SALTON COMMUNITY SERVICES DISTRICT
Architectural Meeting Agenda
September 8, 2022
Open Session 9:30 a.m.
1209 Van Buren Ave.
Salton City, CA 92275
www.saltoncsd.ca.gov

COMMITTEE MEMBERS:

Michael Friese, Chairperson
Erick Cervantes, Member
Kenneth Perry, Member
John Connelly, Member
Lizbeth Flowers, Member

1. CALL TO ORDER: **9:30 a.m.**

2. PLEDGE OF ALLEGIANCE: Michael Friese, Chairperson

3. ROLL CALL:

4. PRESENTATIONS/PUBLIC APPEARANCES:

5. PUBLIC COMMENTS:

This is a Public Meeting, and this is The Time for the Public Comments. At This Time, You May Address the Committee for (3) Minutes on Items That Are Within The Subject Matter Jurisdiction of the Salton Community Services District, Architectural Committee

6. CONSENT CALENDAR ITEMS:

I. **Approval of Regular Architectural Meeting Minutes for July 14, 2022**

7. PLAN APPROVAL:

8. OLD BUSINESS:

I. Plan #3075 Erasmo Sanchez 1938 Sunset Ave. Thermal, Ca. 92274 APN 017-791-015-000

II. Plan #3076 Jesus Aguirre 1338 Glendale Ave. Thermal Ca. 92274 APN 014-031-005-000

III. Plan#3077 Ajit Singh 3788 Scott Dr. Thermal, Ca. 92274 APN 001-493-002-000

9. NEW BUSINESS:

10. ADJOURNMENT:

_____

Sonia Thania Garcia, Board Secretary

Upon written request, this agenda will be made in appropriate alternative format to persons with disabilities as required by Section 202 of the American with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the Secretary of the Board at least 72 hours before the meeting. Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to the meeting is available for public inspection at 1209 Van Buren St, Suite 1, Salton City, California 92275

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6. CONSENT CALENDAR ITEMS:

I. Approval of Regular Meeting Minutes for February 17, April 21, and June 9, 2022

John Connelly makes a motion to approve the Regular Meeting Minutes for February 17, April 21, and June 9, 2022. Erick Cervantes second the motion.

Roll Call

Michael Friese Yes	**Erick Cervantes Yes**
John Connelly Yes	**Kenneth Perry Absent**

7. PLAN APPROVAL:

8. OLD BUSINESS:

I. Plan #3071 Broc Estabrook 2736 Twin Lakes Ave Thermal, Ca. 92274 APN 008-123-014-000

Erick Cervantes made a motion to approve plan #3071 Broc Estabrook 2736 Twin Lakes Ave Thermal, Ca. 92274 APN 008-123-014-000. John Connelly second the motion.

Roll Call

Michael Friese Yes	**John Connelly Yes**
Erick Cervantes Yes	**Kenneth Perry Absent**

9. NEW BUSINESS:

I. Plan#3074 Robert J. Heinze 2554 N. Marina Dr. Thermal, Ca. 92274 APN# 009-352-004

John Connelly made a motion to approve plan#3074 Robert J. Heinze 2554 N. Marina Dr. Thermal, Ca. 92274 APN# 009-352-004. Erick Cervantes second the motion.

Roll Call

Michael Friese Yes	**John Connelly Yes**
Erick Cervantes Yes	**Kenneth Perry Absent**

10. ADJOURNMENT:

Meeting adjourned at 9:56

_____

Chairperson, Michael Friese

_____

Sonia Thania Garcia, Interim Board Secretary

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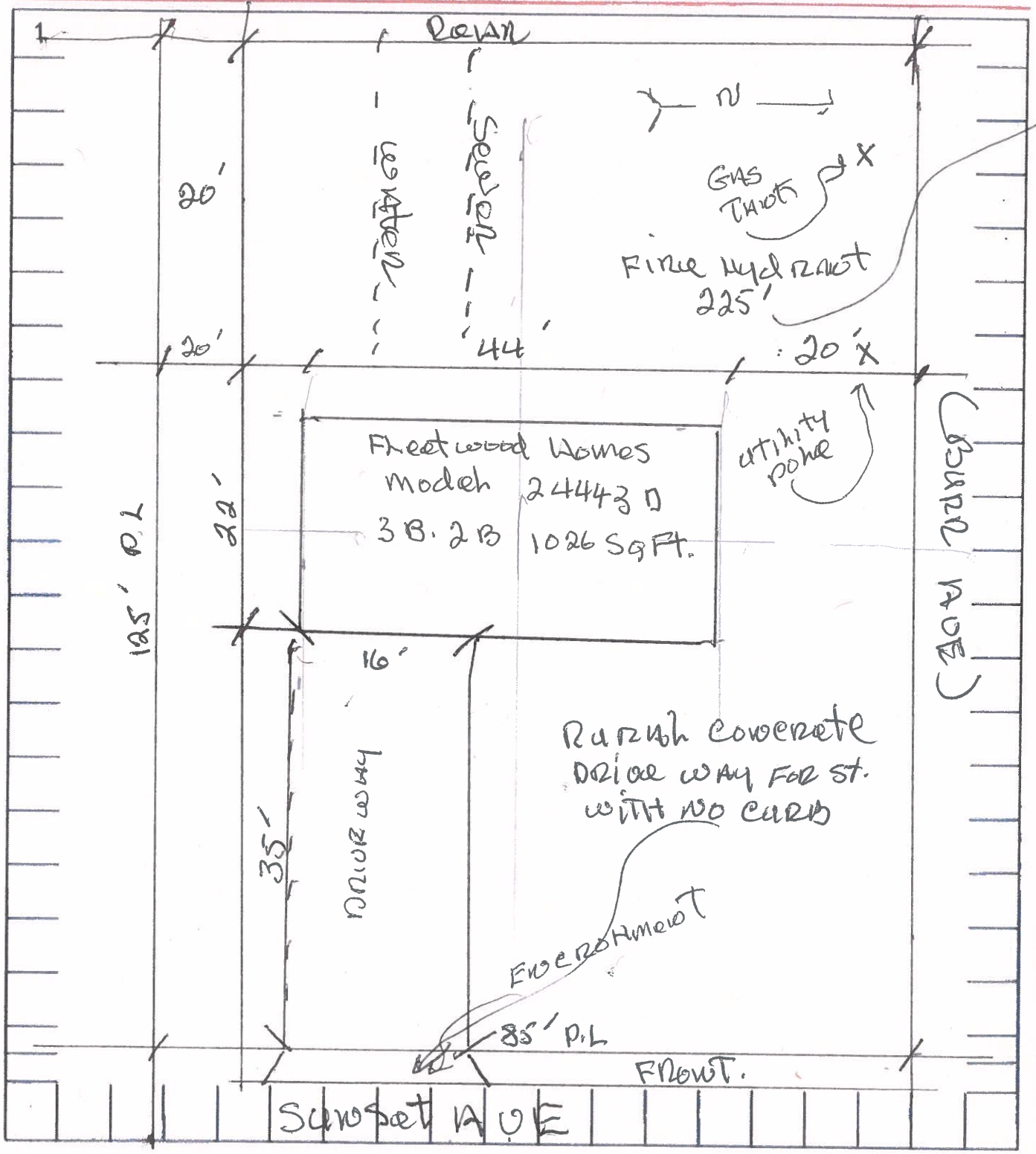
SITE PLAN

I.C. PLANNING & DEVELOPMENT SERVICES DEPT
801 Main Street, El Centro, CA 92243 (760) 482-4236

READ INSTRUCTIONS ON THE BACK ! USE PEN TO DRAW – DO NOT USE PENCIL!

DRAW SITE LAYOUT PLAN TO SCALE & COMPLETE ALL NUMBERED SPACES!



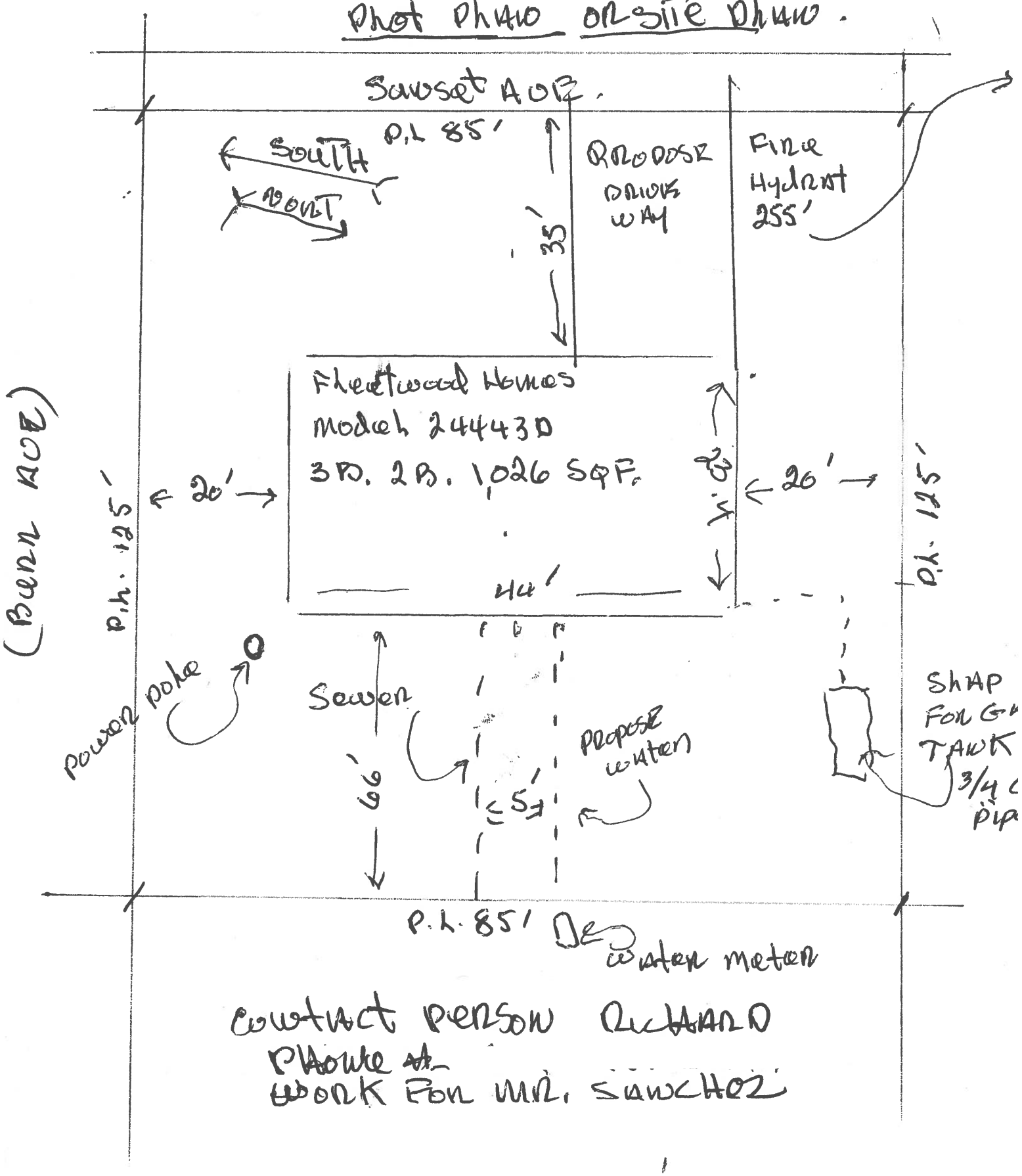
NAME OF APPLICANT	APPLICANT PHONE NO.	SIZE OF PARCEL
2	3	4 85' X 125
PROJECT SITE ADDRESS		ASSESSORS PARCEL NO.
5 1938 Sunset AVE Salton City 92274		6

WHITE - OFFICE MASTER / YELLOW - ASSESSORS / PINK - APPLICANT

DATE 3/28/22

OWNER MR. SANCHEZ
ADDRESS. 1938 SUNSET AVE SANTA CITY 92274
TRACT # 737 LOT # 1

PLOT PLAN ON SITE PLAN.



CONTACT PERSON RICHARD
PHONE #
WORK FOR MR. SANCHEZ

1811-415-1879

Fleetwood HOMES

CANYON LAKE

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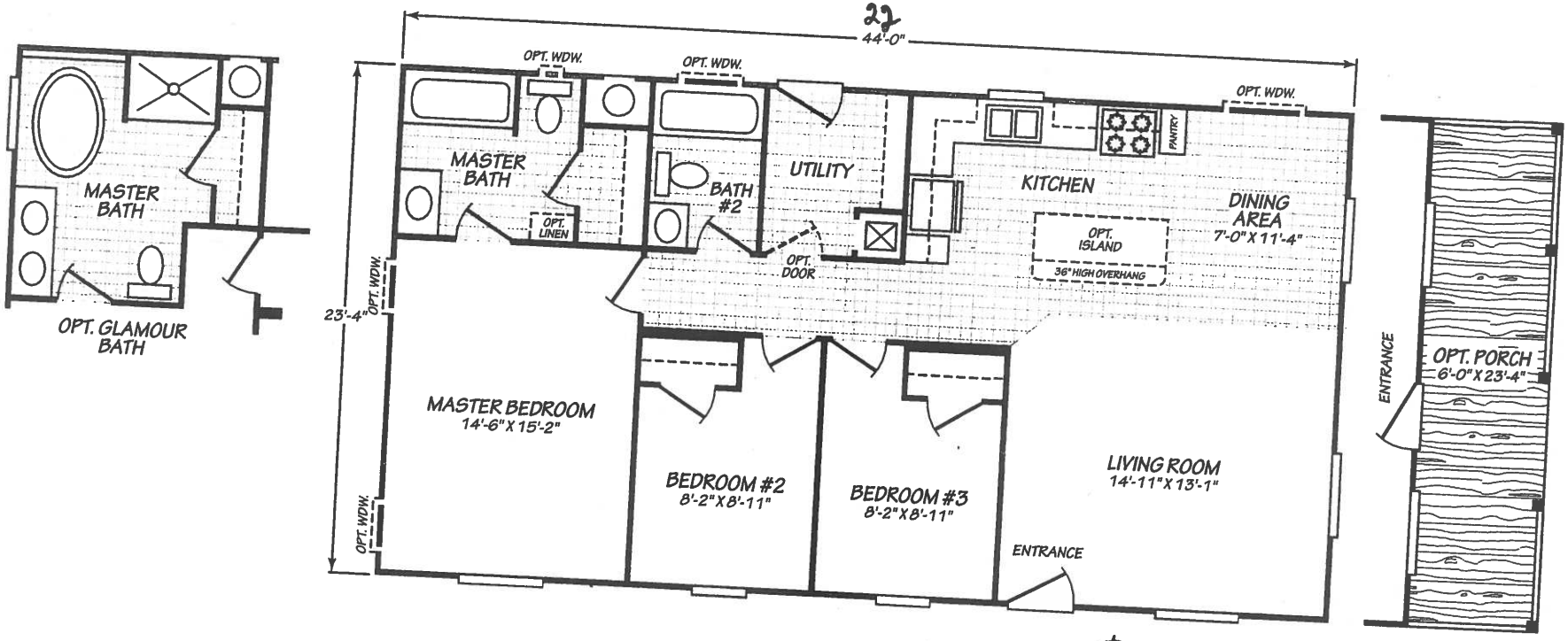

Megeota

MODEL 24443D

3 Bedroom • 2 Bath • 1,026 Square Feet

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Important: Because we continually update and modify our products, it is important for you to know that our brochures and literature are for illustrative purposes only. **ILLUSTRATIONS MAY SHOW OPTIONAL FEATURES.** All information contained herein may vary from the actual home we build. Dimensions are nominal length and width measurements are from exterior wall to exterior wall. We reserve the right to make changes at any time, without notice or obligation, in prices, colors, materials, specifications, features and models. Please check with your retailer for specific information about the home you select.

Manufactured Housing Institute MHI MANUFACTURER OF THE YEAR 7 YEARS 2010-2016

CL/220/JUL16
PFS APPROVAL_7/27/16

*BASE PRICE IS THE COST OF THE MFH AND STANDARD FEATURES. ALL OTHER COSTS LIKE OPTIONS/UPGRADES, FREIGHT, FEES, ETC.

Document Number Agency Index

SURVEYOR'S NOTES:

BEARINGS HEREON ARE BASED ON THE EASTERLY RIGHT OF WAY LINE OF SUNSET DRIVE, PER F.M. 9/70-73. BEING NORTH 32°06'00" WEST.

( ) DENOTES RECORD DATA PER F.M. 9/70-73.

MONUMENT'S NOTES:

● INDICATES FOUND 2"X2" WOOD STAKE, UP 4", WITH TAG "R.E. 12774", PER F.M. 9/70-73.

■ INDICATES FOUND 2"X2" WOOD STAKE, FLUSH, NO TAG, IN LIEU OF 2"X2" WOOD STAKE WITH TAG STAMPED "R.E. 12774", PER F.M. 9/70-73. ACCEPTED AS THE N.E. CORNER OF LOT 2.

▲ INDICATES FOUND 2"X2" WOOD STAKE, UP 4", WITH TAG "R.E. 12774", DETERIORATING, PER F.M. 9/70-73. REPLACED WITH 1" I.P., FLUSH, WITH PLASTIC PLUG STAMPED "L.S. 8509".

⦿ INDICATES FOUND 3/4" I.P., DOWN 6", OPEN, DETERIORATING, IN LIEU OF 3/4" I.P., WITH TAG STAMPED "R.E. 12774", PER F.M. 9/70-73. REPLACED WITH 1" I.P., DOWN 4", WITH PLASTIC PLUG STAMPED "L.S. 8509".

○ INDICATES SET 1" I.P., DOWN 6", WITH PLASTIC PLUG STAMPED "L.S. 8509".

N W E S IVS

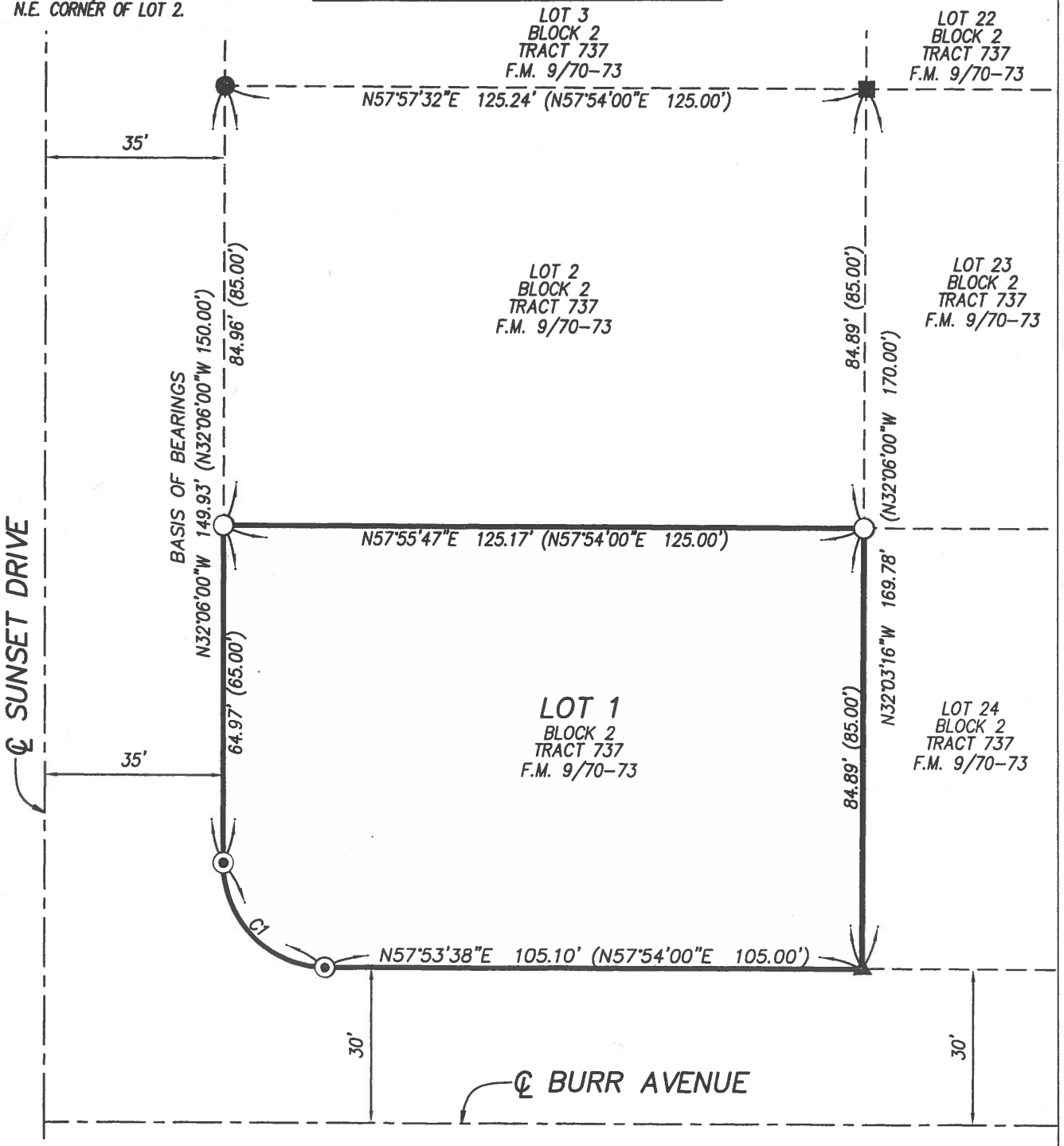
ARC TABLE

NO.	DELTA	RADIUS	LENGTH
C1	Δ=90°00'22"	20.00'	31.42'
	(Δ=90°00'00")	(20.00')	(31.42')

GRAPHIC SCALE

30 0 15 30

1 inch = 30 ft.



IVS JOB NO. 21-122

DECLARATION OF RESTRICTIONS

TRACT 737

THIS DECLARATION, made this 30th, day of November, 1964, by Salton Riviera, Inc., a California Corporation, having its principal place of business in the City of Azusa, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of that certain Tract No. 737, Imperial County, California, as per plat thereof recorded in Book 9, Pages 70 of Final Maps, records of said County and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. 737 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, maintenance, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are, and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

THAT all of the lots in said tract shall be designated as R-1 Single Family Residence Lots and shall be used, occupied, and improved under the conditions hereinafter set forth under ZONE R-1 REGULATIONS.

IN THE EVENT THAT ANY OF THE PROVISIONS OF THIS DECLARATION CONFLICT WITH ANY OF THE SECTIONS OF ORDINANCE 249 COUNTY OF IMPERIAL, THE MORE RESTRICTIVE OF THE TWO SHALL GOVERN.

II. GENERAL

A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing flood areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars ($5.00) have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of BISHOP MOORE, AUGUST DAMON, and DELORES LUKINA, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no two-story structure shall be permitted unless, in the opinion of the "Committee of Architecture" such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this "Committee" may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other forms of deviations from those restrictions imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the "Committee".

C. All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, in accordance with Imperial County Ordinance No. 239 and regulations accompanying same.

III. RESIDENTIAL ZONES:

A. As used in this declaration, "Residential Zones" means zones R-1, R-2 and R-3, and R-4, as defined in Imperial County Ordinance 249, unless otherwise stated in this Declaration.

B. A person shall not use any premises in any residential zone, which is designed, arranged or intended to be occupied or used for any purpose, other than expressly permitted in this declaration.

STORAGE OF MATERIALS

C. In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of materials used in the construction of the individual buildings in project and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.

LIVESTOCK

D. A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupants or otherwise.

SIGNS

E. No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind of any of the unimproved residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the architectural committee. The architectural committee may approve the location of these signs within the front set-back of the lot.

TEMPORARY BUILDINGS

F. No temporary buildings, basement, cellar, tent, shack garage, barn or other outbuilding or structure shall, at any time, be used for human habitation, temporarily or permanently.

TRAILER USE

G. A trailer may be used as a residence of the owner and his family during construction by such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used longer than ninety days.

BUILDING EXTERIOR

H. The exterior portions of all buildings, which are constructed of wood, stucco cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.

PLUMBING

I. Residences shall have complete and approved plumbing installations before occupancy.

TEMPORARY OFFICES

J. A temporary Real Estate tract office, for the purpose of conducting the sale of property in the sub-division, upon which such office is located, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, be either removed or used for a purpose permitted in the zone in which it is located.

STORAGE OF TOOLS AND TRASH

K. The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be so placed and stored to be concealed from view from the public right of way. Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up.

ZONE R-1 REGULATIONS

A. PROPERTY IN ZONE R-1 MAY BE USED FOR:

1. A single family residence, together with outbuildings customary to such use, located on the same lot or parcel of land, including:
   a. A private garage with a capacity not to exceed three (3) automobiles.
   b. A boat repair or storage building for the personal use of the occupant.
   c. A children's playhouse.
   d. Lath or greenhouses.
   e. Tool houses.
   f. Hobby shops not used commercially.
2. The following auxiliary uses, if they do not alter the character of the premises as single family residences:
   a. One detached guest house on the same premises as and not less than twenty (20) feet from the main building for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.
   b. Fences, walls, or hedges may be erected, started or maintained to a height of 72" above the adjacent grade when used as a property line or boundary separation, except that no fence, wall, or hedge may be used for this purpose in the front setback area of a lot in excess of 42" above the adjacent grade.

B. BUILDING SETBACKS:

1. Front yard setbacks shall conform to a minimum depth of twenty-five (25) feet.
2. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of 30" from eaves or other projections to the side property line, EXCEPT on corner lots which shall maintain a minimum setback of twelve (12) feet from side street line. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street if detached.
3. A rear yard shall be maintained of at least twenty-five (25) feet from the property line to the furthest structural projection, excepting fences, walls, and hedges when used as a boundary line separation which shall be ten (10) feet from the rear property line.

C. VEHICLE STORAGE:

Every dwelling or other structure in Zone R-1 designed for or intended to be used as a dwelling, shall have on the same lot or parcel of land, automobile storage space conveniently accessible from the street and not located at any place where the erection of a structure is prohibited. This space shall be of sufficient capacity so as to not exceed maximum vehicle storage requirements as outlined above.

D. SUBDIVISION OF LOTS:

No lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances whether for lease, sale, or rental purposes.

E. REQUIRED LAND AREA:

A person shall not erect, construct, occupy, or use more than one (1) single family residence on any parcel of land or lot.

F. BUILDING HEIGHT LIMITATION:

All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these restrictions.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1974, at which time said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said Tract, it is agreed to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, and covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall not be affected thereby. It is hereby declared that these restrictions, conditions, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null, or void.

PROVIDED FURTHER, that if any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law or in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either to prevent him or them from so doing or to recover damages or other dues from such violation.

PROVIDED FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed of trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOF, Salton Riviera, Inc. has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 30th day of November, 1964

(Owner) SALTON RIVIERA, INC.

By Lorne B. Pratt
Lorne B. Pratt, President

By Lucille S. Hewitt
Lucille S. Hewitt, Assistant Secy.

RECEIPT FOR PUBLIC REPORT

The Owner, Subdivider or His Agent is Required to Give You an Opportunity to Read the Public Report Before Demanding or Accepting Any Deposit, Consideration or Written Offer to Purchase or Lease Lots or Parcels in a Subdivision: DO NOT SIGN UNLESS YOU HAVE READ THE REPORT.

I have read the Commissioner's Public Report on:

_____ (File No.) _____ (Tract No. or Name)

I understand the report is not a recommendation or endorsement of the subdivision but is informative only.

The date of the copy of said report which I received and read is:

_____

_____
Name

_____
Name

_____
Address

_____
Date

SUBDIVIDER IS REQUIRED TO RETAIN THIS RECEIPT FOR THREE YEARS.

GRADING NOTES

1. GRADING SHALL BE IN ACCORDANCE WITH CHAPTER 18 OF CALIFORNIA BUILDING CODE, LATEST EDITION, AND/OR SOILS REPORT,

NO. _____,
DATED:
PREPARED BY:
TELEPHONE NO.

2. THE SOILS ENGINEER AND THE ENGINEERING GEOLOGIST SHALL EXERCISE SUFFICIENT SUPERVISORY CONTROL DURING GRADING TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN THEIR PURVIEW.

3. THE DESIGN CIVIL ENGINEER SHALL EXERCISE SUFFICIENT CONTROL DURING GRADING AND CONSTRUCTION TO INSURE COMPLIANCE WITH THE PLANS, SPECIFICATIONS AND CODE WITHIN HIS PURVIEW.

4. DURING ROUGH GRADING OPERATIONS AND PRIOR TO CONSTRUCTION OF PERMANENT DRAINAGE STRUCTURES, TEMPORARY DRAINAGE CONTROL SHALL BE PROVIDED TO PREVENT PONDING WATER AND DAMAGE TO ADJACENT PROPERTY.

5. AFTER CLEARING, EXISTING GROUND SHALL BE SCARIFIED TO A MINIMUM OF 6" ON THE ENTIRE SITE OR AS RECOMMENDED BY THE SOILS REPORT.

6. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN 2:1.

7. PADS SHALL BE COMPACTED TO A MINIMUM OF 90% RELATIVE DENSITY PER A.S.T.M. SPECIFICATIONS AND THE ABOVE MENTIONED SOILS REPORT.

8. MINIMUM BUILDING PAD DRAINAGE SHALL BE 2%. DRAINAGE SWALES SHALL BE A MINIMUM OF 0.3' DEEP AND BE CONSTRUCTED A MINIMUM OF 2' FROM THE TOP OF CUT OR FILL SLOPES. THE MINIMUM SLOPE OF SWALES SHALL BE 0.50%.

9. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF NINETY (90) PERCENT OF MAXIMUM DENSITY AS DETERMINED BY THE CALIFORNIA BUILDING CODE OR EQUIVALENT AS APPROVED BY THE CITY ENGINEER. FIELD DENSITY SHALL BE DETERMINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE, OR EQUIVALENT, AS DETERMINED BY THE CITY ENGINEER.

10. ALL STREET SECTIONS ARE TENTATIVE. THE MINIMUM SECTION IS 3" A.C. OVER 4.5" CLASS II BASE. ADDITIONAL SOIL TEST(S) SHALL BE REQUIRED AFTER ROUGH GRADING TO DETERMINE EXACT SECTION REQUIREMENTS. THE CITY ENGINEER SHALL APPROVE THE FINAL STREET SECTION.

11. THE CITY ENGINEER WILL REVIEW FOR APPROVAL THE FINAL STREET SECTIONS AFTER SUBMITTAL OF "R" VALUE TESTS FOR ROADWAY SUB-BASE.

12. LOCATIONS OF FIELD DENSITY TESTS SHALL BE DETERMINED BY THE SOILS ENGINEER OR APPROVED TEST AGENCY AND SHALL BE SUFFICIENT IN BOTH HORIZONTAL AND VERTICAL PLACEMENT TO PROVIDE REPRESENTATIVE TESTING OF ALL FILL PLACED. TESTING IN AREAS OF A CRITICAL NATURE OF SPECIAL EMPHASIS SHALL BE IN ADDITION TO THE NORMAL REPRESENTATIVE SAMPLINGS.

13. THE FINAL COMPACTION REPORT AND APPROVAL FROM THE SOILS ENGINEER SHALL CONTAIN THE TYPE OF FIELD TESTING PERFORMED. EACH TEST SHALL BE IDENTIFIED WITH THE METHOD OF OBTAINING THE IN-PLACE DENSITY AND SHALL BE SO NOTED FOR EACH TEST. SUFFICIENT MAXIMUM DENSITY DETERMINATION SHALL BE PERFORMED TO VERIFY THE ACCURACY OF THE MAXIMUM DENSITY CURVES USED BY THE FIELD TECHNICIAN.

14. ALL UNDERGROUND FACILITIES, WITH LATERALS, SHALL BE IN PLACE AND INSPECTED PRIOR TO PAVING, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: SEWER, WATER, ELECTRIC, GAS AND DRAINAGE. THE CURB SHALL BE "ETCHED" SHOWING ALL LATERAL LOCATIONS "S" FOR SEWER, "G" FOR GAS, ETC...

15. THE FINAL UTILITY LINE BACKFILL REPORT FROM THE PROJECT SOILS ENGINEER SHALL INCLUDE AN APPROVAL STATEMENT THAT THE BACKFILL IS SUITABLE FOR THE INTENDED USE.

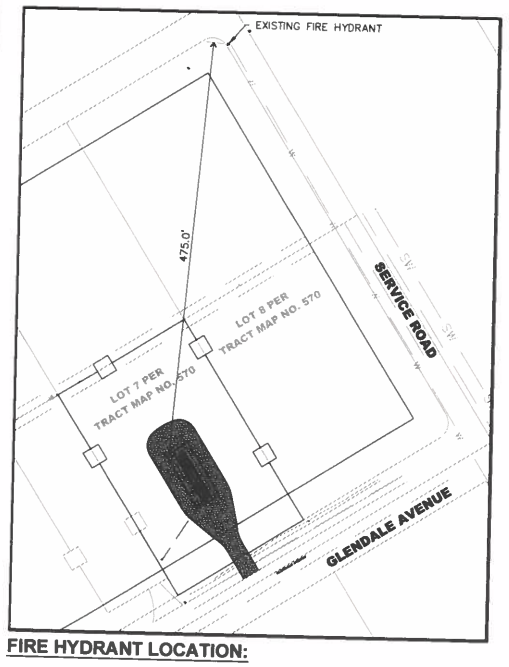
16. BLOCK WALLS PERMITS ARE NOT PART OF THE GRADING PERMIT. SUBMIT FOR SEPARATE BUILDING PERMIT(S).

17. THE CONTRACTOR IS RESPONSIBLE TO PREVENT SILT CONTAMINATION OF STORMWATER INFILTRATION FACILITIES DURING CONSTRUCTION. IMMEDIATELY PRIOR TO FINAL ACCEPTANCE OF STORM DRAINAGE RETENTION/INFILTRATION FACILITIES, THE CONTRACTOR SHALL CONDUCT, IN THE PRESENCE OF THE CITY INSPECTOR, A PERFORMANCE TEST DESIGNED TO CLEARLY DEMONSTRATE THE FUNCTIONAL ADEQUACY OF THE FACILITIES.

18. THE CONTRACTOR SHALL PROVIDE WIND EROSION AND DUST CONTROL MEASURES AS REQUIRED BY THE FUGITIVE DUST CONTROL PLAN (PM-10 PLAN) APPROVED FOR THIS PROJECT.

19. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES AS REQUIRED BY THE EROSION CONTROL PLAN APPROVED FOR THIS PROJECT.

20. PRIOR TO THE INSTALLATION OF ANY HARD SURFACE OR THE BUILDING PAD, THE DESIGN ENGINEER OR ARCHITECT SHALL PROVIDE THE CITY ENGINEERING INSPECTOR AND THE CITY CHIEF BUILDING OFFICIAL WITH A CERTIFIED LETTER STATING THAT ALL CRITICAL AREAS OF ADA ACCESSIBILITY, PEDESTRIAN PATH-OF-TRAVEL, ADA PARKING AREAS, RAMPS, RUINS OR OTHER ASSOCIATED STRUCTURES AS REQUESTED BY THE INSPECTOR HAVE BEEN CONSTRUCTED PER PLAN AND THE ENGINEER AND/OR ARCHITECT CERTIFIES THESE ITEMS WILL MEET ALL PLAN, ADA, BUILDING CODE, CALBO OR SIMILAR CODE REQUIREMENTS.

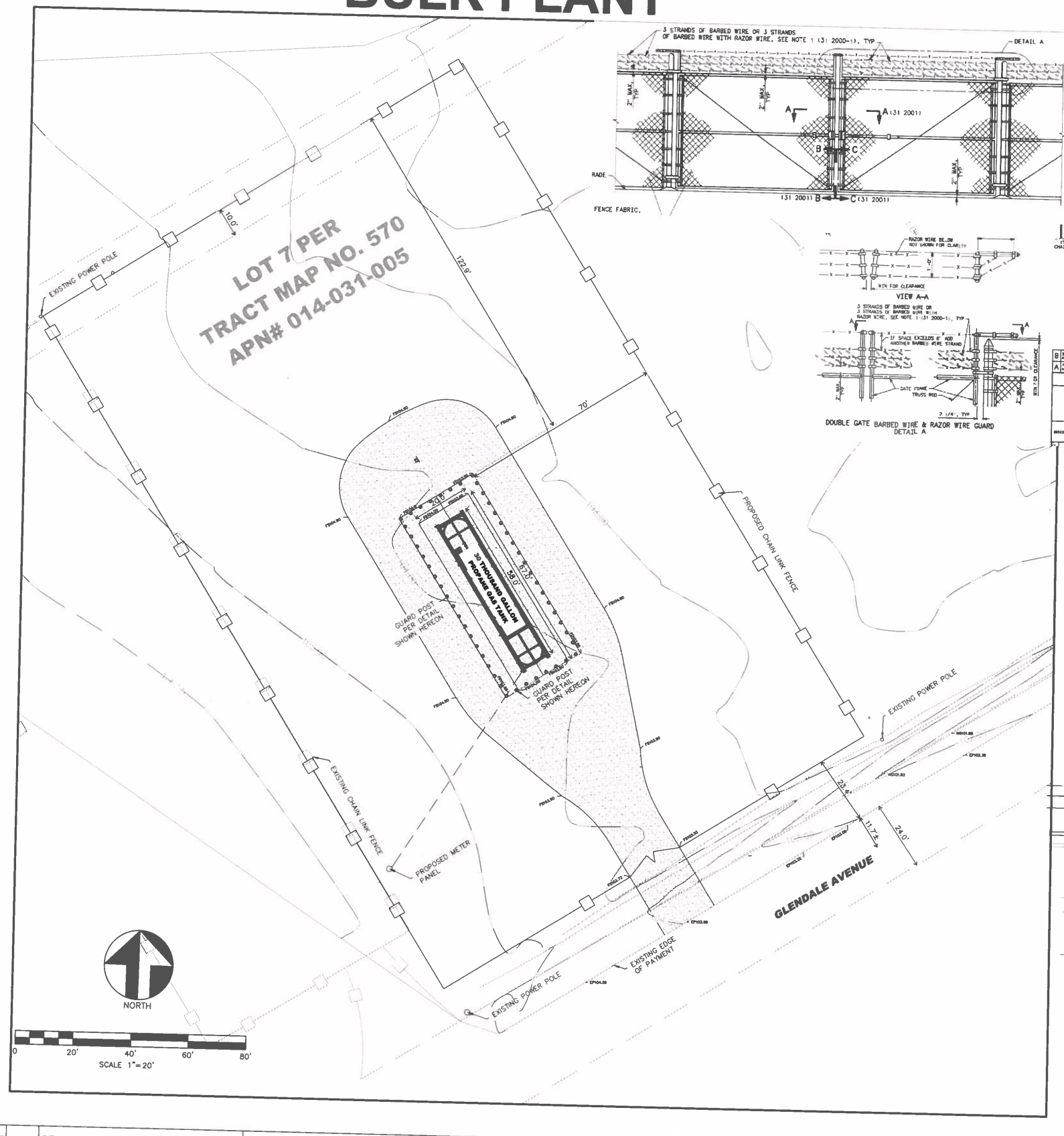


FIRE HYDRANT LOCATION:

BASIS OF BEARINGS
CENTERLINE OF GLENDALE AVENUE BEING N57°54'00"E PER TRACT NO 570, FILED IN THE COUNTY OF IMPERIAL.

IN THE COUNTY OF IMPERIAL, STATE OF CALIFORNIA

BULK PLANT



PROJECT:
LOT 7 PER TRACT NO. 570
APN: 014-031-005
1338 GLENDALE AVENUE
THERMAL, CA. 92274
760-578-4724

FEMA FLOOD ZONE:

FLOOD ZONE:	ZONE X
PANEL:	06025C0336C
DATE:	9/26/2008
ZONE DEFINITION:	ZONE X, AREA OF MINIMAL FLOOD HAZARD

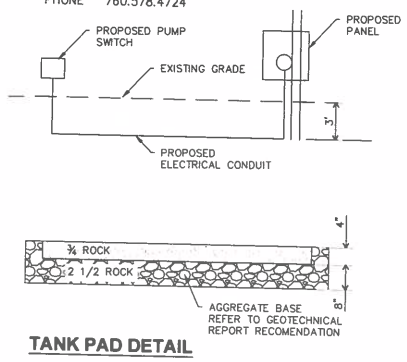
CIVIL ENGINEER
JESUS CERVANTES
83346 LONE STAR ROAD
MECCA, CA. 92254
PHONE: 760.550.4233
EMAIL: INFO@CERZA.BIZ

OWNER:
JESUS AGUIRRE
1338 GLENDALE AVENUE
THERMAL, CA 92274
PHONE 760.578.4724

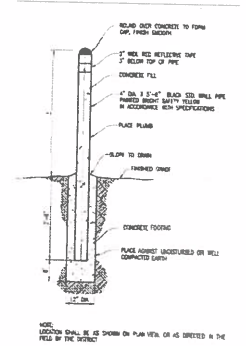
EARTHWORK CALCULATION
(CONTRACTOR IS RESPONSIBLE FOR COMPUTING HIS OWN QUANTITIES FOR BIDDING PURPOSES)
RAW CUT: XX C.Y.
RAW FILL: 60 C.Y.

UTILITIES

ELECTRIC	IMPERIAL IRRIGATION DISTRICT
WATER	IMPERIAL IRRIGATION DISTRICT



TANK PAD DETAIL



GUARD POST DETAIL

LEGEND
- PROPOSED STORM DRAIN
- PROPERTY LINE
- SWALE
- PROPOSED ELEVATION
- PROPOSED BLOCK WALL
- EXISTING BLOCK WALL
- PROPOSED GRAVEL
- EXISTING CONCRETE
- EXISTING CONTOUR
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC BOX
- EXISTING TELECOMMUNICATIONS BOX
- EXISTING CHAIN LINK FENCE
- EXISTING SEWER MANHOLE
- EXISTING SIGN POST
- EXISTING WATER VALVE
- EXISTING TELIVISION RISER
- PROPOSED WATER METER
- PROPOSED GUARD POST

ABBREVIATIONS

RH	– RETAINED HEIGHT
HP	– HIGH POINT
FG	– FINISHED GRADE
FF	– FINISHED FLOOR
FS	– FINISHED SURFACE
PAD	– PAD ELEVATION
TC	– TOP OF CURB
FL	– FLOWLINE
TW	– TOP OF WALL
TF	– TOP OF FOOTING
DF	– DEEPENED FOOTING
TP	– TOP OF PAVEMENT
GB	– GRADE BREAK
TG	– TOP OF GRATE
INV	– INVERT ELEVATION
BSL	– BUILDING SETBACK LINE
TAC	– TOP OF ASPHALT CURB
NG	– NATURAL GRADE
TMH	– TOP OF MANHOLE

DIG ALERT
UNDERGROUND SERVICE ALERT
SECTION 4216/4216.6 OF THE GOVERNMENT CODE REQUIRES A DIG ALERT IDENTIFICATION NUMBER BE ISSUED BEFORE A "PERMIT TO EXCAVATE" WILL BE VALID. FOR YOUR DIG ALERT I.D. NUMBER CALL UNDERGROUND SERVICE ALERT 811 TWO WORKING DAYS BEFORE YOU DIG

NO.	REVISION	DATE	APPR

BENCH MARK: local ELEV. 105.0
DESCRIPTION:
BEING THE SOUTH WEST CORNER OF UTILITY CONCRETE PAD LOCATED 8' SOUTH WEST FROM THE NORTH WEST CORNER OF LOT 7 PER TRACT NO. 570.

APPROVED BY
_____ DATE: _____
DIRECTOR OF ENGINEERING/PUBLIC WORKS

SEAL
REGISTERED PROFESSIONAL ENGINEER JESUS CERVANTES R.C.E. 88850 CIVIL STATE OF CALIFORNIA

PREPARED BY:
_____ DATE: 08/23/2022
JESUS CERVANTES, PE
R.C.E. NO. 88850

JESUS CERVANTES
83346 LONE STAR ROAD
INDIO, CA, 92203
DATE PREPARED: 08/23/2022
EMAIL
TELEPHON

SITE PLAN/GRADING PLAN FOR GLENDALE AVENUE
LOT 7, PER TRACT NO. 570

SHEET 1 OF 1 SHEETS
F.B.

LOS ANGELES OFFICE
Room 8003 State Building
107 South Broadway

SAN DIEGO OFFICE
615 Orpheum Theatre Building

EDMUND G. BROWN, Governor
STATE OF CALIFORNIA
Division of Real Estate
W. A. SAVAGE, Commissioner
MAIN OFFICE
1015 L Street, Sacramento 14

SAN FRANCISCO OFFICE
Room 2033, 350 McAllister Street

OAKLAND OFFICE
Room 6040, 1111 Jackson Street

FRESNO OFFICE
Room 3084, State Building
2550 Mariposa Street

SECOND AMENDED

FINAL SUBDIVISION PUBLIC REPORT

ON
TRACT NO. 570
IMPERIAL COUNTY, CALIFORNIA
RES. NO. 2160-SD

Note—Read This Report Before Buying!

This Report Is Not an Approval or Disapproval of This Subdivision

It reflects information obtained by the Division of Real Estate in its investigation of said tract.

The Commissioner does not regulate or govern the size of parcels, drainage, sanitation, water, and the physical aspects of subdivisions. All such matters are regulated and passed on by the local public bodies and officials.

OCTOBER 25, 1961

SPECIAL NOTES

1. THIS IS A SPECULATIVE SUBDIVISION AND VALUES WILL DEPEND ON GROWTH IN THE AREA. PROMOTION COSTS OF SUCH SUBDIVISIONS ARE ORDINARILY HIGH. AS A RESULT, PURCHASERS SHOULD NOT EXPECT TO BE ABLE TO RESELL THEIR LOTS AT A PROFIT OR EVEN FOR AS MUCH AS THE ORIGINAL SALES PRICES UNTIL OR UNLESS THE AREA DOES DEVELOP.

2. MOST REGULATED FINANCIAL INSTITUTIONS WILL NOT LEND MONEY FOR CONSTRUCTION IN SUCH UNDEVELOPED AREAS.

3. CONTRACTS OF SALE WILL BE USED. UNLESS THE SELLER'S SIGNATURE IS NOTARIZED, THE CONTRACT CANNOT BE RECORDED AND THE PURCHASERS' INTEREST MAY BE JEOPARDIZED.

   PURCHASERS' INTERESTS ARE FURTHER JEOPARDIZED IN THE CONTRACTS USED IN THIS SUBDIVISION DUE TO A PROVISION THAT THE ENTIRE UNPAID BALANCE MAY BE DUE IF THE CONTRACT IS RECORDED.

4. IN MANY INSTANCES MINERAL, OIL, GAS AND WATER RIGHTS ARE RESERVED TOGETHER WITH THE RIGHT OF ENTRY TO PROSPECT FOR AND REMOVE THESE PRODUCTS.

5. ON ALL PROPERTIES BELOW THE MINUS 220-FOOT CONTOUR, FLOODING EASEMENTS IN FAVOR OF THE IMPERIAL IRRIGATION DISTRICT AND IMPERIAL COUNTY EITHER EXIST OR WILL BE REQUIRED BEFORE THE COUNTY WILL ISSUE BUILDING PERMITS.

6. NO SEWAGE DISPOSAL PLANT OR A COMPLETE SEWAGE DISPOSAL SYSTEM THROUGHOUT THESE TRACTS HAS BEEN INSTALLED.

7. ELECTRICITY AND TELEPHONE LINES HAVE BEEN BROUGHT INTO THE AREA BUT THESE SERVICES ARE NOT EXTENDED THROUGHOUT THE TRACTS. EXTENSIONS MAY BE MADE AT PURCHASERS' EXPENSE. NO PUBLIC GAS LINES TO THE AREA ARE AVAILABLE.

ADDITIONAL INFORMATION FOLLOWS IN NARRATIVE FORM:

SUBDIVIDER: Salton Shores Development Co., a California corporation.

LOCATION AND SIZE: In Imperial County on west side of Salton Sea, west side of Highway 99 at Sunrise Drive. It is about 30 miles southeast of Indio.
It consists of approximately 150 acres divided into 85 parcels.

R/E FORM 618

44027 6-61 300M SPO

STREETS: Streets are to be improved to Imperial County standards and will be maintained by Imperial County.

CLIMATE: This area, as in other California desert areas, is subject to occasional strong winds. In the summer it gets very hot and the nearness to the Salton Sea and irrigated area of Imperial Valley makes Salton City very humid in extreme hot weather.

WATER: The Coachella Valley County Water District has agreed to furnish water to each lot in this tract. This county water district may levy taxes to finance projects to install and maintain water systems within the district.

PURCHASE MONEY HANDLING: The subdivider has certified that all moneys will be impounded in Salton Shores Development Co. trust account, Bank of America, Azusa Branch, until the contracts of sale are signed and delivered to the purchaser. There are trust deeds in the amounts of $48,032 and $23,375 covering all the lots in this subdivision. However, arrangements have been made to release any lot upon full payment of the contract price by a purchaser.

CONTRACTS OF SALE: In addition to the Special Notes on Contracts on Page 1, the contracts used require written consent of the seller to transfer the contract, and a provision that all money paid in and all rights are forfeited by the buyer if he does not comply with the terms of the contract.

ELECTRICITY: Is not installed to all lots at this time.

GAS: No public gas lines are available.

TELEPHONE: Telephone service is not installed at this time.

Note: Considerable expense may be involved to extend any of the above utilities to lots within this subdivision.

SEWAGE DISPOSAL: Soil conditions are not favorable for septic tanks and cesspools except on a temporary basis. This form of sewage disposal may not function properly as the area develops. Contracts have been entered into providing for the payment of certain monies by the subdividers to the Community Services District for the eventual installation of a community sewer system. The Division of Real Estate does not have the engineering personnel to determine the requirements of such a system or the costs involved. There is no assurance as to when or if each and every lot in this subdivision will receive the services of a sewage system.

FIRE PROTECTION: The Salton Community Services District has agreed to furnish fire protection. A volunteer fire department has been organized and the subdivider has agreed to install some fire hydrants.

MISCELLANEOUS: It is approximately:

30 miles to the high school;
15 miles to the grammar school;
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

FD:db:bj

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15 miles to the grammar school;
30 miles to Indio for complete shopping facilities.

School bus service is available to both schools.

Note: Purchasers should contact the local school board regarding school facilities and bus service.

FD:db:bj

DECLARATION OF RESTRICTIONS

TRACT 570

THIS DECLARATION, made this 22 day of October, 1958 by **SALTON RIVIERIA, INC.** a California corporation, having its principal place of business in the City of **Azusa, Los Angeles County, California**, hereinafter referred to as the Declarant.

WHEREAS the Declarant is the owner of that certain Tract No. **570**, Imperial County, California, as per plat thereof recorded in Book, **5** Pages **24**, records of said County, and

WHEREAS the Declarant is about to sell, dispose of or convey the lots in said Tract No. **570**, above described, and desires to subject the same to certain protective convenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the asquirers and/or users of the lots in said Tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, development and improvement of said Tract, that

THIS DECLARATION is designed for the mutual benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased , or sold, and/or conveyed by them as such owners, each and all of which is and are for the mutual benefit of the lots in said Tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof is imposed upon said Tract as a mutual, equitable servitude in favor in favor of each and every parcel of land therein as the dominant tenement or tenements.

SAID CONDITIONS ARE AS FOLLOWS:

That all of Block 1, Block 2, Block 3, Block 4, Block 5, Block 6, and Block 9 shall be designated as industrial sites and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE M-2 REGULATIONS.

That Block 7, Block 8, Block 10, Block 11, and Block 12 shall be designated as industrial sites and shall be improved, used, and occupied under the conditions hereinafter set forth under ZONE M-1 REGULATIONS.

I. **GENERAL**

A. No building, fence, patio or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars ($5.00) have been first delivered to and approved in writing by any two (2) members of a "Committee of Architecture" which shall be initially composed of C. W. Burmood, George McCarthy, and August Damon, provided that any vacancy on such committee caused by death, resignation, or disability to serve shall be filled on the nomination of SALTON RIVIERA, INC. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed

subdivision. Notwithstanding other requirements imposed, this committee shall require not less than twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered contiguous patios, etc., with a minimum floor area of eight hundred (800) square feet for living area in the dwelling portion of the structure. All structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design and pattern of development. On Commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the neighborhood and such as not to be detrimental to the public health, safety, general welfare and architectural appearance effecting the property values of the community in which such use or uses are to be located.

B. It shall remain the prerogative and in the jurisdiction of the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements and, in general, other forms of deviation from those restrictions imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, nor in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the committee.

C. ~~All buildings shall have a septic tank and leeching pit or pits, as may be required, installed in the rear yard, per specifications attached hereto and made a part hereof. In the event a lot is used for multiple residence purposes and additional pits are found necessary to properly dispose the fluids, then a greater area shall be taken in the front yard and properly connected to that in the rear. The responsibility for determining the need for additional pits shall be vested in the Desert Shores Community Services District. The Community Services District is vested with the responsibility and authority for the enforcement of these provisions.~~ Under California Health and Safety Code (Section 5000) and California Government Code (Section 54300), all buildings shall connect with wastewater collection system where available. When wastewater collection is unavailable, a leeching septic tank system may be used until such time as the wastewater collection system becomes available at which connection will be mandatory.

ZONE M-1 REGULATIONS

The following regulations shall apply in M-1 Limited Manufacturing Districts:

1. GENERAL USES PERMITTED:
    1. Any use permitted in Zone C-2 District.

2. MANUFACTURING USES PERMITTED:
    A. Ordinance and accessories:
        1. Sighting and fire control equipment
    B. Food and kindred products:
        1. Meat products
            A. Sausages and other prepared meat products
            B. Sausage casings

2. Leather gloves and mittens
3. Luggage
4. Handbags and small leather goods
5. Miscellaneous leather goods.

K. Machinery (except electrical).
1. Miscellaneous shops.

L. Electrical machinery, equipment and supplies.
1. Instruments for indicating, measuring and recording electrical quantities and characteristics.
2. Communication equipment

M. Transportation equipment
1. Motor vehicle-assembly.
2. Boat building and repairing.
3. Motorcycle and bicycle assembly

N. Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks; All uses listed.

O. Miscellaneous manufacturing industries:
1. Jewelry, silverware and plated ware.
2. Musical instruments and parts.
3. Toys, sporting and athletic goods.
4. Pens, pencils, and other office and artist materials.
5. Costume jewelry, novelties, buttons and miscellaneous notions.
6. Fabricated plastic products.
7. Miscellaneous
   A. Brooms Brushes
   B. Cork products
   C. Jewelry and instrument cases
   D. Lamp shades
   E. Signs and advertising.
   F. Hair work
   G. Umbrellas, parasols, canes
   H. Tobacco pipes and cigarette holders
   I. Models and patterns
   J. Miscellaneous fabricated products

16. ADDITIONAL USES AS FOLLOWS:
   A. Distribution plants, parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishments.
   B. wholesale business, storage buildings and warehouses.
   C. Laboratories: Experimental photo or motion picture, film or testing.
   D. Motion picture studio
   E. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, excluding concrete mixing.
   F. Contractor's equipment storage yard or plant, or rental or equipment commonly used by contractors.
   G. Feed and fuel storage yard.
   H. Draying, freighting or trucking yard or terminal.

C. Poultry and small game dressing and packing wholesale

2. Dairy Products
3. Canning and Preserving fruits and vegetables
   A. Canned fruits, vegetables and soups, preserves, jams and jellies.
   B. Dried and dehydrated fruits and vegetables
   C. Pickled fruits and vegetables: sauces and seasonings; salad dressings.
   D. Frozen fruits, vegetables and sea food.
4. Grain-mill products
5. Bakery products
6. Confectionery and related products
7. Beverage Industries:
   A. Bottled soft drinks and carbonated waters.
8. Miscellaneous food preparations and kindred products
   A. Baking powder, yeast, and other leavening compounds
   B. Flavoring extracts and syrups
   C. Vinegar and cider
   D. Manufactured ice
   E. Macaroni, spaghetti, vermicelli, and noodles

C. Tobacco manufacturers: All uses listed.
D. Textile mill products:
   1. Yarn and thread mills
   2. Broad-woven fabric mills.
   3. Narrow fabrics and other small wares mills
   4. Knitting mills.
   5. Hats (except cloth and millinery).
      A. Lace goods
      B. Paddings and upholstery filling
E. Apparel and other finished products made from fabrics and similar materials: All uses listed.
F. Lumber & wood products (except furniture)
   1. Lumber yards
   2. Wooden containers
   3. Miscellaneous wood products.
      A. Lasts and related products
      B. Minor frames and picture

G. Furniture and fixtures (operations to be conducted within enclosed building): All uses listed.
H. Paper and allied products.
   1. Paper coating and glazing.
   2. Envelopes
   3. Paper bags
   4. Paperboard container and boxes
   5. Wallpaper
I. Printing, publishing and allied industry: All used listed.
J. Leather and leather products:
   1. Footwear, (except rubber)

ZONE M-1 REGULATIONS

The following regulations shall apply in M-1 Limited Manufacturing Districts:

1. GENERAL USES PERMITTED:

   1. Any use permitted in the C-2 District.

2. MANUFACTURING USES PERMITTED:

   A. Ordnance and accessories:

      (1) Sighting and fire control equipment.

   B. Food and kindred products:

      (1) Meat products
         (a) Sausages and other prepared meat products
         (b) Sausage casings
         (c) Poultry and small game dressing and packing, wholesale.
      (2) Dairy products
      (3) Canning and Preserving fruits and vegetables:
         (a) Canned fruits, vegetables & soups, preserves.
         (b) Dried & dehydrated fruits and vegetables
         (c) Pickled fruits & vegetables; vegetable sauses & seasonings; salad dressings.
         (d) Frozen fruits, vegetables and sea foods.
      (4) Grain-mill products
      (5) Bakery products
      (6) Confectionery & related products
      (7) Beverage industries:
         (a) Bottles soft drinks & carbonated waters
      (8) Miscellaneous food preparation & kindred products:
         (a) Baking powder, yeast & other leavening compounds
         (b) Flavoring extracts and sirups
         (c) Vinegar & cider
         (d) Manufactured ice
         (e) Macaroni, spaghetti, vermicelli & noodles

   C. Tobacco manufactures: All uses listed

   D. Textile mill products:

      (1) Yarn & thread mills
      (2) Broad-woven fabric mills
      (3) Narrow fabrics & other small wares mills
      (4) Knitting mills
      (5) Hats (except cloth & Millinery)
      (6) Miscellaneous textile goods:
         (a) Lace goods
         (b) Paddings & upholstery filling

   E. Apparel & other finished products made from fabrics & similar materials: All uses listed

   F. Lumber & wood products (except furniture)

      (1) Lumber yards
      (2) Wooden containers
      (3) Miscellaneous wood products:
         (a) Lasts & related products
         (b) Minor frames & picture frames

   G. Furniture & fixtures (operations all to be conducted within enclosed building) All uses listed.

   H. Paper & allied products:
      (1) Paper coating & glazing
      (2) Envelopes
      (3) Paper bags
      (4) Paperboard containers & boxes
      (5) Wallpaper

I. Printing, publishing & allied industry: All uses listed

J. Leather & leather products:

(1) Footwear (except rubber)
(2) Leather golves & mittens
(3) Luggage
(4) Handbags & small leather goods
(5) Miscellaneous leather goods

K. Machinery (except electrical)

(1) Miscellaneous machinery parts
(a) Machine shops

L. Electrical machinery, equipment & supplies:

(1) Instruments for indicating, measuring & recording electrical quantities & characteristics
(2) Communication equipment

M. Transportation equipment:

(1) Motor vehicles- assembly
(2) Boat building & repairing
(3) Motorcycles, bicycles-assembly

N. Professional, scientific & controlling instruments; photographic & optical goods, watches & clock: All uses listed

O. Miscellaneous manufacturing industries:

(1) Jewelry, silverware & plated ware
(2) Musical instruments & parts
(3) Toys, sporting & athletic goods
(4) Pens, pencils & other office & artists' materials
(5) Costume jewelry, novelties, buttons & novelties, buttons & miscellaneous notions.
(6) Fabricated plastic products
(7) Miscellaneous:
(a) Brooms and brushes
(b) Cork products
(c) Jewelry and instrument cases
(d) Lamp shades
(e) Signs and advertising
(f) Hair work
(g) Umbrellas, parasols, canes
(h) Tobacco pipes and cigarette holders
(i) Models and patterns
(j) Miscellaneous fabricated products

ADDITIONAL USES AS FOLLOWS:

A. Distribution plants, parcel delivery, ice and cold storage plant, bottling plant, and food commissary or catering establishments.

B. Wholesale business, storage building and warehouses.

C. Laboratories: Experimental photo or motion picture, film or testing.

D. Motion picture studio.

E. Building material sales yard, including the sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing.

F. Contractor's equipment storage yard or plant, or rental of equipment commonly used by contractors.

G. Feed and fuel storage yard.

H. Draying, freighting or trucking yard or terminal.

I. Public utility service yard or electrical receiving or transforming station.

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DECLARATION OF RESTRICTIONS

TRACT 684

THIS DECLARATION, made this 20th day of November 1960 by Desert Shores Village a California Corporation, having its principal place of business in the City of Glendale, Los Angeles County, California, hereinafter referred to as the Declarant.

WHEREAS, the Declarant is the owner of that certain Tract 684, Imperial County, California as per map thereof recorded in Book _____ Page _____ of Final Maps, records of said County and

WHEREAS, the Declarant is about to sell, dispose of or convey the lots in said Tract No. 684 above described, and desires to subject the same to certain protective covenants, conditions, restrictions (hereinafter referred to as "Conditions") between it and the acquirers and/or users of the lots in said tract.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That the Declarant hereby certifies and declares that it has established and does hereby establish general plan for the protection, maintenance, development and improvement of said Tract, that

THIS DECLARATION is designed for the material benefit of the lots in said Tract and Declarant has fixed and does hereby fix the protective conditions upon and subject to which all lots, parcels and portions of said Tract shall be held, leased, or sold, and/or conveyed by them as such owners, each and all of which is and are for the material benefit of the lots in said tract and of each owner thereof, and shall run with the land and shall inure to and pass said Tract and each and every parcel of land therein, and shall apply to and bind the respective successors in interest thereof, and are and each thereof imposed upon said Tract as a mutual, equitable servitude in favor of each and every parcel of land therein as the dominant tenement or tenements.

I. SAID CONDITIONS ARE AS FOLLOWS:

A. That all of the lots within this Subdivision shall be designated as Residential and Commercial lots and shall be improved, used, and occupied under the Conditions hereinafter set forth under Zone R-1, R-4, C-1, and C-2 Regulations.

B. Sale and Resale: None of the property in said tract, nor any part thereof, shall be sold or resold, transferred, assigned, encumbered, leased, rented or occupied except to members of the Desert Shores Village Club, a non-profit recreation association, or to a person who is a member of, or who has been elected to membership in, said Desert Shores Village Club.

II. GENERAL

A. No building, fence, patio, or other structure shall be erected, altered, added to, placed, or permitted to remain on said lots or any of them or any part of any such lot until and unless the plans showing floor areas, external design and the ground location of the intended structure along with a plot plan and a checking fee in the amount of five dollars ($5.00) have been first delivered to and approved in writing by the two (2) members of a "Committee of Architecture" which shall be initially composed of Oliver P. Stewart and John A. Lambie, provided that any vacancy on such committee

FEB 16 1961

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caused by death, resignation, or disability to serve shall be filled on the nomination of the Desert Shores Village, Inc. It shall be the purpose of this committee to provide for the maintenance of a high standard of architecture and construction in such a manner as to enhance the aesthetic properties of the developed subdivision. Notwithstanding other requirements imposed, this committee shall require not less that twelve hundred (1,200) square feet of floor area for any single family residence INCLUDING carport, garage, covered porches, covered continguous patios, etc., with a minimum floor area of eight hundred (800) square feet of living area in the dwelling portion of the structure. All Structures shall basically be of ONE LEVEL construction and no 2-story structure shall be permitted unless, in the opinion of the Committee of Architecture such a structure conforms to the over-all design and pattern of development. On commercial structures submitted for approval, this committee may require changes, deletions, or revisions in order that the architectural and general appearance of all such commercial buildings and grounds be in keeping with the architecture of the nieghborhood and such as not be detrimental to the public health, safety, general welfare and architectural, appearance effection the property values of the community in which such use or uses are to be located.

COMMITTEE OF ARCHITECTURE

B. It shall remain the perogative and in the jurisdiction of t the "Committee of Architecture" to review applications and grant approvals for exceptions to this declaration. Variations from requirements,and, in general, other forms of deviation from those restriction imposed by this declaration, when such exceptions, variances and deviations do, in no way, detract from the appearance of the premises, not in any way be detrimental to the public welfare or to the property of other persons located in the vicinity thereof, in the sole opinion of the Committee.

C. Sewage Disposal: All Buildings shall have a septic tank with a minimum liquid capacity of 750 gallons and a subsurface disposal field, all constructed in accordance with minimum requirements of the Imperial County Health Department for Individual Sewage Disposal Systems. Such septic tanks and disposal fields shall be installed in the rear yard, unless otherwise specified. In the event additional leaching areas become necessary, they may be located in the front yard and properly connected to that in the rear. Multiple unit family dwellings shall be a separate septic tank and leaching area for each unit.

SEWAGE DISPOSAL

D. Eaves: Under no circumstances shall the eaves of any building to be used for residential purposes, including any garage forming any integral part of said residential building, and erected on any lot in said tract, extend to be located nearer than two (2) feet, from any side lot.

E. Subdivision of Lots: No single residence lot or parcel of land shall be divided into smaller lots or parcels under any conditions or circumstances, whether for lease, sale or rental purposes.

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F. Storage of Materials: In any building project, during construction and sixty (60) days thereafter, property in a residential zone may be used for the storage of material used in the construction of the individual buildings in progress and for the contractor's temporary office. Said construction period shall not exceed ninety (90) days, unless specifically approved by the Committee of Architecture.

G. Livestock: A person shall not keep or maintain any live pig or hog or livestock or goats, cows or fowl of any age in any residential zone, whether such animals are kept or maintained for the personal use of the occupancy or otherwise.

H. Temporary Buildings: No temporary buildings, basement, cellar, tent, shack, garage, barn or other outbuilding or structure shall at any time, be used for human habitation temporarily or permanently.

I. Trailer use: A trailer may be used as a residence of the owner and his family during construction of such owner of a permanent residence, but only after approval has been gained from the architectural committee for such residence, but in no event shall said trailer be used in the aggregate longer than ninety days.

J. Building Exterior: The exterior portions of all buildings, which are constructed of wood, stucco or cement shall be painted or stained immediately upon completion or shall have color mixed in the final structural application.

K. Plumbing: Residences shall have complete and approved plumbing installations before occupancy.

L. Temporary Offices: A temporary Real Estate Tract office may be constructed for the purpose of conducting the sale of property in the subdivision, for a period not to exceed one year, provided such tract office is not used for conducting a general real estate business. Any structure, used for such purpose, shall, at the end of such one year period, by either removed or used for a purpose permitted in the zone it is located if approved by the Architectural Committee.

M. Storage of Tools and Trash: The storage of tools, landscaping instruments, household effects, machinery or machinery parts, empty or filled containers, boxes, or bags, trash, materials or other miscellaneous items that shall, in appearance, detract from the aesthetic values of the property, shall be placed and stored to be concealed from view from the public right of way Trash for collection may be placed at the street line on regular collection days for a period not to exceed eighteen hours, prior to pick up.

N. Fences: No fence, wall or hedge shall be built, erected placed, or grown or permitted upon any of the lots or building sites in said tract within the established front or side street setback lines herein provided for, not over six (6) feet high on other portions of said lots or building sites.

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O. Landscaping: No portion of any lot or plot of land between the street line and the main residential building or structure thereon shall be used for the planting or growing of garden vegetables and all front yards landscaping (i.e. lawns, shrubs, trees, flowers and other plants) including all areas within the sidewald lines, shall be kept and maintained by the owner in a good manner without any right of removal, replacement or substitution as to sidewalk or street areas trees, except by written permission of the Architectural Committee.

P. Moved Buildings: No building constructed elsewhere shall be moved or be placed on any lot or portion of said tract.

Q. Nuisances:

1. No noxious or offensive activity shall be carried on upon any portion of said Tract, nor shall anything be done thereon which may be or become an annoyance or nuisance to any occupants in the area or to the neighborhood.

2. No enterprise is permitted, which produces or causes any dust, gas, smoke, noise, fumes, odors, or vibrations, which are or may be detrimental to other property in the tract or to the welfare or the occupants thereof.

3. No water wells, tanks or shafts shall be permitted on or from the surface of any of said property except with the prior written consent of the Architectural Committee.

R. Occupancy During Construction:

1. No building or structure constructed or erected upon any lot or building site in said tract shall in any manner be occupied while in course of construction, not until made to comply with all the privisions hereor, nor shall said building when completed be used for any purpose other than used as hereinbefore provided, and work of construction any building or structure shall proceed diligently and continously until same is fully completed.

2. Any residence or other building in said subdivision, the construction of which as been started, shall be completed without delay, except when such delay is caused by Acts of God, strikes, actual inability of the owner to procure deliveries of necessary materials, or by interference by other persons or forces beyond the control of the owner, Financial inability of the owner or his contractor to secure labor or materials or discharge liens or attachments shall not be deemed a cause beyond his control.

3. In the event to cessation of construction or any building for a period of 120 days, where such interruption is not excused by the provisions hereof, the existence of such incomplete building shall be deemed to be a nuisance, and Association

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V. BUILDING SETBACKS:

A. For Residential Uses in Zone R - 1

1. Front yard setbacks shall conform to the minimum depth of twenty-five (25) feet and a maximum depth of thirty-five (35) feet from the front property line to the furthest structural projection, including eaves, over-hangs, proches or any building or structure.

2. Side yard setbacks. A side yard shall be maintained of at least five (5) feet in depth from all side property lines to the building line of any structure, with a minimum clearance of two (2) feet from eaves or other projections to the side property line, EXCEPT on corner lots which shall maintain a minimum setback of ten (10) feet or a maximum of thirty-five (35) feet from the side street line. An attached garage, a detached garage or other auxiliary buildings or structures, not intended or used for human habitation, shall be located to provide a minimum 12" clearance from the side property line to eaves or other projections, when the auxiliary building or structure is a minimum of twenty (20) feet to the rear of the front wall of the residence nearest the street if attached, or forty (40) feet to the rear of the residence nearest the street if detached.

3. Rear year setback. A rear yard shall be maintained of at least twelve (12) feet from the property line to the furthest structural projection, excepting fenced, walls, and hedges when used as boundary line separation, which shall be ten (10) feet from the rear property line.

B. For all Uses in Zones R-4, C-1 and C-2

1. Minimum setback for all structures with frontage on:
(a) Monterey Ave. shall be ten (10) feet
(b) Scott Ave. shall be ten (10) feet
(c) Shore View Drive shall be five (5) feet
(d) Malibu Ave. shall be five (5) feet

V. Vehicle Storage:

Every dwelling or other structure designed for or intended to be used as a dwelling, and every hotel, motel, or other structure designed for or intended for such purpose, shall have on the same lot or parcel of land automobile storage space for each resident unit of dwelling and for each guest room of motels or hotels.

VII. Signs.

No person shall cause to be erected a sign, advertisement billboard or advertising structure of any kind on any of the R-1 residential lots, except that a temporary permit, limited to a ninety-day period, for signs for houses to be sold or exhibited be first obtained by application to the Architectural Committee. The Architectural Committee may approve the location of these signs within the fromt setback of the lot.

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shall have the right to enter upon said incompleted premises and remove the same, or carry such construction forward to completion, and the costs and expenses incurred in connection with such removal or completion shall constitute a lien upon said property under the Mechanic's Lien Law of the State of California, such lien to attach as of the time of the commencement of the work so undertaken to complete such construction and may be enforced in the manner provided for the enforcement of mechanic's liens.

S. Building Height Limitation: All structures shall be of ONE-LEVEL construction unless as otherwise provided for under GENERAL of these regulations.

III. Definitions and Use Classifications:

A. As used in this declaration "Zones" means zones R-1, R-2, R-4, C-1, and C-2.

B. A person shall not use any premises in any zone, which is designed, arranged or intended to be occupied or used for any prupose, other than expressely permitted in this declaration.

ZONE R-1 REGULATIONS

IV. PROPERTY IN ZONE R-1 MAY BE USED FOR:

A. As Single family residence together with outbuildings customary to such use, located on the same lot or parcel of land, including

1. A private garage with a capacity not to exceed three (3) automobiles.
2. A Boat repair or storage building for the personal use of the occupant.
3. A children's playhouse
4. Lath or greenhouse
5. Tool houses.
6. Hobby shops not used commercially.

B. Churches, temples, or other places used exklusively for religious worship shall be permitted within this zone upon approval for location and development plans by the "Committee or Architecture."

C. The following auxiliary uses, is they do not alter the character of the premises as single femily residences:

1. One detached guest house on the same premises as and not less than twenty (20) feet from the main building for the use of temporary guests of the occupants of the premises, if such quarters have no kitchen or kitchen facilities and are not rented or otherwise used as a separate dwelling.

2. Fences, walls, or hedges may be erected, started or maintained to a height of 72" above the adjacent grade, when used as a property line or boundary separation, except that no fence, wall, or hedge may be used for this purpose in the from setback area of a lot.

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VIII. Zone R-4 Regulations

A. Property in Zone R-4 may be used for unlimited residence including:

1. Any use permitted in Zone R-1
2. Apartments or bungalow courts providing there is a minimum of five hundred (500) square feet of living area for each one-bedroom unit, or not less than six hundred (600) square feet of living area for each two bed-room unit, in addition to a minimum floor area or four hundred (400) square feet of attached garage, attached carport, covered porches or covered contiguous patios.
3. Motels, hotels, and private clubs including auxiliary businesses such as cafes, restaurants, and others for the convenience of the residents.

IX. Zone C-1 Regulations.

A. Property in Zone C-1 may be used for the following:

1. Any use permitted in Zone R-4.
2. Retail stores, shops, or businesses, including, but not limited to those listed in the following:
   (a) Antiques
   (b) New Automibiles
   (c) Automobile Parts and accessories
   (d) Bakeries, retail
   (e) Banks
   (f) Bars (no dancing)
   (g) Barber shops and Beauty Parlors
   (h) Cafes or restaurants (no dancing or entertainment)
   (i) Clothing
   (j) Clubs
   (k) Cocktail Lounge (no dancing)
   (l) Comfort Stations
   (m) Drug Stores
   (n) Dying, retail dying and cleaning agency and pressing only
   (o) Employment Agency
   (p) Fine arts galleries
   (q) Food Market
   (r) Furniture Store (new only) retail
   (s) Furrier shop
   (t) Gasoline filling stations, providing that no garage or mechanical repair or tire re-building or automobile washing areas of more than five hundred (500) square feet is used.
   (u) Green houses
   (v) Grocery store, retail
   (w) Hardward store, retail
   (x) Hobby shop
   (y) Ice cream. The freezing of ice cream or ice milk or both and its retail sale from a dispensing machine
   (z) Self service laundry (self operated and automatically equipped)
   (aa) Liquor stores
   (bb) Manufacturers agent, carry no inventory other than supplies
   (cc) Nurseries for flowers, plants, and shrubs.
   (dd) Office buildings
   (ee) Parking lots, providing no motor vehicles are parked within setback areas
   (ff) Retail store.

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(gg) Theatre
(hh) Water company headquarters, tanks, storage yard and wells.

3. The manufacture of ceramics, if the total volume of kiln space does not exceed sixteen (16) cubic feet.
4. Other similar enterprises and businesses falling with this CATAGORY but not specifically mentioned, shall be subject to the approval of the Committee of Architecture.
5. Signs and advertising structures shall be limited to one per lot or business and forty-two square feet in area unless approved by the Architectural Committee.

X. Zone C-2 Regulations

A. Property in Zone C-2 may be used for the following:
1. Any use permitted in Zone C-1
2. The following additional uses are permitted:
(a) Billiar parlot
(b) Automobile trailer rental or sale
(c) Automobile tire retreading (providing all operations are conducted within a building)
(d) Boat storage, repair, and/or boat motor repair or repair operations are conducted within a building
(e) Bowling alley
(f) Boxing arena
(g) Commercial carnival show operating at one particular location not longer than one week in any six month period
(h) Commercial laundry.
(i) Dancing
(j) Furniture re-upholstering
(k) Frozen food locker
(l) Gas distribution depot of a company or utility selling or distrubuting gas.
(m) Glass etching, beveling and/or silvering in connection with the sale of glass.
(n) Gymnasium
(o) Hospital
(p) Mortuary
(q) Plumbing shop
(r) Public garage, if all operations are conducted within a building.
(s) Skating rink.
(t) Sports arenas, recreation areas or halls.
(u) Truck, bus or transfer company depot
(v) The manufacture of clothing, providing:
(1) Not more than one hundred (100) individuals are employed therein.
(2) Adequare area for off street parking is provided for all employees.
(3) A Commercial appearance shall be maintained by office or window display space or both across all of the street frontage of the building.
(4) Off-street loading and unloading space is provided and so located that there will be no interference with the free flow of traffic on any street, highway or alley.
3. Sale, at retail only, of
(a) Feed
(b) Grain
(c) Monuments, tonbstones, flagstone or any other architectural masonry, brick, stone or tile.

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4. Other similar enterprises of businesses falling within this category but not specifically mentioned shall be subject to the approval of the Committee of Architecture.

5. Signs and advertising structures shall be limited to one per lot or business and forty two (42) square feet in area unless approved by the Committee of Architecture.

These conditions shall run with the land and shall be binding upon all parties and all persons claiming under them until January 1, 1970. Said Conditions and Covenants shall be automatically extended for successive periods of ten (10) years, unless by vote of the owners of a majority of the lots in said tract, it is agreed to change to change said Conditions in whole or in part.

PROVIDED, FURTHER, that if any paragraph, section, sentence, clause or phrase of the restrictions, conditions, or covenants herein contained shall be or become illegal, null, or void, for any reason or shall be held by any court of competent jurisdiction to be illegal, null, or void, the remaining paragraphs, sections, sentences, clauses or phrases herein contained shall no be affected thereby. It is hereby declared that these restrictions, conditions, and covenants herein contained would have been and are imposed and each paragraph, section, sentence, clause or phrase thereof, irrespective of the fact that any one or more other paragraphs, sections, sentences clauses or phrases are or shall become or be illegal, null, or void.

PROVIDED, FURTHER, that is any owner of any lot in said property or his heirs, or assigns, shall violate or attempt to violate any of the conditions, covenants and/or restrictions herein, it shall be lawful for any other person or persons owning any other lots in said property to prosecute any proceeding at law of in equity against the person or persons violating or attempting to violate any such conditions, covenants, and/or restrictions and either it prevent him or them from so doing or to recover damages or other dues for such violation.

PROVIDED, FURTHER, that a breach of any of the foregoing conditions, covenants, and/or restrictions shall not defeat or render invalid the lien of any mortgage, or deed or trust in good faith, and for value, as to said property or any part thereof; but such conditions, covenants, and/or restrictions shall be binding upon and effective against any owner of any lot or lots in said property whose title is acquired by foreclosure, trustee's sale, or otherwise.

IN WITNESS WHEREOR, DESERT SHORES VILLAGE has caused its corporate name and seal to be hereunto affixed by its officers thereunto duly authorized this 20 day of Nov, 1960.

(Owner) DESERT SHORES VILLAGE

By Oliver P. Stewart
President

By John A. Lambie
Secretary-Treasurer

State of California
County of Los Angeles } ss.

On this 20th day of November A.D., 1960 before me, the undersigned, a Notary Public in and for said County and State, personally appeared Oliver P. Stewart known to me to be the President, and John A. Lambie known to me to be the Secretary of the Desert Shores Village the Corporation that executed the within and foregoing Instrument and known to me to be the persons who executed the within Instrument on behalf of the Corporation therein named, and acknowledged to me that such Corporation executed the within instrument pursuant to its by-laws or a resolution of its board of directors.

WITNESS my hand and official seal the day and year in this certificate first above written.

Janet B. Marshall
Notary Public in and for said County and State

ACKNOWLEDGMENT - CORP. PRES. & SEC. M-614 5-58

My Commission Expires March 22, 1963

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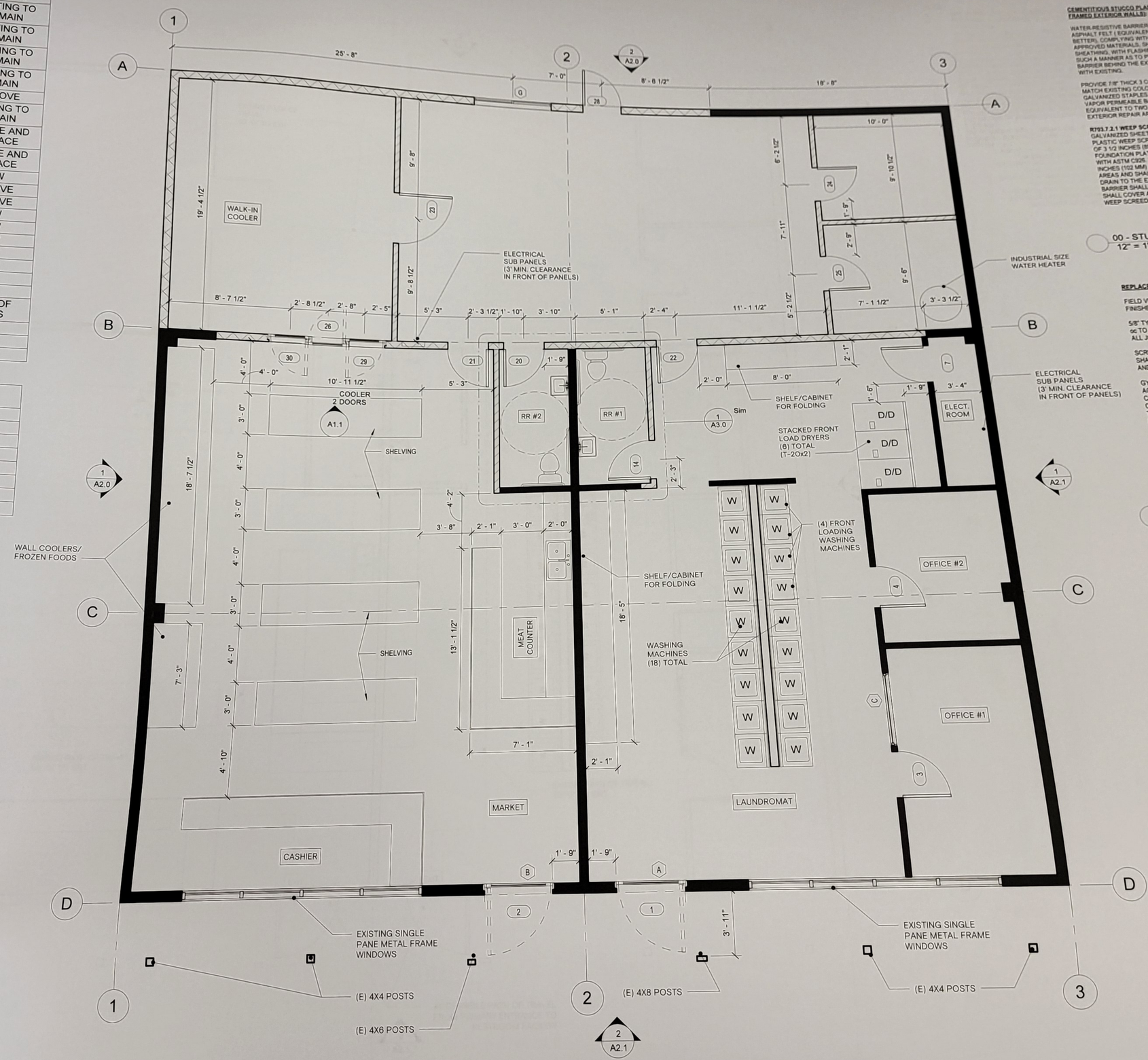
Door Schedule

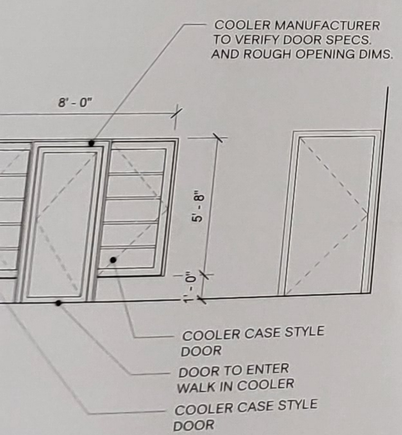
Width	Height	Description	Comments
4' - 4"	8' - 0"	Porte Alu Grand Trafic KL-GT	EXISTING TO REMAIN
4' - 4"	8' - 0"	Porte Alu Grand Trafic KL-GT	EXISTING TO REMAIN
3' - 0"	6' - 8"	SOLID WOOD	EXISTING TO REMAIN
3' - 0"	6' - 8"	SOLID WOOD	EXISTING TO REMAIN
3' - 0"	6' - 8"	SOLID WOOD	EXISTING TO REMAIN
3' - 0"	6' - 8"	SOLID WOOD	REMOVE
- 0"	6' - 8"	SOLID WOOD	EXISTING TO REMAIN
- 0"	6' - 8"	SOLID WOOD	REMOVE AND REPLACE
0"	6' - 8"	SOLID WOOD	REMOVE AND REPLACE
0"	6' - 8"	SOLID WOOD	NEW
0"	6' - 8"	SOLID WOOD	REMOVE
"	6' - 8"	SOLID WOOD	REMOVE
	6' - 8"	SOLID WOOD	NEW
	6' - 8"	INSULATED DOOR	NEW
	6' - 8"	SOLID WOOD	NEW
	6' - 8"	SOLID WOOD	NEW
	6' - 8"	Porte Alu Grand Trafic KL-GT	NEW
	4' - 0"	SOLID WOOD	NEW
	6' - 8"	SOLID WOOD	NEW ROOF ACCESS
	5' - 8"	Porte Alu Grand Trafic KL-GT	NEW
	5' - 8"	Porte Alu Grand Trafic KL-GT	

Window Schedule

eight	Description	Comments
5 1/2"		EXISTING TO REMAIN
5 1/2"		EXISTING TO REMAIN
- 0"		EXISTING TO REMAIN
0"		REMOVE
0"		REMOVE
6"		REMOVE AND REPLACE
5"		NEW REPLACEMENT



1 PROPOSED-REPAIR FLOOR PLAN
1/4" = 1'-0"



CEMENTITIOUS STUCCO PLASTER AT EXTERIOR WALLS (AT WOOD FRAMED EXTERIOR WALLS):

WATER-RESISTIVE BARRIER - A MINIMUM OF TWO LAYERS OF NO.15 ASPHALT FELT (EQUIVALENT TO TWO LAYERS OF GRADE D PAPER OR BETTER), COMPLYING WITH ASTM D226 FOR TYPE I FELT OR OTHER APPROVED MATERIALS, SHALL BE ATTACHED TO THE STUDS OR SHEATHING, WITH FLASHING AS DESCRIBED IN CBC SECTION 1404.4, IN SUCH A MANNER AS TO PROVIDE A CONTINUOUS WATER-RESISTIVE BARRIER BEHIND THE EXTERIOR WALL VENEER. PROVIDE 9" MINIMUM LAP WITH EXISTING.

PROVIDE 7/8" THICK 3 COAT CEMENTITIOUS STUCCO PLASTER SYSTEM TO MATCH EXISTING COLOR AND TEXTURE ON METAL LATH W/ 16 GAUGE GALVANIZED STAPLES W/ 7/8" LEGS AT 6" O.C. OVER TWO LAYERS OF VAPOR PERMEABLE BARRIER WITH A PERFORMANCE AT LEAST EQUIVALENT TO TWO LAYERS OF GRADE D BUILDING PAPER, TYPICAL AT EXTERIOR REPAIR AREAS.

R703.7.2.1 WEEP SCREEDS. A MINIMUM 0.019-INCH (0.5 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION RESISTANT WEEP SCREED OR PLASTIC WEEP SCREED, WITH A MINIMUM VERTICAL ATTACHMENT FLANGE OF 3 1/2 INCHES (89 MM), SHALL BE PROVIDED AT OR BELOW THE FOUNDATION PLATE LINE ON EXTERIOR STUD WALLS IN ACCORDANCE WITH ASTM C926. THE WEEP SCREED SHALL BE PLACED NOT LESS THAN 4 INCHES (102 MM) ABOVE THE EARTH OR 2 INCHES (51 MM) ABOVE PAVED AREAS AND SHALL BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE WEATHER-RESISTANT BARRIER SHALL LAP THE ATTACHMENT FLANGE. THE EXTERIOR LATH SHALL COVER AND TERMINATE ON THE ATTACHMENT FLANGE OF THE WEEP SCREED.

00 - STUCCO NOTES - ARCH
12" = 1'-0"

REPLACEMENT GYPSUM BOARD AT WALLS AND CEILINGS:

FIELD VERIFY EXISTING DAMAGED INTERIOR WALL AND CEILING FINISHES AND MATCH EXISTING.

5/8" TYPE X GYPSUM BOARD WITH #6 x 1 5/8" TYPE W SCREWS @ 6" oc TO WOOD WALL AND ROOF/CEILING FRAMING. SEAL AND TAPE ALL JOINTS AND CORNERS.

SCREWS FOR ATTACHING GYPSUM BOARD TO WOOD FRAMING SHALL BE TYPE W OR TYPE S IN ACCORDANCE WITH ASTM C1002 AND SHALL PENETRATE THE WOOD NOT LESS THAN 5/8".

GYPSUM BOARD AND GYPSUM PANEL PRODUCT MATERIALS AND ACCESSORIES SHALL CONFORM TO ASTM C22, C475, C514, C1001, C1047, C1117, C1178, C1278, C1396 OR C858 AS REQUIRED FOR CONSTRUCTION AND SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE 2019 CBC. WOOD FRAMING SUPPORTING GYPSUM PANEL PRODUCTS SHALL NOT BE LESS THAN 2 INCHES NOMINAL (1.5") IN THE LEAST DIMENSION.

INTERIOR FINISH MATERIAL APPLIED TO WALLS AND CEILING SHALL BE TESTED AS SPECIFIED IN SECTION 803 OF THE CBC, ONLY AS REQUIRED. OCCUPANCY GROUP S-1 AND B SHALL BE: CLASS C MATERIALS, FLAME SPREAD INDEX 76-200, SMOKE DEVELOPED INDEX 0-450.

00 - GYP BOARD NOTES - ARCH
12" = 1'-0"

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Structural & Seism
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WWW.MELL
IMELLOR@M

N PERMISSION OF MELLOR ENGINEERING

WALL LEGEND

(E) WALLS TO
NEW 2X6 WAL
NEW 2X4 WAL

PLAN NOTES

1. THE EXISTING CONDITIONS HAVE BEEN APPROXIMATED AND ARE BASED ON LIMITED VISUAL OBSERVATIONS AND FIELD MEASUREMENTS, FIELD VERIFY ALL EXISTING CONDITIONS AS REQUIRED TO COMPLETE WORK.

2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AS REQUIRED. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTIFY.

3. (E) DENOTES EXISTING CONSTRUCTION

4. FOR GENERAL NOTES, SEE NOTES ON S0.0 SERIES SHEETS, ON ARCHITECTURAL DRAWINGS AND ANY OTHER NOTES PROVIDED ON THE PLAN DRAWING SHEETS.

5. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.

6. IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON THESE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.

7. THE SCOPE OF WORK IS LIMITED TO THE REPAIR OF FIRE DAMAGED BUILDING COMPONENTS ONLY AND THE REMOVAL AND REPLACEMENT OF SELECTED INTERIOR WALL AND CEILING FINISHES AND EXTERIOR WALL FINISHES, ONLY AS REQUIRED.

8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND EXTENT OF FIRE DAMAGED COMPONENTS. ALL ADDITIONAL MEMBERS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE. ALL REPAIR ITEMS SHALL BE OF LIKE KIND AND QUALITY, AS A MINIMUM.

PLAN NOTES
12" = 1'-0"

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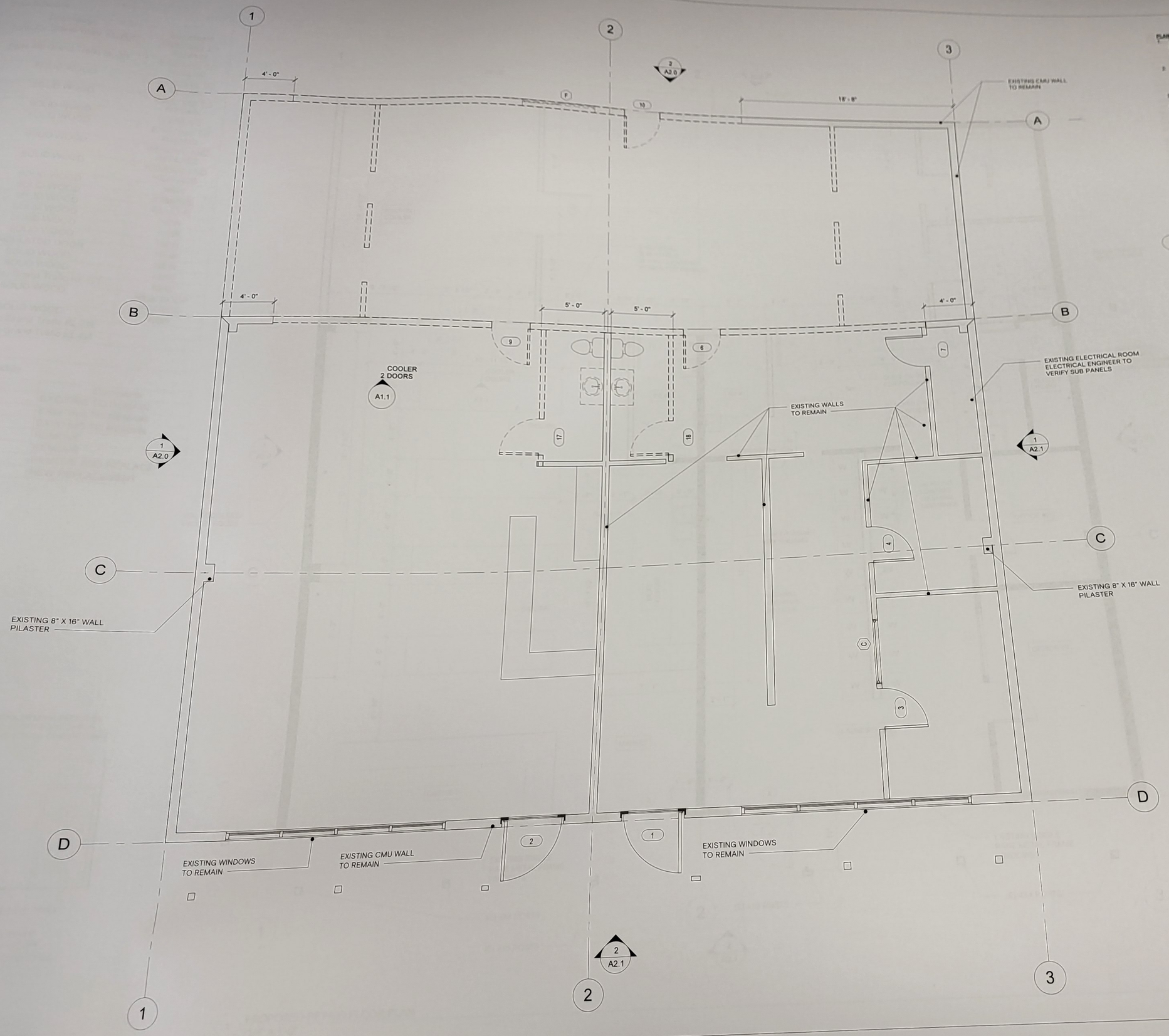

1 EXISTING-DEMO FLOOR PLAN
1/4" = 1'-0"

PLAN NOTES

1. THE EXISTING CONDITIONS HAVE BEEN APPROXIMATED AND ARE BASED ON LIMITED VISUAL OBSERVATIONS AND FIELD MEASUREMENTS. FIELD VERIFY ALL EXISTING CONDITIONS AS REQUIRED TO COMPLETE WORK.
2. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AS REQUIRED. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK. NOTIFY.
3. (E) DENOTES EXISTING CONSTRUCTION
4. FOR GENERAL NOTES, SEE NOTES ON S0.0 SERIES SHEETS, ON ARCHITECTURAL DRAWINGS AND ANY OTHER NOTES PROVIDED ON THE PLAN DRAWING SHEETS.
5. FIELD VERIFY ALL DIMENSIONS PRIOR TO COMMENCING WORK.
6. IF EXISTING CONDITIONS ARE DIFFERENT THAN WHAT IS SHOWN ON THESE DRAWINGS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
7. THE SCOPE OF WORK IS LIMITED TO THE REPAIR OF FIRE DAMAGED BUILDING COMPONENTS ONLY AND THE REMOVAL AND REPLACEMENT OF SELECTED INTERIOR WALL AND CEILING FINISHES AND EXTERIOR WALL FINISHES, ONLY AS REQUIRED.
8. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS AND EXTENT OF FIRE DAMAGED COMPONENTS. ALL ADDITIONAL MEMBERS SHALL MEET THE MINIMUM REQUIREMENTS OF THE 2019 CALIFORNIA BUILDING CODE. ALL REPAIR ITEMS SHALL BE OF LIKE KIND AND QUALITY, AS A MINIMUM.

PLAN NOTES
12" = 1'-0"

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PACKMAN ARCHITECTS | PA

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PROJECT:
FIRE DAMAGE REPAIR
OTT STREET
A 92274

PROJECT SUMMARY

PROJECT DATA

PROJECT ADDRESS:	3788 SCOTT DRIVE, DESERT SHORES (THERMAL) CA 92274
ASSESSOR PARCEL NUMBER:	001-493-002-000
LEGAL DESCRIPTION:	LOT 12 BLK 3 TRACT 684 DESERT SHORES VILLAGE UNIT A
TYPE OF CONSTRUCTION:	TYPE V-B WOOD FRAMED ROOF WOOD FRAMED EXTERIOR WALLS WITH STUCCO PLASTER, EXTERIOR CMU WALLS
OCCUPANCY TYPE:	GROUP M (MARKET) & GROUP B (LAUNDRY) GROCERY STORE, LAUNDROMAT
ZONING:	C1 (COMMERCIAL)
FLOOD ZONE:	C
YEAR BUILT:	1965 (EXISTING BUILDING)
LOT AREAS:	9,317 SF (0.213 ACRES)
EXISTING FLOOR AREA:	3,600 SF
PROPOSED FLOOR AREA:	3,600 SF (NO CHANGE IN AREA)
EXISTING BUILDING HEIGHT:	20 FEET (APPROXIMATE HEIGHT)
NON-SPRINKLERED (EXISTING)	

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SCOPE OF WORK

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THE PROJECT SCOPE CONSISTS OF A FIRE DAMAGE REPAIR TO A SINGLE-STORY COMMERCIAL BUILDING USED AS A GROCERY STORE AND A LAUNDROMAT. FIRE DAMAGE OCCURRED TO THE STRUCTURAL WOOD FRAMING AT BACK PORTION OF THE BUILDING WITH A LOW ROOF. FIRE DAMAGE ALSO OCCURRED TO BOWSTRING WOOD TRUSSES AND TO ROOF FRAMING SUPPORTED BY THE BOWSTRING TRUSSES.

REPAIR WORK WILL INCLUDE THE FOLLOWING:

- REPLACEMENT OF ALL WOOD FRAMING AT THE BACK PORTION OF THE STRUCTURE WHERE THE LOW ROOF OCCURRED. INCLUDING EXTERIOR WALL FRAMING, INTERIOR WALL FRAMING AND ROOF FRAMING.
- THE REPAIR REPLACEMENT OF FIRE DAMAGED FRAMING AT A PORTION OF THE UPPER ROOF SUPPORTED BY THE BOWSTRING TRUSSES.
- REPAIR OF THE BOWSTRING TRUSSES BY REPLACING INDIVIDUAL TRUSS MEMBERS AND JOINT CONNECTIONS.
- THE REPLACEMENT OF WALL AND CEILING FINISHES AT A LARGE PORTION OF THE BUILDING.
- THE REPLACEMENT OF DOORS AND WINDOWS, AS REQUIRED.
- THE REPLACEMENT OF ROOFING.
- THE REPLACEMENT OF HEATING, VENTILATION AND AIRCONDITIONING SYSTEMS.
- THE REPLACEMENT OF ELECTRICAL AND PLUMBING SYSTEMS, AS REQUIRED.

THE BUILDING REPAIR IS TO MATCH THE EXISTING USES OF THE TWO TENANT SPACES AS A GROCERY MARKET AND AS A LAUNDROMAT.

NO UPGRADES OF EITHER THE FOUNDATION SYSTEM OR THE EXISTING LATERAL FORCE RESISTING SYSTEM ARE ANTICIPATED AS PART OF THIS PROJECT. NO ADDITIONS OR ALTERATIONS ARE A PART OF THIS PROJECT. ALL ADDITIONAL WORK SHALL CONFORM TO THE 2019 CALIFORNIA EXISTING BUILDING CODE, THE 2019 CALIFORNIA BUILDING CODE, AND THE COUNTY OF IMPERIAL MUNICIPAL CODE, AS APPLICABLE.

THESE DRAWINGS AND SPECIFICATIONS, AS INSTRUMENTS OF SERVICE, ARE THE EXCLUSIVE PROPERTY OF MELLOR ENGINEERING AND MAY NOT BE REPRODUCED W

PROJECT:

FIRE DAMA

3788 SCOTT S
DESERT SHORES C

REVISIONS

NO.	SUBMITTAL, REVISION OR ISSUE	DATE
1	PLAN CHECK SUBMITTAL	12/2/2020

DATE: 8/25/2022

JOB NUMBER:

DRAWN BY: TWK

CHECK BY: ICM

SCALE:

SHEET NO.: A0.

OF SHEETS

TITLE SHEET