#### NOTE:

THE SPECIFIC PLUMBING REQUIRING REPLACEMENT. "NONCOMPLIANT PLUMBING FIXTURES" ARE ANY OF THE

ANY WATER CLOSET EXCEEDING 1.6 GALLONS /FLUSH. ANY URINAL MANUFACTURED TO USE MORE THAN 1.0

ANY SHOWERHEAD EXCEEDING 2.5 GALLON/MINUTE.

ADVISORY NOTE;

WHEN ALTERATIONS, REPAIRS OR ADDITIONS ARE MADE TO AN EXISTING BUILDING, THAT BUILDING, OR PORTION OF THE BUILDING AFFECTED, IS REQUIRED TO COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS, PER SECTION 11B-202.4:

THE AREA OF SPECIFIC ALTERATION, REPAIR OR ADDITION MUST COMPLY AS "NEW". CONSTRUCTION.

A PRIMARY ENTRANCE TO THE BUILDING AND THE PRIMARY PATH OF TRAVEL TO THE ALTERED AREA, MUST BE SHOWN TO COMPLY WITH ALL ACCESSIBILITY FEATURES.

THE PATH OF TRAVEL SHALL INCLUDE THE EXISTING PARKING. EXISTING TOILET AND BATHING FACILITIES THAT SERVE THE REMODELED AREA MUST BE SHOWN TO COMPLY WITH ALL ACCESSIBILITY FEATURES.

# SITE ADDRESS:

A.P.N.'S: 665-030-052, 665-030-051 2 BUNCH PALMS TRAIL DESERT HOT SPRINGS, CA.

## OWNER/DEVELOPER:

DOMINGO MOYA / SRP RE LLC 2506 LUDCAM ROAD MIAMI, FL. 33155 TEL: 305-992-8784

# ASSESSOR'S PARCEL NO'S:

665-030-052, 665-030-051

#### NOTE:

A TOPOGRAPHY SURVEY WAS PERFORMED ON 03/23/2015 BY AMIR ENGINEERING

# BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTER LINE OF TWO BUNCH PALMS (14TH AVENUE) BEING N89° 29' 30"E PER RECORD OF SURVEY 25/84

# APN:665-030-050 PARCEL# 1 R.S. 21/55 COMMERCIAL

PROPOSED 6' WROUGHT IRON ─

## THE 2013 CALIFORNIA BUILDING STANDARS CODE (CBSC) INCLUDES:

THE 2013 CALIFORNIA ELECTRICAL CODE (CEC), ADOPTS THE 2008 NATIONAL ELECTRICAL CODE (NEC) AND THE 2008 CALIFORNIA AMENDMENTS.

CODE (UMC) AND THE 2009 CALIFORNIA AMENDMENTS.

THE 2013 EDITION OF THE CALIFORNIA FIRE CODE (CFC) ADOPTS THE 2009 UNIFORM FIRE CODE (UFC)

THE 2013 EDITION OF THE CALIFORNIA ENERGY EFFICIENCY STANDARS.

"RECORD DRAWING"

# SUNSHINE WELLNESS CENTER DESERT HOT SPRINGS, CALIFORNIA

TWO BUNCH PALMS TRAIL

23'±

BUILDING 1

22,680 S. F.

APN:665-030-052

PARCEL# 2

R.S. 25/84

FF = 1000.0

PAD = 999.5

PROPOSED 6' WROUGHT IRON —

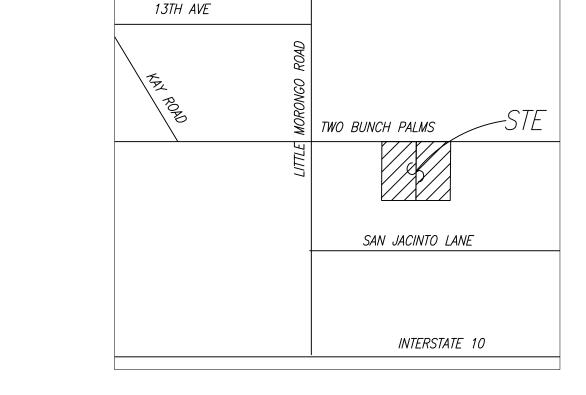
SIDEWALK -

APN:665-030-017

PARCEL# 11

R.S. 25/84





VICINITY MAP *N.T.S.* 

# LEGEND:

PROP. METAL BLDG. 1 22,680 SQ, FT.

PROP. METAL BLDG. 2 22,680 SQ. FT.

COMMERCIAL

EX. BUILDING

FF = (997.67)

APN:665-030-053

PARCEL# 3

R.S. 25/84

WROUGHT IRON

LEGEND:

PROPOSED TOTAL

22.680 SQ. FT. CULTIVATION BUILDING 1 22,680 SQ. FT. CULTIVATION BUILDING 2 45,360 SQ. FT.

PROPOSED BUILDING 1 22,680 S. F. = 0.49 ACRE PROPOSED BUILDING 2 22,680 S. F. = 0.49 ACRE

43,360 S. F. = 0.98 ACRES

BUILDING 1 = 0.49 ACRE LOT 1 = 1.07 ACRE

BUILDING 1 = 46% OF LOT 1

LOT 2 = 1.07 ACRE BUILDING 2 = 0.49 ACRE BUILDING 2 = 46% OF LOT 2

PROPOSED PARKING STALLS 26 STALLS

PROPOSED PARKING STALLS H. C. 4 STALLS PROPOSED PARKING TOTAL 30 STALLS

OFFICE 1 = 408 S.F. BUILDING 1 = 22,272 S.F.OFFICE 1 REQUIRES 2 PARKING STALLS.

BUILDING 1 REQUIRES 9 PARKING STALLS. LOT 1 CONTAINS A TOTAL OF 15 PARKING STALLS.

OFFICE 2 = 408 S.F. BUILDING 2 = 22,272 S.F.

OFFICE 2 REQUIRES 2 PARKING STALLS.

BUILDING 2 REQUIRES 9 PARKING STALLS. LOT 2 CONTAINS A TOTAL OF 15 PARKING STALLS.

APN:665-030-018 PARCEL# 10 R.S. 25/84

THE 2013 EDITION OF THE BUILDING CODE (CBC), ADOPTS THE 2009 INTERNATIONAL BUILDING CODE (IBC) AND THE 2013 CALIFORNIA AMENDMENTS..

THE 2013 EDITION OF THE CALIFORNIA MECHANICAL CODE (CMC), ADOPTS THE 2009 UNIFORM MECHANICAL

THE 2013 EDITION OF THE CALIFORNIA PLUMBING CODE (CPC), ADOPTS THE 2009 UNIFORM PLUMBING CODE (UPC) AND THE 2009 CALIFORNIA AMENDMENTS.

AND THE 2007 CALIFORNIA AMENDMENTS.

APN:665-030-060 PARCEL# 14

COMMERCIAL

CITY OF DESERT HOT SPRINGS FILE NO. SHEET 2 PROPOSED SITE PLAN A.P.N.'S: 665-030-052, 665-030-051 TWO BUNCH PALMS, DESERT HOT SPRINGS, CA. SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

DWG. NO. Z SHEETS

TWO WORKING DAYS BEFORE YOU DIG

Call: TOLL FREE

800-422-4133

Underground Service Alert

PROPOSED 6' WROUGHT IRON FENCE R.S. 21/55

APN:665-030-016 PARCEL# 12 R.S. 25/84

WROUGHT IRON DOOR —

LIGHT POLE

TRASH ENCLO.

PROP. SITE PLAN SCALE: 1"=20'

AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/17 ENGINEERING & 160 LURING DRIVE, SUITE A. PALM SPRINGS, CA. 92262
PHONE: (760) 318-7424
FAX: (760) 318-7410

BUILDING 2

22,680 S. F.

APN:665-030-051

PARCEL# 1

R.S. 25/84

FF = 1002.50

PAD = 1002.0