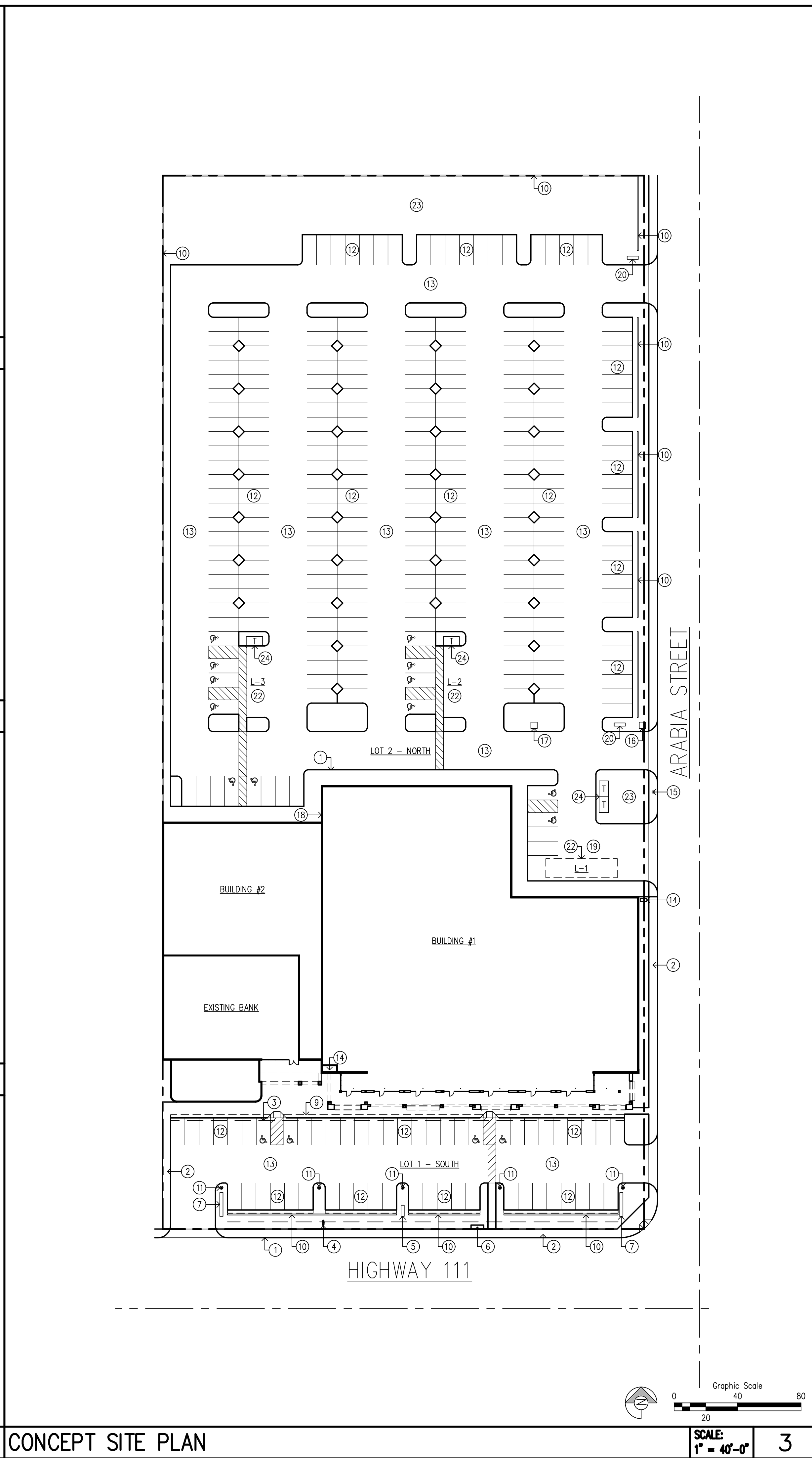


SCALE: 20
SCALE: 15
SCALE: 10
SCALE: 5



PROJECT DATA

SITE AREA: 4.35 NET ACRES
 ZONING: CC COMMUNITY COMMERCIAL DISTRICT
 EXISTING BUILDING: 52,000 SQ. FT.
 PARCEL MAP: PORTION OF SOUTH 1427.00 FEET OF SW 1/4 OF SECTION 23 T5SR7E PM 5-50, PARCEL 2

PARKING

ORIGINAL BUILDING: 52,000 SQ. FT. HOUSEHOLD EQUIPMENT, FURNITURE AND/OR APPLIANCE ONE SPACE/800 SQ. FT. 52,000 / 800 = 65 SPACES REQUIRED

ZONED CC: ONE SPACE PER 250 SQ. FT. FOR DEVELOPMENT OVER 30,000 SQ. FT. RESTAURANTS NOT EXCEEDING 15% OF AREA (EXCLUDING KITCHENS MAY BE CALCULATED AT CENTER REQUIREMENTS. 52,000 SQ. FT. / 250 = 208 SPACES REQUIRED

LOADING: COMMERCIAL OVER 40,000 SQ. FT. - 3 LOADING SPACES REQUIRED
 LOADING SPACE 12'-0" x 45'-0"
 3 LOADING SPACES REQUIRED
 3 LOADING SPACES PROVIDED

PARKING: 9'-0" x 19'-0" SPACES
 90° PARKING WITH 24'-0" DRIVE AISLES

LOT 1 - SOUTH
 50 PARKING PROVIDED
 4 HANDICAP PROVIDED
 54 TOTAL SPACES PROVIDED

LOT 2 - NORTH
 248 PARKING PROVIDED
 12 HANDICAP PROVIDED
 260 TOTAL SPACES PROVIDED

LOTS 1 & 2
 298 PARKING PROVIDED
 16 HANDICAP PROVIDED
 314 TOTAL SPACES PROVIDED

RETENTION: TO BE DETERMINED. RETENTION TO BE ACCOMMODATED IN UNDERGROUND SYSTEM.

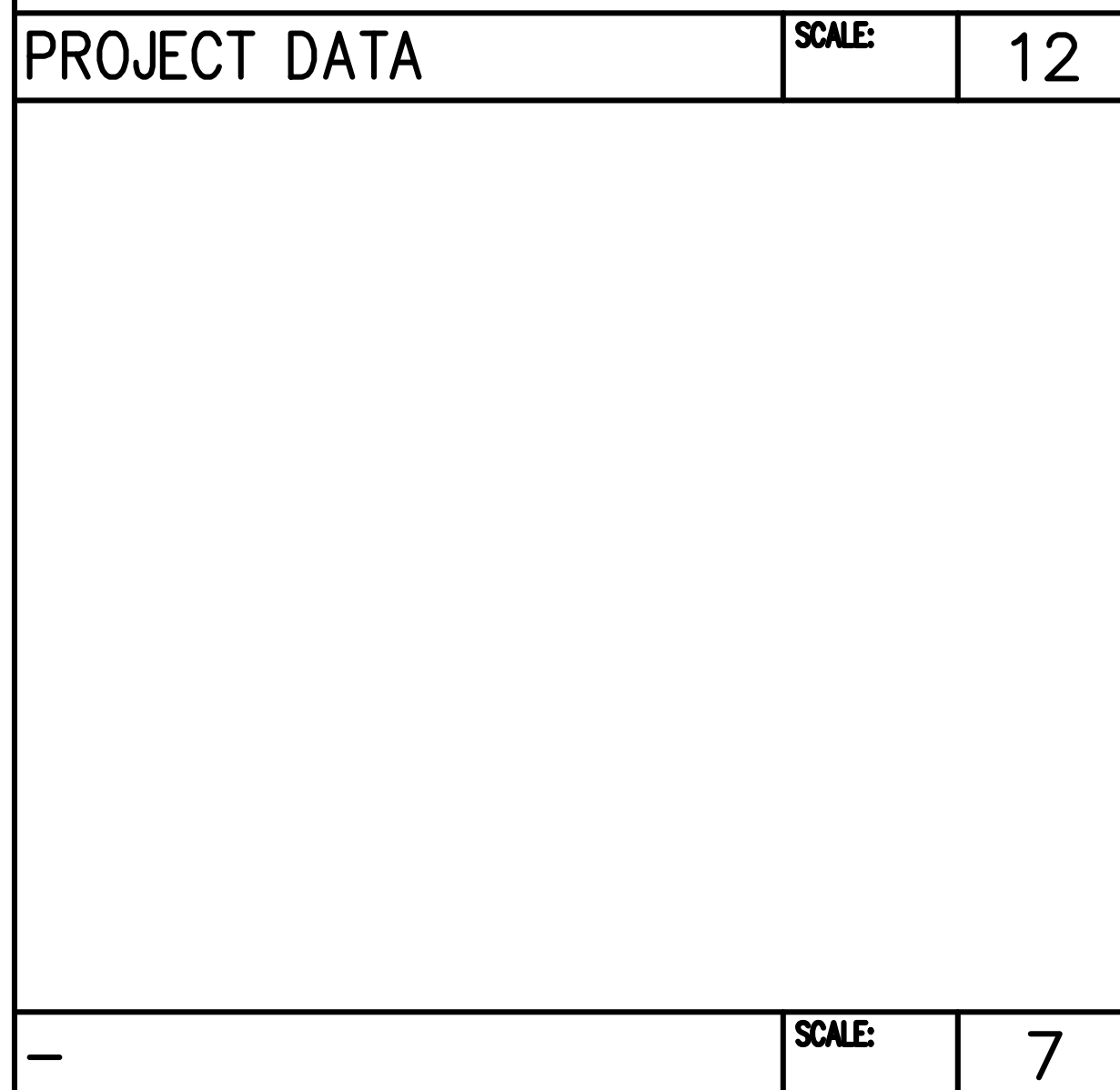
SITE LIGHTING: TO BE DETERMINED.

UTILITIES: FINAL UTILITY DISTRIBUTION TO BE DETERMINED.

LANDSCAPE: 15% OF TOTAL OFF STREET PARKING AREA TO BE LANDSCAPED.
 1/3 OF REQUIRED LANDSCAPE SHALL BE DISTRIBUTED THROUGHOUT SITE.
 1 TREE PER EACH 4 PARKING SPACES, EXCLUDES PARKING ALONG BUILDING.

REQUIREMENTS:
 PARKING LOT #2 AREA - 124,595 SQ. FT.
 LANDSCAPING REQUIRED - 15%(124,595) = 18,700 SQ. FT.
 1/3 WITHIN LOT - 6,233 SQ. FT.
 PARKING LOT INTERIOR AREA - 6,365 SQ. FT.

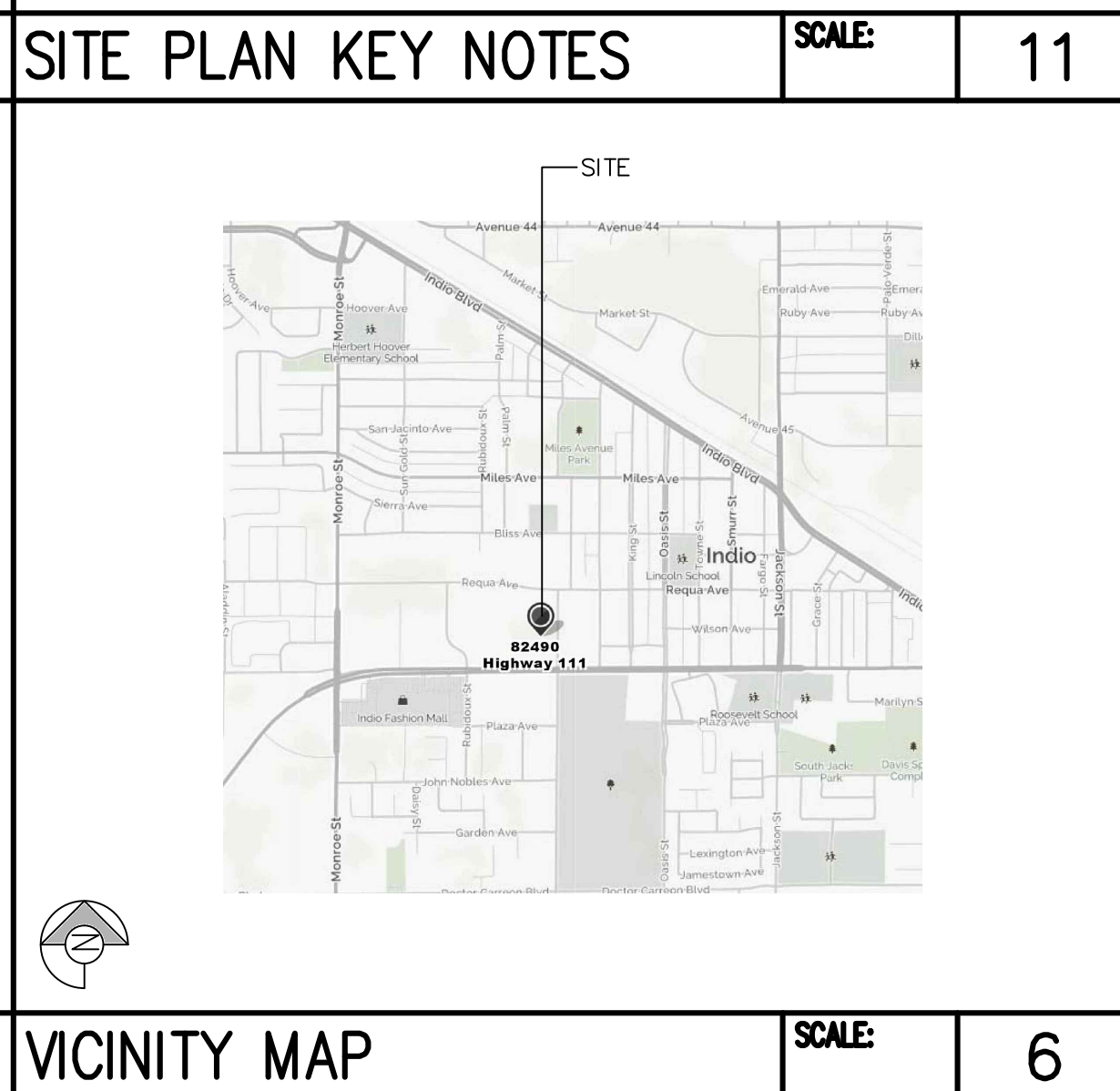
SCREENING: NO PARKING WITHIN 10'-0" OF A STREET PROPERTY LINE.
 PARKING AREA SHALL BE SCREENED ON ADJACENT STREETS AND PROPERTIES.



GENERAL NOTE:

CONCEPT PLAN IS BASED ON PARCEL INFORMATION AND FIELD MEASUREMENTS. ANY FINAL PLANS WILL NEED TO BE BASED ON A SURVEY AND GENERAL AGENCY REVIEW OF ON & OFF SITE DEVELOPMENT.

- SITE PLAN KEY NOTES**
- SCALE: 11
- CONCRETE CURB.
 - EXISTING CONCRETE SIDEWALK.
 - EXISTING PARKING LOT CURB LINE.
 - EXISTING FIRE RISER.
 - EXISTING 'CHASE' SIGN.
 - EXISTING BUS STOP ENCLOSURE.
 - EXISTING SIGN.
 - 10'-0" SETBACK TO PARKING.
 - 2'-0" PARKING OVERHANG.
 - NEW SCREEN WALL, HEIGHT TO BE DETERMINED.
 - NEW PARKING LOT LIGHTING.
 - NEW 90° PARKING, 9'-0" x 19'-0" WITH 2'-0" OVERHANG. 24'-0" 2 WAY DRIVE.
 - 24'-0" 2 WAY DRIVE.
 - DOMESTIC WATER SERVICE.
 - EXISTING FIRE HYDRANT.
 - EXISTING ELECTRICAL CABINET.
 - EXISTING TRANSFORMER.
 - EXISTING BUILDING 2 ELECTRICAL SERVICE.
 - REMOVE LOADING DOCK.
 - NEW SITE SIGNS.
 - UTILITY EASEMENT.
 - 12'x45' LOADING SPACE.
 - NEW RETENTION.
 - NEW TRASH ENCLOSURE.

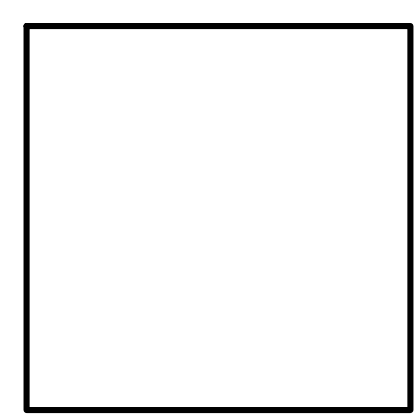


GENERAL NOTE:

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MAGICAL ESTATES LLC
 9622 CRESTA DRIVE
 LOS ANGELES, CA. 90035

COMMERCIAL DEVELOPMENT

82-490 HIGHWAY 111, INDIO, CA. 92201

NO.	DATE	BY	DESCRIPTION
7			
6			
5			
4			
3			
2			
1			

COMM. NO.: 26110	DATE: 01.06.17
DRAWN: SRD	CHECKED: LCR

DRAWING TITLE:
CONCEPTUAL SITE PLAN
 C2.0