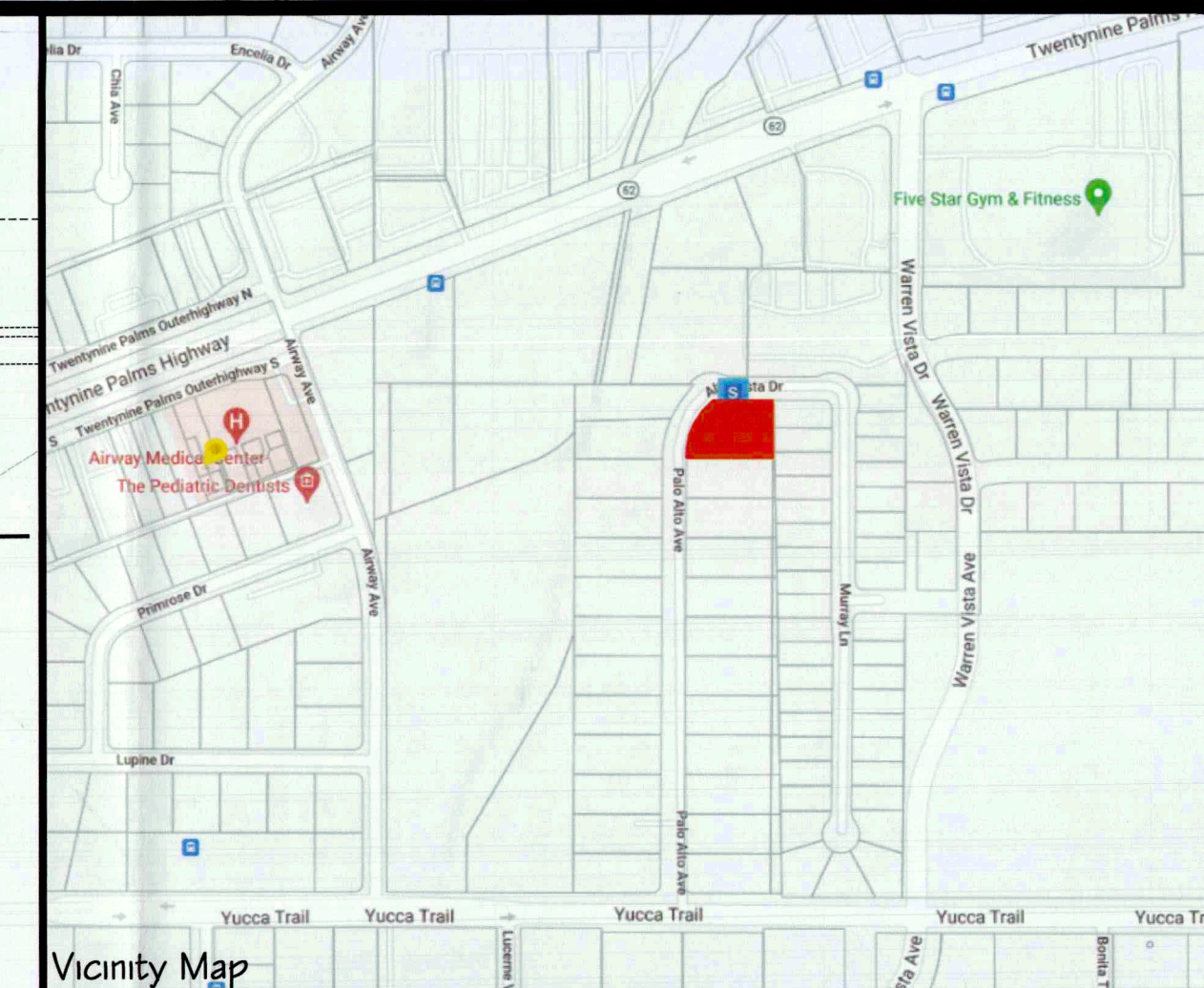


ALL PLANS SHALL COMPLY WITH:

- 2019 California Building Code,
 - including Chapter 1, Appendices C, I, and J;
- 2019 California Residential Code,
 - including Appendix H;
- 2019 California Mechanical Code;
- 2019 California Plumbing Code,
 - including Appendices A, B, D, G, H, I and K;
- 2018 International Property Maintenance Code,
 - including all Appendices;
- 2019 California Existing Building Code;
- 2019 California Historical Building Code,
 - including Appendix A;
- 2019 California Electrical Code,
 - including all Appendices;
- 2019 California Energy Code,
 - including all Appendices;
- 2019 California Green Building Standards Code.

C-G ZONE
ADJACENT PARCEL

ALTA VISTA DR.



Revisions	By

(S89°36'38"E) (146.80')

Owner:
VATSON HOLDINGS LLC
7120 PALO ALTO AVE
YUCCA VALLEY, CA 92284-3820

APN: 0595-282-12-0000

County: SAN BERNARDINO
Community: Town of Yucca Valley

Lot Area: 29,185 Sq. Ft.

OCCUPANCY: R-3/ U
SPRINKLERS: YES
CONSTRUCTION TYPE: VB
NO. OF STORIES: 1

SQUARE FOOTAGE TABULATIONS:

- UNIT 1 = 1020 SF LIVING AREA
322 SF GARAGE
100 SF COVERED PATIO
 - UNIT 2 = 1020 SF LIVING AREA
322 SF GARAGE
100 SF COVERED PATIO
 - UNIT 3 = 1020 SF LIVING AREA
322 SF GARAGE
100 SF COVERED PATIO
 - UNIT 4 = 1020 SF LIVING AREA
322 SF GARAGE
100 SF COVERED PATIO
 - UNIT 5 = 1020 SF LIVING AREA
322 SF GARAGE
100 SF COVERED PATIO
- TOTAL ENCLOSED AREA = 6710 SF

LOT AREA = 29,185 SF (.67 AC)
BUILDINGS = 23% LOT COVERAGE

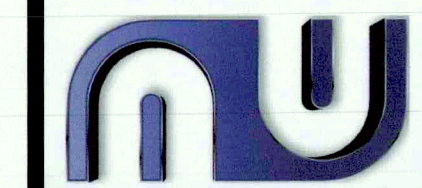
PARKING ANALYSIS:

REQUIRED:
2 spaces for each unit containing 2 or more bedrooms.
At least 1 of the spaces required for each unit shall be within a garage or carport

PROVIDED:
(5) 2 BEDROOM UNITS REQUIRE 10 SPACES
5 SPACES WITHIN GARAGES OR CARPORTS
8 OPEN SPACES, TOTAL 13 SPACES PROVIDED

5 UNIT RENTAL COMPLEX FOR:
Owner:
VATSON HOLDINGS LLC
7120 PALO ALTO AVE
YUCCA VALLEY, CA 92284-3820
APN: 0595-282-12-0000

DESIGN CONCEPTS
DRAFTING AND DESIGN SERVICE
57445 29 Palms Hwy., Suite 304
Yucca Valley, CA 92284
Phone (760) 365-8742 - Fax (760) 365-8742
Email: design.online@verizon.net



DRAWN
BRIAN T. DIEBOLT
CHECKED
DATE
6/08/2021
SCALE
1" = 10'
JOB NUMBER
Valley Pipeline
SHEET #

1
OF 5 SHEETS

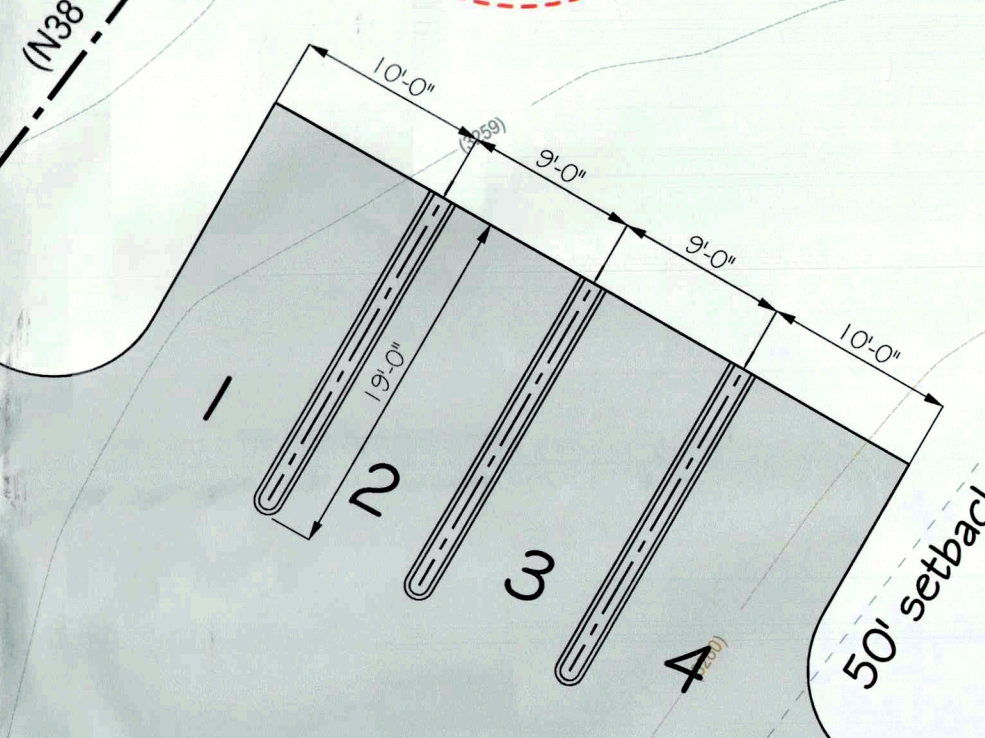
R-M-10 ZONE
ADJACENT PARCEL

7120 PALO ALTO

STAKE AND VERIFY FRONT PROPERTY CORNERS
PRIOR TO CALLING FOR FIRST INSPECTION
UTILITY LOCATIONS PERMITS REQUIRED FOR
RIGHT OF WAY AND DRIVEWAY INTO

JOSHUA TREE WITH
10' RADIUS PROTECTION
(NO DISTURBANCE AREA)

JOSHUA TREE WITH
10' RADIUS PROTECTION
(NO DISTURBANCE AREA)



50' setback

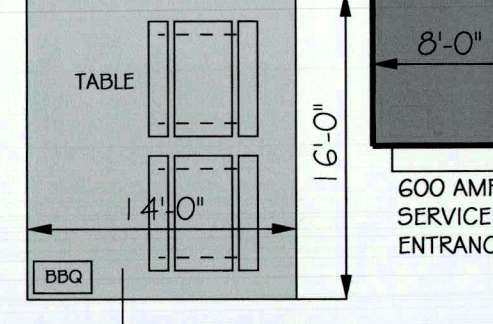
563 SF
REAR YARD

998 sf
REAR YARD

466 SF
REAR YARD

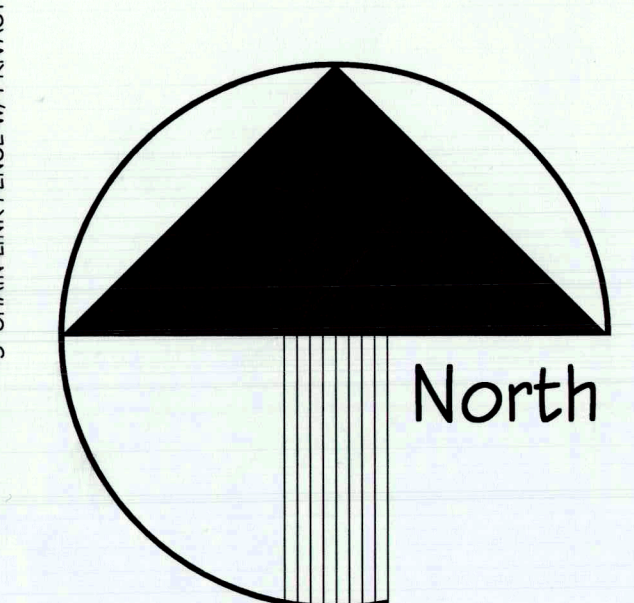
866 SF
REAR YARD

1405 SF
REAR YARD



PICNIC TABLES
AND BBQ AREA

600 AMP
SERVICE
ENTRANCE



Site Plan

5' CHAIN LINK FENCE W/ PRIVACY SLATS (S00°55'59"E) (147.20')

R-M-10 ZONE
ADJACENT PARCEL

5' CHAIN LINK FENCE W/ PRIVACY SLATS

YUCCA TO BE REMOVED

5' CHAIN LINK FENCE W/ PRIVACY SLATS
R-M-10 ZONE
ADJACENT PARCEL

(N89°36'41"W) (220.18')

5' CHAIN LINK FENCE W/ PRIVACY SLATS

YUCCA TO BE REMOVED