ORIG. PROJECT SUMMARY

BLDG. AREA	
RITE AID	17,340 SF
BUILDING 2	13,983 SF
PAD A	4,760 SF
BLDG. 1 (WEST)	22,058 SF
BLDG. 1 (EAST)	17,705 SF >BLDG. 1 (W&E)=39,763 SF
TOTAL AREA	75,846 SF
(% OF NET LOT COVERAGE)	(22.33%)
LANDSCAPE REQUIRED (5% OF PAVING)	8,321 SF
LANDSCAPE AREA PROVIDED (ON SITE)	65,994 SF
(% OF NET LOT COVERAGE)	(19.43%)
PAVING AREA, SF	174,383 SF
(% OF NET LOT COVERAGE)	(51.34%)
HARDSCAPE AREA, SF	23,424 SF
(% OF NET LOT COVERAGE)	(6.90%)
PARKING ANALYSIS:	
75,846 SF RETAIL / 250 SF =	303.3 CARS
TOTAL CARS REQUIRED =	304 CARS
TOTAL CARS PROVIDED	
STANDARD =	288
HANDICAPPED =	13
COMPACT =	30 (9%)
TOTAL =	331 CARS

PHASE	1	2
RITE AID	17,340 SF	
BUILDING 2		13,983 SF
PAD A		4,760 SF
BLDG. 1(WEST)		22,058 SF
BLDG. 1(EAST)		17,705 SF
PHASE TOTAL	17,340 SF	58,506 SF
GRAND TOTAL	75,846 SF	

UNIT #	M (MERCANTILE) OCC. (IMPROVED SPACE)	A-2 (ASSEMBLY) OCC. (IMPROVED SPACE)	UNIMPROVED SPACE (SHELL ONLY)
101		5,186 SF	
102	1,198 SF		
103	1,218 SF		
104			1,288 SF
105			1,288 SF
106	873 SF		
107			927 SF
108			988 SF
109			988 SF
110			988 SF
111			1,065 SF
112			1,189 SF
SUBTOTAL	3,289 SF	5,186 SF	8,721 SF
COMMON	386 SF (ELECT. RM, STORAGE, & SPRINKLER RISER CLOSET)		
TOTAL	17,582 SF		

LEGEND

- PROPOSED CONSTRUCTION (THIS PERMIT)
- FUTURE CONSTRUCTION (INDEPENDENT PLANTERS & CURBS EXISTING)
- EXISTING LANDSCAPE
- NEW LANDSCAPE
- NEW PAVING
- TEMPORARY LANDSCAPING w/ BLDG B-PHASE 1
- TEMPORARY PAVING
- CONCRETE PAVING
- PATH OF TRAVEL
- BOUNDARY OF THIS CONSTRUCTION PHASE TO UNIMPROVED FUTURE CONSTRUCTION (SEE CIVIL PLANS) (w/ NEW OR RELOCATED 5FT-T-RAIL FENCING, TO MATCH EXIST.)

BLDG. B (EAST) PROJECT SUMMARY (THIS PERMIT)

OWNER & DEVELOPER	G & L REALTY YUCCA VALLEY II, LLC CONTACT: RICHARD GOTTLIEB 439 N. BEDFORD DR. BEVERLY HILLS, CA 90210 TEL: (310) 273-9930 FAX: (310) 248-2222
ZONING	(C-G) GENERAL COMMERCIAL
TOWN PLANNING CASE #	01-08
OVERALL NET LOT AREA:	339,643 SF (7.80 AC)
LEGAL DESCRIPTION	PARCEL 5 OF PARCEL MAP X
PARCEL 5 AREA:	+/- 92,782 SF (2.13 AC)
APN	0595-271-48 (SOUTHEAST PARCEL 5)
BUILDING CODE	2010 CALIFORNIA BUILDING CODE 2010 CALIFORNIA MECHANICAL CODE 2010 CALIFORNIA PLUMBING CODE 2010 CALIFORNIA ELECTRICAL CODE 2010 CALIFORNIA GREEN CODE LATEST CALIFORNIA FIRE CODE LATEST NFPA 13 FIRE SPRINKLERS LATEST NFPA 13 FIRE ALARM
BLDG. B (EAST) ADDRESS:	57675 29 PALMS HWY. YUCCA VALLEY, CA 92284
BLDG. OCCUPANCY	MERCANTILE (M) & ASSEMBLY-RESTAURANT (A2)
BUILDING TYPE	V-B, FULLY SPRINKLERED PER SEC 903.3.1.1
BUILDING B (EAST) THIS PERMIT:	
M OCCUPANCY	3,289 SF
A-2 OCCUPANCY	5,186 SF
UNIMPROVED AREA	8,721 SF
COMMON AREA	386 SF
BUILDING B.1 TOTAL	17,582 SF
(% OF NET LOT (PARCEL 5) COVERAGE)	(19 %)
LANDSCAPE REQUIRED (5% OF PAVING)	8,321 SF (FOR ENTIRE CENTER)
LANDSCAPE AREA PROVIDED (ON SITE)	65,994 SF (ORIG. DESIGN FOR ENTIRE CENTER)
(% OF NET LOT COVERAGE)	(19.43%)
NEW LANDSCP PLANTERS (NO. SIDE OF BLDG. B EAST) (TO BE DESIGN-BUILD)	*985 SF*
TEMPORARY LANDSCAPE (WEST OF BLDG B EAST) (TO BE DESIGN BUILD)	*1,535 SF*
PAVING AREA, SF	174,383 SF (FOR ENTIRE CENTER)
(% OF NET LOT COVERAGE)	(51.34%)
HARDSCAPE AREA, SF	23,424 SF (FOR ENTIRE CENTER)
(% OF NET LOT COVERAGE)	(6.90%)
(E) HARDSCAPE AREA	*23,424 SF*
(N) LANDSCP AREA (NORTH)	*- 985 SF*
HARDSCAPE AREA	*22,439 SF*
PARKING ANALYSIS SURROUNDING BLDG. B (EAST) (THIS PERMIT):	
17,582 SF/250 SF=	70 REQ'D
CARS PROVIDED (ON PARCEL 5)	
STANDARD	84
HANDICAPPED	4
COMPACT	0
TOTAL	88 CARS

SHORT-TERM BICYCLE PARKING: 70 REQ'D CARS x 75% VISITOR=53 x 5%=3 DBL RACKS
PROVIDED: 3 DBL RACKS AT BUILDING B - EAST

"CLEAN AIR/VANPOOL/EV" DESIGNATED PARKING: 51-75 REQ'D CARS = 6 SPCS
PROVIDED: 6 SPCS

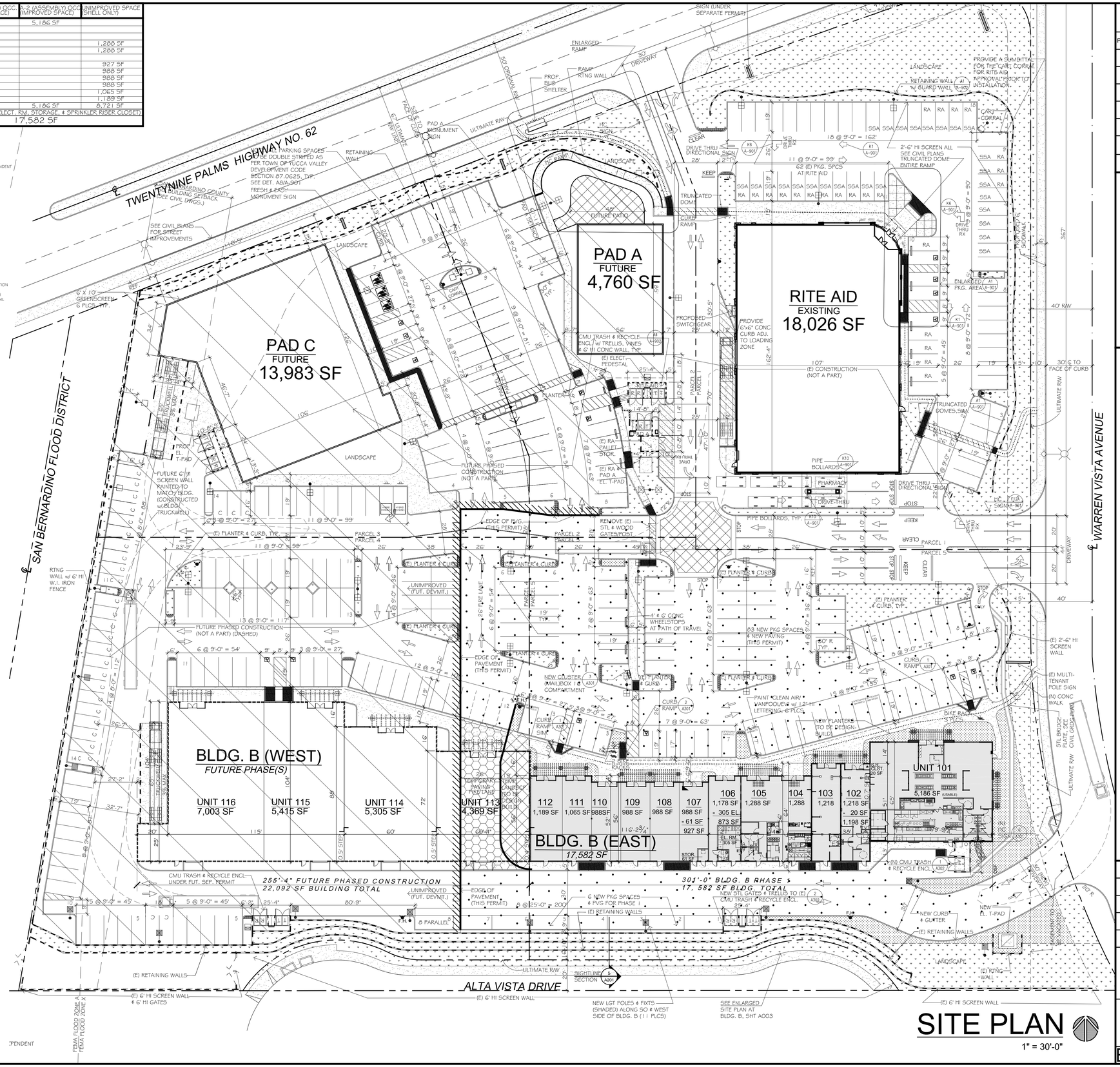
PHASE	1 (EXIST.)	2 THIS PERMIT	3 (FUTURE)
RITE AID EXISTING	17,340 SF		
PAD A FUTURE			4,760 SF
BLDG. B (WEST PAD) FUTURE			22,092 SF
BLDG. B (EAST) THIS PERMIT		17,582 SF	
PAD C FUTURE			13,983 SF
PHASE TOTAL	17,340 SF	17,582 SF	40,835 SF
GRAND TOTAL	75,757 SF		

BASIC ALLOWABLE BUILDING AREA PER CBC TABLE 503
FOR M-OCC=9,000 SF & A2 OCC= 6,000 SF
BUILDING AREA (INCREASE) MODIFICATIONS PER CBC SEC 506.1:
BASIC AREA + [BASIC AREA x SPRINKLER INCREASE]=ALLOWABLE AREA
BASED ON MOST RESTRICTIVE A-2 OCC: 6,000+[6,000 x 3]=24,000>17,582 SF

OCC. SEP. BETWEEN "M" & "A-2"=NOT REQ'D PER SEC 508.3 NON SEP. OCCUPANCIES

FIRE PROTECTION SYSTEMS

FIRE RESISTIVE RATING REQMT. FOR EXT. WALL BASED ON FIRE SEP. DIST. (TABLE 602
RATING OF CONSTRUCTION ELEMENTS: NONE FOR V-B CONST. PER CBC TABLE 601
NORTH, SOUTH, & EAST WALLS > 30 FT: NO RATING REQ'D
WEST WALL < 5 FT: 1 HR (A OCC) & 2 HR (M OCC) REQUIRED
WEST WALL CONSTRUCTED AS 3 HR "FIRE WALL" (SEC 706.1) WITH 8" CMU



SITE PLAN

1" = 30'-0"

REVISIONS	BY
P.C. SUBMITTAL	8-6-12

MICHAEL CALEY
ARCHITECT
200 EAST DEL MAR BLVD., SUITE 300 · PASADENA · CA 91105
(626) 440-9848 · FAX (626) 577-4132

BUILDING B - EAST (PHASE ONE) AT
WARREN VISTA CENTER FOR
G & L REALTY YUCCA VALLEY II, LLC
57675 29 PALMS HWY 62, YUCCA VALLEY, CA 92284

DESIGN BY	MC
CHECKED BY	
DATE	AUGUST 6, 2012
DRAWN BY	CMF/WARREN-SP-(6-11-12)
SCALE	1" = 20'-0"
KEY PLAN	
SHEET	A002

BLDG B-EAST