

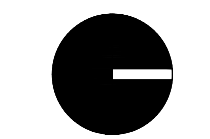
Joshua Tree Plan

Specifications

1. The existing asphalt pavement shall be broken and removed in the PRZ while minimizing disturbance to the soil underneath.
2. No scooping of debris in the PRZ with a loader bucket shall occur, but rather, pieces of the debris shall be lifted and loaded out of the PRZ by hand.
3. Small debris and rocks shall be raked and removed, bringing the soil in the PRZ to a smooth, even grade.
4. Edges of the extent of the pavement shall be retained in an industry-standard manner consistent with other specifications in the plans.
5. Trenching for utilities, or digging for any other purpose shall not be allowed in the PRZ.
6. Pavement is allowed to drain toward and into the PRZ.
7. Native plants may be allowed to grow in the PRZ, and a natural mulch layer should be allowed to accumulate.
8. Irrigation in the PRZ for the benefit of the Joshua tree is allowed, but water must not be applied closer than 4 feet from the tree, and at intervals not more frequent than every 3rd month. Joshua trees rot, fall over, and die from excess water, both in converted landscapes and in natural settings (washes and arroyos). Too much water causes excess growth, and branches get long and heavy and break from their own weight.
9. Two trees, a mulberry and a cottonwood, as well as a stump, should be removed completely.

SITE PLAN

1/16" = 1'-0"



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PARKING REQUIREMENTS (SBC TABLE 83-15, 83.11.050 (c) & 83.10.060)			
DESCRIPTION	REQUIRED # OF SPACES	AREA	TOTAL # OF SPACES PROVIDED
GENERAL RETAIL	1 PER 250 SF	1179/ 250 = 5	5 PARKING SPACES
RESTAURANT	1 PER 50 SF OF SEATING AREA	1103/ 50 = 22	22 PARKING SPACES
			STANDARD PARKING STALLS: 20
			REQUIRED HANDICAP STALLS: 2
			25% COMPACT STALLS (27x25%): 5
			TOTAL PARKING SPACES: 27

SITE LEGEND	
	EXISTING WALL
	DEMO WALL (NON-LOAD BEARING WALLS)
	EXISTING SHEER WALL
	NEW NON-LOAD BEARING WALL (SEE 2A-10)
	NEW EXTERIOR WALL (SEE 4A-6)
	CENTERLINE
	NEW PARTIAL HEIGHT WALL (SEE 1A-13)

BUILT HOSPITALITY DESIGN
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NICE DREAMS ICE CREAM
 56778 TWENTYNINE PALMS HW
 YUCCA VALLEY, CA

TITLE	DATE
DBS SUB 1	08-12-22
HEALTH DEP SUB 1	09-21-22
DBS SUB 2	10-04-22
DBS & HEALTH SUB 2	11-18-22
PLANNING DBS HEALTH SUB 3	02-27-23

SHEET TITLE
ARBORIST PLAN

SHEET NUMBER
A 4.2