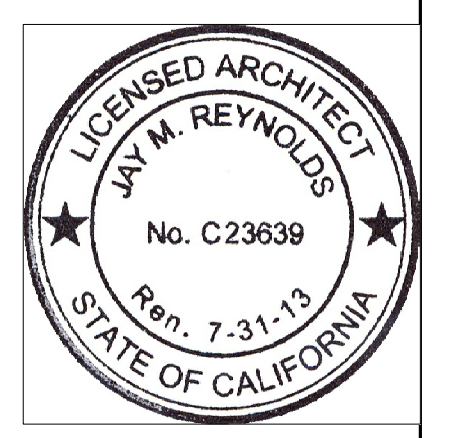


- KEYNOTES**
- | | | |
|-------------------------------|-------------------------------|----------------------------------|
| 1. CONCRETE STEPS ON GRADE | 11. GARAGE DOOR | 21. CAST IN PLACE CONCRETE |
| 2. CONCRETE PLATFORM ON GRADE | 12. PHOTOVOLTAIC PANELS | 22. EXT. PLASTER |
| 3. BLOCK WALL PLANTER | 13. TRASH CONTAINERS/ RECYCLE | 23. ALU. ANOD. FRM / GLASS DOORS |
| 4. CORTEN STEEL PANEL | 14. POOL W/ INFINITY EDGE | 24. SHEET METAL |
| 5. CONCRETE SLAB | 15. SPA | 25. 2"x2" GLASS MOSAIC TILE |
| 6. GRAVEL BORDER | 16. FIRE PIT | 26. NATURAL STONE WALL |
| 7. GRASS | 17. STONE RET. WALL | 27. LOW E GLASS |
| 8. PLANTER | 18. VERTICAL SUNSCREEN | 28. PAINTED STEEL |
| 9. REFLECTING POOL | 19. CONCRETE BLOCK | |
| 10. MECH EQUIP. | 20. FIBER CEMENT BOARD | |

Number	Date	Description
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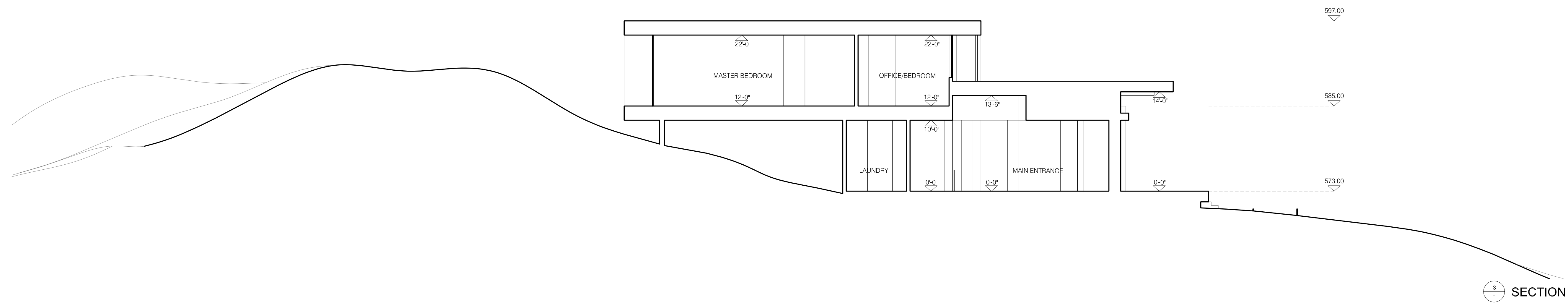
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Project
GRENNELL / LASHEY
 141 RIDGE MOUNTAIN DR.
 PALM SPRINGS, CA 92264

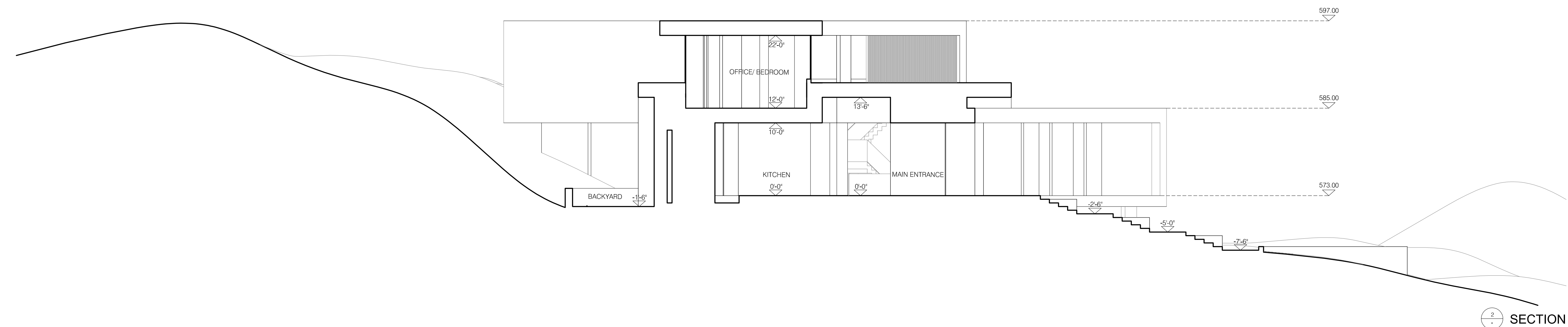
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SECTIONS

AAC / PLANNING SUBMITTAL	
Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

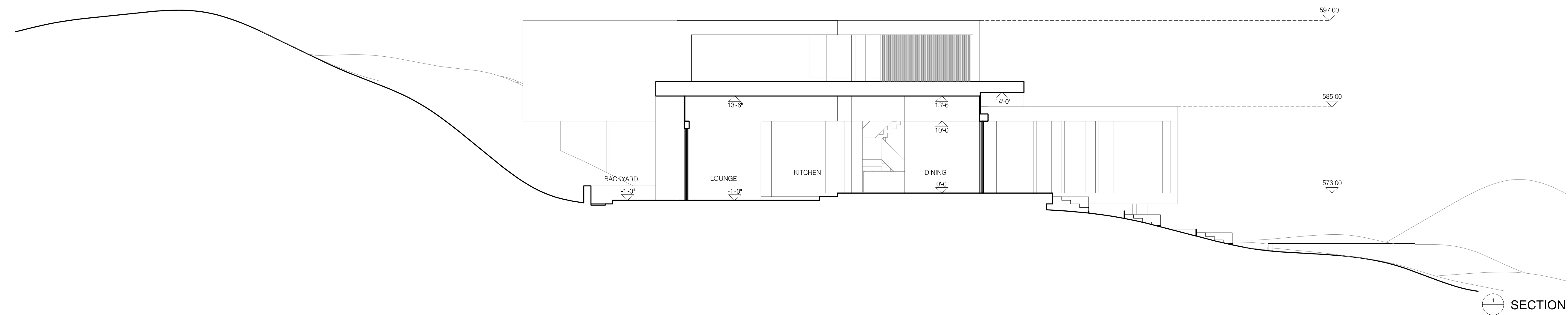
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3 SECTION



2 SECTION



1 SECTION

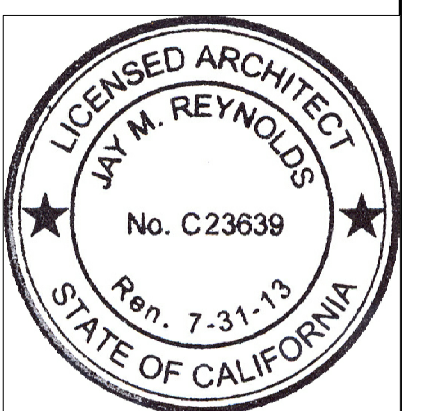
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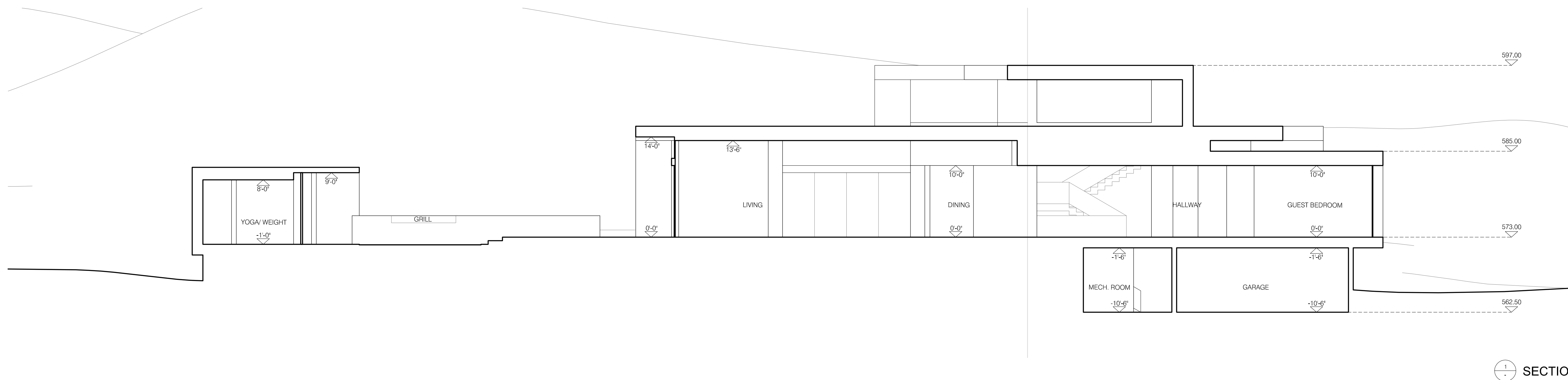
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SECTIONS

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-301.00



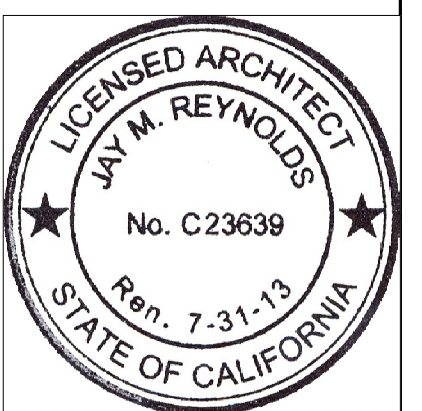
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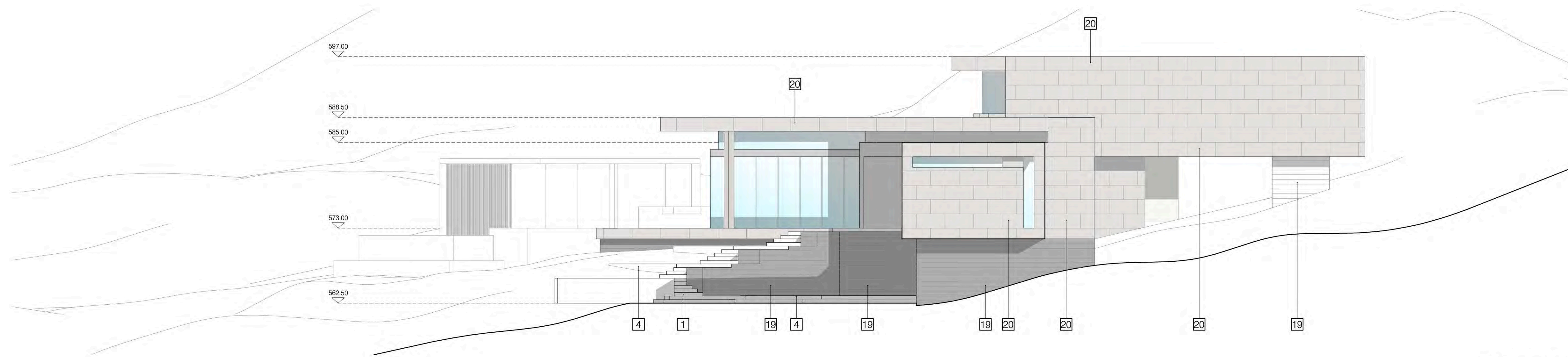
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SECTIONS

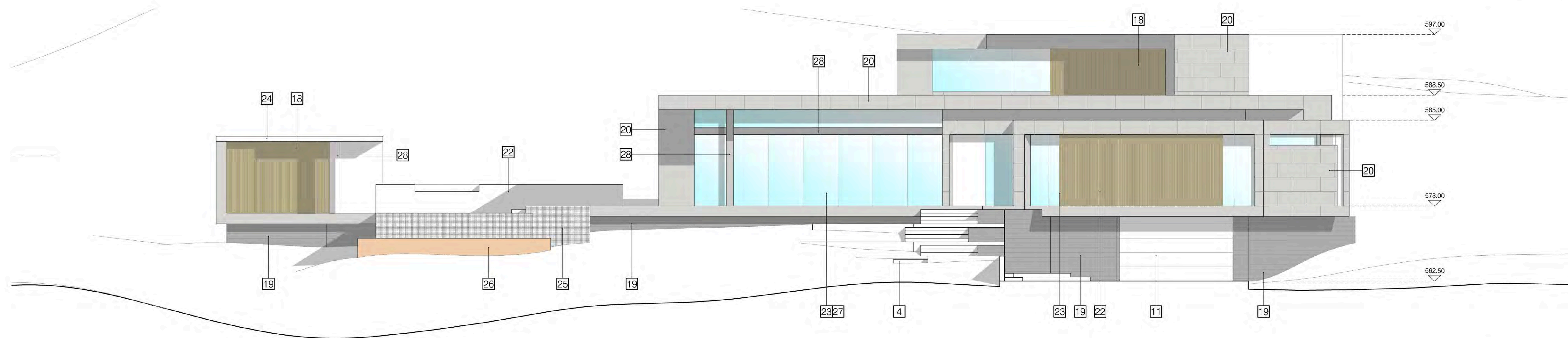
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Project Number	14. 266
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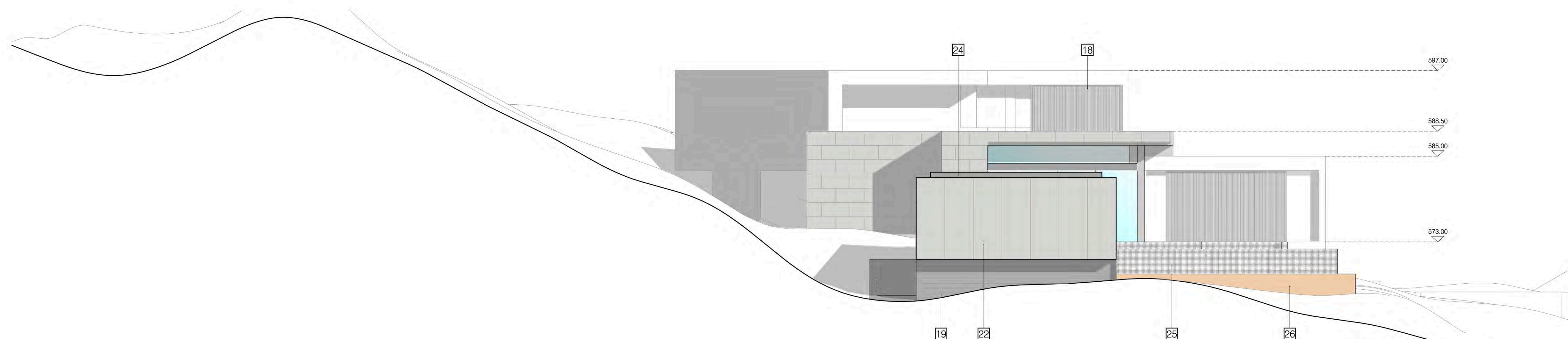
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3 ELEVATION



2 ELEVATION



1 ELEVATION

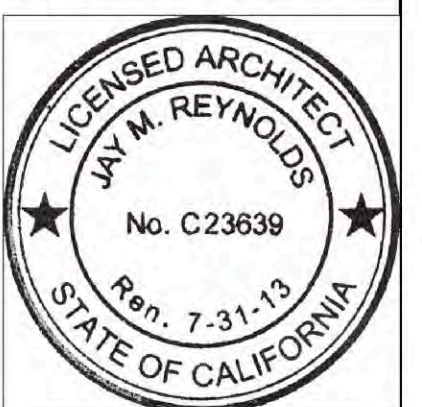
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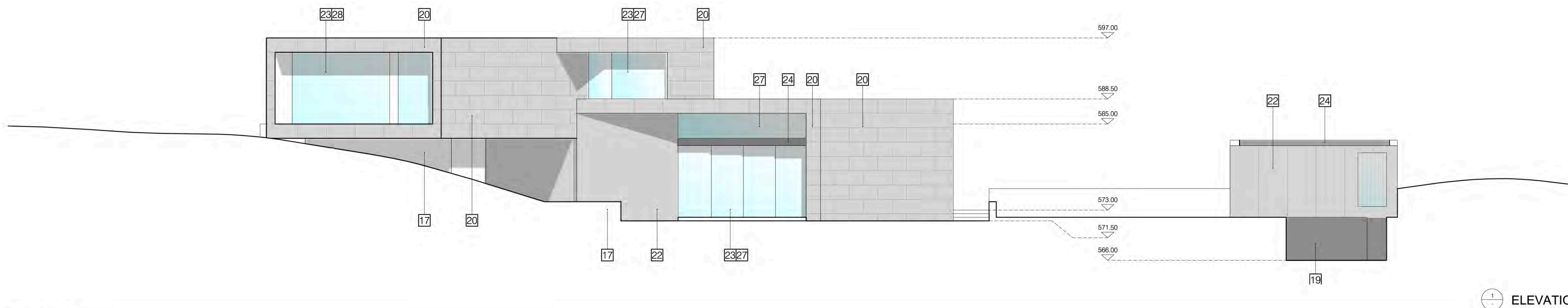
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ELEVATIONS

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-400.00



1 ELEVATION

KEYNOTES

- | | | |
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 PALM SPRINGS, CA 92264

Drawing

ELEVATIONS

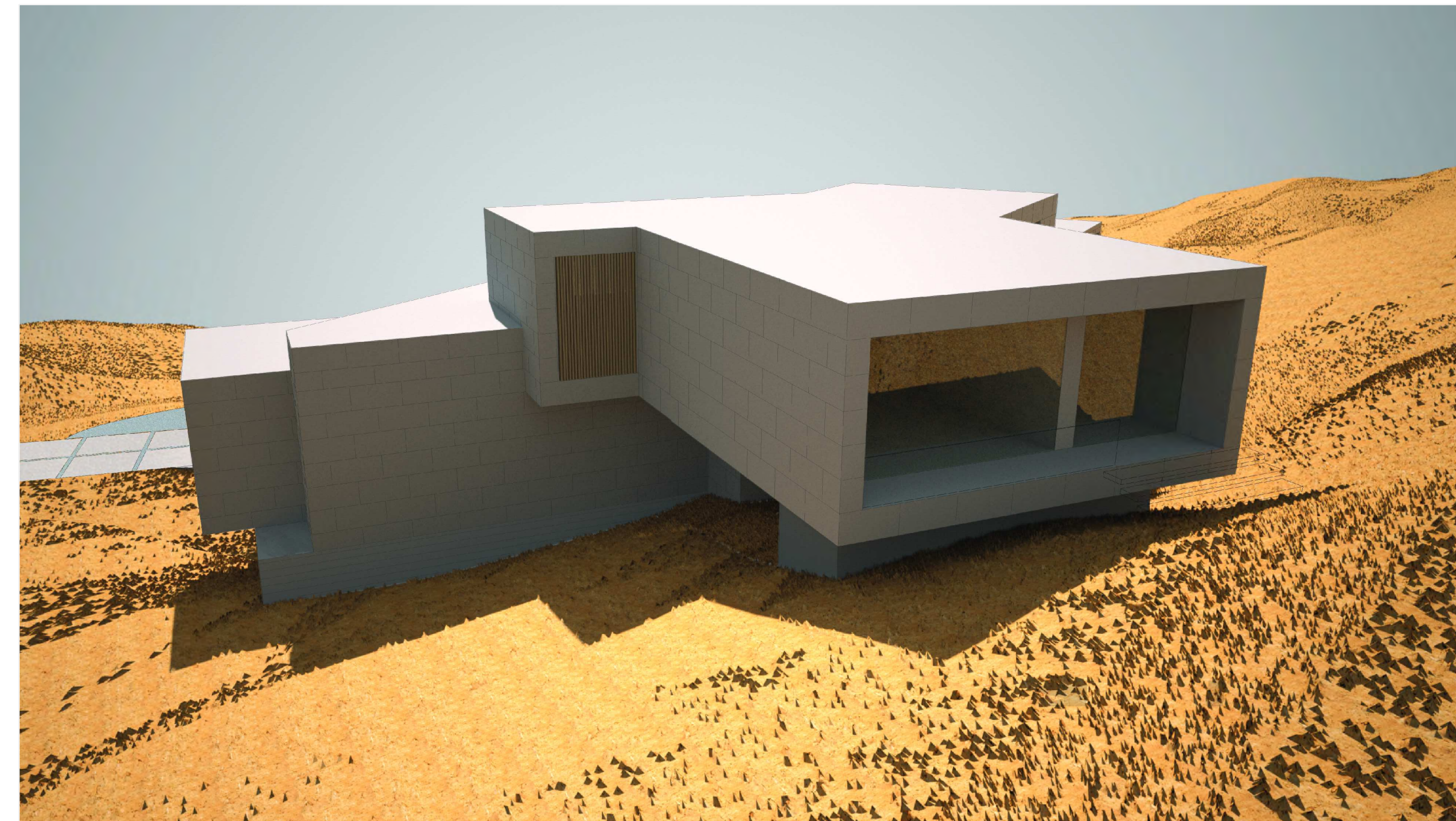
AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	1/8"=1'-0"

A-401.00



1 RENDERINGS



2 RENDERINGS




3 RENDERINGS

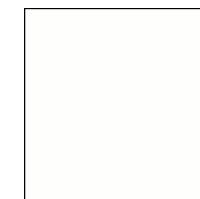


4 RENDERINGS

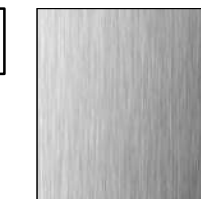
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 MATERIAL: CONC. BLOCK
 COLOR: NATURAL GRAY
 MANUFACTURER: ANGELUS

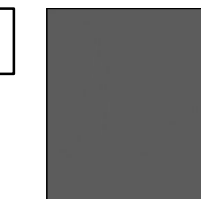
B 
 MATERIAL: FIBER CEMENT BOARD
 COLOR: STONE
 MANUFACTURER: CEMENT BOARD FABRICATOR (C.B.F.)

C 
 MATERIAL: CAST IN PLACE CONCRETE
 COLOR: GROUND / POLISHED

D 
 MATERIAL: EXT. PLASTER
 COLOR: CRYSTAL WHITE
 MANUFACTURER: LA HABRA STUCCO

E 
 MATERIAL: RESYSTA (FIBER BOARD)
 COLOR: SIAM
 MANUFACTURER: RESYSTA, USA

F 
 MATERIAL: ALUMINUM
 COLOR: ANODIZED
 MANUFACTURER: FLEETWOOD

G 
 MATERIAL: PNTD. SHEET METAL
 COLOR: IRON FIXTURE-6384
 MANUFACTURER: DUNN EDWARDS

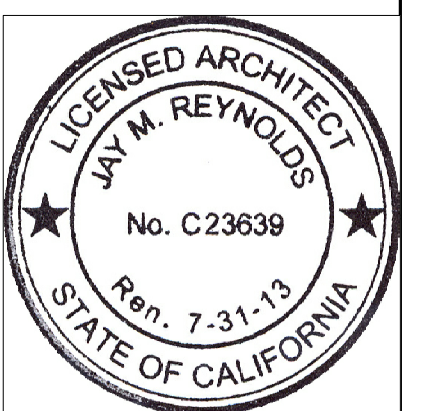
H 
 MATERIAL: NATURAL STONE WALL
 COLOR: NATURAL STONE

I 
 MATERIAL: PORCELAIN TILE
 COLOR: CHARCOAL
 MANUFACTURER: SALERNO

Number	Date	Description
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 PALM SPRINGS, CA 92264

Drawing

RENDERINGS

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	NONE

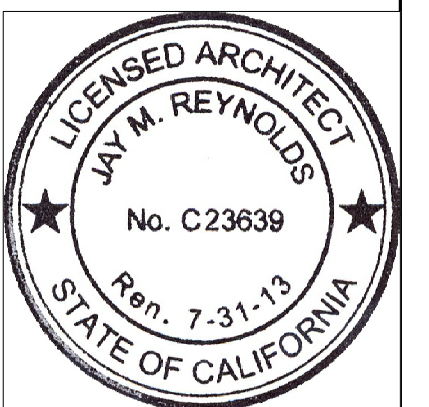
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Number	Date	Description
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 PALM SPRINGS, CA 92264

Drawing
EXISTING SITE PHOTOGRAPHS

AAC / PLANNING SUBMITTAL

Project Number	14. 266
Date	10.22.2015
Scale	NONE

A-600.00

GRADING PLAN GENERAL NOTES

- The work shall be done in accordance with the Standard Drawings of the City of Palm Springs and the Standard Specifications for Public Works Construction, 2012 Edition.
- The Contractor shall be responsible for providing an effective means of dust control which shall include provisions for adequate watering during the grading process and provisions for containment of dust control until the graded surface presents sufficient cover against wind or water erosion so that special dust control measures are no longer necessary.
- Nothing in these Plans shall relieve the Contractor from obtaining permits as required by Chapter 14.16 of the City of Palm Springs Municipal Code.
- The Contractor shall set an appointment for inspection with the engineering inspector a minimum of 24 hours prior to the date of inspection.
- All grading shall comply with Section 1804 and Appendix J of the 2010 California Building Code.
- The location of existing underground utilities are to be shown in a schematic manner only. Subject to the provisions of Section 4215 of the California Government Code, the Contractor shall determine the exact location of all existing utilities before commencing the work. Contact Underground Service Alert (U.S.A.) at 1-800-227-2600 two working days prior to any excavation.
- Dimensioning to curbs shall be to face of curb.
- Contractor shall dispose of all debris off-site daily, unless otherwise specified by the City Engineer.
- Contractor shall remove any abandoned utility facilities and show limits of removals on the record drawings.
- The Contractor shall be responsible for the removal, replacement or relocation of all regulatory, warning and guide signs.
- A "Record Drawing" (formerly called "As-Built" Drawing) of this Plan shall be submitted by the Project Engineer of record to the City Engineer, for approval prior to acceptance of the Work.
- Construction signing, lighting and barricading shall be provided on all projects 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.
- The flow line of all curb and gutters and cross gutters shall be water tested before acceptance of the Work.
- Parking stalls shall be clearly delineated with a 4 to 6 inch stripe "hairpin" or elongated "U" design or other approved striping or stall delineation.
- Final site grading and drainage flow lines shall be certified, in writing, by the Engineer of Record to be in conformance to the approved grading plan PRIOR TO FINAL INSPECTION.
- For projects in excess of 1 acre, a Notice of Intent to comply with California General Construction Stormwater letter issuing a Waste Discharge Identification (WDID) number, is required prior to issuance of Grading or Building Permit, via the California Regional Water Quality Control Board (Phone No. (760) 346-7491). A updated copy of the project-specific Storm Water Pollution Prevention Plan (SWPPP) must be kept at the project site at all times.
- A dust approved fugitive dust (PM-10) control plan is required prior to issuance of a grading permit. All dust control measures described in AQMD Rule 403 (BEST AVAILABLE CONTROL MEASURES) and in the city-approved fugitive dust control plan shall be implemented at all times. A wind fence and proper signage, shall be erected, inspected and approved by the City's Dust Control Inspector prior to initiation of clearing, grubbing, grading or import/export of soil, or fill material at the site. Failure to call 760-323-8253, extension 8740 for inspection 72 hours prior to initiating work will result in issuance of citation by the City.
- The block walls, retaining walls, and other structures shown on the grading plan are for location purposes only. Separate permits for the above are required from the Building Department.
- shall be complied with.
- All provisions of the preliminary soils report dated 12/31/2013 prepared by Sladden Engineering, report # 544-13307

PROJECT DATA

OWNER: GRENELL AND MATT LASHEY
2468 SOUTH CAMINO REAL DRIVE
PALM SPRINGS, CALIFORNIA 92264
CONTACT: MICHAEL BRAUN
PH: 760-325-3050

ENGINEER: CHRISTIANSEN & COMPANY
3649 NINTH STREET
RIVERSIDE, CA. 92501
CONTACT: KEITH CHRISTIANSEN
PH: 951-323-4713 FAX: 951-684-4497
e-mail: keith.christiansenco@gmail.com

PERMITS REQUIRED:
GRADING PERMIT
P.M. 10

UTILITIES:

ELECTRIC: SO. CALIFORNIA EDISON
760-202-4291

GAS: SO. CALIFORNIA GAS CO.
760-324-4217
ATTN: VINCE ALVAREZ

TELEPHONE: 760-778-3601
ATTN: LARRY MOORE

TELEVISION: 760-674-5452
ATTN: DAVE SCRIVNER

SEWER: 760-323-8166 X2
ATTN: GARY GRAY

WATER: DESERT WATER AGENCY
760-323-4971
ATTN: DEBBIE RANDALL

BASIS OF BEARINGS:

CENTERLINE OF RIDGE MOUNTAIN DRIVE (LOT "A")
BEING N 16°14'51" W PER TRACT NO. 16495, MB
208/50-53, RECORDS OF RIVERSIDE COUNTY, CA

TOPOGRAPHY:

VAN SURVEYING
DATE OF SURVEY: 10/2015

ASSESSOR'S PARCEL NO.
513-570-008

FEMA FLOOD ZONE

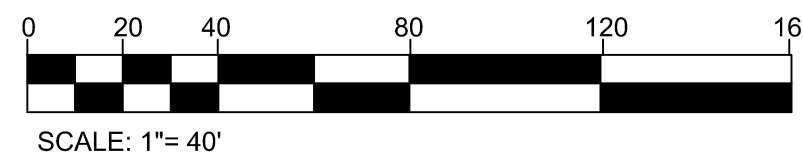
COMMUNITY PANEL NO.: 06065C1566G
08/28/2008

AREA:
73616 SF
1.69 AC.

GRADED AREA:
11638 SF
0.27 AC.

EARTHWORK ESTIMATE

	CUT	FILL
RAW:	880 CY	500CY
LOSSES (20%)	(170 CY)	0 CY
SUBSIDENCE (0.1')	(45 CY)	0 CY
TOTAL	665 CY	500 CY

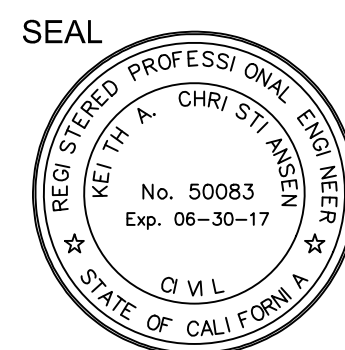


CONSTRUCTION NOTES & QUANTITY ESTIMATE

- CONSTRUCT DRYWELL PER CITY OF PALM SPRINGS STD. DWG. 715 _____ 1 EA
- CONSTRUCT 6" DRAIN PER DETAIL SHEET 1 _____ 7 EA
- CONSTRUCT 6" ADS NON-PERFORATED CORRUGATED POLY-PIPE, OR EQUAL _____ 324 LF
- CONSTRUCT 12" x 12" BROOKS BOX, OR EQUAL _____ 1 EA
- CONSTRUCT 4" DECORATIVE CONCRETE _____ 3017 SF
- CONSTRUCT VARIABLE HEIGHT RETAINING WALL (SEPARATE PERMIT) _____ 1535 SF

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	PRECISE GRADING PLAN



NO.	REVISION	APPROVED BY	DATE

NO.	DATE	DATE	BENCH MARK	ELEV.
			C.C 125	327.40

PREPARED UNDER THE DIRECT SUPERVISION OF:
KEITH A. CHRISTIANSEN
DATE _____

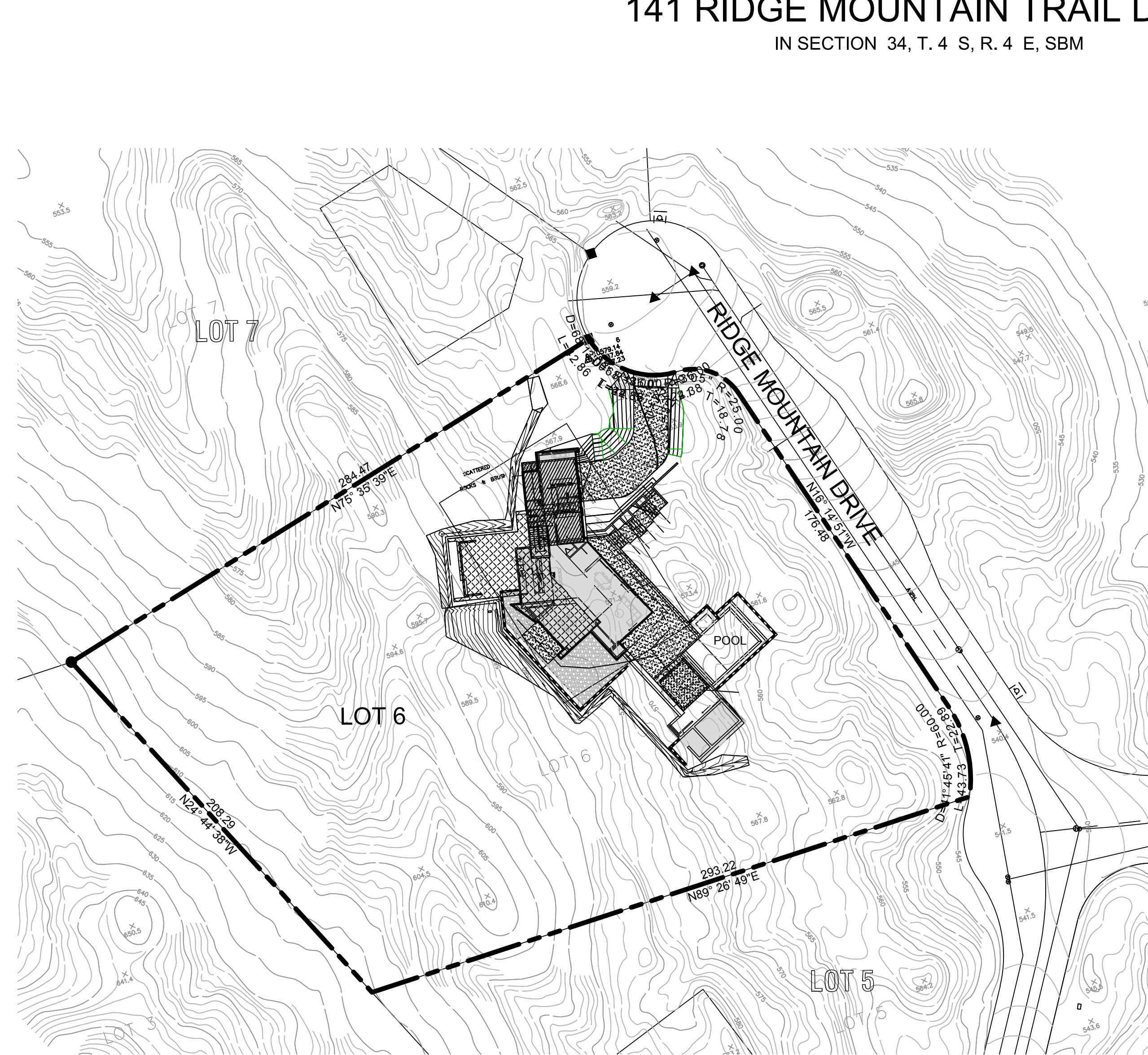
DESIGN BY: C.A.C.
DRAWN BY: C.A.C.
CHECKED BY: K.A.C.

REVIEWED BY: JOHN M. BRUDIN
R.C.E. NO. 41836
DATE _____

APPROVED BY: MARCUS FULLER
R.C.E. NO. 52721
DATE _____

CITY OF PALM SPRINGS, CALIFORNIA
PRECISE GRADING PLANS
GRENELL / LASHEY RESIDENCE
141 RIDGE MOUNTAIN TRAIL DRIVE
IN SECTION 34, T. 4 S., R. 4 E., SBM

IN THE CITY OF PALM SPRINGS, CALIFORNIA
PRECISE GRADING PLAN
GRENELL / LASHEY RESIDENCE
141 RIDGE MOUNTAIN TRAIL DRIVE
IN SECTION 34, T. 4 S., R. 4 E., SBM



LEGEND

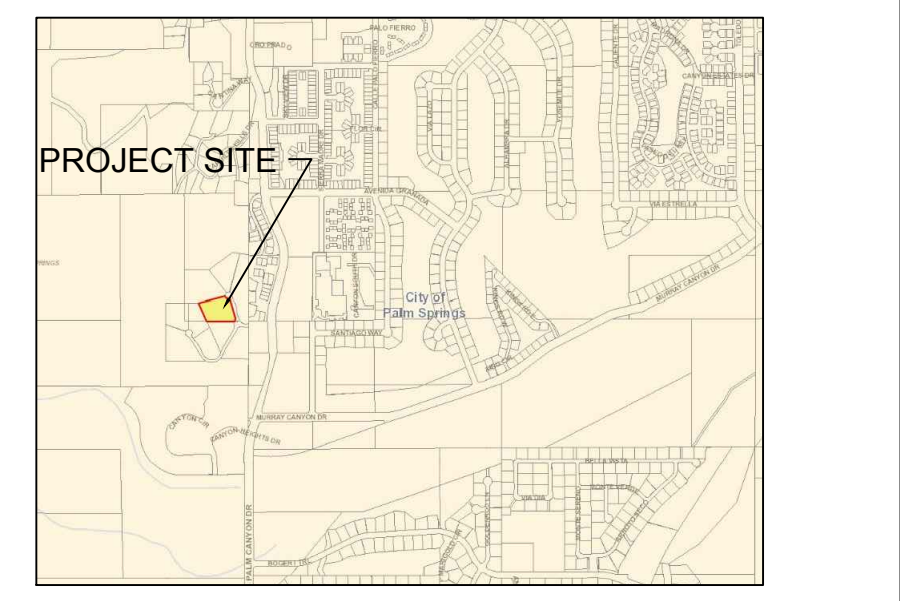
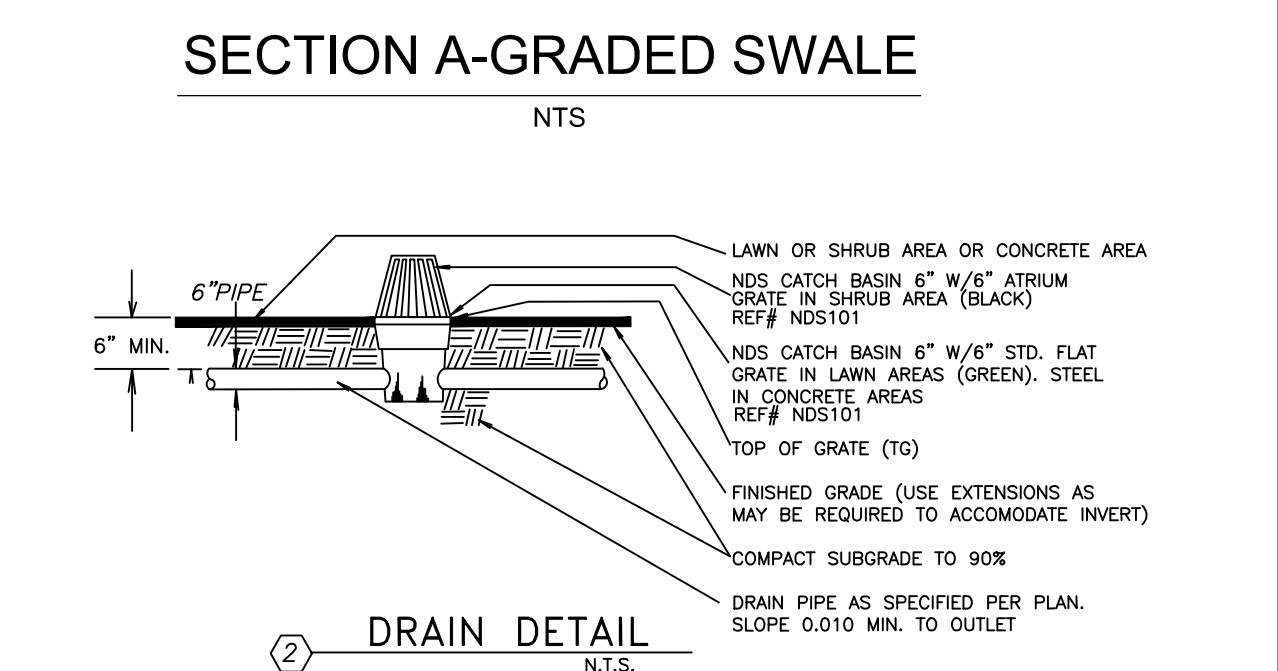
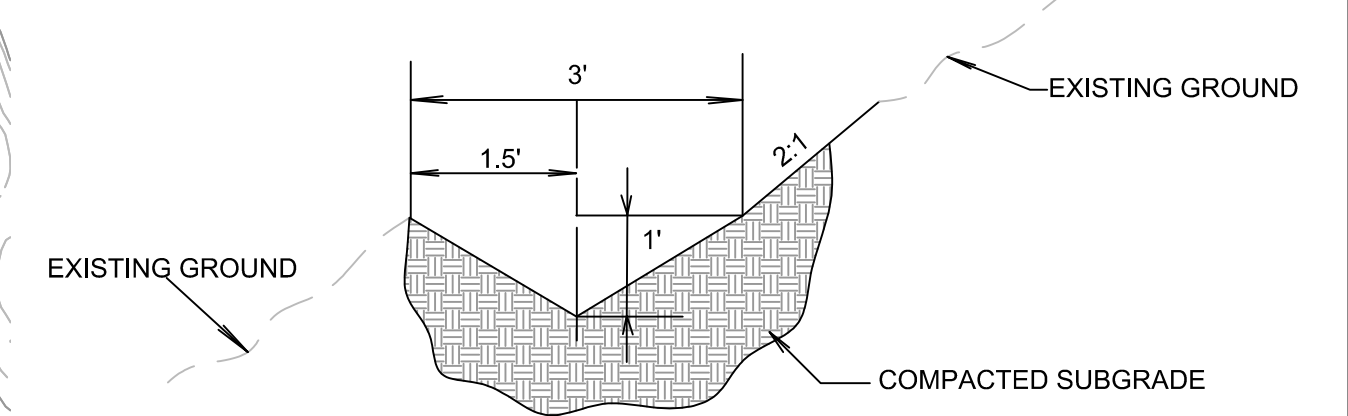
	PROPOSED CONTOUR	TC	TOP OF CURB
	EXISTING CONTOUR	TP	TOP OF PAVEMENT
	PROPOSED ELEVATION	FL	FLOWLINE
	EXISTING ELEVATION	GB	GRADE BREAK
	EXISTING TREE/BUSH	HP	HIGH POINT
	CROSS - GUTTER	FS	FINISHED SURFACE
	PROPOSED CURB & GUTTER	FG	FINISHED GRADE
	EXISTING CURB & GUTTER	EG	EXISTING GRADE
	EDGE OF PAVEMENT	STA	STATIONING
	POWER POLE	INV	INVERT
	PROPOSED A.C. PAVEMENT	EP	EDGE OF PAVEMENT
	PROPOSED P.C. CONCRETE		
	DIRECTION OF FLOW		

FLOOR LEGEND

	FIRST FLOOR (FF=573.00, PE=572.5)
	GARAGE LEVEL
	SECOND LEVEL (FF=585.00)

HARDSCAPE LEGEND

	CONCRETE
	GRAVEL

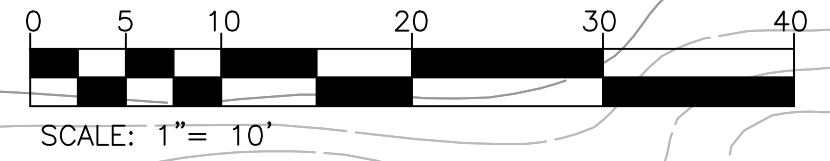


VICINITY MAP/LOCATION MAP

LOT 5

LOT 6

LOT 7



CONSTRUCTION NOTES & QUANTITY ESTIMATE

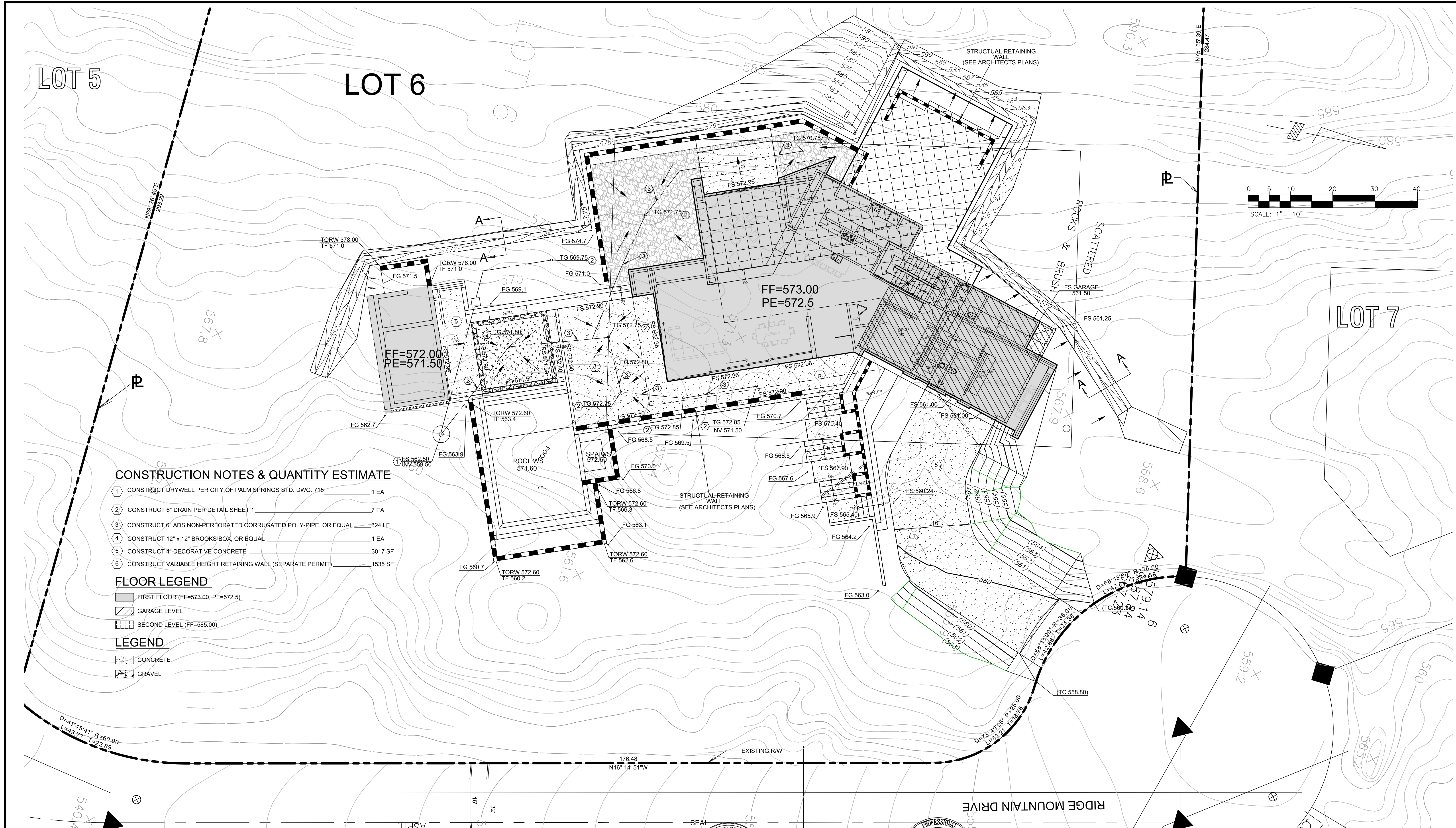
- 1 CONSTRUCT DRYWELL PER CITY OF PALM SPRINGS STD. DWG. 715 1 EA
- 2 CONSTRUCT 6" DRAIN PER DETAIL SHEET 1 7 EA
- 3 CONSTRUCT 6" ADS NON-PERFORATED CORRUGATED POLY-PIPE, OR EQUAL 324 LF
- 4 CONSTRUCT 12" x 12" BROOKS BOX, OR EQUAL 1 EA
- 5 CONSTRUCT 4" DECORATIVE CONCRETE 3017 SF
- 6 CONSTRUCT VARIABLE HEIGHT RETAINING WALL (SEPARATE PERMIT) 1535 SF

FLOOR LEGEND

- [Solid Grey] FIRST FLOOR (FF=573.00, PE=572.5)
- [Hatched] GARAGE LEVEL
- [Dotted] SECOND LEVEL (FF=585.00)

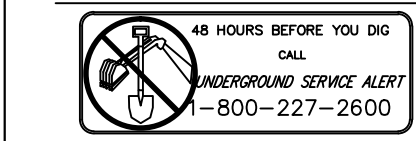
LEGEND

- [Stippled] CONCRETE
- [Cross-hatched] GRAVEL



NO.	REVISION	DATE APPROVED	DATE

NO.	OF DESIGN PROFESSIONAL, "AS BUILT"	CORRECTED BY	APPROVED BY



48 HOURS BEFORE YOU DO THIS. ORDERING SERVICE ALERT! 1-800-227-2600

BENCH MARK C.C 125 ELEV. 327.40

LOCATION: F.D. BRONZE DISC IN EAST END OF CONCRETE INLET BOX ON THE NORTH SIDE OF HIGHWAY 111, APPROX 100 FT. EASTERLY OF GOLF CLUB DRIVE. ELEV=327.40

Christiansen & Company
 3040 North Shore
 Riverside, California 92503
 PH: (951) 324-8173 FAX: (951) 684-4487
 Email: keith.christiansen@cscc.com

PREPARED UNDER THE DIRECT SUPERVISION OF:
 KEITH A. CHRISTIANSEN
 R.C.E. 50083
 DATE

DESIGN BY: C.A.C.
 DRAWN BY: C.A.C.
 CHECKED BY: K.A.C.

REVIEWED BY: JOHN M. BRUDIN
 R.C.E. NO. 41836
 DATE

APPROVED BY: MARCUS FULLER
 R.C.E. NO. 52721
 DATE

CITY OF PALM SPRINGS, CALIFORNIA
PRECISE GRADING PLANS
 GRENNELL / LASHEY RESIDENCE
 141 RIDGE MOUNTAIN TRAIL DRIVE
 IN SECTION 34, T. 4 S. R. 4 E. SBM

FILE NO. E-4055
 DWG. NO. 2
 OF 2 SHEETS