## **CONSTRUCTION NOTES:**

- (1) 24" INTEGRAL CURB AND GUTTER, CURB FACE = 8"
- (2) CONCRETE SIDEWALK, WIDTH = 6'
- (3) CONCRETE DRIVEWAY PER CITY OF DESERT HOT SPRINGS, STANDARD NO. 209
- (4) CONCRETE CURB
- (5) Concrete Gutter, width = 18"
- (6) ASPHALT PAVEMENT
- (7) STORM DRAIN DETENTION
- (8) CONCRETE WALK
- (9) SANITARY SEWER POINT OF CONNECTION
- (10) DOMESTIC WATER POINT OF CONNECTION

## **PROJECT INFORMATION:**

#### SITE ADDRESS:

TWO BUNCH PALMS DRIVE, CITY OF DESERT HOT SPRINGS, RIVERSIDE COUNTY, CALIFORNIA

**APN:** 

665-030-055 LEGAL DESCRIPTION LOT 6, RS 025/084

## **BENCHMARK:**

NE COR LOT 6 ASSUMED ELEVATION = 994.2'

## LEGEND:

ASPHALT PAVEMENT AC. FINISH FLOOR FF FINISH SURFACE FS . FLOWLINE FL.

# **EARTHWORK QUANTITIES**

CUT CU. YD.	FILL CU. YD.	DESCRIPTION
625	728	ASPHALT PAVEMENT THICKNESS = 4" CRUSH MISCELLANEOUS BASE (CMB) = 8"
210	0	STORM DRAIN DETENTION
835	728	<> 107 CU. YD. NET CUT

#### BUILDING PAD

CUT CU. YD.	FILL CU. YD.	DESCRIPTION
939	0	AGRICULTURAL/GREEN HOUSE BUILDING PAD
939	0	<> 939 CU. YD. NET FILL



17134 DEVONSHIRE STREET . SUITE 200 . NORTHRIDGE . CA . 91325-1619 818.892.6565 • FAX 818.488.9480 • mail@wesinc.org • www.wesinc.org

David Senft\_Architect 5371 Wilshire Boulevard, Suite 205 Los Angeles, California 90036 310.927.8651 323.651.0096 dsenft@senfty.com

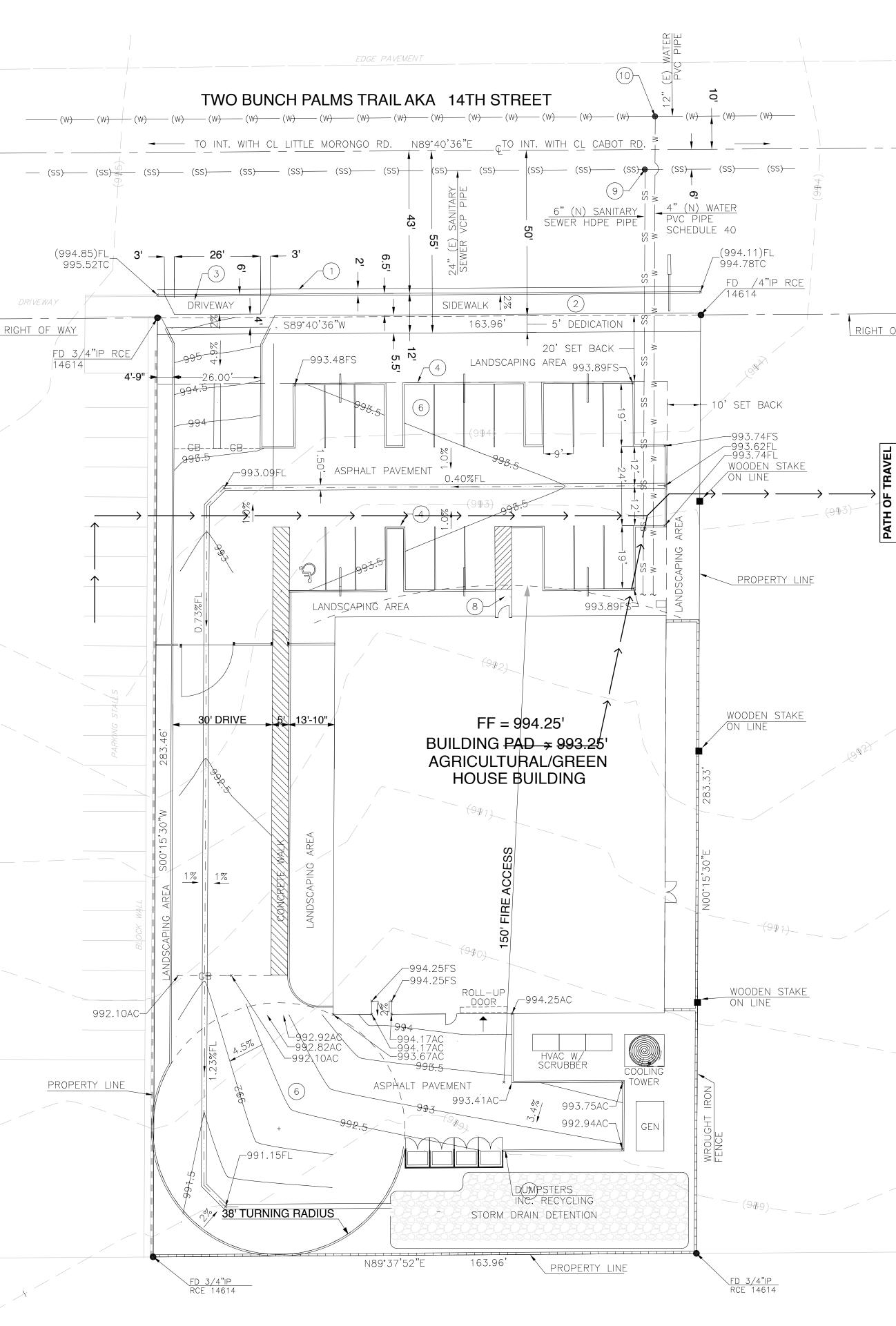
Applicant: Compassion and Health Collective 26895 Aliso Creek Road, Suite 289 Aliso Veijo, California 92656 tel: 949.243.0994

Property Owner: Floral Solutions, LLC 24941 Stonegate Lane Laguna Niguel, California 92677 tel: 714.936.9700



(9\$3) ----

# PROPOSED SITE PLAN WITH GRADING AND DRAINAGE



## VICINITY MAP



#### RIGHT OF WAY

## **PROJECT DATA**

SITE ADDRESS:

City of Desert Hot Springs, California

Riverside County APN: 665-030-055 (46,609 SF = 1.070 Acres) Lot is located on the south side of Two Bunch Palms Trail AKA 14th Avenue,

Directly east of Little Morongo Road, Address Pending.

ZONING CLASSIFICATION:

1-L (Light Industrial)

AREA:

Building: 12000 SF Proposed Total = 676 SF Offices (B) + 11324 SF Agricultural (F1) Landscape: 16,610 SF Hardscape: 17,870 SF

LOT COVERAGE RATIO:

25.7%

CONSTRUCTION TYPE:

Type 5A - Fully Sprinklered (via DHS/Riverside CFC amendment)

OCCUPANCY:

7 - Business (1:100) 38 - Agricultural (1:300) 45 = Total Occupants

No Fire Separation

PARKING:

Office (1:200) = 4Warehouse (1:750) = 15 Parking Required = 19 Parking Provided = 19 inclusive of 1 required accessible van space

### CODES AND STANDARDS

Applicable standards in the construction industry and Building Codes have the same force and effect on performance of the work as if copied directly into contract documents. Governing regulations have precedence over nonreferenced standards in so far as different standards may contain overlapping or conflicting requirements. The contractor shall meet the minimum standards prescribed in the latest adopted edition of the following standards:

The City of Desert Hot Springs Building and Safety Code (includes CMC, CEC, CPC, CFC and T-24) The City of Desert Hot Springs Zoning Code Riverside County Fire Code

SMACNA NRCA CAL-OSHA SCAQMD WIC

