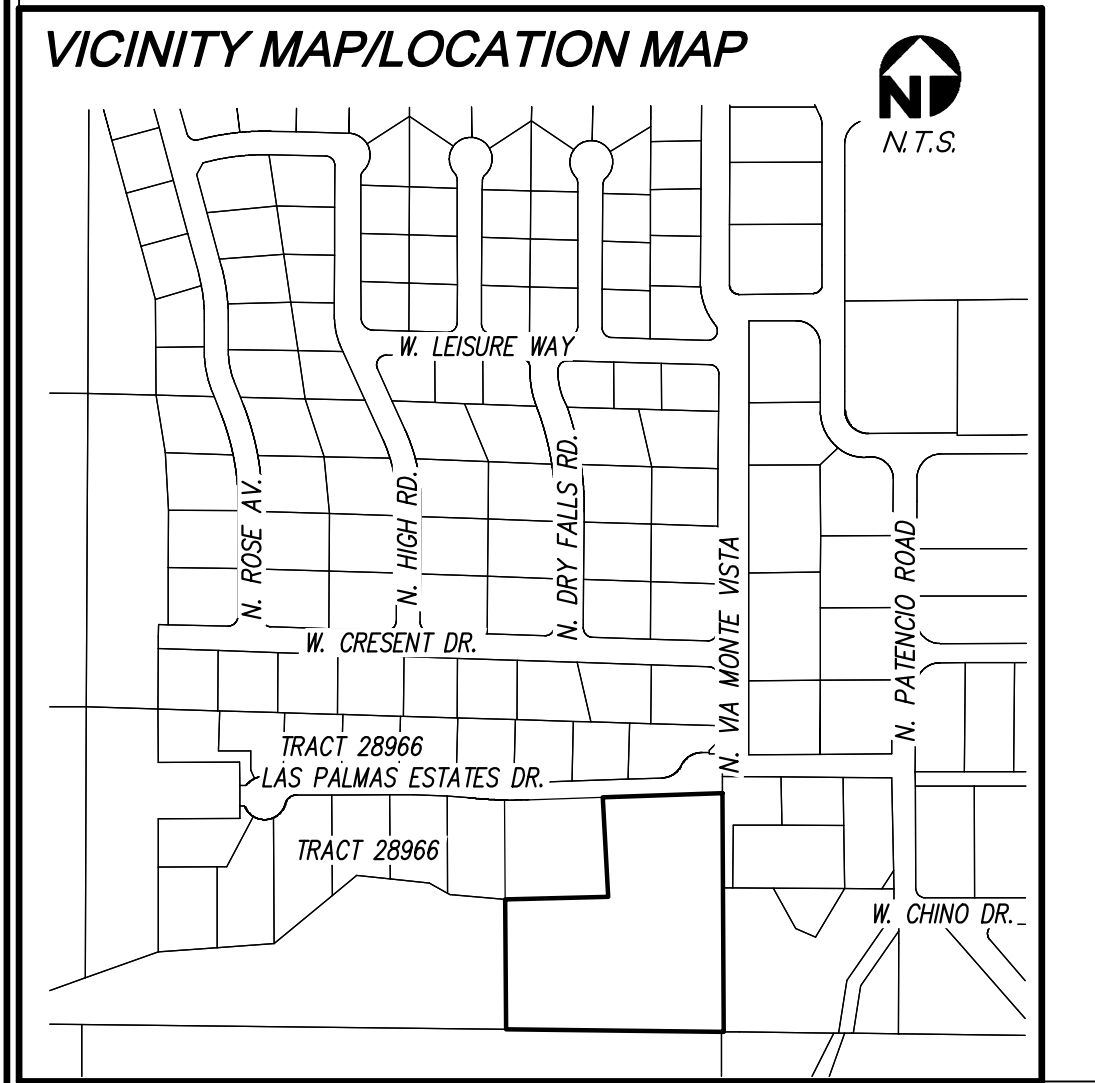


# Plan 2A

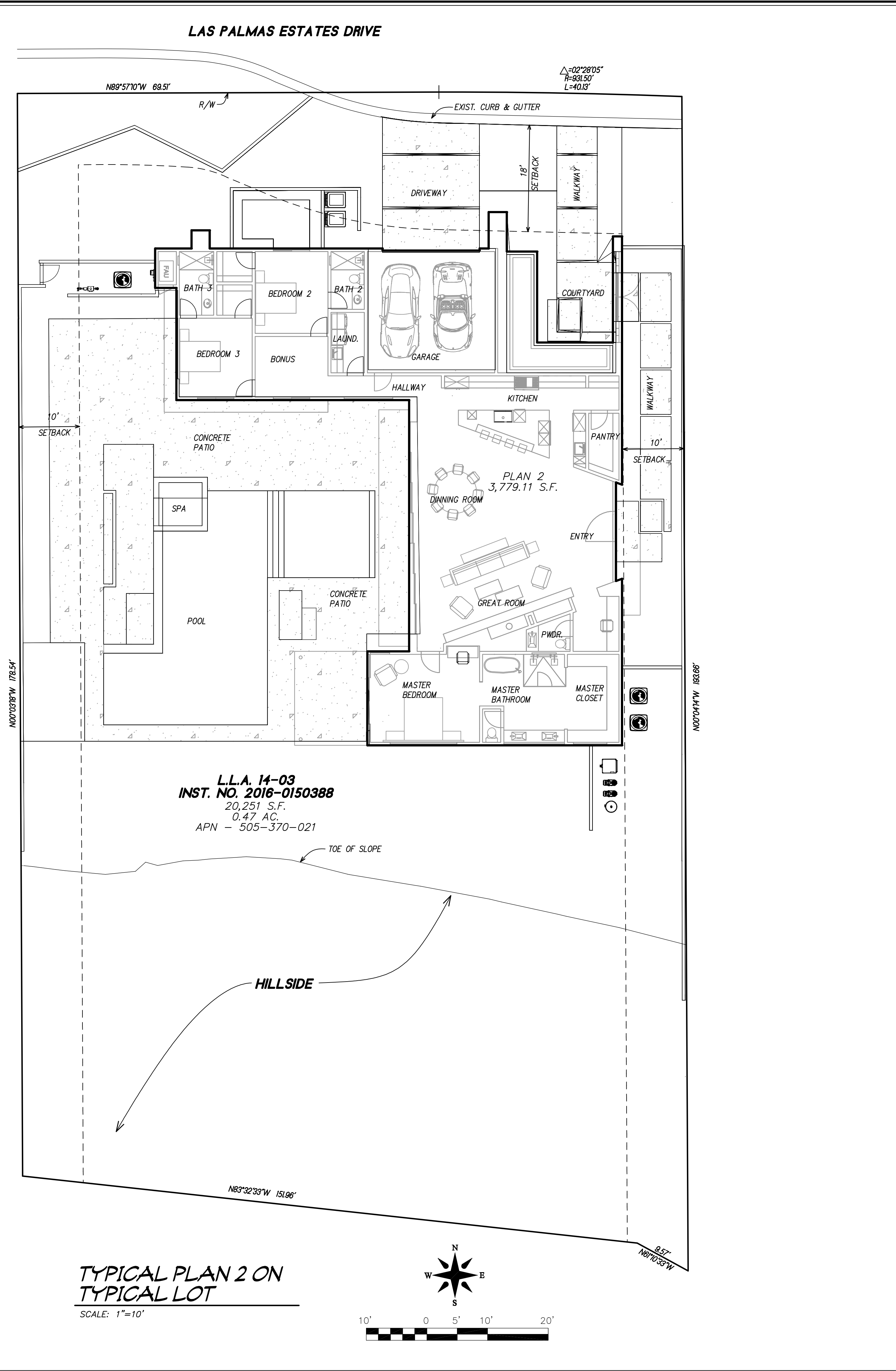
PROJECT DATA	
EXHIBIT DATE: FEBRUARY 24, 2022	
PROJECT DATA:	
APPLICANT:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 478-1476
LAND OWNER:	ONE LAS PALMAS L.L.C.
ADDRESS:	P.O. BOX 1573 RANCHO MIRAGE, CA. 92270
CONTACT:	BRIAN FOSTER PHONE: (949) 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, 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 0602571586, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-021	

PROJECT TEAM	
<b>GEOTECHNICAL ENGINEER:</b> SLADDEN ENGINEERING INC. BRETT L. ANDERSON, RCE 45381 11-125 ENFIELD LANE, SUITE 100 PALM DESERT, CA. 92211 (760) 712-3813 TEL. (760) 712-3815 FAX.	<b>CIVIL ENGINEER:</b> SANBORN ARCHITECTURE GROUP, INC. T&D INC. KEITH A. CHRISTIANSEN, RCE 80083 71-780 SAN JACINTO DR. SUITE E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0400 TEL. (760) 423-0403 FAX.
<b>ARCHITECT:</b> ARC-ID CORPORATION WILLIAM J.K. O'KEEFE, RA C-127198 5015 BIRCH STREET NEWPORT BEACH, CA. 92640 (949) 241-9000 TEL. (949) 861-3044 FAX.	<b>LANDSCAPE ARCHITECT:</b> T&D INC. THOMAS K. DOZZI, LSA. 2310 71-77 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 714-1151 TEL.
<b>STRUCTURAL ENGINEER:</b> AD ENGINEERING GROUP ADAM DAVIDSON 135 E. FLORIDA AVE. STE. A HEMET, CA. 92343 (951) 744-5180 TEL. (951) 744-1855 FAX.	<b>PLUMBING ENGINEER:</b> EGLER & GUTIERREZ DESIGN 818-000-2140 P.O. BOX 1024 PALM DESERT, CA. 92255 (760) 851-1314 TEL.
<b>MECHANICAL &amp; T24 ENGINEER</b> SCOTT DESIGN & TITLE 24, INC. JON D. SCOTT 14-88 VILLIE WAY, STE. B PALM DESERT, CA. 92240 (760) 200-4180 TEL.	



- ### GENERAL NOTES
- POOL, SPA, BARBECUE STRUCTURE, CMU BLOCK WALLS AND FIRE PITS, WILL BE CONSTRUCTED PER SEPARATE PERMITS.
  - ALL "OR 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 LINE(S) WITH THE PUBLIC WORKS DEPARTMENT.
  - SHOWERS AND WALLS ABOVE BATHTUBS WITH SHOWER HEADS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE TO A HEIGHT NO LESS THAN 6 FEET ABOVE THE FLOOR. (SEC R307.2 CRC)
  - 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 AREA (SRA) SHALL COMPLY WITH THE REQUIREMENTS OF CRC SEC. R307 OF EXTERIOR WILDFIRE EXPOSURE, CERTAIN DETACHED ACCESSORY BUILDINGS ARE EXEMPT. (SEC R337.1.3 CRC)
  - 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 SPM 12-7A-2. (SEC R337.8.1 CRC)
  - EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IONITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, SHIM LUMBER 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. (SEC R337.7.3 CRC) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
  - EXTERIOR PORCH CEILING SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IONITION-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 12-7A-3 OR ASTM E2957 (SE R337.7.6 CRC)
  - PROVIDE WATER RESISTANT BARRIER AT EXTERIOR WALLS PER (SEC R337.7.6 CRC)
  - CERTIFICATE OF COMPLIANCE NEEDS TO BE SIGNED BY THE DOCUMENTATION AUTHOR AND EITHER THE DESIGNER OR OWNER. (SEC 10-103 CAC)
  - PROVIDE HERS REGISTERED ENERGY COMPLIANCE FORMS. (SEC 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. (SEC 1500.0 CEC)
  - THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IONITION-RESISTANT MATERIAL, ONE LAYER OF 5/8" TYPE X GYPSUM BOARD, OR EXTERIOR PORTION OF APPROVED ONE-HOUR WALL ASSEMBLY. (SUB-SECTION R337.7.4 CRC)
  - EXTERIOR DOORS SHALL BE APPROVED NONCOMBUSTIBLE CONSTRUCTION OR IONITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAILS NOT LESS THAN 1-3/8" THICK, SHALL HAVE A FIRE-RESISTANT RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252 OR MEET THE REQUIREMENTS OF SEMA-7A-1. (SUB-SECTION R337.8.3 CRC)

- ### 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 INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CGC 4.408.1.
  - A MINIMUM OF 65% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.
  - THE BUILDER TO PROVIDE AN OPERATIONAL MANUAL (CONTAINING INFORMATION FOR MAINTAINING APPLIANCES, ECT.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CGC 4.410.1.
  - DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. CGC 4.504.1.
  - VOC'S MUST COMPLY WITH THE LIMITATIONS LISTED IN SECTION 4.504.3 AND TABLES 4.504.1, 4.504.2, 4.504.3 AND 4.504.5 FOR: ADHESIVES, PAINTS AND COATINGS, CARBETS AND COMPOSITION WOOD PRODUCTS. CGC 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 CGC SECTION 4.505.2.1, ITEM 3. IF A SOIL ENGINEER HAS NOT PREPARED A SOIL'S 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 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 CERTIFIED BY ONE OF 3 METHODS SPECIFIED. BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHOULD NOT BE USED IN CONSTRUCTION. THE MOISTURECONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CGC 4.505.3.
  - 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 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 (CGSSC), AND CALIFORNIA ENERGY CODE (CEC), SECTION R106.1.1 CRC)
- ### 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/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

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

EXP. 12/31/2023

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

PALM SPRINGS, CA.

SHEET TITLE:  
**TYPICAL**  
**SITE PLAN**

REVISIONS

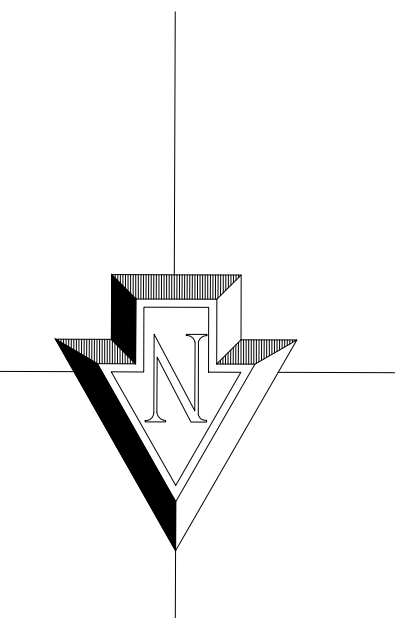
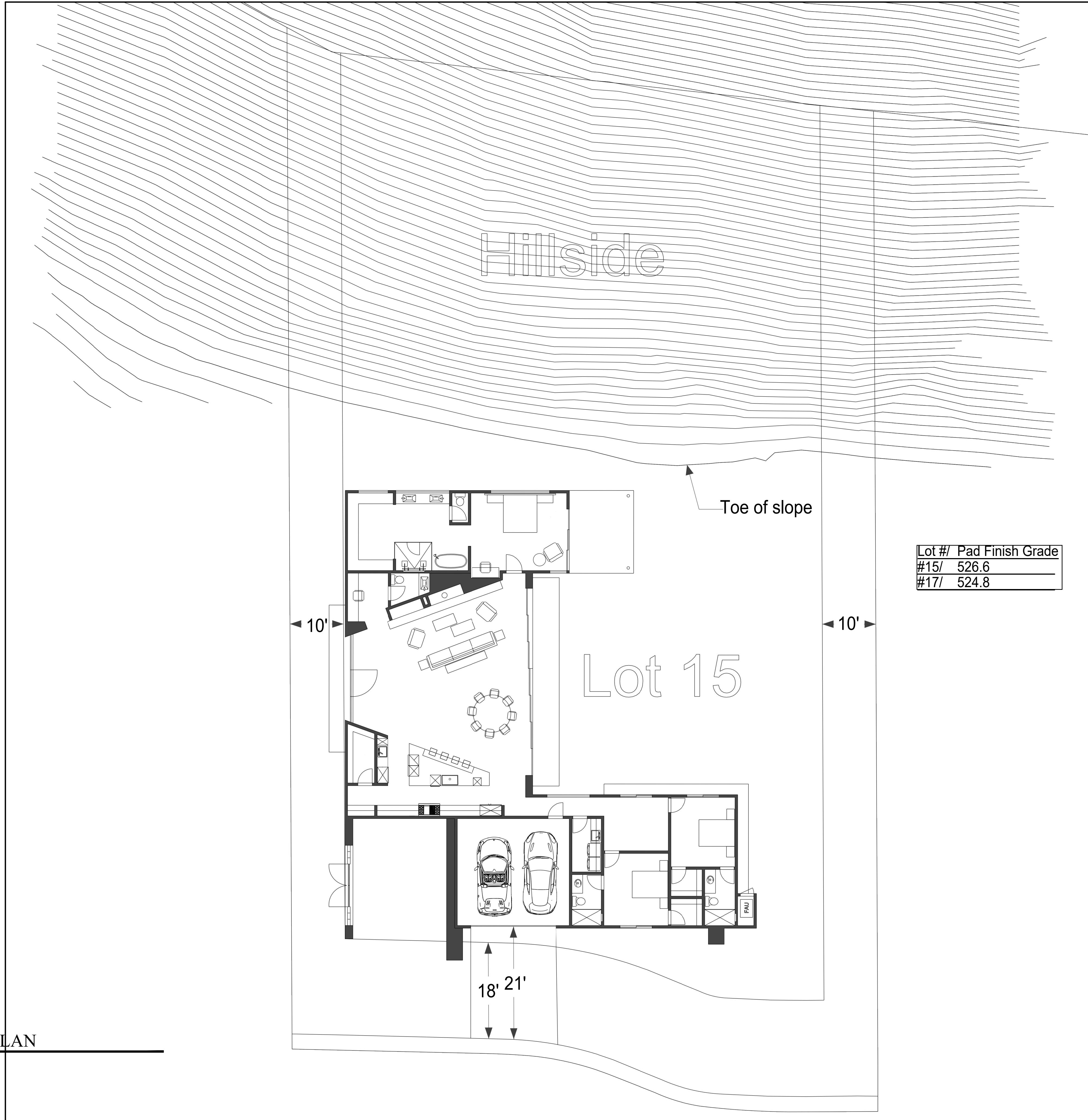
NO.	DESCRIPTION

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U.O.	21-113	SCALE 1"=40'
FILE NAME	Plan 2 Site Plan	
SAVE DATE	2/24/2022	
DRAWN	Felipe	
SHEET NO.		
<b>A2.0</b>		

1 SITE FLOOR PLAN  
1/8"=1'-0"



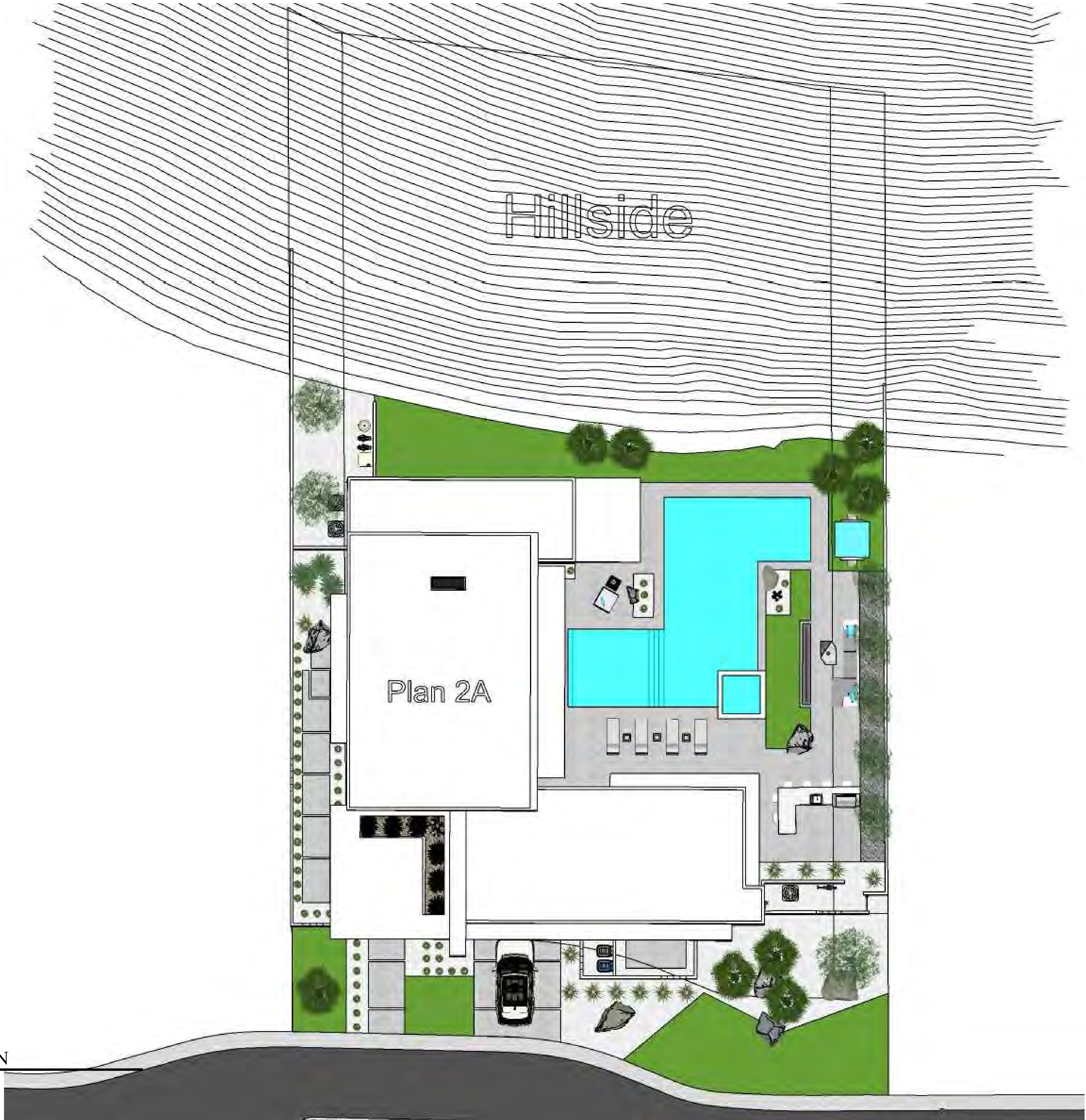
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**ONE LAS PALMAS**  
 LAS PALMAS ESTATES DRIVE  
 PALM SPRINGS, CA



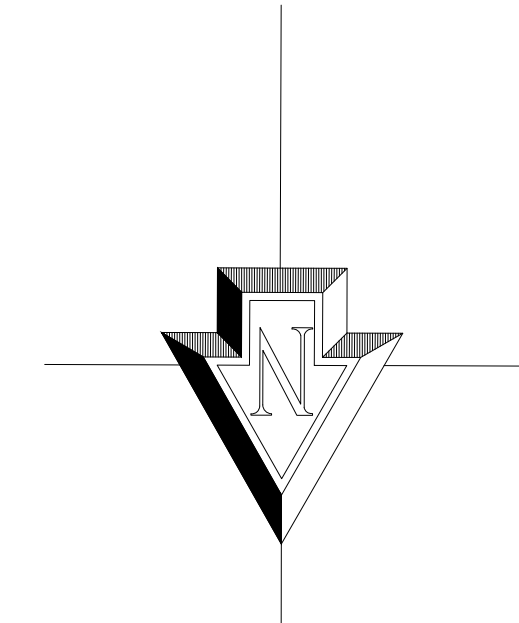
DRAWING TITLE <b>SITE PLAN</b>	DRAWN BY: DESERT DRAFTING & DESIGN PHONE: (760)848-6603 EMAIL: DESERTDAND@GMAIL.COM
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DATE	
REVISIONS	
PROJECT NUMBER	

DRAWING NUMBER  
**A1.0**



1 SITE FLOOR PLAN  
1/8"=1'-0"



2A

NEW SINGLE FAMILY DEVELOPMENT FOR  
**ONE LAS PALMAS**  
LAS PALMAS ESTATES DRIVE  
PALM SPRINGS, CA

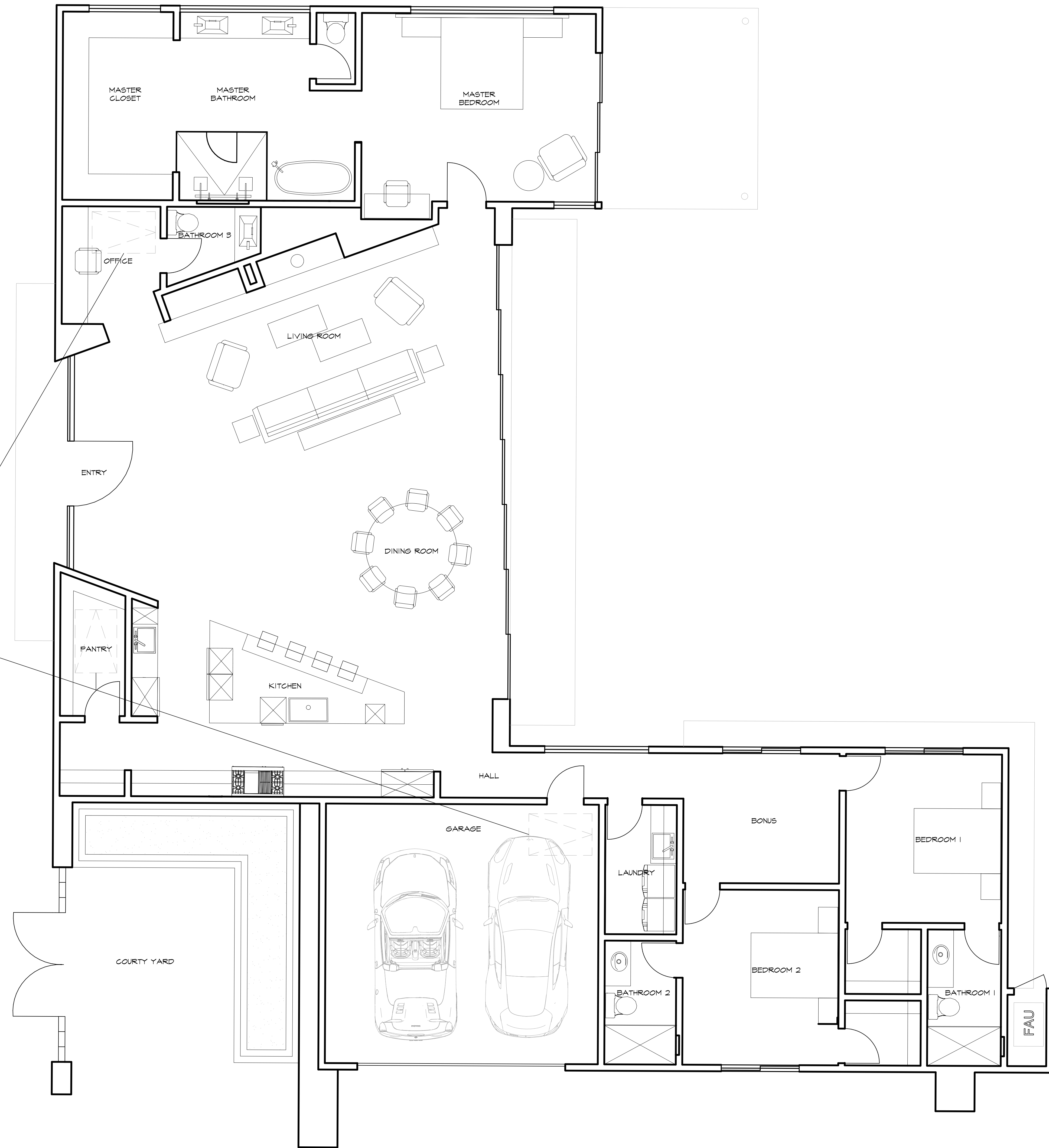


DRAWING TITLE SITE PLAN	DRAWN BY: DESERT DRAFTING & DESIGN PHONE: (760)848-6603 EMAIL: DESERTDAND@GMAIL.COM
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PROJECT NUMBER 2031.00
DRAWING NUMBER

**A1.1**



1 FLOOR PLAN  
1/4"=1'-0"

2A

NEW SINGLE FAMILY DEVELOPMENT FOR  
**ONE LAS PALMAS**  
 LAS PALMAS ESTATES DRIVE  
 PALM SPRINGS, CA



DRAWING TITLE	FLOOR PLAN
DRAWN BY:	DESERT DRAFTING & DESIGN PHONE: (760)848-6603 EMAIL: DESERTDAND@GMAIL.COM

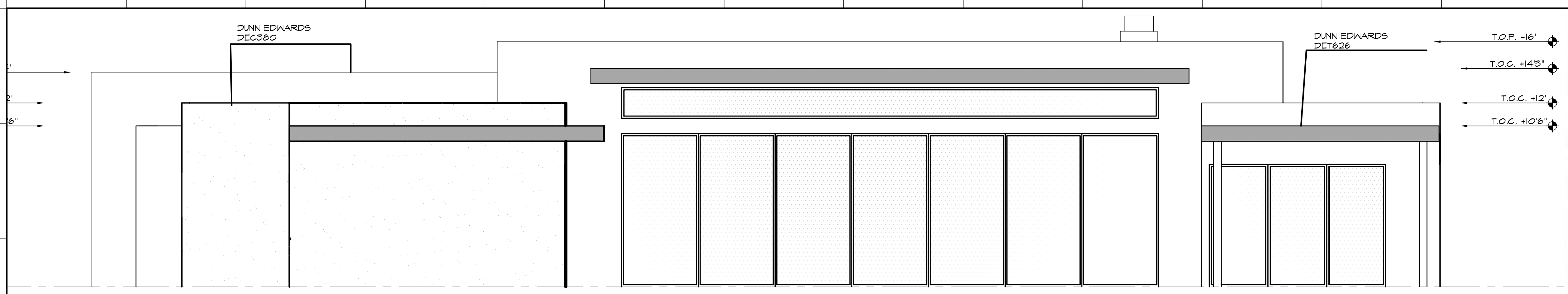
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PROJECT NUMBER	
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DRAWING NUMBER	<b>A2.0</b>
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D:\04 MY PROJECTS\UPWORK\TRABAJO UPWORK 12\37 ONE LAS PALMAS 2A\4 ELEV.dwg Apr 26, 2022 - 3:25pm

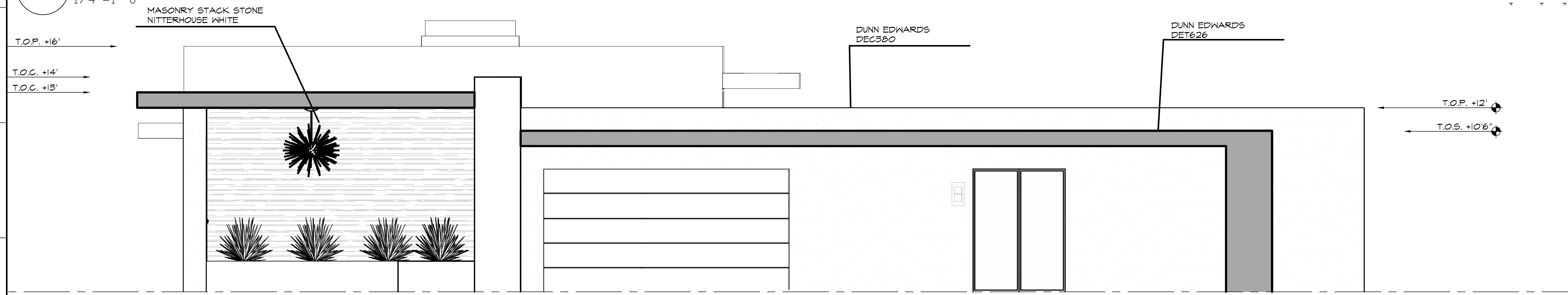


**COLOR & MATERIAL BOARD**  
ONE LAS PALMAS  
PLAN 2A

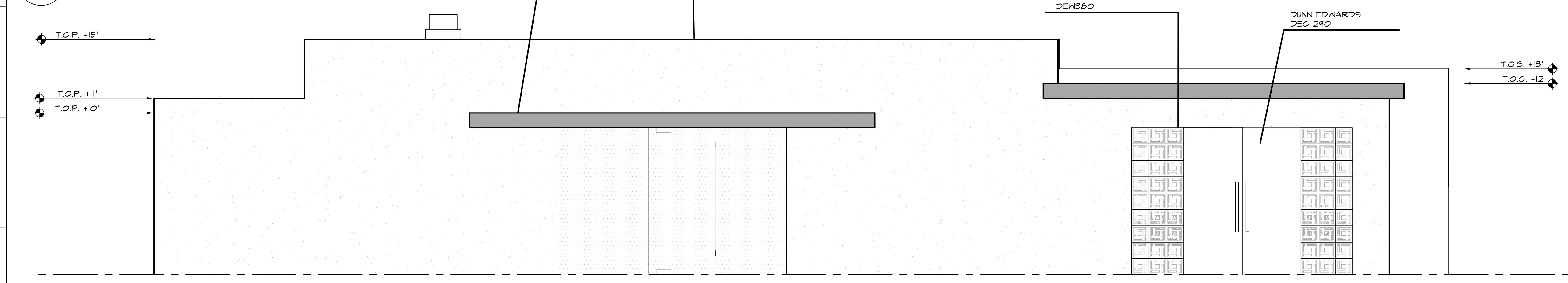
STUCCO	FRONT TEXTURE	TEXTURE 2	ACCENT
DUNN EDWARDS DEW380	BREEZE BLOCK PAINTED DEW380	MASONRY STACK STONE NITTERHOUSE WHITE	DUNN EDWARDS DET626
FRONT GATE	ROOF	WINDOW FRAME	CONCRETE
DUNN EDWARDS DES290	MEMBRANE COLOR WHITE	NATURAL ALUMINUM	NATURAL SCORED WASHED FINISH

2A

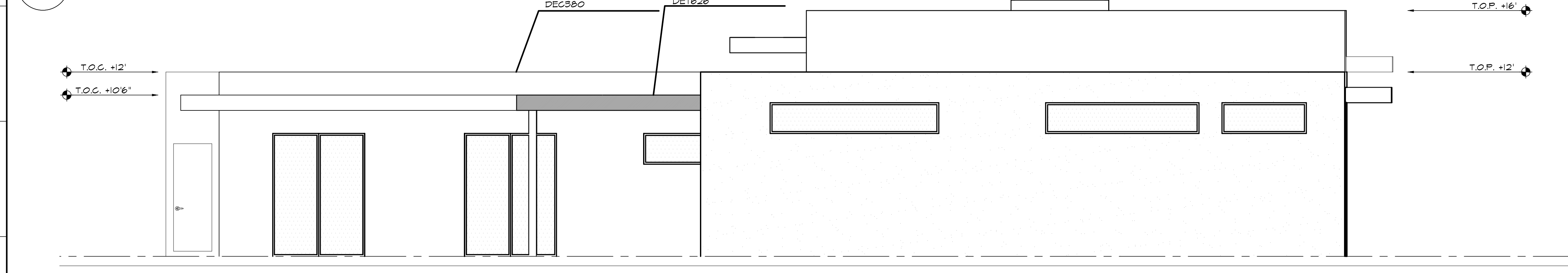
1 WEST EXTERIOR ELEVATION  
1/4"=1'-0"



2 NORTH EXTERIOR ELEVATION  
1/4"=1'-0"



3 EAST EXTERIOR ELEVATION  
1/4"=1'-0"



4 SOUTH EXTERIOR ELEVATION  
1/4"=1'-0"

NEW SINGLE FAMILY DEVELOPMENT FOR  
**ONE LAS PALMAS**  
LAS PALMAS ESTATES DRIVE  
PALM SPRINGS, CA



**EXTERIOR ELEVATIONS**

DRAWING BY:  
DESERT DRAFTING & DESIGN  
PHONE: (760) 948-6603  
EMAIL: DESERTDAND@GMAIL.COM

DATE

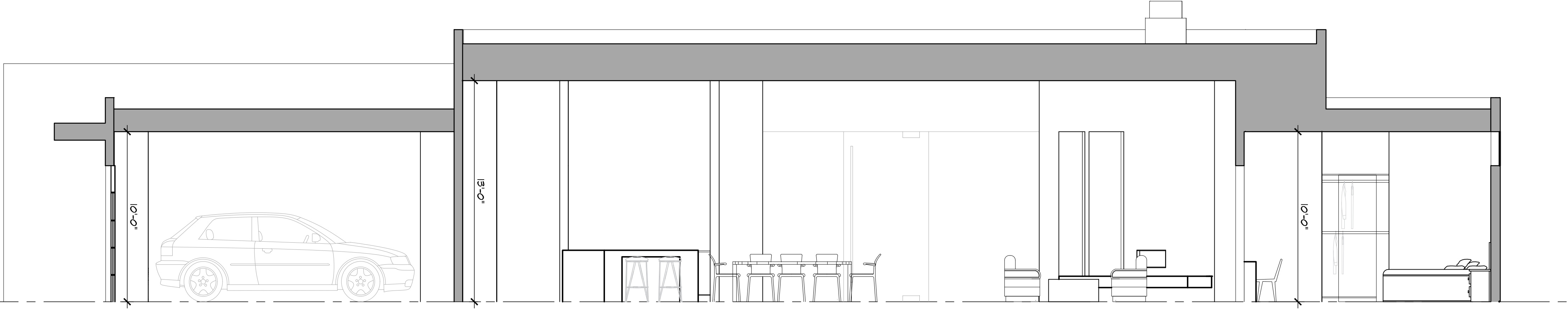
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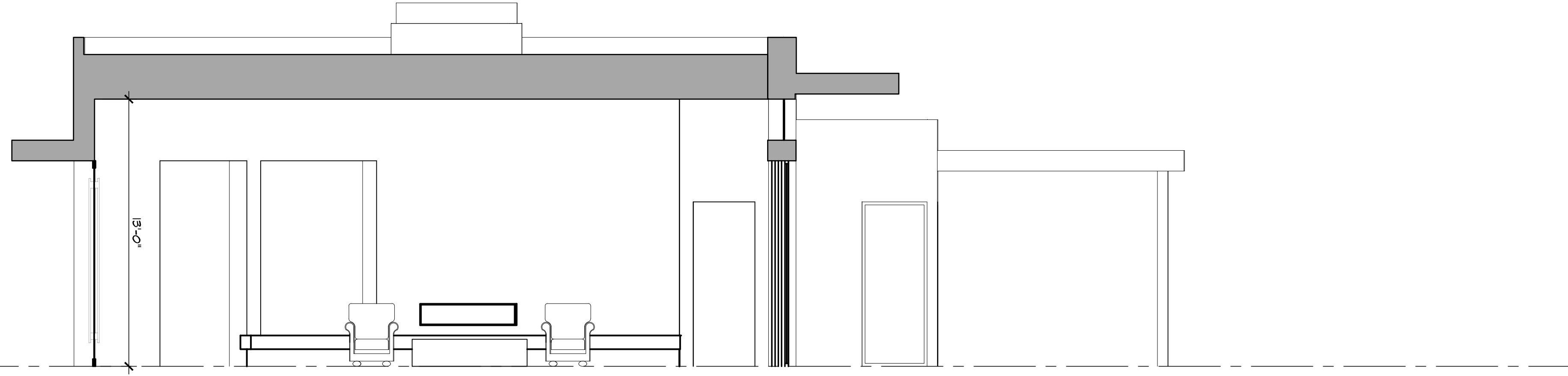
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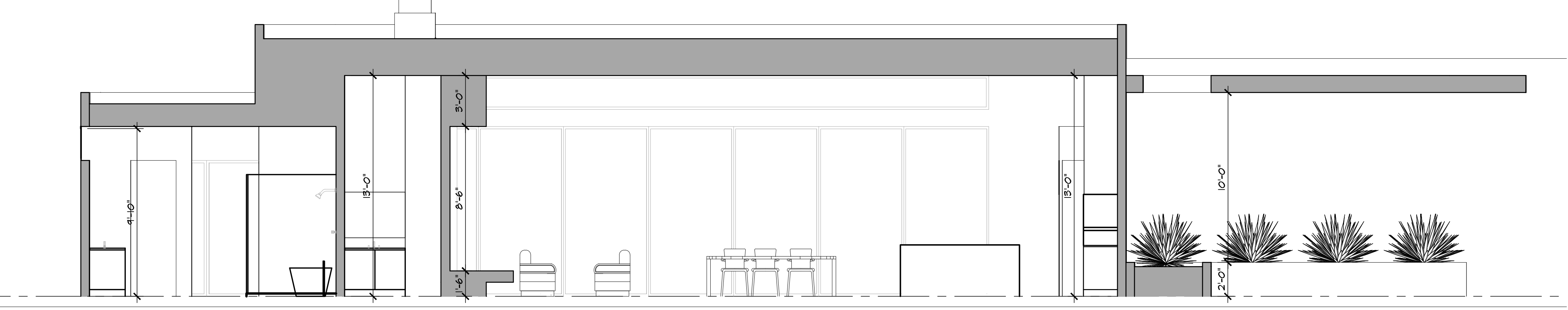
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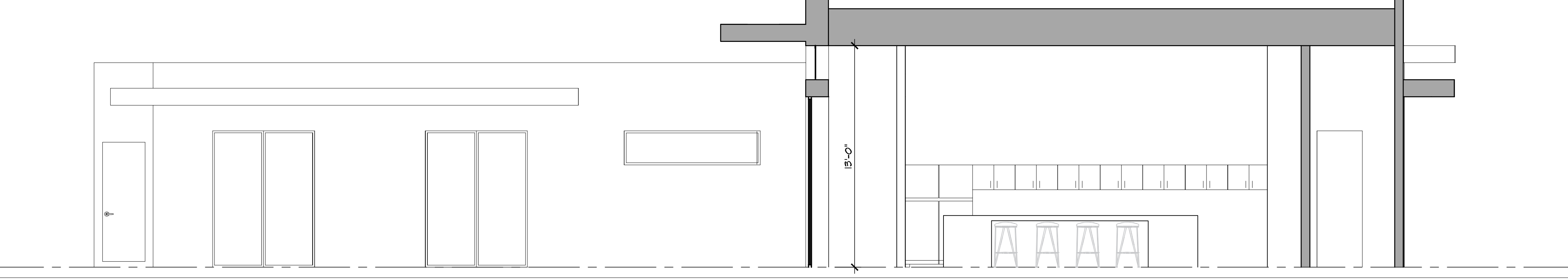
1 SECTION 1  
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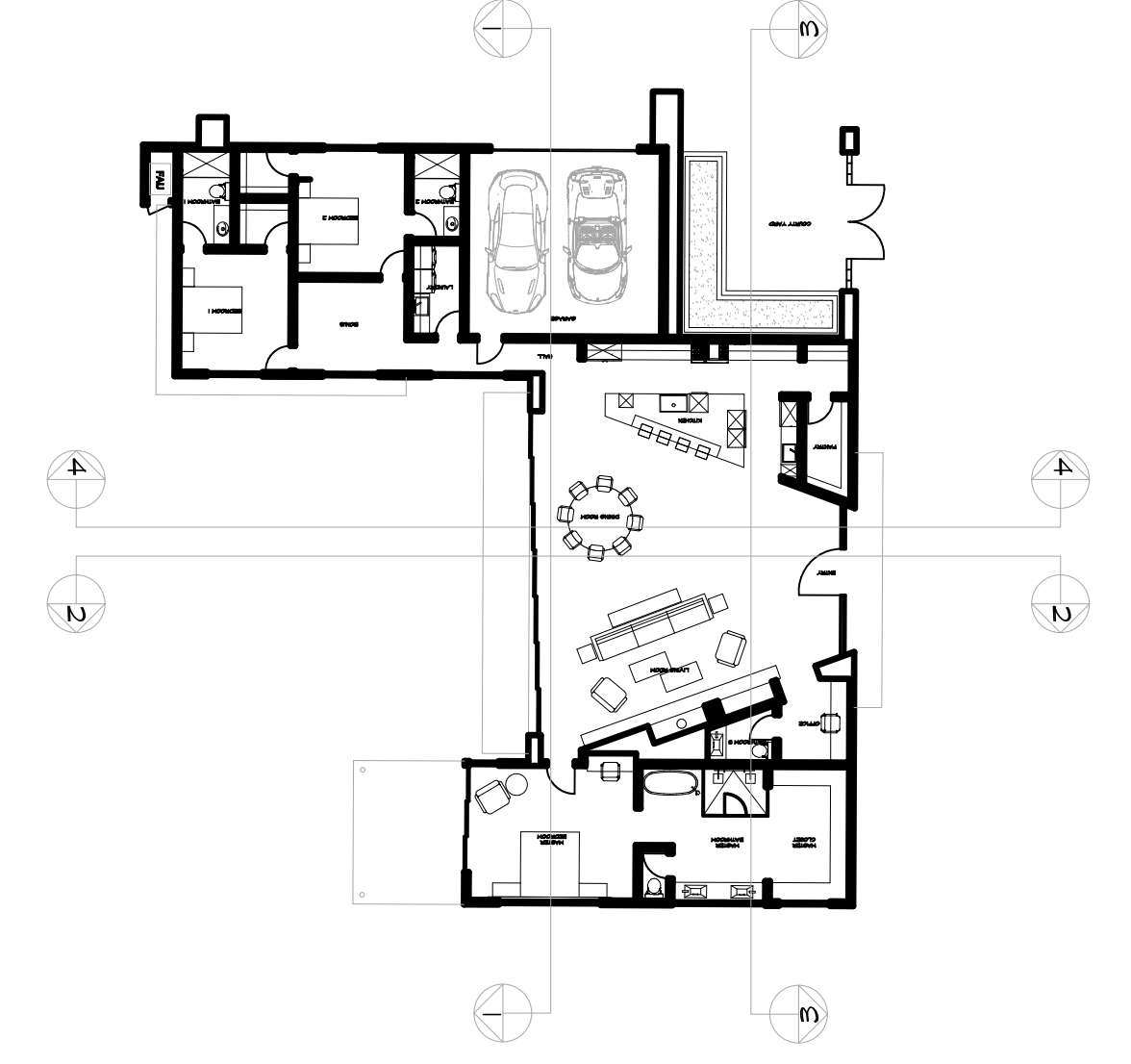
2 SECTION 2  
1/4"=1'-0"



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



4 SECTION 4  
1/4"=1'-0"



2A

NEW SINGLE FAMILY DEVELOPMENT FOR  
**ONE LAS PALMAS**  
LAS PALMAS ESTATES DRIVE  
PALM SPRINGS, CA



DRAWING TITLE	SECTIONS
DRAWN BY	DESERT DRAFTING & DESIGN PHONE: (760)918-6603 EMAIL: DESERTDAND@GMAIL.COM

DATE	
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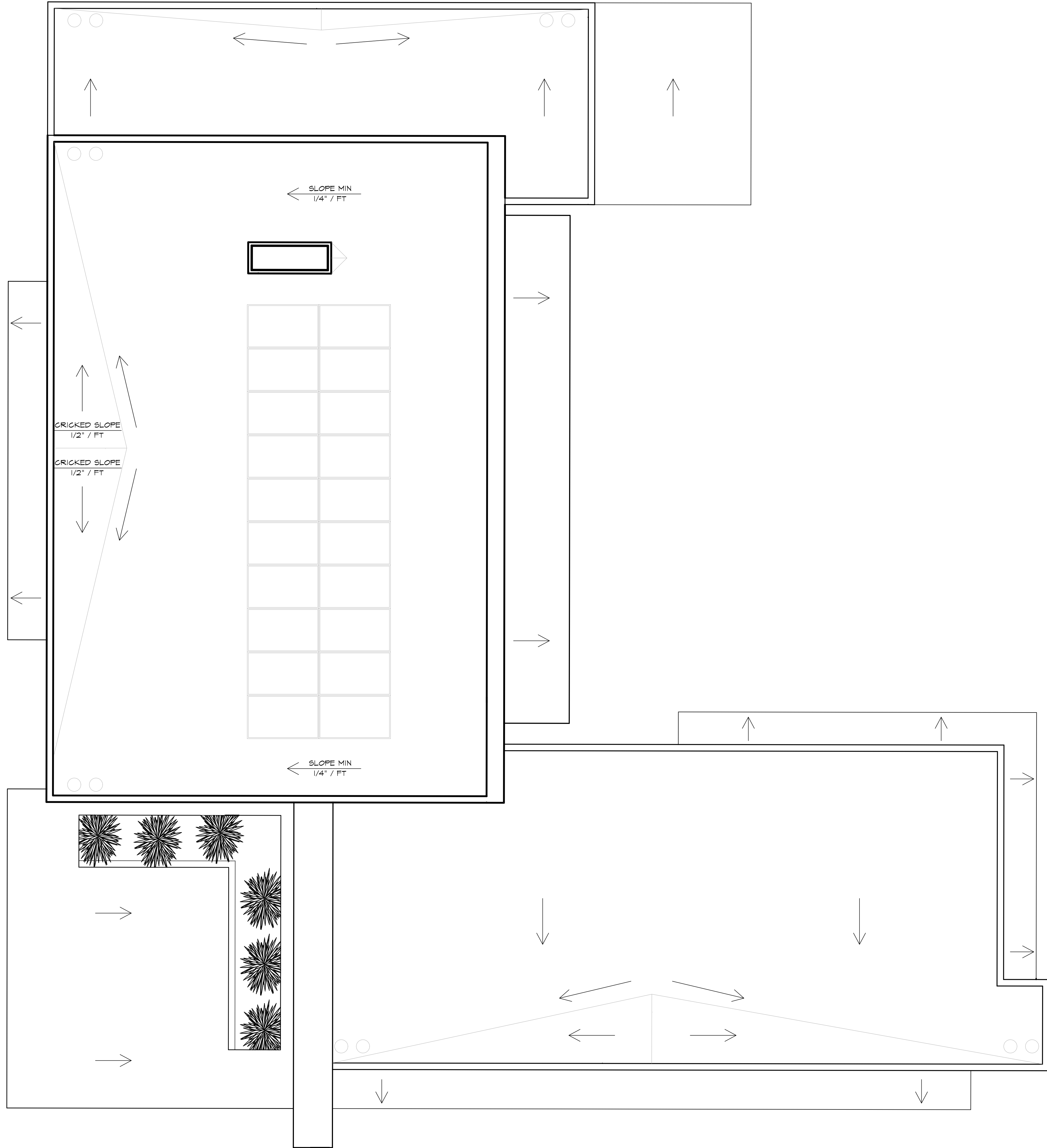
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A3.1

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**1** ROOF PLAN  
1/4"=1'-0"

2A

NEW SINGLE FAMILY DEVELOPMENT FOR  
**ONE LAS PALMAS**  
 LAS PALMAS ESTATES DRIVE  
 PALM SPRINGS, CA



<small>DRAWING TITLE</small> <b>ROOF PLAN</b>	<small>DRAWN BY:</small> DESERT DRAFTING & DESIGN PHONE: (760)848-6603 EMAIL: DESERTDANDD@GMAIL.COM
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<small>DRAWING NUMBER</small>

**A5.0**





## 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











Plan 2A





Plan 2A







Plan 2A







