



City of La Quinta

ARCHITECTURAL AND LANDSCAPING REVIEW BOARD

DATE: JANUARY 15, 2014

CASE NUMBER: CONDITIONAL USE PERMIT 2013-152

APPLICANT: CASE AND LISA SWENSON

PROPERTY OWNER: CASE AND LISA SWENSON

REQUEST: CONSIDERATION OF ARCHITECTURAL AND LANDSCAPING PLANS FOR A SINGLE FAMILY RESIDENCE WITHIN THE OPEN SPACE ZONE

LOCATION: 77210 LOMA VISTA, WITHIN THE ENCLAVE MOUNTAIN ESTATES

EXECUTIVE SUMMARY

The applicant proposes the construction of a 6,093 square foot single family home on a 3.16 acre lot within the Enclave Mountain Estates.

BACKGROUND

The 3.16 acre lot was created as part of the La Quinta Resort Specific Plan (SP 121-E, Amendment #5), and has been previously graded. The Specific Plan assigned residential use to the lot, with a provision that the development standards of the La Quinta Zoning Ordinance would apply. Several years ago, the lot was graded, but no construction occurred.

The applicant filed a Pre-Application Review request in February, 2013, at which time City staff reviewed the history of the lot, the land use and zoning designations and standards, and the building site. Based on that research, it was determined that a Conditional Use Permit would be required for the proposed project.

A number of analyses were conducted for the proposed project by the applicant to address the site-specific issues of this site, including geotechnical analysis, site suitability analysis, and biology. These studies were used by the design team to develop the home design and siting.

PROPOSAL & ANALYSIS

Architecture:

The proposed single family home is located on an elevated lot above its neighbors, in the foothills of the Santa Rosa Mountains. The house has been designed in a contemporary style, with a particular focus on integrating into the hillside site.

The architecture highlights multiple building planes in strong earth tones (please see Plan Set, pages A3.20 and A3.21). Stone veneer is used on building walls on three sides of the house. On the south side, a wall of windows has been designed to take advantage of the views, and open to create an indoor/outdoor space. Because of the location of the home on the site, and the orientation of the windows, glare should not occur. The roof is a combination of flat roof over the bedroom areas, and a sloped roof over the main living area. The sloped roof will be standing seam, in a deep brown. Gates and doorways will include a copper patina finish.

The architecture is consistent with the adopted Specific Plan, the surrounding homes within the Enclave and the standards of the Zoning Ordinance, where applicable.

Landscaping:

The landscaping plan is illustrated on page L2.0 of the attached plan set. The site is being extensively landscaped to enhance a large outdoor patio and pool area and provide privacy, but much of the site will remain in its native condition.

The landscaping plan provides a desert-compatible design that will blend into the natural setting. The landscape palette includes Desert Willow, Creosote bush, succulents and groundcovers consistent with the desert environment. The palette is also consistent with the requirements of the Coachella Valley Multiple Species Habitat Conservation Plan (CVMSHCP), because of the site's adjacency to a conservation area (the slopes of the Santa Rosas). The Conditional Use Permit will be conditioned to comply with the City's Water Efficiency Ordinance.

Lighting has been discreetly incorporated into the landscaping, but will not be allowed to extend onto the surrounding hillsides, as required by the CVMSHCP. Finally, the landscaping plan includes the installation of extensive areas of faux rock to match existing native rock, to hide wall areas and block views of the house from below. Please see Attachment 4, Photo Simulations.

RECOMMENDATION

Recommend approval of Conditional Use Permit 2013-152, including the attached conditions of approval, to the Planning Commission.

Report prepared by: Nicole Sauviat Criste, Consulting Planner
Report approved for submission by: David Sawyer, Planning Manager

Attachments:

1. Project Information
2. Vicinity Map
3. Plan Set
4. Photo Simulations & Site Section Package

LANDSCAPE AND IRRIGATION

1. The applicant shall comply with LQMC Sections 13.24.130 (Landscaping Setbacks) & 13.24.140 (Landscaping Plans)
2. Landscape and irrigation plans shall be signed and stamped by a licensed landscape architect.
3. All trees shall have a minimum caliper of 2.5 inches.
4. All plants shall conform to the approved plant list of the Coachella Valley Multiple Species Habitat Conservation Plan for lands adjacent to conservation areas.
5. All new and modified landscape areas shall have landscaping and permanent irrigation improvements in compliance with the City's Water Efficient Landscape regulations contained in LQMC Section 8.13 (Water Efficient Landscape).
6. The applicant shall submit the final landscape plans for review, processing and approval to the Community Development Department as a minor final landscape plan, in accordance with the Final Landscape Plan application process. Community Development Director approval of the final landscape plans is required prior to issuance of the first building permit unless the Community Development Director determines extenuating circumstances exist which justify an alternative processing schedule.

NOTE: Plans are not approved for construction until signed by the appropriate City official, including the Community Development Director and/or City Engineer.

Prior to final approval of the installation of landscaping, the Landscape Architect of record shall provide the Community Development Department a letter stating he/she has personally inspected the installation and that it conforms with the final landscaping plans as approved by the City.

7. If staff determines during final landscaping inspection that adjustments are required in order to meet the intent of the Planning Commission's approval, the Community Development Director shall review and approve any such revisions to the landscape plan.

ATTACHMENT 1

Project Information

CASE NUMBER: CONDITIONAL USE PERMIT 2013-152

APPLICANT: CASE AND LISA SWENSON

PROPERTY OWNER: CASE AND LISA SWENSON

ARCHITECT: PREST-VUKSIC

LANDSCAPE ARCHITECT: HERMAN & ASSOCIATES

ENGINEER: THE ALTUM GROUP

REQUEST: CONSIDERATION OF ARCHITECTURAL AND LANDSCAPING PLANS FOR CONDITIONAL USE PERMIT 13-152

LOCATION: 77210 LOMA VISTA, WITHIN THE ENCLAVE MOUNTAIN ESTATES

GENERAL PLAN DESIGNATION: OPEN SPACE NATURAL

ZONING DESIGNATION: OPEN SPACE, HILLSIDE CONSERVATION OVERLAY

SPECIFIC PLAN: LA QUINTA RESORT SPECIFIC PLAN 121-E, AMENDMENT #5

SURROUNDING ZONING/LAND USES:

NORTH: OPEN SPACE/MOUNTAIN SLOPES

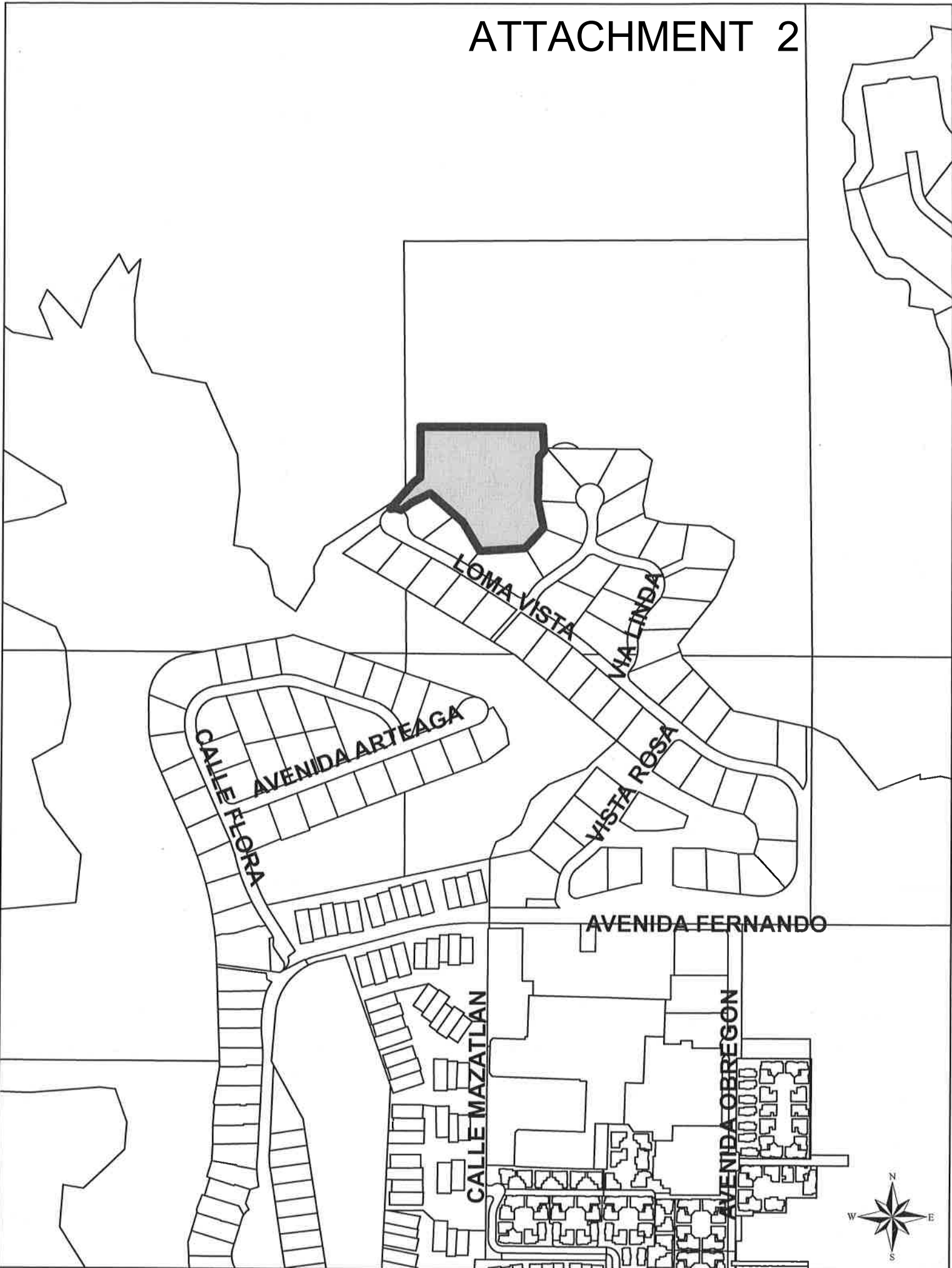
SOUTH: LOW DENSITY RESIDENTIAL/SINGLE FAMILY HOMES

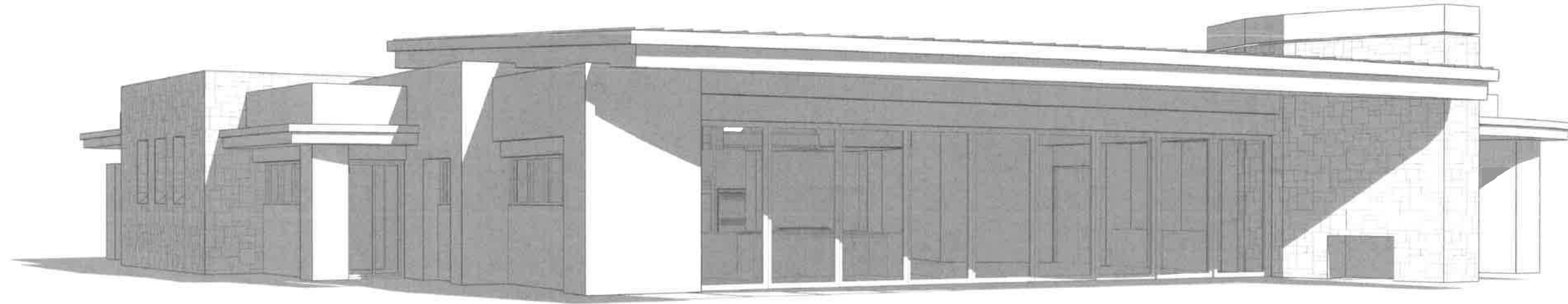
EAST: LOW DENSITY RESIDENTIAL/SINGLE FAMILY HOMES

WEST: OPEN SPACE/MOUNTAIN SLOPES

SUBDIVISION INFORMATION: N/A. The lot was created at the time that the La Quinta Resort Specific Plan (SP 121-E, Amendment #5) was developed.

ATTACHMENT 2





SWENSON RESIDENCE at THE ENCLAVE MOUNTAIN ESTATES

RECEIVED

JAN X 7 2014

CITY OF LA QUINTA
PLANNING DEPARTMENT

ATTACHMENT 3

PROJECT TEAM

OWNER/APPLICANT

CABE AND LISA SWENSON
82 ELLENWOOD AVENUE
LOS GATOS, CA 95030
T: 408.690.0173
CONTACT - CABE SWENSON

ENGINEER

THE ALTUM GROUP
73710 FRED WARING DRIVE, STE.219
PALM DESERT, CA 92280
T: 760.346.4750
CONTACT - DOUG FRANKLIN, P.E.

ARCHITECT

PREST-VUKSIC ARCHITECTS
44530 SAN PABLO AVENUE
PALM DESERT, CA 92280
T: 760.778.5383
CONTACT - JOHN VUKSIC, AIA

LANDSCAPE ARCHITECT

HERMANN AND ASSOCIATES
78385 HIGHWAY 111
LA QUINTA, CA 92253
T: 760.777.9131
CONTACT - CHRIS HERMANN, ASLA

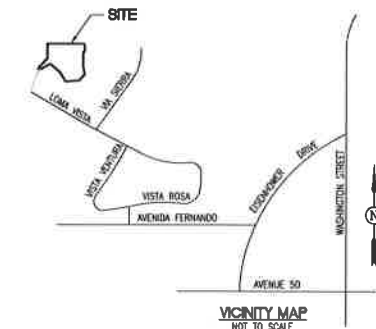
SHEET INDEX

- I 1.0 INDEX SHEET
- C1.0 TECHNICAL SITE PLAN
- C2.0 OVERALL PRELIMINARY PRECISE GRADING PLAN
- C2.1 ENLARGED PRELIMINARY PRECISE GRADING PLAN
- C3.0 EASEMENTS AND UTILITY PLAN
- L1.0 ILLUSTRATIVE SITE PLAN
- L2.0 ILLUSTRATIVE PLANTING PLAN
- L3.0 LIGHTING PLAN
- L4.0 DETAILS

SHEET INDEX

- A2.10 FLOOR PLAN
- A3.10 EXTERIOR ELEVATIONS
- A3.11 EXTERIOR ELEVATIONS
- A3.20 COLOR ELEVATIONS
- A3.21 COLOR ELEVATIONS
- A6.10 ROOF PLAN
- A6.20 DETAILS
- A6.21 DETAILS

DATA TABLE	
ASSESSORS PARCEL NUMBER	658-000-004
LEGAL DESCRIPTION	LOT 1 OF TRACT MAP NO. 28335-R, IN THE CITY OF LA QUINTA, STATE OF CALIFORNIA, AS SHOWN BY MAP RECORDED IN BOOK 259, PAGES 42 AND 43 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.
EXISTING GENERAL PLAN DESIGNATION (AND PROPOSED IF APPLICABLE)	OPEN SPACE (OS) - NATURAL
EXISTING ZONING DESIGNATION (AND PROPOSED IF APPLICABLE)	OPEN SPACE (OS) - HILLSIDE CONSERVATION (HC)
EXISTING SPECIFIC PLAN	LA QUINTA RESORT SPECIFIC PLAN (SP 121-E, AMENDMENT #5) PLANNING AREA 115 RESIDENTIAL LAND USE
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
TOTAL GROSS SITE AREA	3.16 ACRES, 137,650 SQ. FT.
TOTAL NET SITE AREA	3.16 ACRES, 137,650 SQ. FT.
TOTAL BUILDING AREA	APPROXIMATELY 6,093 SQ. FT.
TOTAL PARKING AREA	N/A
TOTAL LANDSCAPE AREA	21,324 S.F., 0.48 AC.
IDENTIFICATION OF PARKING RATIOS	N/A
NUMBER OF PARKING SPACES	N/A
NUMBER OF AMERICANS WITH DISABILITIES ACT (ADA) PARKING SPACES	N/A
GREATEST NUMBER OF STORES AND SQUARE FEET OF AREA PER FLOOR	ONE STORY, APPROXIMATELY 6,093 SQ. FT.
GREATEST HEIGHT OF ANY BUILDING	18'-3"
OCCUPANCY CLASSIFICATION	SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE VB



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SUBMITTALS/REVISIONS

7/23/2013 SDP, CUP, HOA SUBMITTAL
10/24/2013 SDP, CUP, HOA SUBMITTAL



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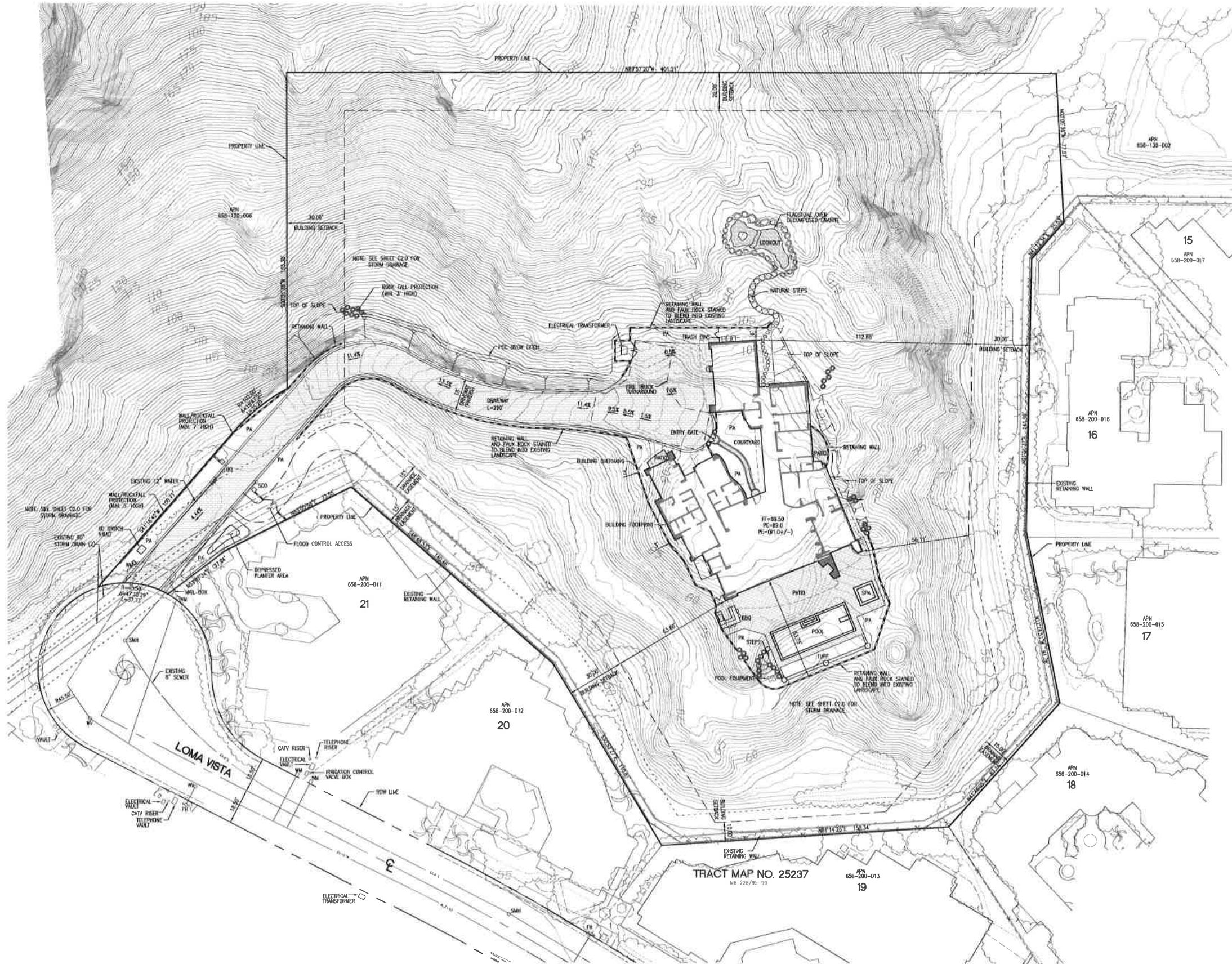


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INDEX SHEET

Scale: NOT TO SCALE

Sheet: I 1.0



LEGEND

	CENTERLINE
	EASEMENT/SETBACK LINE
	EXISTING ROADWAY
	RIGHT-OF-WAY
	PROPERTY BOUNDARY
	WALL/RETAINING WALL
	FINISH FLOOR ELEVATION
	PAD ELEVATION
	PROPOSED ELEVATION
	EXISTING ELEVATION
	SLOPE
	PUBLIC UTILITY EASEMENT
	SEWER CLEANOUT
	BLOWOFF
	SEWER MANHOLE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	PLANTER AREA
	FINISH SURFACE
	FINISH GRADE
	TOP OF WALL
	FLOW LINE
	INVERT
	RIGHT OF WAY
	CLEAN OUT
	TOP OF GRATE
	TOP OF BUBBLER BOX
	HARDSCAPE (TYPE PER PLAN)
	NATURAL BOULDERS
	FIRE TRUCK TURNAROUND



SITE PLAN

Scale: 1" = 20'
Sheet: C10

SWENSON RESIDENCE
at THE ENCLAVE MOUNTAIN ESTATES
77-210 LOMA VISTA - LA QUINTA, CA 92253

SUBMITTALS/REVISIONS

7/23/2013	SDP, CUP, HOA SUBMITTAL
10/24/2013	SDP, EXP, HOA SUBMITTAL



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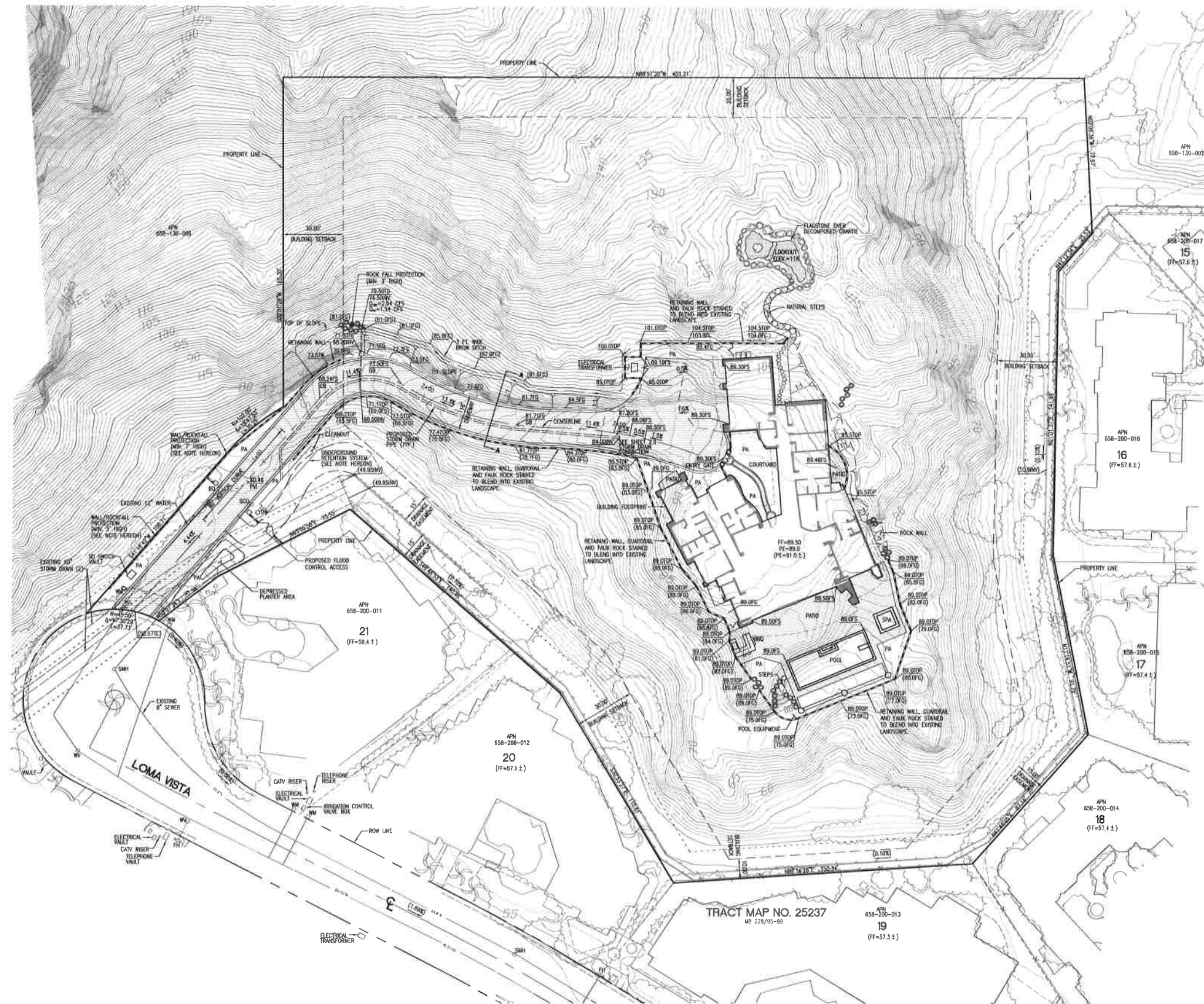
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LEGEND

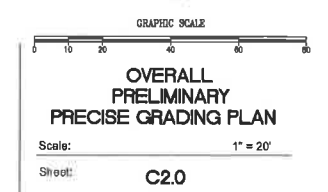
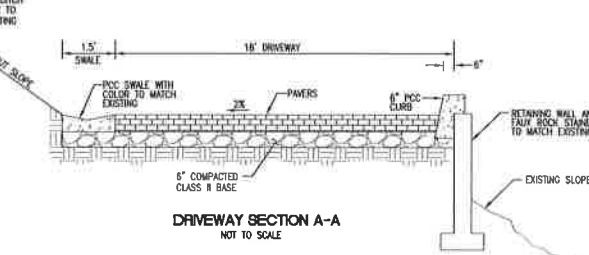
	CENTERLINE
	EASEMENT/SETBACK LINE
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	TOP OF GRATE
	DRYWELL
	HARDSCAPE (TYPE PER PLAN)
	NATURAL BOULDERS
	FIRE TRUCK TURNAROUND

NOTE
SEE ENLARGED PRELIMINARY PRECISE GRADING PLAN, SHEET C2.1 FOR ADDITIONAL DETAIL ELEVATIONS AND STORM DRAIN ADJACENT TO THE PROPOSED RESIDENCE.

FIRE DEPARTMENT NOTES
1. PAVED ACCESS WILL NOT EXCEED 15%
2. ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60,000 POUNDS OVER 2 AXLES.

DRAINAGE NOTE
THE UNDERGROUND DRAINAGE SYSTEM IS DESIGNED TO MEET WATER QUALITY (MS-4) REQUIREMENTS. THIS INFILTRATION SUMP IS A PROPOSED 48" DIAMETER PIPE WITH 12" MINIMUM SLOPE TOWARDS A DRYWELL. IF CAPACITY IS EXCEEDED EMERGENCY OVERFLOW IS CONVEYED OUT OF THE GRADED INLET INTO THE ADJACENT FLOOD CONTROL CHANNEL.

ROCKFALL HAZARDS NOTE
THE ACTUAL ROCKFALL HAZARD MITIGATION HAS NOT BEEN FORMALLY DESIGNED. PRELIMINARY DESIGN INCLUDES A STRUCTURAL BARRIER WALL OR A STANDARD RETAINING WALL WITH SLOPING BACKFILL TOWARDS THE ASCENDING SLOPE. ISSUES WITH A BARRIER WALL ARE IMPACT LOADS AND ASSOCIATED STRUCTURAL DESIGN. THE EXPENSE TO CONSTRUCT, AND NEED FOR REPAIR AFTER A ROCKFALL EVENT, ISSUES WITH A STANDARD RETAINING WALL WITH SLOPING BACKFILL IS THE NEED FOR ADDITIONAL SPACE EITHER OFFSITE OR WITHIN THE CURRENT EASEMENT. THE SLOPING BACKFILL IS INTENDED TO CUSHION THE WALL AND ABSORB THE IMPACT SHOCK. THE ROCKFALL HAZARD MITIGATION NEEDS TO BE EVALUATED FROM COSTS, SPACE, AND ESTHETICS STANDPOINTS. THIS WORK WILL BE PERFORMED DURING FINAL DESIGN.



SWENSON RESIDENCE
at THE ENCLAVE MOUNTAIN ESTATES
77-210 LOMA VISTA • LA QUINTA, CA 92253

SUBMITTALS/REVISIONS

7/23/2013 SDP, CUP, HOA SUBMITTAL
10/24/2013 SDP, CUP, HOA SUBMITTAL



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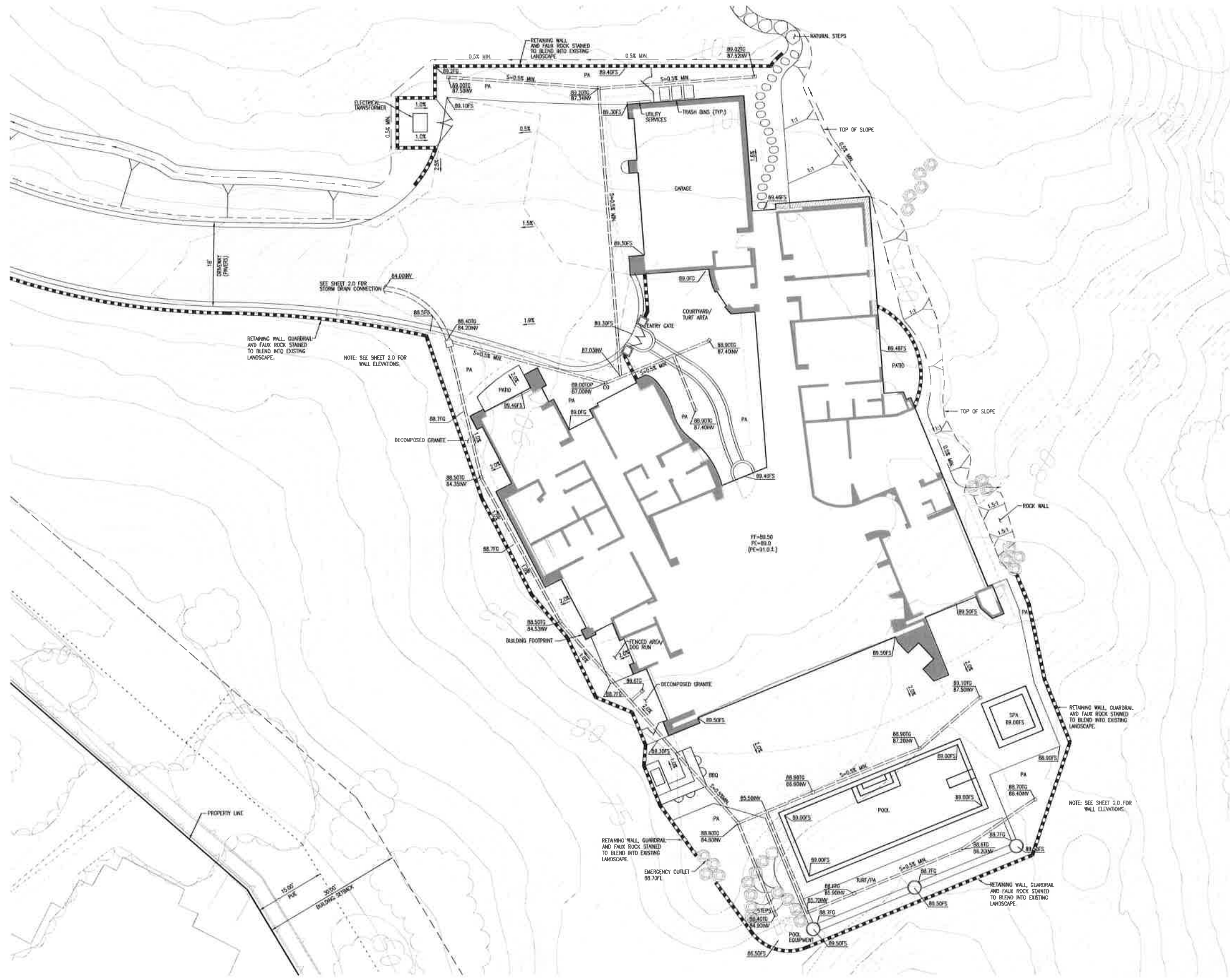


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LEGEND

—○—	CENTERLINE
---	EASEMENT/SETBACK LINE
---	EXISTING ROADWAY
---	RIGHT-OF-WAY
---	PROPERTY BOUNDARY
---	WALL/RETAINING WALL
FF	FINISH FLOOR ELEVATION
PE	PAD ELEVATION
XX.X	PROPOSED ELEVATION
(XX.X)	EXISTING ELEVATION
---	SLOPE
PUE	PUBLIC UTILITY EASEMENT
SCD	SEWER CLEANOUT
BO	BLOWOFF
SMH	SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
PH	FIRE HYDRANT
PA	FLATTER AREA
FS	FINISH SURFACE
FG	FINISH GRADE
TOP	TOP OF WALL
FL	FLOW LINE
INVERT	INVERT
ROW	RIGHT OF WAY
CO	CLEAN OUT
TC	TOP OF GRATE
DW	DRYWELL
[Symbol]	HARDSCAPE (TYPE PER PLAN)
[Symbol]	NATURAL BOULDERS
[Symbol]	FIRE TRUCK TURNAROUND

NOTE

SEE OVERALL PRELIMINARY PRECISE GRADING PLAN, SHEET C2.0, FOR ADDITIONAL DETAIL, ELEVATIONS FOR WALL AND DRIVEWAY.

FIRE DEPARTMENT NOTES

- ACCESS WILL NOT HAVE AN UP OR DOWN GRADE OF MORE THAN 15%.
- ACCESS WILL BE DESIGNED TO WITHSTAND THE WEIGHT OF 60,000 POUNDS OVER 2 AXLES.

DRAINAGE NOTE

THE UNDERGROUND DRAINAGE SYSTEM IS DESIGNED TO MEET WATER QUALITY (MS-4) REQUIREMENTS. THIS INFILTRATION BMP IS A PROPOSED 48" DIAMETER PIPE WITH 1% MINIMUM SLOPE TOWARDS A DRYWELL. IF CAPACITY IS REACHED OVERFLOW IS OUT OF THE GRATED INLET INTO THE ADJACENT FLOOD CONTROL CHANNEL.

ROCKFALL HAZARDS NOTE

THE ACTUAL ROCKFALL HAZARD MITIGATION HAS NOT BEEN FORMALLY DESIGNED. PRELIMINARY DESIGNS INCLUDE A STRUCTURAL BARRIER WALL OR A STANDARD RETAINING WALL WITH SLOPING BACKFILL TOWARDS THE ASCENDING SLOPE. ISSUES WITH A BARRIER WALL ARE IMPACT LOADS AND ASSOCIATED STRUCTURAL DESIGN, THE EXPENSE TO CONSTRUCT, AND NEED FOR REPAIR AFTER A ROCKFALL EVENT. ISSUES WITH A STANDARD RETAINING WALL WITH SLOPING BACKFILL IS THE NEED FOR ADDITIONAL SPACE EITHER OFFSITE OR WITHIN THE CURRENT EASEMENT. THE SLOPING BACKFILL IS INTENDED TO CUSHION THE WALL AND ABSORB THE IMPACT SHOCK. THE ROCKFALL HAZARD MITIGATION NEED TO BE EVALUATED FROM COSTS, SPACE, AND AESTHETICS STANDPOINTS. THIS WORK WILL BE PERFORMED DURING FINAL DESIGN.



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7/23/2013	SDP, CLP, HMA SUBMITTAL
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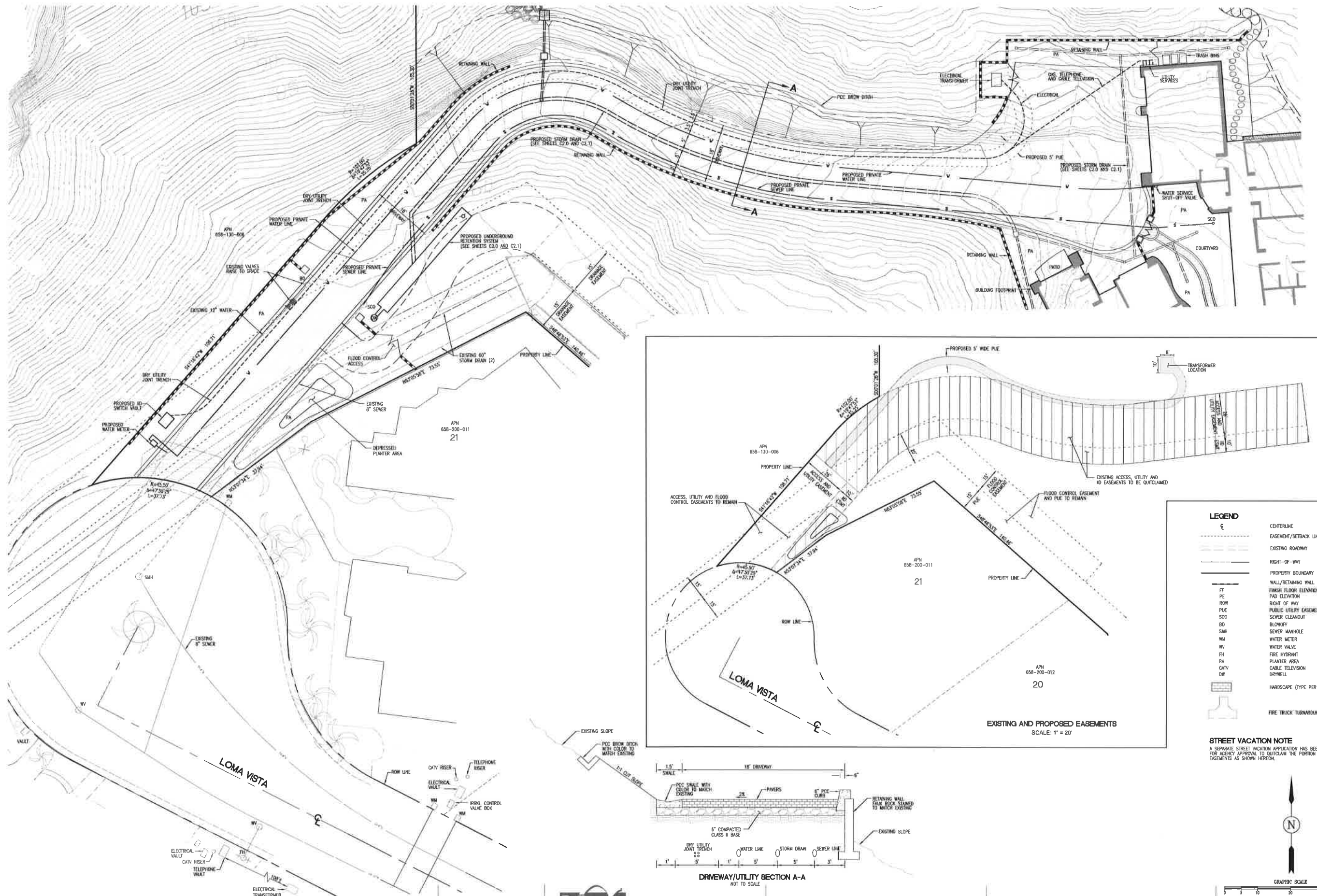
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ENLARGED PRELIMINARY PRECISE GRADING PLAN
Scale: 1" = 8'
Sheet: **C2.1**



SWENSON RESIDENCE
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 77-210 LOMA VISTA • LA QUINTA, CA 92253

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STREET VACATION NOTE
 A SEPARATE STREET VACATION APPLICATION HAS BEEN SUBMITTED FOR AGENCY APPROVAL TO OBTAIN THE PORTION OF EXISTING EASEMENTS AS SHOWN HEREON.

LEGEND

—	CENTERLINE
- - -	EASEMENT/SETBACK LINE
- - -	EXISTING ROADWAY
- - -	RIGHT-OF-WAY
—	PROPERTY BOUNDARY
—	WALL/RETAINING WALL
FF	FINISH FLOOR ELEVATION
PE	PAD ELEVATION
ROW	RIGHT OF WAY
PUE	PUBLIC UTILITY EASEMENT
SCD	SEWER CLEANOUT
BO	BLOWOFF
SMH	SEWER MANHOLE
WM	WATER METER
WV	WATER VALVE
FH	FIRE HYDRANT
PA	PLANTER AREA
CATV	CABLE TELEVISION
DW	DRYWELL
—	HARDSCAPE (TYPE PER PLAN)
—	FIRE TRACK TURNAROUND

SCALE: 1" = 10'

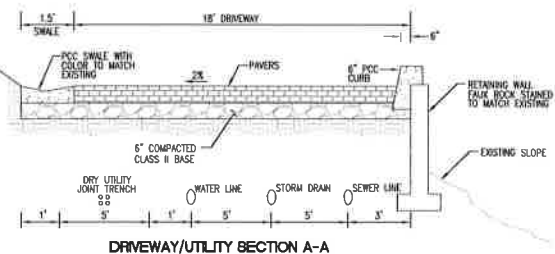
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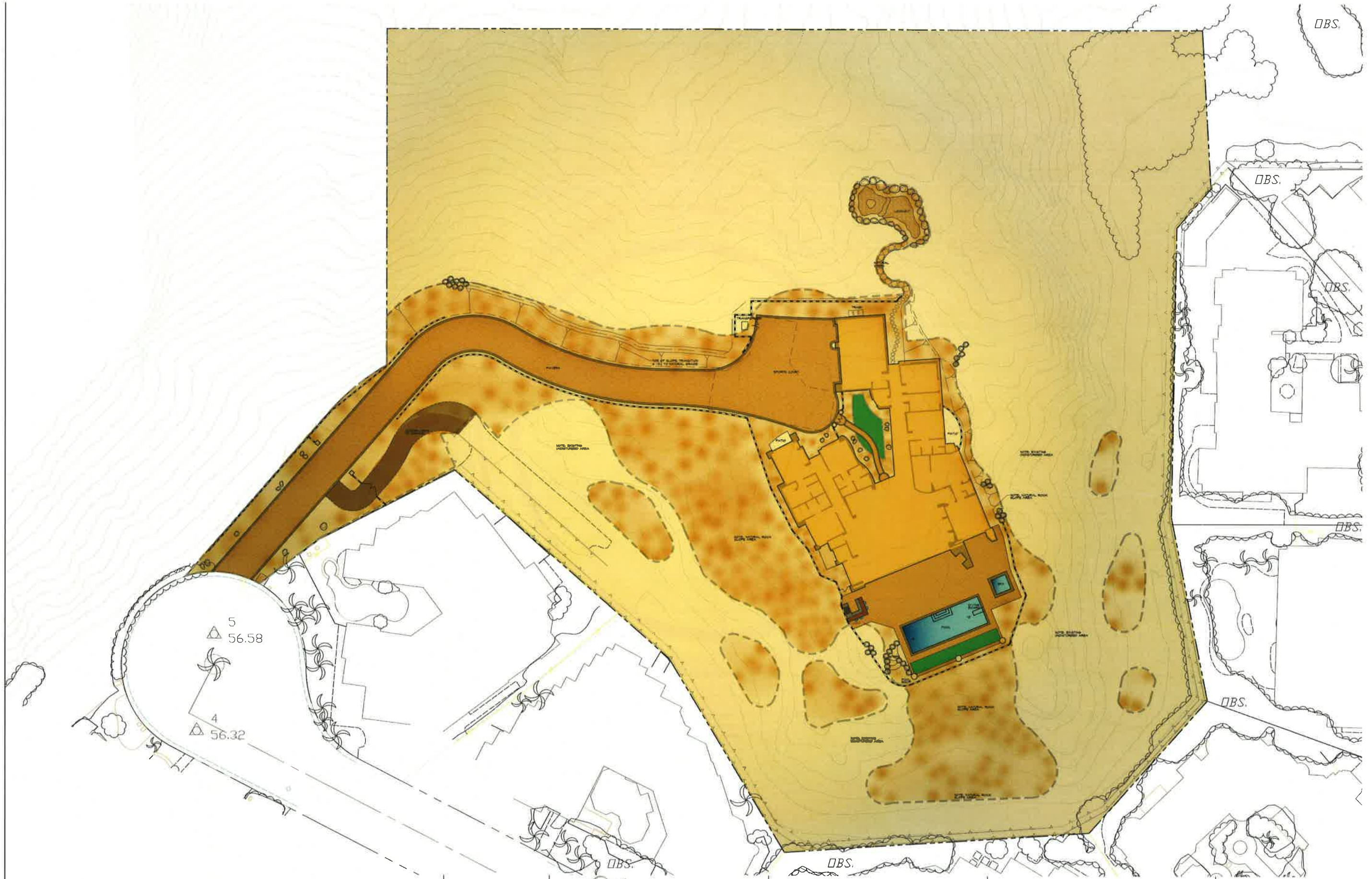
0 5 10 20 30 40

EASEMENTS AND UTILITY PLAN

Scale: 1" = 10'

Sheet: **C30**





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ILLUSTRATIVE SITE PLAN

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

Sheet: **L1.0**



PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE
TREES, PALMS & SPECIMENS

	1	PITHECCELLOBAM FLEXICALE	TEXAS BONYH	48" BOX
	2	ACACIA GREGGII	CATCLAW ACACIA	48" BOX
	6	CHILOPS LINEARIS	DESERT YELLOW	48" BOX
	1	PARKINSONIA DESERT MUGGUM		48" BOX
	11	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	18" HT.
	2	PHOENIX ROSELENI	FIGGY DATE PALM	24" BOX
	5	FURCRAEA MACDOUGALLII		48" BOX
	2	AGAVE BIELANA	'BIBAL'	24" BOX
	6	DASYLIRION LONGISSIMA	MEXICAN GRASS TREE	24" BOX FONTAIL
	40	SENA NEMOPHILA	DESERT CASBIA	5 GAL.

PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE

	54	LEUCOPHYLLUM LANGSHANIAE		5 GAL.
	44	LEUCOPHYLLUM PRUNDEUM	SIERRA BOUQUET	5 GAL.
	25	LARREA TRIDENTATA	'CRSBOOTE BUSH'	5 GAL.
	65	ENCELIA PARVOSA	'BRITTLEBUSH'	5 GAL.
	25	TAMIES LEMONI	'COPPER MOUNTAIN DAISY'	5 GAL.
	15	BOUBAINVILLEA LA JOLLA		5 GAL.
	2	RUSSELLIA BOUSETIFORMIS	'CORAL FOUNTAIN'	5 GAL.
	2	GALLISTEMON VIMINALIS	LITTLE JOHN	5 GAL.
	5	TECOMA STANS	'GOLD STAR'	5 GAL.
	4	CARISSA BOXWOOD BEAUTY		5 GAL.
	2	AGAVE DESMETTIANA VARIETATA		5 GAL.
	1	PESTICA BLAUGA	'ELLE PESQUE'	1 GAL.
	15	AGAVE PARRYI	'METRO CHOKE'	1 GAL.
	4	AGAVE AMERICANA	'CENTURY PLANT'	15 GAL.
	5	AGAVE PALMERI	'PALMER'S AGAVE'	15 GAL.
	1	HANDINA DOMESTICA	'HEAVENLY BAMBOO'	5 GAL.
	1	HANDINA DOMESTICA 'NANA'		5 GAL.
	5	ECHINOCACTUS GRUBSONI	'GOLDEN BARREL CACTUS'	5 GAL.
	5	PACHYGERES MARGINATUS	'MEXICAN FENCE POST'	15 GAL.
	5	BOUBAINVILLEA 'ROSENKA'		5 GAL.
	21	CASALPINA PULCHERRIMA	'RED BIRD OF PARADISE'	5 GAL.

PLANT LIST

SYMBOL QTY. BOTANICAL NAME COMMON NAME SIZE

VINES & GROUNDCOVER				
	15	BOUBAINVILLEA BARBARA KARST		5 GAL. STK.
	5	MACFADYENA UNGUI-CATI	'CAT'S CLAW VINE'	5 GAL. STK.
	17	EYOVALLIS GLOMERATUS	'HAWAIIAN BLUE EYES'	1 GAL.
	64	DALIA GREGGII	'TRAILING INDIGO BUSH'	5 GAL.
	6	CARISSA 'GREEN CARPET'		5 GAL.
	2	JUNIPERUS TAMARISCIFOLIA	'TAMARIX JUNIPER'	5 GAL.
	5	LANTANA	'WHITE'	5 GAL.
BOULDERS/ROCK				
BOULDERS TO MATCH NATURAL				
5'0" HIGHS 'DRUMSTONE' DECOMPOSED GRANITE				
6" HIGHS 'CRESTA' RUBBLE				



1 FAUX ROCK DETAIL SCALE: 1/2"=1'-0"



2 FAUX ROCK EXAMPLE

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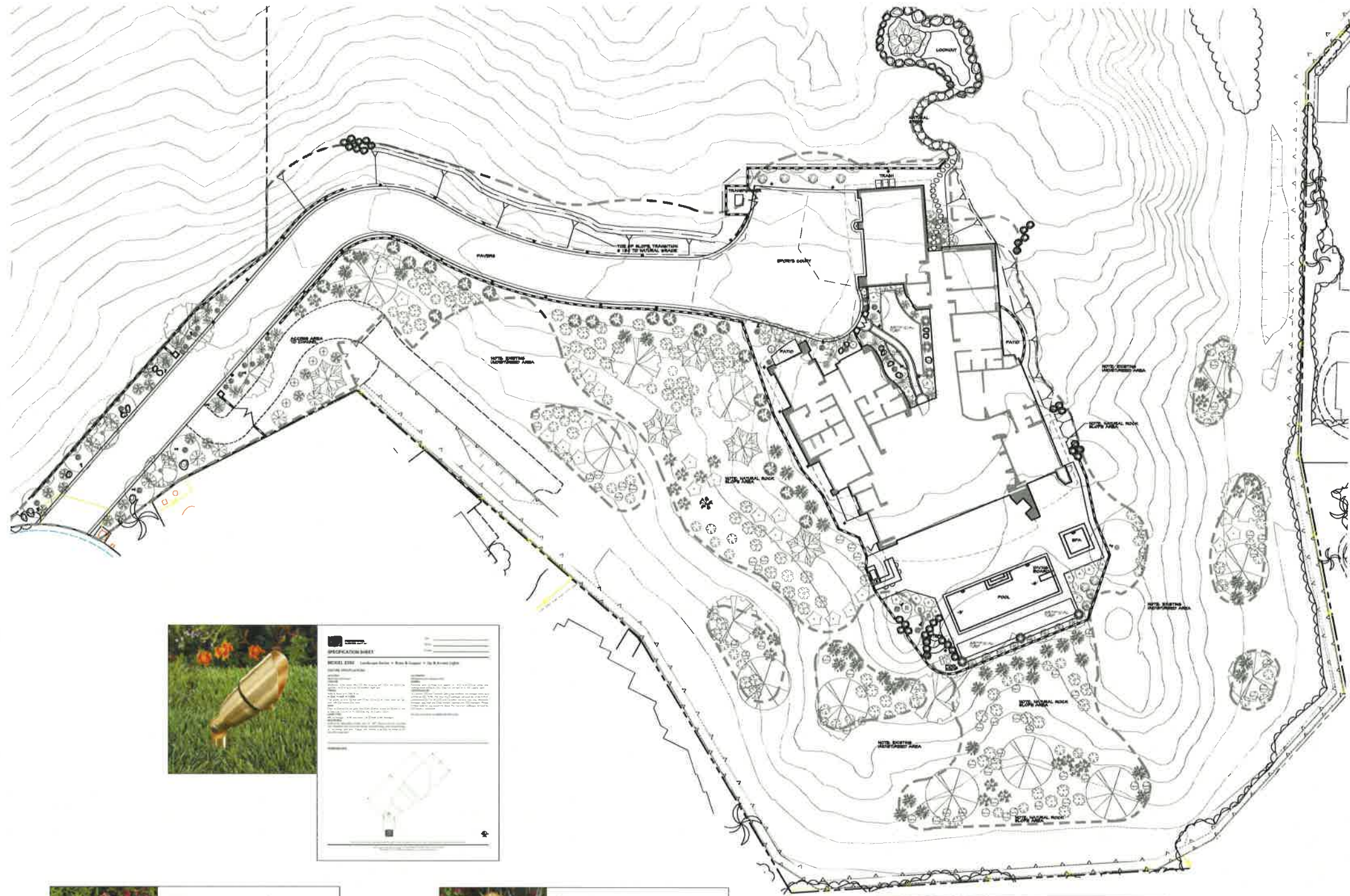
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ILLUSTRATIVE PLANTING PLAN

Scale: 1/8" = 1'-0"
Sheet: **L2.0**



LIGHTING LEGEND

⊙	15	SPOT LIGHT	VISTA 12 VOLT SR-2350-B6N-ABS 30' R MAX
⊙	22	DRIVE WAY	VISTA 12 VOLT SW-5263-Z-LN-20 TS 50' R MAX
⊙	1	BBQ LIGHT	VISTA 12 VOLT FL-401B 20' R MAX
⊙	10	PATH LIGHT	VISTA 12 VOLT PR-2128-Z-ABS 20' R MAX

SPECIFICATION SHEET
MODEL: 2350 Landscape Series - 12 Volt 15' Spot Light
 VISTA PROFESSIONAL LIGHTING
 SPECIFICATIONS
 FINISH: Gold
 HEIGHT: 15'
 BEAM ANGLE: 30°
 WATTAGE: 15W
 DIMENSIONS: 4" x 4" x 15"

SPECIFICATION SHEET
MODEL: 5263 Landscape Series - 12 Volt 22' Drive Way Light
 VISTA PROFESSIONAL LIGHTING
 SPECIFICATIONS
 FINISH: Black
 HEIGHT: 22'
 BEAM ANGLE: 120°
 WATTAGE: 20W
 DIMENSIONS: 4" x 4" x 22"

SPECIFICATION SHEET
MODEL: 2128 Landscape Series - 12 Volt 10' Path Light
 VISTA PROFESSIONAL LIGHTING
 SPECIFICATIONS
 FINISH: Gold
 HEIGHT: 10'
 BEAM ANGLE: 30°
 WATTAGE: 10W
 DIMENSIONS: 4" x 4" x 10"

SPECIFICATION SHEET
MODEL: 401B Landscape Series - 12 Volt 1' BBQ Light
 VISTA PROFESSIONAL LIGHTING
 SPECIFICATIONS
 FINISH: Black
 HEIGHT: 1'
 BEAM ANGLE: 360°
 WATTAGE: 15W
 DIMENSIONS: 4" x 4" x 1"

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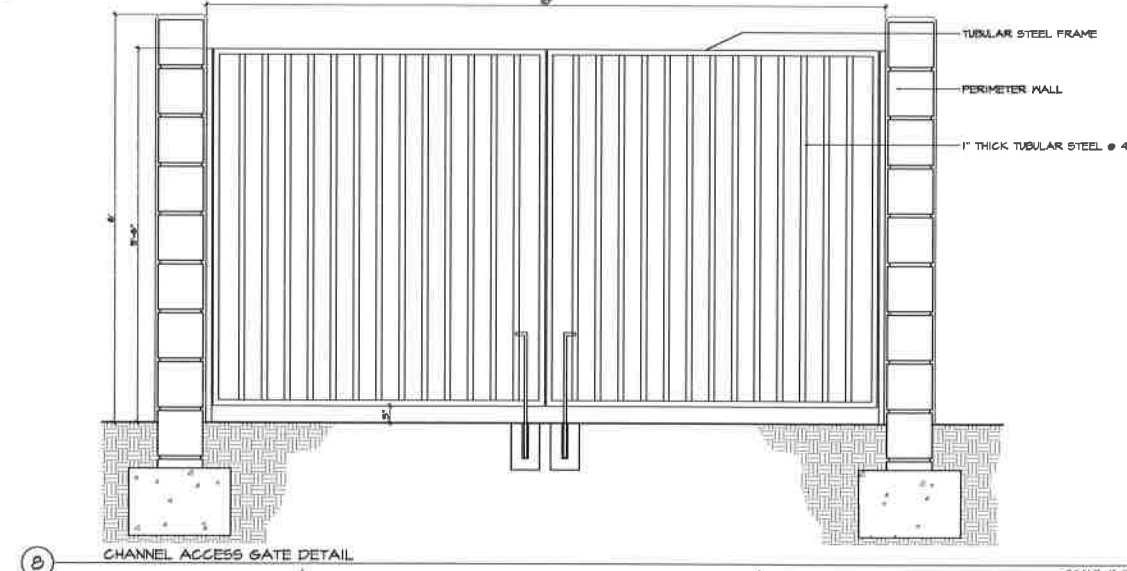
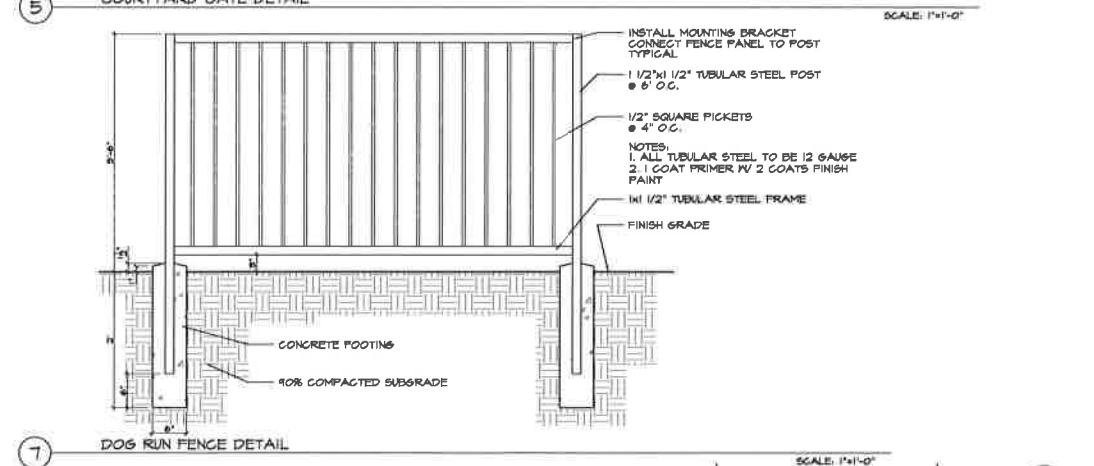
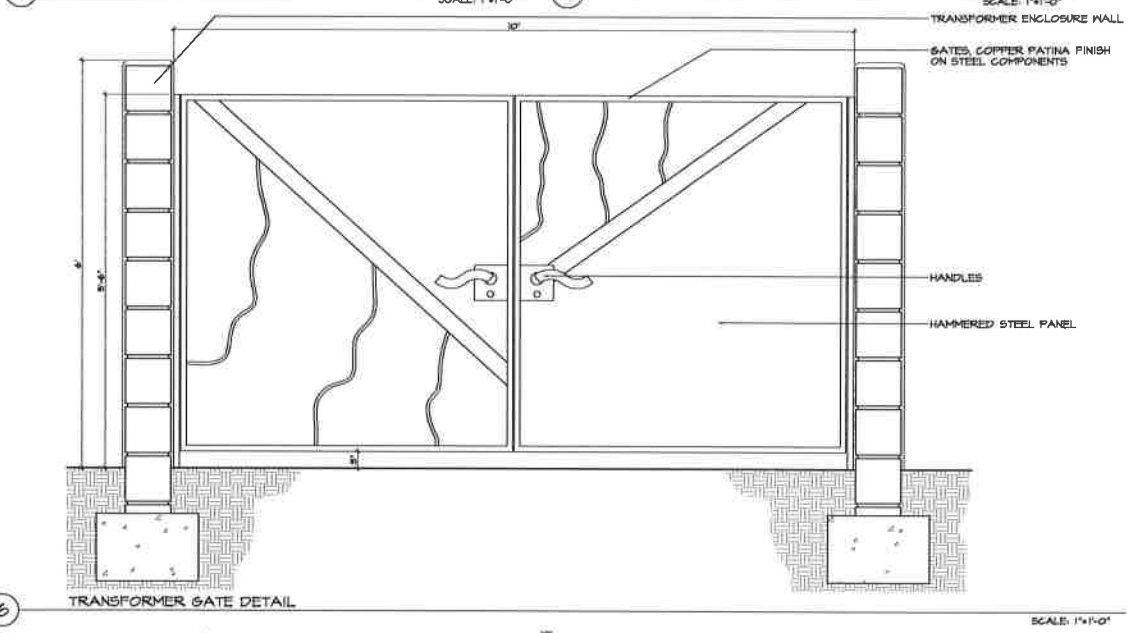
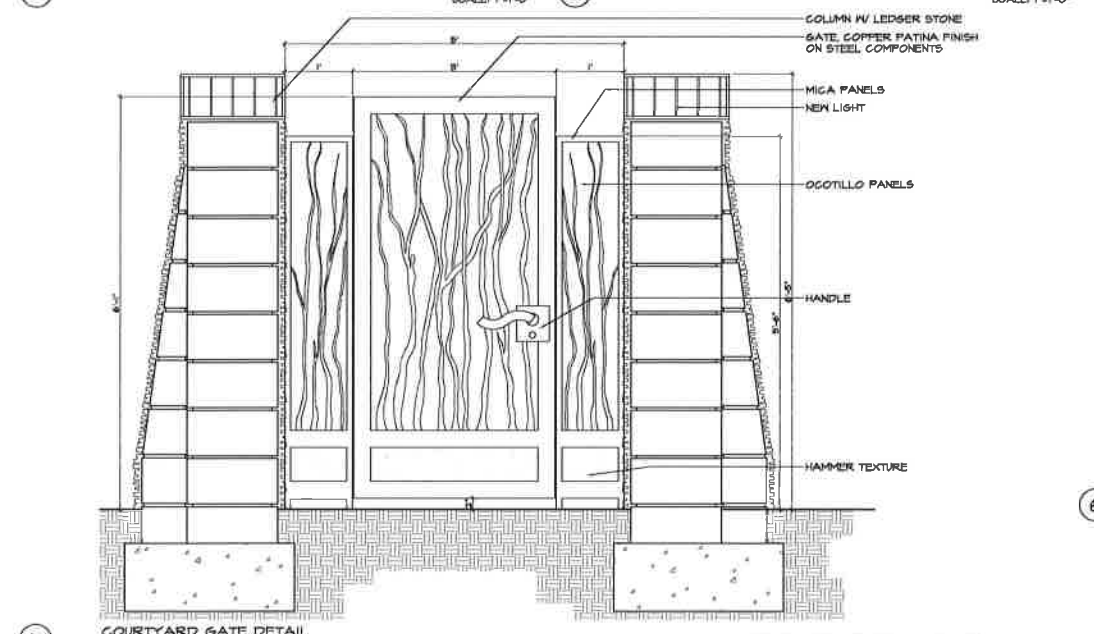
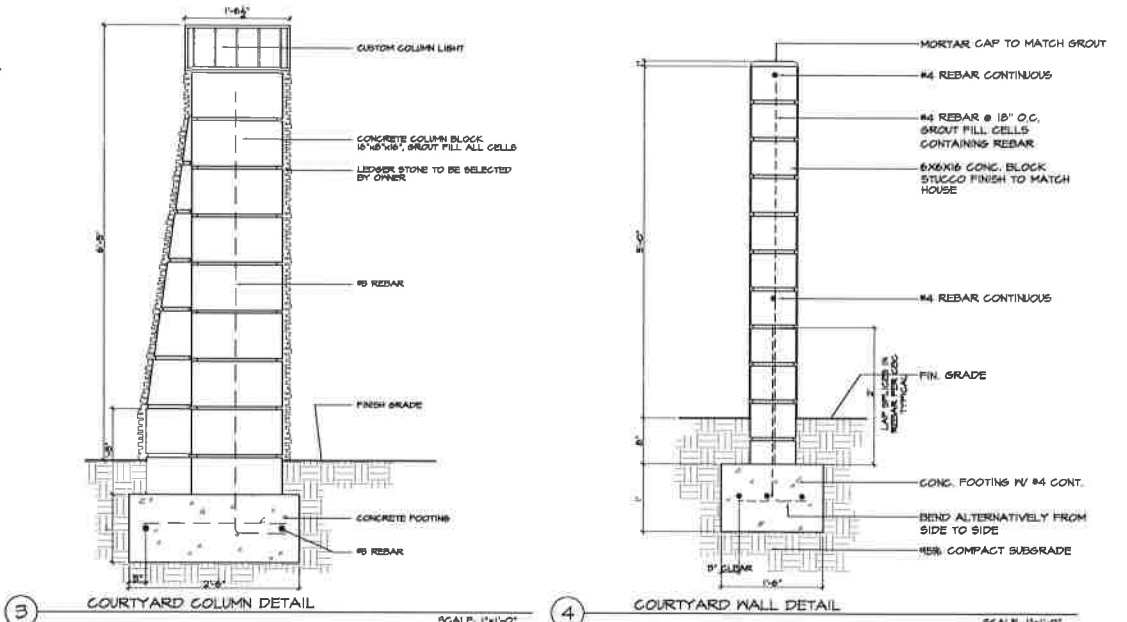
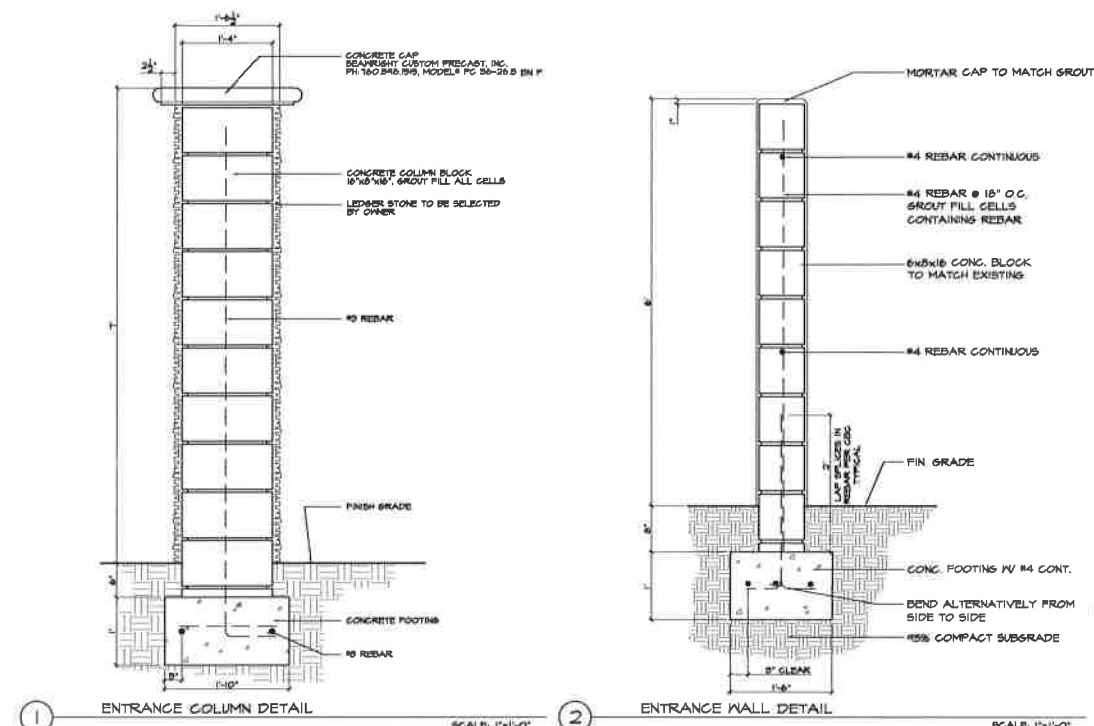


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LIGHTING PLAN
 Scale: _____ K_s = 1'-0"
 Sheet: **L3.0**



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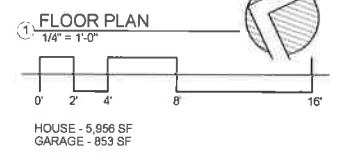
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CONSTRUCTION DETAILS
Scale: AS SHOWN
Sheet: **L4.0**



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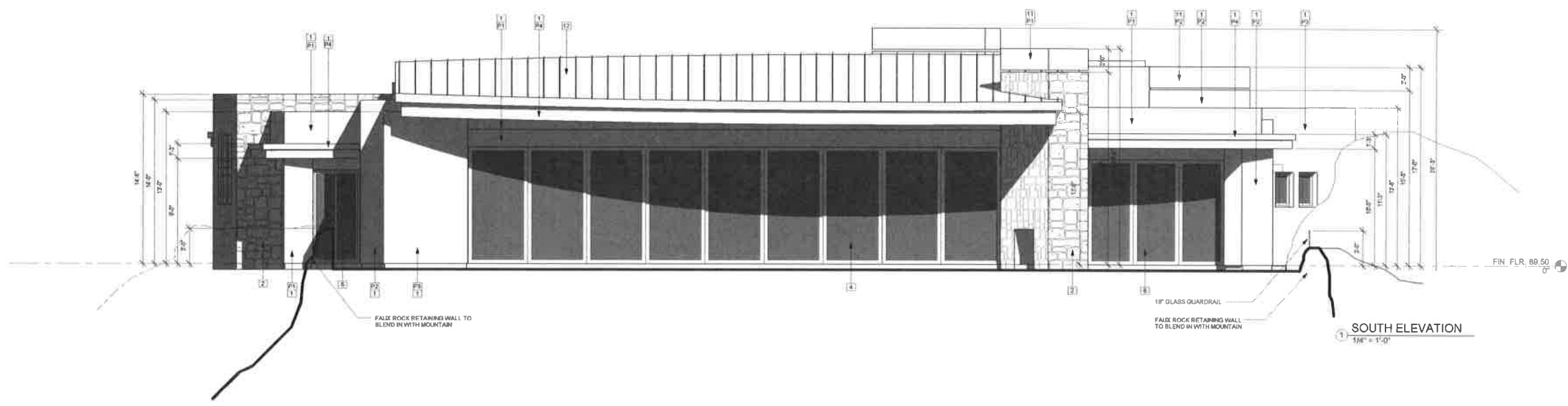
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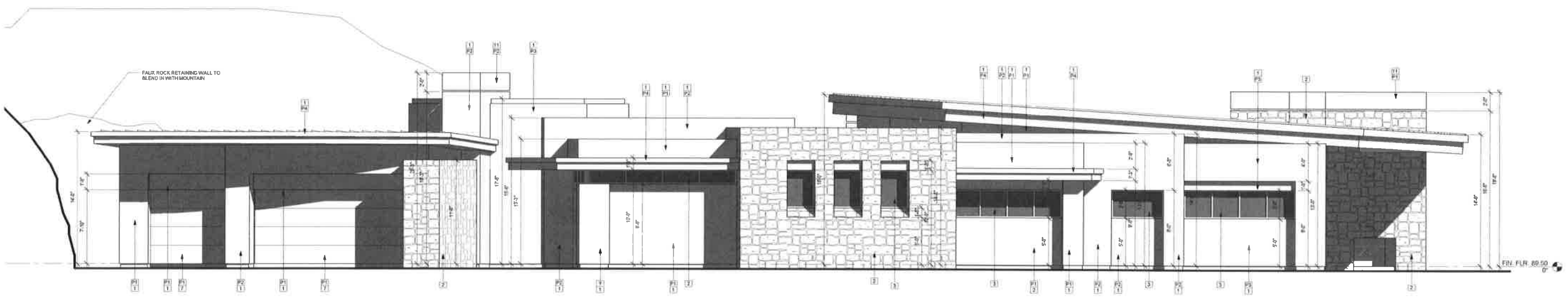
FLOOR PLAN
 Scale: 1/4" = 1'-0"
 Sheet: **A2.10**



KEYNOTE LEGEND	
NO.	DESCRIPTION
1	2 1/2\"/>
2	NEAL STONE VENEER
3	FIXED GLASS, FRAME COLOR: DARK BRONZE
4	SLIDING GLASS WINDOW, FRAME COLOR: DARK BRONZE
5	SLIDING GLASS DOOR, FRAME COLOR: DARK BRONZE
6	MULTI-PANEL SLIDING GLASS DOOR, FRAME COLOR: DARK BRONZE
7	SECTIONAL GARAGE DOOR, COLOR: SEE PAINT SCHEDULE
11	20 GA. GALV. S.M. PRIMED AND PAINTED, COLOR: SEE PAINT SCHEDULE
12	STANDING SEAM ROOFING, COLOR TO MATCH DARK EDWARDS DE6077 DEEP BROWN

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR. DUNN EDWARDS, COLOR: DER150 WOODEN ACRE
P2	MFR. DUNN EDWARDS, COLOR: DER215 WOODEN PEG
P3	MFR. DUNN EDWARDS, COLOR: DER125 CARVED WOOD
P4	MFR. DUNN EDWARDS, COLOR: DER677 DEEP BROWN

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



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

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NO.	DATE	DESCRIPTION



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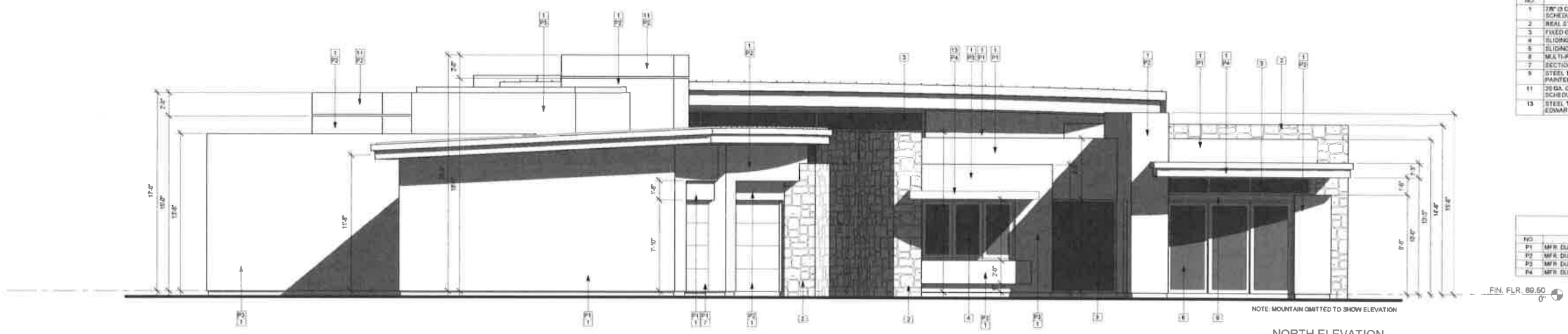
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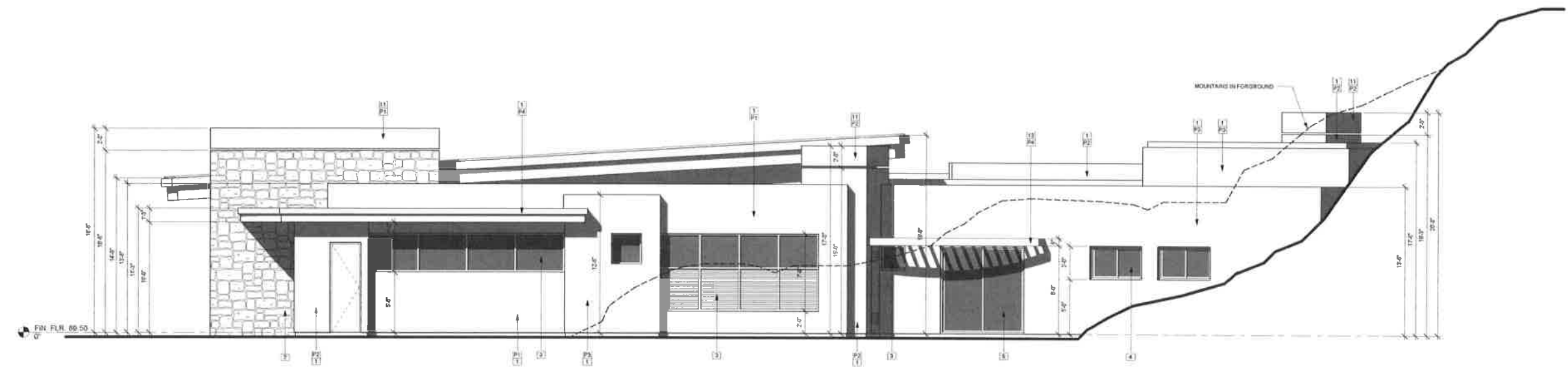
EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
Sheet: **A3.10**



ANNOTATE LEGEND	
NO.	DESCRIPTION
1	2\"/>

PAINT LEGEND	
NO.	DESCRIPTION
P1	MFR. DUPIN EDWARDS, COLOR: DE830 WOODEN ACNE
P2	MFR. DUPIN EDWARDS, COLOR: DE8315 WOODEN PEG
P3	MFR. DUPIN EDWARDS, COLOR: DE8225 CARVED WOOD
P4	MFR. DUPIN EDWARDS, COLOR: DE8077 DEEP BROWN



② EAST ELEVATION
1/4" = 1'-0"

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EXTERIOR ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: **A3.11**



① SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

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COLOR ELEVATIONS

Scale: 1/4" = 1'-0"

Sheet A3.20



NOTE: MOUNTAIN OMITTED TO SHOW ELEVATION
1 NORTH ELEVATION
 1/4" = 1'-0"



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

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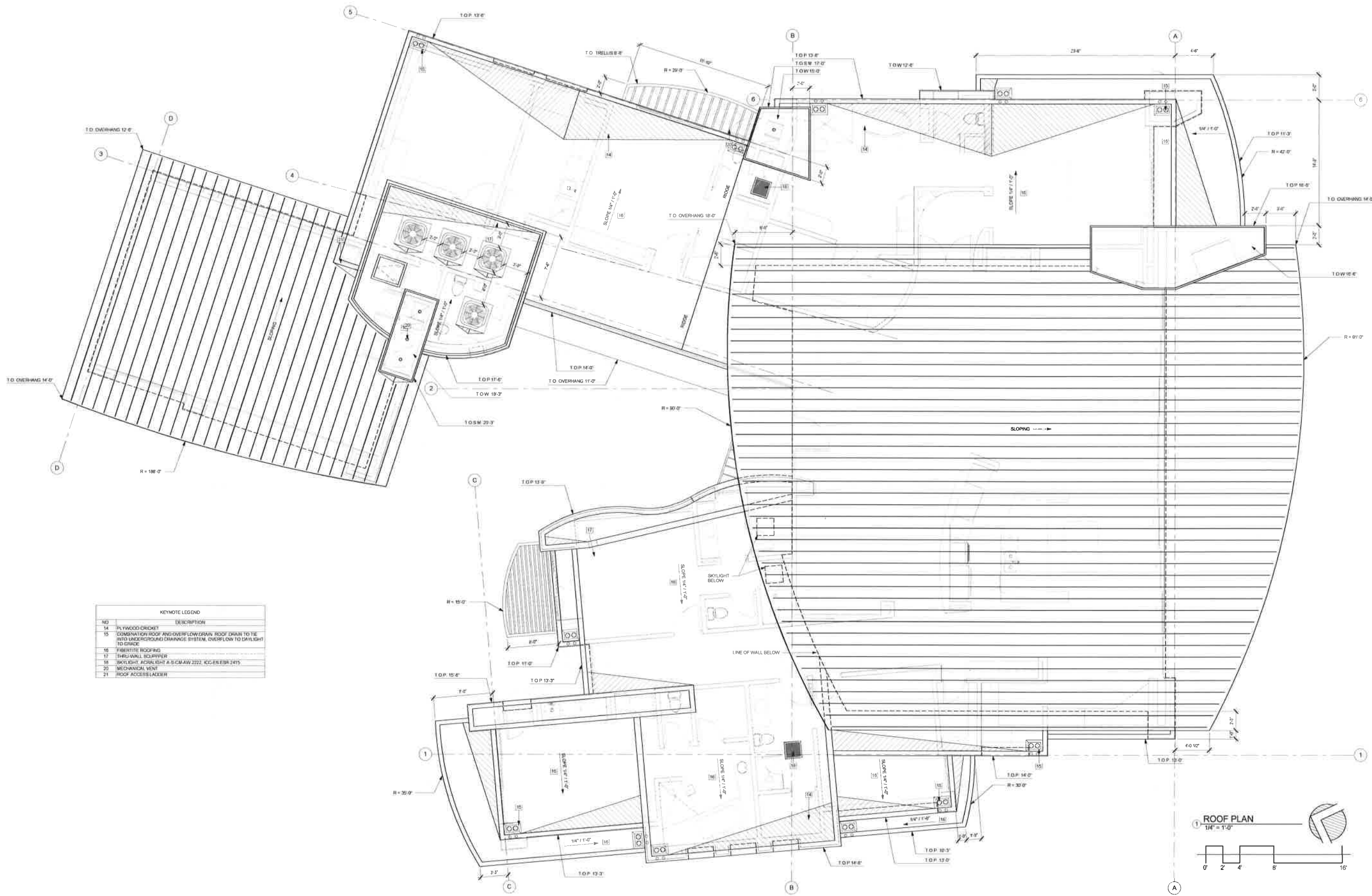
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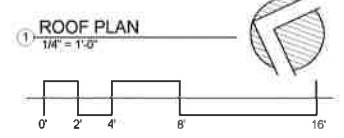


COLOR ELEVATIONS

Scale 1/4" = 1'-0"
 Sheet **A3.21**



KEYNOTE LEGEND	
NO	DESCRIPTION
14	PLYWOOD CHECKS
15	COMBINATION ROOF AND OVERFLOW DRAIN ROOF DRAIN TO THE WOOD UNDERGROUND DRAINAGE SYSTEM, OVERFLOW TO SKYLIGHT TO GRADE
16	FIBERGLASS ROOFING
17	TRUSS WALL EQUIPMENT
18	SKYLIGHT, ACROLIGHT A-SICMAW 2222, KGE-ER-EBR 2415
20	MECHANICAL VENT
21	ROOF ACCESS LADDER



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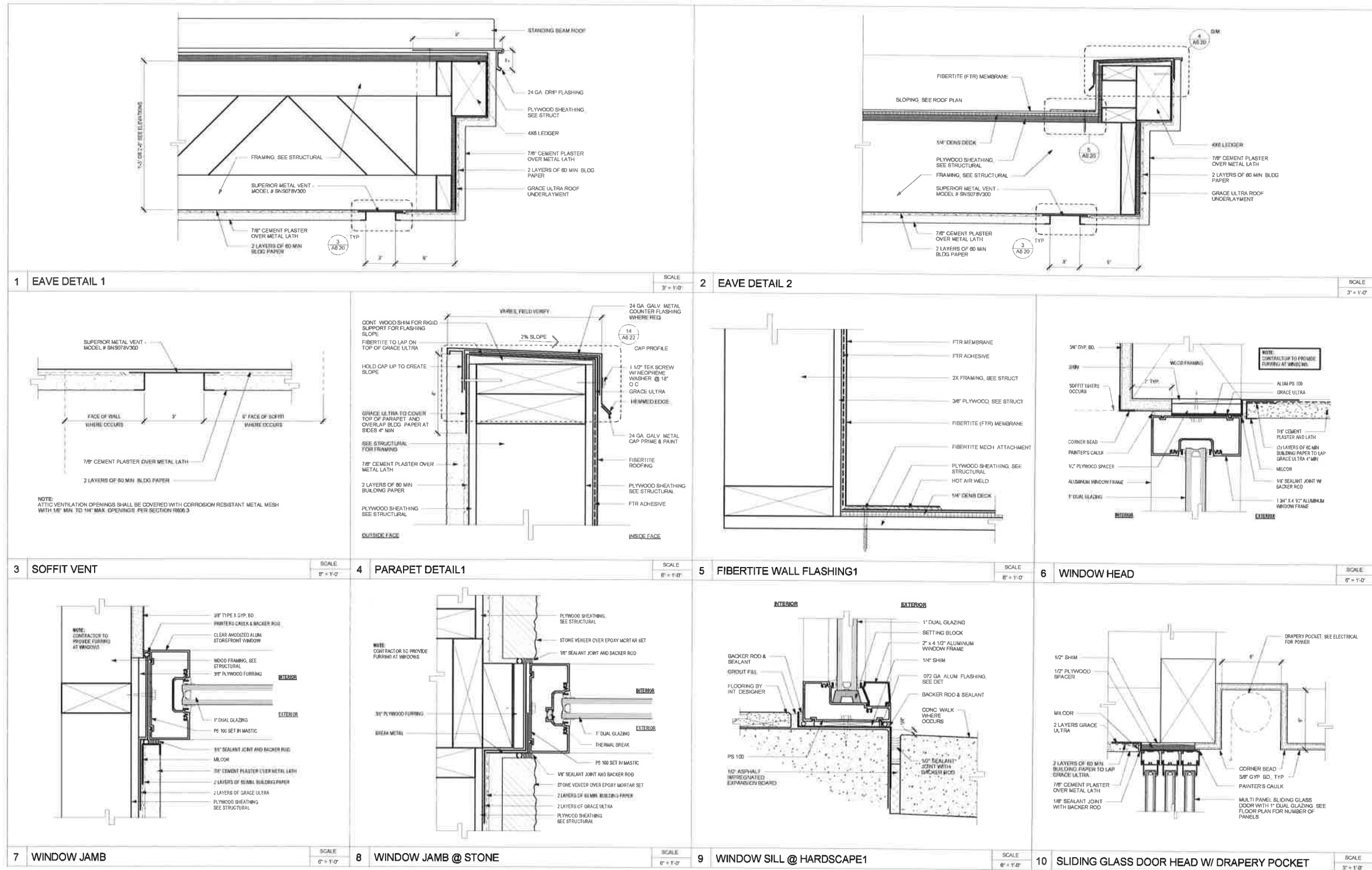


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ROOF PLAN
 Scale: 1/4" = 1'-0"
 Sheet: **A6.10**



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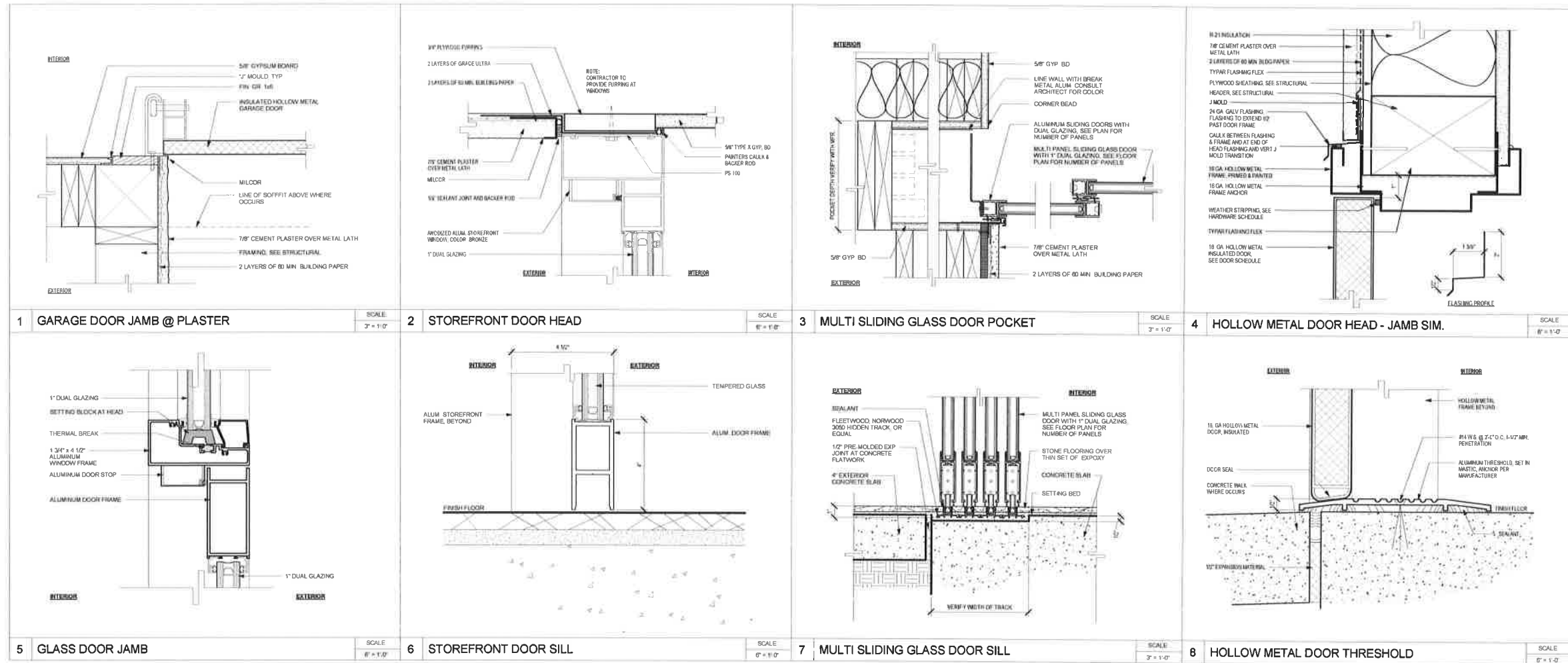
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DETAILS

Scale: As indicated

Sheet: A6.20



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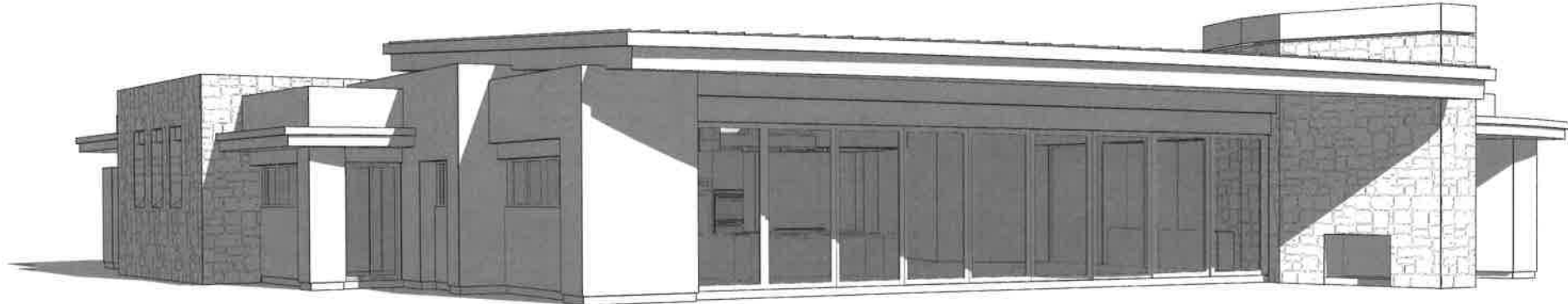
DETAILS

Scale: As indicated

Sheet:

A6.21

ATTACHMENT 4



SWENSON RESIDENCE at THE ENCLAVE MOUNTAIN ESTATES

PHOTO SIMULATIONS
&
SITE SECTION PACKAGE

RECEIVED

JAN X 7 2014

CITY OF LA QUINTA
PLANNING DEPARTMENT

ATTACHMENT 4



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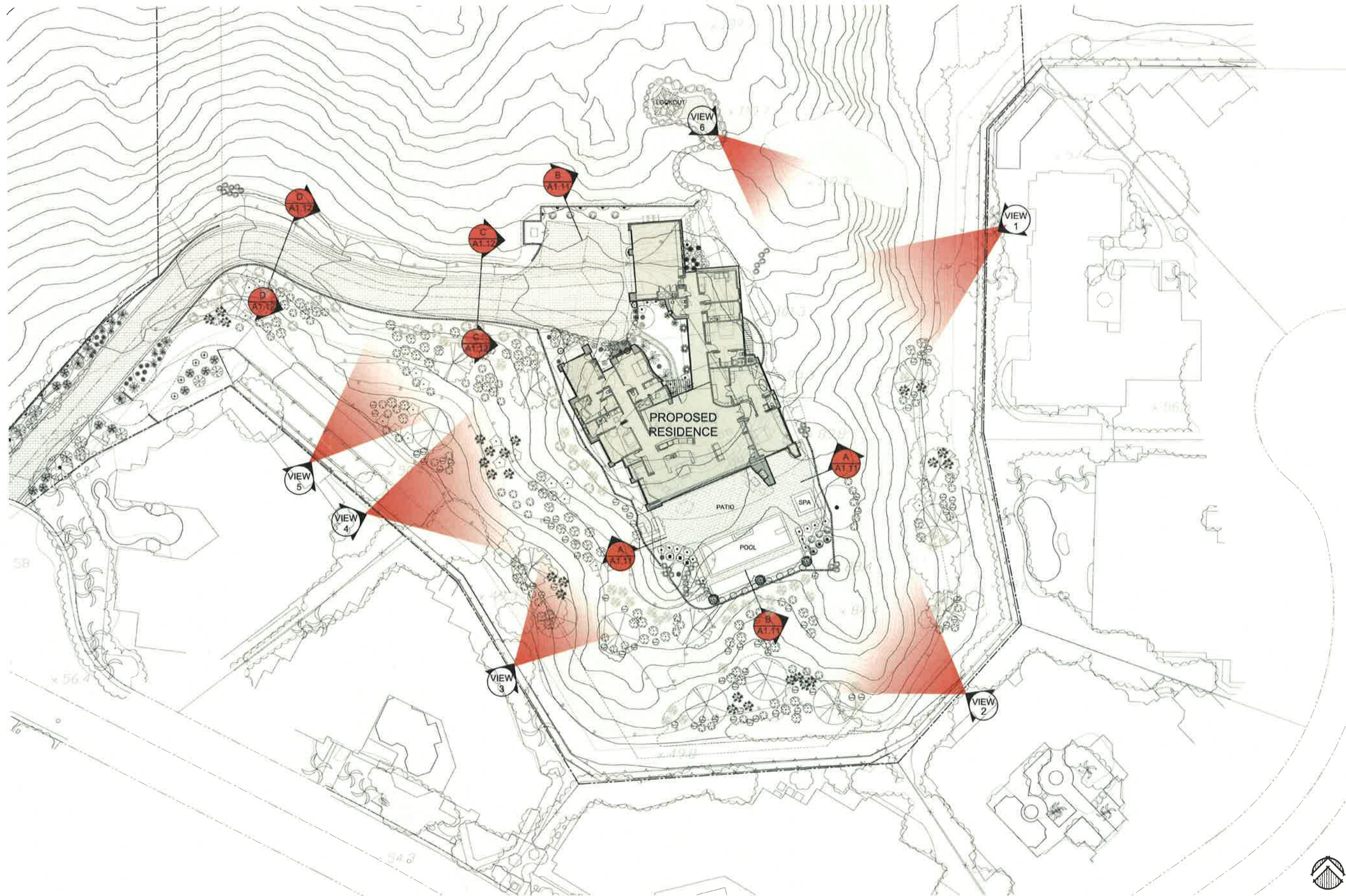


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OVERALL SITE PLAN
&
VIEW KEY PLAN

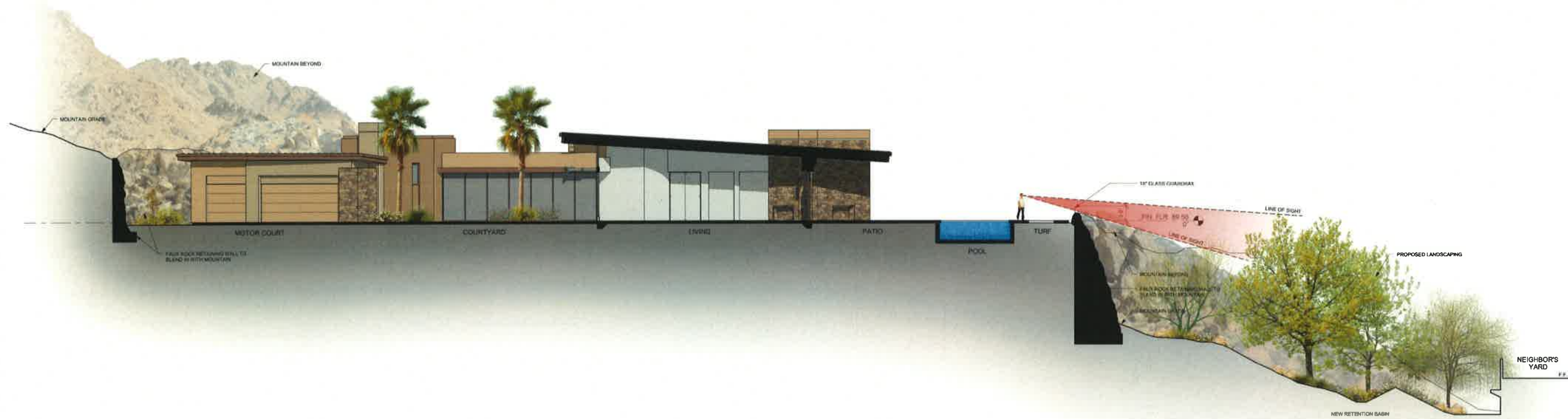
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Sheet: **A1.00**





SECTION 'A'
1/8" = 1'-0"



SECTION 'B'
1/8" = 1'-0"

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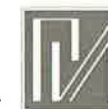
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SITE SECTIONS

Scale 1/8" = 1'-0"

Sheet A1.11



SECTION 'C'
1/8" = 1'-0"



SECTION 'D'
1/8" = 1'-0"

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SITE SECTIONS

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

Sheet: A1.12



① SOUTH ELEVATION
1/4" = 1'-0"



② WEST ELEVATION
1/4" = 1'-0"

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COLOR ELEVATIONS
Scale: 1/4" = 1'-0"
Sheet: **A3.20**



NOTE: MOUNTAIN OMITTED TO SHOW ELEVATION
1 NORTH ELEVATION
 1/4" = 1'-0"



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

SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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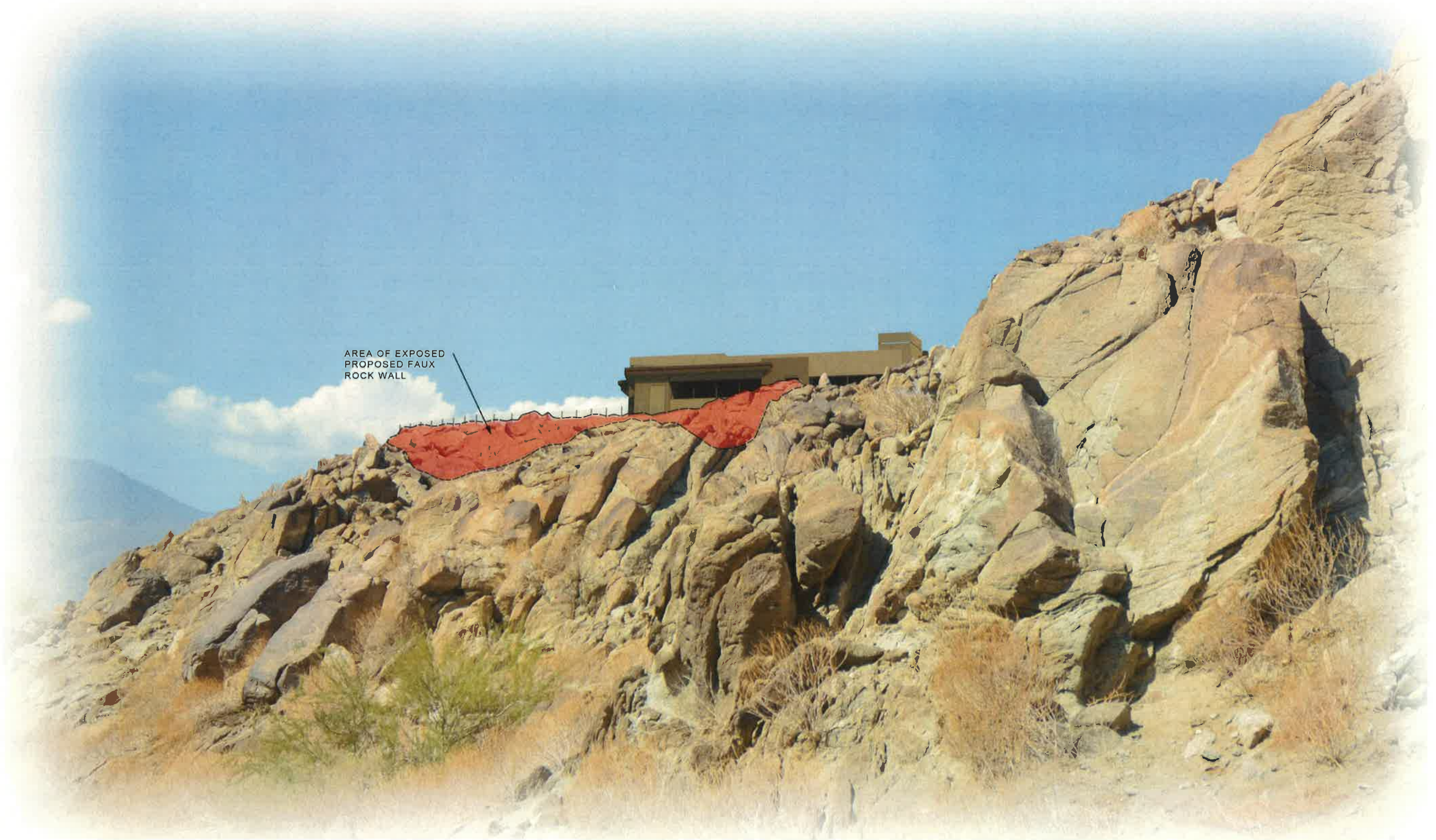


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COLOR ELEVATIONS

Scale 1/4" = 1'-0"

Sheet **A3.21**



AREA OF EXPOSED
PROPOSED FAUX
ROCK WALL

SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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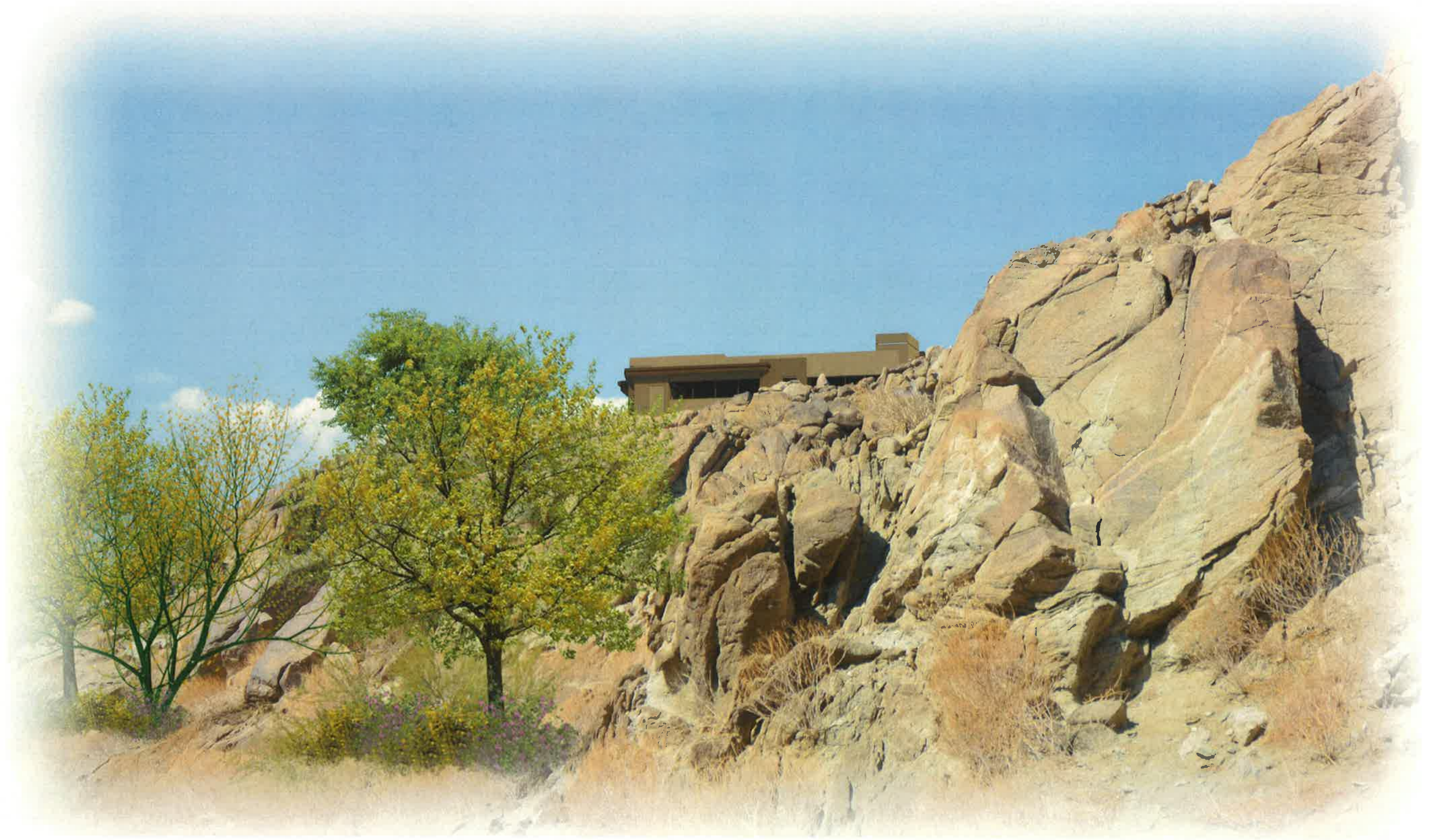
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FAUX ROCK DIAGRAM

Sheet VIEW 1



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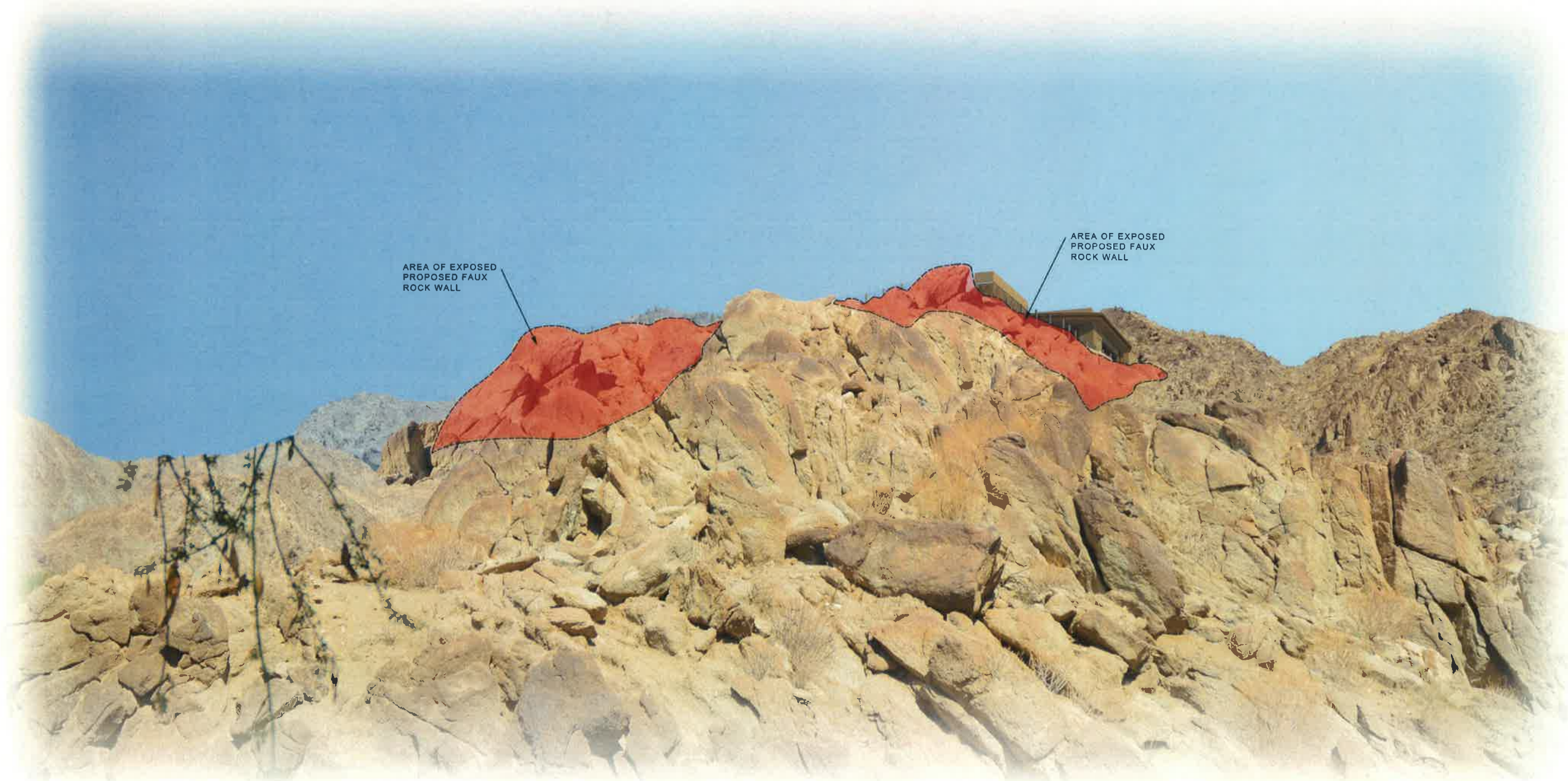
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PHOTO SIMULATION

Sheet VIEW 1



SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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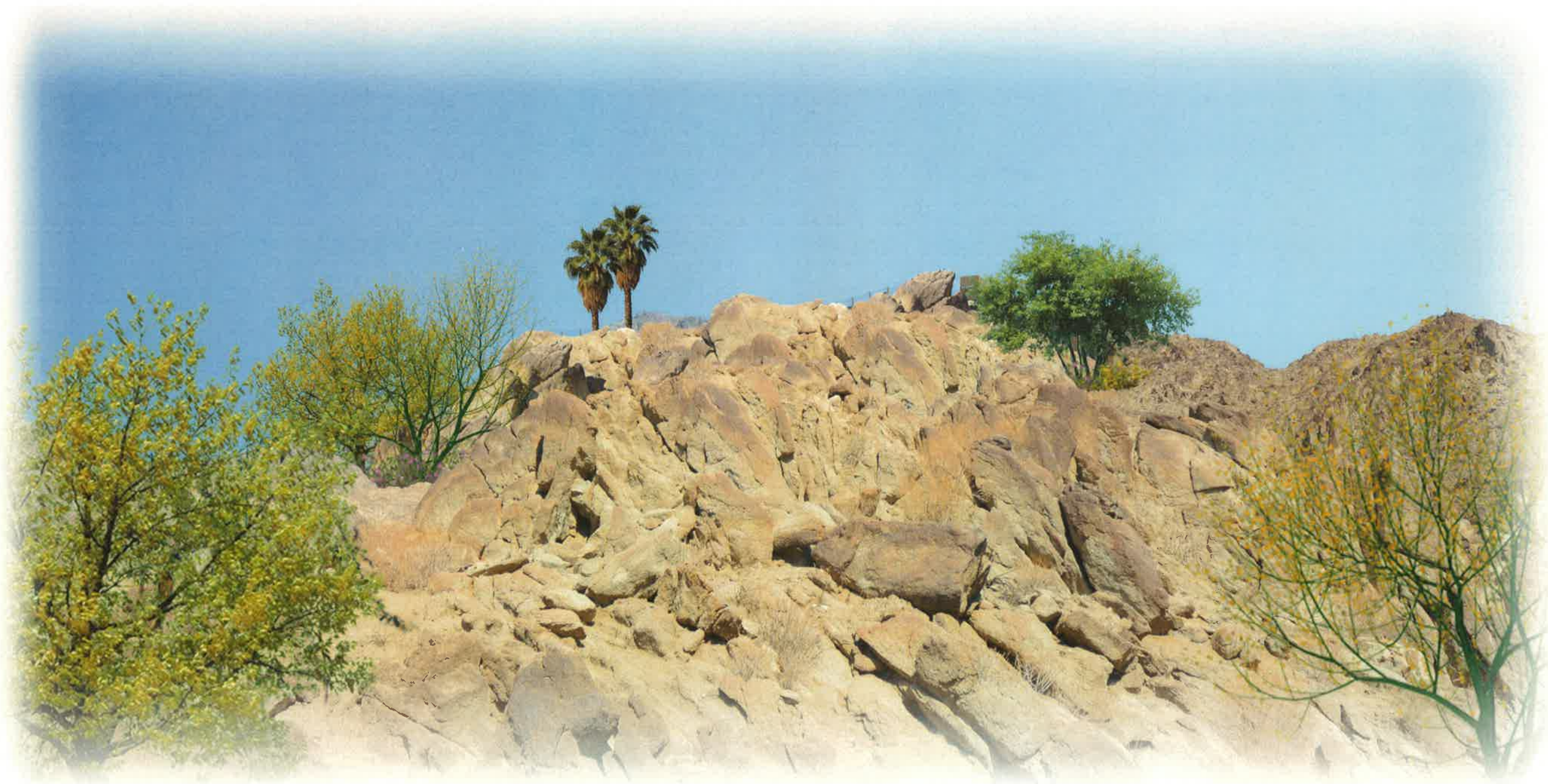
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FAUX ROCK DIAGRAM

Sheet VIEW 2



SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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PHOTO SIMULATION

Sheet **VIEW 2**



AREA OF EXPOSED
PROPOSED FAUX
ROCK WALL

SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
77-210 LOMA VISTA LA QUINTA, CA 92253

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FAUX ROCK DIAGRAM

Sheet: VIEW 3



SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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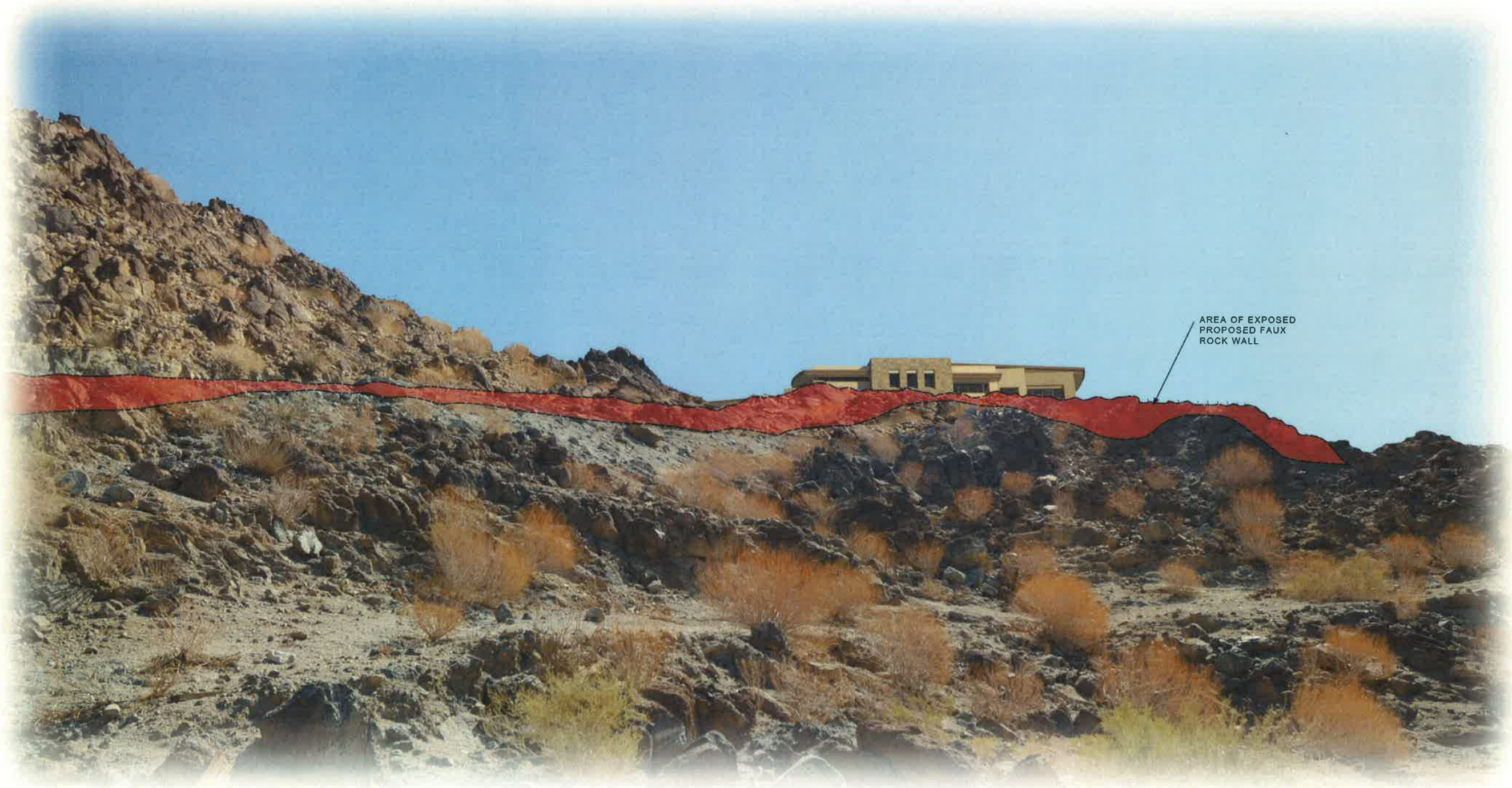
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PHOTO SIMULATION

Sheet: VIEW 3



SWENSON RESIDENCE

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FAUX ROCK DIAGRAM

Sheet VIEW 4



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PHOTO SIMULATION

Sheet **VIEW 4**



AREA OF EXPOSED
PROPOSED FAUX
ROCK WALL

SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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FAUX ROCK DIAGRAM

Sheet VIEW 5



SWENSON RESIDENCE

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PHOTO SIMULATION

Sheet VIEW 5



VIEW FROM LOOKOUT

SWENSON RESIDENCE

at THE ENCLAVE MOUNTAIN ESTATES
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PHOTO SIMULATION

Sheet **VIEW 6**