

SITE ADDRESS:

PALOMAR LANE
DESERT HOT SPRINGS, CA.

OWNER/DEVELOPER:

ALEXANDER GUZMAN
401 & 59TH PLACE
LOS ANGELES CA, 90003
PHONE: (213) 785-4180

ASSESSOR'S PARCEL NO'S:

665-040-016

NOTE:

A TOPOGRAPHY SURVEY WAS PERFORMED ON
APRIL 19, 2017 BY AMIR ENGINEERING

BASIS OF BEARINGS:

BASIS OF BEARINGS IS THE CENTER LINE OF PALOMAR LANE
PER R/S 21/55 BEING S89° 13' 45"W

DATE OF PREPARATION:

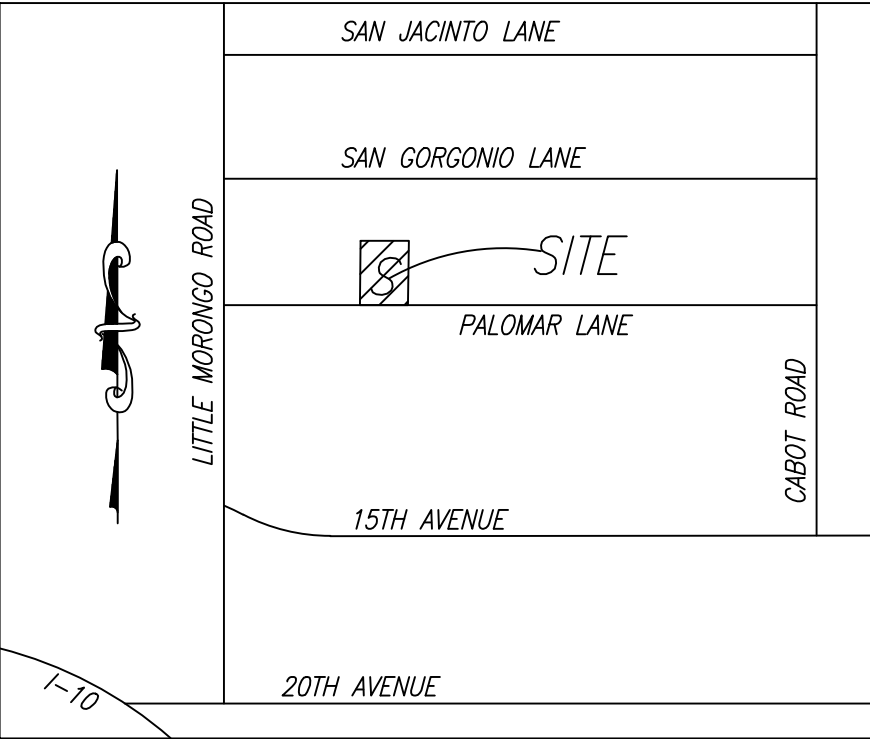
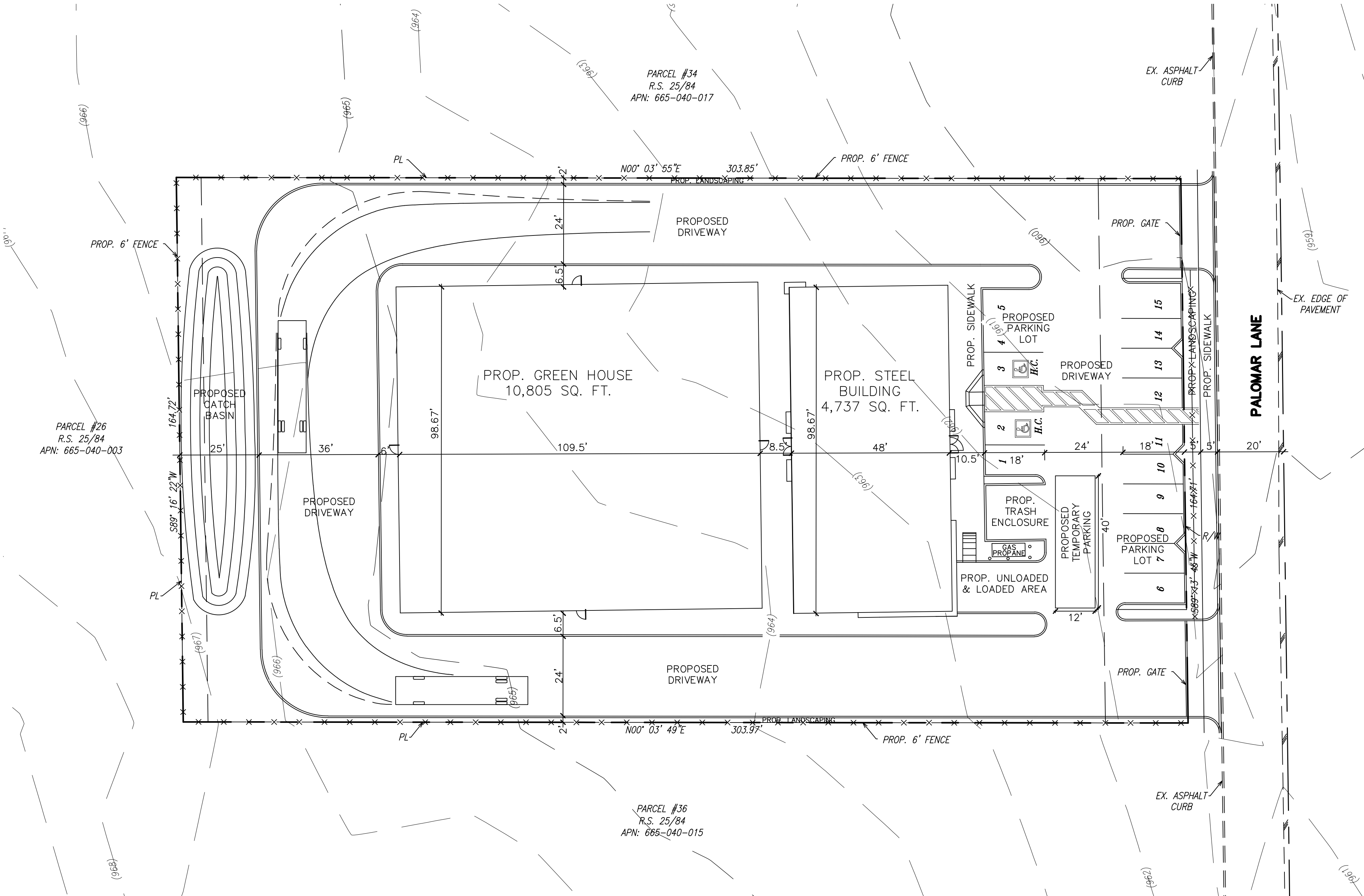
NOVEMBER 8, 2017

DATE OF PREPARATION:

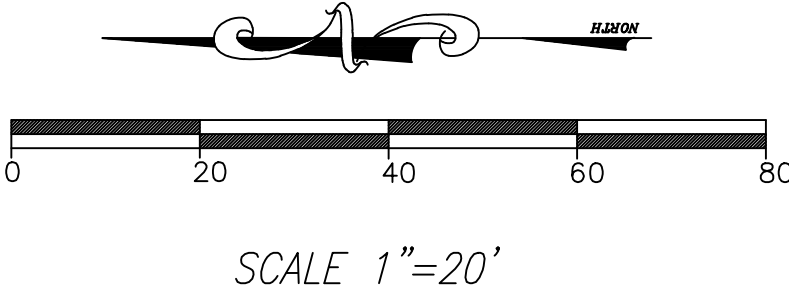
PARCEL 35 OF SUNNY SANDS RANCHOS, UNIT NO. 3, A RECORD OF
SURVEY OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 1,
TOWNSHIP 3 SOUTH, RANGE 4 EAST, SAN BERNARDINO BASE AND
MERIDIAN, ON FILE IN BOOK 25, PAGE 84, OF RECORDS OF SURVEY,
RIVERSIDE COUNTY RECORDERS.

NOTE:

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.



VICINITY MAP
N.T.S.



LEGEND

GROSS AREA	=	54,886	SQ. FT.	-	1.26	AC.
NET AREA	=	50,054	SQ. FT.	-	1.15	AC.
PROP. STEEL BUILDING	=	4,737	SQ. FT.			
PROP. GREEN HOUSE	=	10,805	SQ. FT.			
PROP. PARKING LOT	=	3,737	SQ. FT.			
PROP. DRIVEWAY	=	20,022	SQ. FT.			
PROP. SIDEWALK	=	5,491	SQ. FT.			
PROP. LANDSCAPING	=	5,262	SQ. FT.			

OCCUPANCY GROUP -- F-1 HEMP PRODUCTS
PROPOSED OCCUPANCY LOAD 15
BUILDING TYPE --- COMMERCIAL M-1
TYPE CONSTRUCTION --- V-N
DESCRIPTION OF THE USE -- FACTORY INDUSTRIAL

TYPE BUILDING: STEEL FRAME
NO REQUIRED FIRE SPRINKLER SYSTEM

PARKING CALCULATIONS:
REQUIRED PARKING STALLS 1 PER 250 S.F. OFFICE
BREAKROOMS, RESTROOMS, CONFERENCE ROOMS
1,363 S.F. 250 S.F. = 6 STALLS

REQUIRED PARKING STALLS 1 PER 750 S.F. PACKING,
MANUFACTURING ROOMS, LABORATORY
865 S.F. 750 S.F. = 2 STALLS

REQUIRED PARKING STALLS 1 PER 2,500 S.F. CULTIVATION,
FLOWERING, CLONE ROOMS, STORAGE ROOM
13,306 S.F. 2,500 S.F. = 6 STALLS

REQUIRED PARKING STALLS 14 STALLS
PROPOSED PARKING STALLS 15 STALLS

	Underground Service Alert	"RECORD DRAWING"	
	Call: TOLL FREE 800-422-4133	REVISION	

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

OWNER: ALEXANDER GUZMAN
401 & 59TH PLACE
LOS ANGELES, CA. 90003
TELEPHONE: (213) 785-4180

CITY OF DESERT HOT SPRINGS
PROPOSED SITE PLAN
PARCEL #35 RS 25/84, PALOMAR LANE
DESERT HOT SPRINGS, CA.
SEC. 1, T. 3 S., R. 4 E., S.B.B.M.

FILE NO. SHEET 1
OF
DWG. NO. 1 SHEETS