



# RESIDENCE

999 PANORAMA RD.  
PALM SPRINGS, CA.

APN : #504-201-006

May 22, 2023

VICINITY MAP	PROJECT TEAM		DRAWING INDEX				PROJECT INFORMATION		
	STEVEN PLATT	PO BOX 893 MORNING VALLEY, CA 92256 PH: (951) 774-5457	SHEET	TITLE		APN # 504-201-006 PROPERTY TYPE: SINGLE FAMILY RESIDENCE : FIRE SPRINKLED OCCUPANCY GROUP: R-3/U CONSTRUCTION TYPE: V-B NUMBER OF STORIES: 1	AREA CALCULATIONS		
	PLATTINUM ENGINEERING	1188 MIDWAY RD. CT RIVERSIDE, UT 84503 PH: (907) 314-0381	C-0	COVER SHEET	A-4		RENDERINGS	LIVING AREA	4,410 SQ. FT.
	INSU-FORM INC	4588 MONTEVEA AVE. SUITE 7 PALM DESERT, CA 92260 PH: (760) 366-1262	G-1	PRELIMINARY GRADING	A-5		SITE PHOTOS	STORAGE	307 SQ. FT.
			AS-1	SITE PLAN	A-6		MATERIALS	MECH	64 SQ. FT.
AS-2	ROOF PLAN	L1.1	LANDSCAPE PLAN	L1.2	OUTDOOR LIGHTING PLAN	GARAGE	768 SQ. FT.		
A-1	1/4" FLOOR PLAN	A-2	EXTERIOR ELEVATIONS	A-3	SITE SECTIONS	TOTAL FOOTPRINT	5,549 SQ. FT.		
LOT AREA (.59 ACRES)	25,700 SQ. FT.	LOT COVERAGE	5549 / 25,700 = 21.6%	COVERED DECK	1,101 SQ. FT.	IMPERVIOUS FLATWORK	3458 SQ. FT. (13.5%)		
LANDSCAPED AREA	6,164 SQ. FT. (24.0%)								

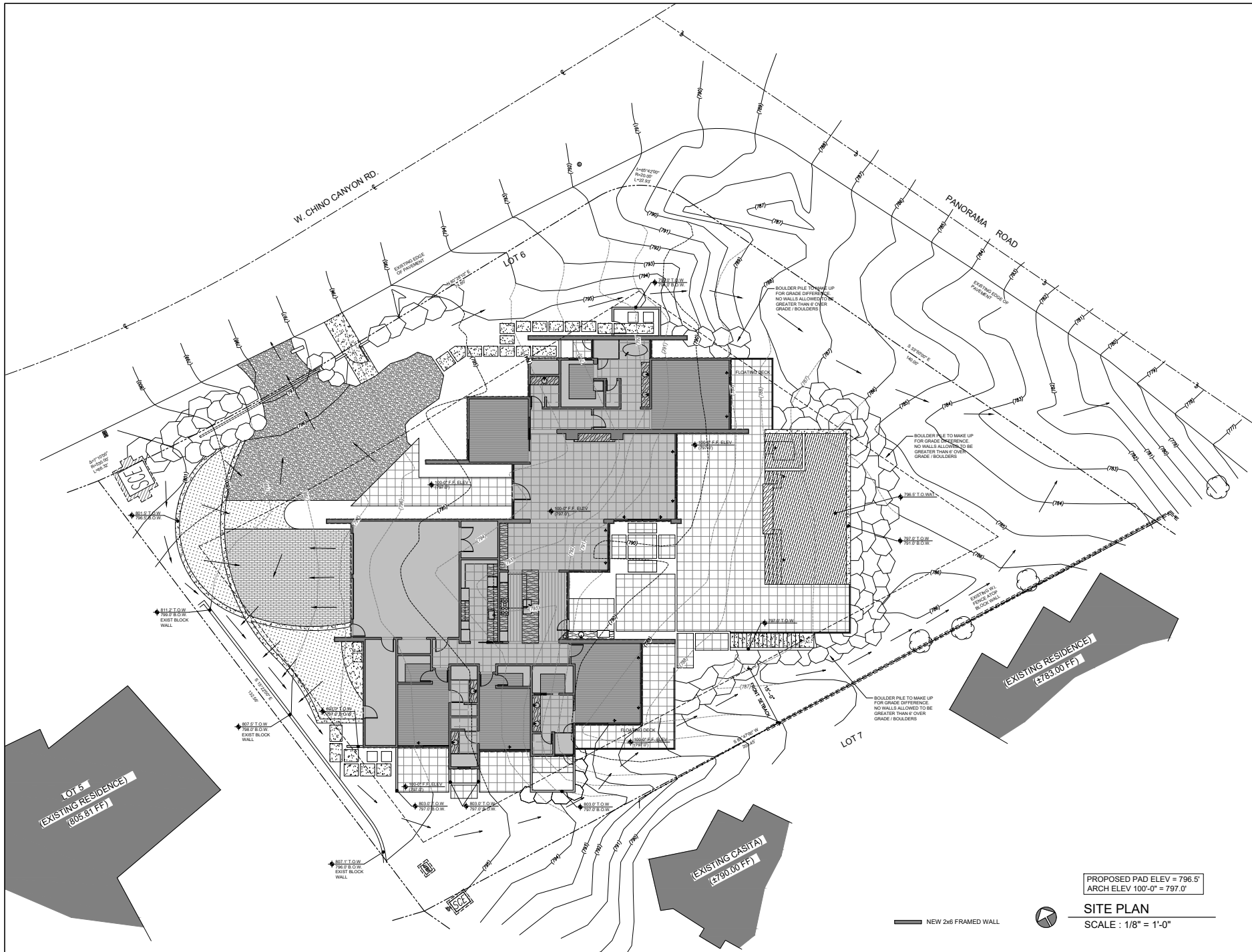
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steven.platt@spplatt.com



999 PANORAMA RD, PALM SPRINGS, CA

DATE: 5.22.2023

C-1



PROPOSED PAD ELEV = 796.5'  
 ARCH ELEV 100'-0" = 797.0'

**SITE PLAN**  
 SCALE : 1/8" = 1'-0"

PO BOX 883  
 MORONGO VALLEY CA 92556  
 760-776-3487  
 spatt@stevendplatt.com



955 PANORAMA RD, PALM SPRINGS, CA

DATE: 6.22.2023

AS1



LOT 5  
EXISTING RESIDENCE  
#805.81 FF

EXISTING RESIDENCE  
#783.00 FF

EXISTING CASITA  
#790.00 FF

PROPOSED PAD ELEV = 796.5'  
ARCH ELEV 100'-0" = 797.0'

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

NEW 2x6 FRAMED WALL

PO BOX 883  
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STEVEN PLATT  
ARCHITECT

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AS1



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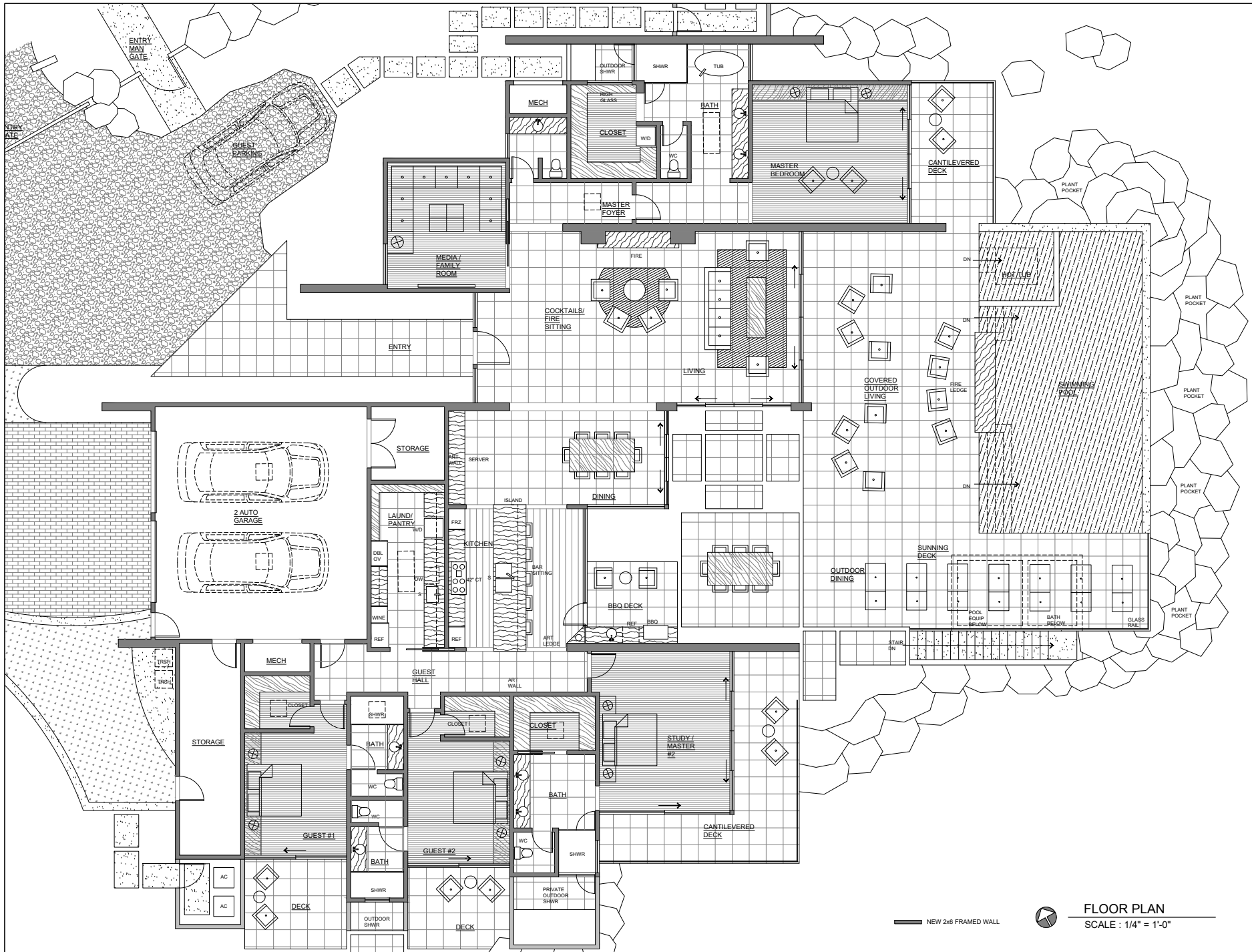
**STEVEN PLATT**  
**ARCHITECT**

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**ROOF PLAN**  
 SCALE: 3/16" = 1'-0"

AS2



NEW 2x6 FRAMED WALL

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





117'-0"  
T.O. WALL  
112'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

117'-0"  
T.O. WALL  
100'-0"  
FF. ELEV.

**NORTH ELEVATION**  
SCALE : 1/8" = 1'-0"



117'-0"  
T.O. WALL  
116'-0"  
T.O. WALL  
112'-0"  
T.O. WALL  
112'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

116'-0"  
T.O. PARAPET  
112'-0"  
T.O. PARAPET  
112'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

**WEST ELEVATION**  
SCALE : 1/8" = 1'-0"



117'-0"  
T.O. WALL  
114'-0"  
T.O. PARAPET  
112'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

116'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

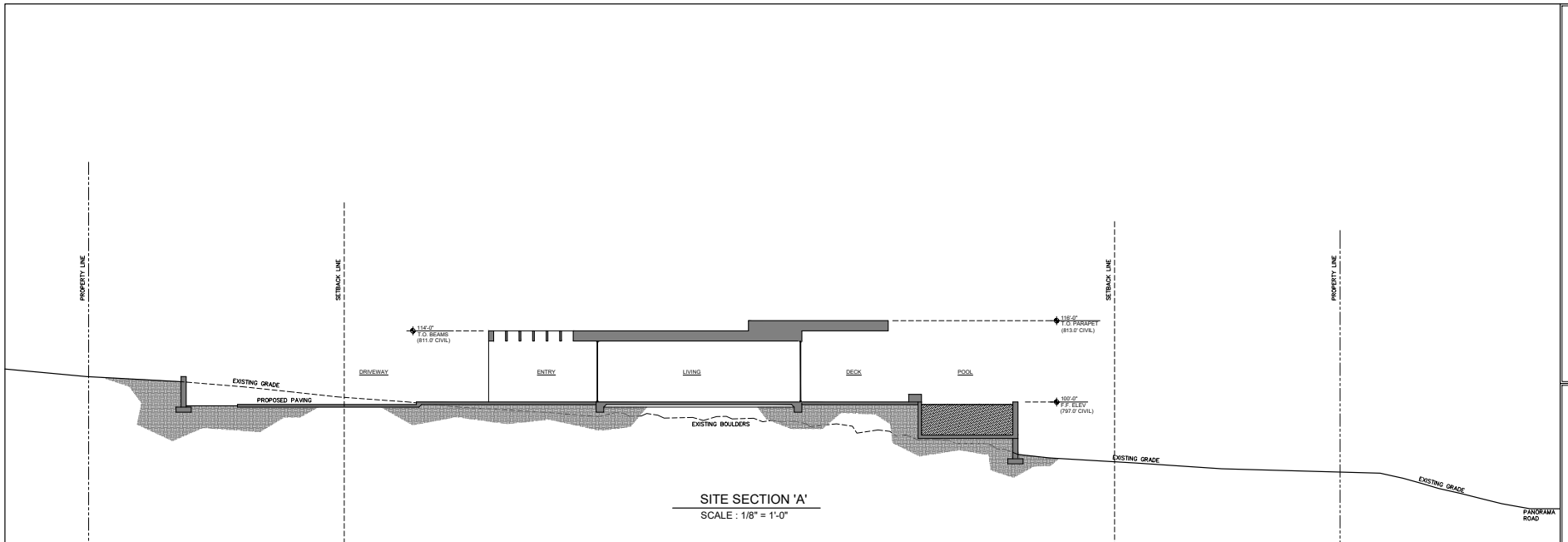
**SOUTH ELEVATION**  
SCALE : 1/8" = 1'-0"



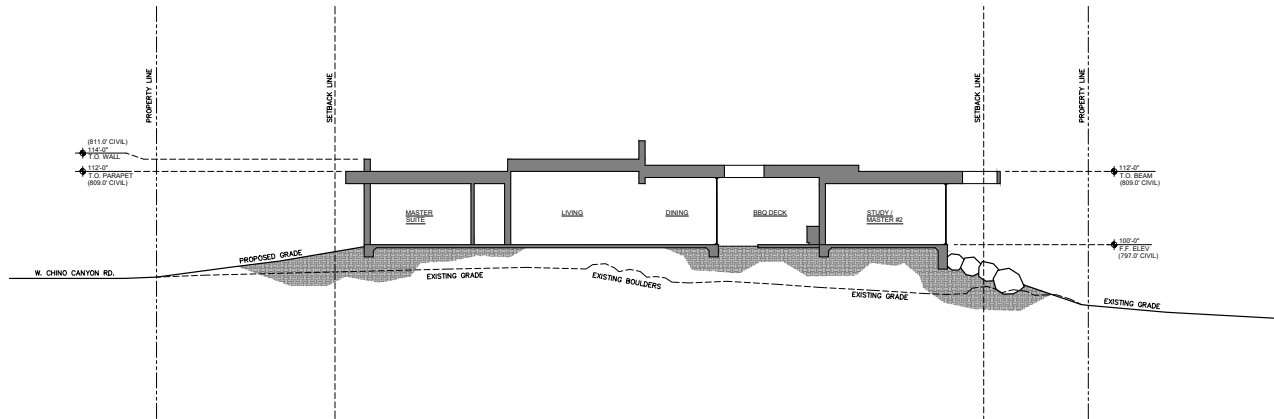
117'-0"  
T.O. WALL  
114'-0"  
T.O. PARAPET  
112'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

116'-0"  
T.O. PARAPET  
114'-0"  
T.O. WALL  
112'-0"  
T.O. PARAPET  
100'-0"  
FF. ELEV.

**EAST ELEVATION**  
SCALE : 1/8" = 1'-0"



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



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



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VIEW TO NORTHWEST



VIEW TO NORTH



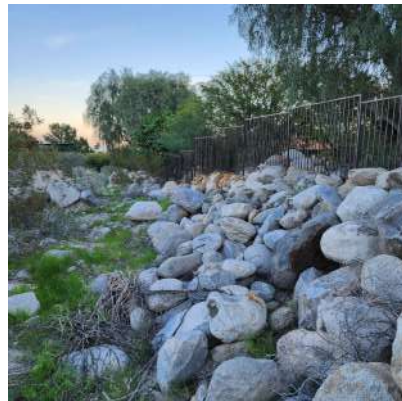
VIEW TO NORTHEAST



VIEW TO EAST



VIEW TO SOUTHEAST



VIEW TO ALONG SOUTH PROP LINE



VIEW TO SOUTH



VIEW TO WEST

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A-5



SHRUBS	QTY.	SIZE
AGAVE SPAE AGAVE SPAE (SPM)	12	18" DIA.
AGAVE AMERICANA (CENTURY PLANT)	12	18" DIA.
BOUGAINVILLEA LA JOLLA (BOUGAINVILLEA)	23	18" DIA.
CARISSA MACROCARPA (BONWOOD BEAUTY)	20	18" DIA.
OLIVE TREE (FRUITLESS) DESERT SP-OLIVE	17	18" DIA.
SCHROEDERIA GIBBERNA (SILVER BERRY)	9	18" DIA.
FOUQUIERIA SP. LINDSAYI (SOUTHERN PALM)	8	18" DIA.
NEPENTHES PAPELONA (SWAMP PLANT)	15	18" DIA.
YUCCA (SPAGHETTI PLANT)	15	18" DIA.
LANTANA MONTENSIS (PURPLE LANTANA)	44	18" DIA.
LANTANA 'NEON GOLD' (YELLOW LANTANA)	39	18" DIA.
MIMULUS BICOLOR (DEER GRASS)	20	18" DIA.
PACHYPHYSA AMERICANA (MADAGASCAR PALM)	22	18" DIA.
<b>BOULDERS</b>		
	SURFACE SELECT BOULDERS IN ALL LANDSCAPE AREAS	
<b>MARKING COVERING</b>		
	ARTIFICIAL TURF 6" x 6" GRID	
<b>TREES</b>	QTY.	SIZE
OLEA EUROPAEA (SWAN HILL OLIVE)	7	18" DIA.
PRINCELLENUM FLEICHALE (YORK BERRY)	16	18" DIA.
<b>PALMS</b>		
	QTY.	SIZE
	4	18" DIA.
	18	18" DIA.

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**LANDSCAPE PLAN**  
SCALE: 1/8" = 1'-0"

L1.1