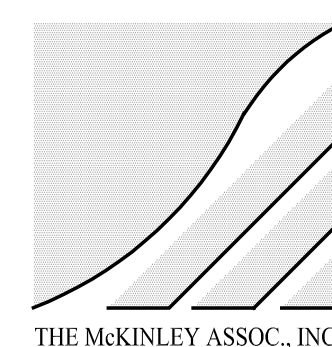


6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION



OCTOBER 31, 2025



ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'

PROJECT DATA

OCCUPANCY: R2
3 STORY STACKED FLATS
COMMUNITY BUILDING - COMMERCIAL - BIKE STORAGE

CONSTRUCTION: TYPE VA w/NFPA 13 FIRE SPRINKLERS

ACREAGE: 37,474 SQ. FT. - 0.86 ACRES

LOT COVERAGE: 37,474 SQ. FT. / 14,360 SQ. FT. = 38% COVERAGE

BUILDINGS: 1 BUILDING:
2 FLOOR PLAN TYPES

UNITS: 46 ONE BEDROOMS / 1 BATH:
578 SQ. FT.

7 TWO BEDROOMS / 1 BATH:
733 SQ. FT.

TOTAL UNITS 53

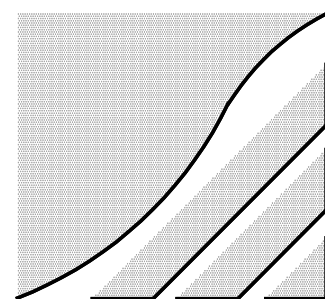
PARKING: 44 STANDARD PARKING SPACES
4 ADA PARKING SPACES
1 MAIL TRUCK PARKING SPACE
13 OFF-STREET PARKING
62 TOTAL SPACES PROVIDED
1.16 SPACES PER UNIT

46/1BR X .5 = 23 PARKING SPACES
7/2BR X .5 = 3.5 PARKING SPACES

26.5 REQUIRED PARKING SPACES
62 PROVIDED PARKING SPACES

6TH STREET SENIOR DEVELOPMENT CHELSEA INVESTMENT CORPORATION

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

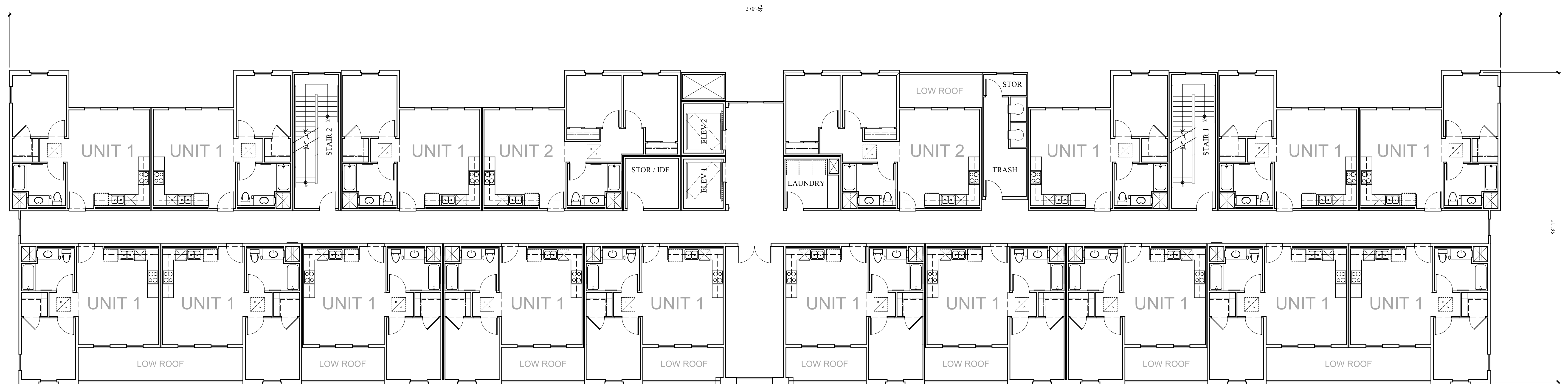


THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



FIRST FLOOR BUILDING PLAN



SECOND FLOOR BUILDING PLAN

BUILDING DATA
OCCUPANCY: R-2 STACKED FLATS
CONSTRUCTION: TYPE VA WITH
NFPA 13 FIRE SPRINKLERS

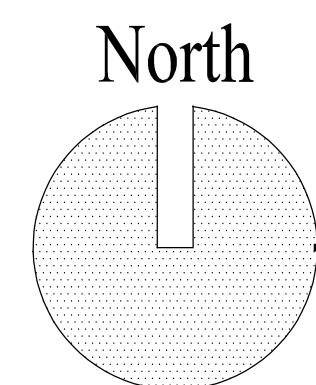
UNIT DATA
46 1BR/1BA 578 SQ. FT.
7 2BR/1BA 733 SQ. FT.

53 TOTAL UNITS

COMMERCIAL 4,742 SQ. FT.
COMMUNITY BUILDING 1,290 SQ. FT.
BIKE STORAGE 415 SQ. FT.

BUILDING DATA
FIRST FLOOR: 14,360 SQ. FT.
SECOND FLOOR: 13,253 SQ. FT.
THIRD FLOOR: 13,253 SQ. FT.
FOURTH FLOOR: 8,267 SQ. FT.

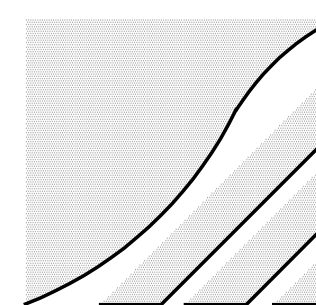
TOTAL: 49,133 SQ. FT.



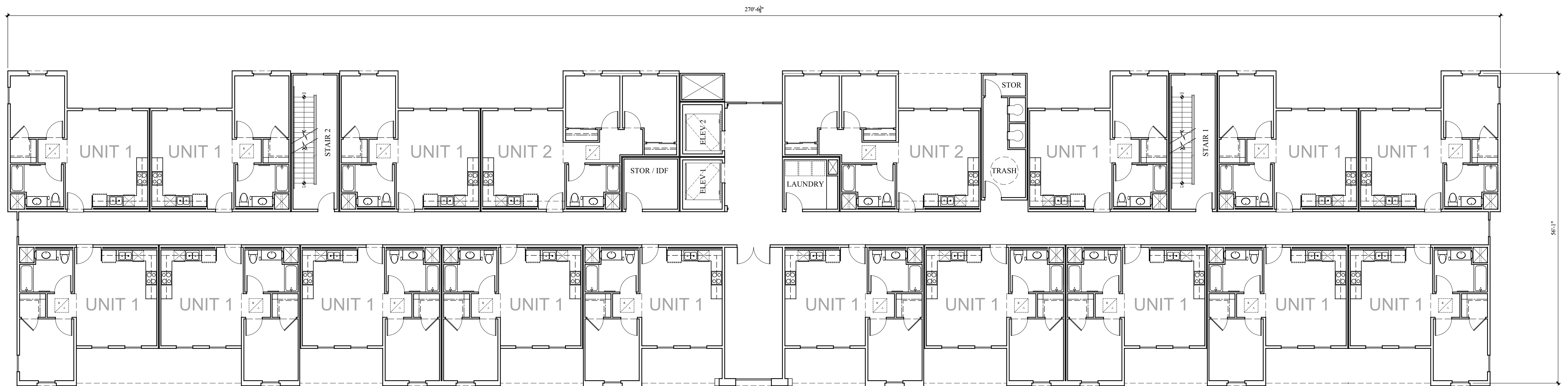
6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

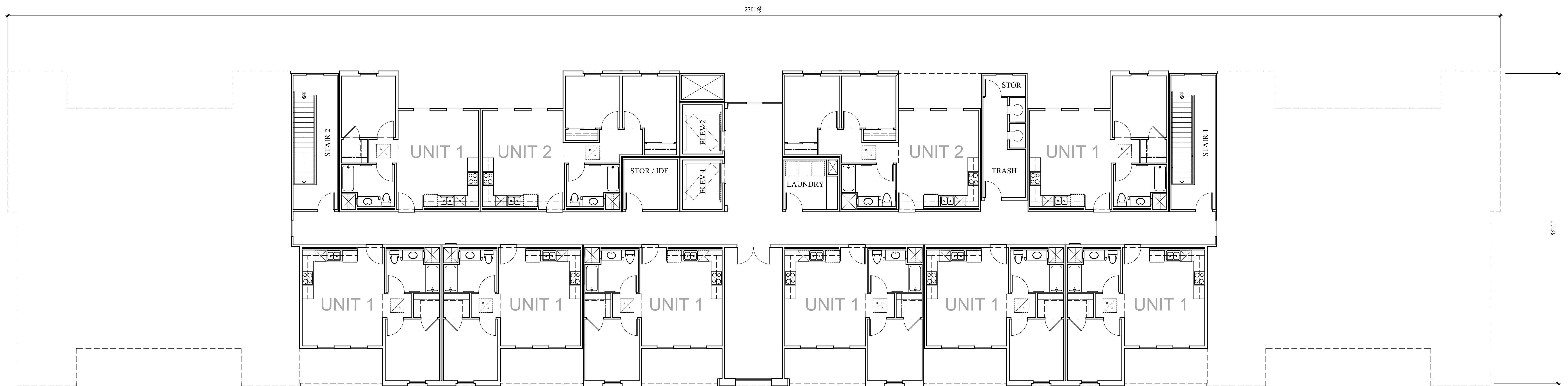
SCALE: 1/8" = 1'-0"



OCTOBER 31, 2025



THIRD FLOOR BUILDING PLAN



FOURTH FLOOR BUILDING PLAN

BUILDING DATA
 OCCUPANCY: R-2 STACKED FLATS
 CONSTRUCTION: TYPE VA WITH
 NFPA 13 FIRE SPRINKLERS

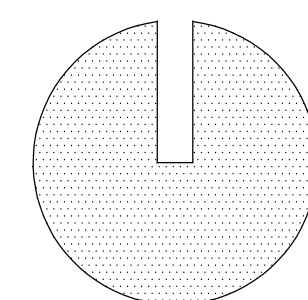
UNIT DATA
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 TOTAL: 49,133 SQ. FT.

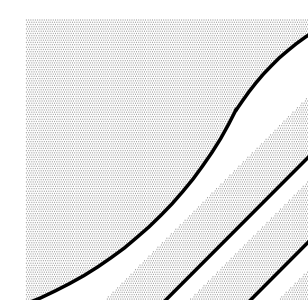
North



6TH STREET SENIOR DEVELOPMENT

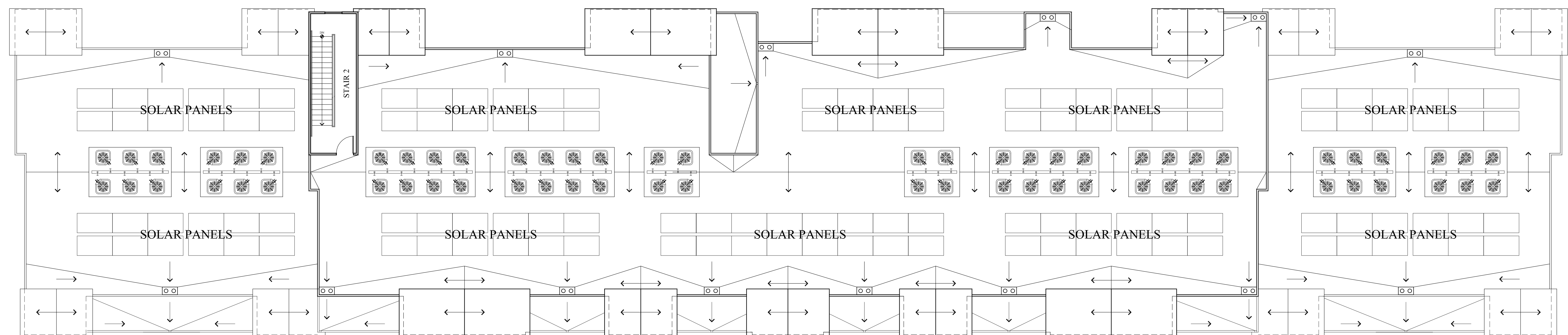
CHELSEA INVESTMENT CORPORATION

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



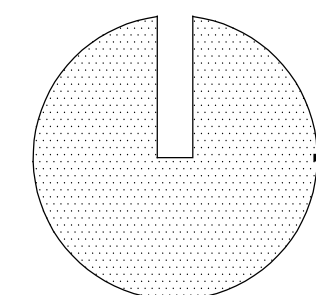
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OCTOBER 31, 2025



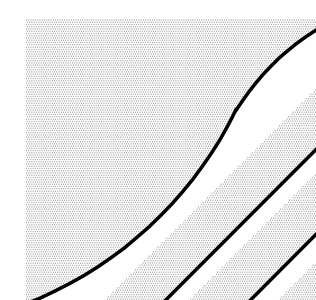
ROOF PLAN

North



6TH STREET SENIOR DEVELOPMENT CHELSEA INVESTMENT CORPORATION

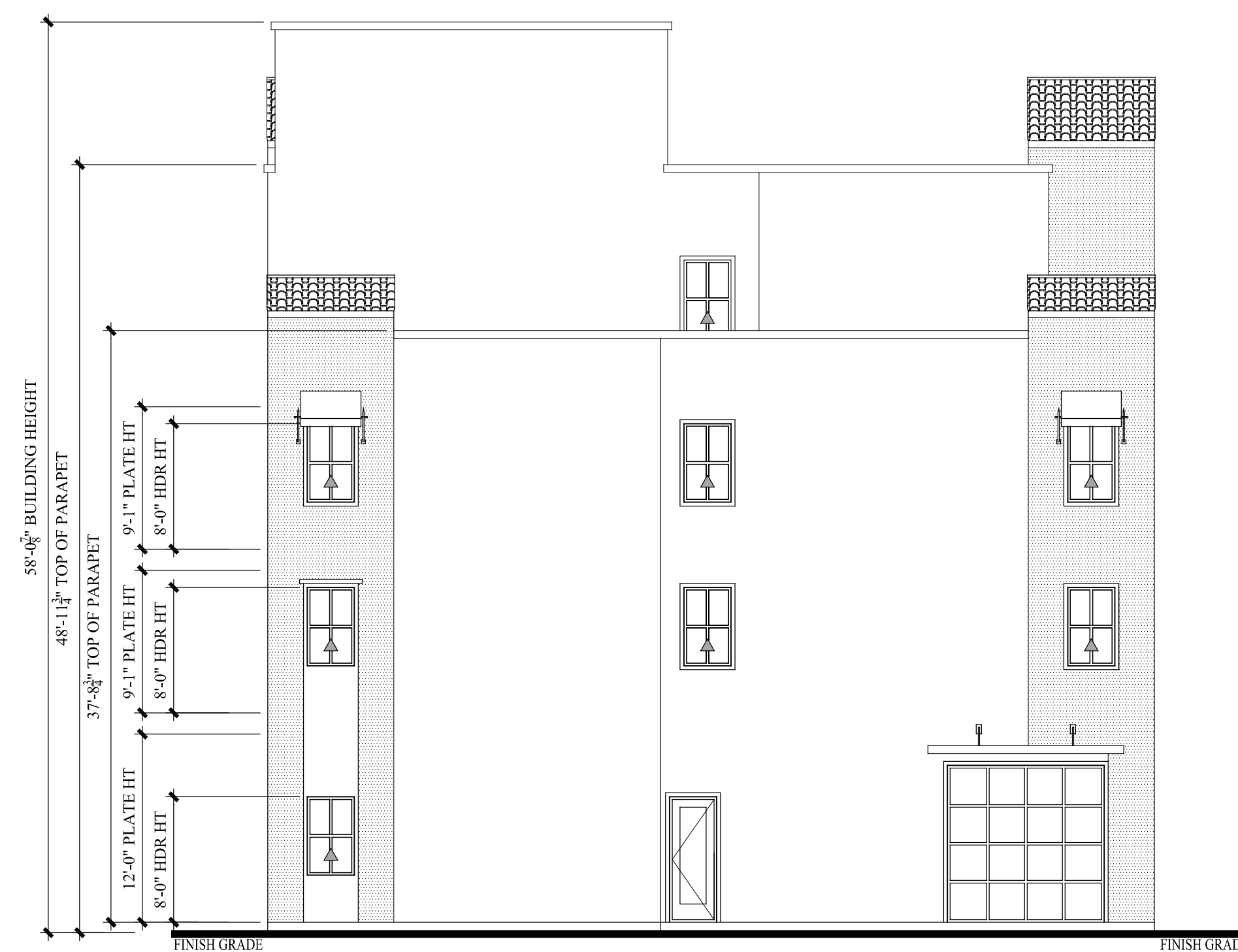
SCALE: 1/8" = 1'-0"



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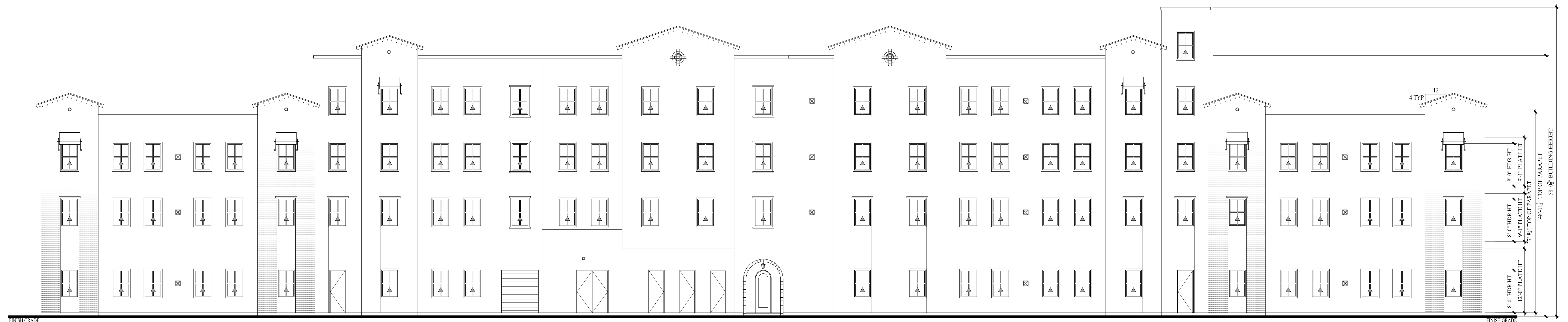
NORTH ELEVATION



EAST ELEVATION



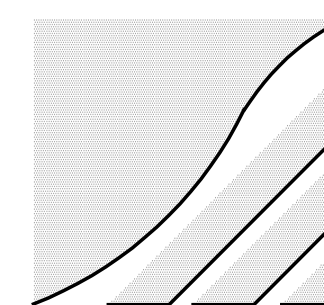
WEST ELEVATION



SOUTH ELEVATION

6TH STREET SENIOR DEVELOPMENT
 CHELSEA INVESTMENT CORPORATION

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



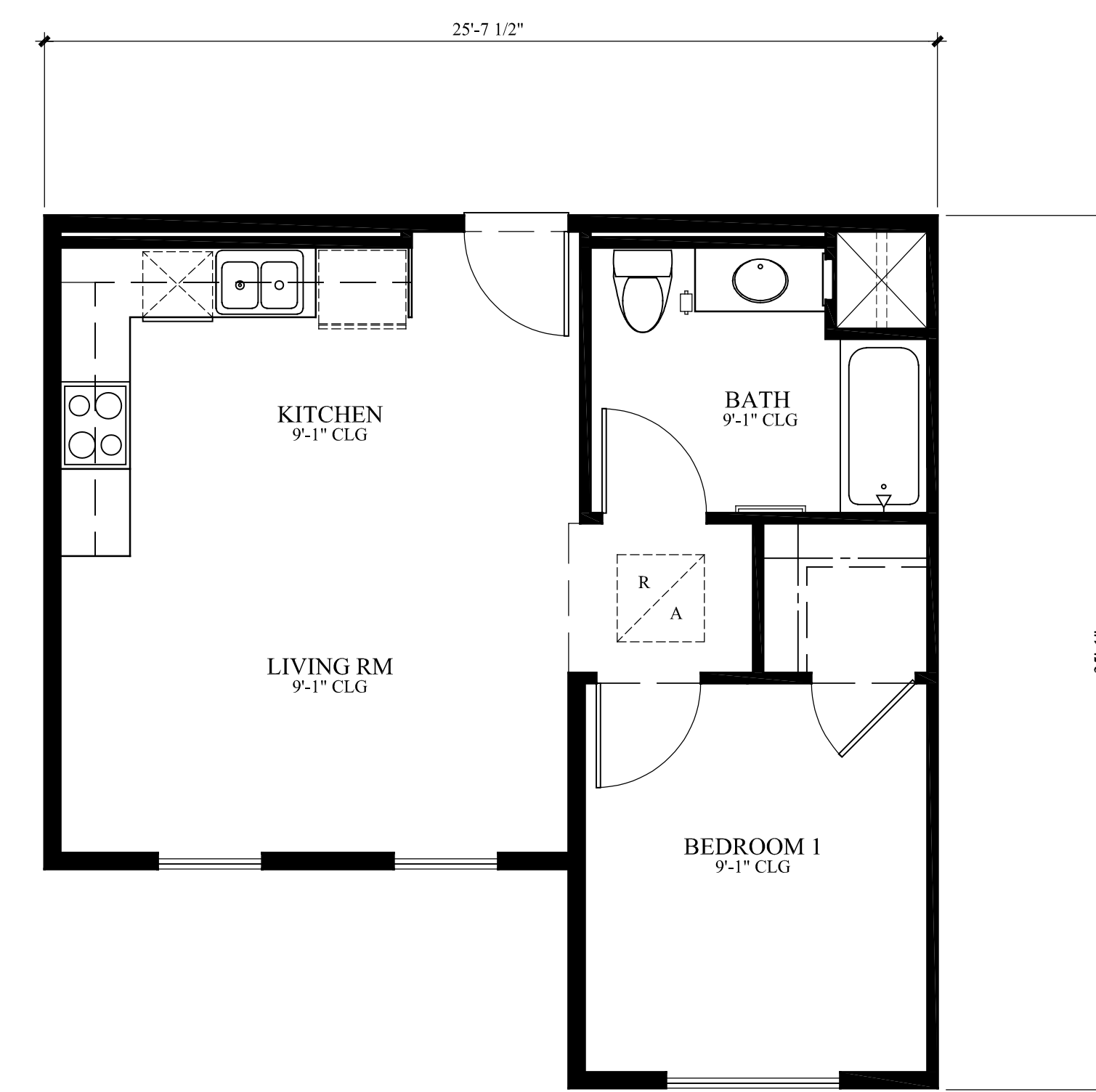
OCTOBER 31, 2025



TWO BEDROOM UNIT

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

UNIT: 733 SQ. FT.



ONE BEDROOM UNIT

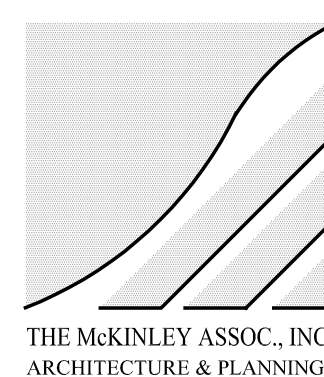
SCALE: 1/4" = 1'-0"

UNIT: 578 SQ. FT.

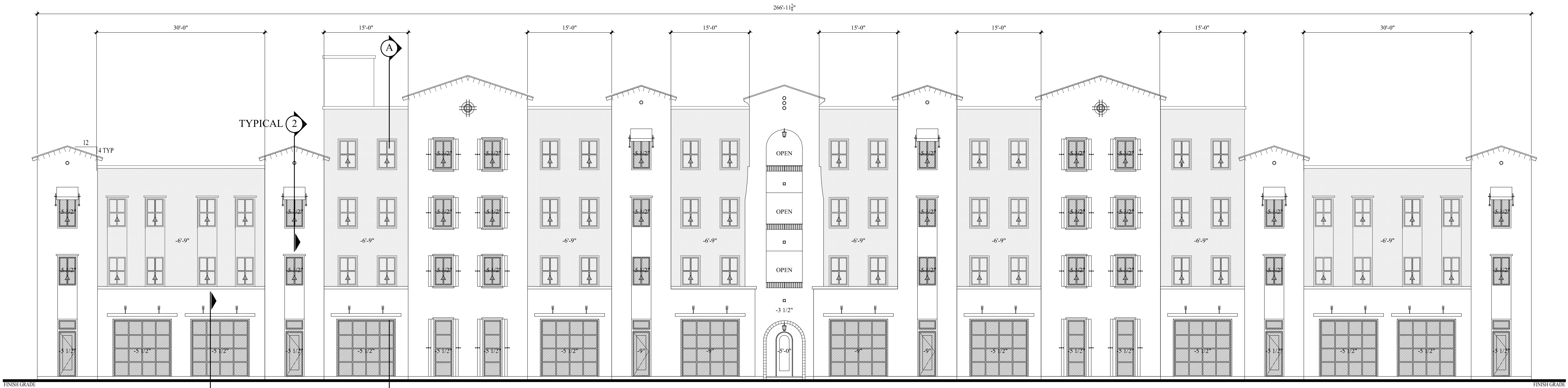
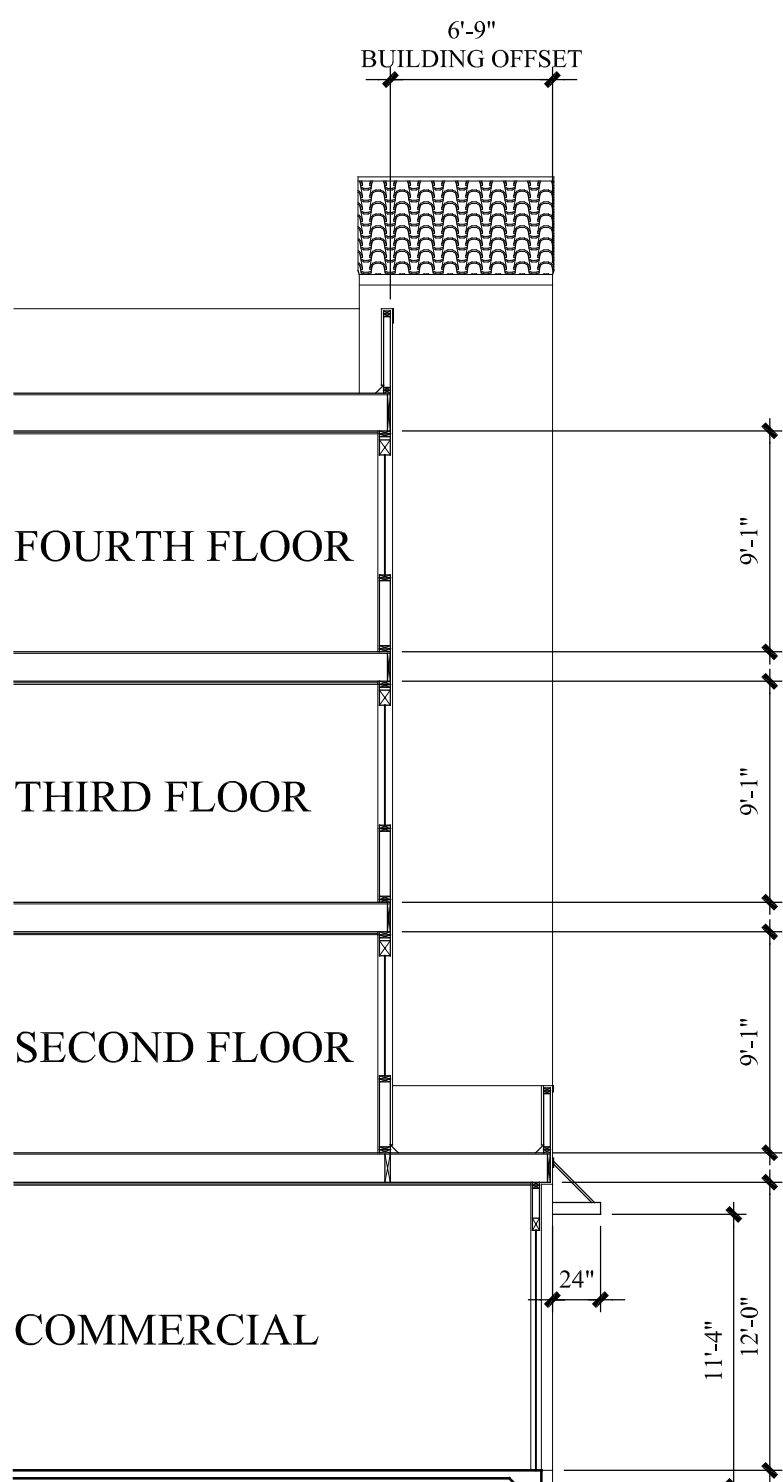
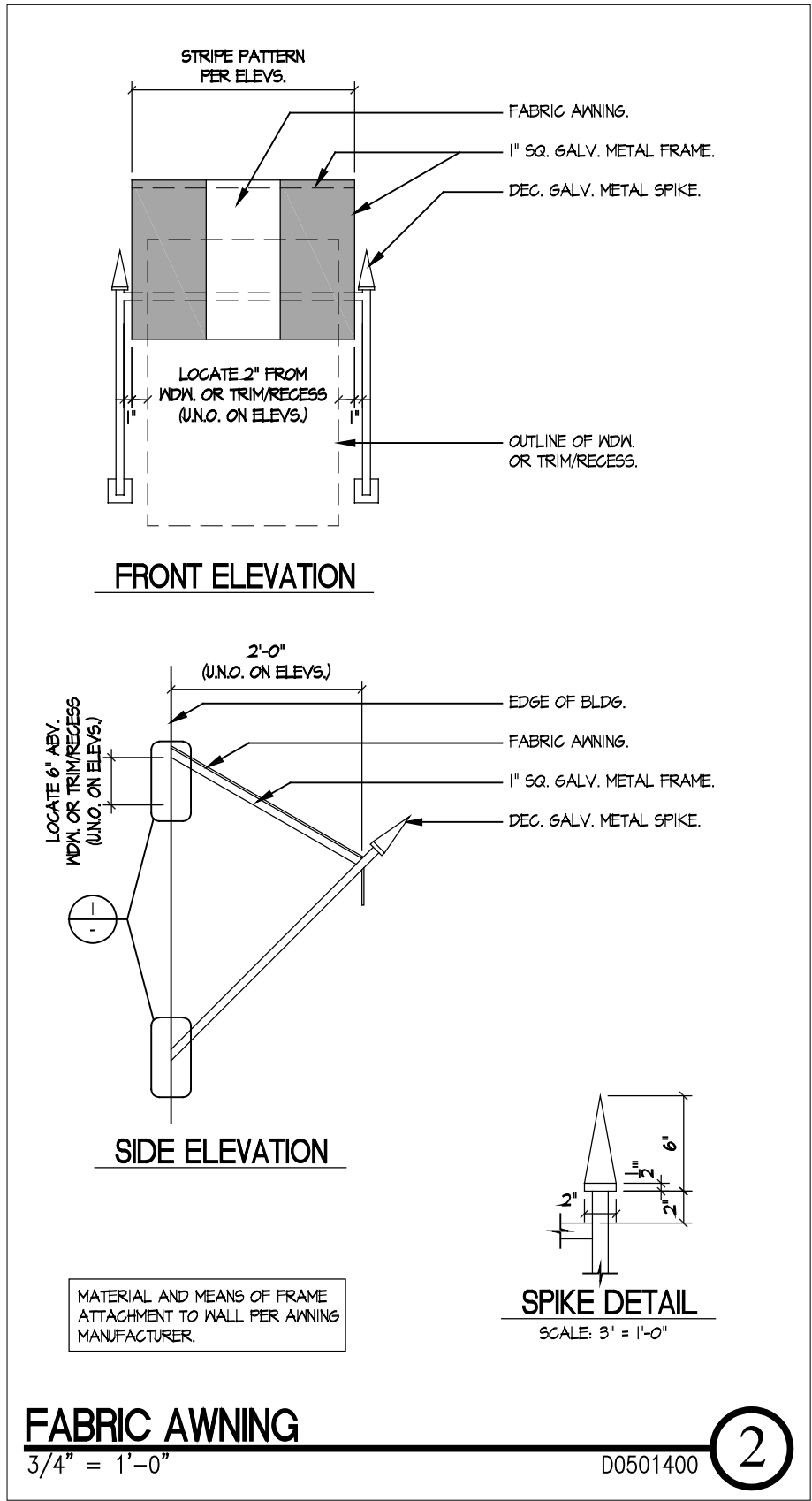
6TH STREET SENIOR DEVELOPMENT

CHELSEA INVESTMENT CORPORATION

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



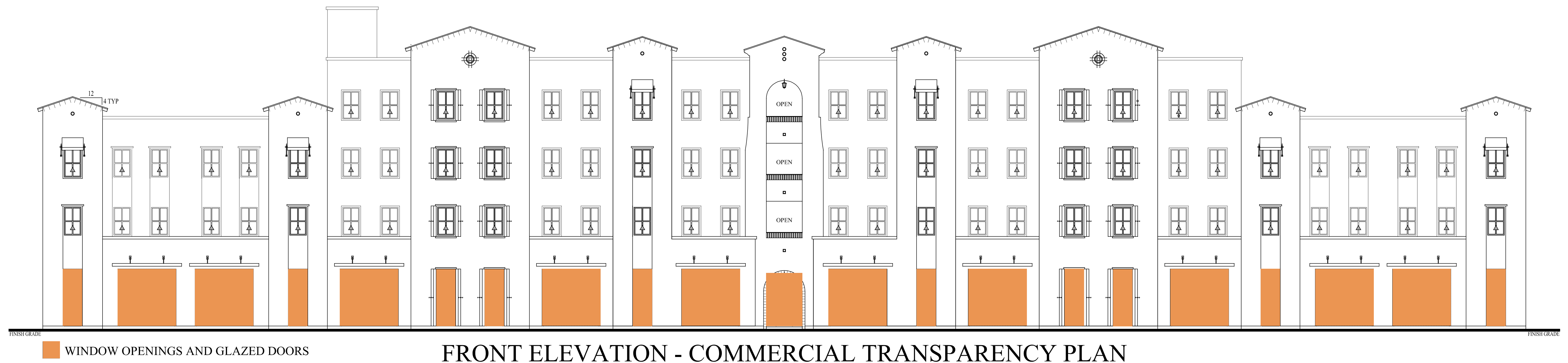
OCTOBER 31, 2025



FRONT ELEVATION - HORIZONTAL MODULATION

FACADE LENGTH: 267'-0"
BUILDING RECESS: 148'-0" = 55%
WINDOW RECESS: 119'-0" = 46%

6TH STREET SENIOR DEVELOPMENT
CHELSEA INVESTMENT CORPORATION

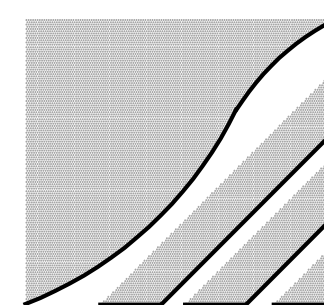


FIRST FLOOR FACADE AREA = 3,150 SQ. FT.
 WINDOW OPENINGS AND GLAZED DOORS = 1,600 SQ. FT.

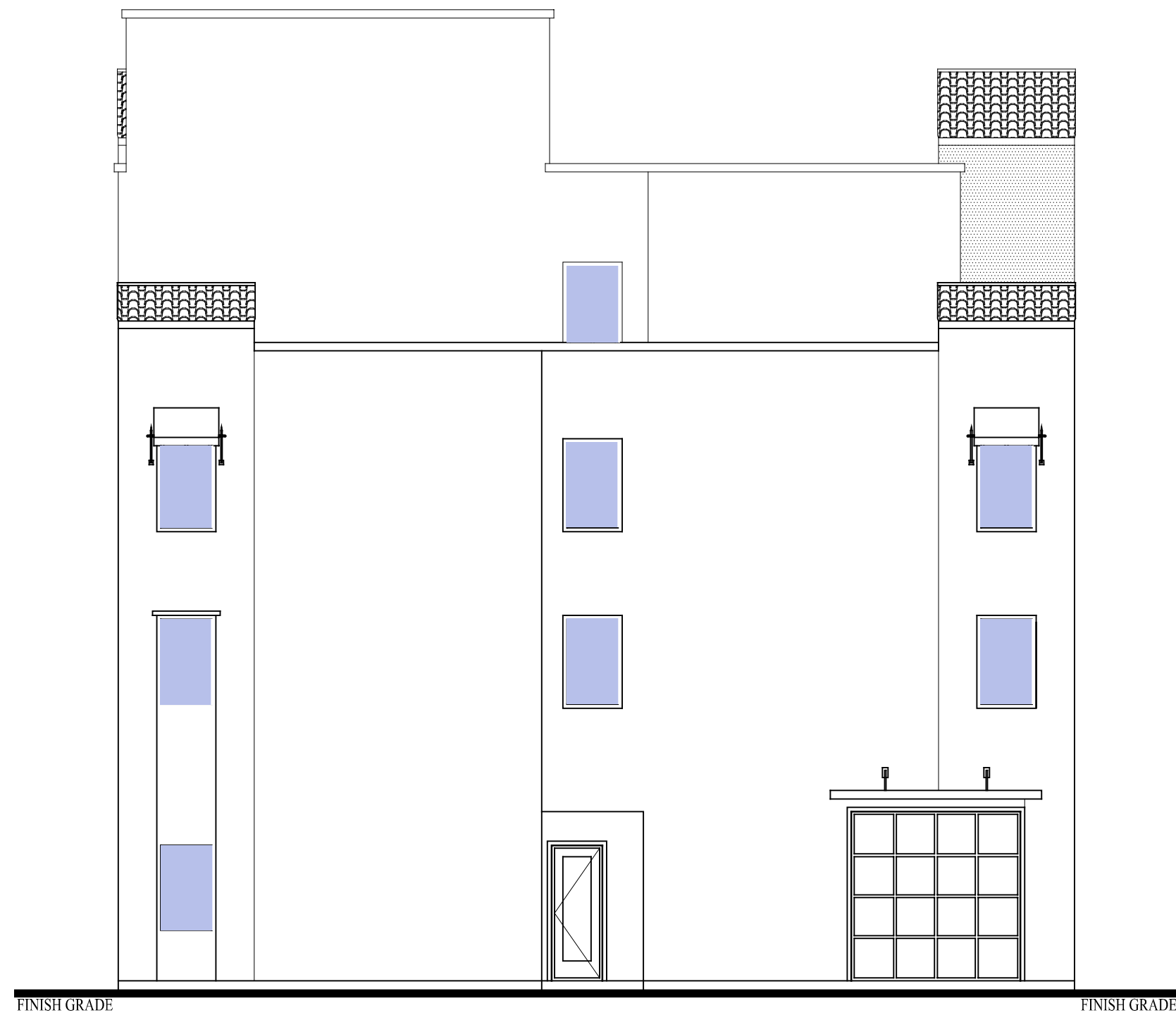
NOTE
 PROHIBITED GLAZING. NO DARK-TINTED OR OPAQUE GLAZING FOR ANY REQUIRED WALL OPENING ALONG THE FIRST FLOOR PUBLIC REALM FACADES IS PERMITTED. DARK-TINTED AND OPAQUE WINDOWS SHALL BE DEFINED AS HAVING LESS THAN A MINIMUM VISIBLE TRANSMITTANCE OF FIFTY (50) PERCENT INCLUDING ANY TINT, TREATMENT, OR APPLICATION ON GLAZING

6TH STREET SENIOR DEVELOPMENT CHELSEA INVESTMENT CORPORATION

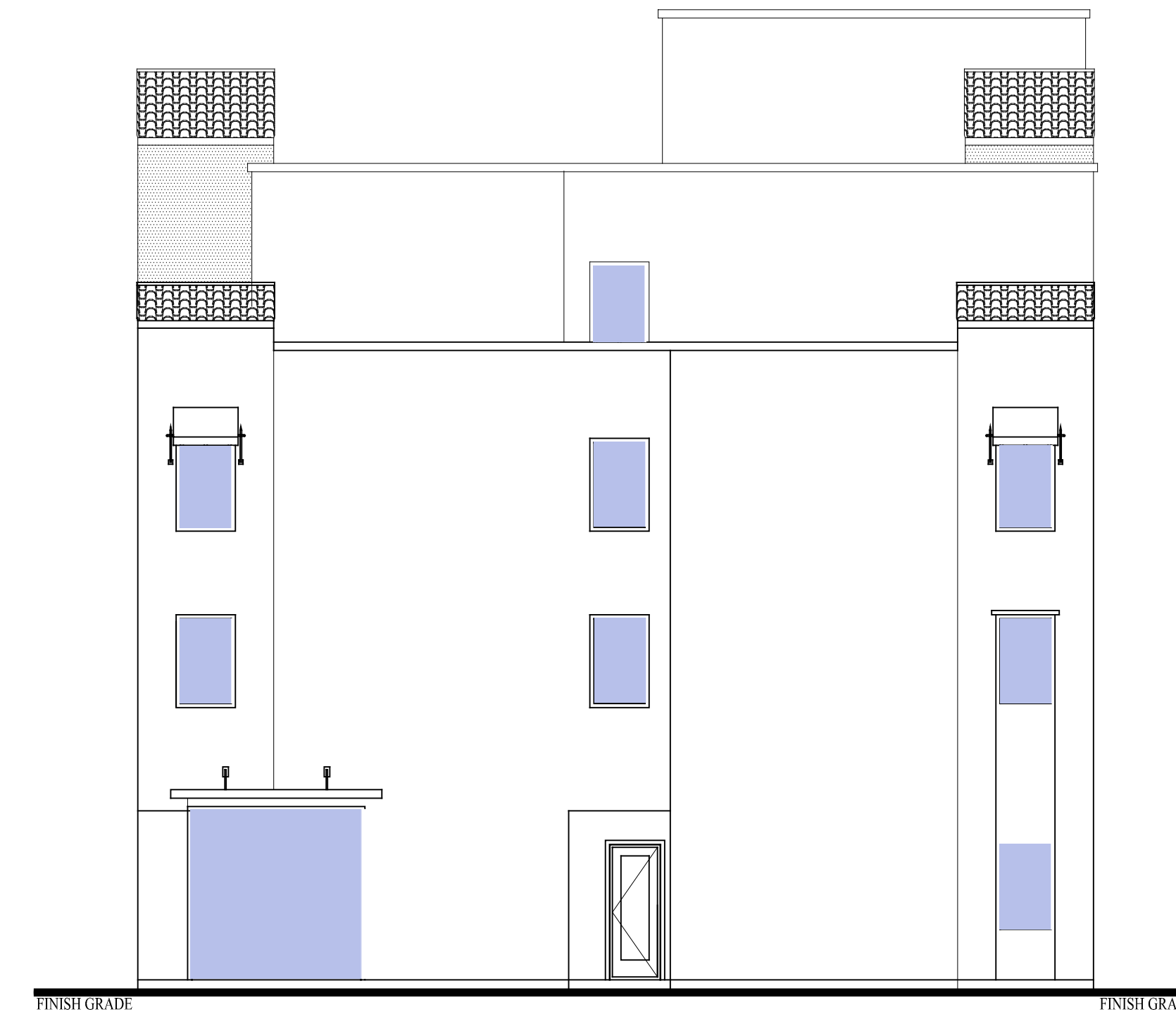
SCALE: 1/8" = 1'-0"



OCTOBER 31, 2025



RIGHT ELEVATION - FENESTRATION PLAN



LEFT ELEVATION - FENESTRATION PLAN

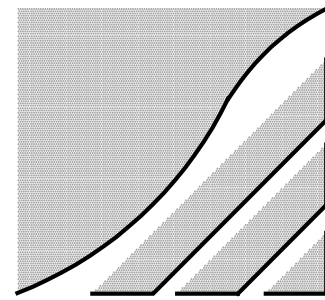


- WINDOW RECESS = -2"
- WINDOW RECESS = -5 1/2"

FRONT ELEVATION - FENESTRATION PLAN

6TH STREET SENIOR DEVELOPMENT CHELSEA INVESTMENT CORPORATION

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



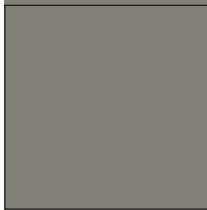
OCTOBER 31, 2025



STUCCO 1:
SW9541 WHITE SNOW



STUCCO 2:
SW9663 HONEY POT



STUCCO 3:
SW9554 GOING GREY



ACCENT 1:
SW9684 AZURE TIDE

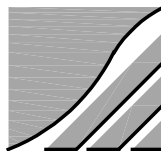


ACCENT 2:
SW6250 TRICORN BLACK



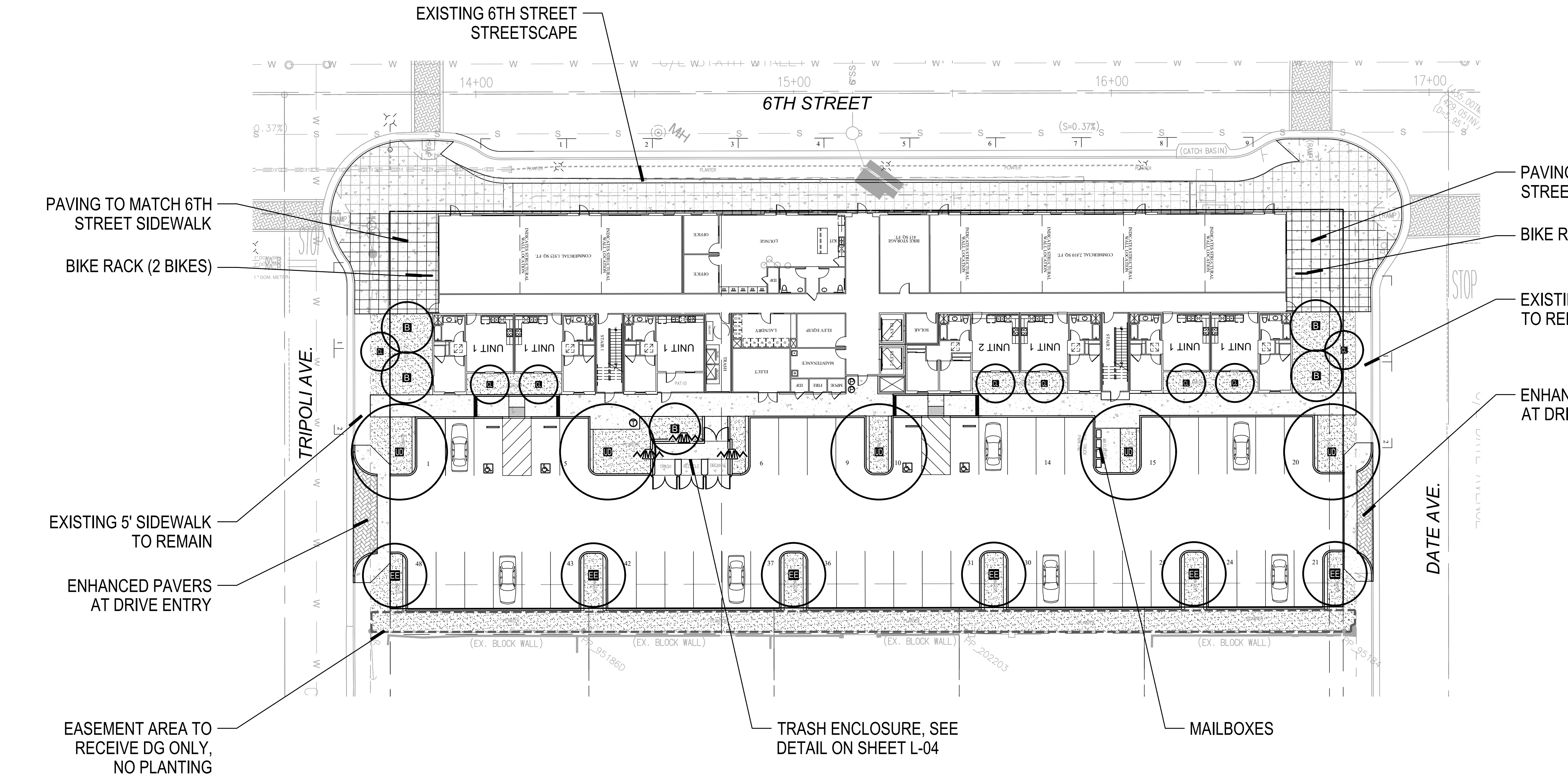
DECORATIVE TILE AT ENTRIES

TRIPOLI 6TH STREET SENIORS
COLOR BOARD
CHELSEA INVESTMENT CORPORATION



THE MCKINLEY ASSOC., INC.
ARCHITECTURE & PLANNING

OCTOBER 31, 2025



PLANT SCHEDULE				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24"BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24"BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24"BOX	M
SHRUBS				
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCK ROSE	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS				
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS				
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE 'PINK PARADE'	PINK PARADE RED YUCCA	5 GAL	VL
VINE/ESPALIER				
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	L
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
GROUND COVERS				
	3/4" GRAVEL	CALIFORNIA GOLD	SQ. FT.	

NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

6TH STREET SENIOR APARTMENTS

COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE CONCEPT PLAN

SHEET: L-01

PROJECT#: 23-030

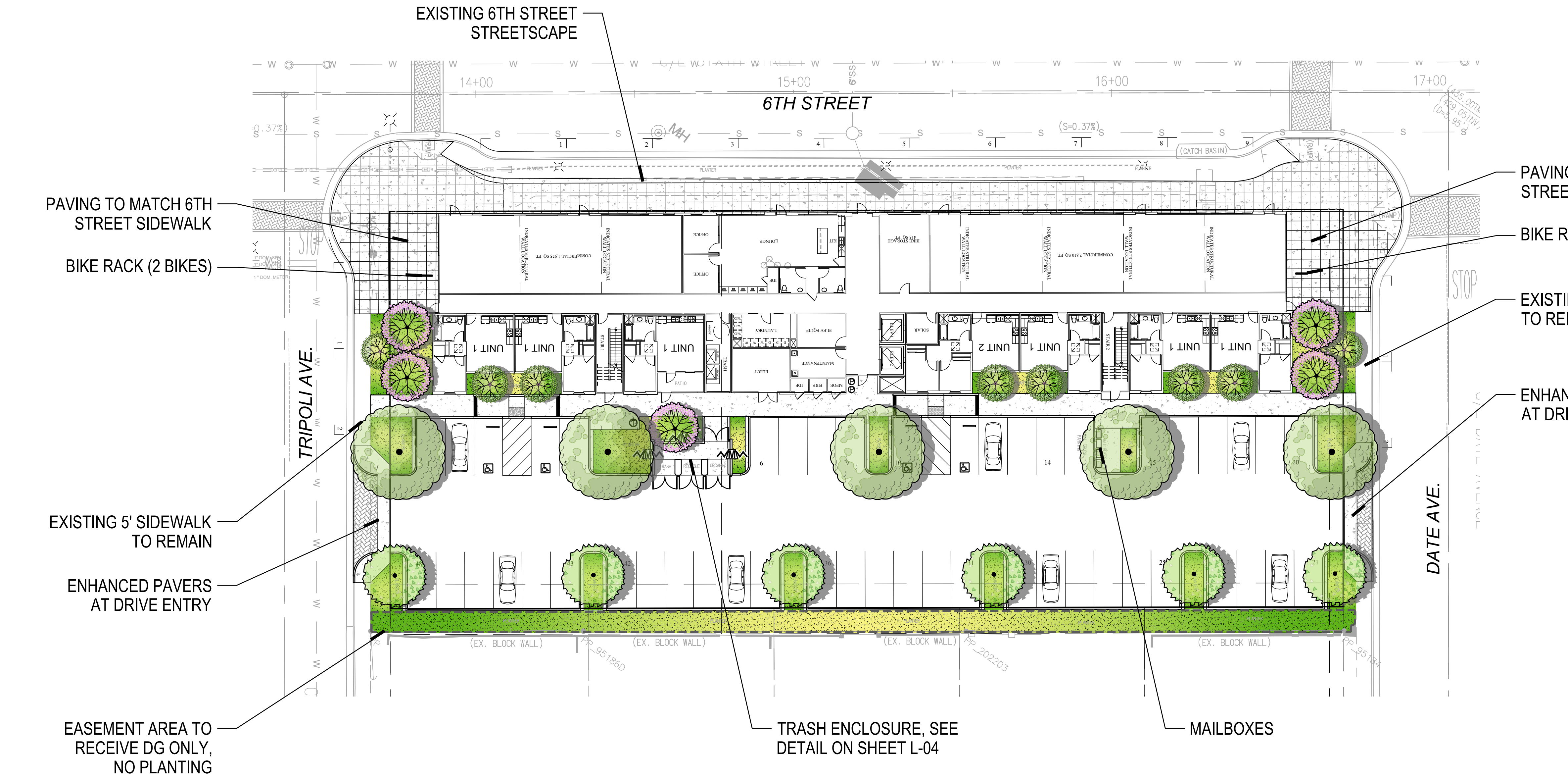
DATE:10/10/2025

4010 Sorrento Valley Blvd.
Suite 200
San Diego, CA 92121

gmplandarch.com
T 858 558 8977

LANDSCAPE
ARCHITECTURE
& PLANNING

PROJECT NAME: October-10-2025



PLANT SCHEDULE				
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
TREES				
	BAUHINIA X BLAKEANA	HONG KONG ORCHID TREE	24" BOX	M
	CHILOPSIS L. 'TIMELESS BEAUTY'	DESERT WILLOW	24" BOX	VL
	EBENOPSIS EBANO	TEXAS EBONY	24" BOX	L
	ULMUS PARVIFOLIA 'DRAKE'	DRAKE ELM	24" BOX	M
SHRUBS				
	BOUGAINVILLEA X 'OO-LA-LA'	OO-LA-LA BOUGAINVILLEA	5 GAL	L
	CISTUS X PULVERULENTUS 'SUNSET'	SUNSET ROCK ROSE	5 GAL	L
	LEUCOPHYLLUM F. 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	L
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL	L
GRASSES/GRASS-LIKE PLANTS				
	PENNISETUM S. 'CUPREUM'	FOUNTAIN GRASS	5 GAL	L
SUCCULENTS				
	AGAVE DESMETTIANA	DWARF CENTURY PLANT	5 GAL	L
	AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	L
	CALANDRINIA SPECTABILIS	PINK CALANDRINIA	1 GAL	L
	DASYLIRION LONGISSIMUM	TOOTHLESS DESERT SPOON	5 GAL	VL
	HESPERALOE 'PINK PARADE'	PINK PARADE RED YUCCA	5 GAL	VL
VINE/ESPALIER				
	MACFADYENA UNGUIS-CATI	CAT'S CLAW VINE	5 GAL	L
SYM.	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
GROUND COVERS				
	3/4" GRAVEL	CALIFORNIA GOLD	SQ. FT.	

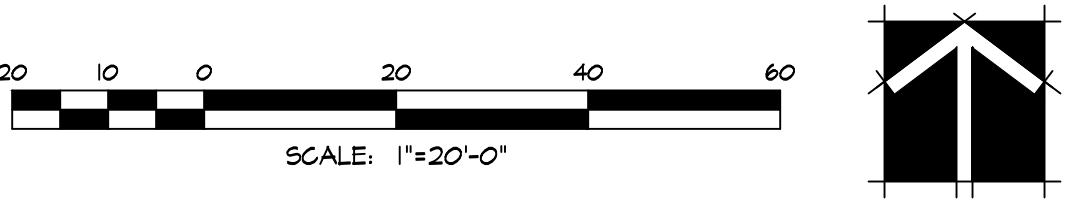
NOTE: TREE PLANTING HEIGHT A MIN. OF 7'

6TH STREET SENIOR APARTMENTS

COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE - ILLUSTRATIVE PLAN





Bauhinia x blackeana
Hong Kong Orchid Tree



Chilopsis linearis
Desert Willow



Ebenopsis ebano
Texas Ebony



Ulmus parvifolia 'Drake'
Drake Evergreen Chinese Elm



Bougainvillea 'Oo-la-la'
Oo-la-la Bougainvillea



Cistus p. 'Sunset'
Creeping Rock Rose



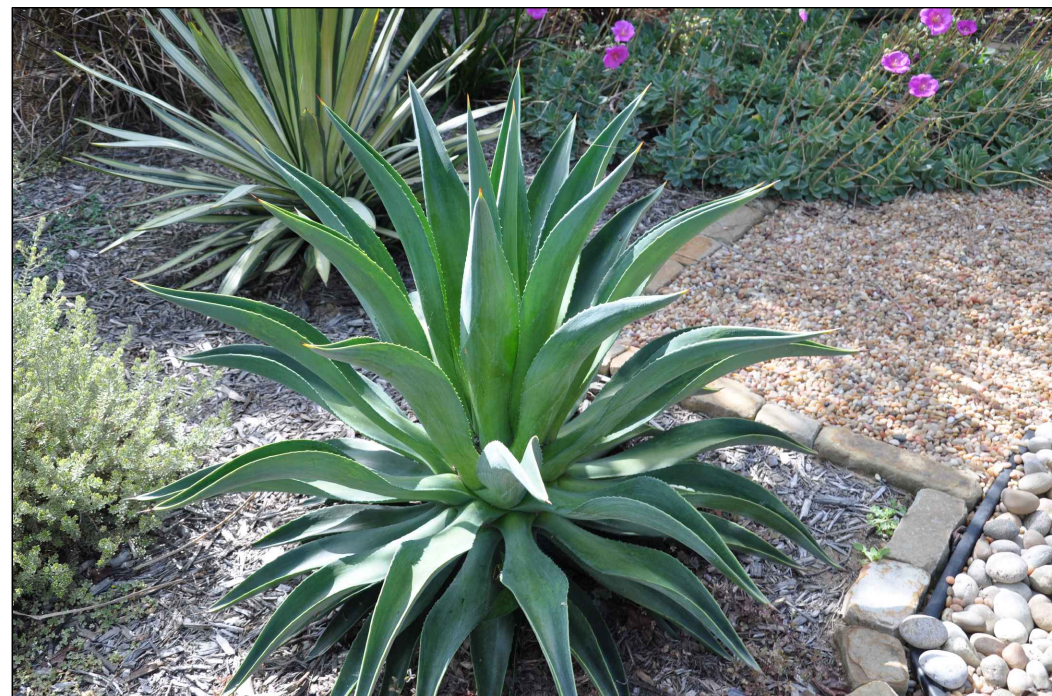
Leucophyllum c. 'Thunder Cloud'
Thunder Cloud Texas Sage



Salvia leucantha
Mexican Sage



Pennisetum s. 'Cupreum'
Fountain Grass



Agave desmetiana
Smooth Agave



Agave 'Blue Flame'
Blue Flame Agave



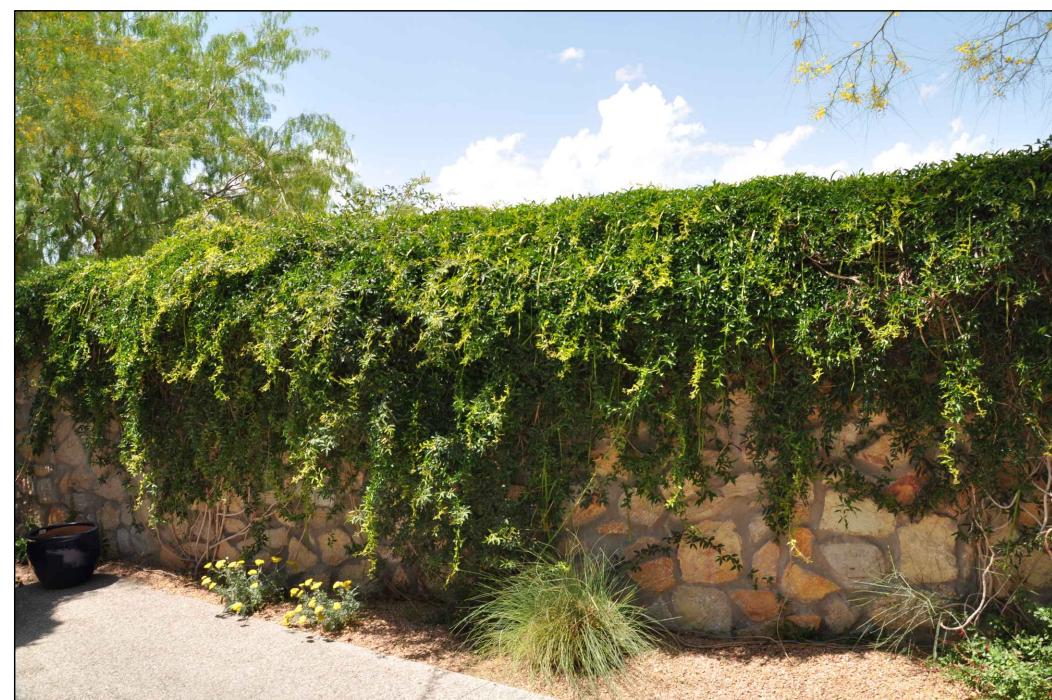
Calandrinia spectabilis
Pink Calandrinia



Dasylirion longissimum
Mexican Grass Tree



Hesperaloe 'Pink Parade'
Pink Parade Red Yucca



Macfadyena Unguis-Cati
Cat's Claw Creeper

6TH STREET SENIOR APARTMENTS

CHELSEA INVESTMENT COMPANY

COACHELLA, CALIFORNIA

LANDSCAPE - PLANT MATERIAL IMAGES



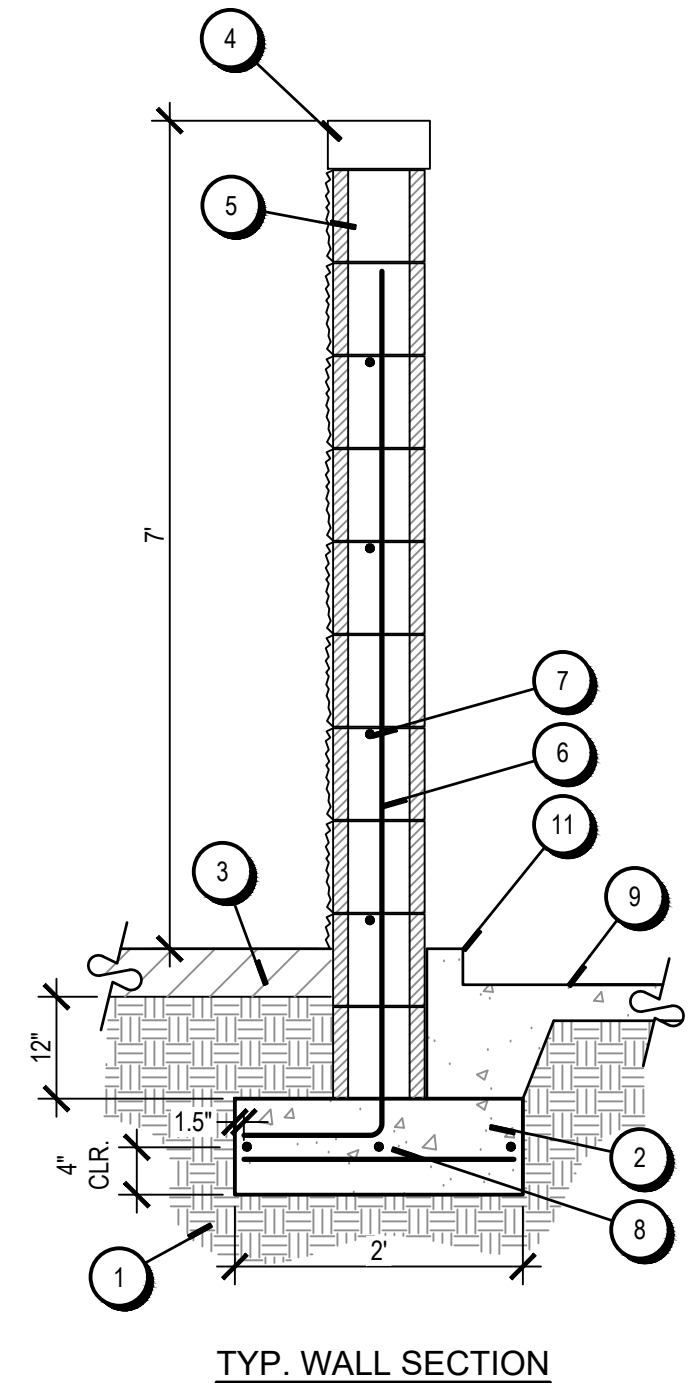
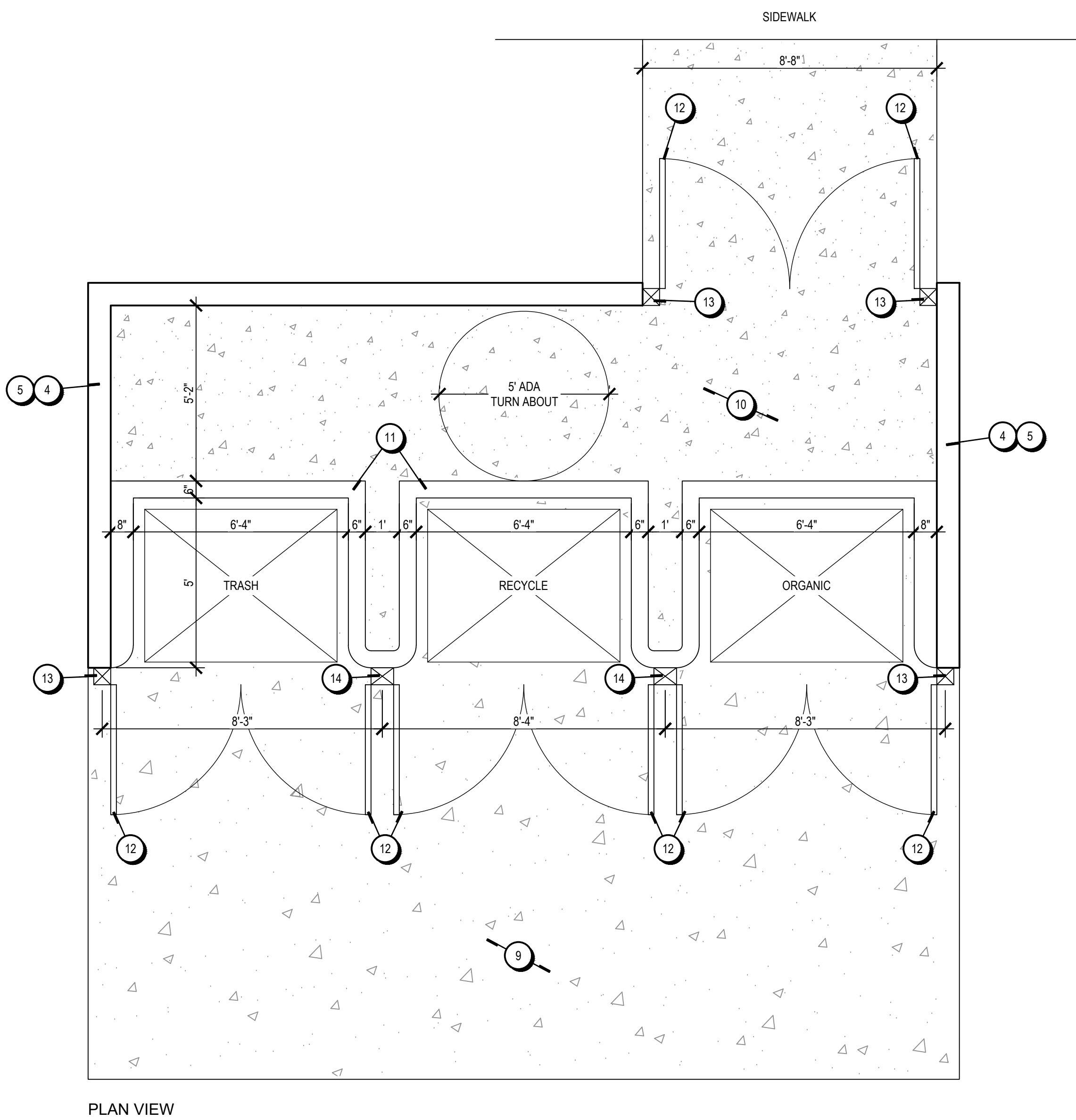
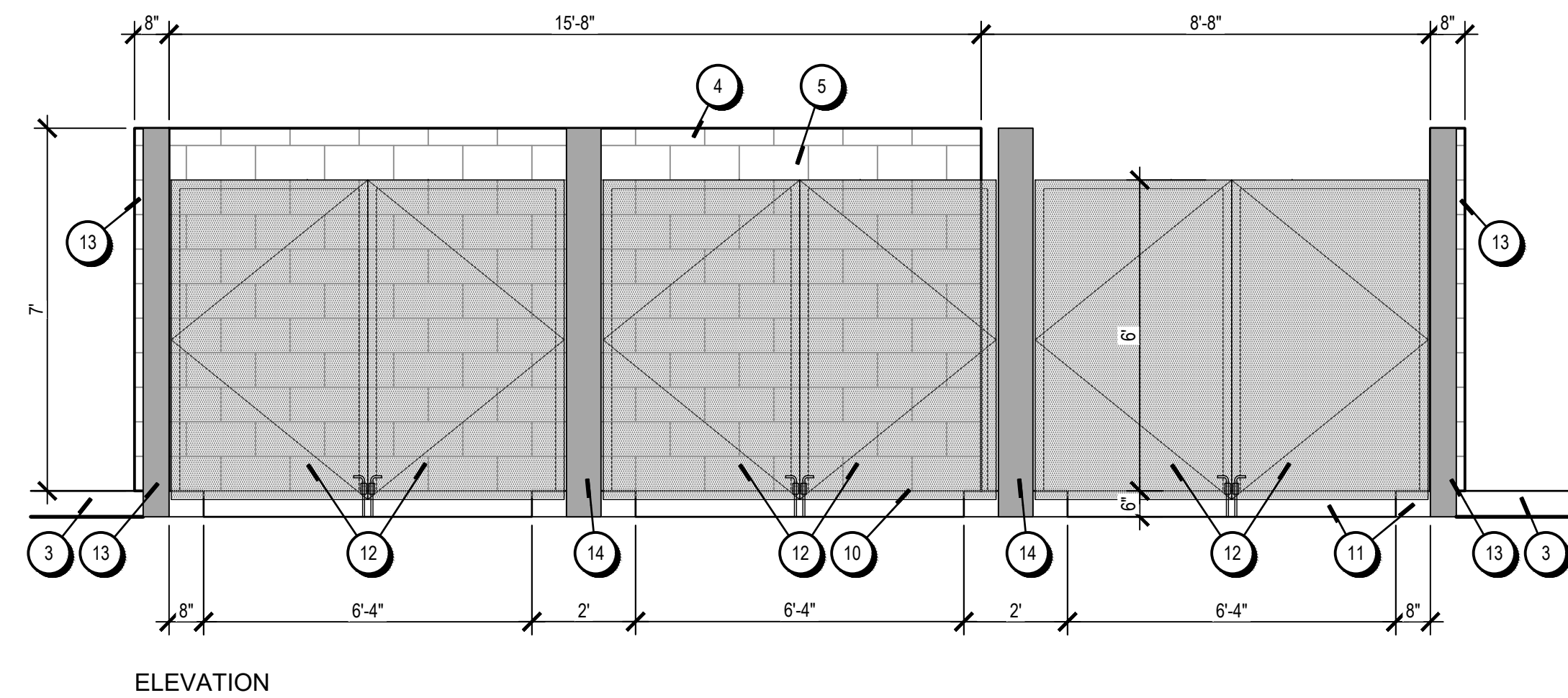
SHEET: L-03
PROJECT#: 23-030
DATE:10/10/2025

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San Diego, CA 92121

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LANDSCAPE
ARCHITECTURE
& PLANNING

PROJECT NAME: 6TH STREET SENIOR APARTMENTS



- DETAIL LEGEND**
- 1 COMPACTED SUBGRADE PER SOILS REPORT
 - 2 (4) #4 REBAR HORIZ. AND VERTICAL CONTINUOUS WITH WALL
 - 3 ADJACENT CURB PER CIVIL
 - 4 4X8X16 CMU CAP BY RCP BLOCK AND BRICK, COLOR: LA PAZ
 - 5 8X8X16 CMU SPLIT FACE BLOCK BY RCP BLOCK AND BRICK, COLOR: LA PAZ
 - 6 #4 REBAR VERTICAL (WALL) AT 24" O.C. TYP.
 - 7 #4 REBAR HORIZONTAL (WALL) EVERY OTHER CELL
 - 8 CONCRETE FOOTING (TYP.)
 - 9 CONCRETE APRON PER CIVIL DRAWINGS
 - 10 CONCRETE INTERIOR FLOOR FLUSH WITH 6" CURB
 - 11 6" HIGH/WIDE CONCRETE CURB
 - 12 (4) DOUBLE 6" HIGH HEAVY-GAUGE METAL FRAME GATES, W/ LAG & STRAP HINGES AND GALVANIZED DROP-PIN - CLADDING TO MATCH PUEBLO VIEJO VILLAS AND COVALDA ENCLOSURES
 - 13 6X6 GALV. STEEL POST (TYP.) TO ACCEPT GATES PER STRUCTURAL ENGINEER PLANS
 - 14 6X8 GALV. STEEL POST (TYP.) TO ACCEPT GATES PER STRUCTURAL ENGINEER PLANS

A ACCESSIBLE TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

P-2303000-CN-42

6TH STREET SENIOR APARTMENTS

COACHELLA, CALIFORNIA

CHELSEA INVESTMENT COMPANY

LANDSCAPE - DETAILS



6TH STREET SENIOR DEVELOPMENT
CHELSEA INVESTMENT CORPORATION



01 02 03 04 05 06 07 08 09 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100



GENERAL NOTES - LIGHTING FIXTURE/SCHEDULE

1. ALL LIGHTING FIXTURES SHALL BE LABELED WITH THE APPROPRIATE UL LABEL (DAMP, WET, ETC) AS REQUIRED BY CODES AND LOCAL ORDINANCES.
2. SHOP DRAWING SUBMITTALS SHALL INCLUDE ALL FIXTURES, LAMPS, AND BALLAST INFORMATION. ANY SHOP DRAWINGS WHICH ARE SUBMITTED, WITHOUT ANY ONE OF THESE ITEMS WILL BE REJECTED AS INCOMPLETE AND WILL BE REQUIRED TO BE RESUBMITTED WITH THE REQUIRED INFORMATION.
3. ALL LIGHTING FIXTURE SPECIFIC INFORMATION (TYPE, CLAMP, BALLAST, COLOR, MOUNTING, ETC.) HAS BEEN SPECIFIED WITH THE CONSIDERATION OF SPECIFIC PERFORMANCE AND AESTHETIC REQUIREMENTS. ANY SUBSTITUTION OF THE SPECIFIED FIXTURES IS SUBJECT TO THE ARCHITECT AND ENGINEER OF RECORD'S FINAL APPROVAL AND ARE SUBJECT TO THE FOLLOWING CRITERIA:

a. SUBMIT AN OPERABLE SAMPLE WITH THE SPECIFIED LAMP/BALLAST COMBINATION AND A 120V CORD AND PLUG.

b. SITE LIGHTING FIXTURES - PROVIDE A COMPLETE PHOTOMETRIC REPORT WHICH INCLUDES THE FOLLOWING INFORMATION ON THE SITE PLAN, WHICH CLEARLY IDENTIFIES FOOT-CANDLE LEVELS. PLAN IS TO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATION (LAMP/BALLAST TYPE, LAMP LUMENS, LIGHT LOSS FACTOR, ETC.). IN SITUATIONS WHERE SUBSTITUTIONS AFFECT FIXTURES EQUIPPED WITH EMERGENCY BATTERY, PACKS, OR OTHER EMERGENCY SOURCES OF POWER, PROVIDE ADDITIONAL PHOTOMETRIC REPORT(S) WHICH CLEARLY IDENTIFY A MINIMUM 1.0 FOOT-CANDLES ALONG THE PATH(S) OF EGRESS - THIS REPORT SHALL ALSO INCLUDE ALL INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK). SEE BELOW FOR PHOTOMETRIC PLAN GUIDELINES:

1) POINT BY POINT SPACING IS NOT TO EXCEED 10'-0" IN ANY DIRECTION.

2) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.

3) ASSOCIATED REPORT TO INCLUDE AN ENERGY COST MODEL WHICH IDENTIFIES ADDITIONAL ENERGY OR ENERGY COSTS FOR A 10-YEAR PERIOD AS COMPARED TO THE SPECIFIED ITEM. ALL ADDITIONAL EXPENSES WILL BE SUBTRACTED FROM THE CONTRACT COST.

c. INTERIOR LIGHTING FIXTURES - SPECIFIC INTERIOR FIXTURES AS DETERMINED BY THE ENGINEER OF RECORD WILL REQUIRE SUPPLEMENTAL PHOTOMETRIC REPORTS CONFIRMING SUBSTITUTE FIXTURE LIGHT LEVELS EQUAL OR EXCEED DESIGNED LIGHT LEVELS IN SPACES IDENTIFIED. IF THE SUBSTITUTED FIXTURE IS AN EMERGENCY FIXTURE A PHOTOMETRIC REPORT SHALL BE SUBMITTED FOR ALL PATHS OF EGRESS WHICH CLEARLY IDENTIFIES 1.0 MINIMUM FOOT-CANDLES ALONG THE PATH. IN ADDITION, TEST SWITCH MOUNTING (INTEGRAL OR REMOTE) SHALL MATCH THE MOUNTING AS SPECIFIED ON THE DESIGN DOCUMENTS - CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED COVER PLATES, TRIMS, REFLECTORS, ETC NECESSARY FOR THE SPECIFIC TEST SWITCH MOUNTING. ALL REPORTS SHALL INCLUDE INPUT DATA UTILIZED IN THE CALCULATIONS (FOR FIXTURES UTILIZING AN EMERGENCY BATTERY PACK INCLUDE THE LUMEN RATING AND QUANTITY OF LAMPS FOR THE EMERGENCY BATTERY PACK).

1) PHOTOMETRIC STUDY IS TO BE BASED ON A MAINTAINED FOOT-CANDLE LEVEL USING MEAN LAMP LUMENS AND THE SAME LIGHT LOSS FACTORS USED IN THE ORIGINAL DESIGN CALCULATIONS PERFORMED BY THE ENGINEER OF RECORD.

d. MANUFACTURER'S CATALOG CUT SHEET WHICH INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING INFORMATION: 1) LAMP TYPES AND QUANTITIES; BALLAST OPTIONS; 3) VOLTAGES; 4) EPA RATING (WHERE APPLICABLE); 5) FIXTURE DIMENSIONS; 5) EMERGENCY BATTERY PACK AND TEST SWITCH OPTIONS (WHERE APPLICABLE); AND 6) FIXTURE FINISHES.

e. FOR ALL SITE LIGHTING FIXTURES PROVIDE POLE SPECIFICATIONS WITH SUPPLEMENTAL DOCUMENTATION IDENTIFYING POLE SIZE IS RATED ACCORDINGLY BASED ON FIXTURE(S) EPA AND A WIND RATING FOR THE PROJECT ZONE.

f. A SIGNED COPY OF THE "SUBSTITUTION COMPLIANCE FORM" LOCATED IN THE DIVISION 1 SPECIFICATION WHICH STATES THAT IF THE PROPOSED SUBSTITUTION IS ACCEPTED, THEN THE PROJECT SCHEDULE WILL NOT BE NEGATIVELY AFFECTED. IF THE COMPLETION OF THE PROJECT IS DELAYED DUE TO THE PROPOSED SUBSTITUTION THEN THE ELECTRICAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL ESTABLISHED LIQUIDATED DAMAGES.

g. CONTRACTOR TO PROVIDE ARCHITECT AND ENGINEER OF RECORD WITH ALL SUBSTITUTE INFORMATION REFERENCED ABOVE NO LATER THAN TWO WORKING WEEKS PRIOR TO THE BID DEADLINE.
4. CATALOG NUMBERS AS REFERENCED ON THE FIXTURE SCHEDULE PROVIDE GENERAL FIXTURE INFORMATION. CONTRACTOR SHALL REVIEW LIGHTING PLANS AND SPECIFICATIONS TO VERIFY ALL FIXTURE ASSOCIATED DESIGN INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES REQUIRED FOR A COMPLETE AND OPERATIONAL INSTALLATION. ANY DISCREPANCIES BETWEEN DESCRIPTIONS, SPECIFICATIONS, AND CATALOG NUMBERS ARE TO BE PRESENTED TO THE ENGINEER OF RECORD PRIOR TO COMPLETION OF THE BID PROCESS FOR CLARIFICATION.
5. ALL COLOR SPECIFIC INFORMATION WHICH RELATES TO LIGHTING FIXTURES AND/OR THEIR RELATED PARTS ARE TO BE REVIEWED AND COMMENTED ON BY THE ARCHITECT. FIXTURES WHICH REQUIRE A CUSTOM COLOR WILL HAVE A CUSTOM COLOR PAINT WHICH WILL BE INCLUDED IN THE ARCHITECT'S SHOP DRAWING REVIEW COMMENTS.
6. ALL LIGHTING EQUIPMENT LOCATIONS ARE TO BE COORDINATED WITH THE ARCHITECTURAL REFLECTED CEILING PLAN PRIOR TO ORDERING AND INSTALLING.
7. ALL FIXTURES TO BE MOUNTED IN FIRE RATED CEILINGS ARE TO BE PROVIDED AND INSTALLED WITH AN APPROVED FIRE RATED ENCLOSURE.
8. ENSURE COMPATIBILITY OF ALL DIMMING SYSTEM AND INDIVIDUAL LIGHTING CONTROLS WITH LAMPS, BALLASTS, AND FIXTURES. ALL COMPONENTS ARE TO BE FACTORY CERTIFIED COMPATIBLE FOR A FULL RANGE OF DIMMING
9. LIGHTING FIXTURE CLEARANCES FROM COMBUSTIBLE MATERIALS ARE TO BE A MINIMUM OF 1/2" (OTHER THAN AT POINTS OF SUPPORT) AND 3" FROM INSULATION FOR NON-IC RATED RECESSED LIGHTING FIXTURES.
10. ALL LIGHTING FIXTURES TO BE MOUNTED IN A SUSPENDED CEILING ARE TO BE SUPPORTED BY T-BAR CLIPS AND (2)#12 SUPPORT WIRES ATTACHED TO THE BUILDING FRAME. IN ADDITION, LIGHTING FIXTURES ARE TO BE SECURED TO THE CEILING GRID WITH (4) SHEET METAL SCREWS ((1) AT EACH CORNER OF THE FIXTURE) - SCREWS SHALL BE NEITHER VISIBLE NOR IMPEDE THE INSTALLATION OF CEILING TILES.
11. ALL LIGHTING FIXTURES WHICH ARE TO BE MOUNTED IN FOOD SERVICE AREAS SHALL BE PROVIDED WITH THE FOLLOWING CHARACTERISTICS: DOOR TO FRAME GASKETS; LENS TO FRAME GASKETS; INVERTED LENS; AND A FOOD SERVICE RATING.
12. ALL FIXTURES, TRIMS, AND LAMPS SHALL BE CLEANED AND FREE FROM DIRT, DUST, LABEL/ADHESIVE, AND FINGER PRINTS.
13. FIXTURES REFERENCED ON THE PLANS TO BE WIRED IN TANDEM (MASTER/SATELLITE) ARE TO BE INSTALLED FOLLOWING THE GUIDELINES REFERENCED BELOW:

a. FIXTURES ARE TO BE PROVIDED WITH MULTIPLE BALLASTS AS REQUIRED. FIXTURES TO BE PROVIDED WITH FACTORY SPECIFIED AND INSTALLED WIRING HARNESS OF LENGTHS SPECIFIED ON THE PLANS. ALL AREAS WITH TANDEM FIXTURES ARE TO BE PROVIDED WITH THE REQUIRED QUANTITY AND TYPE OF CONTROL DEVICES AS INDICATED ON PLANS.

b. 3-LAMP FIXTURES TO BE TANDEM WIRED WITH ELECTRONIC BALLAST CONFIGURATIONS AS FOLLOWS:

1) "M" REFERENCES A MASTER FIXTURE WHICH IS TO PROVIDED WITH (1) 4-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 2-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMPS - OF BOTH THE MASTER ("M") AND THE SATELLITE ("S") FIXTURES.

2) "S" REFERENCES A SATELLITE FIXTURE WHICH IS CONNECTED TO THE MASTER ("M") FIXTURE VIA FACTORY PROVIDED WIRING HARNESS OR WHIP.

3) "O" REFERENCES AN ODD FIXTURE WHICH IS TO BE PROVIDED WITH (1) 2-LAMP BALLAST WHICH CONTROLS THE OUTBOARD LAMPS; AND (1) 1-LAMP BALLAST WHICH CONTROLS THE INBOARD LAMP.

4) FIXTURES DESIGNATED AS "EMERGENCY" ARE TO BE PROVIDED WITH THE APPROPRIATE EMERGENCY BATTERY PACK (SEE EMERGENCY BATTERY PACK SPECS BELOW) AND ARE TO BE FED WITH SPECIFIED SWITCH LEGS, AS WELL AS A CONSTANT HOT CIRCUIT. EM BATTERY PACK IS TO BE MOUNTED IN THE MASTER FIXTURE.

5) CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE APPROPRIATE LAMP AND BALLAST TYPE AND QUANTITY BASED ON THE FIXTURE SPECIFICATION AND SWITCHING CONFIGURATIONS.

14. EMERGENCY LIGHTING FIXTURES AND BATTERY PACKS ARE TO BE PROVIDED BASED ON FOLLOWING THE CRITERIA:

a. FIXTURES SPECIFIED WITH INTEGRAL EMERGENCY BATTERY PACKS ARE TO BE FED USING THE FOLLOWING GUIDELINES:

1a.1" - FOR EMERGENCY FIXTURES SPECIFIED WITH AN EMERGENCY BATTERY PACK REPRESENTS A FIXTURE WITH A NORMAL BALLAST TO BE CONNECTED TO SWITCH LEG "a" AND AN EMERGENCY BALLAST TO BE CONNECTED TO A CONSTANT HOT LEG "1" (CONSTANT HOT CIRCUITS ARE TO BE TAPPED AHEAD OF AN TIME CLOCK /PHOTO CELL CONTROLLED DEVICES).

1" - REPRESENTS ONE OF THE FOLLOWING FIXTURE TYPES WHICH ARE TO BE CONNECTED TO A CONSTANT HOT CIRCUIT "1": a) NORMAL FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE, EQUIPPED WITH AN EMERGENCY FIXTURE DESIGNATED AS A NIGHT LIGHT (NL); b) EXIT SIGN(S); AND/OR c) AN EMERGENCY FIXTURE EQUIPPED WITH AN EMERGENCY TIME-CLOCK/PHOTO-CELL CONTROLLED DEVICES)

b. EMERGENCY BATTERY PACKS SHALL BE PROVIDED AND INSTALLED AS FOLLOWS:

LED LAMPS:

BODINE #BSL23 OR #BSL722 OR EQUAL IF AVAILABLE

NOTE: ALL LED FIXTURES EQUIPPED WITH EMERGENCY BATTERY PACKS SHALL HAVE THE BATTERY PACKS FACTORY INSTALLED AND TESTED AT THE FIXTURE MANUFACTURER'S FACILITY TO ENSURE UL LISTING OF THE FIXTURE IS MAINTAINED. FIELD INSTALLATION OF LED EMERGENCY BATTERY PACKS IS STRICTLY PROHIBITED. NOTIFY ENGINEER OF RECORD SHOULD SPECIFIED FIXTURE NOT HAVE ADEQUATE SPACE TO ACCOMMODATE THE EMERGENCY BATTERY PACK. CONTRACTOR TO MODIFY BASE BID TO INCLUDE ALL NECESSARY EQUIPMENT FOR A COMPLETE AND OPERATIONAL, ADEQUATELY SIZED MINIATURE INVERTER SYSTEM TO BE MOUNTED IN NEAREST ELECTRICAL ROOM IN THE EVENT THE BATTERY PACK CAN NOT BE INSTALLED IN THE FIXTURE.

NOTE: ALL BATTERY PACKS ARE TO BE FACTORY INSTALLED IN FIXTURE ASSEMBLIES WHEN APPLICABLE. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR CONTACTING FIXTURE MANUFACTURERS TO VERIFY SPECIFIED (OR APPROVED SUBSTITUTE) FIXTURE HAS ADEQUATE SPACE WITHIN THE FIXTURE TO MOUNT THE EMERGENCY BATTERY PACK. IF IT IS DETERMINED THE BATTERY PACK CANNOT BE MOUNTED IN THE FIXTURE THEN CONTRACTOR SHALL INCLUDE ALL COSTS REQUIRED FOR REMOTE MOUNTING THE EMERGENCY BATTERY PACK ABOVE NEAREST ACCESSIBLE CEILING. ENSURE DISTANCE FROM FIXTURE TO REMOTE BATTERY PACK LOCATION DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED DISTANCES. COORDINATE ALL ACCESS PANELS WITH ARCHITECT OF RECORD PRIOR TO INSTALL.

c. ALL LIGHTING FIXTURES WITH EMERGENCY BATTERY PACKS ARE TO BE PROVIDED WITH INTEGRAL TEST SWITCHES AND CHARGE LIGHTS UNLESS OTHERWISE NOTED OR REQUIRED BY THE AUTHORITY HAVING JURISDICTION (AHJ). IN THE EVENT INTEGRAL TEST SWITCHES ARE NOT ALLOWED NOTIFY ENGINEER OF RECORD PRIOR TO INSTALLATION OF REMOTE TEST SWITCHES. TEST SWITCHES TO BE INSTALLED IN FIXTURES WITH A MINIMUM OF 18" OF ADDITIONAL WIRING TO ALLOW FOR GENERAL FIXTURE MAINTENANCE.

15. INSTALL ALL EXIT SIGNS IN ACCORDANCE WITH THE LOCAL AHJ AND FIRE AUTHORITY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED PARTS, PIECES, AND MOUNTING HARDWARE FOR EXIT SIGNS, AS WELL AS, ENSURING THE EXIT SIGNS ARE MOUNTED IN AN APPROVED VISIBLE LOCATION. VERIFY ALL REQUIRED CHEVRONS, MIRRORS, AND FACES AS REFERENCED ON THE ARCHITECTURAL REFLECTED CEILING PLAN. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES BETWEEN ARCHITECTURAL AND ELECTRICAL DRAWINGS PRIOR TO ORDERING OF EQUIPMENT.

16. TRACK LIGHTING FIXTURE SPECIFICATIONS ARE TO BE COORDINATED, VERIFIED AND CONFIRMED WITH EQUIPMENT MANUFACTURER AND/OR DISTRIBUTOR PRIOR TO ORDERING AND INSTALLING CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL NECESSARY PARTS AND PIECES FOR A COMPLETE, FUNCTIONAL AND OPERATIONAL INSTALLATION. TRACK LENGTHS ARE AS SPECIFIED ON THE FIXTURE SCHEDULE.

17. CONTRACTOR SHALL INSTALL ALL LIGHTING FIXTURES PER LOCAL AND NATIONAL BUILDING, ELECTRICAL AND SEISMIC CODES. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED MOUNTING HARDWARE AND BRACING MATERIALS FOR COMPLETE AND CODE COMPLIANT INSTALLATION. COORDINATE REQUIREMENTS WITH AUTHORITY HAVING JURISDICTION PRIOR TO INSTALLATION.

18. CONTRACTOR SHALL COORDINATE ALL LIGHTING FIXTURE LOCATIONS AND QUANTITIES WITH THE ARCHITECTURAL REFLECTED CEILING PLANS. IN ADDITION, CONTRACTOR SHALL ALSO COORDINATE ANY FIXTURE SPECIFIC DIMENSIONS WITH ARCHITECTURAL RCP. NOTIFY ARCHITECT AND ENGINEER OF RECORD OF ANY DISCREPANCIES PRIOR TO FINALIZING FIXTURE ORDER WITH THE DISTRIBUTOR.

19. CONTRACTOR TO INCLUDE IN BASE BID A MINIMUM OF 2-HOURS FOR A ONE TIME AIMING AND ADJUSTMENT TIME OF ALL MULTI-HEAD AND DIRECTIONAL FIXTURE ASSEMBLIES. AIMING AND ADJUSTMENT TO BE SCHEDULED FOR AT NIGHT AND AFTER HOURS WITH THE ARCHITECT, ENGINEER, AND OWNER PRESENT. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AN APPROPRIATE TIME PRIOR TO ORDERING THE FINAL PUNCH WALK FOR THE PROJECT.

20. SUPPLEMENTARY OVERCURRENT PROTECTION PANEL FOR TRACK LIGHTING SYSTEMS TO BE PROMINENTLY LABELED AS FOLLOWS:

NOTICE: THIS PANEL FOR TRACK LIGHTING ENERGY CODE COMPLIANCE ONLY. THE OVERCURRENT PROTECTION DEVICES IN THIS PANEL SHALL ONLY BE REPLACED WITH THE SAME OR LOWER AMPERAGE. NO OTHER OVERCURRENT PROTECTIVE DEVICE SHALL BE ADDED TO THIS PANEL. ADDING TO, OR REPLACEMENT OF EXISTING OVERCURRENT PROTECTIVE DEVICE(S) WITH HIGHER CONTINUOUS AMPERE RATING, WILL VOID THE PANEL LISTING AND REQUIRE RESUBMITTAL AND RE-CERTIFICATION OF CALIFORNIA TITLE 24, PART 6 COMPLIANCE DOCUMENTATION.

LIGHTING CONTROL SYSTEM REQUIREMENTS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FURNISHING OF ALL MATERIAL, LABOR, EQUIPMENT, AND SERVICES, IN CONNECTION WITH THE INSTALLATION OF A COMPLETE LIGHTING CONTROL SYSTEM AND CODE COMPLIANT INSTALLATION.
2. IT IS THE INTENT OF THE CONTRACT DOCUMENTS, WHICH ARE PRESENTED IN A DIAGRAMMATIC FORMAT, TO PROVIDE CONTRACTOR INFORMATION THAT SUPPLEMENTS AND ENHANCES THE GENERALLY ACCEPTED CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES EMPLOYED IN CONNECTION WITH INSTALLATION OF THIS TYPE OF PRODUCT / SYSTEM.
3. THE CONTRACTOR SHALL ALSO INCORPORATE THE REQUIREMENTS OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS / WARRANTY REQUIREMENTS AS PART OF THE REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE CONTRACT DOCUMENT REQUIREMENTS AND THE MANUFACTURERS INSTALLATION REQUIREMENTS, THE MORE STRINGENT REQUIREMENTS SHALL APPLY - UNLESS THE MORE STRINGENT REQUIREMENT VOIDS APPLICABLE WARRANTIES OR VIOLATES THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION. ANY SUCH CONFLICT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER IN WRITING THROUGH THE FORMAL RFI PROCESS.
4. REFER TO THE ASSOCIATED SCHEDULES, SCHEMATICS, DRAWINGS, AND SPECIFICATIONS FOR DETAILED INFORMATION / REQUIREMENTS ON THIS PRODUCT / SYSTEM.
5. THE LIGHTING CONTROL PANEL (LCP) SYSTEM SHALL BE LEVITON.
6. LIGHTING CONTROL SYSTEM MUST INTEGRATE WITH DISTRICT APPROVED ENERGY MANAGEMENT SYSTEM.

GENERAL NOTES

PER SECTION 130.0 (C) ALL OUTDOOR LIGHTING SHALL BE HIGH EFFICACY AND CONTROLLED BY MANUAL ON/OFF SWITCH AND ONE OF THE CHOICES BELOW.

1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
2. TIME CLOCK FOR SCHEDULING
3. MOTION SENSING CONTROLS FOR LIGHT LESS THAN OR EQUAL TO 24FIT
- CAPABLE OF REDUCING POWER BY 50% - 90%, AND SEPARATELY TURNING OFF
- 15 MINUTES MAX OF VACANCY, MUST GO TO DIMMER OR OFF STATE (HIGH / LOW)
- EXCEPTIONS: LUMINARIES LESS THAN OR EQUAL TO 40W; BUILDING FACADE, ORNAMENTAL, OUTDOOR DINING, OUTDOOR SALES FRONTAGE LIGHTING

EXCEPTIONS: PER SECTION 140.7 LIGHTING FOR PUBLIC STREET.

ELECTRICAL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	E-1.1	SITE LIGHTING NOTES
2	E-1.2	SITE LIGHTING PLAN
3	E-1.3	PHOTOMETRIC SITE PLAN
4	E-1.4	LIGHTING SPECIFICATIONS



15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



DATE SIGNED: 10/13/25

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PROJECT:

6th Street Senior
Development

NOT FOR BID OR CONSTRUCTION

DEVELOPER:

Chelsea Investment
Corporation

ARCHITECT:

The McKinley Assoc., Inc.
Architecture & Planning

LOCATION:

Coachella
Riverside
CA

REVISIONS

NO.	DATE	DESCRIPTION
	10/10/25	PLAN CHECK

SHEET NAME:

SITE LIGHTING NOTES

PROJECT NUMBER:

66598

ENGINEER:

DRAFTER:

SHEET NUMBER:

E-1.1

DISTANCE	30'-0"		
HEIGHT	16'-0"		
RATIO	B U G		
ALLOWED	N/A	UO	G3
PROPOSED	B0	U0	G1

THIS ROW INDICATES THE FIXTURES DISTANCE TO PROPERTY LINE.

THIS ROW INDICATES THE FIXTURES MOUNTING HEIGHT.

THIS ROW INDICATES THE DISTANCE-TO-HEIGHT RATIO.

THIS ROW IS THE CALGREEN ALLOWED BUG RATING FOR THE DISTANCE-TO-HEIGHT RATIO. SEE THE "CALGREEN ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATING" TABLE ON THIS SHEET FOR MORE INFORMATION.

THIS ROW IS THE PROPOSED BUG RATING FOR THE FIXTURE AT THIS LOCATION.

NOTE A: IESNA LIGHTING ZONES LZ0 AND LZ5 ARE NOT APPLICABLE.


NOTE B: CENTERLINE OF PUBLIC ROADWAY / TRANSIT LINE IS ACCEPTABLE.

NOTE C: BUILDING MOUNTED LUMINAIRES THAT CANNOT BE MOUNTED WITH THEIR BACKLIGHT TO THE PROPERTY LINE SHALL MEET THE ALLOWED GLARE RATING FOR A LUMINAIRE LIGHT FROM A BUILDING MOUNTED LUMINAIRE SHALL NOT EXCEED THE BACKLIGHT RATING IN THE DIRECTION OF THE PROPERTY LINE.

NOTE D: GENERAL LIGHTING LUMINAIRES IN AREAS SUCH AS OUTDOOR PARKING, SALES OR STORAGE LOTS SHALL MEET THE REDUCED RATES. DERIVATIVE LUMINAIRES LOCATED IN THESE AREAS SHALL MEET U-VALUE LIMITS FOR "ALL OTHER OUTDOOR LIGHTING"

KEYED NOTES

1. PER SECTION 130.2(C) ALL OUTDOOR LIGHTING SHALL BE CONTROLLED BY:
1. OUTDOOR PHOTOCELL (NOT REQUIRED IF TIME CLOCK DOES ASTRONOMICAL)
2. TIME CLOCK
3. PROVIDE SENSOR FOR POLE LIGHT <= 24' AND LUMINAIRES MORE THAN 40W.
2. MOTION (1) 2" CONDUIT SLEEVE UNDER ROADWAY AND INDICATE STUB LOCATION AT GRADE. COORDINATE WITH LANDSCAPE AND DRY UTILITY FOR MORE DETAILS.
3. SHELDED THE POLE SENSOR FROM ANY MOVEMENT OF OF PROPERTY



GOUVIS
engineering
consulting group, inc.®

15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
tel 760.323.5090



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Riverside
CA

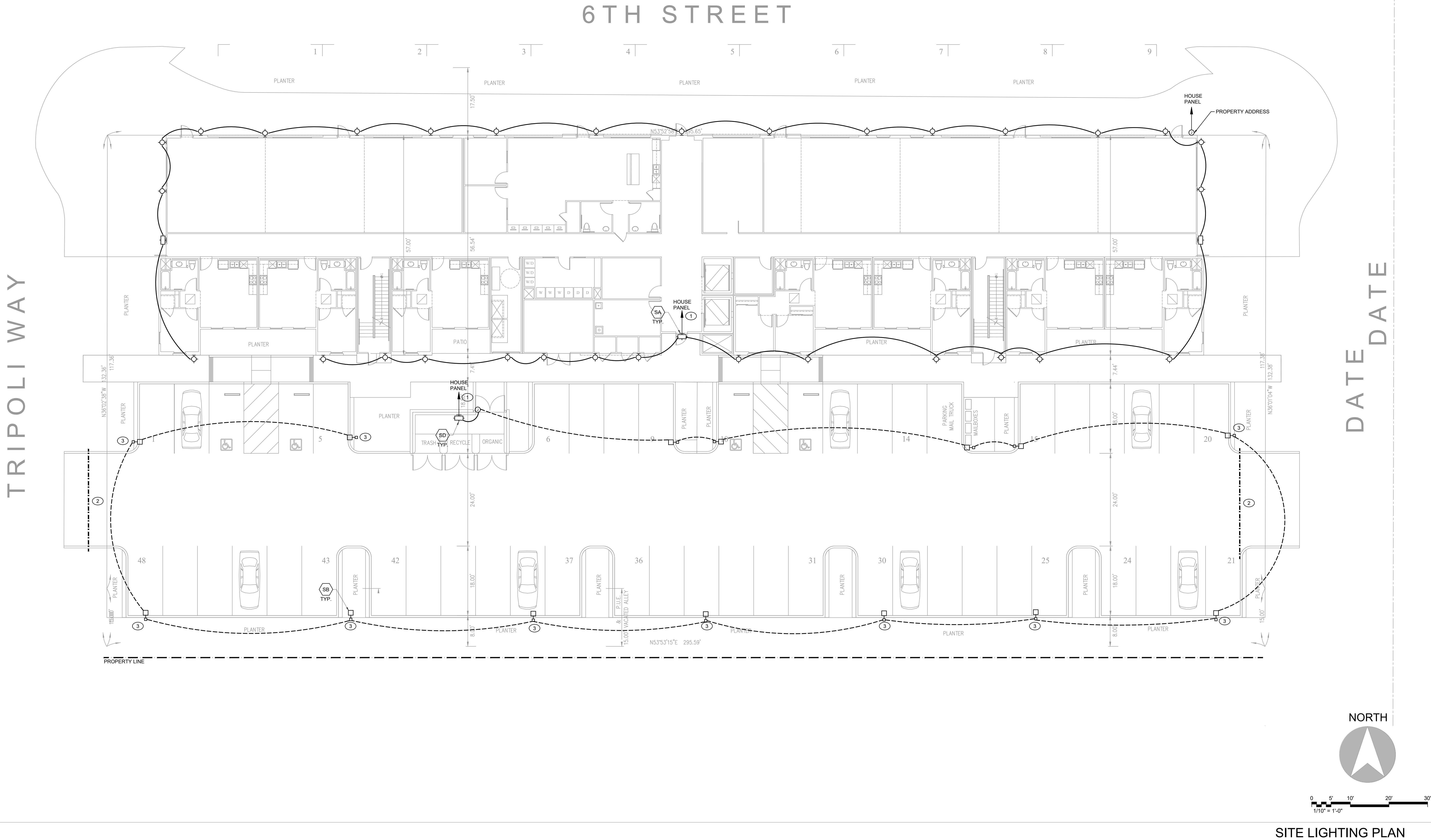
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
SHEET NAME:
SITE LIGHTING PLAN

PROJECT NUMBER:
66598

ENGINEER:
DRAFTER:

E-1.2



Luminaire Schedule						
Symbol	Qty	Label	Description	Tag	LLF	Luminaire Lumens Watts
	31	SA	7601-C17-35K	Led Wall Scone Light	0.850	1594 16
	14	SB	RSX1 LED P1 30K R45 HS	Led Pole Light	0.850	4427 51
	4	SD	XWM-FT-LED-03L-30	Led Wall Pack Light	0.850	2825 22.6

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
Driveway	2.81	4.0	1.0	2.81	4.00
Entry Door 1	2.00	2.0	2.0	1.00	1.00
Entry Door 9	2.25	2.3	2.2	1.02	1.05
Entry Door 10	2.00	2.0	2.0	1.00	1.00
Entry Door 2	2.00	2.0	2.0	1.00	1.00
Entry Door 3	2.00	2.0	2.0	1.00	1.00
Entry Door 4	2.00	2.0	2.0	1.00	1.00
Entry Door 5	2.00	2.0	2.0	1.00	1.00
Entry Door 6	2.00	2.0	2.0	1.00	1.00
Entry Door 7	2.00	2.0	2.0	1.00	1.00
Entry Door 8	2.20	2.2	2.2	1.00	1.00
Parking Area 1	2.45	3.5	1.0	2.45	3.50
Parking Area 2	3.24	3.8	2.0	1.62	1.90
Parking Area 3	3.07	4.0	1.8	1.71	2.22
Trash Rm	2.63	3.6	1.7	1.55	2.12
Walkway 1	2.68	3.6	1.4	1.91	2.57
Walkway 2	1.59	2.0	1.0	1.59	2.00
Walkway 3	3.05	3.9	2.1	1.45	1.86
Walkway 4	2.49	3.6	1.6	1.56	2.25
Walkway 5	2.30	3.0	1.6	1.44	1.88
Planter Area	0.49	1.0	0.2	2.45	5.00
Property Line	0.00	0.0	0.0	N.A.	N.A.

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15 Studebaker
Irvine
CA 92618

Irvine
tel 949.752.1612
fax 949.752.5321

Palm Springs
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ARCHITECT:
The McKinley Assoc., Inc.
Architecture & Planning

LOCATION:
Coachella
Riverside
CA

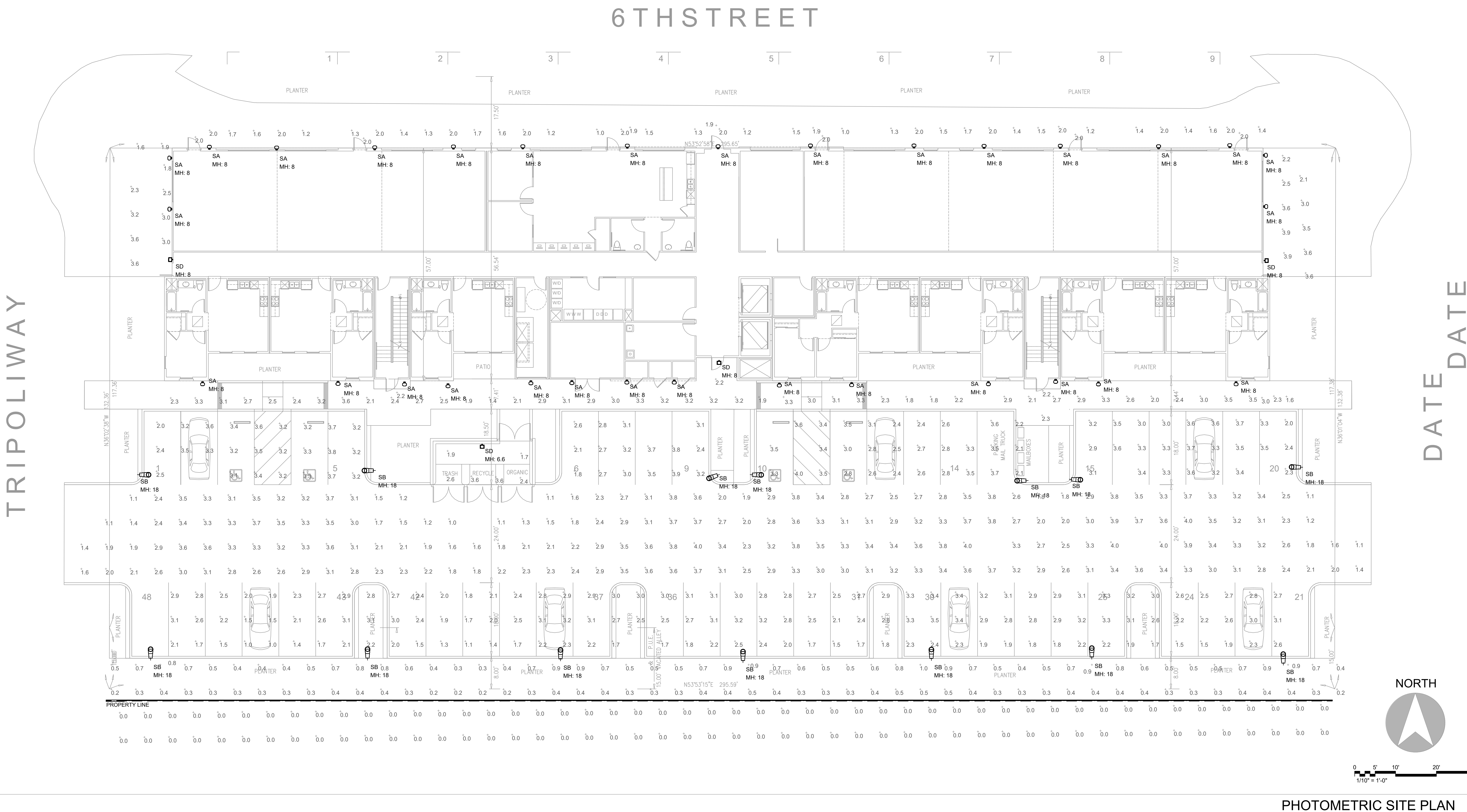
REVISIONS		
NO.	DATE	DESCRIPTION
	10/10/25	PLAN CHECK

SHEET NAME:
PHOTOMETRIC SITE PLAN

PROJECT NUMBER:
66598

ENGINEER:
DRAFTER:

SHEET NUMBER:
E-1.3



ISSUED DATE:XXXXXX

6th Street Apartments Sign Program

South side of 6th Street
between Tripoli Ave & Date Ave

8-29-25

Refined Signs & Mailboxes

LIC#1116218

4055 Oceanside Blvd Suite K
Oceanside, CA 92056

LANDLORD: 6th Street Seniors CIC, LP
6339 Paseo Del Lago
Carlsbad, CA 92011

SIGN CONSULTANT: Refined Signs & Mailboxes
4055 Oceanside Blvd. Suite K
Oceanside, CA 92056

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INTRODUCTION

The objective of the Sign Program for 6th Street Apartments is to provide comprehensive design standards and specifications that assure consistency in quality, color, size, placement, and configuration for signage and to provide for project identification and retail tenant identification.

DESIGN GUIDELINES

A. Acceptable Sign Treatments

Only sign types specified in the Sign Program or approved in writing by the Owner and the City are allowed. Sizes and quantities must follow the criteria and exhibits for each sign type.

See details for each sign type below.

A strong connection shall be maintained between all signage and the project architecture. Elements of color, materials, scale, form and detail shall be reflected in the signage. Signs shall fit comfortably, never crowding the architectural or landscaping elements in immediate vicinity.

B. Lighting

- Wall signs may be internally illuminated to provide back-lighting behind individually mounted letters and symbols (halo-lit). Blade signs are externally illuminated with incorporated spot lights. Lighting shall be directed and shielded to illuminate the sign and not to spill over to other parts of the building or site.

- All electrical housings and posts for signs must be painted to match adjacent building surfaces.

- Internally illuminated cabinet signs (where the entire sign background is illuminated) are prohibited.

C. Colors

Sign colors must contrast sufficiently with background colors. Corporate colors may be used with prior written approval.

D. Copy / Typestyles

-Copy and layout are subject to Owner's prior written approval.

DI. Sizes and Quantities

Sizes and quantities for signs shall be as outlined in the criteria for each sign type. Notwithstanding the maximum square footage specified for copy area allowances, adequate amounts of visual open space shall be provided so that signs appear balanced and in scale in relation to their backgrounds and adjacent signage.

-Sign area shall be calculated as follows:

Sign Area: The area of that triangle, square, or polygon formed on a plane from the least number of straight lines (not to exceed eight in number) all parts of which are measured at least six (6) inches from, and enclosing, all writing, trade-marks, illustrations, backing lighting and those backing structures except building walls and monument base, columns or architectural supports.

Individual letters: The area of wall or window signs composed of individual letters is considered to be the area within the single continuous perimeter encompassed by a straight-line geometric figure which encloses the extreme limits of the letters or other characters.

DII. Prohibited Signs

- Any sign not in accordance with this Sign Program and the Specific Plan.
- Abandoned signs
- Rotating, revolving, flashing, animated, blinking, gyrating or moving signs.
- Vehicles, trailers or other signs or devices when used exclusively or primarily as advertising devices or displays.
- Off-premise signs (other than directional signs) installed for the purpose of advertising a project, event, person or subject not related to the premises upon which said sign is located.
- Signs that create a safety hazard or resemble or conflict with any traffic control device.
- Flags, pennants, streamers, spinners, festoons, windsocks, valances or similar displays without prior approval by the Owner and City.
- Balloons or other inflatable devices.
- Roof Signs
- Signs promoting immoral or unlawful activities.
- Billboards or Outdoor Advertising devices and advertising displays.
- Freestanding "A" frame signs or "Human" signs.
- Internally illuminated box signs (signs where the background is illuminated.)
- Face-lit channel letters.
- Any signs not address in the this sign plan and specifically prohibited by the City of Coachella Zoning and Signage Regulations.

G. Owner's Right to Enforce

The Owner may, at it's sole discretion and at the violator's , correct, replace or remove any sign that is installed without written approapproved by the Owner, or erected without appropriate governmental agency approval or permits.

H. Abandoned Signs

An abandoned sign is that whose use is discontinued because the premises upon which it is located becomes vacated and unoccupied for a period of more than 30 days. The Owner may, at its sole discretion and at the violator's cost, replace or remove any abandoned sign.

I. Logos

All references to logos are registered trademark logos.

CONSTRUCTION REQUIREMENTS

The following requirements:

A. Materials

- Signs must use durable, rust-inhibited materials that are appropriate and complementary to the building architecture. All materials must be new.
- All ferrous and non-ferrous metals must be separated with non-conductive gaskets and stainless steel fasteners be used to secure ferrous to non-ferrous metals.
- All bolts and fastenings shall consist of stainless steel, galvanized steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron materials are allowed.

B. Processes and Installation

- Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous, smooth and filled. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning, warping and other imperfections.
- Dimensional letters and plaques shall be affixed without visible means of attachment, unless attachments make an intentional design statement and are shown on approved shop drawings.
- Penetrations into building walls, where required, shall be made waterproof, subject to Owner's review. Immediately upon abandonment or removal, building walls shall be restored at tenant's expense.
- In no case shall any manufacturer's label be visible from the street or from normal viewing angles unless required on UL label.
- Sign permit stickers shall be affixed to the bottom edge of signs, and only that portion of the permit sticker that is legally required to be visible shall be exposed.
- All logo images and typestyles once approved by Owner, shall be accurately reproduced. Lettering that approximates intended typestyles shall not be acceptable.
- Threaded rods or anchor bolts shall be used to mount sign letters which are spaced out from background panel or building wall. Angle clips attached to letter sides are not permitted.

C. Paint

- Color coatings shall exactly match the colors specified on the approved plans. Surfaces with color mixes and hues prone to fading (e.g., pastels, fluorescent, complex mixtures, and intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte, gloss, or semi-gloss finish. All finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface.
- Finishes shall be semigloss unless otherwise called out on shop drawings & approved by Owner.

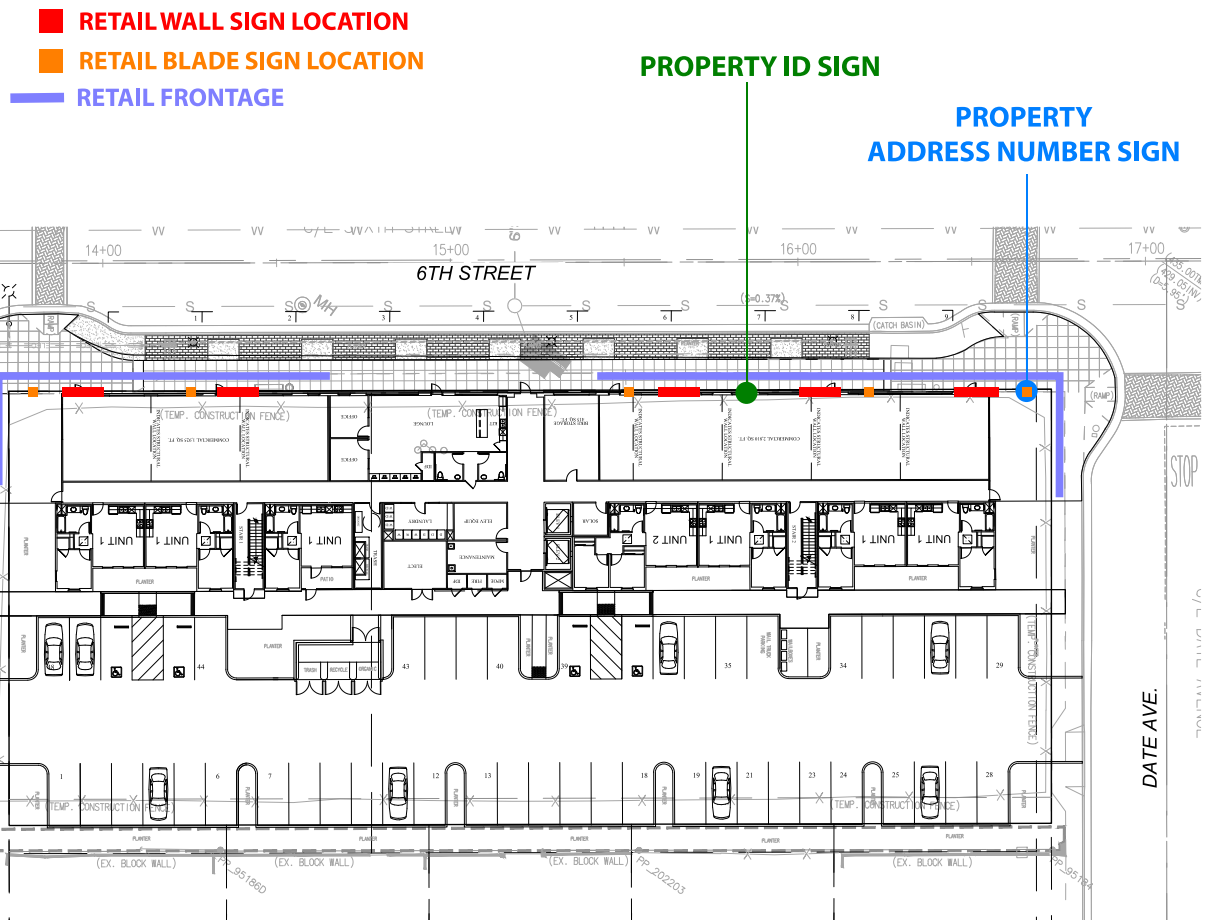
EXHIBITS

Note: All maps and figures indicate typical design concepts and locations and are subject to change. Exhibits are not intended to suggest final sign designs or exact locations, depending on final site development and/or entry drive configuration.

PROJECT SIGN CRITERIA

6TH STREET APARTMENTS SITE MAP

FUTURE SIGNAGE PACKAGE SUBMITTAL ANTICIPATED





FUTURE SIGNAGE PACKAGE SUBMITTAL ANTICIPATED

FUTURE SIGNAGE PACKAGE SUBMITTAL ANTICIPATED



SECONDARY SITE SIGNAGE

Secondary site signage are signs other than the primary project or tenant identification signs and may include:

- address signage
- suite number signs
- other code-required signs

The number and locations of secondary signs shall be subject to city review. Sizes shall not exceed allowances per city code.

RETAIL TENANT SIGN CRITERIA

SIGN TYPE (C) RETAIL TENANT IDENTIFICATION SIGN

QUANTITY

Each tenant occupying a Retail Suite shall be limited to a maximum of one (1) wall sign and one (1) blade sign.

LOCATION

May be located on the face of the tenant lease space wall, or projecting from the wall (blade sign), as appropriate.

COPY

Tenant names/logo.

SIZE

Each tenant is allowed a total aggregate of 2 sq. ft per linear foot of tenant lease frontage, or 50 sq. ft. whichever is less, for all signs except window signs.

MATERIALS

Reverse channel letters; dimensional letters; or other materials compatible with building architecture.

COLORS

Bronze Lettering and Hardware. Custom colors with Owner approval, though Colors shall be compatible with the building architecture.

TYPE FACE

Custom tenant logotype/name with Owner approval.

LIGHTING

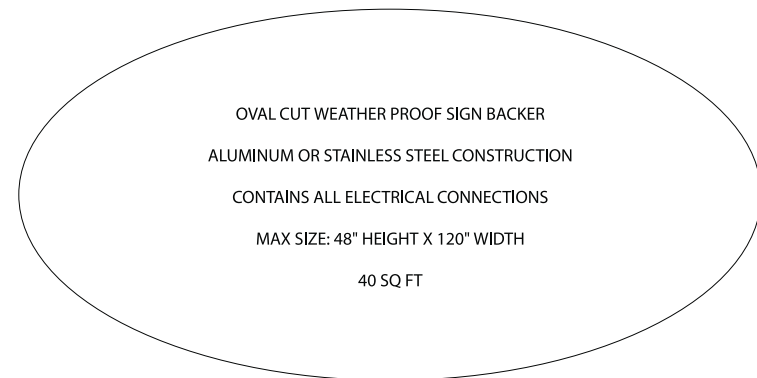
Halo lit letters. Externally illuminated Blade Sign.

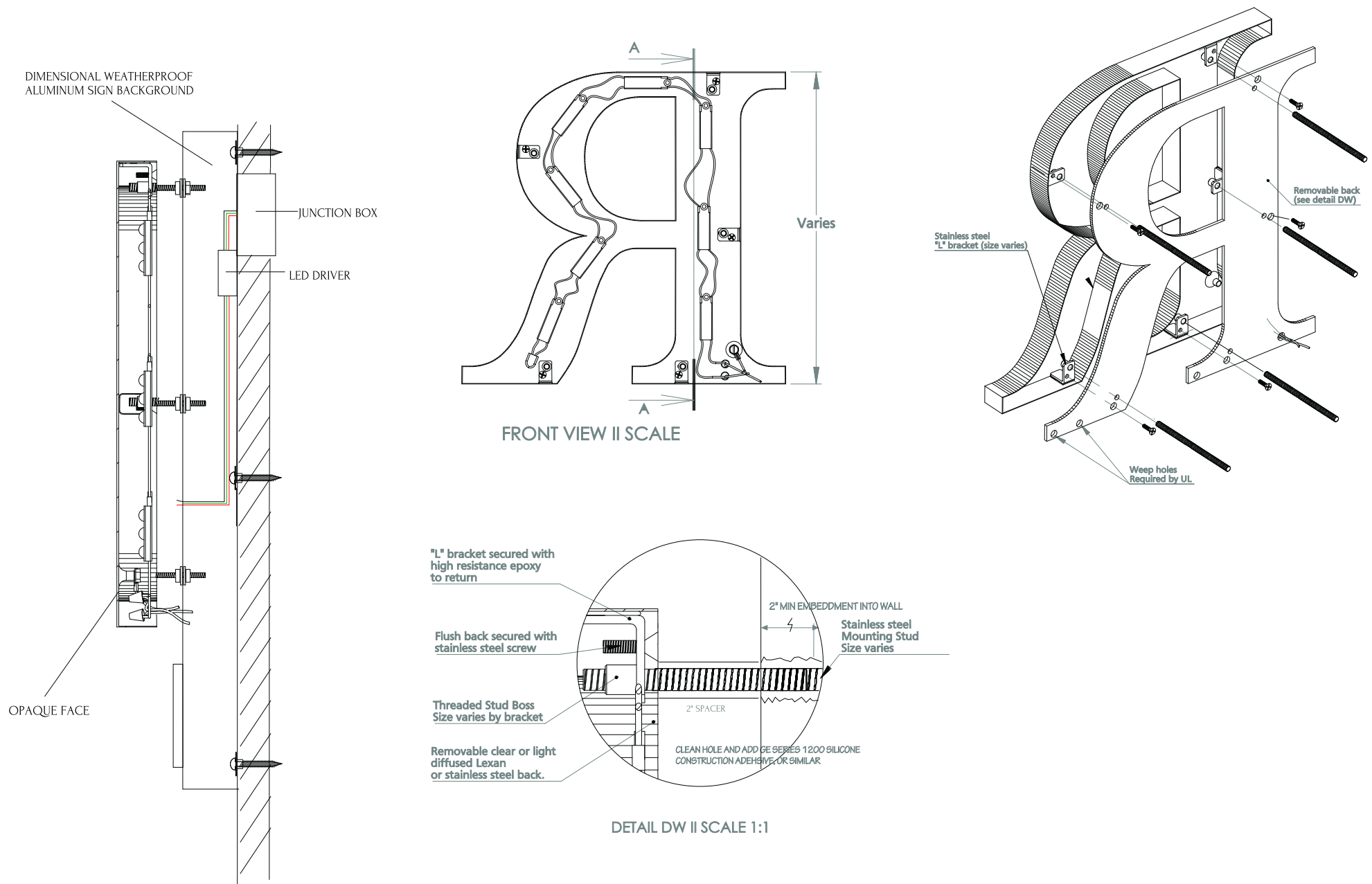
SAMPLES OF SIGN SIZE/SHAPE FOR ILLUMINATED SIGNS

(NON-ILLUMINATED SIGNS DO NOT REQUIRE A SIGN BACKER)

ALL ILLUMINATED SIGNS MUST HAVE A DIMENSIONAL WEATHERPROOF SIGN BACKER
FABRICATED FROM ALUMINUM OR STAINLESS STEEL
WITH PAINT OR POWDERCOAT FINISH

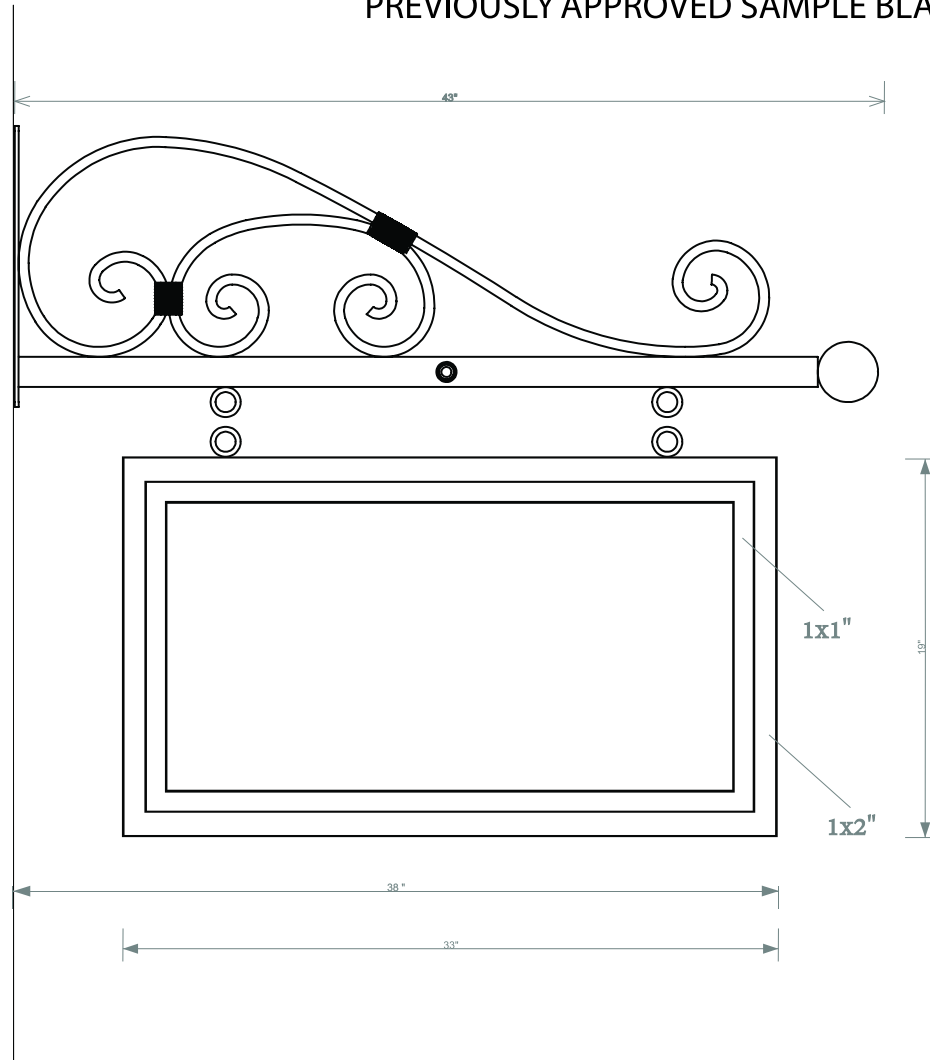
ALL ELECTRICAL CONNECTIONS TO BE CONTAINED WITHIN WEATHERPROOF BACKER



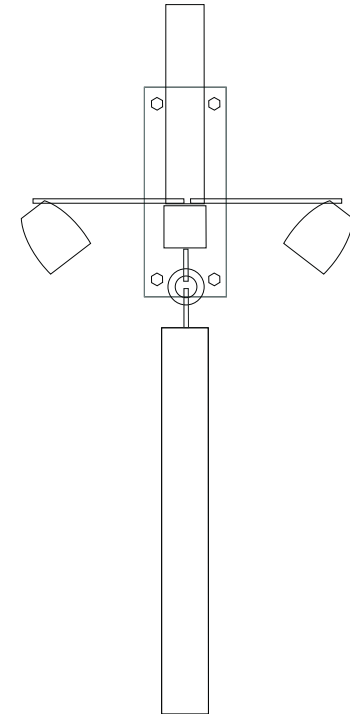


Previously Approved Sample Halo-Lit Channel Letter

PREVIOUSLY APPROVED SAMPLE BLADE SIGN OVERVIEW

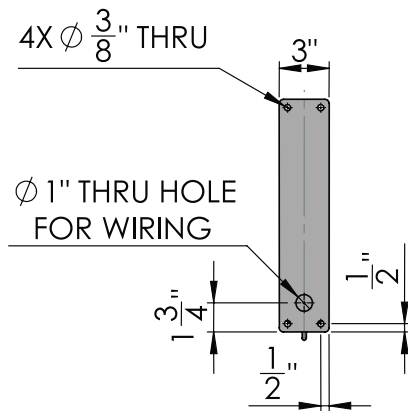
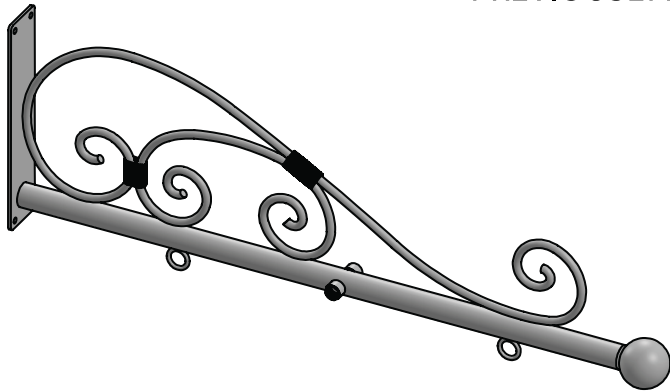


POWDER COATED STEEL SIGN FRAME
 1X2" RECTANGULAR TUBE OUTER FRAME
 1X1 SQUARE TUBE INNER FRAME
 EYELETS ON TOP WITH 22" O/C SPACING TO MATCH BRACKET
 17X31" SIGNS TO ATTACH TO FACE OF 1X1 INNER FRAME WITH 3M VHB TAPE

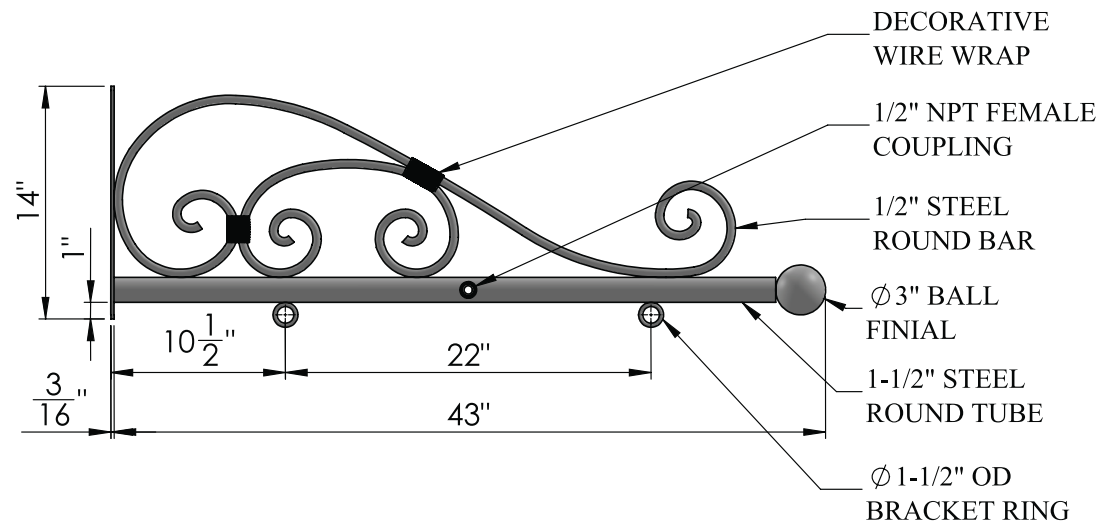


MINIMUM 8" CLEARANCE
 FROM FINISHED FLOOR

PREVIOUSLY APPROVED BLADE SIGN BRACKET DETAIL



SIDE VIEW



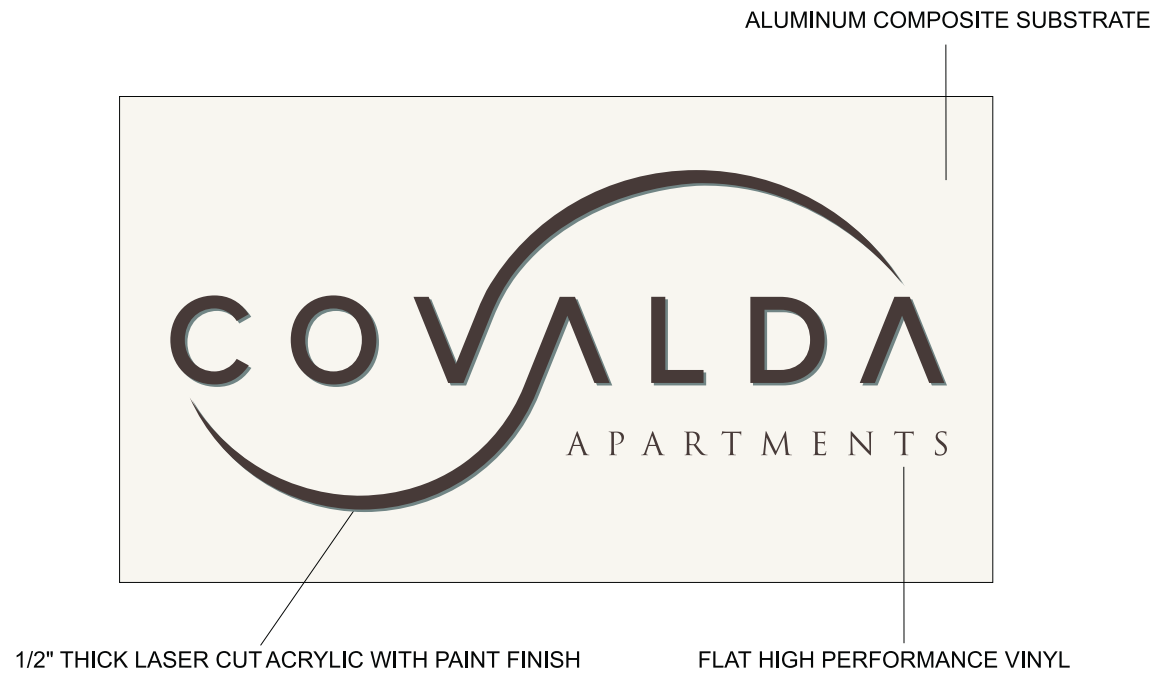
FRONT VIEW

Content: 43" Classic Lighted Sign Bracket
Color/Finish: Textured Black Powder Coat

Design by Sign Bracket Store. All visual representations and designs are the intellectual property of Sign Bracket Store and protected under copyright law. Any duplication of this design is in direct violation of the law and will result in legal action.

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PREVIOUSLY APPROVED COVALDA APARTMENTS
BLADE SIGN PANEL DETAIL



17"x31" SIGN PANEL

TWO PER BLADE SIGN

SIGN TYPE (E) WINDOW SIGNS

QUANTITY

Not limited provided total sign area square footage allowance is not exceeded. May be used in combination with other tenant identification sign types.

LOCATION

On tenant storefront window. Window signs shall only be used on windows for non-residential uses.

COPY

Tenant names/ logo. Window signs include posters for advertisements and sales, product merchandise posters, open and closed signs. and painted or etched business names and logos.

SIZE

All window signs combined shall not occupy more than one-third (1/3) the area of window frontage.

MATERIALS

Permanent window signs shall be created with permanent or fade resistant materials, paint, gold leaf lettering, vinyl or glass etching.

COLORS

Custom colors with Owner approval. Colors shall be compatible with the building architecture.

TYPE FACE

Custom tenant logotype/ name with Owner approval.

LIGHTING

Direct or indirect

Ancillary Signs

Ancillary signs are signs other than primary tenant identification signs, and are not included in maximum tenant signage area. Typical ancillary signage includes:

Tenant Door Signs

Each Tenant will be permitted to place upon the main entrance to its premises not more than 3 sq. ft. aggregate area of lettering indicating hours of business, emergency phone numbers, accepted credit cards, etc. Letter height shall be limited to 1-1/2 inches.

Delivery Entrance Identification Signs

Tenants may identify their rear service door for delivery and emergency purposes. Copy shall be limited to identification of the tenant, service or building operation.

TEMPORARY SIGNAGE

Project Leasing / Construction / Future Facilities

Temporary signs are permitted for various activities during and after completion of the development phase:

- May be ground mounted.
- May be internally or externally illuminated at Owner's discretion and approval.
- Size and quantity per city zoning ordinances

Temporary Identification / Coming Soon

Temporary signs may be allowed at individual lease spaces for displaying "for lease", "coming soon" and similar messages subject to Owner and City's approval. Tenant is responsible for City approvals or permits if applicable.

Tenants may be allowed use of a temporary identification banner for a period of time not to exceed 30 consecutive days:

- One sign per street frontage
- (2) signs maximum not to exceed a combined total of 60 sq. ft.
- Placed below roof eave line

REQUIRED SUBMITTALS AND APPROVALS

A. Submittals and Approvals

There is a formal process for the creation, review and approval of all signage at the project. Prior to submittal to the City, plans for all proposed signage shall be submitted to the Owner or his Authorized Agent who will review plans for conformance with the sign program. **The Owner shall have the discretionary authority to deny approval for any submittal.**

I. For signage approval, such submissions shall include **(4)** sets of the following:

- Name, address and phone number of tenant / user
- Name, address and phone number of Sign Contractor
- Elevation of structure showing all proposed signs indicating sign type, design, location, size and layout of sign drawn to scale and indicating dimensions, attachment devices and construction details, colors, materials and lighting details.
- Section detail of letters and/or sign element showing the dimensioned projection of the face of letters, method and intensity of illumination.
- Color board with actual sample colors (8-1/2" x 11" format).

II. Requests to establish signs that vary from the provisions of this sign program shall be submitted to the Owner in writing for approval prior to being submitted to the City. All proposed variances in an application to the Owner must be clearly identified as such.

III. Following approval of proposed signage by the Owner, applications for all permits for fabrication and installation by Sign Contractor may be submitted to the City for approval, along with applicable sign permit applications.

IV. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and working drawings. No sign shall be fabricated prior to approval.

B. Required Insurance and Permits

Prior to installation, the tenant shall provide to the Owner an original certificate of insurance from his sign contractor naming the Owner as an additional insured for liability coverage and a copy of the sign permits issued by the City.

SIGN PROGRAM CONDITIONS

A. The applicant shall be responsible for enforcing the sign program to ensure tenant compliance including ensuring that window signage does not exceed maximum coverage.

B. Any modification to proposed signs that propose to depart from the bronze color wall sign theme as internally illuminated shall also be reviewed and approved by the Development Services Director.

- Sign program shall be revised to include:

I. Window signs combined shall not occupy more than 15% of the 1/4 area of the window frontage unless otherwise approved by the Development Services Director insofar that the signage does not detract for the visibility to the store and the exterior architectural integrity of the tenant space.

II. For abandoned signs the owner shall be responsible for ensuring abandoned wall and blade signs are removed and any damaged stucco repaired and painted to match uniformly with exterior stucco.

III. Blade Sign lettering and images shall be embossed from the sign blade.

IV. The projecting pole for the blade sign shall incorporate a twisted metal design.

V. Feather signs shall be listed as prohibited signs.