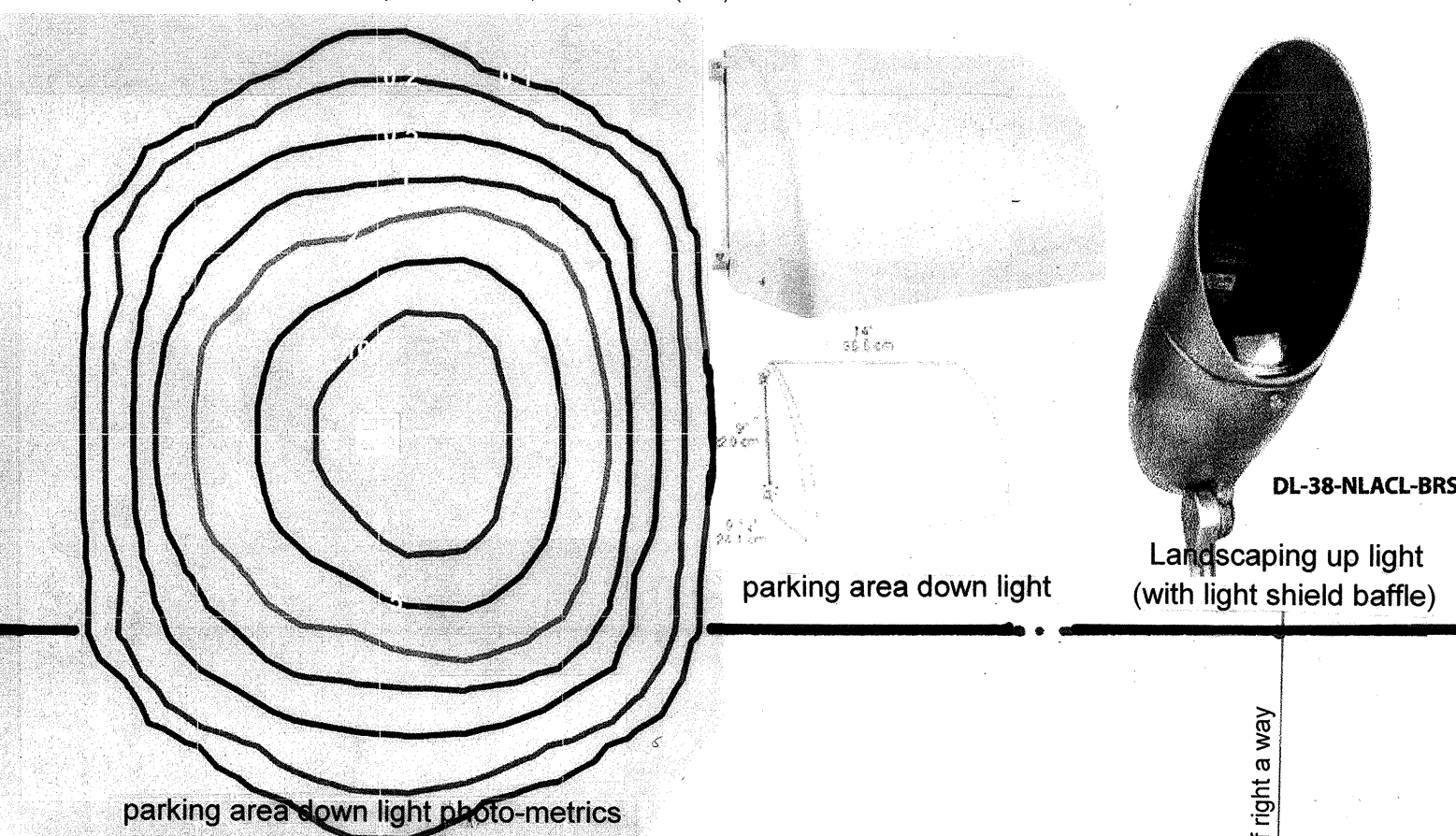


## Sun Grow Lighting Schedule

Type	Sym.	Model	Quantity	Remarks
Wall Mount for Parking Lot Lighting	L1	WP2FCH150W/PC	12	1
Ground Stake Landscaping Bullet up Light	L2	DL-38-NL-BLT	8	2

Notes: 1) HID Wall Pack, Full Cutoff, Parking lot light. Color: White, Lamp type: ED17, 150W, Dark Sky Approved approved for LEED Credits, Buy American Act Compliant. RAB Lighting 888 RAB-1000 [www.rabweb.com](http://www.rabweb.com)

2) Cast aluminum bullet up landscaping light PAR38 maximum 150W on earth stake. Focus Industries Inc. 25301 Commercentre Drive, Lake Forest, CA. 92630 (949)830-1350



## Sun Grow Landscape Schedule

Group	Sym.	Common name	Latin name	Quantity	Size	Water-usage (1)	Remarks
Tree	T1	Mexican Fan Palm	WASHINGTON robusta	7	NA	M	exist'g to remain
Tree	T2	California Fan Palm	WASHINGTON filifera	6	NA	M	exist'g to remain
Tree	T3	Southern Live Oak	QUERCUS virginiana	8	15gal	M	new tree
Tree	T4	Shoestring Acacia	ACACIA stenophylla	9	15gal	L	new tree
Shrub	S1	Desert Spoon	DASYLIRION wheeleri	8	5gal	L	new shrub
Shrub	S2	Feathery Cassia	CASSIA artemisioides	2	5gal	L	new shrub
Shrub	S3	Bush Lantana	LANTANA camara	3	5 gal	M	new shrub@ p. tank
Shrub	S4	Lavender Lantana	LANTANA montevidensis	18	5gal	M	new shrub@ corner
Shrub	S5	Pink Petite Oleander	OLEANDER nerium	9	5gal	M	exist'g to remain
Vine	V1	Star Jasmine	TACHELOSPERMUM Jasminoides	6	5gal	M	new @ gas pumps
Vine	V2	Bougainvillea(vine)	BOUGAINVILLEA(vine)	8	5gal	M	new @ sidewalks
Vine	V3	Primrose Jasmine	JASMIN mesnyi	2	5gal	M	

Rock	R1	Crushed Rock	1' to 2" dia.	new
Rock	R2	Crushed Rock	4' to 6" dia.	new
Annual	ANN	Annual flowers	See owner for type	new @ conc. plant
Suc	SC	Small Succulents	See owner for type	new
Conc	CPB1	Sq. Conc. Planter Box 36" w x 18" d x 30" hgt	P361830	4
Conc	CPB2	Round Conc. Planter Box 18" Dia by 30" hgt	P1830	6
				new
				new

Notes: 1) Substitutions shall be approved by Mission Springs Water District and Desert Hot Springs Planning Department. Designer and Owner. Water Use based upon WUCOLS (Water Use Classification Of Landscape Species), Regional Evaluation #6 (Zone 13), Low Desert - Desert Hot Springs) L = Low (0.1 - 0.3), M = Moderate (0.4 - 0.6) <http://www.ci.azusa.ca.us/DocumentCenter/Home/View/574>

2) CPB1 and CPB2 provided by Doty & Sons Concrete Products, Inc. 1275 East State Street, Sycamore, IL 60178. 800-233-3907, 815-895-2884 [www.dotyconcrete.com](http://www.dotyconcrete.com)

## CBC Occupant Load, Function Of Use Calculations Determining

### 2 Exit Requirements & Maximum Allowed Exit Distance

Per CBC Table 1004.1.1, CBC Table 1015.1 and CBC Table 1016.1. (Note: CBC occupant load calculations provided are for fire code requirements and are different than DHS occupant planning load requirements)

use area	function	sqft.	occupant/	total	max. one exit	max. allowed	actual
	of space		maximum	occupant	load occupant	exit distance	exit distance
U Greenhouse	Agricultural	1000	1/300	3.4	-	-	123
F-1 Display Retail	Mercantile	997	1/30	33.24	49	200	45
B Office	Business Area	1003	1/100	10.03	49	200	77
S-1 Storage	Mercantile	368	1/300	1.23	29	200	78
	(Storage)						
<b>Total (1)</b>		<b>3363</b>	<b>47.9</b>	<b>49</b>	<b>200</b>		

Notes: (1) One exit required. (2) Every room or space shall have the occupancy load posted in a conspicuous place, near the main exit per CBC 1004.3.

Email from City Attorney, Steve Quintanilla (@ [steveq@palawers.com](mailto:steveq@palawers.com)) and All Prospective Applicants, Fri, Nov 14, 2014 at 1:58 PM

Question:  
Will a medical marijuana dispensary applicant receive consideration if they demonstrate they are going to make significant improvements to the building facade and area landscaping as a way to help upgrade the visual appeal of the retail frontage and city streetscape in general?  
Answer:  
Yes.

Note that unlike other jurisdictions, the City of Desert Hot Springs is permitting medical marijuana dispensaries in commercial zones, rather than relegating the dispensaries to industrial districts. As such, the City is very concerned that all medical marijuana dispensaries look attractive like any other new business is expected to look. In light of the above, the Planning Commission will likely take into consideration the aesthetics of the proposed facility. Under its broad discretionary authority (when deciding whether to approve or deny a conditional use permit), the Planning Commission may consider matters such as the following: (1) whether the design of the proposed project incorporates good aesthetic use of materials, textures, and colors that are visually appealing; (2) whether the architectural design of the proposed project is attractive and compatible with the character of the surrounding neighborhood; and (3) whether the landscaping enhances the property and conforms to the City's landscaping standards. SEE CITY LINK: [http://www.cityofdhs.org/Medical\\_Marijuana\\_Information](http://www.cityofdhs.org/Medical_Marijuana_Information)

## Planning/CBC Site Plan Notes

- All Contractors shall have current valid City Business Licenses prior to permit issuance.
- All Contractors and/or Owners must submit Certificate of Worker's Compensation Insurance coverage prior to the issuance of a building permit. California labor Code, Section 3700. Prior to the issuance of a building permit, the contractor shall have the following: i. Certificate of workers Compensation Insurance made out to the Contractors State License Board. ii. Copy of Contractors State License or pocket ID. iii. Copy of city business tax registration certificate or a newly paid receipt for one. iv. Notarized letter of authorization for agents.
- Provide temporary, sanitary facilities; i.e., Chemical toilets on (or on toilet) site shall be on the construction site before the request for the first inspection per Section 5416 of the Health and Safety Code.
- The contractor or owner shall provide a animal proof, trash enclosure to insure proper cleanup of all building materials. The storage of all building materials or debris shall be confined to the lot for which the permit is issued. Adjacent vacant properties may not be utilized for this purpose unless written permission of the owner is on file with the city office. The public right of way shall be maintained in a clear condition at all times.
- Construction hours shall be carried as follows:  
June through November  
Monday through Saturday 7:00 A.M.-6:00 P.M.  
Sunday or Government Code Holidays Not Allowed  
December through May  
Monday through Saturday 8:00 A.M.-5:00 P.M.  
Sunday or Government Code Holidays Not Allowed

## Planning Lot Size and Coverage Uses

use	provided coverage	provided percentage	required percentage
total building ground area	12,525	20.9	
convenience store 2800			
fuel canopy 2002			
tenant building 7723			
parking area	32,267	53.8	
landscaping area	11,094	18.5	
existing undeveloped area	4050	6.8	
<b>Total</b>	<b>59,936</b>	<b>100</b>	<b>100</b>
Lot (apn 657-220-109) 13,975			
Lot (apn 657-220-122) 45,961			

## Planning Parking Spaces (CBC Table 11B-6)

use/parking	requirement	spaces required	spaces provided
Convenience Store 2,800sqft gross (2000 sqft retail area)	1space/250sqft floor space	8	
Church 640sqft (30 chairs)	1space/5chairs	6	
Beauty Parlor 1000sqft (2 chairs)	2spaces/1chair	4	
Beauty Supply Shop 1000sqft (625sqft retail area)	1space/250sqft floor space	2.5	
<b>Retail (784sqft)/Storage</b>	<b>1space/250sqft floor space</b>	<b>3.2</b>	
<b>3,368 Sqft tenant total improvement</b>			
<b>Total:</b>		<b>23.7</b>	<b>27</b>

## Planning/CBC Handicapped (Van) spaces

Required/total spaces calculation	required	provided
0-50 spaces - 2 spaces (1 van accessible)	2 (1 van accessible)	2 (1 van accessible)

## CBC Type of Construction

Per CBC 601 this project is type 5A construction.

## CBC Fire Separation

1 Hour fire resistant wall required for exterior wall based upon fire separation (FS) distance of less than 5'. FS shall be measured from the building face to interior lot line, center line of street or alley, or imaginary line between two buildings on property. No opening permitted in walls at FS at 3' or less. Percentage opening allowed at FS over 3' per CBC Table 705.8 Fire rated walls shall be minimum 2 hour fire resistance rating per CBC 707.3.9

## CBC Height/Tabular Area Limitations and Firewalls @ Occupancies to Occupancies

Allowable building heights and areas (between firewalls) per CBC Table 503 for Type 5A and Table 508.4 for firewalls									
occupancy designated	max. provided	max. provided	max/provided	firewall hr	@ occupancy/	comments			
use area	hgt.	hgt.	sqft.	sqft.	provided	occupancy			
F-1 Greenhouse	40	15	5,500	2640	1/1	2hr @ U/M 2hr @ U/B	1		
M Display Retail	40	15	9,000	997	1/1	2hr @ M/U none @ M/B	2		
B Office	40	15	9,000	1003	2/1	2hr @ B/U none @ B/M	3		
S-1 Storage	40	15	9,000	368	1/1	none @ S-1/B	4		
<b>Total</b>			<b>3363</b>						

Comments: 1) Grow Room Area is most equivalent to CBC 312, "Greenhouses". 2) Retail Display Area is most equivalent to CBC 309.1, Retail Stores. 3) Office Area is most equivalent to CBC 304, Office. 4) Storage Area is most equivalent to Storage S-1, "Tobacco, cigars, cigarettes and snuff".

## CBC Building Area Modifications (CBC Equation 5-1)

$$A_a = \{A_1 + [A_2 \times I_f] + [A_3 \times I_s]\} \quad (\text{Equation 5-1})$$

Where:

$A_a$  = Allowable building area per story sqft = 14,620 sqft

$A_1$  = Tabular building area per story in per Table 503 sqft = 8,500 square feet

$I_f$  = Area increase factor due to frontage as calculated in per Section 506.2. = 0.36

$I_s$  = Area increase factor due to sprinkler protection as calculated per Section 506.3. = 0

## Frontage Increase Calculations (CBC Equation 5-2)

506.2 Frontage increase. Every building shall adjoin or have access to a public way to receive a building area increase for frontage. Where a building has more than 25 percent of its perimeter on a public way or open space having a minimum width of 20 feet (6096 mm), the frontage increase shall be determined in accordance with the following:

$$I_f = [F/P - 0.25]W/30 \quad (\text{Equation 5-2})$$

where:

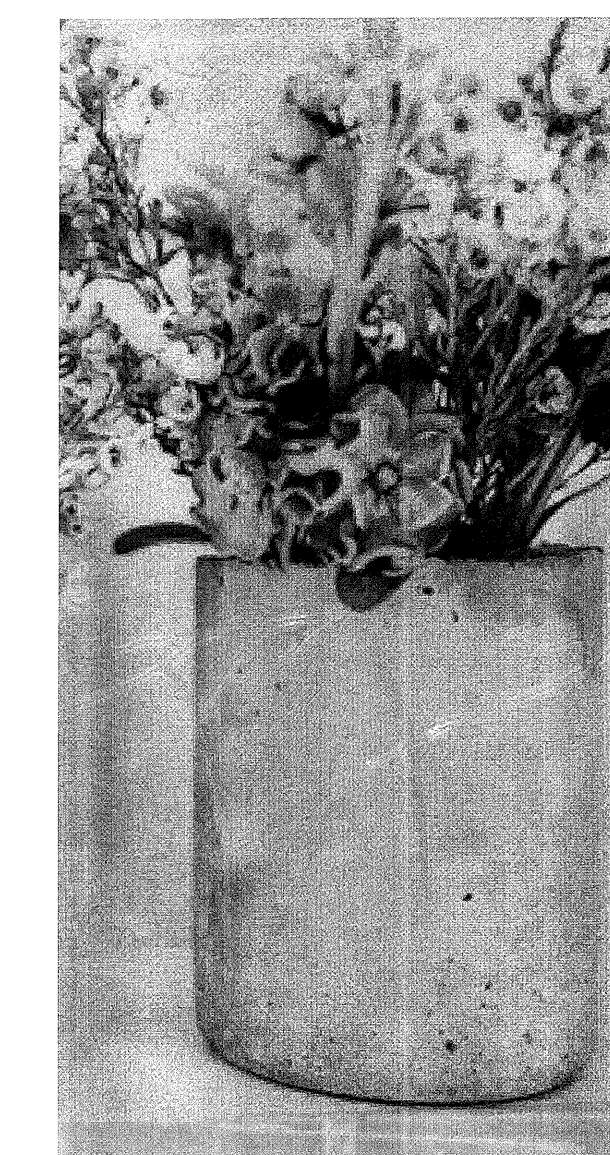
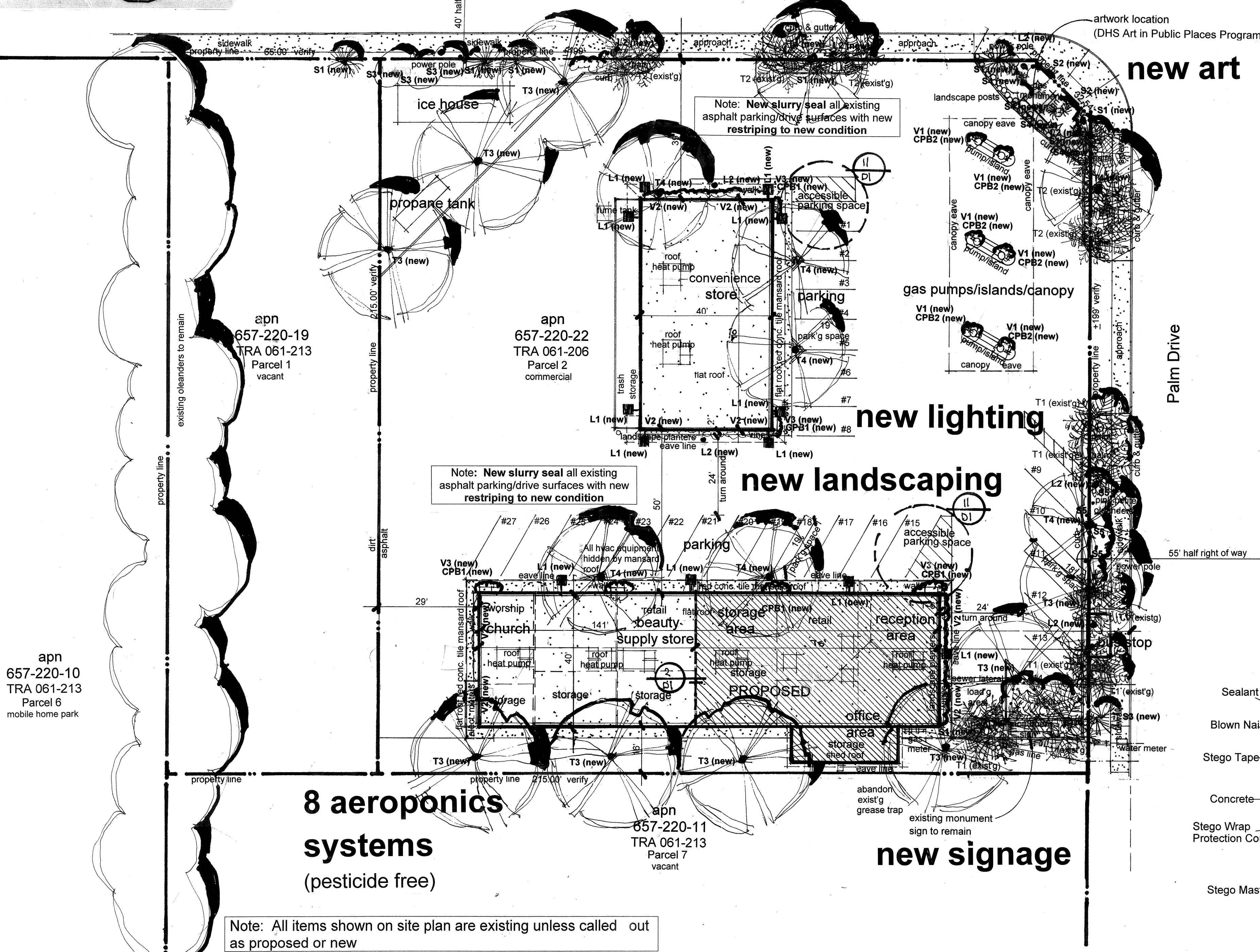
$I_f$  = Area increase due to frontage = 0.36

$F$  = Building perimeter that fronts on a public way or open space having 20 feet open minimum width (feet) = 221

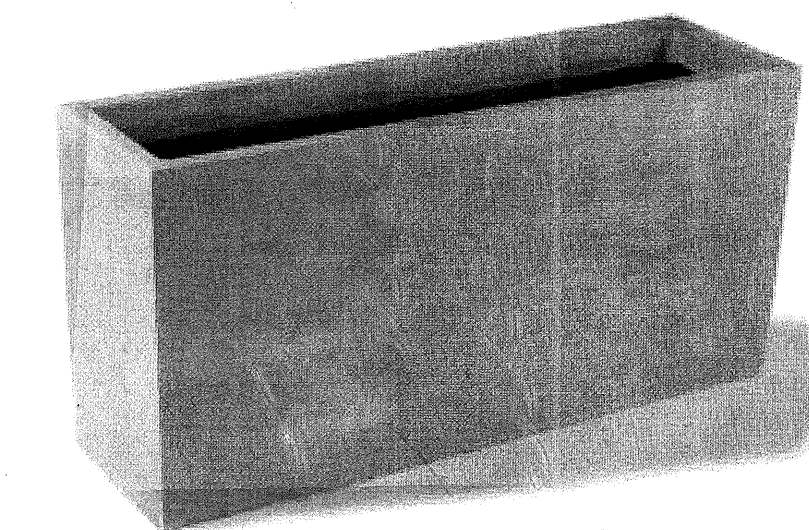
$P$  = Perimeter of entire building (feet) = 362 lineal feet

$W$  = Width of public way or open space (feet) per Section 506.2.1. = 30 feet

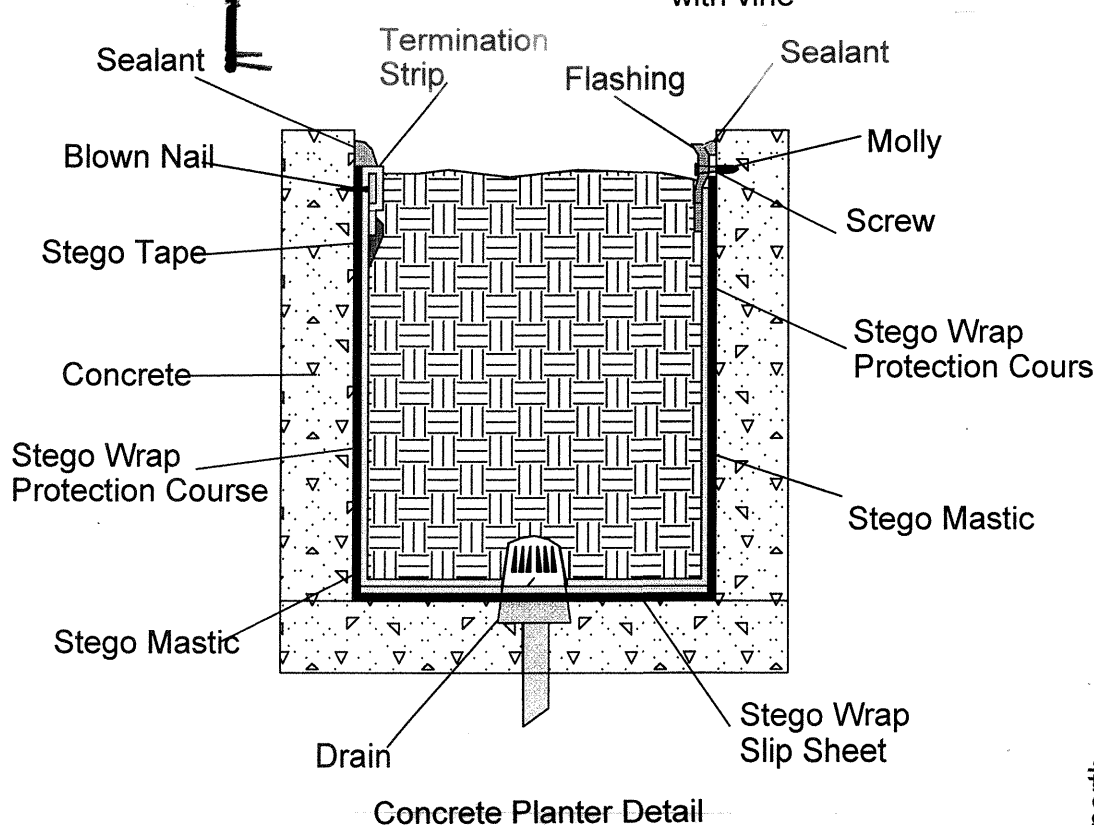
- The open space used in the frontage increase shall be either on the same lot or dedicated for public use and shall be accessed from a street or approved fire lane. [506.2.2]
- The area increase due to frontage may be used for public ways and open spaces with a minimum width of 20 feet. Where the open space or public way exceeds 30 feet, a value of 30 feet shall be used in the calculations. (CBC 506.2 & CBC 506.2.1)



round concrete planters  
two at each pump island with  
vine up support column



rectangular concrete planters  
at each plastered wall  
with vine



## Existing and New Site Plan Enhanced Landscaping Plan & New Exterior Lighting Plan

scale: 1" = 20'

sheet **a2**

prepared 11/17/2014