



## **ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM**

DATE: DECEMBER 5, 2022 NEW BUSINESS

SUBJECT: A REQUEST BY WILLIAM EDEN, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION FOR A THREE (3) UNIT CONDOMINIUM DEVELOPMENT NAMED "EDEN PALM ESTATES" LOCATED AT WEST VIA OLIVERA DRIVE, SPLIT ZONE C-1/R-2 (CASE 3.4326 MAJ, & 7.1655 AMM) (GM).

FROM: Department of Planning Services

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### PROJECT DESCRIPTION:

This is a request for approval of a Major Architectural Application (MAJ) to construct a three-unit multi-family building. The proposed 5,476-square-foot structure will consist of three (3) units in individual buildings on an undeveloped parcel. The applicant received approval from the Planning Commission for a Conditional Use Permit to allow residential use in the C-1 Zone; a Tentative Parcel Map for condominium purposes; a Major Development Permit to construct a three (3) unit building; and an Administrative Minor Modification (AMM) to reduce the front setback from the required twenty-five (25) feet to fifteen (15) feet and side yard setback on the east side from the required ten (10) feet to eight (8) feet. The project is before the ARC for final review of building design elements such as materials and finishes, and landscaping.

### RECOMMENDATION:

That the Architectural Review Committee approve the application, subject to the attached conditions.

### ISSUES:

- The vacant parcel has split zoning that runs diagonally through the center of the parcel with C-1 (General Commercial) and R-2 (Multi-Family Residential)
- The C-1 zone building height maximum is thirty (30) feet; the R-2 maximum building height is twenty-four feet (24) with a setback equal to the height.
- Street dedication of twenty-five (25) feet required to widen West Via Olivera Drive.

SCOPE OF REVIEW:

1. The Architectural Review Committee (ARC) will review the Major Architectural Application evaluating the proposed building materials, colors, finishes, and landscaping/hardscape following Planning Commission approval of the CUP and Development Permit.

PLANNING COMMISSION REVIEW:

The Planning Commission on October 26, 2022 approved a Conditional Use Permit to allow a residential use in the C-1 zone; a Tentative Parcel Map for the purpose of a three (3) unit condominium; a Major Development Permit for the construction of a three (3) unit condominium project; and an Administrative Minor Modification for a front and side yard setback reduction. The Planning Commission after deliberation voted to approve the project and added the following conditions to be reviewed by the ARC:

- PLN 8. Applicant to revise trash enclosure so that gate does not block sidewalk.
- PLN 9. Palm trees to be California Fan Palms – Washingtonia Filifera.

The applicant has revised the plans to reflect the requests of the Planning Commission. The trash enclosure has been relocated further back into the lot with no gates opening outward toward the street. The landscape plan has been revised to include Washingtonian Filifera palm trees on the site.

PROJECT DESCRIPTION:

This project is for the construction of a new three (3-unit) residential condominium on a vacant 14,810-square foot lot. The parcel currently has a split zoning that diagonally bisects the lot with C-1 (General Commercial) on the western portion and R-2 (Multi-family Residential) on the eastern portion. The parcel is therefore subject to two sets of development standards in terms of height limits and setback requirements.

The project proposes a complex of three residential buildings with two structures being two-story in height and containing two bedrooms and the third building being one-story containing a one-bedroom unit. All units will have multiple bathrooms/powder rooms, a living room, kitchen and dining area with outdoor recreation areas consisting of a private patio and plunge pool.

**Table: Unit Count - Sizes**

	<b>Unit 1</b>	<b>Unit 2</b>	<b>Unit 3</b>
Main Floor	1,408-sq ft	1,103-sq ft	1,408-sq ft
Upper Floor		980-sq ft	574-sq ft
<b>Total Living Area</b>	<b>1,408-sq ft</b>	<b>2,084-sq ft</b>	<b>1,983-sq ft</b>

The site will utilize bay parking accessed from West Via Olivera Drive and consist of seven spaces for residents and guests. Six (6) of the spaces will be covered with carports and have two (2) pedestals for four (4) EV charging stations available for residents. The project will require new street dedication for the widening of West Via Olivera and will include a new sidewalk, curbs and gutters. A trash enclosure is proposed at the east property line and will be properly sized for trash, recycling and organic waste.

**BACKGROUND INFORMATION:**

The proposed three-unit multi-family project will be situated on an undeveloped parcel along West Via Olivera Drive, surrounded by vacant lots on the east, west, and south with multifamily residential to the north. Planning Services is currently reviewing a proposed 138-unit hotel project to the east and south of the subject lot (Pre-App 20-004).

The lot dimensions for the Eden Palm Estates is approximately 100 feet by 140 feet for an overall size of 14,810-square feet. While the lot would normally not meet the minimum area and dimension requirements, as a legally subdivided lot of record, it may be developed as a building site under PSZC 92.03.03 and 92.12.03. The parcel has been reduced in size due to street dedication required for the ultimate right-of-way width for West Via Olivera Drive. This reduces the size of the lot to 10,618-square feet and is considered a non-conforming lot of record.

The current proposal for a three-unit project to be sold as condominiums is similar with the surrounding multi-family units in terms of size and scope. The proposed multi-family building will be an enhancement to the immediate surrounding area.

<i>Related Relevant City Actions</i>	
10/26/2022	Planning Commission approves a Conditional Use Permit to allow a residential use in the C-1 zone; a Tentative Parcel Map for condominium purpose; a Major Development Permit Application to construct a three-unit multi-family building; and an Administrative Minor Modification to reduce the front and side yard setbacks.

<i>Most Recent Change of Ownership</i>	
7/30/2021	William Eden

<i>Field Check</i>	
07/19/22	Staff visited site to observe existing conditions.

<i>Existing Street Improvement Conditions</i>			
<i>Street Name</i>	<i>Travel Lanes</i>	<i>Curb &amp; Gutter</i>	<i>Sidewalk</i>
West Via Olivera Drive	Y	N	N

**STAFF ANALYSIS:**

<i>Site Area</i>	
Gross Acres	14,810-square feet

<i>Surrounding Property</i>	<i>Existing Land Use Per Chapter 92</i>	<i>Existing General Plan Designation</i>	<i>Existing Zoning Designation</i>
Subject Property	Vacant	MU (Mixed-Use)	Split C-1 & R-2
North	Residential	MDR (Medium Density Residential)	C-1 (General Commercial)
South	Vacant	MU (Mixed-Use)	C-1 (General Commercial)
East	Vacant	HDR (High Density Residential)	R-2 (Multi-family Residential)
West	Vacant	MU (Mixed-Use)	C-1 (General Commercial)

**DEVELOPMENT STANDARDS:**

*Pursuant to PSZC Section 92.03.03 and 92.12.03 the following standards apply:*

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Lot Size	20,000 SF	14,810 SF	Y*
Min. Lot Width	130 Feet	100 Feet	Y*
Min. Lot Depth	150 Feet	140 Feet	Y*
R-2 Min. Setbacks			
• Front	25 Feet	15 Feet	Y with AMM
• Side (east)	10 Feet	8 Feet	Y with AMM
C-1 Setbacks			
• Side (west)	5 Feet	8 Feet	Y
• Rear	10 Feet	20 Feet	Y
Carports	15 feet	15 feet	Y with AMM after street dedication
Min. Open Space	50%	52%	Y
Max. Building Height			
C-1 Zoned Portion	30 Feet	22 Feet	Y
R-2 Zoned Portion	24 Feet – side yard setback equal to height	11'-6" feet	Y

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Perimeter Wall Height <ul style="list-style-type: none"> <li>• East</li> <li>• South</li> <li>• North</li> <li>• West</li> </ul>	6 Feet 6 Feet N/A 6 Feet	6 Feet 6 Feet N/A 6 Feet	Y Y N/A Y
Trash Enclosure	Screened	6 Feet High	Y
Mechanical Equipment	Screened	Screened	Y

\*Existing Lot of Record

<i>Permitted Density</i>	<i>Site Area</i>	<i>Units Allowed</i>	<i>Units Proposed</i>	<i>Compliance</i>
6.1-15.0 Units Per Acre	00.24 Acres	3.5 Units	3 Units	Y

*Pursuant to PSZC Section 93.06.00, the following parking standards apply:*

<i>Parking Requirement</i>							
<i>Use</i>	<i>SF or # of Units</i>	<i>Parking Ratio</i>	<i>Required</i>		<i>Provided</i>		<i>Comp.</i>
			<i>Reg.</i>	<i>Handi-cap</i>	<i>Reg.</i>	<i>Handi-cap</i>	
Multi-Family Residential	1 - bedroom	1.25/Unit	2		2		
	2 -bedrooms	1.5/Unit	3		3		
Multi-family Guest	3 total units	1/4 Units	1		1		
TOTAL SPACES REQUIRED			6		6		Y
Regular and Handicap Spaces Req.			5	1	6	1	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.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i> The unique building design with multiple stories will be constructed from a variety of materials. The front façade will use CMU precision Angelus block in an off-white color; cement plaster in a burnt orange shade; glazing in anodized aluminum dark window frames; steel metal fascia and trim in a dark color; tempered glass railings on the balconies; and aluminum cladding post and beams.	Y
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>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The carports will be a simple design with a metal post and cantilevered metal roof structure painted to match the main body of the buildings.	
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The proposed multi-family structure will have appropriately sized doors and windows with wide overhangs providing solar control for internal spaces.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> The proposed colors and materials are sympathetic to the desert surrounding and will provide interest and contrast enhancing the overall project design. The front façade will use CMU precision Angelus block in an off-white color; cement plaster in a burnt orange shade; glazing in anodized aluminum dark window frames; steel metal fascia and trim in a dark color; tempered glass railings on the balconies; and aluminum cladding post and beams and will be harmonious with the surrounding neighborhood.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The proposed color scheme consists of a CMU Angelus precision block in a glacier white color, and cement plaster in white and orange shades and glazing in anodized aluminum dark window frames; steel metal fascia and trim in a dark color will result in a unique design that is consistent with an infill site located within an urban area of the city and is consistent with the context of the site.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> The proposed structures will utilize a series of wide overhangs including roof extensions for multiple floors shading exterior balconies and patios. In addition, simple carports will be provided to shade the residents parking spaces.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The landscape plan includes the use of Washingtonian Mexican Fan Palms; citrus trees in the rear yards; shrubs and accent plants to include Desert Spoon, Agave, Pony Tail Palms Texas Ranger, and Moorgrass; hardscape to include rocks, rubble and boulders. All landscape material will meet the requirements of low use water materials.	Y
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	The proposed landscape plan is consistent with the zoning code including a street widening, new curbs, gutters and sidewalks per City standards. The frontage along West Via Olivera will provide seven (7) parking spaces for residents and guests and a trash enclosure screened from view meeting all requirements.	
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> The development will include carports providing shade for parked vehicles and depending on the sun angle for pedestrians along the street frontage.	Y
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> The lighting for the underside of the carports will utilize a cut-off fixture that is placed at the leading edge of the structure beam focused away from the street with a low lumen so as shield glare meeting the requirements of the outdoor lighting code.	Y
11.	<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> No signs proposed.	N/A
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> Mechanical equipment to be placed at grade in the side yards and not visible from view.	Y
13.	<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> The proposed project will comply with Section 94.04 of the Palm Springs Zoning Code for architectural review.	Y

ENVIRONMENTAL ANALYSIS:

Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt under CEQA Section 15303(b) (New construction and location of limited numbers of new, small facilities or structures); a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

**CONCLUSION:**

As proposed, the project conforms to the development standards for the C-1 and R-2 zone and is permitted by-right with the reduction of the front yard setback due to required street dedication and an east side yard setback with the granting of the Administrative Minor Modification. The Planning Commission granted approval of the project as proposed with several revisions to be reviewed by the ARC. The Major Architectural application presented before the ARC conforms to Section 94.04.00(E) of the PSZC and revisions requested by the Planning Commission have been made and staff recommends approval.

PREPARED BY:	Glenn Mlaker, AICP – Associate Planner
REVIEWED BY:	Christopher Hadwin – Director Planning Services

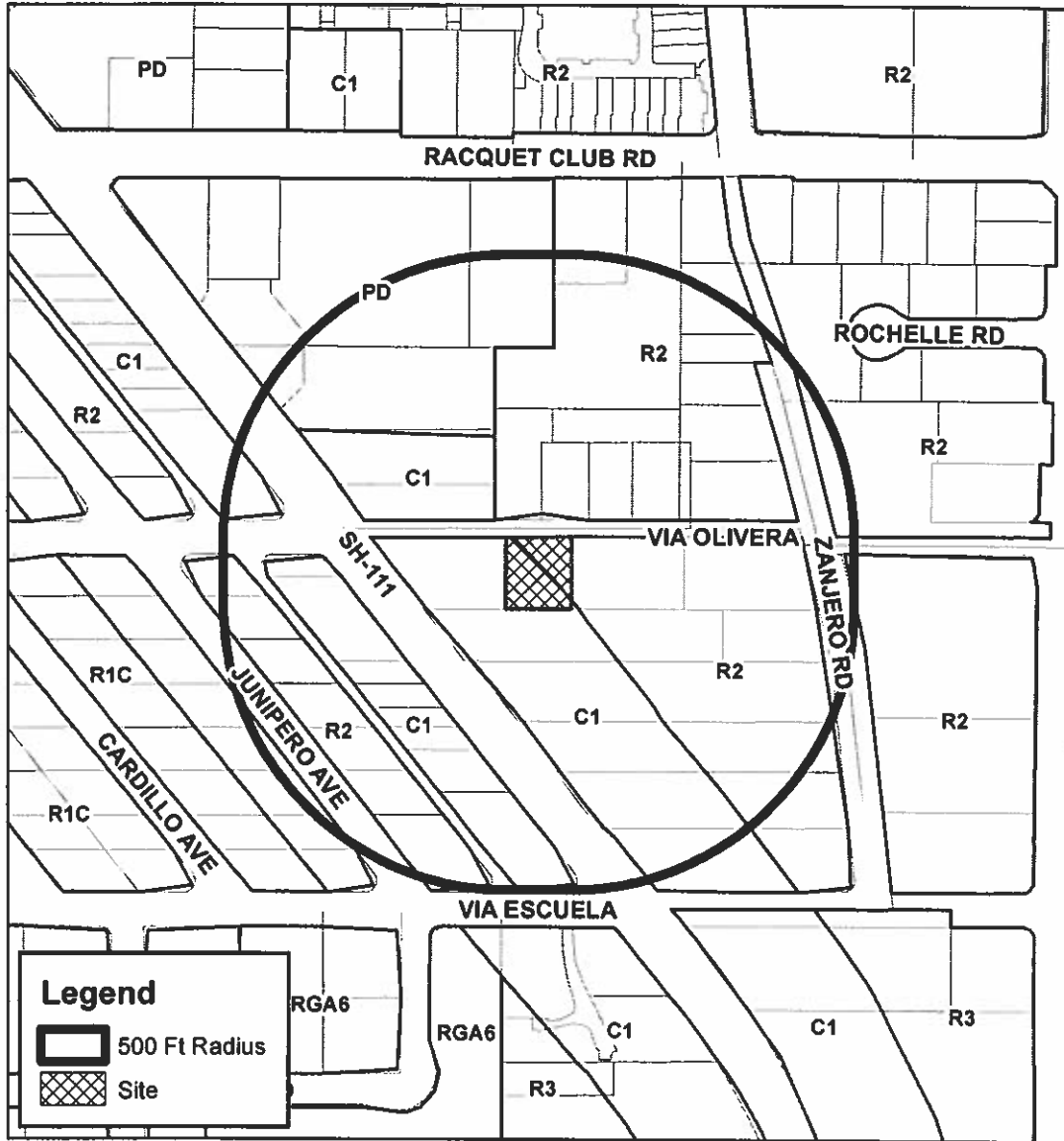
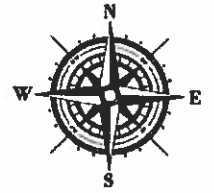
**ATTACHMENTS:**

1. Vicinity Map
2. Resolution
3. Planning Commission Resolution #6932
4. Justification Letter
5. Exhibit package





# Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Case 3.4326 DP & 7.1655 AMM  
Eden Palm Estates  
West Via Olivera Drive

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION FOR CONSTRUCTION OF A THREE (3) UNIT CONDOMINIUM DEVELOPMENT NAMED "EDEN PALM ESTATES" LOCATED AT WEST VIA OLIVERA DRIVE, SPLIT ZONE C-1/R-2 (CASE 3.4326 MAJ, & 7.1655 AMM) (GM).

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. William Eden ("Applicant") filed an application with the City, pursuant to the Palm Springs Zoning Code (PSZC) Sections 94.04.00 (E) (architectural review), of the Palm Springs Zoning Code, for construction of a three (3) unit condominium building located at West Via Olivera Road ("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 26, 2022, the Planning Commission approved a Conditional Use Permit to allow a residential use in the C-1 zone; a Tentative Parcel Map for the purpose of a three (3) unit condominium; a Major Development Permit for the construction of a three (3) unit condominium project; and an Administrative Minor Modification for a front and side yard setback reduction. The Planning Commission after deliberation voted to approve the project and added the following conditions to be reviewed by the ARC:

PLN 8. Applicant to revise trash enclosure so that gate does not block sidewalk.

PLN 9. Palm trees to be California Fan Palms – Washingtonia Filifera.

D. On December 5, 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: Pursuant to the California Environmental Quality Act (CEQA) Guidelines, the project is Categorically Exempt under CEQA Section 15303(b) (New construction and location of limited numbers of new, small facilities or structures); a duplex or similar multi-family residential structure totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes, and similar structures designed for not more than six dwelling units.

Section 2: As demonstrated in the staff report, the Project conforms to the Architectural Guidelines of PSZC Section 94.04.00 ("architectural review").

Section 3: Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4326 MAJ, for the construction of a three (3) unit condominium building located at West Via Olivera, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 5th day of December, 2022.

MOTION:

PASS

AYES:

NOE

ABSENT:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

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Christopher Hadwin  
Director of Planning Services

**RESOLUTION NO.**

**CONDITIONS OF APPROVAL**

Case No. 3.4326 Development Permit &  
7.1655 Administrative Minor Modification

William Eden  
"Eden Palm Estates"  
West Via Olivera Drive  
(APN 504-270-002)

July 27, 2022

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning, the Building Official, 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 3.4326 DP and 7.1655 AMM; except as modified with the approved Mitigation Monitoring Program and the conditions below;
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, including site plans, and grading on file in the Planning Department except as approved with conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations 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 3.4326 DP and 7.1655 AMM. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of Development Permit shall be valid for a period of two (2) years from the effective date of the approval. Extensions of time may be granted by the Planning Commission upon demonstration of good cause.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. The appeal period for Conditional Use Permit application is 15 calendar days from the date of the project approval. Permits will not be issued until the appeal period has concluded.

PROJECT SPECIFIC CONDITIONS:

PLANNING DEPARTMENT:

PLN 3.

- PLN 1. Solar Panels. Solar panels to be placed on the roof in a manner that the equipment will not be visible from adjoining properties or the public street.
- PLN 2. Administrative Minor Modification. Approval of a side yard setback reduction of two (2) feet to allow Unit 1 be sited with a setback of eight (8) feet from the east property line.
- PLN 3. Landscaping/Lighting. The applicant to add shade trees adjacent to the bay parking stalls. Final landscape, irrigation, and lighting plans to be reviewed by the ARC.
- PLN 4. Outdoor Lighting Conformance. Exterior lighting plans, including a photometric site plan showing the project's conformance with Section 93.21.00 Outdoor Lighting Standards of the Palm Springs Zoning ordinance, shall be submitted for approval by the Department of Planning prior to issuance of a building permit. Manufacturer's cut sheets of all exterior lighting on the building and in the landscaping shall be included. If lights are proposed to be mounted on buildings, down-lights shall be utilized. No lighting of hillsides is permitted.
- PLN 5. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 6. Parking. Off-street parking area to be designed with a two (2) foot bumper overhang at front of spaces and surface to utilize decorative pavers. One handicapped space to be provided.
- PLN 7. General Conditions. The city may impose conditions on the granting of a Development Permit in order to achieve the purposes of this Zoning Code and the general plan and to protect the health, safety or general welfare of the community.

**Add any conditions imposed by the Planning Commission**

PLN 8.

**BUILDING DEPARTMENT:**

1. The applicant shall obtain permits for all construction involved with the site

**ENGINEERING DEPARTMENT:**

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

All Grading Plans, Improvement Plans, Required Studies and Documents listed below, must be submitted to Engineering Services Department for review and approval.

**STREETS**

- ENG 1. Any improvements within the public right-of-way require a City of Palm Springs Encroachment Permit. All improvements are subject to inspection and a 48-hour inspection notification is required.
- ENG 2. Submit street improvement plans prepared by a registered California civil engineer to the Engineering Services Department. The plan(s) shall be approved by the City Engineer prior to issuance of any building permits.

**VIA OLIVERA**

- ENG 3. Dedicate 25 feet to provide the ultimate half street right-of-way width of 25 feet along the entire frontage. 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. A right-of-way plan check fee shall be paid by the applicant in effect at the time that the dedication is submitted.
- ENG 4. Construct a wedge-type curb and gutter, 18 feet south of centerline along the entire frontage as well as curb transitions required for drainage purposes at either end, in accordance with City of Palm Springs Standard Drawing No. 202-A and 209.
- ENG 5. Construct an 8 feet wide sidewalk behind the proposed curb along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 6. Dedicate an easement along the frontage for sidewalk purposes for those portions of sidewalk to be located on the property. 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. A right-of-way plan check

fee shall be paid by the applicant in effect at the time that the dedication is submitted.

- ENG 7. Construct a 6 inch concrete driveway, unless otherwise approved by the City Engineer, from the property line to the proposed back of wedge curb to accommodate bay parking stalls along the frontage in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 8. Bay parking stalls shall be located completely on-site, behind sidewalk and associated sidewalk easement, and not within public right-of-way.
- ENG 9. Construct pavement with a minimum pavement section of 3 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal, from back edge of proposed wedge curb to clean sawcut edge of pavement along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 110 and 300. (Additional pavement removal and replacement may be required upon review of existing pavement cross-sections, and to ensure grade breaks of the pavement cross-section do not occur within a travel lane.) If an alternative pavement section is proposed, the proposed pavement section shall be designed by a California registered Geotechnical Engineer using "R" values from the project site and submitted to the City Engineer for approval.
- ENG 10. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 11. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

#### ON-SITE

- ENG 12. The on-site layout of the proposed parking spaces is subject to further review and approval by the City Engineer. Adjustment, deletion, or relocation of proposed parking spaces may be required during review and approval of construction plans for on-site improvements, as required by the City Engineer. Approval of the preliminary site plan does not constitute approval of the on-site layout of streets and parking spaces as proposed.
- ENG 13. For on-site bay parking in residential and commercial zones, paving material shall be decorative paving, colored and/or patterned to relate to the overall design in accordance with Zoning Code 93.06.00.C.15.e.



- ENG 14. An accessible pedestrian path of travel shall be provided throughout the development, as may be required by applicable state and federal laws. An accessible path of travel shall be constructed of Portland cement concrete, unless alternative materials meeting state and federal accessibility standards is approved by the City Engineer.

#### SANITARY SEWER

- ENG 15. All sanitary facilities shall be connected to the public sewer system. New laterals shall not be connected at manholes.

#### GRADING

- ENG 16. Submit a Precise Grading Plan prepared by a California registered Civil engineer to the Engineering Services Department for review and approval. The Precise Grading Plan shall be approved by the City Engineer prior to issuance of grading permit.

a. A Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Services Department for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Services Department with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Services Department prior to approval of the Grading plan.

b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils

Report; and a copy of the associated Hydrology Study/Report; a copy of the project-specific Final Water Quality Management Plan.

- ENG 17. Prior to approval of a Grading Plan (or issuance of a Grading Permit), the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist (a copy of the written approval must be provided to the City). The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at [ACBCI-THPO@aguacaliente.net](mailto:ACBCI-THPO@aguacaliente.net) to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 18. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed (after) prior to issuance of Grading Permit and (immediately prior to) commencement of grading operations.
- ENG 19. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 20. 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 21. Drainage swales shall be provided adjacent to all curbs and sidewalks to keep nuisance water from entering the public streets, roadways, or gutters.
- ENG 22. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of eight hundred dollars (\$800) at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.

- ENG 23. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Services Department with the first submittal of a grading plan. (if required)
- ENG 24. 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 grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading 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 even though there may not be a grading plan for the project. Prior to issuance of Building Permits.
- ENG 25. The applicant shall provide Grading Certification for all building (or structure) pads in conformance with the approved grading plan to the Engineering Services Department for review and approval.
- ENG 26. In cooperation with the California Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved “Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties” (Revised - RIFA Form CA-1) prior to approval of the Grading Plan (if required). The California Department of Food and Agriculture office is located at 6819 East Gage Avenue, Commerce, CA 90040 (Phone (760) 782-3271, (562) 505-6415), [Sonia.Oran@cdfa.ca.gov](mailto:Sonia.Oran@cdfa.ca.gov).

#### WATER QUALITY MANAGEMENT PLAN

- ENG 27. This project shall 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 contaminated stormwater and non-stormwater runoff, shall be required.
- ENG 28. A Final Project-Specific Water Quality Management Plan (WQMP) shall be submitted to and approved by the City Engineer prior to issuance of a grading or building 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 the adjacent property (or public streets) is prohibited. Construction of operational BMP's shall be incorporated into the Precise Grading and Paving Plan.

- ENG 29. Prior to issuance of any grading or building permits, 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 and maintain the approved Final Project-Specific Water Quality Management Plan (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&Rs); 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 issuance of any grading or building permits.

## DRAINAGE

- ENG 30. 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. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. 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. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.
- ENG 31. This project shall 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 contaminated stormwater and non-stormwater runoff, shall 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 contaminated stormwater and non-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, including provisions in Covenants, Conditions, and Restrictions (CC&R's) required for the development.

- ENG 32. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7,287.76 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

#### GENERAL

- ENG 33. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115.
- ENG 34. All proposed utility lines shall be installed underground.
- ENG 35. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.
- ENG 36. Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD drawing filetype), DXF (AutoCAD ASCII drawing exchange filetype), and PDF (Adobe Acrobat document filetype) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 37. The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Services Department prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.
- ENG 38. Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an

appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

- ENG 39. All proposed trees within the public right-of-way and within 10 feet of the public sidewalk and/or curb shall have City approved deep root barriers installed in accordance with City of Palm Springs Standard Drawing No. 904.
- ENG 40. This property is subject to the Coachella Valley Multiple Species Habitat Conservation Plan Local Development Mitigation Fee (CVMSHCP-LDMF). The LDMF shall be paid prior to issuance of Building Permit.

#### MAP

- ENG 41. The applicant shall submit an application to the Engineering Division for a Certificate of Compliance, prepared by either an appropriately licensed registered Civil Engineer or a Land Surveyor.

#### TRAFFIC

- ENG 42. A minimum of 48 inches of clearance for accessibility shall be provided on public sidewalks. Minimum clearance on public sidewalks shall be provided by either an additional dedication of a sidewalk easement if necessary and widening of the sidewalk, or by the relocation of any obstructions within the public sidewalk along the frontage of the subject property.
- ENG 43. All damaged, destroyed, or modified pavement legends, traffic control devices, signing, striping, and streetlights, associated with the proposed development shall be replaced as required by the City Engineer prior to issuance of a Certificate of Occupancy.
- ENG 44. 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 45. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

#### **FIRE DEPARTMENT:**

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

FID 1            These Fire Department conditions may not provide all requirements. Owner/developer is responsible for all applicable state and locally adopted fire codes. Detailed plans are still required for review. Conditions are subject to final plan check and review.

FID 2            Fire Department Conditions were based on the 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.

FID 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.

FID 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.

- FID 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.
- FID 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.
- FID 7      **NFPA 13D/R Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2016 Editions, as modified by local ordinance.
- FID 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**





## **JEFFREY JURASKY & ASSOCIATES, INC.**

Interior Architectural Planning/Custom Furnishings/Function & Comfort

687 N. Palm Canyon Drive, Ste A Palm Springs, CA 92262 t. 760-325-1090 f. 760-325-3363 Jeffrey@JandAdesign.com

### **JUSTIFICATION LETTER**

**Project: Via Olivera Project**

**APN #: 504-270-002**

**Owner's Representative: Jeffrey Jurasky & Associates, Inc.**

**636**

**Project Description . . .** This is a 3 unit residential development, located on a mostly undeveloped neighborhood street in the Northern part of the City and will be 3 rental units, all to be 2 story architecturally creative 2000 sq. ft. residences. Each residence has its own spa (or spool) with the larger home having its own additional pool.

**Findings . . .** The Palm Springs Zoning Map has this lot in both the C-1 and R-2 designations with the neighboring lots to the west and south being C-1 (with frontage on N. Palm Canyon) and the lot the East R-2. The lot size is also sub-standard for the R-2 designation so we intend to file for the appropriate variances to get relief for the standard R-2 setback requirements. Our lot coverage is currently at 34% of the lot when the R-2 designation requires only 30%.

The Front (North) and rear building elevations meet the required set backs however the side footprints are 7'-6". The design of the buildings incorporate side elevations that undulate and the second level also steps back substantially at the corners so we feel that the visual presence is sensitive to the neighboring properties.

We are featuring a contemporary architectural aesthetic utilizing concrete block, clerestory windows, metals, water features. The overall layout has an entry portal flanked by 12' water features into a center courtyard, landscaped with oversized boulders, arid plantings and an olive tree.

TRI- PLEX CONDOMINIUM COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504270002,  
PALM SPRINGS, CA

**Zbraun**  
DESIGNS  
zayda@zbraundesigns.com  
760.898.4865  
www.Zbraundesigns.com

**JEFFREY JURASKY & ASSOCIATES, INC**  
INTERIOR DESIGN & PLANNING  
**JJA**  
687 NORTH PALM CANYON DRIVE SUITE A  
PALM SPRINGS CA 92262

NO.	SHEET NAME
A0.00	COVER SHEET & PROJECT INFO.
T	TOPOGRAPHIC SURVEY
A0.10	SITE EXHIBIT PHOTOS
L-1	COLOR LANDSCAPE PLAN
1 OF 1	TENTATIVE PARCEL MAP NO. 38400
1 OF 1	GRADING AND DRAINAGE PLAN
EL.10	SITE LIGHTING PHOTOMETRICS PLAN
A1.00	OVERALL SITE PLAN & ZONING PLAN
A1.10	ARCHITECTURAL SITE PLAN
A1.20	SITE SECTIONS
A1.21	SITE DETAILS
A1.22	CAR PORT DETAIL
A2.00	OVERALL MAIN LEVEL FLOOR PLANS
A2.10	UNIT 1 - FLOOR PLANS
A2.20	UNIT 2 - FLOOR PLANS
A2.30	UNIT 2 - FLOOR PLANS
A3.10	ROOF PLAN
A4.10	UNIT 1 - EXTERIOR ELEVATIONS
A4.11	UNIT 1 - EXTERIOR ELEVATIONS
A4.12	UNIT 1 - COLORED ELEVATIONS
A4.20	UNIT 2 - EXTERIOR ELEVATIONS
A4.21	UNIT 2 - EXTERIOR ELEVATIONS
A4.22	UNIT 2 - COLORED ELEVATIONS
A4.30	UNIT 3 - EXTERIOR ELEVATIONS
A4.31	UNIT 3 - EXTERIOR ELEVATIONS
A4.32	UNIT 3 - COLORED ELEVATIONS
A5.00	MATERIAL BOARD
A5.10	SITE RENDERINGS
A5.11	SITE RENDERINGS
A5.12	SITE RENDERINGS
A5.13	SITE RENDERINGS
A5.14	SITE RENDERINGS
A5.15	SITE RENDERINGS



VICINITY MAP



DESIGN TEAM	
<b>OWNER</b> <b>CITY LIFE STYLE LLC</b> BILL EDEN 2342 N. SAN GORGONIO PALM SPRINGS CA 92262 PH: 604.524.1912 EMAIL: weden@telus.net	<b>DESIGNER</b> <b>JEFFREY JURASKY &amp; ASSOCIATES, INC</b> JEFFREY JURASKY 687 NORTH PALM CANYON DR SUITE A PALM SPRINGS CA 92262 PH: 760.325.1090 EMAIL: Jeffrey@jjandadesign.com
<b>PROJECT MANAGER</b> <b>ZAYDA BRAUN DESIGNS</b> ZAYDA BRAUN 42920 CABALLEROS DR BERMUDA DUNES, CA 92203 PH: 760.898.4865 EMAIL: zayda@zbraundesigns.com	<b>CIVIL ENGINEER</b> <b>EGAN CIVIL, INC.</b> Benjamin Daniel Egan, PE, PLSI Mailing Address: PO BOX 5282 La Quinta, CA 92248-5282 PH: 760.404.7663 EMAIL: began@egancivil.com

PROJECT DESCRIPTION	
<b>PROJECT DESCRIPTION</b> MULTIFAMILY PROJECT - TRI-PLEX CONDOMINIUM APN: 504-270-002	
<b>EXISTING ZONING</b> SPLIT ZONE	MU (MIXED USE/ MULTI-USE) C-1 (GENERAL COMMERCIAL) R-2 (MULTIFAMILY RESIDENTIAL)
<b>LEGAL DESCRIPTION</b> POR SE 1/4 OF SEC 3 T4S R4E FOR TOTAL DESCRIPTION	
<b>BUILDING DATA</b>	
OCCUPANCY TYPE	R-2
TYPE OF CONSTRUCTION	V-B
SPRINKLED	YES
NO. OF STORIES	UNIT 1 - 1 LEVEL UNIT 2 - 2 LEVEL UNIT 3 - 2 LEVEL
HEIGHT VARIANCE REQUEST	22 FT.
LOT AREA:	0.34 ACRES = 14,810.4 SQ. FT.
ROAD EASEMENT	0.24 ACRES = 10,618 SQ. FT.
FRONT YARD SETBACK	20-0"
REAR YARD SETBACK	20-0"
SIDE YARDS SETBACKS	8-0"

AREA CALCULATIONS	
<b>BUILDING AREA</b>	
UNIT 1	
MAIN FLOOR LIVING AREA	1,408.67 SQ.FT.
UNIT 2	
MAIN FLOOR	1,103.53 SQ.FT.
UPPER FLOOR	980.59 SQ.FT.
TOTAL LIVING AREA	2,084.12 SQ.FT.
UNIT 3	
MAIN FLOOR	1,408.67 SQ.FT.
UPPER FLOOR	574.92 SQ.FT.
TOTAL LIVING AREA	1,983.59 SQ.FT.
<b>TOTAL LIVING AREA</b>	<b>5,476.30 SQ.FT.</b>
TOTAL BUILDING COVERAGE AREA	4,027.4 SQ. FT.
PERCENTAGE OF BUILDING LOT COVERAGE	27.19%
PERCENTAGE OF BUILDING LOT COVERAGE (AFTER 25 FT ROAD EASEMENT)	37.92%
PARKING AREA	1,201.6 SQ. FT.
25 FT READ EASEMENT	4,192 SQ. FT.
TOTAL PAVING AND STREET	5,393.6 SQ. FT.
PERCENTAGE OF PAVING (PARKING AND STREET)	36.41 %
HARDSCAPE AREA	2,621.2 SQ.FT.
POOL/SPA AREA	185.25 SQ.FT.
LANDSCAPE AREA	2,582.55 SQ.F.T.
BALCONY AREA	189 SQ.FT.
TOTAL USABLE OPEN SPACE AREA	5,578 SQ. FT.
PERCENTAGE OF OPEN SPACE AREA	37.66 %
PERCENTAGE OF OPEN SPACE AREA (AFTER 25 FT ROAD EASEMENT)	52.53 %

PARKING CALCULATIONS		
USE	REQUIRED	PROVIDED
2 BR UNIT	1.5 PER UNIT	3
1 BR UNIT	1.5 PER UNIT	2
GUEST	1 SPACE FOR EVERY 4 UNITS	2
<b>TOTAL</b>	<b>6</b>	<b>7</b>

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.  
**COVER SHEET &  
PROJECT INFO.**

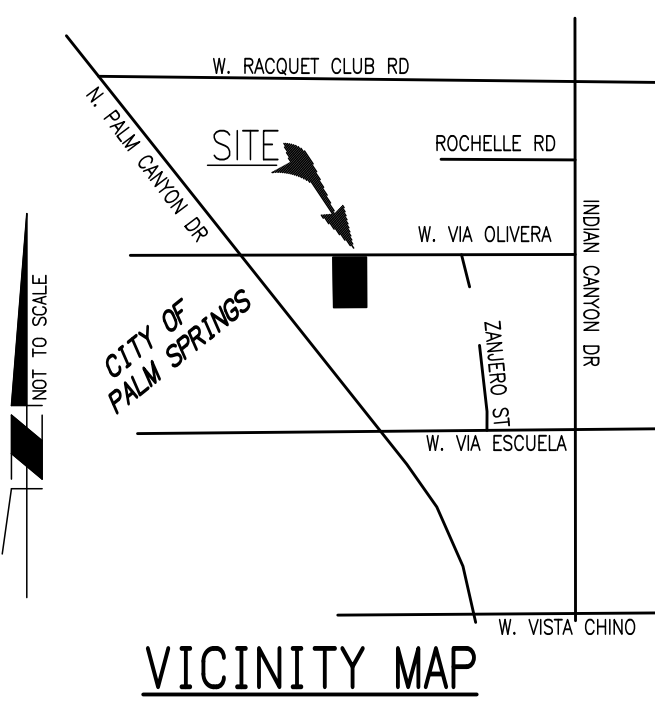
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Date: 09.08.2022  
Sheet: **A0.00**

**IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
BOUNDARY AND TOPOGRAPHIC SURVEY EXHIBIT  
POR. OF NE 1/4 OF SW 1/4, SEC 3, T4S, 4E, S.B.B.M.  
----- W VIA OLIVERA, PALM SPRINGS, CA 92262**

**PROPERTY ADDRESS:**  
VIA OLIVERA  
PALM SPRINGS, CA 92262

**PREPARED FOR:**  
CITY LIFESTYLE GROUP, LLC  
C/O : BILL EDEN  
2342 N. SAN GORGONIO ROAD  
PALM SPRINGS, CA 92262

**APN**  
504-270-002



**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.

THENCE NORTH 00° 11' EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1324.26 FEET;

THENCE NORTH 89° 58' WEST 710.56 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE STATE HIGHWAY;

THENCE NORTH 38° 24' WEST ALONG THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY 842.95 FEET;

THENCE SOUTH 89° 57' EAST 277.27 FEET FOR THE TRUE POINT OF BEGINNING;

THENCE SOUTH 89° 57' EAST 100 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO A. ED WEISS, ET UX BY DEED RECORDED MAY 2, 1946 IN BOOK 742, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

THENCE SOUTH 0° 11' WEST ALONG THE WESTERLY LINE OF SAID PARCEL 130 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DEEDED TO S. E. HENDERSON AND DOROTHY E. HENDERSON BY DEED RECORDED FEBRUARY 14, 1946 IN BOOK 724, PAGE 594 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;

THENCE NORTH 89° 58' WEST A DISTANCE OF 100 FEET;

THENCE NORTHERLY IN A DIRECT LINE 130 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**TITLE REPORT EXCEPTIONS:**

- AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:
- PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2021-2022.
  - THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
  - EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
3. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: HENDERSON AND LAWLER, INC., A CORPORATION  
PURPOSE: ROAD PURPOSES  
RECORDING DATE: MAY 14, 1947  
RECORDING NO: BOOK 835, PAGE 279, OF OFFICIAL RECORDS AND MESNE DOCUMENTS OF RECORD AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:  
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY  
PURPOSE: ELECTRIC LINES AND TELEPHONE LINES AND CABLES, UPON AND BY MEANS OF ONE LINE OF POLES, FOR THE TRANSMISSION OF ELECTRIC ENERGY  
RECORDING DATE: FEBRUARY 10, 1949  
RECORDING NO: BOOK 1055, PAGE 391, OF OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: BOOK 10, AT PAGE 96, OF RECORDS OF SURVEY
- PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
  - ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.  
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.  
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

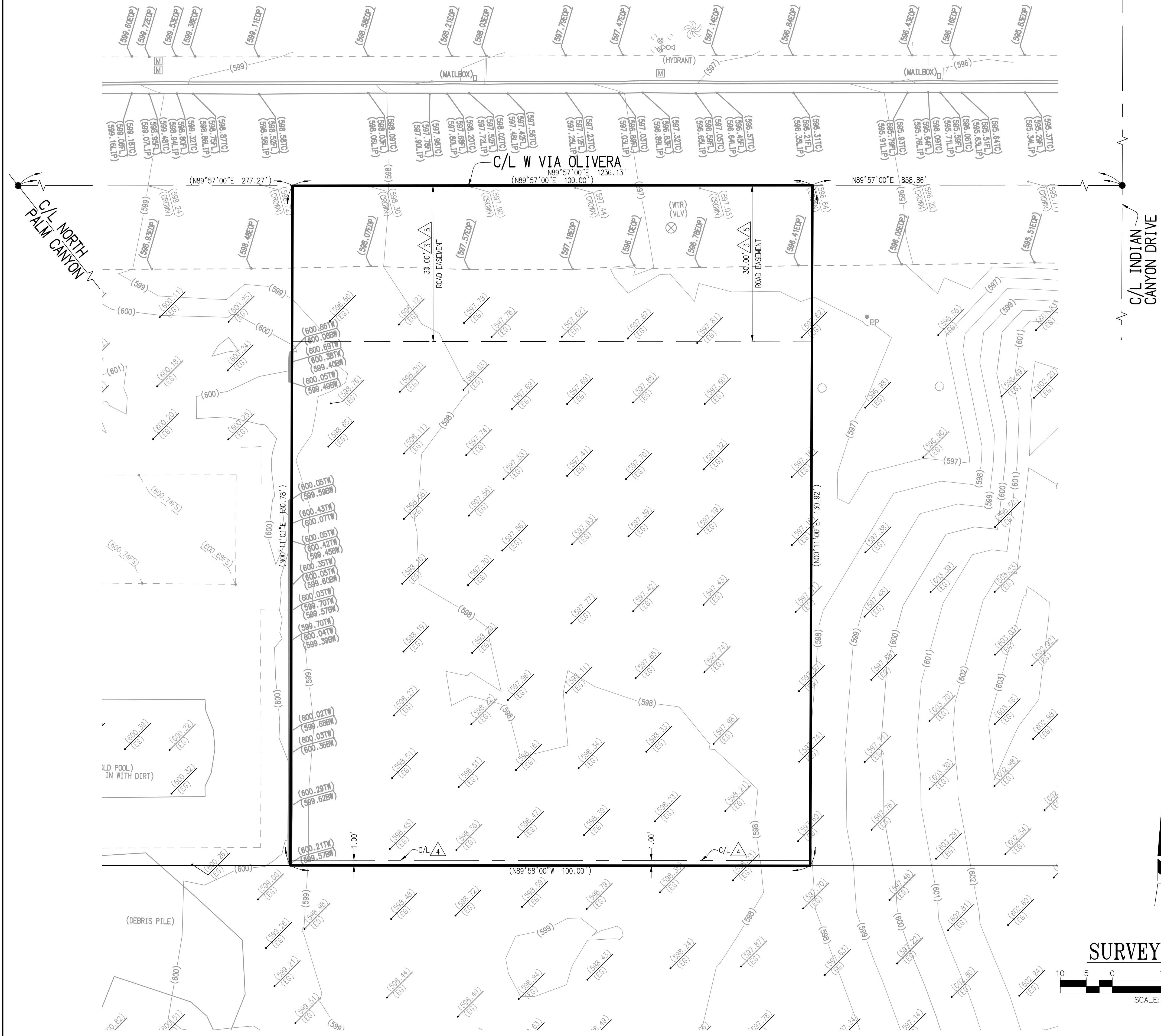
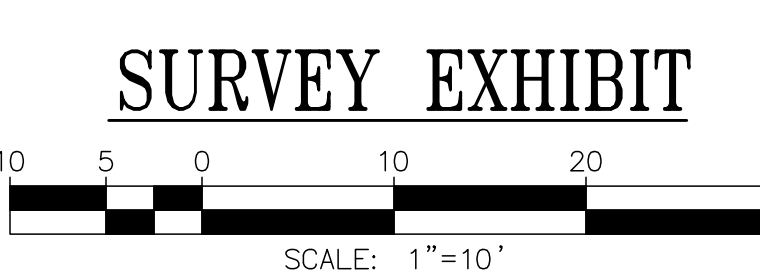
**RECORD DATA:**  
( ) DENOTES RECORD DATA PER DEED REC.11/26/2003 DOC# 2003-936231

**SURVEY NOTES:**  
● INDICATES FOUND MONUMENT

**BENCHMARK:**  
BENCHMARK: PS  
ELEVATION: 562.312 DATUM: NGVD29

DESCRIPTION: U.S.C. AND G.S BRASS CAP K-753 AT BACK OF SIDEWALK S.W. CORNER OF VISTA CHINO AND INDIAN AVENUE.

**BASIS OF BEARINGS:**  
BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF VIA OLIVERA, AS SHOWN BY A MAP ON FILE IN BOOK 402, PAGES 41 THROUGH 43 INCLUSIVE OF MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: SOUTH 89°57'00" WEST.



**DISCLAIMER:** INFORMATION SHOWN IS COMPLETED STRICTLY FOR THE CLIENT'S USE. THIS IS NOT A PUBLIC RECORDS REPORT NO. 8746888 DATED 02/17/2022. THIS PUBLIC RECORDS REPORT IS FOR OFFICIAL MAPS FILED IN THE COUNTY SURVEYORS OFFICE. THE ABOVE MENTIONED SOURCES ARE THE BASIS FOR ALL CONSTRAINTS PLOTTED HEREON. THIS MAY NOT BE EXHAUSTIVE AND ADDITIONAL CONSTRAINTS MAY EXIST WHICH ARE NOT DISCLOSED IN THE ABOVE. THE CLIENT IS ADVISED TO CONTACT THE CITY FOR ADDITIONAL INFORMATION ON BUILDING DESIGN REGULATIONS.

**ABBREVIATIONS:**  
C/L CENTERLINE  
COR. CORNER  
E EAST  
EAS. EASEMENT  
FG FINISH SURFACE  
GPS GLOBAL POS. SYSTEM  
HYD. HYDRANT  
IP IRON PIPE  
MB MAP BOOK  
MON. MONUMENT  
REF. REFERENCE  
R/W RIGHT-OF-WAY  
R/S RECORD OF SURVEY  
PMB PARCEL MAP BOOK  
S. SOUTH  
SEC. SECTION

**LANDSCAPING AND TERRAIN:**  
TREES  
PALM  
INDEX CONTOUR  
INTER CONTOUR

**UTILITY (MET):**  
CATCH BASIN  
PIPE LINE  
FIRE HYDRANT  
MANHOLE  
STAKE  
TANK  
DRAIN INLET

**UTILITY (OR):**  
POWER POLE  
GUY WIRE  
POWER POLE W/ STREET LIGHT  
STREET LIGHT  
TRAFFIC SIGNAL  
MISCELLANEOUS  
WALL

**RAILROAD AND TRANSIT:**  
RAILROAD  
RAIL SIGNAL  
BARRELS  
FENCE  
WALL  
RETAINING WALL  
GARAGE

**PAVEMENT MARKINGS AND STORAGE:**  
PARKING STRIPES  
ROAD STRIPING  
SIGN

**ROADWAYS:**  
EDGE OF DIRT  
EDGE OF CONC.  
EDGE OF ASPH.

**SYMBOL LEGEND:**  
CONTROL  
MINING  
BUILDING  
POOL

**EGAN CIVIL, INC.**  
10 BOX 57022 LA QUINTA, CA 92526-5702  
(760) 404-7663 WWW.EGANCIVIL.COM

**PROFESSIONAL SEAL:**  
DANIEL EGAN, P.E. NO. 8756  
STATE OF CALIFORNIA

**FOR:**  
IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA  
POR. OF NE 1/4 OF SW 1/4, SEC 3, T4S, 4E, S.B.B.M.  
**BOUNDARY & TOPOGRAPHIC SURVEY EXHIBIT**  
VIA OLIVERA, PALM SPRINGS, CA 92262  
CITY LIFESTYLE GROUP, LLC

FIELD CREW	JO/HA
MAPPING	BDE/TE
SCALE	1" = 10'
JOB NUMBER	20210694
DATE	FEBRUARY 17, 2022
SHEET	
1	
OF 1 SHEETS	
FILE NO.	20210694

DATE: 02/17/2022  
P.L.S.: 8756  
REQUIN DANIEL EGAN, P.E.



zayda@zbraundesigns.com  
760.898.4865  
www.zbraundesigns.com



INTERIOR DESIGN & PLANNING  
687 NORTH PALM CANYON DRIVE SUITE A  
PALM SPRINGS CA 92262

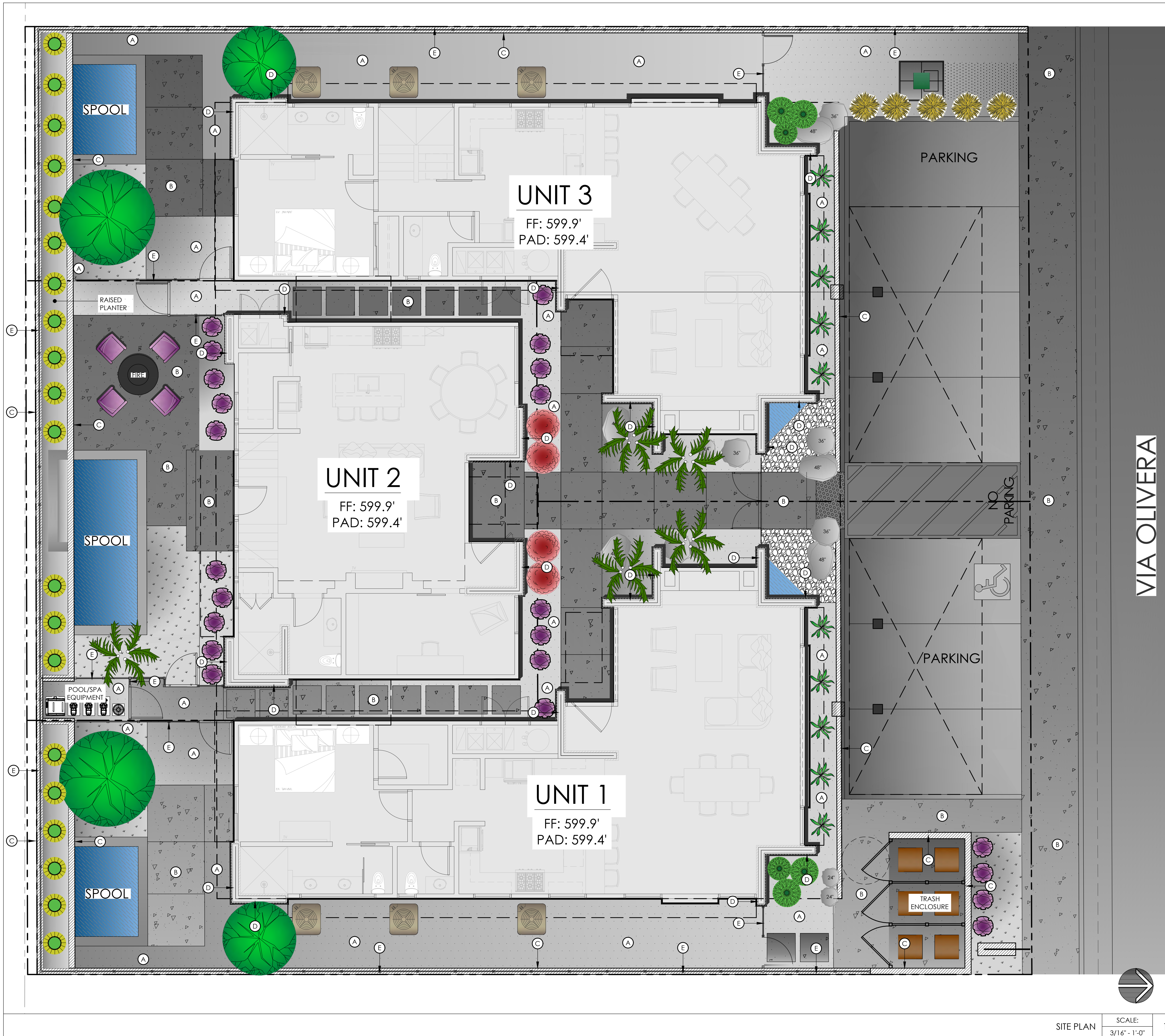


TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES

VIA OLIVERA  
APN 504.2770.002  
PALM SPRINGS, CA.

SITE EXHIBIT PHOTOS

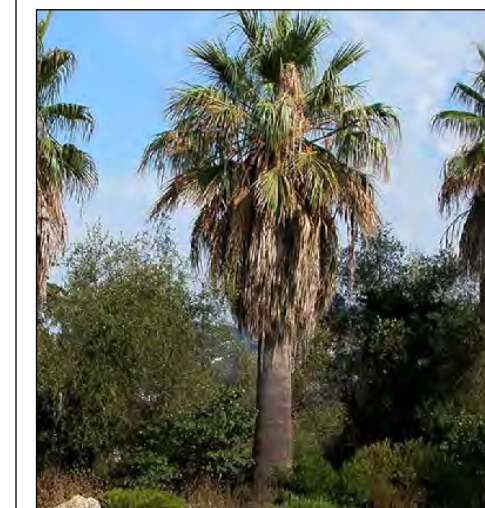
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Date: 09.08.2022  
Sheet: A0.10



CITRUS TREE



BEAUCARNEA RECURVATA (PONY TAIL PALM) TRIPLE HEAD



WASHINGTONIA FILIFERA



LEUCOPHYLLUM FRUTESCENS (TEXAS RANGER SILVERLEAF)



DASYLIRION ACROTRICHUM (GREEN DESERT SPOON)



ANIGOZANTHOS (BIG RED KANGAROO PAVV)



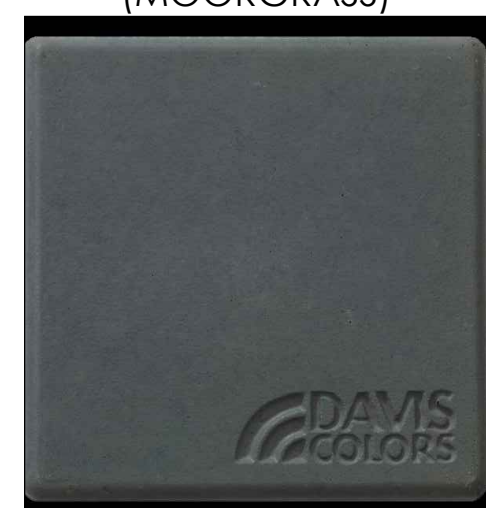
AGAVE HAVARDIANA



MOLINIA CABRUELEA HEIDEBRAUT (MOORGRASS)



GRAPHITE GREY (WHITEWATER ROCK)



ACID WASHED COLORED CONCRETE, DARK GREY 860, DAVIS CONCRETE COLORS

zayda@zbraundesigns.com  
760.898.4865  
www.zbraundesigns.com

**JEFFREY JURASKY & ASSOCIATES, INC.**  
INTERIOR DESIGN & PLANNING  
687 NORTH PALM CANYON DRIVE SUITE A  
PALM SPRINGS CA 92262



**PLANT LEGEND**

SYMBOL	SCIENTIFIC / COMMON NAME	SIZE	QTY.
<b>TREES</b>			
	CITRUS TREE (AS IDENTIFIED)	24" BOX	4
	WASHINGTONIA FILIFERA	1@30' 1@24' 1@16'	5
<b>SHRUBS/GROUND COVER &amp; SUCCULENTS</b>			
	DASYLIRION ACROTRICHUM (GREEN DESERT SPOON)	24" BOX	20
	AGAVE HAVARDIANA	5 GAL.	10
	BEAUCARNEA RECURVATA (PONY TAIL PALM) TRIPLE HEAD	24" BOX	2
	LEUCOPHYLLUM FRUTESCENS (TEXAS RANGER SILVERLEAF)	5 GAL.	22
	ANIGOZANTHOS (BIG RED KANGAROO PAVV)	5 GAL.	4
	MOLINIA CABRUELEA HEIDEBRAUT (MOORGRASS)	1 GAL.	5
<b>BOULDERS/RUBBLE/GRAVEL</b>			
	LONE FINE WHITE (WHITEWATER ROCK)	24, 36' & 48'	
	LONE FINE WHITE MARBLE (WHITEWATER ROCK)		
	GRAPHITE GREY (WHITEWATER ROCK)		
<b>CONCRETE/CMU/FENCE</b>			
	ACID WASHED COLORED CONCRETE, DARK GREY 860, DAVIS CONCRETE COLORS		
	ANGELUS BLOCK, NATURAL GRAY SHOTBLAST MORTAR 446 SPEC MIX		
	ANGELUS BLOCK, GLACIER WHITE BURNISHED MORTAR 446 SPEC MIX		
	METAL FENCE PERIMETER AND INTERIOR WALLS 2.5" CORRUGATED METAL PANELS COLOR TO MATCH ROOF FASCIA		

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

**LANDSCAPE  
COLOR PLAN**

Scale: 3/16"=1'-0"  
Date: 11.08.2022  
Sheet: **L-1**

# TENTATIVE PARCEL MAP NO. 38400 FOR CONDOMINIUM PURPOSES

BEING A PROPOSED SUBDIVISION OF A PORTION OF THE SOUTHEAST QUARTER OF SECTION 3,  
TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN

### PROJECT DESCRIPTION:

A PROPOSED MULTI-FAMILY RESIDENTIAL CONDOMINIUM PROJECT CONSISTING OF (3) UNITS, (7) PARKING SPACES, SMALL POOLS, LANDSCAPING AND IRRIGATION IMPROVEMENTS. PROJECT PROPOSES TO DEDICATE 25' WIDE RIGHT-OF-WAY IDENTIFIED AS LOT "A" HEREON FOR PUBLIC STREET AND UTILITY PURPOSES.

### OWNER/SUBDIVIDER:

CITY LIFESTYLE GROUP, LLC  
C/O : BILL EDEN  
2342 N. SAN GORGONIO ROAD  
PALM SPRINGS, CA 92262

### GENERAL PLAN DESIGNATION:

GENERAL PLAN DESIGNATION: MU  
MIXED-USE/MULTI-USE

### ZONING:

ZONING: C-1 & R-2  
GENERAL COMMERCIAL & MULTI-FAMILY RESIDENTIAL

### UTILITY COMPANIES:

GAS CO. SOUTHERN CALIFORNIA GAS  
POWER CO. SOUTHERN CALIFORNIA EDISON COMPANY  
WATER CO. MISSION SPRINGS WATER  
SEWER CO. PALM SPRINGS  
SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT

### ASSESSOR'S PARCEL NO.:

504-270-002

### FEMA FLOOD ZONE INFORMATION:

FEMA MAP PANEL 06065C1556 G - EFFECTIVE AUGUST 28, 2008 - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

### CURRENT LAND USE:

VACANT LOT

### LOT AREA:

AREA = 13,085± S.F. (0.3± AC.)

### PROPOSED LAND USE:

MULTI-FAMILY RESIDENTIAL

### RELATED CASE NUMBERS:

NONE

### OWNER:

CITY LIFESTYLE GROUP, LLC  
C/O : BILL EDEN  
2342 N. SAN GORGONIO ROAD  
PALM SPRINGS, CA 92262

### PROJECT ADDRESS:

VIA OLIVERA  
PALM SPRINGS, CA 92264

### BUILDING AREA SUMMARY:

UNIT 1	1,455 SQUARE FEET
UNIT 2	1,120 SQUARE FEET
UNIT 3	1,455 SQUARE FEET

### BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF VIA OLIVERA, AS SHOWN BY A MAP ON FILE IN BOOK 462, PAGES 41 THROUGH 43 INCLUSIVE OF MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: SOUTH 89°57'00" WEST.

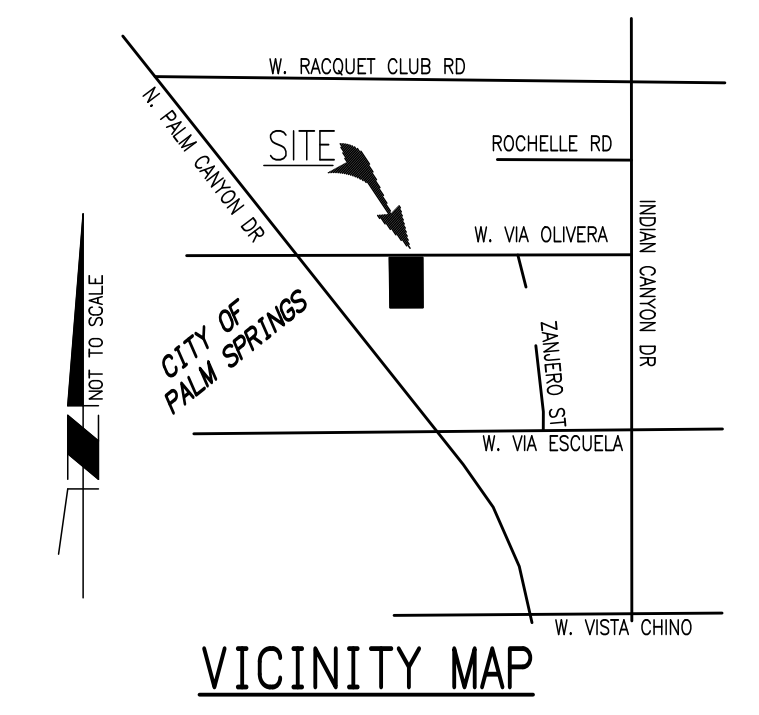
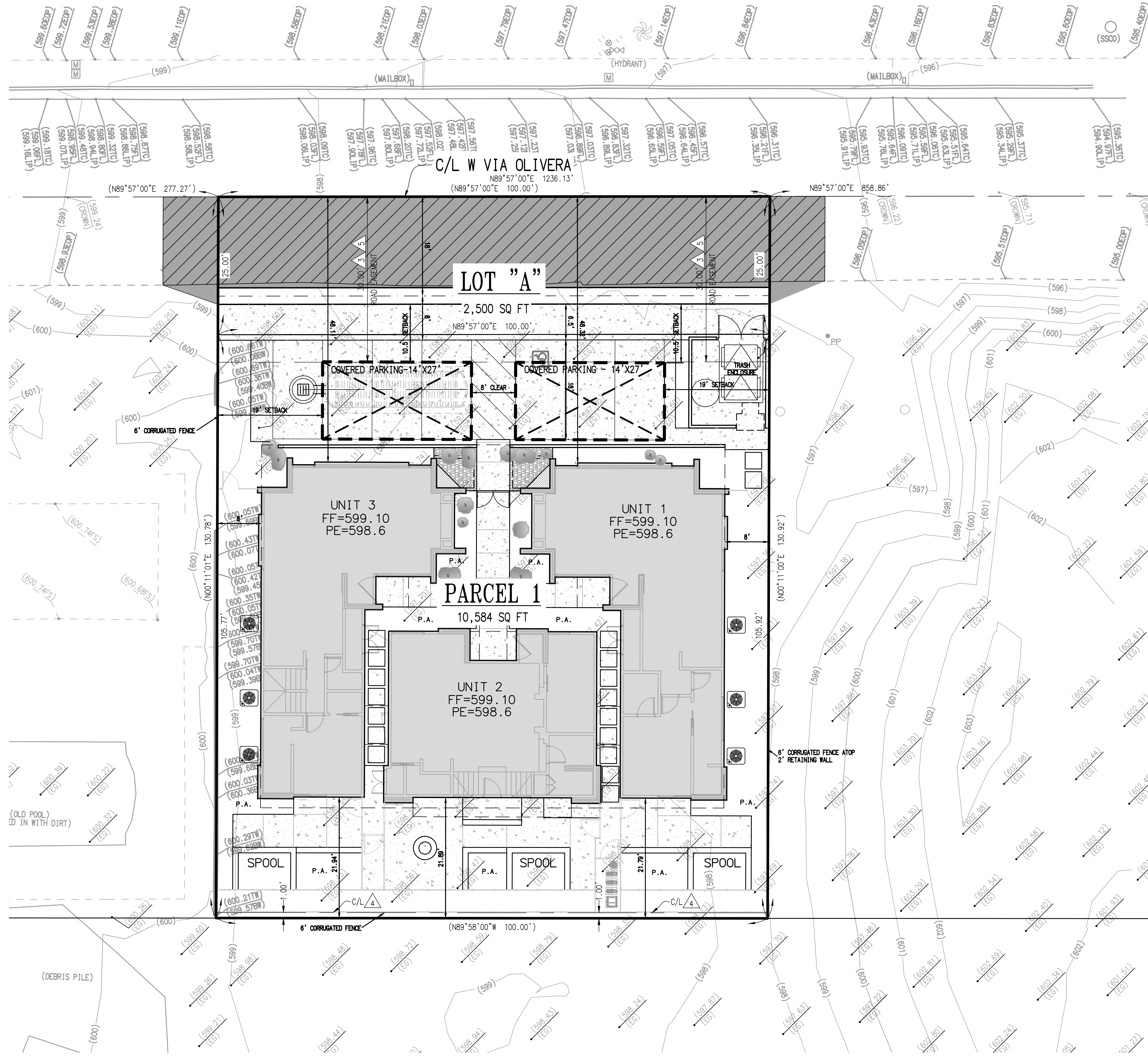
### BENCHMARK:

BENCHMARK: PS  
ELEVATION: 562.312 DATUM: NAD83

DESCRIPTION: U.S.C. AND G.S BRASS CAP K-753  
AT BACK OF SIDEWALK S.W. CORNER OF VISTA CHINO AND INDIAN AVENUE.

### RECORD DATA:

( ) DENOTES RECORD DATA PER DEED  
REC. 11/26/2003 DOC# 2003-936231

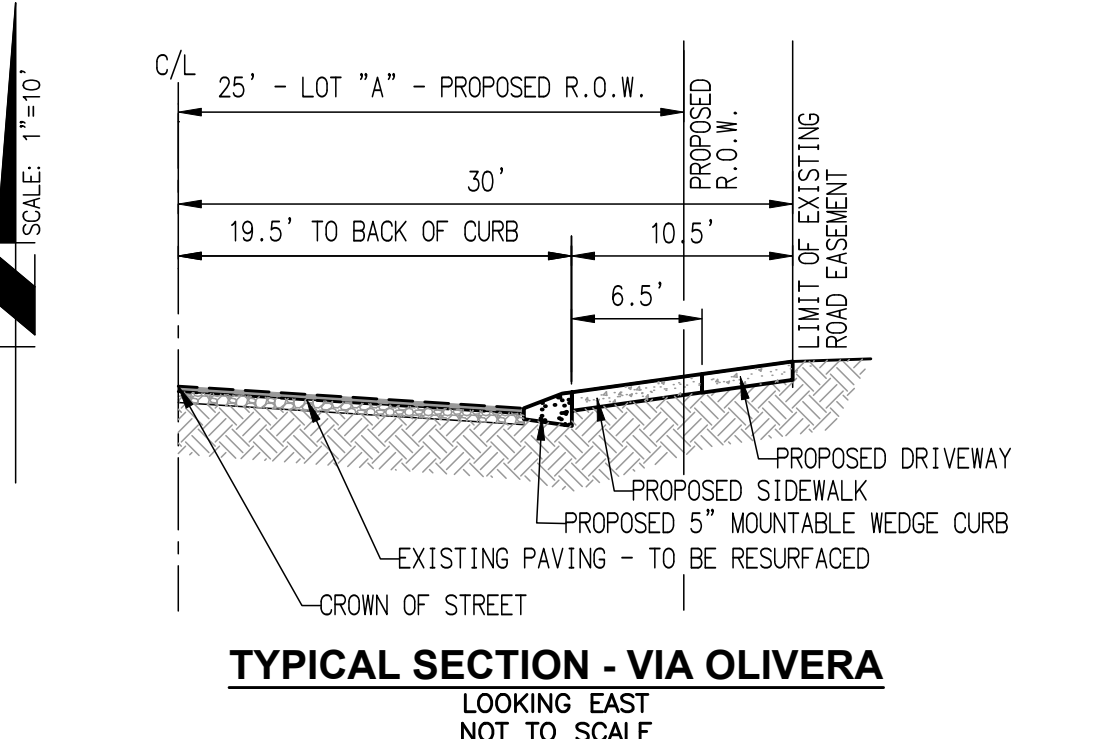


### LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION.  
THENCE NORTH 00° 11' EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1324.26 FEET;  
THENCE NORTH 89° 58' WEST 710.56 FEET TO A POINT ON THE NORTHEASTERLY LINE OF THE STATE HIGHWAY;  
THENCE NORTH 38° 24' WEST ALONG THE NORTHEASTERLY LINE OF SAID STATE HIGHWAY 842.95 FEET;  
THENCE SOUTH 89° 57' EAST 277.27 FOR THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89° 57' EAST 100 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO A. ED WEISS, ET UX BY DEED RECORDED MAY 2, 1946 IN BOOK 742, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
THENCE SOUTH 0° 11' WEST ALONG THE WESTERLY LINE OF SAID PARCEL 130 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DEEDED TO S. E. HENDERSON AND DOROTHY E. HENDERSON BY DEED RECORDED FEBRUARY 14, 1946 IN BOOK 724, PAGE 594 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;  
THENCE NORTH 89° 58' WEST A DISTANCE OF 100 FEET;  
THENCE NORTHERLY IN A DIRECT LINE 130 FEET MORE OR LESS TO THE POINT OF BEGINNING.

### EASEMENTS AND TITLE REPORT MATTERS:

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
3. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: HENDERSON AND LAWLER, INC., A CORPORATION  
PURPOSE: ROAD PURPOSES  
RECORDING DATE: MAY 14, 1947  
RECORDING NO: BOOK 835, PAGE 279, OF OFFICIAL RECORDS AND MESNE DOCUMENTS OF RECORD  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:  
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY  
PURPOSE: ELECTRIC LINES AND TELEPHONE LINES AND CABLES, UPON AND BY MEANS OF ONE LINE OF POLES, FOR THE TRANSMISSION OF ELECTRIC ENERGY  
RECORDING DATE: FEBRUARY 10, 1949  
RECORDING NO: BOOK 1055, PAGE 391, OF OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: BOOK 10, AT PAGE 96, OF RECORDS OF SURVEY
6. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS. THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.  
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

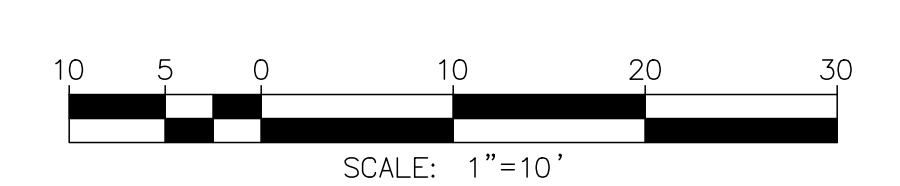


### SYMBOL LEGEND:

CONTROL	HV-1 1350.00	V-1 1350.00	ROADWAYS	PAVEMENT MARKINGS AND SIGNAGE	RAILROAD AND TRANSIT	UTILITY (WET)	UTILITY (DRY)	LANDSCAPING AND TERRAIN
AWNING			EDGE OF DIRT	PARKING STRIPES	RAIL SIGNAL	CATCH BASIN	POWER POLE	TREES
BUILDING			EDGE OF CONC.	ROAD STRIPING	RAIL SIGNAL	PIPE LINE	GUY WIRE	SINGLE TREE
POOL			EDGE OF ASPH.	SIGN	BARRIERS	VALVE	POWER POLE W/ STREET LIGHT	INDEX CONTOUR
					FENCE	FIRE HYDRANT	STREET LIGHT	INTER CONTOUR
					WALL	MANHOLE	PALM	
					RETAINING WALL	STANDPIPE	TRAFFIC SIGNAL	
					GUARD RAIL	TANK	MISCELLANEOUS	
						DROP INLET	VAULT	

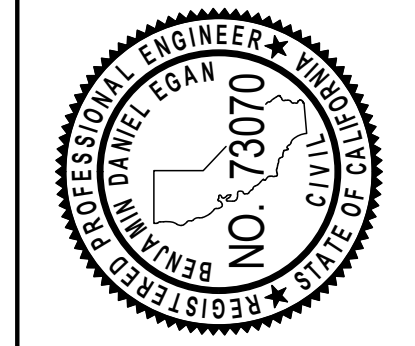
### DISCLAIMER:

INFORMATION SHOWN IS COMPILED STRICTLY FROM THE FIELD SURVEY AND PUBLIC RECORDS LIMITED TO OFFICIAL MAPS FILED IN THE COUNTY SURVEYORS OFFICE ALONG WITH ITEMS IDENTIFIED IN PRELIMINARY TITLE REPORT 621693580 DATED JULY 19, 2021 BY LAWYERS TITLE. THE SURVEYOR ASSUMES NO LIABILITY FOR THE COMPLETENESS OF SAID REPORT AND CONSTRAINTS PLOTTED HEREON MAY NOT BE EXHAUSTIVE. THE CLIENT IS ADVISED TO CONTACT THE CITY FOR ADDITIONAL INFORMATION ON BUILDING DESIGN REGULATIONS.



NO.	DATE	DESCRIPTION	BY	DATE	APP'D	DATE

**EGAN CIVIL, INC.**  
REGISTERED PROFESSIONAL ENGINEER  
NO. 73070  
P.O. BOX 5282, LA QUINTA, CA 92248-5282  
(760) 404-7653 WWW.EGANCIVIL.COM



CITY LIFESTYLE GROUP, LLC  
C/O : BILL EDEN  
2342 N. SAN GORGONIO ROAD  
PALM SPRINGS, CA 92262

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA  
VIA OLIVERA, PALM SPRINGS, CA 92264  
**TENTATIVE PARCEL MAP NO. 38400**  
FOR CONDOMINIUM PURPOSES  
FOR OR SE. 1/4 OF SEC 3, T4S, R4E, S3B.M.

DRAWN BY: TE/BOE  
CHECKED BY: BOE  
SCALE: AS NOTED  
JOB NUMBER: 20210694  
DATE: SEPTEMBER 6, 2022

SHEET  
**1 of 1**  
FILE NO. 20210694

# PRELIMINARY GRADING PLAN - VIA OLIVERA - TPM NO. 38400

**PROJECT DESCRIPTION:**

A PROPOSED MULTI-FAMILY RESIDENTIAL CONDOMINIUM PROJECT CONSISTING OF (3) UNITS, (7) PARKING SPACES, SMALL POOLS, LANDSCAPING AND IRRIGATION IMPROVEMENTS. PROJECT PROPOSES TO DEDICATE 25' WIDE RIGHT-OF-WAY IDENTIFIED AS LOT "A" HEREON FOR PUBLIC STREET AND UTILITY PURPOSES.

**OWNER/SUBDIVIDER:**

CITY LIFESTYLE GROUP, LLC  
C/O : BILL EDEN  
2342 N. SAN GORGONIO ROAD  
PALM SPRINGS, CA 92262

**GENERAL PLAN DESIGNATION:**

GENERAL PLAN DESIGNATION: MU  
MIXED-USE/MULTI-USE

**ZONING:**

ZONING: C-1 & R-2  
GENERAL COMMERCIAL & MULTI-FAMILY RESIDENTIAL

**UTILITY COMPANIES:**

GAS CO. SOUTHERN CALIFORNIA GAS  
POWER CO. SOUTHERN CALIFORNIA EDISON COMPANY  
WATER CO. MISSION SPRINGS WATER  
SEWER CO. PALM SPRINGS  
SCHOOL DISTRICT PALM SPRINGS UNIFIED SCHOOL DISTRICT

**ASSESSOR'S PARCEL NO.:**

504-270-002

**FEMA FLOOD ZONE INFORMATION:**

FEMA MAP PANEL 06065C1556 G - EFFECTIVE AUGUST 28, 2008 - ZONE X - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

**CURRENT LAND USE:**

VACANT LOT

**LOT AREA:**

AREA = 13,085± S.F. (0.3± AC.)

**PROPOSED LAND USE:**

MULTI-FAMILY RESIDENTIAL

**RELATED CASE NUMBERS:**

NONE

**OWNER:**

CITY LIFESTYLE GROUP, LLC  
C/O : BILL EDEN  
2342 N. SAN GORGONIO ROAD  
PALM SPRINGS, CA 92262

**PROJECT ADDRESS:**

VIA OLIVERA  
PALM SPRINGS, CA 92264

**BUILDING AREA SUMMARY:**

UNIT 1 1,455 SQUARE FEET  
UNIT 2 1,120 SQUARE FEET  
UNIT 3 1,455 SQUARE FEET

**BASIS OF BEARINGS:**

BEARING SHOWN HEREON ARE BASED ON THE CENTERLINE OF VIA OLIVERA, AS SHOWN BY A MAP ON FILE IN BOOK 462, PAGES 41 THROUGH 43 INCLUSIVE OF MAPS, RECORDS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, BEING: SOUTH 89°57'00" WEST.

**BENCHMARK:**

BENCHMARK: PS  
ELEVATION: 562.312 DATUM: NGVD29

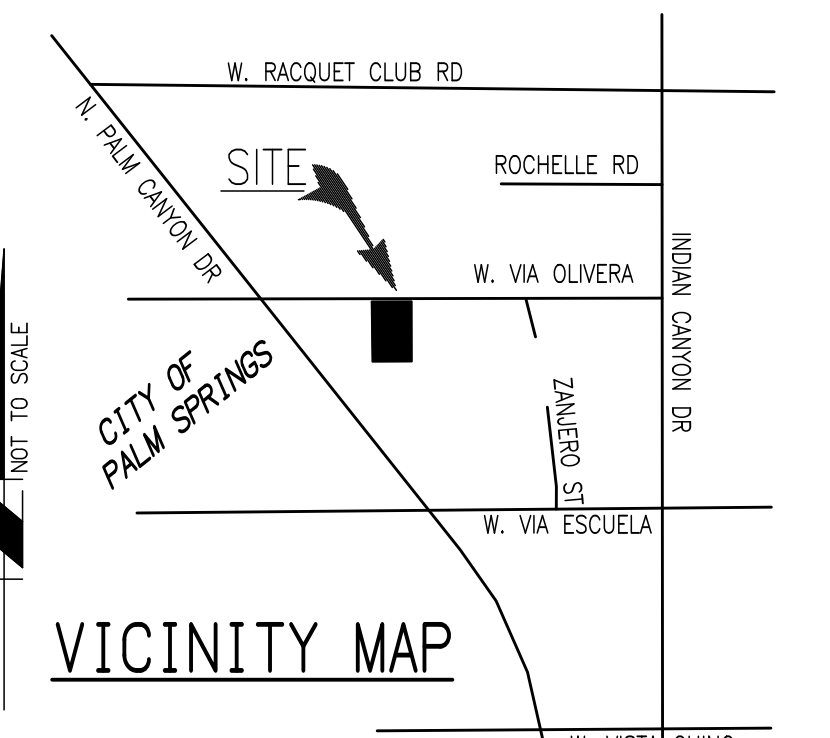
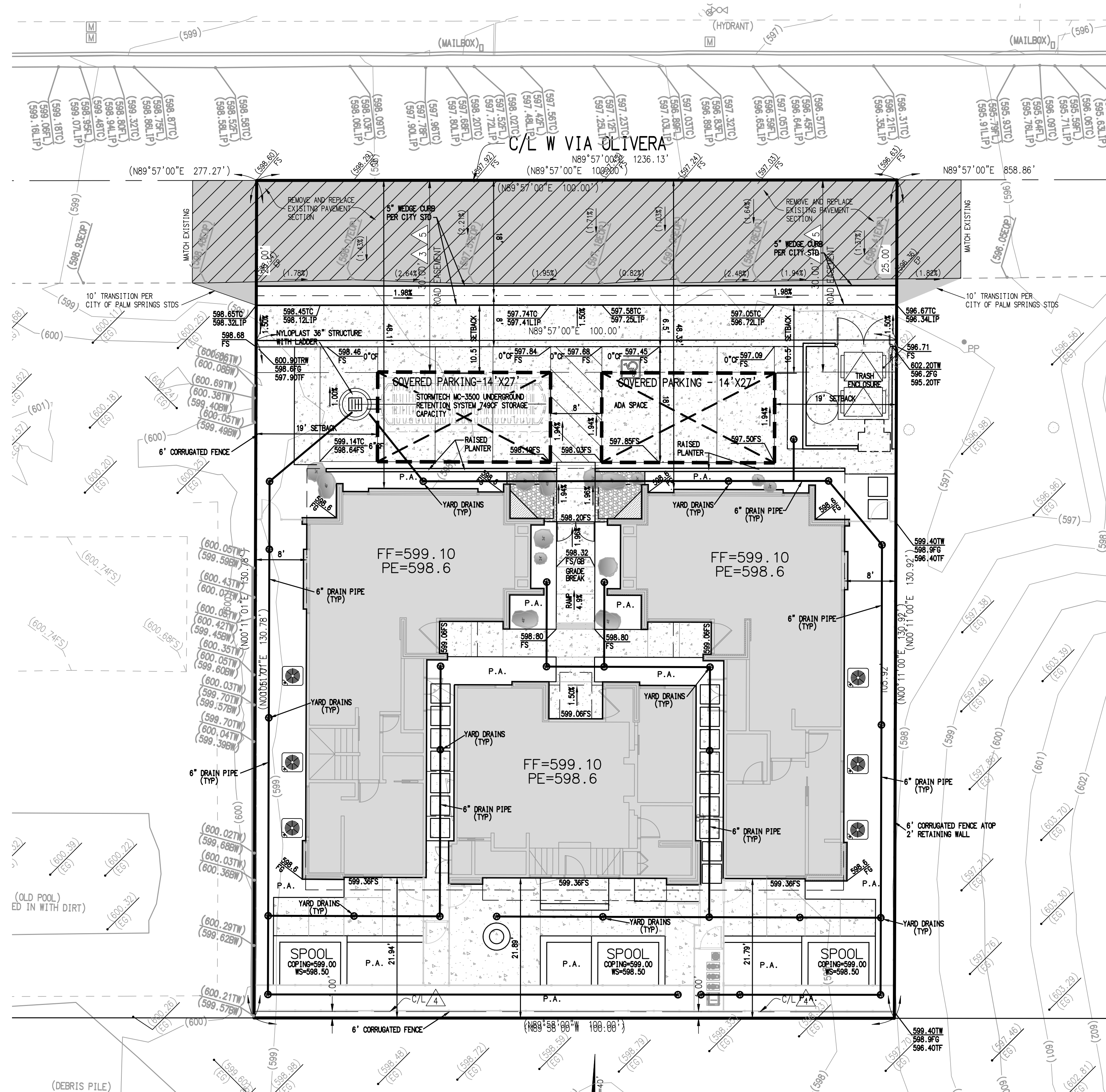
DESCRIPTION: U.S.C. AND G.S BRASS CAP K-753 AT BACK OF SIDEWALK S.W. CORNER OF VISTA CHINO AND INDIAN AVENUE.

**RECORD DATA:**

( ) DENOTES RECORD DATA PER DEED  
REC. 11/26/2003 DOC# 2003-936231

**SERVICES:**

ELECTRICITY: SOUTHERN CALIFORNIA EDISON COMPANY (760) 202-4250  
SEWER: PALM SPRINGS, SEPTIC (760) 323-8166  
WATER: MISSION SPRINGS WATER (760) 329-6448  
TELEPHONE: VERIZON (760) 778-3603  
GAS: SO. CALIFORNIA GAS CO. (800) 427-2200  
CABLE T.V.: TIME WARNER CABLE (760) 674-5452  
SCHOOL: PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 416-8000



**LEGAL DESCRIPTION:**

THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:  
ALL THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION.  
THENCE NORTH 00° 11' EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER 1324.26 FEET;  
THENCE NORTH 89° 58' WEST 710.56 FEET TO A POINT ON THE NORTHEASTLY LINE OF THE STATE HIGHWAY;  
THENCE NORTH 38° 24' WEST ALONG THE NORTHEASTLY LINE OF SAID STATE HIGHWAY 842.95 FEET;  
THENCE SOUTH 89° 57' EAST 277.27 FOR THE TRUE POINT OF BEGINNING;  
THENCE SOUTH 89° 57' EAST 100 FEET TO A POINT, SAID POINT BEING THE NORTHWEST CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO A. ED. WEISS, ET UX BY DEED RECORDED MAY 2, 1946 IN BOOK 742, PAGE 370 OF OFFICIAL RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.  
THENCE SOUTH 0° 11' WEST ALONG THE WESTERLY LINE OF SAID PARCEL 130 FEET MORE OR LESS TO A POINT ON THE SOUTHERLY LINE OF THAT CERTAIN PARCEL DEEDED TO S. E. HENDERSON AND DOROTHY E. HENDERSON BY DEED RECORDED FEBRUARY 14, 1946 IN BOOK 724, PAGE 594 OF OFFICIAL RECORDS OF SAID RIVERSIDE COUNTY;  
THENCE NORTH 89° 58' WEST A DISTANCE OF 100 FEET;  
THENCE NORTHERLY IN A DIRECT LINE 130 FEET MORE OR LESS TO THE POINT OF BEGINNING.

**EASEMENTS AND TITLE REPORT MATTERS**

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
2. EASEMENT(S) IN FAVOR OF THE PUBLIC OVER ANY EXISTING ROADS LYING WITHIN SAID LAND.
3. AN EASEMENT FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:  
IN FAVOR OF: HENDERSON AND LAWLER, INC., A CORPORATION  
PURPOSE: ROAD PURPOSES  
RECORDING DATE: MAY 14, 1947  
RECORDING NO: BOOK 835, PAGE 279, OF OFFICIAL RECORDS AND MESNE DOCUMENTS OF RECORD  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS GRANTED IN A DOCUMENT:  
GRANTED TO: CALIFORNIA ELECTRIC POWER COMPANY  
PURPOSE: ELECTRIC LINES AND TELEPHONE LINES AND CABLES, UPON AND BY MEANS OF ONE LINE OF PIPE, FOR THE TRANSMISSION OF ELECTRIC ENERGY  
RECORDING DATE: FEBRUARY 10, 1949  
RECORDING NO: BOOK 1055, PAGE 391, OF OFFICIAL RECORDS  
AFFECTS: SAID LAND MORE PARTICULARLY DESCRIBED THEREIN
5. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER MATTERS SHOWN ON MAP: BOOK 10, AT PAGE 96, OF RECORDS OF SURVEY
6. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD. IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING.
7. ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.  
THE COMPANY WILL REQUIRE, FOR REVIEW, A FULL AND COMPLETE COPY OF ANY UNRECORDED AGREEMENT, CONTRACT, LICENSE AND/OR LEASE, TOGETHER WITH ALL SUPPLEMENTS, ASSIGNMENTS AND AMENDMENTS THERETO, BEFORE ISSUING ANY POLICY OF TITLE INSURANCE WITHOUT EXCEPTING THIS ITEM FROM COVERAGE.  
THE COMPANY RESERVES THE RIGHT TO EXCEPT ADDITIONAL ITEMS AND/OR MAKE ADDITIONAL REQUIREMENTS AFTER REVIEWING SAID DOCUMENTS.

**LEGEND:**

TW	TOP OF BLOCK WALL	EXISTING CONTOUR	----- (100) -----
TF	TOP OF FOOTING	PROPOSED CONTOUR	----- 100 -----
TC	TOP OF CURB	EXISTING ELEVATION	..... (100.50) .....
FS	FINISH SURFACE	FINISHED ELEVATION	..... 101.50 .....
GB	GRADE BREAK	DRAINAGE SWALE	----->-----
HP	HIGH POINT	PROPERTY LINE	----->-----
FF	FINISH FLOOR	CENTERLINE	----->-----
PE	PAD ELEVATION	RIGHT-OF-WAY (R/W)	----->-----
C&G	CURB & GUTTER	EXIST. 8" SEWER LINE	-----S8-----
R/W	RIGHT-OF-WAY	EXIST. 8" WATER LINE	-----W8-----
CPS	CITY OF PALM SPRINGS	RETAINING WALL	----->-----
C/L	CENTERLINE	SCREEN/GARDEN WALL	----->-----
( )	EXISTING	CONCRETE FINISH	----->-----

NO.	REVISION	APPROVED	DATE

**DIG ALERT** CALL 811  
DIAL TOLL FREE 800-422-4133  
AT LEAST TWO DAYS BEFORE YOU DIG  
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

**EGAN CIVIL, INC.**  
PO BOX 5282 LA QUINTA, CA 92248-5282  
(760) 404-7663 WWW.EGANCIVIL.COM

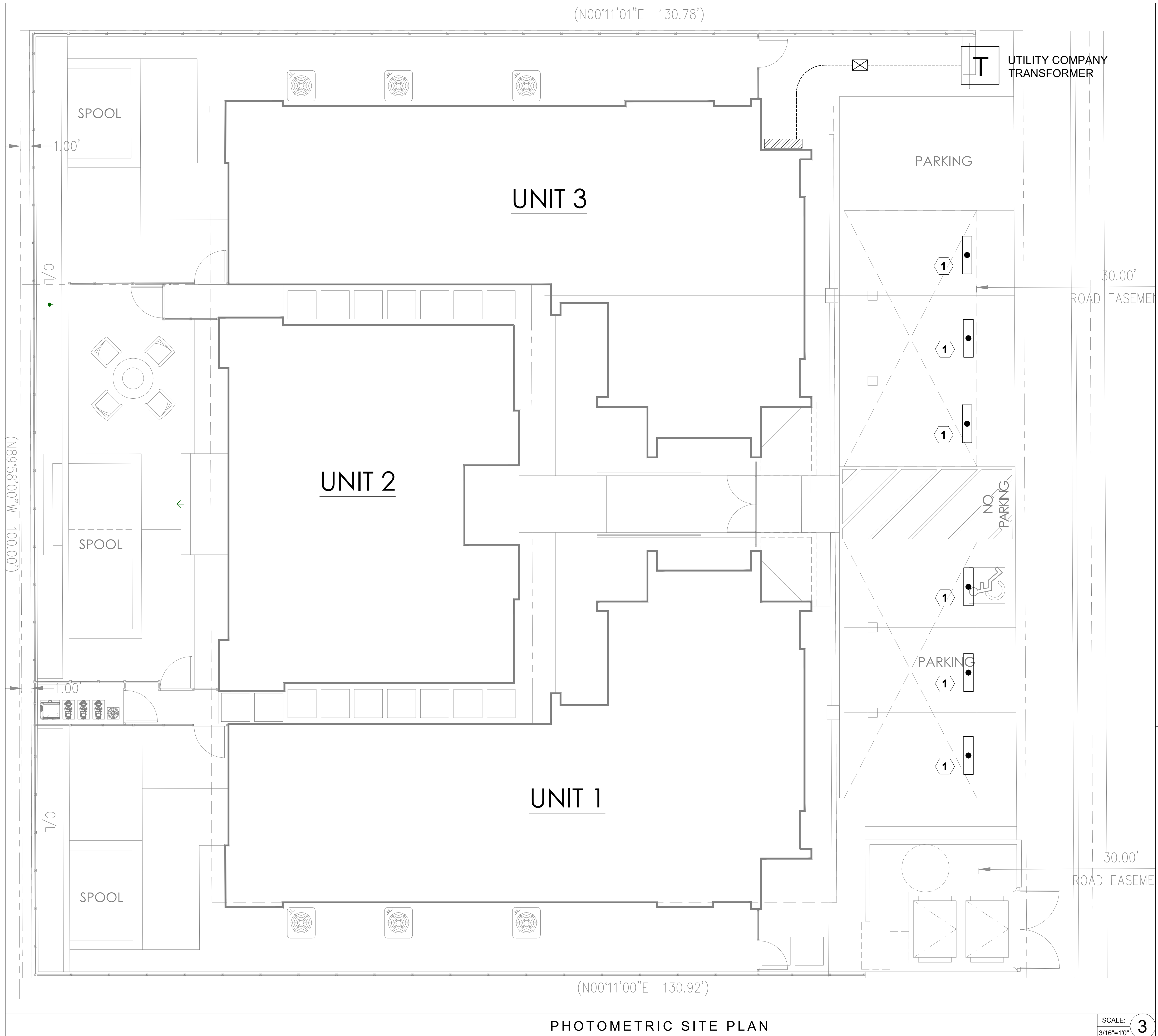
DESIGN BY: JMB  
CHECKED BY: BDE  
DATE: 9/6/2022

REGISTERED PROFESSIONAL ENGINEER  
JOHN M. BRUDN  
No. 41836  
CIVIL  
STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER  
BENJAMIN DANIEL EGAN  
No. 73070  
CIVIL  
STATE OF CALIFORNIA

CITY OF PALM SPRINGS, CALIFORNIA  
**PRELIMINARY GRADING PLAN**  
VIA OLIVERA, PALM SPRINGS, CA 92262  
LOCATED IN A POR. OF NE 1/4 OF SW 1/4, SEC 3, T4S, 4E, S.B.M.

PLOT DATE: 9/6/2022  
SHEET 1 OF 1 SHEETS



**BDA30 | DARYL**  
Linear asymmetric LED luminaire for outdoor locations

**FEATURES**

- The BDA30 | DARYL is a linear outdoor luminaire with a high-performance aluminum housing, optimized for outdoor use. It features a high-quality, asymmetric LED luminaire design. The 3-1/4" x 3" x 2-3/16" luminaire is designed for easy installation and maintenance. It is available in multiple finishes and is suitable for use in a variety of outdoor environments.

**SPECIFICATIONS**

- Material: Extruded aluminum housing, powder-coated finish
- Finish: Multiple finishes available
- Internal: Acrylic lens and an extruded acrylic lens with a high-quality, asymmetric LED luminaire design
- Mounting: Standard mounting for surface or pole mounting
- Dimensions: 3-1/4" x 3" x 2-3/16"
- Weight: 0.5 lbs
- Power: 25.2W
- Beam Spread: 110°
- Color Temperature: 2700K
- Life Span: 50,000 hours

**PERFORMANCE**

Model	Wattage	Beam Spread	Color Temp	Life Span
BDA30-22-27-ND-R-S-A-ESS-SN-AW	25.2W	110°	2700K	50,000 hours

**DETAILS**

22 • 27 • ND • R • S • A • ESS • SN • AW

MODEL: BDA30-22-27-ND-R-S-A-ESS-SN-AW

WATTAGE: 25.2W

BEAM SPREAD: 110°

COLOR TEMP: 2700K

LIFE SPAN: 50,000 hours

FINISH: Multiple finishes available

INSTALLATION: Standard mounting for surface or pole mounting

WEIGHT: 0.5 lbs

POWER: 25.2W

BEAM SPREAD: 110°

COLOR TEMP: 2700K

LIFE SPAN: 50,000 hours

**DARYL**  
BDA30 linear asymmetric LED luminaire

**FOR OUTDOOR LOCATIONS**  
Optimized for walkways, stairways and pedestrian bridges and tunnels

**MINIMAL BACKLIGHT & STRAYLIGHT**  
Extruded aluminum housing is fitted with internal shielding to minimize backlight and a louver to manage straylight

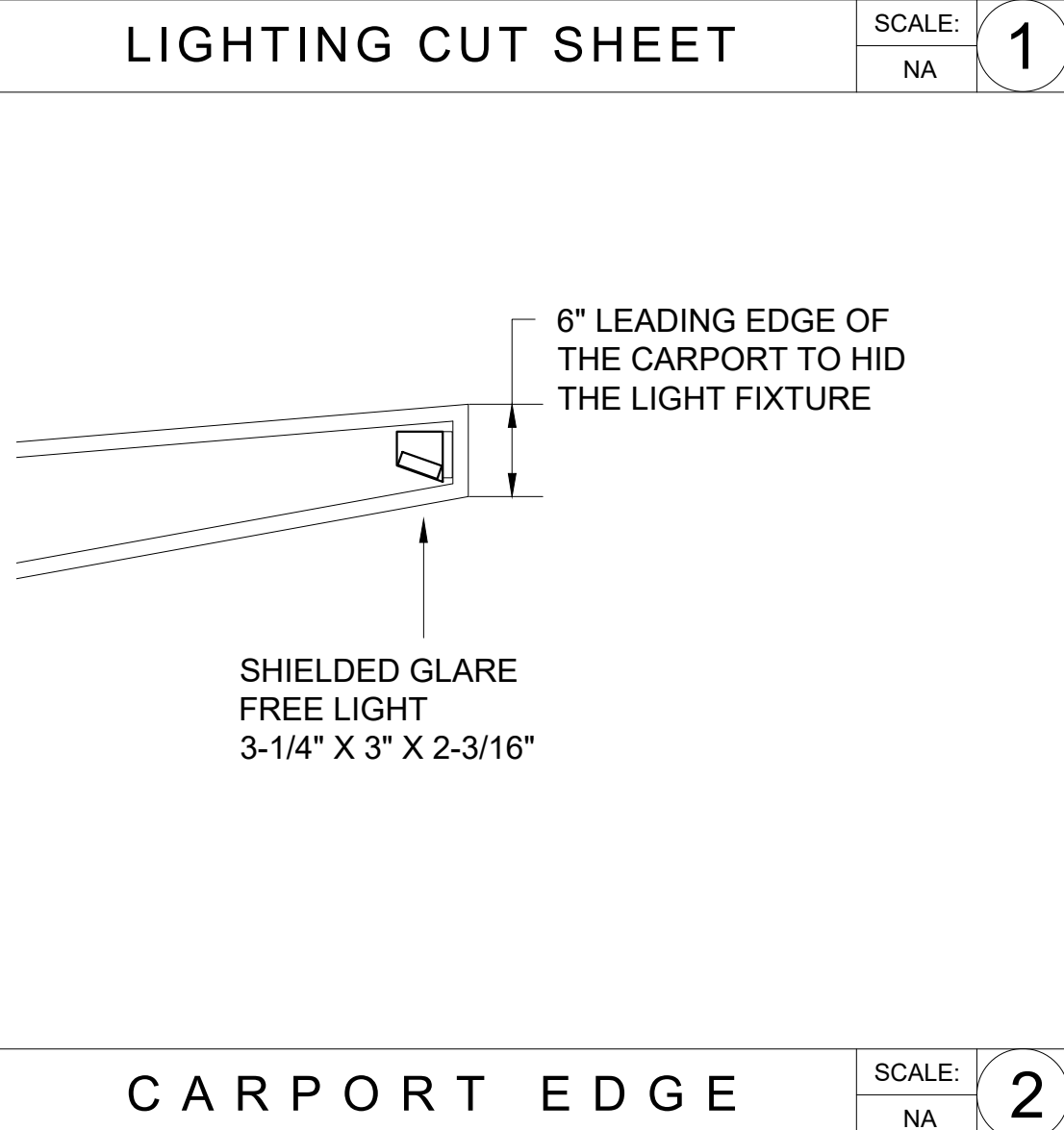
**SURFACE MOUNT**  
Included bracket assembly in matching finish mounts directly to a vertical surface or outdoor rectangular wall box

**ASYMMETRIC DISTRIBUTION**  
Type IV distribution and BUG rating of 00 U1 G1 accomplished with internal shielding, a louver and an extruded acrylic lens with engineered Fresnels

**LOUVER ASSEMBLY**  
Standard louver made from 20-gauge steel with 5/8" tall blades, spaced 1-1/4" apart; available in three powder coat finishes

**LIGHTING FIXTURE SCHEDULE**

TYPE	SPECIFICATION	WATTAGE	CCT	LUMEN
1	BARTCO LIGHTING #BDA30-22-27-ND-H-1-A-ESS-SN-AW	25.2	2700K	1581
2	-	-	-	-
3	-	-	-	-



**zbraun**  
DESIGNS

zayda@zbraundesigns.com  
760.898.4865  
www.zbraundesigns.com

**JEFFREY JURASKY & ASSOCIATES, INC**  
INTERIOR DESIGN & PLANNING

**JJA**

687 NORTH PALM CANYON DRIVE SUITE A  
PALM SPRINGS CA 92262

**RAYA**  
ARCHITECTURAL LIGHTING & ELECTRICAL DESIGN

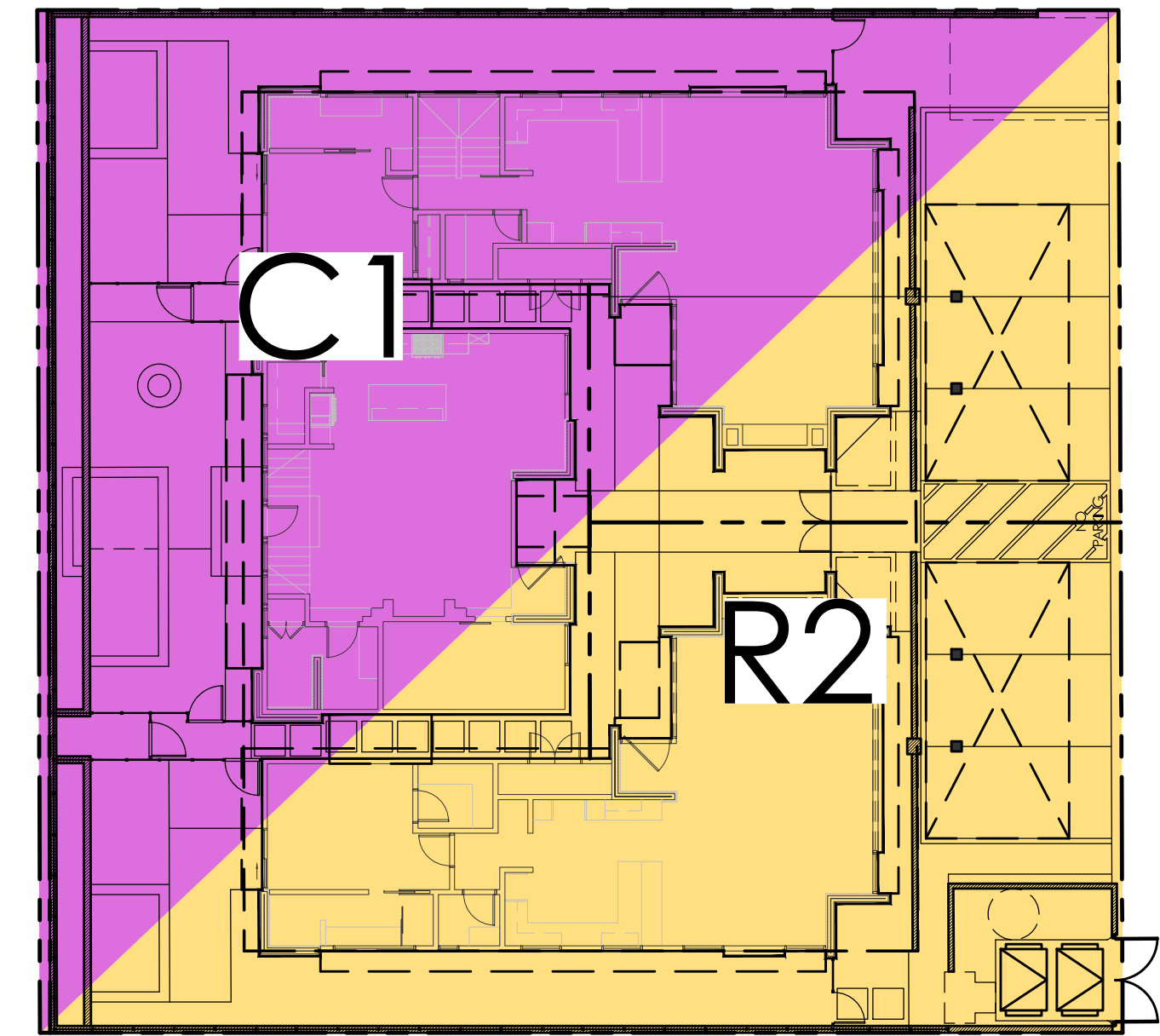
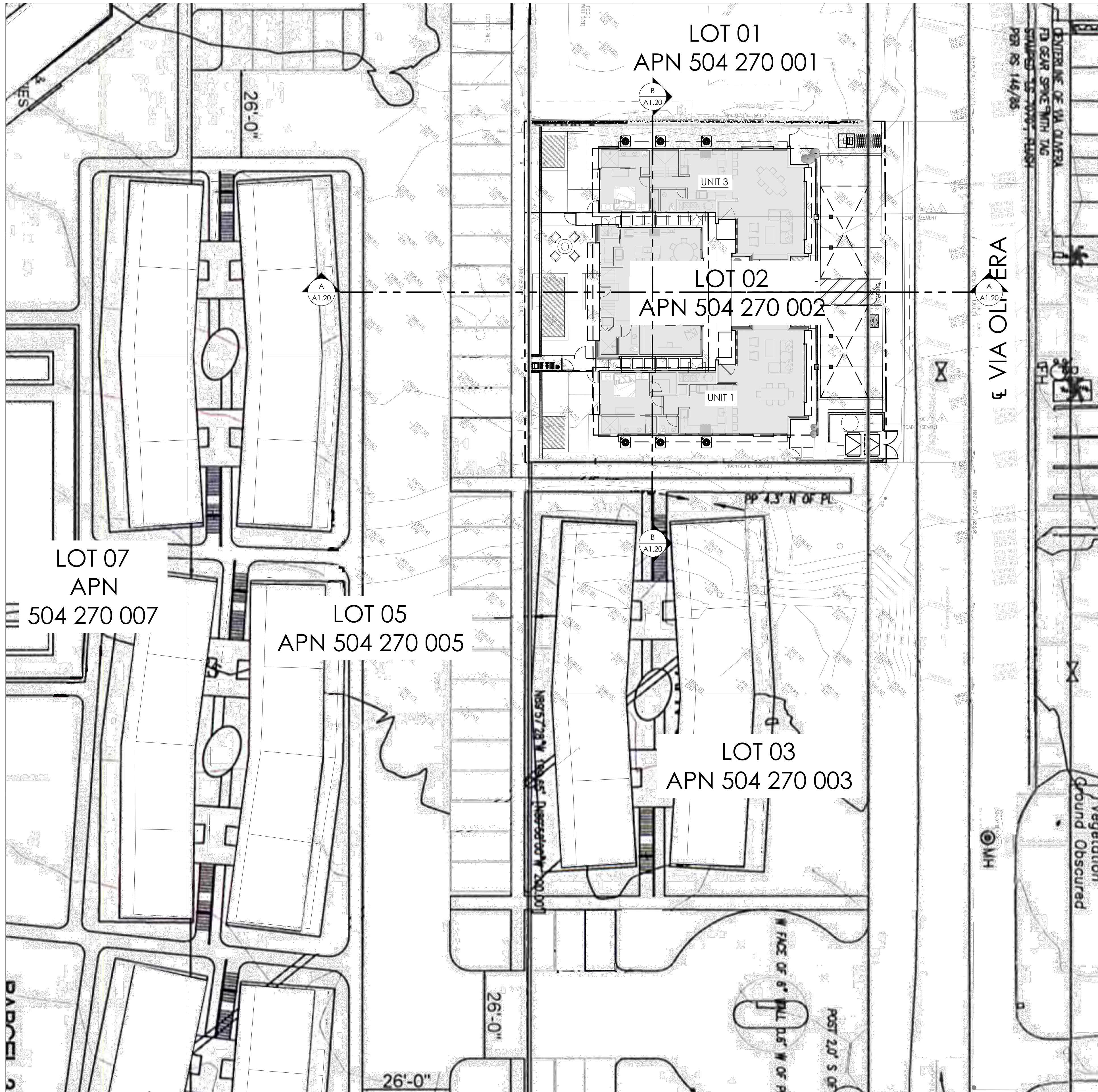
373 BOUQUET CANYON DR, PALM DESERT, CA 92211  
1494 UNION STREET, STE 802, SAN DIEGO, CA 92101  
760 - 902 - 9048 www.rayaightingdesign.com

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

PHOTOMETRIC SITE PLAN

Scale: 3/16"=1'-0"  
Date: 09.06.2022  
Sheet: E1.10





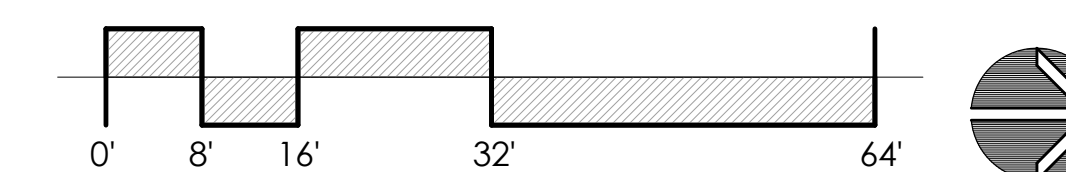
ZONING EXHIBIT

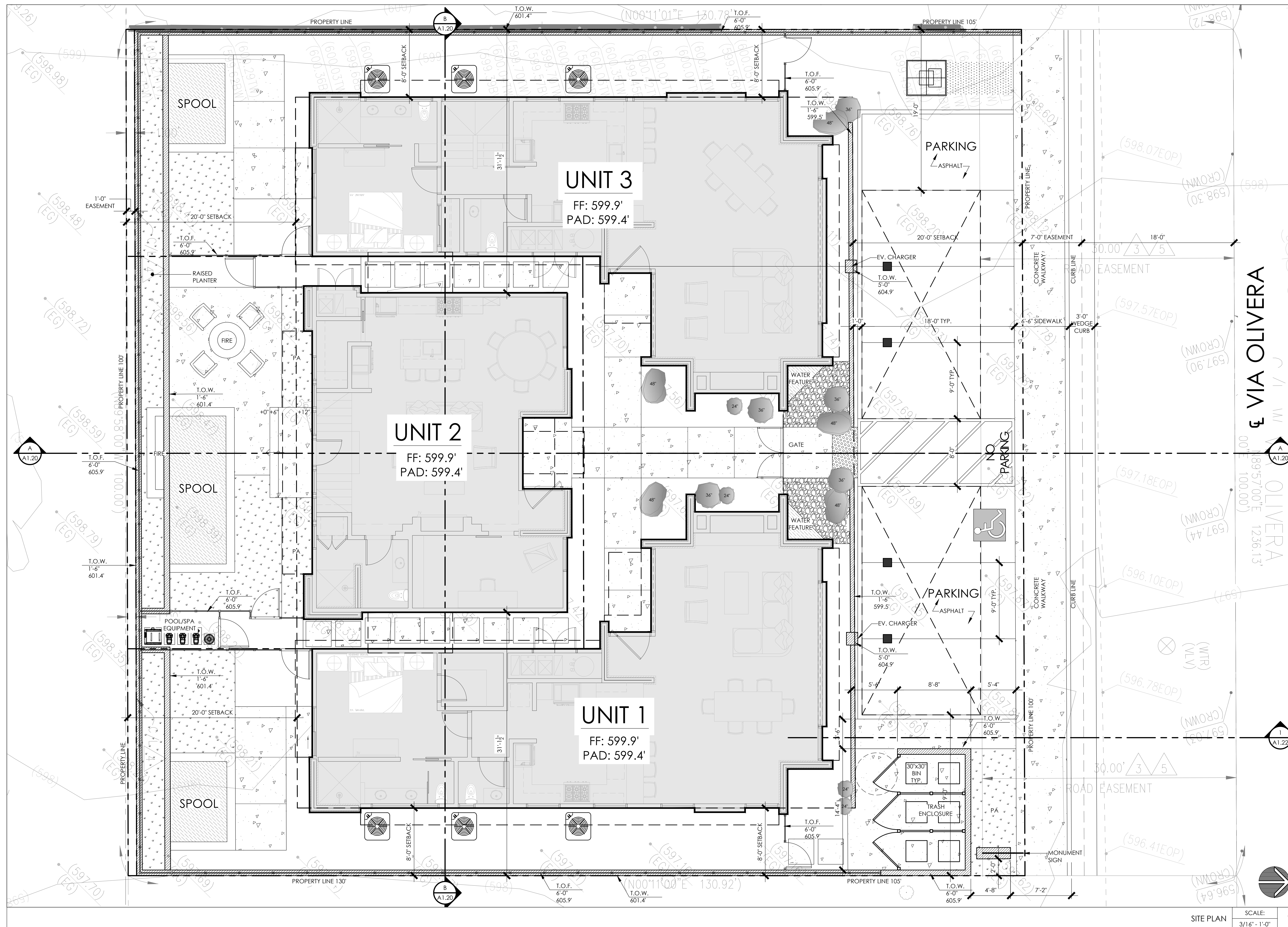
- C1 5289 SQ.FT.
- R2 5296 SQ.FT.

ABBREVIATIONS			
T.O.S.	TOP OF SHEATHING	T.O.P.	TOP OF PARAPET
T.O.F.	TOP OF FENCE	T.O.G.	TOP OF GLASS
T.O.B.	TOP OF BEAM	T.O.A.	TOP OF ARCH
T.O.M.	TOP OF SHEET METAL	B.O.A.	BOTTOM OF ARCH
A.F.F.	ABOVE FINISH FLOOR	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

**OVERALL SITE PLAN &  
ZONING PLAN**





zayda@zbraundesigns.com  
 760.898.4865  
 www.zbraundesigns.com



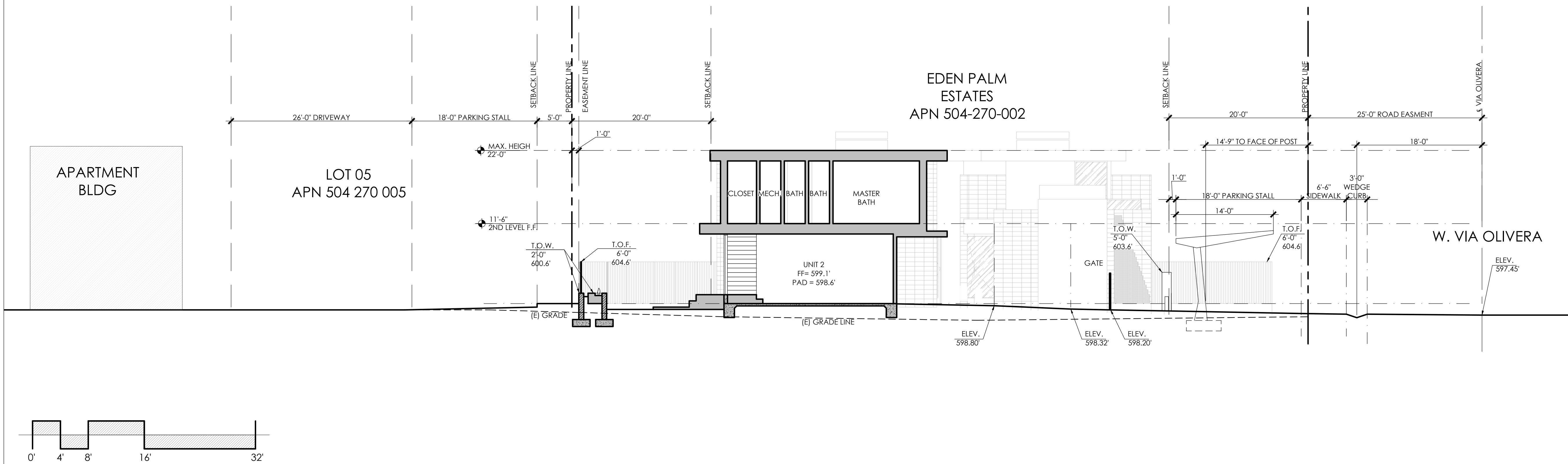
ABBREVIATIONS			
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T.O.F.	TOP OF FENCE	T.O.G.	TOP OF GLASS
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A.F.F.	ABOVE FINISH FLOOR ELEV.	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

TRI-PLEX CONDOMINIUM  
 COMPLEX  
 FOR  
**EDEN PALM ESTATES**  
 VIA OLIVERA  
 APN 504 270 002,  
 PALM SPRINGS, CA.

**SITE PLAN**

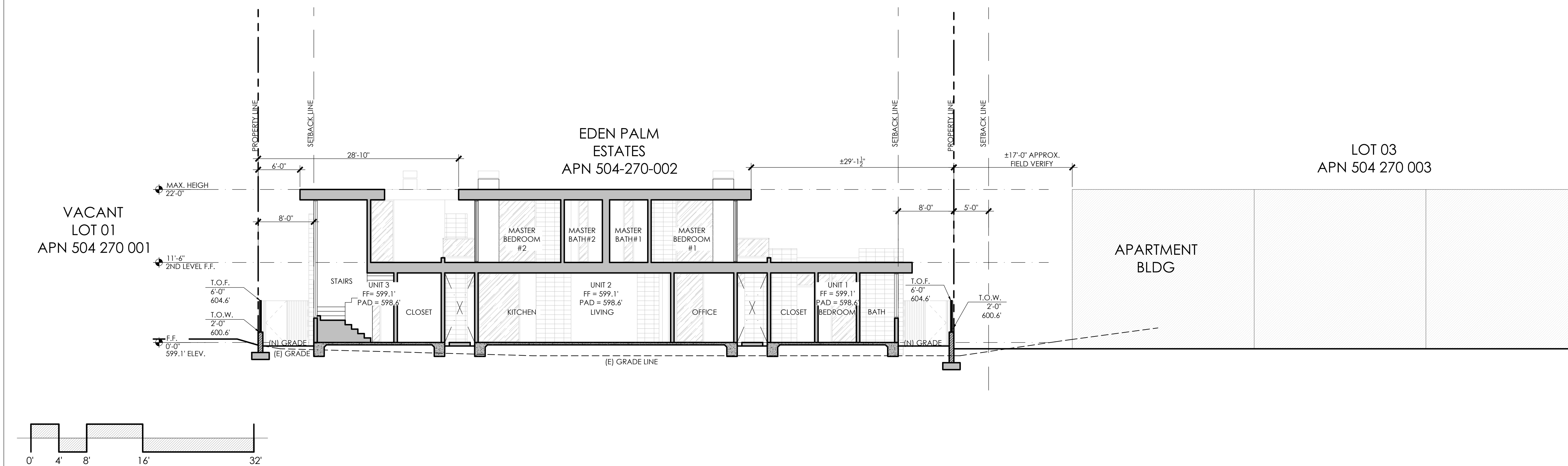
Scale: 3/16"=1'-0"  
 Date: 11.08.2022  
 Sheet: **A1.10**

EDEN PALM  
ESTATES  
APN 504-270-002



SITE SECTION SCALE: 1/8" = 1'-0" A

EDEN PALM  
ESTATES  
APN 504-270-002



SITE SECTION SCALE: 1/8" = 1'-0" B

ABBREVIATIONS			
T.O.S.	TOP OF SHEATHING	T.O.P.	TOP OF PARAPET
T.O.F.	TOP OF FINISH FLOOR	T.O.G.	TOP OF GLASS
T.O.B.	TOP OF BEAM	T.O.A.	TOP OF ARCH
T.O.M.	TOP OF SHEET METAL	B.O.A.	BOTTOM OF ARCH
A.F.F.	ABOVE FINISH FLOOR	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

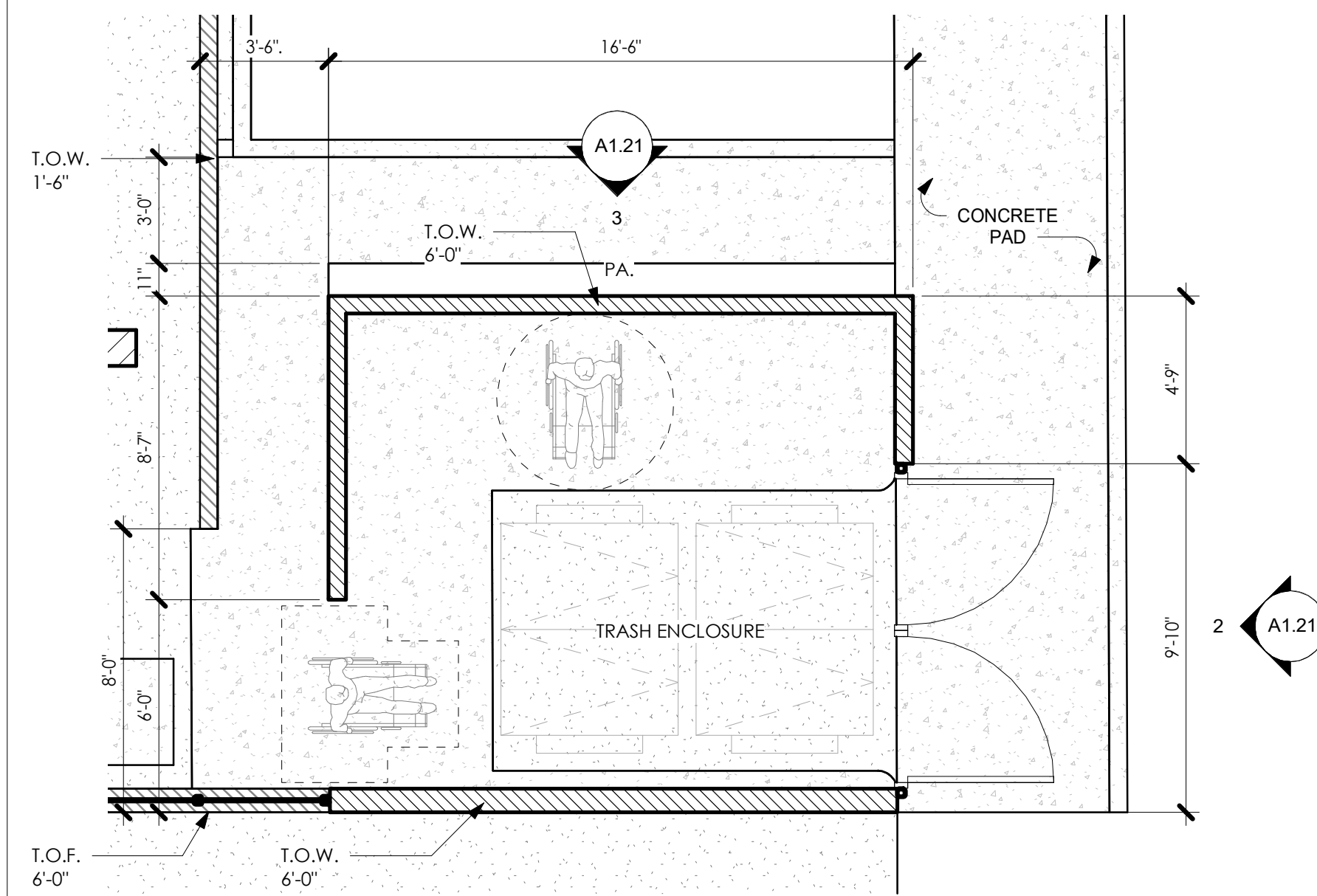
TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

SITE SECTIONS

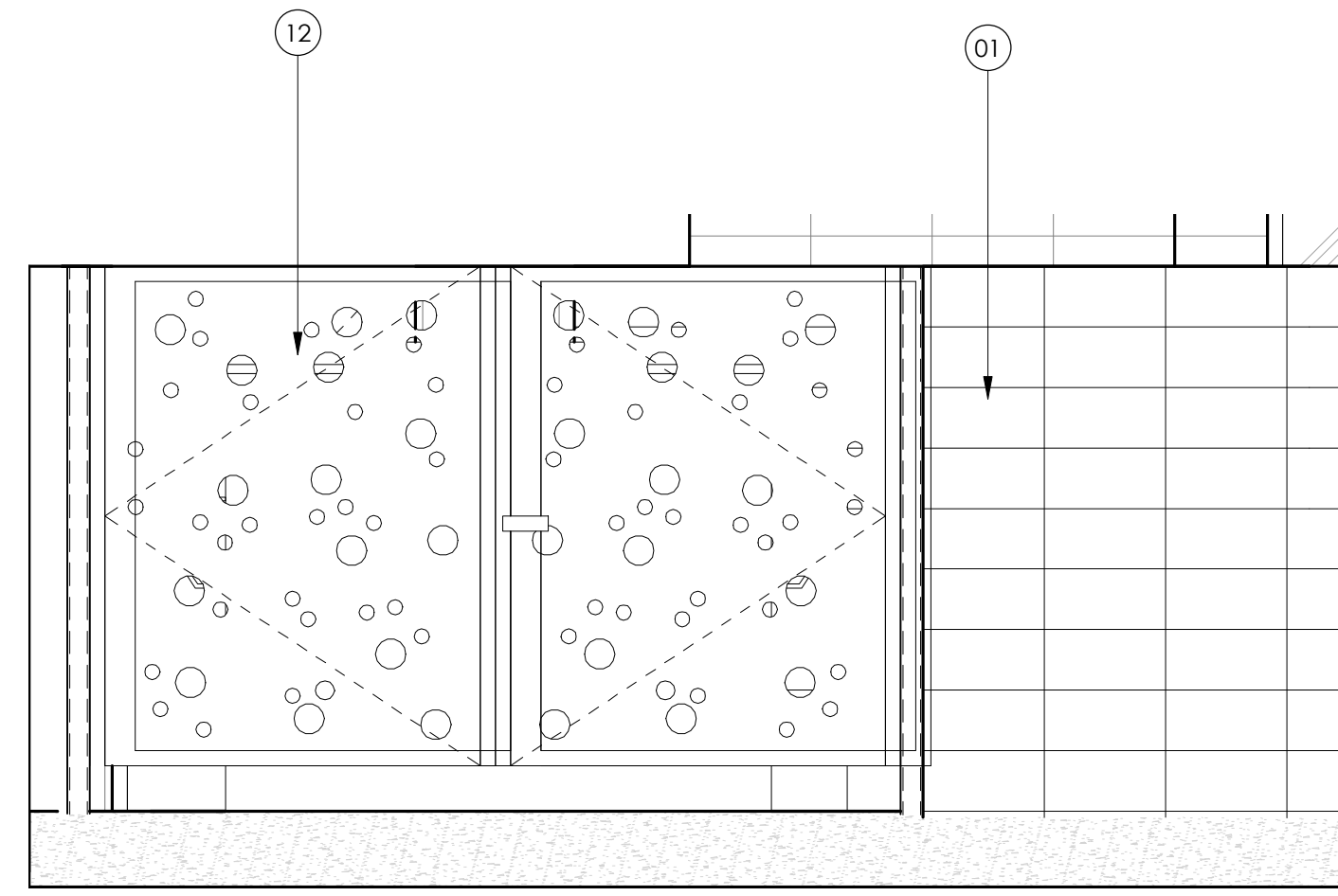
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Date: 09.08.2022  
Sheet: **A1.20**

**MATERIAL KEYNOTES**

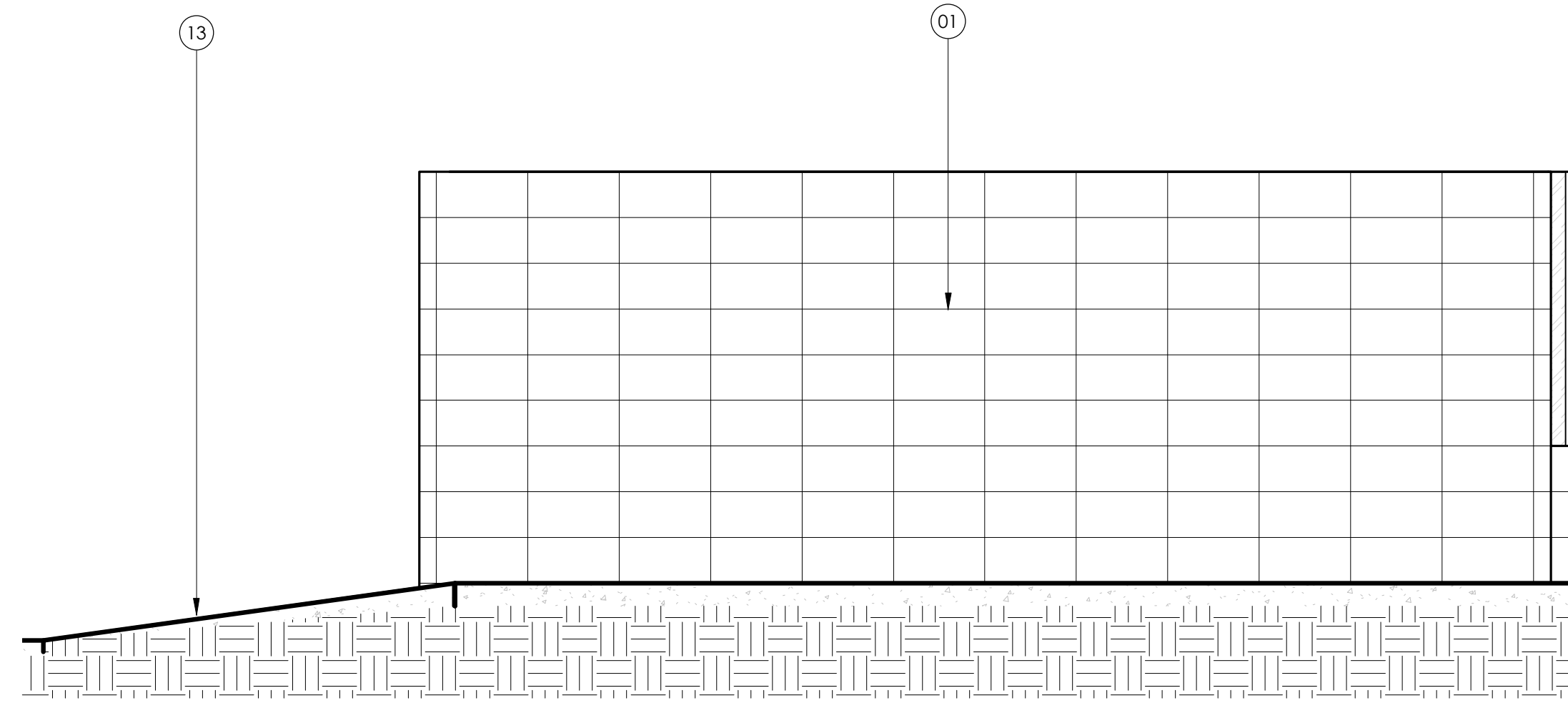
- 01 PERIMETER WALLS: ANGELUS BLOCK, COLOR NATURAL GRAY SHOTBLAST W/ 446 SPEC MIX MORTAR.
- 02 CMU WALL VENEER: ANGELUS BLOCK, COLOR GLACIER WHITE BURNISHED W/ 446 SPEC MIX MORTAR; OVER BROWN & SCRATCH COAT AND METAL LATH, ATTACHED PER CBC R703.8.
- 03 STUCCO: 7/8" CEMENT PLASTER, LIGHT DASH 30/30 FINISH PLASTER OVER METAL LATH AND 2 LAYERS OF 60 MIN BUILDING PAPER, INTEGRATED COLOR, PAINT COLOR: DUNN EDWARDS DEW396 "ESSENCE OF VIOLET" LRV 78
- 04 STUCCO: 7/8" CEMENT PLASTER, LIGHT DASH 30/30 FINISH PLASTER OVER METAL LATH AND 2 LAYERS OF 60 MIN BUILDING PAPER, INTEGRATED COLOR, PAINT COLOR: DUNN EDWARDS DES146 "CAMPFIRE" LRV 21
- 05 FASCIA: HSS STEEL TUBE PAINT FINISH, COLOR: DUNN EDWARDS DEA176 "IRON RIVER" LRV 8
- 06 WINDOWS AND SLIDING DOORS: FRAME: ALUMINUM, FINISH: DARK BRONZE ANODIZED GLAZING: 1" DUAL TEMPERED LOW E, GRAY TINT SEE DOOR AND WINDOW SCHEDULE
- 07 GLASS DOORS TO BE ALUMINUM HINGE DOOR MFR: MONUMENTAL WINDOWS AND DOORS STYLE: 6000 SERIES FINISH AND GLAZING TO MATCH WINDOWS
- 08 MECHANICAL DOORS: 1-3/4" SOLID CORE FIBERGLASS DOOR WITH HOLLOW METAL FRAMES, PAINT TO MATCH ADJACENT WALL
- 09 1/2" TEMPERED CLEAR GLASS RAILING, 42" A.F.F.
- 10 24 GA. GALV METAL SHROUD, PAINT TO MATCH FASCIA
- 11 ALUMINUM CLADDING POST AND BEAMS, FINISH TO MATCH WINDOW FRAMES
- 12 WROUGHT IRON GATE PRIME PAINT TO MATCH FASCIA.
- 13 4" CONCRETE SLAB WITH INTEGRATED COLOR, WIRE MESH REINFORCED, SALT FINISH, COLOR: DARK GRAY 860 BY DAVIS COLORS
- 14 METAL FENCE: 2.5" CORRUGATED METAL PANELS, COLOR TO MATCH ROOF FASCIA
- 15 FLAT ROOF TO BE CLASS "A" 18 PVC SINGLE PLY GO FULLY ADHERED ROOF SYSTEM 10 YEAR WARRANTY ICC-ES#2852, CRRC #0640-0009.



2 TRASH ENCLOSURE FRONT ELEVATION  
1/2" = 1'-0"



3 TRASH ENCLOSURE SIDE ELEVATION  
1/2" = 1'-0"



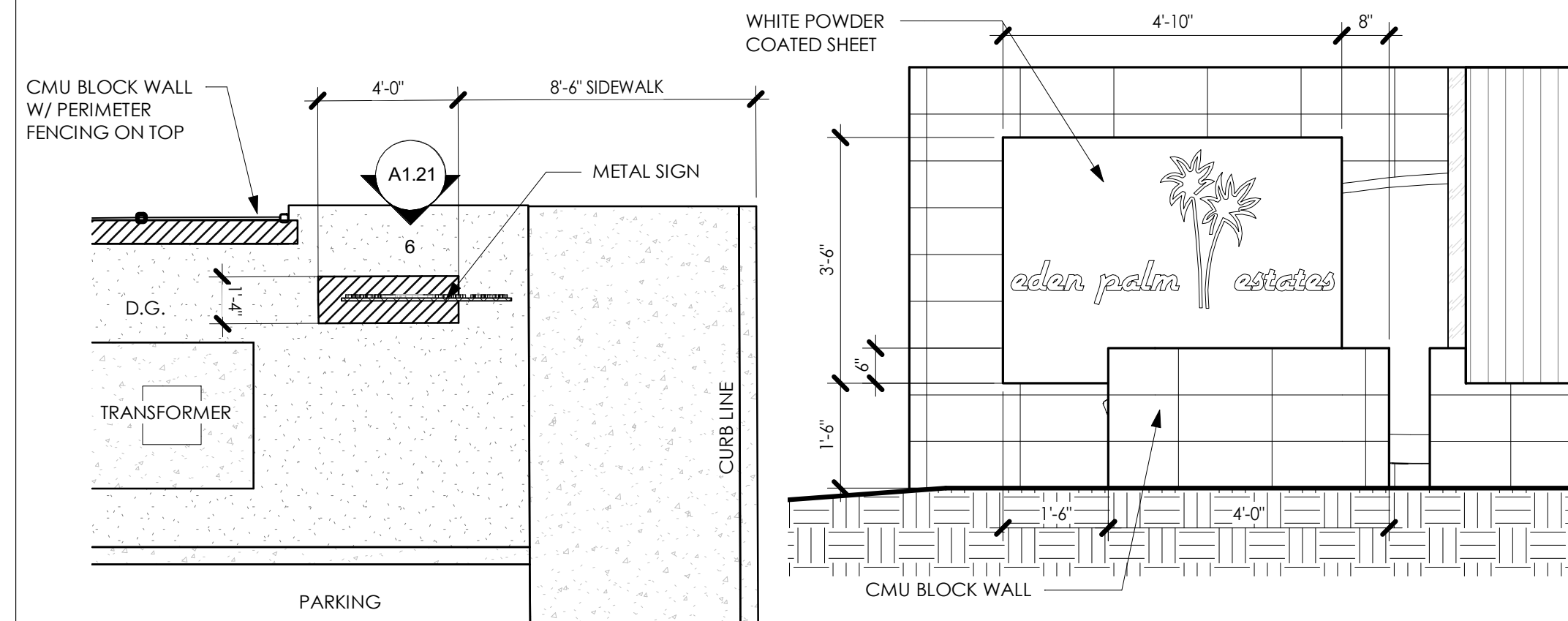
TRASH ENCLOSURE PLAN VIEW AND ELEVATIONS

SCALE: 1/4" = 1'-0" 1



TRASH ENCLOSURE PERSPECTIVE

SCALE: N.T.S. 4



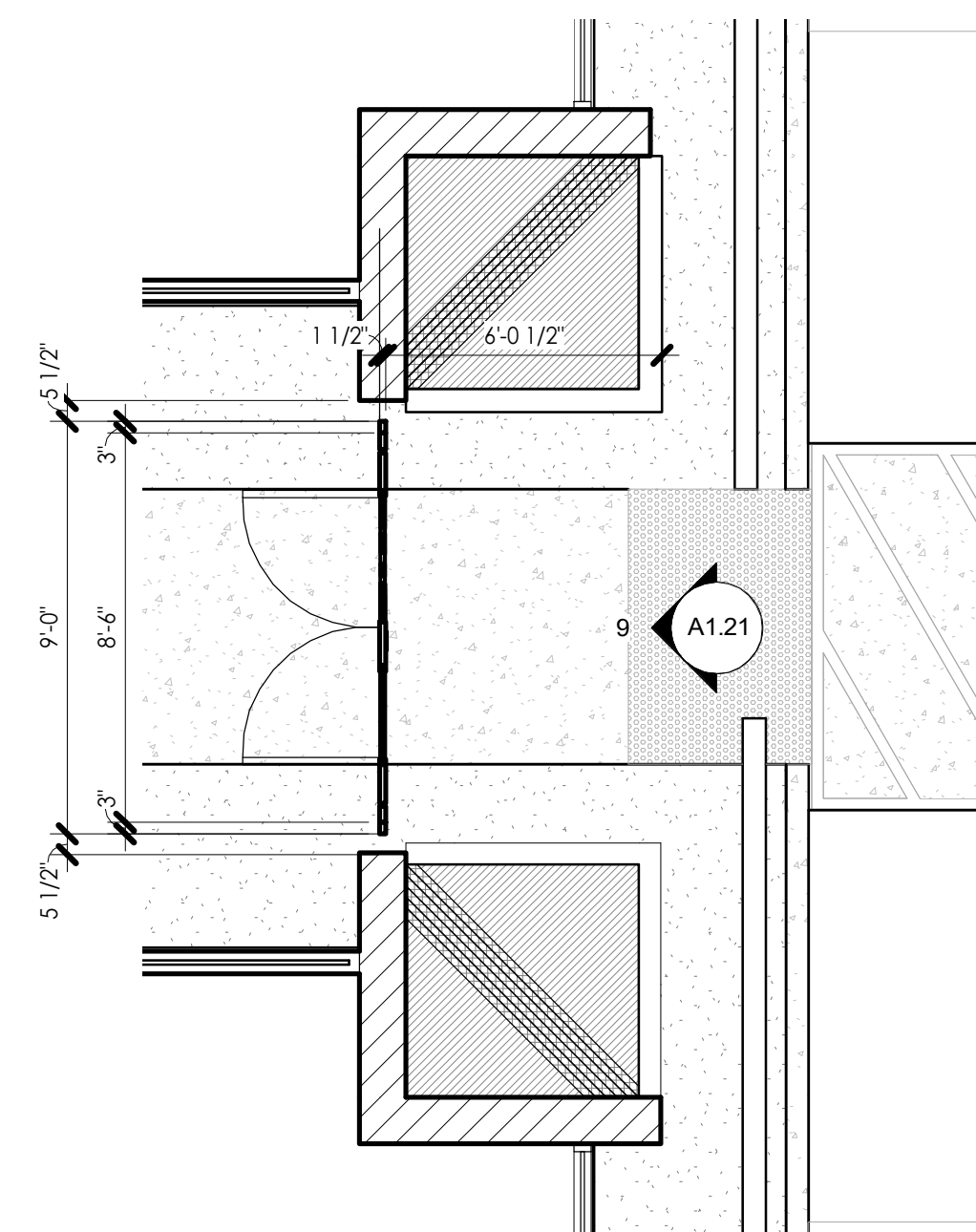
6 MONUMENT SIGN ELEVATION  
1/2" = 1'-0"



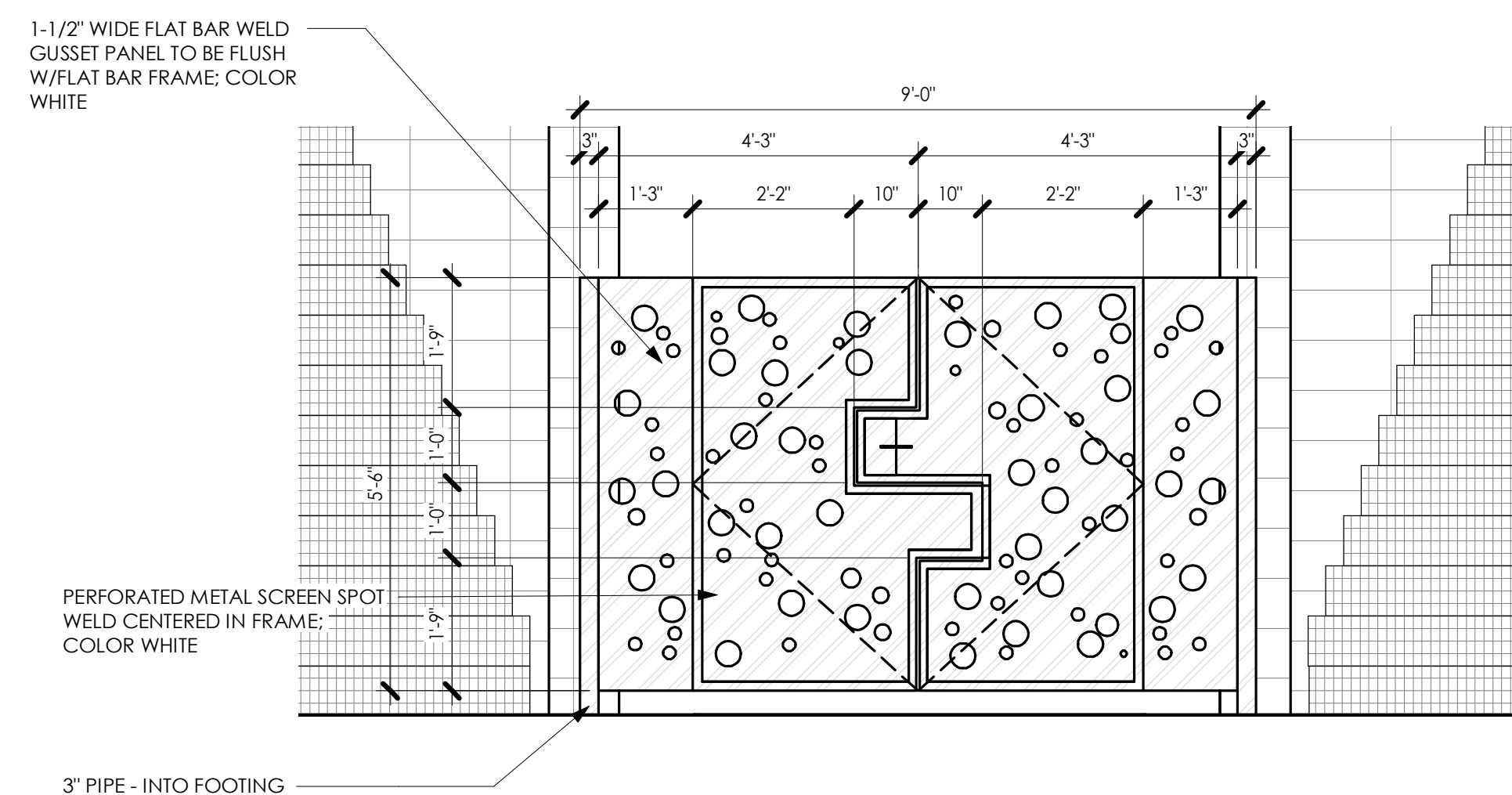
7 MONUMENT SIGN PERSPECTIVE

MONUMENT SIGN PLAN VIEW & ELEVATION

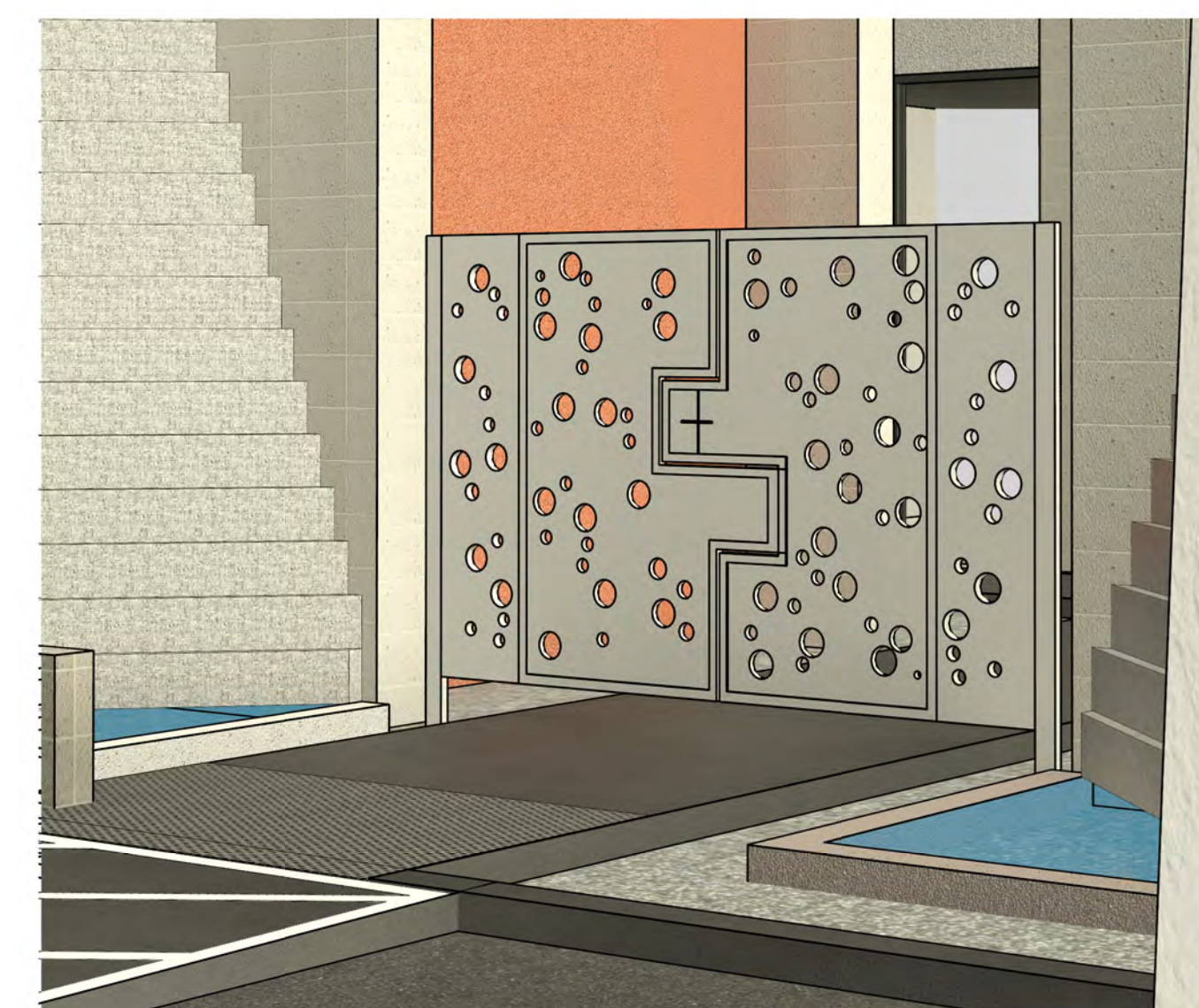
SCALE: 1/4" = 1'-0" 5



9 ENTRY GATE ELEVATION  
1/2" = 1'-0"



10 ENTRY GATE PERSPECTIVE



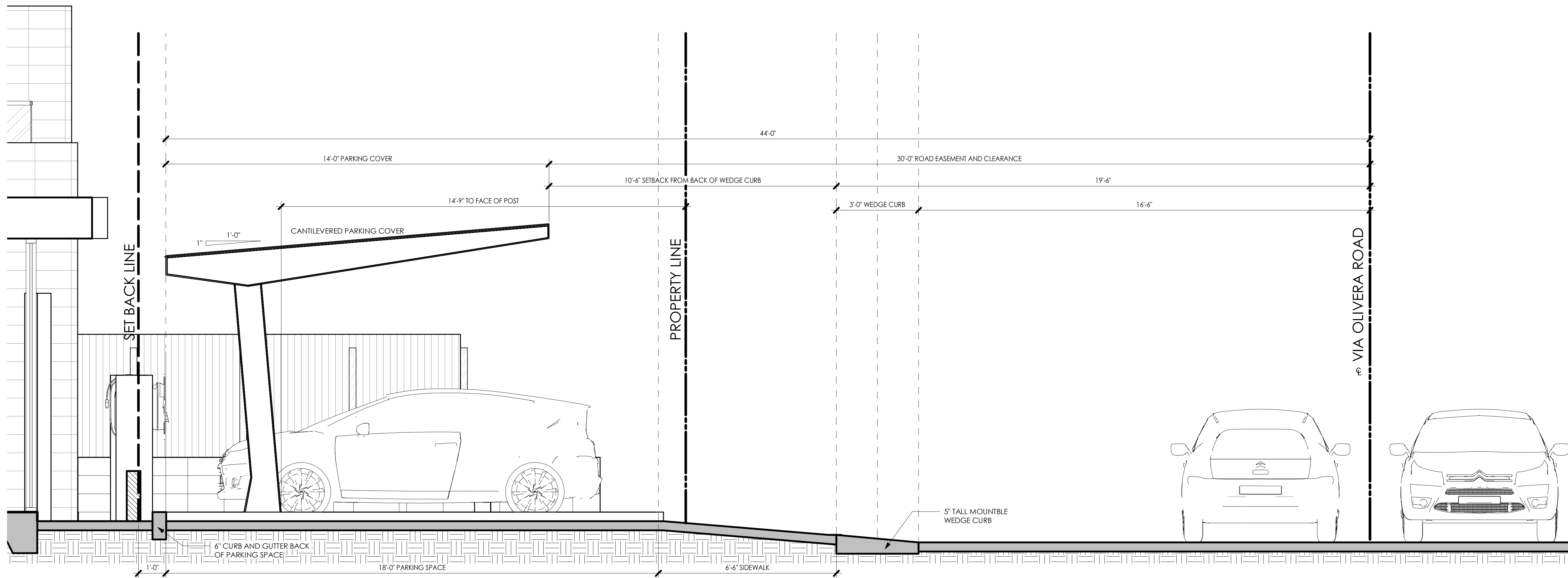
ENTRY GATE DETAIL

SCALE: 1/4" = 1'-0" 8

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES  
VIA OLIVERA  
APN 504.2770.002  
PALM SPRINGS, CA.

**TRASH ENCLOSURE  
DETAILS**

Scale: As indicated  
Date: 09.08.2022  
Sheet: A1.21



CARPORT SECTION  
SCALE: 1/2" = 1'-0" 1



CARPORT PERSPECTIVE  
SCALE: N.T.S. 2

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR

EDEN PALM ESTATES

VIA OLIVERA  
APN 504.2770.002  
PALM SPRINGS, CA.

CARPORT DETAIL

Scale: 1/2" = 1'-0"

Date: 09.08.2022

Sheet: A1.22



zayda@zbraundesigns.com  
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www.zbraundesigns.com



JEFFREY JURASKY & ASSOCIATES, INC.  
INTERIOR DESIGN & PLANNING  
687 NORTH PALM CANYON DRIVE SUITE A  
PALM SPRINGS CA 92262

#### WALL LEGEND

- 2x4 WOOD STUDS @ 16" O.C.
- 2x4 WOOD STUDS @ 16" O.C. WITH CMU VENEER
- 2x6 WOOD STUDS @ 16" O.C.

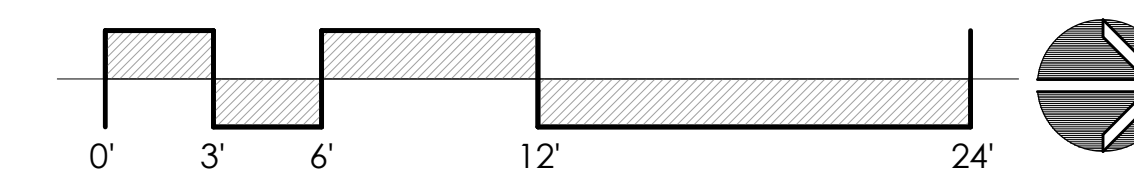
#### ABBREVIATIONS

T.O.S.	TOP OF SHEATHING	T.O.P.	TOP OF PARAPET
T.O.F.	TOP OF FINISH	T.O.G.	TOP OF GLASS
T.O.B.	TOP OF BEAM	T.O.A.	TOP OF ARCH
T.O.M.	TOP OF SHEET METAL	B.O.A.	BOTTOM OF ARCH
A.F.F.	ABOVE FINISH FLOOR	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

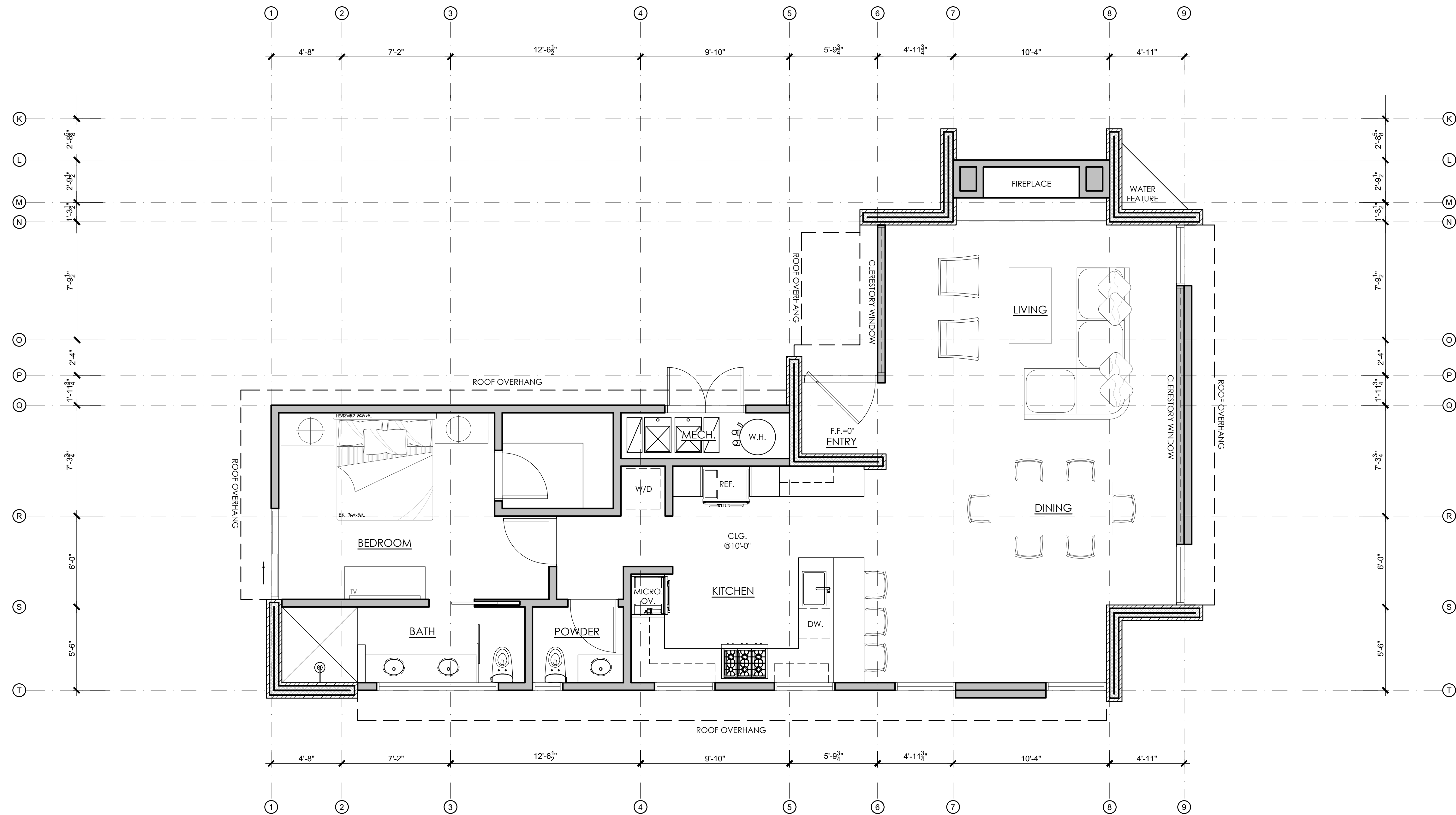
TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

#### OVERALL FLOOR PLAN

Scale: 3/16"=1'-0"  
Date: 09.08.2022  
Sheet: A2.00



OVERALL FLOOR PLAN SCALE: 3/16" = 1'-0" 1



**WALL LEGEND**

- 2x4 WOOD STUDS @ 16" O.C.
- 2x4 WOOD STUDS @ 16" O.C. WITH CMU VENEER
- 2x6 WOOD STUDS @ 16" O.C.

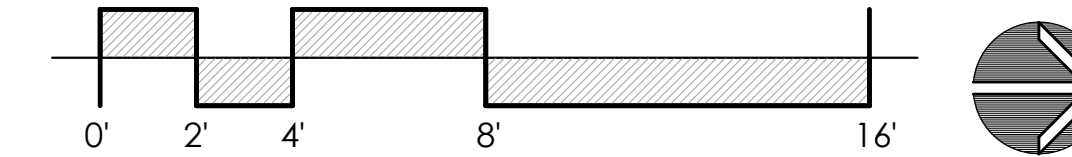
**ABBREVIATIONS**

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T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

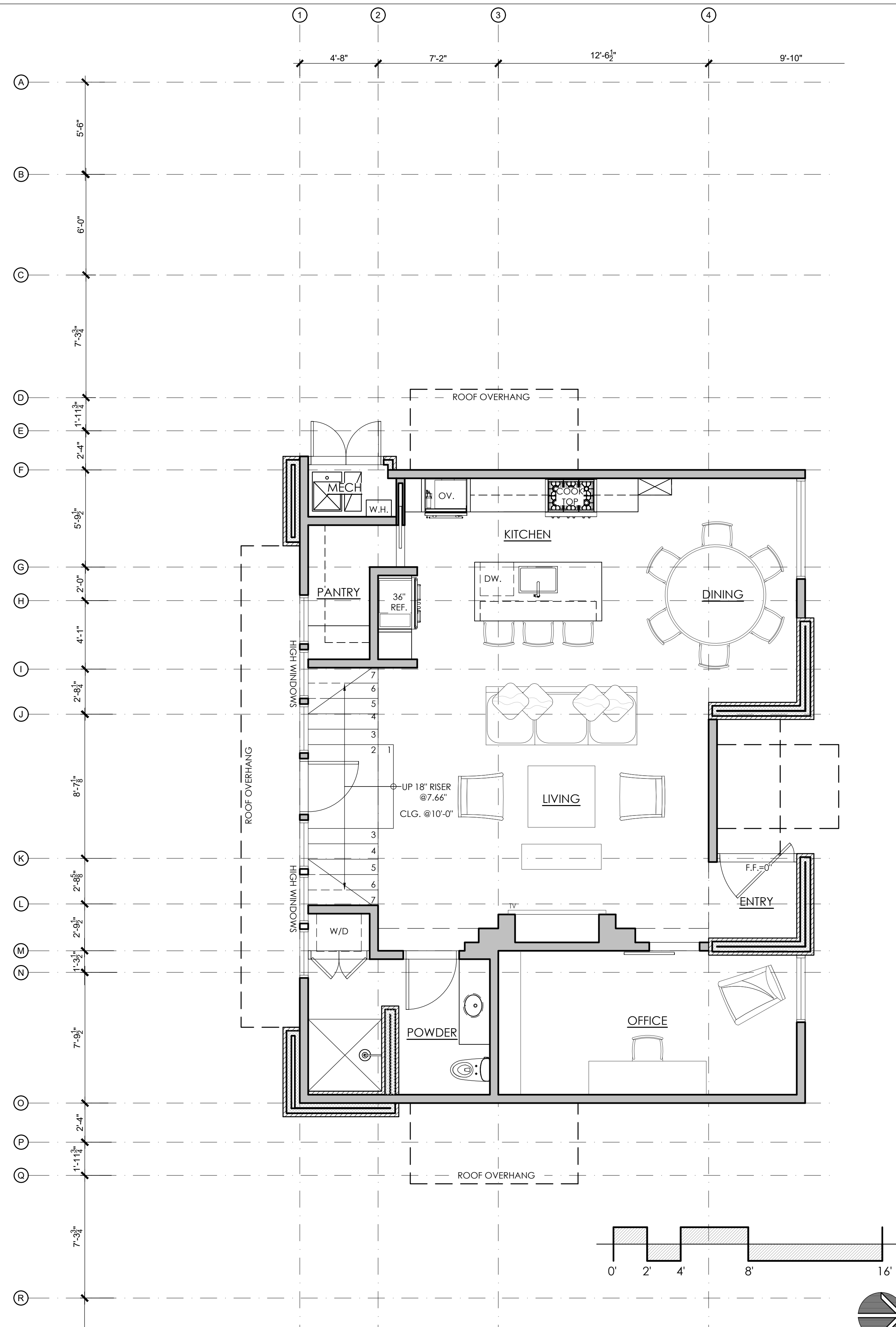
TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

**UNIT 1 -  
FLOOR PLAN**

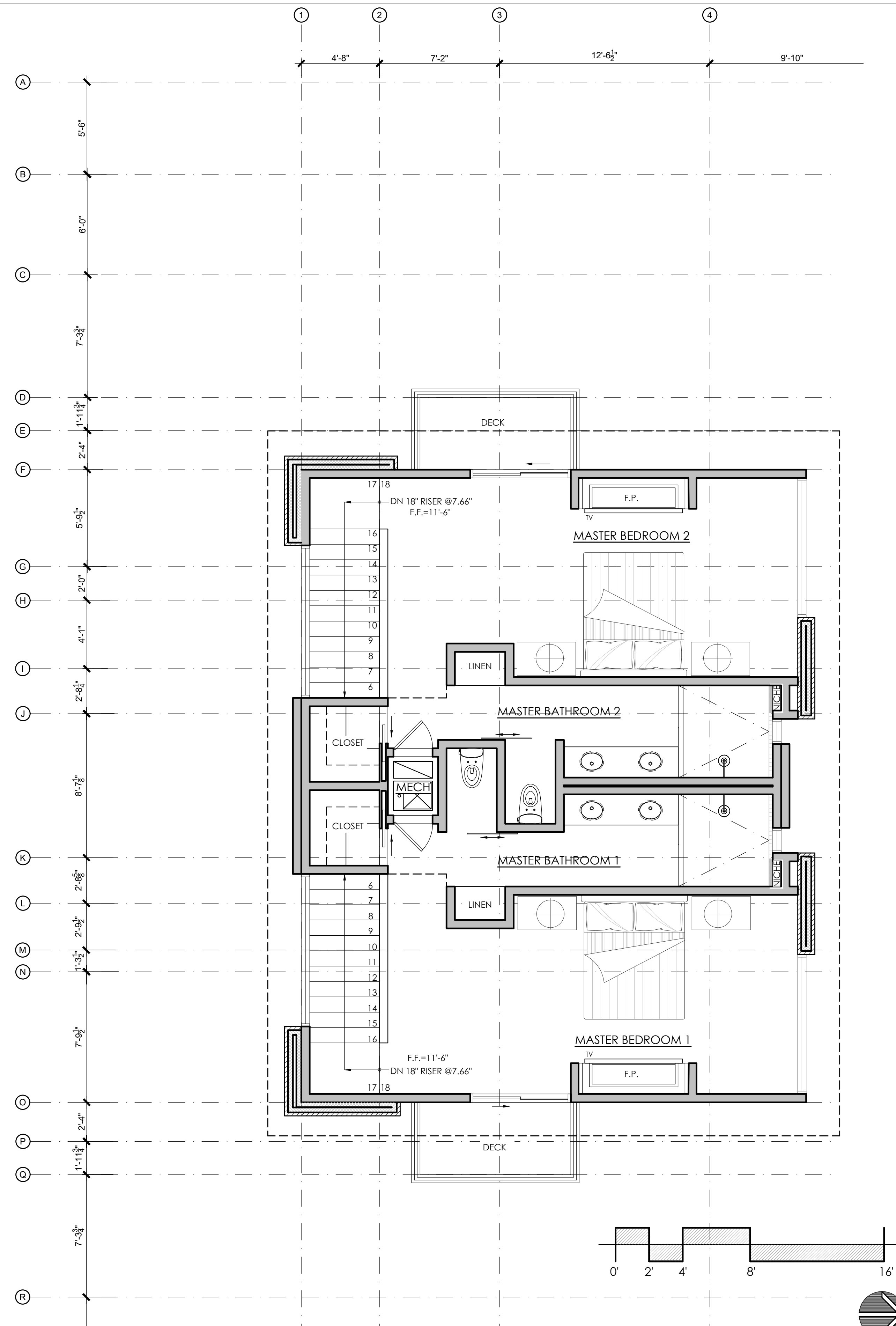
Scale: 1/4"=1'-0"  
Date: 09.08.2022  
Sheet: **A2.10**



MAIN LEVEL - FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
1



MAIN LEVEL - FLOOR PLAN SCALE: 1/4" = 1'-0" 1



UPPER LEVEL - FLOOR PLAN SCALE: 1/4" = 1'-0" 2

**WALL LEGEND**

- 2X4 WOOD STUDS @ 16" O.C.
- 2X4 WOOD STUDS @ 16" O.C. WITH CMU VENEER
- 2X6 WOOD STUDS @ 16" O.C.

**ABBREVIATIONS**

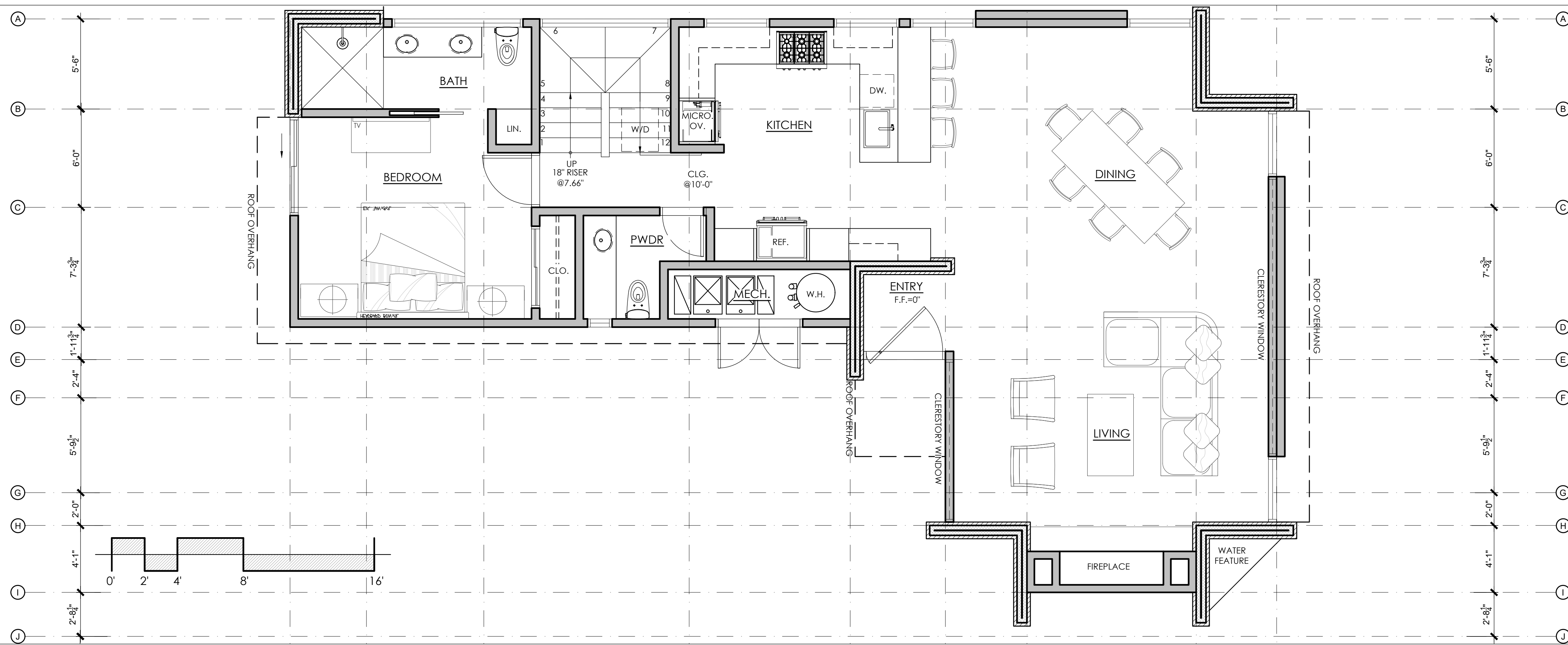
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T.O.F.	TOP OF FENCE	T.O.G.	TOP OF GLASS
T.O.B.	TOP OF BEAM	T.O.A.	TOP OF ARCH
T.O.M.	TOP OF SHEET METAL	B.O.A.	BOTTOM OF ARCH
A.F.F.	ABOVE FINISH FLOOR	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

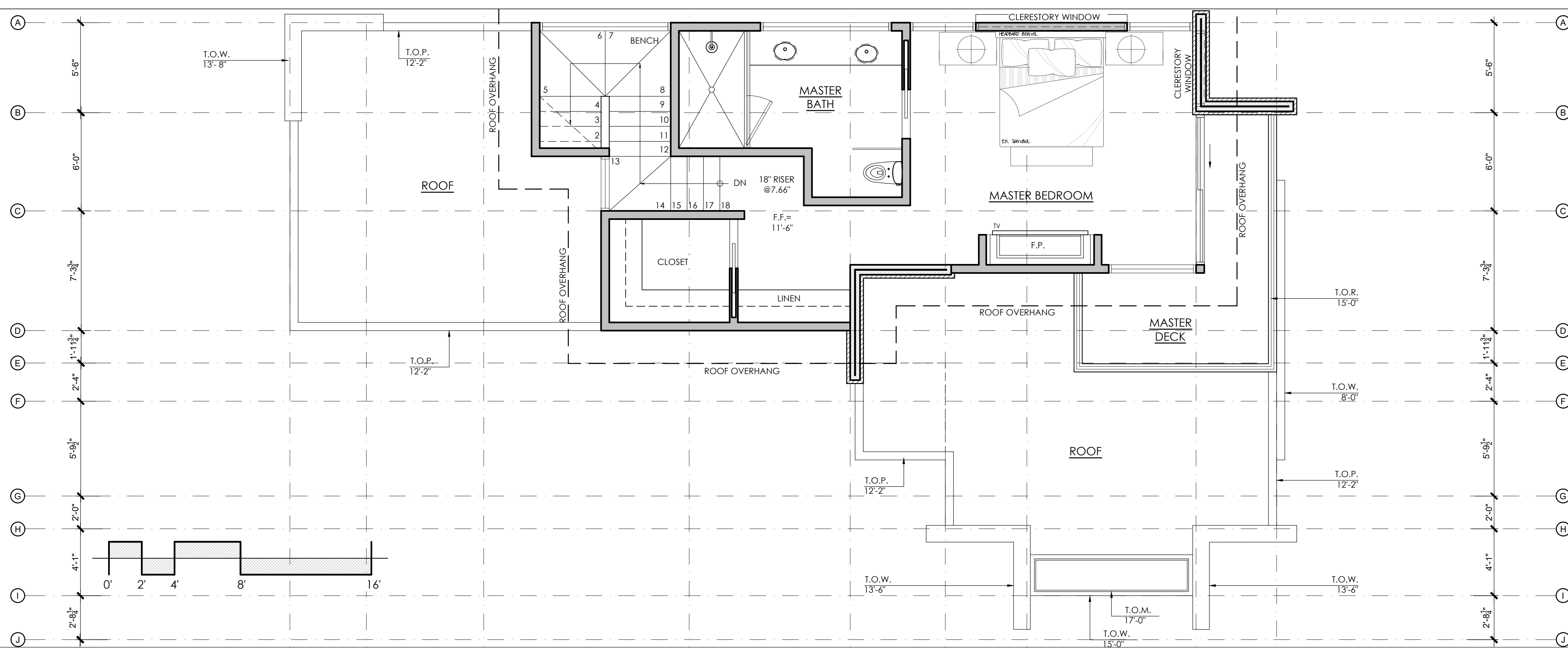
**UNIT 2 -  
FLOOR PLANS**

Scale: 1/4"=1'-0"  
Date: 09.08.2022  
Sheet: **A2.20**





MAIN LEVEL - FLOOR PLAN SCALE: 1/4" = 1'-0" 1



UPPER LEVEL - FLOOR PLAN SCALE: 1/4" = 1'-0" 2

**WALL LEGEND**

- 
- 
- 

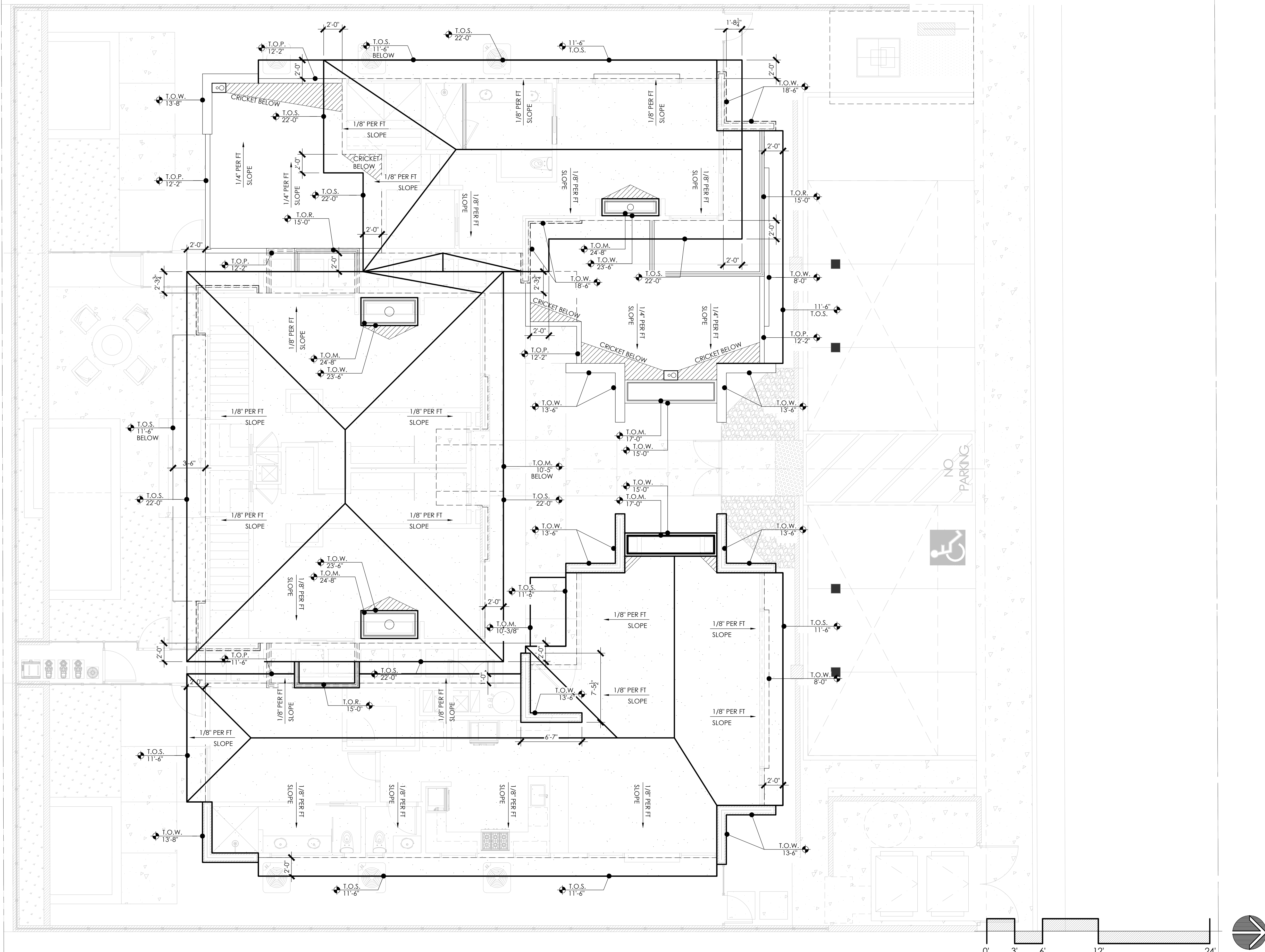
**ABBREVIATIONS**

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A.F.F.	ABOVE FINISH FLOOR ELEV.	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
**EDEN PALM ESTATES**  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

**UNIT 3 -  
FLOOR PLANS**

Scale: 1/4" = 1'-0"  
Date: 09.08.2022  
Sheet: **A2.30**

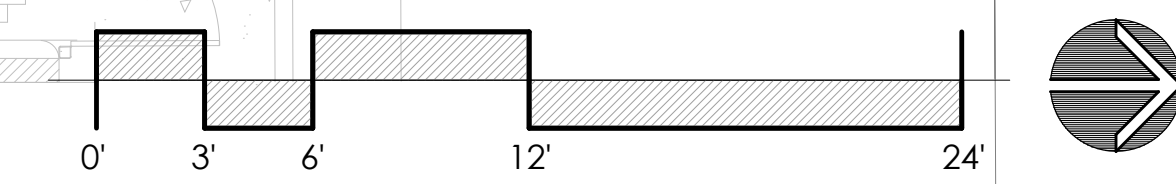


ABBREVIATIONS			
T.O.S.	TOP OF SHEATHING	T.O.P.	TOP OF PARAPET
T.O.F.	TOP OF FINISH FLOOR	T.O.G.	TOP OF GLASS
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T.O.M.	TOP OF SHEET METAL	B.O.A.	BOTTOM OF ARCH
A.F.F.	ABOVE FINISH FLOOR ELEV.	ELEV.	GRADE ELEVATION
T.O.W.	TOP OF WALL	F.F.	FINISH FLOOR

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

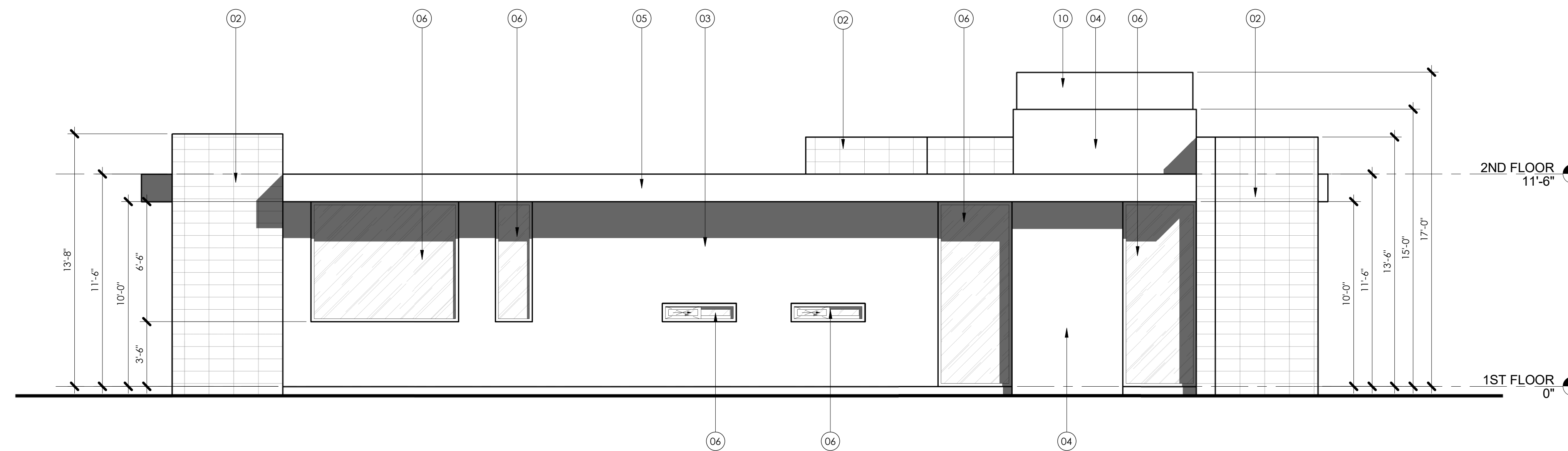
OVERALL ROOF PLAN

Scale: 3/16"=1'-0"  
Date: 09.08.2022  
Sheet: A3.10

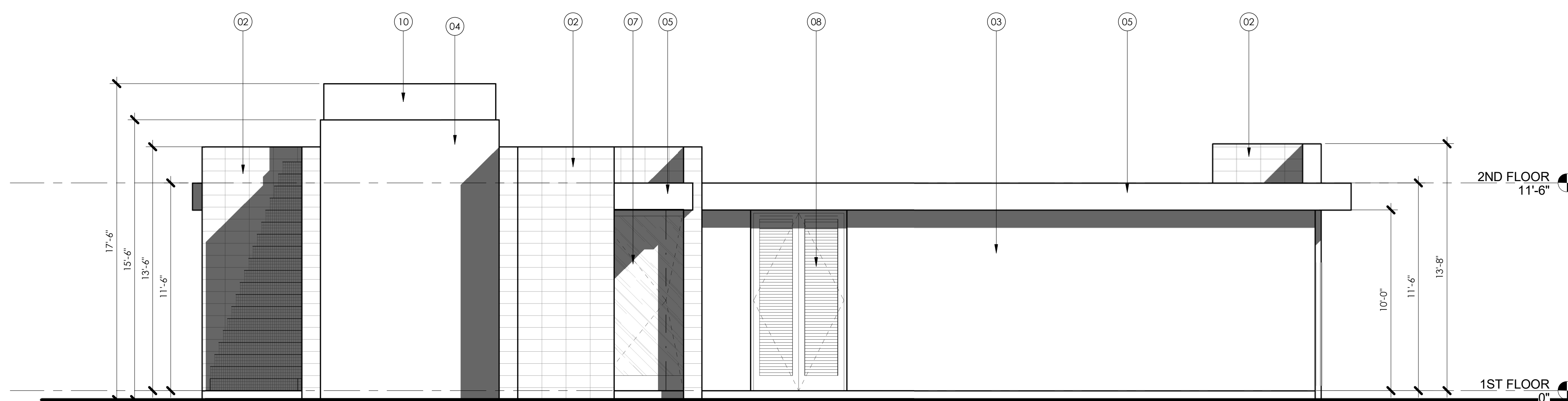


**MATERIAL KEYNOTES**

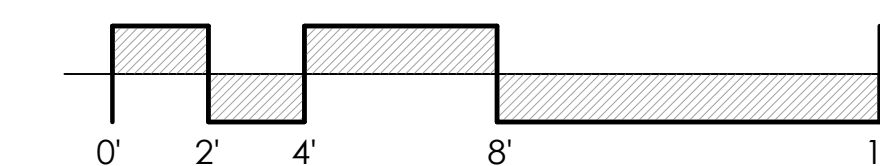
- 01 PERIMETER WALLS; ANGELUS BLOCK, COLOR NATURAL GRAY SHOTBLAST W/ 446 SPEC MIX MORTAR.
- 02 CMU WALLS VENEER; ANGELUS BLOCK, COLOR GLACIER WHITE BURNISHED W/ 446 SPEC MIX MORTAR; OVER BROWN & SCRATCH COAT AND METAL LATH, ATTACHED PER CBC R703.8.
- 03 STUCCO; 7/8" CEMENT PLASTER, LIGHT DASH 30/30 FINISH PLASTER OVER METAL LATH AND 2 LAYERS OF 60 MIN BUILDING PAPER, INTEGRATED COLOR, PAINT COLOR: DUNN EDWARDS DEW396 "ESSENCE OF VIOLET" LRV 78
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- 15 FLAT ROOF TO BE CLASS "A" 1/8" PVC SINGLE PLY GO FULLY ADHERED ROOF SYSTEM 10 YEAR WARRANTY ICC-ES#2852, CRRC #0640-0009.



**EAST ELEVATION** ①  
1/4" = 1'-0"



**WEST ELEVATION** ②  
1/4" = 1'-0"



TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR

EDEN PALM ESTATES

VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

UNIT 1 - EXTERIOR  
ELEVATIONS

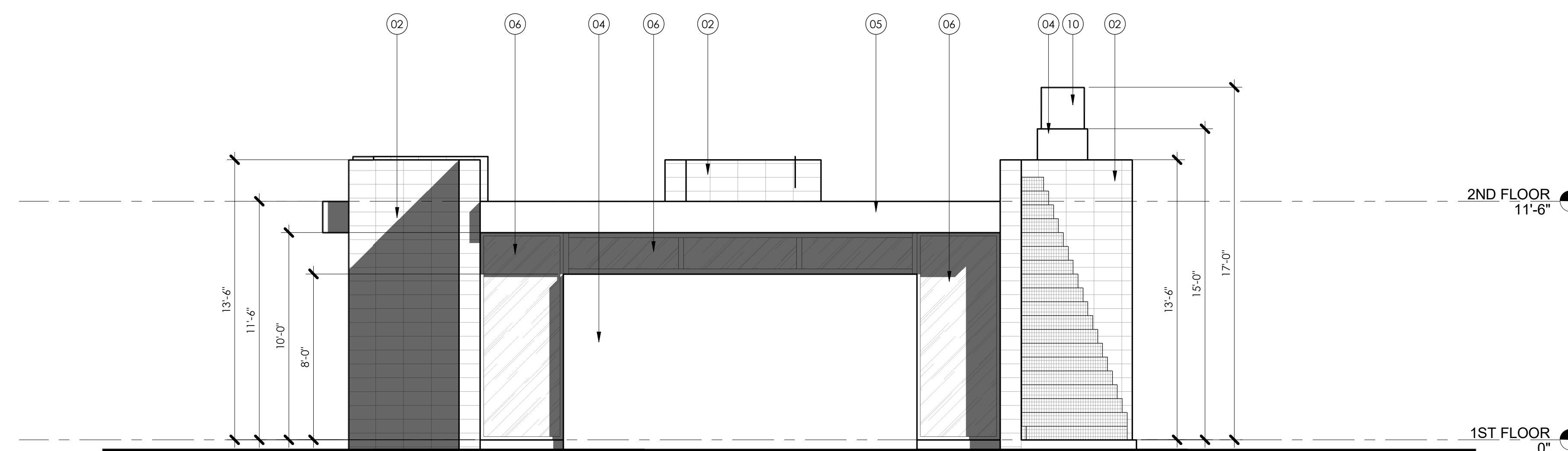
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Date: 09.08.2022

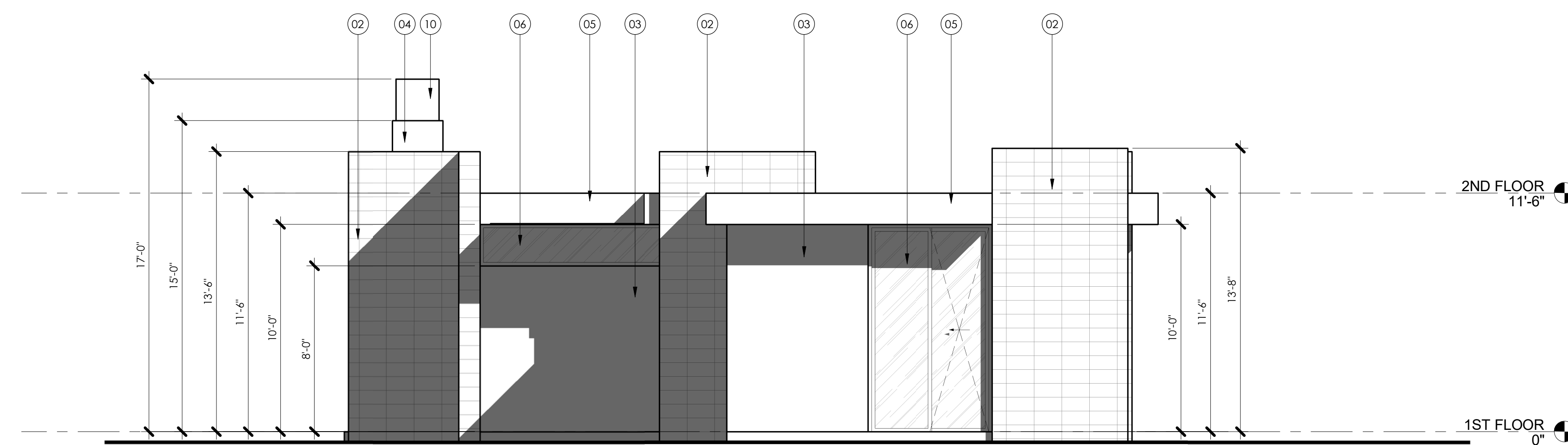
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**MATERIAL KEYNOTES**

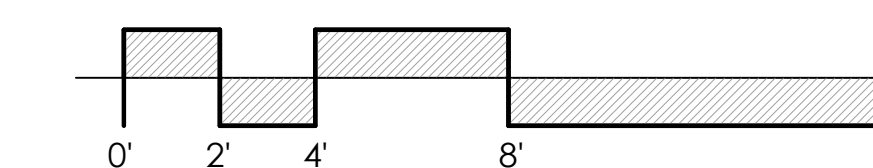
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- 15 FLAT ROOF TO BE CLASS "A" 18 PVC SINGLE PLY GO FULLY ADHERED ROOF SYSTEM 10 TEAR WARRANTY ICC-ES#2852, CRRC #0640-0009.



**NORTH/FRONT ELEVATION** ①  
1/4" = 1'-0"



**SOUTH ELEVATION** ②  
1/4" = 1'-0"



TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR

EDEN PALM ESTATES

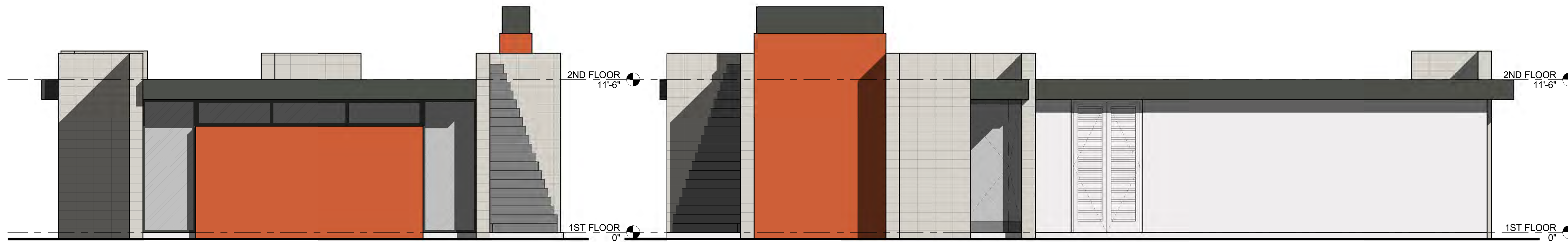
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

UNIT 1 - EXTERIOR  
ELEVATIONS

Scale: As indicated

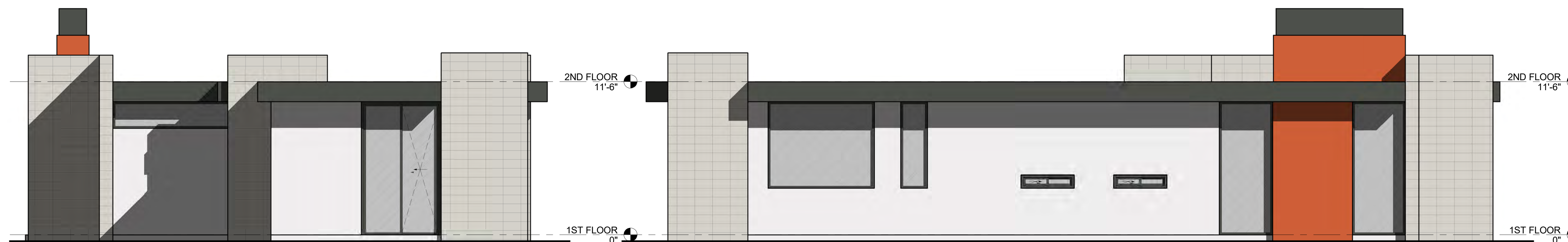
Date: 09.08.2022

Sheet: **A4.11**



NORTH/FRONT ELEVATION  
1/4" = 1'-0"

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



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

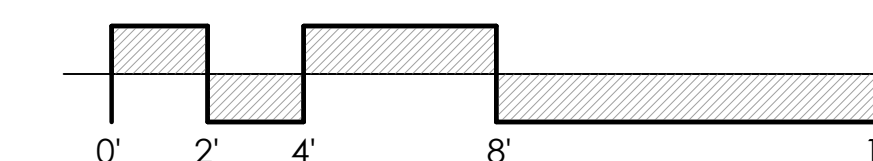
EAST ELEVATION  
1/4" = 1'-0"

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES

VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

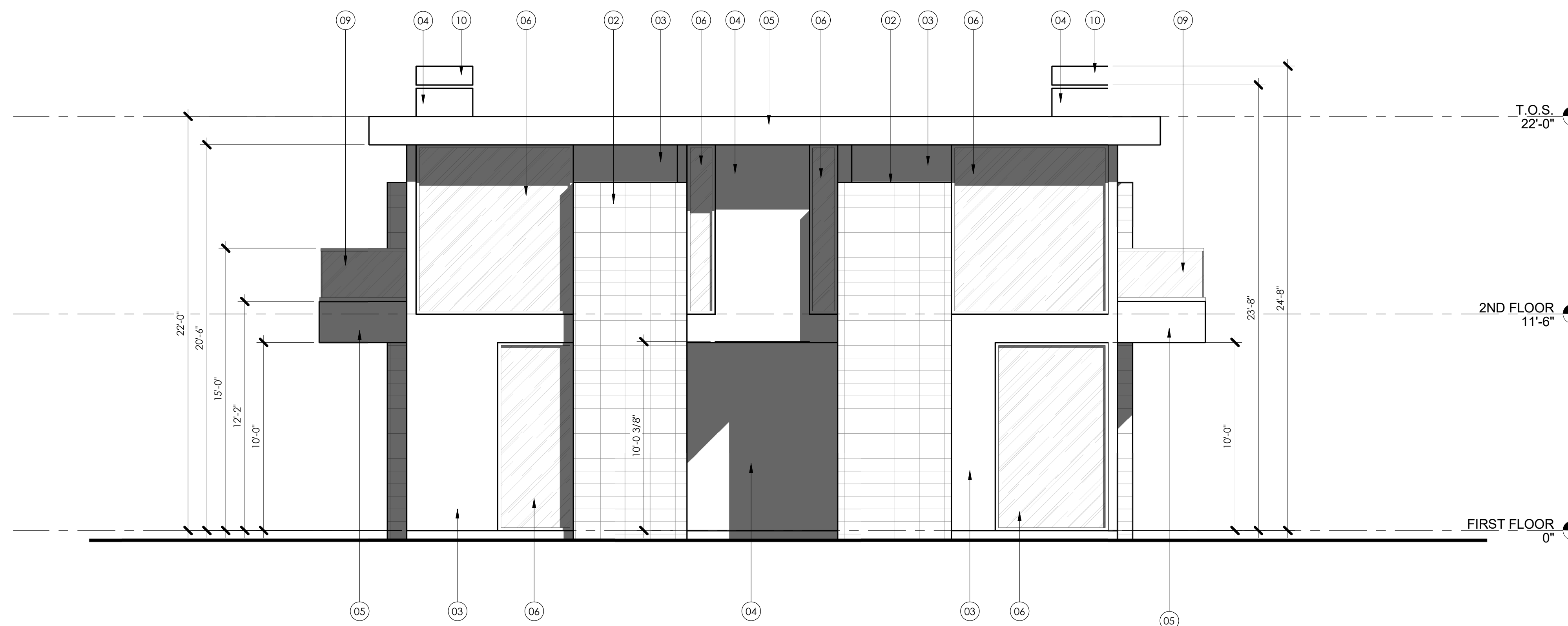
UNIT 1 - COLORED  
ELEVATIONS

Scale: 1/4" = 1'-0"  
Date: 09.08.2022  
Sheet: A4.12

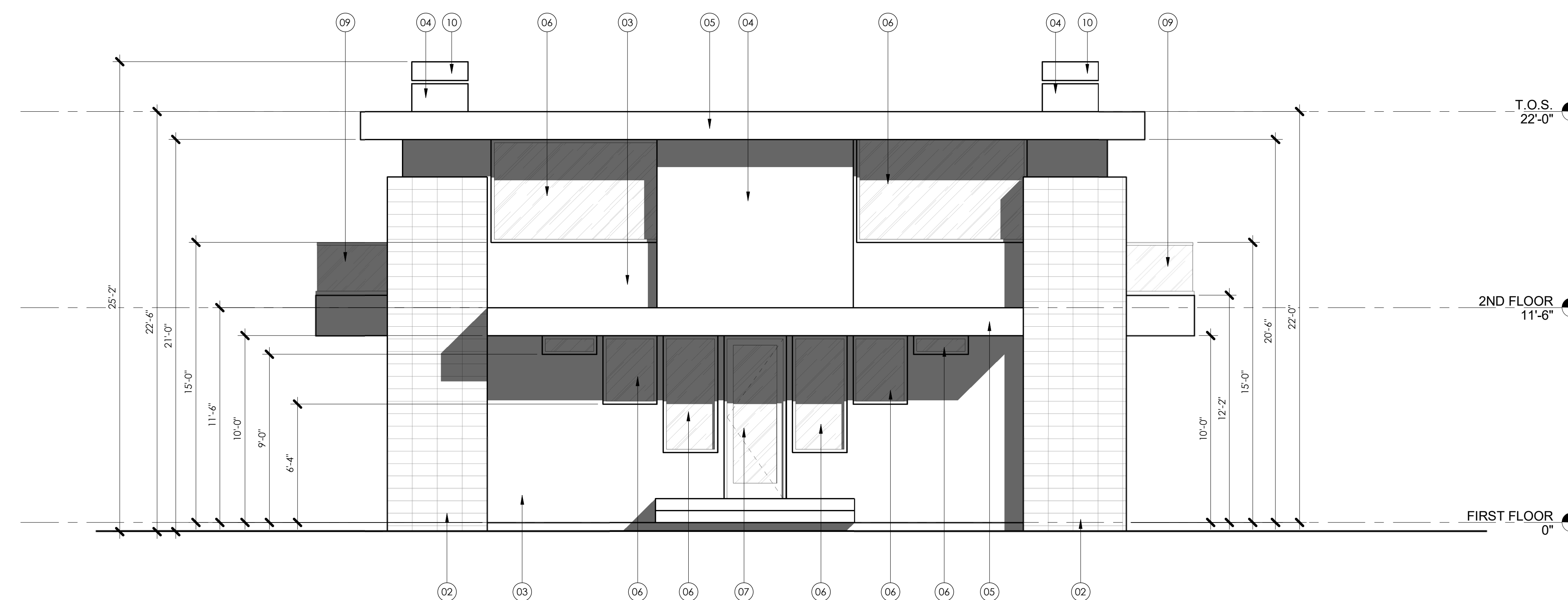


**MATERIAL KEYNOTES**

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- 15 FLAT ROOF TO BE CLASS "A" 18 PVC SINGLE PLY GO FULLY ADHERED ROOF SYSTEM 10 YEAR WARRANTY ICC-ES#2852, CRRC #0640-0009.



**NORTH/FRONT ELEVATION ①**  
1/4" = 1'-0"



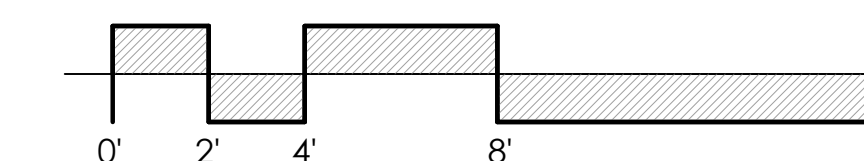
**SOUTH ELEVATION ②**  
1/4" = 1'-0"

**TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES**

VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

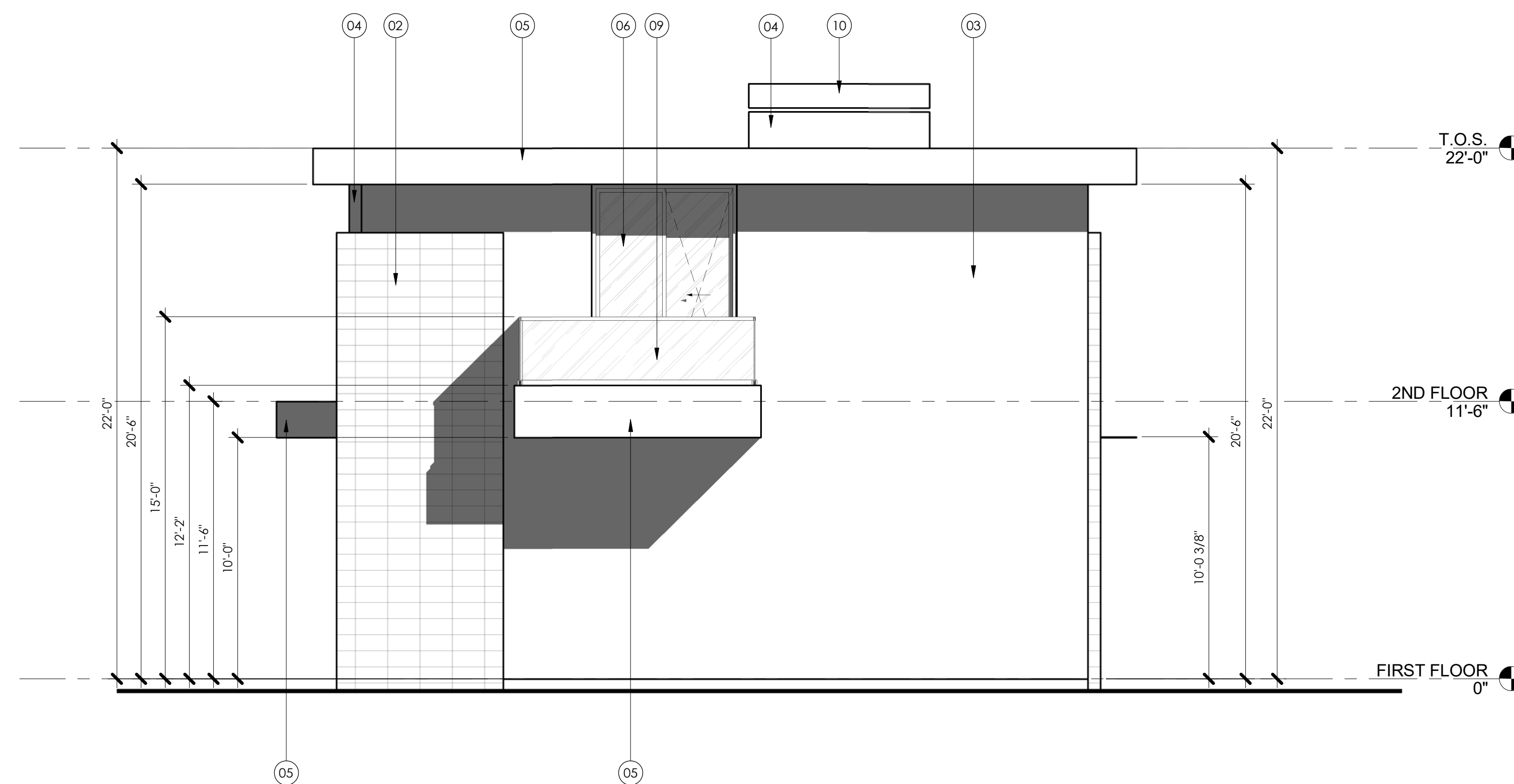
**UNIT 2 - EXTERIOR  
ELEVATIONS**

Scale: As indicated  
Date: 09.08.2022  
Sheet: A4.20

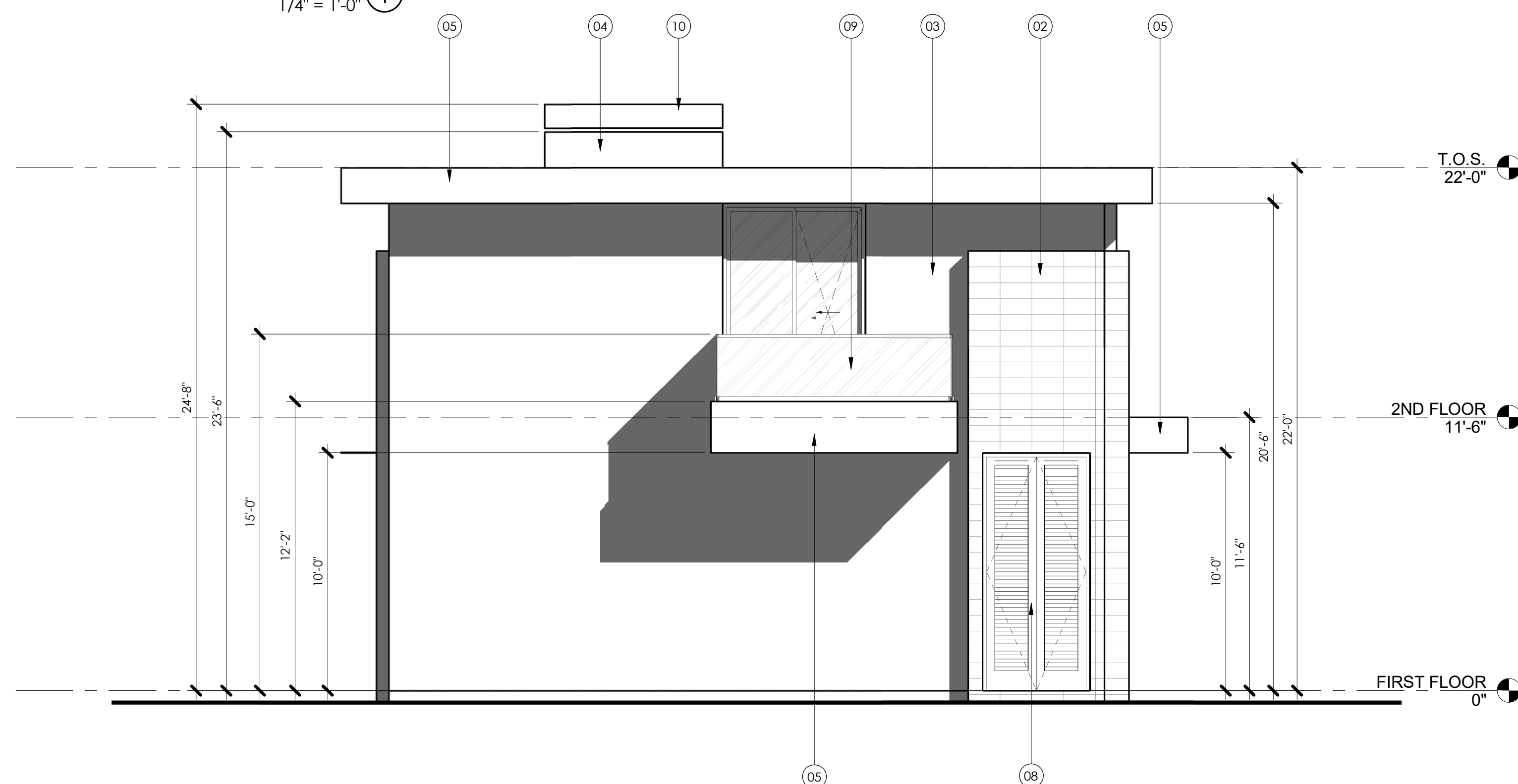


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**EAST ELEVATION**  
1/4" = 1'-0" ①

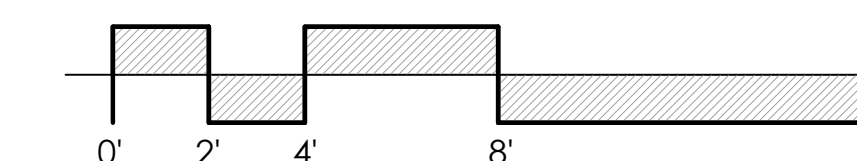


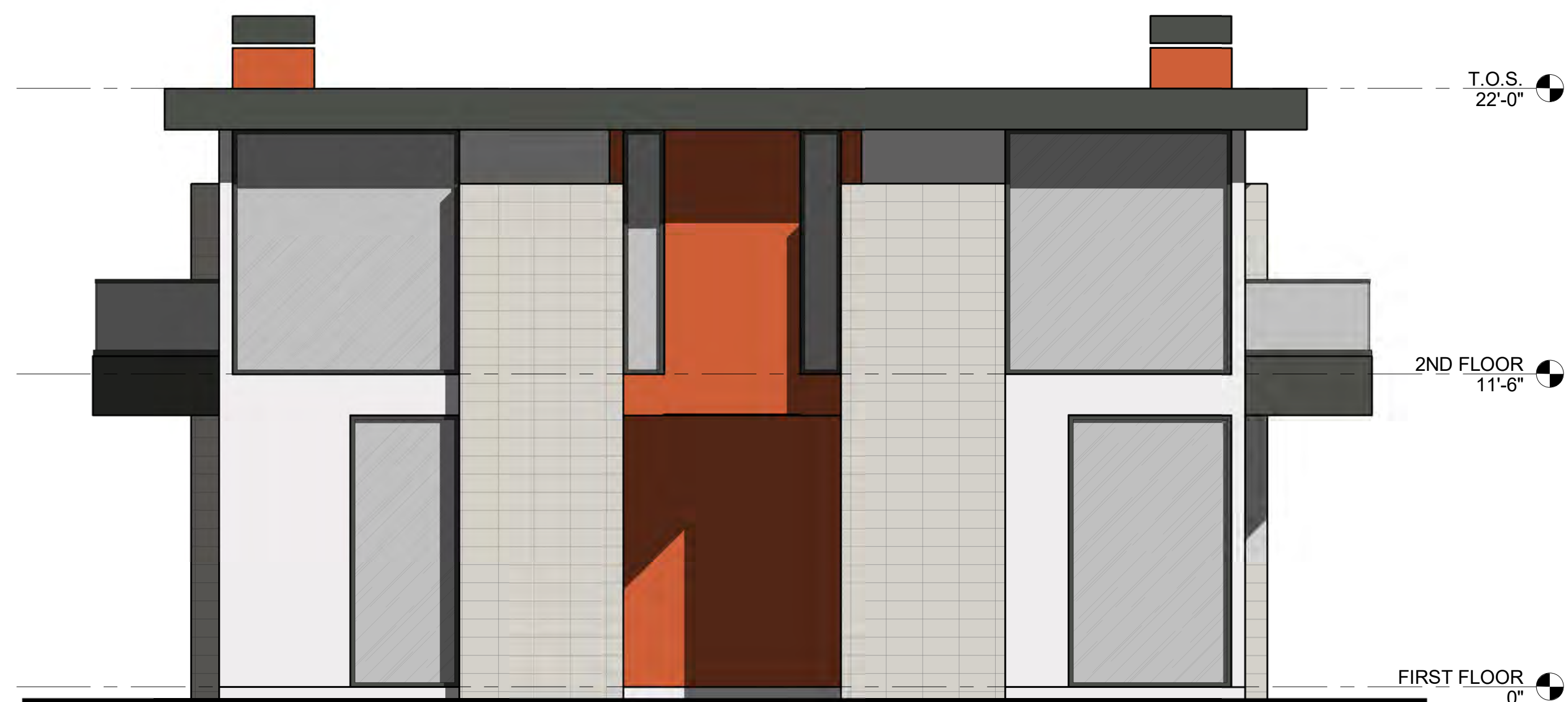
**WEST ELEVATION**  
1/4" = 1'-0" ②

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES  
VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

UNIT 2 - EXTERIOR  
ELEVATIONS

Scale: As indicated  
Date: 09.08.2022  
Sheet: A4.21

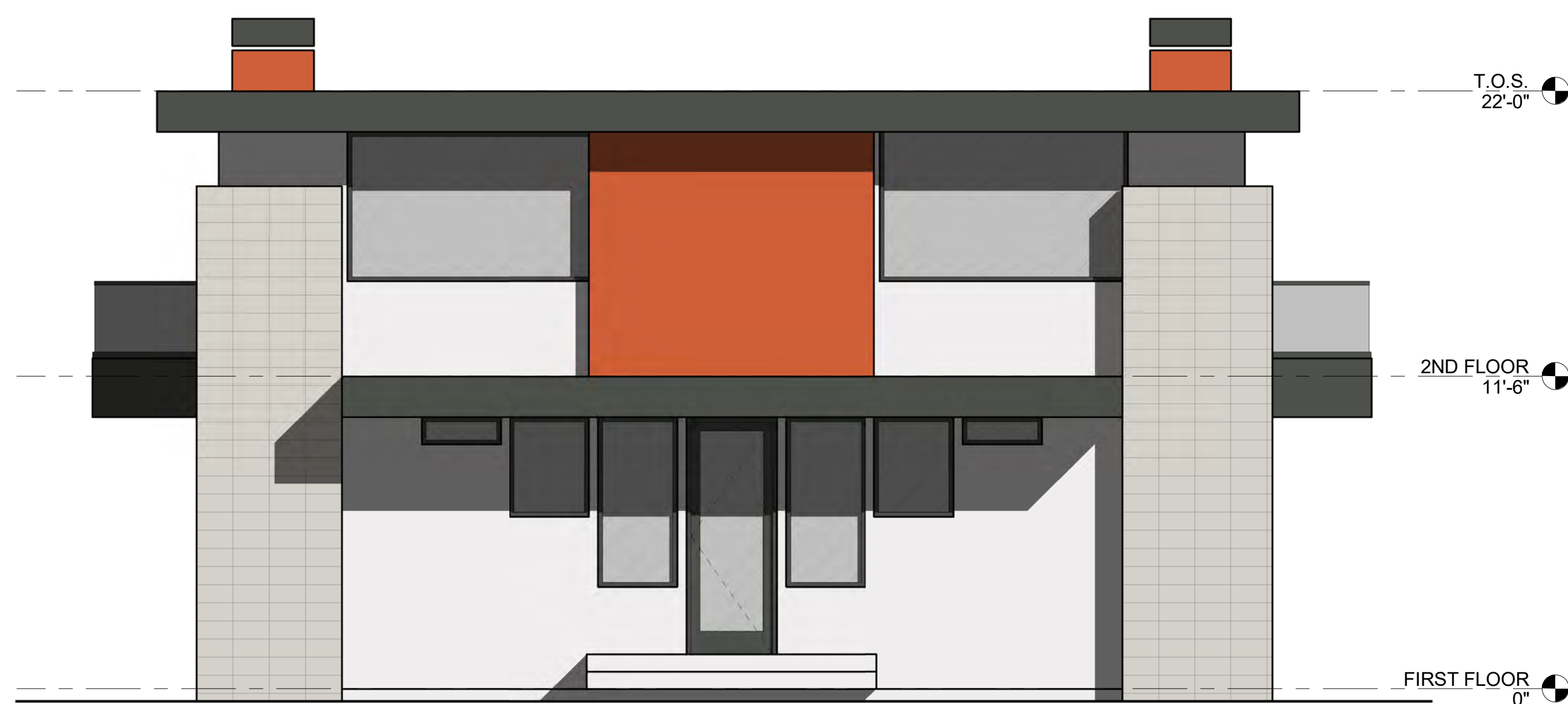




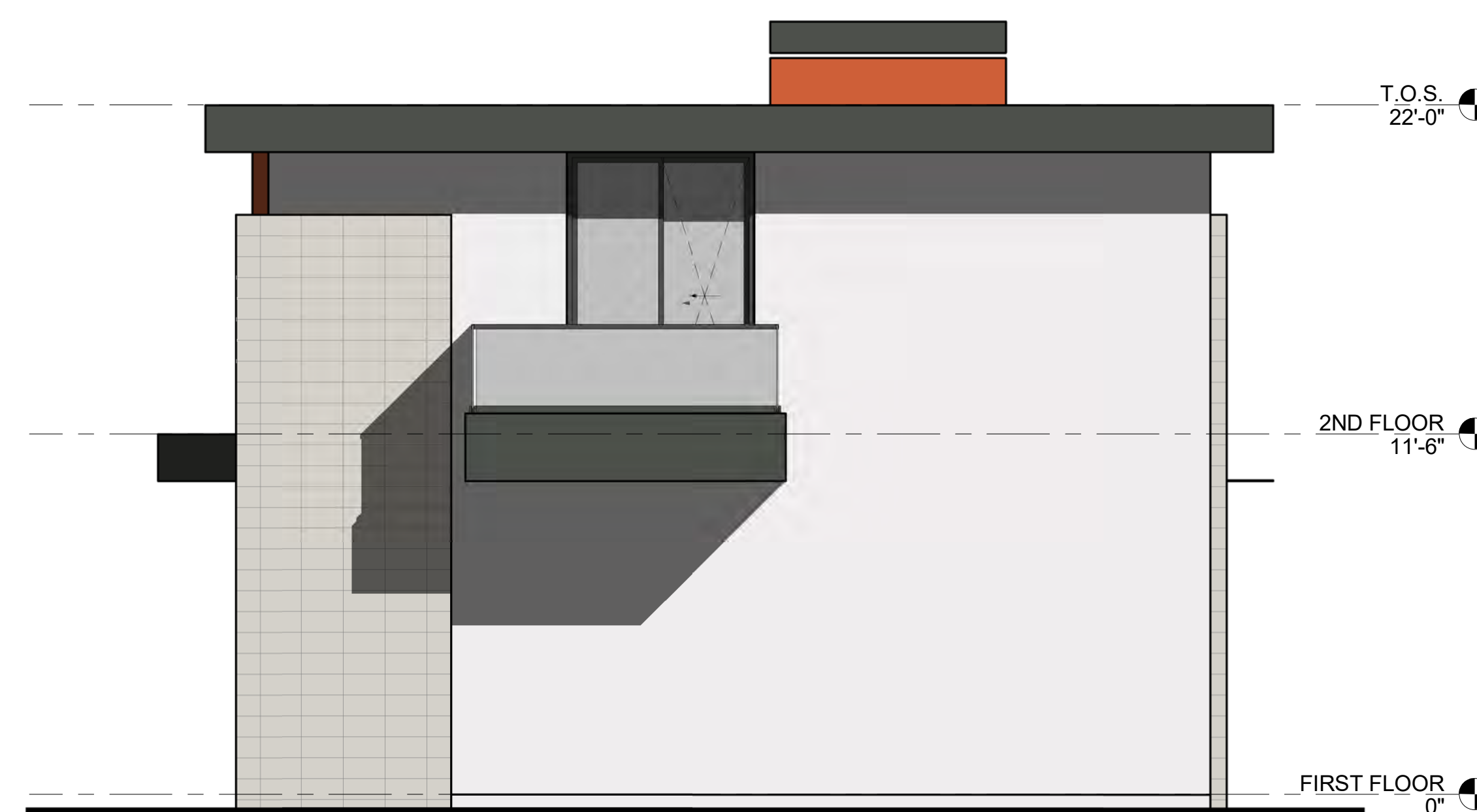
NORTH/FRONT ELEVATION  
1/4" = 1'-0"



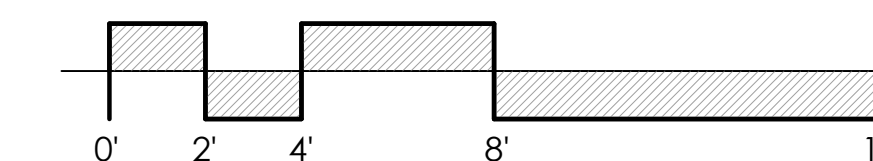
WEST ELEVATION  
1/4" = 1'-0"



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



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



TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR  
EDEN PALM ESTATES

VIA OLIVERA  
APN 504 270 002,  
PALM SPRINGS, CA.

UNIT 2 - COLORED  
ELEVATIONS

Scale: 1/4" = 1'-0"  
Date: 09.08.2022  
Sheet: **A4.22**



**MATERIAL KEYNOTES**

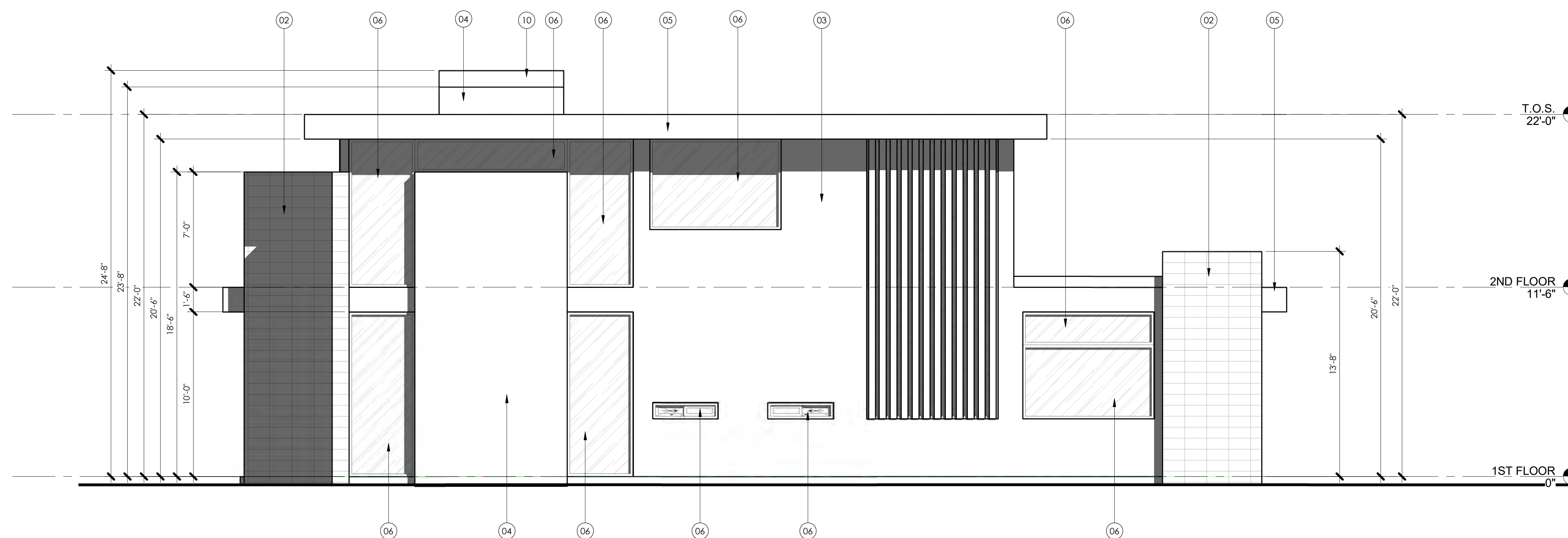
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TRI-PLEX CONDOMINIUM  
COMPLEX  
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EDEN PALM ESTATES

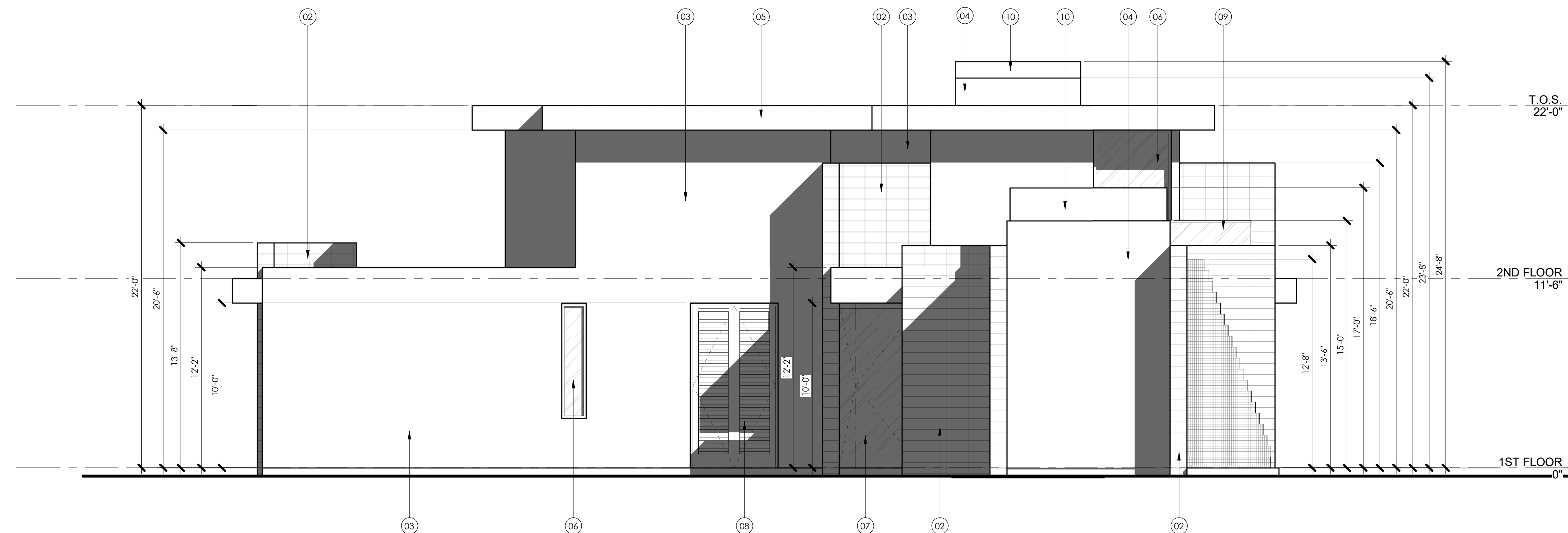
VIA OLIVERA  
APN 504.2770.002  
PALM SPRINGS, CA.

UNIT 3 - EXTERIOR  
ELEVATIONS

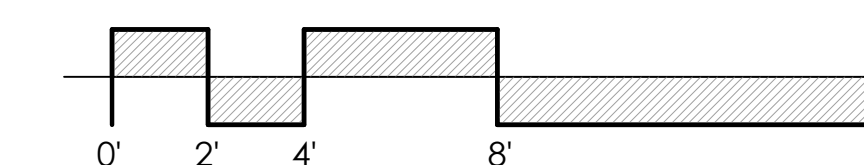
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WEST ELEVATION ①  
1/4" = 1'-0"

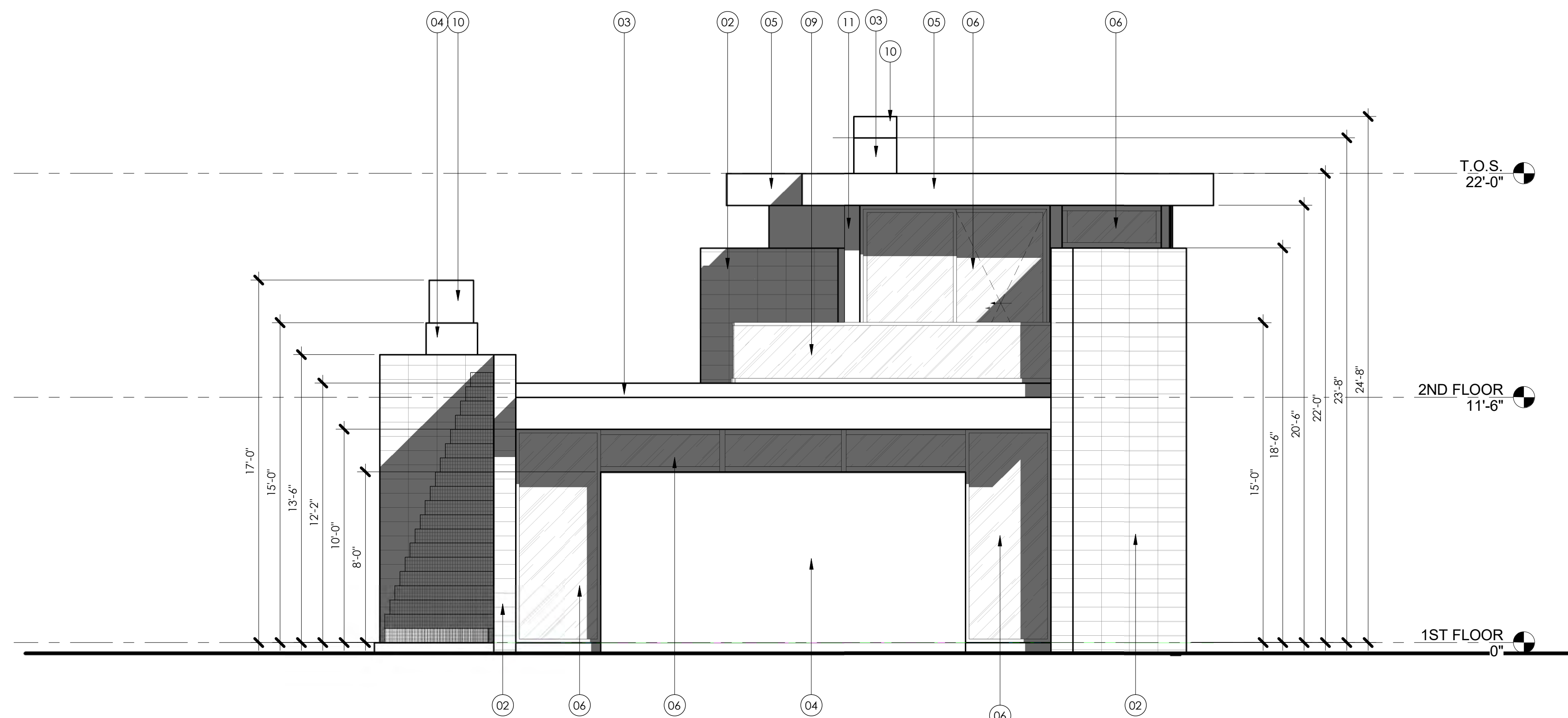


EAST ELEVATION ②  
1/4" = 1'-0"

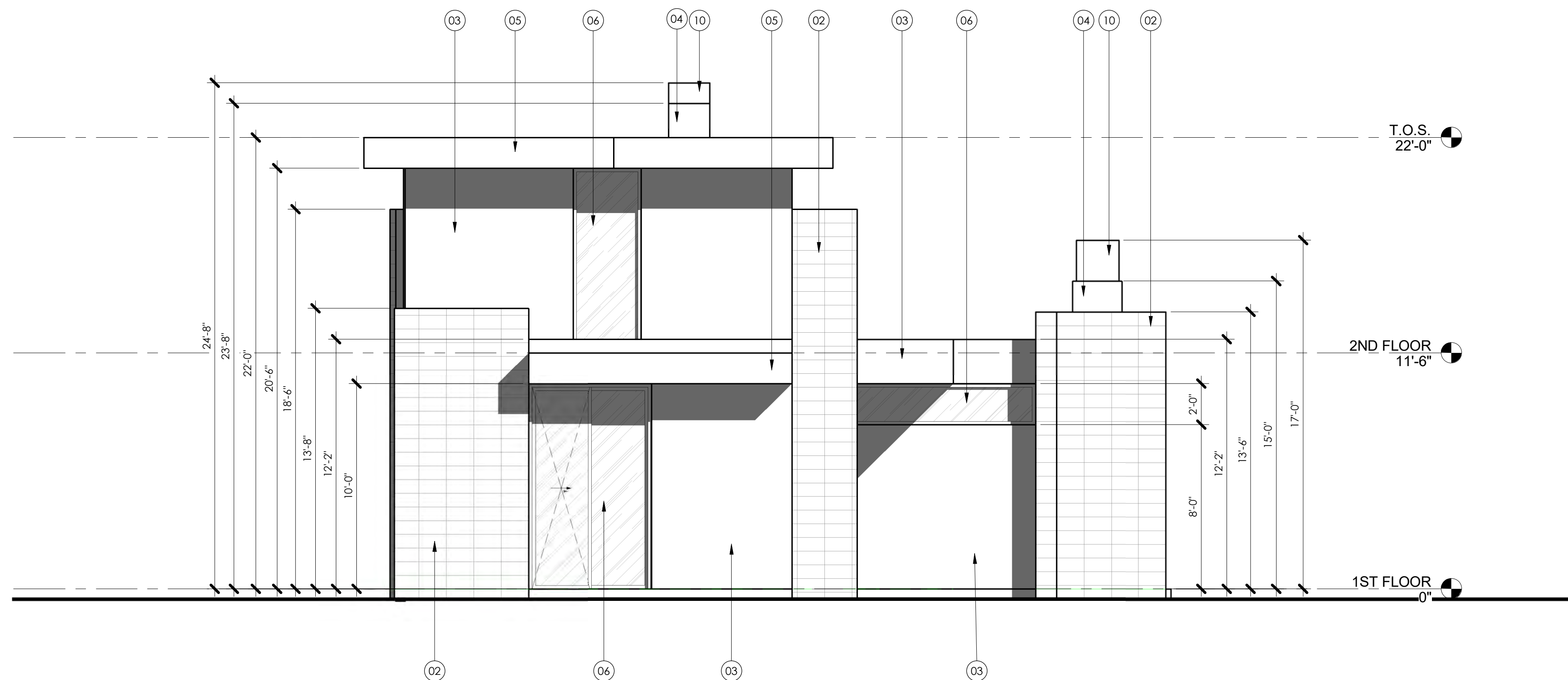


**MATERIAL KEYNOTES**

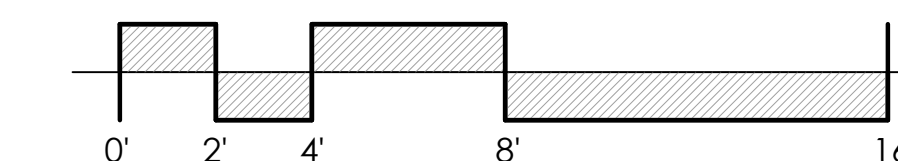
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**NORTH ELEVATION** ②  
1/4" = 1'-0"



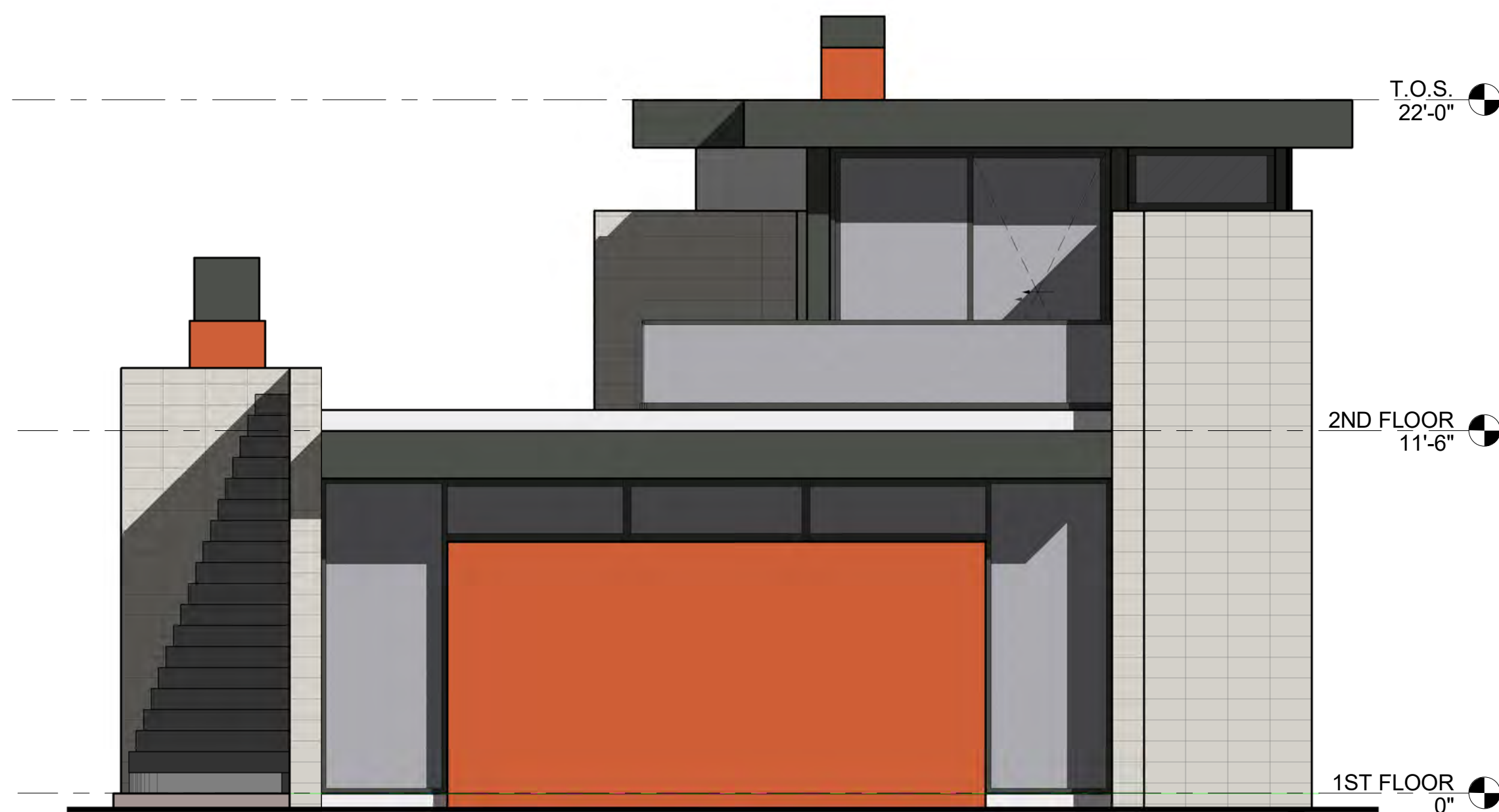
**SOUTH ELEVATION** ①  
1/4" = 1'-0"



TRI-PLEX CONDOMINIUM  
COMPLEX  
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VIA OLIVERA  
APN 504.2770.002  
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UNIT 3 - EXTERIOR  
ELEVATIONS

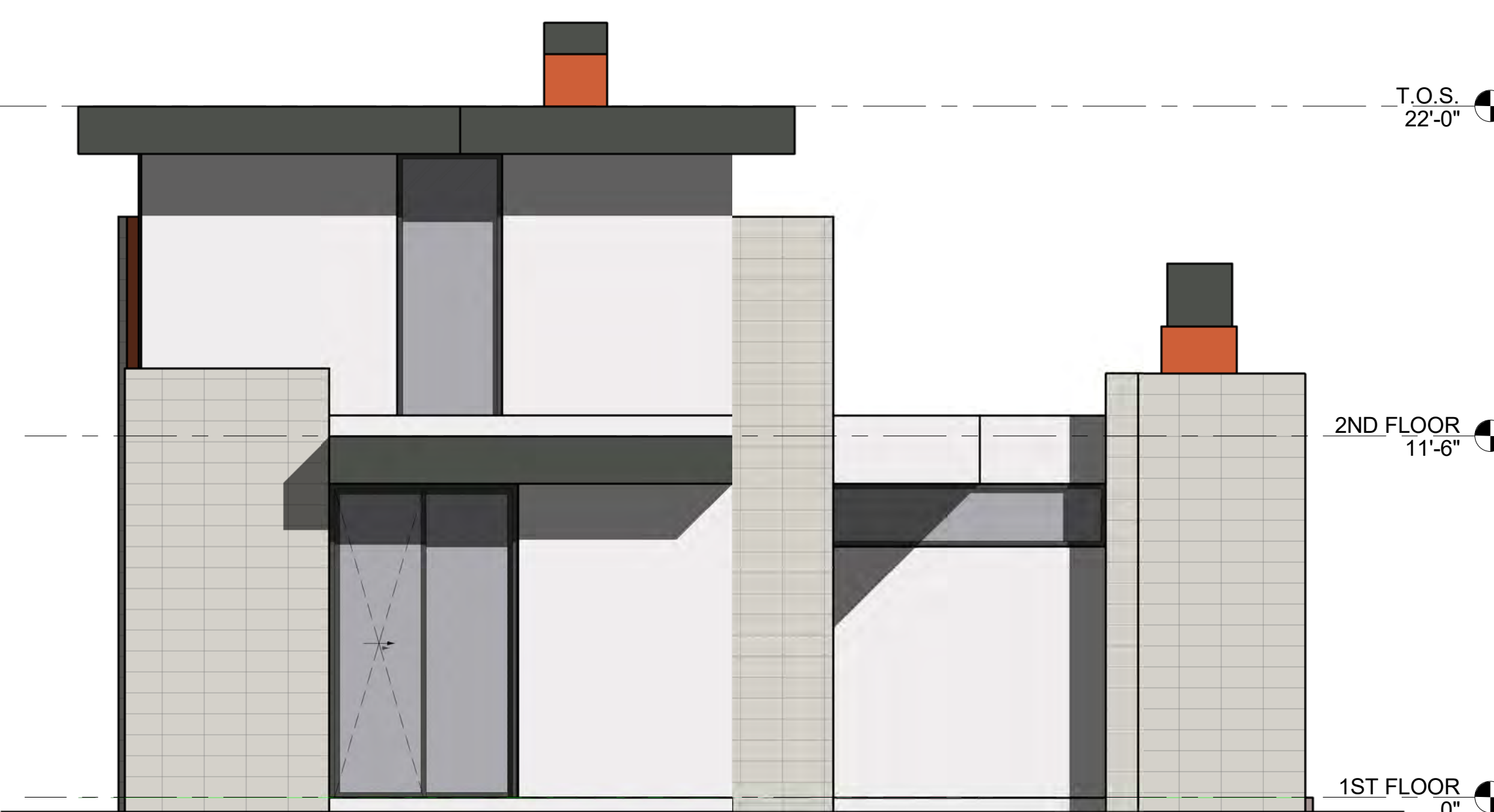
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Date: 09.08.2022  
Sheet: A4.31



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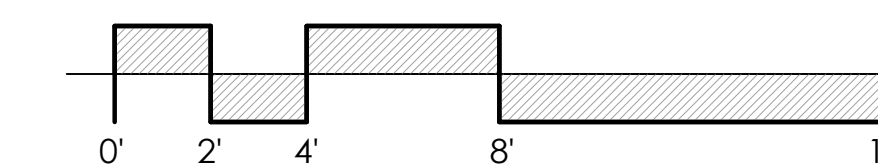
WEST ELEVATION  
1/4" = 1'-0"



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



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

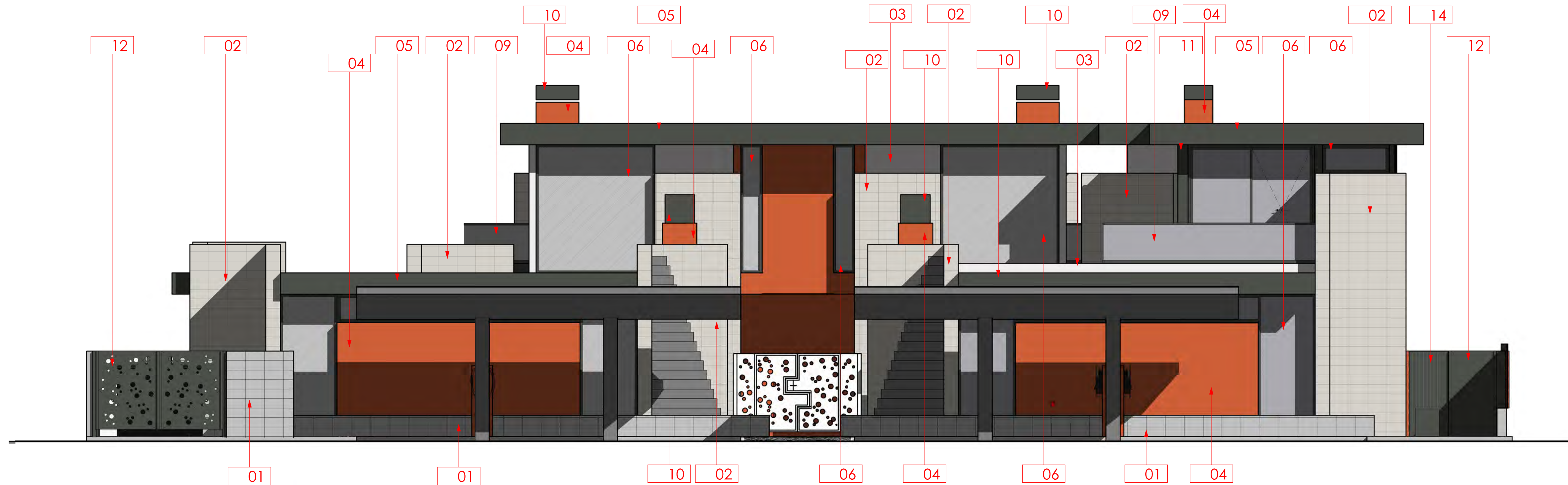


TRI-PLEX CONDOMINIUM  
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APN 504.2770.002  
PALM SPRINGS, CA.

UNIT 3 - COLORED  
ELEVATIONS

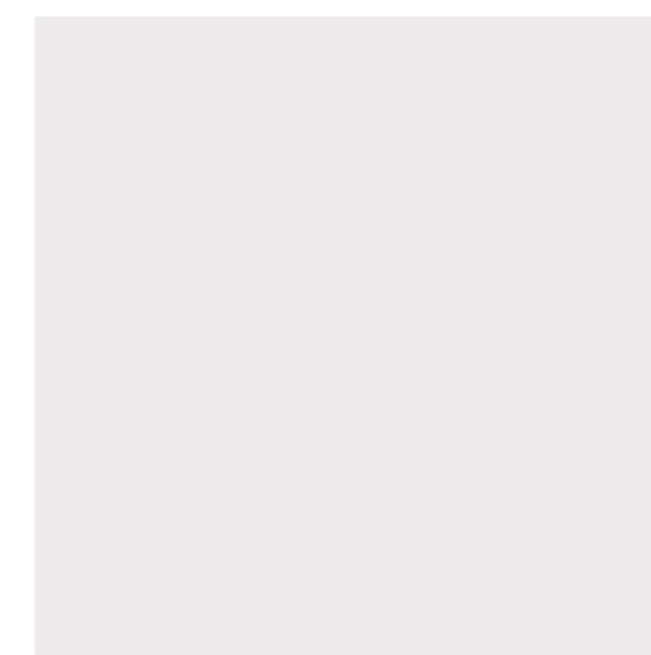
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Date: 09.08.2022  
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**01. PERIMETER WALLS**, ANGELUS BLOCK, COLOR NATURAL GRAY SHOTBLAST W/ 446 SPEC MIX MORTAR.



**02. CMU WALL VENEER**, ANGELUS BLOCK, COLOR GLACIER WHITE BURNISHED W/ 446 SPEC MIX MORTAR. OVER BROWN & SCRATCH COAT AND METAL LATH, ATTACHED PER CBC R703.8.



**03. 7/8" CEMENT PLASTER**, LIGHT DASH 30/30 FINISH PLASTER OVER METAL LATH AND 2 LAYERS OF 60 MIN BUILDING PAPER, INTEGRATED COLOR, PAINT COLOR: DUNN EDWARDS DEW396 "ESSENCE OF VIOLET" LRV 78



**04. 7/8" CEMENT PLASTER**, LIGHT DASH 30/30 FINISH PLASTER OVER METAL LATH AND 2 LAYERS OF 60 MIN BUILDING PAPER, INTEGRATED COLOR, PAINT COLOR: DUNN EDWARDS DE5146 "CAMPFIRE" LRV 21



**05. FASCIA**, HSS STEEL TUBE PAINT FINISH, COLOR: DUNN EDWARDS DEA176 "IRON RIVER" LRV 8

**10. 24 GA. GALV METAL SHROUD**, PAINT TO MATCH FASCIA

**12. WROUGHT IRON GATE**, PRIME PAINT TO MATCH FASCIA



**06. WINDOWS AND SLIDING DOORS**

FRAME: ALUMINUM, FINISH: DARK BRONZE ANODIZED

GLAZING: 1" DUAL TEMPERED LOW E, GRAY TINT

**07. GLASS DOORS** TO BE ALUMINUM HINGE DOOR MFR: MONUMENTAL WINDOWS AND DOORS STYLE: 6000 SERIES FINISH AND GLAZING TO MATCH WINDOWS

**11. ALUMINUM CLADDING POST AND BEAMS**, FINISH TO MATCH WINDOW FRAMES



**08. MECHANICAL DOORS**, 1-3/4" SOLID CORE FIBERGLASS DOOR WITH HOLLOW METAL FRAMES, PAINT TO MATCH ADJACENT WALL



**09. RAILING SYSTEM**, 1/2" TEMPERED CLEAR GLASS RAILING, 42" A.F.F.



**13. 4" CONCRETE SLAB** WITH INTEGRATED COLOR, WIRE MESH REINFORCED, SALT FINISH, COLOR: DARK GRAY 860 BY DAVIS COLORS



**14. METAL FENCE**, 2.5" CORRUGATED METAL PANELS, COLOR TO MATCH ROOF FASCIA

TRI-PLEX CONDOMINIUM COMPLEX FOR

EDEN PALM ESTATES

VIA OLIVERA  
APN 504.2770.002  
PALM SPRINGS, CA.

MATERIAL BOARD

Scale: 1/4" = 1'-0"

Date: 09.08.2022

Sheet: A5.00



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PALM SPRINGS CA 92262

TRI-PLEX CONDOMINIUM  
COMPLEX  
FOR

EDEN PALM ESTATES

VIA OLIVERA  
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SITE RENDERINGS

Scale:

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SITE RENDERINGS

Scale:

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**Zbraun**  
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SITE RENDERINGS

Scale:

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