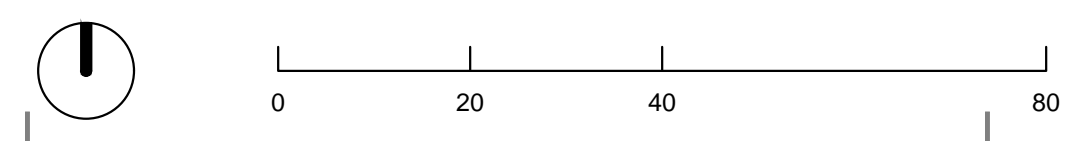




**LEGEND:**  
 2 STORY: [Light Yellow Box]  
 3 STORY: [Yellow Box]  
 DAY CARE: [Orange Box]  
 REC. BLDG.: [Dark Orange Box]



CONCEPTUAL SITE PLAN

A1.0



Architecture + Planning  
 12555 West Jefferson Blvd.  
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Raven Ridge Development  
 Coachella Village Partners, LLC  
 1014 S. Westlake Blvd.  
 Westlake Village, CA 91361

**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017

**PROJECT SUMMARY:**

| Parking Numbers  |            |
|--|------------|
| Residential Parking Stall Required                             | 514        |
| Accessible Stalls Required ( Inclusive) 401-500                | 9          |
| Daycare parking Required (1 per faculty, 1 per 10 kids)        | 10         |
| <b>Total Parking Stalls Required(W/ 15% Reduction)</b>         | <b>445</b> |
| Accessible Stalls Provided ( Inclusive) 2%                     | 10         |
| Daycare / Rec/Lobby/ Leasing Parking ( Inclusive)              | 25         |
| <b>Total Parking Stalls Provided( 14.8% Reduction Applied)</b> | <b>445</b> |

|                   |        |         |         |     |
|-------------------|--------|---------|---------|-----|
| Parking For 1Bed  | 125.25 | at 1.67 | Covered | 75  |
| Parking For 2Bed+ | 389.11 | at 2.32 | Covered | 167 |
| Total             | 514.36 |         | Total   | 242 |

| Total Net Rentable | BLDG A (4)     | BLDG B (5) | BLDG C (3) | BLDG D (1) | BLDG E (1) | BLDG E -2 (1) |
|--------------------|----------------|------------|------------|------------|------------|---------------|
| 5 Buildings Types  | 52,176         | 70,030     | 41,868     | 18,400     | 26,158     | 15,108        |
| <b>Total SF</b>    | <b>223,740</b> |            |            |            |            |               |

| BLDGs  | 1 Bedroom Units |     | 2 Bedroom Units |      |       | 3 Bedroom Units |      | 4 Bedroom Units |      | Total      |
|--|-----------------|-----|-----------------|------|-------|-----------------|------|-----------------|------|------------|
|  | 1               | 2   | 3               | 4    | 5     | 6               | 7    | 8               | 9    |            |
| <b>BLDG A (4 Buildings)</b>                      | 0               | 0   | 3               | 4    | 0     | 8               | 4    | 0               | 0    | 40         |
| <b>BLDG A Square Footages</b>                    | 0               | 0   | 1224            | 1271 | 0     | 1435            | 1465 | 0               | 0    |            |
| <b>BLDG B (5 Buildings)</b>                      | 15              | 15  | 20              | 0    | 10    | 0               | 0    | 15              | 15   | 90         |
| <b>BLDG C (3 Buildings)</b>                      | 9               | 24  | 15              | 6    | 0     | 0               | 0    | 0               | 0    | 54         |
| <b>BLDG D (1 Building)</b>                       | 0               | 12  | 8               | 0    | 0     | 2               | 0    | 3               | 0    | 25         |
| <b>BLDG B , C &amp; D Square Footages</b>        | 527             | 725 | 925             | 975  | 1,025 | 1150            | 1300 | 1350            | 1500 |            |
| <b>BLDG E (1 Building)</b>                       | 0               | 0   | 0               | 4    | 2     | 0               | 13   | 0               | 2    | 21         |
| <b>BLDG E -2 (1 Building)</b>                    | 0               | 0   | 0               | 0    | 4     | 0               | 6    | 0               | 2    | 12         |
| <b>BLDG E &amp; E-2 Square Footages</b>          | 527             | 725 | 925             | 975  | 1,025 | 1150            | 1300 | 1350            | 1654 |            |
| <b>Total of Each SF Type Unit Provided</b>       | 24              | 51  | 59              | 22   | 16    | 10              | 23   | 18              | 19   |            |
| <b>Total No. of Units for All Buildings (15)</b> | <b>75</b>       |     | <b>97</b>       |      |       | <b>33</b>       |      | <b>37</b>       |      | <b>242</b> |
| <b>Percentage provided</b>                       | 31%             |     | 40%             |      |       | 14%             |      | 15%             |      | 100%       |

| BLDG A - 3 STORY TOWNHOME       |               |                  | 1 Bedroom Units |       | 2 Bedroom Units |       |       | 3 Bedroom Units |      | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|-------|-----------------|-------|-------|-----------------|------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2  | B_B1            | B_B2  | B_B3  | C_C1            | C_C2 | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 3,680            | 0               | 0     | 4               | 3     | 0     | 0               | 1    | 0               | 0    | 8             |
|                                 | 2nd Floor     | 6,050            | 0               | 0     | 0               | 0     | 0     | 0               | 0    | 0               | 0    | 0             |
|                                 | 3rd Floor     | 6,044            | 0               | 0     | 0               | 0     | 0     | 2               | 0    | 0               | 0    | 2             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>15,774</b>    | <b>0</b>        |       | <b>7</b>        |       |       | <b>3</b>        |      | <b>0</b>        |      | <b>10</b>     |
| <b>Total No. of Buildings 4</b> |               |                  | <b>0</b>        |       | <b>28</b>       |       |       | <b>12</b>       |      | <b>0</b>        |      | <b>40</b>     |
| <b>Unit Mix</b>                 |               |                  | 0.0%            |       | 70.0%           |       |       | 30.0%           |      | 0.0%            |      | 100.0%        |
| Unit Net Rentable Area          | 0             | 0                | 1224            | 1271  | 0               | 1435  | 1465  | 0               | 0    | 0               | 0    |               |
|                                 | 0             | 0                | 4,896           | 3,813 | 0               | 2,870 | 1,465 | 0               | 0    | 0               | 0    |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>0</b>        |       | <b>8,709</b>    |       |       | <b>4,335</b>    |      | <b>0</b>        |      | <b>13,044</b> |
| Average SF per Unit Type        |               |                  | 0               |       | 1,244           |       |       | 0               |      | 1388            |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 1304            |       |                 |       |       |                 |      |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |       | 3.27            |       |       |                 |      |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 3.1             |       |                 |       |       |                 |      |                 |      |               |

| BLDG B                          |               |                  | 1 Bedroom Units |      | 2 Bedroom Units |      |      | 3 Bedroom Units |       | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|------|-----------------|------|------|-----------------|-------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2 | B_B1            | B_B2 | B_B3 | C_C1            | C_C2  | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 4,141            | 1               | 1    | 0               | 0    | 0    | 0               | 0     | 1               | 1    | 4             |
|                                 | 2nd Floor     | 7,608            | 1               | 1    | 2               | 0    | 1    | 0               | 0     | 1               | 1    | 7             |
|                                 | 3rd Floor     | 7,608            | 1               | 1    | 2               | 0    | 1    | 0               | 0     | 1               | 1    | 7             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>19,357</b>    | <b>6</b>        |      | <b>6</b>        |      |      | <b>0</b>        |       | <b>6</b>        |      | <b>18</b>     |
| <b>Total No. of Buildings 5</b> |               |                  | <b>30</b>       |      | <b>30</b>       |      |      | <b>0</b>        |       | <b>30</b>       |      | <b>90</b>     |
| <b>Unit Mix</b>                 |               |                  | 33.3%           |      | 33.3%           |      |      | 0.0%            |       | 33.3%           |      | 100.0%        |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975  | 1,025           | 1150 | 1300 | 1350            | 1500  |                 |      |               |
|                                 | 1,581         | 2,175            | 3,700           | 0    | 2,050           | 0    | 0    | 4,050           | 4,500 |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>3,756</b>    |      | <b>5,750</b>    |      |      | <b>4,500</b>    |       | <b>4,500</b>    |      | <b>14,006</b> |
| Average SF per Unit Type        |               |                  | 626             |      | 958             |      |      |                 |       |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 778             |      |                 |      |      |                 |       |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |      | 3.27            |      |      |                 |       |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 5.5             |      |                 |      |      |                 |       |                 |      |               |

\* Note: Stairs and Corridors Included in Gross Floor Area Calculations.



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
AUGUST 28, 2017

PROJECT SUMMARY

A2.0

| BLDG C                          |               |                  | 1 Bedroom Units |       | 2 Bedroom Units |      |      | 3 Bedroom Units |      | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|-------|-----------------|------|------|-----------------|------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2  | B_B1            | B_B2 | B_B3 | C_C1            | C_C2 | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 2,785            | 1               | 3     | 0               | 0    | 0    | 0               | 0    | 0               | 0    | 4             |
|                                 | 2nd Floor     | 6,965            | 1               | 3     | 3               | 1    | 0    | 0               | 0    | 0               | 0    | 8             |
|                                 | 3rd Floor     | 5,290            | 1               | 2     | 2               | 1    | 0    | 0               | 0    | 0               | 0    | 6             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>15,040</b>    | <b>11</b>       |       | <b>7</b>        |      |      | <b>0</b>        |      | <b>0</b>        |      | <b>18</b>     |
| <b>Total No. of Buildings 3</b> |               |                  | <b>33</b>       |       | <b>21</b>       |      |      | <b>0</b>        |      | <b>0</b>        |      | <b>54</b>     |
| <b>Unit Mix</b>                 |               |                  | 61.1%           |       | 38.9%           |      |      | 0.0%            |      | 0.0%            |      | 100.0%        |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975   | 1,025           | 1150 | 1300 | 1350            | 1500 |                 |      |               |
|                                 | 1,581         | 5,800            | 4,625           | 1,950 | 0               | 0    | 0    | 0               | 0    |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>7,381</b>    |       | <b>6,575</b>    |      |      | <b>0</b>        |      | <b>0</b>        |      | <b>13,956</b> |
| Average SF per Unit Type        |               |                  | 671             |       | 939             |      |      |                 |      |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 775             |       |                 |      |      |                 |      |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |       | 3.27            |      |      |                 |      |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 5.5             |       |                 |      |      |                 |      |                 |      |               |

| BLDG D                          |               |                  | 1 Bedroom Units |      | 2 Bedroom Units |       |      | 3 Bedroom Units |      | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|------|-----------------|-------|------|-----------------|------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2 | B_B1            | B_B2  | B_B3 | C_C1            | C_C2 | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 4,393            | 0               | 4    | 0               | 0     | 0    | 0               | 0    | 1               | 0    | 5             |
|                                 | 2nd Floor     | 9,758            | 0               | 4    | 4               | 0     | 0    | 1               | 0    | 1               | 0    | 10            |
|                                 | 3rd Floor     | 9,758            | 0               | 4    | 4               | 0     | 0    | 1               | 0    | 1               | 0    | 10            |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>23,909</b>    | <b>12</b>       |      | <b>8</b>        |       |      | <b>2</b>        |      | <b>3</b>        |      | <b>25</b>     |
| <b>Total No. of Buildings 1</b> |               |                  | <b>12</b>       |      | <b>8</b>        |       |      | <b>2</b>        |      | <b>3</b>        |      | <b>25</b>     |
| <b>Unit Mix</b>                 |               |                  | 48.0%           |      | 32.0%           |       |      | 8.0%            |      | 12.0%           |      | 100.0%        |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975  | 1,025           | 1150  | 1300 | 1350            | 1500 |                 |      |               |
|                                 | 0             | 8,700            | 7,400           | 0    | 0               | 2,300 | 0    | 4,050           | 0    |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>8,700</b>    |      | <b>9,700</b>    |       |      | <b>0</b>        |      | <b>0</b>        |      | <b>18,400</b> |
| Average SF per Unit Type        |               |                  | 725             |      | 1,213           |       |      |                 |      |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 736             |      |                 |       |      |                 |      |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |      | 3.27            |       |      |                 |      |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 7.6             |      |                 |       |      |                 |      |                 |      |               |

| BLDG E                          |               |                  | 1 Bedroom Units |       | 2 Bedroom Units |      |        | 3 Bedroom Units |       | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|-------|-----------------|------|--------|-----------------|-------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2  | B_B1            | B_B2 | B_B3   | C_C1            | C_C2  | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 8,288            | 0               | 0     | 0               | 0    | 0      | 0               | 5     | 0               | 2    | 7             |
|                                 | 2nd Floor     | 13,502           | 0               | 0     | 0               | 2    | 2      | 0               | 5     | 0               | 0    | 9             |
|                                 | 3rd Floor     | 6,310            | 0               | 0     | 0               | 2    | 0      | 0               | 3     | 0               | 0    | 5             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>28,100</b>    | <b>0</b>        |       | <b>6</b>        |      |        | <b>13</b>       |       | <b>2</b>        |      | <b>21</b>     |
| <b>Total No. of Buildings 1</b> |               |                  | <b>0</b>        |       | <b>6</b>        |      |        | <b>13</b>       |       | <b>2</b>        |      | <b>21</b>     |
| <b>Unit Mix</b>                 |               |                  | 0.0%            |       | 28.6%           |      |        | 61.9%           |       | 9.5%            |      | 90.5%         |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975   | 1,025           | 1150 | 1300   | 1350            | 1654  |                 |      |               |
|                                 | 0             | 0                | 0               | 3,900 | 2,050           | 0    | 16,900 | 0               | 3,308 |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>0</b>        |       | <b>22,850</b>   |      |        | <b>3,308</b>    |       | <b>3,308</b>    |      | <b>26,158</b> |
| Average SF per Unit Type        |               |                  | 0               |       | 3,808           |      |        |                 |       |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 1246            |       |                 |      |        |                 |       |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |       | 3.27            |      |        |                 |       |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 6.4             |       |                 |      |        |                 |       |                 |      |               |

| BLDG E-2                        |               |                  | 1 Bedroom Units |      | 2 Bedroom Units |      |       | 3 Bedroom Units |       | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|------|-----------------|------|-------|-----------------|-------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2 | B_B1            | B_B2 | B_B3  | C_C1            | C_C2  | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 5,668            | 0               | 0    | 0               | 0    | 0     | 0               | 2     | 0               | 2    | 4             |
|                                 | 2nd Floor     | 6,796            | 0               | 0    | 0               | 0    | 2     | 0               | 2     | 0               | 0    | 4             |
|                                 | 3rd Floor     | 6,310            | 0               | 0    | 0               | 0    | 2     | 0               | 2     | 0               | 0    | 4             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>18,774</b>    | <b>0</b>        |      | <b>4</b>        |      |       | <b>6</b>        |       | <b>2</b>        |      | <b>12</b>     |
| <b>Total No. of Buildings 1</b> |               |                  | <b>0</b>        |      | <b>4</b>        |      |       | <b>6</b>        |       | <b>2</b>        |      | <b>12</b>     |
| <b>Unit Mix</b>                 |               |                  | 0.0%            |      | 33.3%           |      |       | 50.0%           |       | 16.7%           |      | 83.3%         |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975  | 1,000           | 1150 | 1300  | 1350            | 1654  |                 |      |               |
|                                 | 0             | 0                | 0               | 0    | 4,000           | 0    | 7,800 | 0               | 3,308 |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>0</b>        |      | <b>11,800</b>   |      |       | <b>3,308</b>    |       | <b>3,308</b>    |      | <b>15,108</b> |
| Average SF per Unit Type        |               |                  | 0               |      | 2,950           |      |       |                 |       |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 1259            |      |                 |      |       |                 |       |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |      | 3.27            |      |       |                 |       |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 3.7             |      |                 |      |       |                 |       |                 |      |               |



# 83755 COACHELLA VILLAGE

## ENTITLEMENT SUBMISSION

PREPARED AUG 26th, 2017

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**EXISTING  
VICINITY MAP**

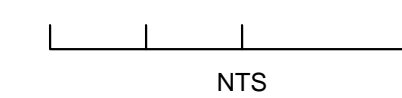
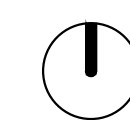


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**TITLE SHEET**  
 SHEET INFORMATION

**A100**

**PROJECT SUMMARY:**

| Parking Numbers  |            |
|--|------------|
| Residential Parking Stall Required                             | 514        |
| Accessible Stalls Required ( Inclusive) 401-500                | 9          |
| Daycare parking Required (1 per faculty, 1 per 10 kids)        | 10         |
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|                   |        |         |         |     |
|-------------------|--------|---------|---------|-----|
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| Parking For 2Bed+ | 389.11 | at 2.32 | Covered | 167 |
| Total             | 514.36 |         | Total   | 242 |

| Total Net Rentable | BLDG A (4)     | BLDG B (5) | BLDG C (3) | BLDG D (1) | BLDG E (1) | BLDG E -2 (1) |
|--------------------|----------------|------------|------------|------------|------------|---------------|
| 5 Buildings Types  | 52,176         | 70,030     | 41,868     | 18,400     | 26,158     | 15,108        |
| <b>Total SF</b>    | <b>223,740</b> |            |            |            |            |               |

| BLDGs  | 1 Bedroom Units |     | 2 Bedroom Units |      |       | 3 Bedroom Units |      | 4 Bedroom Units |      | Total      |
|--|-----------------|-----|-----------------|------|-------|-----------------|------|-----------------|------|------------|
|  | 1               | 2   | 3               | 4    | 5     | 6               | 7    | 8               | 9    |            |
| <b>BLDG A (4 Buildings)</b>                      | 0               | 0   | 3               | 4    | 0     | 8               | 4    | 0               | 0    | 40         |
| <b>BLDG A Square Footages</b>                    | 0               | 0   | 1224            | 1271 | 0     | 1435            | 1465 | 0               | 0    |            |
| <b>BLDG B (5 Buildings)</b>                      | 15              | 15  | 20              | 0    | 10    | 0               | 0    | 15              | 15   | 90         |
| <b>BLDG C (3 Buildings)</b>                      | 9               | 24  | 15              | 6    | 0     | 0               | 0    | 0               | 0    | 54         |
| <b>BLDG D (1 Building)</b>                       | 0               | 12  | 8               | 0    | 0     | 2               | 0    | 3               | 0    | 25         |
| <b>BLDG B , C &amp; D Square Footages</b>        | 527             | 725 | 925             | 975  | 1,025 | 1150            | 1300 | 1350            | 1500 |            |
| <b>BLDG E (1 Building)</b>                       | 0               | 0   | 0               | 4    | 2     | 0               | 13   | 0               | 2    | 21         |
| <b>BLDG E -2 (1 Building)</b>                    | 0               | 0   | 0               | 0    | 4     | 0               | 6    | 0               | 2    | 12         |
| <b>BLDG E &amp; E-2 Square Footages</b>          | 527             | 725 | 925             | 975  | 1,025 | 1150            | 1300 | 1350            | 1654 |            |
| <b>Total of Each SF Type Unit Provided</b>       | 24              | 51  | 59              | 22   | 16    | 10              | 23   | 18              | 19   |            |
| <b>Total No. of Units for All Buildings (15)</b> | <b>75</b>       |     | <b>97</b>       |      |       | <b>33</b>       |      | <b>37</b>       |      | <b>242</b> |
| <b>Percentage provided</b>                       | 31%             |     | 40%             |      |       | 14%             |      | 15%             |      | 100%       |

| BLDG A - 3 STORY TOWNHOME       |               |                  | 1 Bedroom Units |       | 2 Bedroom Units |       |       | 3 Bedroom Units |      | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|-------|-----------------|-------|-------|-----------------|------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2  | B_B1            | B_B2  | B_B3  | C_C1            | C_C2 | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 3,680            | 0               | 0     | 4               | 3     | 0     | 0               | 1    | 0               | 0    | 8             |
|                                 | 2nd Floor     | 6,050            | 0               | 0     | 0               | 0     | 0     | 0               | 0    | 0               | 0    | 0             |
|                                 | 3rd Floor     | 6,044            | 0               | 0     | 0               | 0     | 0     | 2               | 0    | 0               | 0    | 2             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>15,774</b>    | <b>0</b>        |       | <b>7</b>        |       |       | <b>3</b>        |      | <b>0</b>        |      | <b>10</b>     |
| <b>Total No. of Buildings 4</b> |               |                  | <b>0</b>        |       | <b>28</b>       |       |       | <b>12</b>       |      | <b>0</b>        |      | <b>40</b>     |
| <b>Unit Mix</b>                 |               |                  | 0.0%            |       | 70.0%           |       |       | 30.0%           |      | 0.0%            |      | 100.0%        |
| Unit Net Rentable Area          | 0             | 0                | 1224            | 1271  | 0               | 1435  | 1465  | 0               | 0    | 0               | 0    |               |
|                                 | 0             | 0                | 4,896           | 3,813 | 0               | 2,870 | 1,465 | 0               | 0    | 0               | 0    |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>0</b>        |       | <b>8,709</b>    |       |       | <b>4,335</b>    |      | <b>0</b>        |      | <b>13,044</b> |
| Average SF per Unit Type        |               |                  | 0               |       | 1,244           |       |       | 0               |      | 1388            |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 1304            |       |                 |       |       |                 |      |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |       | 3.27            |       |       |                 |      |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 3.1             |       |                 |       |       |                 |      |                 |      |               |

| BLDG B                          |               |                  | 1 Bedroom Units |      | 2 Bedroom Units |      |      | 3 Bedroom Units |       | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|------|-----------------|------|------|-----------------|-------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2 | B_B1            | B_B2 | B_B3 | C_C1            | C_C2  | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 4,141            | 1               | 1    | 0               | 0    | 0    | 0               | 0     | 1               | 1    | 4             |
|                                 | 2nd Floor     | 7,608            | 1               | 1    | 2               | 0    | 1    | 0               | 0     | 1               | 1    | 7             |
|                                 | 3rd Floor     | 7,608            | 1               | 1    | 2               | 0    | 1    | 0               | 0     | 1               | 1    | 7             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>19,357</b>    | <b>6</b>        |      | <b>6</b>        |      |      | <b>0</b>        |       | <b>6</b>        |      | <b>18</b>     |
| <b>Total No. of Buildings 5</b> |               |                  | <b>30</b>       |      | <b>30</b>       |      |      | <b>0</b>        |       | <b>30</b>       |      | <b>90</b>     |
| <b>Unit Mix</b>                 |               |                  | 33.3%           |      | 33.3%           |      |      | 0.0%            |       | 33.3%           |      | 100.0%        |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975  | 1,025           | 1150 | 1300 | 1350            | 1500  |                 |      |               |
|                                 | 1,581         | 2,175            | 3,700           | 0    | 2,050           | 0    | 0    | 4,050           | 4,500 |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>3,756</b>    |      | <b>5,750</b>    |      |      | <b>4,500</b>    |       | <b>4,500</b>    |      | <b>14,006</b> |
| Average SF per Unit Type        |               |                  | 626             |      | 958             |      |      |                 |       |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 778             |      |                 |      |      |                 |       |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |      | 3.27            |      |      |                 |       |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 5.5             |      |                 |      |      |                 |       |                 |      |               |

\* Note: Stairs and Corridors Included in Gross Floor Area Calculations.

| BLDG C                          |               |                  | 1 Bedroom Units |       | 2 Bedroom Units |      |      | 3 Bedroom Units |      | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|-------|-----------------|------|------|-----------------|------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2  | B_B1            | B_B2 | B_B3 | C_C1            | C_C2 | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 2,785            | 1               | 3     | 0               | 0    | 0    | 0               | 0    | 0               | 0    | 4             |
|                                 | 2nd Floor     | 6,965            | 1               | 3     | 3               | 1    | 0    | 0               | 0    | 0               | 0    | 8             |
|                                 | 3rd Floor     | 5,290            | 1               | 2     | 2               | 1    | 0    | 0               | 0    | 0               | 0    | 6             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>15,040</b>    | <b>11</b>       |       | <b>7</b>        |      |      | <b>0</b>        |      | <b>0</b>        |      | <b>18</b>     |
| <b>Total No. of Buildings 3</b> |               |                  | <b>33</b>       |       | <b>21</b>       |      |      | <b>0</b>        |      | <b>0</b>        |      | <b>54</b>     |
| <b>Unit Mix</b>                 |               |                  | 61.1%           |       | 38.9%           |      |      | 0.0%            |      | 0.0%            |      | 100.0%        |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975   | 1,025           | 1150 | 1300 | 1350            | 1500 |                 |      |               |
|                                 | 1,581         | 5,800            | 4,625           | 1,950 | 0               | 0    | 0    | 0               | 0    |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>7,381</b>    |       | <b>6,575</b>    |      |      | <b>0</b>        |      | <b>0</b>        |      | <b>13,956</b> |
| Average SF per Unit Type        |               |                  | 671             |       | 939             |      |      |                 |      |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 775             |       |                 |      |      |                 |      |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |       | 3.27            |      |      |                 |      |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 5.5             |       |                 |      |      |                 |      |                 |      |               |

| BLDG D                          |               |                  | 1 Bedroom Units |      | 2 Bedroom Units |       |      | 3 Bedroom Units |      | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|------|-----------------|-------|------|-----------------|------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2 | B_B1            | B_B2  | B_B3 | C_C1            | C_C2 | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 4,393            | 0               | 4    | 0               | 0     | 0    | 0               | 0    | 1               | 0    | 5             |
|                                 | 2nd Floor     | 9,758            | 0               | 4    | 4               | 0     | 0    | 1               | 0    | 1               | 0    | 10            |
|                                 | 3rd Floor     | 9,758            | 0               | 4    | 4               | 0     | 0    | 1               | 0    | 1               | 0    | 10            |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>23,909</b>    | <b>12</b>       |      | <b>8</b>        |       |      | <b>2</b>        |      | <b>3</b>        |      | <b>25</b>     |
| <b>Total No. of Buildings 1</b> |               |                  | <b>12</b>       |      | <b>8</b>        |       |      | <b>2</b>        |      | <b>3</b>        |      | <b>25</b>     |
| <b>Unit Mix</b>                 |               |                  | 48.0%           |      | 32.0%           |       |      | 8.0%            |      | 12.0%           |      | 100.0%        |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975  | 1,025           | 1150  | 1300 | 1350            | 1500 |                 |      |               |
|                                 | 0             | 8,700            | 7,400           | 0    | 0               | 2,300 | 0    | 4,050           | 0    |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>8,700</b>    |      | <b>9,700</b>    |       |      | <b>0</b>        |      | <b>0</b>        |      | <b>18,400</b> |
| Average SF per Unit Type        |               |                  | 725             |      | 1,213           |       |      |                 |      |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 736             |      |                 |       |      |                 |      |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |      | 3.27            |       |      |                 |      |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 7.6             |      |                 |       |      |                 |      |                 |      |               |

| BLDG E                          |               |                  | 1 Bedroom Units |       | 2 Bedroom Units |      |        | 3 Bedroom Units |       | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|-------|-----------------|------|--------|-----------------|-------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2  | B_B1            | B_B2 | B_B3   | C_C1            | C_C2  | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 8,288            | 0               | 0     | 0               | 0    | 0      | 0               | 5     | 0               | 2    | 7             |
|                                 | 2nd Floor     | 13,502           | 0               | 0     | 0               | 2    | 2      | 0               | 5     | 0               | 0    | 9             |
|                                 | 3rd Floor     | 6,310            | 0               | 0     | 0               | 2    | 0      | 0               | 3     | 0               | 0    | 5             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>28,100</b>    | <b>0</b>        |       | <b>6</b>        |      |        | <b>13</b>       |       | <b>2</b>        |      | <b>21</b>     |
| <b>Total No. of Buildings 1</b> |               |                  | <b>0</b>        |       | <b>6</b>        |      |        | <b>13</b>       |       | <b>2</b>        |      | <b>21</b>     |
| <b>Unit Mix</b>                 |               |                  | 0.0%            |       | 28.6%           |      |        | 61.9%           |       | 9.5%            |      | 90.5%         |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975   | 1,025           | 1150 | 1300   | 1350            | 1654  |                 |      |               |
|                                 | 0             | 0                | 0               | 3,900 | 2,050           | 0    | 16,900 | 0               | 3,308 |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>0</b>        |       | <b>22,850</b>   |      |        | <b>3,308</b>    |       | <b>3,308</b>    |      | <b>26,158</b> |
| Average SF per Unit Type        |               |                  | 0               |       | 3,808           |      |        |                 |       |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 1246            |       |                 |      |        |                 |       |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |       | 3.27            |      |        |                 |       |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 6.4             |       |                 |      |        |                 |       |                 |      |               |

| BLDG E-2                        |               |                  | 1 Bedroom Units |      | 2 Bedroom Units |      |       | 3 Bedroom Units |       | 4 Bedroom Units |      | Total         |
|---------------------------------|---------------|------------------|-----------------|------|-----------------|------|-------|-----------------|-------|-----------------|------|---------------|
| Count Per Level                 |               | Gross Floor Area | A_A1            | A_A2 | B_B1            | B_B2 | B_B3  | C_C1            | C_C2  | D_D1            | D_D2 |               |
| Level                           | 1st Floor     | 5,668            | 0               | 0    | 0               | 0    | 0     | 0               | 2     | 0               | 2    | 4             |
|                                 | 2nd Floor     | 6,796            | 0               | 0    | 0               | 0    | 2     | 0               | 2     | 0               | 0    | 4             |
|                                 | 3rd Floor     | 6,310            | 0               | 0    | 0               | 0    | 2     | 0               | 2     | 0               | 0    | 4             |
| <b>Total No. of Units</b>       | <b>Total:</b> | <b>18,774</b>    | <b>0</b>        |      | <b>4</b>        |      |       | <b>6</b>        |       | <b>2</b>        |      | <b>12</b>     |
| <b>Total No. of Buildings 1</b> |               |                  | <b>0</b>        |      | <b>4</b>        |      |       | <b>6</b>        |       | <b>2</b>        |      | <b>12</b>     |
| <b>Unit Mix</b>                 |               |                  | 0.0%            |      | 33.3%           |      |       | 50.0%           |       | 16.7%           |      | 83.3%         |
| Unit Net Rentable Area          | 527           | 725              | 925             | 975  | 1,000           | 1150 | 1300  | 1350            | 1654  |                 |      |               |
|                                 | 0             | 0                | 0               | 0    | 4,000           | 0    | 7,800 | 0               | 3,308 |                 |      |               |
| <b>Total Net Rentable Area</b>  |               |                  | <b>0</b>        |      | <b>11,800</b>   |      |       | <b>3,308</b>    |       | <b>3,308</b>    |      | <b>15,108</b> |
| Average SF per Unit Type        |               |                  | 0               |      | 2,950           |      |       |                 |       |                 |      |               |
| <b>Overall Average Unit SF</b>  |               |                  | 1259            |      |                 |      |       |                 |       |                 |      |               |
| <b>Lot Area (SF/AC)</b>         |               |                  | 142,629         |      | 3.27            |      |       |                 |       |                 |      |               |
| <b>DU/AC</b>                    |               |                  | 3.7             |      |                 |      |       |                 |       |                 |      |               |



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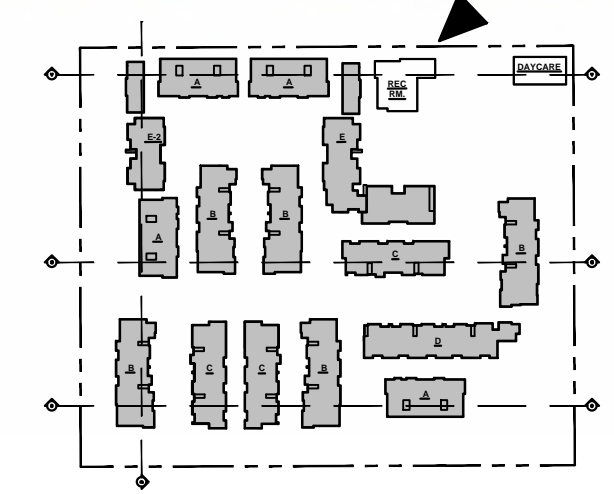
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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
AUGUST 28, 2017

**BUILDING SUMMARY**

**A202**

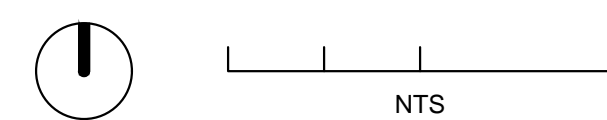


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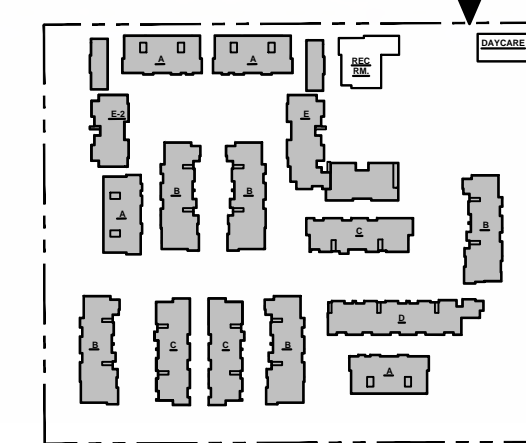
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 RECREATION BUILDING

A100

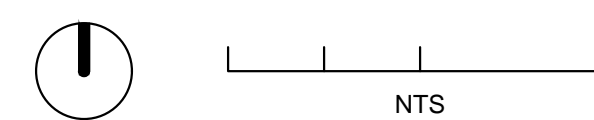


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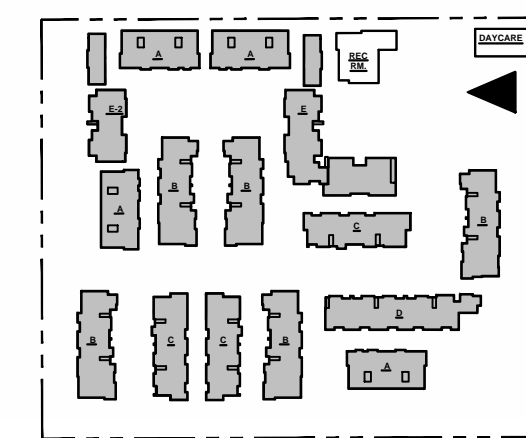
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 DAY CARE BUILDING

**A101**

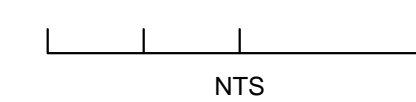
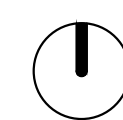


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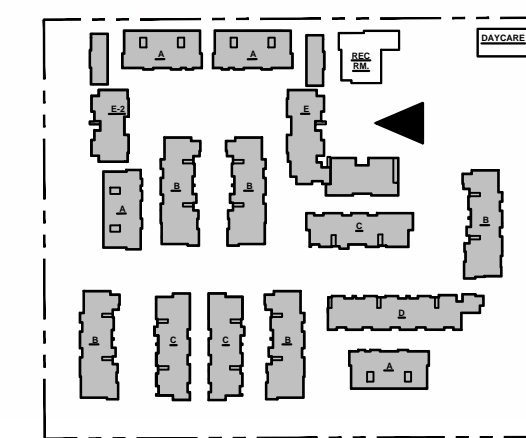
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

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**CONCEPTUAL PERSPECTIVE**  
 RECREATION BUILDING

**A102**



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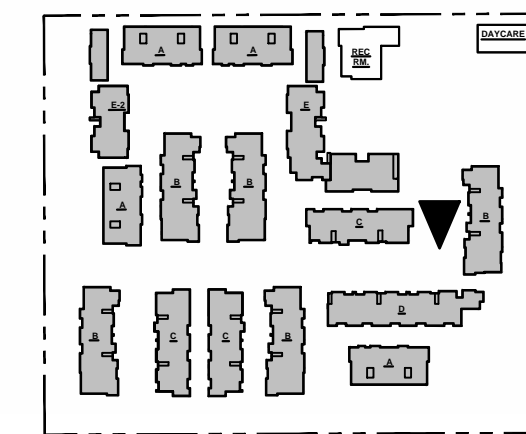
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 BUILDING-E COURTYARD

**A103**



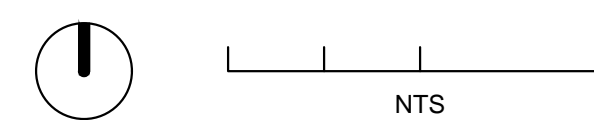


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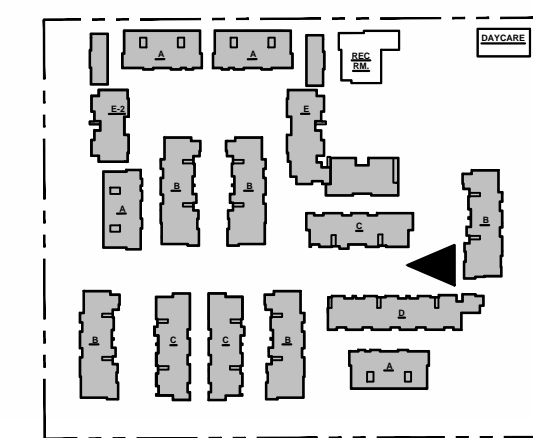
**COACHELLA VILLAGE**  
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CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 BUILDING-D STREET VIEW

A104

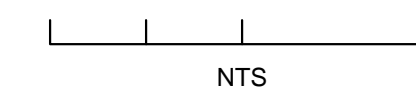
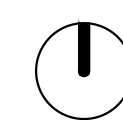


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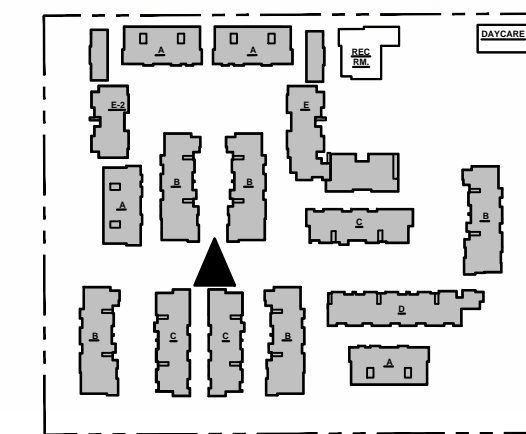
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 BUILDING-C STREET VIEW

**A105**

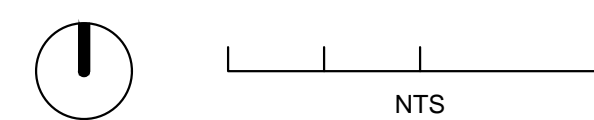


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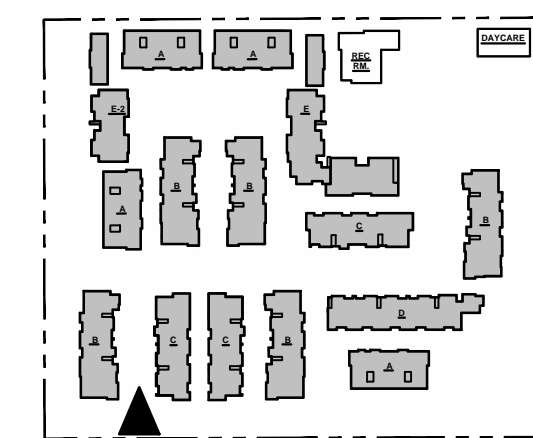
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 BUILDING-B COURTYARD

A106

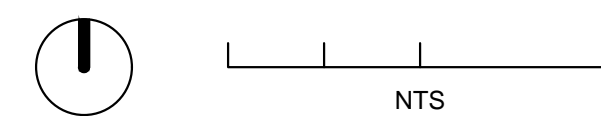


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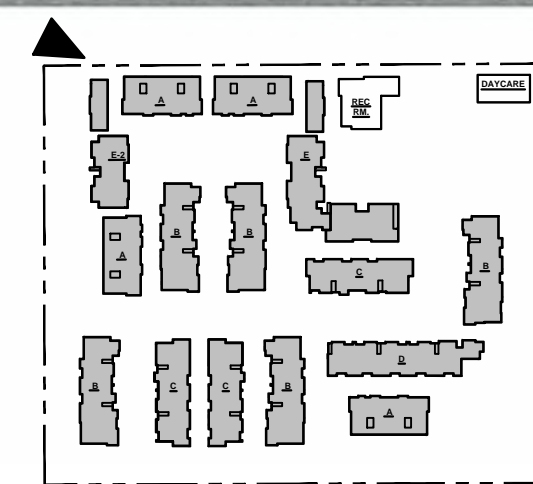
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL PERSPECTIVE  
 BUILDING-C COURTYARD

A107

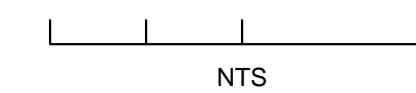
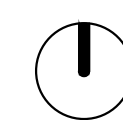


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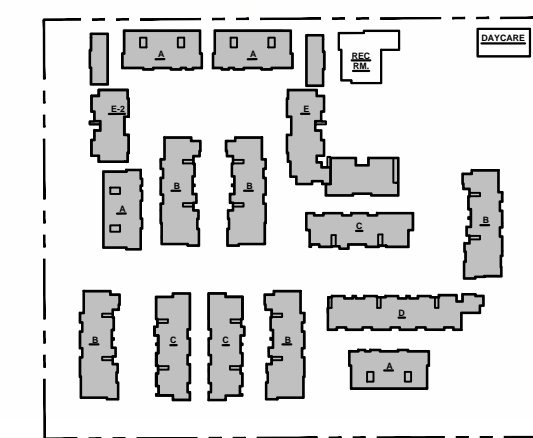
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 BUILDING-A ALONG 48TH AVE

**A108**

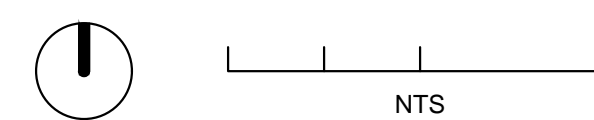


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**CONCEPTUAL PERSPECTIVE**  
 BUILDING-A STREET VIEW

**A109**

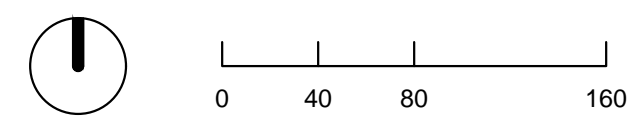


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL SITE PLAN

A200



48 AVENUE.

- LEGEND:**
- 2 STORY:
  - 3 STORY:
  - DAY CARE:
  - REC. BLDG.:



FIRST FLOOR PLAN

A200.1



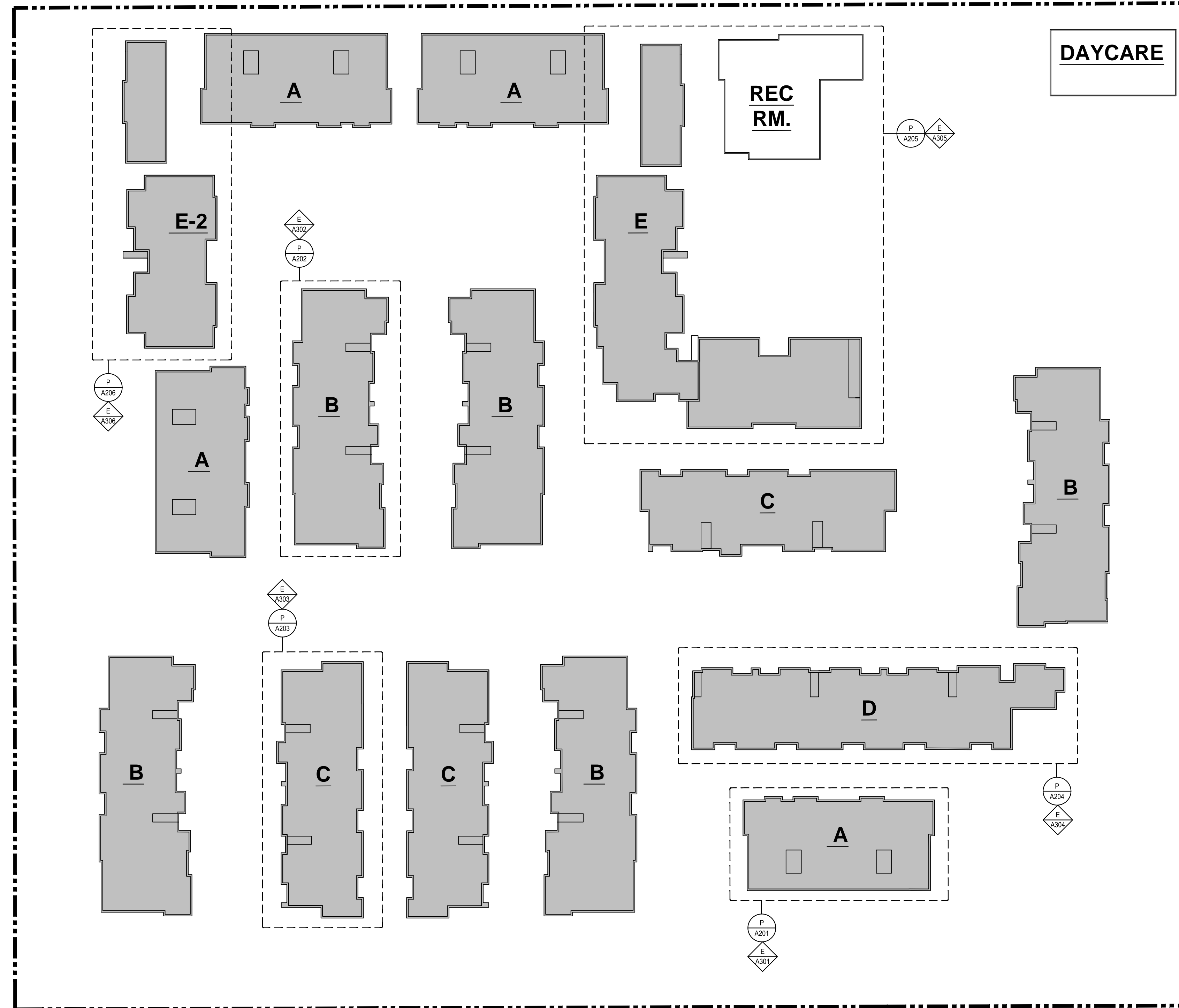
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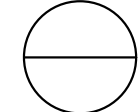
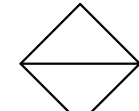
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017





**LEGEND:**

-  PLAN  
Sheet\_Number
-  ELEVATION  
Sheet\_Number

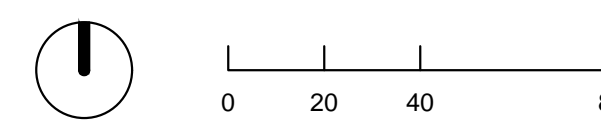


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

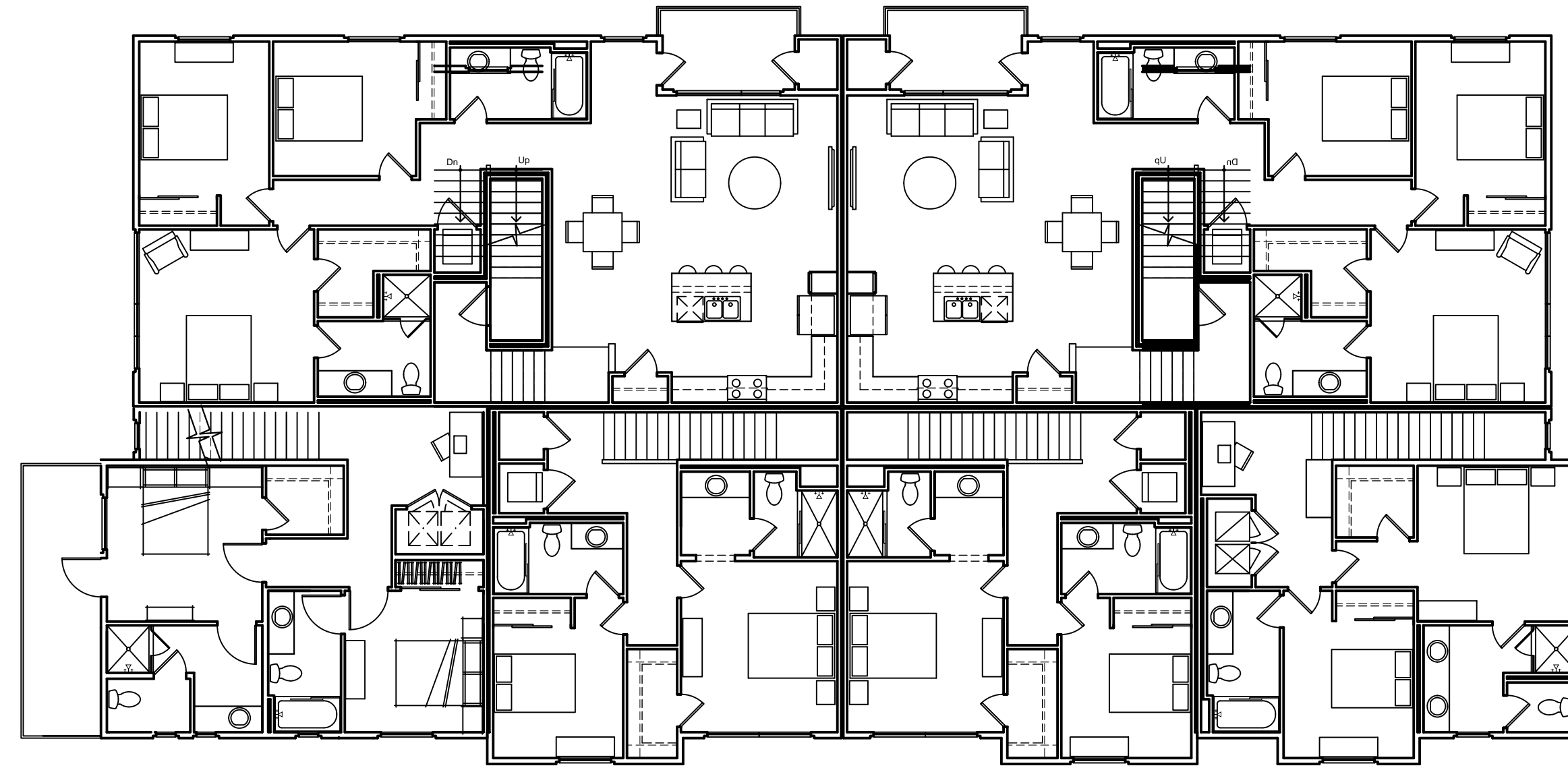
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



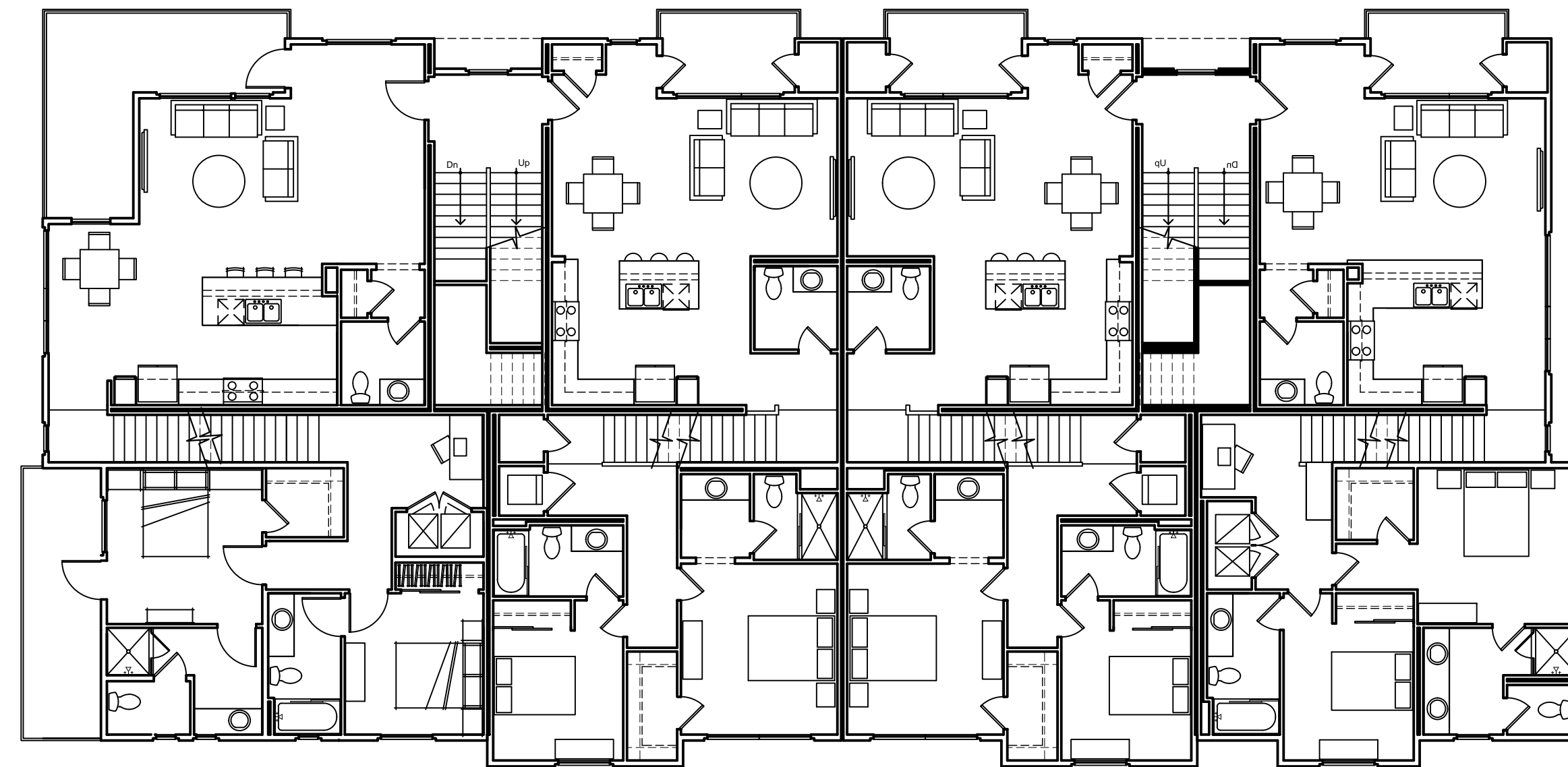
**KEY FLOOR PLAN**  
 SHEET INFORMATION

**A200.2**

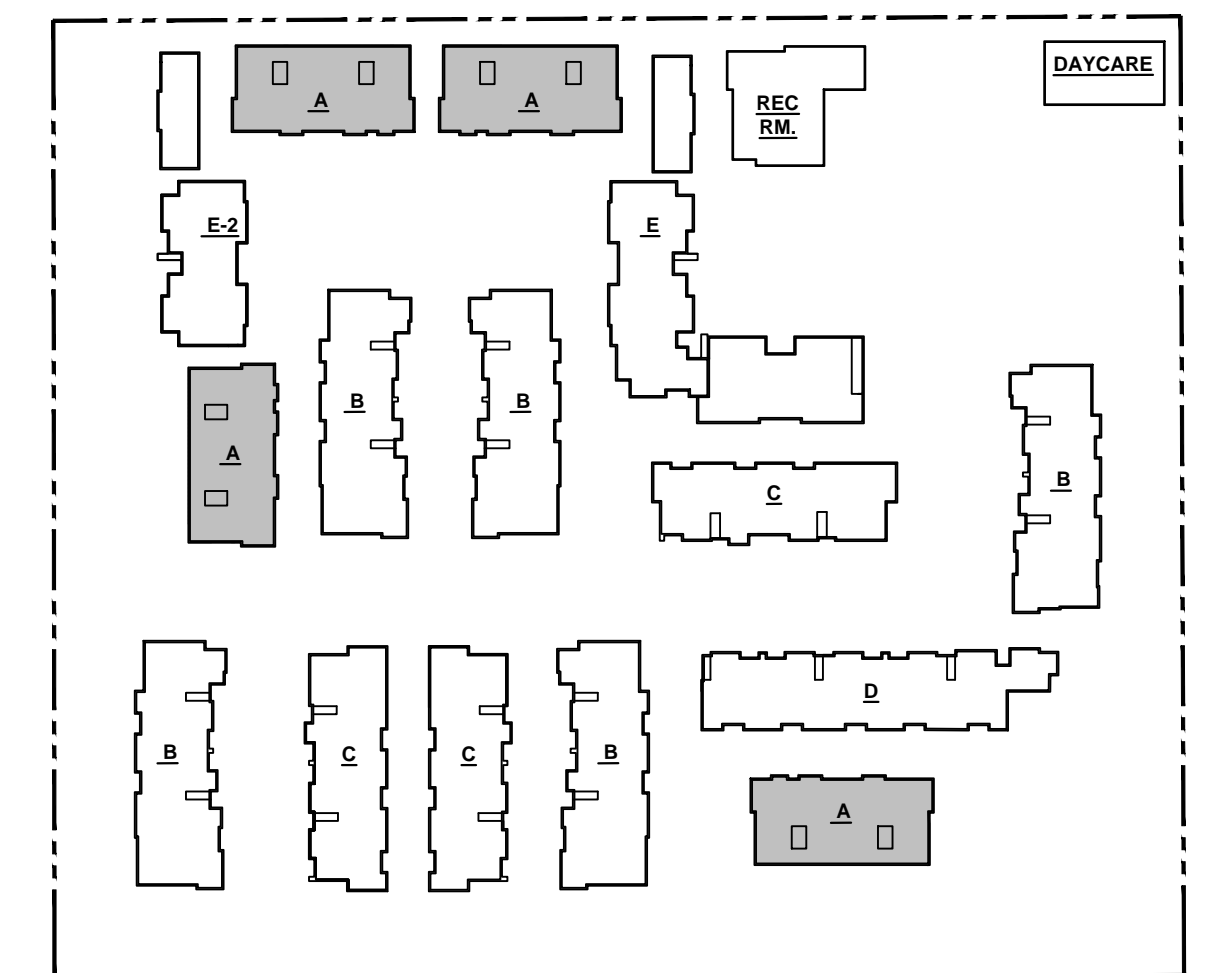
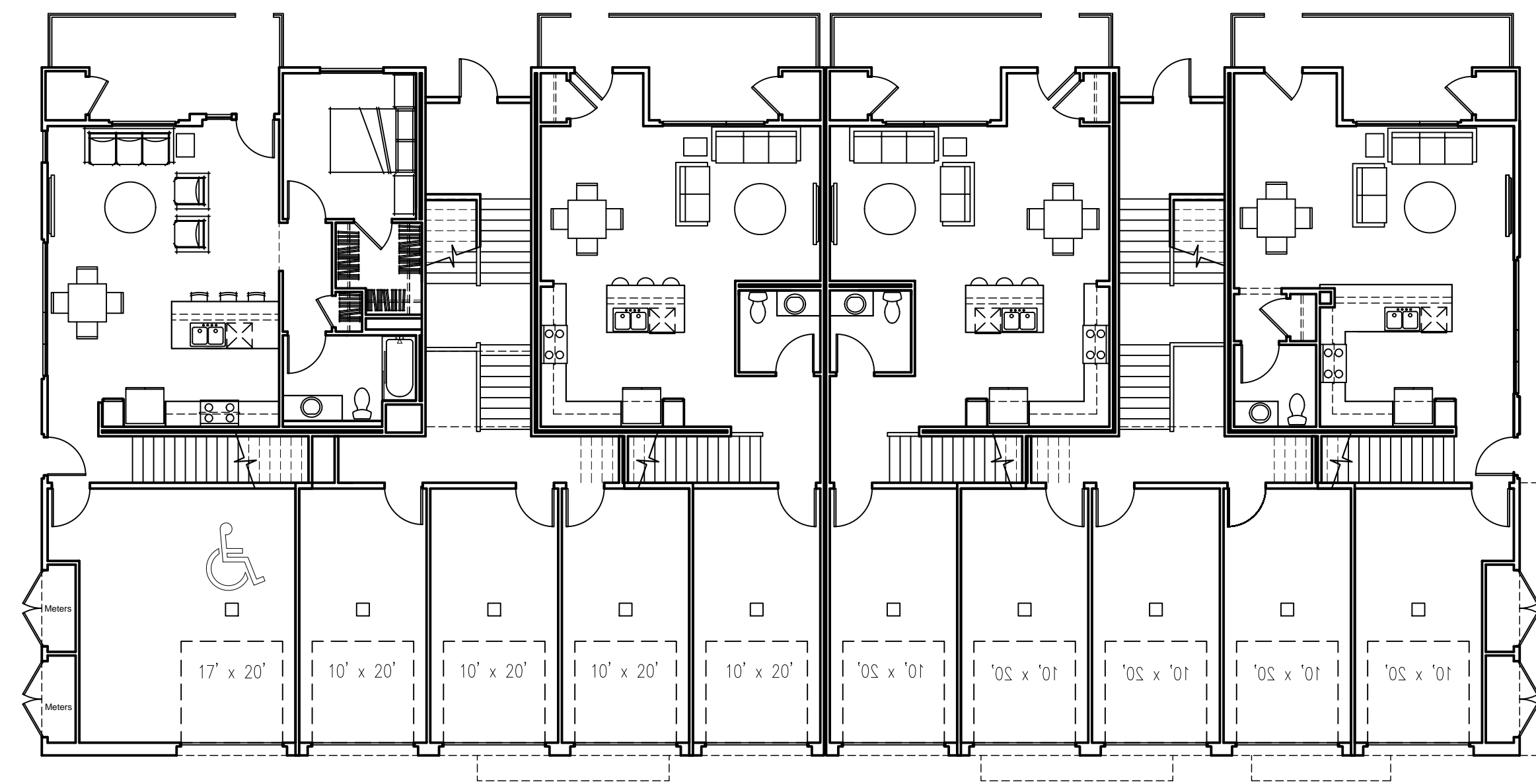
3RD FLOOR



2ND FLOOR



1ST FLOOR



\*NOTE: For Elevations Refer to Sheet A301

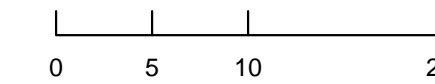


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017

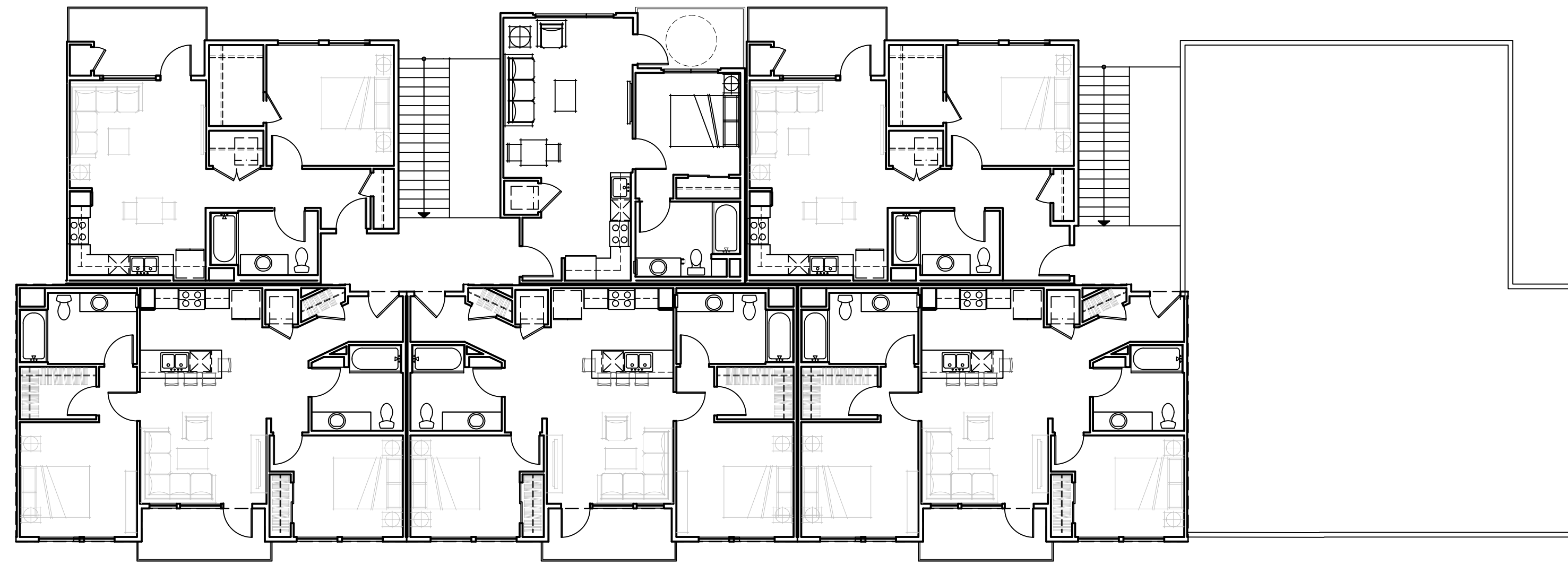


BUILDING A PLANS  
SHEET INFORMATION

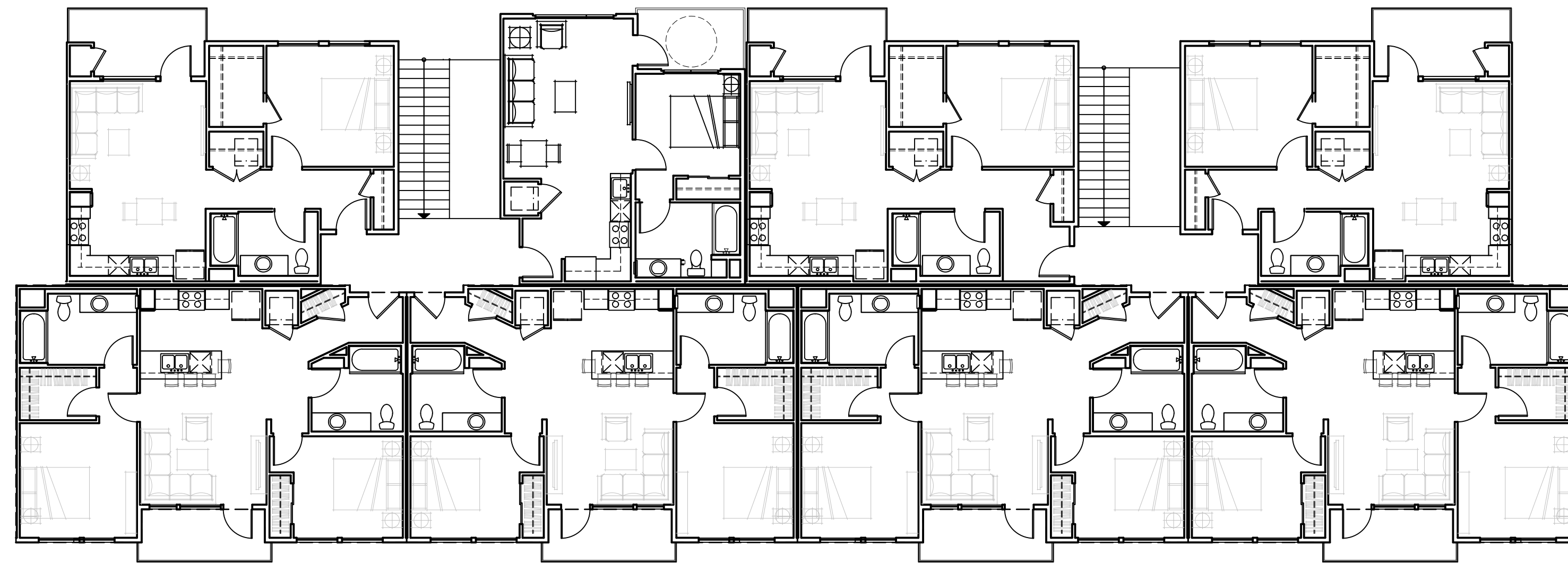
A201



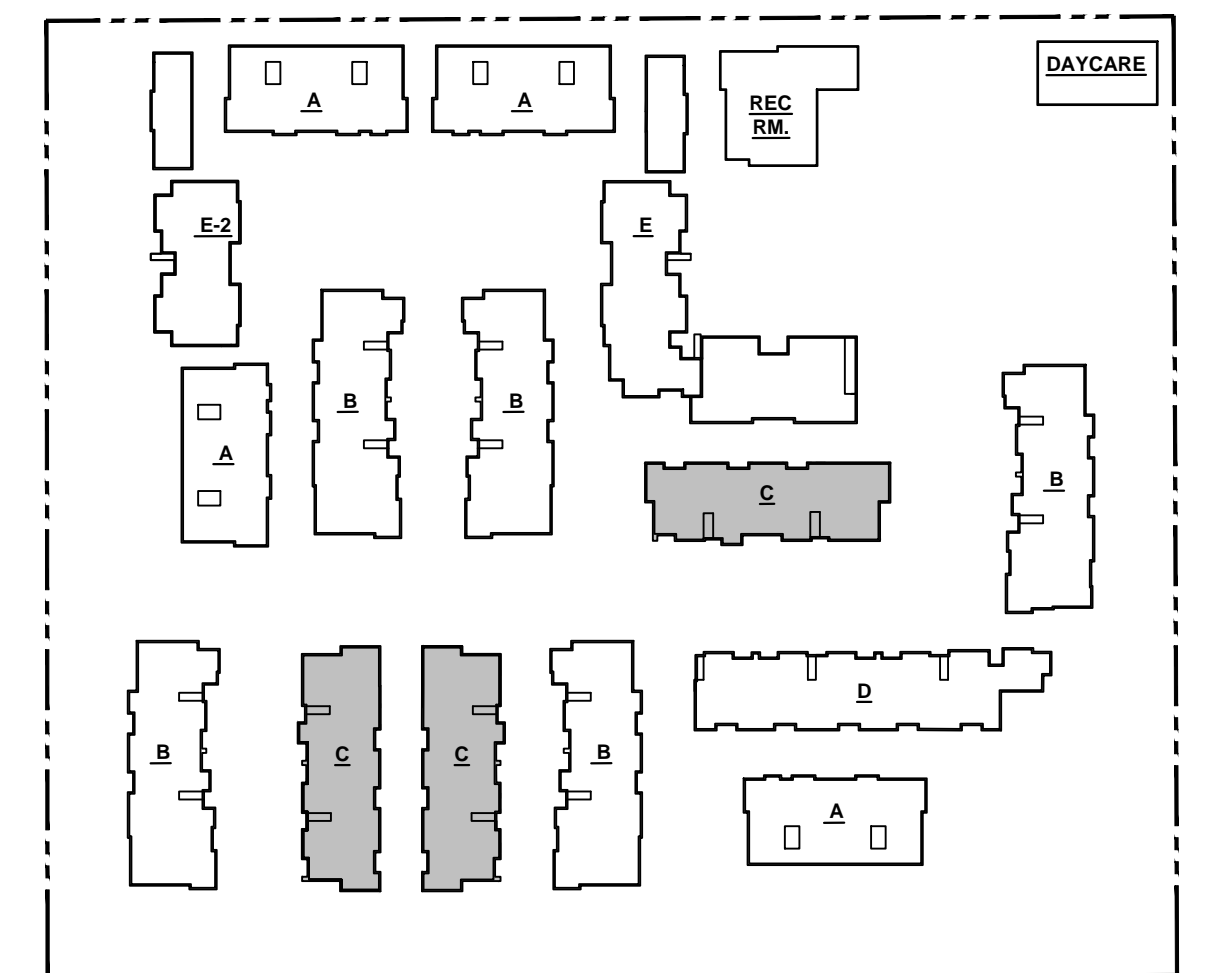
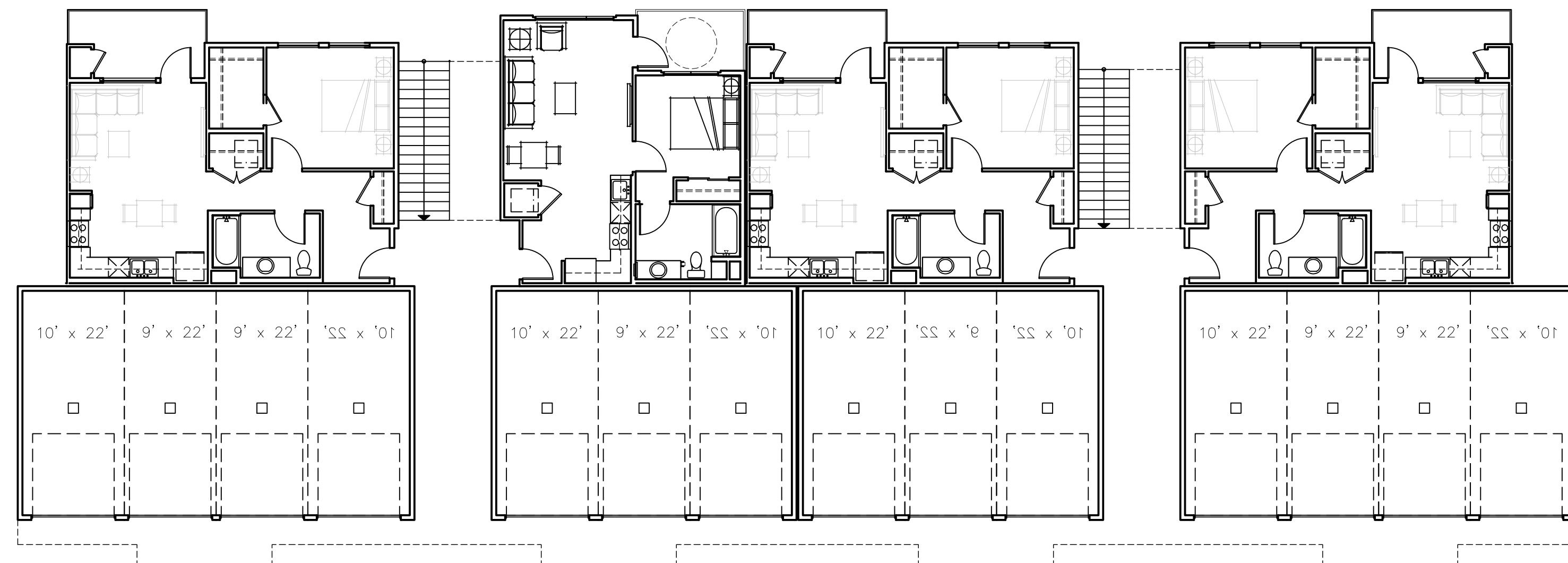
3RD FLOOR



2ND FLOOR



1ST FLOOR



\*NOTE: For Elevations Refer to Sheet A303

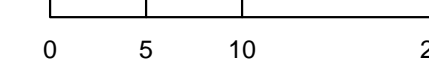


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

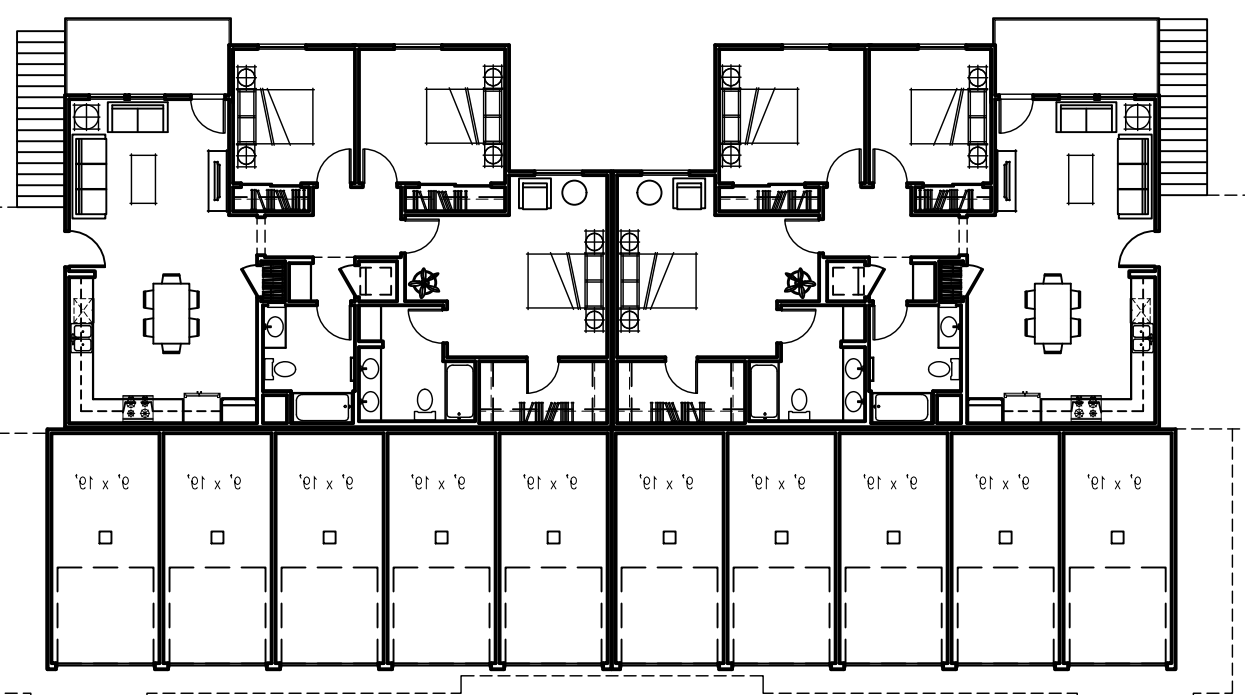
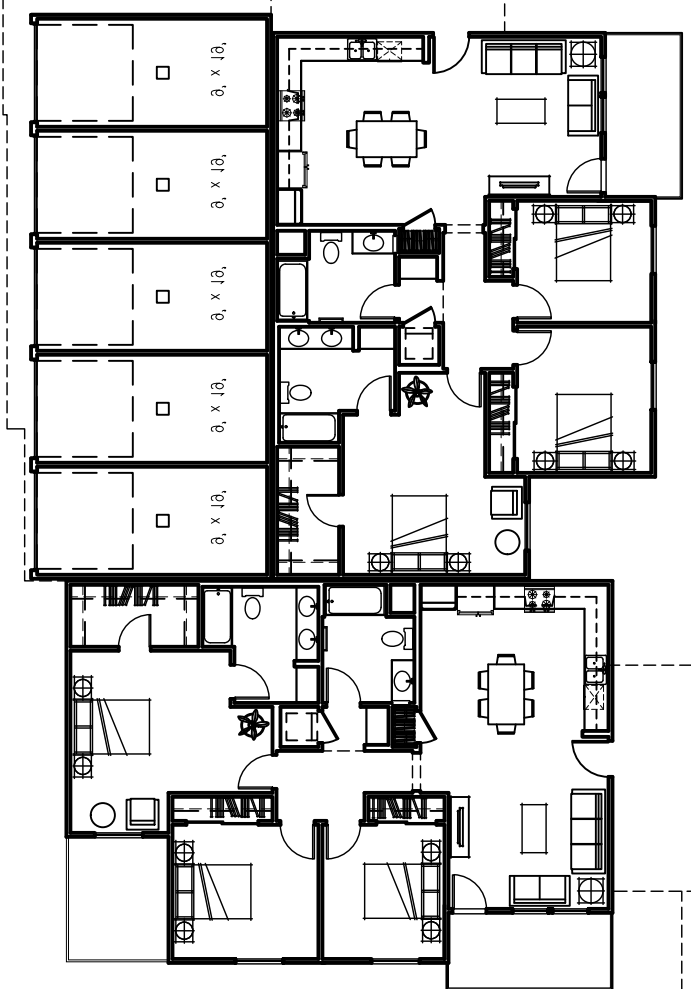
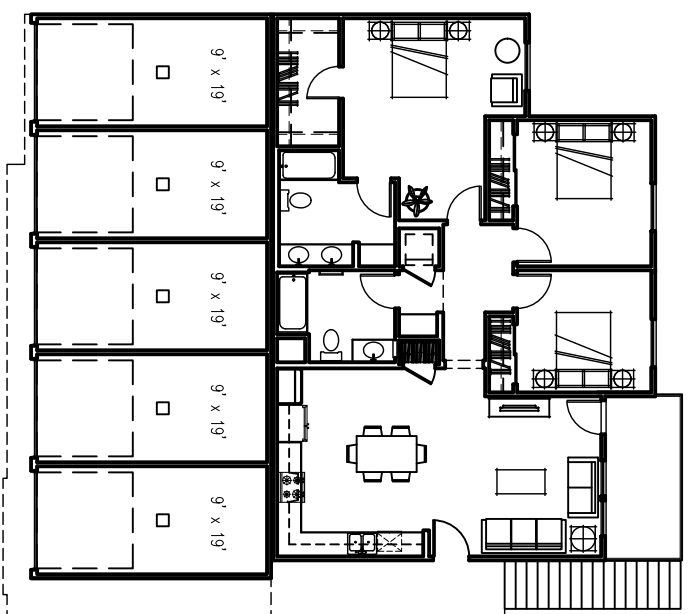
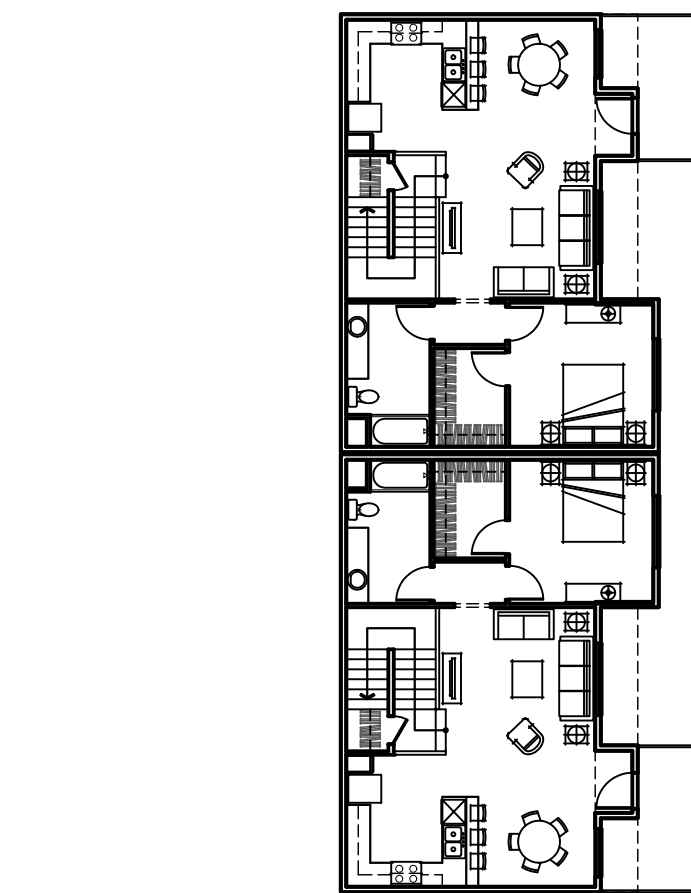
CONCEPTUAL DESIGN  
AUGUST 28, 2017



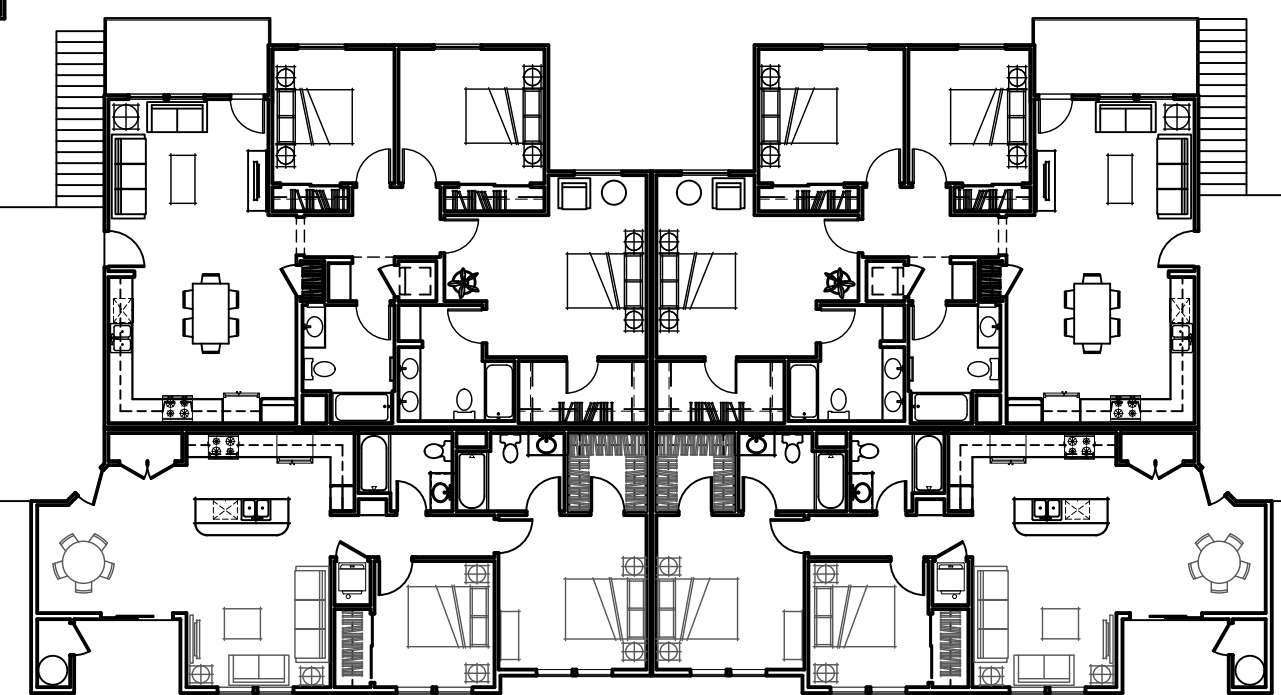
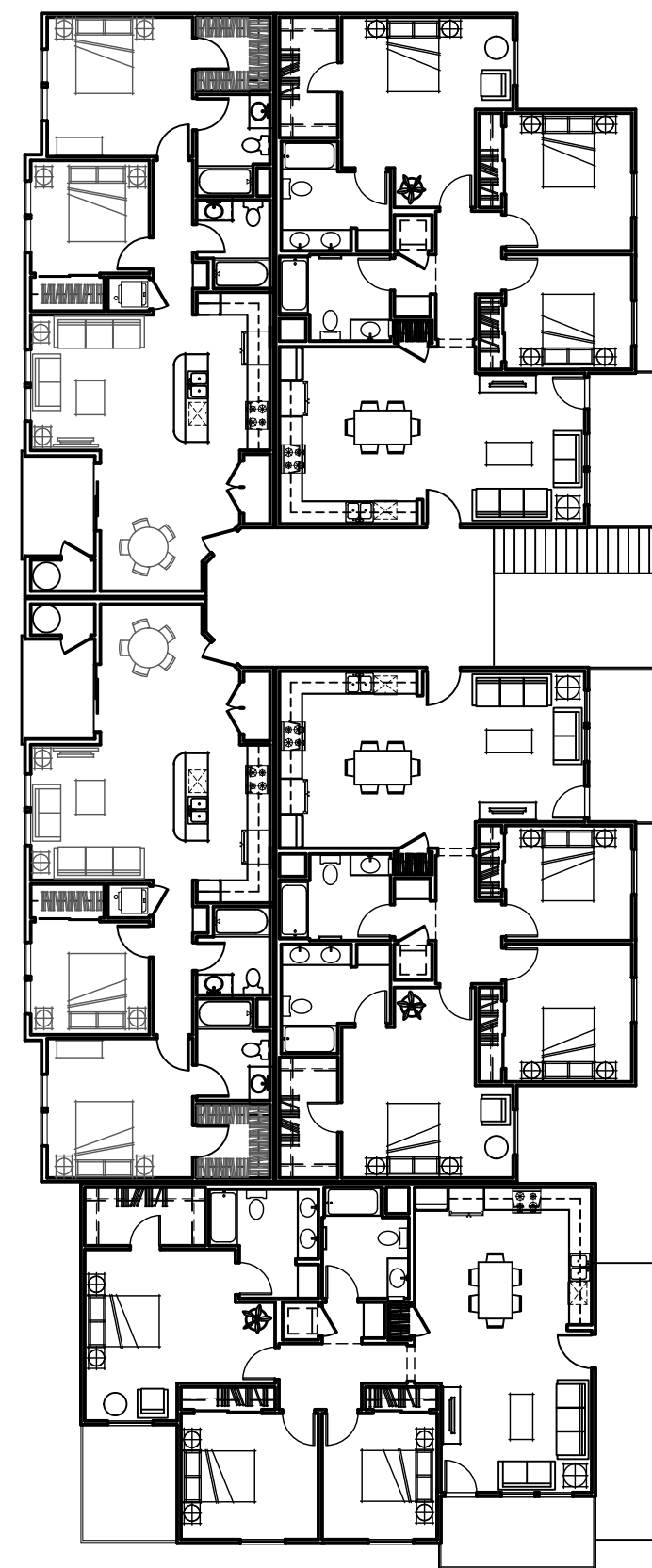
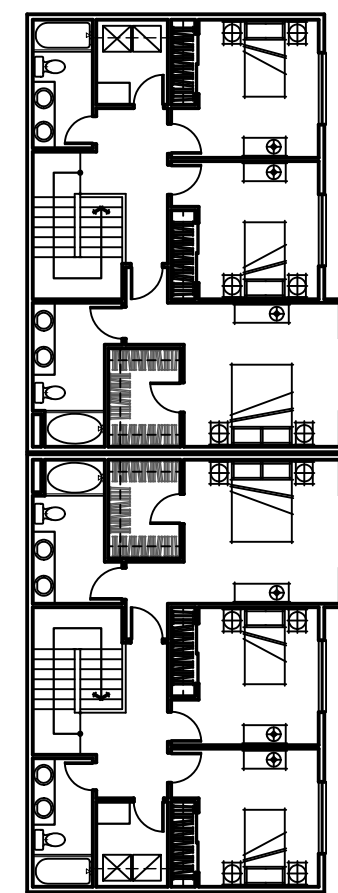
BUILDING C PLANS  
SHEET INFORMATION

A203

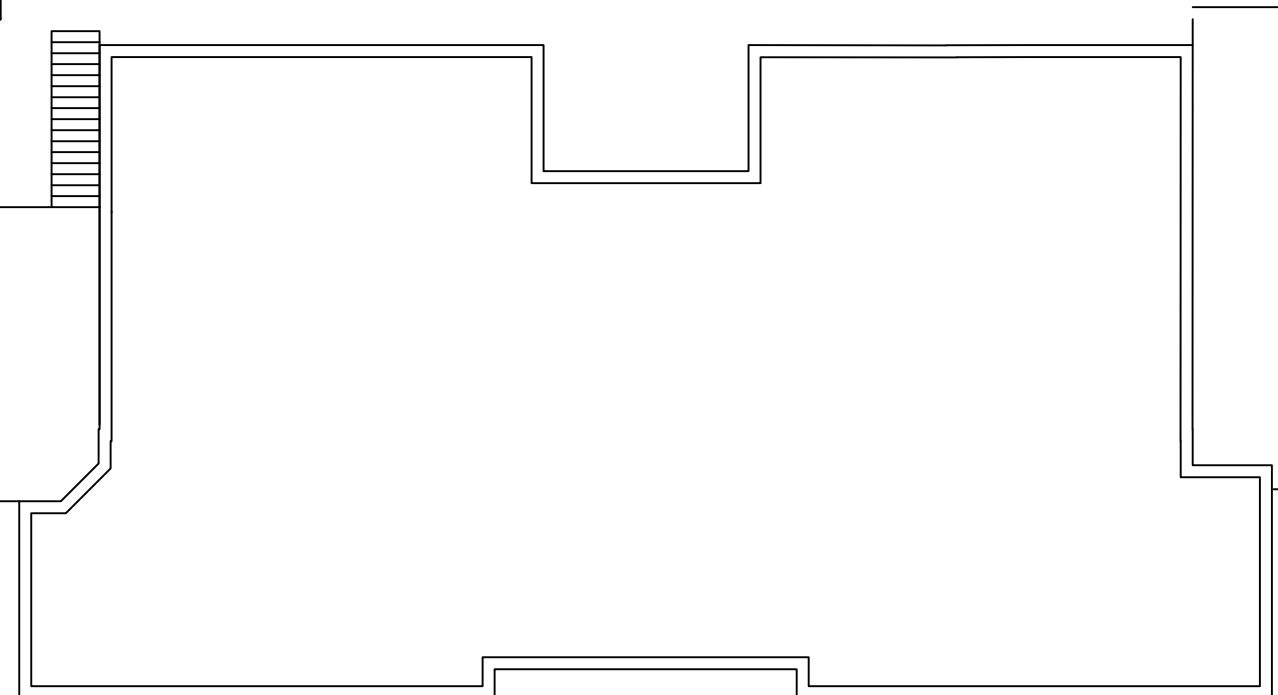
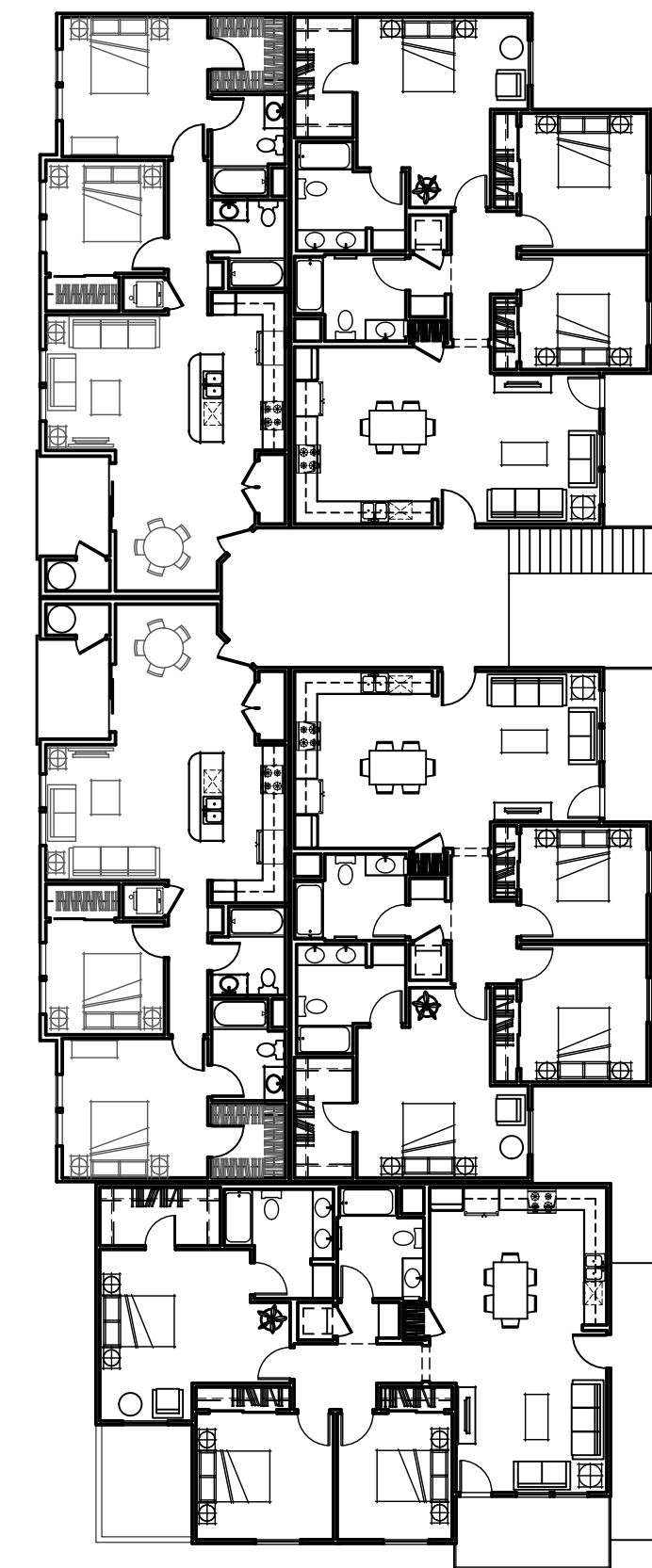




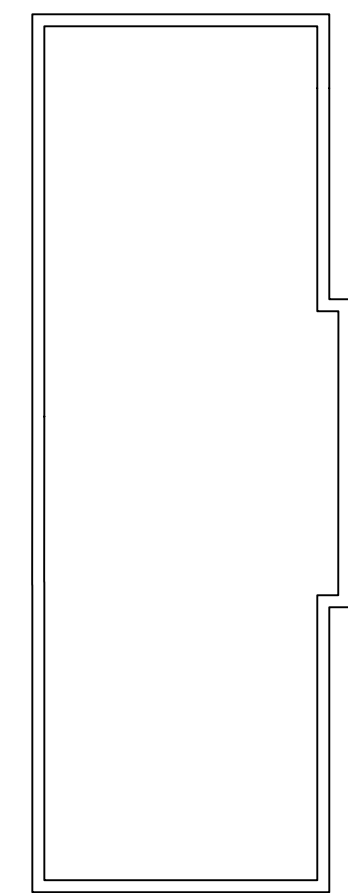
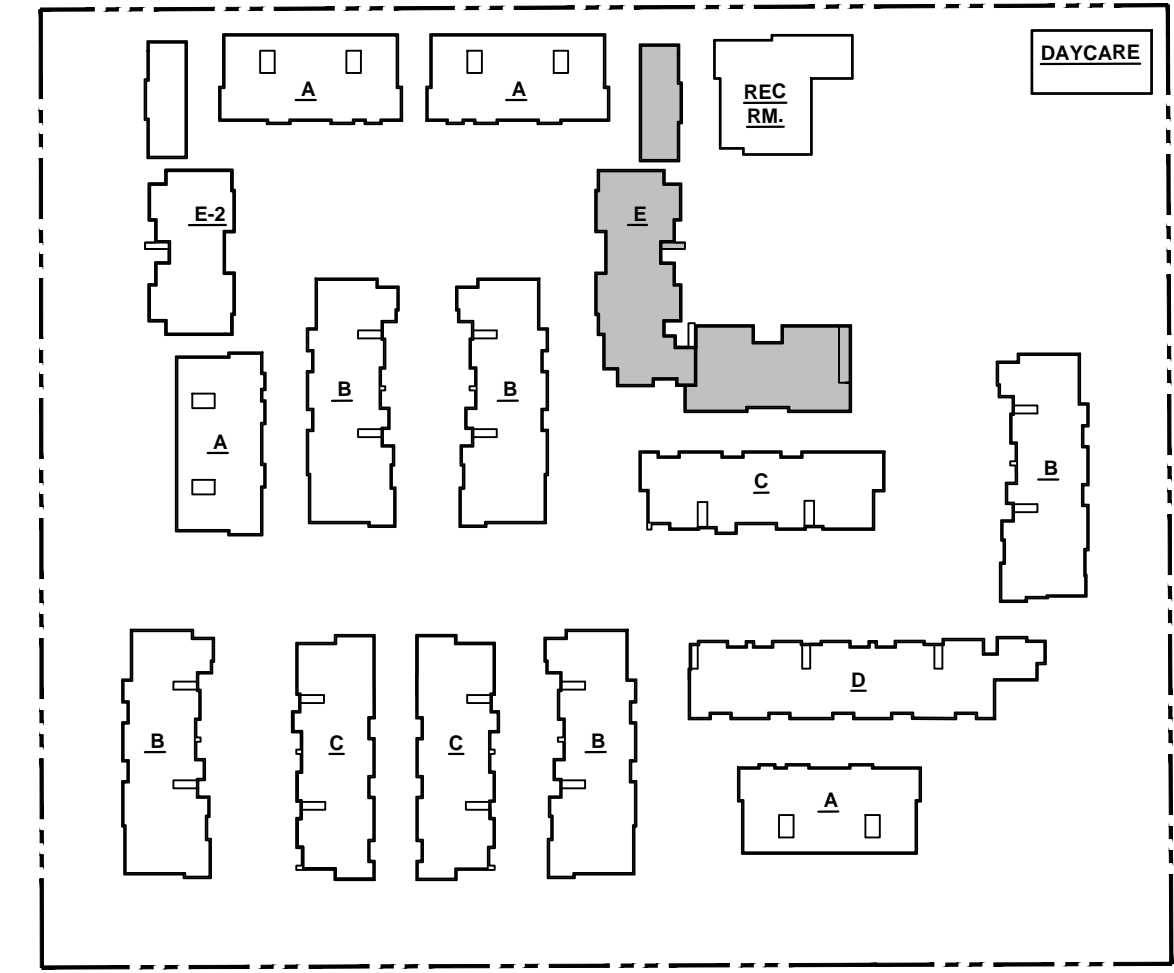
1ST FLOOR



2ND FLOOR



3RD FLOOR



\*NOTE: For Elevations  
Refer to Sheet A306/A307

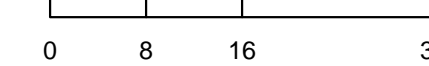


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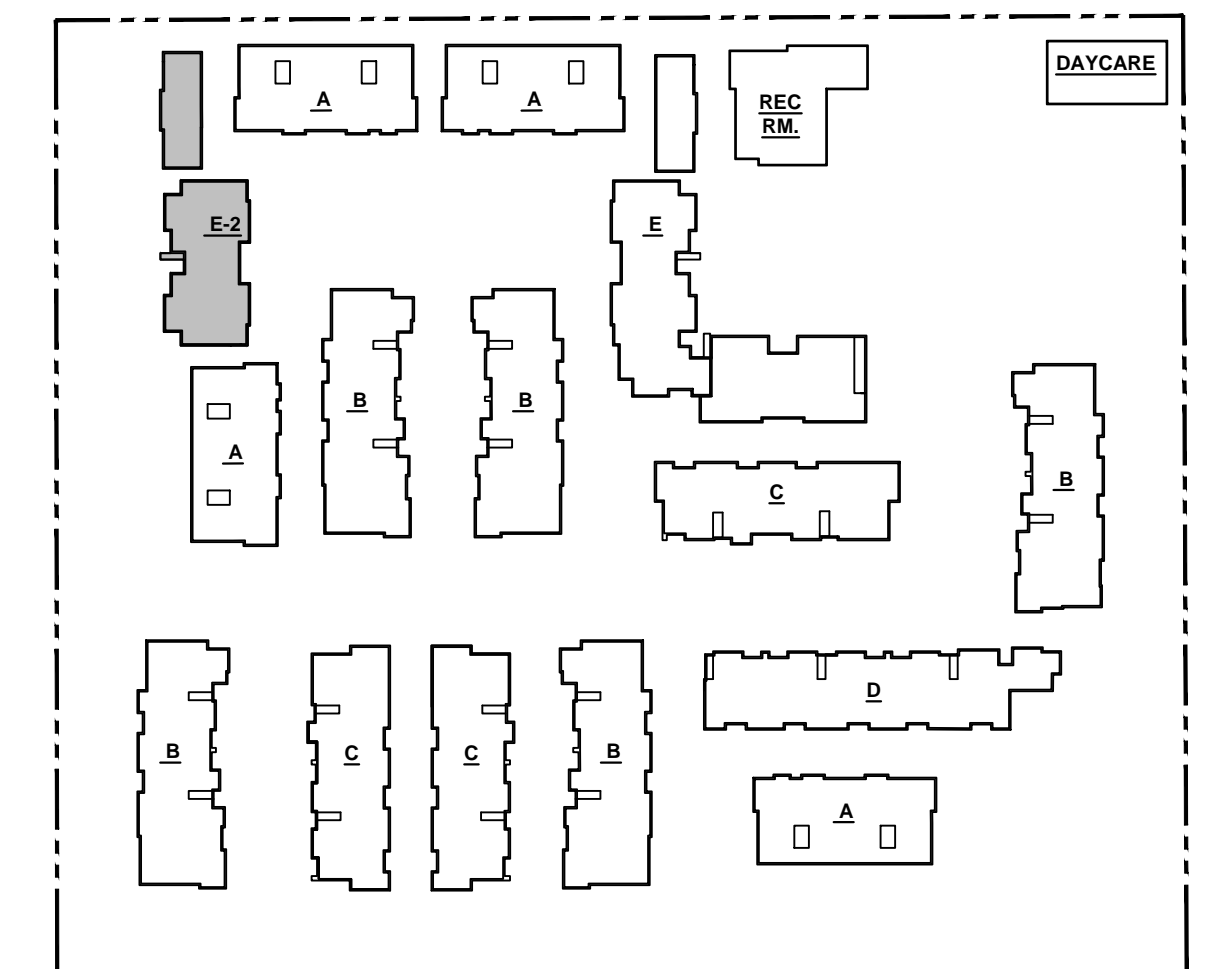
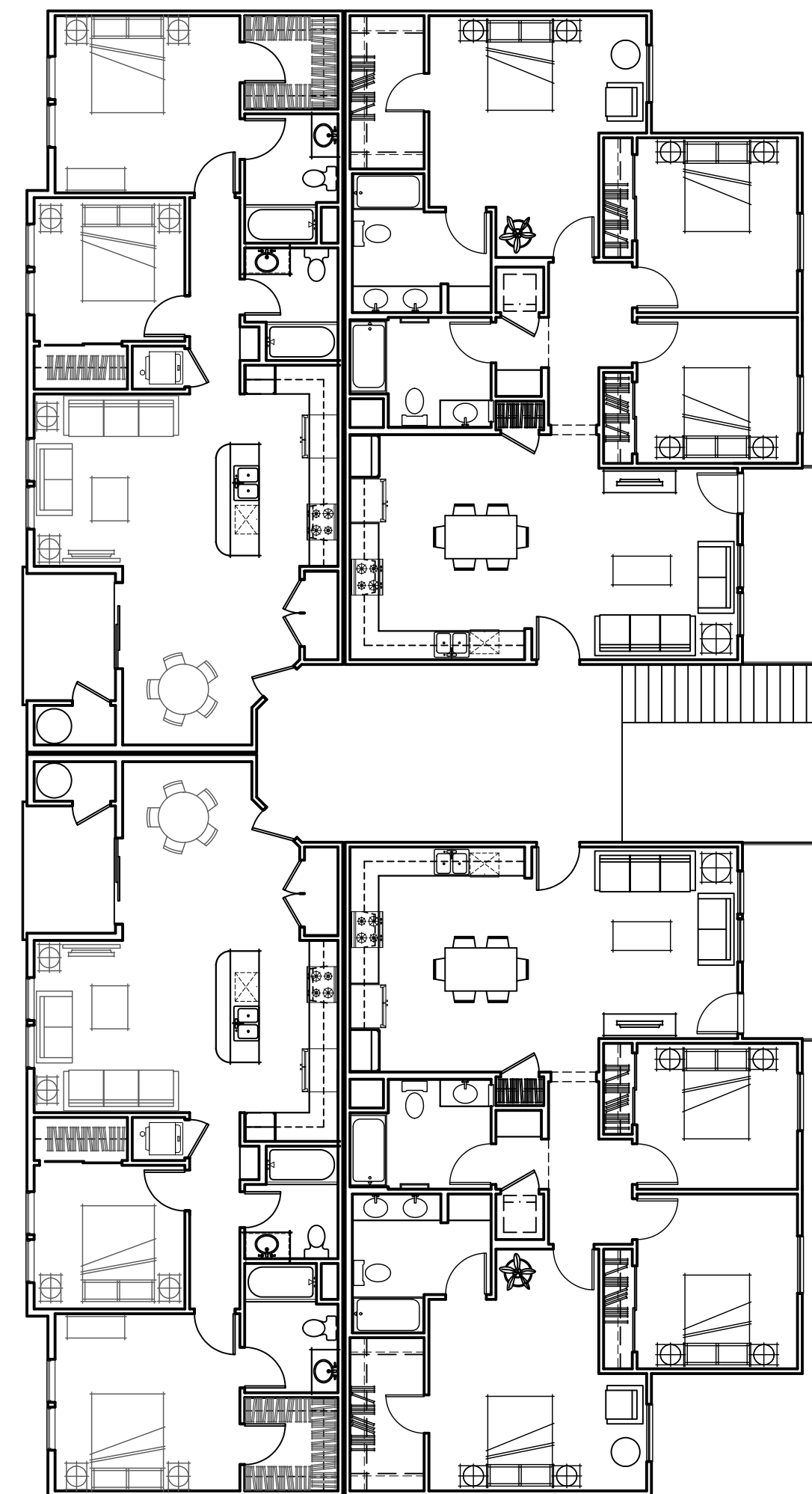
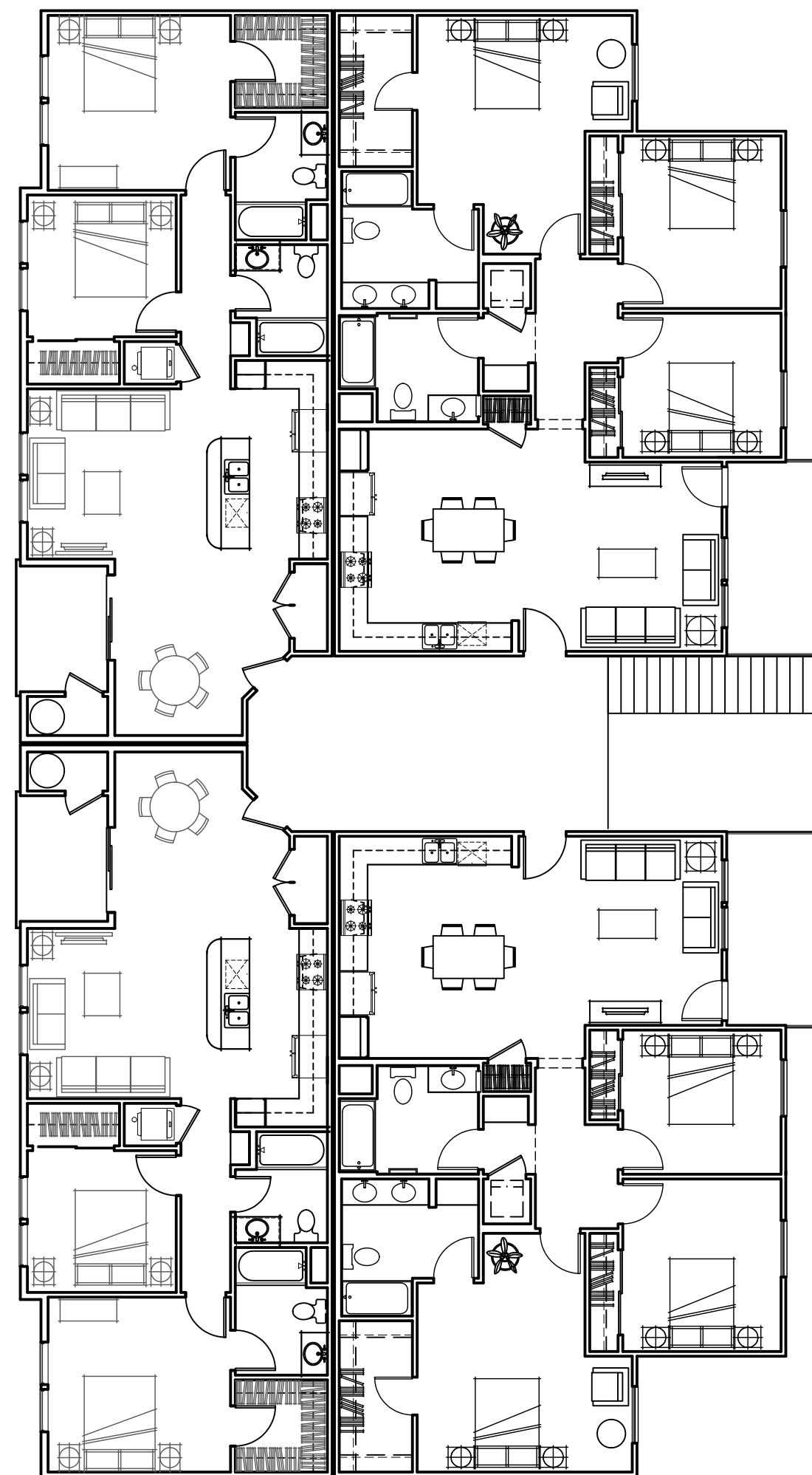
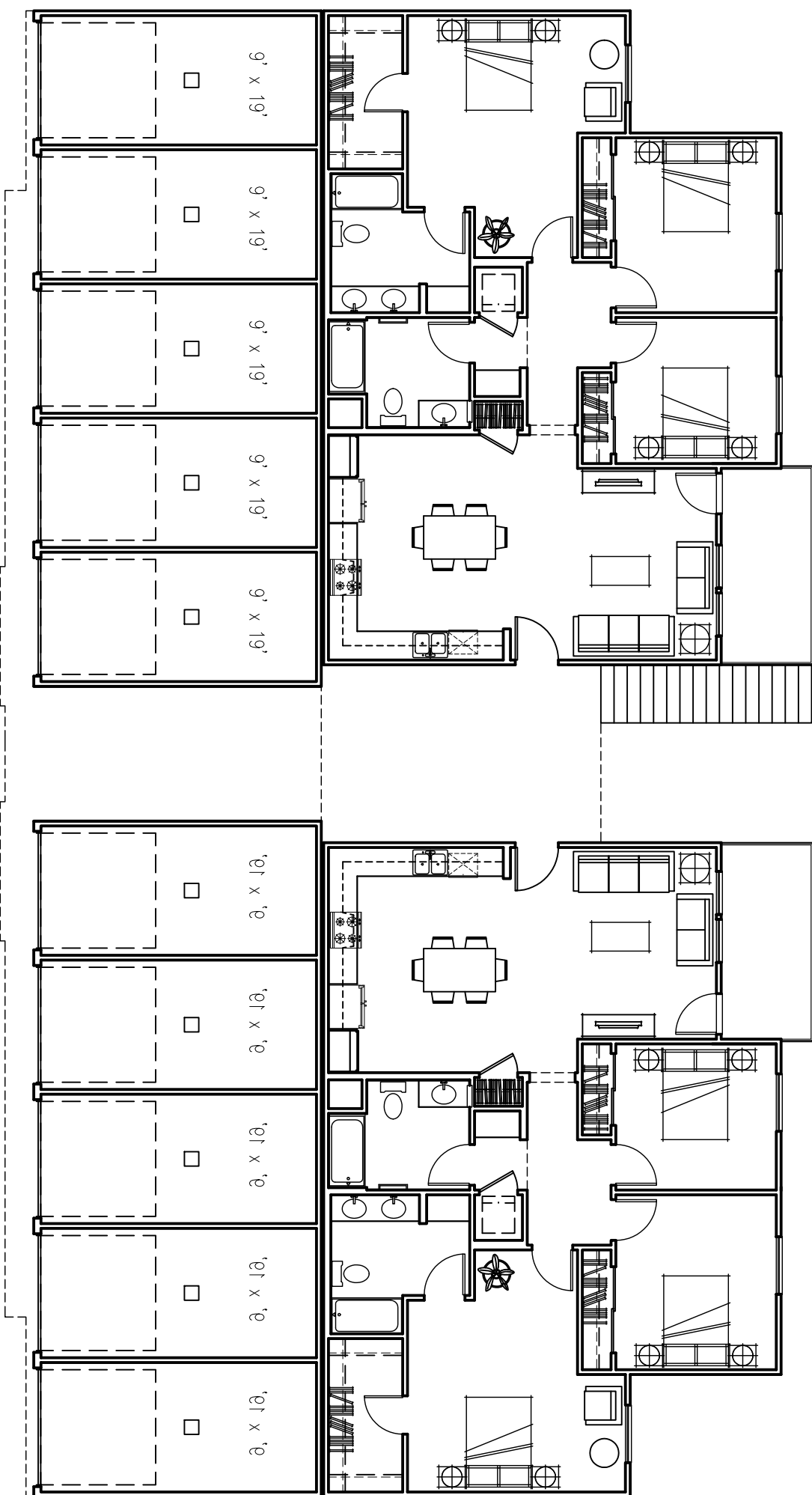
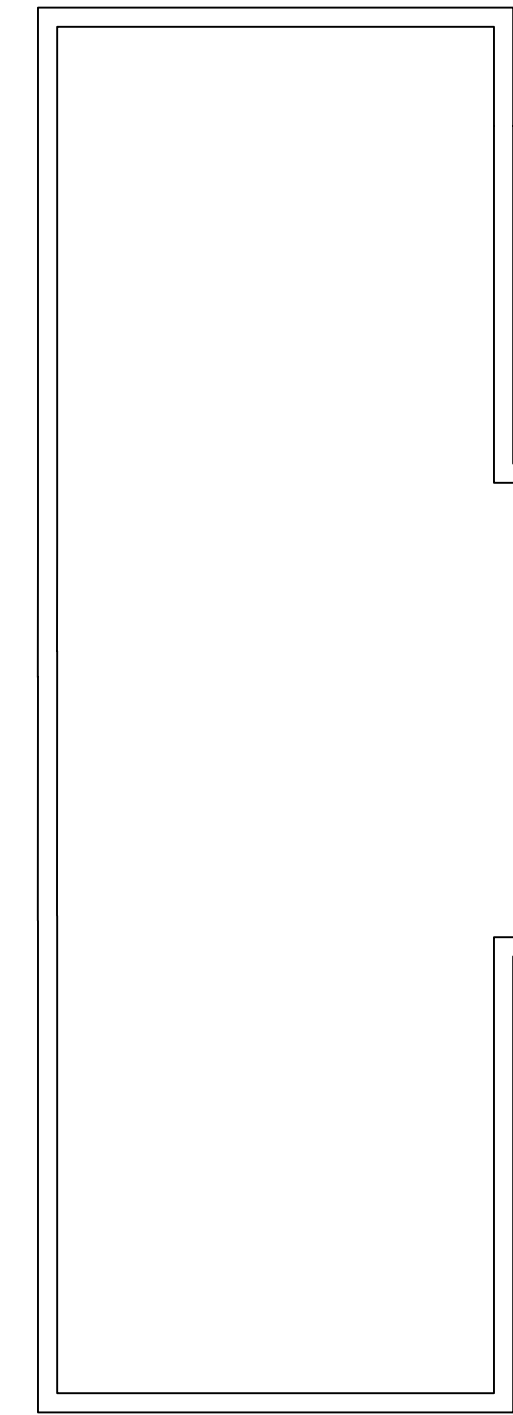
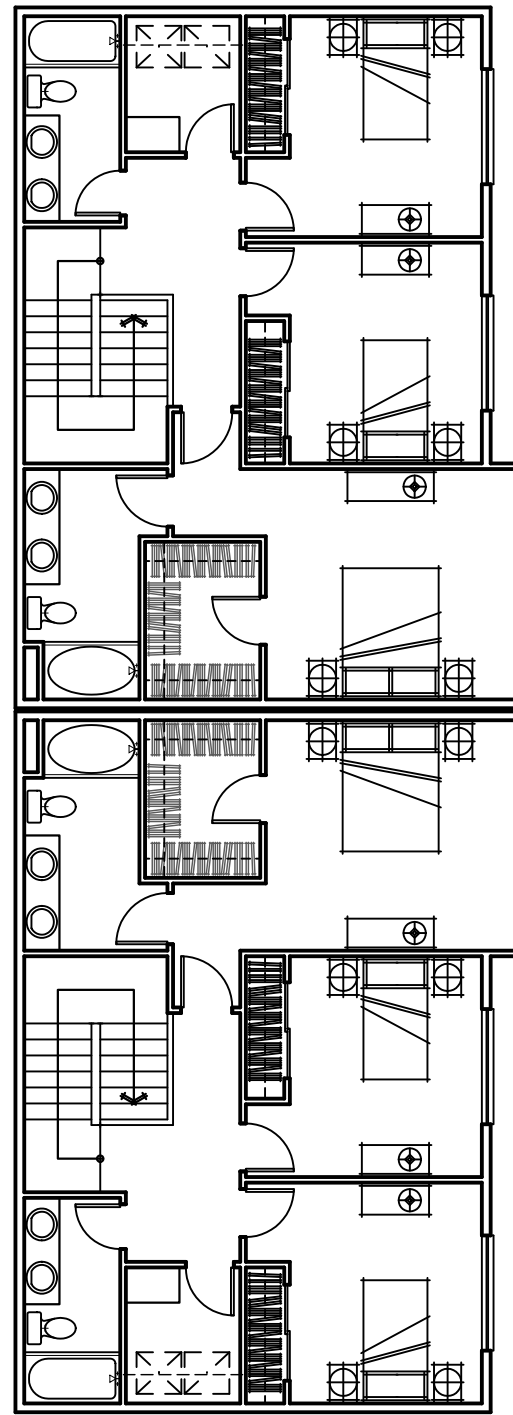
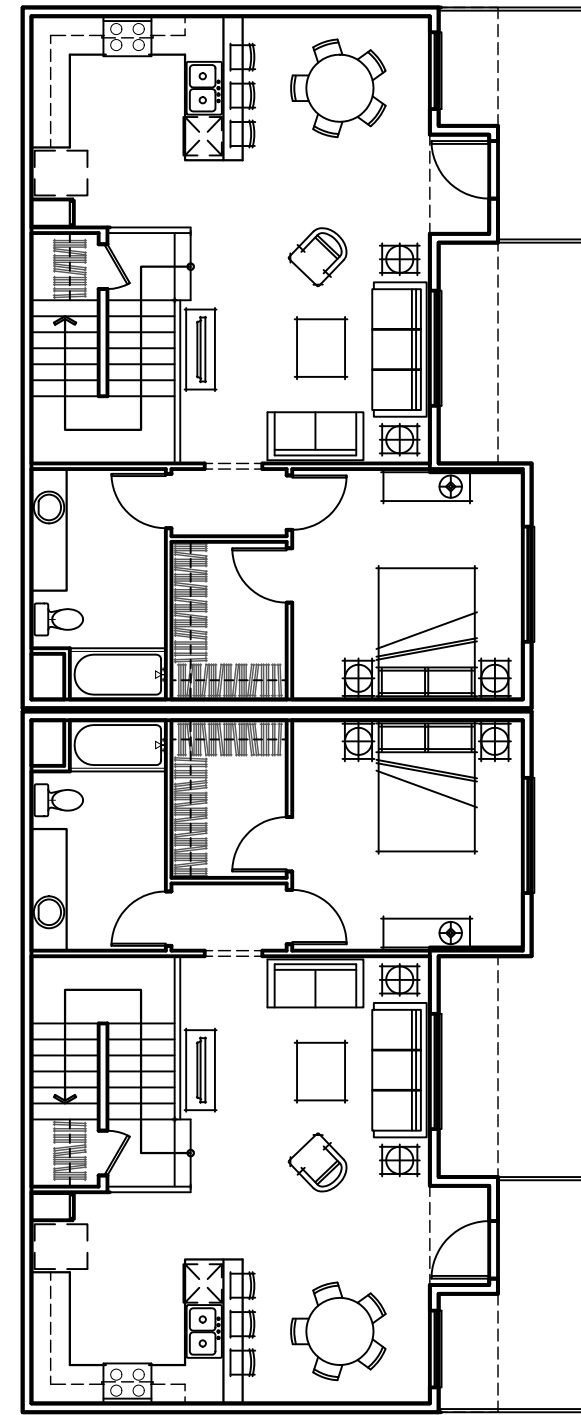
**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



**BUILDING E PLANS**  
SHEET INFORMATION

**A205**



1ST FLOOR

2ND FLOOR

3RD FLOOR

\*NOTE: For Elevations  
Refer to Sheet A308/A309

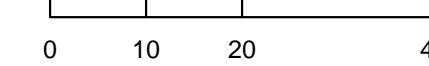


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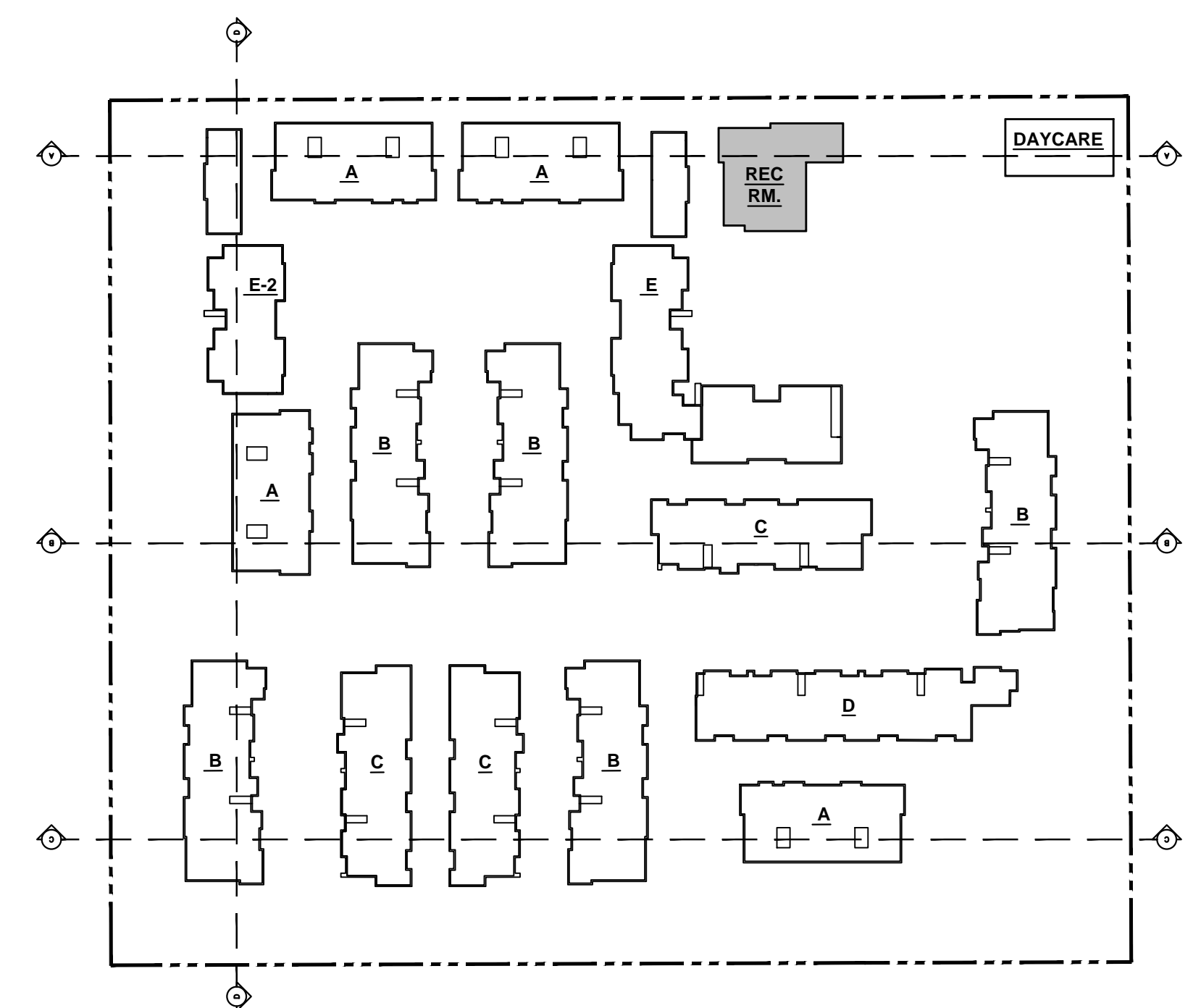
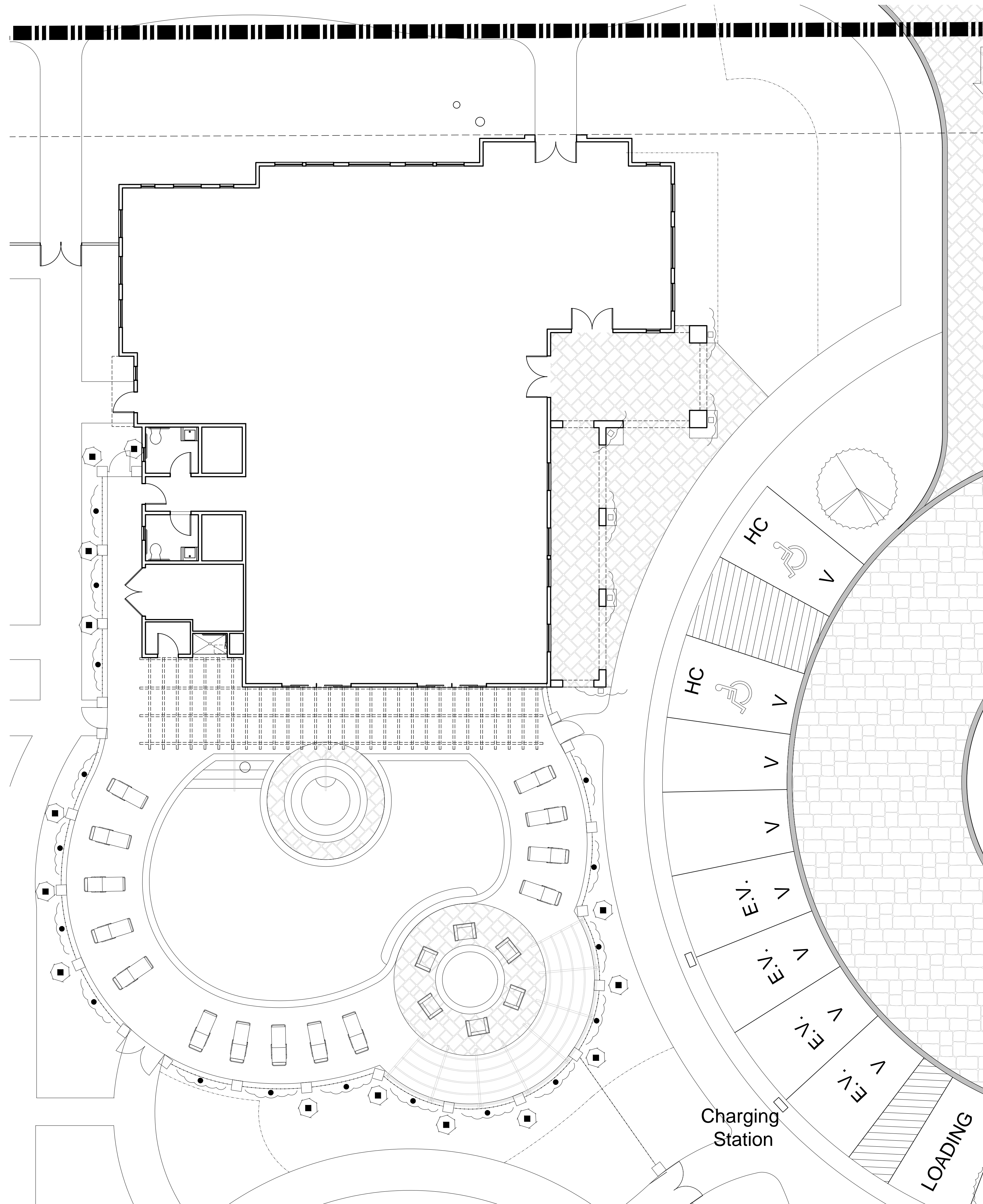
**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



BUILDING E-2 PLANS  
SHEET INFORMATION

A206



\*NOTE: For Elevations  
Refer to Sheet A310

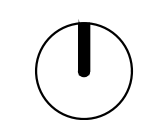


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

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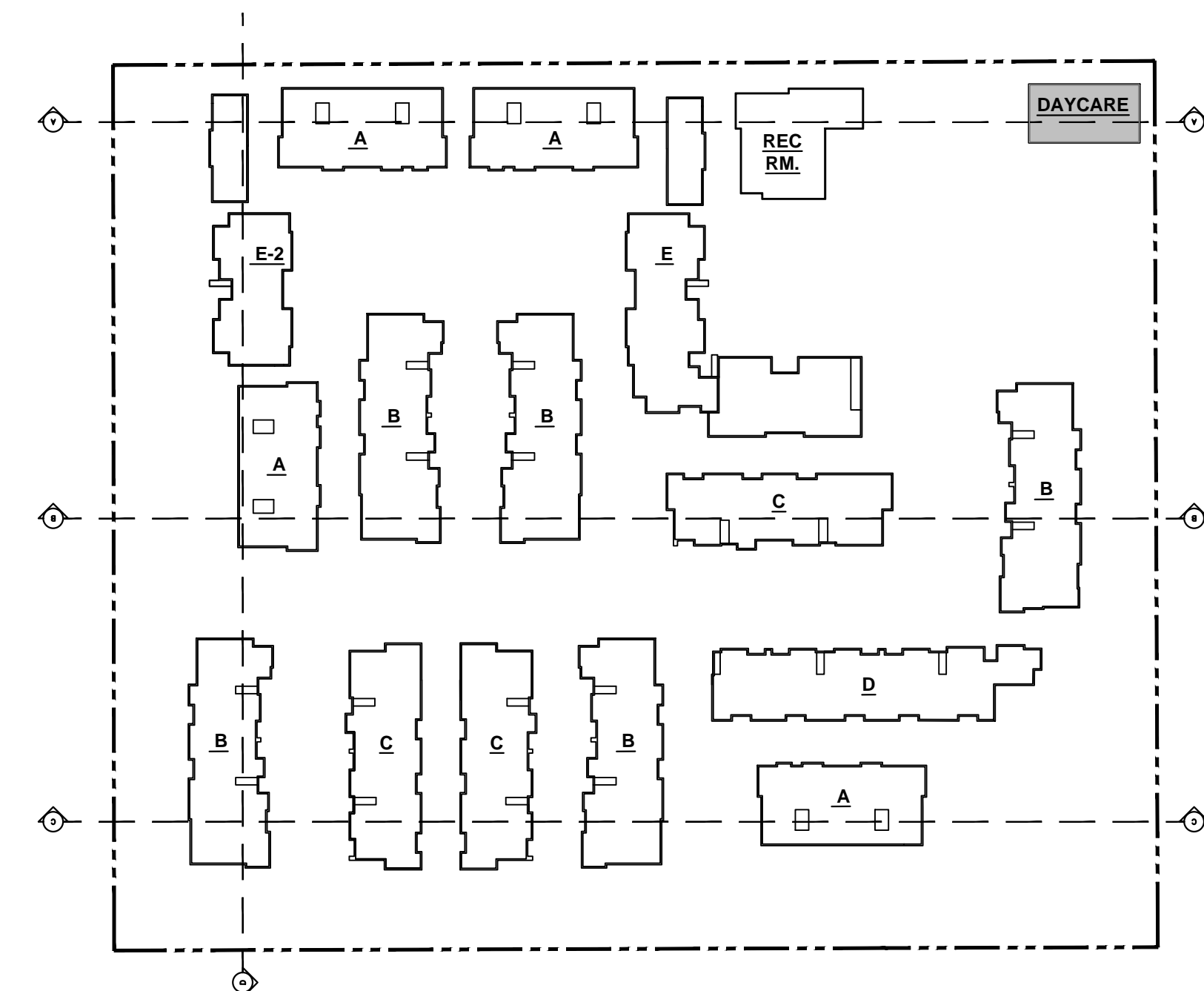
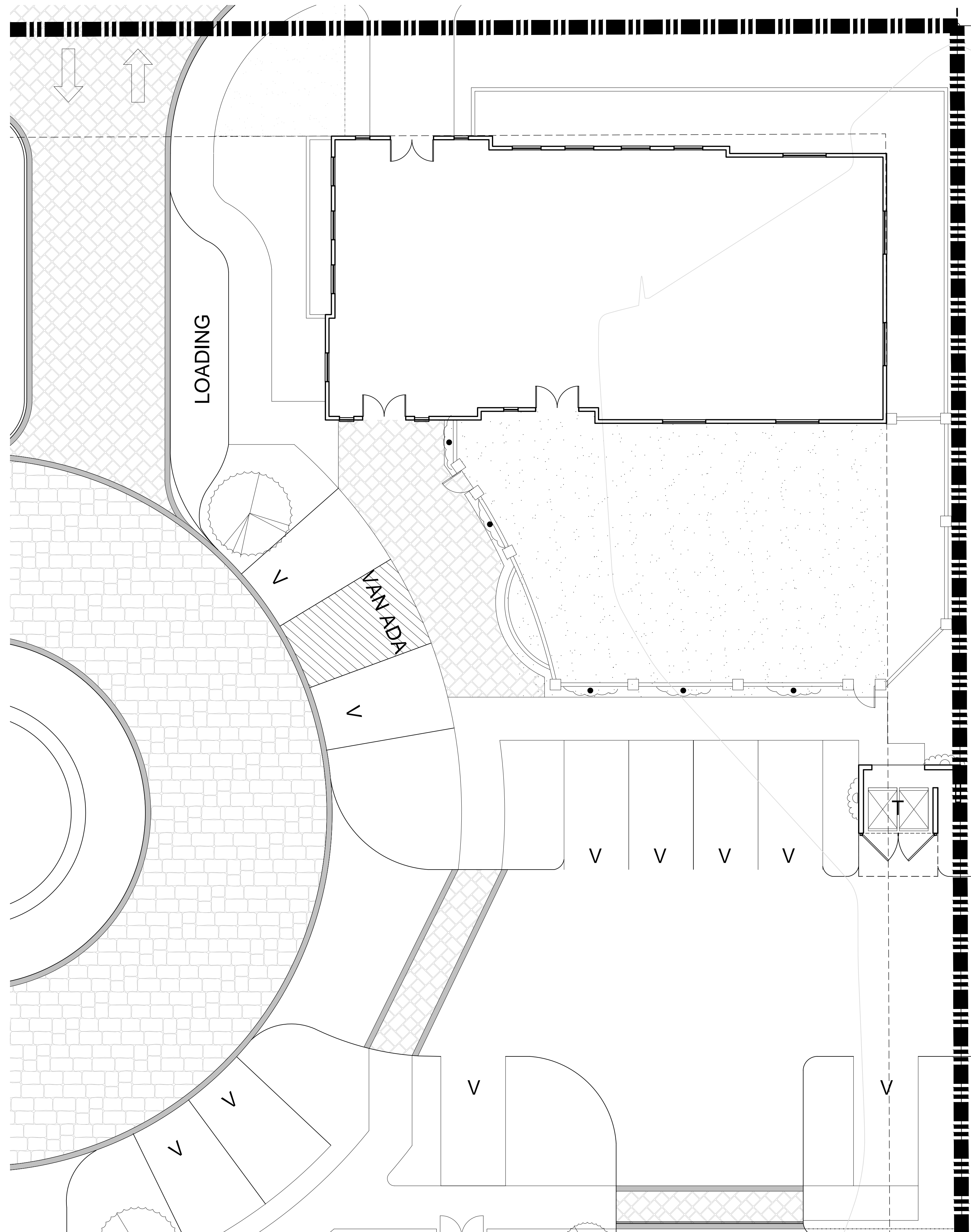


0 50 100 200

RECREATION BUILDING PLAN  
SHEET INFORMATION

**A207**





\* NOTE: For Elevations Refer to Sheet A311

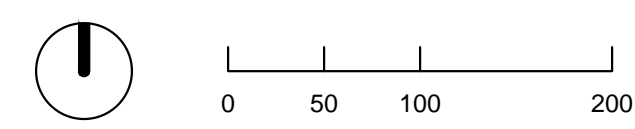


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017



**DAY CARE PLAN**  
 SHEET INFORMATION

**A208**



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

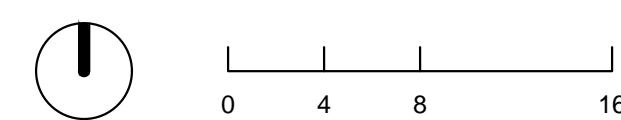


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
BUILDING TYPE-A

**A301**



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
BUILDING TYPE-B

A302



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
BUILDING TYPE-C

A303



FRONT ELEVATION



REAR ELEVATION



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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-D

A304



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

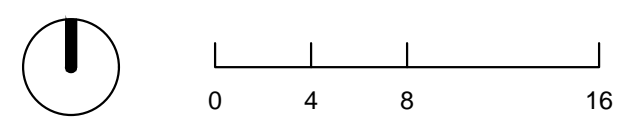


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
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CONCEPTUAL ELEVATIONS  
 BUILDING TYPE-D

A305



FRONT ELEVATION



REAR ELEVATION



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
BUILDING TYPE-E

**A306**



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
BUILDING TYPE-E

A307





FRONT ELEVATION



REAR ELEVATION

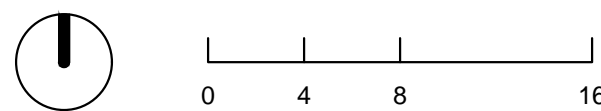


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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
 BUILDING TYPE - E2

A308



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



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Raven Ridge Development  
Coachella Village Partners, LLC  
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Westlake Village, CA 91361

**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



CONCEPTUAL ELEVATIONS  
BUILDING TYPE-E2

A309



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



RECREATION BUILDING ELEVATIONS  
BUILDING TYPE - REC BUILDING

A310



LEFT SIDE ELEVATION



FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



DAY CARE ELEVATION  
BUILDING TYPE - DAYCARE BLDG

A311



RIGHT ELEVATION



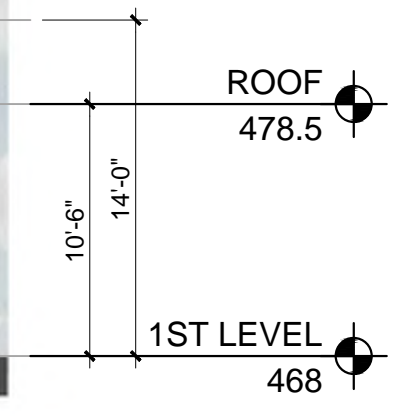
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



MAIL ROOM ELEVATIONS



RIGHT ELEVATION



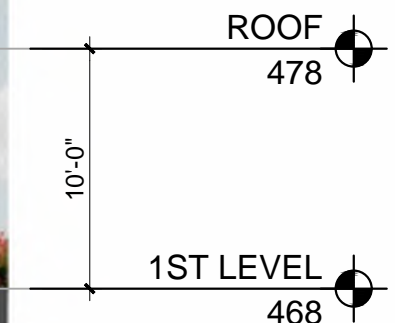
LEFT ELEVATION



REAR ELEVATION



FRONT ELEVATION



TRASH ENCLOSURE ELEVATIONS

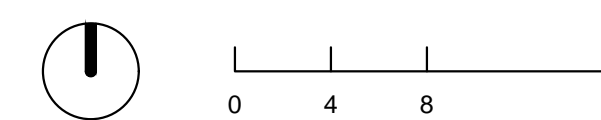


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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



MAIL ROOM ELEVATIONS  
BUILDING TYPE - MAIL ROOM, TRASH ENCLOSURES

A312



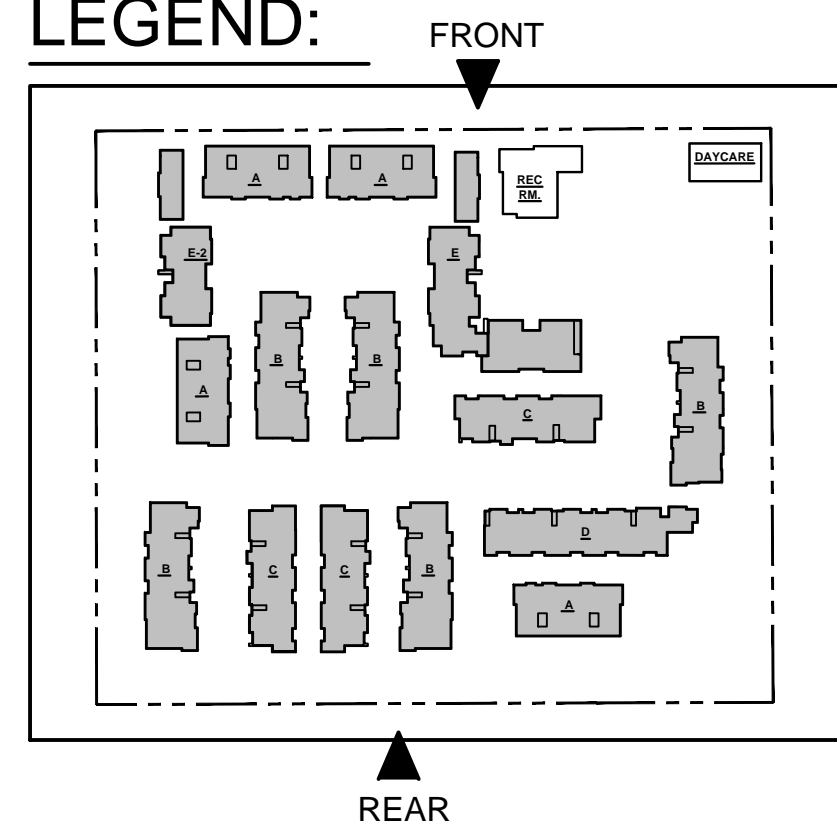
FRONT ELEVATION



REAR ELEVATION



LEGEND:



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



48 AVE BUILDING ELEVATION  
SHEET INFORMATION

A300



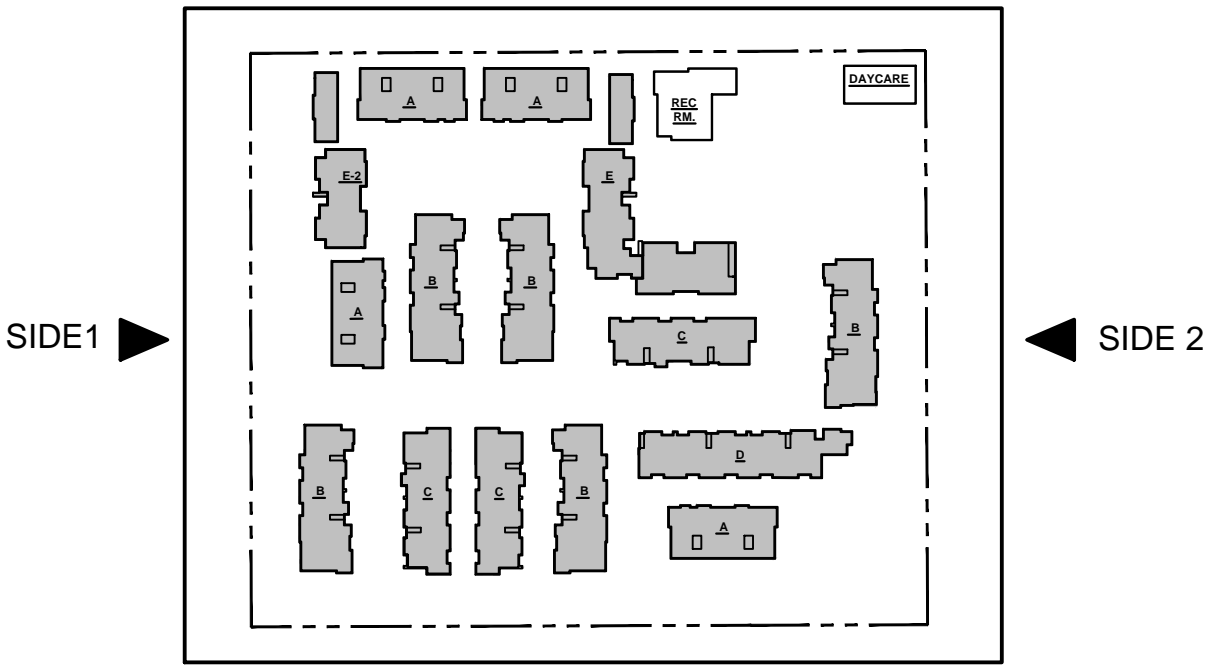
SIDE 1 ELEVATION



SIDE 2 ELEVATION



LEGEND:

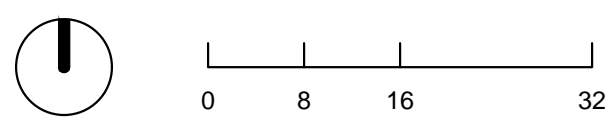


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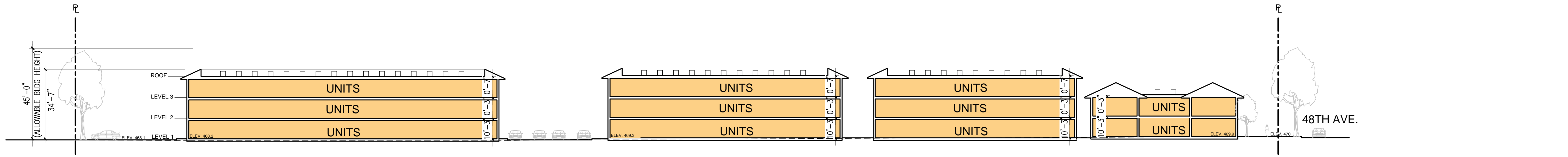
**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
 AUGUST 28, 2017

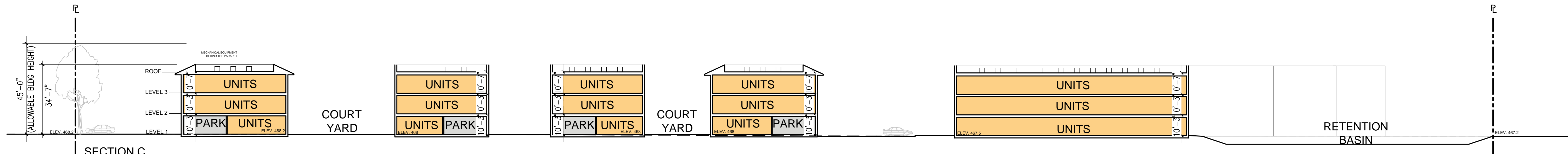


BUILDING SIDE ELEVATIONS  
 SHEET INFORMATION

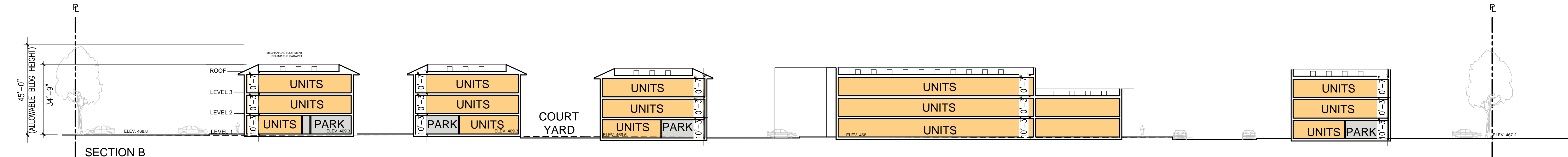
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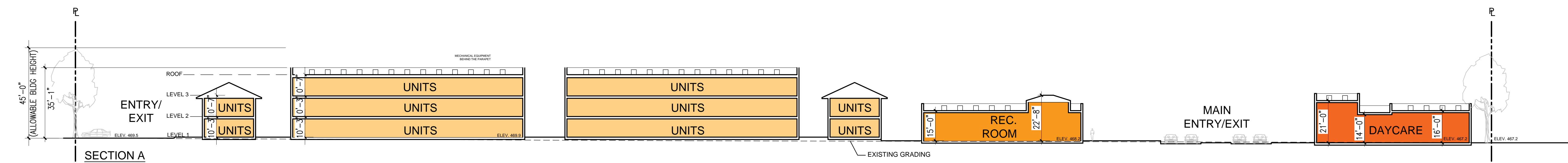
SECTION D



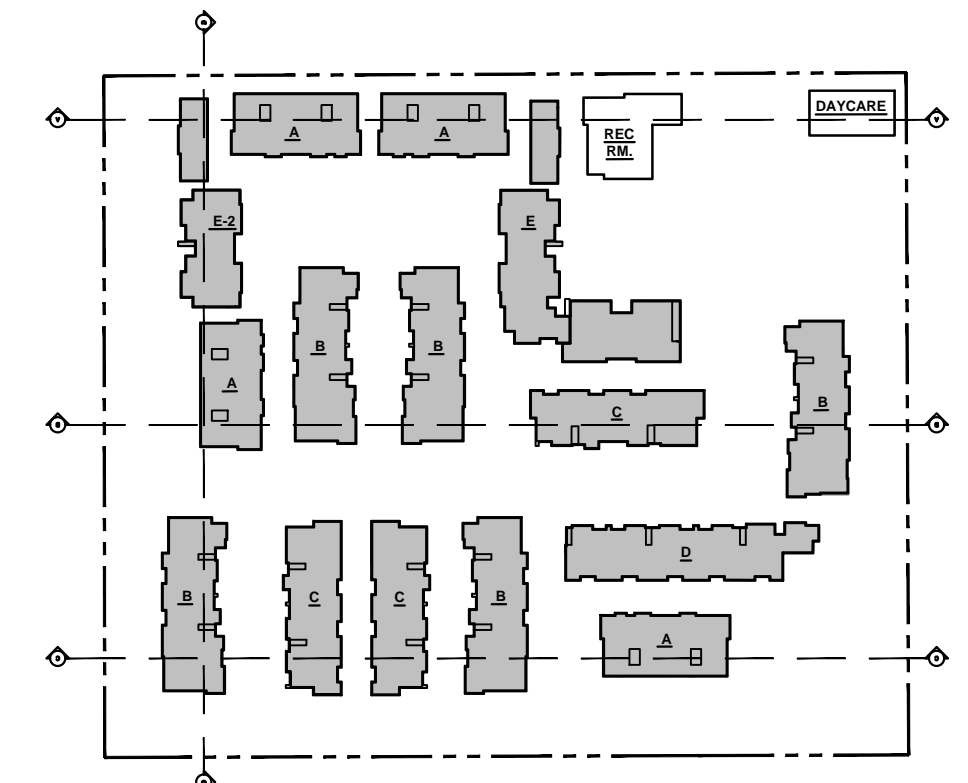
SECTION C



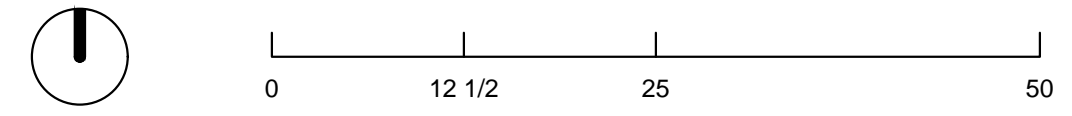
SECTION B



SECTION A



**LEGEND:**  
 2 STORY: [Light Orange Box]  
 3 STORY: [Medium Orange Box]  
 DAY CARE: [Dark Orange Box]  
 REC. BLDG.: [Red Box]



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**COACHELLA VILLAGE**  
 COACHELLA, CA # 170105

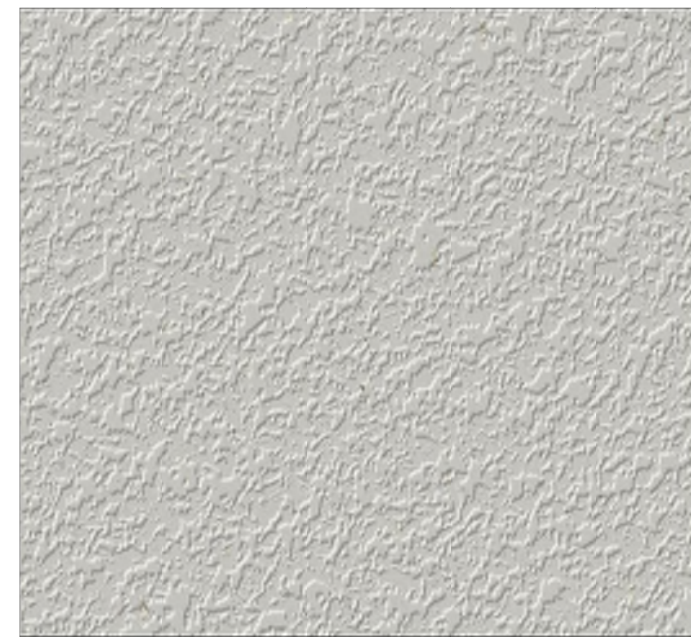
**CONCEPTUAL DESIGN**  
 AUGUST 28, 2017

SECTIONS

A401



1A



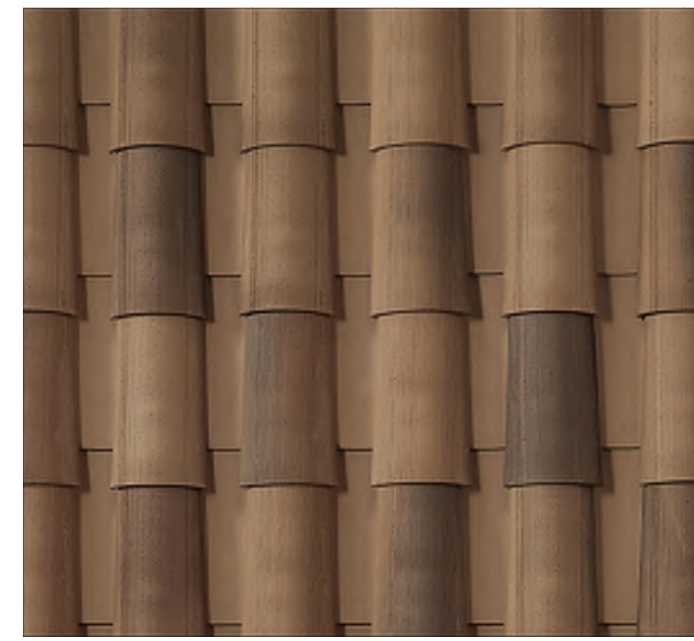
**20/30 SAND FINISH STUCCO**  
BM: CLOUD WHITE #967

2



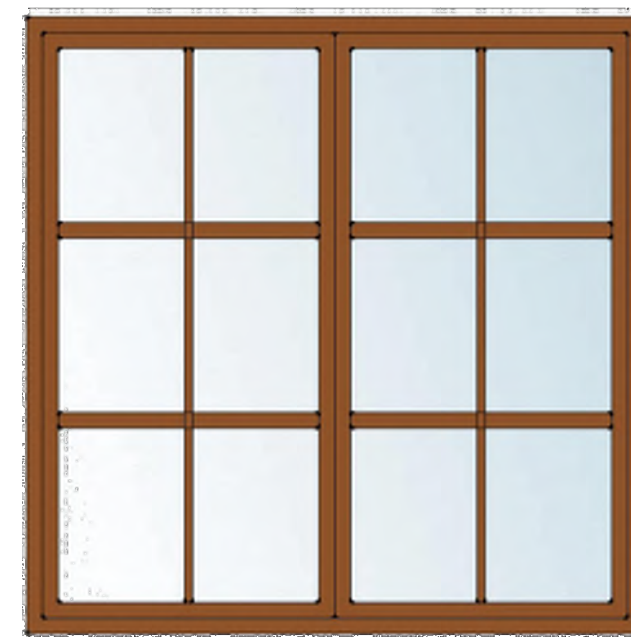
**SMOOTH TROVEL STUCCO**  
BM: 2137-10 OTTER BROWN

3



**CLAY TILE ROOFING**  
BORAL MISSION - RUSTIC CARMEL

4



**VINYL WINDOWS**  
VINYL FRAMEED CLEAR DUAL PANE

5

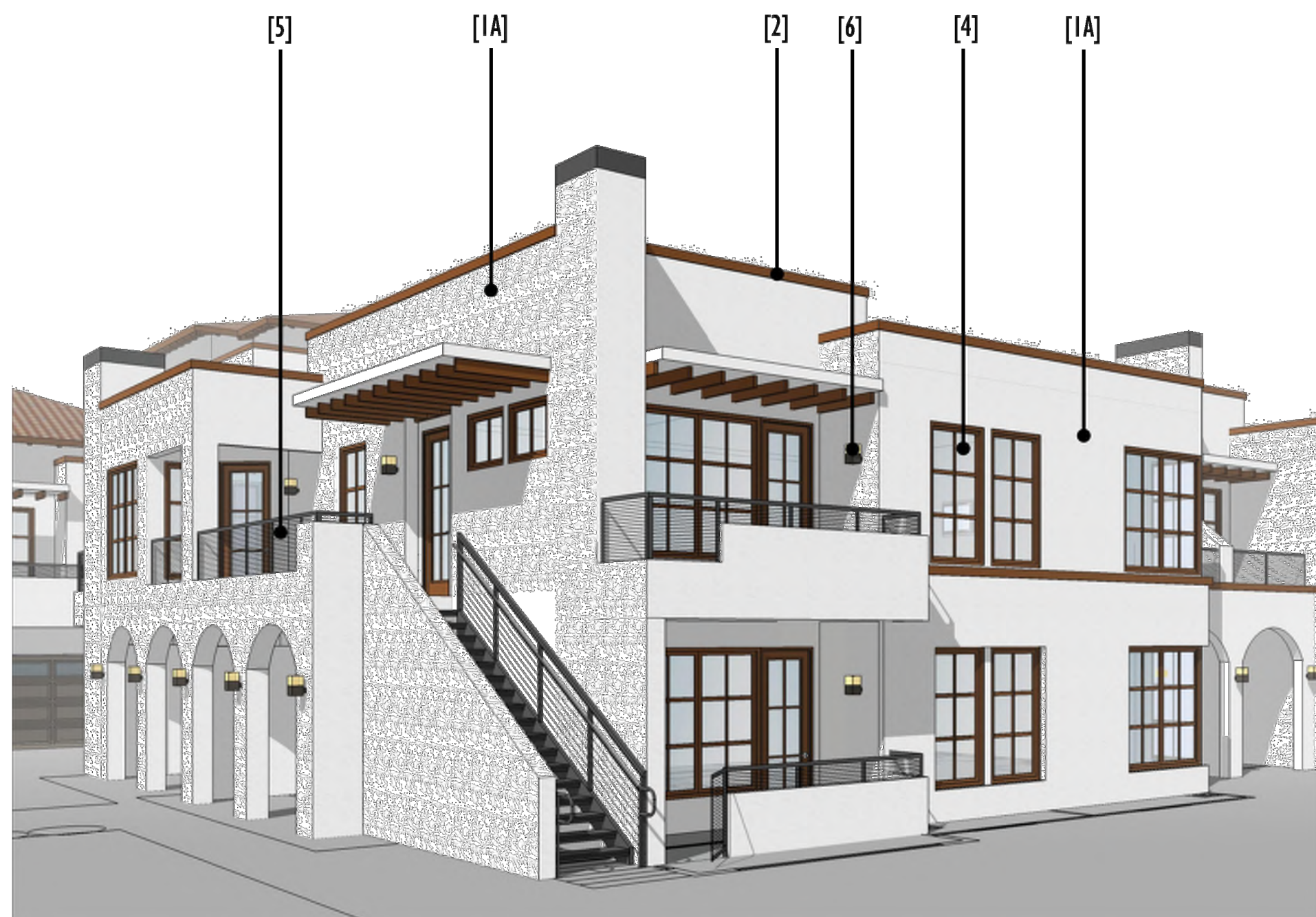


**METAL RAILING SYSTEM**  
42" HIGH METAL FRAMED EXTRUDED STL. ROD ASSEMBLY

6



**EXT. LIGHT FIXTURES**  
HUBBARDTON FORGE LIGHTING  
MERIDIAN SCENCE

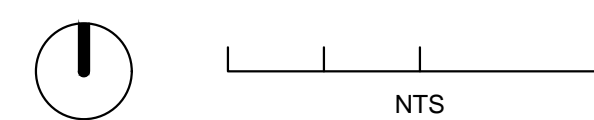


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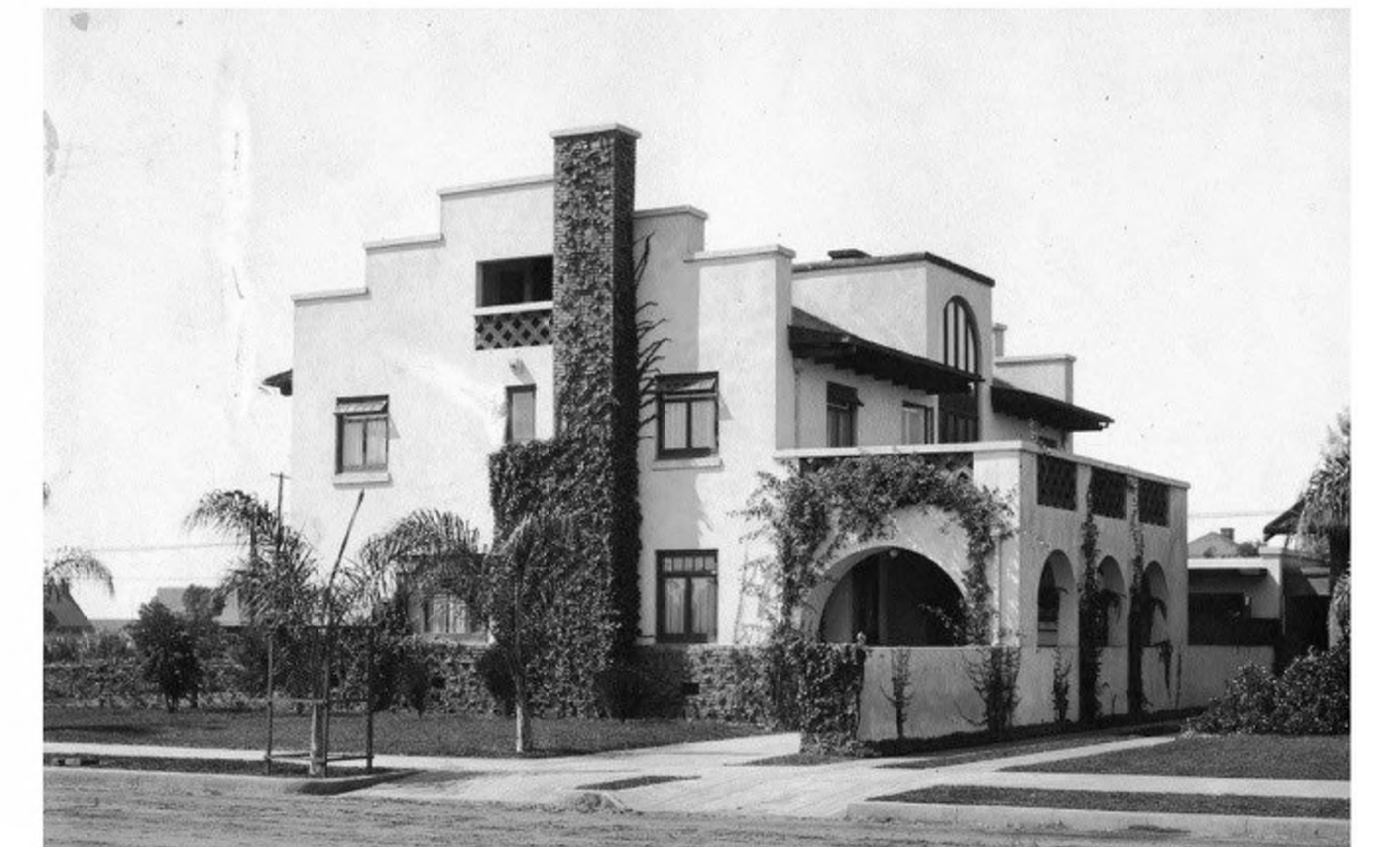
**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



MATERIAL BOARD  
SHEET INFORMATION

A500



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**COACHELLA VILLAGE**  
COACHELLA, CA # 170105

CONCEPTUAL DESIGN  
AUGUST 28, 2017



REFERENCE IMAGERY

A600



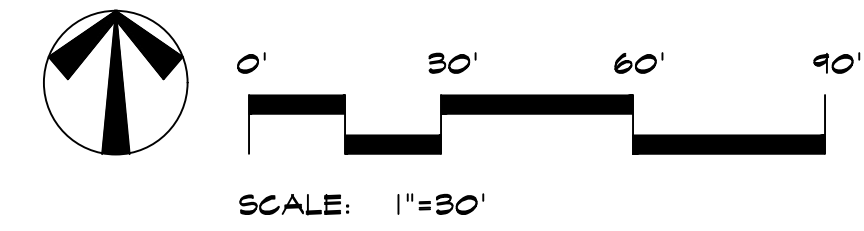
| SYMBOL                         | QTY. | BOTANICAL NAME                                    | SIZE                      | WATER USE |
|--------------------------------|------|---|---------------------------|-----------|
| <b>TREES &amp; PALMS</b>       |      |   |                           |           |
|                                | -    | PHOENIX DACTYLIFERA "ZAHIDI"                      | 18" BTH DIAMOND CUT       | 0.5 MOD   |
|                                | -    | GEIJER PARVIFLORA "AUSTRALIA WILLOW"              | 36" BOX SINGLE TRK. STND. | 0.5 MOD   |
|                                | -    | TIRJANA TIFU "TIFU TREE"                          | 24" BOX SINGLE TRK. STND. | 0.5 MOD   |
|                                | -    | OLEA EUROPAEA "SWAN HILL"                         | 36" BOX MULTI-TRK.        | 0.5 MOD   |
|                                | -    | ACACIA STENOPHYLLA "SHOESTRING ACACIA"            | 24" BOX SINGLE TRK. STND. | 0.2 LOW   |
|                                | -    | ACACIA SALICINA "WILLOW ACACIA"                   | 24" BOX SINGLE TRK. STND. | 0.2 LOW   |
|                                | -    | PARKINSONIA PRAECOX "PALO BREA"                   | 24" BOX SINGLE TRK. STND. | 0.5 MOD   |
|                                | -    | ACACIA ANEURA "MULGA"                             | 24" BOX SINGLE TRK. STND. | 0.2 LOW   |
|                                | -    | ACACIA ULLARDIANA "PALO BLANCO"                   | 24" BOX MULTI-TRK.        | 0.2 LOW   |
|                                | -    | CHAMAEROPS HUMILIS "MEDITERRAN FAN PALM"          | 24" BOX MULTI-TRK.        | 0.5 MOD   |
|                                | -    | BEAUCARNEA NOLINA "ELEPHANT'S FOOT PALM"          | 36" BOX SPECIMEN          | 0.5 MOD   |
| <b>DESERT ACCENTS</b>          |      |   |                           |           |
|                                | -    | AGAVE DESMETTIANA "VARIEGATA"                     | 15 GAL.                   | 0.2 LOW   |
|                                | -    | AGAVE SISILANA "SISAL AGAVE"                      | 15 GAL.                   | 0.2 LOW   |
|                                | -    | AGAVE ANGUSTIFOLIA "CARIBBEAN AGAVE"              | 15 GAL.                   | 0.2 LOW   |
|                                | -    | AGAVE GEMINIFLORA "TWIN-FLOWERING AGAVE"          | 5 GAL.                    | 0.2 LOW   |
|                                | -    | ALOE "BLUE ELF"                                   | 5 GAL.                    | 0.2 LOW   |
|                                | -    | AGAVE FILIFERA "THREAD LEAF AGAVE"                | 10" DIA.                  | 0.2 LOW   |
|                                | -    | OPUNTIA SANTA-RITA "TUBAC"                        | 5 GAL.                    | 0.2 LOW   |
|                                | -    | HESPERALOE PARVIFLORA "BRAKE LIGHT"               | 5 GAL.                    | 0.2 LOW   |
|                                | -    | ECHINOCACTUS GRUSONII "GOLDEN BARREL CACTUS"      | 10" DIA.                  | 0.2 LOW   |
| <b>SHRUBS</b>                  |      |   |                           |           |
|                                | -    | SENNA NEMOPHILA "DESERT CASSIA"                   | 5 GAL.                    | 0.2 LOW   |
|                                | -    | LEUCOPHYLLUM FRUINOSUM "SIERRA BOUQUET"           | 5 GAL.                    | 0.2 LOW   |
|                                | -    | LEUCOPHYLLUM FRUTESCENS "WHITE CLOUD"             | 5 GAL.                    | 0.2 LOW   |
|                                | -    | ERENOPHILA MACULATA "VALENTINE BUSH"              | 5 GAL.                    | 0.2 LOW   |
|                                | -    | TECOMA STANS "YELLOW BELLS"                       | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LEUCOPHYLLUM REVOLUTUM "LITTLE LEAF TEXAS RANGER" | 5 GAL.                    | 0.2 LOW   |
|                                | -    | OLEA EUROPAEA "LITTLE OLLIE"                      | 5 GAL.                    | 0.5 MOD   |
|                                | -    | ROSA FLORIBUNDA "ICEBERG"                         | 5 GAL.                    | 0.5 MOD   |
|                                | -    | BOUGAINVILLEA "ROSEKA"                            | 5 GAL.                    | 0.5 MOD   |
|                                | -    | BOUGAINVILLEA "LA JOLLA"                          | 5 GAL.                    | 0.5 MOD   |
|                                | -    | CARISSA "BOXWOOD BEAUTY"                          | 5 GAL.                    | 0.5 MOD   |
|                                | -    | CALLISTEMON VIMINALIS "LITTLE JOHN"               | 5 GAL.                    | 0.5 MOD   |
| <b>GRASSES</b>                 |      |   |                           |           |
|                                | -    | MUHLENBERGIA CAPILLARIS "REGAL MIST"              | 5 GAL.                    | 0.5 MOD   |
|                                | -    | STIPA TENISSIMA "MEXICAN FEATHER GRASS"           | 5 GAL.                    | 0.5 MOD   |
|                                | -    | DIANELLA TASMANICA "VARIEGATA"                    | 5 GAL.                    | 0.5 MOD   |
| <b>GROUNDCOVER &amp; VINES</b> |      |   |                           |           |
|                                | -    | DALEA GREGGII "TRAILING INDIGO BUSH"              | 5 GAL.                    | 0.2 LOW   |
|                                | -    | CARISSA "GREEN CARPET"                            | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LANTANA "NEW GOLD"                                | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LANTANA "WHITE"                                   | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LANTANA "RED DALLAS"                              | 5 GAL.                    | 0.5 MOD   |
|                                | -    | EVOLVULUS GLOMERATUS "HAWAIIAN BLUE EYES"         | 5 GAL.                    | 0.5 MOD   |
|                                | -    | CHRYSACTINIA MEXICANA "DAMIANITA"                 | 5 GAL.                    | 0.2 LOW   |
|                                | -    | RUELLIA BRITTONIANA "LITTLE KATIE"                | 5 GAL.                    | 0.2 LOW   |
|                                | -    | DURANTA REPENS "SKY FLOWER"                       | 5 GAL. STK.               | 0.5 MOD   |
|                                | -    | CALLIANDRA HAEMATOCEPHALA "PINK POWDER PUFF"      | 5 GAL. STK.               | 0.5 MOD   |
|                                | -    | BOUGAINVILLEA "MARY PALMER'S ENCHANTMENT"         | 5 GAL. STK.               | 0.5 MOD   |
|                                | -    | MACFADYENA UNGUIS-CATI "CAT'S CLAW VINE"          | 5 GAL. STK.               | 0.2 LOW   |
|                                | -    | TECOMA STANS "YELLOW BELLS"                       | 5 GAL. STK.               | 0.5 MOD   |

PAVING, STONE, & GRAVEL MATERIALS

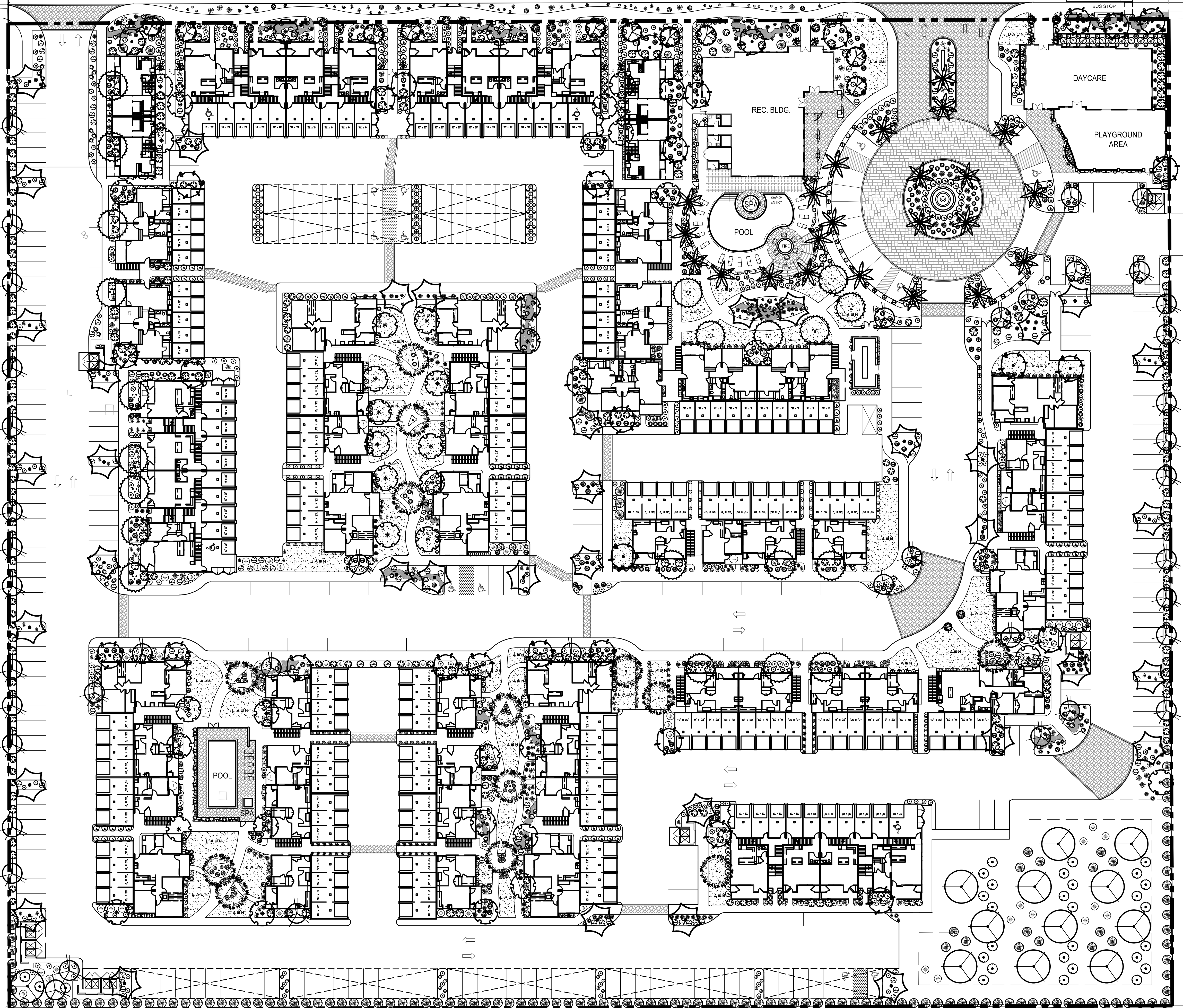
|  |   |  |  |   |   |
|--|---|--|--|---|---|
|  | - | SHREDDED BARK MULCH LAID 2" THICK  |  | - | 3/8" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK                                    |
|  | - | 6" MINUS 'BAJA CRESTA' RUBBLE, PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS |  | - | LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERTUDA (OCTOBER-MAY INSTALLATION) |
|  | - | 3/4" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK                        |  | - | 'HICKORY CREEK' BOULDERS 2' & 3' DIA.   |

**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

**L-1.1 RENDERED PRELIMINARY**



**HERMANN DESIGN GROUP**  
 77-899 WOLF RD.  
 SUITE 102  
 PALM DESERT, CA 92211  
 LIC# 2754, EXP 04/30/18  
 PH. (760) 777-9131  
 FAX (760) 777-9132  
 DATE 09/22/17



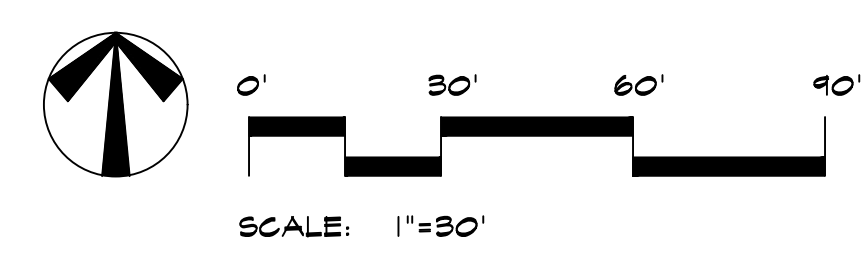
| SYMBOL                         | QTY. | BOTANICAL NAME                                    | SIZE                      | WATER USE |
|--------------------------------|------|---|---------------------------|-----------|
| <b>TREES &amp; PALMS</b>       |      |   |                           |           |
|                                | -    | PHOENIX DACTYLIFERA 'ZAHIDI'                      | 18" BTH DIAMOND CUT       | 0.5 MOD   |
|                                | -    | GEIJER PARVIFLORA 'AUSTRALIA WILLOW'              | 36" BOX SINGLE TRK. STND. | 0.5 MOD   |
|                                | -    | TIPJANA TIPU 'TIPU TREE'                          | 24" BOX SINGLE TRK. STND. | 0.5 MOD   |
|                                | -    | OLEA EUROPAEA 'SWAN HILL'                         | 36" BOX MULTI-TRK.        | 0.5 MOD   |
|                                | -    | ACACIA STENOPHYLLA 'SHOESTRING ACACIA'            | 24" BOX SINGLE TRK. STND. | 0.2 LOW   |
|                                | -    | ACACIA SALICINA 'WILLOW ACACIA'                   | 24" BOX SINGLE TRK. STND. | 0.2 LOW   |
|                                | -    | PARKINSONIA PRAECOX 'PALO BREA'                   | 24" BOX SINGLE TRK. STND. | 0.5 MOD   |
|                                | -    | ACACIA ANEURA 'MULGA'                             | 24" BOX SINGLE TRK. STND. | 0.2 LOW   |
|                                | -    | ACACIA WULLARDIANA 'PALO BLANCO'                  | 24" BOX MULTI-TRK.        | 0.2 LOW   |
|                                | -    | CHAMAEROPS HUMULIS 'MEDITERRAN FAN PALM'          | 24" BOX MULTI-TRK.        | 0.5 MOD   |
|                                | -    | BEAUCARNEA NOLINA 'ELEPHANT'S FOOT PALM'          | 36" BOX SPECIMEN          | 0.5 MOD   |
| <b>DESERT ACCENTS</b>          |      |   |                           |           |
|                                | -    | AGAVE DESMETTIANA 'VARIEGATA'                     | 15 GAL.                   | 0.2 LOW   |
|                                | -    | AGAVE SISLANA 'SISAL AGAVE'                       | 15 GAL.                   | 0.2 LOW   |
|                                | -    | AGAVE ANGSTIFOLIA 'CARIBBEAN AGAVE'               | 15 GAL.                   | 0.2 LOW   |
|                                | -    | AGAVE GEMINIFLORA 'TWIN-FLOWERING AGAVE'          | 5 GAL.                    | 0.2 LOW   |
|                                | -    | ALOE 'BLUE ELF'                                   | 5 GAL.                    | 0.2 LOW   |
|                                | -    | AGAVE FILIFERA 'THREAD LEAF AGAVE'                | 10" DIA.                  | 0.2 LOW   |
|                                | -    | OPUNTIA SANTA-RITA 'TUBAC'                        | 5 GAL.                    | 0.2 LOW   |
|                                | -    | HESPERALOE PARVIFLORA 'BRAKE LIGHT'               | 5 GAL.                    | 0.2 LOW   |
|                                | -    | ECHINOCACTUS GRISONII 'GOLDEN BARREL CACTUS'      | 10" DIA.                  | 0.2 LOW   |
| <b>SHRUBS</b>                  |      |   |                           |           |
|                                | -    | SENNA NEMOPHILA 'DESERT CASSIA'                   | 5 GAL.                    | 0.2 LOW   |
|                                | -    | LEUCOPHYLLUM FRUINOSUM 'SIERRA BOUQUET'           | 5 GAL.                    | 0.2 LOW   |
|                                | -    | LEUCOPHYLLUM FRUTESCENS 'WHITE CLOUD'             | 5 GAL.                    | 0.2 LOW   |
|                                | -    | ERENTHOPHILA MACULATA 'VALENTINE BUSH'            | 5 GAL.                    | 0.2 LOW   |
|                                | -    | TECOMA STANS 'YELLOW BELLS'                       | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LEUCOPHYLLUM REVOLUTUM 'LITTLE LEAF TEXAS RANGER' | 5 GAL.                    | 0.2 LOW   |
|                                | -    | OLEA EUROPAEA 'LITTLE OLLIE'                      | 5 GAL.                    | 0.5 MOD   |
|                                | -    | ROSA FLORIBUNDA 'ICEBERG'                         | 5 GAL.                    | 0.5 MOD   |
|                                | -    | BOUGAINVILLEA 'ROSEKAT'                           | 5 GAL.                    | 0.5 MOD   |
|                                | -    | BOUGAINVILLEA 'LA JOLLA'                          | 5 GAL.                    | 0.5 MOD   |
|                                | -    | CARISSA 'BOXWOOD BEAUTY'                          | 5 GAL.                    | 0.5 MOD   |
|                                | -    | CALLISTEMON VIMALIS 'LITTLE JOHN'                 | 5 GAL.                    | 0.5 MOD   |
| <b>GRASSES</b>                 |      |   |                           |           |
|                                | -    | MUHLENBERGIA CAPILLARIS 'REGAL MIST'              | 5 GAL.                    | 0.5 MOD   |
|                                | -    | STIPA TENUISSIMA 'MEXICAN FEATHER GRASS'          | 5 GAL.                    | 0.5 MOD   |
|                                | -    | DIANELLA TASMANICA 'VARIEGATA'                    | 5 GAL.                    | 0.5 MOD   |
| <b>GROUNDCOVER &amp; VINES</b> |      |   |                           |           |
|                                | -    | DALEA GREGGII 'TRAILING INDIGO BUSH'              | 5 GAL.                    | 0.2 LOW   |
|                                | -    | CARISSA 'GREEN CARPET'                            | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LANTANA 'NEW GOLD'                                | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LANTANA 'WHITE'                                   | 5 GAL.                    | 0.5 MOD   |
|                                | -    | LANTANA 'RED DALLAS'                              | 5 GAL.                    | 0.5 MOD   |
|                                | -    | EVOLVULUS GLOMERATUS 'HAWAIIAN BLUE EYES'         | 5 GAL.                    | 0.5 MOD   |
|                                | -    | CHRYSACTINIA MEXICANA 'DAMIANTA'                  | 5 GAL.                    | 0.2 LOW   |
|                                | -    | RUELLIA BRITTONIANA 'LITTLE KATIE'                | 5 GAL.                    | 0.2 LOW   |
|                                | -    | DURANTA REPENS 'SKY FLOWER'                       | 5 GAL. STK.               | 0.5 MOD   |
|                                | -    | CALLIANDRA HAEMATOCEPHALA 'PINK POWDER PUFF'      | 5 GAL. STK.               | 0.5 MOD   |
|                                | -    | BOUGAINVILLEA 'MARY PALMER'S ENCHANTMENT'         | 5 GAL. STK.               | 0.5 MOD   |
|                                | -    | MACFADYENA UNGUIS-CATI 'CAT'S CLAW VINE'          | 5 GAL. STK.               | 0.2 LOW   |
|                                | -    | TECOMA STANS 'YELLOW BELLS'                       | 5 GAL. STK.               | 0.5 MOD   |

PAVING, STONE, & GRAVEL MATERIALS

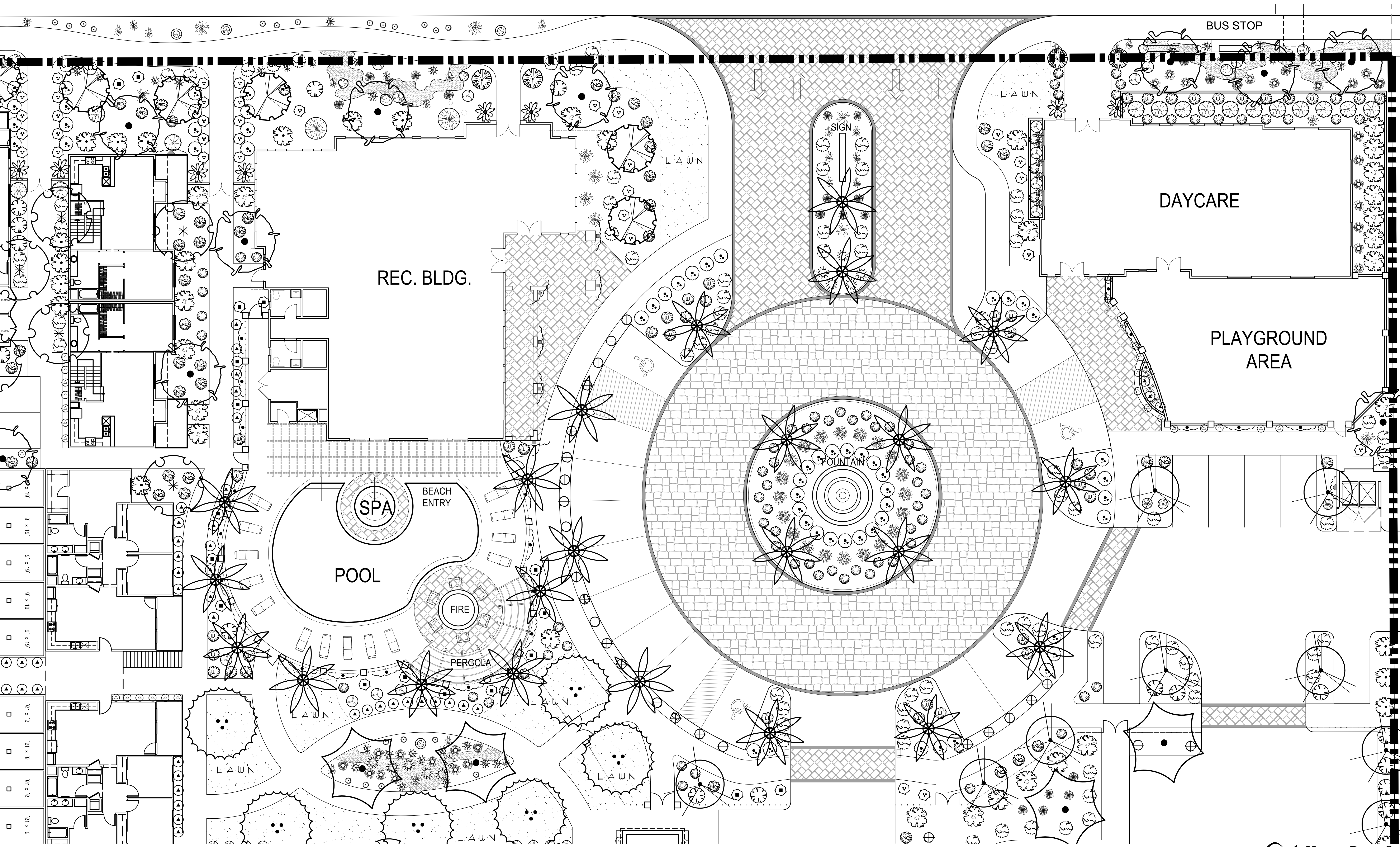
- SHREDDED BARK MULCH LAID 2" THICK
- 6" MINUS 'BAJA CRESTA' RUBBLE, PROVIDE COMPLETE COVERAGE IN DESIGNATED AREAS
- 3" DIA. 'CHAMOIS BEIGE' CRUSHED ROCK, LAID 2" THICK
- 3" DIA. 'ADOBE SUNSET FINES' LAID 3" THICK
- LAWN TO BE 'TIFGREEN 328' SOD, OVERSEEDED W/ BERTUDA (OCTOBER-MAY INSTALLATION)
- 'HICKORY CREEK' BOULDERS 2' & 3' DIA.

**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

**L-1 PRELIMINARY DESIGN**

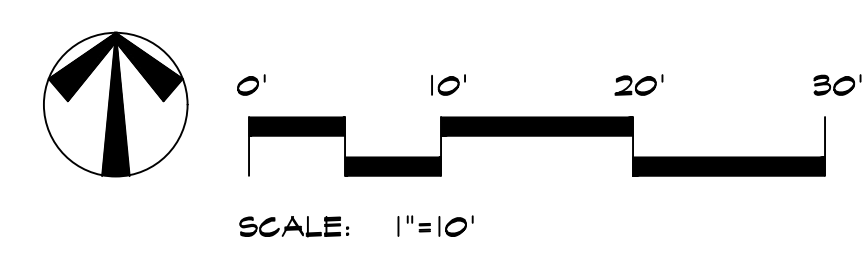


**HERMANN DESIGN GROUP**  
 77-899 WOLF RD.  
 SUITE 102  
 PALM DESERT, CA 92211  
 LIC# 2754, EXP 04/30/18  
 PH. (760) 777-9131  
 FAX (760) 777-9132  
 DATE 09/22/17



**COACHELLA VILLAGE**  
**RAVEN RIDGE DEVELOPMENT**  
 COACHELLA, CA

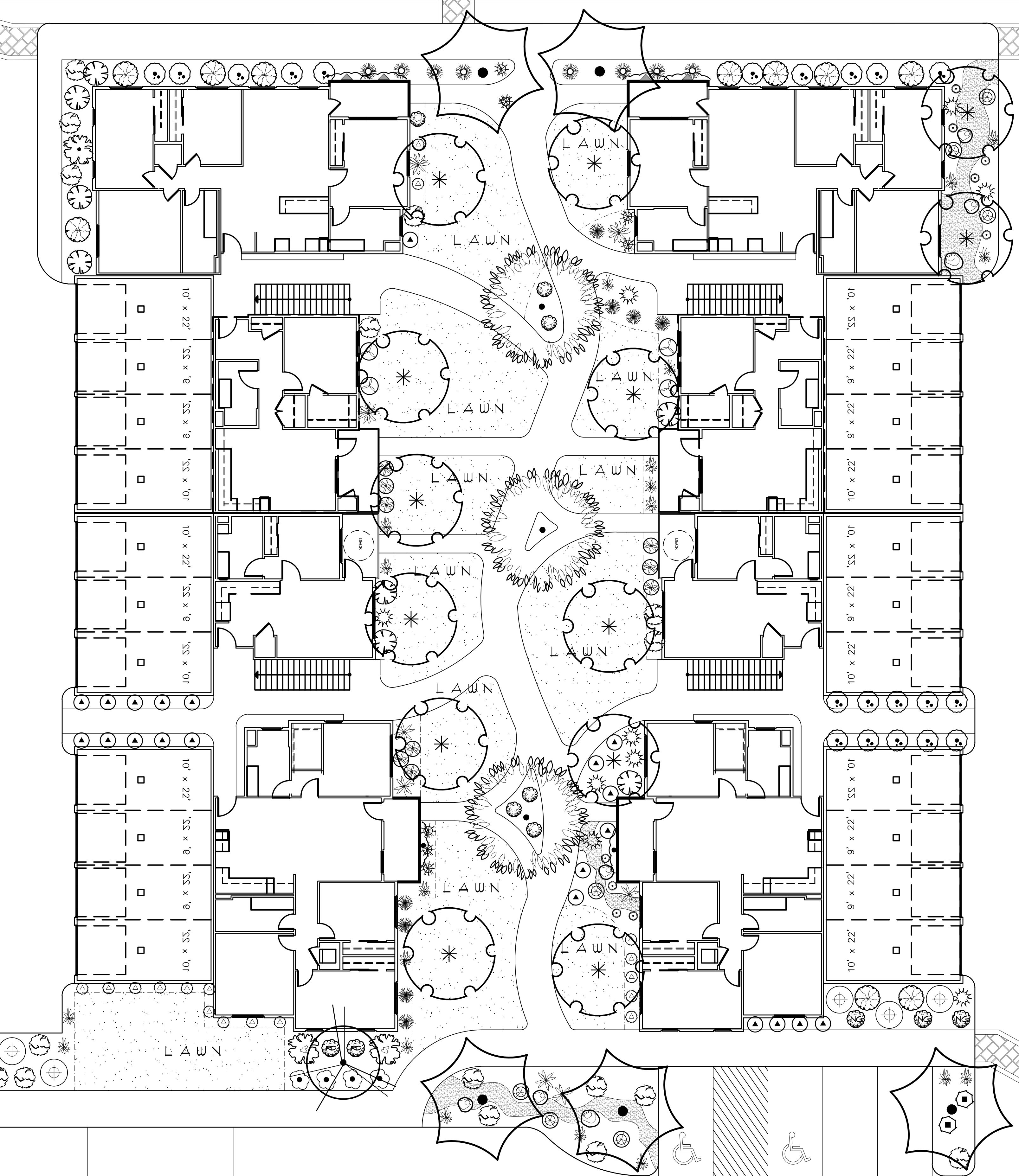
**L-2 PROJECT ENTRY**



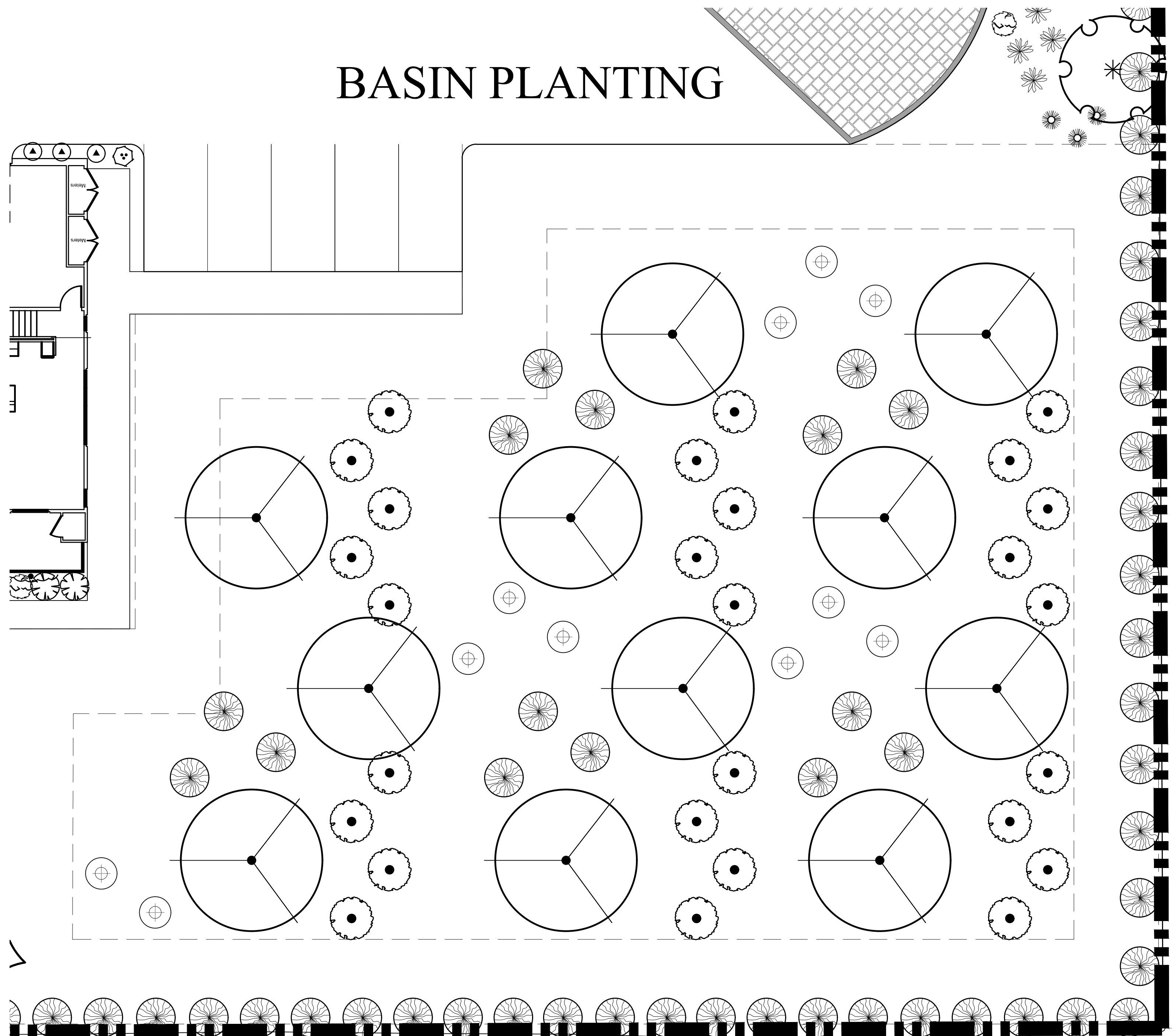
**HERMANN DESIGN GROUP**  
 77-899 WOLF RD.  
 SUITE 102  
 PALM DESERT, CA  
 92211  
 LIC# 2754, EXP 04/30/18  
 PH. (760) 777-9131  
 FAX (760) 777-9132

DATE 09/22/17





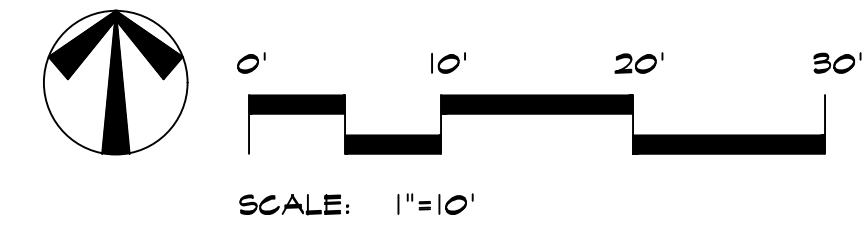
APARTMENT COURTYARD  
PLANTING



BASIN PLANTING

COACHELLA VILLAGE  
RAVEN RIDGE DEVELOPMENT  
COACHELLA, CA

L-4 APARTMENT &  
BASIN PLANTING



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

DATE 08/22/17



ACACIA WILLARDIANA  
"PALO BLANCO"



ACACIA ANEURA  
"MULGA"



ACACIA STENOPHYLLA  
"SHOESTRING ACACIA"



TIPUANA TIPU  
"TIPU TREE"



LYSILOMA WATSONII  
"FEATHER BUSH"



PARKINSONIA X  
"DESERT MUSEUM"



WASHINGTONIA ROBUSTA  
"MEXICAN FAN PALM"



BEAUCARNEA NOLINA  
"ELEPHANT FOOT PALM"



YUCCA ROSTRA  
"BEAKED BLUE YUCCA"



LEUCOPHYLLUM PRUINOSUM  
"SIERRA BOUQUET"



LEUCOPHYLLUM FRUTESCENS  
"WHITE CLOUD"



BOUGAINVILLEA  
"ROSENKA"



CALLISTEMON VIMINALIS  
"LITTLE JOHN"



CARISSA  
"BOXWOOD BEAUTY"



MUHLENBERGIA LINDHEIMERI  
"AUTUMN GLOW"



STIPA TENUISSIMA  
"MEXICAN FEATHER  
GRASS"



CHRYSACTINIA MEXICANA  
"DAMIANITA"



LANTANA  
"WHITE FLOWERS"



OLEA EUROPAEA  
"LITTLE OLLIE"



AGAVE SISILANA  
"SISAL AGAVE"



AGAVE AMERICANA  
"CENTURY PLANT"



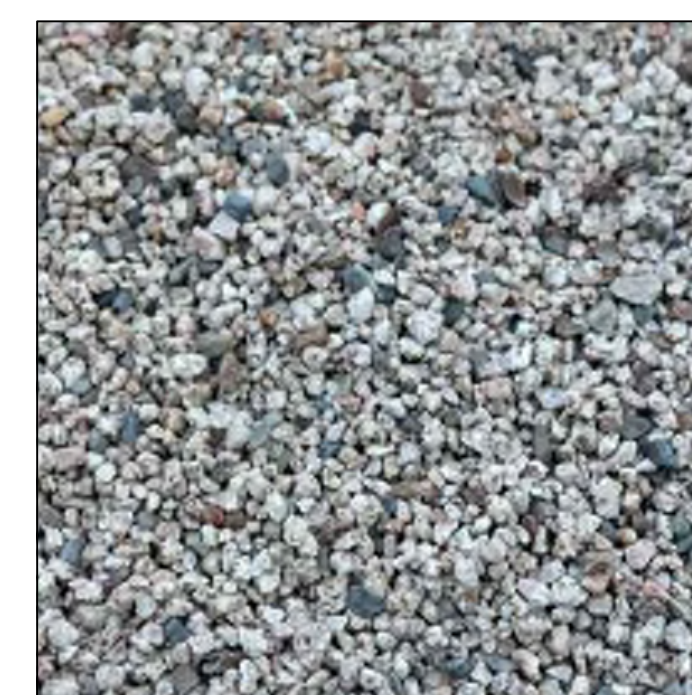
AGAVE DESMETTIANA



WATER FOUNTAIN



'BAJA CRESTA' RUBBLE



'CHAMOIS BIEGE' CRUSHED



'ADOBE SUNSET' FINES



'HICKORY CREEK' BOULDER