

SITE NOTES:

REFER TO CIVIL DRAWINGS FOR SITE INFORMATION

ALL PROPERTY LINES, EASEMENTS, AND BUILDINGS BOTH EXISTING AND PROPOSED ARE SHOWN ON THIS PLAN. ALL PROPERTY LINES ARE REAL.

THIS PROJECT IS NOT WITHIN A NOISE CRITICAL AREA (CNEL CONTOURS OF 60 DB) AS SHOWN ON THE CITY OF PALM SPRINGS OFFICIAL ZONING MAP.

EXTERIOR DECKS SHALL HAVE A MIN. SLOPE OF 1/4"=12" AND SLOPE AWAY FROM BUILDING

EXTERIOR FLATWORK SHALL HAVE A MIN. SLOPE 1/8"=12" AND SLOPE AWAY FROM BUILDING (EXCEPTION DRIVEWAY SHALL HAVE A MIN. SLOPE OF 1/4"=12")

SEE LANDSCAPE PLAN FOR NEW PLANTINGS AND LANDSCAPE LIGHTING LOCATIONS

SEE LANDSCAPE PLANS FOR NEW HARDSCAPE INFORMATION

SEE LANDSCAPE FOR POOL FINISHES

ALL SITE DRAINAGE TO APPROVED STORM DRAINAGE VIA NON-CORROSIVE DEVICES. REFER TO CIVIL SHEETS FOR ADDITIONAL SPECIFICATIONS AND DRAINAGE INFORMATION.

PROVIDE AN ALARM FOR ALL DOORS TO THE DWELLING THAT FORM PART OF THE POOL ENCLOSURE. THE ALARM SHALL SOUND CONTINUOUSLY FOR A MINIMUM OF 30 SECONDS WHEN THE DOOR IS OPENED. IT SHALL AUTOMATICALLY RESET AND EQUIPPED WITH A MANUAL MEANS TO DEACTIVATE (FOR 15 SECONDS MAX.) FOR A SINGLE OPENING. THE DEACTIVATION SWITCH SHALL BE AT LEAST 5'4" ABOVE THE FLOOR.

THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES

AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING. (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000). SEPARATE PLUMBING PERMIT IS REQUIRED.

SECURED AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE APPROVED KNOX ASSESS SWITCHES AS REQUIRED BY THE FIRE CODE OFFICAL. SECURED NON-AUTOMATED VEHICLE GATES OR ENTRIES SHALL UTILIZE AN APPROVED PADLOCK OR CHAIN WHEN REQUIRED BY THE FIRE CODE OFFICAL.

RESIDENTIAL COMPLEX USING SECURED AUTOMATED VEHICLE ENTRY GATES SHALL UTILIZE A COMBINATION TOMAR STROBE-ACTIVATED SWITCH AND AN APPROVE KNOW KEY ELECTRIC SWITCH. IN THE EVENT OF A POWER FAILURE, THE GATES SHALL BE DEFAULTED OR AUTOMATICALLY TRANSFERRED TO A FAIL SAFE MODE ALLOWING THE GATE TO PUSH OPEN WITHOUT THE USE OF SPECIAL KNOWLEDGE OR ANY EQUIPMENT. IF A TWO-GATE SYSTEM IS USED, THE OVERRIDE SWITCH MUST OPEN BOTH GATES.

BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THE BACKGROUND. ADDRESS NUMBERS SHALL BE A MINIMUM OF 4" HIGH AND MAXIMUM HEIGHT OF 8" (PLN 13) WITH A MINIMUM STROKE WIDTH OF 0.5".

A COPY OF THE APPROVED SOILS REPORT SHALL BE KEPT ON SITE.

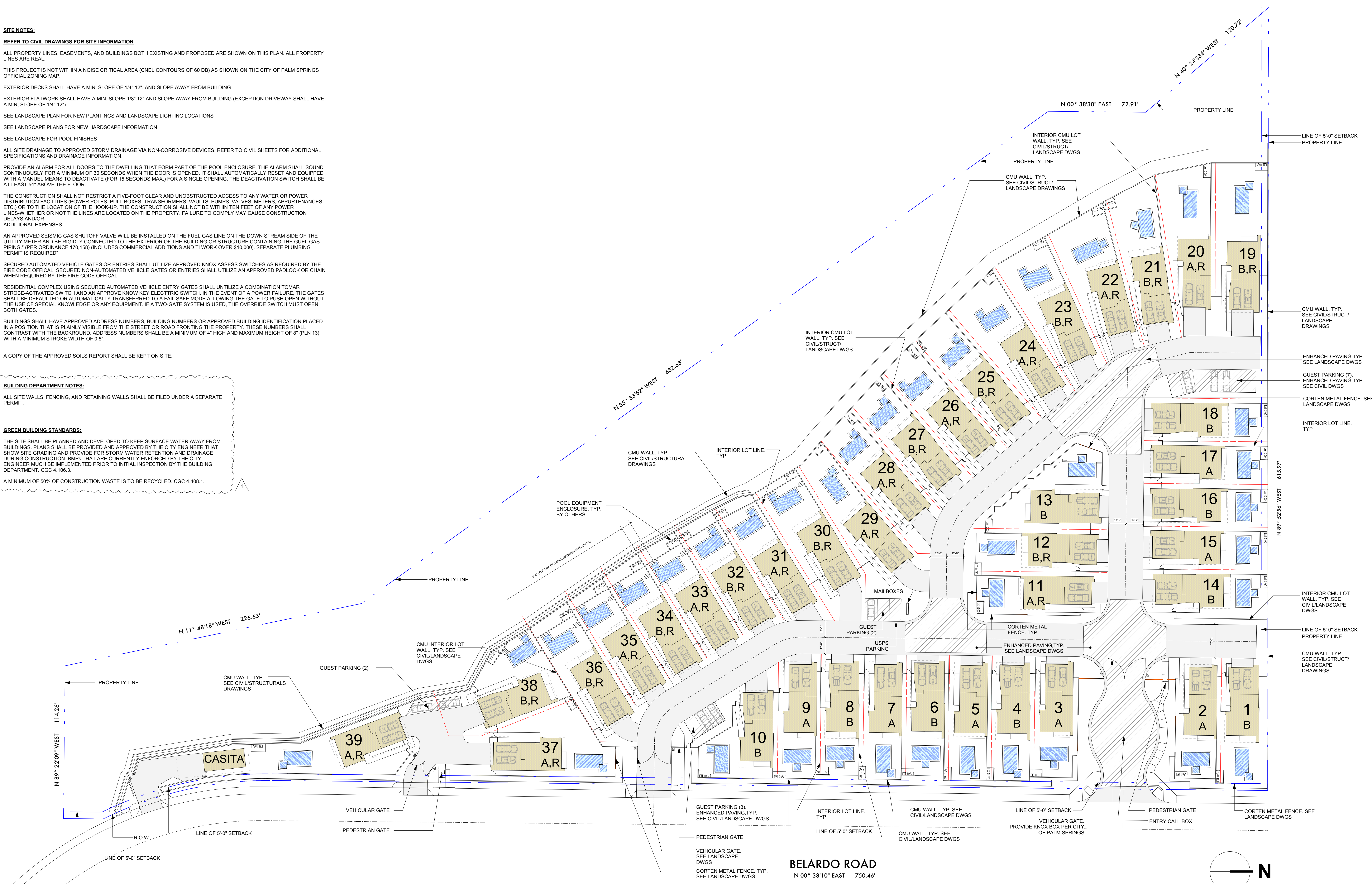
BUILDING DEPARTMENT NOTES:

ALL SITE WALLS, FENCING, AND RETAINING WALLS SHALL BE FILED UNDER A SEPARATE PERMIT.

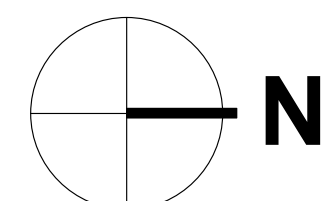
GREEN BUILDING STANDARDS:

THE SITE SHALL BE PLANNED AND DEVELOPED TO KEEP SURFACE WATER AWAY FROM BUILDINGS. PLANS SHALL BE PROVIDED AND APPROVED BY THE CITY ENGINEER THAT SHOW SITE GRADING AND PROVIDE FOR STORM WATER RETENTION AND DRAINAGE DURING CONSTRUCTION. BMPs THAT ARE CURRENTLY ENFORCED BY THE CITY ENGINEER MUST BE IMPLEMENTED PRIOR TO INITIAL INSPECTION BY THE BUILDING DEPARTMENT. CGC 4.106.3.

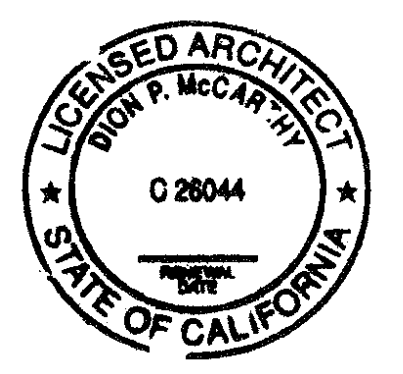
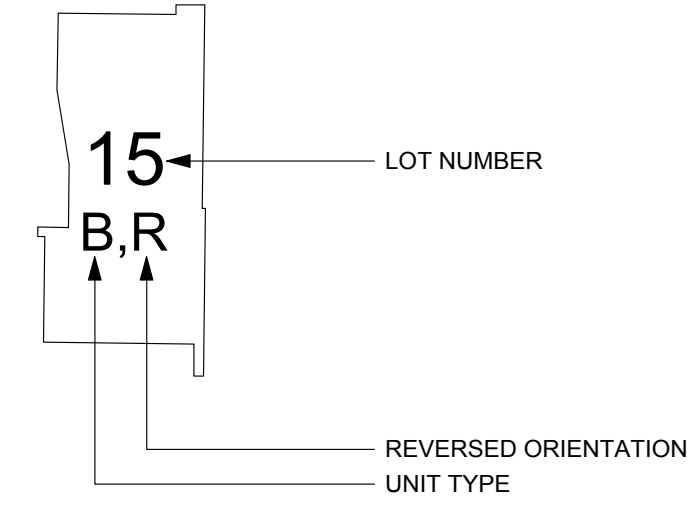
A MINIMUM OF 50% OF CONSTRUCTION WASTE IS TO BE RECYCLED. CGC 4.408.1.



BELARDO ROAD
N 00° 38'10" EAST 750.46'



LEGEND



JOB NUMBER
12461.B3

PIC PA PM TEAM
DM VG AA FM

ALL DESIGN IDEAS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY AND ARE THE PROPERTY OF DESIGNARC AND WERE CREATED AND DEVELOPED FOR USE IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, OR PLANS SHALL BE USED FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF DESIGNARC LOS ANGELES.
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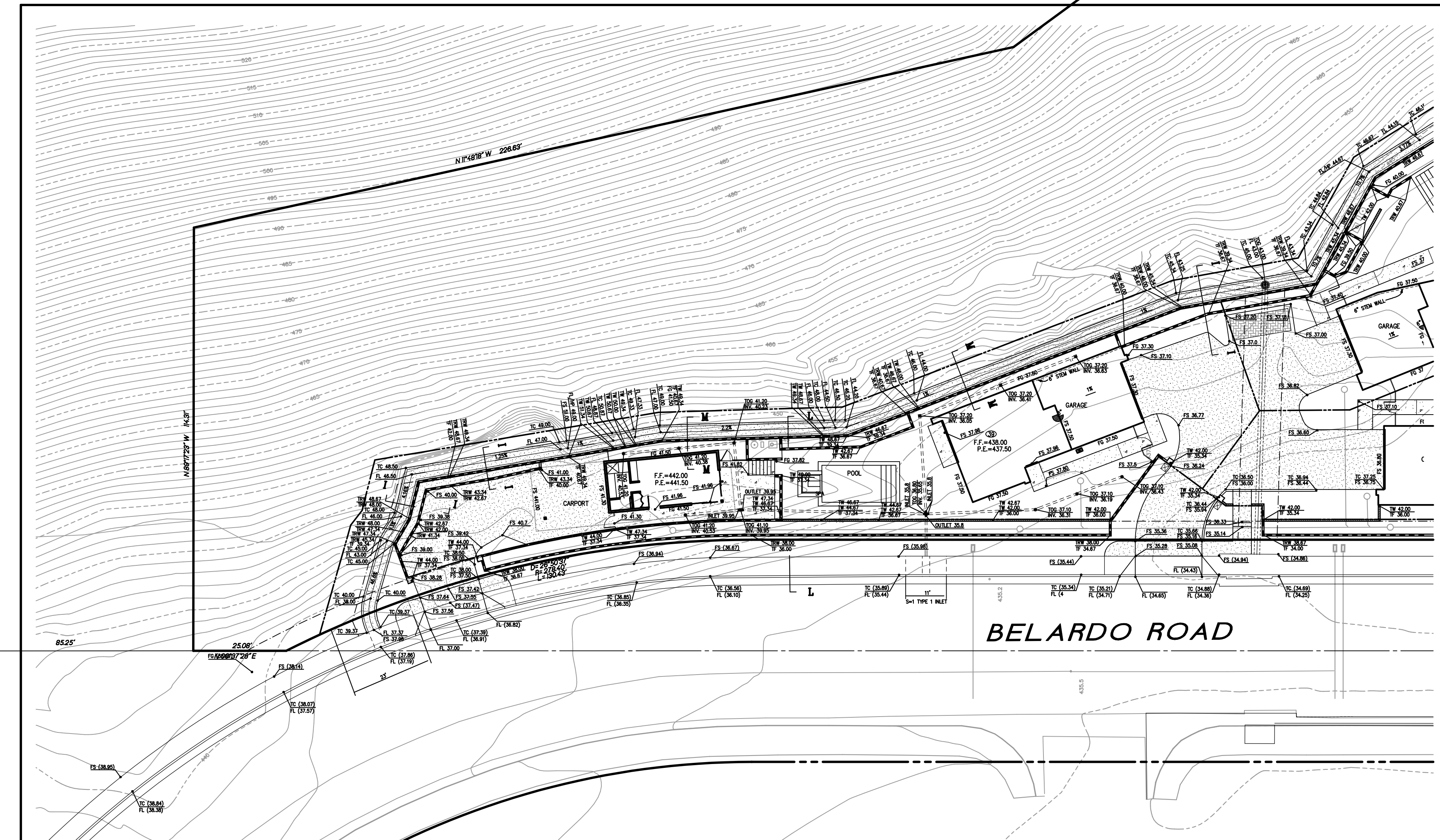
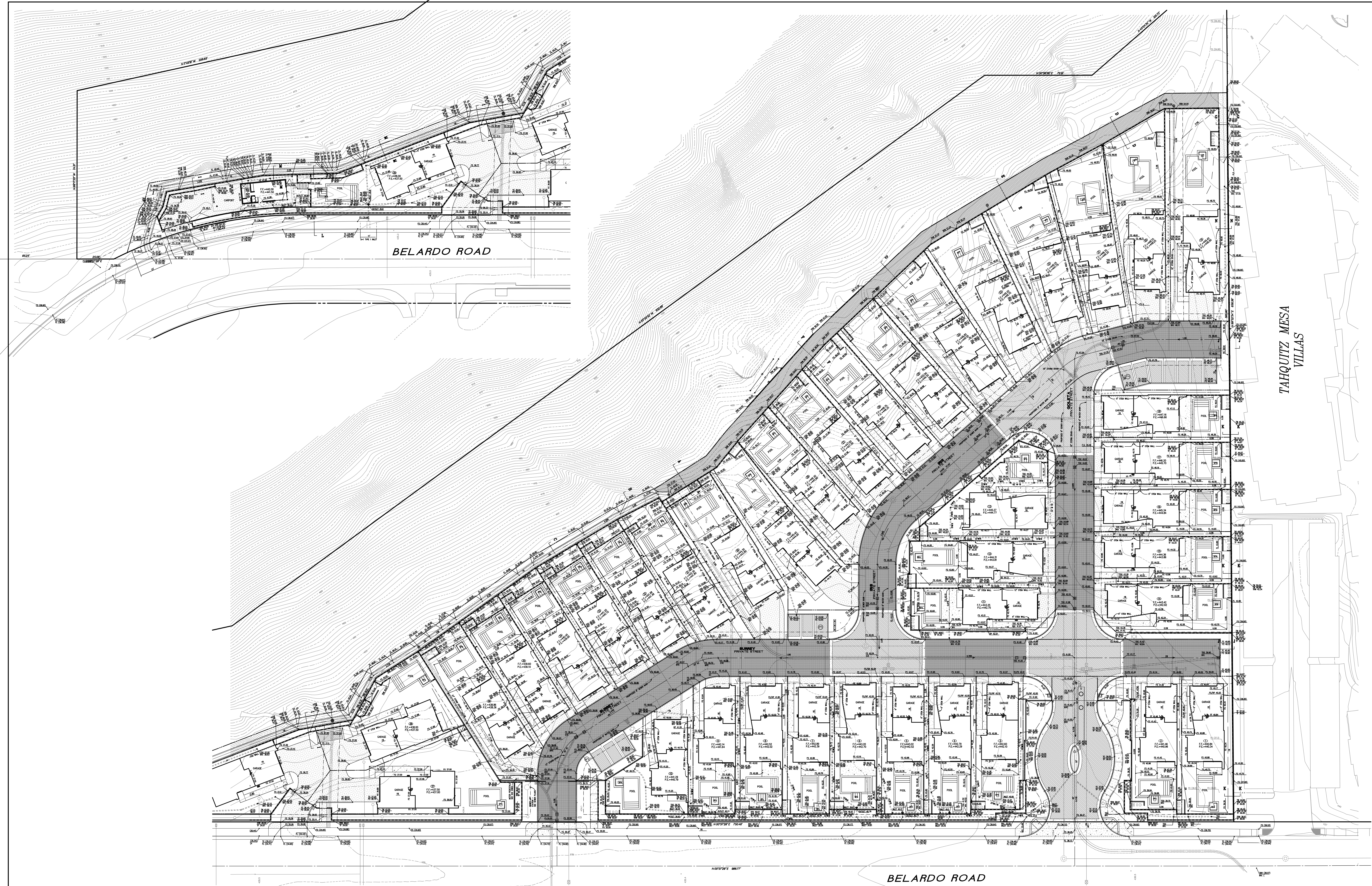
REVISION	DESCRIPTION	DATE

SITE PLAN

A1.11

SCALE: 1" = 30'0"

DATE: **09 OCTOBER 2013**



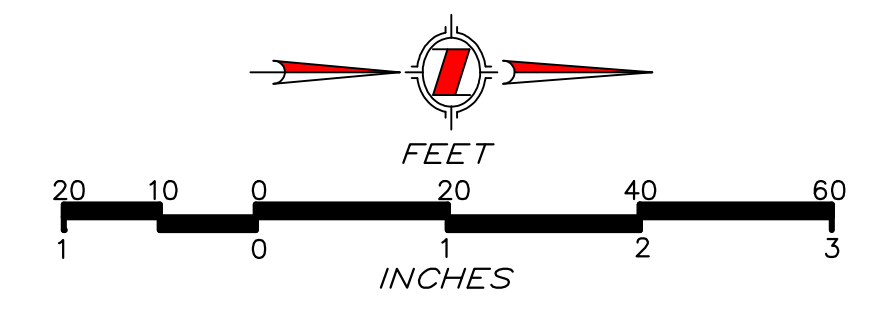
UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.

PRIVATE ENGINEERING NOTE: CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE RESPONSIBLE TO ASSURE FULL AND COMPLETE RESPONSIBILITY FOR THE JOB. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND SHALL BE RESPONSIBLE FOR THE SAFETY OF PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO AFFECT CONTRACTORS AND NOT BE LIMITED TO OTHER WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO OBTAIN NECESSARY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

NO.		"AS BUILT"	
CONSTRUCTED BY	APPROVED BY	DATE	DATE
		48 HOURS BEFORE YOU DIG CALL UNDERGROUND SERVICE ALERT 1-800-227-2600	
REVISION	DATE	BENCH MARK	ELEV.
		T-15	458.250
LOCATION 1705 BROADBENT ST. STAMPA, TX 75177 SET IN CONCORD, CA THE LAW OFFICE OF THE DESIGN COMPANY IN CONNECTION WITH THE PREPARATION OF THESE PLANS BY THE REVISION OF CHANGING AND NOT LATERING WAY			

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NO. 15151
EXP. 3/31/13
PETER G. RENKE
CIVIL
ENGINEER
STATE OF CALIFORNIA



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RANCHO MIRAGE, CA 92570
TEL: (760) 423-5800
FAX: (760) 423-5803

PREPARED UNDER THE DIRECT SUPERVISION OF:
R.C.K. 15015
PETER G. RENKE
DATE

DESIGN BY: A.M.S.
DRAWN BY: F.J.
CHECKED BY: A.M.S.

REVIEWED BY:
DATE
R.C.E. NO.
DATE
R.C.E. NO.
DATE

APPROVED BY: DAVID J. BARAKAN
DATE: 09/01

CITY OF PALM SPRINGS, CALIFORNIA
PRELIMINARY GRADING PLAN
PORTION OF THE SOUTHWEST QUARTER
OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 4 EAST, S.B.M.

FILE NO. E-
SHEET 1
DWG. NO. 1
OF 2 SHEETS

W.O.: 13-101

10/27/2012 11:22:22 AM C:\Users\p11313131\Desktop\Final13-101.dwg Plot: 13-101.dwg

MATERIAL KEYNOTES

PL Exterior Cement Plaster Painted
30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910

MT-1 Painted Bonderized, Galvanized Corrugated
Sheet Metal Equipment Screen

MT-2 Bonderized, Galvanized Perforated
Sheet Metal Railing.

DW-1 Aluminum Door/Window
Color: Clear Anodized

DW-2 Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167



NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

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



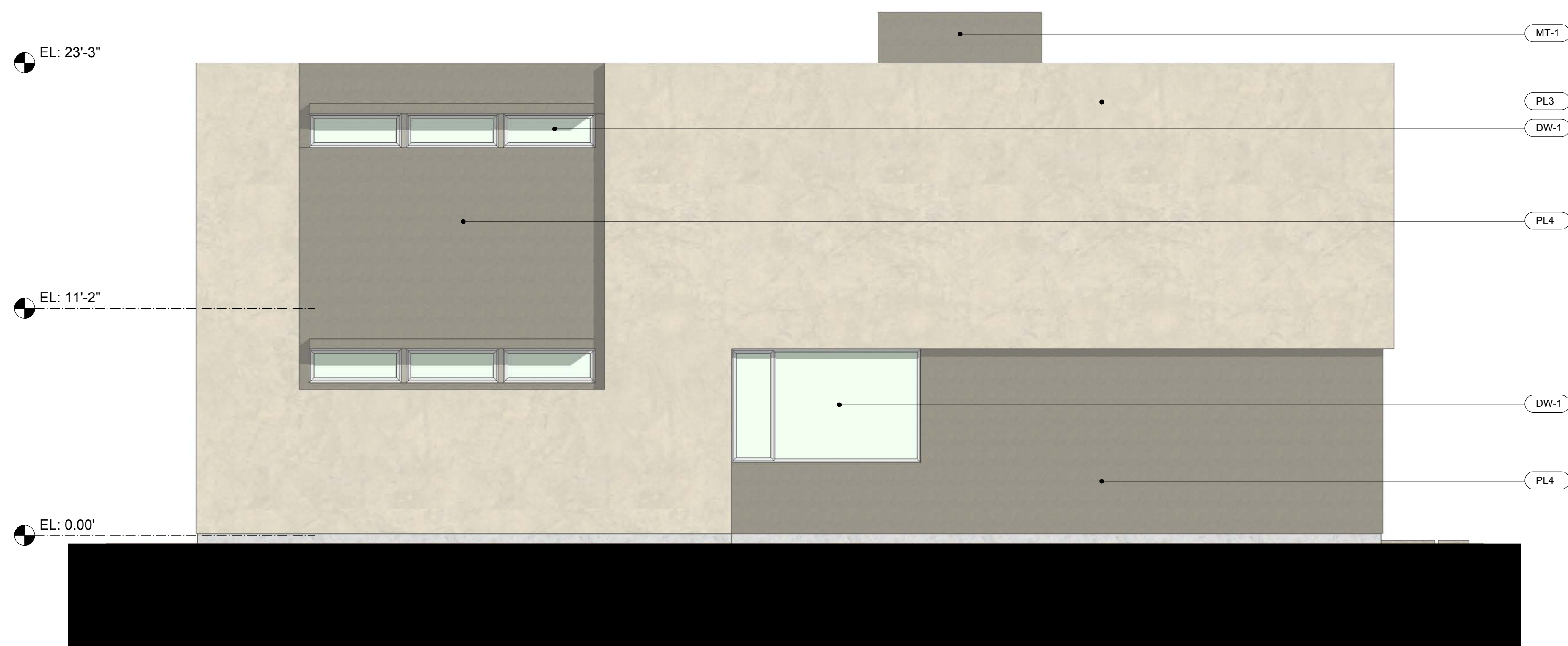
A2.21 UNIT A

DesignARC

6 FEBRUARY, 2013
2558 Overland Ave.
Los Angeles, CA 90064-3346
TEL: 310.204.8950
FAX: 310.204.8959



NORTH ELEVATION 4



EAST ELEVATION 2



SOUTH ELEVATION 3



WEST ELEVATION 1

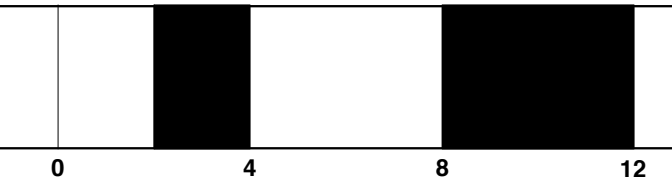
MATERIAL KEYNOTES

- PL** Exterior Cement Plaster Painted 30/30 Sand Float Finish
Body Colors:
1: Wood Smoke ICI #A1856
2: Burrwood ICI #A1861
3: Basic Beige ICI #A1866
4: Whetstone ICI #A1910
- MT-1** Painted Bonderized, Galvanized Corrugated Sheet Metal Equipment Screen
- MT-2** Bonderized, Galvanized Perforated Sheet Metal Railing.
- DW-1** Aluminum Door/Window
Color: Clear Anodized
- DW-2** Painted Garage Door
Colors:
A: Burrwood ICI #A1861
B: Rosemont Hall ICI 167

WESSMAN HOLDINGS PALM SPRINGS
Single-Family Dwellings

DAKOTA

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



A3.21 UNIT B

DesignARC

6 FEBRUARY, 2013
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These drawings were prepared for
Dakota Casita project in Palm Springs,
CA. They are not intended for use on any
other project.
Stated drawing scale is based on 34x22
sheet.

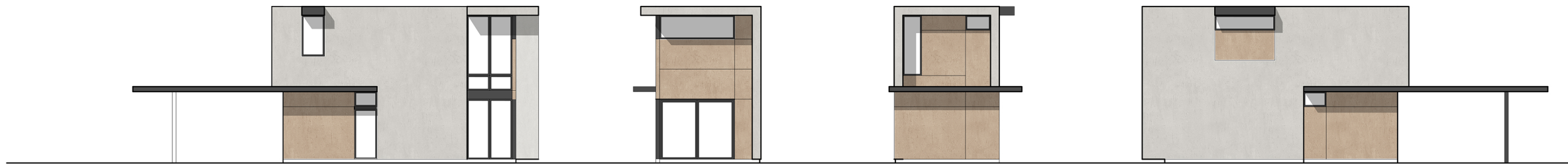
**DAKOTA
CASITA**

No.	Date	Issue
1	09.05.13	Permit

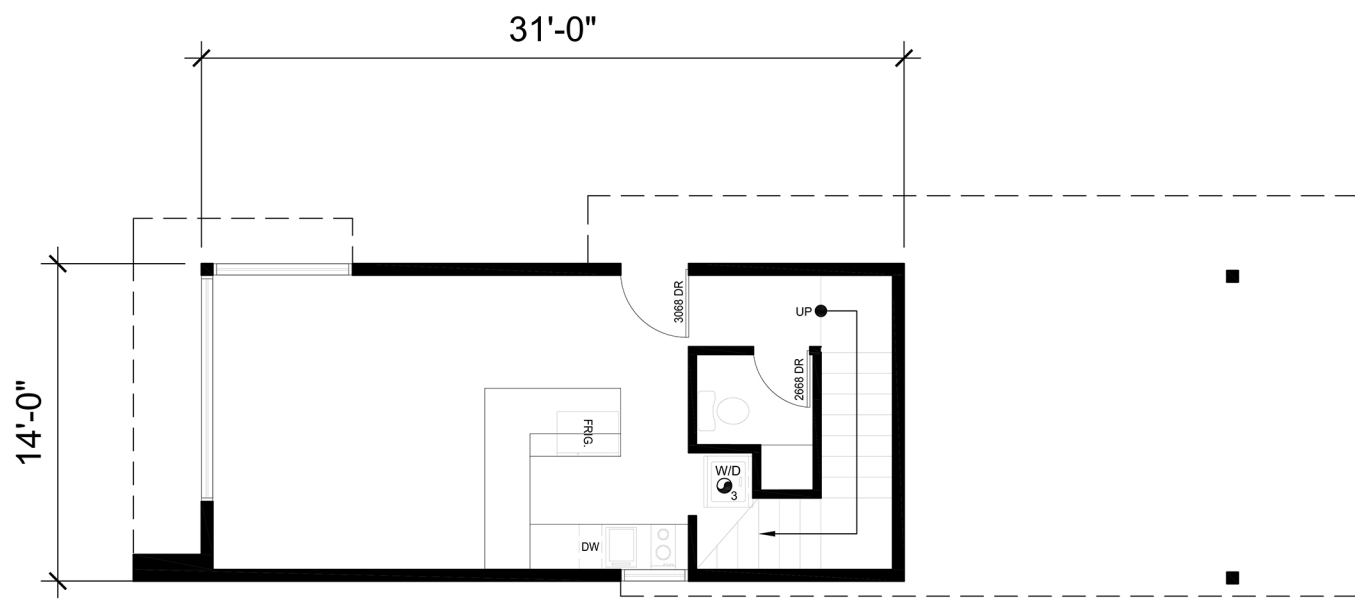
ELEVATIONS,
PLANS,
PERSPECTIVES

Job #: 076

A2.0
Sheet

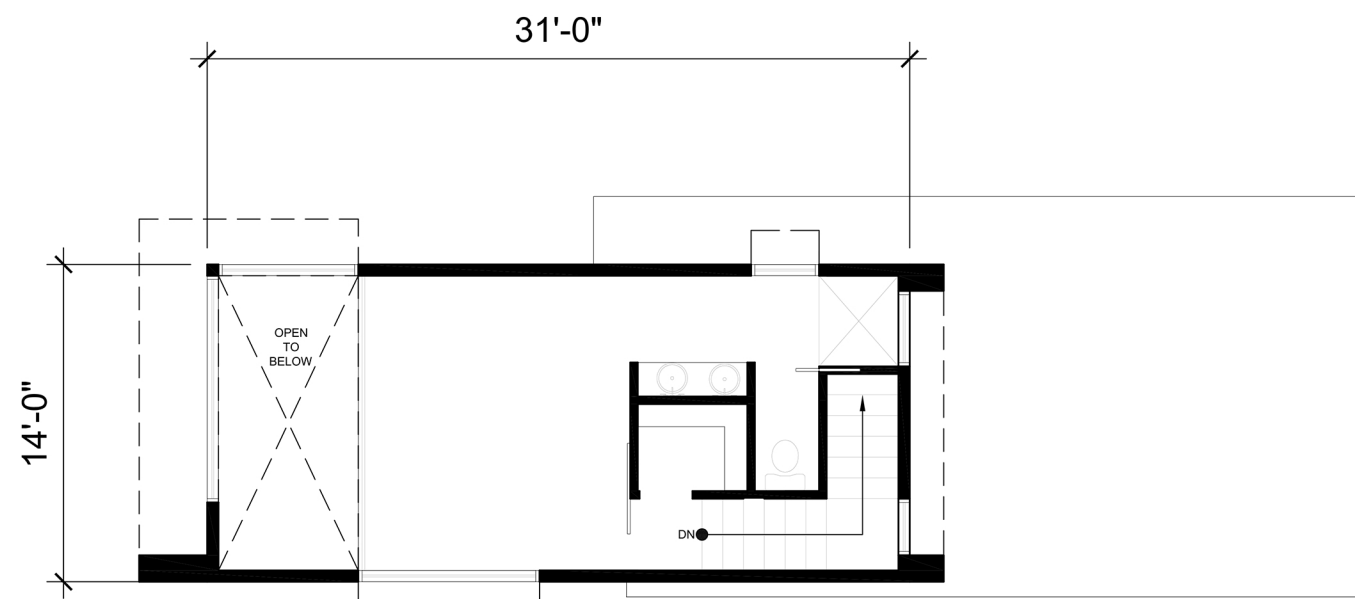


Elevations
SCALE: 1/8" = 1'-0"



First Level Plan

SCALE: 1/4" = 1'-0"
434 SQ.FT. LEVEL
721 SQ.FT. TOTAL



Second Level Plan

SCALE: 1/4" = 1'-0"
287 SQ.FT. LEVEL
721 SQ.FT. TOTAL

