



PLANNING COMMISSION STAFF REPORT

DATE: January 8, 2014

SUBJECT: JEAN GOLD FOR A NEW 4,675-SQUARE FOOT HOUSE ON A HILLSIDE LOT TO INCLUDE AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT AT 131 RIDGE MOUNTAIN DRIVE, ZONE R-2, SECTION 32. (GM)

FROM: M. Margo Wheeler, AICP, Director of Planning Services

SUMMARY

The Planning Commission to review a request to construct a 4,675-square foot house on a hillside lot.

RECOMMENDATION:

Approve as submitted with conditions.

ISSUES:

- AAC reviewed project and recommended approval with conditions.
- Established elevation at curb to be 559 feet.
- Highest portion of house proposed at 589 feet.
- Hillside ordinance allows height of structure up to 18 feet not to exceed 30 feet with an Administrative Minor Modification. (AMM)
- Proposed maximum height of home to be 30 feet above established curb elevation.
- AMM is requesting an increase in height of twelve (12) feet.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc</i>	
6/27/1984	City Council approved Planned Development District 155 and tentative tract map 16495 for a 9-lot single-family residential development. City Council certifies Environmental Impact Report with mitigation.
10/2/2007	Application submitted to Planning Department for review of a 8,365-square foot home. Application withdrawn on 6/10/2009.
12/9/2013	AAC reviewed project and voted unanimously to recommend approval as presented.

Most Recent Ownership	
4/8/2013	John Friedman

Neighborhood Notification	
12/2/2013	Staff has sent email notification of hillside application to the Canyon Corridor Neighborhood and Mesa Neighborhood.

Field Check	
December 2013	Staff visited site to observe existing conditions

Notification	
11/19/2013	Notice sent to all adjacent and abutting property owners. Staff has not received any correspondence.

Details of Application Request	
Site Area	
Net Area	2.72 acres



Subject Site: 131 Ridge Mountain Drive

ANALYSIS:

Surrounding Property	Existing General Plan Designations	Existing Land Use	Existing Zoning Designations
Subject Property	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-2 Single-Family Residential to R-1-A
North	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-2 Single-Family Residential to R-1-A
South	ER (Estate Residential), 2 Units per acre	Single-Family Residential	R-2 Single-Family Residential to R-1-A
East	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-2 Single-Family Residential to R-1-A
West	ER (Estate Residential), 2 Units per acre	Single-Family Residential - Vacant	R-2 Single-Family Residential to R-1-A

DEVELOPMENT STANDARDS:

	R-2 refers to R-1-A-H	Proposed Project
Lot Area	20,000 – sq. ft.	118,500–sq. ft. – lot of record (conforms)
Lot Width	120 feet	40 feet cul-de-sac (conforms)
Lot Depth	120 feet	300 feet lot of record (conforms)
Front Yard	20 feet	35.6 feet (conforms)
Side Front Yard	10 feet	19.3 feet (conforms)
Rear Yard	15 feet	235 feet (conforms)
Building Height (max.)	12 feet at setback line to max 18 at a 4:12 slope	30 feet – hillside with AMM (conforms)
Bldg. Coverage	35% lot coverage	.04% (conforms)
House / Garage	1,500 – sq ft	4,675 - sq. ft. (conforms)
Casita / Pool Hse	1/50 th = 2,370 – sq. ft. max	550 – sq. ft. (conforms)
Off-street parking	2 covered spaces	2 covered provided (conforms)
Landscaping	No specific requirements	Landscape plan provided (conforms)

PROJECT DESCRIPTION:

The applicant is seeking approval to construct a 4,675-square foot house and garage with 550-square foot detached pool house in the Ridge Mountain subdivision on a vacant hillside lot. The proposed house will be located in a natural valley created by rock formations flanking the existing street cul-de-sac. The proposed house is two-story with a flat roof constructed out of cast in place concrete, Cor-Ten steel with outdoor decks and infinity pool. The proposed pad site includes an existing small flat area to be

graded in a way that blends with the surrounding desertscape. The oval shaped pool house / casita will be carved into a natural rock formation a few steps above the residence with a thin aluminum roof. The structure will be 550-square feet in size and is less than 1/50th of the lot meeting the requirement of the PSZC.

The concept for the landscape plan is to connect the built environment with natural vegetation. A wall of Palo Verde trees providing privacy will be planted on the south property line. Other plantings include Chilean Mesquite trees, agave, barrel cactus, and yuccas.

When measuring "building height" for hillside lots, Section 91.00.10 of the PSZC allows the Planning Director or Planning Commission to establish a point of measurement. Staff has concluded that the top of curb elevation is 559 feet. The total height of the proposed house is thirty (30) feet above established curb elevation at 589 feet and requires an AMM granting an increase in height of twelve (12) feet. The proposed home is within the Ridge Mountain subdivision with one other house currently under construction.

An Administrative Minor Modification (AMM) is required to increase the height of the structure to thirty (30) feet. Approval of the AMM according to Section 94.06.01 of the PSZC will permit an increase in height of twelve (12) feet granted by the Planning Commission.

Architectural Advisory Committee

The Architectural Advisory Committee (AAC) reviewed the project and voted 7-0 to recommend approval to the Planning Commission with Conditions of Approval.

AAC discussion included building materials, proposed grading, driveway entrance, landscaping, pool house / casita location and infinity pool.

Administrative Minor Modification

The applicant is requesting an increase in building height pursuant to PSZC Section 94.06.01(A)(8) – *for areas with a grade of ten (10) percent or more, modification of building height to a maximum of thirty (30) feet upon approval of a site plan, and elevations.* The request to increase the allowable building height from eighteen (18) feet to a maximum height of thirty (30) feet is permissible with an AMM. The increase in building height of twelve (12) feet will allow for a more interesting and better integrated

house design blending into the surrounding hillside landscape. The proposed elevation is a rectangle shaped two-story house with a maximum height of thirty (30) feet.

ARCHITECTURAL APPROVAL

Although there are no required findings for applications for architectural approval which do not require environmental assessments, the Zoning Ordinance Section 94.04.00(D)(1-9) provides guidelines for the architectural review of development projects to determine that the proposed development will provide a desirable environment for its occupants as well as being compatible with the character of adjacent and surrounding developments, and whether aesthetically it is of good composition, materials, textures and colors. Conformance is evaluated, based on consideration of the following:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The construction of a 4,675-square foot house is located in a natural valley created by rock formations flanking the existing street cul-de-sac. The proposed house is two-story constructed out of cast in place concrete, cor-ten steel, with a flat roof and outdoor decks and infinity pool. The proposed pad site includes an existing small flat area to be graded in a way that blends with the surrounding desertscape. The oval shaped pool house / casita will be carved into a natural rock formation a few steps above the residence with a thin aluminum roof. The structure will be 550-square feet in size and is less than 1/50th of the lot meeting the requirement of the PSZC.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are part of the Ridge Mountain subdivision and all but one lot remains vacant with native vegetation. The proposed project will create an interesting visual contrast within the hillside development providing great variety, through the use of a modern contemporary architectural style utilizing building materials that are complimentary to the hillside landscape and topography.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The maximum height of the proposed project is 30' feet tall to the top of building roof line. Pursuant to Section 94.06.01(A)(8) of PSZC, "hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height". The proposed house roof at 30' feet is compatible with the heights found in other hillside residences. The Mesa neighborhood hillside development to the north contains multiple homes similar in style and height. All other setback requirements have been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*
- AND
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*
- AND
6. *Consistency of composition and treatment,*

The proposed building materials include Cor-Ten steel and case-in-place concrete walls, flagstone driveway, wood accent elements, and decking material for outdoor areas. The primary house colors will be a "Sandstone" tinted base and rusty tones of Cor-Ten steel color to mimic surrounding rock formations. The small oval shaped casita will be carved into the natural rock hillside capped with a thin aluminum edged roof. The proposal includes a an infinity edged pool extending out from the first floor overlooking the valley below.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The landscape plan proposes minimal use of plants so as to not detract from the dramatic architecture of the house. However a row of Palo Verde's will be planted on the south property line to provide privacy. The desert plant material at the building entry includes a botanical palette of desert plants designed to keep the scale to human proportions. The proposed water-efficient plants which are located in a manner that conforms to the topography of the site will be consistent with desert surroundings.

Findings of the Administrative Minor Modification

1. *The requested minor modification is consistent with the General Plan, applicable Specific Plan(s) and overall objectives of the zoning ordinance.*

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The

Palm Springs Zoning Code (PSZC), Section 94.06.01(A)(5) and 94.06.01(A)(8) specifically allows for the requests.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification.*

The request for an increase in building height from eighteen (18) feet to a maximum of thirty (30) feet will not impact surrounding properties. The request to increase building height by twelve (12) feet will allow for a two-story house with dramatic architecture nestled in a natural valley created by rock formations. The established building pad elevation is 559 feet with the highest portion of the house at 589 feet. The increase in height will allow for a better house design and can be considered a minor modification. Residences on hillside lots are allowed a maximum height of 30 feet and the proposed height of the project is similar to maximum heights seen in the adjacent properties.

3. *The approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity.*

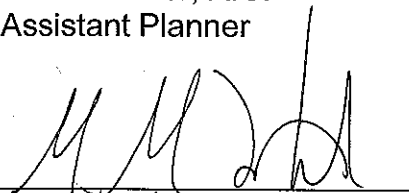
All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.

4. *The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The modifications are warranted due to the location of the proposed single-family residence on a hillside lot. The proposed new construction will meet R-2 zone established setbacks which refers to the R-1-A zone. Staff has determined the nature of the height increase request is in harmony with the current standards of the neighborhood, and is in keeping with historical development patterns of the surrounding area.



Glenn Mlaker, AICP
Assistant Planner



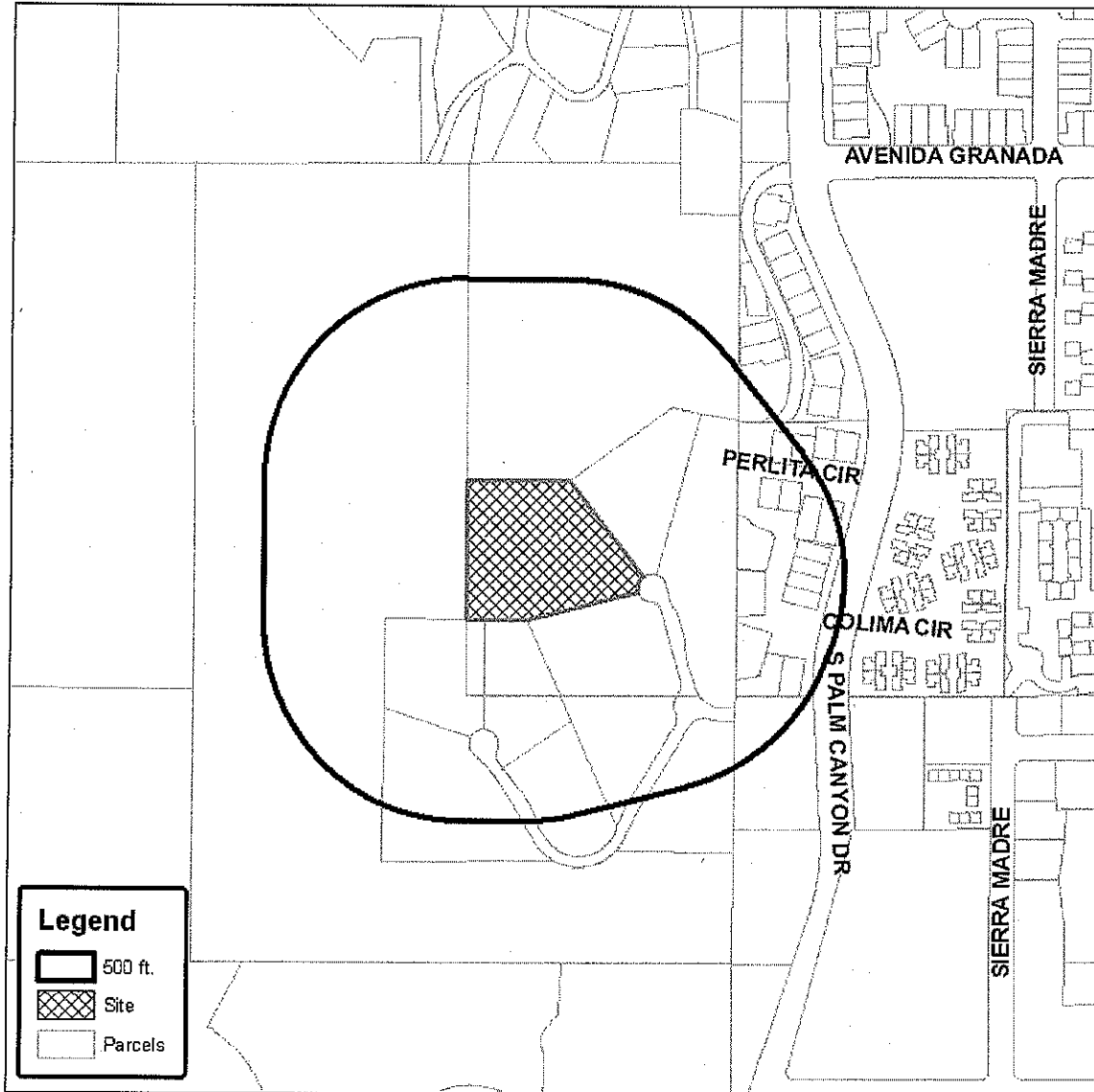
M. Margo Wheeler, AICP
Director of Planning Services

Attachments:

1. Vicinity Map
2. Resolution
3. Conditions of Approval
4. Justification Letter from Applicant
5. Minutes of 12/9/2013 AAC meeting
6. Site Plan
7. Landscape Plan
8. Floor Plan
9. Building Elevations
10. Site Sections
11. Material Board
12. Site Photographs



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS

CASE NO: 3.3697 MAJ

APPLICANT: Jean Gold Freidman

DESCRIPTION: Jean Gold, owner for a new 4,675-square foot house on a hillside lot to include an Administrative Minor Modification requesting an increase in building height at 131 Ridge Mountain Drive, Zone R-2, Section 32

RESOLUTION NO.

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF PALM SPRINGS, CALIFORNIA, APPROVING CASE NO. 7.1409 AMM AND 3.3697 MAJ FOR AN ADMINISTRATIVE MNOR MODIFICATION FOR AN INCREASE OF BUILDING HEIGHT TO 30 FEET FOR THE CONSTRUCTION OF A NEW HILLSIDE HOUSE EQUALLING 4,675-SQUARE FEET FOR THE PROPERTY LOCATED AT 131 RIDGE MOUNTAIN DRIVE, ZONE R-2, SECTION 32.

WHEREAS, Jean Gold, ("Applicant") has filed an application with the City pursuant to Section 94.04.00 of the Zoning Ordinance for the construction of a 4,675-square foot hillside house and 550-square foot casita located at 131 Ridge Mountain Drive, Zone R-2, Section 32; and

WHEREAS, on December 9, 2013, the Architectural Advisory Committee met and voted to recommend approval of the project to the Planning Commission; and

WHEREAS, on January 8, 2013, a public meeting on the application for architectural approval was held by the Planning Commission in accordance with applicable law; and

WHEREAS, the proposed project is considered a "project" pursuant to the terms of the California Environmental Quality Act ("CEQA"), and has been determined to be Categorical Exempt as a Class III exemption (single-family residence) pursuant to Section 15303(a) of the CEQA Guidelines; and

WHEREAS, the Planning Commission has carefully reviewed and considered all of the evidence presented in connection with the hearing on the project, including, but not limited to, the staff report, and all written and oral testimony presented.

THE PLANNING COMMISSION HEREBY FINDS AS FOLLOWS:

Section 1: Pursuant to the California Environmental Quality Act (CEQA Guidelines, the proposed project is Categorical Exempt under Section 15303(a) (New Single-family residence).

Section 2: Pursuant to Section 94.04.00 of the Palm Springs Zoning Code, the Planning Commission finds:

1. *Site layout, orientation, location of structures and relationship to one another and to open spaces and topography. Definition of pedestrian and vehicular areas; i.e., sidewalks as distinct from parking areas;*

The construction of a 4,675-square foot house is located in a natural valley created by rock formations flanking the existing street cul-de-sac. The proposed house is two-story constructed out of cast in place concrete, Cor-Ten steel, with a flat roof and outdoor decks and infinity pool. The proposed pad site includes an existing small flat area to be graded in a way that blends with the surrounding desertscape. The oval shaped pool house / casita will be carved into a natural rock formation a few steps above the residence with a thin aluminum roof. The structure will be 550-square feet in size and is less than 1/50th of the lot meeting the requirement of the PSZC.

2. *Harmonious relationship with existing and proposed adjoining developments and in the context of the immediate neighborhood community, avoiding both excessive variety and monotonous repetition, but allowing similarity of style, if warranted;*

The surrounding properties are part of the Ridge Mountain subdivision and all but one lot remains vacant with native vegetation. The proposed project will create an interesting visual contrast within the hillside development providing great variety, through the use of a modern contemporary architectural style utilizing building materials that are complimentary to the hillside landscape and topography.

3. *Maximum height, area, setbacks and overall mass, as well as parts of any structure (buildings, walls, screens towers or signs) and effective concealment of all mechanical equipment;*

The maximum height of the proposed project is 30' feet tall to the top of building roof line. Pursuant to Section 94.06.01(A)(8) of PSZC, "*hillside properties have a maximum allowable height of 30 feet but require an approval of an Administrative Minor Modification to increase height*". The proposed house roof at 30' feet is compatible with the heights found in other hillside residences. The Mesa neighborhood to the north contains multiple homes similar in style and height. All other setback requirements have been met.

4. *Building design, materials and colors to be sympathetic with desert surroundings;*
AND
5. *Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously,*
AND
6. *Consistency of composition and treatment,*

The proposed building materials include Cor-Ten steel and cast-in-place concrete walls, flagstone driveway, wood accent elements, and decking material for outdoor areas. The primary house colors will be a "Sandstone" tinted base and rusty tones of Cor-Ten steel color to mimic surrounding rock formations. The small oval shaped casita will be carved into the natural rock hillside capped with a thin aluminum edged roof. The proposal includes an infinity edged pool extending out from the first floor overlooking the valley below.

7. *Location and type of planting, with regard for desert climate conditions. Preservation of specimen and landmark trees upon a site, with proper irrigation to insure maintenance of all plant materials;*

The landscape plan proposes minimal use of plants so as to not detract from the dramatic architecture of the house. A row of Palo Verde will be planted on the south property line to provide privacy. The desert plant material at the building entry includes a botanical palette of desert plants designed to keep the scale to human proportions. The proposed water-efficient plants which are located in a manner that conforms to the topography of the site will be consistent with desert surroundings

Section 3: Pursuant to Section 94.06.01(A)(5) and 94.06.01(A)(8) findings for an Administrative Minor Modification of the Palm Springs Zoning Code, the Planning Commission finds:

1. *The requested minor modification is consistent with the general plan, applicable specific plan(s) and overall objectives of the zoning ordinance;*

There is no General Plan Policy that would be adversely affected by this modification nor are there any specific plans associated with this property. The Palm Springs Zoning Code, Section 94.06.01(A)(8), specifically allows the modification of building height to a maximum height of thirty feet.

2. *The neighboring properties will not be adversely affected as a result of the approval or conditional approval of the minor modification;*

The request for an increase in building height from eighteen (18) feet to a maximum of thirty (30) feet will not impact surrounding properties. The request to increase building height by twelve (12) feet will allow for a two-story house with dramatic architecture nestled in a natural valley created by rock formations. The established building pad elevation is 559 feet

with the highest portion of the house at 589 feet. The increase in height will allow for a better house design and can be considered a minor modification. Residences on hillside lots are allowed a maximum height of 30 feet and the proposed height of the project is similar to maximum heights seen in the adjacent properties.

- 3. The approval or conditional approval of the minor modification will not be detrimental to the health, safety, or general welfare of persons residing or working on the site or in the vicinity;*

All building and renovations will be built to the Uniform Building Code, and Palm Springs Zoning Code as modified by this Administrative Minor Modification, and Fire Code.

- 4. The approval of the minor modification is justified by environmental features, site conditions, location of existing improvements, or historic development patterns of the property or neighborhood.*

The modifications are warranted due to the location of the proposed single-family residence on a hillside lot. The proposed new construction will meet R-2 zone established setbacks which refers to the R-1-A zone. Staff has determined the nature of the height increase request is in harmony with the current standards of the neighborhood, and is in keeping with historical development patterns of the surrounding area.

NOW, THEREFORE, BE IT RESOLVED that, based upon the foregoing, the Planning Commission hereby approves Case No. 3.3140 – MAJ and 7.1409 AMM, subject to the conditions of approval attached herein as Exhibit A.

ADOPTED this 8th day of January, 2014.

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

CITY OF PALM SPRINGS, CALIFORNIA

M. Margo Wheeler, AICP
Director of Planning Services

RESOLUTION NO.

EXHIBIT A

Case 3.3697 MAJ & 7.1409 AMM
Gold / Friedman House

131 Ridge Mountain Drive

January 8, 2014

CONDITIONS OF APPROVAL

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

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

ADMINISTRATIVE CONDITIONS

- ADM 1. Project Description. This approval is for the project described per Case 3.3697 MAJ and 7.1409 AMM, except as modified by the conditions below.
- ADM 2. Reference Documents. The site shall be developed and maintained in accordance with the approved plans on file in the Planning Division, except as modified by the conditions below.
- ADM 3. Conform to all Codes and Regulations. The project shall conform to the conditions contained herein, all applicable regulations of the Palm Springs Zoning Ordinance, Municipal Code, and any other City County, State and Federal Codes, ordinances, resolutions and laws that may apply.
- ADM 4. Minor Deviations. The Director of Planning or designee may approve minor deviations to the project description and approved plans in accordance with the provisions of the Palm Springs Zoning Code.
- ADM 5. Indemnification. The owner shall defend, indemnify, and hold harmless the City of Palm Springs, its agents, officers, and employees from any claim, action, or proceeding against the City of Palm Springs or its agents, officers or employees to attach, set aside, void or annul, an approval of the City of Palm Springs, its legislative body, advisory agencies, or administrative officers concerning Case 3.3697. The City of Palm Springs will promptly notify the applicant of any such claim, action, or proceeding against the City of Palm Springs and the applicant will either undertake defense of the matter

and pay the City's associated legal costs or will advance funds to pay for defense of the matter by the City Attorney. If the City of Palm Springs fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Palm Springs. Notwithstanding the foregoing, the City retains the right to settle or abandon the matter without the applicant's consent but should it do so, the City shall waive the indemnification herein, except, the City's decision to settle or abandon a matter following an adverse judgment or failure to appeal, shall not cause a waiver of the indemnification rights herein.

- ADM 6. Maintenance and Repair. The property owner(s) and successors and assignees in interest shall maintain and repair the improvements including and without limitation all structures, sidewalks, bikeways, parking areas, landscape, irrigation, lighting, signs, walls, and fences between the curb and property line, including sidewalk or bikeway easement areas that extend onto private property, in a first class condition, free from waste and debris, and in accordance with all applicable law, rules, ordinances and regulations of all federal, state, and local bodies and agencies having jurisdiction at the property owner's sole expense. This condition shall be included in the recorded covenant agreement for the property if required by the City.
- ADM 7. Time Limit on Approval. Approval of this Conditional Use Permit shall be valid for a period of two (2) years from the effective date of the approval. Once the use is implemented, the Conditional Use Permit does not have a time limit, provided the project has remained in compliance with all conditions of approval.
- ADM 8. Right to Appeal. Decisions of an administrative officer or agency of the City of Palm Springs may be appealed in accordance with Municipal Code Chapter 2.05.00. Permits will not be issued until the appeal period has concluded.
- ADM 9. Cause No Disturbance. The owner shall monitor outdoor parking areas, walkways, and adjoining properties and shall take all necessary measures to ensure that customers do not loiter, create noise, litter, or cause any disturbances while on-site. The owner and operator shall ensure that at closing time, all customers leave the property promptly and that the property is clean and secure before the owner/operator leaves the premises. The Police Chief, based upon complaints and/or other cause, may require on-site security officers to ensure compliance with all City, State, and Federal laws and conditions of approval. Failure to comply with these conditions may result in revocation of this permit, temporary business closure or criminal prosecution.

ADM 10. Grounds for Revocation. Non-compliance with any of the conditions of this approval or with City codes and ordinances, State laws; any valid citizen complaints or policing and safety problems (not limited to excessive alcohol consumption, noise, disturbances, signs, etc) regarding the operation of the establishment; as determined by the Chief of Police or the Director of Building and Safety, may result in proceedings to revoke the Conditional Use Permit. In addition, violations of the City Codes and Ordinances will result in enforcement actions which may include citations, arrest, temporary business closure, or revocation of this permit in accordance with law.

PLANNING DEPARTMENT CONDITIONS

- PLN 1. Roof color to be no lighter than off-white in color.
- PLN 2. Findings and conditions of approval associated with Administrative Minor Modification (AMM) Case 7.1409 shall apply.
- PLN 3. Water Efficient Landscaping Conformance. The project is subject to the Water Efficient Landscape Ordinance (Chapter 8.60.00) of the Palm Springs Municipal Code and all other water efficient landscape ordinances. The applicant shall submit a landscape and irrigation plan to the Director of Planning for review and approval prior to the issuance of a building permit. Landscape plans shall be wet stamped and approved by the Riverside County Agricultural Commissioner's Office prior to submittal. Prior to submittal to the City, landscape plans shall also be certified by the local water agency that they are in conformance with the water agency's and the State's Water Efficient Landscape Ordinances.
- PLN 4. Notice to future buyers on views. All prospective buyers of lots within the Ridge Mountain subdivision shall be notified that there are no written or implied rights to the preservation of scenic views from any of the lots.

ENGINEERING DEPARTMENT CONDITIONS

RIDGE MOUNTAIN DRIVE (PRIVATE STREET)

- ENG 1. Remove existing street improvements as necessary to construct a driveway approach located approximately 10 feet west of the east property line, in accordance with City of Palm Springs Standard Drawing No. 201.
- ENG 2. All broken or off grade street improvements along the project frontage shall be repaired or replaced.

SANITARY SEWER

- ENG 3. All sanitary facilities shall be connected to the public sewer system. The existing sewer service to the property shall be used for new sanitary facilities.
- ENG 4. The project is subject to a sewer assessment fee of \$146.19 for construction of the 15" sewer main in Avenida Granada, Calle Palo Fierro and Laverne Way. The fee shall be paid prior to issuance of the building permit.

GRADING

- ENG 5. Submit cut and fill quantities to City Engineer to determine if a Grading Plan is required. If required, the Grading Plan shall be submitted to the Engineering Division for review and approval by the City Engineer prior to issuance of grading permit. If the earthwork quantity is less than 50 cubic yards, a formal grading plan is not required. To qualify for the exemption, a signed original written statement of design earthwork quantities from the owner (or design professional, prepared on company letterhead) shall be provided to the Engineering Division. Exemption of a formal Grading Plan reviewed and approved by the City Engineer does not exempt the applicant from a site grading plan that may be required from the Building Department, or any other requirement that may be necessary to satisfy the California Building Code.
- a. Fugitive Dust Control Plan shall be prepared by the applicant and/or its grading contractor and submitted to the Engineering Division for review and approval. The applicant and/or its grading contractor shall be required to comply with Chapter 8.50 of the City of Palm Springs Municipal Code, and shall be required to utilize one or more "Coachella Valley Best Available Control Measures" as identified in the Coachella Valley Fugitive Dust Control Handbook for each fugitive dust source such that the applicable performance standards are met. The applicant's or its contractor's Fugitive Dust Control Plan shall be prepared by staff that has completed the South Coast Air Quality Management District (AQMD) Coachella Valley Fugitive Dust Control Class. The applicant and/or its grading contractor shall provide the Engineering Division with current and valid Certificate(s) of Completion from AQMD for staff that have completed the required training. For information on attending a Fugitive Dust Control Class and information on the Coachella Valley Fugitive Dust Control Handbook and related "PM10" Dust Control issues, please contact AQMD at (909) 396-3752, or at <http://www.AQMD.gov>. A Fugitive Dust Control Plan, in conformance with the Coachella Valley Fugitive Dust Control Handbook, shall be submitted to and approved by the Engineering Division prior to approval of the Grading plan.
 - b. The first submittal of the Grading Plan shall include the following information: a copy of final approved conformed copy of Conditions of Approval; a copy of a final approved conformed copy of the Site Plan; a copy of current Title Report; a copy of Soils Report. and a copy of the associated Hydrology Study/Report.

- ENG 6. Prior to approval of a Grading Plan or issuance of any permit, the applicant shall obtain written approval to proceed with construction from the Agua Caliente Band of Cahuilla Indians, Tribal Historic Preservation Officer or Tribal Archaeologist. The applicant shall contact the Tribal Historic Preservation Officer or the Tribal Archaeologist at (760) 699-6800, to determine their requirements, if any, associated with grading or other construction. The applicant is advised to contact the Tribal Historic Preservation Officer or Tribal Archaeologist as early as possible. If required, it is the responsibility of the applicant to coordinate scheduling of Tribal monitors during grading or other construction, and to arrange payment of any required fees associated with Tribal monitoring.
- ENG 7. In accordance with an approved PM-10 Dust Control Plan, temporary dust control perimeter fencing shall be installed as necessary. Fencing shall have screening that is tan in color; green screening will not be allowed. Temporary dust control perimeter fencing shall be installed after issuance of Grading Permit, and immediately prior to commencement of grading operations.
- ENG 8. Temporary dust control perimeter fence screening shall be appropriately maintained, as required by the City Engineer. Cuts (vents) made into the perimeter fence screening shall not be allowed. Perimeter fencing shall be adequately anchored into the ground to resist wind loading.
- ENG 9. Within 10 days of ceasing all construction activity and when construction activities are not scheduled to occur for at least 30 days, the disturbed areas on-site shall be permanently stabilized, in accordance with Palm Springs Municipal Code Section 8.50.022. Following stabilization of all disturbed areas, perimeter fencing shall be removed, as required by the City Engineer.
- ENG 10. Prior to issuance of grading permit, the applicant shall provide verification to the City that the Tribal Habitat Conservation Plan (THCP) fee has been paid to the Agua Caliente Band of Cahuilla Indians in accordance with the THCP.
- ENG 11. In accordance with City of Palm Springs Municipal Code, Section 8.50.022 (h), the applicant shall post with the City a cash bond of two thousand dollars (\$2,000.00) per disturbed acre at the time of issuance of grading permit for mitigation measures for erosion/blowsand relating to this property and development.
- ENG 12. A Geotechnical/Soils Report prepared by a California registered Geotechnical Engineer shall be required for and incorporated as an integral part of the grading plan for the proposed development. A copy of the Geotechnical/Soils Report shall be submitted to the Engineering Division with the first submittal of a grading plan (if required) or prior to issuance of any permit.
- ENG 13. The soils report prepared by Earth Systems Consultants for the Tentative Tract 16495 (dated December 18, 1989) shall be incorporated as an integral part of the grading plan for the proposed development. A copy of the soils report may

be submitted to the Engineering Division with the first submittal of a grading Plan (if required) prior to issuance of any permit.

- ENG 14. The applicant shall provide all necessary geotechnical/soils inspections and testing in accordance with the Geotechnical/Soils Report prepared for the project. All backfill, compaction, and other earthwork shown on the approved grading plan shall be certified by a California registered geotechnical or civil engineer, certifying that all grading was performed in accordance with the Geotechnical/Soils Report prepared for the project. Documentation of all compaction and other soils testing are to be provided even though there may not be a grading plan for the project. No certificate of occupancy will be issued until the required certification is provided to the City Engineer.
- ENG 15. The applicant shall provide pad elevation certifications for all building pads in conformance with the approved grading plan (if required), to the Engineering Division prior to construction of any building foundation.
- ENG 16. In cooperation with the Riverside County Agricultural Commissioner and the California Department of Food and Agriculture Red Imported Fire Ant Project, applicants for grading permits involving a grading plan and involving the export of soil will be required to present a clearance document from a Department of Food and Agriculture representative in the form of an approved "Notification of Intent To Move Soil From or Within Quarantined Areas of Orange, Riverside, and Los Angeles Counties" (RIFA Form CA-1) prior to approval of the Grading Plan. The California Department of Food and Agriculture office is located at 73-710 Fred Waring Drive, Palm Desert (Phone: 760-776-8208).

DRAINAGE

- ENG 17. All stormwater runoff passing through the site shall be accepted and conveyed across the property in a manner acceptable to the City Engineer. For all stormwater runoff falling on the site, on-site retention or other facilities approved by the City Engineer shall be required to contain the increased stormwater runoff generated by the development of the property. Provide a hydrology study to determine the volume of increased stormwater runoff due to development of the site, and to determine required stormwater runoff mitigation measures for the proposed development. Final retention basin sizing and other stormwater runoff mitigation measures shall be determined upon review and approval of the hydrology study by the City Engineer and may require redesign or changes to site configuration or layout consistent with the findings of the final hydrology study. No more than 40-50% of the street frontage parkway/setback areas should be designed as retention basins. On-site open space, in conjunction with dry wells and other subsurface solutions should be considered as alternatives to using landscaped parkways for on-site retention.

ENG 18. The project is subject to flood control and drainage implementation fees. The acreage drainage fee at the present time is \$7,271.00 per acre in accordance with Resolution No. 15189. Fees shall be paid prior to issuance of a building permit.

GENERAL

ENG 19. Any utility trenches or other excavations within existing asphalt concrete pavement of off-site streets required by the proposed development shall be backfilled and repaired in accordance with City of Palm Springs Standard Drawing No. 115. The developer shall be responsible for removing, grinding, paving and/or overlaying existing asphalt concrete pavement of off-site streets as required by and at the discretion of the City Engineer, including additional pavement repairs to pavement repairs made by utility companies for utilities installed for the benefit of the proposed development (i.e. Desert Water Agency, Southern California Edison, Southern California Gas Company, Time Warner, Verizon, etc.). Multiple excavations, trenches, and other street cuts within existing asphalt concrete pavement of off-site streets required by the proposed development may require complete grinding and asphalt concrete overlay of the affected off-site streets, at the discretion of the City Engineer. The pavement condition of the existing off-site streets shall be returned to a condition equal to or better than existed prior to construction of the proposed development.

ENG 20. All proposed utility lines shall be installed underground.

ENG 21. All existing utilities shall be shown on the improvement plans if required for the project. The existing and proposed service laterals shall be shown from the main line to the property line.

ENG22 Upon approval of any improvement plan (if required) by the City Engineer, the improvement plan shall be provided to the City in digital format, consisting of a DWG (AutoCAD 2004 drawing file), DXF (AutoCAD ASCII drawing exchange file), and PDF (Adobe Acrobat 6.0 or greater) formats. Variation of the type and format of the digital data to be submitted to the City may be authorized, upon prior approval by the City Engineer.

ENG23 The original improvement plans prepared for the proposed development and approved by the City Engineer (if required) shall be documented with record drawing "as-built" information and returned to the Engineering Division prior to issuance of a final certificate of occupancy. Any modifications or changes to approved improvement plans shall be submitted to the City Engineer for approval prior to construction.

ENG 24 Nothing shall be constructed or planted in the corner cut-off area of any driveway which does or will exceed the height required to maintain an appropriate sight distance per City of Palm Springs Zoning Code Section 93.02.00, D.

TRAFFIC

ENG 25 Construction signing, lighting and barricading shall be provided during all phases of construction as required by City Standards or as directed by the City Engineer. As a minimum, all construction signing, lighting and barricading shall be in accordance with Part 6 "Temporary Traffic Control" of the California Manual on Uniform Traffic Control Devices for Streets and Highways, dated January 13, 2012, or subsequent editions in force at the time of construction.

ENG 26 This property is subject to the Transportation Uniform Mitigation Fee which shall be paid prior to issuance of building permit.

FIRE DEPARTMENT CONDITIONS

FID 1 These conditions are subject to final plan check and review. Initial fire department conditions have been determined on the site plan dated Nov. 12, 2013. Additional requirements may be required at that time based on revisions to site plans.

FID 2 Fire Department Conditions were based on the 2010 California Fire Code. Four complete sets of plans for private fire service mains, fire alarm, or fire sprinkler systems must be submitted at time of the building plan submittal.

FID 3 **Plot Plan:** Prior to completion of the project, an 8.5"x11" plot plan or drawing, and an electronic version in an industry standard file format capable of being used in a geographical information system (GIS) preferably an ESRI shape file(s) shall be provided to the fire department. The GIS file shall be projected in the California State Plane Zone VI coordinate system and capable of being re-projected into the North American Datum 1983 coordinate system. PDF files by themselves will not meet this requirement. The GIS and ESRI shape file(s) shall clearly show all access points, fire hydrants, KNOX™ box locations, fire department connections, dwelling unit or suite identifiers, main electrical panel location(s), sprinkler riser and fire alarm locations. Industry standard symbols used in emergency management and pre-fire planning are encouraged. Large projects may require more than one page. AutoCAD files will be accepted but must be approved prior to acceptance.

FID 4 PLANS AND PERMITS

When there are significant changes in occupancy, water supply, storage heights, type, and quantity of storage, storage configurations, Tenant Improvements or any other changes which may affect the fire sprinkler system design, the owner, tenant or contractor shall submit plans and secure permits.

Complete plans for private fire service mains or fire sprinkler systems should be submitted for approval well in advance of installation. Plan reviews can take up to 20 working days. Submit a minimum of three (3) sets of drawings for review. Upon approval, the Fire Prevention Bureau will retain two sets.

Plans shall be submitted to:

**City of Palm Springs
Building and Safety Department
3200 E. Tahquitz Canyon Way
Palm Springs, CA 92262**

Counter Hours: M – TH, 8:00 AM – 12:00 AM and 1:00 PM – 6:00 PM

A deposit for Plan Check and Inspection Fees is required at the time of Plan Submittal. The minimum fee is \$ 208.00. These fees are established by Resolution of the Palm Springs City Council.

Complete listings and manufacturer's technical data sheets for all system materials shall be included with plan submittals. All system materials shall be UL listed or FM approved for fire protection service and approved by the Fire Prevention Bureau prior to installation.

Plans shall indicate all necessary engineering features, including all hydraulic reference nodes, pipe lengths and pipe diameters as required by the appropriate codes and standards. Plans and supportive data (calculations and manufacturer's technical data sheets) shall be submitted with each plan submittal. Complete and accurate legends for all symbols and abbreviations shall be provided on the plans.

Plot Plan: Prior to completion of the project, a 8.5"x11" plot plan and an electronic CAD version shall be provided to the fire department. This shall clearly show all access points, fire hydrants, knox box locations, fire department connections, unit identifiers, main electrical panel locations, sprinkler riser and fire alarm locations. Large projects may require more than one page.

FID 5 **Access During Construction (CFC 503):** Access for firefighting equipment shall be provided to the immediate job site at the start of construction and maintained until all construction is complete. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 6 **Access Road Dimensions (CFC 503.2.1):** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13'6". Fire Department access roads shall have an all weather driving surface and support a minimum weight of 73,000 lbs.

FID 7 **Fire Apparatus Access Gates (8.04.260 PSMC):** Entrance gates shall have a clear width of at least 15 feet and be equipped with a frangible chain and padlock.

FID 8 **Fire Department Access:** Fire Department Access Roads shall be provided and maintained in accordance with (Sections 503 CFC)

- **Minimum Access Road Dimensions:**

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, a greater width for private streets may be required by the City engineer to address traffic engineering, parking, and other issues. The Palm Springs Fire Department requirements for two-way private streets, is a **minimum width of 24 feet** is required for this project, unless otherwise allowed by the City engineer. No parking shall be allowed in either side of the roadway.
2. Roads must be 30 feet wide when parking is not allowed on only one side of the roadway.
3. Roads must be 40 feet wide when parking is not restricted.

FID 9 **Premises Identification (505.1):** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches high for R-3 occupancies and 6" - 12" for all other occupancies depending on distance from street with a minimum stroke width of 0.5 inch. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure.

FID 10 NFPA 13D Fire Sprinklers Required: An automatic fire sprinkler system is required. Only a C-16 licensed fire sprinkler contractor shall perform system design and installation. System to be designed and installed in accordance with NFPA standard 13D, 2010 Edition, as modified by local ordinance. The contractor should submit fire sprinkler plans as soon as possible. No portion of the fire sprinkler system may be installed prior to plan approval.

FID 11 Fire Flow and Number of Fire Hydrants (CFC 507): Fire flow requirements shall be provided in accordance with CFC Appendix B and fire hydrants shall be provided in accordance with CFC Appendix C, Fire Hydrant Location and Distribution for the protection of buildings, or portions of buildings, hereafter constructed. The required fire hydrant flow for this project is 1000 gallons per minute (sprinklered) (CFC Appendix B). One fire hydrant must be available within 250 feet from any point on your lot street frontage. (CFC Appendix C)

FID 12 Residential Smoke and Carbon Monoxide Alarms Installation with Fire Sprinklers (CFC 907.2.10.1.2, 907.2.10.2 & 907.2.10.3; CRC R315): Provide and install Residential Smoke and Carbon Monoxide Alarms (Kidde SM120X Relay / Power Supply Module connected to multi-station Kidde smoke and carbon monoxide alarms or equal system and fire sprinkler flow switch). Alarms shall receive their primary power from the building wiring, and shall be equipped with a battery backup. In new construction, alarms shall be interconnected so that operation of any smoke alarm, carbon monoxide alarm or fire sprinkler flow switch causes all smoke and carbon monoxide alarms within the dwelling to sound and activate the exterior horn/strobe.

The wiring of this system shall be in accordance with Kidde SM120X Relay / Power Supply Module manual and Figure 2 (see attached). The 120 volt device wired to turn on when alarm sounds is the exterior horn / strobe. The pull for fire device is the fire sprinkler flow switch.

FID 13 Additional Residential Smoke Alarm Requirements (NFPA 72: 29.5.1.3): Where the interior floor area for a given level of a dwelling unit, excluding garage areas, is greater than 1,000 Sq. Ft., the additional requirements are that all points on the ceiling shall have:

- a. A smoke alarm within a distance of 30 ft travel distance or
- b. An equivalent of one smoke alarm per 500 Sq. Ft. of floor area.

One smoke alarm per 500 Sq. Ft. is evaluated by dividing the total interior square footage of floor area per level by 500 Sq. Ft.

FID 14 Carbon Monoxide Alarm or Detector Locations (NFPA 720: 9.4.1.1 & 9.4.1.2; CRC R315.3): Carbon monoxide alarms or detectors shall be installed as follows:

- (1) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
- (2) On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
- (3) Other locations where required by applicable laws, codes, or standards

Each alarm or detector shall be located on the wall, ceiling, or other location as specified in the manufacturer's published instructions that accompany the unit.

FID 15 Audible Residential Water Flow Alarms (CFC 903.4.2): An approved audible sprinkler flow alarm (Wheelock horn/strobe # MT4-115-WH-VFR with WBB back box or equal) shall be provided on the exterior of the building in an approved location. The horn/strobe shall be outdoor rated.

FID 16 Wildland-Urban Interface Fire Area: This building site is located in a geographical area identified by the state as a "Very High Fire Hazard Severity Zone" in accordance with the Public Resources Code Sections 4201 through 4204 and Government Code Sections 51175 through 51189, or other areas designated by the enforcing agency to be at a significant risk from wildfires.

FID 17 Construction Methods & Requirements Within Established Limits (CFC 4905.2): Within the limits established by law, construction methods intended to mitigate wildfire exposure shall comply with the wildfire protection building construction requirements contained in the California Building Standards Code including the following:

1. California Building Code Chapter 7A,
2. California Residential Code Section R327
3. California Reference Standards Code Chapter 12-7A
4. and this chapter

FID 18 Establishment Of Limits (CFC 4905.3) The establishment of limits for the Wildland-Urban Interface Fire Area's required construction methods shall be designated pursuant to the California Public Resources Code for State Responsibility areas or by a local agency following a finding supported by substantial evidence in the record that the requirements of this section are necessary for effective fire protection within the area. This

wildland-urban interface area has been designated as a "Very High Fire Hazard Severity Zone".

BUILDING DEPARTMENT CONDITIONS

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

END OF CONDITIONS

EHRlich ARCHITECTS

10865 WASHINGTON BOULEVARD CULVER CITY CALIFORNIA 90232
→T.310 838 9700 F.310 838 9737 EHRlichARCHITECTS.COM

November2013

Gold Friedman Residence
131 Ridge Mountain Dr
Palm Springs, CA 92264

Justification Letter/Expanded Description

The proposed project at 131 Ridge Mountain Drive consist of a two story single family residence. The house is nestled in a natural valley created by the rock formations flanking the cul-de-sac to the east and a rocky ridge running through the site to the north. A small casita which doubles as a pool house and a guest house is carved into the natural rock formation a few steps above the residence and is capped with a thin aluminum edged roof.

The partii is a composition of simple modernist volumes that maximizes the sense of openness to the views while maintaining protection from the sun and privacy from neighbors. The materiality of the pallette is restrained and selected to feel at home with the desert environment. The cor-ten steel bedroom volume mimics the rusty tones of the surrounding rock outcroppings; spanning the sandstone tinted concrete base rising from the sandy tones of the natural soils. The site is accessed via a drive which is conceived as a canyon carved through the eight foot tall rock face rising from the curb below. A natural stone hardscape traverses the site carving a path through the foyer of the home, connecting the motor court to the plinth the pool house sits upon while.

The public heart of the home, living room, dining room and kitchen, open through a gracious series of stacking glass doors to the deck which terminates at an infinity edged lap pool and spa. The deck lightly spans the falling grade below. The bedroom volume cantilevers over the deck to provide shade and shelter for the indoor outdoor living spaces below.

Due to the uncertain nature of the existing pad, we propose that height be measured from the top of the curb. The structure proposed is designed to meet a maximum height of 30' from the curb which results in a height of approximately 26' from grade. The existing pad consisting entirely of the uncertified fill is to be removed; increasing privacy, reducing mass and creating a dramatic connection between architecture and landscape.

Sincerely,

Steven Ehrlich, FAIA
Principal

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NOV 12 2013

PLANNING SERVICES
DEPARTMENT

insideoutside

November 2013

Gold Friedman Residence
131 Ridge Mountain Drive
Palm Springs, CA 92264

Landscape Development Concept

The connection between the built environment and the natural environment is the primary focus of the landscape concept in this project. The site is a unique one, nestled above the surrounding neighborhood with views up and down the valley. At the same time, the new structure artfully integrates into the mountain side, with the native vegetation of *Encelia farinosa* (Brittlebush) and *Larrea tridentate* (Creosote) dotting the steep terrain.

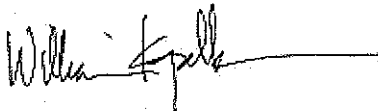
The entrance to the drive from the cul-de-sac suggests walking through a canyon as the native topography was left as undisturbed as possible. The driveway is a geometric tapestry of concrete forms with 6" gaps between that relate to the pristine architecture of the house, while at the same time not impacting the site if it were all solid concrete.

The respect of the natural landscape environ is maintained and celebrated here. It is the primary focus from all view points of the residence. The wall of *Cercidium x. desert museum* (Desert Museum Palo Verde) on the southern portion of the property screens the adjoining lot and fill, while giving scale and proportion to the new architecture.

The landscape beckons you to the main entry by an organic path of large buff colored flagstone. This flagstone continues through the entry lobby and onward to the outside while becoming the patio and continues as the Casita floor material, blurring the lines of inside and outside. The desert plant material by the entry flagstone path is a deliberate exercise in keeping the scale to the human proportion. It is a botanical palette of desert plants.

There are two specimen *Prosopis chilensis* (Chilean Mesquite) whose minimal sculptural form is used effectively to contrast against the dramatic architecture. They are intended as anchors to the topography to create a harmonious balance between man and nature.

Respectfully submitted,



William Kopelk
Landscape Architect

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william@insideoutside.com

t: 760-413-6989

insideoutsideinc.com

NOV 12 2013

PLANNING SERVICES
DEPARTMENT

CHAIR SECOY-JENSEN felt that the new design was respectful to the historic structure while adding playfulness.

COMMITTEE MEMBER SONG discussed the roof being trapezoidal in shape. Applicant said it was a good idea and she would look into it.

M/S/C (Fredricks/Cassady, 7-0, with amendment by Chair Secoy-Jensen accepted) To approve as presented, with final color of roof and support structure and lighting to be approved by staff.

3. NEW BUSINESS:

3A. A NEW 4,675-SQUARE FOOT HOUSE ON A HILLSIDE LOT BY JEAN GOLD TO INCLUDE AN ADMINISTRATIVE MINOR MODIFICATION REQUESTING AN INCREASE IN BUILDING HEIGHT AT 131 RIDGE MOUNTAIN DRIVE, ZONE R-2 (CASE 3.3697 MAJ / 7.1409 AMM).

STEVEN EHRLICH, project architect presented the project and commented on the simple palette of color and materials.

COMMITTEE MEMBER FAUBER questioned why aluminum on roof of pool house.

APPLICANT addressed the sun and heat radiance also photovoltaic generates heat and shading too.

COMMITTEE MEMBER FAUBER asked where the grading is.

STEVEN EHRLICH responded that they must scrape away the fill and need to get rear grade about 4' below existing.

CHAIR SECOY-JENSEN asked about the driveway approach design.

STEVEN EHRLICH responded that the stones will remain but anticipates stability.

COMMITTEE MEMBER FREDRICKS questioned about the site disturbance.

WILLIAM KOPELK, project landscape designer, provided information on landscape design.

COMMITTEE MEMBER HIRSCHBEIN spoke in favor of the project.

COMMITTEE MEMBER FREDRICKS commented that the landscape size and materials are appropriate.

COMMITTEE MEMBER PURNEL likes the minimal disturbance.

CHAIR SECOY-JENSEN commented on the significant architecture.

M/S/C (Secoy/Jensen/Fredricks, 7-0) Recommend approval to the Planning Commission, subject to conditions presented.

3B. ARCHITECTURAL REVIEW OF PRELIMINARY AND FINAL DEVELOPMENT PLANS BY WESSMAN HOLDINGS, LLC, FOR A 39-LOT DETACHED SINGLE-FAMILY RESIDENTIAL PROJECT CONSISTING OF TWO-STORY, DETACHED HOMES WITH GARAGES AND PRIVATE YARD AND POOL AREAS AT 1501 S. BELARDO ROAD, ZONE R-3 (CASE 5.1310 PD 365 / TTM 36548)

A letter was submitted by Judy Deertrack and reviewed by the Board.

In response to a question by Committee Member Hirschbein regarding neighborhood meetings, Director Wheeler reported that the purpose of the meeting is to receive and give information. The developer may or may not take input. It is not the opportunity for the neighborhood to design the project for the developer. The developer has the opportunity to submit as he wishes to do so. Director Wheeler indicated that the City Attorney indicated the matter can go forward.

COMMITTEE MEMBER FREDRICKS asked if there are any units other than lot 39 with casita. How tall are the walls?

MICHAEL BRAUN, applicant representative, responded the only number 39 has a casita and the height of the wall is 6'.

COMMITTEE MEMBER FREDRICKS asked questions regarding plant location.

COMMITTEE MEMBER CASSADY asked how many guest parking there are.

MICHAEL BRAUN responded 15 guest parking spaces.

COMMITTEE MEMBER SONG asked if the side setbacks are 3' - 6' and will the garbage cans be kept within the garage.

MICHAEL BRAUN commented that the buildings are 22' high; units 1 and 19 are closer than would be allowed by underlying zoning without a PDD.

The following speakers provided testimony:

JUDY DEERTRACK said that use and design cannot be separate, that it implies

OWNER:
JEAN GOLD & JOHN FRIEDMAN

ARCHITECT:
EHRlich ARCHITECTS
10865 WASHINGTON BLVD.
CULVER CITY, CA 90232
T: 310.838.9700
F: 310.838.9737
STEVEN EHRlich, FAIA
TAKASHI YANAI, AIA
BRENDAN CANNING
BCANNING@EHRlichARCHITECTS.COM

SURVEYOR:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
T: 760.320.9811
F: 760.323.7893
CHUCK HARRIS, DIRECTOR OF SURVEYING
CHARRIS@MSACONSULTINGINC.COM

CIVIL:
MSA CONSULTING, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
T: 760.320.9811
F: 760.323.7893
BRUCE KASSLER, DIRECTOR OF PRODUCTION SERVICES
BKASSLER@MSACONSULTINGINC.COM
MARV ROOS, DIRECTOR OF DESIGN DEVELOPMENT
MROOS@MSACONSULTINGINC.COM

LANDSCAPE ARCHITECT:
INSIDEOUTSIDE, INC.
34200 BOB HOPE DRIVE
RANCHO MIRAGE, CA 92270
T: 760.863.0713
C: 760.413.6989
WILLIAM KOPELK, DIRECTOR OF PRODUCTION SERVICES
WILLIAM@INSIDEOUTSIDEINC.COM

GEOTECHNICAL:
SLADDEN ENGINEERING
45-090 GOLF CENTER PARKWAY, SUITE F
INDIO, CA 92201
T: 760.863.0713
F: 760.863.0847
C: 760.250.1670
BRETT ANDERSON, PRINCIPAL

DRAWING INDEX:

- A0.00 COVER SHEET
- A0.01 APPROVALS
- A0.02 SURVEY
- A1.01 SITE PLAN
- A1.02 PRELIMINARY LANDSCAPE PLAN
- A1.03 PRELIMINARY GRADING & DRAINAGE PLAN
- A2.01 GROUND FLOOR PLAN
- A2.02 SECOND FLOOR PLAN
- A3.01 EXTERIOR ELEVATIONS
- A3.02 EXTERIOR ELEVATIONS
- A4.01 SECTIONS
- A4.02 SECTIONS
- A5.01 RENDERINGS WITH MATERIALS & MATERIALS BOARD
- A5.02 EXISTING SITE PHOTOGRAPHS

PROJECT DATA:

REVIEWING AGENCY:
CITY OF PALM SPRINGS
3200 E TAHQUITZ CANYON WAY
PALM SPRINGS, CA 92262

APPLICABLE CODES:
2010 CALIFORNIA RESIDENTIAL CODE
2010 CALIFORNIA ELECTRICAL CODE
2010 CALIFORNIA PLUMBING CODE
2010 CALIFORNIA ENERGY CODE

PROJECT DESCRIPTION:
CONSTRUCTION OF A NEW SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE AND DETACHED POOL HOUSE WITH POOL AND SPA ON SITE.

NUMBER OF STORIES:
2

LEGAL DESCRIPTION:
LOT 7 OF TRACT MAP NO. 16495, M.B. 208/50-53, SEC. 34, T.4E., R.4E., S.B.M.

ZONING:
R2 - HILLSIDE DEVELOPMENT
SUBJECT TO R-1-A STANDARDS

USE CODE:
R3 & U1

ASSESSOR PARCEL:
APN-513570009

LOT SIZE:
2.72 ACRES, 118500 S.F.

REQUIRED PARKING:	PROPOSED:
2 COVERED SPACES (10'X20')	2 COVERED (10'X20')

REQUIRED SETBACKS:	PROPOSED:
---------------------------	------------------

FRONT YARD:	20'	20'
SIDE YARDS:	10'	10'
REAR YARD:	10'	10'

MAXIMUM HEIGHT: 24' MAXIMUM / 2 STORIES
ADMINISTRATIVE REQUEST FOR
30' FROM TOP OF CURB

LOT COVERAGE PERCENTAGE:
3%

PROPOSED BUILDING AREA (GROSS):

FIRST FLOOR:	2100 SF
SECOND FLOOR:	1900 SF
POOL HOUSE:	550 SF
MAIN HOUSE TOTAL:	4550 SF
GARAGE:	675 SF
DECKS ABOVE GRADE:	580 SF
GRAND TOTAL:	5805 SF

EHRlich ARCHITECTS
10865 WASHINGTON BOULEVARD
CULVER CITY CALIFORNIA 90232
→ T.310.838.9700 F.310.838.9737
EHRlichARCHITECTS.COM

GOLD FRIEDMAN
RESIDENCE

131 RIDGE MOUNTAIN DRIVE
PALM SPRINGS, CA 92264

GENERAL NOTES

NO. DATE REVISION

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DATE PLOTTED

COVER SHEET

DESIGNER: TCH

DRAWN:

DATE: PROJECT REVISION

DATE: 11/11/2013

FILE: C:\687

JOB: 687

SHEET NUMBER:

A0.00



GOLD FRIEDMAN RESIDENCE

131 RIDGE MOUNTAIN DRIVE
PALM SPRINGS, CALIFORNIA 92264

AAC/PLANNING COMMISSION SUBMITTAL

131 RIDGE MOUNTAIN DRIVE
TRACT NO. 16495
M.B. 208/50-53 - LOT 7

APN: 513570009
LOT SIZE: 2.72 ACRES / 118500 SF

EHRlich ARCHITECTS
10865 WASHINGTON BOULEVARD
CULVER CITY CALIFORNIA 90232
→ T.310 838 9700 F.310 838 9737
EHRlichARCHITECTS.COM

GOLD FRIEDMAN
RESIDENCE

131 RIDGE MOUNTAIN DRIVE
 PALM SPRINGS, CA 92264

PROJECT

GENERAL NOTES

NO. DATE REVISION

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DATE

SITE PLAN

DESIGNER: TCH

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

STYLE: PROJ: RES

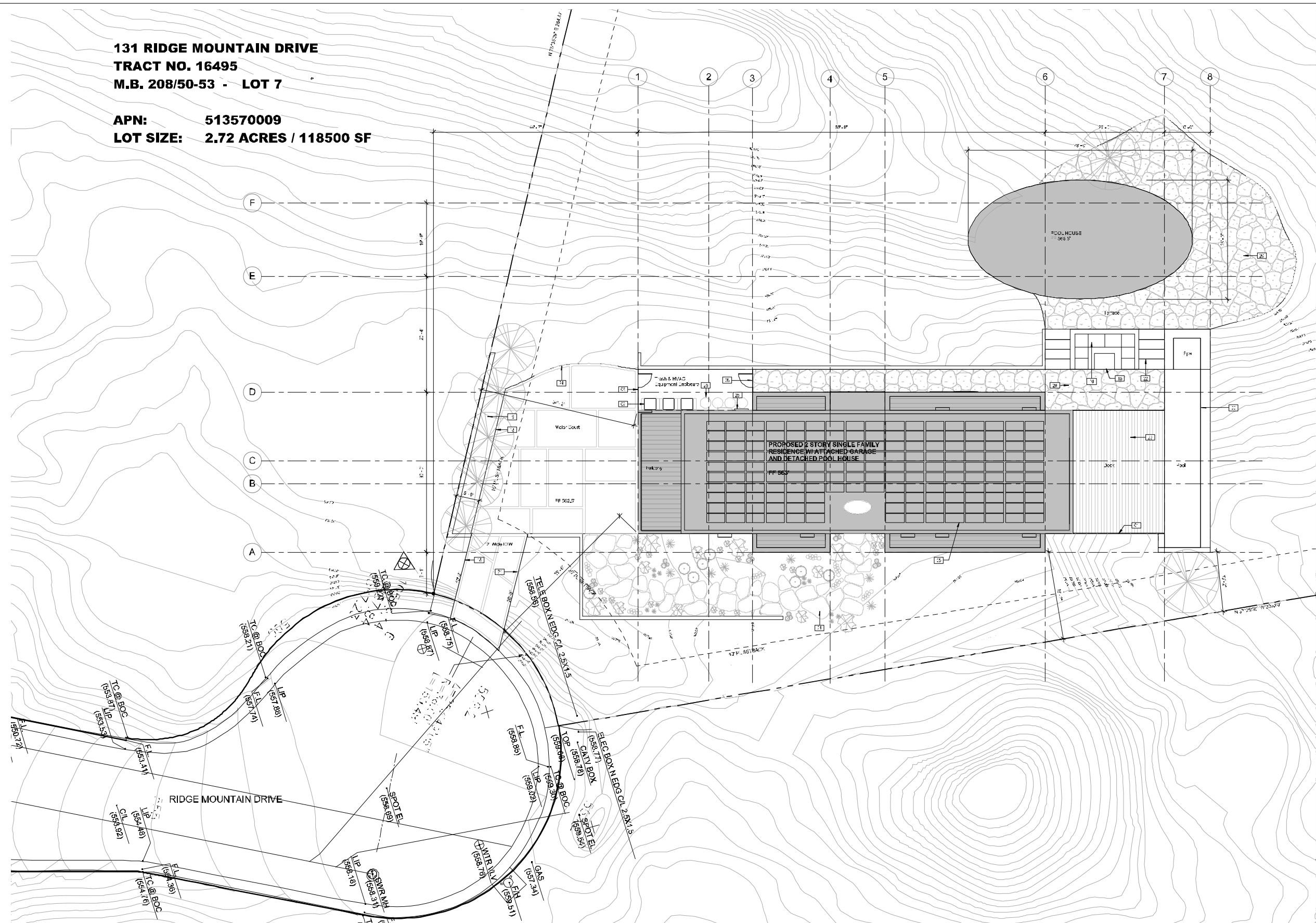
DATE: 11/11/2013

FILE: C:\687

JOB: 687

SHEET NO.:

A1.01



KEYNOTES

- | | | |
|---|---|--|
| 01 S WIPRE GLASS RAIL IN ALUM SHOE | 10 BANQUET SEATING | 25 PLANER, S.L.D. |
| 02 WINDOW SOLAR SHADE | 11 MILLWORK | 26 FLAGSTONE HAROSCAPE, S.L.D. |
| 03 MEMBRANE ROOFING WITH G WAVE BALLAST | 12 3" NCH | 27 FLAGSTONE PAVEMENT, S.L.D. |
| 04 GARAGE DOOR | 13 HEARTH | 28 CONCRETE STEPS ON GRADE, S.L.D. |
| 05 PHOTOVOLTAIC PANELS, LOWSLOPE | 14 TURNFURT V.I.C. | 29 PERFORATED DUCK, S.L.D. |
| 06 POOL WITH INFINITY EDGE | 15 FIRE PIT | 30 NATURAL STONE C/JT & STAINED TO MATCH |
| 07 SPA | 16 OVER HANG, TYP. | 31 UTILITY CONNECTIONS |
| 08 FENCE W/ SATE | 17 CONCEALED GUTTER | 32 WASTE RECYCLING |
| 09 MECHANICAL EQUIPMENT | 18 STONE RETAINING WALL, SATE-TYPE TYP. | |

SHEET NOTES

LEGEND



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 10865 WASHINGTON BOULEVARD
 CULVER CITY CALIFORNIA 90232
 → T.310 838 9700 F.310 838 9737
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**GOLD FRIEDMAN
 RESIDENCE**

131 RIDGE MOUNTAIN DRIVE
 PALM SPRINGS, CA 92264

PROJECT

GENERAL NOTES

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SHEET TITLE

GROUND FLOOR PLAN

DESIGNER: TCH

SCALE: As indicated

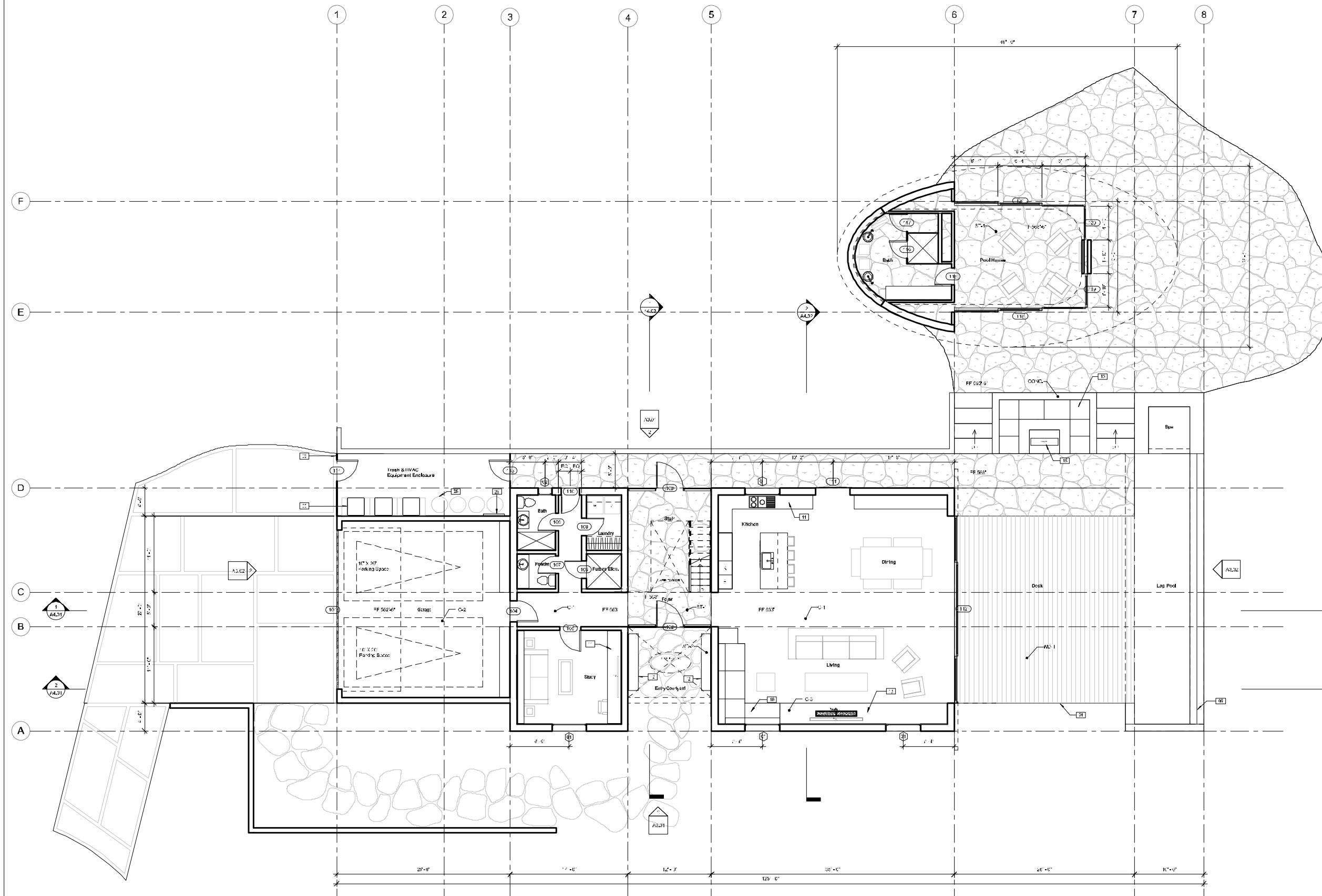
DATE: 11/11/2013

PROJECT: C1087

DATE: 5/87

SHEET NUMBER: A2.01

A2.01



KEYNOTES

- | | | |
|---|------------------------------------|--|
| 01 S WIRE GLASS RAIL IN ALUM SHOE | 13 BANQUET SEATING | 25 PLANER, S.L.D. |
| 02 WINDOW SOLAR SHADE | 14 MILLWORK | 26 FLAGSTONE HARDSCAPE, S.L.D. |
| 03 MEMBRANE ROOFING WITH G W/FL BALLAST | 15 HEARTH | 27 FLAGSTONE PAVEMENT, S.L.D. |
| 04 GARAGE FLOOR | 16 TURNOUT V.I.C. | 28 CONCRETE STEPS ON GRADE, S.L.D. |
| 05 PHOTOVOLTAIC PANELS, LOW SLOPE | 17 FIRE PIT | 29 PERMEABLE DECK, S.L.D. |
| 06 POOL WITH INFINITY EDGE | 18 OVER HANG, TYP. | 30 NATURAL STONE, CUT & STAINED TO MATCH |
| 07 SPA | 19 CONCEALED GUTTER | 31 UTILITY CONNECTIONS |
| 08 FENCE W/ SATE | 20 STONE RETAINING WALL, SATE TYP. | 32 WASTE RECYCLING |
| 09 MECHANICAL EQUIPMENT | | |

SHEET NOTES

LEGEND

- ⬢ WINDOW
- ⬢ DOOR



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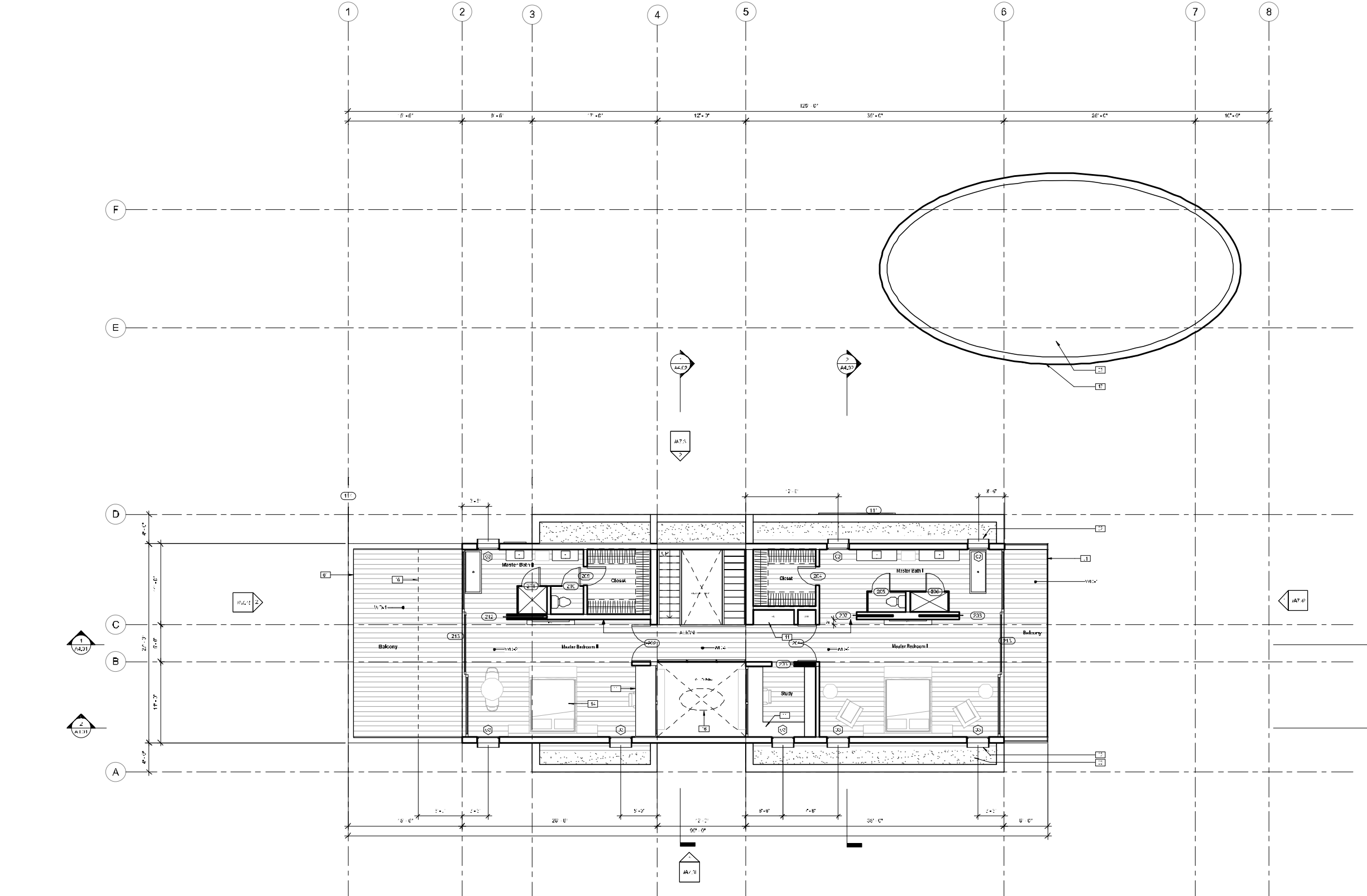
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SHEET TITLE

SECOND FLOOR PLAN



KEYNOTES

- | | | |
|---|------------------------------------|---|
| 01 S WIRE GLASS RAIL IN ALUM SHOE | 13 BANQUET SEATING | 25 PLANER, S.L.D. |
| 02 WINDOW SOLAR SHADE | 14 MILLWORK | 26 FLAGSTONE HARDSCAPE, S.L.D. |
| 03 MEMBRANE ROOFING WITH G WAVE BALLAST | 15 3" NCH | 27 FLAGSTONE PAVEMENT, S.L.D. |
| 04 GARAGE DOOR | 16 HEARTH | 28 CONCRETE STEPS ON GRADE S.L.D. |
| 05 PHOTOVOLTAIC PANELS, LOW SLOPE | 17 TURNFURT V.H.C. | 29 PERMEABLE PAVEMENT, S.L.D. |
| 06 POOL WITH INFINITY EDGE | 18 FIRE PIT | 30 NATURAL STONE, C.J.T. & STAINED TO MATCH |
| 07 SPA | 19 OVER HANG, TYP. | 31 UTILITY CONNECTIONS |
| 08 FENCE W/ SATE | 20 CONCEALED GUTTER | 32 WASTEBASKETS |
| 09 MECHANICAL EQUIPMENT | 21 STONE RETAINING WALL, SATE TYP. | |

SHEET NOTES

LEGEND

- ◻ WINDOW
- ◻ DOOR

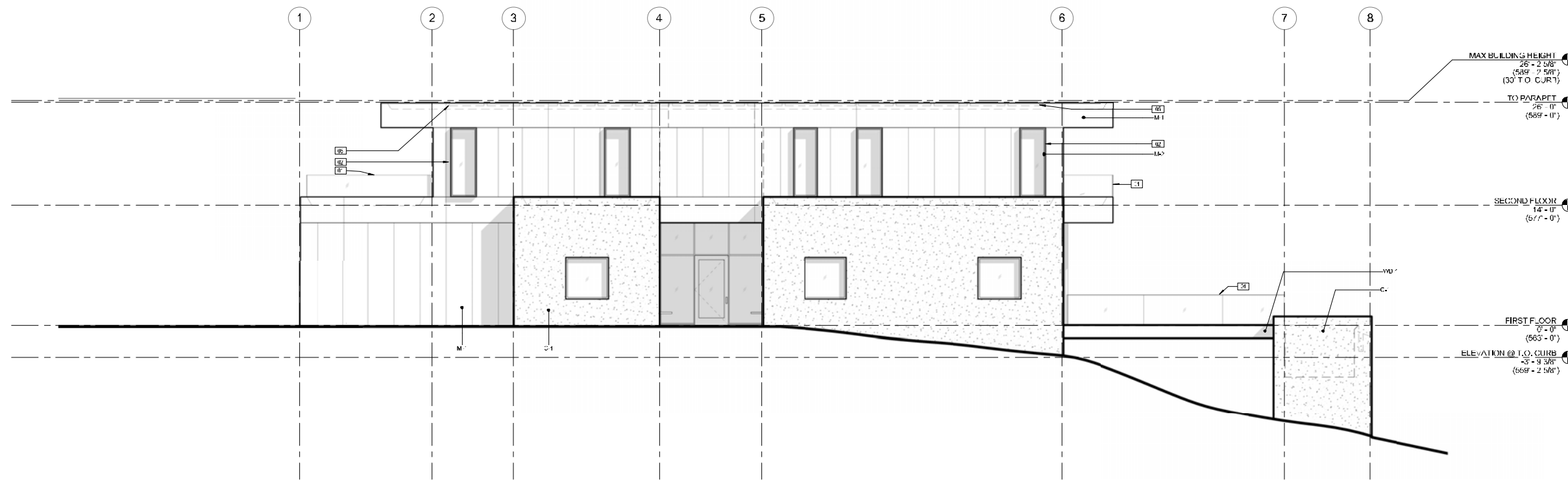
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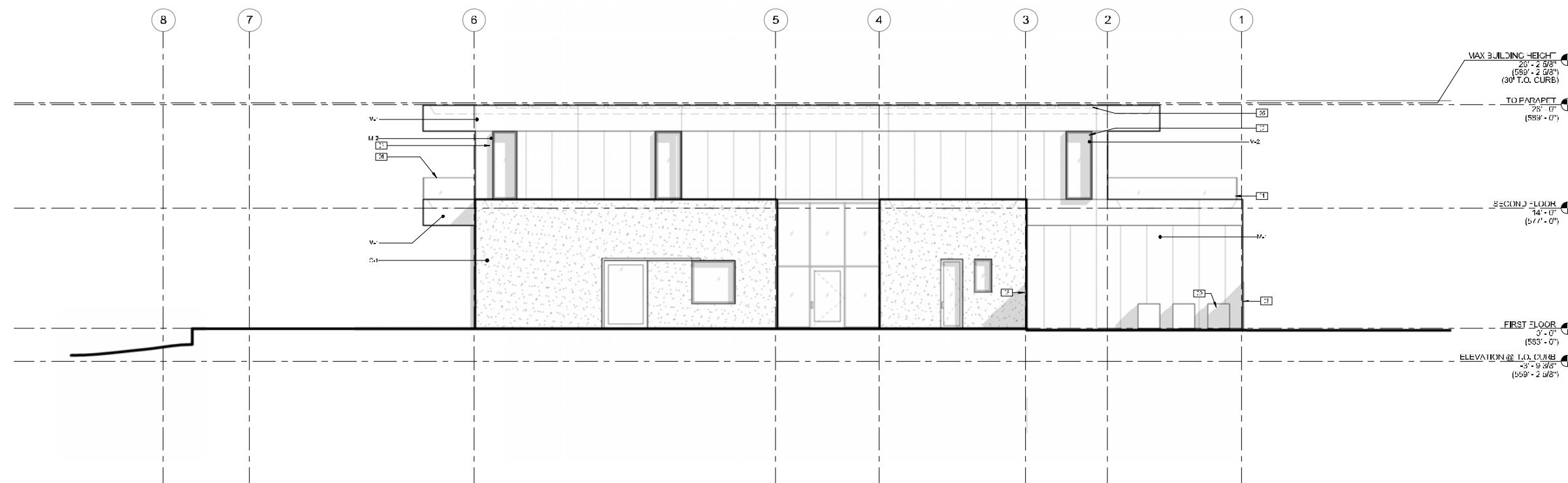
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① EAST ELEVATION
 3/16" = 1'-0"



① WEST ELEVATION
 3/16" = 1'-0"

KEYNOTES

- | | | |
|---|------------------------------------|--|
| 01 S WIPRE GLASS RAIL IN ALUM SHOE | 10 BANQUET SEATING | 25 PLANK SLID. |
| 02 WINDOW SOLAR SHADE | 11 MILLWORK | 26 FLAGSTONE HAROSCAPE, S.L.D. |
| 03 MEMBRANE ROOFING WITH G WAVE BALLAST | 12 FINCH | 27 FLAGSTONE PAVEMENT, S.L.D. |
| 04 GARAGE DOOR | 13 HEARTH | 28 CONCRETE STEPS ON GRADE S.L.D. |
| 05 PHOTOCLTIC PANELS, LOW SLOPE | 14 TURNOUT V.H.C. | 29 PERFORATED DUCK, S.L.D. |
| 06 POOL WITH INFINITY EDGE | 15 FIRE PIT | 30 NATURAL STONE, C.J.T & STAINED TO MATCH |
| 07 SPA | 16 OVER HANG, TYP. | 31 UTILITY CONNECTIONS |
| 08 FENCE W/ SATE | 17 CONCEALED GUTTER | 32 WASTE RECYCLING |
| 09 MECHANICAL EQUIPMENT | 18 STONE RETAINING WALL, SATE TYP. | |

SHEET NOTES

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PROJECT

GENERAL NOTES

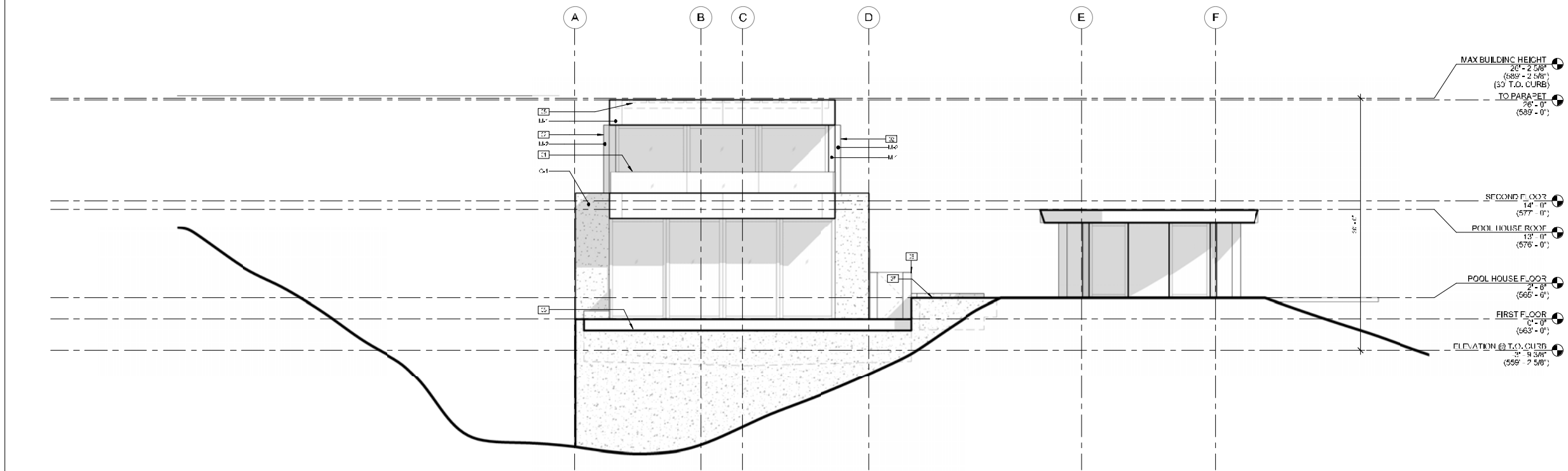
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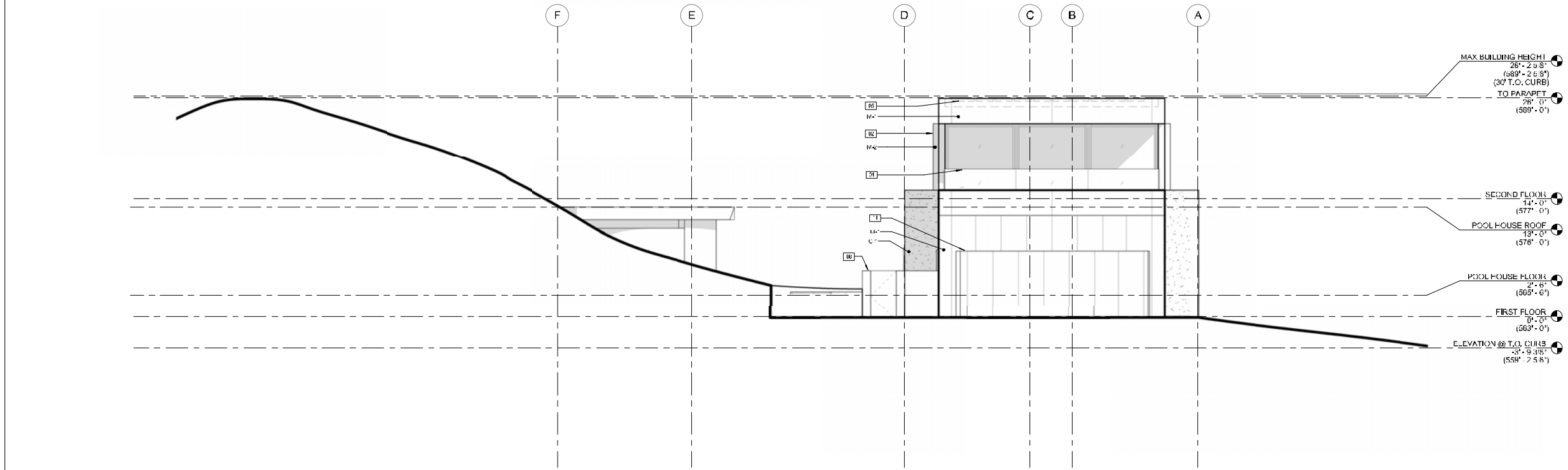
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 ELEVATIONS**

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 DRAWN BY: C:0687
 CHECKED BY: 687

A3.02



① NORTH ELEVATION
 3/16" = 1'-0"



② SOUTH ELEVATION
 3/16" = 1'-0"

KEYNOTES

- | | | |
|---|------------------------------------|--|
| 01 S WIPRE GLASS RAIL IN ALUM SHOE | 13 BANQUET SEATING | 25 PLANER SLD. |
| 02 WINDOW SOLAR SHADE | 14 MILLWORK | 26 FLAGSTONE HAROSCAPE, SLD. |
| 03 MEMBRANE ROOFING WITH G WAVE BALLAST | 15 BENCH | 27 FLAGSTONE PAVEMENT, SLD. |
| 04 GARAGE FLOOR | 16 HEARTH | 28 CONCRETE STEPS ON GRADE SLD. |
| 05 PHOTOVOLTAIC PANELS, LOW SLOPE | 17 TURNFURT V.I.C. | 29 PERMEABLE PAVEMENT, SLD. |
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SHEET NOTES

LEGEND



Valley View to North From Proposed Main House



City View to North-East from Ridge



Mountain View to West From Ridge



View to Site From Ridge Mountain Drive

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 CULVER CITY CALIFORNIA 90232
 → T.310 838 9700 F.310 838 9737
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**EXISTING SITE
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