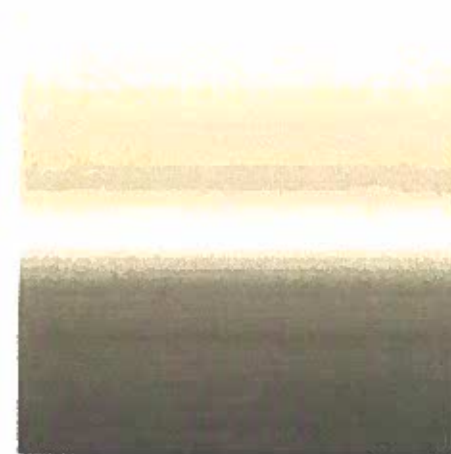
**MODERN MASTERS
SILVER ME-150
NON REFLECTIVE**

ROOF



**MEMBRANE
COLOR WHITE**

WINDOW FRAME



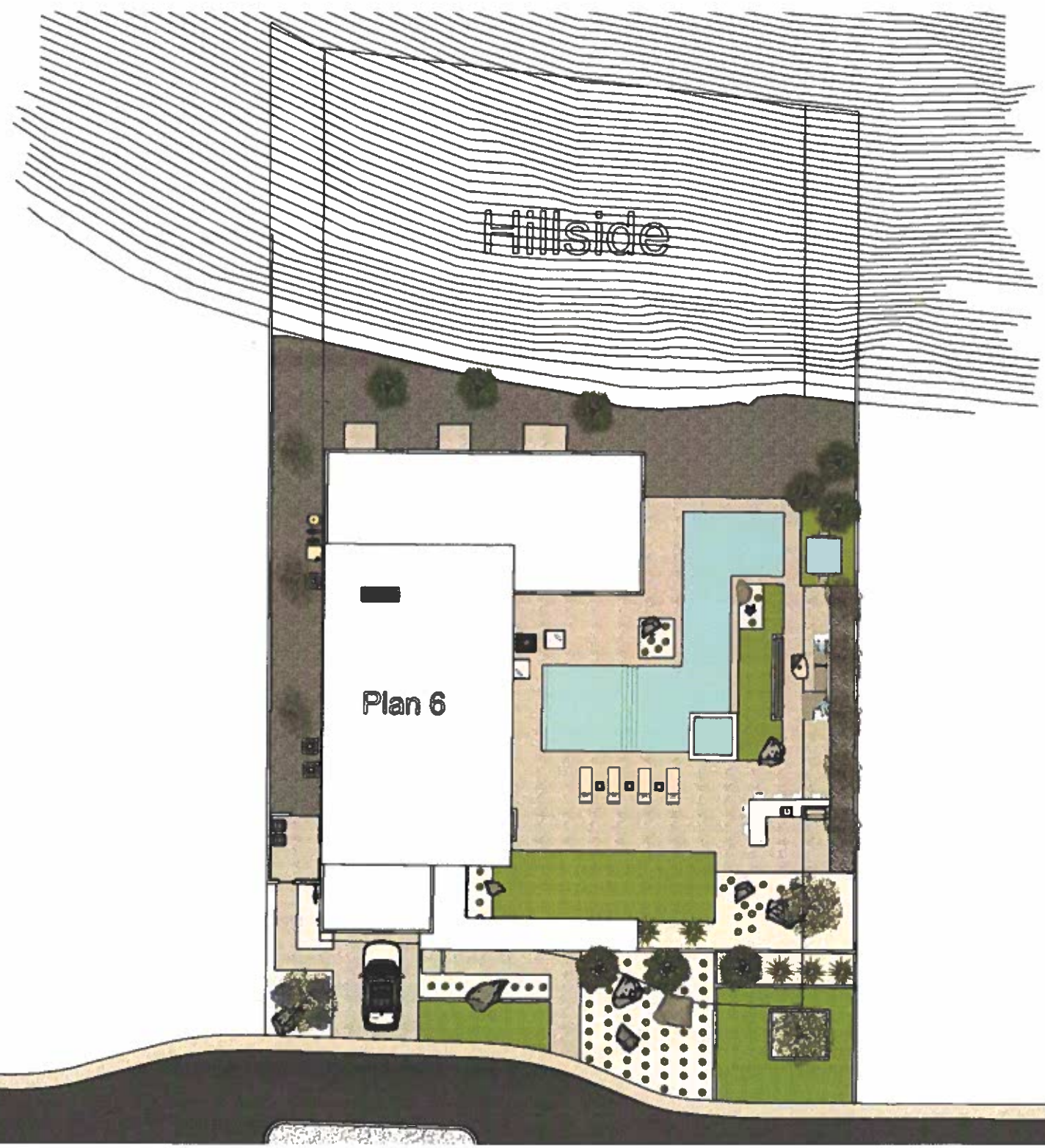
NATURAL ALUMINUM

CONCRETE



**NATURAL SCORED
WASHED FINISH**

PLAN 6



PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS LLC
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
LAND OWNER:	ONE LAS PALMAS LLC
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
EXHIBIT PREPARER:	SANBORN ARCHITECTURE GROUP, INC.
ADDRESS:	71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270
CONTACT:	ALLEN SANBORN PHONE: (760) 423-0600
SOURCE OF TOPOGRAPHY:	INLAND AERIAL SURVEYS
ADDRESS:	717 ARLINGTON AVE. SUITE "A" RIVERSIDE, CA. 92503
DATE OF TOPOGRAPHY:	AUGUST 2, 2021 PHONE: (951) 687-4252
LEGAL DESCRIPTION:	PARCEL 4, PM 36706, PWB 246/48-49
PUBLIC UTILITY PURVEYORS	
ELECTRIC:	SO. CALIFORNIA EDISON 760-202-4291
GAS:	SO. CALIFORNIA GAS CO. 760-324-6591
TELEPHONE:	FRONTIER 760-778-3601
TELEVISION:	SPECTRUM 760-674-5452
SEWER:	DESERT WATER AGENCY 760-323-4971
WATER:	DESERT WATER AGENCY 760-323-4971
WASTE MANAGEMENT:	DESERT VALLEY DISPOSAL 760-329-5030
ZONING DESIGNATION	
EXISTING ZONING:	R-1-B/20
PROPOSED ZONING:	R-1-B/20
GENERAL PLAN DESIGNATION	
EXISTING:	ESTATE RESIDENTIAL
PROPOSED:	ESTATE RESIDENTIAL
SURROUNDING LAND USES	
NORTH:	STREET
SOUTH:	MOUNTAIN
EAST:	VACANT LOT
WEST:	VACANT LOT
FLOOD ZONE	
CURRENT ZONING:	THE PROPERTY IS SHOWN AS BEING IN FLOOD ZONE "X" ON FEMA MAP PANEL 0602871588, REVISED AUGUST 08, 2008.
ASSESSORS PARCEL NO.:	505-370-021

GENERAL NOTES

- POOL, SPA, SWIMMING STRUCTURE, GYM BLOCK WALLS AND FIRE PIT, WILL BE CONSTRUCTED PER SEPARATE PERMITS.
- ALL "FOR LOCAL" SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.
- THE DEVELOPER / CONTRACTOR / OWNER IS RESPONSIBLE FOR THE VERIFICATION OF EXISTING CURB LOCATION (OF EDGE OF STREET PAVING IF NO CURB EXIST) FROM PROPERTY LINES) WITH THE PUBLIC WORKS DEPARTMENT.
- SHOULDERS AND WALLS ABOVE DRIVEWAYS WITH SHOULDER HEIGHTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 8 FEET ABOVE THE FLOOR. (SEE 4307.2 OR)
- NEW BUILDINGS LOCATED WITHIN ANY FIRE HAZARD SEVERITY ZONE OR ANY HAZARDOUS-URBAN INTERFACE FIRE AREA DESIGNATED BY THE LOCAL JURISDICTION OR IN A STATE RESPONSIBILITY AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CEC SEC. 1527 OF EXISTING BUILDING EXPOSURE, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEE 4307.1.3 OR)
- EXTERIOR WINDOWS AND EXTERIOR GLAZED DOORS SHALL BE MULTIPANE GLAZING WITH A MINIMUM OF ONE TREATED PANE, GLASS BLOCK UNITS, HAVE A FIRE RESISTANCE RATING OF 20 MINUTES WHEN TESTED IN ACCORDANCE WITH NFPA 253, OR MEET REQUIREMENTS OF SPN 12-74-5. (SEE 4307.2.1 OR)
- EXTERIOR WALL COVERING ON WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIBERGLASS INSULATION, HEAVY TIMBER, LAG WALL CONSTRUCTION, 4 INCHES OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SPN 12-74-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEE 4307.2.3 OR) SEE 4307.2.3 TO THIS SECTION FOR OTHER ALTERNATIVES.
- EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIBERGLASS INSULATION, ONE LAYER OF 3/4" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF AN APPROVED ONE-HOUR ASSEMBLY OR HAVE THE HORIZONTAL UNDERSIDE MEET THE PERFORMANCE CRITERIA OF SPN 12-74.3 OR ASTM C2957 (SEE 4307.2.4 OR)
- PHENOLIC WATER RESISTANT BARRIER AT EXTERIOR WALLS PER (SEE 4307.2.4 OR)
- COPYRIGHT OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER. (SEE 10-103 CAC)
- PHENOLIC WATER RESISTANT ENERGY COMPLIANCE PERMITS. (SEE 10-103 CAC)
- EACH WINDOW SHALL HAVE AN EXHAUST FAN DUCT TO THE OUTSIDE WITH A MINIMUM OF 1/2" CLEARANCE FROM THE EXTERIOR WALL TO BE SIZED ACCORDING TO ASHRAE STANDARD 62.2 TABLE 7.1. (SEE 15020) (OR)
- THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNEXPOSED CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, FIBERGLASS INSULATION, ONE LAYER OF 3/4" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION 4307.2.4 OR)
- EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR FIBERGLASS INSULATION, SOLID CORE WOOD HAVING STEELS AND PALES NOT LESS THAN 1-3/4" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 253 OR MEET THE REQUIREMENTS OF SPN-74-1. (SUB-SECTION 4307.2.3 OR)

GREEN BUILDING STANDARDS

- THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED/REVIEWED APPROVED BY THE CITY ENGINEER THAT SHOW THE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. SWFS THAT ARE CURRENTLY EXISTING BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO FINAL INSPECTION BY THE BUILDING DEPARTMENT. (CIC 4.406.1)
- A MINIMUM OF 80% OF CONSTRUCTION WASTE IS TO BE RECYCLED. (CIC 4.406.1)
- A MANUAL TO PROVIDE AN OPERATIONAL MANUAL, CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ETC.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. (CIC 4.410.1)
- DURING CONSTRUCTION, EDGES OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. (CIC 4.404.1)
- VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.304.3 AND TABLES 4.304.1, 4.304.2, 4.304.3 AND 4.304.3 FOR ADHESIVES, PAINTS AND COATINGS, CARPETS AND COMPOSITION WOOD PRODUCTS. (CIC 4.304.4)
- INTERIOR MOISTURE CONTROL AT SLAB ON GRADE FLOORS SHALL BE PROVIDED BY THE SOIL ENGINEER RESPONSIBLE FOR THE PROJECT SOIL REPORT FOR CEC SECTION 4.302.1. (CIC 4.302.1) IF A SOIL ENGINEER HAS NOT PREPARED A SOIL REPORT FOR THIS PROJECT, THE FOLLOWING IS REQUIRED: 4" RIGID BASE OF 1/2" OR LARGER CLEAN AGGREGATE SHALL BE PROVIDED WITH A VAPOR BARRIER IN DIRECT CONTACT WITH CONCRETE, WITH CONCRETE AIR DESIGN WHICH WILL ADDRESS BLEEDING, SHRINKAGE AND CURLING SHALL BE USED.
- THE MOISTURE CONTENT OF WOOD SHALL NOT EXCEED 19% BEFORE IT IS ENCLOSED IN CONSTRUCTION. THE MOISTURE CONTENT NEEDS TO BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CEC 4.306.3.
- PRIOR TO FINAL APPROVAL OF THE BUILDING THE LICENSED CONTRACTOR ARCHITECT OR ENGINEER RESPONSIBLE CHANGE OF THE ORIGINAL CONSTRUCTION MUST COMPLETE AND SIGN THE GREEN BUILDING STANDARD CONFORMANCE FORM AND ONE TO THE BUILDING DEPARTMENT OFFICIAL, TO BE FILED WITH THE APPROVED PLANS.

GOVERNING CODES

- THIS PROJECT SHALL COMPLY WITH TITLE 24 AND 2019 CALIFORNIA RESIDENTIAL CODE (CIRC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBCS), AND CALIFORNIA ENERGY CODE (CEC), SECTION 1004.1.1 (OR)

FIRE DEPARTMENT PLAN CHECK NOTES

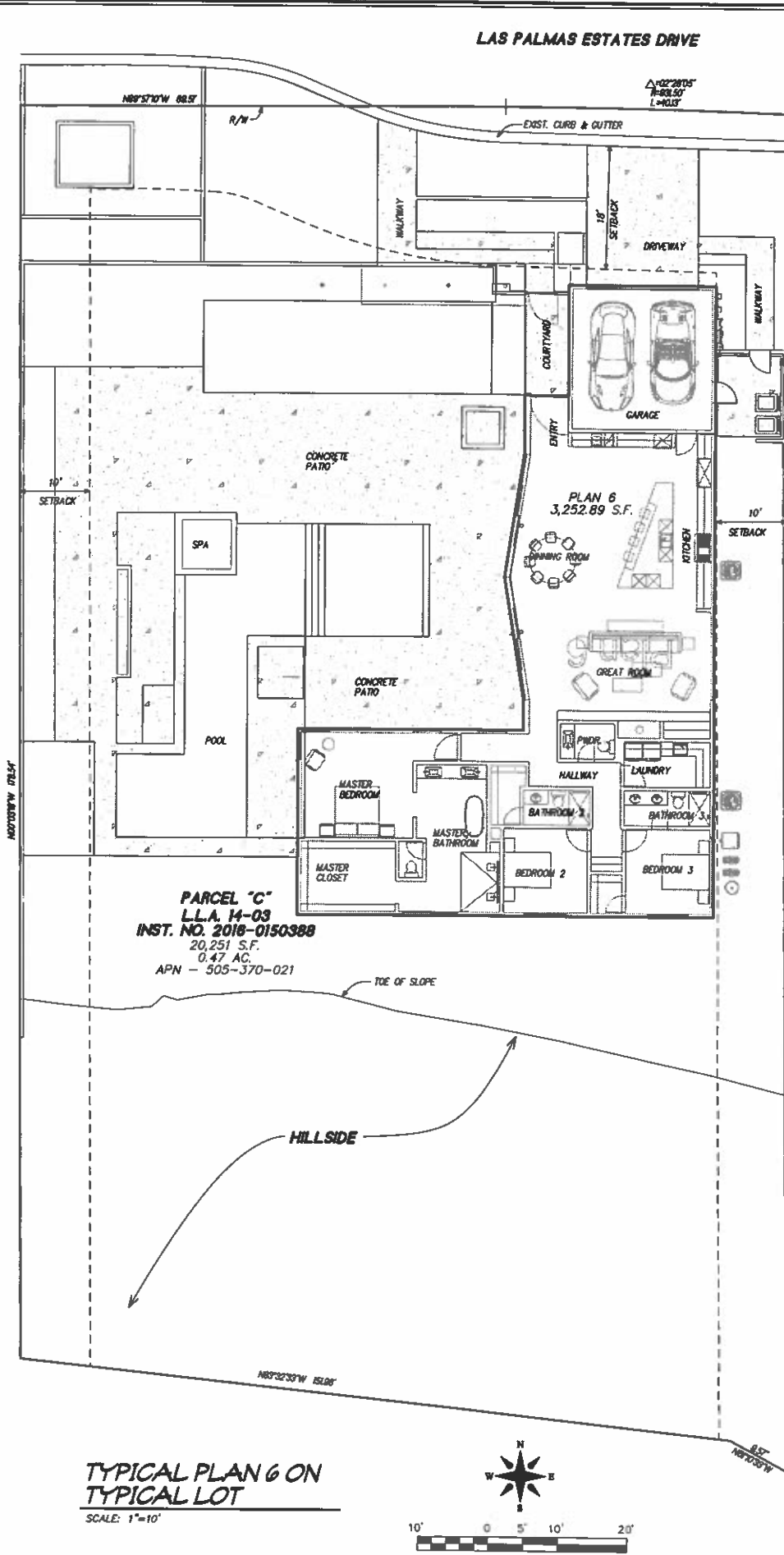
- REVIEWED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.

PROJECT SCOPE

MAIN RESIDENCE, MAIN 2 CAR GARAGE, COVERED PATIO, MECHANICAL, ELECTRICAL AND PLUMBING, WALLS/CEILING, UNDER 8 FEET TALL & AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM PER SEPARATE PERMIT.

CALL "DIG ALERT" LOCATOR SERVICE

EACH LOT IS SERVED WITH UNDERGROUND ELECTRICITY, TV CABLE, TELEPHONE SEWER, GAS LINE AND WATER LINE. LOCATION OF THESE UTILITIES WITHIN THE LOT SHOULD BE CONFIRMED IN THE FIELD WITH A TOPOGRAPHIC SURVEY OF THE LOT IS DONE.



TYPICAL PLAN 6 ON TYPICAL LOT
SCALE: 1"=10'



ALLEN M. SANBORN ARCHITECT
 LICENSED ARCHITECT
 ALLEN M. SANBORN
 STATE OF CALIFORNIA
 EXP. 12/31/2023
 71-780 SAN JACINTO DR.
 BLDG. "E-1"
 RANCHO MIRAGE, CA. 92270
 TEL (760) 423-0600
 FAX (760) 423-0603

PROJECT TITLE:
ONE LAS PALMAS
ONE LAS PALMAS, LLC

PALM SPRINGS, CA.

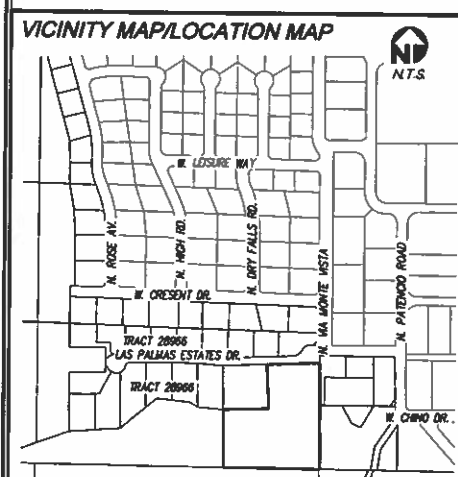
SHEET TITLE:
TYPICAL
SITE PLAN

REVISIONS	

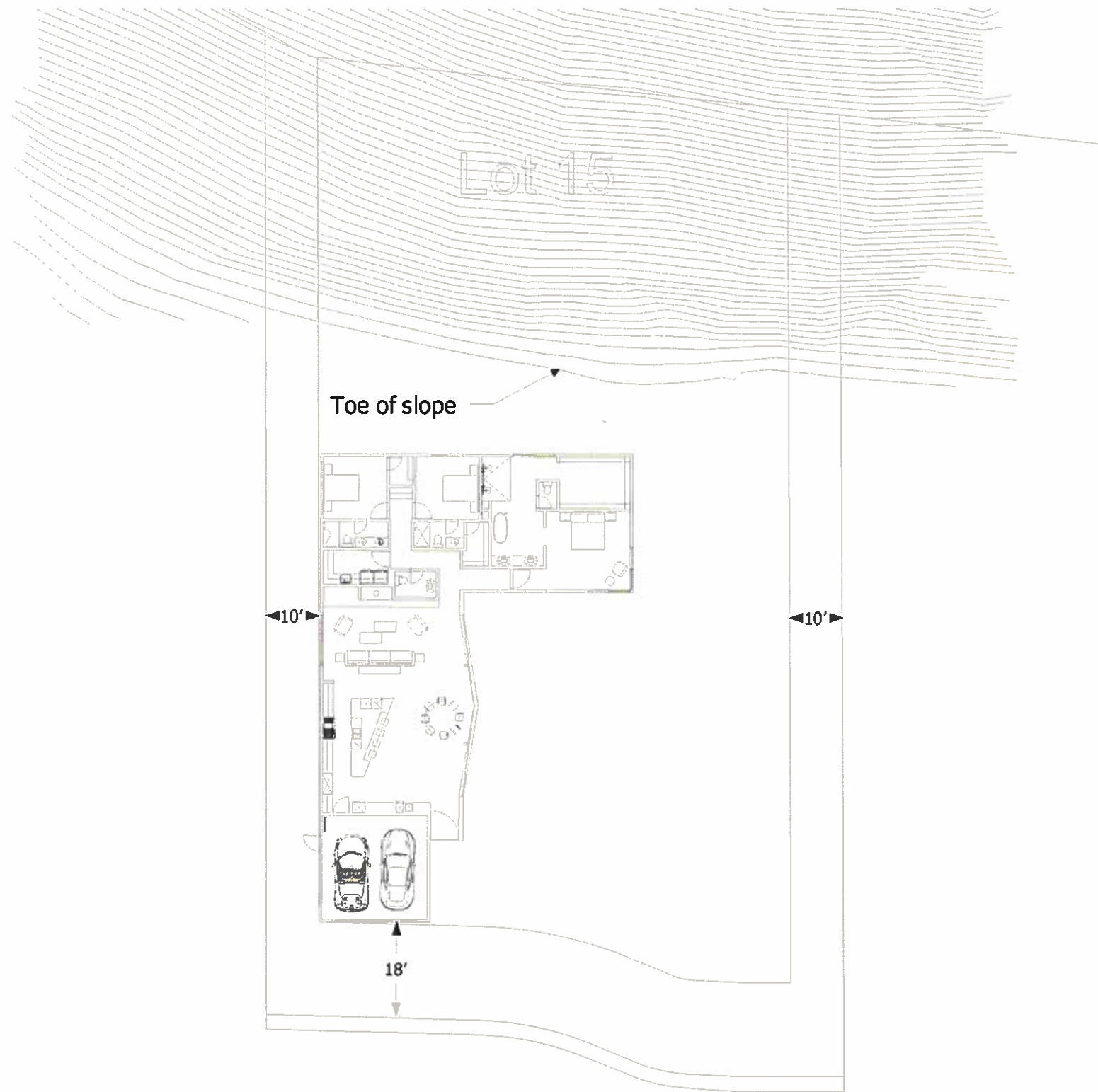
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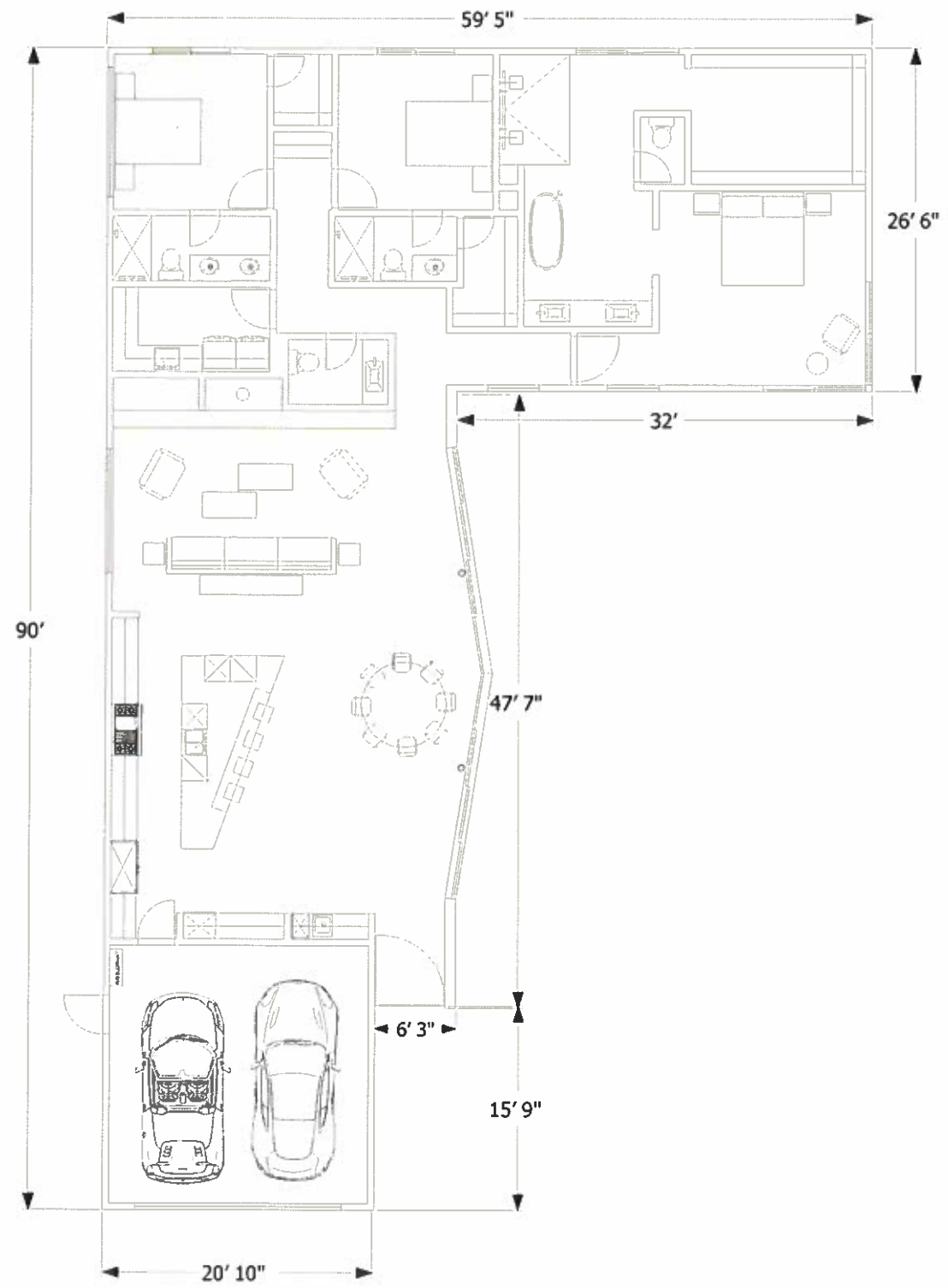
NO.	21-113	SCALE	1"=40'
FILE NAME	Plan & Site Plan		
SAVE DATE	2/24/2022		
DRAWN	Felipe		
SHEET NO.			

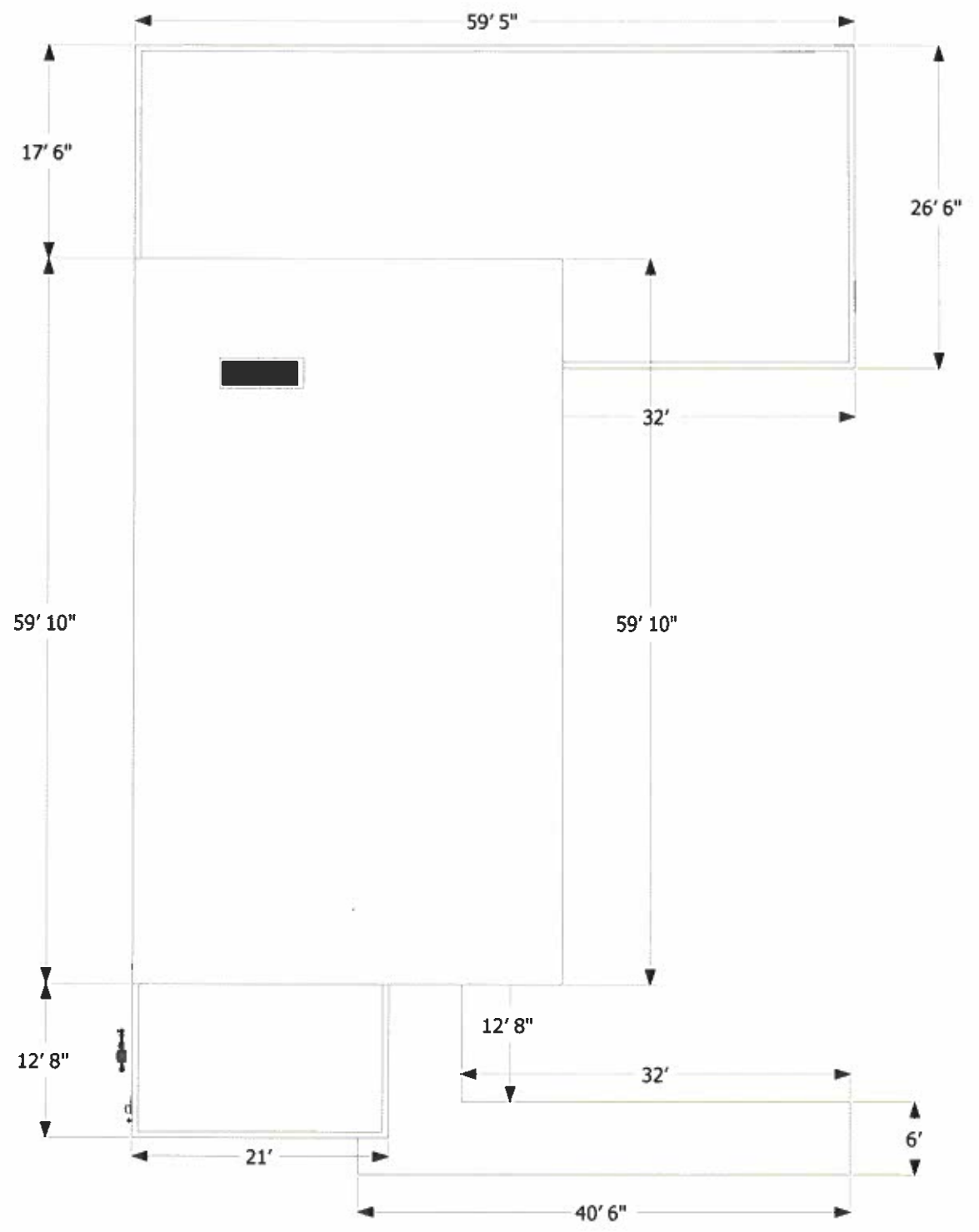
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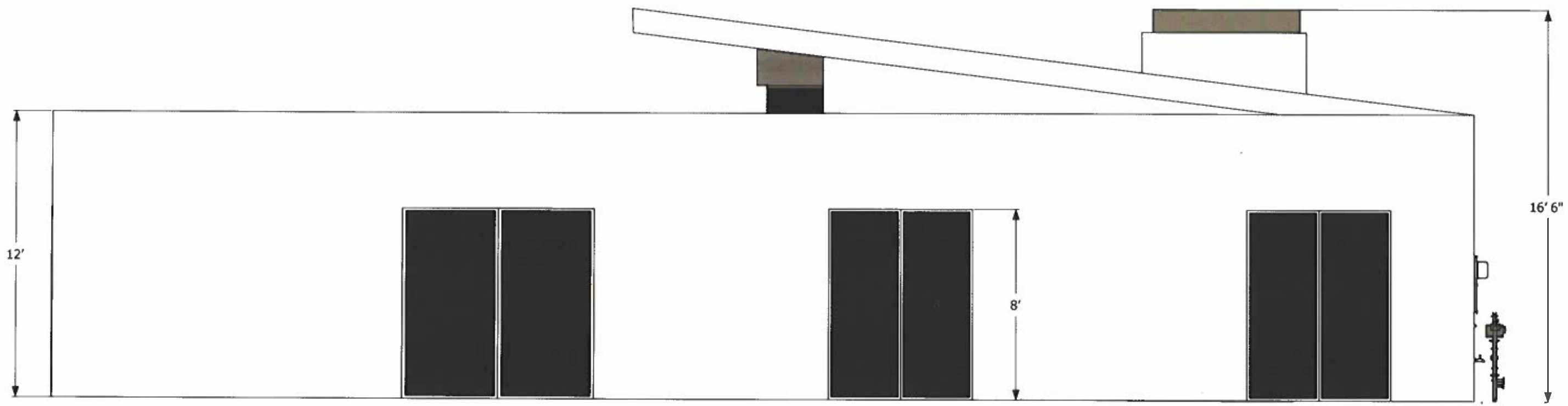


96

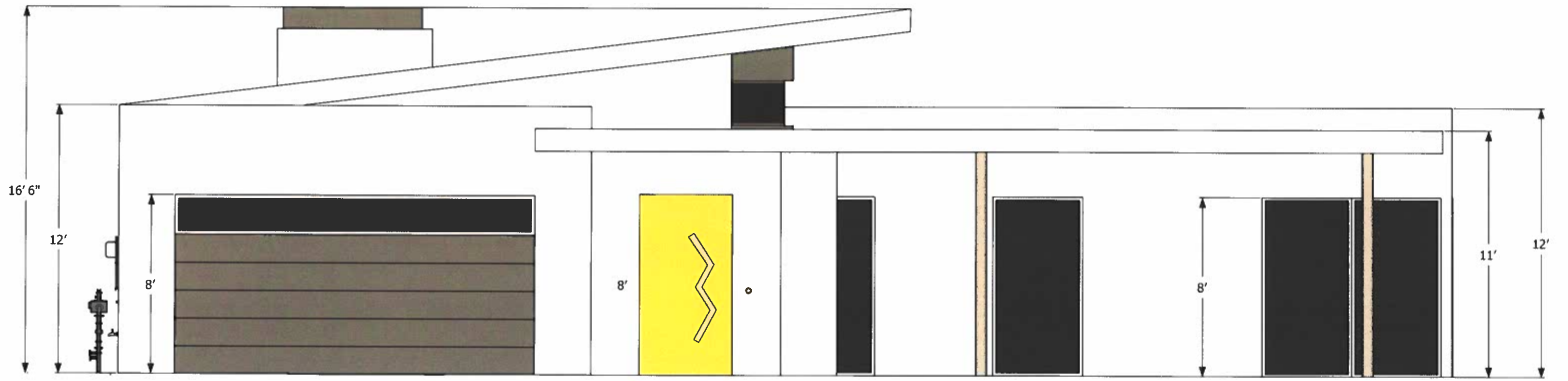


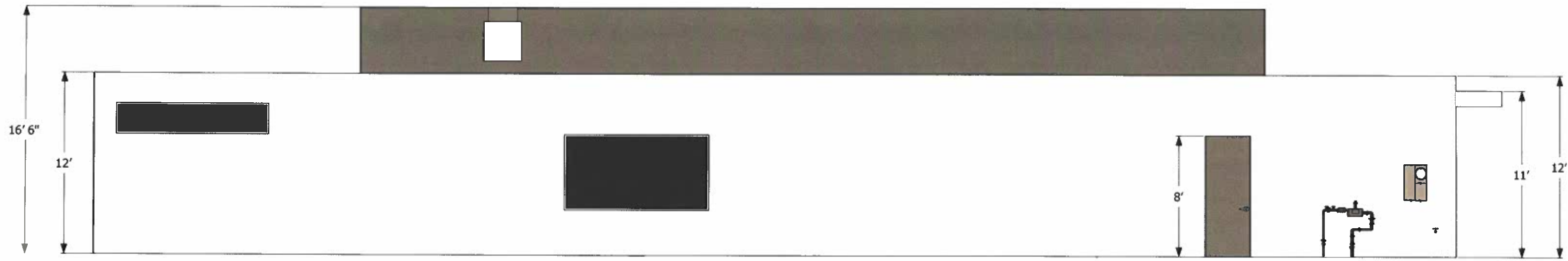




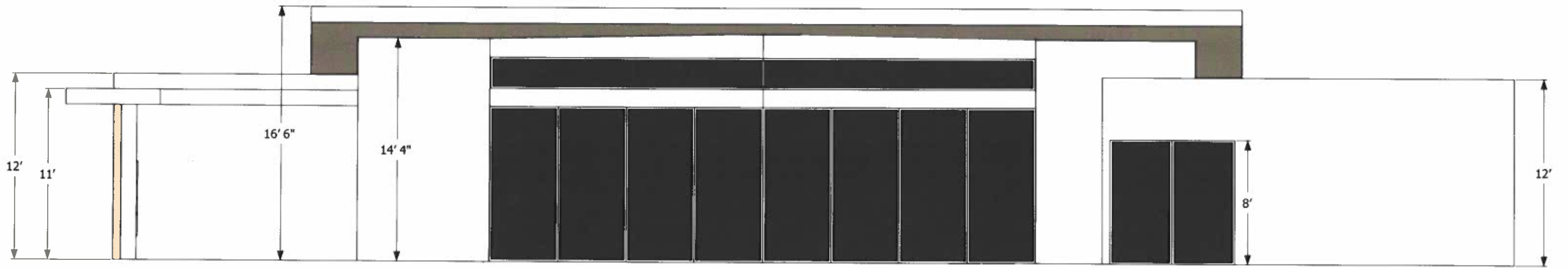


100








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LEGEND

-  Washingtonia Robusta Palm - 14' To 18'
-  Ficus Nitida - 24" To 48" Box
-  Purple Lantana - 15 Gallon
-  Blue Agave & Agave Americana - 15 Gallon
-  Golden Barrel Cactus - 10 Gallon
-  Assorted Native Rock - 2' And Larger
-  Desert Blend Gravel
-  White Ice Gravel
-  Artificial Turf





COLOR & MATERIAL BOARD

ONE LAS PALMAS

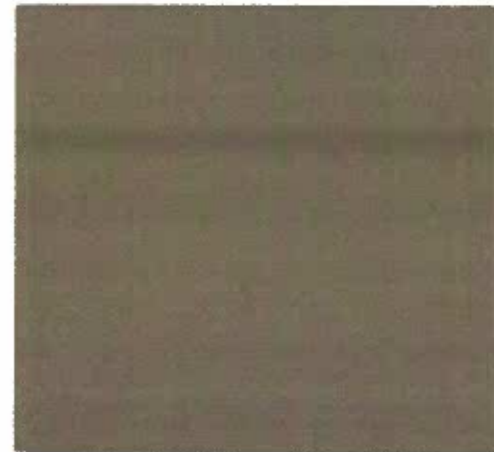
PLAN 6

STUCCO



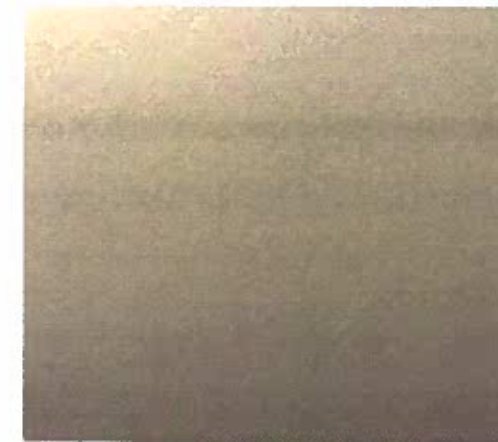
**DUNN EDWARDS
DEW380**

ACCENT



**DUNN EDWARDS
DET626**

COLUMNS



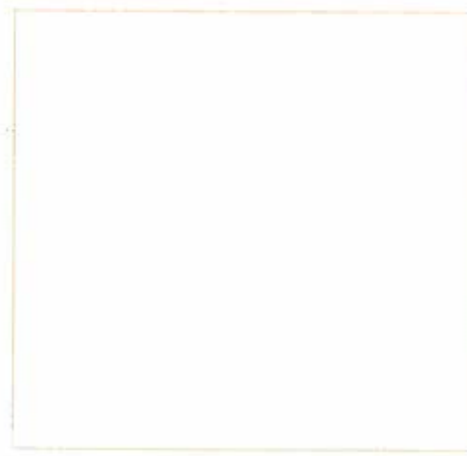
**MODERN MASTERS
SILVER ME-150
NON REFLECTIVE**

ENTRY GATE



**DUNN EDWARDS
DE5290**

ROOF



**MEMBRANE
COLOR WHITE**

WINDOW FRAME



NATURAL ALUMINUM

CONCRETE



**NATURAL SCORED
WASHED FINISH**