

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

SCE
36100 CATHEDRAL C
CATHEDRAL CITY, CA
PHONE: 1800 655-45

CABLE :
TIME WARNER CABL
PALM SPRINGS 440
SUITE 9&10
PALM SPRINGS, CA
PHONE: 760 764-531

BURRTEC WASTE INDUSTRIES, INC.
DESERT VALLEY DISPOSAL INC/
4690 E. MESQUITE AVE.
PALM SPRINGS CA 92264

PHONE SERVICE:
TIME WARNER CABLE

TIME WARNER CABLE

LEAN GREEN
3843 S. BRISTOL STREET #126
SANTA ANA CA 92707
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CONTACT: MILLARD THACKER

IRGA, OFFICE OF ARCHITECTURAL DESIGN
15231 ALTON PARKWAY, SUITE 100
IRVINE, CA 92618
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E-MAIL: mike@rga-architects.com
CONTACT: MIKE GILL

Common Name	Size	Water Usage
Calliandra eriophylla		
Fairy Duster	15 G	Low
Caesalpinia gilliesii		
Desert Bird of Paradise	15 G	Low
Eucalyptium 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 wheeleri		
Desert spoon	5 G	Low
Agave americana		
Century Plant	5 G	Low
Hesperaloe parviflora	1 G	Low
Red Yucca	5 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'		
Red Bougainvillea	15 G	Med
Macfadyena unguis -		
Cat's Claw	5 G	Med
Stipa tenuissima		
Mexican Feather Grass	1 G 4' o.c.	Med
Saccharis pilularis 'Twin Peaks'		
Brush' Dwarf Coyote		
Brush' Twin Peaks	1 G 4' o.c.	Med
Artemisia schmidtiana 'Powis Castle'		
Powis Castle	1 G 4' o.c.	Med
Muhlenbergia capillaris 'Lencas' Regal Mist Pink		
Muhly	1 G 4' o.c.	Med

SITE AREA:	
GROSS SITE AREA	16,814 SF 38 AC
BUILDING AREA:	
OFFICE AREA:	572 SF
MANUFACTURING AREA:	4,648 SF
WAREHOUSE AREA:	2,508 SF
TOTAL	7,728 SF
NET COVERAGE:	45.9 %
SITE LANDSCAPING: PROVIDED AREA	85 SF
PARKING REQUIRED: 7,729 SF @ 1/1500	5 STALLS
PARKING PROVIDED:	
9 X 18' STANDARD STALLS	5 STALLS
ACCESSIBLE STALLS	1 STALLS
TOTAL AUTO STALLS	6 STALLS

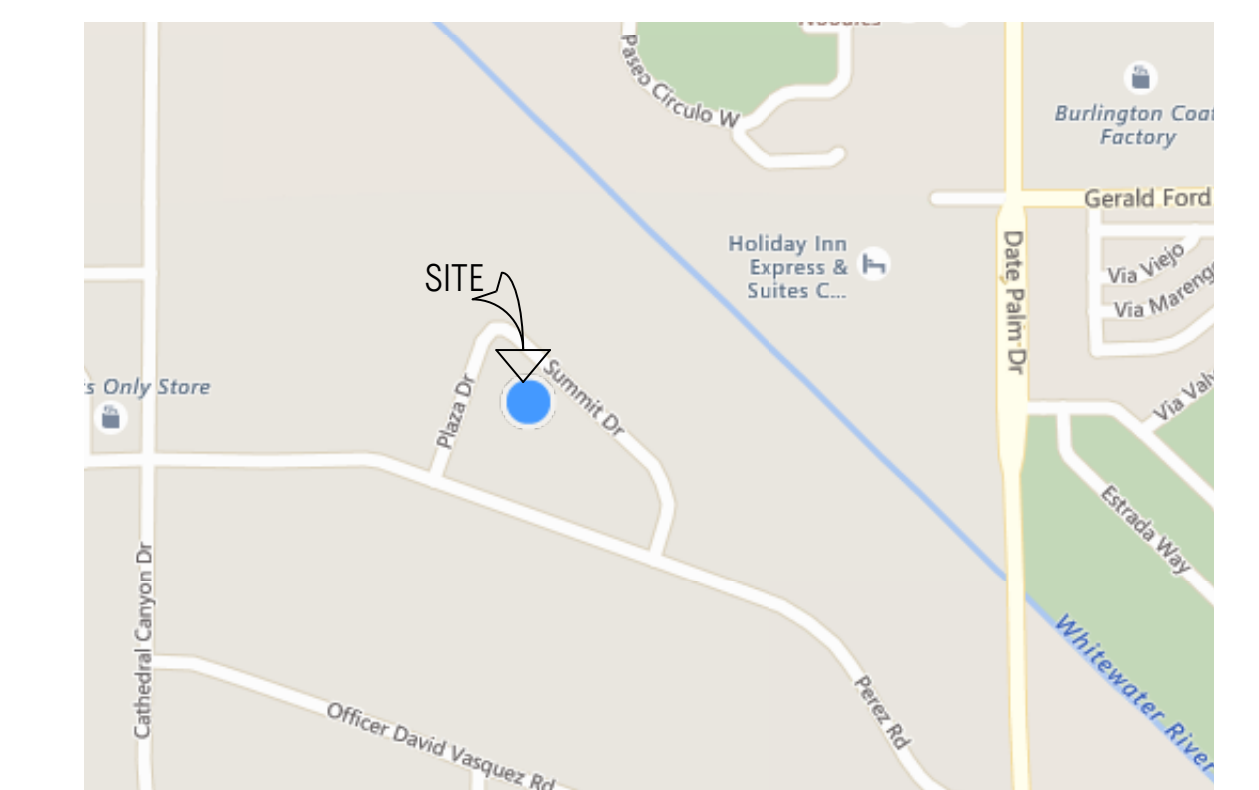
OCCUPANCY	B, F-1 & S-1
SPRINKLERED	NONE
CONSTRUCTION TYPE	TYPE V - N
AREA JUSTIFICATION:	
BASIC ALLOWABLE	8,500 SF

LOT 20 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.

ASSESSOR PARCEL NO. 687-162-004-4
MAP BOOK: 62/12
COUNTY ZONE: I-1- LIGHT INDUSTRIAL

1. THE ENVIRONMENTAL PLAN WILL BE REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED. SEE ATTACHED DOCUMENT.
2. AN EMERGENCY PLAN WILL BE REQUIRED PRIOR TO CERTIFICATE OF OCCUPANCY.
3. ODOR/FILTRATION SYSTEM WILL BE INSTALLED PRIOR TO OCCUPANCY. PROVIDE CARBON FILTRATION WITHIN THE ENCLOSED SPACE, UNTIL TO "SPEC" CAN BE SET AT 150".
4. IF ANY EXISTING / PROPOSED LICENSED PLANT IS USED 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. NO SIGNAGE WILL BE PROVIDED AT THIS TIME.
7. EXISTING PAVED PARKING LOT WILL NEED TO BE REPAVED AND RESTRIPPED, BROKEN STREET CURBS, DRIVE PAVEMENT, DRIVEWAYS, AND SIDEWALKS WILL BE REPLACED BY THE ENGINEER.
8. ALL NEW AND EXISTING LOT LIGHTS MUST BE SHIELDED TO PREVENT SPILLAGE OF LIGHT TO ADJACENT PROPERTIES. NO ADDITIONAL EXTERIOR LIGHTING IS REQUIRED AT THIS TIME.
9. IF ANY EXISTING BUILDING DOESN'T CURRENTLY HAVE INTERIOR FIRE SPRINKLERS, NO NEW SPRINKLERS WILL BE ADDED.

1. EXISTING STREET.
2. EXISTING CURB CUT
3. EXISTING IRRIGATED DESERT LANDSCAPE AREA BOUNDED BY 6" CONC. CURB.
4. EXISTING 6' HT. CMU SECURITY WALL W/ 6' HT. ROLLING WROUGHT IRON GATE AT ENTRY TO SITE.
5. EXISTING CITY SIDEWALK.
6. EXISTING 6' HT. CMU WALL.
7. NEW CONFORMING ADA PARKING STALL WITH ADDED 6" HIGH CONCRETE CURB ON TWO SIDES
8. INDICATES NEW AND EXISTING 9 X 19 STANDARD PARKING STALLS.
9. INDICATES EXISTING PROPERTY LINE.
10. EXISTING PALM TREE AND PLANTER TO REMAIN.
11. EXISTING POWER POLE.
12. EXISTING ONE STORY CMU BUILDING.
13. EXISTING PRIMARY BUILDING ENTRANCE.
14. EXISTING 3' X 7" HOLLOW METAL EXIT DOOR .
15. EXISTING 0'-0" X 10'-0" GRADE LEVEL LOADING DOOR.
16. EXISTING MAIL BOX.
18. EXISTING WATER METER AND DDC.
19. EXISTING COMMON ALLEY WAY.
20. INDICATES EXISTING ADJACENT BUILDINGS
21. NEW TRASH ENCLOSURE PER ATTACHED DETAILS, THIS SHEET.
22. EXISTING WALL TO BE REBUILT TO RETURNED TO THE EXISTING PERMIT SET.
23. NEW LANDSCAPE AREA (REMOVED ASHALT PAVING); SEE ATTACHED LIST OF PLANT SPECIES TO BE INCLUDED IN NEW PLANNING AREA.
24. 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.

[illegible]

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CHK'D BY:	C
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