

ADMINISTRATIVE USE PERMIT

DOSNER ORGANIC FARMS

630 LATHAM AVE. HEMET, CA 92543

PROJECT DESCRIPTION

TENANT IMPROVEMENTS TO ACCOMMODATE DOSNER ORGANIC FARMS WITH NEW LOADING DOCK 26,248 SQ. FT.

SHEET INDEX

NO. SHEET	TITLE SHEET / SITE PLAN
1	T-1.0
2	T-1.1
3	A-0.1
4	A-1.1
5	A-1.3
6	A-1.4
7	A-3.1
8	L-1
9	SHT-1
10	E101

SITE INFORMATION

ASSESSOR'S PARCEL NUMBER: 443-181-034
 ADDRESS: 630 W. LATHAM AVE HEMET CA, 92544
 LEGAL DESCRIPTION: 1.29 ACRES ML IN PDR PAR 1 PM 09/30/10 PM 1632 CM 80115-118 AND PAR 2 PM 02/27/02 PM 7447
 ZONING: COMMERCIAL ZONE LAND USE
 LAND USE: HEMET SEC 90393
 EXISTING 1ST FLOOR SQUARE FOOTAGE: 22,885
 EXISTING 2ND FLOOR SQUARE FOOTAGE: 3,563
 TOTAL EXISTING BUILDING SQUARE FOOTAGE: 26,248
 OCCUPANCY CLASSIFICATION: 25,500 + (8,500 x 1) = 34,000 SF
 ALLOWABLE AREA FACTOR (1/F.S.M.): BUILDING 50% OF PERIMETER WITH MINIMUM 70 FT OPEN SPACE
 PER CBC TABLE 506.2 EQUATION 5.1
 CONSTRUCTION TYPE: V5 FIRE SPRINKLERED
 OCCUPANCY CLASSIFICATION: F-1
 NUMBER OF STORIES: PARTIAL 2

PROJECT DIRECTORY

TENANT:
 DOSNER ORGANIC FARMS
 630 LATHAM AVE.
 HEMET, CA 92543
 CONTACT: RUSSELL RUMANSOFF
 PHONE: (213) 276-0215
 EMAIL: siljackson@aol.com

ARCHITECT - APPLICANT:
 HERRON + RUMANSOFF ARCHITECTS
 530 SAINT JOHN PLACE
 HEMET, CA 92543
 CONTACT: RUSSELL RUMANSOFF
 PHONE: (213) 276-0215
 EMAIL: info@herronrumansoff.com

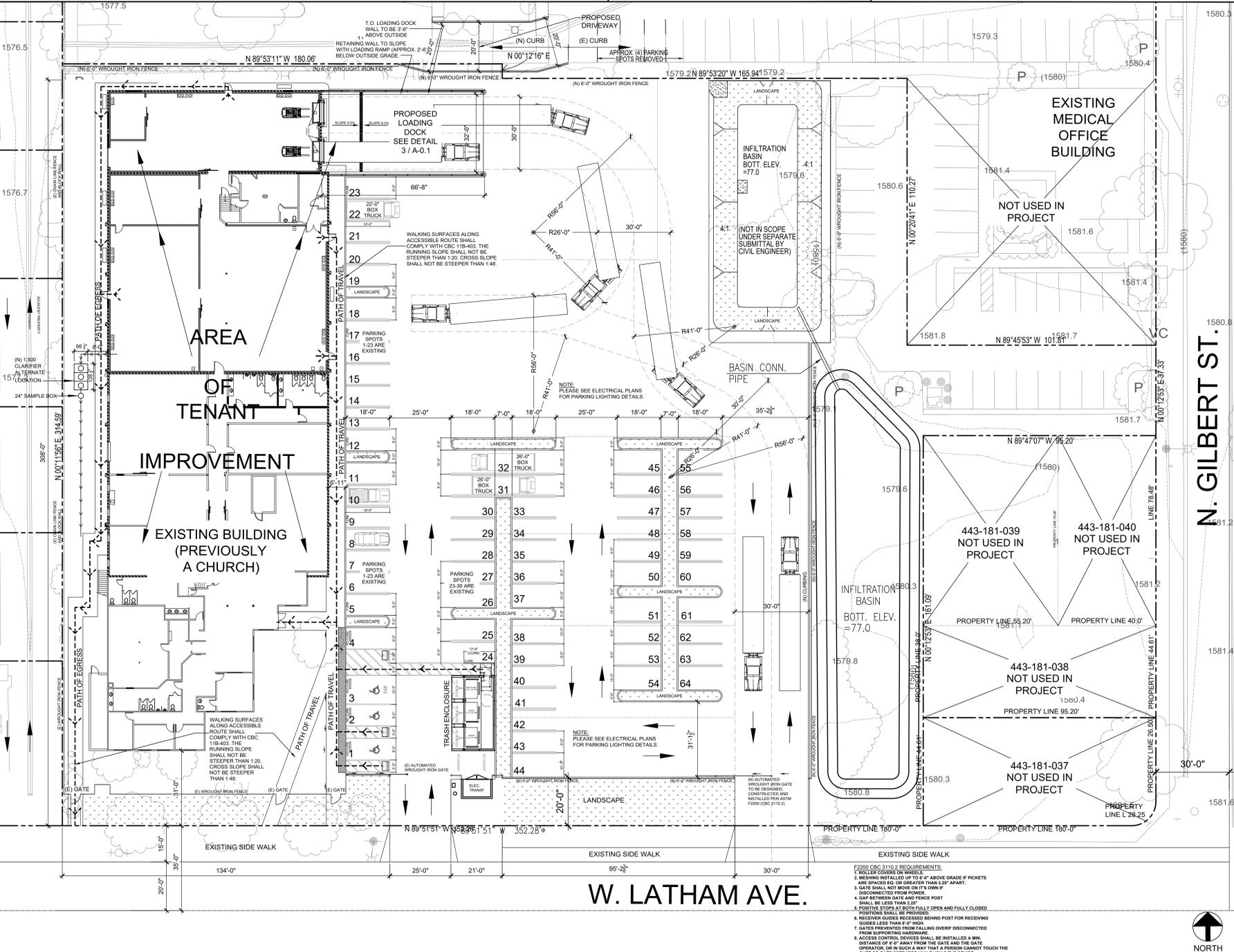
BUSINESS OWNER:
 DOSNER ORGANIC FARMS
 6480 CORVETTE ST
 COMMERCE, CA 90040
 CONTACT: SILVIA JACKSON
 PHONE: (213) 276-0215
 EMAIL: siljackson@aol.com

ELECTRICAL ENGINEER:
 ARB ENGINEERING
 1401 N. EL CAMINO REAL
 SUITE 201
 SAN CLEMENTE, CA
 949-292-6943
 WWW.HTKSE.COM

MECHANICAL/PLUMBING ENGINEER:
 VANDERVEEN ENGINEERING CONSULTANTS
 103 W. EL PORTAL AC
 SAN CLEMENTE, CA 92672
 CONTACT: JASON VANDERVEEN
 (951) 795-5172
 EMAIL: JVK@VANDERVEENENG.COM

STRUCTURAL ENGINEER:
 HTK STRUCTURAL ENGINEERS,LLP
 14288 DANIELSON STREET SUITE # 200
 POWAY, CA 92064-9819
 658-679-8989
 WWW.HTKSE.COM

NOTE:
 SEE DETAIL 11 / A-0.1
 FOR SITE FENCING



SITE DATA

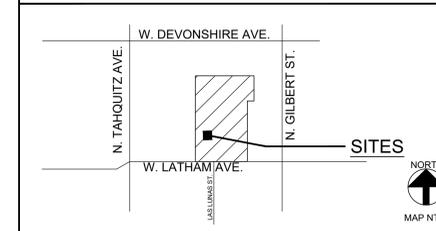
DEVELOPMENT STANDARDS
 Please complete development standard table and insert onto cover sheet of plans (fit to fill standards on one sheet). The following is an example of the format:

Development Standard	Hemet Municipal Code	Required	Provided	Does this comply? Other notes from Applicant
1. Maximum lot coverage (percentages)	Article XXVI	60	23.6%	YES
2. Minimum lot area (square feet)	Article XXVI	none	95,360	YES
3. Minimum lot width (linear feet)	Article XXVI	none	315.7'	YES
a. Standard	Article XXVI	100	308'-0"	YES
b. Cul-de-sac/truck	Article XXVI	70	N/A	N/A
4. Lot depth	Article XXVI	100	308'-0"	YES
5. Front yard setback landscaped	Article XXVI	20	20'	YES
a. Rear and setback landscaped	Article XXVI	10	N/A	N/A
b. Not adjacent to an alley or street	Article XXVI	0	0'-0"	YES
7. Side yard setback, landscaped	Article XXVI	5 for each side	10'	YES
b. Street side and corner	Article XXVI	10	N/A	N/A
8. Building and structure height (refer to section 90.895(f) for exceptions)	Article XXVI	40	28'-0"	YES
9. Landscape requirements	Sec. 90.895(h) and Article XVIII			
10. Parking requirements	Article XL			

Parking Requirements per Article XL

Development Standard	Hemet Municipal Code	Required	Provided	Does this comply? Other notes from Applicant
1. Schedule of required parking	Article XL	1 space for each 500 square feet of gross floor area	52.5 REQ. 64 PROV.	YES
2. Parking area development standards	Article XL			
a. 75% or less uncovered or in a garage	Article XL	Yes	9x18'	YES
b. End uncovered spaces shall be a minimum of 10 feet wide	Article XL	Yes	10x18'	YES
3. Parking aisle width for 90-degree angle	Article XL	25	25'-0"	YES
4. Traffic circulation	Article XL	Yes	YES	YES
5. Traffic barriers	Article XL	Yes	YES	YES
6. Drainage	Article XL	Yes	YES	YES
7. Wheel Stops	Article XL	Yes	YES	YES
8. Driveway Standards	Article XL	Yes	YES	YES
9. Commercial & Manufacturing Driveway Standards	Article XL			
a. Any driveway 150 feet or more in length shall be a minimum of 30 feet in width and shall provide an adequate turnaround for fire apparatus as approved by the fire marshal.	Article XL	Yes	30'-0" & 25'-0"	YES
b. A driveway with two or more points of ingress or egress to a dedicated street shall have a minimum aisle width of 30 feet.	Article XL	30	30'-0"	YES
c. A driveway to be used by a tractor-trailer for pickup, delivery or shipping shall not be less than 30 feet in width.	Article XL	30	30'-0"	YES
10. Surfacing	Article XL and to City of Hemet Standard Specifications for Public Works Construction			
Manufacturing	Article XL	six inches of Portland cement concrete or equivalent set over a	YES	YES

VICINITY MAP



CODE SUMMARY

BUILDING	2022 CBC
MECHANICAL	2022 CMC
PLUMBING	2022 CPC
ELECTRICAL	2022 CEC
ENERGY	CALIFORNIA TITLE 24
FIRE	2022 CFC
ENERGY	2022 CEC
GREEN BUILDING	2022 CGBSC
CITY OF HEMET MUNICIPAL CODE	

SITE PLAN

SCALE 1" = 20'-0"

ADMINISTRATIVE USE PERMIT
 DOSNER ORGANIC FARMS
 630 W. LATHAM AVENUE
 HEMET, CA. 92543

530 Saint John Place Hemet, California 92543

1ST SKETCH 01-05-24

DATE

ISSUE PURPOSE

PROJECT

CONSULTANT

ARCHITECT'S SIGNATURE

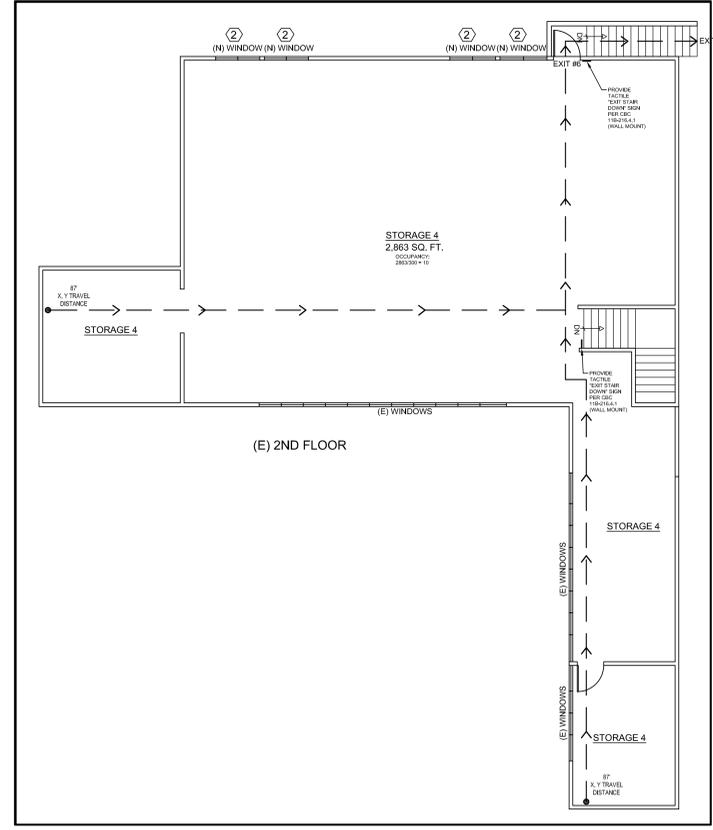
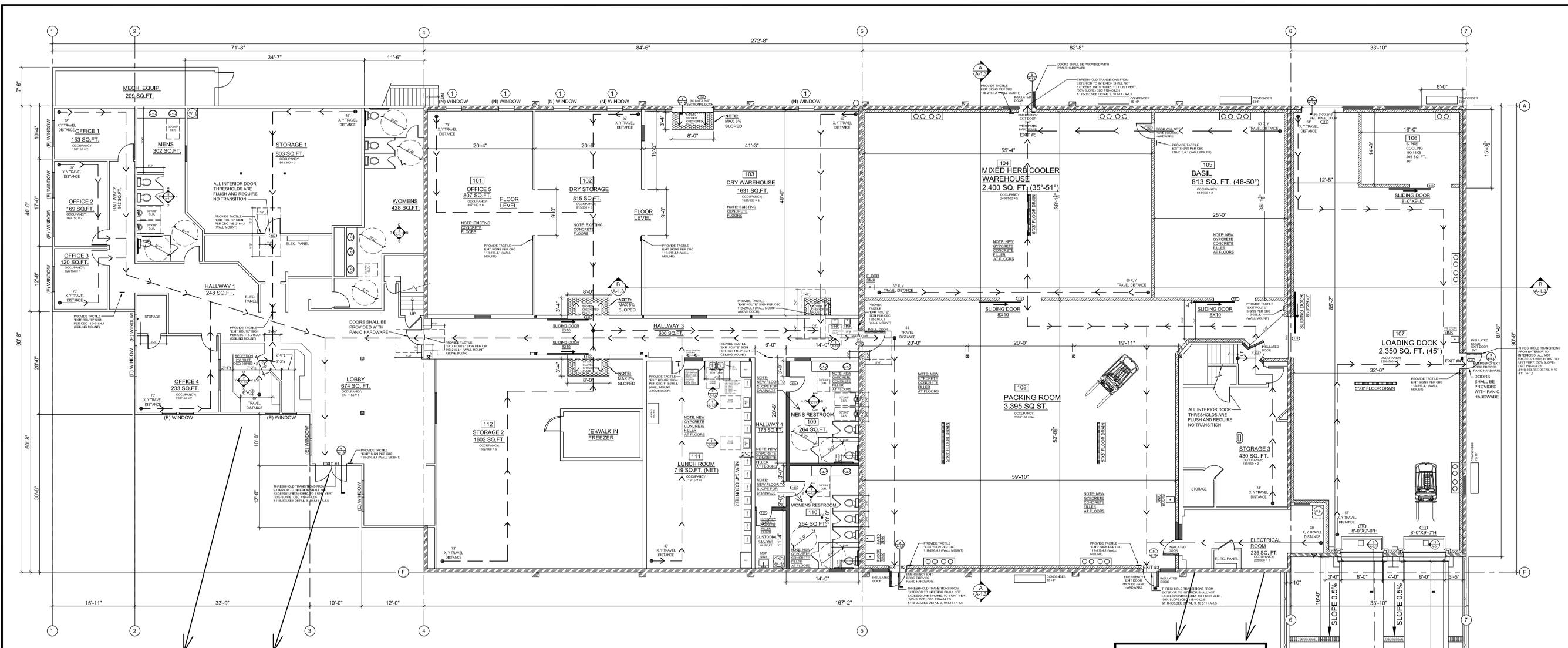
architects, inc

1115-38-23

T-1.0

TITLE SHEET AND SITE PLAN

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FINISH SCHEDULE

RM. #	ROOM / AREA	FLOOR	BASE	WAINSCOT	WALLS/FINISH				CEILING	
					NORTH	EAST	SOUTH	WEST	MAT.	HGT.
101	OFFICE	LVT	RB1	-	GWB	PT-1	GWB	PT-1	GWB	+118'-0"
102	DRY STORAGE	CRT	RB1	-	GWB	PT-1	GWB	PT-1	GWB	+118'-0"
103	DRY WAREHOUSE	CRT	RB1	-	GWB	PT-1	GWB	PT-1	GWB	+118'-0"
104	MIXED HERBS	CRT	CCP	-	CCP	CCP	CCP	CCP	CCP	15'-0"
105	BASIL	CRT	CCP	-	CCP	CCP	CCP	CCP	CCP	15'-0"
106	PRE COOLING	CRT	CCP	-	CCP	CCP	CCP	CCP	CCP	10'-0"
107	LOADING DOCK	CRT	CCP	-	CCP	CCP	CCP	CCP	CCP	10'-0"
108	PACKING ROOM	CRT	CCP	-	CCP	CCP	CCP	CCP	CCP	15'-0"
109	MENS RESTROOM	SV	RB1	FRB	WRB	PT-2	WRB	PT-2	ACT	9'-0"
110	WOMENS RESTROOM	SV	RB1	FRB	WRB	PT-2	WRB	PT-2	ACT	9'-0"
111	LUNCH ROOM	CRT	RB1	-	GWB	PT-1	GWB	PT-1	GWB	+118'-0"
112	STORAGE ROOM	CRT	RB1	-	GWB	PT-1	GWB	PT-1	GWB	+118'-0"

FLOOR / BASE
 CRT = CONCRETE FLOORING
 SV = SHEET VINYL
 LVT = LUXURY VINYL TILE

WALL / CEILING
 GWB = GYPSUM WALL BOARD
 WRB = WATER RESISTANT GYPSUM WALL BOARD
 ACT = ACOUSTICAL TILE

FINISH LEGEND
 SEE SPECIFICATIONS FOR ALL FINISHES

CCP TYPE: MANUF. FINISH BY COOLING CONTRACTOR PANELS "VERIFY"
 COLOR: SIZE NOTES/APPLICATION:

RB1 RUBBER BASE MANUFACTURER: JOHNSONITE BY TARKETT
 STYLE: MILLWORK WALL-BASE-MANDALAY
 COLOR: 29 MOON ROCK
 SIZE: 4-1/2"
 NOTES/APPLICATION:

SV SHEET VINYL MANUFACTURER: MANNINGTON COMMERCIAL
 STYLE: SUBER
 COLOR: KANALA ETW455
 SIZE: 12'-0" WIDTH (NO SEAMS)
 CONTACT: NANCY BASILE 530.488.6096
 NOTES/APPLICATION: CONTINUOUS 6" COVE BASE RESTROOMS

WALL FINISHES

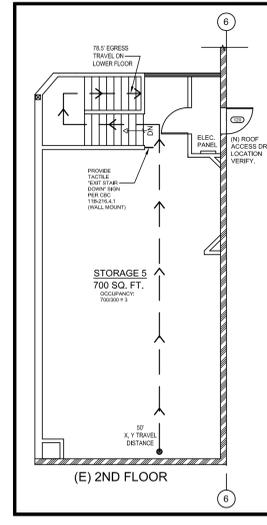
PT-1 TYPE: MANUF. PAINT
 PATTERN / STYLE: SHERWIN-WILLIAMS EGGSHELL FINISH
 COLOR: SW 7005 - PURE WHITE
 NOTES / APPLICATION:

PT-2 TYPE: MANUF. PAINT
 PATTERN / STYLE: SHERWIN-WILLIAMS EGGSHELL FINISH
 COLOR: SW 7671 - ON THE ROCKS
 NOTES / APPLICATION: FIELD COLOR

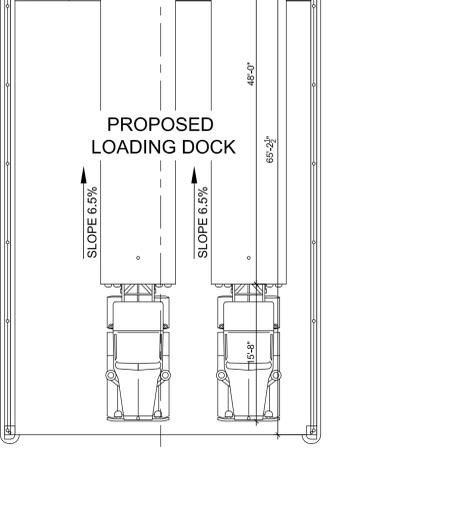
GENERAL FINISH NOTES

- TOILET, ROOM FLOOR FINISH MATERIAL SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE. INTERSECTION OF FLOORS WITH WALLS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT VERTICAL BASE THAT EXTENDS UPWARD ONTO WALLS NOT LESS THAN 4". CBC SECTION 1210.2.1
- WALLS AND PARTITIONS WITHIN 2'-0" OF SERVICE SINKS, URINALS AND WATER CLOSETS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE WHICH EXTENDS UPWARD ONTO WALLS NOT LESS THAN 4"-0". CBC SECTION 1210.2.2
- SUBSTITUTIONS, REVISIONS OR CHANGES MUST HAVE APPROVAL OF ARCHITECT PRIOR TO PURCHASE AND INSTALLATION.
- ALL PAINTED GYP. BD. SURFACES TO HAVE LIGHT STIPPLE FINISH. U.N.O. ALL GYP. BD. SURFACES TO RECEIVE WALL COVERING SHALL HAVE MINIMUM LEVEL 5 SMOOTH FINISH. ALL WALL COVERING TO BE FROM THE SAME PRODUCTION RUN OR DYE LOT.
- ALL PAINTED FINISHES TO HAVE UNDERCOAT AND ONE OR MORE COLOR COATS AS REQUIRED BY THE SPECIFICATIONS FOR COMPLETE AND CONSISTENT COVERAGE. PROVIDE 8-1/2" x 11" PAINT BRUSHOUT FOR DESIGNER'S APPROVAL.
- ALL WALLS AND LOW PARTITIONS TO BE FINISH PT-1 U.N.O. EXPOSED AND SEMI-EXPOSED GYP. BD. TO BE FINISH PT-1 U.N.O.
- VERIFY WITH ARCHITECT AT BEGINNING OF PROJECT WHICH ELEMENTS ARE TO BE PAINTED.
- EXISTING CONCRETE SLAB SHALL BE PREPARED AND SEALED FROM MOISTURE PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- FLOAT ALL AREA WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO FLOOR INSTALLATION.
- PROVIDE APPROPRIATE FLOORING TRANSITIONS BETWEEN DIFFERING FLOOR TREATMENTS. PROVIDE SCHLUTER TRANSITION STRIPS WHERE TILE ABUTTS A FLOOR FINISH IN A MANNER OTHER THAN FLUSH. USE VINYL TRANSITION STRIPS WHERE SHEET V. MEET CONCRETE.
- PROVIDE & INSTALL ALL FLOORING IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

XXX FINISH DESIGNATION. REFER TO FINISH LEGEND FOR FINISH SPECIFICATIONS



NOTES:
 FLOOR TO BE FILLED WITH "MAXXON @ COMMERCIAL PRO LEVEL-CRETE" AND EPOXY/URETHANE TYPE SEALER. SEE MANUFACTURE TECHNICAL DATA SHEET. VERIFY.



WALL LEGEND

- EXISTING 2X WALLS
- EXISTING CMU WALLS
- NEW 2X WALLS
- NEW 7" WALL PANELS INSULATION
- NEW CMU WALLS

NOTES:
 1. ALL EXISTING EXTERIOR DOORS ARE INSTALLED WITH PANIC HARDWARE
 2. INDICATES MEANS OF EGRESS

NOTE: VERIFY EXISTING CONDITION

1ST AND 2ND FLOOR PLAN

EXISTING SQUARE FOOTAGE OF BUILDING 26,248 SQ. FT.



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

ADMINISTRATIVE USE PERMIT
 DOSNER ORGANIC FARMS
 630 W. LATHAM AVENUE
 HEMET, CA. 92543

PROJECT: 1115-38-23
 SHEET NO.: A-1.1
 JOB NO.: sm.description

DATE: 01-05-24
 ISSUE PURPOSE: 1ST SKETCH

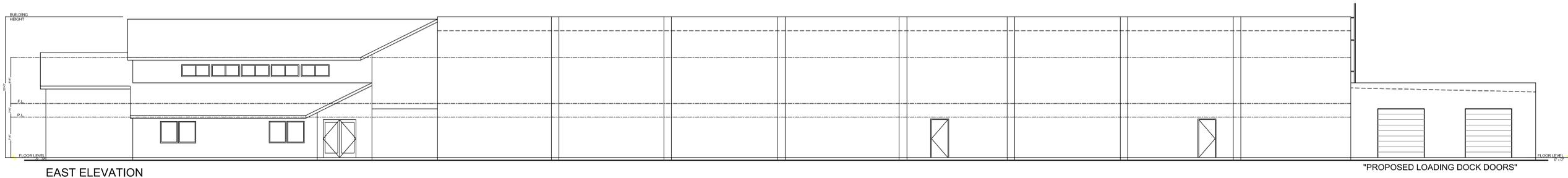
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CONSULTANT: [Signature]

REVISIONS:

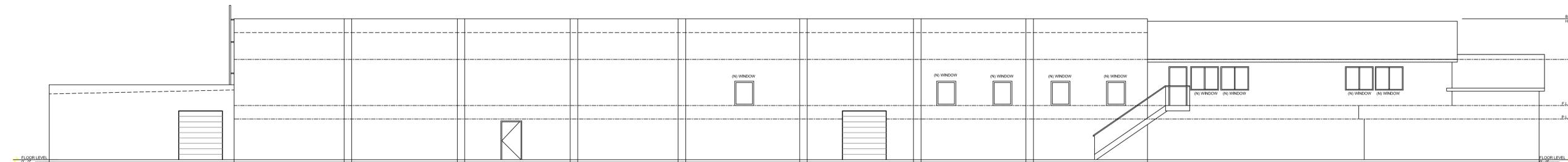
02-11-25 ADMIN USE PERMIT SUBMITTAL
 05-07-25 ADMIN USE PERMIT SUBMITTAL
 06-24-25 ADMIN USE PERMIT SUBMITTAL
 07-22-25 ADMIN USE PERMIT SUBMITTAL
 08-11-25 ADMIN USE PERMIT SUBMITTAL

951 652-4431 951 652-0373 Fax
 heiron+Rumanosoff architects, inc.
 530 Saint John Place Hemet, California 92543

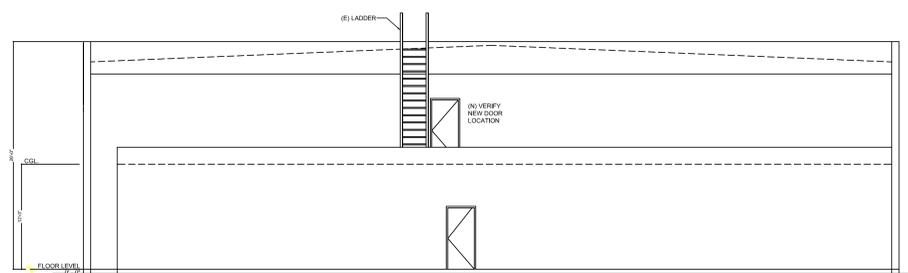


EAST ELEVATION

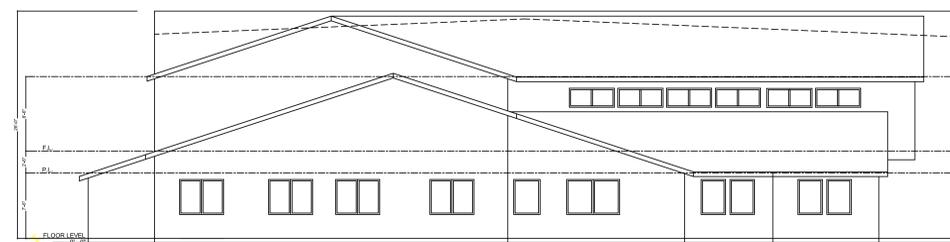
"PROPOSED LOADING DOCK DOORS"



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

NOTE:
NEW HVAC EQUIPMENT
TO BE SCREENED
BY EXISTING PARAPETS
WALLS. VERIFY



02-11-25
 03-24-25
 05-24-25
 06-24-25
 07-07-25
 08-11-25

ADMINISTRATIVE USE PERMIT
 DOSNER ORGANIC FARMS
 630 W. LATHAM AVENUE
 HEMET, CA. 92343

1ST SKETCH 01-05-24
 issue purpose date
 architect's signature

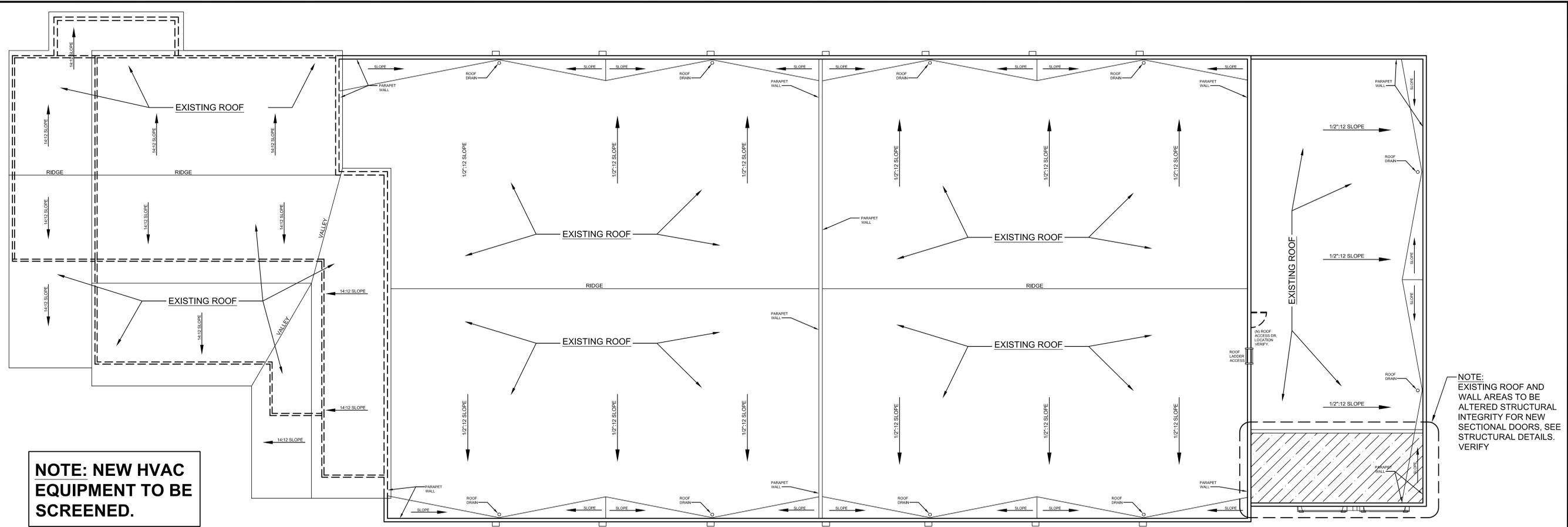
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 HEMET, CA. 92343

530 Saint John Place Hemet, California 92343

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 A-1.3

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951 652-4431 951 652-0373 Fax



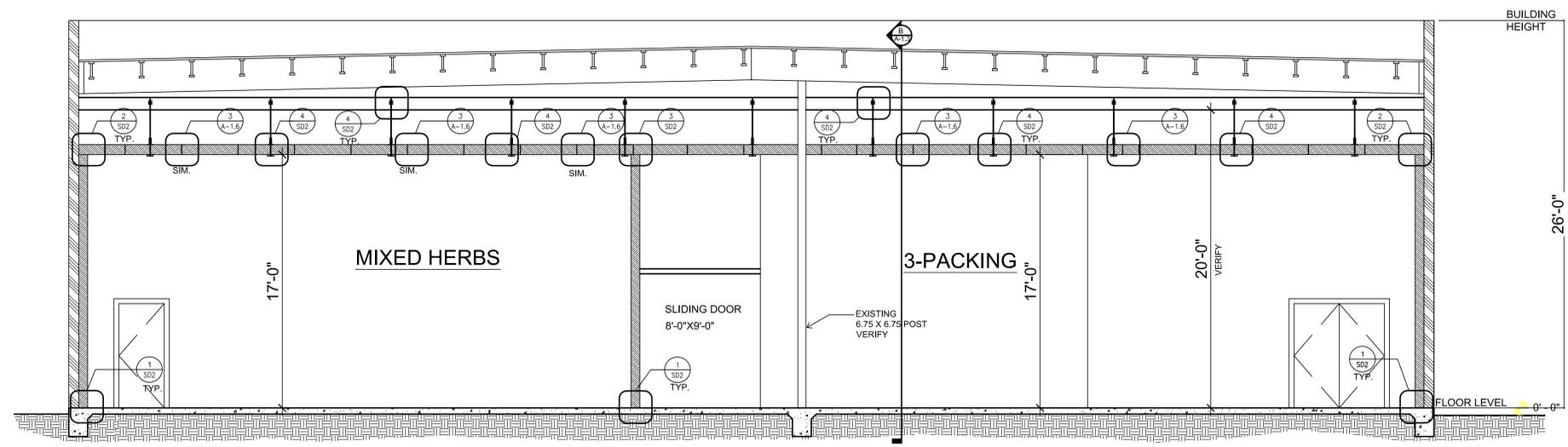
NOTE: NEW HVAC EQUIPMENT TO BE SCREENED.

NOTE: EXISTING ROOF AND WALL AREAS TO BE ALTERED STRUCTURAL INTEGRITY FOR NEW SECTIONAL DOORS. SEE STRUCTURAL DETAILS. VERIFY



EXISTING ROOF PLAN

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



NOTE: NEW HVAC EQUIPMENT TO BE SCREENED BY EXISTING PARAPETS WALLS. VERIFY

SECTION-A

SCALE
1/4" = 1'-0" A

02-11-25
 03-24-25
 06-24-25
 07-07-25
 08-11-25

ADMIN USE PERMIT SUBMITTAL
 ADMIN USE PERMIT SUBMITTAL
 ADMIN USE PERMIT SUBMITTAL
 TRASH ENCLOSURE DETAIL UPDATE
 ADMIN USE PERMIT

01-05-24
 1ST SKETCH
 issue purpose
 add

architect's signature
 consultant

951 652-4431
 951 652-0373 Fax

ADMINISTRATIVE USE PERMIT
DOSNER ORGANIC FARMS
 630 W. LATHAM AVENUE
 HEMET, CA. 92343

PROJECT
 530 Saint John Place Hemet, California 92343

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EXISTING ROOF PLAN AND SECTION
 1115-38-23
 A-1.4





D1 (E) NORTH ELEVATION



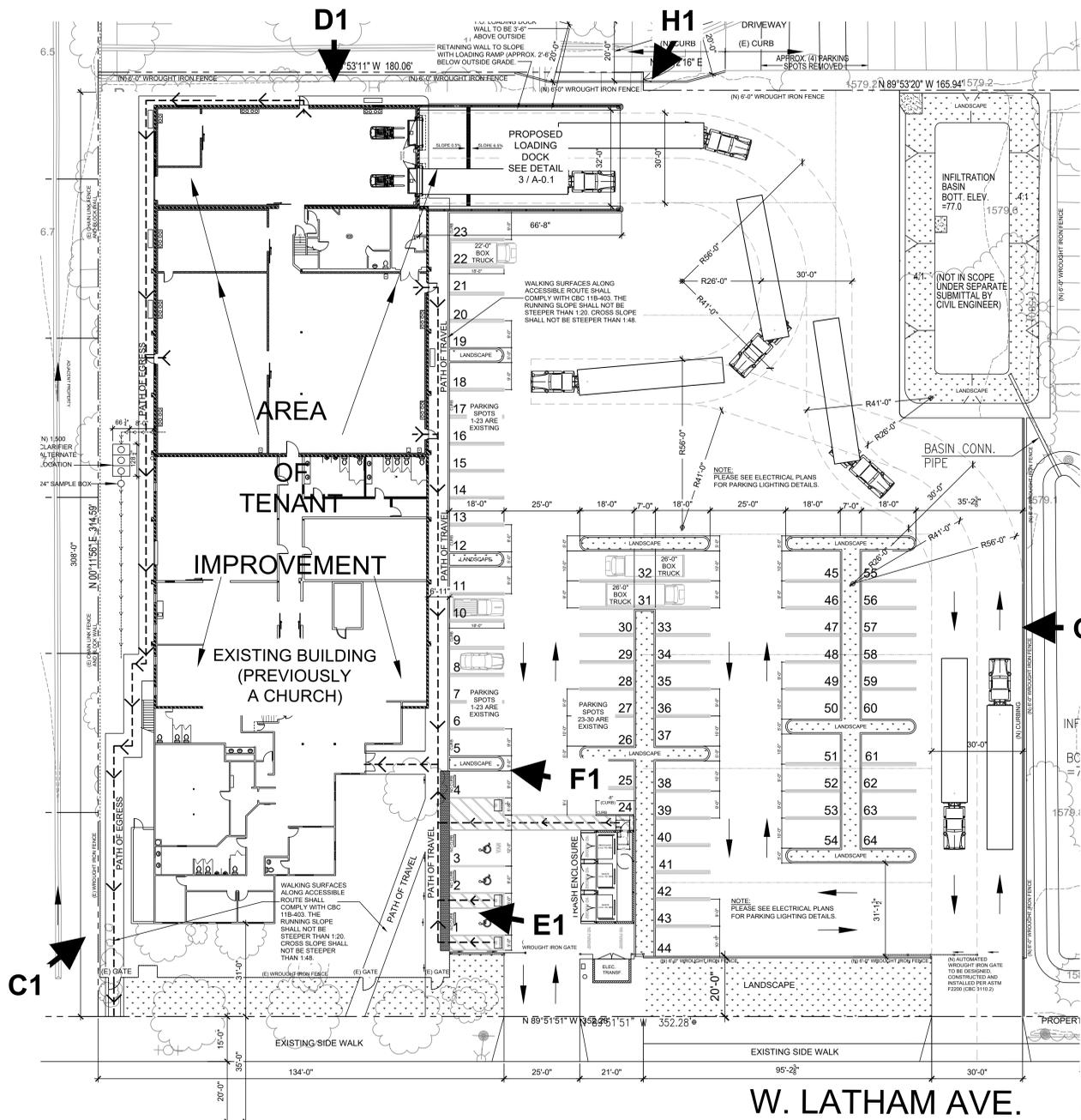
C1 (E) SOUTH EAST ELEVATION



B1 (E) SOUTH ELEVATION



A1 (E) SOUTH ENTRY ELEVATION



H1 (E) NORTH EAST ELEVATION



G1 (E) EAST ELEVATION



F1 (E) EAST SIDE ELEVATION



E1 (E) EAST ENTRY ELEVATION

SITE PLAN WITH EXISTING AREAS

SCALE
1"=20'-0" A

03-11-25
05-24-25
05-07-25
06-24-25
07-01-25
08-11-25

ADMIN USE PERMIT SUBMITTAL
ADMIN USE PERMIT SUBMITTAL
ADMIN USE PERMIT SUBMITTAL
ADMIN USE PERMIT SUBMITTAL
ADMIN USE PERMIT
ADMIN USE PERMIT

1ST SKETCH 01-05-24
issue purpose date
architect's signature

ADMINISTRATIVE USE PERMIT
DOSNER ORGANIC FARMS
630 W. LATHAM AVENUE
HEMET, CA. 92543

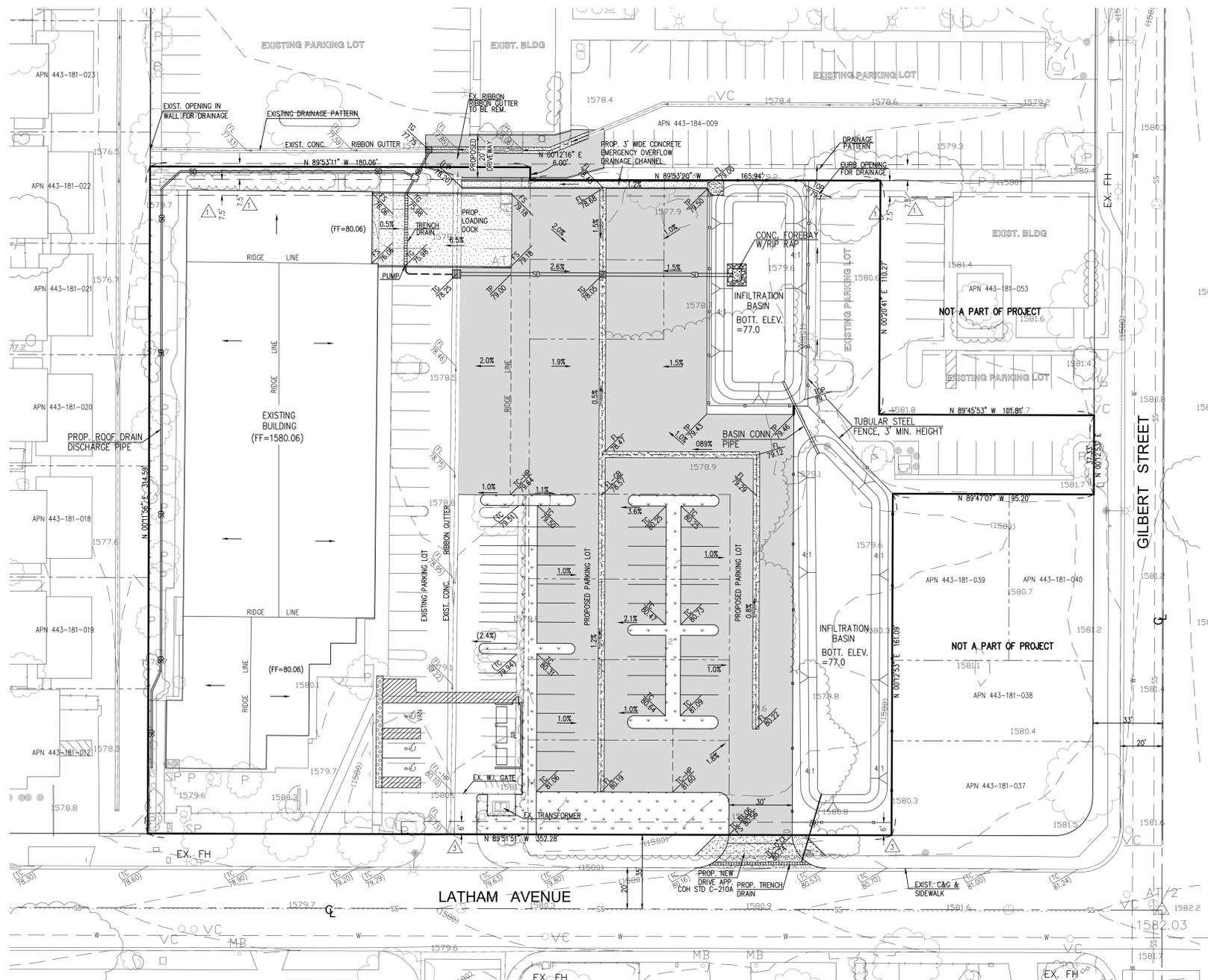
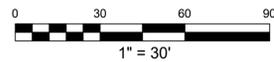
530 Saint John Place Hemet, California 92543
project
architects, inc.

EXISTING SITE PLAN WITH PHOTOS
1115-38-23
A-3.1



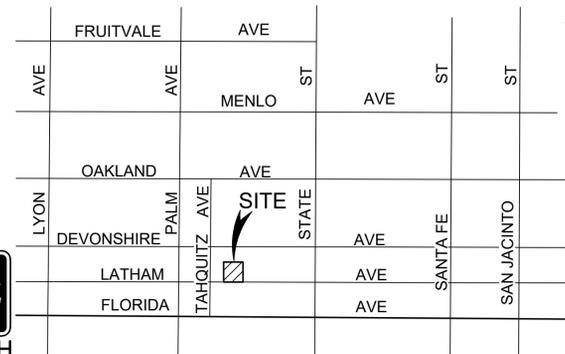


NORTH



EASEMENT NOTES

- 1. AN EASEMENT FOR PRIVATE DRAINAGE AND INCIDENTAL PURPOSES PER PARCEL MAP No. 7447 AS SHOWN BY MAP ON FILE IN BOOK 27, PAGE 3 OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.
- 2. THE MATTERS CONTAINED IN AN INSTRUMENT DATED MARCH 20, 1980 ENTITLED: AGREEMENT BY AND BETWEEN: ROBERT MILLE RAND JOHN WEBER FOR INGRESS AND EGRESS AND DRAINAGE PURPOSES RECORDED NOVEMBER 24, 1980 AS INSTRUMENT NO. 219955 OF OFFICIAL RECORDS, THE EXACT DETAILS OF LOCATION NOT BEING DISCLOSED OF RECORD.
- 3. AN EASEMENT FOR R ELECTRICAL SYSTEMS AND INCIDENTAL PURPOSES IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY RECORDED JANUARY 09, 1981 AS INSTRUMENT 4401 OF OFFICIAL RECORDS.



NORTH

VICINITY MAP
NOT TO SCALE

PROPERTY DESCRIPTION

PARCEL 2, TOGETHER WITH A PORTION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 7447 AS SHOWN BY MAP ON FILE IN BOOK 27, PAGE 3 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN.

TOPOGRAPHY SOURCE

AERIAL SURVEY BY AERO TECH SURVEYS, INC. DATED OCTOBER 10, 2014.

BENCHMARK

RIVERSIDE COUNTY BENCHMARK H-45 RESET APRIL 1985, AT THE NE CORNER OF STATE STREET AND FLORIDA AVENUE, A 2" ALUMINUM DISK STAMPED "RIV. CO. SUR. BM. H-45 RESET APRIL 1985", SET FLUSH IN THE CENTER OF A 4'x5' CONCRETE SLAB, 2' WLY OF A 2'x4'x6' HIGH TRAFFIC SIGNAL SWITCH BOX

ELEV.=1592.159

UTILITY PURVEYORS

- WATER - CITY OF HEMET
- SEWER - CITY OF HEMET
- ELECTRIC - SOUTHERN CALIFORNIA EDISON CO.
- GAS - SOUTHERN CALIFORNIA GAS CO.
- TELEPHONE - VERIZON

PRELIMINARY EARTHWORK

RAW CUT: 2,200 C.Y.
RAW FILL: 2,200 C.Y.

NOTE:

- 1. FOR BUILDING DIMENSIONS, SEE ARCHITECT PLANS.
- 2. SUMP PUMP FOR LOADING DOCK TO DISCHARGE TO ADJACENT NEW CATCH BASIN.

ASSESSOR'S PARCEL NOS.

443-181-034, 042, 043, 044, 045, 046, 047, AND 051

LEGEND

SINGLE TREE		SD STORM DRAIN
PALM		AD AREA DRAIN
INDEX CONTOUR		FL FLOW LINE
INTER CONTOUR		TP TOP OF PAVEMENT
PROPOSED CONCRETE SURFACE		TC TOP OF CURB
PROPOSED AC PAVEMENT		TG TOP OF GRATE
PROPOSED LANDSCAPE SURFACE		FF FINISHED FLOOR
		-W- EXISTING WATERLINE
		-SS- EXISTING SEWER
		● EXISTING POWER POLE
		■ PROPOSED CATCH BASIN
		TE TRASH ENCLOSURE

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS BEFORE YOU DIG

NO.	DATE	BY	REVISIONS	APPROVED
1	7/8/25	BAW	REVISED PER CITY COMMENTS DATED 6/25/25	

DESIGNED BY: _____ DRAWN BY: _____ CHECKED BY: _____



BLAINE A. WOMER
CIVIL ENGINEERING
PLANNING SURVEYING CIVIL ENGINEERING PUBLIC WORKS
W.D.

PREPARED UNDER THE SUPERVISION OF:
RCE NO. 46354 DATE:
SCALE: 1" = 30' BENCHMARK:
DATE: AUGUST, 2024

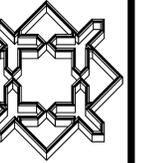
APPROVED BY:
NOAH RAU, CITY OF HEMET
RCE 74686
CITY ENGINEER
DATE: _____

City of Hemet
ENGINEERING DEPARTMENT
510 E. Florida Ave.
HEMET, CA 92543
(951) 765-2360

City of Hemet
CONCEPTUAL GRADING PLAN
FOR
DOSNER ORGANIC FARMS

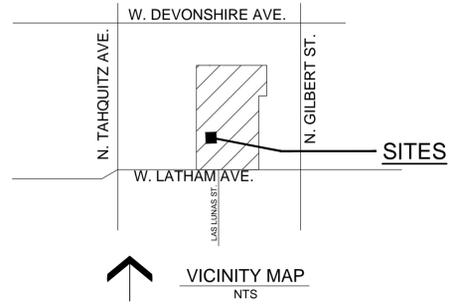
1
OF 1 SHEETS
FILE NO.

ALHAMBRA GROUP
LANDSCAPE ARCHITECTURE
 California license #2017
 RECREATION FACILITIES PLANNING
 41635 Enterprise Circle North, Suite C
 Temecula, CA 92590 (951) 296-6802 FAX 296-6803



PROJECT: DOSNER ORGANIC FARMS
OWNER: DOSNER ORGANIC FARMS
 6480 CORVETTE ST.
 HEMET, CA. 92543 PH (213) 276-0215 EMAIL: siljackson@aol.com CONT: SILVIA JACKSON

drawn: V.D.
 checked: V.D.
 date: 07-31-25
 SHEET L-1
 of 1 sheets
 JOB NO. 25-103



SITE ADDRESS
 630 W. LATHAM AVENUE
 HEMET, CA. 92543

PROPERTY OWNER
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PROPERTY DESCRIPTION
 PARCEL 2, TOGETHER WITH A PORTION OF PARCELS 3 AND 4 OF PARCEL MAP NO. 7447 AS SHOWN BY MAP ON FILE IN BOOK 27, PAGE 3 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS, IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SAN BERNARDINO MERIDIAN

BENCHMARK
 RIVERSIDE COUNTY BENCHMARK H-45 RESET APRIL 1985, AT THE NE CORNER OF STATE STREET AND FLORIDA AVENUE, A 2" ALUMINUM DISK STAMPED "RIV. CO. SUR. BM. H-45 RESET APRIL 1985", SET FLUSH IN THE CENTER OF A 4'x5' CONCRETE SLAB, 2" W/LY OF A 2'x4'x6" HIGH TRAFFIC SIGNAL SWITCH BOX

ELEVATION: 1592.159

UTILITY PURVEYORS

WATER - CITY OF HEMET
 SEWER - CITY OF HEMET
 ELECTRIC - SOUTHERN CALIFORNIA EDISON CO.
 GAS - SOUTHERN CALIFORNIA GAS CO.
 TELEPHONE - VERIZON

PRELIMINARY EARTHWORK

RAW CUT: 2,200 C.Y.
 RAW FILL: 2,200 C.Y.

1. FOR BUILDING DIMENSIONS, SEE ARCHITECT PLANS.
 2. SUMP PUMP FOR LOADING DOCK TO DISCHARGE TO ADJACENT NEW CATCH BASIN.

ASSESSOR'S PARCEL NOS.

443-181-034, 042, 043, 044, 045, 046, 047, AND 051

NOTES:

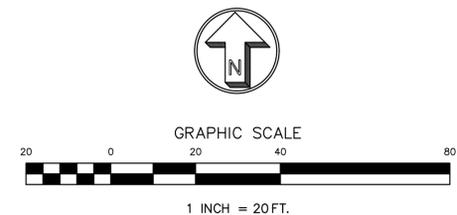
1. ALL PLANTING AND IRRIGATION SHALL CONFORM TO THE CITY OF HEMET ORDINANCES AND STANDARDS.
2. AN IRRIGATION SYSTEM SHALL BE UTILIZED FOR THIS PROJECT PER THE CITY OF HEMET'S WATER CONSERVATION ORDINANCE.
3. ALL MATURE PLANTING SHALL NOT INTERFERE WITH UTILITY LINES OR TRAFFIC SITE LINES.
4. ALL UTILITIES SHALL BE SCREENED W/ PLANTING TYP.

SITE CALCULATIONS

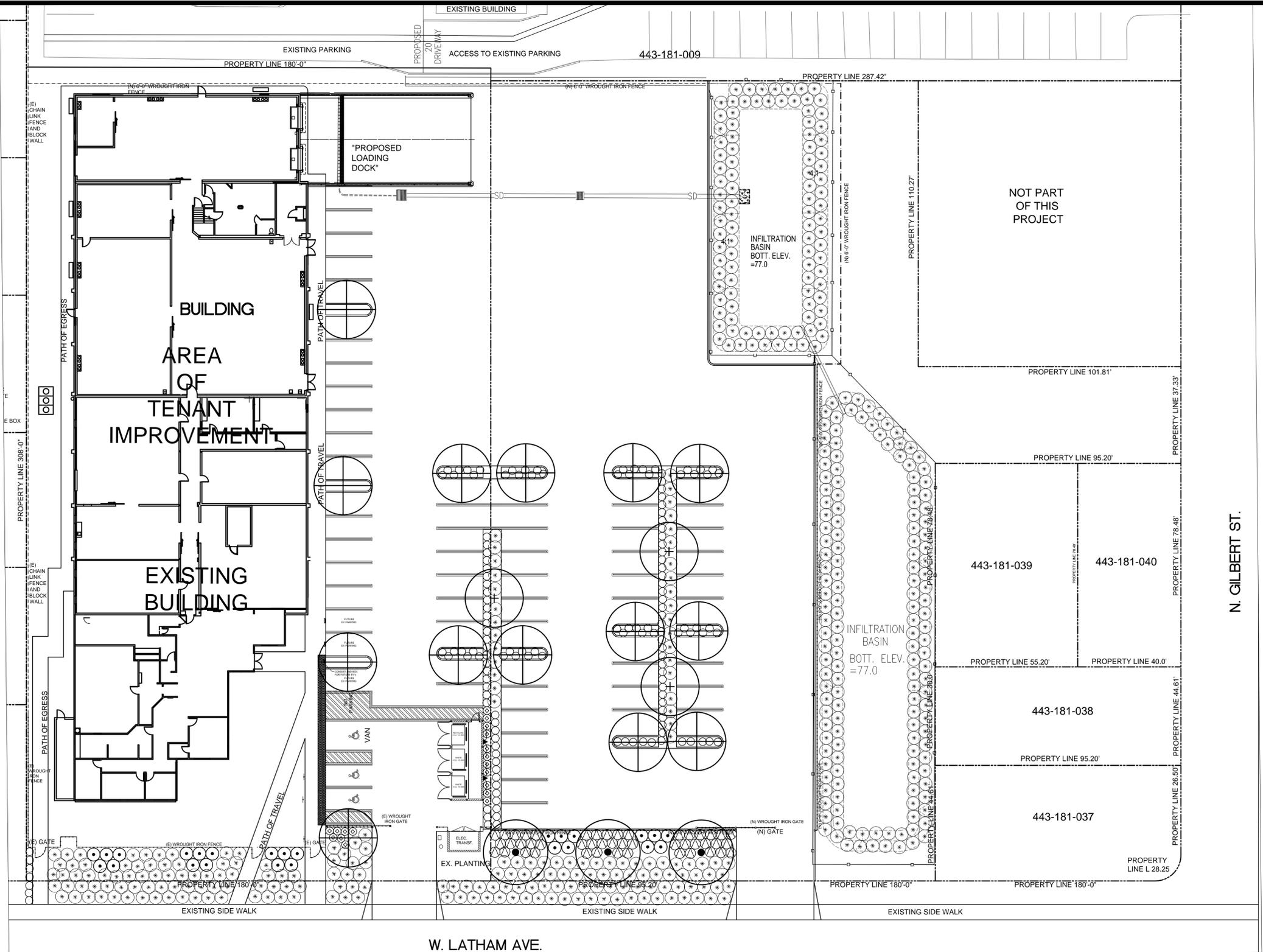
SITE AREA	95,360 SQ. FT.	2.19 NET ACRES
TOTAL LANDSCAPE AREA	6,010 SQ. FT.	6.3% OF TOTAL SITE
LANDSCAPE AREA IN R.O.W.	1,954 SQ. FT.	

TREES FOR PARKING

REQUIRED 1 TREE PER 5 SPACES
 22 SPACES - 13 TREES REQUIRED
 14 TREES PROVIDED



PRELIMINARY PLANTING PLAN



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NUMBER	REMARKS (STANDARD TRUNK FOR ALL TREES)	WUCOLS IV
TREES:						
+	LAURUS NOBILIS 'SARATOGA'	BAY LAUREL	24" BOX	15	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	CHITALPA TASHKENTENSIS 'PINK DAWN'	PINK CHITALPA	24" BOX	3	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
+	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	24" BOX	3	DOUBLE STAKE / HEIGHT 8-10', SPREAD 3'-4' MIN.	L
SHRUBS:						
+	BACCHARIS PILULARIS 'PIGEON POINT'	PROSTRATE COYOTE BUSH	1 GAL	455	TRIANGULAR SPACING @ 5' O.C.	L
+	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL	46	FULL & BUSHY @ 4' O.C.	L
+	LEUCOPHYLLUM FRUTICOSA 'GR. CLOUD'	GREEN TEXAS RANGER	5 GAL	25	FULL & BUSHY @ 5' O.C.	L
+	DIANELLA 'LITTLE REV'	LITTLE REV FLAX	1 GAL	148	FULL & BUSHY @ 3' O.C.	L
+	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF BOTTLE BRUSH	5 GAL	18	FULL & BUSHY @ 3' O.C.	L
VINES:						
+	DOXANTHA UNGUIS CATI	CAT'S CLAW VINE	5 GAL	2	ATTACH TO WALLS @ 12' O.C.	L
MULCH & GROUND COVER:						
+	FOREST BLEND WOOD MULCH	MEDIUM GRIND WOOD MULCH	3" MAX.	AS REQ'D.	3" DEEP - INSTALL TO ALL PLANTING AREAS	

ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF ALHAMBRA GROUP LANDSCAPE ARCHITECTS & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ARCHITECTS. ANY CHANGE MADE BY PARTIES OTHER THAN SAID ARCHITECTS SHALL RELIEVE ARCHITECTS OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE ARCHITECT.

