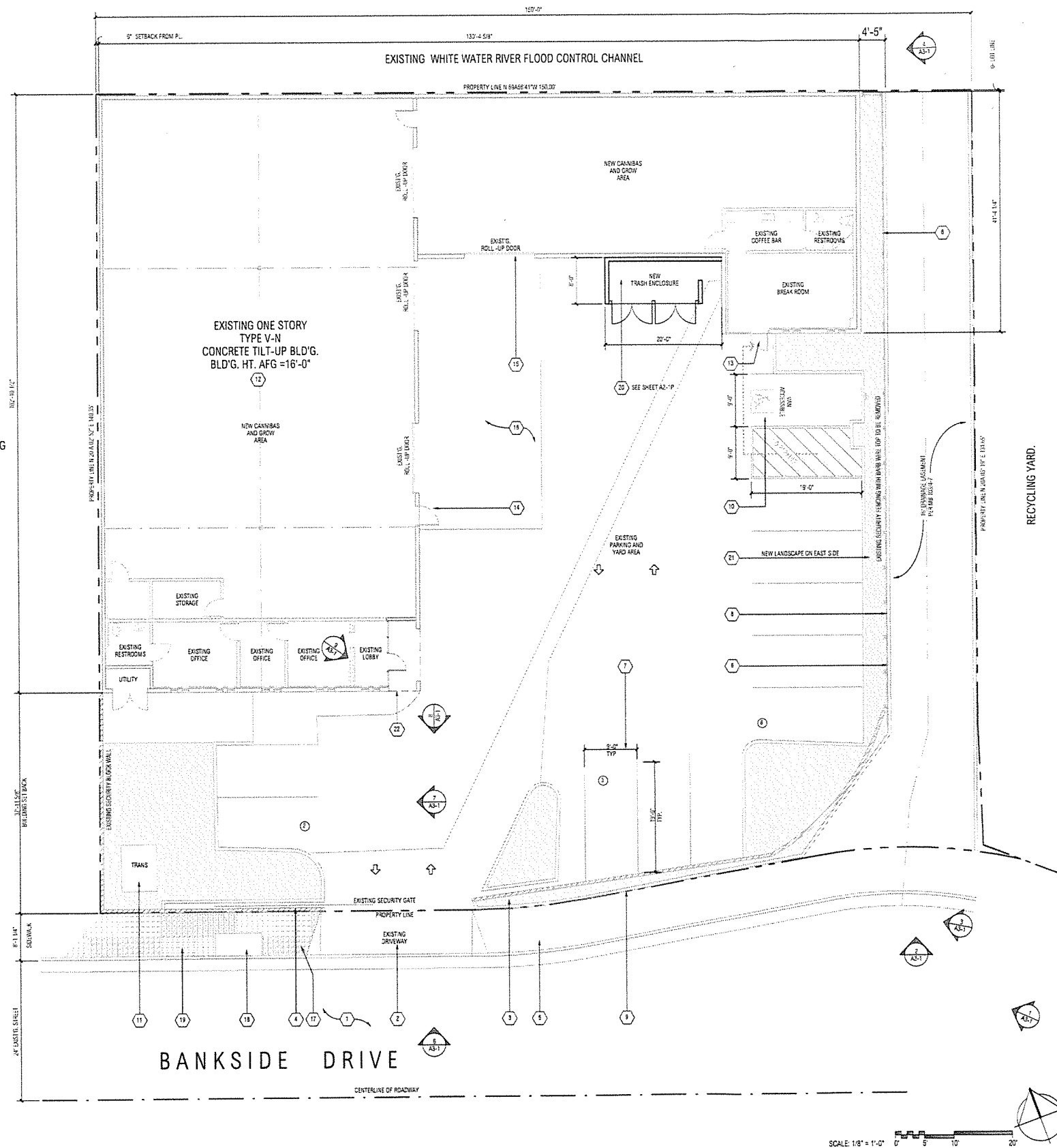




UTILITY PURVEYORS DIRECTORY

SEWER & WATER : DESERT WATER AGENCY (DWA) 1200 S. GENE AUTRY TRAIL PALM SPRINGS, CA PHONE: 760-323-4871	ELECTRICITY : SCE 25100 CATHEDRAL CANYON DR. CATHEDRAL CITY, CA 92234 PHONE: 1-800-655-4555	SOLID WASTE : BURKETT WASTE INDUSTRIES, INC. DESERT VALLEY DISPOSAL, INC. 1680 E. MORGUE AVE. PALM SPRINGS, CA 92264 PHONE: 760-329-0030 760-343-2113
GAS : THE GAS COMPANY 271 NORTH QUINCY WAY PALM SPRINGS, CA 92262 PHONE: 1-800-427-2222	CABLE : TIME WARNER CABLE PALM SPRINGS 440 EL CIELO RD. SUITE 900 PALM SPRINGS, CA PHONE: 760-784-5312	PHONE SERVICE : TIME WARNER CABLE

PROJECT DIRECTORY

OWNER: CALI CLEAR 3415 S. BRISTOL STREET #126 SANTA ANA, CA 92707 PHONE: 494-12-1816 E-MAIL: CONTACT: WILLARD THACKER	ARCHITECT: RGA, OFFICE OF ARCHITECTURAL DESIGN 15231 ALTON PARKWAY, SUITE 100 IRVINE, CA 92618 PHONE: 949-341-0240 FAX: 949-341-0922 E-MAIL: rga@rga-ar.com 161616.com CONTACT: MIKE GILL
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LANDSCAPE PLANT SPECIES

Common Name	Size	Water Usage
Calliandra eriophylla	15 G	Low
Fairy Duster	15 G	Low
Ceanothus glaberrimus	15 G	Low
Desert Bird of Paradise	15 G	Low
Leucophyllum frutescens	15 G	Low
Compacta Compact	15 G	Low
Texas Sage	15 G	Low
Muntenbergia rigens	15 G	Low
Deer Grass	1 G	Low
Lantana hybrid 'New Gold'	1 G	Low
Compact Gold	1 G	Low
Lantana	1 G	Low
Dasyliodon wheeleri	1 G	Low
Desert spoon	1 G	Low
Agave americana	1 G	Low
Century Plant	1 G	Low
Hesperaloe parviflora	1 G	Low
Red Yucca	1 G	Low
Agave attenuata Foxtail	1 G	Low
Agave	1 G	Low
Echium candicans Pride of Madras	1 G	Low
Salvia clevelandii	1 G	Low
Cleveland Sage	1 G	Low
Salvia greffii 'Furman's Red'	1 G	Med
Furman's Red Sage	1 G	Med
Bougainvillea 'San Diego Red'	1 G	Med
Bougainvillea	1 G	Med
Macfadyena unguis - Cat's Claw	1 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
Artemisia schmidtiana 'Twin Peaks'	1 G 4' o.c.	Med
Muntenbergia capillaris 'Lancel' Regal Mist Pink	1 G 4' o.c.	Med
Muhly	1 G 4' o.c.	Med

PROJECT DATA

SITE AREA	22,720 SF
GROSS SITE AREA	43 AC
BUILDING AREA	20 SF
OFFICE AREA	1,485 SF
MANUFACTURING AREA	1,485 SF
WAREHOUSE AREA	1,485 SF
TOTAL	3,455 SF
NET COVERAGE	38.85 %
SITE AND SCAPING PROVIDED AREA	1,950 SF OR 0.044 %
PARKING REQUIRED	5,645 SF @ 1:1500
PARKING PROVIDED	5 X 18' STANDARD STALLS 1 STALL 1 STALL TOTAL 2 STALLS

AREA JUSTIFICATION

OCCUPANCY	B, F-1 & S-1
SPRINKLERED	NONE
CONSTRUCTION TYPE	TYPE V - N
AREA JUSTIFICATION	BASIC ALLOWABLE \$500 SF

LEGAL DESCRIPTION

LOT 9 OF TRACT NO. 8888, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 130, PAGE 4 THROUGH 7 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND AS AMENDED BY CERTIFICATE OF CORRECTION RECORDED DECEMBER 1, 1989 AS INSTRUMENT NO. 225372, OFFICIAL RECORDS.

REFERENCE NUMBERS

ASSESSOR PARCEL NO.	087-31-010-1
MAP BOOK	1034-7
COUNTY ZONE	I-1 - LIGHT INDUSTRIAL

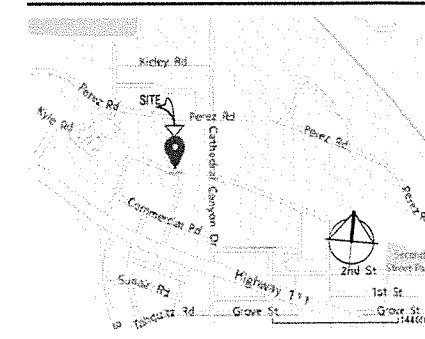
CITY PLANNING NOTES:

1. THE ENVIRONMENTAL PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMIT'S BEING ISSUED. SEE ATTACHED DOCUMENTS.
2. AN EMERGENCY PLAN WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
3. DRAINAGE FILTRATION SYSTEM WILL BE INSTALLED PRIOR TO OCCUPANCY. PROVIDE CHARCOAL FILTRATION WITHIN THE ENCLOSED SPACE. UNIT TO BE "SPRINK" CAN FAN CAN "50".
4. THE EXISTING PROPOSED LICENSED PREMISES IS CURRENTLY USED AS AUTOMOTIVE.
5. THE SOURCE OF POWER WILL BE SOUTHERN CALIFORNIA Edison. SERVICE SIZE WILL BE 600 AMPS WITH A TOTAL DEMAND OF 50 AMPS.
6. THE SOURCE OF WATER IS PROVIDED BY THE WILL SERVE FROM DESERT WATER AGENCY.
7. ALL SIGNAGE ON THE NORTH AND EAST ELEVATION WILL BE REMOVED. NO SIGNAGE WILL BE PROVIDED AT THIS TIME.
8. 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.
9. ALL NEW AND EXISTING BUILDING LIGHTS MUST BE SHIELDS TO PREVENT SPILLOVER OF LIGHT INTO ADJACENT PROPERTIES. NO ADDITIONAL EXTERIOR LIGHTING IS REQUIRED AT THIS TIME.
10. THE EXISTING BUILDING DOES CURRENTLY HAVE INTERIOR FIRE SPRINKLERS.

KEYNOTES: (200)

1. EXISTING STREET
2. EXISTING CURB CUT
3. EXISTING 2' HEIGHT PLANTER
4. EXISTING 6' HIGH CMU SECURITY WALL WITH 6' H.T. ROLLING WROUGHT IRON GATE AT ENTRY TO SITE.
5. EXISTING CITY SIDEWALK
6. EXISTING 6' HIGH CHAIN LINK FENCING WITH BARBED WIRE TO BE REMOVED AND REPLACED WITH A NEW 6'-0" HIGH TUBE STEEL FENCE, PAINTED BLACK.
7. INDICATES NEW AND EXISTING 9 X 12 STANDARD PARKING STALLS.
8. EXISTING IRRIGATED DESERT LANDSCAPE AREA BOUNDED BY 6' CONC. CURB TO REMAIN.
9. INDICATES EXISTING PROPERTY LINE.
10. NEW CONFORMING ADA PARKING STALL
11. EXISTING TRANSFORMER
12. EXISTING ONE STORY CONCRETE TILT-UP BUILDING.
13. EXISTING PRIMARY BUILDING ENTRANCE.
14. EXISTING 2' X 7' HOLLOW METAL EXIT DOOR.
15. EXISTING 12'-0" X 10'-0" GRADE LEVEL LOADING DOOR.
16. EXISTING TRUCKING APRON.
17. EXISTING MAIL BOX.
18. EXISTING WATER METER AND DOG.
19. EXISTING CITY IRRIGATED DESERTSCAPE TO REMAIN. APPLICANT / PROPERTY OWNER SHALL MAINTAIN THE IRRIGATED DESERTSCAPE.
20. NEW TRASH ENCLOSURE PER ATTACHED DETAILS ON SHEET A2-1P.
21. NEW LANDSCAPE AREA. SEE ATTACHED LIST OF PLANT SPECIES TO BE INCLUDED IN THE NEW PLANNING AREA.
22. BUILDING ADDRESS LETTERS WILL BE PLACED ON THE BUILDING ARE TO BE MIN. 12" HIGH IN PLAIN FONT FROM THE STREET AND WILL BE INTERNALLY OR EXTERNALLY ILLUMINATED.

VACINITY MAP



RG**A**

Office of Architectural Design

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FX 949-341-0922

OXFORD BUILDING 3

36345 BANKSIDE DRIVE, CATHEDRAL CITY, CA 92234

CONDITIONAL USE PERMIT - SITE PLAN

RG	PROJECT NO.	10043-02
CAD	FILE NAME	10043-02-A1-1P
DRAWN	BY	MG
CHECKED	BY	CF
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.		
SHEET TITLE		
A1-1P		
MARK	DATE	DESCRIPTION
8/18/16	CONCEPTUAL SITE PLAN	

08-30-2016