

Coachella Airport Business Park

N.W.C. State Highway 86 & Airport Boulevard
Coachella, California
April 12, 2022

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Los Angeles, CA 90064

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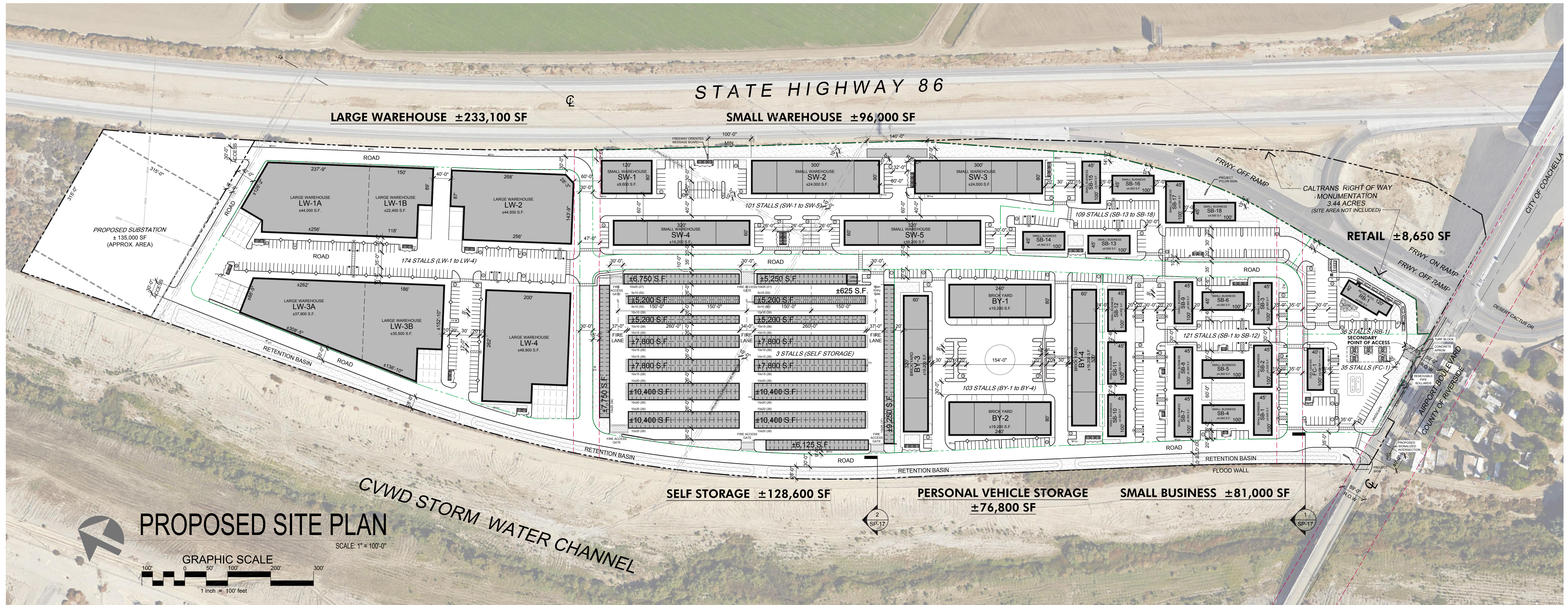
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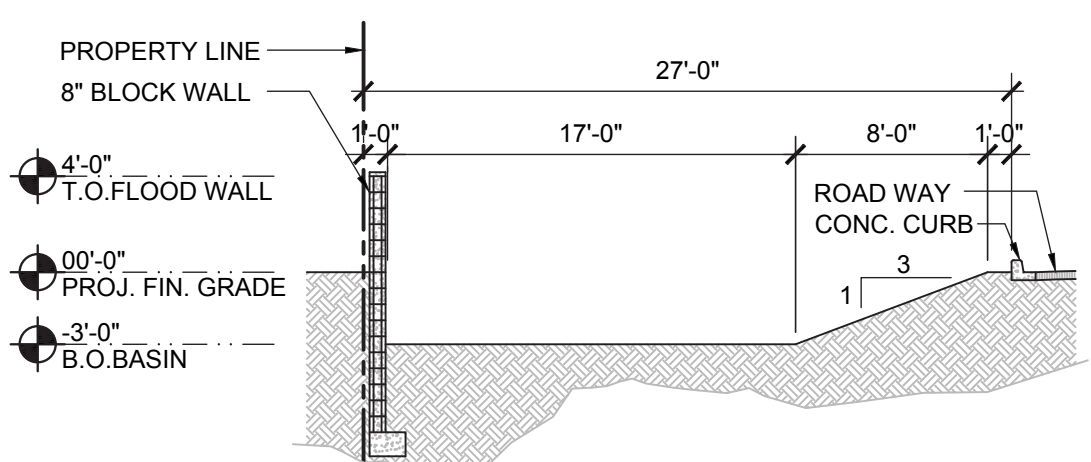
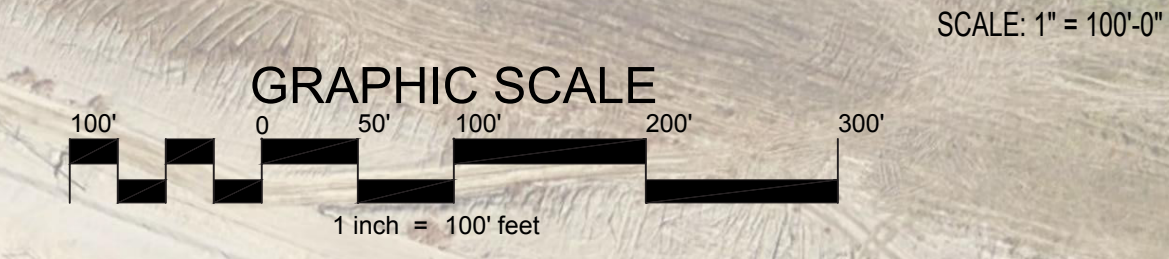
LANDSCAPE ARCHITECT
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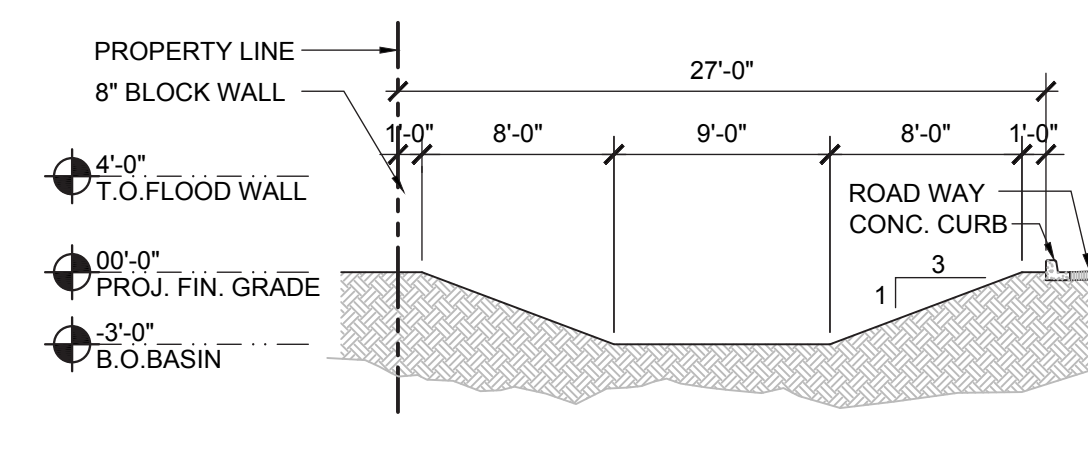
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PROPOSED SITE PLAN



1 RETENTION BASIN TYP. CROSS SECTION
SCALE: 1/8" = 1'-0"



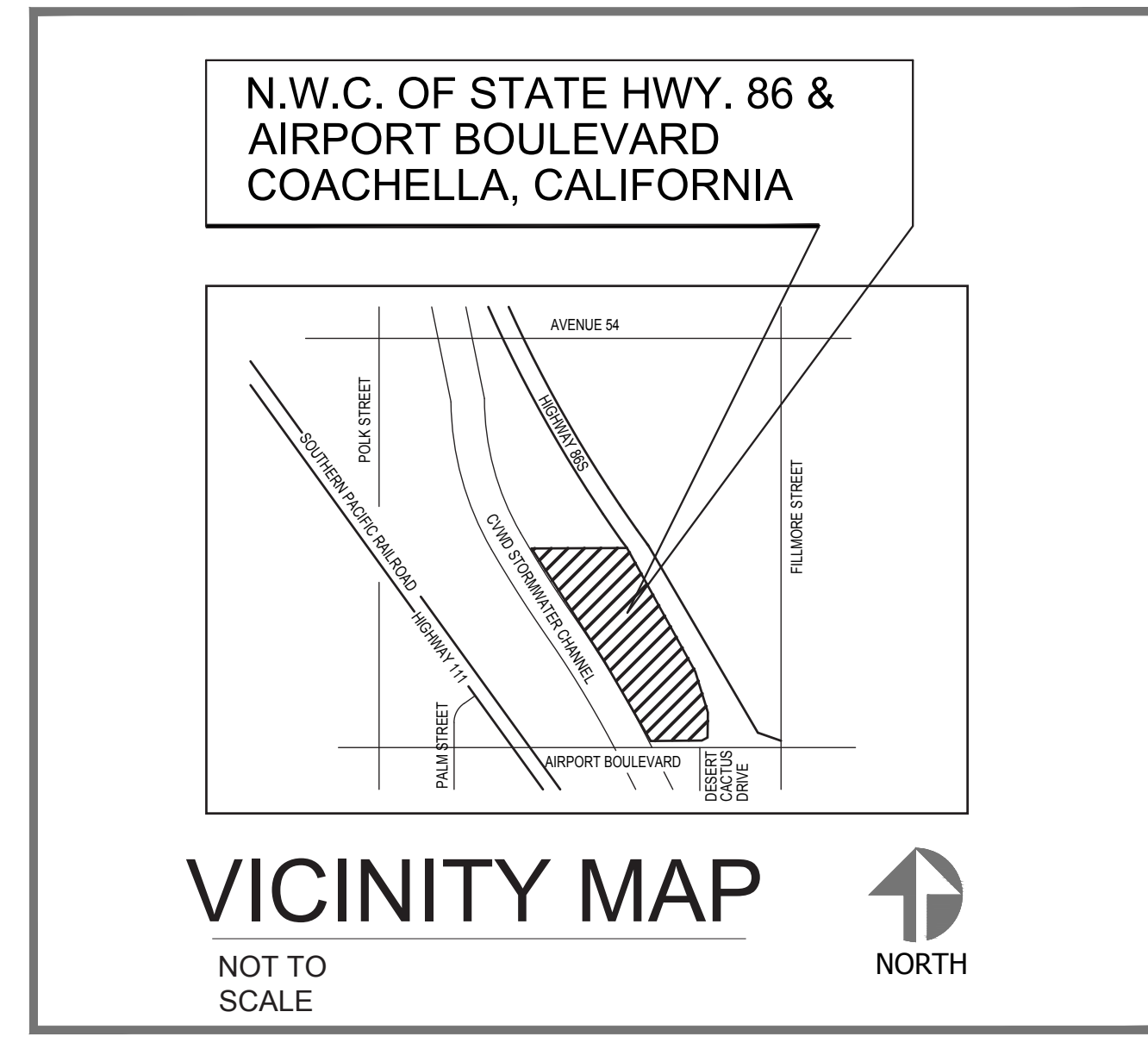
2 RETENTION BASIN TYP. CROSS SECTION
SCALE: 1/8" = 1'-0"

FIRE DEPARTMENT NOTES:
Fire Hydrants and Fire Flow: Prior to the issuance of building permits, plans for the water system shall be submitted to the fire department for review and approval. The water system shall be capable of delivering the required fire flow. Fire hydrant(s) location and spacing shall comply with the fire code. An approved water supply for fire protection during construction shall be made available prior to the arrival of combustible materials on site. Reference 2016 California Fire Code (cfc) 507.5.1, 3312, Appendices B and C.

Phased Construction Access: If construction is phased, each phase shall provide approved access for fire protection prior to any construction. Ref. CFC 503.1

Knox Box and Gate Access: Buildings shall be provided with a knox box. The Knox Box shall be installed in an accessible location approved by the Office of the Fire Marshal. All electronically operated gates shall be provided with Knox key switches and automatic sensors for access. Manual gates shall also be provided with approved emergency access (Knox) equipment Ref. CFC 506.1

- NOTE:**
1. FIRE HYDRANT TO BE LOCATED MAX. 300 FT. O.C. OR AS APPROVED BY RIVERSIDE COUNTY FIRE DEPARTMENT
 2. PROPOSED FIRE HYDRANT LOCATION ON SITE ARE REPRESENTED BY FH SYMBOL
 3. 43 FT. LENGTH TEMPLATE WAS USED TO ILLUSTRATE FIRE TRUCK PATH
 4. MINIMUM TRUCK TURNING RADIUS ±30 FT.



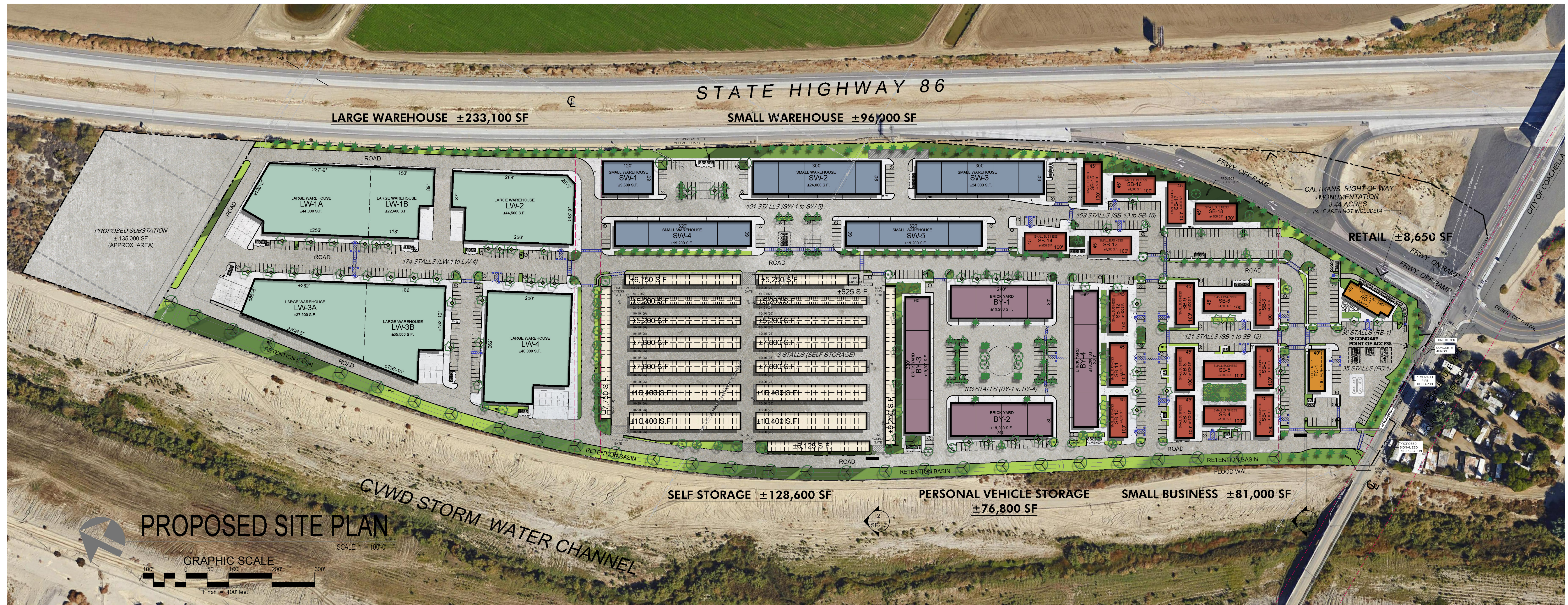
PROJECT DATA	
CLIENT:	HAAGEN CO., LLC
PROJECT LOCATION:	N.W.C. OF STATE HWY. 86 AND AIRPORT BOULEVARD COACHELLA, CA 92274
JURISDICTION:	CITY OF COACHELLA, CA
APNS:	763-330-013, 018, 029
ZONING:	EXISTING: M-H (HEAVY INDUSTRIAL) PROPOSED: M-S (MANUFACTURING SERVICE) I-P (INDUSTRIAL PARK OVERLAY DIST.)
PROPOSED USE:	LARGE & SMALL WAREHOUSE, SMALL BUSINESS, SELF STORAGE, SERVICE STATION AND DRIVE THROUGH
BOUNDARY INFORMATION:	THIS PLAN HAS BEEN PREPARED BY USING THE CONSTRAINTS EXHIBIT BY THE ALTUM GROUP, DATED FEB. 15, 2018

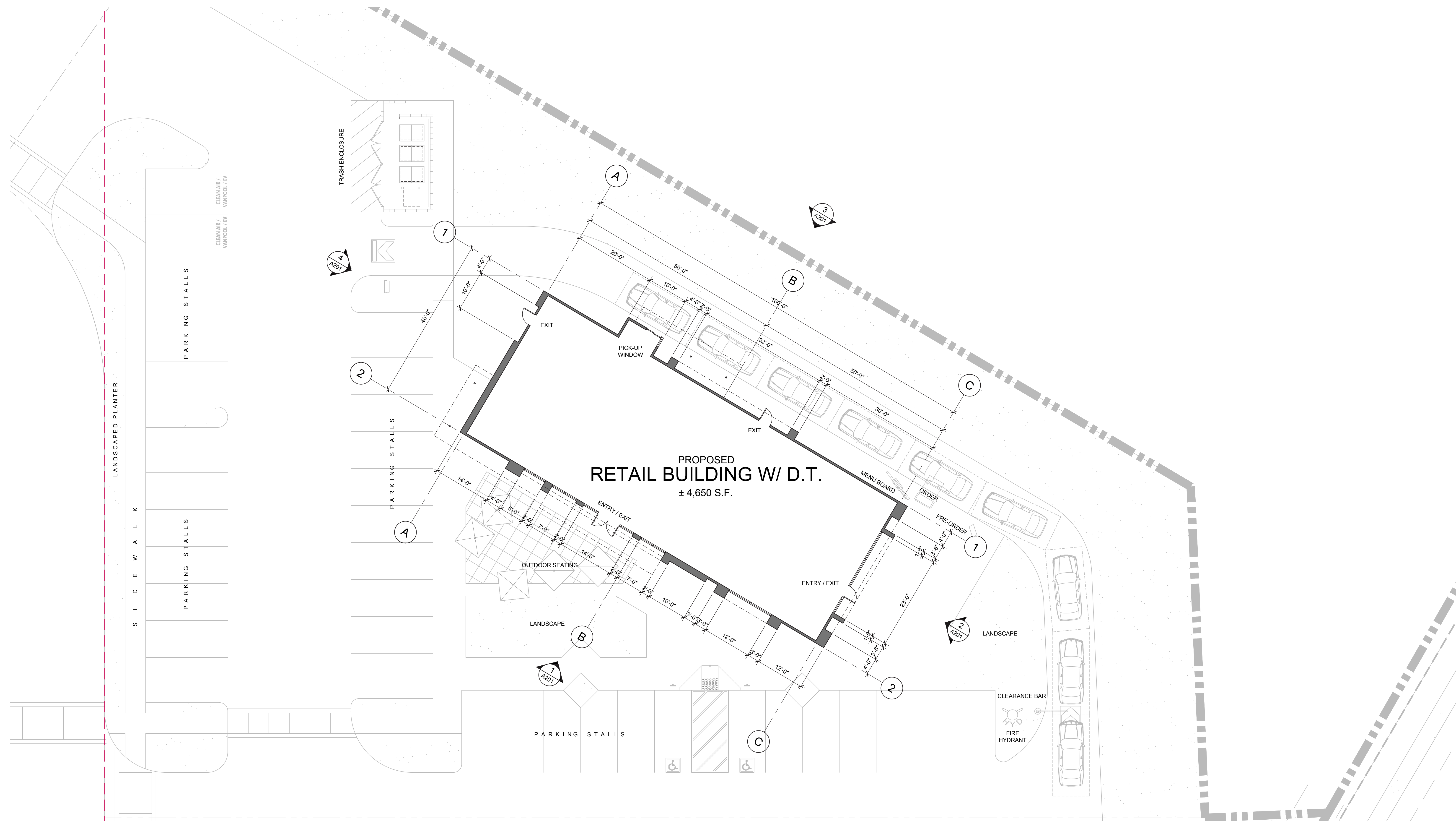
SITE AREA	
APN# 763-330-013	21.56 AC
APN# 763-330-018	9.62 AC
APN# 763-330-029	11.18 AC
TOTAL SITE AREA	42.36 AC

BUILDING DATA	
PROPOSED BUILDING AREA	
LARGE WAREHOUSE	±233,100 SF
SMALL WAREHOUSE	±96,000 SF
SMALL BUSINESS	±81,000 SF
PERSONAL VEHICLE STORAGE	±76,800 SF
SELF STORAGE	±128,600 SF
SERVICE STATION/ MINI MART	±4,000 SF
DRIVE-THRU FAST FOOD RESTAURANT	±4,650 SF
TOTAL BUILDING AREA	±624,150 SF

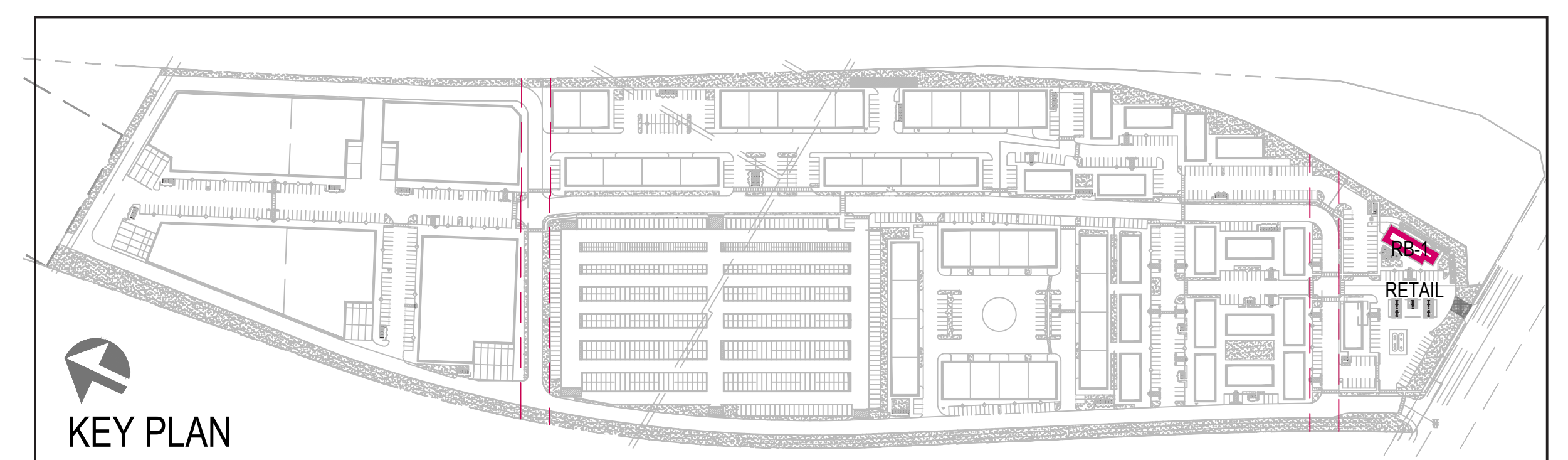
SITE SUMMARY	
PARKING REQUIRED:	
Restaurant w/ Drive Through (1/45 sf of Customer Area + 1/200 sf Non Customer Area)	
Customer Area (±2,000 SF - 50%)	= 44.4 Stalls
Non Customer Area (±2,000 SF - 50%)	= 10 Stalls
Service Station	= 5 Stalls
Large Warehouse (233,100 sf)	20,000 sf = 50 Stalls 213,100 sf = 213.1 Stalls
Small Warehouse (96,000 sf)	20,000 sf = 50 Stalls 76,000 sf = 76 Stalls
Small Business (81,000 sf)	20,000 sf = 50 Stalls 61,000 sf = 61 Stalls
Personal Vehicle Storage (76,800 sf)	20,000 sf = 50 Stalls 56,800 sf = 56.8 Stalls
Self Storage Office (625 sf)	= 1.5 Stalls
GRAND TOTAL REQUIRED	667.8 Stalls or 668 Stalls

PARKING PROVIDED:	
STANDARD:	583 STALLS
DISABLED:	44 STALLS
ELECTRIC / CLEAN AIR VEHICLES	55 STALLS
<small>PER CAL GREEN TABLE 5.108.2 & 5.108.3.3</small> FUTURE EV STANDARD ACCESSIBLE 1 STALL FUTURE EV VAN ACCESSIBLE 1 STALL FUTURE AMBULATORY 1 STALL FUTURE EV CHARGING STATION 38 STALLS CLEAN AIR VAN POOL / EV 14 STALLS	
TOTAL PARKING PROVIDED	682 STALLS
BUILDING DATA	
PROPOSED BUILDING HEIGHT	
LARGE WAREHOUSE	±38' TO 50' HIGH
SMALL WAREHOUSE	±28' TO 32' HIGH
SMALL BUSINESS	±24' TO 28' HIGH
PERSONAL VEHICLE STORAGE	±24' TO 28' HIGH
SELF STORAGE	±24' TO 28' HIGH
RETAIL (GAS STATION & DRIVE THRU)	±24' TO 28' HIGH
BUILDING TYPE	TYPE V-B (FULLY SPRINKLERED)



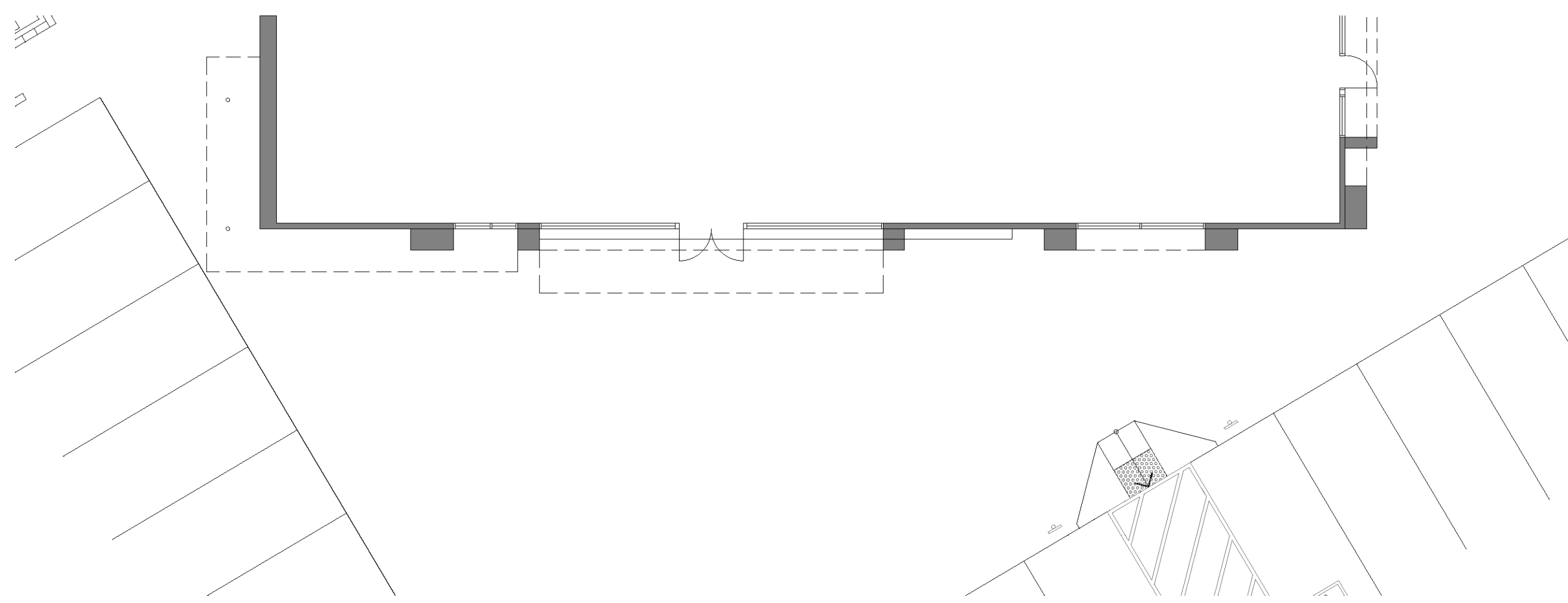


RETAIL BUILDING W/ DRIVE THRU FLOOR PLAN
 SCALE: 3/32" = 1'-0"
GRAPHIC SCALE
 8" 0 4 8 16 24
 1 inch = 11' feet

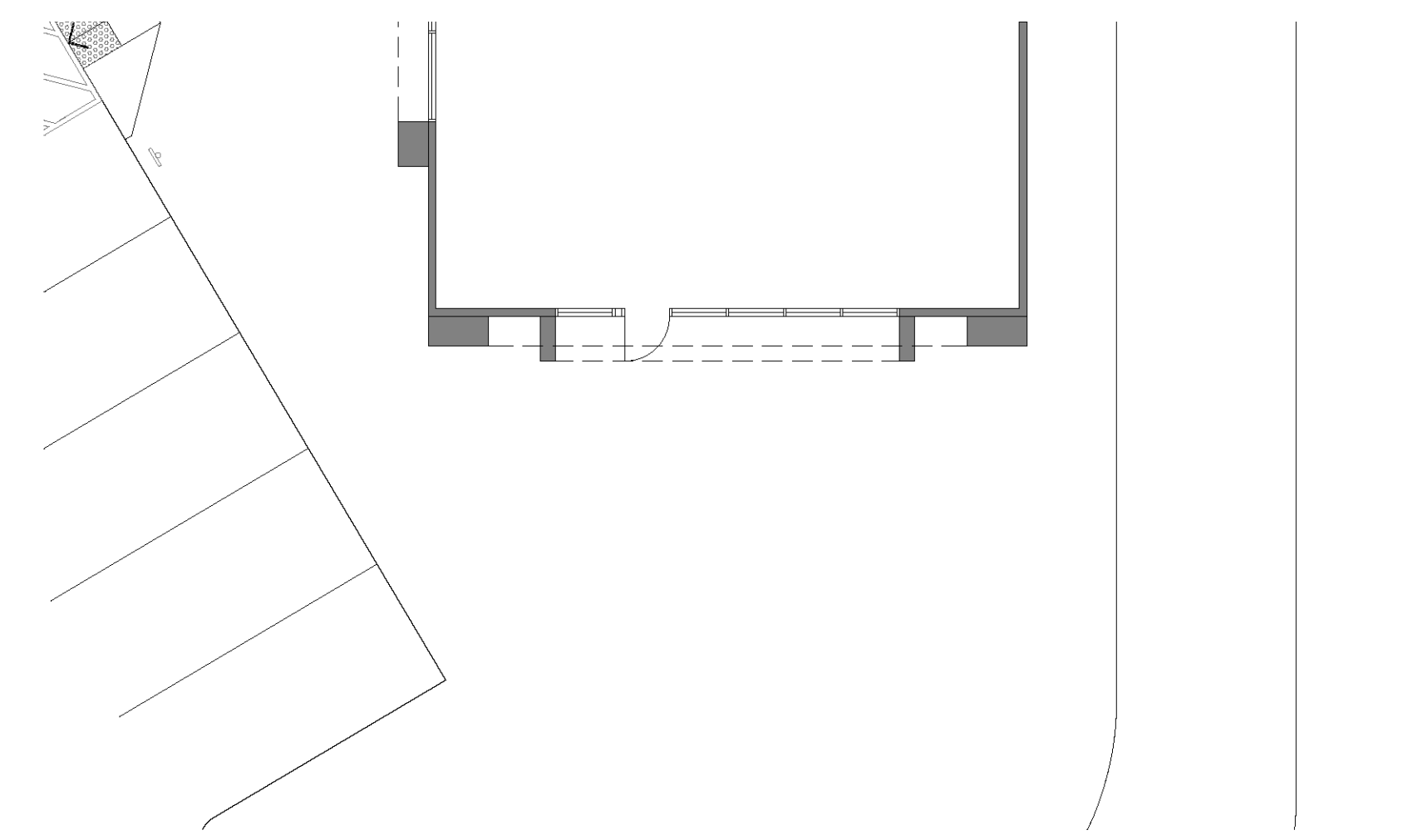




1 Front Elevation - Retail
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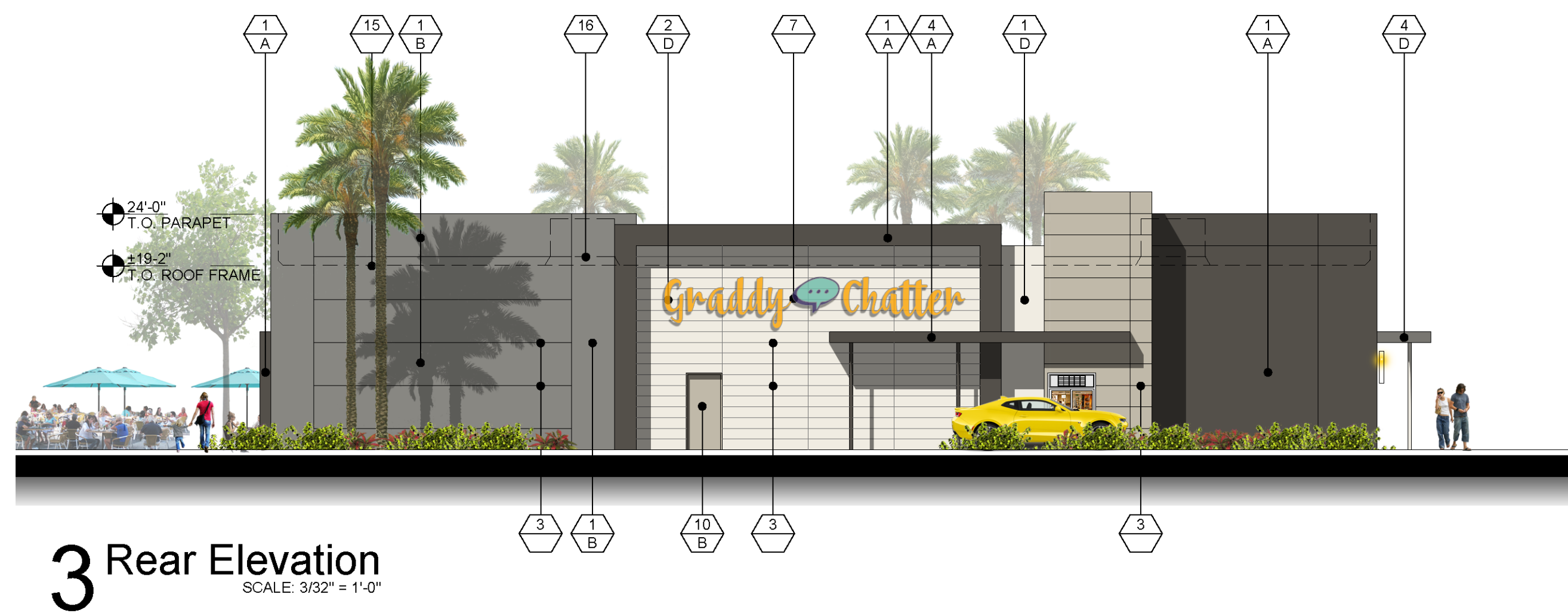


2 Right Side Elevation
SCALE: 3/32" = 1'-0"

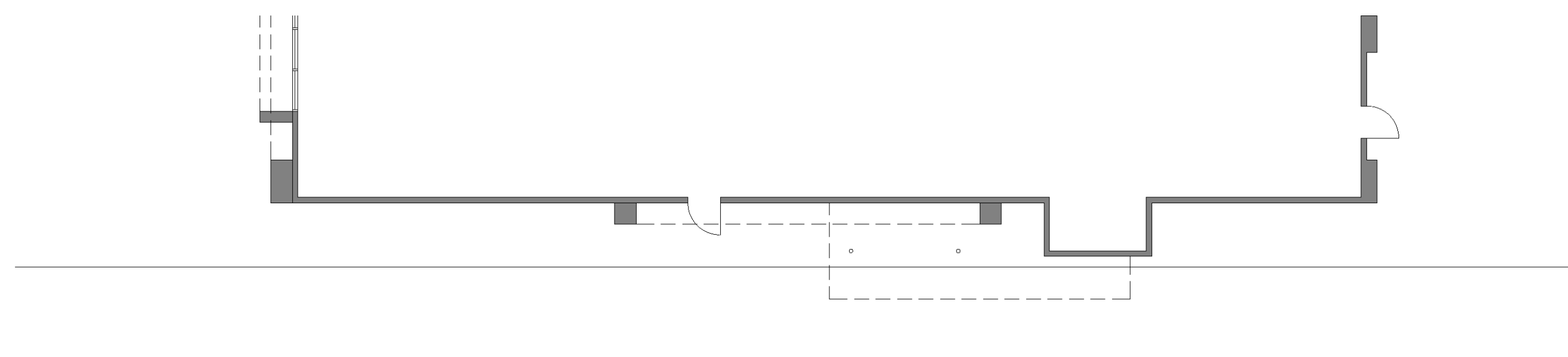


MATERIALS AND FINISH KEYNOTES	
1	EXTERIOR CEMENT PLASTER, SMOOTH FINISH
2	EXTERIOR CEMENT PLASTER, COMBED FINISH
3	PLASTER REVEAL JOINTS (TYPICAL)
4	METAL CANOPY, PAINT
5	ANODIZED ALUMINUM STOREFRONT W/ GLAZING MANUFACTURER: KAWNEER NORTH AMERICA COLOR: CLEAR ANODIZED
6	FROSTED GLASS STOREFRONT
7	SIGNAGE (NOT A PART OF THIS PERMIT)
8	SECTIONAL GARAGE DOOR W/ FROSTED GLASS PANELS MANUFACTURER: OVERHEAD DOOR COLOR: CLEAR ANODIZED; MODEL 521
9	SECTIONAL STEEL DOOR MANUFACTURER: OVERHEAD DOOR MODEL 470
10	EXTERIOR HOLLOW METAL DOOR & FRAMES; PAINT
11	PRESTO-LOCK METAL COPING SYSTEM, PAINT
12	DECORATIVE BRACKET LIGHT
13	WALL PACK LIGHT FIXTURE
14	UNDER CANOPY LIGHT FIXTURE
15	ROOF LINE
16	ROOF EQUIPMENT
17	E.I.F.S. CORNICE, PAINT
18	ANODIZED ALUMINUM CLEARSTORY WINDOW W/ GLAZING MANUFACTURER: KAWNEER NORTH AMERICA COLOR: CLEAR ANODIZED

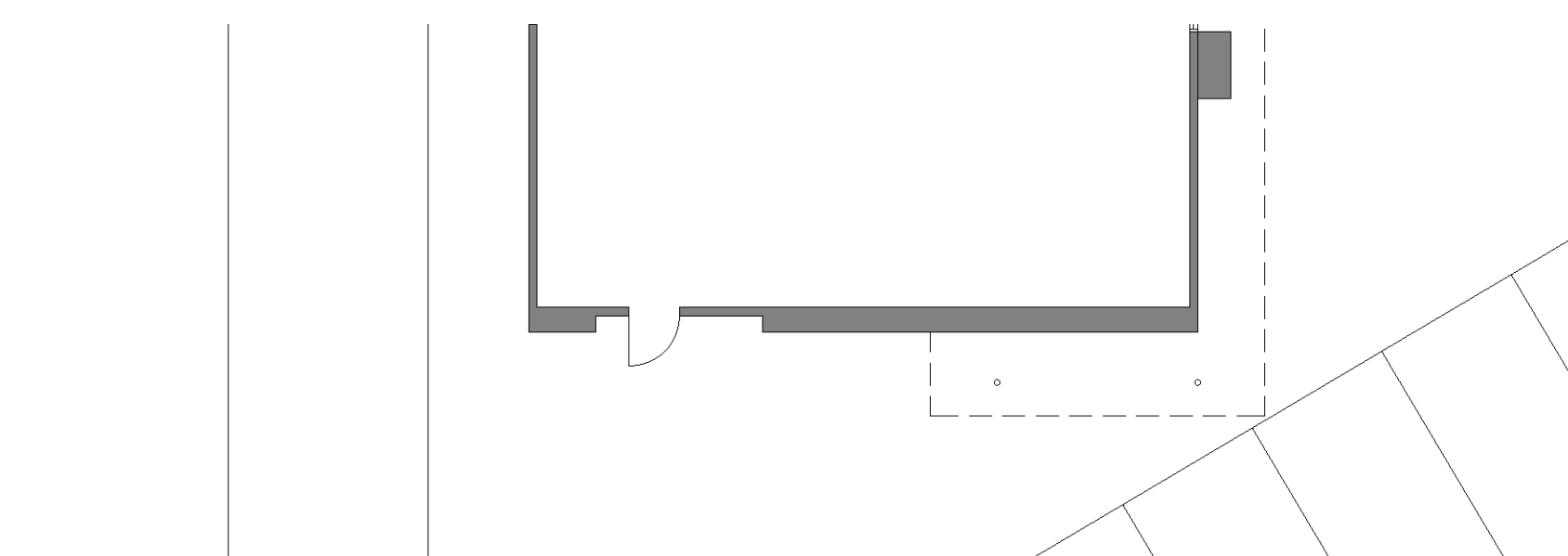
A	Urbane Bronze SW 7048
B	Classic French Gray SW 0077
C	Jogging Path SW 7638
D	Greek Villa SW 7551
E	Light French Gray SW 0055
F	Rugged Brown SW 6062



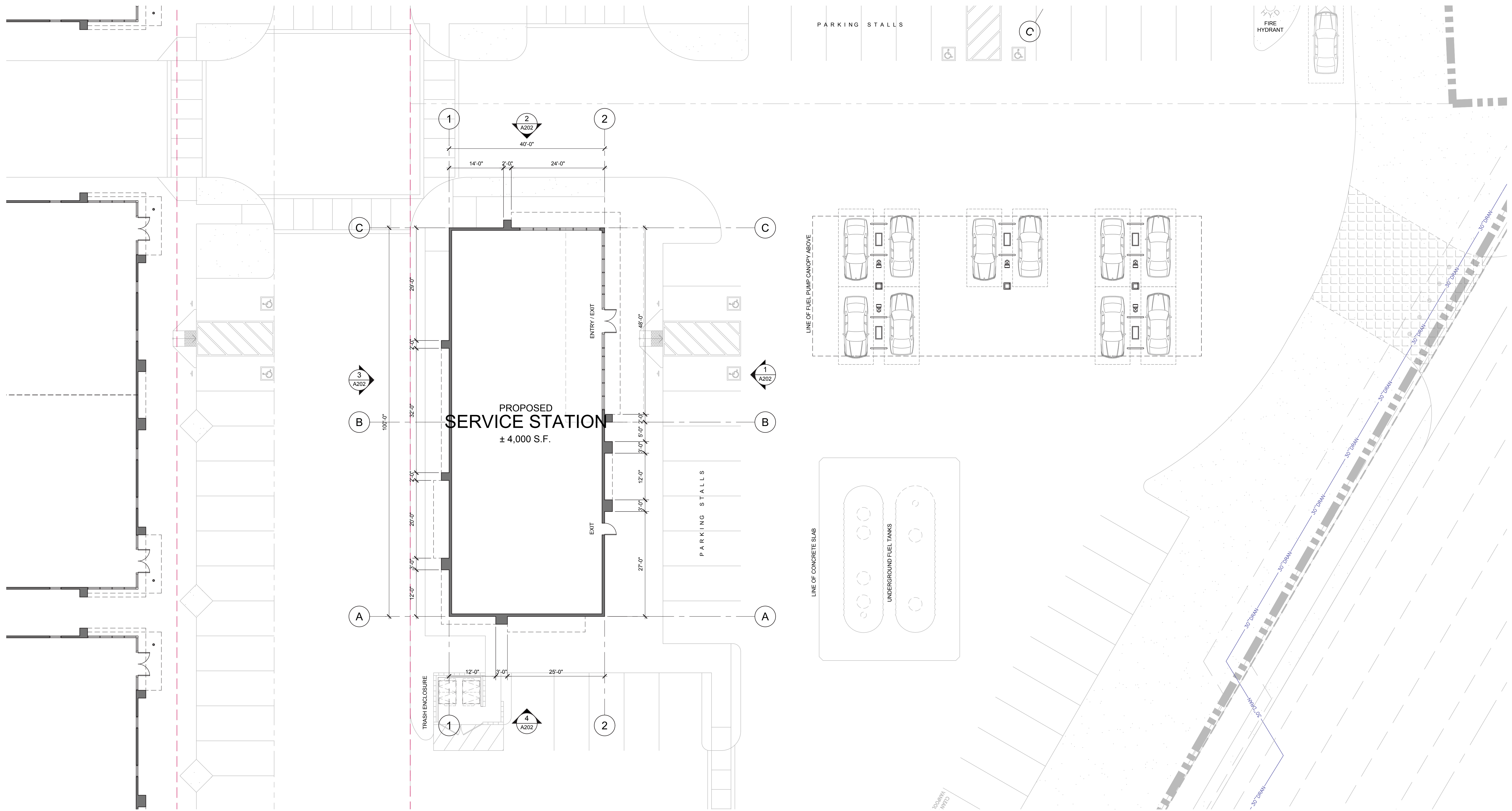
3 Rear Elevation
SCALE: 3/32" = 1'-0"



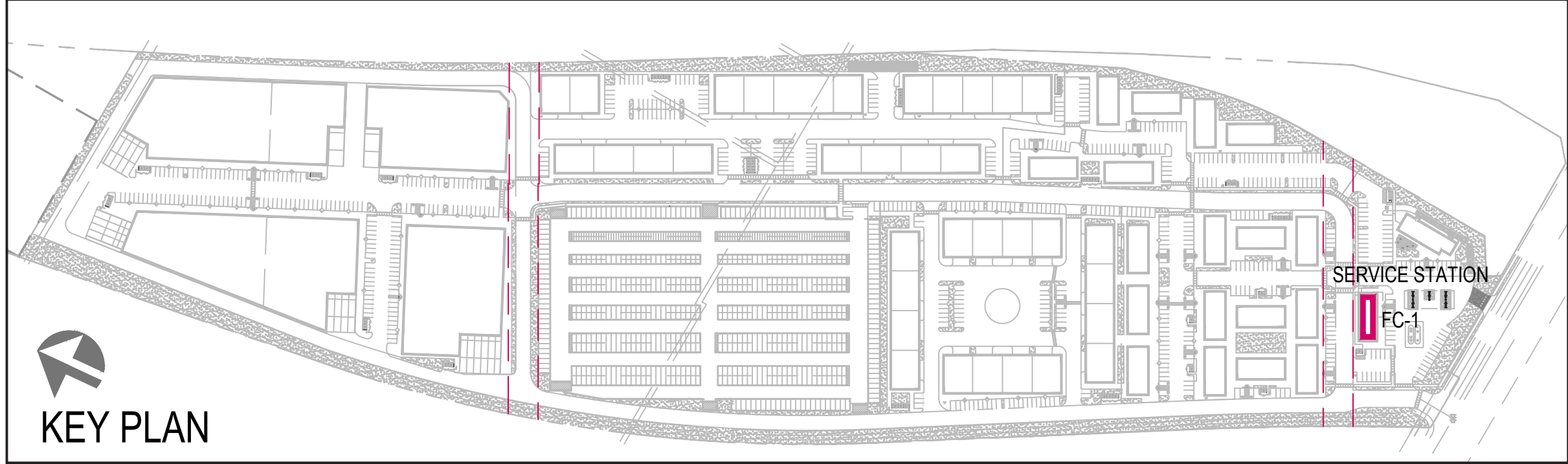
4 Left Side Elevation
SCALE: 3/32" = 1'-0"



Note: Signage shown on the elevations for graphic purpose only and does not represent the use or actual tenants

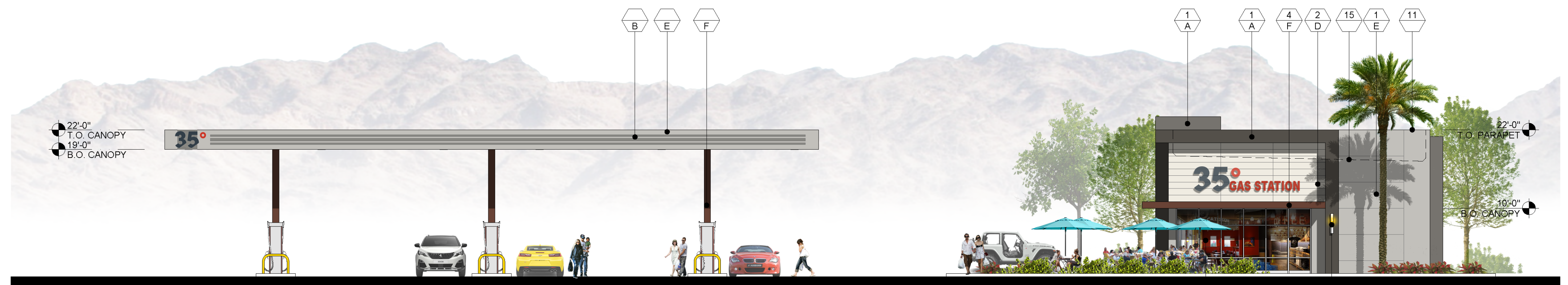
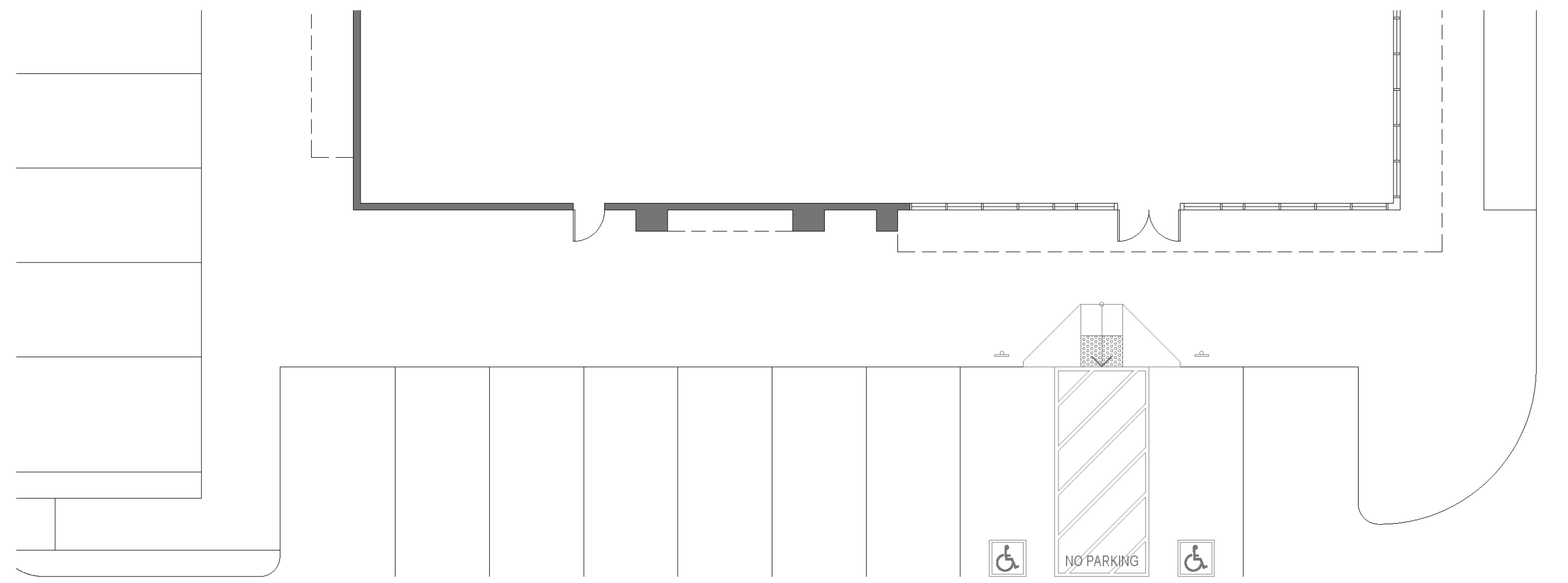


SERVICE STATION FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE
 1 inch = 11' feet

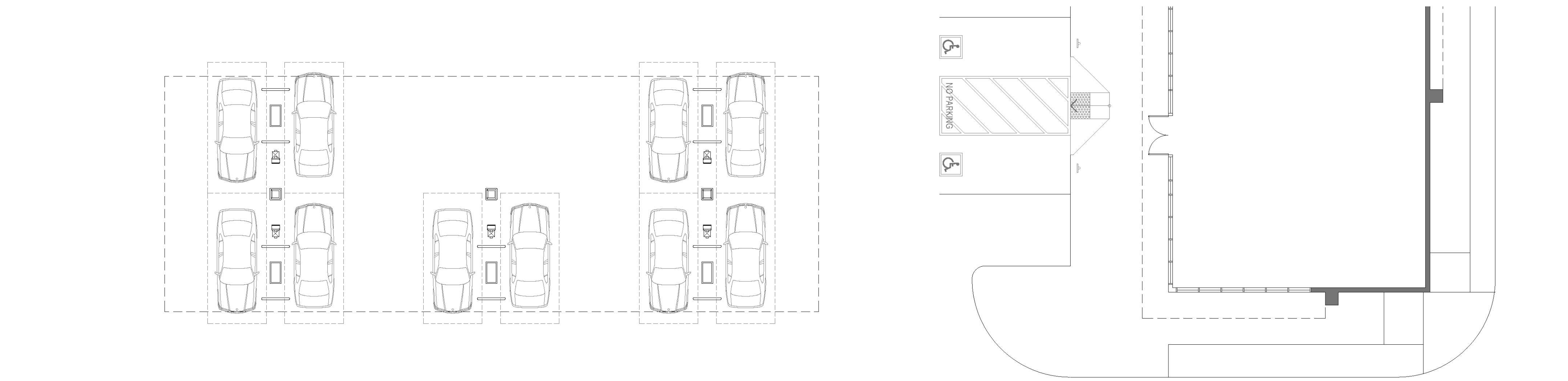




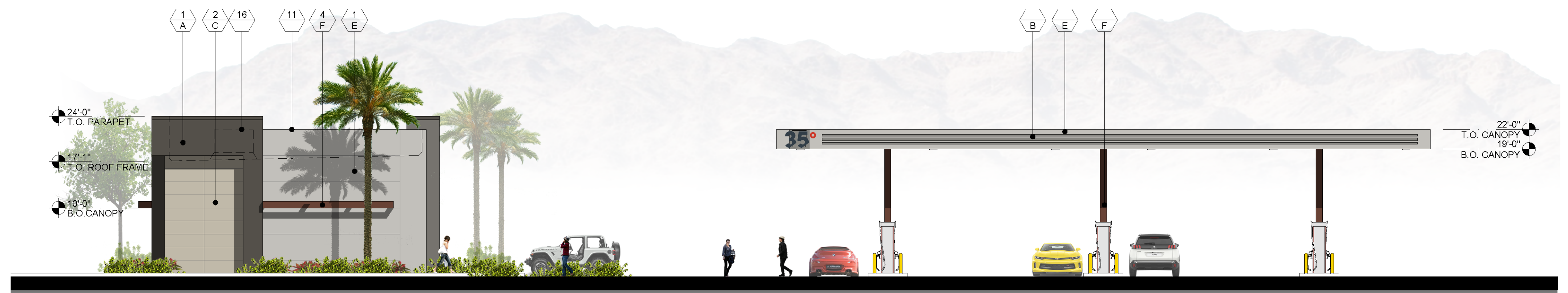
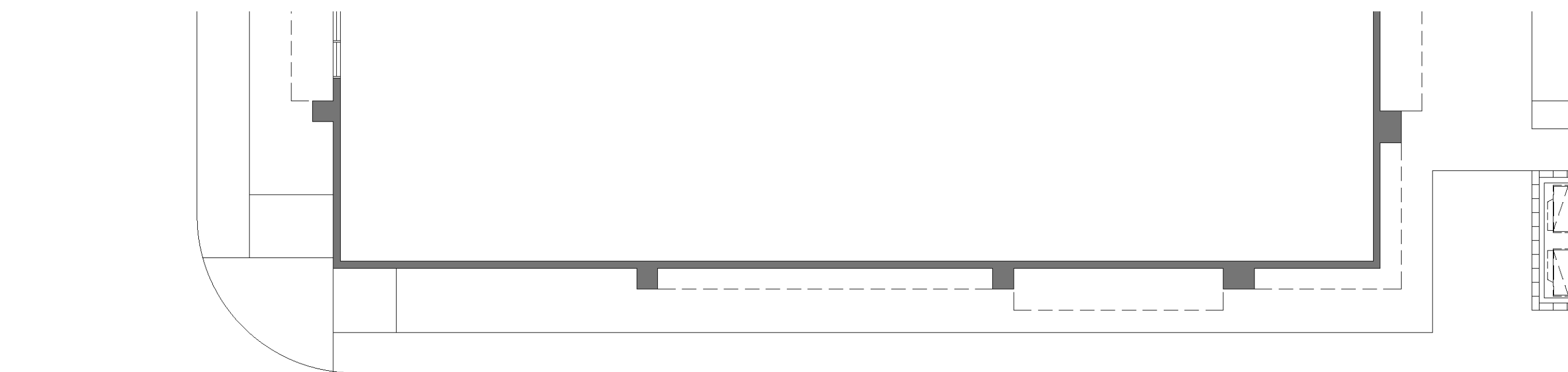
1 Front Elevation - Service Station
SCALE: 3/32" = 1'-0"



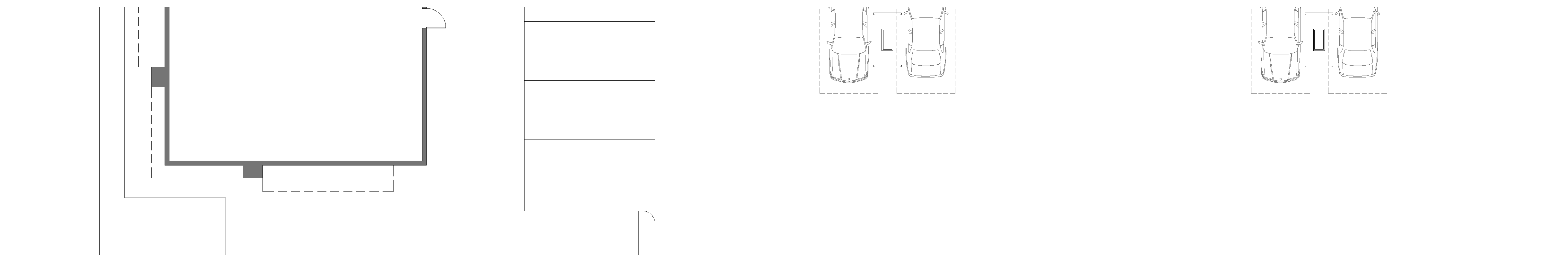
2 Right Side Elevation
SCALE: 3/32" = 1'-0"



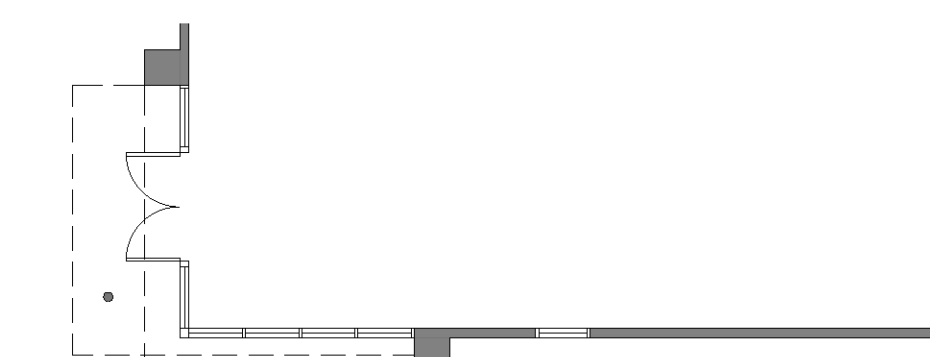
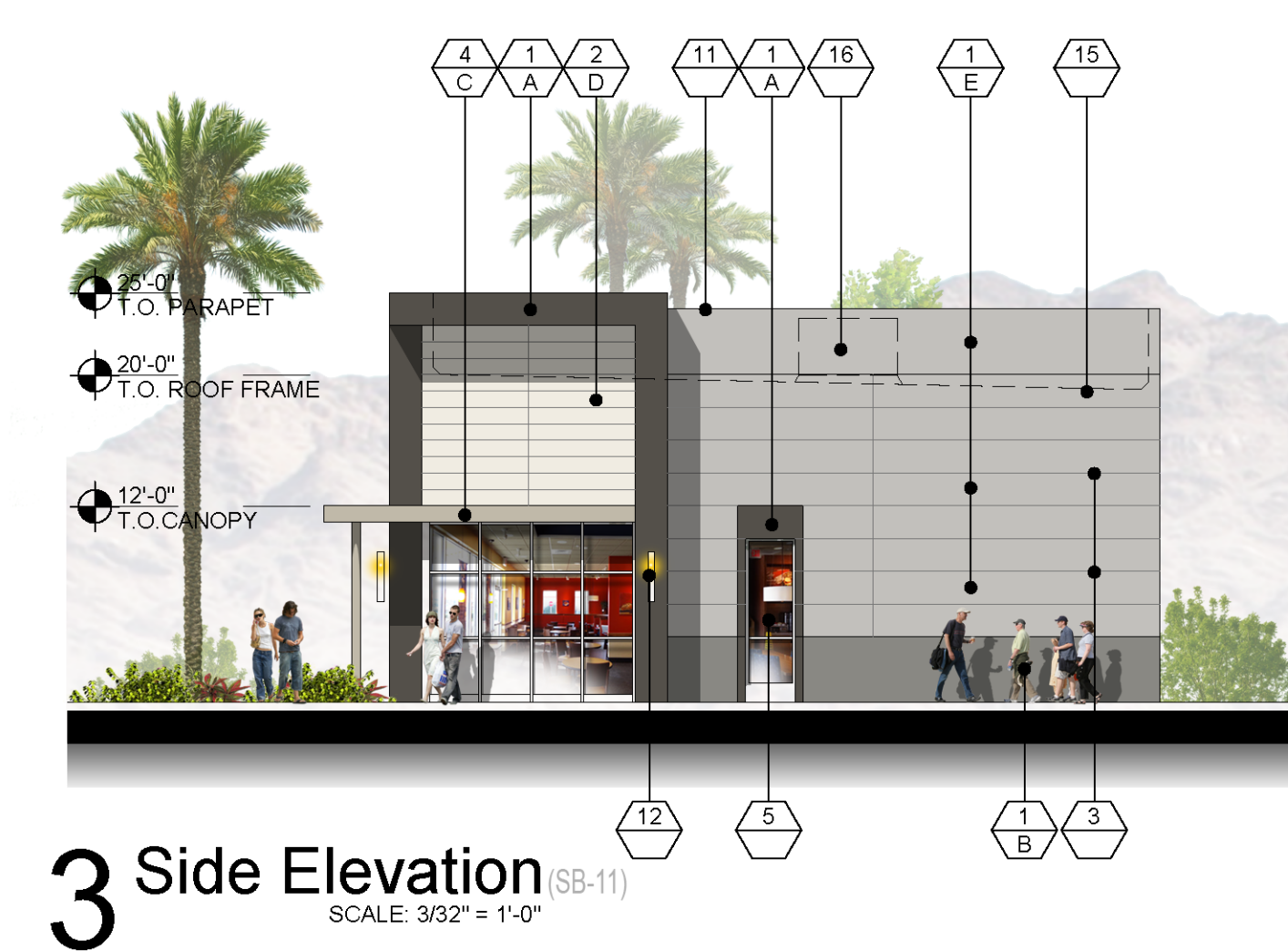
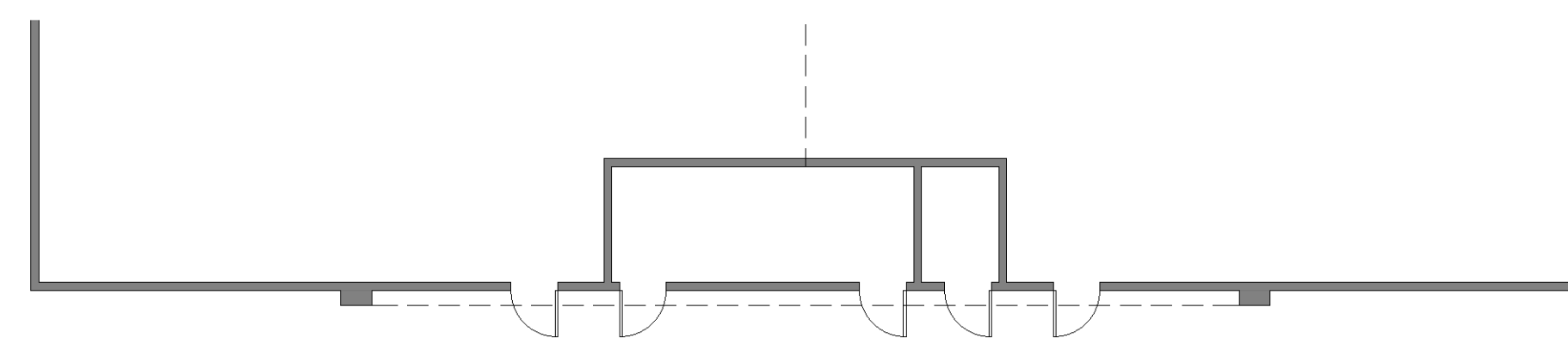
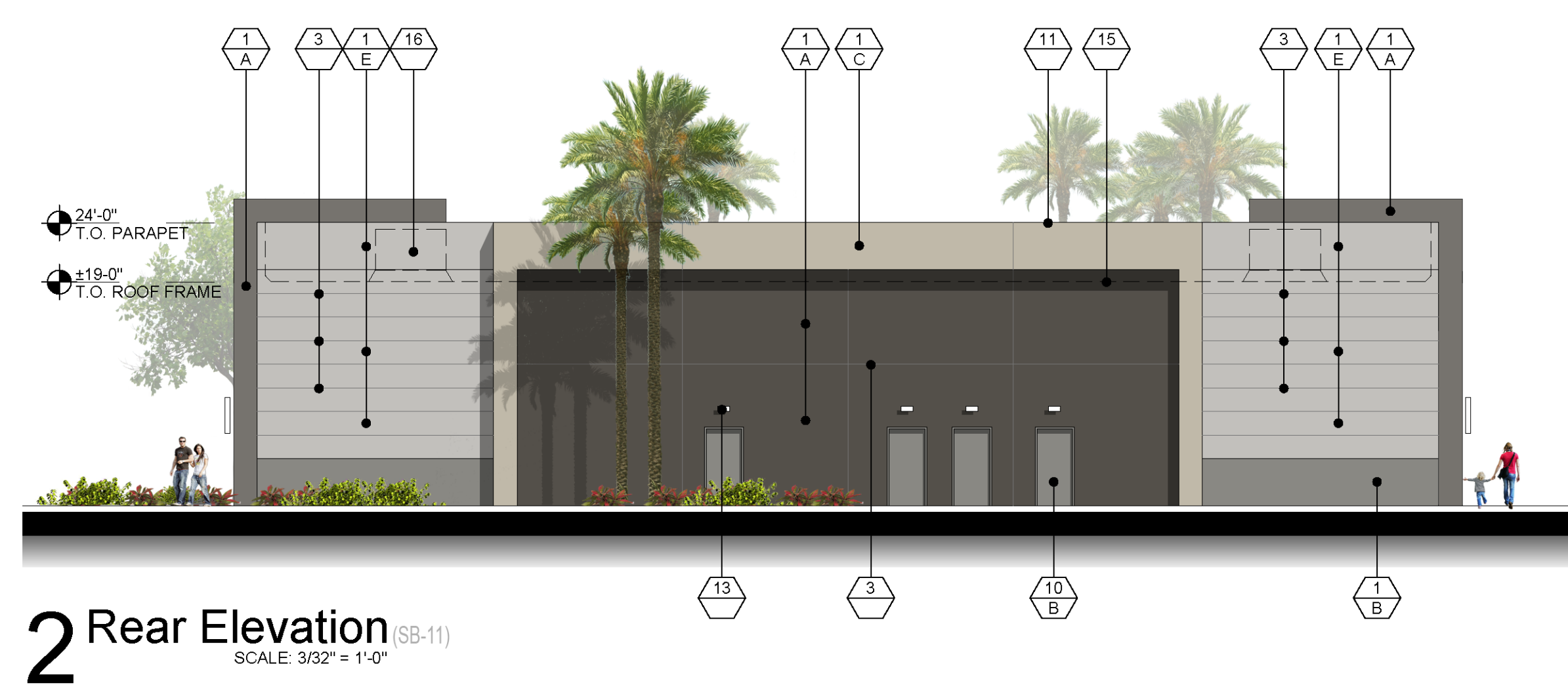
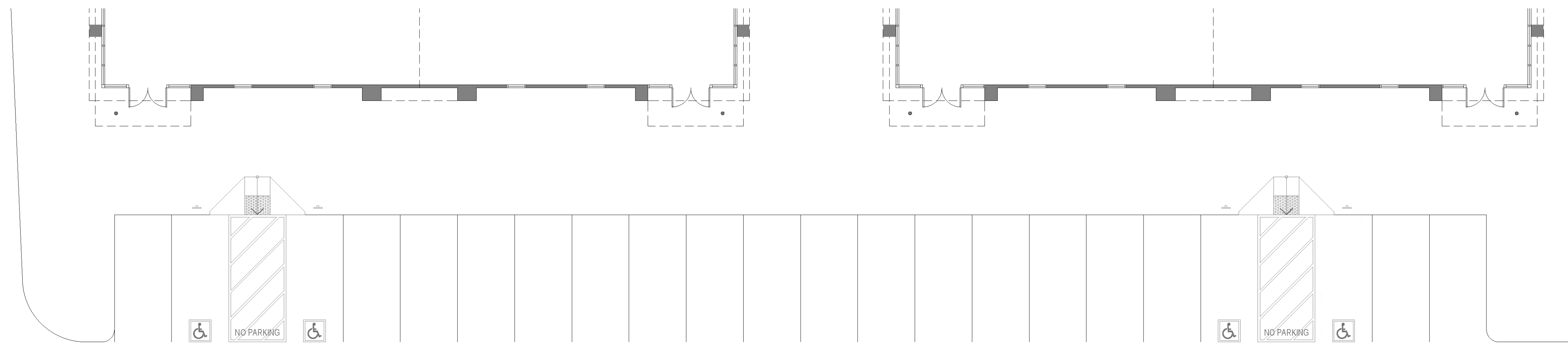
3 Rear Elevation
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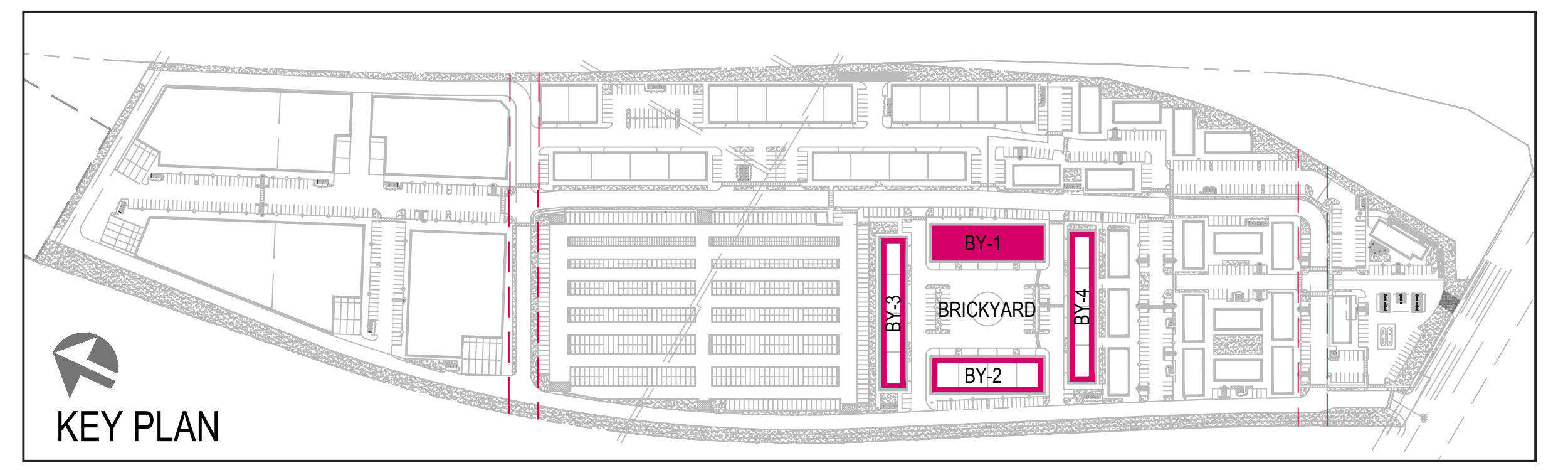
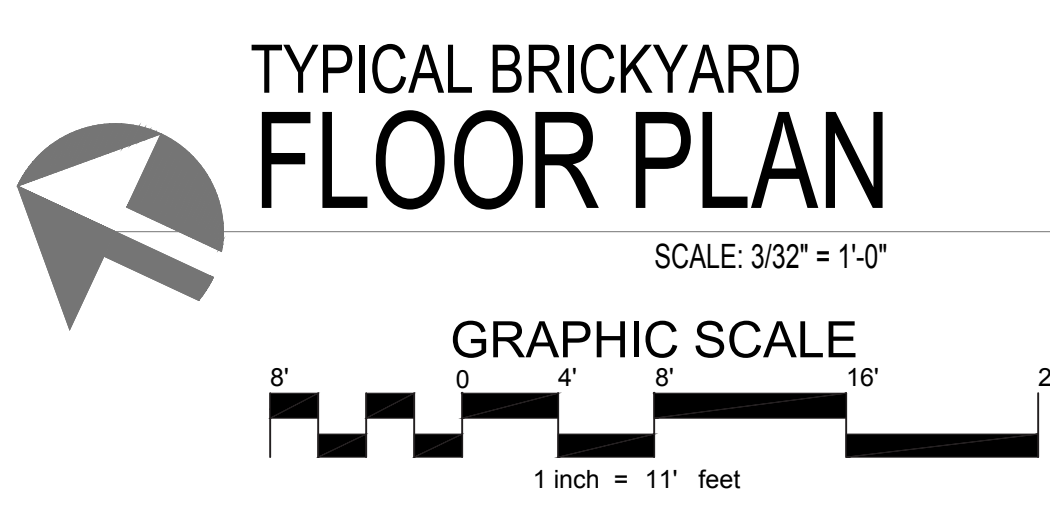
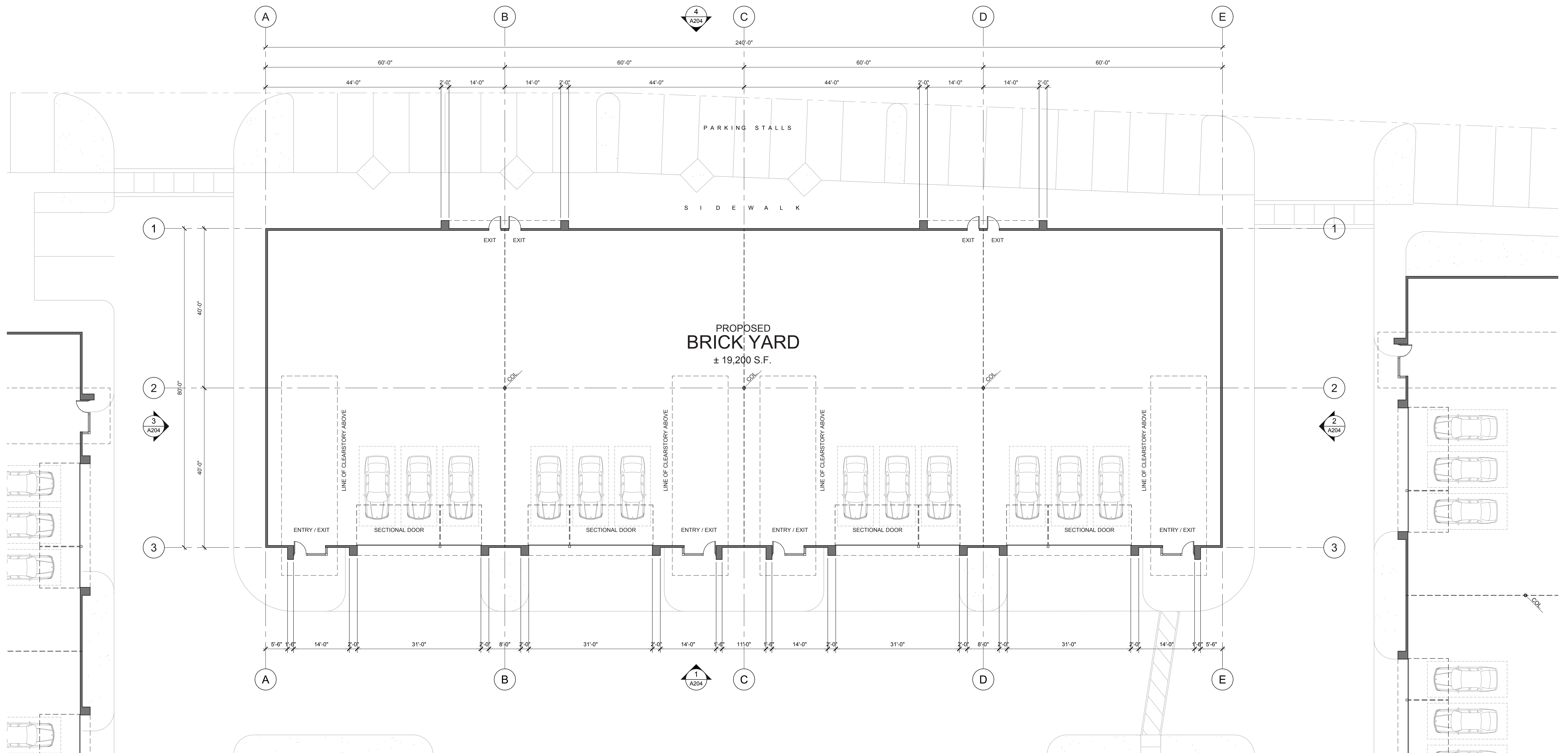
4 Left Side Elevation
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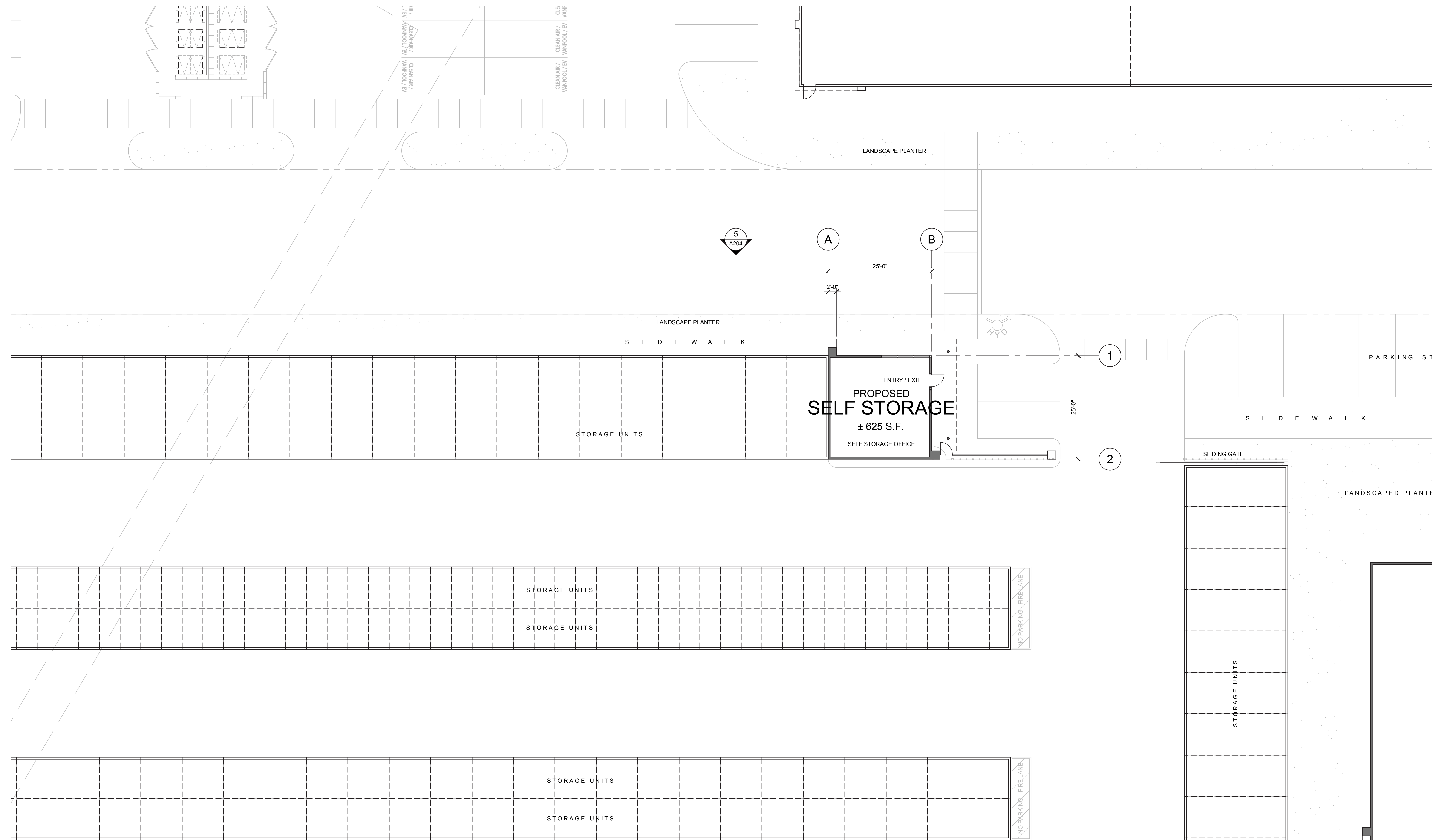


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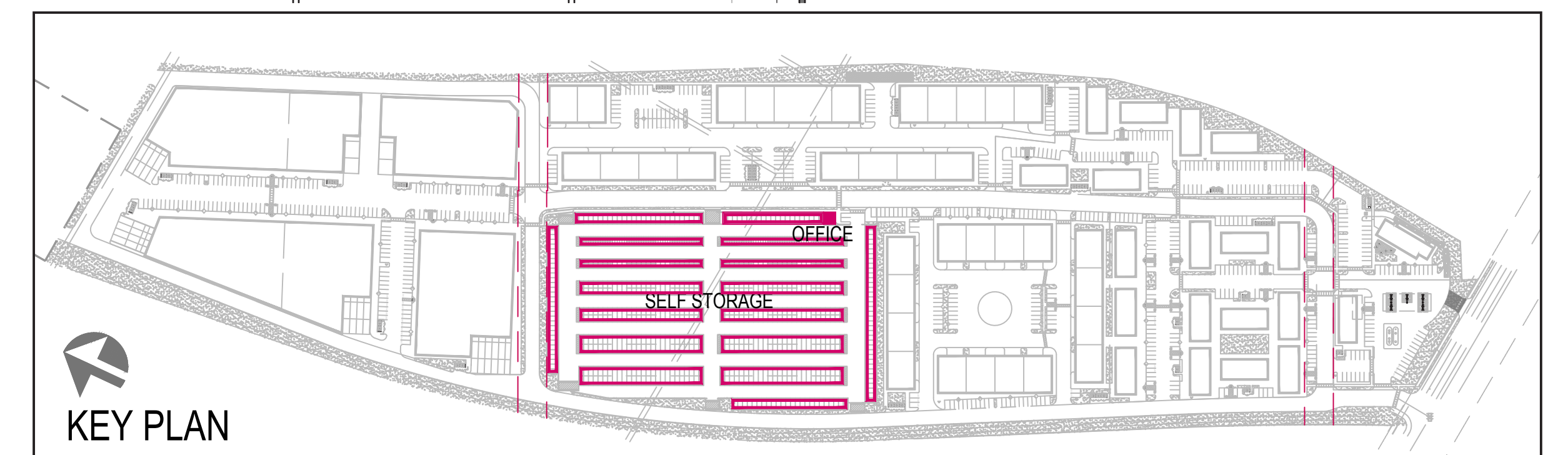
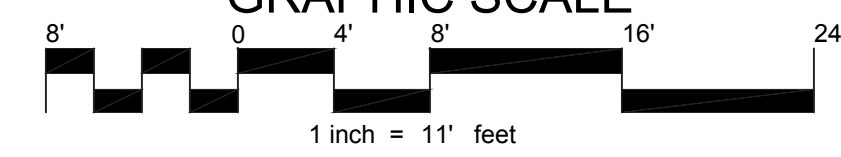


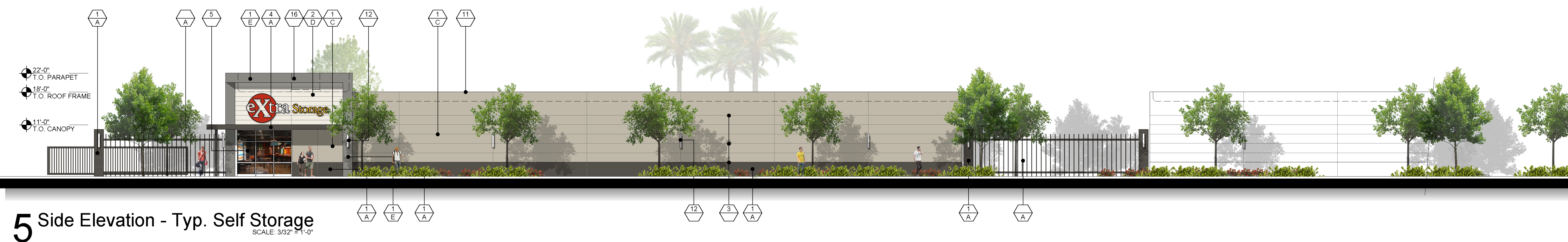
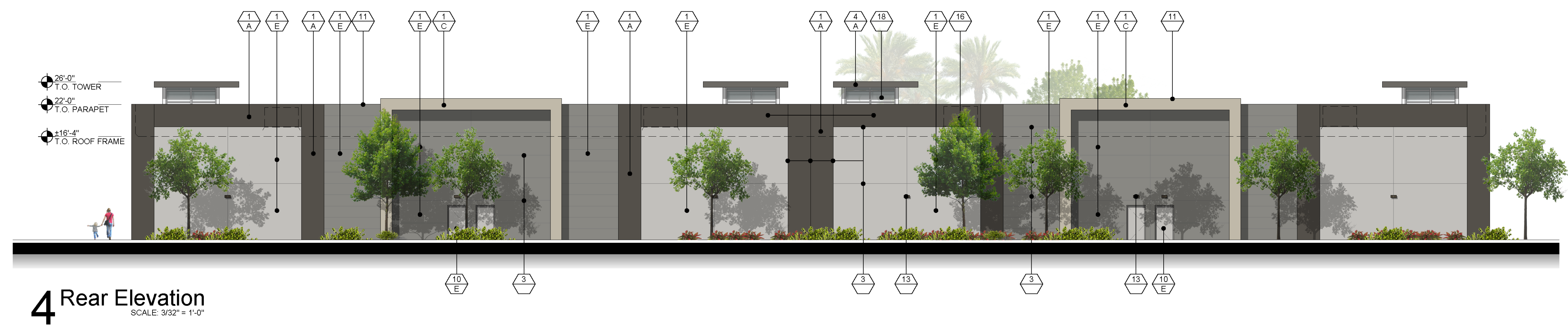
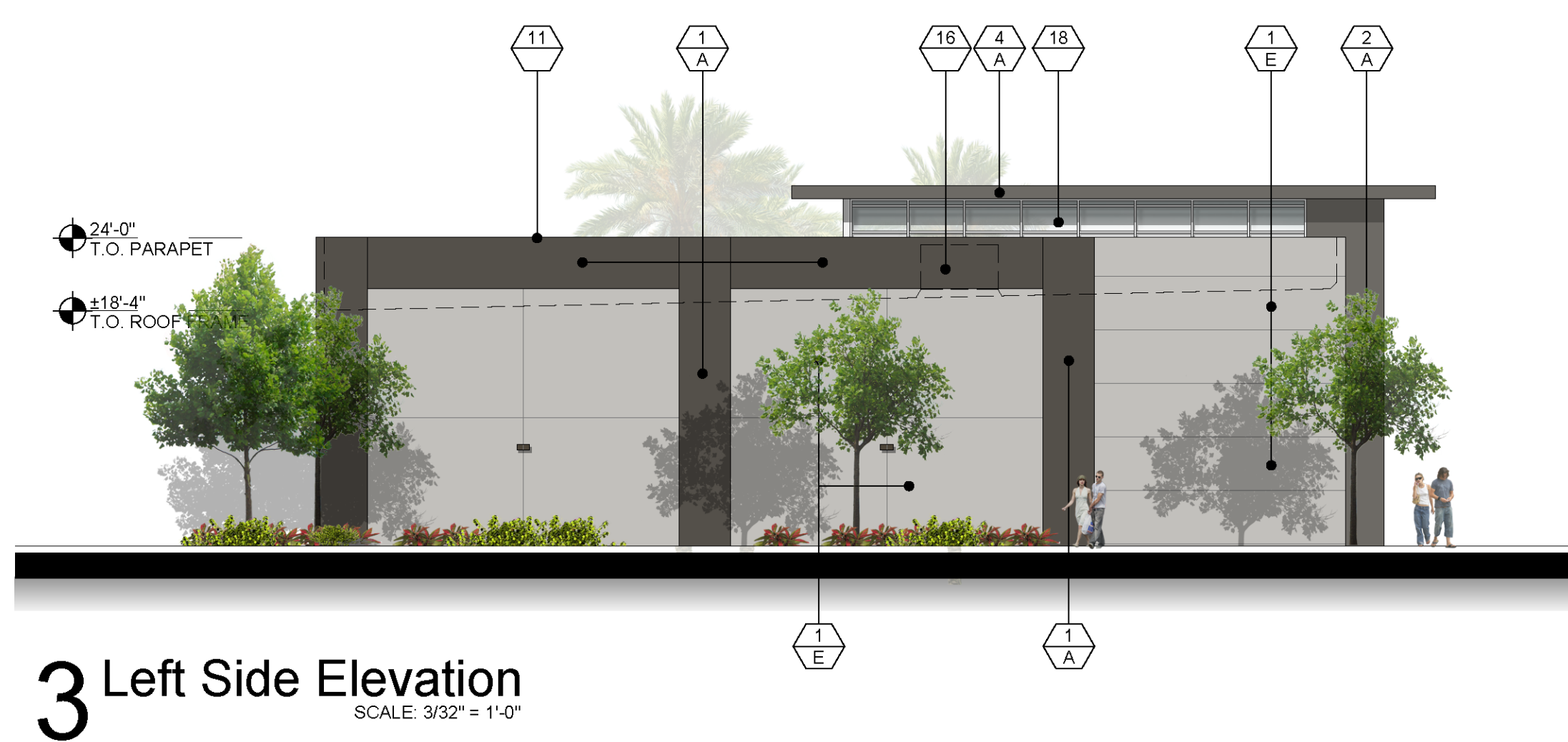
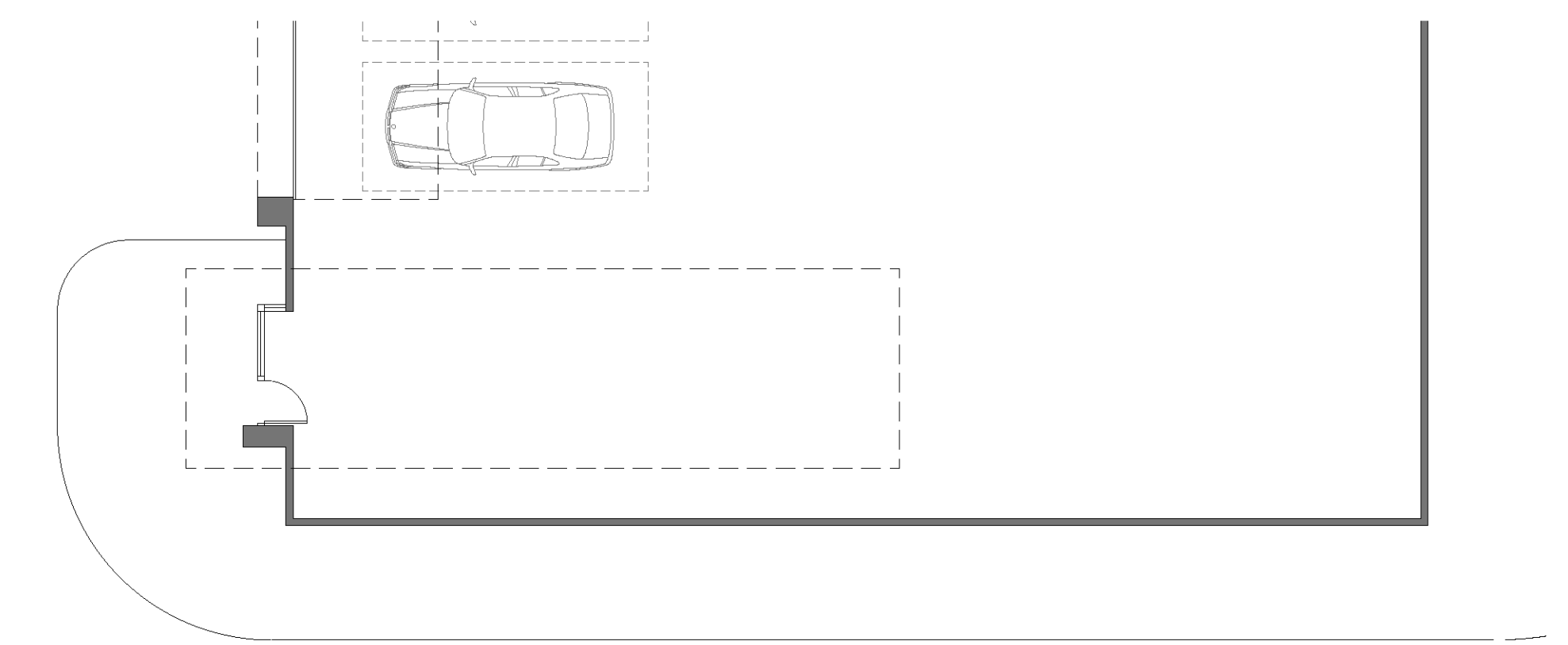
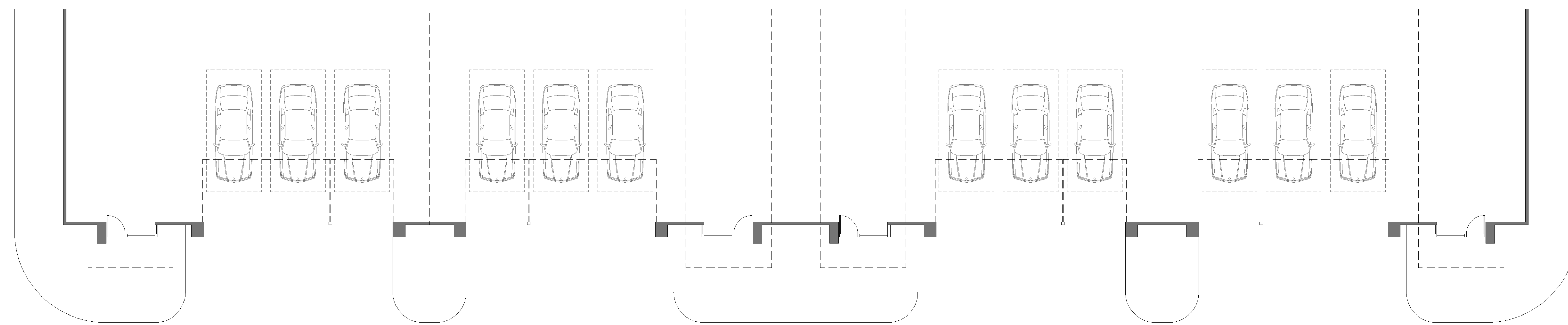


TYPICAL SELF STORAGE
FLOOR PLAN

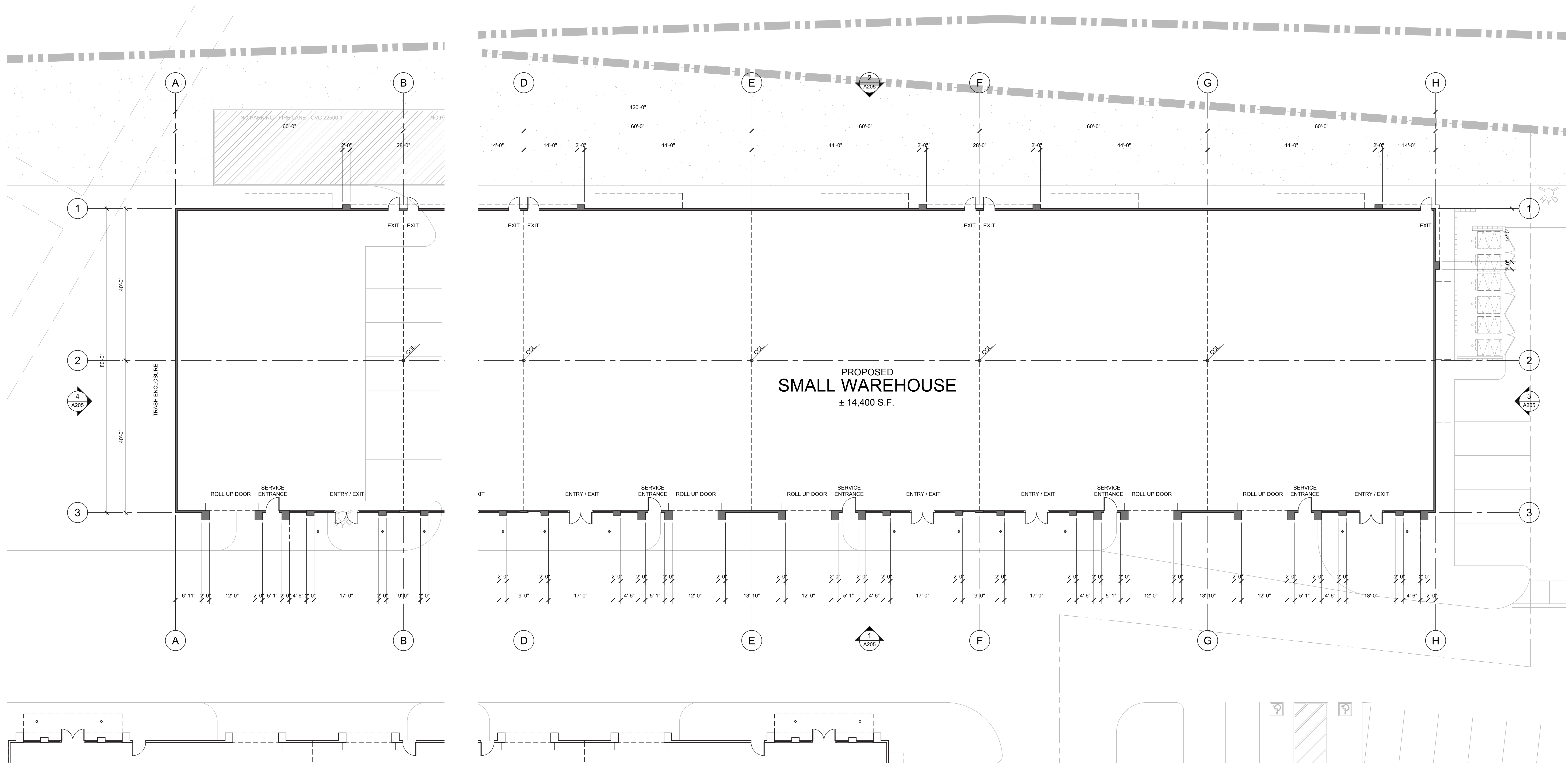
SCALE: 3/32" = 1'-0"

GRAPHIC SCALE

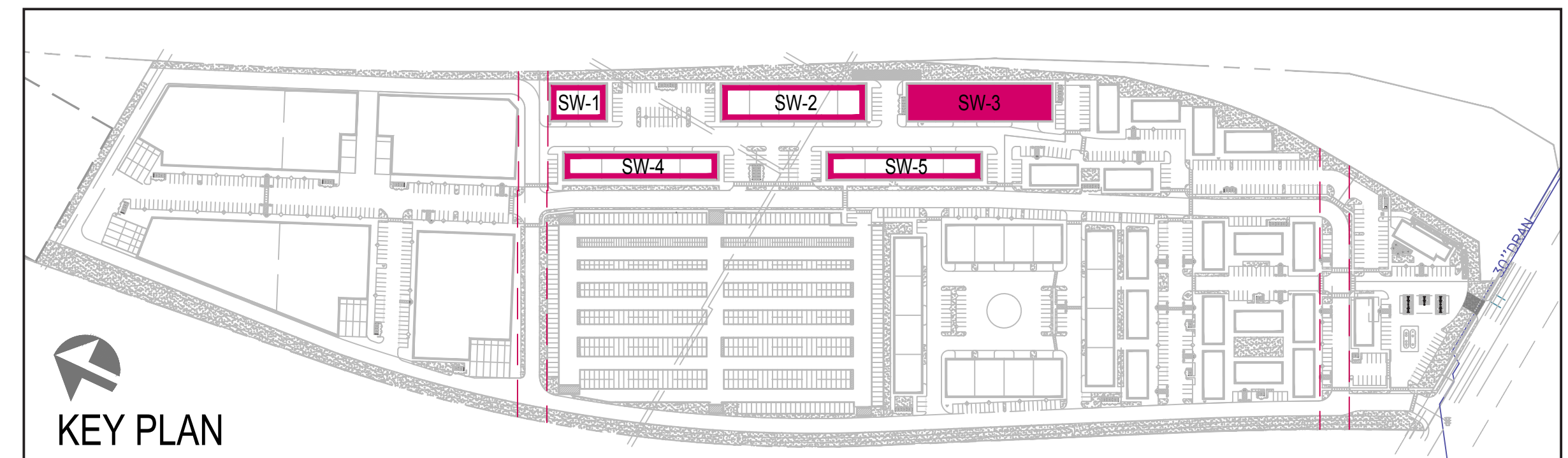


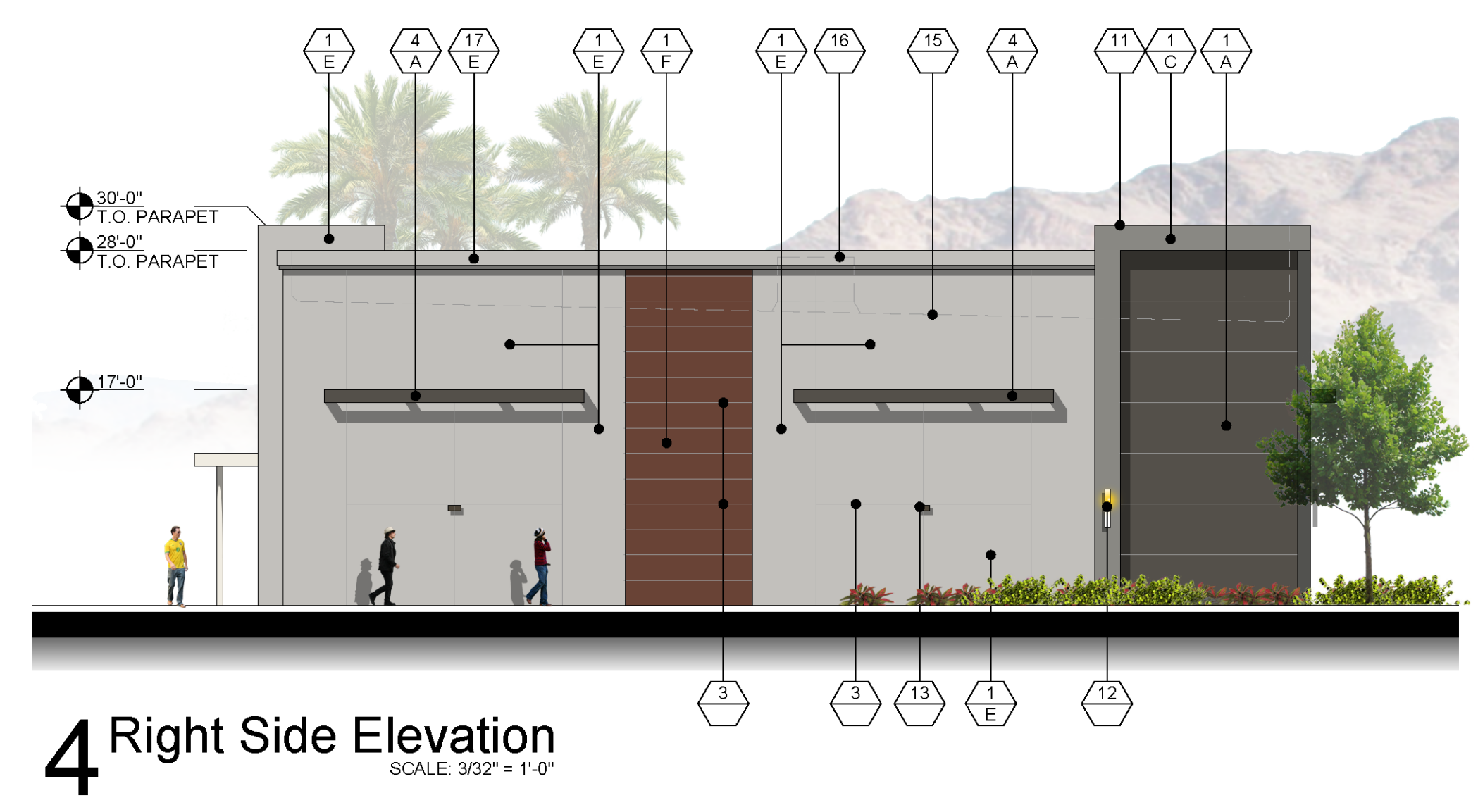
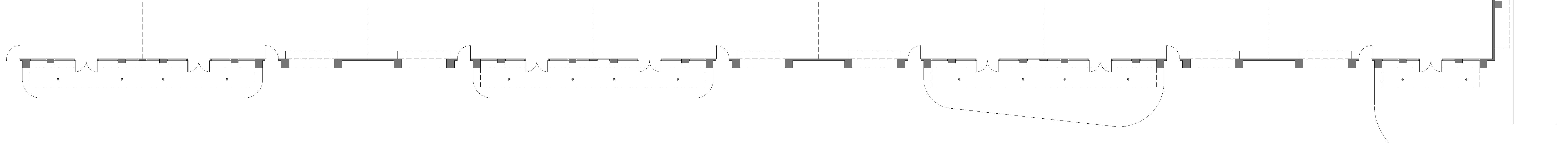


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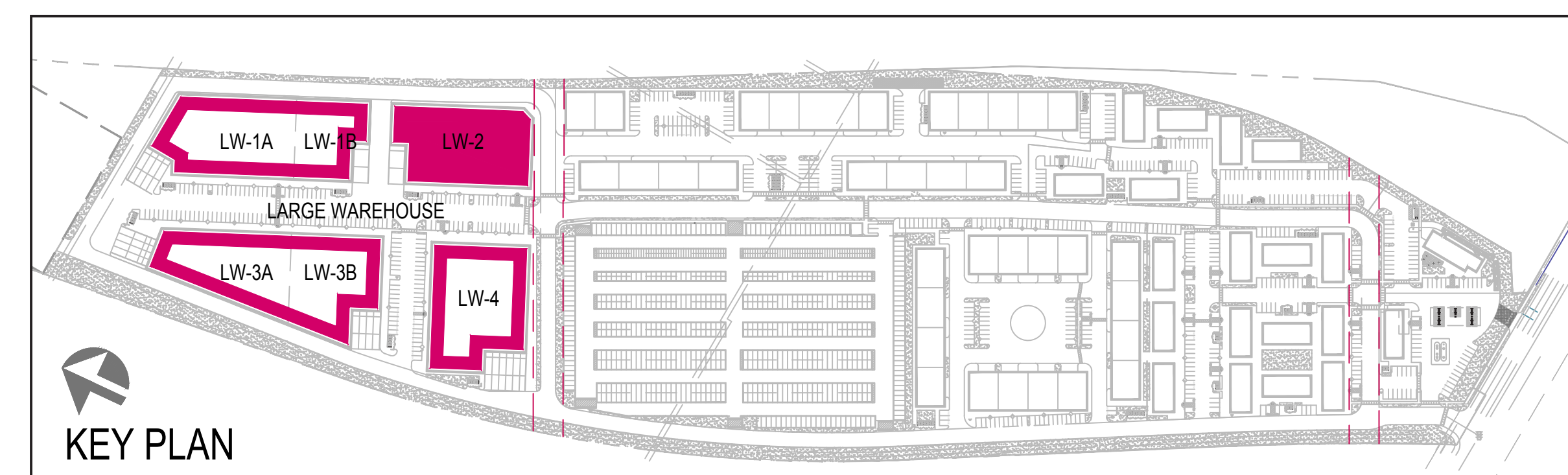
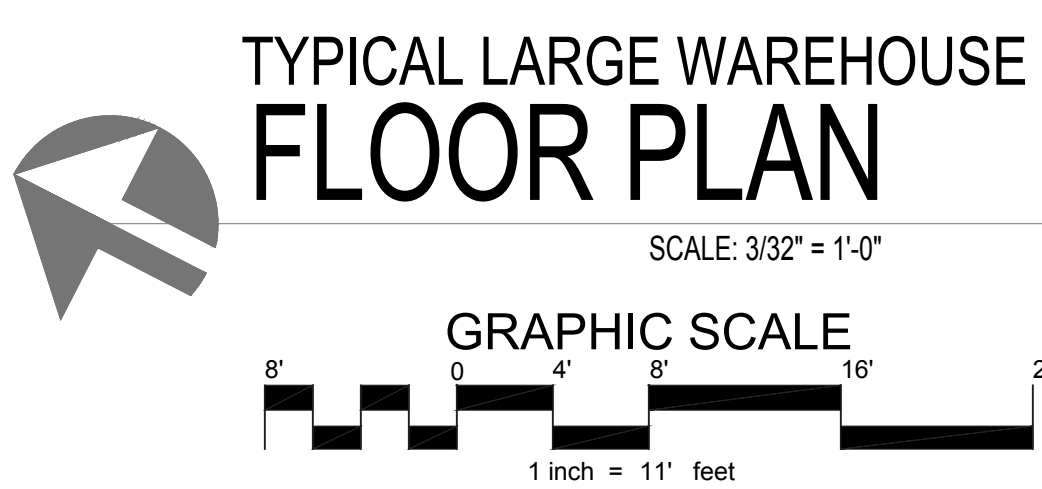
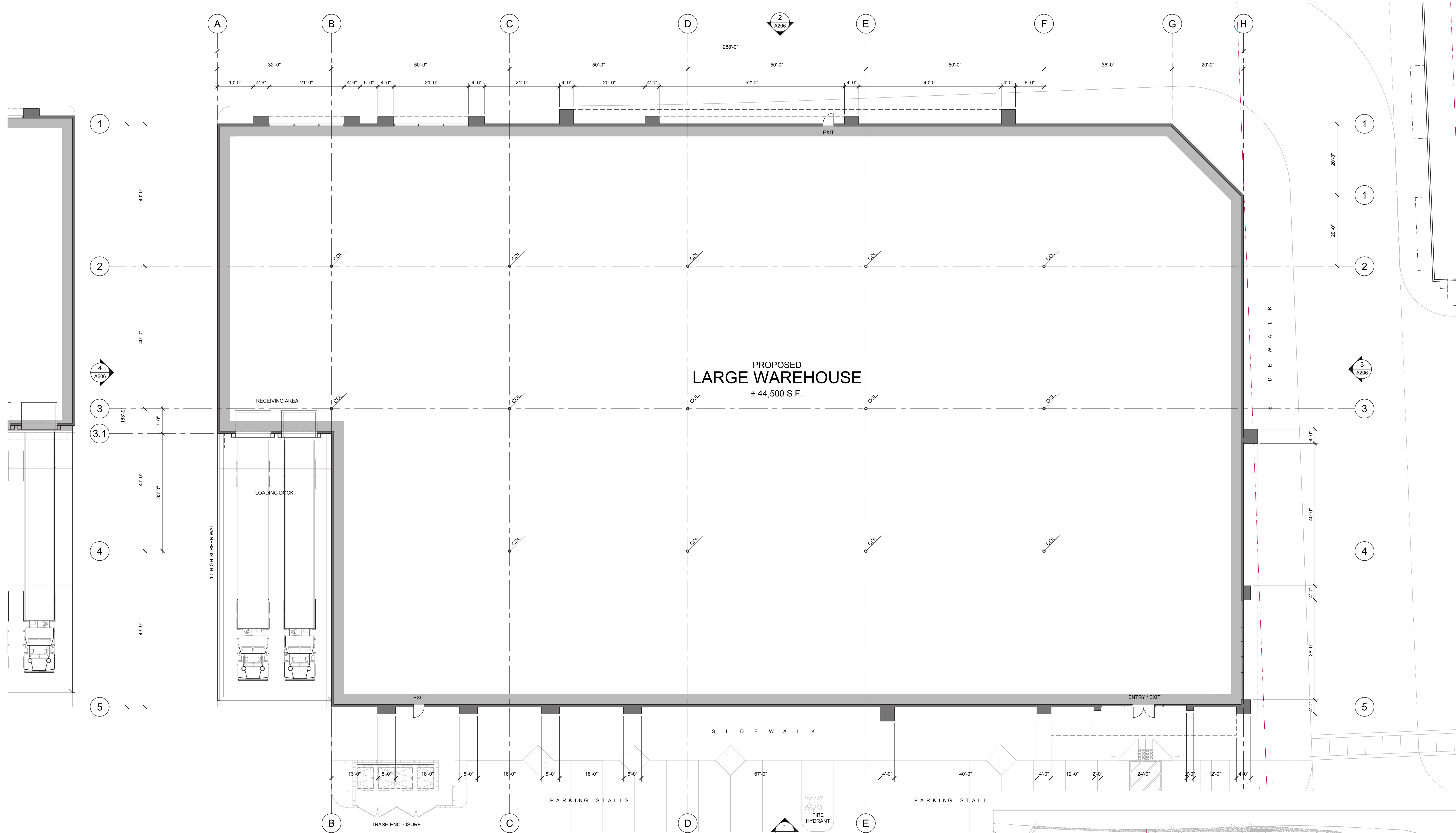


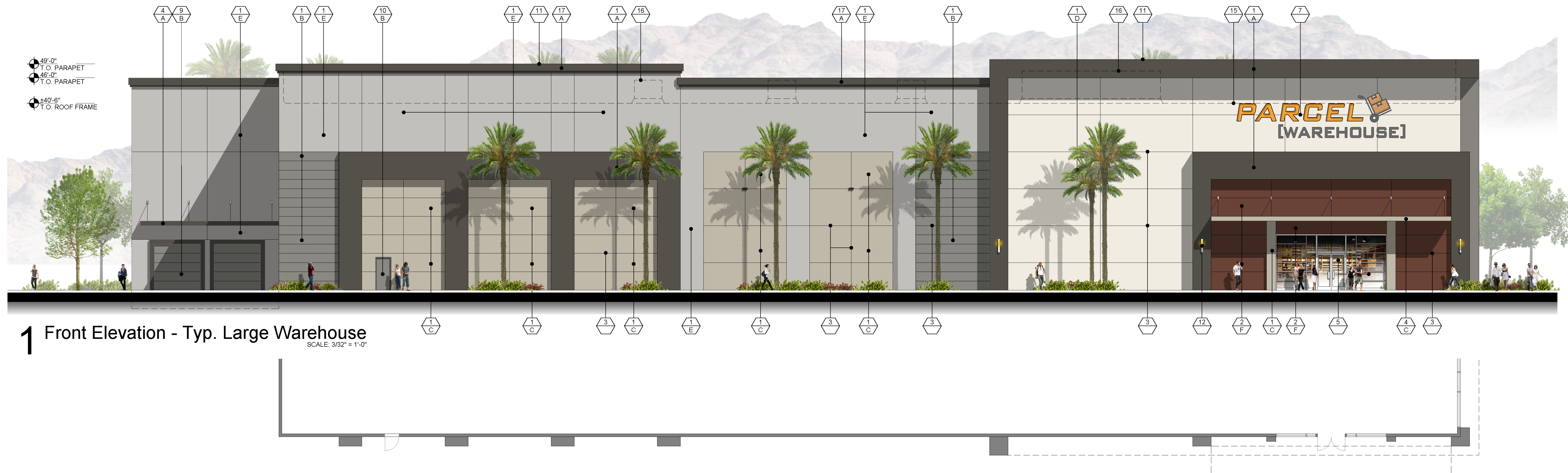
TYPICAL SMALL WAREHOUSE FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 GRAPHIC SCALE
 1 inch = 11' feet





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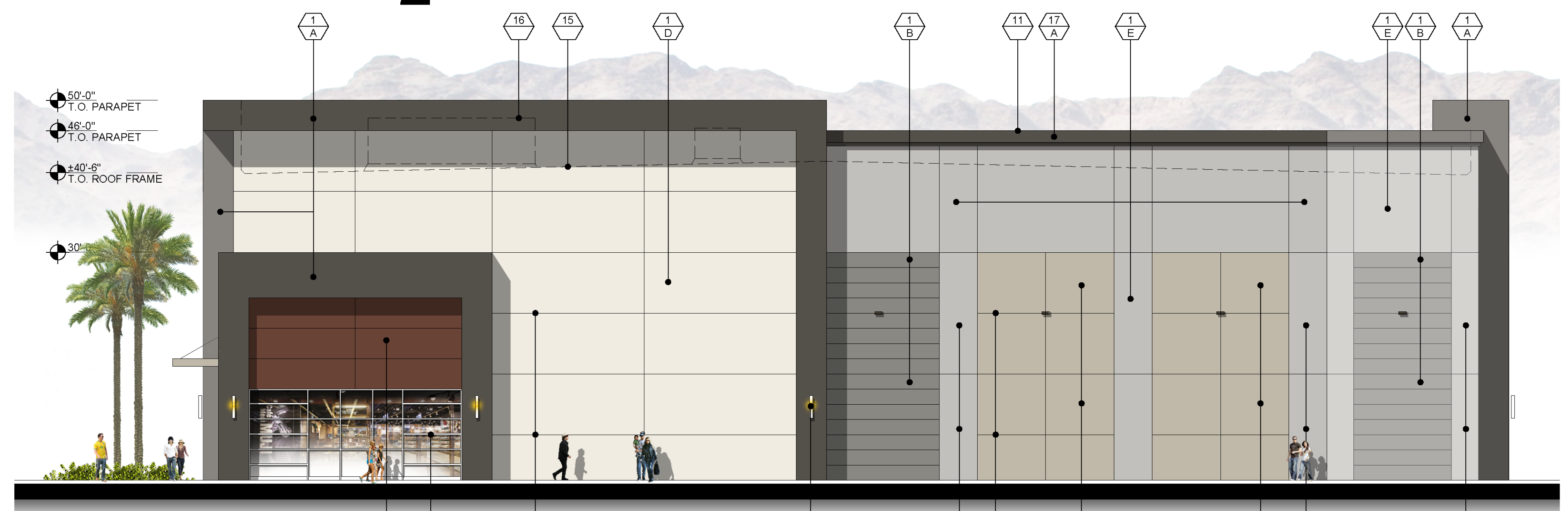




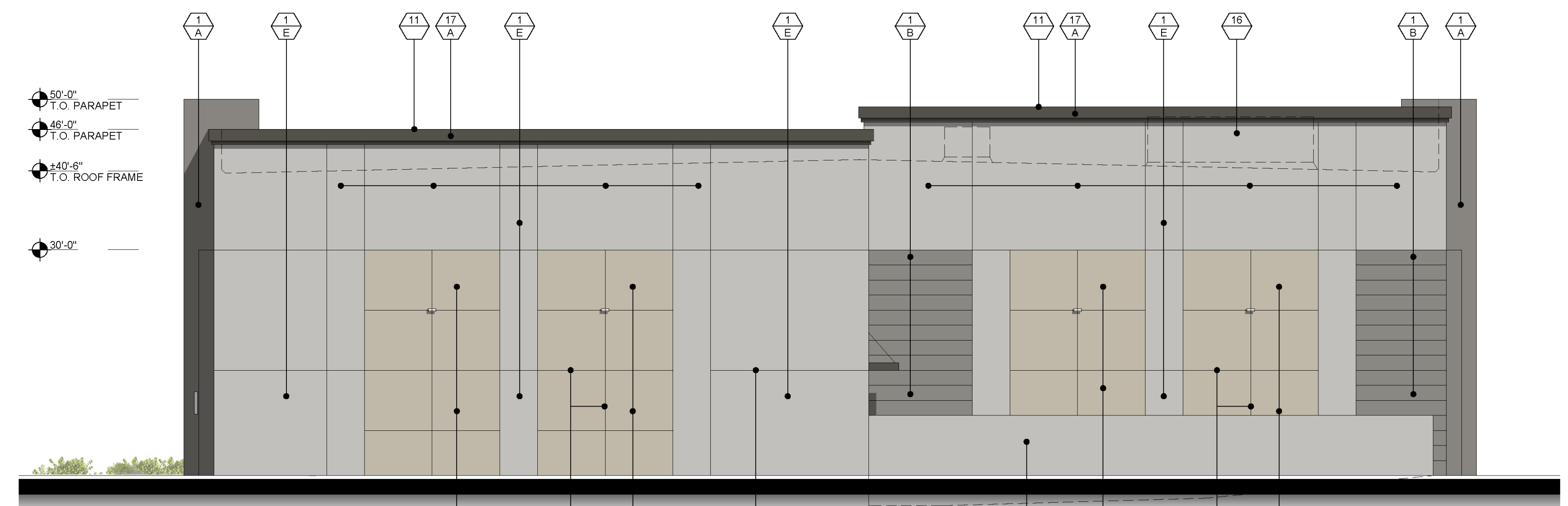
1 Front Elevation - Typ. Large Warehouse
SCALE: 3/32" = 1'-0"



2 Rear Elevation
SCALE: 3/32" = 1'-0"

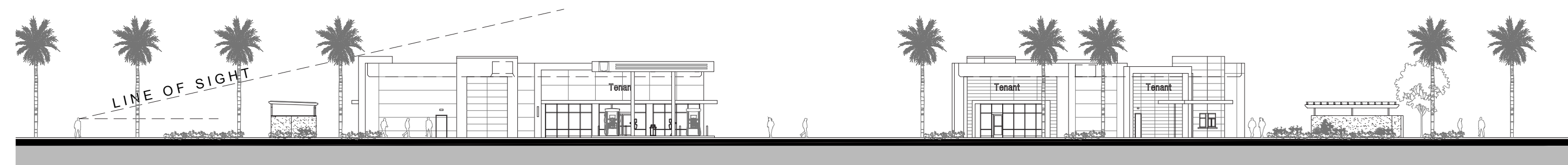


3 Side Elevation
SCALE: 3/32" = 1'-0"



4 Side Elevation
SCALE: 3/32" = 1'-0"

Note: Signage shown on the elevations for graphic purpose only and does not represent the use or actual tenants



1 Site Elevation Airport Boulevard
SCALE: 1" = 30'-0"



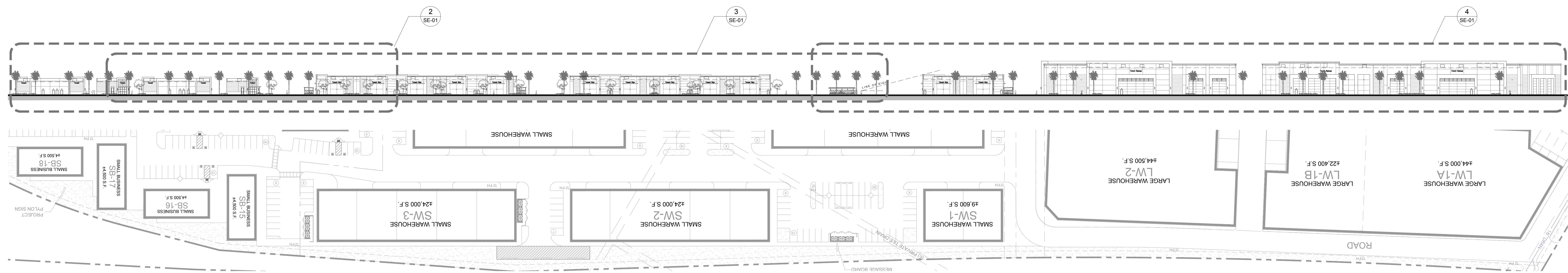
2 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



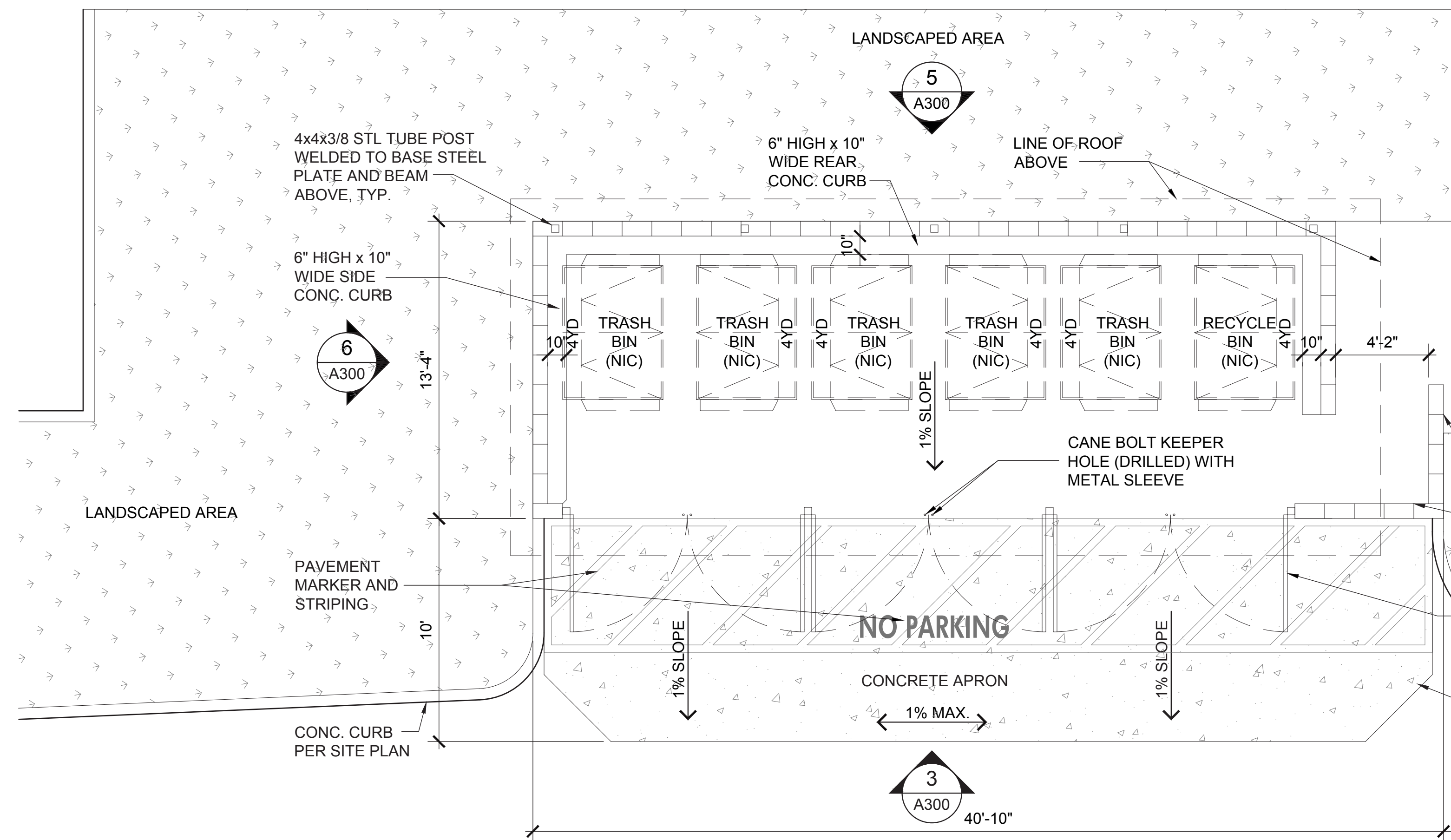
3 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



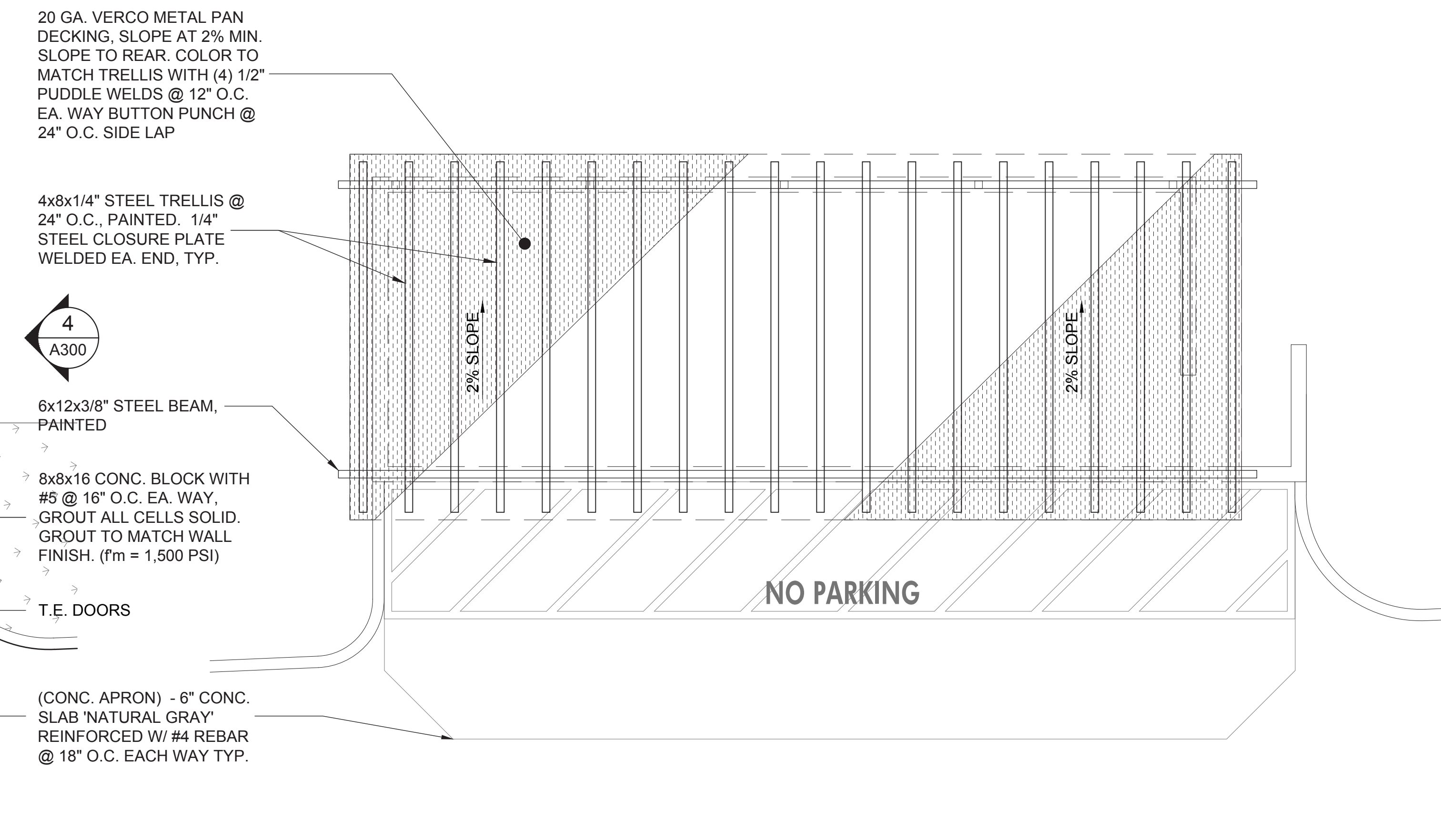
4 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



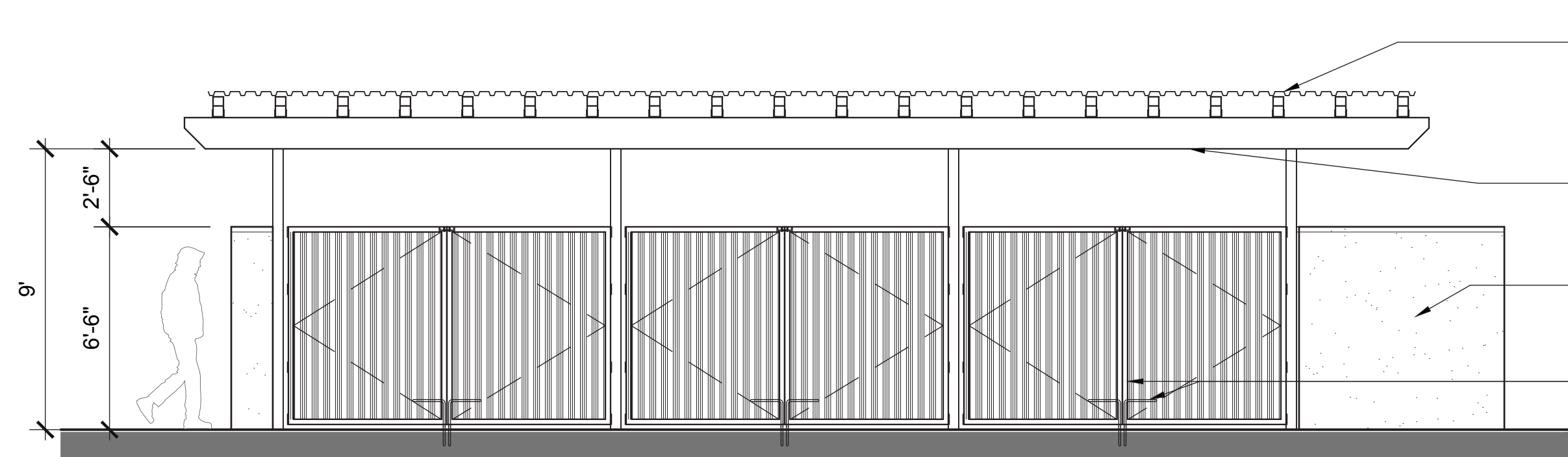
5 Site Elevation State Highway 86
SCALE: 1" = 30'-0"



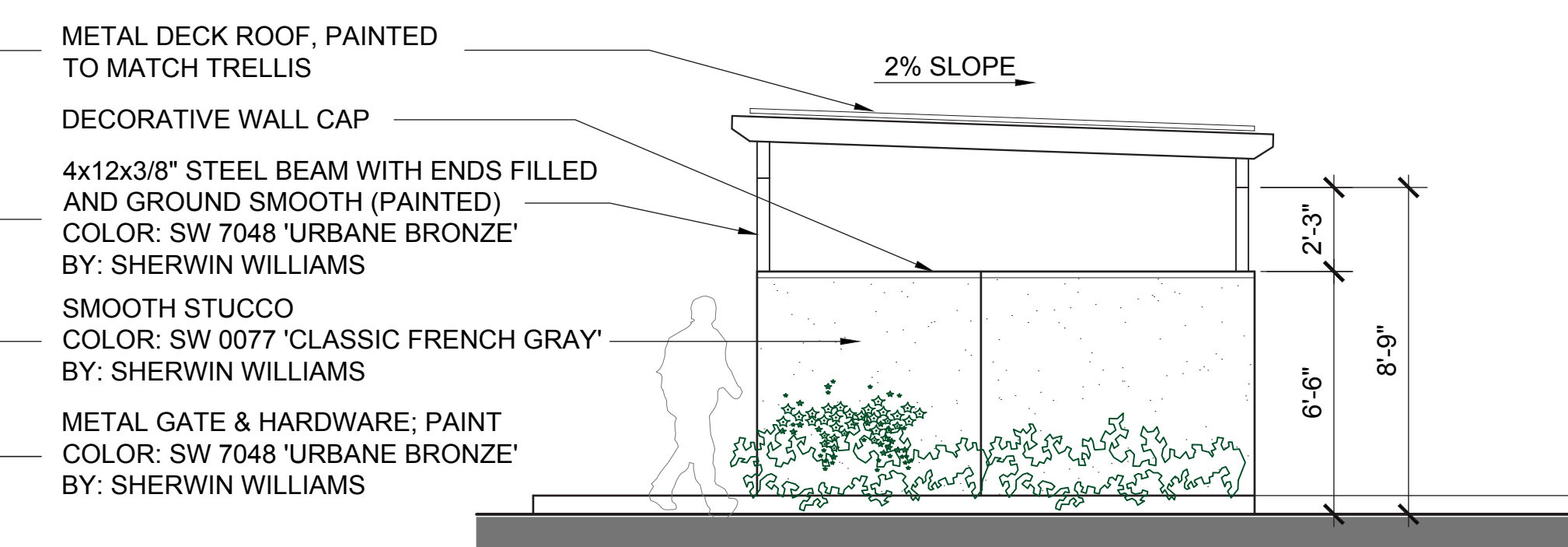
1 Trash Enclosure - Floor Plan
SCALE: 1/4" = 1'-0"



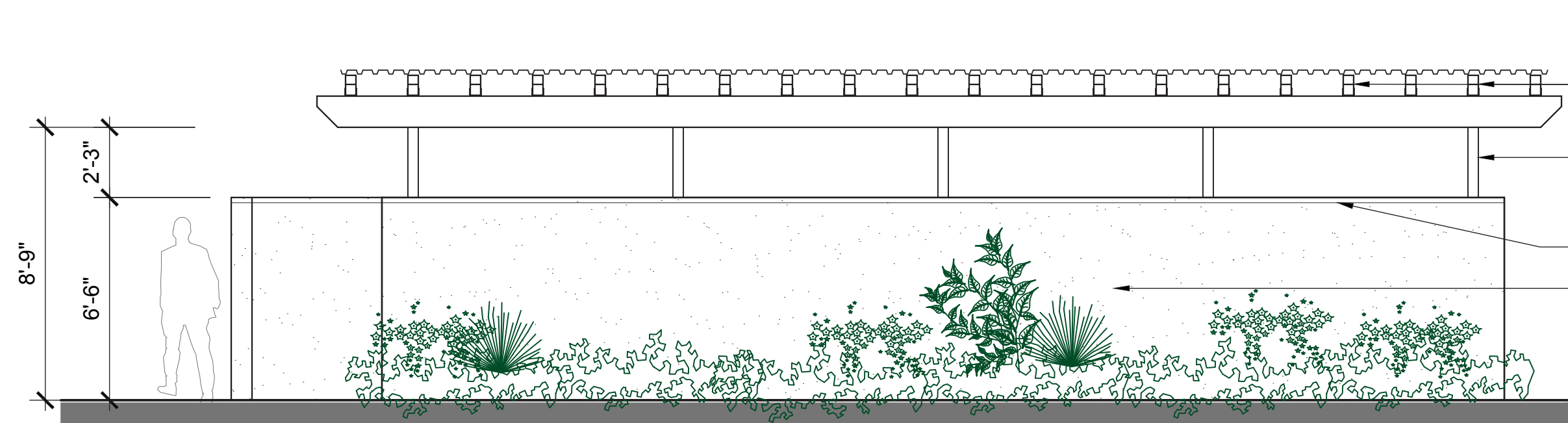
2 Trash Enclosure - Roof Plan
SCALE: 1/4" = 1'-0"



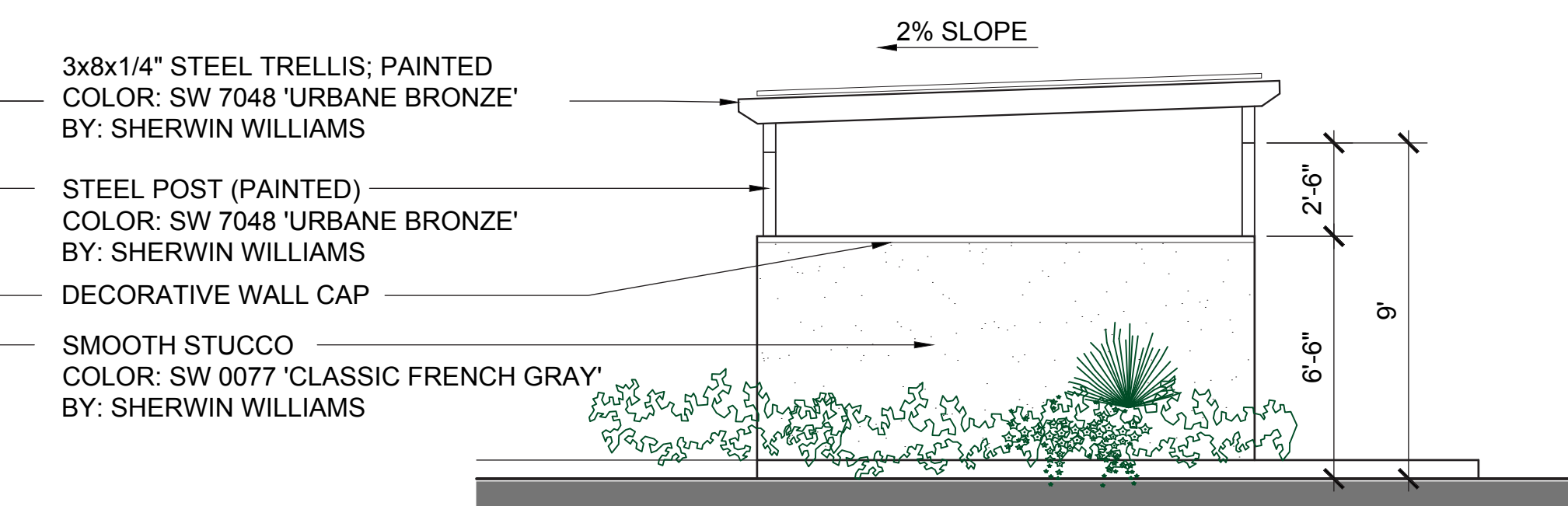
3 Front Elevation
SCALE: 1/4" = 1'-0"



3 Right Side Elevation
SCALE: 1/4" = 1'-0"



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



5 Left Side Elevation
SCALE: 1/4" = 1'-0"