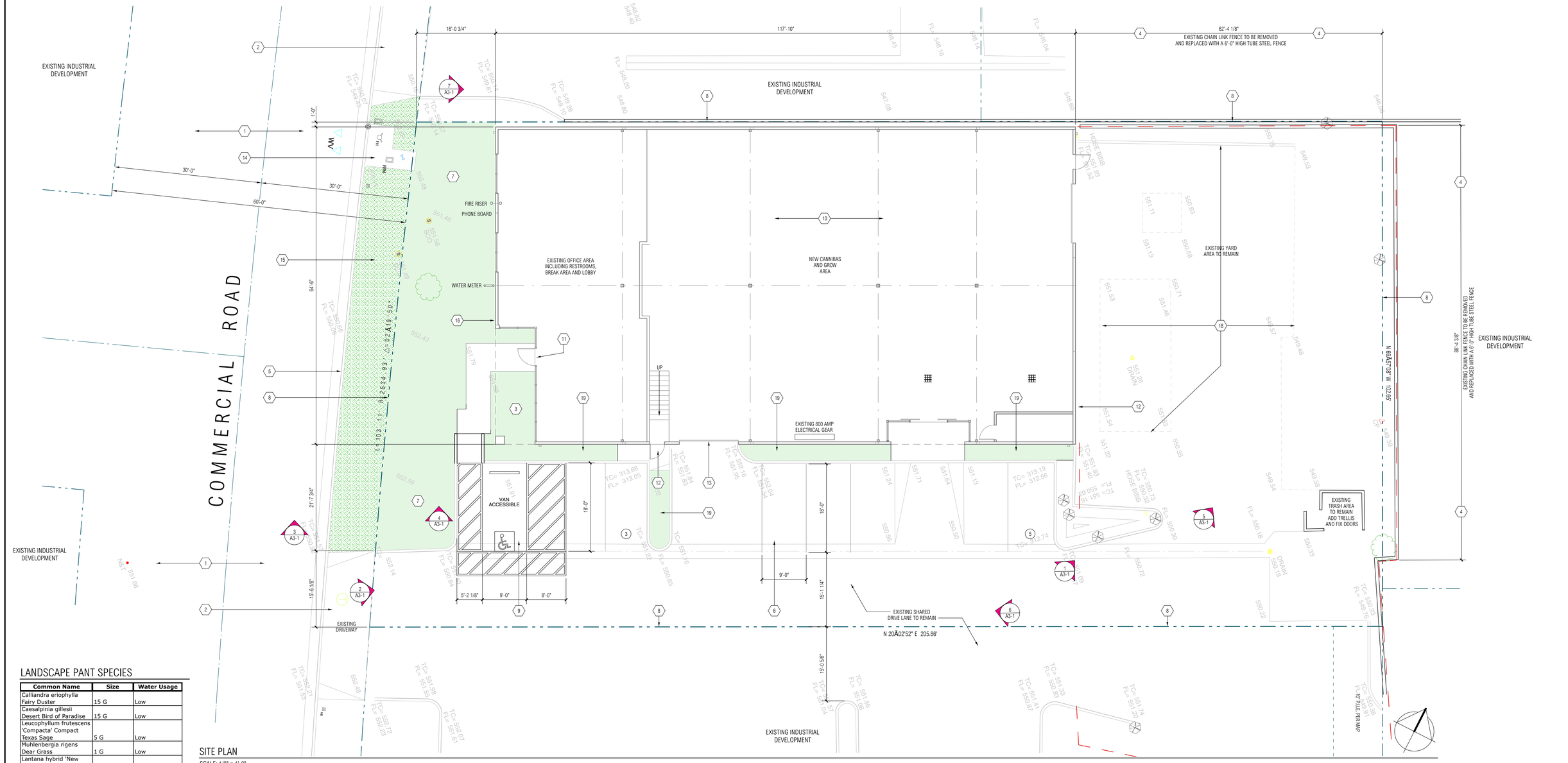


SITE PLAN

SCALE: 1/8" = 1'-0"

LANDSCAPE PANT SPECIES

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

KEYNOTES: (000)

1. EXISTING STREET
2. EXISTING CURB CUT
3. EXISTING PLANTER AREA
4. EXISTING 6' HIGH SECURITY CHAINLINK FENCE TO BE REMOVED AND REPLACED WITH A 6'-0" TUBE STELL FENCE PAINTED BLACK.
5. EXISTING CITY CURB AND GUTTER
6. INDICATES EXISTG. 9' X 19' STANDARD PARKING STALLS.
7. EXISTING IRRIGATED GRASS LANDSCAPE AREA BOUNDED BY 6" CONC. CURB TO BE REMOVED AND PROVIDE NEW DESERT, LOW WATER LANDSCAPE, SEE PLANT SPECIES THIS SHEET.
8. INDICATES EXISTING PROPERTY LINE
9. NEW CONFORMING ADA PARKING STALL.
10. EXISTING ONE STORY CONCRETE TILT-UP BUILDING
11. EXISTING PRIMARY BUILDING ENTRANCE
12. EXISTING 3' X 7' HOLLOW METAL EXIT DOOR
13. EXISTING 10'-0" X 12'-0" GRADE LEVEL LOADING DOOR
14. EXISTING WATER METER AND DOUBLE DETECTOR CHECK
15. EXISTING CITY IRRIGATED GRASS LANDSCAPE AREA TO BE REMOVED AND PROVIDE NEW DESERT, LOW WATER LANDSCAPE, SEE PLANT SPECIES THIS SHEET. APPLICATE / OWNER SHALL MAINTAIN OFF-SITE LANDSCAPE.
16. 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.
17. EXISTING TRASH ENCLOSURE TO REMAIN, BUT WILL REQUIRE IMPROVEMENTS PER ATTACHED DETAILS ON SHEET A2-1P
18. EXISTING RAMP AND CONCRETE PAD TO BE REMOVED AND RESTORED PER THE ENGINEERING DEPT.
19. REMOVE EXISTING CONCRETE AND REPLACE WITH IRRIGATED LANDSCAPE PER SEE PLANT SPECIES THIS SHEET.

PROJECT DIRECTORY

OWNER:
SATELLITIES DIP
3843 S. BRISTOL STREET, SUITE 126
SANTA ANA CA 90704
PHONE: 949-412-1816
E-MAIL:
CONTACT: MILLARD THACKER

ARCHITECT:
RGA, OFFICE OF ARCHITECTURAL DESIGN, INC.
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
PHONE: 949-341-0240
FAX: 949-341-0922
E-MAIL: mike@rga-architects.com
CONTACT: MIKE GILL

CITY PLANNING NOTES:

1. THE ENVIRONMENTAL PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED, SEE ATTACHED DOCUMENTS.
2. AN EMERGENCY PLAN WILL BE REQUIRED PRIOR TO CERIFICATE OF OCCUPANCY.
3. ODOR FILTRATION SYSTEM WILL BE INSTALLED PRIOR TO OCCUPANCY. PROVIDE CHARCOL FILTRATION WITHIN THE ENCLOSED SPACE. UNIT TO BE "SPEC" CAN FAN CAN 150'.
4. THE EXISTING / PROPOSED LICENSED PREMISES IS CURRENT USE IS 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. ALL SIGNAGE ON THE NORTH AND EAST ELEVATION WILL BE REMOVED. NO SIGNAGE WILL BE PROVIDED AT THIS TIME.
7. EXISTING PAVED PARKING LOT WILL NEED TO BE REPAVED AND RESTRIPPED. BROKEN STREET CURBS, DRIVE APPROACHES, SIDEWALKS AND GUTTERS ARE TO BE REPLACED PER THE ENGINEERING DEPT.
8. ALL NEW AND EXISTING BUILDING LIGHTS MUST BE SHEILDED TO PREVENT SPILLOVER OF LIGHT TO ADJACENT PROPERTIES. NO ADDITIONAL EXTERIOR LIGHTING IS REQUIRED AT THIS TIME.
9. THE EXISTING BUILDING DOES CURRENTLY HAVE INTERIOR FIRE SPRINKLERS.

LEGAL DESCRIPTION

ALL OF LOT 18 AND THAT POTION OF LOT 13 OF TRACT NO. 6066, IN THE CITY OF CATHEDRAL CITY, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA AS SHOWN BY MAP ON FILE IN BOOK 103, PAGE 4 THROUGH 7, INCLUSIVE, OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

REFERENCE NUMBERS

ASSESSOR PARCEL NO. 687-312-018

MAP BOOK: 103/4-7

COUNTY ZONE: I-1- LIGHT INDUSTRIAL

UTILITY PURVEYORS DIRECTORY

SEWER & WATER :
DESERT WATER AGENCY (DWA)
1200 S. GENE AUTRY TRAIL
PALM SPRINGS, CA
PHONE: 760 323-4971

GAS :
THE GAS COMPANY
211 NORTH SUNRISE WAY
PALM SPRINGS, CA 92262
PHONE: 1800 427-2200

ELECTRICITY:
SCE
36100 CATHEDRAL CANYON DR.
CATHEDRAL CITY, CA 92234
PHONE: 1800 655-4555

CABLE :
TIME WARNER CABLE
PALM SPRINGS 440 EL CIELO RD.
SUITE 9&10
PALM SPRINGS, CA
PHONE: 760 764-5313

SOLID WASTE:
BURRTEC WASTE INDUSTRIES, INC.
DESERT VALLEY DISPOSAL INC/
4690 E. MESQUITE AVE.
PALM SPRINGS CA 92264
PHONE: 760 329-5030 760 340-2113

PHONE SERVICE:
TIME WARNER CABLE

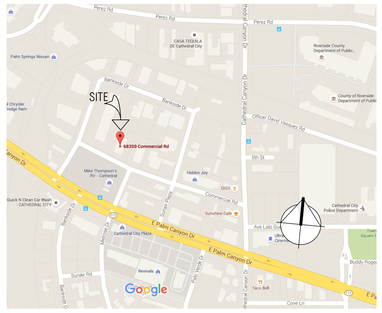
PROJECT DATA

SITE AREA:	
GROSS SITE AREA	20,673 SF
	0.47 AC
BUILDING AREA:	
OFFICE AREA:	00 SF
MANUFACTURING AREA:	5,010 SF
WAREHOUSE AREA:	2,590 SF
TOTAL	7,600 SF
NET COVERAGE:	37.12 %
SITE LANDSCAPING:	
PROVIDED AREA	1,583 SF OR 0.07 %
PARKING REQUIRED:	
7,600 SF @ 1/1500	5 STALLS
PARKING PROVIDED:	
9 X 18' STANDARD STALLS	7 STALLS
ACCESSIBLE STALLS	1 STALLS
TOTAL AUTO STALLS	8 STALLS

AREA JUSTIFICATION

OCCUPANCY	B , F-1 & S-1
SPRINKLERED	YES
CONSTRUCTION TYPE	TYPE V - N
AREA JUSTIFICATION:	
BASIC ALLOWABLE	8,500 SF

VICINITY MAP



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FX 949-341-0922

OXFORD BUILDING 2

68350 COMMERCIAL ROAD, CATHEDRAL CITY, CA 92234

CONDITIONAL USE PERMIT - SITE PLAN

MARK	DATE	DESCRIPTION
	8/19/16	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	16042-00
CAD FILE NAME:	16042-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS

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SHEET TITLE

A1-1P