



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: November 7, 2022 NEW BUSINESS

SUBJECT: A REQUEST BY STUDIO AR & D ARCHITECTS, ON BEHALF OF ROCK PALM, LLC, FOR MAJOR ARCHITECTURAL (MAJ) APPLICATION TO CONSTRUCT A 5,353-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 18 FEET ON A 29,482-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2305 WINTER SUN DRIVE (LOT 10) (APN: 504-390-010), ZONE ESA-SP, SECTION 4 (CASE 3.4342 MAJ). (NK)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

This is a request for approval of Major Architectural (MAJ) application for the construction of a new 5,353-square-foot single-family residence in the Desert Palisades Specific Plan area. The project proposes the maximum building height of 18 feet/single-story. The proposed site design includes two off-street guest parking spaces along Winter Sun Drive.

ISSUES:

- 1) The project proposes off-street guest parking on Winter Sun Drive; the Desert Palisades Specific Plan neither expressly allows nor prohibits it.
- 2) Pool enclosure is not provided on the site plan.
- 3) Trash enclosure is closely located to the front property line with limited landscape screening.
- 4) Front yard fences exceed the maximum allowable fence height of 5 feet.
- 5) Wire arteries for the landscape lighting encroach into the west and east non-build buffers.
- 6) Two large boulders encroach into the east non-build buffer area.

RECOMMENDATION:

That the Architectural Review Committee (ARC) approve the applications, subject to the conditions included in the attached draft resolution (Attachment #1). The recommended conditions include, but are not limited to the following:

- 1) Remove the proposed guest parking along Winter Sun Drive.
- 2) Pool enclosure shall be constructed per Building Code. The enclosure materials, finish, and color shall be compatible with the site design.
- 3) Relocate the trash enclosure further towards the south (no more than 50 feet away from the front property line) or enhance the area's landscape design to provide better screening.
- 4) Front yard fence height shall be reduced to 5 feet.
- 5) There shall be no encroachment of outdoor lighting fixtures and landscaping materials into the non-build buffer areas.

BUSINESS PRINCIPAL DISCLOSURE:

The property is owned by Rock Palm, LLC, which is co-owned by the members and managers named Eric Roger Tallet and Naomi Kishimoto Tallet. Integrity Disclosure Form is attached to this report (Attachment #5).

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
01/05/2011	The City Council approved the Desert Palisades Specific Plan and certified the Final Environmental Impact Report (EIR) for the project.
01/07/2015	The City Council approved an addendum to the previously certified EIR to extend the time frame in which grading activities could occur from December 31 st to January 31 st .

<i>Neighborhood Notice</i>	
09/22/2022	Notice mailed by staff to adjacent property owners notifying that the subject application had been filed with the Planning Division, in accordance with 93.13.00 of the Zoning Code.
10/3/2022	Notice mailed by staff to adjacent property owners notifying that the subject project would be reviewed by the Architectural Review Committee on November 7, 2022.
11/3/2022	The surrounding neighborhood organizations within one (1) mile of the site were sent notice that the proposed project would be reviewed by the Architectural Review Committee on November 7, 2022.

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	0.68 Acre (29,482 SF)

<i>General Plan and Zoning Designations</i>		
<i>General Plan Designation</i>	<i>Permitted Density (Max)</i>	<i>Compliance</i>
SPA	1 DU/40 Acres*	Y

	<i>*Max. 2 DU/Acre is permitted within the Desert Palisades Specific Plan area</i>	
Zoning Designation		
ESA-SP Planning Area 4 (Desert Palisades Specific Plan)		

PSZC Section 94.04.00(E)(13) requires that the proposed application be consistent with any adopted Specific Plan or Planned Development District Design Standards:

<i>Applicable Specific Plan Area or Design Standards</i>	<i>Compliance</i>
Desert Palisades Specific Plan	Yes, as conditioned

DEVELOPMENT STANDARDS:

The proposed project is subject the Desert Palisades Development Standards stated in Section III (ESA-SP Planning Area 4 Proposed Zoning Code, pages 60-64) of the Desert Palisades Specific Plan. Conformance to the applicable development standards is analyzed in the table below:

Standard	Required/ Allowed	Provided	Compliance
Min. Setbacks			
• Front (North)	25 Feet	25 Feet	Y*
• Side (East)	10 Feet	10 Feet	Y*
• Side (West)	10 Feet	10 Feet	Y
• Rear (South)	15 Feet	75.6 Feet	Y
Max. Lot Coverage	6,000 SF	5,353SF	Y
Max. Building Height	18 Feet	18 Feet	Y
Building Separation	20 Feet	Not Proposed	N/A
Wall/Fence	Maximum 5 feet. Not allowed on property line or between lots except to enclose swimming pools	A mix of 6 and 5-foot-high fences in the front yard.	Yes, as conditioned
Parking	Min. 2 spaces	2 spaces* <i>*Additional 2 guest parking spaces are proposed along Winter Sun Drive.</i>	Y

Standard	Required/ Allowed	Provided	Compliance
<p><i>*Excludes minor architectural projection. Refer to the Architectural Projection section below.</i></p>			

ARCHITECTURAL PROJECTIONS:

Pursuant to the Desert Palisades Development Standards (Desert Palisades Specific Plan, page 64), minor architectural projection into setbacks is permitted in accordance with Palm Springs Zoning Code (PSZC) Section 93.01.00(F). PSZC Sections 93.01.00(F)(3)(a) and (b) allow the following architectural projections:

“Cornices, canopies, eaves, shed-roof eaves, belt courses, sills, balconies, unenclosed stairways, chimneys, wind walls and other similar architectural features may extend or project into a required front yard or into a courtyard not more than four (4) feet, and may extend into a required side or rear yard not more than four (4) inches for each one (1) foot of width of such required side or rear yard.”

“Pedestrian entry features which encompass an area no greater than sixty (60) square feet, and do not provide usable interior space, may extend or project into a required front yard not more than eight (8) feet.”

The project proposes a pedestrian entry feature, a portion of which extends into the 25-foot front (north) yard setback by 5.5 feet (approximately 39 square feet in the projected area), and the southeast corner of bedroom #4 projects into the 10-foot east side yard setback by 2.5 feet. As stated above, architectural projection up to 8 feet is allowed for a pedestrian entry feature, and the maximum permitted projection into the side yard setback is 40 inches (3.3 feet). The proposed architectural projections are in conformance with PSZC Sections 93.01.00(F)(3) and (2).

GUEST PARKING:

The project proposes two (2) guest parking spaces parallel to Winter Sun Drive. The Desert Palisades Specific Plan does not provide specific regulations pertaining to off-street guest parking spaces. However, the Specific Plan encourages design that minimizes the visual impact of parking (Desert Palisades Specific Plan, page 73), and it states *“Parking shall be screened, to the degree possible, from street and adjacent home sites”* (Desert Palisades Specific Plan, page 74). While the proposed parking spaces are intended for occasional guest parking, there is no mechanism to effectively monitor or regulate the use if and when they are approved (vehicles can potentially be parked indefinitely at the property owner’s discretion). Additionally, the approval of the guest parking may set a precedent for a future development pattern which affects the community as whole. The interior streets within the community are designed to accommodate on-street parking in selected areas (Desert Palisades Specific Plan, pages

20 & 42). While the Desert Palisades Specific Plan may lack a provision pertaining to guest parking, the parallel parking along the street may not fully align with the intent of the design guidelines which aim to retain the natural appearance of the site (Desert Palisades Specific Plan, page 71).

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.	<p><i>Rock and soil exposure;</i></p> <p>The project site is currently undeveloped. There are multiple exposed boulders in varying sizes on site, which appears very similar to other undeveloped hillside properties in the city.</p>	Y
2.	<p><i>Size of building pad;</i></p> <p>The size of the proposed building pad is 7,705 square feet, which is approximately 26.1% of the project site. The lot coverage of the proposed residence is 5,353 square feet, and it is less the maximum allowable lot coverage of 6,000 square feet. No mass grading is proposed.</p>	Y
3.	<p><i>Design considerations, such as supporting stilts, colors and building arrangement;</i></p> <p>The proposed project extends in a U-shaped orientation from the higher to lower elevation. The proposed residence steps down as it moves toward the lower elevation where the garage and secondary bedrooms (bedrooms 3 and 4) are located. The finished floor elevation of the primary portion of the residence is 931 feet. The garage will be located at a lower elevation of 926 feet, following by the secondary bedrooms at the elevation of 921 feet.</p>	Y
4.	<p><i>Screening of parking areas;</i></p> <p>The project proposes a side-facing two-car garage. Additionally, the project proposes two (2) open guest parking spaces parallel to Winter Sun Drive. Although the Desert Palisades Specific Plan does not expressly prohibit guest parking, the proposed guest parking appears to be inconsistent with the intent of the Desert Palisades Design Guidelines which are intended to retain the natural appearance of the site and its surroundings. Staff is recommending the omission of the guest parking. As conditioned (PLN 9), the proposed project meets this criteria.</p>	Yes, subject to condition
5.	<p><i>Landscaping plans;</i></p> <p>The new plant materials will be scattered throughout the site to retain the site’s organic appearance, and plant groupings will be applied to accentuate open areas.</p>	Y

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
6.	<p><i>Continuity with surrounding development;</i></p> <p>The properties immediately west and north to the project site have been approved for new single-family residences. Both the approved and proposed projects incorporate similar design principles as exemplified by the simplistic desert modern architecture which showcases the detail and contrast of materials. The lot coverage of the approved projects ranges from 14.1% to 25.8%. The lot coverage proposed by the project is 18.2%; all the residences mentioned here are compatible in terms of development intensity and architectural design.</p>	Y
7.	<p><i>Sensitivity to existing view corridors.</i></p> <p>The site's topography slopes down from its northwest corner to southeast corner with the elevation difference of approximately 14 feet. The proposed residence extends in a U-shaped orientation with an outdoor living area at the center between the west and east wings. A development proposal was recently approved for the parcels immediately to the west (Lots 8 & 9 - 2363 Winter Sun Dr.). The structure at 2363 Winter Sun Drive, which is the closest to the project site, is a 12-foot-high detached garage. The finished floor elevation of the garage is 940 feet, and it is 9 feet higher than the proposed finished floor elevation at the project site. Additionally, the separation distance exceeding 40 feet will be provided between the garage and the west elevation of the proposed residence. In addition to Lots 8 and 9, new single-family residences have been approved for Lots 5 (2274 Winter Sun Dr.) and 6 (2304 Winter Sun Dr.) that are immediately north of the site. Lot 5 is located at a lower elevation in L-shaped orientation to take advantage of the view to the east instead of south where the proposed residence will be located. The approved finished floor elevation for Lot 6 along its south elevation ranges from 931 feet to 940.5 feet. With the proposed finished floor elevation ranging from 921 feet to 931 feet at the project site, the proposed 11.5-foot building height will be below the eye-level at Lot 6. Additionally, the orientation of the proposed residence will be slightly angled and will not be perfectly parallel to the front elevation of the residence at Lot 6.</p>	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>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The project proposes consistent architectural treatment on all sides as exemplified by the repeated use of identical construction materials, rectangular form, and strong horizontal lines of the eaves.	
2.	<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> There is no accessory structure proposed for the project.	N/A
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The project proposes very simplistic façade elements and fenestration treatment to showcase the details and contrast of building materials and colors. The primary (north) elevation of the residence is characterized by the expansive vertical wood siding and glazing systems. The elevation is accentuated with a perpendicular 13.4-foot-high natural stone wall/pedestrian entrance feature and the simplistic black side elevation of the garage. The architectural components are properly scaled and positioned.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> The proposed materials include stucco, wood, metal, and stone, all of which are construction materials that are appropriate for the desert environment.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> A desert-neutral color palette which consists of brown, gray, black, and beige, is proposed. The color palette is appropriate for the surrounding desert environment.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The proposed design generally incorporates roof overhangs for pedestrian comfort and outdoor living space. This is exemplified by the prominent roof overhangs near the pedestrian entrance on the north elevation and the outdoor living area on the south elevation. The proposed design includes 15-foot-high and 8.7-foot-high windows on the east and north elevations, respectively. The applicant explains on the site plan (PL-3) that solar control will be provided through the installation of interior shades and via use of construction materials that provide efficient insulation on the glazing areas and walls. Because solar exposure is limited on these elevations, the proposed solar control measures are adequate.	
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The proposed plant palette consists of native plants and the plant materials that are included in the Lush and Efficient landscape gardening book, and there is no turf application proposed for this project. The project preliminarily proposes sub-surface drip and point-source emitter for irrigation. The landscape and irrigation plans are subject to review and approval by the Riverside County Agricultural Commissioner’s Office and Desert Water Agency (DWA) as conditioned (PLN 1) to ensure that the project aligns with the City’s Water Efficient Landscape Ordinance.	Yes, as conditioned
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> The proposed landscape design is generally consistent with the landscape design guidelines of the Desert Palisades Specific Plan. This is exemplified by the retention of the large portion of the existing hillside landscape and the installation of additional plant materials for accentuation rather than for the purpose of altering the character of the site’s existing landscape. The project proposes the placement of two large boulders in the east non-build buffer area. To ensure that the non-build buffer will remain pristine, staff is recommending a condition of approval (PLN 3) which prohibits the encroachment of any landscaping materials into the non-build buffer. As conditioned, the project meets this finding.	Yes, as conditioned
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The primary entrance will be located on the front (north) elevation of the residence, which is designed with a prominent roof overhang for solar control and comfort.	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
10.	<p><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></p> <p>The project proposes a variety of landscape light fixtures, which include but are not limited to, well lights, spot lights, and puck lights. Although the technical specifications of the proposed fixtures are consistent with the requirements of the zoning code, the outdoor lighting plan shows the partial encroachment of main wire arteries into the east and west non-buffer areas. Staff is recommending a condition of approval which requires all outdoor lighting fixtures to be located out of the non-build buffer areas (PLN 4). As conditioned, the project meets this finding.</p>	Yes, as conditioned
11.	<p><i>Appropriateness of signage locations and dimensions relative to the building façade(s), or appropriateness of the site location for any freestanding signage, as may be warranted for the development type;</i></p> <p>There is no signage proposed as a part of this application.</p>	N/A
12.	<p><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></p> <p>Ground-mounted mechanical equipment and trash bins will be located within the designated 5-foot-high enclosures in the west and east side yards. Landscaping and boulder placement are proposed to minimize the visibility of the proposed ground-mounted solar panels from the adjacent properties.</p>	Y
13.	<p><i>The proposed application is consistent with any adopted design standards of an applicable specific plan, planned development district, or other applicable adopted design standards and regulations.</i></p> <p>The proposed project is subject to the guidelines and regulations of the General Plan, zoning code, and Desert Palisades Specific Plan. As mentioned earlier in this report, the proposed design is consistent with the applicable design standards and regulations with minor adjustment. As conditioned, the proposed project meets this finding.</p>	Yes, as conditioned

In addition to the Hillside Review and Architectural Review criteria, as well as the findings of Palm Springs Zoning Code Sections 93.13.00(B)(4) and 94.04.00(E) stated above, the proposed project is consistent with the Site Design Guidelines/Architectural Guidelines (Section V) and Landscaping Guidelines (Section VI) of the Desert Palisades Specific Plan as conditioned.

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and has been determined to be categorically exempt pursuant to Section 15303(a) of the CEQA Guidelines (Class 3, New Single-Family Residence).

CONCLUSION:

The proposed project generally conforms to the development standards, design guidelines, and landscape design guidelines of the Desert Palisades Specific Plan, in addition to the Palm Springs Zoning Code hillside ordinance and architectural review requirements. The project proposes guest parking along Winter Sun Drive; however, staff is recommending the omission of the parking spaces due to the reasons explained earlier in this report (pages 4 & 5). Although minor adjustments to the proposed design are necessary for the project to fully conform to the applicable guidelines and regulations (Installation of a pool enclosure, increased screening for the trash enclosure, no encroachment of wire arteries into the non-build buffers, and lowering fence height), such changes are relatively minor and would not alter the character of the development. Therefore, staff recommends that the ARC approve the proposed project subject to the conditions of approval included in the attached draft resolution (Attachment #1).

PREPARED BY:	Noriko Kikuchi, AICP, Associate Planner
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

ATTACHMENTS:

1. Draft Resolution and Conditions of Approval
2. Vicinity Map
3. Aerial View
4. Justification Letter
5. Public Integrity Disclosure Form
6. Outdoor Lighting Specifications
7. Plans & Exhibits

RESOLUTION NO. _____

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 5,353-SQUARE-FOOT SINGLE-FAMILY RESIDENCE WITH THE MAXIMUM BUILDING HEIGHT OF 18 FEET ON A 29,482-SQUARE-FOOT UNDEVELOPED HILLSIDE PROPERTY LOCATED AT 2305 WINTER SUN DRIVE (LOT 10) (APN: 504-390-010), ZONE ESA-SP, SECTION 4 (CASE 3.4342 MAJ).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. Studio AR & D Architects (“Applicant”), on behalf of Rock Palm, LLC (“Owner”), filed a Major Architectural (MAJ) application, Case 3.4342 MAJ, with the City, pursuant to the Desert Palisades Specific Plan, and Palm Springs Zoning Code (PSZC) Sections 94.04.00 (architectural review) and 93.13.00 (hillside development) of the Palm Springs Zoning Code, for construction of a 5,353-square-foot single-family residence with the maximum building height of 18 feet on an undeveloped hillside property located at 2305 Winter Sun 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.

C. On October 3, 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 applications, pursuant to PSZC 93.13.00(B)(1)(c).

D. On November 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 single-family residence is considered a project pursuant to the California Environmental Quality Act (CEQA). The Architectural Review Committee has evaluated the Project pursuant to CEQA and determined it to be Categorically Exempt from further analysis under CEQA Guidelines Section 15303(a) (Class 3, New Construction or Conversion of Small Structures).

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

review”); the Architecture, Landscaping and Design Guidelines of Desert Palisades Specific Plan Sections V (“Architecture ad Site Design”) and VI (“Landscaping Guidelines”); and Design Standards of PSZC Section 92.21.1.05 (“Findings Required for Approval”) as conditioned.

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4342 MAJ for the construction of a 5,353-square-foot single-family residence with the maximum building height of 18 feet at 2305 Winter Sun Drive, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 7th day of November, 2022.

AYES:

NOES:

ABSENT:

ABSTAINED:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Christopher Hadwin
Department of Planning Services Director

RESOLUTION NO. _____

EXHIBIT A

Case 3.4342 MAJ

Rock Palm, LLC (Hillside Single-Family Residence)

2305 Winter Sun Drive (Lot 10)
(APN: 504-390-010)

November 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, Development Services Director, Building Official, 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 3.4342 MAJ except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, which include site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Department of Planning Services except as modified by the 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 Services Department or his designee may approve minor deviations to the project description and 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 3.4342 MAJ. 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 Application (MAJ) 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.

ENVIRONMENTAL ASSESSMENT CONDITIONS

ENV 1. Notice of Exemption. The project is exempt from the review of the California Environmental Quality Act (CEQA). The applicant shall file the Notice of Exemption with the Riverside County Clerk within two (2) business days of the ARC's final action on the project.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. 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 landscape and irrigation plans to the Department of Development Services for review and approval prior to the issuance of a building permit. The Landscape plan shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Additionally, the landscape and irrigation 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 2. HOA Approval Required. The applicant shall obtain HOA approval for the proposed project, including solar panel installation. If the HOA requires alterations to the development plans that are approved by the City, the applicant shall submit revised development plans to the Department of Planning Services for review and approval of such changes. The review may or may not require ARC review and approval, depending on the nature of changes presented.
- PLN 3. Non-Build Buffer Areas. There shall be no work permitted in the non-build buffers, including landscaping. All work relating to this project shall be conducted fully out of the non-build buffer areas.
- PLN 4. Outdoor Landscape Lighting Fixtures. There shall be no encroachment of outdoor lighting fixtures into the non-build buffer areas.
- PLN 5. Pool Enclosure. Pool enclosure shall be installed in accordance with the Building Code. The enclosure material, finish, and color shall be compatible with the site design.
- PLN 6. Pad Elevations. Final building pad elevations shall not vary more than 12 inches above or below the pad elevation established by the approved preliminary grading plan and / or tentative map. Any deviations from this provision shall require approval by the Planning Commission.
- PLN 7. Trash Enclosure. Relocate the trash enclosure further towards the south (no more than 50 feet away from the front property line) or enhance the area's landscape design to provide better screening.
- PLN 8. Front Yard Fence Height. Reduce the front yard fence height to 5 feet.
- PLN 9. Guest Parking. Two (2) guest parking spaces along Winter Sun Drive shall be removed.
- PLN 10. Solar Panel Height. The total height of the ground-mounted solar panels,

including the structural support/base, shall not exceed 5 feet.

BUILDING & SAFETY DEPARTMENT CONDITIONS

The Following Standard Building & Safety Conditions of Approval Are Applicable to This Project:

General Conditions

BLDG 1. Shall comply with the latest adopted edition of the following codes as applicable:

- A. 2019 California Residential Code
- B. 2019 California Electrical Code
- C. 2019 California Mechanical Code
- D. 2019 California Plumbing Code
- E. 2019 California Energy Code
- F. 2019 California Fire Code
- G. 2019 California Green Building Standards Code

BLDG 2. Any temporary building, trailer, commercial coach, etc. installed and/or used in connection with a construction project shall comply with City Code.

BLDG 3. All development impact fees including but not limited to TUMF, CVMSHCP, Sewer Connection/Agreements etc. and/or Public Arts shall be paid at time of permit issuance.

BLDG 4. Separate permit shall be required for the pool enclosure; the enclosure shall be minimum 5 feet in height and non-climbable.

ENGINEERING DEPARTMENT CONDITIONS

The Engineering Division recommends that if this application is approved, such approval is subject to the following conditions being completed in compliance with City standards and ordinances.

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer.

Conditions, whether or not restated by Engineering shall conform to the Desert Palisades Specific Plan

GENERAL

- ENG 1. The applicant shall comply with all required Standard Conditions and Mitigation Measures identified in the Final Environmental Impact Report for the Desert Palisades development, as applicable to the individual lots, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable Standard Conditions and Mitigation Measures.
- ENG 2. Development of the site is subject to all applicable provisions of Chapter 92.21.1.05 "Design Standards" of the Palm Springs Zoning Code, whether or not restated in these conditions of approval. All required plans shall be prepared in conformance with all applicable provisions of the Code.
- ENG 3. The Property is located in the Environmentally Sensitive Area – Specific Plan ("ESA-SP") zone. Pursuant to Section 92.21.1.05(J) of the Palm Springs Zoning Code, prior to the issuance of any permit for grading or construction of any improvement on any property within the ESA-SP zone, the property owner shall enter into an agreement with the City ensuring that should the improvement not be completed as permitted, that the land will be re-naturalized. A current title report; or a copy of a current tax bill and a copy of a vesting grant deed shall be provided to verify current property ownership. Security Bond and agreement preparation fee in effect at the time that the agreement is submitted shall be paid by the applicant prior to issuance of any grading or building permits.

SANITARY SEWER

- ENG 4. All sanitary facilities shall be connected to the private sewer system. New laterals shall not be connected at manholes.
- ENG 5. Applicant shall pay a sewer assessment fee of \$3,628.77 in accordance with the terms of the Racquet Club Road Sewer Construction Refund Agreement between the City of Palm Springs and the Pirozzi Family Trust Established November 30, 1992, Sewer Agreement No. 6253. The fee shall be paid to the City of Palm Springs prior to issuance of a building permit.

GRADING

- ENG 6. Mass grading of the site shall be prohibited.
- ENG 7. Rock crushing operations shall be limited to off-site locations only, as analyzed within the EIR for Desert Palisades. On-site rock crushing for individual home sites is not permissible under the Desert Palisades Specific Plan.
- ENG 8. Rough grading of the lot requires architectural approval, in accordance with the development standards for Planning Area 4 of the ESA-SP Zone, as defined

- by the Desert Palisades Specific Plan (Case 5.1154). Submit a Grading Plan prepared by a California registered Civil engineer to the City Engineer for review and approval. The Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.
- ENG 9. The applicant's contractors 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 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's contractor shall provide the Engineering Division with current and valid Certificates 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 Division prior to approval of plans, which shall be approved by the City Engineer prior to issuance of any permits.
- ENG 10. In accordance with Standard Condition (SC) 3.5-1 of the Final Environmental Impact Report, approved Native American cultural resource monitors and archaeological monitors shall be present during all ground disturbing activities. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to coordinate scheduling of monitors prior to construction. No permits shall be issued for ground disturbance activities until evidence is provided to the City Engineer demonstrating that monitoring by approved Native American cultural resource monitors has been coordinated by the applicant.
- ENG 11. In accordance with an approved PM-10 Dust Control Plan, perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 12. 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 13. 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 14. Prior to issuance of any permit for ground disturbance activities, the applicant shall provide verification to the City that applicable fees have been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the Tribal Habitat Conservation Plan (THCP).
- ENG 15. In accordance with City of Palm Springs Municipal Code, Section 8.50.025 (c), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 16. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the plans for the project. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of any plans.
- ENG 17. 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 18. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved plans shall be certified by a California registered geotechnical or civil engineer, certifying that all construction was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided. No final approval will be issued until the required certification is provided to the City Engineer.

WATER QUALITY MANAGEMENT PLAN

- ENG 19. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a permit. The WQMP shall address the implementation of operational Best Management Practices (BMP's) necessary to accommodate nuisance water and storm water runoff from the site. Direct release of nuisance water to adjacent properties is prohibited. Construction of operational BMP's shall be incorporated into required plans.

- ENG 20. Prior to issuance of any permit, the property owner shall record a “Covenant and Agreement” with the County-Clerk Recorder or other instrument on a standardized form to inform future property owners of the requirement to implement the approved Final Project-Specific WQMP. Other alternative instruments for requiring implementation of the approved Final Project-Specific WQMP include: requiring the implementation of the Final Project-Specific WQMP in Home Owners Association or Property Owner Association Covenants, Conditions, and Restrictions (CC&R’s); formation of Landscape, Lighting and Maintenance Districts, Assessment Districts or Community Service Areas responsible for implementing the Final Project-Specific WQMP; or equivalent. Alternative instruments must be approved by the City Engineer prior to the issuance of any permit.
- ENG 21. Prior to any final City approvals, the applicant shall: (a) demonstrate that all structural BMP’s have been constructed and installed in conformance with approved plans and specifications; (b) demonstrate that applicant is prepared to implement all non-structural BMP’s included in the approved Final Project-Specific WQMP, conditions of approval, or grading/building permit conditions; and (c) demonstrate that an adequate number of copies of the approved Final Project-Specific WQMP are available for the future owners (where applicable).

DRAINAGE

- ENG 22. In accordance with Chapter 92.21.1.05 “Design Standards” of the Palm Springs Zoning Code, development of the site shall preserve existing drainage patterns, natural streams and local watershed boundaries.
- ENG 23. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property, as described in the Preliminary Hydrology Report for TTM35540, prepared by MSA Consulting, Inc., dated July 1, 2009 (or as may be amended). Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study.
- ENG 24. This project will be required to install measures in accordance with applicable National Pollution Discharge Elimination System (NPDES) Best Management Practices (BMP’s) included as part of the NPDES Permit issued for the Whitewater River Region from the Colorado River Basin Regional Water Quality Control Board (RWQCB). The applicant is advised that installation of BMP’s, including mechanical or other means for pre-treating stormwater runoff,

will be required by regulations imposed by the RWQCB. It shall be the applicant's responsibility to design and install appropriate BMP's, in accordance with the NPDES Permit, that effectively intercept and pre-treat stormwater runoff from the project site, prior to release to the City's municipal separate storm sewer system ("MS4"), to the satisfaction of the City Engineer and the RWQCB. Such measures shall be designed and installed on-site; and provisions for perpetual maintenance of the measures shall be provided to the satisfaction of the City Engineer.

ENG 25. The project is subject to flood control and drainage implementation fees. The drainage fee at the present time is \$6,511.00 per acre per Resolution No. 15189.

GENERAL

ENG 26. Any utility trenches or other excavations 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. The developer shall be responsible for removing, replacing, or repairing any existing off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Frontier, etc.). Multiple excavations, trenches, and other street cuts within existing structural sections of off-site streets required by the proposed development may require complete removal and replacement of the streets structural section of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 27. All proposed utility lines shall be installed underground.

ENG 28. All existing utilities shall be shown on the improvement plans required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG 29. Upon approval of any improvement plan 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 of the City Engineer.

- ENG 30. The original improvement plans prepared for the proposed development and approved by the City Engineer shall be documented with record drawing “as-built” information and returned to the Engineering Division prior to issuance of final approvals. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 31. Nothing shall be constructed or planted in the corner cut-off area of any intersection or 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.

TRAFFIC

- ENG 32. 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 33. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

- FIRE 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.
- FIRE 2. Fire Department Conditions were based on the 2019 California Fire Code as adopted by City of Palm Springs, Palm Springs Municipal Code, PSFD Appendix “T” Development Requirements. This building will require fire sprinklers.
- FIRE 3. **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.
- FIRE 4. **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.

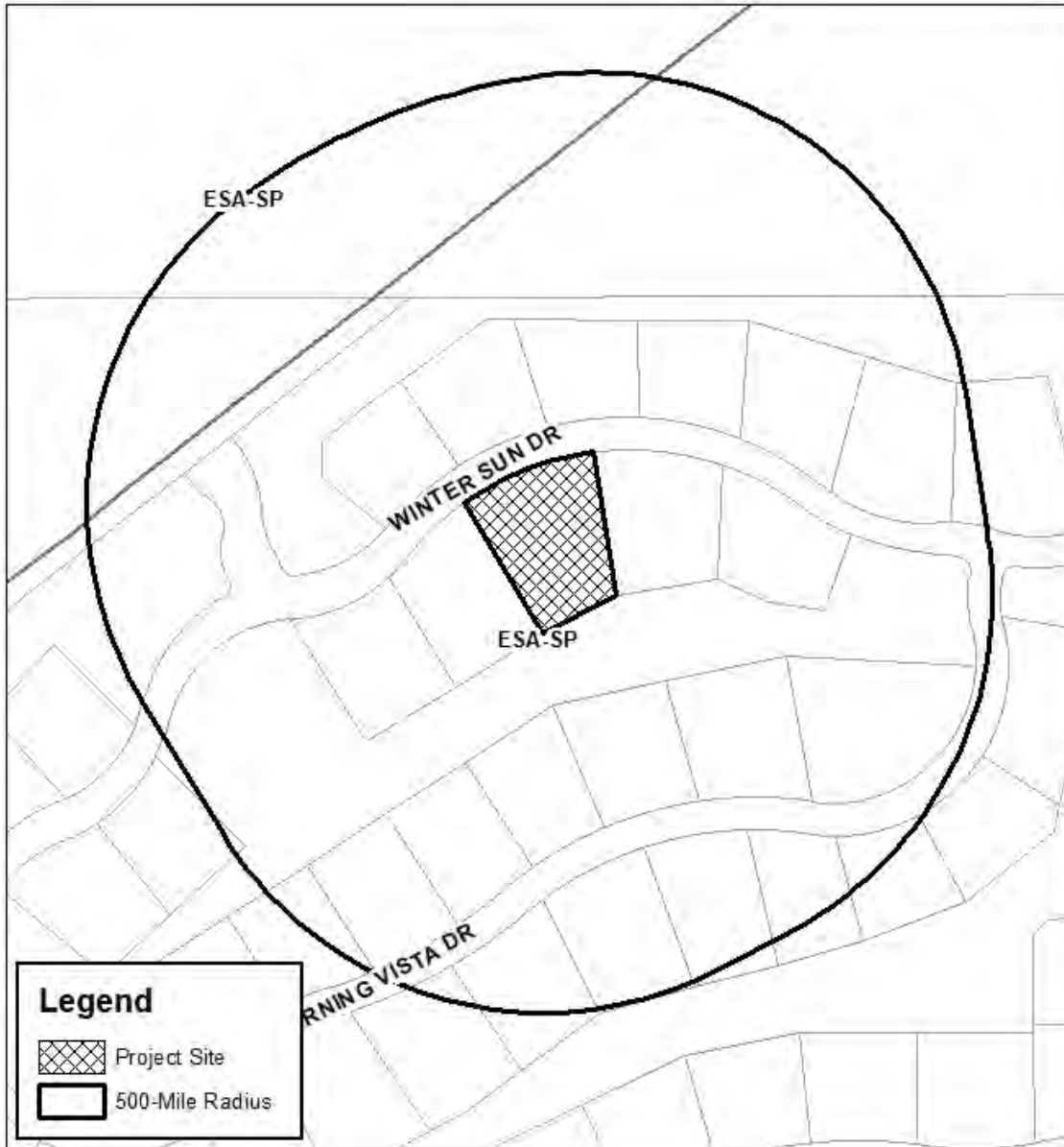
- FIRE 5. **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an 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.
- FIRE 6. **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.

- FIRE 7. **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.
- FIRE 8. **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



Department of Planning Services Vicinity Map



Legend

-  Project Site
-  500-Mile Radius

CITY OF PALM SPRINGS

Case 3.4342 MAJ
2305 Winter Sun Drive – Lot 10 (APN: 504-390-010)
Rock Palm, LLC



 Project Site

September 26, 2022

City of Palm Springs – Planning Department
3200 E. Tahquitz Canyon Way
Palm Springs, California 92262

Project: DP-Lot 10 Residence
Project Number: 22010
Project Address: 2305 Winter Sun Drive
Palm Springs, CA 92262
A.P.N.: 504-390-010
Planning Case No: 3.4342

MAJOR ARCHITECTURAL APPLICATION – JUSTIFICATION LETTER & PROJECT DESCRIPTION

Today our firm is submitting the architectural documents and a submittal package as required for both our Major Architectural Application for the new construction of a single-family residence, attached garage, pool and spa, and all associated hardscape and landscape.. The subject property is currently vacant land, never before developed or manipulated by human hands, and located within the Chino Cone area at the base of Amount San Jacinto to the west of the site. The natural terrain of this lot and its adjacent surroundings is the native desert hillside, located within the Desert Palisades community in the northwest corner of the city. The Zone for these lots is ESA-SP / PA-4. The immediate neighbors are as follows:

- a. West neighbor: Lot 9 - Vacant Parcel, Single Family Residence Lot (soon to be the “Courpron Residence” on both lots 8 & 9)
 - a. Lots 8&9 MAJ Number: Case 3.4308 MAJ
- b. East Neighbor: Lot 12 – Vacant Parcel, Single Family Residence Lot
- c. South Neighbor: Large “Open Green Space: Lot, then Lot 76 – Vacant Parcel (beyond), Single Family Residence Lot
- d. North Neighbor 1: Lot 5, “Single Family Residential” – Hickey Residence (currently under construction)
 - a. Lots 5 MAJ Number: Case 3.4203 MAJ
- e. North Neighbor 2: Lot 6, “Single Family Residential” – Neuhoff Residence (currently under construction)
 - a. Lots 6 MAJ Number: Case 3.4324 MAJ

During the early design phase of the project we identified a shallow natural arroyo that runs from the along the north side of the lot, along the street/frontage side of the property, and then down around the east side of the lot towards where it exists the site at the southeast corner of the lot. We intend to manipulate this arroyo very little and re-naturalize the landscape along this frontage with a minimal amount of disturbance to the site. The goal to re-naturalize the street frontage and minor arroyo is in an effort to help maintain the natural beauty that these undulations help produce within this setting. This process of “renaturalizing where disturbed” design strategy is our goal throughout the project. We shall maintain the look and feel of these existing natural and native land features as much as possible within this lot size, while still providing the architecture and supporting built elements required for the sustainability of the project.

Project Description:

The single story building is an upside down “U-shape” in design. This both helps to capture optimal views, create privacy and protection from the prevailing winds (out of the NW), and allow the house to work around the natural terrain changes of the site. The siting of the house was carefully planned to achieve various goals including siting the house at an elevation that maintains and incorporates the architecture within the site, not on top of it. The existing lot is sloped from northwest to southeast, with an overall elevation change across the site of approximately 11 to 12-feet in height. This required that we step the guest wing (east wing) of the house down by roughly 10-feet from the main house level, although the guest wing daylights out to natural terrain and grade nicely due to the natural slope of the site. The optimal views to the valley floor below and to the south were also pivotal factors in our siting of the house. The resultant angle of view to the south/southeast, from the rear of the house allowed us to work with this naturally occurring terrain and produce an opening up to the primary views from the rear of the residence.

The materials that are to be put to use on the exterior of the building were chosen for their aesthetic value, durability, sustainability, and texture & color. A material’s durability in this environment is at the higher end of our hierarchy in terms of material selection, and their ability to co-exist with the sites rugged and raw natural environment. This residence’s material palette of natural stone veneer, black steel,

A

R

&D

black aluminum windows, teak siding (plantation grown Garapa wood) with grey-wash oiled finish, dark grey cement plaster, are all consistent with the character and intent of the Desert Palisades community and its Specific Plan Guidelines. We believe that this palette is both timeless and appropriate for the harsh environment of the desert and natural surroundings.

We look forward to working with you throughout the approval process.

Regards,

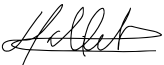



Sean Lockyer, AIA

Studio AR&D Architects, Inc | President

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	<i>50%, ABC COMPANY, Inc.</i> <hr/> [percentage of beneficial interest in entity and name of entity]
A. Eric Roger Tallet <hr/> [name of owner/investor]	50% <hr/> [percentage of beneficial interest in entity and name of entity]
B. Naomi Kishimoto Tallet <hr/> [name of owner/investor]	50% <hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [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	Date
 Eric Tallet	 Naomi Tallet
	8/26/22

PENALTIES
 Falsification of information or failure to report information required to be reported may subject you to administrative action by the City.



VOLT® Low Voltage Landscape Lighting All-Star™ Aluminum MR16 Spotlight - 2000 Series

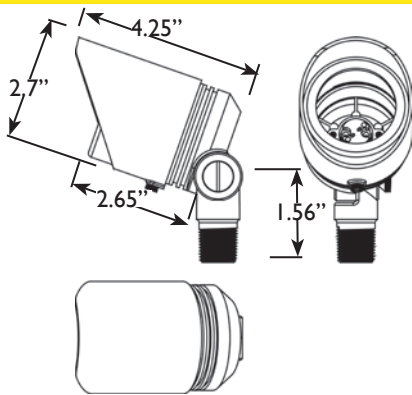
Product Description

The VOLT® All-Star™ features a fully adjustable glare guard and knuckle and is perfect for almost any uplighting application. The adjustable glare guard allows you to fine tune your landscape lighting effects. This fixture, compatible with almost any halogen or LED MR16 bulb, allows you to create broad beam spread flood effects, narrow spread spot light effects and almost any effect in between.

With superior light control the All-Star™ gives you complete mastery over your lighting effects ensuring you only have light where you want it. This fixture is shielded, has a silicone plug where the lead wires exit to prevent pests and humidity from entering the fixture, is made of solid cast aluminum and comes with a 5-Year Warranty.



Product Dimensions



Specifications

- ▶ Construction: Solid Cast Aluminum
- ▶ Finish: Black or Bronze Powdercoating
- ▶ Lead Wire: 48" (standard) or 25' (optional) 18AWG, SPT-1 wire
- ▶ Mounting: 10" Hammer® Stake with cutout for wire exit
- ▶ Glass or Lens: Clear Tempered Glass
- ▶ Light Source (not included): MR16 (LED or Halogen)
- ▶ Maximum Lamp Rating: 20W
- ▶ Recommended Lamp Rating: 20W
- ▶ Operating Voltage: 12V AC
- ▶ Shipping Weight: 0.8 lbs
- ▶ Powered by: VOLT's Low Voltage Transformer

Features & Benefits

- ▶ Solid Cast Aluminum Construction.
- ▶ Durable powder coating in either black or bronze color.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Water Tight Silicone O-Ring - keeps water from entering luminaire.
- ▶ Extra-long (1-inch) strip resistant threading and solid zinc locknut provide superior mounting stability.
- ▶ Heavy duty adjustable knuckle and adjustable glare guard allows light to be positioned.

Warranty

5-Year Warranty

Certifications



LISTED File #E466348



Lamp Options

Item Number	Color Temp	Watts	Equivalent Watts	Lumens	# of LED's	Beam Spread	
MR16-20-22-60	2200K	3W	20W	300	3	60°	
MR16-30-22-60		5W	30W	400	5	60°	
MR16-20-27-12	2700K	3W	20W	300	3	12°	
MR16-20-27-38						38°	
MR16-20-27-60						60°	
MR16-30-27-12		5W	30W	400	5	12°	
MR16-30-27-38						38°	
MR16-30-27-60						60°	
MR16-35-27-12						6W	35W
MR16-35-27-38		38°					
MR16-35-27-60		60°					
MR16-50-27-12		7W	50W	575	7	12°	
MR16-50-27-38						38°	
MR16-50-27-60						60°	
MR16-20-30-12		3000K	3W	20W	300	3	12°
MR16-20-30-38							38°
MR16-20-30-60	60°						
MR16-30-30-12	5W		30W	400	5	12°	
MR16-30-30-38						38°	
MR16-30-30-60						60°	
MR16-35-30-12						6W	35W
MR16-35-30-38	38°						
MR16-35-30-60	60°						
MR16-50-30-12	7W		50W	575	7	12°	
MR16-50-30-38						38°	
MR16-50-30-60						60°	
MR16-20-40-60	4000K		3W	20W	300	3	60°
MR16-30-40-60			5W	30W	400	5	60°

Ordering Information

Example: Order # VAL-2000-48-ABK

VAL-	2000-	48-	ABK
Product Family	Product code	Wire Length	Finish
VAL= Accent Light	2000 = All-Star™	48 = 48" 25 = 25'	ABZ= Aluminum with bronze finish ABK= Aluminum with black finish

Specifications subject to change without notice.

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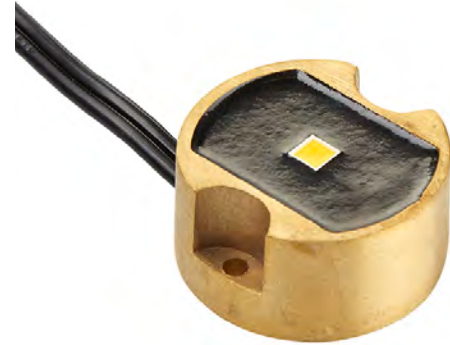


VOLT® Low Voltage Lighting

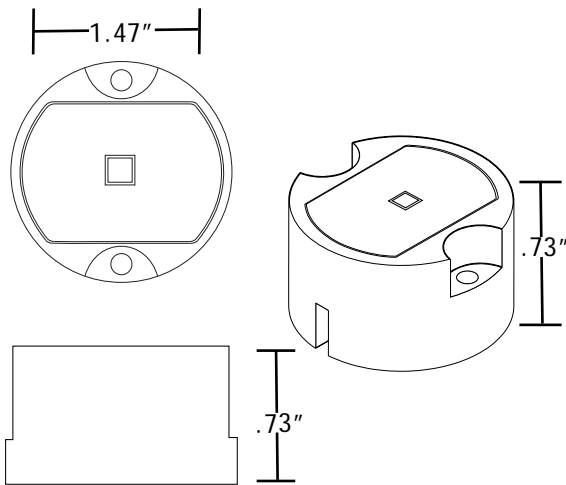
VOLT® Hardscape Puck Light Plus- VHS-6704-X-BRB

Product Description

The VOLT® Hardscape Puck Light Plus is an extremely compact professional-quality fixture ideal for a variety of niche applications. It consists of a round brass disc with a Cree® LED and VOLT®-engineered driver embedded in waterproof epoxy. Simple to install; this low voltage outdoor puck light can be mounted under benches, shelves, eaves, gazebos, arbors, porch ceilings, and any location that requires a small discreet light source. The Plus model packs a huge punch from such a small footprint at 300 lumens! With an estimated life of 40,000 hours and extremely low energy consumption (W); this solid brass LED light is an energy-efficient lighting powerhouse. Comes with a lifetime warranty.



Product Dimensions



Specifications

- ▶ Construction: Brass
- ▶ Finish: Raw Brass
- ▶ Lead Wire: 18AWG
- ▶ Mounting: 2 screw holes (hardware not included)
- ▶ Light Source: Integrated LED
- ▶ Color Temperature: 2700K
- ▶ CRI: 80+
- ▶ Operating Voltage: 6-18 VAC, with decreased lumens under 9V
- ▶ Wattage: 3W
- ▶ Lumens: 300
- ▶ Lumen Maintenance: 60,000 hours L70
- ▶ Powered by: VOLT® Low Voltage Transformers

Features & Benefits

- ▶ Solid Brass Construction
- ▶ High quality CREE® LED with VOLT® engineered driver
- ▶ Embedded in water resistant epoxy
- ▶ Low profile for discreet mounting

Warranty

Residential: Lifetime Warranty
Commercial: 10-Year Warranty

Certifications



File #E466348



File #E466348

NOTE

**FIXTURE MUST BE MOUNTED IN AN
INVERTED POSITION - FACING DOWNWARD**

Specifications subject to change without notice.

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www.voltlighting.com



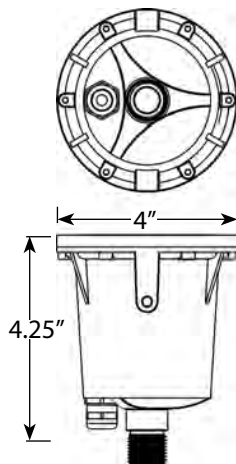
VOLT® Low Voltage Landscape Lighting

Salty Dog Brass MR16 In-Grade Light

Product Description

This redesigned in-grade light has several improved features. This fixture is made from cold forged brass which is less porous than cast brass and better suited for water-related conditions. It also has a pressure fit gasket that creates a tight seal keeping water out of the internal housing. Newly designed wire glands prevent water from getting into the fixture at one of the most common points of failure. This fixture can also be used on land with its efficient heat dissipation. Choose your desired lighting by selecting from our wide variety of MR16 bulbs.

Product Dimensions



Specifications

- ▶ Construction: Cold Forged Brass
- ▶ Finish: Bronze
- ▶ Lead Wire: 4' (standard) or 25' (optional) 18AWG
- ▶ Glass or Lens: Clear Flat Glass
- ▶ Light Source: MR16
- ▶ Operating Voltage: 12V
- ▶ Powered by: VOLT's Low Voltage Transformer
- ▶ Torque Setting: 1.5 ft. lbs.
- ▶ Faceplate Options: Open-Faced (pictured), Grated, Shielded, Beacon, Turret Top

Features & Benefits

- ▶ Cold forged brass faceplate with pressure fit gasket (must be tightened in a star pattern) to guarantee complete waterproofing.
- ▶ Water tight wire glands ensure water cannot get inside the fixture.
- ▶ Lamp-ready for our wide array of MR16 lamps.
- ▶ Efficient heat dissipation.
- ▶ This fixture can be used fully submersed in water.
- ▶ Raised lens to prevent water from puddling.

Warranty

Lifetime Warranty

Certifications



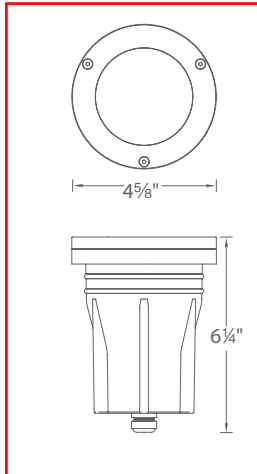
Max 35 Watts
File #E466348



Max 35 Watts
File #E466348

3" INGROUND 12V

5031



Fixture Type:

Catalog Number:

Project: _____

Location: **Driveway Well Lights (4 units in driveway)**

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Tilttable and adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and direct burial gel filled wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1838 Listed
- **Not suitable to use with external dimmers**

Run with Lutron RRD-8ANS Relay wall switch only!

SPECIFICATIONS

Input: 9 - 15VAC (Transformer is required)

Power: 2W to 12W / 2VA - 17VA

Brightness: 70 lm to 505 lm

Beam Angle: 15° to 60°

CRI: 85

Rated Life: 55,000 hours

IEC safety Standard

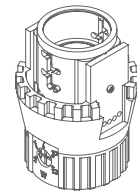
	Walk over	Drive over
Resistance to static load test	Yes (1125lbs)	Yes (4496lbs)
Resistance to torque and shear loads test	N/A	Yes

ORDERING NUMBER

	Color Temp	Finish
5031 3" Inground 12V	27 2700K 30 3000K	BZ Bronze on Aluminum BBR Bronze on Brass

Module Replacement

2700K	M5031LE-27BZ
3000K	M5031LE-30BZ



5031-_____

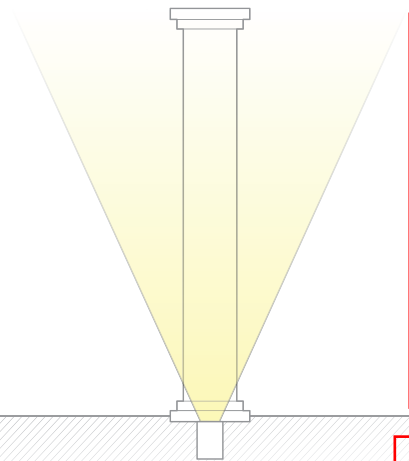
Example: 5031-30BBR

3" INGROUND 12V

5031

WAC

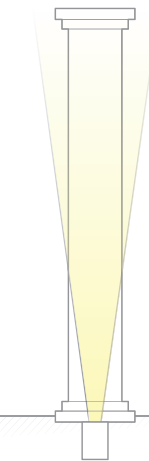
LANDSCAPE LIGHTING



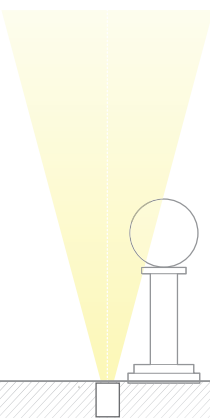
Typical Inground
Most light output goes into the air, causing light pollution



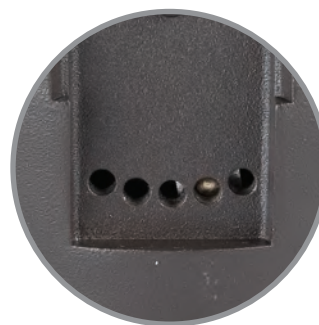
Adjust Beam Angles
Presets at 15°, 30°, 45°, 60°



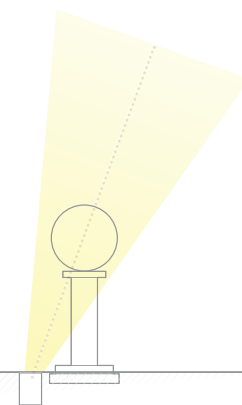
Adjustable WAC Inground
Adjust the light to where you need it



Typical Inground
Most light output goes into the air, causing light pollution



Tilt and Aim
Up to 40° of adjustability preset at -20°, -10°, 0°, 10°, 20°



Adjustable WAC Inground
Adjust the light to where you need it



Typical Inground
Most light output goes into the air, causing light pollution



Control Brightness
*Adjustable from 70lm to 505lm
Presets Comparable to
10W, 25W, 35W, 50W, 75W Halogen source*



waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

3" INGROUND 12V

5031

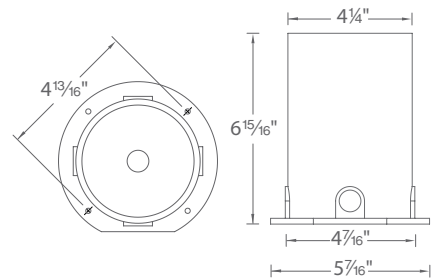
WAC

LANDSCAPE LIGHTING

Concrete Pour Kit

*For installation in concrete
Five 1/2" NPT threaded holes, PC*

5030-PIP-PVC
Shown with temporary dense foam cap



waclighting.com
Phone (800) 526.2588
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44 Harbor Park Drive
Port Washington, NY 11050

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1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

Thursday, September 29, 2022

Rock Palm LLC
2460 Baja Cerro Cir.
San Diego, CA 92109

RE: Architectural Application for 2305 Winter Sun Drive

Dear Homeowner,

Thank you for submitting an Architectural Application for the following request: ***Architectural Application***. **We are happy to report that your application has been approved, as submitted.**

Desert Palisades HOA acknowledges that any and all agreed changes to the original design that may be a condition of this approval will be at the homeowner's expense. The correction of any damage caused by this agreed construction will also be at the homeowner's expense. Homeowner shall henceforth agree to maintain the improvement in accordance with the guidelines and aesthetics of the community.

It is the homeowner's responsibility to obtain any permits, which may be required. Please be aware the ARC approval does not supersede City Building Codes. You should contact the City Planning Department to determine what, if any, permits may be required. Additionally, the Board of Directors encourages that you use a licensed and insured contractor. This approval does not release the homeowner from meeting any county, state or federal requirements such as building permits, workmen's compensation, or other waivers or permits.

Thank you for submitting an application in advance. Please retain this letter in your files. We ask that you contact management upon completion at sswenstad@drmineternet.com and submit photos of the completed improvement so that the committee and/or management can inspect and see that all work is as agreed before the final sign-off.

Again, we appreciate your cooperation. These procedures allow us to maintain our properties in a manner to the benefit of you as the homeowner and of the community as a whole.

Sincerely,

Stephanie Swenstad
Community Association Manager
On behalf of Desert Palisades Homeowners Association

RECEIVED

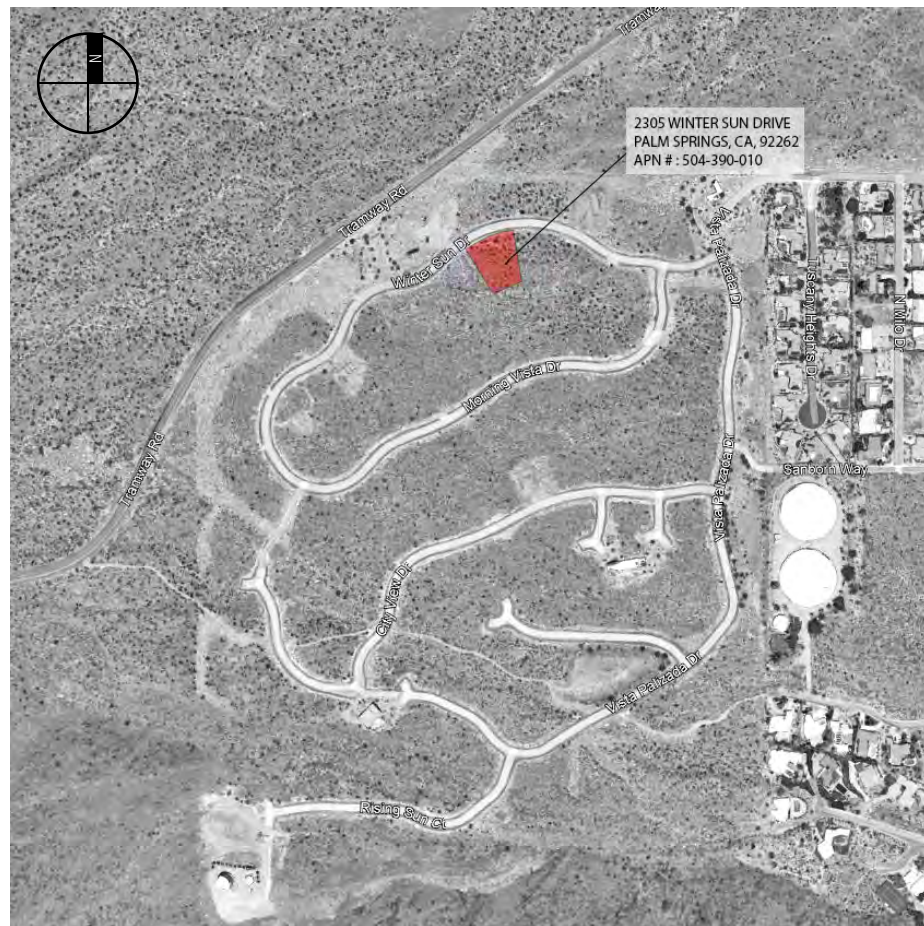
NOV 02 2022

PLANNING SERVICES
DEPARTMENT

3.4342



DESERT PALISADES LOT 10
2305 WINTER SUN DRIVE
PALM SPRINGS, CA 92262



ASSESSOR'S PARCEL NO.:
504-390-010

PROJECT ADDRESS:
2305 (LOT 10) WINTER SUN DRIVE
PALM SPRINGS, CA 92262

PROJECT DESCRIPTION:
A NEW RESIDENCE INCLUDING LANDSCAPE
AND HARDSCAPE TO THE VACANT LOT
LOCATED AT 2305 WINTER SUN DRIVE, PALM
SPRINGS, CA. 92262 (LOT 10 - 504-390-010)

BUILDING DATA:
ZONE: ESA-SP / PA-4
TYPE OF CONSTRUCTION: V-B
SPRINKLERED: YES
NO. OF STORIES: 1
OCCUPANCY GROUP: R-3/U
ARCHITECTURE & LANDSCAPE
REVIEW REQUIREMENTS?: REQUIRED

REFERENCE CODES:

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE

SQUARE FOOTAGE: PROPOSED
MAIN HOUSE (CONDITIONED SPACE): 4,660 S.F.
GARAGE (UNCONDITIONED SPACE): 647 S.F.
HVAC (UNCONDITIONED SPACE): 46 S.F.

TOTAL CONDITIONED SPACE: 4,660 S.F.
TOTAL MAIN HOUSE AREA (INCL. GARAGE & HVAC): 5,353 S.F.

TOTAL LOT AREA: 29,482 S.F | 0.65 ACRES
EXISTING LOT COVERAGE: 0%
PROPOSED LOT COVERAGE: 18%
ESTIMATED BUILDING PAD AREA: 7705 S.F.

LANDSCAPE ZONE DATA:
USDA ZONE: 9-B
SUNSET MAGAZINE ZONE: 13

2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING CODE
ALL LOCAL CODES AND ORDINANCES

PL-0	COVER PAGE
PL-00	PROJECT DATA
PL-1	PROJECT DESCRIPTION & JUSTIFICATION
PL-2	SITE PLAN: EXSITING
PL-3	SITE PLAN: PROPOSED
PL-4	LANDSCAPE PLAN
PL-5	LANDSCAPE PLANTING SCHEDULE
PL-6	LANDSCAPE LIGHTING PLAN
PL-7	LANDSCAPE LIGHTING LEGEND
PL-8	FLOOR PLAN
PL-9	ROOF PLAN
PL-10	ELEVATIONS: PROPOSED
PL-11	ELEVATIONS: PROPOSED
PL-12	BUILDING SECTIONS: PROPOSED
PL-13	BUILDING SECTIONS: PROPOSED
PL-14	BUILDING SECTIONS: PROPOSED
PL-15	BUILDING SECTIONS: PROPOSED
PL-16	BUILDING SECTIONS: PROPOSED
PL-17	SITE HEIGHT DIAGRAMS
PL-18	SITE HEIGHT DIAGRAMS
PL-19	RENDERED BUIDLING ELEVATIONS: NORTH
PL-20	RENDERED BUIDLING ELEVATIONS: EAST
PL-21	RENDERED BUIDLING ELEVATIONS: SOUTH
PL-22	RENDERED BUIDLING ELEVATIONS: WEST
PL-23	PERSPECTIVE RENDERINGS: EXTERIOR
PL-24	PERSPECTIVE RENDERINGS: EXTERIOR
PL-25	PERSPECTIVE RENDERINGS:
PL-26	MATERIAL BOARD
PL-27	SITE PHOTO TITLE PAGE
PL-28	PHOTO REFERENCE PLAN
PL-29	SITE IMAGES
PL-30	SITE IMAGES
PL-31	SITE IMAGES
PL-32	GRADING PLAN : COVER SHEET
PL-33	PRECISE GRADING PLAN



Today our firm is submitting the architectural documents and a submittal package as required for both our Major Architectural Application for the new construction of a single-family residence, attached garage, pool and spa, and all associated hardscape and landscape.. The subject property is currently vacant land, never before developed or manipulated by human hands, and located within the Chino Cone area at the base of Amount San Jacinto to the west of the site. The natural terrain of this lot and its adjacent surroundings is the native desert hillside, located within the Desert Palisades community in the northwest corner of the city. The Zone for these lots is ESA-SP / PA-4. The immediate neighbors are as follows:

- a. West neighbor: Lot 9 - Vacant Parcel, Single Family Residence Lot (soon to be the “Courpron Residence” on both lots 8 & 9)
 - a. Lots 8&9 MAJ Number: Case 3.4308 MAJ
- b. East Neighbor: Lot 12 – Vacant Parcel, Single Family Residence Lot
- c. South Neighbor: Large “Open Green Space: Lot, then Lot 76 – Vacant Parcel (beyond), Single Family Residence Lot
- d. North Neighbor 1: Lot 5, “Single Family Residential” – Hickey Residence (currently under construction)
 - a. Lots 5 MAJ Number: Case 3.4203 MAJ
- e. North Neighbor 2: Lot 6, “Single Family Residential” – Neuhoff Residence (currently under construction)
 - a. Lots 6 MAJ Number: Case 3.4324 MAJ

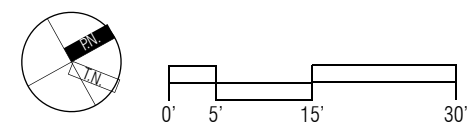
During the early design phase of the project we identified a shallow natural arroyo that runs from the along the north side of the lot, along the street/frontage side of the property, and then down around the east side of the lot towards where it exists the site at the southeast corner of the lot. We intend to manipulate this arroyo very little and re-naturalize the landscape along this frontage with a minimal amount of disturbance to the site. The goal to re-naturalize the street frontage and minor arroyo is in an effort to help maintain the natural beauty that these undulations help produce within this setting. This process of “renaturalizing where disturbed” design strategy is our goal throughout the project. We shall maintain the look and feel of these existing natural and native land features as much as possible within this lot size, while still providing the architecture and supporting built elements required for the sustainability of the project.

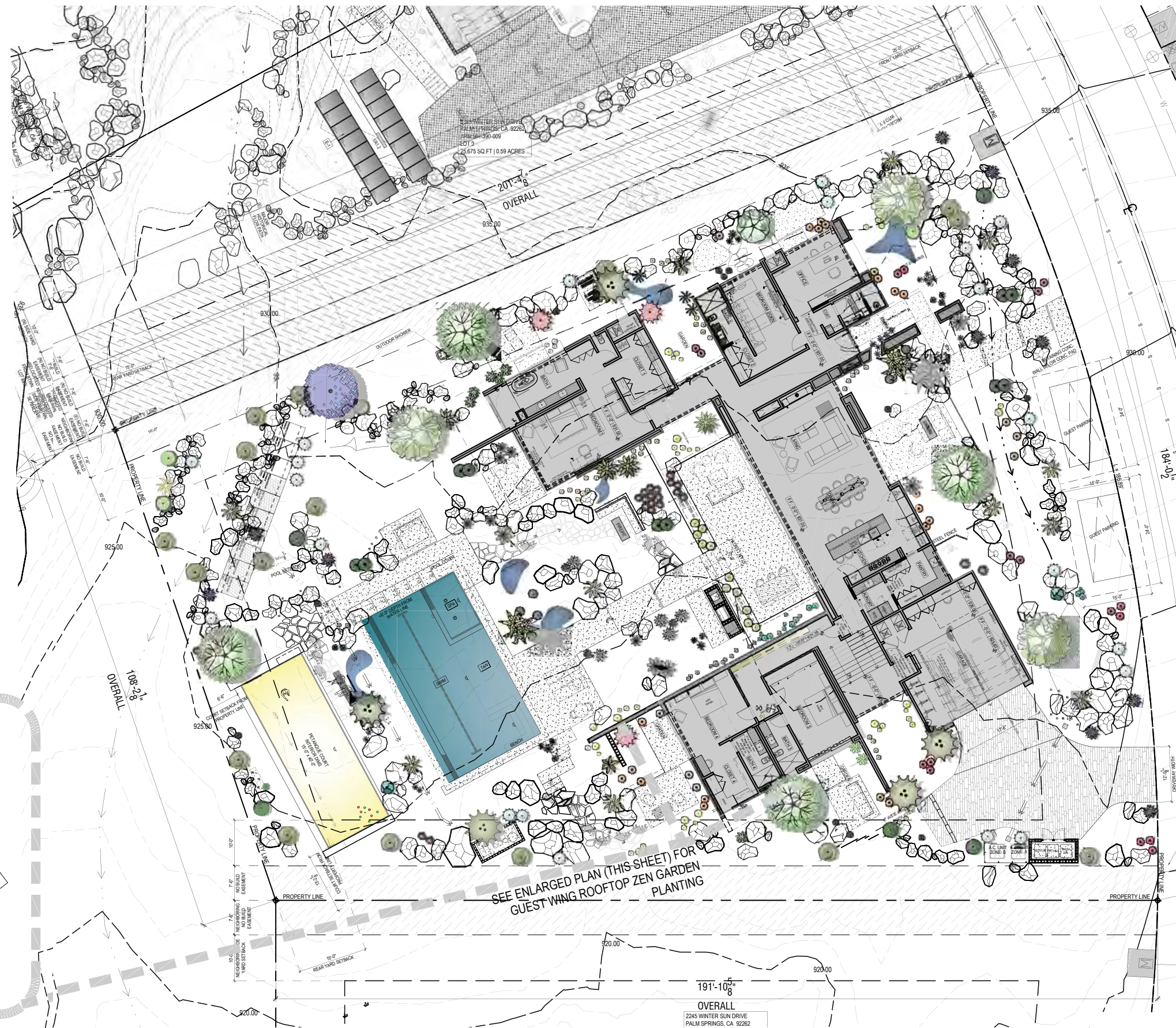
Project Description:

The single story building is an upside down “U-shape” in design. This both helps to capture optimal views, create privacy and protection from the prevailing winds (out of the NW), and allow the house to work around the natural terrain changes of the site. The siting of the house was carefully planned to achieve various goals including siting the house at an elevation that maintains and incorporates the architecture within the site, not on top of it. The existing lot is sloped from northwest to southeast, with an overall elevation change across the site of approximately 11 to 12-feet in height. This required that we step the guest wing (east wing) of the house down by roughly 10-feet from the main house level, although the guest wing daylights out to natural terrain and grade nicely due to the natural slope of the site.

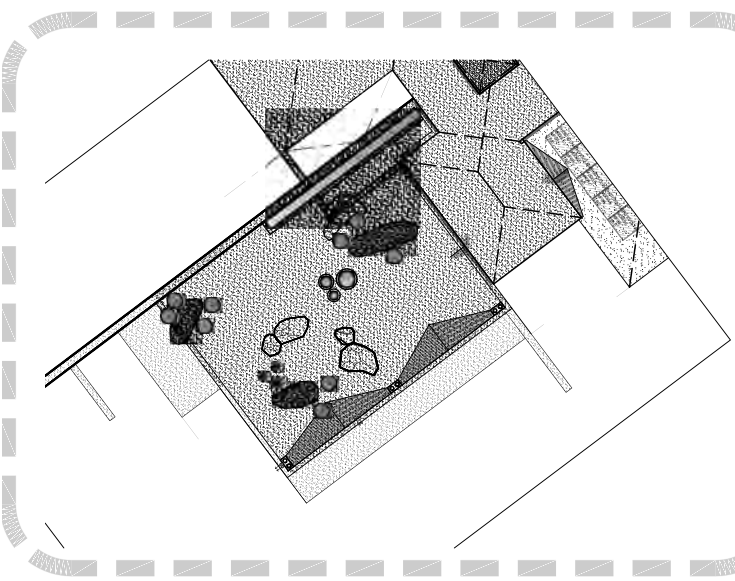
The optimal views to the valley floor below and to the south were also pivotal factors in our siting of the house. The resultant angle of view to the south/southeast, from the rear of the house allowed us to work with this naturally occurring terrain and produce an opening up to the primary views from the rear of the residence.

The materials that are to be put to use on the exterior of the building were chosen for their aesthetic value, durability, sustainability, and texture & color. A material’s durability in this environment is at the higher end of our hierarchy in terms of material selection, and their ability to co-exist with the sites rugged and raw natural environment. This residence’s material palette of natural stone veneer, black steel, black aluminum windows, teak siding (plantation grown Garapa wood) with grey-wash oiled finish, dark grey cement plaster, are all consistent with the character and intent of the Desert Palisades community and its Specific Plan Guidelines. We believe that this palette is both timeless and appropriate for the harsh environment of the desert and natural surroundings.

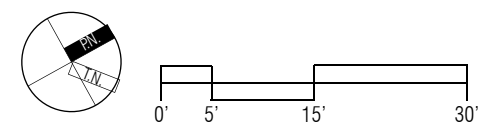




- IRRIGATION NOTES:**
- 1. WATER SUPPLY:**
THE IRRIGATION WATER SUPPLY IS TO BE IN THE FORM OF A DOMESTIC WATER LINE PROVIDED FROM THE BUILDING. CONTRACTOR IS TO CONNECT TO THE DOMESTIC WATER SUPPLY AT THE BUILDING'S EXTERIOR AND INSTALL A BACKFLOW PREVENTION DEVICE (LEGEND FOR BACKFLOW SPEC). BACKFLOW PREVENTION DEVICE IS TO BE INSTALLED ON A CONCRETE PAD AND WITH A MANUAL RESISTANT ENCLOSURE (SEE LEGEND AND DETAILS FOR FURTHER INFORMATION).
 - 2. IRRIGATION METHODS:**
 - DICHONDRA PLANTING: PROVIDED IN FLATS. IS TO BE INSTALLED WITH SUB SURFACE DRIP IRRIGATION.
 - ALL SHRUB, CACTI, SUCCULENT, AGAVES AND YUCCA PLANTING ARE TO BE INSTALLED WITH POINT SOURCE EMITTERS.
 - PLANTING SIZED 1-GALLON TO 5-GALLON ARE TO BE INSTALLED WITH 1 POINT SOURCE EMITTER. PLANTING SIZED 6-GALLON TO 10-GALLON ARE TO BE INSTALLED WITH 2 POINT SOURCE EMITTERS PER PLANT. PLANTING 11-GALLON AND LARGER ARE TO BE INSTALLED WITH 3 POINT SOURCE EMITTERS PER PLANT.
 - TREES ARE TO BE INSTALLED WITH STREAM BUBBLER IRRIGATION.
 - 3. IRRIGATION ZONING:**
 - DRIP IRRIGATION IS TO BE INSTALLED ON ITS OWN VALVE.
 - TREE IRRIGATION IS TO BE INSTALLED ON ITS OWN VALVE.
 - POINT SOURCE IRRIGATION IS TO BE INSTALLED ON ITS OWN VALVE.
 - PONY TAIL PALM TREES AND CALIFORNIA PALM TREES ARE TO BE ZONED TOGETHER IN THEIR OWN VALVE. SEPARATE FROM OTHER TREES.
 - FIELD GROWN OLIVE TREES ARE TO BE ZONED ON THEIR OWN VALVE. SEPARATE FROM OTHER TREES.
 - 4. IRRIGATION PIPE SIZING:**
 - MAINLINE TO BE SIZED 1-1/2"
 - LATERAL LINE SIZING TO BE BASED OFF OF GALLON PER MINUTE (GPM) FLOW
 - 3/4" PIPE FOR 1-5 GPM
 - 1" PIPE FOR 6-10 GPM
 - 1-1/4" PIPE FOR 11-21 GPM
 - 5. ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN SLEEVING TWICE THE DIAMETER OF THE PIPE CARRIED. SEE LEGEND FOR TYPE. ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.**
 - 6. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED IN SHRUB OR GROUND COVER AREAS WHERE POSSIBLE. ALL QUICK COUPLER AND REMOTE CONTROL VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS. INSTALL ALL QUICK COUPLER AND REMOTE CONTROL VALVES WITHIN 18" OF HIRSCAPE.**
 - 7. ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE ADJUSTED TO PREVENT OVERSPRAY ONTO BUILDINGS, WALLS, FENCES AND HIRSCAPE. THIS INCLUDES, BUT NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT OF SCREEN. SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.**
 - 8. CONTRACTOR SHALL INSTALL ADDITIONAL CHECK VALVES TO HEADS AND LATERALS AS REQUIRED TO PREVENT LOW HEAD DRAINAGE.**
 - 9. THE CONTRACTOR SHALL USE PROPER GROUNDING TECHNIQUES FOR GROUNDING THE CONTROLLER AND RELATED EQUIPMENT PER MANUFACTURERS SPECIFICATIONS. SNEYDY AND ASSOCIATES RECOMMENDS MEASURING FOR PROPER GROUND AT LEAST ONCE ANNUALLY AND NECESSARY ADJUSTMENTS MADE TO COMPLY WITH MANUFACTURERS SPECIFICATIONS.**
 - 10. ALL VALVES ARE TO BE OF BRASS CONSTRUCTION.**



1 PARTIAL LANDSCAPE PLAN:
LOWER FLOOR ROOF PLAN
1/8" = 1'-0"





PLANT SCHEDULE

TRFFS

BOTANICAL / COMMON NAME	CONT. SIZE	HEIGHT	QTY
Acacia willardiana / Acacia Palo Blanco	24"box	7'-9" Tall	1
Aloe vaombe / Malagasy Tree Aloe Specimen Aloe: Hand Selected by Architect	24"box	5' - 7' Height	3
Beaucarnea recurvata / Pony Tail Palm	24"box		2
Beaucarnea recurvata / Pony Tail Palm Multi-headed trunk Unique Specimen	48"box		2
Cercidium praecox / Palo Brea	48"box	12' To 14' Height	4
Eucalyptus melliodora / Moon Lagoon Min. 4' Height Req'd.	15 gal	4' height	5
Olneya tesota / Desert Ironwood	48"box		3
Sophora secundiflora 'Silver Peso' / Texas Mountain Laurel	24"box	7' To 9' Height	1

SHRUBS

BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
Artemisia x 'Powis Castle' / Powis Castle Artemisia	5 gal	Spacing @ 24" o.c.		15
Encelia farinosa / Brittle Bush	15 gal		2' Height	22
Larrea tridentata / Creosote Bush	15 gal		2' Height	16
Pachypodium lamerei / Madagascar Palm	15 gal		3' To 5' Height	9

CACTI

BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
Alluaudia procera / Madagascar Ocotillo 5'-Height Minimum	15 gal			3
Cereus repandus / Peruvian Apple Cactus	3'-5' Tall			27
Cylindropuntia arbuscula / Arizona Pencil Cholla	15 gal		2' To 3' Height	11
Ferocactus cylindraceus / Red Barrel Cactus	12"-14" DIA.		2' To 3' Height	17
Ferocactus glaucescens / Blue Barrel Cactus	6"-8" DIA.			7
Ferocactus glaucescens / Blue Barrel Cactus Bare Root: Approved Alternate: Golden Barrel Cactus, Echinocactus Grusonii	9"-12" DIA.			9
Ferocactus grusonii / Golden Barrel Cactus	12"-14" DIA.			11
Ferocactus grusonii / Golden Barrel Cactus	6"-8" DIA.			16
Ferocactus grusonii / Golden Barrel Cactus	8"-10" DIA.			19
Fouquieria splendens / Ocotillo	5 gal		6' Height	2
Opuntia basilaris / Beavertail Pricklypear	15 gal			11
Opuntia ficus-indica / Indian Fig Cactus Specimen. Hand-selected by Architect 15-Gallon or 24" Box	15 gal		5' to 6' Height	4
Opuntia violacea 'Santa Rita' / Purple Prickley Pear	5 gal			11
Pachycereus marginatus / Mex. Fence Post Cactus	5 gal			21
Pilosocereus Pachycladus / Blue Columnar Cactus Approved Alternate: Totem Pole Cactus, Lophocereus Schottii Monstrose	5 gal		2' to 5' Height	14
Weberbauerocereus Johnsonii / Golden Column Cactus	5 gal		2' to 5' Height	30

GRASSES

BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
Muhlenbergia capillaris 'Regal Mist' TM / Pink Muhly 'Regal Mist' Full and Bushy	5 gal	Spacing @ 20" o.c.		26

SUCCULENTS

BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
Agave geminiflora / Twin Flowered Agave	15 gal			12
Agave guinegola / Creme Brulee Agave	15 gal			5
Agave guinegola	7 gal			3
Agave parryl / Parry's Agave	9"-12" DIA.			5
Agave 'Sharkskin' / Sharkskin Agave	10 gal			5
Agave 'Sharkskin' / Sharkskin Agave	5 gal			10
Aloe barberae / Tree 'Hercules' Aloe	15 gal			6
Aloe barberae / Tree 'Hercules' Aloe - Multitrunk Double Headed	5'-6' Tall			1
Aloe barberae / Tree 'Hercules' Aloe Single Head - Large Specimen	5'-6' Tall			3
Dyckia x 'Black Gold' / Black Sawblade	5 gal			17

YUCCA

BOTANICAL / COMMON NAME	SIZE	SPACING	HEIGHT	QTY
Yucca elata / Soap Tree Yucca Bare Root, Single Head	15 gal		3' To 5' Height	4
Yucca rigida / Mexican Blue Yucca	Bare Root		3' To 5' Height	2
Yucca rostrata / Beaked Yucca	15 gal		3' To 5' Height	5
Yucca rostrata / Beaked Yucca Double Headed	15 gal		5' to 6' Height	5

GROUND COVERS

BOTANICAL / COMMON NAME	CONT.	HEIGHT	QTY
Dichondra argentea 'Silver Falls' / Silver Falls Dichondra	flat		6" o.c. 190 sf