



VICINITY MAP
NOT TO SCALE

PROJECT DATA

PROPERTY OWNER: [REDACTED]

PROPERTY ADDRESS: ## INDUSTRIAL WAY, COACHELLA CA 92236

CONTRACTOR/DESIGNER: DUGGINS CONSTRUCTION INC. 341 W. CROWN COURT IMPERIAL, CA 92251

ENGINEER: BJ. ENGINEERING & SURVEYING 341 W. CROWN COURT IMPERIAL, CA 92251

SOILS ENGINEER: LANDMARK CONSULTANTS, INC. 780 N. 4th STREET EL CENTRO, CA 92243

ELECTRICAL DESIGNER: JOSE S. ELIZARRARAS YUMA, AZ 85365

MECHANICAL: R&K AIR CONDITIONING 798 INDUSTRY WAY EL CENTRO, CA 92243

T-24 REPORT: J.B.L. ASSOCIATES 780 N. 4th STREET EL CENTRO, CA 92243

ASSESSOR'S PARCEL No. 763-131-059

LOT AREA: 304,943.19 SQ.FT. = 7 ACRES

DEVELOPED AREA: 180,397.83 SQ.FT. = 4.14 ACRES

UNDEVELOPED AREA: 124,548.61 SQ.FT. = 2.86 ACRES

ZONING: M-H (HEAVY INDUSTRIAL)

LANDSCAPE REQUIRED: PARKING LOT AREA = 24,123.92 SQ.FT. 5% OF PARKING LOT = 1,206.19 SQ.FT.

LANDSCAPE PROVIDED: AT PARKING LOT/FRONTAGE = 12,456.80 SQ.FT. ADDITIONAL LANDSCAPE = 3,174.94 SQ.FT. TOTAL LANDSCAPE PROVIDED = 15,631.74 SQ.FT.

HATCH LEGEND

- NEW CONCRETE AREAS
- NEW LANDSCAPING AREAS
- NEW BUILDING
- NEW ASPHALT AREAS
- EXIST. ASPHALT PAVED AREAS
- PROPERTY LINE
- NEW FIRE LINE
- NEW 6' CHAIN LINK FENCE
- NEW 6' WROUGHT IRON FENCE
- EXISTING FIRE HYDRANT
- NEW FIRE HYDRANT
- NEW PARKING LIGHT

BUILDING USE:	BUILDING DATA & PARKING REQUIREMENTS:				
	BUILDING #1	BUILDING #2	BUILDING #3	BUILDING #4	BUILDING #5
BUILDING USE:	OFFICE / LOUNGE	AGRICULTURAL PROCESSING	AGRICULTURAL COOLER	AGRICULTURAL FREEZER	AGRICULTURAL DRYER
OCCUPANCY GROUP:	B	F2	F2	S2	S2
TYPE OF CONST.:	V-B	V-B	V-B	II-B	II-B
ACTUAL AREA:	2,825 SQ.FT.	10,000 SQ.FT.	10,000 SQ.FT.	6,000 SQ.FT.	6,145 SQ.FT.
TOTAL BLDG. AREA:	22,825 SQ.FT.			6,000 SQ.FT.	6,145 SQ.FT.
ALLOWABLE AREA:	26,000 SQ.FT.			26,000 SQ.FT.	26,000 SQ.FT.
SPRINKLERS:	YES			NO	NO
STORIES:	SINGLE STORY			SINGLE STORY	SINGLE STORY
BLDG HEIGHT:	28'-0"			21'-8"	22'-2"
PARKING REQUIRED PER BUILDING:	1st. 20,000 SQ.FT. = 20,000/400 = 50 STALLS 2nd. 14,970 SQ.FT. = 14,970/1,000 = 14.97 = 15 STALLS				
TOTAL PARKING REQ'D:	65 STALLS				
PARKING PROVIDED:	66 PARKING STALLS (62 REGULAR STALLS - 9'x20') (4 A.D.A. STALL - 9'x20')				

SITE PLAN
SCALE: 1"=30'-0"

ENGINEER OF WORK: JOSE J. AVILA R.C.E. #66706
DATE: 8/26/14

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PROJECT: DOUBLE DATE FACILITY
INDUSTRIAL WAY, COACHELLA, CA

SCALE: AS SHOWN DATE: 07/21/2014 DRAWN BY: D.R./R.C.

SHEET CONTENTS: SITE PLAN JOB No. 2013-116 DRAWING No. C2 / 7

FILENAME: G:\Drive\6\DUGGINS\2013\2013-116 Double Date\Fch_Review\08-25-2014\2013-116-A.dwg | PLOTTED: August 26, 2014 - 11:38AM | PLOTTED BY: Iris Perez | SCALE: 1:1