

CONTACT

OWNER: FAM-Well, LLC
APPLICANT: Jacqueline Grad
DEVELOPER: FAM-Well, LLC

ADDRESS: 68020 Monterico Rd
Desert Hot Springs, CA 92240
PHONE: (323)972-4581

VICINITY MAP



LEGAL DESCRIPTION

Lot 99 of Wardman Heights Unit 1, in the City of Desert Hot Springs, County of Riverside, State of California, as per Mpa recorded in Book 29 Pages 67-68 of Maps in the Office of the County Recorder of said County.

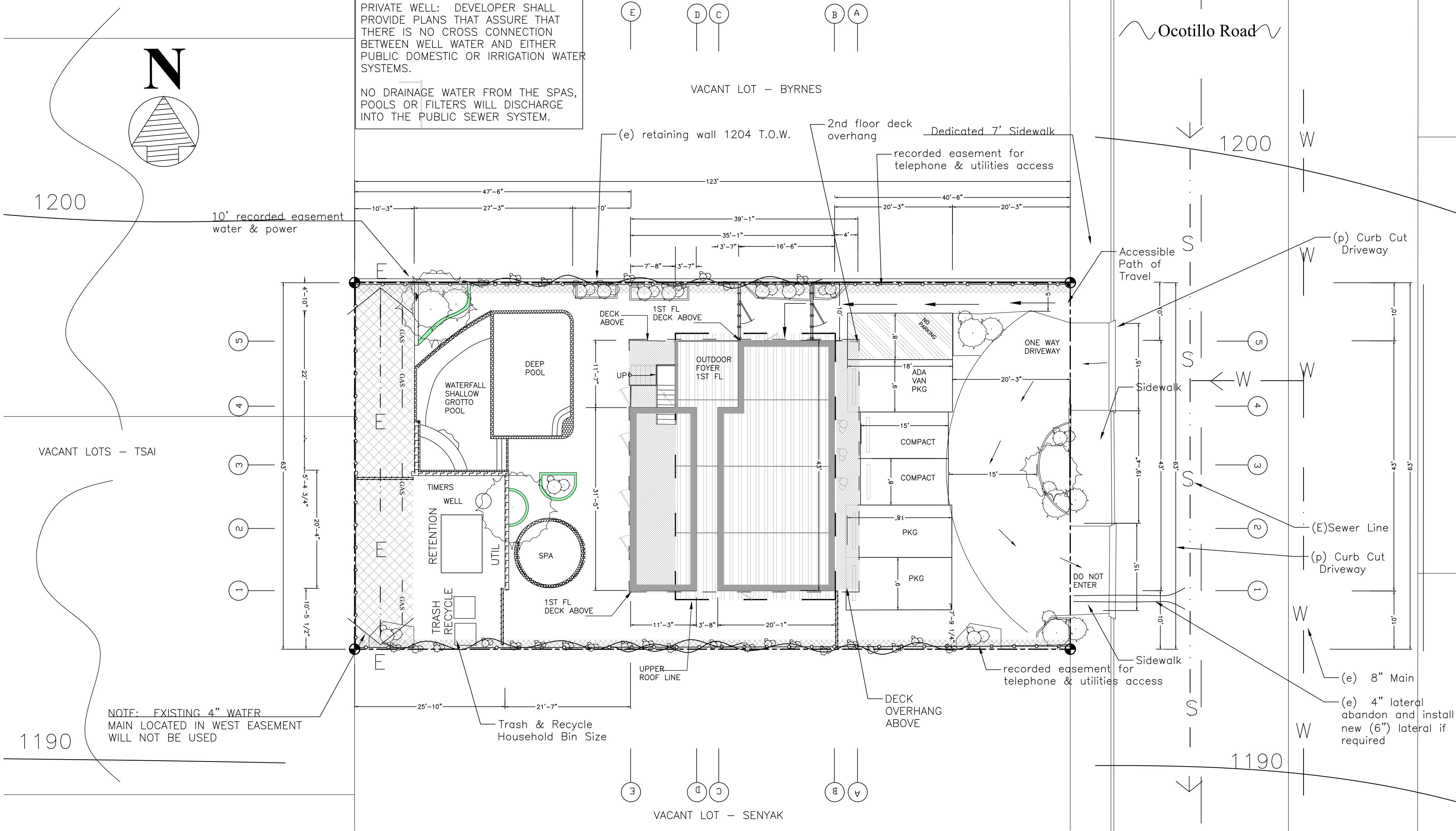
APN: 639-15-1016

LEGEND

- METAL FENCE 7' - 0"
- CMU PLANTERS
- CMU WALL - PRIVACY SCREEN
- ACCESSIBLE PATH OF TRAVEL
- PROPERTY CORNERS
- STREET CENTERLINE
- EASEMENTS/SETBACKS OF RECORD
- WATER MAIN
- UNDERGROUND ELECTRICAL FEED
- GAS MAIN
- SEWER LINE

PRIVATE WELL: DEVELOPER SHALL PROVIDE PLANS THAT ASSURE THAT THERE IS NO CROSS CONNECTION BETWEEN WELL WATER AND EITHER PUBLIC DOMESTIC OR IRRIGATION WATER SYSTEMS.

NO DRAINAGE WATER FROM THE SPAS, POOLS OR FILTERS WILL DISCHARGE INTO THE PUBLIC SEWER SYSTEM.



NEIGHBORING PROPERTY OWNERS

APN: 639-15-1015
OWNER: Lynn Byrnes
ADDRESS: 4850 Del Mar Mesa Rd, San Diego, CA 92130
PHONE: 858-349-9164

APN: 639-15-1017
OWNER: William & Diane Senyak
ADDRESS: 144 7th St, Seal Beach, CA 90740
PHONE: 562-430-0807

APN: 639-15-1001-07
OWNER: Ray Hang Tsai
ADDRESS: 12102 Henry Evers Dr., Garden Grove, CA 92840
PHONE:

PROJECT INFORMATION

PROJECT AREA SIZE: (ACRES)	GROSS: .18	NET: .18
PROJECT AREA SIZE: (SQ FEET)	GROSS: 7749	NET: 7749
GROSS BLDG SQ FOOTAGE	1,226	
GROSS BLDG FOOTPRINT (incl deck overhang)	1688	
LOT COVERAGE RATIO:	22%	
HARDSCAPE SQUARE FOOTAGE:	5627 +	sidewalk 441
LANDSCAPE SQUARE FOOTAGE:	896	
GFA SQ FOOTAGE FOR PKG REQ:	1068	
REQUIRED PARKING SPACES	6	PROVIDED: 5
INCL ACCESSIBLE PARKING SPACES:	1	
NUMBER OF STORIES:	1 + EXTERIOR ROOF DECK	BASEMENT: NO



SAND & STONE DESIGN BUILD

68020 Monterico Road
Desert Hot Springs
California 92240

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Telephone : 323-972-4581
Facsimile : 858-368-8690

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General:

Proposed
Site Plan
Toba Day Spa
"0" Ocotillo Road
Desert Hot Springs
92240

Client:

Kevin Murphy &
Jacqueline Grad
Owner/Builder

Kevin L. Murphy, General Contractor
License #B874425

Drawing Title:

PROPOSED SITE PLAN

Revision Number	Date
1	7-11-18
2	5-28-19
3	8-19-19

Project Number: 2018-08
Drawn By: J GRAD
Scale: 1"=12'-0" AS NOTED
Date: 9-16-19
Sheet:

PROPOSED SITE PLAN

SCALE 1" = 12'-0"

A2