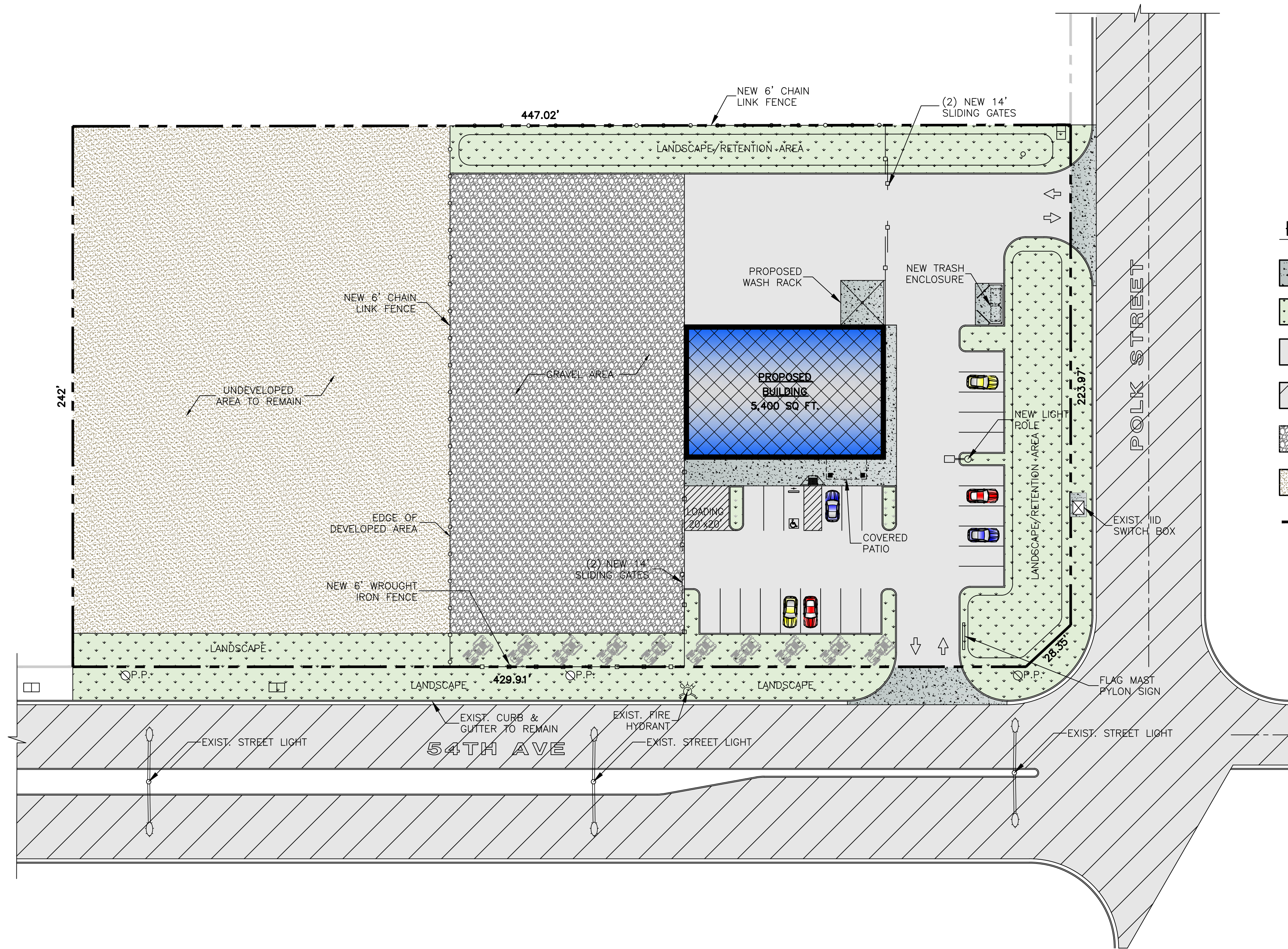


PROPERTY BOUNDARY NOTE:
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HATCH LEGEND

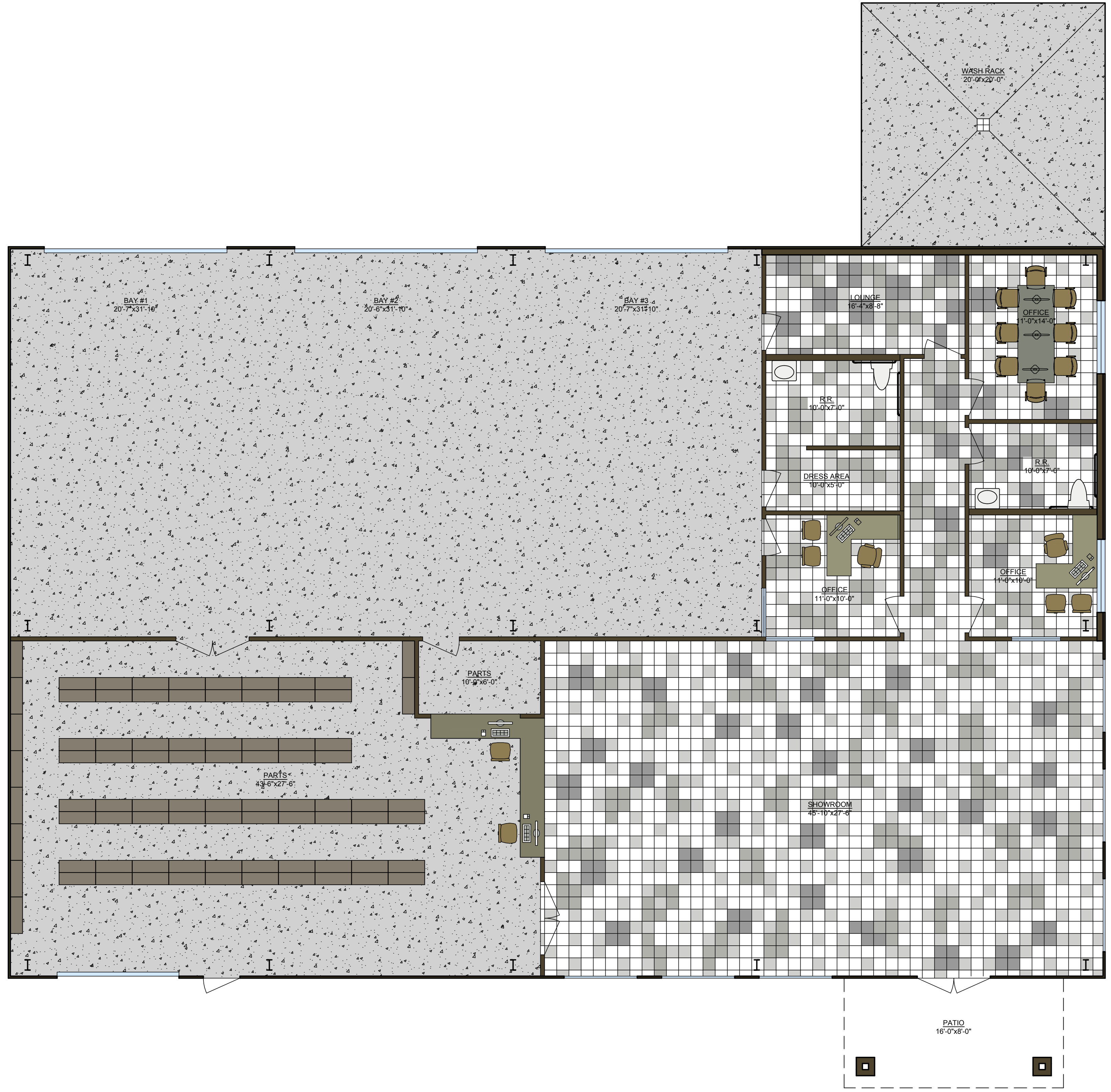
[Hatched pattern]	NEW CONCRETE AREAS
[Dotted pattern]	LANDSCAPING AREAS
[Diagonal lines]	ASPHALT PARKING LOT
[Diagonal lines]	EXIST. ASPHALT STREET
[Cross-hatched pattern]	GRAVEL AREA
[Stippled pattern]	DIRT AREA
[Dashed line]	PROPERTY LINE

SITE PLAN
 SCALE: 1"=30'-0"

PROJECT:	JORDAN CENTRAL
SCALE:	86878 AVE 54TH, COACHELLA, CA 92236
AS SHOWN DATE:	06/10/2022
SHEET CONTENTS:	W.C.
JOB No.:	2021-063
DRAWING No.:	1 / 5
SITE PLAN	

DDI DUGGINS CONSTRUCTION
 PARTNERS IN DEVELOPMENT
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FLOOR PLAN
 SCALE: 3/16" = 1'-0"

REVISION	DESCRIPTION	DATE
AS SHOWN	06/10/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
FLOOR PLAN		DRAWING No. 2 / 5

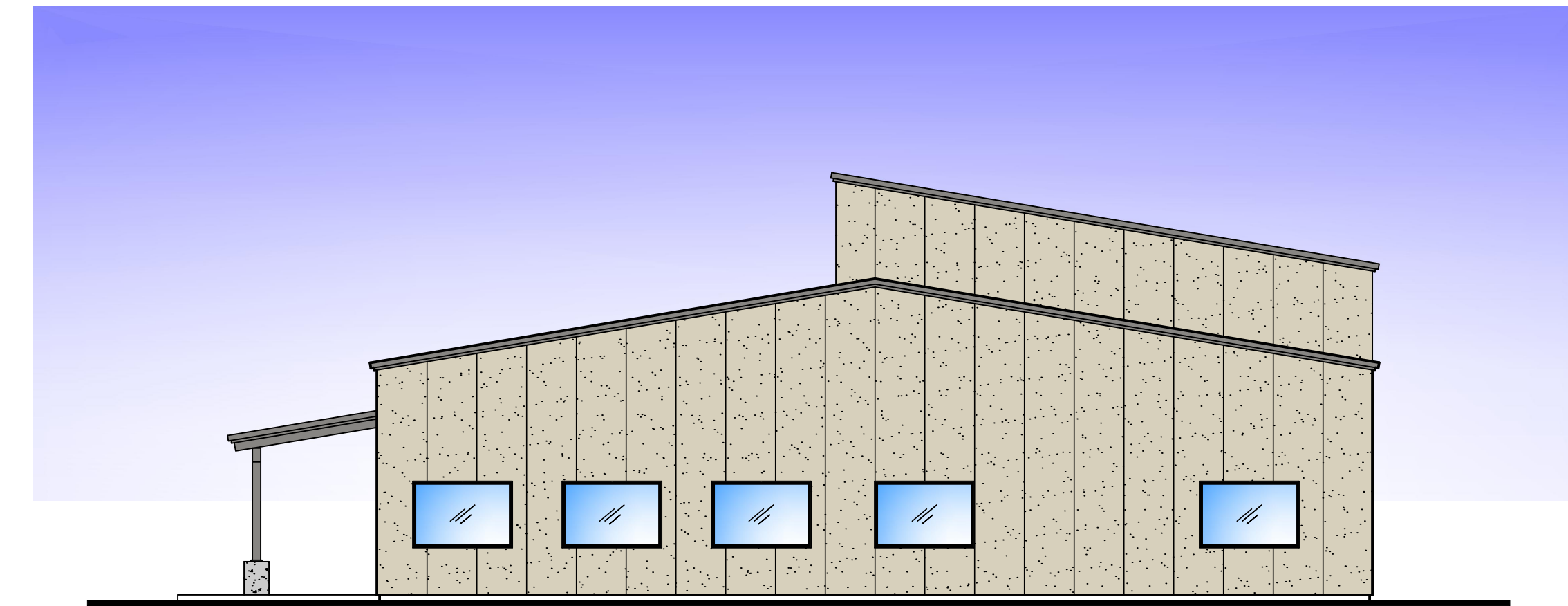
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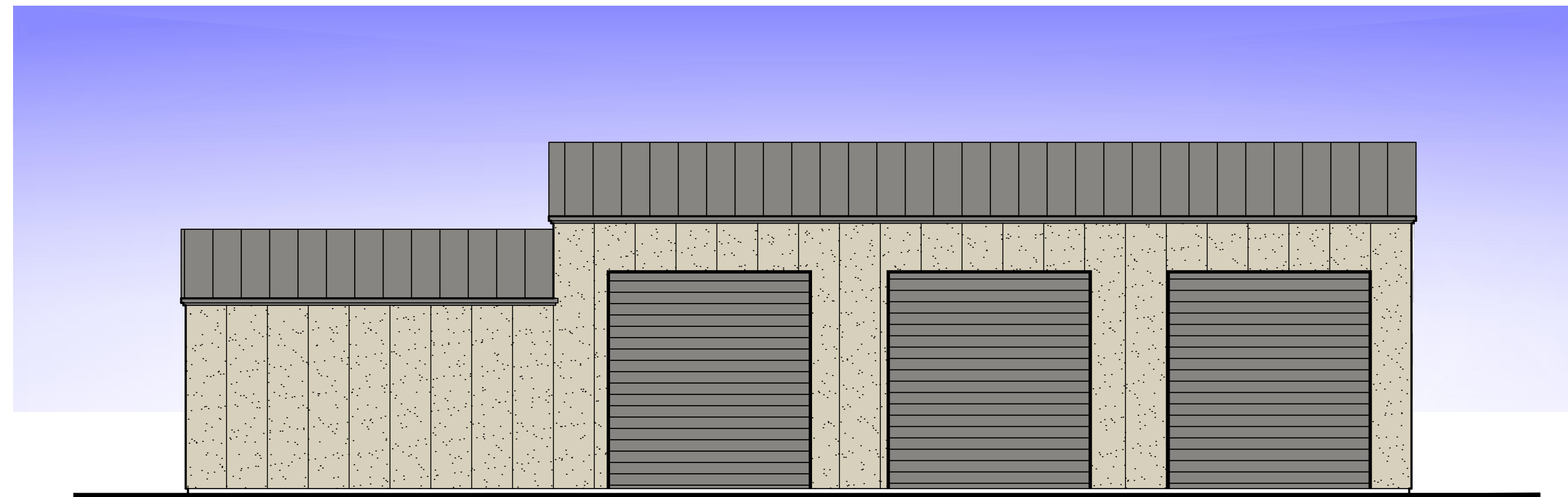
SOUTH ELEVATION

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



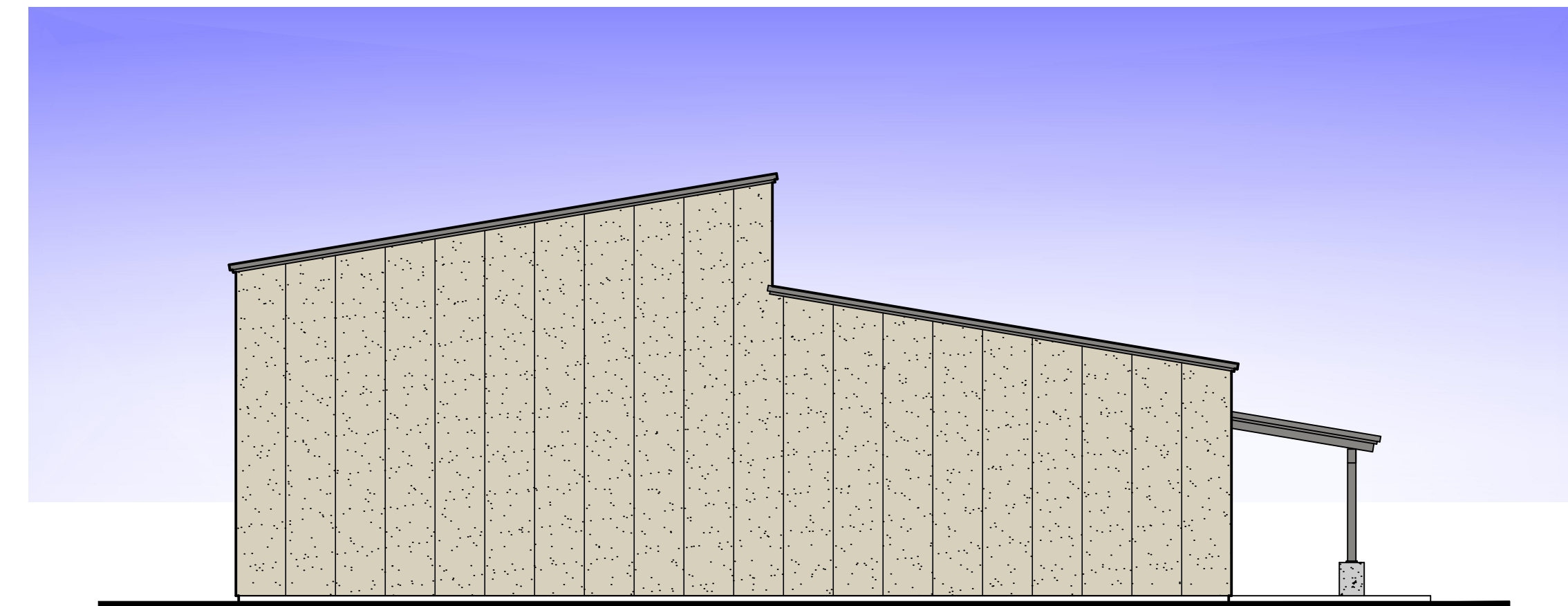
EAST ELEVATION

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



NORTH ELEVATION

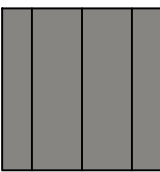
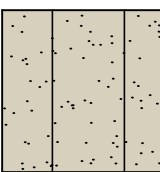


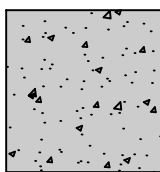
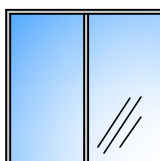
SCALE: 1/8"=1'-0"



WEST ELEVATION

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

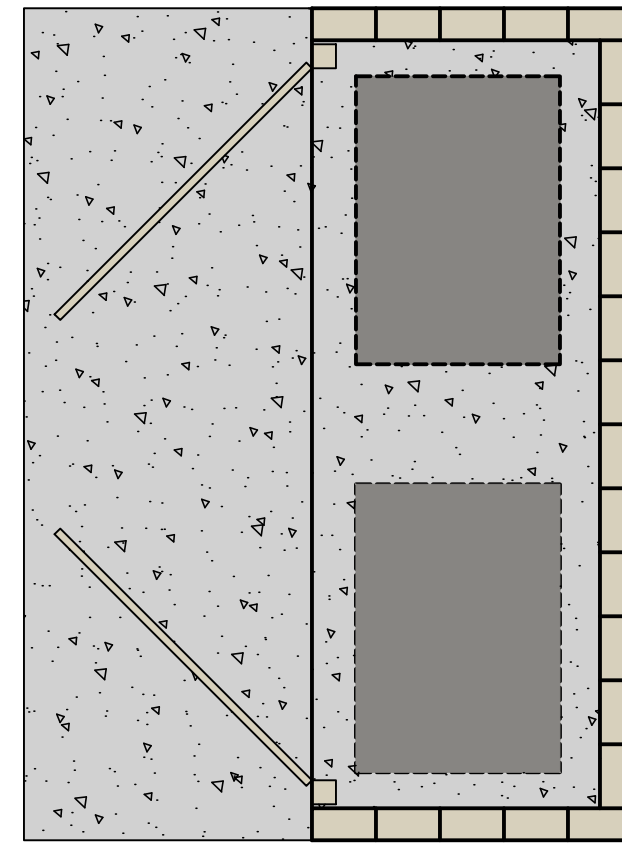
EXTERIOR FINISHES:

- | | |
|--|---|
| <p>1  MATERIAL: METAL ROOF
BRAND: AMERICAN BUILDINGS
COLOR: SLATE GRAY</p> <p>2  MATERIAL: GRANITSTONE INSULATED METAL WALL PANEL
BRAND: KINGSPAN
COLOR: SAND STONE</p> <p>3  MATERIAL: ROLL-UP DOOR
BRAND: TO MATCH AMERICAN BUILDINGS
COLOR: SLATE GRAY</p> | <p>4  MATERIAL: METAL COLUMN
BRAND: TO MATCH AMERICAN BUILDINGS
COLOR: SLATE GRAY</p> <p>5  MATERIAL: CONCRETE</p> <p>6  MATERIAL: ALUMINIUM STOREFRONT GLASS
FRAME: CLEAR ANODIZED
COLOR: CLEAR GLASS</p> |
|--|---|

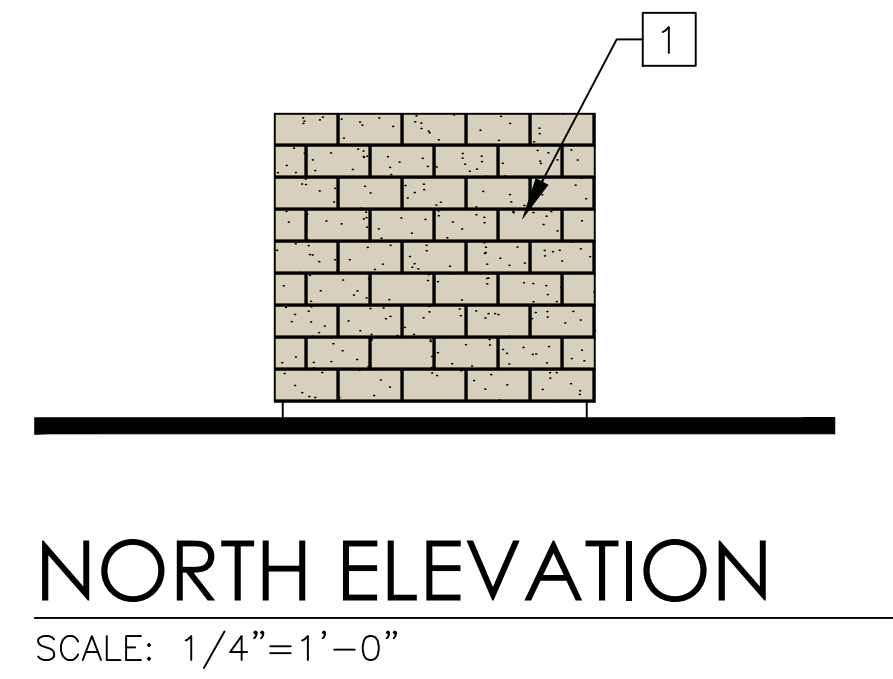
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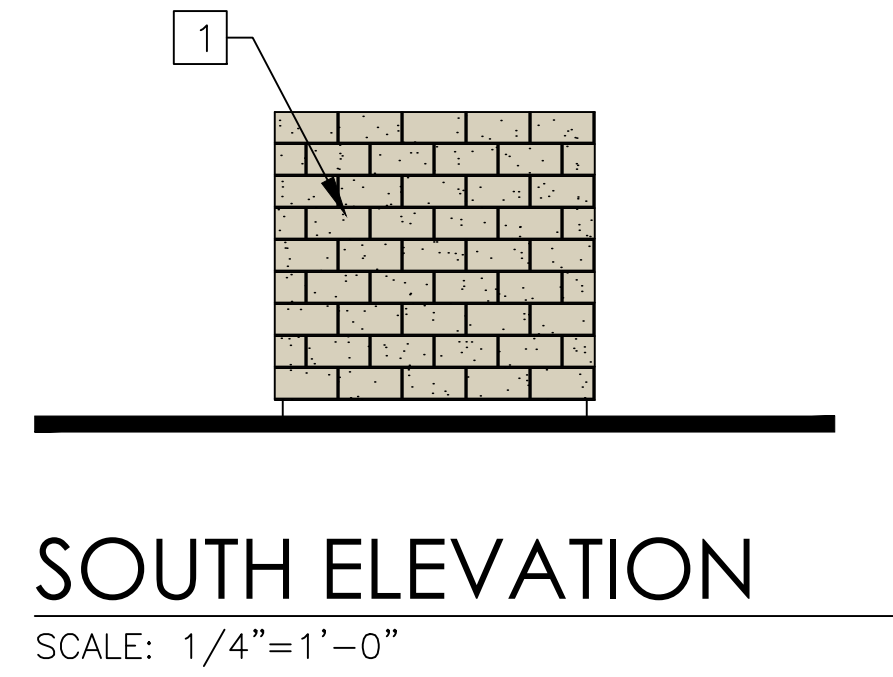
REVISION	DESCRIPTION	DATE
AS SHOWN	06/10/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
EXTERIOR ELEVATIONS		DRAWING No. 3 / 5



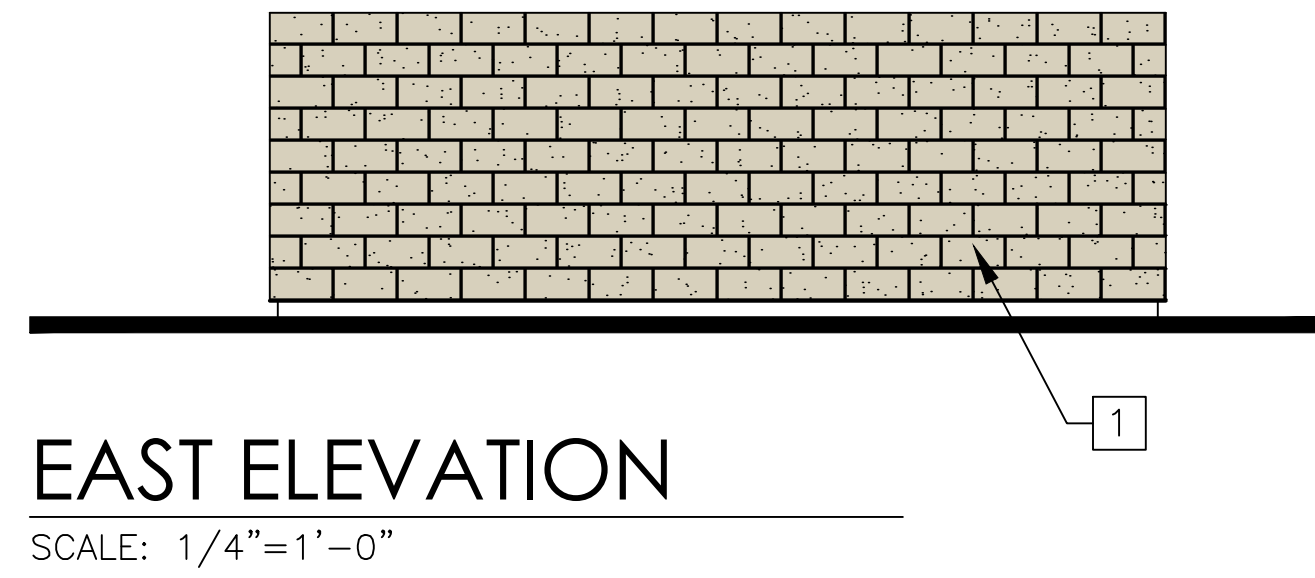
**TRASH ENCLOSURE
FLOOR PLAN**
SCALE: 1/4"=1'-0"



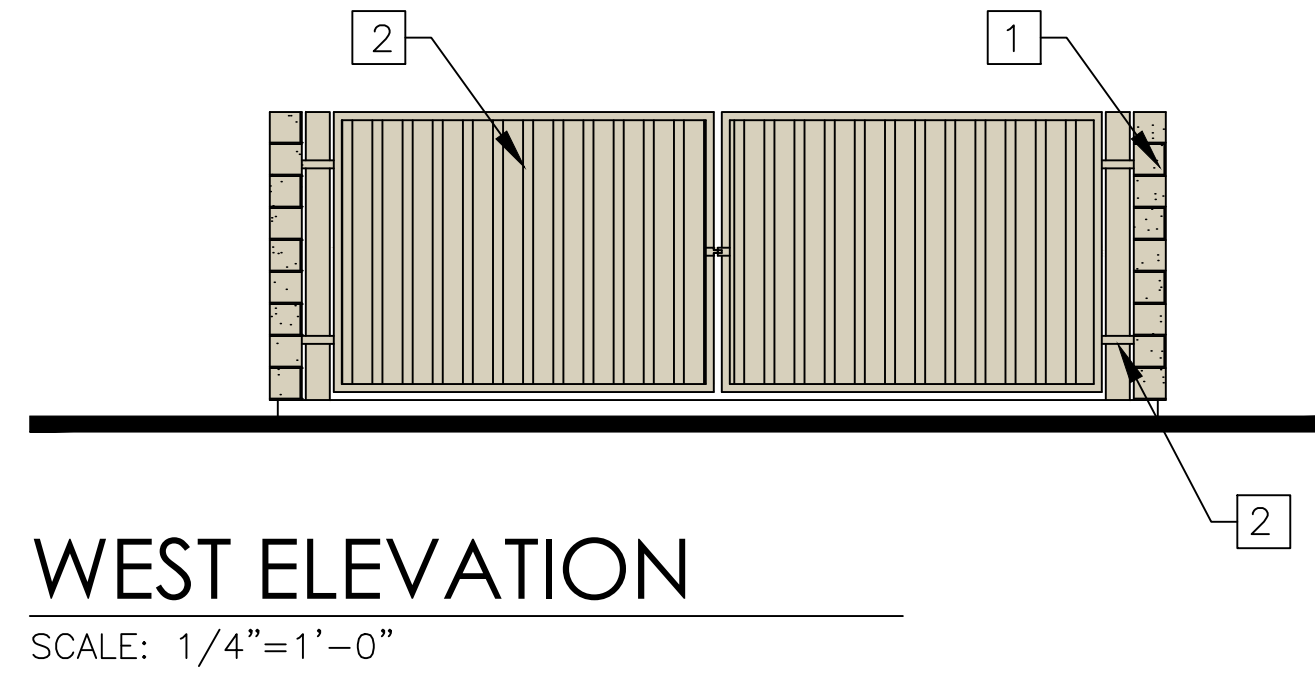
NORTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

FINISH SPECIFICATIONS:

- 1

 MATERIAL: MASONRY
 BRAND: TO MATCH AMERICAN BUILDINGS
 COLOR: WARM WHITE

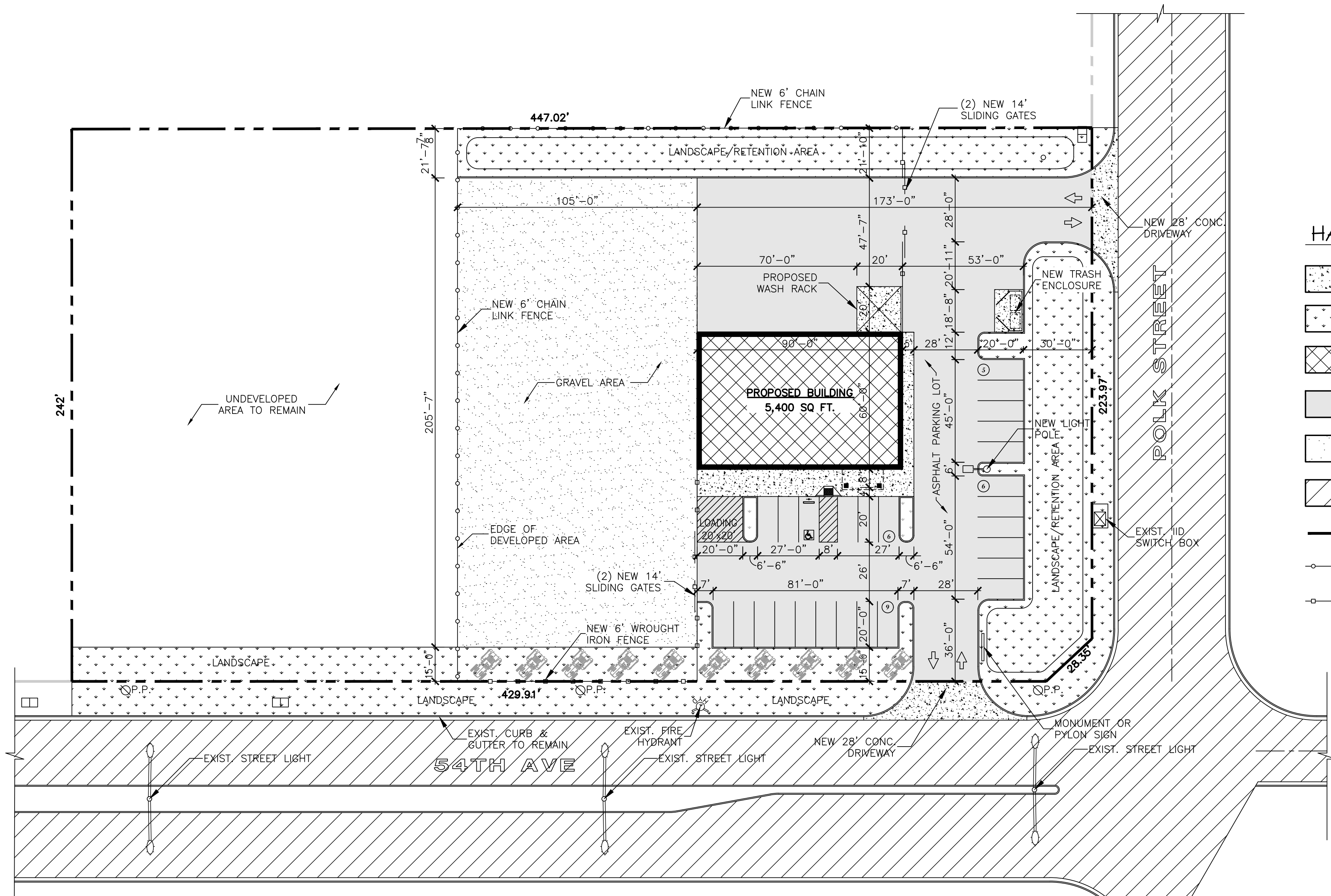
- 2

 MATERIAL: METAL GATES
 BRAND: TO MATCH AMERICAN BUILDINGS
 COLOR: WARM WHITE

REVISION	DESCRIPTION	DATE
AS SHOWN	06/10/2022	W.C./I.P.
PROJECT: JORDAN CENTRAL 86878 AVE. S4TH, COACHELLA, CA 92736		2021-063
SHEET CONTENTS: TRASH ENCLOSURE AND EXTERIOR ELEVATIONS		DRAWING No. 4 / 5

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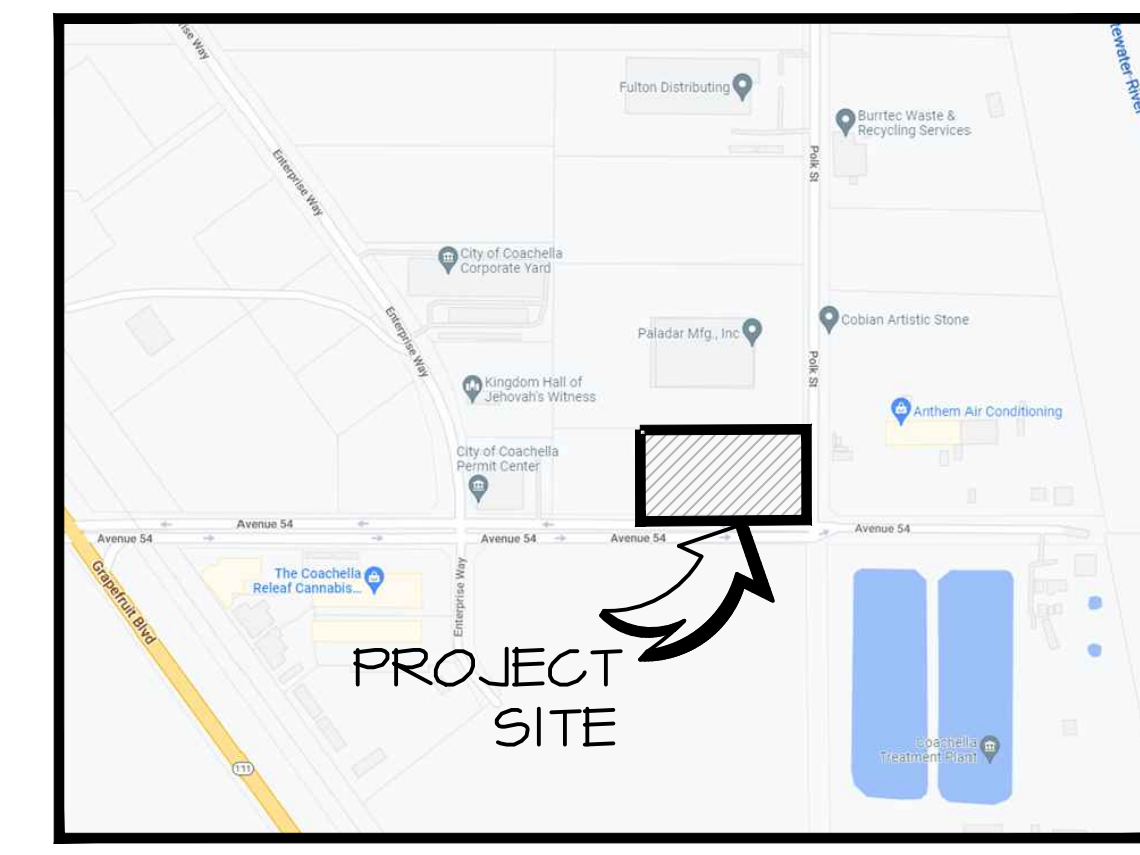


SITE PLAN
SCALE: 1"=30'-0"

PROPERTY BOUNDARY NOTE:
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HATCH LEGEND

- NEW CONCRETE AREAS
- NEW LANDSCAPING AREAS
- PROPOSED BUILDING
- NEW ASPHALT AREAS
- GRAVEL AREA
- EXIST. ASPHALT PAVED AREAS
- PROPERTY LINE
- NEW 6' CHAIN LINK FENCE
- NEW 6' WROUGHT IRON FENCE



VICINITY MAP
N.T.S.

PROJECT DATA:

PROPERTY OWNER:	JORDAN IMPLEMENT CO.
PROPERTY ADDRESS:	86878 AVE. 54 COACHELLA, CA. 92236
CONTRACTOR/DESIGNER:	DUGGINS CONSTRUCTION, INC. 341 W. CROWN COURT IMPERIAL, CA. 92251
ASSESSOR'S PARCEL NO.:	763-141-048-6
TOTAL LOT SIZE:	109,335.60 SQ.FT. (2.51 ACRES)
AREA TO BE DEVELOPED:	69,743.79 SQ.FT.
UNDEVELOPED AREA:	39,591.81 SQ. FT.
ZONING:	M-H (HEAVY INDUSTRIAL)
LANDSCAPE AREA REQUIRED:	PARKING LOT AREA = 12,027 SQ.FT. 5% OF PARKING LOT= 601.35 SQ.FT.
LANDSCAPE PROVIDED:	AT PARKING LOT/FRONTAGE = 12,395.8 SQ.FT. ADDITIONAL LANDSCAPE = 13,872.57 TOTAL LANDSCAPE PROVIDED = 26,268.37 SQ.FT.
PARKING REQUIRED:	BUILDING AREA: 5,400 SQ.FT./400 = 14 STALLS
PARKING PROVIDED:	25 REGULAR STALLS (9'X20') 1 A.D.A STALLS (9'X20') 26 TOTAL STALLS

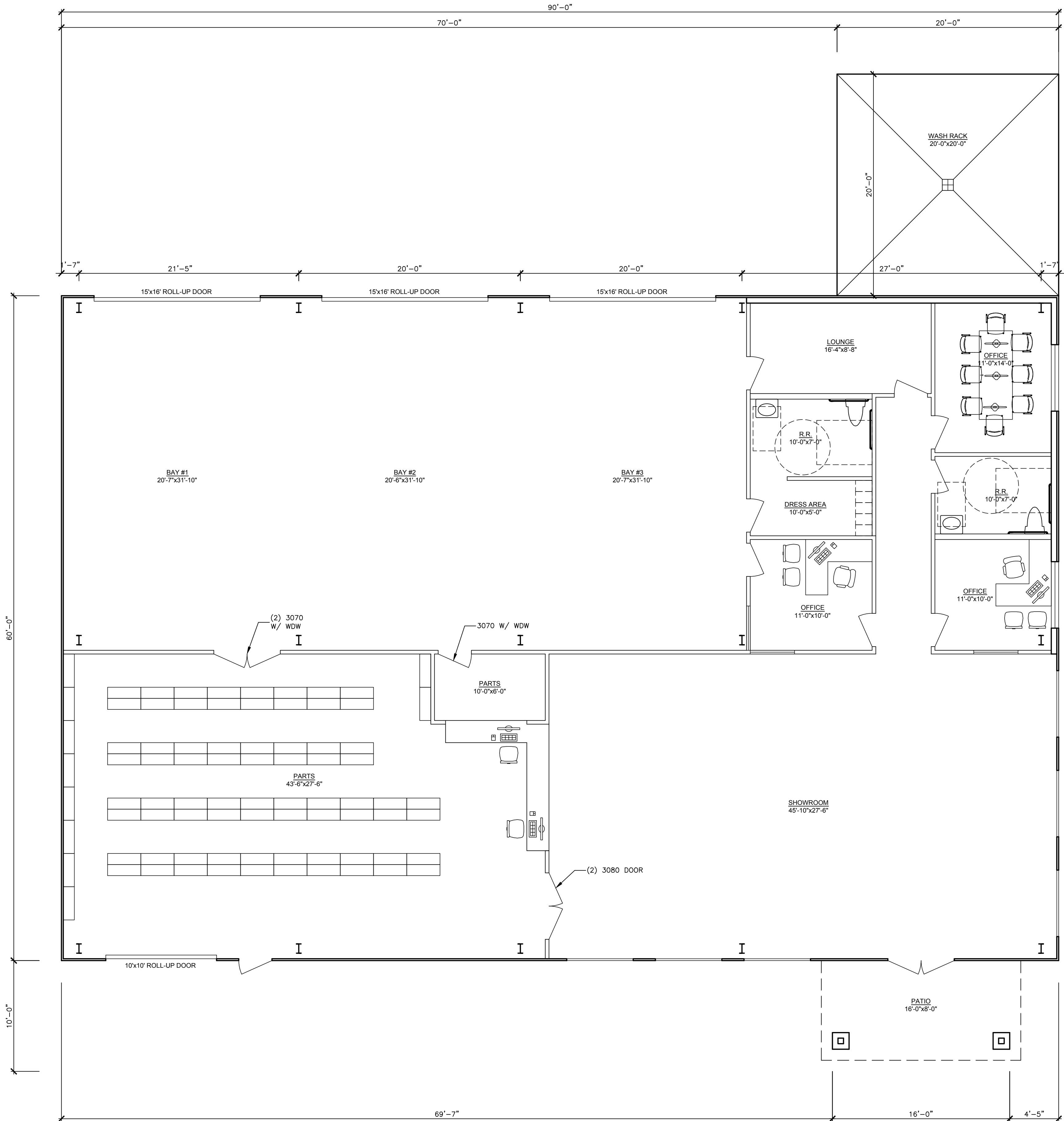
BUILDING DATA & PARKING REQUIREMENTS:

OCCUPANCY	BUILDING #:		
	BUILDING USE:	COMMERCIAL	STORAGE & MOTOR VEHICLE REPAIR GARAGE
	OCCUPANCY GROUP:	B	S-1
HEIGHTS & AREAS	TYPE OF CONST.:	V-B	V-B
	OCCUPANCY SEPARATION:	0 HOUR	0 HOUR
	ACTUAL AREA:	2,199 SQ.FT.	3,201 SQ.FT.
EXITS	TOTAL ACTUAL AREA:	5,400 SQ.FT.	
	ALLOWABLE AREA:	36,000 SQ.FT.	
	ALLOWABLE HEIGHT:	40'-0"	
	ACTUAL HEIGHT:	25'-5"	
	STORIES:	SINGLE STORY	
PARKING	SPRINKLERS:	NO	
	OCCUPANT LOAD FACTOR:	1:150	1:300
	OCCUPANT LOAD:	15	11
PARKING	# OF REQUIRED EXITS:	1	1
	PARKING REQUIRED PER BUILDING:	COMMERCIAL AREA: 5,400 SQ.FT./400 = 13.5 STALLS	
	TOTAL PARKING REQ'D:	14 STALLS	
PARKING	PARKING PROVIDED:	25 REGULAR PARKING STALLS 1 ACCESSIBLE PARKING STALLS 26 TOTAL STALLS	

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JORDAN CENTRAL
86878 AVE. 54TH, COACHELLA, CA. 92236
DRAWN BY: W.C.
DATE: 12/29/2021
JOB No. 2021-063
SHEET CONTENTS: SITE PLAN
DRAWING No. 1 / 4



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

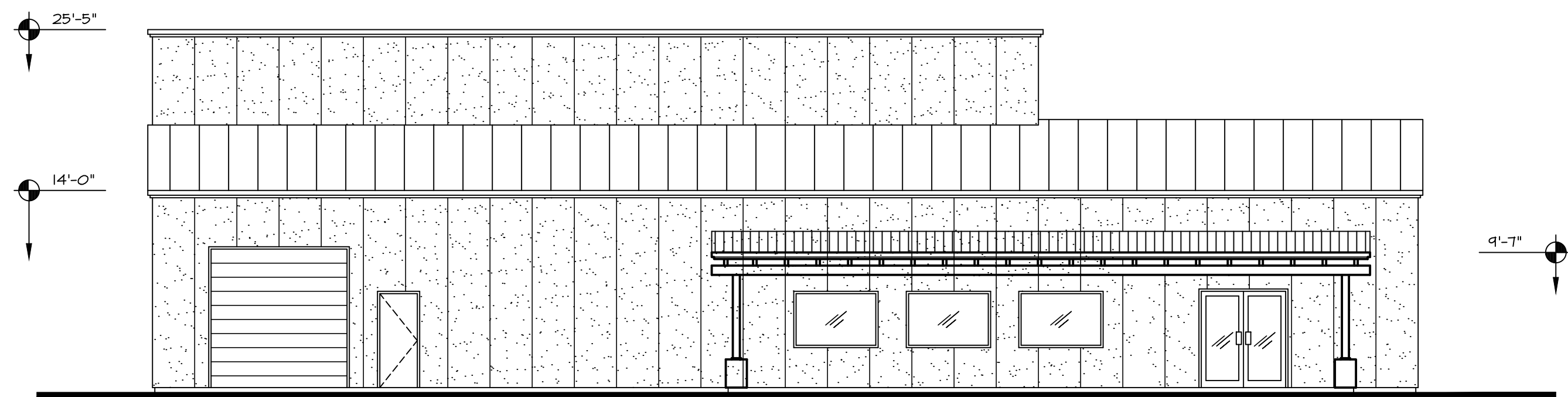


REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
FLOOR PLAN		DRAWING No. 2 / 4

JORDAN CENTRAL
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 PHONE: 760.355.5600 • FAX: 760.355.6756
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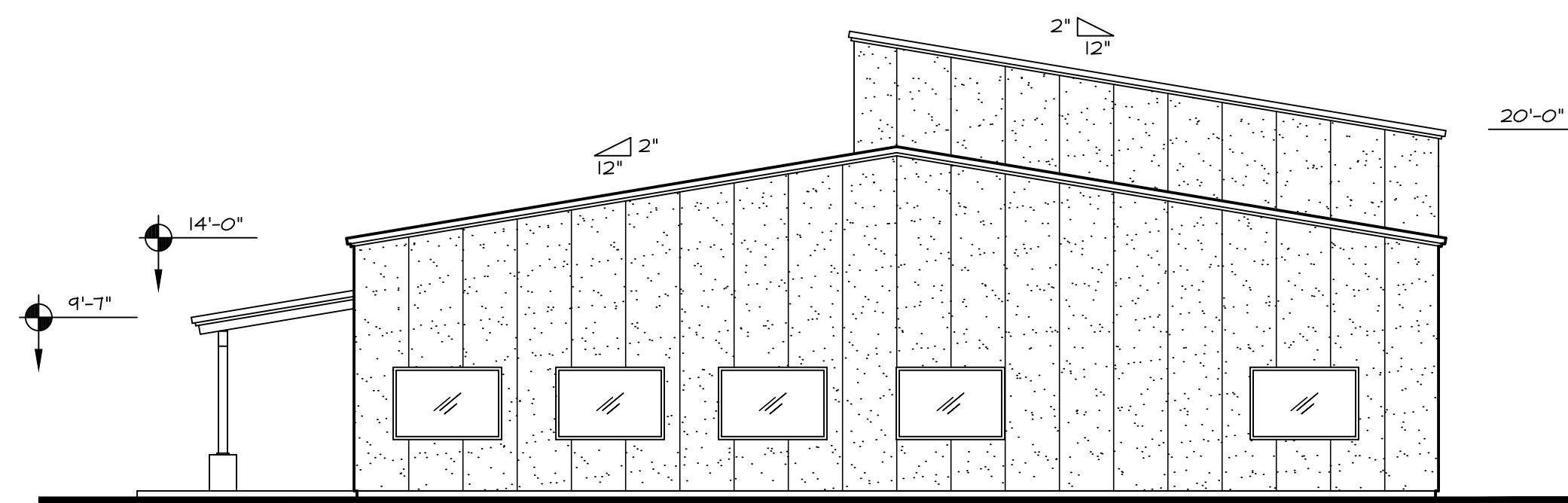
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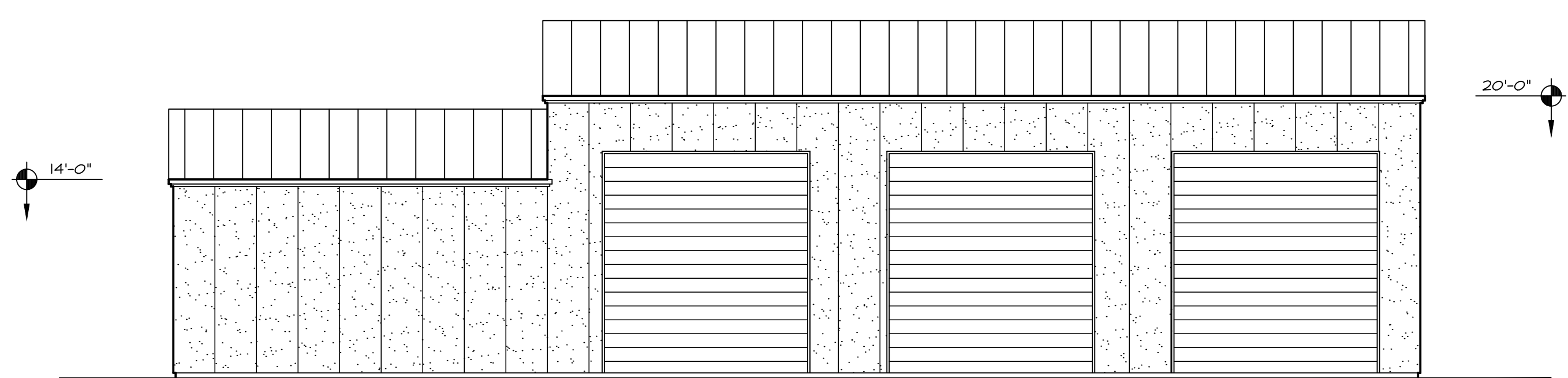
SOUTH ELEVATION

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



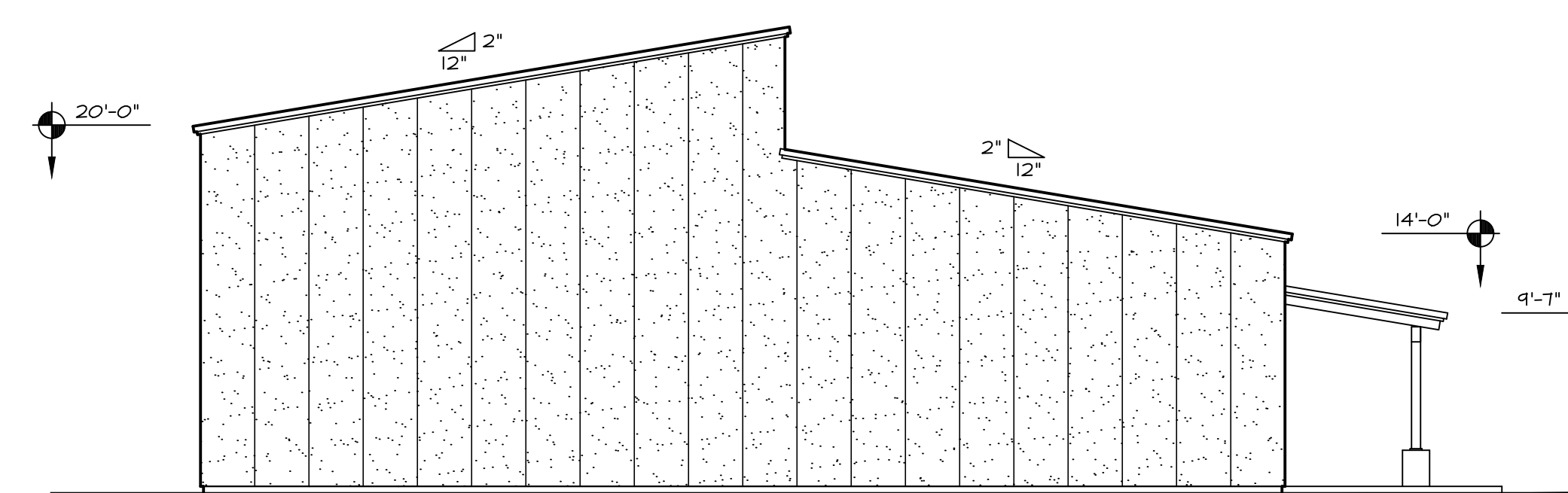
EAST ELEVATION

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



NORTH ELEVATION

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



WEST ELEVATION

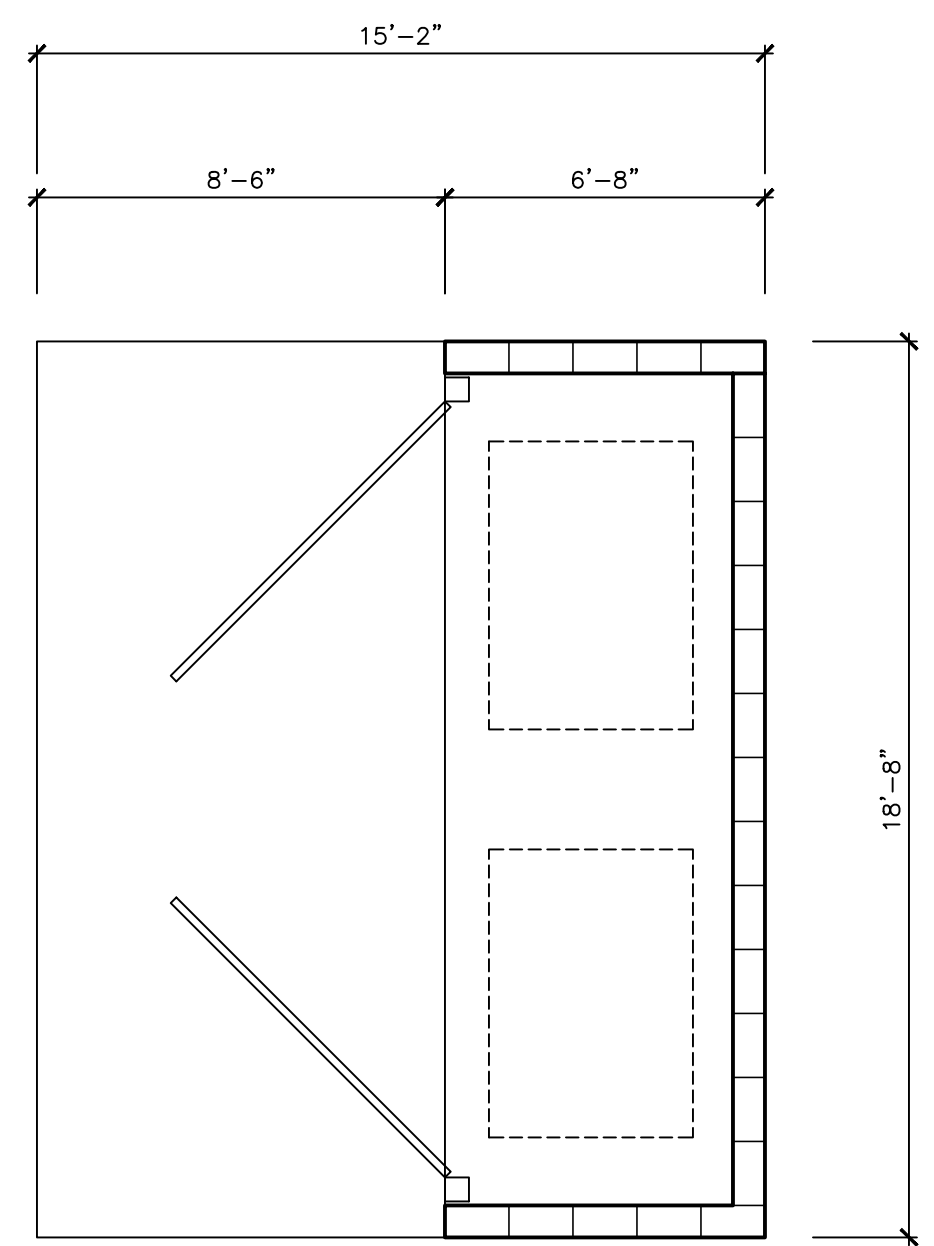
SCALE: 1/8"=1'-0"

REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	W.C./I.P.
SHEET CONTENTS:		JOB No. 2021-063
EXTERIOR ELEVATIONS		DRAWING No. 3 / 4

JORDAN CENTRAL
 86578 AVE SOUTH, COACHELLA, CA 92236
 DRAWN BY: W.C./I.P.
 JOB No. 2021-063
 EXTERIOR ELEVATIONS

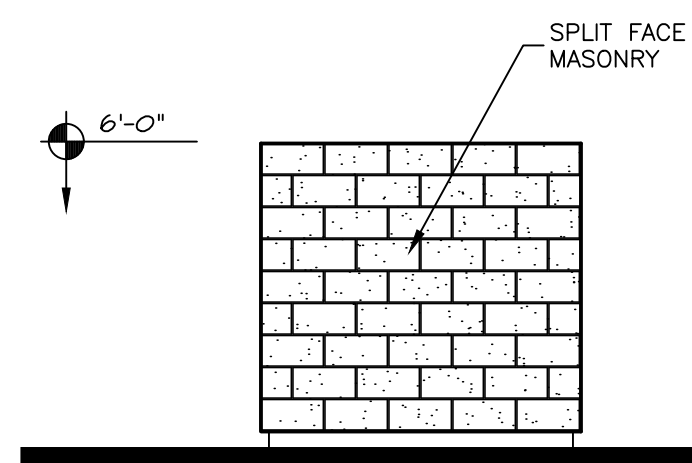
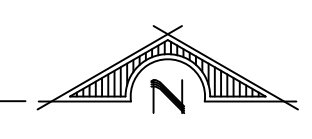
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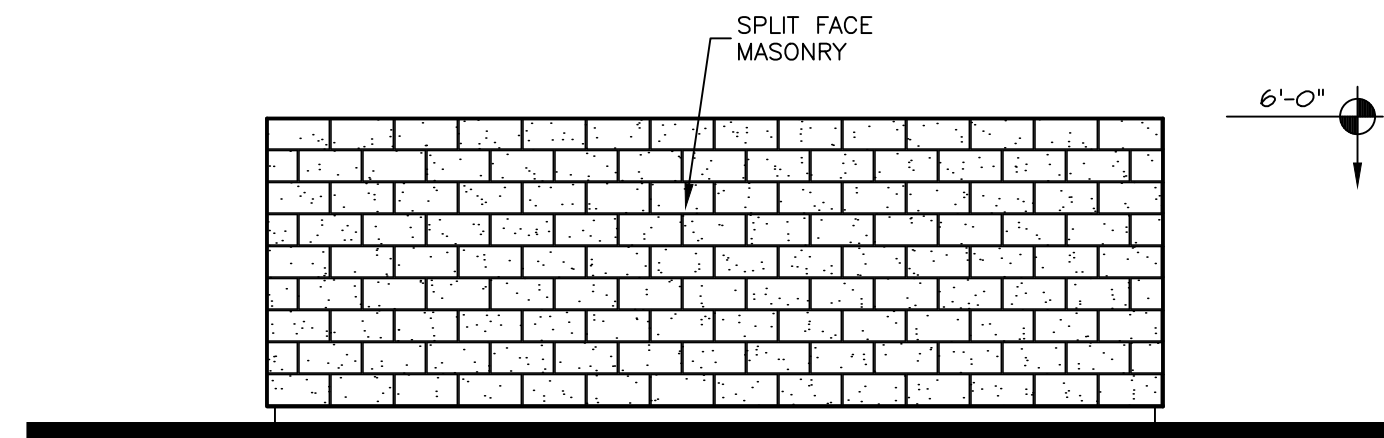
TRASH ENCLOSURE FLOOR PLAN

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



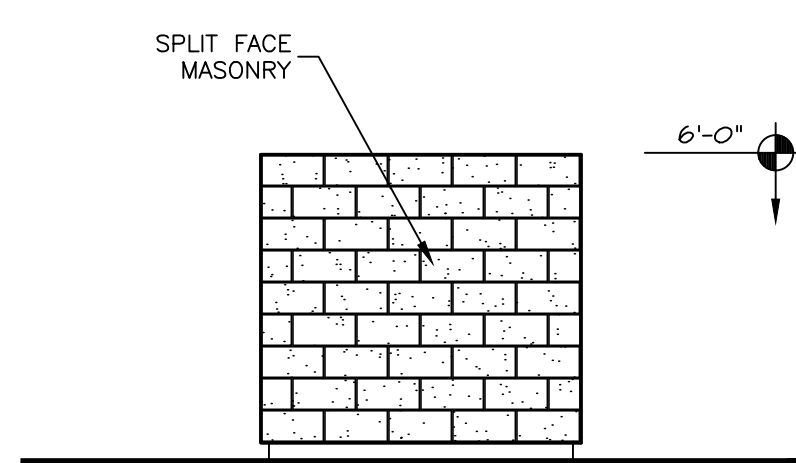
NORTH ELEVATION

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



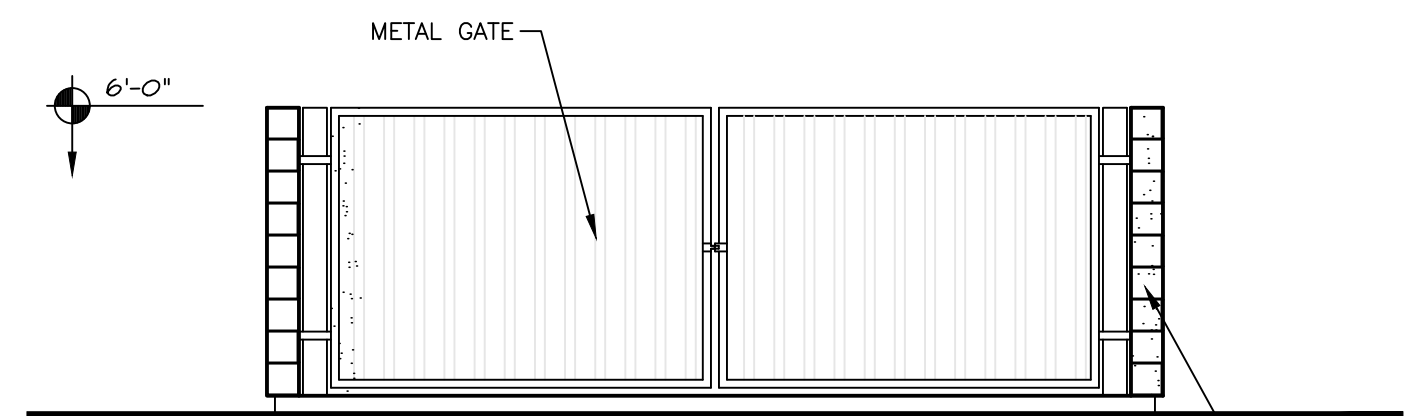
EAST ELEVATION

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



SOUTH ELEVATION

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



WEST ELEVATION

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

REVISION	DESCRIPTION	DATE
AS SHOWN	01/18/2022	I.P.
PROJECT: JORDAN CENTRAL 86978 AVE. SOUTH, COACHELLA, CA 92236		DATE: 01/18/2022
DRAWN BY: I.P.		JOB No. 2021-063
SHEET CONTENTS: TRASH ENCLOSURE AND EXTERIOR ELEVATIONS		DRAWING No. 4 / 4

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