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irvine, ca 92612
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Owner:



20201 SW Birch Street
suite 100
Newport Beach, CA 92660
tel: 949-252-1122
email: rdorame@mastercrafterresidential.com

Project:

GOLD FLORA
FARMS

19th street & North Indian Cyn. Dr.
Desert Hot springs, CA.

Consultants:

CIVIL STRUCTURAL MECHANICAL PLUMBING ELECTRICAL LANDSCAPE FIRE PROTECTION SOILS ENGINEER

MDS

Visual Concepts
RGA Landscape Arch.

Geosols Inc.

Title: OVERALL SITE PLAN

Project Number: 16207

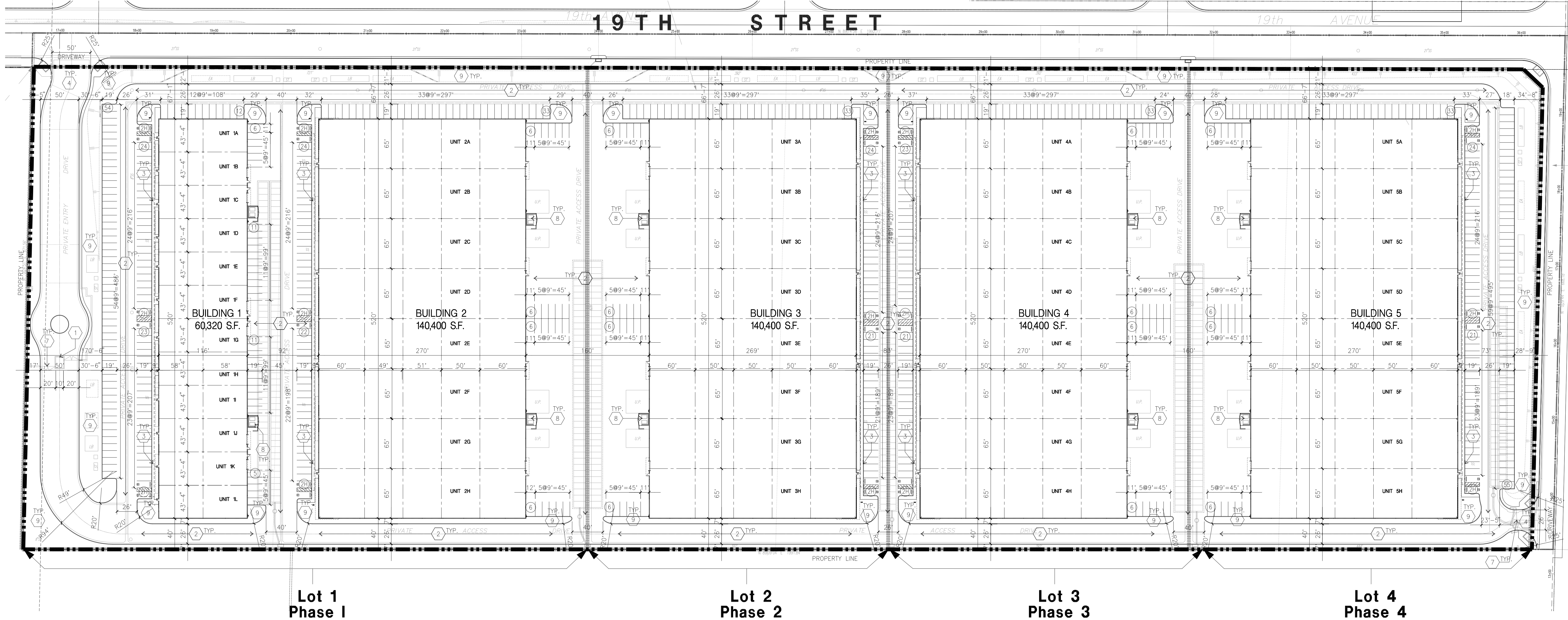
Drawn by: J.F.C.

Date: 12/02/13

Revision:

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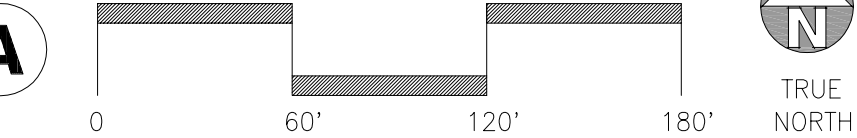
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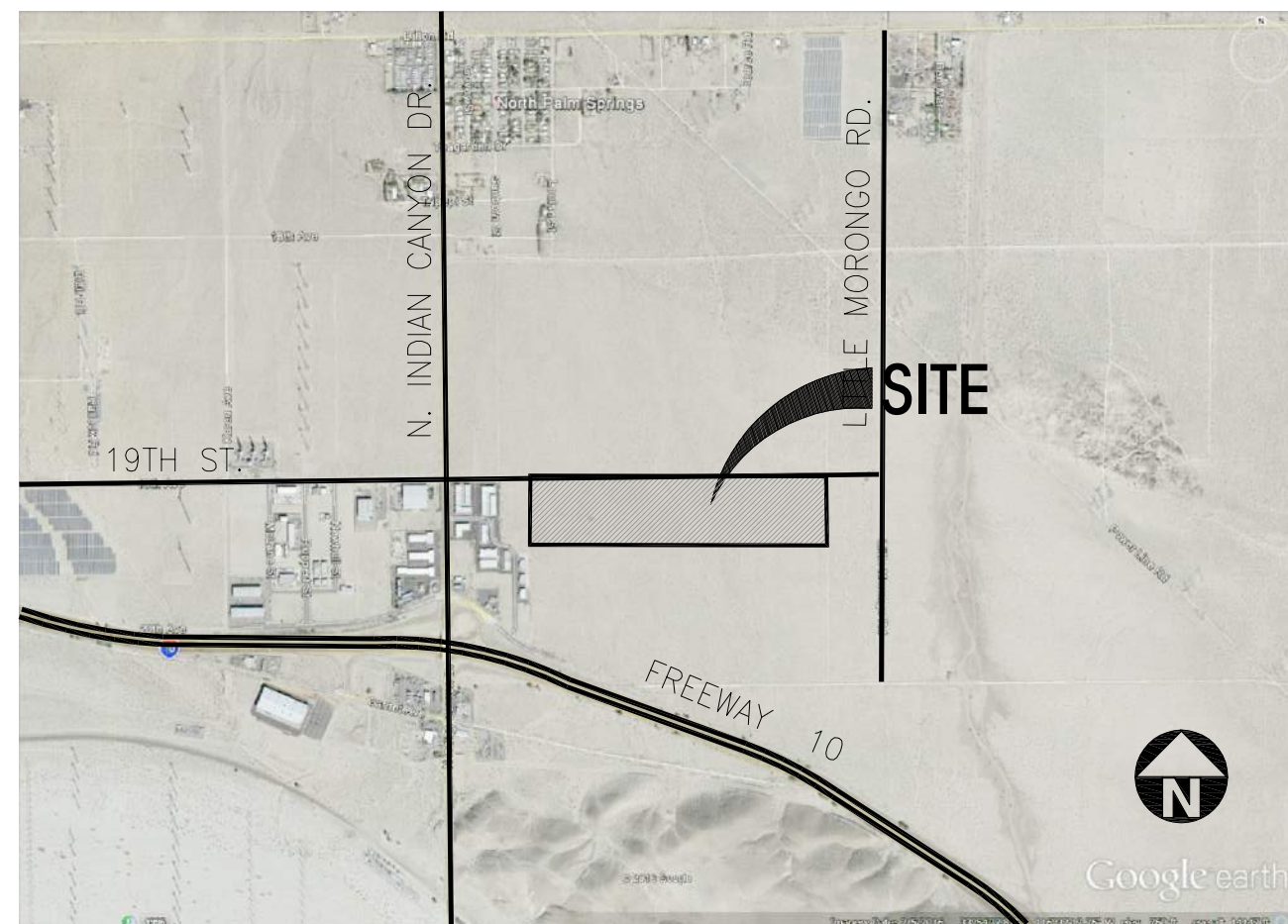
OVERALL SITE PLAN

scale: 1"=60'-0"

SCALE: 1" = 60'-0"



VICINITY MAP



TABULATION

SITE AREA	Building 1	Building 2	Building 3	Building 4	Building 5	
In s.f.						1,227,510 s.f.
In acres						28.18 ac
BUILDING AREA						
Office	5,000	5,000	5,000	5,000	5,000	25,000 s.f.
Warehouse	55,320	135,400	135,400	135,400	135,400	596,920 s.f.
TOTAL	60,320	140,400	140,400	140,400	140,400	621,920 s.f.
COVERAGE						
AUTO PARKING REQUIRED						
Office: 1/250 s.f.	20	20	20	20	20	100 stalls
Whse: 1/2,500 s.f.	23	55	55	55	55	243 stalls
TOTAL	43	75	75	75	75	343 stalls
AUTO PARKING PROVIDED						
Standard (9' x 19')	146	102	102	100	154	604 stalls
Accessible Van (12' x 19')	1	1	1	1	1	5 stalls
Accessible Std. (9' x 19')	5	5	5	5	5	25 stalls
TOTAL	152	108	108	106	160	634 stalls
ZONING ORDINANCE FOR CITY						
Zoning Designation - IL (Light Industrial)						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 50' Proposed - 30'						
MAXIMUM FLOOR AREA RATIO						
FAR - 75%						
LANDSCAPE REQUIREMENT						
Percentage - 15% of parking area						
LANDSCAPE PROVIDED						
8,798 s.f.						
SETBACKS						
Building						
Front - 20'						
Side - 10'						
Rear - 10'						

SITE PLAN KEYNOTES

- SECURITY GUARD SHACK
- ASPHALT PAVING.
- CONCRETE WALKWAY, SEE "L" DRAWINGS.
- DRIVEWAY APRONS TO BE CONSTRUCTED PER "L" DRAWINGS.
- BIKE RACK
- 8" HIGH TUBULAR STEEL FENCE
- PROVIDE METAL, MANUAL OPERATED GATES W/ KNOX-PAD LOCK PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY. GATE TO BE DESIGNED FOR 85 MPH WIND LOAD, EXP. "C". CONTRACTOR TO DESIGN & DETAIL GATES, PROVIDE SHOP DRAWINGS & CALCS. PRIOR TO FABRICATION.
- TRASH ENCLOSURES PER DESERT HOT SPRINGS STANDARDS
- LANDSCAPE: SEE "L" DWGS. LANDSCAPE AREAS INDICATED BY SHADED PATTERN.
- APPROX. LOCATION OF TRANSFORMER WITH LANDSCAPE AROUND.
- EXTERIOR CONC. STAIR.

Note

BUILDINGS 2, 3, 4, AND 5 ARE EXACTLY THE SAME FOOTPRINT. BUILDINGS 3 AND 5 ARE MIRRORED

SITE PLAN GENERAL NOTES

- NOT USED
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM, PRIOR TO INSTALLATION.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12" EA. WAY W/ 1:20 MAX. SLOPE. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". SEE "L" DRAWINGS FOR FINISH.
- NOT USED
- PAIN CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- NOT USED
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB
- APPROVED CONCEPT LANDSCAPE PLAN PRIOR TO GRADING PERMIT

SITE LEGEND

- LANDSCAPED AREA
- CONCRETE PAVING SEE "C" DWGS. FOR THICKNESS
- STANDARD PARKING STALL (9' X 19')
- ACCESSIBLE PARKING STALL (9' X 19')
- ACCESSIBLE VAN PARKING STALL (12' X 19')
- PATH OF TRAVEL

PROJECT INFORMATION

Owner

BLACKSTAR FINANCIAL
20201 SW BIRCH STREET
SUITE 100
NEWPORT BEACH, CA 92660
TEL: (949) 252-1122 EXT 132
CONTACT: RAYMOND DORAME

Applicant

HPA
18831 BARDEEN AVE, STE #100
IRVINE, CA 92612
TEL: (949) 862-2116
CONTACT: HOON KEUN PARK

Civil

MDS CONSULTING
17320 REDHILL AVE. SUITE 350
IRVINE, CA 92614
TEL: (949) 251-8821
CONTACT: HOON KEUN PARK

Landscape

RGA LANDSCAPE ARCHITECTS
73061 EL PASO, SUITE 210
PALM DESERT, CA 92260
TEL: (760) 568-3624
CONTACT: SARAH JIMENEZ

Lighting

VISUAL CONCEPTS
4655 RUFFNER ST., SUITE 220
SAN DIEGO, CA 92111
TEL: (619) 278-4503
CONTACT: KENNY PEREZ

Assessors Parcel Number

APN: 666-370-012-1
666-370-013-2
666-370-014-3
666-370-015-4

Zoning

LIGHT INDUSTRIAL (IL)

General Plan Designation

INDUSTRIAL

Legal Description

PARCEL 1 THROUGH 4 OF PARCEL MAP NO. 19326, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE STATE OF CALIFORNIA, AS SHOWN BY MAP FILED IN BOOK 121, PAGES 46 AND 47, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Construction

BUILDING OCCUPANCY B/S-1
BUILDING TYPE III-B, ESFR SPRINKLERS