



## **ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM**

DATE: June 21, 2021

NEW BUSINESS

SUBJECT: CHAD AND TENAH DYER, OWNERS, REQUESTING A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION APPLICATION FOR THE CONSTRUCTION OF A 5,846-SQUARE FOOT SINGLE FAMILY RESIDENCE AND A 576-SQUARE FOOT DETACHED CASITA ON A HILLSIDE LOT LOCATED AT 585 CAMINO CALIDAD (CASE 3.4224 MAJ & 7.1631 AMM), ZONE R-1-A, APN 513-260-028 (AP).

FROM: Development Services Department

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### SUMMARY:

The applicant is proposing construction of a 5,846-square foot single family residence and 576-square foot detached casita on a 20,037-square foot hillside lot. The single-family home and casita both have a modern design style. The building pad of the main dwelling unit is stepped in response to the topography of the lot. An Administrative Minor Modification application was submitted to request a height increase due to the natural topography of the property.

### ISSUES

- The rooftop deck creates a privacy concern for the adjacent neighbor towards the south, see attachment 4.
- The main residence exceeds the maximum allowed height at the front setback.

### RECOMMENDATION:

Recommend approval by the Planning Commission subject to the following conditions:

- Plant tall landscaping along the south property line to create privacy between the adjacent neighbors.

**BACKGROUND INFORMATION:**

<i>Field Check</i>	
4/22/21	Site visit by project planner.

<i>Neighborhood Notification</i>	
04/28/21	Notice of receipt of application mailed to adjacent property owners pursuant PSZC Section 93.13.00 (B,1,b).
06/17/21	Notice of AAC meeting posted on City website and emailed to neighborhood organizations within one mile of the site.

**DETAILS OF APPLICATION REQUEST:**

<i>Site Area</i>	
Net Acres	0.46 Acres

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

**AERIAL VIEW OF SURROUNDING DEVELOPMENT**



**VIEW OF SUBJECT LOT LOOKING WEST FROM CAMINO CALIDAD**



**ANALYSIS:**

**Site Plan:**

The site is located on the west side of Camino Calidad on a fully developed street within the hillside area. The homes adjacent to the subject lot are single story structures with varying architectural styles. The lot slopes upward from east to west with a total grade change of approximately 11 feet from elevation 520 at the lot front to 531 at the rear. The proposed dwelling is L-shaped and generally located along the east and north side of the lot. Placement of existing adjacent homes on their respective lots vary; however, most of the existing homes appear to occupy a majority of their respective lots.

**Mass and Scale:**

The home is low in its overall massing and the building pad is stepped in response to the topography on the site. The main residence height is roughly 11'-4" above adjacent grade and conforms to all setbacks. The home addresses the site topography by recessing the lower level garage and music room into the existing slope at the northeast corner of the lot and placing the main level of the home at the predominant existing grade level. The floor level of the casita is set approximately eighteen inches below the existing surrounding grade to help minimize the height impact of the roof deck. Since the garage and music room are subterranean with approximately 65% of the area located below adjacent grade, it can be considered a basement per Section 91.0010 of the PSZC.

**Building Design and Detailing:**

The proposed dwelling and casita are wood frame structures clad in white stucco. Clear glass is placed on all windows with a dark bronze aluminum frame. A dark grey stucco is proposed on the exterior walls of the subterranean level and an accent Cool Champagne metal siding is proposed on the south and west elevations of the main

story. The proposed colors are neutral and blend in with the surrounding neighborhood.

**Landscaping and Buffers:**

The landscaping is composed in a naturalized desert setting with large boulders and drought-tolerant plants and trees. The proposed plant list consists of the following: Desert Museum Palo Verde, Wilson Fruitless Olive, Mexican Fan Palm, Mexican Fence Post, Regal Mist, Beaked Yucca, Texas Ranger, and Century Plant. The plant and tree materials are consistent with the desired materials in the CVWD Lush and Efficient handbook.

**Hillside Review Criteria:**

PSZC Section 93.13.00(B)(4) requires that architectural review of hillside development shall consider the following criteria:

	<b>Guidelines [PSZC 93.13.00(B)(4)(a)]</b>	<b>Compliance</b>
1.	<i>Rock and soil exposure;</i> The proposed dwelling is nestled into a naturalized desert setting where additional desert landscape is proposed	Y
2.	<i>Size of building pad;</i> The main dwelling unit has an L-shaped footprint and fits harmoniously on the site, respecting all setbacks and the height standard. The proposed casita consists of a roof top deck with a guardrail that does not comply with the height standard of the zone.	Y, with AMM
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> The proposed home is modern in its design incorporating a neutral overall color with subtle color on accent panels.	Y
4.	<i>Screening of parking areas;</i> Parking is proposed in an enclosed 2-car garage. The garage is partially located underground; however, still visible from Camino Calidad.	Y
5.	<i>Landscaping plans;</i> The project proposes drought-tolerant plant species in a naturalized desert setting.	Y
6.	<i>Continuity with surrounding development;</i> The proposed home is complementary with the existing residential development on the street.	Y
7.	<i>Sensitivity to existing view corridors.</i> The home is nestled into the site such that it respects the easterly views from homes behind it to the west and in front of it to the east.	Y

Architectural Review Criteria:

PSZC Section 94.04.00(D) requires an evaluation of the proposed development to determine if it will provide a desirable environment for its occupants, be compatible with the character of adjacent and surrounding developments, and whether it is of good composition, materials, textures and colors. Conformance shall be evaluated based on the following criteria:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<p><i>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 lot areas.</i></p> <p>The proposed site configuration will consist of a new single-family home, detached casita, driveway approach and new landscape areas. The proposed home is L-shaped with the detached casita in the rear. The main structure is stepped in its building pad in response to the topography of the site. The proposed residence will have attractive building elevations. Pedestrian walkways will be distinct from parking areas.</p>	Y
2.	<p><i>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;</i></p> <p>With its modern design, the residence will enhance the currently undeveloped property. The new residence will be harmonious with existing adjoining developments as a one-story home and is appropriately integrated into the site.</p>	Y
3.	<p><i>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;</i></p> <p>The lot is in excess of 20,000 SF; as such Staff is recommending that the Planning Commission determine building height from adjacent finished grade as defined in PSZC 91.00.10. The home does exceed the maximum allowable building height at the setbacks for the R-1 zone and requires an AMM application. Mechanical equipment is proposed in the rear yard setback areas and is concealed by masonry walls.</p>	Y (with an AMM)
4.	<p><i>Building design, materials and colors to be sympathetic with desert surroundings;</i></p> <p>The project involves a modern building with a white and dark grey stucco finish. Clear glass with a dark bronze metal frame is proposed on all the exterior windows. Accent material on the west and south elevations include a cool champagne metal siding. The proposed colors are sympathetic with desert surroundings.</p>	Y

	Guidelines [PSZC 94.04.00(D)]	Compliance
5.	<i>Harmony of materials, colors and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i>	Y
	The home is primarily clad in sand finish stucco with harmonious finishes and colors on all elevations. The proposed residence will have overhangs and a flat roof, similar to the adjacent neighbors.	
6.	<i>Consistency of composition and treatment;</i>	Y
	In general, there is consistency with the proposed colors and materials.	
7.	<i>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;</i>	Y
	The project consists of a variety of drought-tolerant vegetation all of which can be found in the Coachella Valley Water District Lush and Efficient handbook. Natural boulders are proposed throughout the site. The project will be required to irrigate plant materials in accordance with the City's water efficient landscaping ordinance.	
8.	<i>Signs and graphics, as understood in architectural design including materials and colors.</i>	N/A
	N/A	

**CONCLUSION:**

The proposed single-family home is designed to integrate with the topography and natural features on the site. The main structure conforms to the development standards of the zone and will provide a desirable environment for its occupants. The proposed development will be compatible with the character of adjacent and surrounding developments, and is of good composition, materials, textures and colors. Staff recommends approval to the Planning Commission subject to the following conditions:

- Plant tall landscaping along the south property line to block visibility to the adjacent neighbors.


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Alex Perez,  
Assistant Planner


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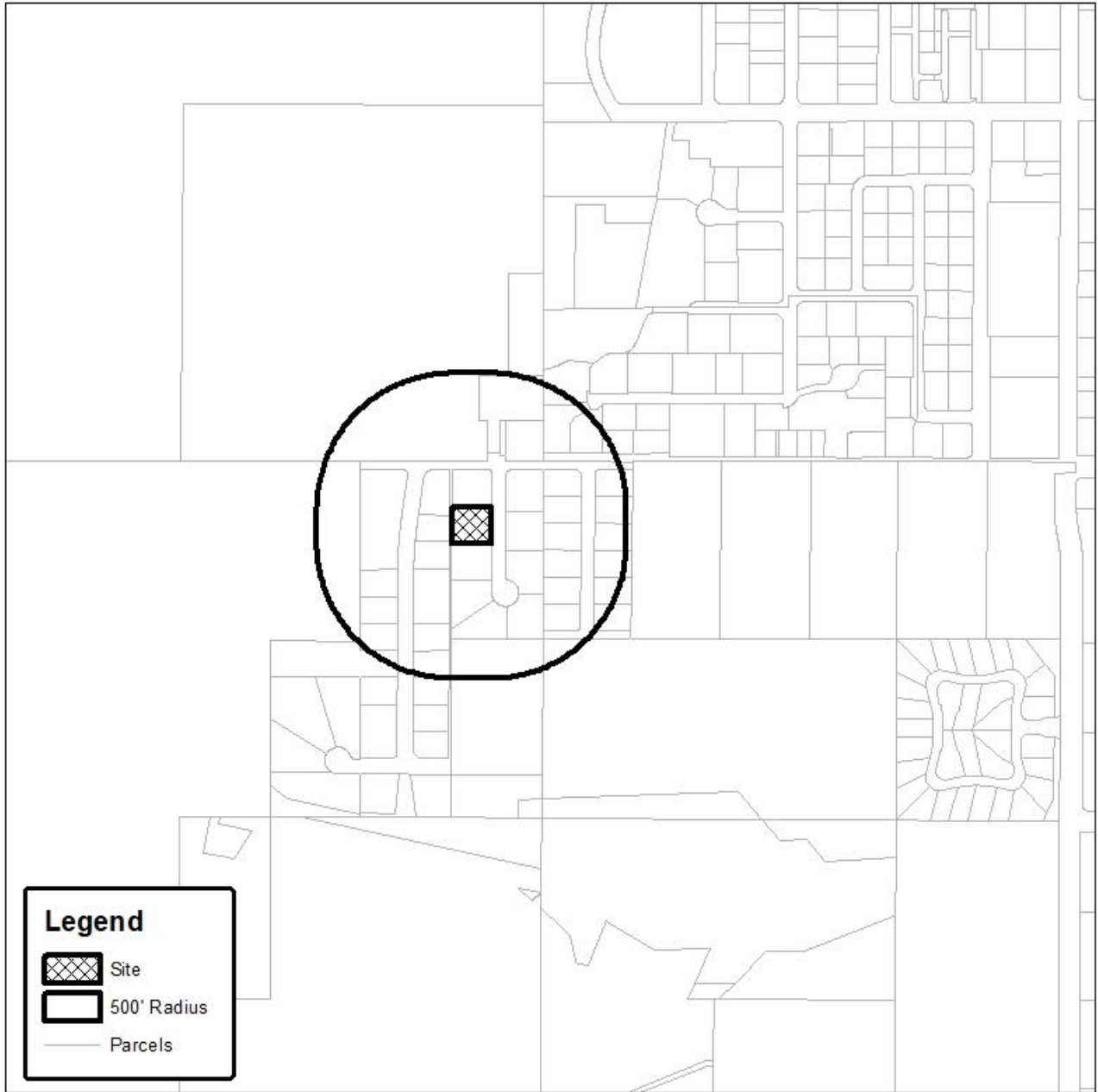
David Newell, AICP  
Assistant Director of Planning

**ATTACHMENTS:**




1. Vicinity Map
2. Justification letter
3. Application materials
4. Public Comment



# Department of Planning Services Vicinity Map



**Legend**

-  Site
-  500' Radius
-  Parcels

**CITY OF PALM SPRINGS**  
**585 Camino Calidad**



1089 N. Palm Canyon Dr.  
Suite B  
Palm Springs, CA 92262

760 778 8165 TEL  
760 406 7946 FAX

[www.o2arch.com](http://www.o2arch.com)

## Major Architectural Application - Justification Letter

April 13, 2021

Re:

Dyer Residence  
585 Camino Calidad  
Palm Springs, CA 92262  
APN: 513-260-028

### Project Description:

Enclosed for review is the proposed new construction of a 5,846 SF single family residence on an undeveloped parcel of land that is classified as hillside per PSMC 93.13.00. The project consists of a two-story 5,270 SF main building with garage and music room on the lower level, and four bedrooms and general living areas on the main level. There is a 576 SF detached casita with roof deck above. The project also includes a swimming pool, spa and water efficient desert landscaping.

The home addresses the sites topography by recessing the lower level garage and music room into the existing slope at the Northeast corner of the lot and placing the main level of the home at the predominant existing grade level. The floor level of the casita is set approximately eighteen inches below the existing surrounding grade to help minimize the height impact of the roof deck above. The project meets all yard setback and height limitation requirements and is consistent with the City's hillside development guidelines. The scale and architectural style of the home are consistent with adjacent development.

Please find the enclosed drawing exhibit which illustrates the proposed project for your consideration and review. Feel free to contact me with any questions.

Sincerely,

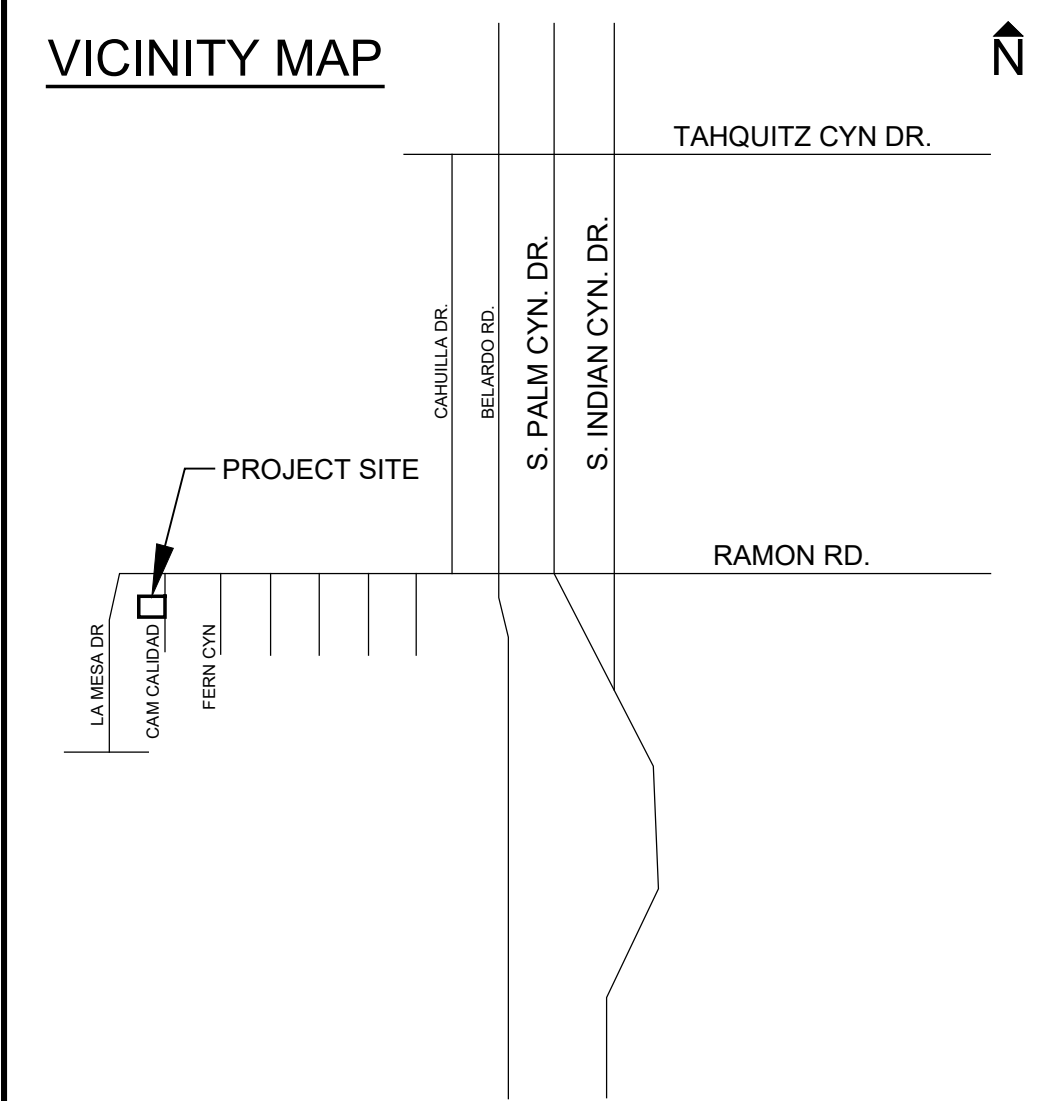
Jeff Bicknell / Owner's Representative  
o2 Architecture





NORTH PERSPECTIVE

VICINITY MAP



PROPERTY INFORMATION:

ASSESSOR'S PARCEL NUMBER: 513-260-028

LEGAL DESCRIPTION:  
LOT 02, TRACT NO. 22829  
CITY OF PALM SPRINGS, COUNTY OF RIVERSIDE,  
STATE OF CALIFORNIA

LOT SIZE: 20,025 S.F. (0.46 ACRES)

ZONING: R-1-A (HILLSIDE PER PSMC 93.13.00)

EXISTING USE: VACANT / UNDEVELOPED LAND

PROJECT INFORMATION:

BUILDING TYPE: SINGLE FAMILY RESIDENCE (R3 OCCUPANCY)

TYPE OF CONSTRUCTION: TYPE V-B

GROSS FLOOR AREA: 5,846 SF

FIRE SPRINKLERS: YES / PER SECTION R313.2

BUILDING HEIGHT / # OF STORIES: 23 FEET - 7 INCHES / TWO

AREA TABULATION:

PROPOSED BUILDING:	
LOWER LEVEL:	1,205 SF
MAIN LEVEL:	4,065 SF
DETACHED CASITA:	578 SF
TOTAL ENCLOSED AREA:	5,848 SF
COVERED PATIO AREA:	600 SF
TOTAL ROOF AREA:	6,031 SF
LOT COVERAGE:	30%

APPLICABLE CODES:

ALL CONSTRUCTION SHALL COMPLY WITH THE FOLLOWING CODES:  
-THE 2019 CALIFORNIA TITLE 24 BUILDING CODES PARTS 1-7, & 9-12  
(ADMINISTRATIVE, BUILDING, RESIDENTIAL, ELECTRICAL, MECHANICAL,  
PLUMBING, ENERGY, & GREEN CODE)  
-THE 2019 CALIFORNIA FIRE CODE TITLE 24, PART 9, NFPA STANDARDS  
AS ADOPTED IN TITLE 24

PROJECT SCOPE OF WORK:

NEW CONSTRUCTION OF A TWO-STORY, 5-BEDROOM, 5.5-BATHROOM  
SINGLE FAMILY RESIDENCE WITH ATTACHED 2-CAR GARAGE,  
INCLUDING POOL, LANDSCAPE AND HARDSCAPE IMPROVEMENTS ON  
AN UNDEVELOPED PARCEL

project title:

DYER  
RESIDENCE

address:

585 Camino Calidad  
Palm Springs, CA  
92262

Schematic Design



EAST PERSPECTIVE



SOUTH PERSPECTIVE

DRAWING INDEX:

- A0.1 COVER SHEET
- C1.0 TOPOGRAPHIC SURVEY
- L1.0 SITE - LANDSCAPE PLAN
- A1.0 SITE - PRELIMINARY GRADING PLAN
- A1.1 SITE SECTIONS
- A1.2 FLOOR PLAN
- A1.3 ROOF PLAN
- A2.0 EXTERIOR ELEVATIONS
- A2.1 EXTERIOR ELEVATIONS
- A2.2 EXTERIOR ELEVATIONS - CASITA

sheet description:

COVER SHEET

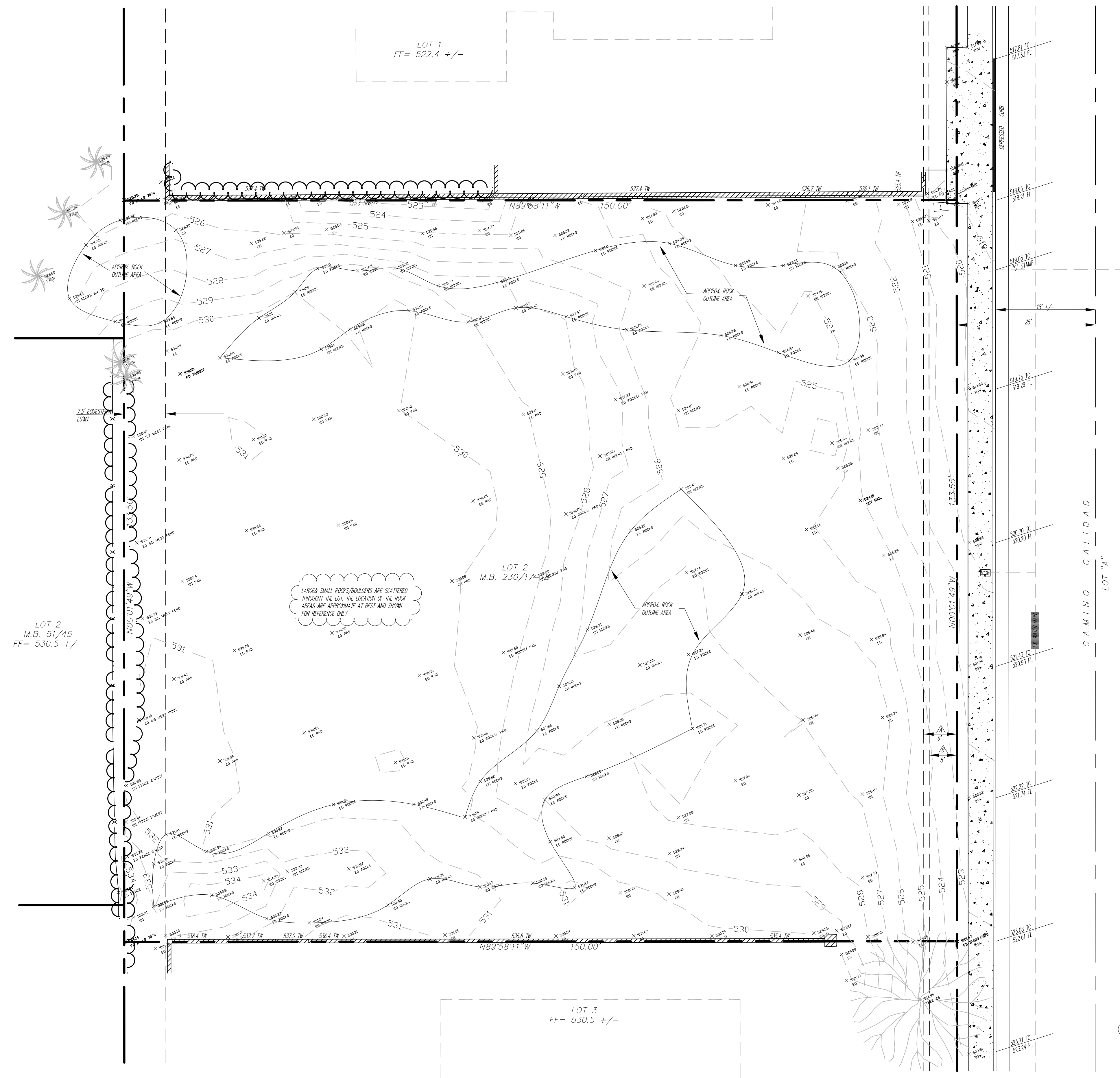
scale: not to scale

date: 04\_27\_2021

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SCALE 1"=10'



- NOTES:
- TC = TOP OF CURB
  - FL = FLOWLINE
  - TP = TOP OF PAVEMENT
  - EP = EDGE OF PAVEMENT
  - G = GROUND
  - WS = WATER SURFACE
  - WV = WATER VALVE
  - TW = TOP OF WALL
  - TF = TOP OF FOOTING
  - W = WATER LINE
  - S = SEWER LINE
  - OH = OVERHANG
  - UG = UNDERGROUND
  - P.U.E. = PUBLIC UTILITY EASEMENT
  - G.T.E. = G.T.E. MANHOLE
  - SSCO = SEWER SEWAGE CLEAN OUT
  - SSMH = SANITARY SEWER MANHOLE
  - TC = TOP OF GRATE
  - ICV = IRRIGATION CONTROL VALVE
  - F.S. = FINISH SURFACE
  - F.F. = FINISH FLOOR
  - B.S.L. = BUILDING SETBACK LINE
  - [Symbol] = EXISTING BLOCK WALL (HEIGHT VARIES)
  - [Symbol] = EXISTING CONCRETE AREAS
  - [Symbol] = EXISTING WATER METER
  - [Symbol] = EXISTING ELECTRICAL UTILITY

LARGER SMALL ROCKS/ROLLERS ARE SCATTERED THROUGHOUT THE LOT. THE LOCATION OF THE ROCK AREAS ARE APPROXIMATE AT BEST AND SHOWN FOR REFERENCE ONLY.

[RELIQUARY TITLE REPORT PREPARED BY STEWART TITLE OF CALIFORNIA IN REPORT DATED OCT. 15, 2020, ORDER NO. CA0310-20038146-38. SOME EASEMENTS MAY EXIST THAT ARE NOT SHOWN ON THIS SURVEY.

△ EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY, PER INST. NO. 186450, RECORDED JUNE 4, 1991. WIDTH AS INDICATED.

△ EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA GAS COMPANY, PER INST. NO. 306327, RECORDED SEPT. 4, 1991. WIDTH AS INDICATED.

BENCHMARK: 15-23 ELEV.: 518.663

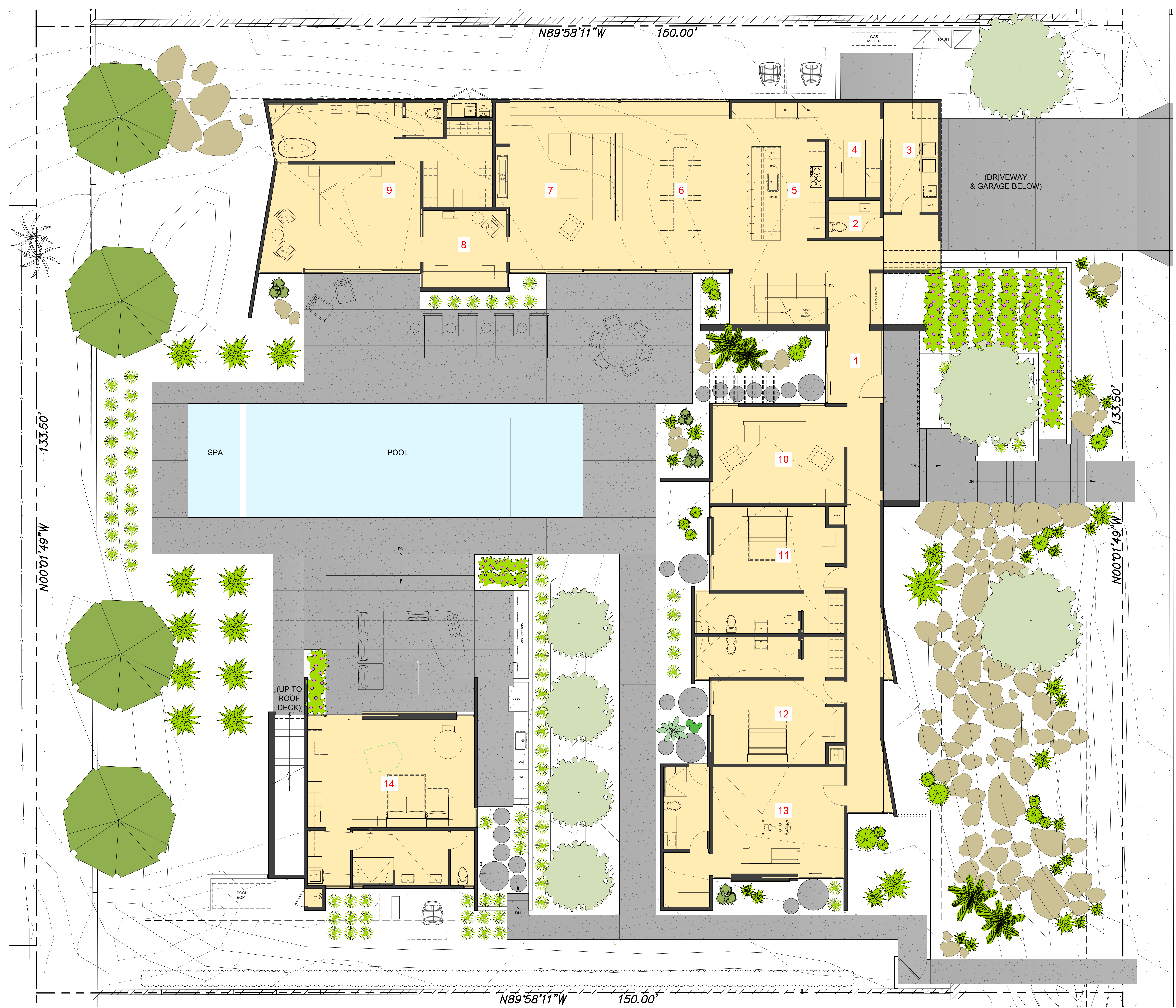
CHISELED BOX ON THE M.O.C. OF THE S.E. CORNER AT THE INTERSECTION OF RAMON ROAD AND LA MIRADA ROAD.

**McGEE SURVEYING, INC.**  
 LAND SURVEYING & CIVIL ENGINEERING  
 45-100 GOLF CENTER PKWY., STE. G  
 INDIO, CA 92201  
 (760)342-2249 FAX (760)342-5044

IN THE CITY OF PALM SPRINGS  
 TOPOGRAPHIC BASE SHEET  
 LOT 2, TRACT NO. 25829

FILE NO.	SHEET 1
21-4573	OF
DRAWING NO.	
4573	
DATE OF SURVEY	1 SHEETS
01-12-21	

THIS DOCUMENT SHALL NOT BE REPRODUCED NOR SHALL THE INFORMATION CONTAINED THEREIN BE USED BY OR DISCLOSED TO OTHERS EXCEPT AS EXPRESSLY AUTHORIZED BY 62 ARCHITECTURE.

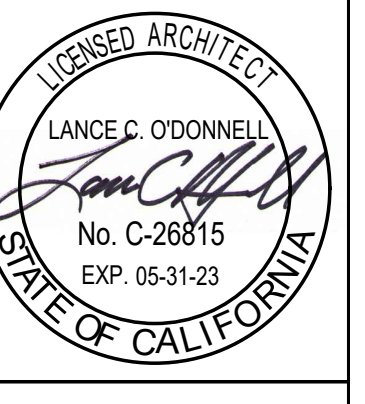


**LANDSCAPE MATERIAL LEGEND:**

	Size: 4" thick Qty.: 3,785 sf		Size: various Qty.: tbd
	Size: 24/36" box Qty.: 7		Size: 36" box Qty.: 4
			Size: 12 to 16" Qty.: 4
	Size: 10 gal. Qty.: 95		Size: 10 gal. Qty.: 8
	Size: 5 gal. Qty.: 38		Size: 10 gal. Qty.: 20
			Size: 1/5/10 gal. Qty.: 32

**ROOM LEGEND:**

- 1. FOYER
- 2. POWDER
- 3. LAUNDRY
- 4. PANTRY
- 5. KITCHEN
- 6. DINING
- 7. LIVING
- 8. WORKSPACE
- 9. PRIMARY SUITE
- 10. MEDIA
- 11. BEDROOM 1 SUITE
- 12. BEDROOM 2 SUITE
- 13. EXERCISE SUITE
- 14. GUEST CASITA



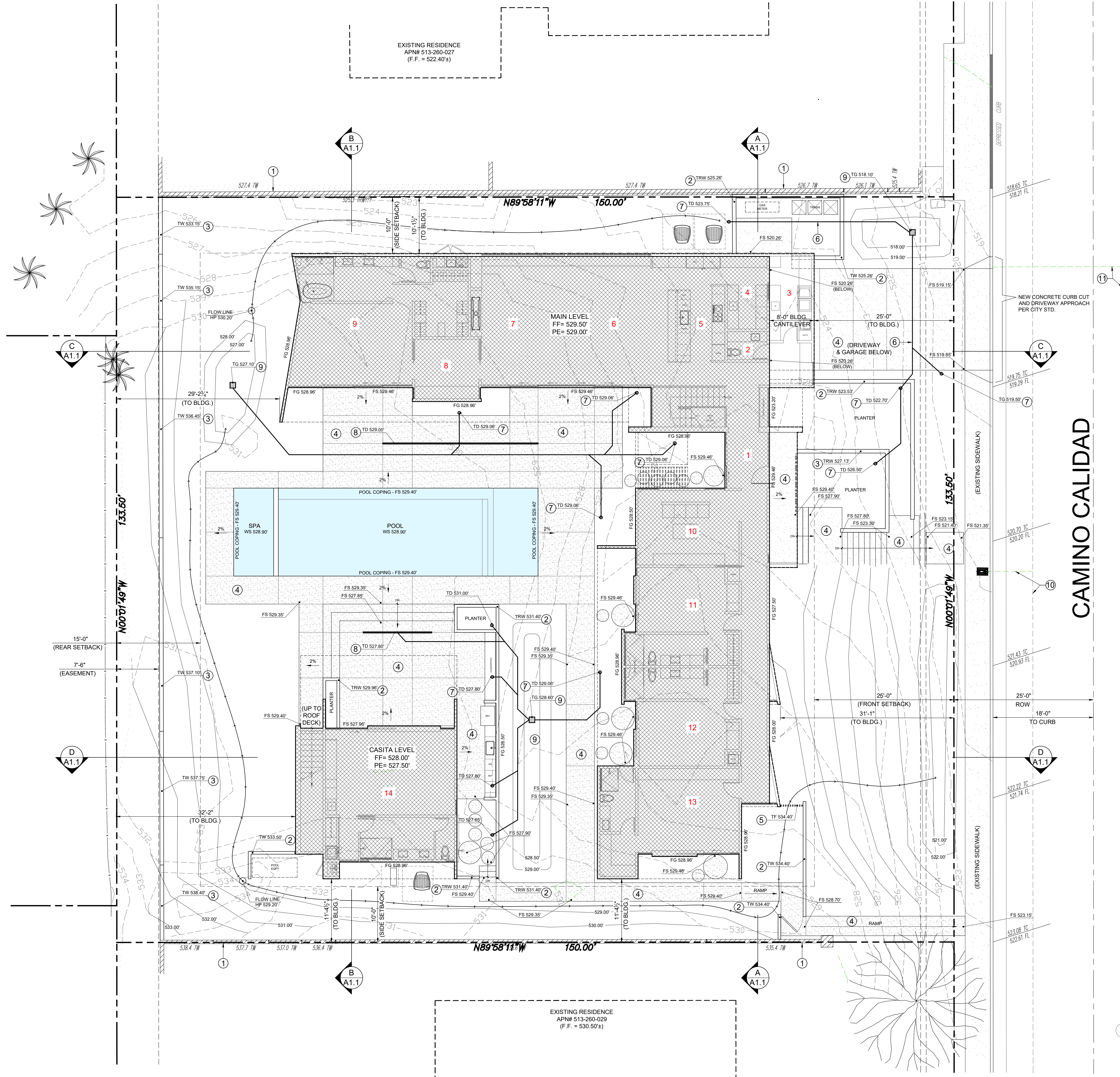
Schematic Design \_ Landscape Plan

VACANT LAND  
APN# 513-260-001  
(F.F. = 522.40's)

EXISTING RESIDENCE  
APN# 513-260-027  
(F.F. = 522.40's)

EXISTING RESIDENCE  
APN# 513-260-002  
(F.F. = 530.50's)

EXISTING RESIDENCE  
APN# 513-260-027  
(F.F. = 522.40's)



CAMINO CALIDAD

ROOM LEGEND:

- 1. FOYER
- 2. POWDER
- 3. LAUNDRY
- 4. PANTRY
- 5. KITCHEN
- 6. DINING
- 7. LIVING
- 8. WORKSPACE
- 9. PRIMARY SUITE
- 10. MEDIA
- 11. BEDROOM 1 SUITE
- 12. BEDROOM 2 SUITE
- 13. EXERCISE SUITE
- 14. GUEST CASITA

AREAS:

LOWER LEVEL (FF = 520.50')	
MUSIC ROOM =	395 SF
GARAGE =	637 SF
STAIR =	172 SF
TOTAL =	1,205 SF
MAIN LEVEL (FF = 529.50')	
RESIDENCE =	4,065 SF
CASITA =	576 SF
TOTAL =	4,641 SF
TOTAL BLDG. =	5,845 SF
TOTAL ROOF =	6,031 SF
LOT AREA =	0.46 AC / 20,025 SF
LOT COVERAGE =	30%

NOTES:

- ① (E) CMU PROPERTY WALL TO REMAIN
- ② (N) CMU WALL w/GREY STUCCO FINISH
- ③ (N) CMU WALL w/WHITE STUCCO FINISH
- ④ 4" THICK CONC. HARDSCAPE; SAND FINISH
- ⑤ STEEL FENCE
- ⑥ 6" PVC UNDERGROUND DRAIN PIPE; 1% SLOPE MIN.
- ⑦ YARD DRAIN w/4" DIA. GRATE
- ⑧ CONCEALED LINEAR SLOT DRAIN
- ⑨ BUBBLER BOX; 12" SQ.
- ⑩ (E) WATER MAIN & LATERAL
- ⑪ (E) SEWER MAIN & LATERAL

ABBREVIATIONS:

- FF = FINISH FLOOR
- FG = FINISH GRADE
- FL = FLOW LINE
- FS = FINISH SURFACE
- HP = HIGH POINT
- PE = PAD ELEVATION
- ROW = RIGHT OF WAY
- TC = TOP OF CURB
- TF = TOP OF FENCE
- TG = TOP OF GRATE
- TRW = TOP OF RETAINING WALL
- TW = TOP OF WALL
- WS = WATER SURFACE

LEGEND:

- = PROPERTY LINE
- - - = SETBACK LINE
- - - = STREET CENTERLINE
- - - = EXISTING CONTOUR
- - - = NEW CONTOUR
- - - = FLOW LINE
- ▨ = BUILDING FOOTPRINT



Architecture

1089 n. palm canyon dr.  
suite\_b  
Palm Spring\_CA 92252  
tel \_ 760 778 8165



project title:

**DYER RESIDENCE**

address:  
585 Camino Calidad  
Palm Springs, CA  
92262

Schematic Design

sheet description:

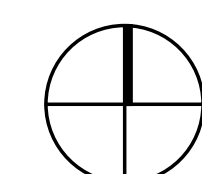
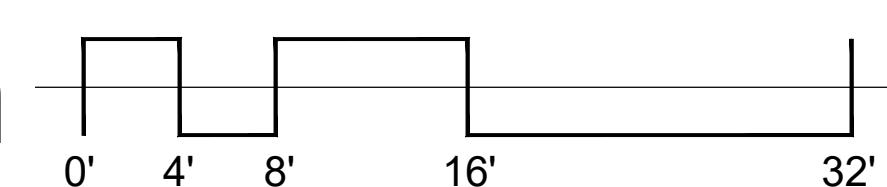
**SITE GRADING & DRAINAGE PLAN**

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

date: 04\_27\_2021

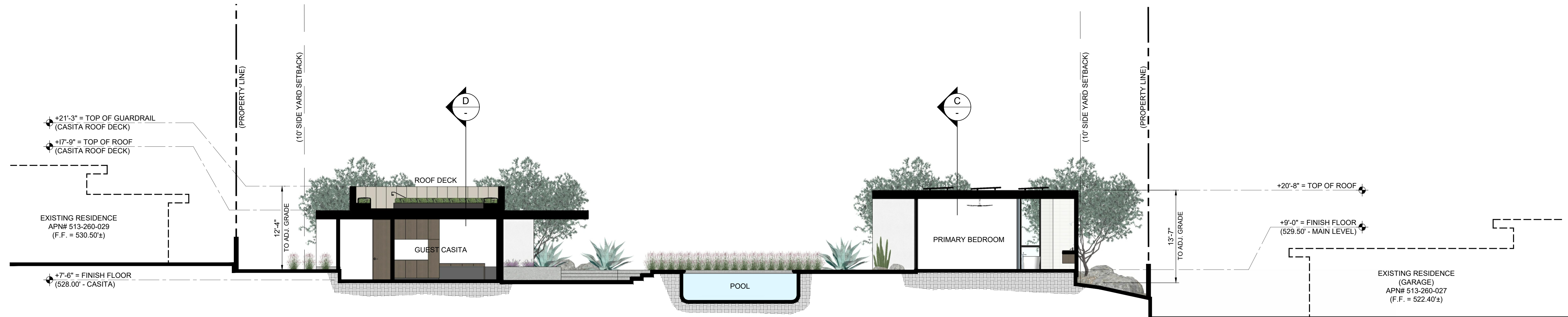
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Schematic Design \_ Site - Grading & Drainage Plan





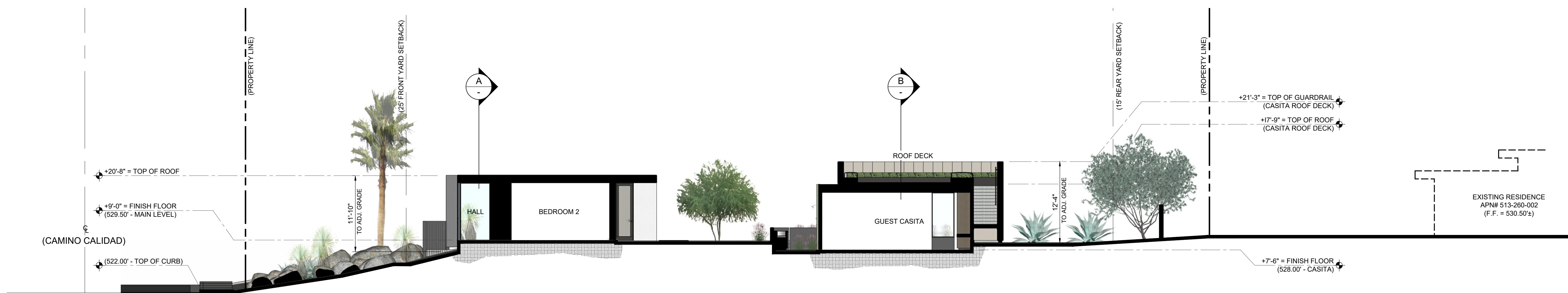
North-South Site Section A



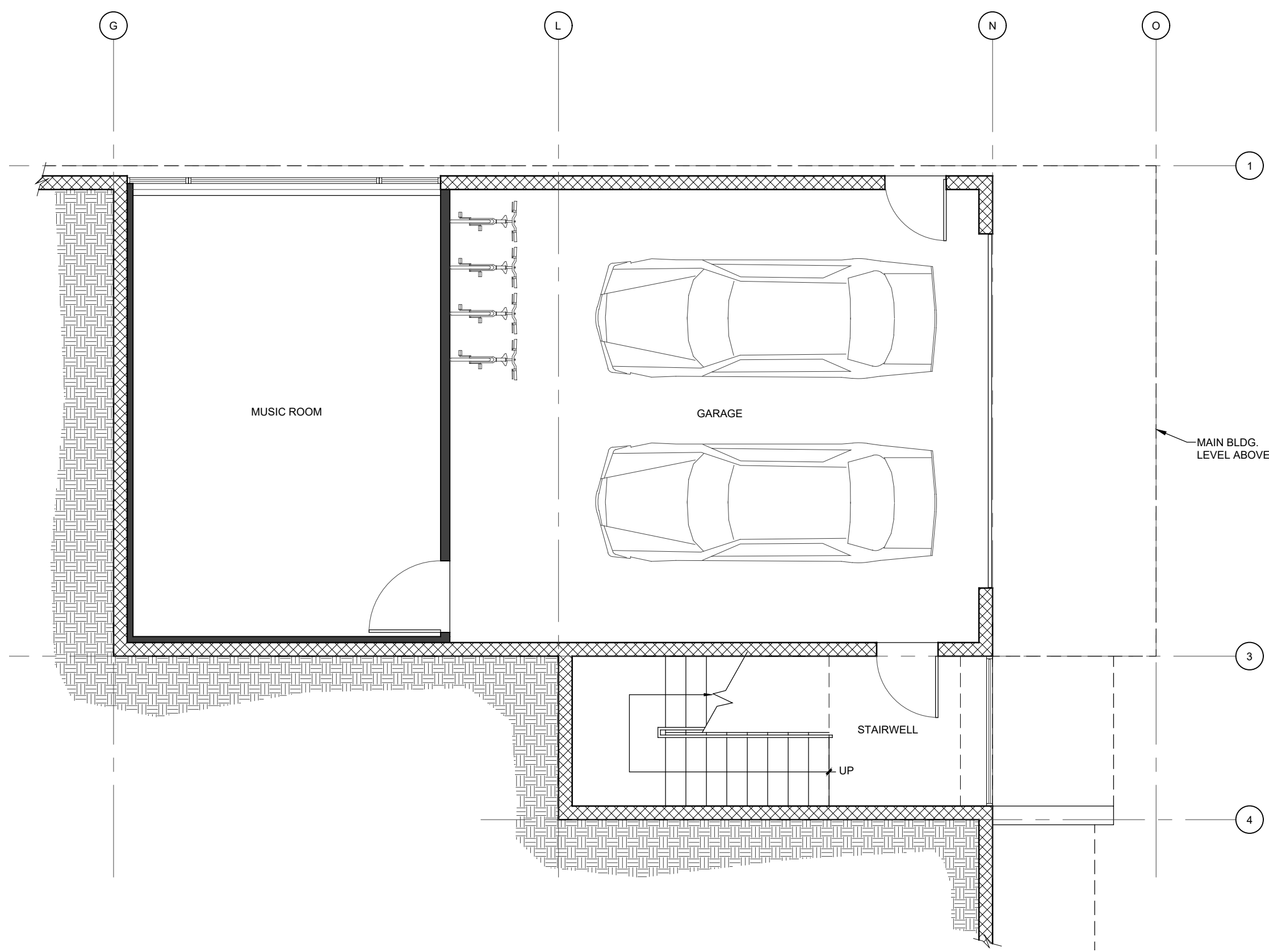
North-South Site Section B



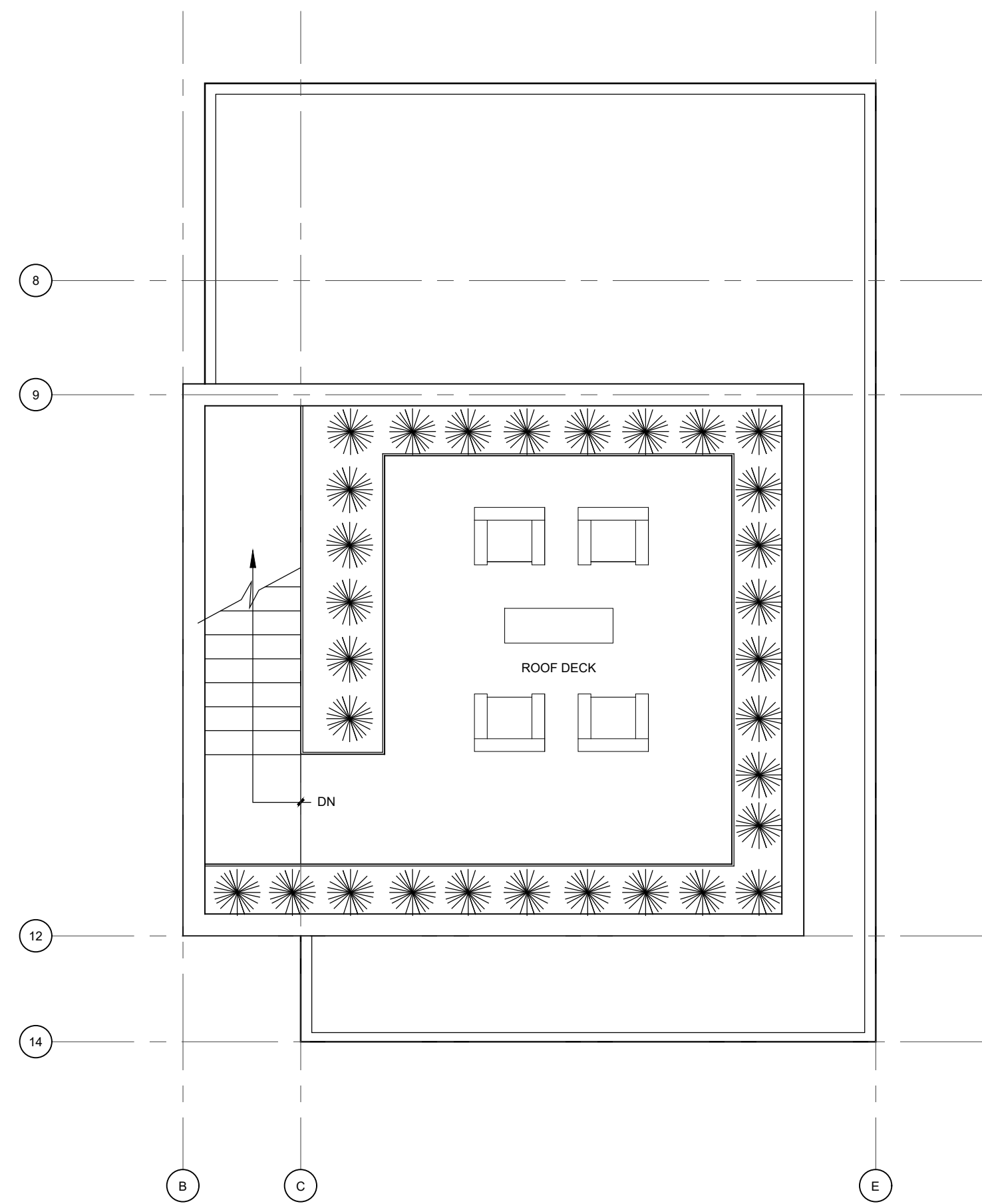
East-West Site Section C



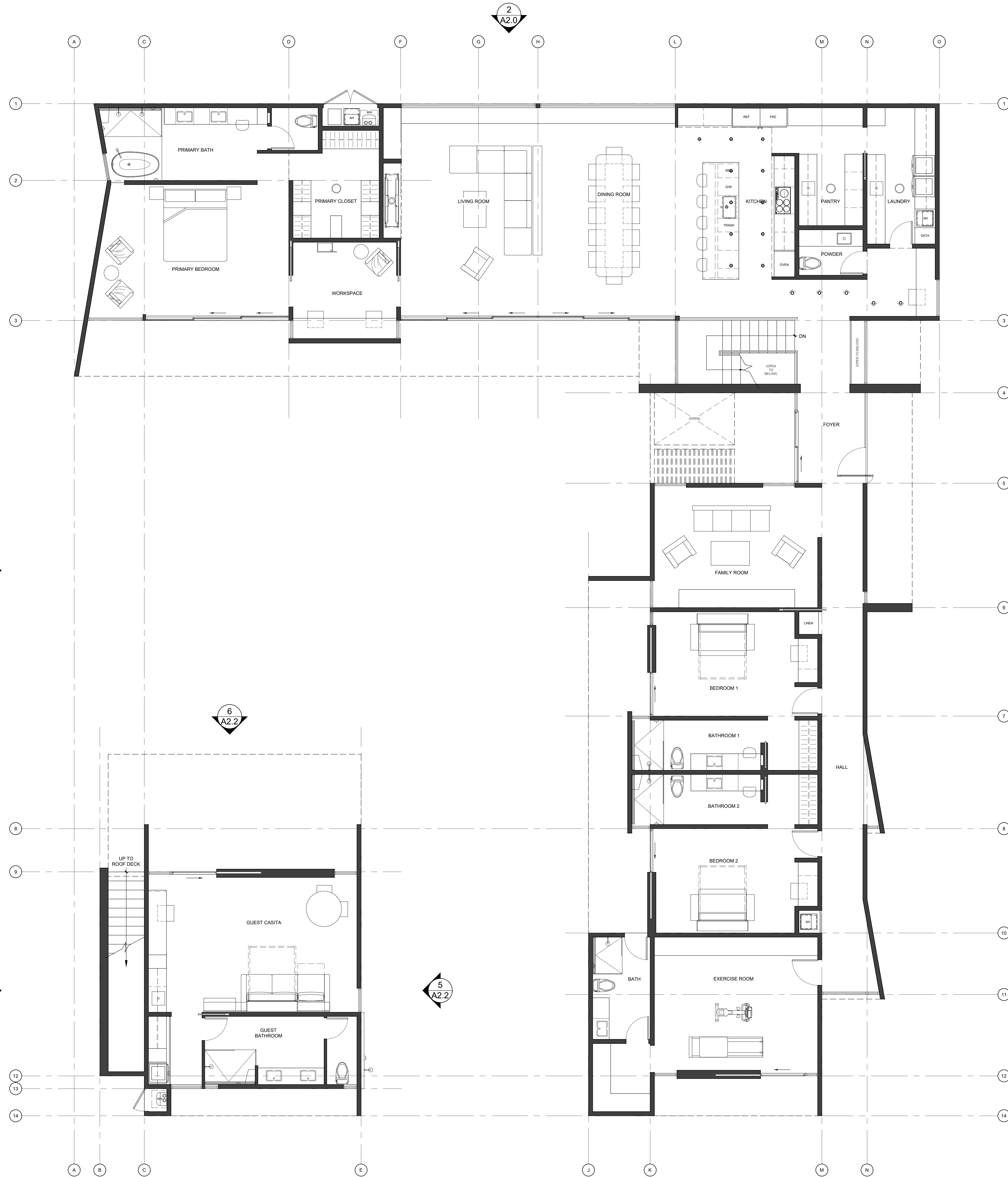
East-West Site Section D



Lower Building Level

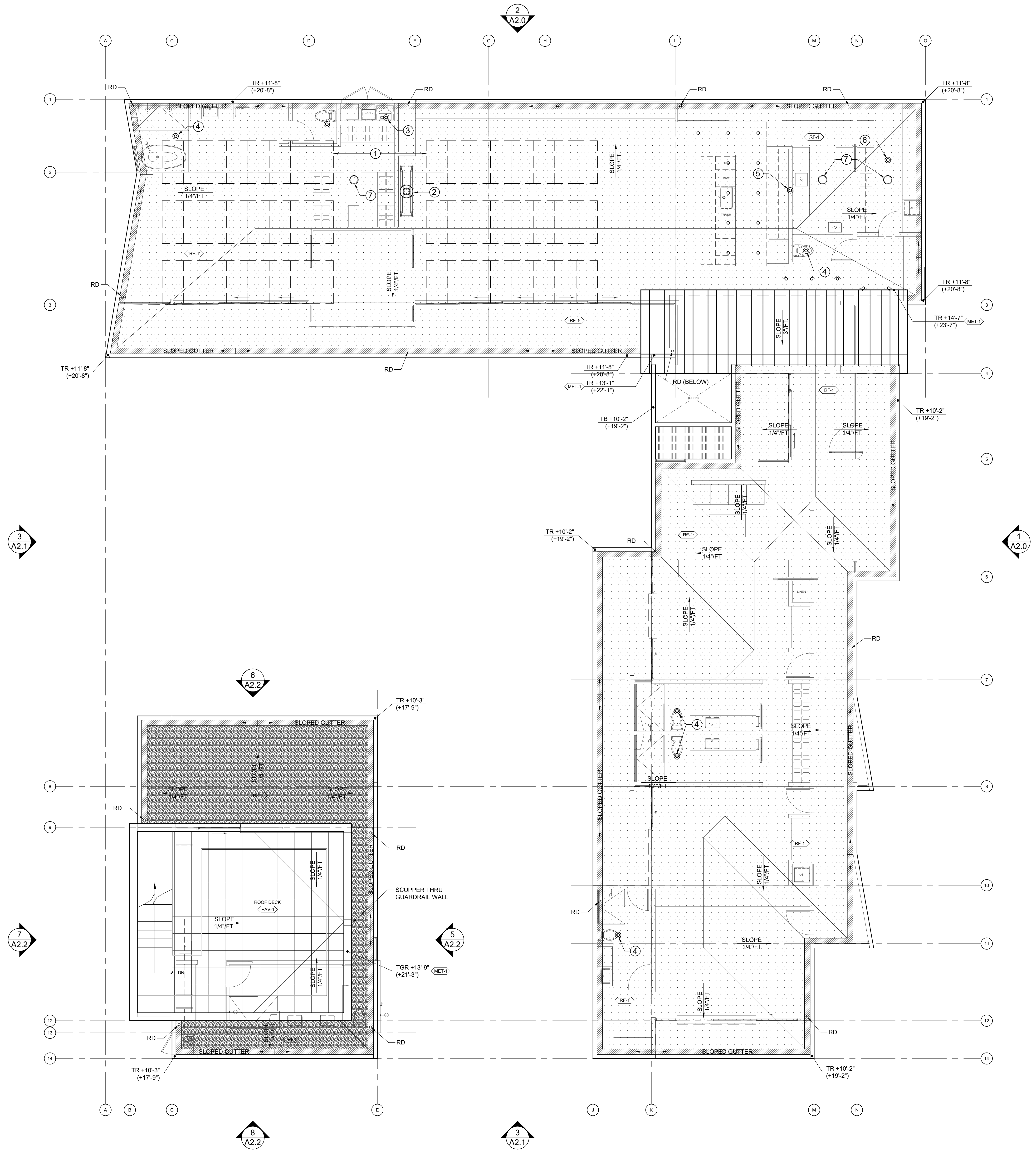


Roof Deck (Above Casita)



Main Building Level





**NOTES:**

- ① PROPOSED PHOTOVOLTAIC SOLAR PANEL LAYOUT
- ② FIREPLACE FLUE
- ③ WATER HEATER EXHAUST & INTAKE VENT
- ④ BATHROOM EXHAUST FAN VENT
- ⑤ KITCHEN EXHAUST FAN VENT
- ⑥ CLOTHES DRYER EXHAUST VENT
- ⑦ SOLARTUBE SKYLIGHT

**ABBREVIATIONS:**

- RD =ROOF DRAIN
- TR =TOP OF ROOFING
- TGR =TOP OF GUARDRAIL
- TB =TOP OF BEAM

**LEGEND:**

- (RF-1) ROOFING MATERIAL SHALL BE SINGLE-PLY ROOFING SYSTEM; 50 MIL FIBERTITE-X1-FB, OFF-WHITE COLOR DC186 OVER RIGID TAPERED XPS FOAM INSULATION SYSTEM & 1/4" THICK DENS-DECK; SLOPE = 1/4"/FT. MIN.
- (RF-2) SIMILAR TO RF-1 WITH 1/4" TO 1/2" DIA. LIGHT GREY PEA GRAVEL BALLAST ADDED
- (MET-1) 22GA METAL ROOFING/SIDING; 12", 16" & 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS; AEP "DESIGN SPAN" OR SIMILAR; COOL CHAMPAGNE FINISH
- (PAV-1) 24"x24" CONCRETE PAVERS WITH ADJUSTABLE PEDESTALS OVER RF-1 ROOFING SYSTEM
- INDICATES INTEGRAL PERIMETER ROOF GUTTER LINED WITH RF-1 SINGLY PLY MEMBRANE; SLOPE SHALL BE 1/8" PER FOOT MINIMUM
- TR +xx'-xx" INDICATES HEIGHT ABOVE FINISH FLOOR DIRECTLY BELOW
- TR +xx'-xx" INDICATES HEIGHT ABOVE LOWER LEVEL FINISH FLOOR, ELEV. 0'-0" / 520.00'

NOTE:  
ALL ROOF DRAIN DOWNPIPES CONNECT TO UNDERGROUND STORM DRAIN PIPING SYSTEM

project title:

**DYER RESIDENCE**

address:

585 Camino Calidad  
Palm Springs, CA  
92262

Schematic Design

sheet description:

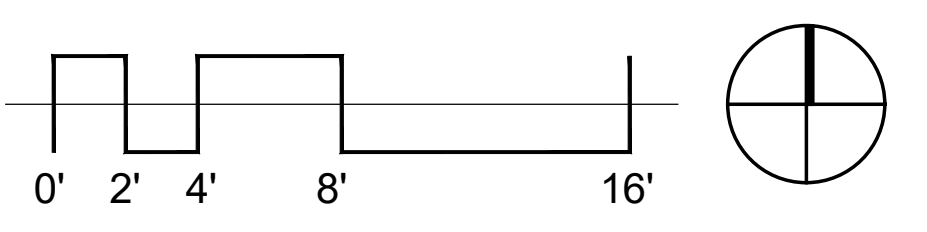
**ROOF PLAN**

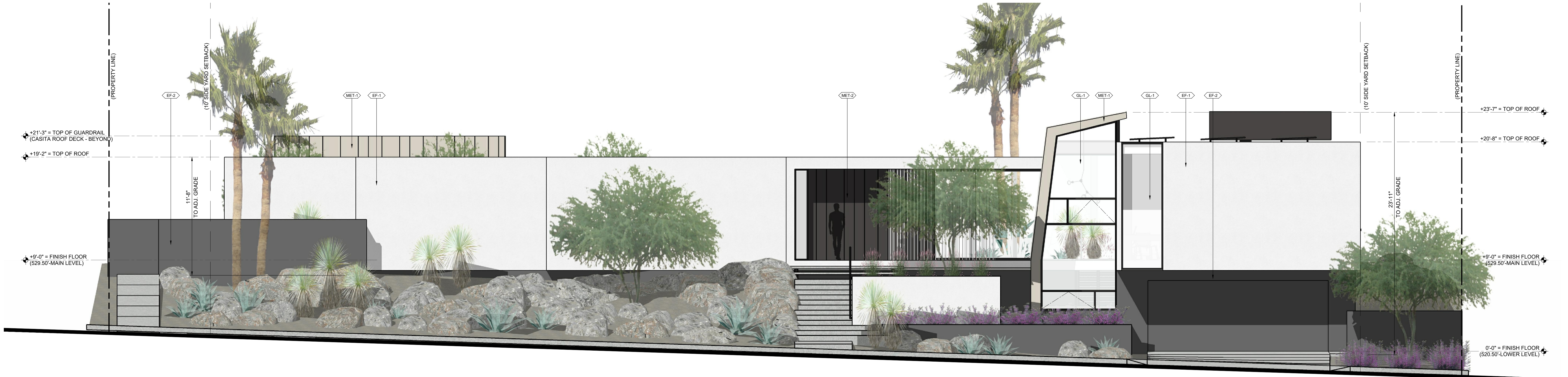
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date: 04\_27\_2021

A1.3

Schematic Design \_ Roof Plan



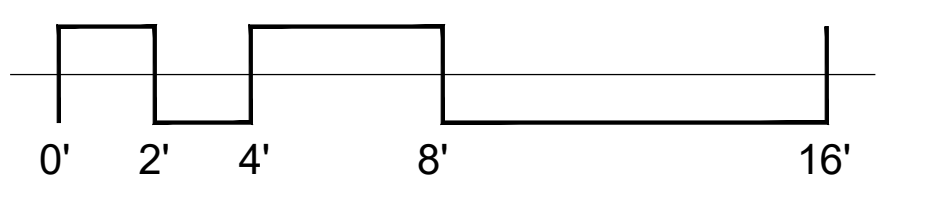


East - Exterior Elevation ①



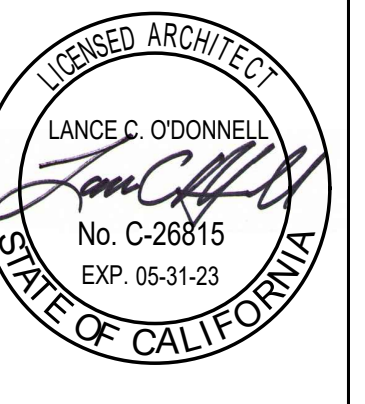
North- Exterior Elevation ②

Schematic Design \_ Exterior Elevations

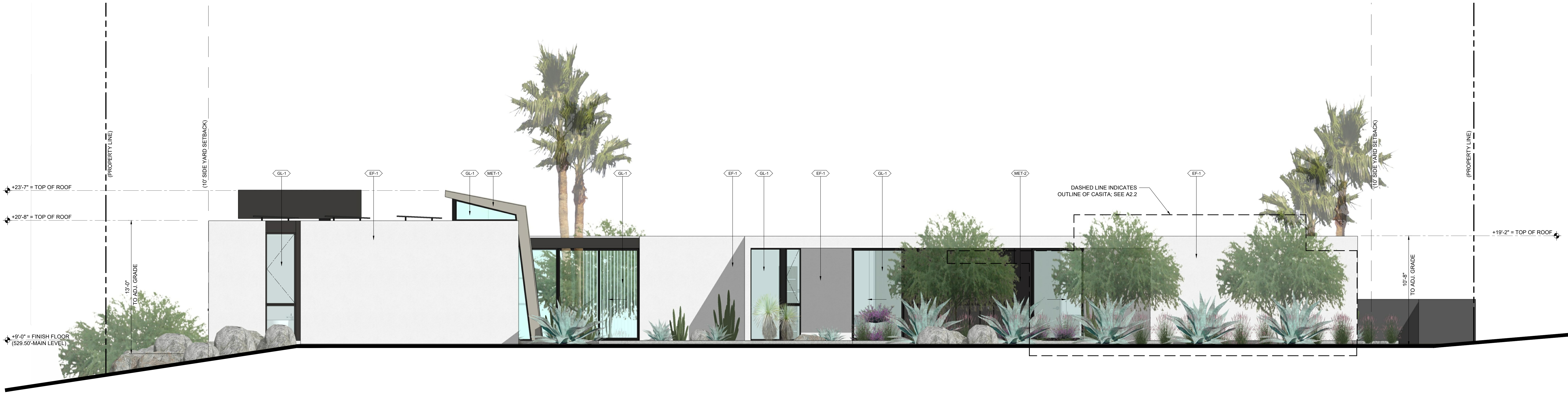
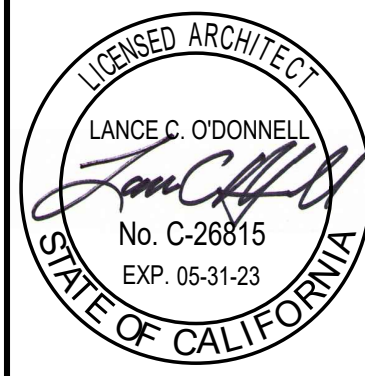


BUILDING MATERIAL LEGEND:

<p>GL-1 EXTERIOR GLAZING, DARK BRONZE ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 60 LOW-E COATING</p>	<p>MET-2 22GA METAL SIDING, 12", 16" &amp; 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS; AEP "DESIGN SPAN" OR SIMILAR; DARK BRONZE FINISH</p>	<p>MET-1 22GA METAL SIDING, 12", 16" &amp; 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS; AEP "DESIGN SPAN" OR SIMILAR; COOL CHAMPAGNE FINISH</p>	<p>EF-2 DARK GREY STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH &amp; ACRYLIC COATING BETWEEN BROWN &amp; FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR</p> <p>*SITE WALLS &amp; PLANTERS TO MATCH *GARAGE DOOR PAINTED TO MATCH</p>	<p>EF-1 WHITE STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH &amp; ACRYLIC COATING BETWEEN BROWN &amp; FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR</p> <p>*SITE WALLS &amp; PLANTERS TO MATCH *ENTRY SCREEN PAINTED TO MATCH *MECH. CLOSET/UTILITY DOORS PAINTED TO MATCH</p>
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West - Exterior Elevation 3

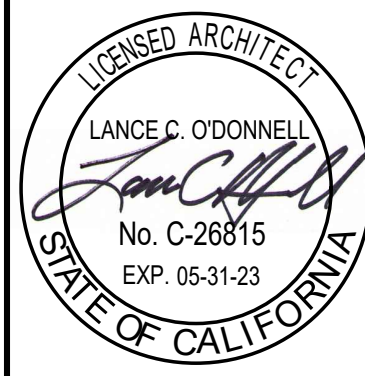


South- Exterior Elevation 4

Schematic Design \_ Exterior Elevations

BUILDING MATERIAL LEGEND:

<p><b>GL-1</b> EXTERIOR GLAZING, DARK BRONZE ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 60 LOW-E COATING</p>	<p><b>MET-2</b> 22GA METAL SIDING, 12", 16" &amp; 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS, AEP "DESIGN SPAN" OR SIMILAR, DARK BRONZE FINISH</p>	<p><b>MET-1</b> 22GA METAL SIDING, 12", 16" &amp; 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS, AEP "DESIGN SPAN" OR SIMILAR, COOL CHAMPAGNE FINISH</p>	<p><b>EF-2</b> DARK GREY STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH &amp; ACRYLIC COATING BETWEEN BROWN &amp; FINISH COATS, SMOOTH SAND FINISH, "DUVE" BY LA HABRA OR SIMILAR  *SITE WALLS &amp; PLANTERS TO MATCH *GARAGE DOOR PAINTED TO MATCH</p>	<p><b>EF-1</b> WHITE STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH &amp; ACRYLIC COATING BETWEEN BROWN &amp; FINISH COATS, SMOOTH SAND FINISH, "DUVE" BY LA HABRA OR SIMILAR  *SITE WALLS &amp; PLANTERS TO MATCH *ENTRY SCREEN PAINTED TO MATCH *MECH. CLOSET/UTILITY DOORS PAINTED TO MATCH</p>
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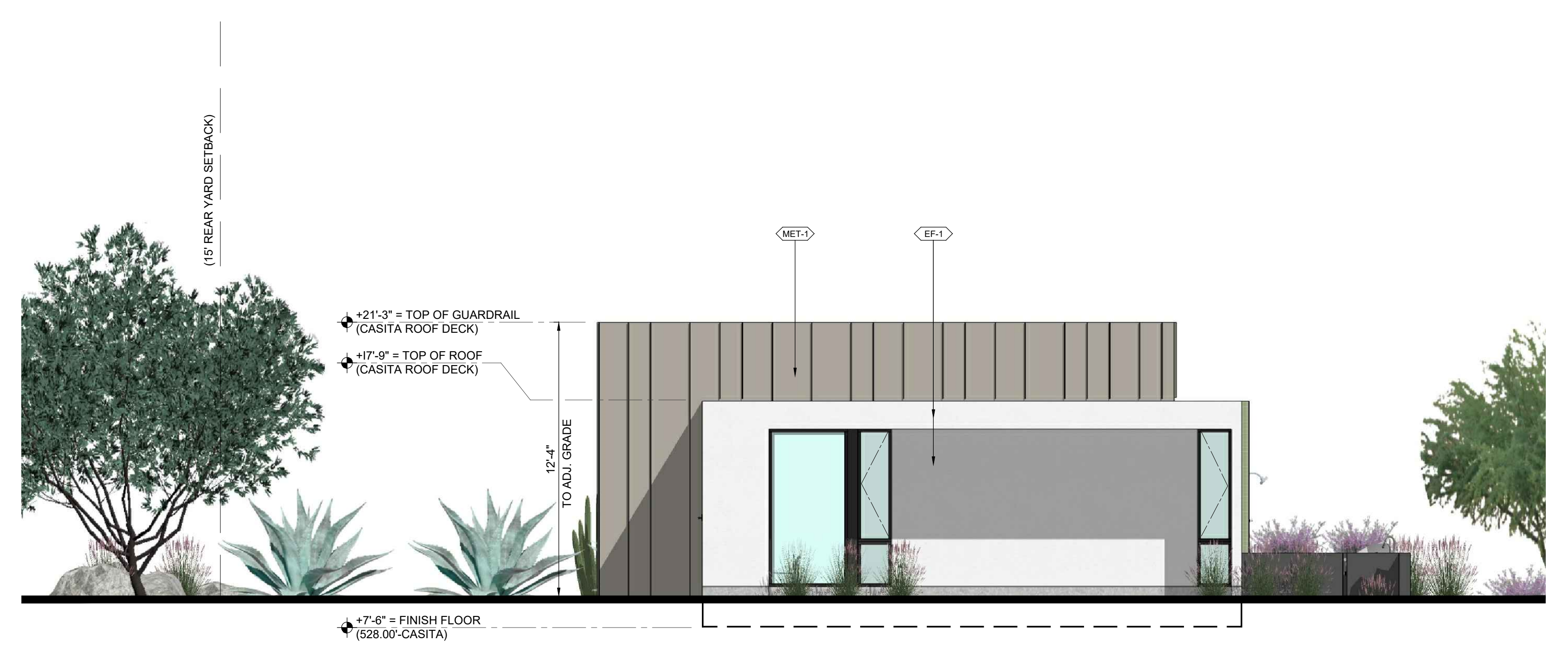
East - Exterior Elevation - Casita 3



North - Exterior Elevation - Casita 3



West - Exterior Elevation - Casita 4



South - Exterior Elevation - Casita 4



BUILDING MATERIAL LEGEND:

<p>GL-1 EXTERIOR GLAZING, DARK BRONZE ANODIZED ALUMINUM FRAME SYSTEM w/ 1" DUAL GLAZED UNITS, CLEAR GLASS w/ SOLARBAN 60 LOW-E COATING</p>	<p>MET-2 22GA METAL SIDING, 12", 16" &amp; 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS; AEP "DESIGN SPAN" OR SIMILAR; DARK BRONZE FINISH</p>	<p>MET-1 22GA METAL SIDING, 12", 16" &amp; 21" WIDE PANELS IN ASSORTED PATTERN w/ NARROW BATTENS; AEP "DESIGN SPAN" OR SIMILAR; COOL CHAMPAGNE FINISH</p>	<p>EF-2 DARK GREY STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH &amp; ACRYLIC COATING BETWEEN BROWN &amp; FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR  *SITE WALLS &amp; PLANTERS TO MATCH *GARAGE DOOR PAINTED TO MATCH</p>	<p>EF-1 WHITE STUCCO, 3 COAT PORTLAND PLASTER CEMENT SYSTEM w/MESH &amp; ACRYLIC COATING BETWEEN BROWN &amp; FINISH COATS; SMOOTH SAND FINISH; "DOVE GREY" BY LA HABRA OR SIMILAR  *SITE WALLS &amp; PLANTERS TO MATCH *ENTRY SCREEN PAINTED TO MATCH *MECH. CLOSET/UTILITY DOORS PAINTED TO MATCH</p>

project title:  
**DYER RESIDENCE**  
address:  
585 Camino Calidad  
Palm Springs, CA  
92262

Schematic Design

sheet description:  
**PROPOSED EXTERIOR ELEVATIONS -CASITA**  
scale: 1/4" = 1'-0"  
date: 04\_27\_2021

FROM THE DESK OF

**Robert Hawley**

May 14, 2021

Alex Perez  
Planning Department  
City of Palm Springs

Dear Alex

After reviewing the plans for the new property to be built at 585 Camino Calidad, adjacent to our property, I have only one minor concern. The plans show a rooftop deck on the guest casita near our mutual property line. My only concern with this is that it is my desire that we maintain visual privacy between the two properties. Our existing wall is too low to provide this, but our ficus hedge may need to be taller in order to provide such privacy. Also, there is no guarantee that the hedge will be of sufficient density to maintain privacy. The current plans hint at a hedge on their property, but this is not explicitly called out in the plans. I would ask the new homeowners to work with us to maintain plantings to provide for our mutual privacy.

Thank you,

Rob Hawley