

57037 Twentynine Palms Highway

Yucca, California 92284

February 21, 2023

CLIENT

AVANT REAL ESTATE
 4490 AYERS AVE., VERNON, California, 90058
 T: 562.977.8565 EXT.31026
 Contact: Michelle Sanchez
 E-mail: michelle@avantrealestate.com

CIVIL ENGINEER

CAL LAND ENGINEERING & Associates, Inc.
 574 E. Lambert Rd., Brea, CA 92821
 TEL: 714. 671.1050 Ext.121
 Contact: Jason Lee
 E-Mail: jason@callandeng.com

SHEET INDEX

COVER SHEET

SP-08	PROPOSED SITE PLAN
L-4	LANDSCAPE PLAN
SHEET 1	GRADING PLAN
ALTA	ALTA SURVEY
A101	BUILDING 1 FLOOR PLAN
A201	BUILDING 1 ELEVATIONS
TE-01	TRASH ENCLOSURE
PH-01	EXISTING SITE PHOTOS
CM-01	COLORS & MATERIALS BOARD

ARCHITECT

MMA Architecture
 120 West Lime Avenue
 Monrovia, CA 91016
 T: 626.583.8348
 Contact: Ken McKently
 E-mail: ken@mmaarchitecture.com

LANDSCAPE ARCHITECT

Conceptual Design and Planning Company
 3195-C Airport Loop Drive Studio One
 Costa Mesa, CA 92626
 T: 949.399.0870
 Contact: Matt Kohlenberger
 E-Mail: mkohlenberger@cdpcinc.com

CONCEPTUAL SUBJECT TO CHANGE

mmaarchitecture.com



AVANT REAL ESTATE

4490 AYERS AVE., VERNON, California, 90058

57037 TWENTYNINE PALMS HIGHWAY

Yucca, California 92284

#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		

01.15.2023 22015TMA



GENERAL NOTES:

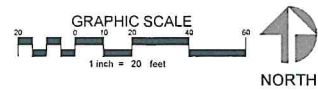
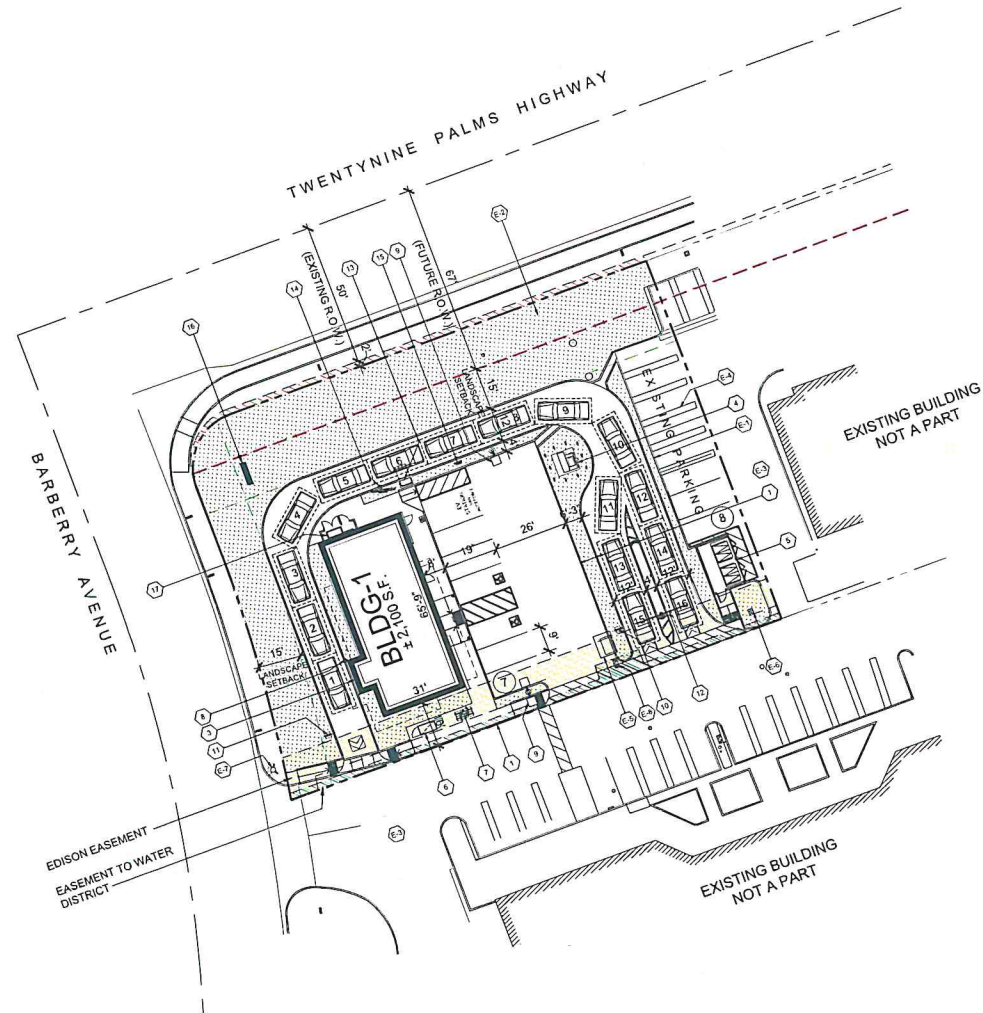
- 1 THERE ARE NO NATIVE PLANTS ON THIS PROPERTY, SINCE THIS IS AN EXISTING PARKING LOT. WE CAN UTILIZE THE FRONT LANDSCAPING AREA TO SATISFY OUR LANDSCAPE REQUIREMENTS.
- 2 A BIOLOGICAL ASSESSMENT IS NOT REQUIRED FOR THE SAME REASON THAT A NATIVE PLANT PLAN IS NOT NECESSARY.
- 3 EXISTING UTILITIES: EXISTING UTILITIES SHOWN ARE TO FIELD VERIFIED AT TIME OF CONSTRUCTION. REMAIN AND BE PROTECTED IN PLACE.
- 4 FEMA MAPPING: THERE ARE NO FEMA MAPPING ZONE LIMITS ON THE PROJECT SITE. THE SITE IS CLASSIFIED AS ZONE X PER FEMA MAP 00071C8604H EFFECTIVE 02/20/09.

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 5498 IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN THE BOOK 53, PAGES 38 AND 39 OF PARCEL MAPS, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

- E1 EASEMENT FOR NON-VEHICULAR ACCESS PURPOSES PER PARCEL MAP NO. 5498, P.M.B. 5/3/88-39
- E2 EASEMENT TO HI-DESERT COUNTY WATER DISTRICT FOR PIPELINES PURPOSED PER INST. NO. 1980-22395, RECORDED JAN. 25, 1980, OF OFFICIAL RECORDS
- E3 EASEMENT TO SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES PURPOSES PER INST. NO. 1983-1821, RECORDED JAN. 4 1983, OF OFFICIAL RECORDS



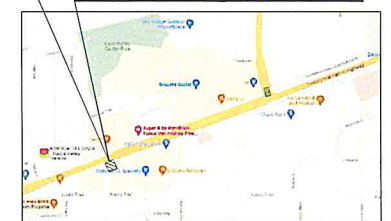
KEYNOTES

- | | |
|--------------------------------------------------|-----------------------------------------|
| (E1) (E) CONC. CURB, GUTTER & SIDEWALK TO REMAIN | (3) TRASH ENCLOSURE |
| (E2) (E) LANDSCAPING TO REMAIN | (4) BIKE LOCKER |
| (E3) (E) AC PAVING TO REMAIN | (7) BIKE RACK |
| (E4) (E) PARKING LOT STRIPING TO REMAIN | (8) NEW BOLLARDS |
| (E5) (E) TRANSFORMER TO BE RELOCATED | (9) NEW LIGHT STANDARD |
| (E6) (E) LIGHT POLE TO REMAIN | (10) DT DIRECTIONAL ARROW SIGN |
| (E7) (E) FIRE HYDRANT TO REMAIN | (11) DT DIRECTIONAL EXIT/THANK YOU SIGN |
| (E8) (E) WATER METER TO REMAIN | (12) CLEARANCE BAR |
| (E9) (E) CONCRETE CURB TO REMAIN | (13) DIGITAL ORDER SCREEN WITH CANOPY |
| (1) NEW 6" CONC. CURB | (14) MENU BOARD |
| (2) PAINTED MARKINGS | (15) DT PRE - MENU |
| (3) DRIVE THRU WINDOW | (16) NEW MONUMENT SIGN |
| (4) TRANSFORMER | (17) ELECTRIC SWITCHGEAR |

SITE DATA

ADDRESS	57037 TWENTYNINE PALMS HIGHWAY YUCCA VALLEY, CALIFORNIA 92284 0595-371-21
APN :	
LEGAL	T.B.D.
DESCRIPTION:	C-MU - MIXED USE COMMERCIAL
ZONING:	PARKING
EXST. LAND USE:	COMMERCIAL
GENERAL PLAN:	
SITE AREA:	GROSS AREA: 0.55 ACRES (23,906 S.F.) NET AREA: 0.50 ACRES (21,587 S.F.)
BUILDING AREA	
AREA:	2,100 S.F.
LOT COVERAGE	9.7%
PARKING PROVIDED	
	2 ACCESSIBLE STALLS
	1 EV ACCESSIBLE STALLS
	12 STANDARD
	15 TOTAL
LANDSCAPE AREA	
LANDSCAPE AREA	5,977 S.F.
LANDSCAPE %	27% (15% REQ.)

S.E.C. OF TWENTYNINE PALMS HIGHWAY & BARBERRY AVENUE, YUCCA VALLEY, CA



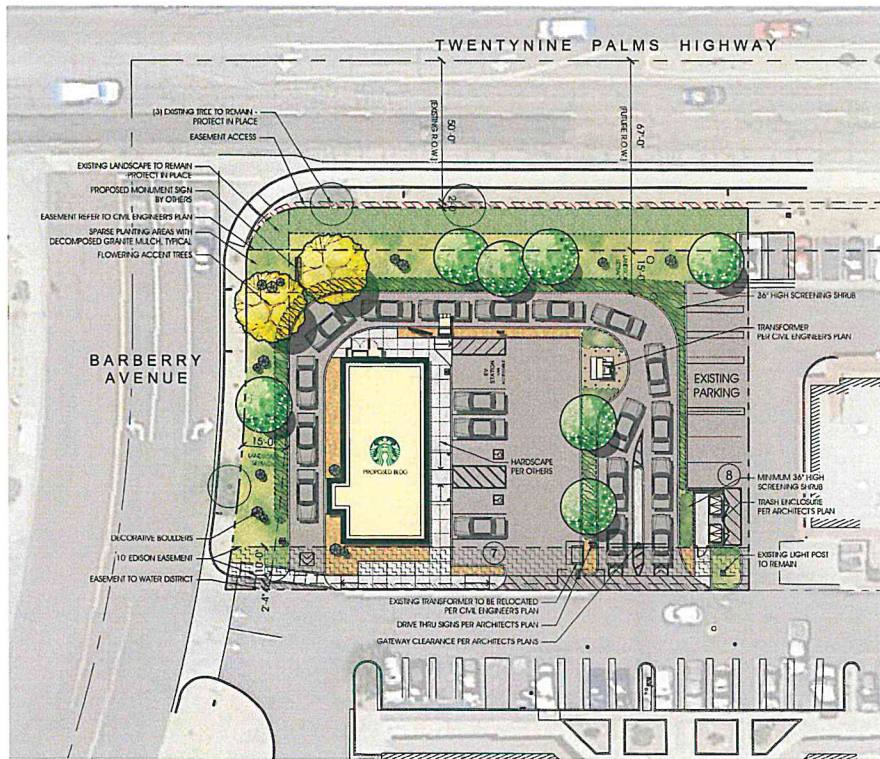
VICINITY MAP
NOT TO SCALE

CONCEPTUAL SUBJECT TO CHANGE

#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		

SITE PLAN	
01.15.2023	22015TMA
SP-08	





PLANT PALETTE

(SHEET ZONE 11)

Symbol Botanical Name Common Name WUCOLS (REGION 8)

EXISTING TREES TO REMAIN - PROTECT IN PLACE

	<i>Prosopis sp.</i>	Mesquite	
--	---------------------	----------	--

TREES

	<i>Cercidium desert museum</i>	Desert Museum Palo Verde	Low
	<i>Prosopis juliflora</i>	Chilean Mesquite	Low

SHRUBS: GROUPS/SCREENERS

	<i>Achillea Marmorata</i>	Yellow Yarrow	Low
	<i>Agave distachnata Variegata</i>	Variegated Smooth Agave	Low
	<i>Agave parryi</i>	Parry's Agave	Low
	<i>Baccharis pilularis Pigeon Point</i>	Dwarf Coyote Bush	Low
	<i>Dalea greggii</i>	Trailing Indigo Bush	Low
	<i>Darylinon wheeleri</i>	Desert Spoon	Low
	<i>Hesperaloe parviflora</i>	Red Yucca	Low
	<i>Pennisetum setaceum Rubrum</i>	Purple Fountain Grass	Low
	<i>Penstemon notone</i>	Firecracker Penstemon	Low
	<i>Salvia apiana</i>	White Sage	Low

SCREEN SHRUBS

	<i>Conoclinium galeano</i>	Desert Bird of Paradise	Low
	<i>Leucosiphum fulvescens Compacta</i>	Compact Texas Ranger	Low

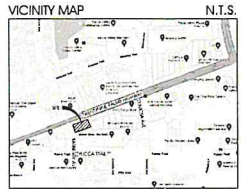
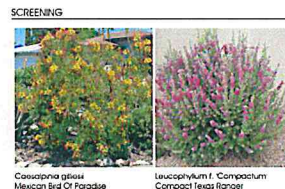
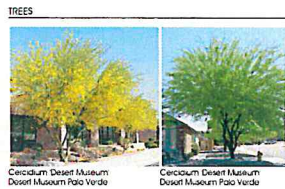
EXISTING LANDSCAPE TO REMAIN - PROTECT IN PLACE

DECORATIVE BOULDERS

SMALL, MEDIUM, AND LARGE BOULDERS
SIZES: RANGE FROM 2 FT - 4 FT

NOTES

PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
ANY PLANTING MATERIAL AND/OR HARDSCAPE ELEMENTS OVER THIRTY INCHES (30") IN HEIGHT SHALL NOT BE ALLOWED WITHIN A CLEAR SIGHT TRIANGLE FORMED BY THE INTERSECTION OF PUBLIC RIGHTS OF WAY, PARKING LOT ENTRANCES AND EXITS, PEDESTRIAN RIGHTS OF WAY, DRIVEWAYS, OR ALLEYS.
WHERE APPROPRIATE, USE ROCK MULCH INCLUDING COBBLESTONES, CRUSHED ROCK, AND SIMILAR GRAVELS IN PLACE OF ORGANIC MULCH.



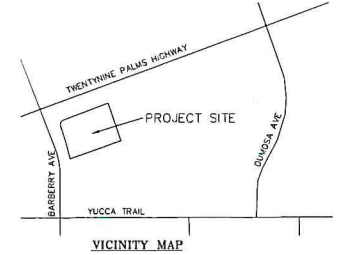
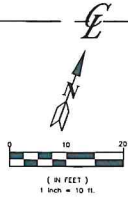
OWNER:
BLACK LION HOLDINGS, LLC
C/O MICHELLE SANCHEZ
4490 AVERS AVENUE,
VERNON, CA 90058
TEL: 562-640-0616

APN:
0501-402-16

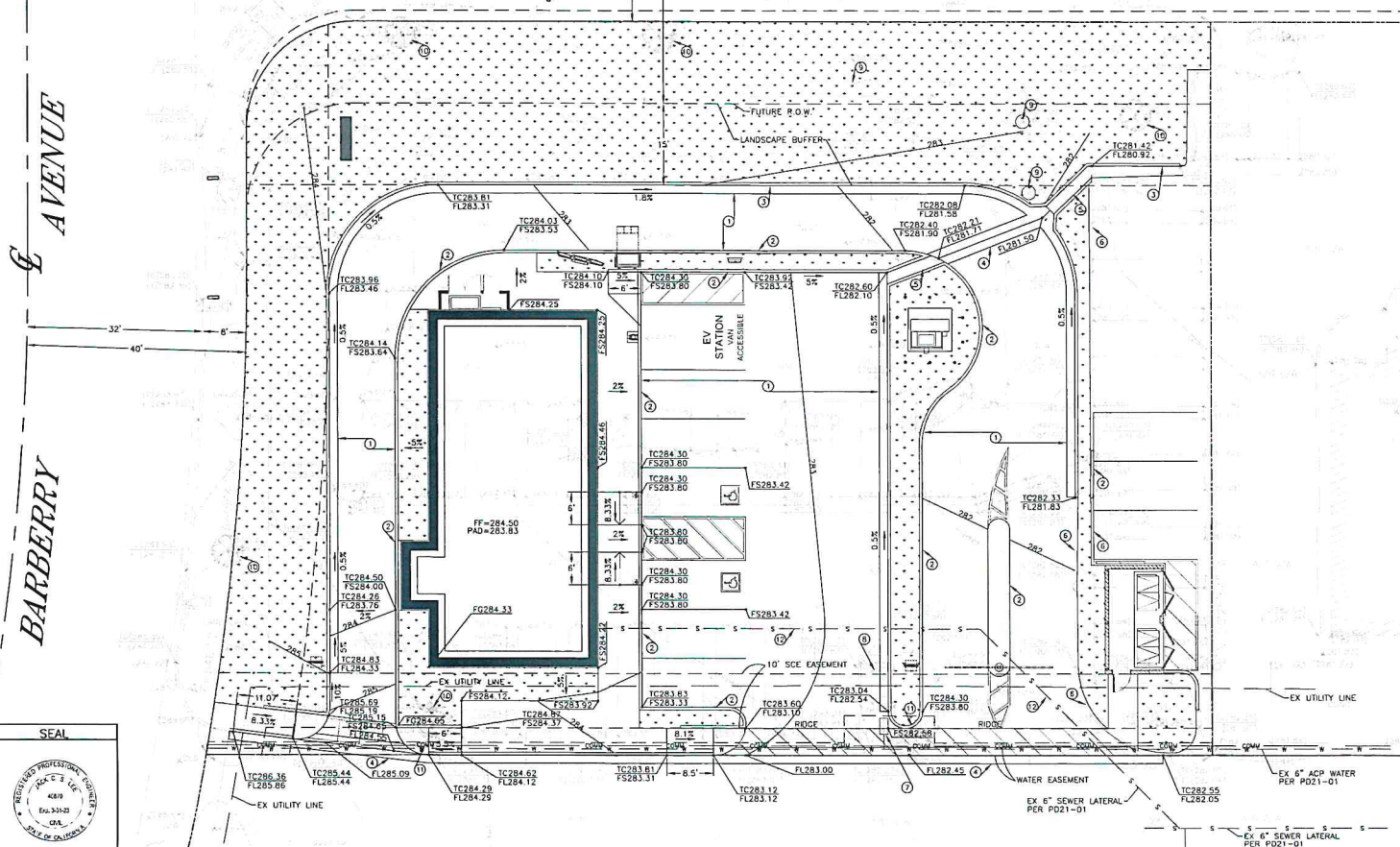
APPROXIMATE EARTHWORK QUANTITIES:
CUT 150 CY
FILL 100 CY
EXPORT 50 CY DISTURBED AREA: 18,979 SF

- CONSTRUCTION NOTES**
1. CONSTRUCT AC PAVEMENT PER SOIL REPORT RECOMMENDATION
 2. CONSTRUCT 6" CURB
 3. CONSTRUCT 6" CURB AND GUTTER
 4. CONSTRUCT 3" WIDE CONCRETE V-GUTTER
 5. CONSTRUCT 24" WIDE CONCRETE U-CHANNEL
 6. PROJECT-IN-PLACE EXISTING CURB
 7. ADJUST TO GRADE EXISTING WATER METER
 8. RELOCATE EXISTING TRANSFORMER
 9. PROJECT-IN-PLACE EXISTING MANHOLE
 10. PROJECT-IN-PLACE EXISTING TREE
 11. REMOVE EXISTING TREE
 12. INSTALL 6" ABS SEWER LATERAL

TWENTYNINE PALMS HIGHWAY



- GENERAL NOTES:**
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD PLANS OF THE TOWN OF YUCCA VALLEY AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (GREENBOOK), LATEST EDITION, AND THE PROJECT'S CONDITIONS OF APPROVAL.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN EFFECTIVE MEANS OF DUST CONTROL WHICH SHALL INCLUDE PROVISIONS FOR ADEQUATE WATERING DURING THE GRADING PROCESS AND PROVISIONS FOR CONTINUANCE OF DUST CONTROL UNTIL THE GRADE SURFACE PRESENTS SUFFICIENT COVER AGAINST WIND OR WATER EROSION THAT SPECIAL DUST CONTROL MEASURES ARE NO LONGER NECESSARY.
 3. CONTRACTOR SHALL OBTAIN ALL PERMITS AS REQUIRED BY THE TOWN OF YUCCA VALLEY DEVELOPMENT CODE.
 4. ALL GRADING SHALL COMPLY WITH APPENDIX CHAPTER 33 OF THE CALIFORNIA BUILDING CODE, LATEST EDITION.
 5. THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. SUBJECT TO THE PROVISIONS OF SECTION 4215 OF THE CALIFORNIA GOVERNMENT CODE, THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT 1-800-227-2600 TWO WORKING DAYS PRIOR TO ANY EXCAVATION.
 6. DIMENSIONING TO CURBS SHALL BE TO FACE OF CURB.
 7. CONTRACTOR SHALL DISPOSE OF ALL DEBRIS OFF-SITE AT A LEGALLY APPROVED DISPOSAL SITE.
 8. CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITY FACILITIES AND SHOW LIMITS OF REMOVALS OF THE RECORD DRAWING.
 9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL, REPLACEMENT OR RELOCATION OF ALL REGULATORY, WARNING AND GUIDE SIGNS.
 10. THE ASPHALT DESIGN MUST MEET THE CALTRANS STANDARD SPECIFICATIONS, 2015, SECTION 309 FOR TYPE B ASPHALT, 3/4" MAXIMUM MEDIUM AND 1/2" MAXIMUM MEDIUM. THE OIL SHALL BE P.G. 70-10.
 11. THE AGGREGATE BASE SHALL BE CLASS II FOR 3/4" MAXIMUM ACCORDING TO THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS, SECTION 26, DATED 2015.
 12. A RECORD DRAWING (FORMERLY CALLED "AS-BUILT" DRAWING) OF THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY THE TOWN ENGINEER BY THE PROJECT ENGINEER OF RECORD PRIOR TO ACCEPTANCE OF THE PROJECT.
 13. CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE PROVIDED ON ALL PROJECTS AS REQUIRED BY TOWN STANDARDS OR AS DIRECTED BY THE TOWN ENGINEER. AS A MINIMUM, ALL CONSTRUCTION SIGNING, LIGHTING AND BARRICADING SHALL BE IN ACCORDANCE WITH STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION, "MANUAL OF TRAFFIC CONTROLS FOR CONSTRUCTION AND MAINTENANCE WORK ZONES" DATE 1991, OR SUBSEQUENT EDITIONS IN FORCE AT THE TIME OF CONSTRUCTION.
 14. THE FLOW LINES OF ALL CURBS AND GUTTERS SHALL BE WATER TESTED BEFORE ACCEPTANCE OF THE PROJECT.
 15. PARKING STALLS SHALL BE CLEARLY DELINEATED WITH A 4 TO 6 HIGH STRIPE "HARRIP" OR ELONGATED "J" DESIGN OR OTHER APPROVED STRIPPING OR STALL DELINEATION.
 16. FINAL SITE GRADING AND DRAINAGE FLOW LINES SHALL BE CERTIFIED, IN WRITING, BY THE ENGINEER OF RECORD TO BE IN CONFORMANCE TO THE APPROVED GRADING PLAN PRIOR TO FINAL INSPECTION.
 17. NPDES PERMIT IS REQUIRED PRIOR TO ISSUANCE OF A GRADING PERMIT FOR PARCELS 1 ACRES OR GREATER.
 18. THE LOCATION OF BLOCK WALLS, RETAINING WALLS, AND OTHER STRUCTURES SHALL BE CLEARLY DEFINED ON THE PLANS. CONSTRUCTION AND STRUCTURAL DETAILS SHALL NOT BE SHOWN ON THE GRADING PLAN.
 19. ALL PROVISIONS OF THE PRELIMINARY SDB REPORT PREPARED BY CAL LAND ENGINEERING & ASSOCIATES, INC. DATED AUG. 18, 2022 SHALL BE COMPLIED WITH.
 20. THIS PLAN IS FOR GRADING PURPOSES ONLY. APPROVAL DOES NOT CONSTITUTE APPROVAL OF BUILDING LOCATIONS, OFF-SITE DRAINAGE FACILITIES, DRIVEWAY LOCATIONS OR SIZES, PARKING LOT LAYOUT, ETC. OR OTHER ITEMS NOT RELATED TO BASIC GRADING OPERATIONS. NO STRUCTURAL CALCULATIONS HAVE BEEN MADE FOR ANY STRUCTURES ON THIS PLAN DURING PLAN CHECK. THEREFORE, THE PLAN CHECK ENGINEER TAKES NO RESPONSIBILITY FOR THE INTEGRITY OF SUCH STRUCTURES.
 21. UPON ISSUANCE OF GRADING PERMIT BY THE TOWN OF YUCCA VALLEY ALL GRADING SHALL BE UNDERTAKEN AND COMPLETED IN COMPLIANCE WITH TOWN OF YUCCA VALLEY ORDINANCE NO. 133, IN PARTICULAR SECTION 4.4, APPENDIX VOLUME 1, CHAPTER 33, EXCAVATION AND GRADING, A, SECTION 3309.3 GRADING DESIGNATION, B, SECTION 3316, EROSION CONTROL AND 5, SECTION 3320 ENGINEERING REPORTS AND THE PROJECT ENGINEER OF RECORD SHALL CERTIFY THAT ALL GRADING COMPLETES WITH SDB ORDINANCE PRIOR TO ACCEPTANCE OF ISSUANCE OF ANY PERMITS BY THE TOWN OF YUCCA VALLEY.
 22. THESE PLANS SHALL EXPIRE OF CONSTRUCTION HAS NOT STARTED WITHIN TWELVE (12) MONTHS FROM THE DATE OF APPROVAL BY THE TOWN.



NCS BENCH MARK NO. EV 0370
AT THE JUNCTION OF OLD WOMAN SPRINGS ROAD AND
29 PALME ROAD (STATE HWY #2) AT THE SOUTHWEST
CORNER OF THE INTERSECTION, 2.8 MILES EAST OF
YUCCA VALLEY. MOST OFFICIAL GRADES ON THE
CONCRETE BASE OF A LIGHT STANDARD, 57 FEET
WEST OF OLD WOMAN SPRINGS ROAD, 10 FEET NORTH
OF 29 PALME OUTER NORTH, 9 FEET SOUTHWEST OF
SPRINGS ROAD.
ELEVATION: 3254.89'
(ALL PLAN ELEVATIONS ADD 3000.00')

MARK	DATE	INITIAL	DESCRIPTION	DATE	APPROV

PLANS PREPARED BY
CAL LAND ENGINEERING & ASSOCIATES, INC.
574 E. LAMBERT ROAD, BEA, CA 92021
TEL: (714) 871-0550, FAX: (714) 871-0590, EMAIL: CALLANDENG@YAHOO.COM
PREPARED UNDER THE SUPERVISION OF
JAC
1-3-2023
DATE
JACK LEE RICE 45870



APPROVED BY:
ARMANDO J. R. BALDIZONE, PE, PUBLIC WORKS DIRECTOR
R.E.C. 20203
DATE
RECOMMENDED BY:

Underground Service Alert
Call: TOLL FREE
811
TWO WORKING DAYS
BEFORE YOU DIG

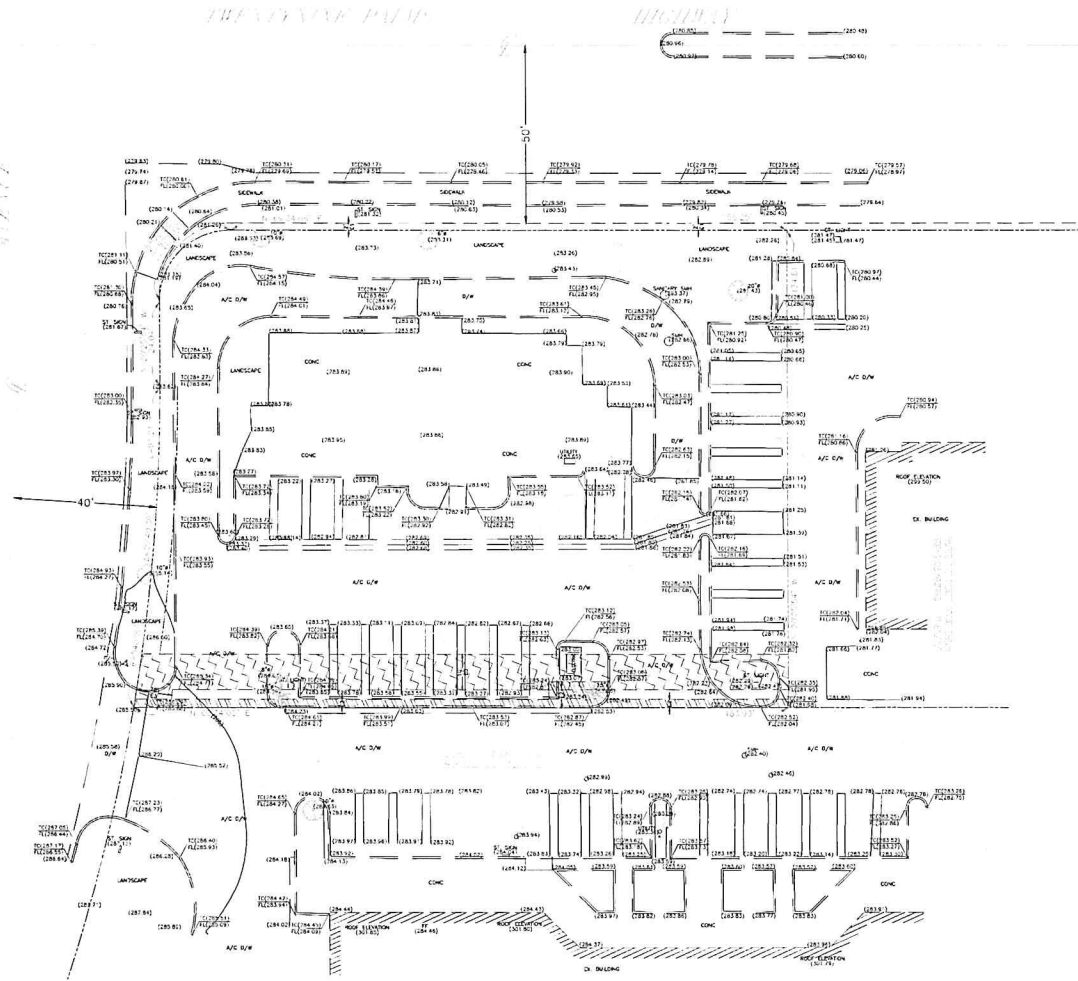
EXISTING UTILITIES, ELEVATIONS, AND OTHER INFORMATION SHOWN
HEREON ARE BASED ON RECORD DOCUMENTS. CONTRACTOR SHALL
VERIFY ALL LOCATIONS, DEPTH, AND ELEVATIONS PRIOR TO THE START
OF CONSTRUCTION.

TOWN OF YUCCA VALLEY
GRADING PLAN
PARCEL 4, PARCEL MAP NO. 5498, M.B. 53/38-39
57037 TWENTYNINE PALMS HIGHWAY

SHEET
1
OF 1 SHEETS
DRAWING NO.

PLAN NO.

ALTA SURVEY MAP



ABBREVIATIONS/LEGEND:

- CATV : CABLE T.V. PULLBOX
- C/R : CATCH BASIN
- CBW/RW : CONC. BLOCK/RETAINING WALL
- C&G : CURB AND GUTTER
- CF : CHAIN LINK FENCE
- D/WY : DRIVEWAY
- D/A : DRIVEWAY APPROACH
- EX : EXISTING
- FF : FINISH FLOOR
- FS : FINISHED SURFACE
- FL : FLOW LINE
- GM : GAS METER
- I/F : IRON FENCE
- HP : HIGH POINT
- PP : POWER POLE
- P/L : PROPERTY LINE
- RW : RETAINING WALL
- S/W : SIDEWALK
- S/D : STORM DRAIN
- TC : TOP OF CURB
- W/M : WATER METER
- WF : WOODEN FENCE
- ⊙ : STORM DRAIN MANHOLE
- ⊙ : SEWER MANHOLE
- ⊙ : WATER VALVE
- ⊙ : FDC / FIRE DEPT. CONNECTION
- ⊙ : FIRE HYDRANT
- ⊙ : EDISON PULL BOX
- ⊙ : STREET LIGHT PULL BOX
- ⊙ : TRAFFIC SIGNAL PULL BOX
- ⊙ : UTILITY PULL BOX
- ⊙ : TV CABLE PULL BOX
- ⊙ : HIGH VOLTAGE BOX
- ⊙ : TELEPHONE PULL BOX
- ⊙ : SEPTIC TANK
- (532.00) : EXISTING ELEVATION 532.00'
- (532)--- : EXISTING CONTOUR LINE
- W-W : WATER LINE
- S-S : SEWER LINE
- ⊙ : STREET LIGHT
- ⊙ : WF / WOOD FENCE OR IF / IRON FENCE
- CF : CHAIN LINK FENCE
- ⊙ : EXISTING TREE
- ▤ : CONC. BLOCK WALL / RETAINING WALL
- ⊙ : WOOD POST
- ⊙ : IRON POST
- ⊙ : DRAIN HOLE
- ⊙ : VENT

SURVEYOR'S NOTES:

1. ALL INFORMATION SHOWN ON THE DRAWINGS IS GIVEN AS THE BEST PRESENT KNOWLEDGE AND PERFORMED WITH GENERALLY ACCEPTED ENGINEERING PRACTICE BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE ENGINEER SO THAT THE PROPER REVISIONS MAY BE MADE.
2. ESTABLISHMENT OF CONTOUR CONCURING IS THE GRAPHICAL REPRESENTATION OF CONSTANT ELEVATION LINES THAT ARE INTERPOLATED OR EXTRAPOLATED BETWEEN ACTUAL FIELD MEASURED ELEVATIONS OR MAP ELEVATIONS, AND SHOULD NOT BE INTERPRETED AS PRECISE GROUND CONDITIONS. ONLY AN INFINITE NUMBER OF FIELD MEASUREMENTS WOULD REPRESENT SUCH PRECISE CONDITIONS, WHICH USUALLY ARE NOT POSSIBLE. THE NUMBER OF SUCH FIELD MEASUREMENTS ARE THEREFORE LIMITED TO THE SCOPE AND INTENT OF THE RESULTING MAP.
3. THE BEARINGS/DIMENSIONS OF THE MAP IS PREPARED BASED ON THE RECORD DATA.
4. THE SURVEY IS PREPARED FOR ARCHITECTURAL/LANDSCAPING PURPOSE.
5. EASEMENTS ARE PLOTTED PER PRELIMINARY TITLE REPORT ORDER NO. 00135943-004-CB-852, DATED 12-15-2021.

LEGAL DESCRIPTION:

PARCEL 4 OF PARCEL MAP NO. 5498, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP ON FILE IN BOOK 53, PAGE 38 AND 39, OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: C555-371-21

BASIS OF BEARING:
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING MEASUREMENTS OF THE TWENTYNINE PALMS HIGHWAY, AS PER MAP OF PARCEL MAP NO. 2498, RECORDED IN BOOK 63, PAGES 38 AND 39, OF PARCEL MAPS, RECORDS OF THE COUNTY OF SAN BERNARDINO.

BENCHMARK:

N.G.S. BENCHMARK NO. EV0370

AT THE JUNCTION OF OLD WOMAN SPRINGS ROAD AND 29 PALMS ROAD (STATE HWY 62) AT THE NORTHWEST CORNER OF THE INTERSECTION, 2.0 MILES EAST OF YUCCA VALLEY POST OFFICE, SET BRASS DISK IN THE CONCRETE BASE OF A LIGHT STANDARD, 57 FEET WEST OF OLD WOMAN SPRINGS ROAD, 40 FEET NORTH-OF 29 PALMS OUTER NORTH, 3 FEET SOUTH-WEST OF POWER POLE 16059856, LOC. WITH OLD WOMAN SPRINGS ROAD.

ELEVATION: 3258.96' (NAVD 1988)

ALL ELEVATIONS ARE -3000.00'

EASEMENT NOTES:

- C1 EASEMENT FOR NON-VEHICULAR ACCESS PURPOSES PER PARCEL MAP NO. 5498, P.M.S. 53/38-39
- E2 EASEMENT TO HO-BESSENT COUNTY WATER DISTRICT FOR PIPELINES PURPOSES PER INST. NO. 1989-22395, RECORDED JAN. 25, 1989, OF OFFICIAL RECORDS.
- C3 EASEMENT TO SOUTHERN CALIFORNIA Edison COMPANY FOR PUBLIC UTILITIES PURPOSES PER INST. NO. 1983-1821, RECORDED JAN. 4, 1983, OF OFFICIAL RECORDS.

Francis K. Lin
FRANCIS K. LIN PLS 9645



CALLAND ENGINEERING, INC.
d/b/a QUARTTECH CONSULTANTS
576 E. LAMBERT ROAD, BREA, CA 92821
TEL: (714) 871-1050 FAX: (714) 871-1090

REVISED	
REVISED	
REVISED	
REVISED	
REVISED	

PROJECT LOCATION:
57037 Twentynine Palms Highway,
Yucca Valley, CA 92284

DATE	JS
CHECKED	JY
DATE	08-05-2022
JOB NO.	22-019-041
SCALE	1"=16'
DATE	28/04/2022
28/04/2022	57037_Teco.dwg

T-1

SHEET 1 OF 2 SHEETS

ALTA SURVEY MAP

ALTA/NSPS LAND TITLE SURVEY BASED ON TITLE REPORT PREPARED BY:

FIDELITY NATIONAL TITLE COMPANY, ORDER NO. 00135943-004-CB-052, DATED AS OF DECEMBER 15, 2021.

TABS:

- A. FLOOR AREA RATIO (FAR) TAB:
 - * THE FLOOR AREA OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF CITY OF RIVERSIDE.
 - * THE LAND AREA OF THE SUBJECT PROPERTY ARE: 23,926.97 SQ. FT. (0.55 ACRES) (GROSS) 21,597.94 SQ. FT. (0.50 ACRES) (NET)
 - * THE FAR OF THE SUBJECT PROPERTY, CALCULATED IN CONFORMANCE WITH THE ZONING ORDINANCE OF CITY OF YUCCA VALLEY, IS UNSPECIFIED.
 - * THE SUBJECT PROPERTY MEETS THE FAR REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE OF CITY OF YUCCA VALLEY.

- B. ZONE: MIXED USE COMMERCIAL (C-MU)
 - SET BACK: BETWEEN BUILDING AND PROPERTY LINE
 - FRONT: 15 FT.
 - SIDE: 0 FT.
 - REAR: 0 FT.
 - STREET SIDE: 15 FT.
 - MAX. BUILDING HEIGHT: 40 FT.
 - FLOOR AREA RATIO: 0.5 (MAX.)

- C. PARKING TAB:
 - NUMBER OF PARKING STALLS:
 - DISABLED: 2
 - NORMAL: 22

STATEMENT OF ENCROACHMENTS:

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

NO OBVIOUS EVIDENCE SHOWING POSSIBLE ENCROACHMENTS.

ZONING NOTES:

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER AT THE CITY OF RIVERSIDE. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. THE ZONING ORDINANCES AND COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USE OF SAID INFORMATION SHOULD BE CONFIRMED BY THE CITY OF RIVERSIDE.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE FLOOD ZONE OF THIS PROPERTY IS ZONE X, COMMUNITY PANEL NO. 050/108866.

UTILITY NOTE:

BASED ON VISUAL OBSERVATIONS, THE SUBJECT PROPERTY IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.

NOTES:

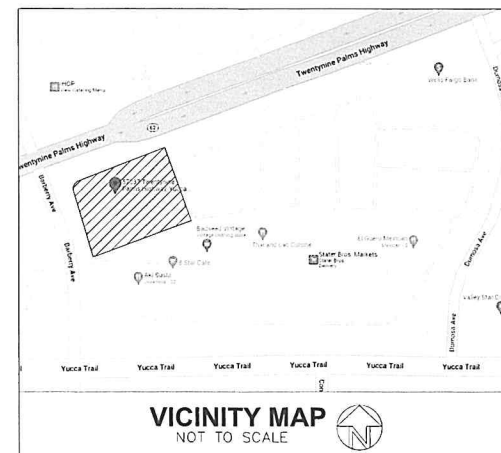
- * THERE WERE NO MONUMENTS SET AT THE PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- * THE BOUNDARY BEARINGS AND DISTANCES SHOWN ON THIS PLAT ARE TRUE AND PRESENT THE AREA OF PREMISES.
- * THERE IS NO VISIBLE EVIDENCE OF CEOMETRIES ON THE SUBJECT PROPERTY.
- * ALL MEASURED AND RECORDED DIMENSIONS ARE THE SAME UNLESS NOTED OTHERWISE.
- * AT THE TIME OF SURVEY, NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED.
- * NO RECENT CHANGES IN THE STREET RIGHT-OF-WAYS WERE OBSERVED AT THE TIME OF OUR FIELD SURVEY.
- * NO VISIBLE EVIDENCE OF SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- * THIS SURVEY HAS BEEN PREPARED FOR TITLE INSURANCE PURPOSES ONLY. THIS SURVEY MAY NOT CONTAIN SUFFICIENT DETAIL FOR DESIGN PURPOSES. THE BOUNDARY DATA AND TITLE AS SHOWN HEREON HAVE BEEN DEVELOPED FROM THE TITLE REPORT.

SURVEYOR'S CERTIFICATE

TO ARTHUR F. MILLER, JR., TRUSTEE OF THE ARTHUR F. MILLER, JR. TRUST DATED MARCH 9, 2001 AND FIDELITY NATIONAL TITLE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 12, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 5th, 2022.

DATE OF PLAT OR MAP: AUGUST 5, 2022.



CALLAND ENGINEERING, INC.
THE QUANTECH CONSULTANTS
 576 E. LAMBERT ROAD, AREA, CA, 92281
 TEL: (714) 671-1050 FAX: (714) 671-1050

RELEASED

FILED

PROJECT LOCATION:
 57037 Twentynine Palms Highway,
 Yucca Valley, CA 92284

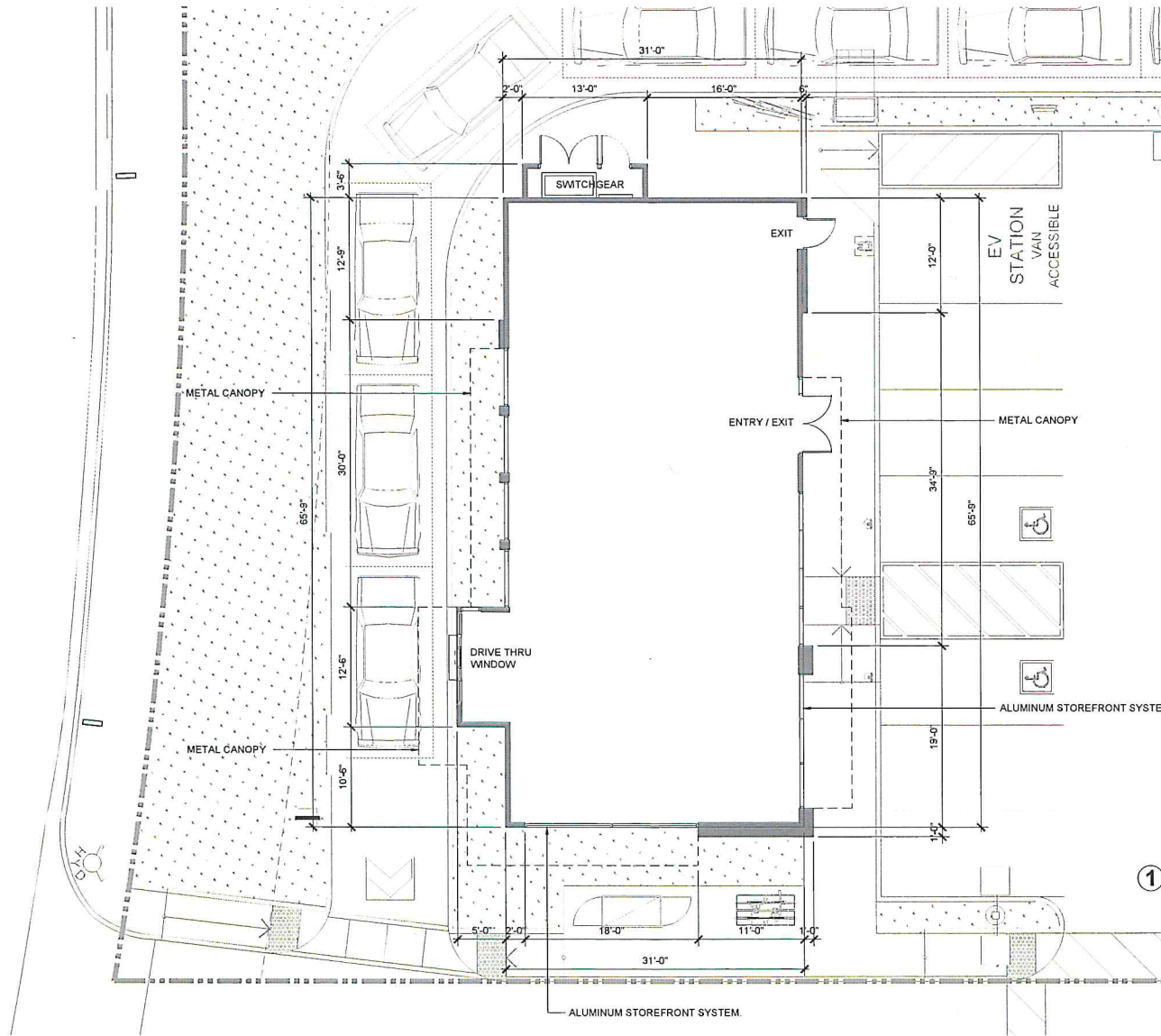
DATE	25
CHECKED	JY
DATE	08-05-2022
JOB NO.	22-019-041
SCALE	1"=16'
FILE NAME	29Palms 57037 Tcop.dwg

T-2

SHEET 2 OF 2 SH

Francis K. Lin
 FRANCIS K. LIN PLS 9645





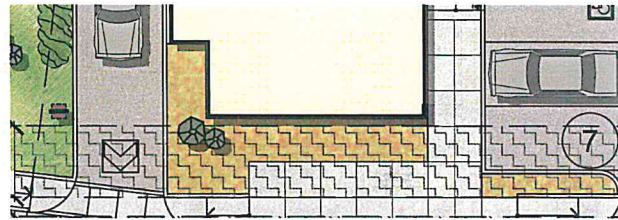
① FLOOR PLAN
 SCALE: 3/16" = 1'-0"
 NORTH

CONCEPTUAL SUBJECT TO CHANGE

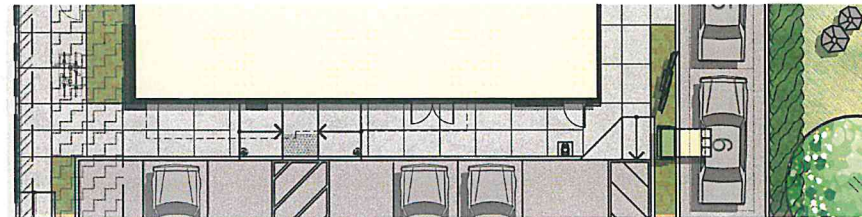
#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		

FLOOR PLAN	
01.15.2023	22015TMA

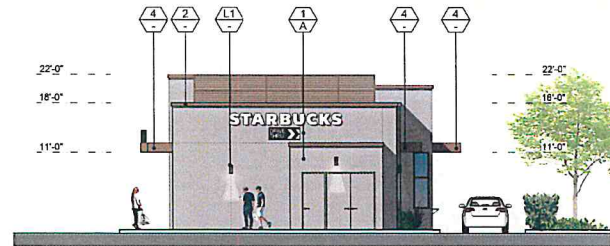
A101



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



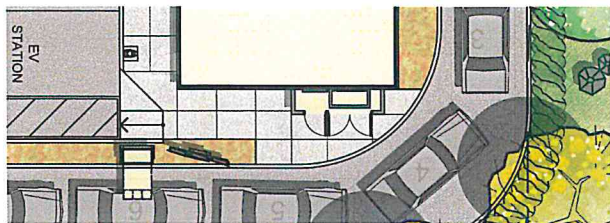
① EAST ELEVATION
SCALE: 1/8" = 1'-0"



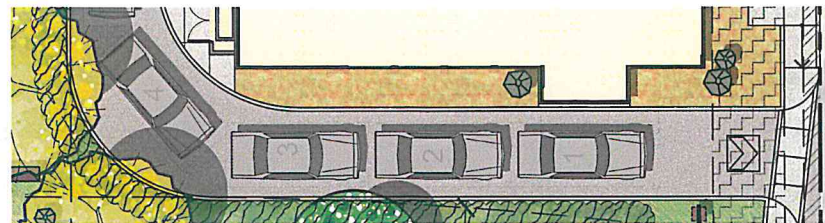
④ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ WEST ELEVATION
SCALE: 1/8" = 1'-0"



④ NORTH ELEVATION
SCALE: 1/8" = 1'-0"



③ WEST ELEVATION
SCALE: 1/8" = 1'-0"

FINISH KEYNOTES	
1	CEMENT PLASTER FINISH: SMOOTH TROWEL BY: OMEGA PLASTER
2	ALUMINUM CORNICE COLOR: LIGHT BRONZE ANODIZED
3	ALUMINUM STOREFRONT FINISH: LIGHT BRONZE BY: ARCADIA, GLASS: CLEAR FLOAT GLASS
4	METAL CANOPY FINISH: PAINTED STEEL COLOR: LIGHT BRONZE
5	METAL ROOF SCREENING FINISH: PAINTED
6	WOOD CLADDING TYPE: ARCADE VERTICAL CLADDING COLOR: STRAW BY: REBORN TIMBER CO
7	CONTROL JOINT FINISH: PAINTED
1A	WALL SCHEME TYPE: SYRQZ SERIES, SYRQZ LED, 8" COLOR: JET BLACK, BY: LUMINIS
1B	DOOR SCHEME TYPE: SYRQZ SERIES, SYRQZ LED, 8" COLOR: JET BLACK, BY: LUMINIS
12	DOOR SCHEME TYPE: SYRQZ SERIES, SYRQZ LED, 8" COLOR: JET BLACK, BY: LUMINIS

PAINT COLORS	
1A	PAINT COLOR: SW7017 DORIAN GRAY BY: SHERWIN WILLIAMS
1B	PAINT COLOR: SW9108 DOUBBLE LATTE BY: SHERWIN WILLIAMS

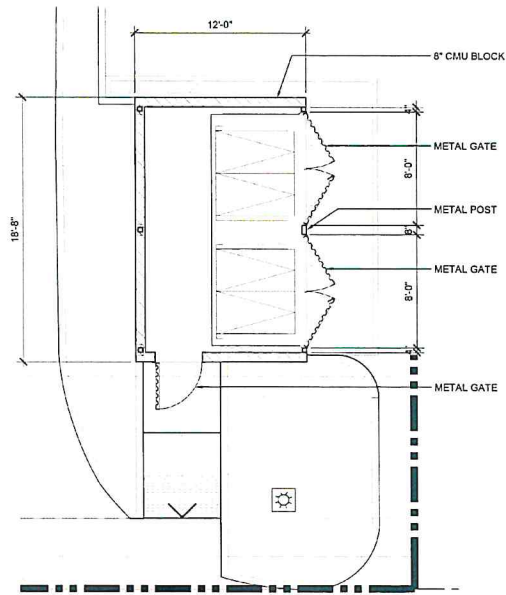
NOTE:
MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE
REFERENCED FOR DESIGN INTENT ONLY AND MAYBE
SUBSTITUTED BY AN EQUIVALENT ALTERNATE

CONCEPTUAL SUBJECT TO CHANGE

#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		

ELEVATIONS	
01.15.2023	22015TMA

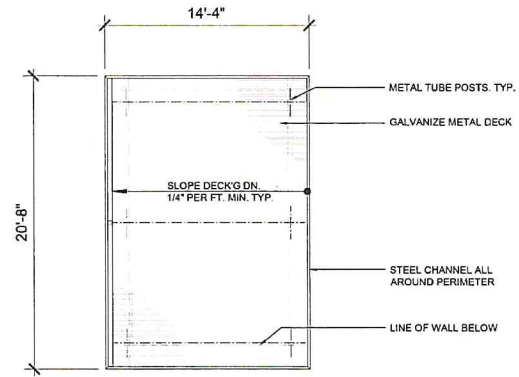
A201



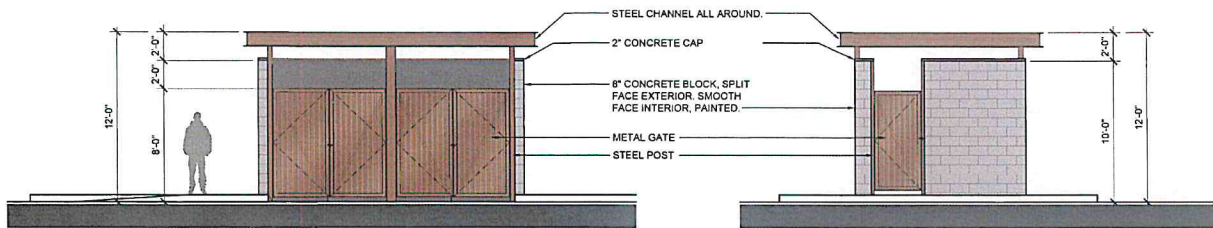
1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

CMU BLOCK
 CMU MANUF.: ANGELUS BLOCKS
 EXTERIOR FINISH: SPLIT FACE
 PAINTED, SW7017 DORIAN GRAY
 INTERIOR FINISH: PAINT
 SEALER: YES

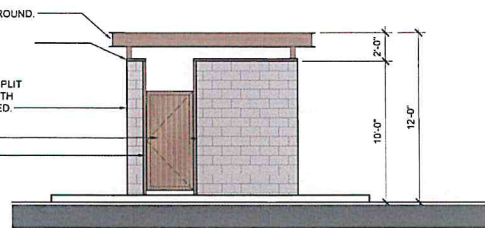
TRELLIS:
 PAINT: TO MATCH LIGHT BRONZE



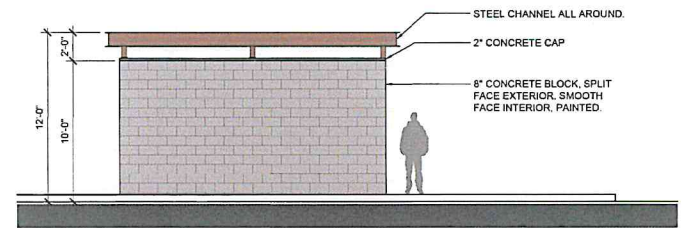
2 ROOF PLAN
SCALE: 1/4" = 1'-0"



3 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



4 SIDE ELEVATION
SCALE: 1/4" = 1'-0"



5 BACK ELEVATION
SCALE: 1/4" = 1'-0"

#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		





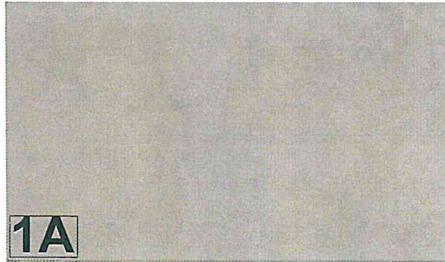
CONCEPTUAL SUBJECT TO CHANGE

mmaarchitecture.com

#	Description	Date
1	1st SUBMITTAL	02.21.2023
2		
3		

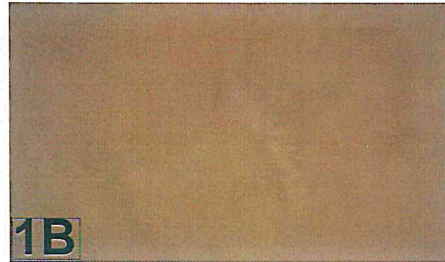
SITE PHOTOS	
01.15.2023	22015TMA

PH-01



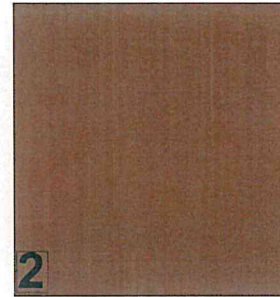
1A

PAINT
COLOR: SW7017 DORIAN GRAY
BY: SHERWIN WILLIAMS



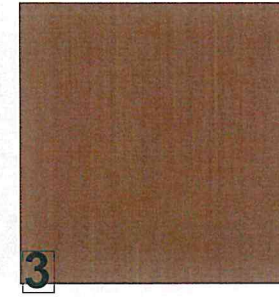
1B

PAINT
COLOR: SW9108 DOUBLE LATTE
BY: SHERWIN WILLIAMS



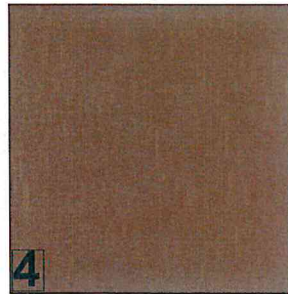
2

ALUMINUM CORNICE
COLOR: LIGHT BRONZE
ANODIZED



3

ALUMINUM STOREFRONT
FINISH: LIGHT BRONZE
BY: ARCADIA, GLASS
CLEAR FLOAT GLASS



4

METAL CANOPY
FINISH: PAINTED STEEL
COLOR: LIGHT BRONZE



6

WOOD CLADDING
TYPE: ADOBO VULCAN
CLADDING
COLOR: STRAW
BY: reSAWN TIMBER CO.



L1

WALL SCONCE
TYPE: SY802 SERIES,
SYRIOS LED, 8"
COLOR: JET BLACK
BY: LUMINIS

FINISH KEYNOTES	
1	CEMENT PLASTER FINISH SMOOTH TRONEL BY: GMEGA PLASTER
2	ALUMINUM CORNICE COLOR: LIGHT BRONZE ANODIZED
3	ALUMINUM STOREFRONT FINISH: LIGHT BRONZE BY: ARCADIA, GLASS, CLEAR FLOAT GLASS
4	METAL CANOPY FINISH: PAINTED STEEL COLOR: LIGHT BRONZE
5	METAL ROOF SCREENING FINISH: PAINTED
6	WOOD CLADDING TYPE: ADOBO VULCAN CLADDING COLOR: STRAW BY: reSAWN TIMBER CO.
7	CONTOUR JOINT FINISH: PAINTED
L1	WALL SCONCE TYPE: SY802 SERIES, SYRIOS LED, 8" COLOR: JET BLACK, BY: LUMINIS
12	RECESSED LIGHT
PAINT COLORS	
A	PAINT COLOR: SW7017 DORIAN GRAY BY: SHERWIN WILLIAMS
B	PAINT COLOR: SW9108 DOUBLE LATTE BY: SHERWIN WILLIAMS
<small>NOTE: MANUFACTURER AND MODEL NUMBERS IDENTIFIED ABOVE REFERENCED FOR DESIGN INTENT ONLY AND MAYBE SUBSTITUTED BY AND EQUIVALENT ALTERNATE.</small>	

