

- 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

**SITE ADDRESS:**  
TWO BUNCH PALMS DRIVE, CITY OF DESERT HOT SPRINGS, RIVERSIDE  
COUNTY, CALIFORNIA

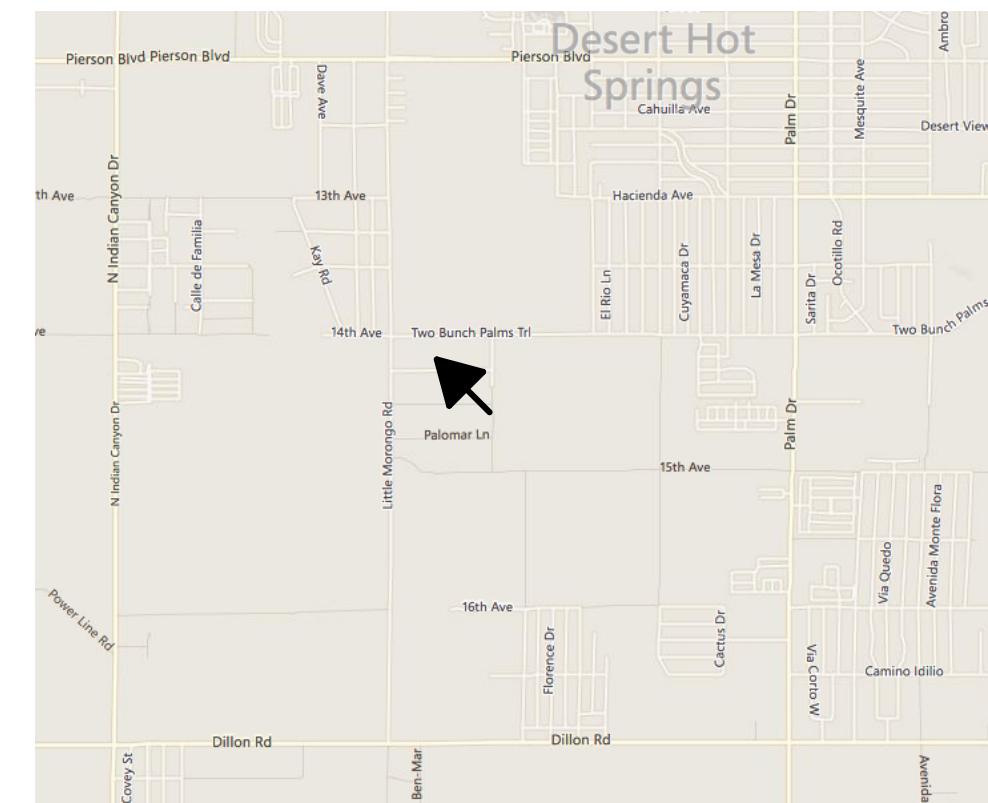
**LEGAL DESCRIPTION**  
LOT 6, RS 025/084

NE COR LOT 6  
ASSUMED ELEVATION = 994.2'

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

| CUT CU. YD. | FILL CU. YD. | DESCRIPTION   |
|-------------|--------------|---|
| 625         | 728          | ASPHALT PAVEMENT<br>THICKNESS = 4"<br>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               |



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.

## 1-L (Light Industrial)

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

## 25.7%

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

7 - Business (1:100)  
38 - Agricultural (1:300)  
45 = Total Occupants  
No Fire Separation

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

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

## PROPOSED SITE PLAN WITH GRADING AND DRAINAGE