

DESERT HOT SPRINGS
OVERALL
MASTER PLAN

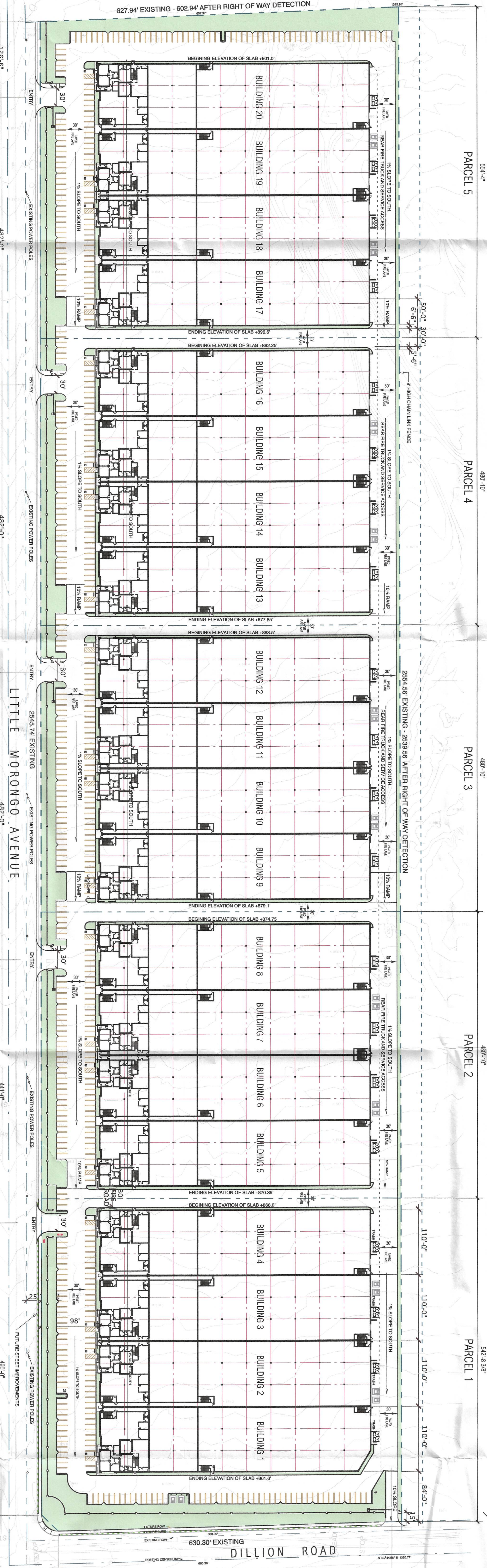
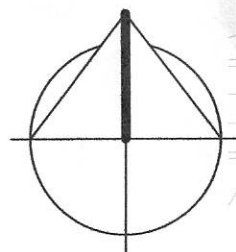
0000 LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CA

OWNER:
OXFORD PROPERTIES LLC
3843 S. BRISTOL STREET,
SUITE 128
SANTA ANA CA 92704

CD	
BD	
PC	
DD	
MD	
MARK	DATE
DESCRIPTION	
1514-00	
OWNER PROJECT NO:	1514-00
OWNER PROJECT NAME:	0000000
CAD FILE NAME:	1514-00-04-CD-PA-1-1
DRAWN BY:	MG
CHECK BY:	DR
COPYRIGHT	REAL OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	
OVERALL MASTER PLAN	

SITE PLAN

SCALE 1" = 80'-0"



PROJECT DESCRIPTION:

FIRST FLOOR - 20 BUILDINGS @ APPROX. 50,050 S.F. EACH = 800,800 S.F. TOTAL AREA
SECOND FLOOR - 20 BUILDINGS @ APPROX. 50,050 S.F. EACH = 800,800 S.F. TOTAL AREA

TOTAL BUILDING AREA = 2,002,000 S.F.

BUILDINGS WITHIN EACH PHASE ARE TO BE BUILT SEPERATLY
AND CONNECTED FOR COMPLETE BUILD OUT

TOTAL UNDER FIRST FLOOR ROOF = 1,001,000 SF

TOTAL UNDER SECOND FLOOR ROOF = 1,001,000 SF

TOTAL UNDER ROOF = 1,001,000 S.F. = 65.00 % LOT COVERAGE

PROPERTY AREA WITH NEW RIGHT OF WAYS = 1,530,414 S.F. (35.13 ACRES)
PHASE ONE:

EACH BUILDING BUILT ON A 1% SLOPING FLOOR SLAB
PHASE TWO:

EACH BUILDING BUILT ON A 1% SLOPING FLOOR SLAB
5'-6" HIGH RAMP IN DRIVE BETWEEN EACH BUILDING SET

AREA CALCULATIONS

TOTAL LOT AREA 1,530,414 S.F.

TOTAL GROUND FLOOR AREA 1,001,000 S.F.

TOTAL BUILDING AREA 2,002,000 S.F.

DRIVES AND WALKS 356,728 S.F.

LANDSCAPE AREA 170,685 S.F.

12%

PARKING TABULATIONS

TOTAL GROUND BUILDING AREA + 1,001,100 S.F.

PARKING AT 1 SPACE PER 2,500 S.F.

REQUIRED PARKING SPACES = 400

PROVIDED PARKING SPACES = 438

(VARIANCE GRANTED FOR SECOND
FLOOR REQUIRED PARKING - NONE
REQUIRED)

LEGAL DESCRIPTION:

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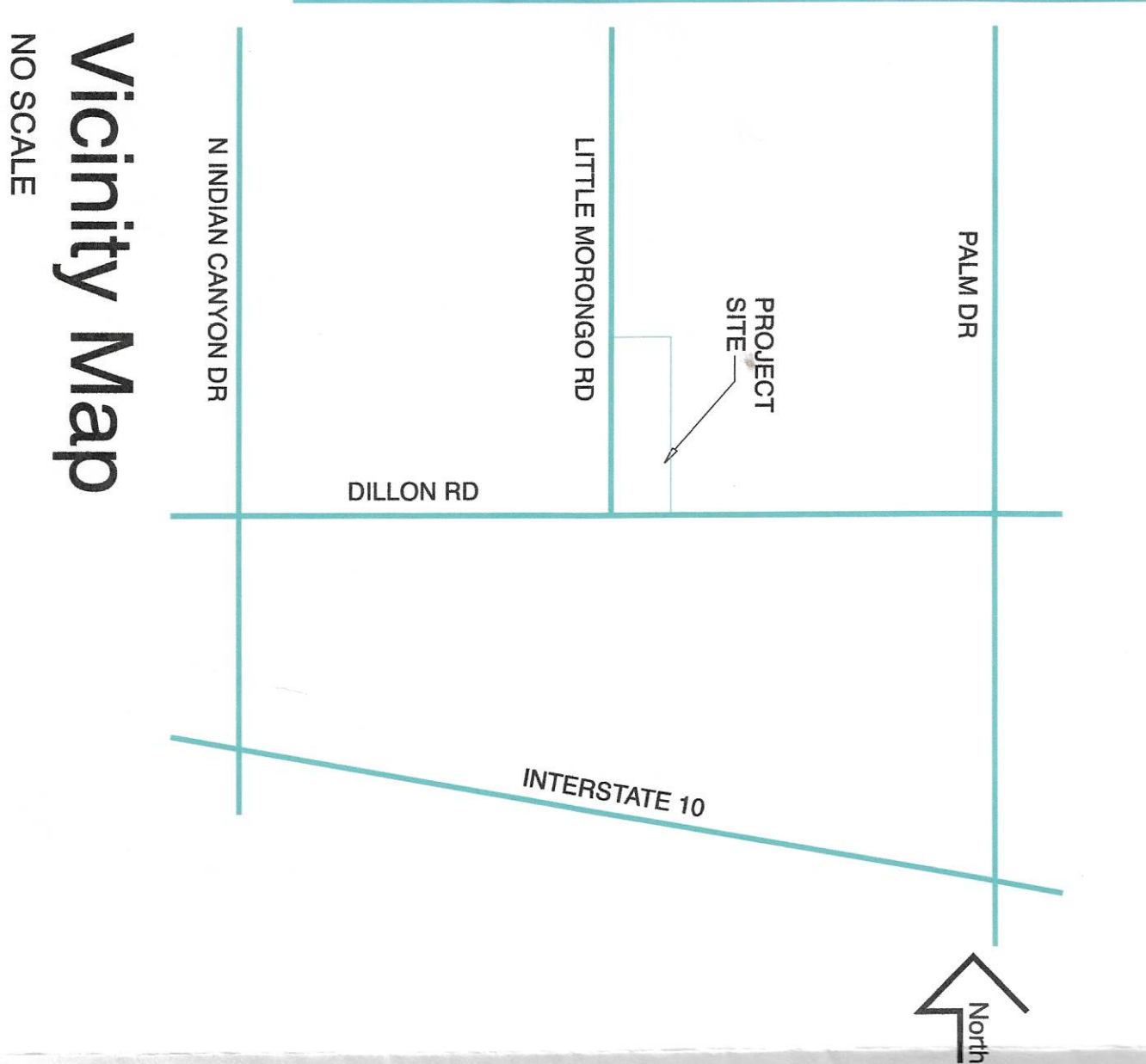
ACCESSORS PARCEL NUMBER: 665 -110-004

WEST 1/2 OF WEST 1/2 OF NORTH WEST 1/4 OF SECTION 12

TOWNSHIP 3 SOUTH

RANGE 4 EAST

S.B.M.



Vicinity Map

NO SCALE

CONSULTANT

PROFESSIONAL SEALS

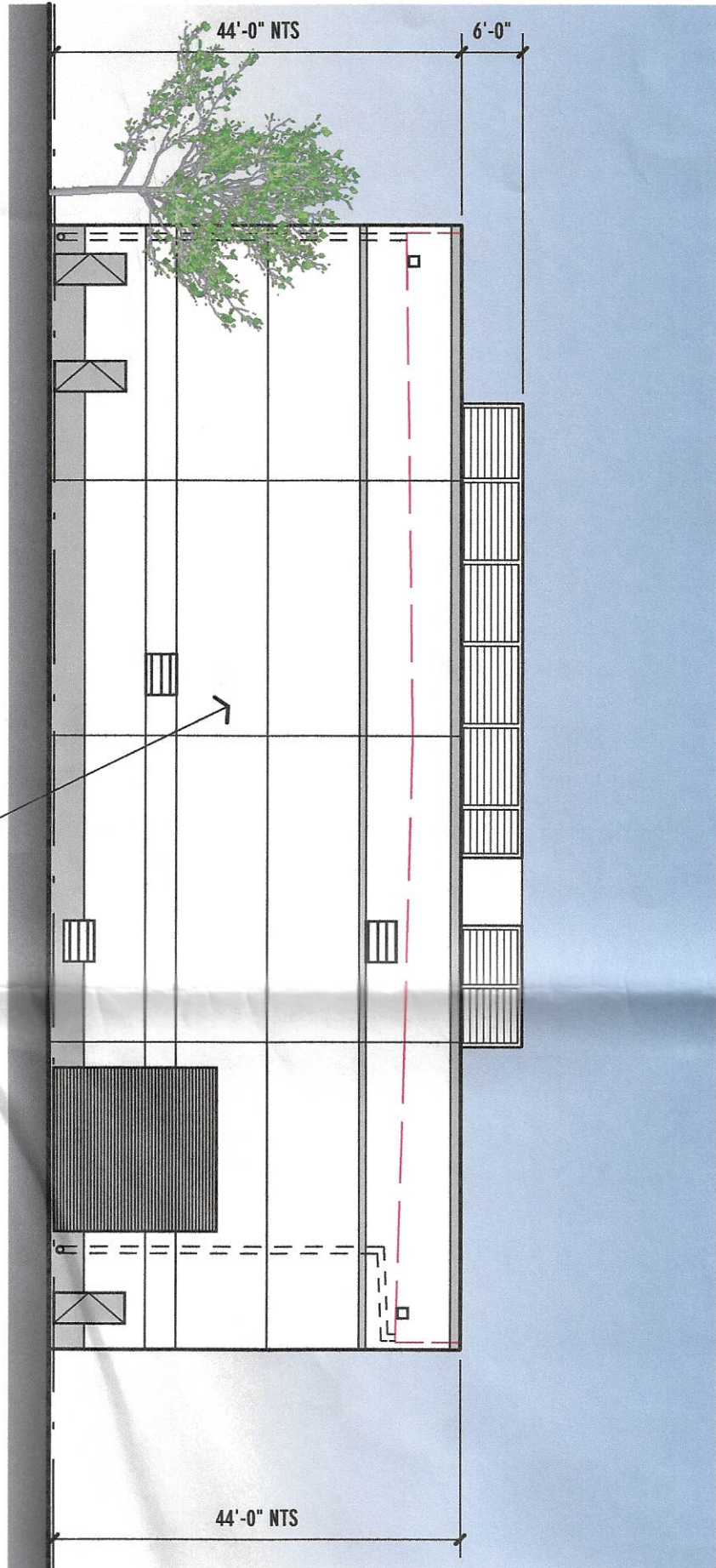
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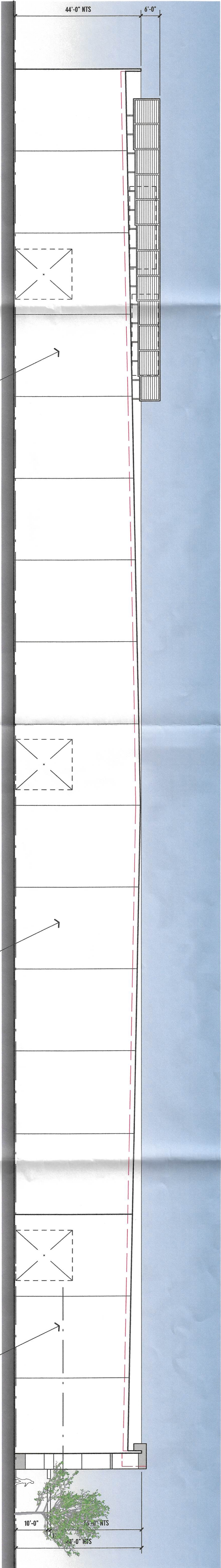
CD	CONSTRUCTION ISSUE
BD	BD SET
PC	PLAN CHECK SUBMITTAL
DD	DESIGN DEVELOPMENT
SD	SCHEMATIC DESIGN
DATE	DESCRIPTION
15144-00	15144-00
00000-00	00000-00
15144-00-A3-1	15144-00-A3-1
MG	MG
DR	DR

EXTERIOR ELEVATIONS



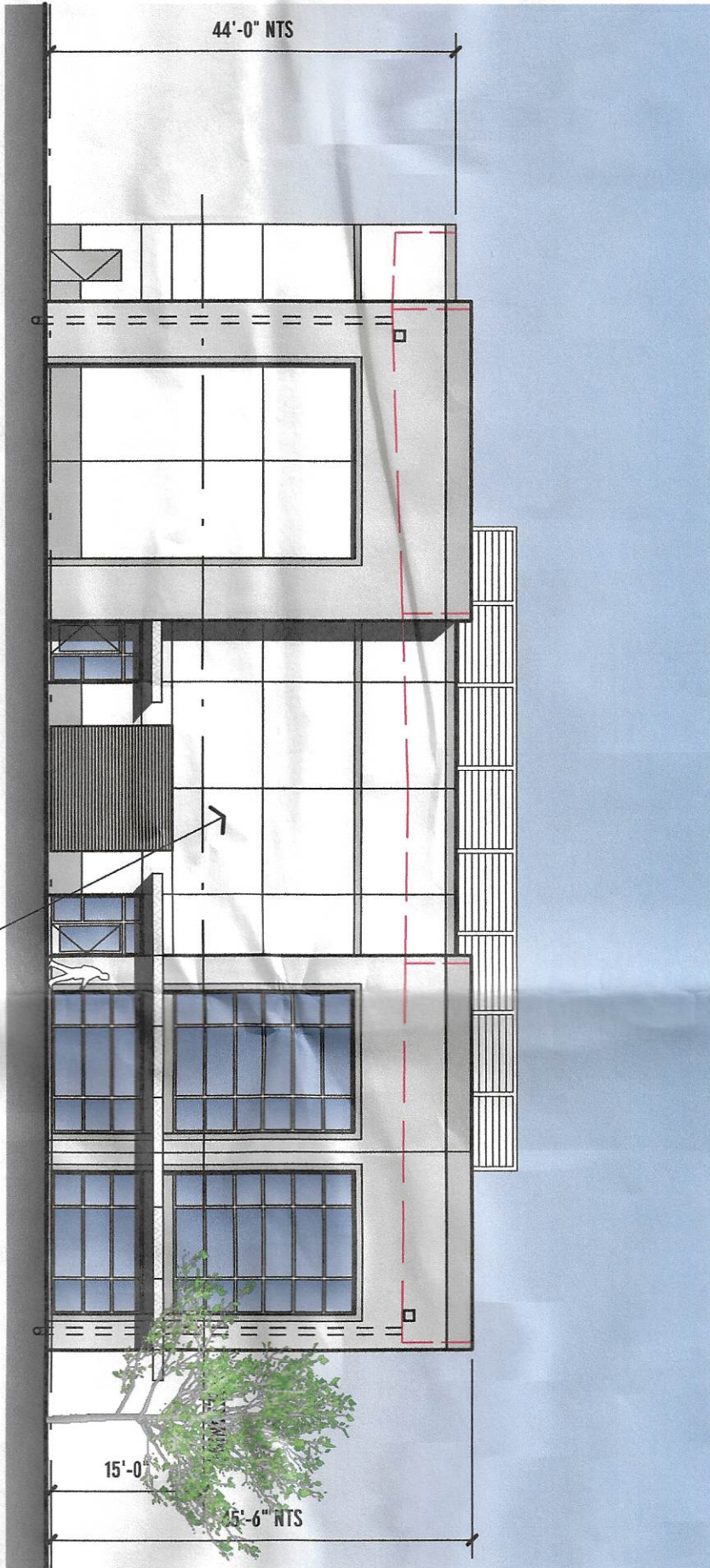
EAST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



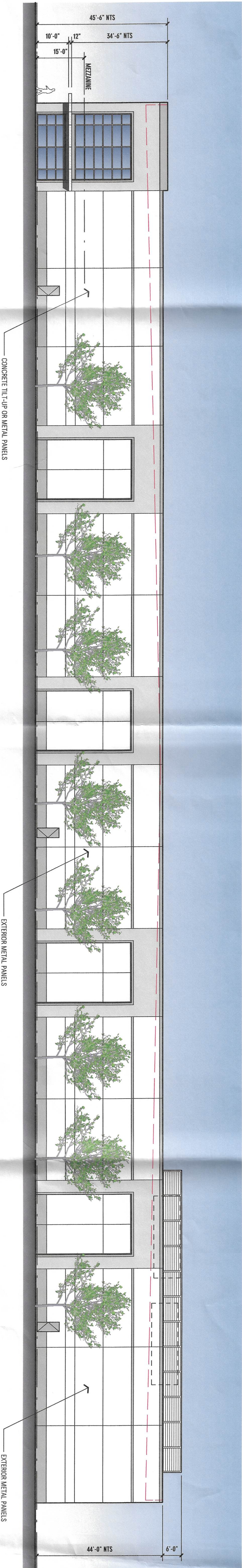
NORTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



WEST EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"