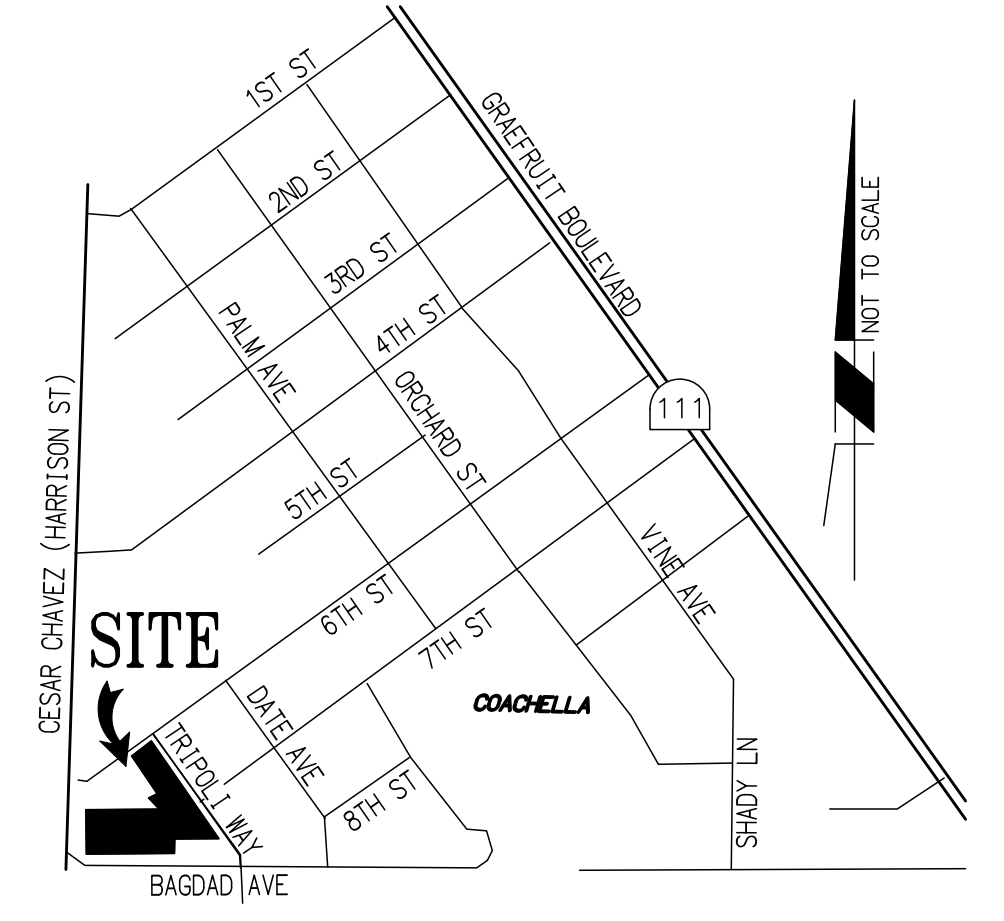
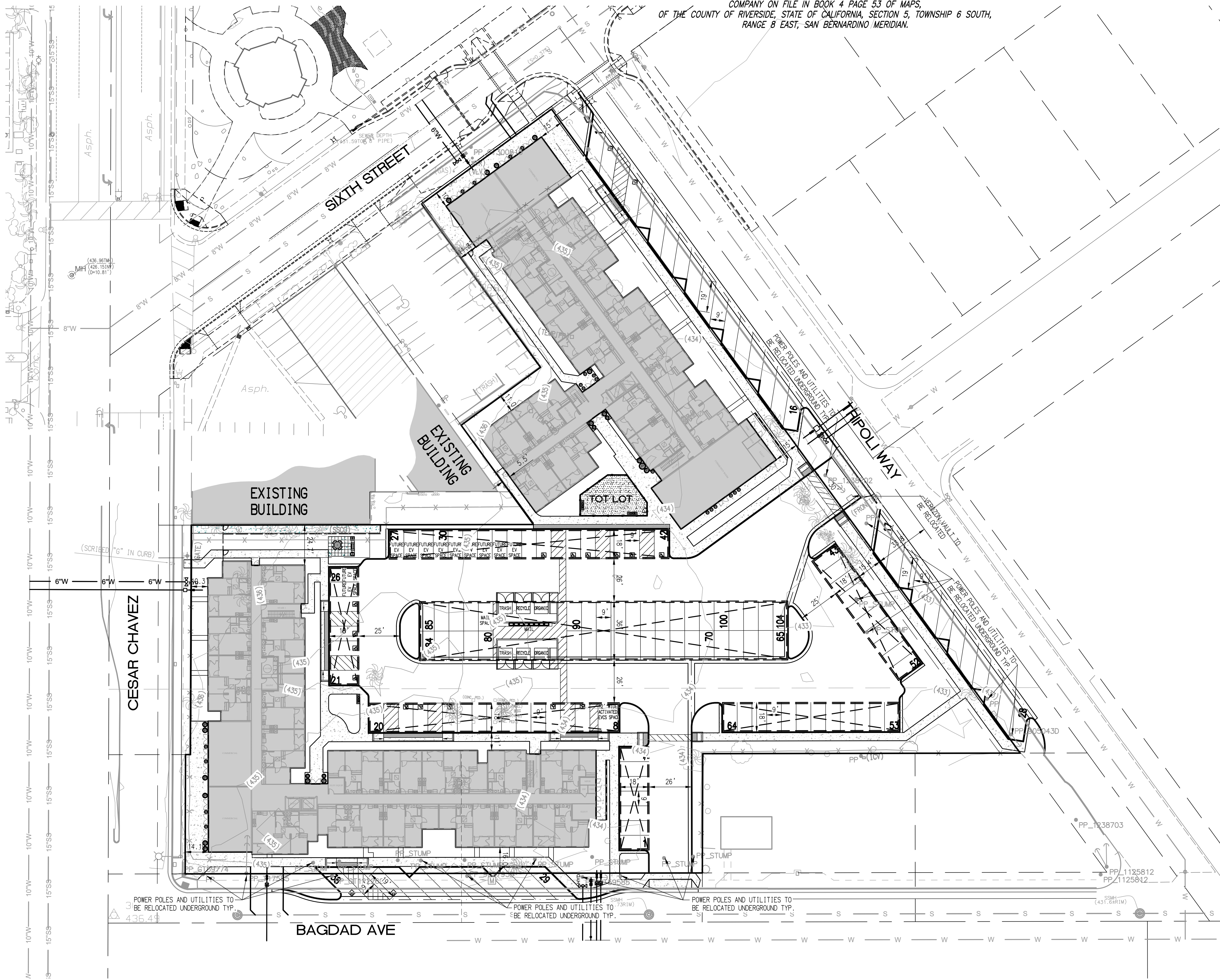


# SITE PLAN

PORTIONS OF LOT 11 AS SHOWN BY A MAP OF LANDS OF COACHELLA LAND AND WATER COMPANY ON FILE IN BOOK 4 PAGE 53 OF MAPS, OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, SECTION 5, TOWNSHIP 6 SOUTH, RANGE 8 EAST, SAN BERNARDINO MERIDIAN.



**VICINITY MAP**  
NOT TO SCALE

**PROPERTY ADDRESS:**  
51392 CESAR CHAVEZ ST  
COACHELLA, CA 92236

**APNS:**  
778-081-001 & 778-081-003

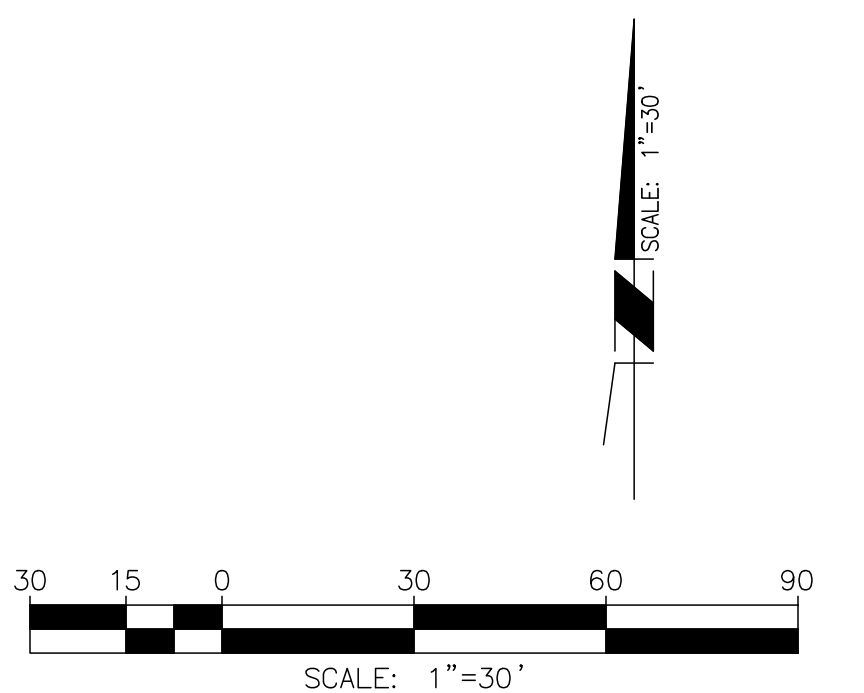
**PARKING COUNT PER AB2345:**  
MASS TRANSIT IS LOCATED WITHIN 1/2 MILE NORTH ON CESAR CHAVEZ RD FROM THIS PROPERTY. PROJECT IS 100% LOW INCOME AFFORDABLE HOUSING PER AB2345. THE PARKING REQUIREMENT IS 0.5 SPACES PER UNIT.

(108 TOTAL UNITS)

REQUIRED ACCESSIBLE UNITS:	15% OF TOTAL 108 UNITS x 15% = 16 ACCESSIBLE UNITS
REQUIRED ACCESSIBLE PARKING:	1 SPACE PER ACCESSIBLE UNIT 16 ACCESSIBLE SPACES REQUIRED 16 ACCESSIBLE SPACES PROVIDED

TOTAL PARKING REQUIRED	= 54 PARKING SPACES
TOTAL PARKING PROVIDED	= 104 ON-SITE PARKING SPACES
NORMAL PARKING PROVIDED	= 87 NORMAL ON-SITE PARKING SPACES
ADA PARKING PROVIDED	= 16 ON-SITE ADA PARKING SPACES
MAIL PARKING PROVIDED	= 1 ON-SITE MAIL PARKING SPACE
TOTAL OFF-SITE PARKING PROVIDED	= 38 OFF-SITE PARKING SPACES
NORMAL OFF-SITE PARKING PROVIDED	= 34 NORMAL OFF-SITE PARKING SPACES
ADA OFF-SITE PARKING PROVIDED	= 4 ADA OFF-SITE PARKING SPACES

**BUILDING DATA:**  
(27) 1 BR/1 BA 542 SF  
(51) 2 BR/1 BA 702 SF  
(30) 3 BR/2 BA 932 SF  
(108 TOTAL UNITS)





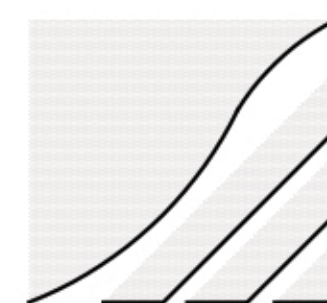
SIXTH STREET



CESAR CHAVEZ

TRIPOLI  
CHELSEA INVESTMENT CORPORATION

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



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**BUILDING A**

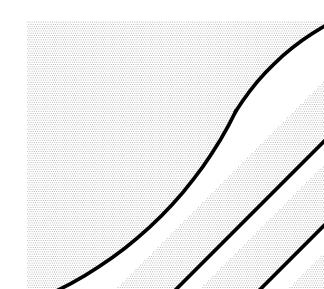
**BUILDING DATA**

12 1BR/1BA 542 SQ. FT  
24 2BR/1BA 702 SQ. FT  
14 3BR/2BA 932 SQ. FT

50 TOTAL UNITS

**TRIPOLI - BUILDING A  
FIRST FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

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

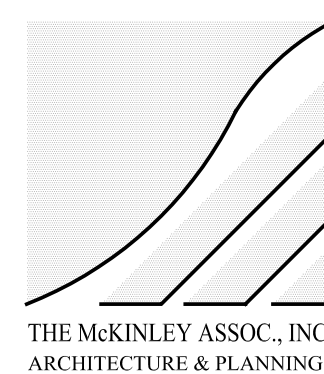


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TRIPOLI - BUILDING A  
SECOND FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION

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

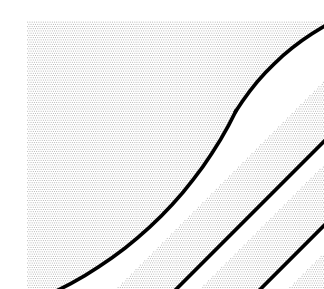


OCTOBER 11, 2022



TRIPOLI - BUILDING A  
THIRD FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION

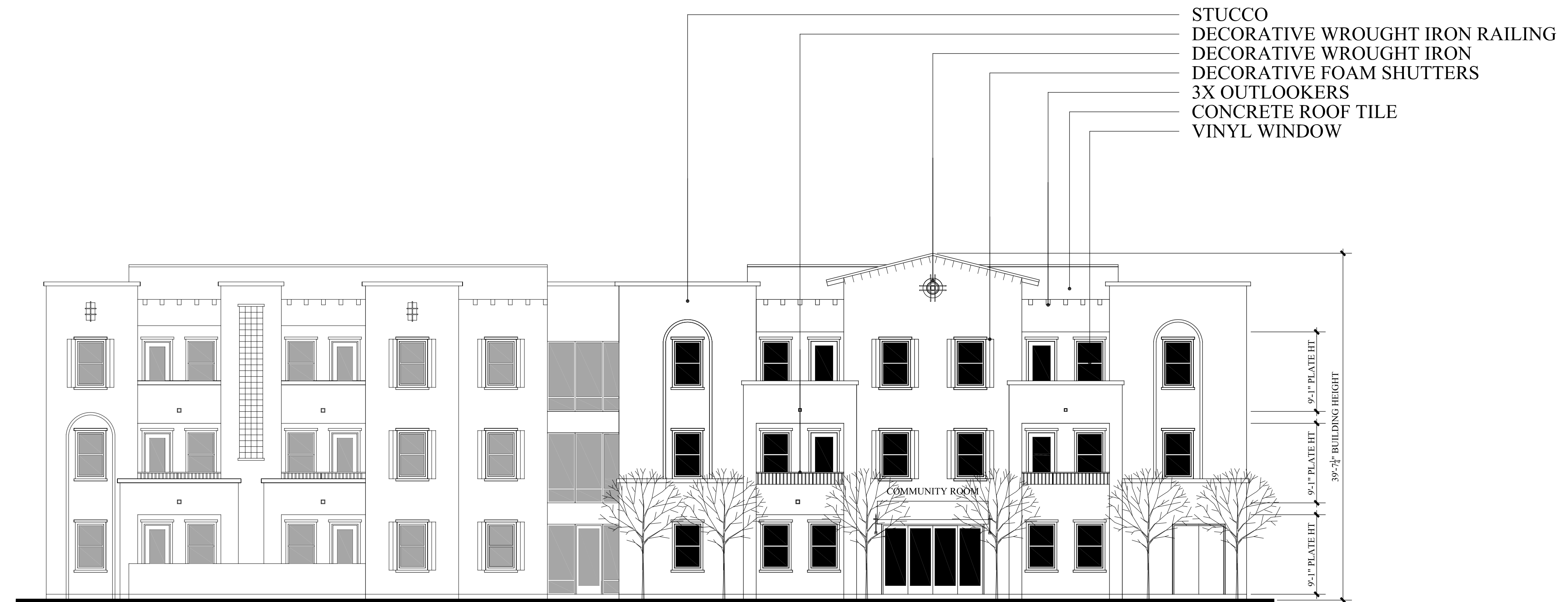
SCALE: 1/8" = 1'-0"



OCTOBER 11, 2022



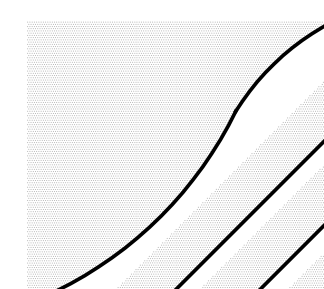
BUILDING A - NORTH ELEVATION



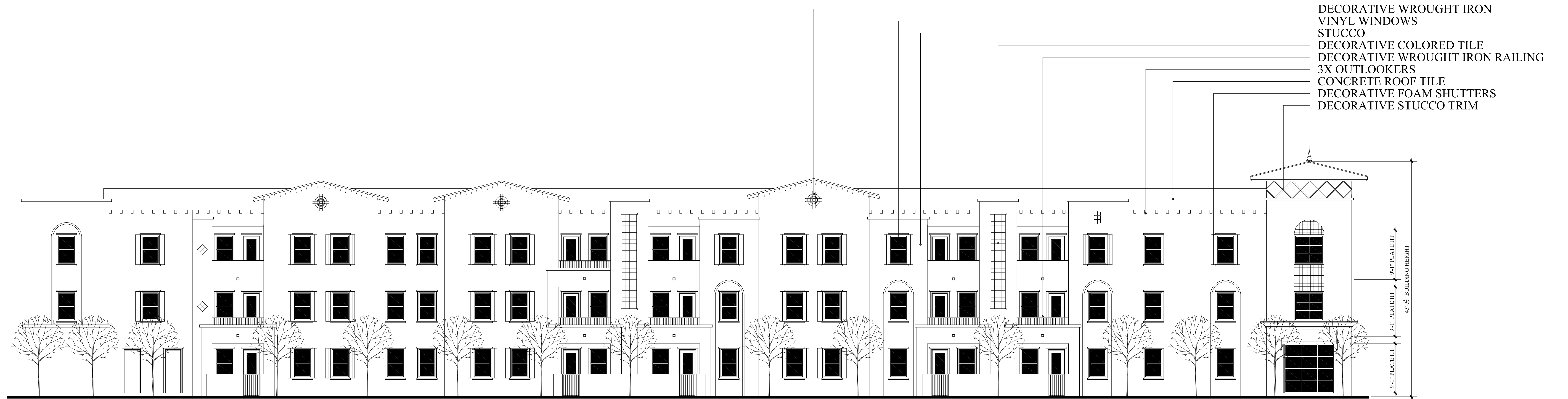
BUILDING A - SOUTH ELEVATION

TRIPOLI - BUILDING A  
BUILDING ELEVATIONS  
CHELSEA INVESTMENT CORPORATION

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



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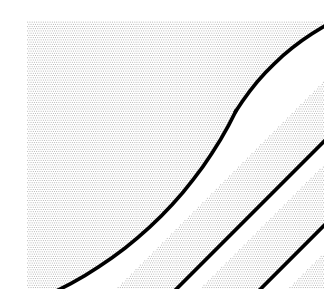
BUILDING A - EAST ELEVATION



BUILDING A - WEST ELEVATION

TRIPOLI - BUILDING A  
BUILDING ELEVATIONS  
CHELSEA INVESTMENT CORPORATION

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



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**BUILDING B**

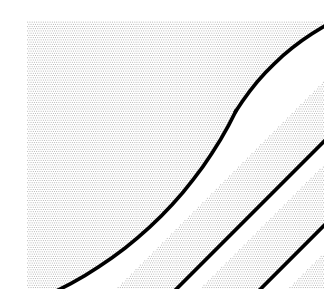
**BUILDING DATA**

15 1BR/1BA 542 SQ. FT  
27 2BR/1BA 702 SQ. FT  
16 3BR/2BA 932 SQ. FT

58 TOTAL UNITS

**TRIPOLI - BUILDING B  
FIRST FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

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



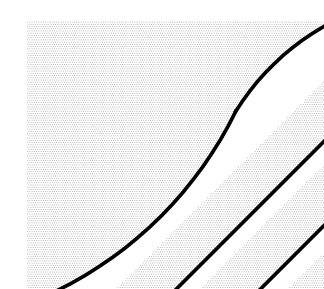
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**TRIPOLI - BUILDING B  
SECOND FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION**

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

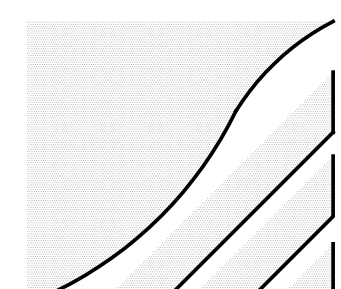


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TRIPOLI - BUILDING B  
THIRD FLOOR BUILDING PLAN  
CHELSEA INVESTMENT CORPORATION

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





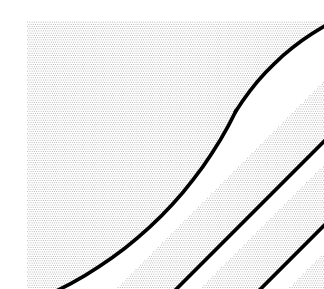
BUILDING B - NORTH ELEVATION



BUILDING B - SOUTH ELEVATION

TRIPOLI - BUILDING B  
BUILDING ELEVATIONS  
CHELSEA INVESTMENT CORPORATION

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





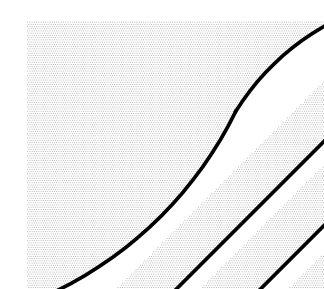
BUILDING B - WEST ELEVATION



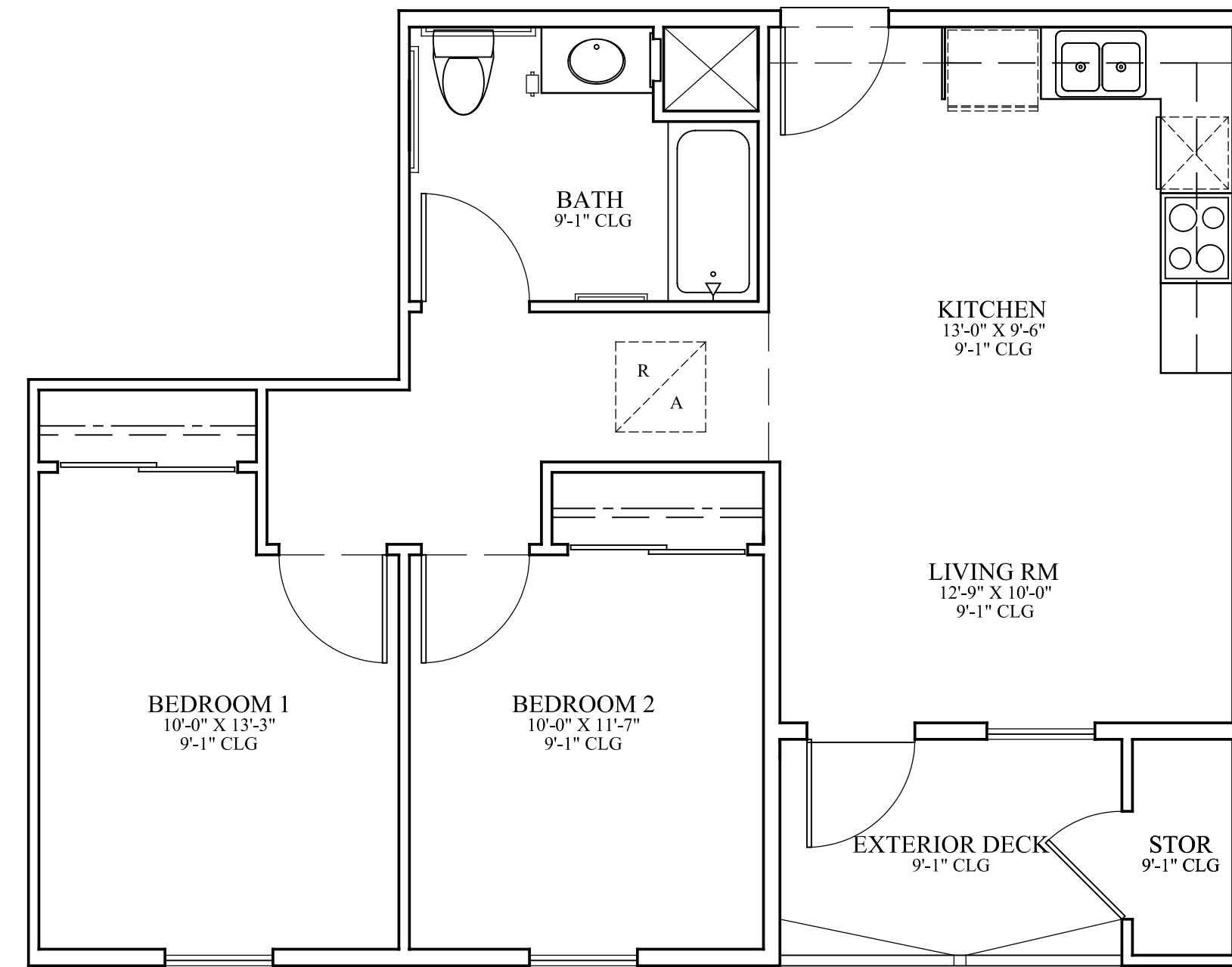
BUILDING B - EAST ELEVATION

TRIPOLI - BUILDING B  
BUILDING ELEVATIONS  
CHELSEA INVESTMENT CORPORATION

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



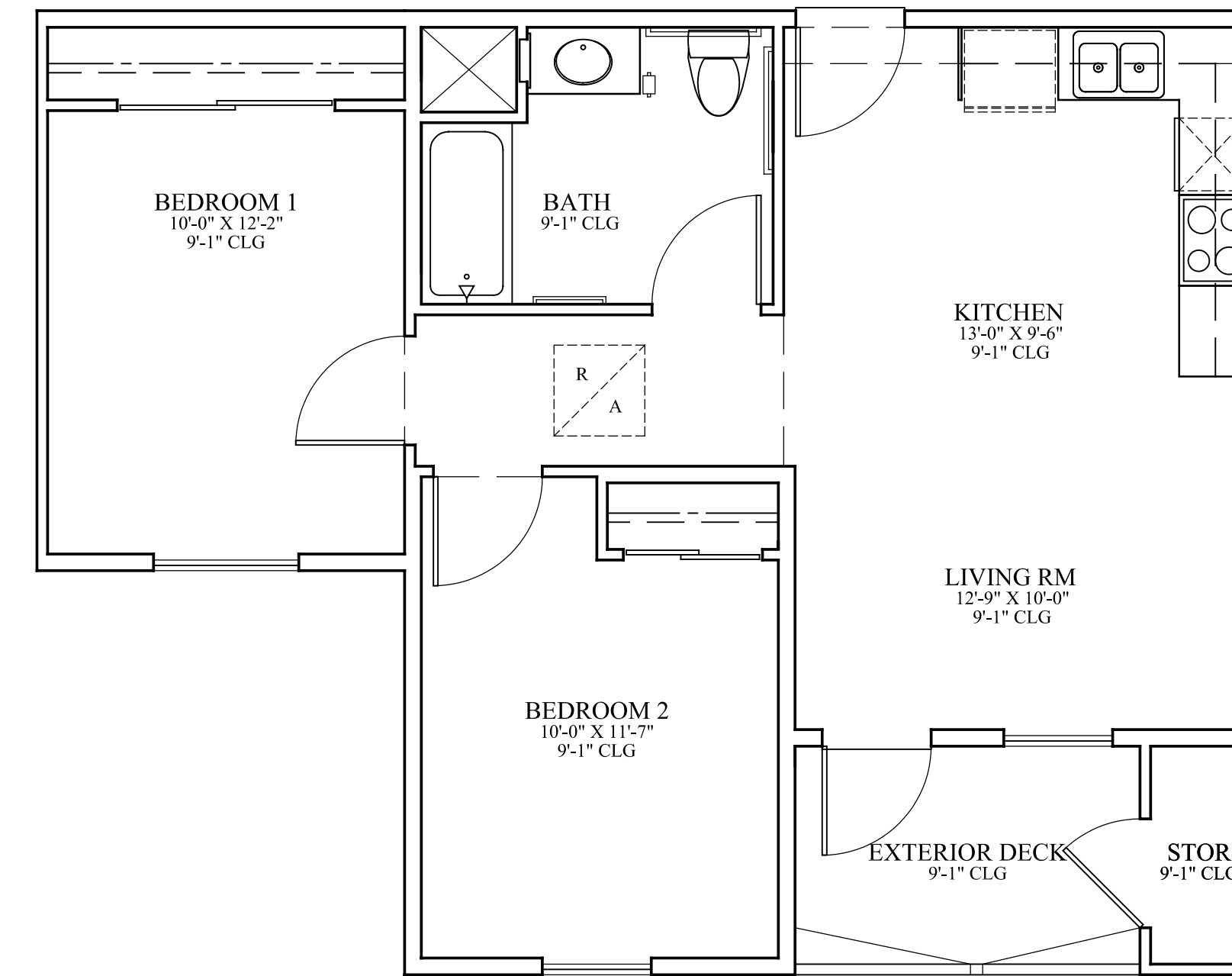
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**TWO BEDROOM UNIT B**

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

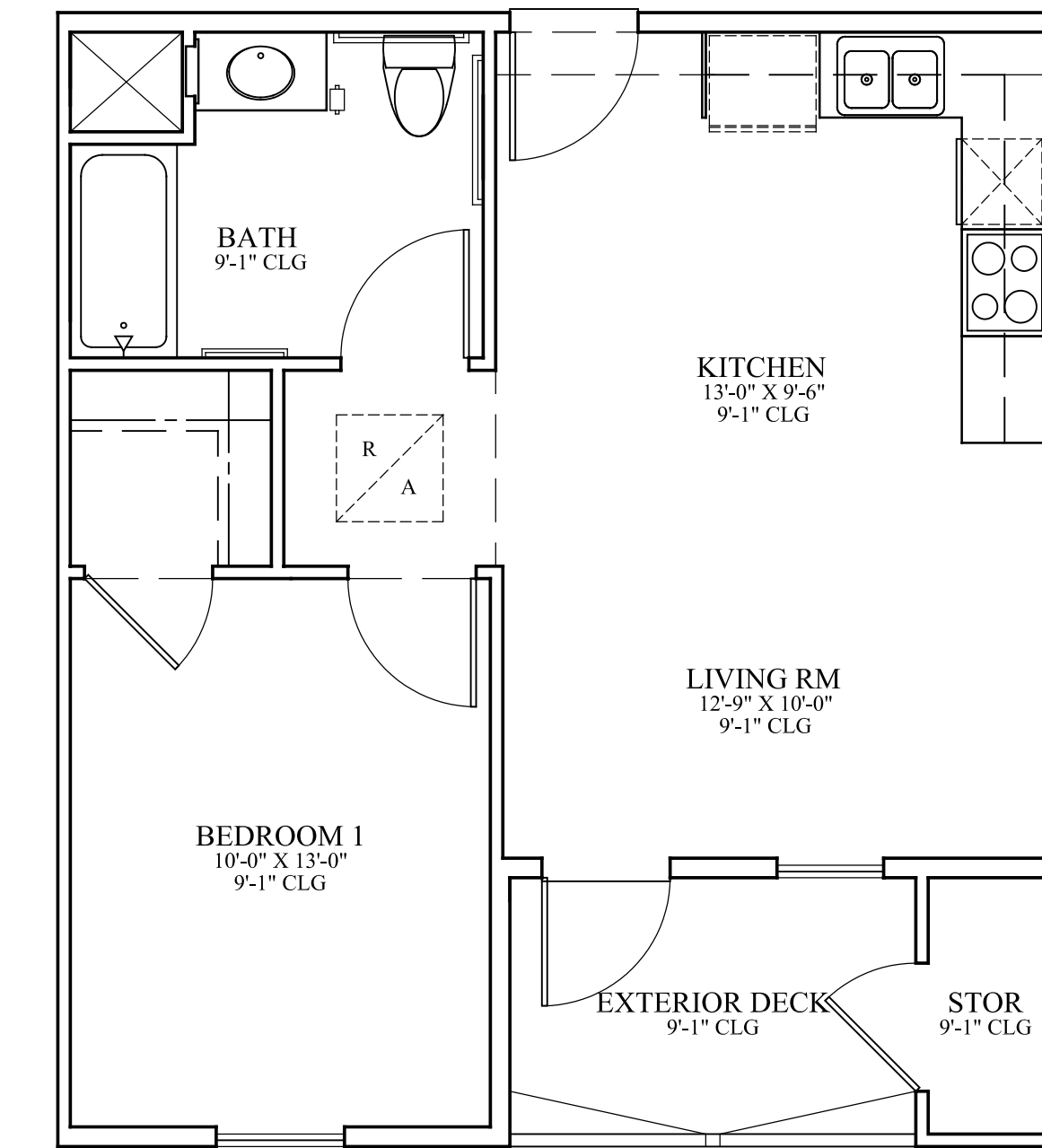
UNIT: 709 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.



**TWO BEDROOM UNIT A**

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

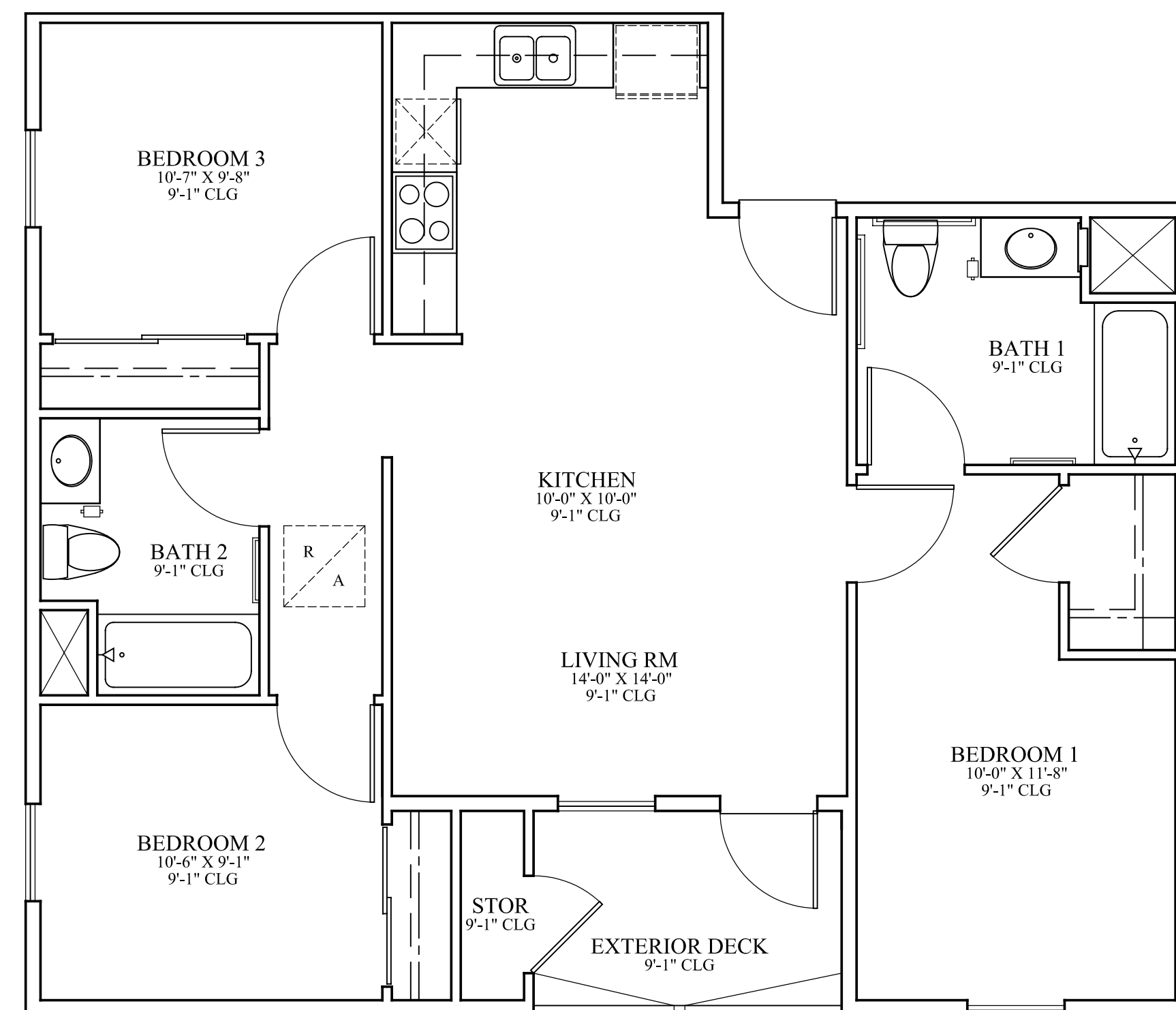
UNIT: 702 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.



**ONE BEDROOM UNIT**

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

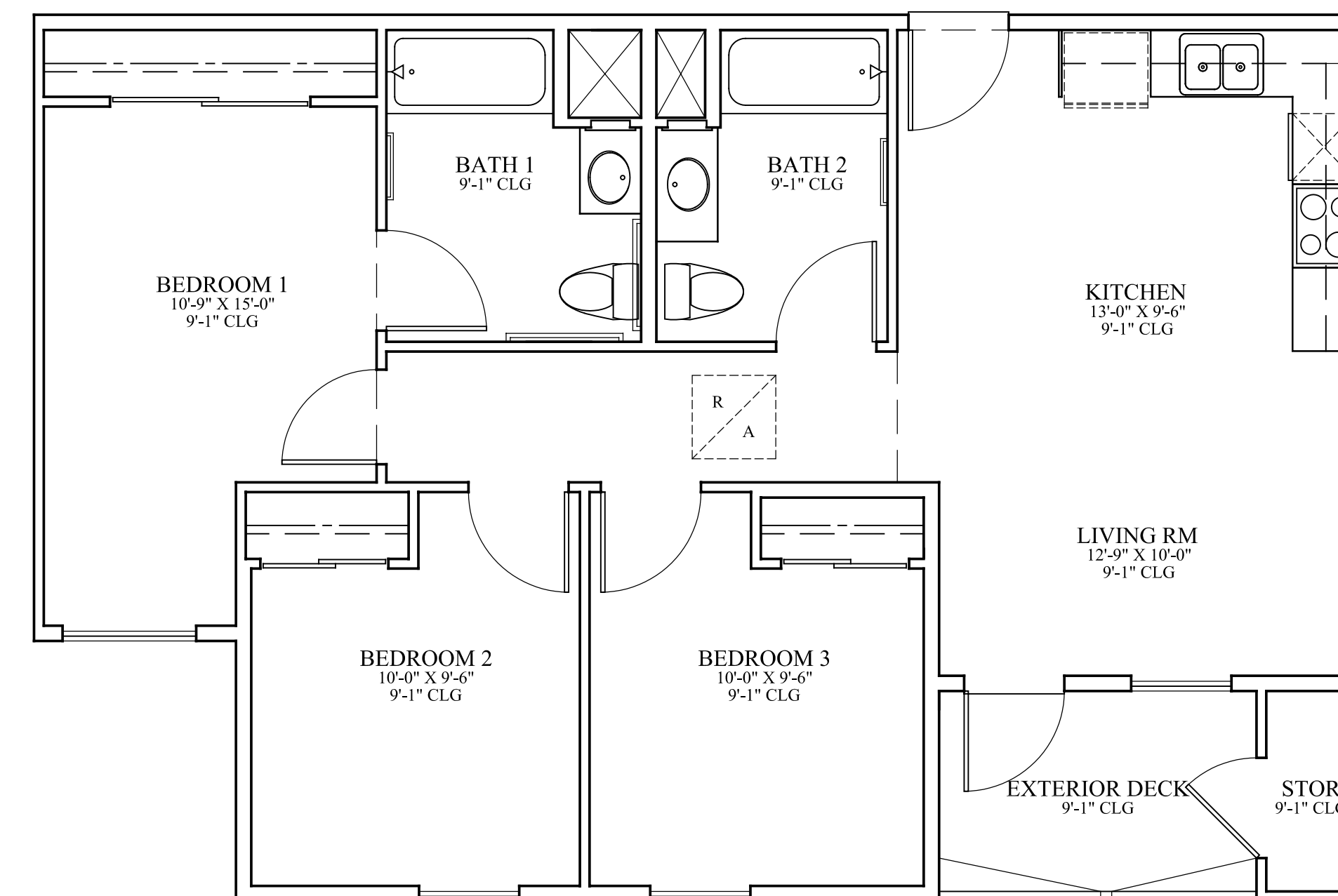
UNIT: 542 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.



**THREE BEDROOM UNIT B**

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

UNIT: 965 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 135 CU. FT.



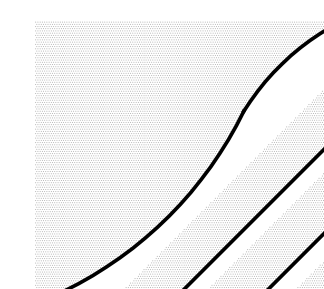
**THREE BEDROOM UNIT A**

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

UNIT: 932 SQ. FT.  
DECK: 60 SQ. FT.  
STORAGE: 198 CU. FT.

**TRIPOLI  
UNIT PLANS**  
CHELSEA INVESTMENT CORPORATION

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



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