

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:

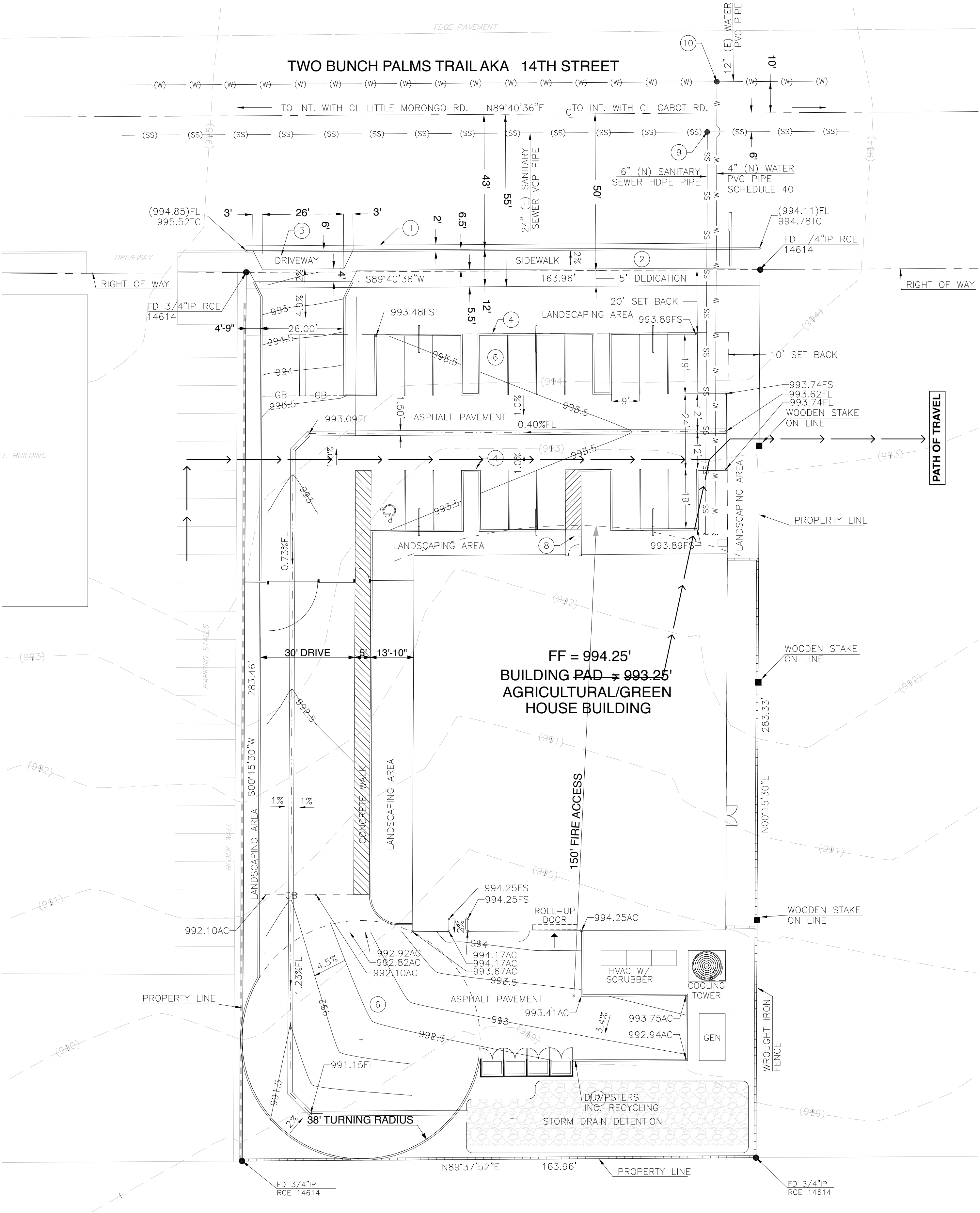
AC ASPHALT PAVEMENT
FF FINISH FLOOR
FS FINISH SURFACE
FL FLOWLINE

EARTHWORK QUANTITIES

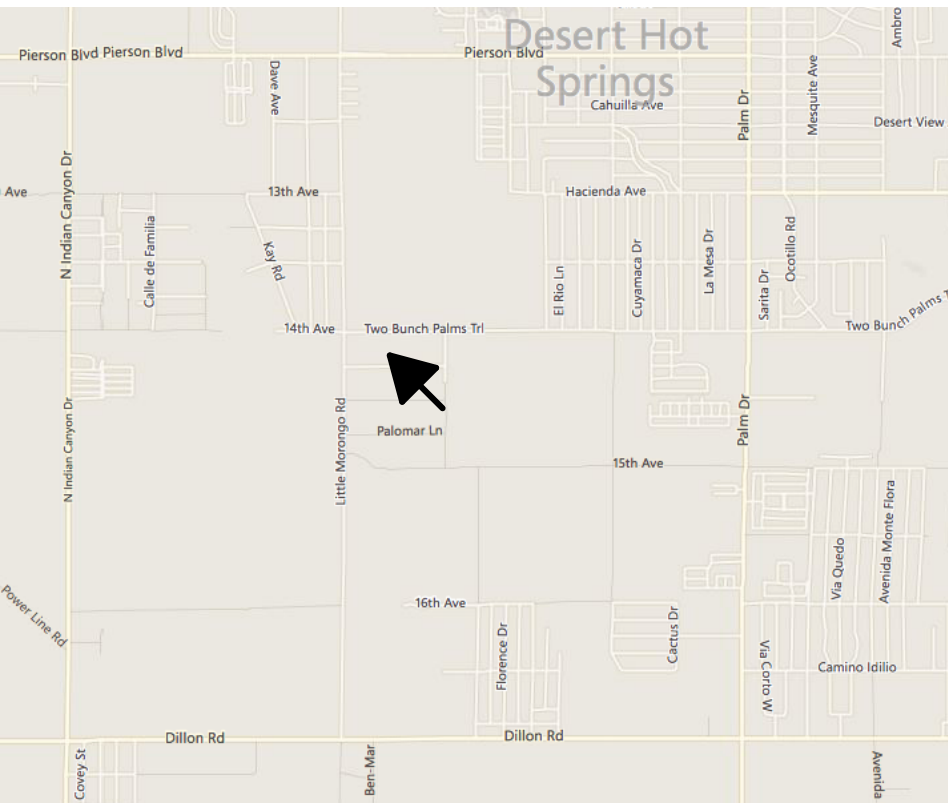
CUT CU. YD.	FILL CU. YD.	DESCRIPTION
625	728	ASPHALT PAVEMENT THICKNESS = 4" CRUSH MISCELLANEOUS BASE (CMB) = 8"
210	0	STORM DRAIN DETENTION
835	728	<> 107 CU. YD. NET CUT

BUILDING PAD

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



VICINITY MAP



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) = 4
Warehouse (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
NFCA
CAL-OSHA
SCAQMD
WIC



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 Viejo, California 92656
tel: 949.243.0994

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

PROPOSED SITE PLAN WITH GRADING AND DRAINAGE

Compassion and Health Collective
Medical Marijuana Cultivation Facility
Conditional Use Permit Application

24 July 2017