

Plotted: Wednesday, October 05, 2016

vicinity map

6

5

4

3

2

1

abbreviations

SEWER C.V.W.D. P.O. Box 1058 Coachella, CA (760) 329-6448
ELECTRIC So. Cal. Edison 36-100 Cathedral Canyon Cathedral City, Ca. (800) 684-8123
GAS The Gas Co./Sempra Energy 211 N. Sunrise Wy. Palm Springs, CA (909) 335-7625
TELEPHONE Verizon 82901 Bliss Ave. Indio, CA (800) 483-5000
WATER M.S.W.D. 66575 2nd St. Desert Hot Springs, CA (760) 329-6448
Underground Service Alert 1-800-227-2600



project data

Electrical
SOUTHWEST GROUP
9201 Research Dr.
Irvine, CA 92618
Telephone: (949) 387-8989
Civil
MSA CONSULTING, INC.
34-200 Bob Hope Drive
Ranch Mirage, CA 92270
Telephone: (760) 320-9811
Landscape
HERMANN DESIGN GROUP
77-899 Wolf Road, Suite 102
Palm Desert, CA 92211
Telephone: (760) 777-9131

LOT 3, RS 021/055..... A. P. N. 665-050-021

Fire Protection System Requirements

TO BE SUBMITTED BY GENERAL CONTRACTOR

BUILDING SHALL be FULLY PROTECTED BY AN AUTOMATIC FIRE SPRINKLER and ALARM SYSTEM PER CBC SECTION 903.3.1 and NPFA 13. A SEPARATE SPRINKLER PERMIT SHALL be REQUIRED for THIS BUILDING or MODIFICATION. PLANS SHALL be SUBMITTED to the FIRE DEPARTMENT for APPROVAL.

Code Analysis

OCCUPANCY B / F-1
NUMBER OF STORIES 2
TYPE OF CONSTRUCTION V-B
FIRE SPRINKLER YES

sheet index

PT1 TITLE SHEET
PSP-1 PROPOSED SITE PLAN
PFP1 PROPOSED MAIN LEVEL FLOOR PLAN
PFP2 PROPOSED UPPER LEVEL FLOOR PLAN
PEL-1 PROPOSED EXTERIOR ELEVATIONS
PEL-2 PROPOSED EXTERIOR ELEVATIONS
PRP PROPOSED ROOF PLAN
PBS SITE / BUILDING CROSS-SECTIONS
EI.0 PHOTOMETRIC SITE PLAN
L-1 LANDSCAPE PLAN

CUP SUBMITTAL SET

TITLE SHEET

PT1

1 of 10 SHEETS

A Cultivation Facility for:
AGreenCultureBHS Coop, Inc.
Little Morongo Rd. and 15th Ave.
Desert Hot Springs, California 92240
Parcel 43; RS 21/55
A.P.N. # 665-050-021

a green culture dhs

DRAWN

CHECKED

DATE

10-3-16

SCALE

NTS

JOB NO.

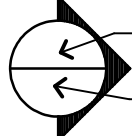
1619.00

SHEET NO.

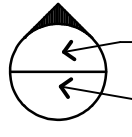
OWNERSHIP of DOCUMENTS

These plans, as instruments of service, are and remain the property of the Architect, Christopher Mc Fadden Architect. All ideas and designs contained herein shall not be utilized on extensions of this project nor other projects without the expressed written permission and/or compensation of the Architect.

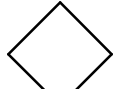
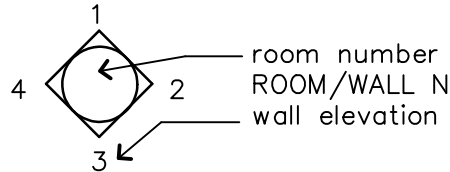
symbols



indicates section number
BUILDING SECTION
indicates drawing location



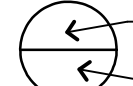
indicates partial elevation number
PARTIAL EXTERIOR ELEVATION
indicates drawing location



WINDOW NUMBER



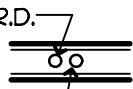
DOOR NUMBER



indicates detail number
DETAIL SYMBOL
indicates drawing location



DATUM POINT (elevation)



Roof drain / overflow drain. R.D. runs out below grade. See Grading plan for point of connection to site drainage system. See detail 5/A1.2.

Required Permits

NOTE: SEPARATE REVIEW, APPROVAL and PERMIT IS REQUIRED for LANDSCAPING, YARD WALLS, EXTERIOR LIGHTING, SIGNAGE, and FIRE SPRINKLER SYSTEMS

general notes

- All construction shall comply with the 2013 California Residential, Mechanical, Electrical, Plumbing, Energy, Green Building Codes, and the City of Desert Hot Springs Municipal Code.
- All work called for in these plans shall be executed with extreme concern for craftsmanship and safety in full accordance with the adopted codes and ordinances of the jurisdiction in which it is being constructed.
- All exterior flatwork shall have positive slope away from building (1% min.)
- The General Contractor shall thoroughly familiarize himself with these documents prior to proceeding with any construction and shall report any discrepancy to the Architect prior to commencing any work. Should any deviation be made from these plans without the written consent from the Architect, the Owner/ Contractor assume all responsibility for such deviation.
- The General Contractor shall submit three copies of shop drawings of all manufactured items (i.e. cabinets, trusses, etc.) to Architect for review and approval prior to fabrication. The General Contractor will be responsible to provide adequate time for review (10 business days) of submitted items so whereas such review shall not adversely impact construction schedule.
- Infrequent site visits by the Architect or Engineer, in no way alleviates the contractors responsibility in regards to code compliance, safety or thoroughness.
- All Sub-contractors shall visit the job site within 24 hrs. prior to commencing work. The sub-contractor shall be responsible for reviewing related trades subsurface preparation and shall report any non-conforming discrepancy to the General Contractor. Execution of work by any subcontractor indicates acceptance of previous trades work.
- The Owner agrees to hold harmless, indemnify, and defend the Architect, his employees, and engineers against any and all liability, claims damages, and costs of defense arising out of the errors or omissions, or negligent acts caused by the modifications to the plans and specifications.
- Any change, modification or alteration of these plans shall be at the sole risk of the person making or causing the same and should be reviewed by a licensed Architect for conformity with these plans.
- Although these plans have been prepared with reasonable standard of care and thoroughness it is impossible to provide every construction detail and specify every material. The contractor shall be responsible to provide like detailing and specification maintaining quality of material for specified and or non specified detailing utilized elsewhere on the project.

- Storage of 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 this office. The public-right-of-way shall be maintained in a clear condition at all times.
- The issuance of a building permit does not authorize the installation of mechanical work such as plumbing, electrical, heating or refrigeration which requires a separate plumbing, electrical, heating or refrigeration permit.
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- All contractors and/or owner-builders must submit certificate of Worker's Compensation insurance coverage prior to the issuance of a building permit per California Labor Code, Section 3800.
- Approved temporary sanitary facilities (i.e. chemical toilets shall be on the construction site prior to request for first inspection). Section 5416 of the Health and Safety Code.
- Prior to Final Inspection the Licensed Contractor, Architect or Engineer in Responsible Charge of the Overall Construction Must Provide to the Building Department Official Written Verification that All Applicable Provisions from the Green Building Standards Code have been implemented as Part of the Construction. CGC 102.3
- The Developer / Contractor / Owner is Responsible for the Verification of Existing Curb Location (or Edge of Street Paving if no Curbs Exist) from Property Lines(s) with the Public Works Department.
- CONSTRUCTION HOURS (Sec. 9.04.030)

Construction Hours per City of Desert Hot Springs Municipal Code		
Days	March 13 – November 6	November 6 – March 12
Monday – Friday	6:00 a.m. – 6:00 p.m.	7:00 a.m. – 5:00 p.m.
Saturday	6:00 a.m. – 6:00 p.m.	7:00 a.m. – 5:00 p.m.
Sunday	none	none

ARCHITECTS
ARCFADDEN

Architecture - Planning - Interiors
75-145 St. Charles Place, Suite 4
Palm Desert, CA 92211
P: 760-346-8014 F: 760-568-0963
Web: chrismcfaddenarchitect.com

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