

AERIAL VIEW



STREET VIEW



PROJECT TITLE

PROPOSED NEW MIXED-USE APARTMENT BUILDING

SHEET INDEX

G-001

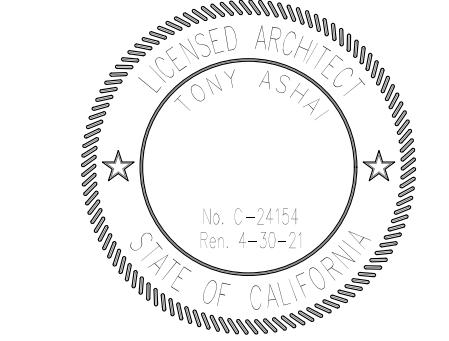
COVER SHEET

ASHAI
DESIGN
CONSULTING
CORPORATION

ARCHITECTURE
MASTER PLANNING
INTERIOR DESIGN

21515 HAWTHORNE BLVD.
SUITE 530 TORRANCE, CA 90503
TEL:
WWW.ASHAI.COM

Architect



Tony Ashai, AIA

Owner

VENZON INVESTMENTS INC.

21515 HAWTHORNE BLVD.
SUITE 530 TORRANCE, CA 90503
TEL: 3109383783
WWW.VENZONINVEST.COM

Revision

Issue	Description	Date
-	-	-
-	-	-
-	-	-
-	-	-

OWNER

OWNER:

INDIO 21, LLC.
21515 HAWTHORNE BLVD.
SUITE 530 TORRANCE, CA 90503
PHONE: (310) 938-3783

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

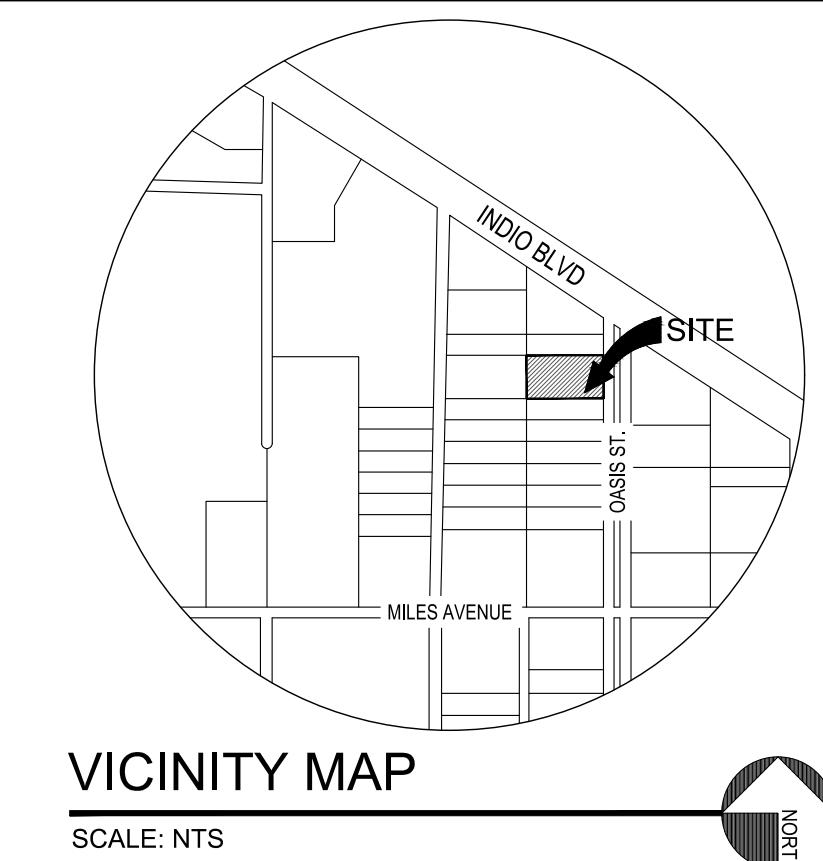
PROJECT NARRATIVE:
CONSISTING OF APPROXIMATELY 0.34 ACRES, APNS 611-151-017 & 611-151-018 (NO ADDRESS ASSIGNED TO DATE) IS ANTICIPATED TO HAVE A MIXED-USE 20-UNIT MULTI-FAMILY APARTMENT BUILDING WITH A COMMERCIAL/RETAIL COMPONENT ON THE GROUND LEVEL. THIS DEVELOPMENT WILL HAVE A TOTAL BUILT-UP AREA (HEREON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

STRUCTURAL

DEFERRED SUBMITTAL

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

VICINITY MAP



VICINITY MAP

SCALE: NTS

**PROPOSED NEW MIXED-USE
20-UNIT BUILDING**
APN #611-151-017
APN #611-151-018
OASIS STREET, INDIO, CA 92201

Project Title
PROPOSED NEW
MIXED-USE 20-UNIT
BUILDING

Project Address
APN #611-151-017
APN #611-151-018
OASIS STREET, INDIO, CA 92201
Drawing Name

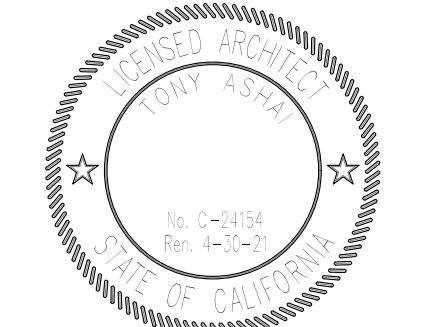
COVER SHEET

Job No.: AD_22001
Date: September 2022
Drawn by: orkibus
Checked by: TA
Scale: AS SHOWN
Drawing Number

G-001

IF THIS DRAWING IS NOT 36" x 24", IT IS REDUCED IN SIZE

Pkt Date: September 2, 2022



Tony Ashai, AIA

Owner

VENZON INVESTMENTS INC.
21515 HAWTHORNE BLVD.
SUITE 530 TORRANCE, CA 90503
TEL: 3109383783
WWW.VENZONINVEST.COM

Revision

Issue	Description	Date
.	.	.

**PROPOSED NEW MIXED-USE
20-UNIT BUILDING**
APN #611-151-017
APN #611-151-018
OASIS STREET, INDO, CA 92201

Project Title
PROPOSED NEW
MIXED-USE 20-UNIT
BUILDING

Project Address
APN #611-151-017
APN #611-151-018
OASIS STREET, INDO, CA 92201

Drawing Name

**FIRST FLOOR
PLAN**

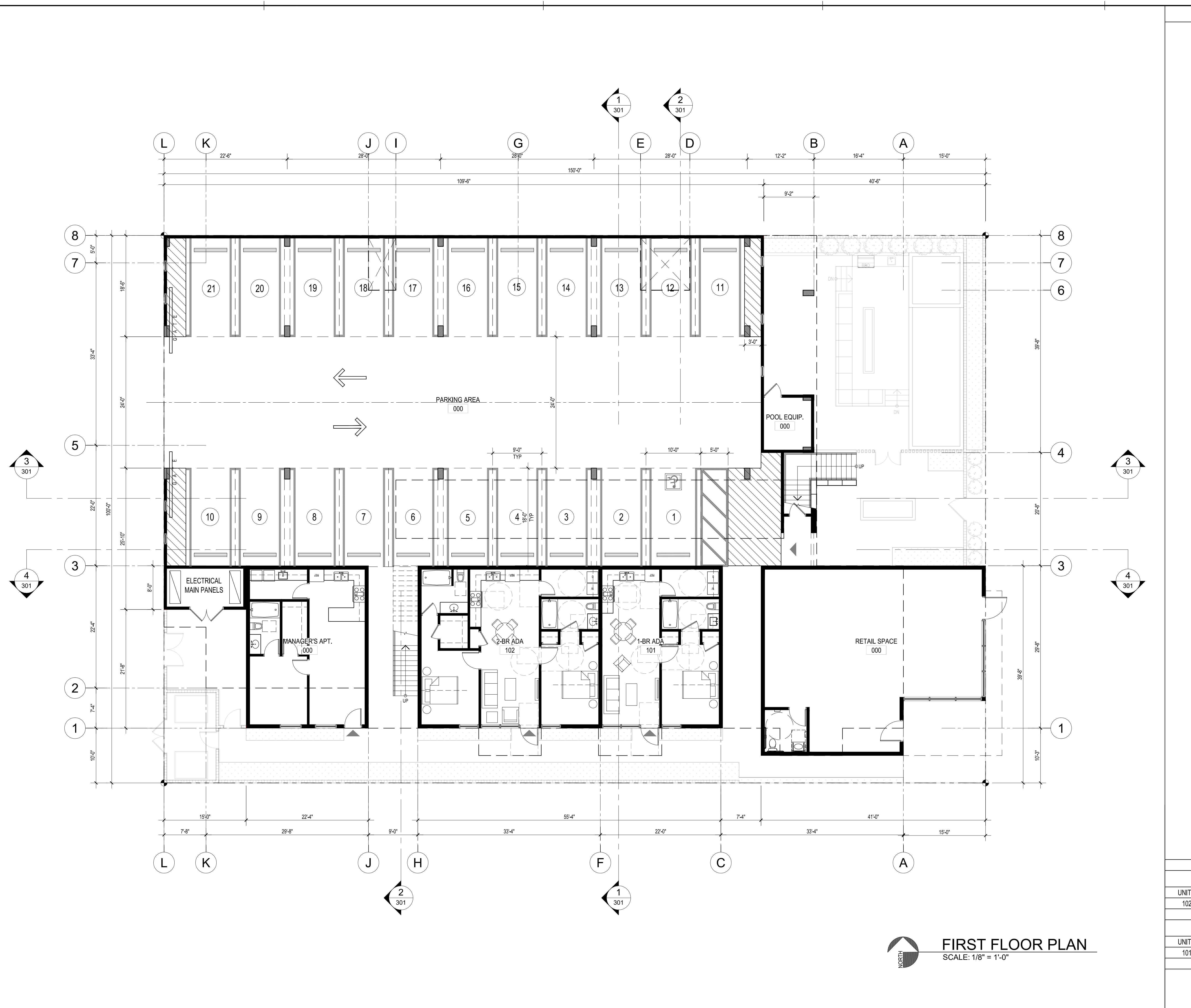
Job No.: AD_22001
Date: September 2022
Drawn by: arkithous
Checked by: TA
Scale: AS SHOWN

Drawing Number

A-101

IF THIS DRAWING IS NOT 36" x 24", IT IS REDUCED IN SIZE

Per Date: September 2, 2022





Tony Ashai, AIA

Owner

VENZON INVESTMENTS INC.

21515 HAWTHORNE BLVD.

SUITE 530 TORRANCE, CA 90503

TEL: 3109383783

WWW.VENZONINVEST.COM

Revision

Issue Description Date

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

..

SCHEDULE OF FINISHES

Tony Ashai, AIA

VENZON INVESTMENTS INC.
21515 HAWTHORNE BLVD.
SUITE 530 TORRANCE, CA 90500
TEL: 3109383783
WWW.VENZONINVEST.COM

**PROPOSED NEW MIXED-USE
20-UNIT BUILDING**

APN #611-151-017
APN #611-151-018

OASIS STREET, INDIO, CA 92201

Project Title

PROPOSED NEW MIXED-USE 20-UNIT BUILDING

Project Address
-
APN #611-151-017
APN #611-151-018
ASIS STREET, INDIO, CA 92201

COLORED ELEVATIONS

Job No.: AD_220
Date: September 20
Drawn by: arkih
Checked by:
Scale: AS SHOWN
Drawing Number

A 402

A-402



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



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

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