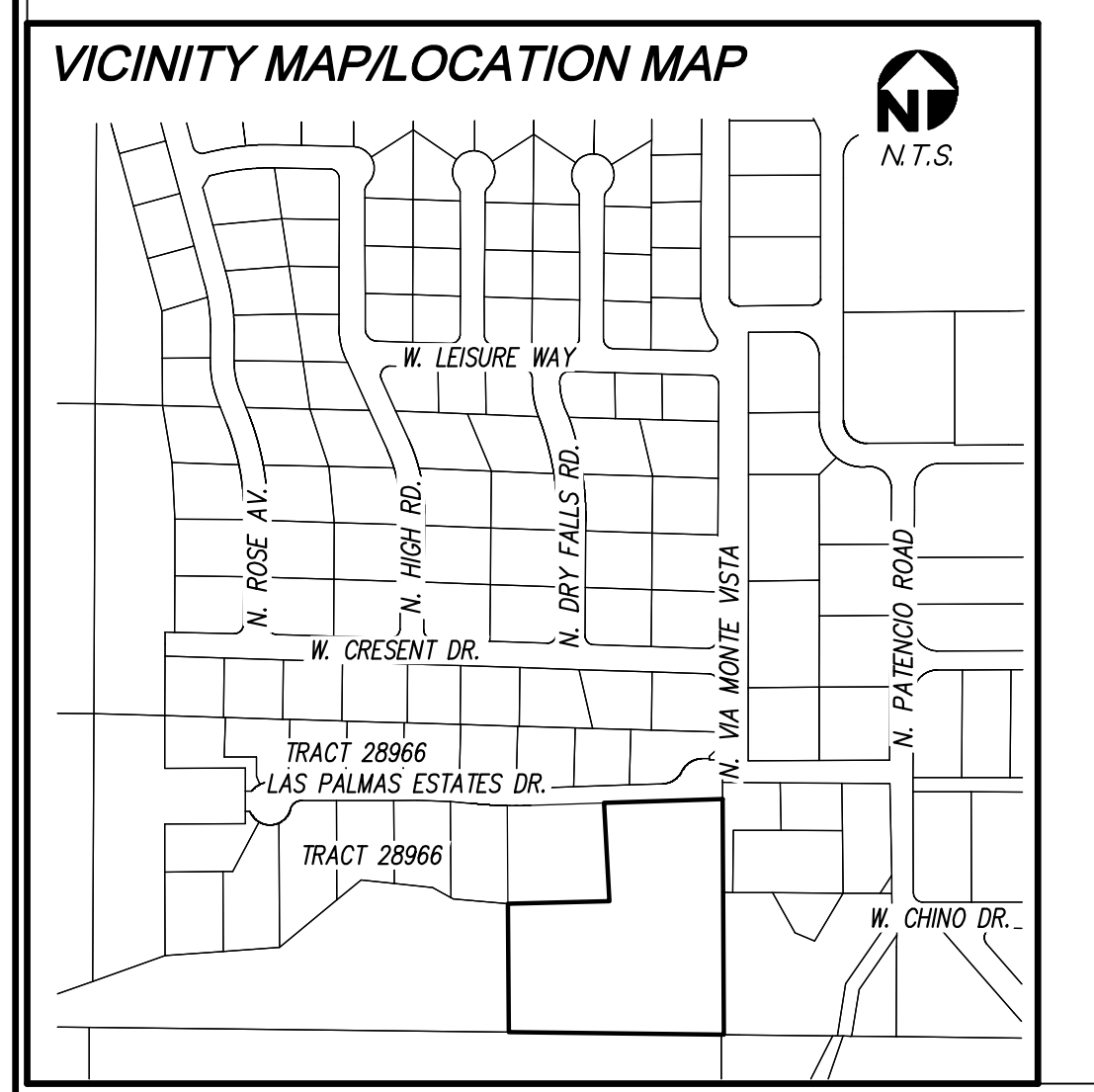


Plan 5

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) 478-1476
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 06025715580, REVISED AUGUST 08, 2008.	
ASSESSORS PARCEL NO.:	
505-370-015	

PROJECT TEAM	
GEOTECHNICAL ENGINEER: SLADEN ENGINEERING INC. BRETT ANDERSON, RCE #5381 17-725 ENFIELD LANE, SUITE 100 PALM DESERT, CA. 92211 (760) 772-3893 TEL. (760) 772-3895 FAX.	CIVIL ENGINEER: SANBORN ARCHITECTURE GROUP, INC. KEITH A. CHRISTIANSEN, RCE #0083 71-780 SAN JACINTO DR. BLDG. E-1 RANCHO MIRAGE, CA. 92270 (760) 423-0600 TEL. (760) 423-0603 FAX.
ARCHITECT: ARC-ID CORPORATION WILLIAM J. O'KEEFE, RA C-12198 505 BIRCH STREET NEWPORT BEACH, CA. 92640 (949) 241-9000 TEL. (949) 861-3044 FAX.	LANDSCAPE ARCHITECT: TLD INC. THOMAS K. DOCZI, LSA, 2970 71-771 SAN JACINTO DR. SUITE C RANCHO MIRAGE, CA. 92270 (760) 774-1751 TEL.
STRUCTURAL ENGINEER: AD ENGINEERING GROUP ADAM CALVISON 135 E. FLORIDA AVE. STE. A HEMETT, CA. 92343 (951) 744-5180 TEL. (951) 744-1855 FAX.	PLUMBING ENGINEER: EGLERT GUTIERREZ DESIGN #18-00024000 P.O. BOX 1044 PALM DESERT, CA. 92255 (760) 851-7314 TEL.
MECHANICAL & T24 ENGINEER: SCOTT DESIGN I TITLE 24, INC. JON D. SCOTT 14-88 VELLIE WAY, STE. B PALM DESERT, CA. 92210 (760) 200-4780 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 (FOR 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 R337.1.1 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 12-74-2. (SEC R337.8.2.1 CRC)
- EXTERIOR WALL COVERING OR WALL ASSEMBLY SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-RESISTANT MATERIAL, HEAVY TIMBER, LOG WALL CONSTRUCTION, SAW LUMBER OR GLUE-LAMINATED WOOD WITH THE SMALLEST MINIMUM DIMENSION OF 4 INCHES, OR SHALL MEET THE PERFORMANCE CRITERIA OF STANDARD SPM 12-74-1 FOR 10 MINUTE DIRECT FLAME CONTACT EXPOSURE TEST. (SEC R337.7.3 CRC) SEE EXCEPTIONS TO THIS SECTION FOR OTHER ALTERNATIVES.
- EXTERIOR PORCH CEILINGS SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-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 12-74.3 OR ASTM E2657 (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 MERS 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(i) CEC)
- THE EXPOSED ROOF DECK ON THE UNDERSIDE OF THE UNENCLOSED EAVES SHALL BE APPROVED NONCOMBUSTIBLE MATERIAL, IGNITION-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 IGNITION-RESISTANT MATERIAL, SOLID CORE WOOD HAVING STILES AND RAJLS 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 SPM-74-1. (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. 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, ECT.) FOR THE OWNER AT THE TIME OF FINAL INSPECTION. CCC 4.410.1.
- DURING CONSTRUCTION, ENDS OF DUCT OPENINGS ARE TO BE SEALED AND MECHANICAL EQUIPMENT IS TO BE COVERED. CCC 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, CARPETS AND COMPOSITION WOOD PRODUCTS. CCC 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 CCC SECTION 4.505.2.1, 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" 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 MOISTURE CONTENT MUST BE DETERMINED BY THE CONTRACTOR BY ONE OF THE METHODS LISTED IN CCC 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 (CGBCS), AND CALIFORNIA ENERGY CODE (CEC), SECTION R106.1.1 CRC)

FIRE DEPARTMENT PLAN CHECK NOTES

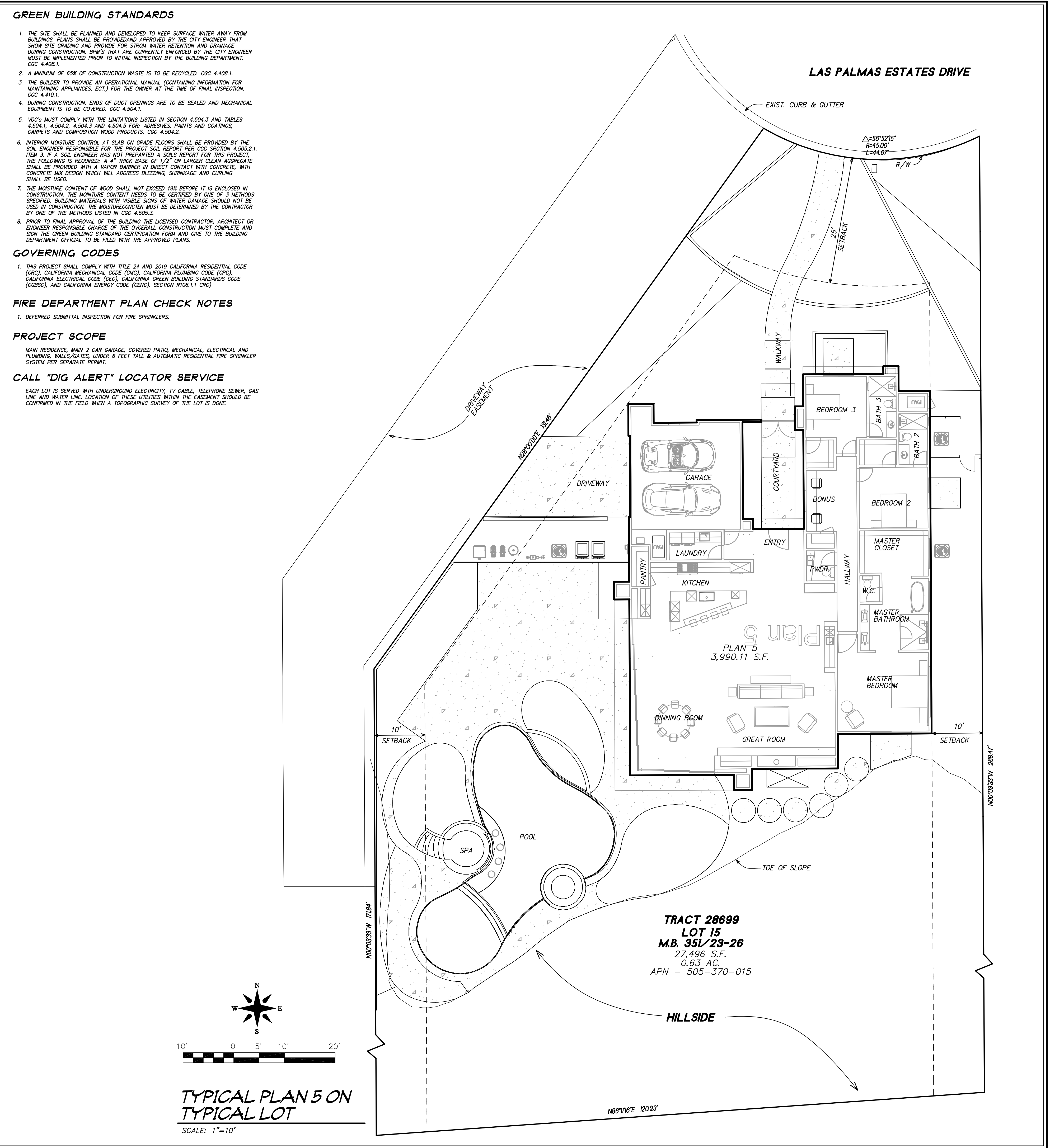
- DEFERRED SUBMITTAL INSPECTION FOR FIRE SPRINKLERS.

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
No. 16891
EXP. 12/31/2023
STATE OF CALIFORNIA

71-180 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**

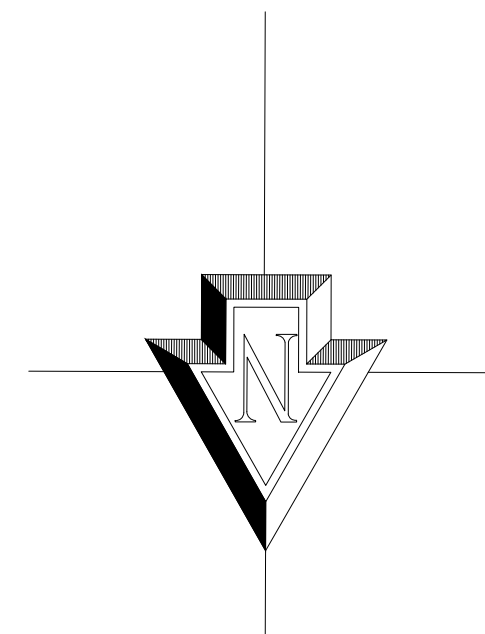
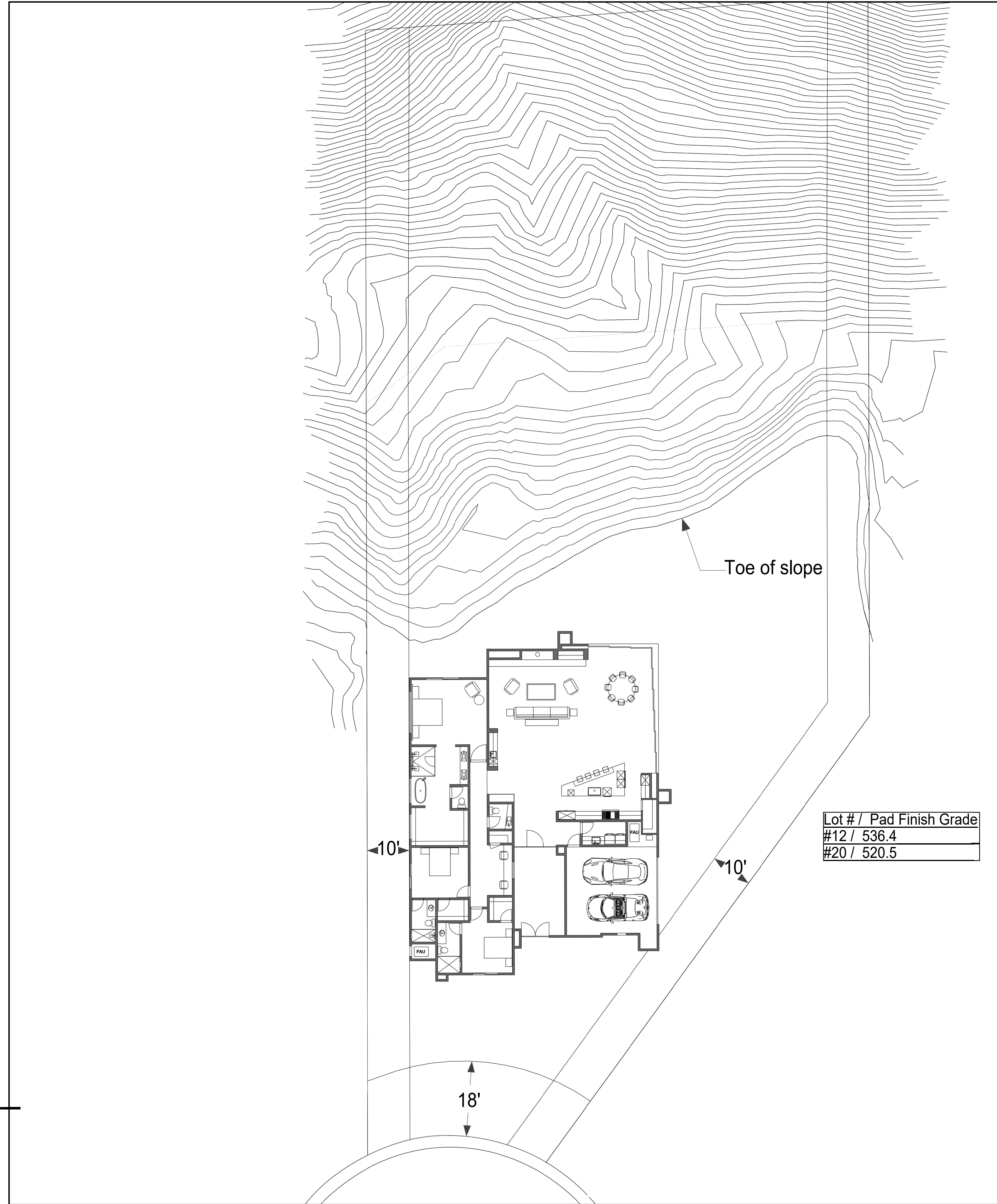
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W.O.	21-113	SCALE 1"=40'
FILE NAME	Plan 5 Site Plan	
SAVE DATE	2/24/2022	
DRAWN	Felipe	
SHEET NO.		
A5.0		

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



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

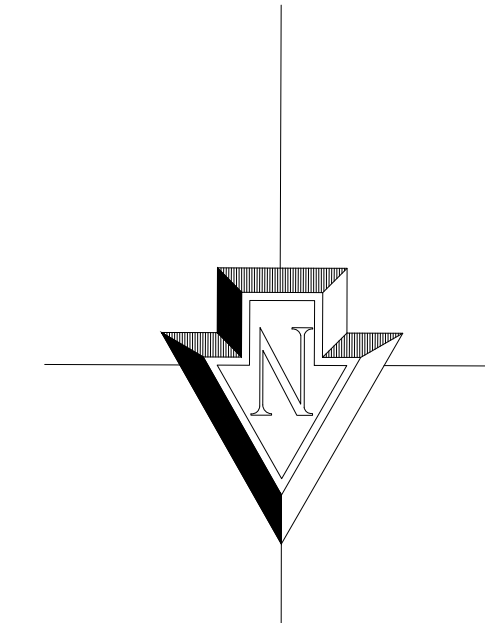


DRAWING TITLE SITE PLAN	DRAWN BY: DESERT DRAFTING & DESIGN PHONE: (760)848-6603 EMAIL: DESERTDAND@GMAIL.COM
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DATE	
REVISIONS	
PROJECT NUMBER	

DRAWING NUMBER
A1.0

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



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



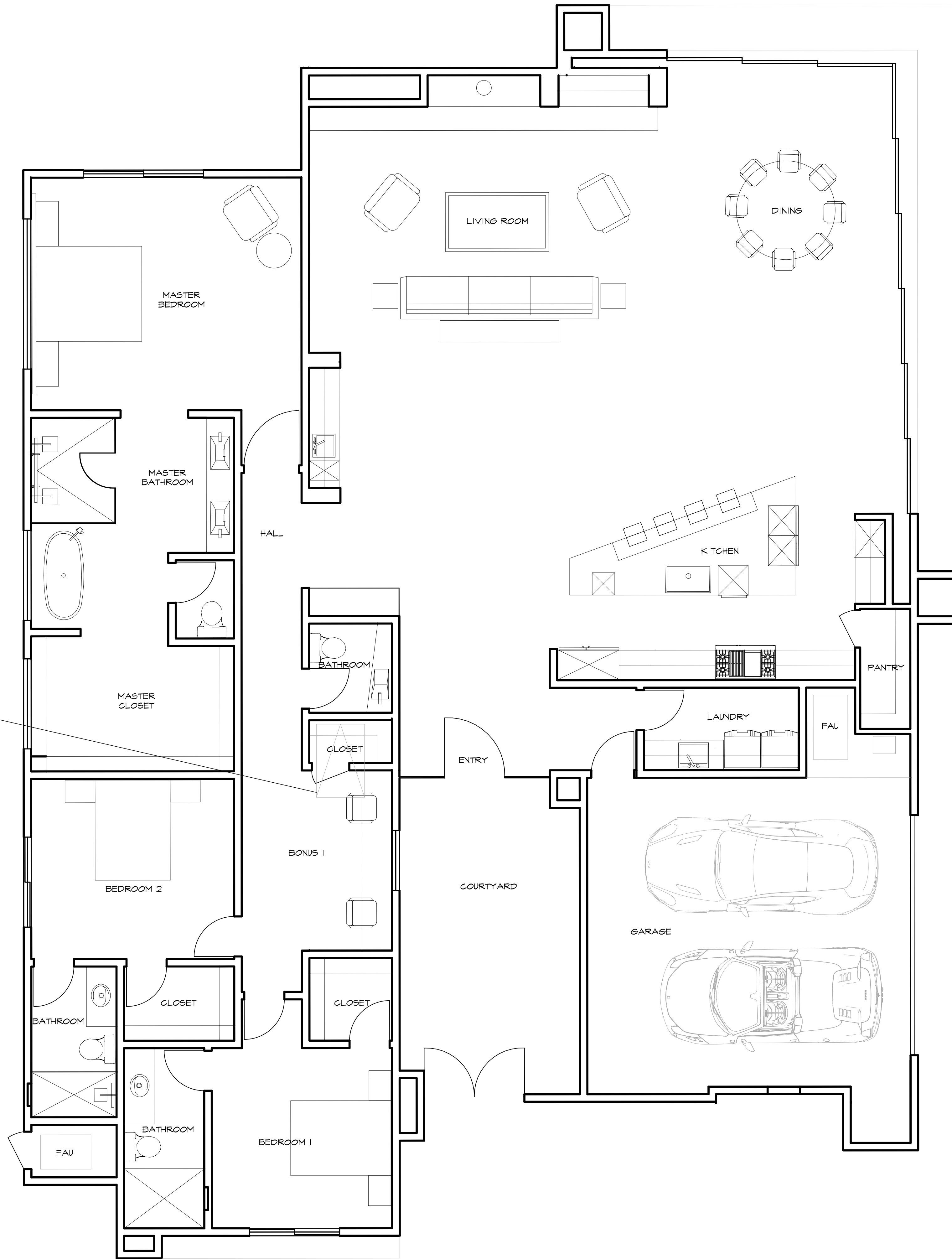
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DATE	REVISIONS
	-

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A1.1



ATTIC ACCESS
22'x30'

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

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

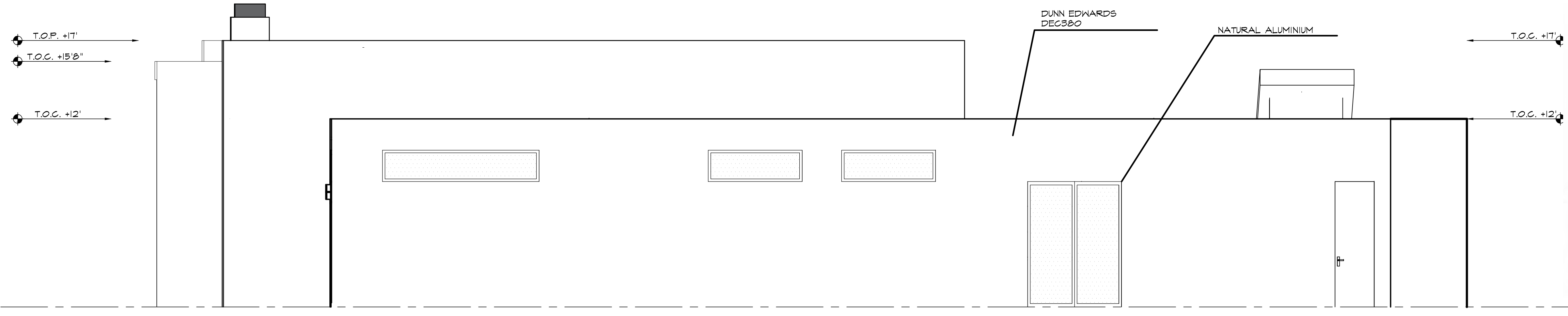


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PROJECT NUMBER	
DRAWING NUMBER	

A2.0

D:\04 MY PROJECTS\UPWORK\TRABAJO UPWORK 12\40 ONE LAS PALMAS 5\4 ELEV 5.dwg Apr 26, 2022 - 8:00pm



COLOR & MATERIAL BOARD
ONE LAS PALMAS
PLAN 5

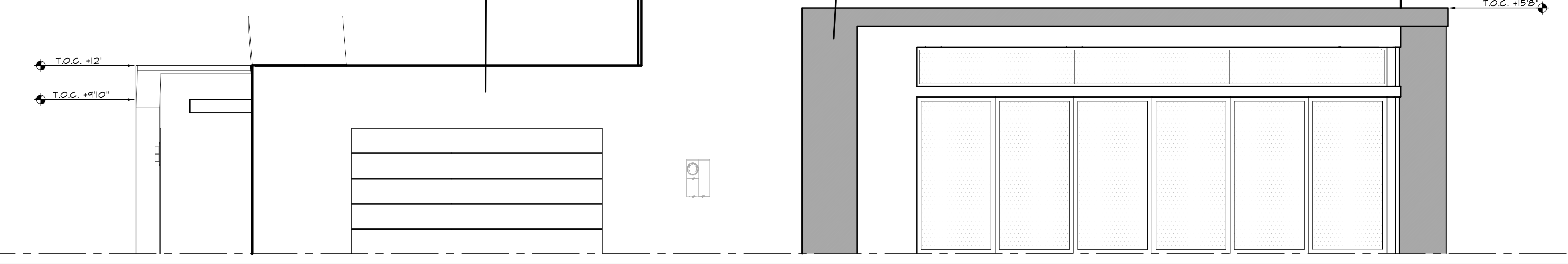
 STUCCO DUNN EDWARDS DEW380	 ACCENT 1 DUNN EDWARDS DEC791	 ACCENT 2 DUNN EDWARDS DET626	
 METAL ACCENT MODERN MASTERS SILVER A/E150 NON REFLECTIVE	 ROOF MEMBRANE COLOR WHITE	 WINDOW FRAME NATURAL ALUMINIUM	 CONCRETE NATURAL SCORED WASHED FINISH

5

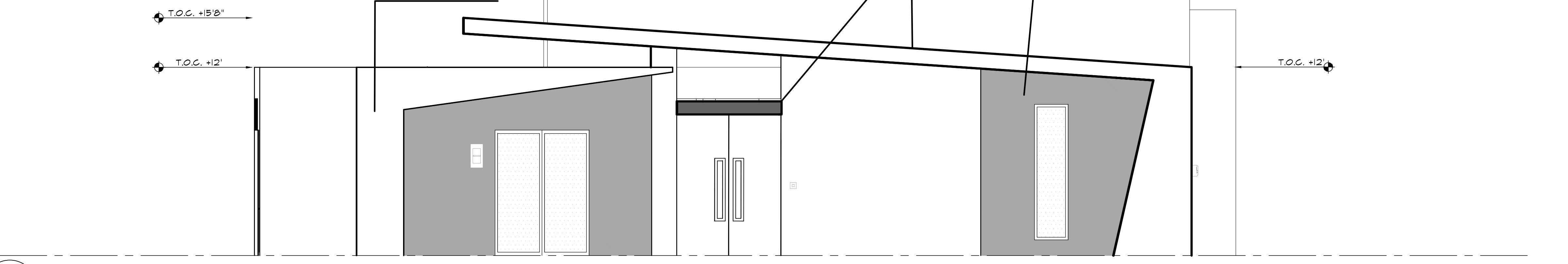
1 EAST EXTERIOR ELEVATION
1/4"=1'-0"



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



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



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

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



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	DATE:

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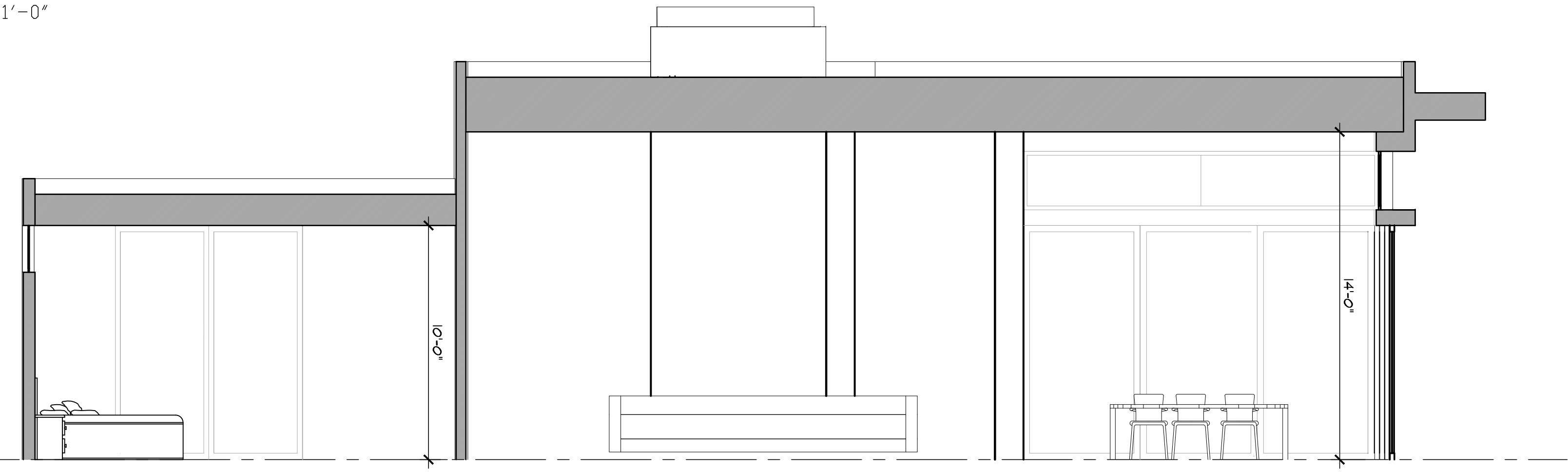
PROJECT NUMBER

DRAWING NUMBER
A3.0

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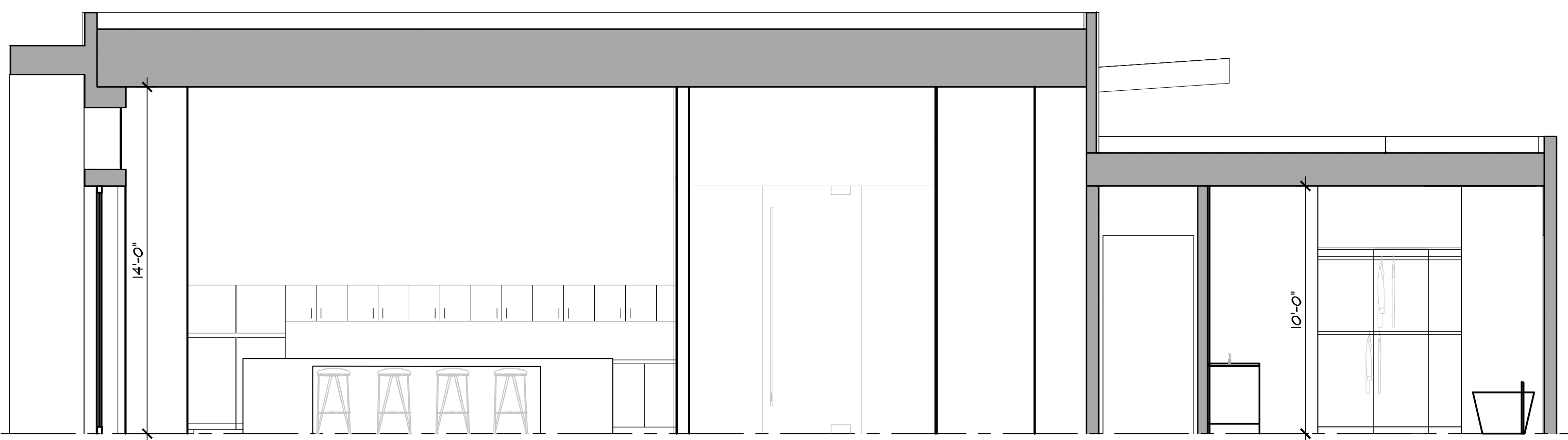
1 SECTION 1
1/4"=1'-0"



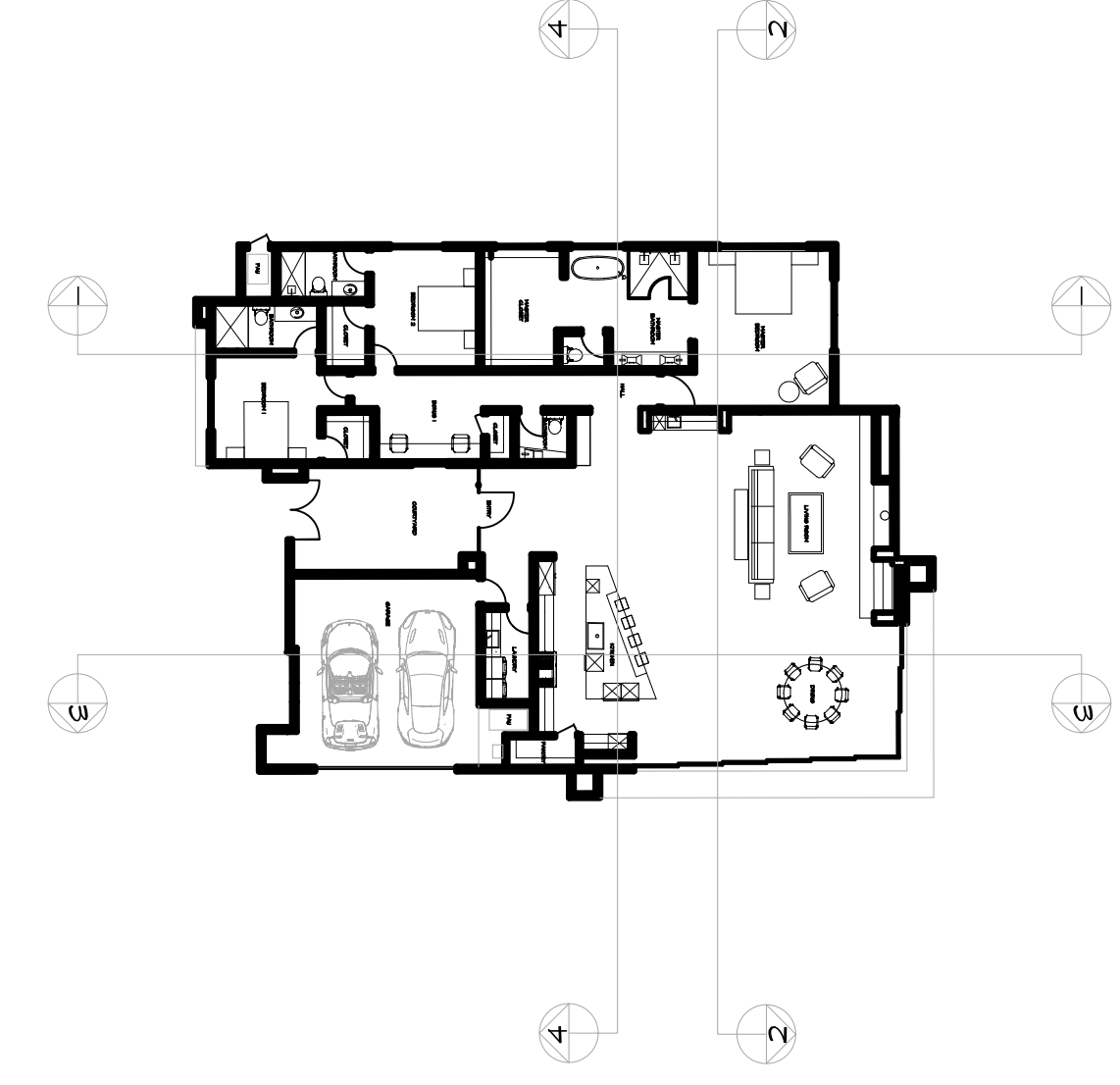
2 SECTION 2
1/4"=1'-0"



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



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



5

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



SECTIONS
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DESERT DRAFTING & DESIGN
PHONE: (760) 948-6603
EMAIL: DESERTDANDD@GMAIL.COM

DATE

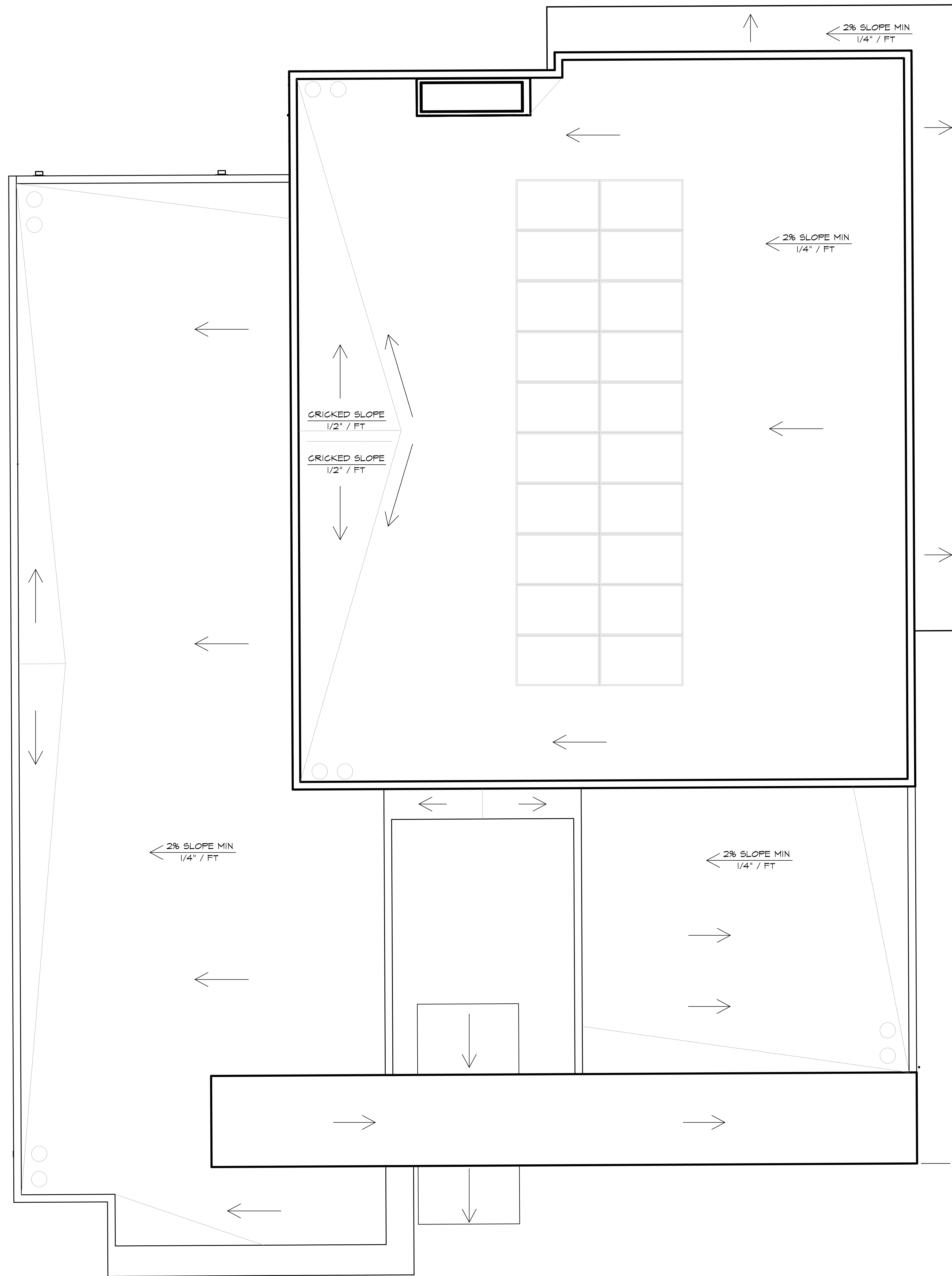
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PROJECT NUMBER

DRAWING NUMBER

A3.1

D:\04 MY PROJECTS\UPWORK\TRABAJO UPWORK 12\40 ONE LAS PALMAS 5\6 ROOF PLAN 5.dwg Apr. 26, 2022 - 8:01pm



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

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












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

DRAWING NUMBER
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































