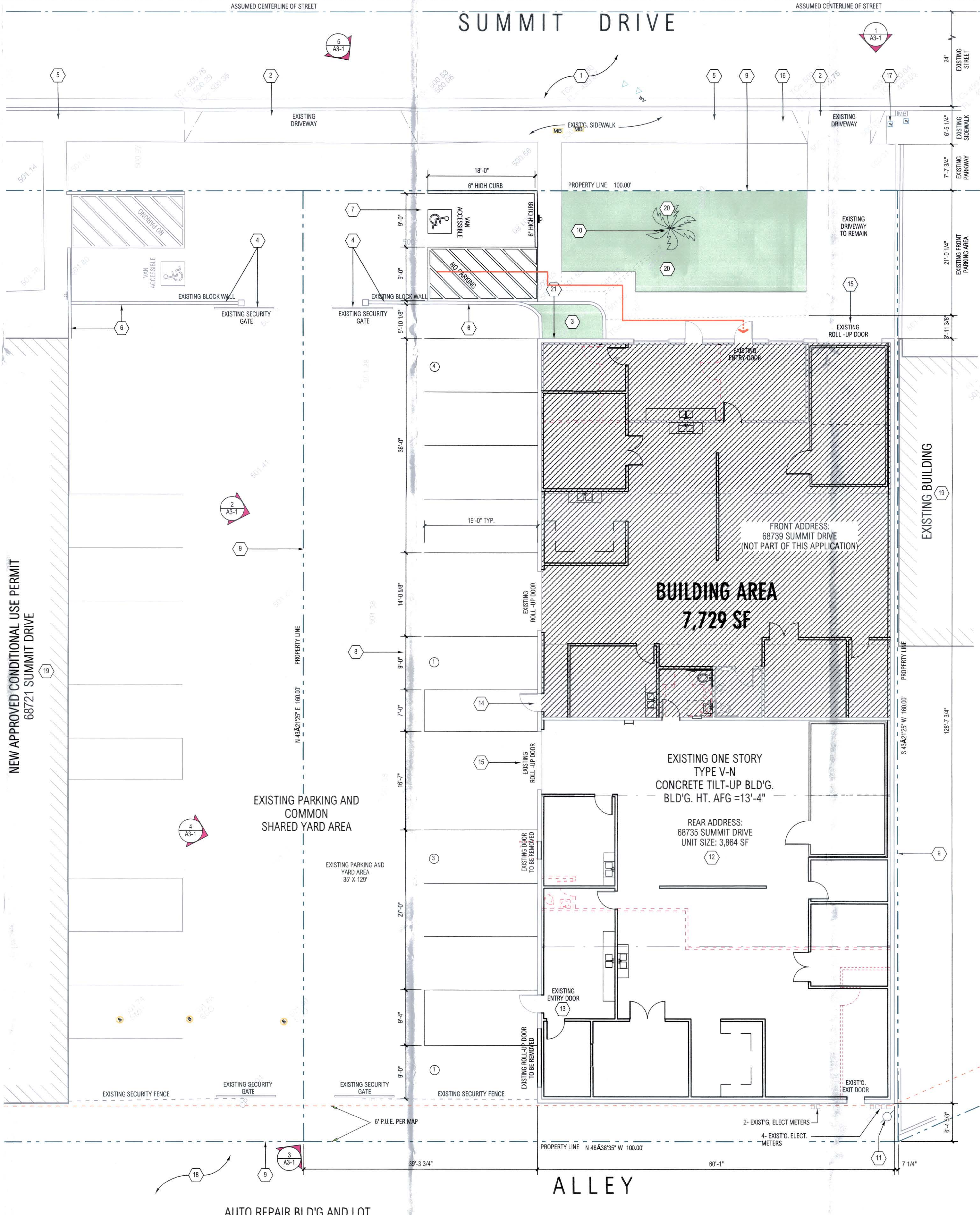


OXFORD BUILDING 4
 68735 SUMMIT DRIVE, CATHEDRAL CITY, CA 92234

CONDITION USE PERMIT - SITE PLAN



UTILITY PURVEYORS DIRECTORY

SEWER & WATER : DESERT WATER AGENCY (DWA) 1200 S. GENE AUTRY TRAIL PALM SPRINGS, CA 92264 PHONE: 760 323-4071	ELECTRICITY : SCE 38100 CATHEDRAL CANYON DR. CATHEDRAL CITY, CA 92234 PHONE: 1800 655-4555	SOLID WASTE : BURRTEC WASTE INDUSTRIES, INC. DESERT VALLEY DISPOSAL INC/ 4990 E. MESQUITE AVE. PALM SPRINGS, CA 92264 PHONE: 760 329-5030 760 340-2113
GAS : THE GAS COMPANY 211 NORTH SUNRISE WAY PALM SPRINGS, CA 92262 PHONE: 1800 427-2200	CABLE : TIME WARNER CABLE PALM SPRINGS 440 EL CIELO RD. SUITE 1810 PALM SPRINGS, CA PHONE: 760 764-5313	PHONE SERVICE: TIME WARNER CABLE

PROJECT DIRECTORY

OWNER: CRESSORE 3843 S. BRISTOL STREET #126 SANTA ANA CA 92707 PHONE: 714-343-9175 E-MAIL: CONTACT: BERNARD STEIMANN	ARCHITECT: RGA, OFFICE OF ARCHITECTURAL DESIGN 15231 ALTON PARKWAY, SUITE 100 IRVINE, CA 92618 PHONE: 949-341-0240 FAX: 949-341-0822 E-MAIL: mike@rga-architects.com CONTACT: MIKE GILL
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LANDSCAPE PANT SPECIES

Common Name	Size	Water Usage
Calliandra eriophylla	15 G	Low
Fairy Duster	15 G	Low
Desert Bird of Paradise	15 G	Low
Leucophyllum frutescens	5 G	Low
'Compacta' Compact	5 G	Low
Texas Sage	1 G	Low
Muhlenbergia rigens	1 G	Low
Dear Grass	1 G	Low
Lantana hybrid 'New Gold' Compact Gold	1 G	Low
Lantana	1 G	Low
Dasyliiron wheeleri	5 G	Low
Desert spoon	5 G	Low
Agave americana	5 G	Low
Century Plant	5 G	Low
Hesperaloe parviflora	1 G	Low
Red Yucca	5 G	Low
Agave attenuata Foxtail	5 G	Low
Agave	5 G	Low
Echium candicans Pride of Madeira	5 G	Low
Salvia clevelandii	5 G	Low
Cleveland Sage	5 G	Low
Salvia greffii 'Furman's Red' Furman's Red Sage	1 G	Med
Bougainvillea 'San Diego Red' Bougainvillea	15 G	Med
Macfadyena unguis - Cat's Claw	5 G	Med
Stipa tenuissima	1 G 4' o.c.	Med
Mexican Feather Grass	1 G 4' o.c.	Med
Baccharis pilularis 'Twin Peaks' Dwarf Coyote	1 G 4' o.c.	Med
Brush 'Twin Peaks'	1 G 4' o.c.	Med
Artemesia schmidtiana 'Powis Castle'	1 G 4' o.c.	Med
Muhlenbergia capillaris 'Lencea' Regal Mist Pink	1 G 4' o.c.	Med
Muhly	1 G 4' o.c.	Med

PROJECT DATA

SITE AREA:	16,000 SF
GROSS SITE AREA	.36 AC
TOTAL BUILDING AREA:	1,144 SF
OFFICE AREA:	6,585 SF
MANUFACTURING AREA:	10 SF
WAREHOUSE AREA:	7,729 SF
TOTAL	7,729 SF
CONDITIONAL USE PERMIT SPACE AREA	
OFFICE AREA:	572 SF
MANUFACTURING AREA:	3,262 SF
WAREHOUSE AREA:	10 SF
TOTAL:	3,864 SF
TOTAL NET COVERAGE:	48.30 %
TOTAL SITE LANDSCAPING: PROVIDED AREA	85 SF
TOTAL PARKING REQUIRED:	5 STALLS
TOTAL PARKING PROVIDED:	9 STALLS
9 X 18' STANDARD STALLS	8 STALLS
ACCESSIBLE STALLS	1 STALLS
TOTAL AUTO STALLS	9 STALLS

AREA JUSTIFICATION

OCCUPANCY:	8, F-1 & S-1
SPRINKLERED	NONE
CONSTRUCTION TYPE	TYPE V - N
AREA JUSTIFICATION:	BASIC ALLOWABLE
	8,500 SF

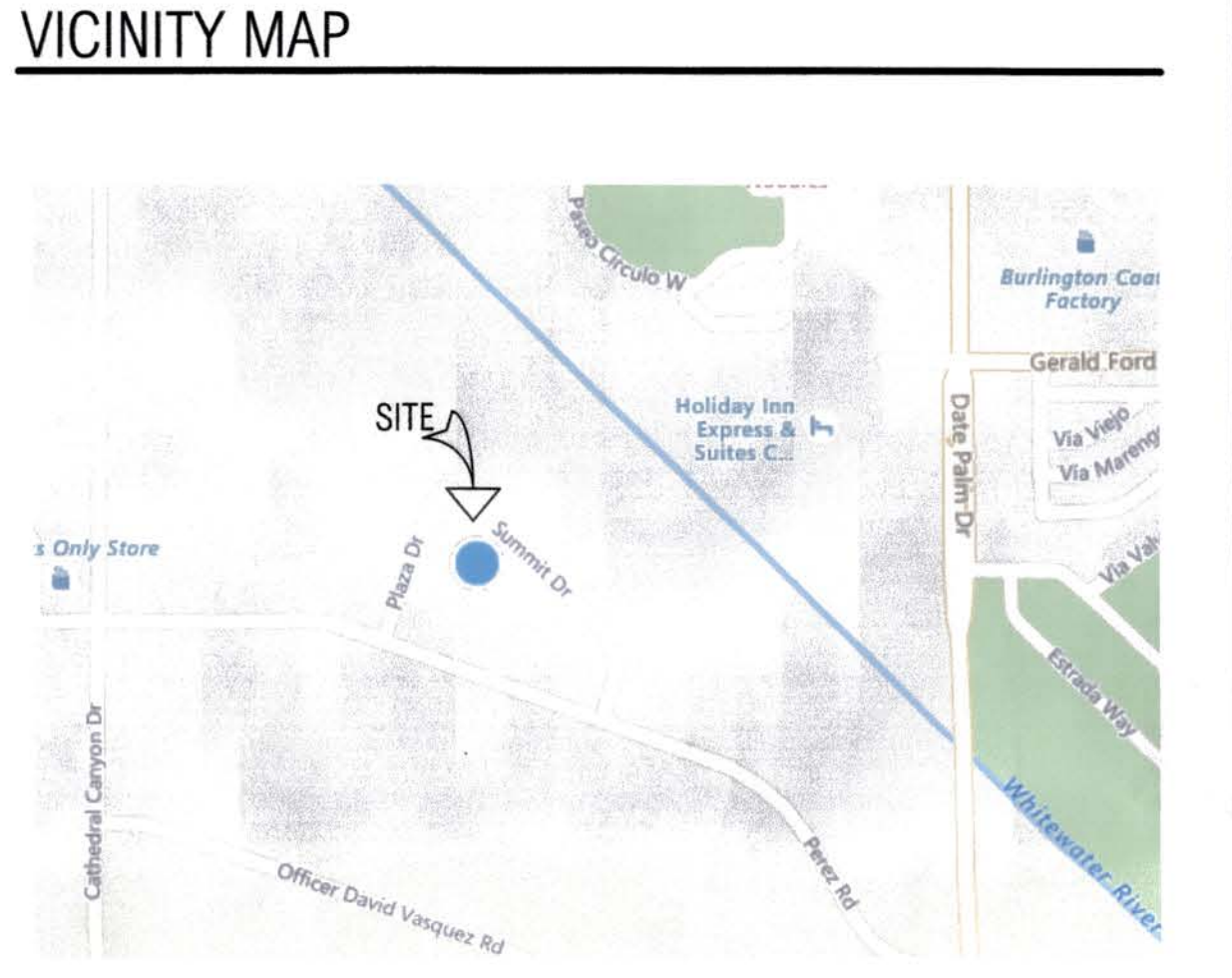
LEGAL DESCRIPTION
 LOT 19 AND AN UNDIVIDED 2/27TH INTEREST IN AND TO LOTS D,E AND F, IN TRACT NO. 3697, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE 12 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

REFERENCE NUMBERS

ASSESSOR PARCEL NO.	687-162-003
MAP BOOK:	62/12
COUNTY ZONE:	I-1, LIGHT INDUSTRIAL

- CITY PLANNING NOTES:
- THE ENVIRONMENTAL PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED, SEE ATTACHED DOCUMENT.
 - AN EMERGENCY PLAN WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
 - ODOR FILTRATION SYSTEM WILL BE INSTALLED PRIOR TO OCCUPANCY, PROVIDE CHARCOL FILTRATION WITHIN THE ENCLOSED SPACE, UNIT TO BE "SPEC" CAN FAN CAN 150".
 - THE EXISTING / PROPOSED LICENSED PREMISES IS CURRENTLY USED AS AUTOMOTIVE.
 - THE SOURCE OF POWER WILL BE SOUTHERN CALIFORNIA EDISON, SERVICE SIZE WILL BE 600 AMPS WITH A TOTAL DEMAND OF 50 AMPS.
 - NO SIGNAGE WILL BE PROVIDED AT THIS TIME.
 - EXISTING PAVED PARKING LOT WILL NEED TO BE REPAVED AND RESTRIPTED, BROKEN STREET CURBS, DRIVE APPROACHES, SIDEWALKS AND GUTTERS ARE TO BE REPLACED PER THE ENGINEERING DEPT.
 - ALL NEW AND EXISTING BUILDING LIGHTS MUST BE SHIELDED TO PREVENT SPILLOVER OF LIGHT TO ADJACENT PROPERTIES, NO ADDITIONAL EXTERIOR LIGHTING IS REQUIRED AT THIS TIME.
 - THE EXISTING BUILDING DOESN'T CURRENTLY HAVE INTERIOR FIRE SPRINKLERS, NO NEW SPRINKLERS WILL BE ADDED.

- KEYNOTES:
- EXISTING STREET.
 - EXISTING CURB CUT
 - EXISTING IRRIGATED DESERT LANDSCAPE AREA BOUNDED BY 6" CONC. CURB.
 - EXISTING 6' HT. CMU SECURITY WALL W/ 6' HT. ROLLING WROUGHT IRON GATE AT ENTRY TO SITE.
 - EXISTING CITY SIDEWALK.
 - EXISTING 6' HT. CMU WALL.
 - NEW CONFORMING ADA PARKING STALL WITH ADDED 6" HIGH CONCRETE CURB ON TWO SIDES
 - INDICATES NEW AND EXISTING 9 X 19 STANDARD PARKING STALLS.
 - INDICATES EXISTING PROPERTY LINE.
 - EXISTING PALM TREE AND PLANTER TO REMAIN.
 - EXISTING POWER POLE.
 - EXISTING ONE STORY CMU BUILDING.
 - EXISTING PRIMARY BUILDING ENTRANCE.
 - EXISTING 3' X 7' HOLLOW METAL EXIT DOOR.
 - EXISTING 9'-0" X 10'-0" GRADE LEVEL LOADING DOOR.
 - EXISTING MAIL BOX.
 - EXISTING WATER METER AND DDC.
 - EXISTING COMMON ALLEY WAY.
 - INDICATES EXISTING ADJACENT BUILDINGS
 - NEW LANDSCAPE AREA (REMOVED ASHALT PAVING), SEE ATTACHED LIST OF PLANT SPECIES TO BE INCLUDED IN NEW PLANNING AREA.
 - BUILDING ADDRESS LETTERS WILL BE PLACED ON THE BUILDING ARE TO BE MIN. 12" HIGH IN PLAIN SIGHT FROM THE STREET AND WILL BE INTERNALLY OR EXTERNALLY ILLUMINATED.



RGA PROJECT NO: 16138-00
 CAD FILE NAME: 16138-00-2A1-1P
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 CHK'D BY: CS
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 SHEET TITLE