



LOT 61 RESIDENCE AT DESERT PALISADES
 LOCATED AT
 2087 CELESTIAL COURT PALM SPRINGS, CA

Project Name and Address:
 NEW SINGLE FAMILY RESIDENCE
 2087 CELESTIAL COURT PALM SPRINGS, CA 92262
 APN: 504-400-005
 LOT 61
 20,839 SQ.FT | 0.48 ACRES

Seal:

Revision Notes:

Date	Description

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Drawing Title:
 COVER SHEET

Scale:
 Date: Jan. 23, 2023

Page No. :



PROJECT DATA

ASSESSOR'S PARCEL NO.:
 504-400-005

PROJECT DESCRIPTION:
 A NEW RESIDENCE INCLUDING LANDSCAPE AND HARDSCAPE TO THE VACANT LOT LOCATED AT 2087 CELESTIAL COURT, PALM SPRINGS, CA. 92262.

SQUARE FOOTAGE: EXISTING
 TOTAL STRUCTURE AREA: 0 S.F.

TOTAL LOT AREA 20,839 S.F.
 EXISTING LOT COVERAGE 0 %

SQUARE FOOTAGE: PROPOSED
 CONDITIONED AREA: 3138 S.F.
 GARAGE: 692 S.F.
 COVERED ENTRY PORCH: 127 S.F.
 LOGGIA: 1137 S.F.
 TOTAL PROPOSED STRUCTURE AREA: 5094 S.F.
 PROPOSED LOT COVERAGE AREA: 24.4 %

PALM SPRINGS ZONING DATA:
 ZONE: R-1-C
 TYPE OF CONSTRUCTION: V-B
 SPRINKLERED: YES
 NO. OF STORIES: 1
 OCCUPANCY GROUP: R-3/U

ARCHITECTURE AND LANDSCAPE REVIEW REQUIREMENTS:
 SITE SETBACK REQUIREMENTS:
 REQUIRED FRONT: 20 FEET
 SIDE-FRONT: 15 FEET
 SIDE: 22.5 FEET
 REAR: 17.5 FEET

LANDSCAPE ZONE DATA:
 USDA ZONE 10-A
 SUNSET MAGAZINE ZONE: 13

GENERAL NOTES:
 1. ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS, BOTH EXISTING AND PROPOSED, ARE SHOWN ON THIS SITE PLAN. CONTRACTOR SHALL PROVIDE AN ACCURATE SURVEY PRIOR TO CONSTRUCTION, TO VERIFY FOR THE ACCURACY OF THIS DRAWING.

REFERENCE CODES:
 2019 CALIFORNIA RESIDENTIAL CODE
 2019 CALIFORNIA BUILDING CODE
 2019 CALIFORNIA MECHANICAL CODE
 2019 CALIFORNIA PLUMBING CODE
 2019 CALIFORNIA ELECTRICAL CODE
 2019 CALIFORNIA ENERGY CODE
 2019 CALIFORNIA FIRE CODE
 2019 CALIFORNIA GREEN BUILDING CODE
 ALL LOCAL CODES AND ORDINANCES

DRAWING INDEX:

A.0	COVER SHEET
A.00	PROJECT DATA
A.01	EXISTING SITE PLAN
A.02	PROPOSED SITE PLAN
A.03	CONCEPTUAL SITE PLAN
A.1	PROPOSED FLOOR PLAN

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Drawing Title:

**PROPOSED
 SITE PLAN**

Scale: 1/8" = 1'-00"

Date: Jan 23, 2023

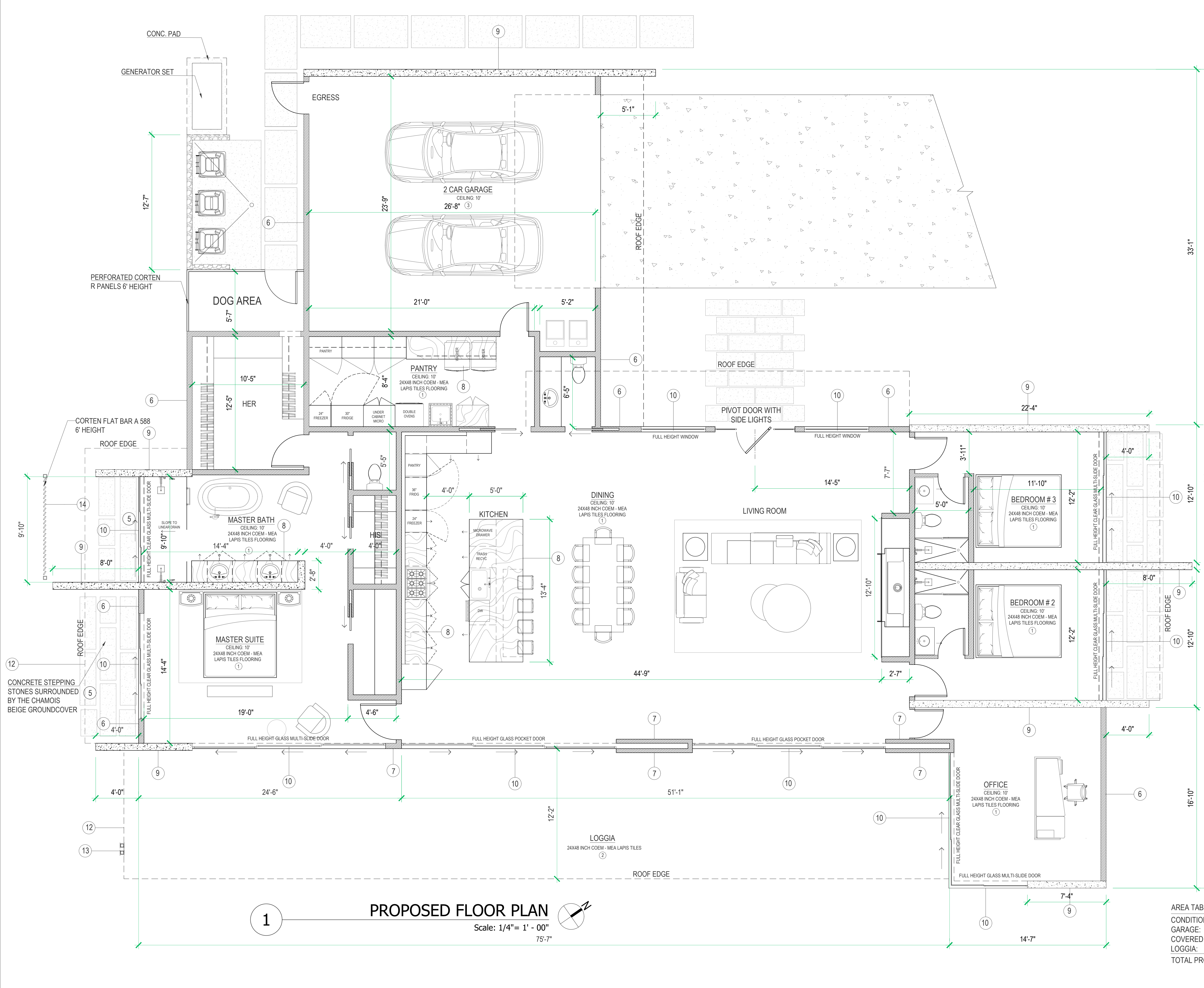
Page No.:



2309 CITY VIEW DRIVE
 PALM SPRINGS, CA 92262
 APN: 504-400-004
 LOT 60
 23,105 SQ. FT. | 0.53 ACRES

CONCEPTUAL SITE PLAN

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



LEGEND

- 1 **24X48 INCH COEM - MEA LAPIS FLOORING TILES**
 MRGR: COEM - MEA LAPIS TILES
 COLOR: GRIGIO CHIARO
 FINISH: POLISHED (TYPE R10)
 PORCELAIN TILE WITH MATCHING LIGHT GRAY EPOXY GROUT
- 2 **24X48 INCH COEM - MEA LAPIS FLOORING TILES**
 MRGR: COEM - MEA LAPIS TILES
 COLOR: GRIGIO CHIARO
 FINISH: ANTI SLIP (TYPE R11)
- 3 **CONCRETE SLAB IN GRAY WITH EPOXY COATING**
 COLOR: STANDARD GRAY
 FINISH: GRAY WITH A EPOXY COATING
- 4 **GROUND COVER**
 PRODUCT: 3/8" CRUSHED GRAVEL
 COLOR: CHAMOIS BEIGE BY SOUTHWEST BOULDER
- 5 **CONCRETE DRIVEWAY**
 SAND FINISHED CONCRETE
 COLOR: OUTBACK 677
- 6 **SMOOTH TEXTURE STUCCO**
 MFRG: PAREXUSA
 MODEL: LA HABRA
 PRODUCT: SBMF
 COLOR: OPTION A: PLATEAU 3019L (50)
 COLOR: OPTION B: GRAY WHITE 3013L (61)
- 7 **HEAVY TEXTURE STUCCO**
 MFRG: PAREXUSA
 MODEL: LA HABRA
 PRODUCT: 16/20 DASH BASE 2005
 COLOR: TUXEDO 3033L (12)
- 8 **STONE COUNTERTOP**
 MFRG:
 MODEL:
- 9 **CAST-IN-PLACE CONCRETE WALLS**
 FORMWORK PANELS W/
 CONE-SHAPED FORMS TIES
 COLOR: STANDARD GRAY
 FINISH: SMOOTH
- 10 **WINDOWS AND SLIDERS**
 MFRG: FLEETWOOD USA
 COLOR: BLACK ANODIZED
- 11 **ROOF MEMBRANE**
 MFRG: DURO-LAST
 MODEL: 50ML-SINGLE PLY
 COLOR: LIGHT GRAY
- 12 **EAVE BREAK METAL**
 MFRG: BERRIDGE
 MODEL: 20 GAUGE - KYNAR 500/
 HYLAR 5000
 COLOR: MATTE BLACK
- 13 **5"X5" 3/8" THICKNESS SQUARE TUBING**
 FINISH: COR-TEN / ASTM A847
- 14 **CORTEN FLAT BAR A588**
 FINISH: A 588
- 15 **PERFORATED CORTEN R PANELS**
 FINISH: CORTEN AZP RAW

AREA TABULATION

CONDITIONED AREA:	3138 S.F.
GARAGE:	692 S.F.
COVERED ENTRY PORCH:	127 S.F.
LOGGIA:	1137 S.F.
TOTAL PROPOSED STRUCTURE AREA:	5094 S.F.

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PROPOSED FLOOR PLAN

Scale: 1/4" = 1'-00"
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