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**POWERS & AEROPLAZA**  
 1120 N. NEWPORT RD.

DEVELOPMENT PLAN

**ENTITLEMENT**

DATE: 7-22-18  
 PROJECT NO.: A-18-001  
 DRAWING NO.: 18-001-01

**SITE PLAN**

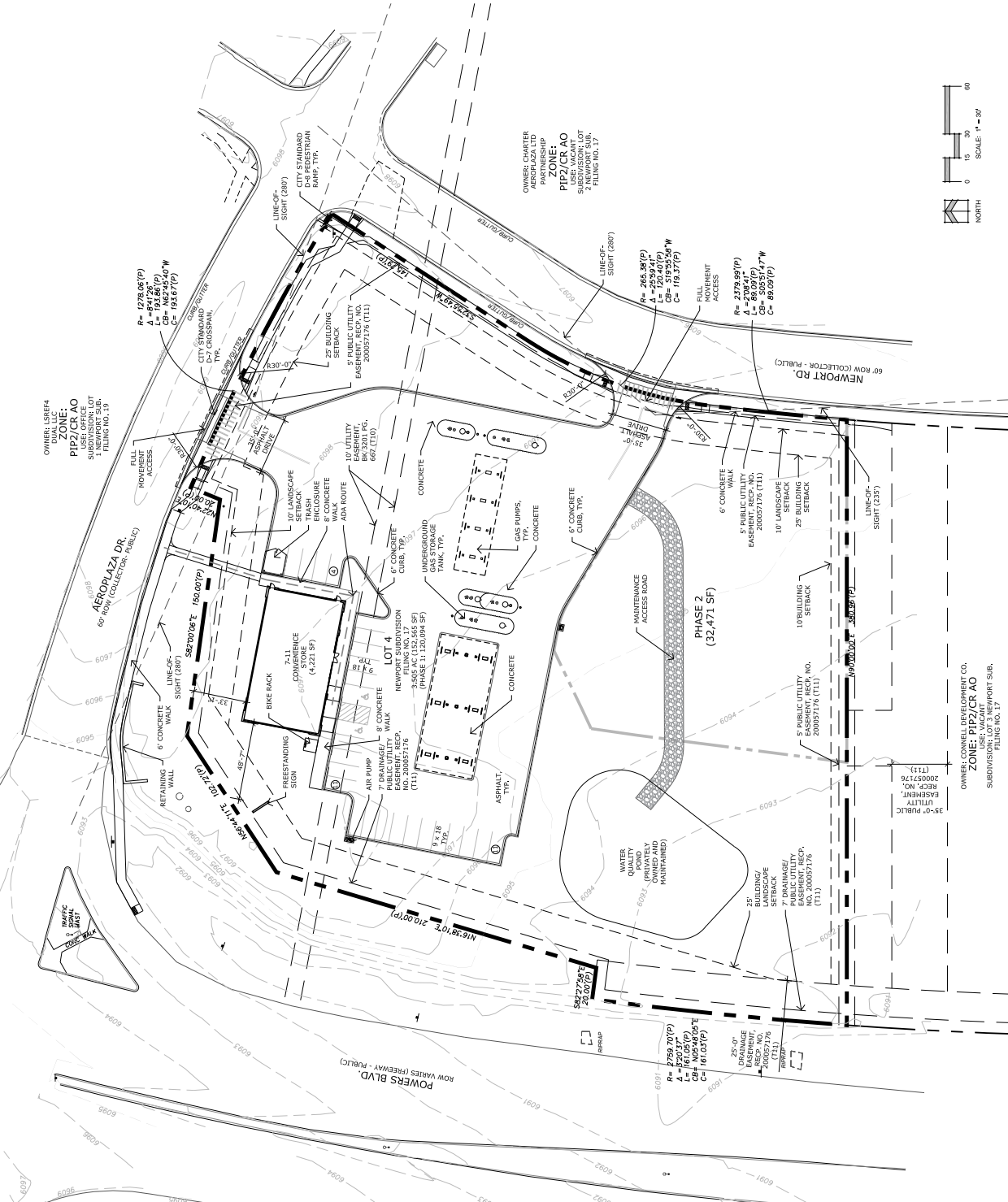
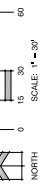
2 OF 9

CPC CU 18-00095

OWNER: USNEFA  
 ZONE: PIP2/CR AO  
 SUBDIVISION LOT 1 NEWPORT SUB.  
 FILING NO. 15

OWNER: ANRICO  
 PROPERTIES  
 COACHELLA  
 ZONE: PIP2/CR AO  
 SUBDIVISION LOT 1 NEWPORT SUB.  
 FILING NO. 12

OWNER: CONNELL  
 AEROPLAZA LTD.  
 PARTNERSHIP  
 ZONE: PIP2/CR AO  
 SUBDIVISION LOT 1 NEWPORT SUB.  
 FILING NO. 17



**FIGURE 2**

Project development based on the following: 1) 9/27/2018 Interim Final Planning (12) 2) 9/27/2018 Interim Final Planning (12) 3) 9/27/2018 Interim Final Planning (12)



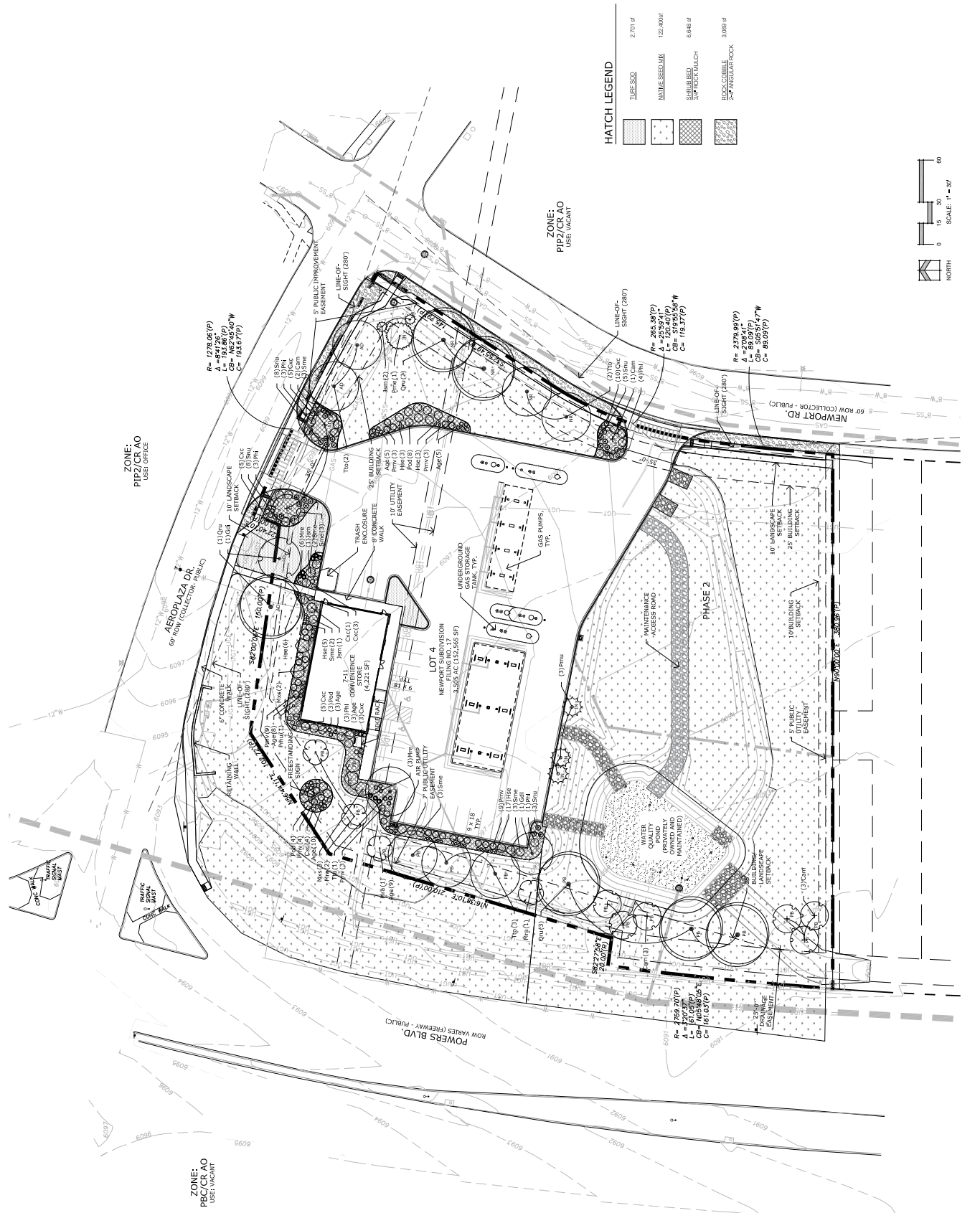


**ENTITLEMENT**

SHEET: 5 OF 9  
DESIGNER: N.E.S., Inc.  
ENGINEER: N.E.S., Inc.  
CHECKED: N.E.S., Inc.

**FINAL LANDSCAPE  
PLAN**

**5**  
OF 9  
CPC CU 18-00095



**HATCH LEGEND**

[Hatch Pattern]	LINE 300	2,701 sf
[Hatch Pattern]	NATIVE SEED/MLK	122,400 sf
[Hatch Pattern]	SHRUBBERED	6,648 sf
[Hatch Pattern]	24' PAVEMENT POOL	3,089 sf

**ZONE:**  
PIP2/CR AO  
USE: OFFICE

**ZONE:**  
PIP2/CR AO  
USE: VACANT

**ZONE:**  
PIP2/CR AO  
USE: VACANT

**FIGURE 2**

**LANDSCAPE NOTES**

1. EQUAL ON ALL SIDES UNLESS NOTED OTHERWISE. INCORPORATE 2" CURB/MASS/1000 OF AREA OF ORGANIC COMPOST TO ALL LANDSCAPE TYPICAL AREAS. RECOMMENDATIONS FOR SOIL AMENDMENTS, IRRIGATION, AND MAINTENANCE REQUIREMENTS SHALL BE BASED ON SOIL ANALYSIS. SEE LANDSCAPE DETAILS FOR FURTHER REQUIREMENTS. ALL PLANTING SHALL BE DONE BY THE CONTRACTOR.
2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. FILL INTO TOP OF 8" SOIL. FOR SPACING LIGHTING AND LOCATIONS REFER TO PHOTOGRAPHIC PLAN.
3. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE. PLANTING AREAS AND SPRAY ANY TYPE. IRRIGATION PLAN WILL INCLUDE AN IRRIGATION SCHEDULE THAT NOTES PLANTS AND GENERAL RECOMMENDATIONS REGARDING SEASONAL ADJUSTMENTS SPRING AND FALL. IRRIGATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE.
4. ALL PLANTS AND TREES NOT INSTALLED IN PLANTING AREAS SHALL BE PROTECTED BY A 2" CURB/MASS/1000 UNLESS NOTED OTHERWISE.
5. SOIL SHALL BE TESTED FOR NUTRIENT LEVELS AND PH. SOIL SHALL BE AMENDED TO CORRECT DEFICIENCIES. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE. CONTRACTOR TO PROVIDE ALL NECESSARY MATERIALS AND LABOR FOR ALL PLANTING AND MAINTENANCE.
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18. ALL THE EXISTING CONSTRUCTION (E/C) SHALL NOT BE TOUCHED OR OVERSIGHTLY OBSTRUCTED BY LANDSCAPING.

**Landscape Setbacks**

Street Name or Location	Width (in Ft.)	Linear Setback (in Ft.)	No. of Trees
Front	20'	5'	12
Side	10'	5'	12
Back	10'	5'	12
Collector	10'	5'	12
Arterial	10'	5'	12
Major Road	10'	5'	12
Minor Road	10'	5'	12
Other	10'	5'	12
Required / Provided	Required / Provided	Required / Provided	Required / Provided
40 / 28	24 / 24	78% / 75%	78% / 75%
30 / 30	N/A	100%	78% / 75%
20 / 30	N/A	100%	78% / 75%

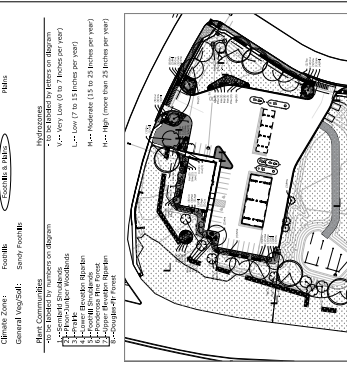
**Internal Landscaping**

Net Site Area (SF)	Internal Area (SF)	Internal Trees (1/1000 SF)
50,000 ± 5'	12,116	12
Required / Provided	Required / Provided	Required / Provided
60 / 48	34 / 37	78% / 75%

**Motor Vehicle Lots**

Net Site Area (SF)	Internal Area (SF)	Internal Trees (1/1000 SF)
50,000 ± 5'	12,116	12
Required / Provided	Required / Provided	Required / Provided
60 / 48	34 / 37	78% / 75%

**Schematic Landscape Diagram**



**PLANT SCHEDULE**

SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SPACING	REMARKS
Gd1	2	Gymnocladia dioica / Kentucky Coffee Tree	50'	40"	3' CAL	3445
Jm1	4	Juniperus scopulorum / Monoglow / Monoglow Juniper	15'	10"	6" HT	888
Mra	4	Malus x Redair / Radiant Crab Apple	20'	20"	1.5' CAL	888
Mks	5	Malus x Syngenta / Syngent Crabapple	10'	10"	2" CAL	888
Pru1	4	Rhus typhina / Maple Tree	20'	15"	6" HT	888
Pru2	1	Rhus typhina / Maple Tree	20'	20"	8" HT	888
Qo	6	Quercus rubra / Red Oak	60'	60"	3" CAL	888
Tto	8	Tilia tomentosa / Silver Linden	50'	35"	2.5' CAL	888
SHRUBS <th>QTY</th> <th>BOTANICAL NAME / COMMON NAME</th> <th>HEIGHT</th> <th>WIDTH</th> <th>SPACING</th> <th>REMARKS</th>	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SPACING	REMARKS
CXC	30	Caryopteris x claudiana / Dark Knight / Dark Knight Bluebeard	1.5'	3"	5 GAL	4597840
Mre	9	Mahonia repens / Creeping Mahonia	8"	8"	5 GAL	5088A
Pnd	15	Physocarpus opulifolius / Diablo Nivebark	3"	6"	5 GAL	6788
Pnv	31	Rhus purpurea / Mesa Verde / Mesa Verde Spine	6"	6"	5 GAL	50788
Pri	14	Rhus typhina / Hibiscus Creeper / Hibiscus Creeper Scotch Pine	5'	6"	5 GAL	5088A
Sne	16	Syringa meyeri / Falbuh / Dwarf Korean Lilac	5'	6"	5 GAL	5088A
GRASSES <th>QTY</th> <th>BOTANICAL NAME / COMMON NAME</th> <th>HEIGHT</th> <th>WIDTH</th> <th>SPACING</th> <th>REMARKS</th>	QTY	BOTANICAL NAME / COMMON NAME	HEIGHT	WIDTH	SPACING	REMARKS
Apr	43	Andropogon gerardii / Big Blue Stem	3'	2"	1 GAL	12390
Hec	34	Helleborus scaber / Indian Grass	5'	4"	1 GAL	3480

**Land Planning Landscape Architecture Urban Design**

**NES**

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**POWERS & AEROPAZA**

1120 N. NEWPORT RD.

**DEVELOPMENT PLAN**

DATE: 7-20-18  
PROJECT NO: 18-00095  
DRAWING NO: 18-00095-01

**ENTITLEMENT**

SHEET	NO.	TOTAL SHEETS
09-048	AK	09-048

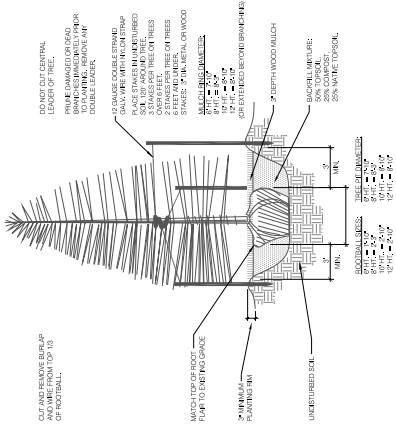
**LANDSCAPE NOTES & DETAILS**

**6** OF **9**

CPC CU 18-00095

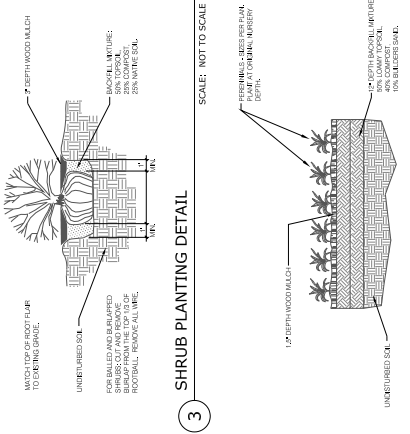
**1 CONIFEROUS TREE PLANTING DETAIL**

SCALE: NOT TO SCALE



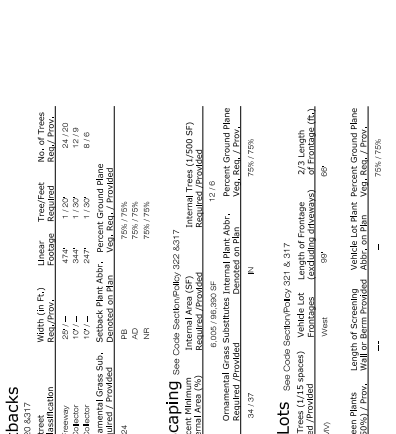
**2 CONIFEROUS TREE PLANTING DETAIL**

SCALE: NOT TO SCALE



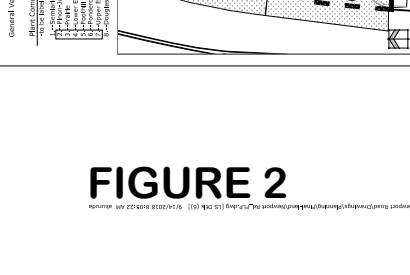
**1 DECIDUOUS TREE PLANTING DETAIL**

SCALE: NOT TO SCALE



**3 SHRUB PLANTING DETAIL**

SCALE: NOT TO SCALE



**4 PERENNIAL / GROUND COVER PLANTING**

SCALE: NOT TO SCALE



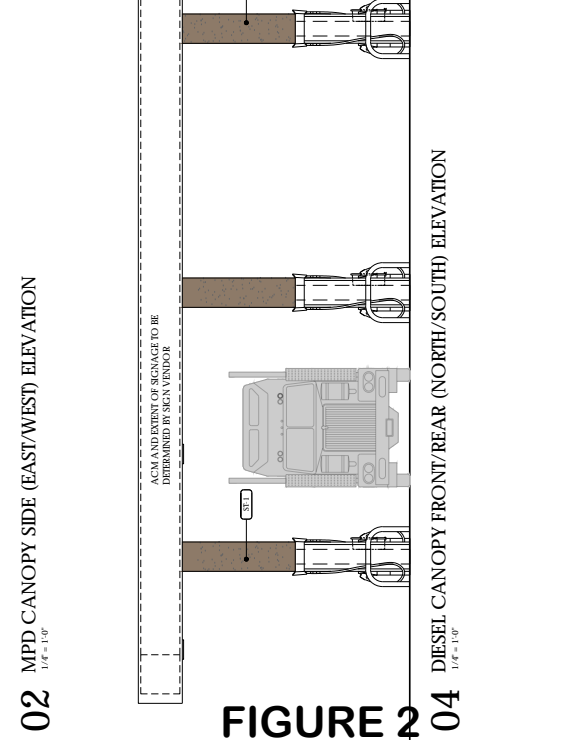
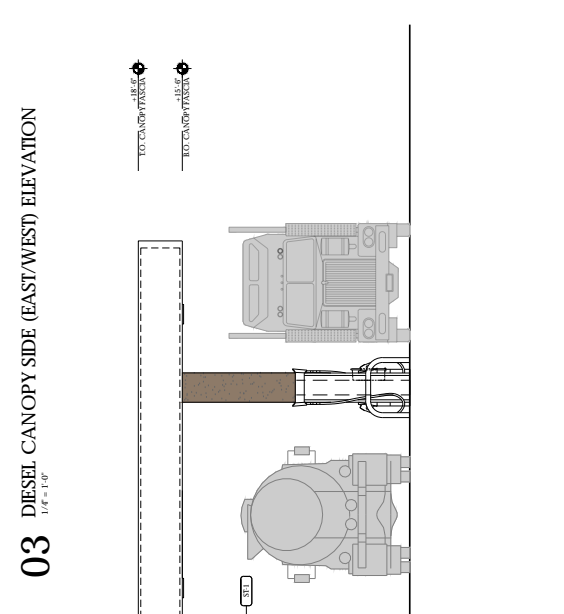
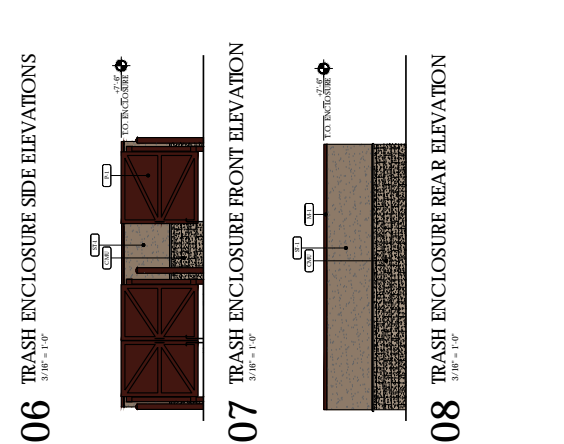
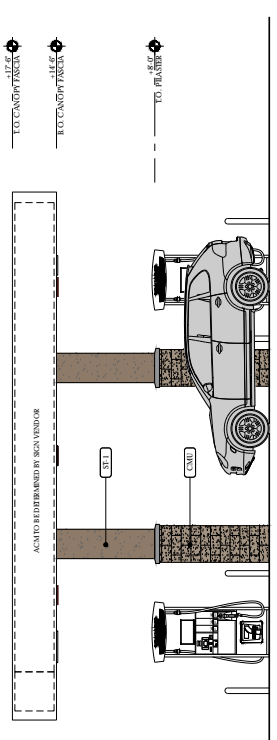
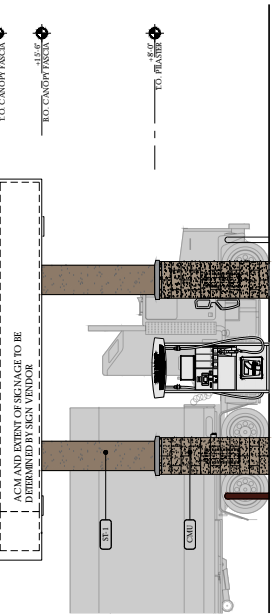
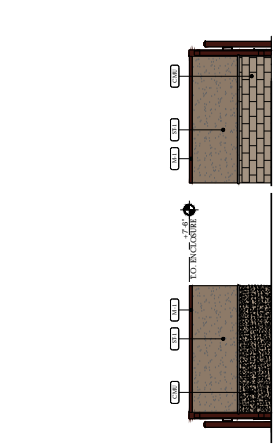
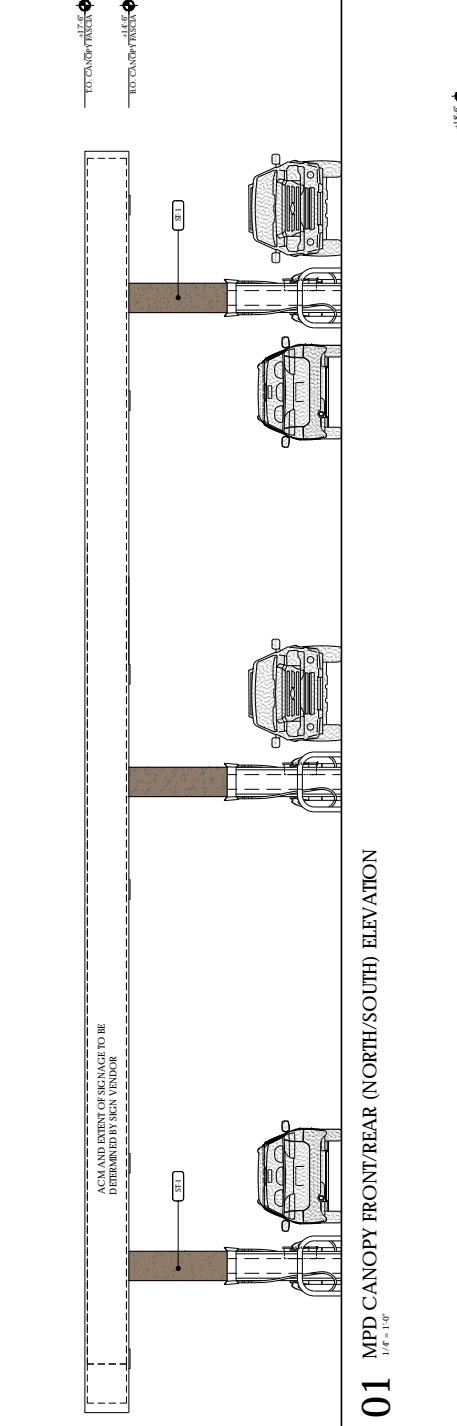
**FIGURE 2**



**EXTERIOR FINISH SCHEDULE**

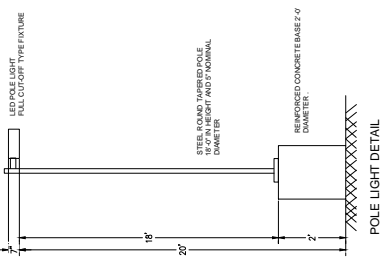
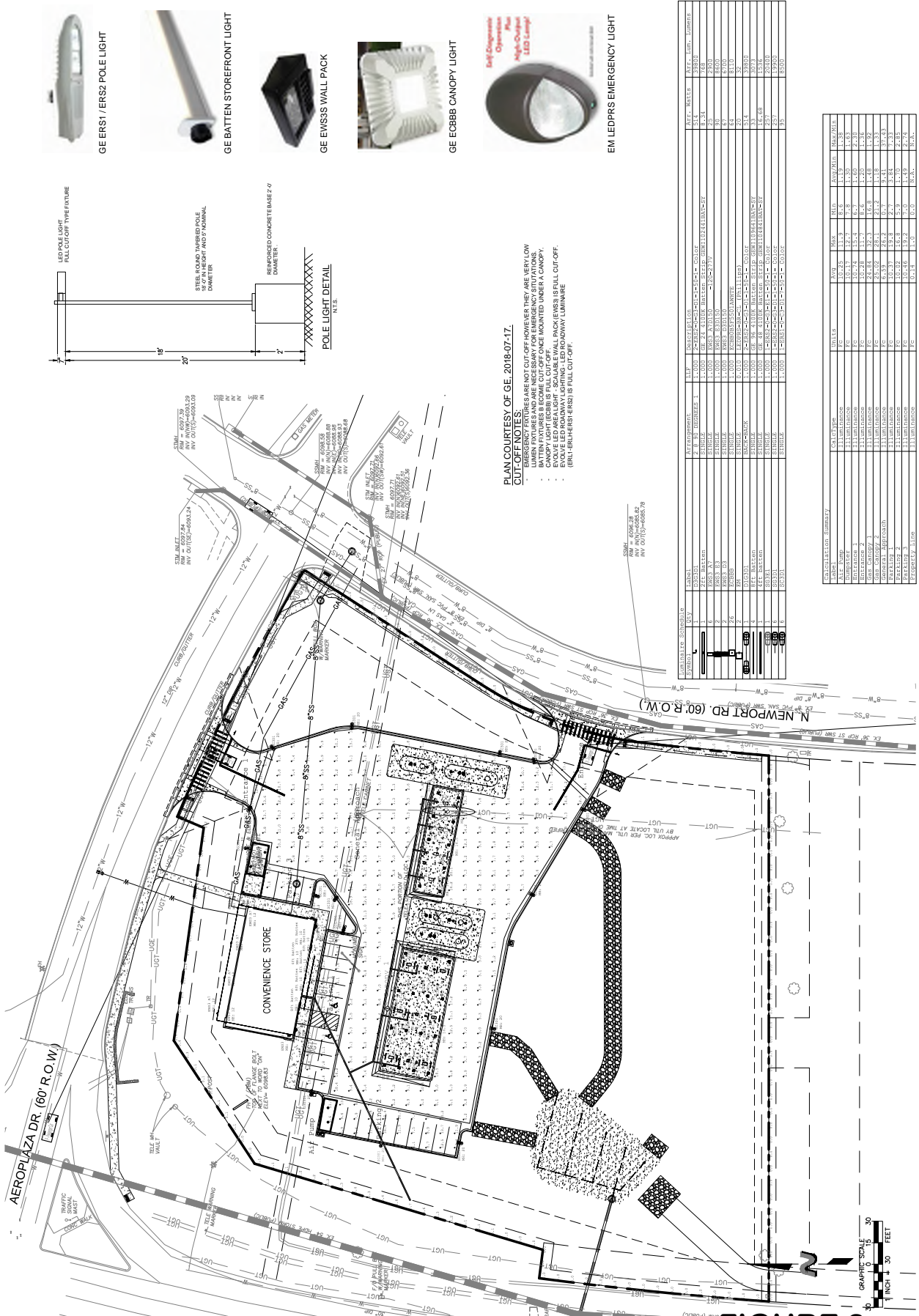
NOTE: ALL FINISHES TO BE MATCHED TO THE FINISHES SHOWN IN THE FINISH SCHEDULE. WHEN F.O.R. WORK, COLOR MATCH TO THE ADJACENT MATCH LINE COLOR MATERIAL.

FINISH	MATERIAL	PATTERN
W-1	24 GAUGE GALV. SHEET METAL COPING, CAV. SLOPE	
P-1	PREFINISHED SHEET METAL DOWNSTAIR SYSTEM AND OTHER METAL WORKS (BY 108 TERANE BRONZE)	
N-1	ARCHITECTURAL WALLPANE - ARCHIA - 18" X 18"	
N-2	INDUSTRIAL BLOCK - "EMPER ROCK"	
N-3	PREFINISHED SHEET METAL EXTENSION - 4" TALL BY 3" EXTENSION	
ACM	ARCHITECTURAL WALLFLASHING - "DABLE" - 6" X 6"	
	ALUMINUM COMPOSITE METAL - "WIBB" - RE-SICN	
SE-1	DRYWE (OR EQUAL) - 1/2" - SW 250R TAVERNA PAINT	
S-1-S-2	KAWNEER - DARK BRONZE ALUMINUM STOREFRONT	
	INSULATED CLEAR GLAZING BY POLYGLASSILE OR EQUAL	
CMU	INTERIOR COLOR SPALLFAZE ONLY - COLOR TO COMPARENT PROPOSED E.P.P. SUBSTRATE OR EQUAL	



**FIGURE 2**





PLAN COURTESY OF GE, 2018-07-17.

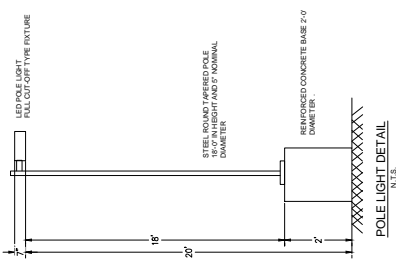
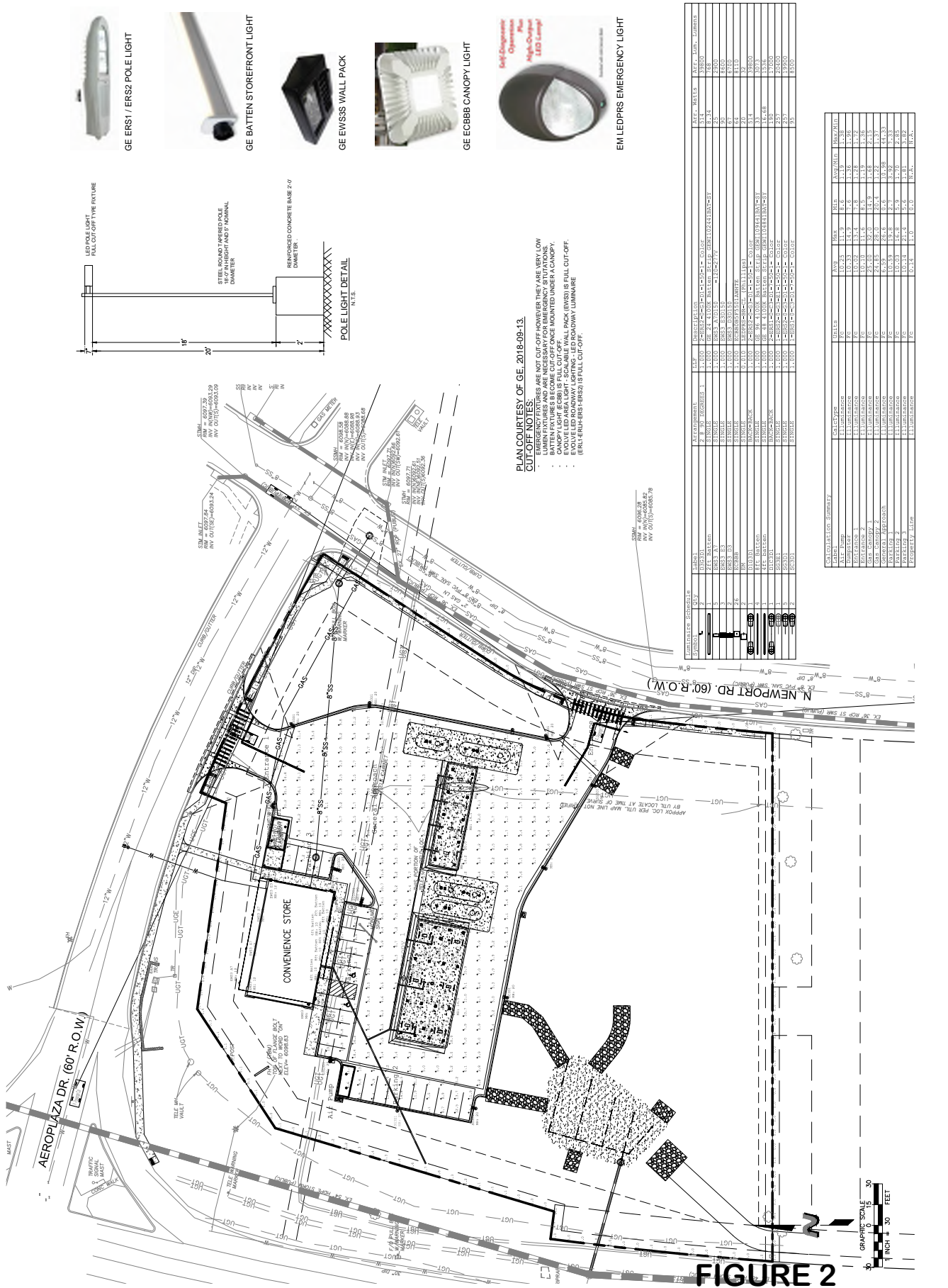
**CUT-OFF NOTES:**

- BATTEN FIXTURES ARE NOT CUT OFF, HOWEVER THEY ARE VERY LOW LUMEN FIXTURES AND ARE NECESSARY FOR EMERGENCY SITUATIONS.
- E-VALE LED AREA LIGHT - SCALABLE WALL PACK (EWSS3) IS FULL CUT-OFF.
- BRAY LED AREA LIGHT - SCALABLE WALL PACK (ERS1) IS FULL CUT-OFF.
- BRAY LED AREA LIGHT - SCALABLE WALL PACK (ERS2) IS FULL CUT-OFF.

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	MODEL	WATT	WATT/UNIT	WATT/ROW	WATT/ROW	WATT/ROW	WATT/ROW
1	LED POLE LIGHT	1	EA	GE	ERS1	150	150	150	150	150	150
2	LED POLE LIGHT	1	EA	GE	ERS2	150	150	150	150	150	150
3	LED BATTEN LIGHT	1	EA	GE	BATTEN	150	150	150	150	150	150
4	LED WALL PACK	1	EA	GE	EWSS3	150	150	150	150	150	150
5	LED CANOPY LIGHT	1	EA	GE	ECGBB	150	150	150	150	150	150
6	LED EMERGENCY LIGHT	1	EA	EM	LEDPRS	150	150	150	150	150	150

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	MODEL	WATT	WATT/UNIT	WATT/ROW	WATT/ROW	WATT/ROW	WATT/ROW
1	LED POLE LIGHT	1	EA	GE	ERS1	150	150	150	150	150	150
2	LED POLE LIGHT	1	EA	GE	ERS2	150	150	150	150	150	150
3	LED BATTEN LIGHT	1	EA	GE	BATTEN	150	150	150	150	150	150
4	LED WALL PACK	1	EA	GE	EWSS3	150	150	150	150	150	150
5	LED CANOPY LIGHT	1	EA	GE	ECGBB	150	150	150	150	150	150
6	LED EMERGENCY LIGHT	1	EA	EM	LEDPRS	150	150	150	150	150	150

**FIGURE 2**



PLAN COURTESY OF GE, 2018-09-13.  
CUTOFF NOTES:  
- LUMEN FIXTURES ARE NOT CUT-OFF HOWEVER THEY ARE VERY LOW  
- EMERGENCY FEATURES ARE NOT CUT-OFF FOR EMERGENCY SITUATIONS.  
- CANOPY LIGHT (ECBB) IS FULL CUT-OFF. (CONSIDER ANGLED CANOPY)  
- GE ERS1 (ERS1) IS FULL CUT-OFF.  
- GE ERS2 (ERS2) IS FULL CUT-OFF.  
- EMERGENCY LIGHTING (LED ROADWAY LUMINAIRE)  
- (ERL-ERUPRS1-ERS2) IS FULL CUT-OFF.

NO.	SYMBOL	DESCRIPTION	QTY	MANUFACTURER	MODEL	WATTAGE	FOOT COUNDS	HEIGHT	SPACING	NOTES
1	ERS1	ERS1	1	GE	ERS1	100	10	10	10	
2	ERS2	ERS2	1	GE	ERS2	100	10	10	10	
3	ECBB	ECBB	1	GE	ECBB	100	10	10	10	
4	EWSS	EWSS	1	GE	EWSS	100	10	10	10	
5	LEDPRS	LEDPRS	1	EMERGENCY LIGHTING	LEDPRS	100	10	10	10	

COLLECTOR	TYPE	WATT	WAVELENGTH	WAVELENGTH
ERS1	ERS1	100	10	10
ERS2	ERS2	100	10	10
ECBB	ECBB	100	10	10
EWSS	EWSS	100	10	10
LEDPRS	LEDPRS	100	10	10

**FIGURE 2**