



FILE NO.	SHEET <u>1</u>
DWG. NO.	OF <u>7</u> SHEETS

NOTE:

THE SPECIFIC PLUMBING REQUIRING REPLACEMENT,
"NONCOMPLIANT PLUMBING FIXTURES" ARE ANY OF THE
FOLLOWING

ANY WATER CLOSET EXCEEDING 1.6 GALLONS /FLUSH.

ANY URINAL MANUFACTURED TO USE MORE THAN 1.0
GALLON/FLUSH.

ANY SHOWERHEAD EXCEEDING 2.5 GALLON/MINUTE.

ADVISORY NOTE:

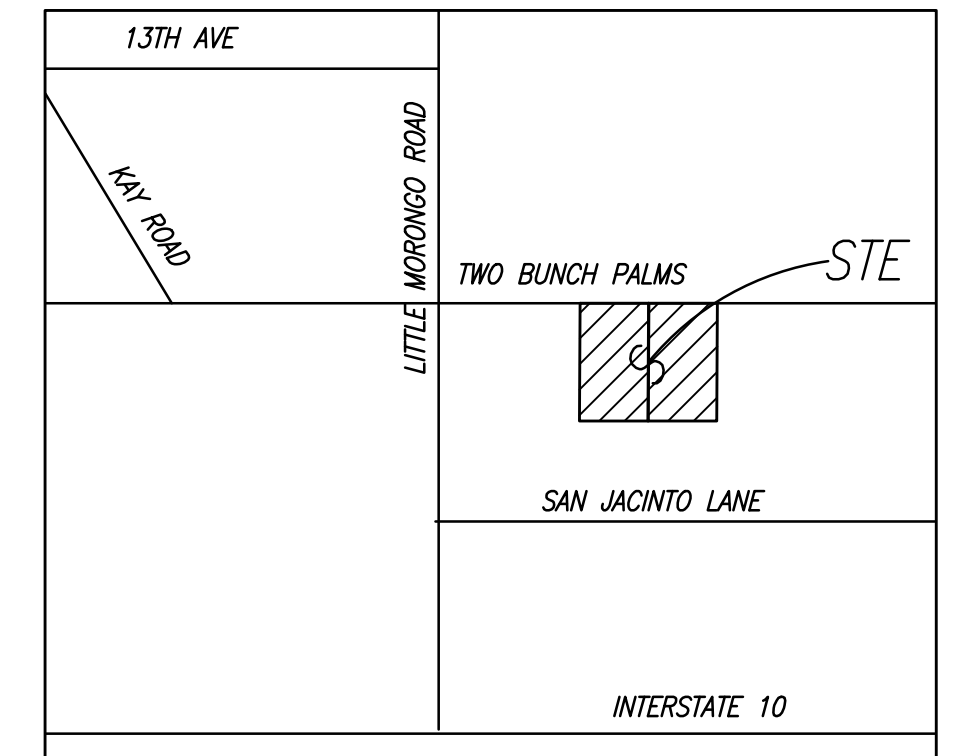
WHEN ALTERATIONS, REPAIRS OR ADDITIONS ARE MADE TO AN
EXISTING BUILDING, THAT BUILDING, OR PORTION OF THE
BUILDING AFFECTED, IS REQUIRED TO COMPLY WITH ALL OF
THE FOLLOWING REQUIREMENTS, PER SECTION
11B--202.4:

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.

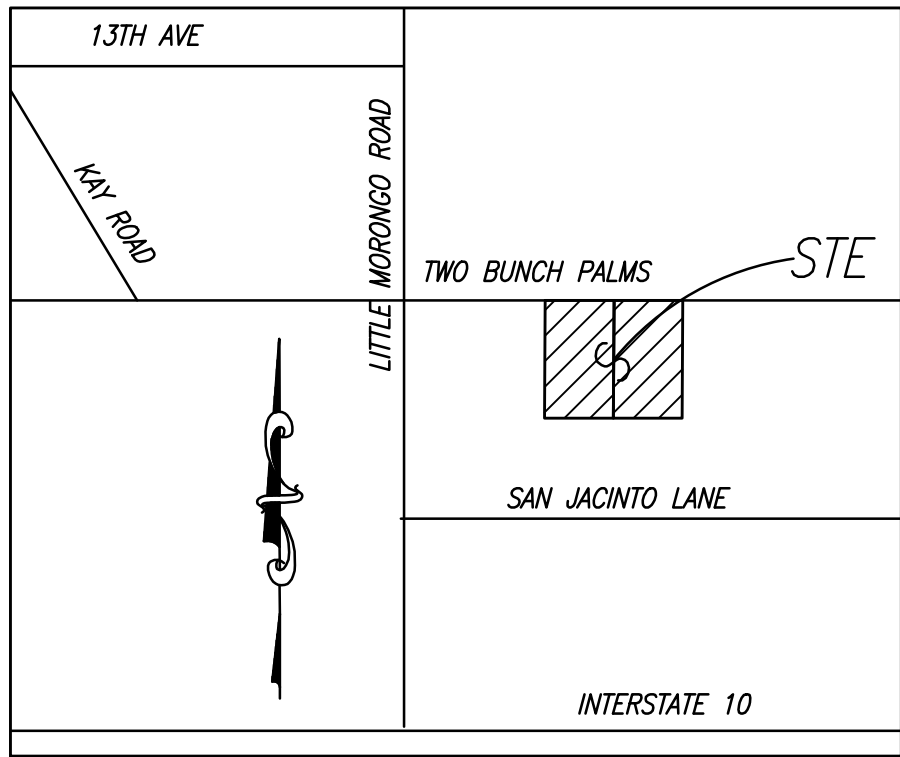
THE PATH OF TRAVEL SHALL INCLUDE THE EXISTING PARKING.

EXISTING TOILET AND BATHING FACILITIES THAT SERVE THE
REMODELED AREA MUST BE SHOWN TO COMPLY WITH ALL
ACCESSIBILITY FEATURES.



Underground Service Alert Call: TOLL FREE 800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	<i>"RECORD DRAWING"</i>
	<i>REVISION</i>

FILE NO.	SHEET <u>2</u>
DWG. NO.	OF <u>7</u> SHEETS



VICINITY MAP
N.T.S.

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:

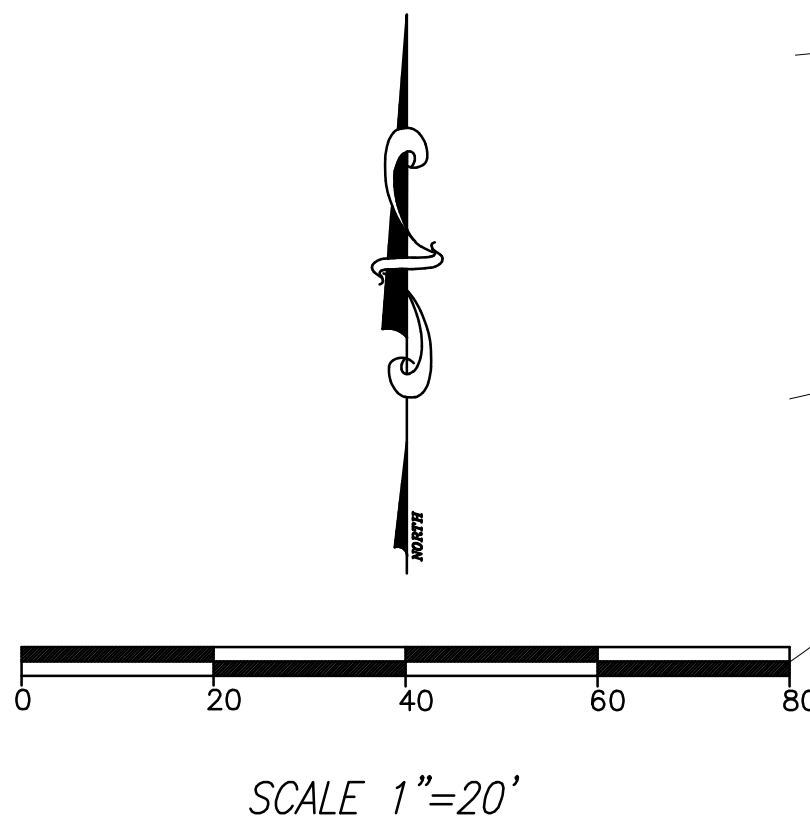
BASIS OF BEARINGS IS THE CENTER LINE OF TWO BUNCH PALMS
(14TH AVENUE) BEING N89° 29' 30"E PER RECORD OF SURVEY 25/84

LEGEND:

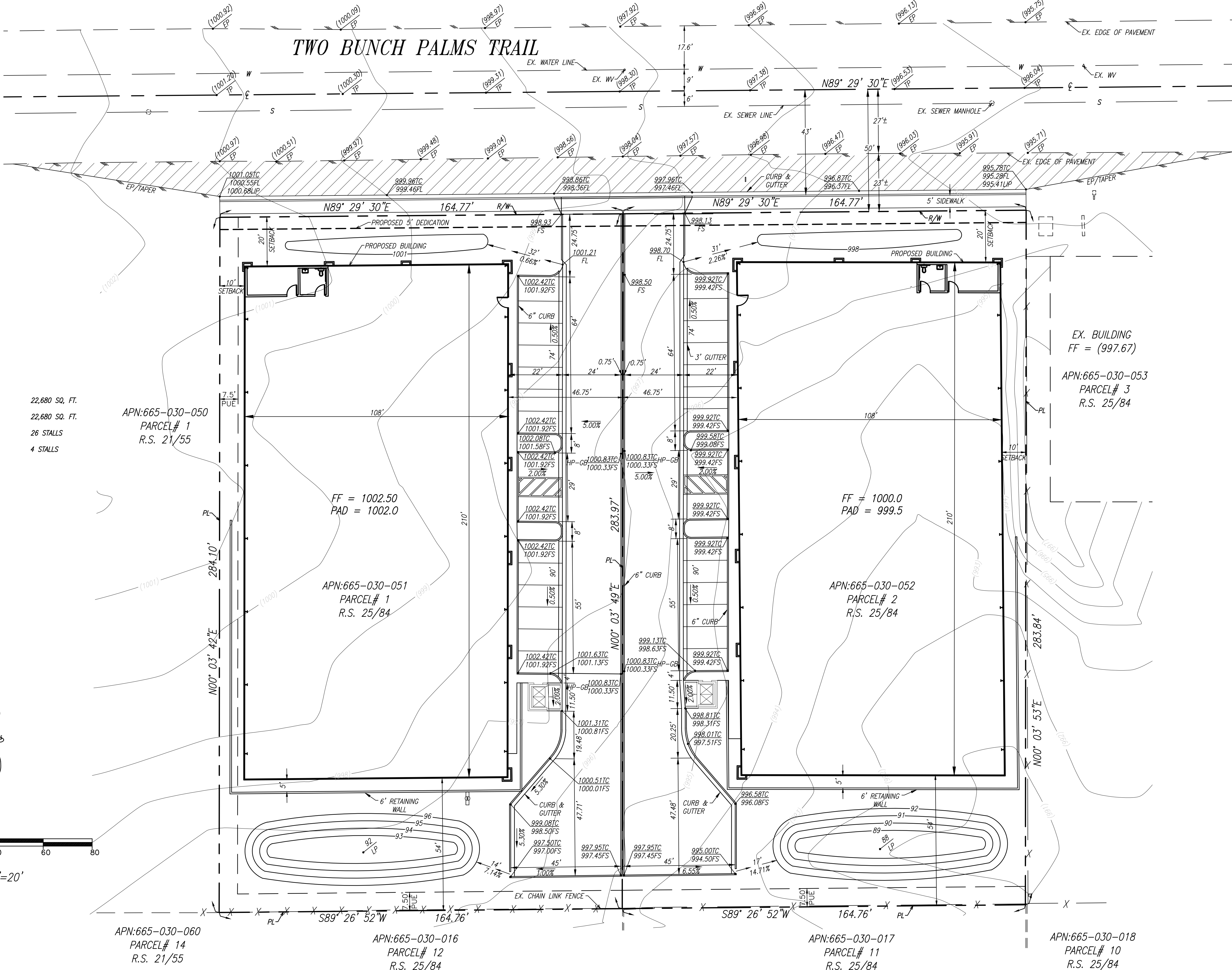
PROP. METAL BLDG. 1	22,680 SQ. FT.
PROP. METAL BLDG. 2	22,680 SQ. FT.
PROP. PARKING	26 STALLS
PROP. H. C. PARKING	4 STALLS

LEGEND:

CL	=	CENTER LINE
EX	=	EXISTING
FF	=	FINISH FLOOR
FL	=	FLOW LINE
FS	=	FINISH SURFACE
GB	=	GRADE BREAK
HP	=	HIGH POINT
LP	=	LOW POINT
PL	=	PROPERTY LINE
TC	=	TOP OF CURB
WV	=	WATER VALVE
R/W	=	RIGHT OF WAY



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



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AMIR ENGINEERING &
SURVEYING INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS

180 LURING DRIVE, SUITE A
PALM SPRINGS, CA 92262
PHONE: (760) 318-7424
FAX: (760) 318-7410

EX. BUILDING
FF = (996.17)

EX. BUILDING
FF = (993.40)

CITY OF DESERT HOT SPRINGS

GRADING 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.

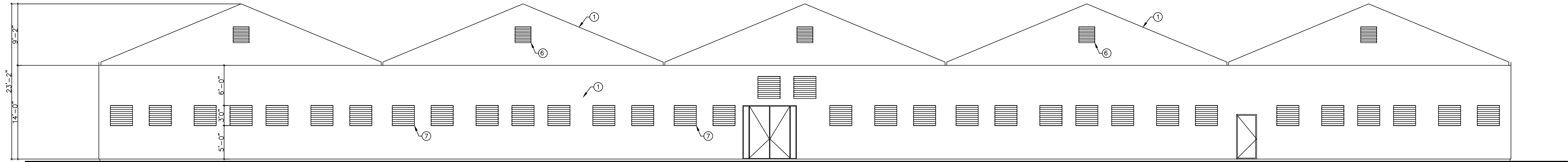
FILE NO.

DWG. NO.

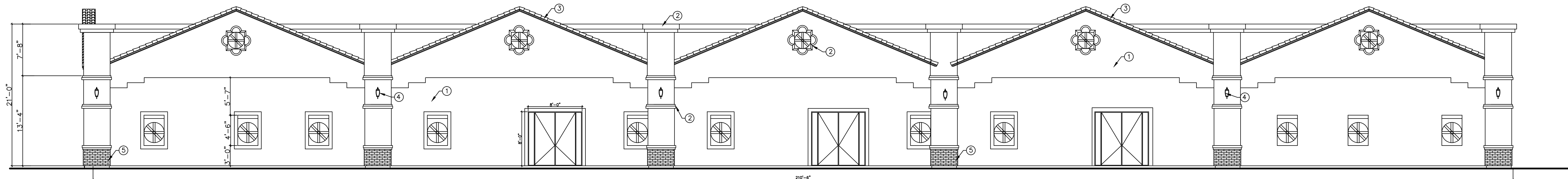
SHEET 3

OF

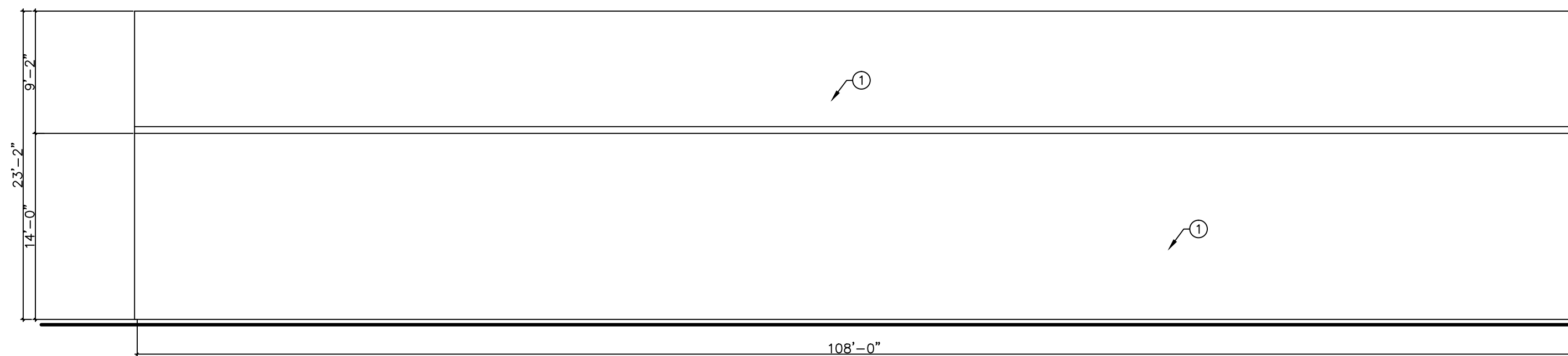
2 SHEETS



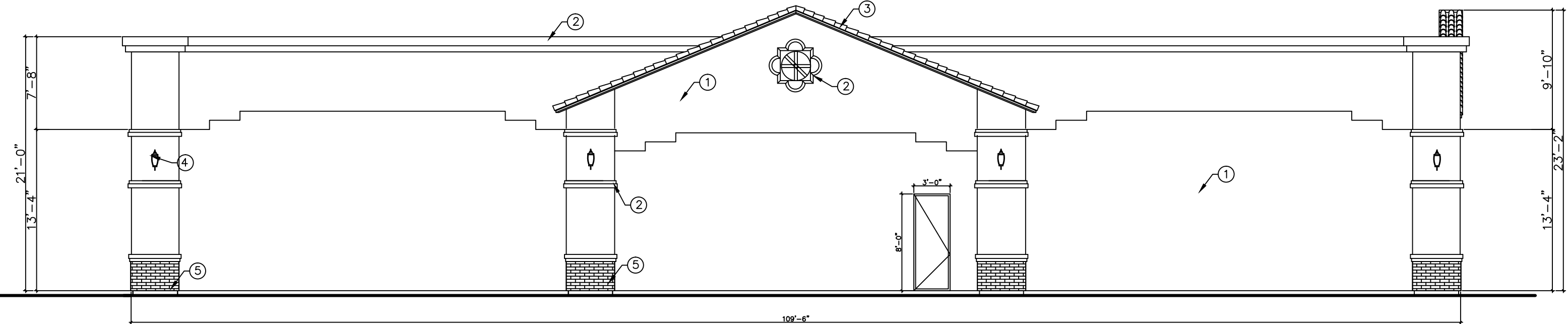
PROP. EAST ELEVATION
SCALE: 1/8"=1'-0"



PROP. WEST ELEVATION
SCALE: 1/8"=1'-0"



PROP. SOUTH ELEVATION
SCALE: 1/8"=1'-0"



PROP. NORTH ELEVATION
SCALE: 1/8"=1'-0"

- ① EX. STEEL SHEET
CORRUGATED WALL
6625 CERTAIN PEACH
COLOR (SHERWIN WILLIAMS)
- ② METAL STUDS 3 1/2" SC 25 GA.
Ø 18" O. C. (CEMCO ICBO #
3403-P) NON-BEARING WALL
WITH STEEL SHEET CORRUGATED
WALL
6627 EMBERGLOW COLOR
SHERWIN WILLIAMS
- ③ EAGLE-TILE CONCRETE-TILE
903 INSTALLED WEIGHT FIELD
TILE PER 100 SQ. FT.
CAPISTRANO
- ④ 24" OUTSIDE WALL LIGHT
70 W LED WALL PACK
FINISH: BLACK COLOR
- ⑤ VENEER TILE 4X12
TERRACOTA COLOR
- ⑥ 28X28 VENT
- ⑦ 40X40 VENT

Underground Service Alert



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800-422-4133

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REVISION	

SIGNATURE: _____
AMIR FAYAZRAD, R.C.E. 50597, EXP. 9/30/17
AMIR ENGINEERING & SURVEYING INC.
CIVIL ENGINEERS • LAND PLANNERS • SURVEYORS
160 LURING DRIVE, SUITE A
PALM SPRINGS, CA. 92262
PHONE: (760) 318-7424
FAX: (760) 318-7410

CITY OF DESERT HOT SPRINGS

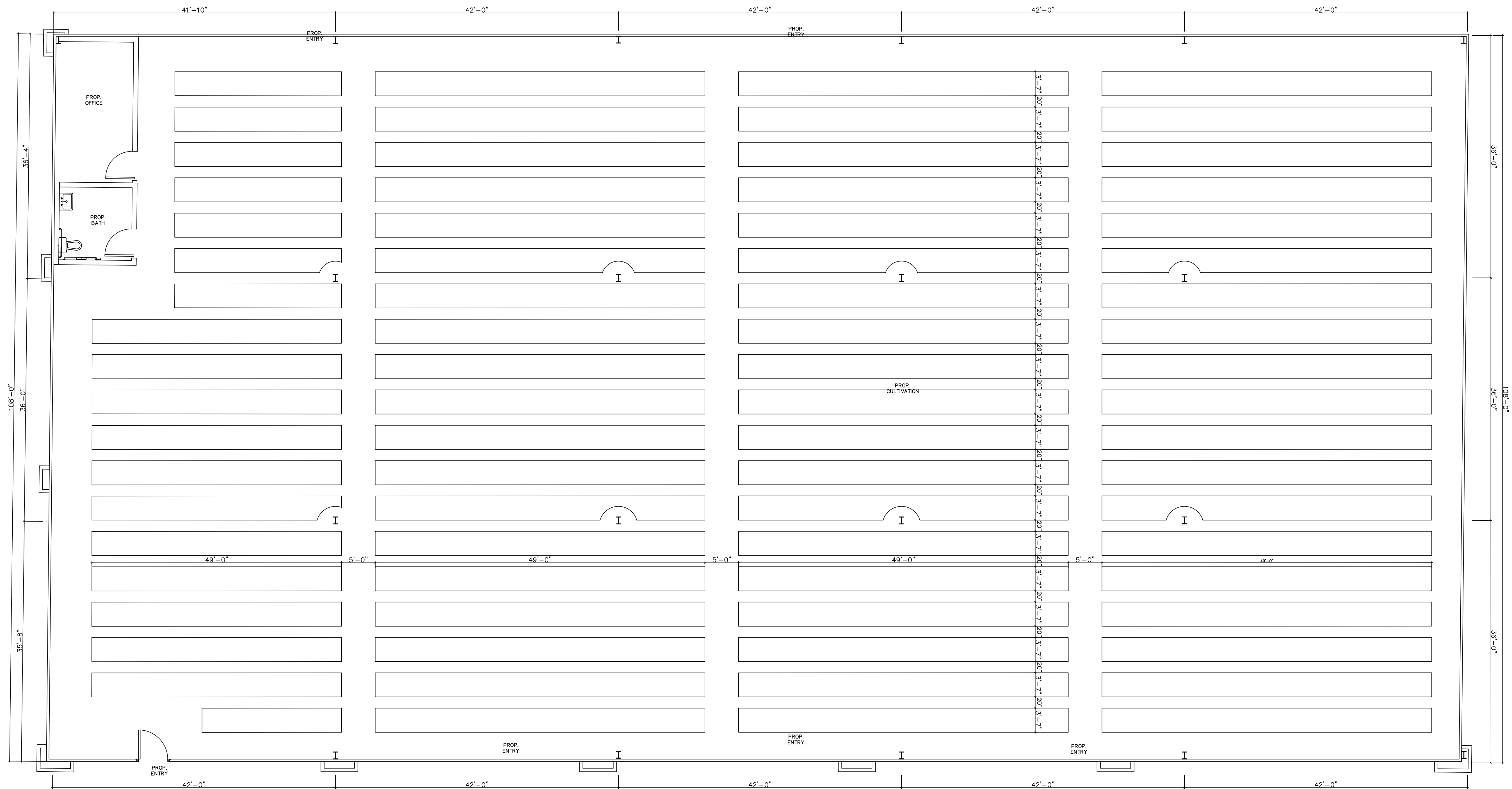
ELEVATION PLAN

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.

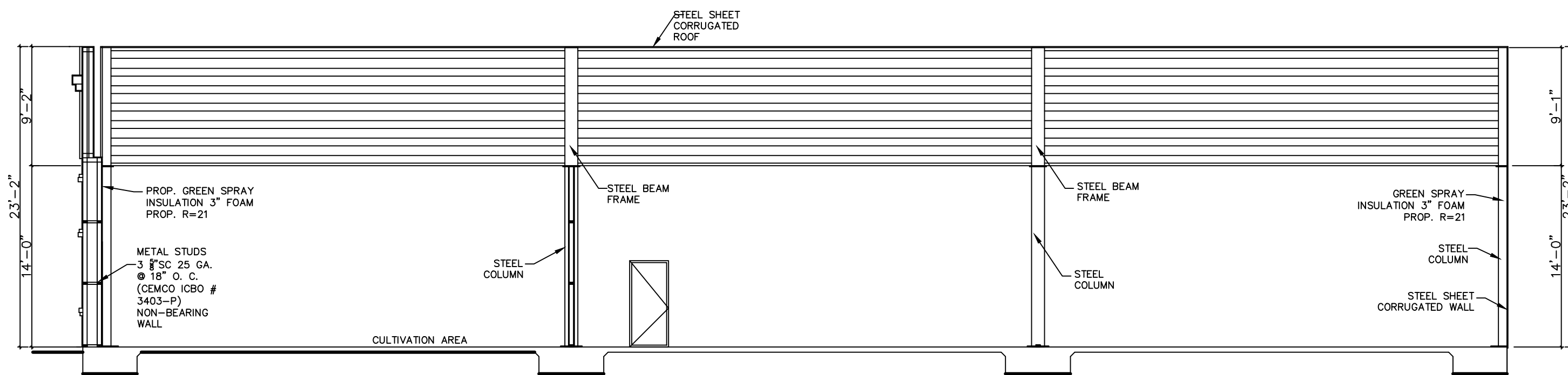
FILE NO.

DWG. NO.

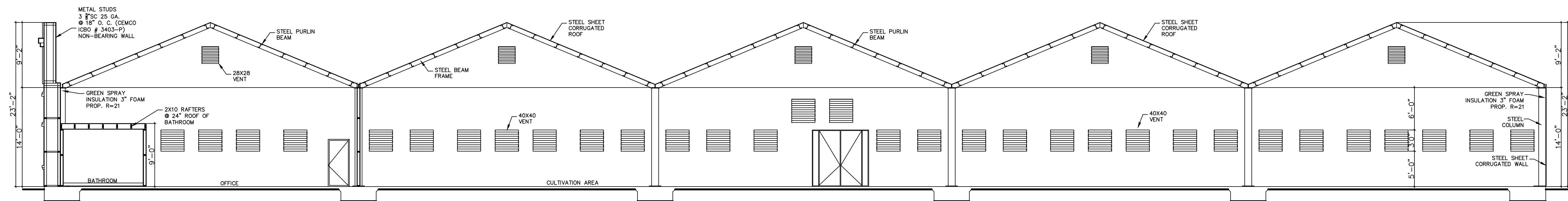
SHEET 4
OF
Z SHEETS



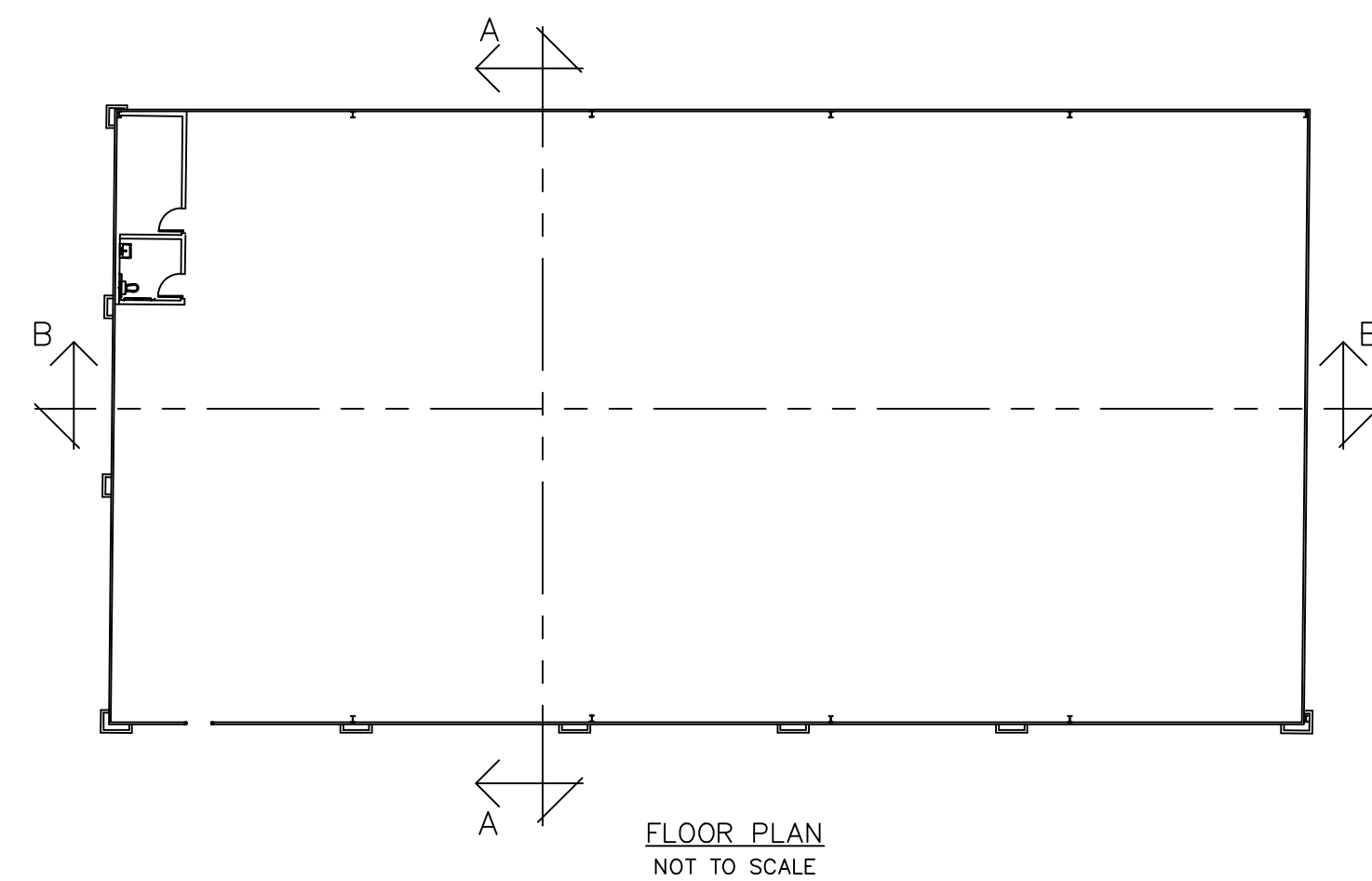
PROP. FLOOR PLAN
SCALE: 1/8"=1'-0"



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

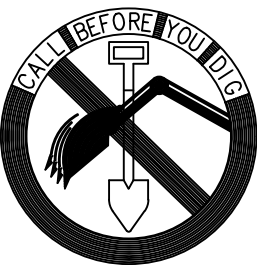


SECTION B-B
SCALE: 1/8"=1'-0"



FLOOR PLAN
NOT TO SCALE

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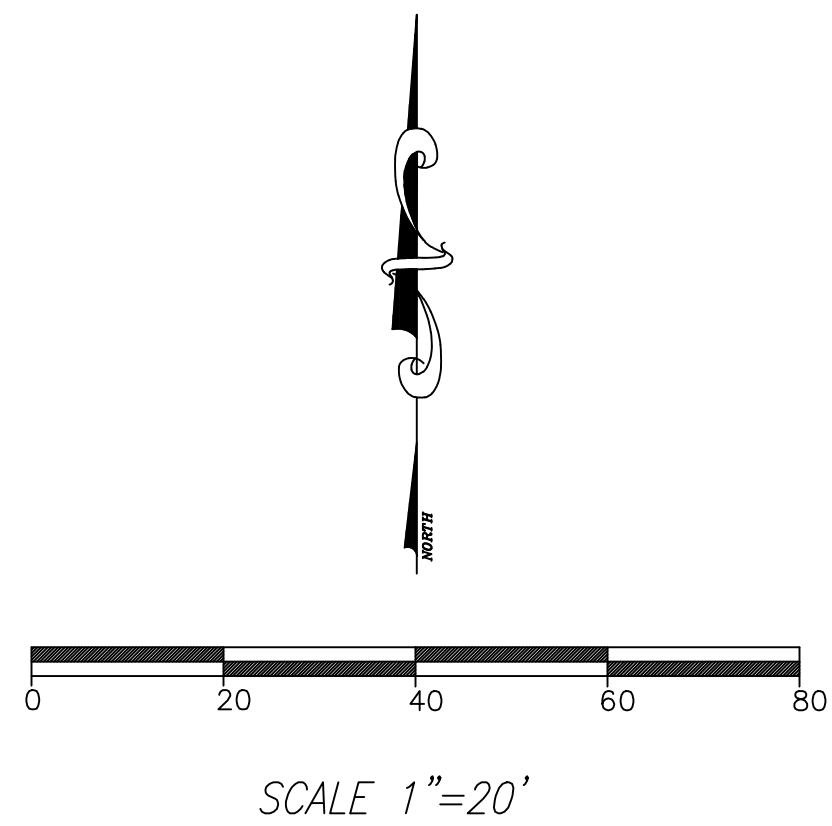
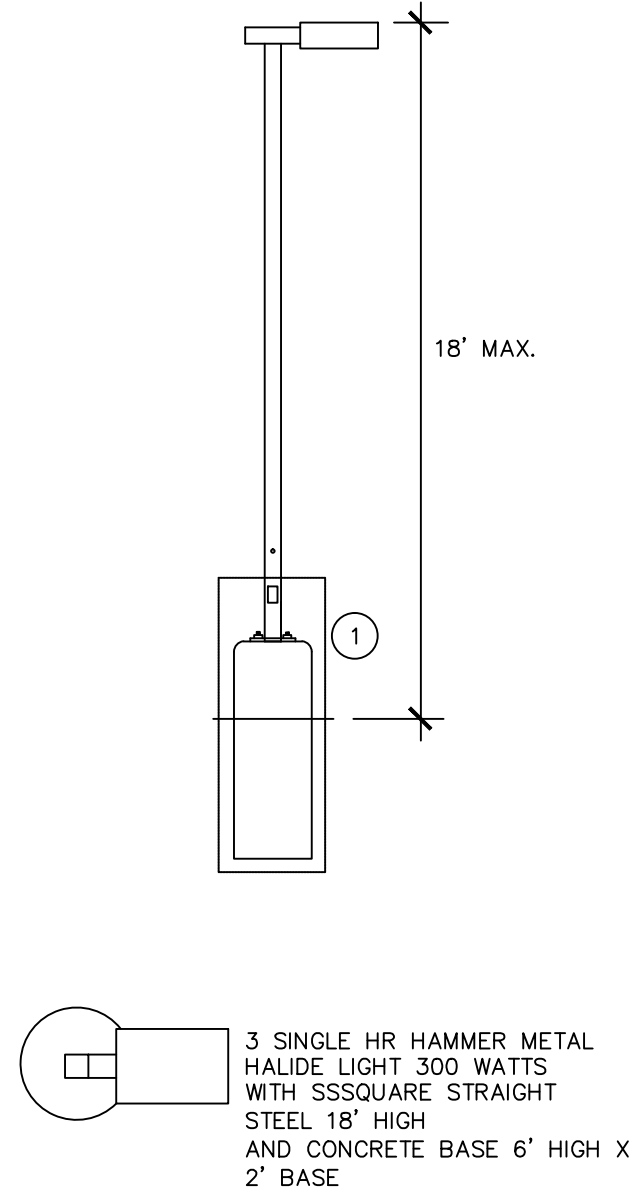
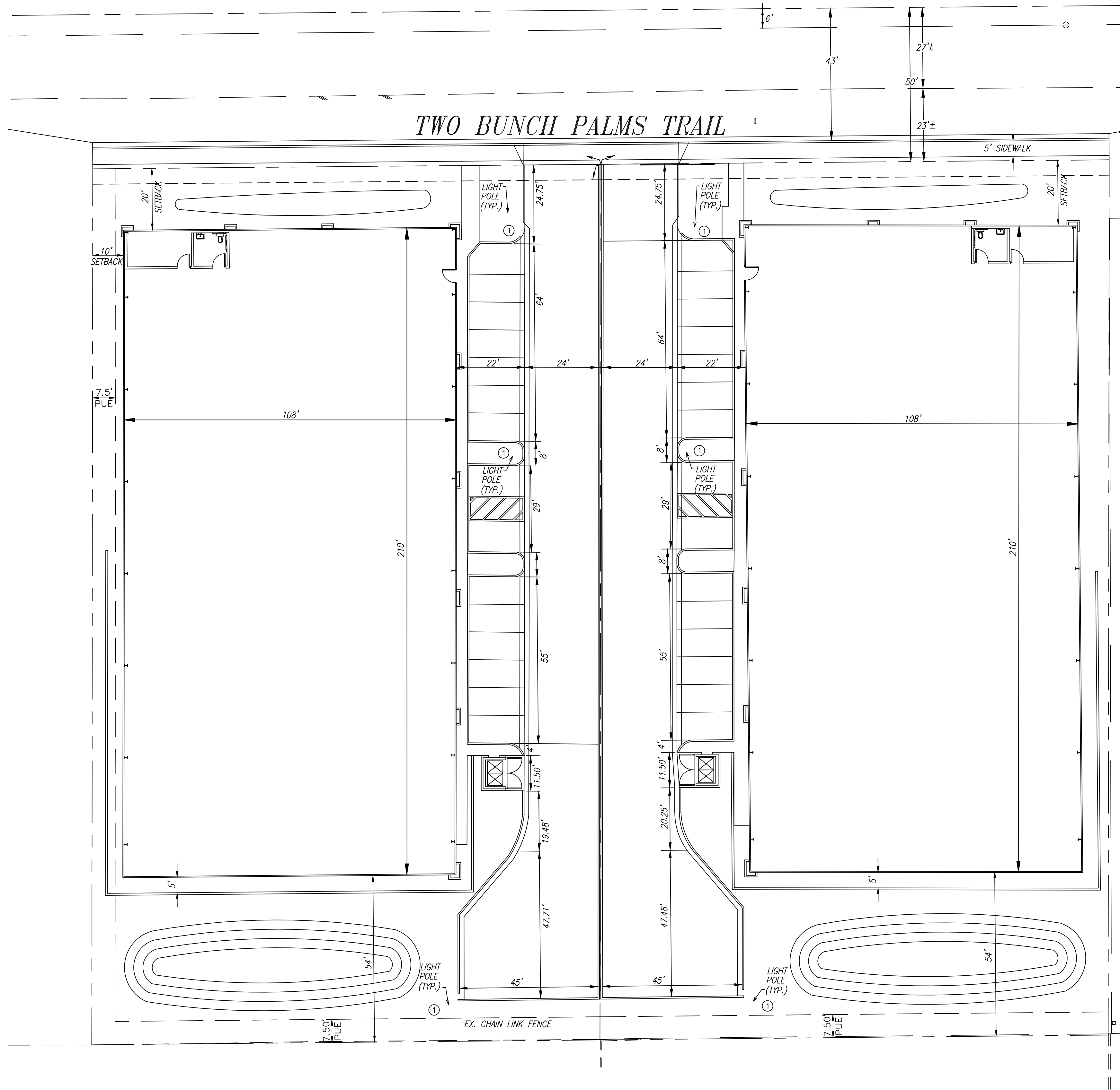
CITY OF DESERT HOT SPRINGS

SECTION 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.

FILE NO.

DWG. NO.

SHEET 6
OF
2 SHEETS



Underground Service Alert



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CITY OF DESERT HOT SPRINGS

PHOTOMETRIC 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.

FILE NO.

DWG. NO.

SHEET 2
OF
2 SHEETS