

AERIAL VIEW



STREET VIEW



PROJECT TITLE

PROPOSED NEW MIXED-USE
APARTMENT BUILDING

APN #611-151-017

APN #611-151-018

OASIS STREET, INDIO, CA 92201

LEGAL DESCRIPTION: LOTS 14 AND 15 IN BLOCK N OF KING AND NARRAMORE'S ADDITION TO INDIO 1, AS PER MAP
RECORDED IN BOOK 10, PAGE 51 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

OWNER

OWNER:
INDIO 21, LLC.
21515 HAWTHORNE BLVD.
SUITE 530 TORRANCE, CA 90503
PHONE: (310) 936-3783

CONSULTANTS

ARCHITECT:
TONY ASHAI
Ashai Design Consulting Corporation
21515 Hawthorne Blvd, Suite 530
Torrance, CA 90503
Ph: (310) 614-2802
Email: tony@ashai.com

CIVIL ENGINEER:
HAYWARD PARDUE, P.E.
PBLA Engineering, Inc.
79405 Hwy 111, Suite 9-139
La Quinta, CA 92253
Ph: (760) 250-0638
Email: hpardue@pbla.biz

DEVELOPMENT CONTACTS

BUILDING:
LOS ANGELES
COUNTY

ELECTRIC:
SOUTHERN CALIFORNIA
EDISON

WATER
CALIFORNIA WATER
SERVICE

GENERAL PROJECT NOTES

1. THERE ARE TO BE NO CHANGES IN THE FOLLOWING SET OF CONSTRUCTION DRAWINGS AND SPECIFICATIONS UNLESS APPROVED IN WRITING
2. CHANGES AS STATED ABOVE WOULD INCLUDE ANY VARIATION OF MATERIALS, PRODUCTS, MANUFACTURERS, OR CONSTRUCTION SHOWN, IMPLIED OR WRITTEN IN THIS CONSTRUCTION DOCUMENTS SET.
3. DRAWINGS DO NOT TAKE PRECEDENCE OVER SPECIFICATIONS. ANY CONFLICTS BETWEEN OR WITHIN THE DRAWING AND SPECIFICATIONS ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE RCM AND ARCHITECT. UNLESS DIRECTED OTHERWISE THE MOST STRINGENT CONDITION SHALL APPLY.
4. GENERAL CONTRACTOR TO REVIEW ALL DRAWINGS IN SET.
5. GENERAL CONTRACTOR TO PROVIDE A COMPLETE BUILD-OUT WITH ALL FINISHES. STRUCTURAL, MECHANICAL AND ELECTRICAL COMPONENTS AS SHOWN OR INDICATED ON DRAWINGS. GENERAL CONTRACTOR TO PROVIDE ALL ITEMS SHOWN ON DRAWINGS AND WRITTEN IN SPECIFICATIONS, UNLESS NOTED OTHERWISE.
6. ALL ITEMS SHOWN ON DRAWINGS ARE TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR UNLESS SPECIFICALLY NOTED OTHERWISE.
7. GENERAL CONTRACTOR IS RESPONSIBLE TO MAINTAIN A CURRENT SET OF DRAWINGS ON SITE AT ALL TIMES AND TO INSURE THE DISTRIBUTION OF NEW DRAWINGS TO SUBCONTRACTORS AND OTHER RELEVANT PARTIES AS SOON AS THEY ARE MADE AVAILABLE. ALL OLD DRAWINGS ARE TO BE MARKED VOID AND REMOVED FROM SITE AND RENDERED USELESS.
8. GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING DIMENSIONS PRIOR TO FABRICATION AND INSTALLATION OF MATERIALS.
9. GENERAL CONTRACTOR TO FURNISH SUBCONTRACTORS AND RELATED PARTIES WITH COMPLETE SET OF DRAWINGS. NO PARTIAL SET OR SHEETS REMOVED FROM SET WILL BE PERMITTED.
10. GENERAL CONTRACTOR TO FURNISH "AS BUILT" SET OF DRAWINGS TO OWNER UPON COMPLETION OF BUILD-OUT.
11. GENERAL CONTRACTOR TO REVIEW ALL SHOP DRAWINGS AND SUBMIT COPIES AS REQUIRED BY SPECIFICATIONS FOR REVIEW BY RITE AID OR ARCHITECT / ENGINEER.
12. GENERAL CONTRACTOR RESPONSIBLE FOR ALL ITEMS BUILT OR INSTALLED TO BE TRUE AND PLUMB (WALLS, WINDOWS, ETC.).
13. GENERAL CONTRACTOR TO PROVIDE ALL BLOCKING AND FASTENERS, INCLUDING ALL BLOCKING FOR GRAB BARS, SHELVES, AND ANY ALL OTHER WALL OR CEILING MOUNTED ITEMS.
14. GENERAL CONTRACTOR TO PROVIDE ALL MATERIALS NECESSARY FOR COMPLETE CONSTRUCTION OF BUILD-OUT.
15. GENERAL CONTRACTOR SHALL FURNISH ALL MATERIAL, LABOR AND EQUIPMENT TO COMPLETE ALL HIS WORK AND FURNISH A COMPLETED JOB ALL IN ACCORDANCE WITH LOCAL AND STATE GOVERNING AUTHORITIES AND OTHER AUTHORITIES HAVING LAWFUL JURISDICTION OVER THE WORK. THE GENERAL CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, AND
16. INSPECTIONS REQUIRED AND SHALL ALSO PAY FEES REQUIRED FOR THE GENERAL CONSTRUCTION, PLUMBING, ELECTRICAL AND HVAC.
17. LOCATION OF EQUIPMENT, AND WORK SUPPLIED BY OTHERS THAT IS DIAGRAMMATICALLY INDICATED ON THESE DRAWINGS SHALL BE DETERMINED BY THE G.C. THE GENERAL CONTRACTOR SHALL DETERMINE LOCATIONS AND DIMENSIONS SUBJECT TO STRUCTURAL CONDITIONS AND WORK OF THE OTHER SUBCONTRACTORS.
18. DRAWINGS INDICATE THE MINIMUM STANDARDS, BUT IF ANY WORK SHOULD BE INDICATED TO BE SUBSTANDARD TO ANY ORDINANCES, LAWS, CODES, RULES OR REGULATIONS BEARING ON THE WORK, THE GENERAL CONTRACTOR SHALL INCLUDE IN HIS WORK AND SHALL EXECUTE THE WORK CORRECTLY IN ACCORDANCE WITH SUCH ORDINANCES, LAWS, CODES, RULES OR REGULATIONS WITH NO INCREASE IN COSTS.
19. ALL EQUIPMENT AND ALL PRODUCTS PURCHASED ARE TO BE REVIEWED BY G.C. AND ALL APPLICABLE SUBCONTRACTORS FOR ANY CONDITION PER MANUFACTURERS RECOMMENDATIONS.
20. ANY AND ALL ERRORS, DISCREPANCIES AND "MISSED" ITEMS ARE TO BE BROUGHT TO THE ATTENTION OF RITE AID DURING THE BIDDING PROCESS BY THE GENERAL CONTRACTOR. ALL THESE ITEMS ARE TO BE INCLUDED IN THE BID.
21. GENERAL CONTRACTOR IS TO BE RESPONSIBLE FOR ALL ON-SITE SAFETY FROM THE TIME JOB IS AWARDED UNTIL ALL WORK IS COMPLETED AND ACCEPTED BY THE OWNER.
22. CONSTRUCTION TO BE INSTALLED LEVEL, PLUMB, TRUE AND WITHIN THE TOLERANCES SET FORTH IN THE APPROPRIATE SPECIFICATION SECTION. POORLY INSTALLED NONCOMPLIANT WORK SHALL BE REMOVED AND REINSTALLED.

CODE INFORMATION

2019 CALIFORNIA BUILDING CODE AND LOS ANGELES COUNTY CODES
ALONG WITH ALL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE - TITLE 24
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

SCOPE OF WORK

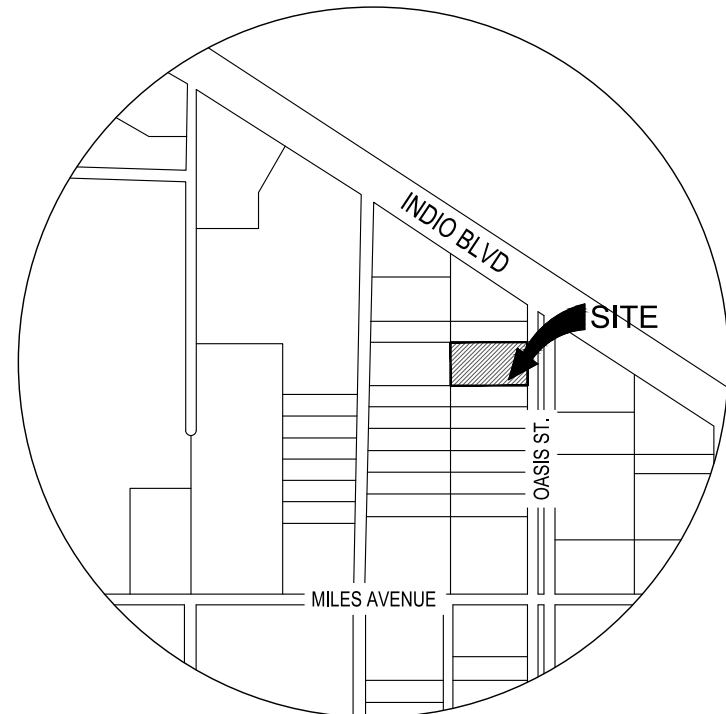
PROJECT NARRATIVE:

CONSISTING OF APPROXIMATELY 0.34 ACRES, APNS 611-151-017 & 611-151-018 (NO ADDRESS ASSIGNED TO DATE) IS ANTICIPATED TO HAVE A MIXED-USE 20-UNIT MULTH-FAMILY APARTMENT BUILDING WITH A COMMERCIAL/RETAIL COMPONENT ON THE GROUND LEVEL. THIS DEVELOPMENT WILL HAVE A TOTAL BUILT-UP AREA (HEREON WRITTEN AS "BUA") OF 32,829.69 SQUARE FEET WITH A FLOOR AREA RATIO (HEREON WRITTEN AS "FAR") OF 19,161.84 SQUARE FEET. HOURS OF OPERATION ARE ANTICIPATED TO BE NORMAL FOR COMMERCIAL/RETAIL BUSINESSES.

DEFERRED SUBMITTAL

1. INTERIOR TENANT IMPROVEMENT FOR RETAIL
2. FIRE SPRINKLER / FIRE FIGHTING

VICINITY MAP



VICINITY MAP

SCALE: NTS

SHEET INDEX

G-001 COVER SHEET

CIVIL

C-001 WATER QUALITY MNGMT PLAN
C-002 CIVIL SITE PLAN

LANDSCAPE

L-001 COVER PAGE
L-002 PRELIM. LAND. PLAN - 1ST FL.
L-003 PRELIM. LAND. PLAN - 2ND FL.
L-004 PLANT LEGEND
L-005 LANDSCAPE SPECIFICATIONS

ARCHITECTURAL

A-001 SITE PLAN
A-001.1 SITE SURVEY
A-002 AREA CALCULATIONS
A-101 FIRST FLOOR PLAN
A-102 SECOND FLOOR PLAN
A-103 THIRD FLOOR PLAN
A-104 MEZZANINE/ROOF PLAN
A-105 ROOF PLAN
A-111 UNIT PLANS
A-201 ELEVATIONS
A-202 ELEVATIONS
A-301 SECTIONS
A-302 SECTIONS
A-401 COLORED ELEVATIONS
A-402 COLORED ELEVATIONS

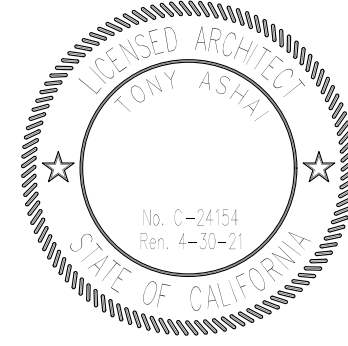
STRUCTURAL

ASHAI
DESIGN
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CORPORATION

ARCHITECTURE
MASTER PLANNING
INTERIOR DESIGN

21515 HAWTHORNE BLVD.
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Architect



Tony Ashai, AIA

Owner

VENZON INVESTMENTS INC.
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Revision

Issue	Description	Date
-	-	-

PROPOSED NEW MIXED-USE
20-UNIT BUILDING
APN #611-151-017
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OASIS STREET, INDIO, CA 92201

Project Title

PROPOSED NEW
MIXED-USE 20-UNIT
BUILDING

Project Address

APN #611-151-017
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Drawing Name

COVER SHEET

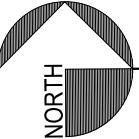
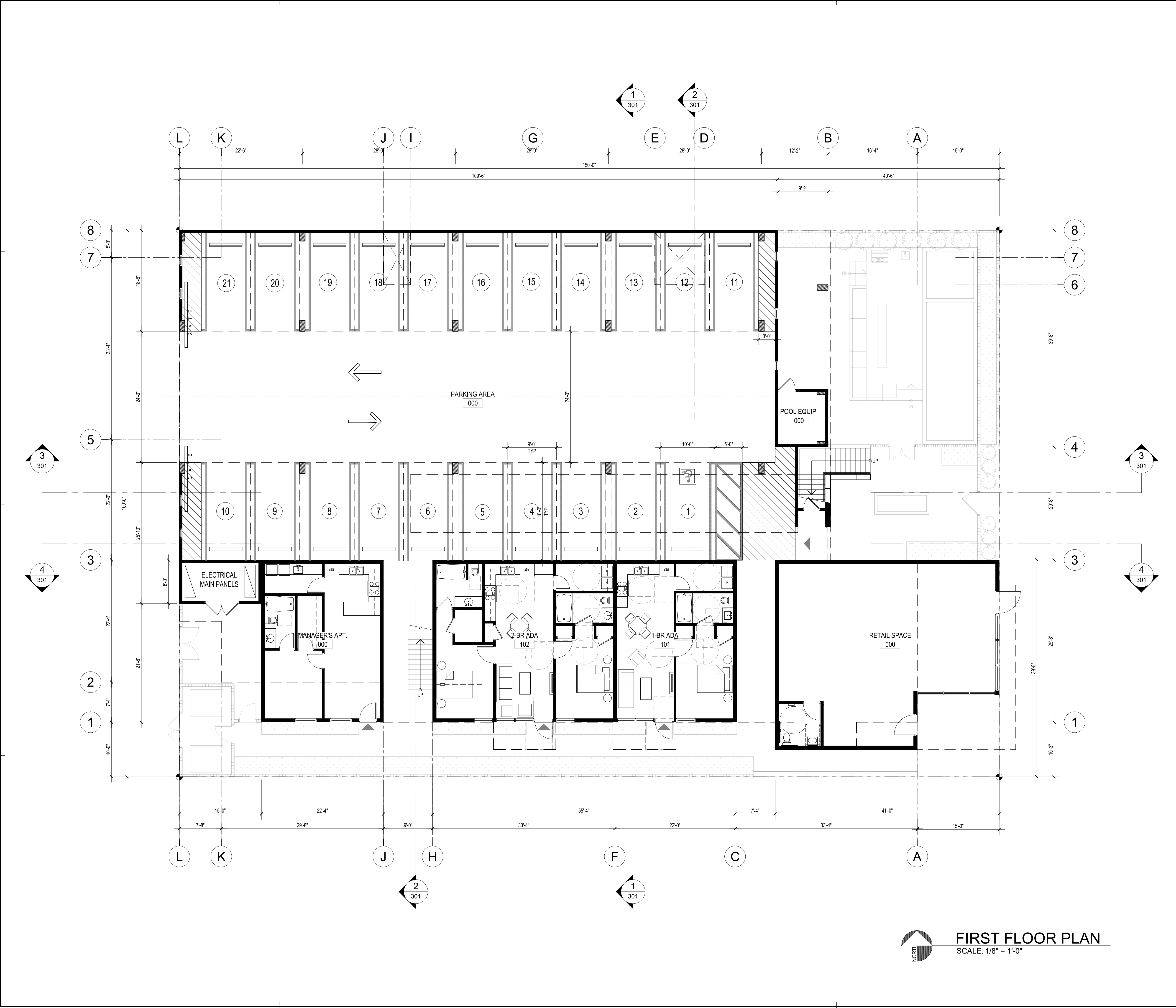
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Date: September 2022
Drawn by: arkithaus
Checked by: TA

Scale: AS SHOWN

Drawing Number

G-001

IF THIS DRAWING IS NOT 36" x 24", IT IS REDUCED IN SIZE
Plot Date: September 2, 2022



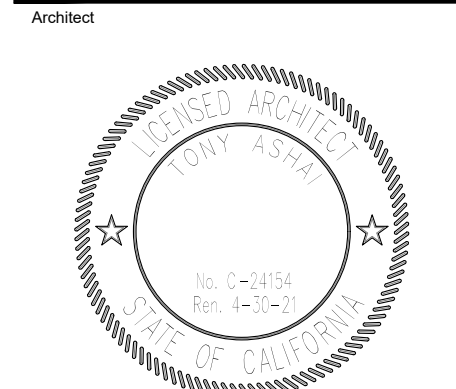
FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

PLAN NOTES

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BUILDING

Project Address
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Drawing Name

FIRST FLOOR
PLAN

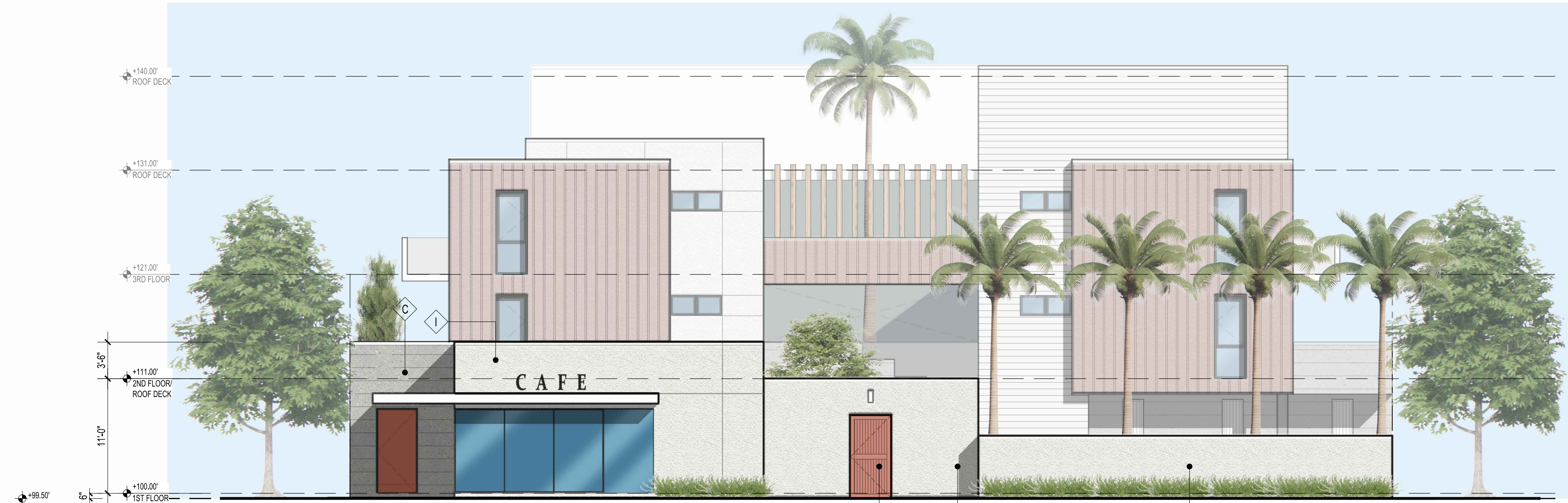
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Date: September 2022
Drawn by: arktraus
Checked by: TA
Scale: AS SHOWN

Drawing Number

A-101

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FIRST FLOOR - UNITS TABULATION				
2-BEDROOM				
UNIT #	PLAN TYPE	AREA (SQ.FT.)	BALC / DECK	# OF UNITS
102	2BR-ADA	662.57	-	1
1-BEDROOM				
UNIT #	PLAN TYPE	AREA (SQ.FT.)	BALC / DECK	# OF UNITS
101	1BR-ADA	988.89	-	1
TOTAL UNITS				2



1 FRONT ELEVATION (OASIS ROAD)
SCALE: 1/8" = 1'-0"



2 FRONT ELEVATION (EAST)
SCALE: 1/8" = 1'-0"



3 LEFT-SIDE ELEVATION (SOUTH)
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

A	COMPOSITE WOOD SIDING (VERTICAL) - PAINTED RED FINISH (PER ELEVATION)
B	COMPOSITE WOOD SIDING (HORIZONTAL) - PAINTED LIGHT GREY FINISH (PER ELEVATION)
C	BOARD-FORMED CONCRETE
D	SMOOTH CONCRETE
E	POWDER COATED ALUMINUM
F	ALUMINUM REGLET
G	METAL CORING
H	IRON GATE
I	3-COAT STUCCO

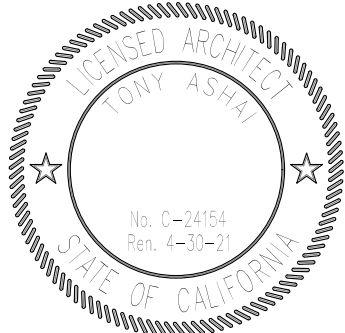
ELEVATION KEYNOTES

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Drawing Name

COLORED
ELEVATIONS

Job No.: AD_22001

Date: September 2022

Drawn by: orkihaus

Checked by: TA

Scale: AS SHOWN

Drawing Number

A-401

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4 REAR ELEVATION (WEST)
SCALE: 1/8" = 1'-0"



5 RIGHT-SIDE ELEVATION (NORTH)
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

A	COMPOSITE WOOD SIDING (VERTICAL) - PAINTED RED FINISH (PER ELEVATION)
B	COMPOSITE WOOD SIDING (HORIZONTAL) - PAINTED LIGHT GREY FINISH (PER ELEVATION)
C	BOARD-FORMED CONCRETE
D	SMOOTH CONCRETE
E	POWDER COATED ALUMINUM
F	ALUMINUM REVEAL
G	METAL COPING
H	IRON GATE
I	3-COAT STUCCO

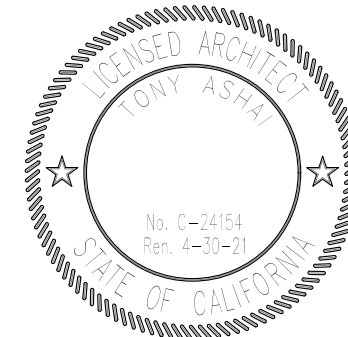
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Drawing Name

COLORED
ELEVATIONS

Job No.: AD_22001

Date: September 2022

Drawn by: orkithous

Checked by: TA

Scale: AS SHOWN

Drawing Number

A-402

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