IRONWOOD COUNTRY CLUB

GOLF COURSE BATHROOMS INDIAN WELLS, CA

CONDITIONAL USE PERMIT CUP)



A R C H I T E C T S · I N T E R I O R S

VICINITY MAP



F	NII	ΔR	GF	D /	(ICI	NII ⁻	TΥ	MAP



SHEET INDEX			
SHEET NO.	SHEET NAME		
A000	COVER SHEET		
A001	SHEET INDEX		
A002	VICINITY MAP		
SHEET 1 OF 2	PRECISE GRADING PLAN		
SHEET 2 OF 2	PRECISE GRADING PLAN		
A101	SITE PLAN		
A102	ENLARGED SITE PLAN		
A201	FLOOR PLAN		
A301	ELEVATIONS		
A401	BUILDING SECTIONS		
A501	ROOF & REFLECTED CEILING PLAN		
A601	3D VIEWS		

SQUARE FOOTAGE			
NAME	S.F.		
MEN'S RESTROOM	180.9 SF		
JANITOR	51 SF		
WOMEN'S RESTROOM	192.7 SF		
TOTAL BUILDING AREA	424.6 SF		

PROJECT	DATA
PROJECT ADDRESS	
73735 IRONTREE DR. PALM DESERT, CA 92260	
BUILDING DATA	
OCCUPANCY OCCUPANCY LOAD TYPE OF CONSTRUCTION SPRINKLER NO. OF STORIES APN:	U 1 TYPE V-B NO 1 771-070-027
LOT ACREAGE:	110.78 ACERES

SCOPE OF WORK

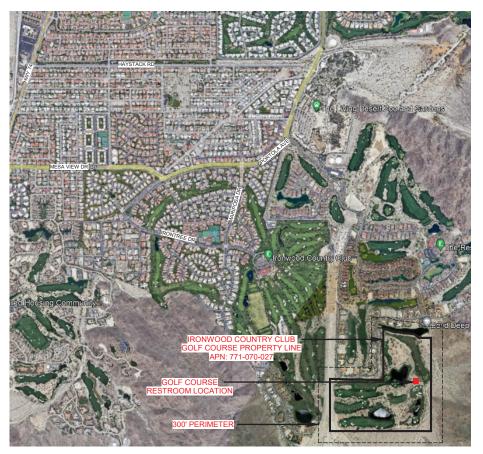
LOT ACREAGE:

NEW 425 SQ.FT. GOLF COURSE RESTROOM TO INCLUDE ONE MEN'S, ONE WOMEN'S RESTROOM AND JANITOR / STORAGE / ELECTRICAL ROOM. NEW SEPTIC SYSTEM TO BE INSTALLED.

IRONWOOD COUNTRY CLUB - GOLF COURSE BATHROOM 73735 IRONTREE DR. PALM DESERT, CA 92260



SHEET INDEX A001







		17, 2024
Scale:	As indicated	7R ≥
Sheet:	A002	¥

GRADING NOTES - PRECISE GRADING PLANS

- ALL WORK SHALL CONFORM TO THE CITY OF INDIAN WELLS MUNICIPAL CODE, THE ADOPTED CALIFORNIA BUILDING CODE (CBC), AND THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK).
- ALL PROJECTS DISTLIBBING ONE ACRE OR MORE SHALL BE REQUIRED TO PREPARE A STORM WATER POLILITION PREVENTION PLAN (SWPPP) II ALL PROJECTS DISTURBING ONE ADEC OR MORE SHALL BE REQUIRED TO REPARKE A STORM WATER POLLUTION PREVIETION PLAN (1999) IN 10 COMPRIANCE WITH THE WITHOUL POLLUTION DISCHARGE EMBRANDING STORM (1994) SEGILATIONS. SAID SAID SHAW SHALL BE SARRITTED TO IT (INCLUDING WIDD NUMBER ASSIGNED OF INFOCIA) SHALL BE SARRITTED TO THE CITY PRIOR TO ISSUANCE OF A GRADINE FROM THAT ALL PROJECTS DISTURBING WIDD NUMBER ASSIGNED OF INFOCIA) SHALL BE SARRITTED TO THE CITY PRIOR TO ISSUANCE OF A GRADINE FROM THAT THAT THE DRIVING STORM SHAWN HAVE STORM WITH THE OFFICE AND THE CITY PRIOR TO ISSUANCE OF A GRADINE FROM THAT THE DRIVING STORM SHAWN HAVE STORM WITH THE OFFICE AND THE CITY PRIOR TO ISSUANCE OF A GRADINE FROM THAT THE DRIVING STORM SHAWN HAVE STORM WITH THE OFFICE AND THE CITY PRIOR TO ISSUANCE OF A GRADINE FROM THAT THE DRIVING SHAWN HAVE STORM WITH THE OFFICE AND THE CITY OF THE MESSAGES DESCRIBED IN THE GENER BUILDING STRANDARDS CODE (CIRCL) THE OFFICE AND THE OFFI
- ALL PROJECTS DESTINABING, SOOD SQUARE, FET OR MODE SHALL BE REQUIRED TO PREPARE AND SHAPIT TO THE CITY FOR APPROVAL A PLICITIES UST WITHOUT THE PROJECT WAS THE PROJECT OF THE PROJECT OF
- ALL GRADING OPERATIONS SHALL REQUIRE A GRADING PERMIT FROM THE CITY OF INDIAN WELLS PUBLIC WORKS DEPARTMENT. A PRE-GRADING MEETING MAY BE REQUIRED FOR THIS PROJECT. THE CITY'S PUBLIC WORKS DEPARTMENT SHALL BE CONTACTED AT (760) 776-0237, 48 HOURS PRIOR TO COMMENCEMENT OF GRADING TO SCHEDULE A PRE-GRADING MEETING, IF REQUIRED.
- SEPARATE ENCROACHMENT PERMITS FROM THE CITY OF INDIAN WELLS PUBLIC WORKS DEPARTMENT (CITY) OR FIRE ACCESS MAINTENANCE DISTRICT (FAMD) SHALL BE REQUIRED FOR ANY IMPROVEMENT WORK WITHIN THE PUBLIC RIGHT-OF-WAY OF THE CITY OR FAMD. AN "INDEMNIFICATION AND HIGH MARKLESS AGREEMENT" SHALL BE EXECUTED BETWEEN THE PROPERTY OWNER AND THE CITY IF ANY NON-STANDARD MATERIALS ARE USED WITHIN SAD RIGHT-OF-WAY IN LIQU OF MATERIALS SPECIFIED IN THE CITY STANDARD PLANS.
- SEPARATE PERMITS FROM THE CITY OF INDIAN WELLS BUILDING AND SAFETY DEPARTMENT SHALL BE REQUIRED FOR ALL WALLS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES OR STRUCTURES ABOVE OR BELOW GROUND SHOWN OR NOT SHOWN ON THESE PLANS.
 THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ALL DAMAGE TO ANY UTILITIES OR STRUCTURES CAUSED BY HIS OR HER OPERATIONS.
- THE CONTRACTOR SHALL NOT DISTURB EXISTING SURVEY MONUMENTS OR BENCH MARKS NOTED ON THE PLANS, OR FOUND DURING CONSTRUCTION THE CONTRACTOR SHALL NOT DISTURE DESTRING SURVEY MONUMENTS OR BENCH MANKS NOTICE ON THE PLANS, OR FOUND DURING CONSTRUCTION, REMOVAL AND EARLY CAPITED STATE OF THE STATE OF T ACCORDANCE WITH SECTION 8771 OF THE BUSINESS AND PROFESSIONS CODE.

- WORKING HOURS SHALL BE AS FOLLOWS:
 7:00 AM 5:00 PM MONDAY THROUGH FRIDAY
 8:00 AM 5:00 PM SATURDAYS (SATURDAY WORK MUST BE APPROVED IN ADVANCE BY THE INDIAN WELLS PLANNING

- 0 ALL GRADING SHALL BE COMPLETED UNDER THE SUPERVISION OF A COMPETENT SOILS ENGINEER IN CONFORMANCE WITH THE RECOMMENDATIONS OF
 - REPORT # XXX-XXXXX REPORT NO.

NO. DATE INIT.

- IL CRAFSET BY THE FINE SUITS REVIEW SHALL BE SUMMITTED TO THE SEATION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF A BULDION FERMIT. THE SOILS REPORT SHALL BEFLECT THE FACT THAT ADEQUATE CORPACTION HAS BEEN OBTAINED NOT ONLY BI BULDIONS FAD LOCATIONS, BUT ALSO BY THE REMANDED OF THE SITE MULDIONS THE SLOPES. A PRIAL RESTORMED, GARDING CENTRICATION SHALL BE SUBMITTED BY THE SOILS BROKERS CERTIFIAND THAT THE FINAL GRADING CONFERNS TO APPRIORY JO F THE CRC, ALL GEOTECHNICAL INVESTIGATION BEFORES SPECIFIC TO THIS REDICELY, AND THIS APPRIOR DE REGISCIONING PAIN.
- 2. ALL SLOPES SHALL BE A MAXIMUM OF 2 TO 1 CUT OR FILL.
- 13. CUT SLOPES GREATER THAN 5 FEET IN VERTICAL HEIGHT AND FILL SLOPES GREATER THAN 3 FEET IN VERTICAL HEIGHT SHALL BE PLANTED WITH APPROVICE GROUND COVER TO PROTECT THE SLOPE FROM EROSION AND INSTABILITY IN ACCORDANCE WITH THE PROJECT'S CONDITIONS OF APPROVIAL.
- . ALL SLOPES ADJACENT TO THE PUBLIC RIGHT-OF-WAY OR PRIVATE PROPERTIES SHALL BE SET BACK 2 FEET IF THE HEIGHT IS LESS THAN 10 FEET, AND
- THE GROUND IMMEDIATELY ADJACENT TO ALL PROPOSED FOUNDATIONS SHALL SLOPE AWAY FROM SAID PROPOSED FOUNDATIONS IN CONFORMANCE WITH SECTION 1804.3 OF THE CBC.
- ALL TRENCH BACKFILLS SHALL BE TESTED AND CERTIFIED BY THE SOILS ENGINEER TO A MINIMUM OF 90% MAXIMUM DENSITY, UNLESS OTHERWISE SPECIFIED IN THE APPROVED PRELIMINARY OR SUPPLEMENTAL GEOTECHNICAL REPORT.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ANY DAMAGED OR ALTERED PUBLIC IMPROVEMENTS AS REQUIRED BY THE CITY ENGINEER.
- STREET TRENCHING AND REPAIR, IF REQUIRED, SHALL CONFORM TO CITY OF INDIAN WELLS STANDARDS AND SPECIFICATIONS, AND/OR COACHELLA
 VALLEY WATER DISTRICT STANDARDS AND SPECIFICATIONS AS DETERMINED BY THE CITY ENGINEER.
- A TOP OF FORM CERTIFICATION STATING THAT THE SLAB FORMS CONFORM TO THIS PLAN AS TO LINE AND GRADE SHALL BE SUBMITTED BY THE ENGINEER OF RECORD (R.C. E. OR P.L.S.) PRICE TO CONTRACTORS REQUEST FOR REGULDE PLUMBRIS INSPECTION BY BUILDING AND SAFETY. THE TOP OF FORM CERTIFICATION DOCUMENT SHALL PROVIDE A. JUL AFFORD SET INSIST FOR ELEVATION AS SAFOWN ON THIS FLAN, SA JUL ALTURUL TOP OF FORM (FIRSH FLOOR) ELEVATION AS A SOFTOWN ON THIS FLAN, SA JUL ALTURUL TOP OF FORM (FIRSH FLOOR) ELEVATION AS A SOFTOWN ON THIS FLAN, SA HOUND AND ELEVATION AS A SOFTOWN ON THIS FLAN, SA HOUND AND ELEVATION AS A SOFTOWN ON THIS FLAN, SA HOUND AND ELEVATION AS A SOFTOWN ON THIS FLAN, SA HOUND AND ELEVATION AS A SOFTOWN ON THIS FLAN, SA HOUND AND ELEVATION AS A SOFTOWN ON THIS FLAN, SA HOUND AND ELEVATION AS A PROVIDED BY THE REGISTER OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF STREET BY AND ELEVATION AS A PROPERTY OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS A PRESIDENCE OF THE PROPERTY LIES TO THE FORMS AND A PROPERTY AS A PROPERTY AS A PROPERTY OF THE PROPERTY AND A PROPERTY AND A PROPERTY AS A PROPERTY OF THE PROPERTY AND A PROPERTY AND A PROPERTY AS A PROPERTY OF THE PROPERTY AND A PR
- - A A FINAL (PRECISE) ENGINEERED GRADING INSPECTION VERIFICATION FORM, VERIFYING SATISFACTORY COMPLETION OF GRADING IN ACCORDANCE WITH THE APPROVED PLANS: AND
 - B. A RECORD (AS-BUILT) PRECISE GRADING PLAN INDICATING ANY DEVIATION TO THE PREVIOUSLY APPROVED PRECISE GRADING PLAN.
- . A CERTIFICATE OF OCCUPANCY AND RELEASE OF UTILITIES MAY ONLY BE ISSUED BY THE INDIAN WELLS BUILDING AND SAFETY DEPARTMENT AFTER SUBMITTAL AND APPROVAL OF A FINAL (PRECISE) ENGINEERED GRADING INSPECTION VERIFICATION FORM, A RECORD (AS-BUILT) PRECISE GRADING PINA, MOA MAY OTHER DOCUMENT REQUIRED.
- THE PRIVATE ENGINEER SIGNING THESE PLANS IS RESPONSIBLE FOR ASSURING THE ACCURACY AND ACCEPTABILITY OF THE DESIGN HEREON. IN THE EVENT OF DISCREPANCIES ARISING DURING CONSTRUCTION, THE PRIVATE ENGINEER SHALL DETERMINE AN ACCEPTABLE SOLUTION, AND SUBMIT REVISED PLANS FOR APPROVAL BY THE CITY.

IN THE CITY OF INDIAN WELLS PRECISE GRADING PLAN NEW RESTROOM FACILITY FOR IRONWOOD COUNTRY CLUB GOLF COURSE

BEING A SUBDIVISION OF LOTS 136 AND 138, AND LOTS N, O, P, Q, BB AND DD OF TRACT 28016-1 AS SHOWN IN MAP BOOK 266, PAGES 19-41 INCLUSIVE RECORDS, STATE OF CALIFORNIA SEC. 4, T.6S., R.6E., SBBM



LEGEND AND ABBREVIATIONS

INVERT. TOP OF WALL TOP OF FOOTING FINISHED GRADE BUILDING SETRACK LINE FLANTER AREA PROPOSED ELEVATION EXISTING ELEVATION PROPERTY LINE PROPERTY LINE PUBLIC UTILITY EASEMENT.	FL - BSL - PA 538,26FS (538,73TC)
PROPOSED GARDEN OR RETAINING WALL	\overline{m}
INDICATES DRIVEWAY SURFACE	
INDICATES PATIO SURFACE	
INDICATES WALKWAY & POOL DECK SURFACE	

QUANTITIES

1 FA

2.897 S.F.

1 EA.

1 FA

10 L.F.

OWNER

73735 IRONTREE DRIVE PALM DESERT, CA 92260 ARCHITECT

PALM DEGERT

44530 SAN PABLO, SUITE 200 PALM DESERT, CA 92260 ATTN DAMD PREST

PROJECT:
GOLF COURSE RESTROOMS FOR
IRONWOOD COUNTRY CLUB
PRECISE GRADING PLAN
73735 IRONTREE DRIVE

PALM DESERT, CA 92260

PROJECT DATA:

TOTAL LOT AREA: 425.00 SF (0.09 AC)
DISTURBED AREA: 750.00 SF (0.17 AC)
BUILDING TYPE: PUBLIC GOOLF COURSE RESTROOMS
BUILDING AREA: 425 +/- SF
PUBLIC LANDSCAPE AREA: 0 SF
PUBLIC LANDSCAPE AREA: 1,000 SF

VICINITY MAP

N.T.S

FLOOD ZONE: A0 PANEL: 06065C2236G REV. DATE: 8/28/2008 ZONE DEFINITION: DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOOD.

TOPOGRAPHIC AND BOUNDARY SURVEY:

DATE OF SURVEY: 1/9/2024

EARTHWORK QUANTITIES:

RAW CUT: 4 C.Y. RAW FILL: 1181 C.Y.

THE QUANTITIES SHOWN ON THIS PLAN ARE FOR THE PURPOSES OF OBTAINING A PERMIT ONLY! THE CONTRACTOR IS RESPONSIBLE FOR THEIR OWN QUANTITIES FOR BIDDING PURPOSES!

APN AND LEGAL DESCRIPTION:

LEGAL DESCRIPTION

BEING A SUBDIVISION OF LOTS 136 AND 138, AND LOTS N, O, P, Q, BB AND DO OF TRACT 28016-1 AS SHOWN IN MAP BOOK 266, PAGES 19-41 INCLUSIVE RECORDS, STATE OF CALIFORNIA SEC. 4, T.6S., R.6E., SBBM

BENCHMARK - LOCAL BENCHMARK
BENCHMARK: CITY OF PALM DESERT BU 137
ELEVATION: 687.006 DATUM: NAVD88

DESCRIPTION: 2" BRASS DISK LOCATED ON THE SOUTH SIDE OF INDIAN HILL WAY, EAST OF HIGHWAY 74 IN TOP OF CURB, 25.5' EASTERLY OF WESTERLY P.C. FOR TURN LANE. FLUSH.

REVISIONS

TI APPROVED

GRADING F REQUIRED

PLANNING DEPARTMENT OF THE CITY OF INDIAN WELLS, CALIFORNIA

APPROVED CONCEPTUALLY UNTIL GRADING PLAN IS APPROVED IF

IT APPROVED WITH CONDITIONS

☐ REVISED AND RESUBMITTED

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES OR STRUCTURES SHOWN ON THESE PLANS WERE GRIANED BY A SEARCH OF AVAILABLE RECORDS THESE LOCATIONS ARE APPROXIMAE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERBY THE LOCATION OF ALL UTILITIES OF STRUCTURES ABOVE OR ELOCATION OF ALL UTILITIES OF STRUCTURES ABOVE OR ELOCATION SHOWN ON THIS SHOWN ON THESE PLANS. THE ENGINEER IS TO BE HOTIFED OF ANY DISCOVERY COMPANIES, SHOW ANY DAYS THAT ANY THE ESSAY ADJUSTMENT CAN BE MADE IN THE

ALIGNMENT AND/OR GRADE OF THE PROPOSED IMPROVEMENTS. THE CON-TRACTOR IS REQUERED TO TAKE PRECAUTIONARY MEASURES TO PROTECT ANY UTILITY USES SHOWN, AND ANY OTHER UNES NOT OF RECORD, AND/OR NOT SHOWN ON THESE PLANS. THE CONTRACTOR WILL BE HELD RESPONDIBLE FOR ALL DAMAGE TO ANY UTILIZES OR STRUCTURES.

APP'V'D DATE

CONSTRUCTION NOTES

SAW-CUT EXISTING CURB AND CONSTRUCT PROPOSED GOLF CART DRIVEWAY APPROACH, MATCH EXISTING FS GRADES.

2 CONSTRUCT 4" THICK CONCRETE GOLF CART PATH WITH BROOM FINISH

(3) INSTALL 750 GAL SEWER SEPTIC TANK PER MANUFACTURERS RECOMMENDATIONS, PER SEPARATE PLANS AND PERMITS.

(4) INSTALL STANDARD SEWER CLEANOUT PER SEPARATE PLAN

AND PERMIT.

(5) PROPOSED 4" PVC SEWER LATERAL PER SEPARATE PLANS

AND PERMIT.

(6) PROPOSED SEWER LEACH LINES PER SEPARATE PLAN AND PERMIT

REVIEWED BY: CITY OF INDIAN WELLS JON BERG

CITY OF INDIAN WELLS

PLANNING DEPT

CASE #.

SLIBMITTAL DATE:

COMPARISON DATE:_

COMMUNITY DEVELOPMENT DIRECTOR PREPARED UNDER THE SUPERVISION OF: ___ 11-15-2 RCE NO. 47834 ESFANDIAR SHAHAI REVIEWED BY: CITY OF INDIAN WELLS

DATE KEN SEUMALO, PUBLIC WORKS DIRECTOR

No. 47834

PRECISE GRADING PLAN NEW RESTROOM FACILITY FOR IRONWOOD COUNTRY

CLUB GOLF COURSE CITY OF INDIAN WELLS

DATE: APRIL 2024 DWG No. 20240112 SHEET OF X

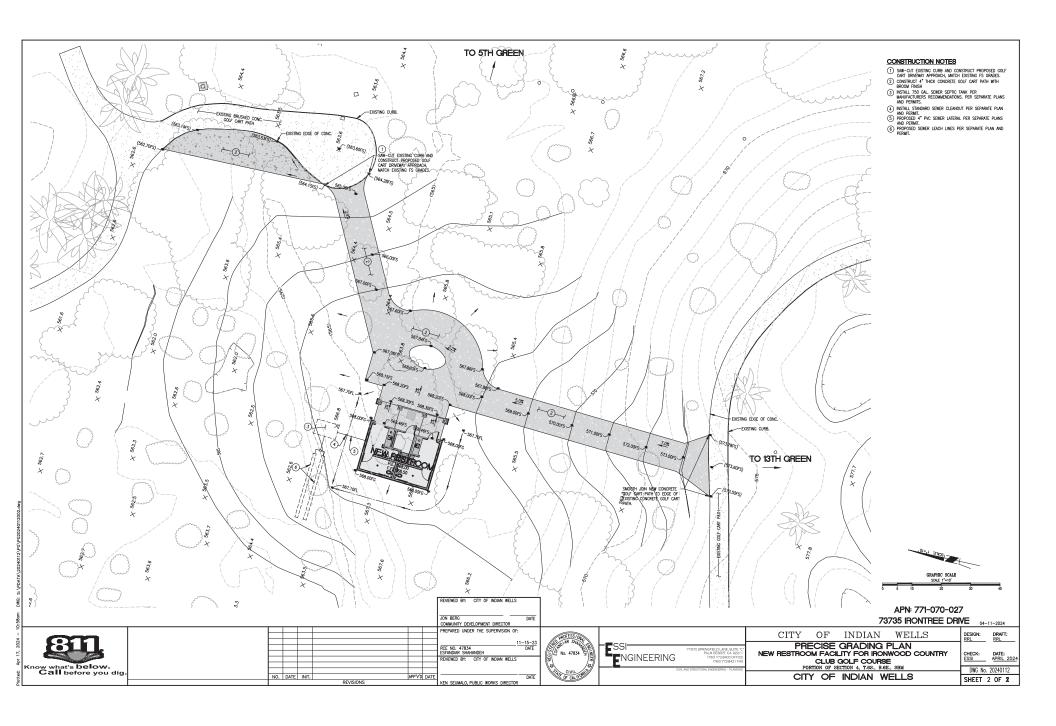
DESIGN:

APN: 771-070-027 73735 IRONTREE DRIVE

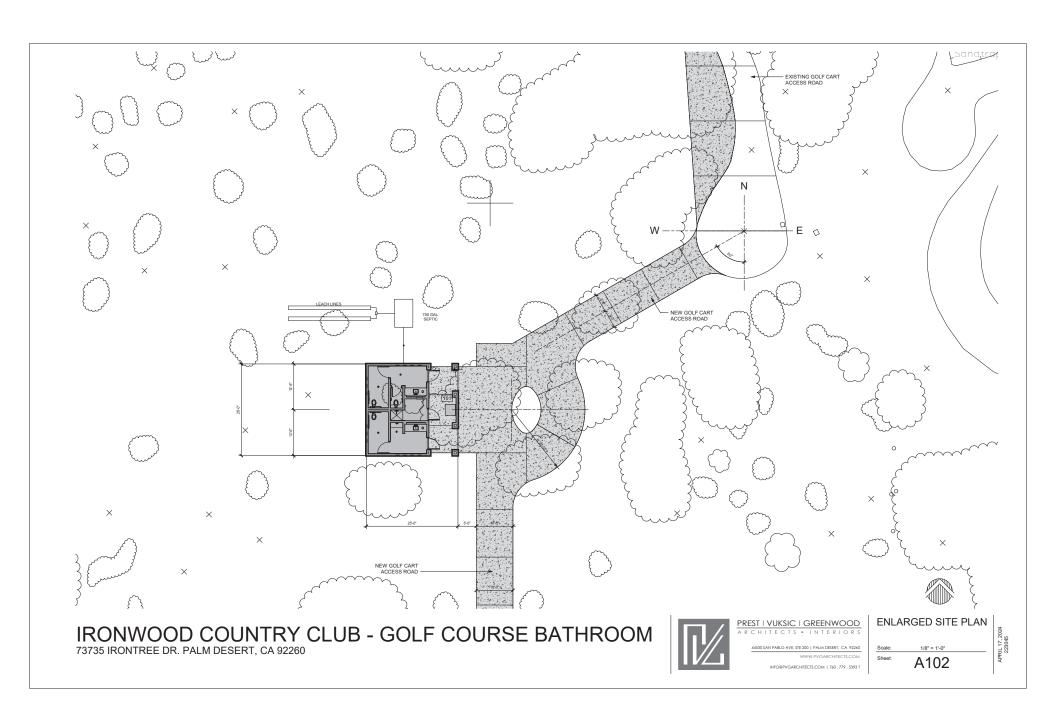
CITY OF INDIAN WELLS NGINEERING

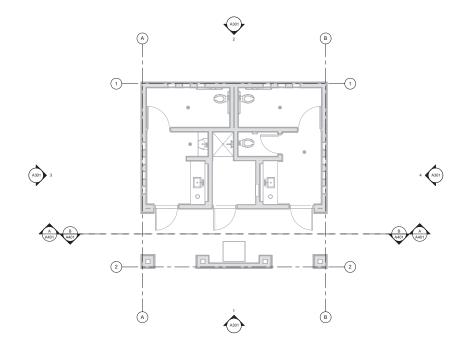
Call before you dig

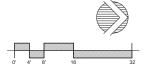
what's below-





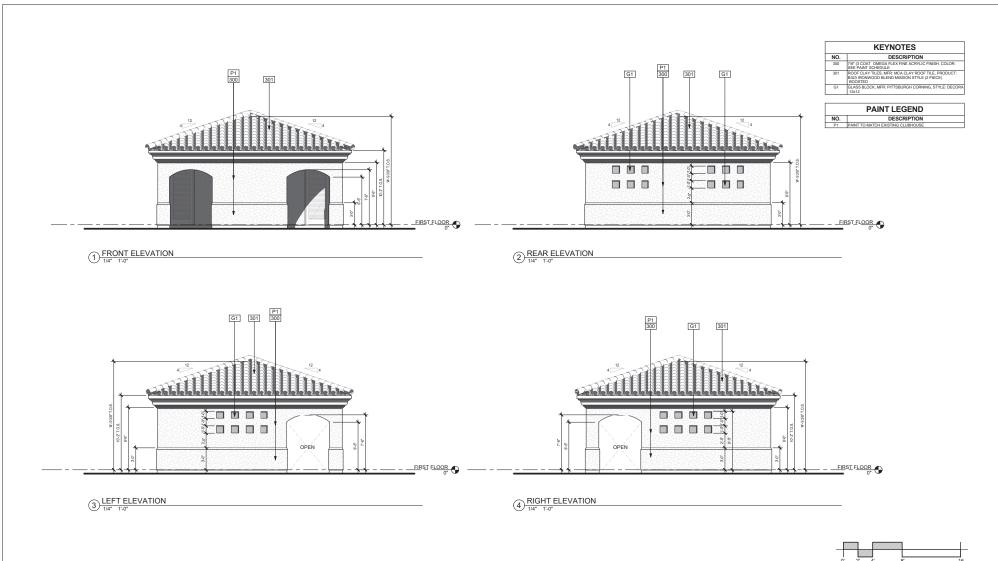






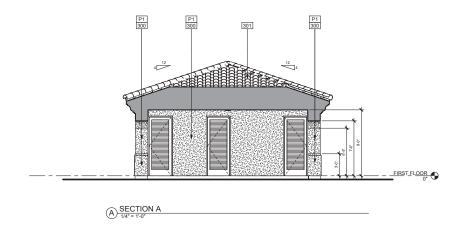


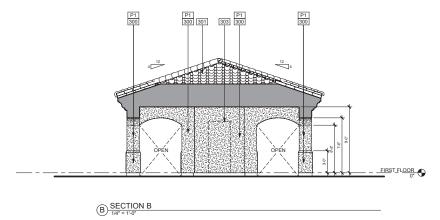








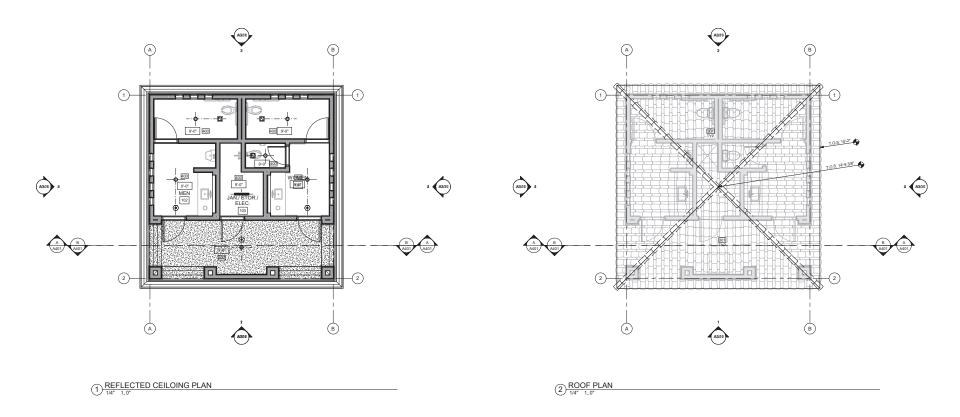


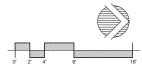




BUILDING SECTIONS

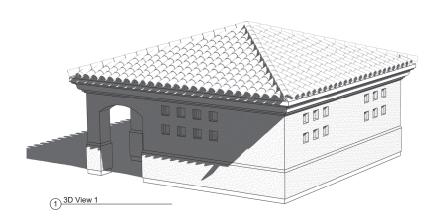
A401

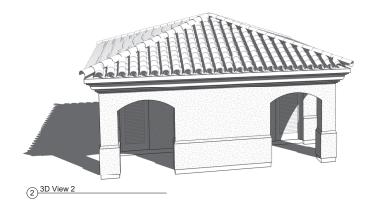


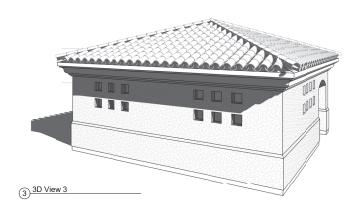


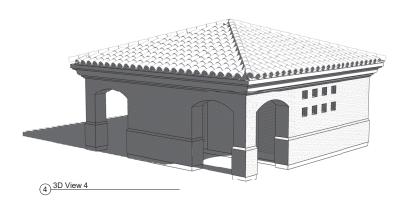














OD ORS		3D VIEWS	
A 92260	Scale:		
S.COM	Sheet:	A 6 0 1	
. 5393 T		A601	