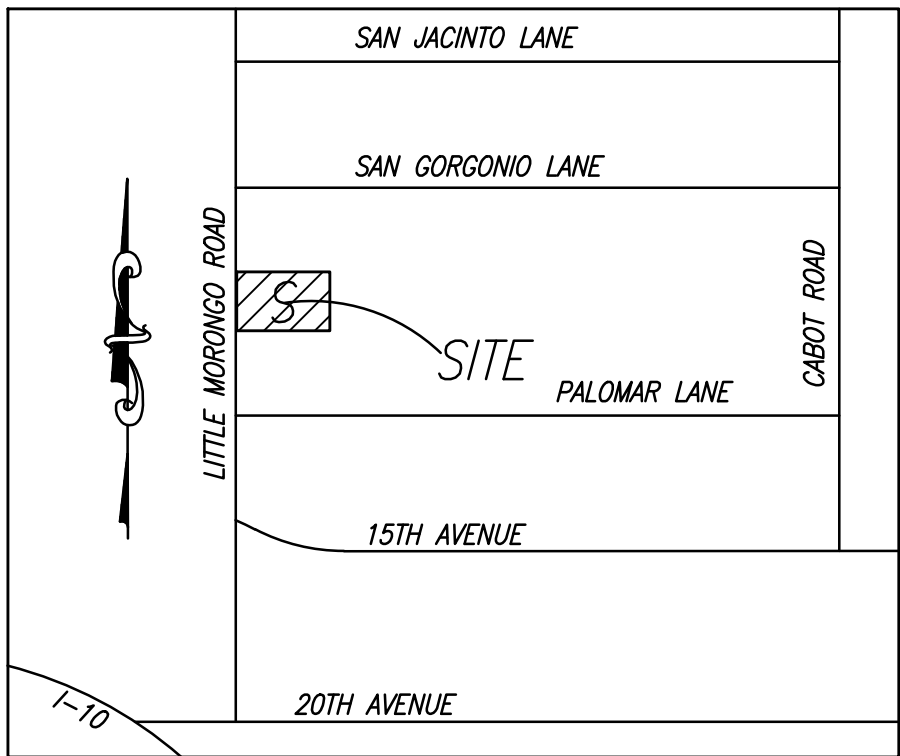




VICINITY MAP
N.T.S.

SITE ADDRESS:

LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CA.

OWNER/APPLICANT/DEVELOPER:

KAMI AMIRIANFAR
737 CROCKER STREET
LOS ANGELES, CA. 90021
TELEPHONE: 213-590-4545

ASSESSOR'S PARCEL NO'S:

665-040-011

LEGAL DESCRIPTION:

PARCEL 42 OF RECORD OF SURVEY, IN THE CITY OF DESERT HOT SPRINGS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 21, PAGE 55 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, ALSO BEING THAT PORTION OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF.

SAID PARCEL IS ALSO KNOWN AS PARCEL 4 OF RECORD OF SURVEY, AS SHOWN ON MAP ON FILE IN BOOK 32, PAGE 95 OF RECORDS OF SURVEY, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES, LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE OF SAID PROPERTY, BUT WITH NO RIGHT OF SURFACE ENTRY, WHERE THEY HAVE BEEN PREVIOUSLY RESERVED IN INSTRUMENTS OF RECORD.

NOTE:

A TOPOGRAPHY SURVEY WAS PERFORMED ON
MAY 18, 2017 BY AMIR ENGINEERING

BASIS OF BEARINGS:

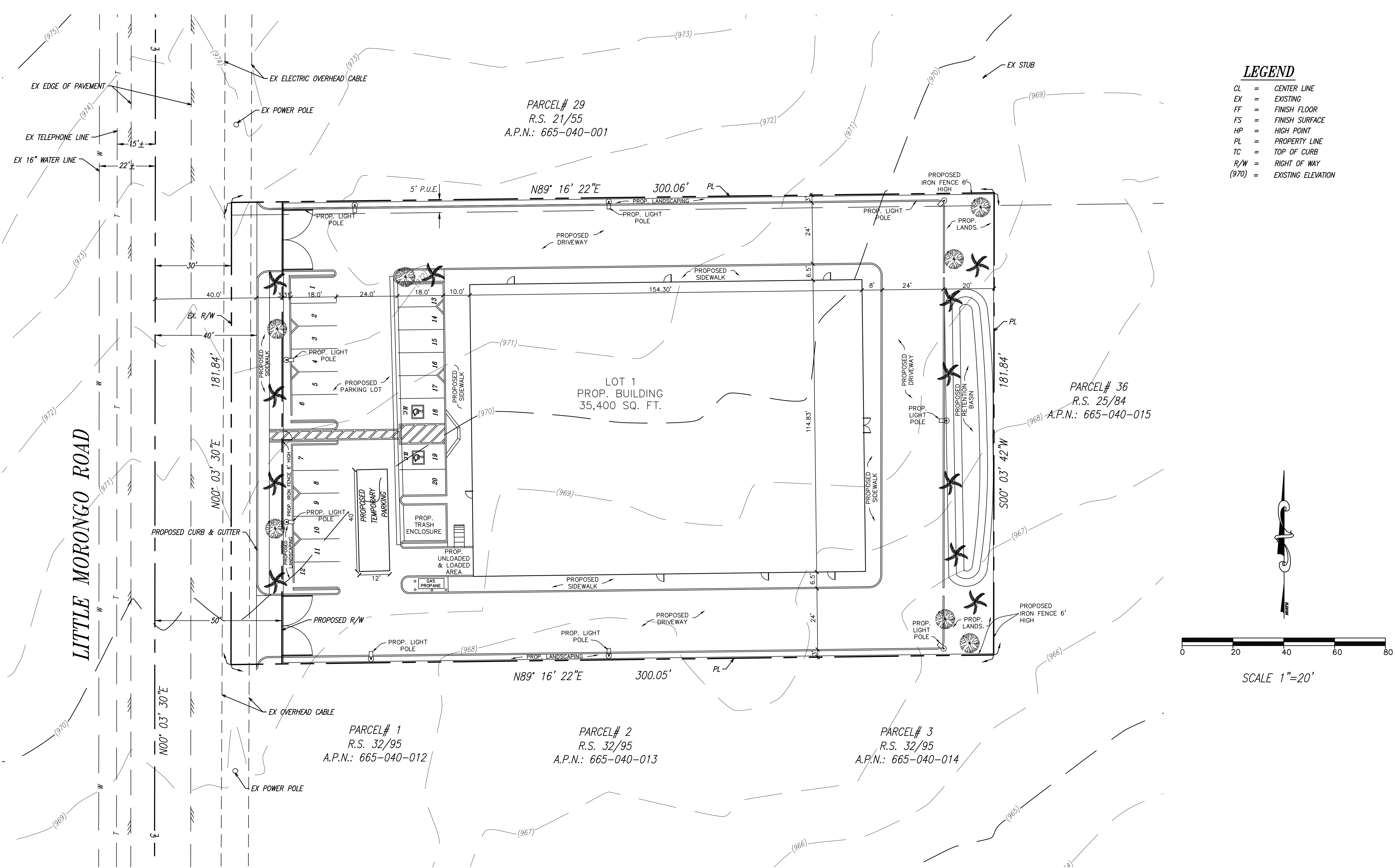
BASIS OF BEARINGS IS THE CENTER LINE OF LITTLE MORONGO ROAD
PER R/S 32/95 BEING N00° 03' 30"E

DATE OF PREPARATION:

AUGUST 25, 2017

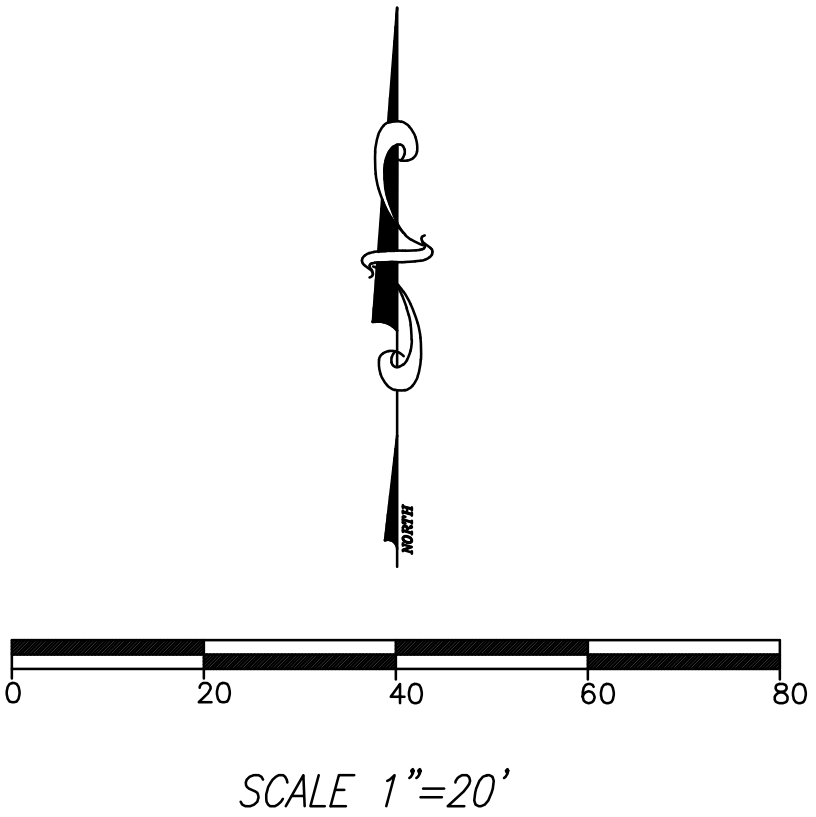
NOTE:

- UNAUTHORIZED CHANGES & USES: THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USE OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT. INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.



LEGEND

CL = CENTER LINE
EX = EXISTING
FF = FINISH FLOOR
FS = FINISH SURFACE
HP = HIGH POINT
PL = PROPERTY LINE
TC = TOP OF CURB
R/W = RIGHT OF WAY
(970) = EXISTING ELEVATION



LEGEND:

54,556 SQ. FT. 1.25 AC GROSS AREA
50,920 SQ. FT. 1.17 AC NET AREA
35,400 SQ. FT. PROP. BUILDING
17,700 SQ. FT. PROP. FIRST FLOOR
17,700 SQ. FT. PROP. SECOND FLOOR
19,932 SQ. FT. PROPOSED PARKING LOT
3,844 SQ. FT. PROPOSED SIDEWALK
480 SQ. FT. PROPOSED DRIVEWAY

5,578 SQ. FT. PROPOSED LANDSCAPING
OCCUPANCY GROUP--F-1 HEMP PRODUCTS
PROPOSED OCCUPANCY LOAD 45
BUILDING TYPE ---- COMMERCIAL M-1
TYPE CONTRUCTION ---- V-N
DESCRIPTION OF THE USE---FACTORY INDUSTRIAL

PARKING CALCULATION:
REQUIRED PARKING STALLS 1 PER 250 S. F. OFFICE
BREAKROOMS, RESTROOMS, CONFERENCE ROOMS
800 S. F. 250 S. F. = 3.2 STALLS
REQUIRED PARKING STALLS 1 PER 750 S. F. PACKING
MANUFACTURING ROOMS, LABORATORY.
978 S. F. 750 S. F. = 1.3 STALLS

REQ. PARKING STALLS 1 PER 2,500 S. F. CULTIVATION
FLOWERING, CLONE ROOMS, STORAGE ROOM.
33,622 S. F. 2,500 S. F. = 13.45 STALLS
REQUIRED PARKING STALLS 20 STALLS
PROPOSED PARKING STALLS 20 STALLS

 Underground Service Alert Call: TOLL FREE 800-422-4133 TWO WORKING DAYS BEFORE YOU DIG	RECORD DRAWING
	REVISION

AMIR ENGINEERING &
SURVEYING INC
160 LURING DRIVE, SUITE A, PALM SPRINGS CA 92262
PH. (760) 318-7424 FAX (760) 318-7410

OWNER: KAMI AMIRIANFAR
737 CROCKER STREET
LOS ANGELES, CA. 90021
TELEPHONE: (213) 590-4545

CITY OF DESERT HOT SPRINGS

PROPOSED SITE PLAN
PARCEL #4 RS 32/95, LITTLE MORONGO ROAD
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO. SHEET
OF
DWC. NO. SHEETS
CUP 24-17