

5 Lots Master Site Plan

Utility Companies:

Power: Southern California Edison
73-540 Highway 111
Palm Desert, CA 92260
Telephone: 1-(800) 655-4555
Mission Springs, Water District
66575 Second Street
Desert Hot Springs, CA 92240
Telephone: 1-(760) 329-5169
Fax Number: 1-(760) 329-2482
Gas Company Southern California Gas Company
Telephone: 1-(800) 427-2200
Cable T.V. Warner-Cable Road Runner
81-557 Dr. Carreon Boulevard # C-7
Indio, CA 92201
Telephone: 1-(866) 340-0183
Telephoen: 1-(760) 340-2225
School District Palm Springs School Unified District
980 East Tahquitz Canyon Way
Palm Springs, CA 92276
Telephone: 1-(760) 416-6000
City Hall Building & Safety Dpto.
65-950 Pierson Boulevard
Desert Hot Springs, CA 92240
Phone Number: 1-(760) 329-6411

Residential Mandatory Measures:

1. Storm water drainage and retention during construction:
Projects which disturb less than one acre of soil and are not part of a larger common plan of development which in total disturbs one acre or more, shall manage storm water drainage during construction. In order to manage storm water drainage during construction, one or more of the following measures shall be implemented to prevent flooding of adjacent property, prevent erosion and retain soil runoff on the site.
- a. Retention basins of sufficient size shall be utilized to retain storm water on the site.
- b. Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.
- c. Compliance with a lawfully enacted storm water management ordinance.

Projections:

Corices, eave overhangs, exterior balconies and similar projections extending beyond the floor area shall conform to the requirements of this section and Section 1406 Exterior egress balconies and exterior exit stairways shall also comply with Section 1014.5 and 1023.1 respectively. Projections shall not extend beyond the distance determined by the following two methods, whichever result in the lesser projection:

1. A point one-third the distance to the lot line from an assumed vertical plane located where protected openings are required in accordance with Section 704.8.

2. More than 12 inches (305 mm.) into areas where openings are prohibited. C.B.C.Chapter 7 Section 704.2.

Unauthorized Changes & Uses:

The designer preparing these plans will not be responsible for, or liable for, unauthorized changes to uses of these plans. All changes to the plans must be in writing and must be approved by the prepared of these plans.

Name Address of Applicant / Owner:
ELYON DEVELOPMENT
CHRIS IFEANYI
3727 W. Magnolia Blvd. # 750
Burbank, CA 91505
Telephone: 1-(310) 350-5100
E-Mail Address: chris@blueoceanspg.com

A. P. N. Number = 661-230-004 to 009

Job Address:
Lot No. 20,21,22,23, & 24
ROLLING HILLS DRIVE
DESERT HOT SPRINGS, CA 92240

Legal Description:
Lot 20, 21, 22, 23 & 24 City Of Desert Hot Springs S.W. ¼ Of Section 24 T. 2 S. R. 4 E.
S.B.M. Bench Mark # 603-86-68 EL. 1100.23 Brass Disc In Concrete 167E 47S Map Book
661 Page 230 Riverside County Records, Riverside, California.

Title Exhibit: Single Family Residence
Conditioning Living Area: 2,044.0 Sq. Ft.
Two Car Garage Area: 485.0 Sq. Ft.
Covered Entry Area: 141.0 Sq. Ft.
Optional Rear Covered Patio Area: 197.0 Sq. Ft.
Total Lot Area: 46,934.0 Sq. Ft. 1.07 Acres
Thomas Brothers Map Page & Coordinates: 787 E4 Year 2,005

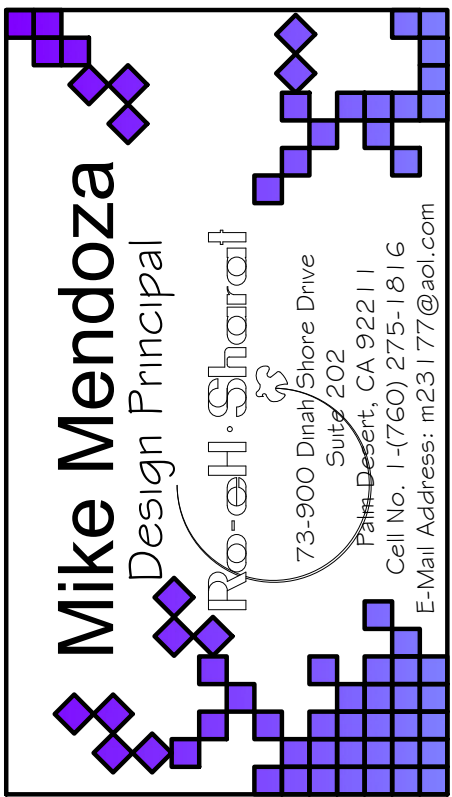
Zoning Classification: R-1 Residential Low Density
Sewage: On City Sewer

Occupancy: R-3
Type of Construction: V-B
Code Requirements: YES

This Project Comply with:

2016 California Building Code
2016 California Electrical Code
2016 California Mechanical Code
2016 California Plumbing Code
2016 California Energy Code
2016 California Fire Code
2016 California Residential Code
2016 Green Code

All other State and Local Codes that are applicable.



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Revisions	Date
Plan Check Revisions 1	00-00-2019
Plan Check Revisions 2	00-00-2019

5 Lots Master Site Plan



Tabulation Area:

Lot No. 22
Site Area: 9,609.0 Square Feet = 100.00 %
Building Area: 2,044.0 Sq. Ft. Garage Area: 485.0 Sq. Ft. Covered Patio Areas: 338.0 Sq. Ft. = 29.83 %
Total Area: 2,867.0 Sq. Ft.
Driveways and Parking Areas: 922.0 Sq. Ft. = 9.59 %
Open Space Area (Landscaping & Recreation) 5,820.0 Sq. Ft. = 60.57 %

Tabulation Area:

Lot No. 23
Site Area: 10,093.0 Square Feet = 100.00 %
Building Area: 2,044.0 Sq. Ft. Garage Area: 485.0 Sq. Ft. Covered Patio Areas: 338.0 Sq. Ft. = 28.40 %
Total Area: 2,867.0 Sq. Ft.
Driveways and Parking Areas: 842.0 Sq. Ft. = 8.34 %
Open Space Area (Landscaping & Recreation) 6,384.0 Sq. Ft. = 63.25 %

Tabulation Area:

Lot No. 24
Site Area: 9,063.0 Square Feet = 100.00 %
Building Area: 2,044.0 Sq. Ft. Garage Area: 485.0 Sq. Ft. Covered Patio Areas: 338.0 Sq. Ft. = 31.63 %
Total Area: 2,867.0 Sq. Ft.
Driveways and Parking Areas: 538.0 Sq. Ft. = 5.93 %
Open Space Area (Landscaping & Recreation) 5,658.0 Sq. Ft. = 62.43 %

Tabulation Area:

Lot No. 20
Site Area: 9,622.0 Square Feet = 100.00 %
Building Area: 2,044.0 Sq. Ft. Garage Area: 485.0 Sq. Ft. Covered Patio Areas: 338.0 Sq. Ft. = 33.25 %
Total Area: 2,867.0 Sq. Ft.
Driveways and Parking Areas: 594.0 Sq. Ft. = 6.17 %
Open Space Area (Landscaping & Recreation) 6,161.0 Sq. Ft. = 60.58 %

Tabulation Area:

Lot No. 21
Site Area: 8,547.0 Square Feet = 100.00 %
Building Area: 2,044.0 Sq. Ft. Garage Area: 485.0 Sq. Ft. Covered Patio Areas: 338.0 Sq. Ft. = 33.54 %
Total Area: 2,867.0 Sq. Ft.
Driveways and Parking Areas: 548.0 Sq. Ft. = 6.41 %
Open Space Area (Landscaping & Recreation) 5,132.0 Sq. Ft. = 60.05 %

Applicant Name:
ELYON DEVELOPMENT
CHRIS IFEANYI
3727 W. Magnolia Blvd. # 750
Burbank, CA 91505
Phone No. 1-(310) 350-5100
E-mail: chris@blueoceanspg.com

Job Address:
Master Plan 5 Lots
Rolling Hills
Desert Hot Springs, CA 92240

Sheet Name:

Site Plan &
General Notes

Date: December-2018

Drawn By: Mike Mendoza

Sign By:

Sheet Number:

SP.01

Scale: Scale To Plot 1" = 20'-0"