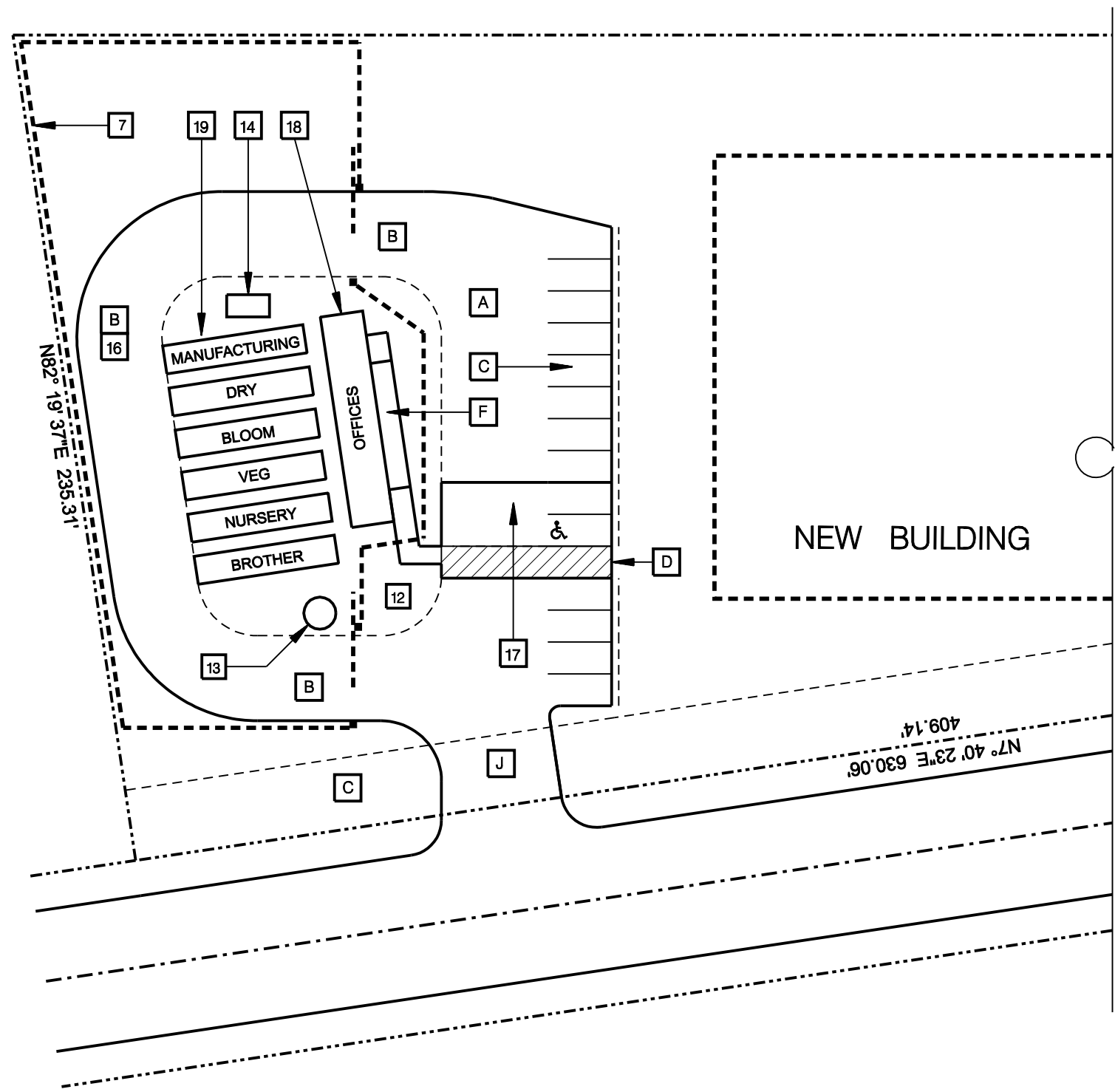
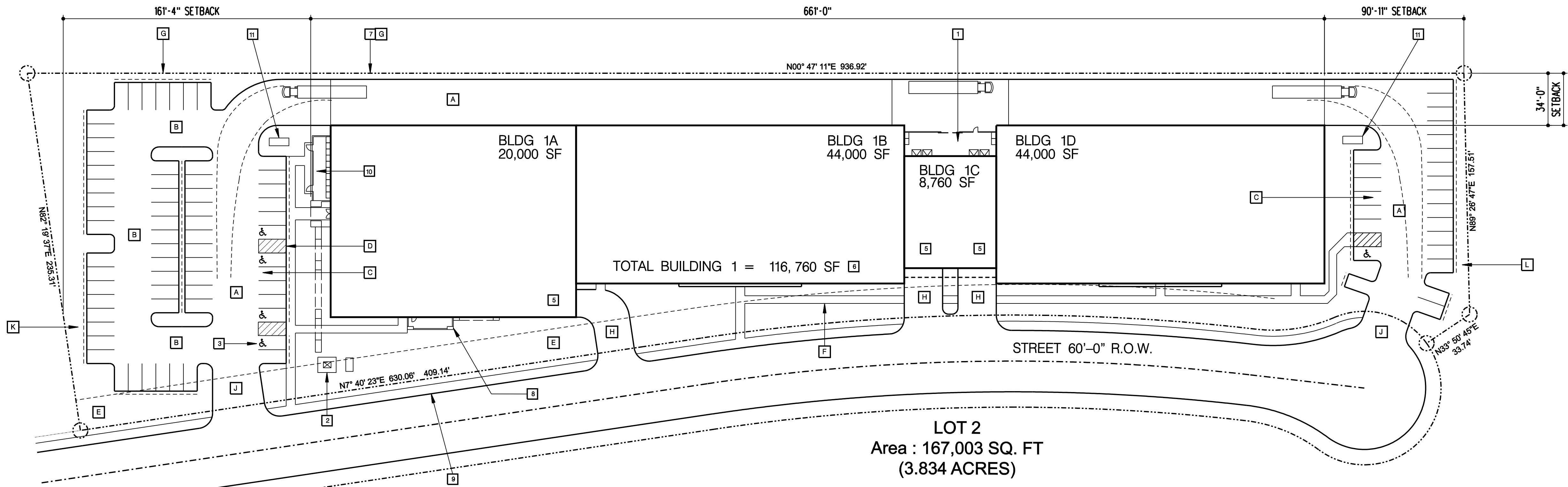


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PHASE 1 - TEMPORARY FACILITY (OPTIONAL)



PHASE 2 - FULL PROPOSED SITE PLAN

## DIMENSIONS

- A 30'-0" WIDE DRIVEWAY
- B 24'-0" WIDE DRIVEWAY
- C 9'-0" X 20'-0" ALL PARKING STALLS
- D 8'-0" X 20'-0" STRIPED AREA AT DISABLED STALLS
- E 20'-0" SETBACK LANDSCAPED
- F 6'-0" WIDE A.D.A. ACCESS WALKWAYS
- G 4'-0" WIDE LANDSCAPE AREA
- H 24'-0" WIDE DRIVES FOR LOADING DOORS
- J 30'-0" WIDE MAIN DRIVE APRONS (2)
- K 9'-0" TO 30'-0" PLANTER WIDTH VARIES
- L 4'-0" TO 7'-0" PLANTER WIDTH VARIES

## SITE PLAN NOTES

- 1 TRASH INSIDE SECURITY FENCING
- 2 TRANSFORMER PAD AND TRANSFER SWITCH
- 3 DISABLED VAN AND CAR STALL
- 4 PLANTER AREAS
- 5 TRUCK LOADING AREAS SRE INSIDE BUILDING
- 6 METAL BUILDING WITH INSULATED METAL PANEL SKIN
- 7 6'-0" SECURITY FENCING TO BE DETERMINED
- 8 SECURED COVERED OUTDOOR EMPLOYEE PATIO
- 9 SIDEWALKS TO CITY STANDARDS
- 10 EXTERIOR ELECTRICAL SWITCHGEAR
- 11 PROPANE TANKS OPTIONAL
- 12 TEMPORARY SITE TO HAVE GRAVEL - FIRE TRUCK ACCESS
- 13 5,000 GALLON WATER TANK
- 14 FULL DIESEL POWER GENERATOR
- 15 NO PUBLIC UTILITIES PROPOSED FOR TEMP. SITE.
- 16 TEMPORARY CONSTRUCTION POLE LIGHTS USED FOR THIS SITE
- 17 CONCRETE PAVING FOR HANDICAP STALL AND WALKWAY TO TRAILER
- 18 OFFICE AND CONSTRUCTION TRAILER
- 19 SHIPPING CONTAINERS

## AGRICULTURAL BUILDING

LOT AREA: (3.83 ACRES) 167,003 SF  
F.A.R. (NOT APPLIED BY CITY) .699  
BUILDING FOOTPRINT: 68,380 SF  
FOOTPRINT LOT COVERAGE 40.95 %

BUILDING AREA:  
BUILDING - 1A (1-STORY) 20,000 SF  
BUILDING - 1B (2-STORY) 44,000 SF  
BUILDING - 1C (2-STORY) 8,760 SF  
BUILDING - 1D (2-STORY) 44,000 SF  
TOTAL BUILDING AREA 116,760 SF

ZONING: I-L = LIGHT INDUSTRIAL  
OCCUPANCIES:  
OFFICE B  
CULTIVATION F-1  
MANUFACTURING H-2  
2016 CALIFORNIA CODES:  
CONSTRUCTION V-B- SPRINKLED

SEE EACH FLOOR PLAN FOR ADDED INFO.

REQUIRED PARKING:  
OFFICE (7,060 SF @ 1-250) 28  
MANUFACT. (11,348 SF @ 1-750) 15  
GROWING (98,352 SF @ 1-2500) 39

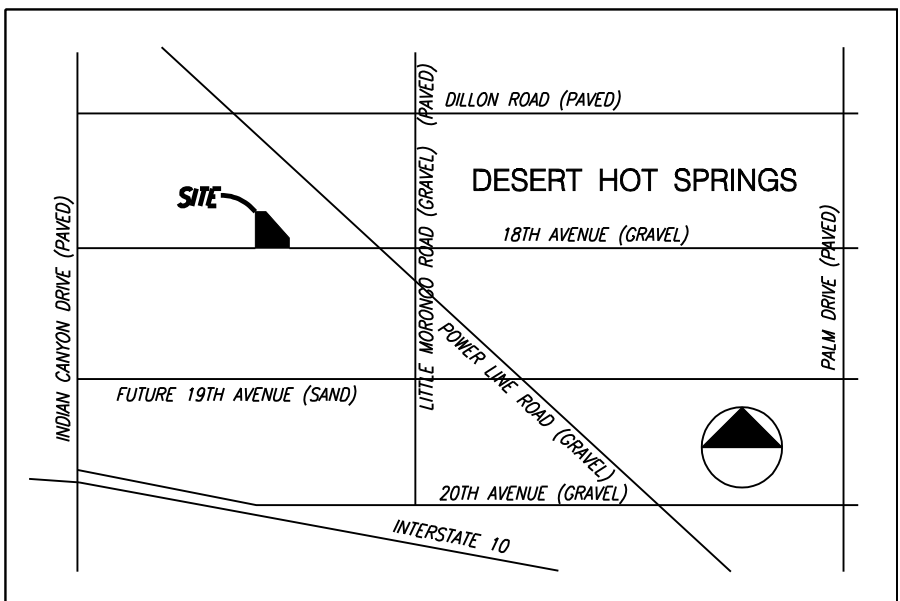
TOTAL REQUIRED PARKING: 82  
PARKING PROVIDED 89  
EXTRA PARKING STALLS 7

SETBACK NORTH SIDE 10'-0"  
SETBACK WEST BACK 10'-0"  
SETBACK EAST STREET 20'-0"  
SETBACK SOUTH SIDE 10'-0"

## SHEET INDEX 24 - SHEETS TOTAL

SITE PLAN - PHASE 1 & PHASE 2	1.10
KEY - FLOOR PLANS	2.10
BUILDING 1A - FLOOR PLAN	2.20
BUILDING 1B - FIRST FLOOR PLAN	2.21
BUILDING 1B - SECOND FLOOR PLAN	2.22
BUILDING 1C - FLOOR PLANS	2.23
BUILDING 1D - FIRST FLOOR PLAN	2.24
BUILDING 1D - SECOND FLOOR PLAN	2.25
ROOF PLAN	2.30
KEY - EXTERIOR ELEVATIONS	3.10
EXTERIOR ELEVATIONS	3.11
BUILDING SECTIONS	4.10
PRELIMINARY ROUGH GRADING	C.01
PRELIMINARY ROUGH GRADING	C.02
PRELIMINARY ROUGH GRADING	C.03
PRELIMINARY ROUGH GRADING	C.04
PRELIMINARY ROUGH GRADING	C.05
PRELIMINARY ROUGH GRADING	C.06
EROSION CONTROL PLAN	ECP
PRECISE GRADING PLAN - TEMP SITE	PGP
TITLE SHEET	TITLE
TENTATIVE TRACT MAP	TTM
LANDSCAPE PLAN	LC1
SITE LIGHTING PLAN	E-1

## VICINITY MAP



## DESIGN-BUILD TEAM

SLATER BUILDERS INC.  
3100-B PULLMAN STREET  
COSTA MESA, CA 92626  
714-434-4887

## INDUSTRIAL BUILDING

18TH STREET  
DESERT HOT SPRINGS  
CALIFORNIA 92240

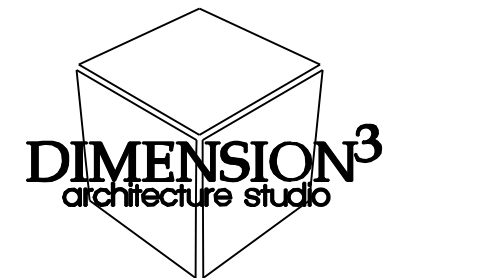
APN: 666-310-009  
C.U.P. # 20-16 and 4

APPLICANT:  
RADICAL PLANET LLC  
18762 Ridgeline Rd.  
Trabuco Canyon, CA 92679

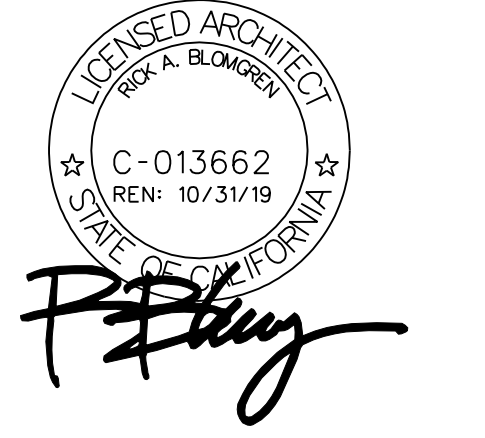
AGENTS with SLATER:  
Greg Swanson - SLATER  
x 238  
Brad Watson - SLATER  
x 244

714-434-4887

## PHASE 1 PHASE 2 SITE PLANS



5020 CAMPUS DRIVE  
NEWPORT BEACH, CA 92260  
714-345-0315



THIS SET NOT FOR CONSTRUCTION

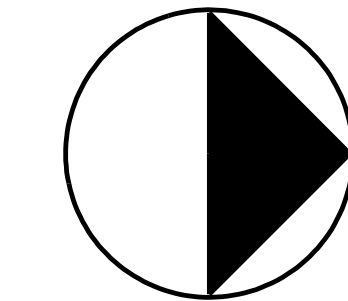
11.16.2017	C.U.P. SUBMITTAL

SHEET

1.10

24 x 36 sheets are correct to scale  
refer to the left sheet margin for all legal stipulations

## PHASE 1 & PHASE 2 - SITE PLANS



0 20 40 80