



ARCHITECTURAL REVIEW COMMITTEE MEMORANDUM

DATE: JULY 6, 2021 NEW BUSINESS

SUBJECT: ANDREW BADGER, OWNER, FOR A MAJOR ARCHITECTURAL APPLICATION AND ADMINISTRATIVE MINOR MODIFICATION APPLICATION PROPOSING A 395-SQUARE FOOT CASITA ABOVE AN EXISTING GARAGE ON A HILLSIDE LOT LOCATED AT 777 LA MIRADA ROAD, CASE 3.4221 MAA / 7.1626 AMM, ZONE R-1-C (APN 513-260-025), (AP).

FROM: Development Services Department – Planning Division

PROJECT DESCRIPTION:

This is a request for denial of an Architectural Review Application for a new casita located above an existing two-car garage on a hillside lot. An administrative minor modification (“AMM”) is included seeking approval for a new casita unit that exceeds the maximum allowable height for the R-1-C zone.

ISSUES

- The second story addition may restrict visibility to the south of the property and may not be harmonious to the surrounding area.

RECOMMENDATION:

That the Architectural Review Committee deny the application as presented, and request revisions.

BACKGROUND INFORMATION:

<i>Neighborhood Meeting/Neighborhood Notice</i>	
05/20/21	Notice mailed by staff to adjacent property owners notifying that the subject application had been filed with the Planning Division, in accordance with 93.13.00 of the Zoning Code.
07/01/21	The surrounding neighborhood organizations within a mile of the site were sent notice that the proposed project would be reviewed by the Architectural Review Committee on JULY 6, 2021

STAFF ANALYSIS:

<i>Site Area</i>	
Net Acres	.51 Acres

<i>General Plan and Zoning Designations</i>		
<i>General Plan Designation</i>	<i>Permitted Density</i>	<i>Compliance</i>
Estate Residential	0-2.0 DU/AC	Y
<i>Zoning Designation</i>		
R-1-A – Single Family Residential		

Development Standards:

Pursuant to PSZC Section 92.01.03, the following development standards apply:

<i>Standard</i>	<i>Required/ Allowed</i>	<i>Provided</i>	<i>Compliance</i>
Min. Setbacks			
• Front	25 Feet	18 Feet	Y, if AMM is approved
• Side (east)	10 Feet	106 Feet	Y
• Side (west)	10 Feet	9 Feet	N
• Rear	15 Feet	110 Feet	Y
Max. Lot Coverage	35%	15.2%	Y
Max. Building Height	12 Feet @ PL 18 Feet Max	17 Feet 6 Inches & 22'-0"	Y, if AMM is approved
Building Separation	6 Feet	>6 Feet	Y
Parking	2 spaces (covered)	2 spaces	Y

Hillside Review Criteria:

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

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
1.	<i>Rock and soil exposure;</i> The proposed casita will require a minimal amount of grading where the proposed staircase will be located. The casita will be located above an existing garage, and grading will not be necessary.	Y
2.	<i>Size of building pad;</i> The proposed casita will be located above an existing, detached garage and will not require a new building pad.	Y
3.	<i>Design considerations, such as supporting stilts, colors and building arrangement;</i> The casita does not require extensive columns, supporting stilts, or retaining walls.	Y
4.	<i>Screening of parking areas;</i>	Y

	<i>Guidelines [PSZC 93.13.00(B)(4)(a)]</i>	<i>Compliance</i>
	Vehicles are kept near the front of the lot within an enclosed 2-car garage. New parking areas are not proposed with this application.	
5.	<i>Landscaping plans;</i> The project is proposed to retain the natural desert plant materials as much as possible. Where site disturbance is required for construction it is to be naturalized with local indigenous species.	Y
6.	<i>Continuity with surrounding development;</i> The proposed casita will be built with colors and materials that will match the existing detached garage and main residence; however, the parcels immediately adjacent to the subject property are all single-story structures and a second story addition is not consistent with the surrounding development.	N
7.	<i>Sensitivity to existing view corridors.</i> The proposed structure is partially subterranean, and portions will extend to a height of 22 feet. It is possible that some view corridors to the north may be impacted.	N

Architectural Review Criteria and Findings:

PSZC Section 94.04.00(E) requires the approval authority to evaluate the application and make findings for conformance to the following criteria:

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
1.	<i>The architectural treatment is consistent on all four sides of the proposed building(s), unless otherwise approved by the ARC;</i> The proposed addition will be constructed using the same colors and materials as the main structure, on all four sides.	Y
2.	<i>The design of accessory structures, such as carports, cabanas, and similar accessory structures, shall be consistent with the form, materials and colors of the principal building(s), unless otherwise approved by the ARC;</i> The proposed addition will be constructed using the same colors and materials as the main structure.	Y
3.	<i>The façade elements and fenestration are composed in a harmonious manner;</i> The proposed casita will have doors and windows that match existing glazing and framing of the main house. The same stucco, roof trellis and exterior lighting will also match the main structure.	Y
4.	<i>The proposed materials are consistent with the context of the site, adjacent buildings, and the desert environment;</i> The proposed casita will be built with colors and materials that will match the existing detached garage and main residence. It will be harmonious with the surrounding neighborhood.	Y
5.	<i>The proposed color scheme is appropriate to the desert environment and consistent with the site context;</i>	Y

	<i>Criteria and Findings [PSZC 94.04.00(E)]</i>	<i>Compliance</i>
	<i>The proposed color scheme consists of a light brown stucco, a wooden trellis, and doors and windows to match main house. The proposed color scheme appropriate to the desert environment and consistent with the context of the site.</i>	
6.	<i>Shading devices and sun control elements, excluding landscape materials, are provided to address environmental conditions and solar orientation;</i> A trellis is proposed to provide shade to the casita.	Y
7.	<i>The proposed landscape plan is consistent with the requirements of PSMC Chapter 8.60;</i> New landscape is not proposed.	NA
8.	<i>The proposed landscape plan is consistent with all applicable zoning requirements, including any streetscape requirements, landscape buffer requirements, and screening requirements;</i> New landscape is not proposed.	NA
10.	<i>The proposed lighting plan is consistent with the requirements of PSZC Section 93.21.00, and the proposed lighting will not materially impact adjacent properties;</i> New lighting is not proposed with this project.	NA
12.	<i>Screening is provided for mechanical equipment and service yards, so as to screen such facilities from view from public rights-of-way and abutting properties;</i> New mechanical equipment is not proposed for this project.	NA

CONCLUSION:

With approval of the AMM, the project can be found to be in conformance with the City’s development standards; however, the proposed second story casita may restrict visibility to the south and may not be harmonious to the surrounding area. Staff recommends denial as presented, and the ARC to provide comments to improve consistency with all the findings found in Sections 93.13.00 and 94.04.00 (D) of the PSZC.

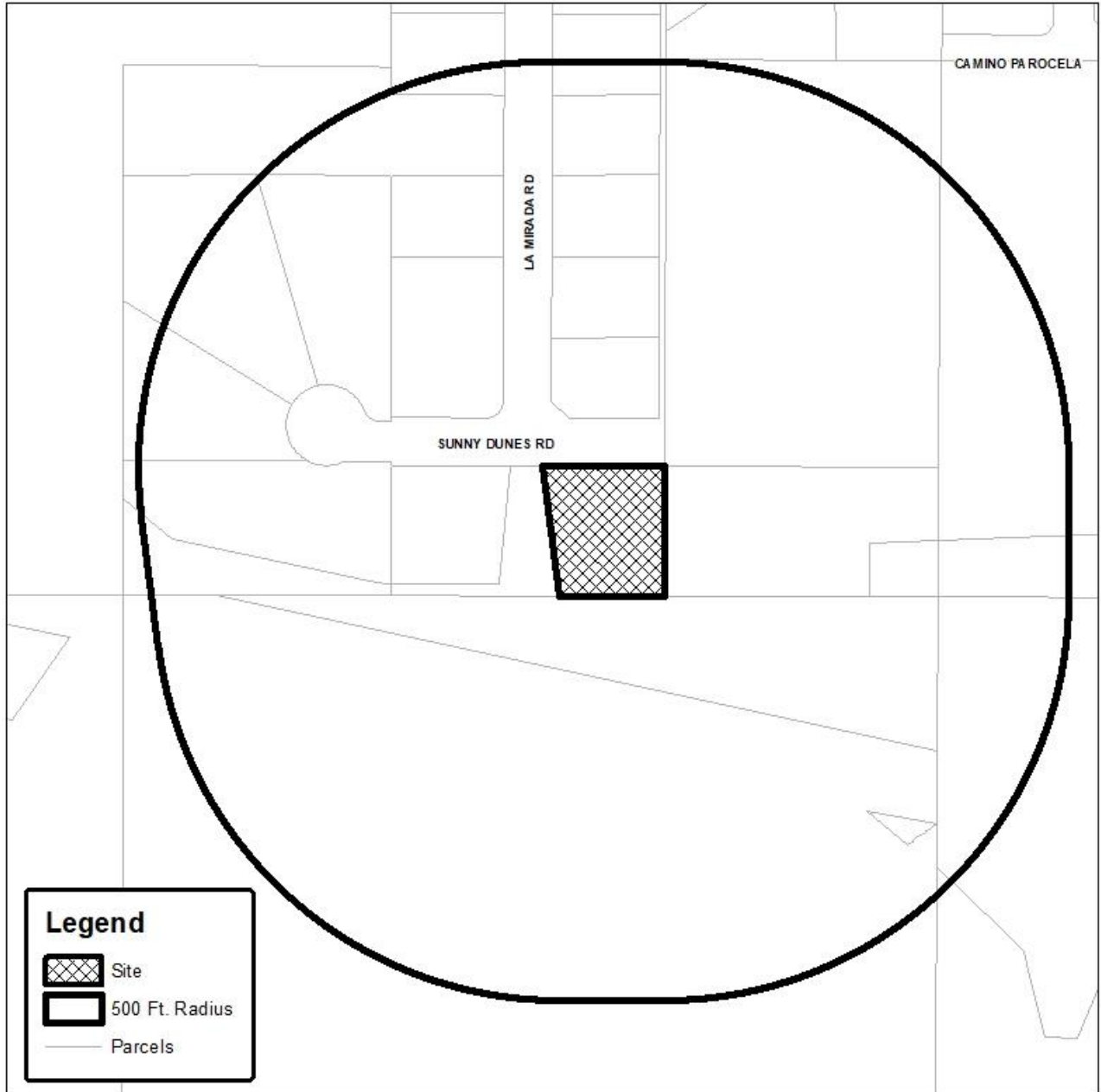
PREPARED BY:	Alex Perez, Assistant Planner
REVIEWED BY:	David Newell, AICP, Assistant Planning Director

ATTACHMENTS:

1. Vicinity Map
2. Justification Letter
3. Architectural Plans
4. Existing Photos
5. Existing Two-Story Homes



Department of Planning Services Vicinity Map



CITY OF PALM SPRINGS
777 La Mirada

Applicant:

Drew Badger

777 South La Mirada Rd

Palm Springs, CA 9264

drew@dabconsultingservice.com

Cell: 949.307.6968

City of Palm Springs Planning Department

3200 E Tahquitz Canyon Way

Palm Springs, CA 92262

Subject: Residential Hillside Casita Addition at top of existing Garage.

To whom it may concern:

Thank you for reviewing this submittal. Your time spent on this project is greatly appreciated.

Scope of work:

We are proposing to add a new Accessory Dwelling Unit (ADU) on top of the existing garage which will minimize the modification of existing site topography and vegetation, consistent with the general plan of Palm Springs. The existing garage tile roof is in need of repair; therefore, this addition will provide a welcome upgrade to the existing structure. The garage is also half sunken into the hill / topography and the proposed height of the ADU is equivalent to the height of the existing main house (See site section included in the submission package).

During preliminary assessment of the proposal, the city planning office asked whether we could instead construct a separate dwelling elsewhere on the property, noting that the parcel is approximately 1 acre and that this would allow all structures on the property to remain as 1-story. Unfortunately, this is not feasible since it would require access to Indian Land and traversing a wash to access that part of the property. And even if access to other parts of the property was possible (which it isn't), clearing a new pad on the site would be incredibly expensive requiring the removal of literally tons of boulders. In addition, the only viable location of this new structure would look down into the next door neighbor's back yard which is undesirable and highly unlikely to be approvable.

Although the proposed ADU atop the existing garage is technically considered taller than than 1-story, it is only a partial story which actually does not change the height of the tallest structure on the property since the main house has a vaulted roof and the ADU does not. Since the overarching goal of restricting multiple stories is to minimize obstruction of views, this proposed ADU does not represent a concern to neighboring houses, nor does it detract from the overall

appeal of the dwelling since the architecture will remain consistent with the existing main house.

Finally, the proposed ADU atop the existing garage is highly comparable to several properties on the same street. Specifically, we have encountered four single-family residences with the same condition, i.e., partial two stories, in the immediate vicinity of the general project location (See exhibit A), and several other partial/full two-story properties in the surrounding area. These single-family residences were recorded with the Riverside County as being two stories (See additional attachments for details of neighboring two-story properties at 565, 603, 633, and 884 South La Mirada Road).

Please also refer to preliminary drawings.

Sincerely,

A handwritten signature in black ink, appearing to read "Drew Badger". The signature is fluid and cursive, with a large initial "D" and "B".

Drew Badger,
Homeowner, 777 S La Mirada Rd

SYMBOLS & ABBREVIATIONS

	COLUMN LINES, GRID LINES	ABV.	ABOVE
	DOOR SYMBOL	A.C.	ASPHALTIC CONCRETE
	WINDOW SYMBOL	ADJ.	ADJACENT
	REVISION	A.P.L.	ASSUMED PROPERTY LINE
	CLOUD AROUND REVISION	B.C.R.	BEGIN CURB RETURN
	MATCH LINE	B.F.	BOTTOM OF FOOTING
	SHADED PORTION	B.O.F.	BOTTOM OF FASCIA BOARD
	IS THE SIDE CONSIDERED	BRD	BETWEEN
	WORK POINT	C.B.	CATCH BASIN
	CONTROL POINT OR DATUM POINT	C.L.	CENTERLINE
	SECTION IDENTIFICATION	C.O.	CLEANOUT
	SHEET WHERE SECTION IS DRAWN	CLR.	CLEAR
	DETAIL NUMBER	C.M.U.	CONCRETE MASONRY UNIT
	SHEET NUMBER	CONC.	CONCRETE
	KEYNOTES	CONT.	CONTINUOUS
	CONCRETE	C.Y.	CUBIC YARD
	MASONRY VENEER	DET.	DETAIL
	CONCRETE BLOCK	DN.	DOWN
	ACOUSTIC TILE OR BOARD	DRWG.	DRAWING
	GYPSUM BOARD	E,	EAST
	NO DOUBLE LINES AT SMALL SCALE	EA.	EACH
	BATT INSULATION	E.G.	EXISTING GRADE
	PLYWOOD	E.L.	ELEVATION
	PROPERTY LINE	ELEC	ELECTRICAL
	NEW FINISH GRADE SHOWN HORIZONTALLY	ELEV.	ELEVATION
	EXISTING GRADE	EQ.	EQUAL
	NEW OR FINISHED CONTOURS	EXIST.	EXISTING
	EXISTING CONTOURS	EXP.	EXPANSION
	TOP OF WALL	ETC.	ETCETERA
	TOP OF CURB	FIN.	FINISH
	TOP OF PAVEMENT	F.G.	FINISH GRADE
	SIMILAR STANDARD STRUCTURAL	F.P.	FINISH PAVING
	TOP OF PARAPET	FLR.	FLOOR
	TOP OF FOOTING	F.H.	FIRE HYDRANT
	(TOP OF FLUSH CURB) fut.	F.L.	FLOW LINE
	TOP OF PAVING	(F.T.C.)	FUTURE TOP OF PAVING OR CONCRETE
	TOP OF WALL	(F.T.P.)	FUTURE TOP OF CURB
	TYPICAL	FTG	FOOTING
	WEST WITH	G.	GUTTER
	WHERE OCCURS REINFORCEMENT	GA	GAUGE
	RETENTION SECTION	GYP. BRD.	GYPSUM BOARD
	SECTION	GALV.	GALVANIZED
	TOP OF PLATE	H/C	HANDICAP
		HT.	HEIGHT
		HP.	HIGH POINT
		JT.	JOINT
		MAX.	MAXIMUM
		MIN.	MINIMUM
		MTL.	METAL
		N.	NORTH
		N.G.	NATURAL GRADE
		N.I.C.	NOT IN CONTRACT
		O.C.	ON CENTER
		P.L.	PROPERTY LINE
		SCHDL.	SCHEDULE

ADDITIONAL NOTES:

AS THE ARCHITECT / ENGINEER OF RECORD, I HAVE SELECTED APPROPRIATE BMPs TO EFFECTIVELY MINIMIZE THE NEGATIVE IMPACTS OF THIS PROJECT'S CONSTRUCTION ACTIVITIES ON STORM WATER QUALITY. THE PROJECT OWNER AND CONTRACTOR ARE AWARE THAT THE SELECTED BMPs MUST BE INSTALLED, MONITORED, AND MAINTAINED TO ENSURE THEIR EFFECTIVENESS. THE BMPs NOT SELECTED FOR IMPLEMENTATION ARE REDUNDANT OR DEEMED NOT APPLICABLE TO THE PROPOSED CONSTRUCTION ACTIVITIES.

YASMANLY FLORESARENAS	PROJECT MANAGER	2020.06.22
NAME	POSITION	DATE

I CERTIFY THAT THE PROPOSED WORK WILL NOT DESTROY OR UNREASONABLE INTERFERE WITH ANY ACCESS OR UTILITY EASEMENT BELONGING TO OTHERS AND LOCATED ON MY PROPERTY, BUT IN THE EVENT SUCH WORK DOES DESTROY OR UNREASONABLY INTERFERE WITH SUCH EASEMENT, A SUBSTITUTE EASEMENT(S) SATISFACTORY TO THE HOLDER(S) OF THE EASEMENT WILL BE PROVIDED.

SIGNATURE	TITLE
PRINT NAME	DATE

PROPOSED ACCESSORY DWELLING UNIT FOR:

MR. BADGER

777 LA MIRADA RD PALM SPRINGS, CA 92264

CITY NOTES

CITY OF PALM SPRINGS ORDINANCES:
9.06.047 CONSTRUCTION OR LANDSCAPE MAINTENANCE NOISE.
CONSTRUCTION, LANDSCAPE MAINTENANCE, PROPERTY MAINTENANCE, AND SIMILAR ACTIVITIES SHALL BE LIMITED TO THE FOLLOWING HOURS UNLESS A TEMPORARY WAIVER IS GRANTED BY THE PLANNING DIRECTOR OR HIS/HER AUTHORIZED DESIGNEE:
7:00am-5:00pm MONDAY-FRIDAY
8:00am-5:00pm SATURDAY
NO USAGE ON SUNDAYS OR NATIONAL HOLIDAYS. *
*NATIONAL HOLIDAYS: NEW YEAR'S DAY, MARTIN LUTHER KING DAY, PRESIDENT'S DAY, MEMORIAL DAY, INDEPENDENCE DAY (4TH OF JULY), LABOR DAY, VETERAN'S DAY, THANKSGIVING DAY, THANKSGIVING DAY AFTER, AND CHRISTMAS DAY. (ORD. 438 SEC.3, 1998; ORD. 392 SEC 1-2, 1996; ORD. 366 (EXHIBIT "A"), 1995; ORD. 362 (EXHIBIT "A"), 1995; ORD. 359 SEC 1, 1995; ORD 330 SEC 1, 1993; ORD 300 SEC 1-3, 1992; ORD 277 SEC 3 (EXHIBIT "A"), 1991)

PER CITY POLICY , A COMPACTION CERTIFICATION AND ACCEPTANCE OF THE FOUNDATION EXCAVATION TO BE PROVIDED AT THE TIME OF FOUNDATION INSPECTION. THE INSPECTOR HAS THE PREROGATIVE TO REQUIRE THIS FOR ANY CONCRETE WORK.

THIS PROJECT SHALL CONFORM WITH CALBO SB407. NONCOMPLIANT PLUMBING FIXTURES TO BE REPLACED BY WATER CONSERVING PLUMBING FIXTURES.

GENERAL CONTRACTOR SHALL PROVIDE CALGREEN COMPLIANCE FORMS FROM LOCAL WASTE DISPOSAL COMPANY WHEN APPLYING FOR BUILDING PERMIT.

SPECIAL NOTES

At the time of final inspection, a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes all of the following shall be placed in the building:
a. Directions to the owner or occupant that the manual shall remain with the building throughout the life cycle of the structure.
b. Operation and maintenance instructions for the following:
i) Equipment and appliances, including water-saving devices and systems, HVAC systems, water-heating systems and other major appliances and equipment.
ii) Roof and yard drainage, including gutters and downspouts.
iii) Space conditioning systems, including condensers and air filters.
iv) Landscape irrigation systems.
v) Water reuse systems.
c. Information from local utility, water and waste recovery providers on methods to further reduce resource consumption, including recycle programs and locations.
d. Public transportation and/or carpool options available in the area.
e. Educational material on the positive impacts of an interior relative humidity between 30-60 percent and what methods an occupant may use to maintain the relative humidity level in that range.
f. Informant about water-conserving landscape and irrigation design and controllers which conserve water.
g. Instructions for maintaining gutters and downspouts and the importance of diverting water at least 5 feet away from the foundation.
h. Information on required routine maintenance measures, including, but not limited to, caulking, painting, grading around the building, etc.
i. Information about state solar energy and incentive programs available.
j. A copy of all special inspection verifications required by the enforcing agency of this code. (CALGreen 4.410.1)
ALL 'OR EQUAL' SUBSTITUTIONS MUST BE SUBMITTED TO, AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION OF THE ITEM.

MUNICIPAL CODE REQUIREMENTS

- APPROVED TEMPORARY SANITARY FACILITIES (I.E. CHEMICAL TOILETS) SHALL BE ON THE CONSTRUCTION SITE PRIOR TO REQUEST FOR FIRST INSPECTION. HEALTH AND SAFETY CODE, SECTION 5416
- CONTRACTOR AND/OR OWNER SHALL PROVIDE A TRASH BIN TO INSURE PROPER CLEAN-UP OF ALL BUILDING MATERIALS.
- STORAGE OF BUILDING MATERIALS OR DEBRIS SHALL BE CONFINED TO THE LOT FOR WHICH THE PERMIT IS ISSUED. ADJACENT VACANT PROPERTIES MAY NOT BE UTILIZED FOR THIS PURPOSE UNLESS WRITTEN PERMISSION OF THE OWNER IS ON FILE WITH THIS OFFICE. THE PUBLIC RIGHT-OF-WAY SHALL BE MAINTAINED IN A CLEAR CONDITION AT ALL TIMES.
- ADDRESS NUMERALS SHALL COMPLY WITH CITY OF PALM SPRINGS ORDINANCES

REFERENCE CODES

- ALL CONSTRUCTION SHALL COMPLY WITH:
- 2019 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE;
 - 2019 CALIFORNIA MECHANICAL CODE;
 - 2019 CALIFORNIA PLUMBING CODE;
 - 2019 CALIFORNIA GREEN CODE;
 - 2019 CALIFORNIA FIRE CODE
 - CITY OF PALM SPRINGS ORDINANCES

PROJECT DATA

PROJECT DESCRIPTION:	PROPOSED ADU FOR MR. BADGER
SITE ADDRESS:	777 LA MIRADA RD PALM SPRINGS, CA 92264 RIVERSIDE COUNTY
LEGAL DESCRIPTION:	BOOK/PAGE: MB 37/31 SUBDIVISION: PM 9486 LOT/PARCEL: 1
ASSESSORS PARCEL #	513-260-025-6
SCOPE OF WORK:	CASITA ADDITION ABOVE EXISTING GARAGE: 1 BEDROOM, SMALL KITCHENETTE & RESTROOM. DECK SPACE & ROOF DECK.
OCCUPANCY:	R-3/U
ZONING:	R-1-20000
TYPE OF CONSTRUCTION:	V-B NON RATED (V-B NON RATED EXISTING)
NO. OF STORIES:	1 EXISTING (2 PROPOSED -HILLSIDE)
FIRE SPRINKLERS:	NO
MAX. HEIGHT	N/A
AREA TABULATIONS:	
EXISTING LIVABLE AREA	2,754 SF
EXISTING GARAGE	629 SF
EXISTING PATIOS	2,193 SF
PROPOSED ADU	349 SF
PROPOSED DECK PATIO	341 SF
TOTAL LOT AREA:	.46 ACRES / 21,921 SF
LOT COVERAGE:	15.2% (35% MAX)

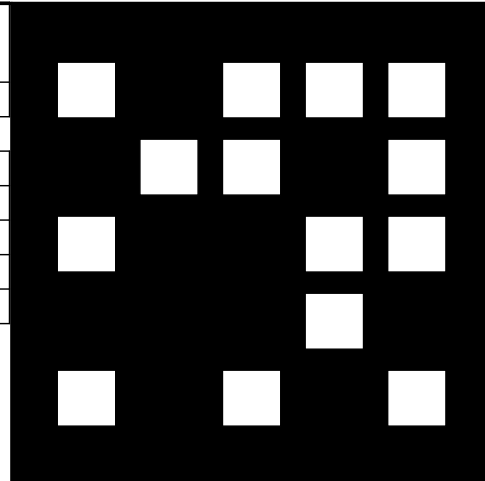
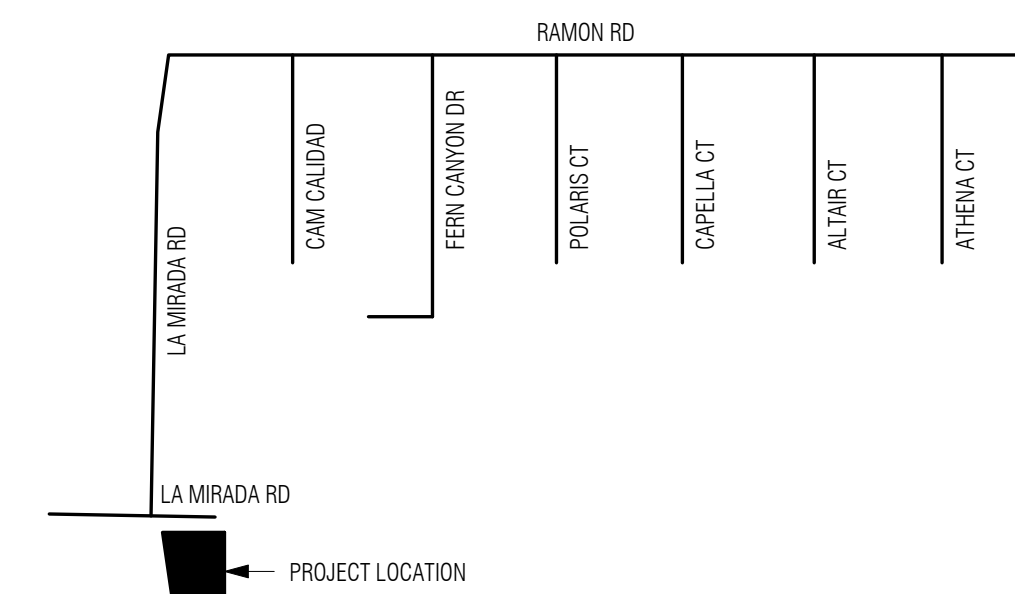
SHEET INDEX

SHEET NUMBER	SHEET NAME
A100.0	COVER SHEET
A101.0	SITE PLAN
A102.0	FLOOR PLAN
A103.0	ELEVATIONS
A104.0	ROOF PLAN, AXONOMETRIC AND SITE SECTION

SITE DRAINAGE (VERIFY IN FIELD)

LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM THE FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10FT (5% SLOPE). WHERE LOT LINES, WALLS, SLOPES OR OTHER PHYSICAL BARRIER PROHIBITS 6" OF FALL WITHIN 10FT, DRAIN OR SWALES SHALL BE CONSTRUCTED TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. [CRC R401.3]. FOR IMPERVIOUS SURFACES WITHIN 10 FT OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.

VICINITY MAP



STUDIOS 2007
NARKWEATHER
ARCHITECTS INCORPORATED

73330 HWY 111 SUITE A
PALM DESERT, CA 92260

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No.	Description	Date

ADU FOR MR. BADGER

777 LA MIRADA RD
PALM SPRINGS, CA 92264

APN 513-260-025-6

PLANNING DEPT.

COVER SHEET

Project number 20-105

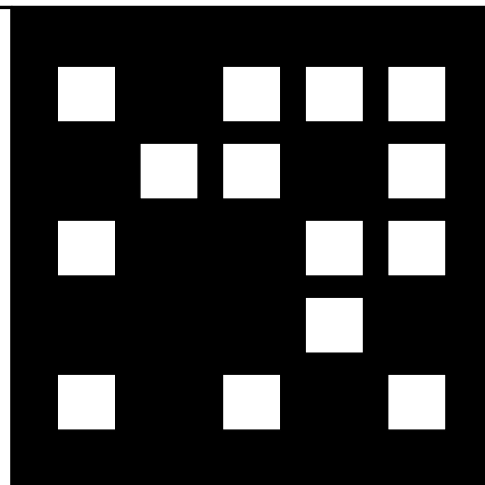
Date 9DEC20

Drawn by YAS

Checked by AA

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Scale 1/8" = 1'-0"



STUDIO 2007
NARKWEATHER
 ARCHITECTS INCORPORATED
 73330 HWY 111 SUITE A
 PALM DESERT, CA 92260

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APN 513-260-025-6

PLANNING DEPT.

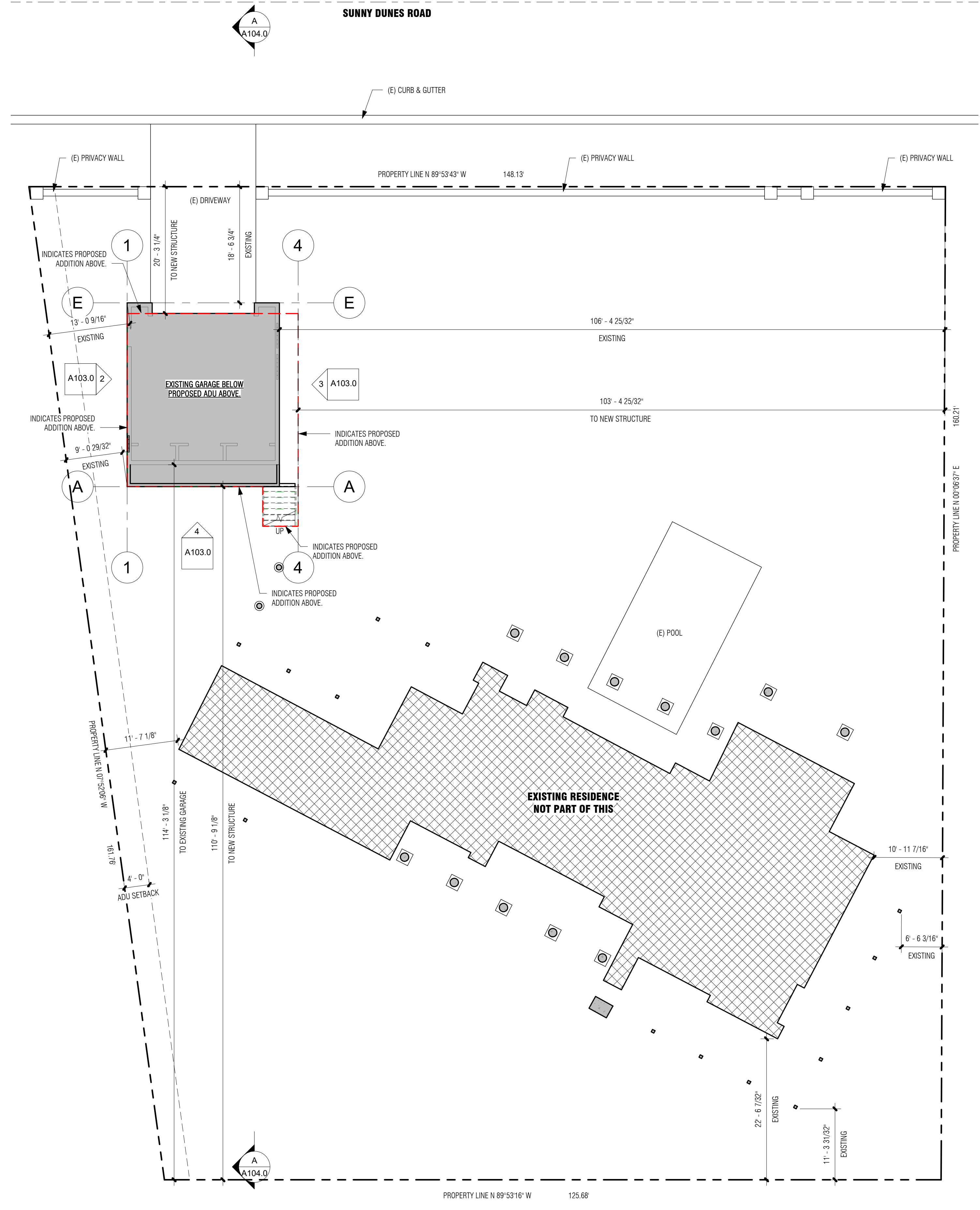
SITE PLAN

Project number	20-105
Date	9DEC20
Drawn by	YAS
Checked by	AA

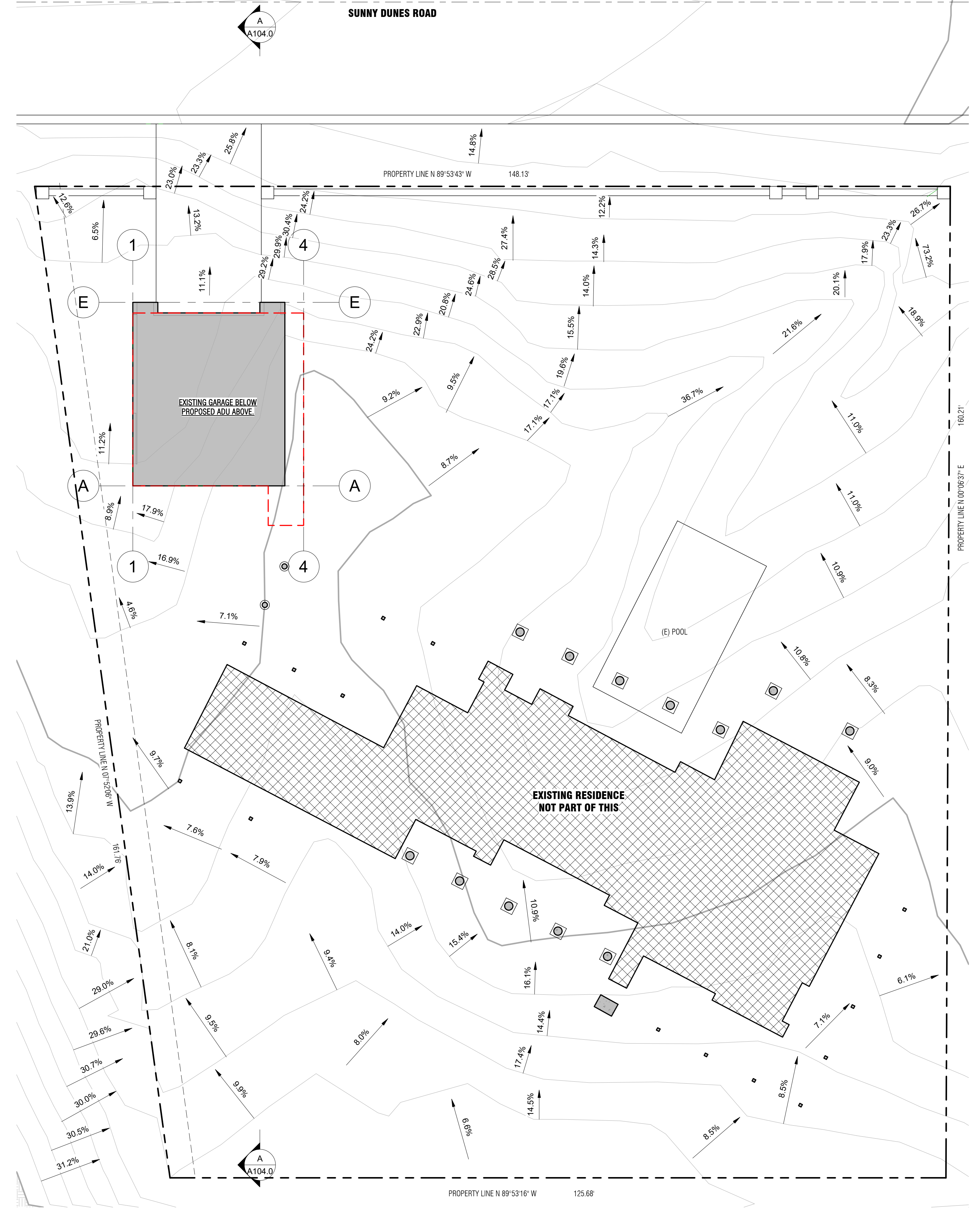
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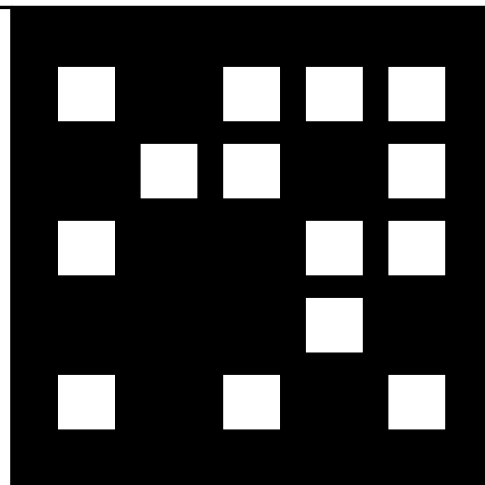
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1 SITE PLAN
 1" = 10'-0"



2 SITE PLAN - VECTOR
 1" = 10'-0"



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 PALM DESERT, CA 92260

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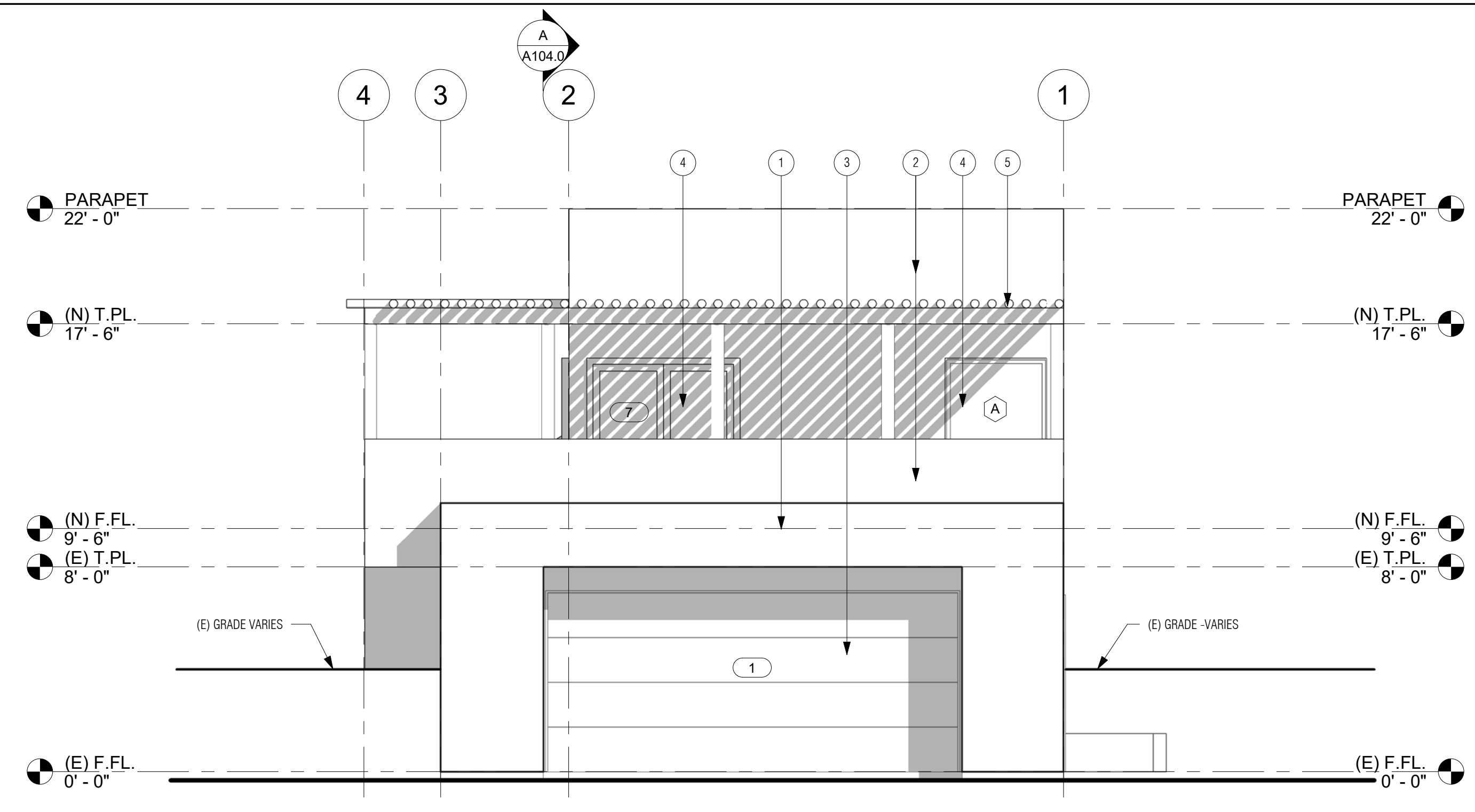
PLANNING DEPT.

ELEVATIONS

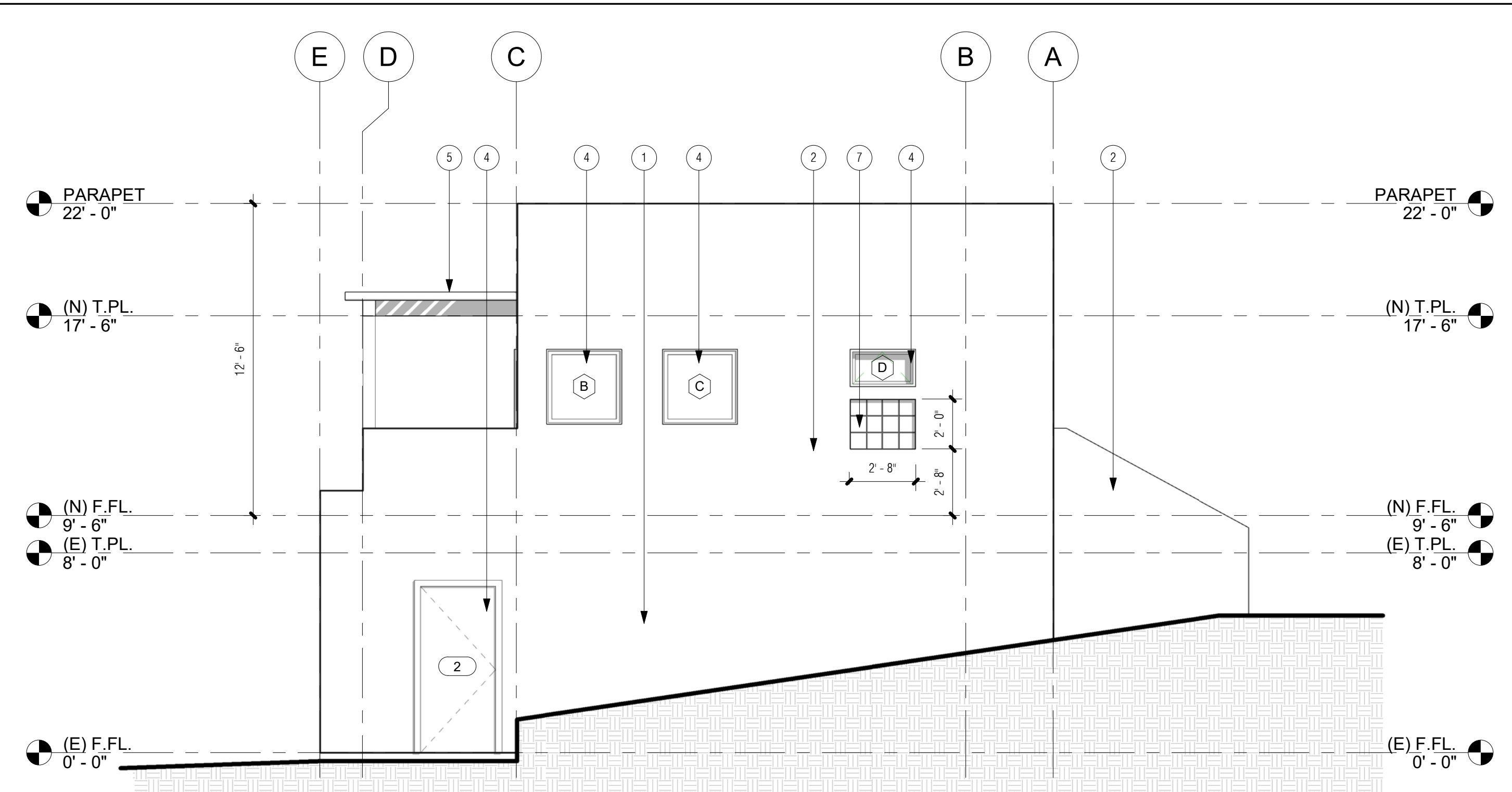
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Date	9DEC20
Drawn by	YAS
Checked by	AA

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1 FRONT ELEVATION
 1/4" = 1'-0"



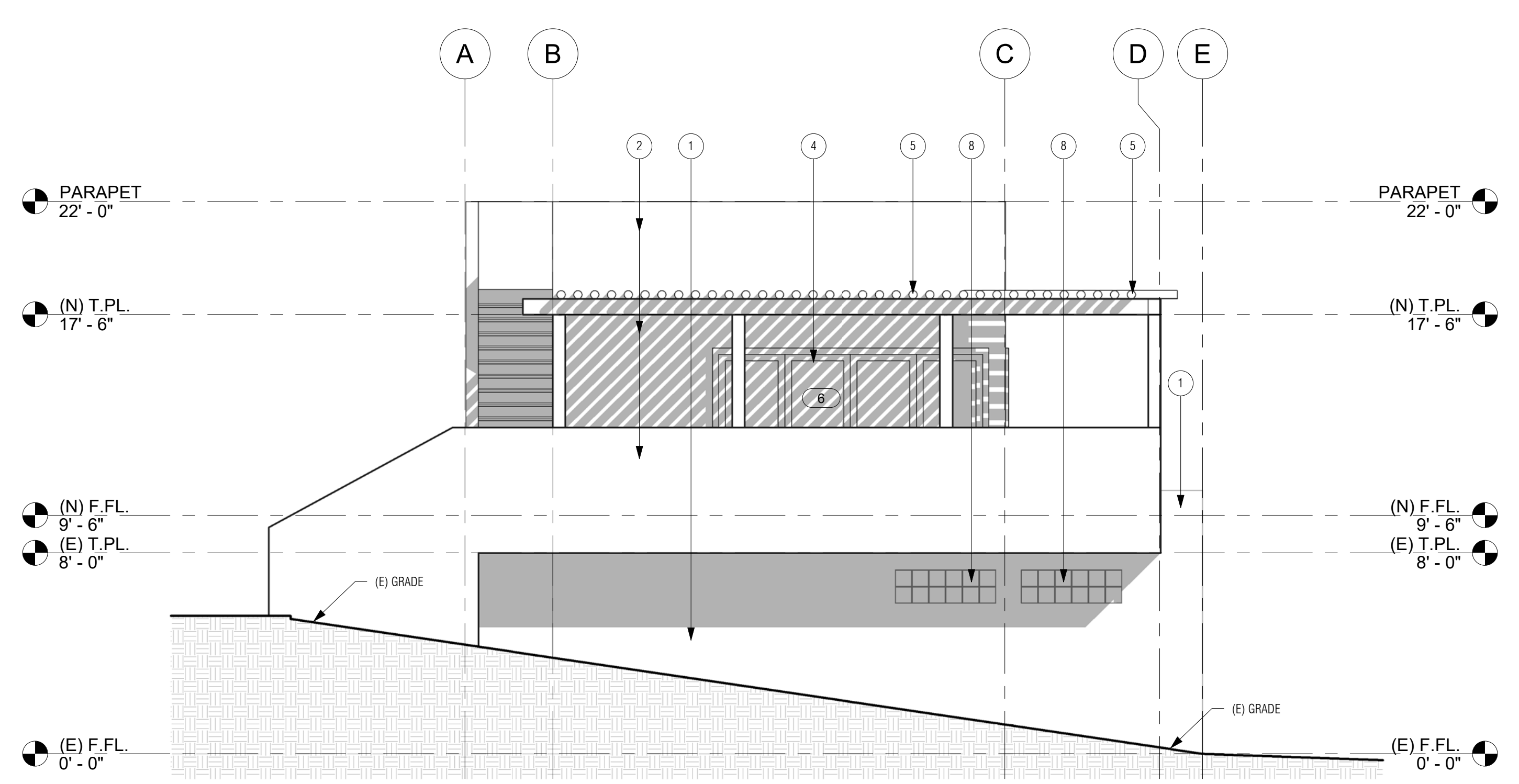
2 RIGHT ELEVATION
 1/4" = 1'-0"

WINDOW SCHEDULE							
MARK	WIDTH	HEIGHT	U-FACTOR	SHGC	Phase Created	Phase Demolished	COMMENTS
A	4'-0"	4'-0"			New Construction	None	
B	3'-0"	3'-0"			New Construction	None	
C	3'-0"	3'-0"			New Construction	None	
D	2'-8"	1'-6"			New Construction	None	

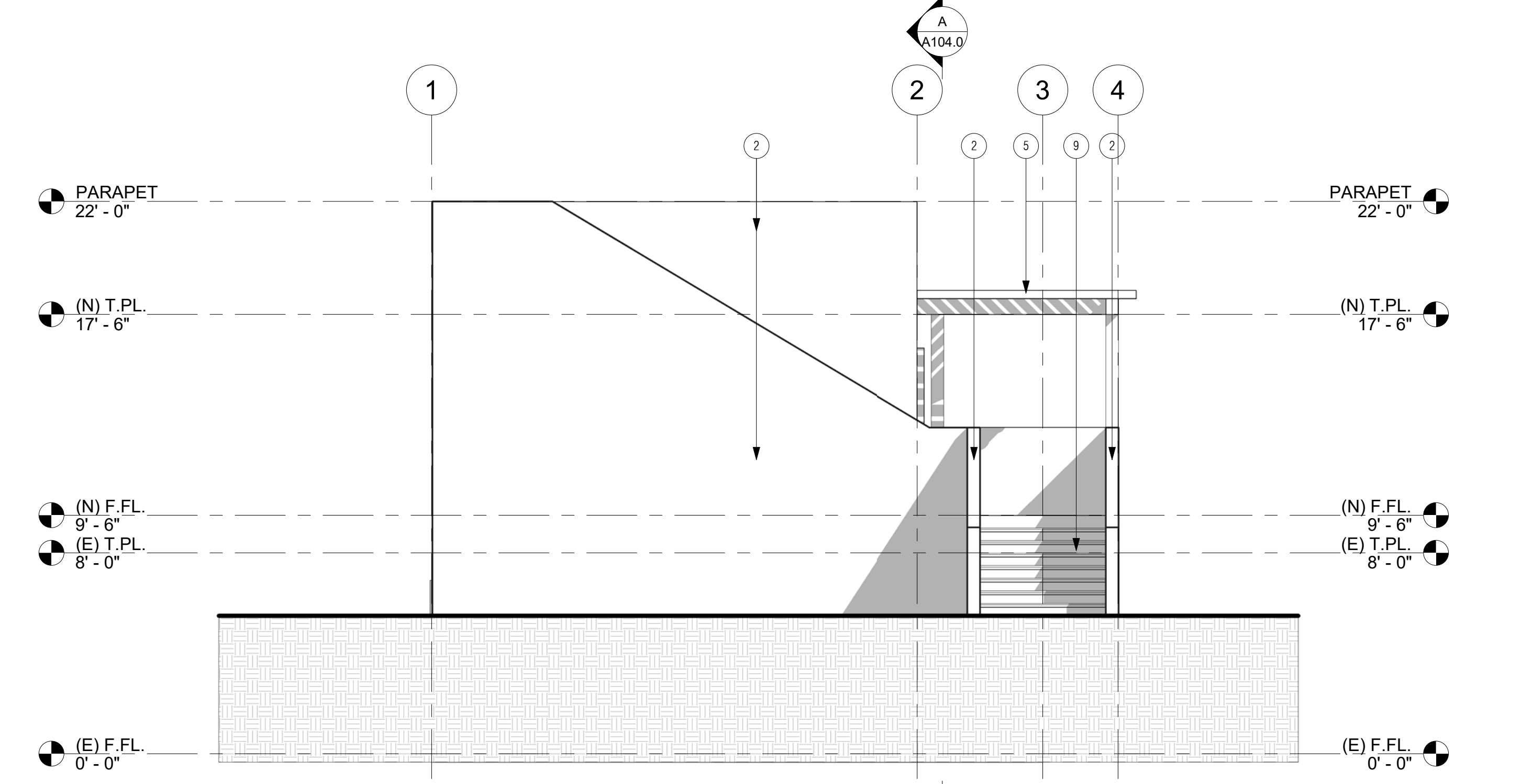
NOTE: SEE ELEVATION FOR GLASS BLOCK WINDOW. NOT SHOWN ON WINDOW SCHEDULE.

DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	PHASE CREATED	PHASE DEMOLISHED	U FACTOR	S H G C	COMMENTS
1	16'-0"	7'-0"	Existing	None			
2	3'-0"	6'-8"	New Construction	None			
3	5'-0"	6'-8"	Existing	None			
4	5'-0"	6'-8"	Existing	None			
5	5'-0"	6'-8"	Existing	None			
6	11'-0"	6'-8"	New Construction	None			
7	6'-0"	6'-8"	New Construction	None			
8	2'-6"	6'-8"	New Construction	None			
9	2'-6"	6'-8"	New Construction	None			
10	2'-2"	6'-8"	New Construction	None			
11	2'-4"	6'-8"	New Construction	None			

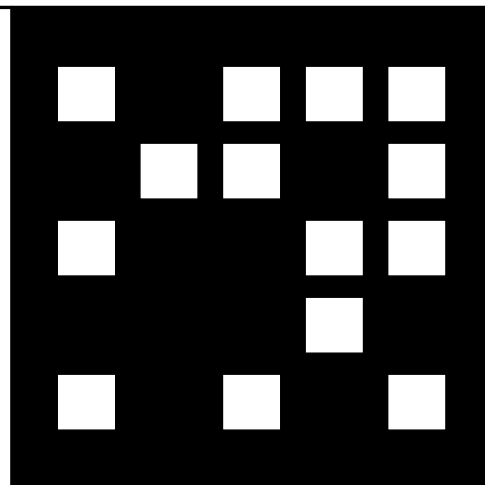
ELEVATION KEYNOTES	
NOTE #	NOTE TEXT
1	(E) EXTERIOR PLASTER - TO REMAIN AS IS
2	(N) EXTERIOR PLASTER TO MATCH EXISTING - COLOR AND TEXTURE
3	(E) GARAGE DOOR - TO REMAIN AS IS
4	(N) DOOR & WINDOWS - TO MATCH EXISTING @ MAIN HOUSE
5	(N) STRIPPED # POLE TRELLIS - MATCH EXISTING @ MAIN HOUSE
7	(N) GLASS BLOCK WINDOW
8	(E) GLASS BLOCK WINDOW TO REMAIN AS IS
9	(N) EXTERIOR STAIRS - TO RECEIVE DECORATIVE TILE & HANDRAILS & EACH SIDE



3 LEFT ELEVATION
 1/4" = 1'-0"



4 REAR ELEVATION
 1/4" = 1'-0"



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 73330 HWY 111 SUITE A
 PALM DESERT, CA 92260

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No.	Description	Date

ADU FOR MR. BADGER

777 LA MIRADA RD
 PALM SPRINGS, CA 92264

APN 513-260-025-6

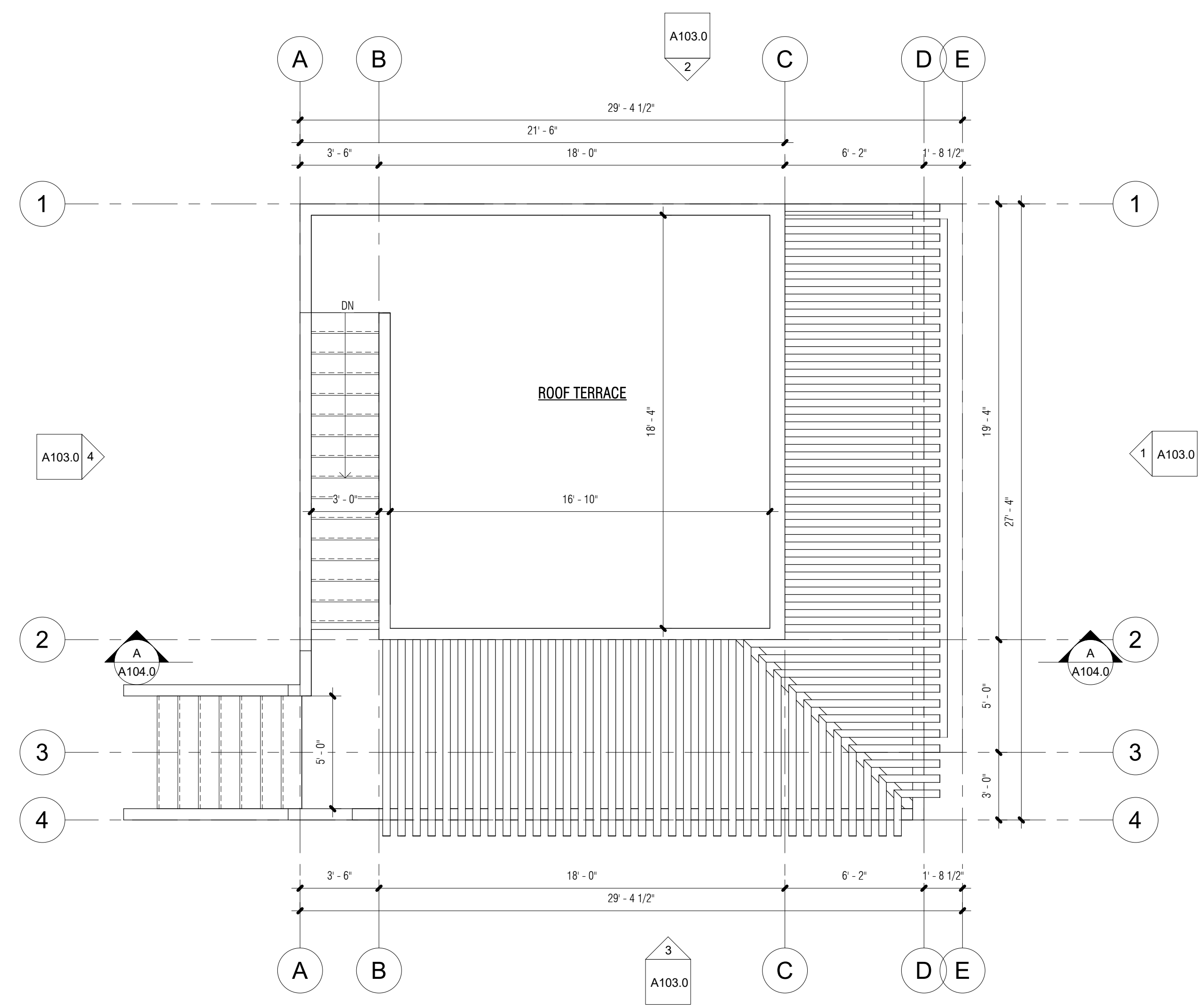
PLANNING DEPT.

ROOF PLAN, AXONOMETRIC
 AND SITE SECTION

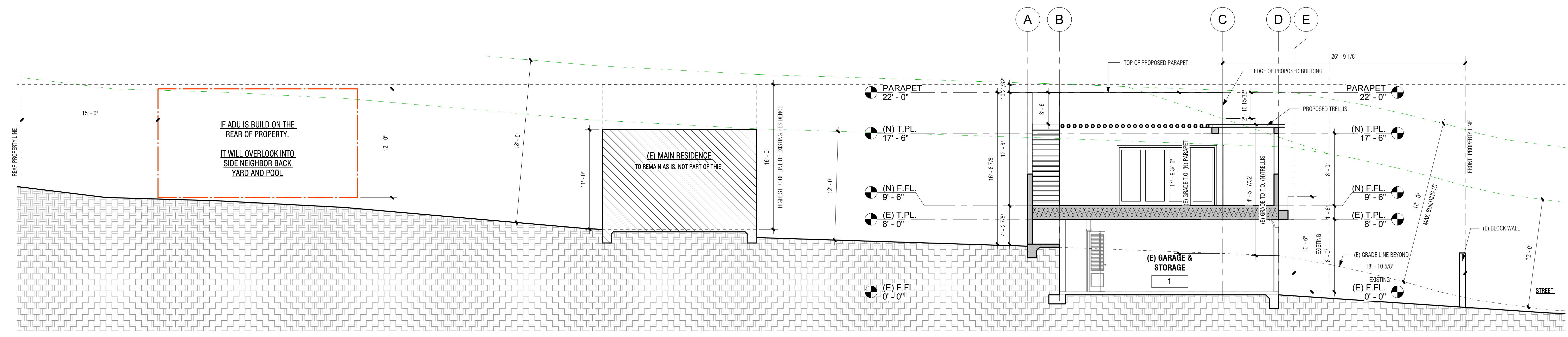
Project number	20-105
Date	9DEC20
Drawn by	YAS
Checked by	AA

A104.0

Scale As indicated

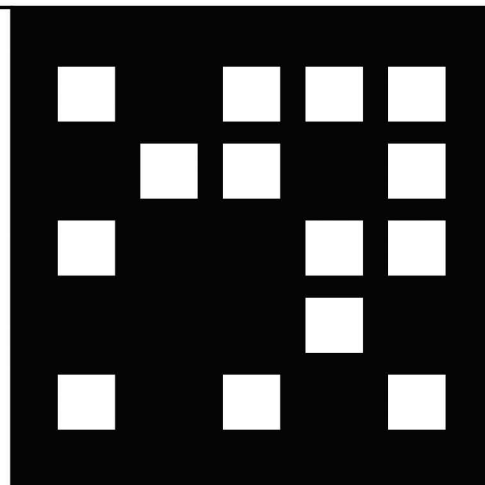


1 ROOF PLAN
 1/4" = 1'-0"



A SITE SECTION A
 3/16" = 1'-0"

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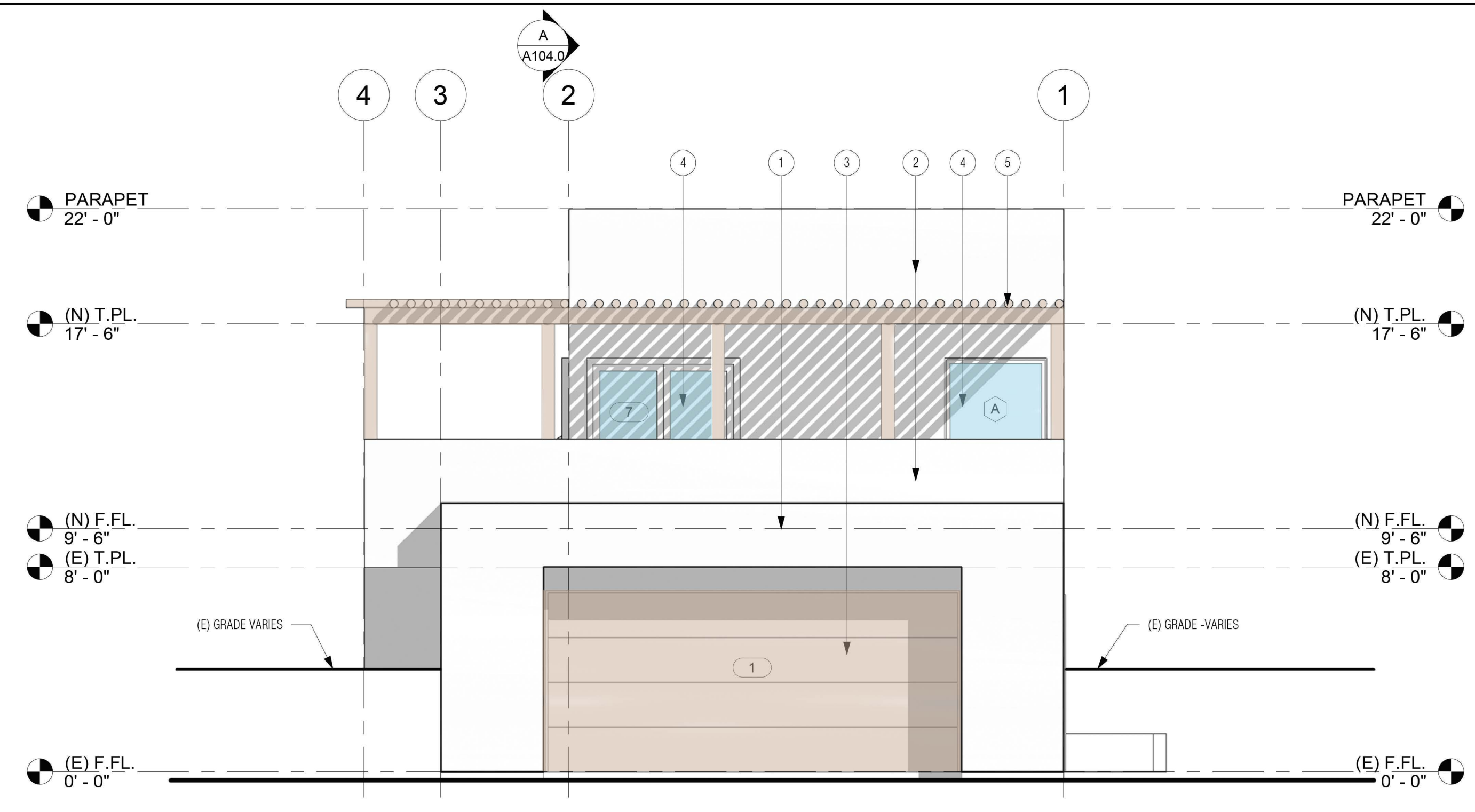
PLANNING DEPT.

ELEVATIONS

Project number	20-105
Date	9DEC20
Drawn by	YAS
Checked by	AA

A103.0
 Scale 1/4" = 1'-0"

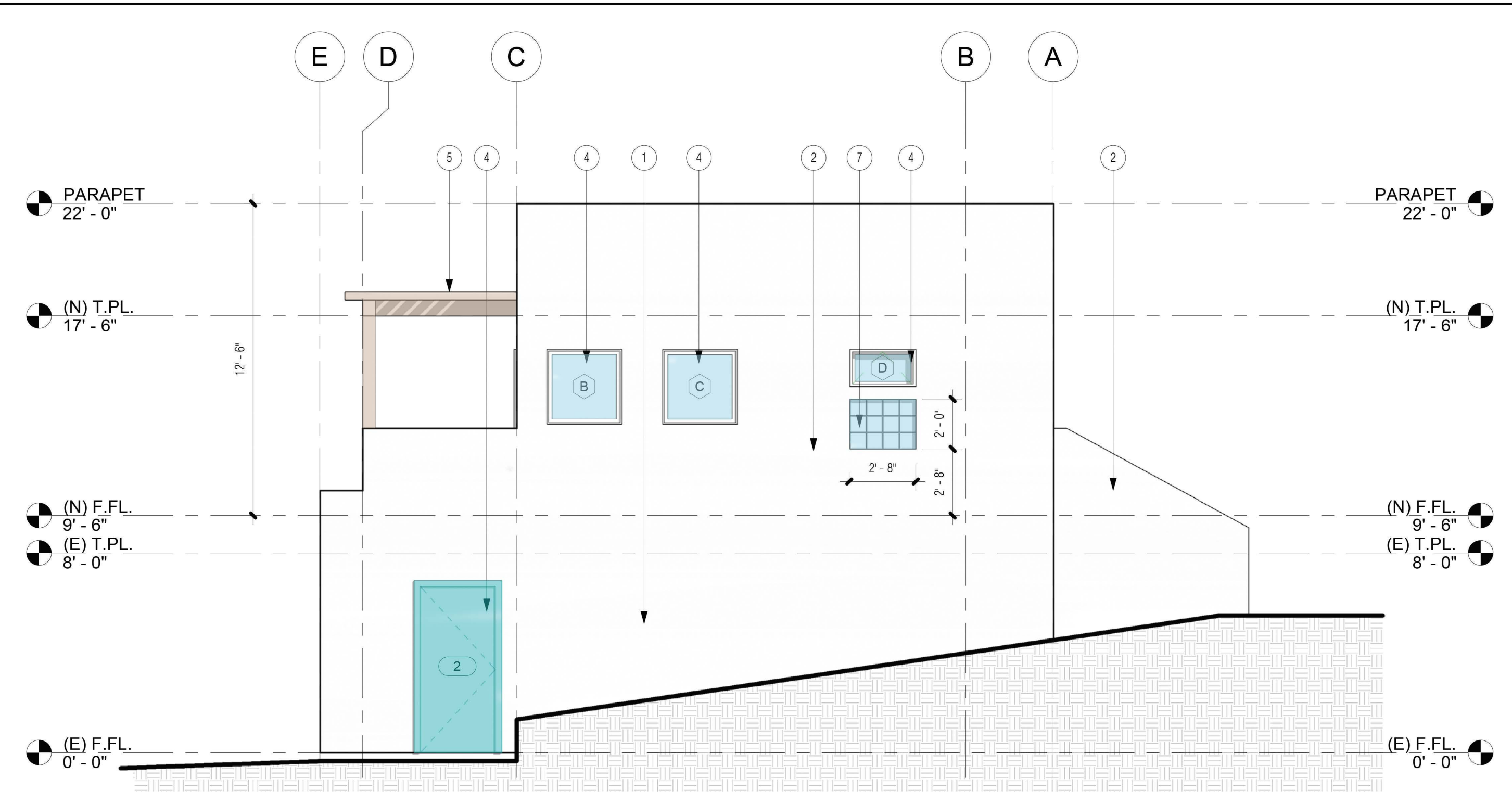
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1 FRONT ELEVATION
 1/4" = 1'-0"

WINDOW SCHEDULE							
MARK	WIDTH	HEIGHT	U-FACTOR	SHGC	Phase Created	Phase Demolished	COMMENTS
A	4'-0"	4'-0"			New Construction	None	
B	3'-0"	3'-0"			New Construction	None	
C	3'-0"	3'-0"			New Construction	None	
D	2'-8"	1'-6"			New Construction	None	

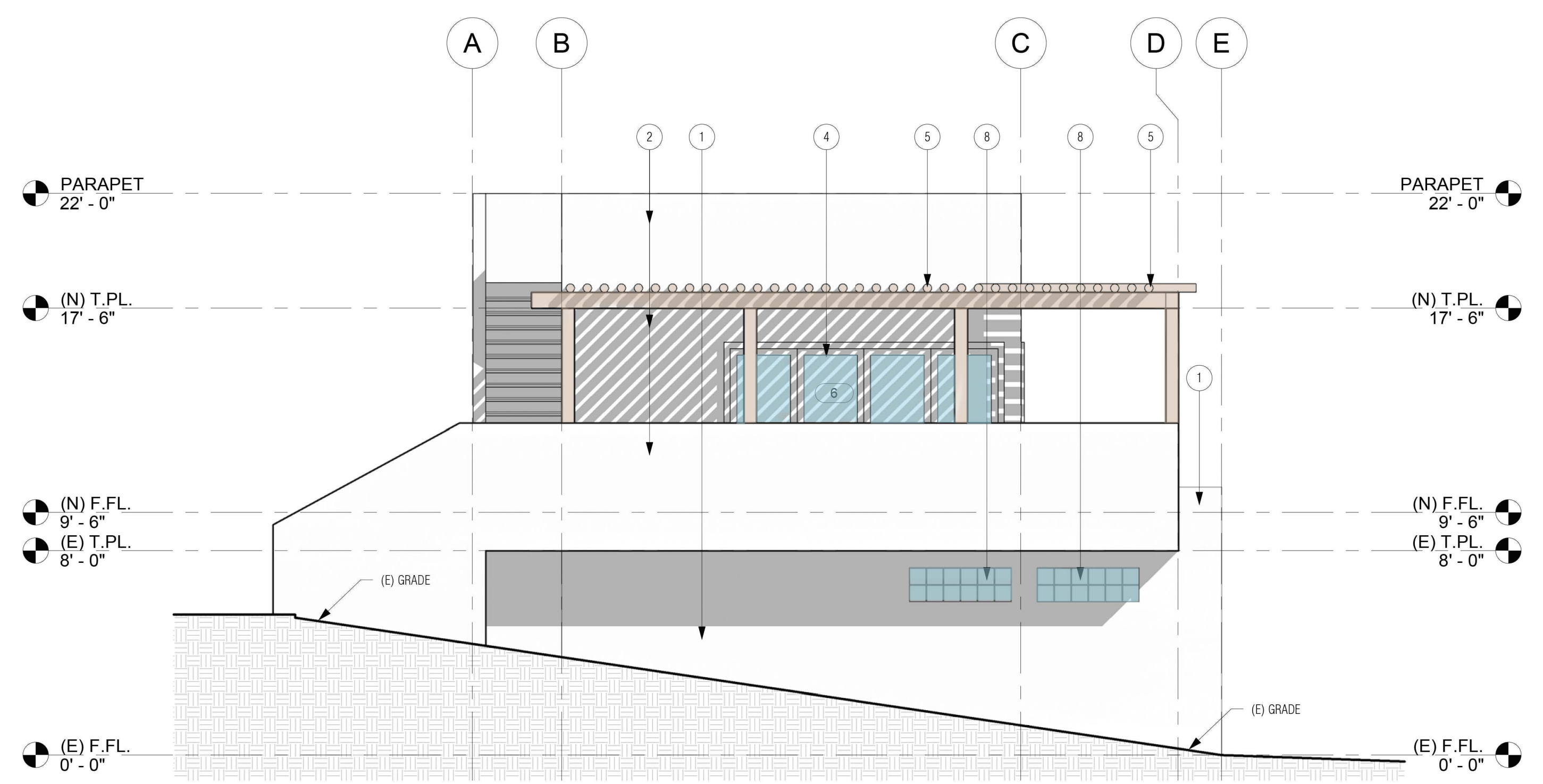
NOTE: SEE ELEVATION FOR GLASS BLOCK WINDOW. NOT SHOWN ON WINDOW SCHEDULE.



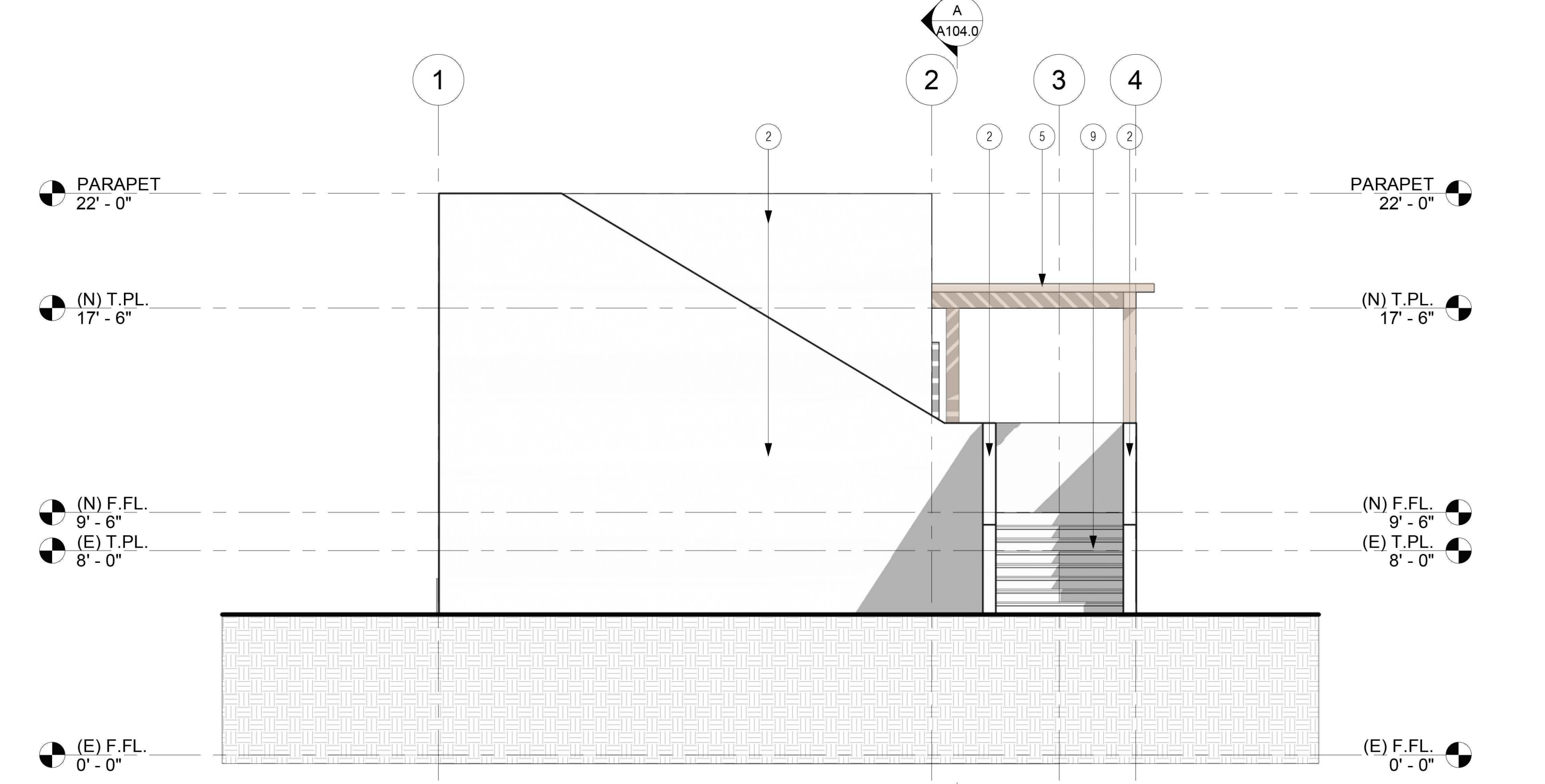
2 RIGHT ELEVATION
 1/4" = 1'-0"

DOOR SCHEDULE							
MARK	WIDTH	HEIGHT	PHASE CREATED	PHASE DEMOLISHED	U FACTOR	S H G C	COMMENTS
1	16'-0"	7'-0"	Existing	None			
2	3'-0"	6'-8"	New Construction	None			
3	5'-0"	6'-8"	Existing	None			
4	5'-0"	6'-8"	Existing	None			
5	5'-0"	6'-8"	Existing	None			
6	11'-0"	6'-8"	New Construction	None			
7	6'-0"	6'-8"	New Construction	None			
8	2'-6"	6'-8"	New Construction	None			
9	2'-6"	6'-8"	New Construction	None			
10	2'-2"	6'-8"	New Construction	None			
11	2'-4"	6'-8"	New Construction	None			

ELEVATION KEYNOTES	
NOTE #	NOTE TEXT
1	(E) EXTERIOR PLASTER - TO REMAIN AS IS
2	(N) EXTERIOR PLASTER TO MATCH EXISTING -COLOR AND TEXTURE
3	(E) GARAGE DOOR- TO REMAIN AS IS
4	(N) DOOR & WINDOWS - TO MATCH EXISTING @ MAIN HOUSE.
5	(N) STRIPPED 4" POLE TRELLIS -MATCH EXISTING @ MAIN HOUSE
7	(N) GLASS BLOCK WINDOW
8	(E) GLASS BLOCK WINDOW TO REMAIN AS IS
9	(N) EXTERIOR STAIRS - TO RECEIVE DECORATIVE TILE & HANDRAILS & EACH SIDE



3 LEFT ELEVATION
 1/4" = 1'-0"



4 REAR ELEVATION
 1/4" = 1'-0"

DOORS & WINDOWS
match existing glazing & frame @ main house



ROOF TRELLIS
striped 4" pole trellis
match existing @ main house

STUCCO.
match existing stucco.



EXTERIOR LIGHTING
existing to remain, new to match existing

GARAGE DOOR
existing to remain as is

777 LA MIRADA RD PALM SPRINGS, CA

















EXISTING 2 STORY SINGLE FAMILY RESIDENCES

884 LA MIRADA CR

633 S LA MIRADA RD

LOCATION OF PROJECT

603 S LA MIRADA RD

565 S LA MIRADA RD

