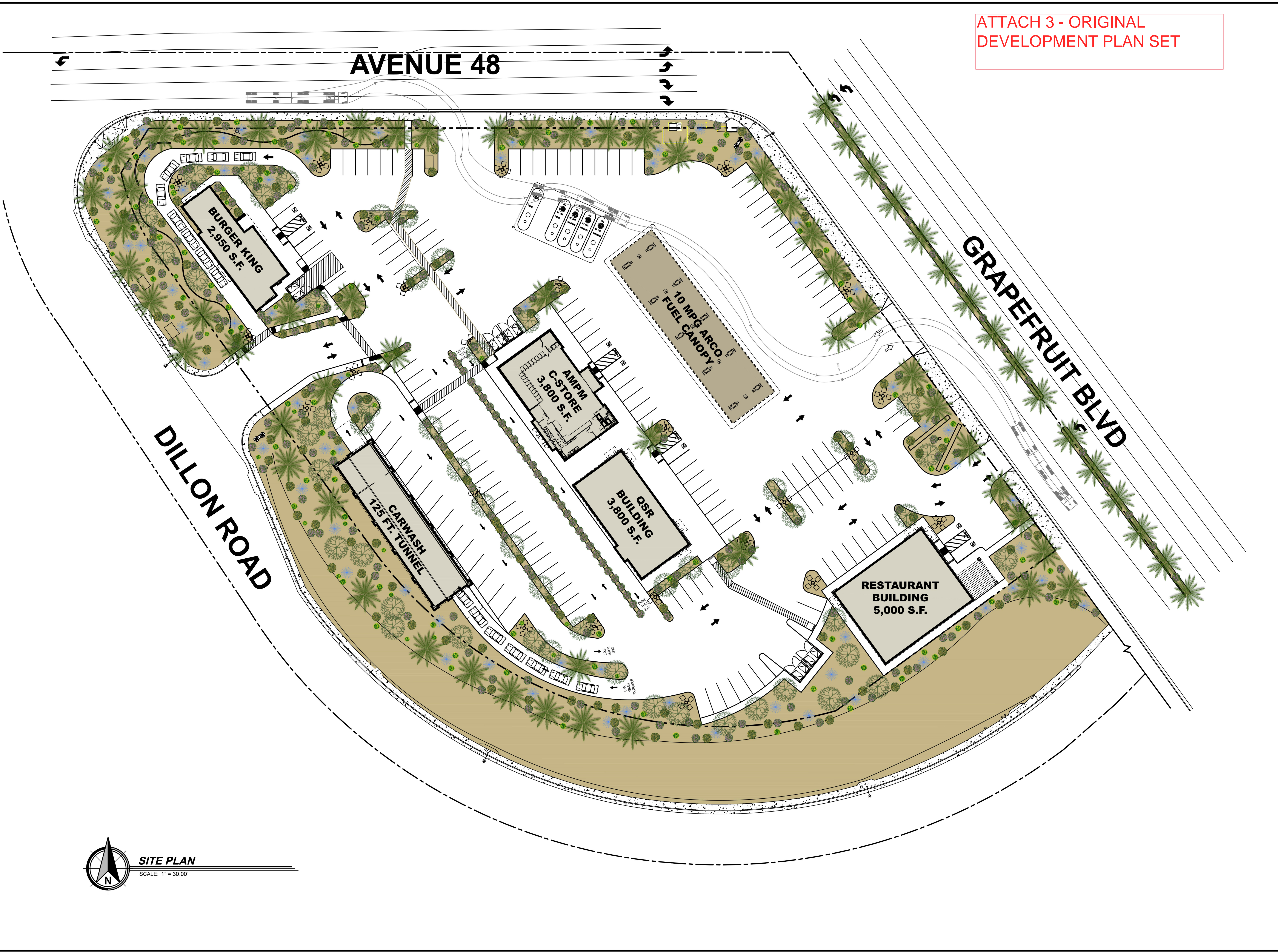


ATTACH 3 - ORIGINAL
DEVELOPMENT PLAN SET

COACHELLA GATEWAY
48055 GRAPEFRUIT BLVD COACHELLA CA

SITE PLAN

S-1



SITE PLAN
SCALE: 1" = 30.00'

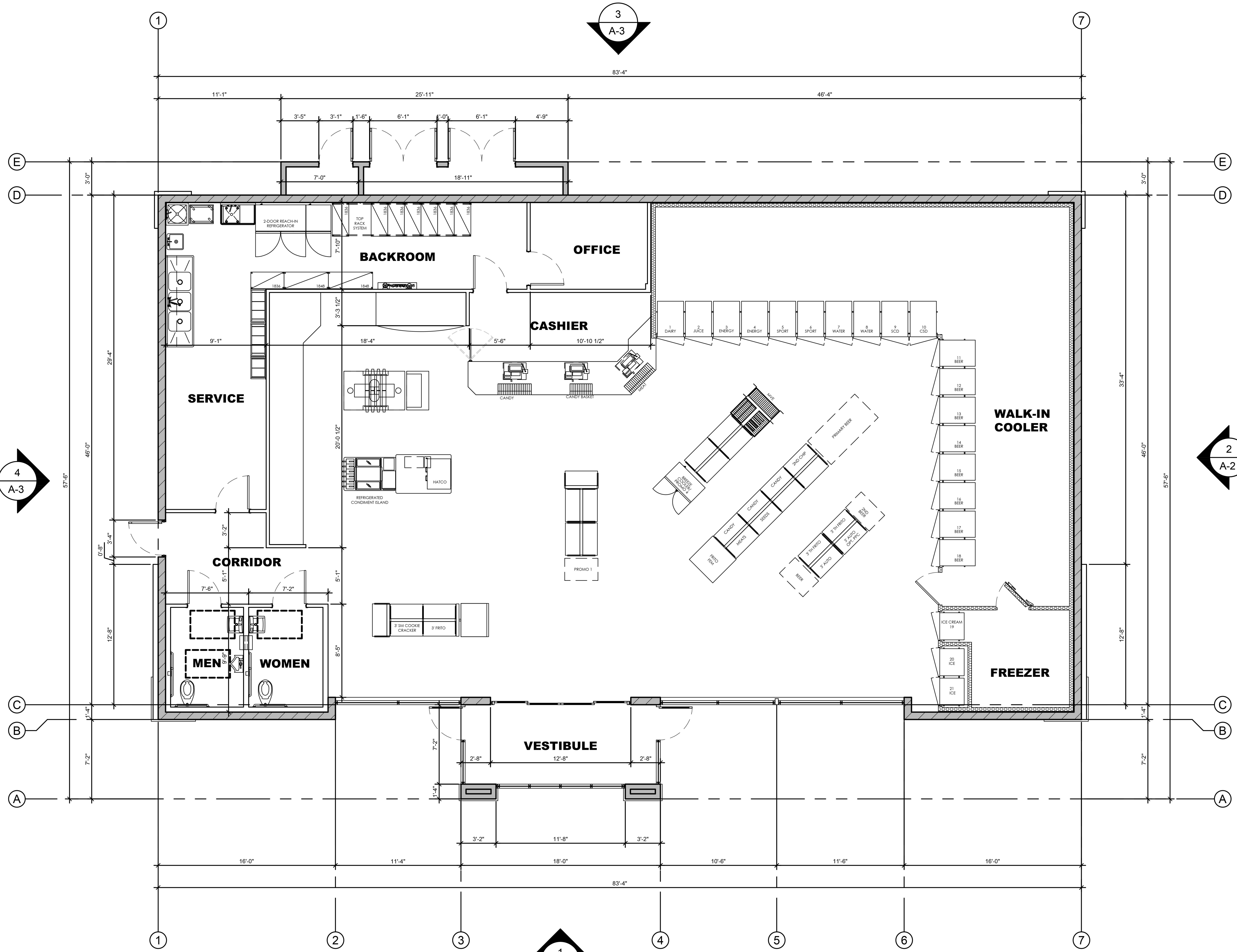


COACHELLA GATEWAY

 AMPM C-STORE

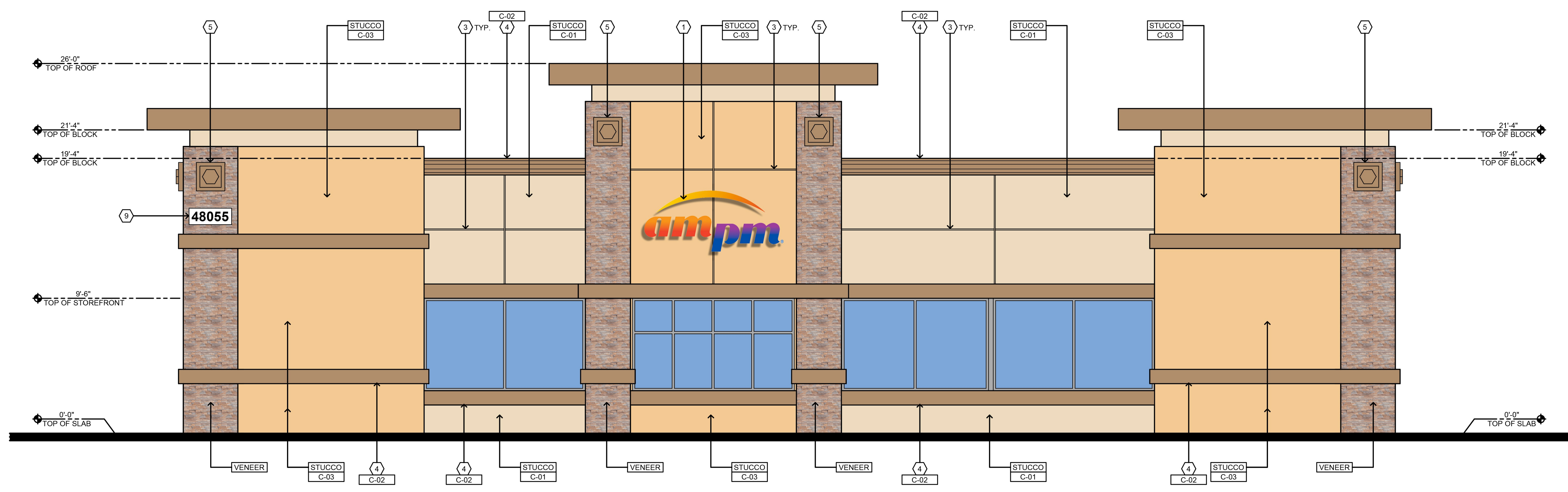
AMPM C-STORE
 FLOOR PLAN

A-1

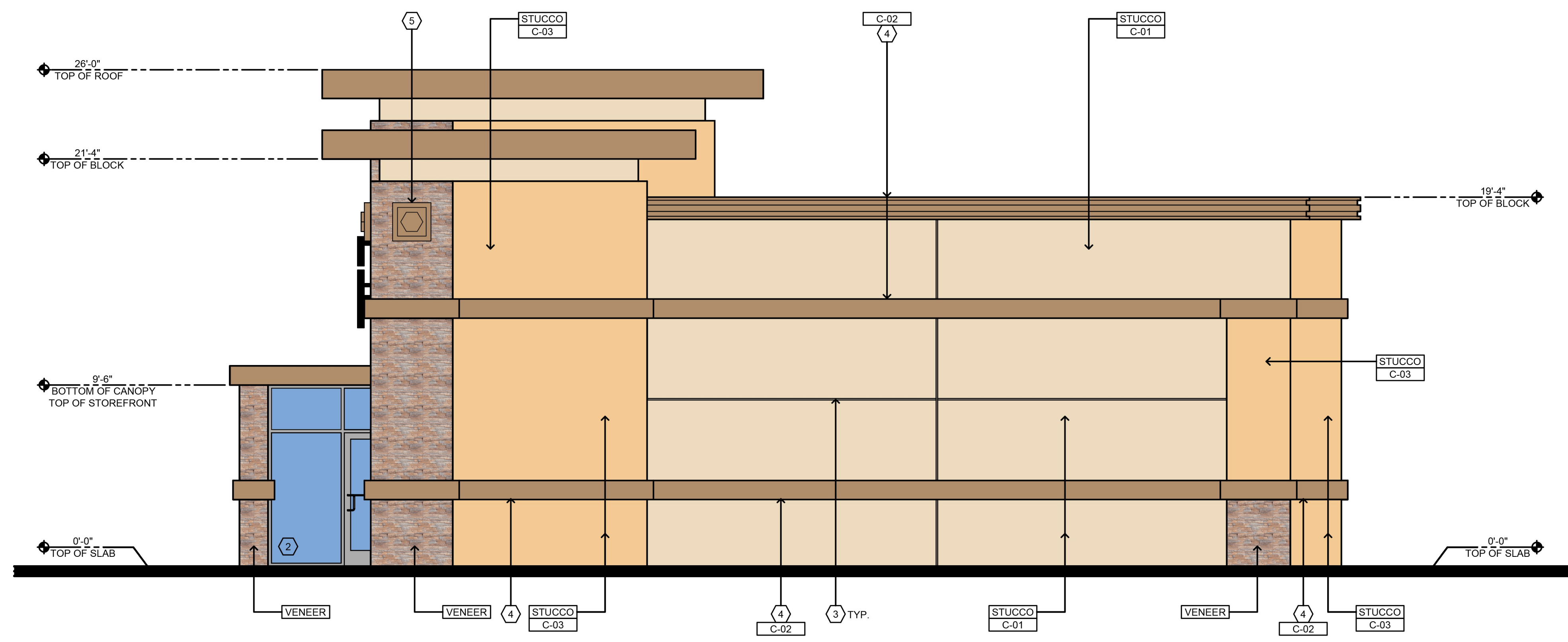


FLOOR PLAN
 SCALE: 1/4" = 1'-0"

COACHELLA GATEWAY
 AMPM C-STORE



1 MAIN ENTRANCE ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

KEYED NOTES:

- (1) SIGNAGE (SEE BELOW NOTE)
- (2) ALUMINUM STOREFRONT SYSTEM
- (3) 1" EXPANSION JOINT
- (4) CORNICE MOLDING
- (5) DECORATIVE MEDALLION
- (6) FRONT METAL CANOPY
- (7) SERVICE DOOR AND FRAME
- (8) ALUMINUM STOREFRONT ENTRANCE DOORS
- (9) 8" HIGH ILLUMINATE ADDRESS NUMBER

NOTE:
 1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

EXTERIOR FINISHES

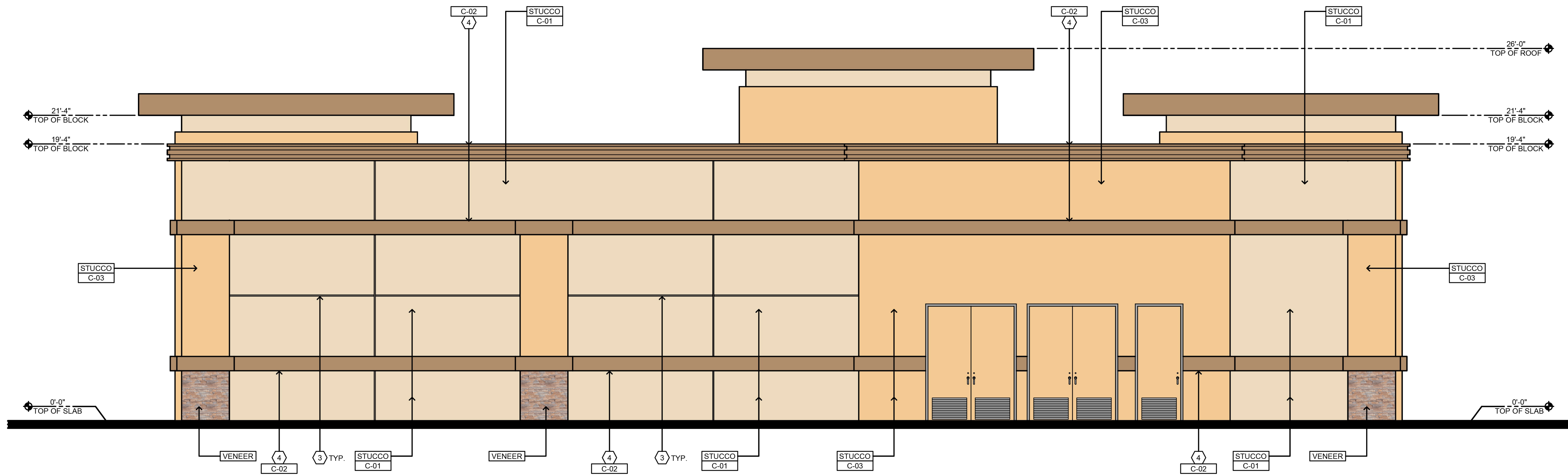
- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
- VENEER** CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

EXTERIOR PAINTS

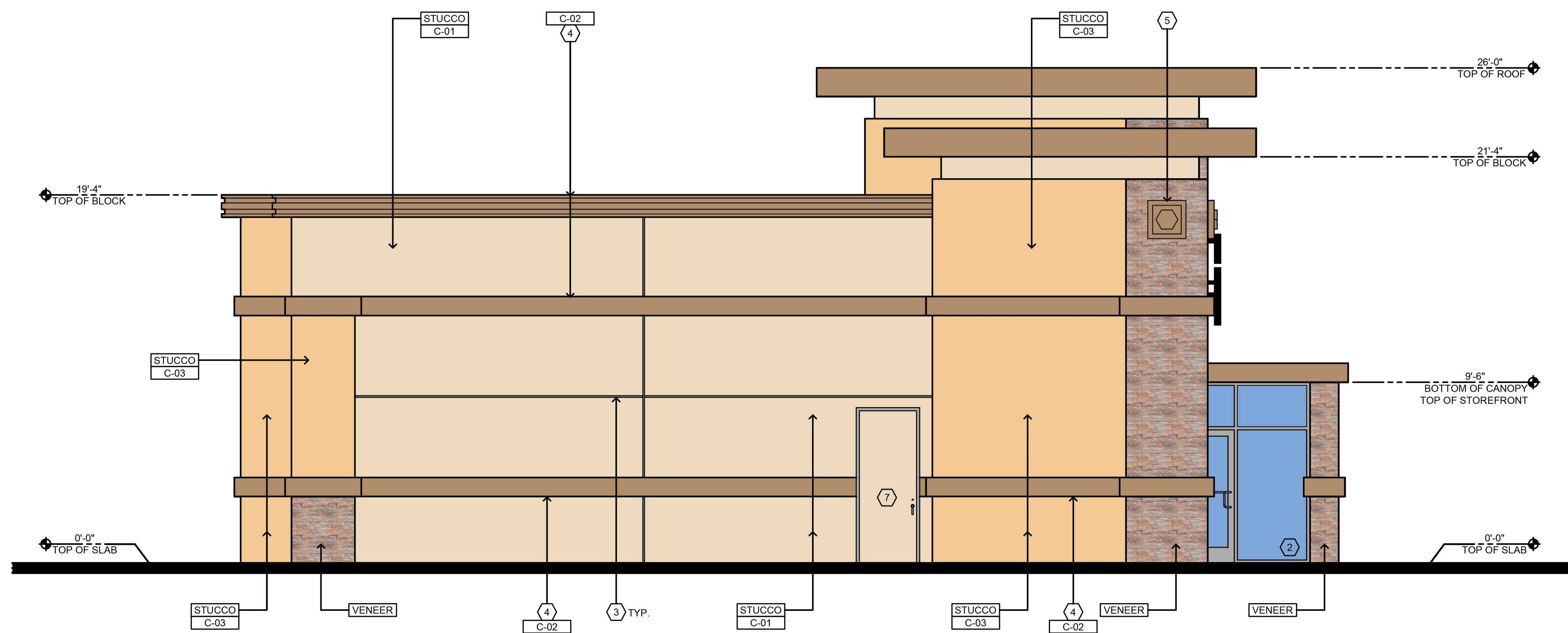
- C-01** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7678 COTTAGE CREAM
- C-02** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7680 LANYARD
- C-03** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6888 PIZAZZ PEACH

AMPM C-STORE ELEVATIONS

COACHELLA GATEWAY
 AMPM C-STORE



3 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

KEYED NOTES:

- 1 SIGNAGE (SEE BELOW NOTE)
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 1" EXPANSION JOINT
- 4 CORNICE MOLDING
- 5 DECORATIVE MEDALLION
- 6 FRONT METAL CANOPY
- 7 SERVICE DOOR AND FRAME
- 8 ALUMINUM STOREFRONT ENTRANCE DOORS
- 9 8" HIGH ILLUMINATE ADDRESS NUMBER

- NOTE:**
1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

EXTERIOR FINISHES

- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
VENEER CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

EXTERIOR PAINTS

- C-01** MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7678 COTTAGE CREAM
C-02 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7680 LANYARD
C-03 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 6888 PIAZZA PEACH

AMPM C-STORE ELEVATIONS

A-3



COACHELLA GATEWAY

BURGER KING

BURGER KING FLOOR PLAN

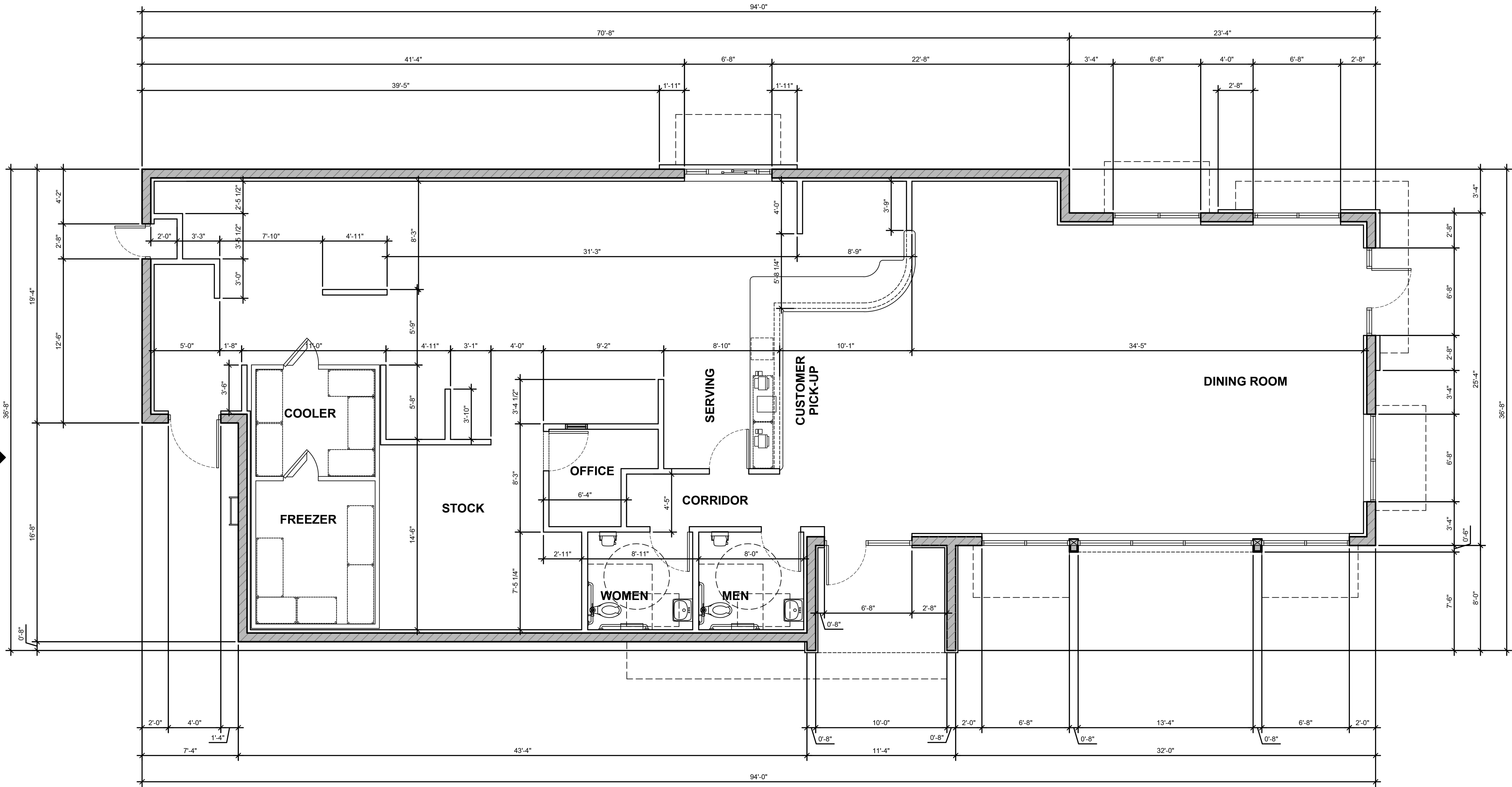
BK-1

3
BK-3

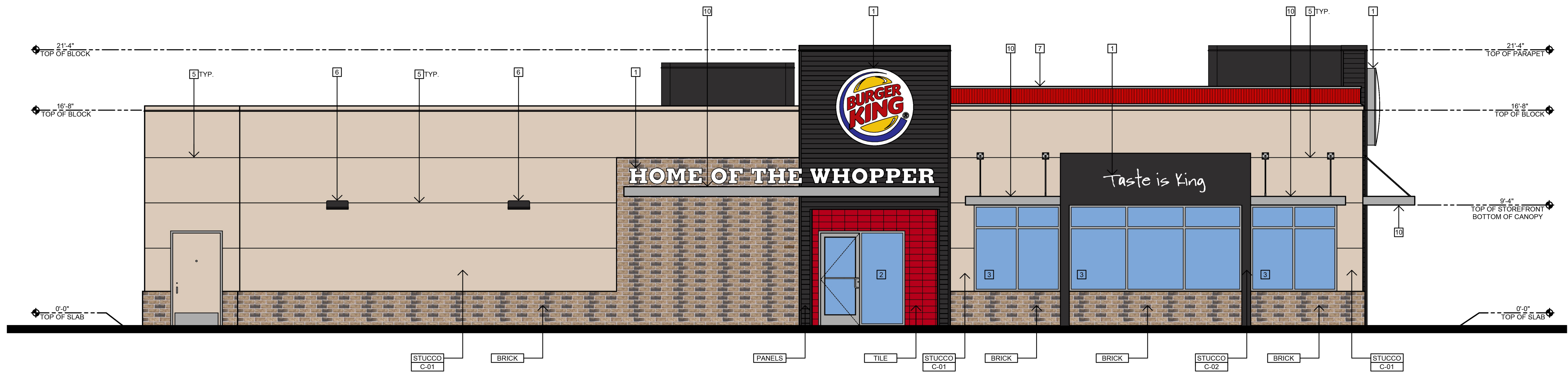
2
BK-2

1
BK-2

4
BK-3



FLOOR PLAN
SCALE: 1/4" = 1'-0"



1 MAIN ENTRANCE ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

KEY NOTES:

- 1 SIGNAGE (SEE NOTE BELOW)
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 ALUMINUM STOREFRONT WINDOW
- 4 ALUMINUM DRIVE-THRU WINDOW
- 5 1 INCH STUCCO JOINT
- 6 EXTERIOR LIGHT FIXTURE
- 7 EXTERIOR LIGHT BAND
- 8 ROOF TOP MECHANICAL EQUIPMENT
- 9 8 INCH HEIGHT ILLUMINATED ADDRESS BAR
- 10 CLEAR ANODIZED METAL CANOPY

NOTES:

1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE.
2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW AND ROADS.

EXTERIOR FINISHES:

- STUCCO** 7/8" FINE SAND FINISH STUCCO OVER METAL LATH AND 60 MIN. PAPER.
- BRICK** THIN FACE BRICK
COLOR: OLD IRVINGTON O/S
- PANELS** CORRUGATED METAL PANELS
COLOR: COAL BLACK
- TILE** DAL TILE EXTERIOR CERAMIC TILE
COLOR: SCARLET

EXTERIOR COLORS:

- C-01** MANUFACTURER: PPG PAINTS
COLOR: PPG 12-13 CAMEL TAN
- C-02** MANUFACTURER: PPG PAINTS
COLOR: PPG 1011-7 DEEP ONYX

COACHELLA GATEWAY
 BURGER KING

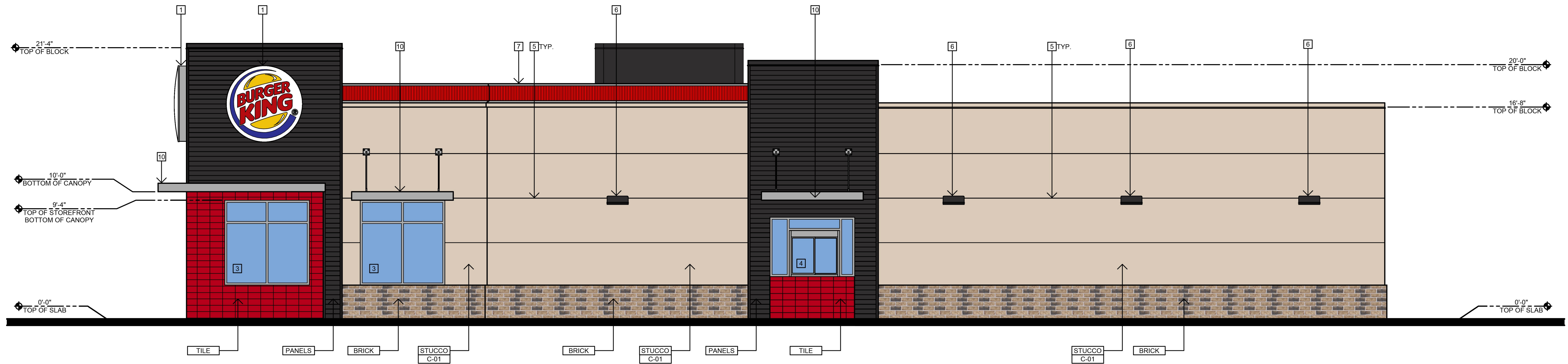
BURGER KING ELEVATIONS

BK-2

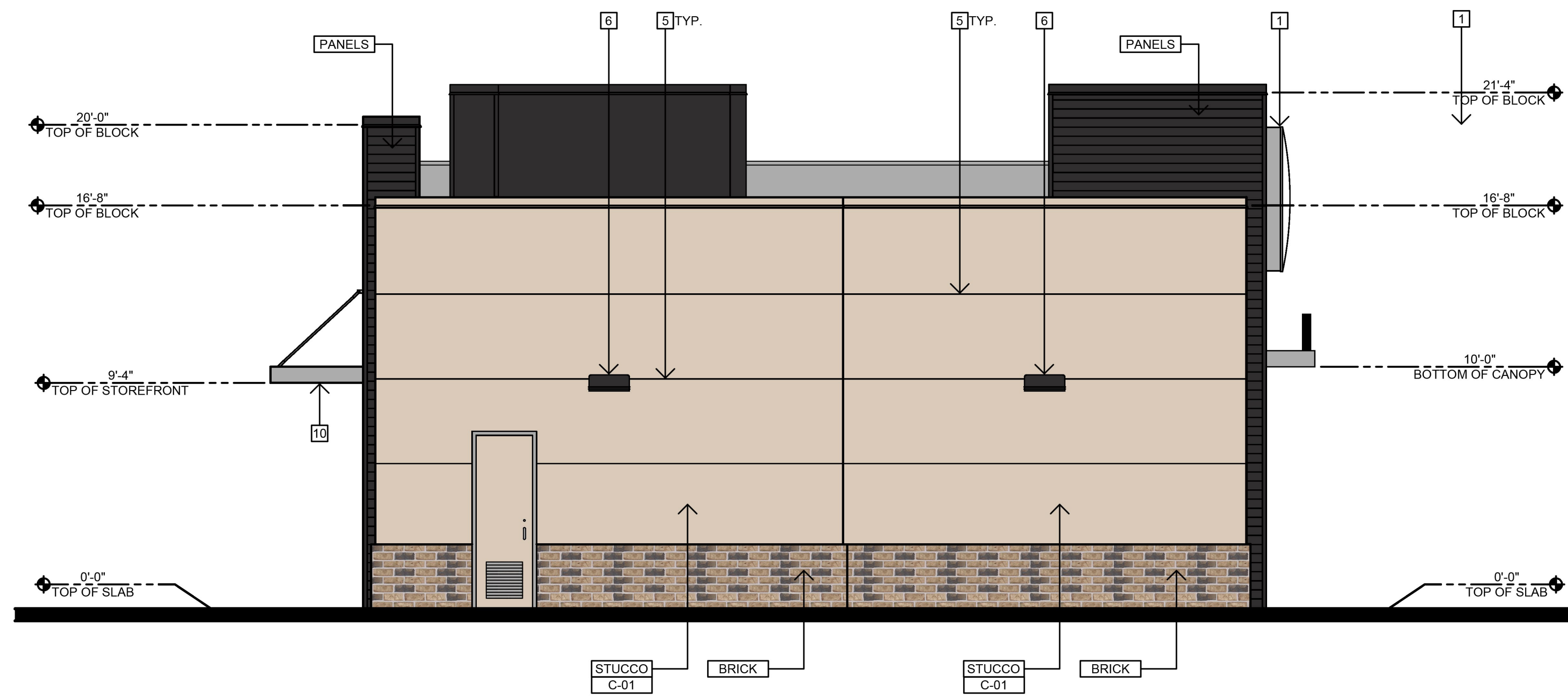

COACHELLA GATEWAY
BURGER KING

BURGER KING ELEVATIONS

BK-3



3 DRIVE-THRU ELEVATION
 SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
 SCALE: 1/4" = 1'-0"

KEY NOTES:

- 1 SIGNAGE (SEE NOTE BELOW)
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 ALUMINUM STOREFRONT WINDOW
- 4 ALUMINUM DRIVE-THRU WINDOW
- 5 1 INCH STUCCO JOINT
- 6 EXTERIOR LIGHT FIXTURE
- 7 EXTERIOR LIGHT BAND
- 8 ROOF TOP MECHANICAL EQUIPMENT
- 9 8 INCH HEIGHT ILLUMINATED ADDRESS BAR
- 10 CLEAR ANODIZED METAL CANOPY

NOTES:

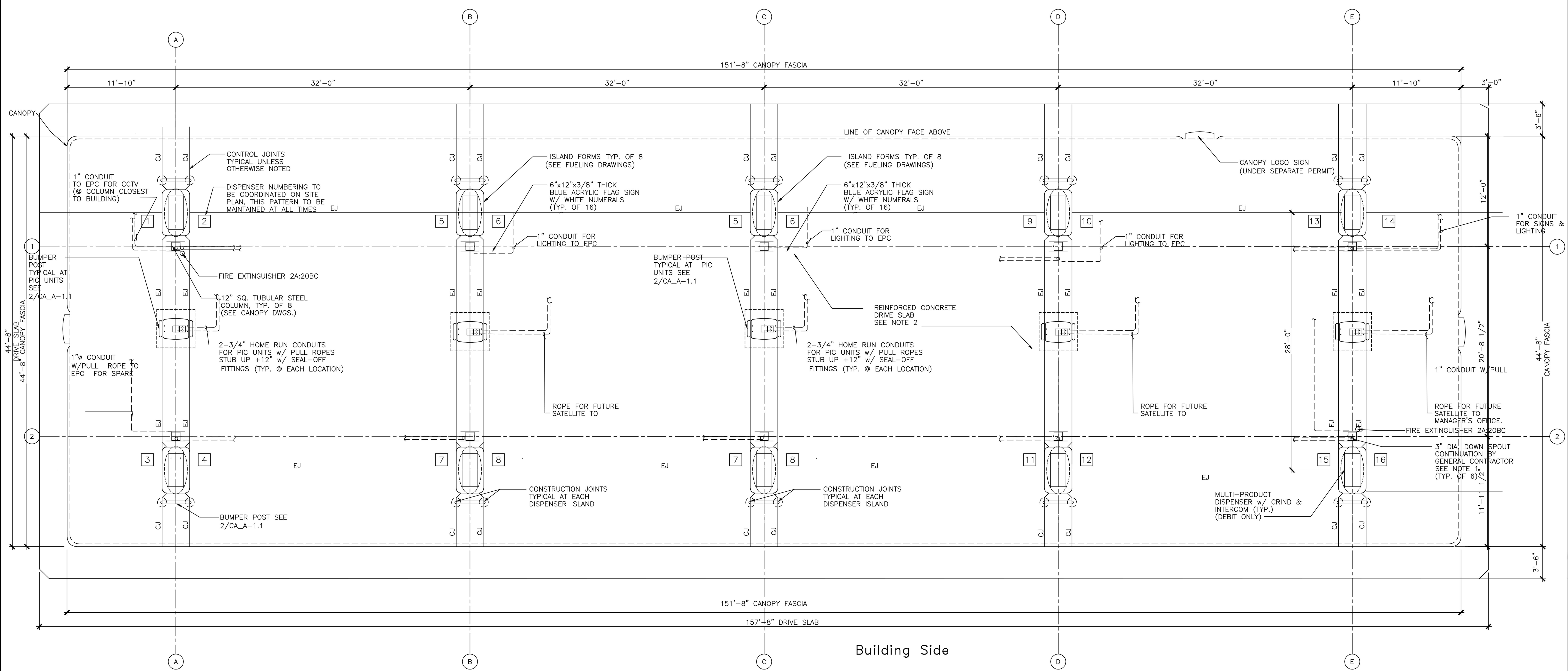
- 1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE.
- 2. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW AND ROADS.

EXTERIOR FINISHES:

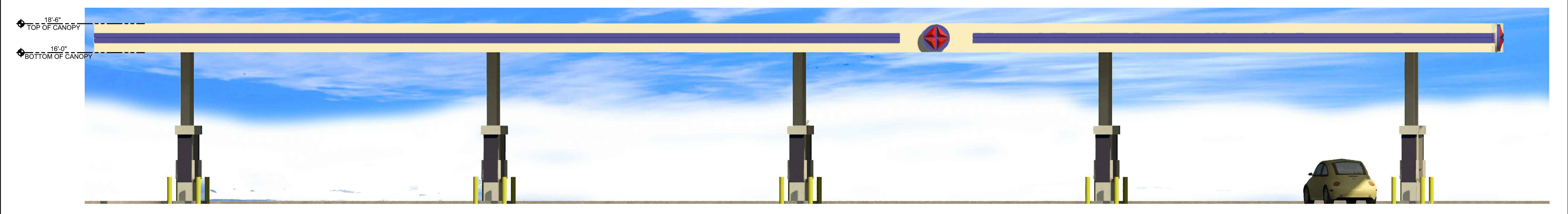
- STUCCO** 7/8" FINE SAND FINISH STUCCO OVER METAL LATH AND 60 MIN. PAPER.
- BRICK** THIN FACE BRICK
 COLOR: OLD IRVINGTON O/S
- PANELS** CORRUGATED METAL PANELS
 COLOR: COAL BLACK
- TILE** DAL TILE EXTERIOR CERAMIC TILE
 COLOR: SCARLET

EXTERIOR COLORS:

- C-01** MANUFACTURER: PPG PAINTS
 COLOR: PPG 12-13 CAMEL TAN
- C-02** MANUFACTURER: PPG PAINTS
 COLOR: PPG 1011-7 DEEP ONYX



CANOPY FLOOR PLAN
SCALE: 3/16" = 1'-0"



CANOPY FRONT ELEVATION
SCALE: 3/16" = 1'-0"

COACHELLA GATEWAY
 ARCO FUEL CANOPY

ARCO FUEL CANOPY FLOOR PLAN & ELEVATION

CP-1

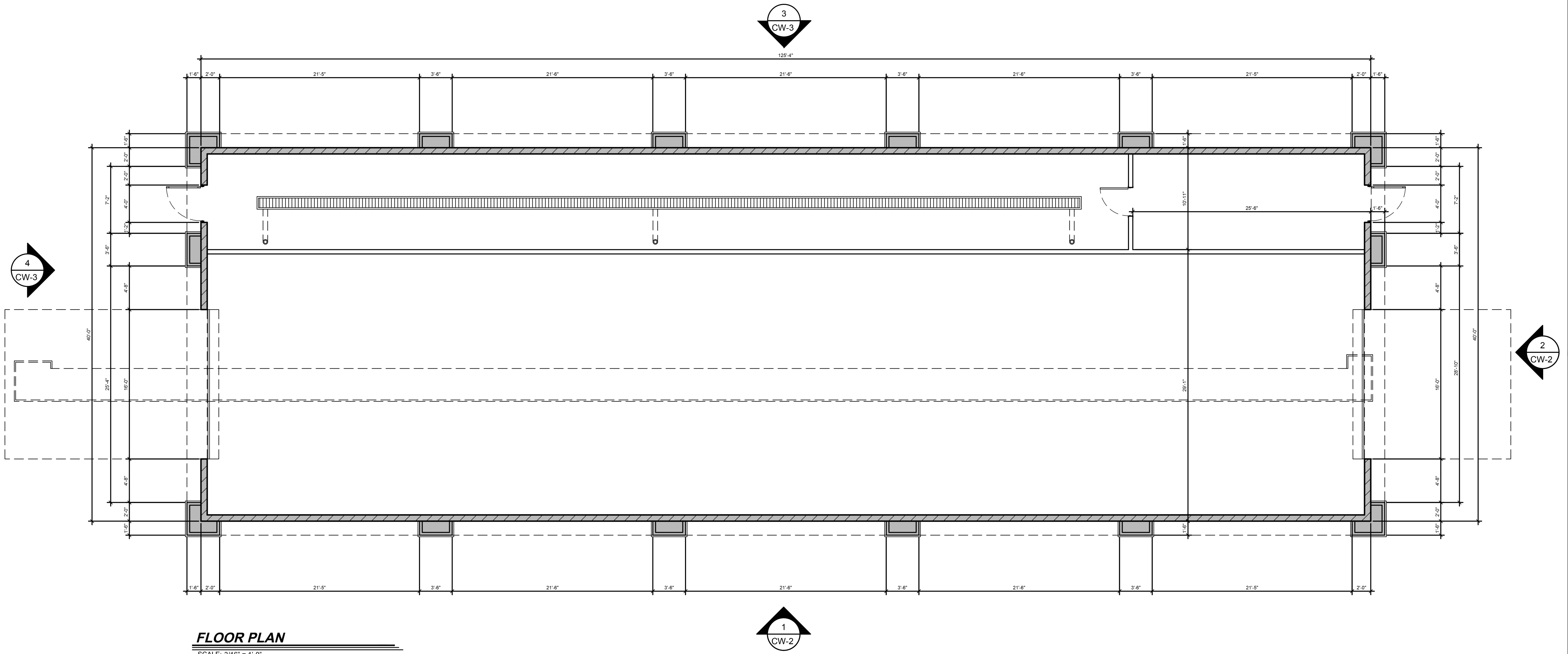


COACHELLA GATEWAY

 CARWASH

CARWASH FLOOR PLAN

CW-1

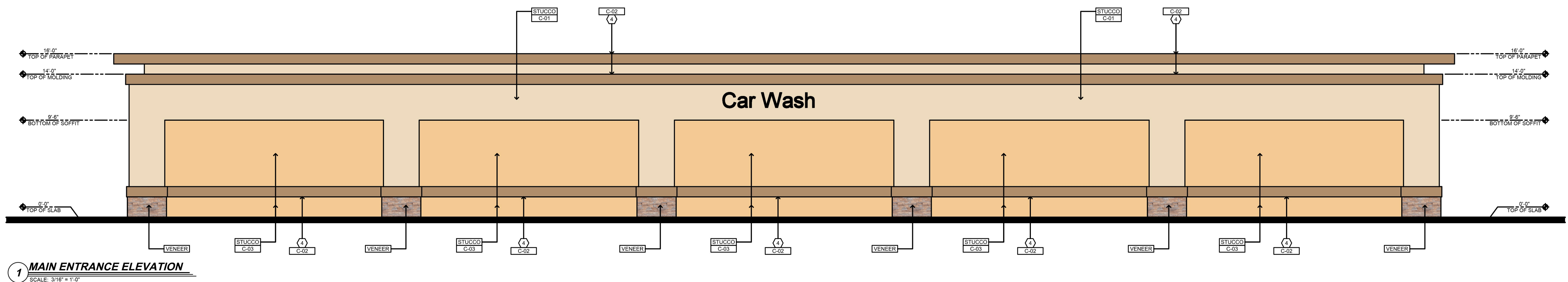


FLOOR PLAN

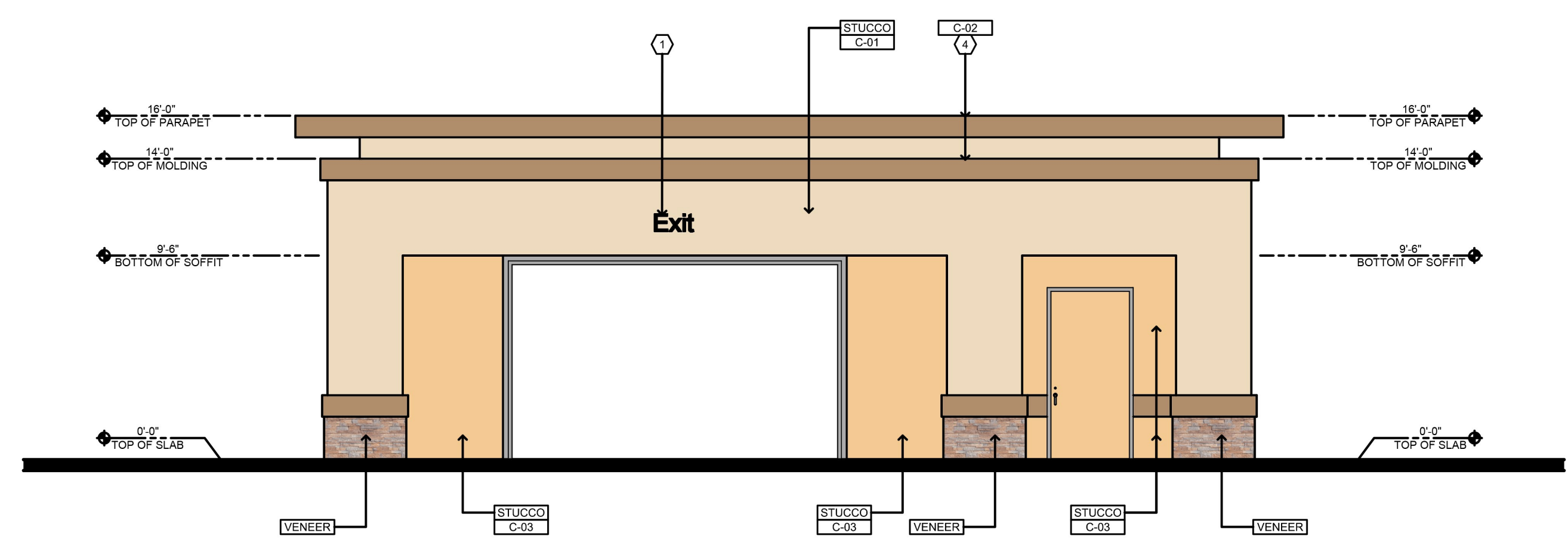
SCALE: 3/16" = 1'-0"

COACHELLA GATEWAY

CARWASH



1 MAIN ENTRANCE ELEVATION
SCALE: 3/16" = 1'-0"



2 RIGHT ELEVATION
SCALE: 3/16" = 1'-0"

KEYED NOTES:

- ① SIGNAGE (SEE BELOW NOTE)
- ② ALUMINUM STOREFRONT SYSTEM
- ③ 1" EXPANSION JOINT
- ④ CORNICHE MOLDING
- ⑤ DECORATIVE MEDALLION
- ⑥ FRONT METAL CANOPY
- ⑦ SERVICE DOOR AND FRAME
- ⑧ ALUMINUM STOREFRONT ENTRANCE DOORS
- ⑨ 8" HIGH ILLUMINATE ADDRESS NUMBER

NOTE:
 1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

EXTERIOR FINISHES

- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
- VENEER** CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

EXTERIOR PAINTS

- C-01** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7678 COTTAGE CREAM
- C-02** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7680 LANYARD
- C-03** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6888 PIZAZZ PEACH

CARWASH ELEVATIONS

CW-2

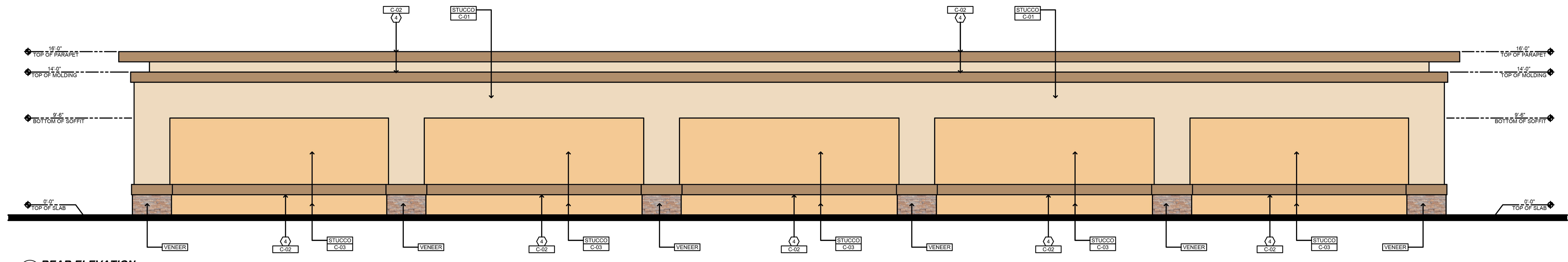


COACHELLA GATEWAY

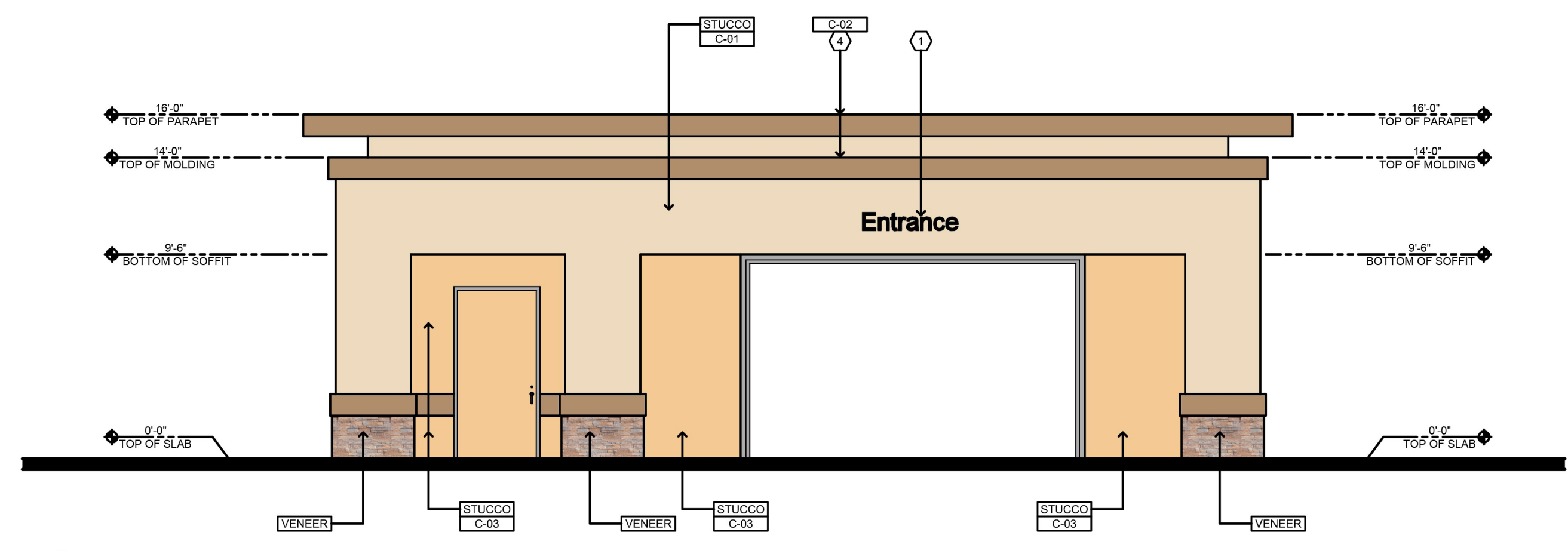
 CARWASH

CARWASH ELEVATIONS

CW-3



3 REAR ELEVATION
SCALE: 3/16" = 1'-0"



4 LEFT ELEVATION
SCALE: 3/16" = 1'-0"

KEYED NOTES:

- 1 SIGNAGE (SEE BELOW NOTE)
- 2 ALUMINUM STOREFRONT SYSTEM
- 3 1" EXPANSION JOINT
- 4 CORNICE MOLDING
- 5 DECORATIVE MEDALLION
- 6 FRONT METAL CANOPY
- 7 SERVICE DOOR AND FRAME
- 8 ALUMINUM STOREFRONT ENTRANCE DOORS
- 9 8" HIGH ILLUMINATE ADDRESS NUMBER

NOTE:
 1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE.
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

EXTERIOR FINISHES

STUCCO 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED

VENEER CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

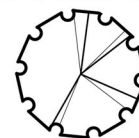
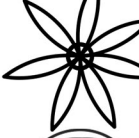


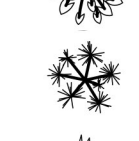
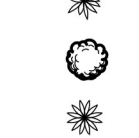
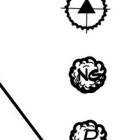


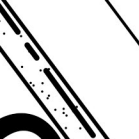


EXTERIOR PAINTS

C-01 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7678 COTTAGE CREAM

C-02 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7680 LANYARD

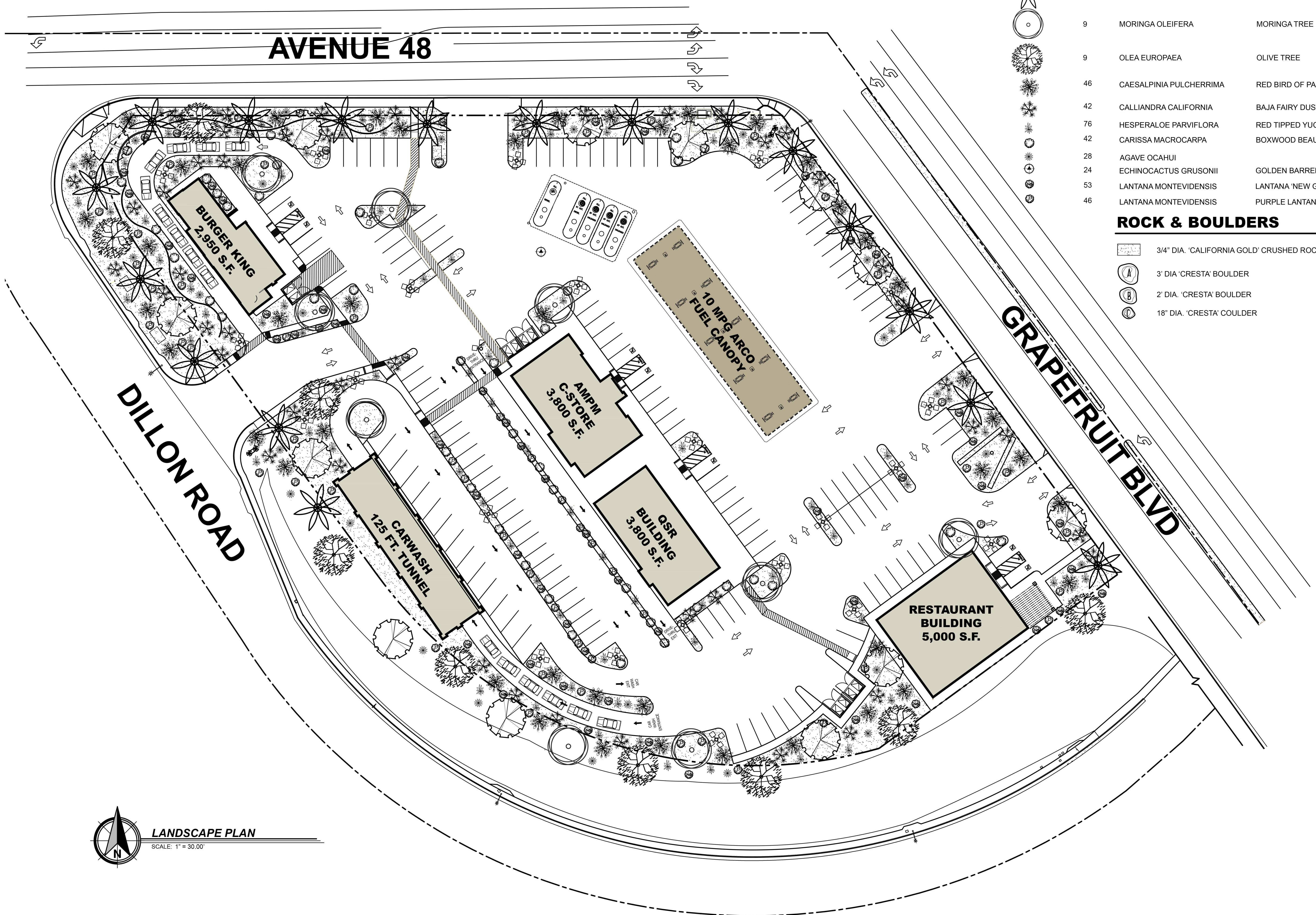
C-03 MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 6888 PIZAZZ PEACH

PLANT LIST

SYMBOL	QTY.	BOTANICAL NAME	COMMON NAME	SIZE
	13	PARKINSONIA 'DESERT MUSEUM'	THORNLESS PALO VERDE	24" BOX
	17	PHOENIX DACTYLIFERA	DATE PALM	12 BTH
	9	MORINGA OLEIFERA	MORINGA TREE	24" BOX
	9	OLEA EUROPAEA	OLIVE TREE	24" BOX
	46	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL.
	42	CALLIANDRA CALIFORNIA	BAJA FAIRY DUSTER	5 GAL.
	76	HESPERALOE PARVIFLORA	RED TIPPED YUCCA	5 GAL.
	42	CARISSA MACROCARPA	BOXWOOD BEAUTY	5 GAL.
	28	AGAVE OCAHUI		5 GAL.
	24	ECHINOCACTUS GRUSONII	GOLDEN BARREL CACTUS	1 GAL.
	53	LANTANA MONTEVIDENSIS	LANTANA 'NEW GOLD'	5 GAL.
	46	LANTANA MONTEVIDENSIS	PURPLE LANTANA	5 GAL.

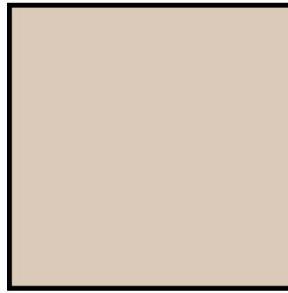
ROCK & BOULDERS

-  3/4" DIA. 'CALIFORNIA GOLD' CRUSHED ROCK LAID 2" THICK.
-  3' DIA. 'CRESTA' BOULDER
-  2' DIA. 'CRESTA' BOULDER
-  18" DIA. 'CRESTA' BOULDER



MATERIAL SAMPLE BOARD

NEW BURGER KING RESTAURANT
GRAPEFRUIT BLVD. COACHELLA CA



C-01

MANUFACTURER: PPG PAINTS
COLOR: PPG 12-13 CAMAL TAN



C-02

MANUFACTURER: PPG PAINTS
COLOR: PPG 1011-7 DEEP ONYX

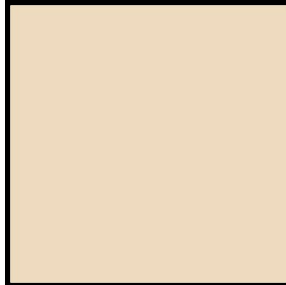


BRICK VENEER

MANUFACTURER: PINE HALL BRICK
STYLE: OVERSIZED
COLOR: OLD-IRVINGTON

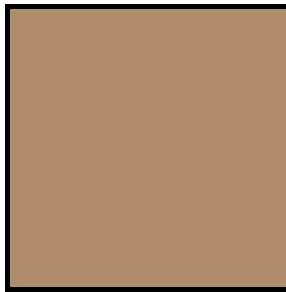
MATERIAL SAMPLE BOARD

NEW AMPM, CARWASH, QSR AND RESTAURANT
GRAPEFRUIT BLVD. COACHELLA CA



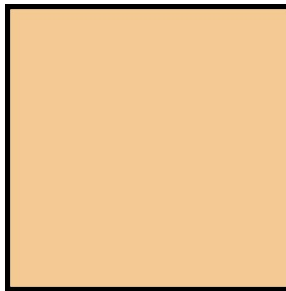
C-01

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7876 COTTAGE CREAM



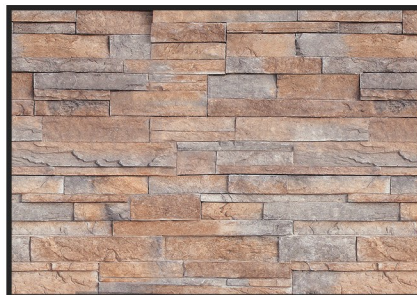
C-02

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7680 LANYARD



C-03

MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6888 PIZAZZ PEACH



STONE VENEER

MANUFACTURER: CORONADO STONE PRODUCTS
STYLE: PRO-LEDGESTONE
COLOR: ALASKAN SUNSET

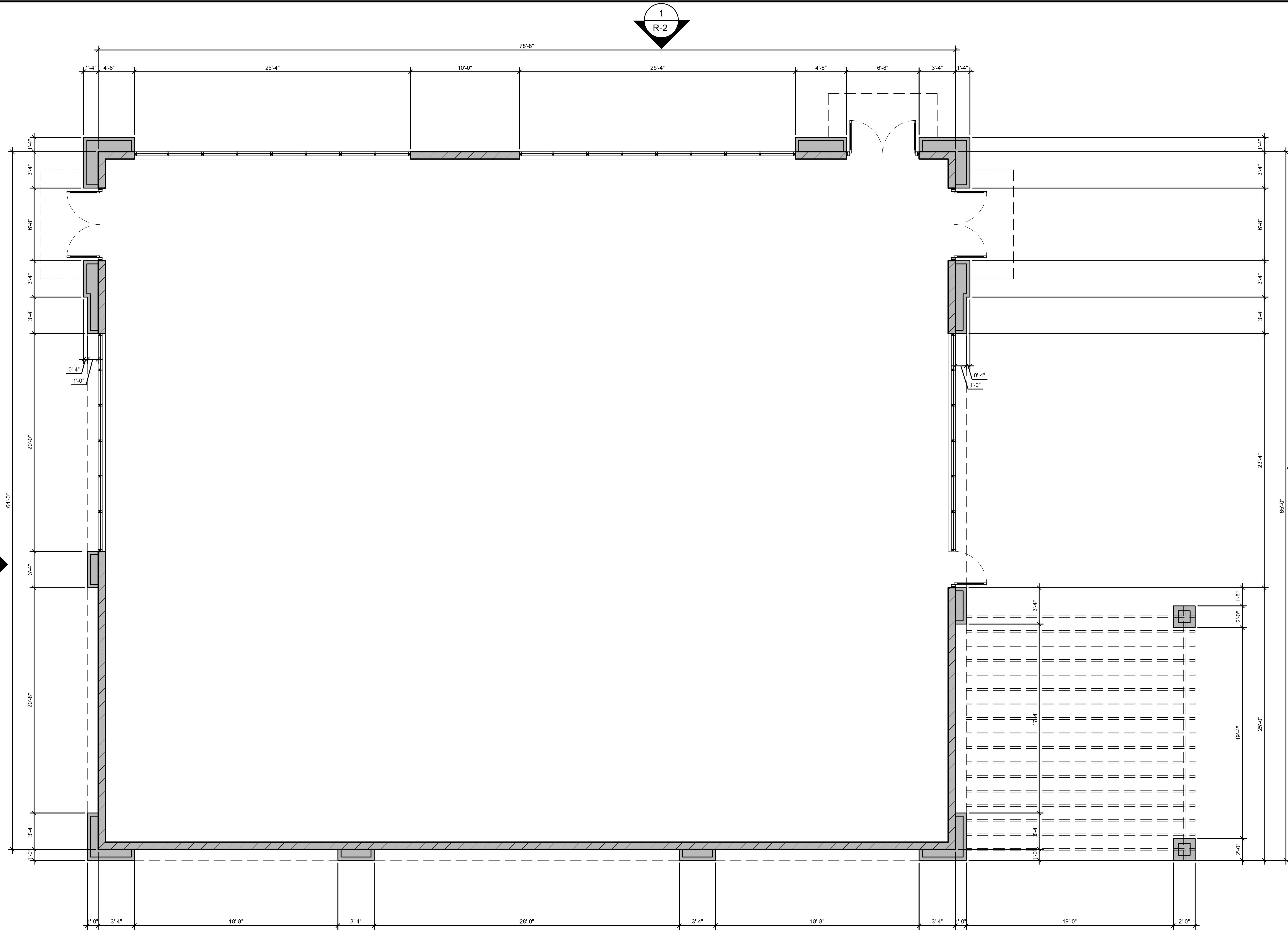


COACHELLA GATEWAY

 RESTAURANT

RESTAURANT FLOOR PLAN

R-1



FLOOR PLAN

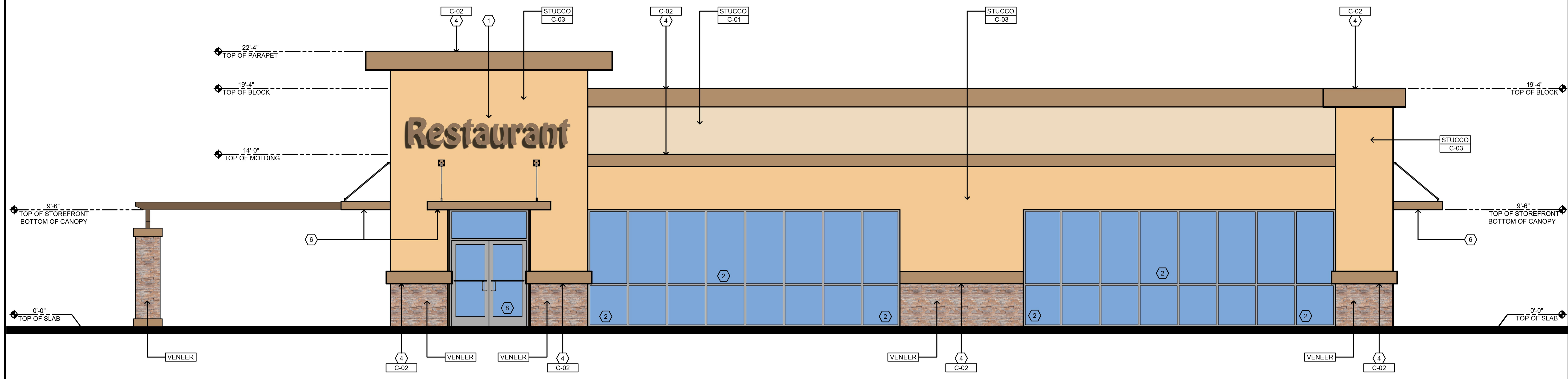
 SCALE: 1/4" = 1'-0"

COACHELLA GATEWAY

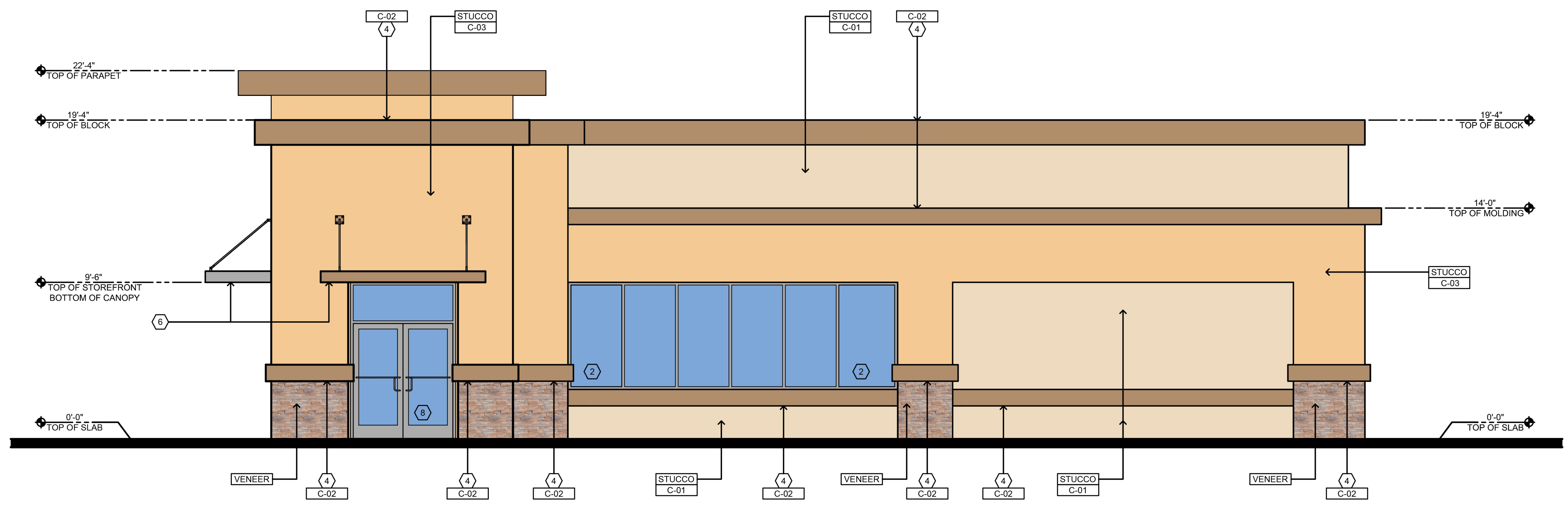
 RESTAURANT

RESTAURANT ELEVATIONS

R-2



1 MAIN ENTRANCE ELEVATION
SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- (1) SIGNAGE (SEE BELOW NOTE)
- (2) ALUMINUM STOREFRONT SYSTEM
- (3) 1" EXPANSION JOINT
- (4) CORNICE MOLDING
- (5) DECORATIVE MEDALLION
- (6) FRONT METAL CANOPY
- (7) SERVICE DOOR AND FRAME
- (8) ALUMINUM STOREFRONT ENTRANCE DOORS
- (9) 8" HIGH ILLUMINATE ADDRESS NUMBER

- NOTE:**
1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

EXTERIOR FINISHES

- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
- VENEER** CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

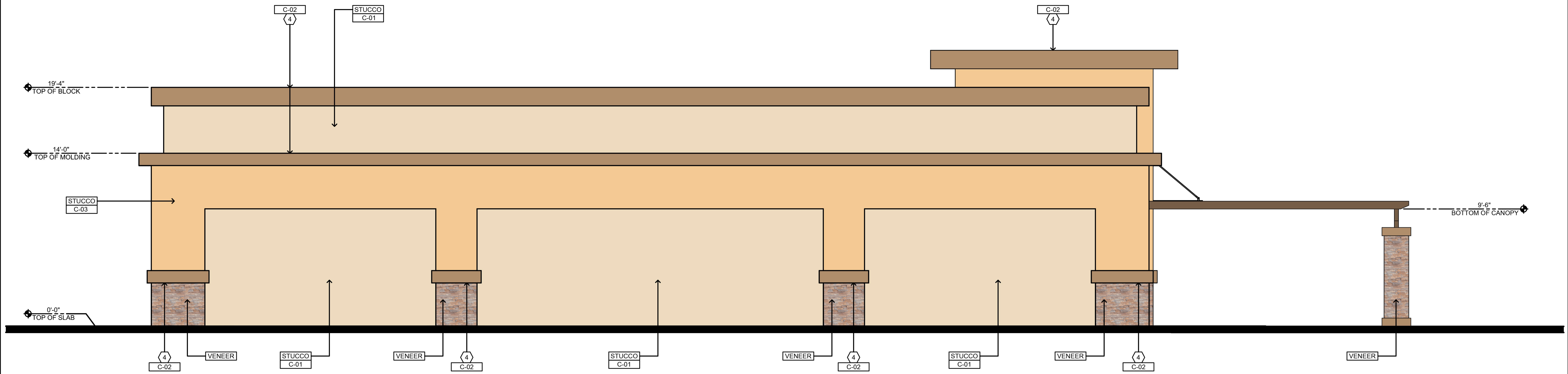
EXTERIOR PAINTS

- C-01** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7678 COTTAGE CREAM
- C-02** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7680 LANYARD
- C-03** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6888 PIZAZZ PEACH

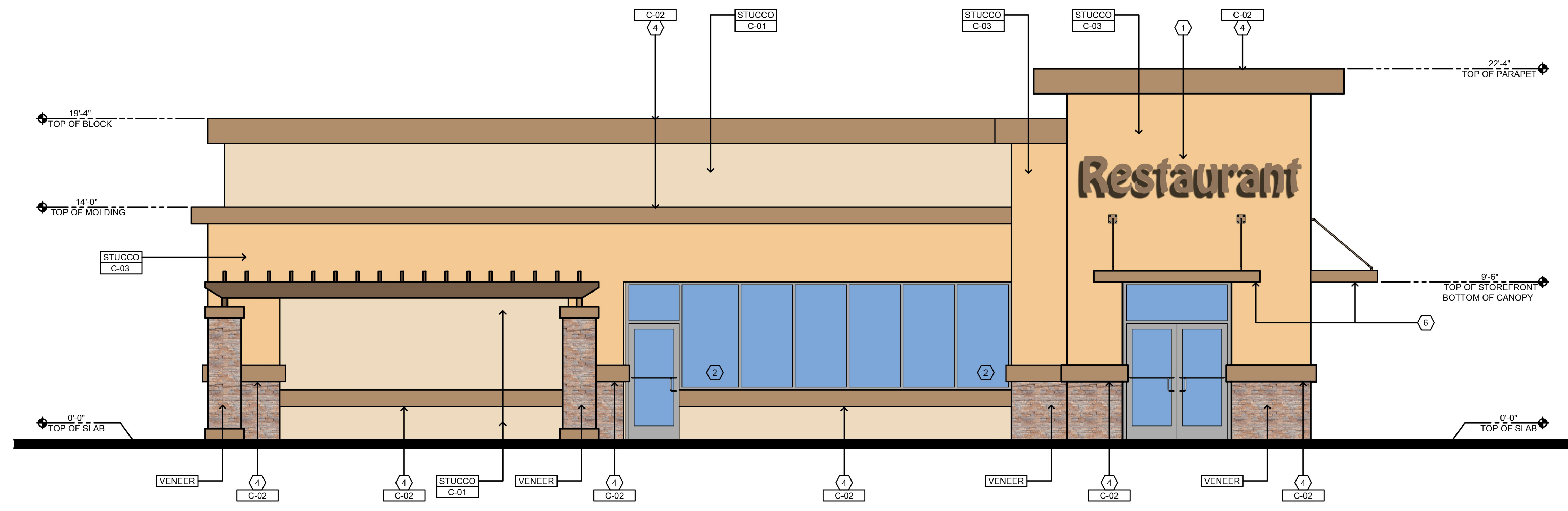

COACHELLA GATEWAY
 RESTAURANT

RESTAURANT ELEVATIONS

R-3



3 REAR ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES:

- (1) SIGNAGE (SEE BELOW NOTE)
- (2) ALUMINUM STOREFRONT SYSTEM
- (3) 1" EXPANSION JOINT
- (4) CORNICE MOLDING
- (5) DECORATIVE MEDALLION
- (6) FRONT METAL CANOPY
- (7) SERVICE DOOR AND FRAME
- (8) ALUMINUM STOREFRONT ENTRANCE DOORS
- (9) 8" HIGH ILLUMINATE ADDRESS NUMBER

NOTE:
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EXTERIOR FINISHES

- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
- VENEER** CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

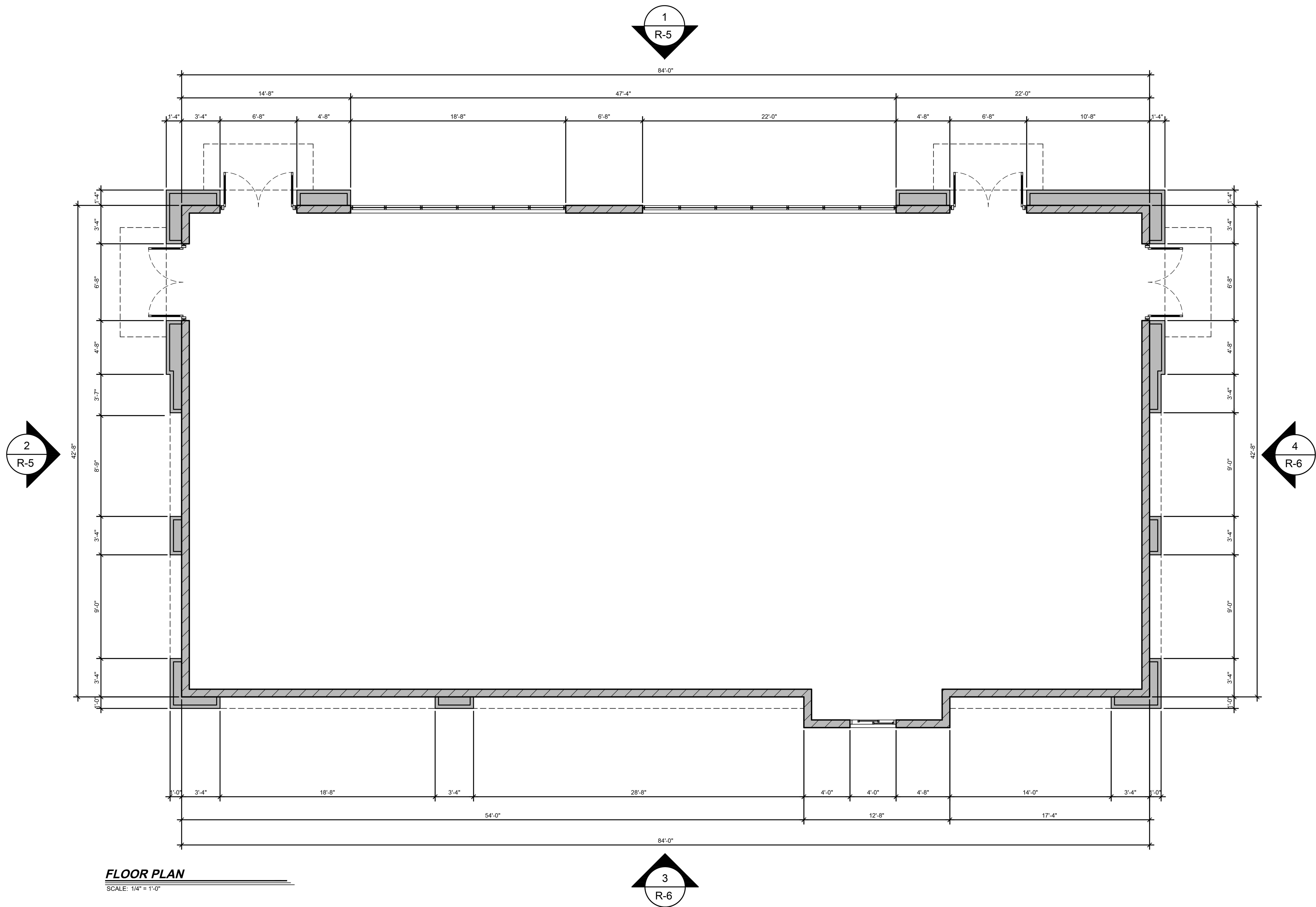
EXTERIOR PAINTS

- C-01** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7678 COTTAGE CREAM
- C-02** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7680 LANYARD
- C-03** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6888 PIZZAZZ PEACH


COACHELLA GATEWAY
QUICK SERVICE RESTAURANT

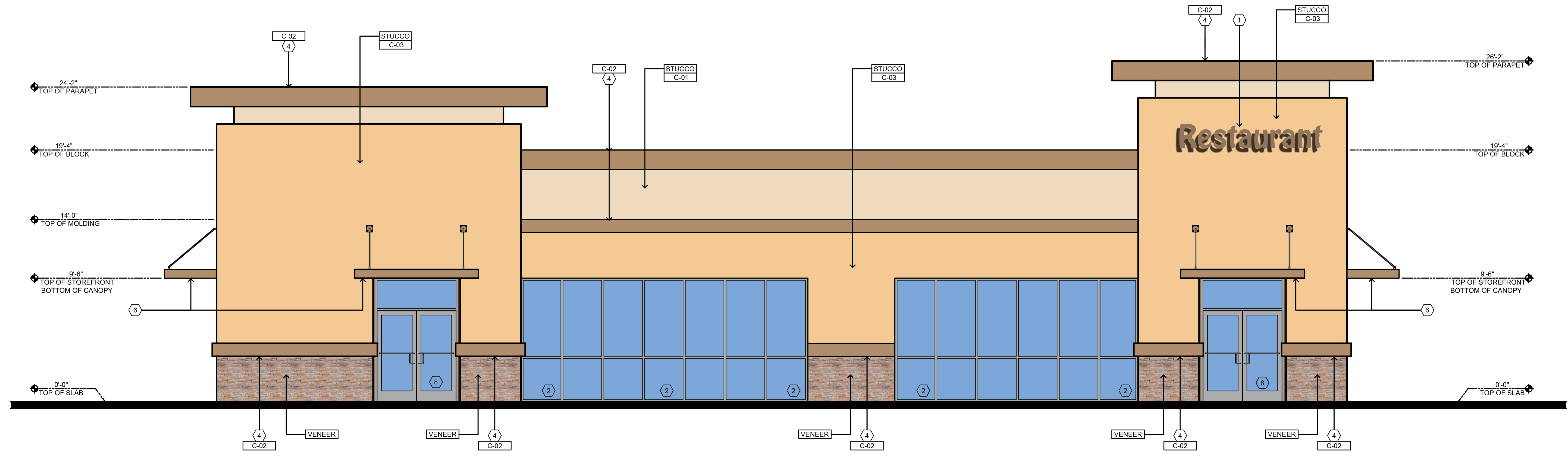
QSR
FLOOR PLAN

R-4

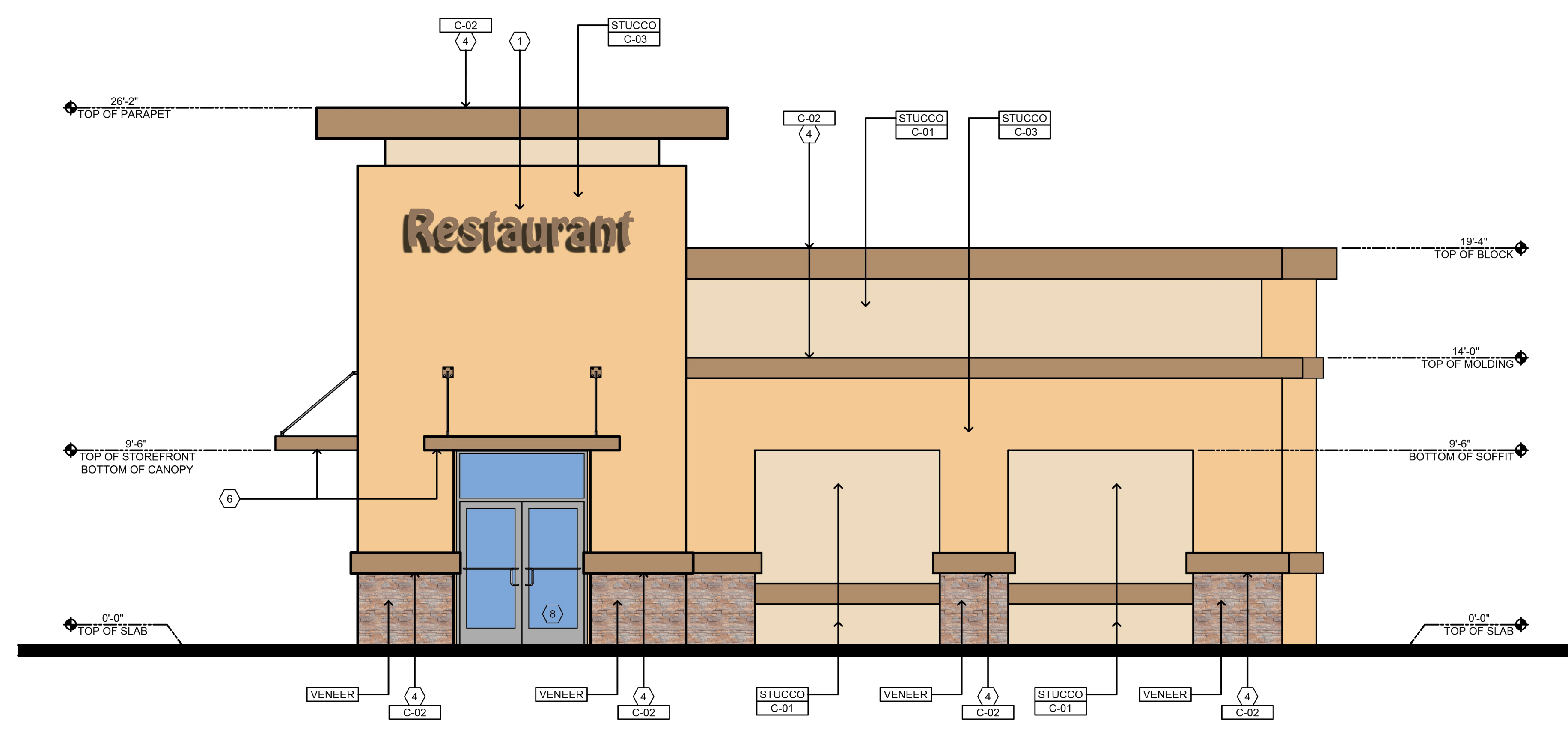


FLOOR PLAN

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



1 MAIN ENTRANCE ELEVATION
 SCALE: 1/4" = 1'-0"



2 RIGHT ELEVATION
 SCALE: 1/4" = 1'-0"

KEYED NOTES:

- (1) SIGNAGE (SEE BELOW NOTE)
- (2) ALUMINUM STOREFRONT SYSTEM
- (3) 1" EXPANSION JOINT
- (4) CORNICE MOLDING
- (5) DECORATIVE MEDALLION
- (6) FRONT METAL CANOPY
- (7) SERVICE DOOR AND FRAME
- (8) ALUMINUM STOREFRONT ENTRANCE DOORS
- (9) 8" HIGH ILLUMINATE ADDRESS NUMBER

NOTE:
 1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

EXTERIOR FINISHES

- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
- VENEER** CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

EXTERIOR PAINTS

- C-01** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7678 COTTAGE CREAM
- C-02** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 7680 LANYARD
- C-03** MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW 6888 PIZZAZZ PEACH

COACHELLA GATEWAY
 QUICK SERVICE RESTAURANT

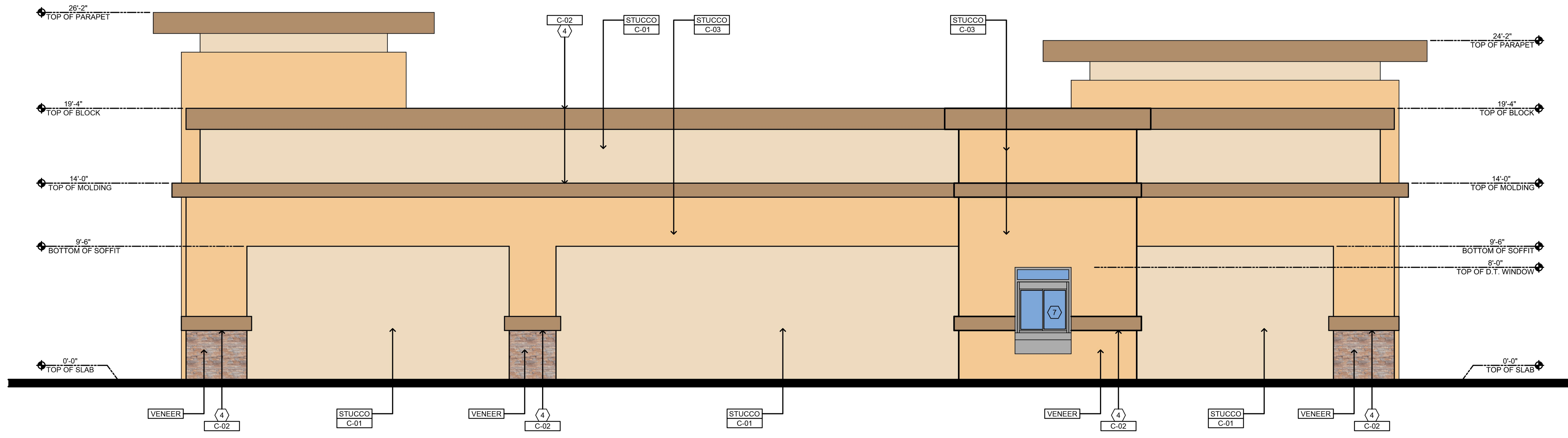
QSR
ELEVATIONS

R-5



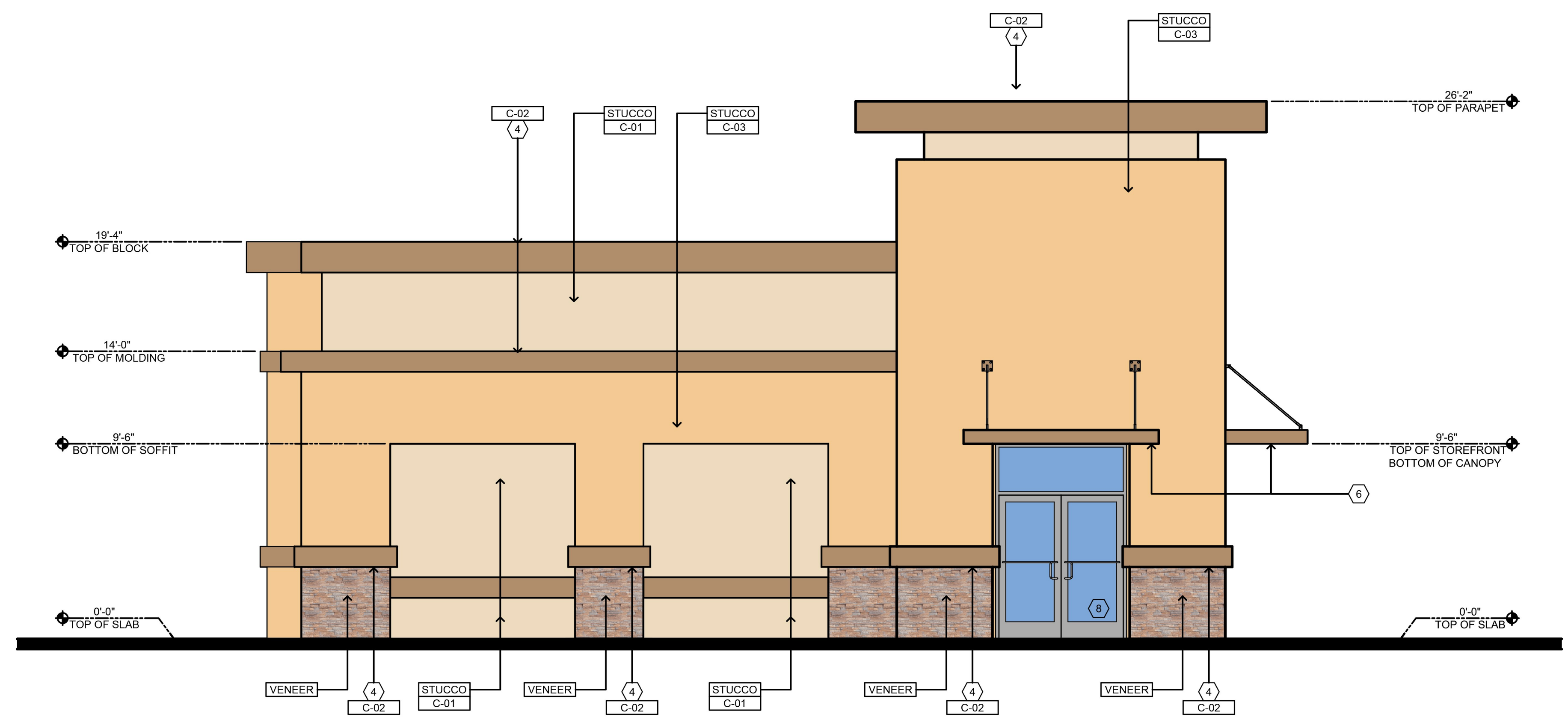
COACHELLA GATEWAY

 QUICK SERVICE RESTAURANT



3 REAR ELEVATION

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



4 LEFT ELEVATION

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

- KEYED NOTES:**
- (1) SIGNAGE (SEE BELOW NOTE)
 - (2) ALUMINUM STOREFRONT WINDOWS
 - (3) 1" EXPANSION JOINT
 - (4) CORNICE MOLDING
 - (5) DECORATIVE MEDALLION
 - (6) CLEAR ANODIZED METAL CANOPY
 - (7) DRIVE-THRU WINDOW
 - (8) ALUMINUM STOREFRONT ENTRANCE DOORS
 - (9) 8" HIGH ILLUMINATE ADDRESS NUMBER
- NOTE:**
1. A SEPARATE PERMIT WILL BE REQUIRED FOR ALL EXTERIOR SIGNAGE
 2. ALL ROOF EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW INCLUDING FREEWAY.
 3. ALL ROOF DRAIN ARE INTERIOR OF BUILDING

- EXTERIOR FINISHES**
- STUCCO** 7/8" SAND FINISH STUCCO (PORTLAND CEMENT PLASTER) OVER METAL LATH. PROVIDE CONTROL JOINTS AS REQUIRED
- VENEER** CULTURED STONE VENEER, PRO-LEDGESTONE. COLOR: ALASKAN SUNSET.

- EXTERIOR PAINTS**
- C-01** MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7678 COTTAGE CREAM
- C-02** MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 7680 LANYARD
- C-03** MANUFACTURER: SHERWIN WILLIAMS
 COLOR: SW 6888 PIZZAZZ PEACH

QSR

ELEVATIONS

R-6