

INTRODUCTION

One Las Palmas – Palm Springs

ONE Las Palmas is a gated neighborhood featuring a limited collection of only "twenty" luxury homes ranging in size from approximately 2,500 to over 4,500 square feet.

Palm Springs is an eclectic collection of architecture and art, and this is what makes it a special place. Interesting and unique design philosophies have become increasingly favorable in Palm Springs but there is only a limited amount of these types of highly sought-after homes within the city. More recently the demand has soared for distinctive luxury residences and at ONE Las Palmas the focus is to fulfill that void. The home designs are a mix of design elements with Mid-Century, Modern and Contemporary roots with some designs offering exotic features.

The gated development is located in the Old Las Palmas neighborhood in a private serene area. The surrounding community features numerous renowned homes with abstract designs as well as some prominent estate homes. The view at ONE Las Palmas is focused on the “star of the show” being DRY FALLS. The homes are all designed for the utmost in privacy while capturing the true essence of the iconic Palm Springs lifestyle.

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Site - Homes & Status



LOT 20
PLAN 5

LOT 19
PLAN 4

LOT 18
PLAN 3

LOT 17
PLAN 2A

LOT 16
PLAN 4

LOT 15
PLAN 2A

LOT 14
PLAN 1A

LOT 13
PLAN 2B

LOT 12
PLAN 5

LOT 11
PLAN 1B

LOT 10
PLAN 2B
MODIFIED

LOT 1
CUSTOM

LOT 2
PLAN 3

LOT 3
PLAN 4

LOT 4
PLAN 3

LOT 5
PLAN 4

LOT 6
PLAN 3

LOT 7
PLAN 4

LOT 8
PLAN 6

LOT 9
PLAN 2B
MODIFIED

MODEL
UNDER CONSTRUCTION

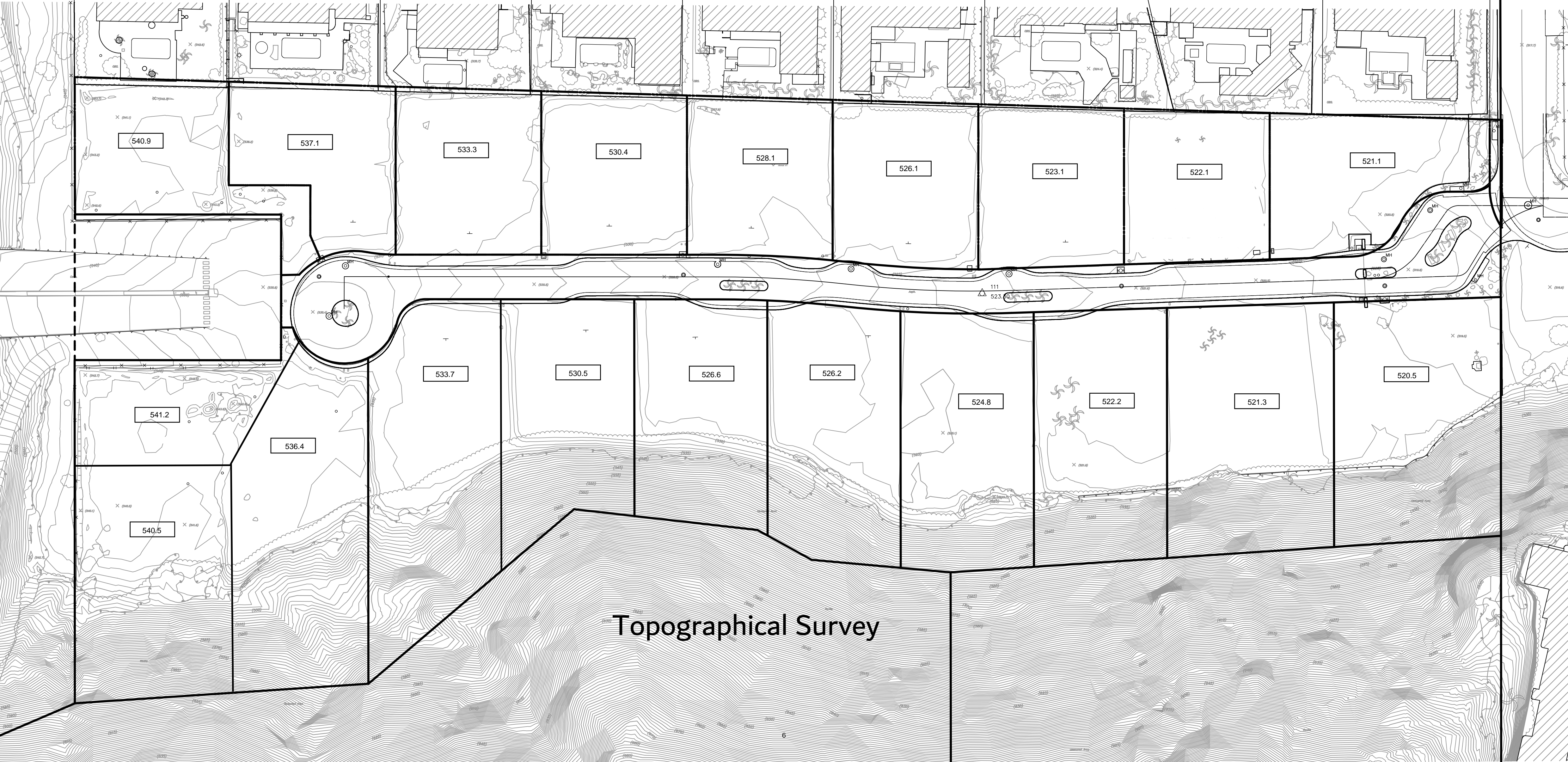
UNDER
CONSTRUCTION

UNDER
CONSTRUCTION

UNDER
CONSTRUCTION

UNDER
CONSTRUCTION

Site Topo - Pad Elevations



540.9

537.1

533.3

530.4

528.1

526.1

523.1

522.1

521.1

541.2

536.4

533.7

530.5

526.6

526.2

524.8

522.2

521.3

520.5

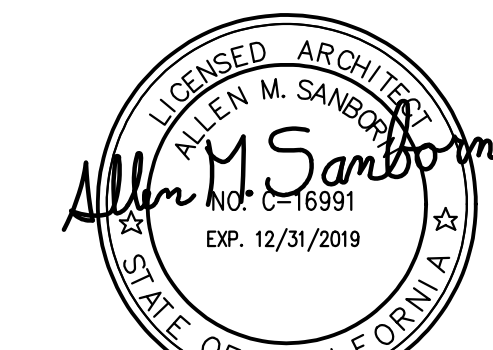
540.5

Topographical Survey

Pad Elevations & Driveway Slopes

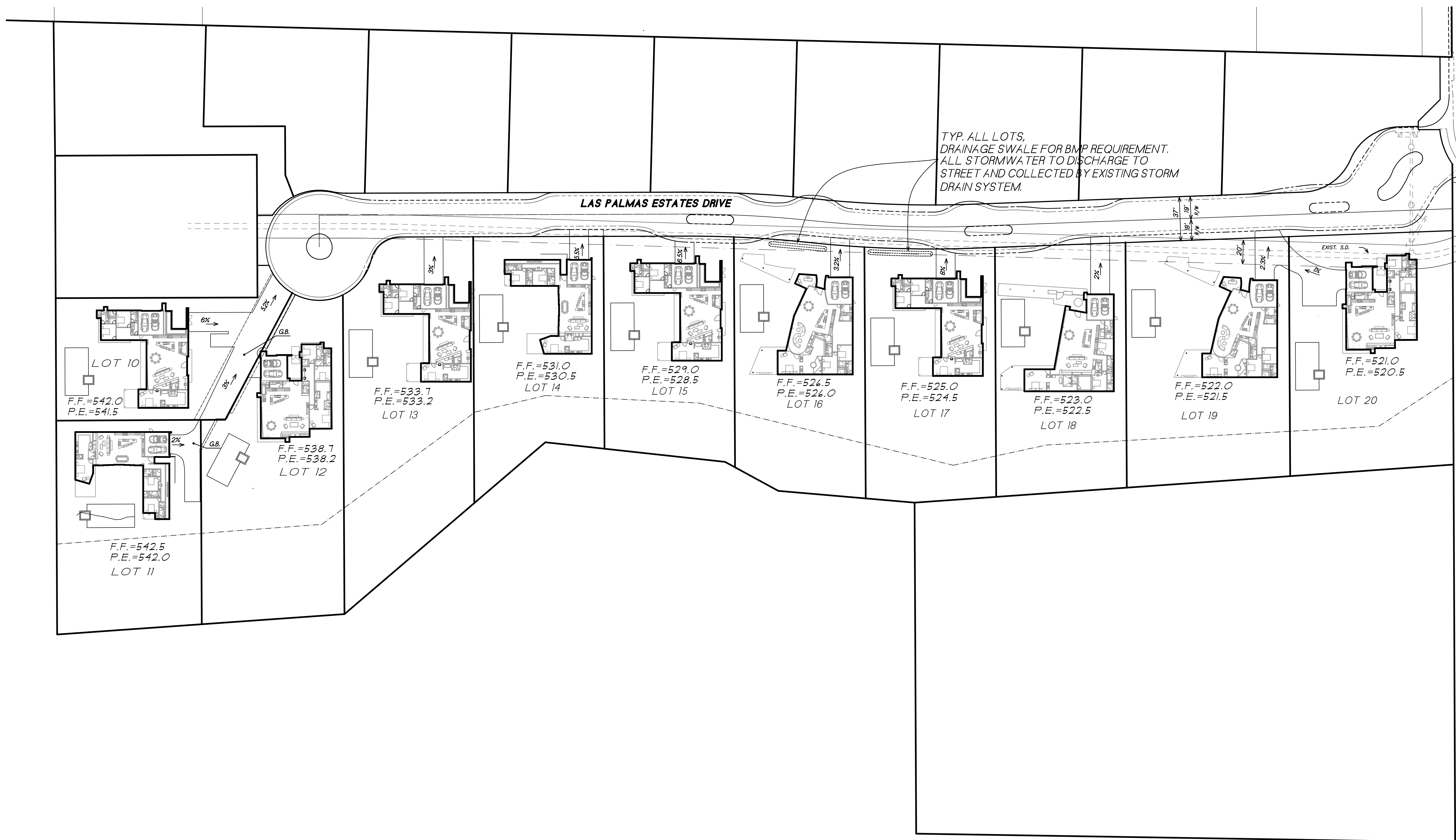


ALLEN M. SANBORN
ARCHITECT



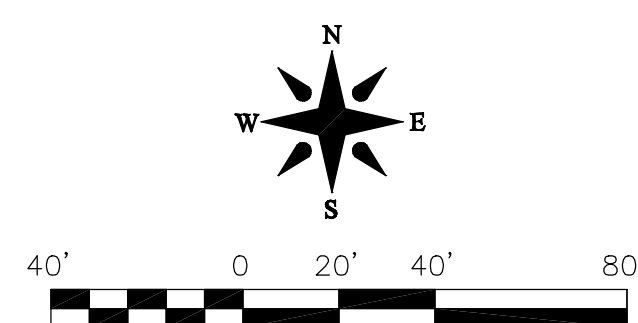
71-180 SAN JACINTO DR.
BLDG. "E-1"
RANCHO MIRAGE, CA. 92270
TEL (760) 423-0400
FAX (760) 423-0403

TYP. ALL LOTS,
DRAINAGE SWALE FOR BMP REQUIREMENT.
ALL STORMWATER TO DISCHARGE TO
STREET AND COLLECTED BY EXISTING STORM
DRAIN SYSTEM.



REFERENCE SITE PLAN

SCALE: 1"=40'



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

PALM SPRINGS, CA.

SHEET TITLE:
**CIVIL PLAN
PAD ELEVATIONS
AND
DRIVEWAY SLOPES**

REVISIONS

▲		
▲		
▲		

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W.O. 21-113 SCALE 1"=40'

FILE NAME TB

SAVE DATE 5/19/2022

DRAWN Felipe

SHEET NO.

C1.0

Z:\Drawings\Files\21-113\Drawings\21-113_TB.dwg 5/19/2022 10:08 AM

Typical Drainage Plan

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

PERMITS REQUIRED:
ENCROACHMENT
WALL PERMIT

LEGEND

- INV. INDICATES INVERT ELEVATION
- TOG INDICATES TOP OF GRADE
- 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
- TW INDICATES TOP OF WALL
- FG INDICATES FINISH GRADE
- INV. INDICATES INVERT
- B.S.L. INDICATES BUILDING SETBACK LINE
- INDICATES GRAVEL DRIVEWAY
- INDICATES CONCRETE
- INDICATES GRAVEL
- INDICATES CMU WALLS
- INDICATES CMU WALLS
- 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 NDS 4" ATRIUM GRATE NO. NDS 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.

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.

UTILITIES:

ELECTRIC: SO. CALIFORNIA EDISON
760-202-4291

GAS: SO. CALIFORNIA GAS CO.
760-324-4691
ATTN: VINCE ALVAREZ

TELEPHONE: FRONTIER
760-778-3603
ATTN: LARRY MOORE

TELEVISION: SPECTRUM
760-674-5452
ATTN: DAVE SCRIVNER

SEWER: VEOLIA WATER
760-323-5166 X2
ATTN: GARY GRAY

WATER: DESERT WATER AGENCY
760-323-4971
ATTN: DEBBIE RANDALL

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.

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.

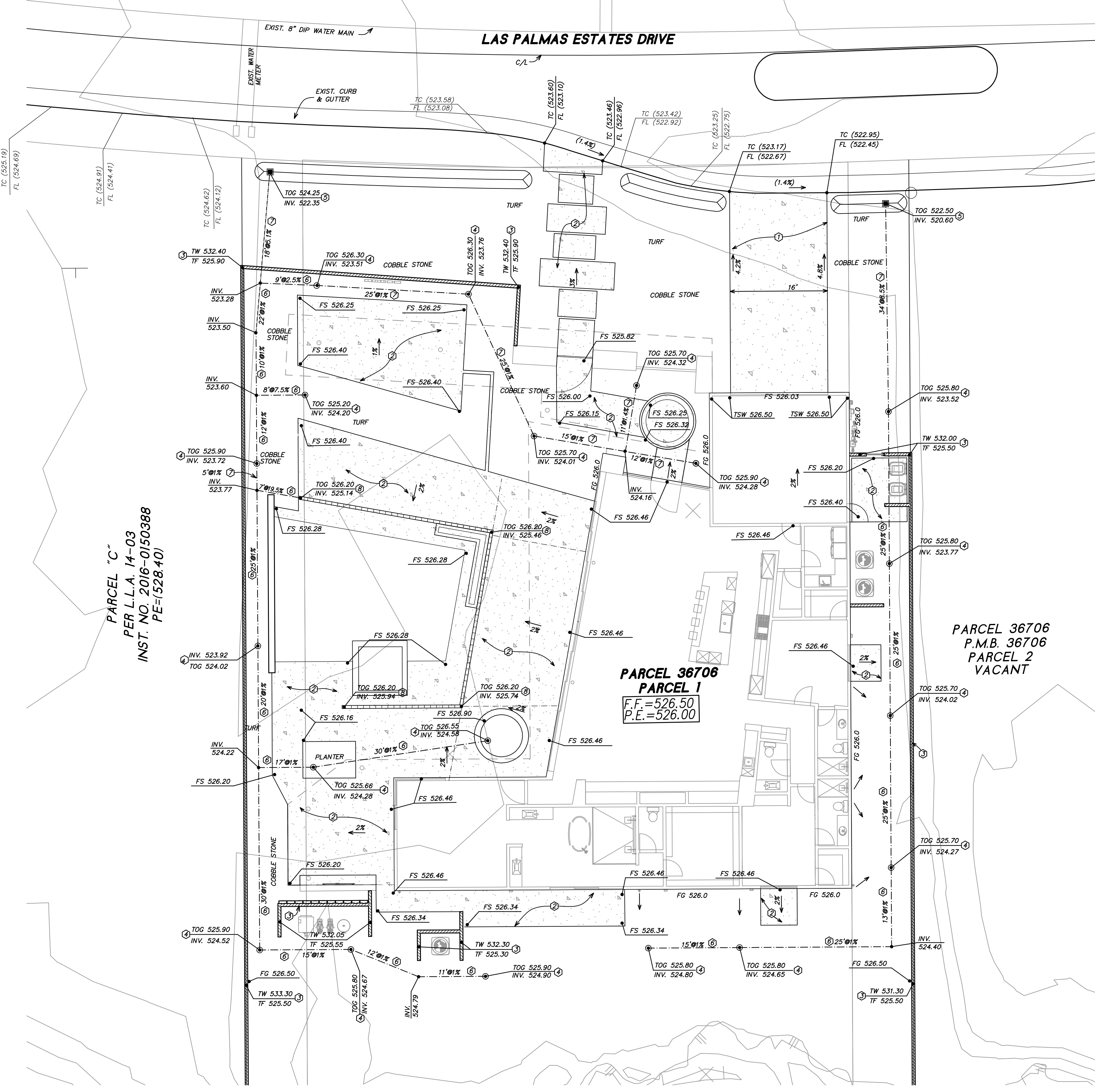
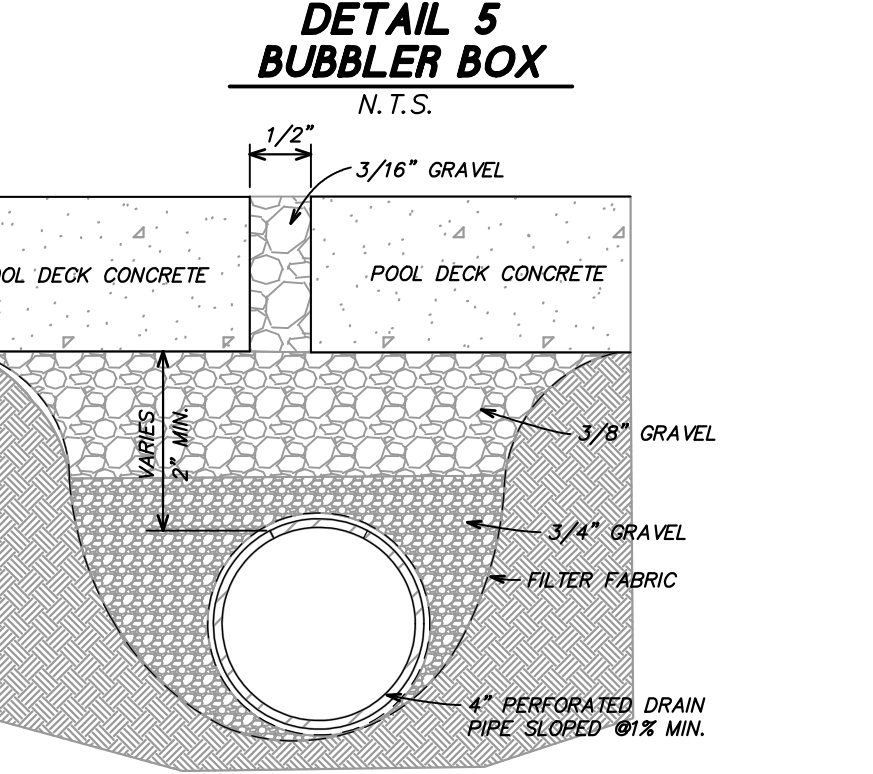
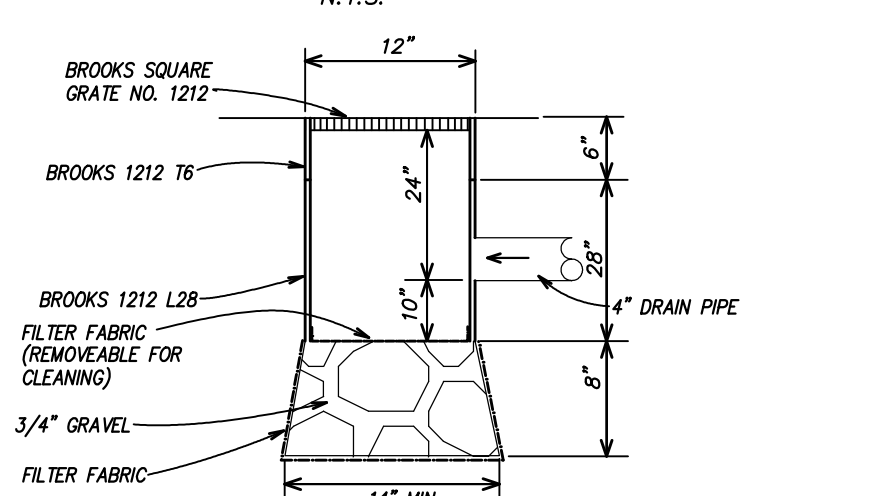
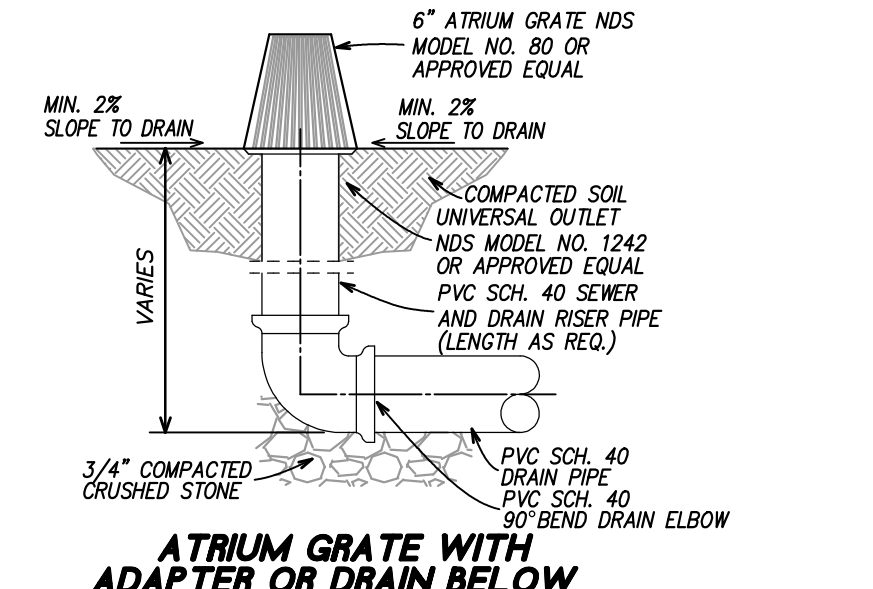
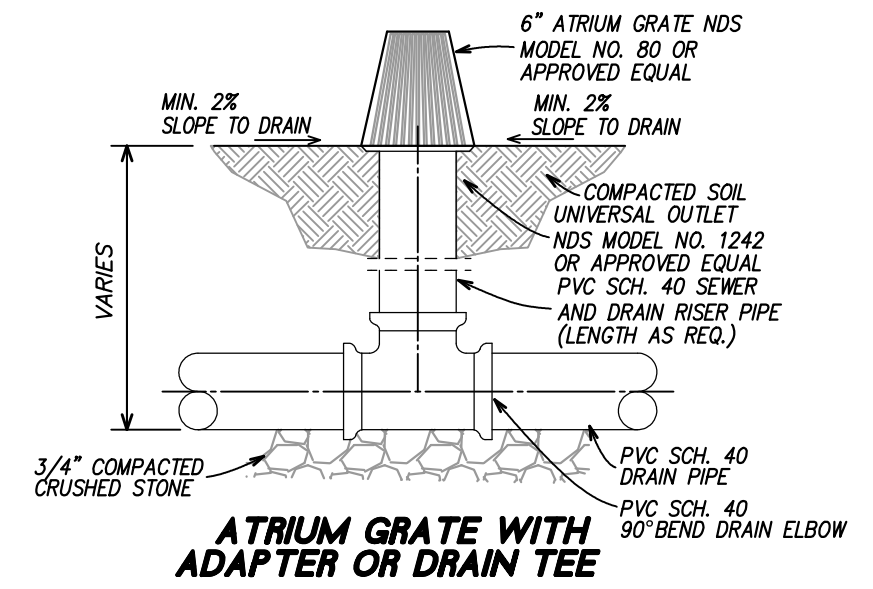
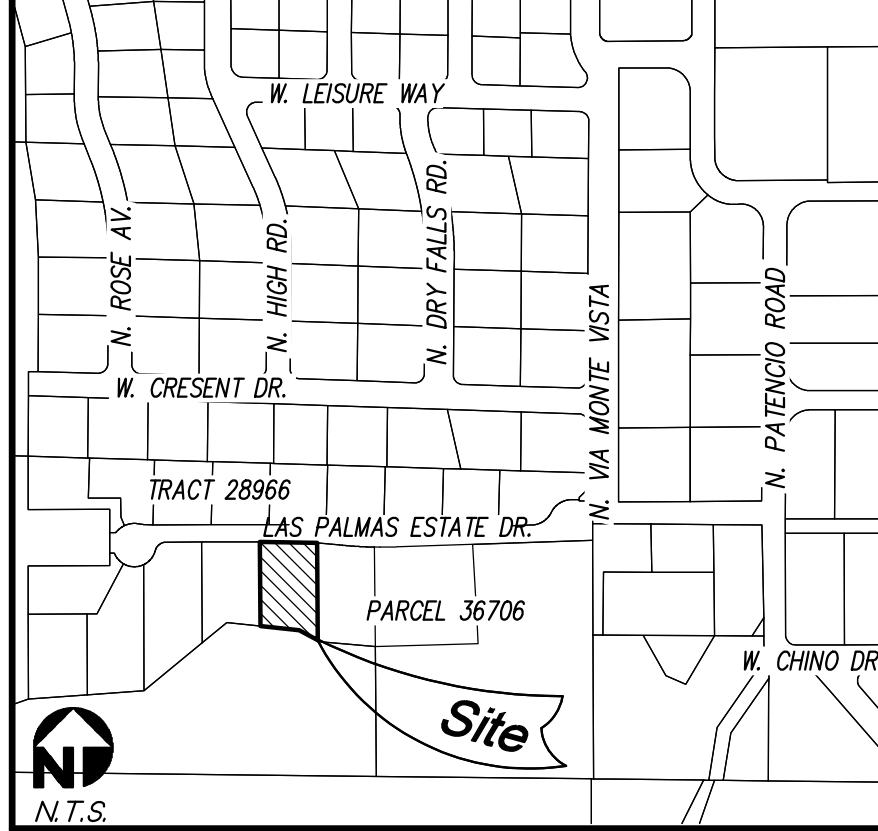
LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP 36706, P.M.B. 246/48-49 RECORDS OF RIVERSIDE COUNTY, CALIFORNIA

FEMA FLOOD ZONE

ZONE: X500 & X
COMMUNITY PANEL NO.: 0602571558G
DATED: 08/28/2008

VICINITY MAP/LOCATION MAP

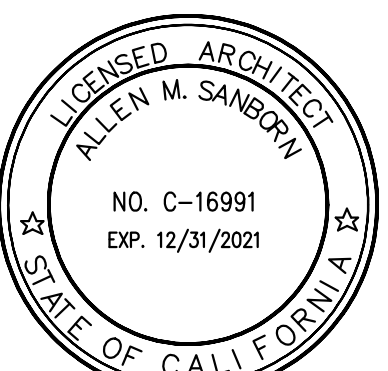


UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRIVATE ENGINEERING NOTE: CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND ENGINEER FROM AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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48 HOURS BEFORE YOU DIG CALL UNDERGROUND SERVICE ALERT 811



NO.	REVISION	DATE	APPROVED	DATE

NO.	REVISION	DATE	APPROVED	DATE

BENCH MARK S-7 ELEV. 522.938

LOCATION: U.S. ARMY BRASS CAP IN SOUTH CURB OF CRESENT DRIVE NEAR DRY FALLS 25' EAST OF CENTERLINE

PREPARED UNDER THE DIRECT SUPERVISION OF: ALLEN M. SANBORN

DESIGN BY: A.M.S.
DRAWN BY: F.J.
CHECKED BY: A.M.S.

REVIEWED BY: R.C.E. NO. DATE

APPROVED BY: JOEL MONTALVO R.C.E. NO. 82624 DATE

CITY OF PALM SPRINGS, CALIFORNIA

DRAINAGE PLAN for ONE LAS PALMAS - PARCEL 1, PARCEL MAP 36706 LAS PALMAS ESTATES DRIVE IN SECTION 10, T4S, R4E, S.B.M.

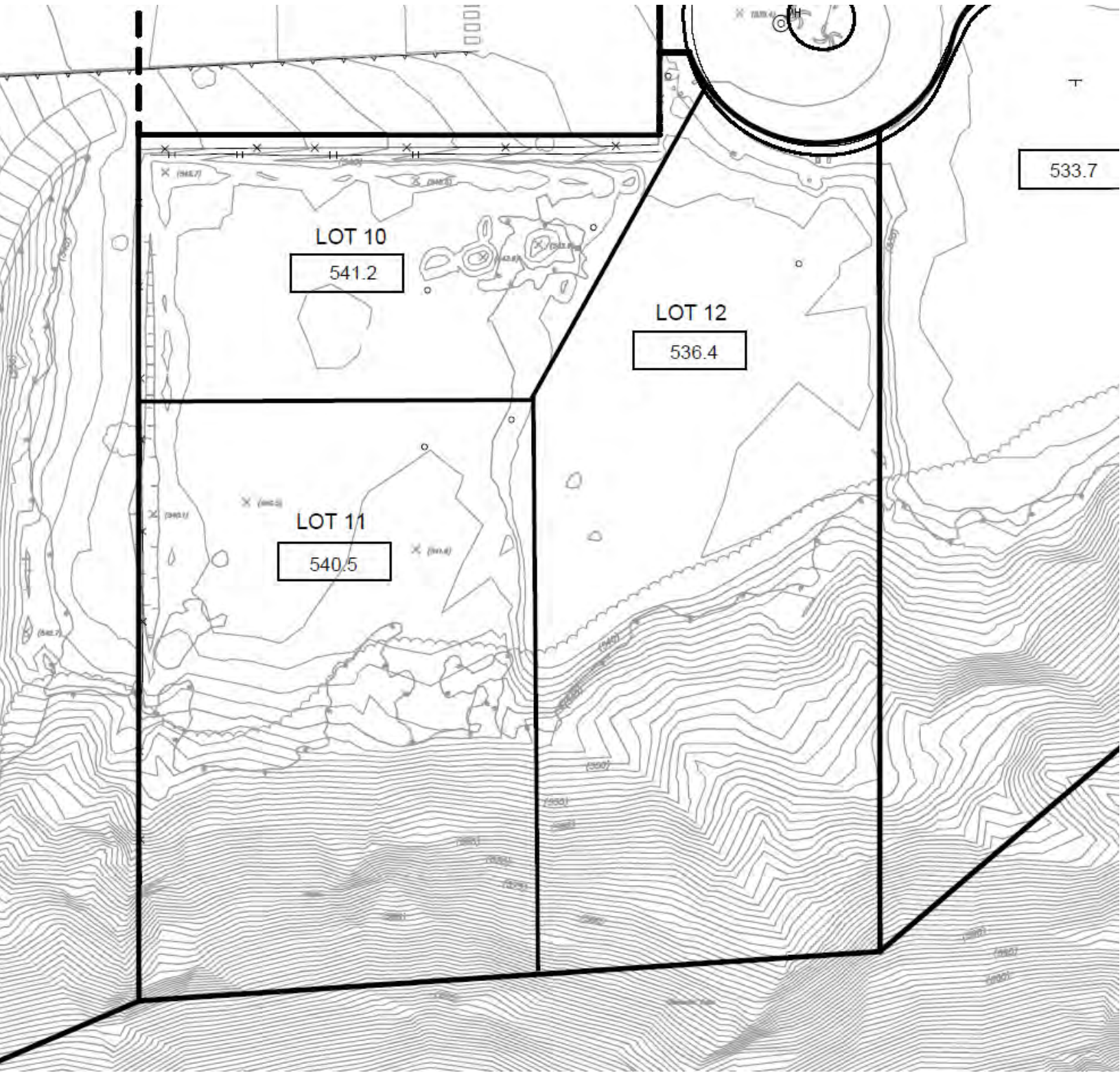
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Property Lines

Lots 10, 11 & 12

Exhibit

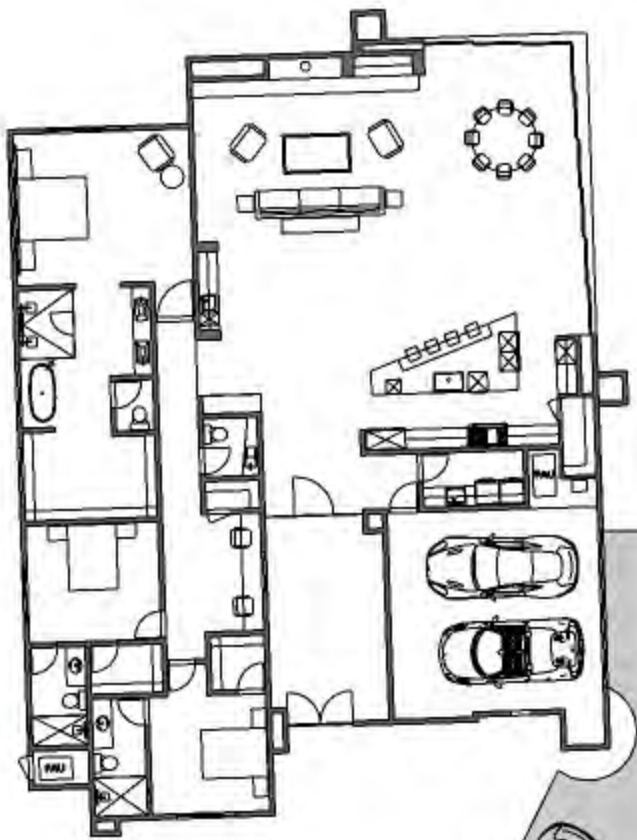
Lot 10, 11 & 12 Property Lines



Parking Example

Lots 10, 11 & 12

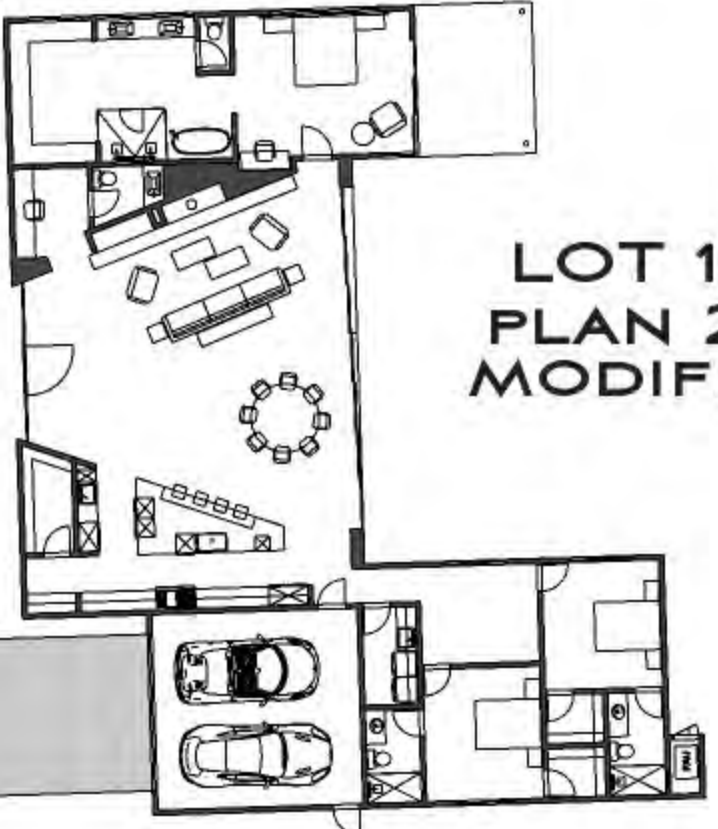
**LOT 12
PLAN 5**



**LOT 11
PLAN 1B**



**LOT 10
PLAN 2B
MODIFIED**



25'

Street Scene





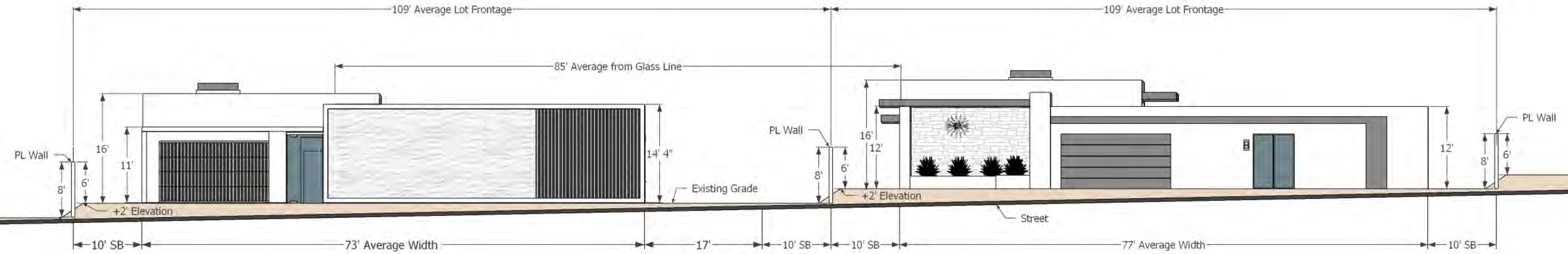
Site Sections

Example Section

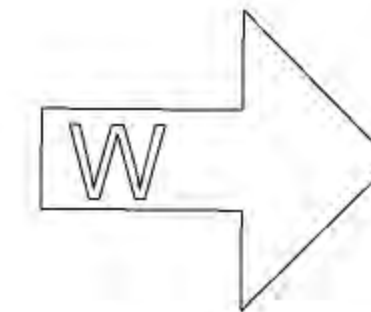
Plan 1 & 2 East & West

PLAN 1

PLAN 2



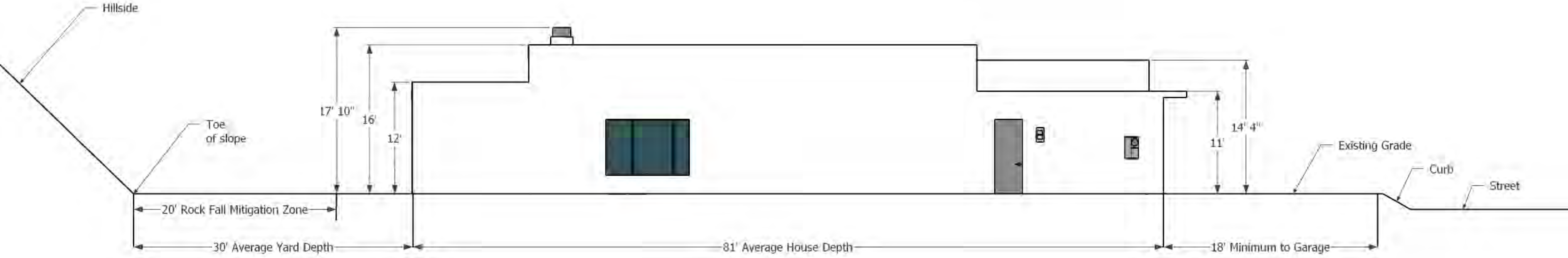
FRONT ELEVATION SECTION



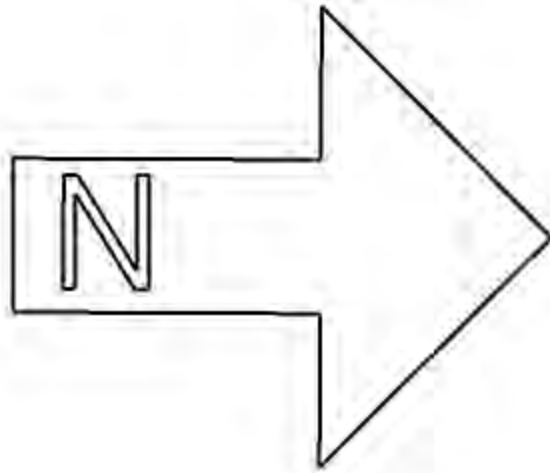
Example Section

Plan 1 North & South

PLAN 1

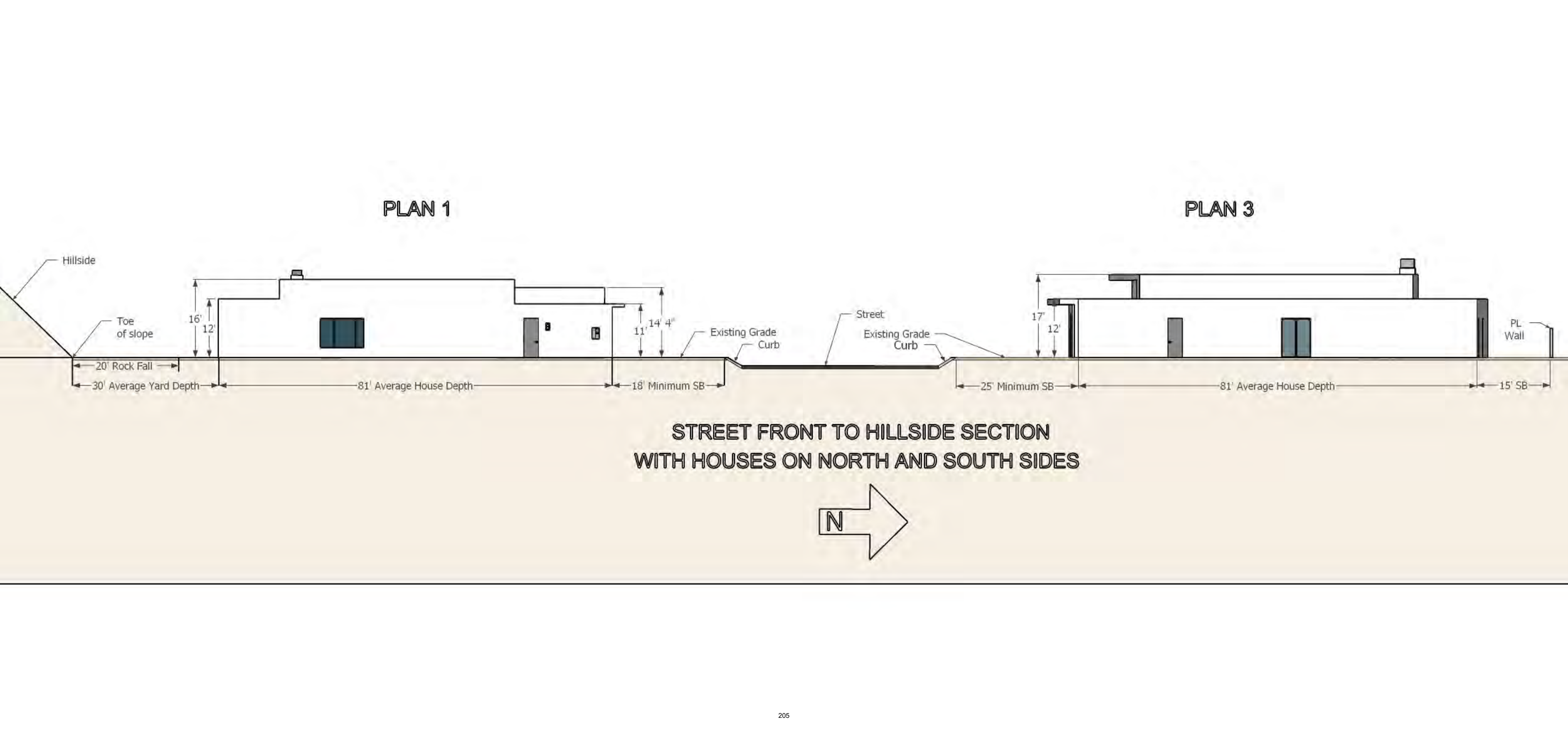


STREET FRONT TO HILLSIDE SECTION

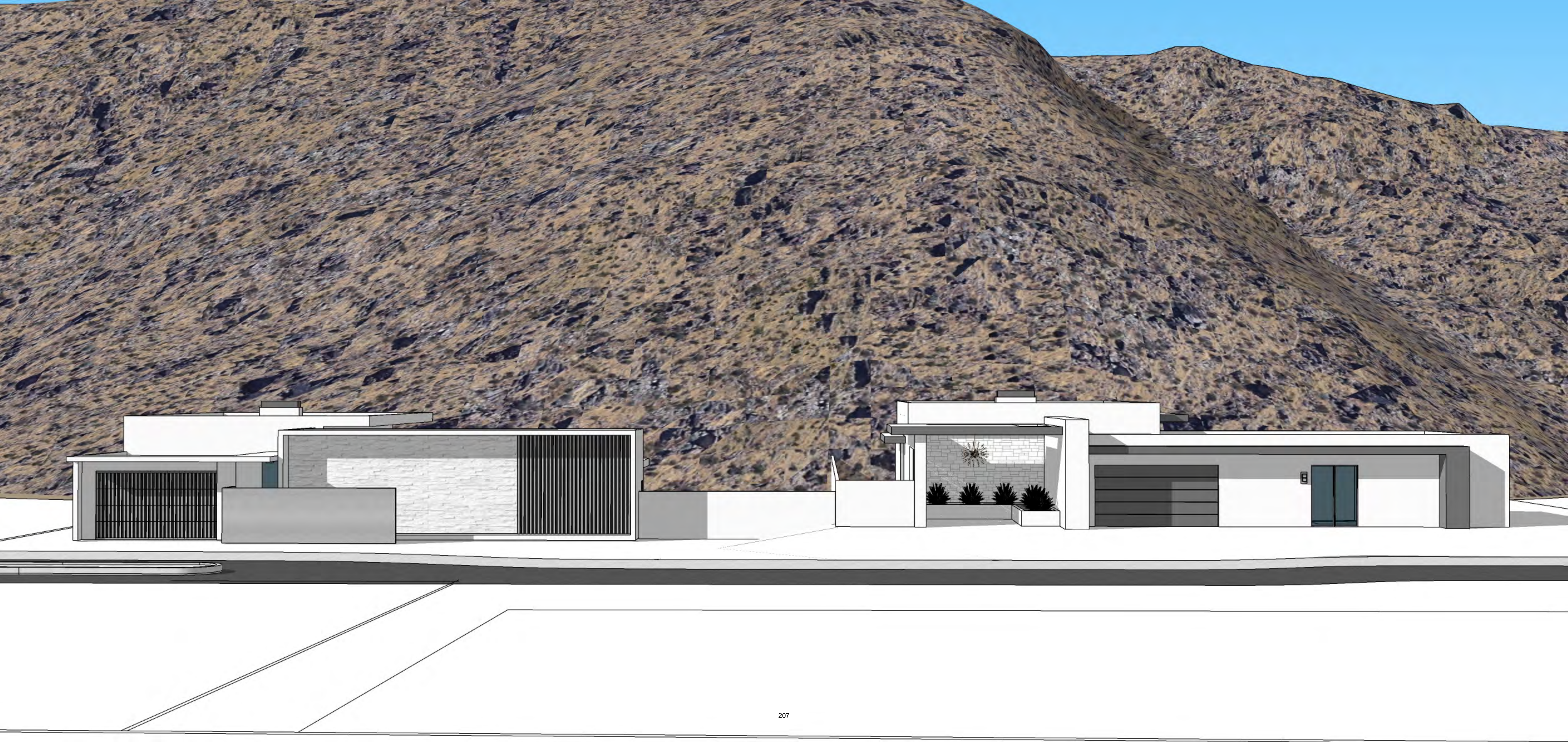


Example Section

North & South Both Sides



Example Site Sections 3D



ADU's

Size 1 & Size 2



toe of slope

conservation easement

ADU

ADU

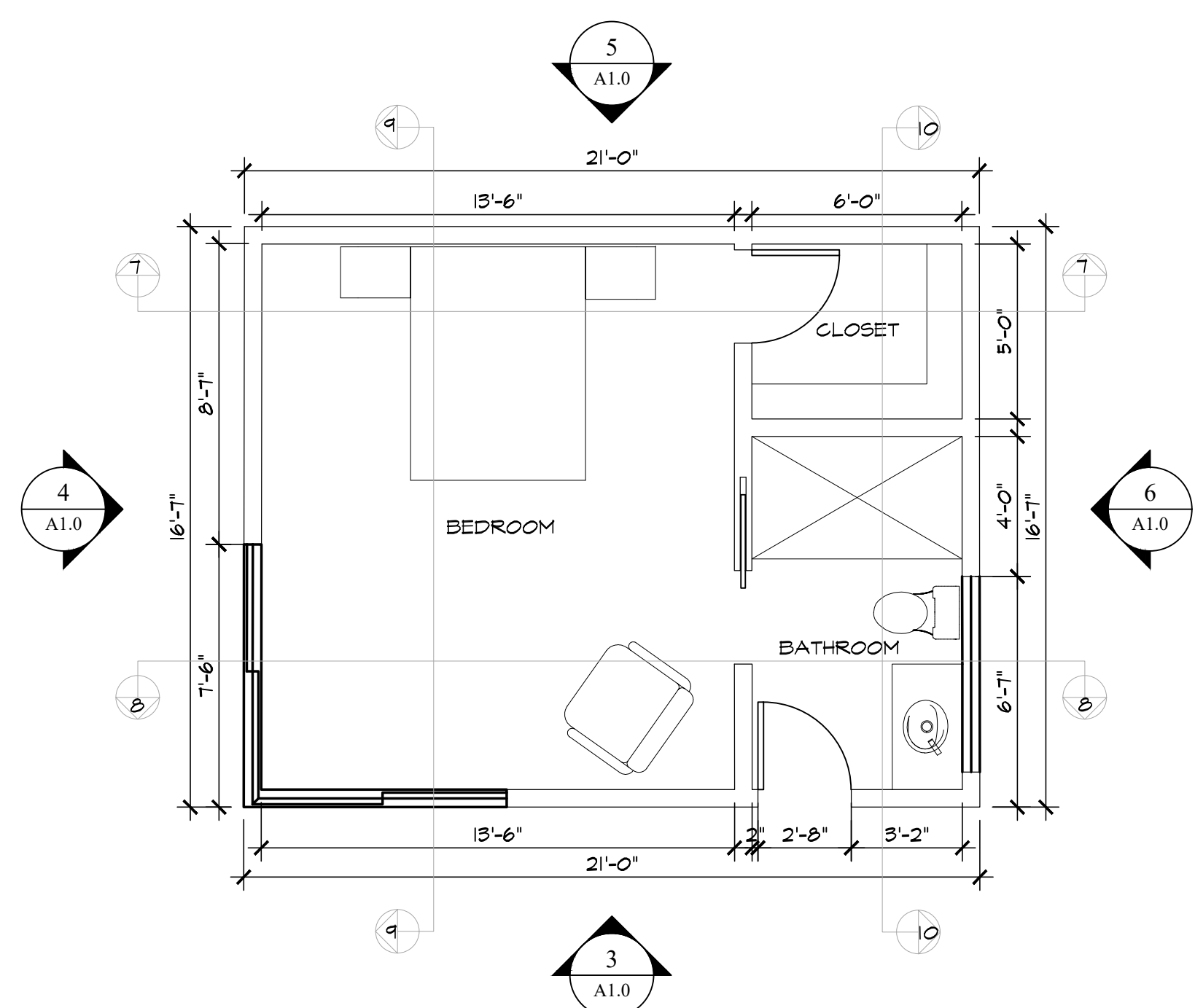
ADU

ADU

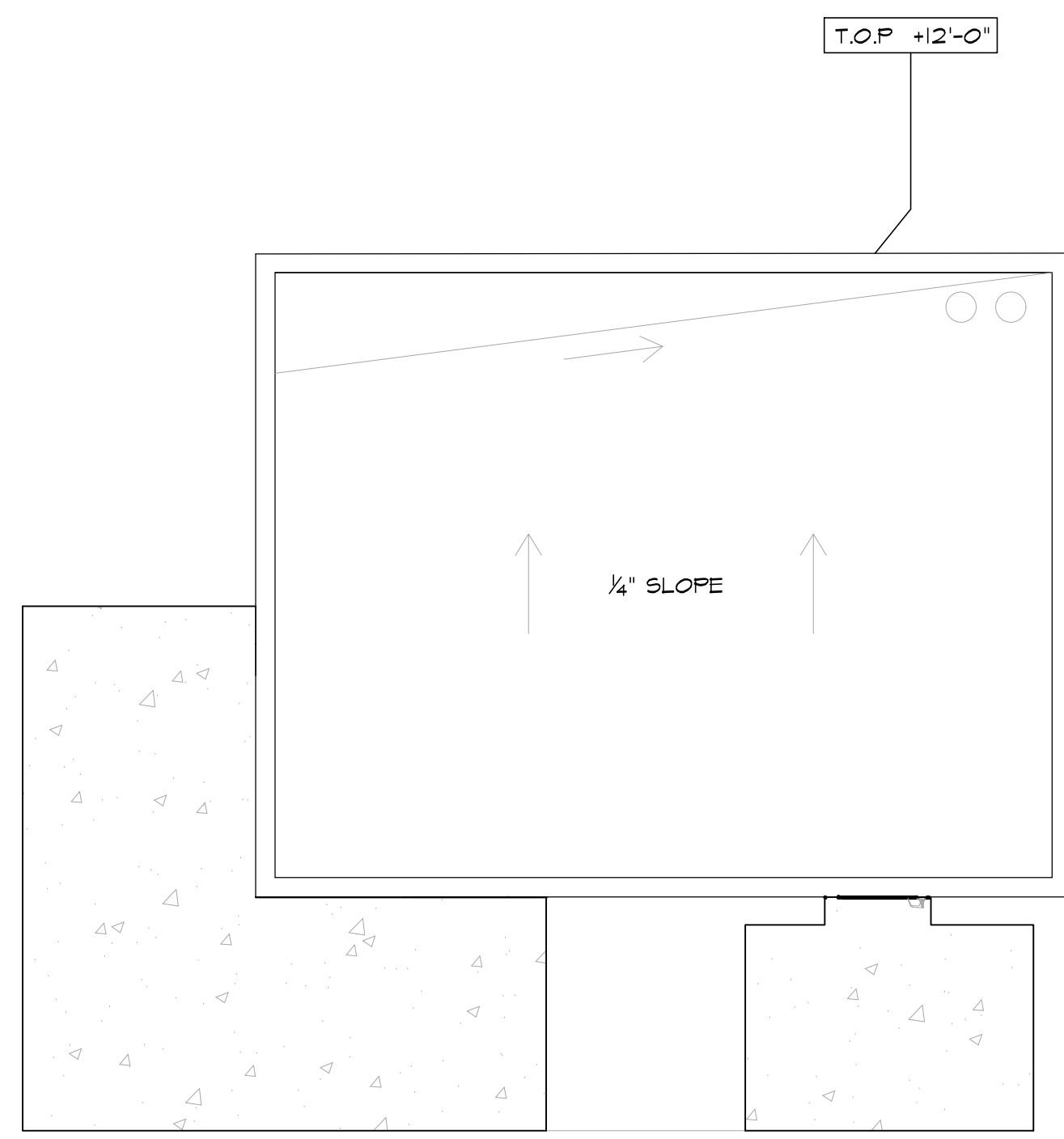
ADU

ADU

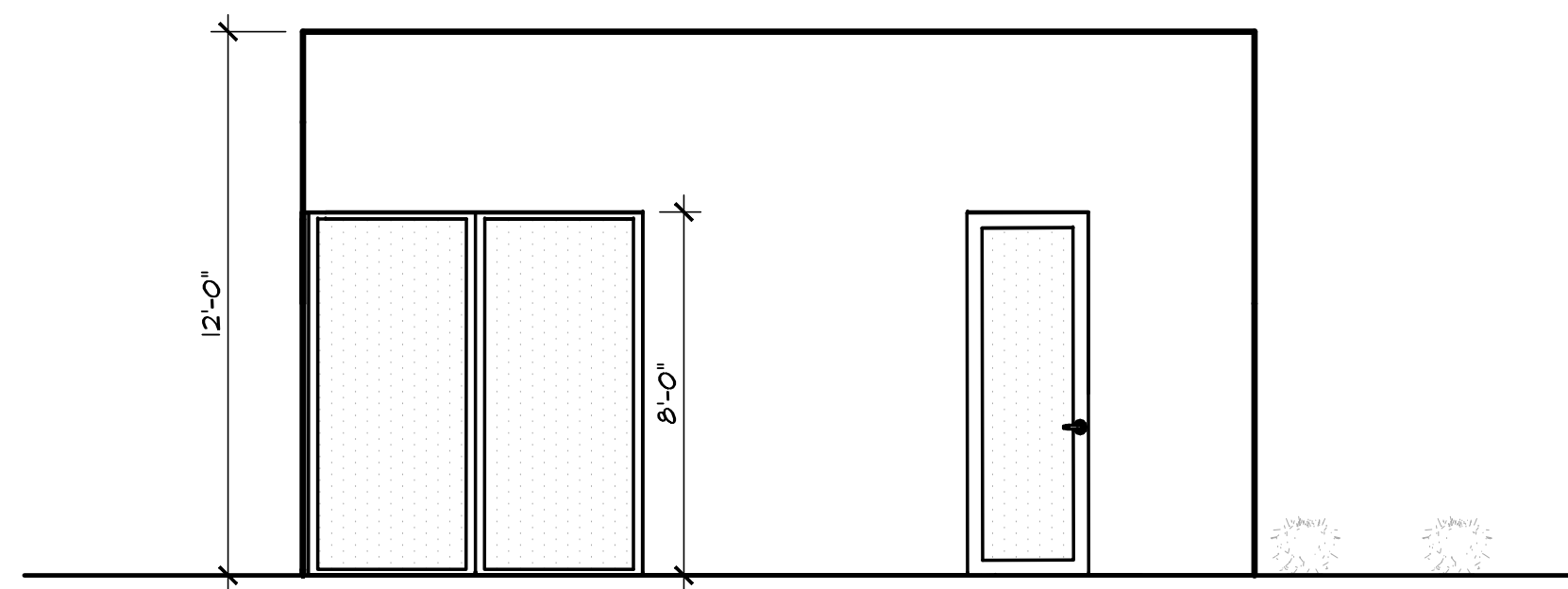
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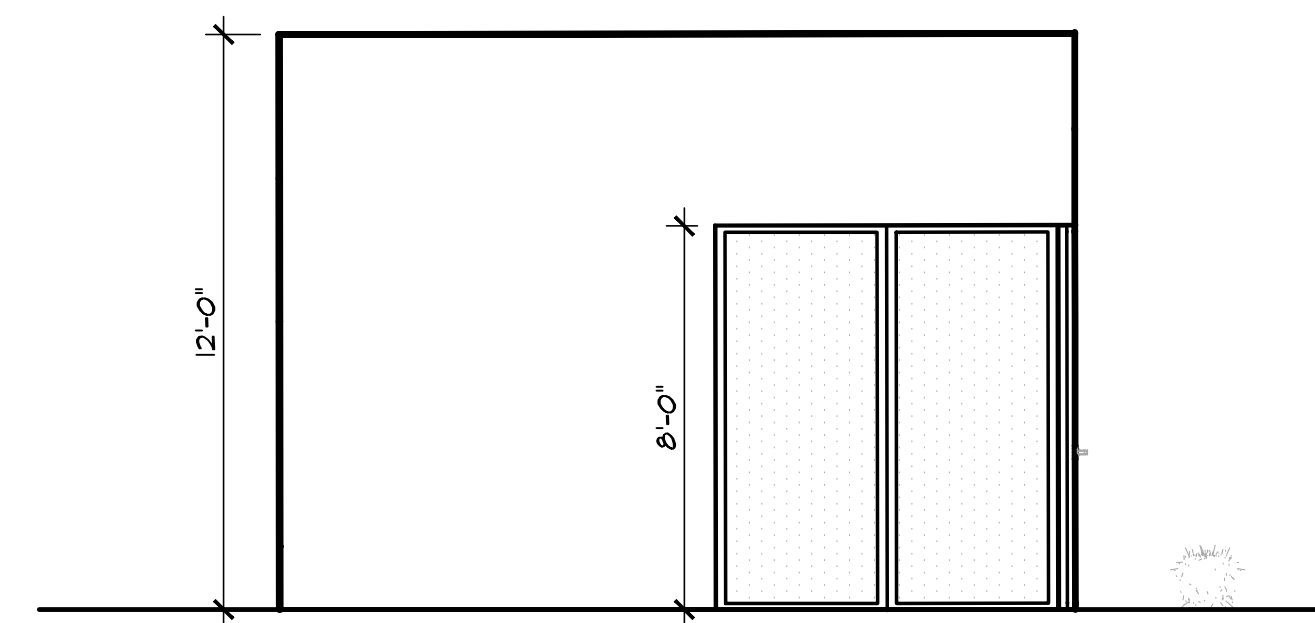
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1/4"=1'-0"



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



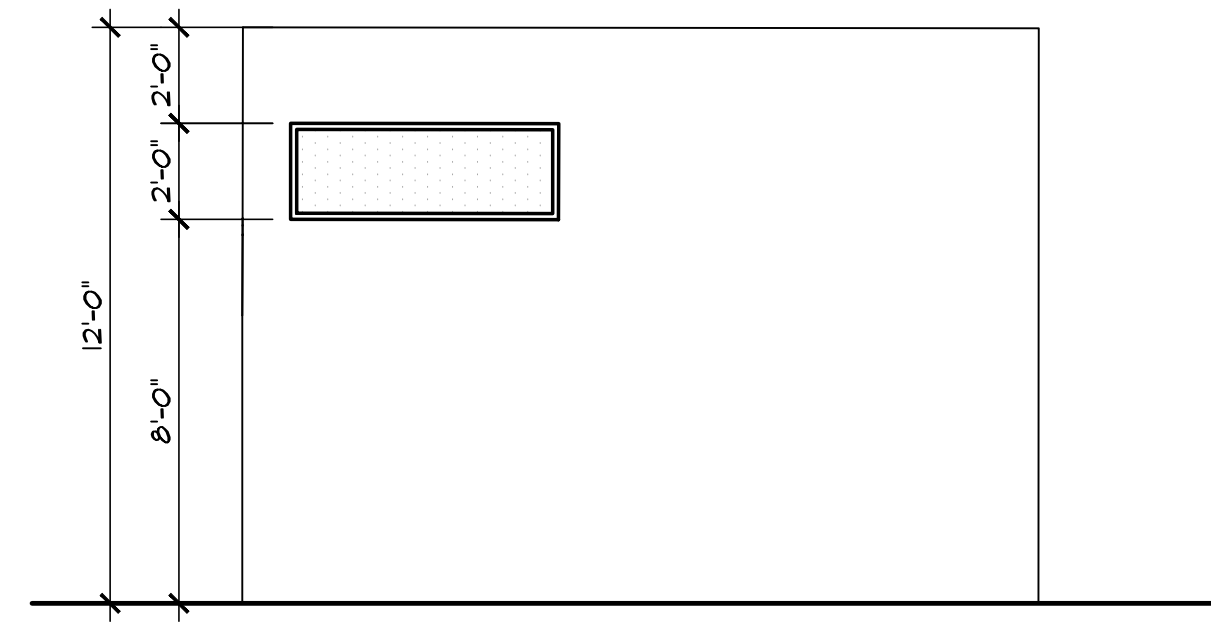
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1/4"=1'-0"



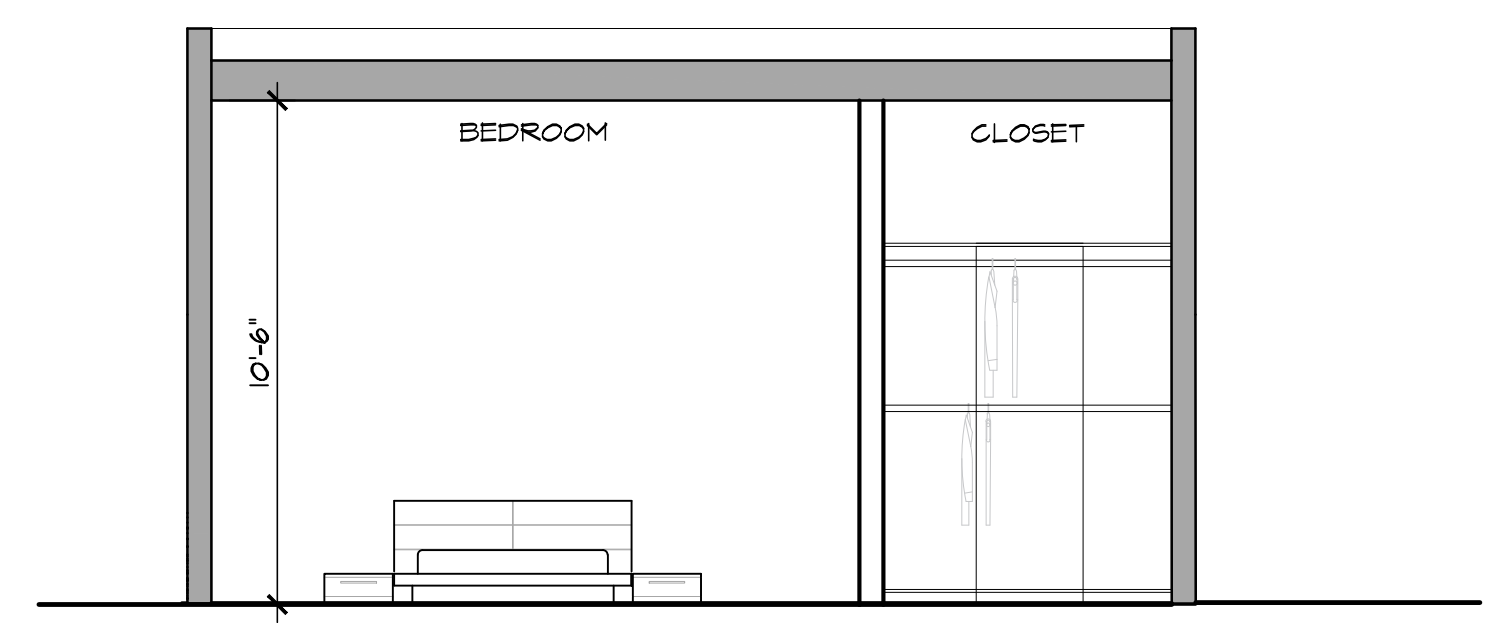
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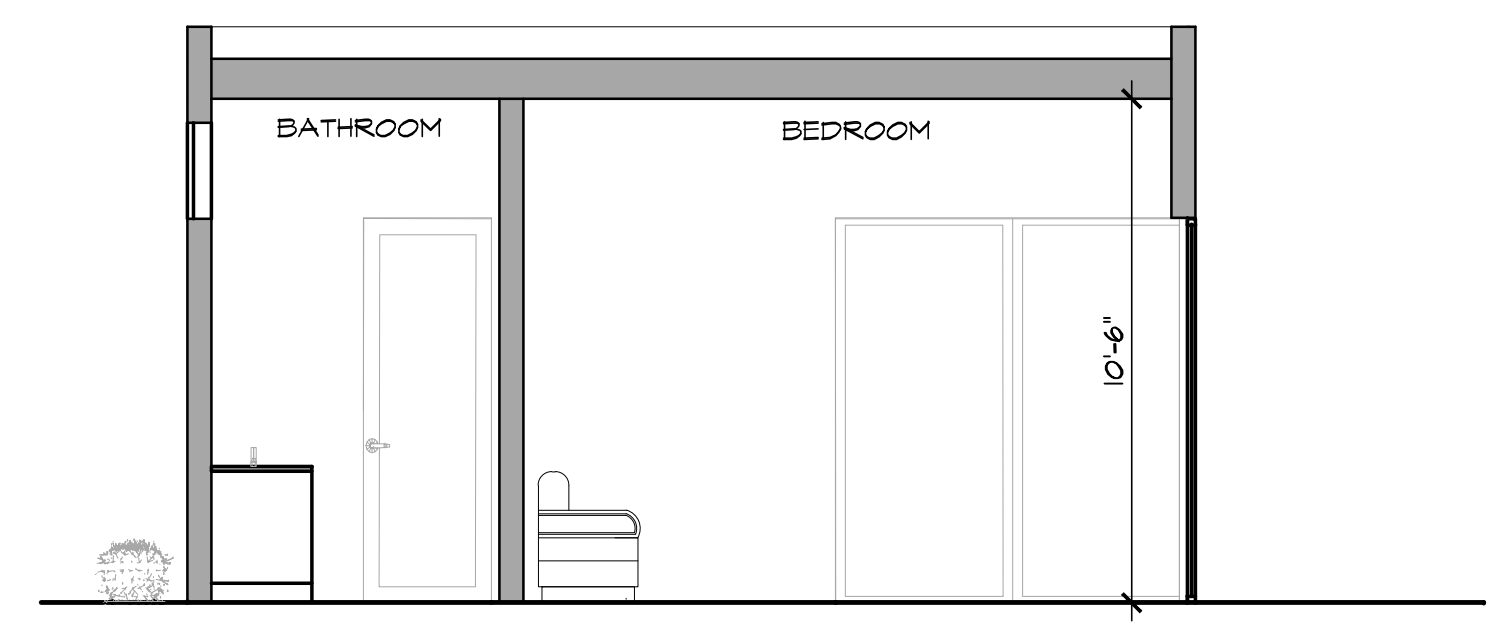
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1/4"=1'-0"



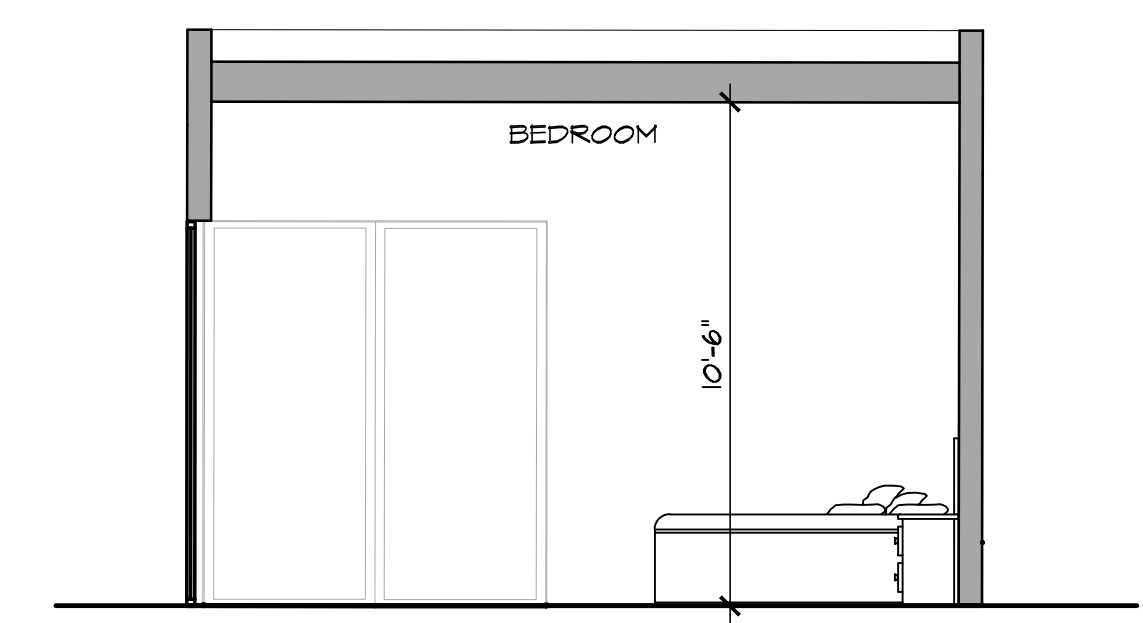
6 ELEVATION
1/4"=1'-0"



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



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



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



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

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



DRAWING TITLE
**1 BEDROOM ADU
VARIOUS PLAN**

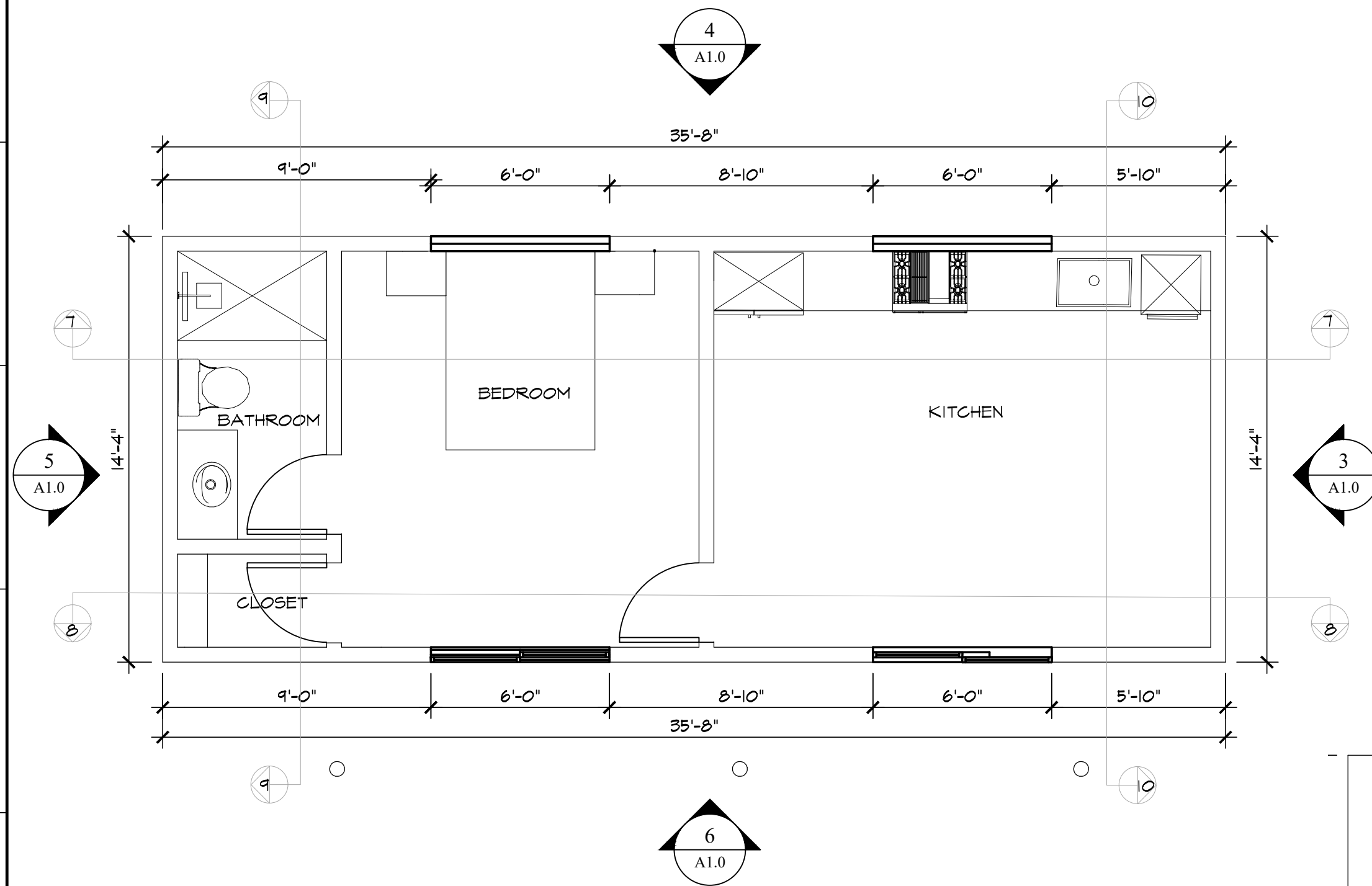
DRAWN BY:
DESERT DRAFTING & DESIGN
PHONE: (760)848-6603
EMAIL: DESERTDANDD@GMAIL.COM

DATE	REVISIONS
	-

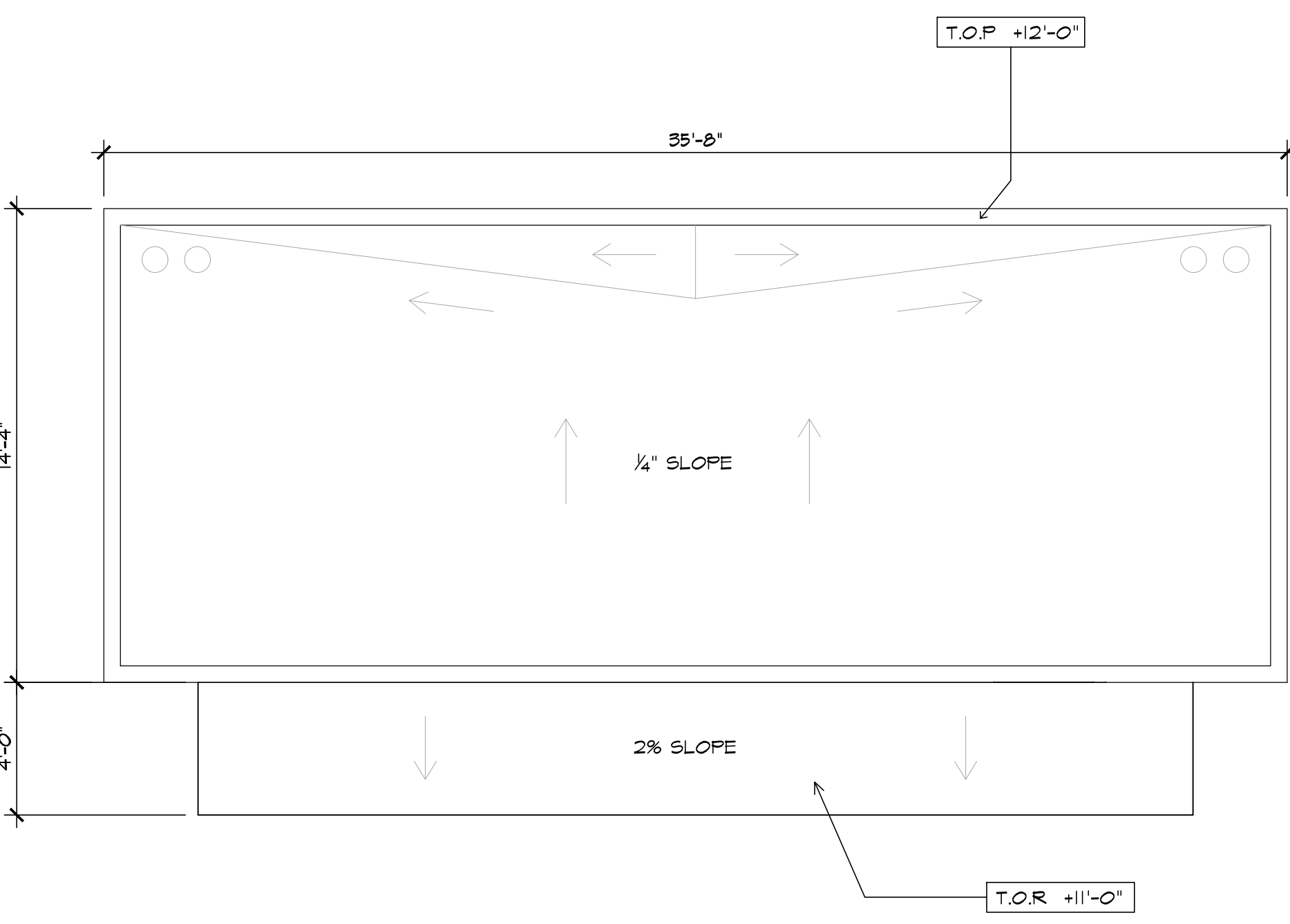
PROJECT NUMBER

DRAWING NUMBER

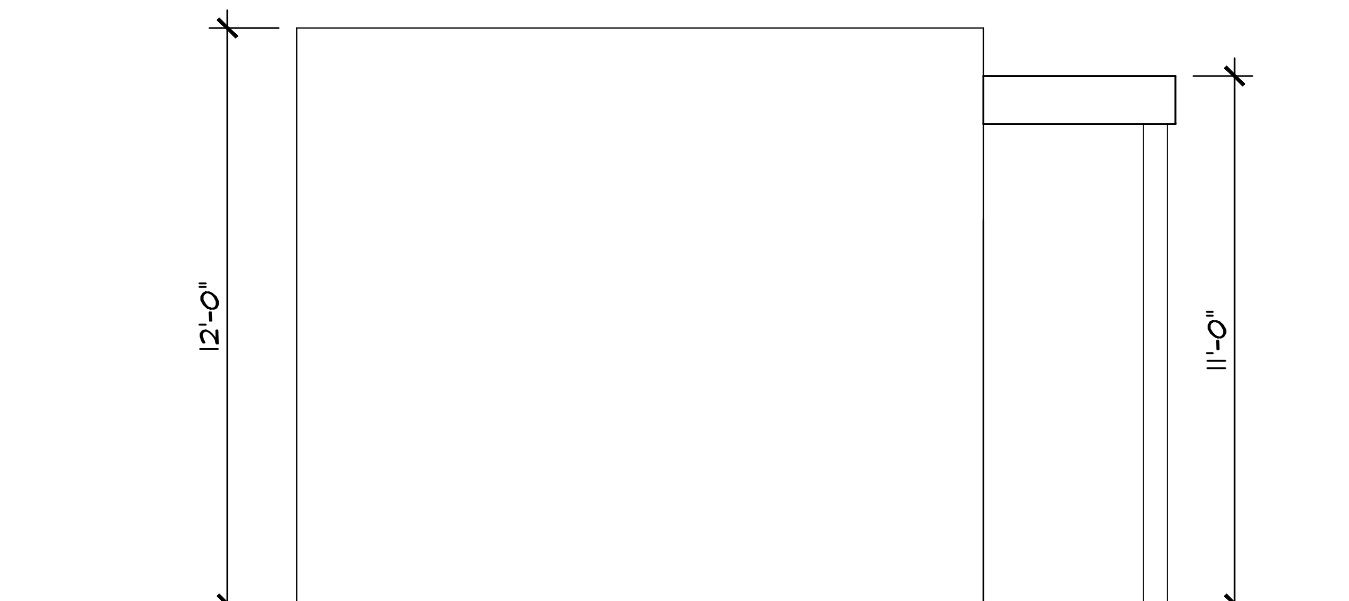
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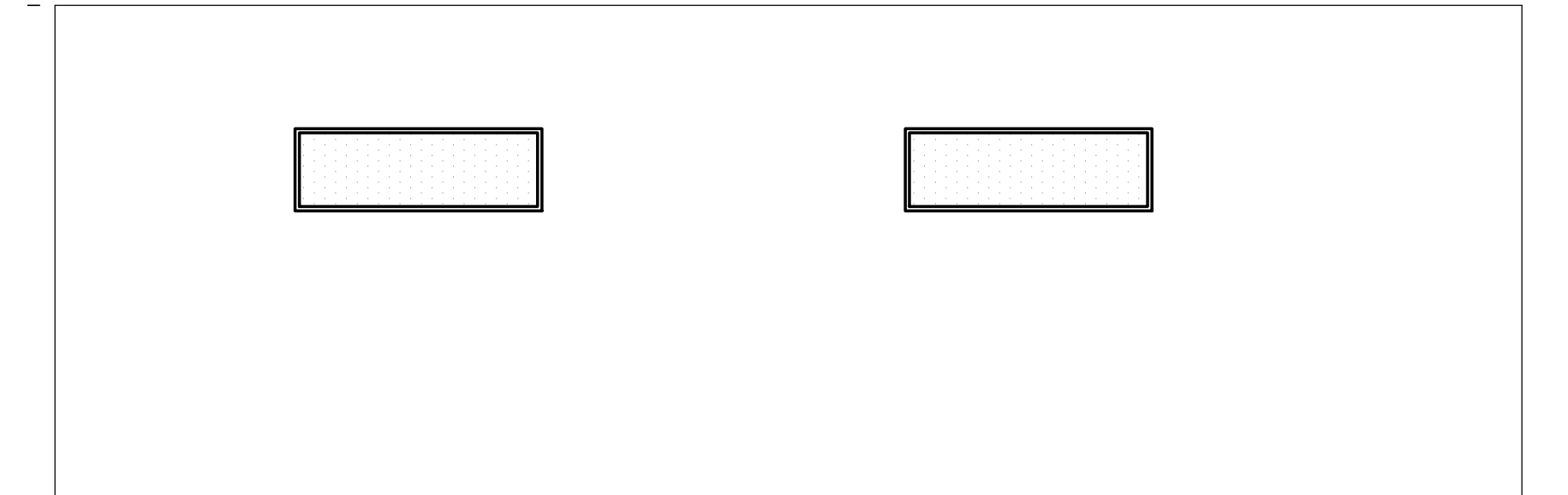
1 FLOOR PLAN BEDROOM 2
1/4"=1'-0"



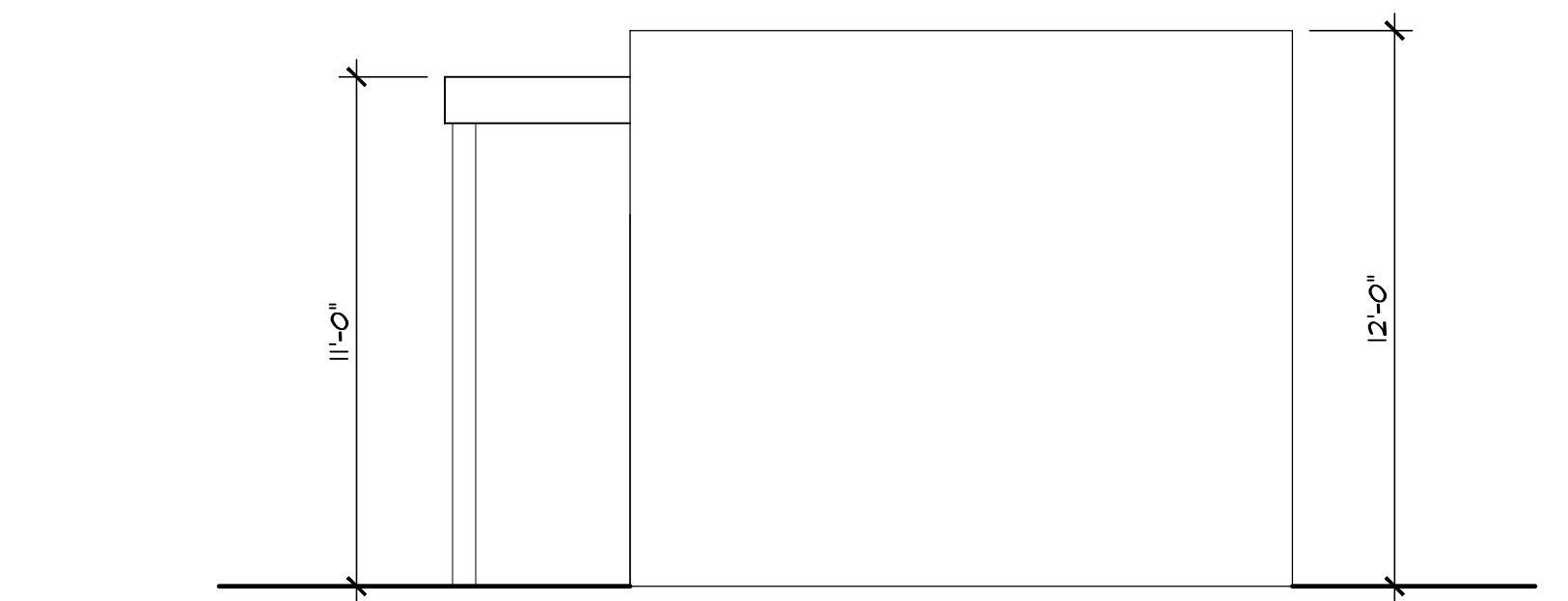
2 ROOF PLAN BEDROOM 2
1/4"=1'-0"



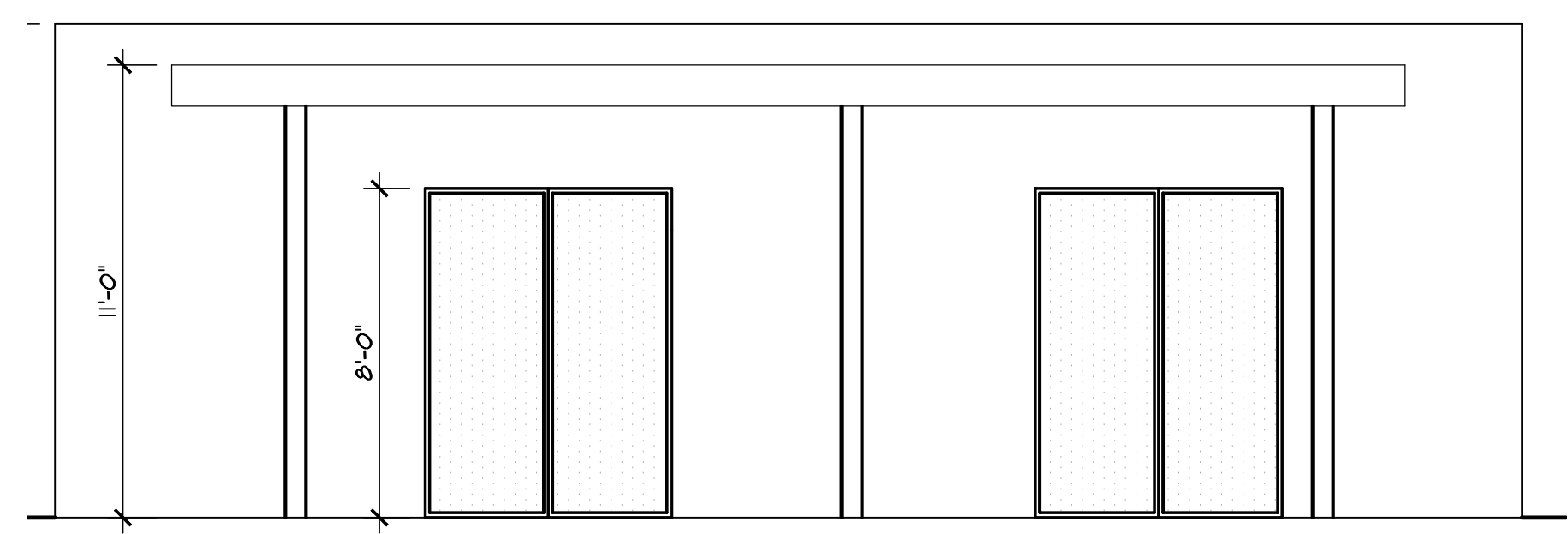
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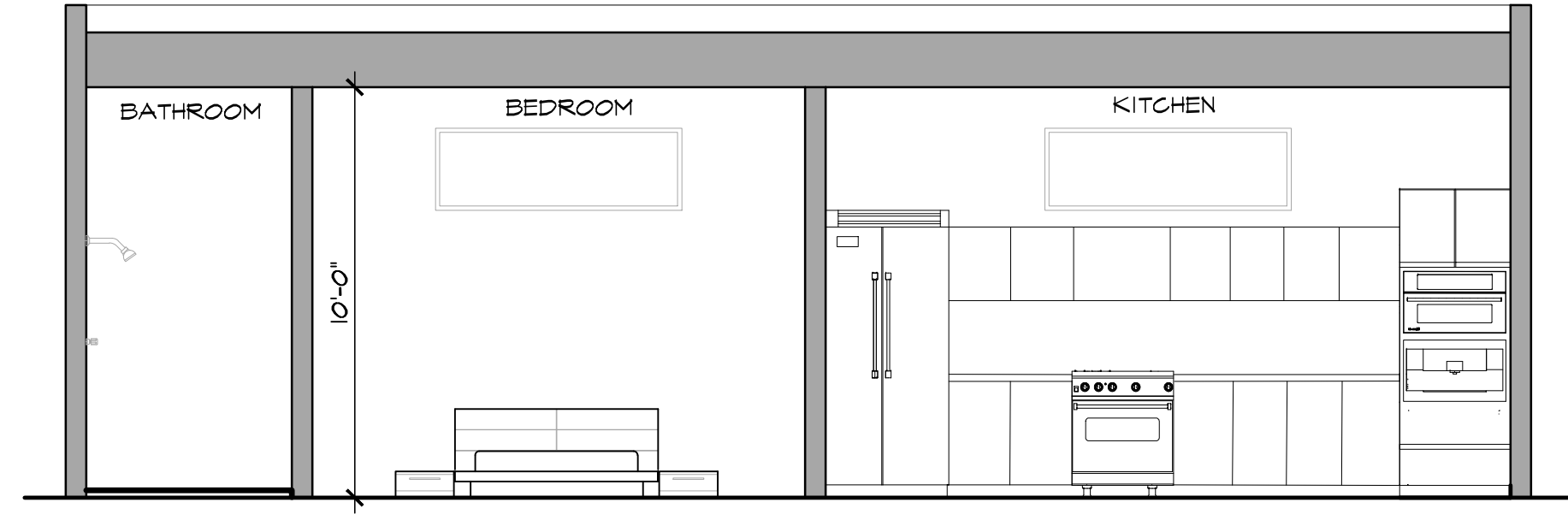
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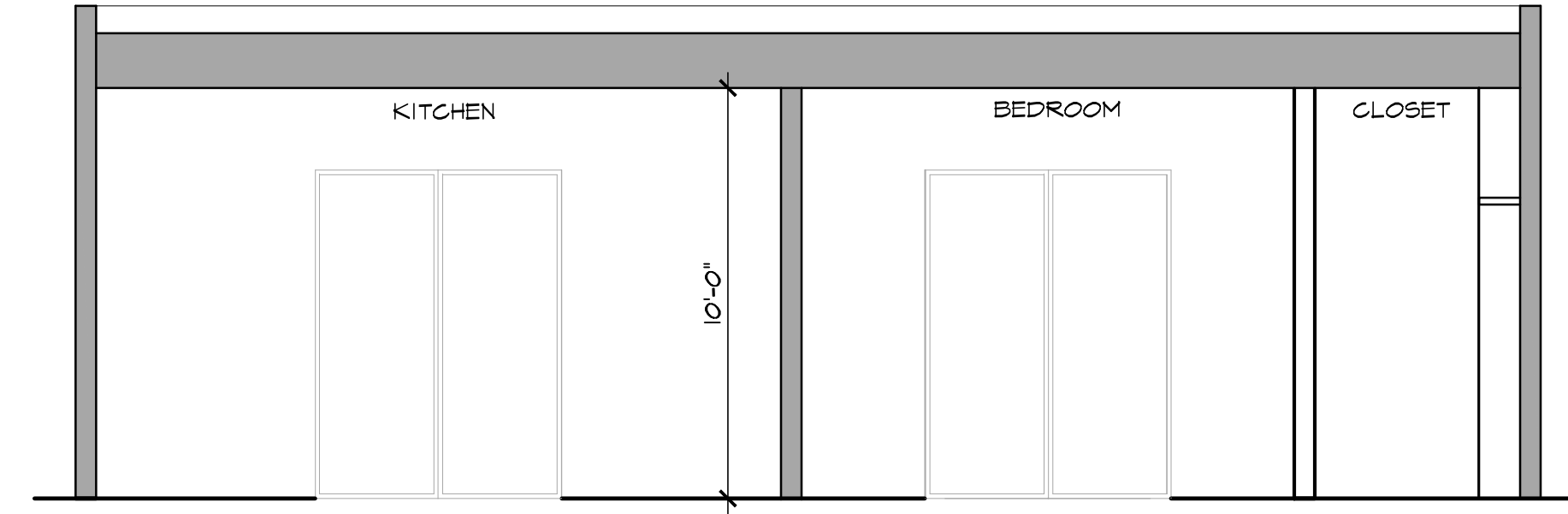
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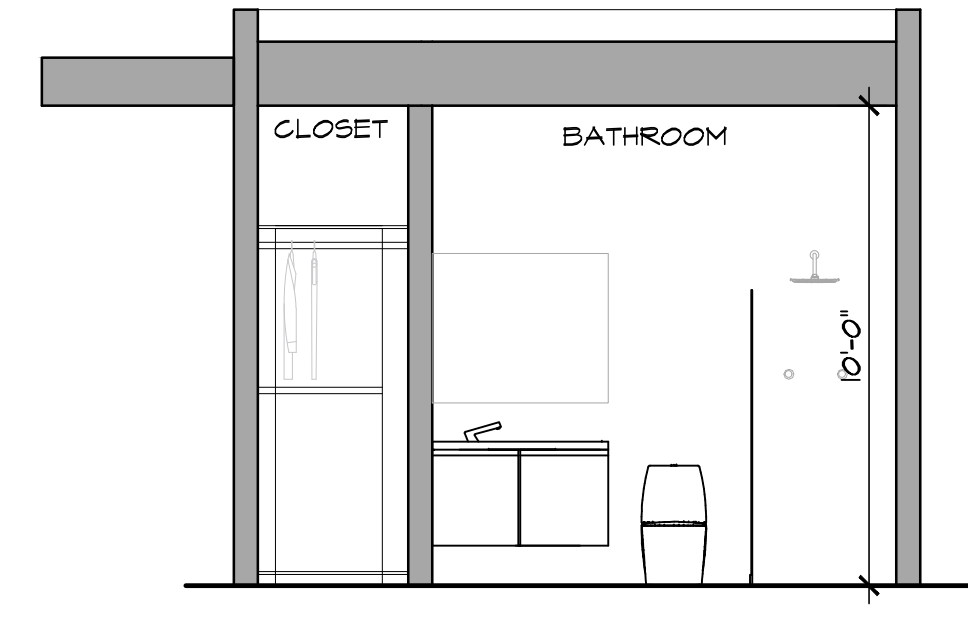
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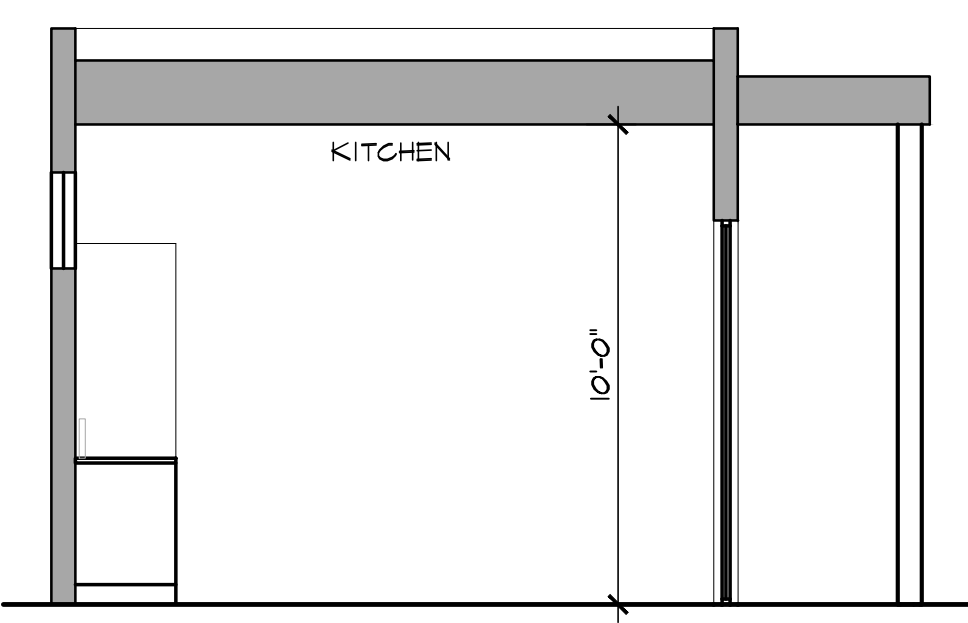
7 SECTION A
1/4"=1'-0"



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



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



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

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



DRAWING TITLE
**2 BEDROOM ADU
VARIOUS PLAN**

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

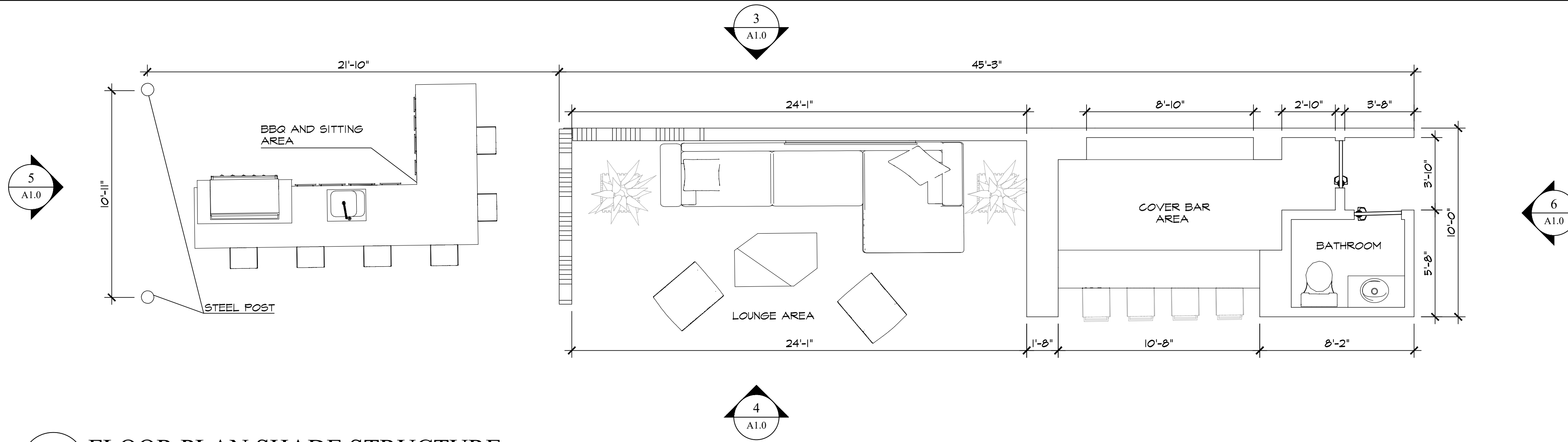
DATE	REVISIONS
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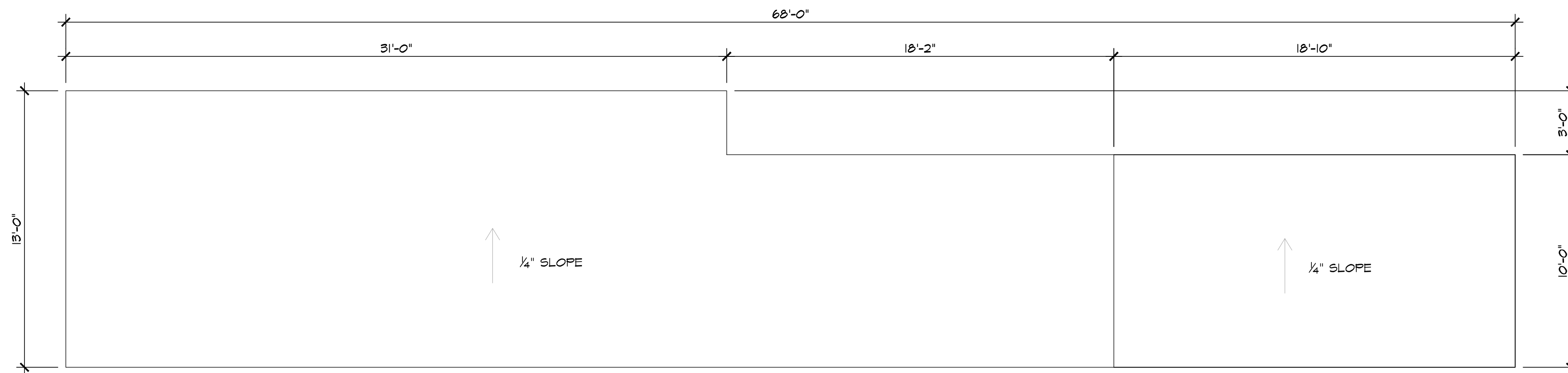
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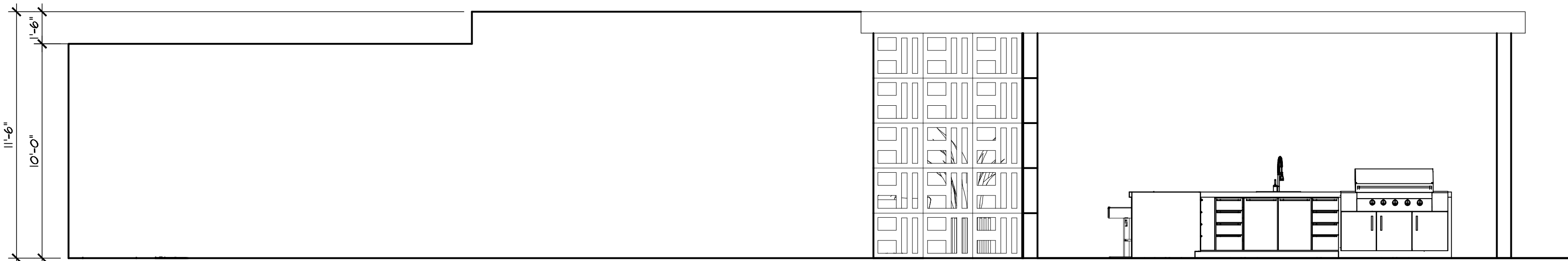
Shade Structure



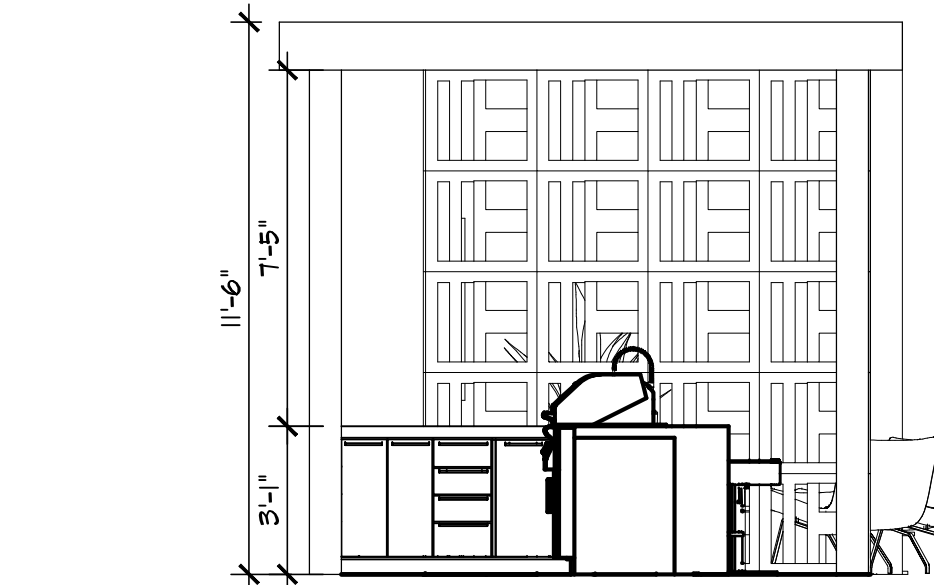
1 FLOOR PLAN SHADE STRUCTURE
1/4"=1'-0"



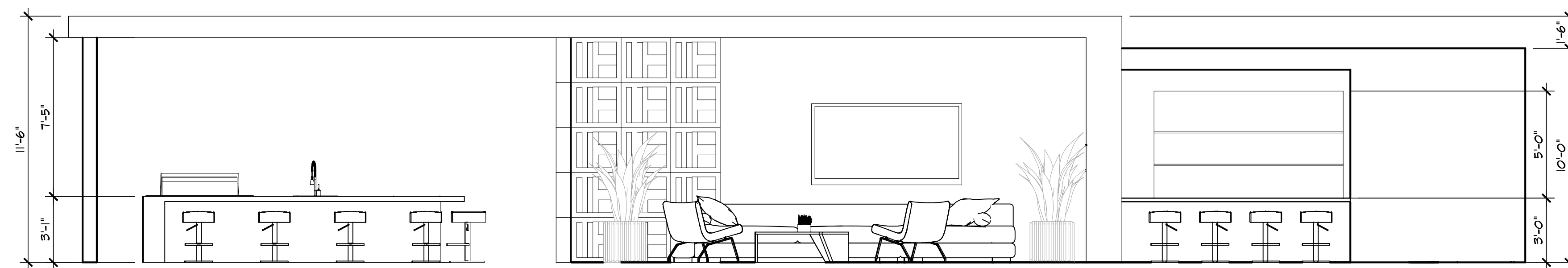
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1/4"=1'-0"



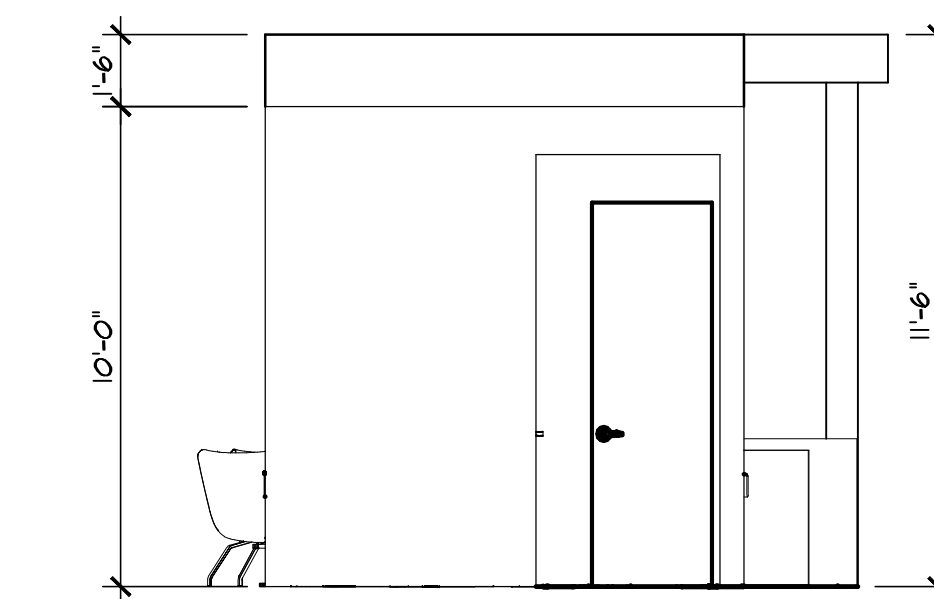
3 ELEVATION A
1/4"=1'-0"



5 ELEVATION C
1/4"=1'-0"



4 ELEVATION B
1/4"=1'-0"



6 ELEVATION D
1/4"=1'-0"

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



DRAWING TITLE	SHADE STRUCTURE VARIOUS PLAN
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DATE	
REVISIONS	
PROJECT NUMBER	
DRAWING NUMBER	A1.0

END
THANK YOU!