



LOT 6 | DESERT PALISADES | 2304 WINTER SUN DRIVE | PALM SPRINGS, CA 92262 | APN: 504-390-006

DESERT PALISADES
D|6

DESERT PALISADES LOT 6
2304 WINTER SUN DRIVE
PALM SPRINGS, CA 92262

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DESERT MODERN LANDSCAPE
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COVER SHEET

1

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- REFERENCE CODES**
- 2018 CALIFORNIA RESIDENTIAL CODE
 - 2019 CALIFORNIA BUILDING CODE
 - 2019 CALIFORNIA ENERGY CODE
 - 2019 CALIFORNIA GREEN BUILDING CODE
 - 2019 CALIFORNIA MECHANICAL CODE
 - 2019 CALIFORNIA ELECTRICAL CODE
 - 2019 CALIFORNIA FIRE CODE
 - ALL LOCAL CODES AND ORDINANCES

ADDRESS
 DESERT PALISADES LOT 6
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ASSESSOR'S PARCEL NUMBER
 504-390-008

LEGAL DESCRIPTION
 LOT 6 OF TRACT MAP 35540

PROJECT DESCRIPTION
 SCOPE OF WORK INCLUDES A NEW SINGLE-FAMILY RESIDENCE
 GUEST HOUSE AND GARAGE, POOL, AND TERRACES AND
 HARDSCAPE AS SHOWN.

FLOOR AREA

MAIN HOUSE CONDITIONED SPACE	4,496 SF
CLUBHOUSE CONDITIONED SPACE	437 SF
GARAGE + MECHANICAL ROOMS (UNCOND. SPACE)	683 SF
COVERED TERRACES (FRONT PORCH)	179 SF
TOTAL CONDITIONED SPACE	4,933 SF
TOTAL ENCLOSED SPACE (HOUSE + GARAGE)	5,626 SF

IMPERVIOUS AREA CALCULATIONS
 SEE CIVIL PLANS

BUILDING HEIGHT CALCULATIONS
 MAX ALLOWABLE HEIGHT 18FT "PILLOW" ABOVE EXISTING GRADE.
 25' MAX FROM LOWEST FLOOR SLAB TO HIGHEST POINT OF
 BUILDING.
 SEE BUILDING SECTIONS

SEISMIC:
 SEISMIC DESIGN CATEGORY "D" WHEN USING THE 2019
 CALIFORNIA BUILDING CODE, "D" WHEN USING CALIFORNIA
 RESIDENTIAL CODE.

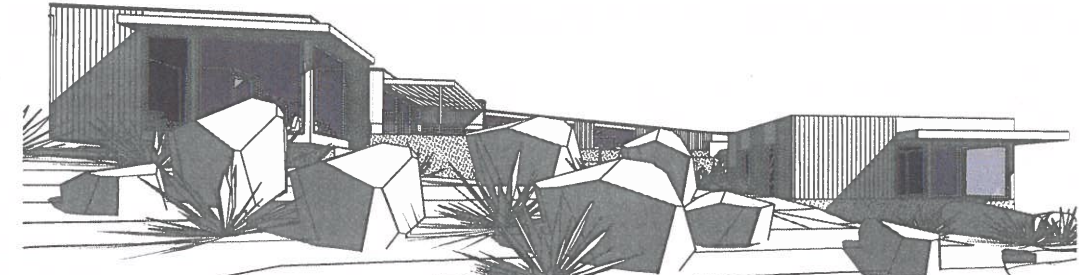
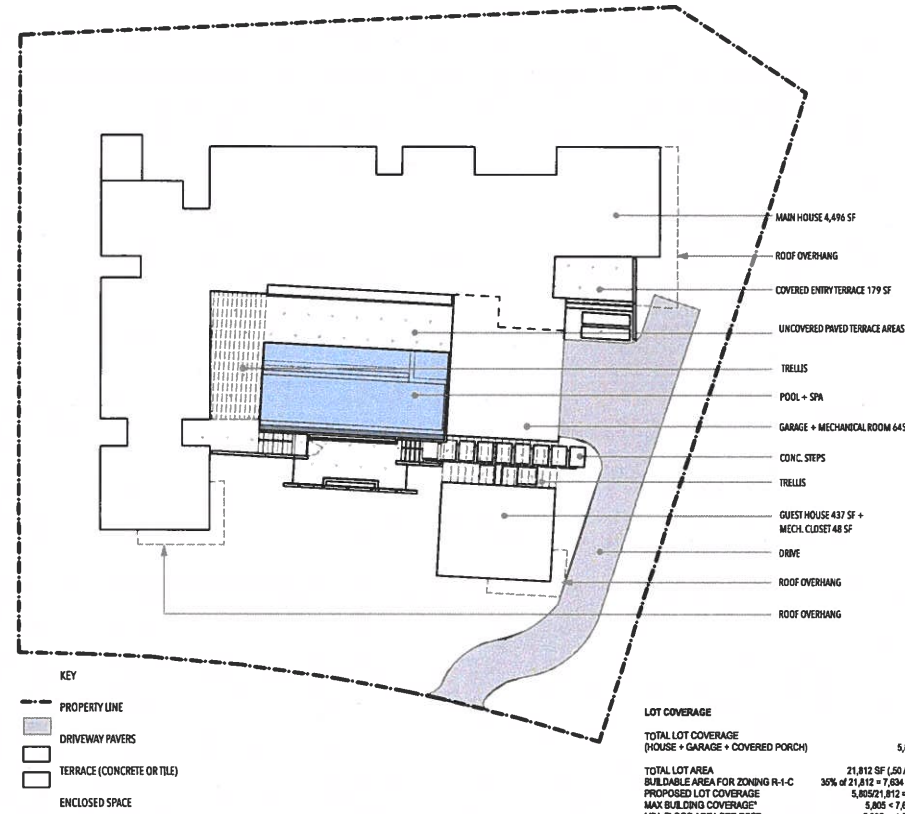
WIND:
 FOR RISK CATEGORY II, BASIC WIND SPEED SHALL BE 109 MPH,
 EXPOSURE C

CLIMATE:
 CA ENERGY CODE CLIMATE ZONE
 15
 DESIGN RAINFALL = 3 INCHES

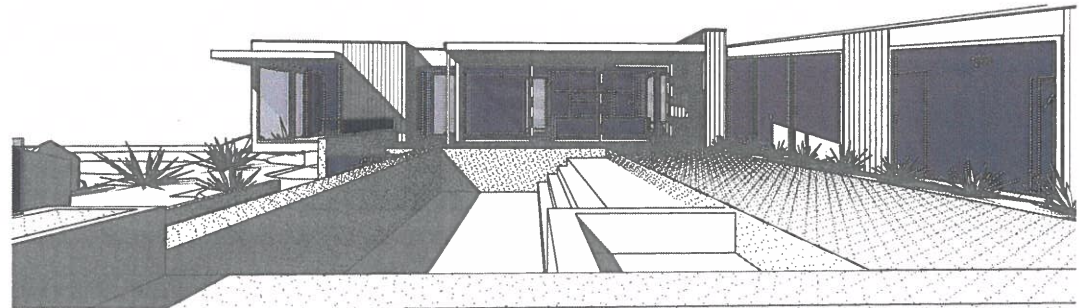
ZONING DATA

ZONE	R-1-C
FRONT SETBACK	25 FT
SIDE SETBACKS	10 FT
REAR SETBACK	15 FT
SIDE YARD "NO-BUILD EASEMENT"	7.5 FT

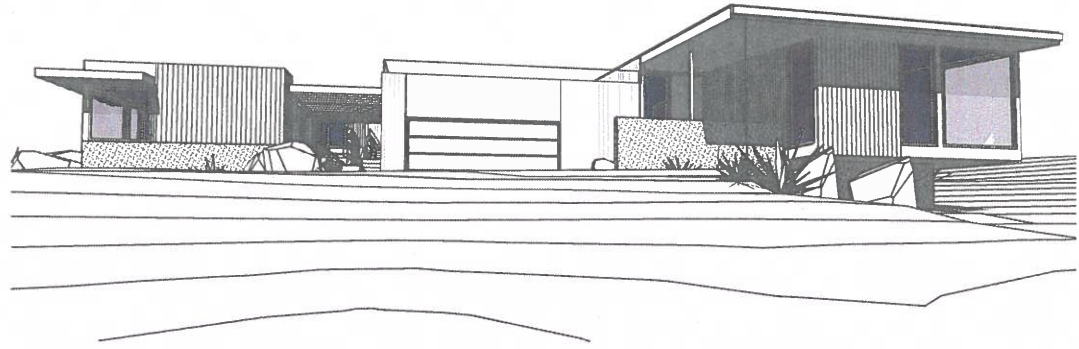
CLIMATE ZONE
 CA ENERGY CODE CLIMATE ZONE 15



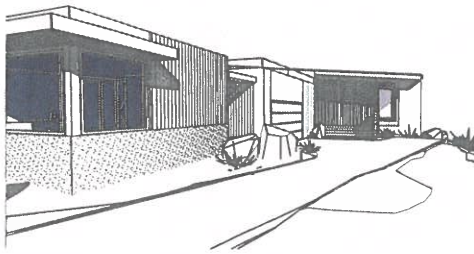
VIEW FROM STREET



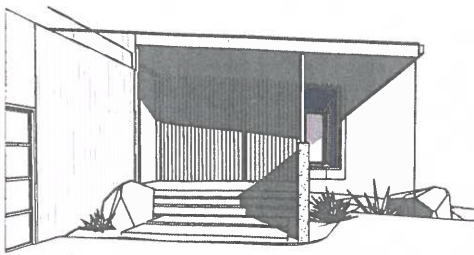
VIEW OF TERRACE



VIEW FROM LOT 5

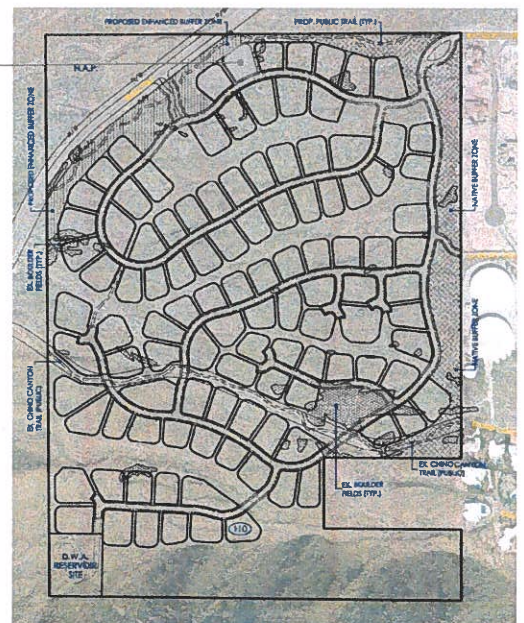


VIEW FROM DRIVE



ENTRY VIEW

PROJECT SITE
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MAP TAKEN FROM CITY OF PALM SPRINGS - DESERT PALISADES SPECIFIC PLAN - SECTION B - LAND USE AND DEVELOPMENT PLAN, EXHIBIT 5

LOCATION MAP 1:1.05

LOT COVERAGE DIAGRAM

1/16" = 1'-0"



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PROJECT INFO

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LOT 6 | DESERT PALISADES | VIEW FROM SOUTHEAST AT DRIVEWAY ENTRANCE

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PERSPECTIVE
VIEWS

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LOT 6 | DESERT PALISADES | VIEW ACROSS POOL DECK TO LIVING WING

PERSPECTIVE
VIEWS

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LOT 6 | DESERT PALISADES | KITCHEN

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PERSPECTIVE VIEWS



LOT 6 | DESERT PALISADES | VIEW ACROSS POOL DECK TO VIEW

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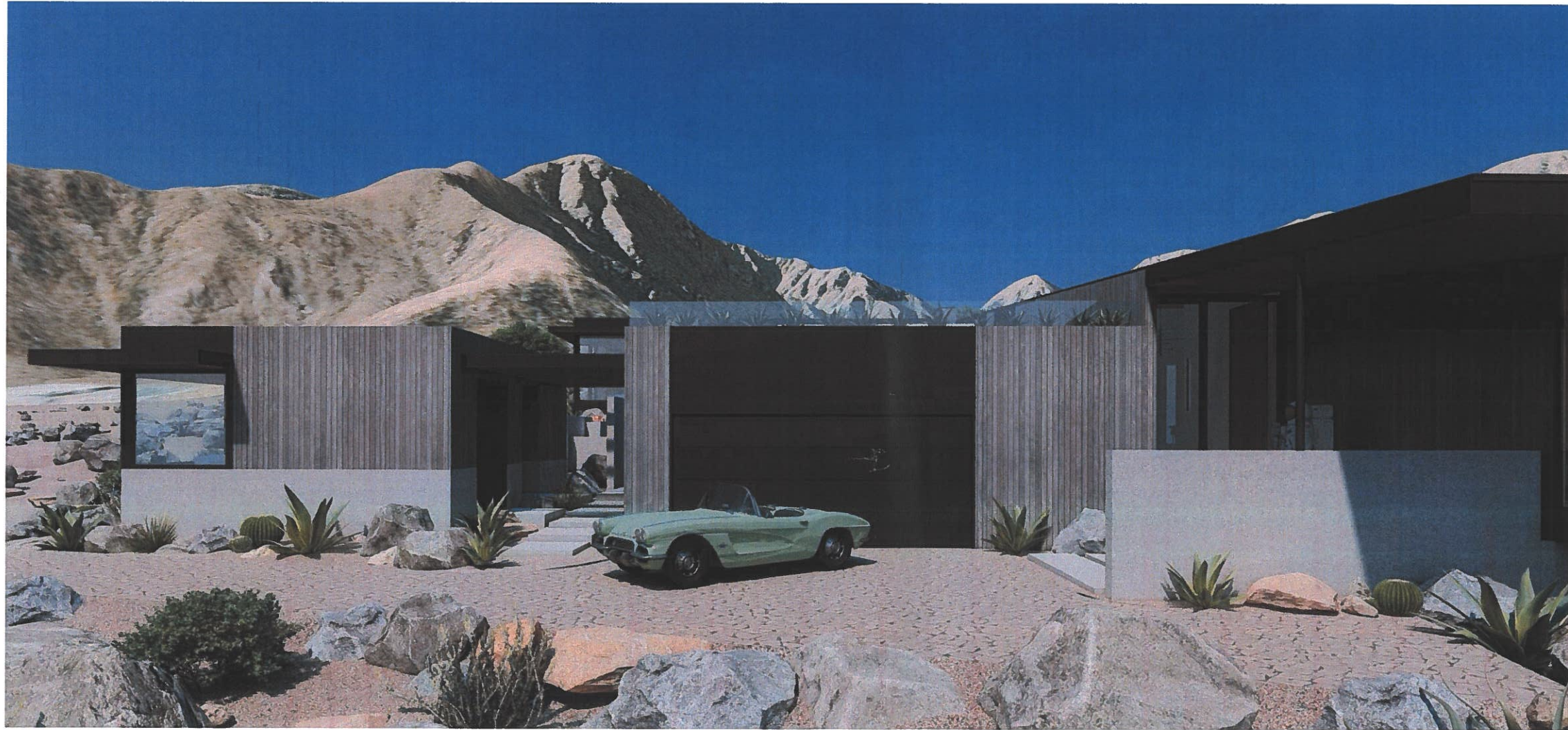
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PERSPECTIVE VIEWS

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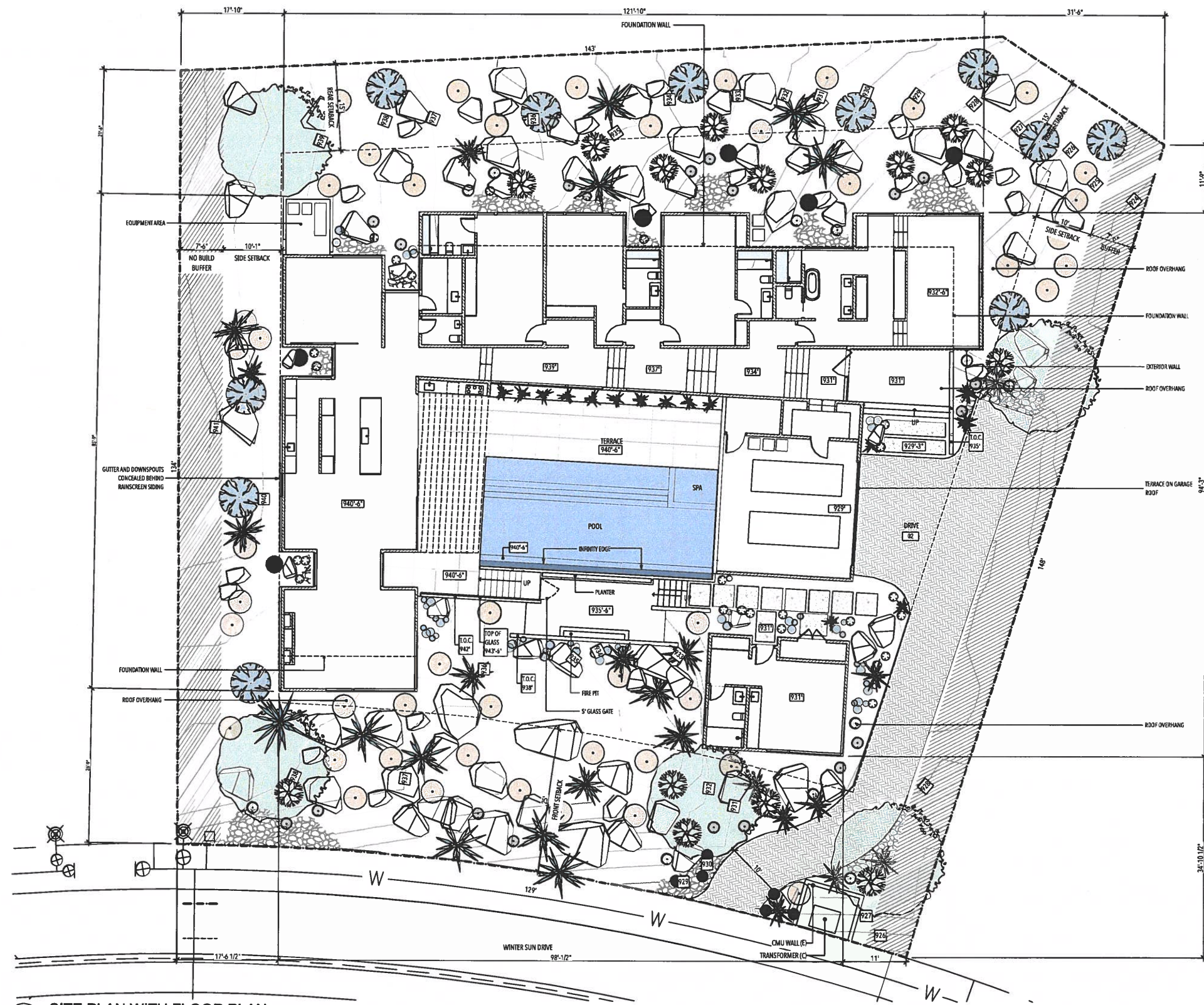
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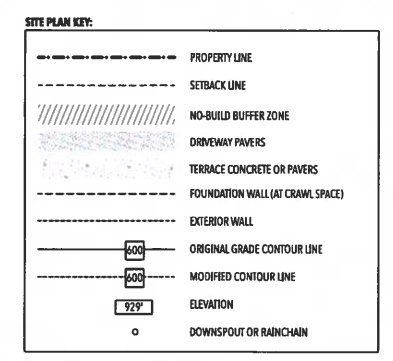
PERSPECTIVE VIEWS

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- KEY**
- 01 CONCRETE
 - 02 CONCRETE PAVERS
 - 03 POLISHED CONCRETE FLOORS
 - 04 LARGE-FORMAT PORCELAIN TILE
 - 05 ARCHITECTURAL CONCRETE
 - 06 STRUCTURAL CONCRETE WALL
 - 07 TONGUE + GROOVE 2X4 VG HEMLOCK
 - 08 NAKAMATO FORESTRY - SHOU SUGI BAN TIGHT-KNOT CYPRESS SIDING IN GENDA- DARK GREY
 - 09 METAL WITH BLACK PAINTED FINISH
 - 10 DARK BRONZE OR BLACK ALUMINUM WINDOWS + DOORS
 - 11 *COOL ROOF* SYSTEM WITH TAN FINISH (CLASS B)
 - 12 SQUARE BLACK METAL GUTTER (BEHIND RAINSCREEN AT WEST ELEVATION - MOUNTED TO FASCIA AT EAST ELEVATION)
 - 13 3" METAL DOWNSPOUT (BEHIND RAINSCREEN)
 - 14 BLACK STEEL RAINCHAIN
 - 15 EXPOXY FINISH
 - 16 SKYLIGHT
 - 17 GAS FIREPLACE
 - 18 FLUE FOR GAS FIREPLACE APPLIANCE
 - 19 SOLAR PANEL
 - 20 2" X 1" STEEL TUBE HANDRAIL
 - 21 CRAWLSPACE ACCESS MIN. 24" X 24"
 - 22 CRAWLSPACE MECHANICAL EXHAUST (RATE = 1 CU. FT. MINUTE PER 50 SF)
 - 23 GAS FIRE PIT
 - 24 TURF OR MATERIAL TBD ON PEDESTALS OVER SLOPED ROOF DECK
 - 25 FRAMELESS GLASS GUARDRAIL



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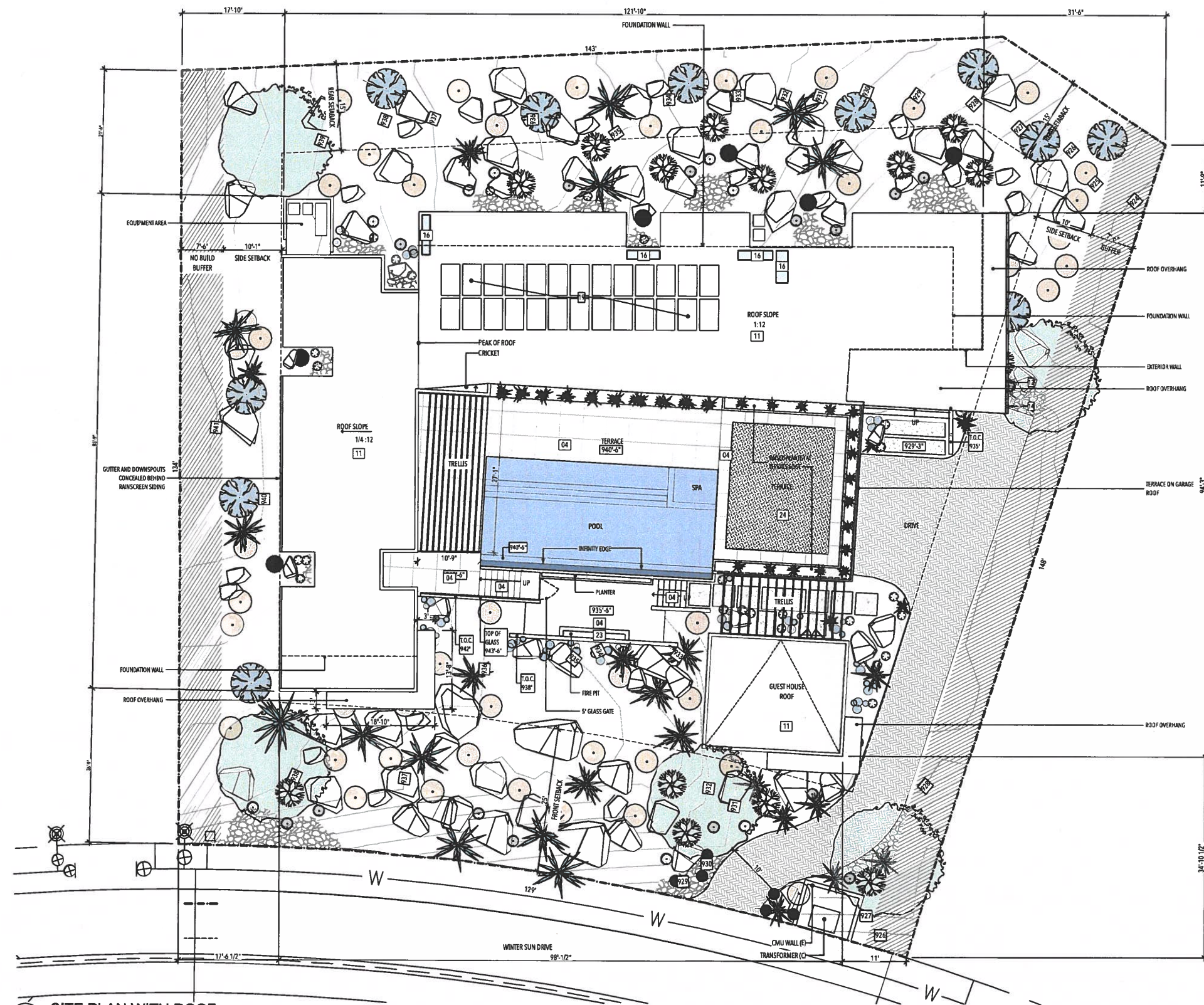
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FLOOR PLAN +
SITE PLAN

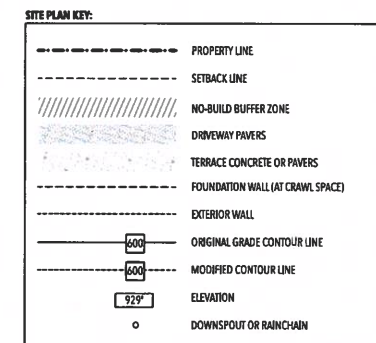
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SITE PLAN WITH FLOOR PLAN
SCALE: 1/8" = 1'-0"



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SITE PLAN WITH ROOF
SCALE: 1/8" = 1'-0"

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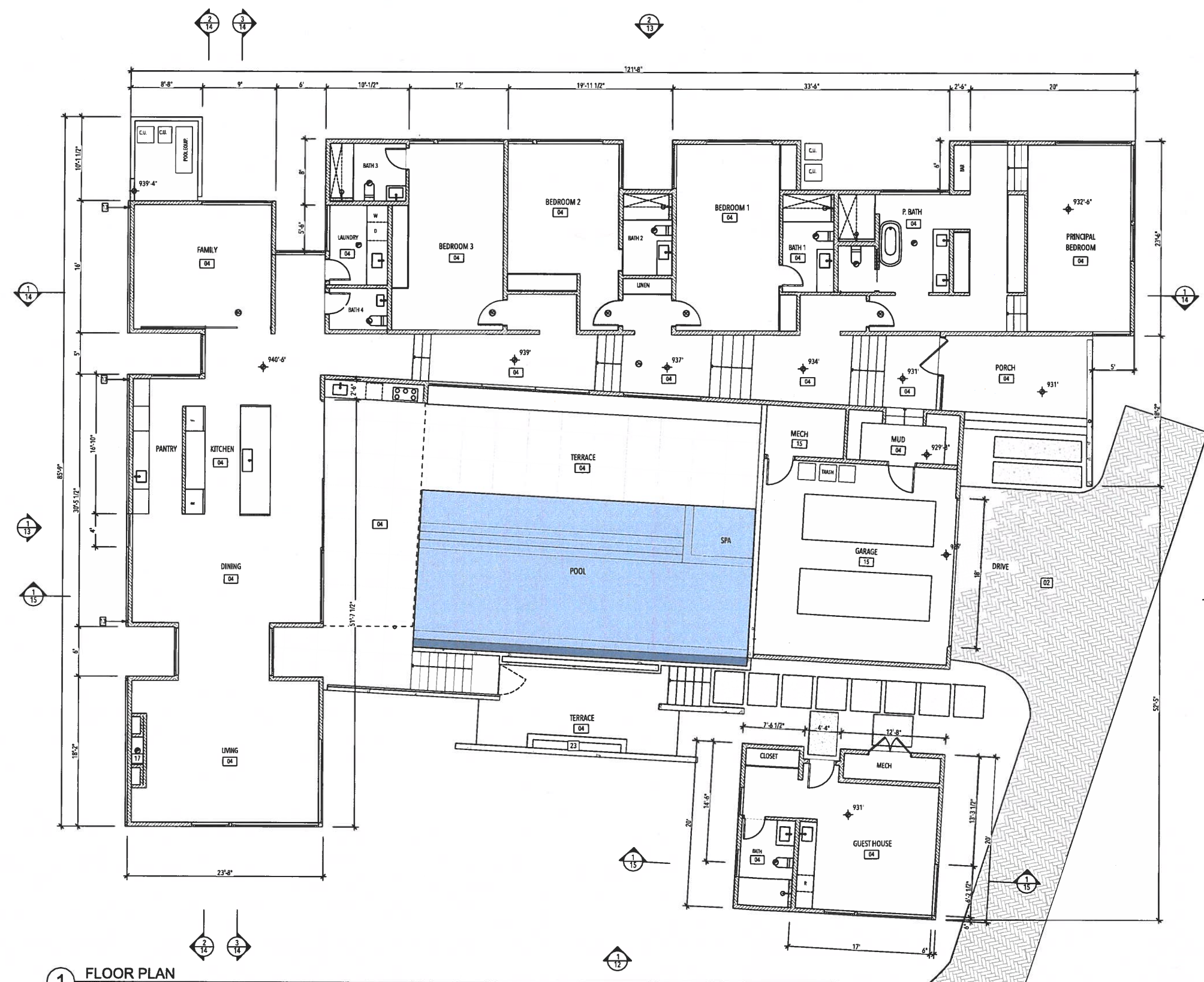
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SITE + ROOF PLAN

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 - 15 EPOXY FINISH
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 - 18 FLUE FOR GAS FIREPLACE APPLIANCE
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 - 22 CRAWLSPACE MECHANICAL EXHAUST VENT (RATE = 1 CUBIC FT/MINUTE PER 50 SF)
 - 23 GAS FIRE PIT
 - 24 TURF OR MATERIAL TBD ON PEDESTALS OVER SLOPED ROOF DECK
 - 25 FRAMELESS GLASS GUARDRAIL

- SYMBOL KEY**
- (D-01) DOOR ID
 - (W-01) WINDOW ID
 - (SK-01) SKYLIGHT ID
 - EGRESS
 - EGRESS OPENING
 - EXHAUST VENT
 - SCD COMBO SMOKE/CARBON MONOXIDE DETECTOR (MOUNT ON CEILING)
 - GAS BIB
 - HOSE BIB
 - TEMPERED GLAZING (ELEVATION)
 - OBSC. OBSCURE GLAZING (ELEVATION)

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

DESERT PALISADES
D/6

DESERT PALISADES LOT 6
2304 WINTER SUN DRIVE
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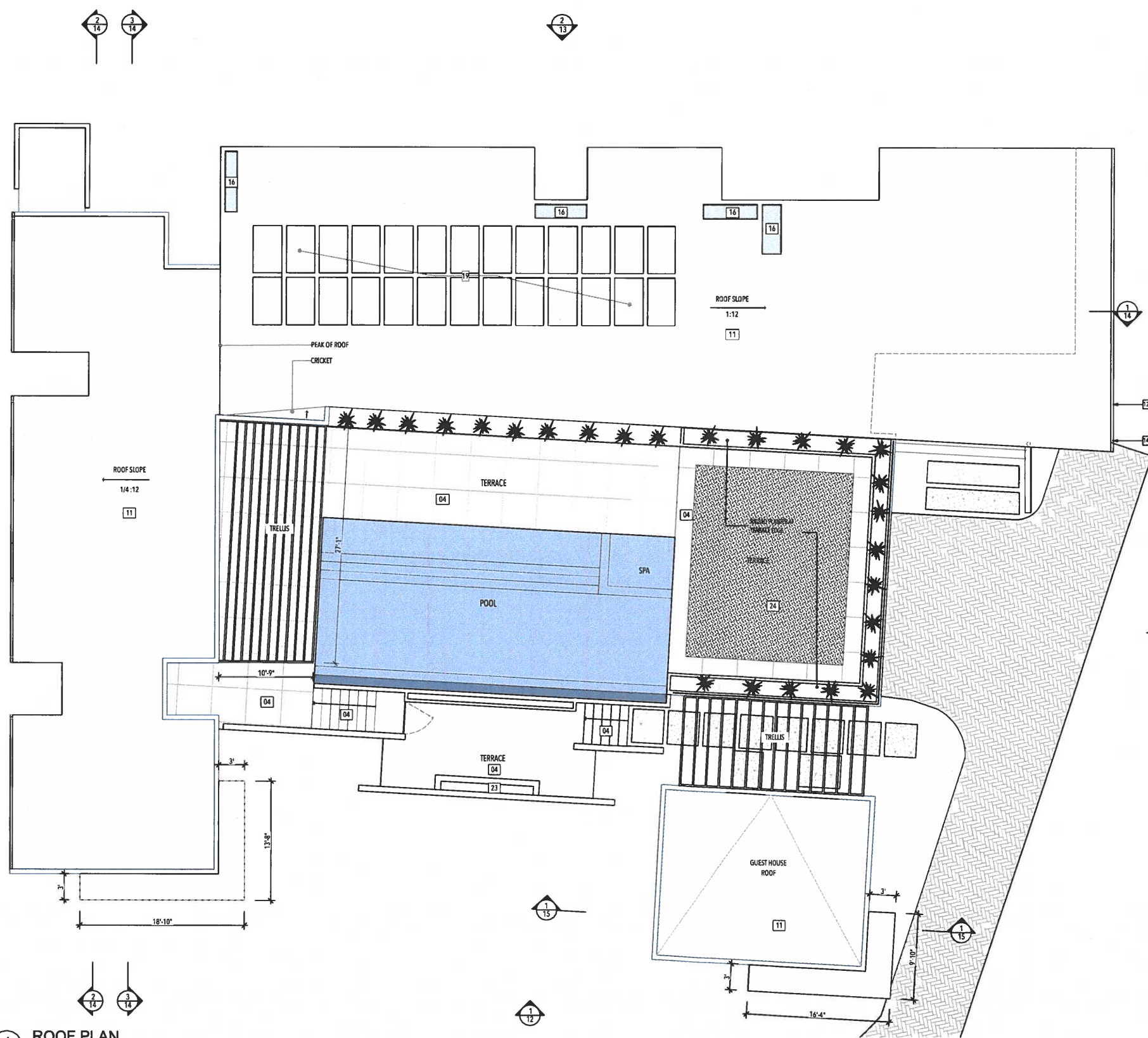
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FLOOR PLAN
10
28 APRIL 2022



- KEY**
- 01 CONCRETE
 - 02 CONCRETE PAVERS
 - 03 POLISHED CONCRETE FLOORS
 - 04 LARGE-FORMAT PORCELAIN TILE
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DESERT PALMS DADES
D/6

DESERT PALMS DADES LOT 6
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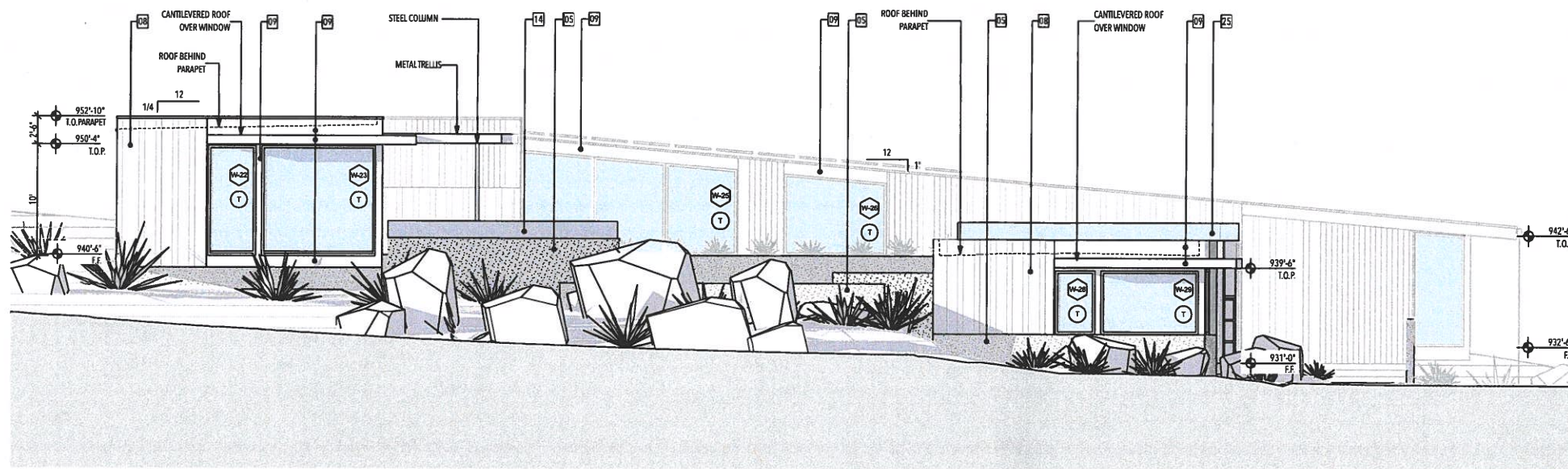
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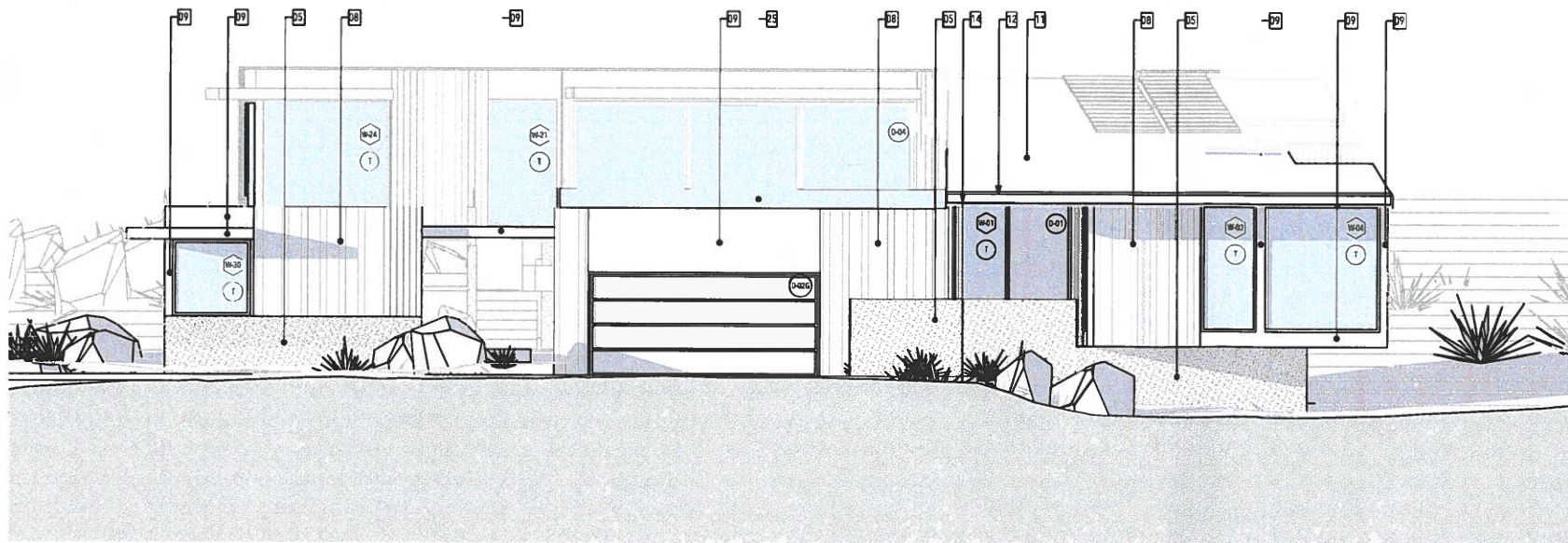
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1 ROOF PLAN
 SCALE: 3/16" = 1'-0"



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



2 EAST ELEVATION
SCALE: 3/16" = 1'-0"

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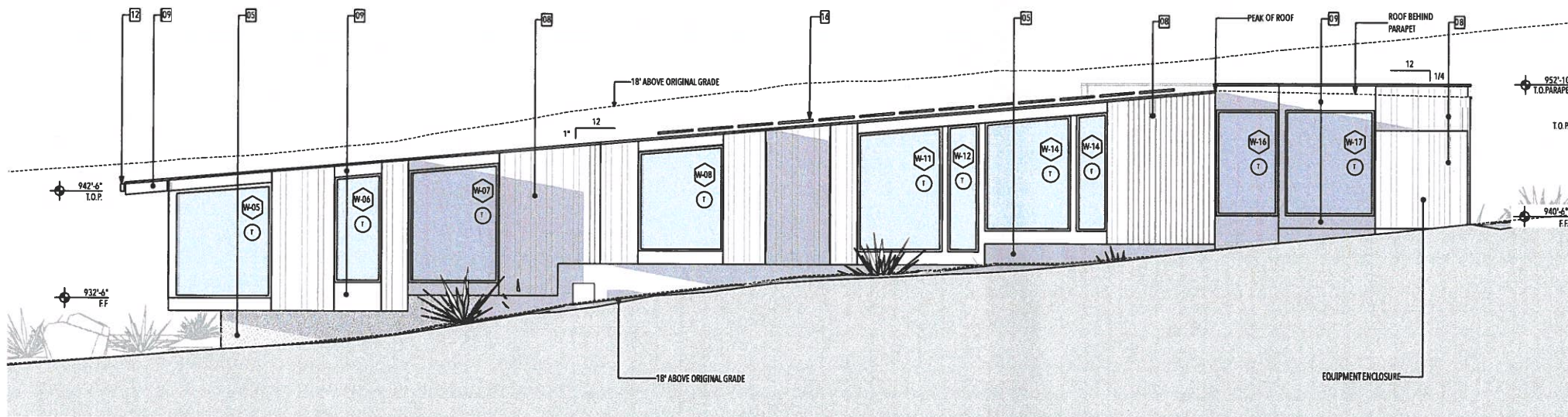
EXTERIOR ELEVATIONS

12

28 APRIL 2022



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



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

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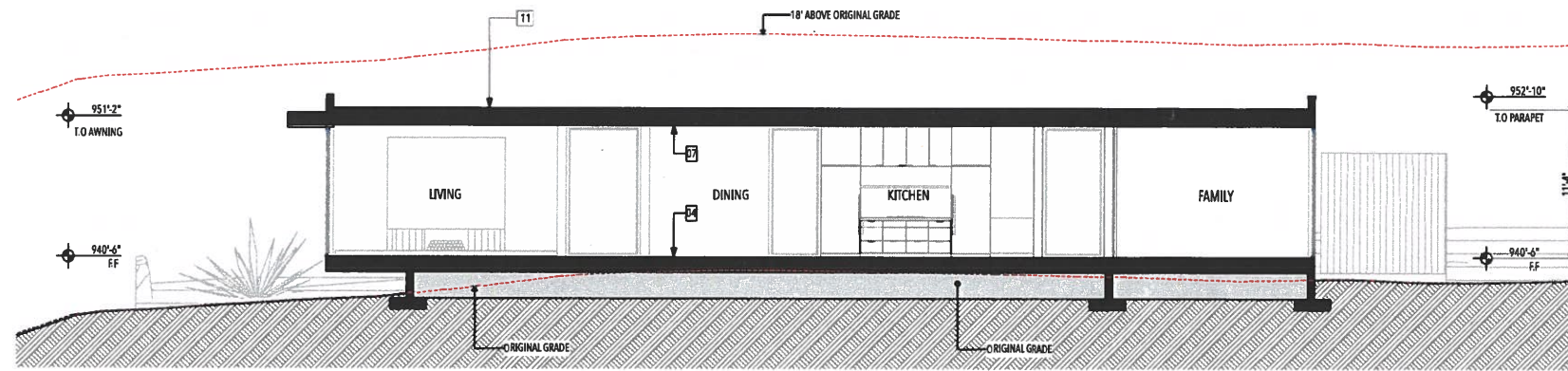
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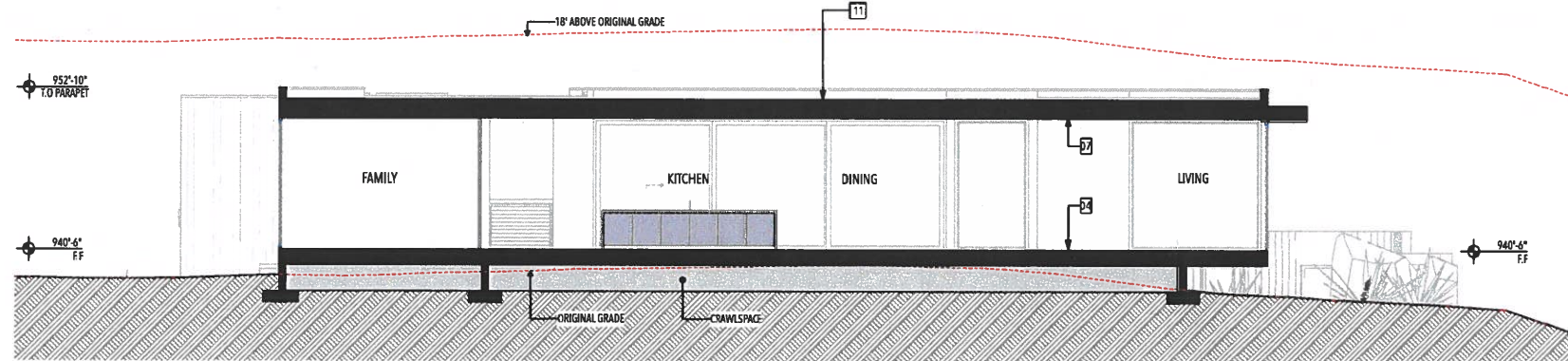
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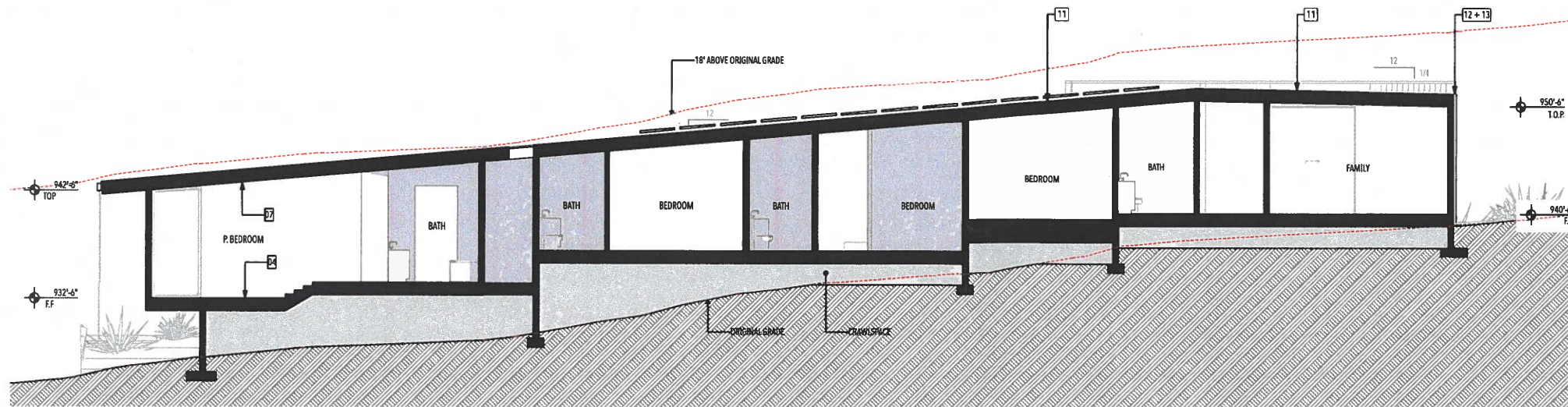
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1 SOUTH - NORTH SECTION
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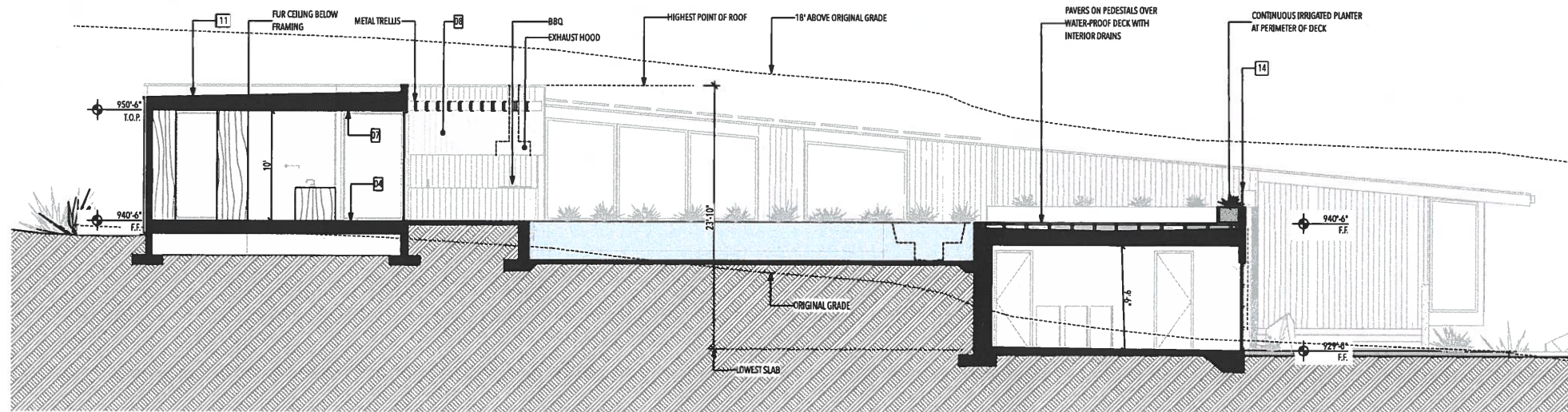


2 SOUTH - NORTH SECTION
SCALE: 3/16" = 1'-0"

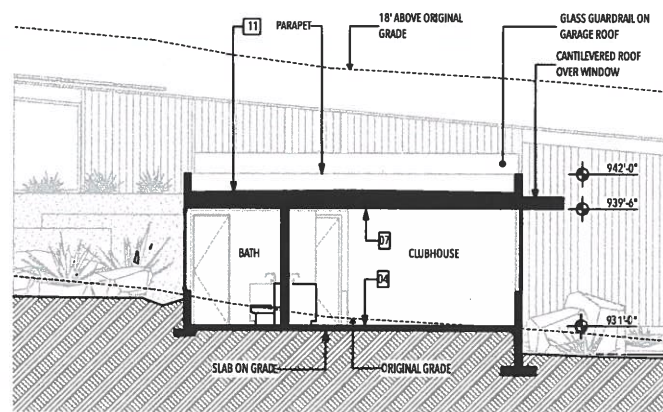


3 WEST-EAST SECTION
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1 SECTION AT POOL WEST-EAST SECTION
SCALE: 3/16" = 1'-0"



2 GUEST HOUSE
SCALE: 3/16" = 1'-0"

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1X4 BOARD-FORMED CONCRETE



AWAKEL ALL-ALUMINUM DOORS AND WINDOWS AND FASCIA IN DARK BRONZE WITH MATTE BLACK METAL ACCENTS AT FASCIA + GUTTERS



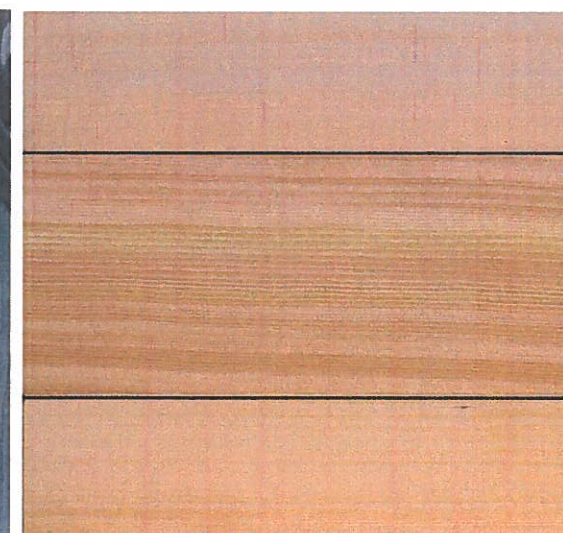
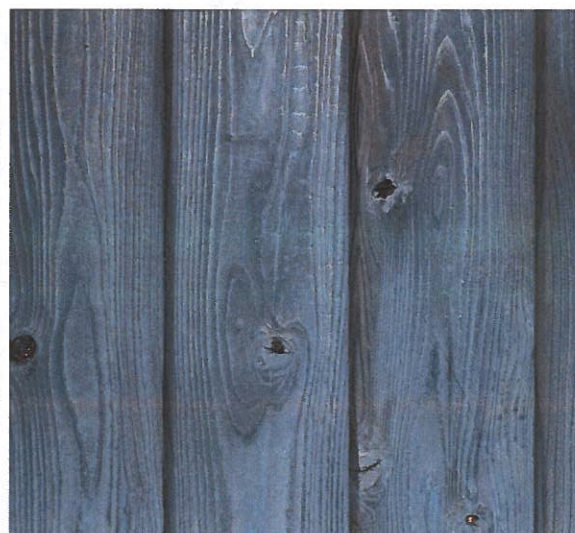
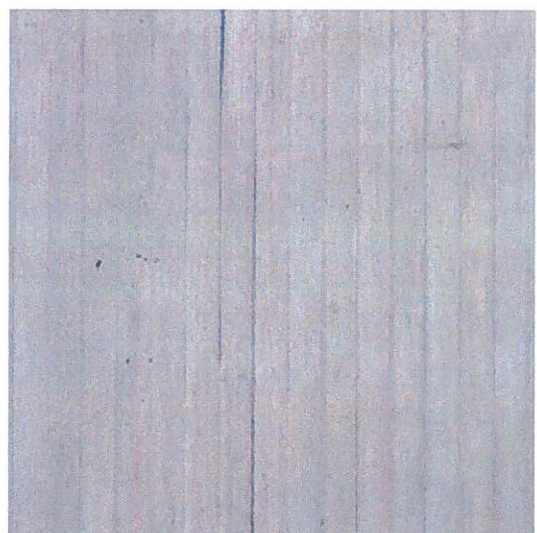
NAKAMATO FORESTRY - SHOU SUGI BAN TIGHT-KNOT CYPRESS SIDING IN GENDAI- DARK GREY



TONGUE & GROOVE HEMLOCK SOFFIT



SBS 2-PLY GRANULAR ROOF MEMBRANE BY SOPREMA IN "TAN"



TREES	EMITTER / BUBBLER LEGEND	SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR	BUBBLER EMITTER
6	PARKINSONIA s. 'DESERT MUSEUM'	DESERT MUSEUM	LOW	0.2	1402	
	OR ONLEYA TESOTA	DESERT IRONWOOD	LOW	0.2	1402	
CACTI AND SUCCULENTS	SCIENTIFIC NAME	COMMON NAME	WATER NEEDS	PLANT FACTOR	BUBBLER EMITTER	
12	AGAVE AMERICANA	CENTURY PLANT	LOW	0.2	XB-10PC-1032	
38	AGAVE DESERTI	DESERT AGAVE	LOW	0.2	XB-10PC-1032	
17	AGAVE PARRYI 'TRUNCATA'	ARTICHOKE AGAVE	LOW	0.2	XB-10PC-1032	
30	ECHINOCACTUS GRUSONII	GOLDEN BARELL CACTUS	LOW	0.2	XB-10PC-1032	
57	ENCELIA FARINOSA	BRITTLEBUSH	LOW	0.2	XB-10PC-1032	
23	DASYLIRON WHEELERI	DESERT SPOON	LOW	0.2	XB-10PC-1032	
11	LARREA TRIDENTATA	CREOSOTE BUSH	LOW	0.2	XB-10PC-1032	
10	BLUE STENOCEERUS MARGINATUS	NIGHT BLOOMING CEREUS	LOW	0.2	XB-10PC-1032	
18	BLUE STENOCEERUS MARGINATUS	NIGHT BLOOMING CEREUS	LOW	0.2	XB-10PC-1032	
6	YUCCA ROSTRATA 'SKY BLUE'	SKY BLUE YUCCA	LOW	0.2	XB-10PC-1032	

IRRIGATION LEGEND

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	NOZZLE	FLOW GPM	PSI	PATTERN
□	RAINBIRD	PFR/FRA	XER-BUG EMITTER	XB-20PC-1032	.20	30	DRIP
▽	RAINBIRD	PFR/FRA	XER-BUG EMITTER	XB-10PC-1032	.10	30	DRIP
■	RAINBIRD	SCH. 80 RISER	BUBBLER	1402	.50	30	TRICLE PATTERN
⊠	RAINBIRD	ESP-LXMEF	WEATHER BASED CONTROLLER SEE SHEET LD-2				
⊡	RAINBIRD	100-FE-CP	8 STATIONS MASTER BRASS VALVE WITH 1" BRASS TEE FLOW SENSOR				
⊢	RAINBIRD	PEB SERIES	ELECTRIC CONTROL VALVE FOR TREES				
⊣	RAINBIRD	100-PEB-PRS-D	BUBBLERS. SIZE AS NOTED ON PLAN. REFER TO DETAIL ON IRRIGATION DETAIL SHEET				
⊤	RAINBIRD	XCZ-075-PRF	ELECTRIC CONTROL VALVE FOR DRIP AREAS. SIZE AS NOTED ON PLAN.				
⊥	RAINBIRD	075-DVF	AUTOMATIC END FLUSH VALVE BY NETAFIM				
⊦	NETAFIM	T-113	FULL PORT VALVE (LINE SIZE). REFER TO DETAIL ON IRRIGATION DETAIL SHEET LD-2.				
⊧	NIBCO	330RC	3/4" CLICK COVER. REFER TO DETAIL ON IRRIGATION DETAIL SHEET				
⊨	RAINBIRD	805 Y	CONTRACTOR TO ENSURE THAT BACKFLOW PREVENTOR IS SCREENED BY PUBLIC VIEW				
⊩	FEBCO						
⊪			PRESSURE MAINLINE PIPING USE SCHEDULE 40 - SIZE AS NOTED				
⊫			NON-PRESSURE LATERAL LINE PIPING - PVC CLASS 200				
⊬			3/4" IRRIGATION POINT OF CONNECTION - IRRIGATION POINT OF CONNECTION FROM WATER METER SOURCE.				
⊭			PIPE SLEEVING SHALL OCCUR UNDER ALL MAJOR HARDSCAPE. SLEEVING SHALL BE 2X THE DIAMETER OF THE PIPE.				
⊮			INDICATES CONTROLLER NUMBER				
⊯			INDICATES FLOW IN GALLONS PER MINUTE				
⊰			INDICATES ZONE TYPE				
⊱			INDICATES ELECTRIC CONTROL VALVE SIZE				

- NOTES:**
- IRRIGATION LAYOUT IS DIAGRAMMATIC.
 - ALL VALVES AND MAINLINE ARE TO BE LOCATED ON PROPERTY AND IN THE PLANTING AREAS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE
 - NO OVER SPRAY ON HARDSCAPE OR WALLS WILL BE PERMITTED.
 - CONTRACTOR TO SLEEVE ALL LATERALS UNDER HARDSCAPE USING SCH. 40 PVC 2 TIMES LATERAL SIZE.
 - VALVE BOXES WILL BE BASED WITH PEA GRAVEL.
 - VALVE BOXES WILL BE TAN COLOR WHEN IN CRUSHED ROCK AREAS
 - THERE ARE NO CONFLICTING UTILITIES WITHIN THE PROJECT AREA.
 - LANDSCAPE CONTRACTOR TO VERIFY EXISTING IRRIGATION CONTROLLER LOCATIONS.
 - CONTRACTOR TO INSTALL A NEW SMART CONTROLLER.
 - LANDSCAPE CONTRACTOR TO SIZE ALL LATERALS ACCORDING TO WATER DEMANDS.
 - CONTRACTOR TO PROVIDE 100% IRRIGATION COVERAGE FOR DRIP IRRIGATION LAYOUT. ALL PLANTS ARE TO RECEIVE 100% IRRIGATION.
- NOTE:** MAINLINE, LATERALS AND VALVES ARE SHOWN OUTSIDE PLANTING AREAS FOR GRAPHIC CLARITY ONLY. THEY SHOULD BE INSTALLED IN SHRUB AREAS WITHIN THE PROPERTY LINES. LANDSCAPE CONTRACTOR IS TO RUN A PRESSURE TEST AT THE P.O.C. LOCATION TO ASSURE ADEQUATE PRESSURE.

WATER USE CALCULATIONS

Zone 5 - 13060 square feet - Proposed Landscape Area

Low Plants EAAW= 64.00 x 0.2 x 12400 s.f. x 0.62 / 748 / 0.81 = 162.42 CCF

Moderate Plants EAAW= 64.00 x 0.5 x 0 s.f. x 0.62 / 748 / 0.81 = 0 CCF

Pool/ Spa EAAW= 64.00 x 1.0 x 660 s.f. x 0.62 / 748 / 1 = 35.01 CCF

Gravel = 64.00 x 0 x 500 s.f. x 0.62 / 748 / 0.81 = 0 CCF

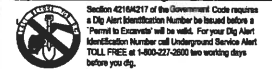
ETWU TOTAL = 197.43 CCF

Maximum Water Allowance = 64.00 x 0.45 x 13560 s.f. x 0.62 / 748 = 323.70 CCF

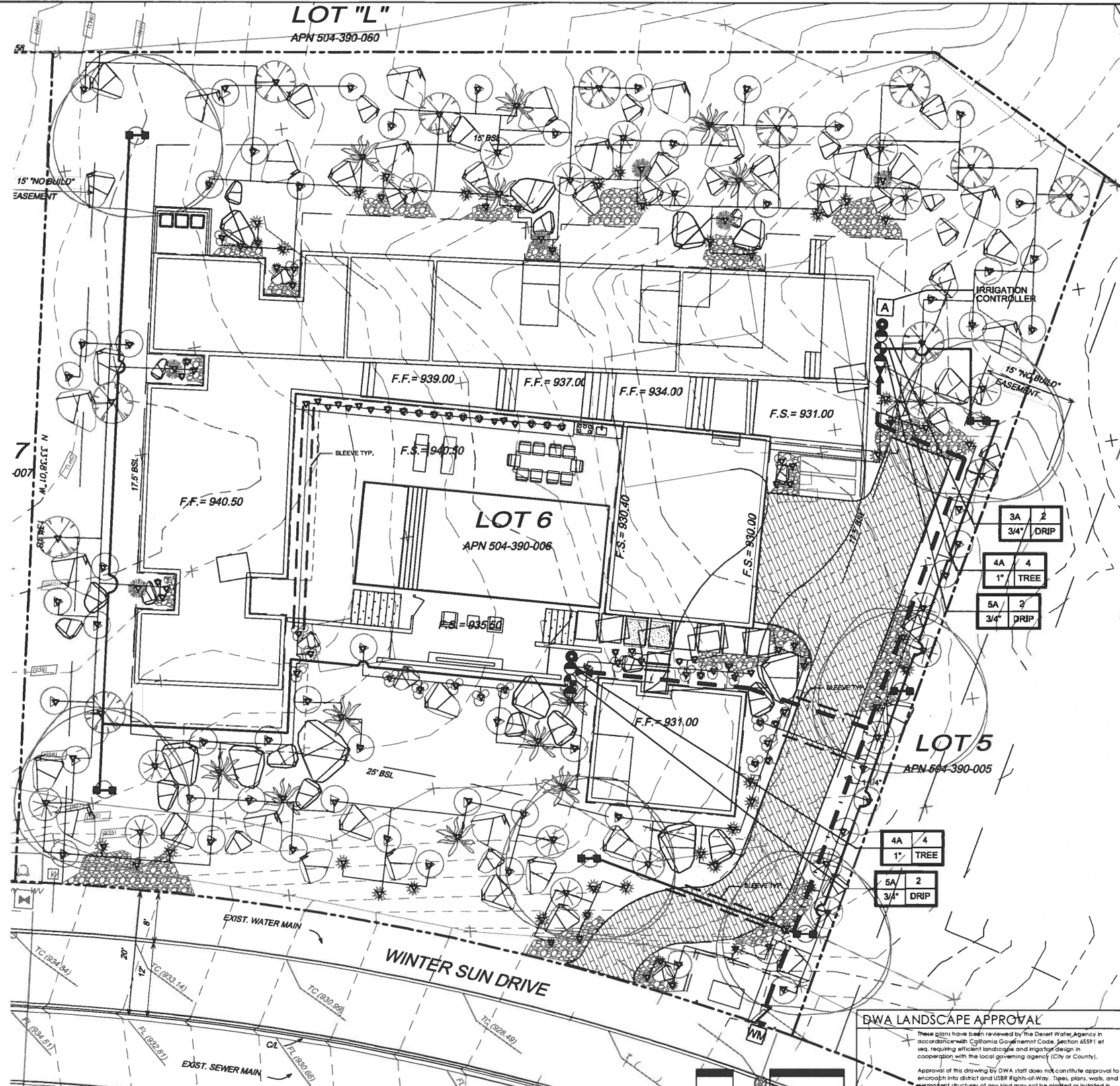
PIPE SIZING CHART

PIPE SIZE	MAX. ALLOWABLE FLOW
1/2"	5 GPM
3/4"	10 GPM
1"	16 GPM
1-1/4"	26 GPM
1-1/2"	40 GPM
2"	60 GPM

Important Notice - Underground Service Alert

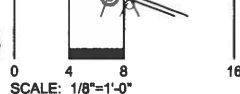


Construction contractor agrees that in accordance with generally accepted construction practices, construction contractor will be required to assume sole and complete responsibility for job site conditions during the course of construction of the project, including safety of all persons and property. This requirement shall be made to occur 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.



IRRIGATION PLAN

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



DWA LANDSCAPE APPROVAL

These plans have been reviewed by the Desert Water Agency in accordance with California Government Code, Section 65911 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County). Approval of this drawing by DWA staff does not constitute approval to encroach into district and USBR Right-of-Way. Trees, plants, walls, and other structures of any kind may not be planted or installed in DWA or USBR easements or right-of-way without first obtaining an encroachment permit from DWA.

Date _____ WATER MANAGEMENT DEPARTMENT
 DWA Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
 LANDSCAPE DESIGN

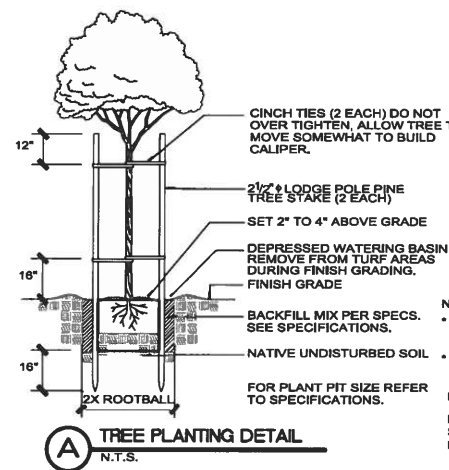
LANDSCAPE PLANS FOR
DESERT PALISADES
 WINTER SUN DRIVE LOT 6 TRACT 35540
 PALM SPRINGS, CALIFORNIA

DESERT MODERN
 LANDSCAPE DESIGN

REVISION

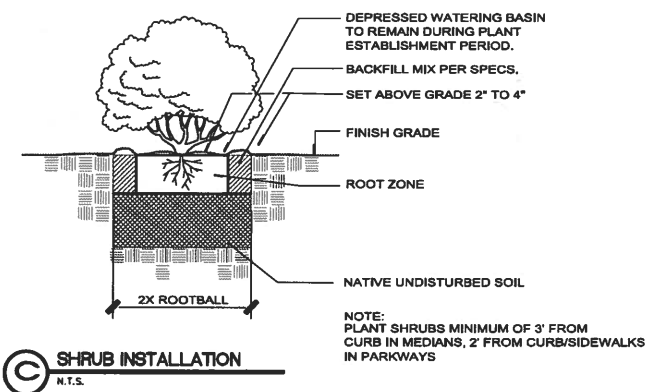
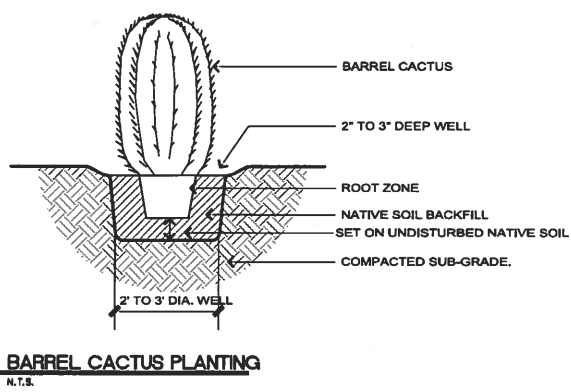
SCALE: 1/8" = 1'-0"

SHEET
L-2.0

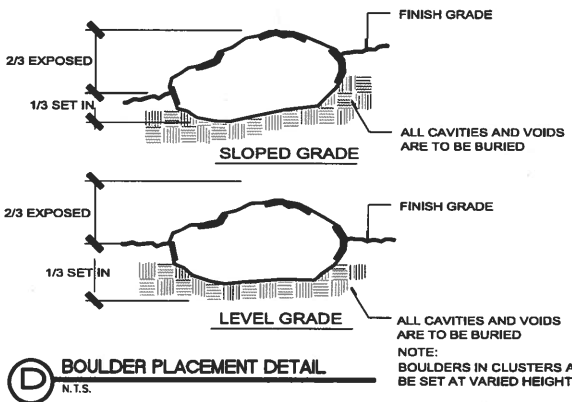


NOTE:
 • IF NEEDED STAKE SINGLE TREES 2\"/>

NOTE:
 FOR DESERT TREES AND SHRUBS, BACKFILL TO BE NATIVE SOIL ONLY.



NOTE:
 PLANT SHRUBS MINIMUM OF 3' FROM CURB IN MEDIANS, 2' FROM CURB/SIDEWALKS IN PARKWAYS



NOTE:
 BOULDERS IN CLUSTERS ARE TO BE SET AT VARIED HEIGHTS

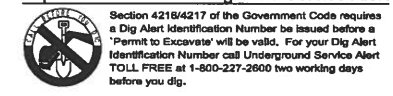
PLANTING DETAILS

SCALE: N.T.S.

GENERAL PLANTING NOTES

- THE LANDSCAPE CONTRACTOR SHALL BE LICENSED AND CARRY ALL NECESSARY WORKMEN'S COMPENSATION INSURANCE AND BONDS REQUIRED BY THE STATE.
- THE CONTRACTOR SHALL APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS.
- THE CONTRACTOR SHALL COORDINATE HIS WORK WITH ALL RELATED TRADES.
- WORKMANSHIP AND MATERIAL ARE EXPECTED TO BE OF THE HIGHEST STANDARDS AND QUALITY.
- ALL WORK IS SUBJECT TO THE REVIEW AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PRIOR TO BEGINNING WORK, THE SITE SHALL BE FREE OF ALL DEBRIS, WEEDS, OR ROCKS GREATER THAN 2\"/>
- GRADE AT PLANTERS SHALL BE 2\"/>
- TREAT PLANTED AREAS, DECOMPOSED GRANITE AND GRAVEL AREAS WITH PRE-EMERGENT WEED AGENT PRIOR TO, AND AFTER, PLACING LANDSCAPE TOPPING AND AS PER MANUFACTURER'S SPECIFICATIONS.
- THE CONTRACTOR SHALL PROVIDE ALL PLANTS AS INDICATED ON THE PLANS, UNLESS OTHERWISE SPECIFIED. ANY CHANGES OR SUBSTITUTIONS MUST BE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PLANT MATERIAL SHALL BE FULL, HEALTHY, SHAPELY, DISEASE-FREE, AND INSECT-FREE, BEING OF A SIZE THAT IS STANDARD FOR THE NURSERY INDUSTRY, AND PER THE PLANT LEGEND. ALL PLANTS ARE SUBJECT TO THE OWNER'S AUTHORIZED REPRESENTATIVE APPROVAL.
- BEFORE EXCAVATION, PLANTS IN CONTAINERS SHALL BE PLACED AS INDICATED ON PLANTING PLAN. OWNER'S REPRESENTATIVE SHALL BE NOTIFIED 36HRS IN ADVANCE AND SHALL CHECK LOCATION OF ALL PLANTS IN THE FIELD AND SHALL INDICATE THE EXACT POSITIONS BEFORE ACTUAL PLANTING OPERATIONS PROCEED.
- ALL LARGE PLANTS SHALL BE HANDLED WITH CARE USING THE NECESSARY PROPER EQUIPMENT. THE CONTRACTOR WILL BE REQUIRED TO REPLACE ALL DAMAGED PLANTS.
- CONTRACTOR SHALL ADD PLANT TABLETS TO ALL PLANT MATERIAL PER MANUFACTURERS SPECIFICATIONS FOR CONTAINER SIZE.
- ALL PLANTS SHALL BE PLANTED IN HOLES AS PER PLANTING DETAIL (SEE DETAIL THIS SHEET). TREE AND SHRUB ROOT CROWNS SHALL BE SET FLUSH WITH THE ADJACENT FINISH GRADE. ALL SHRUBS TO HAVE BELOW GRADE WATER RETENTION BASIN WITH GRADUAL 2\"/>
- ALL TREES TO HAVE BELOW GRADE WATER RETENTION BASIN WITH A 3\"/>
- ALL HOLES SHALL BE THOROUGHLY PRE-SOAKED WITH WATER AND ALLOWED TO DRAIN PRIOR TO PLANTING.
- ALL SHRUBS AND TREES SHALL BE BACKFILLED WITH 100% NATURAL SOIL.
- CONTRACTOR SHALL PROVIDE WATERING BASINS AROUND ALL PLANT MATERIAL.
- TREES (ONLY IF STAKING IS REQUIRED) 15-GALLON OR LARGER ARE TO BE STAKED WITH 2\"/>
- ALL BOULDERS (WHERE APPLICABLE) SHALL BE SET INTO SOIL 33% OF BOULDER SIZE.
- THE CONTRACTOR SHALL REMOVE ALL DEBRIS, PLANT BOXES AND CONTAINERS, MATERIALS, SUPPLIES OR EQUIPMENT, LEAVING THE SITE IN A CLEAN CONDITION UPON COMPLETION OF LANDSCAPE INSTALLATION.
- UPON ACCEPTANCE OF THE COMPLETED PROJECT, THE CONTRACTOR SHALL MAINTAIN THE INSTALLATION FOR A 90-DAY MAINTENANCE PERIOD. THE CONTRACTOR SHALL WEED ALL PLANTING AREAS AS NEEDED TO MAINTAIN A NEAT AND CLEAN APPEARANCE; MAINTAIN IRRIGATION AND LIGHTING SYSTEMS (WHERE APPLICABLE) IN A LIKE-NEW CONDITION; AND APPLY A UNIFORM FERTILIZER APPLICATION AT 30 DAYS, 60 DAYS, AND 90 DAYS, AS NEEDED TO MAINTAIN PROPER GROWTH FOR ALL PLANTING.
- ACCEPTANCE OF LANDSCAPE INSTALLATION AND MAINTENANCE WILL BE DETERMINED BY THE OWNER'S AUTHORIZED REPRESENTATIVE. LANDSCAPE CONTRACTOR SHALL REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL WHETHER CAUSED BY OTHER TRADE ACTIVITY AND/OR NATURAL CAUSES AT NO EXTRA COST TO OWNER.

Important Notice - Underground Service Alert



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.

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
 LANDSCAPE DESIGN

LANDSCAPE PLANS FOR
DESERT PALISADES
 WINTER SUN DRIVE LOT 6 TRACT 35540
 PALM SPRINGS, CALIFORNIA

DESERT MODERN
 LANDSCAPE DESIGN

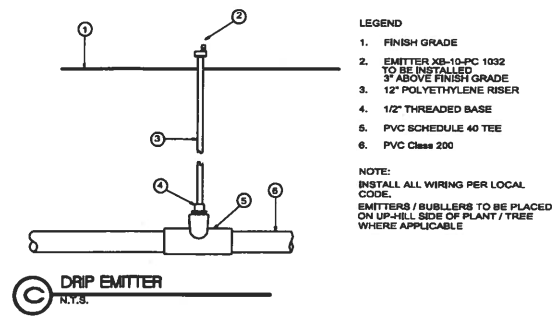
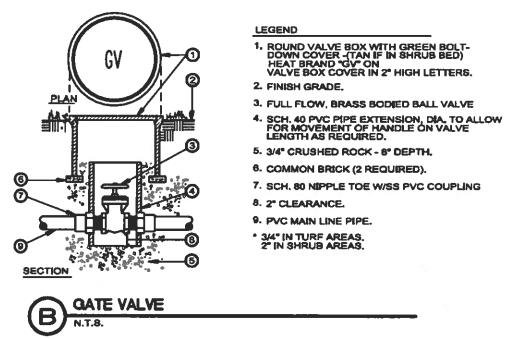
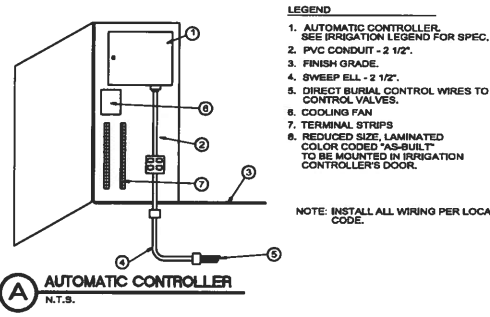
REVISION

SCALE: N.T.S.

SHEET

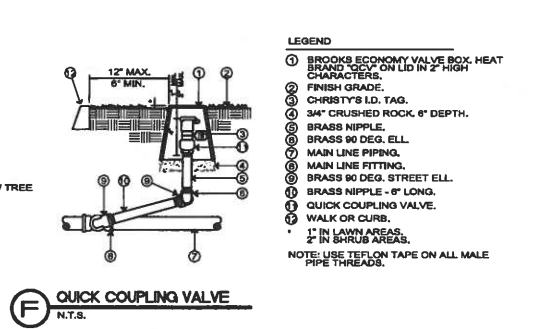
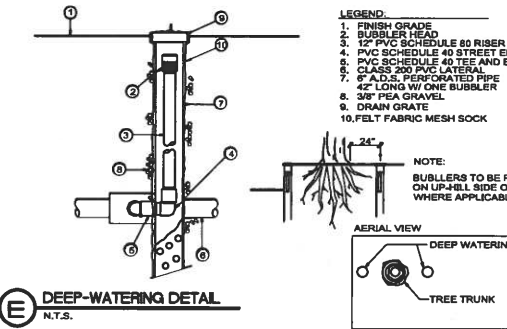
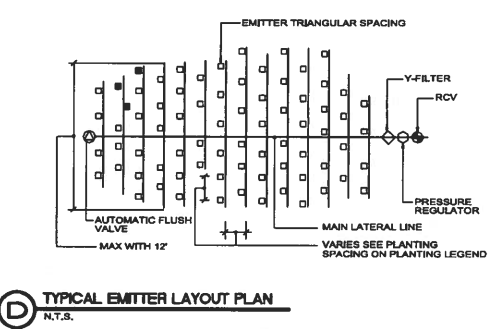
LD-1

DWA LANDSCAPE APPROVAL	
These plans have been reviewed by the Desert Water Agency in accordance with California Government Code, Section 45591 et seq, requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).	
Approval of this drawing by DWA staff does not constitute approval to encroach into district and USBR Right-of-Way. Trees, plants, walls, and permanent structures of any kind may not be planted or installed in DWA and USBR easements or right-of-way without first obtaining an encroachment permit from DWA.	
Date _____	WATER MANAGEMENT DEPARTMENT _____
DWA Plan # _____	DEVELOPMENT SERVICES DEPARTMENT _____

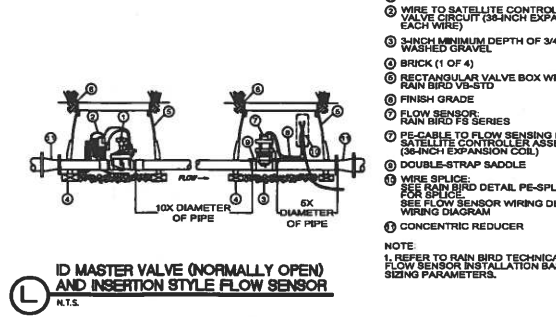
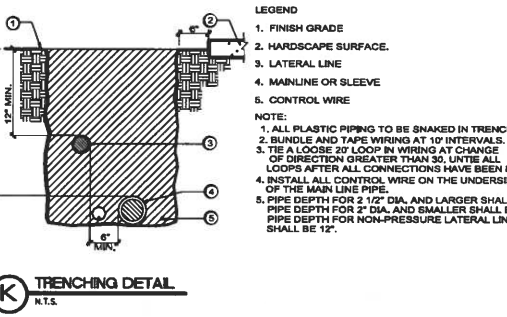
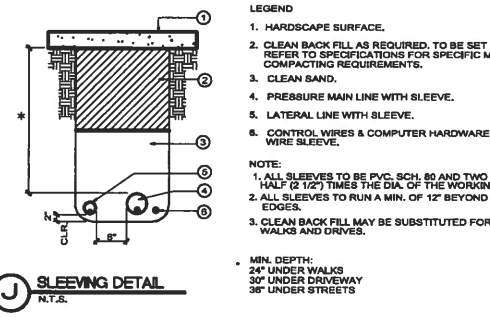
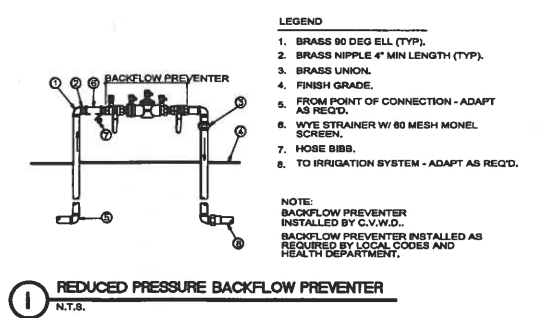
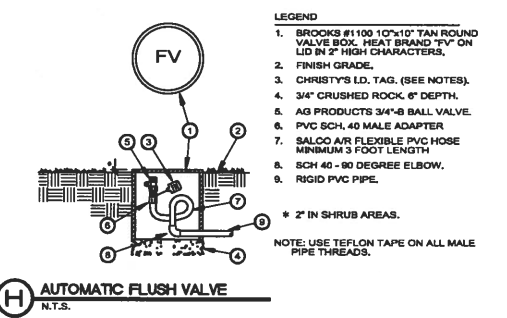
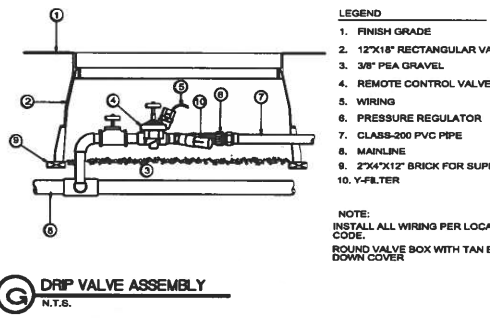


GENERAL INSTALLATION NOTES

1. SPRINKLER IRRIGATION PLAN IS DIAGRAMMATIC. FINAL LOCATION OF PIPING WILL BE DETERMINED AT TIME OF INSTALLATION. MAINLINE AND LATERALS SHALL BE PLACED IN SAME TRENCH WHEN POSSIBLE. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTED AREAS.
2. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS. ALL EQUIPMENT REQUIRED BUT NOT SPECIFIED ON THE DRAWING SHALL BE PROVIDED BY THE IRRIGATION CONTRACTOR.
3. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MFG.'S INSTRUCTIONS AND SPECIFICATIONS.
4. BACKFLOW PROTECTION UNIT(S) SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE.
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER WORKMANSHIP DURING INSTALLATION.
6. ALL MAINLINE PIPING SHALL HAVE A MINIMUM OF 18" COVER (24" UNDER ROADS AND STREETS AND IF RING SEALED PIPE). ALL LATERAL PIPING SHALL BE TRENCHED A MINIMUM OF 12" DEEP. ALL CONTROL WIRE GOING UNDER DRIVEWAYS AND STREETS SHALL BE SLEEVED IN A PVC PIPE. LATERAL PIPING GOING UNDER DRIVEWAYS AND STREETS SHALL BE SCHEDULE 40 PVC.
7. ALL VALVE CONTROL WIRE SHALL BE INSTALLED IN SAME TRENCH WITH MAINLINE WHEREVER POSSIBLE AND SHALL BE SOLID COPPER, AWG #14 TYPE UF, DIRECT BURIAL WIRE USING SNAPTITE OR SCOTCH-LOC WIRE CONNECTORS.
8. ALL TRENCH BACK FILL SOIL SHALL BE CLEAN, FREE OF ROCKS, TRASH, GLASS, SOLVENT CEMENT CONTAINERS AND RAGS. CONTRACTOR SHALL COMPACT ALL TRENCHES TO A DENSITY EQUAL TO THE UNDISTURBED SOIL AND SHALL BE RESPONSIBLE FOR BRINGING ANY SETTLED TRENCHES BACK TO FINISH GRADE.
9. CONTRACTOR SHALL FLUSH ALL PIPE LINES PRIOR TO INSTALLING SPRINKLER HEADS AND PRIOR TO INSTALLING NOZZLES.
10. CONTRACTOR SHALL INSTALL VALVE BOXES AT GRADE OVER ALL ELECTRIC VALVES AND INSTALL ANTI-DRAIN VALVES AS NECESSARY TO PREVENT LOW HEAD DRAINAGE EROSION OR DAMAGE.
11. 120 VOLT POWER FOR CONTROLLER(S) IS TO BE PROVIDED BY OTHERS ON A SEPARATE CIRCUIT BREAKER. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING CONNECTIONS TO CONTROLLER. CONTROLLER(S) FINAL LOCATION SHALL BE DETERMINED BY OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE PLACEMENT AND INSTALLATION OF THE BACK FLOW DEVICE AND WATER METER.
13. SHRUB DRIP EMITTERS AND TREE BUBBLERS SHALL BE PLACED ON SEPARATE VALVES.
14. CONTRACTOR SHALL INSTALL MIPT X FIPT 'HEAD LOK' BELOW GRADE AS MFG. BY KING BROTHERS IND. OR EQUIVALENT UNDER EACH EMITTER THAT MIGHT BE SUSCEPTIBLE TO HEAD LOSS OR VANDALISM.
15. ALL EMITTERS TO BE PLACED 6"-12" FROM EACH CENTER OF PLANT AND AT THE TOP OF SLOPE WHERE APPLICABLE.
16. CONTRACTOR TO PROVIDE A DRIP EMITTER FOR EACH PLANT WITHIN DRIP ZONES.
17. CONTRACTOR TO PROVIDE REDUCED SIZE, COLOR CODED "AS-BUILT" TO BE MOUNTED IN IRRIGATION CONTROLLER'S DOOR. "AS-BUILT" TO BE LAMINATED.



12. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE PLACEMENT AND INSTALLATION OF THE BACK FLOW DEVICE AND WATER METER.
13. SHRUB DRIP EMITTERS AND TREE BUBBLERS SHALL BE PLACED ON SEPARATE VALVES.
14. CONTRACTOR SHALL INSTALL MIPT X FIPT 'HEAD LOK' BELOW GRADE AS MFG. BY KING BROTHERS IND. OR EQUIVALENT UNDER EACH EMITTER THAT MIGHT BE SUSCEPTIBLE TO HEAD LOSS OR VANDALISM.
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16. CONTRACTOR TO PROVIDE A DRIP EMITTER FOR EACH PLANT WITHIN DRIP ZONES.
17. CONTRACTOR TO PROVIDE REDUCED SIZE, COLOR CODED "AS-BUILT" TO BE MOUNTED IN IRRIGATION CONTROLLER'S DOOR. "AS-BUILT" TO BE LAMINATED.



IRRIGATION DETAILS

SCALE: N.T.S.

Important Notice - Underground Service Alert

Section 4216/4217 of the Government Code requires a Dig Alert Identification Number be issued before a Permit to Excavate will be valid. For your Dig Alert Identification Number call Underground Service Alert TOLL FREE at 1-800-227-2600 two working days before you dig.

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.

LANDSCAPE ARCHITECTURAL SERVICES BY:
DESERT MODERN
LANDSCAPE DESIGN

LANDSCAPE PLANS FOR
DESERT PALISADES
WINTER SUN DRIVE LOT 6, TRACT 35540
PALM SPRINGS, CALIFORNIA

DESERT MODERN
LANDSCAPE DESIGN

REVISION

SCALE: N.T.S.

SHEET
LD-2

DWA LANDSCAPE APPROVAL

These plans have been reviewed by the Desert Water Agency in accordance with California Government Code, Section 45991 et seq. requiring efficient landscape and irrigation design in cooperation with the local governing agency (City or County).

Approval of this drawing by DWA staff does not constitute approval to encroach into district and USBR Right-of-Way. Trees, plants, walls, and permanent structures of any kind may not be planted or installed in DWA and USBR easements or right-of-way without first obtaining an encroachment permit from DWA.

Date: _____ WATER MANAGEMENT DEPARTMENT

DWA Plan # _____ DEVELOPMENT SERVICES DEPARTMENT

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 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 required.
- Nothing in these Plans shall relieve the Contractor from obtaining permits as required by Chapter 14.10 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 1-800-227-2000 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 signs, 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 signs, lighting and barricading shall be in accordance with Part 8 "Temporary Traffic Control" of the California Manual of 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 slope "hatch" 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 Permit (Water Quality Order 2009-009-018 as modified September 2, 2009), as well as a copy of the executed letter issuing a Notice of Intent (NOI) number, is required prior to issuance of Grading or Grading and Drainage Plans. The California Regional Water Quality Control Board (CRWQCB) of the California State Water Resources Control Board (CSWRQCB) 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 placement, shall be prepared, 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 760-322-8833 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 dated MAY 24, 2019 prepared by LANDMARK ENGINEERING, report no. LP0801, shall be complied with.

STREET PAVEMENT

- The asphalt concrete design shall meet the City of Palm Springs Std. Spec. 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" lift. The design shall have a HVEEM stability of 35 AND 33 respectively per the California Test method 304 and 306. Performance Grade asphalt (PG-70-10) meeting the 2010 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 (10 days on collector and residential streets) per City of Palm Springs Std. Spec. No. 115. See Ordinance No. 14,10,375.
- Trenches shall be completely backfilled and compacted to support traffic at the end of each work day. The Contractor shall place permanent pavement through the trench at the end of each 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.
- Street trench paving shall conform to California Gravelment Permit Manual Sec. 602.1 as revised July, 2009.
- The specific miscellaneous base shall be crushed miscellaneous base according to the Standard Specification for Public Works Construction, 2012 Edition.

SDMP GENERAL NOTES

- Erosion control Best Management Practices (BMPs) shall be implemented and maintained to minimize and/or prevent the entrainment of soil in runoff from disturbed soil areas on construction sites.
- Sediment control BMPs shall be implemented and maintained to prevent and/or minimize the transport of soil from the construction site.
- Stockpiles of soil shall be properly contained to minimize or reduce sediment transport from the site to streets, drainage facilities or adjacent properties via runoff, vehicle tracking, or wind.
- Appropriate BMPs for construction-related materials, wastes, soils or residues shall be implemented to minimize or reduce transport from the site to streets, drainage facilities, or adjacent properties by wind or runoff.
- BMPs shall be inspected prior to predicted storm events and following storm events, and shall be properly maintained.
- Runoff from equipment and vehicle washing shall be contained at construction sites and must not be discharged to receiving waters, adjacent roadways, catch basins, or other components of the local storm drain system.
- All construction contractor and subcontractor personnel are to be made aware of the required best management practices and good housekeeping measures for the project site and any associated construction staging areas.
- At the end of each day of construction activity, all construction debris and waste materials shall be collected and properly disposed of in covered trash or recycle bins.
- Construction sites shall be maintained in such a condition that a storm does not carry wastes or pollutants off the site. Discharges other than stormwater (i.e., non-stormwater discharges) are prohibited, except as authorized by an individual National Pollution Discharge Elimination System (NPDES) permit, the General Permit for Stormwater Discharges Associated with Construction Activity, or the General Permit for Stormwater Discharges Associated with Construction Activity from Small Linear Underground/Overhead Projects. Potential pollutants include but are not limited to soil or liquid chemical spills; wastes from paints, solvents, sealants, solvents, detergents, glues, lime, pesticides, herbicides, fertilizers, wood preservatives, asbestos fibers, paint boxes or sludge fragments, fuels, oils, lubricants, and hydraulic, radiator or battery fluids; concrete and related cutting or curing residues; concrete washout; floatable wastes; wastes from engine/equipment steam cleaning or chemical degreasing; wastes from street cleaning and super-chlorinated potable water from line flushing and testing. During construction, disposal of such materials should occur in a specified and controlled temporary area on-site, physically separated from potential stormwater runoff, with ultimate disposal in accordance with local, state and federal requirements.
- Discharging contaminated groundwater produced by dewatering groundwater that has infiltrated into the construction site is prohibited. Discharging of contaminated soils via surface erosion is also prohibited. Discharging non-contaminated groundwater produced by dewatering activities may require a National Pollutant Discharge Elimination System (NPDES) permit or Waste Discharge Requirements (WDRs) issued by the Colorado River Basin Regional Water Quality Control Board.
- Construction sites shall be managed to minimize the exposure time of disturbed soil areas through phasing and scheduling of grading to the extent feasible and the use of temporary and permanent soil stabilization.

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

PRIVATE ENGINEERING NOTE:
CONTRACTOR SHALL VERIFY THAT ALL INFORMATION IS CORRECTLY REFLECTED ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER.

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48 HOURS BEFORE YOU DO
CALL
UNDESIGNED SERVICE ALERT
1-800-421-4133

PROJECT DATA

OWNER/CONTACT:
C/O: JAMESON NEUMOFF
12555 N. GLENVIEW DR. #1091
SCOTTSDALE, AZ 85251

ENGINEER:
SANBORN ARCHITECTURE GROUP, INC.
717-80 SAN JACINTO DR.
BLDG. E-1
RANCHO MIRAGE, CA 92270
(760) 423-0600

PERMITS REQUIRED:
GRADING PERMIT
P.M. 10
WALL PERMIT

UTILITIES:

ELECTRIC: SO. CALIFORNIA EDISON
780-202-4291

GAS: SO. CALIFORNIA GAS CO.
780-324-6891
ATTN: VINCE ALVAREZ

TELEPHONE: FRONTIER
780-778-3603
ATTN: LARRY MOORE

TELEVISION: SPECTRUM
780-874-5452
ATTN: DALE SCHWARTZ

SEWER: WELFA WATER
780-323-8168 X2
ATTN: GARY GRAY

WATER: DESERT WATER AGENCY
780-323-4971
ATTN: DEBBIE RANDALL

BASIS OF BEARINGS:
THE RADIAL CENTERLINE OF WINTER SUN DRIVE OF SECTION 4, PER M.B. 443/85-78 BEING 88°05'15"

TOPOGRAPHY:
SANBORN A/E INC.
DATE OF SURVEY: 11/2020

ASSESSOR'S PARCEL NO.
504-380-006

EARTHWORK QUANTITIES

NOTE: THESE ARE AN ESTIMATE ONLY. CONTRACTOR IS REQUIRED TO PREPARE HIS OWN ESTIMATES FOR THE PURPOSE OF BIDDING. QUANTITIES DO NOT STRIPPING, SHRINKAGE, COMPACTION OR SUBSISTENCE LOSSES.

NOTE: A RED IMPORTED FIRE ANT CLEARANCE REQUIRED FOR ALL EXPORTED MATERIAL.

CUT: 0 C.Y. FILL: 0 C.Y.

LEGAL DESCRIPTION
LOT 6 OF TRACT NO. 35540, PER M.B. 443/85-78

FEMA FLOOD ZONE
ZONE: X500 & X
COMMUNITY PANEL NO.: 0602371558C
DATED: 08/28/2008

VICINITY MAP/LOCATION MAP

LEGEND

- INV. INDICATES INVERT ELEVATION
- TOG INDICATES TOP OF GRADE
- PE INDICATES PAD ELEVATION
- FL INDICATES FLOWLINE
- IF INDICATES TOP OF FOOTING
- TS INDICATES TOP OF STEP
- FS INDICATES FINISH SURFACE OTHER THAN DIRT
- FF INDICATES FINISH FLOOR
- TRW INDICATES TOP OF RETAINING WALL
- TW INDICATES TOP OF WALL
- FG INDICATES FINISH GRADE
- INV. INDICATES INVERT
- B.S.L. INDICATES BUILDING SETBACK LINE
- INDICATES GRAVEL DRIVEWAY
- INDICATES CONCRETE
- INDICATES GRAVEL
- INDICATES CMU WALLS
- INDICATES STEP IN FINISH FLOOR

CONSTRUCTION NOTES AND QUANTITIES:

NOTE: THESE ESTIMATES ARE FOR PERMITS USE ONLY. CONTRACTOR IS REQUIRED TO PREPARE HIS OWN ESTIMATES FOR THE PURPOSE OF HIS BIDDING.

1. INSTALL PAVERS PER MANUFACTURER'S SPEC.	1,330	S.F.
2. CONSTRUCT 4" P.C.C. CONCRETE (SEE ARCHITECT PLANS FOR DETAILS)	700	S.F.
3. INSTALL NDS 4" ATRUM GRATE NO. NDS 78 S.	3	EA.
4. INSTALL BUBBLER BOX - BROOKS 1212 L18/PARKWAY GRATE PER DETAIL 4	1	EA.
5. INSTALL 4" PVC DRAIN PIPE	99	L.F.
6. INSTALL CHANNEL DRAIN PER DETAIL 6	66	L.F.
7. CONSTRUCT CMU WALL (SEE ARCHITECT PLANS FOR DETAIL)	79	L.F.
8. INSTALL POOL DECKING (SEE ARCHITECT PLANS FOR DETAIL)	940	L.F.

SHEET INDEX:

SHEET 1	GRADING & DRAINAGE COVER SHEET
SHEET 2	GRADING & DRAINAGE PLAN

DRAIN CHANNEL DETAIL 6

DETAIL 4 BROOKS 1212 L18/PARKWAY GRATE

IN THE CITY OF PALM SPRINGS, CALIFORNIA

PRECISE GRADING PLAN

LOT 6, TRACT NO. 35540, M.B. 443/65-78

IN SECTION 4, T4S, R4E, S.B.M.

W.O.: 20-131

CITY OF PALM SPRINGS, CALIFORNIA

GRADING PLAN COVER SHEET
for WINTER SUN DRIVE
LOT 6, TRACT NO. 35540, M.B. 443/85-78
IN SECTION 4, T4S, R4E, S.B.M.

DESIGN BY: A.M.S.
CHECKED BY: F.d.
APPROVED BY: JAMESON NEUMOFF

DESIGNED BY: JAMESON NEUMOFF
CHECKED BY: JAMESON NEUMOFF
DATE: 11/2020

APPROVED BY: MARCUS FULLER
DATE: 11/2020

PROFESSIONAL ENGINEER
JAMESON NEUMOFF
NO. 50083
STATE OF CALIFORNIA

PROFESSIONAL ENGINEER
MARCUS FULLER
NO. 41838
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECT SUPERVISION OF: R.C.E. BOON

DATE: 11/2020

DATE: 11/2020

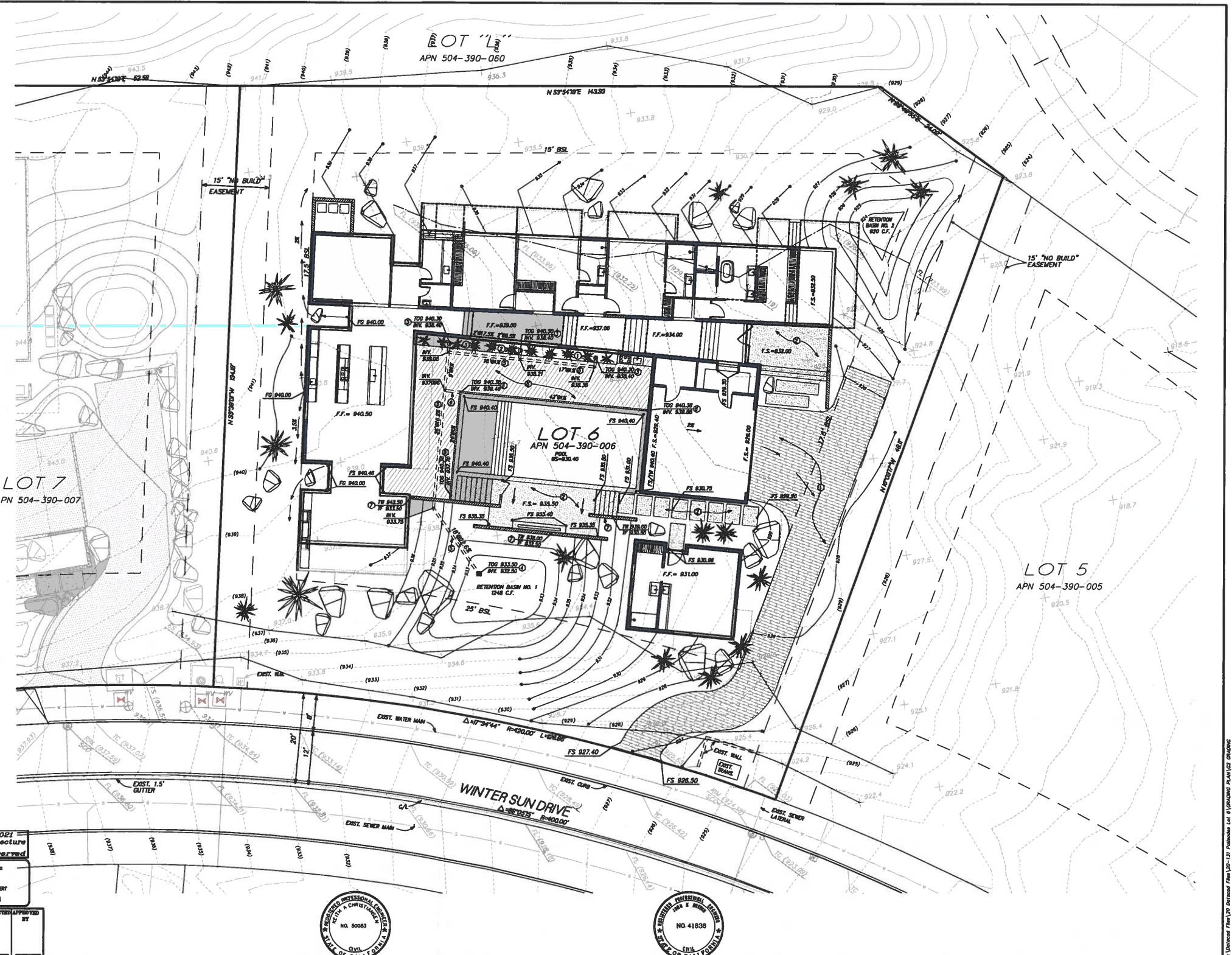
DATE: 11/2020

DATE: 11/2020

DATE: 11/2020

- CONSTRUCTION NOTES**
- INSTALL PAVERS PER MANUFACTURER'S SPECS.
 - CONSTRUCT 4" P.C.C. CONCRETE (SEE ARCHITECT PLANS FOR DETAILS)
 - INSTALL NOS 4" ATRIUM GRATE NOS 78 S.
 - INSTALL BUBBLER BODY - BROOKS 1212 L18/PARKWAY GRATE PER DETAIL 4
 - INSTALL 4" PVC DRAIN PIPE
 - INSTALL DRAIN CHANNEL, PER DETAIL 6
 - CONSTRUCT CMU WALL (SEE ARCHITECT PLANS FOR DETAIL)
 - INSTALL POOL DECKING (SEE ARCHITECT PLANS FOR DETAILS)

NO.	DISTANCE	SLOPE	SIZE
1	2'	@ 1% 4"	
2	2'	@ 0.5% 4"	
3	2'	@ 17.5% 4"	
4	4'	@ 27.5% 4"	



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

PRIVATE ENGINEERING NOTE: CONSTRUCTION CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM SPRINGS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE GRADING PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PALM SPRINGS. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE GRADING PLAN.

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NO 50083
 CIVIL
 STATE OF CALIFORNIA

NO 41838
 CIVIL
 STATE OF CALIFORNIA

NO.	REVISION	DATE	BY	DATE	BY
	AS BUILT				

BENCH C.P.S. MARK S-11
 ELEV. 804.929
 TOP OF FIRE HYDRANT NO. 394, SOUTH-EAST CORNER OF OLD RACKET CLUB.

SANDBORN ARCHITECTURE GROUP, INC.
 7770 SAN JACINTO DR.
 RANCHO MIRAGE, CA 92653
 TEL: (760) 433-0623
 FAX: (760) 433-0623

PREPARED UNDER THE DIRECT SUPERVISION OF:
JOHN A. CHRISTENSEN
 CIVIL ENGINEER
 NO. 50083
 DATE: 01/04/22

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

APPROVED BY: **JOHN H. BRIDGES**
 CIVIL ENGINEER
 NO. 41838
 DATE:

CITY OF PALM SPRINGS, CALIFORNIA
 GRADING PLAN
 for WINTER SUN DRIVE
 LOT 6, TRACT NO. 35540, M.B. 443/85-78
 IN SECTION 4, T4S, R4E, S.B.M.

SHEET
2
 OF 8 SHEETS

1/12/2022 1:32 PM J:\Uncolored Plans\390-Division Files\390-131-Plan\006 LOT 6 GRADING PLAN\02 GRADING