

LEGEND

- RETAIL
- COMMUNITY
- UNITS
- CIRCULATION
- SUPPORT
- STORAGE/MECH

PROJECT RESUME

Building A										
Unit Type	Level 1	Level 2	Level 3	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking	
Type 1: 1 BR/1Bath inside corner	2	4	4	10	581	5,810	1	0.5	5	
Type 2: 1 BR/1Bath	1	1	1	3	586	1,758	1	0.5	1.5	
Type 3: 2 BR/1Bath	5	6	6	17	799	13,583	1	0.5	8.5	
Type 4: 3 BR/2Bath	4	5	5	14	1,061	14,854	1	0.5	7	
Total	12	16	16	44		36,005			22	
Amenities										
Retail	1805	0	0			1,805	(4/1000)*40%		2.89	
Laundry	494	0	0			494				
Lobby	762	0	0			762				
Multi-Purpose Room	652	0	0							
Utility/ Storage	891	263	263			1,417				
Sub Total						4,478				
Building A Total (NSF)						40,483			24.89	
Net to Gross Ratio						23%			9,311	
Total Gross Square Feet						49,794				
Building B										
Unit Type	Level 1	Level 2	Level 3	Level 4	Building Total	Unit Net Area	Total Net Area (sqft)	City Parking Ratio Req.	Density Bonus Parking Ratio Req.	Req'd Parking
Type 1: 1 BR/1Bath inside corner	0	1	1	1	3	581	1,743	1	0.5	1.5
Type 2: 1 BR/1Bath	1	3	3	4	11	586	6,446	1	0.5	5.5
Type 3: 2 BR/1Bath	8	9	9	9	35	799	27,965	1	0.5	17.5
Type 4: 3 BR/2Bath	4	4	4	3	15	1,061	15,915	1	0.5	7.5
Total	13	17	17	17	64		52,069			32
Amenities										
Retail	1413	0	0	0			1,413	(4/1000)*40%		2.26
Laundry	338	0	0	0			338			
Lobby	616	594	594	594						
Community Room	1296	0	0	0			1,296	(4/1000)*40%		2.07
Utility/ Storage	592	538	538	538			2,206			
Sub Total							5,253			
Building B Total (NSF)							57,322			36.33
Net to Gross Ratio							24%		13,757	
Total Gross Square Feet							71,079			
Site Calculations										
					GSF					
Total GSF Buildings A+B							120,873			
Total Lot Area (Acres)							121,968	2.8		
FAR							0.99			
Total Units							108			
Density (DU/A)							38.57			
Unit Types										
Total By Unit Type	1BR	2BR	3BR	Total Units						
	27	52	29	108						
Unit Percent %	25%	48%	27%	100%						
Parking Required										
	Area/ Units									
Retail Parking Required	3,218 SF							40% of 4/1000		5.15
Community Room Parking Required	1,296 SF							40% of 4/1000		2.07
Residential Parking Required	108 Units								0.5 per Unit	54.00
Guest Parking Required									0	0.00
Parking Provided										159
On Street Parking Provided										41
On Site Parking Provided										118
Surplus										+97.8

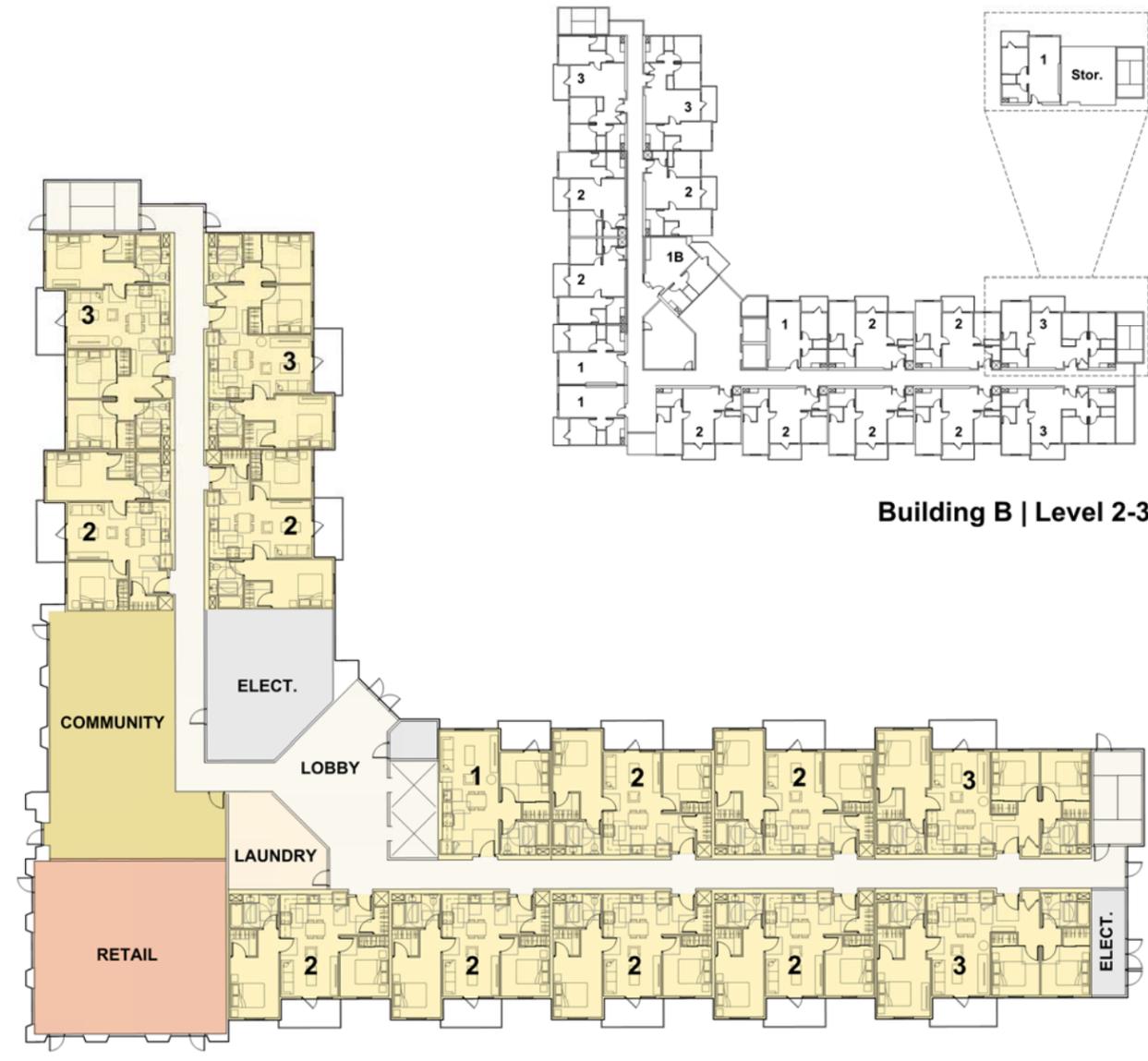


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Building A | Floor Plan

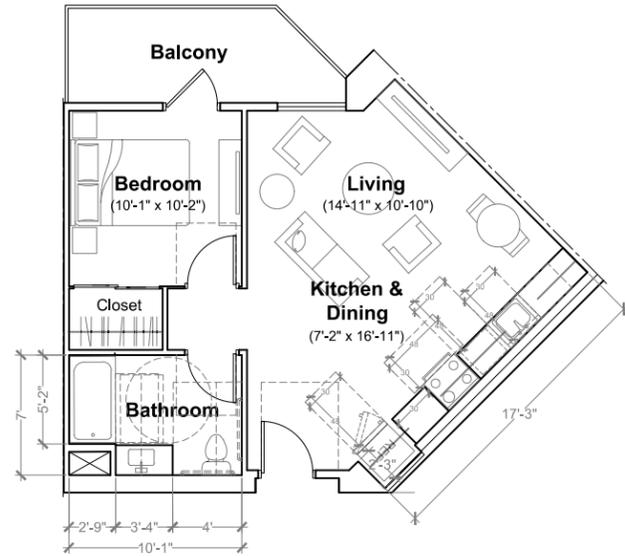


Building B | Floor Plan



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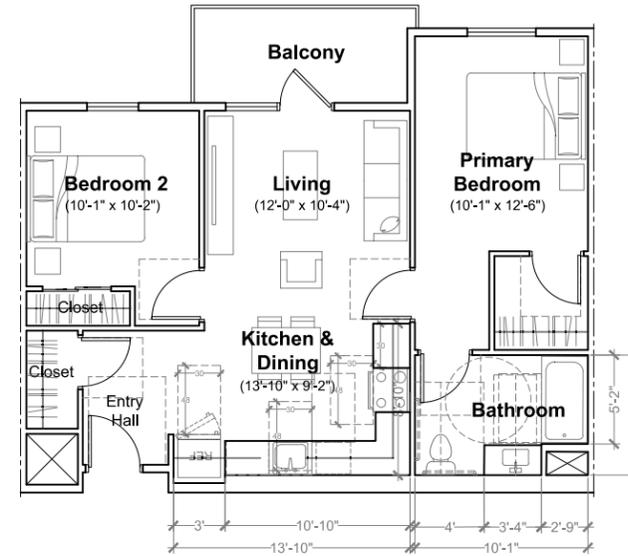
Unit Types



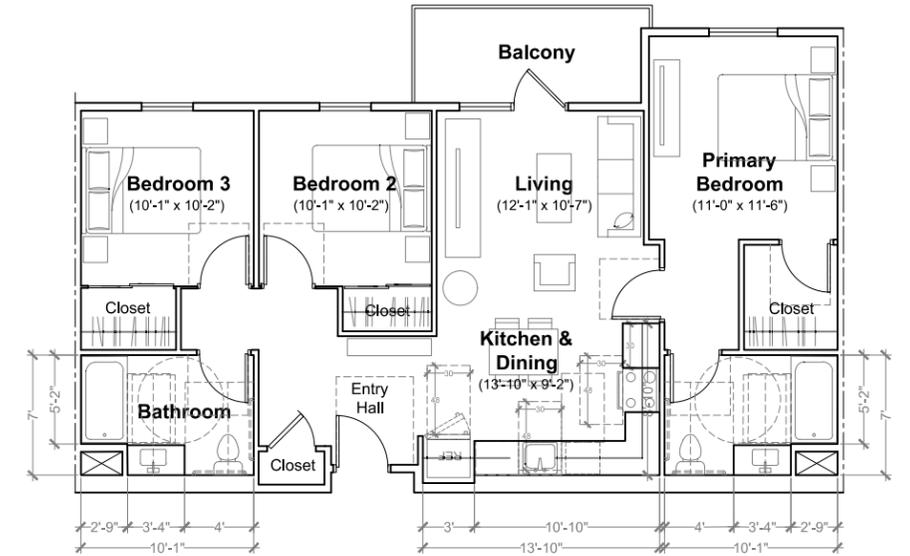
Unit Type 1
 1B - 1-Bedroom Unit
 1-Bath
 581 SQ. FT.



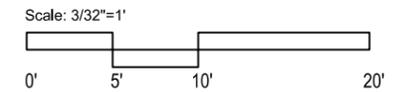
Unit Type 2
 1-Bedroom
 1-Bath
 586 SQ. FT.



Unit Type 3
 2-Bedroom
 1-Bath
 799 SQ. FT.



Unit Type 4
 3-Bedroom
 2-Bath
 1,061 SQ. FT.





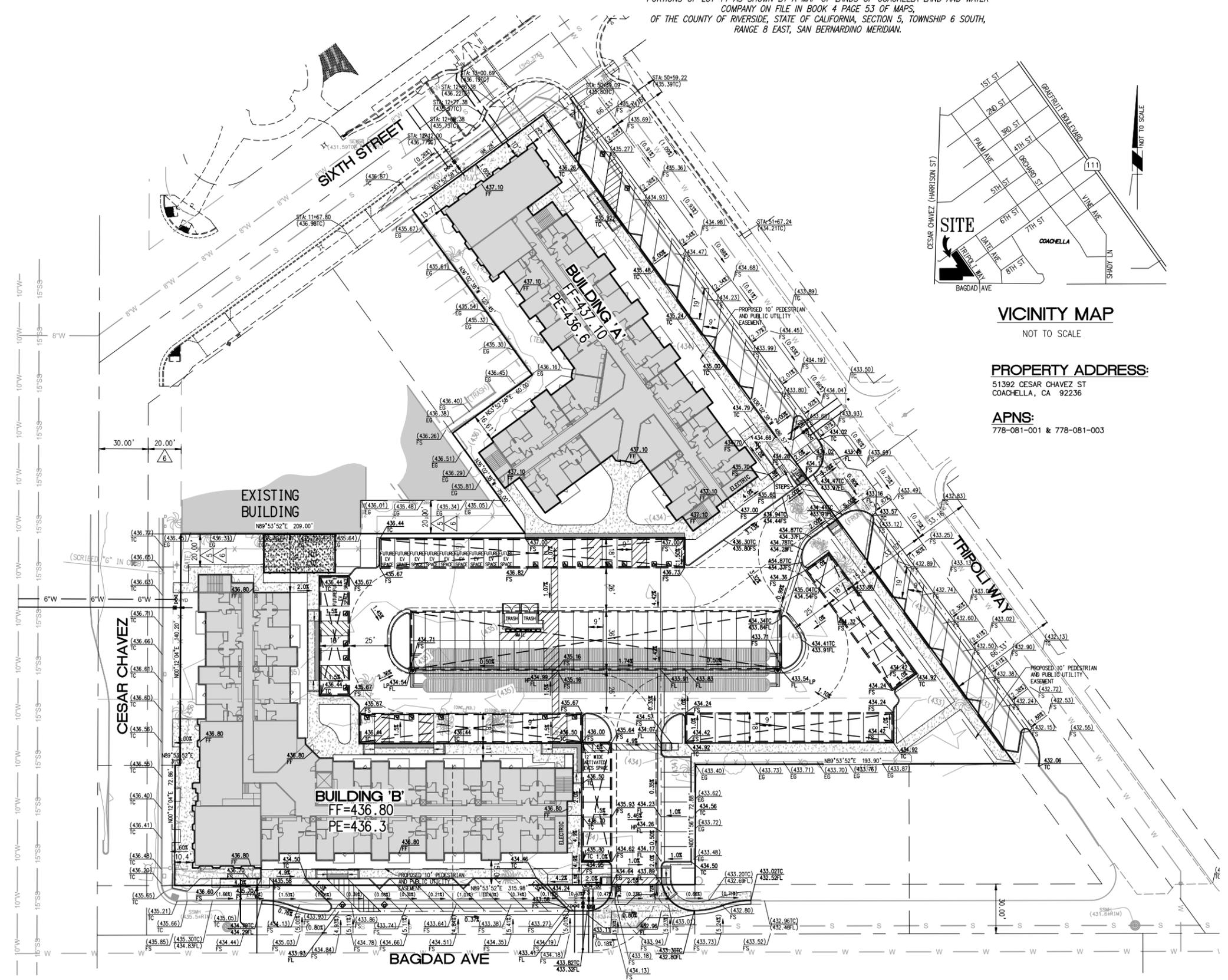






PRELIMINARY GRADING PLAN

IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
 PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.



VICINITY MAP
NOT TO SCALE

PROPERTY ADDRESS:
51392 CESAR CHAVEZ ST
COACHELLA, CA 92236

APNS:
778-081-001 & 778-081-003

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, AS DETERMINED LOCALLY BY THE LINE BETWEEN CONTINUOUS OPERATING GPS BASE STATION STATIONS P491 AND PIN1, (EPOCH 2017.50) COORDINATES), AS COMPUTED AND PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC), BEING: NORTH 78° 59' 35.49" WEST.

DATUM STATEMENT:

COORDINATES AS SHOWN HEREON ARE IN TERMS OF THE CALIFORNIA COORDINATE SYSTEM (CCS83), ZONE VI, (EPOCH 2017.50), BASED LOCALLY UPON THE FOLLOWING CONTINUOUS GPS CONTROL STATIONS AS PUBLISHED BY SCRIPPS ORBIT AND PERMANENT ARRAY CENTER (SOPAC) AND THE CALIFORNIA SPATIAL REFERENCE CENTER (CSRC):
 P491 N 2,152,729.752 E 6,568,729.532
 PIN1 N 2,166,429.728 E 6,498,293.942

COORDINATES SHOWN HEREON ARE EXPRESSED IN TERMS OF THE US SURVEY FOOT. DISTANCES SHOWN HEREON ARE GROUND UNLESS NOTED OTHERWISE.
 TO CONVERT GRID INVERSE DISTANCES TO GROUND DISTANCES, DIVIDE GRID DISTANCE BY 0.9999802878 COMBINED FACTOR TO OBTAIN GROUND DISTANCE.

CALCULATIONS FROM GRID TO GROUND VALUES AND CONVERGENCE ANGLE FOR THIS SURVEY WERE MADE AT COORDINATES OF N. 2,169,636.169, E. 6,583,240.108, USING AN ELEVATION OF -65.999 FEET (NAVD88).

BENCHMARK

BENCHMARK: CITY OF COACHELLA 1007 ELEVATION: 437.448 DATUM: NAVD88 + 500 FEET
 DESCRIPTION: 3 1/2" BRASS DISK SET IN TOP OF THE NORTHWEST CORNER OF A 1.5 FOOT HIGH PLANTER WALL AROUND THE "CITY OF COACHELLA" MONUMENT SIGN, LOCATED 25 FEET SOUTHEAST FROM THE BEGINNING OF THE SOUTH CURB RETURN AND 35 FEET SOUTH WEST OF SOUTHERLY CURB RETURN LOCATED AT THE INTERSECTION OF GRAPEFRUIT BLVD. (HIGHWAY 111) AND CESAR CHAVEZ (HARRISON STREET).

TITLE REPORT SCHEDULE B EXCEPTIONS:

- 5 AN EASEMENT FOR ROADS AND UTILITIES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 12, 1961 AS INSTRUMENT NO. 78010 OF OFFICIAL RECORDS.
 IN FAVOR OF: TED KOLETOS AND ANGELA J. KOLETOS, HUSBAND AND WIFE, AS JOINT TENANTS
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)
- 6 AN EASEMENT FOR PUBLIC ROAD AND INCIDENTAL PURPOSES, RECORDED AUGUST 07, 1968 AS INSTRUMENT NO. 76372 OF OFFICIAL RECORDS.
 IN FAVOR OF: THE CITY OF COACHELLA
 AFFECTS: AS DESCRIBED THEREIN (AFFECTS PARCEL A)

OWNERSHIP:

TITLE TO SAID ESTATE OF INTEREST AT THE TIME OF THE SURVEY, AS DISCLOSED BY THE PRELIMINARY TITLE REPORT IS VESTED IN:
 R & L O'CONNELL, LLC, A FLORIDA LIMITED LIABILITY COMPANY

