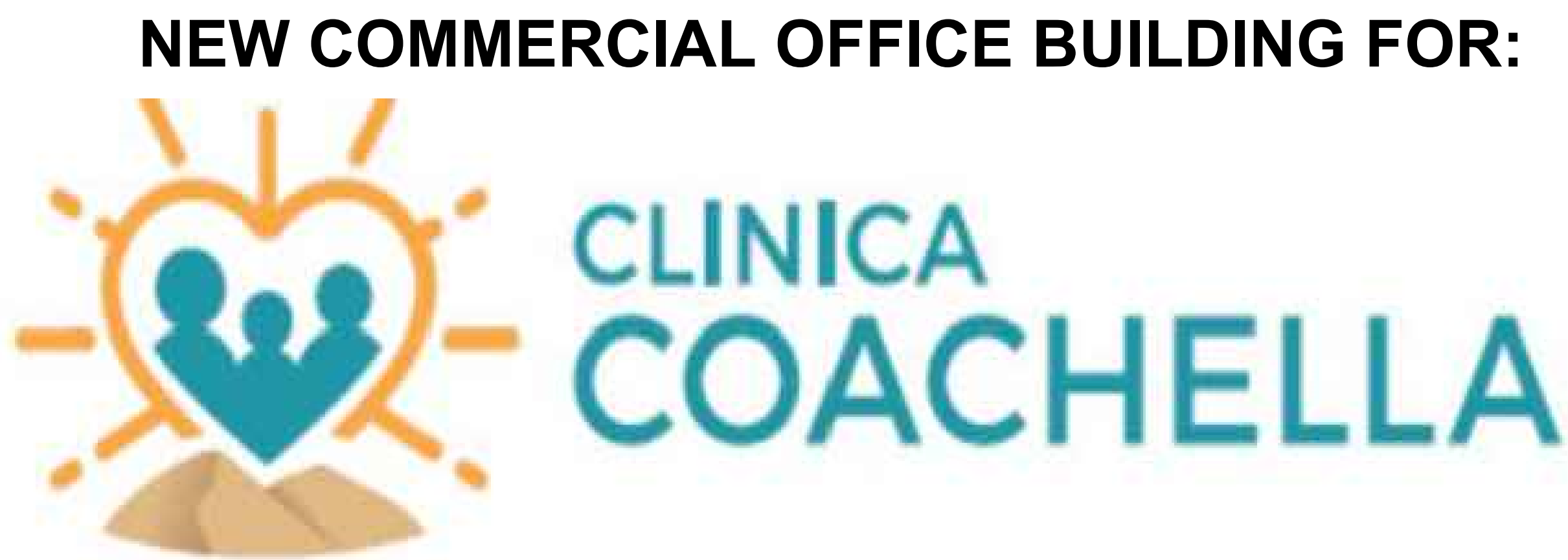
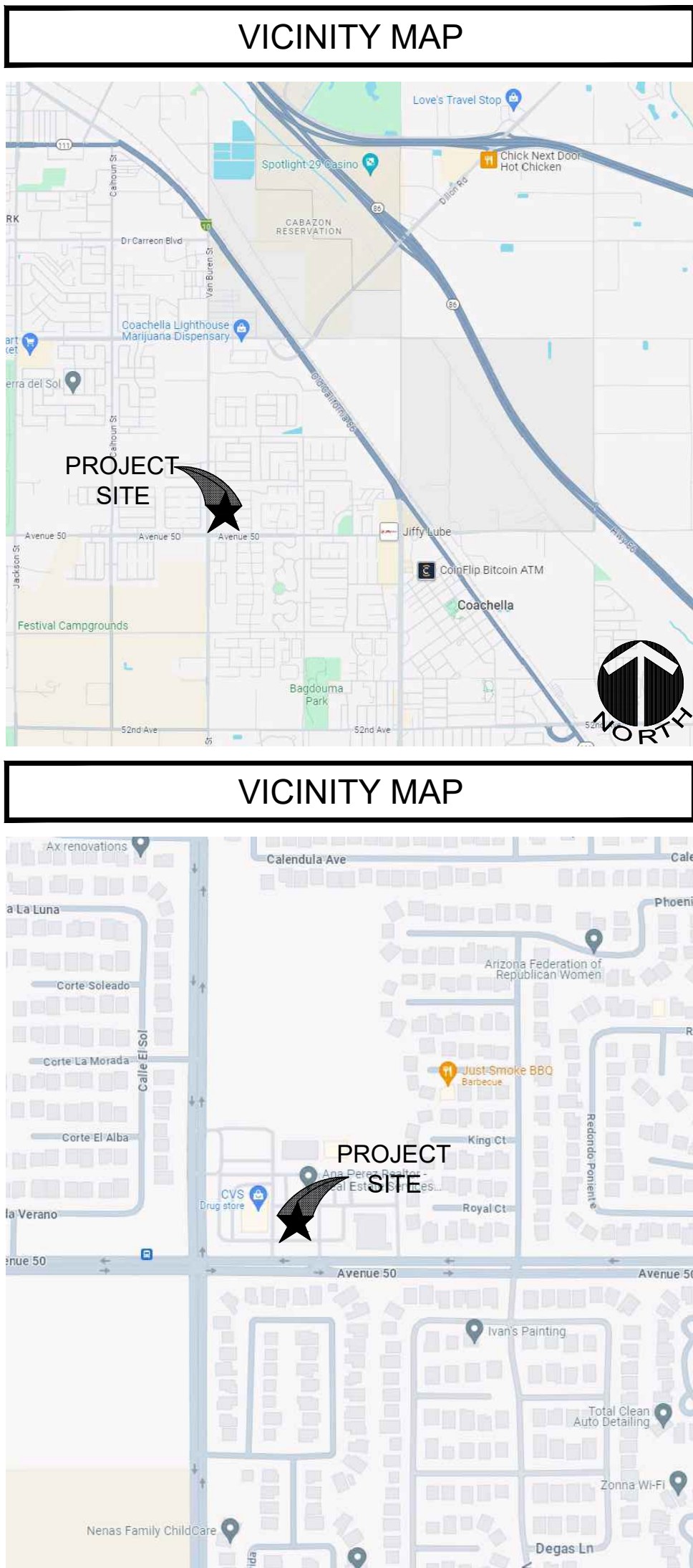
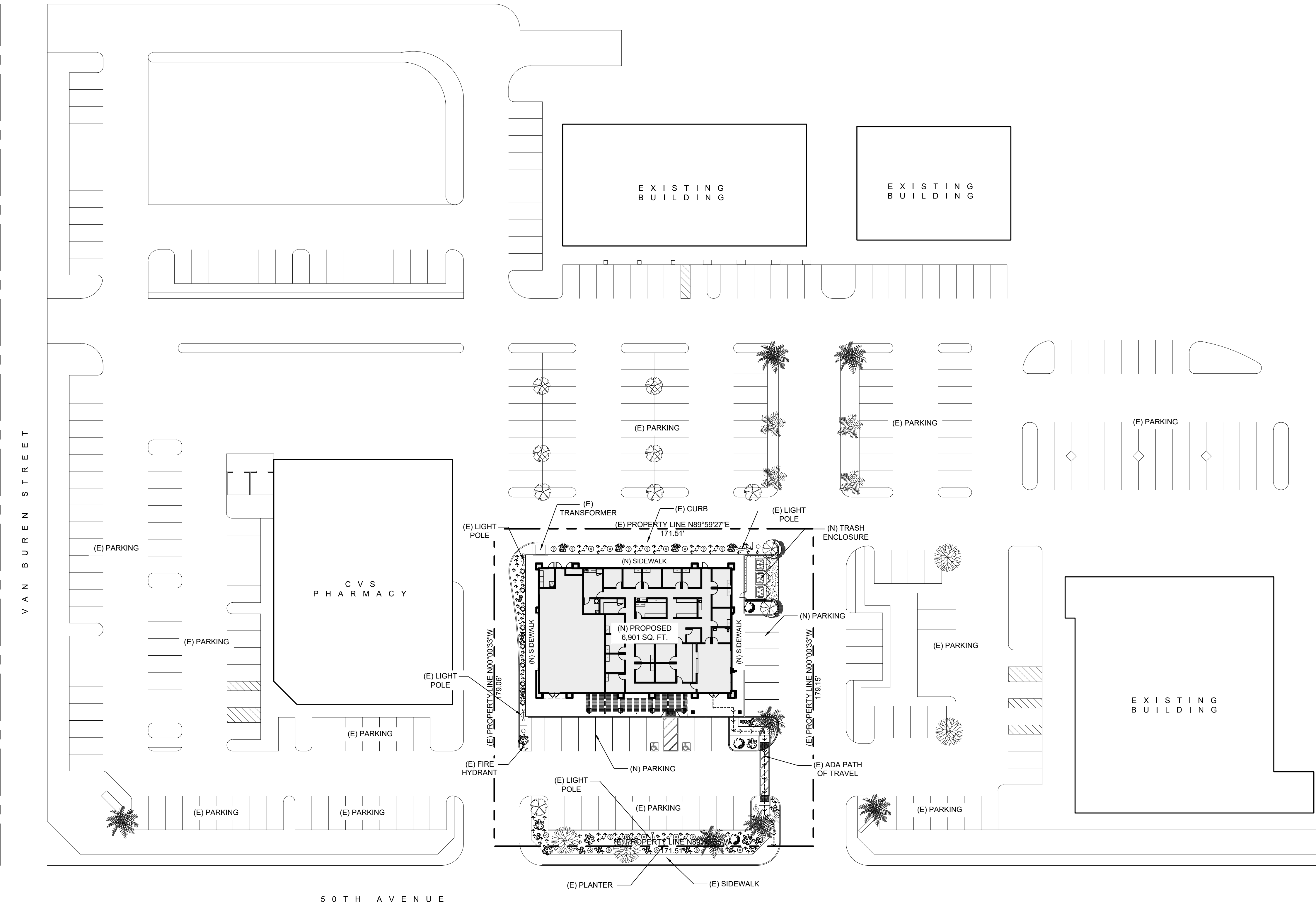




VAN BUREN STREET AND AVENUE 50TH
COACHELLA, CA. 92236
APN: 603-260-056-2



EXISTING
OVERALL SITE PLAN

SCALE: 1" = 30'-0"



APPLICABLE CODES

APPLICABLE CODES:		
2022 CALIFORNIA BUILDING CODE,	PARTS 1 & 2	
2022 CALIFORNIA RESIDENTIAL CODE,	PART 2.5	
2022 CALIFORNIA ELECTRICAL CODE,	PART 3	
2022 CALIFORNIA MECHANICAL CODE,	PART 4	
2022 CALIFORNIA PLUMBING CODE,	PART 5	
2022 CALIFORNIA ENERGY CODE,	PART 6	
2022 CALIFORNIA FIRE CODE,	PART 9	
2022 CALIFORNIA GREEN BUILDING STANDARD	PART 11	
2022 CALIFORNIA REFERENCED STANDARDS CODE,	PART 12	
ALL CONSTRUCTION SHALL COMPLY WITH THE ABOVE LISTED CODES, AND ALL OTHER LOCAL CODES AND ORDINANCES.		
ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY THE BUILDING OFFICIAL PRIOR TO INSTALLATION OF THE ITEM.		

PROJECT DATA

SCOPE OF WORK:	TYPE OF CONSTRUCTION
NEW BUILDING	V-B, NON-RATED
OCCUPANCY GROUP:	FIRE SPRINKLERS
B	YES
OCCUPANT LOAD	BUILDING HEIGHT
48	+28'-6"
APN:	BUILDING AREA
603-260-056-2	OVERALL BUILDING = 6,901 SQ. FT.
ZONING:	
NEIGHBORHOOD COMMERCIAL (C-N)	

PROJECT SUMMARY

NEW ONE-STORY COMMERCIAL BUILDING IN COACHELLA, CA, FOR CLINICA COACHELLA MEDICAL OFFICES.

DESCRIBED AS FOLLOWS:

- A. LOBBY / RECEPTION AREA
- B. 13-EXAM ROOMS
- C. 3-OFFICES
- D. BREAK ROOM
- E. LAB
- F. 3-UNISEX RESTROOMS
- G. NURSES STATION
- H. STORAGE ROOMS

SHEET INDEX

SHEET	SHEET DESCRIPTION
C1.0	COVER SHEET, MAP, SHEET INDEX + EXISTING OVERALL SITE PLAN
A1.0	PROPOSED SITE PLAN
A2.0	PROPOSED FLOOR PLAN
A4.0	PROPOSED ROOF PLAN
A6.0	PROPOSED EXTERIOR ELEVATIONS
A6.0	PROPOSED COLOR EXTERIOR ELEVATIONS
L1.0	PRELIMINARY LANDSCAPE PLAN

RESIDENTIAL • COMMERCIAL • INDUSTRIAL • SERVICES

DESIGNS

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COACHELLA, CA 92236
CELL: 760.833.0063

OWNER NAME AND ADDRESS

CLINICA COACHELLA
51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

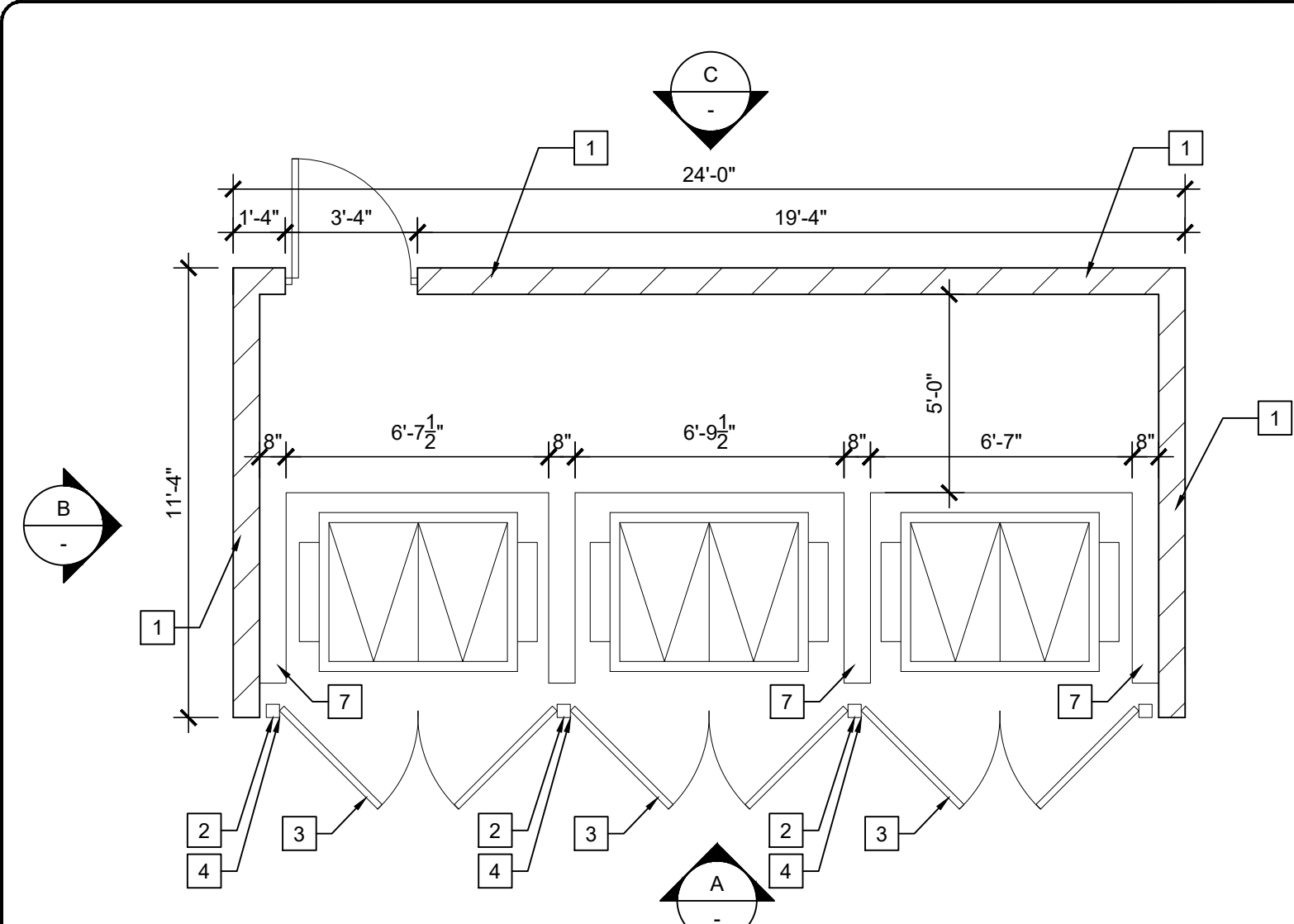
COVER SHEET, SHEET INDEX, VICINITY MAP
GENERAL NOTES AND EXISTING OVERALL SITE PLAN

PROJECT NAME AND ADDRESS

PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VAN BUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N. : 603-260-056

NO.	REVISION	ISSUE	DATE

PROJECT: DATE: 11/03/24 SCALE: AS NOTED SHEET C1.0

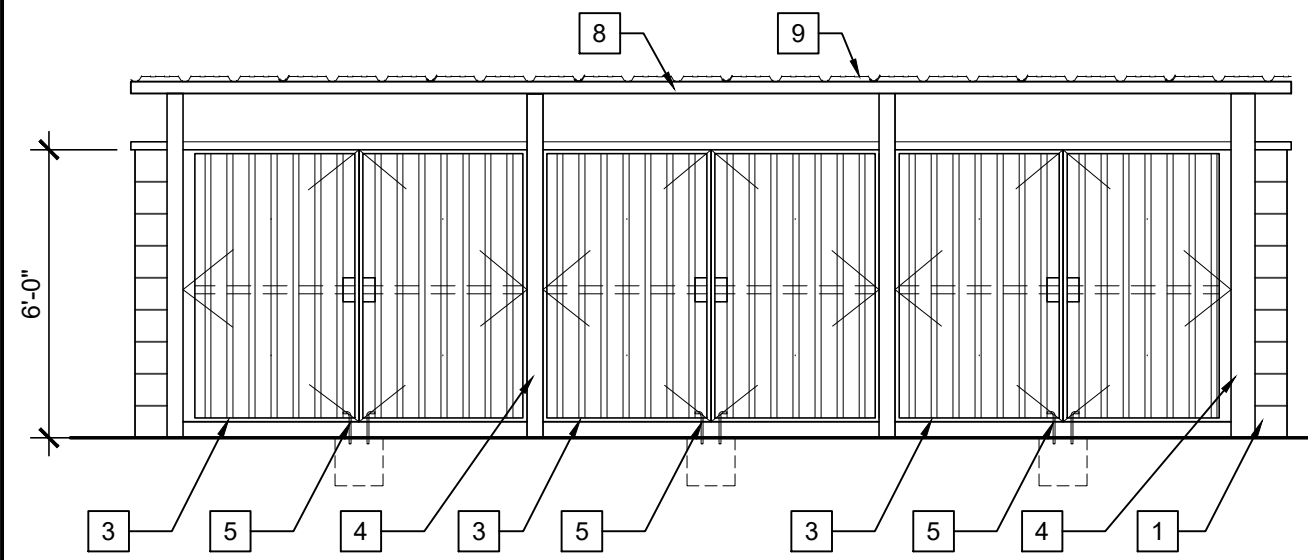


TRASH ENCLOSURE PLAN

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

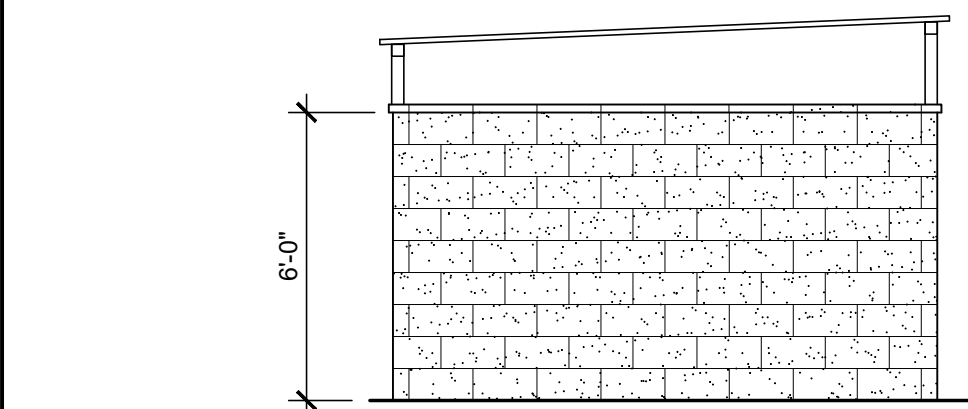
NOTES:

- 6" X 6" X 16" 6' HIGH ORCO RUNNING BOND PATTERN, SPLIT FACE, MEDIUM WEIGHT BLOCK, COLOR: TAN WITH 2" CAP BLOCK FOLLOW CITY OF COACHELLA STANDARD BLOCK WALL SPECIFICATION FOR RE-BAR PLACEMENT AND GROUT INSTRUCTIONS.
- 3" SQUARE STEEL TUBE WITH SOLID TOP FLUSH.
- METAL GATES OR SCREEN WITH 3" X 3" X 1/4" STEEL FRAME. CONTINUOUS WELD ALL JOINTS.
- EXTRA HEAVY DUTY METAL HINGE, CONTINUOUSLY WELDED TO GATE AND JAMB TUBE.
- 3/16" METAL PLATE WITH SLIDE BOLT ASSEMBLY WELDED IN PLACE EACH GATE.
- FOOTING PER CITY OF COACHELLA FREE STANDING BLOCK WALL SPECIFICATIONS AND DRAWINGS.
- 6" CURB
- 3"x3" SQUARE STL. SUPPORT
- CORRUGATED METAL ROOF - ROOF PER CITY OF COACHELLA TRASH ENCLOSURE STANDARDS



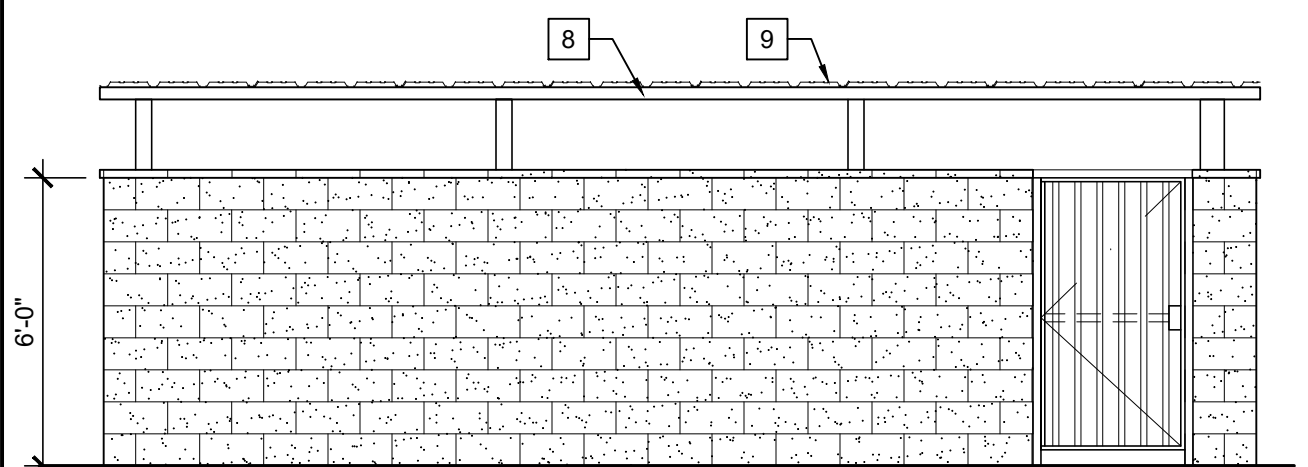
ELEVATION - A

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



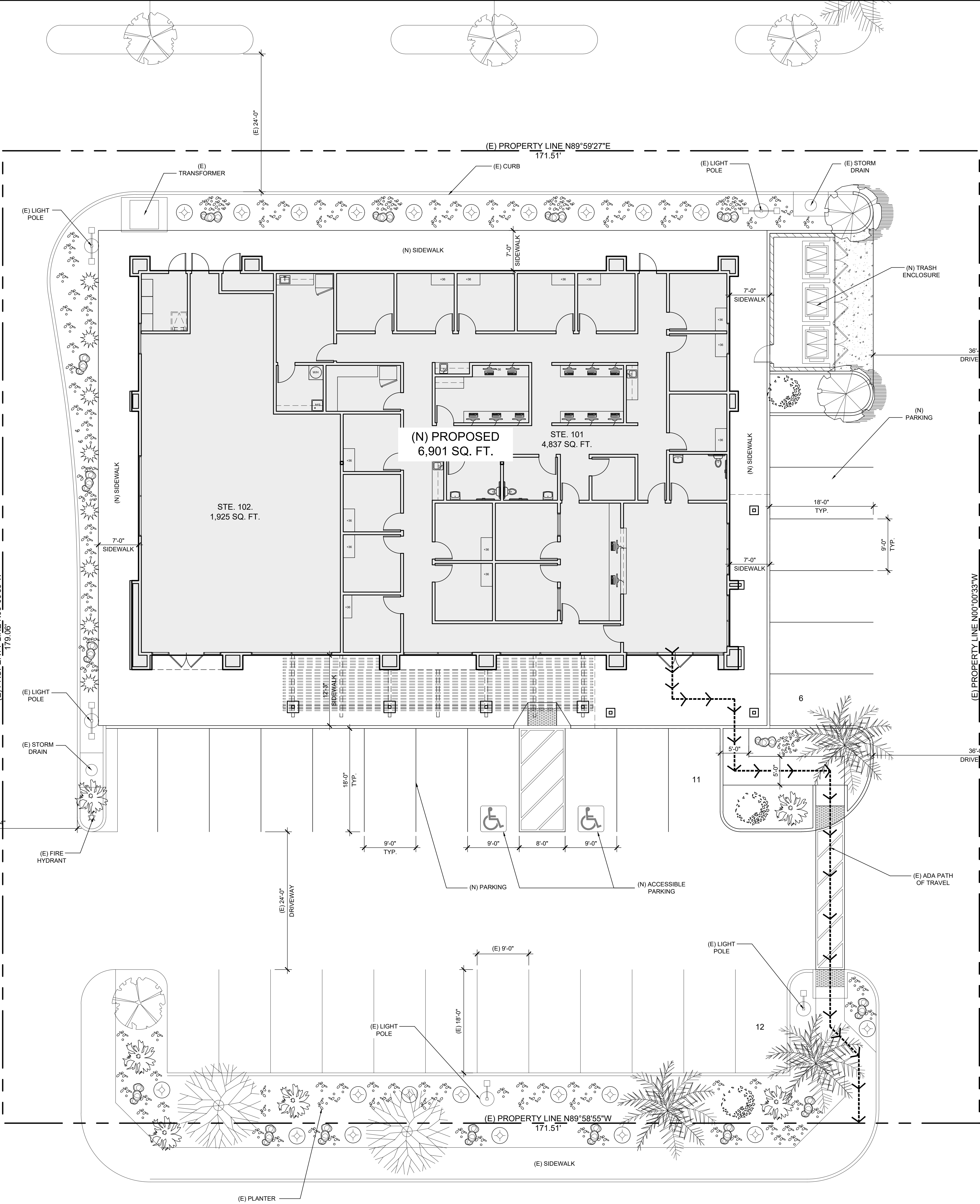
ELEVATION - B

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



ELEVATION - C

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



PROPOSED SITE PLAN

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



SITE INFORMATION

PARKING COUNT:

1 PARKING / 250 SQ. FT.

6,901 SQ. FT. / 250 SQ. FT. = 28 STALLS REQUIRED

EXISTING PARKING = 12 STALLS

NEW PARKING STALLS = 17 STALLS

TOTAL PARKING STALLS = 29

ACCESSIBLE VEHICLE PARKING STALLS REQUIRED = 2

ACCESSIBLE VEHICLE PARKING STALLS PROVIDED = 2

RESIDENTIAL
• DESIGNS
• REMODELS
• SERVICES

DESIGNS

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OWNER NAME AND ADDRESS

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51544 CESAR CHAVEZ, ST. #1D
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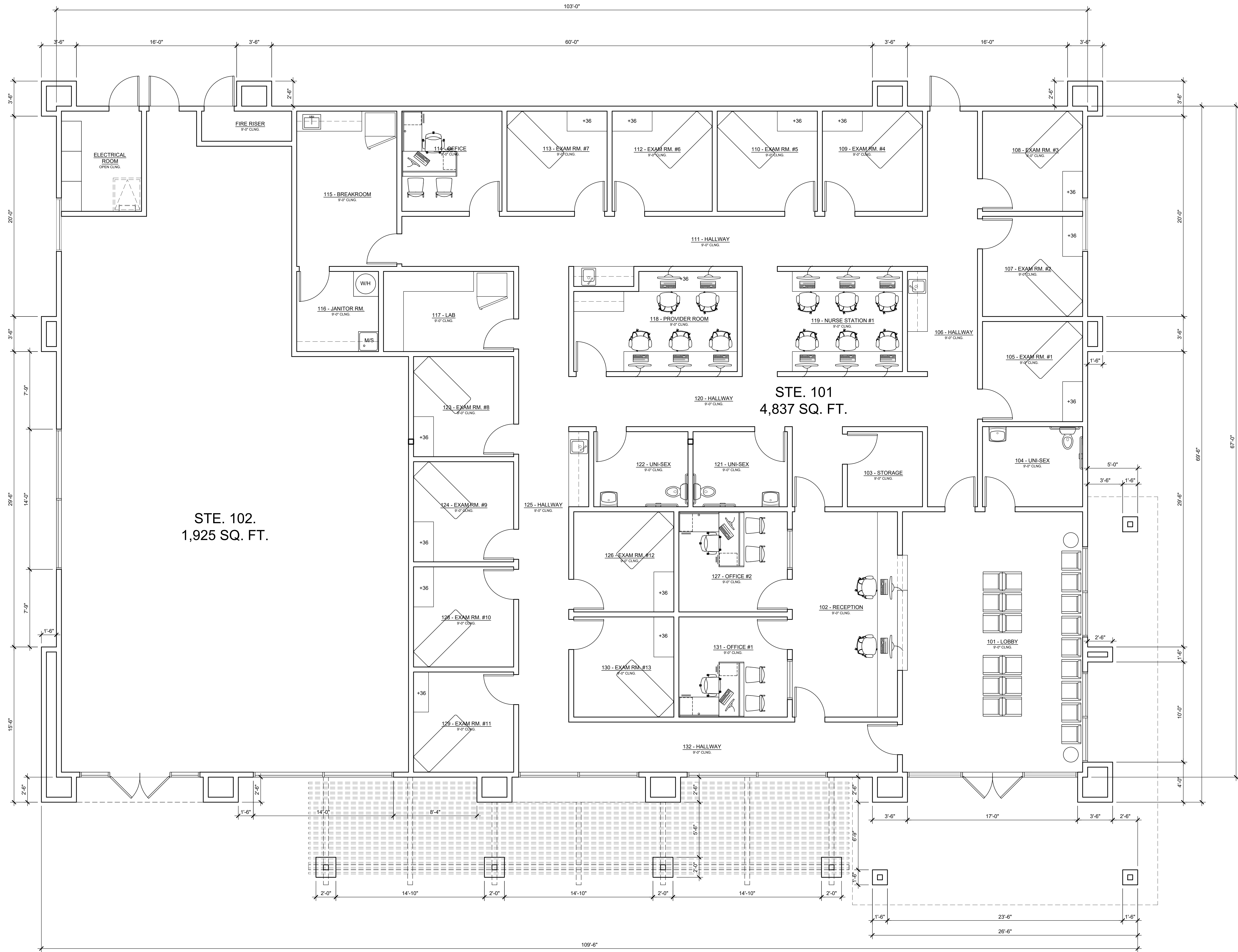
PROPOSED SITE PLAN

PROJECT NAME AND ADDRESS

PROPOSED OFFICE BUILDING FOR :
CLINICA COACHELLA
VAN BUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N. : 603-260-056

NO.	REVISION	ISSUE	DATE

PROJECT:
DATE: 12/28/24
SHEET
A1.0
SCALE:
AS NOTED

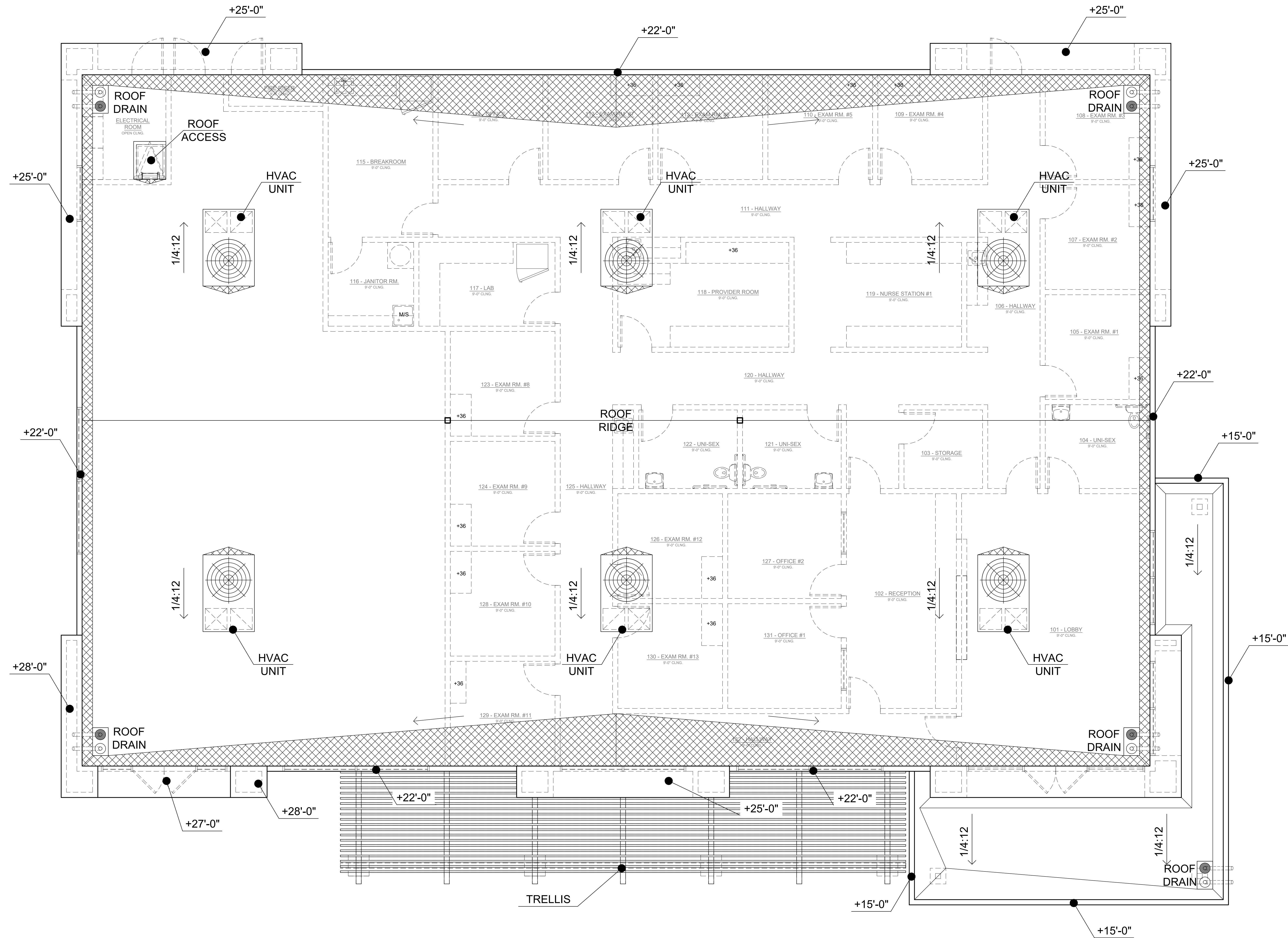


PROPOSED FLOOR PLAN



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

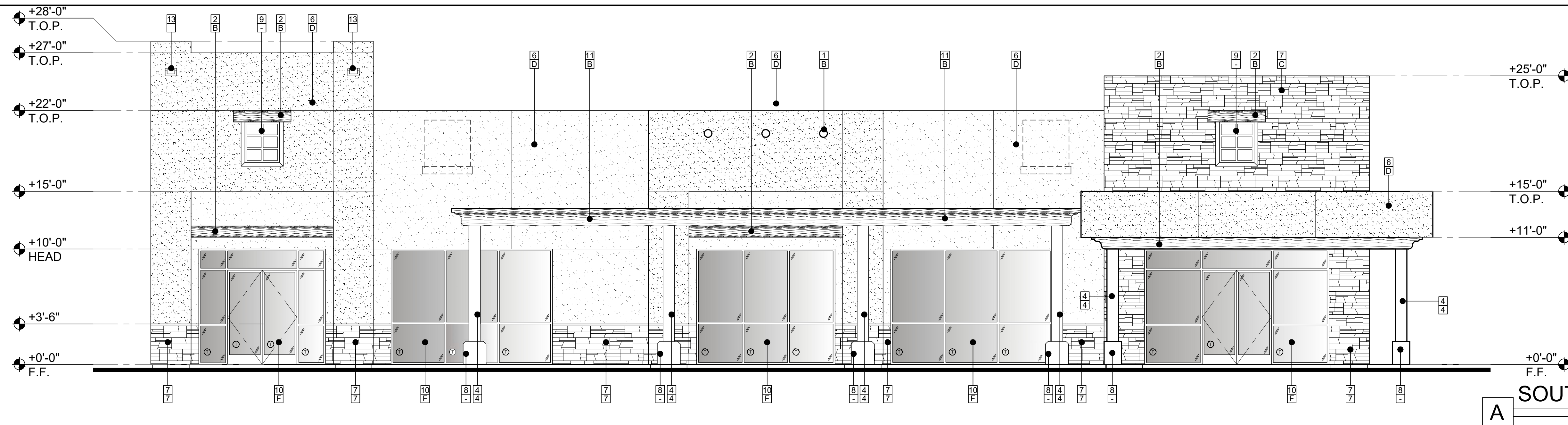
NO.	REVISION/ISSUE	DATE



PROPOSED ROOF PLAN

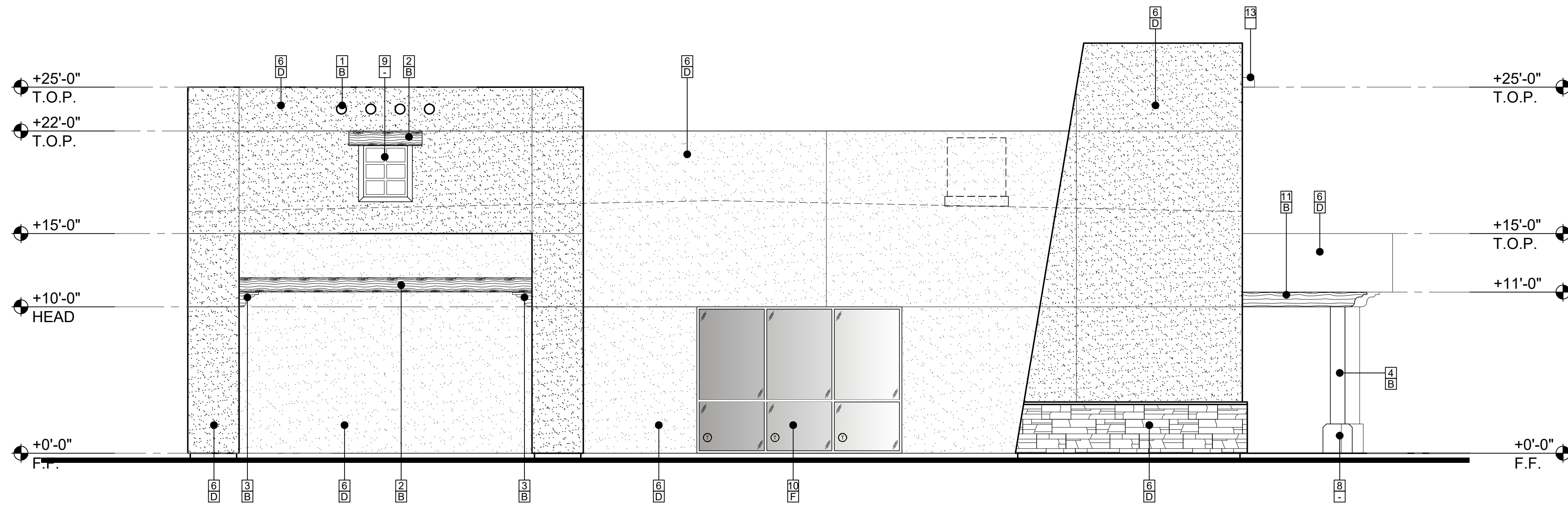
SCALE: 1/4" = 1'-0"

NO.	REVISION/ISSUE	DATE



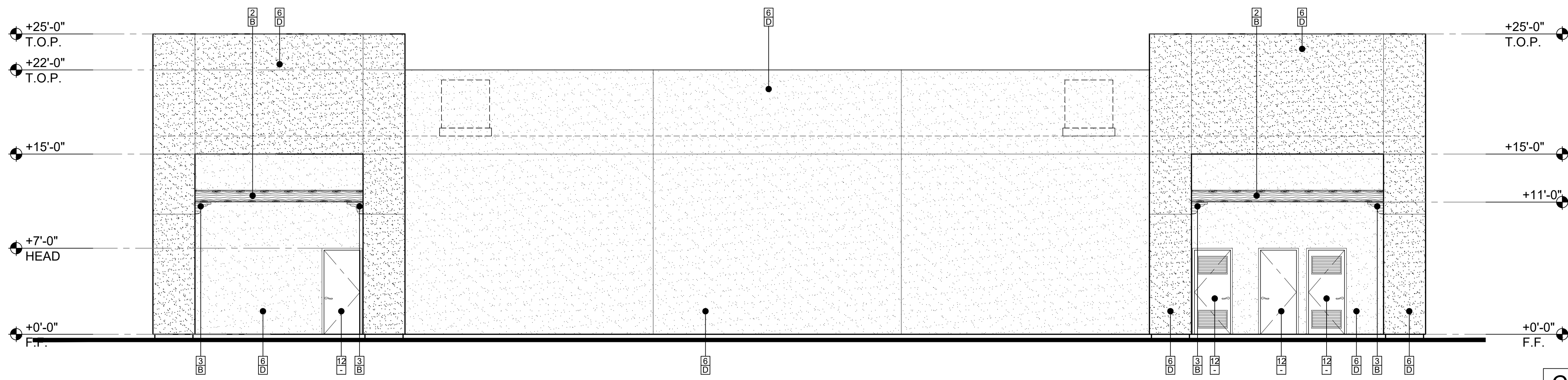
SOUTH ELEVATION

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



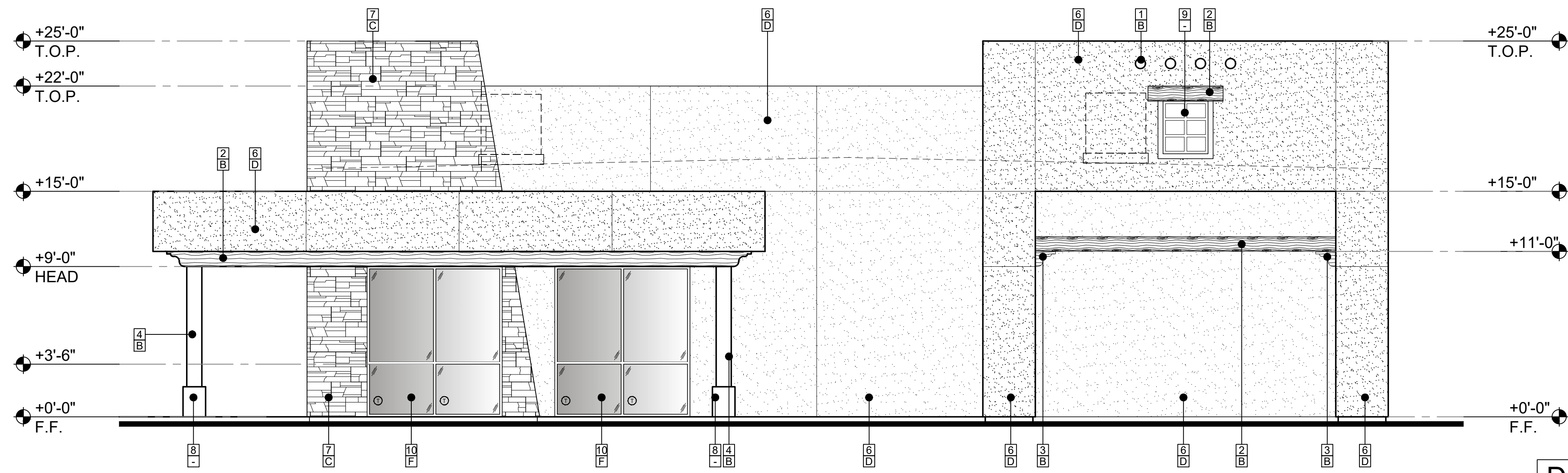
WEST ELEVATION

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



NORTH ELEVATION

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



EAST ELEVATION

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

KEY NOTES

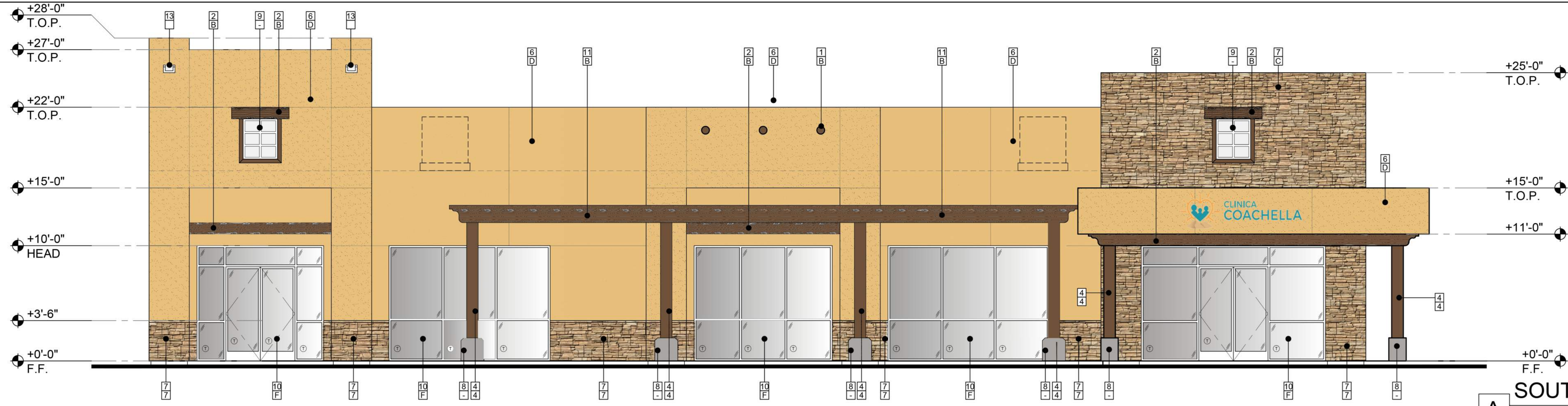
- ROUND DECORATIVE OUTRIGGER
- WOOD LINTEL BEAM
- WOOD CAPITAL BRACKET
- WOOD COLUMN CLADDING
- DECORATIVE LIGHT FIXTURE
- SAND FINISH PLASTER
- STONE VENEER
- CONCRETE BASE
- 1/4" THICK TRANSLUCENT GLASS
- ALUMINUM STOREFRONT
- WOOD TRELLIS
- HOLLOW METAL DOOR (PAINTED)
- PRE-CAST CONCRETE SCUPPER

COLORS

- NEWPORT BLEND
- COLOR TO MATCH OLYMPIC STAIN 709 IN SEMI-GLOSS
- EL DORADO SARATOGA LEDGESTONE
- COLOR TO MATCH BENJAMIN MOORE -YORK HARBOR YELLOW "2154-40"
- SACKED STANDARD GREY
- COLOR TO MATCH VISTA WALL -MEDIUM BRONZE
- COLOR TO MATCH BENJAMIN MOORE -FIERY OPAL "077"

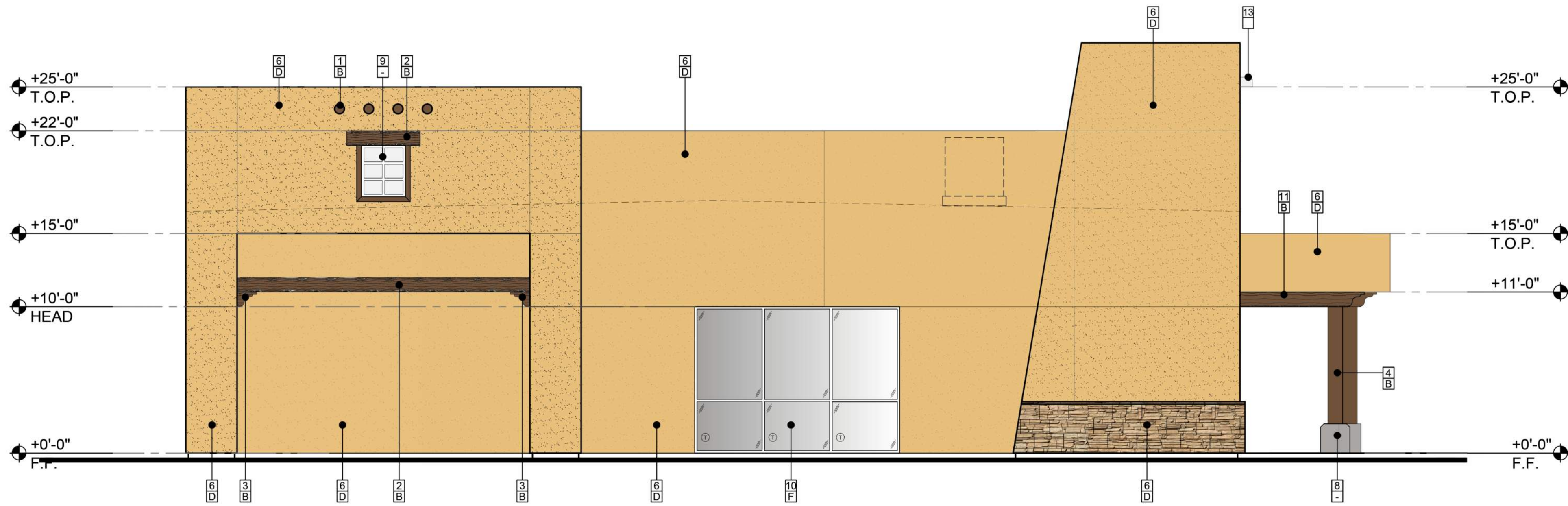
NOTE:
1. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS, INCLUDING:
A. WINDOWS LOCATED WITHIN 24" FROM EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60"

NO.	REVISION	ISSUE	DATE



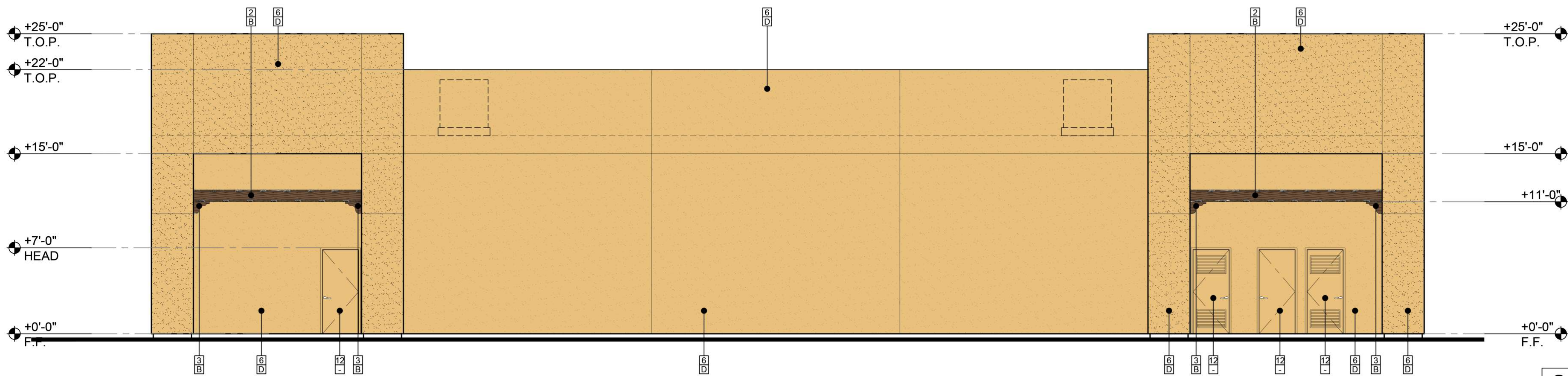
A SOUTH ELEVATION

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



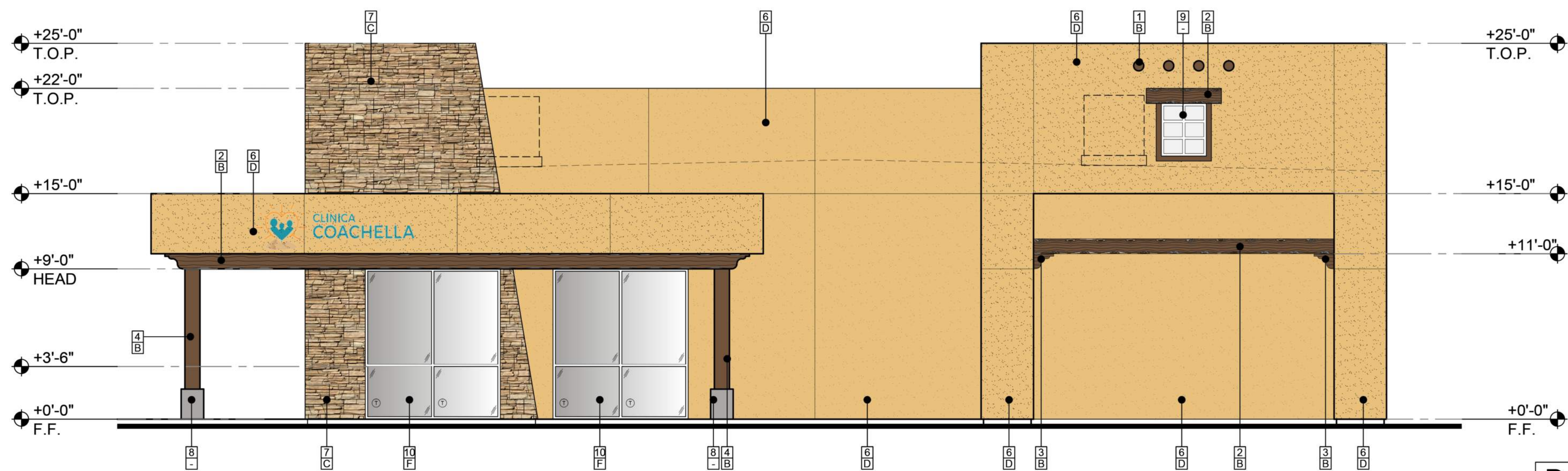
B WEST ELEVATION

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



C NORTH ELEVATION

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



D EAST ELEVATION

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

KEY NOTES

- 1 ROUND DECORATIVE OUTRIGGER
- 2 WOOD LINTEL BEAM
- 3 WOOD CAPITAL BRACKET
- 4 WOOD COLUMN CLADDING
- 5 DECORATIVE LIGHT FIXTURE
- 6 SAND FINISH PLASTER
- 7 STONE VENEER
- 8 CONCRETE BASE
- 9 1/2" THICK TRANSLUCENT GLASS
- 10 ALUMINUM STOREFRONT
- 11 WOOD TRELLIS
- 12 HOLLOW METAL DOOR (PAINTED)
- 13 PRE-CAST CONCRETE SCUPPER

COLORS

- A NEWPORT BLEND
- B COLOR TO MATCH OLYMPIC STAIN 709 IN SEMI-GLOSS
- C EL DORADO SARATOGA LEDGESTONE
- D COLOR TO MATCH BENJAMIN MOORE -YORK HARBOR YELLOW "2154-40"
- E SACKED STANDARD GREY
- F COLOR TO MATCH VISTA WALL -MEDIUM BRONZE
- G COLOR TO MATCH BENJAMIN MOORE -FIERY OPAL "077"

NOTE:
1. ALL GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED GLASS, INCLUDING:
A. WINDOWS LOCATED WITHIN 24" FROM EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION, AND WHERE THE BOTTOM EDGE OF GLASS IS LESS THAN 60".

RESIDENTIAL
• REMODELS
• DRAFTING
• DESIGN
• CONSTRUCTION
• PROJECT MANAGEMENT

GR DESIGNS

GUSTAVO RAYA
GUSTAVO RAYA ARCHITECT
83-570 QUAL MOUNTAIN TERRACE
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CELL: 760.835.9863

OWNER NAME AND ADDRESS

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51544 CESAR CHAVEZ, ST. #1D
COACHELLA, CA. 92236
760.861.1436

EXTERIOR ELEVATIONS

PROJECT NAME AND ADDRESS

PROPOSED OFFICE BUILDING FOR :

CLINICA COACHELLA

VANBUREN STREET & AVENUE 50TH
COACHELLA, CA 92236
A.P.N. : 503-260-056

NO.	REVISION	ISSUE	DATE

PROJECT: SHEET

DATE: 6/10/24 A6.0

SCALE: AS NOTED

(E) PROPERTY LINE N00°00'33"W
179.06'

(E) PROPERTY LINE N00°00'33"W
179.15'

5 0 T H A V E N U E

SYMBOL	DESCRIPTION	FIXTURE / NOTES	QUANT
	SWITCH/PANEL	VERIFY LOCATION W/ OWNER	1
▶	UP/ACCENT LIGHT WIDE ANGLE	MODEL: STARBURST; UP LIGHT STAR-12-L427 STARBURST BR 12V LED 4W 27K 25"WL BK MFG: UNIQUE LIGHTING SYSTEMS	2
▶	UP/ACCENT LIGHT NARROW ANGLE	MODEL: INTREPID; UP LIGHT INTR-12-L427 INTREPID BR 12V LED 4W 27K 25"WL WB MFG: UNIQUE LIGHTING SYSTEMS	2

Preliminary Planting Palette

TREES/PALMS

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	WATER USAGE OF PLANTS	PLANT FACTOR OF PLANTS	EMITTER SIZE
P.PR.	PARKINSONIA PRAECOX	PALM BREA	30" BOX	4	L	0.2	1401 BUBBLER
A.S.	ACACIA STENOPHYLLA	SHOESTRING ACACIA	24" BOX	7	L	0.2	1401 BUBBLER
P.D.	PHOENIX DACTYLIFERA	DATE PALM	EXISTING TO REMAIN	2	M	0.5	1401 BUBBLER
Q.V.	QUERCUS VIGNA	SOUTHERN LIVE OAK	EXISTING TO REMAIN	2	M	0.5	1401 BUBBLER

SHRUBS/SUCCULENTS

E.GL.	EVOLVULUS GLOMERATUS	HAWAIIAN BLUE EYES	5 GAL.	10	L	0.2	XB-10-PC-1032
A.A.	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	3	L	0.2	XB-6-PC-1032
T.S.	TACOMA STAINS	YELLOW BELLCORANGE	5 GAL.	6	M	0.5	XB-10-PC-1032
H.P.	HEPERALOE PARVIFLORA	RED/YELLOW YUCCA	5 GAL.	18	L	0.2	XB-10-PC-1032
E.G.	ECHINOCACTUS GRUSONNI	GOLDEN BARREL CACTUS	5 GAL.	18	L	0.2	XB-6-PC-1032
A.P.	AGAVE PARRYI	PARRY'S AGAVE	5 GAL.	12	L	0.2	XB-6-PC-1032
P.L.	PACHYPODIUM LAMEREI	MADAGASCAR PALM	15 GAL.(MULTY)	2	L	0.2	1401 BUBBLER
F.S.	FOUQUERIA SPLENDENS	ODOTILLO	8" CANS MIN 6" HIGH	9	L	0.2	XB-20-PC-1032
L.L.	LEUCOPHYLLUM LUNGMANNIAE 'RIO BRAVO'	TEXAS RANGER	5 GAL.	22	L	0.2	XB-10-PC-1032
C.V.	CAUSTEMON VIMINALIS LITTLE JOHN	DWARF BOTTLE BRUSH	5 GAL.	72	L	0.2	XB-10-PC-1032

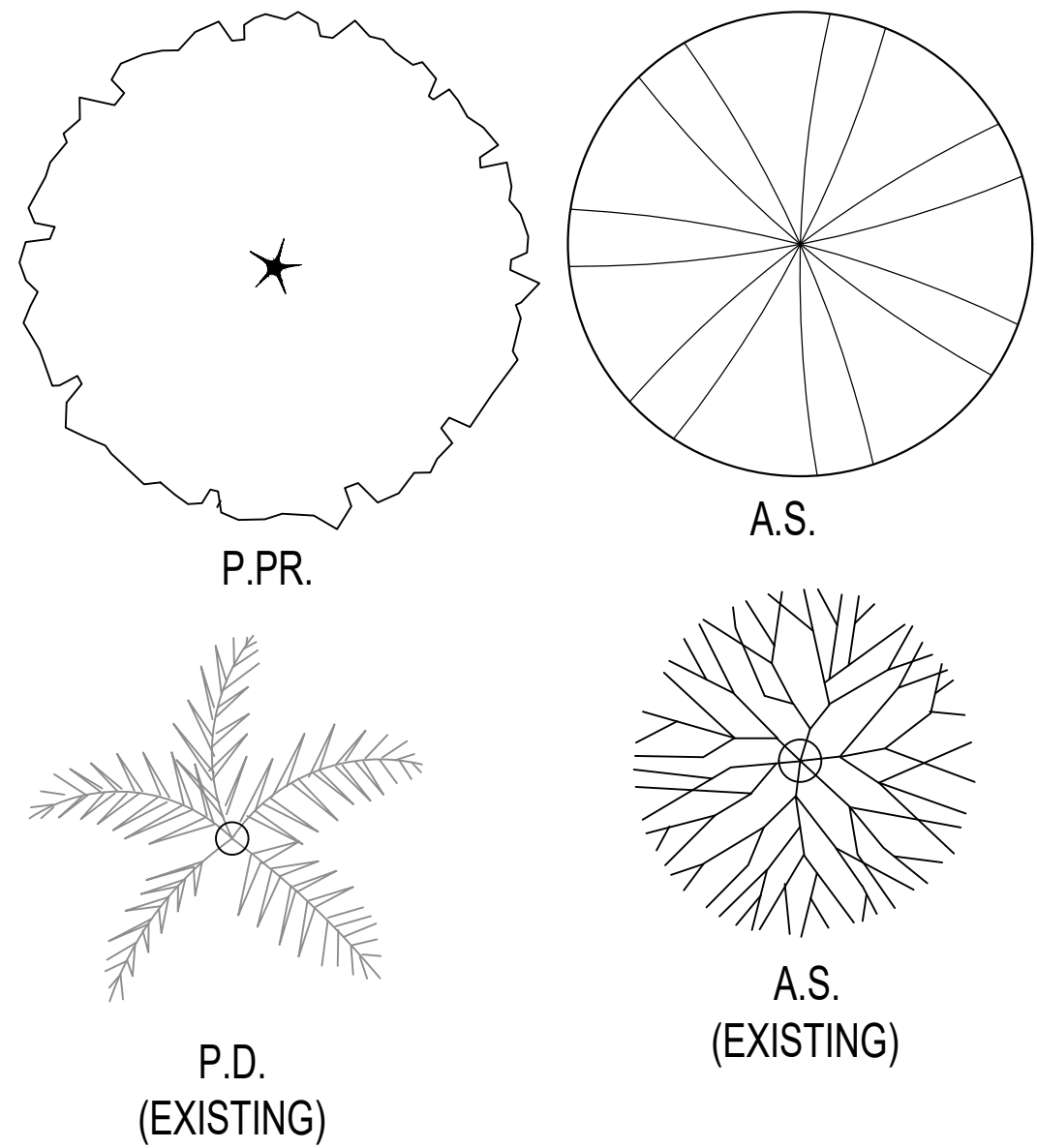
INORGANIC MATERIALS

	DESERT GOLD GRAVEL						
	BOULDERS COPPER CANYON						
	BROKEN ROCK APPROXIMATE SIZES 3" TO 6"	BROKEN ROCK COPPER CANYON					

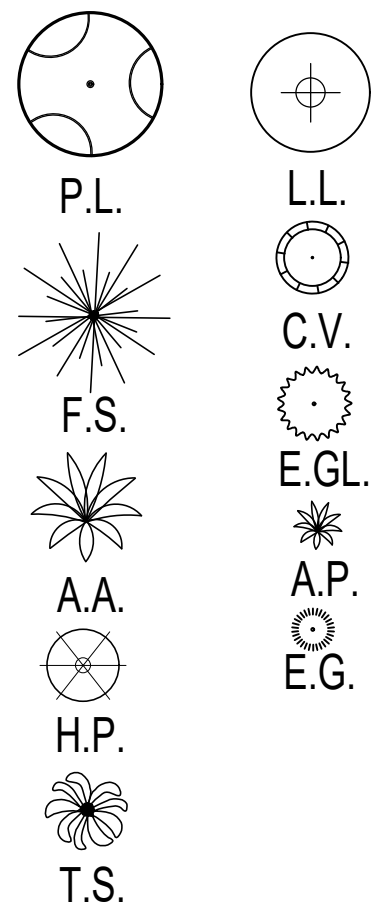
NOTE: CONTRACTOR TO VERIFY EXCT AMOUNT OF PLANTS AND INERT MATERIAL SQ.FT.

SYMBOLS

PALM/TREES



SHRUBS



FOUQUERIA SPLENDENS



AGAVE PARRYI



ECHINOCACTUS GRUSONNI



EVOLVULUS GLOMERATUS



PACHYPODIUM LAMEREI



AGAVE AMERICANA



TACOMA STAINS



HEPERALOE PARVIFLORA



TEXAS RANGER



CALLISTEMON VIMINALIS



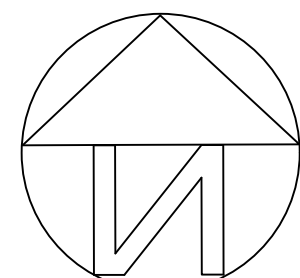
PARKINSONIA PRAECOX



ACASIA STENOPHYLLA

PLANTING NOTES

- DETAILED PLANTING AND IRRIGATION PLANS WILL BE PART OF THE FINAL SET OF LANDSCAPE CONSTRUCTION DRAWINGS FOR THE PROJECT.
- SIZE OF TREES TO BE 15 GAL UP TO 48" BOX. SIZE OF PALM TREES TO BE MIN 6" BROWN TRUNK. SIZE OF SHRUBS 1 TO 5 GAL.
- LINEAR DEEP ROOT BARRIER TO BE INSTALLED FOR ANY TREES WITHIN 6" FROM ANY HARDSCAPE INERT MATERIALS - DECOMPOSED GRANITE (D.G.), ROCK RUBBLE, WILL BE PLACED OVER LAYER OF FILTER FABRIC.
- BOULDERS WILL BE OF SIMILAR COLOR AND TEXTURE TO NATIVE ROCKS IN THE SURROUNDING DESERT.
- BOULDERS WILL BE SIZE OF 2'X2' TO 3'X3'. THEY SHALL BE SET 1/5 OF HEIGHT INTO GROUND. IRRIGATION SYSTEM TO BE FULLY AUTOMATED. IT WILL BE MOSTLY DRIIP BEDS. THERE SHALL BE COMPLETE SEPARATION BETWEEN DIFFERENT PLANT GROUPS - TREES, SHRUBS, GROUNDCOVERS.



SCALE 1/18" = 1'-0"
0 4 8 16 32