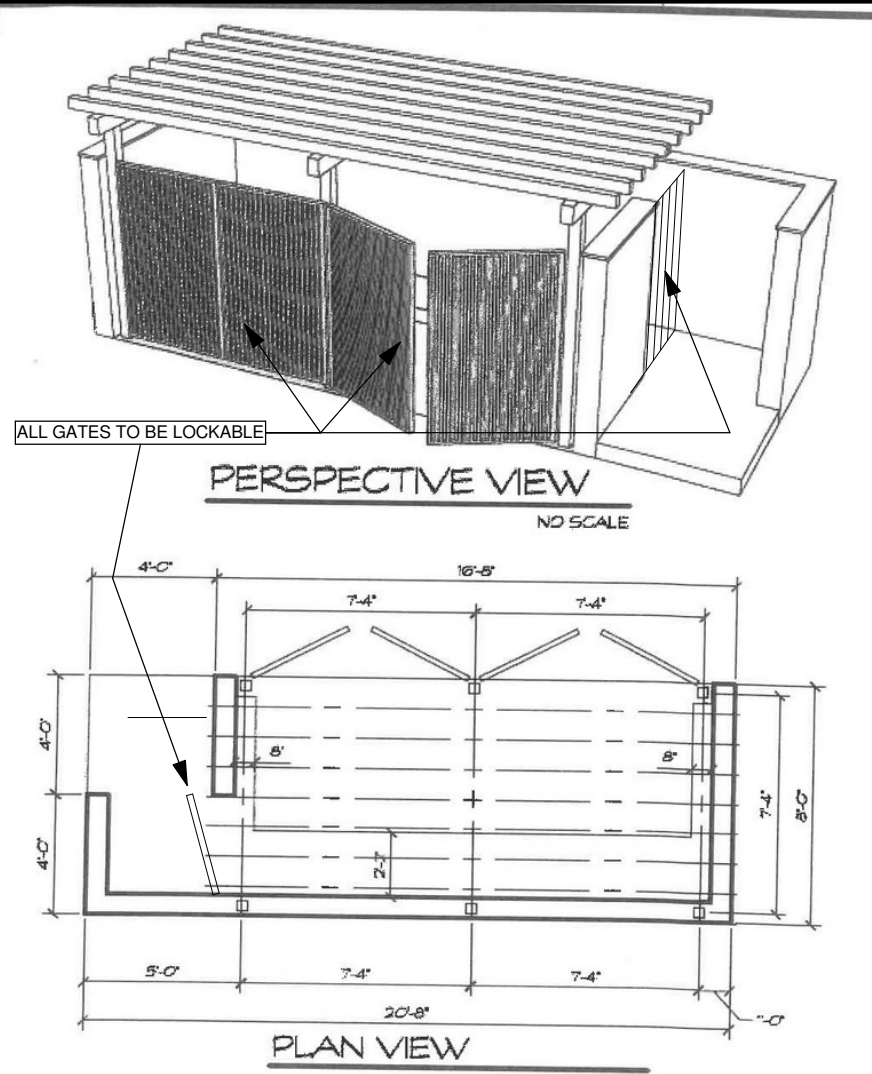
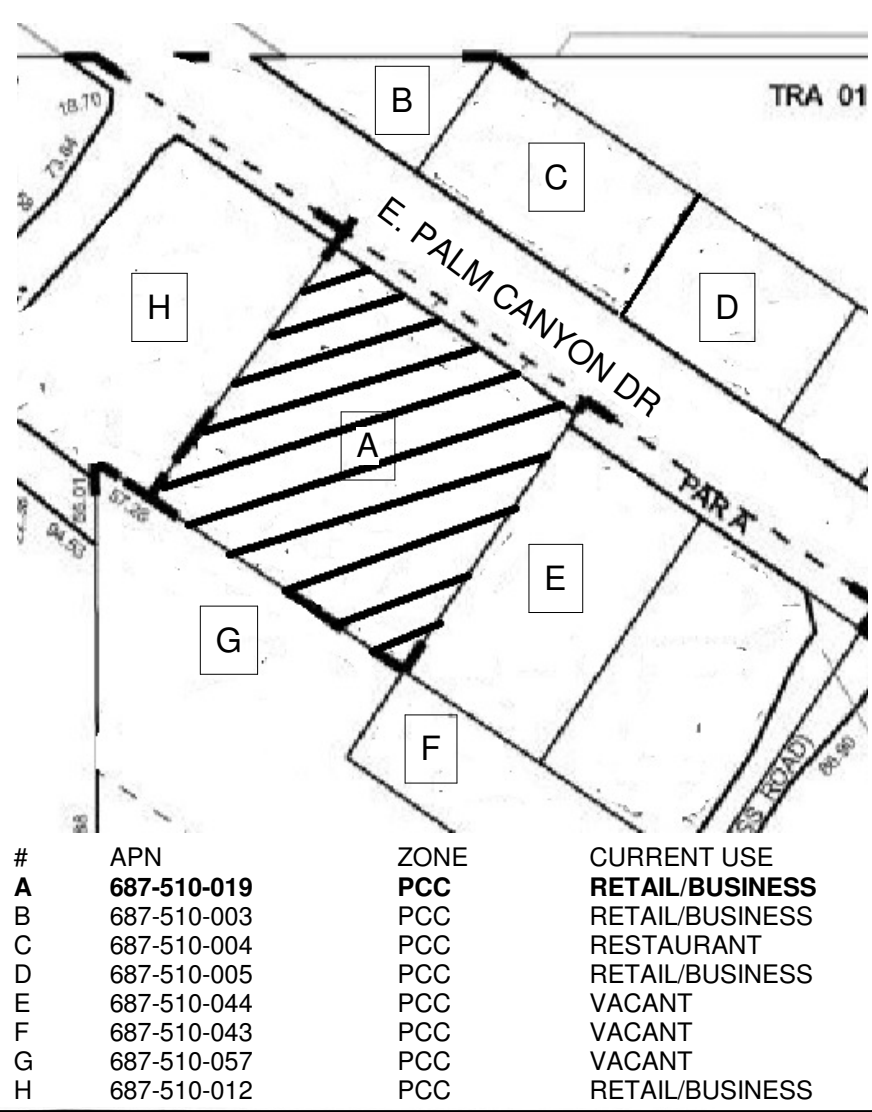
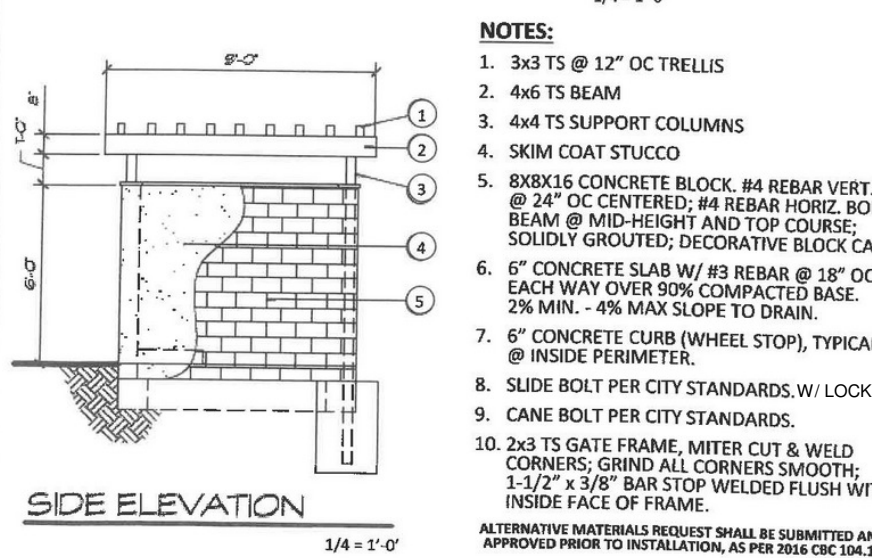
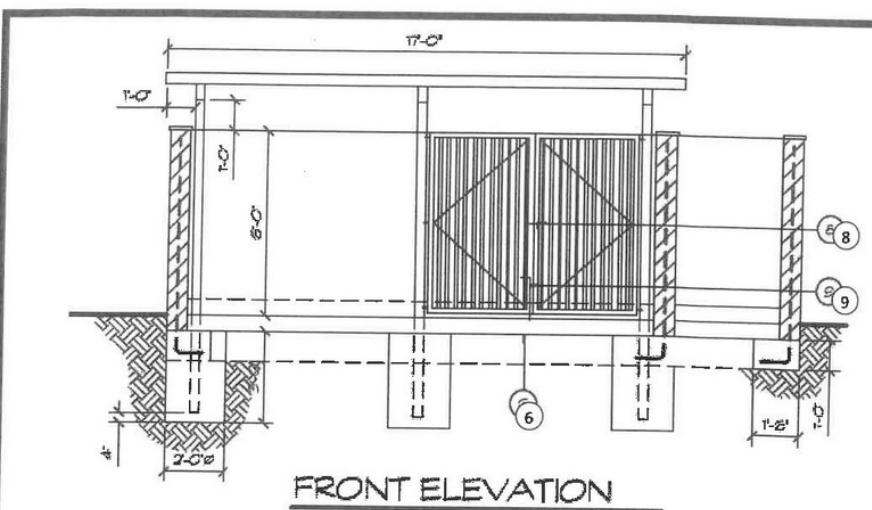


E. PALM CANYON DR.

ADJACENCY USE MAP



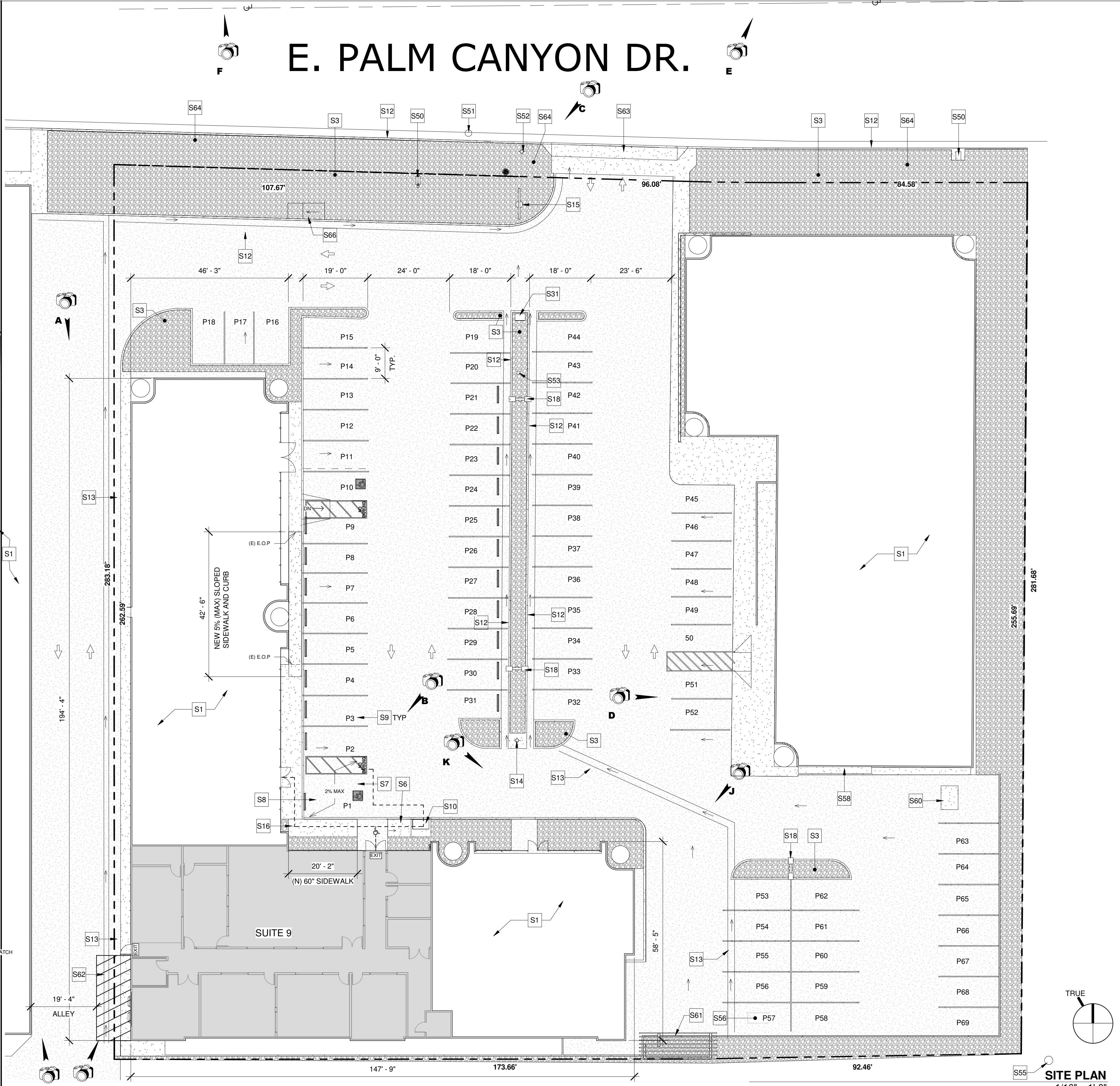
TRASH ENCLOSURE STANDARD
SCALE: AS SHOWN
DATE: FEBRUARY 2017
SHEET: 1 OF 2
DRAWN BY: AI



TRASH ENCLOSURE STANDARD
SCALE: AS SHOWN
DATE: FEBRUARY 2017
SHEET: 2 OF 2
DRAWN BY: AI

TRASH ENCLOSURE DETAIL
12" = 1'-0"

- NOTES:**
- 3x3 TS @ 12" OC TRELLIS
 - 4x6 TS BEAM
 - 4x4 TS SUPPORT COLUMNS
 - 8x8x16 CONCRETE BLOCK #4 REBAR VERT. @ 24" OC CENTERED; #4 REBAR HORIZ. BOND BEAM @ MID-HEIGHT AND TOP CORNERS. SOLIDLY GROUTED; DECORATIVE BLOCK CAP.
 - 6" CONCRETE SLAB W/ #3 REBAR @ 18" OC EACH WAY OVER 80% COMPACTED BASE. 2% MIN. - 4% MAX SLOPE TO DRAIN.
 - 6" CONCRETE CURB (WHEEL STOP), TYPICAL @ INSIDE PERIMETER.
 - SLIDE BOLT PER CITY STANDARDS. W/ LOCKABLE LATCH
 - CANE BOLT PER CITY STANDARDS.
 - 2x3 TS GATE FRAME. MITER CUT & WELD CORNERS. GRIND ALL CORNERS SMOOTH. 1-1/2" x 3/8" BAR STOP WELDED FLUSH WITH INSIDE FACE OF FRAME.
- ALTERNATIVE MATERIALS REQUEST SHALL BE SUBMITTED AND APPROVED PRIOR TO INSTALLATION. AS PER 88A CMC 104.11



SITE PLAN KEYNOTES

KEYNOTE	KEYNOTE DESCRIPTION	KEYNOTE	KEYNOTE DESCRIPTION	KEYNOTE	KEYNOTE DESCRIPTION	KEYNOTE	KEYNOTE DESCRIPTION
S1	(E) DECOMPOSED GRANITE BASE W/ MIXED DRAUGHT TOLERANT LANDSCAPING; SEE LANDSCAPE LEGEND	S10	ADD DETECTABLE WARNING AND SLOPE SIDES IN THE DIRECTION OF TRAVEL 1:12 PER DETAIL	S50	(E) WATER METER AND SHUT-OFF	S61	(E) NEW TRASH ENCLOSURE PER CATHEDRAL CITY STANDARDS; DETAIL 2/A100; NOTE ONE LOST PARKING SPACE USAGE; ARCHITECT SUGGESTS MOVING DUMPSTER FROM KEYNOT S60 TO NEW ENCLOSURE AND ADDING NEW PARKING SPACE AT THAT LOCATION
S3	CONSTRUCT CURB CUT RAMP PER SEE CALTRANS STANDARD PLAN RSP A88A - CASE 'C'	S12	(E) 6" CURB AND GUTTER	S51	(E) MANHOLE	S62	10x25 LOADING AREA
S6	(E) STANDARD VAN-ACCESSIBLE ACCESS AISLE; PAVING NOT TO EXCEED 2% SLOPE IN ANY DIRECTION	S13	(E) V-GUTTER TO DIRECT SHEET FLOW AS INDICATED	S52	(E) FIRE HYDRANT	S63	REMOVE AND REPLACE DRIVE APPROACH AND SIDEWALK PER CITY STD. DRIVE APPROACH DETAIL 'SECTION 200-B'
S7	(E) STANDARD VAN-ACCESSIBLE ACCESS AISLE; PAVING NOT TO EXCEED 2% SLOPE IN ANY DIRECTION	S14	(E) FIRE HYDRANT	S53	(E) SEWER HATCH	S64	CONSTRUCT SIDEWALK AND CURB PER COUNTY OF RIVERSIDE STANDARD #401
S8	REMOVE EXISTING RAMP FROM ACCESSIBLE AISLE	S15	(E) FIRE HYDRANT	S54	(E) ELECTRICAL POWER POLE		
S9	(E) PARKING SPACE, 9' X 18' TYP. W/ (N) PARKING BLOCK @ EACH STALL	S16	EXTEND EXISTING SIDEWALK TO CONNECT BUILDING ENTRANCES	S55	(E) "EDISON" HATCH		
		S18	(E) PARKING LOT LIGHTING POLE	S56	(E) ELECTRICAL CLOSET		
		S19	(E) MULTI-UNIT MAILBOX	S58	(E) ELECTRICAL CLOSET		
				S60	(E) DUMPSTER LOCATIONS; (NO ENCLOSURE)		
						S66	INSTALL CURB CUT RAMP PER CALTRANS RSP A88A CASE 'C'

ACCESSIBILITY DETAILS

ACCESSIBLE PARKING SPACES TO COMPLY WITH THE FOLLOWING DETAILS

ACCESSIBLE PARKING STALL	1 / A001
ACCESSIBLE PARKING SIGN	2 / A001
OFF-STREET PARKING SIGNS	4 / A001

ALL WALKWAYS AND ACCESSIBLE ROUTES TO COMPLY WITH THE FOLLOWING DETAILS

FLOOR - CHANGES IN LEVEL	7 / A001
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ALL DOORS TO COMPLY WITH THE FOLLOWING DETAILS

MANEUVERING CLEARANCES AT SWINGING DOORS	9 / A001
DOOR THRESHOLD	6 / A001

GENERAL NOTES AND SITE INFO

- SITE IMPROVEMENTS SCOPE**
- EXISTING LANDSCAPE TO COMPLY WITH CURRENT CITY DESIGN STANDARDS AND REQ'S
 - SITE PLAN FEATURES ARE EXISTING U.N.O
 - VERIFY PATH OF ACCESSIBLE TRAVEL COMPLIES W/ CH. 11 OF THE CBC (SEE ACCESSIBILITIES DETAILS SHEET A001)
 - ADD WHEELSTOPS AT PARKING STALLS
- PARKING TABULATIONS**
- SEE COVER SHEET
- SITE PAVING AND PARKING NOTES**
- EXISTING PARKING AREA AS SHOWN
 - VERIFY PARKING STALLS STRIPED AND SIGNED IN ACCORDANCE WITH CATHEDRAL CITY ON-SITE PARKING STANDARDS AND CONFORM WITH CBC CH11B ACCESSIBILITY STANDARDS - SEE DETAILS A001
- TOPOGRAPHY & DRAINAGE**
- LOT IS RELATIVELY FLAT WITH SLIGHT SLOPE TOWARD STREET
 - (E) SHEET FLOWS TOWARD V-GUTTER AND CURB & GUTTER SITE DRAINAGE SYSTEM, FLOWING TO STREET
- SURVEY NOTE**
- SITE PLAN PREPARED WITHOUT THE USE OF A CURRENT SURVEY.
 - PROPERTY LINE LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED IN-FIELD. NO NEW BUILDING CONSTRUCTIONS PROPOSED OUTSIDE THE CURRENT BUILDING FOOTPRINT (INCLUDES OVERHANG). SITE IMPROVEMENTS MAY BE REQUIRED; SEE ABOVE
- SIGNAGE NOTE**
- EXISTING SIGNAGE ON SITE EXISTS FOR SHOPPING CENTER. NEW SIGNAGE IS NOT A PART OF THIS APPROVAL AND SHALL REQUIRE A SEPARATE PERMIT.
 - BUILDING ADDRESS NUMBERS SHALL BE 12" HIGH MIN. & SHALL BE PLACED ON THE BUILDING, VISIBLE FROM STREET AND SHALL BE ILLUMINATED EXTERNALLY
- TRASH ENCLOSURE**
- NO (E) TRASH ENCLOSURES EXIST ON SITE. TENANT TO ADD TRASH ENCLOSURE; SEE NOTE
- EGRESS NOTE**
- THE EXIT PATHWAY FROM THE BUILDING SHALL DISCHARGE INTO A PUBLIC WAY, WITH RAMPS NOT EXCEEDING 12.5% OR STEPS WITH RISE NOT EXCEEDING 7" WITH 11" MINIMUM TREAD, WITH HANDRAILS, ETC. AS REQUIRED BY CBC CHAPTER 10 & 11. SEE CODE ACCESSIBLE COMPLIANCE SHEET FOR MORE INFORMATION
- FIRE SPRINKLER NOTE**
- EXISTING BUILDING DOES NOT HAVE A SPRINKLER SYSTEM. FIRE SPRINKLER SYSTEM TO BE PROVIDED.
- EXISTING SITE LIGHTING NOTE**
- ALL EXISTING SITE LIGHTING TO BE OPERABLE AND SHIELDED TO PREVENT SPILLOVER ONTO ADJACENT PROPERTIES
- SEWER NOTE**
- BUILDING UNITS ARE CURRENTLY CONNECTED TO PUBLIC SEWER TO ACCOMMODATE NEW AND EXISTING BATHROOMS. NO ADDITIONAL SEWER ACCOMMODATIONS REQUIRED
- STREET LIGHTS / UTILITY POLES**
- UTILITY POWER POLE LOCATED JUST OUTSIDE THE SOUTH-EAST CORNER OF THE PROPERTY
- SITE LEGEND**
- SITE PHOTOGRAPH ICON
 - PHOTO ID ON USB DRIVE
 - PHOTO DIRECTION
 - DIRECTION OF SHEET FLOW

PLAN REVISIONS

MARK	DATE	DESCRIPTION

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PROJECT: HERBANIX LLC - CANNABIS TESTING LAB
67777 E PALM CANYON DR, SUITE 9
CATHEDRAL CITY, CA

STATUS: CUP

Sheet **A100**