

# PROJECT DIRECTORY

## PROJECT OWNER

High Desert Times INC  
57414 Bandera Rd.  
Yucca Valley, CA 92284  
Tel: 415-713-5693

## PROJECT DESIGNER

StudioDFD  
56031 Sunnyslope Dr.  
Yucca Valley, CA 92284  
Tel: 818-422-3446  
Email: Info@Studioldf.com

## PROJECT CIVIL ENGINEER

DPR Enterprise LLC RCE 26900  
PO Box 4428  
Palm Springs, CA 92263  
Tel: 206-734-7765

## PROJECT GENERAL CONTRACTOR

CVMD Inc. Lic: 700197  
P.O.Box 519  
Yucca Valley, CA 92286  
Tel: 760 275-3528

## TITLE 24

Energy Consult LLC/ CEA #R16-14-20025  
1252 W 22nd St #2  
San Pedro, CA 90731  
Tel: 424 247 7658

# APPLICABLE CODES

City of San Bernardino Development Code

Town of Yucca Valley Development Code

California Building Code 2019

California Fire Code 2019,

California Electrical Code 2019 (Title 24)

California Plumbing Code 2019 (Title 24)

California Mechanical Code 2019 (Title 24)

California Energy Code 2019 (Title 24)

## STANDARDS:

Town of Yucca Valley Commercial Design Guidelines

San Bernardino County Fire Development Standards

2010 ADA Standards for Accessibility Design

NFPA Standards

# SEPARATE PERMITS

Native Plants Permit

**The property does not have any protected plants or trees on site.**

# UTILITIES

Electric: SCE

Water: HDWD

Sewer: HDWD, Public sewer line Connection

Note: Proposed design will not have any Gas Connections.

# SITE INFORMATION

**Project Address:** 56695 Twentynine Palms Highway, Yucca Valley CA 92284

**APN Number:** 0587361010000

## Project Description:

Building a commercial building for High Desert Times Store. Proposing driveway access to customer parking and rear courtyard with xeriscaping design.

**Building Gross Area:** 1127 S.F. **Outdoor Area** (Courtyard): 731 S.F

**Lot Zoning:** Highway Commercial

## Setbacks:

Front: 25' Side Setbacks: 10 ft Rear: 10 ft (shown on Site Plan A-101)

## Easements:

20' utility easement on the north and west of the property (shown on Site Plan A-101)

**Construction Type:** TYPE V B

**Building Occupancy Type:** Group M (Mercantile)

**Parking Count Requirement** (San Bernardino Development Code):

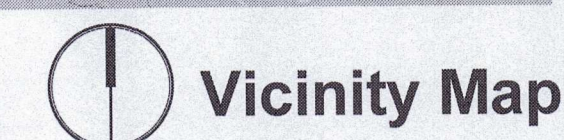
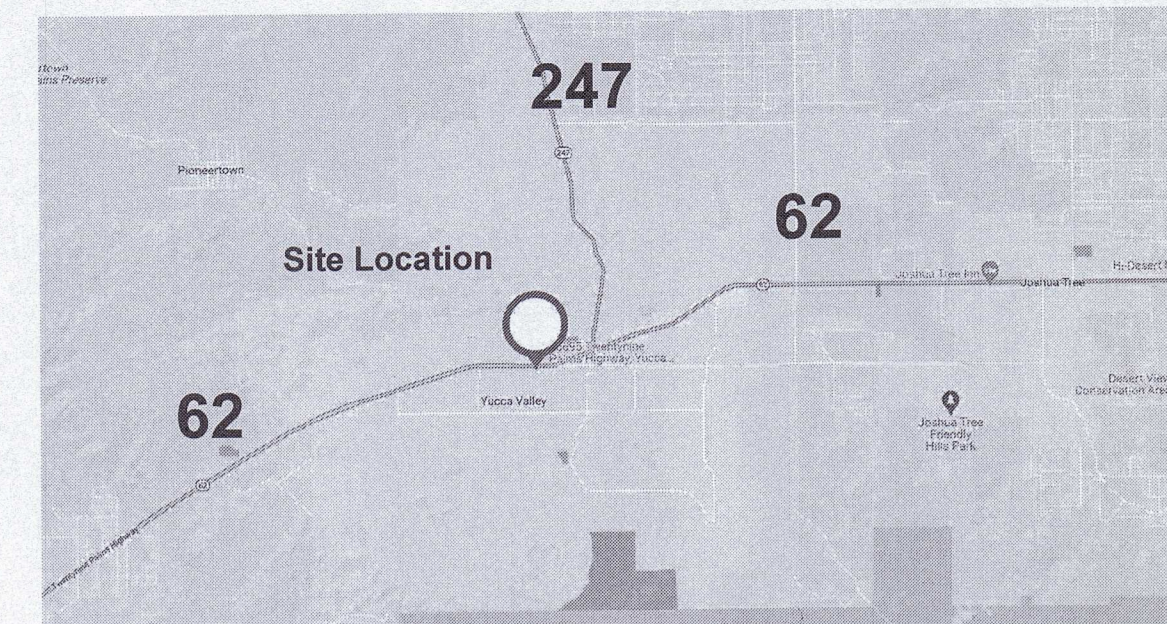
General Retail

Required: 1 for each 250 S.F. of GLA (Gross Leasable Area) **5 Total**

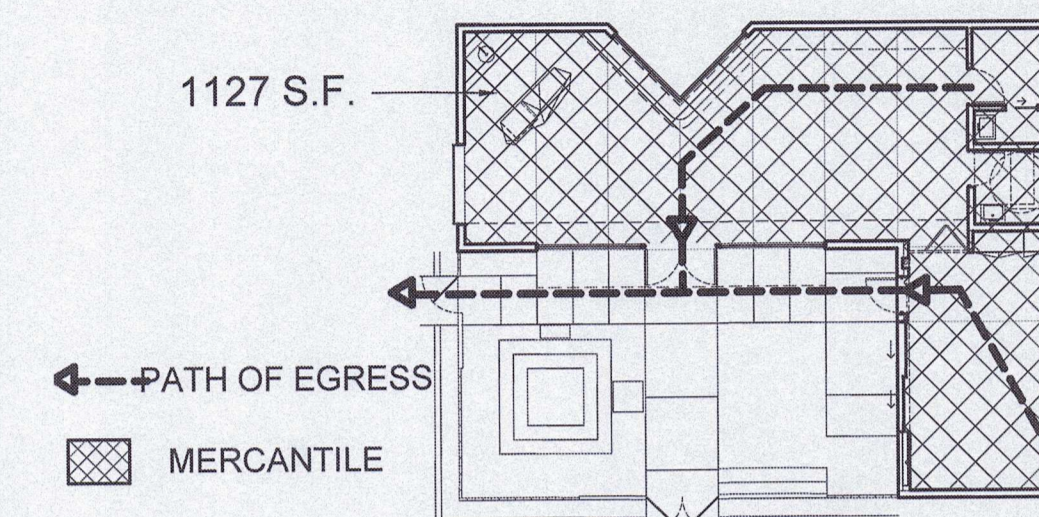
Provided: 8 regular parking spaces plus 1 ADA Parking space

**Total: 9 parking spaces provided.**

**Fire Sprinkler not required** per California Fire Code 2019 Section 903.2.7



## OCCUPANCY/ EGRESS



OCCUPANCY LOAD CALCS			
OCCUPANCY TYPE	LOAD FACTOR	AREAS S.F.	OCCUPANCY LOAD
MERCANTILE	60 GROSS	1127	19
TOTAL OCCUPANT LOAD			19

- It shall be the responsibility of the Contractor to obtain approval by the Local Building Inspector for all concealed work before closing up.
- All bathrooms and toilet rooms shall be ventilated to provide five air changes per hour and connected directly to the outside. Fan shall be operated from the light switch.
- All lumber in contact with masonry or concrete less than 6" above the ground shall be pressure treated or durable wood.
- Fire block at mid-height of walls over 8'-0" high.
- All exterior openings exposed to the weather shall be flashed in such a manner as to make them weatherproof.
- All sheet metal work shall be minimum 24 gauge galvanized steel unless noted otherwise.
- Provide approved stucco weep screeds at sill plate of all stucco walls. Stucco finish shall not extend below finish grade. Stucco weep screed to be Min. 2" above pavement and Min. 4" above grade.
- All glazing within 18" of a floor shall be tempered or wired.
- Fire blocking and draftstopping shall be installed per CBC Section 717.
- Penetration in roof for vents, pipes, etc. shall be located 18- 24 inches from a roof drain, parapet, change in roof planes, or other vents or pipes.
- Water heater shall be strapped to wall at points within the upper 1/3 and lower 1/3 of its vertical dimensions with the lower a min. 4" above the controls. (CPC 507.2)
- Toilet room floors shall have a smooth, hard non- absorbent surface such as portland cement, ceramic tile or other approved material that extends upward onto the walls at least 4" (CBC 1210.2.1)
- Cap all utilities (water & electric) within 5 feet of the property lines.
- Provide ultra low flush water closets for all new construction

## FIRE PROTECTION AND EGRESS

- The Contractor shall be responsible to construct all fire rated spaces to the requirements of the applicable codes and standards. Provide appropriate fire rated enclosure behind fire extinguisher cabinet, mailboxes, and recessed light fixtures where required.
- Access to all new construction shall comply with 2019 California Building Code and Article 87 of the Uniform Fire Code.
- Provide collision barriers adequate to protect control meters, regulators and piping for hazardous materials that are exposed to vehicular damage.
- Fire resistive assemblies for protection of openings to comply with 2019 CBC Section 712.
- At least one Class 2A-10B:C portable fire extinguisher shall be provided in such a manner that the horizontal distance of travel to the nearest portable fire extinguisher shall not exceed 75 feet.

- EXIT DOORS: All exit doors shall swing in the direction of exit travel. Exit doors shall be operable from the inside without use of a key or any special knowledge or Width and height of required exit doorways to comply with CBC Section Flush bolts and surface bolts are prohibited. Panic Hardware is to be installed at all required exit locations as shown on the drawings.
- This building shall be provided with a manual alarm system with the capability to support visible alarm notification appliances in accordance with NFPA 72. and section 907.
- Glazing in fixed and sliding panels of sliding glass door assemblies and panels in swinging doors other than wardrobe doors shall be tempered safety glazing
- Max force to operate doors is limited to 15-lb. for fire door, and 5 lb. max for all other doors.
- All egress door operation shall also comply with CBC Section (1010).
- Door handles, lock and other operating devices shall be installed at a min. 34" and a max. 44" above the finished floor.
- All egress door operation shall also comply with Section 1010.1.9

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# GENERAL NOTES:

- This project shall comply to the current edition 2019 of the California Building Code, California Plumbing Code, California Mechanical Code, California Electric Code, California Fire Code, Title 24 accessibility and Energy Code requirements, San Bernardino Development Code, and conditions of approval.
- Verify all existing conditions and dimensions before submitting bid or proceeding with the work. Actual field conditions may vary from the Plans. Any discrepancies between drawings and field conditions shall be reported immediately to the Designer
- Verify locations of ALL UTILITIES (gas, water, sewer connections and electrical meters) prior to starting construction.
- Provide pedestrian and property protection barricades and/or canopies as required by C.B.C. Section 3306, and as necessary for pedestrian safety. No person shall perform any work on any building or structure adjacent to a public way in general use by the public for pedestrian travel, unless the pedestrians shall be protected by fences, canopies or other devices.
- Improvements on the site, work and process, stored materials, and public and private improvements on property adjacent to the site shall be protected by the Contractor from damage arising from the Work. All damage so occurring shall be repaired or replaced by the Contractor at no cost to the Owner.
- Dimensions:
  - All dimensions are to be verified.
  - All dimensions are to face of stud, unless otherwise noted.
  - Dimensions and elevations are to top of concrete, brick or other hard surface material, not to top of floor covering or roofing.
  - Do not scale drawings; dimensions govern. If dimensions are not shown on drawings, contact the Designer.
- Contractor shall coordinate with all equipment manufacturers for equipment rough in requirements.
- The Civil, Structural, Mechanical, Plumbing and Electrical drawings are supplementary to the Architectural drawings. Should there be a discrepancy between the Architectural drawings and the consulting engineers drawings, the discrepancy is to be brought to the attention of the Designer prior to installation of said work. Any work installed in conflict with the Architectural drawings shall be corrected by the contractor at his own expense.
- The Contractor shall be responsible for continuous clean up of the site and of all debris, whether created by the Contractor, or by the failure of the subcontractors to clean up after their work.

Designer  
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DEVELOPER

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Issue Dates	
Issue	Date

SHEET TITLE

GENERAL SHEET

DATE: 09-01-22

SHEET NUMBER