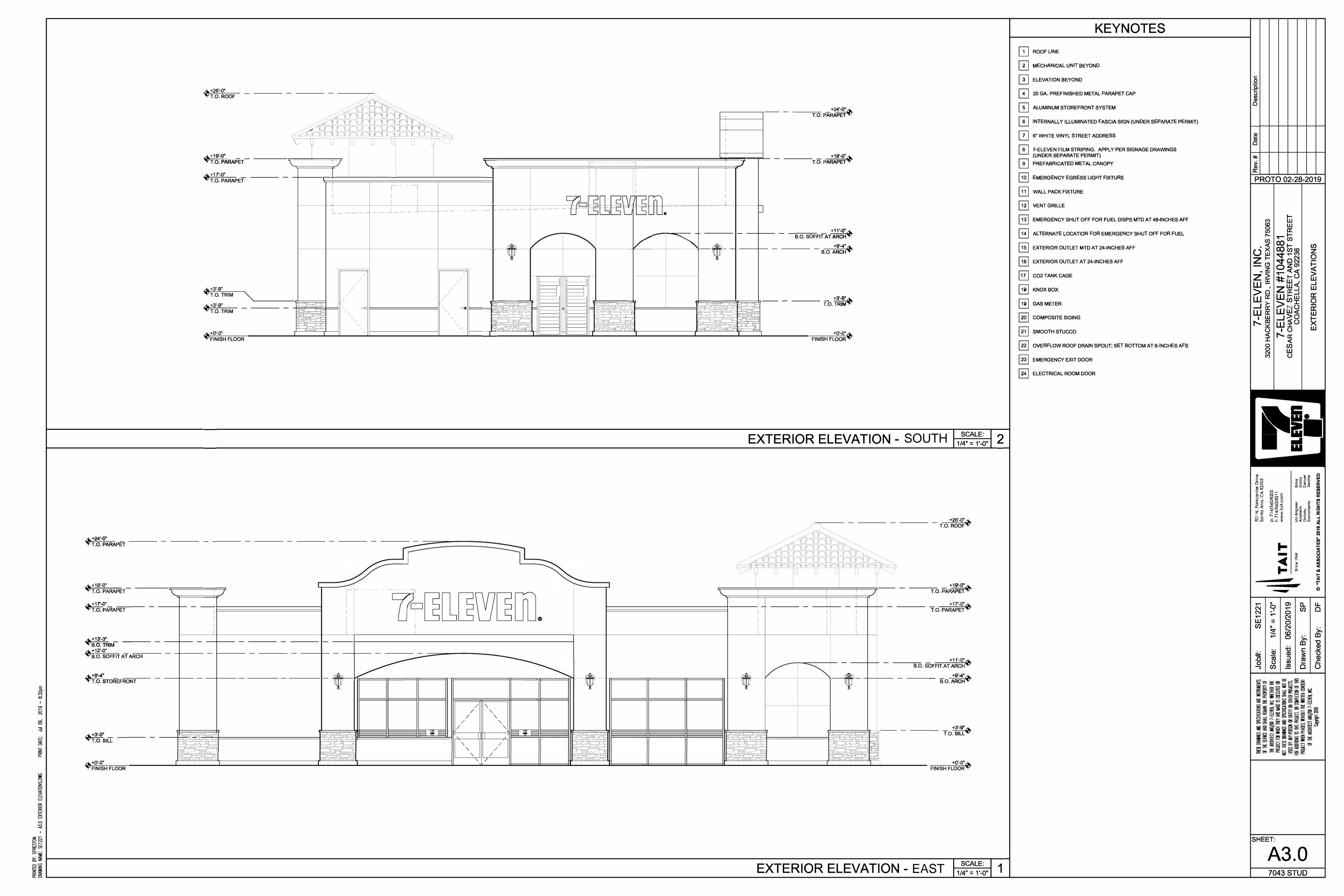
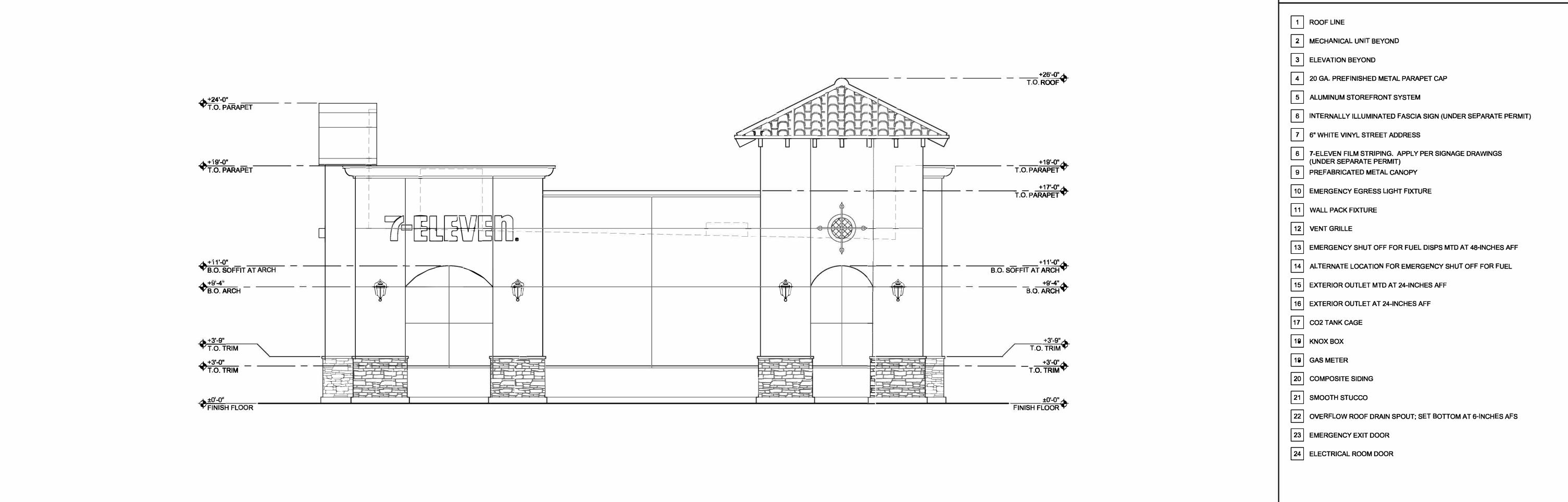


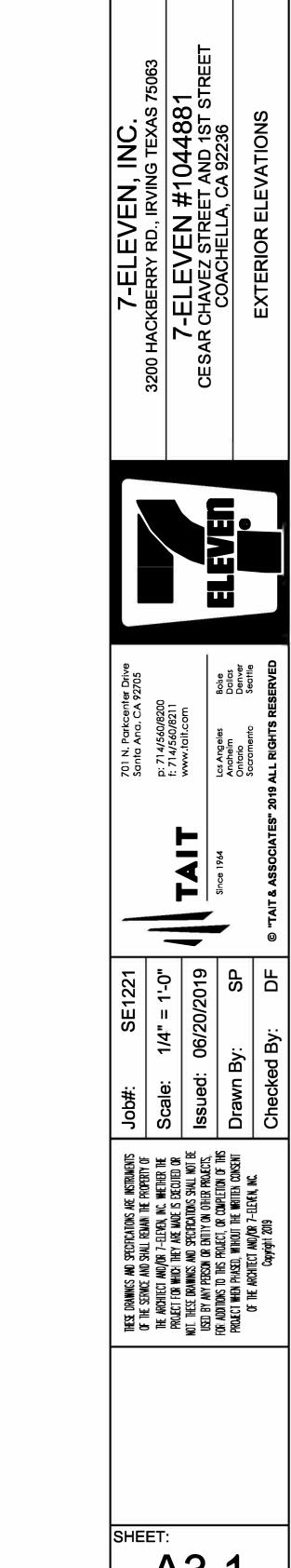
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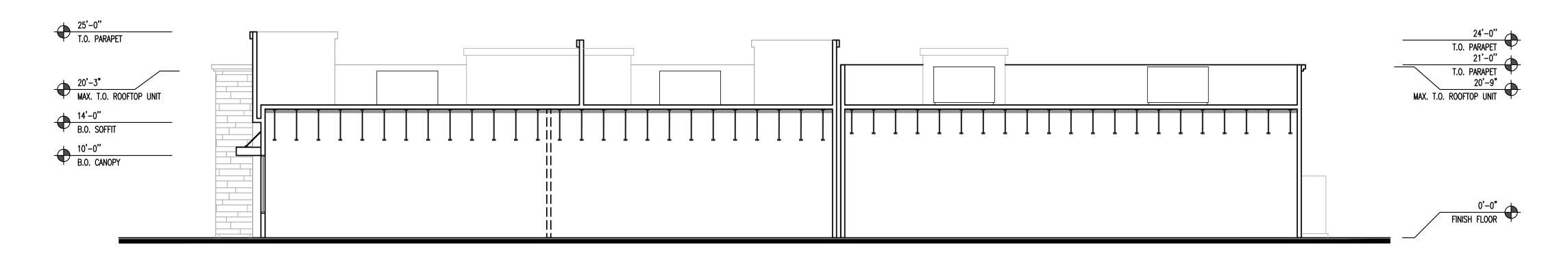
PROTO 02-28-2019

KEYNOTES

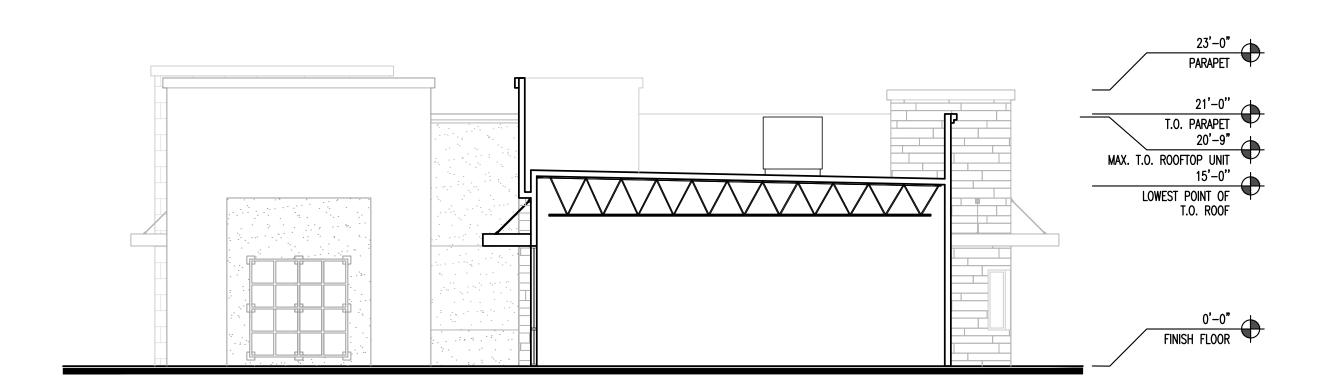
EXTERIOR ELEVATION - WEST | SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATION - NORTH | SCALE: 1/4" = 1'-0" | 2

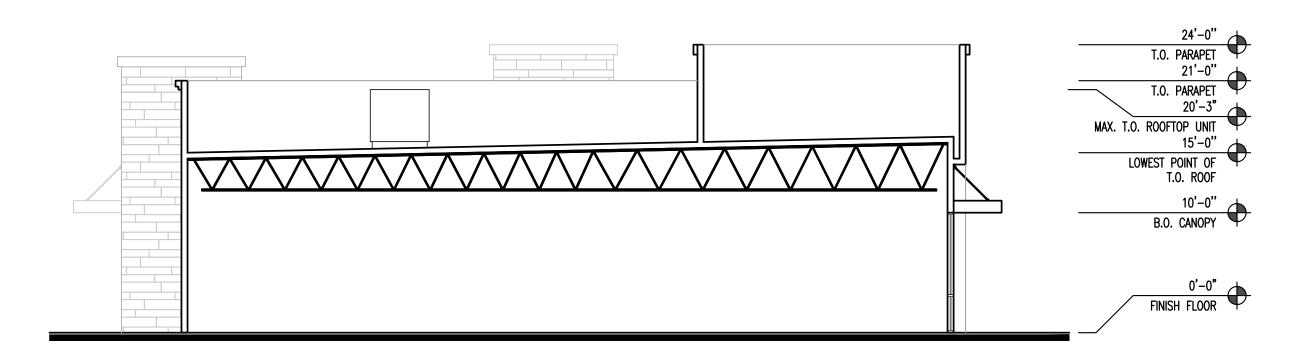
A3.1 7043 STUD



SECTION 3



SECTION 2



SECTION 1

MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA



ALL ROOFTOP MOUNTED
EQUIPMENT TO BE SCREENED
FROM VIEW, LOCATIONS OF ALL
EQUIPMENT TO BE CONFIRMED BY
TENANT DURING CD PHASE.

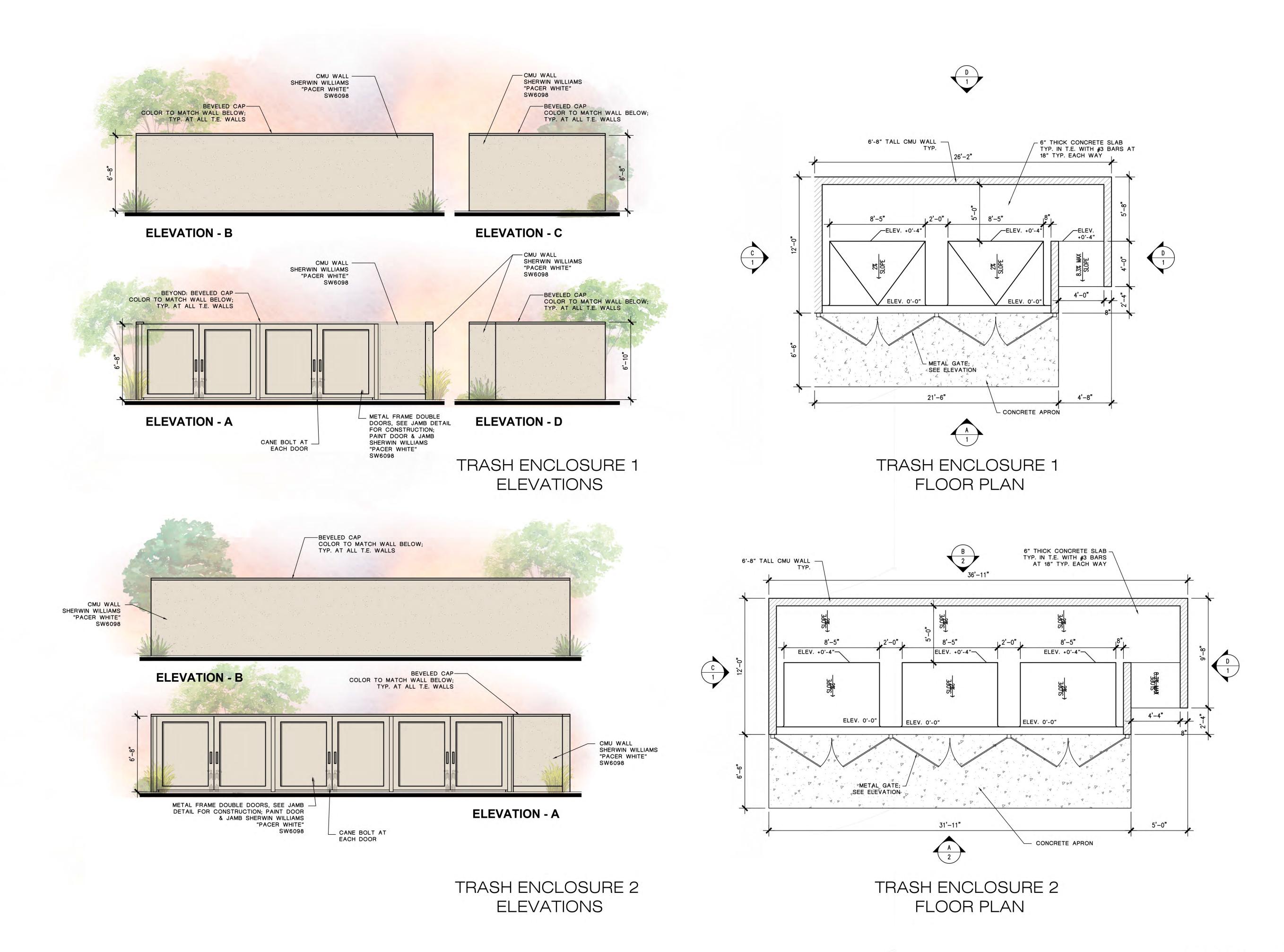
SCHEMATIC SECTIONS

Scale: 1/8" = 1'-0" May 14, 2020

F:\19\19680 - Coachella, NEC Harrison & First
Streets\Design\Elevations\x19680 - Elevations.dwg

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MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

TRASH ENCLOSURES PLANS Scale: 1/4" = 1'-0"

PLANT SCHEDULE CONT **BOTANICAL / COMMON NAME** QTY Cercidium x 'Desert Museum' / Thomless Palo Verde 24" Box Standard Single Trunk H gh Branch ng Chilopsis linearis 'AZT Desert Amethyst' / Desert Willow 24" Box Prosopis chilensis / Chilean Mesqu'te 24° Box Standard Washingtonia filifera / California Fan Palm 15° Brown Trunk Skinned 17 **SHRUBS BOTANICAL / COMMON NAME** 177 Caesalpinia pulcherrima / Red Bird Of Paradise Callirhoe involucrata / Purple Poppymallow Convolvulus cnearum / Bush Morning Glory Leucophyllum candidum 'Thunder Cloud' TM / Thunder Cloud™ Texas Sage 15 gal 234 Oenothera bertandieri / Mexican Evening Primrose Senna wislizeni / Wislizenus' Senna 5 gal **BOTANICAL / COMMON NAME** CONT QTY Dasylirion longissimum / Tooth ess Desert Spoon Schizachyrium scopanum / Little Bluestem Grass SUCCULENTS BOTANICAL / COMMON NAME Agave americana / Century Plant 15 gal

Mulchs and Rock SCHEDULE

SYMBOL	DESCRIPTION	QTY
A-101	Gold Strike 2-4* Rubble Decorative Stone Solutions 800.699.1878	31.01 cy
A-102	Gold Strike 3/4" Screened @ 2" depth. Decorative Stone Solutions 800.699.1878	37.81 cy
SYMBOL	DESCRIPTION	QTY
A-103	3/8° Minus Deseit Gold Decomposed Granite Stabilized	31,165 sf

Decorative Stone Solutions 800.699.1878

Agave x 'Blue Glow' / Blue Glow Agave









15 gal

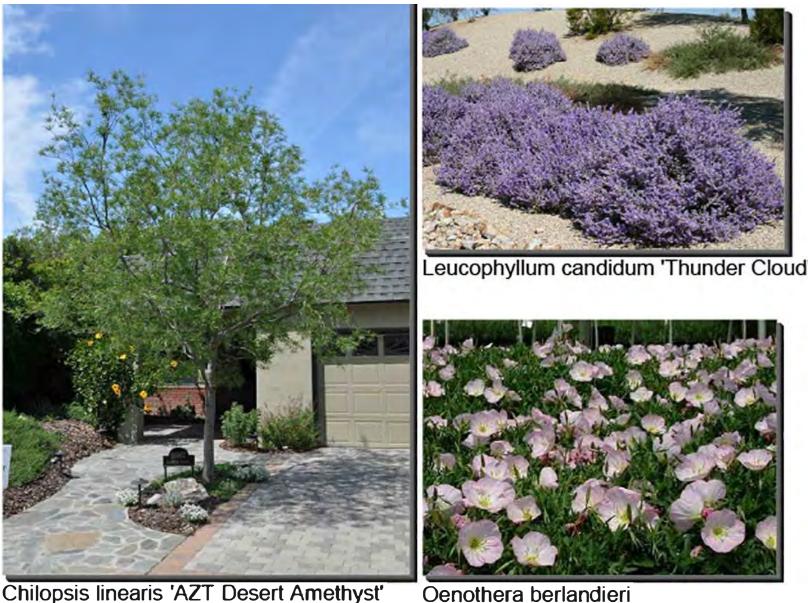






Cercidium x 'Desert Museum'



















MULTI-TENANT

NEC CESAR CHAVEZ STREET & FIRST STREET COACHELLA, CALIFORNIA

LANDSCAPE CONCEPT PLAN Scale: 1" = 30' May 14, 2020

TENTATIVE PARCEL MAP No. 37940 CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA **LEGAL DESCRIPTION APPLICANT:** BICKLE GROUP ARCHITECTURE 3600 SW BIRCH STREET SUITE 120 THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF COACHELLA, COUNTY OF RIVERSIDE, STATE OF 50TH AVE. CALIFORNIA, AND IS DESCRIBED AS FOLLOWS: POC OF PTR PARCEL NEWPORT BEACH, CA 92660 NW CORNER SEC. 5 T6S R8E LOT "A" OF LLA 2008-5 CONTACT: JESSICA STEINER LOT "4" AS SHOWN ON LOT LINE ADJUSTMENT NO. 2008-5, AS EVIDENCED BY DOCUMENT RECORDED JULY 8, 2009 DEDICATED TO THE CITY OF COACHELLA AS INSTRUMENT NO. 2009-0351936, OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THAT PORTION OF LOT 4 OF COACHELLA LAND AND WATER COMPANY'S SUBDIVISION OF SECTION 5, TOWNSHIP 6 FOR PUBLIC STREET AND PUE PURPOSES SOUTH. RANGE 8 EAST, SAN BERNARDINO MERIDIAN, AS SHOWN BY MAP ON FILE IN BOOK 4, PAGE 53, OF MAPS, FOUTAINHEAD DEVELOPMENT IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, DESCRIBED AS FOLLOWS: 1401 QUAIL STREET, SUITE 100 NEWPORT BEACH, CA 92660 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING ON THE CENTERLINE OF 50TH PH: (949) 752-2515 AVENUE (60.00 FEET WIDE) AS SHOWN ON RECORD OF SURVEY MAP FILED IN BOOK 80 PAGE 36, IN THE OFFICE OF CONTACT: FRANCIS CHU THE COUNTY RECORDER OF SAID COUNTY; THENCE NORTH 87°24'25" EAST ALONG THE NORTHERLY LINE OF SAID SECTION 5 AND THE CENTERLINE OF SAID 50TH AVENUE, A DISTANCE OF 5.85 FEET TO THE CENTERLINE INTERSECTION OF SAID 50TH AVE AND HARRISON STREET (VARYING IN WIDTH) AS SHOWN ON SAID RECORD OF SURVEY: THENCE ALONG THE CENTERLINE OF SAID HARRISON STREET SOUTH 00'32'46" WEST 353.20 FEET; THENCE 85119 AVENUE 50 981 CORPORATE CENTER DR. STE. 150 LEAVING SAID CENTERLINE SOUTH 89°27'14" EAST 49.89 FEET TO A POINT ON THE WEST LINE OF PARCEL "C" OF .. R=115.00⁹ LOT LINE ADJUSTMENT RECORDED DECEMBER 3, 2002 AS INSTRUMENT NO. 2002—716386, OF OFFICIAL RECORDS IN POMONA, CA 91786 THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY LINES OF SAID PARCEL "C" SOUTH PH: (661) 233-6549 0'32'46" WEST 13.54 FEET; THENCE NORTH 87"24'58" EAST 5.12 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY FAX: (714) 398-9191 LINE OF SAID HARRISON STREET. SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 55.00 FEET EASTERLY CONTÀCT: PETER WEILBACHER, PLS FROM THE CENTERLINE OF SAID HARRISON STREET; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH TATE 0'32'46" WEST 365.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF **ENGINEER** 100.43 WAY LINE SOUTH 0'32'46" WEST 527.69 FEET; THENCE SOUTH 47'52'36" EAST 27.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 258.00 FEET. A RADIAL LINE TO SAID KIMLEY-HORN BEGINNING OF CURVE BEARS NORTH 7"5'40" WEST; SAID CURVE BEING ON THE SOUTHEASTERLY LINE OF PARCEL 765 THE CITY DRIVE, STE. 200 "A" OF SAID LOT LINE ADJUSTMENT; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID PARCEL "A" AND SAID PEPPER LANE PENDER LLC ORANGE, CA 92868 CURVE NORTHEASTERLY 117.36 FEET THROUGH A CENTRAL ANGLE OF 26'03'47"; THENCE SOUTH 36'02'29" EAST 50060 CESAR CHAVEZ ST PH: (714) 786-6338 BECK OIL INC [BLANKET] 85289 GRAPEFRUIT BLVD 4.79 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF 1ST STREET (75.00 FEET WIDE), AS SHOWN ON SAID CONTACT: HANNAH SMITH, PE RECORD OF SURVEY, SAID POINT BEING ON A LINE PARALLEL WITH AND DISTANT 37.50 FÉET NORTHWESTERLY APN::778-010-004 PROPOSED FROM THE CENTERLINE OF SAID 1ST STREET: THENCE NORTH 53'57'32" EAST 422.42 FEET TO A POINT ON THE PARCEL 7 APN: BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 172.83 FEET, A RADIAL LINE ±61.747 S.F TO SAID POINT BEARS NORTH 53'58'38" EAST; SAID POINT ALSO BEING ON THE EASTERLY LINE OF PARCEL "B" 78-020-007-3 AND 778-010-017 SAID LOT LINE ADJUSTMENT; THENCE LEAVING SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG SAID -N87°24'58"E 5.12' PROPOSED EASTERLY LINE OF PARCEL "B" NORTHERLY 109.42 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF PARCEL 6 **ZONING:** 36'16'23"; THENCE NORTH 0'15'00" EAST 543.68 FEET ALONG THE EASTERLY LINES OF SAID PARCEL "B" AND SAID - N00°3′2′46″E, ଔ∟ ±32,403 S.F. PARCEL "C" TO AN ANGLE POINT IN THE EASTERLY LINE OF SAID PARCEL "C"; THENCE CONTINUING ALONG THE EXISTING ZONING = CG (GENERAL COMMERCIAL) EASTERLY LINES OF SAID PARCEL "C" NORTH 87:55'58" EAST 296.17 FEET: THENCE NORTH 53:57'30" EAST 47.88 ~N&7°24°38"E | 5.12° PROPOSED ZONING = CG (GENERAL COMMERCIAL) FEET; THENCE NORTH 36"02"00" WEST 176.15 FEET TO THE NORTH LINE OF SAID PARCEL "C"; THENCE ALONG SAID N89'27'14"W NORTH LINE SOUTH 87"24'25" WEST 100.43 FEET; THENCE LEAVING SAID NORTH LINE NORTH 36"01'27" WEST N87°55'58"E 296.17' **AREA:** 146 40 FFFT TO THE SOUTH LINE OF THAT CERTAIN DEED TO THE CITY OF COACHELLA RECORDED NOVEMBER 2 –180.06**'**∽ 2001 AS INSTRUMENT NO. 2001-577231, OF OFFICIAL RECORDS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE EXISTING AREA GROSS = 359,573 S.F./8.255 ACRES ALONG THE SOUTHERLY LINES OF SAID DEED; SOUTH 87"24"14" WEST 35.85 FEET; THENCE SOUTH 22"17"00" WEST PROPOSED AREA GROSS = 359,573 S.F./8.255 ACRES 58.59 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 115.00 FEET, THENCE SOUTHWESTERLY 103.27 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 51°27'06"; THENCE PEPPER LANE PENDER LLC PARCEL 1 AREA GROSS/NET = 39,041 S.F./0.896 ACRES NON-TANGENT TO SAID CURVE SOUTH 87"24"14" WEST 40.31 FEET TO THE BEGINNING OF A NON-TANGENT 50060 CESAR CHAVEZ ST APN:778-010-013 CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 115.00 FEET, A RADIAL LINE TO SAID BEGINNING OF CURVE BEARS NORTH 6' 11' 08" EAST; THENCE WESTERLY 24.15 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF RICHERT, JAMES N & JOANN FOSTER MANUFACTURING INC 12° 01' 52"; THENCE LEAVING SAID SOUTHERLY LINES, NON-TANGENT TO SAID CURVE, SOUTH 15°04'18" WEST 50284 HIGHWAY 111 104.43 FEET; THENCE SOUTH 1'03'14" WEST 106.84 FEET; THENCE SOUTH 26'19'13" WEST 90.37 FEET; THENCE APN:778-020-001 SOUTH 0'32'46" WEST 264.95 FEET; THENCE NORTH 89"27'14" WEST 87.06 FEET; THENCE SOUTH 80"20'32" WEST PARCEL 7 AREA GROSS/NET = 61,747 S.F./1.418 ACRES 50.80 FEET; THENCE NORTH 89°27'14" WEST 78.19 FEET TO THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION LYING WESTERLY OF A LINE PARALLEL WITH AND DISTANT 72.00 FEET FLOOD ZONE: EASTERLY FROM THE CENTERLINE OF SAID HARRISON STREET, SHOWN AS LOT "A" ON EXHIBIT "B" ATTACHED PROPOSED HERETO AND MADE A PART HEREOF. PARCEL 5 ±79,102 S.F. SURVEYOR'S NOTES AN EFFECTIVE DATE OF MARCH 06, 2018. NO ADDRESS 1. THE BEARING OF NORTH 87°24'25" WEST ALONG THE CENTERLINE OF AVENUE 50, AS SHOWN ON A MAP FILED IN APN(s): 778-020-007 BOOK 136, PAGE 11, OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY, ANNUAL CHANCE FLOODPLAIN. HWANG, IN BAEK & MI KYONG & 778-010-017 WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP. /MCDONALDS USA 50090 CÉSAR CHAVEZ ST NATIONAL GEODETIC SURVEY BENCHMARK PID: "DX0666" APN :778–010–014 -69.6 [FEET] (DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988) THE CITY OF COACHELLA WATER, SEWER, STORM DRAIN & NGS BENCHMARK DISK STAMPED "R 270 RESET 1958". THE MARK IS LOCATED IN THE TOP TRAFFIC SIGNAL OF THE CURBING ALONG THE NORTHEAST SIDE OF CANTALOUPE AVENUE (STATE HIGHWAY 111). IT IS 39.5 FEET SOUTHEAST OF THE PROLONGATION OF THE CENTERLINE OF SIXTH [BLANKET] STREET, 28.8 FEET SOUTHEAST OF THE SOUTHEAST END OF THE NORTHWEST DRIVEWAY TO THE BILL PARKER TEXACO SERVICE STATION AT 900 CANTALOUPE AVENUE, 18.9 FEET 1981 W. LUGONIA AVE. NORTHWEST OF THE NORTHWEST END OF THE SOUTHEAST DRIVEWAY TO THE ABOVE SERVICE {N89°27'14"W 195.59' STATION, AND AT RIGHT ANGLES TO THE DOOR OF THE SAME SERVICE STATION. _ <u>_ N89°2/14"W</u>___ 112.95

LINE TABLE

LENGTH

BEARING

N53°57'30"E

L3 | N22°17'00"E | 58.59'

N87°24'14"E

N80**°**20'32**"**E

L9 | N89°27'14"W | 28.00'

L13 | N36°02'28"W | 42.99'

L14 | N46°19'04"W | 52.86'

L8 | N89°27'14"W |

L10 | N00°32'46"E

L11 N89°27'14"W

L12 | N00°32'46"E

N89°27'14"W | 87.06'

| N89°27'14"W | 61.19'

L2 | N87°24'14"E |

CURVE TABLE

CURVE | RADIUS | LENGTH | DELTA

| 258.00' | 117.36' | 026'03'47"

| 172.83' | 109.42' | 036°16'23"

| 115.00' | 24.15' | 012°01'53'

| 65.96' | 42.12' | 036°35'14'

| 95.00' | 85.25' | 051**°**24'56

| 115.00' | 60.32' | 030**°**03'10"

| 115.00' | 42.95' | 021°23'56"

17.85' 017'02'56'

60.00

GRAPHIC SCALE

(IN FEET)

1 inch = 80 ft.

PARCEL 1

±39,041 S.F.

CHAVEZ

N89**°**27'14"W

116.02

(I)

[BLANKET]

PARCEL 3

PROPOSED PARCEL 2

± 39,149 S.F. N89°27'14"W 272.04' PROPOSED

PARCEL 4

±52,664 S.F.

LC4 (RAD)

FOSTER GARDNER INC

APN:778-020-002

EASEMENTS:

EASEMENTS SHOWN HEREON ON THE MAP ARE REFERENCED TO A COMMITMENT FOR TITLE INSURANCE ORDER NO. NCS-996186-SA1, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED DECEMBER 30, 2019.

- (1.) THE RIGHTS, IF ANY, OF A CITY, PUBLIC UTILITY OR SPECIAL DISTRICT, PURSUANT TO SECTION 8345 ET SEQ. OF THE CALIFORNIA STREETS AND HIGHWAYS CODE, TO PRESERVE A PUBLIC EASEMENT IN PALM AVENUE AS THE SAME WAS VACATED BY THE DOCUMENT RECORDED JULY 25, 2001 INSTRUMENT NO. 2001-307892 OF
- (2.) COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, ASSESSMENTS, LIENS, CHARGES, TERMS AND PROVISIONS IN THE DOCUMENT RECORDED JANUARY 15, 2010 AS INSTRUMENT NO. 2010-0018778 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE. BUT DELETING ANY COVENANT. CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42. SECTION 3604(C). OF THE UNITED STATES CODES, LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 18, 2010 AS INSTRUMENT NO. 2010-0227692

[SAID DOCUMENT CONTAINS EASEMENTS FOR VEHICULAR AND PEDESTRIAN ACCESS, PARKING, UTILITIES, STORM DRAIN RUNOFF, AND SIGNAGE AND IS BLANKET]

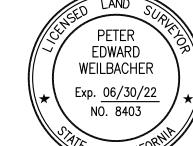
(3.) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED APRIL 18, 2011 AS INSTRUMENT NO. 2011-0171587 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF COACHELLA, A MUNICIPAL CORPORATION

AS DESCRIBED THEREIN

SURVEYOR'S STATEMENT:

I HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA, THAT THIS MAP CONSISTING OF 1 SHEET REPRESENTS A TRUE AND COMPLETE SURVEY MADE BY ME OR UNDER MY DIRECTION IN

PETER E. WEILBACHER, PLS 8403 EXPIRES 06-30-22



LAND OWNER:

LAND SURVEYOR:

PARCEL 2 AREA GROSS/NET = 39,149 S.F./0.899 ACRES PARCEL 3 AREA GROSS/NET = 55,467 S.F./1.273 ACRES PARCEL 4 AREA GROSS/NET = 52,664 S.F./1.209 ACRES PARCEL 5 AREA GROSS/NET = 79,102 S.F./1.816 ACRES PARCEL 6 AREA GROSS/NET = 32,403 S.F./0.744 ACRES

THE PROPERTY DESCRIBED ON THIS SURVEY LIES WITHIN ZONE "X" OF THE FLOOD INSURANCE RATE MAP IDENTIFIED AS MAP NO. 06065C2270H, BEARING

ZONE "X" IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE OF THE 0.2%

UTILITY PROVIDERS

53990 ENTERPRISE WAY COACHELLA, CA 92236 PH: (760) 398-5744 SOUTHERN CALIFORNIA GAS COMPANY

REDLANDS, CA 92374 PH: (909) 335-7955 IMPERIAL IRRIGATION DISTRICT LA QUINTA DIVISION

LA QUINTA, CA 92253 PH: (760) 398-5823 SPECTRUM/CHARTER COMMUNICATIONS TELEPHONE, CABLE,

83473 AVENUE 45

PH: (877) 462-6640

INDIO, CA 92201

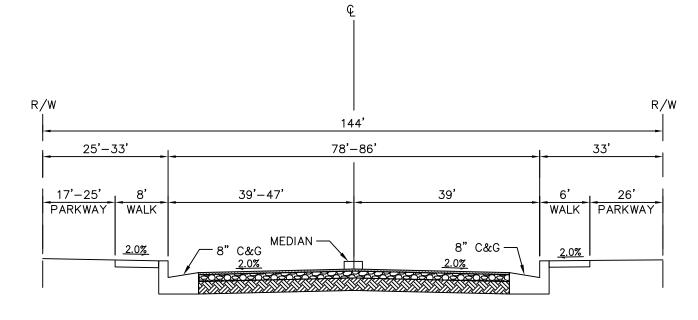
PH: (760) 674-5455 FRONTIER COMMUNICATIONS

LEGEND:

TELEVISION &

COMMUNICATIONS

	EX CENTERLINE	EΧ	—	EXISTING
	EX P/L	PL	—	PROPERTY LINE
	BOUNDARY	(R)	—	RADIAL
	BUUNDAK I	R/W		RIGHT OF WAY
	PROPOSED P/L	\otimes	—	VALVE
	EX EASEMENT LINE	•	—	STREET LIGHT
		0		MANHOLE
	EX FENCE	-		SIGN
	EX WALL	\Diamond	—	FIRE HYDRANT
	EXISTING P.U.E. EASEMENT	*		YARD LIGHT
	TO BE QUITCLAIMED	•		BOLLARD LIGHT



AVE 49

WESTERFIELD WY.

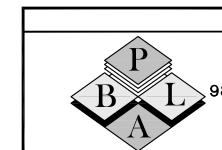
51ST AVE

NOT TO SCALE

VICINITY MAP

AVE 50

CESAR CHAVEZ STREET



PREPARED BY: PBLA SURVEYING, INC. Planning • Engineering • Surveying 981 CORPORATE CENTER DR., STE. 150 POMONA, CALIF. 91786

١	BY REVISION	APP'D	JOB NO.	
	DH 1ST SUBMITTAL	PW	5001-230	
NTERIOR LOT LIN	DH 2ND SUBMITTAL - REVISED I	S PW	3001-230	
NTERIOR LOT LIN	DH 3RD SUBMITTAL — REVISED I	S PW		
AME REVISION	DH 4TH SUBMITTAL — STREET N	PW	Sht. 1 of 1	

Sht. 1 of 1

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