

**JJWR PROJECT DESCRIPTION**

1. THE PROJECT CONSISTS OF (2) 25,740 SQ FT BUILDINGS WITH A TOTAL OF UP TO (16) AIR-SPACE CONDOMINIUM MANUFACTURING/WAREHOUSE/STORAGE UNITS AND (4) OFFICE AIR-SPACE CONDOMINIUMS EACH FOR A TOTAL OF (40) UNITS. EACH BUILDING WILL HAVE AN ACCESSIBLE SHARED UNISEX RESTROOM ACCESSED FROM THE SOUTHWESTERN FIRE LANE FOR USE BY PROJECT OWNERS AND GUESTS.
2. BOTH BUILDING "A" AND BUILDING "B" ARE NEW BUILDINGS. EACH BUILDING WILL HAVE AN ELECTRICAL ROOM AND FIRE RISER CLOSET AND WILL HAVE A MAXIMUM HEIGHT OF 24'-0".
3. EXTERIOR WALLS SHALL BE CORRUGATED STEEL ON THE INTERIOR OF THE PROJECT AND A COMBINATION OF INSULATED DECORATIVE PANELS AND INTEGRAL CMU BLOCK WITH A RECESSED FLAT METAL ROOF SYSTEM SCREENED BEHIND PARAPET WALLS. EXTERIOR WALLS FACING ENTERPRISE WAY WILL BE FINISHED IN A 3 COLOR COMBINATION, WITH THE THIRD COLOR SPECIFIED AS AN ACCENT ON MINOR TRIM ELEMENTS. (SEE ELEVATIONS, SHEET 4).
4. OFFICE UNITS WILL BE DELIVERED CONDITIONED AND FINISHED. MANUFACTURING/WAREHOUSE/STORAGE UNITS WILL BE DELIVERED UNFINISHED AND UNCONDITIONED.
5. ALL MANUFACTURING/WAREHOUSE/STORAGE UNITS WILL BE DELIVERED AS UNCONDITIONED SHELL AND WILL HAVE TWO (2) ROOF MOUNTED PLINTHS INTENDED FOR FUTURE ROOF MOUNTED MECHANICAL EQUIPMENT. ALTHOUGH ALL UNITS WILL BE PRE-WIRED FOR AIR CONDITIONING AND/OR HEATING, SUCH IMPROVEMENTS WILL BE AT THE DIRECTION OF THE INDIVIDUAL OWNERS OF EACH UNIT AND SUBJECT TO CITY APPROVAL OF TENANT IMPROVEMENT PLANS AND PERMITS. OFFICE UNITS WILL BE DELIVERED AS CONDITIONED SHELLS SUBJECT TO CITY APPROVAL OF FUTURE TENANT IMPROVEMENTS.
6. ADDITIONAL PERMITS SUBMITTED AS A PART OF THIS CONSTRUCTION DOCUMENT SET WILL INCLUDE: TRASH ENCLOSURE, 8' HIGH PERIMETER WALLS, ENTRY GATES AND PILASTERS, AND ENTRY MONUMENT SIGNAGE.
7. THE PROPOSED PROJECT IS INTENDED TO PROVIDE FLEXIBILITY OF USE. THE DEVELOPER WILL INITIALLY USE THE NORTH BUILDING TO RELOCATE THEIR EXISTING MANUFACTURING BUSINESS TO. THE SOUTH BUILDING WOULD BE USED FOR FUTURE EXPANSION OF THEIR BUSINESS, OR COULD BE LEASED TO A TENANT ENGAGED IN MANUFACTURING OR SIMILAR ACTIVITIES, OR COULD BE USED FOR REVENUE GENERATING RV AND BOAT STORAGE. ALL OF THESE USES ARE PERMITTED OR CONDITIONALLY PERMITTED WITHIN THE ZONE, AND ARE ALL VERY APPROPRIATE USES FOR THE MANUFACTURING ZONE. THE PROPOSED MANUFACTURING/WAREHOUSE/STORAGE TYPE USE IS COMMONLY MARKETED AS "INDUSTRIAL FLEX" PROPERTY. "INDUSTRIAL FLEX" IS PRESENTLY ONE OF THE MOST IN-DEMAND COMMERCIAL PROPERTY TYPES IN THE COACHELLA VALLEY AND DEVELOPED PROPERTIES ARE IN VERY LIMITED SUPPLY. FURTHER, THE PROPOSED PARCEL MAP AND CONDOMINIUM OVERLAY CREATE THE OPPORTUNITY FOR FINANCE AND PURCHASE OF ALL OR JUST PART OF A BUILDING, AND POTENTIALLY OFFER THE OPPORTUNITY FOR OWNERSHIP OF SMALL WAREHOUSE SPACES TO SMALLER BUSINESSES AND DISADVANTAGED ENTITIES THAT LACK THE CAPITAL REQUIRED TO PURCHASE A LARGER BUILDING OR TO DEVELOP AN INDUSTRIAL/WAREHOUSE BUILDING FROM THE GROUND UP.
8. THE PROPOSED PROJECT CONSISTS OF TWO BUILDINGS THAT WILL BE OF TYPE VB CONSTRUCTION, WITH AN OCCUPANCY CLASSIFICATION OF B FOR THE OFFICES AND S-1 FOR THE WAREHOUSE AREAS. THE BUILDINGS WILL BE SPRINKLERED WITH A FULLY AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT.