



ARCHITECTURAL ADVISORY COMMITTEE MEMORANDUM

DATE: JUNE 21, 2021 NEW BUSINESS

SUBJECT: SAN JACINTO HOLDINGS, MARK TEMPLE (OWNER), FOR A MAJOR ARCHITECTURAL APPLICATION FOR THE CONSTRUCTION OF A 4,365-SQUARE FOOT HOUSE ON A HILLSIDE LOT LOCATED AT 502 LA MIRADA ROAD, ZONE R-1-A. (CASE 3.4222 MAJ)

FROM: Development Services Department

SUMMARY

This is a request of the Architectural Advisory Committee to review a Major Architectural Application for the construction of a one-story 4,365-square foot house on a hillside lot with maximum height of eighteen (18') feet and meeting all setback development standards.

RECOMMENDATION:

Recommend approval to the Planning Commission.

BACKGROUND:

<i>Related Relevant City Actions by Planning, Fire, Building, etc...</i>	
12/1/1969	Subdivision map recorded forming Lot 1 – subject parcel.

<i>Most Recent Ownership</i>	
10/20/2015	San Jacinto Holdings (Mark Temple)
<i>Notification</i>	
04/21/21	Notice sent to adjacent and abutting property owners.
06/17/21	Email notification alerting the following neighborhood groups of the AAC meeting: Old Las Palmas, Barito, Midtown, Baristo, Historic Tennis Club, Tahquitz River Estates, Warm Sands, The Mesa, Parkview neighborhood organizations.

<i>Field Check</i>	
June 2021	Staff visited site to observe existing conditions
<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Area	16,553-square feet



Subject Site: 502 S. La Mirada Road

ANALYSIS:

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

DEVELOPMENT STANDARDS:

Section 92.01.03 (A) of the PSZC for the R-1-A development standards.

	R-1-A	Proposed Project	Comply
Lot Area	20,000-square feet	16,553-square feet	Yes lot of record
Lot Width	140 feet	168 feet	Yes
Lot Depth	120 feet	123 feet	Yes
Front Yard	25 feet	25 feet	Yes
Side Yard	10 feet	10 feet	Yes
Rear Yard	15 feet	22 feet from center line of equestrian trail	Yes
Building Height (max.)	12 feet at setback line to max 18 feet at a 4:12 slope	12 feet at garage; 18' max at center of house	Yes
Bldg. Coverage	35% lot coverage	26%	Yes
Off-street parking	2 covered spaces	2 garage spaces	Yes
Landscaping	No specific requirements	Landscape plan provided	Yes

PROJECT DESCRIPTION:

The applicant is seeking approval to construct a 4,365-square foot, three (3) bedroom house, casita and three car garage on a vacant hillside lot at the corner of West Ramon Road and South La Mirada Road in the Historic Tennis Club Neighborhood. The immediate area consists of other single-family houses that are one-story in height and modern designs with consistent front yard setbacks with a garage facing the street.

The subject lot is rectangular in shape with the north property line fronting West Ramon Road narrower than the opposite south lot line. This results in the house being stepped back at the garage and main entry point to maintain the twenty-five (25') foot front yard setback. The house is designed in a "U" shape surrounding a courtyard and pool in the front yard. The east property line which is considered the side yard is the centerline of an existing Equestrian trail that has not been developed but remains as an easement. The side yard setback is measured from the center of the easement resulting in a twenty-two (22') foot setback from the property line. A new six (6') tall block wall will be built adjacent to the trail.

The building height at the garage façade which is placed at the front yard setback will be twelve (12') feet and will confirm to the PSZC. In addition, the northwest corner of

the casita is twelve (12') feet and both elevations meet the height standard at the setback line.

The pad for the house is at 524 feet with the curb at West Ramon Road that slopes downward to 518 feet. The southwest corner of the lot will be at 525 feet requiring a three (3') foot stepped retaining wall along the south property line with planter bed at three (3) feet above grade with a six (6') foot garden wall on top. There is a similar condition on the east portion of the lot adjacent to the equestrian trail easement. A one (1) to three (3') foot retaining wall is proposed with a six (6') foot garden wall. The grading of the lot with the small retaining walls will provide a level pad with a flat driveway.

The house consists of a three (3) car garage, and three (3) bedrooms with a casita and large open kitchen/dining/living room leading to an outdoor pool and spa area. The main living area is located at the center of the structure with two (2) bedrooms behind the garage and the master suite on the north end of the house. Building materials include stucco for the main body in a light gray color named "Ice Cube" and two accent colors, named "Zinc Gray" and "Gray Screen". Details also include vertical rake foam, clear anodized window frames, control joints to break up the stucco massing, standing seam metal roof in a gray color and shadow block for walls in the front yards. The front façade will include a three-car garage with pedestrian entry colonnade and custom metal gate leading into the pool courtyard. The building roof lines will be a series of sheds sloping east to west with the higher points toward the mountain providing solar shading for the glass facades of the great room. The pool equipment and trash cans will be located on the south yard with mechanical equipment located in a closet off the garage and along the property perimeter.

The landscaping plan will re-use the existing tress, boulders, and cactus currently on the vacant lot. Additional landscaping includes Palo Verde trees along La Mirada Road, Mexican and Californian fan palms, Desert Spoon, Blue Agave, and on the walled interior, citrus trees, Ponytail Palm, and other ornamental plants with small sections of artificial turf around the pool deck. A lighting plan is provided which shows accent, pathway, and bollard lights throughout the property. Other hardscape elements include concrete benches, two fire pits, a waterspout, and an outdoor bar.

Section 93.13.00 of the PSZC provides guidance when developing a lot in a hillside area. In the case of the subject property the development is conforming in terms of building height, setbacks, size, new grading, landscaping, and other sensitive elements that allow the house to be harmonious with the adjacent development.

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

	Guidelines [PSZC 93.13.00(B)(4)(a)]	Compliance
1.	<i>Rock and soil exposure;</i> The vacant lot is well maintained and consists of decomposed granite with a few boulders used for accent purposes.	Y
2.	<i>Size of building pad;</i> The subject lot is 16,553-square feet in size and the proposed 4,365-square foot home is consistent with others in the area.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> The building will be placed parallel to the street and painted a light gray color which will blend with the surroundings.	Y
4.	<i>Screening of parking areas;</i> Three covered parking spaces within an enclosed garage are proposed.	Y
5.	<i>Landscaping plans;</i> The site will be fully landscaped with water efficient landscaping.	Y
6.	<i>Continuity with surrounding development;</i> The proposed structure is a one-story home with building heights that are consistent with adjacent developments.	Y
7.	<i>Sensitivity to existing view corridors.</i> The hillside house is positioned to take advantage of the mountain views to the west and will not block sightlines for adjacent homes.	Y

D. Planning Commission Architectural Advisory Committee Review Guidelines.

The Planning Commission and Architectural Advisory Committee shall examine the material submitted with the architectural approval application and specific aspects of design shall be examined to determine whether the proposed development will provide 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 will be evaluated, based on consideration of the following:

ARCHITECTURAL GUIDELINES:

	Guidelines [PSZC 94.04.00(D)]	Compliance
1.	<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>	Yes
	The proposed development is on a vacant corner hillside lot with development requiring the grading of a flat pad resulting in small retaining and garden walls. The proposed house is sited with the house front facing west with the pool courtyard taking advantage	

	Guidelines [PSZC 94.04.00(D)]	Compliance
	of the mountain views. The siting of the one-story house as proposed will meet the front yard setbacks of twenty-five (25') and off-street parking will be provided in a three-car garage with a clear and distinct front entry walkway. The driveway will be long enough for a car to park off the street.	
2.	<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>	Yes
	The proposed house will be sited in a way that is consistent with adjacent and neighboring development. The pad for the one-story house requires minimal grading with a seven (7') foot drop along La Mirada Road. The maximum height of the roof structure over the great room will be eighteen (18') feet which conforms to the PSZC and will be harmonious with the existing adjacent homes.	
3.	<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>	Yes
	The one-story building will be eighteen (18') feet in height at the highest point of the shed roof and at the lowest point twelve (12') feet at the setback line. The siting of the house on the rectangular shaped lot will meet all setback requirements. All mechanical equipment is ground mounted and not visible from the street.	
4.	<p><i>Building design, materials, and colors to be sympathetic with desert surroundings;</i></p> <p>Building materials include stucco for the main body in a light gray color named "Ice Cube" and two accent colors, named "Zinc Gray" and "Gray Screen". Details also include vertical rake foam, clear anodized window frames, control joints to break up the stucco massing, standing seam metal roof in a gray color, and shadow block for walls in the front yards. The front façade will include a three-car garage with pedestrian entry colonnade and custom metal gate leading into the pool courtyard. The building roof lines will be a series of sheds sloping east to west with the higher points toward the mountain providing solar shading for the glass facades of the great room.</p>	Yes

	Guidelines [PSZC 94.04.00(D)]	Compliance
5.	<p><i>Harmony of materials, colors, and composition of those elements of a structure, including overhangs, roofs, and substructures which are visible simultaneously;</i></p> <p>The proposed structure is a one-story house that will be similar in design to the previously approved homes in the immediate area. The structures have similar sloped shed roofs, and building materials to include stucco, and garden privacy walls.</p>	Yes
6.	<p><i>Consistency of composition and treatment;</i></p> <p>The use of flat and angular shed roofs and building materials used within the subdivision along with expansive glass walls allowing for indoor/outdoor living is consistent with other homes in the immediate neighborhood.</p>	Yes
7.	<p><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></p> <p>The landscaping plan will re-use the existing tress, boulders, and cactus currently on the vacant lot. Additional landscaping includes Palo Verde trees along La Mirada Road, Mexican and Californian fan palms, Desert Spoon, Blue Agave, and on the walled interior, citrus trees, Ponytail Palm, and other ornamental plants with small sections of artificial turf around the pool deck. A lighting plan is provided which shows accent, pathway, and bollard lights throughout the property. Other hardscape elements include concrete benches, two fire pits, a waterspout, and an outdoor bar.</p>	Yes



Glenn Mlaker, AICP
 Associate Planner



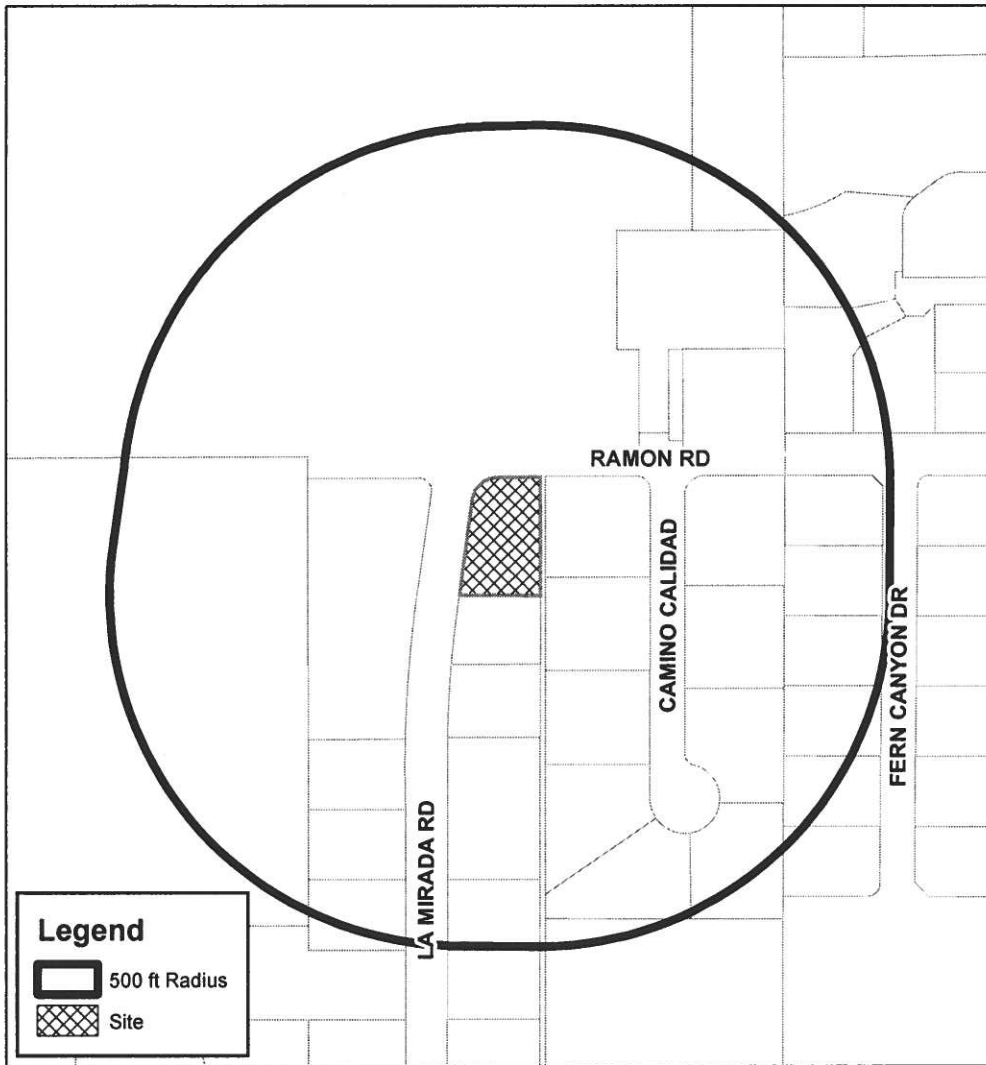
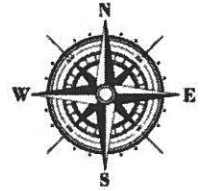
David Newell, AICP
 Assistant Planning Director

Attachments:

1. Vicinity Map
2. Justification Letter from Applicant
3. Site Photos
4. Design Packet



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
Case # 3.4222 MAJ
502 La Mirada

San Jacinto Holdings

699 S Indian Trail
Palm Springs, CA 92264
760/323-5310
Cell 760-774-3294

April 5, 2021

Alex Perez
City of Palm Springs Planning Department
3200 East Tahquitz Canyon Way
Palm Springs, CA 92262

Re: Justification letter

Dear Alex:

Background:

San Jacinto Holdings, purchased the lot in 2017.

Project Description:

To build 1 new single-family 4,365 square feet custom home on the 16,553 square foot lot including pool, spa, outside bar, BBQ, firepit and desert landscape throughout.

Information:

The lot is within all single-family homes and tract map from the 1960's and one of the few remaining vacant lots in the area.

Finding:

This single-story family home supports the type of use and zoning for the location and surrounding areas.

I have lived permanently in the Palm Springs since 1977 and Temple Development has developed many resort homes and condominiums in Palm Springs and can visit our web site at <http://www.templeconstructioninc.com/>

In consideration of the above information and project history, we respectfully request the Architectural and Planning Commissions to approve this home.

Thank you,

Mark Temple

RECEIVED
APR 08 2021
3.4222 MAT
PLANNING & ZONING
DEPT



20/05/2021



20/05/2021



20/05/2021







4370 S.F.

LA MIRADA LOT 1



RFT DESIGN 13700 ALTON PKWY
ARCHITECTURE IRVINE
PLANNING CALIFORNIA
LANDSCAPE 92618
GRAPHICS T949.461.0605
RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

DATE: 06.08.21

TITLE: ROOF PLAN

SCALE: 3/16" = 1'-0"



4370 S.F.

LA MIRADA LOT 1



RFT DESIGN 13700 ALTON PKWY
ARCHITECTURE IRVINE
PLANNING CALIFORNIA
LANDSCAPE 92618
GRAPHICS T949.461.0605
RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

DATE: 06.08.21

TITLE: ROOF PLAN

SCALE: 3/16" = 1'-0"



4370 S.F.

LA MIRADA LOT 1



RFT DESIGN 13700 ALTON PKWY
ARCHITECTURE IRVINE
PLANNING CALIFORNIA
LANDSCAPE 92618
GRAPHICS T949.461.0605
RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

DATE: 06.08.21

TITLE: ROOF PLAN

SCALE: 3/16" = 1'-0"

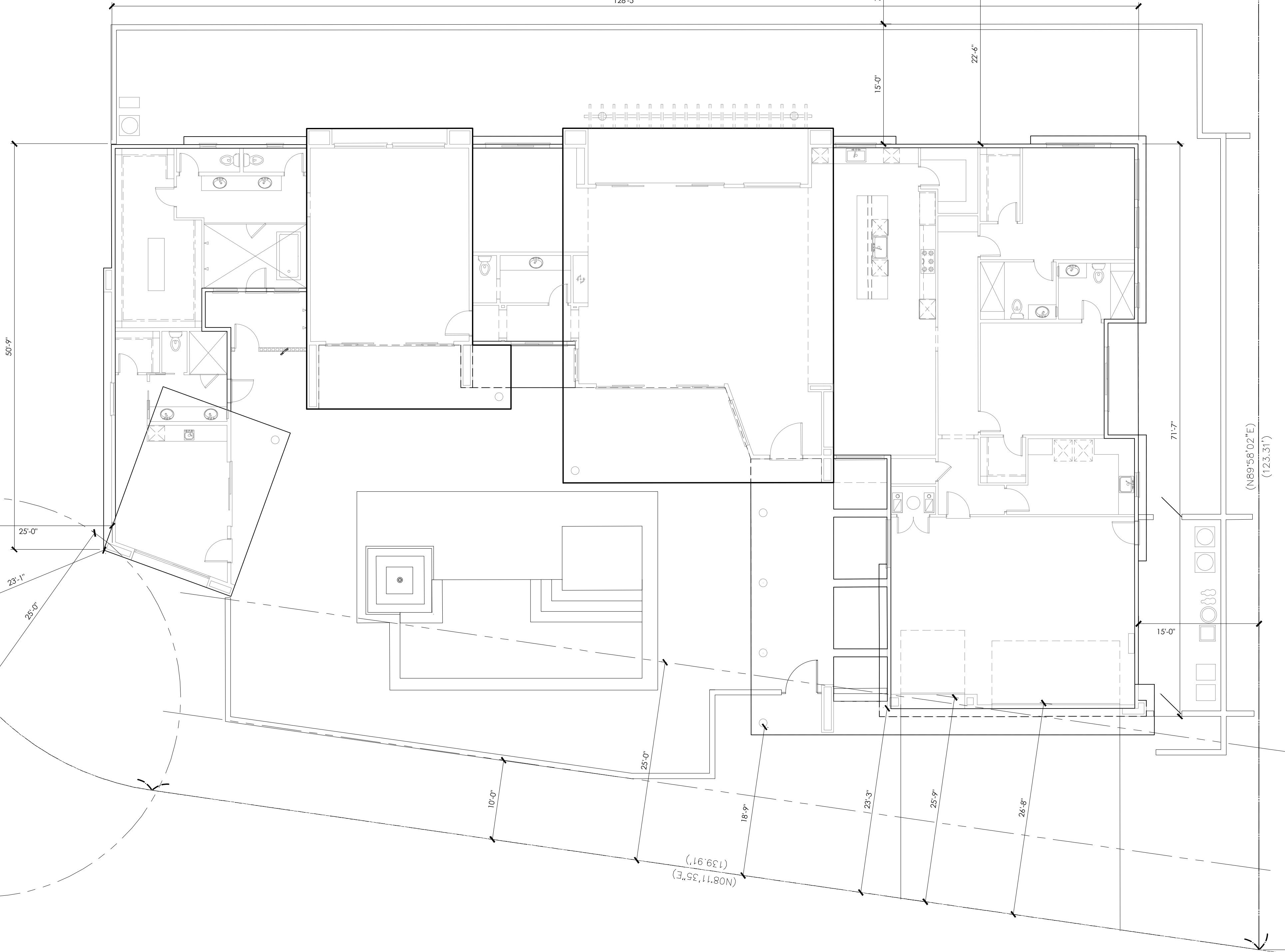
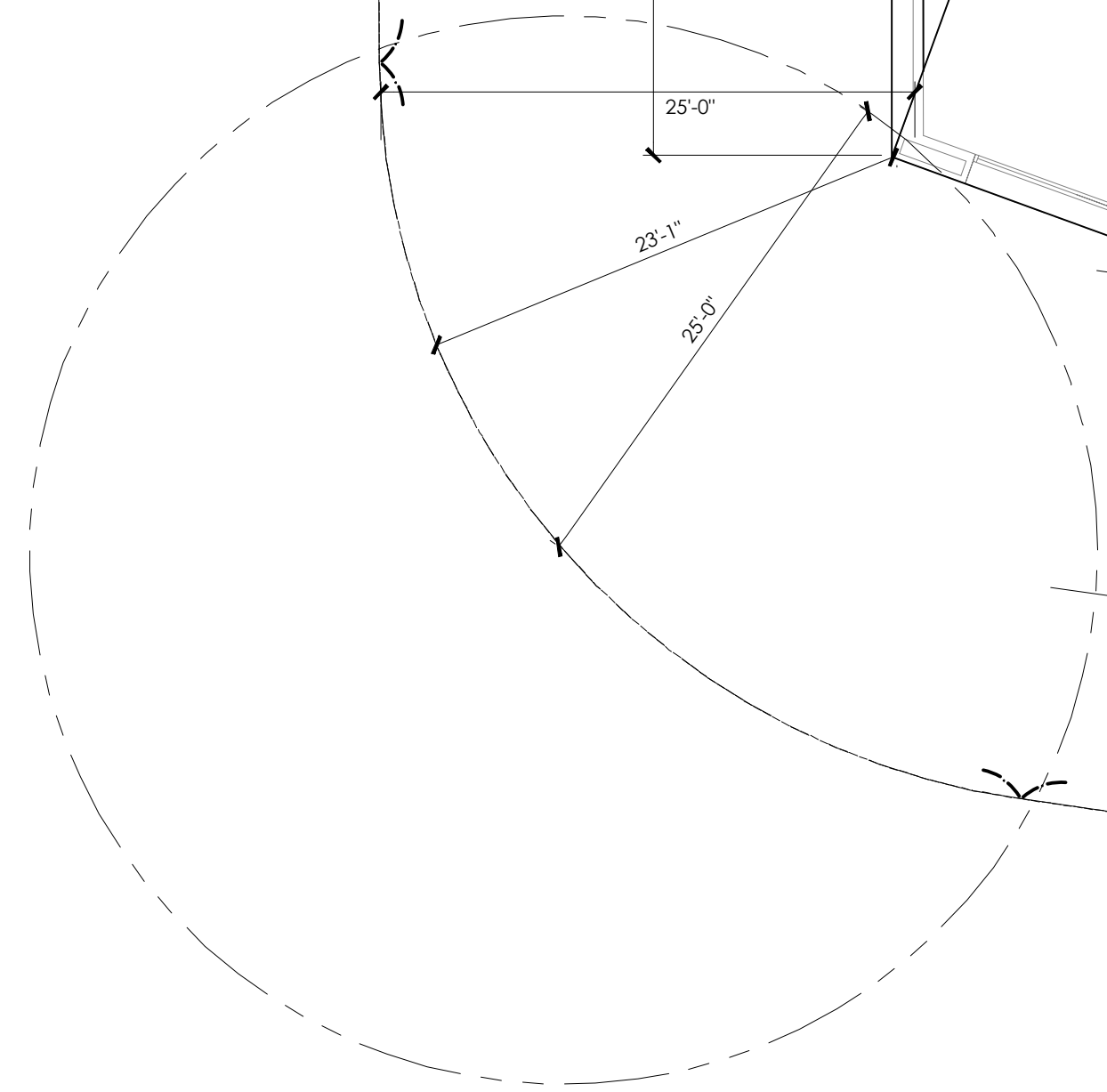
RAMON ROAD

30'

(N89°59'00"E)
(68.65')

168'-10"

(N00°01'58"W)
(168.85')
7.50' RIDING AND HIKING TRAIL
PER M.B. 51/45
128'-5"



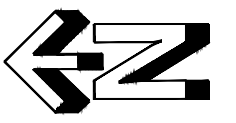
(N89°56'02"E)
(123.31')

123'-4"

30'

LA MIRADA ROAD

SITE PLAN



LA MIRADA LOT 1



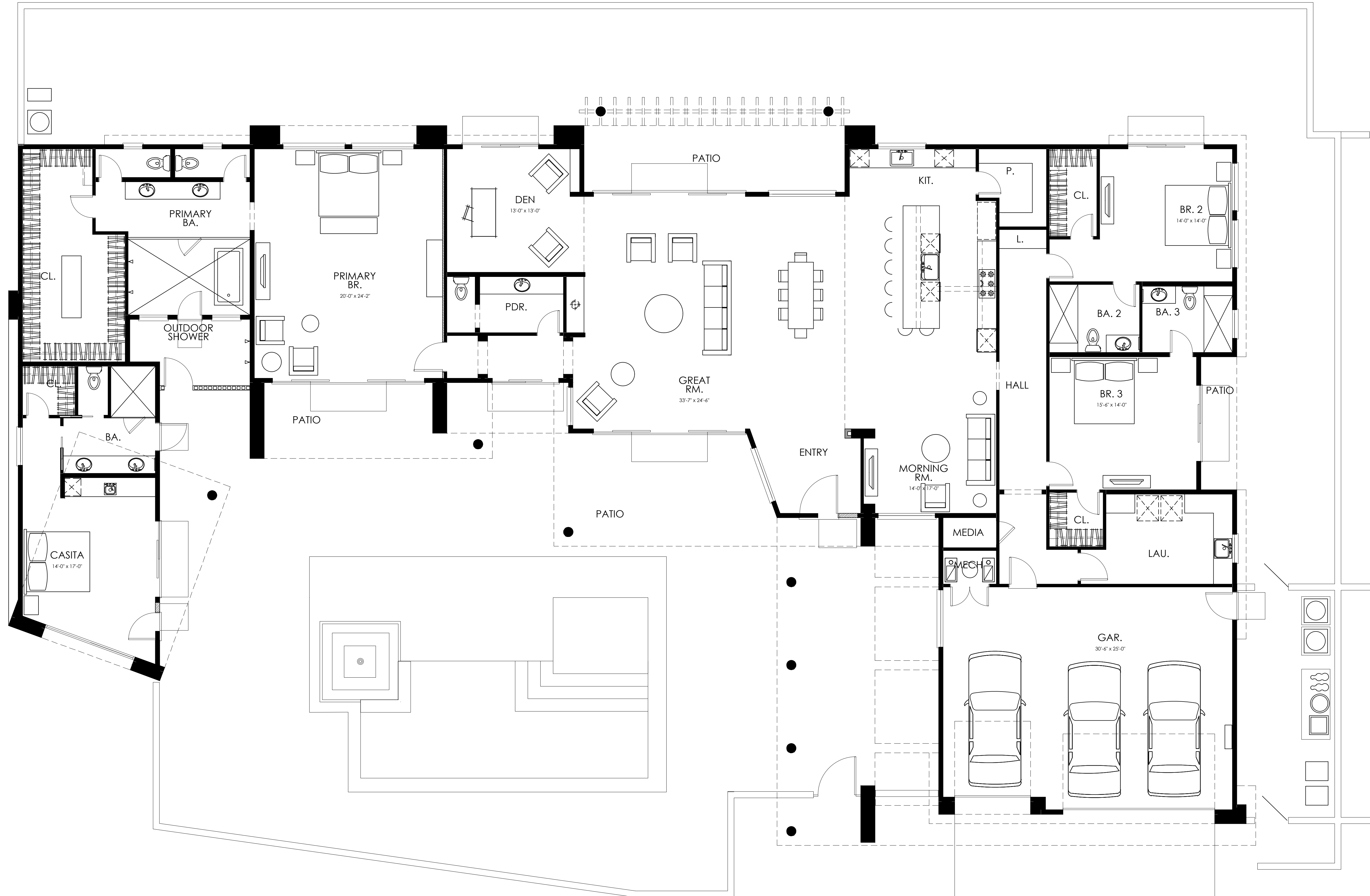
RFT DESIGN 13700 ALTON PKWY
ARCHITECTURE IRVINE
PLANNING CALIFORNIA
LANDSCAPE 92618
GRAPHICS T949.461.0605
RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

TITLE: FLOOR PLAN

DATE: 06.08.21

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



4370 S.F.

FLOOR PLAN

LA MIRADA LOT 1



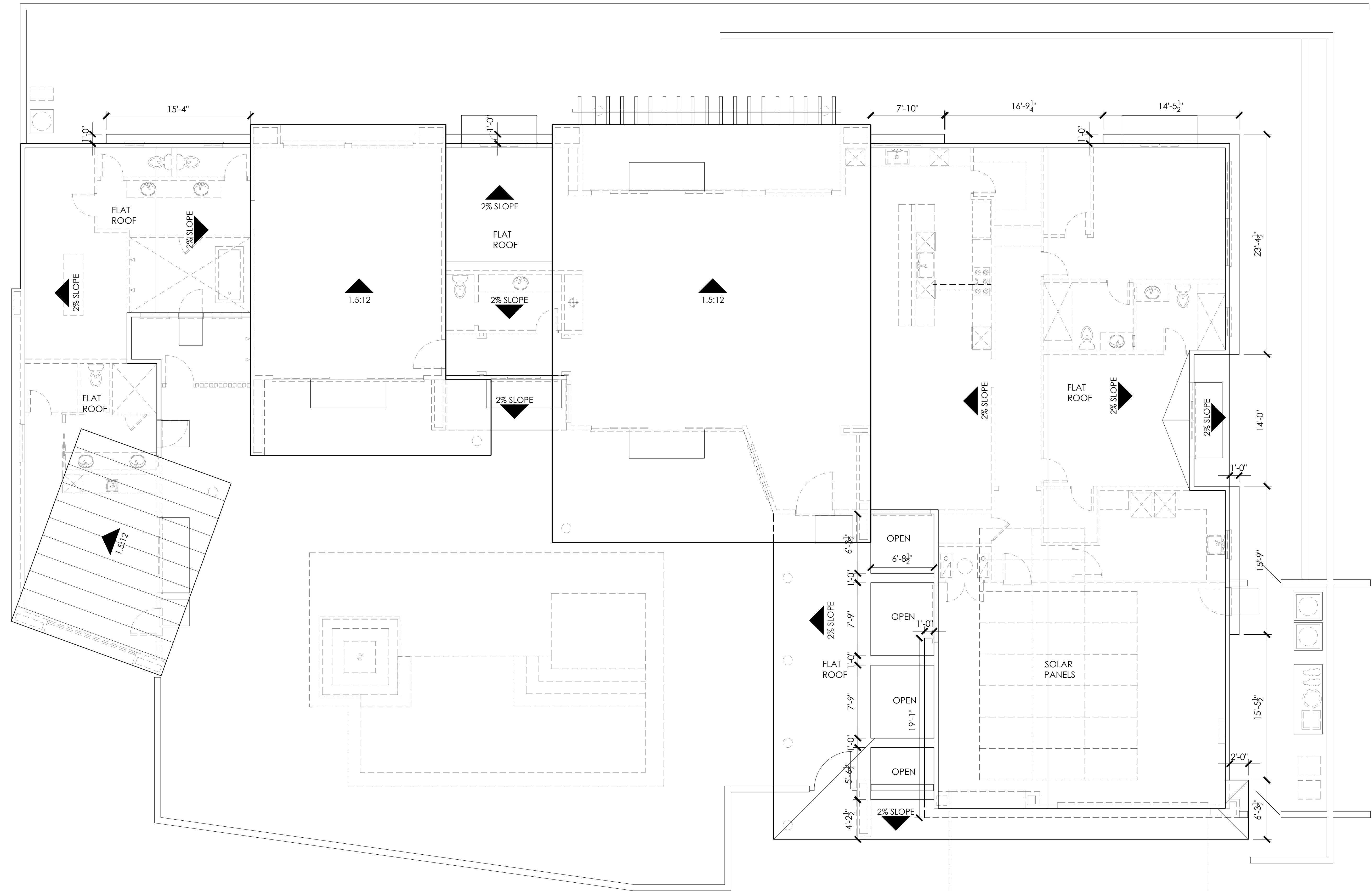
RFT DESIGN
 ARCHITECTURE
 PLANNING
 LANDSCAPE
 GRAPHICS
 RFTDESIGN.COM
 13700 ALTON PKWY
 IRVINE
 CALIFORNIA
 92618
 T949.461.0605
 F949.833.9603

PROJECT NO: 20029

DATE: 06.08.21

TITLE: FLOOR PLAN

SCALE: 3/16" = 1'-0"



4370 S.F.

LA MIRADA LOT 1



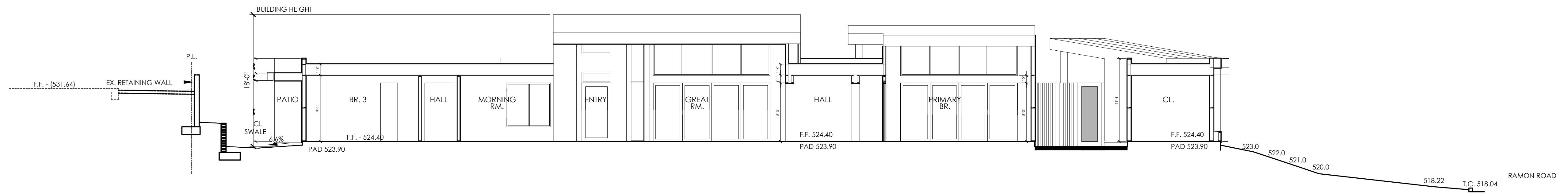
RFT DESIGN 13700 ALTON PKWY
 ARCHITECTURE IRVINE
 PLANNING CALIFORNIA
 LANDSCAPE 92618
 GRAPHICS T949.461.0605
 RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

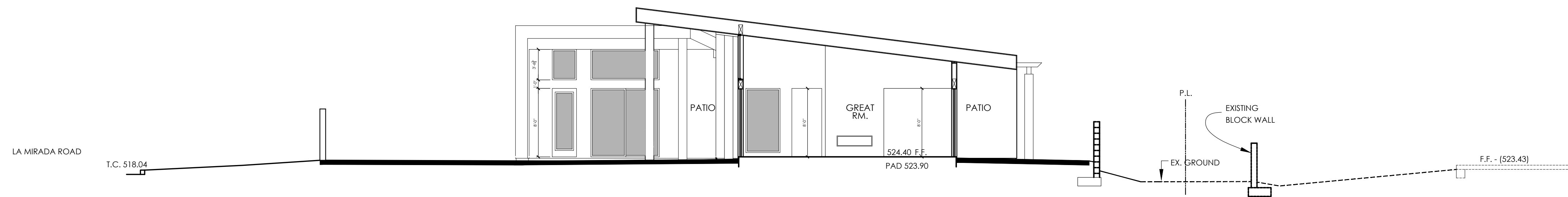
TITLE: ROOF PLAN

DATE: 06.08.21

SCALE: 3/16" = 1'-0"



NORTH/SOUTH SECTION



EAST/WEST SECTION

LA MIRADA LOT 1



RFT DESIGN 13700 ALTON PKWY
 ARCHITECTURE IRVINE
 PLANNING CALIFORNIA
 LANDSCAPE 92618
 GRAPHICS T949.461.0605
 RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

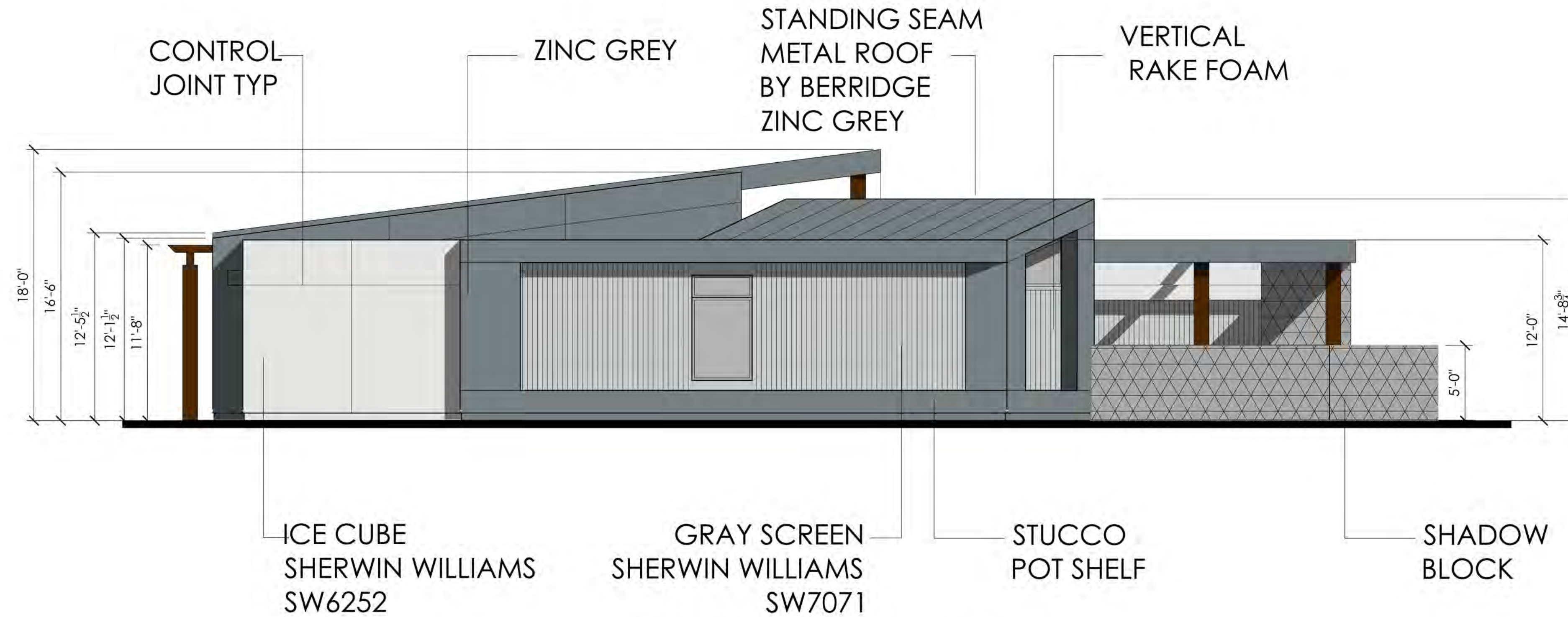
DATE: 06.08.21

TITLE: SECTIONS

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



LA MIRADA ELEVATION



RAMON ELEVATION

LA MIRADA LOT 1



RFT DESIGN
 ARCHITECTURE
 PLANNING
 LANDSCAPE
 GRAPHICS
 RFTDESIGN.COM
 13700 ALTON PKWY
 IRVINE
 CALIFORNIA
 92618
 T949.461.0605
 F949.833.9603

PROJECT NO: 20029

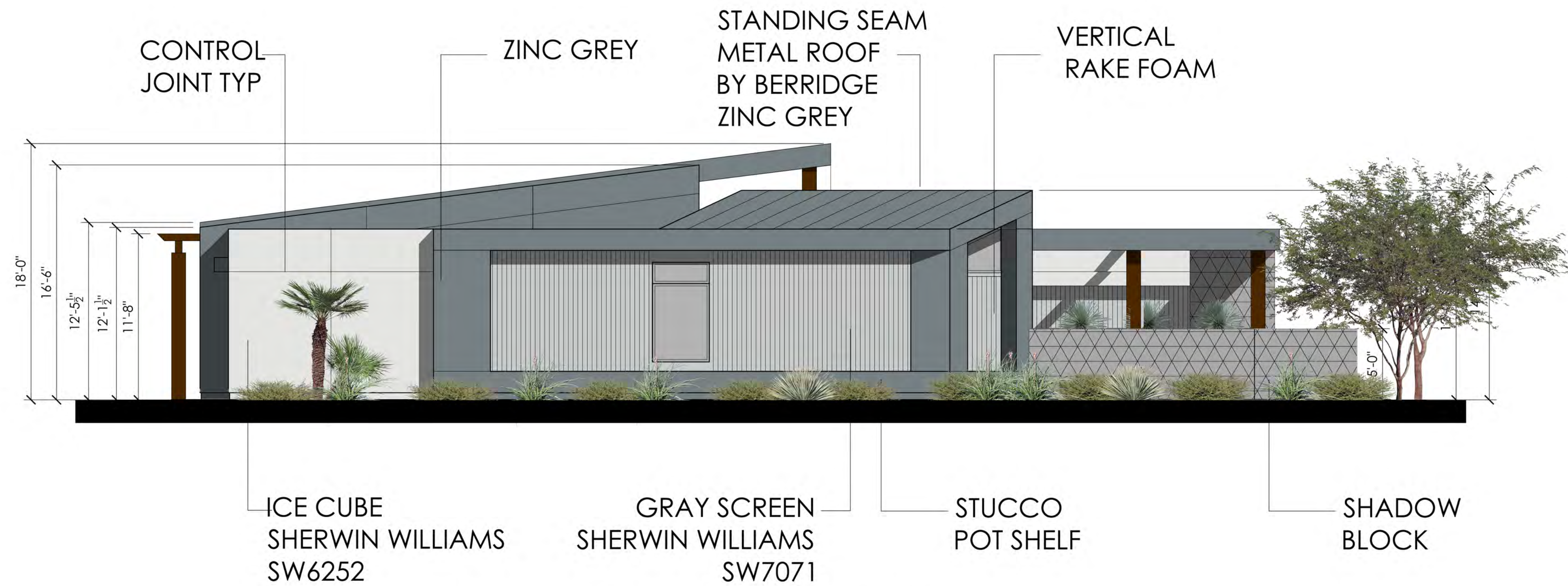
TITLE: FLOOR PLAN

DATE: 06.08.21

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



LA MIRADA ELEVATION



RAMON ELEVATION

LA MIRADA LOT 1



RFT DESIGN 13700 ALTON PKWY
 ARCHITECTURE IRVINE
 PLANNING CALIFORNIA
 LANDSCAPE 92618
 GRAPHICS T949.461.0605
 RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

TITLE: FLOOR PLAN

DATE: 06.08.21

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



ICE CUBE SHERWIN WILLIAMS SW6252

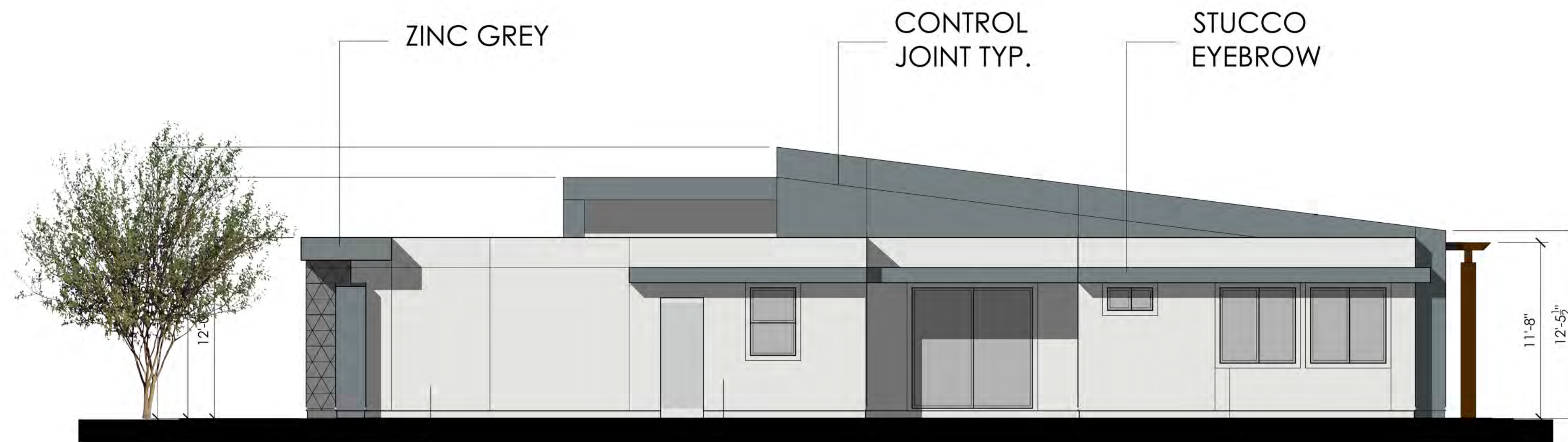
STUCCO

STEEL COLUMN

GRAY SCREEN SHERWIN WILLIAMS SW7071

VERTICAL RAKE FOAM

1X4 FOAM TRIM TYP.



STUCCO

ICE CUBE SHERWIN WILLIAMS SW6252

1X4 FOAM TRIM TYP.

LA MIRADA LOT 1



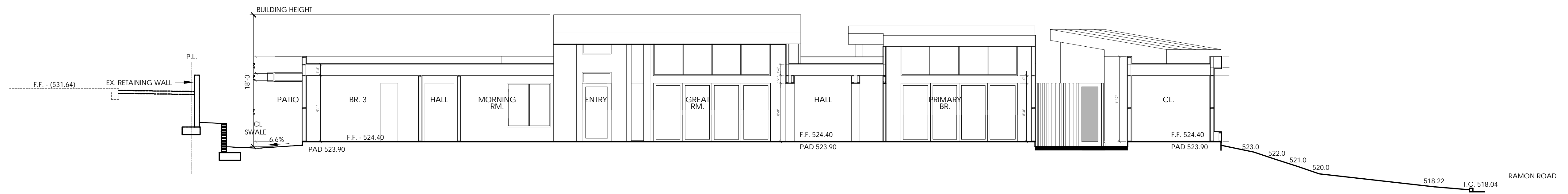
RFT DESIGN 13700 ALTON PKWY
 ARCHITECTURE IRVINE
 PLANNING CALIFORNIA
 LANDSCAPE 92618
 GRAPHICS T949.461.0605
 RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

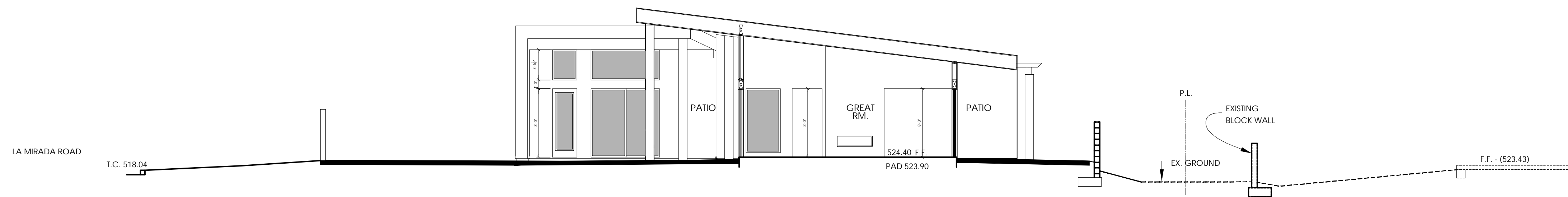
TITLE: FLOOR PLAN

DATE: 06.08.21

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



NORTH/SOUTH SECTION



EAST/WEST SECTION

LA MIRADA LOT 1



RFT DESIGN 13700 ALTON PKWY
 ARCHITECTURE IRVINE
 PLANNING CALIFORNIA
 LANDSCAPE 92618
 GRAPHICS T949.461.0605
 RFTDESIGN.COM F949.833.9603

PROJECT NO: 20029

DATE: 04.07.21

TITLE: SECTIONS

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



General Notes

Lighting

- 17 Accent Lights
WAC 5211-30BK 3000k
Low Voltage

- 15 Eyebrow Directional
Path
lighting
Low Voltage
Black
PGP425S w/ stake, &
3000k LED bulb.

-5 Bollard / Entry Lights
Kuzco
Line Voltage
Napa 24" square
Bollard 3000k

Vista vPro2 300W
Dual Zone
Bluetooth enabled
Multistage Dimmable

Zones divided into 3

- 1 minimal lighting for away/security
- 2 maximum lighting for entertaining
- 3 Entry Line Voltage Bollards

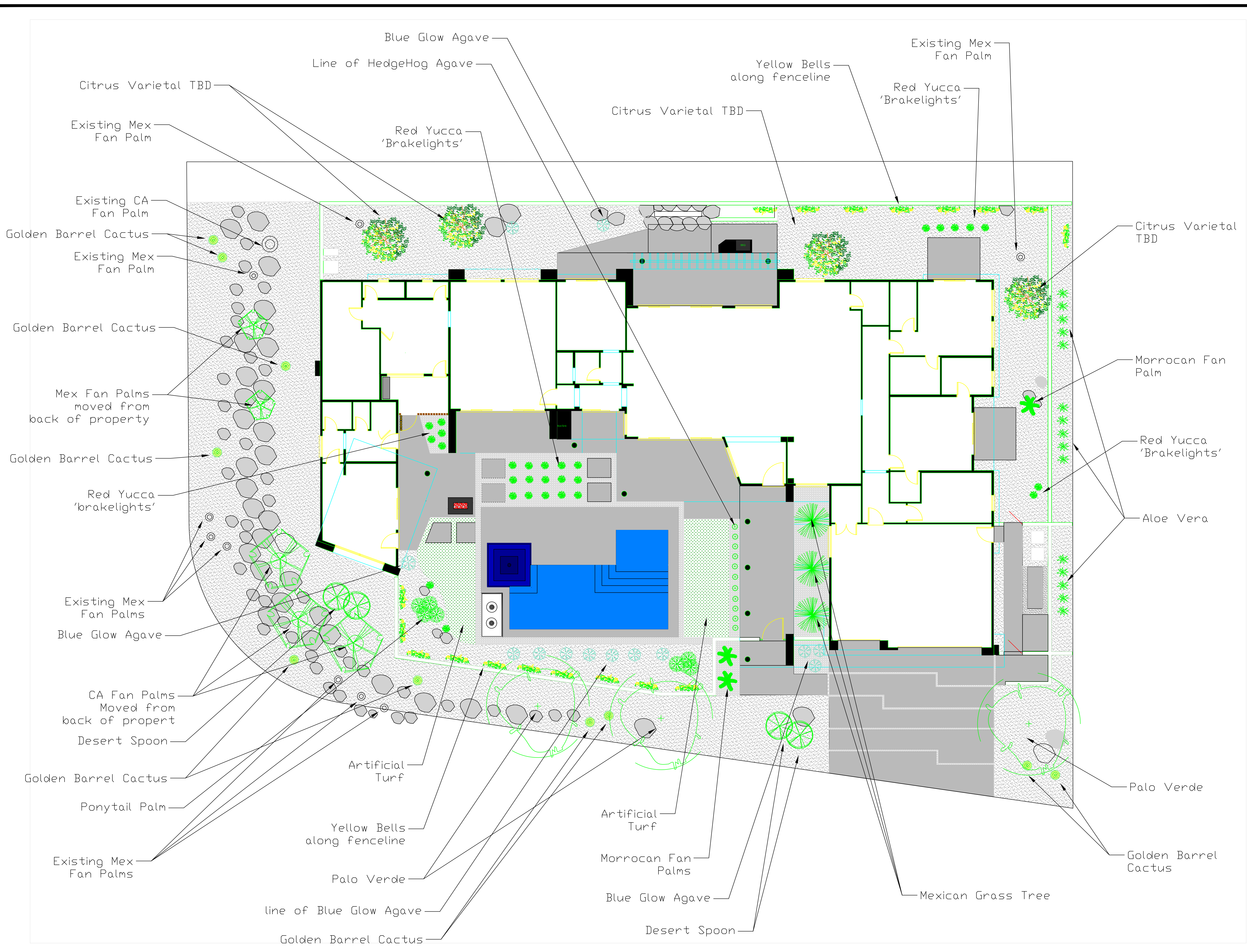
No.	Revision/Issue	Date

Firm Name and Address
Al Sambila
Al Sambila Designs
1951 Rexford Dr
San Diego
CA 92105

Project Name and Address
Scott Wilburn / La Mirada Dev,
LLC
LOT 1 La Mirada
Palm Springs
CA, 92264

Project
Wilburn 2021
Date
6/10/2021
Scale
1/8" = 1'

Sheet
L1



General Notes

Softscape / Plantings

- Citrus selections will be based upon best available stock.
- DG & Cobble selection will change based on house color selections. Current selection is Graphite Gray DG and Black(gray) Mexican Beach Pebble.
- Number of additional boulders in the front and side landscape is dependent on Grade/Elevation and availability from Lot.
- All Mexican and California fan palms will be moved out of the horse trail easement and fence line.
- Boulder blockage to be removed from horse easement and used in front retaining walls.

No.	Revision/Issue	Date

Firm Name and Address
 Al Sambila
 Al Sambila Designs
 1951 Rexford Dr
 San Diego
 CA 92105

Project Name and Address
 Scott Wilburn / La Mirada Dev, LLC
 LOT 1 La Mirada
 Palm Springs
 CA, 92264

Project Wilburn 2021	Sheet S1
Date 6/10/2021	
Scale 1/8" = 1'	

RAMON ROAD

GENERAL NOTES

DATED: 4-16-12

- 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 continuance 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 2016 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 curbs 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 Storm Water Permit (Water Quality Order 2009-0009-DWQ as modified September 2, 2009, as well as a copy of the executed letter issuing a Waste Discharge Identification (WQID) 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 city 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.
- All provisions of the preliminary soils report prepared by _____ Dated _____, shall be complied with.

STREET PAVEMENT

- The asphalt concrete design shall meet the City of Palm Springs Std. Dwg. No 110 and Standard Specifications for Public Works Construction, 2012 Edition; use Type B for the base lift and Type C2 for the final 1" cap. The design shall have a HVEEM stability of 35 AND 33 respectively per the California Test Method 304 and 366. Performance Grade asphalt (PG 70-10) meeting the 2016 Caltrans Standard Specifications shall be used. The specified miscellaneous base shall be crushed miscellaneous base according to the Standard Specifications for Public Works Construction, 2012 Edition.

TRENCH PAVEMENT

- Street cuts shall be paved with temporary A.C. paving immediately. Major and Secondary Thoroughfares shall be permanently paved within 15 days of the initial excavation (30 days on collector and residential streets) per City of Palm Springs Std. Dwg. No. 115. See Ordinance No. 14.16.375.
- Trenches shall be completely backfilled and compacted to support traffic at the end of each work day. The Contractor shall place permanent pavement through intersections at the end of each work day. No trench excavation or pipe laying on Fridays, weekends or holidays will be permitted on major and secondary thoroughfares or collector streets without prior approval of the City Engineer. Contractor shall place permanent paving each Friday.
- If, in the opinion of the City Engineer, the trench backfill is unsafe to traffic, the Contractor shall place permanent paving at the end of each work day.
- Steel trench plating shall conform to the Caltrans Encroachment Permit Manual Section 602.1 as revised July, 2009.
- The specified miscellaneous base shall be crushed miscellaneous base according to the Standard Specifications for Public Works Construction, 2012 Edition.

CONSTRUCTION NOTES and QUANTITIES

- | | |
|---|---------------|
| ① INSTALL 4" PVC PIPE SDR35 | 354.9 LIN.FT. |
| ② INSTALL 4" DECK/YARD DRAIN MODEL NDS# 11 PER DETAIL SHOWN HEREON | 22 EA. |
| ③ INSTALL BUBBLER BOX PER DETAIL SHOWN HEREON | 1 EA. |
| ④ CONST. 4" P.C.C. | 3,487 SQ.FT. |
| ⑤ CONST. 6" P.C.C. WITHIN R/W | 184 SQ.FT. |
| ⑥ CONSTRUCT 6" HIGH BLOCK WALL (SEP. PERMIT) | 225 LIN.FT. |
| ⑦ CONSTRUCT 3" RETAINING WALL (SEP. PERMIT) | 71 LIN.FT. |
| ⑧ CONST. 1" TO 3" RETAINING WALL W/ 6" GARDEN WALL ON TOP (SEP. PERMIT) | 88 LIN.FT. |
| ⑨ INSTALL 6" PVC PIPE SDR35 | 90.4 LIN.FT. |

OWNER/DEVELOPER:

TEMPLE DEVELOPMENT
699 INDIAN TRAIL
PALM SPRINGS, CA. 92264
(760) 323-5310

LOT SIZE:

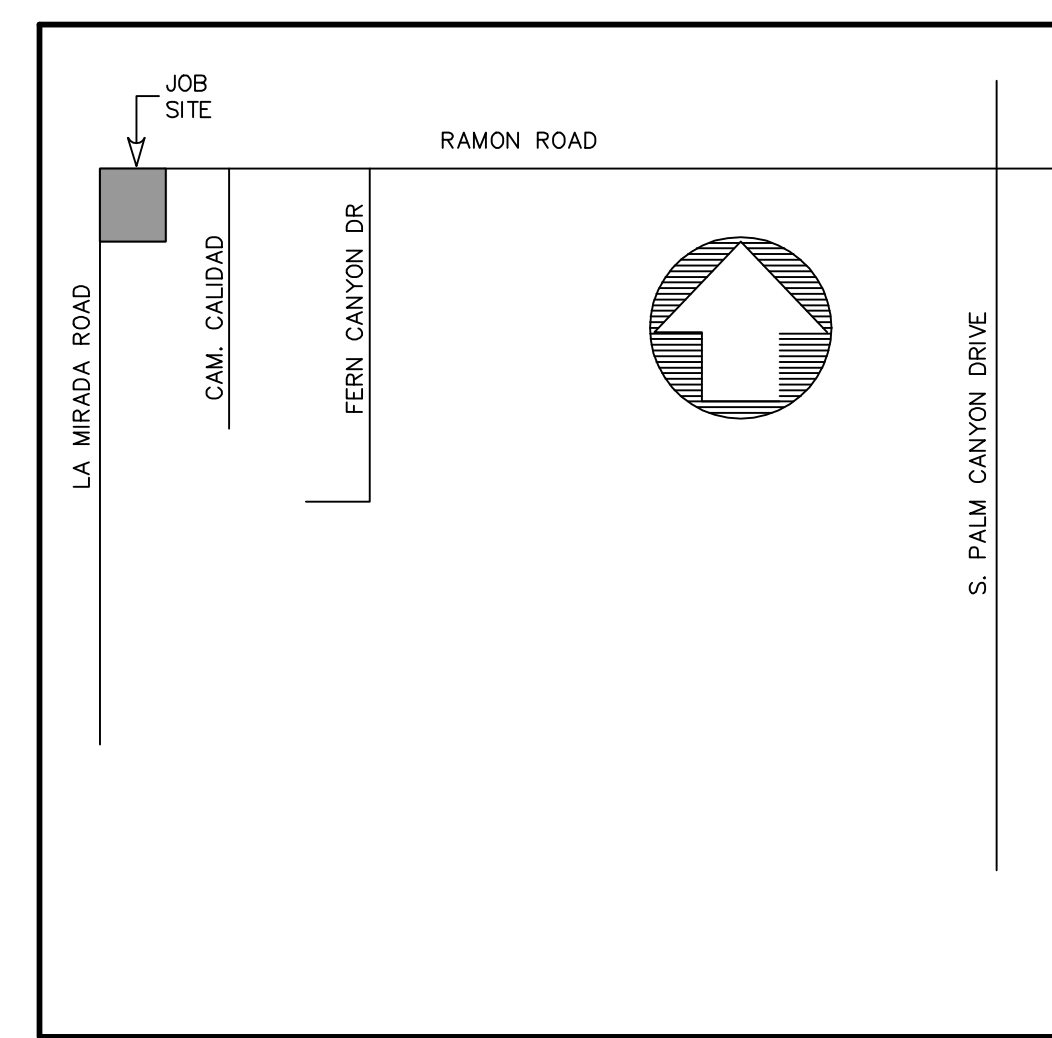
18,550 SQ.FT. (0.42 ACRES)

LEGAL DESCRIPTION:

LOT 1
TRACT 3150
M.B. 51/45
APN: 513-260-001

FEMA INFORMATION:

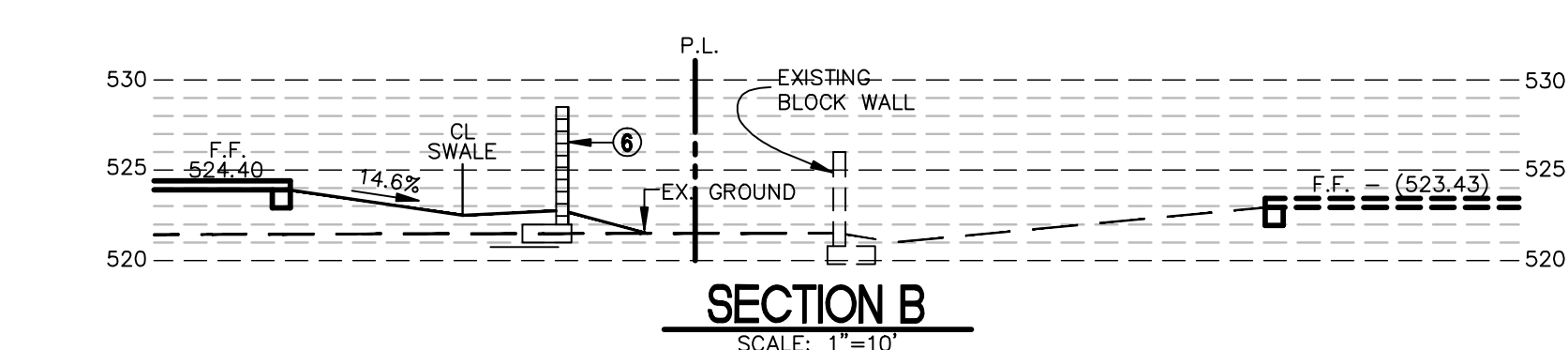
ZONE X
MAP: 06065C1558G
DATE: 08/28/2008



LEGEND

- FF FINISH FLOOR ELEVATION
- FG FINISH GROUND
- FS FINISH SURFACE
- GB GRADE BREAK
- GF GARAGE FLOOR
- HP HIGH POINT
- PAD FINISH PAD ELEVATION
- PA PLANTER AREA
- PUE PUBLIC UTILITY EASEMENT
- TC TOP OF CURB
- FL FLOWLINE
- INV INVERT
- TG TOP OF GRATE
- TW TOP OF WALL
- TF TOP OF FOOTING
- TOS TOP OF SLOPE
- BOS BOTTOM OF SLOPE
- WS WATER SURFACE
- TRW TOP RETAINING WALL
- ROOF DRAIN

- EXISTING CONTOUR (100)
- PROPOSED CONTOUR (100)
- EXISTING ELEVATION (100.50)
- FINISHED ELEVATION (101.50)
- DRAINAGE SWALE
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY (R/W)
- EXIST. 8" SEWER LINE
- EXIST. 8" WATER LINE
- EXIST. BLOCK WALL
- RETAINING WALL
- SCREEN/GARDEN WALL
- ROOF DRAIN CONNECTION
- CONCRETE FINISH



ESTIMATED DIRT QUANTITIES

RAW FILL - 417 C.Y.
RAW CUT - 412 C.Y.
NOTE: ESTIMATED QUANTITIES ARE SHOWN FOR PERMIT PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR HIS/HER OWN QUANTITIES.

REQUIRED PERMITS

GRADING PERMIT
ENCROACHMENT
PM10
BLOCK WALL
RED FIRE ANT

SERVICES:

- ELECTRICITY: SO. CALIFORNIA EDISON CO., ATTN: AMBER WRIGHT - (760) 202-4250
- SEWER: VEOLIA WATER (ATTN: GARY GREY) (760) 323-8166 ext.2
- WATER: DESERT WATER AGENCY, ATTN: DEBBIE RANDALL (760) 323-4971 EXT. 146
- TELEPHONE: FRONTIER (760) 864-1715
- GAS: SO. CALIFORNIA GAS CO. (800) 427-2200
- CABLE T.V.: SPECTRUM (760) 340-1312
- SCHOOL: PALM SPRINGS UNIFIED SCHOOL DISTRICT (760) 416-8000
- WHITEWATER MUTUAL WATER CO., ATTN: DEBBIE RANDALL (760) 323-4971 ext. 146

CONSTRUCTION contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property; that this requirement shall be made to apply continuously and not be limited to normal working hours, and construction contractor further agrees to defend, indemnify and hold design professional 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.



Know what's below.
Call before you dig

NO.	REVISION	APPROVED	DATE	BRANCH MARK	REV.
				15-23	518.663 - NCVD29

JHA Engineers

43585 Monterey Avenue, Suite 7
Palm Desert, CA. 92260
(760) 345-1352
dan@jhaengineering.com

JOHN H. HACKER, R.C.E. NO. 14614

DESIGN BY:

DAN

DATE

CITY CHECK

DATE

DATE

RIGHT-OF-WAY

DATE

DATE

TRAFFIC ENGINEER

DATE

DATE

REVIEWED BY:

DATE

DATE

APPROVED BY:

DATE

DATE

CITY OF PALM SPRINGS, CALIFORNIA

PRECISE GRADING PLAN

LA MIRADA ROAD
APN: 513-260-001
SECTION 22 T.4S., R.4 E., S.B.B.M.

FILE NO. 20-6246

DWG. NO. 1

OF 1 SETS.