



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: OCTOBER 16, 2023 NEW BUSINESS

SUBJECT: 12 @ LAS PALMAS, LLC FOR A MAJOR ARCHITECTURAL APPLICATION TO CONSTRUCT A 12-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF FOR-SALE CONDOMINIUMS ON A 0.95-ACRE SITE LOCATED AT 1424 CAMINO NORTE, ZONE C-1 AND R-2 (CASE NO. 3.4289 MAJ) (DN)

FROM: Department of Planning Services

PROJECT DESCRIPTION:

This is a request for approval of a Major Architectural Review Application to construct a residential development with 12 for-sale condominiums on a 0.95-acre site located between Camino Norte and North Palm Canyon Drive, west of the intersection of North Palm Canyon Drive and Camino Monte Vista. The proposed dwellings range from 2,200 square feet to 2,700 square feet and one- to three-stories in size.

RECOMMENDATION:

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

BUSINESS PRINCIPAL DISCLOSURE:

The application was submitted by 12 @ Las Palmas LLC ("Applicant"). The public integrity disclosure form for this LLC is attached to this report.

BACKGROUND INFORMATION:

<i>Related Relevant City Actions</i>	
10/12/22	Planning Commission reviewed the subject project at a public hearing and continued the matter to its regularly scheduled meeting of December 14, 2022, requesting the Applicant revise plans to address certain comments.
12/14/22	Planning Commission considered the subject project at a public hearing and conditionally approved the three associated applications.

<i>Related Relevant City Actions</i>	
01/26/22	City Council considered an appeal by the Applicant to allow vehicular gates at the project entry, rejected said appeal and conditioned the project to remove the vehicular gates.

STAFF ANALYSIS:

<i>Site Area</i>	
Gross Acres	0.95 Acres

<i>Conformance to Development Standards</i>	
Conformance to Development Standards	The project was analyzed for conformance to development standards as listed in PSZC Sections 92.03.03 (“R-2” development standards) and 92.12.03 (“C-1” development standards) as part of Development Permit application (Case #3.4289 MAJ/DP). The Planning Commission found the project to be in conformance at a public meeting on 12/14/22, and adopted the findings by Resolution.

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<p><i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i></p> <p>The modern architecture of the proposed buildings includes flat roofs, stucco siding and recessed fenestration on all sides of the buildings. The three-story building fronting North Palm Canyon includes stucco walls with reveals on the north and south elevations to break-up the stucco massing.</p>	Y
2.	<p><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></p> <p>The development consists of two- and three-story structures with single-story accessory living spaces along the Palm Canyon frontage. All buildings are clad with white stucco with dark grey accents and satin anodized aluminum frame windows, creating a consistency of design throughout the project.</p>	Y
3.	<p><i>The façade elements and fenestration are composed in a harmonious manner;</i></p> <p>Each unit includes the same size and location of fenestration on the first, second and third floors of the primary building frontage of</p>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	the building. The two-story building oriented towards Camino Norte also uses a similar application of fenestration, but the end unit creates outdoor livable balcony space with extended roof eaves for user comfort while keeping with the vernacular of the modern design.	
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> Stucco is the primary building material along with aluminum dual pane windows. The proposed materials are consistent with materials used on adjacent properties and are appropriate for the desert environment.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i> The project includes white stucco with grey accents, consistent with other properties in the area.	Y
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> Solar relief for glazing is provided by recessed voids and overhangs. Deep overhangs are proposed on Unit 1. These elements will reduce solar heat gain on the unit interiors.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> The landscape areas for the project include African Sumac trees and a mix of drought-tolerant plant materials, such as Desert Spoon and Aloe, and moderate water consumption plants like Regal Mist, Ficus and Natal Plum. No turf areas are proposed. Thus, the proposed landscape plan is consistent with Chapter 8.60 of the Municipal Code.	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> A landscape buffer is provided in accordance with yard requirements in Section 92.12.03(D) of the Zoning Code. A five-foot wide landscape buffer is proposed on the property perimeter of the north, south and east sides of the property. There will be no exposed ground-mounted mechanical equipment viewable from the streets.	Y
9.	<i>The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;</i> Pedestrian access from Palm Canyon will be shaded by a five-foot wide overhang that extends the width of the building frontage.	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
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 project is conditioned to comply with outdoor lighting standards in Section 93.21.00 of the Zoning 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 signage is proposed at this time. If signage is proposed in the future, a sign permit will be required.	Y
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 will be screened by rooftop parapets for Units 2 through 12. Unit 1 will be screened by a garden wall if ground-mounted or via the parapet on Unit 2 if roof-mounted.	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 property is not located within a specific plan or planned development district.	Y

Planning Commission Action:

On December 14, 2022, the Planning Commission approved the project subject to conditions. As a part of this approval, the Commission requested the ARC review a list of items. Staff listed these items and the proposed changes to the plans below.

1. Applicant to provide clear detail of block design on single-story units facing Palm Canyon and ARC to verify consistency with the renderings.

The Applicant redesigned the streetscape of the single-story buildings along Palm Canyon, removing the breeze block element and the folded-plate roof design and instead proposed stucco exteriors and a flat-roof eave overhang and wing-walls.

2. ARC to review the landscape plan and tree selection for planters along Palm Canyon, noting concern with limited vertical space with proposed building.

As noted above, design changes were proposed along the Palm Canyon streetscape. Given the limited area for vertical tree growth, the Applicant removed the Palo Verde trees from the planters and now proposes only Desert Spoon plants

within the landscape spaces fronting Palm Canyon. The Applicant also revised the pedestrian access points from individual staircases to each unit to two staircase access points for six of the units and a central staircase for the primary pedestrian access point in the center of the site.

The Planning Commission approved plans are attached to this report.

ENVIRONMENTAL ANALYSIS:

The proposed development is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”), and has been determined to be categorically exempt pursuant to Section 15332 of the CEQA Guidelines (Class 32, Infill Development Project).

CONCLUSION:

The proposed residential project conforms to the development standards and architectural review criteria in the Zoning Code. While the applicant has made some design changes, these are minor to the overall development and staff found the overall project was consistent with architectural review criteria in Section 94.04.00(E) of the Zoning Code. Consequently, staff recommends the ARC adopt the attached resolution approving the Major Architectural Review Application, subject to conditions.

PREPARED BY:	David A. Newell, AICP, Assistant Director of Planning
REVIEWED BY:	Christopher Hadwin, Director of Planning Services

ATTACHMENTS:

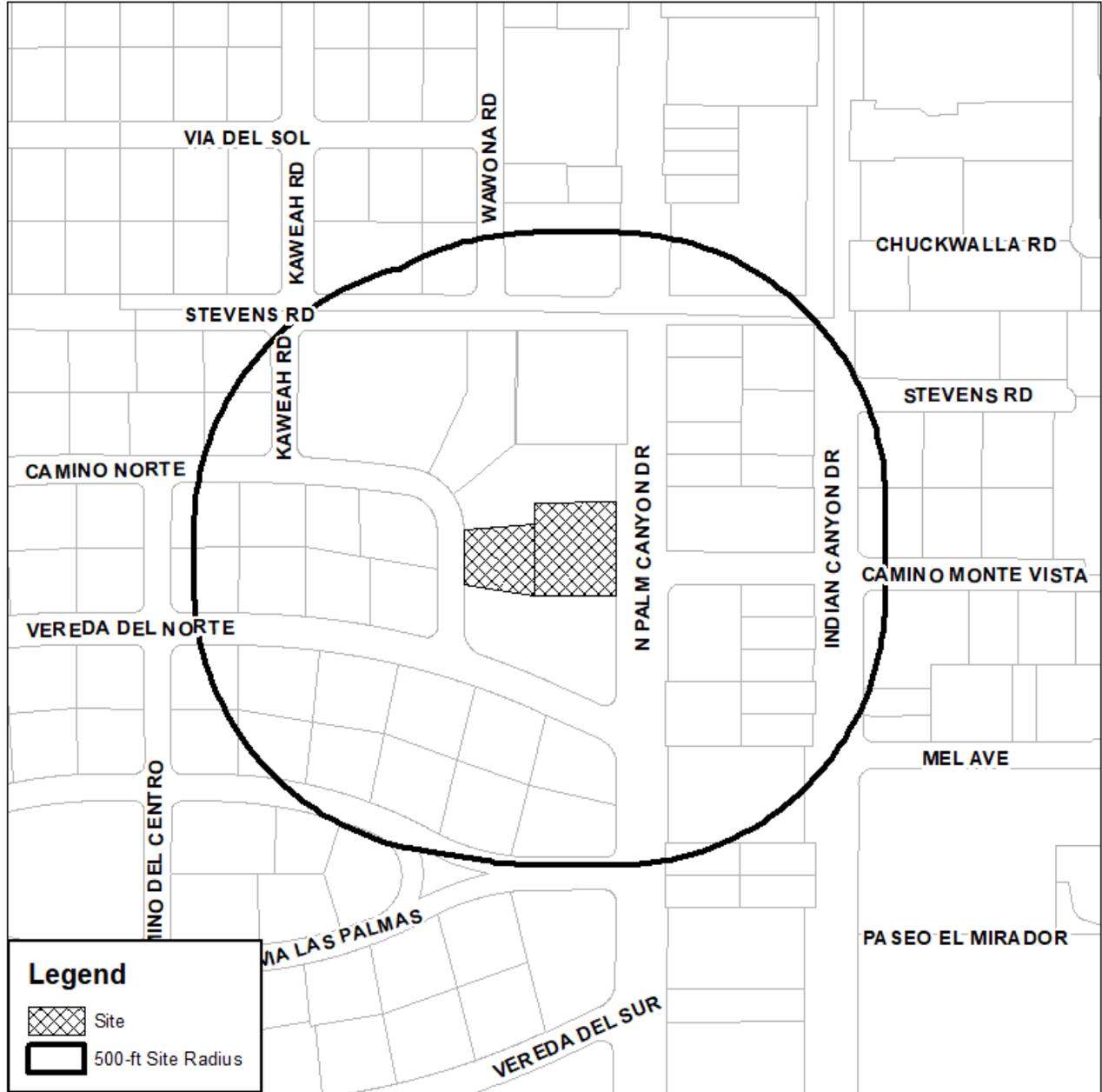
1. Vicinity Map
2. Aerial Map
3. Public Integrity Disclosure Form
4. Draft Resolution and Conditions of Approval
5. Planning Commission Approved Project Plans
6. Revised Project Plans

Attachment 1

Vicinity Map



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

Case #: 3.4289 MAJ

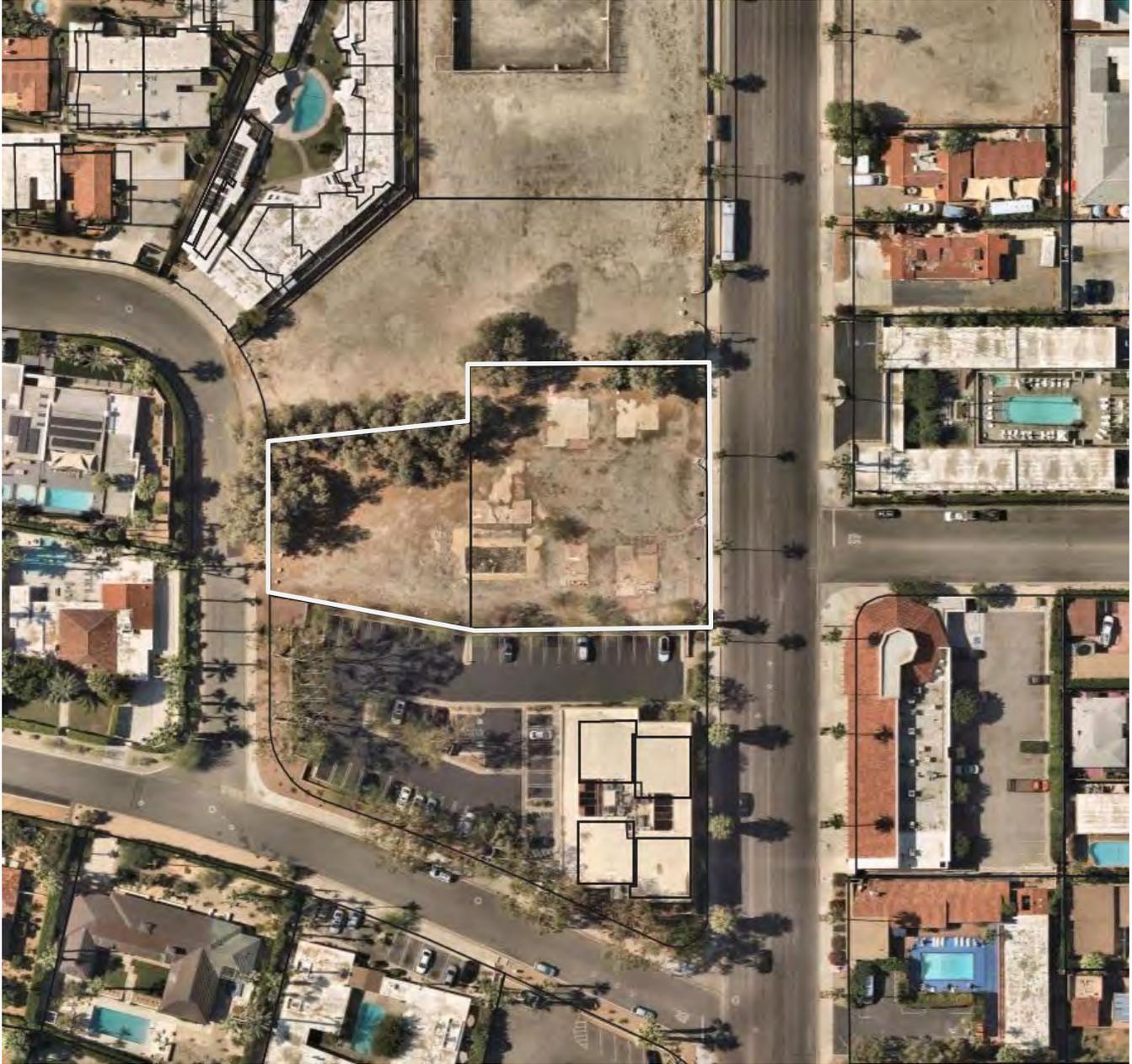
Address: 1424 Camino Norte

Attachment 2

Aerial Map



Department of Planning Services Aerial Map



CITY OF PALM SPRINGS

Case #: 3.4289 MAJ

Address: 1424 Camino Norte

Attachment 3

Public Integrity Disclosure Form

ATTACHMENT E



PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1.	Name of Entity	
		12 @ LAS PALMAS, LLC
2.	Address of Entity (Principle Place of Business)	
		50 SEA PINE LANE, # 61, NEWPORT BEACH, CA 92660
3.	Local or California Address (if different than #2)	
4.	State where Entity is Registered with Secretary of State	
		CA
		<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5.	Type of Entity	
		<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6.	Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>	
	CAMINO NORTE PALM SPRINGS, LLC	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Manager
	[name]	<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
		<input type="checkbox"/> Other _____
	WINPORT PALM SPRINGS, LLC	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input checked="" type="checkbox"/> Member <input type="checkbox"/> Manager
	[name]	<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
		<input type="checkbox"/> Other _____
	Dennis A. Cunningham	<input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager
	[name]	<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
		<input checked="" type="checkbox"/> Other <u>Authorized Representative</u>

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	50%, ABC COMPANY, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
A. CAMINO NORTE PALM SPRINGS, LLC <hr/> [name of owner/investor]	47% of 12 @ Las Palmas, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
B. WINPORT PALM SPRINGS, LLC <hr/> [name of owner/investor]	53% of 12 @ Las Palmas, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title  Ernest O. Vincent, Attorney	Date Sep 13, 2022
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PENALTIES

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



PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity
CAMINO NORTE PALM SPRINGS, LLC
2. Address of Entity (Principle Place of Business)
50 SEA PINE LANE, # 61, NEWPORT BEACH, CA 92660
3. Local or California Address (if different than #2)
4. State where Entity is Registered with Secretary of State
CA
<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5. Type of Entity
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>
Palm Springs Modern Construction <input type="checkbox"/> Officer <input type="checkbox"/> Director <input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
Dennis A. Cunningham <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input checked="" type="checkbox"/> Other <u>Authorized Representative</u>

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	50%, ABC COMPANY, Inc. <hr/> [percentage of beneficial interest in entity and name of entity]
A. Palm Springs Modern Construction <hr/> [name of owner/investor]	100% of Camino Norte Palm Springs, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

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Signature of Disclosing Party, Printed Name, Title  Ernest O. Vincent, Attorney	Date Sep 13, 2022
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PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity
WINPORT PALM SPRINGS, LLC
2. Address of Entity (Principle Place of Business)
34390 Gateway Drive, Palm Desert, 92211
3. Local or California Address (if different than #2)
4. State where Entity is Registered with Secretary of State
CA
<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5. Type of Entity
<input type="checkbox"/> Corporation <input checked="" type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>
Yokang Zhou <input type="checkbox"/> Officer <input type="checkbox"/> Director <input checked="" type="checkbox"/> Member <input checked="" type="checkbox"/> Manager _____ [name] <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
_____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____
_____ [name] <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager <input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner <input type="checkbox"/> Other _____

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	<i>50%, ABC COMPANY, Inc.</i> <hr/> [percentage of beneficial interest in entity and name of entity]
A. Yokang Zhou <hr/> [name of owner/investor]	100% of Winport Palm Springs, LLC <hr/> [percentage of beneficial interest in entity and name of entity]
B. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	<hr/> [percentage of beneficial interest in entity and name of entity]

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Signature of Disclosing Party, Printed Name, Title  Ernest O. Vincent, Attorney	Date Sep 13, 2022
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PUBLIC INTEGRITY DISCLOSURE APPLICANT DISCLOSURE FORM

1. Name of Entity
PALM SPRINGS MODERN CONSTRUCTION
2. Address of Entity (Principle Place of Business)
50 SEA PINE LANE, # 61, NEWPORT BEACH, CA 92660
3. Local or California Address (if different than #2)
4. State where Entity is Registered with Secretary of State
CA
<i>If other than California, is the Entity also registered in California?</i> <input type="checkbox"/> Yes <input type="checkbox"/> No
5. Type of Entity
<input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Trust <input type="checkbox"/> Other (please specify)
6. Officers, Directors, Members, Managers, Trustees, Other Fiduciaries (please specify) <i>Note: If any response is not a natural person, please identify all officers, directors, members, managers and other fiduciaries for the member, manager, trust or other entity</i>
Dennis A. Cunningham _____ <input checked="" type="checkbox"/> Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]
<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
<input type="checkbox"/> Other _____
Andrea C. Cunningham _____ <input checked="" type="checkbox"/> Officer <input checked="" type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]
<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
<input type="checkbox"/> Other _____
_____ <input type="checkbox"/> Officer <input type="checkbox"/> Director <input type="checkbox"/> Member <input type="checkbox"/> Manager [name]
<input type="checkbox"/> General Partner <input type="checkbox"/> Limited Partner
<input checked="" type="checkbox"/> Other <u>Authorized Representative</u>

7. Owners/Investors with a 5% beneficial interest in the Applicant Entity or a related entity	
EXAMPLE <i>JANE DOE</i> <hr/> [name of owner/investor]	 <i>50%, ABC COMPANY, Inc.</i> <hr/> [percentage of beneficial interest in entity and name of entity]
A. Dennis A. Cunningham <hr/> [name of owner/investor]	 50% of Palm Springs Modern Construction <hr/> [percentage of beneficial interest in entity and name of entity]
B. Andrea C. Cunningham <hr/> [name of owner/investor]	 50% of Palm Springs Modern Construction <hr/> [percentage of beneficial interest in entity and name of entity]
C. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
D. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]
E. <hr/> [name of owner/investor]	 <hr/> [percentage of beneficial interest in entity and name of entity]

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT.

Signature of Disclosing Party, Printed Name, Title  Ernest O. Vincent, Attorney	Date Sep 13, 2022
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PENALTIES

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

Attachment 4

Draft Resolution and Conditions of Approval

RESOLUTION NO.

A RESOLUTION OF THE ARCHITECTURAL REVIEW COMMITTEE OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING A MAJOR ARCHITECTURAL APPLICATION TO ALLOW THE CONSTRUCTION OF A 12-UNIT MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENT AS FOR-SALE CONDOMINIUMS AND RELATED SITE IMPROVEMENTS ON A 0.95-ACRE LOT LOCATED AT 1424 CAMINO NORTE.

THE ARCHITECTURAL REVIEW COMMITTEE FINDS AND DETERMINES AS FOLLOWS:

A. 12 @ Las Palmas, LLC (“Applicant”) has filed a Major Architectural Application (Case 3.4289 MAJ) with the City of Palm Springs, pursuant to Palm Springs Zoning Code (PSZC) Section 94.04.00 (Architectural Review), for the construction of a 12-unit multiple-family residential condominium development and other related on- and off-site improvements on a 0.95-acre site located between Camino Norte and North Palm Canyon Drive, west of the intersection of North Palm Canyon Drive and Camino Monte Vista (APNs 505-182-005 & 505-182-007), Zone C-1 and R-2 (the “Project”).

B. A notice of public hearing of the Planning Commission of the City of Palm Springs, California to consider the associated Project applications, including a Conditional Use Permit (Case 5.1554 CUP), Major Development Permit (Case 3.4289 MAJ/DP) and Tentative Tract Map (Case TTM 389416), was given in accordance with applicable law for the regular Planning Commission meeting of September 14, 2022. The Planning Commission continued the hearing to a date certain of October 12, 2022 and subsequently to a date certain of December 14, 2022, at which meeting the Planning Commission adopted Resolution No. 6936 and conditionally approved the associated Project applications.

C. The Applicant appealed the Planning Commission’s decision of December 14, 2022 to condition the approval of the Project that vehicular gates be removed from the Project plans. A notice of public hearing of the City Council of the City of Palm Springs, California to consider the appeal of the associated Project applications referenced in Recital B above was given in accordance with applicable law for the City Council regular meeting of January 26, 2023, at which hearing the City Council adopted Resolution No. 25084 rejecting the appeal and upholding the Planning Commission’s decision to conditionally approve the associated Project applications, including the requirement to remove the vehicular gate from the Project plans.

D. 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.

E. On October 16, 2023, 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.

F. The proposed Project is considered a “project” pursuant to the terms of the California Environmental Quality Act (“CEQA”) and has been determined to be Categorically Exempt as a Class 32 exemption (In-Fill Development Project) pursuant to Section 15332 of the CEQA Guidelines. The following analysis supports this determination:

G. Pursuant to Section 94.04.00(E) of the Palm Springs Zoning Code, the Architectural Review Committee makes the following findings relative to the Major Architectural Review application, Case 3.4289 MAJ:

1. The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;

The modern architecture of the proposed buildings includes flat roofs, stucco siding and recessed fenestration on all sides of the buildings. The three-story building fronting North Palm Canyon includes stucco walls with reveals on the north and south elevations to break-up the stucco massing.

2. 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;

The development consists of two- and three-story structures with single-story accessory living spaces along the Palm Canyon frontage. All buildings are clad with white stucco with dark grey accents and satin anodized aluminum frame windows, creating a consistency of design throughout the project.

3. The façade elements and fenestration are composed in a harmonious manner;

Each unit includes the same size and location of fenestration on the first, second and third floors of the primary building frontage of the building. The two-story building oriented towards Camino Norte also uses a similar application of fenestration, but the end unit creates outdoor livable balcony space with extended roof eaves for user comfort while keeping with the vernacular of the modern design.

4. The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;

Stucco is the primary building material along with aluminum dual pane windows. The proposed materials are consistent with materials used on adjacent properties and are appropriate for the desert environment.

5. The proposed color scheme is appropriate to the desert environment and consistent with the site context;

The project includes white stucco with grey accents, consistent with other properties in the area.

6. Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;

Solar relief for glazing is provided by recessed voids and overhangs. Deep overhangs are proposed on Unit 1. These elements will reduce solar heat gain on the unit interiors.

7. The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;

The landscape areas for the project include African Sumac trees and a mix of drought-tolerant plant materials, such as Desert Spoon and Aloe, and moderate water consumption plants like Regal Mist, Ficus and Natal Plum. No turf areas are proposed. Thus, the proposed landscape plan is consistent with Chapter 8.60 of the Municipal Code.

8. The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;

A landscape buffer is provided in accordance with yard requirements in Section 92.12.03(D) of the Zoning Code. A five-foot wide landscape buffer is proposed on the property perimeter of the north, south and east sides of the property. There will be no exposed ground-mounted mechanical equipment viewable from the streets.

9. The shading for pedestrian facilities on the subject site or abutting public right(s)-of-way is adequate;

Pedestrian access from Palm Canyon will be shaded by a five-foot wide overhang that extends the width of the building frontage.

10. 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;

The project is conditioned to comply with outdoor lighting standards in Section 93.21.00 of the Zoning Code.

11. 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;

No signage is proposed at this time. If signage is proposed in the future, a sign permit will be required.

12. 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;

Mechanical equipment will be screened by rooftop parapets for Units 2 through 12. Unit 1 will be screened by a garden wall if ground-mounted or via the parapet on Unit 2 if roof-mounted.

13. 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.

The property is not located within a specific plan or planned development district.

THE ARCHITECTURAL REVIEW COMMITTEE RESOLVES:

SECTION 1. That the findings and determinations reflected above are true and correct, and are incorporated by this reference herein as the cause and foundation for the action taken by and through this Resolution.

SECTION 2. On January 26, 2023, the City Council found the Project is categorically exempt from further CEQA review as a Class 32 Exemption – “In-Fill Development Project” – pursuant to Section 15332 of the CEQA Guidelines. The preparation of further environmental documentation is not necessary because none of the circumstances triggering further environmental review have occurred. (Public Resources Code § 21166; Cal. Code Regulations, Title 14, § 15162.)

SECTION 3. Based upon the foregoing, the Architectural Review Committee hereby approves Case 3.4289 MAJ for the development of 12-unit multiple-family residential condominiums and related improvements on a 0.95-acre site located between Camino Norte and North Palm Canyon Drive, west of the intersection of North Palm Canyon Drive and Camino Monte Vista, subject to those conditions set forth in the attached Exhibit A, which are to be satisfied unless otherwise specified.

ADOPTED this 16th day of October, 2022.

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

Christopher Hadwin
Director of Planning Services

EXHIBIT A

Case No. 3.4289 MAJ
12 @ Las Palmas
October 16, 2023

CONDITIONS OF APPROVAL

Before final acceptance of the project, all conditions listed below shall be completed to the satisfaction of the City Engineer, the Director of Planning Services, the Director of Building and Safety, the Chief of Police, the Fire Chief or their designee, depending on which department recommended the condition.

Any agreements, easements or covenants required to be entered into shall be in a form approved by the City Attorney.

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case Nos. 5.1554 CUP, 3.4289 MAJ/DP & TTM 38416; except as modified with the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans, date stamped July 11, 2022 (Architectural and Civil) and May 2, 2022 (Tentative Map), including site plans, architectural elevations, exterior materials and colors, landscaping, and grading on file in the Planning Division except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning 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. Tentative Map. This approval is for Tentative Tract Map 38416. This approval is subject to all applicable regulations of the Subdivision Map Act, the Palm Springs Municipal Code, and any other applicable City Codes, ordinances and resolutions.
- ADM 6. Indemnification. The owner/applicant shall defend, indemnify, and hold harmless the City of Palm Springs, its elected officials, agents, officers, and employees ("Indemnitees") from any claim, action, or proceeding against the City of Palm Springs or any Indemnitee(s), arising, in any way, out of the activities authorized by Case Nos. 5.1554 CUP, 3.4289 MAJ/DP & TTM 38416. The City will promptly notify the applicant of any such claim, action, or proceeding 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 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 Indemnitees. 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 7. 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, walls, and fences 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 8. Time Limit on Approval. Approval of the Major Development Permit (MAJ/DP) and Conditional Use Permit (CUP) 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 9. 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. Permits will not be issued until the appeal period has concluded.
- ADM 10. Time Extensions. Extensions of time for the Tentative Tract Map may be approved pursuant to Municipal Code Section 9.63.110. Extensions of time for the Major Development Permit (MAJ/DP) and Conditional Use Permit (CUP) may be granted by the Planning Commission pursuant to Zoning Code Section 94.12.00. Such extensions shall be required in writing and submitted to Planning Services prior to the expiration of the approval.
- ADM 11. Park Development Fees. The developer shall dedicate land or pay a fee in lieu of a dedication, at the option of the City. The in-lieu fee shall be computed pursuant to Ordinance No. 1632, Section IV, by multiplying the area of park to be dedicated by the fair market value of the land being developed plus the cost to acquire and improve the property plus the fair share contribution, less any credit given by the City, as may be reasonably determined by the City based upon the formula contained in Ordinance No. 1632. In accordance with the Ordinance, the following areas or features shall not be eligible for private park credit: golf courses, yards, court areas, setbacks, development edges, slopes in hillside areas (unless the area includes a public trail) landscaped development entries, meandering streams, land held as open space for wildlife habitat, flood retention facilities and circulation improvements such as bicycle, hiking and equestrian trails (unless such systems are directly linked to the City's

community-wide system and shown on the City's master plan).

- ADM 12. Public Art Fees. This project shall be subject to Chapters 2.24 and 3.37 of the Municipal Code regarding public art. The project shall either provide public art or payment of an in lieu fee. In the case of the in-lieu fee, the fee shall be based upon the total building permit valuation as calculated pursuant to the valuation table in the Uniform Building Code, the fee being 1/2% for commercial projects or 1/4% for residential projects with first \$100,000 of total building permit valuation for individual single-family units exempt. Should the public art be located on the project site, said location shall be reviewed and approved by the Director of Planning and the Public Arts Commission, and the property owner shall enter into a recorded agreement to maintain the art work and protect the public rights of access and viewing.
- ADM 13. Comply with City Noise Ordinance. This use shall comply with the provisions of Section 11.74 Noise Ordinance of the Palm Springs Municipal Code. Violations may result in revocation of this Conditional Use Permit.
- ADM 14. CC&R's. The applicant prior to issuance of building permits shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. These CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances.
- ADM 15. CC&R's. Prior to recordation of a final Tract Map or issuance of building permits, the applicant shall submit a draft declaration of covenants, conditions and restrictions ("CC&R's") to the Director of Planning for approval in a format to be approved by the City Attorney. The draft CC&R package shall include:
- a. The document to convey title
 - b. Deed restrictions, easements, of Covenant Conditions and Restrictions to be recorded.
 - c. Provisions for joint access to the proposed parcels, and any open space restrictions.
 - d. A provision, which provides that the CC&R's may not be terminated or substantially amended without the consent of the City and the developer's successor-in-interest.
- Approved CC&R's are to be recorded following approval of the final map. The CC&R's may be enforceable by the City, shall not be amended without City approval, and shall require maintenance of all property in a good condition and in accordance with all ordinances,
- ADM 16. CC&R's Deposits & Fees. The applicant shall submit to the City of Palm Springs, a deposit in the amount of specified in the current fee schedule, for the review of the CC&R's by the City Attorney. A filing fee as outlined in the fee schedule shall also be paid to the City Planning Department for administrative review purposes.

ENVIRONMENTAL ASSESSMENT CONDITIONS

- ENV 1. Coachella Valley Multiple-Species Habitat Conservation Plan (CVMSHCP) Local Development Mitigation Fee (LDMF) required. All projects within the City of Palm Springs, not within the Agua Caliente Band of Cahuilla Indians reservation are subject to payment of the CVMSHCP LDMF prior to the issuance of certificate of occupancy.
- ENV 2. Notice of Exemption. The project is exempt from the California Environmental Quality Act (CEQA); therefore, an administrative fee of \$64 shall be submitted by the applicant in the form of a money order or a cashier's check payable to the Riverside County Clerk within two business days of the Commission's final action on the project. This fee shall be submitted by the City to the County Clerk with the Notice of Exemption. Action on this application shall not be considered final until such fee is paid (projects that are Categorically Exempt from CEQA).

PLANNING DEPARTMENT CONDITIONS

- PLN 1. 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 2. 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 3. Flat Roof Requirements. Roof materials on flat roofs (less than 2:12) must conform to California Title 24 thermal standards for "Cool Roofs". Such roofs must have a minimum initial thermal emittance of 0.75 or a minimum SRI of 64 and a three-year aged solar reflectance of 0.55 or greater. Only matte (non-specular) roofing is allowed in colors such as beige or tan.
- PLN 4. Maintenance of Awnings & Projections. All awnings shall be maintained and periodically cleaned.

- PLN 5. Screen Roof-mounted Equipment. All roof mounted mechanical equipment shall be screened per the requirements of Section 93.03.00 of the Zoning Ordinance.
- PLN 6. Surface Mounted Downspouts Prohibited. No exterior downspouts shall be permitted on any facade on the proposed building(s) that are visible from adjacent streets or residential and commercial areas.
- PLN 7. Pool Enclosure Approval Required. Details of fencing or walls around pools (material and color) and pool equipment areas shall be submitted for approval by the Planning Department prior to issuance of Building Permits.
- PLN 8. Exterior Alarms & Audio Systems. No sirens, outside paging or any type of signalization will be permitted, except approved alarm systems.
- PLN 9. Outside Storage Prohibited. No outside storage of any kind shall be permitted except as approved as a part of the proposed plan.
- PLN 10. No off-site Parking. Vehicles associated with the operation of the proposed development including company vehicles or employees vehicles shall not be permitted to park off the proposed building site unless a parking management plan has been approved.
- PLN 11. Pad Elevations. Final building pad elevations shall not vary more than 12 inches above or below the pad elevation established by the approved preliminary grading plan and / or tentative map. Any deviations from this provision shall require approval by the Planning Commission.
- PLN 12. Entry Gate. A vehicular entry gate is not approved by the ARC.
- PLN 13. Onsite Improvements on Westerly Frontage. The proposed wall on the westerly edge of the site shall be setback five feet and desert landscape shall be installed between said wall and the sidewalk.
- PLN 14. EV Charging Station. Pursuant to Section 93.06.00 of the PSZC (Off-Street Parking) establishes the number of EV charging stations for new or renovated commercial development, and for new multi-family residential development.
- PLN 15. 12/14/22 Planning Commission Meeting. In accordance with the Planning Commission's decision on December 14, 2022, the applicant shall complete the following:
- a. Stop Sign at Project Exit. Install a stop sign at the vehicular egress to the satisfaction of the City Engineer.
 - b. Household Waste Generated by Accessory Dwelling Units. The CC&Rs prepared for this subdivision shall require that condominium owners with detached accessory dwelling units be responsible for receiving and proper disposal of any household waste generated from any occupant(s) or tenant(s) of their corresponding detached accessory dwelling unit. The CC&RS shall also require that, in the event of the condominium owner

leases the primary condominium unit, the lessee of the primary unit shall be responsible for receiving and proper disposal of any household waste generated from any occupant(s) or sub-tenant(s) of the corresponding detached accessory dwelling unit, if permitted. Household waste includes trash, green waste, recycling and organic refuse

POLICE DEPARTMENT CONDITIONS

POL 1. Developer shall comply with Section II of Chapter 8.04 "Building Security Codes" of the Palm Springs Municipal Code.

BUILDING DEPARTMENT CONDITIONS

BLD 1. Prior to any construction on-site, all appropriate permits must be secured.

ENGINEERING DEPARTMENT CONDITIONS

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

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

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

GENERAL

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 24 to 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.

NORTH PALM CANYON DRIVE

ENG 3. Construct sidewalk from back of curb to property line along the entire frontage in accordance with City of Palm Springs Standard Drawing No. 210.

ENG 4. Remove the existing driveway approaches and replace with curb, gutter and sidewalk to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 200 and 210.

- ENG 5. Contact the Director of Facilities to determine if the existing palm trees, irrigation, and street lights along the North Palm Canyon Drive frontage will have to be replaced and/or upgraded in conjunction with this project.
- ENG 6. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 7. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

CAMINO NORTE

- ENG 8. Construct a 6 inch curb and gutter, 18 feet east of centerline along the entire frontage of APN 505-182-005 AND 505-182-004 to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 200.
- ENG 9. Construct a driveway approaches (main entrance 26' feet wide) in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 10. Dedicate an easement 2 feet wide along the back of the driveway approach and or utility structures for sidewalk purposes. 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 11. Construct a 5 feet wide sidewalk behind the curb along the entire frontage of APN 505-182-005 AND 505-182-004 to match existing improvements in accordance with City of Palm Springs Standard Drawing No. 210.
- ENG 12. 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 edge of proposed gutter to clean sawcut edge of pavement along the entire frontage of APN 505-182-005 AND 505-182-004 in accordance with City of Palm Springs Standard Drawing No. 110. (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 13. Remove and replace existing asphalt concrete pavement where required, in accordance with applicable City standards.
- ENG 14. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

ON-SITE

- ENG 15. 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 16. The minimum pavement section for all on-site pavement (drive aisles, parking spaces) shall be 3 inches asphalt concrete pavement over 4 inches crushed miscellaneous base with a minimum subgrade of 24 inches at 95% relative compaction, or equal. 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 17. All on-site drive aisles shall be two-way with a minimum 26 feet wide travelway (as measured from face of curb) where no on-street parking is proposed.
- ENG 18. On-site drive aisles or parking lots shall be constructed with curbs, gutters, and cross-gutters, as necessary to accept and convey street surface drainage of the on-site streets to the on-site drainage system, in accordance with applicable City standards.

SANITARY SEWER

- ENG 19. All sanitary facilities shall be connected to the public sewer system (via the proposed on-site private sewer system). New laterals shall not be connected at manholes.
- ENG 20. Pay a sewer assessment fee of \$424.92 in accordance with the terms of the Sewer Construction Refund Agreement between the City of Palm Springs and Ted Pelton, Sewer Agreement No. 1418. The fee shall be paid prior to issuance of a building permit.

GRADING

- ENG 21. 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 22. 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 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 23. 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 issuance of Grading Permit, and immediately prior to commencement of grading operations.

ENG 24. 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 25. 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 26. A Notice of Intent (NOI) to comply with the California General Construction Stormwater Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009) is required for the proposed development via the California Regional Water Quality Control Board online SMARTS system. A copy of the executed letter issuing a Waste Discharge Identification (WDID) number shall be provided to the City Engineer prior to issuance of a grading or building permit.
- ENG 27. This project requires preparation and implementation of a stormwater pollution prevention plan (SWPPP). As of September 4, 2012, all SWPPPs shall include a post-construction management plan (including Best Management Practices) in accordance with the current Construction General Permit. Where applicable, the approved final project-specific Water Quality Management Plan shall be incorporated by reference or attached to the SWPPP as the Post-Construction Management Plan. A copy of the up-to-date SWPPP shall be kept at the project site and be available for review upon request.
- ENG 28. 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 two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 29. 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.
- ENG 30. 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 31. 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.

WATER QUALITY MANAGEMENT PLAN

- ENG 32. 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 (if any).
- ENG 33. 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 34. 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 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 35. 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 36. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$ 10,311.99 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

- ENG 37. 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 38. All proposed utility lines shall be installed underground.
- ENG 39. 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 40. 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 2015 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.
- ENG 41. 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 42. Nothing shall be constructed or planted in the corner cut-off area of any intersection or driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

ENG 43. 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 44. 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 45. The developer shall apply for an annexation to the City of Palm Springs Community Facilities District established for public safety services and submit required applications, waivers, and consent forms to the annexation prior to approval of a final map. Payment of an annexation fee (\$7,500) and shall be made at the time of the application. The annexation shall be completed by action of the city council in a public hearing, prior to processing a final map for approval.

ENG 46. A Final Map shall be prepared by a California registered Land Surveyor or qualified Civil Engineer and submitted to the Engineering Services Department for review and approval. A Title Report prepared for subdivision guarantee for the subject property, the traverse closures for the existing parcel and all lots created therefrom, and copies of record documents shall be submitted with the Final Map to the Engineering Services Department as part of the review of the Map. The Final Map shall be approved by the City Council prior to issuance of building permits.

ENG 47. In accordance with Government Code Section 66499, the Tentative Tract Map is subject to construction of all required public improvements. Prior to approval of a Tract Map, all required public improvements shall be secured by a construction agreement and bonds in accordance with Government Code Section 66499.

ENG 48. Acceptance of public improvements required of this development shall be completed by resolution of the City Council to release the faithful performance bond and acceptance of replacement maintenance bond to be held for one year. An inspection will be performed nine months after said acceptance as part of the notice of completion process, a notice of completion will be filed certifying the improvements are complete.

TRAFFIC

ENG 49. 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 50. 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 51. This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

- 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 and latest adopted NFPA Standards. Three (3) complete sets of plans for fire sprinkler system plans, underground water improvement plans, & fire alarm plans must be submitted prior to a building permit being released.
- 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. **Key Box Required to be Installed (CFC 506.1):** Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or fire-fighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be flush mount type and shall contain keys to gain necessary access as required by the fire code official.
Secured emergency access gates serving apartment, town home or condominium complex courtyards must provide a key box in addition to association or facility locks. The nominal height of Knox lock box installations shall be 5 feet above grade. Location and installation of Knox key boxes must be approved by the fire code official.
- FID 8. **Key Box Contents (CFC 506.1):** The Knox key box shall contain keys to all areas of ingress/egress, alarm rooms, fire sprinkler riser/equipment rooms, mechanical rooms, elevator rooms, elevator controls, plus a card containing the emergency contact people and phone numbers for the building/complex.
- FID 9. **NFPA 13D Fire Sprinklers Required:** An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13, 2016 Editions, as modified by local ordinance.

- FID 10. **Dead Ends:** Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around a fire apparatus, or hammer head as approved by the City's Engineering Department.
- FID 11. **Designated Fire Lanes:** in private developments shall be not less than 24 feet wide (curb face to curb face) with no parking on either side and shall be identified as fire lanes with red curb, stating in white lettering " NO PARKING FIRE LANE", or by approved signage, or by both red curb with lettering and signage.
- FID 12. **Fire Department Access Roads/Driveways:** Shall be provided so that no portion of the exterior wall of the first floor of any building will be more than 150 feet from such roads.
- FID 13. **Private Fire Hydrants:** Additional private hydrants may be required.
- FID 14. **Security Gates:** A Knox key operated switch shall be installed at every automatic gate. Secured automated vehicle gates or entries, if approved for installation, shall utilize a combination of a Tomar Strobeswitch™, or approved equal, and an approved Knox key switch when required by the fire code official. Secured non-automated vehicle gates or entries, if approved for installation, shall utilize an approved padlock or chain (maximum link or lock shackle size of ¼ inch) when required by the fire code official.

END OF CONDITIONS

Attachment 5

Planning Commission Approved Project Plans

CAMINO NORTE
PALM SPRINGS, CA 92262

CITY OF PALM SPRINGS
APPROVED BY PLANNING COMMISSION
Case # 3.4289 MAT Date 12/14/22 Initial DN
TMB8416 5.1554 COP
APPROVED BY CITY COUNCIL
Case # 11 Appeal Date 1/24/23 Initial DN
Resolution # _____ Ordinance # _____

12@ LAS PALMAS
SCHEMATIC DESIGN

APPROVAL SUBJECT TO ALL REQUIRED
CONDITIONS BY ABOVE BODIES



EAST PERSPECTIVE STREET VIEW FROM NORTH PALM CANYON



WEST PERSPECTIVE STREET VIEW FROM CAMINO NORTE



NORTHEAST PERSPECTIVE STREET VIEW FROM NORTH PALM CANYON

VICINITY MAP



PROPERTY INFORMATION:

ASSESSOR'S PARCEL NUMBER: 505-182-005
505-182-007

LEGAL DESCRIPTION:
PARCELS 7 AND 11 THE NORTH HALF OF LOT 10 IN BLOCK A OF LAS PALMAS ESTATES, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15M PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY OR RECORDER OF SAID COUNTY.

LOT SIZE: 41,285 S.F. (0.95 ACRES)

ZONING: R2-C1

EXISTING USE: VACANT / UNDEVELOPED LAND

PROJECT INFORMATION:
BUILDING TYPE: TOWNHOME (R2 OCCUPANCY)
TYPE OF CONSTRUCTION: TYPE V-B
GROSS FLOOR AREA: 28,656 SF
FIRE SPRINKLERS: YES / PER SECTION R313.2
BUILDING HEIGHT / # OF STORIES: 30 FEET - 0 INCHES / THREE
30 FEET - 8 INCHES / THREE
24 FEET - 0 INCHES / TWO

LOT AREA: .95 ACRES / 41,285.7 Sq Ft
LOT COVERAGE: 39%

DRAWING INDEX:

- A0.1 COVER SHEET
- A0.2 3D PERSPECTIVES & PROJECT DATA
- C1.0 GRADING PLAN
- C2.0 GRADING PLAN
- C3.0 GRADING PLAN
- C4.0 GRADING PLAN
- L1.0 LANDSCAPE PLAN
- A1.0 SITE PLAN
- A1.1 SITE SECTIONS
- A1.2 FLOOR PLAN - FIRST FLOOR
- A1.3 FLOOR PLAN - SECOND FLOOR
- A1.4 FLOOR PLAN - THIRD FLOOR
- A1.5 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
-THE 2019 CALIFORNIA TITLE 24 BUILDING CODES PARTS 1-7, & 9-12 (ADMINISTRATIVE, BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, & GREEN CODE)
-THE 2019 CALIFORNIA FIRE CODE TITLE 24, PART 9, NFPA STANDARDS AS ADOPTED IN TITLE 24

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF A 12 UNIT TOWNHOMES WITH ATTACHED GARAGE, INCLUDING POOL, LANDSCAPE AND HARDSCAPE IMPROVEMENTS ON AN UNDEVELOPED PARCEL

2

Architecture
1089 n. palm canyon dr.
suite_b
Palm Spring_CA 92252
tel _ 760 778 8165
www.o2arch.com



project title:
12@ LAS PALMAS
address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Schematic Design
-not for construction-

sheet description:
COVER SHEET
scale: not to scale
date: 12_5_2022
A0.1

3.4289 MAT 1RP
RECEIVED

DEC 06 2022

PLANNING SERVICES
DEPARTMENT

12/14/2022 PC Plans & 1/26/23 CC Plans



NORTHEAST PERSPECTIVE_BIRD'S EYE VIEW FROM NORTH PALM CANYON



SOUTHWEST PERSPECTIVE_BIRD'S EYE VIEW FROM NORTH PALM CANYON



NORTHWEST PERSPECTIVE_BIRD'S EYE VIEW FROM CAMINO NORTE

Parking Study

Parking spaces provided	On-Site	29
	On-Site ADA	2
	Total On-Site	31

Parking Distribution:		
11 3-Bedroom Units	@ 2.25 spaces/unit'	24.75
1 4-Bedroom Units	@ 3 spaces/unit'	3
8 8-Guesthouses	Exempt per section 93.23.14 E-2-b-i	0
3 Guest Parking	@ 1 space/ 4 units'	3
		31

PARKING STUDY

UNIT #	ENCLOSED		COVERED		OPEN	
	CONDITIONED	UNCOND.	BALC./ PATIO	CIRCULATION	PATIO	STAIRS
PROJECT TOTAL	36118.8	36316.3	197.5	0	12629.2	73.7
UNIT 01	2887.3	6245.8	197.3	0	12555.5	73.7
FIRST FLOOR	3105.5	518.7	72.7	0	1862.2	73.7
SECOND FLOOR	1428.3	518.7	0	0	1620.7	0
THIRD FLOOR	1677.2	0	72.7	0	241.5	0
UNIT 02	2205.7	446.3	0	0	1016.8	0
FIRST FLOOR	846.8	446.3	0	0	664.1	0
SECOND FLOOR	1358.9	0	0	0	0	0
THIRD FLOOR	0	0	0	0	352.7	0
UNIT 03	2205.7	446.3	0	0	892.2	0
FIRST FLOOR	846.8	446.3	0	0	539.5	0
SECOND FLOOR	1358.9	0	0	0	0	0
THIRD FLOOR	0	0	0	0	352.7	0
UNIT 04	2225.7	446.3	0	0	636.7	0
FIRST FLOOR	846.8	446.3	0	0	274	0
SECOND FLOOR	1378.9	0	0	0	0	0
THIRD FLOOR	0	0	0	0	362.7	0
UNIT 05	2453.5	576.9	20.8	0	1006.9	0
FIRST FLOOR MAIN	787.9	541.4	20.8	0	424.9	0
FIRST FLOOR GUEST HOUSE	243.7	35.5	0	0	0	0
SECOND FLOOR	1076.3	0	0	0	0	0
THIRD FLOOR	345.6	0	0	0	582	0
UNIT 06	2460.9	565.3	20.8	0	1007.2	0
FIRST FLOOR MAIN	784.2	532.1	20.8	0	425.2	0
FIRST FLOOR GUEST HOUSE	243.7	33.2	0	0	0	0
SECOND FLOOR	1070.4	0	0	0	0	0
THIRD FLOOR	362.6	0	0	0	582	0
UNIT 07	2442	572.4	20.8	0	985.5	0
FIRST FLOOR MAIN	784.2	539.2	20.8	0	403.5	0
FIRST FLOOR GUEST HOUSE	243.7	33.2	0	0	0	0
SECOND FLOOR	1070.4	0	0	0	0	0
THIRD FLOOR	343.7	0	0	0	582	0
UNIT 08	2708.8	479.5	0	0	1074.2	0
FIRST FLOOR MAIN	751.7	446.3	0	0	428.4	0
FIRST FLOOR GUEST HOUSE	353.3	33.2	0	0	0	0
SECOND FLOOR	1198	0	0	0	0	0
THIRD FLOOR	405.8	0	0	0	645.8	0
UNIT 09	2708.8	479.5	0	0	1074.2	0
FIRST FLOOR MAIN	751.7	446.3	0	0	428.4	0
FIRST FLOOR GUEST HOUSE	353.3	33.2	0	0	0	0
SECOND FLOOR	1198	0	0	0	0	0
THIRD FLOOR	405.8	0	0	0	645.8	0
UNIT 10	2442	572.4	20.8	0	985.5	0
FIRST FLOOR MAIN	784.2	539.2	20.8	0	403.5	0
FIRST FLOOR GUEST HOUSE	243.7	33.2	0	0	0	0
SECOND FLOOR	1070.4	0	0	0	0	0
THIRD FLOOR	343.7	0	0	0	582	0
UNIT 11	2460.9	565.3	20.8	0	1007.2	0
FIRST FLOOR MAIN	784.2	532.1	20.8	0	425.2	0
FIRST FLOOR GUEST HOUSE	243.7	33.2	0	0	0	0
SECOND FLOOR	1070.4	0	0	0	0	0
THIRD FLOOR	362.6	0	0	0	582	0
UNIT 12	2453.5	576.9	20.8	0	1006.9	0
FIRST FLOOR MAIN	787.9	541.4	20.8	0	424.9	0
FIRST FLOOR GUEST HOUSE	243.7	35.5	0	0	0	0
SECOND FLOOR	1076.3	0	0	0	0	0
THIRD FLOOR	345.6	0	0	0	582	0

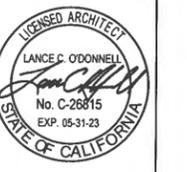
PROJECT AREA CALCULATIONS



Architecture

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project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Schematic Design
-not for construction-

sheet description:

3D PERSPECTIVES &
PROJECT DATA

scale: not to scale

date: 12_5_2022

A0.2

ROUGH GRADING PLAN

CAMINO NORTE
SECTION 10 T. 4 S., R. 4 E., S.B.M.

SHEET 3



GENERAL NOTES:

- THE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF PALM SPRINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADED SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION, SO THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
- NOTHING IN THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM OBTAINING PERMIT AS REQUIRED BY CHAPTER 14.16 OF THE CITY OF PALM SPRINGS MUNICIPAL CODE.
- THE CONTRACTOR SHALL SET AN APPOINTMENT FOR INSPECTION WITH THE ENGINEERING INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO THE DATE OF INSPECTION.
- ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2010 CALIFORNIA BUILDING CODE.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE TO BE SHOWN IN A SCHEMATIC MANNER ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING THE WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
- DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
- CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE DAILY, UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
- CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
- A "RECORD DRAWING" (FORMERLY CALLED "AS-BUILT" DRAWINGS) OF THIS PLAN SHALL BE SUBMITTED BY THE PROJECT ENGINEER OF RECORD TO THE CITY ENGINEER, FOR APPROVAL PRIOR TO ACCEPTANCE OF THE WORK.
- CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS 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 FOR STREETS AND HIGHWAYS, DATED JANUARY 13, 2012, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
- THE FLOW LINE OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE WORK.
- PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
- FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
- FOR PROJECTS IN EXCESS OF 1 ACRE, A NOTICE OF INTENT TO COMPLY WITH CALIFORNIA GENERAL CONSTRUCTION STORMWATER PERMIT (WATER QUALITY ORDER 2009-0009-DWQ AS MODIFIED SEPTEMBER 2, 2009, AS WELL AS A COPY OF THE EXECUTED LETTER ISSUING A WASTE DISCHARGE IDENTIFICATION (WDID) NUMBER, IS REQUIRED PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMIT, VIA THE CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD (PHONE NO. (760) 346-7491). A UPDATED COPY OF THE PROJECT-SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE KEPT AT THE PROJECT SITE AT ALL TIMES.
- A CITY APPROVED FUGITIVE DUST (PM-10) CONTROL PLAN IS REQUIRED PRIOR TO ISSUANCE OF A GRADING ALL DUST CONTROL MEASURES DESCRIBED IN AQMD RULE 403 (BEST AVAILABLE CONTROL MEASURES) AND IN THE CITY-APPROVED FUGITIVE DUST CONTROL PLAN SHALL BE IMPLEMENTED AT ALL A WIND FENCE AND PROPER SIGNAGE, SHALL BE ERECTED, INSPECTED AND APPROVED BY THE CITY'S DUST CONTROL INSPECTOR PRIOR TO INITIATION OF CLEARING, GRUBBING, GRADING OR IMPORT/EXPORT OF SOIL, OR FILL MATERIAL AT THE SITE. FAILURE TO CALL 760-323-8253, EXTENSION 8740 FOR INSPECTION 72 HOURS PRIOR TO INITIATING WORK WILL RESULT IN ISSUANCE OF CITATION BY THE CITY.
- THE BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHOWN ON THE GRADING PLAN ARE FOR LOCATION PURPOSES ONLY. SEPARATE PERMITS FOR THE ABOVE ARE REQUIRED FROM THE BUILDING DEPARTMENT.
- ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT (WITH THE DATE OF THE REPORT SPECIFIED ON THE GRADING PLAN) PREPARED BY A CALIFORNIA REGISTERED GEOTECHNICAL ENGINEER, SHALL BE COMPLIED WITH.

NOTES:

- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTES:

STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION - PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASINS. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.

GRADING AND PAVING - THIS SITE'S GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.

UTILITIES:

Underground Service Alert



DIAL:
811

WATER: DESERT WATER AGENCY, JOSE GOVEA (760) 323-4971
SO. CAL. GAS CO., CONST. SERVICE PLANNER (909) 335-7624
GAS: SO. CAL. EDISON, GARY DEAN (760) 202-4291
ELECTRIC: TIME WARNER, OSCAR TEGLE (760) 320-1234
TELEVISION: VERIZON, MIKE WHITELY (760) 778-3601
TELEPHONE: CITY OF PALM SPRINGS, C/O VEOLIA WATER GARY GREY (760) 323-30166 EXT. 2
SEWER: WHITWATER MUTUAL WATER CO., C/O DESERT WATER AGENCY, JOSE GOVEA (760) 323-4971
WATER:



CONSTRUCTION NOTES & QUANTITIES:

- | | | |
|---|--|---------|
| 1 | INSTALL 6" AREA DRAIN MODEL NDS #20 | 39 EA |
| 2 | INSTALL 6" H.D.P.E. DRAIN PIPE (ADS N-12) @ 1% MIN. OR AS SHOWN | 1360 LF |
| 3 | CONSTRUCT DRYWELL PER MODIFIED PALM SPRINGS STD. DWG. #715 AT ENDS OF UNDERGROUND RETENTION, PER DETAIL ON SHEET 4 | 2 EA |
| 4 | INSTALL UNDERGROUND RETENTION BASIN PER DETAIL ON SHEET 4 | 1 EA |
| 5 | CONSTRUCT DRIVEWAY PER CITY OF PALM SPRINGS STD. DWG. #201 PER SEPARATE PERMIT | 1 EA |
| 6 | CONSTRUCT CURB AND GUTTER PER CITY OF PALM SPRINGS STD. DWG. #200 | 96 LF |
| 7 | CONSTRUCT SIDEWALK PER CITY OF PALM SPRINGS STD. DWG. #210 | 541 SF |

LEGAL DESCRIPTION:

PARCELS 7 AND 11 THE NORTH HALF OF LOT 10 IN BLOCK A OF LAS PALMAS ESTATES, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY OR RECORDER OF SAID COUNTY

REQUIRED PERMITS:

- FUGITIVE DUST CONTROL PERMIT
- GRADING PERMIT
- GENERAL BUILDING PERMITS
- STREET MODIFICATION (ENCROACHMENT) PERMIT
- SEWER HOOK-UP PERMIT
- WATER HOOK-UP PERMIT
- WALL PERMITS

EARTHWORK ESTIMATE:

CUT 1,170 CY
FILL 480 CY

NOTE: QUANTITIES ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES FOR BIDDING.

SITE ADDRESS:

CAMINO NORTE
APN'S: 505-182-005, & -007
PALM SPRINGS, CA. 92262

ENGINEER:

AMIR ENGINEERING & SURVEYING INC.
160 LURING DRIVE, SUITE A
PALM SPRINGS, CA. 92262
TELEPHONE: (760) 318-7424

OWNER:

DENNIS CUNNINGHAM
CAMINO NORTE
PALM SPRINGS, CA. 92262
PHONE: (760) 578-0181

SOILS ENGINEER:

SLADDEN ENGINEERING
45090 GOLF CENTER PARKWAY, SUITE F
INDIO, CA. 92201
TELEPHONE: (760) 863-0713

ASSESSOR'S PARCEL NO.:

505-182-005
505-182-007

NOTE:

A TOPOGRAPHIC SURVEY WAS PERFORMED ON 4/01/2021 BY AMIR ENGINEERING

FEMA FLOOD DESIGNATION:

ZONE: X
AREA OF MINIMAL FLOOD HAZARD

BASIS OF BEARING:

BASIS OF BEARINGS IS THE CENTERLINE OF CAMINO NORTE BEING N00° 10' 00"W PER LAS PALMAS MAP BOOK, 15/15-16

LEGEND:

- CL = CENTERLINE
- CO = CLEAN OUT
- EP = EDGE OF PAVEMENT
- EX = EXISTING
- FF = FINISH FLOOR
- FL = FLOW LINE
- FS = FINISH SURFACE
- HP = HIGH POINT
- LP = LOW POINT
- MH = MANHOLE
- NG = NATURAL GROUND
- PL = PROPERTY LINE
- PP = POWER POLE
- TC = TOP OF CURB
- TF = TOP OF FOOTING
- TG = TOP OF GRATE
- TP = TOP OF PAVEMENT
- TW = TOP OF WALL
- WV = WATER VALVE
- INV = INVERT
- R/W = RIGHT-OF-WAY
- (643) = EXISTING ELEVATION



VICINITY MAP
N.T.C.

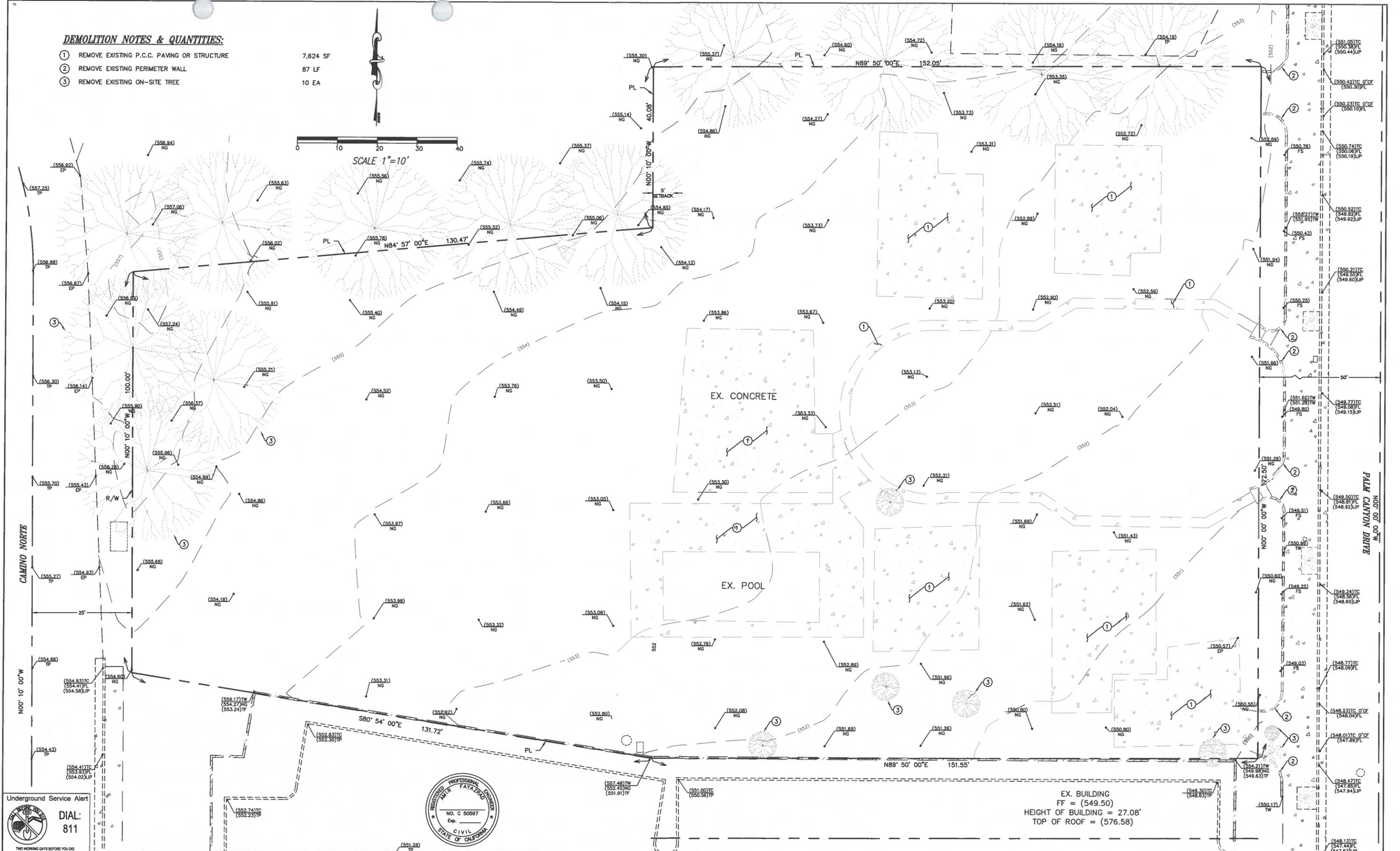
NO.		REVISION		APPROVED	DATE	BENCH MARK	10-3	ELEV.	578.23	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	A.A.F.	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	CITY OF PALM SPRINGS, CALIFORNIA		FILE NO.	SHEET	
						LOCATION	2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.			SIGNATURE:	AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/31/23			DRAWN BY:	S.A.	REVIEWED BY:	A.F.	ROUGH GRADING PLAN CAMINO NORTE		DWG. NO.	1
										AMIR ENGINEERING & SURVEYING INC. 160 LURING DRIVE, SUITE A, PALM SPRINGS, CA. 92262 PHONE: (760) 318-7424 FAX: (760) 318-7419							APN'S: 505-182-005, & -007 SECTION 10 T.4 S., R.4 E., S.B.M.		CADD FILE NAME		OF 4 SHEETS

DEMOLITION NOTES & QUANTITIES:

- ① REMOVE EXISTING P.C.C. PAVING OR STRUCTURE
- ② REMOVE EXISTING PERIMETER WALL
- ③ REMOVE EXISTING ON-SITE TREE

7,624 SF
87 LF
10 EA

SCALE 1"=10'

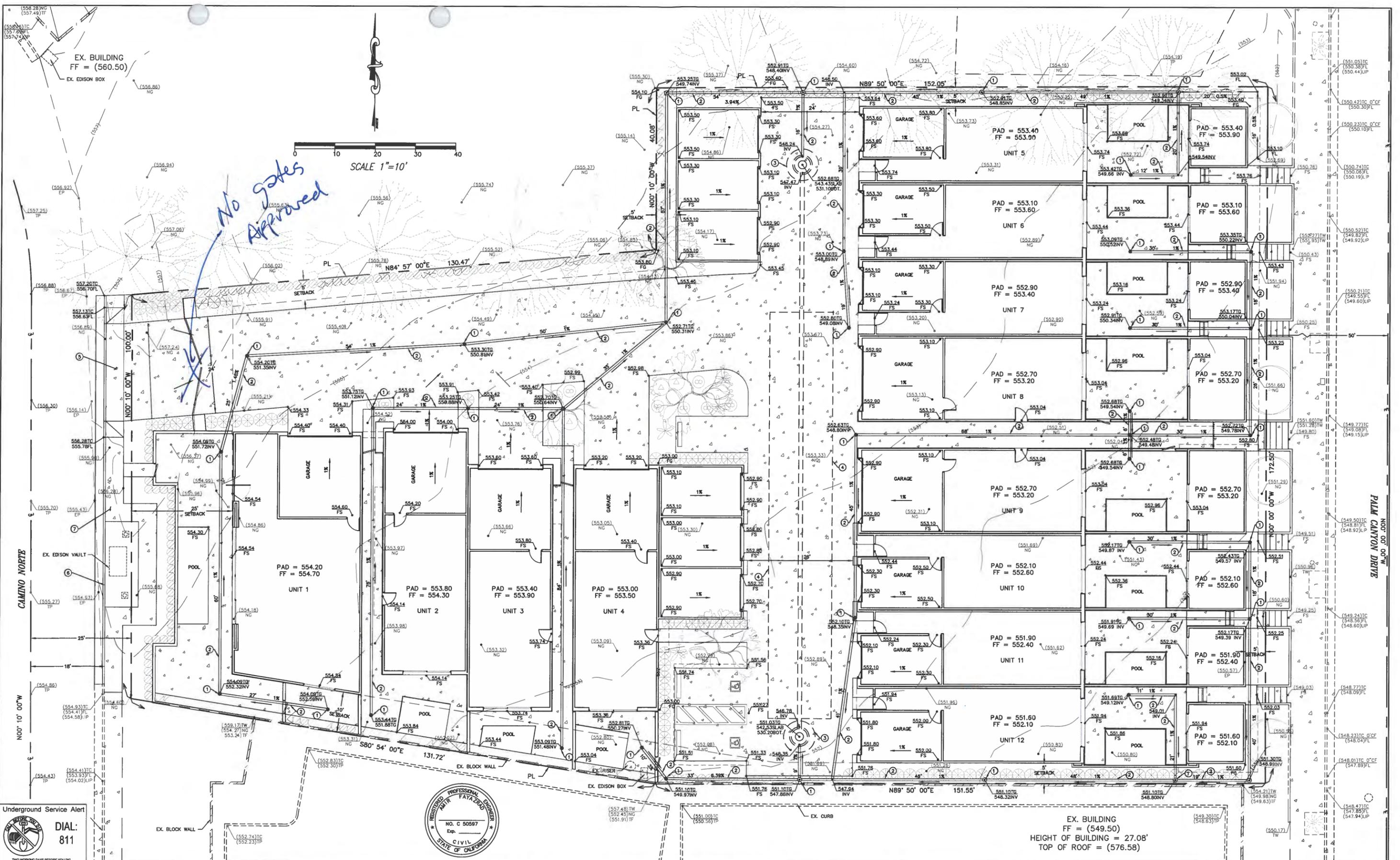


Underground Service Alert
DIAL:
811
TWO WORKING DAYS BEFORE YOU DIG



EX. BUILDING
FF = (549.50)
HEIGHT OF BUILDING = 27.08'
TOP OF ROOF = (576.58)

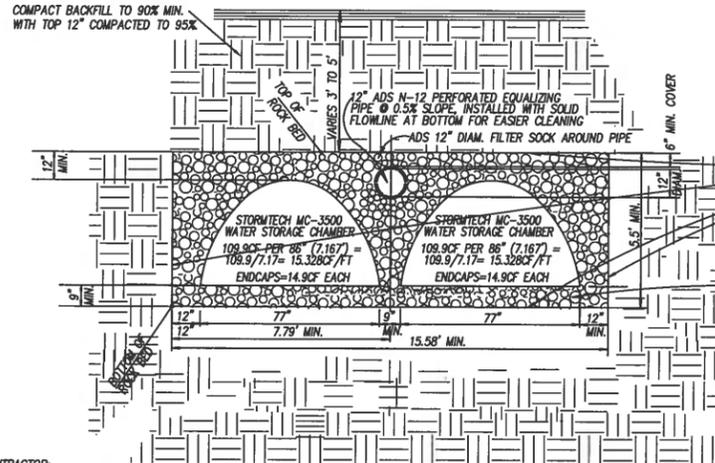
NO.	REVISION	APPROVED	DATE	BENCH MARK	10-3	ELEV.	578.23	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	CITY OF PALM SPRINGS, CALIFORNIA		FILE NO.	SHEET	
				LOCATION	2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.			SIGNATURE:	A.A.F.						ROUGH GRADING PLAN / DEMOLITION PLAN		DWG. NO.	2
								AMIR ENGINEERING & SURVEYING INC.	160 LURING DRIVE, SUITE A					CAMINO NORTE		CADD FILE NAME	OF 4 SHTS.	
								CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS	PALM SPRINGS, CA 92262					SECTION 10 T.4 S., R.4 E., S.B.M.				



Underground Service Alert
DIAL: 811



NO.	REVISION	APPROVED	DATE	BENCH MARK	ELEV.	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	CITY OF PALM SPRINGS, CALIFORNIA ROUGH GRADING PLAN CAMINO NORTE APN'S: 505-182-005, & -007 SECTION 10 T.4 S., R.4 E., S.B.M.	FILE NO.	SHEET
				10-3	578.23	SIGNATURE: AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/23	A.A.F.						DWG. NO.	3
				LOCATION		DRAWN BY: S.A.		REVIEWED BY: A.F.				CADD FILE NAME	of 4 SHEETS	



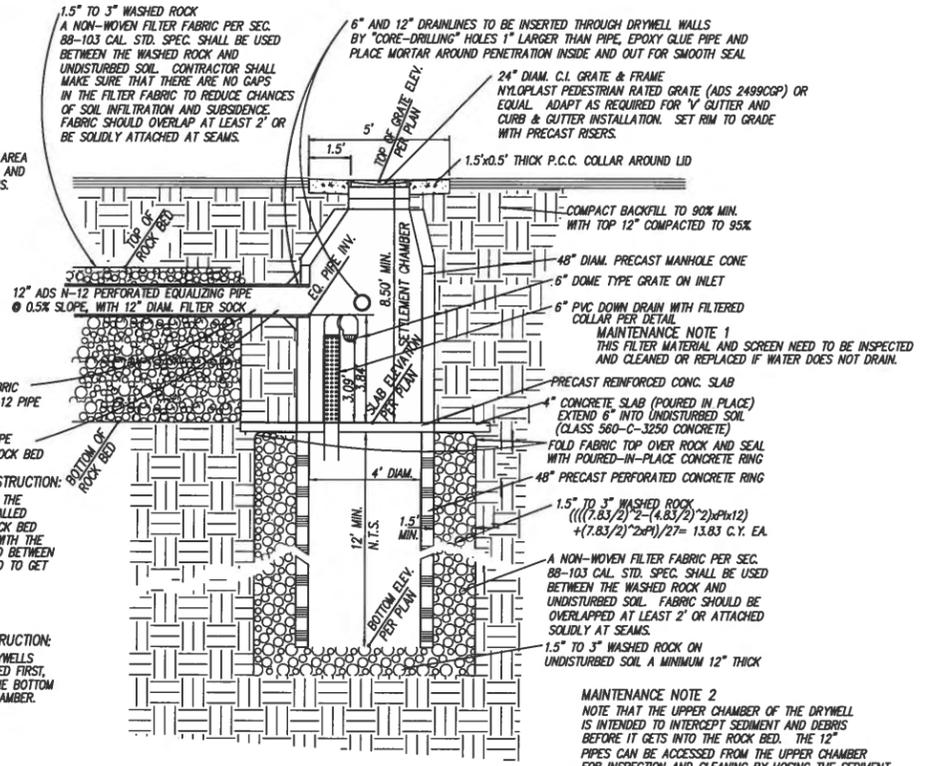
4. **ROCK BED DETAIL**
SCALE 1"=3'

NOTE TO CONTRACTOR:
IT IS SUGGESTED THAT ROCK PLACEMENT IS EASIEST IF DONE IN SHORT LAYERS, OF A FOOT OR LESS, BALANCING THE INTERIOR ROCK WITH THE EXTERIOR DIRT BACKFILL, GRADUALLY RAISING AND UNROLLING THE FILTER FABRIC BETWEEN THE TWO MATERIALS, TO ACHIEVE THE DESIRED FORM, RATHER THAN TRYING TO PLACE ROCK INSIDE DEEP UN-SHORED VERTICAL EXCAVATIONS. THE CONTRACTOR SHOULD BE CAREFUL TO AVOID ANY TEARS OR GAPS AT OVERLAPS SO SAND DOES NOT INFILTRATE INTO THE ROCK BED AND CAUSE SUBSIDENCE.

FILTER FABRIC WRAP ALL SIDES CONTRACTOR SHALL MAKE SURE THAT THERE ARE NO GAPS IN THE FILTER FABRIC, TO REDUCE CHANCES OF SOIL INFILTRATION AND SUBSIDENCE. FABRIC SHOULD BE OVERLAPPED AT LEAST 2" OR BE SOLIDLY ATTACHED AT SEAMS.

1.5"-3" WASHED ROCK

ROCK BED QUANTITY ESTIMATE
ROCK BED MINUS 12" PIPE $101' \times (15.58' \times 5.5') - \pi \times 0.5''^2 = 8575CF$
STORMTECH $2 \times (101' - (2 \times 12')) / 12' = 190.5'$ STRAIGHT
STORMTECH VOLUME $(15.328CF/FT \times 190.5') + (4CAPS \times 14.9CF) = 2980CF$
NET ROCK VOLUME $(8575CF - 2980CF) = 5595CF$ OR (208C.Y.)
TOTAL STORAGE VOLUME $= (5595CF \times 1.30) + 2980CF = 4658.5CF$
EQUIVALENT "VOID SPACE RATIO" $= (4658.5CF / 8575CF) = 0.54$ OR (54%)
SEE HYDROLOGY STUDY FOR PERCOLATION CALCULATIONS



3. **DRYWELL DETAIL**
SCALE 1"=3'

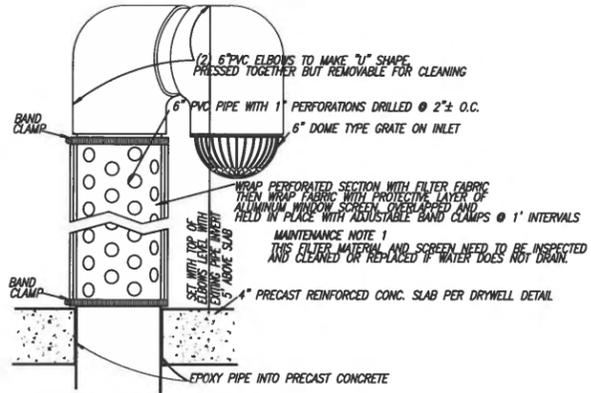
NOTE: ALL JOINTS ABOVE THE LEACHING AREA SHALL BE MORTAR SEALED, INSIDE AND OUT, INCLUDING PIPE PENETRATIONS.

FIRST PHASE CONSTRUCTION:
LOWER PORTION OF DRYWELLS SHOULD BE CONSTRUCTED FIRST, UP TO THE SLAB AT THE BOTTOM OF THE SETTLEMENT CHAMBER.

SECOND PHASE CONSTRUCTION:
THE UPPER PORTION OF THE DRYWELLS MAY BE INSTALLED GRADUALLY, AS THE ROCK BED IS RAISED GRADUALLY, WITH THE FILTER FABRIC UNROLLED BETWEEN THE SOIL AND ROCK BED TO GET TO THE DESIRED FORM.

MAINTENANCE NOTE 1:
THIS FILTER MATERIAL AND SCREEN NEED TO BE INSPECTED AND CLEANED OR REPLACED IF WATER DOES NOT DRAIN.

MAINTENANCE NOTE 2:
NOTE THAT THE UPPER CHAMBER OF THE DRYWELL IS INTENDED TO INTERCEPT SEDIMENT AND DEBRIS BEFORE IT GETS INTO THE ROCK BED. THE 12" PIPES CAN BE ACCESSED FROM THE UPPER CHAMBER FOR INSPECTION AND CLEANING BY HOSEING THE SEDIMENT TO THE LOWER END OF THE PIPE. THE PERFORATIONS SHOULD BE ROTATED UP OUT OF FLOWLINE TO MAKE CLEANING EASIER. ALL SHOULD BE INSPECTED AND CLEANED BEFORE AND AFTER THE RAINY SEASON.



3. **DOWN DRAIN DETAIL**
SCALE 1"=0.5'



NO.	REVISION	APPROVED	DATE	BENCH MARK	10-3	ELEV.	578.23	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	FILE NO.	SHEET	
				LOCATION	2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.			SIGNATURE:	A.A.F.					CITY OF PALM SPRINGS, CALIFORNIA		
									AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/23					ROUGH GRADING PLAN		
									AMIR ENGINEERING & SURVEYING INC. 160 LURING DRIVE, SUITE A PALM SPRINGS, CA 92262					CAMINO NORTE		
									PH. (760) 318-7424					APN'S: 505-182-005, & -007		
									CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS FAX (760) 318-7410					SECTION 10 T.4 S., R.4 E., S.B.M.		
														4		
														of 4 SHEETS		

THIS MAP SHALL CONSIST OF ONE (1)

IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
TENTATIVE TRACT MAP NO. 38416

BEING A SUBDIVISION OF LOT 7, LOT 11, AND A PORTION OF LOT 10, BLOCK "A" OF LAS PALMAS ESTATES, AS SHOWN IN MAP BOOK 15 PAGES 15-16 INCLUSIVE, OFFICIAL RECORDS OF RIVERSIDE COUNTY, BEING A PORTION OF THE NORTHEAST ONE-QUARTER, AND THE NORTHEAST AND NORTHWEST ONE QUARTER OF THE SOUTHEAST ONE-QUARTER, OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN.

FOR CONDOMINIUM PURPOSES

OWNER

12 ● LAS PALMAS, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

LEGAL DESCRIPTION

REAL PROPERTY IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOTS 7 AND 11 AND THE NORTH HALF OF LOT 10 IN BLOCK A OF LAS PALMAS ESTATES, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 505-182-005 AND 505-182-007
 LOT 1 (TTM 38416) 41,286 SQ. FT. (0.948 AC.)

ZONING CLASSIFICATION

PER CITY OF PALM SPRINGS ZONING MAP
 A PORTION OF SUBJECT PROPERTY WITHIN RESORT COMBINING ZONE.

EXISTING ZONING: R2 (LIMITED MULTI-FAMILY RESIDENTIAL ZONE)
 C-1 (RETAIL BUSINESS ZONE)

SCHOOL DISTRICT:

PALM SPRINGS UNIFIED
 980 EAST TAHQUITZ CANYON WAY
 PALM SPRINGS, CALIFORNIA 92262

TITLE EXCEPTIONS EASEMENTS

FIRST AMERICAN TITLE COMPANY

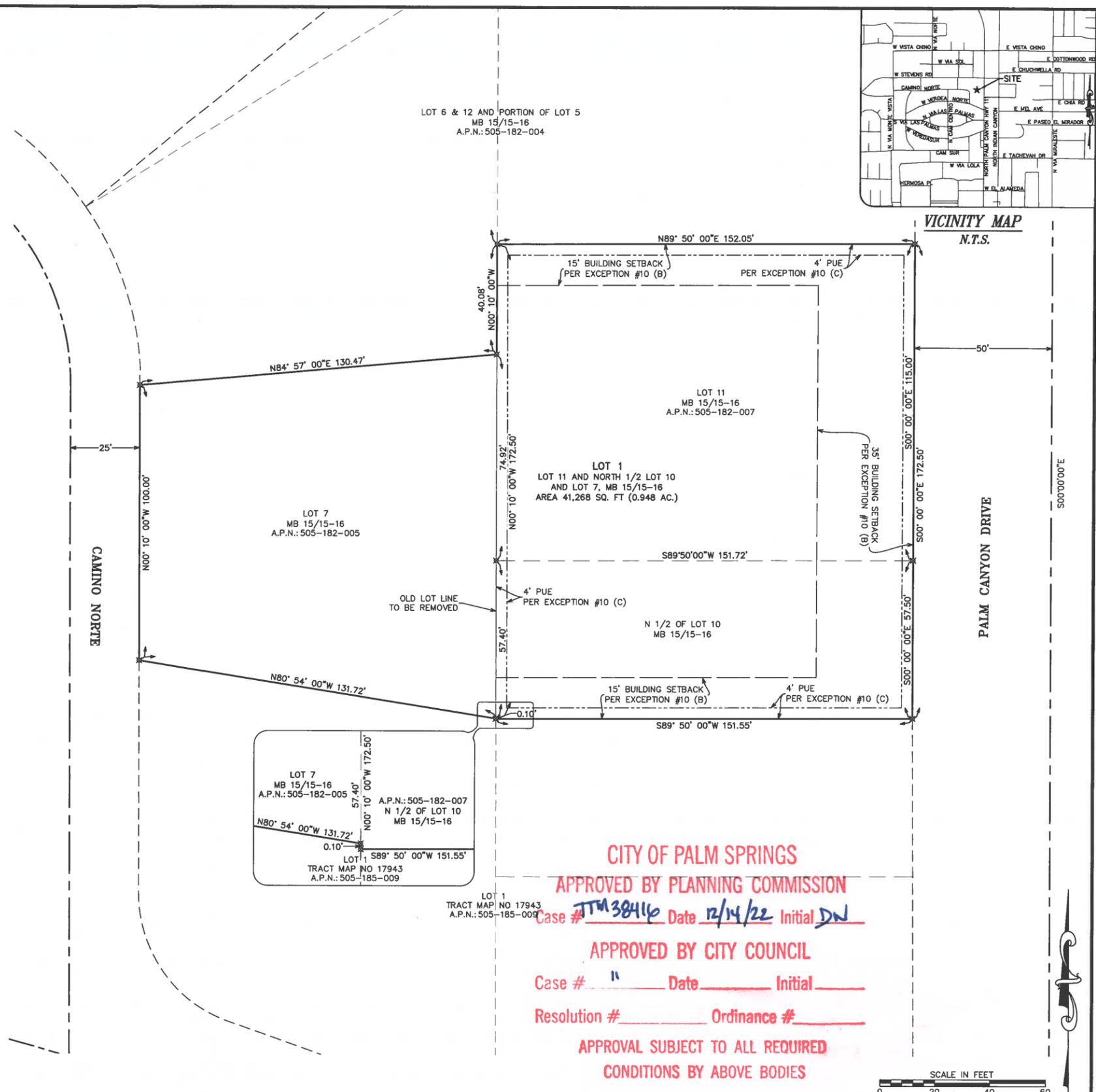
COMMITMENT NUMBER NHSC-6539230 (V.L.)
 DATE OF POLICY: MARCH 02, 2021 AT 7:30 AM
 SCHEDULE B, PART II - EXCEPTIONS

6. AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES, RECORDED APRIL 29, 1925 IN BOOK 636 OF DEEDS, PAGE 133. IN FAVOR OF NELLIE N. COFFMAN (UNABLE TO PLOT FROM LEGAL DESCRIPTION)
7. AN EASEMENT ALONG THE ENTIRE LENGTH OF THE PALM VALLEY WATER COMPANY'S CANAL FOR A PIPE LINE, SAID PIPE LINE TO BE LAID NOT LESS THAN 4 FEET FROM AND PARALLEL WITH SAID CANAL OR ANY PIPE LINE WHICH MAY BE SUBSTITUTED THEREFORE, AS RESERVED TO PALM VALLEY WATER COMPANY BY AGREEMENT AND DEED RECORDED JULY 10, 1926 IN BOOK 683, PAGES 302 AND 303 RESPECTIVELY OF DEEDS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA. (UNABLE TO PLOT FROM LEGAL DESCRIPTION)
8. AN EASEMENT FOR POLES AND INCIDENTAL PURPOSES, RECORDED JULY 5, 1927 AS BOOK 720, PAGE 296 OF DEEDS AND JUNE 1, 1934 IN BOOK 119, PAGE 541 OF OFFICIAL RECORDS.
 IN FAVOR OF: SOUTHERN SIERRAS POWER COMPANY
 AFFECTS: ALONG AND UPON ALL DIVISION PROPERTY (EXCEPTING THOSE LOT LINES WHICH COINCIDE WITH THE BOUNDARY LINES OF THE VARIOUS STREETS AND ALLEYS (NO WIDTH GIVEN IN DB 720, PG 296 OR DB 119, PG 541, EASEMENT WIDTH IS SHOWN AS 5.0' ON EACH SIDE OF DIVISION LINES IN LOT 1 TRACT MAP 17943, MAP BOOK 127, PAGE 96-97. UNABLE TO PLOT PER DEED REFERENCES)
10. AN EASEMENT FOR POLE LINES AND CONDUITS AND INCIDENTAL PURPOSES, RECORDED JUNE 14, 1935 AS BOOK 234, PAGE 458 OF OFFICIAL RECORDS. IN FAVOR OF BANK OF AMERICA NATIONAL TRUST & SAVINGS ASSOCIATION
 A. 1/207 PROPORTIONATE INTEREST IN ONE-HALF OF WATER RIGHT CONVEYED TO HELLMAN COMMERCIAL TRUST AND SAVINGS BANK BY DEED RECORDED IN DEED BOOK 679 PAGE 230 (UNABLE TO PLOT)
 B. (SEE CLAUSE B) FRONT SETBACK IS 35 FEET AND SIDE YARD SETBACK IS 15 FEET (AS SHOWN ON PLAT)
 C. (SEE CLAUSE 14) 4' PUE EASEMENT AND RIGHTS OF WAY ALONG EACH BOUNDARY LINE OF ALL LOTS (AS SHOWN ON PLAT)
 AFFECTS: LOT 11 AND THE NORTH HALF OF LOT 10
11. AN EASEMENT FOR UNDERGROUND DUCT LINES AND INCIDENTAL PURPOSES, RECORDED MARCH 11, 1936 AS BOOK 270, PAGE 237 OF OFFICIAL RECORDS, IN FAVOR OF SOUTHERN SIERRAS POWER COMPANY (BLANKET IN NATURE UNABLE TO PLOT)
 AFFECTS: LOT 7
15. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (UNABLE TO PLOT)
16. RIGHTS OF PARTIES IN POSSESSION. (UNABLE TO PLOT)

FLOOD ZONE:
 PER MAP NO. 06065C1558G, PANEL 1558 OF 3805
 MAP EFFECTIVE DATE: AUG. 28, 2008
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE
 2.0% ANNUAL CHANCE FLOODPLAIN

UTILITIES

GAS	THE GAS COMPANY	800-427-2200
ELECTRIC	SOUTHERN CALIFORNIA EDISON	800-990-7788
TELEPHONE	VERIZON CALIFORNIA, INC.	800-483-5000
WATER	DESERT WATER AGENCY	760-323-4971
TRASH DISPOSAL	PALM SPRINGS DISPOSAL SERVICES	800-973-3873
RECYCLING INFORMATION		760-327-1351
CABLE	TIME WARNER CABLE	760-340-1312
WASTEWATER	CITY OF PALM SPRINGS	760-323-8166



CITY OF PALM SPRINGS
 APPROVED BY PLANNING COMMISSION
 Case # TTM 38416 Date 12/14/22 Initial DN
 APPROVED BY CITY COUNCIL
 Case # " Date _____ Initial _____
 Resolution # _____ Ordinance # _____
 APPROVAL SUBJECT TO ALL REQUIRED
 CONDITIONS BY ABOVE BODIES

No.	REVISION	APPROVED

AMIR ENGINEERING
 160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262
 PH. (760) 318-7424 FAX (760) 318-7410

CITY OF PALM SPRINGS
 TENTATIVE TRACT MAP NO. 38416
 APN 505-182-005 AND 505-182-007
 SECTION 10, T. 4 S., R. 4 E., S.B.B.M.
 PALM SPRINGS CALIFORNIA

SHEET **1**
 OF
1 SHEETS

No gates approved



Appendix B - Sample Water Efficient Landscape Worksheet.

WATER EFFICIENT LANDSCAPE WORKSHEET
 This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Reference Evapotranspiration (ET₀) 93.90

Hydrozone # / Planting Description*	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ⁴	
Regular Landscape Areas								
SHRUBS (LOW)	0.20	DRIP	0.90	0.222	2,255	501.1	29,174	
SHRUBS (MOD)	0.50	DRIP	0.90	0.555	2,040	1,133.3	65,980	
TREES	0.20	BUBBLER	0.90	0.222	48	10.7	621	
GRAVEL/ROCK	0.00	NON-IRR	0.00	0.00	1,235	0.0	0	
					Totals (A)	(B)		
Special Landscape Areas								
pool/spa					1,486	1,486	86,512	
					Totals (C)	(D)		
							ETWU Total	182,287
							Maximum Allowed Water Allowance (MAWA)	217,537

*Hydrozone #/Planting Description
 E.g.
 1) front lawn
 2) low water use plantings
 3) medium water use plantings

²Irrigation Method
 overhead spray
 or drip

³Irrigation Efficiency
 0.75 for spray head
 0.81 for drip

⁴ETWU (Annual Gallons Required)
 ET₀ x 0.82 x ETAF x Area
 where 0.82 is a conversion factor that converts inches per acre per year to gallons per square foot per year.

*MAWA (Annual Gallons Allowed) = (E₀) (0.62) (ETAF x LA)
 • (1-ETAF x SLA)
 where 0.62 is a conversion factor that converts inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	(B) 1,645.1
Total Area	(A) 5,578
Average ETAF	B ÷ A 0.295

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	(B+D) 3,131.1
Total Area	(A+C) 5,578
Site-wide ETAF	(B+D) ÷ (A+C) 0.55

mawa = (93.9) (0.62) [(55 x 6,429) + 0] = 58,22 (3,535.95) = 205,863 GALLONS/YEAR

PLANT LEGEND

SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE
TREES					
	RHUS LANCEA	AFRICAN SUMAC	24" BOX	MULTI-TRUNK	MODERATE
	CERCODIUM FLORIDUM	BLUE PALO VERDE	24" BOX	MULTI-TRUNK	LOW
SHRUBS/GROUNDCOVERS					
	ALOE ARBORESCENS	CANDELABRA ALOE	5 GAL	PER PLAN	LOW
	CARSSA M. 'BOXWOOD BEAUTY'	NATAL FLUM	5 GAL	PER PLAN	MODERATE
	DASYLIRION WHEELERI	DESERT SPOON	15 GAL	PER PLAN	LOW
	ECHINOPSIS PACHANOI	SAN PEDRO CACTUS	15 GAL	PER PLAN	LOW
	FICUS NITIDA	FICUS COLUMN HEDGE	15 GAL	2'-0" O.C.	MODERATE
	MULLENBERGIA CAPILLARS 'REGAL MIST'	REGAL MIST MULLENBERGIA	5 GAL	3'-0" GAL.	MODERATE
	RUSSELLIA EQUISETAIFORMIS	CORAL FOUNTAIN	5 GAL	PER PLAN	MODERATE
	SANSEVERIA TRIFASCIATA	MOTHER-IN-LAWS TONGUE	5 GAL	2'-0" O.C.	MODERATE
MISCELLANEOUS					
	RIVER ROCK	MIXED GREY	1'-3", 2'-6"	MIN. 3" LAYER	
	PEBBLES	DEL RIO PEBBLES	1'-2"	MIN. 3" LAYER	
	LANDSCAPE BOULDERS	MATCH RIVER ROCK	2'-0"-3'-0"	DIAPER PLAN	
	NO SYM	DECOMPOSED GRANITE	COLOR TO BE SELECTED	3/4" MINUS	MIN. 3" LAYER

IN ALL PLANTING AREAS EXCEPT WHERE SHOWN AS RIVER ROCK OR PEBBLES

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL BOX TREES SHALL EQUAL OR SURPASS NATIONAL NURSERY ASSOCIATION STANDARDS FOR QUALITY AND SHALL HAVE A MINIMUM 2 1/2" CALIPER AT A POINT 6 INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "HORTICULTURAL STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN, INC."
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR WALK FOR GROUND COVER AREAS.
- FERTILIZER FOR ALL GROUND COVER AREAS SHALL BE AS SPECIFIED WITHIN THE SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTING FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. CONTACT STORE MANAGER FOR ONE YEAR SERVICE CONTRACT. CONTRACTOR TO WALK LANDSCAPE AND IRRIGATION WITH STORE MANAGER TO INSURE THAT EVERYTHING IS IN WORKING ORDER AND THAT THE PLANT IS HEALTHY AND IS READY TO BE TAKEN OVER BY ANOTHER MAINTENANCE COMPANY IF APPLICABLE.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS.
- ALL PLANTING AND IRRIGATION OF THIS PROJECT SHALL ADHERE TO CITY LANDSCAPE STANDARDS.
- IRRIGATION CONTROLLER TO BE E.T. BASED WITH RAIN SENSOR

COMPLIANCE STATEMENT:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE 8.60.010, AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

12-2-2022
 DATE
 CUNNINGHAM

ROBERT J. CUNNINGHAM

3.4289 mag
 RECEIVED

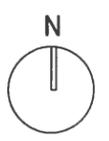
DEC 07 2022

PLANNING SERVICES DEPARTMENT

PRELIMINARY LANDSCAPE PLAN
 12@LAS PALMAS
 PALM SPRINGS, CALIFORNIA



Landscape Architects
 Il Villamora
 Laguna Niguel, CA 92677
 (949) 661-3998
 rjcla@sbcbglobal.net



12 @ LAS PALMAS
 SINGLE - FAMILY

PREPARED FOR:
 12@LAS PALMAS LLC
 1091 NORTH PALM CANYON
 PALM SPRINGS, CA 92262
 DECEMBER 2, 2022



L1.0



No Gates approved

LOT 6 & 12
MB 15/15-16
A.P.N. : 505-182-004

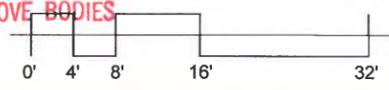
LOT 11
MB 15/15-16
A.P.N. : 505-182-007

LOT 7
MB 15/15-16
A.P.N. : 505-182-005

CITY OF PALM SPRINGS
APPROVED BY PLANNING COMMISSION
 Case # 34289 MAY Date 12/14/22 Initial DN
TM38416
APPROVED BY CITY COUNCIL
 Case # 11 Date 1/26/23 Initial DN
 Resolution # _____ Ordinance # _____

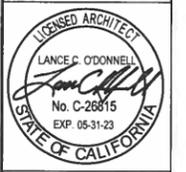
APPROVAL SUBJECT TO ALL REQUIRED CONDITIONS BY ABOVE BODIES

Schematic Design - Site Plan



N. PALM CANYON DRIVE

Architecture
 1089 n. palm canyon dr.
 suite_b
 Palm Spring_CA 92252
 tel _ 760 778 8165
 www.o2arch.com



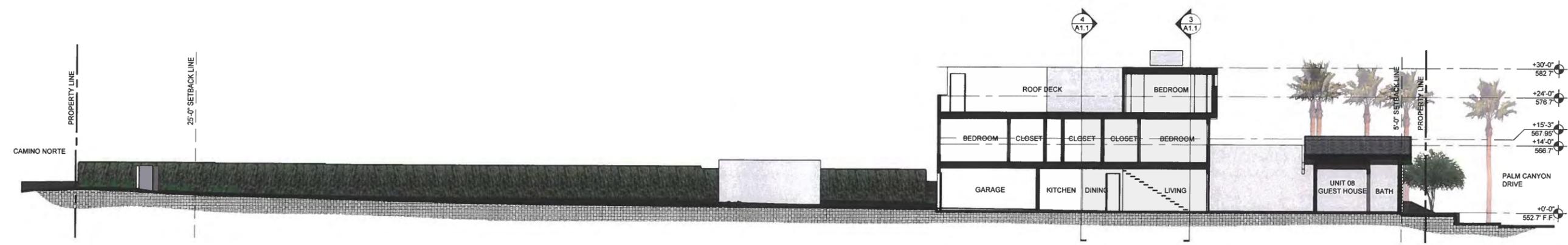
project title:
12 @ LAS PALMAS
 address:
 CAMINO NORTE
 PALM SPRINGS, CA
 92262
 APN'S:
 505-182-005
 505-182-007

Schematic Design
 -not for construction-

sheet description:
 SITE PLAN
 scale: 3/32" = 1'-0"
 date: 12_5_2022
 A1.0



East-West Site Section 1



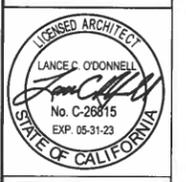
East-West Site Section 2

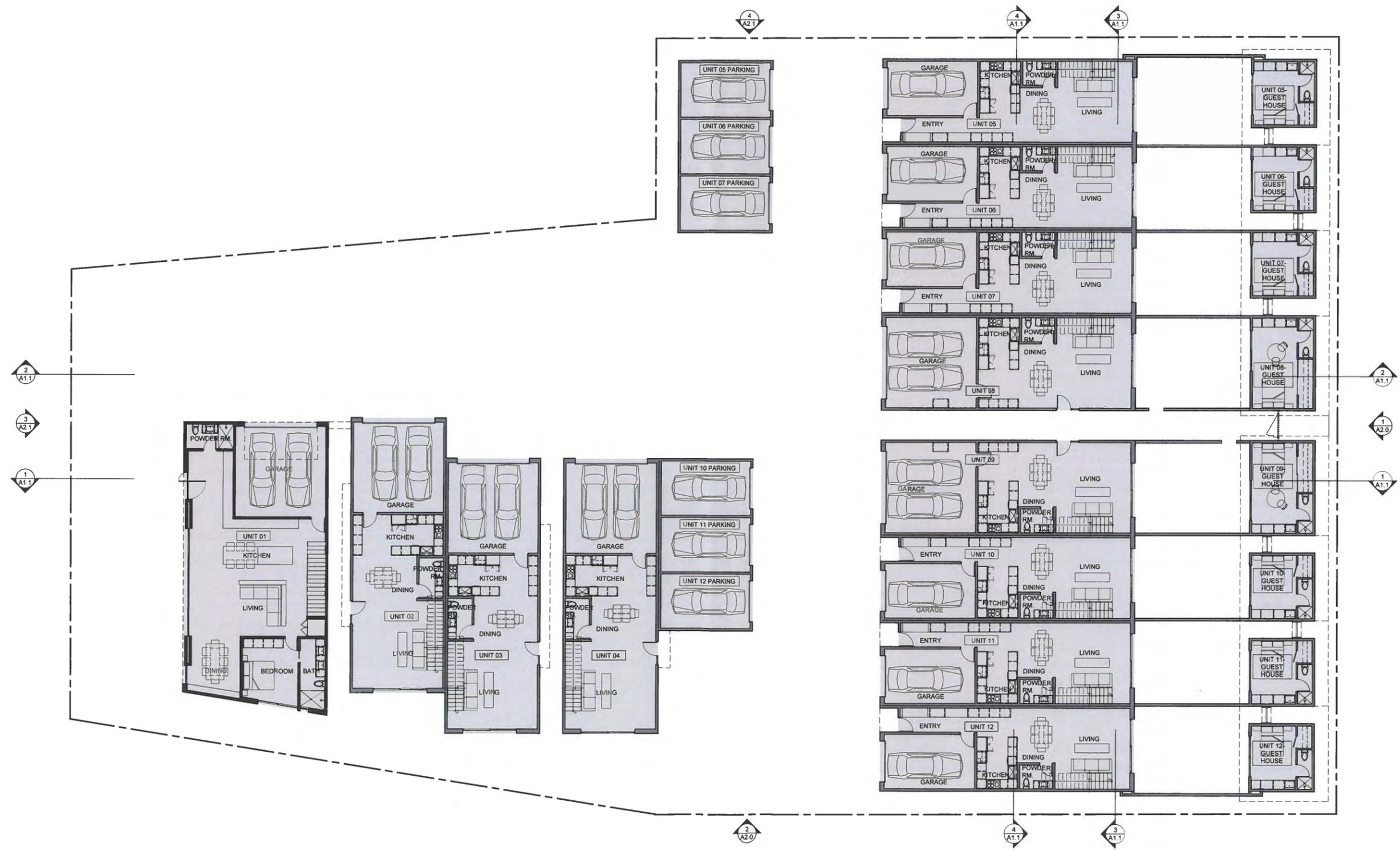
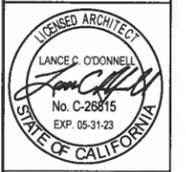


North-South Site Section 3

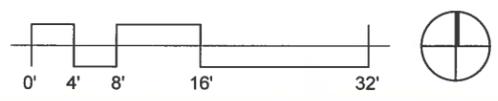


North-South Site Section 4





Schematic Design _ Floor Plan _ First Floor





project title
12 @ LAS PALMAS

address
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Schematic Design
-not for construction-

sheet description:

FLOOR PLAN
SECOND FLOOR

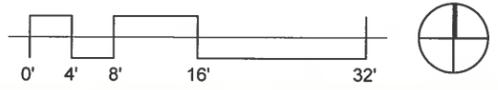
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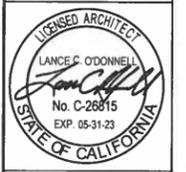
date: 12_5_2022

A1.3



Schematic Design _ Floor Plan _ Second Floor





project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Schematic Design
-not for construction-

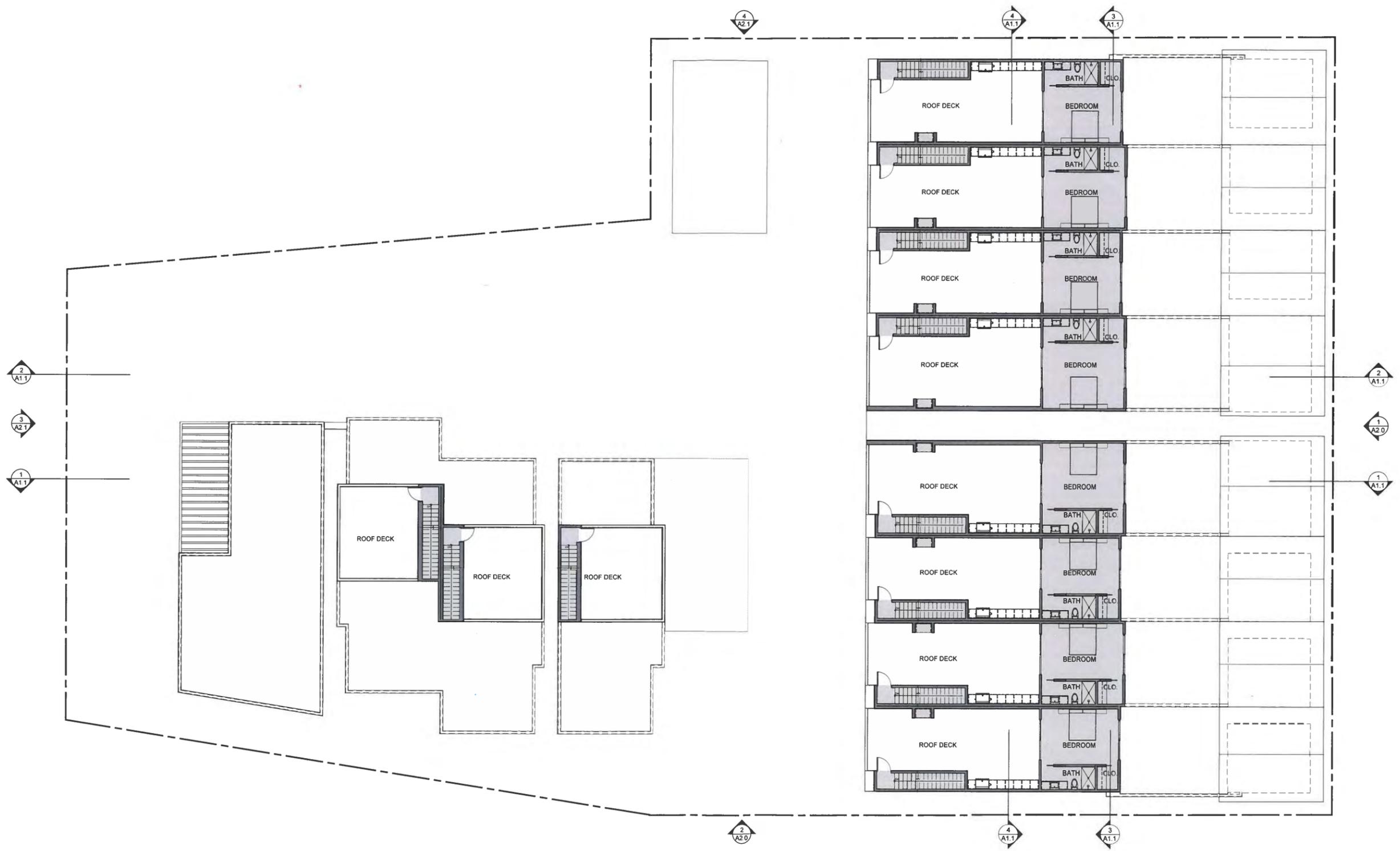
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FLOOR PLAN
THIRD FLOOR

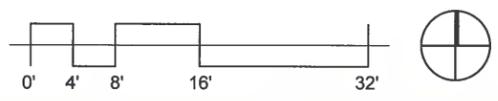
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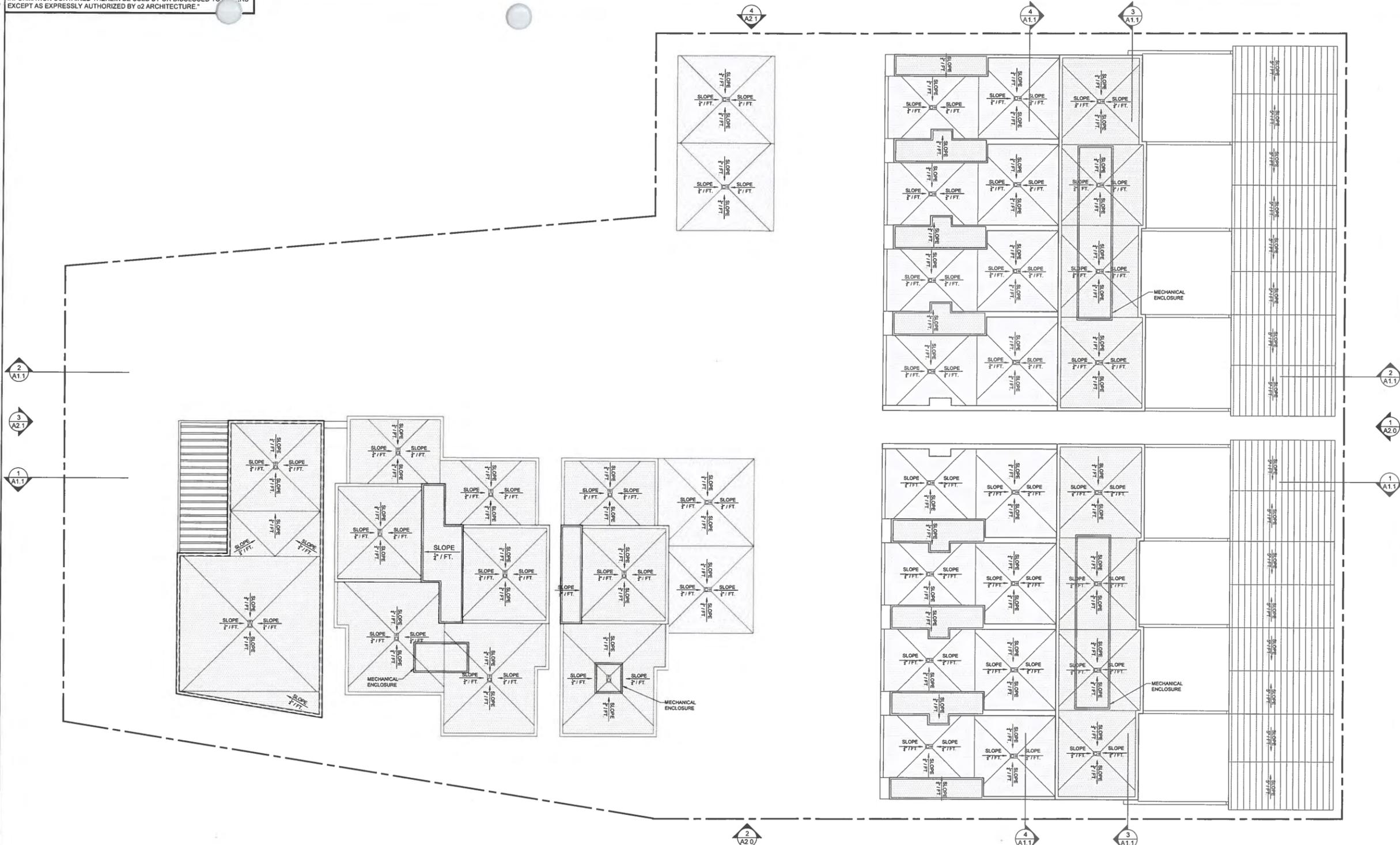
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Schematic Design _ Floor Plan _ Third Floor



THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY o2 ARCHITECTURE.



LEGEND:

- RF-1 ROOFING MATERIAL SHALL BE SINGLE-PLY ROOFING SYSTEM, 50 MIL FIBERTITE-XT-FB; OFF-WHITE COLOR DC196 OVER RIGID TAPERED XPS FOAM INSULATION SYSTEM & 1/4" THICK DENS-DECK, SLOPE = 1/4" / FT. MIN.
- RF-2 STANDING SEAM ZINC ROOFING SYSTEM
AEP "DESIGN SPAN" OR SIMILAR; "COOL ZINC" GRAY FINISH
- RF-3 DEX O TEX; LIGHT GREY COLOR FINISH; 413 SPEEDWAY GRAY

NOTE:
ALL ROOF DRAIN DOWNPIPES CONNECT TO UNDERGROUND STORM DRAIN PIPING SYSTEM

Schematic Design _ Roof Plan



Architecture

1089 n. palm canyon dr.
suite_b
Palm Spring_CA 92252
tel _ 760 778 8165
www.o2arch.com



project title:
12@ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Schematic Design
-not for construction-

sheet description:

ROOF PLAN

scale: 3/32" = 1'-0"

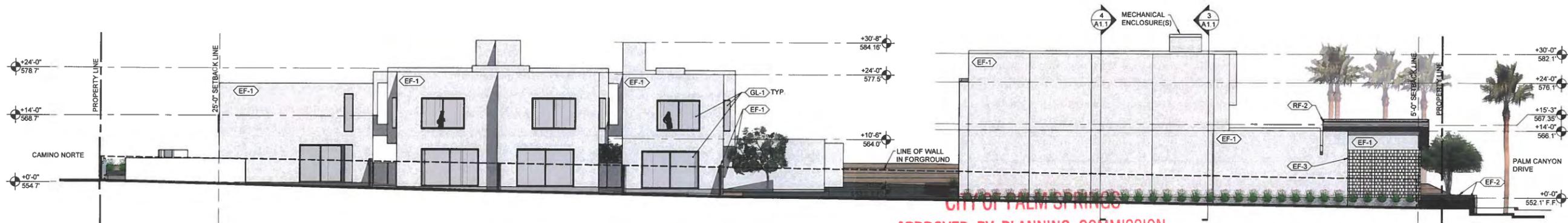
date: 12_5_2022

A1.5



INSPIRATION FROM PARK IMPERIAL SOUTH

East - Exterior Elevation 1

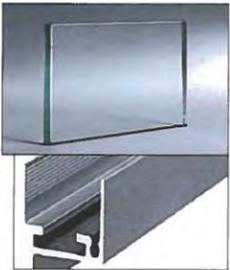
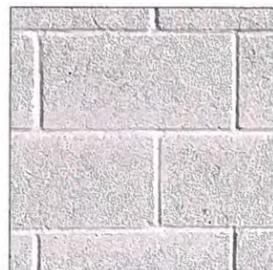


CITY OF PALM SPRINGS
APPROVED BY PLANNING COMMISSION
Case # 3-4289 MRS Date 12/14/22 Initial DN
5-1554 W/P
APPROVED BY CITY COUNCIL
Case # _____ Date 1/26/23 Initial DN
Resolution # _____ Ordinance # _____

South- Exterior Elevation 2

APPROVAL SUBJECT TO ALL REQUIRED CONDITIONS BY ABOVE BODIES
Schematic Design Exterior Elevations
0' 4' 8' 16' 32'

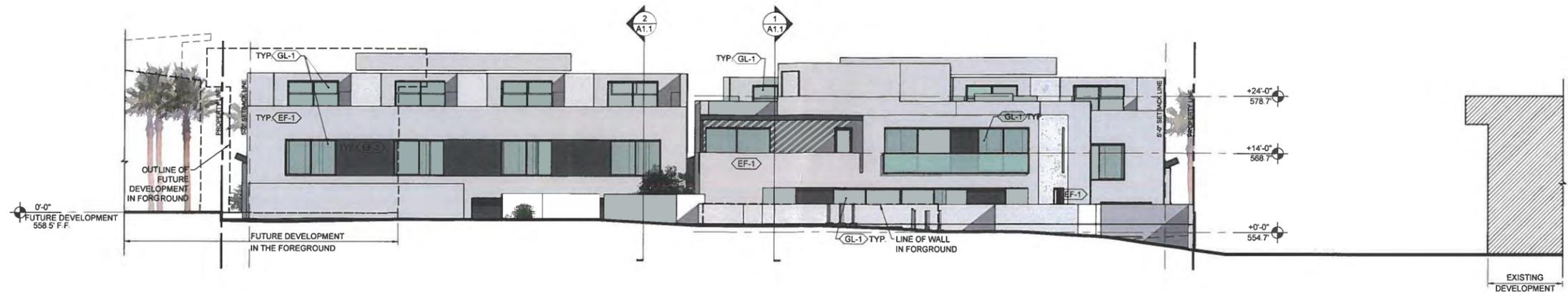
BUILDING MATERIAL LEGEND:

- 
GL-1 EXTERIOR GLAZING; SATIN ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 80 LOW-E COATING TO MATCH STANDING SEAM ROOF
- 
RF-2 WHITE ROCK ROOFING
- 
EF-1 WHITE STUCCO; 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR
*SITE WALLS & PLANTERS TO MATCH
- 
EF-2 DARK GREY STUCCO; 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS; SMOOTH SAND FINISH; "TUXEDO" BY LA HABRA OR SIMILAR
*SITE WALLS & PLANTERS TO MATCH
- 
EF-3 CMU BLOCK, PAINTED TO MATCH WHITE STUCCO



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Schematic Design
-not for construction-



West - Exterior Elevation 3



North- Exterior Elevation 4

APPROVED BY PLANNING COMMISSION
 Case # 3.4189 MAT Date 12/14/22 Initial DN
5.1554
 APPROVED BY CITY COUNCIL
 Case # _____ Date 1/26/23 Initial DN
 Resolution # _____ Ordinance # _____

Schematic Design Exterior Elevations

BUILDING MATERIAL LEGEND:

APPROVAL SUBJECT TO ALL REQUIRED CONDITIONS BY ABOVE BODIES

<p>GL-1 EXTERIOR GLAZING, SATIN ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 80 LOW-E COATING TO MATCH STANDING SEAM ROOF</p>	<p>RF-2 WHITE ROCK ROOFING</p>	<p>EF-1 WHITE STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS, SMOOTH SAND FINISH, "DOVE GREY" BY LA HABRA OR SIMILAR *SITE WALLS & PLANTERS TO MATCH</p>	<p>EF-2 DARK GREY STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS, SMOOTH SAND FINISH, "TUXEDO" BY LA HABRA OR SIMILAR *SITE WALLS & PLANTERS TO MATCH</p>	<p>EF-3 CMU BLOCK, PAINTED TO MATCH WHITE STUCCO</p>
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Attachment 6

Revised Project Plans

CAMINO NORTE PALM SPRINGS, CA 92262

12@ LAS PALMAS DESIGN DEVELOPMENT



EAST PERSPECTIVE, STREET VIEW FROM NORTH PALM CANYON



WEST PERSPECTIVE, STREET VIEW FROM CAMINO NORTE



NORTHEAST PERSPECTIVE, STREET VIEW FROM NORTH PALM CANYON

VICINITY MAP



PROPERTY INFORMATION:

ASSESSOR'S PARCEL NUMBER: 505-182-005
505-182-007

LEGAL DESCRIPTION:

PARCELS 7 AND 11 THE NORTH HALF OF LOT 10 IN BLOCK A OF LAS PALMAS ESTATES, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15M PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY OR RECORDER OF SAID COUNTY.

LOT SIZE: 41,285 S.F. (0.95 ACRES)

ZONING: R2-C1

EXISTING USE: VACANT / UNDEVELOPED LAND

PROJECT INFORMATION:

BUILDING TYPE: TOWNHOME (R2 OCCUPANCY)

TYPE OF CONSTRUCTION: TYPE V-B

GROSS FLOOR AREA: 28,656 SF

FIRE SPRINKLERS: YES / PER SECTION R313.2

BUILDING HEIGHT / # OF STORIES: 30 FEET - 0 INCHES / THREE
30 FEET - 8 INCHES / THREE
24 FEET - 0 INCHES / TWO

LOT AREA: .95 ACRES / 41,285.7 Sq.Ft.

LOT COVERAGE: 39%

DRAWING INDEX:

- A0.1 COVER SHEET
- A0.2 3D PERSPECTIVES & PROJECT DATA
- C1.0 GRADING PLAN
- C2.0 GRADING PLAN
- C3.0 GRADING PLAN
- C4.0 GRADING PLAN
- L1.0 LANDSCAPE PLAN
- A1.0 SITE PLAN
- A1.1 SITE SECTIONS
- A1.2 FLOOR PLAN - FIRST FLOOR
- A1.3 FLOOR PLAN - SECOND FLOOR
- A1.4 FLOOR PLAN - THIRD FLOOR
- A1.5 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:
-THE 2019 CALIFORNIA TITLE 24 BUILDING CODES PARTS 1-7, & 9-12 (ADMINISTRATIVE, BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL, PLUMBING, ENERGY, & GREEN CODE)
-THE 2019 CALIFORNIA FIRE CODE TITLE 24, PART 9, NFPA STANDARDS AS ADOPTED IN TITLE 24

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF A 12 UNIT TOWNHOMES WITH ATTACHED GARAGE, INCLUDING POOL, LANDSCAPE AND HARDSCAPE IMPROVEMENTS ON AN UNDEVELOPED PARCEL

2

Architecture

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Design Development
-not for construction-

sheet description:

COVER SHEET

scale: not to scale

date: 09_20_2023

A0.1



NORTHEAST PERSPECTIVE_BIRD'S EYE VIEW FROM NORTH PALM CANYON



SOUTHWEST PERSPECTIVE_BIRD'S EYE VIEW FROM NORTH PALM CANYON



NORTHWEST PERSPECTIVE_BIRD'S EYE VIEW FROM CAMINO NORTE

Parking Study

Parking spaces provided	On-Site	25
	Off-Site ADA	2
	Total On-Site	31

Parking Distribution:

11 3-Bedroom Units	@ 2.25 spaces/unit	24.75
1 4-Bedroom Unit	@ 3 spaces/unit	3
8 8-Suites/Houses	Estimated section 93.23 1.4E-2-b	0
3 Guest Parking	@ 1 space/unit	3
	Total	31

PARKING STUDY

UNIT #	UNIT TYPE	PROJECT AREA CALCULATION			
		FLOOR AREA (sq ft)	PERMITTED PARKING SPACES (PER UNIT)	PERMITTED PARKING SPACES (TOTAL)	PERMITTED PARKING SPACES (TOTAL)
PROJECT TOTAL		2982.3	11.00	31.75	31.75
UNIT 01	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 02	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 03	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 04	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 05	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 06	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 07	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 08	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 09	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 10	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 11	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 12	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 13	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 14	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 15	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 16	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 17	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 18	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 19	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 20	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 21	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 22	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 23	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 24	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 25	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 26	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 27	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 28	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 29	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 30	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 31	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 32	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 33	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 34	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 35	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 36	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 37	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 38	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 39	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 40	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 41	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 42	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 43	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 44	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 45	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 46	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 47	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 48	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 49	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 50	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 51	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 52	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 53	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 54	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 55	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 56	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 57	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 58	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 59	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 60	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 61	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 62	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 63	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 64	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 65	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 66	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 67	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 68	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 69	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 70	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 71	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 72	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 73	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 74	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 75	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 76	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 77	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 78	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 79	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 80	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 81	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 82	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 83	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 84	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 85	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 86	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 87	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 88	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 89	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 90	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 91	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 92	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 93	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 94	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 95	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 96	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 97	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 98	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 99	3-BEDROOM	180.5	2.25	2.25	2.25
UNIT 100	3-BEDROOM	180.5	2.25	2.25	2.25

PROJECT AREA CALCULATIONS



Architecture

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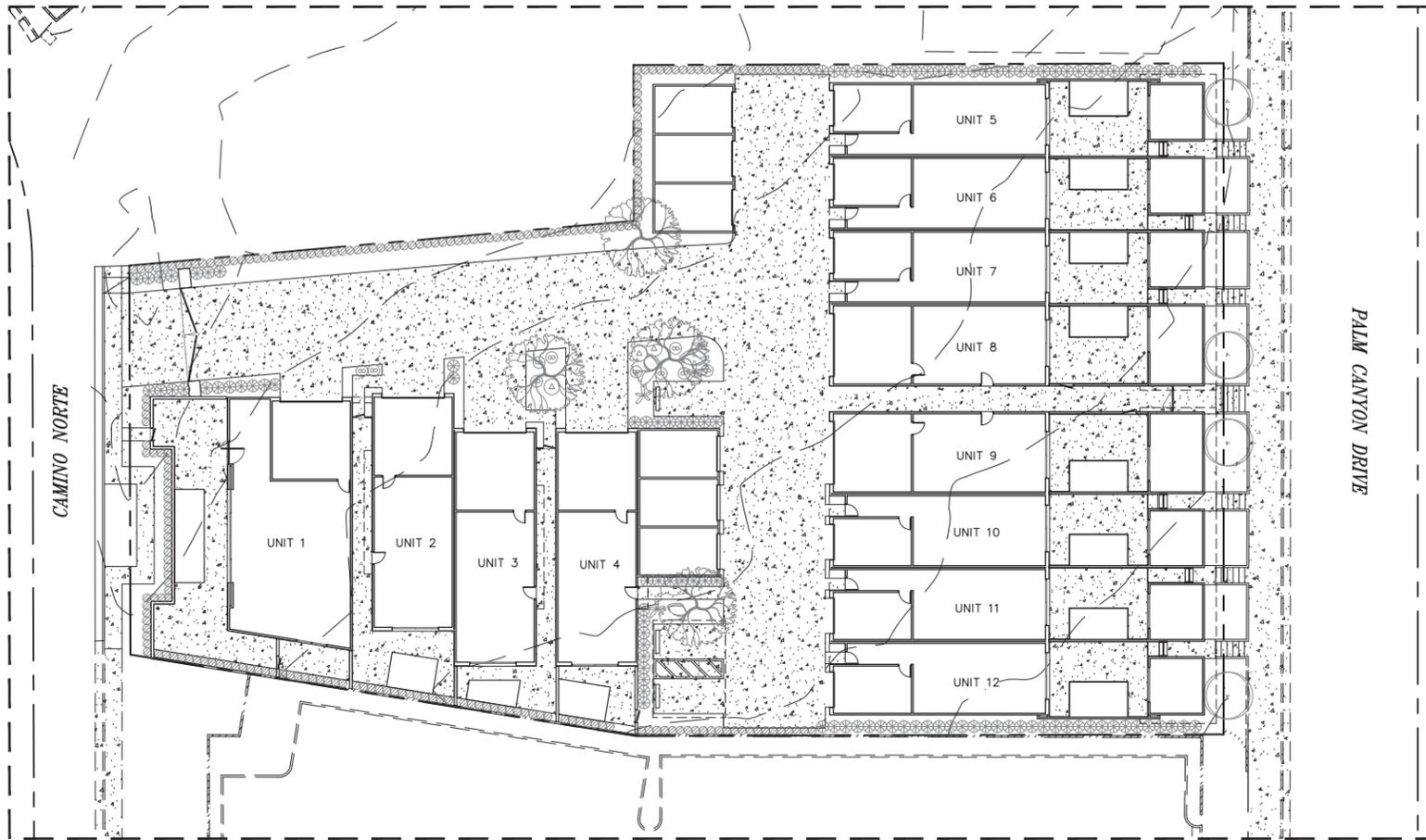
A0.2

ROUGH GRADING PLAN

CAMINO NORTE

SECTION 10 T. 4 S., R. 4 E., S.B.M.

SHEET 3



SHEET INDEX
SCALE 1" = 20'

GENERAL NOTES:

1. THE WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF PALM SPRINGS AND THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 2012 EDITION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADED SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION, SO THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
3. NOTHING IN THESE PLANS SHALL RELIEVE THE CONTRACTOR FROM OBTAINING PERMIT AS REQUIRED BY CHAPTER 14.16 OF THE CITY OF PALM SPRINGS MUNICIPAL CODE.
4. THE CONTRACTOR SHALL SET AN APPOINTMENT FOR INSPECTION WITH THE ENGINEERING INSPECTOR A MINIMUM OF 24 HOURS PRIOR TO THE DATE OF INSPECTION.
5. ALL GRADING SHALL COMPLY WITH SECTION 1804 AND APPENDIX J OF THE 2010 CALIFORNIA BUILDING CODE.
6. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE TO BE SHOWN IN A SCHEMATIC MANNER ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING THE WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
7. DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
8. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE DAILY, UNLESS OTHERWISE SPECIFIED BY THE CITY ENGINEER.
9. CONTRACTOR SHALL REMOVE ANY ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS ON THE RECORD DRAWINGS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
11. A "RECORD DRAWING" (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN SHALL BE SUBMITTED BY THE PROJECT ENGINEER OF RECORD TO THE CITY ENGINEER, FOR APPROVAL PRIOR TO ACCEPTANCE OF THE WORK.
12. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS 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 FOR STREETS AND HIGHWAYS, DATED JANUARY 13, 2012, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
13. THE FLOW LINE OF ALL CURB AND GUTTERS AND CROSS GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE WORK.
14. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 INCH STRIPE "HAIRPIN" OR ELONGATED "U" DESIGN OR OTHER APPROVED STRIPING OR STALL DELINEATION. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
15. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
16. FOR PROJECTS IN EXCESS OF 1 ACRE, A NOTICE OF INTENT TO COMPLY WITH CALIFORNIA GENERAL CONSTRUCTION STORMWATER PERMIT (WATER QUALITY ORDER 2009-0009-DWQ AS MODIFIED SEPTEMBER 2, 2009, AS WELL AS A COPY OF THE EXECUTED LETTER ISSUING A WASTE DISCHARGE IDENTIFICATION (WDI) NUMBER, IS REQUIRED PRIOR TO ISSUANCE OF GRADING OR BUILDING PERMITS VIA THE CALIFORNIA WATER QUALITY CONTROL BOARD (PHONE NO. (760) 346-7491). A UPDATED COPY OF THE PROJECT-SPECIFIC STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST BE KEPT AT THE PROJECT SITE AT ALL TIMES.
17. A CITY APPROVED FUGITIVE DUST (PM-10) CONTROL PLAN IS REQUIRED PRIOR TO ISSUANCE OF A GRADING ALL DUST CONTROL MEASURES DESCRIBED IN AQMD RULE 403 (BEST AVAILABLE CONTROL MEASURES) AND IN THE CITY-APPROVED FUGITIVE DUST CONTROL PLAN SHALL BE IMPLEMENTED AT ALL A WIND FENCE AND PROPER SIGNAGE, SHALL BE ERECTED, INSPECTED AND APPROVED BY THE CITY'S DUST CONTROL INSPECTOR PRIOR TO INITIATION OF CLEARING, GRUBBING, GRADING OR IMPORT/EXPORT OF SOIL, OR FILL MATERIAL AT THE SITE. FAILURE TO CALL 760-323-8253, EXTENSION 8740 FOR INSPECTION 72 HOURS PRIOR TO INITIATING WORK WILL RESULT IN ISSUANCE OF CITATION BY THE CITY.
18. THE BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHOWN ON THE GRADING PLAN ARE FOR LOCATION PURPOSES ONLY. SEPARATE PERMITS FOR THE ABOVE ARE REQUIRED FROM THE BUILDING DEPARTMENT.
19. ALL PROVISIONS OF THE PRELIMINARY SOILS REPORT (WITH THE DATE OF THE REPORT SPECIFIED ON THE GRADING PLAN) PREPARED BY A CALIFORNIA REGISTERED GEOTECHNICAL ENGINEER, SHALL BE COMPLIED WITH.

NOTES:

1. UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS, ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
2. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NOTES:

STORM WATER DRAINAGE/RETENTION DURING CONSTRUCTION - PROJECTS WHICH DISTURB LESS THAN ONE ACRE OF SOIL SHALL MANAGE STORM WATER DRAINAGE DURING CONSTRUCTION BY ONE OF THE FOLLOWING: A. RETENTION BASINS. B. WHERE STORM WATER IS CONVEYED TO A PUBLIC DRAINAGE SYSTEM, WATER SHALL BE FILTERED BY USE OF BARRIER SYSTEM, WATTLE OR OTHER APPROVED METHOD. CGC 4.106.2.

GRADING AND PAVING - THIS SITE'S GRADING OR DRAINAGE SYSTEM WILL MANAGE ALL SURFACE WATER FLOWS TO KEEP WATER FROM ENTERING BUILDINGS (SWALES, WATER COLLECTION, FRENCH DRAINS, ETC.). CGC 4.106.3. EXCEPTION: ADDITIONS NOT ALTERING THE DRAINAGE PATH.

UTILITIES:

Underground Service Alert
DIAL: 811
TWO WORKING DAYS BEFORE YOU DIG

WATER: DESERT WATER AGENCY, JOSE GOVEA (760) 323-4971
GAS: SO. CAL. GAS CO., CONST. SERVICE PLANNER (909) 335-7624
ELECTRIC: SO. CAL EDISON, GARY DEAN (760) 202-4291
TELEVISION: TIME WARNER, OSCAR TEGLE (760) 320-1234
TELEPHONE: VERIZON, MIKE WHITELY (760) 778-3601
SEWER: CITY OF PALM SPRINGS, C/O VEOLIA WATER GARY GREY (760) 323-3016 EXT. 2
WATER: WHITWATER MUTUAL WATER CO., C/O DESERT WATER AGENCY, JOSE GOVEA (760) 323-4971



CONSTRUCTION NOTES & QUANTITIES:

1	INSTALL 6" AREA DRAIN MODEL NDS #20	39 EA
2	INSTALL 6" H.D.P.E. DRAIN PIPE (ADS N-12) @ 1% MIN. OR AS SHOWN	1360 LF
3	CONSTRUCT DRYWELL PER MODIFIED PALM SPRINGS STD. DWG. #715 AT ENDS OF UNDERGROUND RETENTION, PER DETAIL ON SHEET 4	2 EA
4	INSTALL UNDERGROUND RETENTION BASIN PER DETAIL ON SHEET 4	1 EA
5	CONSTRUCT DRIVEWAY PER CITY OF PALM SPRINGS STD. DWG. #201 PER SEPARATE PERMIT	1 EA
6	CONSTRUCT CURB AND GUTTER PER CITY OF PALM SPRINGS STD. DWG. #200	96 LF
7	CONSTRUCT SIDEWALK PER CITY OF PALM SPRINGS STD. DWG. #210	541 SF

LEGAL DESCRIPTION:

PARCELS 7 AND 11 THE NORTH HALF OF LOT 10 IN BLOCK A OF LAS PALMAS ESTATES, IN THE CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 15, PAGES 15 AND 16 OF MAPS, IN THE OFFICE OF THE COUNTY OR RECORDER OF SAID COUNTY

REQUIRED PERMITS:

- 1.) FUGITIVE DUST CONTROL PERMIT
- 2.) GRADING PERMIT
- 3.) GENERAL BUILDING PERMITS
- 4.) STREET MODIFICATION (ENCROACHMENT) PERMIT
- 5.) SEWER HOOK-UP PERMIT
- 6.) WATER HOOK-UP PERMIT
- 7.) WALL PERMITS

EARTHWORK ESTIMATE:

CUT 1,170 CY
FILL 480 CY

NOTE: QUANTITIES ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES FOR BIDDING.

SITE ADDRESS:

CAMINO NORTE
APN'S: 505-182-005, & -007
PALM SPRINGS, CA. 92262

OWNER:

DENNIS CUNNINGHAM
CAMINO NORTE
PALM SPRINGS, CA. 92262
PHONE: (760) 578-0181

ASSESSOR'S PARCEL NO.:

505-182-005
505-182-007

FEMA FLOOD DESIGNATION:

ZONE: X
AREA OF MINIMAL FLOOD HAZARD

LEGEND:

CL	=	CENTERLINE
CO	=	CLEAN OUT
EP	=	EDGE OF PAVEMENT
EX	=	EXISTING
FF	=	FINISH FLOOR
FL	=	FLOW LINE
FS	=	FINISH SURFACE
HP	=	HIGH POINT
LP	=	LOW POINT
MH	=	MANHOLE
NG	=	NATURAL GROUND
PL	=	PROPERTY LINE
PP	=	POWER POLE
TC	=	TOP OF CURB
TF	=	TOP OF FOOTING
TG	=	TOP OF GRATE
TP	=	TOP OF PAVEMENT
TW	=	TOP OF WALL
WV	=	WATER VALVE
INV	=	INVERT
R/W	=	RIGHT-OF-WAY
(643)	=	EXISTING ELEVATION

ENGINEER:

AMIR ENGINEERING & SURVEYING INC.
160 LURING DRIVE, SUITE A
PALM SPRINGS, CA. 92262
TELEPHONE: (760) 318-7424

SOILS ENGINEER:

SLADDEN ENGINEERING
45090 GOLF CENTER PARKWAY, SUITE F
INDIO, CA. 92201
TELEPHONE: (760) 863-0713

NOTE:

A TOPOGRAPHIC SURVEY WAS PERFORMED ON 4/01/2021 BY AMIR ENGINEERING

BASIS OF BEARING:

BASIS OF BEARINGS IS THE CENTERLINE OF CAMINO NORTE BEING N00° 10' 00"W PER LAS PALMAS MAP BOOK, 15/15-16



VICINITY MAP
N.T.C.

NO.	REVISION	APPROVED	DATE	BENCH MARK	10-3	ELEV.	578.23	PREPARED UNDER THE DIRECT SUPERVISION OF:	SIGNATURE:	AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/23	DESIGN BY:	A.A.F.	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	CITY OF PALM SPRINGS, CALIFORNIA		FILE NO.	SHEET
				LOCATION	2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.						DRAWN BY:	S.A.		TRAFFIC ENGG			ROUGH GRADING PLAN		DWG. NO.	1
											REVIEWED BY:	A.F.		FIELD ENGG			CAMINO NORTE		CADD FILE NAME	OF 4 SHEETS
																	APN'S: 505-182-005, & -007			
																	SECTION 10 T.4 S., R.4 E., S.B.M.			

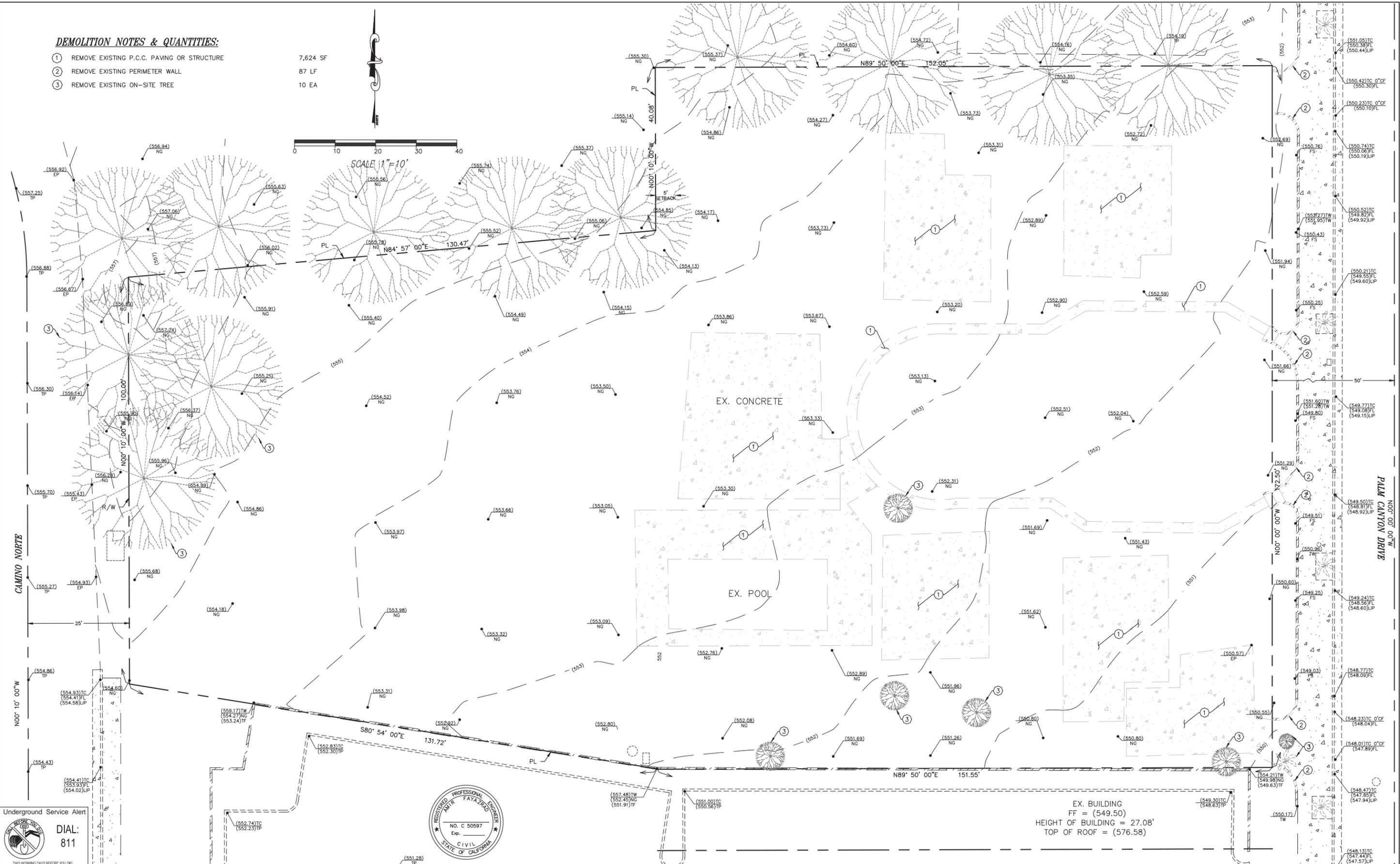
DEMOLITION NOTES & QUANTITIES:

- ① REMOVE EXISTING P.C.C. PAVING OR STRUCTURE
- ② REMOVE EXISTING PERIMETER WALL
- ③ REMOVE EXISTING ON-SITE TREE

7,624 SF
87 LF
10 EA



SCALE 1"=10'



Underground Service Alert
DIAL: 811
TWO WORKING DAYS BEFORE YOU DIG

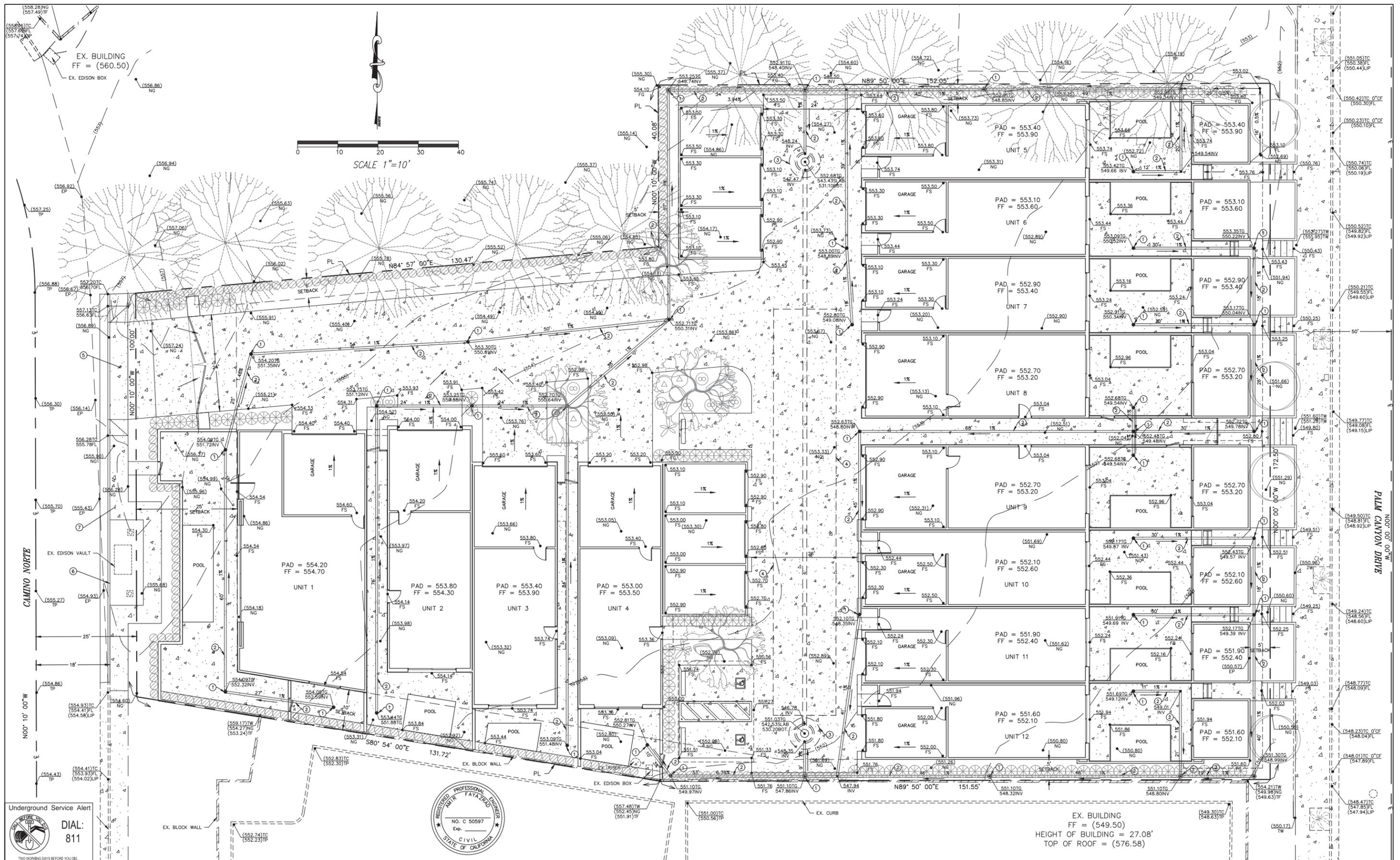


EX. BUILDING
FF = (549.50)
HEIGHT OF BUILDING = 27.08'
TOP OF ROOF = (576.58)

NO.	REVISION	APPROVED	DATE	BENCH MARK	10-3	ELEV.	578.23	PREPARED UNDER THE DIRECT SUPERVISION OF:	DESIGN BY:	A.A.F.	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	FILE NO.	SHEET
				LOCATION:				SIGNATURE:	AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/23			TRAFFIC ENG'G				2
				2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.				AMIR ENGINEERING & SURVEYING INC.	160 LURING DRIVE, SUITE A PALM SPRINGS, CA 92262			FIELD ENG'G				4
								CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS	PHONE: (760) 318-7424 FAX: (760) 318-7410							

CITY OF PALM SPRINGS, CALIFORNIA
ROUGH GRADING PLAN / DEMOLITION PLAN
CAMINO NORTE
APN'S: 505-182-005, & -007
SECTION 10 T.4 S., R.4 E., S.B.M.

FILE NO.
DWG. NO.
CADD FILE NAME
SHEET 2 OF 4 SHEETS

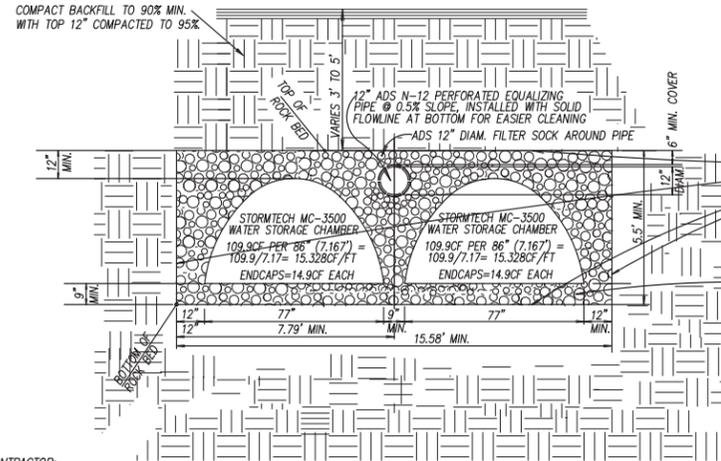


Underground Service Alert
 DIAL: 811
 TWO WORKING DAYS BEFORE YOU DIG



EX. BUILDING
 FF = (549.50)
 HEIGHT OF BUILDING = 27.08'
 TOP OF ROOF = (576.58)

NO.	REVISION	APPROVED	DATE	BENCH MARK	ELEV.	PREPARED UNDER THE DIRECT SUPERVISION OF	DESIGN BY	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	CITY OF PALM SPRINGS, CALIFORNIA	FILE NO.	SHEET
				10-3	578.23	SIGNATURE: AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/23	A.A.F.					CITY OF PALM SPRINGS, CALIFORNIA		3
LOCATION: 2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.						AMIR ENGINEERING & SURVEYING INC. CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS FAX: (760) 318-7410		DRAWN BY: S.A.		TRAFFIC ENGRG:		ROUGH GRADING PLAN		
						DATE: _____		FIELD ENGRG:		APN'S: 505-182-005, & -007		SECTION 10 T.4 S., R.4 E., S.B.M.		
												CADD FILE NAME		
												OF 4 SHEETS		

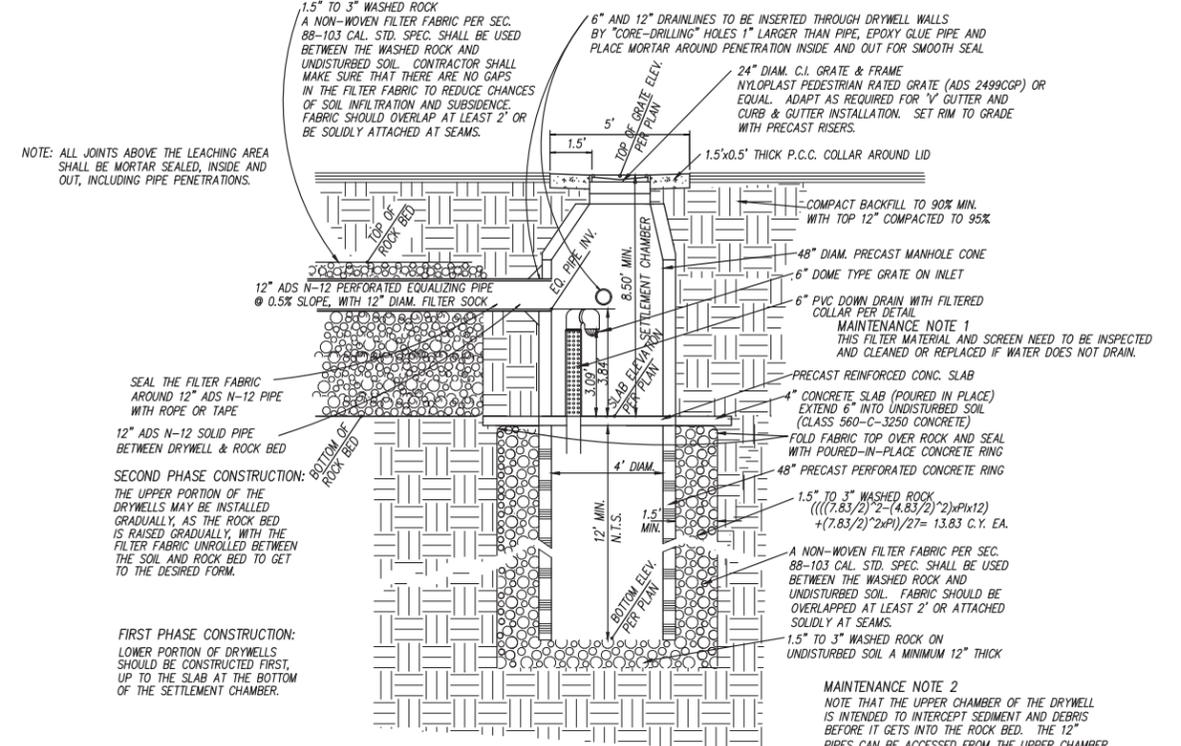


1.5" - 3" WASHED ROCK

ROCK BED QUANTITY ESTIMATE
 ROCK BED MINUS 12" PIPE $101' \times (15.58' \times 5.5') - \text{PI} \times 0.5' \times 2 = 8575CF$
 STORMTECH $2 \times 101' \times (2 \times 12' / 12' - (2 \times 22.5' / 12')) = 190.5'$ STRAIGHT
 STORMTECH VOLUME $(15.328CF/FT \times 190.5') + (4CAPS \times 14.90CF) = 2980CF$
 NET ROCK VOLUME $(8575CF - 2980CF) = 5595CF$ OR (208CY)
 TOTAL STORAGE VOLUME $= (5595CF \times 0.30) + 2980CF = 4658.5CF$
 EQUIVALENT "VOID SPACE RATIO" $= (4658.5CF / 8575CF) = 0.54$ OR (54%)
 SEE HYDROLOGY STUDY FOR PERCOLATION CALCULATIONS

NOTE TO CONTRACTOR:
 IT IS SUGGESTED THAT ROCK PLACEMENT IS EASIEST IF DONE IN SHORT LAYERS, OF A FOOT OR LESS, BALANCING THE INTERIOR ROCK WITH THE EXTERIOR DIRT BACKFILL, GRADUALLY RAISING AND UNROLLING THE FILTER FABRIC BETWEEN THE TWO MATERIALS, TO ACHIEVE THE DESIRED FORM, RATHER THAN TRYING TO PLACE ROCK INSIDE DEEP UN-SHORED VERTICAL EXCAVATIONS. THE CONTRACTOR SHOULD BE CAREFUL TO AVOID ANY TEARS OR GAPS AT OVERLAPS SO SAND DOES NOT INFILTRATE INTO THE ROCK BED AND CAUSE SUBSIDENCE.

4 ROCK BED DETAIL
 SCALE 1"=3'



NOTE: ALL JOINTS ABOVE THE LEACHING AREA SHALL BE MORTAR SEALED, INSIDE AND OUT, INCLUDING PIPE PENETRATIONS.

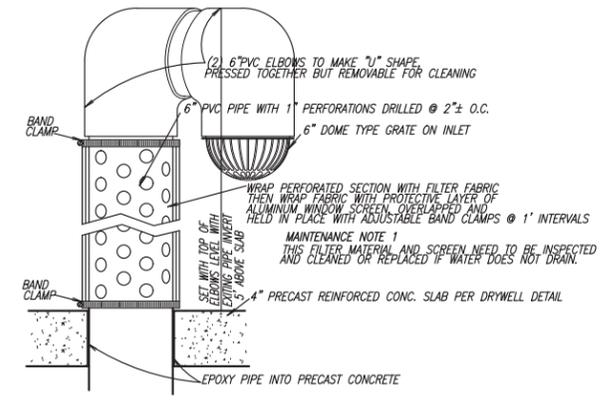
SEAL THE FILTER FABRIC AROUND 12" ADS N-12 PIPE WITH ROPE OR TAPE

12" ADS N-12 SOLID PIPE BETWEEN DRYWELL & ROCK BED

SECOND PHASE CONSTRUCTION: THE UPPER PORTION OF THE DRYWELLS MAY BE INSTALLED GRADUALLY, AS THE ROCK BED IS RAISED GRADUALLY, WITH THE FILTER FABRIC UNROLLED BETWEEN THE SOIL AND ROCK BED TO GET TO THE DESIRED FORM.

FIRST PHASE CONSTRUCTION: LOWER PORTION OF DRYWELLS SHOULD BE CONSTRUCTED FIRST, UP TO THE SLAB AT THE BOTTOM OF THE SETTLEMENT CHAMBER.

3 DRYWELL DETAIL
 SCALE 1"=3'



3 DOWN DRAIN DETAIL
 SCALE 1"=0.5'



NO.	REVISION	APPROVED	DATE	BENCH MARK	ELEV.	PREPARED UNDER THE DIRECT SUPERVISION OF	DESIGN BY	CITY CHECK	RIGHT-OF-WAY	INITIAL	DATE	CITY OF PALM SPRINGS, CALIFORNIA		FILE NO.	SHEET		
				10-3	578.23	SIGNATURE: AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/23	A.A.F.					ROUGH GRADING PLAN			4		
				LOCATION: 2" C.P.S. BRASS CAP SET IN MONUMENT WELL AT STEVENS ROAD AND VIA NORTE.			DRAWN BY: S.A.		TRAFFIC ENGS:				CAMINO NORTE		DWG. NO.		
				AMIR SURVEYING INC. 160 LURING DRIVE, SUITE A PALM SPRINGS, CA 92262 PHONE: (760) 318-7424 FAX: (760) 318-7410			REVIEWED BY: A.F.		DATE:		FIELD ENGS:		APN'S: 505-182-005, & -007		CADD FILE NAME		
												SECTION 10 T.4 S., R.4 E., S.B.M.				OF 4 SHEETS	



project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Design Development
-not for construction-

sheet description:

LANDSCAPE PLAN

scale: 3/32" = 1'-0"

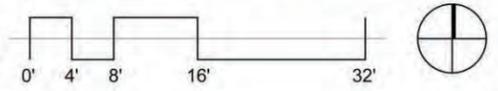
date: 09_20_2023

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SYM	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	WATER USE
TREES					
	RHILUS LANCEA	AFRICAN SUMAC	24" BOX	MULTI-TRUNK	MODERATE
SHRUBS/GROUNDCOVERS					
	ALOE ARBORESCENS	CANDELABRA ALOE	5 GAL.	PER PLAN	LOW
	CARISSA M. 'BOXWOOD BEAUTY'	NATAL PLUM	5 GAL.	PER PLAN	MODERATE
	DASYLIRION WHEELERI	DESERT SPOON	15 GAL.	PER PLAN	LOW
	ECHINOPSIS PACHANDI	SAN PEDRO CACTUS	15 GAL.	PER PLAN	LOW
	FICUS NITIDA	FICUS COLUMN HEDGE	15 GAL.	2'-0" O.C.	MODERATE
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	REGAL MIST MUHLENBERGIA	5 GAL.	3'-0" GAL.	MODERATE
	PACHYCEREUS MARGINATUS	ORGAN PIPE CACTUS	15 GAL.	PER PLAN	LOW
	RUSSELLIA EUISETIFORMIS	CORAL FOUNTAIN	5 GAL.	PER PLAN	MODERATE
	SANSEVIERIA TRIFASCIATA	MOTHER-IN-LAW'S TONGUE	5 GAL.	2'-0" O.C.	MODERATE



Design Development_ Landscape-Site Plan





project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Design Development
-not for construction-

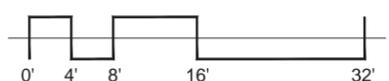
sheet description:

SITE PLAN

scale: 3/32" = 1'-0"

date: 09_20_2023

A1.0





project title:
12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

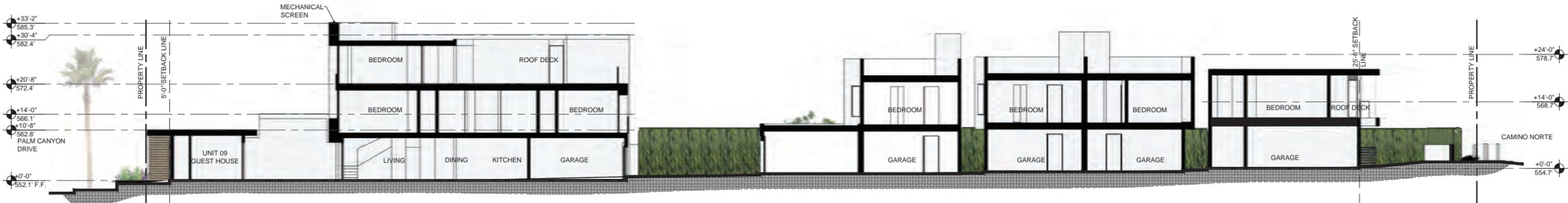
Design Development
-not for construction-

sheet description:
**SITE
SECTIONS**

scale: 3/32" = 1'-0"

date: 09_20_2023

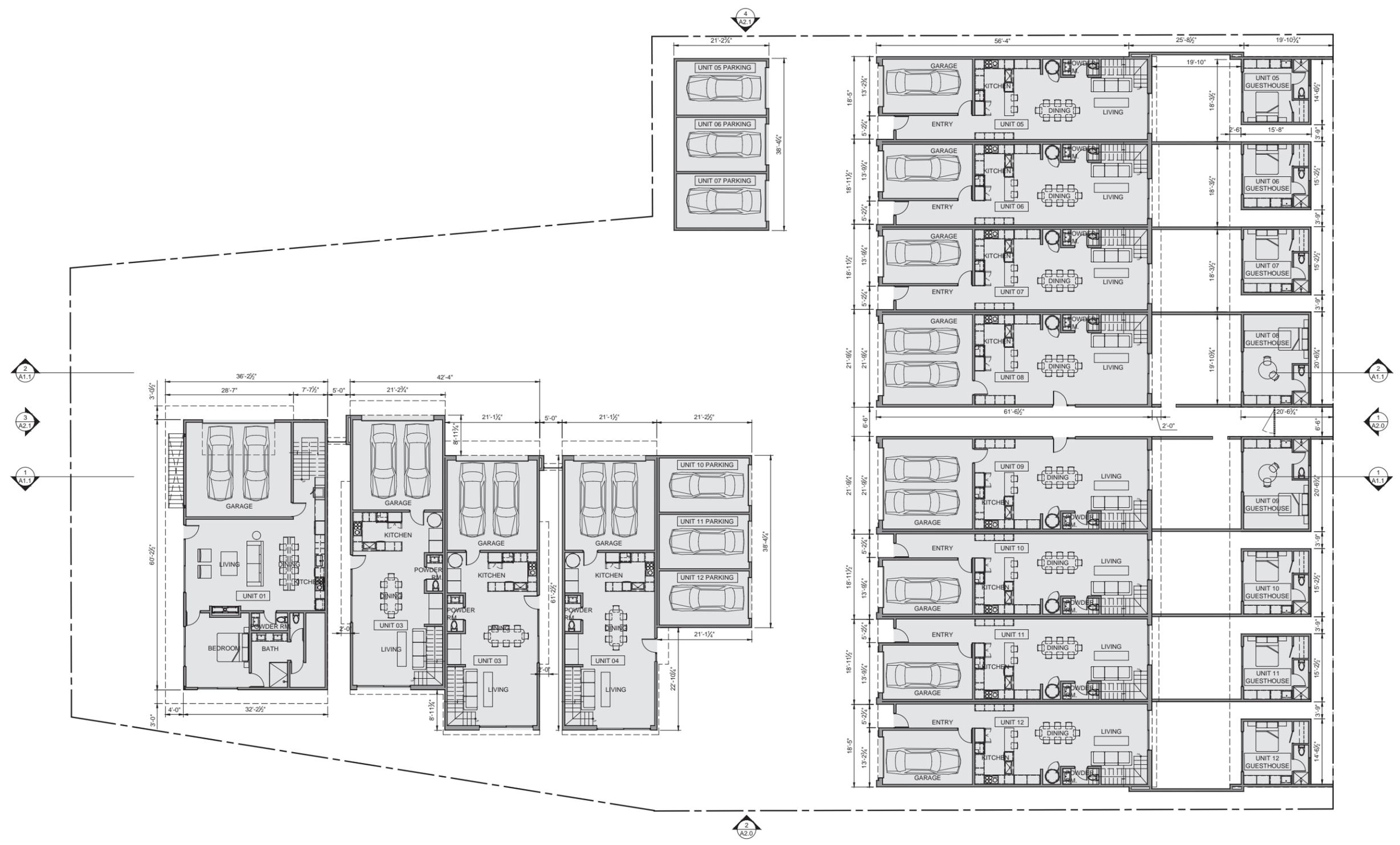
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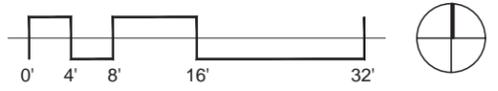
East-West Site Section 1

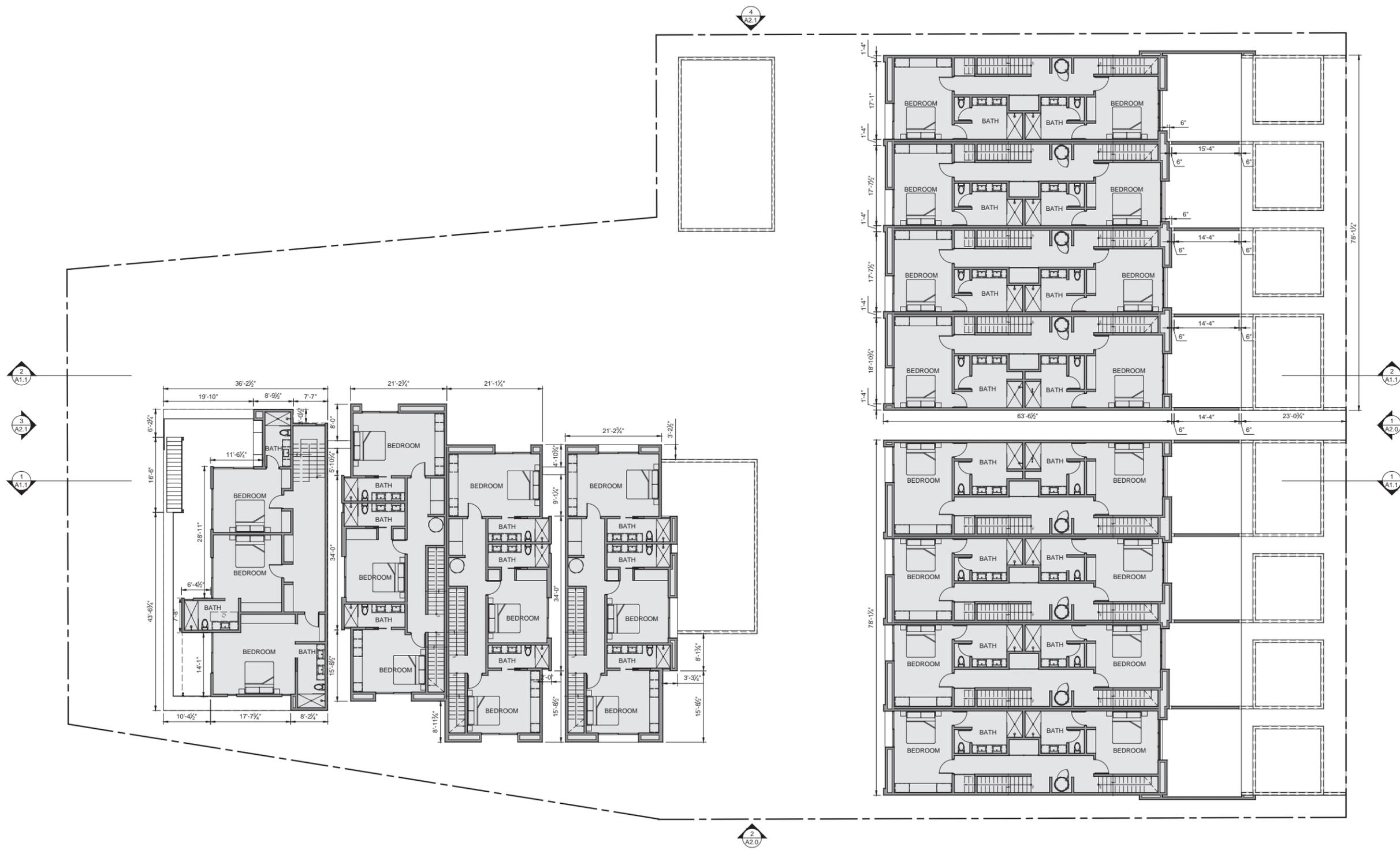


East-West Site Section 2

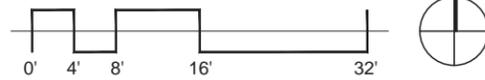


Design Development_Floor Plan_First Floor





Design Development_Floor Plan_Second Floor



project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Design Development
-not for construction-

sheet description:

FLOOR PLAN
SECOND FLOOR

scale: 3/32" = 1'-0"

date: 09_20_2023



project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Design Development
-not for construction-

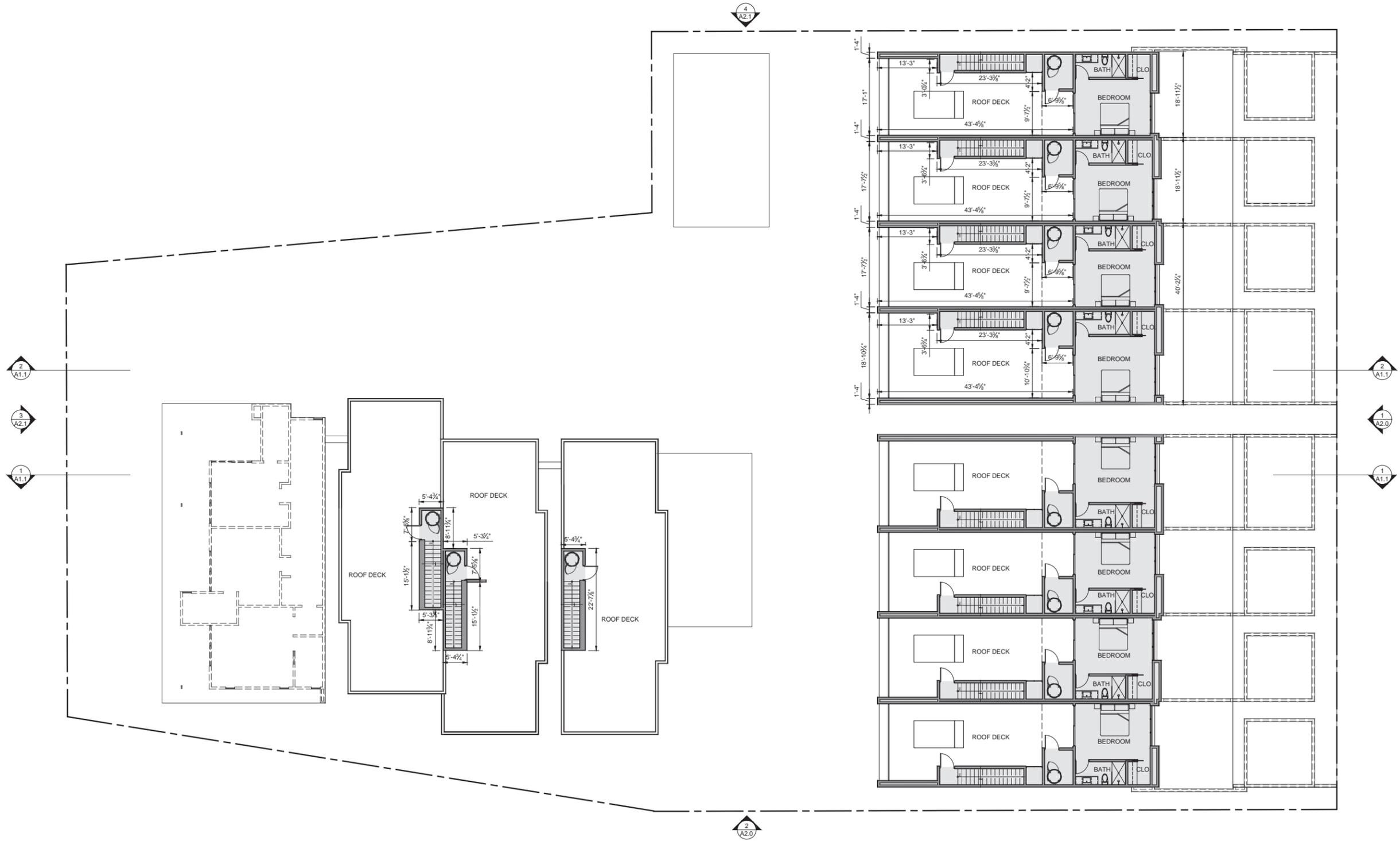
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FLOOR PLAN
THIRD FLOOR

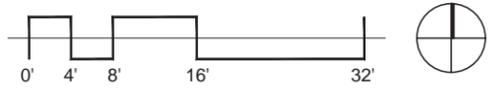
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date: 09_20_2023

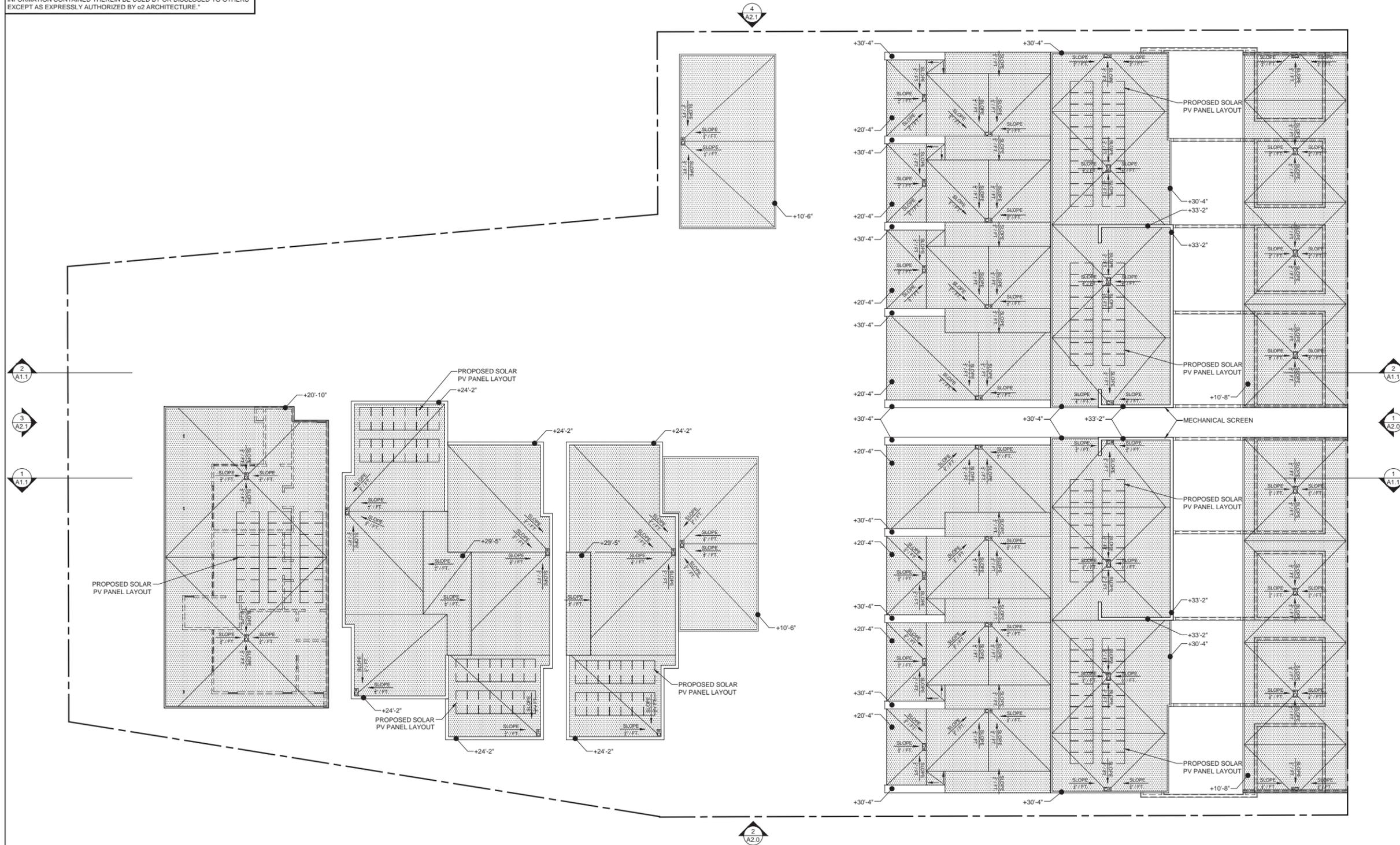
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Design Development_Floor Plan_Third Floor



THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY O2 ARCHITECTURE.



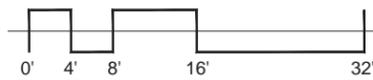
LEGEND:

RF-1 ROOFING MATERIAL SHALL BE SINGLE-PLY ROOFING SYSTEM; 50 MIL FIBERTITE-XT-FB; OFF-WHITE COLOR DC196 OVER RIGID TAPERED XPS FOAM INSULATION SYSTEM & 1/4" THICK DENS-DECK; SLOPE = 1/4"/FT. MIN.

RF-3 DEX O TEX; LIGHT GREY COLOR FINISH: 413 SPEEDWAY GRAY

NOTE:
ALL ROOF DRAIN DOWNPIPES CONNECT TO UNDERGROUND STORM DRAIN PIPING SYSTEM

Design Development_Roof Plan



Architecture

1089 n. palm canyon dr.
suite_b
Palm Spring_CA 92252
tel _ 760 778 8165
www.o2arch.com



project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Design Development
-not for construction-

sheet description:

ROOF PLAN

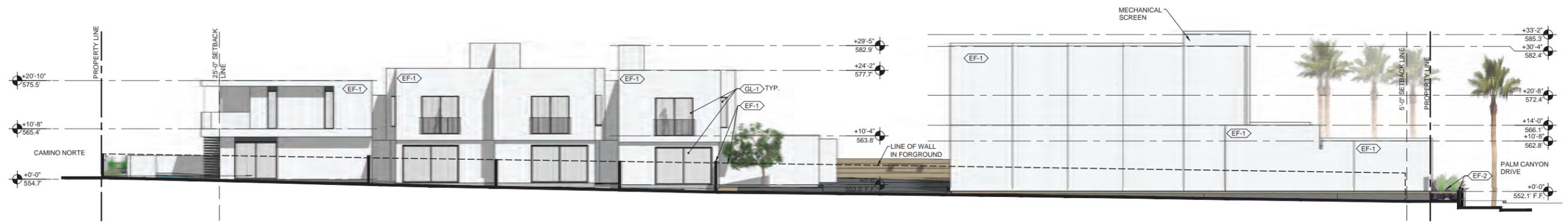
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date: 09_20_2023

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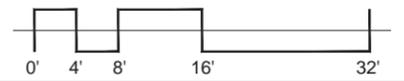


East - Exterior Elevation 1



South - Exterior Elevation 2

Design Development _ Exterior Elevations



BUILDING MATERIAL LEGEND:

<p><GL-1> EXTERIOR GLAZING; SATIN ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 60 LOW-E COATING TO MATCH STANDING SEAM ROOF</p>	<p><EF-1> WHITE STUCCO; 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR *SITE WALLS & PLANTERS TO MATCH</p>	<p><EF-2> DARK GREY STUCCO; 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS; SMOOTH SAND FINISH; "TUXEDO" BY LA HABRA OR SIMILAR *SITE WALLS & PLANTERS TO MATCH</p>



project title:

12 @ LAS PALMAS

address:
CAMINO NORTE
PALM SPRINGS, CA
92262
APN'S:
505-182-005
505-182-007

Design Development
-not for construction-

sheet description:

EXTERIOR
ELEVATIONS

scale: 3/32" = 1'-0"

date: 09_20_2023

A2.0



West - Exterior Elevation (3)



North- Exterior Elevation (4)

Schematic Design _ Exterior Elevations



BUILDING MATERIAL LEGEND:

<p>GL-1 EXTERIOR GLAZING: SATIN ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 60 LOW-E COATING TO MATCH STANDING SEAM ROOF</p>	<p>EF-1 WHITE STUCCO; 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR *SITE WALLS & PLANTERS TO MATCH</p>	<p>EF-2 DARK GREY STUCCO; 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH & ACRYLIC COATING BETWEEN BROWN & FINISH COATS; SMOOTH SAND FINISH; "TUXEDO" BY LA HABRA OR SIMILAR *SITE WALLS & PLANTERS TO MATCH</p>

