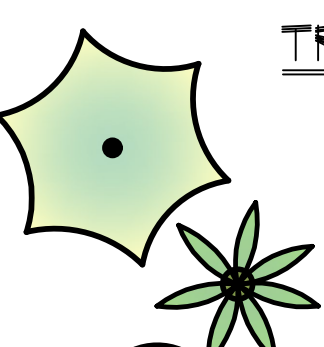






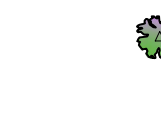



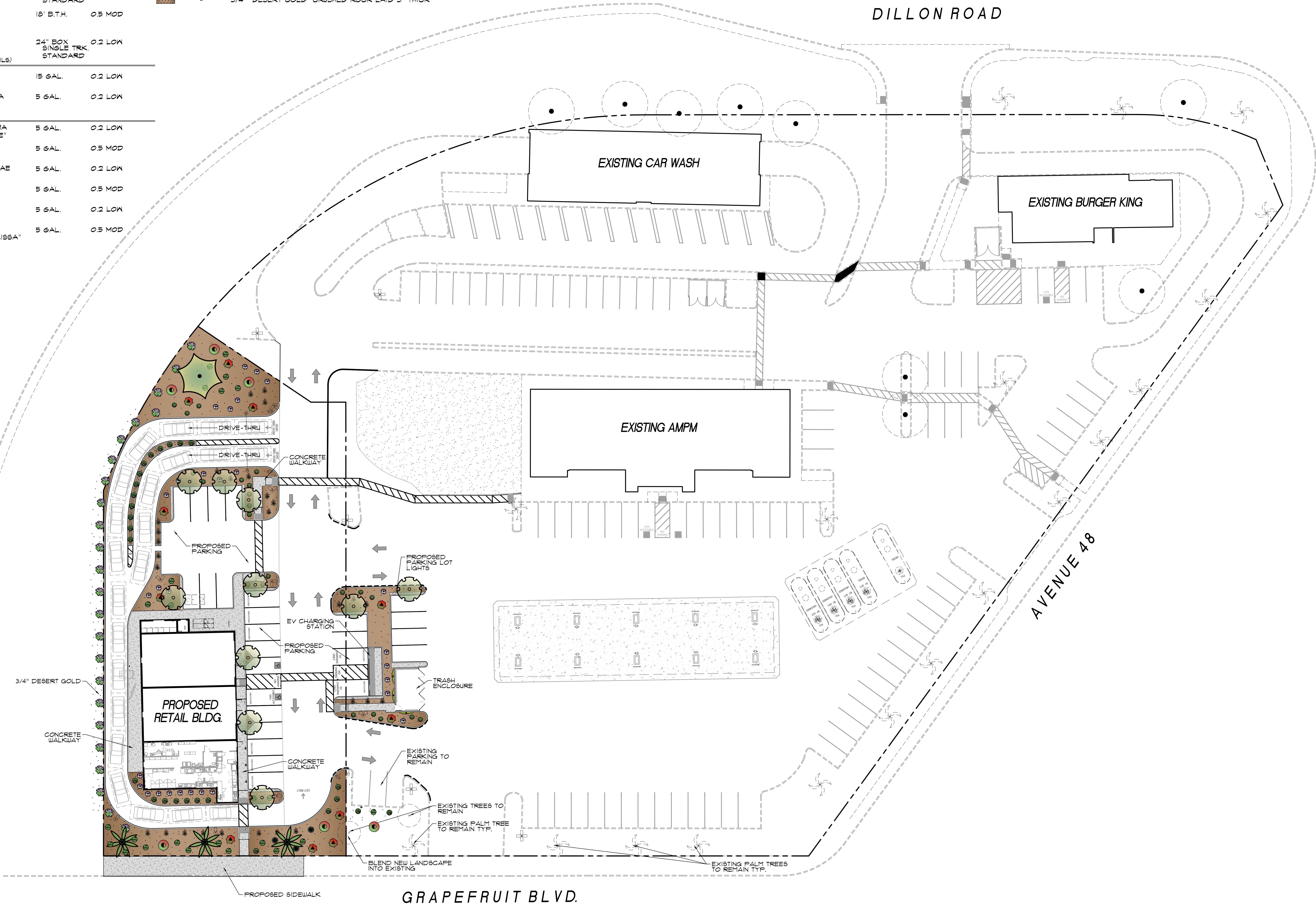


PLANT LIST

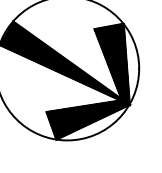

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	WATER USE
TREES & PALMS (SEE DETAILS)				
	1	PARKINSONIA X 'DESERT MUSEUM' 'DESERT MUSEUM PALO VERDE'	36" BOX SINGLE TRK. STANDARD	0.2 LOW
	3	PHOENIX DACTYLIFERA TO MATCH EXISTING	18" B.T.H.	0.5 MOD
	10	ACACIA ANEURA 'MULGA'	24" BOX SINGLE TRK. STANDARD	0.2 LOW
DESERT ACCENTS (SEE DETAILS)				
	3	AGAVE 'BLUE FLAME'	15 GAL.	0.2 LOW
	28	HESPERALOE PARVIFLORA 'RED YUCCA'	5 GAL.	0.2 LOW
SHRUBS (SEE DETAILS)				
	6	CAESALPINIA FULCHERRIMA 'RED BIRD OF PARADISE'	5 GAL.	0.2 LOW
	11	BOUGAINVILLEA 'LA JOLLA'	5 GAL.	0.5 MOD
	24	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'	5 GAL.	0.2 LOW
	26	LANTANA 'TEENIE BEENIE'	5 GAL.	0.5 MOD
	29	LEUCOPHYLLUM CANDIDUM 'THUNDER CLOUD'	5 GAL.	0.2 LOW
	22	CARISSA MACROCARPA 'BOXWOOD BEAUTY CARISSA'	5 GAL.	0.5 MOD

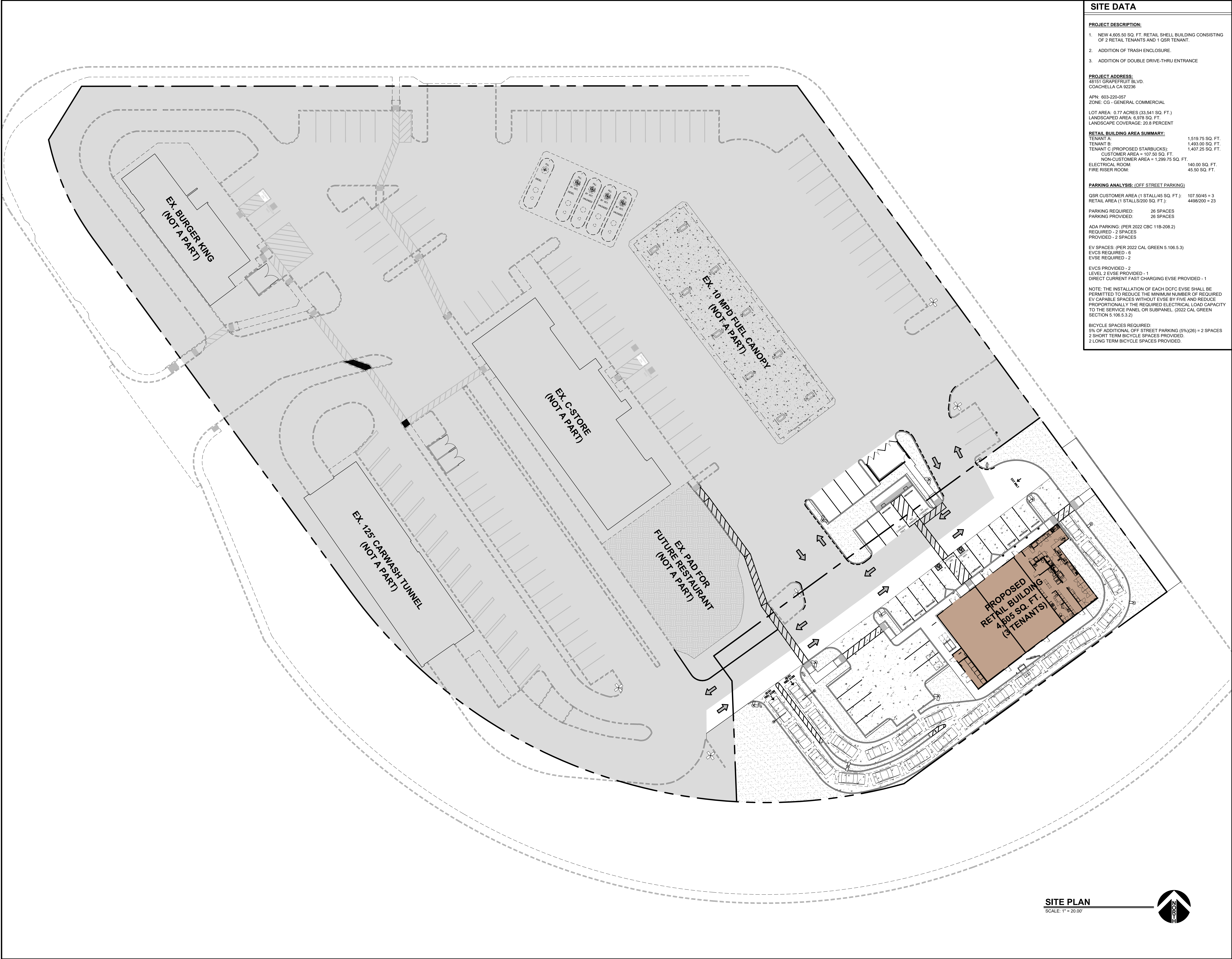
GROUNDCOVERS & VINES (SEE DETAILS)
 24 CARISSA 'GREEN CARPET' 5 GAL. 0.5 MOD
PAVING, STONE, & GRAVEL MATERIALS (SEE DETAILS)
 - 3/4" 'DESERT GOLD' CRUSHED ROCK LAID 3" THICK



COACHELLA GATEWAY EXPANSION

PRELIMINARY LANDSCAPE PLAN
 RIVERSIDE COUNTY, CA



HERMANN DESIGN GROUP
 77-899 WOLF RD.
 SUITE 102
 PALM DESERT, CA
 92211
 LIC# 2754, EXP 04/30/26
 PH. (760) 777-9131
 FAX (760) 777-9132
 JOB #24003 DATE 04/18/24



SITE DATA

PROJECT DESCRIPTION:

- NEW 4,605.50 SQ. FT. RETAIL SHELL BUILDING CONSISTING OF 2 RETAIL TENANTS AND 1 QSR TENANT.
- ADDITION OF TRASH ENCLOSURE.
- ADDITION OF DOUBLE DRIVE-THRU ENTRANCE

PROJECT ADDRESS:
48151 GRAPEFRUIT BLVD.
COACHELLA CA 92236

APN: 603-220-057
ZONE: CG - GENERAL COMMERCIAL

LOT AREA: 0.77 ACRES (33,541 SQ. FT.)
LANDSCAPED AREA: 6,978 SQ. FT.
LANDSCAPE COVERAGE: 20.8 PERCENT

RETAIL BUILDING AREA SUMMARY:

TENANT A:	1,519.75 SQ. FT.
TENANT B:	1,493.00 SQ. FT.
TENANT C (PROPOSED STARBUCKS):	1,407.25 SQ. FT.
CUSTOMER AREA = 107.50 SQ. FT.	
NON-CUSTOMER AREA = 1,299.75 SQ. FT.	
ELECTRICAL ROOM:	140.00 SQ. FT.
FIRE RISER ROOM:	45.50 SQ. FT.

PARKING ANALYSIS: (OFF STREET PARKING)

QSR CUSTOMER AREA (1 STALL/45 SQ. FT.): 107.50/45 = 3
RETAIL AREA (1 STALL/200 SQ. FT.): 4498/200 = 23

PARKING REQUIRED: 26 SPACES
PARKING PROVIDED: 26 SPACES

ADA PARKING: (PER 2022 CBC 11B-208.2)
REQUIRED - 2 SPACES
PROVIDED - 2 SPACES

EV SPACES: (PER 2022 CAL GREEN 5.106.5.3)
EVCS REQUIRED - 6
EVSE REQUIRED - 2

EVCS PROVIDED - 2
LEVEL 2 EVSE PROVIDED - 1
DIRECT CURRENT FAST CHARGING EVSE PROVIDED - 1

NOTE: THE INSTALLATION OF EACH DCFC EVSE SHALL BE PERMITTED TO REDUCE THE MINIMUM NUMBER OF REQUIRED EV CAPABLE SPACES WITHOUT EVSE BY FIVE AND REDUCE PROPORTIONALLY THE REQUIRED ELECTRICAL LOAD CAPACITY TO THE SERVICE PANEL OR SUBPANEL. (2022 CAL GREEN SECTION 5.106.5.3.2)

BICYCLE SPACES REQUIRED:
5% OF ADDITIONAL OFF STREET PARKING (5%)(26) = 2 SPACES
2 SHORT TERM BICYCLE SPACES PROVIDED.
2 LONG TERM BICYCLE SPACES PROVIDED.

BLACK GOLD ENGINEERING
INC.
CIVIL ENGINEERING - LAND SURVEYING - DESIGN
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PH: 17601-396-9260 • FX: 17601-396-5245

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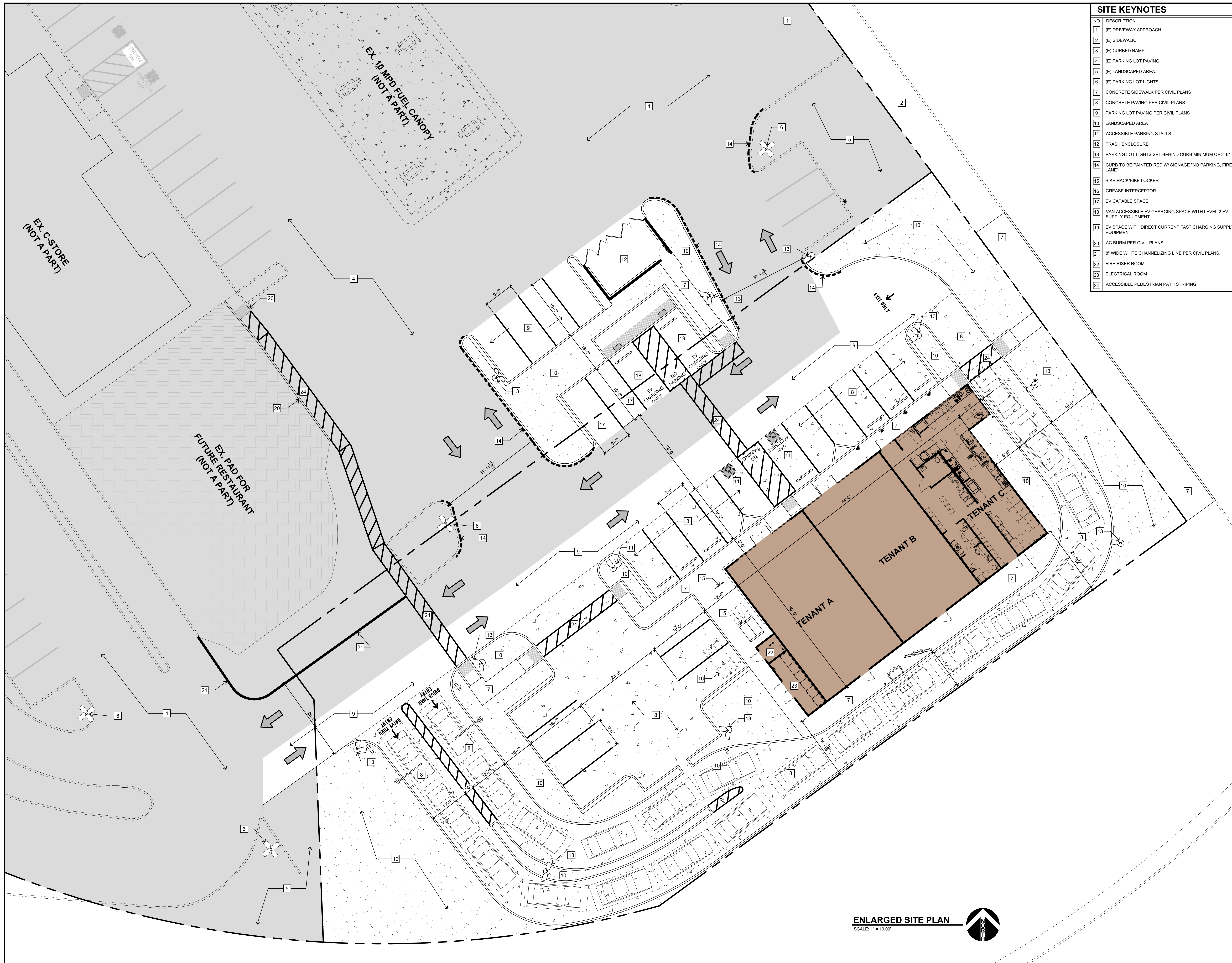
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Retail Building
48151 Grapefruit Blvd.
Coachella, CA 92236

NO.	DATE	REVISION

4/18/2024
121-04
ARCHITECTURAL SITE PLAN

SITE PLAN
SCALE: 1" = 20.00'

A0.1



SITE KEYNOTES	
NO.	DESCRIPTION
1	(E) DRIVEWAY APPROACH
2	(E) SIDEWALK
3	(E) CURBED RAMP
4	(E) PARKING LOT PAVING
5	(E) LANDSCAPED AREA
6	(E) PARKING LOT LIGHTS
7	CONCRETE SIDEWALK PER CIVIL PLANS
8	CONCRETE PAVING PER CIVIL PLANS
9	PARKING LOT PAVING PER CIVIL PLANS
10	LANDSCAPED AREA
11	ACCESSIBLE PARKING STALLS
12	TRASH ENCLOSURE
13	PARKING LOT LIGHTS SET BEHIND CURB MINIMUM OF 2'-6"
14	CURB TO BE PAINTED RED W/ SIGNAGE "NO PARKING, FIRE LANE"
15	BIKE RACK/BIKE LOCKER
16	GREASE INTERCEPTOR
17	EV CAPABLE SPACE
18	VAN ACCESSIBLE EV CHARGING SPACE WITH LEVEL 2 EV SUPPLY EQUIPMENT
19	EV SPACE WITH DIRECT CURRENT FAST CHARGING SUPPLY EQUIPMENT
20	AC BURM PER CIVIL PLANS
21	8" WIDE WHITE CHANNELIZING LINE PER CIVIL PLANS
22	FIRE RISER ROOM
23	ELECTRICAL ROOM
24	ACCESSIBLE PEDESTRIAN PATH STRIPING

BLACK GOLD ENGINEERING
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Retail Building
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 Coachella, CA 92236

NO.	DATE	REVISION

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 121-04
 ENLARGED SITE PLAN

ENLARGED SITE PLAN
 SCALE: 1" = 10.00'

A0.2

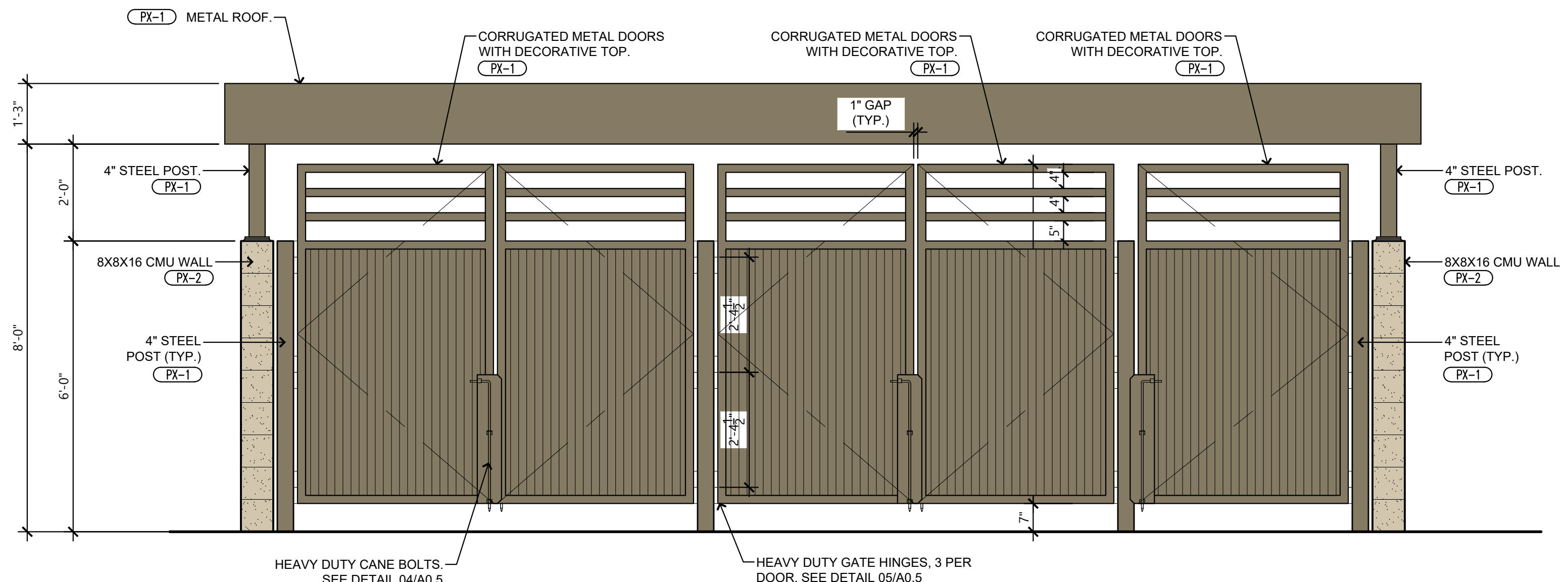
EXTERIOR FINISH NOTES

1. THE INTERIOR WALL SURFACES OF THE TRASH ENCLOSURE ARE TO BE SMOOTH, SEALED AND WASHABLE. APPLY ONE COAT EPOXY FILLER/SEALER AND ONE COAT GLOSS POLYURETHANE.
2. CMU TO BE FINISHED PX-2.

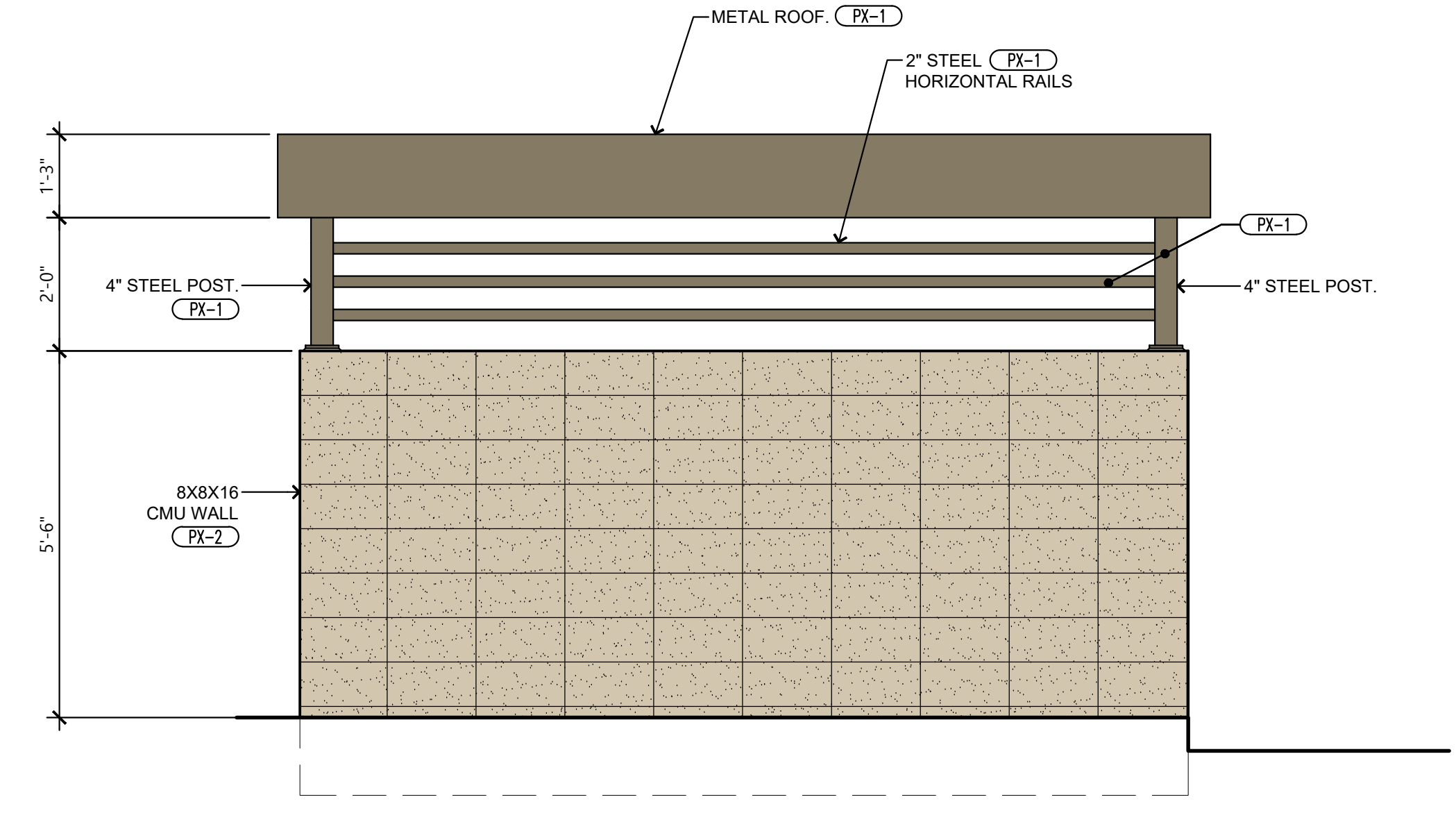
EXTERIOR MATERIAL /FINISH SCHEDULE

PX-1	MANUFACTURER: DUNN EDWARDS COLOR: MISSION TRAIL
	NOTES: EPOXY FINISH TO BE APPLIED TO METAL ROOF (15 YEAR FILM COATING & 5 YEAR FADE WARRANTY MIN.)
PX-2	MANUFACTURER: ORCO BLOCK PRODUCT: SPLIT FACE BLOCK COLOR: TAN MW

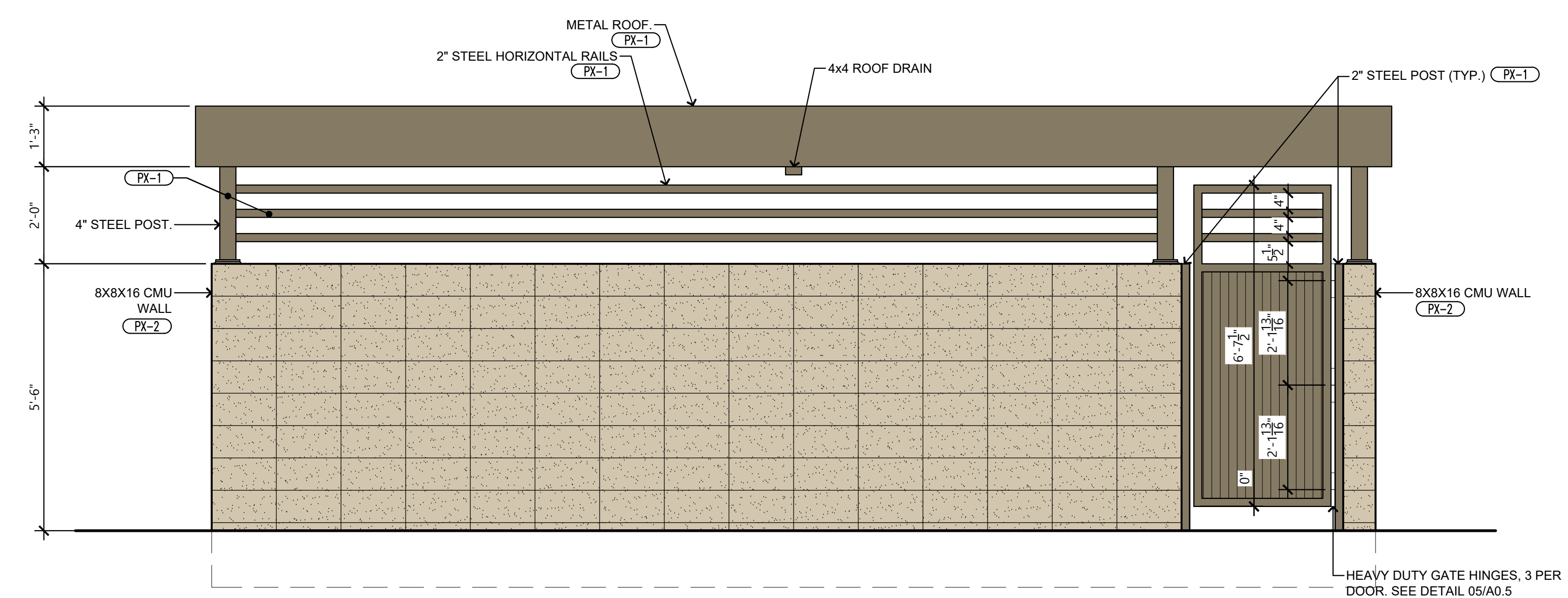
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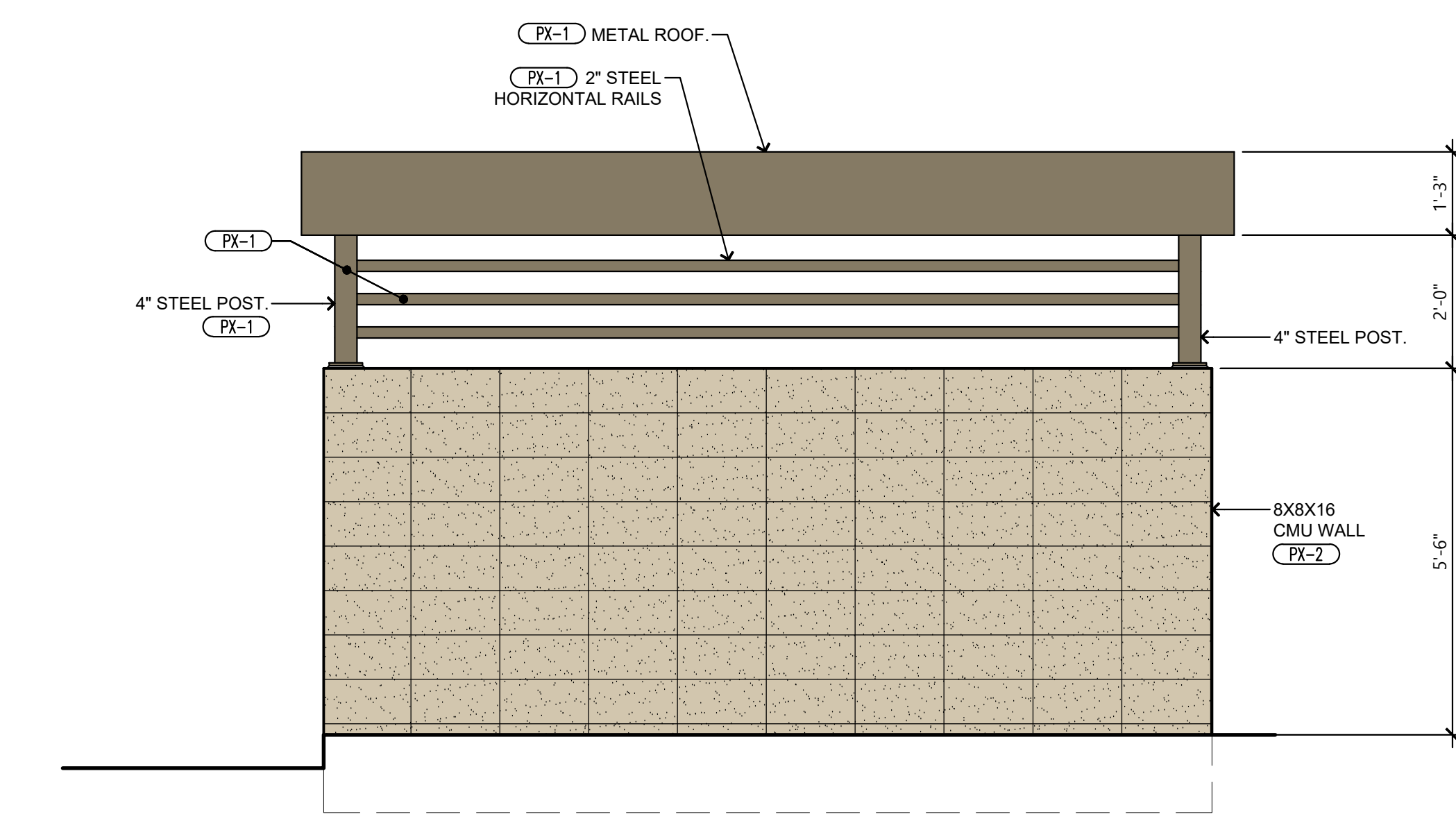
TRASH ENCLOSURE ELEVATION 01
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE ELEVATION 02
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE ELEVATION 03
SCALE: 1/2" = 1'-0"



TRASH ENCLOSURE ELEVATION 04
SCALE: 1/2" = 1'-0"

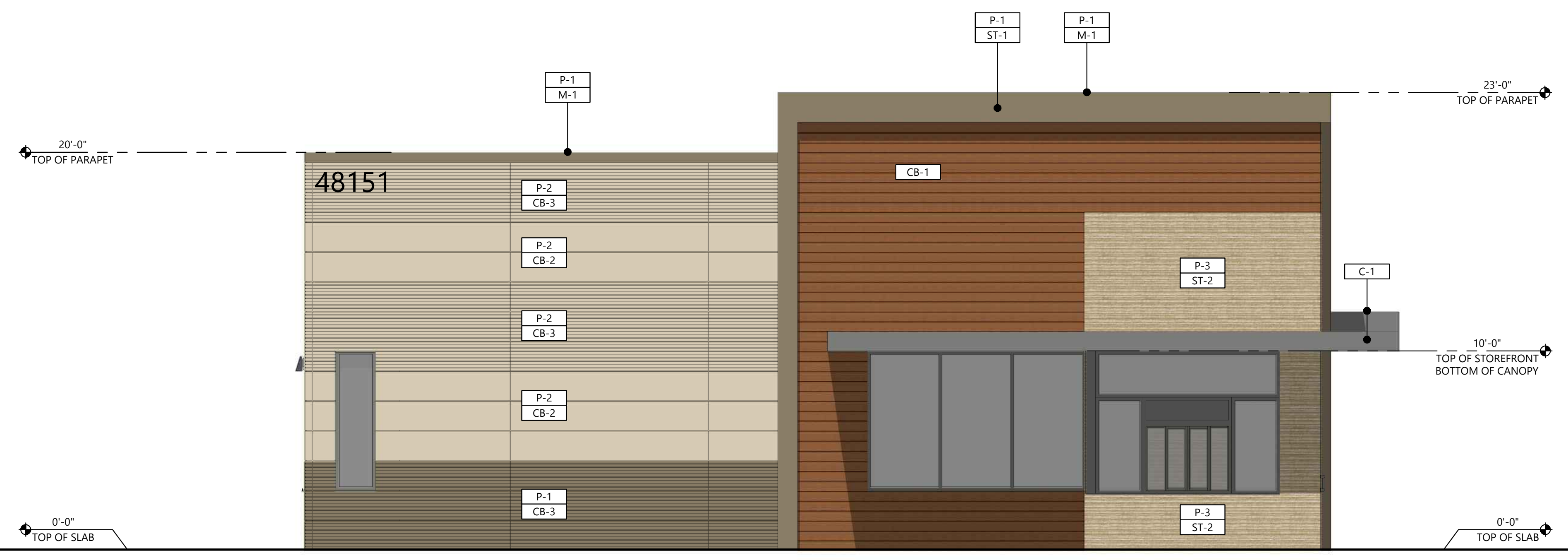
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48151 Grapefruit Blvd.
Coachella, CA 92236

NO.	DATE	REVISION

4/18/2024
121-04
TRASH ENCLOSURE ELEVATIONS



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



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

FINISH SCHEDULE	
FINISH	DESCRIPTION
P	PAINT & STAIN
P-1	MANUFACTURER: DUNN EDWARDS COLOR: D6623 "MISSION TRAIL"
P-2	MANUFACTURER: DUNN EDWARDS COLOR: D6192 "NOMADIC TAUPE"
P-3	MANUFACTURER: DUNN EDWARDS COLOR: D6193 "BAMBOO SCREEN"
P-4	MANUFACTURER: DUNN EDWARDS COLOR: D6375 "SANTA FE TAN"
P-5	MANUFACTURER: DUNN EDWARDS COLOR: D6272 "SEDONA AT SUNSET"
INTERIOR FINISHES	
GB-1	5/8" TYPE X GYPSUM BOARD, LEVEL 5 FINISH
PLY-1	PLYWOOD, REFER TO STRUCTURAL PLANS
EXTERIOR FINISHES	
ST-1	PRODUCT: 3-COAT STUCCO SYSTEM FINISH: FINE SAND FLOAT FINISH
ST-2	PRODUCT: 3-COAT STUCCO SYSTEM FINISH: COMBED FINISH
CB-1	CEMENT BOARD MANUFACTURER: NICHHA PRODUCT: ARCHITECTURAL WALL PANEL MODEL: VINTAGEWOOD "REDWOOD"
CB-2	CEMENT BOARD MANUFACTURER: NICHHA PRODUCT: ARCHITECTURAL WALL PANEL MODEL: ILLUMINATION "CUSTOM"
CB-3	CEMENT BOARD MANUFACTURER: NICHHA PRODUCT: ARCHITECTURAL WALL PANEL MODEL: RIBBED "CUSTOM"
C-1	PRODUCT: METAL CANOPY FINISH: CLEAR ANODIZED ALUMINUM
M-1	MANUFACTURER: PRODUCT/FINISH: METAL FLASHING / TRIM

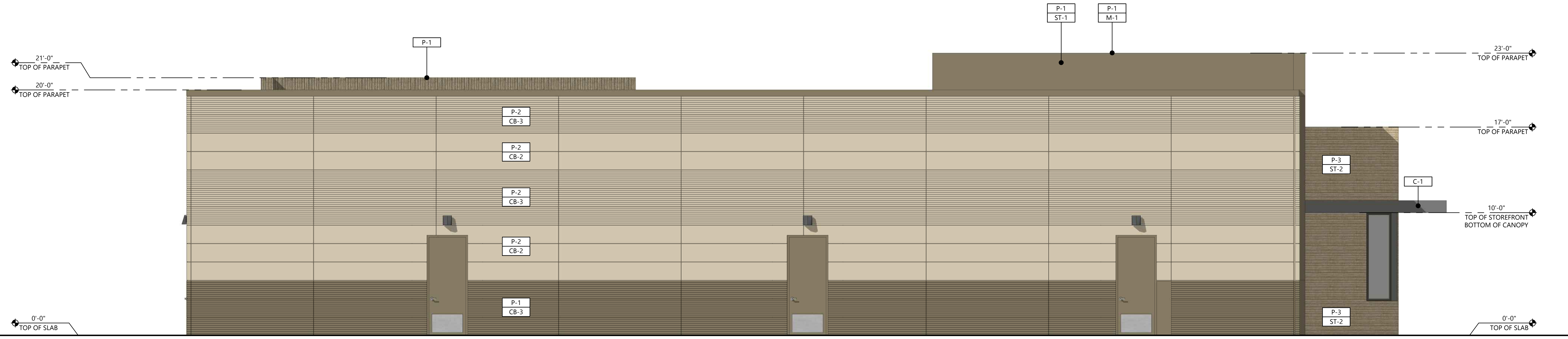
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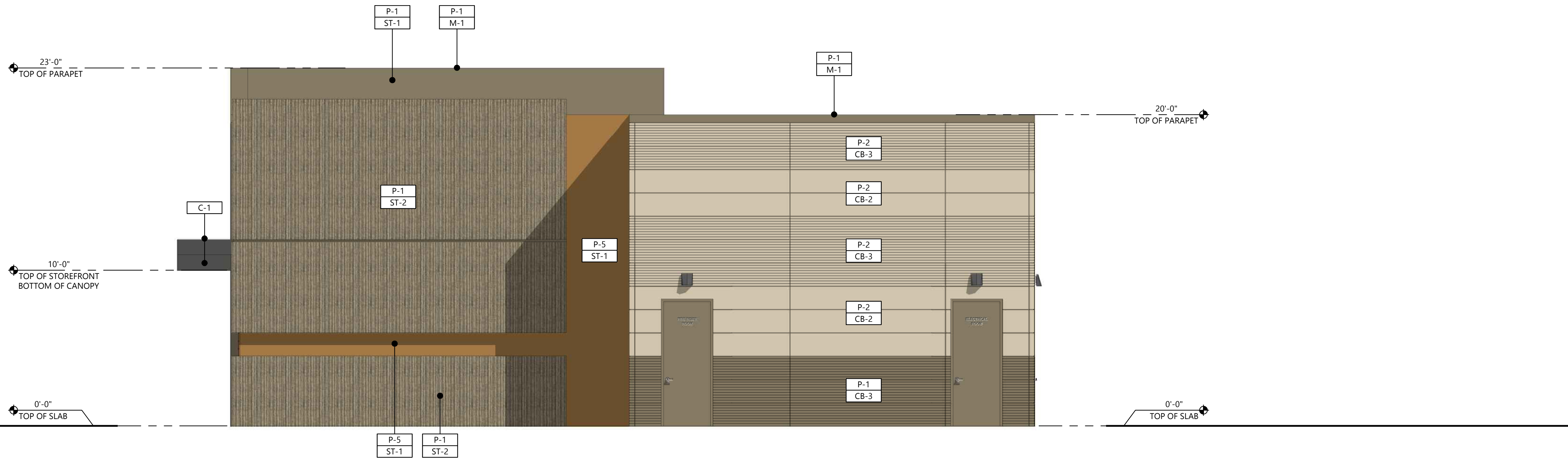
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121-04
EXTERIOR BUILDING ELEVATIONS

A1.2



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



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

FINISH SCHEDULE	
FINISH	DESCRIPTION
P	PAINT & STAIN
P-1	MANUFACTURER: DUNN EDWARDS COLOR: D6623 "MISSION TRAIL"
P-2	MANUFACTURER: DUNN EDWARDS COLOR: D6192 "NOMADIC TAUPE"
P-3	MANUFACTURER: DUNN EDWARDS COLOR: D6193 "BAMBOO SCREEN"
P-4	MANUFACTURER: DUNN EDWARDS COLOR: D6375 "SANTA FE TAN"
P-5	MANUFACTURER: DUNN EDWARDS COLOR: D6272 "SEDONA AT SUNSET"
INTERIOR FINISHES	
GB-1	5/8" TYPE X GYPSUM BOARD, LEVEL 5 FINISH
PLY-1	PLYWOOD, REFER TO STRUCTURAL PLANS
EXTERIOR FINISHES	
ST-1	PRODUCT: 3-COAT STUCCO SYSTEM FINISH: FINE SAND FLOAT FINISH
ST-2	PRODUCT: 3-COAT STUCCO SYSTEM FINISH: COMBED FINISH
CB-1	CEMENT BOARD MANUFACTURER: NICHHA PRODUCT: ARCHITECTURAL WALL PANEL MODEL: VINTAGEWOOD "REDWOOD"
CB-2	CEMENT BOARD MANUFACTURER: NICHHA PRODUCT: ARCHITECTURAL WALL PANEL MODEL: ILLUMINATION "CUSTOM"
CB-3	CEMENT BOARD MANUFACTURER: NICHHA PRODUCT: ARCHITECTURAL WALL PANEL MODEL: RIBBED "CUSTOM"
C-1	PRODUCT: METAL CANOPY FINISH: CLEAR ANODIZED ALUMINUM
M-1	MANUFACTURER: PRODUCT/FINISH: METAL FLASHING / TRIM

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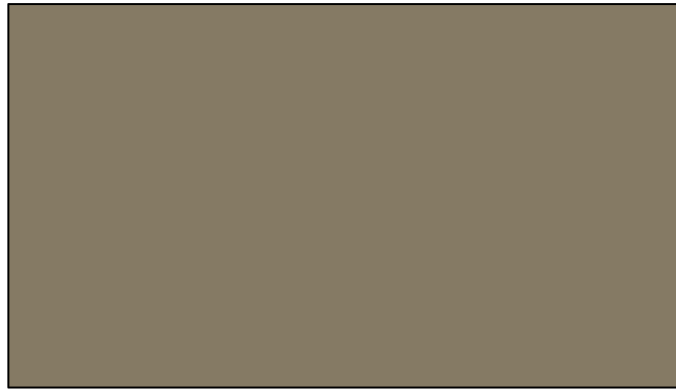
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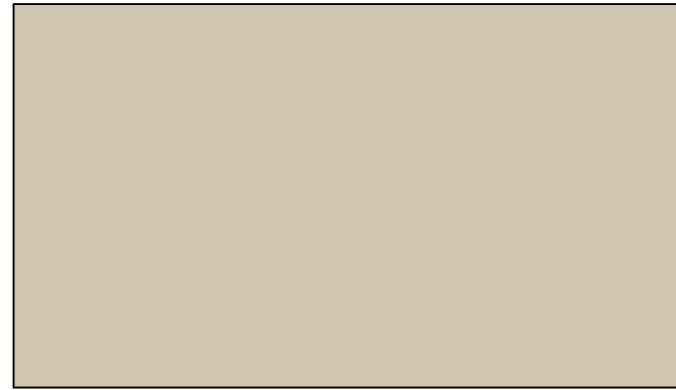
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EXTERIOR BUILDING ELEVATIONS

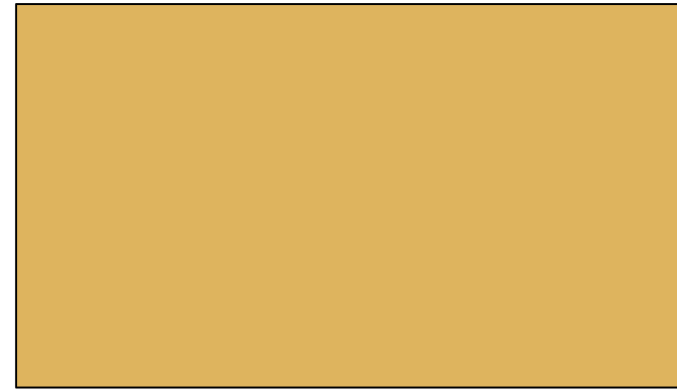
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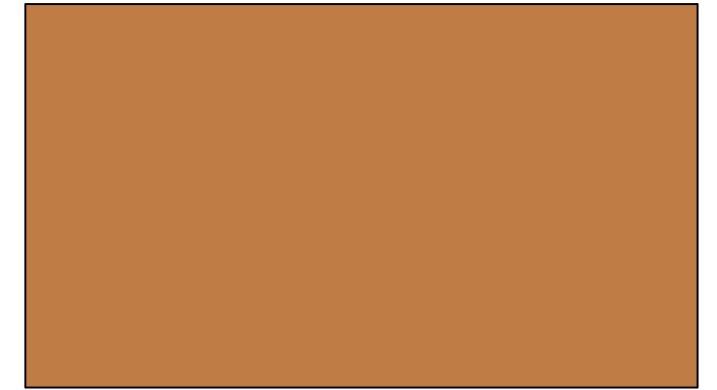
DUNN EDWARDS
DE6223 MISSION TRAIL



DUNN EDWARDS
DE6192 NOMADIC TAUPE



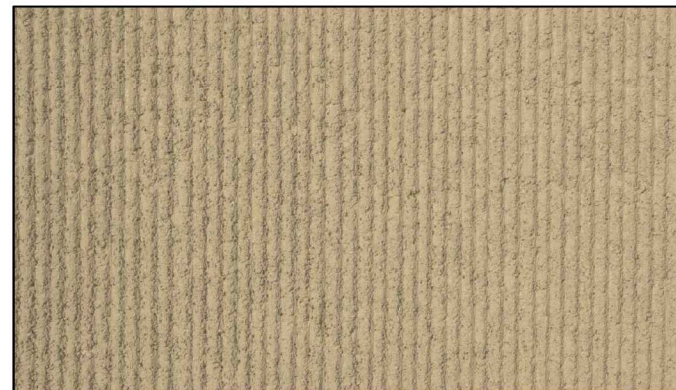
DUNN EDWARDS
DE5375 SANTA FE TAN



DUNN EDWARDS
DE5272 SEDONA AT SUNSET



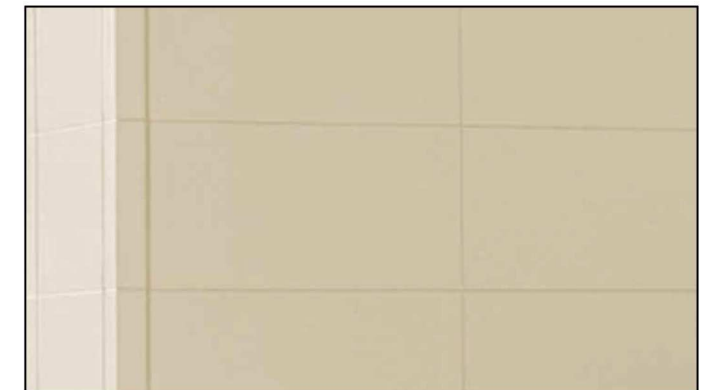
DUNN EDWARDS
DE6223 MISSION TRAIL
WITH COMBED FINISH



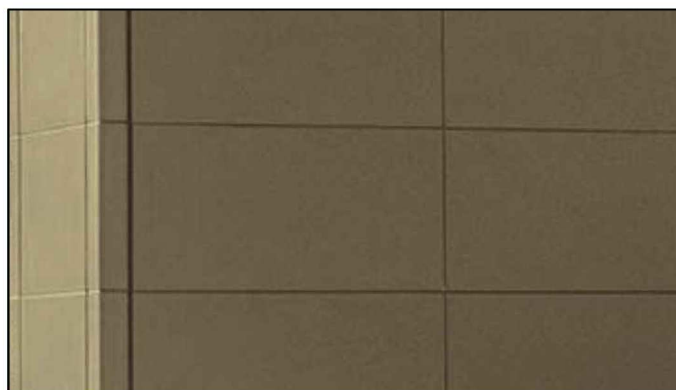
DUNN EDWARDS
DE6193 BAMBOO SCREEN
WITH COMBED FINISH



NICHIHA RIBBED PANEL CUSTOMIZED COLOR TO
MATCH DUNN EDWARDS DE6192 NOMADIC TAUPE



NICHIHA IUUMINATION PANEL CUSTOMIZED COLOR
TO MATCH DUNN EDWARDS DE6192 NOMADIC TAUPE



NICHIHA IUUMINATION PANEL CUSTOMIZED COLOR
TO MATCH DUNN EDWARDS DE6223 MISSION TRAIL



NICHIHA VINTAGEWOOD SERIES WITH
REDWOOD COLOR

DIGITAL MATERIAL BOARD

COACHELLA GATEWAY 48151 Grapefruit Blvd. Coachella CA