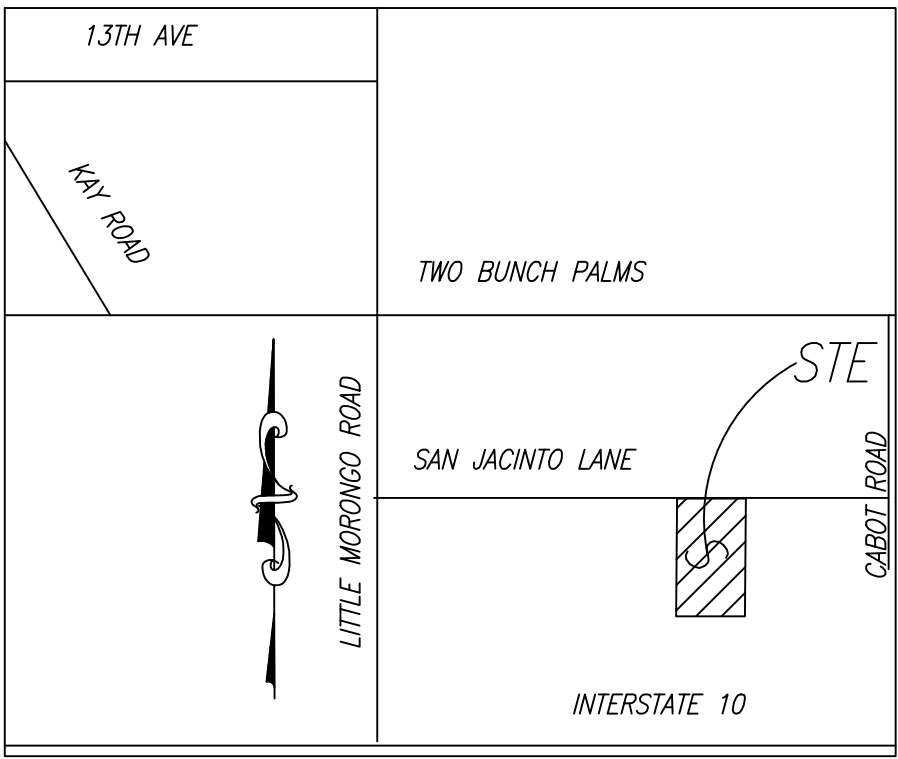




VICINITY MAP
N.T.S.

OWNER/DEVELOPER:

KAMI AMIRIANFAR
737 SOUTH CROCKER STREET
LOS ANGELES, CA. 90021

LEGAL DESCRIPTION:

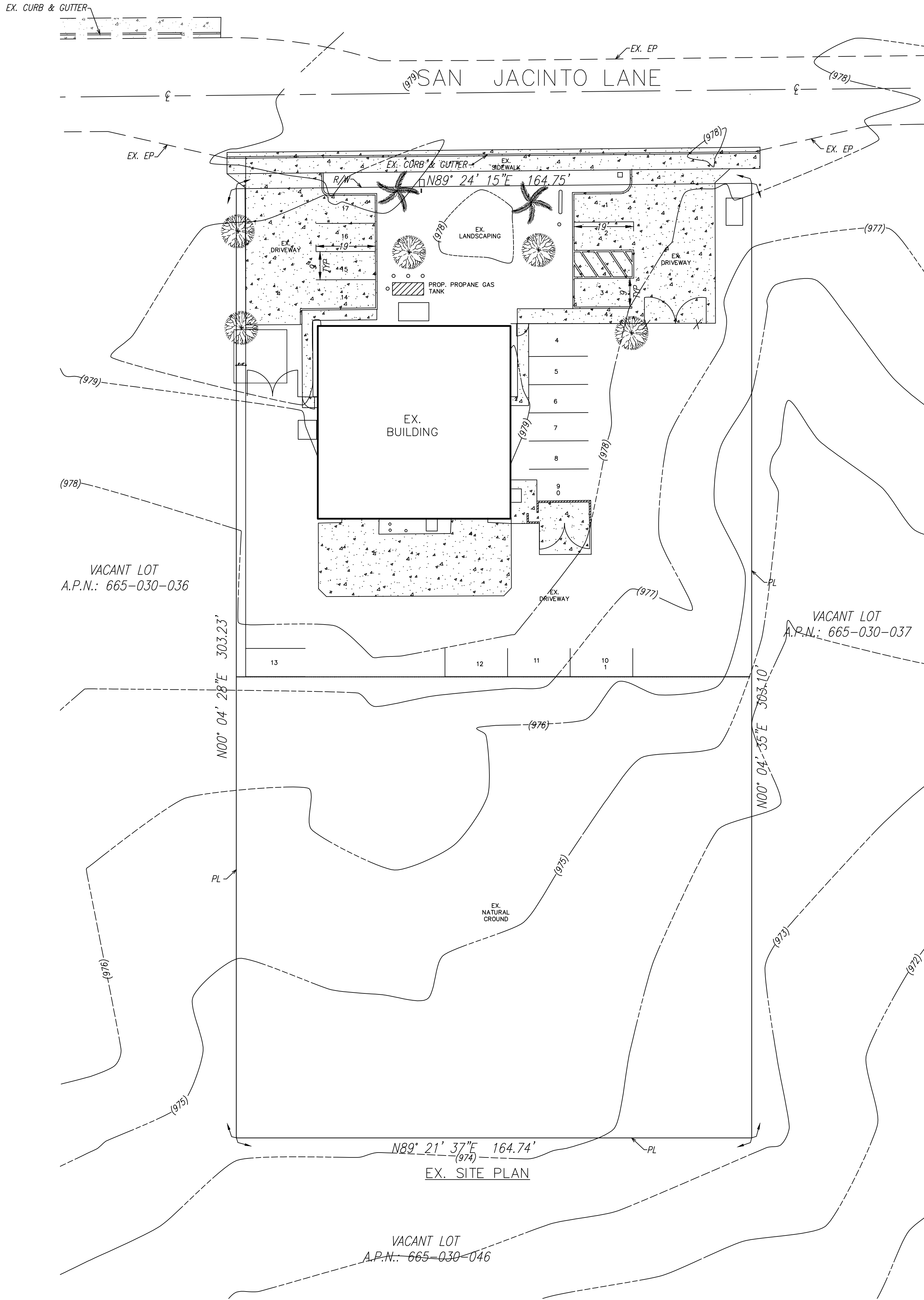
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NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 3 SOUTH,
RANGE 4 EAST, SAN BERNARDINO BASE AND MERIDIAN, SHOWN AS THAT EAST 1/2 OF
PARCEL 19 OF SUNNY SANDS RANCHOS UNIT NO. 2, AS PER MAP RECORDED IN BOOK 21,
PAGE 55, RECORD(S) OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

LEGEND

- CL = CENTER LINE
EX = EXISTING
EP = EDGE OF PAVEMENT
PL = PROPERTY LINE
R/W = RIGHT OF WAY
(979) = EXISTING ELEVATION

= EXISTING PALM TREE

= EXISTING TREE



LEGEND:

- 49,940 SQ. FT. GROSS AREA
3,782 SQ. FT. EX. FIRST FLOOR TO REMAIN
1,130 SQ. FT. EX. MEZZANINE TO REMAIN
17,259 SQ. FT. EXISTING PARKING LOT
352 SQ. FT. EXISTING SIDEWALK
2,987 SQ. FT. EXISTING LANDSCAPING
OCCUPANCY GROUP--F-1 HEMP PRODUCTS
PROPOSED OCCUPANCY LOAD 10
EXISTING OCCUPANCY LOAD 3
BUILDING TYPE ---- COMMERCIAL M-1
TYPE CONSTRUCTION ---- V-N
DESCRIPTION OF THE USE--FACTORY INDUSTRIAL

TYPE BUILDING: STEEL FRAME
EXISTING BUILDING FIRE SPRINKLED SYSTEM

PARKING CALCULATION:

- REQUIRED PARKING STALLS 1 PER 250 S. F. OFFICE
PROPOSED PARKING STALLS 6 STALL 1,125 S. F.
REQUIRED PARKING STALLS 1 PER 2,500 S. F. CULTIVATION
PROPOSED PARKING STALLS 9 STALL 22,005 S. F.

PROPOSED PARKING STALLS 15 STALLS
PROPOSED PARKING STALLS 2 STALLS
PROPOSED PARKING TOTAL 17 STALLS

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PHONE: (760) 318-7424
FAX: (760) 318-7410

CITY OF DESERT HOT SPRINGS

EX. SITE PLAN
65265 SAN JACINTO LANE
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO.

DWG. NO.

SHEET 1
OF
10 SHEETS



65265 SAN JACINTO LANE
DESERT HOT SPRINGS, CA.

KAMI AMIRIANFAR
737 SOUTH CROCKER STREET
LOS ANGELES, CA. 90021

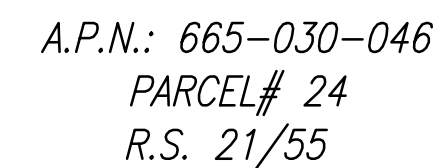
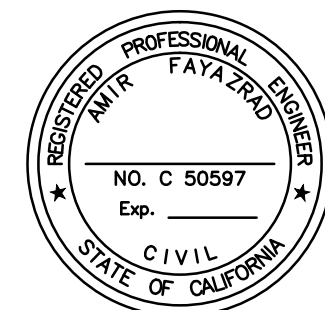
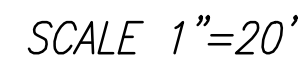
665-030-049

A TOPOGRAPHY SURVEY WAS PERFORMED ON
JANUARY 21, 2016 BY AMIR ENGINEERING

BASIS OF BEARINGS IS THE CENTER LINE OF SAN JACINTO LANE
PER R/S 21/55 BEING N89° 24' 15"E

1. 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.
2. 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.

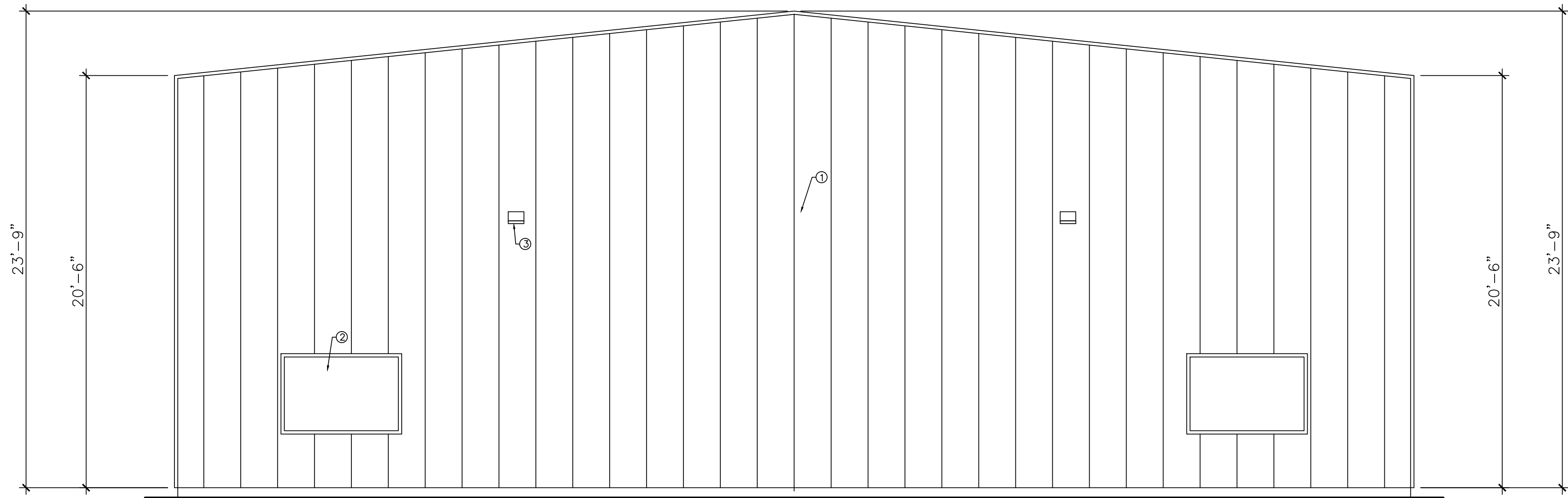
CL	=	CENTER LINE
EX	=	EXISTING
EP	=	EDGE OF PAVEMENT
FF	=	FINISH FLOOR
FH	=	FIRE HYDRANT
FS	=	FINISH SURFACE
LP	=	LOW POINT
NG	=	NATURAL GROUND
PL	=	PROPERTY LINE
TP	=	TOP OF PAVEMENT
WM	=	WATER METER
WV	=	WATER VALVE
R/W	=	RIGHT OF WAY
(979)	=	EXISTING ELEVATION

 = EXISTING TREE

A.P.N.: 665-030-037
PARCEL# 20
R.S. 21/55

A.P.N.: 665-030-047
PARCEL# 23
R.S. 21/55

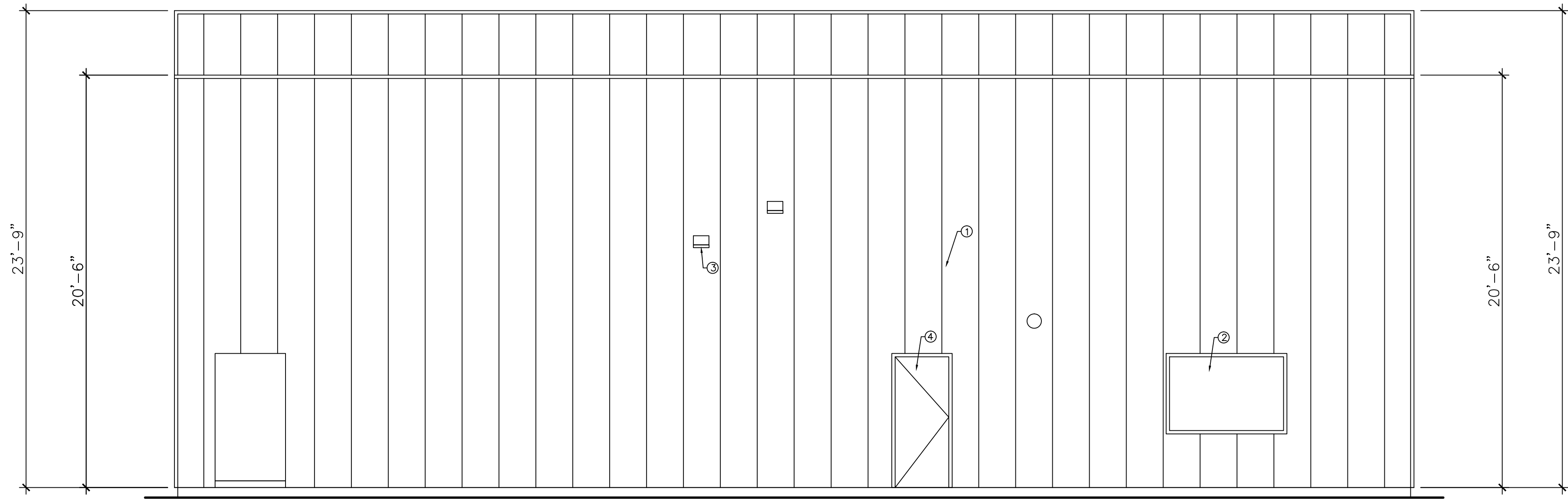
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EX, NORTH ELEVATION
SCALE: 1/4"=1'-0"

LEGEND

- ① EX. STEEL SHEET
CORRUGATED WALL
6155 RICE GRAIN
COLOR (SHERWIN WILLIAMS)
- ② EX. WINDOW WITH ALUMINUM FRAME
LOW ENERGY
- ③ EX. OUTSIDE LIGHT
70 W LED WALL PACK
FINISH: DARK BRONZE
- ④ EX. STEEL DOOR
6155 RICE GRAIN
COLOR (SHERWIN WILLIAMS)



EX, EAST ELEVATION
SCALE: 1/4"=1'-0"

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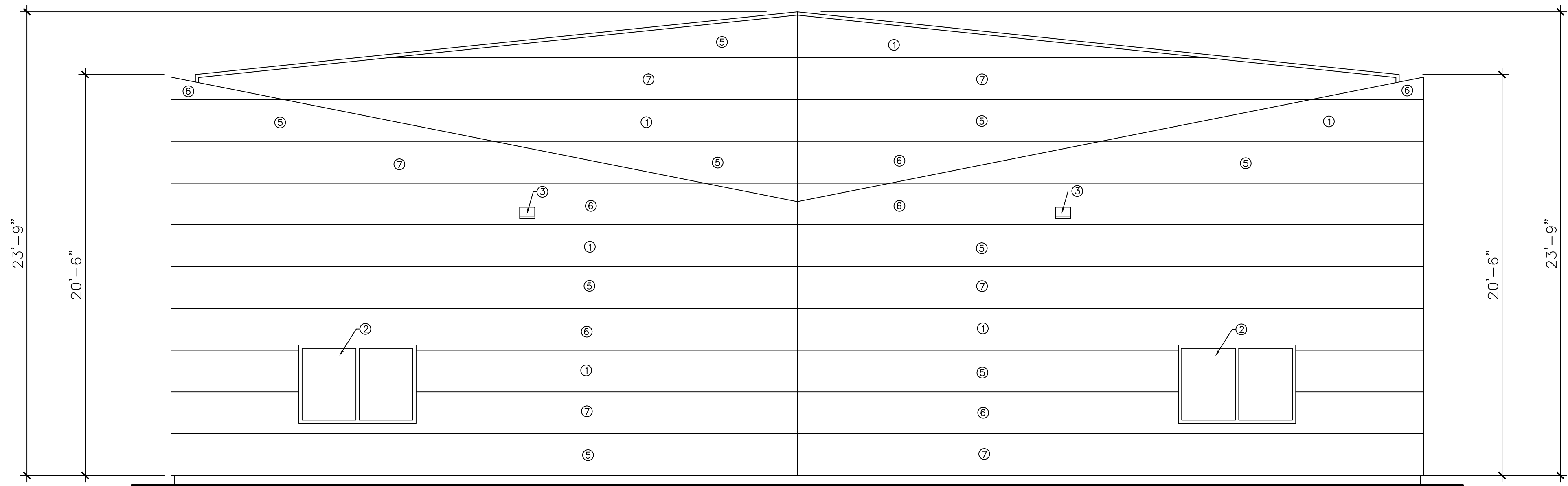
CITY OF DESERT HOT SPRINGS

EX. ELEVATION PLAN
65265 SAN JACINTO LANE
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

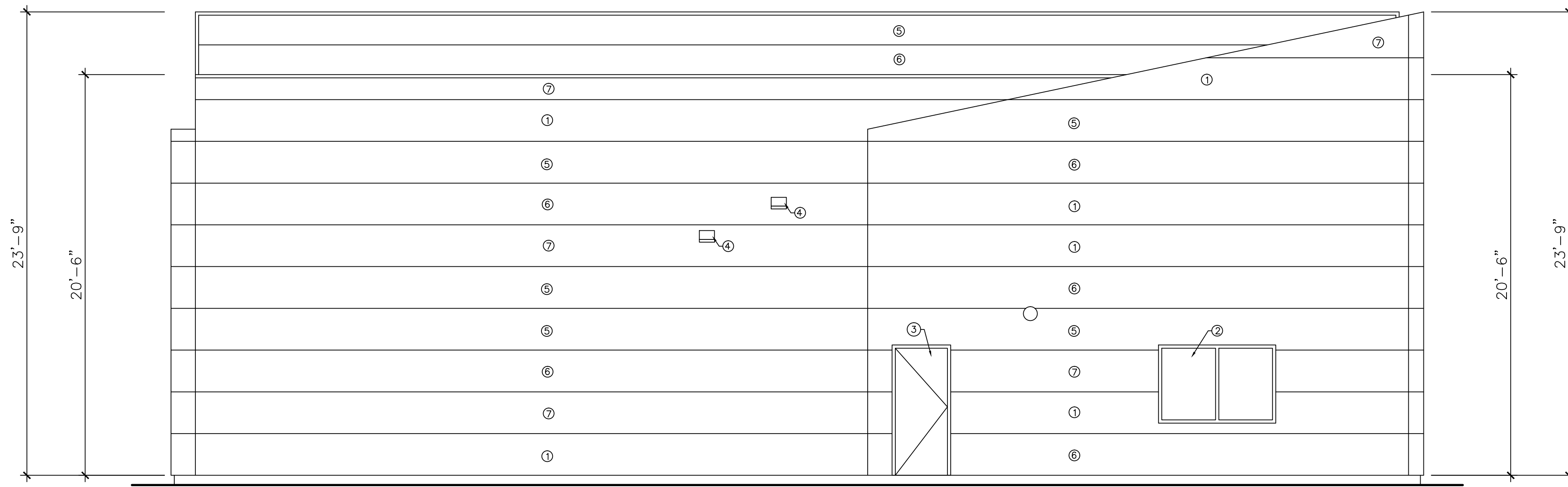
FILE NO.

DWG. NO.

SHEET 3
OF
10 SHEETS



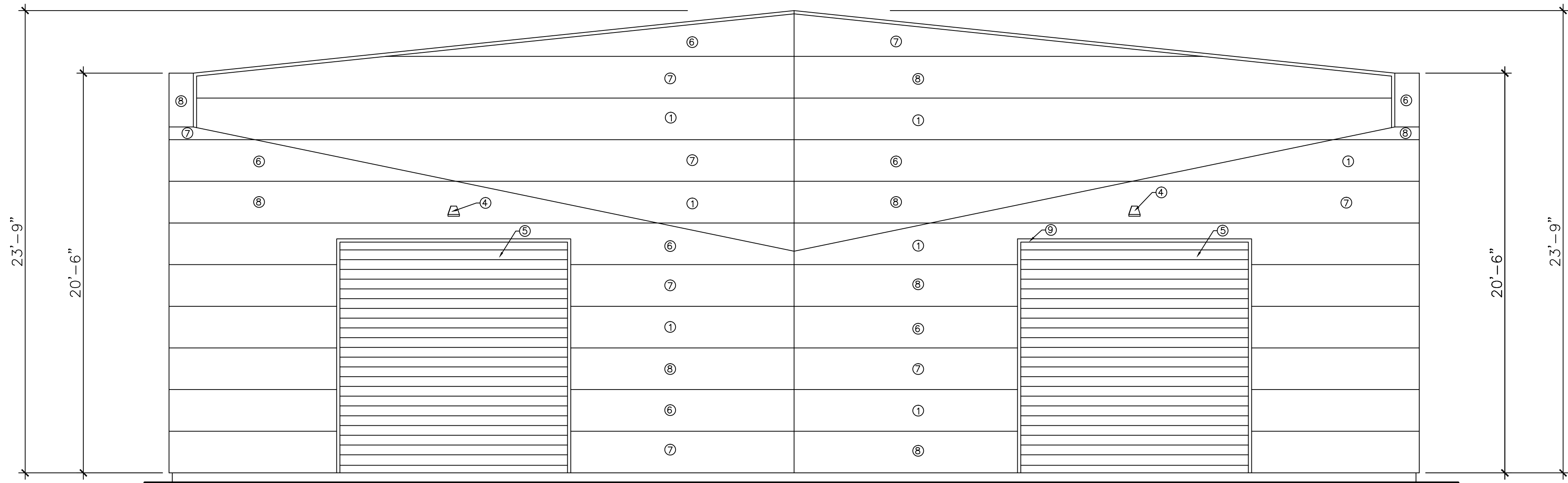
EX. NORTH ELEVATION
SCALE: 1/4"=1'-0"



EX. EAST ELEVATION
SCALE: 1/4"=1'-0"

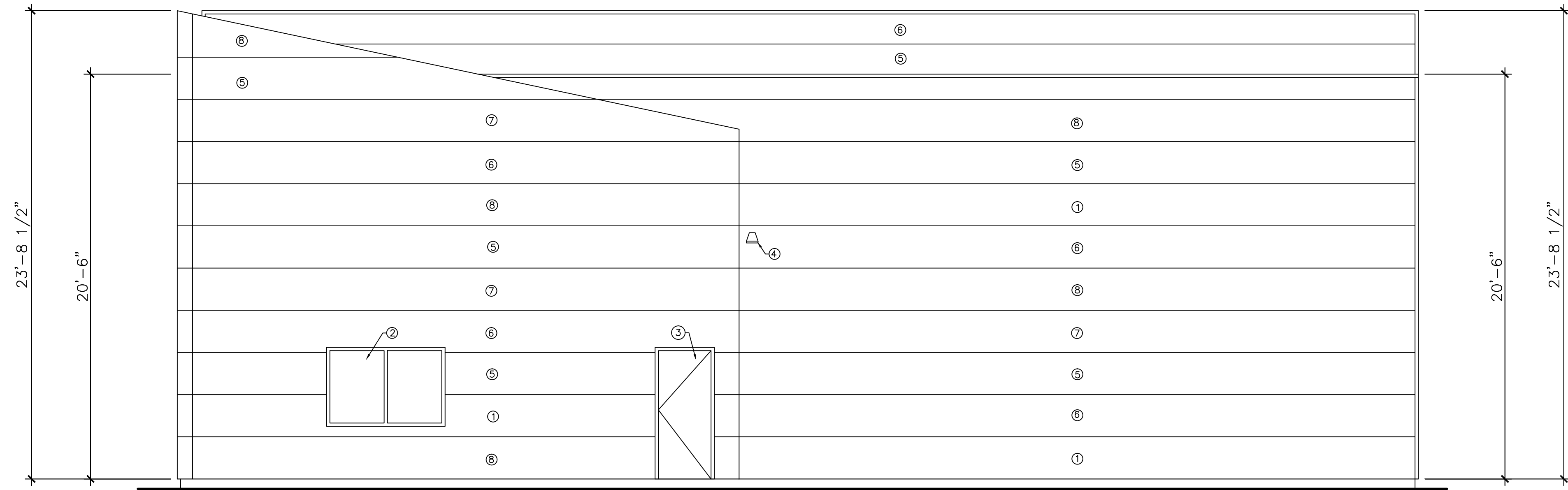
LEGEND

- 1 EX. STEEL SHEET CORRUGATED WALL 6795 MAJOR BLUE COLOR (SHERWIN WILLIAMS)
- 2 EX. WINDOW WITH ALUMINUM FRAME LOW ENERGY
- 3 EX. STEEL DOOR 6244 NAVAL COLOR (SHERWIN WILLIAMS)
- 4 EX. OUTSIDE LIGHT 70" W LED WALL PACK FINISH: DARK BRONZE
- 5 PROP. STEEL SHEET CORRUGATED WALL 6803 DANUBE COLOR (SHERWIN WILLIAMS)
- 6 PROP. STEEL SHEET CORRUGATED WALL 6965 HYPER BLUE COLOR (SHERWIN WILLIAMS)
- 7 PROP. STEEL SHEET CORRUGATED WALL 6802 JACARANDA COLOR (SHERWIN WILLIAMS)



EX. SOUTH ELEVATION
SCALE: 1/4"=1'-0"

- LEGEND**
- 1 EX. STEEL SHEET CORRUGATED WALL 6795 MAJOR BLUE COLOR (SHERWIN WILLIAMS)
 - 2 EX. WINDOW WITH ALUMINUM FRAME LOW ENERGY
 - 3 EX. STEEL DOOR 6244 NAVAL COLOR (SHERWIN WILLIAMS)
 - 4 EX. OUTSIDE LIGHT 70 W LED WALL PACK FINISH: DARK BRONZE
 - 5 EX. STEEL ROLL-UP DOOR 6244 NAVAL COLOR (SHERWIN WILLIAMS)
 - 6 PROP. STEEL SHEET CORRUGATED WALL 6803 DANUBE COLOR (SHERWIN WILLIAMS)
 - 7 PROP. STEEL SHEET CORRUGATED WALL 6965 HYPER BLUE COLOR (SHERWIN WILLIAMS)
 - 8 PROP. STEEL SHEET CORRUGATED WALL 6802 JACARANDA COLOR (SHERWIN WILLIAMS)



EX. WEST ELEVATION
SCALE: 1/4"=1'-0"

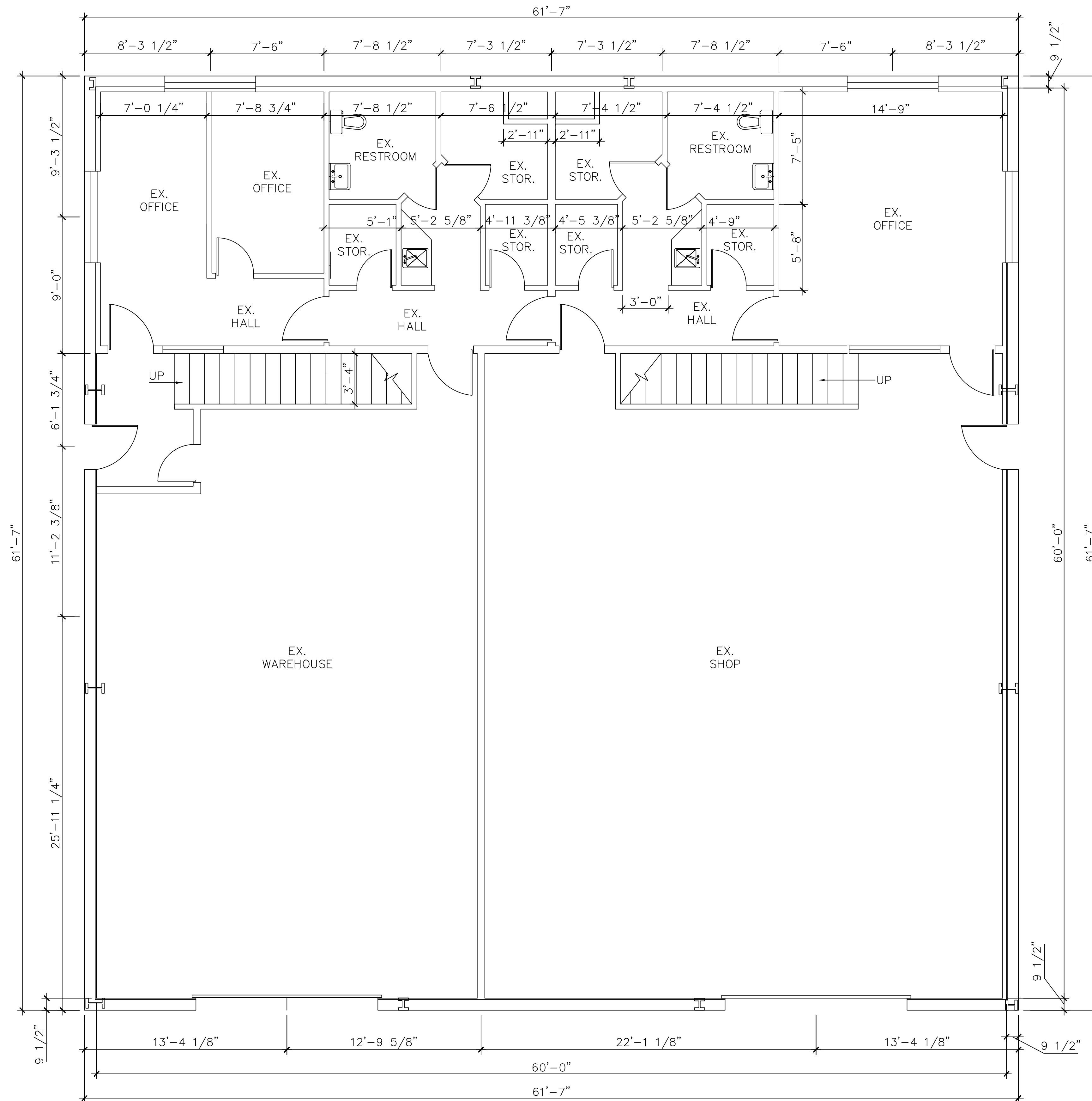
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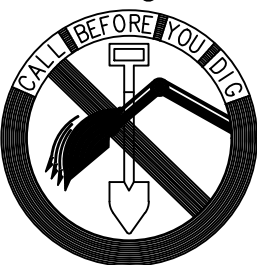
CITY OF DESERT HOT SPRINGS
PROP. SOUTH & WEST ELEVATION PLAN
65265 SAN JACINTO LANE
DESERT HOT SPRINGS, CA
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO.	SHEET 5
DWG. NO.	OF 10 SHEETS



EX. FLOOR PLAN
SCALE: 1/4"=1'-0"

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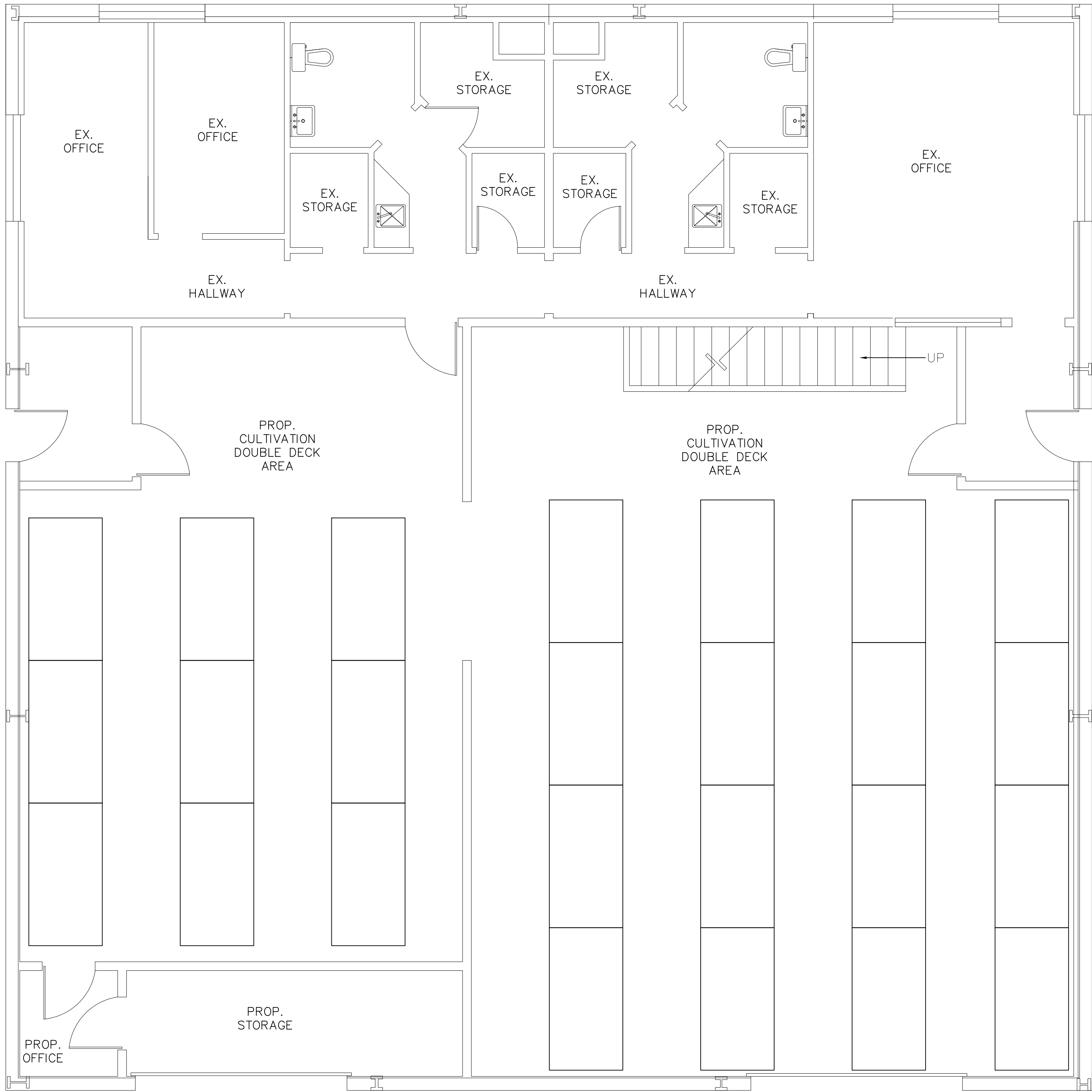
CITY OF DESERT HOT SPRINGS

EX. FLOOR PLAN
65265 SAN JACINTO LANE
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

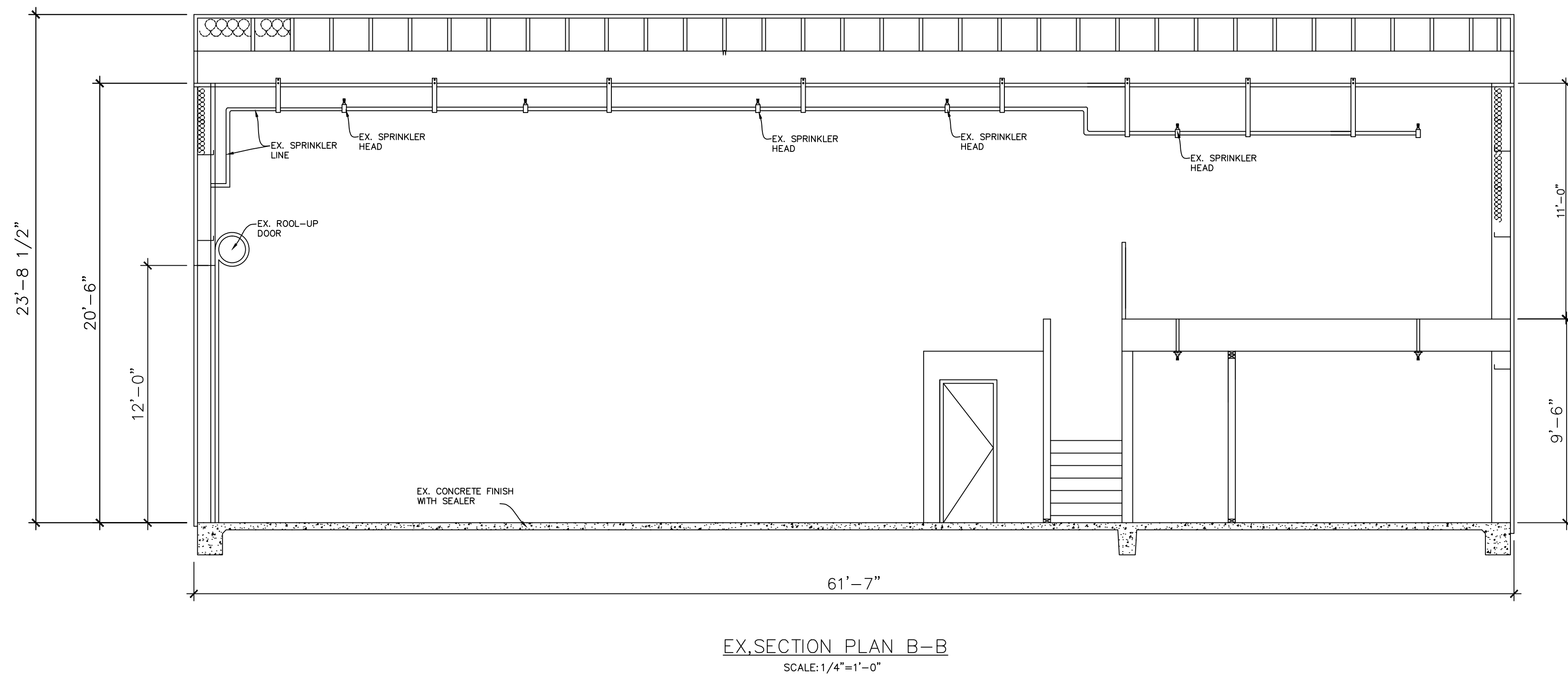
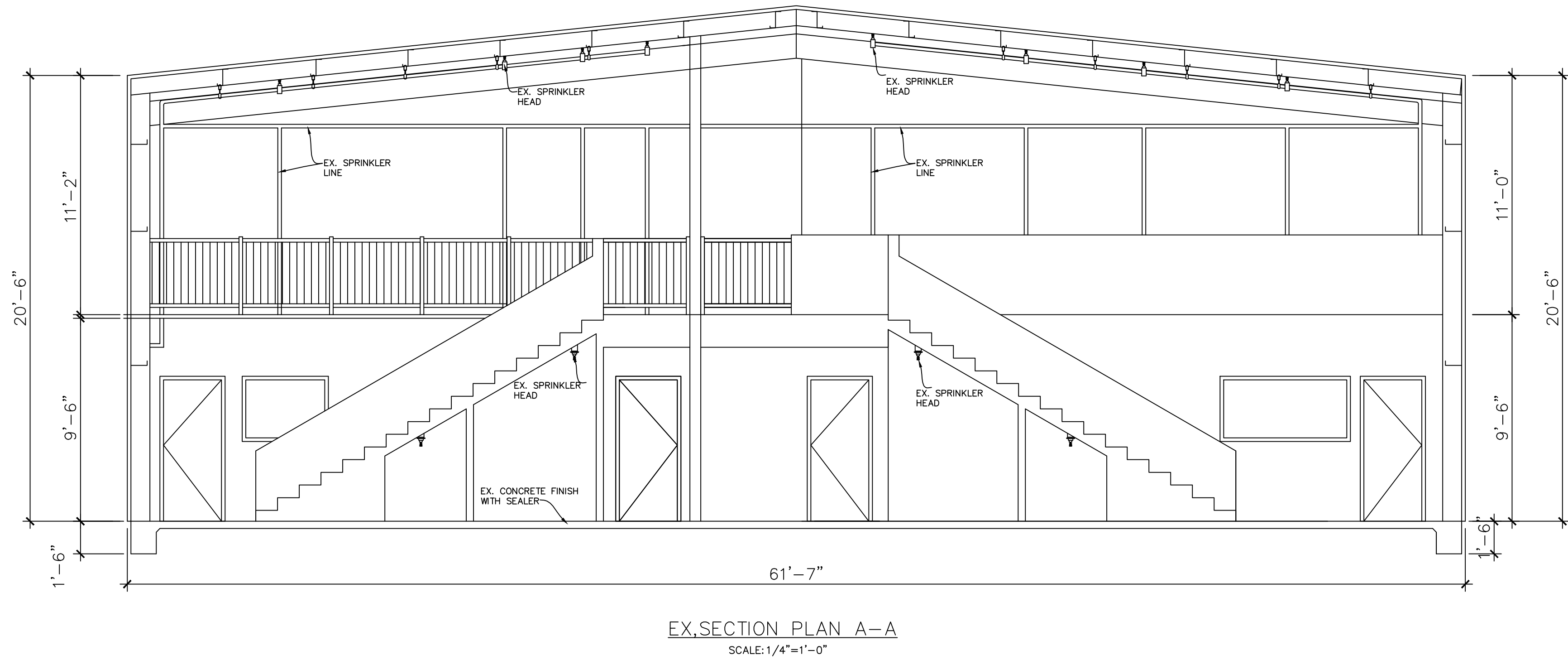
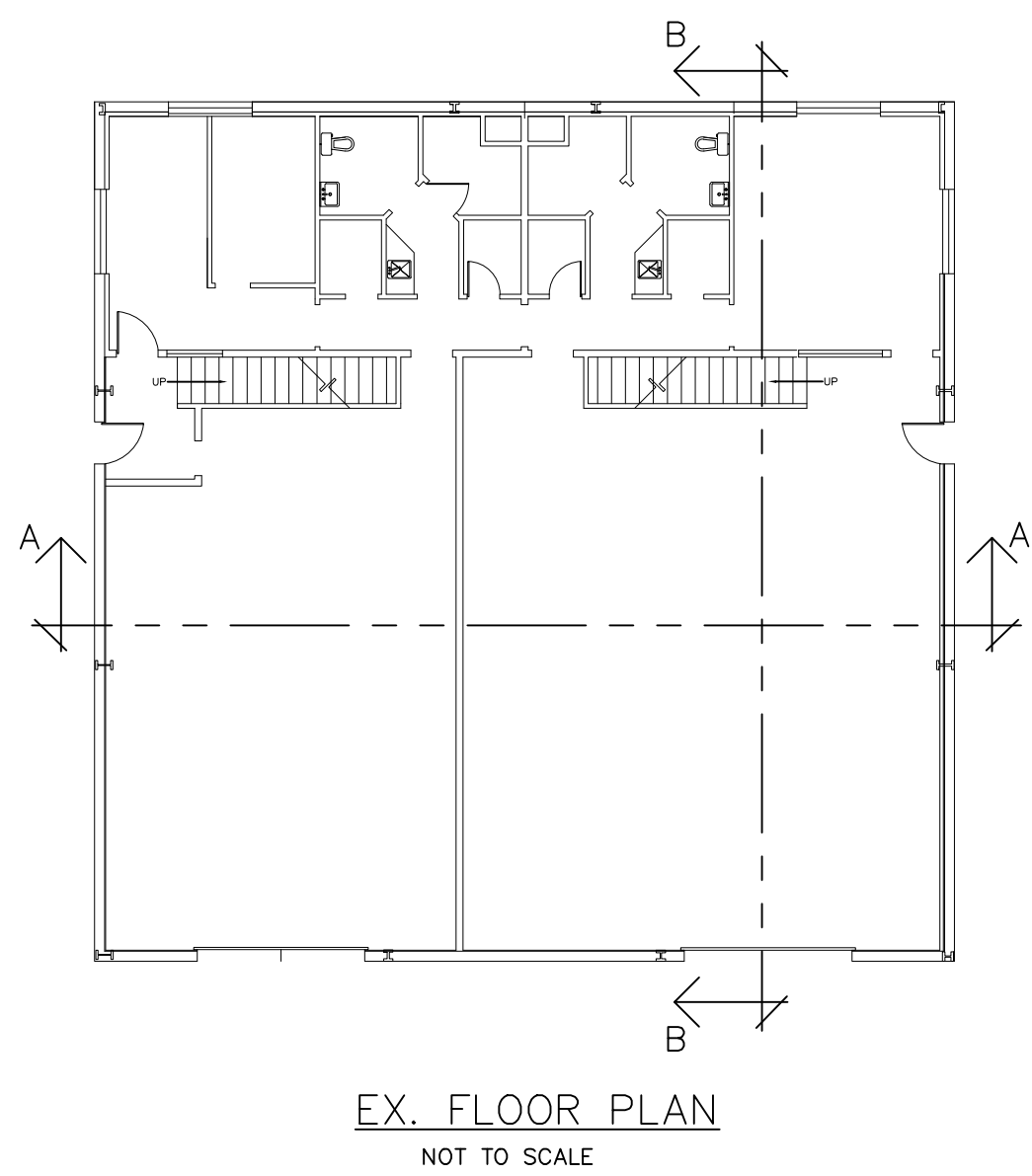
FILE NO.

DWG. NO.

SHEET 6
OF
10 SHEETS



PROPOSED FLOOR PLAN
SCALE: 1/4"=1'-0"



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FAX: (760) 318-7410

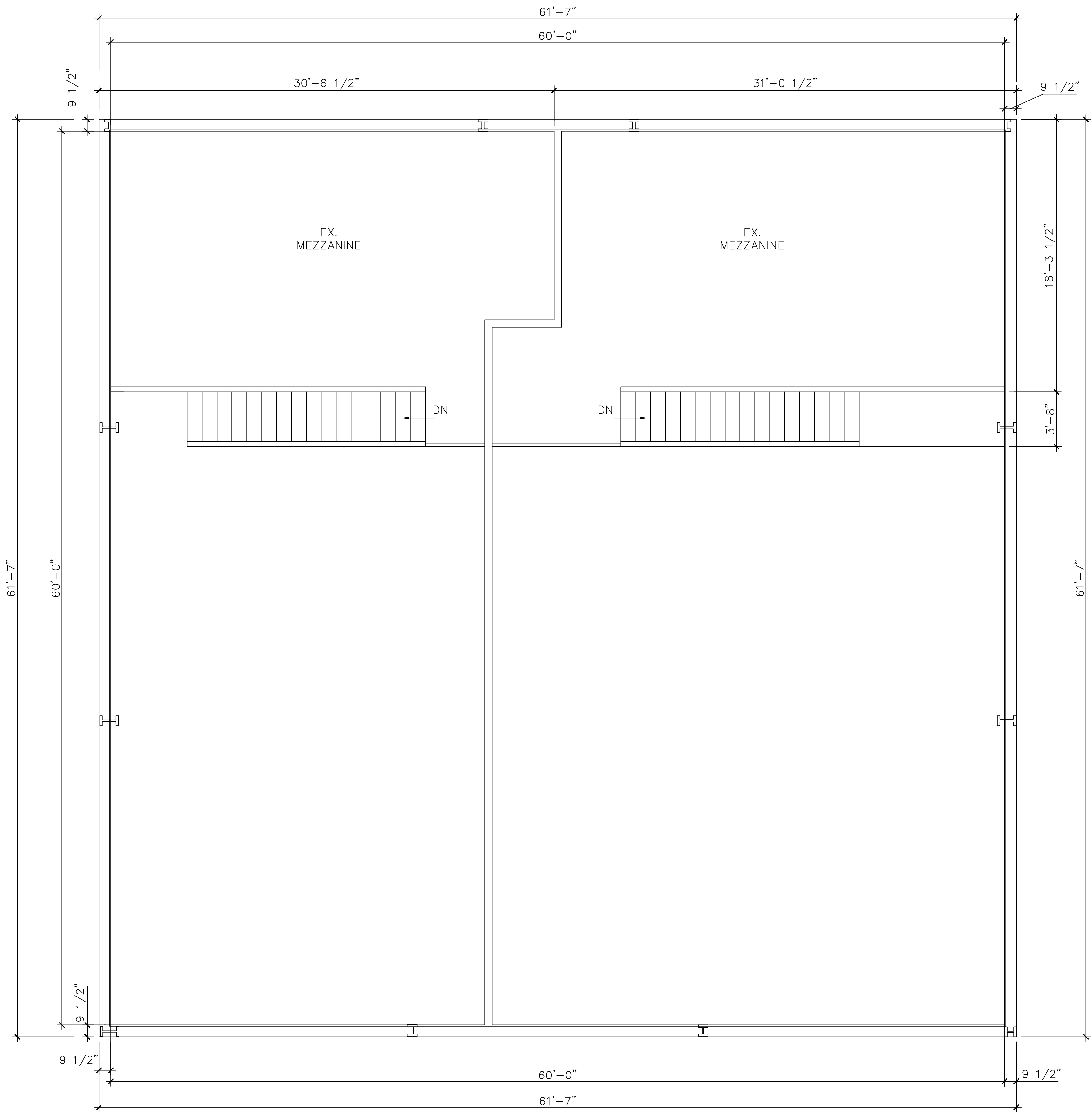
CITY OF DESERT HOT SPRINGS

EX. SECTION PLAN
65265 SAN JACINTO LANE
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

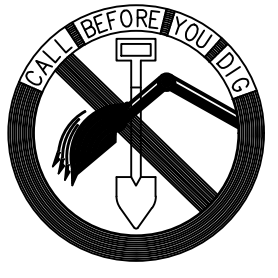
FILE NO.

DWG. NO.

SHEET 8
OF
10 SHEETS



EX. MEZZANINE PLAN
SCALE: 1/4"=1'-0"



Underground Service Alert

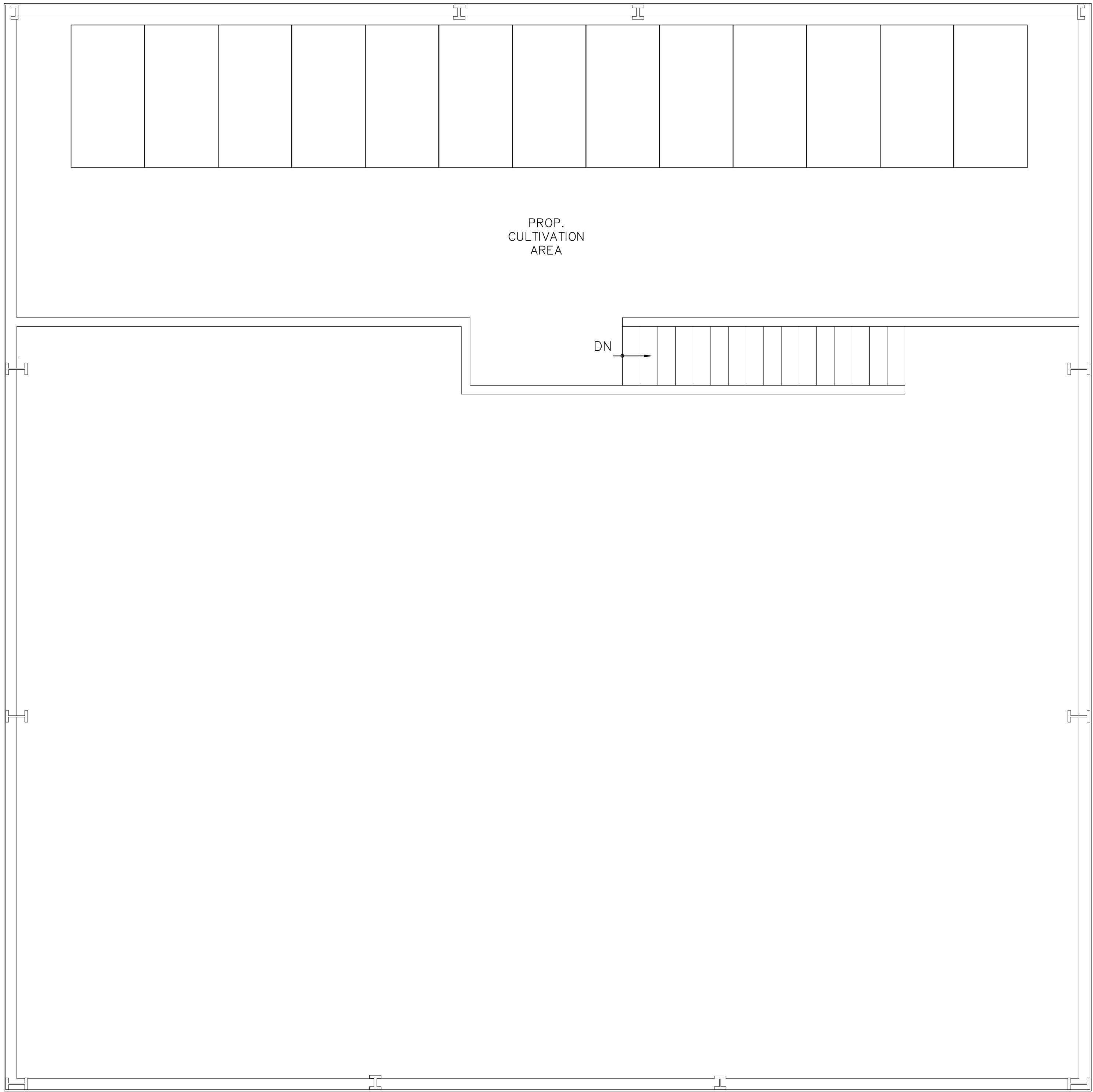
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FAX: (760) 318-7410



EX. MEZZANINE PLAN
SCALE: 1/4"=1'-0"