



Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

Thursday, February 12, 2026, 2:00 PM
City Council Chamber
69-825 Highway 111
Rancho Mirage, CA 92270

REGULAR PLANNING COMMISSION MEETING

AGENDA

1. GENERAL

1.A. CALL TO ORDER

1.B. FLAG SALUTE

1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

2. COMMISSIONER COMMENTS

3. APPROVAL OF MINUTES

3.A. **December 11, 2025, Regular Planning Commission Meeting Minutes**

— RECOMMENDED ACTION: Approve the December 11, 2025, Regular Planning Commission Meeting Minutes as presented.

4. ACTION ITEMS

4.A. **Review the 2025 Planning Commission Annual Report for Submittal to the City Council**

5. PUBLIC HEARINGS

5.A. **Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 (Linea North) – Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC. Consideration of 9 Single-Family Residences and Private Street Name Change (Bellavia Court North to Via Linea). Located Approximately 1,200 Feet East of the Bob Hope Drive and Ginger Rogers Road Intersection (APNs 685-350-001 Through -009, and -012)**

— RECOMMENDED ACTION: Recommend that the City Council: 1) Find that Preliminary Development Plan Case No. PDP25-0004 is within the scope of the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162; find that Street Name Change Case No. STN25-0001 is exempt pursuant to CEQA Guidelines Section 15061(b)(3); and authorize the filing of a Notice of Determination; and 2) Approve Street Name Change Case No. STN25-0001 to change the private street name from “Bellavia Court North” to “Via Linea,” based on the content and findings in the staff report; and 3) Approve Preliminary Development Plan Case No. PDP25-0004, subject to the Conditions of Approval and based on the content and findings in the staff report.

6. NON-AGENDA PUBLIC COMMENTS

An opportunity for the public to speak on issues not on the agenda for a maximum of three (3) minutes per speaker.

7. ADJOURNMENT

PUBLIC NOTICES

Agenda Materials: Any staff reports for agenda items, as well as agenda materials provided to a majority of the legislative body following distribution of the agenda, are available for public inspection in the Planning Department at Rancho Mirage City Hall, located at 69-825 Highway 111, Rancho Mirage, CA 92270, during normal business hours.

Americans with Disabilities Act (ADA): If you are an individual with a disability and need a reasonable modification or accommodation pursuant to the ADA, please contact the City Clerk's Office at (760) 324-4511 Ext. 488, or via e-mail to CityClerk@RanchoMirageCA.gov, prior to the meeting. Providing notice at least 48 hours in advance of the meeting is suggested, so a determination may be made as to whether the request is feasible.

Livestream: This meeting may be viewed via Livestream on the City's website at www.RanchoMirageCA.gov.

Public Comments: Written public comments may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov or mail/delivery to ATTN: City Clerk, City of Rancho Mirage, 69-825 Highway 111, Rancho Mirage, CA 92270. Please submit written public comments at least three (3) hours in advance of the meeting to ensure they may be fully considered. Written public comments received during the meeting will be distributed to the legislative body and made available to the public following the meeting.

Oral public comments/testimony may be provided in person at the meeting during the non-agenda public comment period and during the public comment/testimony period for each agenda item. Public comments are limited to three (3) minutes per speaker. Please fill out a Request to Speak slip prior to the start of the meeting and submit it to the City Clerk. You will be called upon to speak at the appropriate time. Please submit a separate slip for each item on which you wish to speak.

Declaration of Posting: I, Kristie Ramos, City Clerk of the City of Rancho Mirage, do hereby declare that the foregoing meeting agenda was posted on the City of Rancho Mirage website at www.RanchoMirageCA.gov, on the Rancho Mirage City Hall bulletin board at 69-825 Highway 111, Rancho Mirage, CA 92270, and at the Rancho Mirage Library & Observatory at 71-100 Highway 111, Rancho Mirage, CA 92270, at least 72 hours in advance of the meeting.

Kristie Ramos



Date Posted: February 6, 2026



Planning Commission Staff Report

December 11, 2025, Regular Planning Commission Meeting Minutes

DATE	ITEM #
February 12, 2026	APPROVAL OF MINUTES - 3A.
Presented To	Presented By
Planning Commission	Deanna Mendoza, Development Services Technician

RECOMMENDED ACTION

Approve the December 11, 2025, Regular Planning Commission Meeting Minutes as presented.

Attachments

[Attachment 1 – Draft 12-11-25 PC Minutes](#)



Chair Chanter
Vice Chair Bryant
Commissioner Agostini
Commissioner Beale
Commissioner Grey

REGULAR PLANNING COMMISSION MEETING

69-825 Highway 111, Rancho Mirage, CA 92270

Thursday, December 11, 2025, 2:00 PM

DRAFT MINUTES

1. GENERAL

1.A. CALL TO ORDER

Chair Chanter called the meeting to order at 2:00 P.M.

1.B. FLAG SALUTE

Commissioner Agostini led the flag salute.

1.C. ROLL CALL - Agostini, Beale, Grey, Bryant, Chanter

Agostini, Beale, Grey, Bryant, Chanter – All Present.

2. COMMISSIONER COMMENTS

Commissioner Grey commended staff for their thorough and complete work.

Commissioner Agostini welcomed everyone to the meeting and wished everyone Happy Holidays.

Chair Chanter also wished everyone Happy Holidays.

3. APPROVAL OF MINUTES

3.A. October 9, 2025, Regular Planning Commission Meeting Minutes

—RECOMMENDED ACTION: Approve the October 9, 2025, Regular Planning Commission Meeting Minutes as presented.

MOVED/SECONDED BY BEALE/AGOSTINI TO APPROVE THE OCTOBER 9, 2025, REGULAR PLANNING COMMISSION MEETING MINUTES AS PRESENTED. MOTION CARRIED 5/0.

4. PUBLIC HEARINGS

4.A. Environmental Assessment Case No. EA25-0005 and Tentative Parcel Map Case No. TPM25-0001 (TPM 39233) – Applicant: Feiro Engineering, Inc. on behalf of Shannon Wood. Consideration of a 4-Lot Residential Subdivision on 5.05 Gross Acres. Located at 72111 Clancy Lane (APN: 682-130-003)

Joy Tsai, Senior Planner, presented the staff report.

No public testimony was provided.

Jim McEachern, Project Representative, answered questions.

A discussion ensued.

MOVED/SECONDED BY BEALE/GREY TO 1) APPROVE THE FILING OF A NOTICE OF EXEMPTION BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA25-0005 AND PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) SECTION 15315 (MINOR LAND DIVISIONS); AND, 2) APPROVE TENTATIVE PARCEL MAP CASE NO. TPM25-0001 (TPM 39233), SUBJECT TO THE CONDITIONS OF APPROVAL AND BASED ON THE CONTENT AND FINDINGS IN THE STAFF REPORT. MOTION CARRIED 5/0.

4.B. Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003 – Global Wildlife Discovery Museum – Applicant: Prest Vuksic Greenwood Architects. Consideration of a single-story 21,967 square foot museum on a 6.78 acre project site. Located at 69934 Highway 111 (APNs: 689-040-023, -025, & -028)

Lezlee Perez, Assistant Planner, presented the staff report.

Robert Gilliland, Project Attorney, answered project-related questions.

John Vuksic, Project Architect, answered project-related questions.

Paul Omodt, Museum Representative, answered project-related questions.

Chuck Shepardson, Landscape Designer, answered project-related questions.

The following individual provided public comment: Diana Alan.

A discussion ensued.

MOVED/SECONDED BY AGOSTINI/BEALE TO ADOPT RESOLUTION NO. 2025-PC-(NEXT-IN-ORDER), RECOMMENDING THAT THE CITY COUNCIL TAKE THE FOLLOWING ACTIONS: 1) ADOPT RESOLUTION NO. 2025-(NEXT-IN-ORDER), ADOPTING AND APPROVING THE MITIGATION MONITORING AND REPORTING PROGRAM AND MITIGATED NEGATIVE DECLARATION (SCH#2025100436) FOR THE PROPOSED PROJECT BASED ON ENVIRONMENTAL ASSESSMENT CASE NO. EA25-0003; AND 2) ADOPT RESOLUTION NO. 2025-(NEXT-IN-ORDER), APPROVING PRELIMINARY DEVELOPMENT PLAN CASE NO. PDP25-0003 REGARDING THE PROPOSED GLOBAL WILDLIFE DISCOVERY MUSEUM. MOTION CARRIED 5/0.

5. NON-AGENDA PUBLIC COMMENTS

None.

6. ADJOURNMENT

Chair Chanter adjourned the meeting at 2:57 P.M.

Date Approved by Planning Commission:



Planning Commission Staff Report

Review the 2025 Planning Commission Annual Report for Submittal to the City Council

DATE	ITEM #
February 12, 2026	ACTION ITEMS - 4A.
Presented To	Presented By
Planning Commission	Ben Torres, Planning Manager

RECOMMENDED ACTION

That the City Council receive and file the 2025 Planning Commission Report.

DISCUSSION

In April 2003, the Municipal Code was amended requiring City Commissions and Boards to provide a brief annual report to the City Council. The following is a summary report of the Planning Commission's activities and accomplishments for the calendar year 2025.

The Planning Commissioners have reviewed this report and recommend that the City Council receive and file the report.

Planning Commission

In 2025, the Planning Commission reviewed and evaluated the following projects:

Application Type	Number of Applications
Preliminary Development Plans	Three (3)
Major Modification to Development Plan	One (1)
Conditional Use Permits	Three (3)
Development Agreement Amendment	One (1)
Environmental Assessments	Nine (9)

Zoning Text Amendments	One (1)
Single-Family Permit	One (1)
Sign Programs	One (1)
Tentative Parcel Maps	Two (2)
Tentative Tract Maps	Four (4)
General Plan Zoning Map Amendments	Two (2)
General Plan Text Amendment	One (1)
Extension of Time (for Tentative Tract Maps)	Two (2)
Variance	Two (2)

In summary, the Planning Commission convened **ten (10)** meetings in 2025 and considered and acted upon a total of **sixteen (16)** planning projects.

In addition, the Planning Commission reviewed and recommended to the City Council the Periodic Review of Development Agreements on January 9, 2025, the Housing Element Annual Report on February 27, 2025, and the General Plan Annual Progress Report on April 24, 2025.

Highlights of the projects reviewed by the Planning Commission in 2025 include the following:

General Plan Text Amendment:

- **Assembly Bill 2140 Safety Element Update - Environmental Assessment Case No. EA24-0011 and General Plan Text Amendment Case No. GPTA24-0001.** Applicant: City of Rancho Mirage. Location: City-Wide.
 - The city-initiated General Plan Text Amendment is a request to amend the Safety Element of the Rancho Mirage General Plan by incorporating the adopted 2023 Local Hazard Mitigation Plan by reference in accordance with Assembly Bill (AB) 2140.

Major Modification:

- **Ritz Carlton Rancho Mirage - Environmental Assessment Case No. EA21-0002, General Plan Zoning Map Amendment Case No. GPZMA21-0001, Development Agreement Amendment Case No. DA21 0002, Major Modification Case No. MOD21-0004, & Tentative Parcel Map Case Number TPM23-0002 (TPM38768).** Applicant: Kam Sang Company on behalf of Newage Rancho Mirage LLC/ Ritz Carlton. Location: The 35.07 acre project site (excluding previously approved Tennis Villas site (7.96 acres on APN: 689-330-011)) occurs along Frank Sinatra Drive (68900 Frank Sinatra Drive) approximately 0.85 miles southwest of the intersection with Highway 111 within the City of Rancho Mirage (APNs: 689-330-026, -028, -031, -032, -034; 689-020-012, -014; & 689-331-001, -018).
 - Consideration to construct the Ritz Carlton residences which is a modification to previously approved entitlements consisting of 106 condo units; event space and room for amenities; subterranean parking structure; and additional residential parking spaces. Additionally, the Sky Mesa recreational area will include a restaurant, additional lawn event space and pool area. As part of the proposed project, a General Plan Zoning Map Amendment is proposed to amend the Mountain Reserve (MR) designation for the project's Sky Mesa Recreational area to Resort Hotel (Rs-H) on approximately 3.88 acres

(APNs: 689-020-012 & 689-020-014). A Tentative Parcel Map (TPM38768) proposes to establish three parcels (excluding Sky Mesa area) with Parcel 3 of the map containing condo units. A Major Modification is proposed for modifications to the prior 2006 entitlements by providing updated engineering, architectural, and landscaping plans for review and also includes new development with the Sky Mesa recreational area. Lastly, a 10th Amendment to the existing Development Agreement with Newage Rancho Mirage, LLC (the "10th Amendment") is proposed.

Preliminary Development Plan:

- **Global Wildlife Discovery Museum – Environmental Assessment Case No. EA25-0003 and Preliminary Development Plan Case No. PDP25-0003.** Applicant: Prest Vuksic Greenwood Architects. Location: Located at 69934 Highway 111 (APNs: 689-040-023, -025, & -028).
 - Consideration of a single-story 21,967 square foot museum on a 6.78 acre project site.
- **Rancho Mirage Affordable Apartments - Environmental Assessment Case No. EA25-0002 and Preliminary Development Plan Case No. PDP25-0002.** Applicant: National Community Renaissance. Location: Located South of Via Vail and East of Key Largo Avenue (APN: 685-090-016).
 - Consideration of an Affordable Housing Development, Rancho Mirage Affordable Apartments, consisting of 150 Units Distributed Across Seven (7) Two- and Three-Story Walk-Up Buildings.

Sign Program:

- **Cotino Town Center Sign Program - Sign Program Case No. SIPR25-0001.** Applicant: DMB Development LLC on Behalf of ECRM Commercial. Location: Section 31, Approximately 650 Feet South of the Monterey Avenue and Gerald Ford Drive Intersection, on the West Side of Monterey Avenue (APNs: 685-220-048 & 685-540-036).
 - Consideration of a Sign Program to Establish Sign Criteria for the Cotino Town Center.

Tentative Tract Map:

- **Section 31 Cotino Town Center Finance Map - Environmental Assessment Case No. EA24-0012 and Tentative Tract Map Case No. TTM24-0004 (TTM No. 38990).** Applicant: MSA Consulting, Inc. on behalf of EC Rancho Mirage Holdings LP. Location: Approximately 650 feet south from the intersection of Monterey Avenue and Gerald Ford Drive, on the west side of Monterey Avenue (APNs: 685-220-047; 685-220-048; 685-540-035; and 685-540-036).
 - Consideration of Tentative Tract Map 38990, a finance and conveyance map that is solely to facilitate the creation of legal parcels (13 for ownership transfer and financing without authorizing any new development).
- **Tentative Tract Map No. 38971 - Environmental Assessment Case No. EA24-0009, Minor Variance Case No. VAR24-0005, and Tentative Tract Map Case No. TTM24-0003 (TTM 38971).** Applicant: Phillip Fomotor. Location: North of the Intersection of Mirage Cove Drive and Peterson Road (APN's: 689-090-003, 689-130-004, -005, -013, -014, -017, -018, & 689-140-022).
 - Consideration of a 16-Lot Residential Subdivision on 19.81 Gross Acres. The Project Requests Approval of a Minor Variance to the Residential Estate (R-E) Minimum Required Lot Size of 1 Acre to .98 Acre for Two Lots.

Zoning Text Amendment:

- **Zoning Text Amendment Case No. ZTA25-0001.** Applicant: City of Rancho Mirage. Location: City-Wide.
 - Consideration of an Ordinance Amending Section 17.20.040 (Development/Design Considerations) of Chapter 17.20 (General Property and Use Standards), Repealing and Replacing Chapter 17.32 (Wireless Communication Facilities), Amending Section 17.34.010 (Introduction) of Chapter 17.34 (Introduction) of Division IV (Permits and Review), and Amending Section 17.48.045 (Minor Conditional Use Permits) of Chapter 17.48 (Conditional Use Permits) of Title 17 ("Zoning") of the Rancho Mirage Municipal Code.

The following table compares Planning Commission activity in 2025 to previous years:

Year	Total # Meetings Held	Total # Projects Considered	Total # Single-Family Homes Considered

2025	10	16	24*
2024	10	17	7*
2023	18	27	22*
2022	13	18	45*
2021	18	64	35
2020	13	47	23
2019	13	59	14
2018	16	49	18
2017	15	39	20
2016	8	29	12
2015	10	30	15
2014	15	54	14
2013	14	36	17
2012	14	18	12
2011	12	26	10
2010	13	29	10
2009	11	23	3
2008	11	35	12
2007	15	54	22
2006	25	107	50

*Beginning January 1, 2022, single-family homes have been approved at the staff level, unless the Director of Development Services referred an application to the Planning Commission. Single-family homes listed from 2022 forward were approved administratively and are included for reference only, unless specifically referred to the Planning Commission. Prior to 2022, the total number of projects considered included all single-family home approvals.



Planning Commission Staff Report

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 (Linea North) – Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC. Consideration of 9 Single-Family Residences and Private Street Name Change (Bellavia Court North to Via Linea). Located Approximately 1,200 Feet East of the Bob Hope Drive and Ginger Rogers Road Intersection (APNs 685-350-001 Through -009, and -012)

DATE	ITEM #
February 12, 2026	PUBLIC HEARINGS - 5A.
Presented To	Presented By
Planning Commission	Joy Tsai, Senior Planner

RECOMMENDED ACTION

Recommend that the City Council:

1. Find that Preliminary Development Plan Case No. PDP25-0004 is within the scope of the previously adopted Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162; find that Street Name Change Case No. STN25-0001 is exempt pursuant to CEQA Guidelines Section 15061(b)(3); and authorize the filing of a Notice of Determination; and
2. Approve Street Name Change Case No. STN25-0001 to change the private street name from “Bellavia Court North” to “Via Linea,” based on the content and findings in the staff report; and
3. Approve Preliminary Development Plan Case No. PDP25-0004, subject to the Conditions of Approval and based on the content and findings in the staff report.

DISCUSSION

Facts

1. Applicant:	Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC
2. Request:	Consideration for the construction of nine (9) single-family residences within the northern portion of Tract Map No. 35089. The development includes site planning and seven architectural house concepts. Existing lot sizes range from approximately 15,991 to 22,259 square feet, with residences ranging from approximately 5,001 to 6,308 square feet. The project also requests a private street name change from Bellavia Court North to Via Linea.

3. Location:	Located north of Ginger Rogers Road, approximately 1,200 feet east of the intersection of Bob Hope Drive and Ginger Rogers Road (APNs 685-350-001 through -009, and -012)
4. Project Size:	192,709 square feet (4.42 acres)
5. Existing Land Use and General Plan/Zoning:	Vacant residential subdivision; Very Low Density Residential (2 dwelling units per acre max. [R-L-2])
6. Date Application Deemed Complete:	January 27, 2026

Background and Request

The applicant, Prest Vuksic Greenwood Architects, on behalf of Linea Rancho Mirage 2, LLC, is requesting approval of a Preliminary Development Plan application to construct nine single-family residences on the northern half of Tract No. 35089 in Section 30. The development includes site planning and seven architectural house concepts with residences ranging from approximately 5,001 to 6,308 square feet. The applicant is also requesting to rename the existing private street, Bellavia Court North, to Via Linea to align with the proposed development theme and the adjacent Linea development across from Ginger Rogers Road.

The subject property is located within Section 30, an area bounded by Dinah Shore Drive to the north, Gerald Ford Drive to the south, Monterey Avenue to the east, and Bob Hope Drive to the west. The western half of Section 30 was annexed from Riverside County into the City in 1994. In 1999, a Master Circulation Plan for Section 30 was approved to address drainage constraints and traffic issues, and was last amended on December 18, 2014, for the realignment of Via Florencia. Additionally, the subject property is subject to the Section 30 Design Guidelines, which contain provisions for enhanced landscaped parkways, walls, access gates, and subdivision entries. The City Council last amended the Design Guidelines in 2009.

The original project, known as “Bellavia,” consisted of a tentative tract map and preliminary development plan application (Case No. TTM35089 and PDP07004) and was approved by the City Council on September 4, 2008, along with the adoption of a Mitigated Negative Declaration. Bellavia consisted of the subdivision of two 5.04-acre parcels into eighteen single-family residential lots and lettered lots for common areas. The original project also included a preliminary development plan, which provided the site plan, floor plans, architectural elevations, and landscaping.

The original preliminary development plan approval expired in 2010. However, the tentative map received automatic time extensions via State legislation in 2010, 2012, 2014, and 2016, and was ultimately recorded in 2018. The tentative tract map was approved prior to the adoption of Ordinance No. 1086 on November 6, 2014. This city-initiated Zoning Text Amendment (ZTA) increased the minimum lot size for the Very Low Density Residential (R-L-2) designation from 15,000 square feet to 18,000 square feet.

Following recordation, the 18-lot subdivision was split and sold to two separate entities. The current property owner took possession of the southern half (nine lots), located between Ginger Rogers Road and Via Florencia. In 2023, the applicant obtained entitlements for this southern portion of Tract No. 35089, which included a street name change. To date, six of the nine residences have been completed as part of the original Linea project. Ownership of the northern half (subject property) has since been transferred to the current property owner.

Site and Surrounding General Plan, Zoning and Land Uses

The project site consists of the northern portion of Tract Map No. 35089. The northern half of the tract is rectangular-shaped, elongated in the north-south direction, and measures approximately 330 feet wide by 634 feet long. The subject property is bounded by single-family residences to the north, east, and west, and Ginger Rogers Road to the south. Subdivision improvements for the tract were completed in June 2024.

The General Plan and zoning of the project site is R-L-2 (Very Low Density Residential with a maximum of two dwelling units per acre). The following table describes the surrounding land uses located adjacent to the subject property:

	General Plan and Zoning Designation	Land Use
Project Site	Very Low Density Residential (R-L-2)	Vacant residential subdivision
North	Very Low Density Residential (R-L-2)	Single-family residences
East	Very Low Density Residential (R-L-2)	Single-family residence
South	Very Low Density Residential (R-L-2)	Ginger Rogers Road, Single-family residences
West	Very Low Density Residential (R-L-2)	Single-family residences

Project Description

The proposed development plan is for the approval of nine detached semi-custom single-family residences situated in the gated subdivision on the north side of Ginger Rogers Road, similar to other residential subdivisions in the vicinity. Access to the lots is provided by the private street off Ginger Rogers Road. The project consists of seven house design concepts and range in size from 5,001 to 6,308 square feet, in addition to front yard landscaping concepts. The applicant is also requesting to rename the existing private street, Bellavia Court North, to Via Linea to align with the proposed development theme and the adjacent Linea development across from Ginger Rogers Road.

The proposed land use and existing net lot size of each parcel is provided within the table below:

Lot No.	Lot Size (Sq. Ft.)	Lot Size (acres)	Land Use
1	17,105	0.393	Single-family residence
2	16,112	0.370	Single-family residence
3	15,991	0.367	Single-family residence
4	16,644	0.382	Single-family residence
5	19,367	0.445	Single-family residence
6	22,259	0.511	Single-family residence
7	19,570	0.449	Single-family residence
8	18,619	0.427	Single-family residence
9	19,683	0.452	Single-family residence

Analysis

Review Authority (Rancho Mirage Municipal Code [RMMC] Section 17.34.010)

The proposed project requires City Council review and approval of two entitlement applications: Street Name Change and Preliminary Development Plan (PDP). The street name change requires Planning Commission approval, whereas the preliminary development plan application requires City Council approval. Municipal Code Section 17.36.020 requires all applications to be processed simultaneously by the highest review authority. Therefore, the Planning Commission's role in this matter is to forward a recommendation to the City Council for the two discretionary entitlements described below.

Street Name Change (RMMC Chapter 17.58)

When street renaming is initiated, Municipal Code Section 17.58.030 requires that a petition shall be completed with signatures of the property owners or tenants representing at least seventy-five percent of the properties located along the road segment to be renamed. In this case, Bellavia Court North is a private cul-de-sac street in a nine-lot residential subdivision under a single ownership. The street name change will not affect existing residences and properties outside of the residential subdivision.

Municipal Code Section 17.58.060 states that a street may be renamed only when the following findings are made:

1. The proposed street name change is consistent with the General Plan and in compliance with Municipal Code Chapter 12.06 *Street Name Standards*; and,
2. The proposed street name change would not be detrimental to the public interest, health, safety, convenience, or welfare of the City.

Section 12.06.060 of the Municipal Code requires that a street name is not a duplication and is easy to read, pronounce, and spell. The street name shall also reflect its characteristics, classification, and function. The name "Via Linea" in staff's opinion meets all the criteria of the Municipal Code. In addition, the standards require that the street name shall be related to any of the following criteria: a desert theme, names of historical significance, or a stated development theme. "Via" is commonly used as a street prefix and was selected for consistency with other street names in the vicinity, such as Via Josefina and Via Florencia. "Linea" is a Latin word meaning "line" or "stripe," and is reminiscent of the proposed development's mid-century modern design aesthetic. Additionally, a street name change from Bellavia Court South to Via Linea for the southern portion of the original tract map was approved in 2023. Renaming Bellavia Court North to Via Linea is therefore appropriate and provides continuity within the development.

Development Plan Permit (RMMC Chapter 17.42)

The purpose of Development Plan Permit is to establish consistency with the General Plan and protect the integrity and character of the residential and commercial areas of the city. The process ensures that new development yields a pleasant living environment and attracts the interest of residents and visitors as the result of consistent exemplary design.

The original tentative tract map was approved prior to the adoption of Ordinance No. 1086 in November 2014. Ordinance No. 1086 revised the minimum lot size required under the Very Low Density Residential (R-L-2) zoning designation from 15,000 square feet to 18,000 square feet. Currently, four of the nine lots do not meet the current minimum lot size for the R-L-2 zoning district; however, it was determined that because the original subdivider submitted their project well before the adoption of Ordinance No. 1086, they would not be subject to the revised lot sizes. The current lot sizes range from 15,991 to 22,259 square feet for an overall project density of 1.86 units per acre. The approved and recorded tract map meets the lot size requirements under the previous development code.

The following table compares the project with the City's Development Code standards in the proposed Very Low Density Residential (R-L-2) zoning designation:

Development Feature	Development Standards	Proposed	Meets Requirements
Minimum Front Setback	25 ft.	25 ft.	Yes
Minimum Side Setback	10 ft.	10 ft.	Yes

Minimum Street Side Setback	15 ft.	15 ft.	Yes
Minimum Rear Setback	25 ft.	25 ft.	Yes
Maximum Lot Coverage	30%*	29.1%* Average	Yes
Maximum Height	20 ft / One Story (chimneys excluded)	17.5 ft / One Story	Yes
Off-street Parking	Two-Car Garage	Three-Car Garage	Yes

* Pursuant to RMMC Section 17.08.020, the third car space, not to exceed 240 square feet, shall not be included in the calculation of building lot coverage so long as that area is being maintained as a three-car garage.

As set forth in the above analysis, the proposed project is in conformance with the Rancho Mirage General Plan and the Section 30 Master Circulation Plan and Design Guidelines.

Site Plan and Project Design

The applicant is proposing mid-century modern architectural designs inspired by minimalism and sculptural works for their development plan. The preliminary development plan proposes seven main housing concepts ranging from 5,001 square feet to 6,308 square feet constructed on them. Lots 2 and 3 have the same floor plan but reversed and with different elevations. Lots 8 and 9 have the same floor plans but different front elevations. Each home consists of a large open living entertainment space focused on the indoor/outdoor connection, a large independent master suite, guest bedrooms in various configurations, media/office spaces, and a three-car garage. All of the proposed plot plans meet the City's development code requirements pertaining to setbacks and lot coverage.

Detached guest houses have been proposed for Lots 6, 7, 8, and 9. They are designed to be architecturally consistent with the main residence and will not exceed 12 feet in height from finished grade. As proposed, the accessory structures meet the required minimum setbacks and height requirements.

The table below shows the phasing schedule, square footage and lot coverages proposed for each lot:

Phase	Lot No.	House (sq. ft.)	Casita (sq. ft.)	Garage (sq. ft.)	Total Sq. Ft.	Lot Coverage (%)
1	Lot 8	4,457	495	841	5,793	29.8%
	Lot 9	4,492	537	841	5,870	28.6%
2	Lot 1	4,643	-	681	5,324	29.7%
	Lot 2	4,344	-	657	5,001	29.5%
	Lot 6	5,011	537	760	6,308	27.2%
	Lot 7	4,439	495	721	5,655	27.6%

3	Lot 3	4,344	-	657	5,001	29.7%
	Lot 4	4,527	-	701	5,228	29.9%
	Lot 5	5,334	-	683	6,018	29.8%

Colors and Materials

The project proposes a coordinated exterior colors and materials palette for the nine single-family residences. The palette consists of neutral and earth-toned finishes, including off-white, taupe, and gray wall colors, complemented by darker gray and bronze accent tones. Window and door systems utilize anodized aluminum frames in light bronze and dark bronze finishes.

Primary exterior materials include stone and masonry products in gray and cream hues, such as travertine, limestone, and textured stone veneer, providing architectural articulation and durability. Roofing materials are specified in a light off-white color to maintain consistency across the development.

All residences will select finishes from the proposed palette; however, adjacent homes are required to utilize different combinations of colors and materials. This condition ensures visual diversity and prevents repetition while maintaining a cohesive architectural character throughout the development.

Access and Circulation

The residential subdivision is gated, consistent with other residential developments in the vicinity. Access to the lots will be provided by the 38-foot-wide, 605-foot-long private street (Lot C) off Ginger Rogers Road, a public street. Typical public streets in Section 30 are classified under the City’s General Plan as local streets. Local streets consist of two lanes with a typical right-of-way width of sixty feet. The private street will be maintained by the future Homeowners’ Association.

Grading and Drainage

Pad elevations and drainage patterns were established with the approval of Tentative Tract Map 35089. All proposed single-family lots will drain into the on-site street, then flow to collect in the combination inlets, and directed to the retention basin system. The project site is rectangular shaped (elongated in the north-south direction) and is relatively flat-lying, with drainage tending from north to southwest. The landscaped retention basin (Lot E) is open without fencing and appears as a visual extension of the parkway along Ginger Rogers Road. The perimeter subdivision wall is located at the back of the retention basin. As conditioned, the applicant is responsible for submitting precise grading plans for individual lots to the Engineering Division for review and approval.

Landscaping

Entry, Landscaping, and Walls

The project’s entry design and parkway landscaping off Ginger Roger Road were established with the approval of Tentative Tract Map 35089. The entry area off Ginger Rogers Road features variegated stone pavers, black vertical metal fence post vehicular gates, and pedestrian gates. The residential subdivision is enclosed by six-foot-tall perimeter walls.

The retention basin and parkway feature a desert-appropriate landscape palette and a typical six-foot wide “Yosemite Brown” colored concrete meandering sidewalk in accordance with the Design Guidelines. Common area landscaping includes Desert Museum Palo Verde and Ironwood trees, along with various accent shrubs, such as ‘new gold’ lantana and agave, for texture and color. The landscaped parkway and entry were completed as a part of the subdivision improvements in 2024.

Front Yard Typicals

As a part of this development plan submittal, front yard typicals for the residential units are provided. The front landscapes feature lineal planting arrangements related to the project’s architectural theme and feature desert-appropriate plantings. Canopy trees, such as the Mulga, Tipu, and Desert Museum Palo Verde trees are proposed along with Mexican fan palms with a trunk height of 12 feet. Groundcover will consist of a 3/8-inch Glacier Pebble crushed rock blend, featuring beige, charcoal gray, and white tones, installed to a minimum depth of three inches. The plant palettes remain consistent throughout the development with a varied selection of desert-appropriate plantings to soften the hardscape. The project meets the minimum landscaping mix required by the city’s landscape development standards.

Additional Review

As part of the project review, staff distributed notices to the Public Works Department, Office of the County Fire Marshal, and all applicable public utility companies and service agencies regarding the proposed project on December 30, 2025. All utility providers, including gas, electric, water, and sewer, are expected to serve the project. Any comments received have been incorporated into this report and the Conditions of Approval.

In addition, the street name change request was circulated to the United States Postal Service (USPS), Office of the County Fire Marshal, and Riverside County Sheriff's Department Master Street Address Guide (MSAG) on December 30, 2025, for review and comment. No comments were received from the agencies.

Architectural Review Working Group (ARWG)

On January 12, 2026, the Architectural Review Working Group conducted a meeting to discuss the proposed Preliminary Development Plan application. The ARWG members asked questions to which staff and the applicant representatives answered. The following topics were discussed: 1) solar protection, 2) prevailing wind, 3) pool area separation from entry areas for homes with front-loaded pools, and 4) garage door heights.

The ARWG comments have either been addressed by the applicant or have been incorporated into the Conditions of Approval attached to this staff report.

Environmental Determination

The previously approved project (Tentative Tract Map No. 35089 and Preliminary Development Plan Case No. PDP07004) for an eighteen-lot single-family residential subdivision and a development plan was reviewed for compliance with the California Environmental Quality Act (CEQA). Based on Environmental Assessment Case No. EA070003, the City prepared and filed an Initial Study and a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project. A Notice of Availability was filed and posted with the Riverside County Clerk on February 25, 2008. On September 4, 2008, the Mitigated Negative Declaration was adopted, and the tentative map and preliminary development plan permit applications approved. A Notice of Determination was filed with the Riverside County Clerk on October 16, 2008.

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). The proposed project is a request to construct nine single-family residences on the northern half of Tract No. 35089, north of Ginger Rogers Road. The project consists of seven house concepts and ranges in size from 5,001 square feet to 6,308 square feet. With respect to the proposed project, the revisions from the previously approved development plan application are only minor technical changes that do not result in any new significant environmental effect(s). Such minor changes include the landscape planting palette, site and floor plans, color and material schemes, and architecture style of the residences. The current request does not propose to amend the project boundaries, uses, or development intensities of the original approval. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the City analyzed whether the revisions would result in new significant impacts or substantial increase in severity of previously identified impacts. Based on Environmental Assessment Case No. EA25-0009 and the City's analysis, no subsequent EIR, supplemental EIR, or subsequent mitigation negative declaration is required. Moreover, street name changes are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the changing of street names has no possibility of having a significant effect on the environment. No further environmental review is required.

Noticing Requirements

RMMC Section 17.74.020, *Hearing and notice*, requires that all property owners, as shown on the county's latest equalized assessment roll, within a 500-foot radius of the boundaries of the subject parcel(s) be notified of matters requiring a public hearing. If the number of property owners to whom the notice would be mailed is less than 25, then the mailing radius is required to be increased to 1,000 feet as measured from the exterior boundaries of the subject parcel.

On January 28, 2026, public hearing notices were mailed to property owners within a **500-foot** radius of the parcel boundary and posted at the City's designated community posting sites pursuant to the requirements of RMMC Chapter 17.74. Notification of the public hearing was published in *The Desert Sun* newspaper on February 1, 2026. Any information addressed to the Planning Commission, but received after completion of this final report, will be distributed at the public hearing. No comments have been received as of the publication date of this report.

FINDINGS

Planning Commission's findings, determinations and actions are based on contents of the Planning Commission Staff Report, attachments and Staff presentation for the proposed project, and all public documents, records and references related thereto submitted or provided at or prior to the Planning Commission's consideration of the item; testimony and/or comments from the applicant and its representatives submitted or provided at, or prior to the Planning Commission's consideration of the item, if any; and testimony and/or comments from all persons that were provided in written format, or correspondence, at, or prior to, the Planning Commission's consideration of the item, including without limitation public comments made at the meeting.

Pursuant to RMMC Section 17.58.060 *Findings and decision*, the applicable review authority may approve a street name change only if all of the following findings are made:

1. The proposed street name change is consistent with the General Plan and in compliance with Municipal Code Chapter 12.06 (Street Name Standards). **The request meets the standards of Municipal Code Section 12.06.060, which require that street names not be duplicative and that names be based on or relate to a stated development theme. The proposed private street name, "Via Linea," is consistent with the project's mid-century modern design aesthetic. "Linea" is a Latin word meaning "line" or "stripe," and "Via" is a commonly used street prefix that provides consistency with nearby street names, including Via Josefina and Via Florencia. Additionally, a street name change from Bellavia Court South to Via Linea for the southern portion of the original tract map was approved in 2023. Renaming Bellavia Court North to Via Linea is therefore appropriate and provides continuity within the development.**
2. The proposed street name change will not be detrimental to the public interest, health, safety, convenience, or welfare of the City. **The change applies to a private street within a gated nine-lot residential subdivision, and the property owner is the sole proprietor of the subdivision. The street name change request was circulated to the United States Postal Service (USPS), Office of the County Fire Marshal, and Riverside County Sheriff's Department Master Street Address Guide (MSAG) on December 30, 2025, for review and comment. No comments were received from the agencies.**

Pursuant to RMMC Section 17.42.060 *Findings and decision*, the applicable review authority may approve a development plan permit only if all of the following findings are made:

1. The proposed development is: 1) Allowed within the respective zoning district; 2) Generally in compliance with all of the applicable provisions of this title that are necessary to carry out the purpose and requirements of the respective zoning district, including prescribed development standards and applicable design guidelines; and 3) Consistent with the general plan and specific plan. **The proposed use is one permitted within the subject zoning district and complies with all of the applicable provisions of the Zoning Ordinance. The current General Plan and zoning designation for the Project Site is Very Low Density Residential (R-L-2). The R-L-2 zoning district identifies areas appropriate for large lot single-family uses. The allowable maximum density is two dwelling units per gross acre. The proposed use is a single-family residential development with nine lots and a density of 1.86 units per acre. The tentative tract map was approved prior to the passing of Ordinance No. 1086, which comprised of a city-initiated Zoning Text Amendment (ZTA) adopted on November 6, 2014. Said Ordinance changed the minimum lot size required under the Very Low Density Residential (R-L-2) zoning designation from 15,000 square feet to 18,000 square feet.**

The current lot sizes range from 15,991 to 22,259 square feet. Four of the nine lots in the Project Site do not meet the current minimum lot size for the R-L-2 zoning district; however, it was determined that because the original subdivider submitted their project well before the city-initiated ZTA was adopted, they would not be subject to the revised lot sizes. The recorded map meets the lot size requirements under the previous development code. The project, as conditioned, meets the Zoning Ordinance requirements for lot coverage, setbacks, height limitations, and landscaping as described in this report. As conditioned, the proposed project is consistent with the City's General Plan and Section 30 Guidelines.

2. The proposed project would produce a comprehensive development incorporating a more enhanced environment and architectural excellence (e.g., appropriate variety of structure placement and orientation opportunities, appropriate mix of structure sizes, high quality architectural design, increased amounts of landscaping and open space, improved solutions to the design and placement of parking facilities, etc.) than would normally be possible under more standard district development requirements, as conditioned. **The applicant is proposing a modern mid-century architecture theme for the development, and the proposed floor plans and dimensions are consistent with the R-L-2 zoning district. The project proposes a coordinated exterior colors and materials palette for nine single-family residences. The palette consists of neutral and earth-toned finishes, including off-white, taupe, and gray wall colors, complemented by darker gray and bronze accent tones. Window and door systems utilize anodized**

aluminum frames in light bronze and dark bronze finishes. Primary exterior materials include stone and masonry products in gray and cream hues, such as travertine, limestone, and textured stone veneer, providing architectural articulation and durability. Roofing materials are specified in a light off-white color to maintain consistency across the development. All residences will select finishes from the proposed palette; however, adjacent homes are required to utilize different combinations of colors and materials. This condition ensures visual diversity and prevents repetition while maintaining a cohesive architectural character throughout the development. The landscape plan incorporates a desert appropriate planting palette and is in compliance with the Section 30 Design Guidelines.

3. The design, location, shape, size, operating characteristics, and the provision of public and emergency vehicle access and public services and utilities (e.g., drainage, fire protection, sewers, water, etc.), would ensure that the proposed development would not endanger, jeopardize, or otherwise constitute a hazard to the public convenience, health, interest, safety, or welfare, or injurious to the property or improvements in the vicinity and the respective zoning district. **The conditions for Tract Map No. 35089, as imposed by the City Council, ensure that on and off-site infrastructure improvements meet or exceed the City of Rancho Mirage requirements. Storm drainage, sanitary sewer, water, streets, and all utilities are available to the site. The subdivision was recorded in 2018, and the complete improvements were accepted on June 20, 2024. In addition, the mitigation measures contained in the adopted Mitigated Negative Declaration based on Environmental Case No. EA070003 are required to be implemented.**
4. The design, location, and proposed uses would be compatible with the character of existing development in the surrounding neighborhood. **The proposed use is one permitted within the subject zoning district and complies with all of the applicable provisions of the Zoning Ordinance. The current General Plan and zoning designation for the Project Site is Very Low Density Residential (R-L-2). The R-L-2 zoning district identifies areas appropriate for large lot single-family uses. The allowable maximum density is two dwelling units per gross acre. The proposed use is a single-family residential development with nine lots and a density of 1.86 units per acre. There are also similar gated residential subdivisions in the vicinity, such as the original Linea development south of Ginger Rogers Road and the Echo development. The project, as conditioned, meets the Zoning Ordinance requirements for lot coverage, setbacks, height limitations, and landscaping as described in this report.**
5. The subject site is physically suitable for the type and density/intensity of development being proposed, as conditioned. **The project site is physically suitable for the type of low-density residential development. The overall project density is 1.86 dwelling units per acre, which complies with the maximum density under the R-L-2 zoning district. In addition, the applicant shall comply with the recommendations of the adopted Mitigated Negative Declaration. No variances or exceptions are requested.**
6. The proposed project has been reviewed in compliance with the provisions of the California Environmental Quality Act (CEQA) and there would be no potential significant negative effects upon environmental quality and natural resources that would not be properly mitigated and monitored, unless findings are made in compliance with CEQA. **The previously approved project (Tentative Tract Map No. 35089 and Preliminary Development Plan Case No. PDP07004) for an eighteen-lot single-family residential subdivision and a development plan was reviewed for compliance with the California Environmental Quality Act (CEQA). Based on Environmental Assessment Case No. EA070003, the City prepared and filed an Initial Study and a Notice of Intent to Adopt a Mitigated Negative Declaration for the Project. A Notice of Availability was filed and posted with the Riverside County Clerk on February 25, 2008. On September 4, 2008, the Mitigated Negative Declaration was adopted, and the tentative map and preliminary development plan permit applications approved. A Notice of Determination was filed with the Riverside County Clerk on October 16, 2008.**

CEQA Guidelines Section 15162 (Subsequent EIRs and Negative Declarations) provides that when an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, that there are no new significant environmental effects due to a change in the project or circumstances, and there is no new information of substantial importance as identified in CEQA Guidelines Section 15162(a)(3). The proposed project is a request to construct nine single-family residences on the northern half of Tract No. 35089, north of Ginger Rogers Road. The project consists of seven house concepts and ranges in size from 5,001 square feet to 6,308 square feet. With respect to the proposed project, the revisions from the previously approved development plan application are only minor technical changes that do not result in any new significant environmental effect(s). Such minor changes include the landscape planting palette, site and floor plans, color and material schemes, and architecture style of the residences. The current request does not propose to amend the project boundaries, uses, or development intensities of the original approval. Pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162, the City analyzed whether

the revisions would result in new significant impacts or substantial increase in severity of previously identified impacts. Based on Environmental Assessment Case No. EA25-0009 and the City's analysis, no subsequent EIR, supplemental EIR, or subsequent mitigation negative declaration is required. Moreover, street name changes are exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because the changing of street names has no possibility of having a significant effect on the environment. No further environmental review is required.

Attachments

[Attachment 1 – Aerial Photo](#)

[Attachment 2 – Conditions of Approval](#)

[Attachment 3 – Public Hearing Notice](#)

[Attachment 4 – Draft Notice of Determination](#)

[Attachment 5 – Exhibits](#)

Environmental Assessment Case No. EA25-0009,
Street Name Change Case No. STN25-0001, and
Preliminary Development Plan Case No. PDP25-0004
Linea North



CONDITIONS OF APPROVAL

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 – Linea North (“Project”)

Special conditions (or portions thereof) are designated in **bold**.

I. GENERAL

1. The Preliminary Development Plan approval shall be effective for two (2) years from the date of City Council approval. A Final Development Plan permit shall be obtained within this specific time period, or the Preliminary Development Plan permit shall become null and void unless the expiration date for the project is extended as provided by Rancho Mirage Municipal Code (RMMC) Section 17.42.130.
2. The proposed project shall substantially conform to the Planning Division’s approved exhibits, including the materials board as contained in **Case Nos. EA25-0009, STN25-0001, and PDP25-0004**. The applicant shall not misconstrue this as an approval to obtain a Building Permit at this time. Applicable structural and conformance plan check procedures, along with Engineering Division requirements, shall be completed and approved prior to the issuance of a Grading or Building Permit. The approved Preliminary Development Plan may be modified only with City approval in a manner pursuant to RMMC Section 17.68.080 *Changes to an approved project*.
3. Prior to issuance of any permits, the applicant shall acknowledge that the approved project and any or all proposed modifications to the approved project shall be completed in accordance with applicable City Ordinances, Guidelines, and other requirements in effect at the time of building permit issuance.
4. The applicant shall execute a written acknowledgment to the Planning Division stating acceptance of and compliance with all of the Conditions of Approval for this Project and all associated cases, and that the plans submitted are in compliance with the Conditions of Approval. No modifications shall be made to said plans without written approval from the appropriate decision-making body.
5. The applicant shall comply with all applicable regulations of the Rancho Mirage Municipal Code.
6. The Conditions of Approval set forth herein may include certain fees, dedication requirements, reservation requirements, and other exactions. Pursuant to Government Code Section 66020(d)(1), these Conditions constitute written notice of a statement of the amount of such fees, and a description of the dedications, reservations, and other exactions. You are hereby further notified that the 90-day approval period in which you may protest these fees, dedications, reservations, and other exactions, pursuant to Government Code Section 66020(a), has begun.
7. All green waste shall be disposed of at a permitted composting facility. The applicant shall undertake or cause to be undertaken such action or actions as are necessary to permit and/or otherwise accommodate the implementation of recycling services. Such action or actions may include, but are not limited to: designating and providing adequate area at convenient locations with appropriate access for the placement of dumpsters and/or bin

sets; constructing permanent enclosures that meet all requirements of the Code of the City of Rancho Mirage and each dumpster and/or bin set; providing for the security of each dumpster to discourage scavenging, and; providing adequate indoor area at convenient locations for the collection and short-term storage of recyclables. The applicant shall submit a "Recycling Program" that has been reviewed by an agent of the City, which, at a minimum, explains, states or otherwise defines: (1) recyclables generated by type; (2) estimate by pounds for each recyclable generated; (3) number of dumpsters and/or plastic bin sets (one set equals three "baskets") needed to accommodate estimated recyclables; (4) location of each dumpster (may be identified on a map attached as an exhibit); (5) method of collection such as curbside at each residential unit or at rear of property by dumpster, etc.; and (6) pick-up schedule for recyclables. The applicant shall provide other such information as may be necessitated by the development proposal.

8. The applicant shall comply with RMMC Chapter 9.60 which requires disclosure in the sale of residential property. The purpose of this chapter is to protect purchasers of new homes or lots for custom homes against unacceptable development on adjacent property by requiring the sellers of such homes and lots to disclose land use regulations applicable to contiguous properties and to disclose the nature of any development project approvals for such property that may exist.
9. All water features shall be maintained in compliance with Ordinance No. 844. Any water features and fountains shall be equipped with an aerometer so that the spray can be adjusted for wind speed.
10. **The location of this project is considered an "infill site" with very close proximity to existing residences. Should the City receive complaints about construction noise from residents in close proximity to the project, the City may limit construction activities to the hours between 7am and 5pm.**

II. PLANNING

11. FINAL DEVELOPMENT PLAN REQUIRED

A Final Development Plan (FDP) shall be required prior to issuance of any grading or building permits. The Final Development Plan (FDP) shall include a complete set of Building Construction Plans, Final Lighting Plans (including cut-sheets with Photometric Plan), Precise Grading Plans, Wall Plans, Final Landscaping and Irrigation Plans, a written response to the project Conditions of Approval, and any other requirements as listed in the Final Development Plan application.

12. The Director shall consider the Final Development Plan Permit application. The Director may approve a Final Development Plan permit if it substantially conforms to the Preliminary Development Plan and associated Conditions of Approval.
13. The development of the premises shall conform to all development standards pursuant to RMMC Chapter 17.20.
14. Landscaping, Wall, and Grading Plans shall demonstrate that all electrical transformers, utility pads, cable TV and phone boxes, and similar utility fixtures will be screened,

pursuant to RMMC Chapter 17.20 and/or installed underground if required.

15. **The mitigation measures contained in the adopted Mitigated Negative Declaration based on Environmental Case No. EA070003 are hereby incorporated as Conditions of Approval. The property owner shall be responsible for implementing the mitigation measures contained within the adopted Mitigated Negative Declaration, as necessary.**
16. **On lots abutting or across from each other, for which the same floor plan is proposed, different front elevations and color schemes must be constructed.**
17. Landscaping. The plans shall be submitted as a Landscape Documentation Package in accordance with Ordinance No. 990, and as amended by Ordinance 1101. Such Plan(s) shall be consistent with the Preliminary Landscape Plan, and the applicant shall provide evidence that the landscape plan has been reviewed and approved by the Riverside County Office of the Agricultural Commissioner and the Coachella Valley Water District (CVWD) prior to requesting a final inspection. The final landscaping and irrigation plans shall incorporate the use of Evapotranspiration (ET) irrigation “smart” controllers which shall include automatic water scheduling, rain, and temperature sensors. Prior to a final inspection, the landscape contractor shall verify in writing with Planning staff that controllers have been installed, are correctly programmed, and operate with these features.
 - A. The project landscape architect shall submit written verification that the landscaping and irrigation has been installed in accordance with the approved plans.
 - B. Vegetation with spikes that may be harmful to pedestrians shall be a minimum of three (3) feet away from walkways.
 - C. The Planning Division reserves the right to request additional landscaping upon final inspection if it is determined that areas are devoid of plant or ground cover material, or the execution of the landscaping plan does not comply with the purpose and intent of the Section 30 Design Guidelines and landscape development standards.
 - D. **Landscaping shall be designed and installed to withstand blowsand conditions.**
18. Walls. Where perimeter walls are shown on the development plan they shall be designed with aesthetic relief and be of high-quality architectural design to complement adjacent developments. In accordance with the Community Design Elements, the landscaped parkway and perimeter wall along all property lines shall be aesthetically enriched and subject to approval of Planning staff, with architectural review as deemed necessary. All top of wall elevations and adjacent finish grade elevations for the project perimeter and entry walls shall be subject to review and approval by the Planning Division and City Engineer. The applicant shall contact the adjacent property owners if grading outside the subdivision boundaries is required for construction of the perimeter walls. This shall be accomplished prior to issuance of any permit.
19. Lighting. All exterior lighting shall be shown on the Final Development Plan and shall be

low-level, energy-efficient, downward-directed fixtures. Lighting shall be shielded or recessed to prevent glare and light spill beyond the boundaries of the project site and shall be directed away from adjoining properties and public rights-of-way. Lighting shall not blink, flash, or emit excessive brightness. All lighting fixtures shall be appropriate in scale, height, and intensity for the building and shall be architecturally compatible with the project design, subject to review and approval by the Planning Division.

20. All roof vents, plumbing stacks, mechanical equipment, conduits, and pipes shall be located and designed to minimize visibility from public view to the maximum extent feasible. Roof vents and plumbing stacks shall be routed to the interior side and/or rear of the structure and shall not be visible from the front building elevation. All exposed vents and stacks shall be non-reflective and finished in colors compatible with Planning-approved building colors. Mechanical equipment located on the roof, side of structure, or on the ground shall be screened from public view with architecturally compatible materials. Exterior conduits and pipes are prohibited and shall be routed within the building, as allowed by applicable laws.
21. Prior to issuance of occupancy, all mechanical equipment, utilities, storage areas, and trash areas shall be fully screened from view from adjacent public rights-of-way and surrounding private properties in compliance with RMMC Section 17.20.140. Screening materials, colors, and design shall be architecturally compatible with the primary structure and subject to approval by the Development Services Director. Ground-mounted screening shall include installed and maintained landscaping consistent with the project design.
22. Future neighborhood signage shall be subject to approval and issuance of a separate sign permit or sign program.

III. BUILDING & SAFETY

23. TRANSPORTATION UNIFORM MITIGATION FEE (TUMF)

The applicant shall pay to the Building Division the TUMF in effect at the time the Building Permits are issued.

24. LICENSE TAX FOR NEW CONSTRUCTION

The applicant shall pay to the Building Division the License Tax for New Construction pursuant to Chapter 3.28 of the Municipal Code and Capital Facilities Needs Study to mitigate the impact of the development on said capital facilities.

25. DEVELOPMENT IMPACT FEES

The applicant shall pay the residential Development Impact Fees as a reasonable and proportional share of the cost of public facilities and infrastructure improvements that serve or will benefit the project in accordance with Chapter 3.29 of the Rancho Mirage Municipal Code.

26. PERMITS & CLEARANCES

The applicant shall provide evidence of permit(s) or clearance(s) from the following agencies:

- City Planning Division
- City Engineer
- City Attorney
- Fire Marshal
- Imperial Irrigation District
- Coachella Valley Water District
- Burrtec
- Palm Springs Unified School District

IV. PUBLIC WORKS

27. PRECISE GRADING & DRAINAGE PLAN

Prior to issuance of a Building Permit, the applicant shall be required to submit a precise grading and drainage plan for each lot prepared by a licensed civil engineer to the City Engineer for plan check and approval. The grading and drainage plan shall be consistent with any and all conditions of approval associated with any applicable subdivision map and any Development Permit entitlements issued for the subject project by the City or any other responsible public agency. The grading and drainage plan shall conform to all city policies, standards, and regulations applicable to the project. In addition, if the project involves grading and drainage issues related to Coachella Valley Water District (CVWD) facilities, written evidence of the District's approval shall be included with the submittal required by the City of Rancho Mirage. Additional plans or materials may be required at the discretion of the Engineering Division. Release of Building Permit(s) will be contingent upon proof that the site has been properly graded pursuant to an approved plan. Prior to issuance of a Grading Permit, the applicant shall schedule and conduct a pre-construction meeting with the City Public Works Inspector at the job site.

28. LOCAL AIR QUALITY MANAGEMENT PLAN (LAQMP)

The applicant shall prepare a Local Air Quality Management Plan (LAQMP), pursuant to Ordinance No. 855, Municipal Code Chapter 7.01. Said LAQMP shall detail the project's potential impacts upon the air quality of the area and any necessary mitigation measures and shall be submitted to the Public Works Department for review and approval prior to the issuance of a Grading Permit. For ease of preparing a LAQMP, the applicant may contact the Public Works Department regarding use of the LAQMP worksheet.

29. PAD CERTIFICATION

Prior to release of Building Permits, a Pad Certification submitted from a licensed land surveyor or civil engineer, attesting to the elevation matching the rough grade pad elevation shall be submitted to validate the rough grading completion. Building pad shall be certified by the licensed design engineer or a licensed land surveyor to within 0.10 of a foot above or below the approved pad elevation indicated on the approved grading plan.

30. COMPACTION REPORT

Prior to the release of Building Permits, the lot(s) for the building(s) shall have a compaction report submitted by a geotechnical engineer attesting to the buildable pad being compacted at least 90% of maximum relative density. If any over-excavation, or slopes steeper than 2:1, are needed for the building pad, a geotechnical engineer shall

submit a document attesting to the acceptability of this non-standard earthwork in accordance with the recommendations of the preliminary soil report.

31. BLOWSAND MITIGATION PLAN

Since this project is located in an area that is subject to occasional high winds and migrating sand, the applicant shall be required to submit a blowsand mitigation plan prepared by a licensed civil engineer to the City Engineer for plan check and approval. The blowsand mitigation plan shall identify the specific measures and describe the specific procedures that will be implemented to adequately mitigate blowsand impacts on all of the project's on-site and off-site improvements. All improvements for blowsand protection shall be depicted on the project's grading and drainage plan. In addition, all marketing materials and CC&Rs shall identify that the project is located within a blowsand area.

32. UNDERGROUND UTILITIES REQUIRED

In accordance with the RMMC Chapter 12.16, all electrical distribution lines, telephone, cable antenna television and similar service wires located on or adjacent to the project site shall, at all discretion of the City Engineer, be installed underground.

33. AS-BUILT PLANS

A complete set of "As-Built" Grading, Sewer, Water, Landscaping, Street, Storm Drain, and all other required improvement plans shall be submitted by the engineer of record for review and approval, prior to any occupancy.

34. SECURITY

In accordance with the request of the Rancho Mirage Police Chief, the site shall be fenced and gated for security purposes. Screening material shall be placed on the fence to help block blowsand and to block views through the fence. If necessary, the applicant shall provide a state licensed private security officer during the time construction workers are not onsite.

35. CVWD LETTER

Prior to occupancy, if applicable, a letter from Coachella Valley Water District (CVWD) shall be submitted stating that all the district fees have been paid and all requirements have been met for development.

V. CITY ATTORNEY

Prior to the issuance of Building Permits, the following conditions shall be satisfied:

36. INDEMNITY AGREEMENT

The permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any claim, action, or proceeding against the City or its agents, officers, or employees to attack, set aside, void or annul this permit approval. The City shall notify the permittee of any claim, action, or proceeding and the City shall cooperate in the defense. If the City fails to notify the permittee of any claim, action or proceeding of which the City has written notice, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the City.

37. REIMBURSEMENTS

The permittee shall reimburse the City for any court and attorney's fees which the City may be required to pay as a result of any claim or action brought against the City because of this grant. Although the permittee is the real party in interest in an action, the City may, at its sole discretion, participate in the defense of the action, but such participation shall not relieve the permittee of any obligation under this Condition.

38. IMPROVEMENT SURETY

Pursuant to Chapter 15.64.280 of the Rancho Mirage Municipal Code, all public improvements proposed with the Development Plan submittal, or required by the adopted approval Conditions, shall be guaranteed by cash bonds, letters of credit, or other legal instruments acceptable to the City Attorney and City Council.

39. RELEASE OF PLANS

Written authorization must be obtained from any certified, licensed, or registered professional who signed the original building plans authorizing the plans to be made available by the City to all subsequent owners upon request (if on file with the City at the time of the request) for use by any subsequent owners solely for the construction, maintenance, operation, and use of the subject building(s) at the Project Site.

40. NOTICE TO CITY UPON DEFAULT, FORECLOSURE OR BANKRUPTCY

In the event that the applicant receives a notice of default from any lender in connection with funds loaned to the applicant for the proposed development, or that any security instrument given by the applicant to any lender is foreclosed upon whether through a trustee's sale or otherwise, or that the applicant files a petition for bankruptcy, the applicant shall immediately notify the City of such notice of default, foreclosure sale, and/or filing of the bankruptcy petition, as the case may be.

41. DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS (CC&RS)

The applicant shall submit an updated Declaration of Covenants, Conditions and Restrictions (CC&Rs) to the Planning Division as part of the Final Development Plan submittal. The CC&Rs shall demonstrate, to the satisfaction of the City Attorney, that the entire project will be developed and maintained in accordance with the intent and purpose of the Project approval. **The approved CC&Rs shall be recorded prior to the issuance of Building Permits.**

42. The applicant shall submit documents for recordation which clearly prohibit installation of improvements in the common area by individual homeowners or documents which allow and govern installation of such improvements within the identified common areas. The documents shall be subject to approval of the City Engineer and City Attorney.

43. The CC&Rs shall be submitted to the City for review and shall contain provisions for a Homeowners' Association, with the unqualified right to assess owners of individual units for reasonable maintenance costs to common areas and improvements. The Homeowners' Association shall have the right to lien units of the owners who default in the payment of any assessment so provided. Any deed of trust recorded prior to said CC&Rs shall be subordinated to the CC&Rs. Any lien imposed shall not be superior to any lien for property taxes or government assessments. The CC&Rs will be clearly

marked to identify those sections addressing the Conditions of Approval.

44. MAINTENANCE OBLIGATIONS

The current and future property owner(s) shall be responsible for maintaining in compliance with all City standards for the same, the on-site and off-site landscaping and integrated architectural features required by this entitlement; all perimeter landscaping shall be maintained in a first-class condition. Landscape maintenance shall consist of regular watering mowing, pruning, fertilizing, clearing of debris and weeds, and the removal and replacement of irrigation systems, in compliance with all relevant and applicable provisions of the Rancho Mirage Municipal Code. Integrated architectural features must be kept in a manner which maintains the desirability of the immediate area and neighboring areas and respects the harmonious relationship with existing and adjoining developments. Due regard for preservation of each feature and its intended irrigation with surrounding landscaping, buildings, structures, screening, and signs is required. All features must be maintained in a manner commonly accepted by professionals who are experts in the care and preservation of each particular type of feature. A covenant to assure continued maintenance of on-site and off-site required landscaping and integrated architectural features by the current and future property owners or other liable entity, consistent with the terms and provisions of this condition of approval, shall be prepared in a format approved by the City Attorney and recorded in the Office of the Riverside County Recorder against all parcels created with this subdivision and any subsequent amendments thereto.

VI. FIRE MARSHAL

45. The proposed project may have a cumulative adverse impact on the Fire Department's ability to provide an acceptable level of service. These impacts include an increased number of emergency and public service calls due to the increased presence of structures, traffic, and population. The project proponents/developers will be expected to provide for a proportional mitigation to these impacts via capital improvements and/or impact fees.
46. Fire Department emergency vehicle apparatus access road locations and design shall be in accordance with the California Fire Code, City of Rancho Mirage Municipal Code, and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
47. Fire Department water system(s) for fire protection shall be in accordance with the California Fire Code, City of Rancho Mirage Municipal and Riverside County Fire Department Standards. Plans must be submitted to the Fire Department for review and approval prior to building permit issuance.
48. Prior to Building Permit issuance, the required water system, including all fire hydrant(s), shall be installed, and accepted by the appropriate water agency and the County Fire Department prior to any combustible building material placed on an individual lot. Contact the Fire Department to inspect the required fire flow, street signs, all weather surfaces, and all access and/or secondary access. Approved water plans must be at the job site.



CITY OF RANCHO MIRAGE

Planning Division
69-825 Highway 111
Rancho Mirage, CA 92270
Planning@RanchoMirageCA.gov
(760) 328-2266

PUBLIC HEARING NOTICE

PLANNING COMMISSION MEETING Thursday, February 12, 2026 – 2:00 p.m.

Environmental Assessment Case No. EA25-0009, Street Name Change Case No. STN25-0001, and Preliminary Development Plan Case No. PDP25-0004 - Linea North (“Project”)

Applicant: Prest Vuksic Greenwood Architects for Linea Rancho Mirage 2, LLC

Request: Consideration to construct nine (9) single-family residences on approximately 3.79 acres within the northern portion of Tract Map No. 35089. The development includes site planning and seven architectural house concepts. Lot sizes range from approximately 15,991 to 22,259 square feet, with residences ranging from approximately 5,001 to 6,308 square feet. The project also requests a private street name change from Bellavia Court North to Via Linea.

Location: Located north of Ginger Rogers Road, approximately 1,200 feet east of the intersection of Bob Hope Drive and Ginger Rogers Road (APNs 685-350-001 through -009)

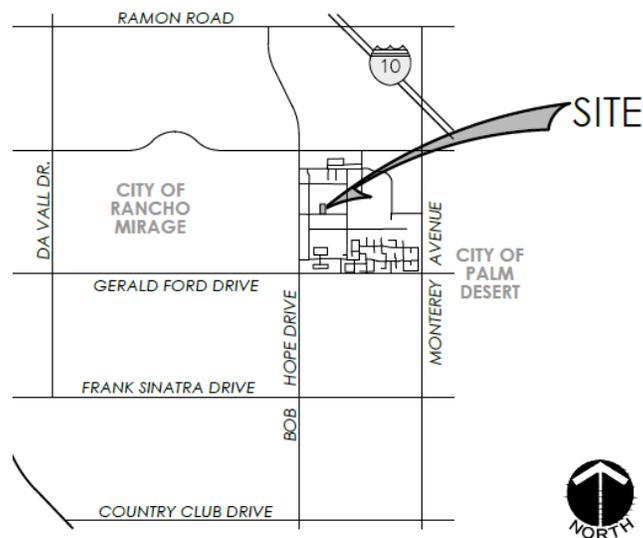
NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Rancho Mirage Planning Commission regarding consideration of the above referenced Project pursuant to Rancho Mirage Municipal Code Title 17. Pursuant to the provisions of the California Environmental Quality Act (CEQA), Section 15162, the previously adopted Mitigated Negative Declaration based on Environmental Assessment Case No. EA070003 for this project is still valid. Moreover, the changing of street names has no possibility of having a significant effect on the environment and therefore, such an action is not subject to CEQA pursuant to Section 15061(b)(3). No further environmental review is required.

The Public Hearing will be held on Thursday, February 12, 2026, at 2:00 p.m., in the Council Chamber, 69-825 Highway 111, Rancho Mirage, California, at which time and place pertinent testimony will be heard. The file, including all environmental information, is available for public inspection at City Hall, Monday through Friday, between 8 a.m. and 5:00 p.m., and will be posted on the City’s website with the publication of the Planning Commission Agenda, to be posted at least 72 hours prior to the meeting.

Written testimony may be submitted to the City Clerk via email to CityClerk@RanchoMirageCA.gov, or mailed to City of Rancho Mirage, ATTN: City Clerk, 69-825 Highway 111, Rancho Mirage, CA 92270. Written testimony must be received no later than 11:00 a.m. on the day of the meeting to be considered by the Planning Commission.

GOVERNMENT CODE § 65009 NOTICE: If you challenge this proposed activity in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission sufficiently prior to the Public Hearing to enable its consideration by them.

Vicinity Map – Not to Scale





LINEA NORTH

RANCHO MIRAGE, CA



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ARCHITECTS · INTERIORS

□ SQUARE FOOTAGES

LOT # AND LOT SIZE	MODEL	30% MAX LOT COVERAGE	TOTAL SF ALLOWED (WITH 240 SF 3-CAR BONUS)	PROPOSED COVERAGE % (WITHOUT 240 SF 3-CAR BONUS)	TOTAL SF PROPOSED
LOT #1 LOT SIZE: 17,105 SF	1	5,131.5 SF	5,371.5 SF	29.7%	4,643.0 SF HOUSE 681.0 SF GARAGE 5,324.0 SF TOTAL
LOT #2 LOT SIZE: 16,112 SF	2 & 3	4,833.6 SF	5,073.6 SF	29.5%	4,344.0 SF HOUSE 657.0 SF GARAGE 5,001.0 SF TOTAL
LOT #3 LOT SIZE: 15,991 SF	2 & 3	4,797.3 SF	5,037.3 SF	29.7%	4,344.0 SF HOUSE 657.0 SF GARAGE 5,001.0 SF TOTAL
LOT #4 LOT SIZE: 16,644 SF	4	4,993.2 SF	5,233.2 SF	29.9%	4,527.0 SF HOUSE 701.0 SF GARAGE 5,228.0 SF TOTAL
LOT #5 LOT SIZE: 19,367 SF	5	5,810.1 SF	6,051.1 SF	29.8%	5,334.0 SF HOUSE 683.0 SF GARAGE 6,017.5 SF TOTAL
LOT #6 LOT SIZE: 22,259 SF	6	6,677.7 SF	6,917.7 SF	27.2%	5,011.0 SF HOUSE 537.0 SF CASITA 760.0 SF GARAGE 6,308.0 SF TOTAL
LOT #7 LOT SIZE: 19,570 SF	7	5,871.0 SF	6,111.0 SF	27.6%	4,439.0 SF HOUSE 495.0 SF CASITA 721.0 SF GARAGE 5,655.0 SF TOTAL
LOT #8 LOT SIZE: 18,619 SF	8	5,585.7 SF	5,825.7 SF	29.8%	4,457.0 SF HOUSE 495.0 SF CASITA 841.0 SF GARAGE 5,793.0 SF TOTAL
LOT #9 LOT SIZE: 19,683 SF	9	5,904.9 SF	6,144.9 SF	28.6%	4,492.0 SF HOUSE 537.0 SF CASITA 841.0 SF GARAGE 5,870.0 SF TOTAL



□ AERIAL PHOTOGRAPH SITE

LINEA NORTH
RANCHO MIRAGE, CALIFORNIA

□ EXTERIOR ELEVATION KEYNOTES

- FIREPLACE VENT
- CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
- WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
- EGRESS WINDOW
- ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
- POLYURETHANE INSULATED GARAGE DOOR PAINTED
- THERMALLY BROKEN SLIDING GLASS DOORS
- ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
- FINISH GRADE 6" BELOW FINISH FLOOR
- EXTERIOR HOUSE NUMBER 6", BUT NO MORE THAN 8" IN HEIGHT [RMMC SECTION 17.28.120(B)]
- CONTROL JOINT
- EXTERIOR WALL SCONCE
- EXTERIOR FRENCH DOOR WITH FROSTED GLASS
- PAINTED METAL COLUMN
- PAINTED METAL LOUVERS
- FIXED GLASS OVER STUCCO
- VENTED MECHANICAL DOOR

PROJECT PHASING & CONSTRUCTION SCHEDULE				
PHASE	LOT NUMBERS	TIME	PROJECT DATES	
PHASE 1	LOTS 8 & 9	10 MONTHS	APRIL	01-2026 - FEB 27-2027
PHASE 2	LOTS 1,2,6,7	10 MONTHS	JANUARY 27-2027	NOV 27-2027
PHASE 3	LOTS 3,4,5	10 MONTHS	JANUARY 28-2028	NOV 28-2028



□ AERIAL PHOTOGRAPH SITE

□ SITE PLAN KEYNOTES

- GATE. HEIGHT TO MATCH SITE WALLS
- SITE WALLS 6' FROM FINISH GRADE
- PROPERTY LINE
- CONCRETE PAVERS
- CONCRETE STAIRS / LANDING
- STEPPING STONES
- LINE OF ROOF OVERHANG
- POOL
- SPA
- FIRE PIT
- CONDENSER
- POOL EQUIPMENT
- TANKLESS WATER HEATER
- UTILITIES
- OUTDOOR SHOWER
- BBQ
- CASITA / CABANA

□ ROOF PLAN KEYNOTES

- 45 MIL FIBERTITE-SM MEMBRANE (COLOR: OFF-WHITE), H-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE: 5.7), ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
- CRICKET, TYPICAL.
- ROOF DRAIN (DOWNSPOUT & OVERFLOW).
- LINE OF EXTERIOR WALL BELOW, TYPICAL.
- GENERAL LOCATION OF PV INSTALLATION. EXACT SIZE AND LOCATION TO BE DETERMINED BY DEVELOPER'S SPECIFICATIONS.
- ROOF PARAPET, TYPICAL. SEE ROOF PLANS FOR PARAPET HEIGHTS

□ SHEET INDEX

ARCHITECTURE	ARCHITECTURE CONTINUED
A000 COVER SHEET	LOT 7
A001 SHEET INDEX / KEYNOTES	A7.100 COVER SHEET
A002 MATERIAL BOARD	A7.101 SITE PLAN
A003 OVERALL SITE PLAN	A7.201 FLOOR PLAN
A005 RENDERED STREET ELEVATIONS	A7.303 COLORED ELEVATIONS
A006 SITE SECTIONS	A7.304 COLORED ELEVATIONS
LOT 1	A7.305 ELEVATION FRONT - COLOR
A1.100 COVER SHEET	A7.401 ROOF PLAN
A1.101 SITE PLAN	A7.501 3D PERSPECTIVE
A1.201 FLOOR PLAN	LOT 8
A1.303 COLORED ELEVATIONS	A8.100 COVER SHEET
A1.304 COLORED ELEVATIONS	A8.101 SITE PLAN
A1.305 ELEVATION FRONT - COLOR	A8.201 FLOOR PLAN
A1.401 ROOF PLAN	A8.303 COLORED ELEVATIONS
A1.501 3D PERSPECTIVE	A8.304 COLORED ELEVATIONS
LOT 2	A8.305 ELEVATION FRONT - COLOR
A2.100 COVER SHEET	A8.401 ROOF PLAN
A2.101 SITE PLAN	A8.501 3D PERSPECTIVE
A2.201 FLOOR PLAN	LOT 9
A2.303 COLORED ELEVATIONS	A9.100 COVER SHEET
A2.304 COLORED ELEVATIONS	A9.101 SITE PLAN
A2.305 ELEVATION FRONT - COLOR	A9.201 FLOOR PLAN
A2.401 ROOF PLAN	A9.303 COLORED ELEVATIONS
A2.501 3D PERSPECTIVE	A9.304 COLORED ELEVATIONS
LOT 3	A9.305 ELEVATION FRONT - COLOR
A3.100 COVER SHEET	A9.401 ROOF PLAN
A3.101 SITE PLAN	A9.501 3D PERSPECTIVE
A3.201 FLOOR PLAN	GUEST HOUSE
A3.303 COLORED ELEVATIONS	A10.100 COVER SHEET
A3.304 COLORED ELEVATIONS	A10.200 FLOOR PLAN, RCP, ROOF PLAN
A3.305 ELEVATION FRONT - COLOR	A10.301 COLORED ELEVATIONS
A3.401 ROOF PLAN	A10.500 3D PERSPECTIVE
A3.501 3D PERSPECTIVE	GUEST HOUSE
LOT 4	A11.100 COVER SHEET
A4.100 COVER SHEET	A11.200 FLOOR PLAN, RCP, ROOF PLAN
A4.101 SITE PLAN	A11.301 COLORED ELEVATIONS
A4.201 FLOOR PLAN	A11.500 3D PERSPECTIVE
A4.303 COLORED ELEVATIONS	LANDSCAPE ARCHITECTURE
A4.304 COLORED ELEVATIONS	L-0.00 COVER SHEET
A4.305 ELEVATION FRONT - COLOR	L-100 NOTES
A4.401 ROOF PLAN	L-101 CONSTRUCTION PLAN
A4.501 3D PERSPECTIVE	L-102 CONSTRUCTION PLAN
LOT 5	L-103 CONSTRUCTION PLAN
A5.100 COVER SHEET	L-200 CONSTRUCTION DETAILS
A5.101 SITE PLAN	L-300 IRRIGATION SCHEDULE & NOTES
A5.201 FLOOR PLAN	L-300.5 WATER CALCULATIONS
A5.303 COLORED ELEVATIONS	L-301 IRRIGATION PLAN
A5.304 COLORED ELEVATIONS	L-302 IRRIGATION PLAN
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A5.401 ROOF PLAN	L-400 IRRIGATION DETAILS
A5.501 3D PERSPECTIVE	L-500 PLANTING SCHEDULE & NOTES
LOT 6	L-501 PLANTING PLAN
A6.100 COVER SHEET	L-502 PLANTING PLAN
A6.101 SITE PLAN	L-503 PLANTING PLAN
A6.201 FLOOR PLAN	L-500 PLANTING DETAILS
A6.303 COLORED ELEVATIONS	L-800 ENTRY SIGN EXHIBIT
A6.304 COLORED ELEVATIONS	ROUGH GRADING
A6.305 ELEVATION FRONT - COLOR	SHEET 1 OF 4 COVER SHEET
A6.401 ROOF PLAN	SHEET 2 OF 4 ROUGH GRADING
A6.501 3D PERSPECTIVE	SHEET 3 OF 4 DETAILS AND SECTIONS
	SHEET 4 OF 4 HORIZONTAL CONTROL



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SHEET INDEX

Scale: As indicated

Sheet: **A001**

JANUARY 05-2026
225007



LINEA NORTH
LOT 3



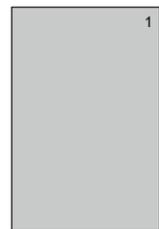
LINEA NORTH
LOT 6



LINEA NORTH
LOT 7



LINEA NORTH
LOT 8



WINDOW & SLIDER FRAMES
1) CLEAR ANODIZED ALUMINUM
2) DARK BRONZE ANODIZED ALUMINUM



PAINT
P1 SW7008
ALABASTER



PAINT
P2 SW7673
PEWTER CAST



PAINT
P3 SW7024
FUNCTIONAL GRAY



PAINT
P4 SW7019
GAUNTLET GRAY



PAINT
P5 SW7018
DOVETAIL



PAINT
P6 SW7016
MINDFUL GRAY



PAINT
P7 SW7043
WORDLY GRAY



PAINT
P8 SW7017
DORIAN GRAY



PAINT
P9 SW7048
URBANE BRONZE



CSR TUNDRA GRAY



SILVER CREAM TRAVERTINE



JURA GREY



RIDGETOP 18 - WHISPER WHITE



ROOF
FIBERTITE OFF-WHITE

NOTES:

THE COLORS SHOWN ARE SAMPLE COLORS AND TONES COULD VARY IN THE FIELD.

FINAL SPECIFICATION FOR STONE CLADDING TO BE SELECTED BY THE DEVELOPER OR BUYER.

FINAL SPECIFICATION FOR WINDOW & SLIDER FRAMES TO BE SELECTED BY THE DEVELOPER.

FINAL SPECIFICATION FOR EXTERIOR WALL & FASCIA PAINT TO BE SELECTED BY THE DEVELOPER OR BUYER.

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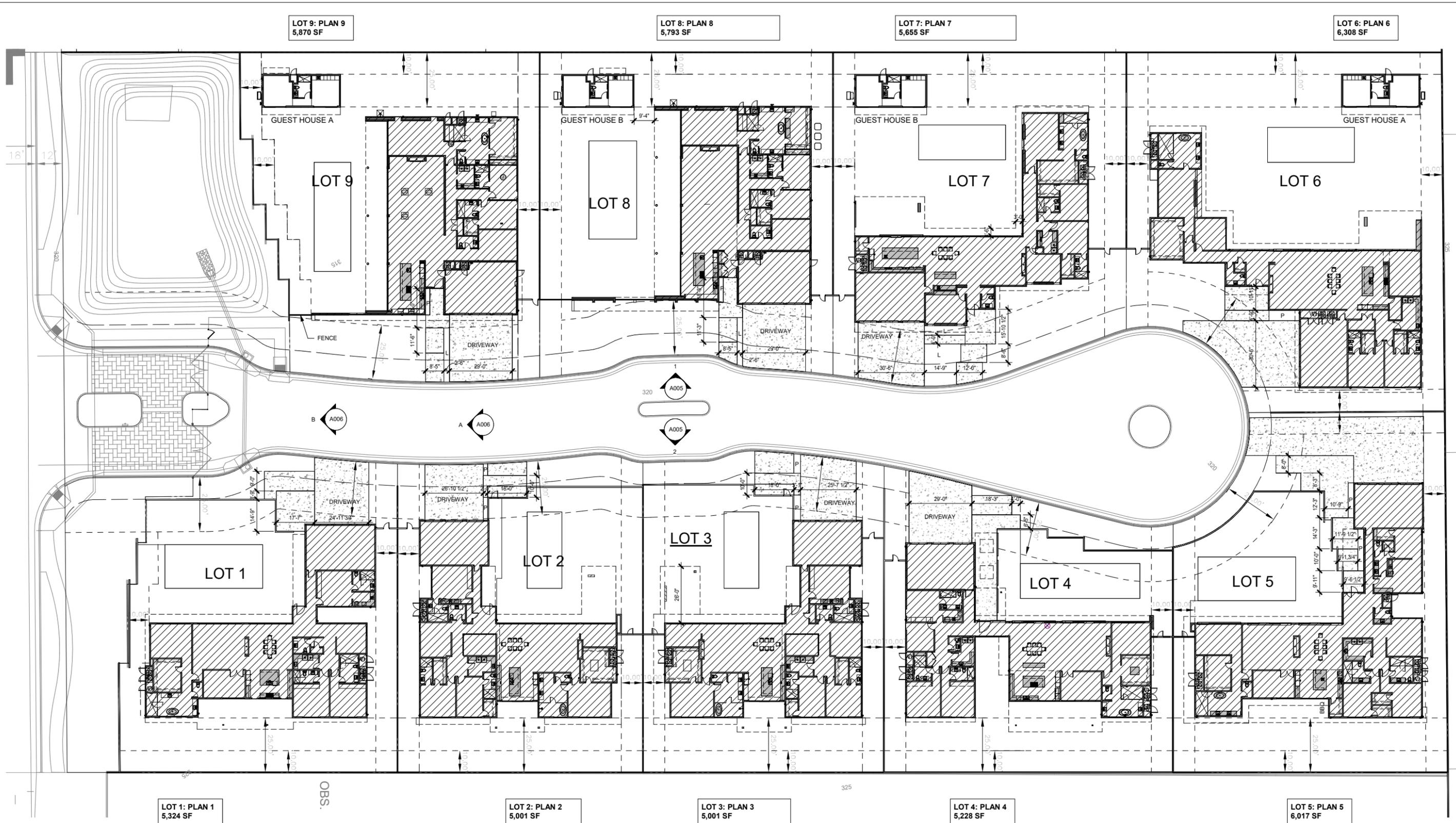
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MATERIAL BOARD

Scale: 12" = 1'-0"

Sheet: **A002**

NOVEMBER 11-17
225007



LOT 9: PLAN 9
5,870 SF

LOT 8: PLAN 8
5,793 SF

LOT 7: PLAN 7
5,655 SF

LOT 6: PLAN 6
6,308 SF

LOT 1: PLAN 1
5,324 SF

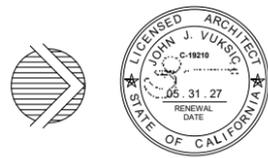
LOT 2: PLAN 2
5,001 SF

LOT 3: PLAN 3
5,001 SF

LOT 4: PLAN 4
5,228 SF

LOT 5: PLAN 5
6,017 SF

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OVERALL - SITE PLAN

Scale: 1" = 20'-0"
Sheet: **A003**

JANUARY 23-2026
225007



1 FRONT ELEVATION ON WEST SIDE
1" = 20'-0"



2 FRONT ELEVATION ON EAST SIDE
1" = 20'-0"

LINEA NORTH
RANCHO MIRAGE, CALIFORNIA



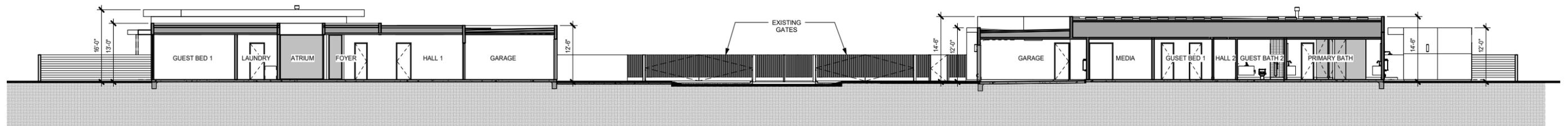
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RENDERED STREET
ELEVATIONS

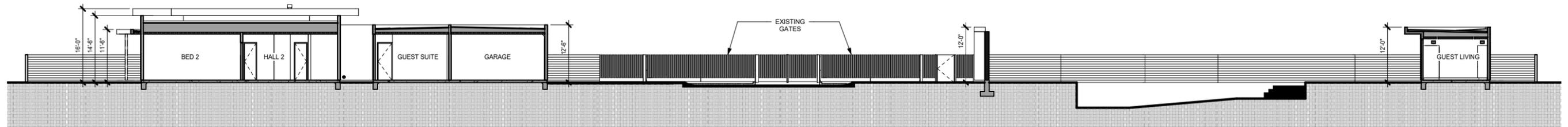
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NOVEMBER 11-17
225007

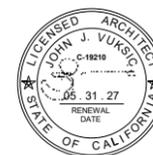


A SITE SECTION A
3/32" = 1'-0"



B SITE SECTION B
3/32" = 1'-0"

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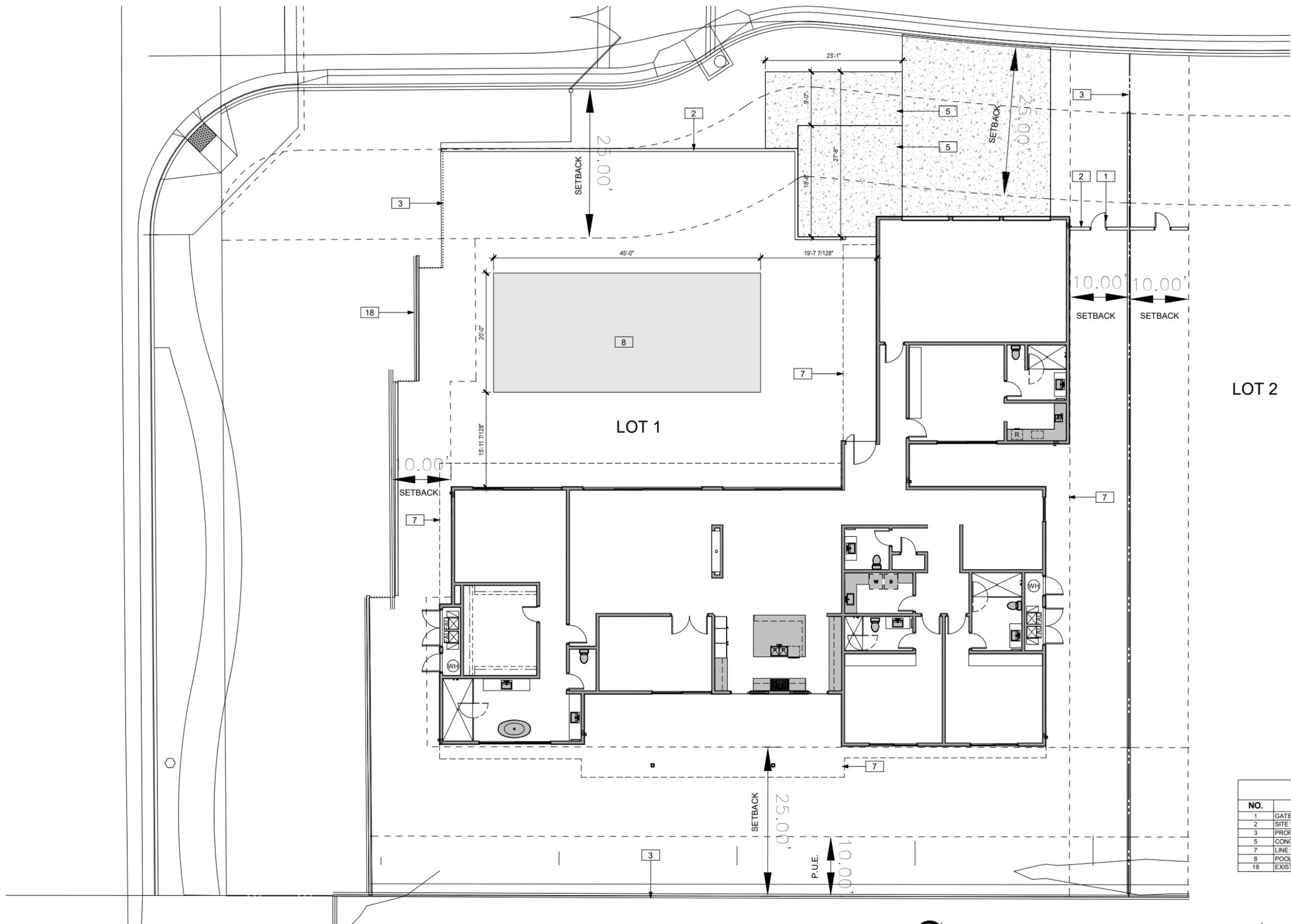
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SITE SECTIONS

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

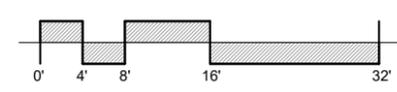
Sheet: **A006**

NOVEMBER 11-17
225007



KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6" FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
18	EXISTING ROUGH IRON FENCE/ GATE TO REMAIN

LINEA NORTH
LOT 1

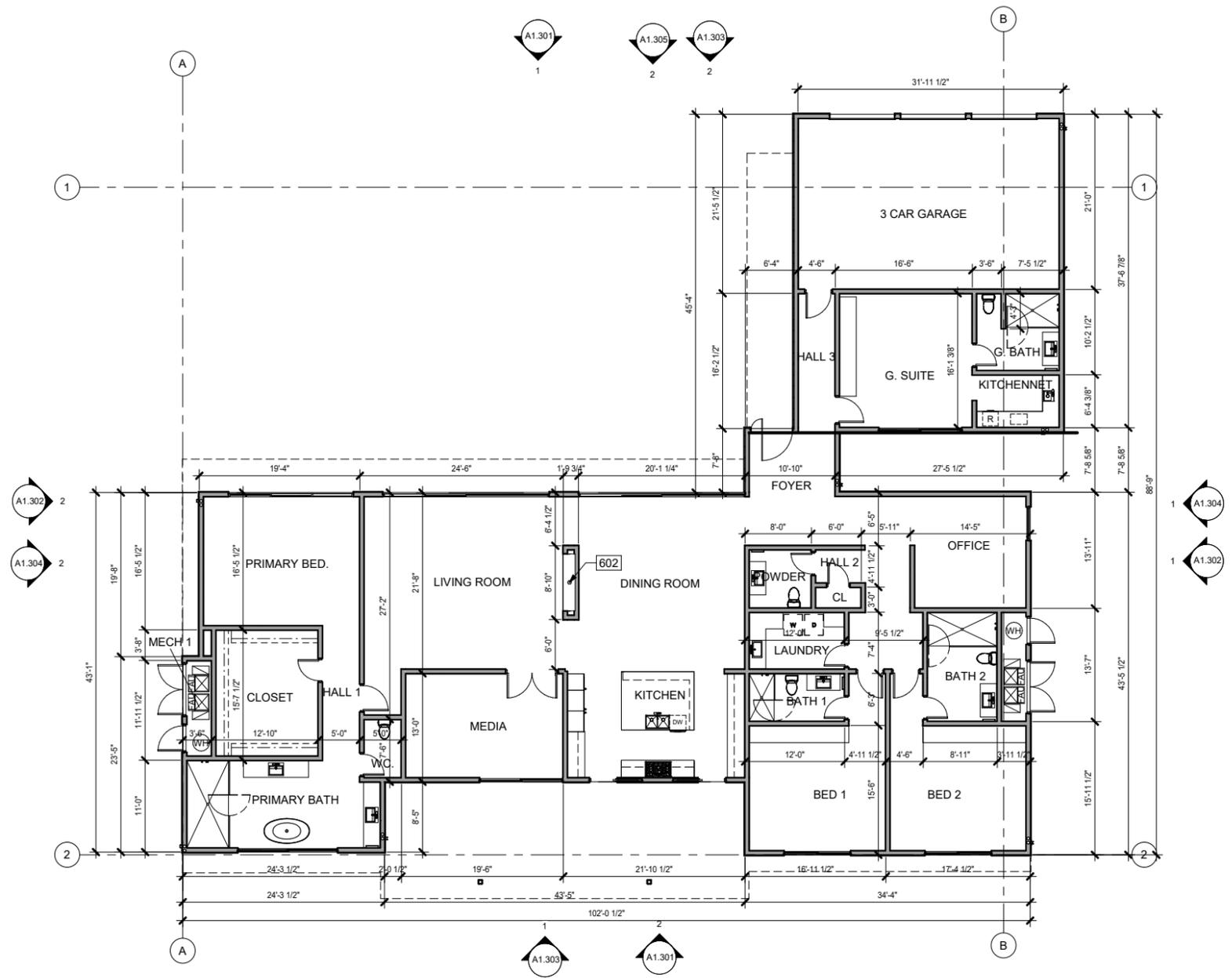


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SITE PLAN

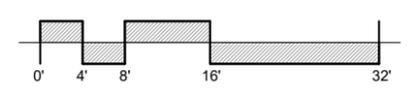
Scale: 1/8" = 1'-0"
Sheet: A1.101

11/18/2025
225007



KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 1

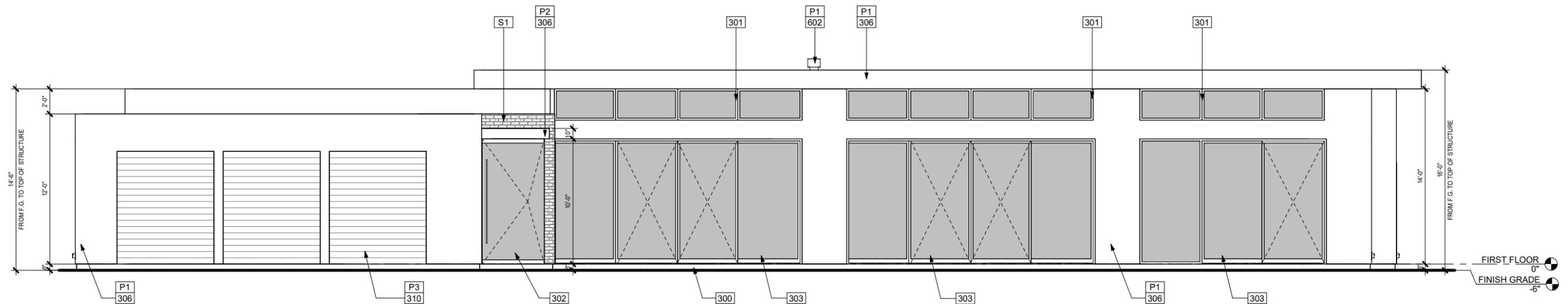


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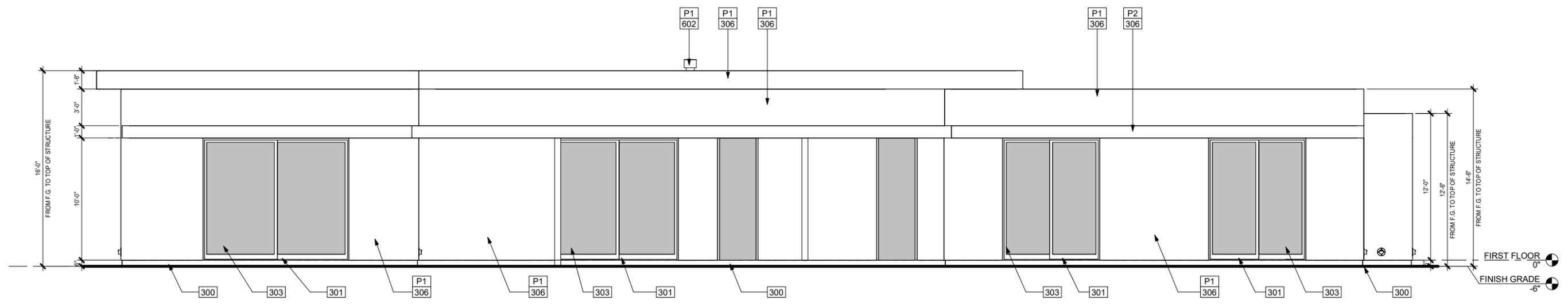
FLOOR PLAN

Scale: 1/8" = 1'-0"
Sheet: **A1.201**

11/18/2025
225007



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

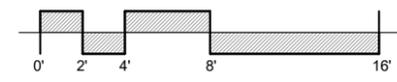


2 EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

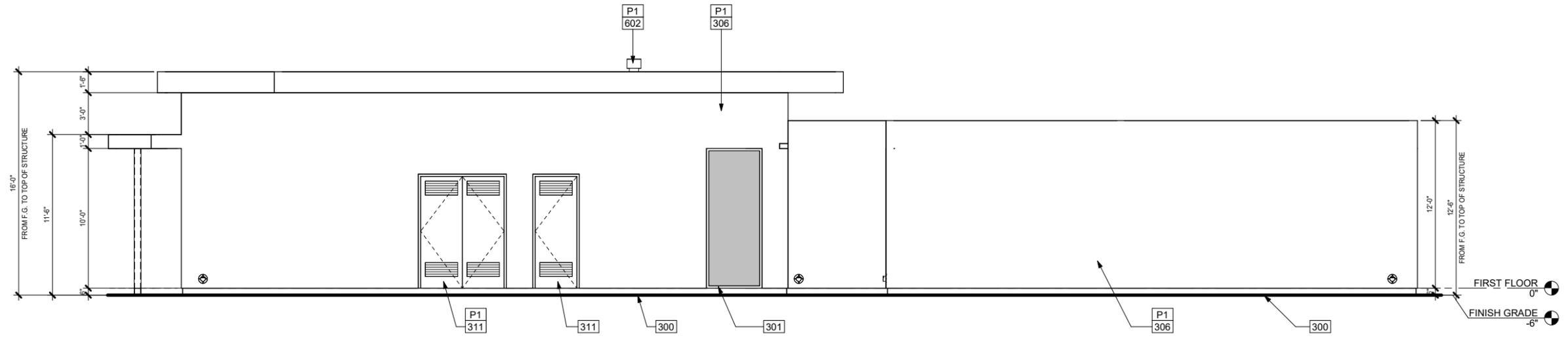
LINEA NORTH
LOT 1



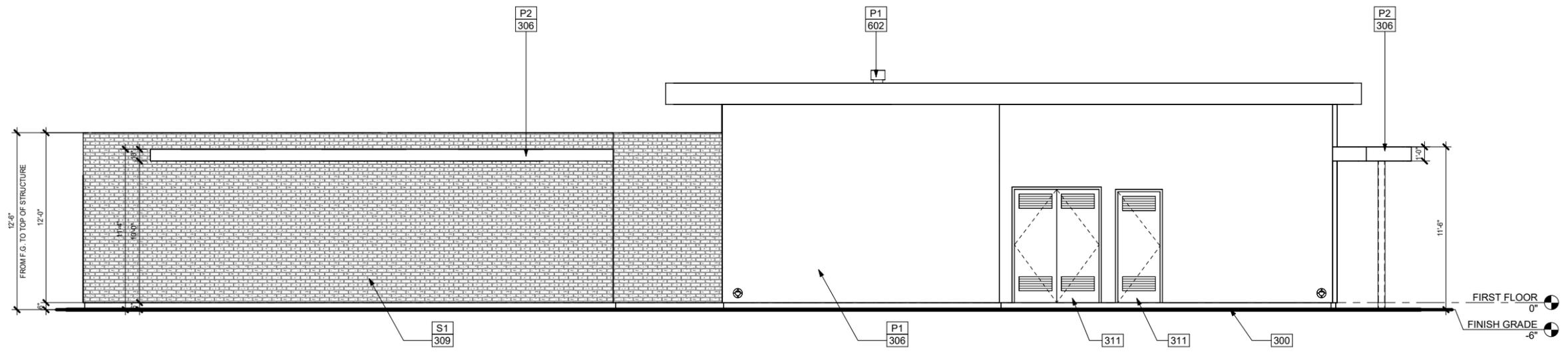
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EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: A1.301

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① NORTH ELEVATION
1/4" = 1'-0"

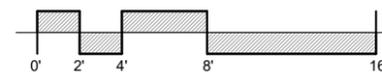


② SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 1



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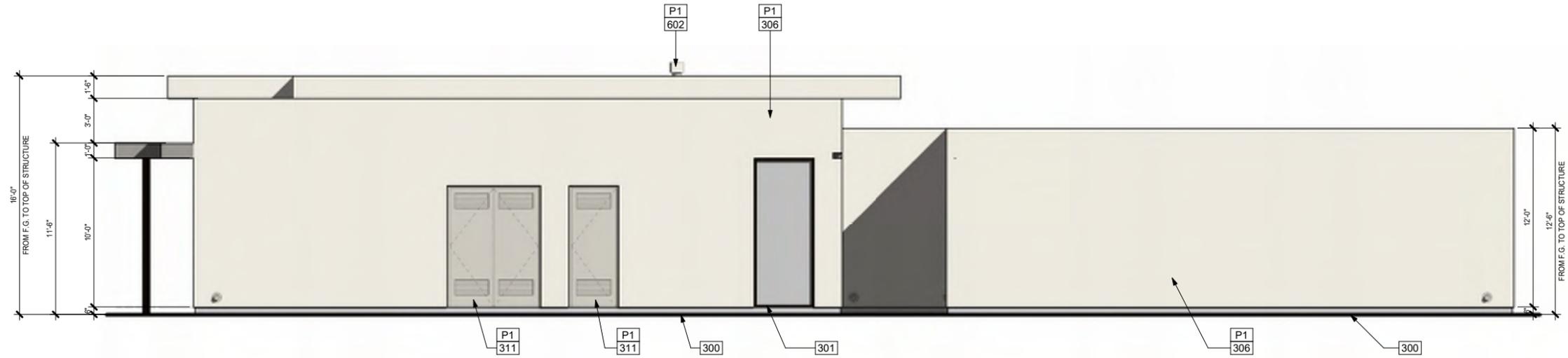
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EXTERIOR
ELEVATIONS

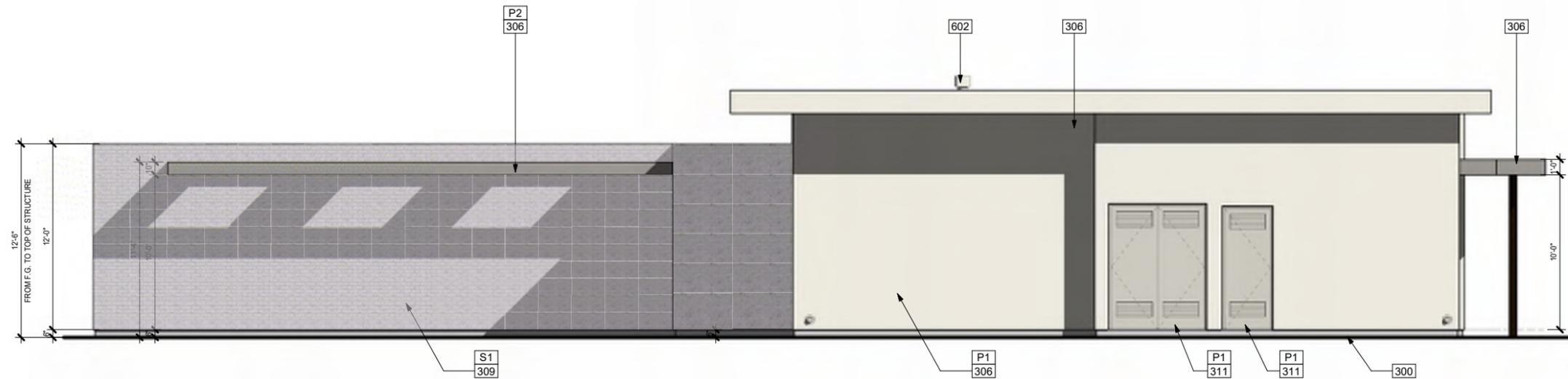
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Sheet: A1.302

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



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

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 1



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COLORED
ELEVATIONS

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

Sheet: A1.304

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LINEA NORTH
LOT 1

LINEA NORTH
LOT 1



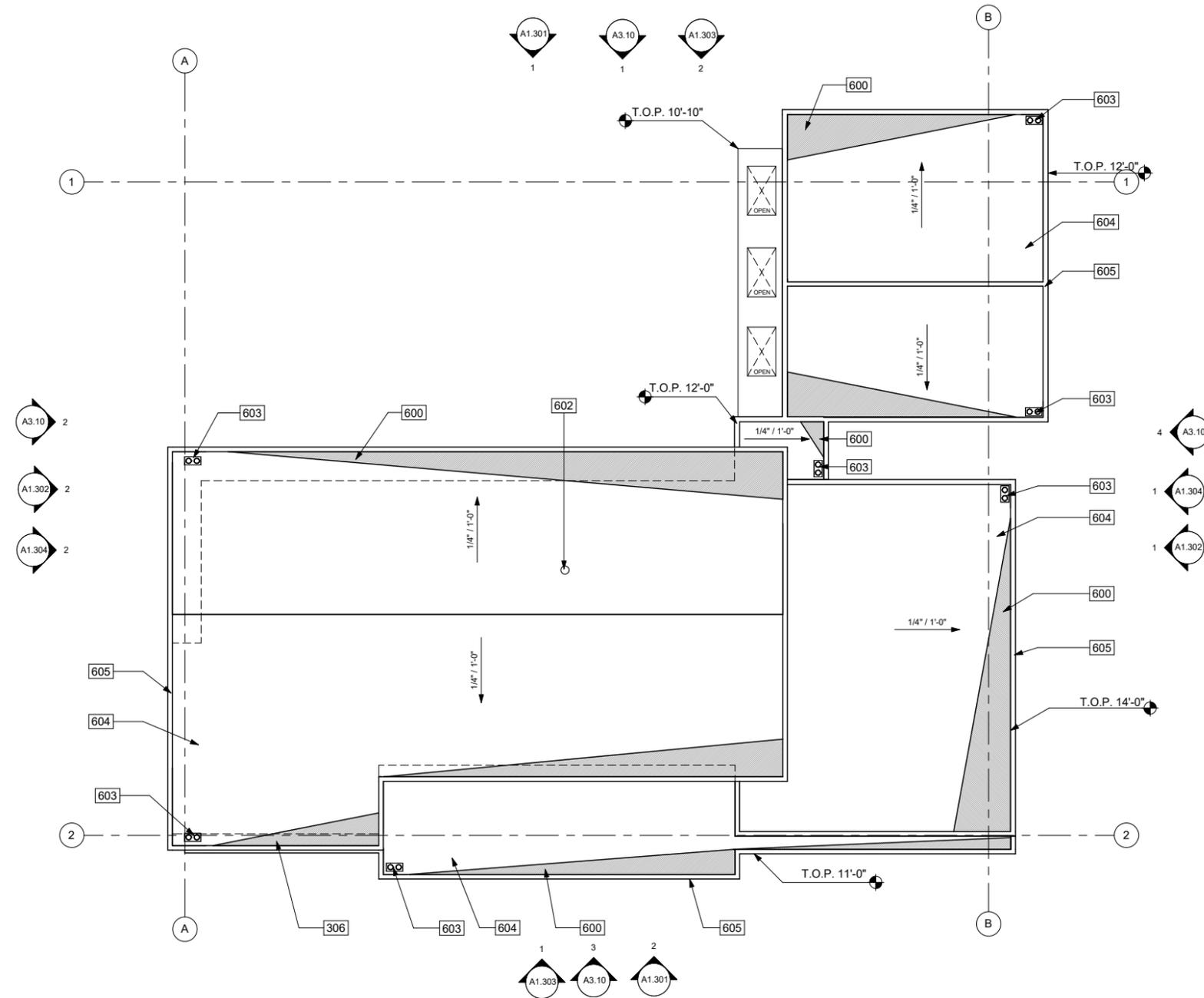
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ELEVATIONS FRONT -
COLOR

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

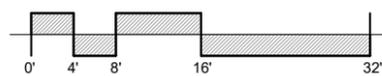
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KEYNOTES	
NO.	DESCRIPTION
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
600	CRICKET, TYPICAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN, h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 1



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ROOF PLAN

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

Sheet: A1.401

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① 3D PERSPECTIVE

LINEA NORTH
LOT 1



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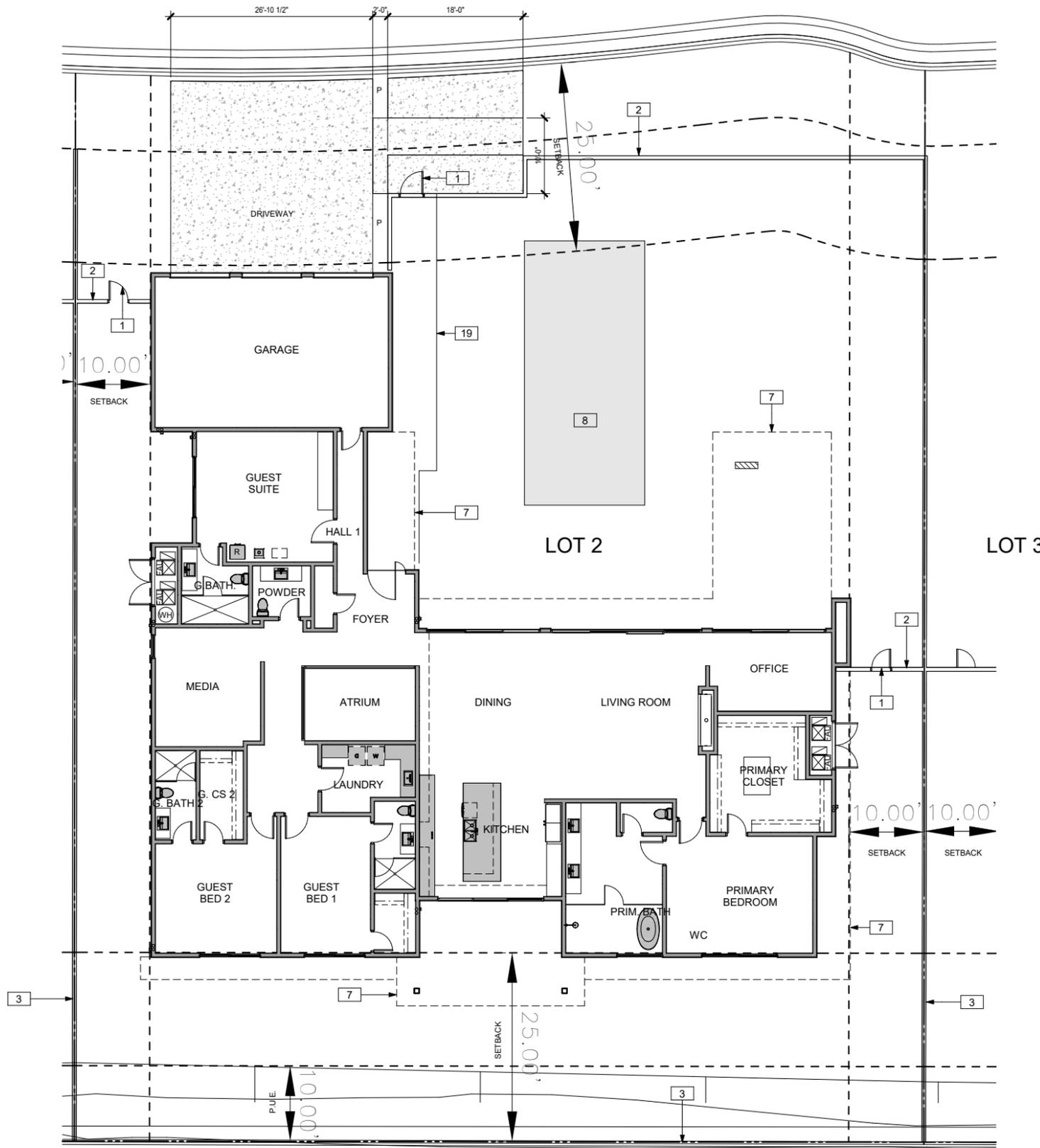
3D VIEWS

Scale:

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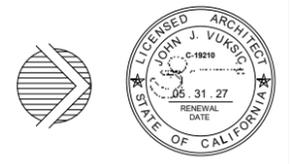
LOT 1

LOT 2

LOT 3

KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
7	LINE OF ROOF OVERHANG
8	POOL
19	CONCRETE

LINEA NORTH
LOT 2

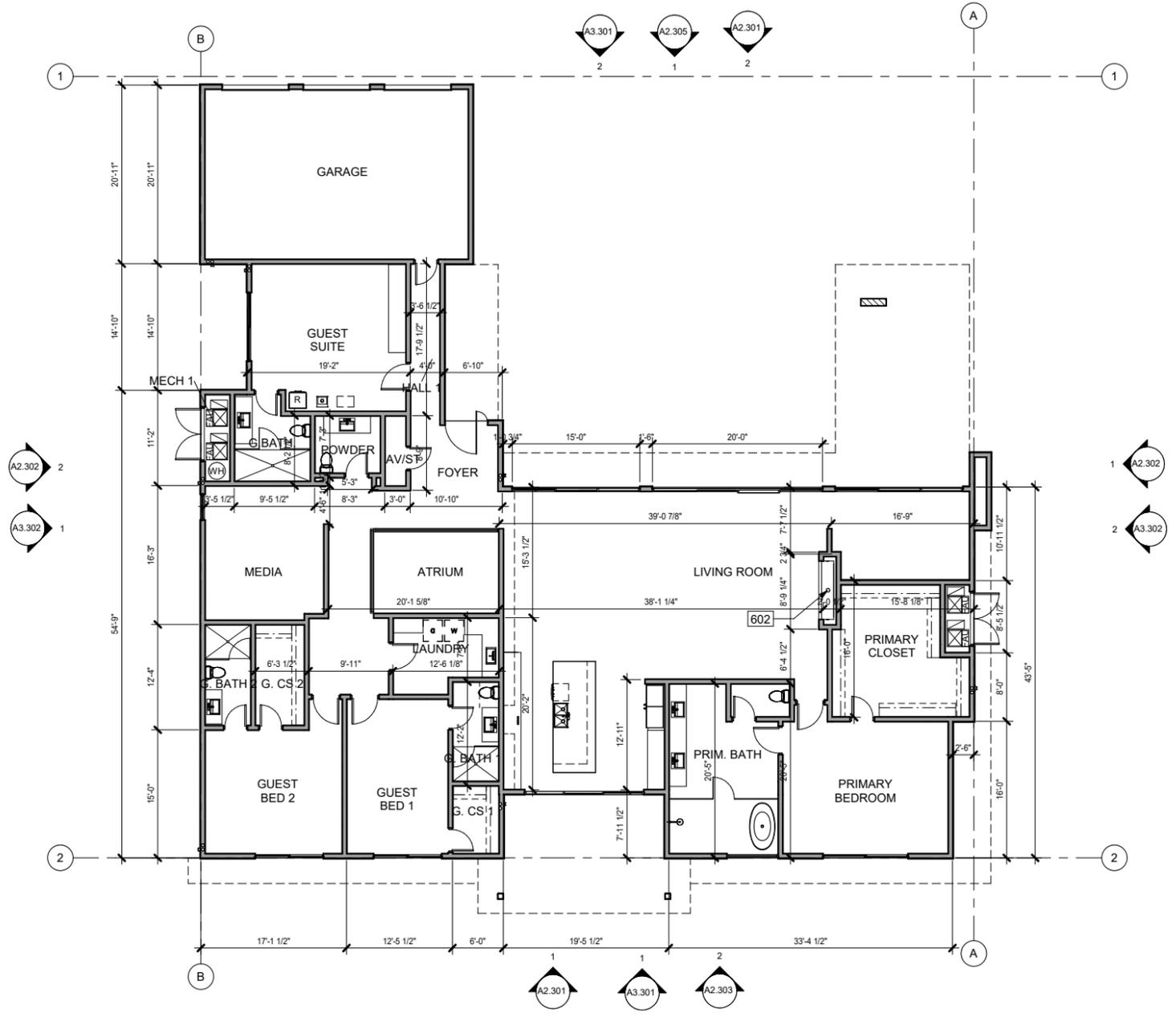


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SITE PLAN

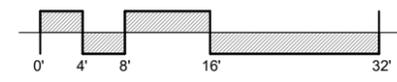
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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 2



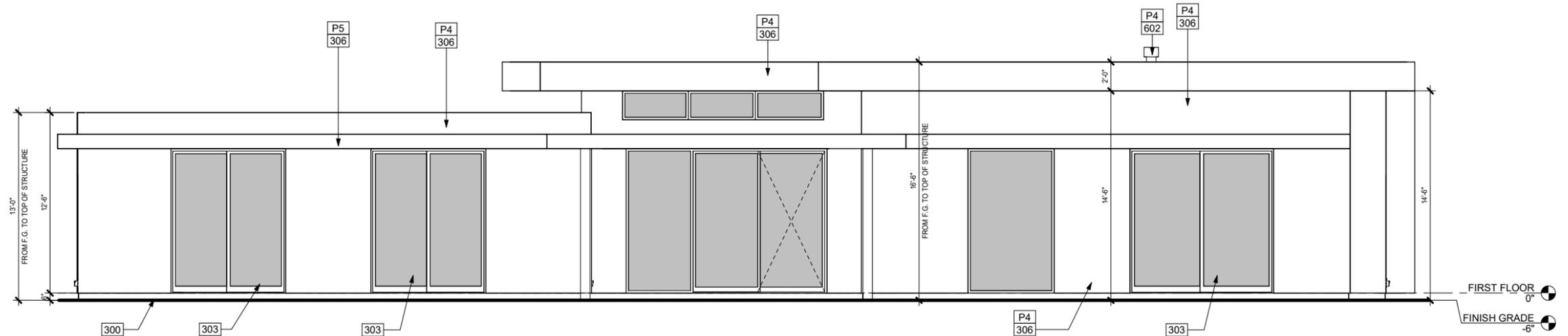
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FLOOR PLAN

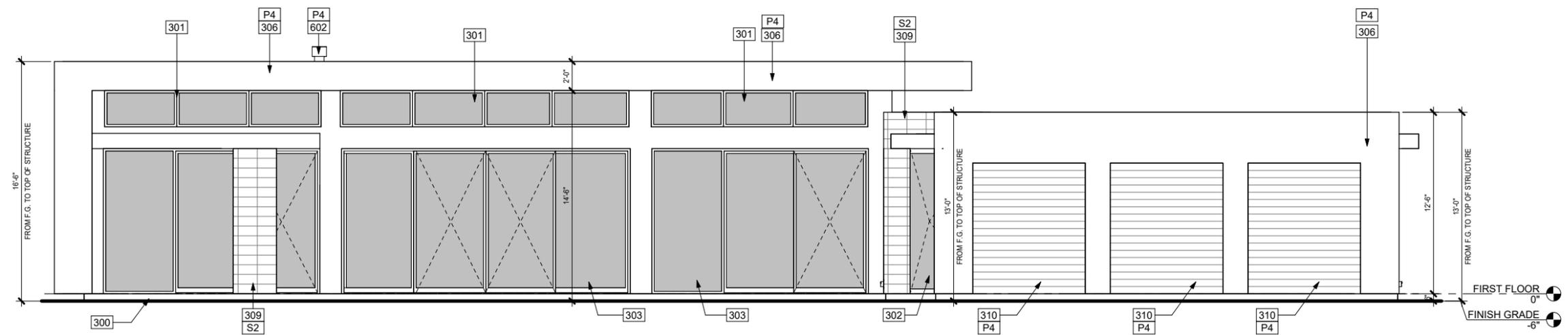
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1 EAST ELEVATION
1/4" = 1'-0"

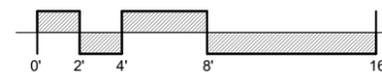


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 2



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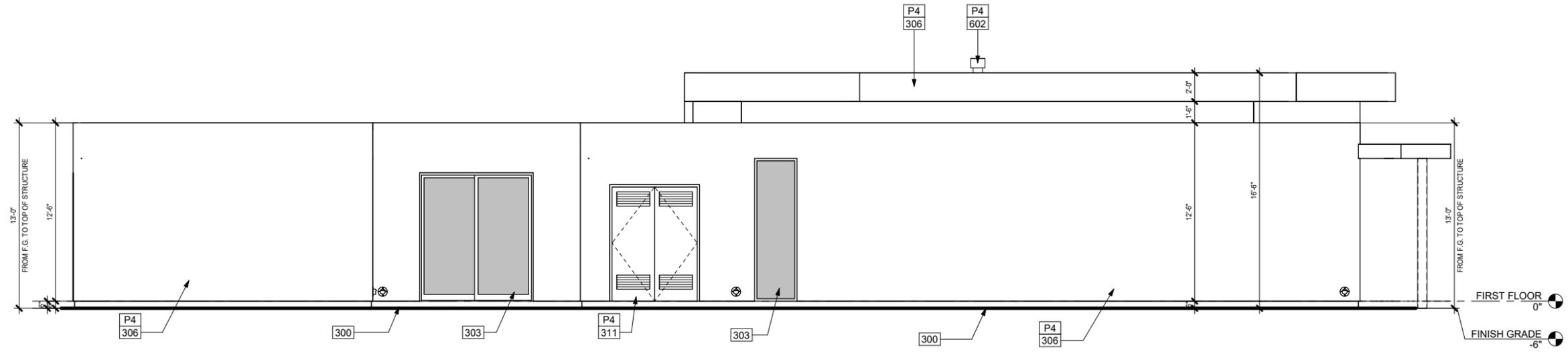
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EXTERIOR
ELEVATIONS

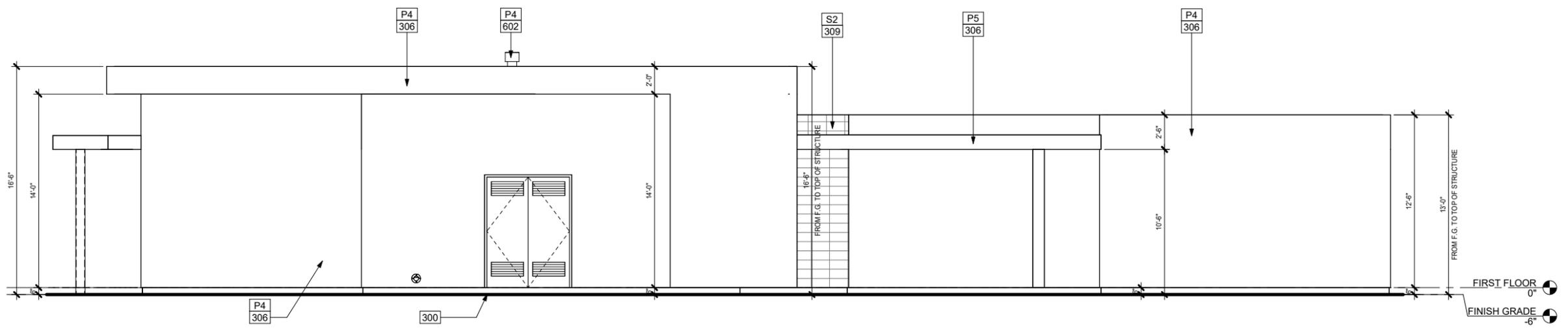
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2 SOUTH ELEVATION
1/4" = 1'-0"

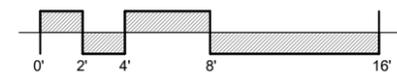


1 NORTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH LOT 2



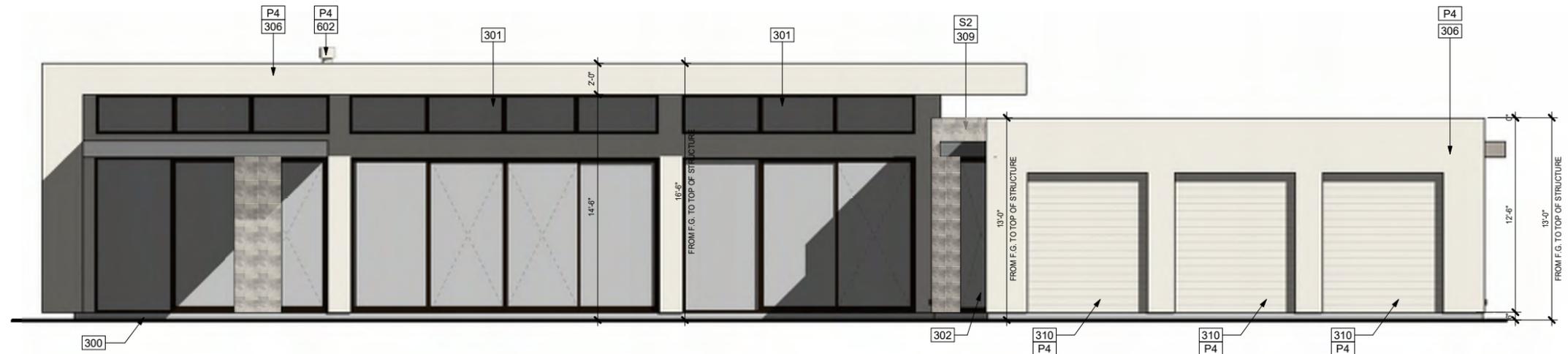
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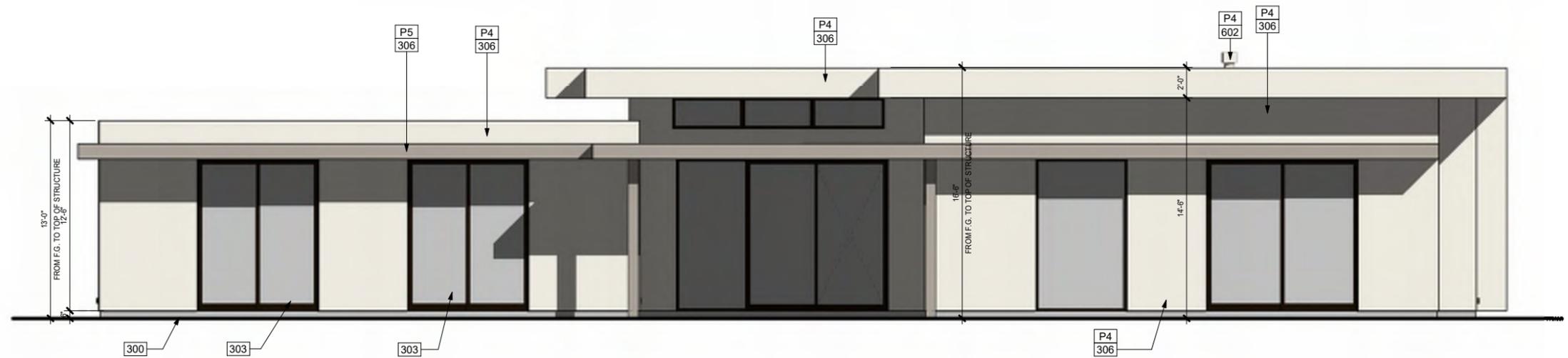
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: **A2.302**

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① WEST ELEVATION
1/4" = 1'-0"



② EAST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 2



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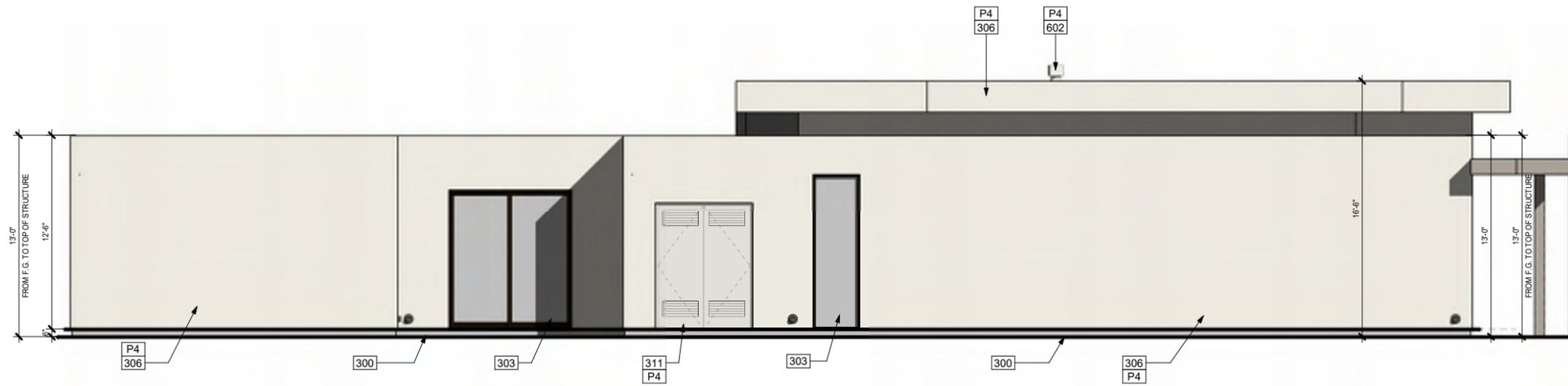
INFO@PVGARCHITECTS.COM | 760.779.5393 T

COLORED
ELEVATIONS

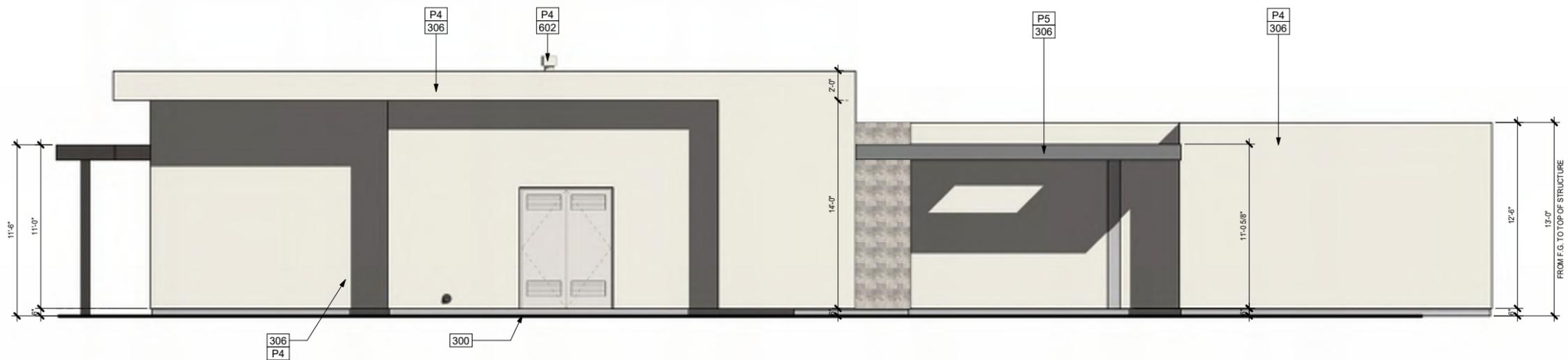
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Sheet: A2.303

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① NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT

LINEA NORTH
LOT 2



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COLORED
ELEVATIONS

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

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LINEA NORTH
LOT 2

LINEA NORTH
LOT 2



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EXTERIOR ELEVATION
FRONT - COLOR

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

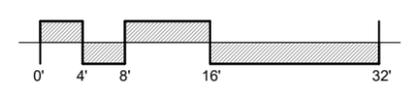
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KEYNOTES	
NO.	DESCRIPTION
600	CRICKET, TYPICAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN, h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE=5.7), ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 2



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ROOF PLAN

Scale: 1/8" = 1'-0"
Sheet: **A2.401**

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1 3D View 3

LINEA NORTH
LOT 2



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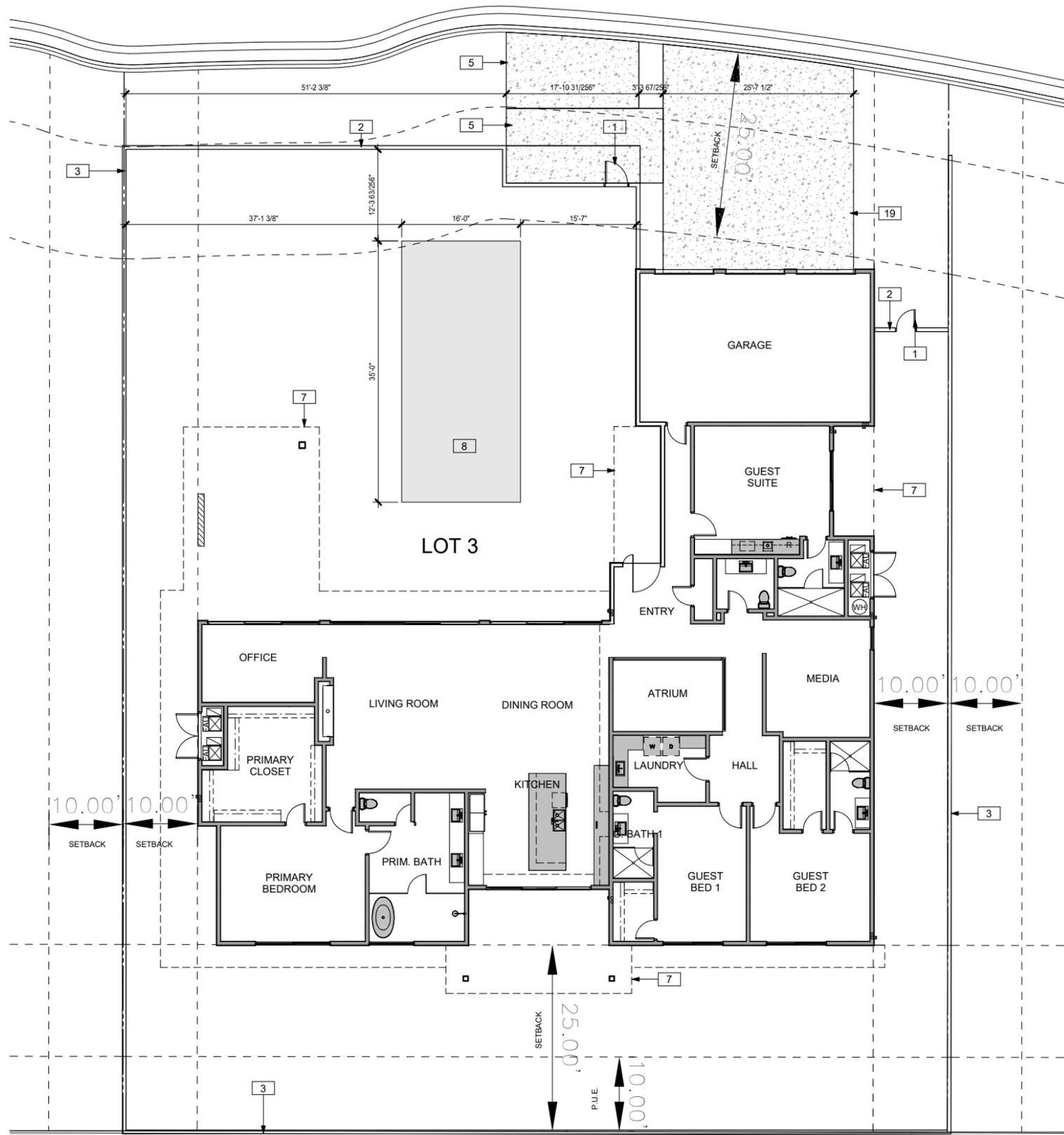
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3D VIEWS

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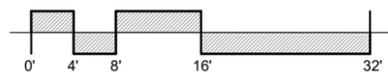
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KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
19	CONCRETE

LINEA NORTH
LOT 3

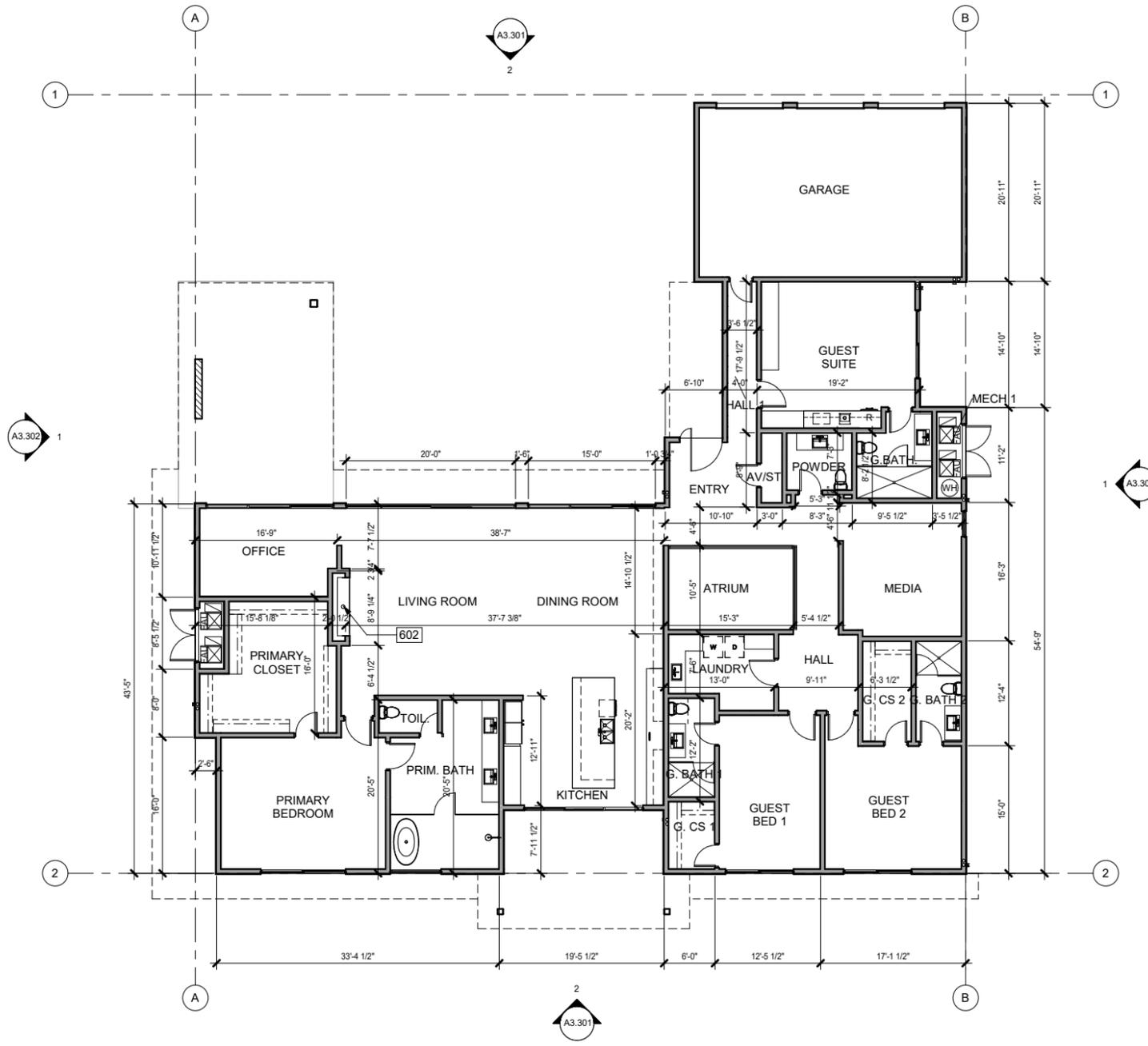


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SITE PLAN

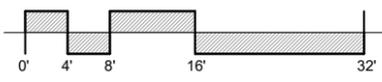
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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

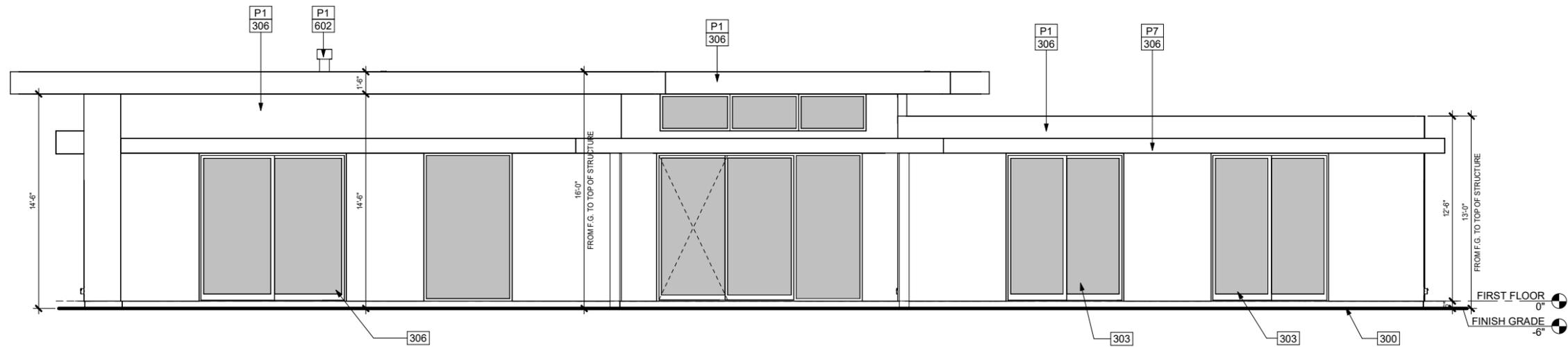
LINEA NORTH
LOT 3



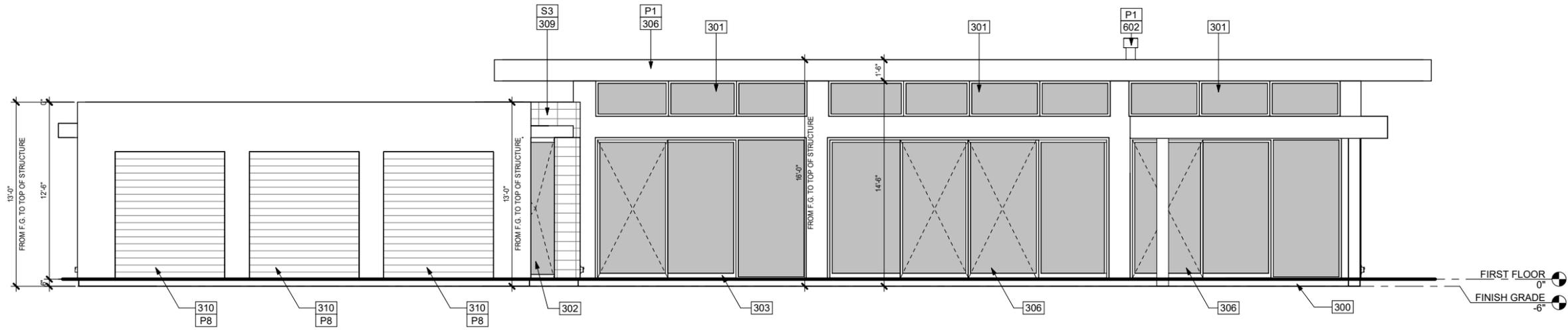
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FLOOR PLAN
Scale: 1/8" = 1'-0"
Sheet: **A3.201**

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① EAST ELEVATION
1/4" = 1'-0"

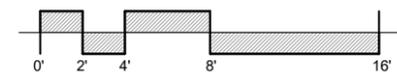


② WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

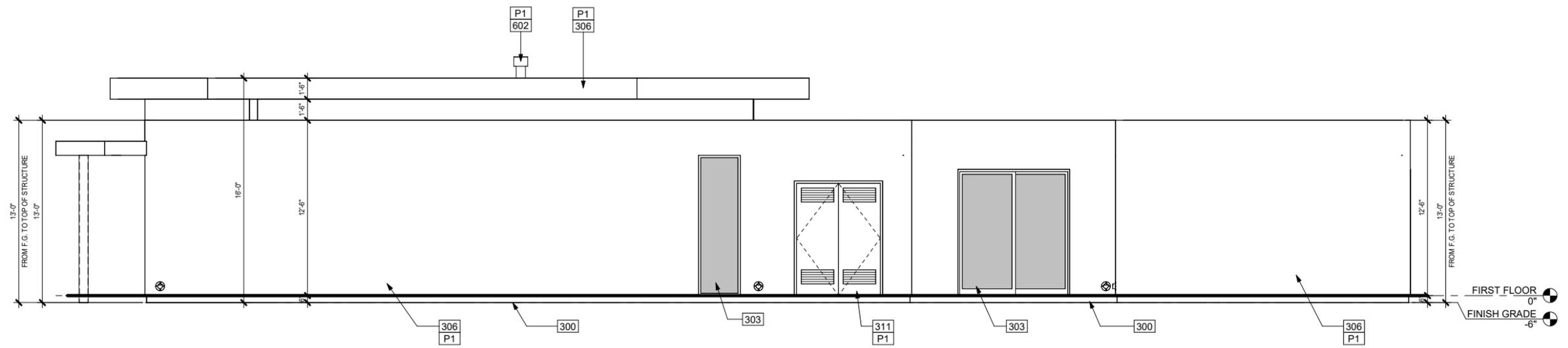
LINEA NORTH
LOT 3



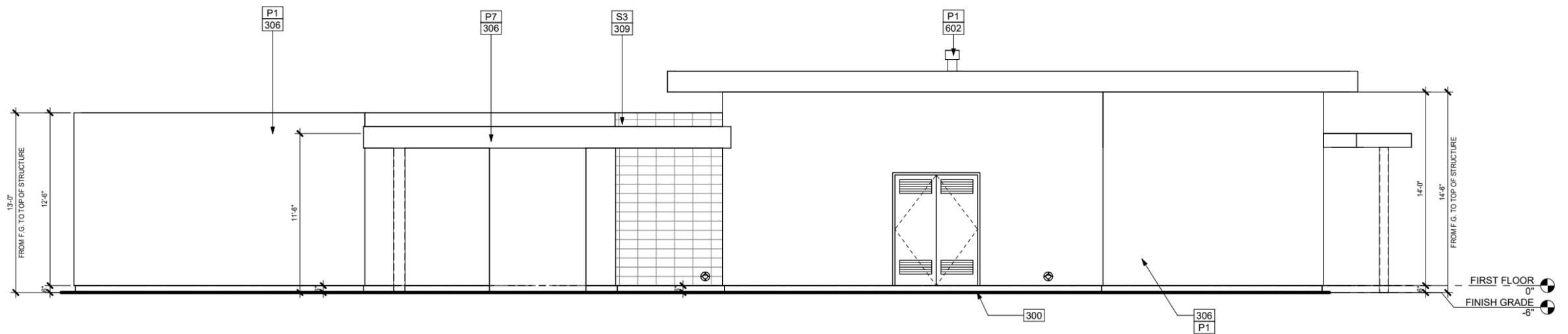
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Sheet: A3.301

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

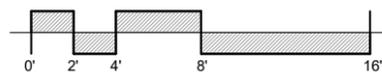


1 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH LOT 3



PREST | VUKSIC | GREENWOOD
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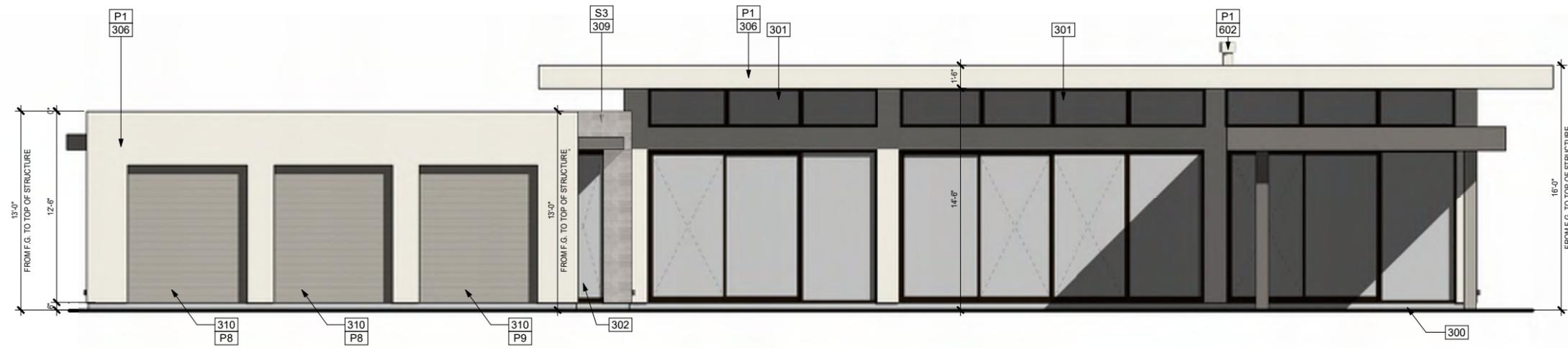
INFO@PVGARCHITECTS.COM | 760.779.5393 T

EXTERIOR ELEVATIONS

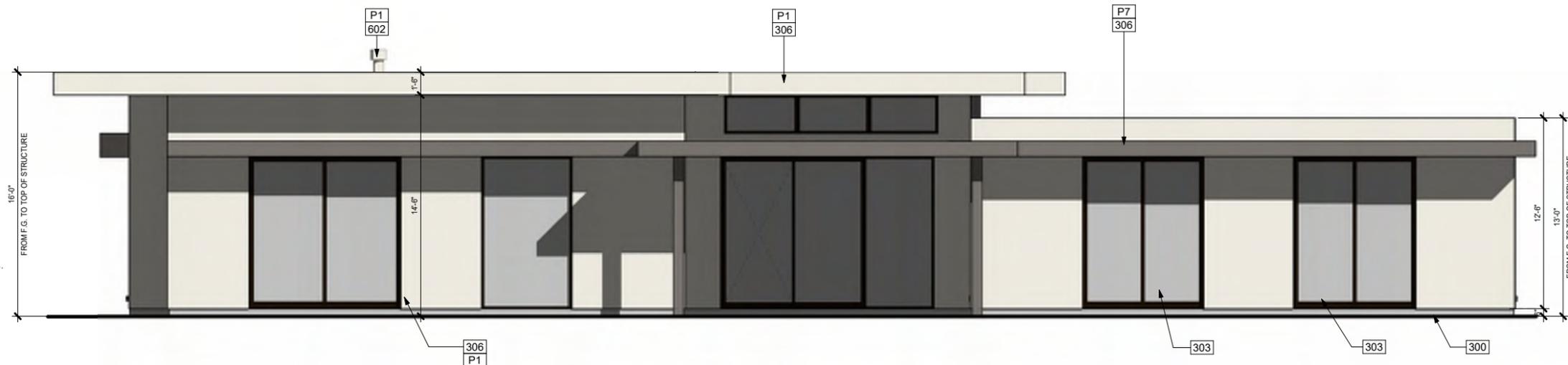
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1 WEST ELEVATION
1/4" = 1'-0"



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

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS. COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS. COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS. COLOR: SW7017 DORIAN GRAY
P9	MFR: SHERWIN-WILLIAMS. COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 3



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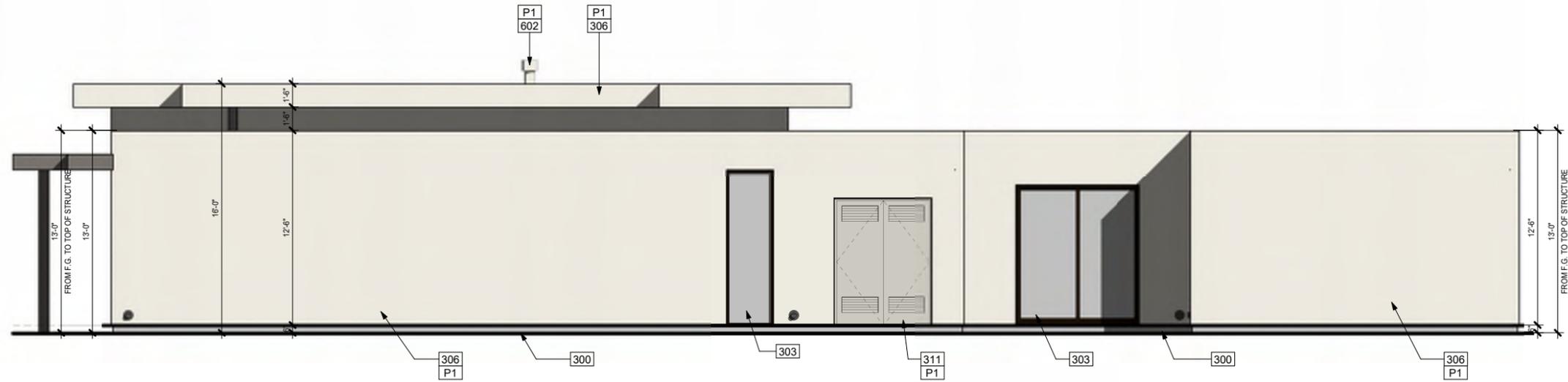
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COLORED
ELEVATIONS

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

Sheet: A3.303

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① NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT

LINEA NORTH
LOT 3



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COLORED
ELEVATIONS

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

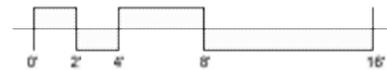
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LINEA NORTH
LOT 3

LINEA NORTH
LOT 3



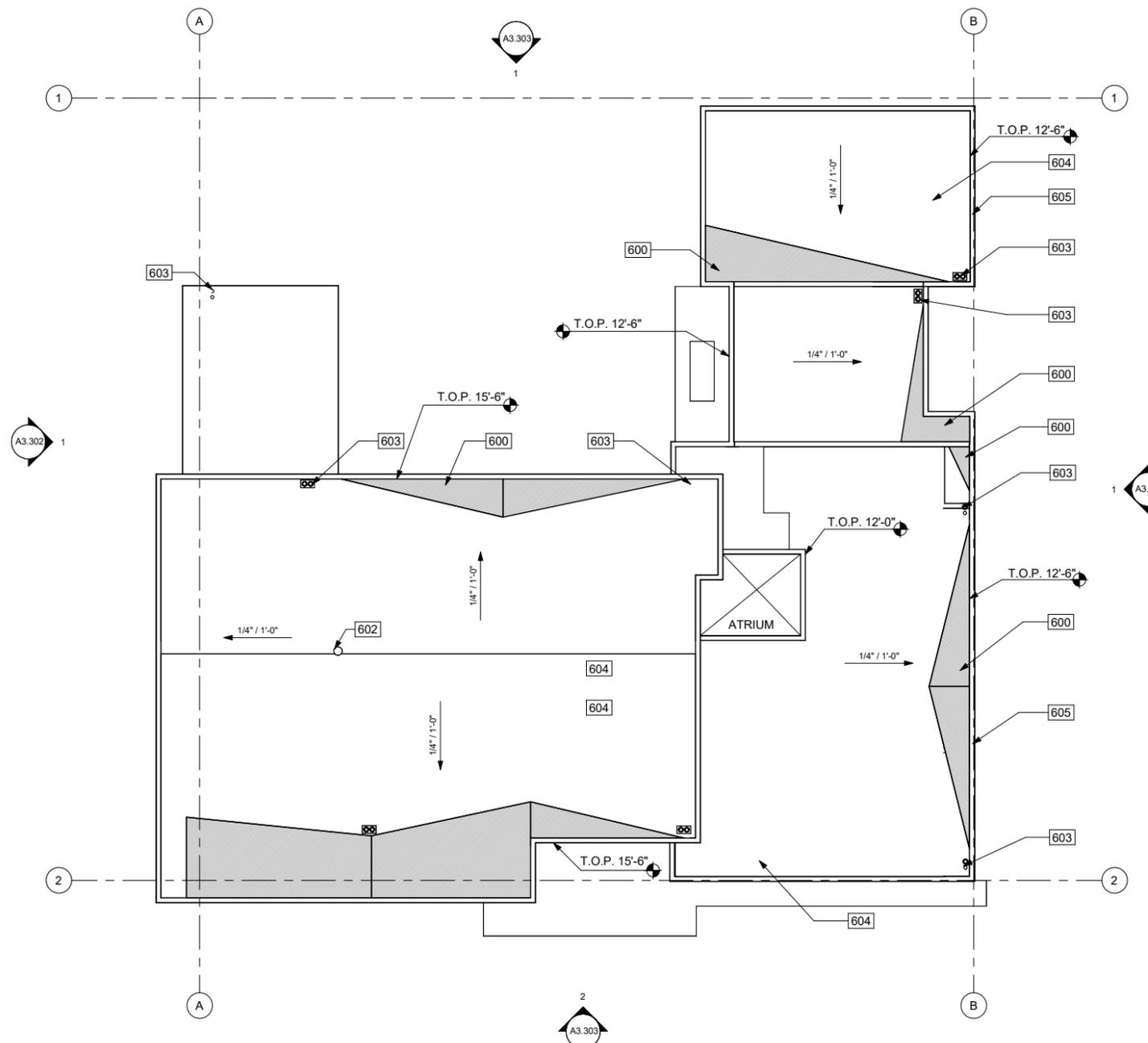
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EXTERIOR ELEVATION
FRONT - COLOR

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

Sheet: **A3.305**

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KEYNOTES	
NO.	DESCRIPTION
600	CRICKET, TYPICAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN, n-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7), ROOF ASSEMBLY TO HAVE CLASS 'A' FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 3



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ROOF PLAN
Scale: 1/8" = 1'-0"
Sheet: **A3.401**

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1 3D PERSPECTIVE

LINEA NORTH
LOT 3



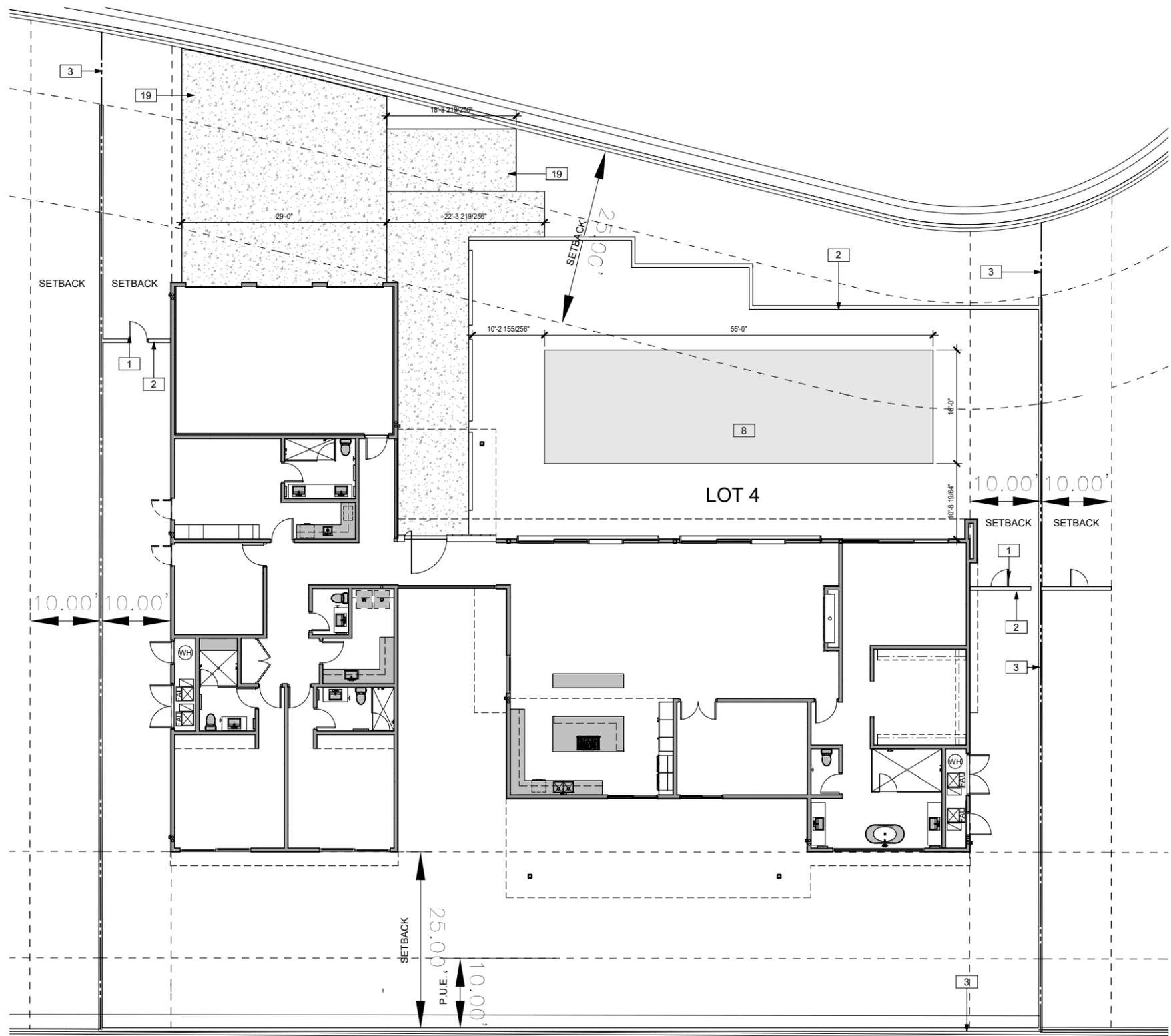
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3D VIEWS

Scale:
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LOT 3

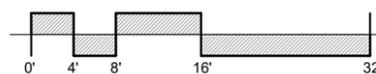
LOT 4

LOT 5

KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6" FROM FINISH GRADE
3	PROPERTY LINE
8	POOL
19	CONCRETE

LINEA NORTH

LOT 4



PREST | VUKSIC | GREENWOOD
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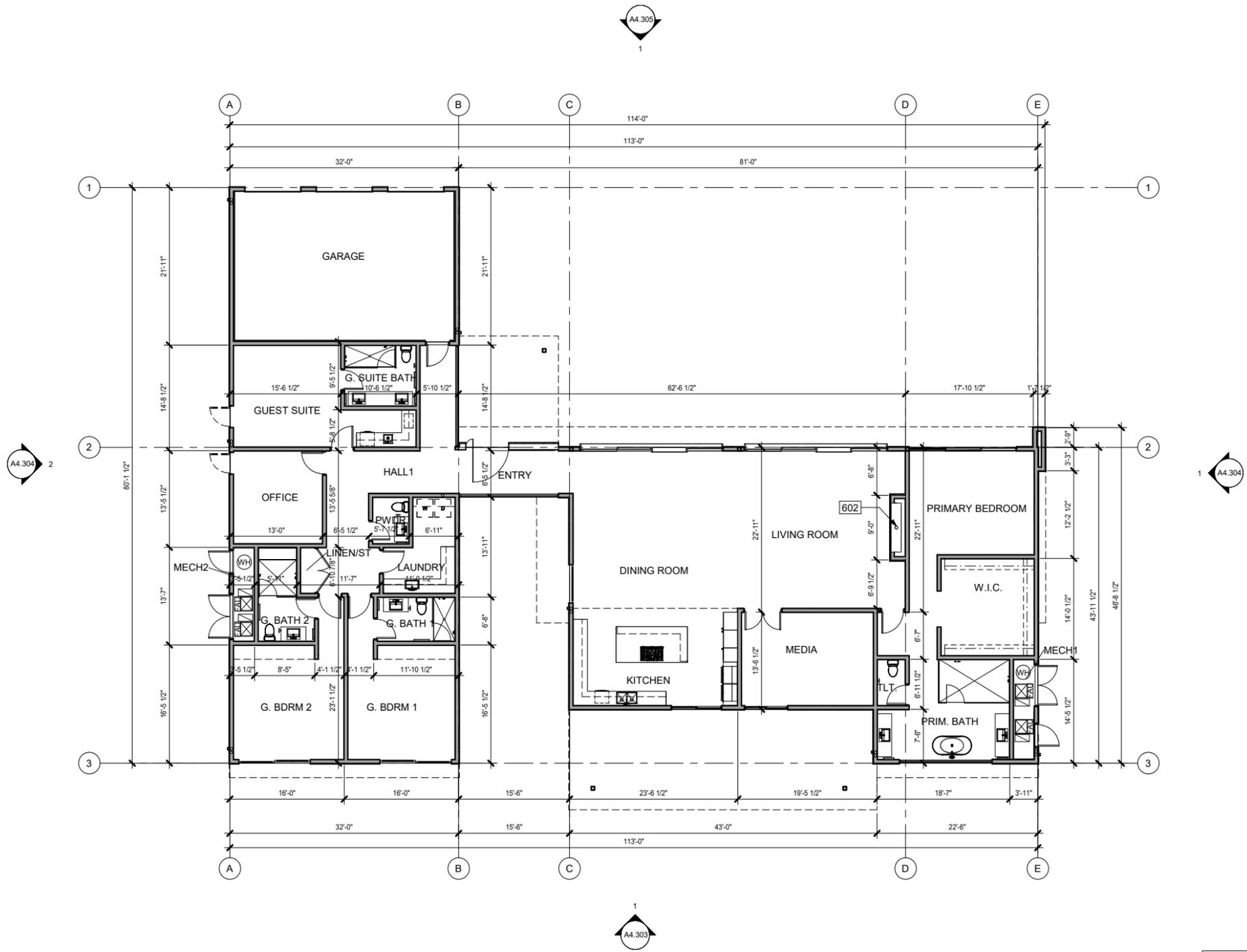
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SITE PLAN

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

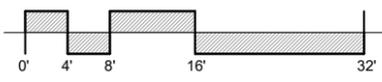
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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 4



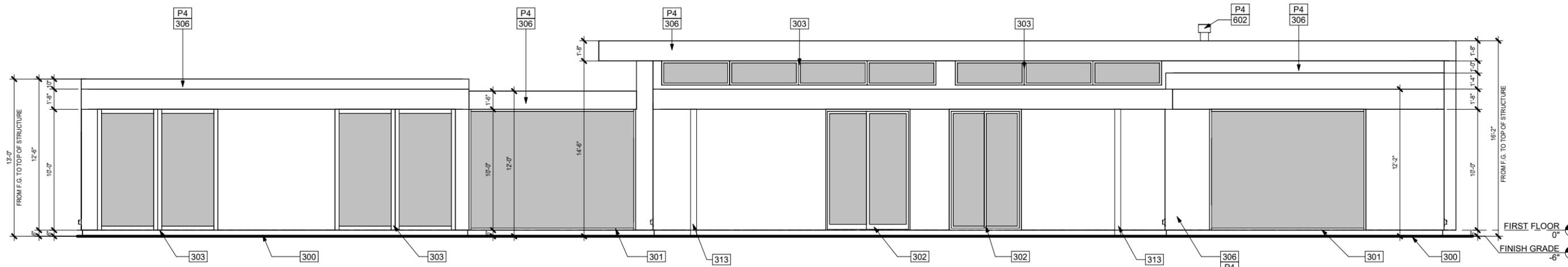
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FLOOR PLAN

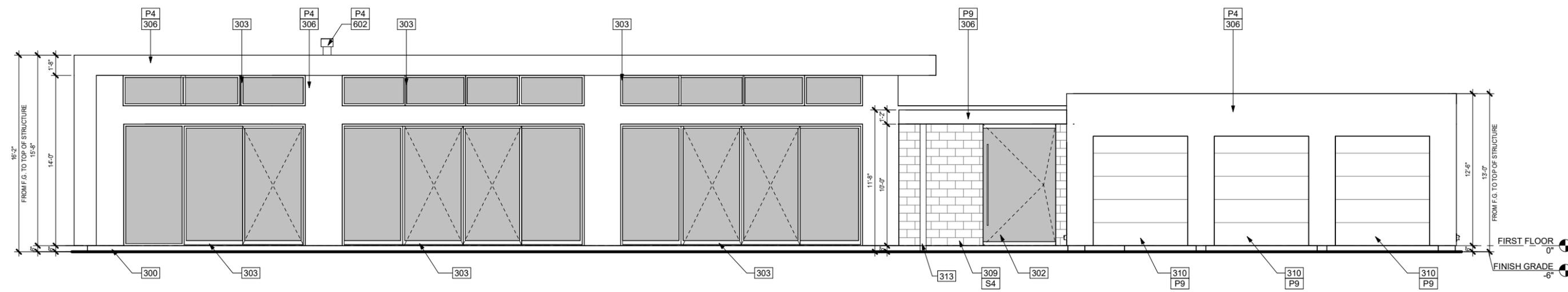
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Sheet: **A4.201**

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

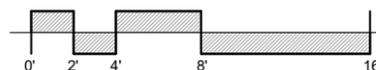


1 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
313	PAINTED METAL COLUMN
602	FIREPLACE VENT
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH
LOT 4



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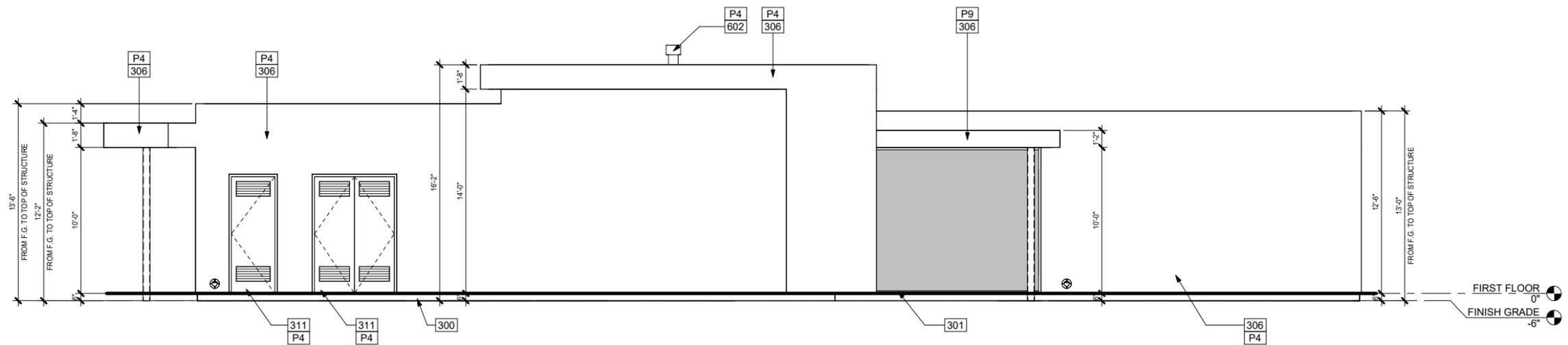
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EXTERIOR
ELEVATIONS

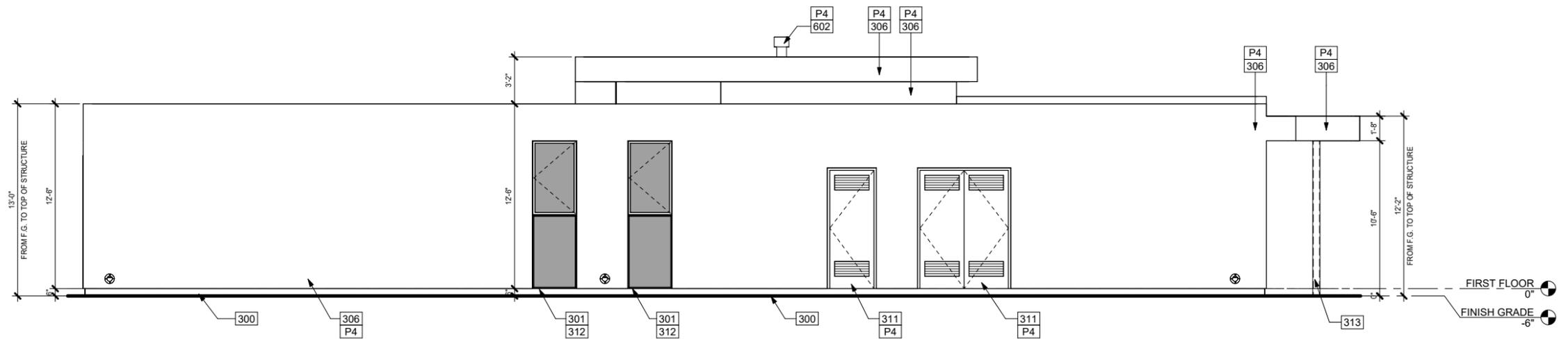
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1 NORTH ELEVATION
1/4" = 1'-0"

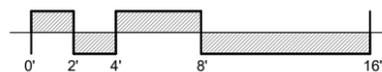


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
313	PAINTED METAL COLUMN
602	FIREPLACE VENT

LINEA NORTH
LOT 4



PREST | VUKSIC | GREENWOOD
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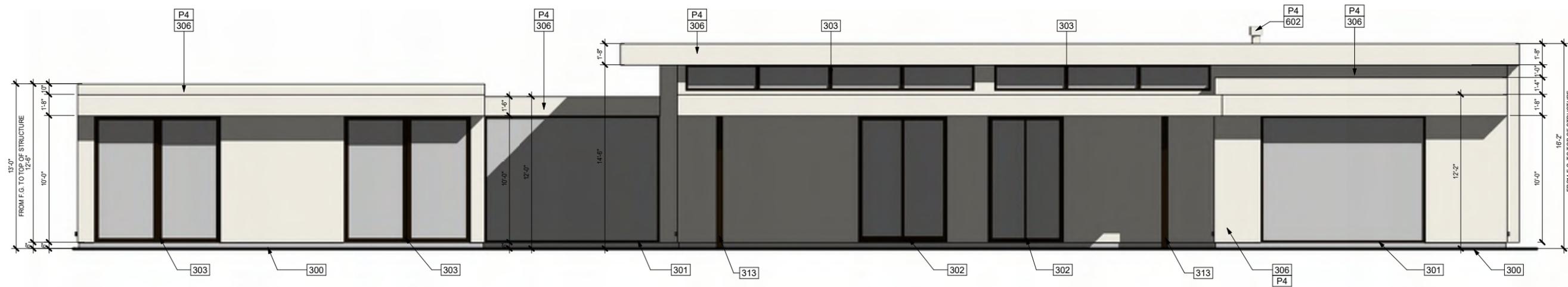
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EXTERIOR
ELEVATIONS

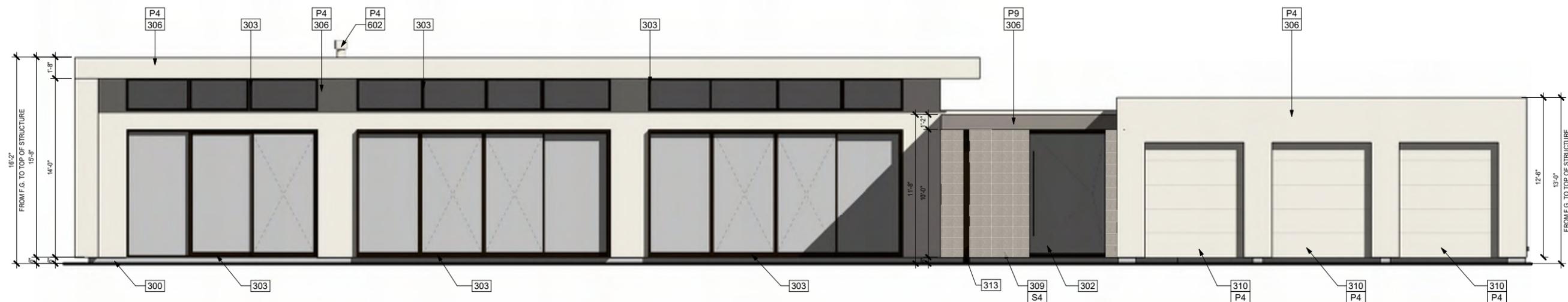
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Sheet: A4.302

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① EAST ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
313	PAINTED METAL COLUMN
602	FIREPLACE VENT
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH
LOT 4



PREST | VUKSIC | GREENWOOD
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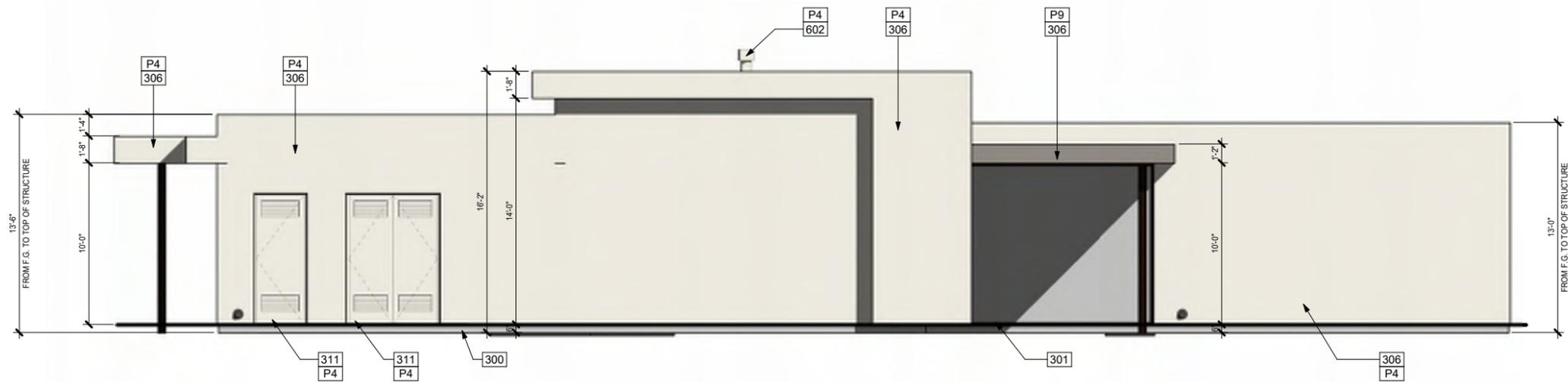
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COLORED
ELEVATIONS

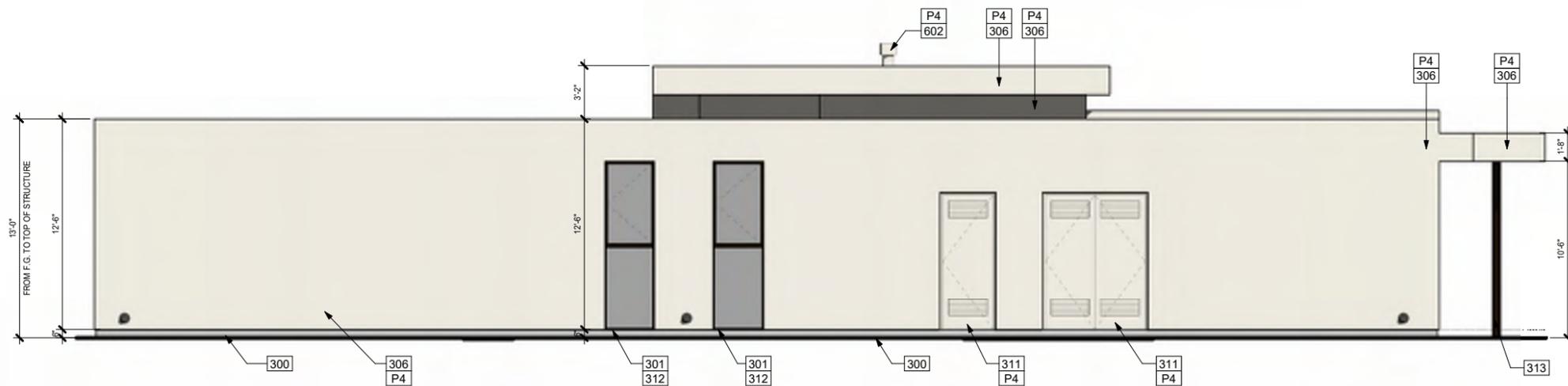
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Sheet: A4.303

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① NORTH ELEVATION
1/4" = 1'-0"



② SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
313	PAINTED METAL COLUMN
602	FIREPLACE VENT

LINEA NORTH

LOT 4



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COLORED ELEVATIONS

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

Sheet: **A4.304**

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LINEA NORTH
LOT 4

LINEA NORTH
LOT 4



PREST | VUKSIC | GREENWOOD
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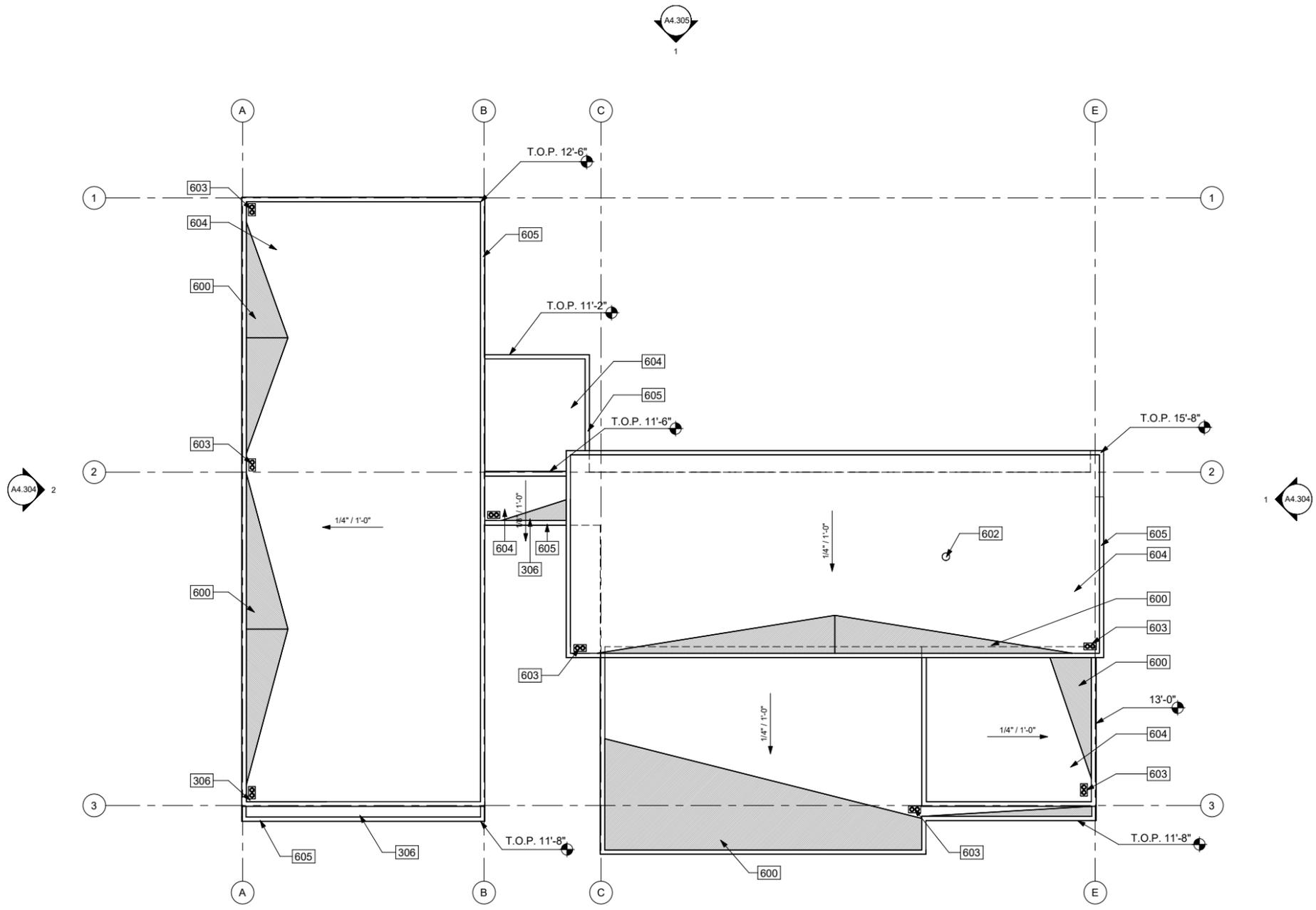
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EXTERIOR ELEVATION
FRONT - COLOR

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

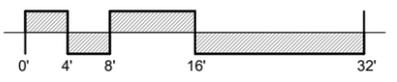
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KEYNOTES	
NO.	DESCRIPTION
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
600	CRICKET, TYPICAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 4



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ROOF PLAN

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

Sheet: **A4.401**

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① 3D View 3

LINEA NORTH
LOT 4



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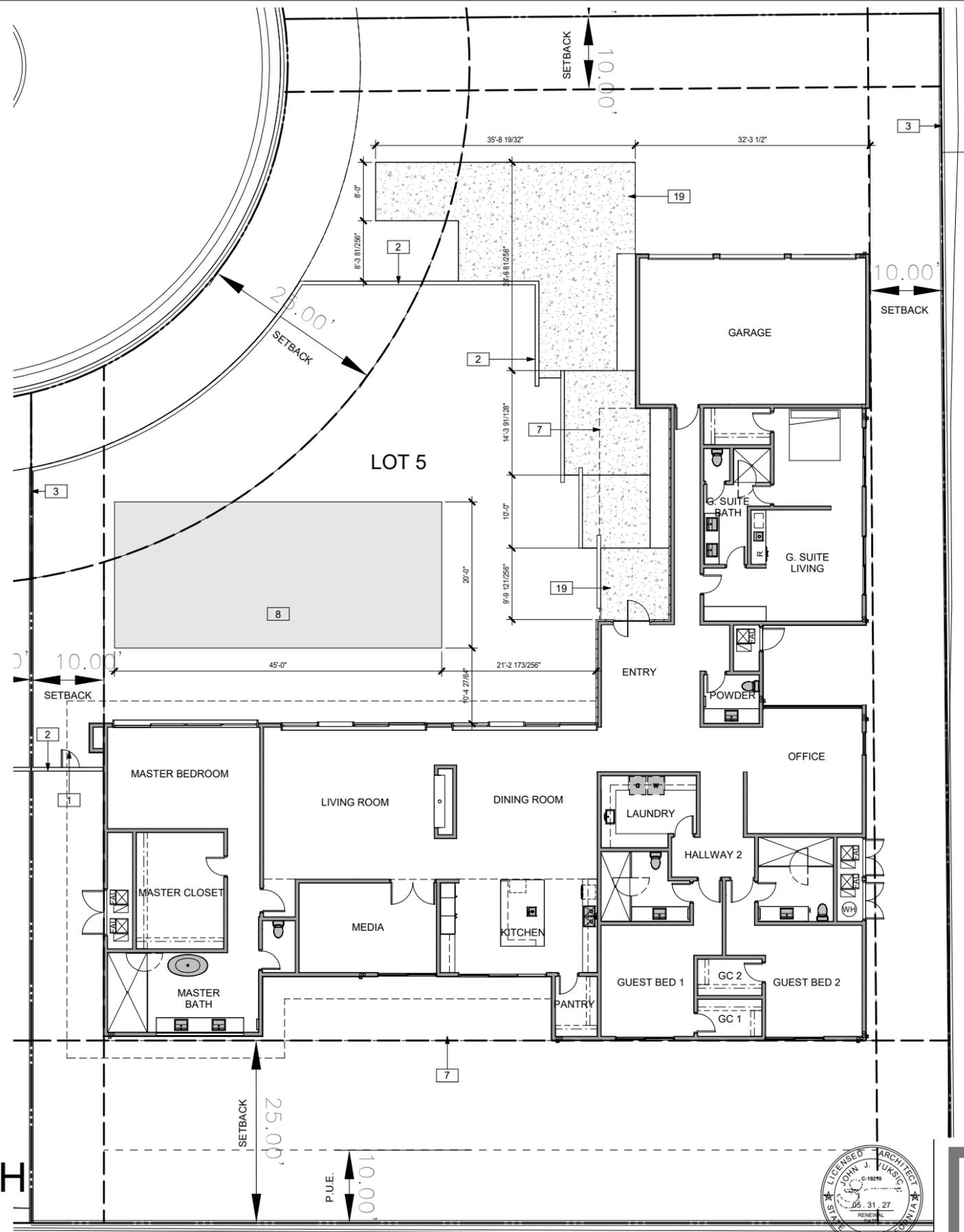
3D VIEWS

Scale:
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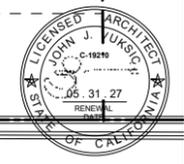
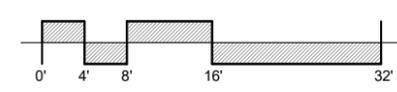
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LINEA NORTH LOT 5



KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
7	LINE OF ROOF OVERHANG
8	POOL
19	CONCRETE



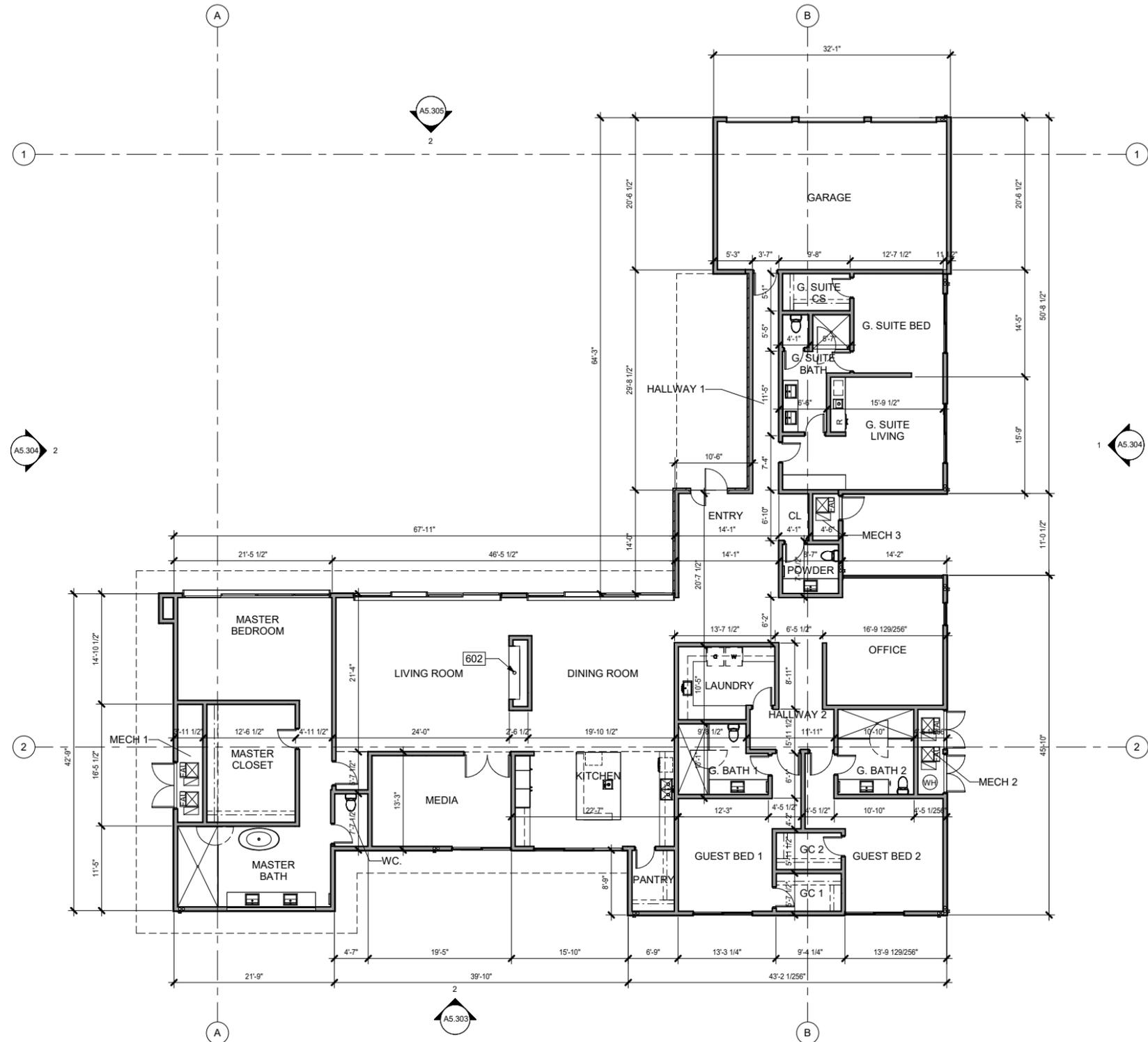
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SITE PLAN

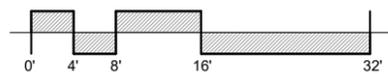
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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 5



PREST | VUKSIC | GREENWOOD
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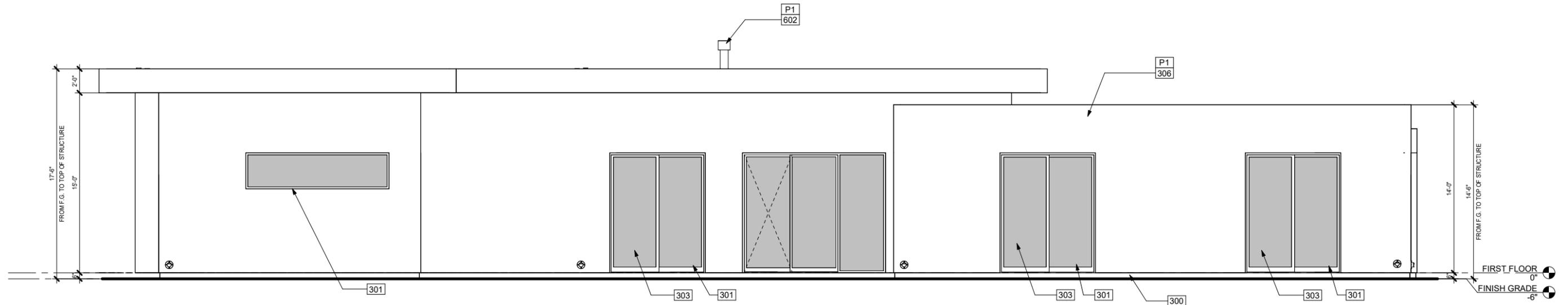
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FLOOR PLAN

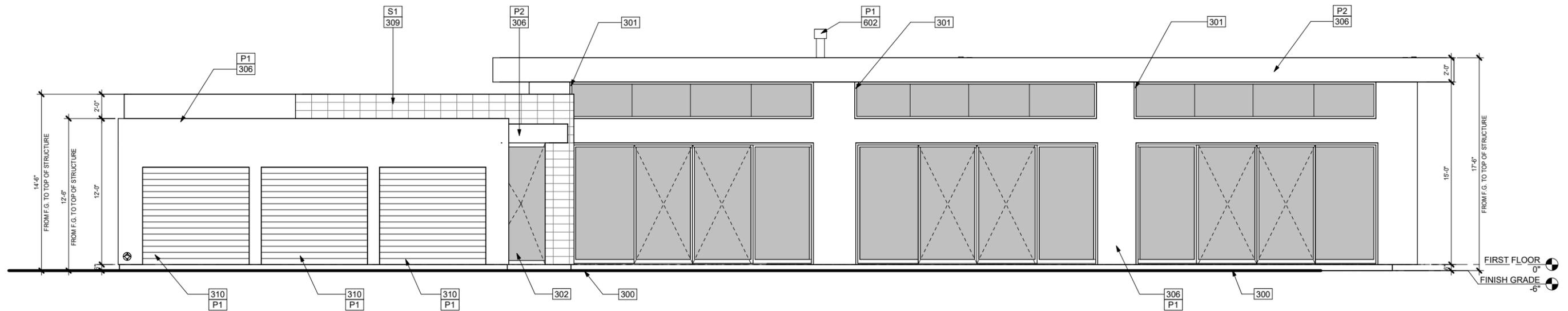
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1 EAST ELEVATION
1/4" = 1'-0"

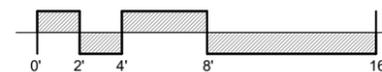


2 WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS. COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS. COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS. CSR TUNDRA GRAY

LINEA NORTH
LOT 5



PREST | VUKSIC | GREENWOOD
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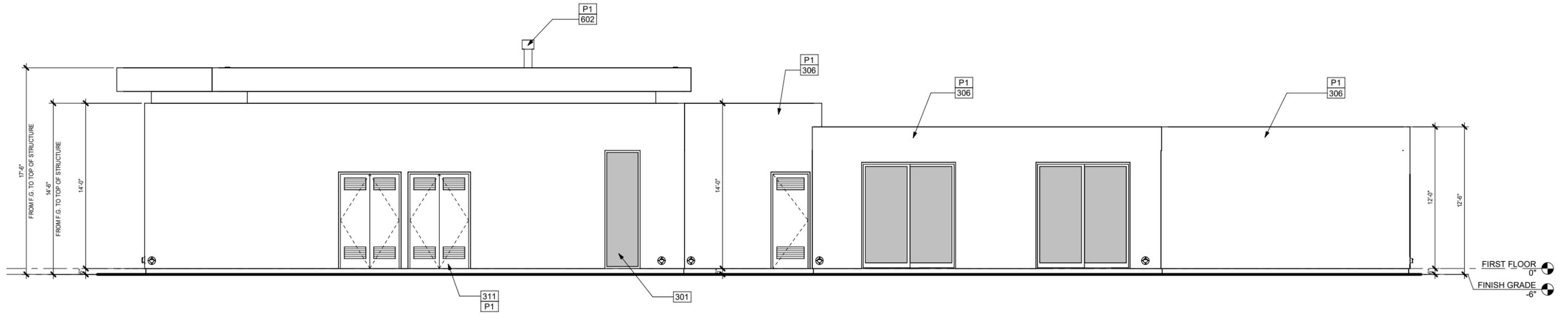
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EXTERIOR
ELEVATIONS

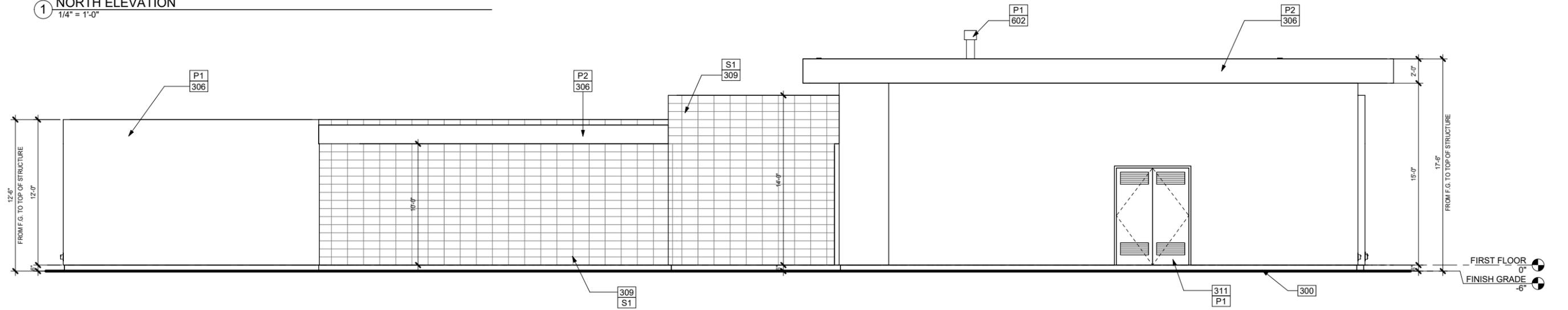
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1 NORTH ELEVATION
1/4" = 1'-0"

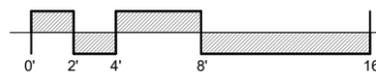


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH LOT 5



PREST | VUKSIC | GREENWOOD
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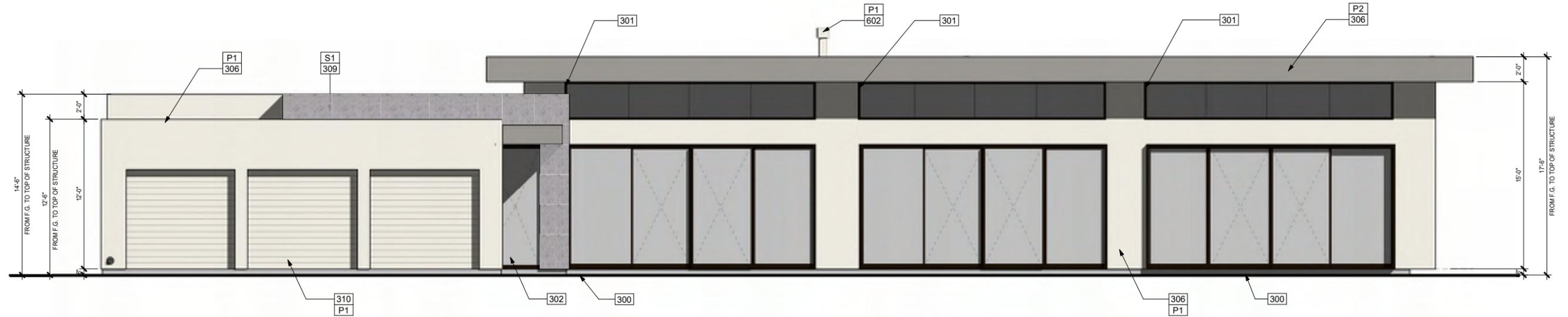
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EXTERIOR ELEVATIONS

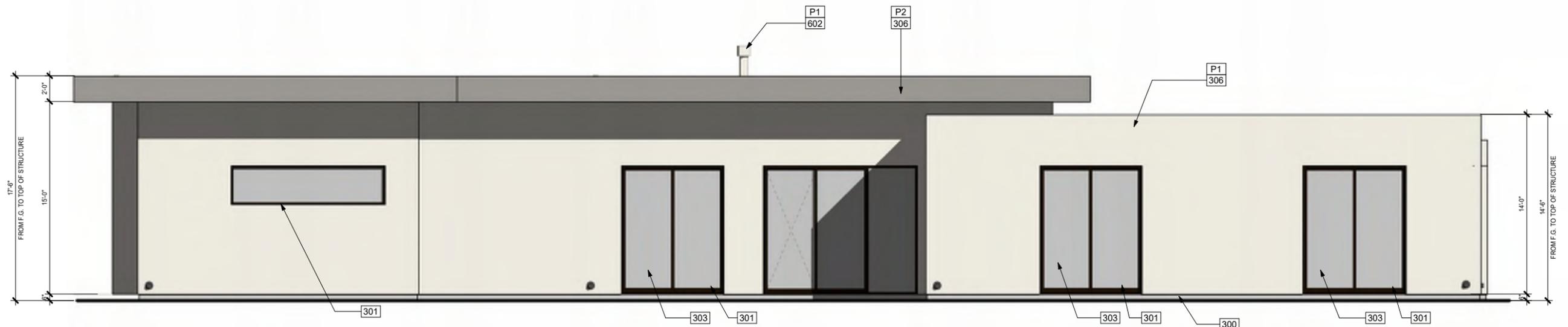
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1 WEST ELEVATION
1/4" = 1'-0"



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

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

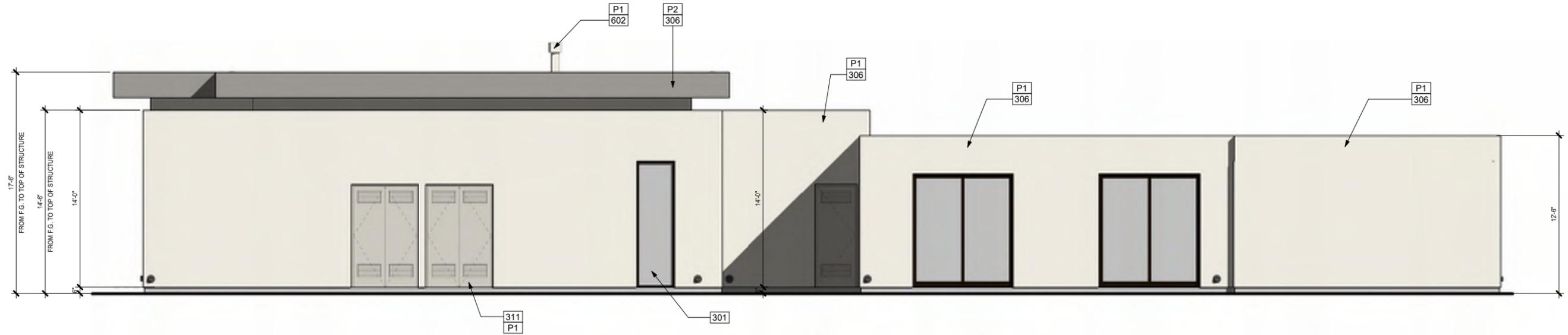
LINEA NORTH
LOT 5



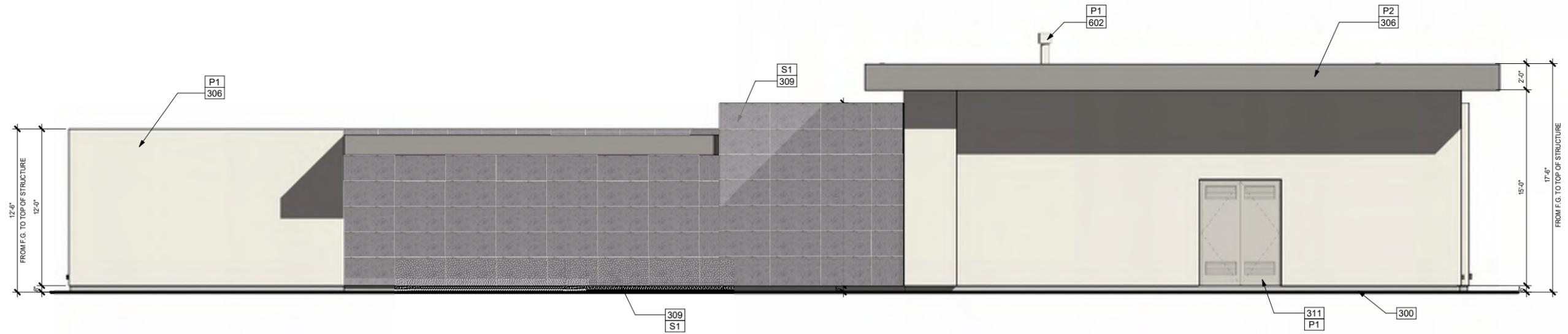
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COLORED ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: A5.303

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



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

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P2	MFR: SHERWIN-WILLIAMS, COLOR: SW7673 PEWTER CAST

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH
LOT 5



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COLORED
ELEVATIONS

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

Sheet: A5.304

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LINEA NORTH
LOT 5

LINEA NORTH
LOT 5



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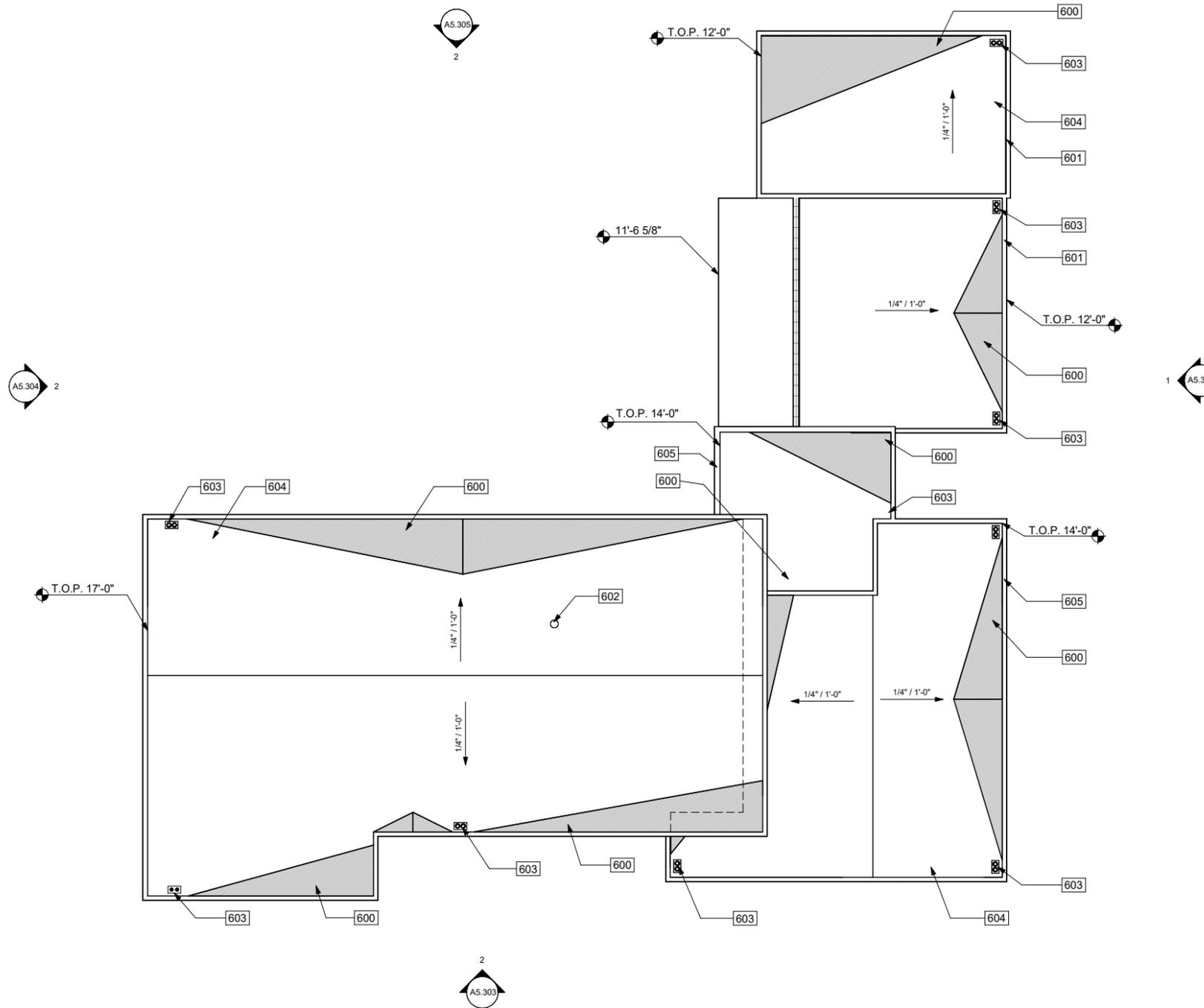
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EXTERIOR ELEVATION
FRONT - COLOR

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

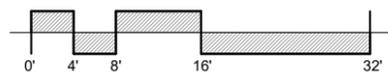
Sheet: **A5.305**

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KEYNOTES	
NO.	DESCRIPTION
600	CRICKET, TYPICAL
601	ROOF PARAPET 12' FROM FINISH FLOOR, TYP.
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN, F-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 5



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ROOF PLAN

Scale: 1/8" = 1'-0"
Sheet: **A5.401**

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1 3D PERSPECTIVE

LINEA NORTH
LOT 5



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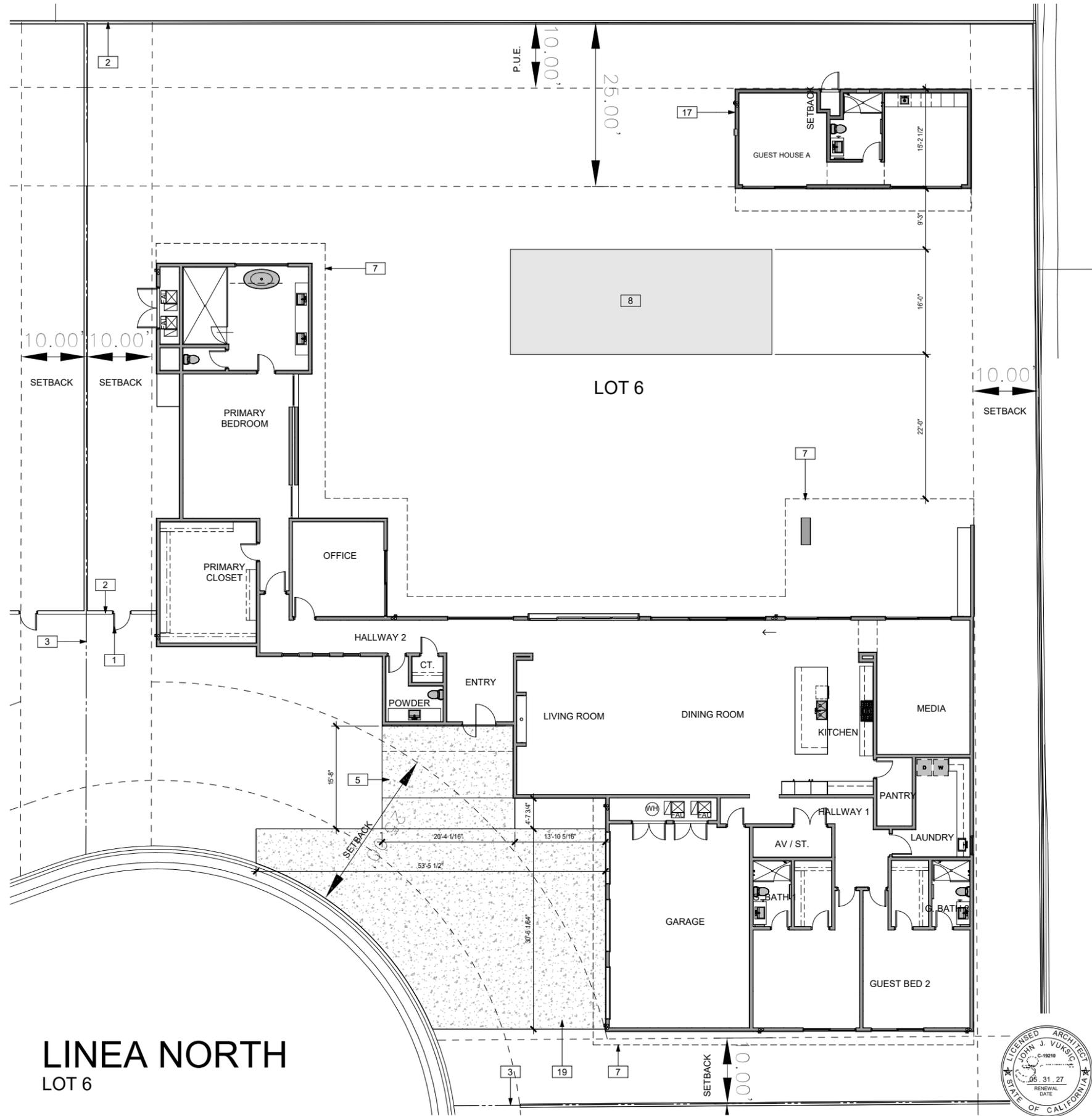
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3D VIEWS

Scale:
Sheet:

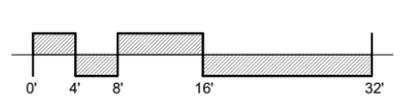
A5.501

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LINEA NORTH
LOT 6

KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
17	GUEST HOUSE
19	CONCRETE

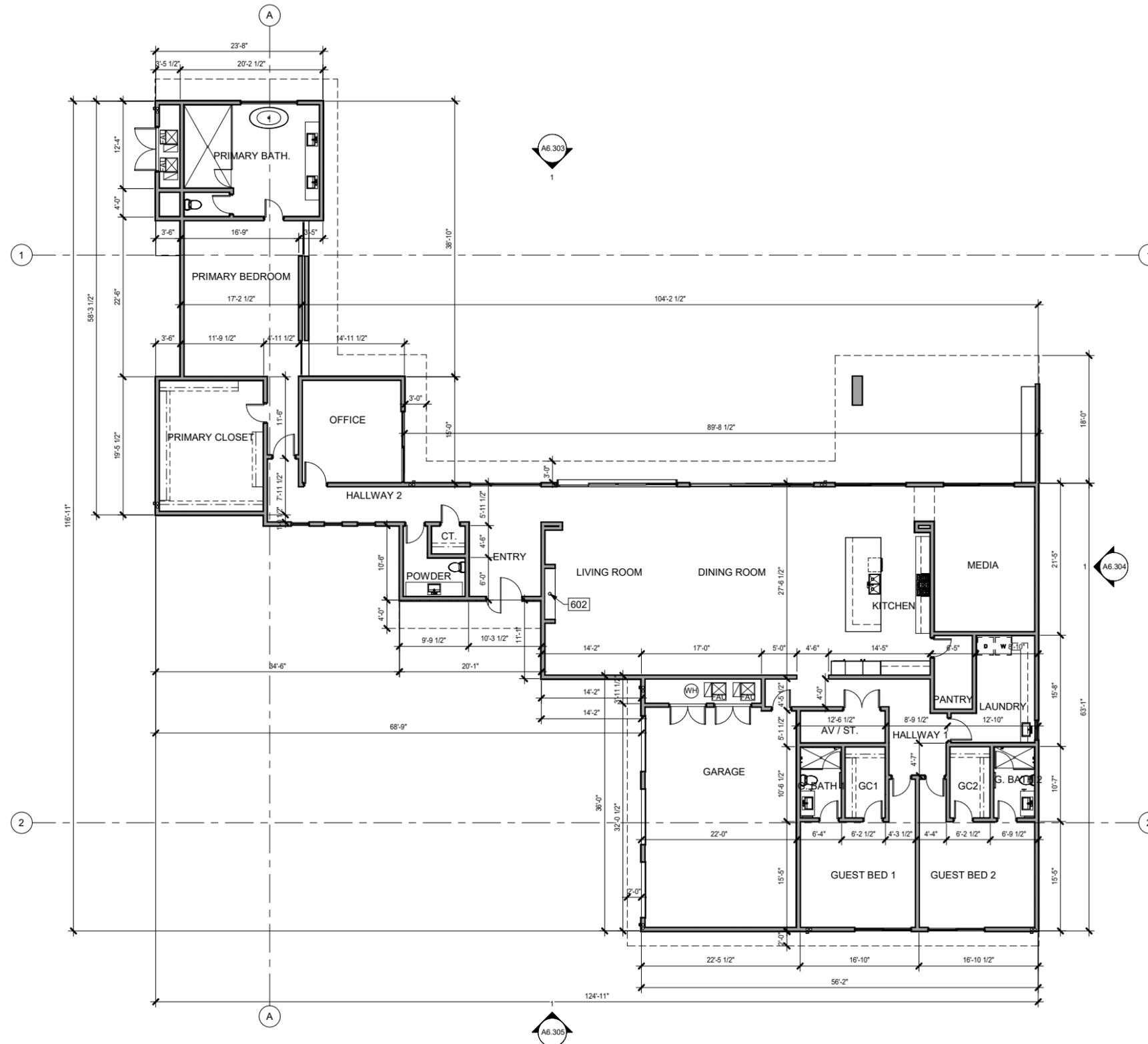


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SITE PLAN

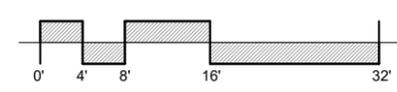
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Sheet: A6.101

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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 6

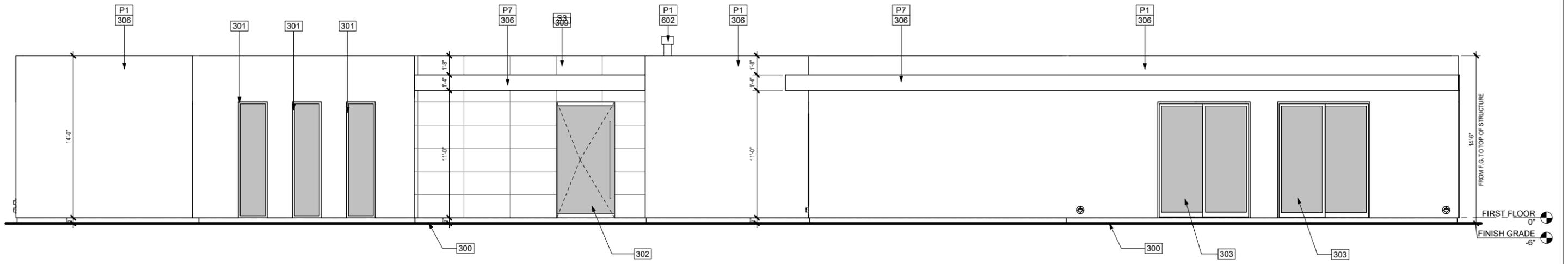


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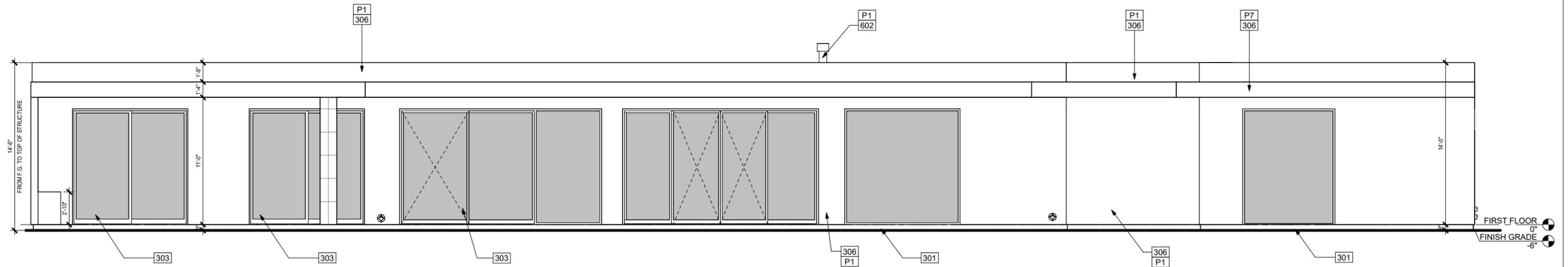
FLOOR PLAN

Scale: 1/8" = 1'-0"
Sheet: **A6.201**

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① EAST ELEVATION
1/4" = 1'-0"

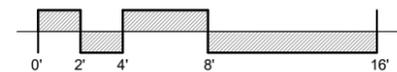


② WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSJANS, JURA GREY

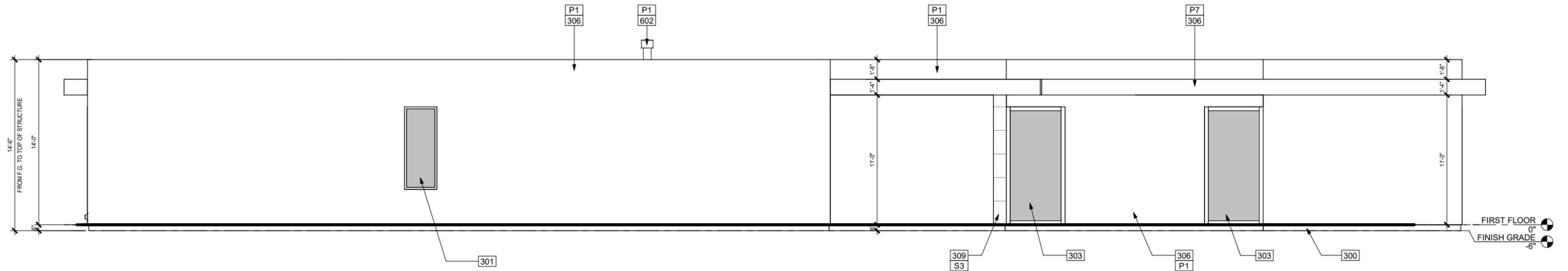
LINEA NORTH
LOT 6



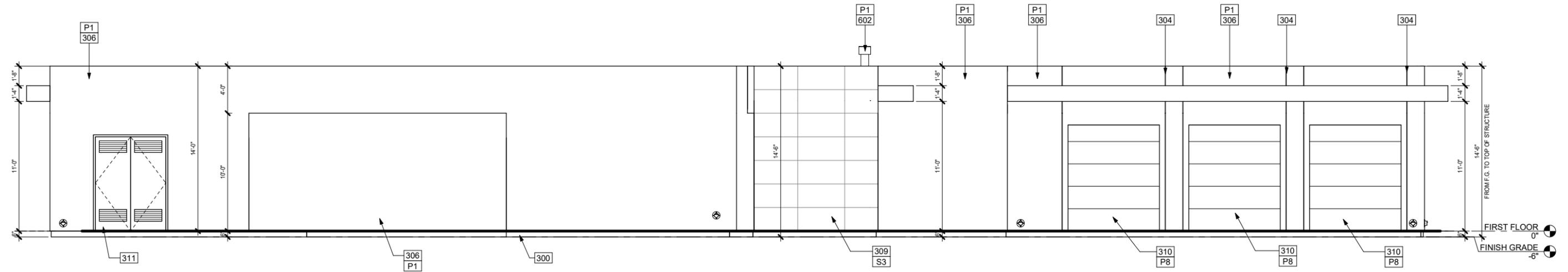
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EXTERIOR
ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: A6.301

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

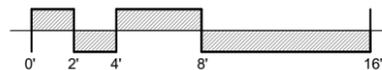


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALLY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH LOT 6



PREST | VUKSIC | GREENWOOD
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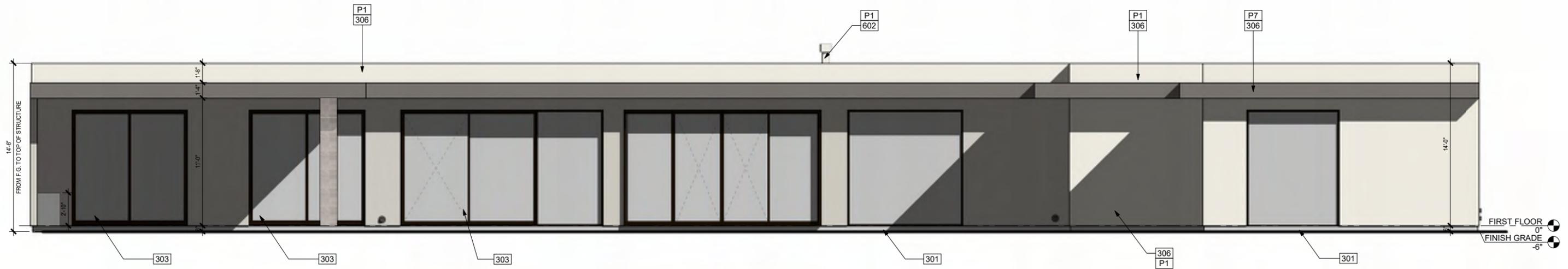
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EXTERIOR ELEVATIONS

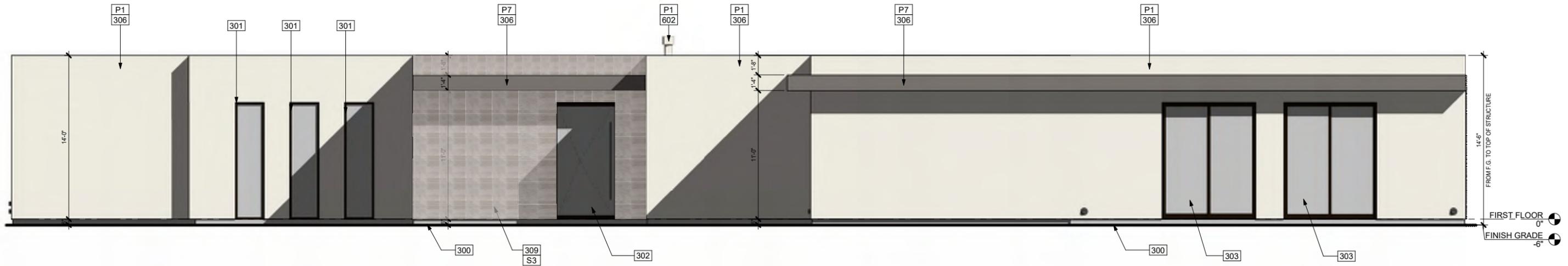
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Sheet: **A6.302**

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225007



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



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

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
602	FIREPLACE VENT
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 6



PREST | VUKSIC | GREENWOOD
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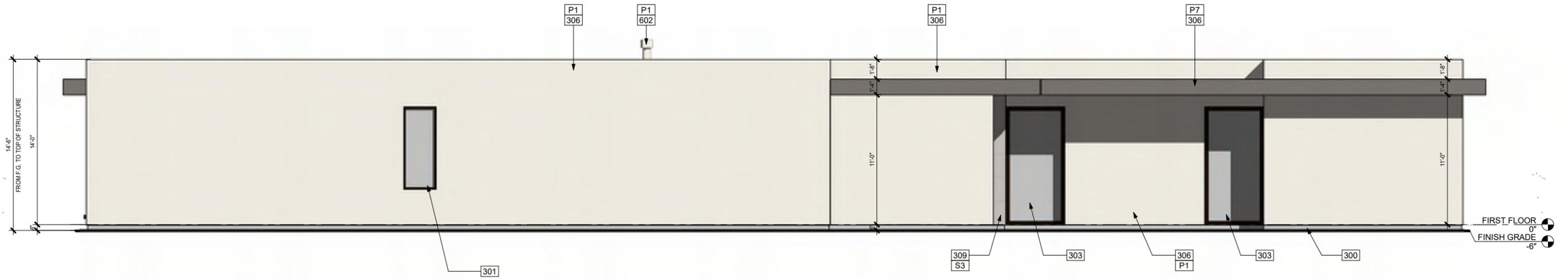
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COLORED
ELEVATIONS

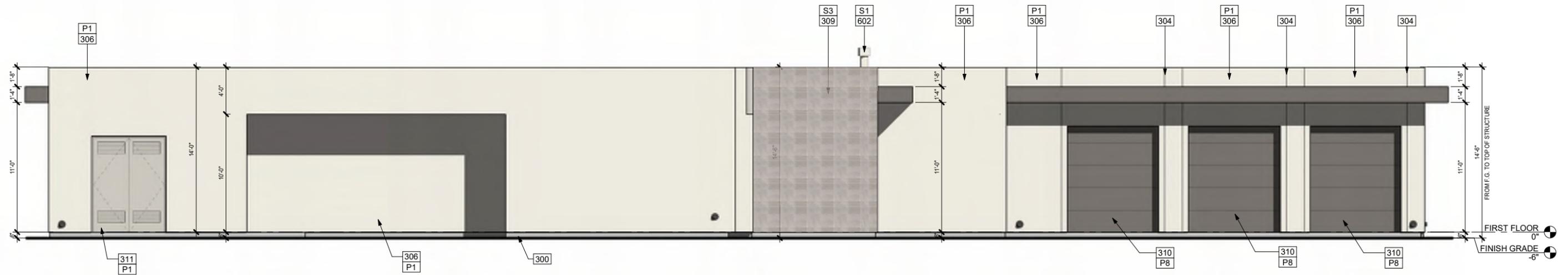
Scale: 1/4" = 1'-0"

Sheet: A6.303

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



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

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P7	MFR: SHERWIN-WILLIAMS, COLOR: SW7019 GAUNTLET GRAY
P8	MFR: SHERWIN-WILLIAMS, COLOR: SW7017 DORIAN GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALLY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
602	FIREPLACE VENT
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY
S3	STONE, MFR: BEDROSIANS, JURA GREY

LINEA NORTH
LOT 6



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COLORED
ELEVATIONS

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

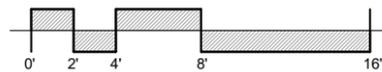
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LINEA NORTH
LOT 6

LINEA NORTH
LOT 6



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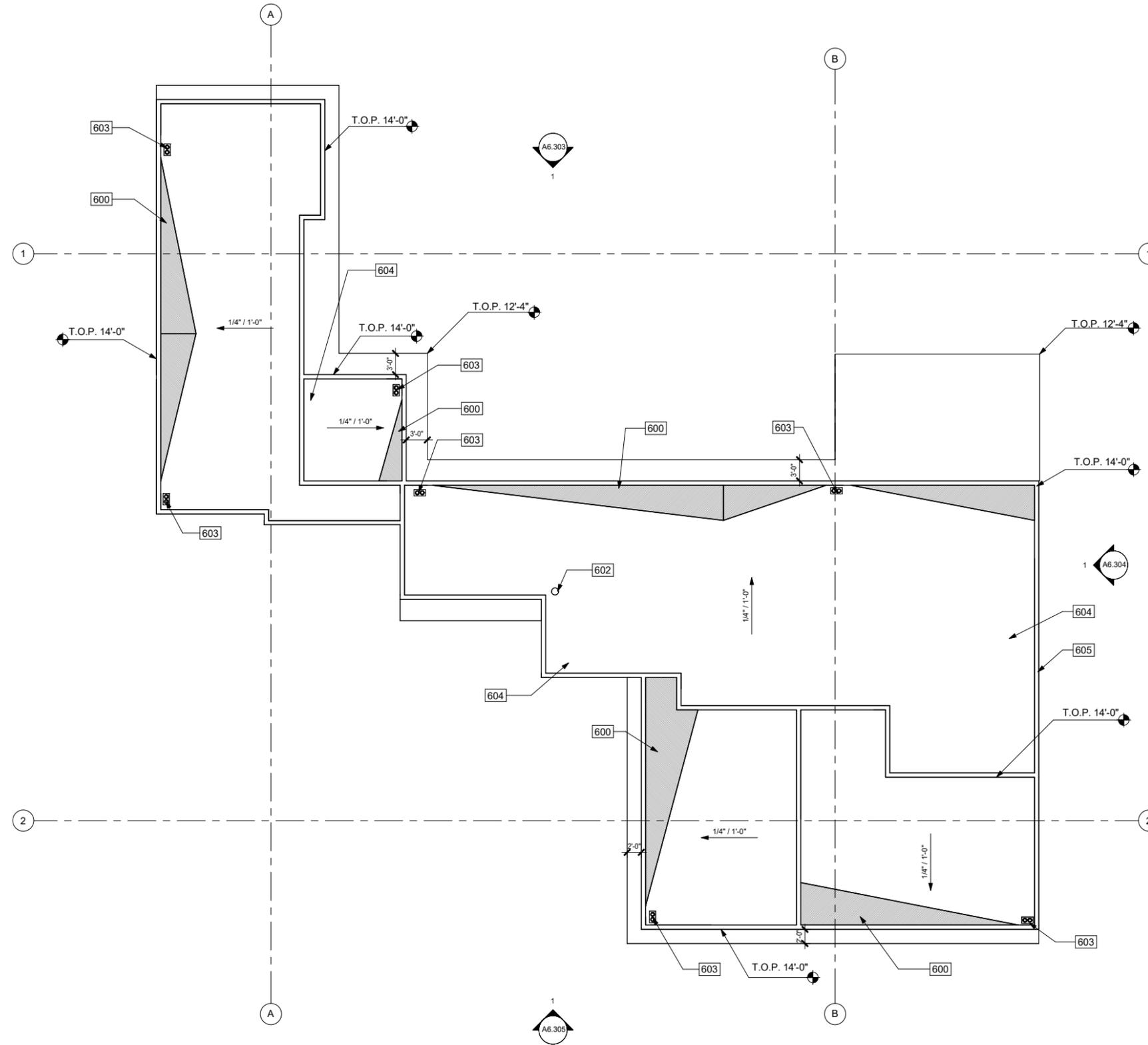
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EXTERIOR ELEVATION
FRONT - COLOR

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

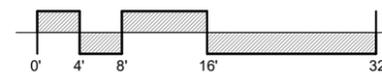
Sheet: **A6.305**

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KEYNOTES	
NO.	DESCRIPTION
600	CRICKET, TYPICAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN. h-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE:5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 6



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ROOF PLAN

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

Sheet: **A6.401**

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① 3D PERSPECTIVE

LINEA NORTH
LOT 6



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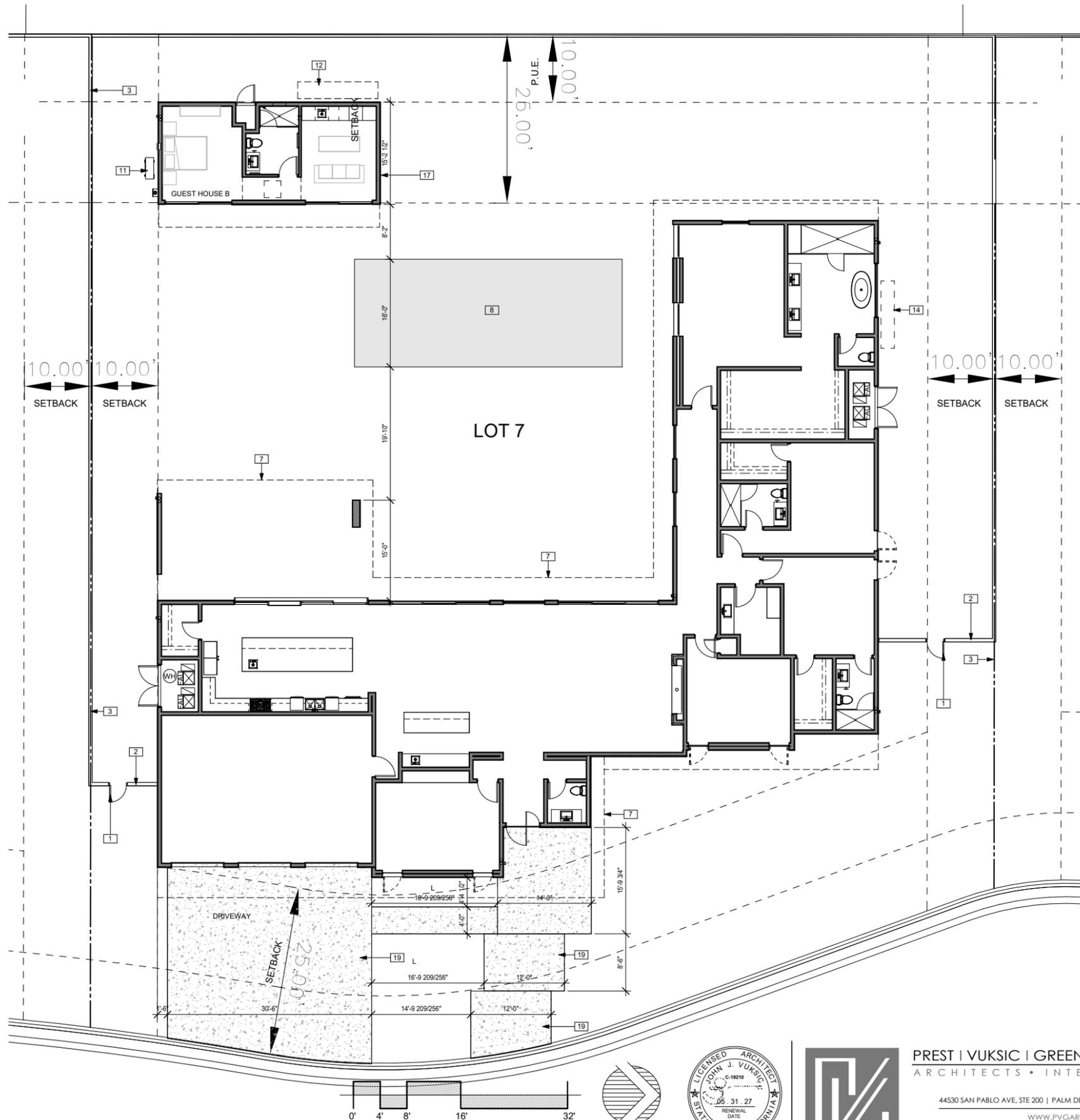
3D VIEWS

Scale:

Sheet:

A6.501

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LOT 8

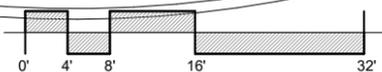
LOT 7

LOT 6

DRIVEWAY
SETBACK
25.00'

KEYNOTES	
NO.	DESCRIPTION
1	GATE. HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
7	LINE OF ROOF OVERHANG
8	POOL
11	CONDENSER
12	POOL EQUIPMENT
14	UTILITIES
17	GUEST HOUSE
19	CONCRETE

LINEA NORTH
LOT 7



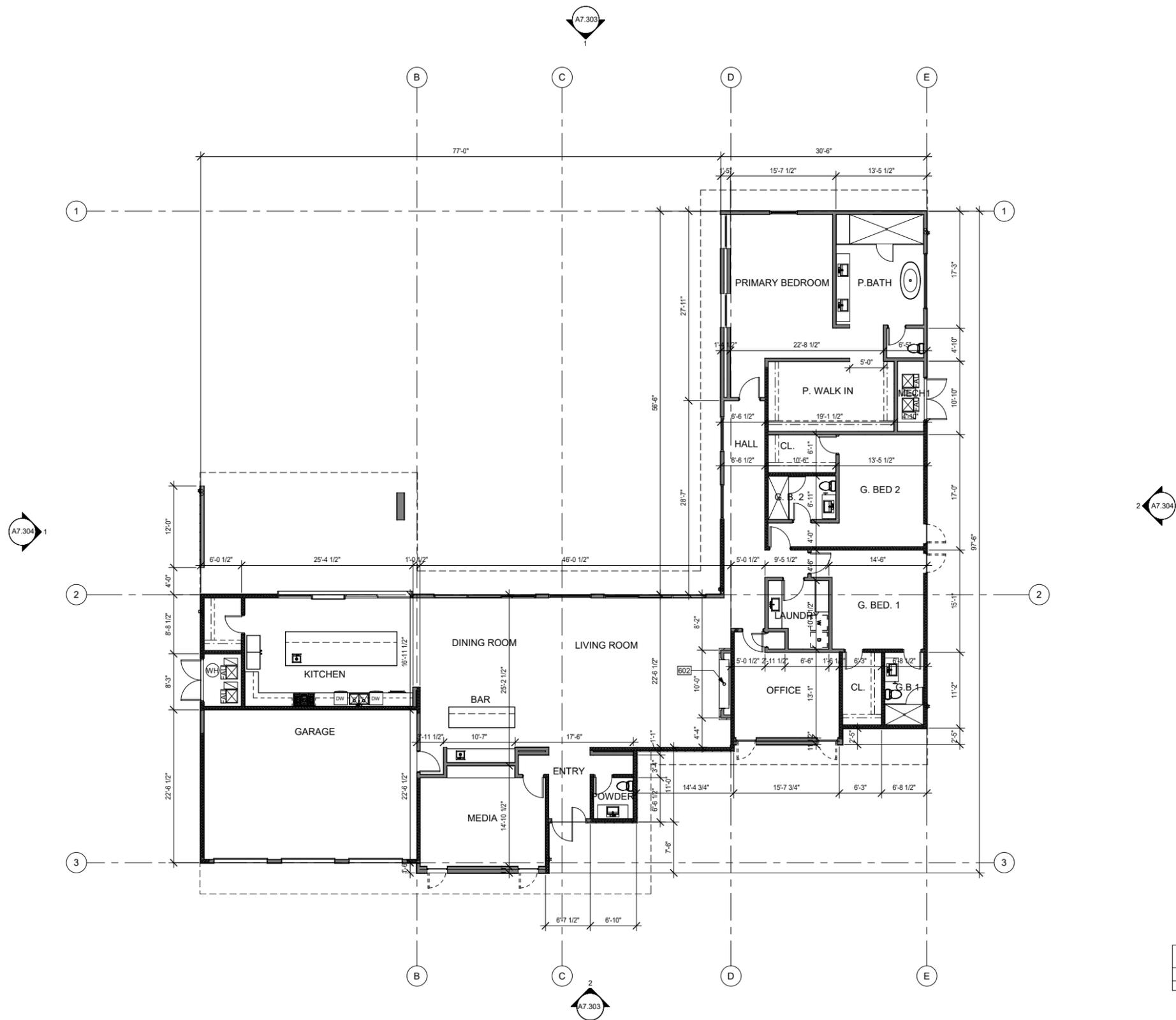
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SITE PLAN

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

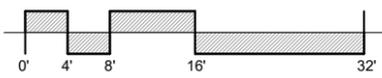
Sheet: **A7.101**

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KEYNOTES	
NO.	DESCRIPTION
602	FIREPLACE VENT

LINEA NORTH
LOT 7

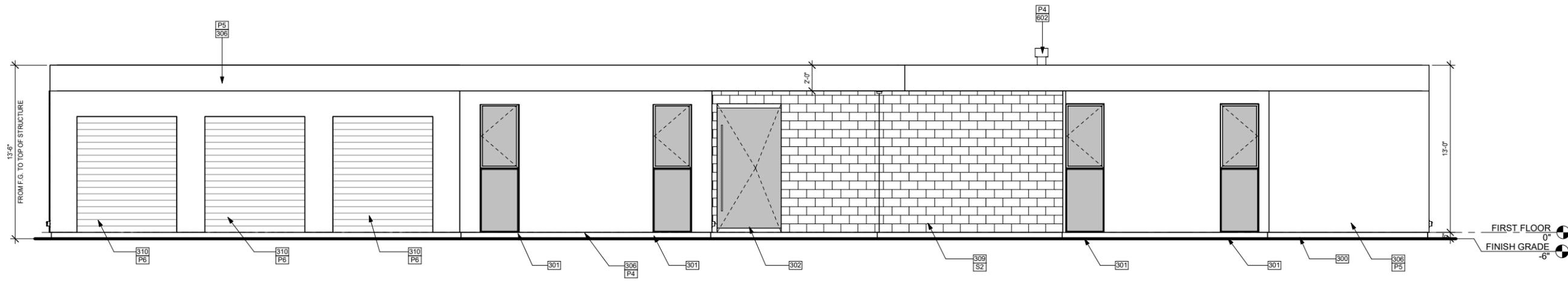


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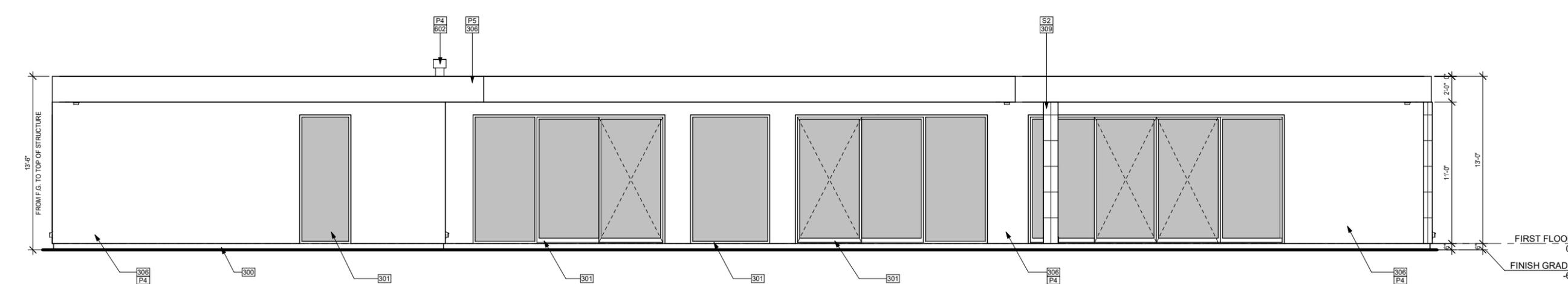
FLOOR PLAN

Scale: 1/8" = 1'-0"
Sheet: **A7.201**

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① EAST ELEVATION
1/4" = 1'-0"

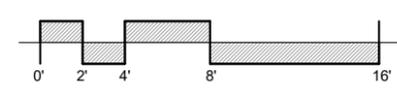


② WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY
P6	MFR: SHERWIN-WILLIAMS, COLOR: SW7043 WORDLY GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7



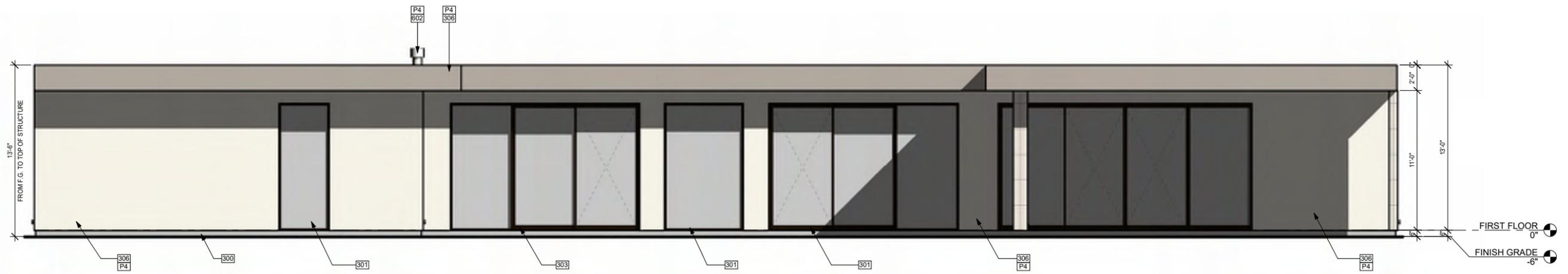
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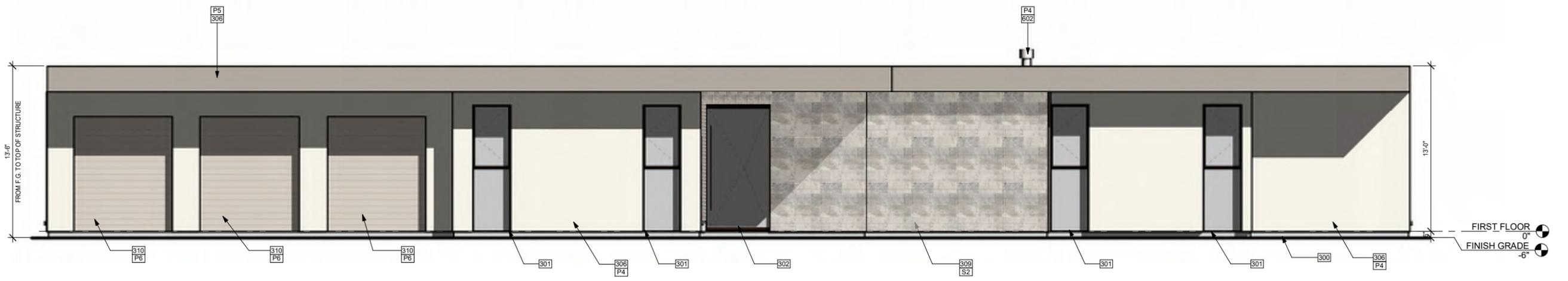
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: **A7.301**

11/18/2025
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① WEST ELEVATION COLORED
1/4" = 1'-0"



② EAST ELEVATION COLORED
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY
P6	MFR: SHERWIN-WILLIAMS, COLOR: SW7043 WORDLY GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
302	ENTRY DOOR W/ SIDELITE TO BE FIBERGLASS SWING OR PIVOT
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
310	POLYURETHANE INSULATED GARAGE DOOR, PAINTED
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7



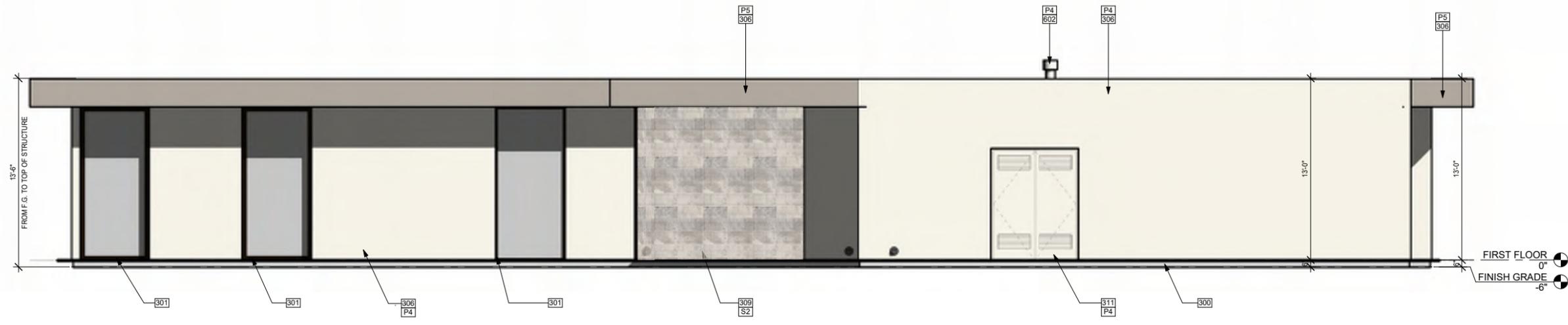
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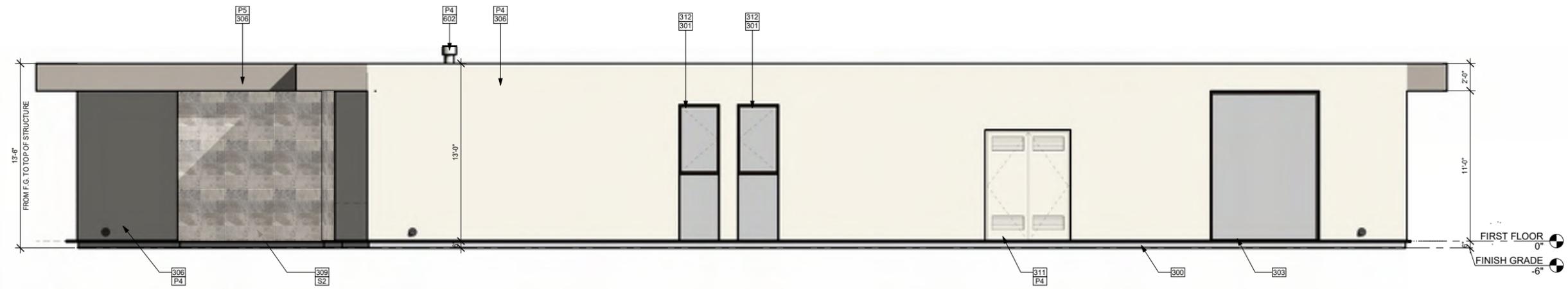
COLORED ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: **A7.303**

11/18/2025
225007



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



② NORTH ELEVATION COLORED
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P5	MFR: SHERWIN-WILLIAMS, COLOR: SW7024 FUNCTIONAL GRAY

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
301	WINDOW FRAME IN CLEAR OR DARK BRONZE ANODIZED ALUMINUM
303	THERMALLY BROKEN SLIDING GLASS DOORS
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
311	VENTED MECHANICAL DOOR TO MATCH EXTERIOR WALLS
312	EGRESS WINDOW
602	FIREPLACE VENT
S2	STONE, MFR: BEDROSIANS, SILVER CREAM TRAVERTINE

LINEA NORTH
LOT 7



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COLORED ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: A7.304

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LINEA NORTH
LOT 7

LINEA NORTH
LOT 7



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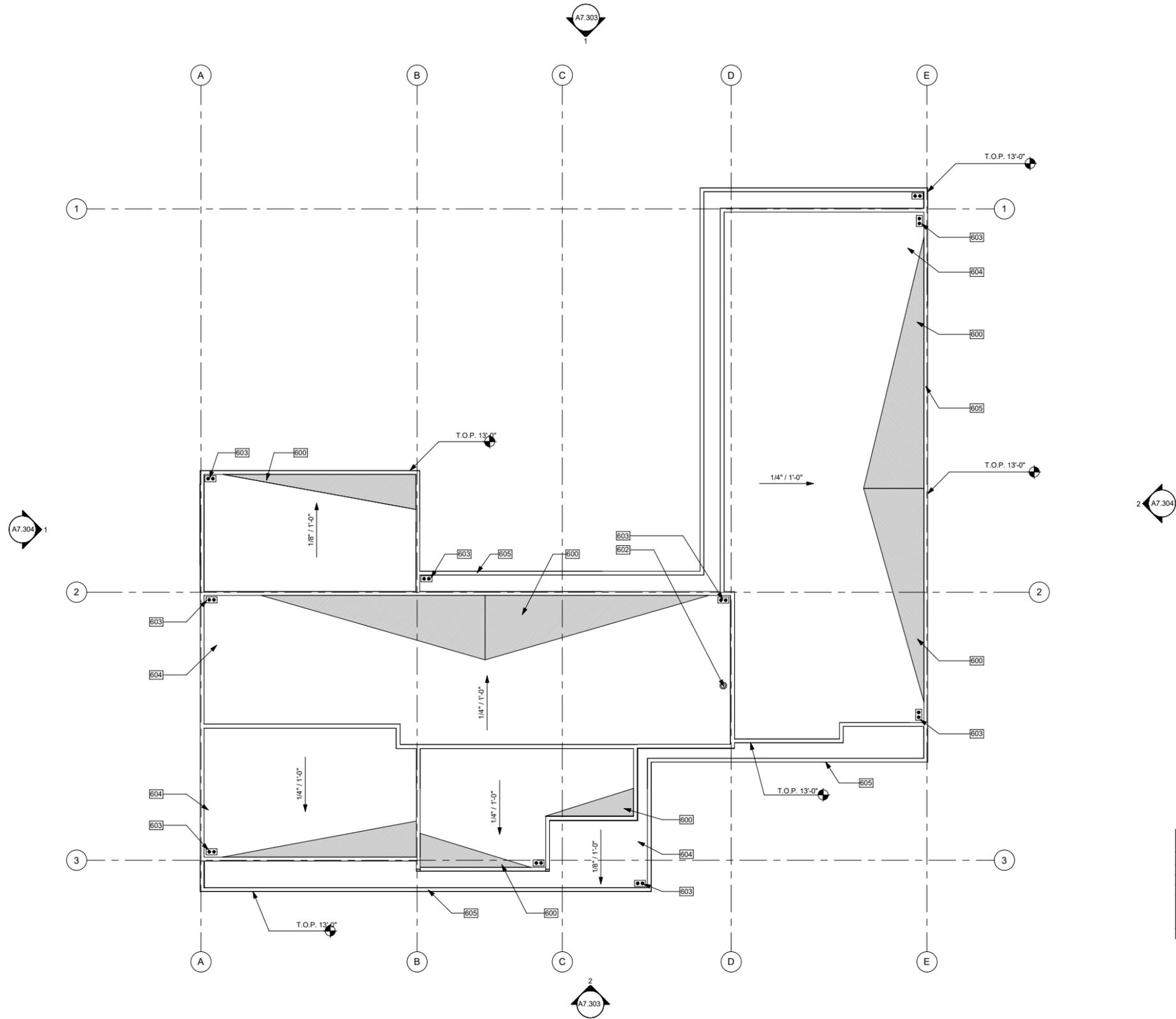
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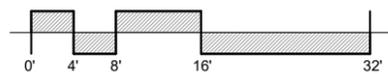
EXTERIOR
ELEVATIONS FRONT -
COLOR
Scale: 1/4" = 1'-0"
Sheet: **A7.305**

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KEYNOTES	
NO.	DESCRIPTION
600	CRICKET, TYPICAL
602	FIREPLACE VENT
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)
604	45 MIL FIBERTITE-SM MEMBRAN, N-SHIELD CG HUNTER PANELS ENERGY SMART POLYISO INSULATION BOARD (R-VALUE 5.7). ROOF ASSEMBLY TO HAVE CLASS "A" FIRE RATING.
605	ROOF PARAPET, TYP (SEE ELEVATIONS FOR HEIGHT).

LINEA NORTH
LOT 7



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ROOF PLAN

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

Sheet: **A7.401**

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② 3D PERSPECTIVE

LINEA NORTH
LOT 7



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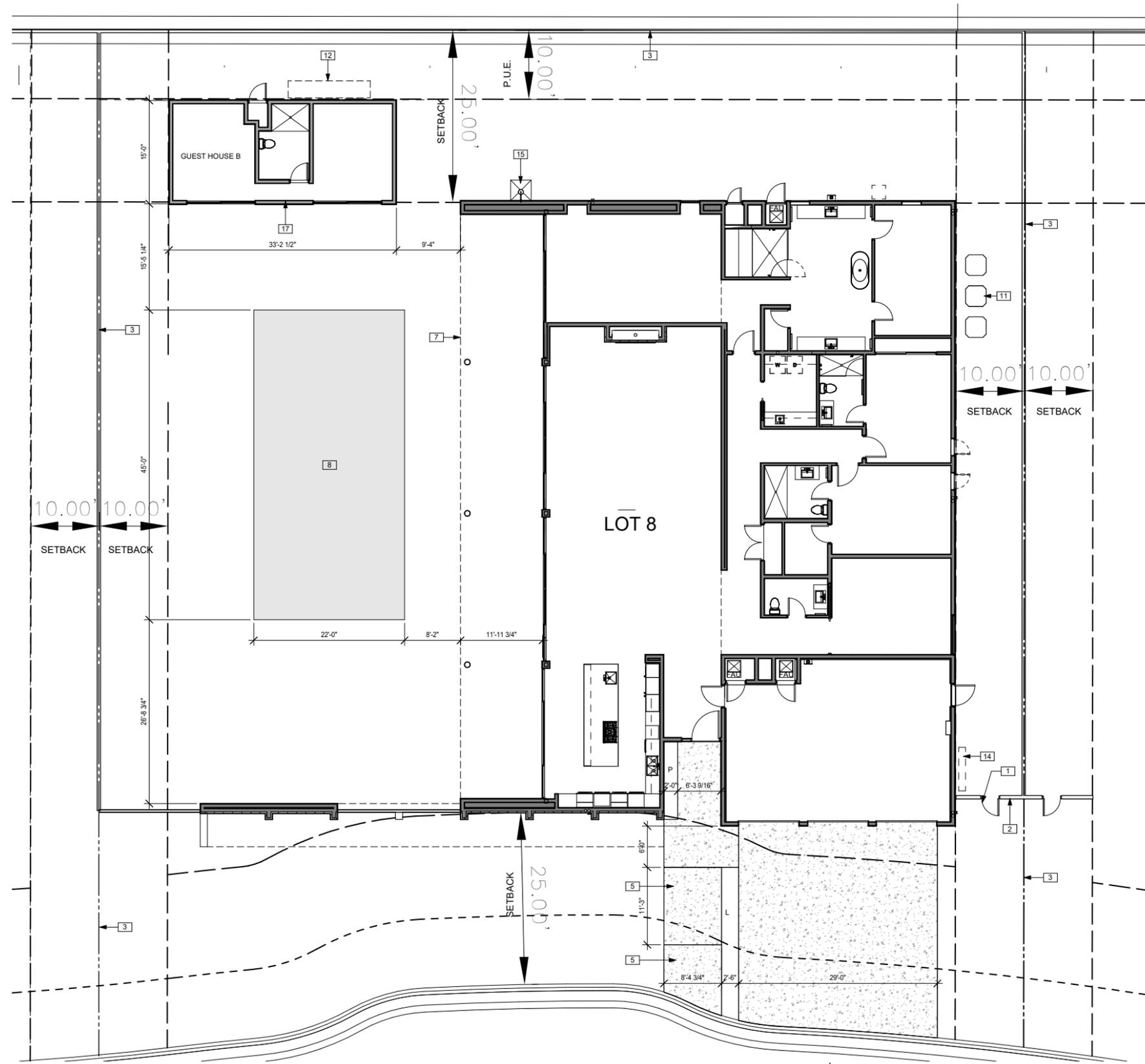
3D VIEWS

Scale:

Sheet:

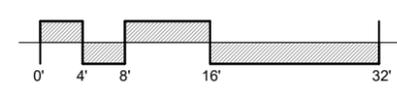
A7.501

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KEYNOTES	
NO.	DESCRIPTION
1	GATE: HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6" FROM FINISH GRADE
3	PROPERTY LINE
5	CONCRETE STAIRS / LANDING
7	LINE OF ROOF OVERHANG
8	POOL
11	CONDENSER
12	POOL EQUIPMENT
14	UTILITIES
15	OUTDOOR SHOWER
17	GUEST HOUSE

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA

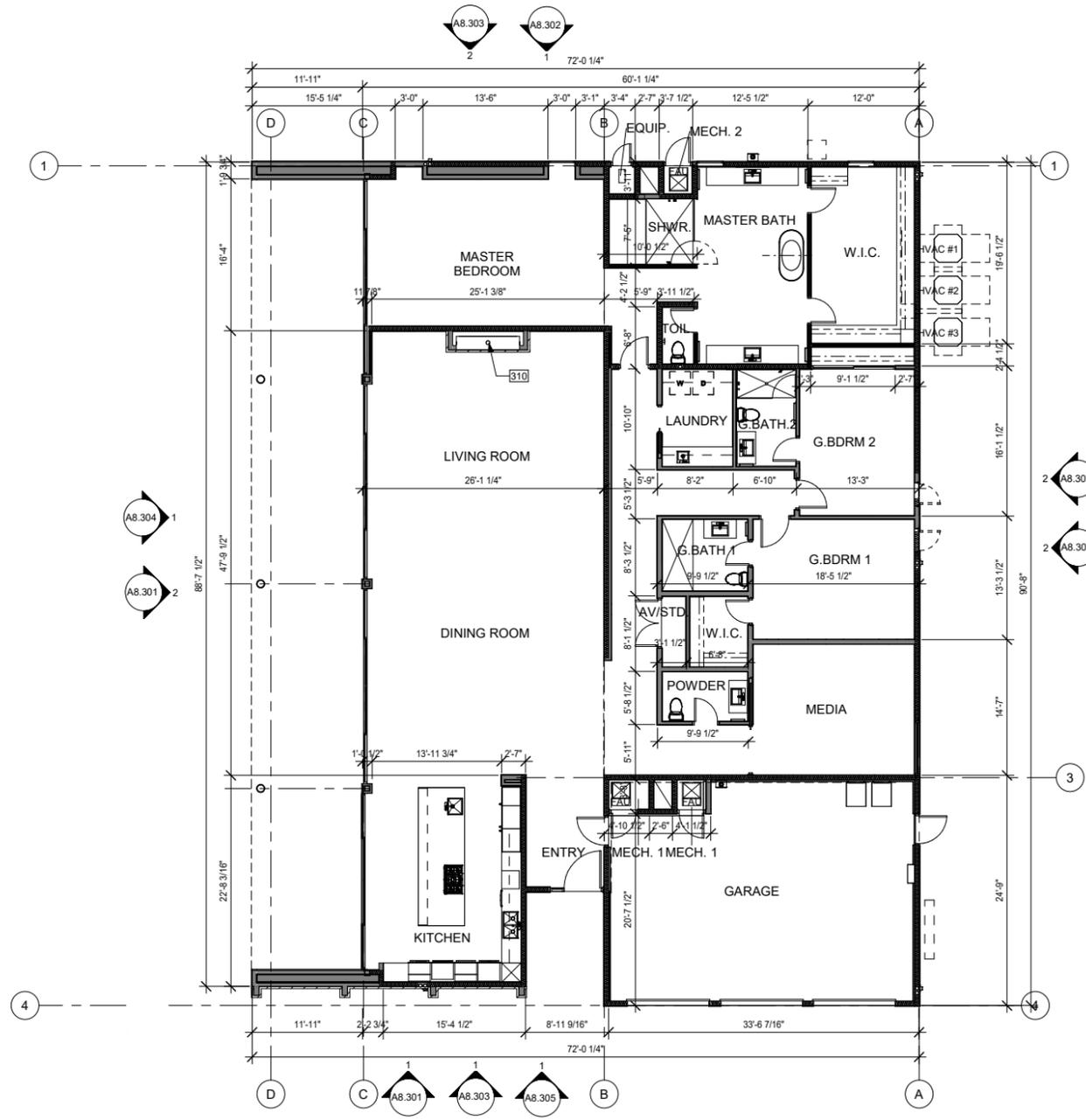


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SITE PLAN

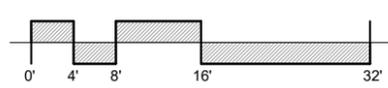
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Sheet: **A8.101**

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KEYNOTES	
NO.	DESCRIPTION
310	FIREPLACE VENT

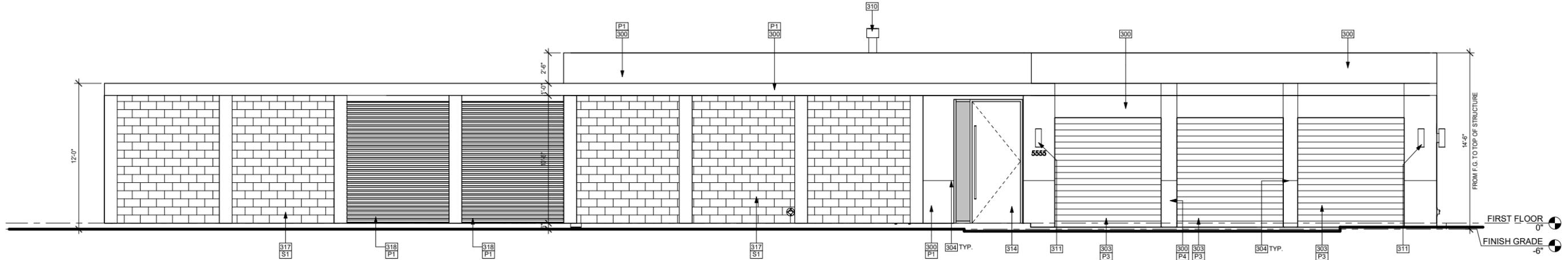
LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



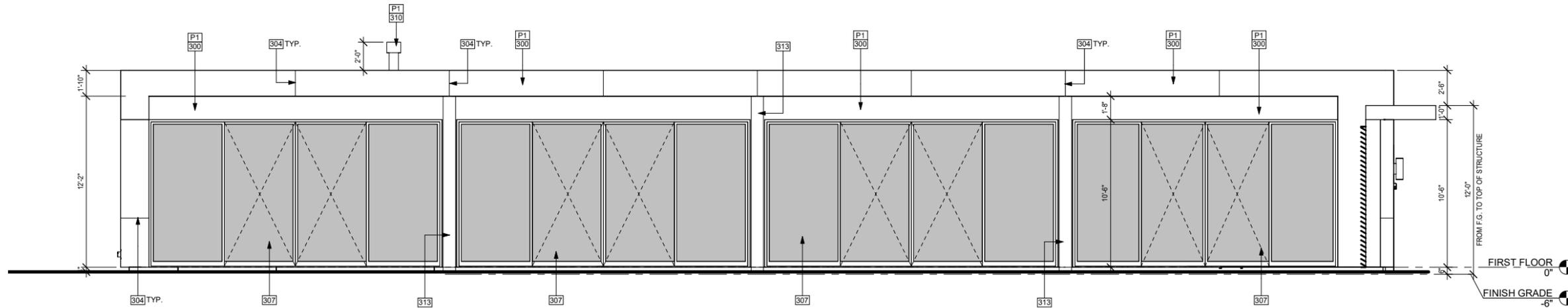
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FLOOR PLAN
Scale: 1/8" = 1'-0"
Sheet: **A8.201**

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

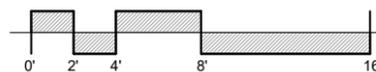


2 SOUTH ELEVATION
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
307	SLIDING GLASS DOOR
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



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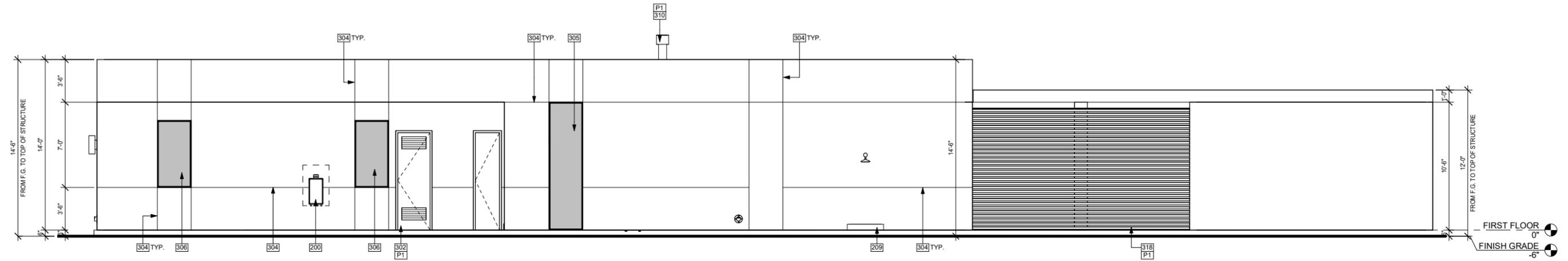
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EXTERIOR
ELEVATIONS

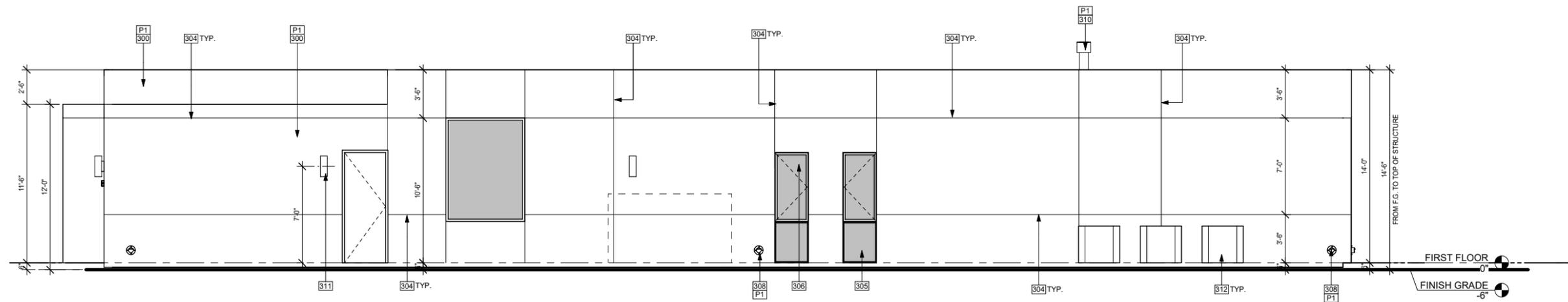
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Sheet: A8.301

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

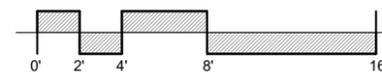


2 NORTH ELEVATION
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR. SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
209	OUTDOOR SHOWER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
312	HVAC CONDENSER ON CONC. PAD, SEE MECHANICAL
318	PAINTED STEEL LOUVERS

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



PREST | VUKSIC | GREENWOOD
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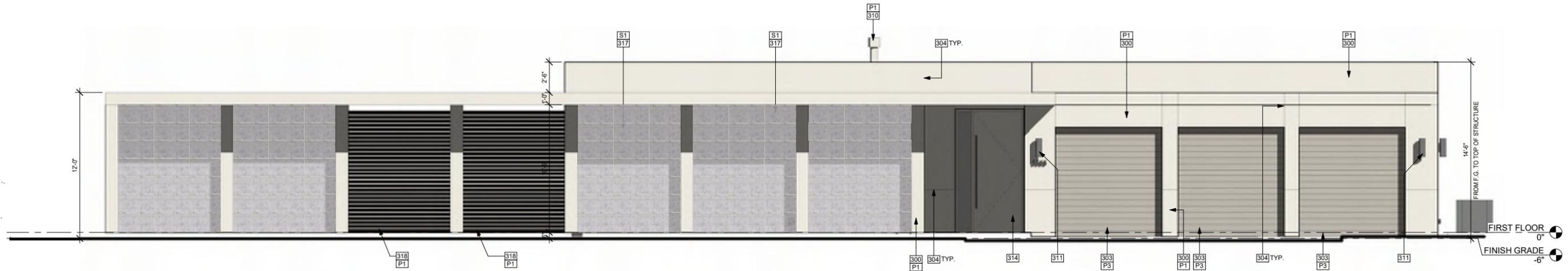
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EXTERIOR ELEVATION

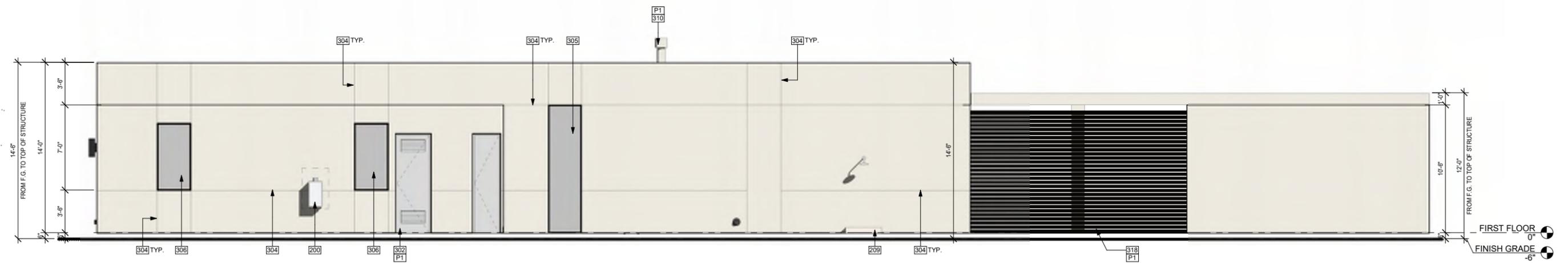
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Sheet: A8.302

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① EAST ELEVATION COLORED
1/4" = 1'-0"



② WEST ELEVATION COLORED
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY
P3	MFR: SHERWIN-WILLIAMS, COLOR: SW7016 MINDFUL GRAY

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
209	OUTDOOR SHOWER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS; CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S1	STONE, MFR: BEDROSIANS, CSR TUNDRA GRAY

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



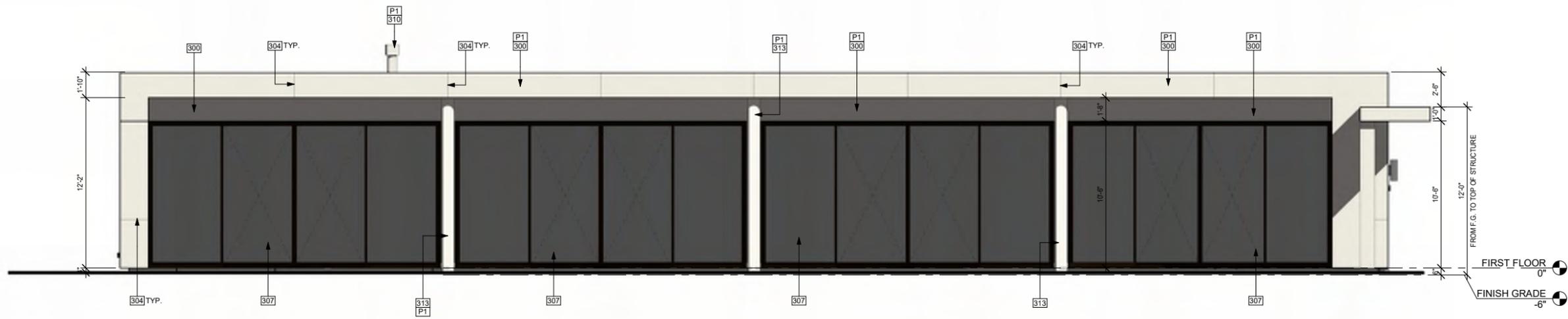
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COLORED ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: **A8.303**

NOVEMBER 22 2007



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



② NORTH ELEVATION COLORED
1/4" = 1'-0"

PAINT SCHEDULE	
NO.	DESCRIPTION
P1	MFR: SHERWIN-WILLIAMS, COLOR: SW7015 REPOSE GRAY

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE.
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
307	SLIDING GLASS DOOR
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
312	HVAC CONDENSER ON CONC. PAD, SEE MECHANICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



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COLORED ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: A8.304

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LINEA NORTH
LOT 8

LINEA NORTH - LOT 8
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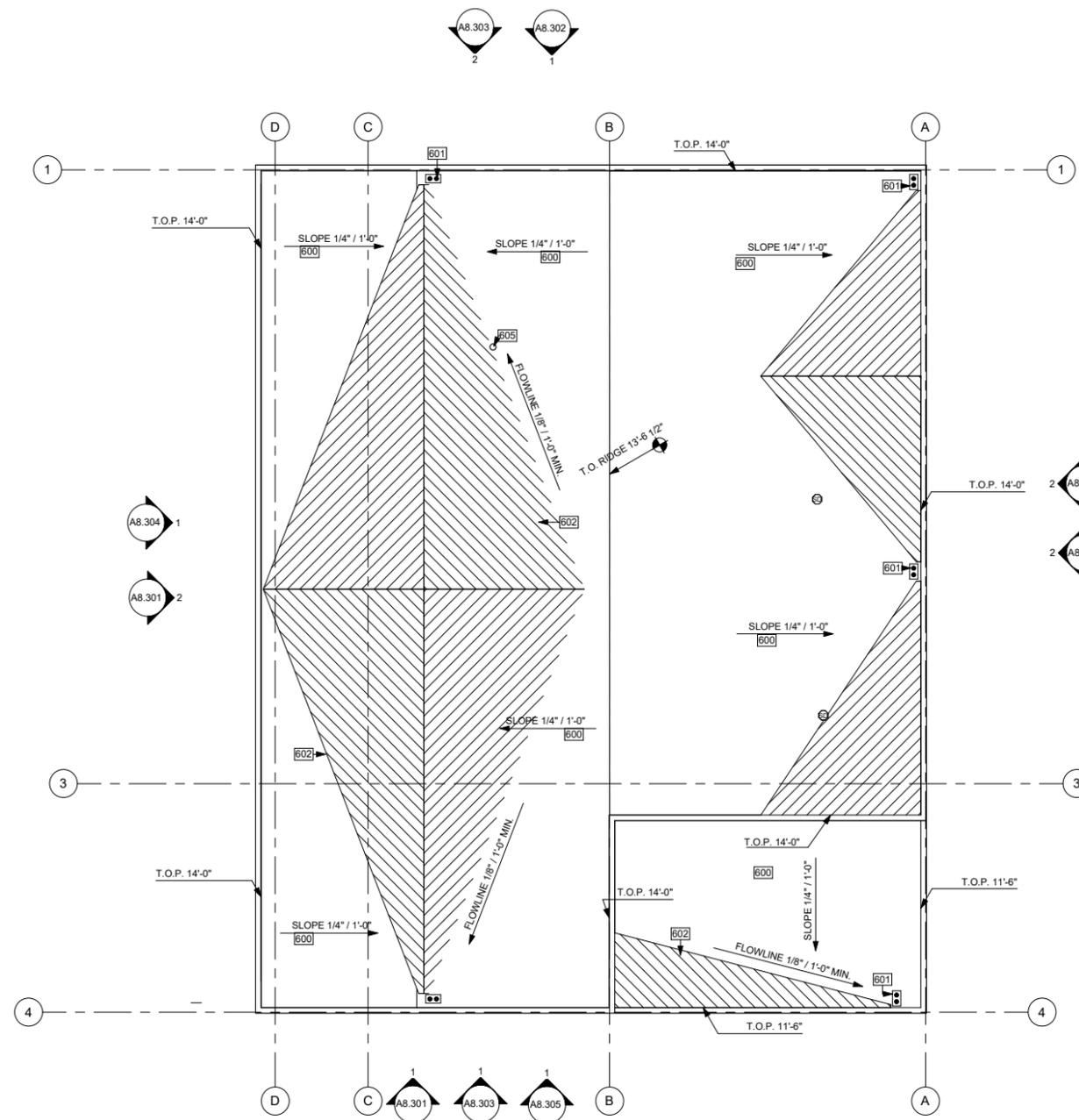
EXTERIOR ELEVATION
FRONT - COLOR

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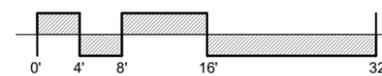
Sheet: **A8.305**

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LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



KEYNOTES	
NO.	DESCRIPTION
600	JOHNS MANSVILLE FOUR PLY, MINERAL SURFACED FIBERGLASS BUILT UP ROOF (4GNC) WITH WHITE COATING. COATING: FIELD APPLIED KARNAK CORPORATION 501 ELASTO-BRITE. SOLAR REFLECTANCE AT 0.77. THERMAL EMITTANCE AT 0.90. JOHNSMANVILLE UL# TGFU R-10167 KARNAK CORP. UL# TGFU R12199 ROOF ASSEMBLY SHALL HAVE A CLASS 1A FIRE RATING.
601	COMBINATION ROOF AND OVERFLOW DRAIN. OVERFLOW TO WALL. PROVIDE CONC. SPLASH BLOCK AS REQ'D. DRAIN TO DAYLIGHT TO CURB, REFER TO PLUMBING AND CIVIL.
602	2X CRICKET
605	DIRECT VENT



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ROOF PLAN

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

Sheet: **A8.401**

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① 3D View 1

LINEA NORTH - LOT 8
RANCHO MIRAGE, CALIFORNIA



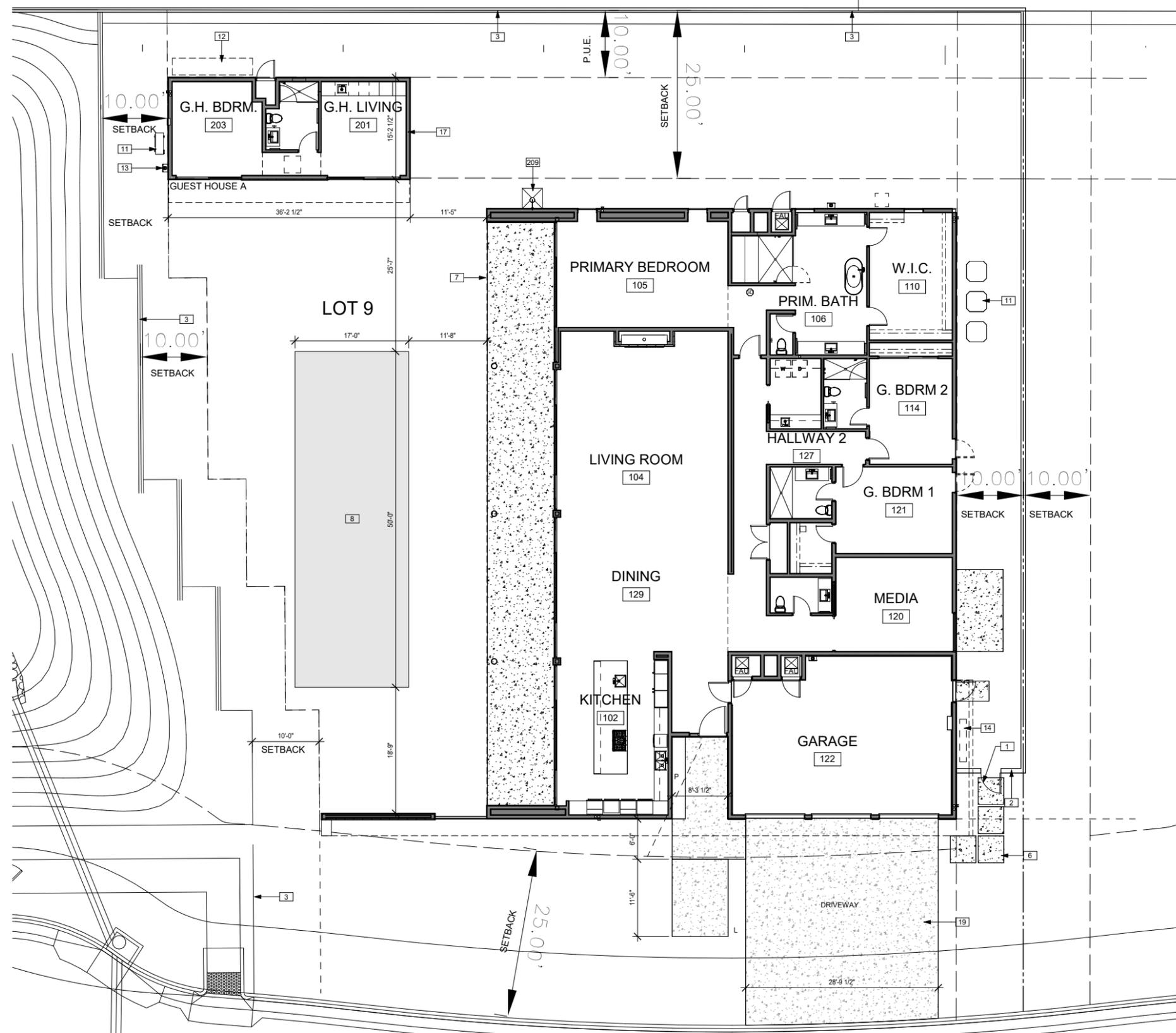
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3D VIEWS

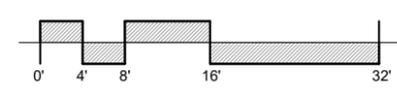
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Sheet: **A8.501**

NOVEMBER
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KEYNOTES	
NO.	DESCRIPTION
1	GATE HEIGHT TO MATCH SITE WALLS
2	SITE WALLS 6' FROM FINISH GRADE
3	PROPERTY LINE
6	STEPPING STONES
7	LINE OF ROOF OVERHANG
8	POOL
11	CONDENSER
12	POOL EQUIPMENT
13	TANKLESS WATER HEATER
14	UTILITIES
17	GUEST HOUSE
19	CONCRETE
209	OUTDOOR SHOWER

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



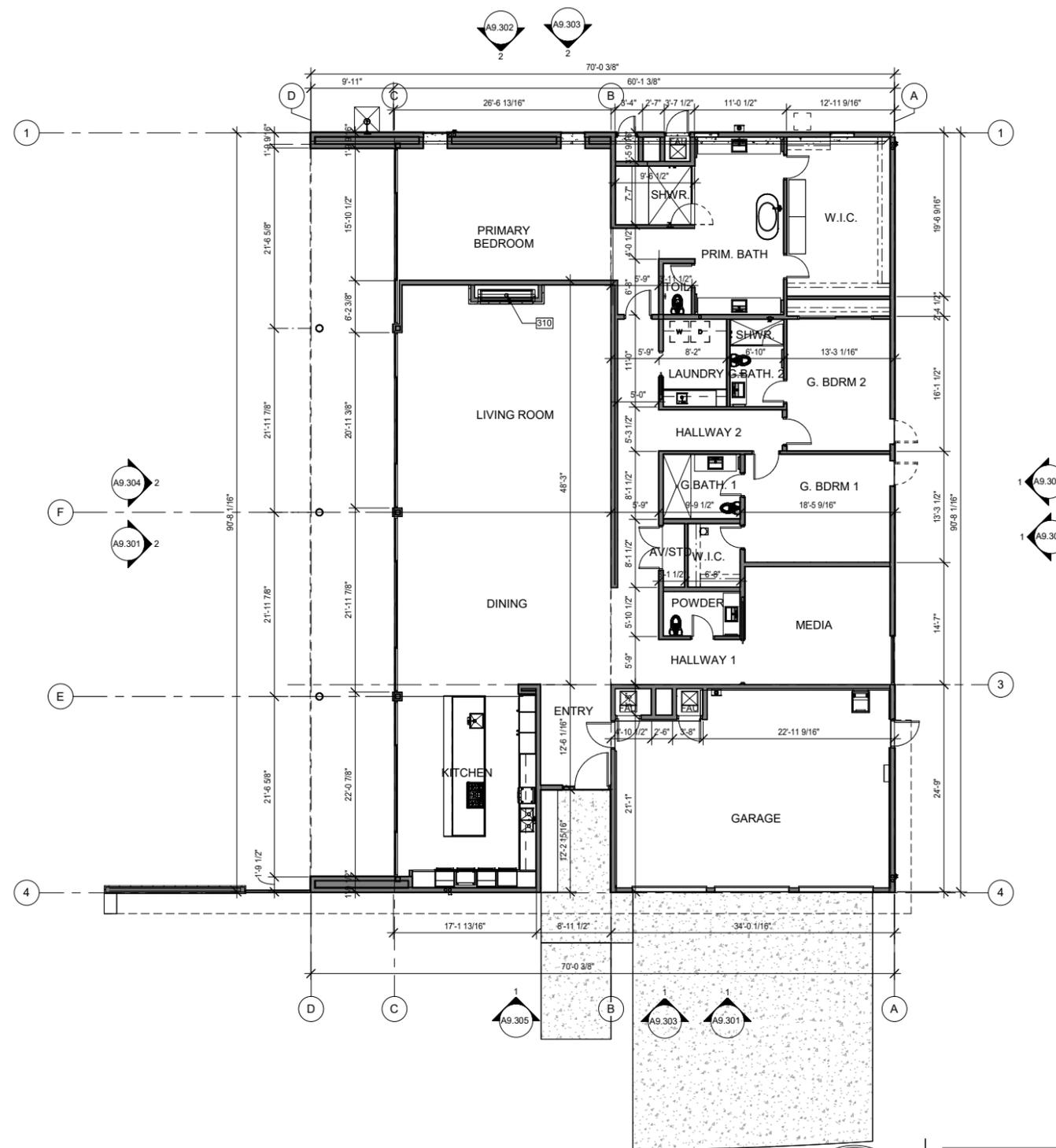
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SITE PLAN

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

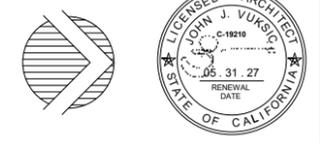
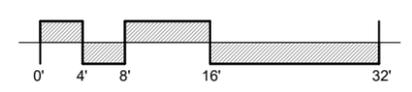
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KEYNOTES	
NO.	DESCRIPTION
310	FIREPLACE VENT

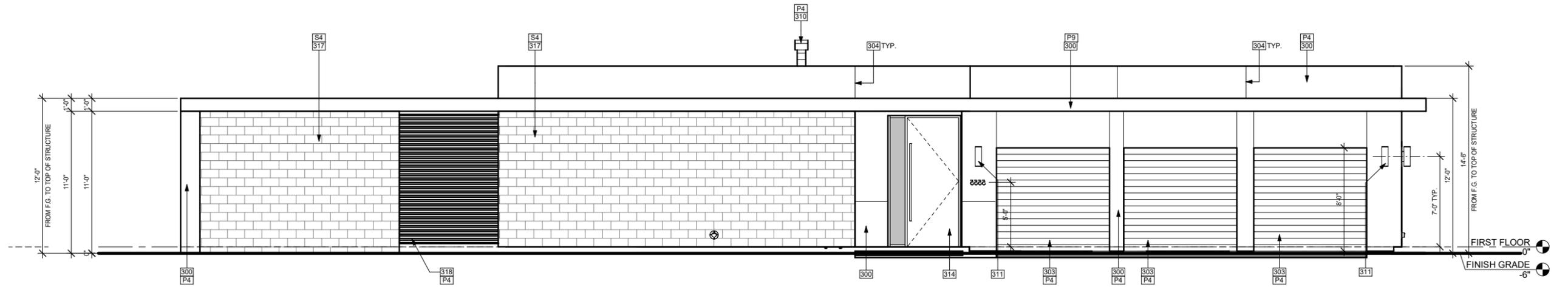
LINEA NORTH - LOT 09
 RANCHO MIRAGE, CALIFORNIA



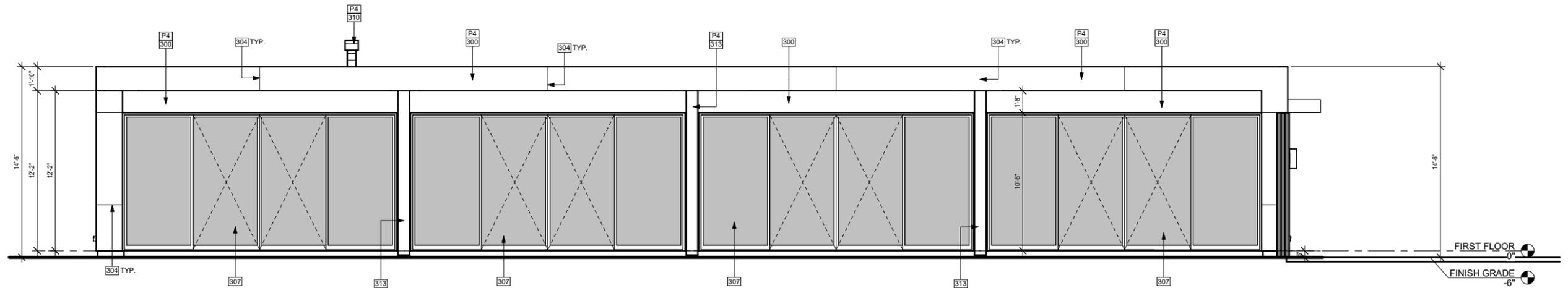
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FLOOR PLAN
 Scale: 1/8" = 1'-0"
 Sheet: **A9.201**

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① EAST ELEVATION
1/4" = 1'-0"

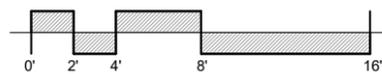


② SOUTH ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
307	SLIDING GLASS DOOR
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



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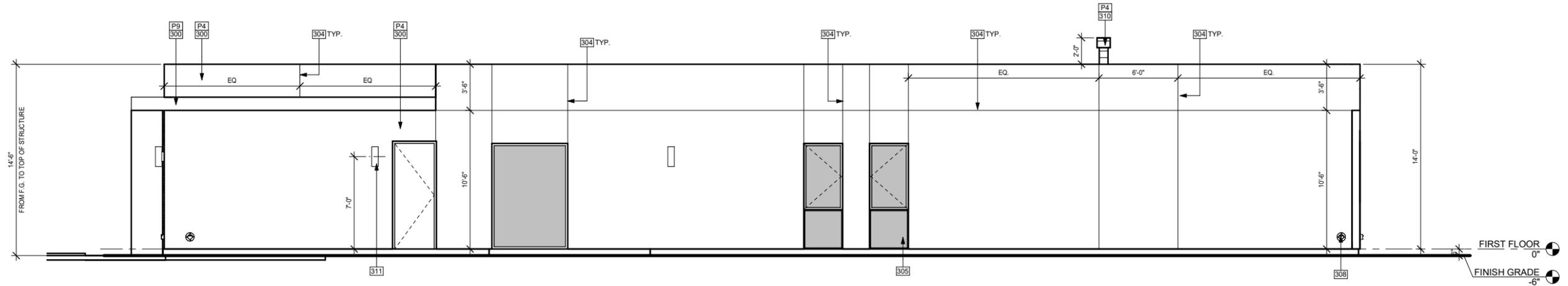
INFO@PVGARCHITECTS.COM | 760.779.5393 T

EXTERIOR
ELEVATIONS

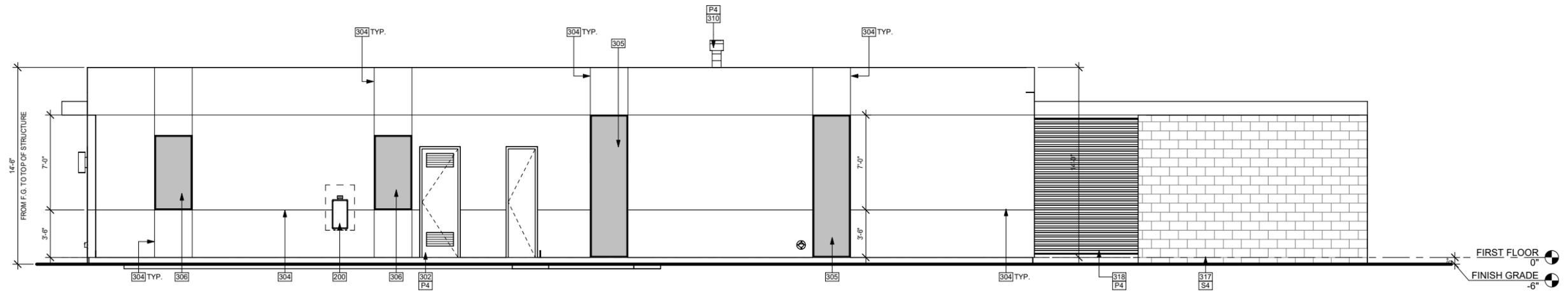
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Sheet: A9.301

11/18/2025
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① NORTH ELEVATION
1/4" = 1'-0"

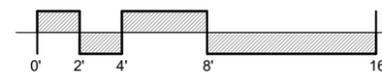


② WEST ELEVATION
1/4" = 1'-0"

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S4	STONE, MFR: EL Dorado, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

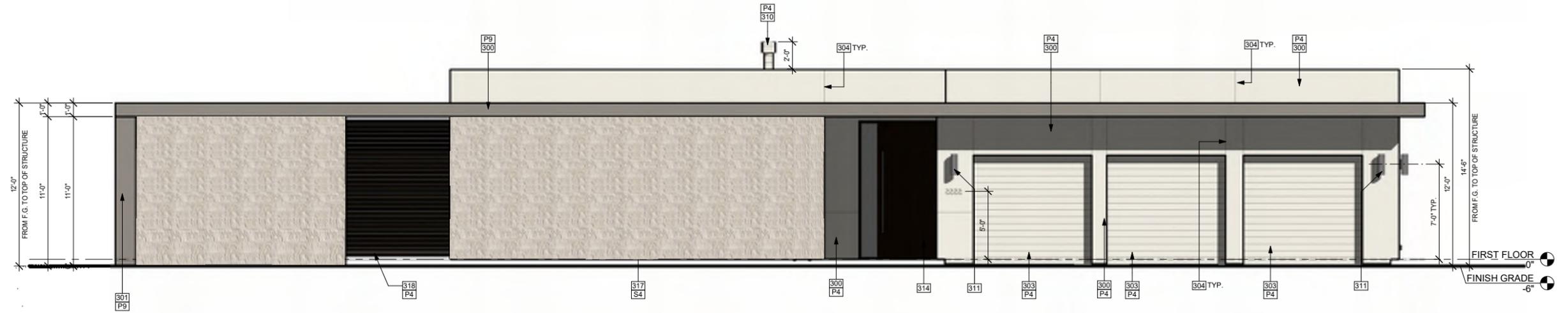
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EXTERIOR ELEVATIONS

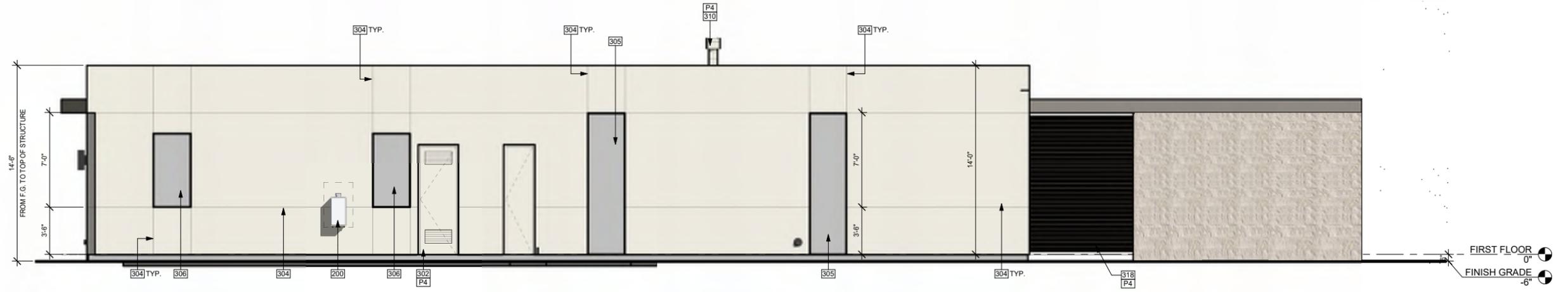
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Sheet: **A9.302**

11/18/2025
225007



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



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

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
200	TANKLESS GAS WATER HEATER
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
301	6" ADDRESS NUMBERS
302	HOLLOW METAL DOOR WITH LOUVERS, PAINTED TO MATCH ADJACENT SURFACE
303	PAINTED METAL SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
306	OPERABLE WINDOW
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
314	DECORATIVE FRONT ENTRY DOOR, LOT HOMEOWNER TO SELECT
317	STONE VENEER
318	PAINTED STEEL LOUVERS
S4	STONE, MFR: ELDORADO, RIDGETOP 18, COLOR: WHISPER WHITE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



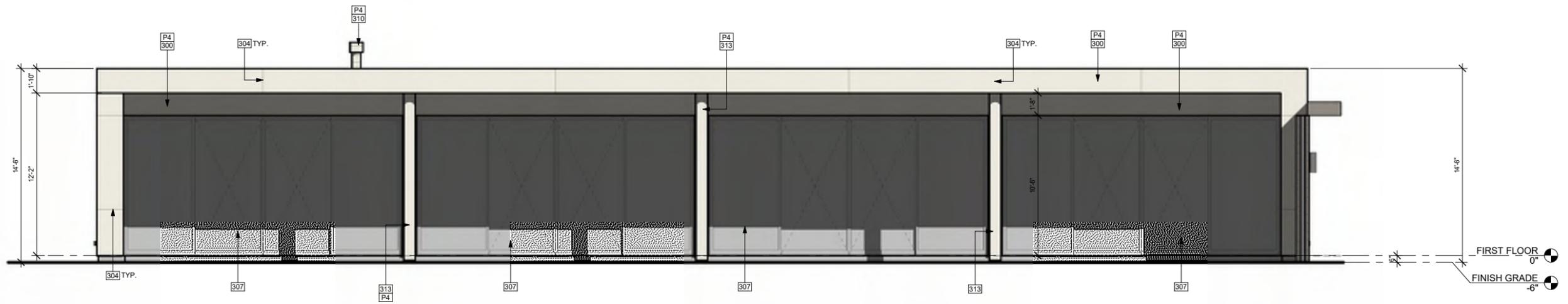
PREST | VUKSIC | GREENWOOD
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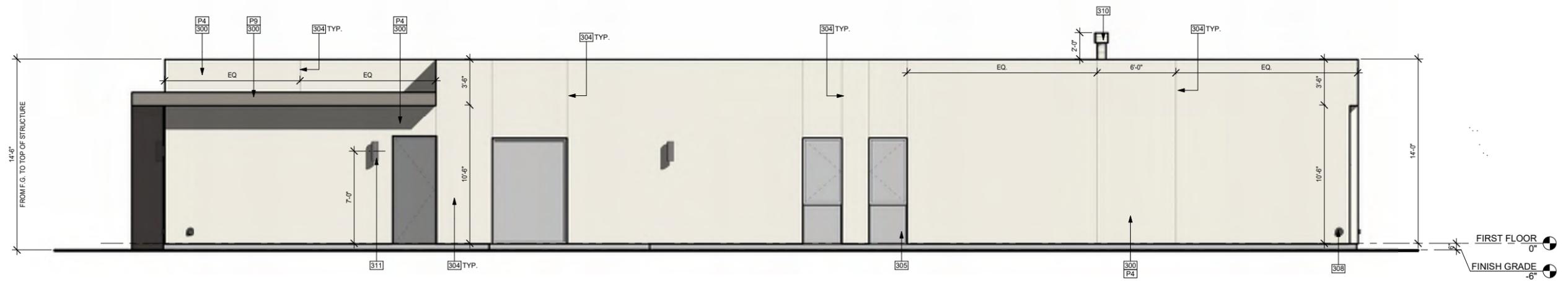
COLORED ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: **A9.303**

11/18/2025
225007



② SOUTH ELEVATION COLORED
1/4" = 1'-0"



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

PAINT LEGEND	
NO.	DESCRIPTION
P4	MFR: SHERWIN-WILLIAMS, COLOR: SW7008 ALABASTER
P9	MFR: SHERWIN-WILLIAMS, COLOR: SW7018 DOVETAIL

KEYNOTES	
NO.	DESCRIPTION
300	7/8" (3 COAT) ACRYLIC STUCCO, FINISH: SAND SMOOTH, COLOR: SEE PAINT SCHEDULE
304	#15 S.M. CONTROL JOINT, WRAP CORNERS AND SOFFITS, CONTRACTOR TO OBTAIN ARCHITECT'S APPROVAL OF ALL LOCATIONS PRIOR TO PLASTER INSTALLATION. SEE DETAILS 1 & 2/A2.30
305	FIXED WINDOW
307	SLIDING GLASS DOOR
308	ROOF OVERFLOW DRAIN, SEE ROOF PLAN AND PLUMBING
310	FIREPLACE VENT
311	EXTERIOR LIGHT FIXTURE, SEE ELECTRICAL
313	STEEL COLUMN, PRIMED AND PAINTED TO MATCH HOUSE

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



PREST | VUKSIC | GREENWOOD
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COLORED
ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: A9.304

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LINEA NORTH
LOT 9

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



PREST | VUKSIC | GREENWOOD
ARCHITECTS • INTERIORS

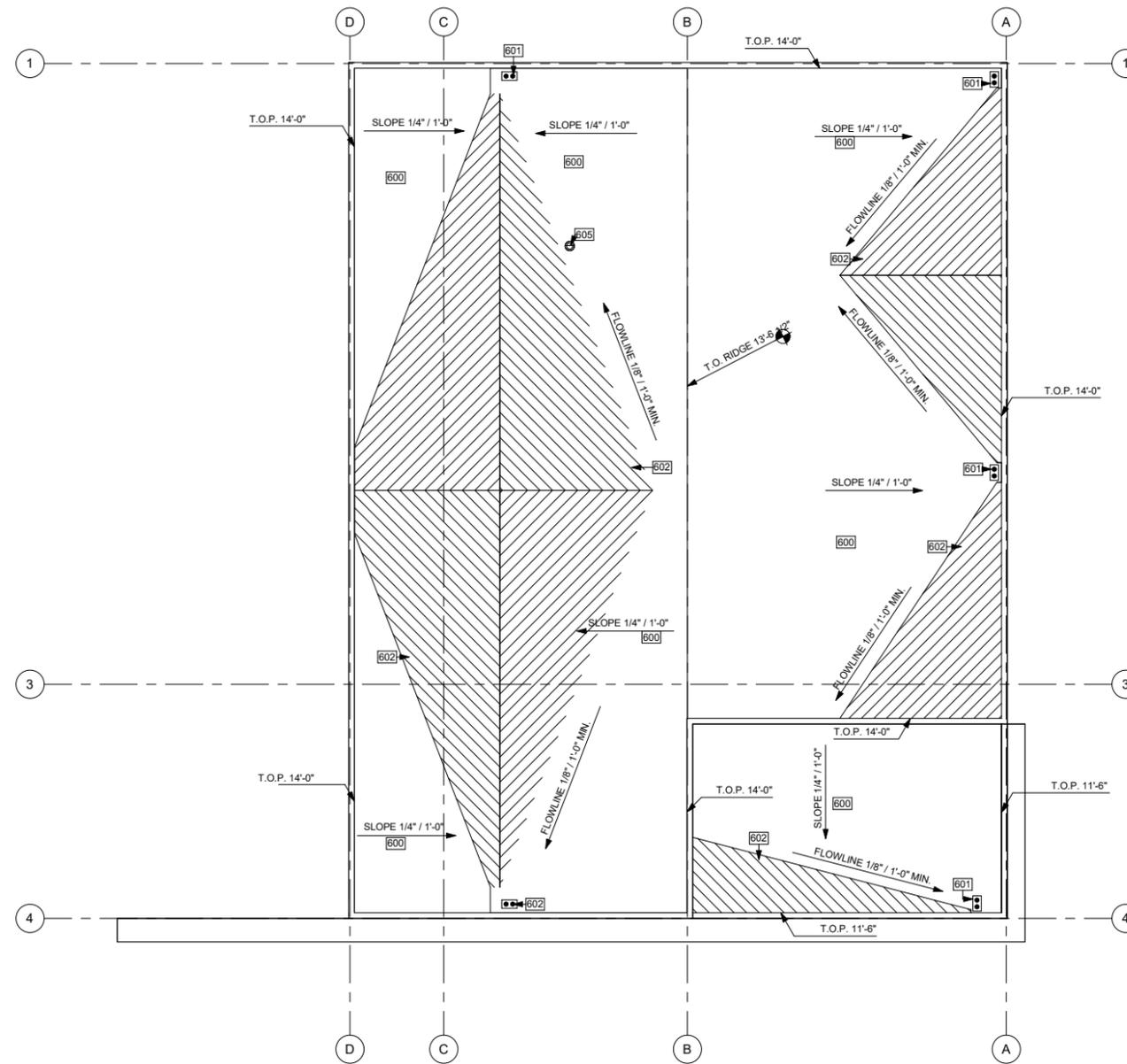
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EXTERIOR ELEVATION
FRONT - COLOR

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

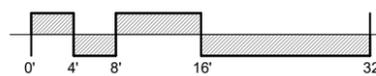
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11/18/2025
225007



KEYNOTES	
NO.	DESCRIPTION
600	JOHNS MANSVILLE FOUR PLY, MINERAL SURFACED FIBERGLASS BUILT UP ROOF (4GNC) WITH WHITE COATING. COATING: FIELD APPLIED KARNAK CORPORATION 501 ELASTO-BRITE. SOLAR REFLECTANCE AT 0.77. THERMAL EMITTANCE AT 0.90. JOHNSMANVILLE UL# TGFU.R.10167 KARNAK CORP. UL# TGFU.R.12199 ROOF ASSEMBLY SHALL HAVE A CLASS "A" FIRE RATING.
601	COMBINATION ROOF AND OVERFLOW DRAIN. OVERFLOW TO WALL. PROVIDE CONC. SPLASH BLOCK AS REQ'D. DRAIN TO DAYLIGHT TO CURB, REFER TO PLUMBING AND CIVIL.
602	2X CRICKET
605	DIRECT VENT

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



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ROOF PLAN

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

Sheet: **A9.401**

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① 3D View 1

LINEA NORTH - LOT 09
RANCHO MIRAGE, CALIFORNIA



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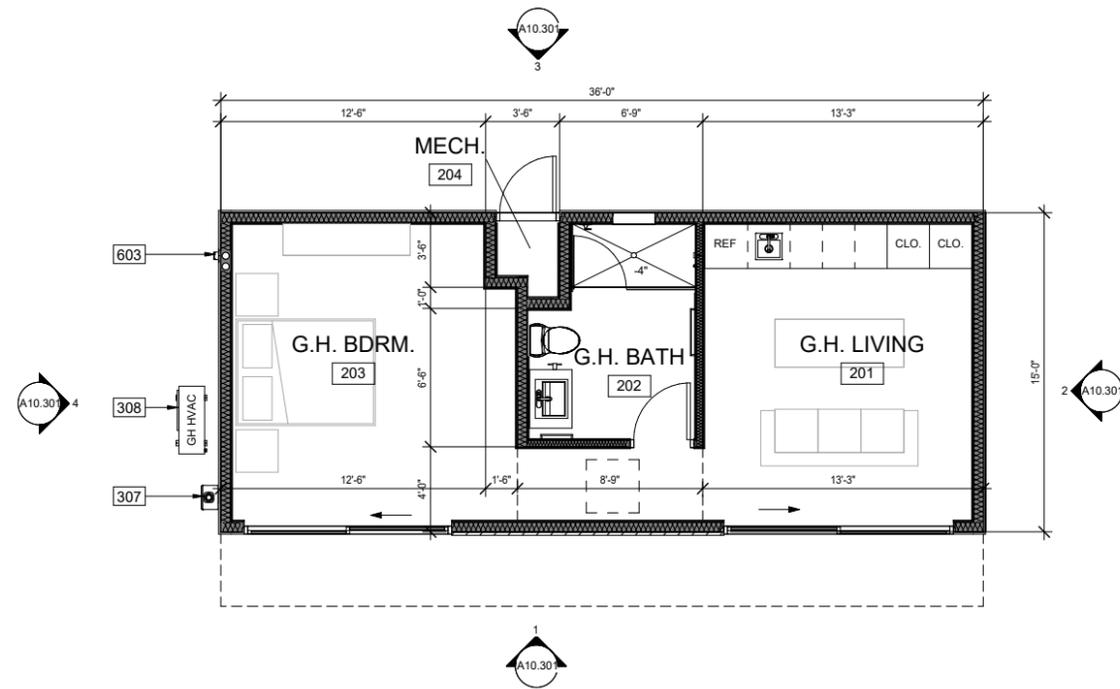
3D VIEWS

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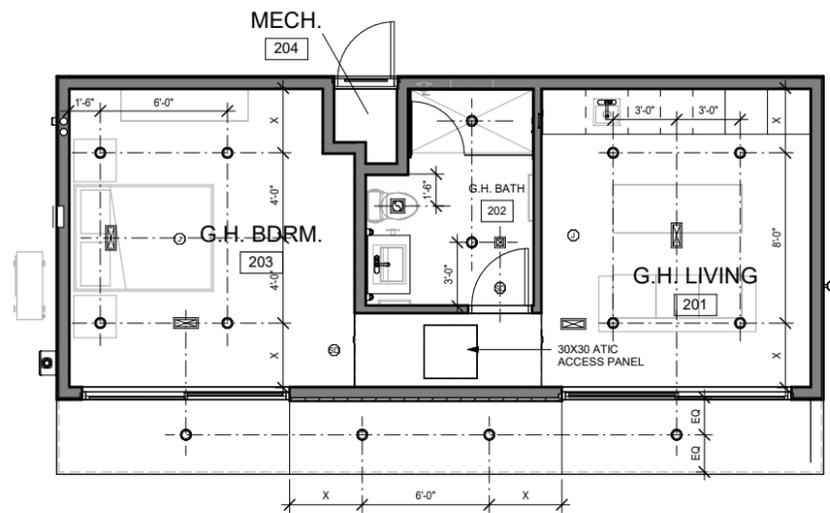
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11/18/2025
225007

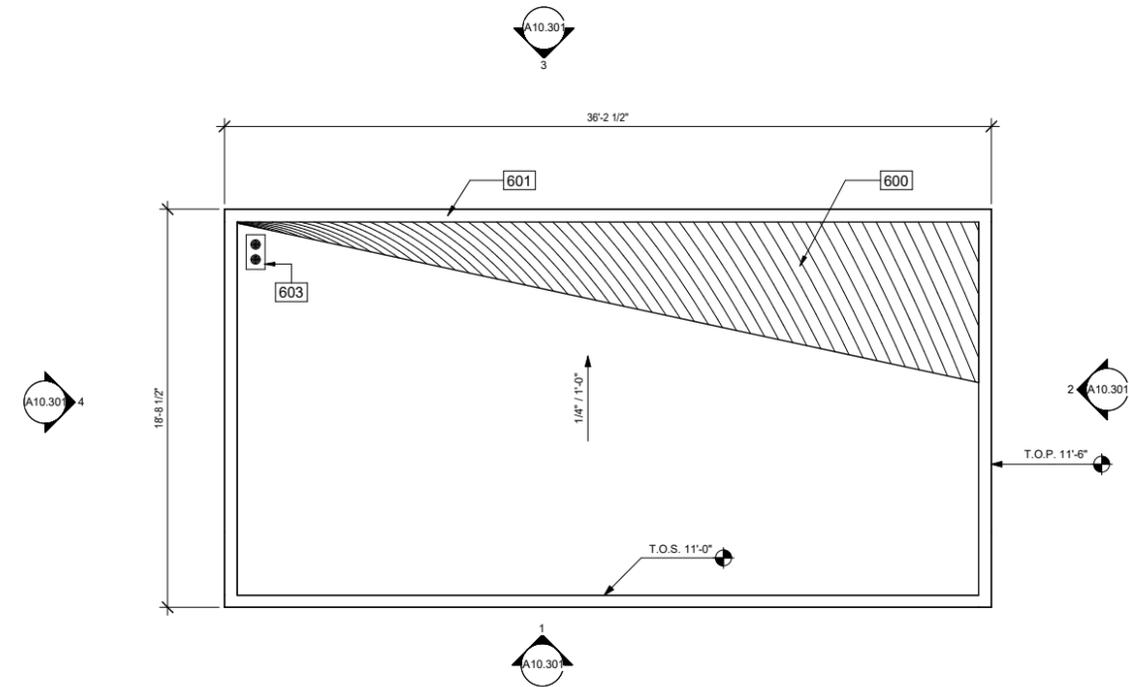


1 FLOOR PLAN
1/4" = 1'-0"

KEYNOTES	
NO.	DESCRIPTION
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
600	CRICKET, TYPICAL
601	ROOF PARAPET 12" FROM FINISH FLOOR, TYP.
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)



3 REFLECTED CEILING PLAN
1/4" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

LINEA NORTH
GUEST HOUSE A



PREST | VUKSIC | GREENWOOD
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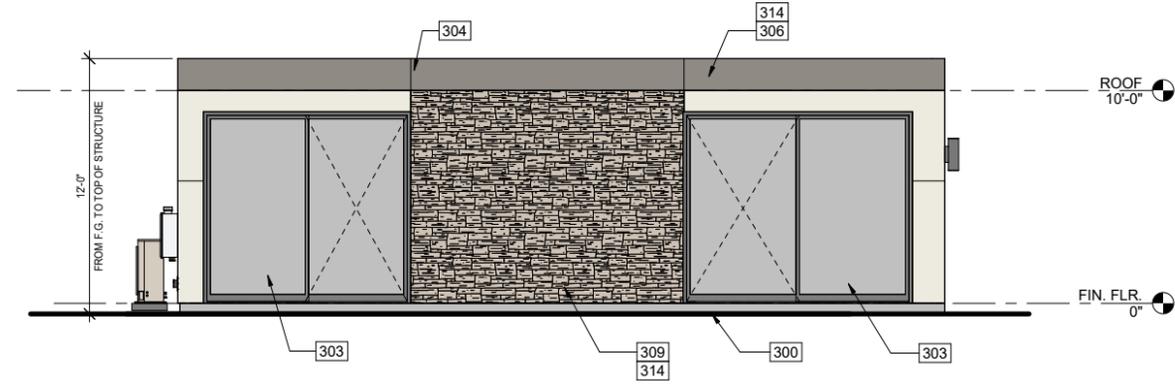
GUEST - FLOOR, RCP
& ROOF PLAN

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

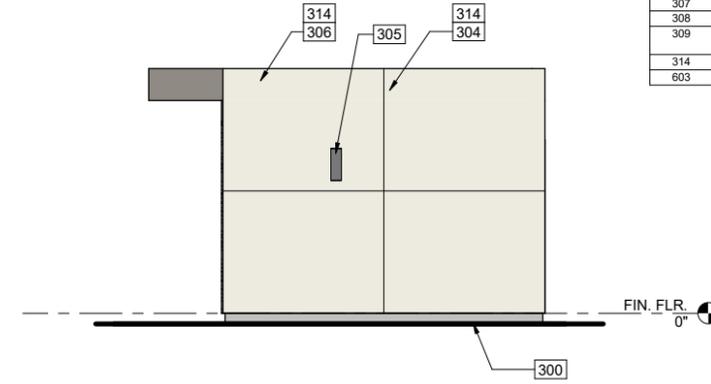
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Issue Date
Project Number

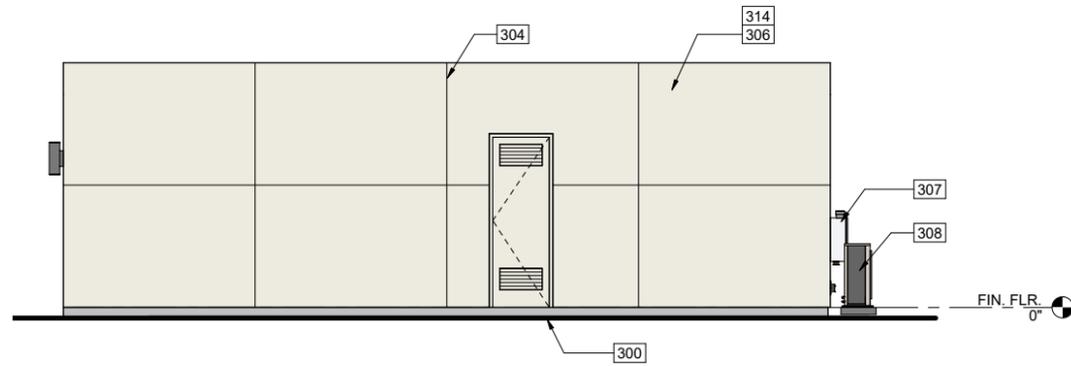
KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALLY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
305	EXTERIOR WALL SCONCE
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
314	PAINT, TEXTURE, AND FINISH TO MATCH MAIN HOUSE
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)



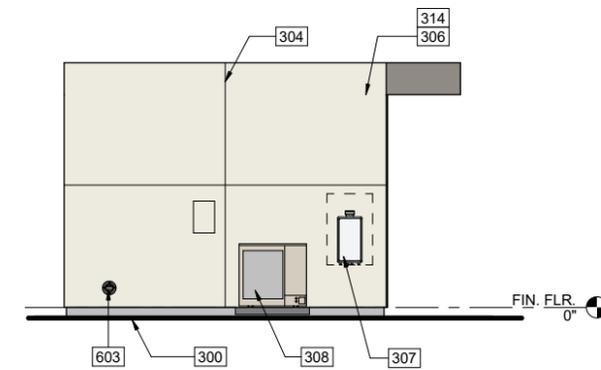
① GUEST HOUSE - EAST ELEVATION
1/4" = 1'-0"



② GUEST HOUSE - NORTH ELEVATION
1/4" = 1'-0"



③ GUEST HOUSE - WEST ELEVATION
1/4" = 1'-0"



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

LINEA NORTH
GUEST HOUSE A



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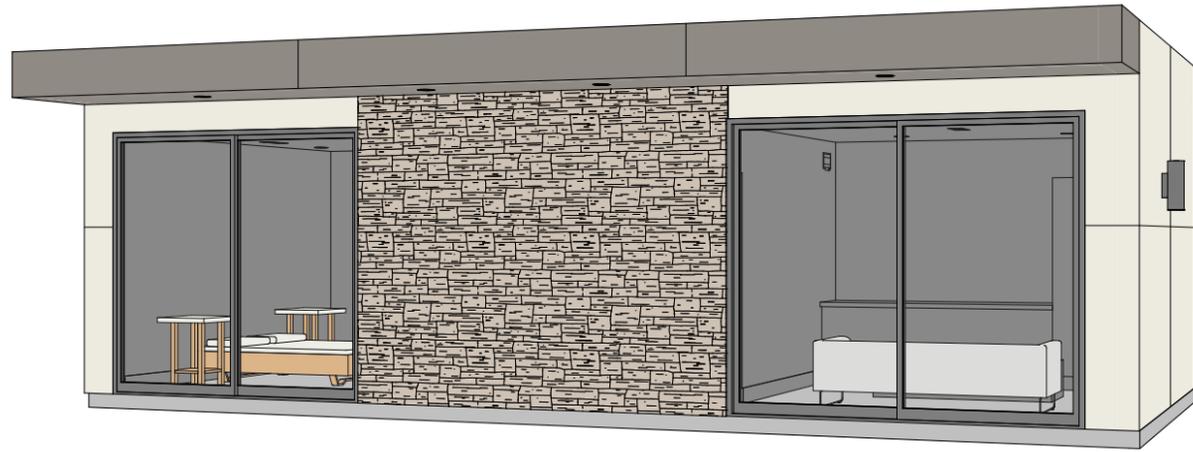
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GUEST - COLOR
ELEVATIONS

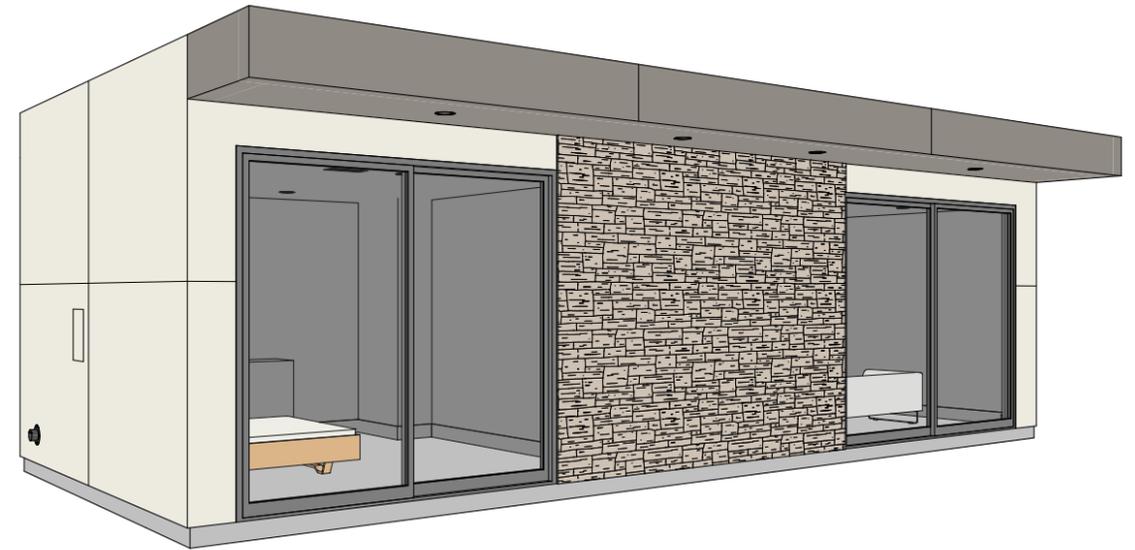
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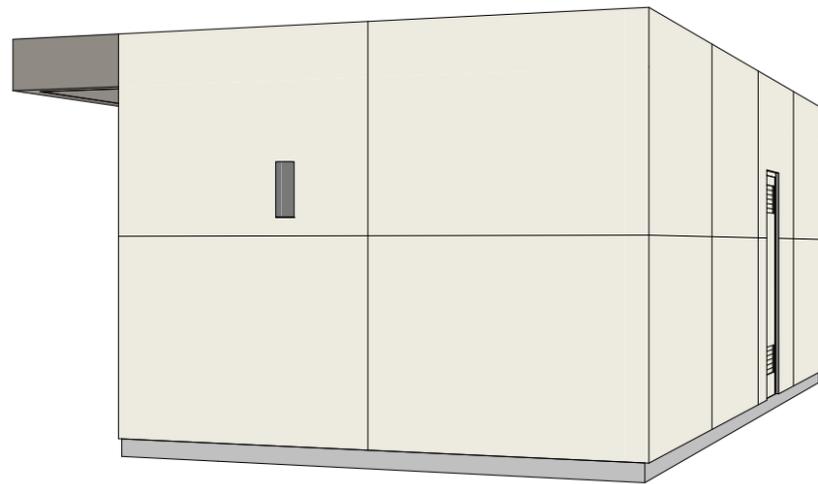
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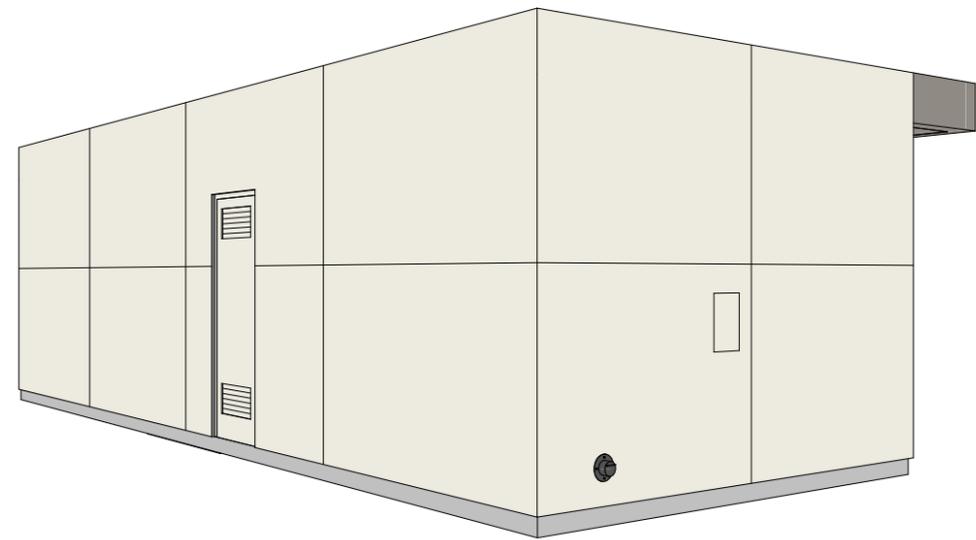
① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

LINEA NORTH
GUEST HOUSE A



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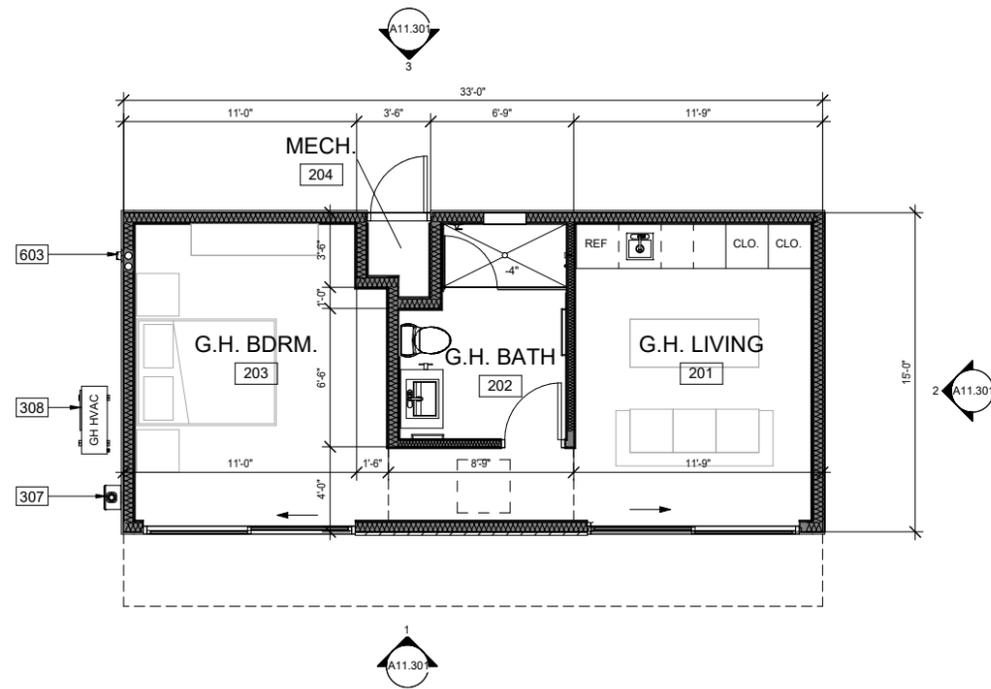
GUEST -
PERSPECTIVES

Scale:

Sheet:

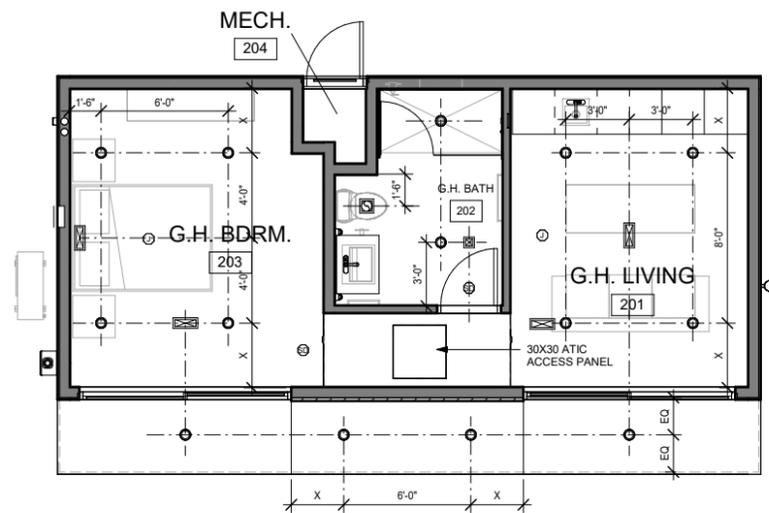
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Project Number

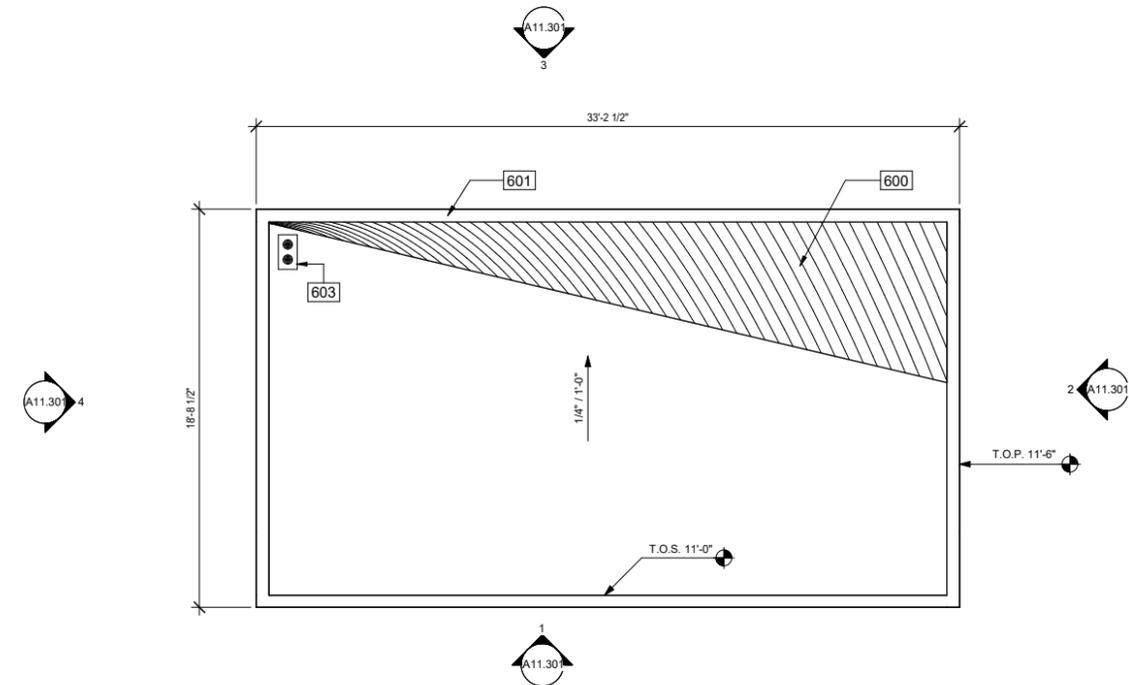


KEYNOTES	
NO.	DESCRIPTION
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
600	CRICKET, TYPICAL
601	ROOF PARAPET 12" FROM FINISH FLOOR, TYP.
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)

① FLOOR PLAN
1/4" = 1'-0"



③ REFLECTED CEILING PLAN
1/4" = 1'-0"



② ROOF PLAN
1/4" = 1'-0"

LINEA NORTH
GUEST HOUSE B



PREST | VUKSIC | GREENWOOD
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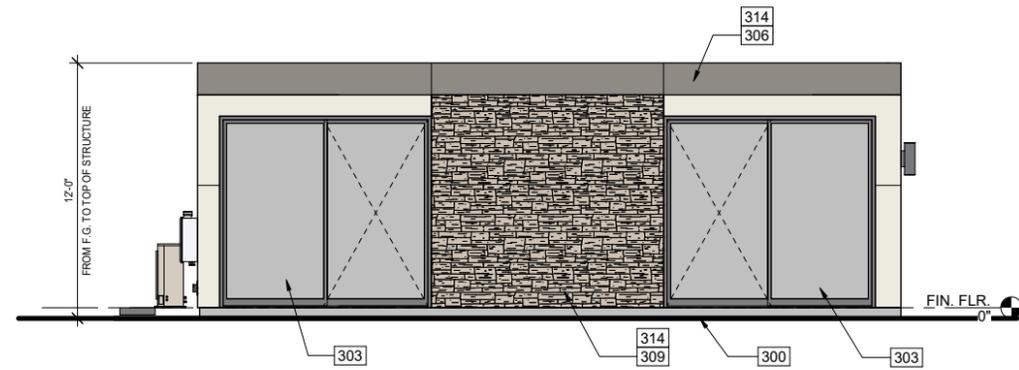
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GUEST - FLOOR, RCP
& ROOF PLAN

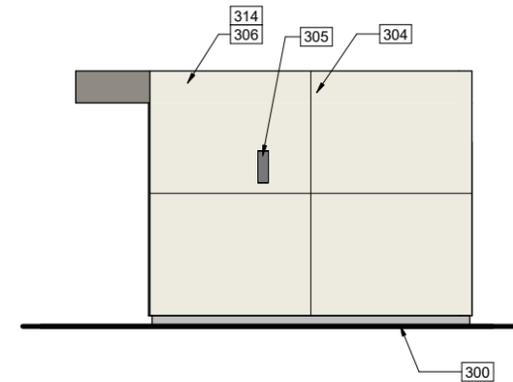
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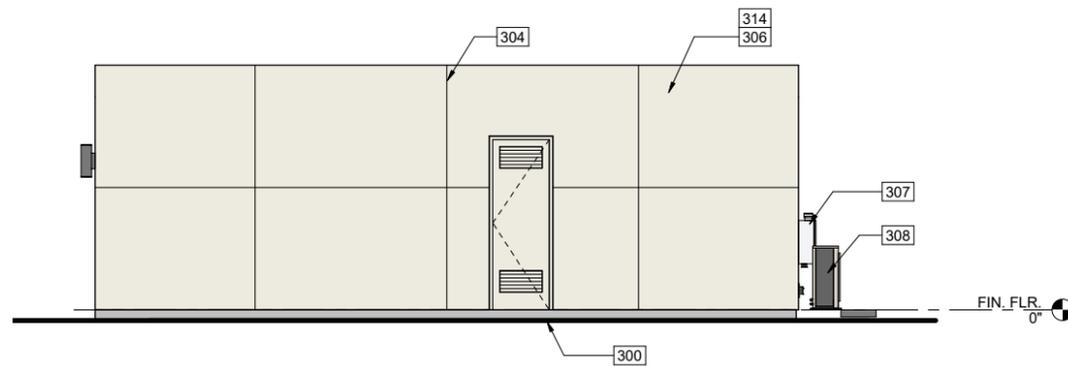
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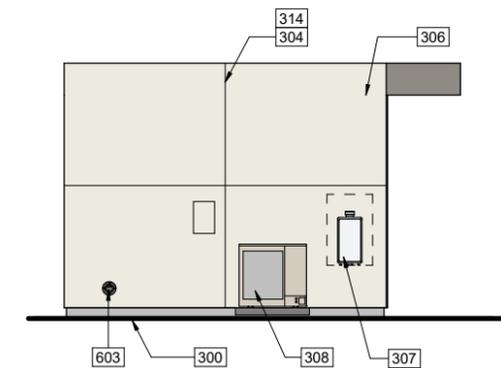
① GUEST HOUSE - EAST ELEVATION
1/4" = 1'-0"



② GUEST HOUSE - NORTH ELEVATION
1/4" = 1'-0"



③ GUEST HOUSE - WEST ELEVATION
1/4" = 1'-0"



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

KEYNOTES	
NO.	DESCRIPTION
300	FINISH GRADE 6" BELOW FINISH FLOOR
303	THERMALLY BROKEN SLIDING GLASS DOORS
304	CONTROL JOINT
305	EXTERIOR WALL SCOFF
306	CEMENT PLASTER WITH LIGHT SAND TEXTURE, PAINTED
307	TANKLESS GAS WATER HEATER
308	HVAC CONDENSOR ON CONC. PAD, SEE MECHANICAL
309	ARCHITECTURAL STONE VENEER, FINAL SPEC. PER DEVELOPER
314	PAINT, TEXTURE, AND FINISH TO MATCH MAIN HOUSE
603	ROOF DRAIN (DOWNSPOUT & OVERFLOW)

LINEA NORTH

GUEST HOUSE B



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ARCHITECTS • INTERIORS

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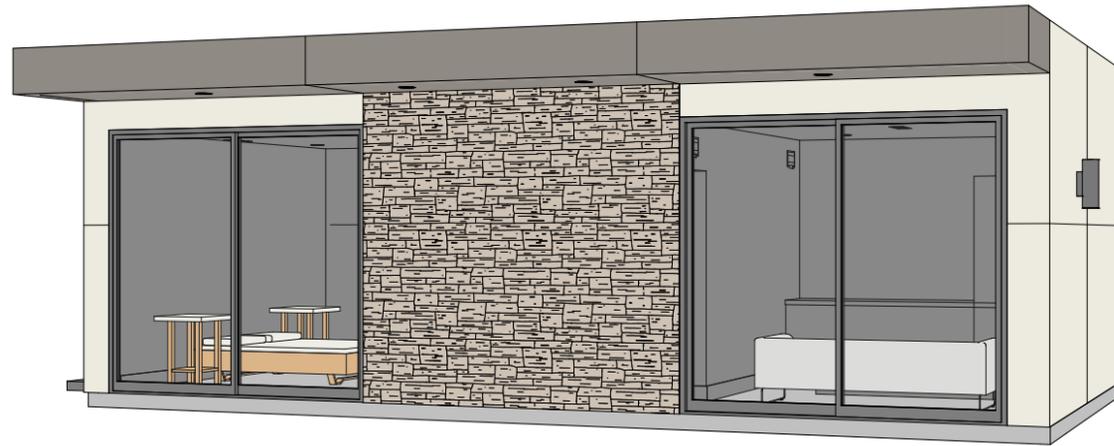
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GUEST - COLOR ELEVATIONS

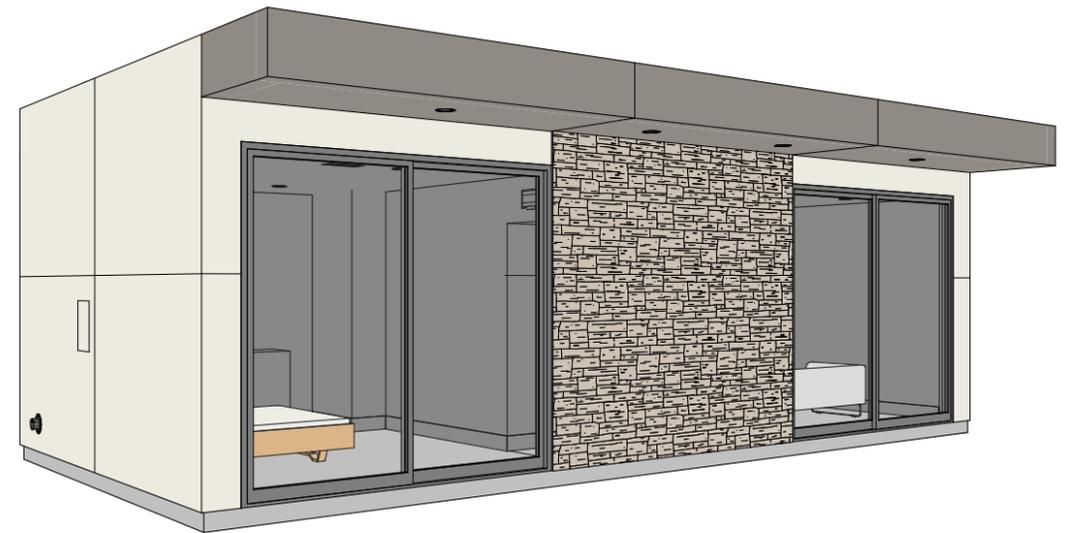
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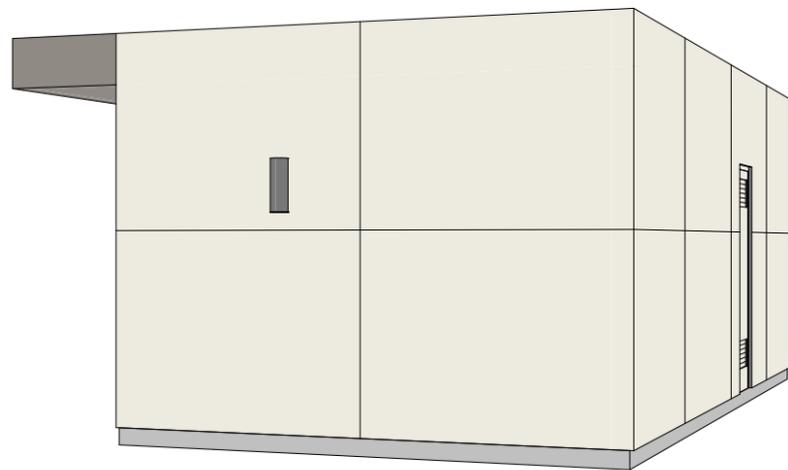
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Project Number



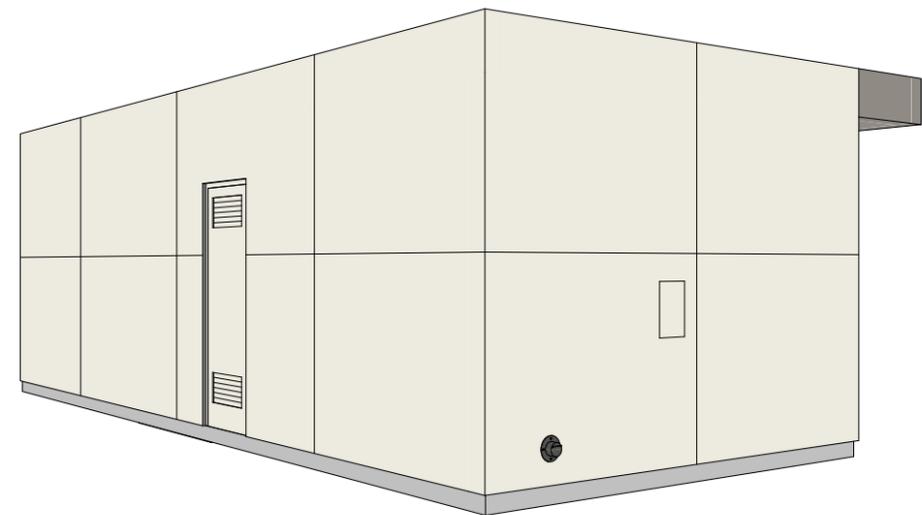
① 3D View 1



② 3D View 2



③ 3D View 3



④ 3D View 4

LINEA NORTH
GUEST HOUSE B



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**GUEST -
PERSPECTIVES**

Scale:

Sheet:

A11.500

Issue Date
Project Number



MSA CONSULTING, INC.

Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • Dry Utility Coordination • GIS
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LINEA NORTH, BELLAVIA COURT NORTH RANCHO MIRAGE, CA 92270 LANDSCAPE CONSTRUCTION DOCUMENTS PROJECT TRACT: 35089 & APN: 685-350-001 THROUGH 09

SHEET INDEX:

COVER SHEET	L-000
CONSTRUCTION SCHEDULE & NOTES	L-100
CONSTRUCTION PLAN	L-101 - 103
CONSTRUCTION DETAILS	L-200
IRRIGATION SCHEDULE & NOTES	L-300
IRRIGATION PLAN	L-301 - 303
IRRIGATION DETAILS	L-400
PLANT SCHEDULE & NOTES	L-500
PLANTING PLAN	L-501 - 503
PLANT DETAILS	L-600
ENTRY SIGN EXHIBIT	L-800

WATER CONSERVATION STATEMENT:

SEE SHEET 300.5 FOR WATER CALCS

PREPARED FOR:

ALTA VERDE BUILDERS
44530 SAN PABLO AVE., SUITE 201
PALM DESERT, CA 92260

ATTN: RUSSELL JONES
760.200.6607
rjones@altaverdebuilders.com

CONSULTANTS:

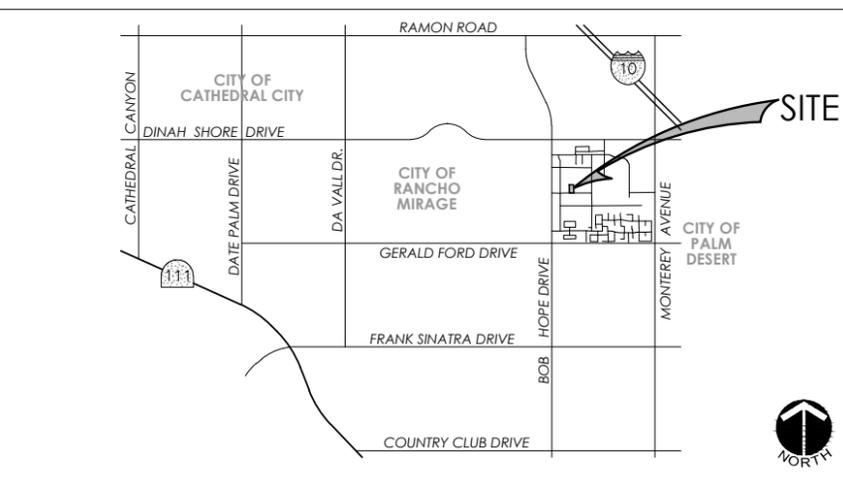
REVISIONS/SUBMITTALS

1	DD - CITY 1ST SUBMITTAL	11/12/25	SJ
2			
3			
4			
5			
6			
7			

MSA PROJECT MANAGER:

TOM MILLER
tmiller@msaconsultinginc.com

VICINITY MAP:



STANDARD SYMBOLS AND ABBREVIATIONS

	LIMIT OF WORK	PUE	PUBLIC UTILITY EASEMENT
	SHEET MATCHLINE	HDR	HEADER BOARD
	MOUNDING (NOT TO EXCEED 3:1)	ALIGN	ALIGN ACCORDINGLY
	HIGH POINT OF MOUND (IN INCHES)	TYP	TYPICAL
	KEYNOTE. SEE MASTER LIST OF SHEET	PA	PLANTING AREA
	DETAIL NUMBER	CL	CENTER LINE
	SHEET NUMBER	PL	PROPERTY LINE
	EXPANSION JOINT	R	RADIUS
	SCORE JOINT	DN	DOWN RISERS
	POINT OF BEGINNING FOR DIMENSIONING	EQ	EQUAL
	DIRECTION OF SLOPE. % MIN. ON HARDSCAPE	WS	WATER SURFACE LEVEL
	ELEVATION DETAIL	MIN	MINIMUM
		COL	COLUMN
		HP	HEIGHT POINT
		LP	LOW POINT
		DIA	DIAMETER
		CONT	CONTINUOUS
		HT	HEIGHT
		SIM	SIMILAR
		O.C	ON CENTER
		DG	DECOMPOSED GRANITE
		TW	TOP OF WALL (AS MEASURED FROM THE ADJACENT FINISH GRADE)

UTILITY EASEMENT NOTE:
ALL UTILITY EASEMENTS ARE TO REMAIN FREE OF ANY TREES, PLANTINGS OR STRUCTURES THAT WILL CAUSE A PROBLEM FOR THE UTILITY COMPANY TO ACCESS OR TO USE THAT DEDICATED PORTION OF THE PROPERTY. THE UTILITY COMPANIES ARE WITHIN THE LAW TO DEMOLISH OR DAMAGE ANYTHING THAT IS LOCATED WITHIN THE UTILITY EASEMENT THAT PREVENTS ACCESS AND USE OF THE DEDICATED PORTION OF THE PROPERTY IF NECESSARY. UTILITY COMPANIES HAVE THE RIGHT TO ACCESS THEIR FACILITIES AT ANY TIME FOR MAINTENANCE AND EMERGENCY PURPOSES. IF NECESSARY, THE UTILITY MAY REMOVE LANDSCAPING, STRUCTURES OR ANYTHING ELSE BLOCKING ACCESS TO THEIR FACILITIES AT OWNER EXPENSE. UTILITIES ARE NOT RESPONSIBLE FOR REPLACING ANY PLANTING WITHIN THEIR EASEMENT.

PROJ. NO.: 2776

ISSUED DATE: 11/12/2025

SPECIFICATIONS:

SPECIFICATIONS FOR THIS PROJECT ARE TO BE INCLUDED IN ELECTRONIC BOOK FORMAT. IF A COPY OF THE SPECIFICATIONS WAS NOT RECEIVED, PLEASE CONTACT THE LANDSCAPE ARCHITECT OF RECORD FOR A COPY.

UNDERGROUND SERVICE ALERT

DigAlert
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG

LANDSCAPE ARCHITECT



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AGENCY APPROVAL

CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq, requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plants, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date _____ WATER MANAGEMENT DEPARTMENT
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

PROJECT NAME: LINEA NORTH
PROJECT NO.: 2776

CONSTRUCTION SCHEDULES

GATES SCHEDULE

CODE	DESCRIPTION	DETAIL
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS	
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS	

IRRIGATION SCHEDULE

CODE	DESCRIPTION	DETAIL	REMARKS
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN		PIPE TO BE 1-1/2 TIMES THE DIAMETER OF THE IRRIGATION PIPE (RECORD FIELD LOCATIONS). CONTRACTOR TO COORDINATE IRRIGATION SLEEVING BETWEEN HARDSCAPE AND IRRIGATION PLANS.

PAVING SCHEDULE

CODE	DESCRIPTION	DETAIL	MATERIAL	THICKNESS	COLOR	FINISH	JOINT	AGGREGATE	SEALER	CAULK / GROUT	REMARKS
P-101	CONCRETE PAVING		CONCRETE	4" OR PER GEOTECH	NATURAL GREY	SAND FINISH	REFER TO DETAIL	N/A	N/A	TO MATCH CONCRETE	
P-102	CONCRETE STEPS	3/L-200	CONCRETE	PER DETAIL	NATURAL GREY	SAND FINISH	N/A	N/A	N/A	TO MATCH CONCRETE	HANDRAIL TBD
P-103	CONCRETE PAVERS		BELGARD CONCRETE PAVERS	6" OR PER SOILS ENGINEER	TBD	TBD					

WALL SCHEDULE

CODE	DESCRIPTION	DETAIL
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS	



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SHEET TITLE: **CONSTRUCTION SCHED. & NOTES**

PROJECT: **LINEA NORTH
RANCHO MIRAGE, CA**

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM
 DRAWN: BR
 CHECKED: ML
 PROJ. NO. 2776
 ISSUE DATE: 11/12/25

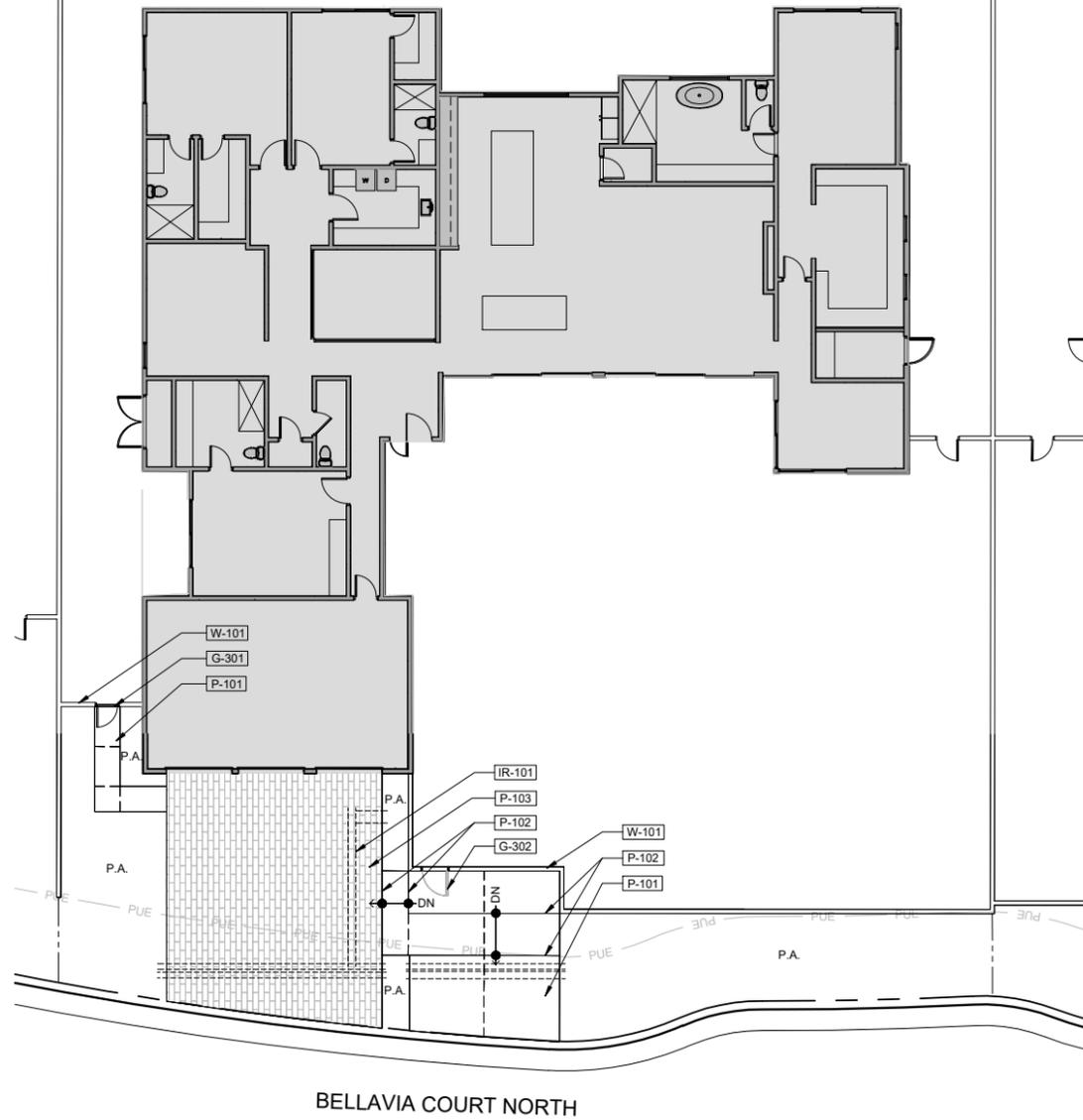
SCALE:

REVISIONS/SUBMITALS	INIT.
1 DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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SHEET NO:

L-100

LOT 3 TYPICAL



BELLAVIA COURT NORTH

SEE SHEET L-100 FOR EXPANDED SCHEDULES

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
GATES	
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS
IRRIGATION	
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN
PAVING	
P-101	CONCRETE PAVING
P-102	CONCRETE STEPS
P-103	CONCRETE PAVERS
WALL SCHEDULE	
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS



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CONSTRUCTION PLAN

LINEA NORTH
 RANCHO MIRAGE, CA

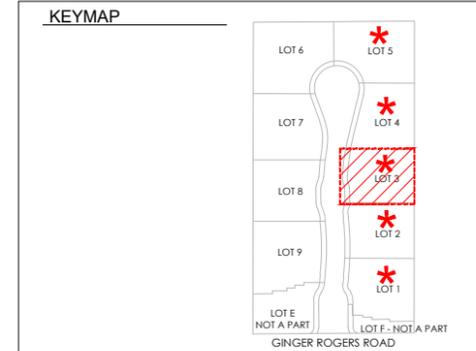
SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



LOT 3 Typical shall be used for lots 1-5.
 LOT 7 Typical shall be used for lots 6-7.
 LOT 8 Typical shall be used for lots 8-9.

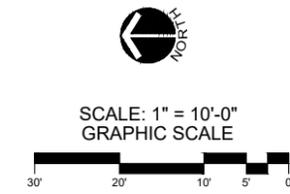


CVWD EASEMENT NOTE
 NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHIN CVWD AND/OR USBR EASEMENT.

CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq, requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).
 Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plans, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date _____ WATER MANAGEMENT DEPARTMENT
 CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

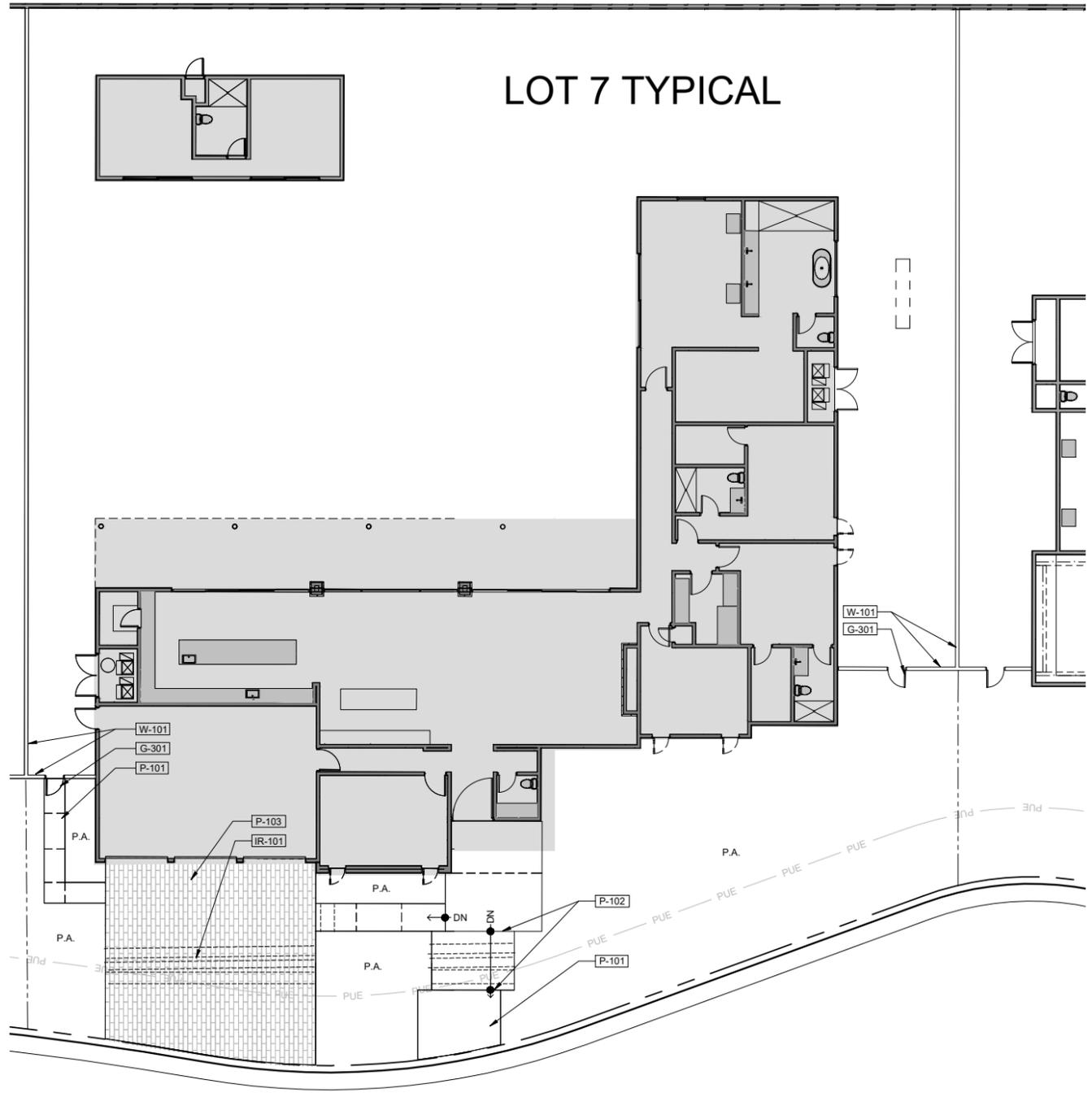


SCALE: 1" = 10'-0"
 GRAPHIC SCALE

PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1' = 10'
REVISIONS/SUBMITALS	
	INIT.
1 DD - 1ST CITY SUBMITTAL	11/12/25 SJ
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8	- -

SHEET NO:

L-101



LOT 7 TYPICAL

BELLAVIA COURT NORTH

SEE SHEET L-100 FOR EXPANDED SCHEDULES

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION
GATES	
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS
IRRIGATION	
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN
PAVING	
P-101	CONCRETE PAVING
P-102	CONCRETE STEPS
P-103	CONCRETE PAVERS
WALL SCHEDULE	
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS



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CONSTRUCTION PLAN

LINEA NORTH
RANCHO MIRAGE, CA

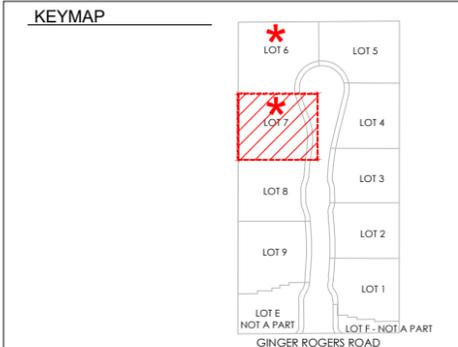
SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.

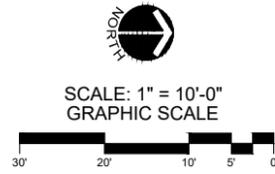


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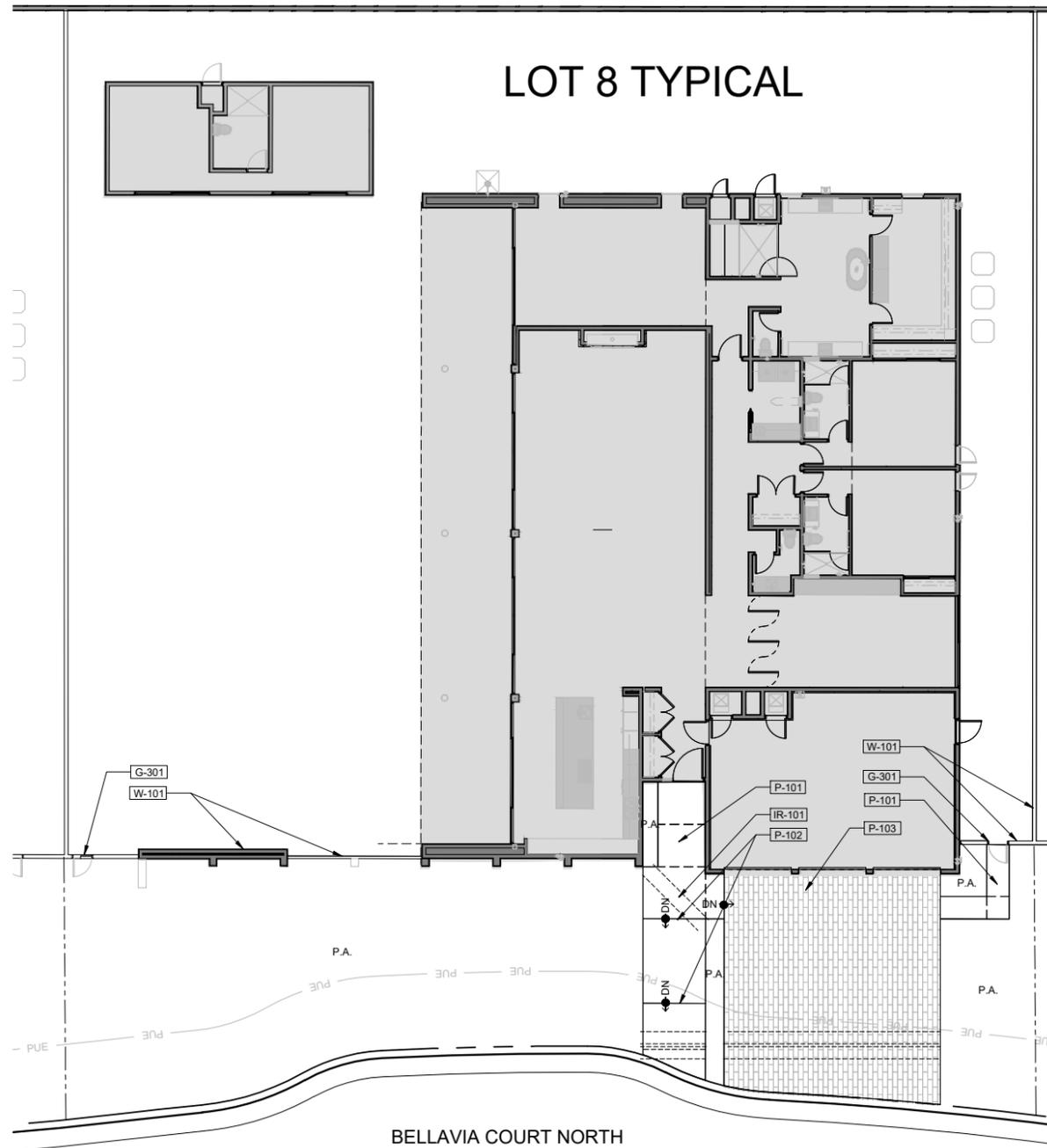
Date _____ WATER MANAGEMENT DEPARTMENT
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1' = 10'
REVISIONS/SUBMITALS	INIT.
1 DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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SHEET NO:

L-102



SEE SHEET L-100 FOR EXPANDED SCHEDULES

REFERENCE NOTES SCHEDULE	
CODE	DESCRIPTION
GATES	
G-301	SIDEYARD GATE - REFER TO ARCHITECT PLANS
G-302	COURTYARD GATE - REFER TO ARCHITECT PLANS
IRRIGATION	
IR-101	IRRIGATION SLEEVING - SEE IRRIGATION PLAN
PAVING	
P-101	CONCRETE PAVING
P-102	CONCRETE STEPS
P-103	CONCRETE PAVERS
WALL SCHEDULE	
W-101	PROPERTY LINE WALLS - REFER TO ARCHITECT PLANS



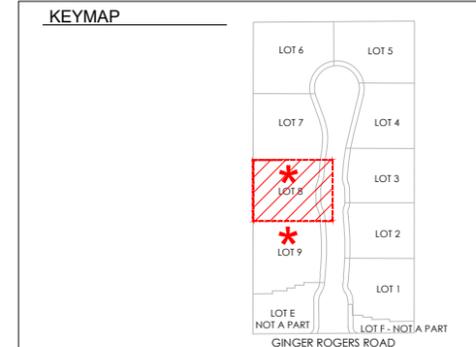
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CONSTRUCTION PLAN

LINEA NORTH
 RANCHO MIRAGE, CA

LANDSCAPE ARCHITECT:

LOT 3 Typical shall be used for lots 1-5.
 LOT 7 Typical shall be used for lots 6-7.
 LOT 8 Typical shall be used for lots 8-9.



CVWD EASEMENT NOTE
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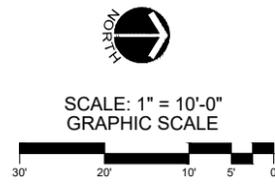
CVWD LANDSCAPE APPROVAL

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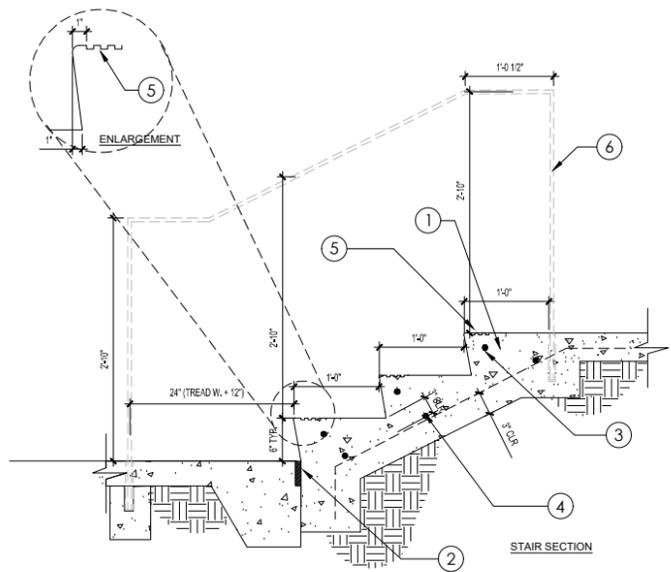
Date: _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1' = 10'
REVISIONS/SUBMITALS	
1	DD - 1ST CITY SUBMITTAL 11/12/25 SJ
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SHEET NO:
L-103

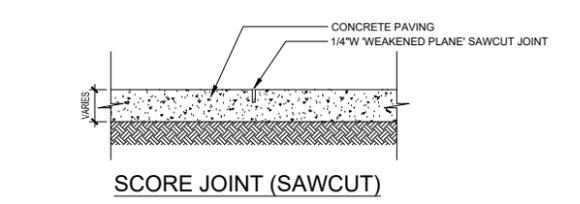
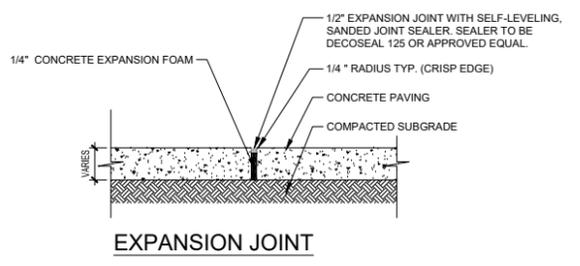


3 TYPICAL CONCRETE STAIRS
1" = 1'-0"

MSAP-2776-01

- LEGEND**
- ① CAST IN PLACE CONCRETE STAIRS - SEE SCHEDULE FOR COLOR AND FINISH
 - ② EXPANSION JOINT W/ DECO SEAL AND SILICA SAND TO MATCH ADJACENT CONCRETE
 - ③ #3 REBAR CONT. EACH RISER
 - ④ #3 REBAR AR 24" O.C.
 - ⑤ EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING STRIPES PER CBC EXTERIOR STAIRS ALL TREADS ARE TO HAVE WARNING STRIPES PER CBC 11B-504.4.1. SAWCUT EDGE GROOVES PER CODE REQUIREMENTS. PAINT WITH GROOVES WITH WALNUT CONCRETE STAIN ONCE CURED TO PROVIDE CONTRASTING COLOR.
 - ⑥ 1/2" X 1-3/4" TUBE STEEL RAILING. ALL EDGES GROUND SMOOTH, SHOP PRIMED AND PAINTED. SEE SCHEDULE FOR COLOR AND FINISH

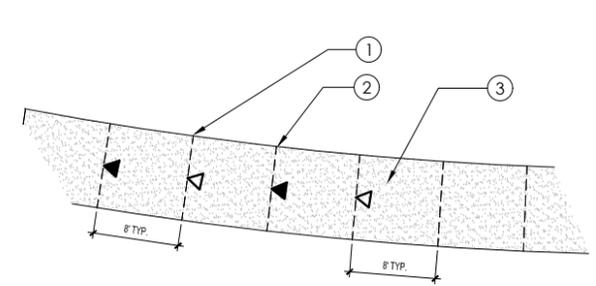
NOTES:
CONTRACTOR TO FIELD VERIFY REQUIRED NUMBER OF RISERS



NOTES:
-REFER TO CIVIL ENGINEER PLANS AND GENERAL NOTES FOR CONCRETE SPECIFICATIONS
-SAWCUTS TO BE 1/4 DEPTH OF SLAB + 1/4"
-PAVING THICKNESS AND ANY REQUIRED REINFORCEMENT TO BE CONFIRMED BY GEOTECH REPORT

2 CONCRETE PAVING JOINT DETAILS
3/8" = 1'-0"

MSAP-2776-07



- ① SAWCUT SCORE JOINTS
- ② EXPANSION JOINTS - 1/4" R (CRISP EDGES)
- ③ NATURAL COLORED CONCRETE WITH SAND FINISH. SEE PARKWAY PRECISE GRADING PLANS FOR SIDEWALK LAYOUT. CONSTRUCTION DETAILING AND SPECIFICATIONS.
- ④ ALL CONTROL JOINT SPECIFICATIONS TO BE PER CITY STANDARD.

1 TYPICAL JOINT LAYOUT
1/8" = 1'-0"

MSAP-2776-02



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CONSTRUCTION DETAILS

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



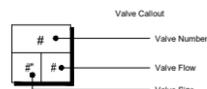
PROJECT MANAGER:	TM
DRAWN:	BR
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25

SCALE:		
REVISIONS/SUBMITALS		INIT.
1	DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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SHEET NO:

L-200

IRRIGATION SCHEDULE					
SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
◇	HUNTER PROS-PRS30-04-CV-5-CST-B ST	180	30	0.38	1'x10'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
⊠	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.				
⊕	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.				
+	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-T 10/32 THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. USE HUNTER IH RISER. 1.0 GPH FOR EACH 0.2 LOW WU PLANT 2.0 GPH FOR EACH 0.5 MOD WU PLANT				
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION				
⊙	HUNTER PGV-ASV-S 3/4IN. AND 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: SLIP X SLIP.				
⌘	LASCO MAINLINE ISOLATION VALVE: MODEL VXX101N-SC. PVC SLO-CLOSE FULL BLOCK TRUE UNION 'SOCKET' BALL VALVE WITH EPDM O-RINGS. VALVE TO MATCH MAINLINE SIZE.				
A	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.				
B	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.				
C	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.				
Ⓢ	HUNTER HC-075-FLOW 3/4" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.				
⊕ ^{1"} POC1	POINT OF CONNECTION 1"				
⊕ ^{1"} POC2	POINT OF CONNECTION 1"				
⊕ ^{1"} POC3	POINT OF CONNECTION 1"				
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE NOT INDICATED ON ALL LINES. LATERAL LINES TO BE 3/4" EXCEPT WHERE INDICATED				
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 MAIN LINE UP TO 1 1/2" TO BE SCH 40 PVC. MAIN LINE 2"+ TO BE CLASS 315 PVC				
----	PIPE SLEEVE: PVC SCHEDULE 40 OCCURS WHEREVER PIPE CROSSES HARDSCAPE, FEATURE, UNDER WALL, OTHER CONSTRUCTION. TO BE 2X DIA. OF PIPE. SLEEVING TO EXTEND 24" BEYOND CONSTRUCTION. MAINLINE TO HAVE INSTALLED AN ADJACENT SPARE SLEEVE.				



CRITICAL ANALYSIS

Generated: 2025-11-10 11:35

P.O.C. NUMBER: 01 (LOT 3)
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 82 PSI
Pressure Available: 82 PSI

DESIGN ANALYSIS
Maximum Station Flow: 28.49 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: -10.29 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 82 PSI
Residual Pressure Available: 82 PSI

P.O.C. NUMBER: 02 (LOT 7)
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.93 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 82 PSI
Pressure Available: 82 PSI

DESIGN ANALYSIS
Maximum Station Flow: 18.93 GPM
Flow Available at POC: 18.93 GPM
Residual Flow Available: 0.0 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 82 PSI
Residual Pressure Available: 82 PSI

P.O.C. NUMBER: 03 (LOT 8)
Water Source Information:

FLOW AVAILABLE
Point of Connection Size: 1"
Flow Available: 18.2 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 82 PSI
Pressure Available: 82 PSI

DESIGN ANALYSIS
Maximum Station Flow: 18.2 GPM
Flow Available at POC: 18.2 GPM
Residual Flow Available: 0.0 GPM

Pressure Req. at Critical Station: 0 PSI
Loss for Fittings: 0 PSI
Loss for Main Line: 0 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 0 PSI
Critical Station Pressure at POC: 0 PSI
Pressure Available: 82 PSI
Residual Pressure Available: 82 PSI

LOT 3 VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
A-1	HUNTER PGV-ASV-S	1"	BUBBLER	1.52
A-2	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.22
	Common Wire			

LOT 7 VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
B-1	HUNTER PGV-ASV-S	1"	BUBBLER	3.04
B-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
B-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	2.51

LOT 8 VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM
C-1	HUNTER PGV-ASV-S	1"	BUBBLER	2.71
C-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
C-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.04

GENERAL INSTALLATION NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAIN LINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN LAWN OR PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN NEAREST ADJACENT SHRUB PLANTING AREAS.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
- ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
- ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAIN LINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAPITITE OR SCOTCH-LOC WIRE CONNECTORS.
- ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
- CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
- CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
- CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 24 INCHES PER CVWD. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS, ON OVERTHROW IS PERMITTED ONTO HARDSCAPE.
- 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- MSA CONSULTING, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
- MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
- MSA CONSULTING, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
- LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

- AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED AT MINIMUM OF 24" AWAY FROM ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS WITH PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
- CONTRACTOR SHALL PROVIDE TWO BUBBLERS AT THE EDGE OF THE ROOT BALL FOR EACH FIELD GROWN OR 24" AND LARGER BOXED TREE OR AND OTHER TREE AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- CONTRACTOR TO ENSURE HEAD-TO-HEAD COVERAGE IN TURFGRASS.
- POP-UP SPRAY SPECIFICATIONS:
STANDARD TURF: TWO OR THREE INCH POP-UP BODY.
GROUND COVER & LOW-GROWING TYPES: THREE OR FOUR INCH POP-UP BODY.
TALLER TYPES: FOUR OR SIX INCH POP-UP.

CVWD EASEMENT NOTE

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CVWD LANDSCAPE APPROVAL

These plans have been reviewed by the Coachella Valley Water District in accordance with California Government Code, Section 65591 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by CVWD staff does not constitute approval to encroach into district and USBR Rights-of-Way. Trees, plans, walls, and permanent structures of any kind may not be planted or installed in CVWD and USBR easements or right-of-way without first obtaining an encroachment permit from CVWD.

Date _____ WATER MANAGEMENT DEPARTMENT
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



MSA CONSULTING, INC.
Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • City Utility Coordination • GIS
14200 800+ Ave Drive Rancho Mirage, CA 92253 | 760.329.9100 | msaconsulting.com

IRRIGATION SCHEDULE & NOTES

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM

DRAWN: JB

CHECKED: ML

PROJ. NO. 2776

ISSUE DATE: 11/12/25

SCALE:

REVISIONS/SUBMITALS	DATE	INIT.
1 DD - 1ST CITY SUBMITTAL	11/12/25	SJ
2	-	-
3	-	-
4	-	-
5	-	-
6	-	-
7	-	-
8	-	-

SHEET NO:

L-300

Water Use Calculations
2776 Linea North - FYT LOT 3

Site Information	
Zone No	5
Total Tree and Shrub Square footage	984
Total Lawn Square footage	0
Total Annual Color Square footage	0
Total Water feature Square footage	0
Special Ldscp Area Square footage	0

Number of plants by water use	% of Total Landscape	Square Footage
Very Low	0.000	0.00
Low	0.907	892.47
Mod	0.093	91.53
High	0.000	0.00
Total	1.00	

Maximum Applied Water Allowance

Zone No.	Eto	Water Adj. Factor	Total Sq. Ft.	Conversion Factors	MAWA	
Conventional Landscape	5	83.00	0.45	984	0.62 748	30.46
Special Ldscp Area	5	83.00	1	0	0.62 748	0.00
TOTAL MAWA					30.46	

Estimated Water Use

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:		
Drip / Bubbler / Micro Spray	5	0.9	892.47	2 Low		
Season	Zonal Eto	Plant Factor	Area sq. ft.	Conversion Factors	Estimated Water Use	
Spring	18.33	0.20	892.47	0.62 748	0.9	3.01
Summer	50.84	0.20	892.47	0.62 748	0.9	8.36
Fall - Winter	14.16	0.20	892.47	0.62 748	0.9	2.33
TOTAL						13.70

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:		
Drip / Bubbler / Micro Spray	5	0.9	91.53	3 Mod		
Season	Zonal Eto	Plant Factor	Area sq. ft.	Conversion Factors	Estimated Water Use	
Spring	18.33	0.50	91.53	0.62 748	0.9	0.77
Summer	50.84	0.50	91.53	0.62 748	0.9	2.14
Fall - Winter	14.16	0.50	91.53	0.62 748	0.9	0.60

Estimated Total Water Use 17.21

Landscape Documentation Package Checklist
2776 Linea North - FYT LOT 3

Tract or Parcel Number: _____
 Assessor's Parcel Number (APN): 685-650-001 Through 09
 Project Location: New Development north of Linea Rancho Mirage on Ginger Rodgers Rd
 Landscape Architect / Irrigation Designer / Contractor N: MSA Consulting, Inc., 34200 Bob Hope Drive, Rancho Mirage, Ca.

Included in this Landscape Documentation Package are:

1. Water Efficient Landscape Worksheet

WATER BUDGET CALCULATIONS

2. Maximum Applied Water Allowance. (MAWA):
 Conventional Landscape: 30.46 100 cubic feet per year
 Recreational Turf grass Landscape: 0 100 cubic feet per year
 Maximum Applied Water Allowance: 30.46 100 cubic feet per year

3. Estimated Total Water Use by Hydrozone:
 Very Low Plant Hydrozones: 0 100 cubic feet per year
 Low Plant Hydrozones: 13.70 100 cubic feet per year
 Moderate Plant Hydrozones: 3.51 100 cubic feet per year
 High Plant Hydrozones: 0 100 cubic feet per year
 Turf grass Hydrozones: 0 100 cubic feet per year
 Recreational Turf grass Hydrozones: 0 100 cubic feet per year
 Annual Color: 0 100 cubic feet per year
 Water Features: 0 100 cubic feet per year
 Estimated Total Water Use (ETWU): 17.21 100 cubic feet per year

4. ETWU < MAWA

PLAN SETS

5. Landscape Design Plan
 6. Irrigation Design Plan
 7. Grading Design Plan
 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package.
 Date: 11/10/2025 Applicant: Jenna Bland

Water Use Calculations
2776 Linea North - FYT LOT 7

Site Information	
Zone No	5
Total Tree and Shrub Square footage	2629
Total Lawn Square footage	0
Total Annual Color Square footage	0
Total Water feature Square footage	0
Special Ldscp Area Square footage	0

Number of plants by water use	% of Total Landscape	Square Footage
Very Low	0.000	0.00
Low	0.908	2387.25
Mod	0.092	241.75
High	0.000	0.00
Total	1.00	

Maximum Applied Water Allowance

Zone No.	Eto	Water Adj. Factor	Total Sq. Ft.	Conversion Factors	MAWA	
Conventional Landscape	5	83.00	0.45	2629	0.62 748	81.39
Special Ldscp Area	5	83.00	1	0	0.62 748	0.00
TOTAL MAWA					81.39	

Estimated Water Use

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:		
Drip / Bubbler / Micro Spray	5	0.9	2387.25	2 Low		
Season	Zonal Eto	Plant Factor	Area sq. ft.	Conversion Factors	Estimated Water Use	
Spring	18.33	0.20	2387.25	0.62 748	0.9	8.06
Summer	50.84	0.20	2387.25	0.62 748	0.9	22.36
Fall - Winter	14.16	0.20	2387.25	0.62 748	0.9	6.23
TOTAL						36.64

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:		
Drip / Bubbler / Micro Spray	5	0.9	241.75	3 Mod		
Season	Zonal Eto	Plant Factor	Area sq. ft.	Conversion Factors	Estimated Water Use	
Spring	18.33	0.50	241.75	0.62 748	0.9	2.04
Summer	50.84	0.50	241.75	0.62 748	0.9	5.66
Fall - Winter	14.16	0.50	241.75	0.62 748	0.9	1.58
TOTAL						9.28

Estimated Total Water Use 45.92

Landscape Documentation Package Checklist
2776 Linea North - FYT LOT 7

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 Assessor's Parcel Number (APN): 685-650-001 Through 09
 Project Location: New Development north of Linea Rancho Mirage on Ginger Rodgers Rd
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Included in this Landscape Documentation Package are:

1. Water Efficient Landscape Worksheet

WATER BUDGET CALCULATIONS

2. Maximum Applied Water Allowance. (MAWA):
 Conventional Landscape: 81.39 100 cubic feet per year
 Recreational Turf grass Landscape: 0 100 cubic feet per year
 Maximum Applied Water Allowance: 81.39 100 cubic feet per year

3. Estimated Total Water Use by Hydrozone:
 Very Low Plant Hydrozones: 0 100 cubic feet per year
 Low Plant Hydrozones: 36.64 100 cubic feet per year
 Moderate Plant Hydrozones: 9.28 100 cubic feet per year
 High Plant Hydrozones: 0 100 cubic feet per year
 Turf grass Hydrozones: 0 100 cubic feet per year
 Recreational Turf grass Hydrozones: 0 100 cubic feet per year
 Annual Color: 0 100 cubic feet per year
 Water Features: 0 100 cubic feet per year
 Estimated Total Water Use (ETWU): 45.92 100 cubic feet per year

4. ETWU < MAWA

PLAN SETS

5. Landscape Design Plan
 6. Irrigation Design Plan
 7. Grading Design Plan
 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package.
 Date: 11/10/2025 Applicant: Jenna Bland

Water Use Calculations
2776 Linea North - FYT LOT 8

Site Information	
Zone No	5
Total Tree and Shrub Square footage	2652
Total Lawn Square footage	0
Total Annual Color Square footage	0
Total Water feature Square footage	0
Special Ldscp Area Square footage	0

Number of plants by water use	% of Total Landscape	Square Footage
Very Low	0.000	0.00
Low	0.368	975.45
Mod	0.632	1676.55
High	0.000	0.00
Total	1.00	

Maximum Applied Water Allowance

Zone No.	Eto	Water Adj. Factor	Total Sq. Ft.	Conversion Factors	MAWA	
Conventional Landscape	5	83.00	0.45	2652	0.62 748	82.10
Special Ldscp Area	5	83.00	1	0	0.62 748	0.00
TOTAL MAWA					82.10	

Estimated Water Use

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:		
Drip / Bubbler / Micro Spray	5	0.9	975.45	2 Low		
Season	Zonal Eto	Plant Factor	Area sq. ft.	Conversion Factors	Estimated Water Use	
Spring	18.33	0.20	975.45	0.62 748	0.9	3.29
Summer	50.84	0.20	975.45	0.62 748	0.9	9.13
Fall - Winter	14.16	0.20	975.45	0.62 748	0.9	2.54
TOTAL						14.97

Plant/Irrigation System Type:	Zone	Irr. Eff.	Area	Seasonal Plant Factor:		
Drip / Bubbler / Micro Spray	5	0.9	1676.55	3 Mod		
Season	Zonal Eto	Plant Factor	Area sq. ft.	Conversion Factors	Estimated Water Use	
Spring	18.33	0.50	1676.55	0.62 748	0.9	14.15
Summer	50.84	0.50	1676.55	0.62 748	0.9	39.25
Fall - Winter	14.16	0.50	1676.55	0.62 748	0.9	10.93
TOTAL						64.33

Estimated Total Water Use 79.31

Landscape Documentation Package Checklist
2776 Linea North - FYT LOT 8

Tract or Parcel Number: _____
 Assessor's Parcel Number (APN): 685-650-001 Through 09
 Project Location: New Development north of Linea Rancho Mirage on Ginger Rodgers Rd
 Landscape Architect / Irrigation Designer / Contractor N: MSA Consulting, Inc., 34200 Bob Hope Drive, Rancho Mirage, Ca.

Included in this Landscape Documentation Package are:

1. Water Efficient Landscape Worksheet

WATER BUDGET CALCULATIONS

2. Maximum Applied Water Allowance. (MAWA):
 Conventional Landscape: 82.10 100 cubic feet per year
 Recreational Turf grass Landscape: 0 100 cubic feet per year
 Maximum Applied Water Allowance: 82.10 100 cubic feet per year

3. Estimated Total Water Use by Hydrozone:
 Very Low Plant Hydrozones: 0 100 cubic feet per year
 Low Plant Hydrozones: 14.97 100 cubic feet per year
 Moderate Plant Hydrozones: 64.33 100 cubic feet per year
 High Plant Hydrozones: 0 100 cubic feet per year
 Turf grass Hydrozones: 0 100 cubic feet per year
 Recreational Turf grass Hydrozones: 0 100 cubic feet per year
 Annual Color: 0 100 cubic feet per year
 Water Features: 0 100 cubic feet per year
 Estimated Total Water Use (ETWU): 79.31 100 cubic feet per year

4. ETWU < MAWA

PLAN SETS

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 8. Soil Management Report

I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Document Package.
 Date: 11/10/2025 Applicant: Jenna Bland

GENERAL INSTALLATION NOTES

- IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAIN LINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN LAWN OR PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN NEAREST ADJACENT SHRUB PLANTING AREAS.
- INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
- ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS.
- BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
- ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS, AND 24" IF RUBBER RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
- ALL VALVE CONTROL WIRE SHALL BE INSTALLED WITH MAIN LINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14, TYPE UF, DIRECT BURIAL WIRE, USING SNAP TITE OR SCOTCH-LOC WIRE CONNECTORS.
- ALL TRENCH BACKFILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT AND CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
- CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS.
- CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
- CONTRACTOR SHALL ADJUST ALL SPRINKLERS AND VALVES FOR PROPER OPERATION AND COVERAGE. SPRINKLERS ALONG STREET CURBING AND DRIVEWAYS SHALL BE SET BACK 24 INCHES PER CVWD. ALL SPRINKLERS SHALL BE ADJUSTED SO THAT NO WATER IS THROWN ONTO STRUCTURES OR NATURAL FACED MASONRY WALLS, ON OVERTHROW IS PERMITTED ONTO HARDCAPE.
- 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
- MSA CONSULTING, INC. SHALL APPROVE ALL INFIELD DESIGN CHANGES DUE TO SITE PLAN AND LANDSCAPE PLAN CHANGES TO GUARANTEE 100% SPRINKLER COVERAGE OR THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY.
- MSA CONSULTING, INC. SHALL NOT BE RESPONSIBLE FOR IMPROPER OPERATION OF SYSTEM DUE TO CONTRACTOR NOT FOLLOWING PLAN PIPE SIZING OR INADEQUATE STATIC PRESSURE OR INFIELD DESIGN CHANGES WITHOUT APPROVAL.
- MSA CONSULTING, INC. IS NOT RESPONSIBLE FOR ERRORS IN INSTALLATION IF THEY HAVE NOT BEEN RETAINED FOR INSTALLATION OBSERVATION.
- LANDSCAPE CONTRACTOR SHALL REFER TO SPECIFICATIONS FOR DETAILS, STANDARDS OF MATERIALS AND WORKMANSHIP.

SPECIAL NOTES

- AN APPROPRIATE HEIGHT POP-UP SPRINKLER SHALL BE INSTALLED AT MINIMUM OF 24" AWAY FROM ALL WALKS, DRIVES, PATIO AREAS AND ALL AREAS WITH PEDESTRIAN TRAFFIC. FINAL INSTALLATION IN LAWN SHALL BE FLUSH AND IN SHRUB BEDS ONE INCH ABOVE GRADE.
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- POP-UP SPRAY SPECIFICATIONS:
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 GROUND COVER & LOW-GROWING TYPES: THREE OR FOUR INCH POP-UP BODY.
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Date: _____ WATER MANAGEMENT DEPARTMENT
 CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



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 Landscape Architecture • Civil Engineering • Land Surveying
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 34200 Bob Hope Drive, Rancho Mirage, CA 92270 | Tel: 760.309.1100 | Fax: 760.309.1101

WATER CALCS
LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM

DRAWN: JB

CHECKED: ML

PROJ. NO. 2776

ISSUE DATE: 11/12/25

SCALE:

REVISIONS/SUBMITALS INIT.

1 DD - 1ST CITY SUBMITAL 11/12/25 SJ

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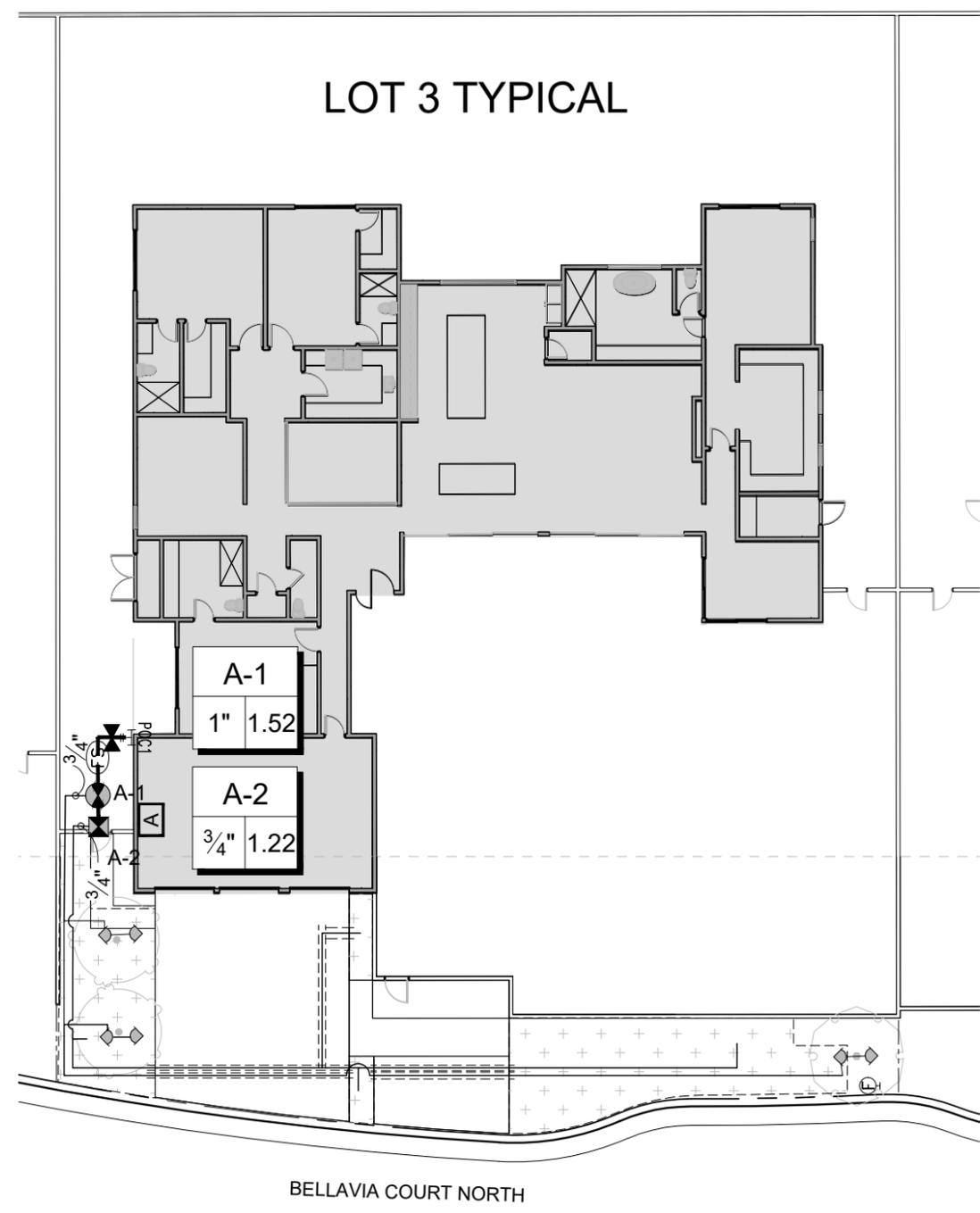
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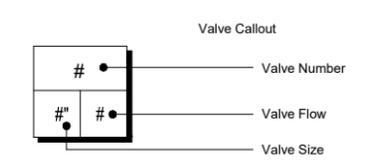
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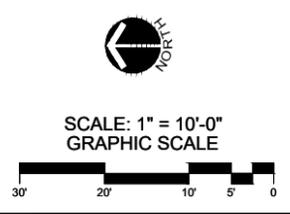
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'
REVISIONS/SUBMITALS	INIT.
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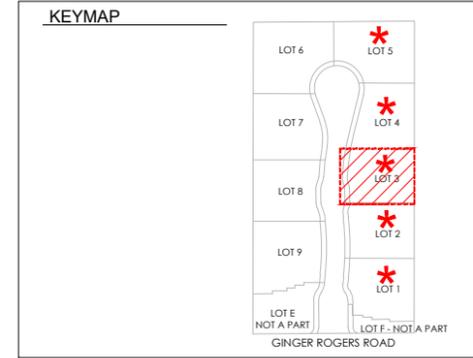
IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL
◇	HUNTER PROS-PRS30-04-CV-5-CST-B ST
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊠	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
⊕	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
⊙	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-T 10/32 THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. PRESSURE COMPENSATING FROM 15 PSI-60 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. USE HUNTER IH RISER. 1.0 GPH FOR EACH 0.2 LOW WU PLANT 2.0 GPH FOR EACH 0.5 MOD WU PLANT
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊖	HUNTER PGV-ASV-S 3/4IN. AND 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: SLIP X SLIP.
⊗	LASCO MAINLINE ISOLATION VALVE: MODEL VXX101N-SC. PVC SLO-CLOSE FULL BLOCK TRUE UNION 'SOCKET' BALL VALVE WITH EPDM O-RINGS. VALVE TO MATCH MAINLINE SIZE.
⊠	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
⊠	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
⊠	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
⊙	HUNTER HC-075-FLOW 3/4" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
⊠	POINT OF CONNECTION 1"
⊠	POINT OF CONNECTION 1"
⊠	POINT OF CONNECTION 1"
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE NOT INDICATED ON ALL LINES. LATERAL LINES TO BE 3/4" EXCEPT WHERE INDICATED
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 MAIN LINE UP TO 1 1/2" TO BE SCH 40 PVC. MAIN LINE 2" TO BE CLASS 315 PVC
---	PIPE SLEEVE: PVC SCHEDULE 40 OCCURS WHEREVER PIPE CROSSES HARDSCAPE, FEATURE, UNDER WALL, OTHER CONSTRUCTION. TO BE 2X DIA. OF PIPE. SLEEVING TO EXTEND 24" BEYOND CONSTRUCTION. MAINLINE TO HAVE INSTALLED AN ADJACENT SPARE SLEEVE.



LOT 3_VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
A-1	HUNTER PGV-ASV-S	1"	BUBBLER	1.52
A-2	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.22
	Common Wire			



LOT 3 Typical shall be used for lots 1-5.
 LOT 7 Typical shall be used for lots 6-7.
 LOT 8 Typical shall be used for lots 8-9.



CVWD EASEMENT NOTE
 NO PERMANENT STRUCTURES OR TREES WITHIN CVWD AND/OR USBR EASEMENTS. CVWD WILL NOT BE RESPONSIBLE FOR DAMAGE OR REPLACEMENT OF ANY SURFACE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO, DECORATIVE CONCRETE, LANDSCAPING, CURB, GUTTER, SIDEWALKS, PLANTERS, GATES AND RELATED IMPROVEMENTS INSTALLED WITHIN CVWD AND/OR USBR EASEMENT.

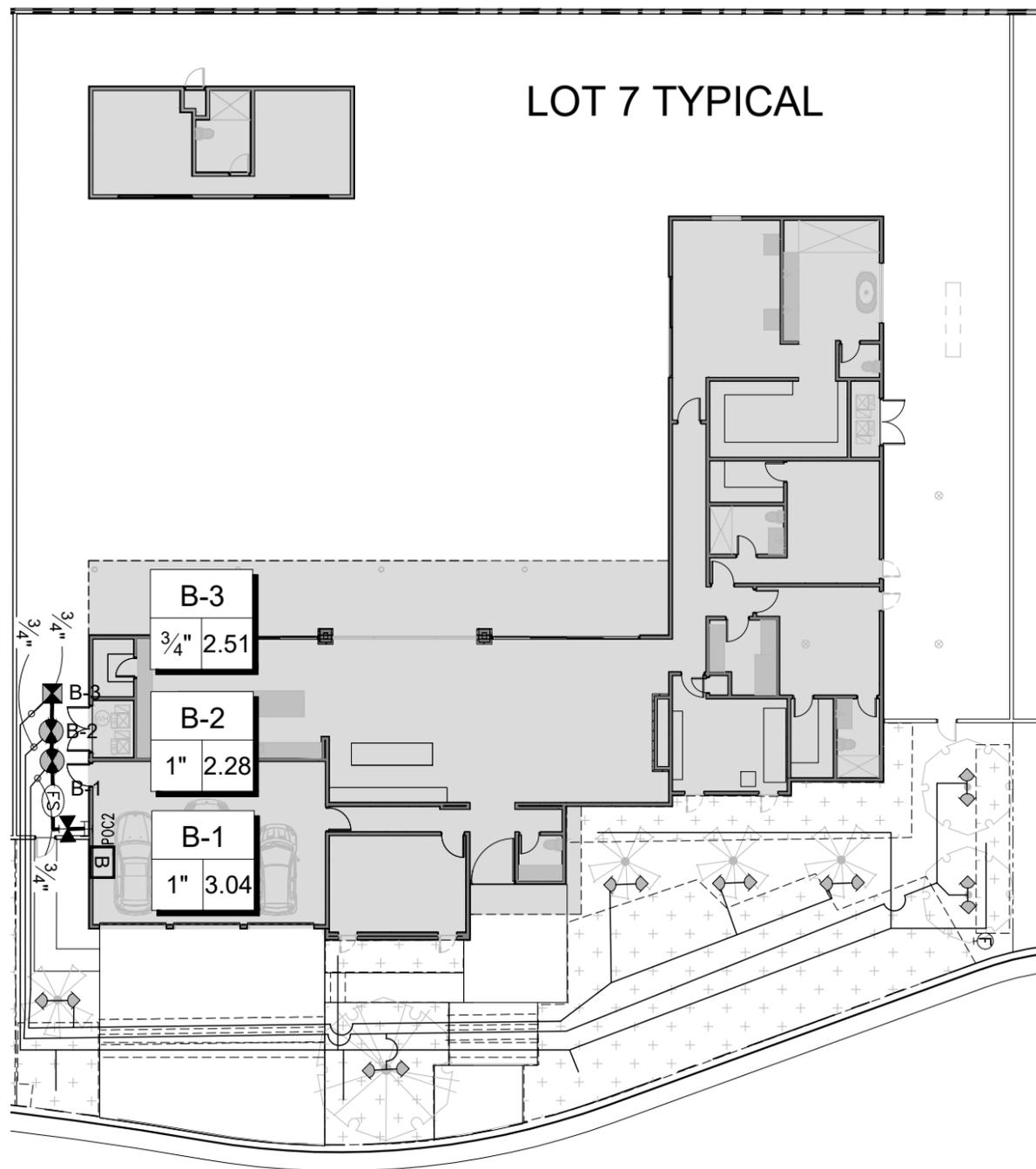
CVWD LANDSCAPE APPROVAL

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Date: _____ WATER MANAGEMENT DEPARTMENT

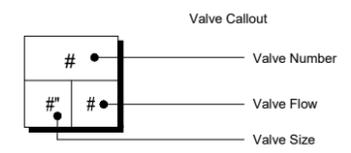
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



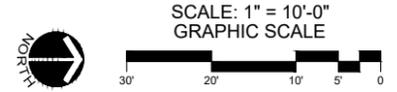
BELLAVIA COURT NORTH

LOT 7 TYPICAL

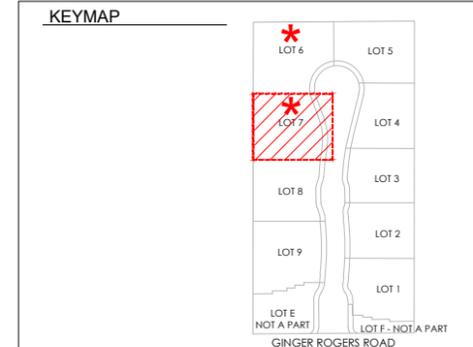
IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL
◇	HUNTER PROS-PRS30-04-CV-5-CST-B ST
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊠	HUNTER ACZ-075-25 DRIP CONTROL KIT FEATURING A 3/4IN. PGV-ASV VALVE, WITH 3/4IN. HY075 FILTER SYSTEM, AND 25PSI PRESSURE REGULATED. FLOW RANGE: 0.5 GPM TO 15 GPM. WITH 150 MESH STAINLESS STEEL SCREEN.
⊕	TORO T-FCH-H-FIPT FLUSH VALVE, PLUMBED TO FLUSH MANIFOLD AT LOW POINT.
+	AREA TO RECEIVE DRIP EMITTERS HUNTER HE-T 10/32 THREADED POINT SOURCE DRIP EMITTER. COLOR CODED EMITTERS FOR FLOW RATES OF 0.5 GPH, 1.0 GPH, 2.0 GPH, 4.0 GPH, AND 6.0 GPH. PRESSURE COMPENSATING FROM 15 PSI-50 PSI. OPTIONAL DIFFUSER CAP (HE) AVAILABLE FOR HIGHER FLOWS AND CLOG PROTECTION. USE HUNTER IH RISER. 1.0 GPH FOR EACH 0.2 LOW WU PLANT 2.0 GPH FOR EACH 0.5 MOD WU PLANT
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
⊙	HUNTER PGV-ASV-S 3/4IN. AND 1IN. PLASTIC ELECTRIC REMOTE CONTROL VALVE, WITH REMOVABLE ANTI-SIPHON CAP, AND FLOW CONTROL, FOR RESIDENTIAL USE. INLET/OUTLET: SLIP X SLIP.
⌘	LASCO MAINLINE ISOLATION VALVE: MODEL VXX101N-SC. PVC SLO-CLOSE FULL BLOCK TRUE UNION 'SOCKET' BALL VALVE WITH EPDM O-RINGS. VALVE TO MATCH MAINLINE SIZE.
A	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
B	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
C	HUNTER XC-600 6 STATION CONTROLLER, RESIDENTIAL USE. PLASTIC CABINET, OUTDOOR, WITH 3 INDEPENDENT PROGRAMS. 120 VAC.
Ⓢ	HUNTER HC-075-FLOW 3/4" FLOW METER FOR USE WITH HYDRAWISE ENABLED CONTROLLER TO MONITOR FLOW AND PROVIDE SYSTEM ALERTS. ALSO FUNCTIONS AS STAND ALONE FLOW TOTALIZER/SUB METER ON ANY RESIDENTIAL OR COMMERCIAL IRRIGATION SYSTEM.
H POC1	POINT OF CONNECTION 1"
H POC2	POINT OF CONNECTION 1"
H POC3	POINT OF CONNECTION 1"
---	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 SIZE NOT INDICATED ON ALL LINES. LATERAL LINES TO BE 3/4" EXCEPT WHERE INDICATED
---	IRRIGATION MAINLINE: PVC SCHEDULE 40 MAIN LINE UP TO 1 1/2" TO BE SCH 40 PVC. MAIN LINE 2"+ TO BE CLASS 315 PVC
---	PIPE SLEEVE: PVC SCHEDULE 40 OCCURS WHEREVER PIPE CROSSES HARDSCAPE, FEATURE, UNDER WALL, OTHER CONSTRUCTION. TO BE 2X DIA. OF PIPE. SLEEVING TO EXTEND 24" BEYOND CONSTRUCTION. MAINLINE TO HAVE INSTALLED AN ADJACENT SPARE SLEEVE.



LOT 7 VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
B-1	HUNTER PGV-ASV-S	1"	BUBBLER	3.04
B-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
B-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	2.51



LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.



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Date _____ WATER MANAGEMENT DEPARTMENT
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



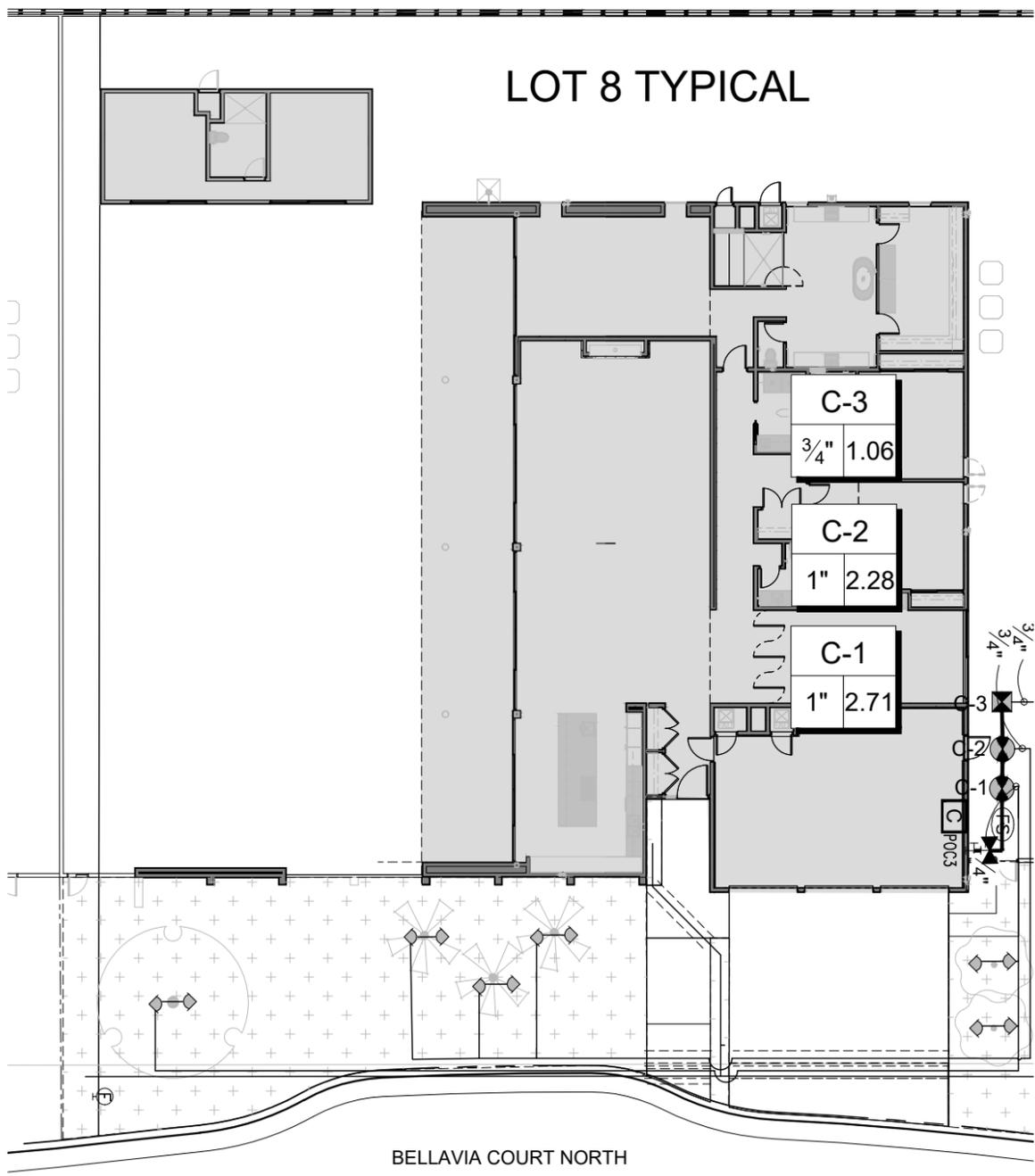
IRRIGATION PLAN
LINEA NORTH
RANCHO MIRAGE, CA



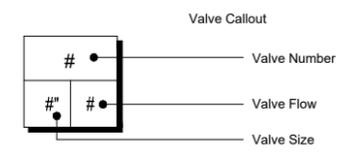
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'
REVISIONS/SUBMITALS	INIT.
1 DD - 1ST CITY SUBMITTAL 11/12/25	SJ
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5	-
6	-
7	-
8	-

SHEET NO:
L-302

PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'
REVISIONS/SUBMITALS	INIT.
1 DD - 1ST CITY SUBMITAL	11/12/25 SJ
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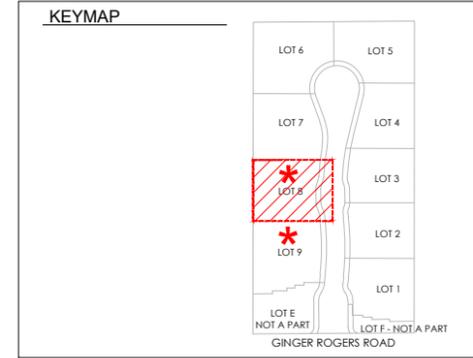


IRRIGATION SCHEDULE	
SYMBOL	MANUFACTURER/MODEL
◇	HUNTER PROS-PRS30-04-CV-5-CST-B ST
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
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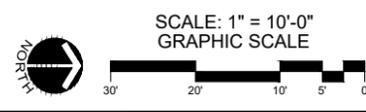
LOT 8 VALVE SCHEDULE				
NUMBER	MODEL	SIZE	TYPE	GPM
C-1	HUNTER PGV-ASV-S	1"	BUBBLER	2.71
C-2	HUNTER PGV-ASV-S	1"	BUBBLER	2.28
C-3	HUNTER ACZ-075-25	3/4"	AREA FOR DRIP EMITTERS	1.04

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.



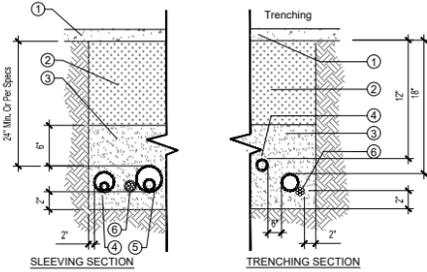
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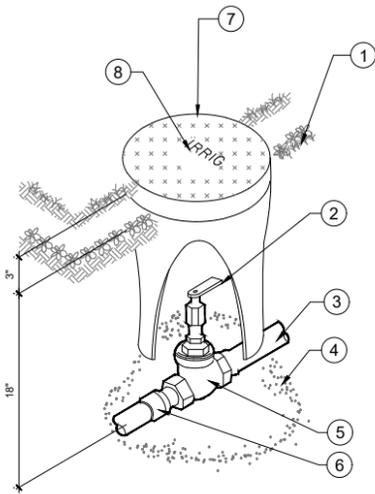
Date _____ WATER MANAGEMENT DEPARTMENT
CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

- 1 HARDSCAPE (TYP)/FINISH GRADE
- 2 CLEAN NATIVE BACKFILL - COMPACTION PER SOILS REPORT
- 3 SAND (TYP)
- 4 NON-PRESSURE LATERAL LINE SLEEVE (SIZE PER IRRIGATION LEGEND)/NON PRESSURE LATERAL
- 5 PRESSURE MAINLINE SLEEVE (SIZE PER IRRIGATION LEGEND)/PRESSURE MAINLINE
- 6 CONTROL WIRE SLEEVE ADJACENT TO MAINLINE SLEEVE. ALL SLEEVES TO BE SCH 40 PVC. EXTEND SLEEVES 18" BEYOND EDGE OF HARDSCAPE ON BOTH ENDS. RECLAIMED WATER SLEEVES TO BE MINIMUM 42"-48" DEEP (OR PER WATER DISTRICT STANDARDS WHERE APPLICABLE).



4 SLEEVING / TRENCHING

1" = 1" MSAP-2776-08

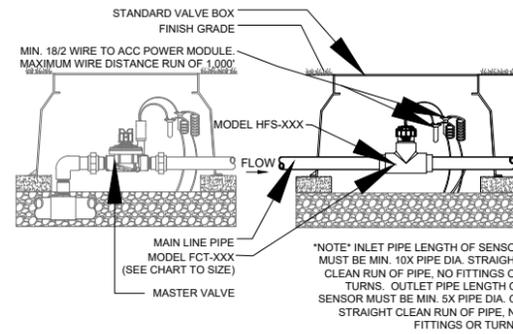


KEY NOTES:

- 1 FINISH GRADE
- 2 HANDLE
- 3 PRESSURE SUPPLY LINE (SEE SPEC)
- 4 PEA GRAVEL (MIN. 2 CU. FT.)
- 5 BALL VALVE
- 6 T.O.E. NIPPLE
- 7 APPLIED ENG. (OR EQUAL) ROUND PLASTIC BOX & COVER. COLOR TO MATCH SURROUNDING SOIL. (TAN IN DG AND GREEN IN LAWN)
- 8 HEAT STAMPED LID COVER; MARKED: IRRIGATION - 'BV'

3 SHUT OFF VALVE (BALL VALVE)

1" = 1" MSAP-2776-05

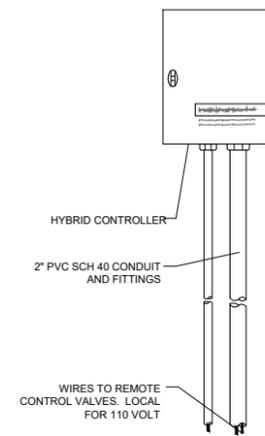


FCT FITTING SELECTION

FCT100	1 INCH	SCH. 40
FCT150	1.5 INCH	SCH. 40
FCT158	1.5 INCH	SCH. 80
FCT200	2 INCH	SCH. 40
FCT208	2 INCH	SCH. 80
FCT300	3 INCH	SCH. 40
FCT308	3 INCH	SCH. 80
FCT400	4 INCH	SCH. 40

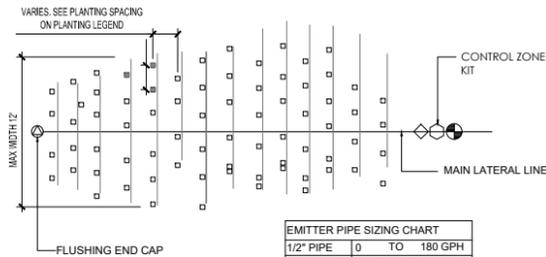
2 FLOW SENSOR (HUNTER)

1" = 1" MSAP-2776-18



1 AUTO CONTROLLER (WALL) W/ SENSOR

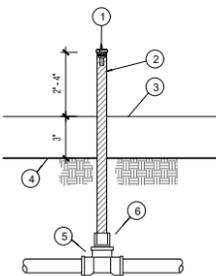
1" = 1" MSAP-2776-09



EMITTER PIPE SIZING CHART

1/2" PIPE	0 TO 180 GPH
3/4" PIPE	181 TO 360 GPH
1" PIPE	361 TO 840 GPH
1-1/4" PIPE	841 TO 1440 GPH

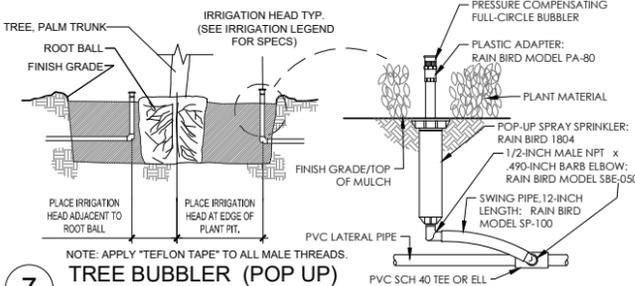
1. INSTALL ONE EMITTER PER PLANT (UNLESS OTHERWISE NOTED) AT UP HILL SIDE OF EACH PLANT.
2. IT SHALL BE THE IRRIGATION CONTRACTOR'S RESPONSIBILITY TO ACCURATELY PIPE SIZE ALL EMITTER PIPE SIZE CHART SHOWN ON PLANS.



- 1 EMITTER. SEE PLAN FOR MODEL
- 2 RIGID RISER (LENGTH AS REQUIRED FOR EMITTER TO REST 2-4" ABOVE MULCH.)
- 3 MULCH BED.
- 4 FINISH GRADE.
- 5 PVC FITTING (S x S x 1/2" FIPT).
- 6 PVC PIPE (DEPTH PER SPECIFICATIONS).

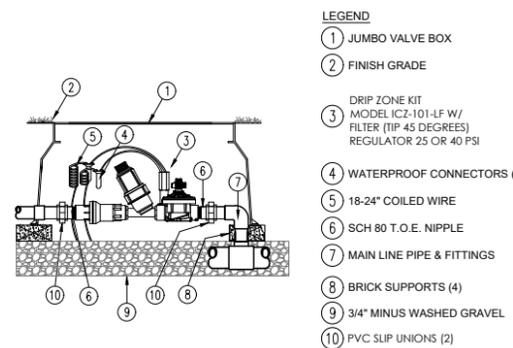
8 EMITTER/LAYOUT

1" = 1" MSAP-2776-30



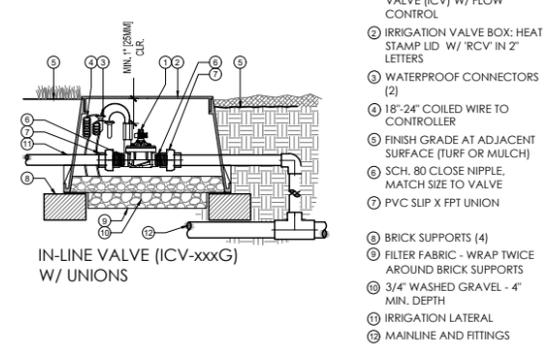
7 TREE BUBBLER (POP UP)

1" = 1" MSAP-2776-33



6 DRIP CONTROL ZONE KIT - HUNTER ICZ-101-LF

1" = 1" MSAP-2776-25



5 REMOTE CONTROL VALVE - HUNTER ICV

1" = 1" MSAP-2776-22

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Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



IRRIGATION DETAILS

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25

SCALE:	
REVISIONS/SUBMITALS	INIT.
1 DD - 1ST CITY SUBMITAL 11/12/25	SJ
2	-
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SHEET NO:

L-400

PLANT SCHEDULE LOT 3 TYPICAL						
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE
TREES						
	ACACIA ANEURA MULGA TREE	1	36" BOX	L 0.2	H: 18' W: 18'	
	CORDIA BOISSIERI TEXAS OLIVE	2	24" BOX	L 0.2	MULTI TRUNK H: 15-25' W: 10-25'	THEVETIA PERUVIANA MULTI TRUNK

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE:
SHRUBS						
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	4	15 GAL	M 0.5	H: 6-12' W: 6-10'	TECOMA X 'CRIMSON FLARE'
ACCENTS						
	AGAVE LOPHANTHA MCKELVEY'S CENTURY PLANT	22	5 GAL	L 0.2	H: 2-3' W: 2'	AGAVE PARRYI-TRUNCATA AGAVE GEMINIFLORA
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	8	5 GAL	L 0.2	12" DIA MIN. H: 2' W: 2-3'	
	FOUQUIERIA SPLENDENS OCOTILLO	7	15 GAL	L 0.2	4-5' HT MIN. 5 CANE MIN. H: 8-20' W: 5-10'	
GROUND COVERS						
	3/8" GLACIER PEBBLE CRUSHED ROCK	929 SF	3" DEPTH			

LIGHT SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	SPOT LIGHT
	PATH LIGHT
	FLOOD LIGHT
	STEP LIGHT
	WELL LIGHT

PLANT SCHEDULE LOT 7 TYPICAL					
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	ACACIA ANEURA MULGA TREE	2	36" BOX	L 0.2	H: 18' W: 18'
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	1	36" BOX	L 0.2	H: 25' W: 25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4	12' BTH	M 0.5	H: 40-80' W: 8-10'

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	EUPHORBIA MILII CROWN OF THORNS	46	5 GAL	L 0.2	H: 3-6' W: 1.5-3'
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	4	5 GAL	M 0.5	H: 2-3' W: 2-3'
ACCENTS					
	AGAVE AMERICANA CENTURY PLANT	4	15 GAL	L 0.2	H: 6' W: 4'
	AGAVE ANGUSTIFOLIA 'MARGINATA' VARIEGATED CARIBBEAN CENTURY PLANT	4	15 GAL	L 0.2	H: 3-4' W: 3-4'
	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	10	5 GAL	L 0.2	H: 3' W: 3'
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H: 2-3' W: 2-4'
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,577 SF	3" DEPTH		

PLANT SCHEDULE LOT 8 TYPICAL					
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	CALLISTEMON VIMINALIS WEeping BOTTLEBRUSH	2	24" BOX	M 0.5	STANDARD H: 20-50' W: 11-15'
	TIPUANA TIPU TIPU TREE	1	36" BOX	M 0.5	H: 25' W: 25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	3	12' BTH	M 0.5	H: 40-80' W: 8-10'

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	45	5 GAL	M 0.5	H: 2-3' W: 2-3'
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	10	24" BOX	M 0.5	H: 3-6' W: 3-6'
ACCENTS					
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H: 18" W: 18"
	FURCRAEA MACDOUGALII MACDOUGALL'S CENTURY PLANT	7	15 GAL	L 0.2	H: 12-20' W: 6-8"
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST CACTUS	3	5 GAL	L 0.2	3' HT MIN. H: 15-20
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,652 SF	3" DEPTH		

PLANTING NOTES:

1. PLANT QUANTITY: LIST IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR/CLIENT AND IS NOT INTENDED FOR ACCURATE BIDDING PURPOSES.

2. LANDSCAPE ARCHITECT: SHALL FIELD REVIEW ALL PLANT LOCATIONS PRIOR TO PLANTING. PLANTS SHALL BE PLACED IN THEIR INTENDED LOCATIONS WHILE STILL IN THEIR CONTAINERS/BOXES.

3. UNIT PRICES: LANDSCAPE CONTRACTOR SHALL FURNISH UNIT PRICES FOR ALL PLANT MATERIAL AND IRRIGATION MATERIAL WHEN SUBMITTING THEIR BID TO THE OWNER.

4. PLANT MATERIAL LISTED MAY OR MAY NOT HAVE BEEN APPROVED BY THE AGRICULTURAL COMMISSIONER'S OFFICE. LANDSCAPE CONTRACTOR, PLEASE CONTACT THE AGRICULTURAL COMMISSIONER FOR APPROVAL. PLANT MATERIAL NOT CONFORMING WITH QUARANTINE LAWS MAY BE DESTROYED AND CIVIL ACTION TAKEN. ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AT THE DISCRETION OF THE AGRICULTURAL COMMISSIONER'S OFFICE.

5. REMARKS HEIGHT AND WIDTH ARE FOR MATURE PLANT SIZES.

6. TREES PLANTED WITHIN 5' OF CURBS, WALKWAYS OR PUE REQUIRE A ROOT BARRIER. SEE SHEET L-600 FOR DETAIL.

7. PLANTS WITH THORNS, SPIKES, OR POISONOUS SAP SHALL BE MINIMUM 3' AWAY FROM WALKWAYS.



MSA CONSULTING, INC.
Landscape Architecture • Civil Engineering • Land Surveying
Planning • Environmental Services • City Utility Coordination • GIS
40200 100th Ave SW, Suite 1000, Everett, WA 98201 | 425.336.7000

PLANT SCHEDULE & NOTES

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM

DRAWN: JB

CHECKED: ML

PROJ. NO. 2776

ISSUE DATE: 11/12/25

SCALE:

REVISIONS/SUBMITALS INIT.

1 DD - 1ST CITY SUBMITTAL 11/12/25 SJ

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SHEET NO:

L-500

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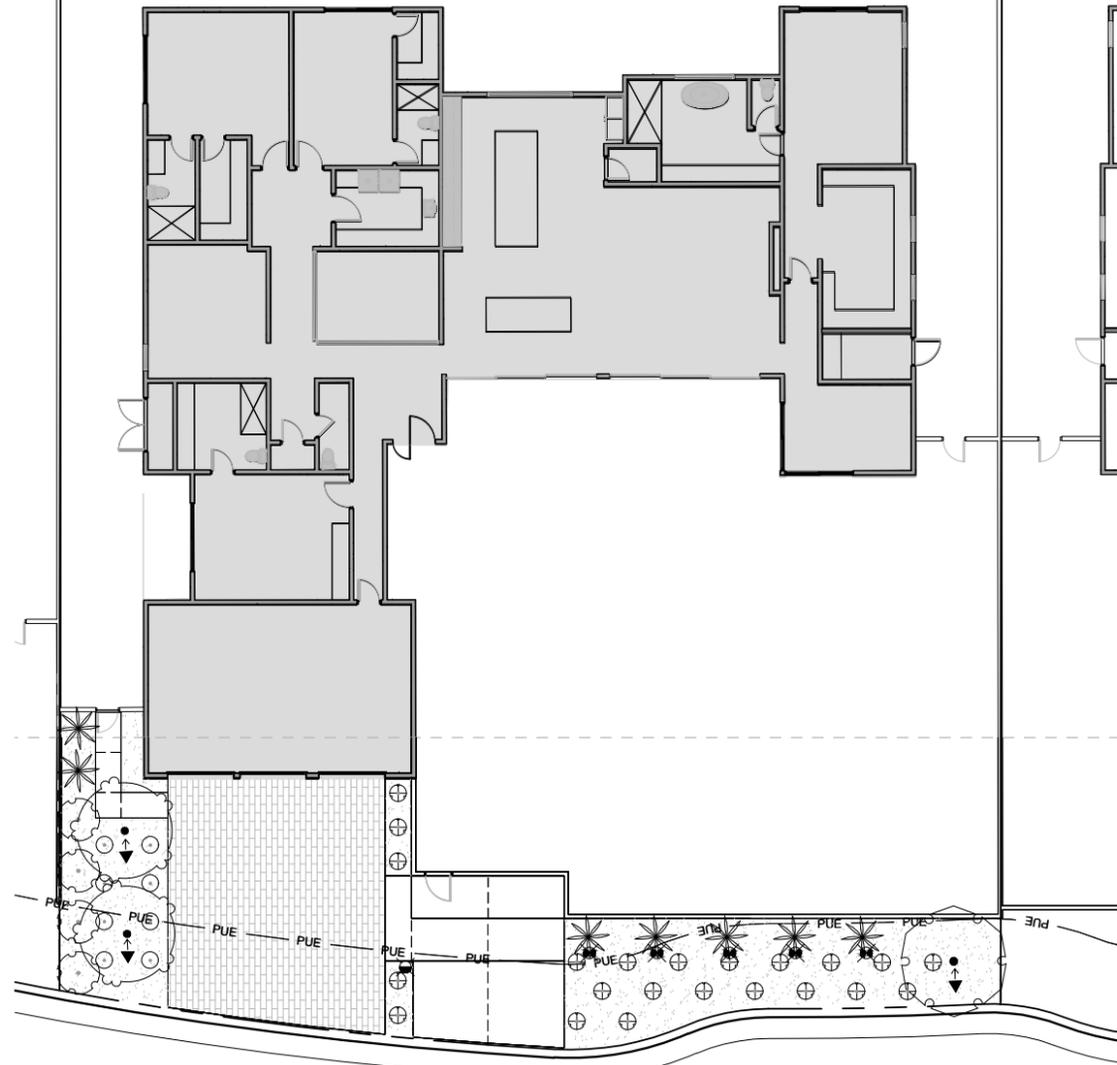
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Date _____ WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

LOT 3 TYPICAL



BELLAVIA COURT NORTH

PLANT SCHEDULE LOT 3 TYPICAL

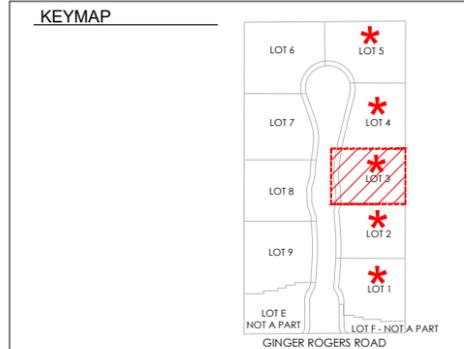
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE
TREES						
	ACACIA ANEURA MULGA TREE	1	36" BOX	L 0.2	H: 18' W: 18'	
	CORDIA BOISSIERI TEXAS OLIVE	2	24" BOX	L 0.2	MULTI TRUNK H: 15-25' W: 10-25'	THEVETIA PERUVIANA MULTI TRUNK

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS	ALTERNATIVE:
SHRUBS						
	TECOMA X 'ORANGE JUBILEE' ORANGE JUBILEE YELLOW BELLS	4	15 GAL	M 0.5	H: 6-12' W: 6-10'	TECOMA X 'CRIMSON FLARE'
ACCENTS						
	AGAVE LOPHANTHA MCKELVEY'S CENTURY PLANT	22	5 GAL	L 0.2	H: 2-3' W: 2'	AGAVE PARRYI-TRUNCATA AGAVE GEMINIFLORA
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	8	5 GAL	L 0.2	12" DIA MIN. H: 2' W: 2-3'	
	FOQUIERIA SPLENDENS OCOTILLO	7	15 GAL	L 0.2	4-5' HT MIN. 5 CANE MIN. H: 8-20' W: 5-10'	
GROUND COVERS						
	3/8" GLACIER PEBBLE CRUSHED ROCK	929 SF	3" DEPTH			

LIGHTING_SCHEDULE_LOT_3

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SPOT LIGHT	3
	PATH LIGHT	1
	FLOOD LIGHT	2

LOT 3 Typical shall be used for lots 1-5.
LOT 7 Typical shall be used for lots 6-7.
LOT 8 Typical shall be used for lots 8-9.



CVWD EASEMENT NOTE

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CVWD LANDSCAPE APPROVAL

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Date _____

WATER MANAGEMENT DEPARTMENT

CVWD Plan # _____

DEVELOPMENT SERVICES DEPARTMENT



SCALE: 1" = 10'-0"
GRAPHIC SCALE



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PLANTING PLAN

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM

DRAWN: JB

CHECKED: ML

PROJ. NO. 2776

ISSUE DATE: 11/12/25

SCALE: 1" = 10'

REVISIONS/SUBMITALS INIT.

1 DD - 1ST CITY SUBMITTAL 11/12/25 SJ

2 - - -

3 - - -

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SHEET NO:

L-501



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PLANTING PLAN

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM

DRAWN: JB

CHECKED: ML

PROJ. NO. 2776

ISSUE DATE: 11/12/25

SCALE: 1" = 10'

REVISIONS/SUBMITALS

1 DD - 1ST CITY SUBMITTAL 11/12/25 SJ

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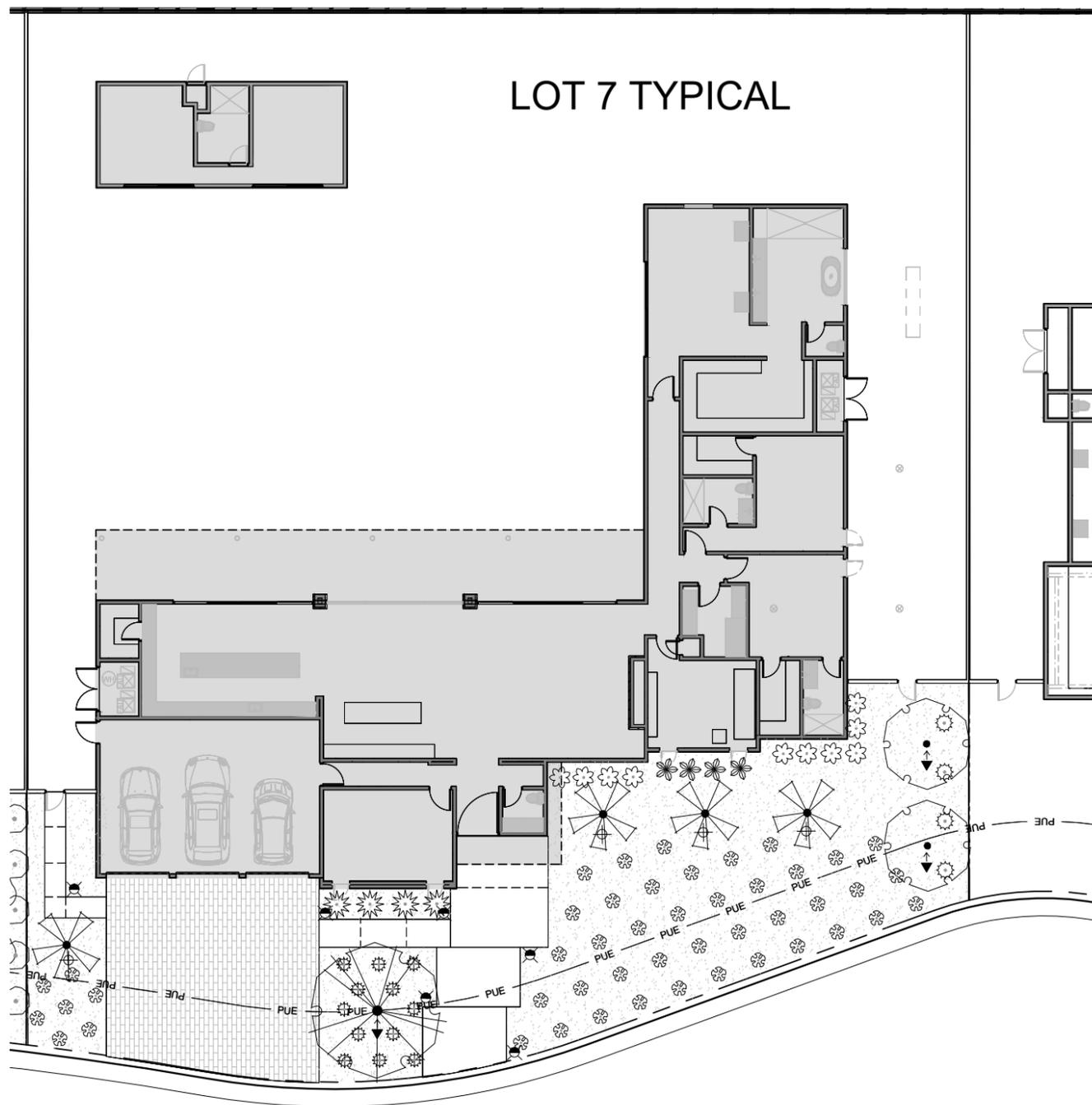
6 - - -

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SHEET NO:

L-502



BELLAVIA COURT NORTH

PLANT SCHEDULE LOT 7 TYPICAL

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	ACACIA ANEURA MULGA TREE	2	36" BOX	L 0.2	H: 18' W: 18'
	PARKINSONIA X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE	1	36" BOX	L 0.2	H: 25' W: 25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	4	12' BTH	M 0.5	H: 40-80' W: 8-10'

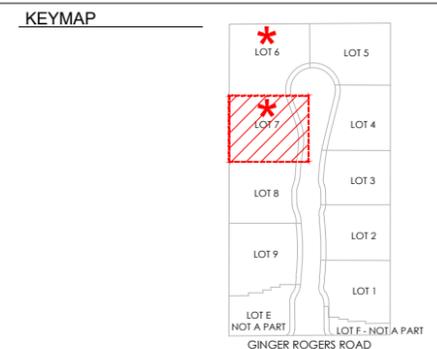
PLANT SCHEDULE LOT 7

SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	EUPHORBIA MILII CROWN OF THORNS	46	5 GAL	L 0.2	H: 3-6' W: 1.5-3'
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	4	5 GAL	M 0.5	H: 2-3' W: 2-3'
ACCENTS					
	AGAVE AMERICANA CENTURY PLANT	4	15 GAL	L 0.2	H: 6' W: 4'
	AGAVE ANGUSTIFOLIA 'MARGINATA' VARIEGATED CARIBBEAN CENTURY PLANT	4	15 GAL	L 0.2	H: 3-4' W: 3-4'
	AGAVE DESMETTIANA 'VARIEGATA' VARIEGATED SMOOTH AGAVE	10	5 GAL	L 0.2	H: 3' W: 3'
	AGAVE PARRYI TRUNCATA ARTICHOKE PARRY'S AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H: 2-3' W: 2-4'
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,577 SF	3" DEPTH		

LIGHTING_SCHEDULE_LOT_7

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SPOT LIGHT	3
	PATH LIGHT	6
	WELL LIGHT	4

LOT 3 Typical shall be used for lots 1-5.
 LOT 7 Typical shall be used for lots 6-7.
 LOT 8 Typical shall be used for lots 8-9.

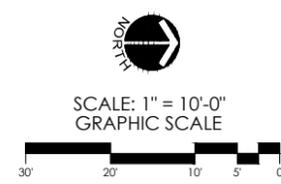


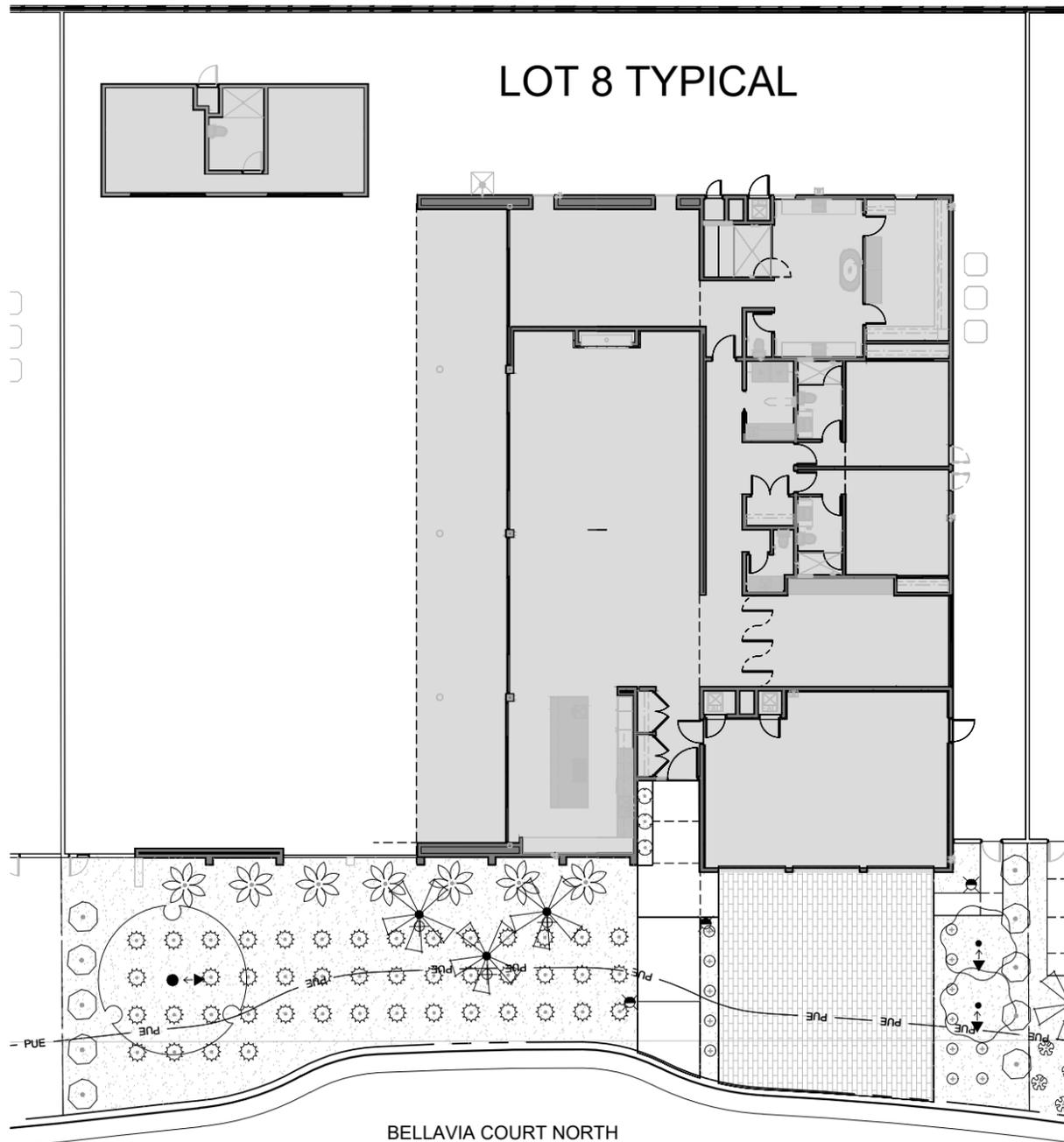
CVWD EASEMENT NOTE
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Date _____ WATER MANAGEMENT DEPARTMENT
 CVWD Plan # _____ DEVELOPMENT SERVICES DEPARTMENT



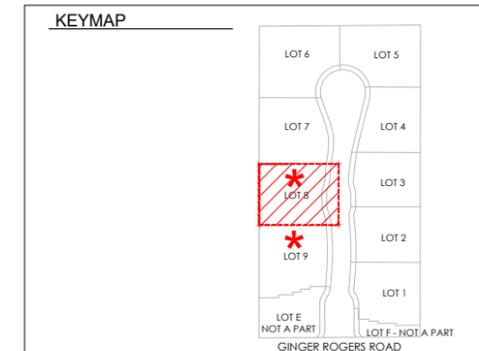


PLANT SCHEDULE LOT 8 TYPICAL					
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
TREES					
	CALLISTEMON VIMINALIS WEeping BOTTLEBRUSH	2	24" BOX	M 0.5	STANDARD H:20-50' W:11-15'
	TIPUANA TIPU TIPU TREE	1	36" BOX	M 0.5	H: 25' W: 25'
PALMS					
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM	3	12" BTH	M 0.5	H: 40-80' W:8-10'

PLANT SCHEDULE LOT 8					
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	45	5 GAL	M 0.5	H:2-3' W:2-3'
	NERIUM OLEANDER 'PETITE PINK' PETITE PINK OLEANDER	10	24" BOX	M 0.5	H: 3-6' W:3-6'
ACCENTS					
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	12	5 GAL	L 0.2	8" DIA MIN. H: 18" W: 18"
	FURCRAEA MACDOUGALII MACDOUGALL'S CENTURY PLANT	7	15 GAL	L 0.2	H: 12-20' W: 6-8"
	PACHYCEREUS MARGINATUS MEXICAN FENCE POST CACTUS	3	5 GAL	L 0.2	3' HT MIN. H: 15-20"
GROUND COVERS					
	3/8" GLACIER PEBBLE CRUSHED ROCK	2,652 SF	3" DEPTH		

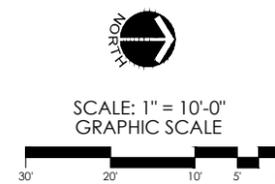
LIGHTING_SCHEDULE_LOT_8		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	SPOT LIGHT	3
	PATH LIGHT	3
	WELL LIGHT	3

LOT 3 Typical shall be used for lots 1-5.
 LOT 7 Typical shall be used for lots 6-7.
 LOT 8 Typical shall be used for lots 8-9.



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PLANTING PLAN

LINEA NORTH
RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

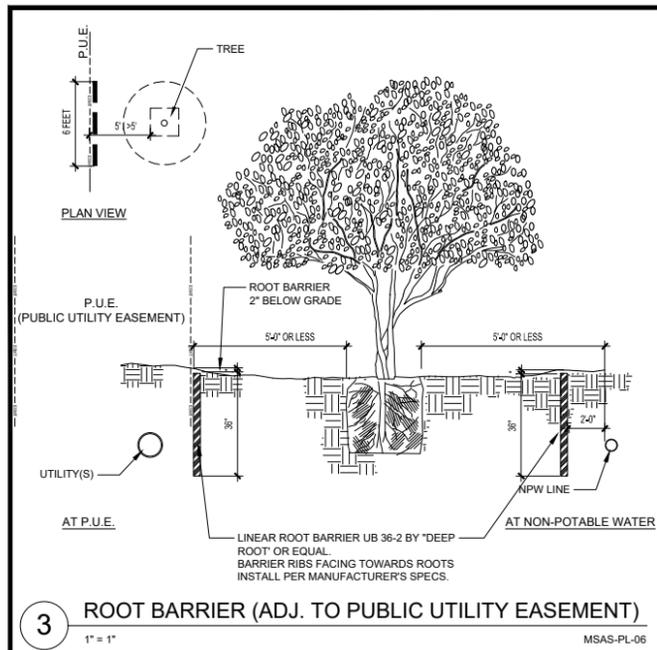
LANDSCAPE ARCHITECT:



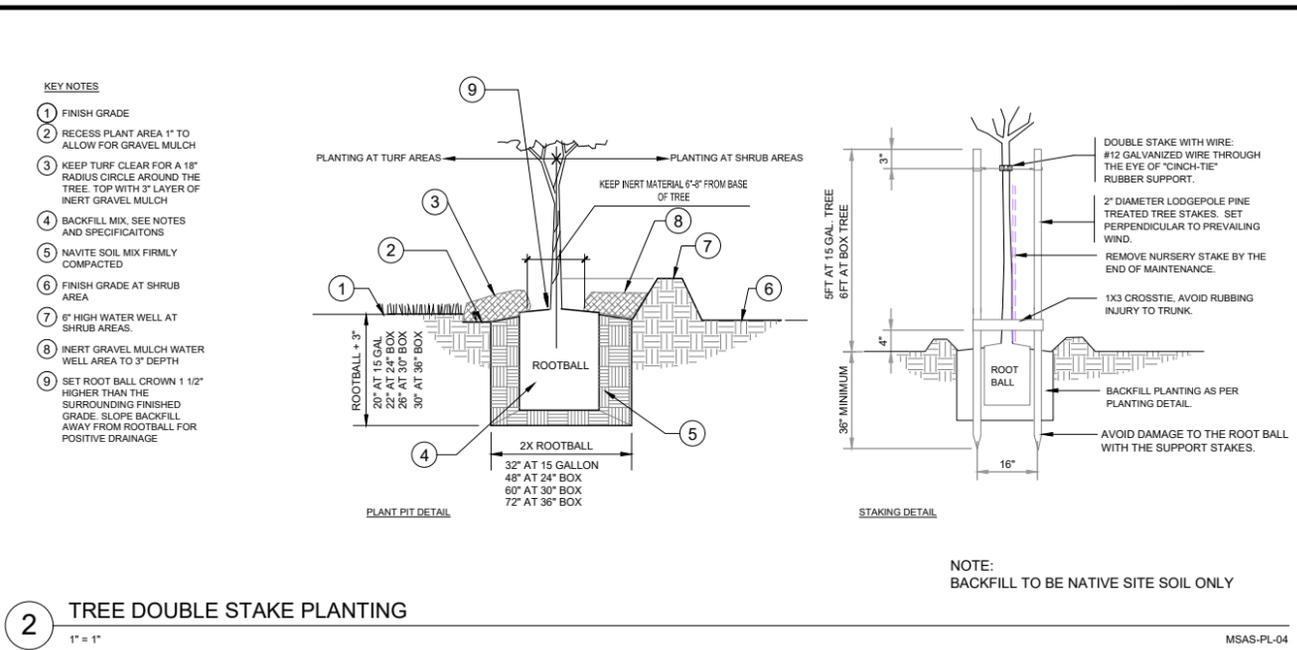
PROJECT MANAGER:	TM
DRAWN:	JB
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	1" = 10'
REVISIONS/SUBMITALS	
1	DD - 1ST CITY SUBMITTAL 11/12/25 S.J.
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SHEET NO:

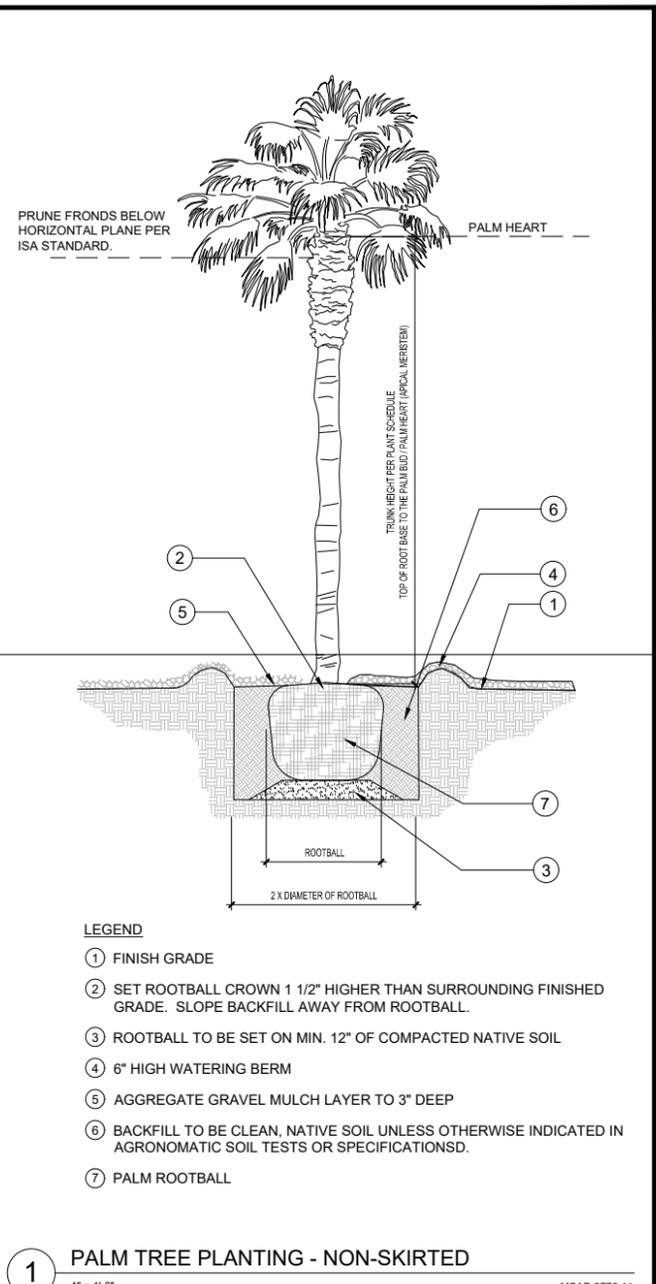
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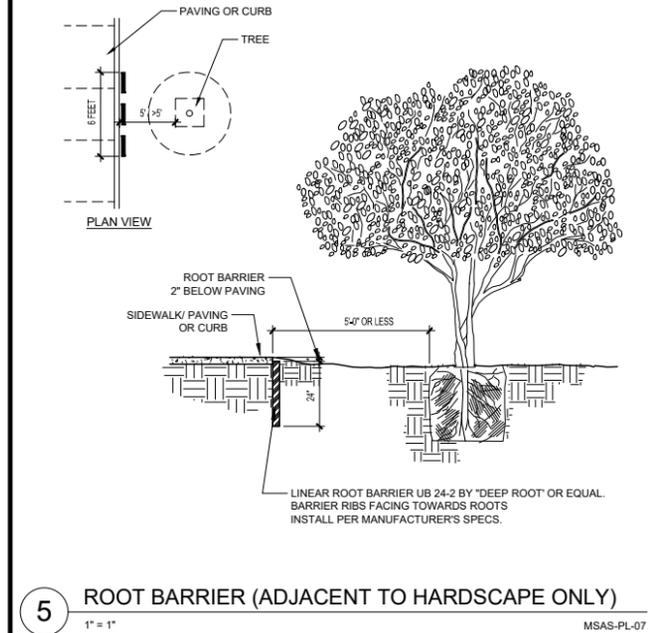
3 ROOT BARRIER (ADJ. TO PUBLIC UTILITY EASEMENT)
1" = 1" MSAS-PL-06



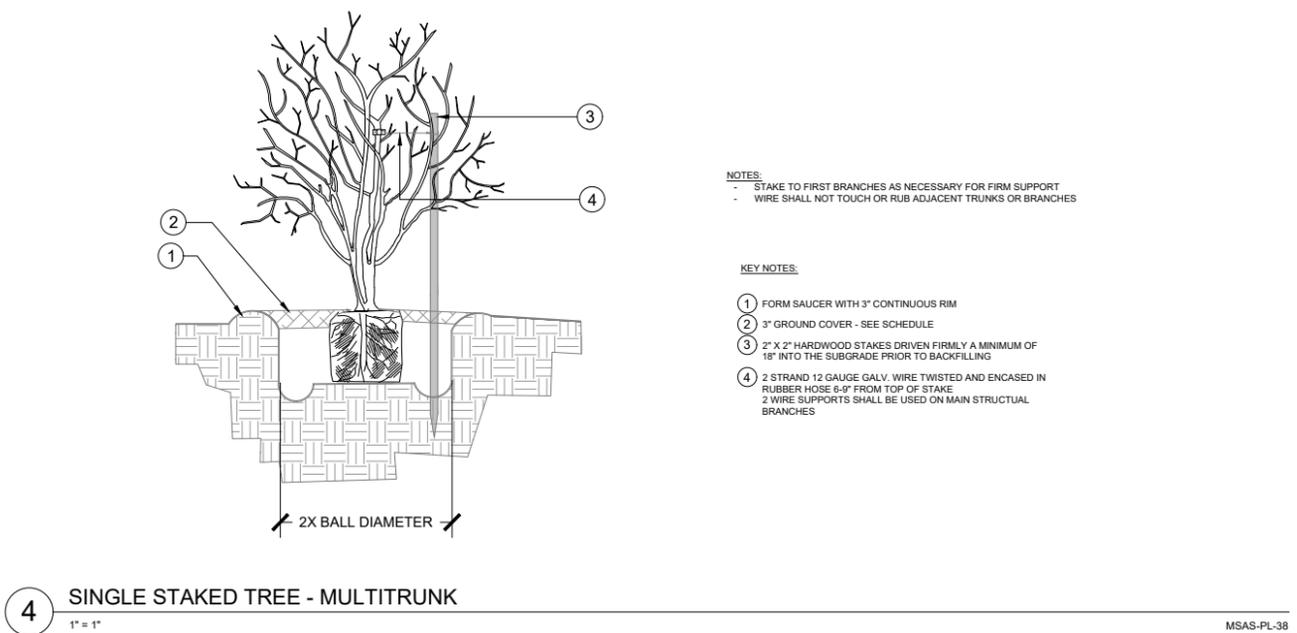
2 TREE DOUBLE STAKE PLANTING
1" = 1" MSAS-PL-04



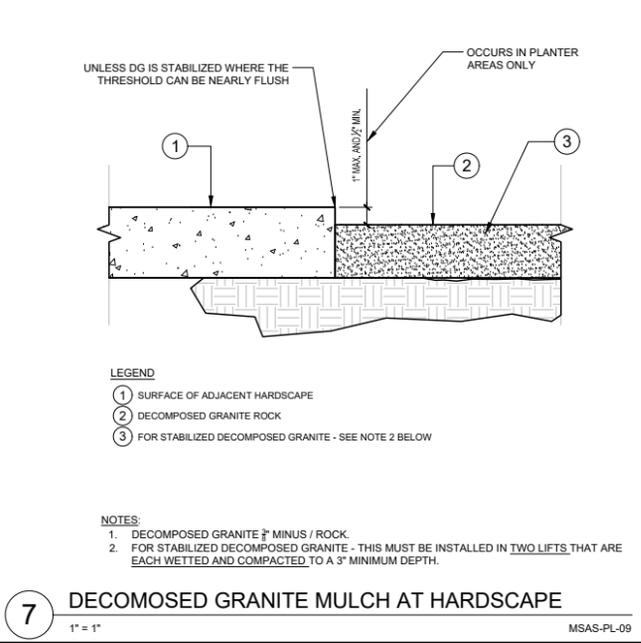
1 PALM TREE PLANTING - NON-SKIRTED
1" = 1'-0" MSAP-2776-11



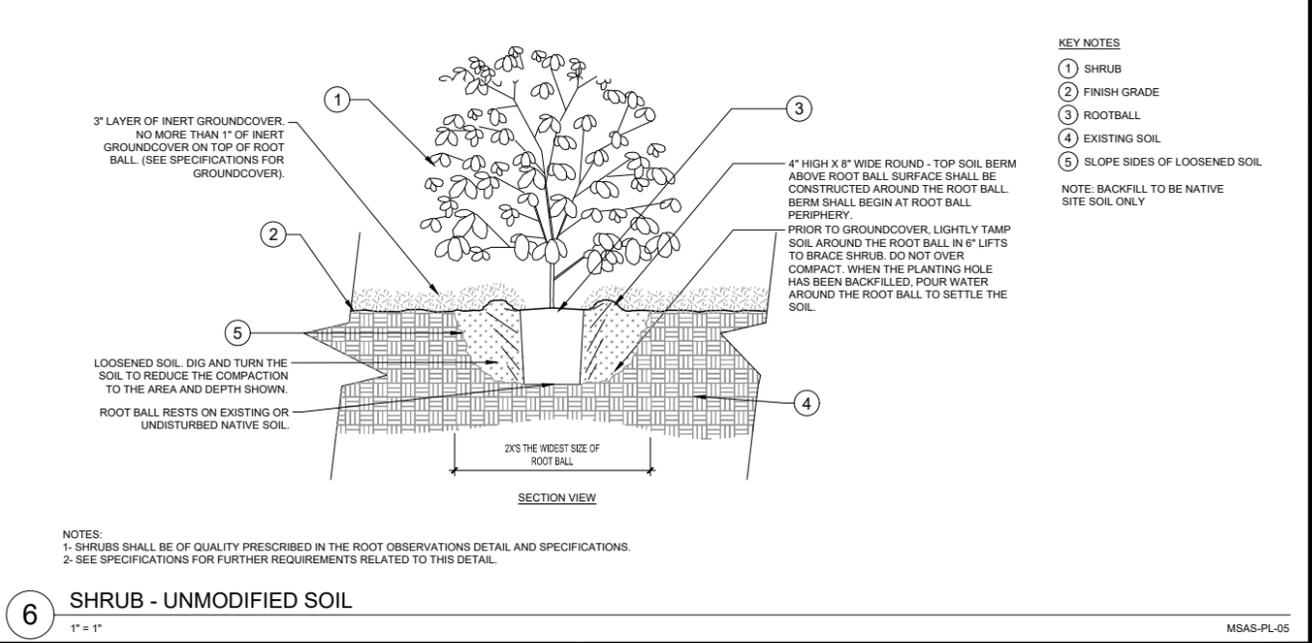
5 ROOT BARRIER (ADJACENT TO HARDSCAPE ONLY)
1" = 1" MSAS-PL-07



4 SINGLE STAKED TREE - MULTITRUNK
1" = 1" MSAS-PL-38



7 DECOMPOSED GRANITE MULCH AT HARDSCAPE
1" = 1" MSAS-PL-09



6 SHRUB - UNMODIFIED SOIL
1" = 1" MSAS-PL-05

PROJECT MANAGER:	TM
DRAWN:	SJ
CHECKED:	ML
PROJ. NO.	2776
ISSUE DATE:	11/12/25
SCALE:	PER DETAIL
REVISIONS/SUBMITALS	INIT.
1 DD - 1ST CITY SUBMITAL	11/12/25 SJ
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ENTRY SIGN EXHIBIT

LINEA NORTH
 RANCHO MIRAGE, CA

SHEET TITLE:

PROJECT:

LANDSCAPE ARCHITECT:



PROJECT MANAGER: TM

DRAWN: BR

CHECKED: ML

PROJ. NO. 2776

ISSUE DATE: 11/12/25

SCALE: AS NOTED

REVISIONS/SUBMITALS

1 DD - 1ST CITY SUBMITTAL 11/12/25 SJ

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SHEET NO:

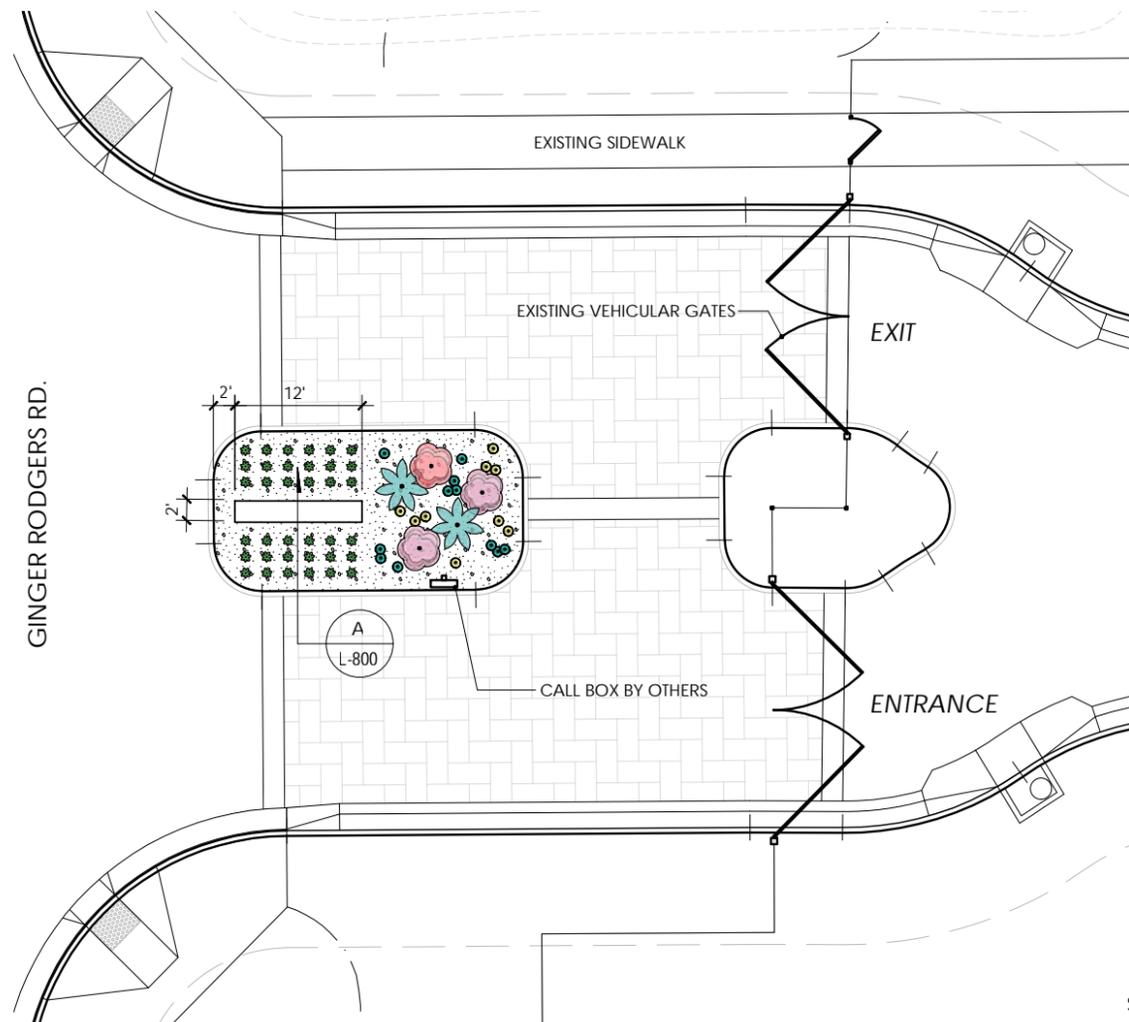
L-800

PLANT SCHEDULE

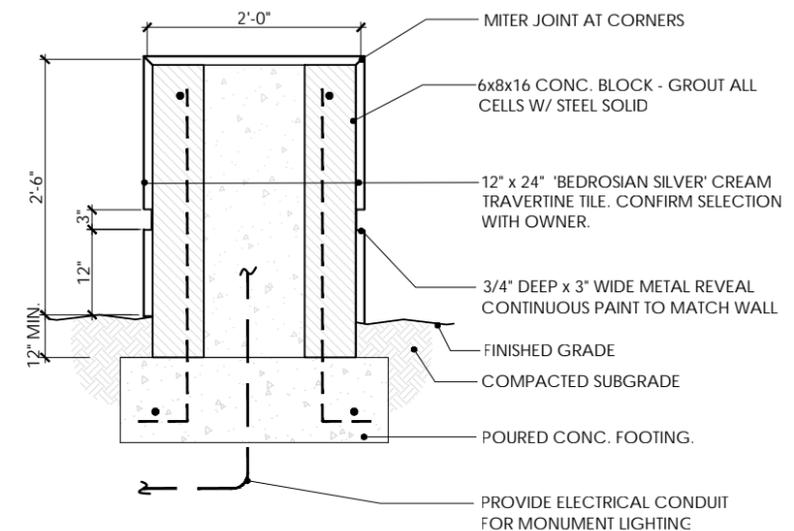
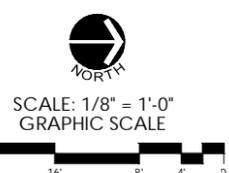
SYMBOL	BOTANICAL / COMMON NAME	QTY	SIZE	WU	REMARKS
SHRUBS					
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	1	5 GAL	M 0.5	
	BOUGAINVILLEA X 'LA JOLLA' LA JOLLA BOUGAINVILLEA	2	EXISTING	M 0.5	
ACCENTS					
	AGAVE AMERICANA CENTURY PLANT	2	EXISTING	L 0.2	
	AGAVE VICTORIAE-REGINAE QUEEN VICTORIA AGAVE	36	5 GAL	L 0.2	10" MIN. DIA.
	ECHINOCACTUS GRUSONII GOLDEN BARREL CACTUS	9	5 GAL	L 0.2	12" MIN. DIA.
	PILOSCEREUS AZUREUS BLUE TORCH CACTUS	11	HTS 3" MIN	L 0.2	
AGGREGATES					
	RELOCATED CRUSHED ROCK COLOR: CHAMOIS BEIGE SIZE: 3/4" DIA.				

NOTE:

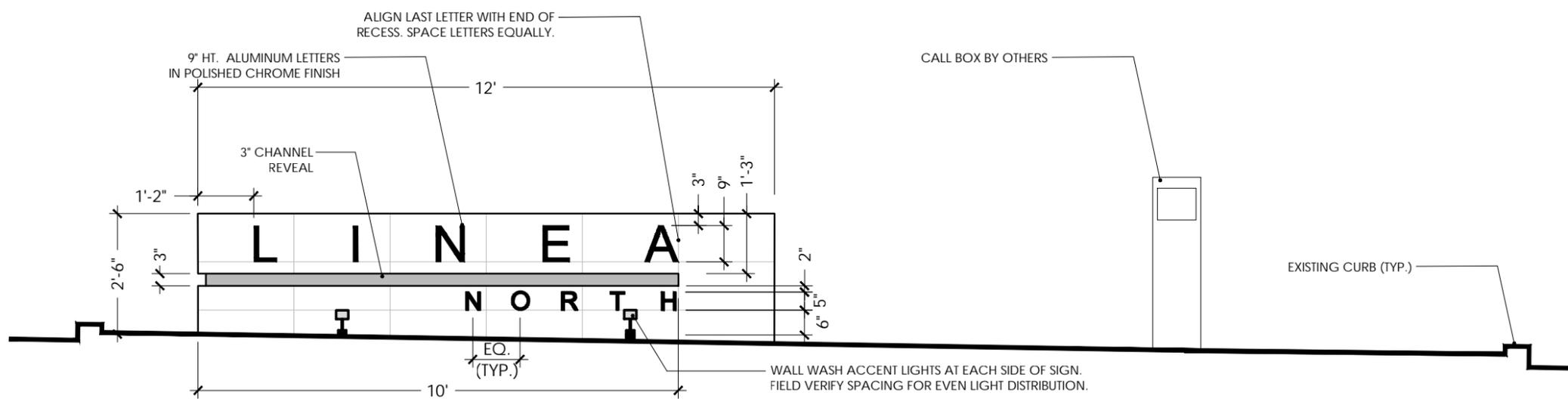
- FOOTING SIZE AND REINFORCING FOR BIDDING PURPOSES ONLY. IF STRUCTURAL DESIGN IS REQUIRED, THAT SHALL BE PROVIDED BY A LICENSED STRUCTURAL ENGINEER.
- SIGN CONTRACTOR TO SUBMIT SHOP DRAWINGS FOR CONSTRUCTION OF MONUMENT SIGNAGE. SIGNAGE TO BE ISSUED UNDER SEPARATE PERMIT.



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



Section A
 SCALE: 1" = 1'-0"



East Elevation
 SCALE: 3/4" = 1'



Tile Surface
 COLOR: Silver Cream Travertine



Sign Lettering
 COLOR: Polished Chrome