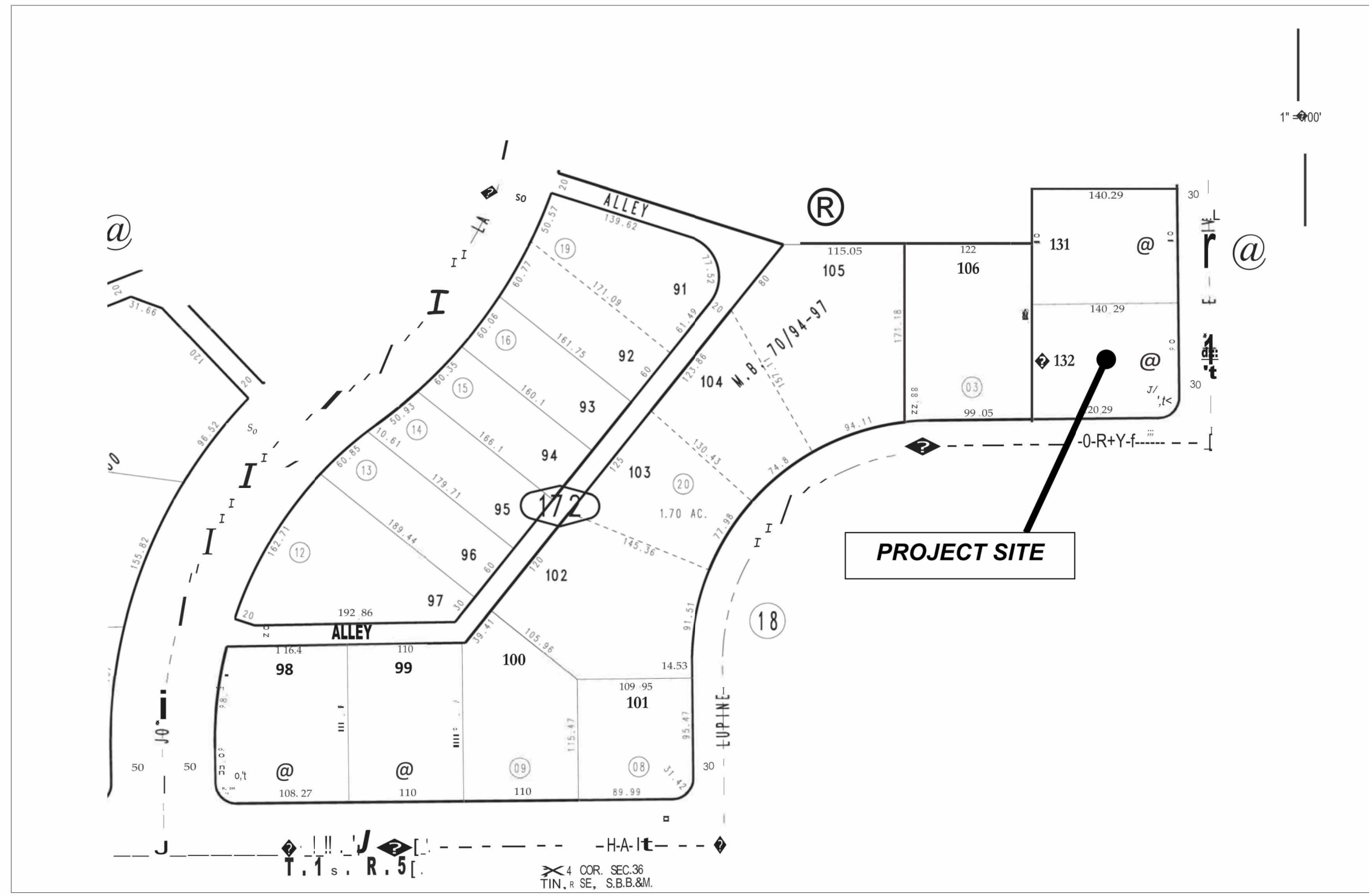


VICINITY MAP



PROJECT INFORMATION

Property Address:
57392 Primrose Drive
Yucca Valley, California 92284

Legal Description:
Lot 132, Tract No. 4856, Joshua Forest Estates
No. 2, in the City of Yucca Valley, County of
San Bernardino, State of California, as per plat
recorded in Book 70 if Maps, Pages 94 to 97,
inclusive, records of said county.

APN :
0595-172-02-0-000

C-MU: Mixed use commercial

Type Of Use Office (business, professional)

Ranch Style Architecture

Applicant and Owner Name:
Henry B. Hill

Applicant and Owner Address:
61579 Palm Vista Drive, Joshua Tree, CA 92252

Applicant and Owner Phone Number:
(858) 220-1078

Applicant and Owner Email:
hbhill@h-ite.com

Registered Civil Engineer Name:
Henry Barton Hill, MS, PE

Registered Civil Engineer Address:
PO Box 771, La Jolla, CA 92038-0771

Registered Civil Engineer Phone Number:
(858) 220-1078

Registered Civil Engineer Email:
hbhill@h-ite.com

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RANCH STYLE MATERIAL BOARD



ABBREVIATIONS

ABV.	ABOVE	LARCH.	LANDSCAPE ARCHITECT
AC	AIR CONDITIONING	LAV.	LAVATORY
ACM	ALUMINIUM COMPOSITE MATERIAL	LKB.	LOCKABLE
ACT	ACOUSTICAL CEILING TILE	LOW.	LOWER
ADA	AMERICANS WITH DISABILITIES ACT	LIT.	LIGHT
ADJ.	ADJACENT	MAT.	MATERIAL
AFF	ABOVE FINISHED FLOOR	MAX.	MAXIMUM
AGG.	AGGREGATE	MCP	MELAMINE COATED PARTICLE BOARD
ALT.	ALTERNATE	MECH.	MECHANICAL
ALUM.	ALUMINIUM	MEMB.	MEMBRANE
ANOD.	ANODIZED	MEP	MECHANICAL, ELECTRICAL, & PLUMBING
APPROX.	APPROXIMATE	MFG.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
BD.	BOARD	MISC.	MISCELLANEOUS
BLDG	BUILDING	MOD. BIT.	MODIFIED BITUMEN
BLKG	BLOCKING	M.R.	MOISTURE RESISTANT
B.O.	BOTTOM OF	MTL.	METAL
BOT.	BOTTOM	MULL.	MULLION
BTW	BETWEEN	NA	NOT AVAILABLE
BYND.	BEYOND	NIC	NOT IN CONTRACT
CDR	CARD READER	NO.	NUMBER
C.G.	CORNER GUARD	NOM.	NOMINAL
C.J.	CONTROL JOINT	NTS	NOT TO SCALE
C.L.	CENTER LINE	O.C.	ON CENTER
CLG.	CEILING	O.D.	OUTSIDE DIAMETER
CLR.	CLEAR / CLEARANCE	OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
CLSR.	CLOSER	OFOI	OWNER FURNISHED, OWNER INSTALLED
CMU	CONCRETE MASONRY UNIT	OPG.	OPENING
COL.	COLUMN	OPP.	OPPOSITE
CONC.	CONCRETE	PERF.	PERFORATED
CONN.	CONNECTION	PLAM.	PLASTIC LAMINATE
CONST.	CONSTRUCTION	PLUMB.	PLUMBING
CONT.	CONTINUOUS	PRE-FIN.	PRE-FINISHED
COORD.	COORDINATE	PROG.	PROGRAMMING
CORR.	CORRIDOR	PSF	POUNDS PER SQUARE FOOT
CORRUG.	CORRUGATED	PSI	POUNDS PER SQUARE INCH
CPT.	CARPET	P.T.	PRESSURE-TREATED
C.T.	CERAMIC TILE	PTD.	PAINTED
CTR.	CENTER	PWD.	PLYWOOD
DBL.	DOUBLE	Q.S.	QUARTZ SURFACE
DEMO.	DEMOLITION	RCOP	REFLECTED CEILING PLAN
D.F.	DRINKING FOUNTAIN	REF.	REFER / REFERENCE
DIA.	DIAMETER	REF.	REFRIGERATOR
DIM.	DIMENSION	REINF.	REINFORCEMENT / REINFORCING
DN.	DOWN	REQD.	REQUIRED
DS	DOWN SPOUT	RIM.	ROOM
DTL.	DETAIL	RMC	RIGID METAL CONDUIT
DWG.	DRAWING(S)	R.O.	ROUGH OPENING
EA.	EACH	RSF	RESILIENT SHEET FLOORING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	RTF	RESILIENT TILE FLOORING
E.J.	EXPANSION JOINT	RWB	RESILIENT WALL BASE
EL.	ELEVATION	SCHED.	SCHEDULE
ELEC.	ELECTRICAL	SHWR.	SHOWER
ELEV.	ELEVATOR	SIM.	SIMILAR
ENLGD	ENLARGED	SPEC.	SPECIFICATION
EOS	EDGE OF SLAB	SS.	STAINLESS STEEL
EQ.	EQUAL	SSF	SOLID SURFACE
EQUIP.	EQUIPMENT	STC	SOUND TRANSMISSION COEFFICIENT
E.W.	EACH WAY	STD.	STANDARD
EXIST.	EXISTING	STL.	STEEL
EXP.	EXPANSION	STRUCT.	STRUCTURE / STRUCTURAL
EXT.	EXTERIOR	SURF.	SURFACE
F.D.	FLOOR DRAIN	SVF	SHEET VINYL FLOORING
F.E.	FIRE EXTINGUISHER	TEL.	TELEPHONE
FEC	FIRE EXTINGUISHER CABINET	TEMP.	TEMPERATURE
FFE	FIXTURES, FURNITURE, AND EQUIPMENT	TLT.	TOILET
FIN.	FINISH	T.O.	TOP OF
FLR.	FLOOR	TYP.	TYPICAL
F.O.	FACE OF	U.C.	UNDER COUNTER
F.R.	FIRE-RESISTANT	U.G.	UNDERGROUND
FT.	FOOT / FEET	UNO	UNLESS NOTED OTHERWISE
FTG.	FOOTING	VAR.	VARIES
FURRG.	FURRING	VCT.	VINYL COMPOSITE TILE
GA.	GAUGE	VERT.	VERTICAL
GYP.	GYPSONUM	VIF	VERIFY IN FIELD
HDW	HARDWARE	V.T.	VINYL TILE
HDWD	HARDWOOD	VWC	VINYL WALL COVERING
H.M.	HOLLOW METAL	W/	WITH
HORIZ.	HORIZONTAL	W.B.	WEATHER BARRIER
HR.	HOUR	W.C.	WATER CLOSET
HSS	HOLLOW STRUCTURAL SECTION	W/C	WHEELCHAIR
HT.	HEIGHT	WD.	WOOD
IBC	INTERNATIONAL BUILDING CODE	WIN.	WINDOW
I.D.	INSIDE DIAMETER	W.H.	WATER HEATER
INSUL.	INSULATION	W/O	WITHOUT
INT.	INTERIOR	W.P.	WORK POINT
JT.	JOINT	WP.	WATERPROOF(ING)
		W.S.	WEATHER STRIPPING

CODES:

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:
2022 (CBC) CALIFORNIA BUILDING CODE
2022 (CMC) CALIFORNIA MECHANICAL CODE
2022 (CEC) CALIFORNIA ELECTRICAL CODE
CAC - TITLE 24
2022 (CPC) CALIFORNIA PLUMBING CODE
2022 (CFC) CALIFORNIA FIRE CODE
2022 CALIFORNIA ENERGY CODE

SPECIAL INSPECTION

- NOTICE TO THE APPLICANT/OWNER/OWNER'S AGENT/ ARCHITECT OR ENGINEER OF RECORD, BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR ESPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.
- NOTICE TO THE CONTRACTOR/BUILDER /INSTALLER/SUB CONTRACTOR/OWNER BUILDER, BY USING THIS PERMITTED CONSTRUCTION DRAWINGS FOR CONSTRUCTION/INSTALLATION OF THE WORK SPECIFIED HEREIN, YOU ACKNOWLEDGE AND ARE AWARE OF THE REQUIREMENTS CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS, YOU AGREE TO COMPLY WITH THE REQUIREMENTS OF CITY OF SAN DIEGO FOR ESPECIAL INSPECTIONS, STRUCTURAL OBSERVATIONS, CONSTRUCTION MATERIAL TESTING AND OFF SITE FABRICATION OF BUILDING COMPONENTS, CONTAINED IN THE STATEMENT OF SPECIAL INSPECTIONS AND, AS REQUIRED BY THE CALIFORNIA CONSTRUCTION CODES.

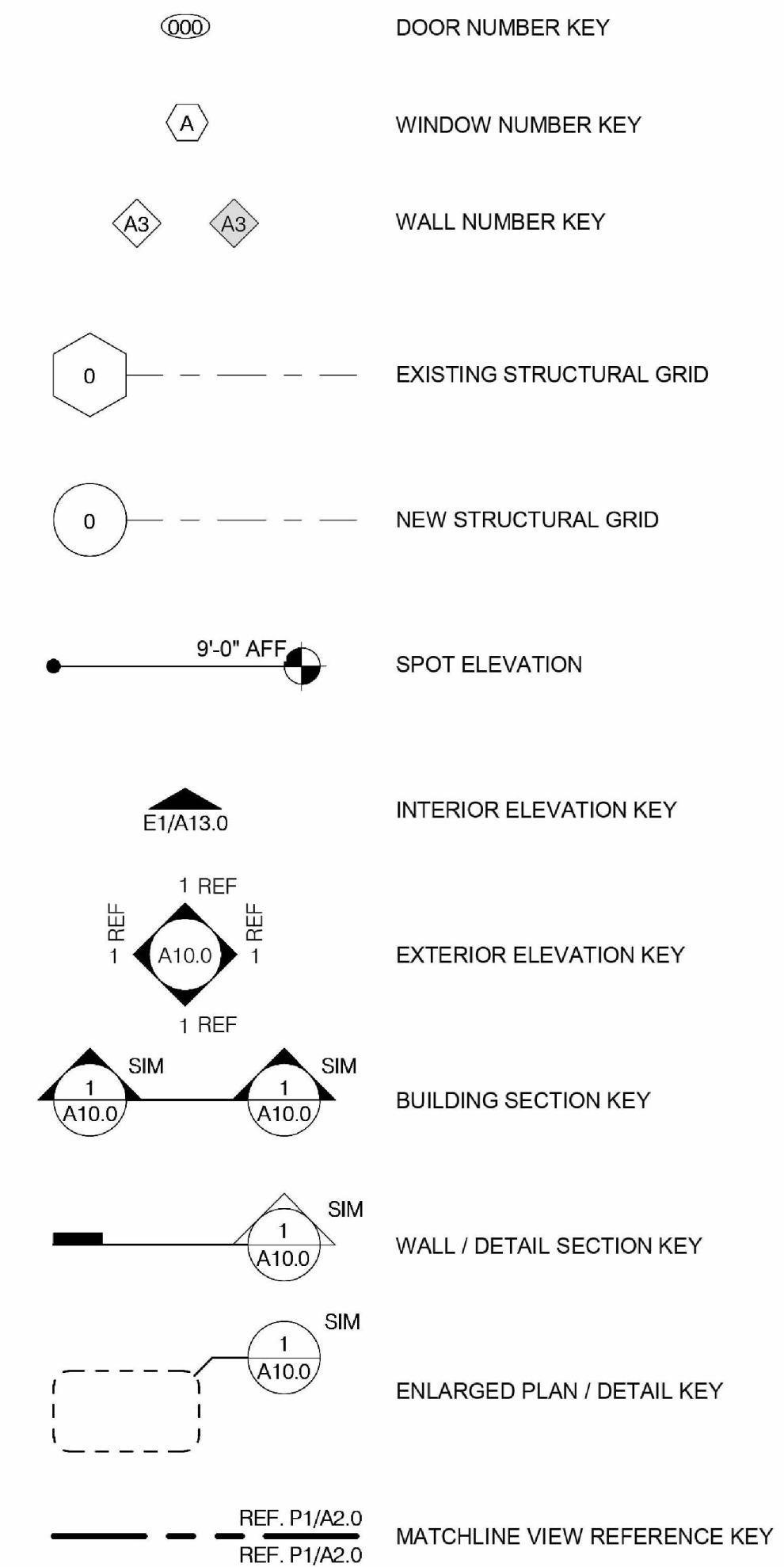
CAL GREEN NOTES

- CAL Green requirements for buildings or alterations, shall apply only to that portion that is being altered or added.
- ADHESIVES, SEALANTS AND CAULKS SHALL MEET THE REQUIREMENTS OF THE FOLLOWING STANDARDS (CALGREEN 5.504.4.1)
 - ADHESIVES, ADHESIVE BONDING PRIMERS, ADHESIVE PRIMERS, SEALANTS, SEALANT PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT RULES WHERE APPLICABLE, OR SCAQMD RULE 11 VOC LIMITS, AS SHOWN IN CALGREEN TABLES 5.504.4.1 AND 5.504.4.2
 - AEROSOL ADHESIVES, AND SMALLER UNIT SIZES OF ADHESIVES, AND SEALANT OR CAULKING COMPONENTS (IN UNITS OF PRODUCT LESS PACKAGING, WHICH DO NOT WEIGHT MORE THAN ONE POUND AND DO NOT CONSIST OF MORE THAN 16 FLUID OUNCES) SHALL COMPLY WITH STATEWIDE VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS, OF CALIFORNIA CODE OF REGULATIONS (CCR), TITLE 17, COMMENCING WITH SECTION 94507.
- A LETTER FROM THE CONTRACTOR AND/OR BUILDING OWNER CERTIFYING WHAT MATERIAL HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH CALGREEN TABLE 5.504.4.3 (CALGREEN 5.504.3)
- AEROSOL PAINTS AND COATINGS SHALL MEET THE PWMIR LIMITS FOR ROC IN SECTION 94522 (A) (3) AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOXIC COMPOUNDS AND OZONE DEPLETING SUBSTANCES IN SECTION 94522(C) (2) AND (D) (2) OF CCR, TITLE 17, COMMENCING WITH SECTION 94520 (CALGREEN 5.504.4.3.1)
- A LETTER FROM THE CONTRACTOR AND OR THE BUILDING OWNER CERTIFYING WHAT PAINT HAS BEEN USED AND ITS COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- ALL CARPET SHALL MEET AT LEAST ONE OF THE FOLLOWING TESTING AND PRODUCT REQUIREMENTS (CALGREEN 5.504.4.4):
 - CARPET AND RUG INSTITUTES GREEN LABEL PLUS PROGRAM
 - COMPLIANT WITH THE VOC EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH STANDARD METHOD FOR TESTING AND EVALUATION OF VOLATILE ORGANIC CHEMICAL EMISSIONS FROM INDOOR SOURCES USING ENVIRONMENTAL CHAMBERS VERSION 1.1, FEBRUARY 2010 (ALSO KNOWN AS CDPH STANDARD METHOD V1.1 OR SPECIFICATION 01350.
 - NSF / ANSI 140 AT GOLD LEVEL OR HIGHER
 - SCIENTIFIC CERTIFICATION SYSTEMS SUSTAINABLE CHOICE
 - COMPLIANCE WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ 7.0 AND DATED JULY 2012 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE.
- ALL CARPET CUSHION SHALL MEET THE REQUIREMENTS OF THE CARPET AND RUG INSTITUTE GREEN LABEL PROGRAM. ALL CARPET ADHESIVE SHALL MEET THE REQUIREMENTS OF TABLE 5.504.4.1. A LETTER FROM THE INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.
- AT LEAST 80% OF THE FLOOR AREA RECEIVED RESILIENT FLOORING SHALL MEET ONE OF THE FOLLOWING CRITERIA (CALGREEN 5.504.4.6)
 - CERTIFIED UNDER RESILIENT FLOOR COVERING INSTITUTE (RFCI) FLOOR SCORE PROGRAM.
 - COMPLIANT WITH THE VOC-EMISSION LIMITS AND TESTING REQUIREMENTS SPECIFIED IN THE CALIFORNIA DEPARTMENT OF PUBLIC HEALTH'S 2010 STANDARD METHOD FOR THE TESTING AND EVALUATION CHAMBERS, VERSION 1.1, FEBRUARY 2010
 - COMPLIANT WITH THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS CALIFORNIA (CA-CHPS) CRITERIA INTERPRETATION FOR EQ7.0 & EQ7.1 DATED JULY 201 AND LISTED IN THE CHPS HIGH PERFORMANCE PRODUCT DATABASE
 - PRODUCTS CERTIFIED UNDER UL GREENGUARD GOLD
- PROHIBIT SMOKING WITHIN 25 FEET OF BUILDING ENTRIES, OUTDOOR AIR INTAKE AND OPERABLE WINDOWS, PROVIDE NO SMOKING SIGNAGE WITHIN THESE AREAS (CALGREEN 5.504.7)

PROJECT DATA

Site Area:	
Gross Area	15,333 SF
Net Area	7,300 SF
Building Area:	
First Floor:	
Reception Area	495 SF
Conference Area	350 SF
Indoor Bay	1923 SF
Toilets / Shower	161 SF
Laundry	71 SF
Entrance Area	618 SF
First Floor Total	3717 SF
Loft:	
Loft Stow	161 SF
Loft Total	161 SF
Total Area	3877 SF
Office Work Area	1106 SF
Outside Patio Area:	383 SF
Building Site Coverage:	
Proposed Occupancy:	B
Proposed Occupancy Load:	15.11
Number of Exits:	One / First Floor
Construction Type:	VB
Parking Provided:	
Handicap Stalls:	1
Standard Stalls:	2
Total Stalls:	3
Loading Zone:	0
Existing Zoning:	Commercial Mixed-Use (MU)

KEY LEGEND



PROJECT NAME

LIVE/ WORK AND DESIGN OFFICE

LOCATION

57392 PRIMROSE DRIVE
YUCCA VALLEY,
CALIFORNIA 92284

NAME OF DEVELOPMENT

Henry Barton Hill, MS, PE

DEVELOPER/OWNER

Henry B. Hill

ENGINEER

Henry Barton Hill, MS, PE

INFORMATION



REVISIONS		
MARK	DATE	DESCRIPTION

SHEET TITLE

GENERAL INFORMATION

DATE

11/06/2023

SHEET NUMBER

G1.0