

29 PALMS OUTER HIGHWAY SOUTH

ALL PLANS SHALL COMPLY WITH:

- 2022 California Administrative Code, Part 1,
- 2022 California Building Code, Part 2,
- 2022 California Residential Code, Part 2.5,
- 2022 California Electrical Code, Part 3,
- 2022 California Mechanical Code, Part 4,
- 2022 California Plumbing Code, Part 5,
- 2022 California Energy Code, Part 6,
- 2022 California Historical Building Code, Part 7
- 2022 California Fire Code, Part 9,
- 2022 California Existing Building Code, Part 10,
- 2022 California Green Building Standards Code, Part 11,
- 2022 California Referenced Standard Code, Part 12,

PARKING STUDY:

PARKING REQUIREMENTS:

RESTAURANT PERMITTED WITH 16 SPACES
 1856 SF RETAIL NEXT DOOR WITH SALES FLOOR
 REQUIRES $890 / 250 = 3.5$ SPACES.
 WITH 19 TOTAL SPACES PROVIDED.

PROPOSED 533 SF OUTDOOR DINING

$533 / 50 = 10.66$ SPACES REQUIRED.

11 SPACES PROVIDED IN SHARED
 PARKING AGREEMENT WITH PROPERTY
 TO THE EAST.

SQUARE FOOTAGE TABULATIONS:

100 %	19,200 SF	LOT AREA
24 %	4,660 SF	TOTAL BUILDING
50 %	9,637 SF	PARKING AREA
26 %	4,903 SF	OUTDOOR WALKS AND REAR OF BLDG.



Restaurtant Tenant Improvement For:

The Tiny Pony
 57205 29 PALMS HWY
 YUCCA VALLEY, CA 92284-2929

APN: 0595-162-02-0000

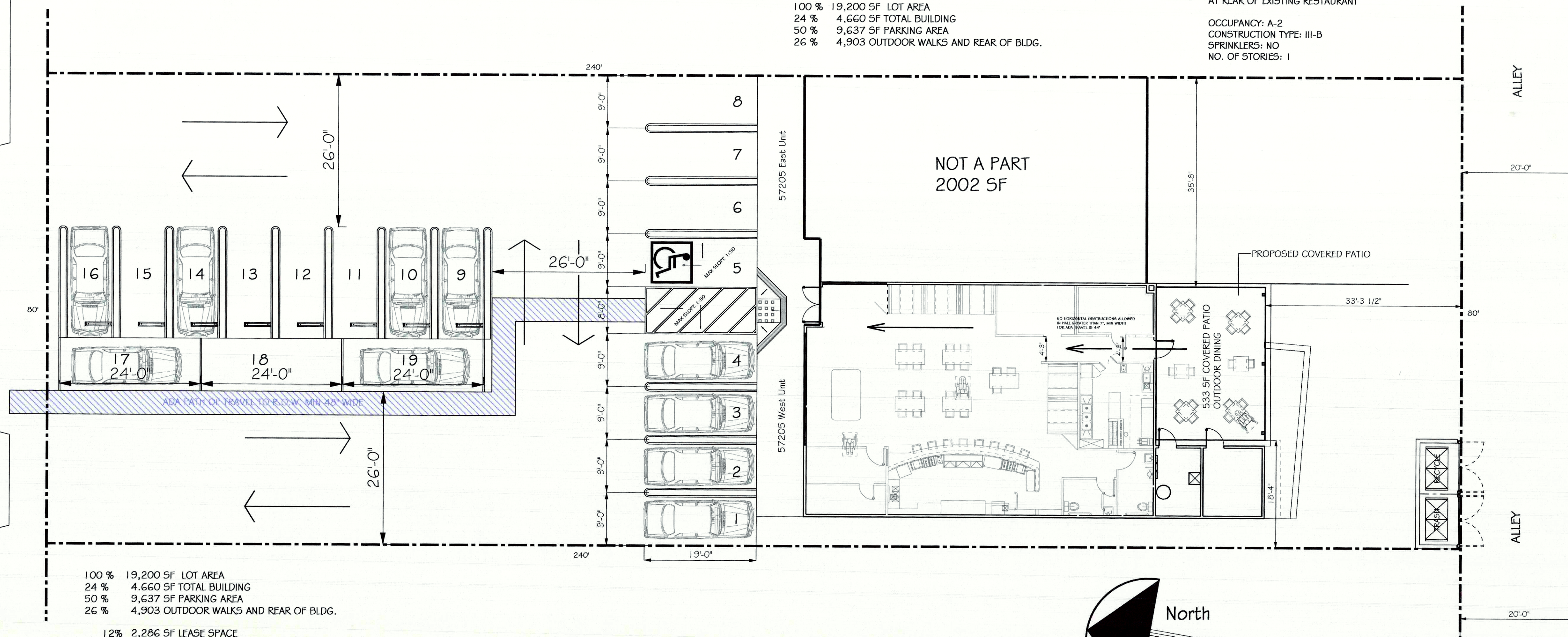
LESSEE PERFORMING TENANT IMPROVEMENT
 CARMEN G. MELLOW
 OWNER OPERATOR
 (917) 723-0283

PROJECT DESCRIPTION:

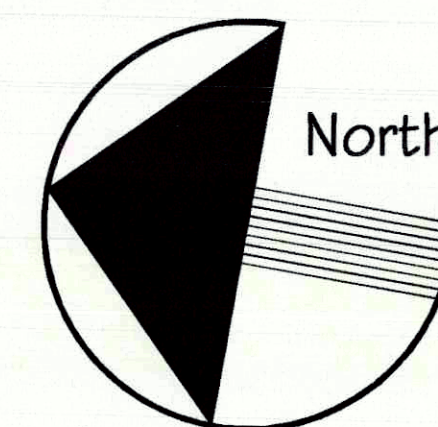
CONSTRUCT 533 SF PATIO COVER
 AT REAR OF EXISTING RESTAURANT

OCCUPANCY: A-2
 CONSTRUCTION TYPE: III-B
 SPRINKLERS: NO
 NO. OF STORIES: 1

SEE PAGE 2 TO SHOW PARKING LAYOUT FOR
 PROPERTY TO THE EAST. WITH PARKING BEHIND
 THE BUILDING IN THE EAST PROPERTY THE
 BUSINESS IS OVERPARKED BY AT LEAST 11
 SPACES.



100 %	19,200 SF	LOT AREA
24 %	4,660 SF	TOTAL BUILDING
50 %	9,637 SF	PARKING AREA
26 %	4,903 SF	OUTDOOR WALKS AND REAR OF BLDG.
12 %	2,286 SF	LEASE SPACE



Site Plan

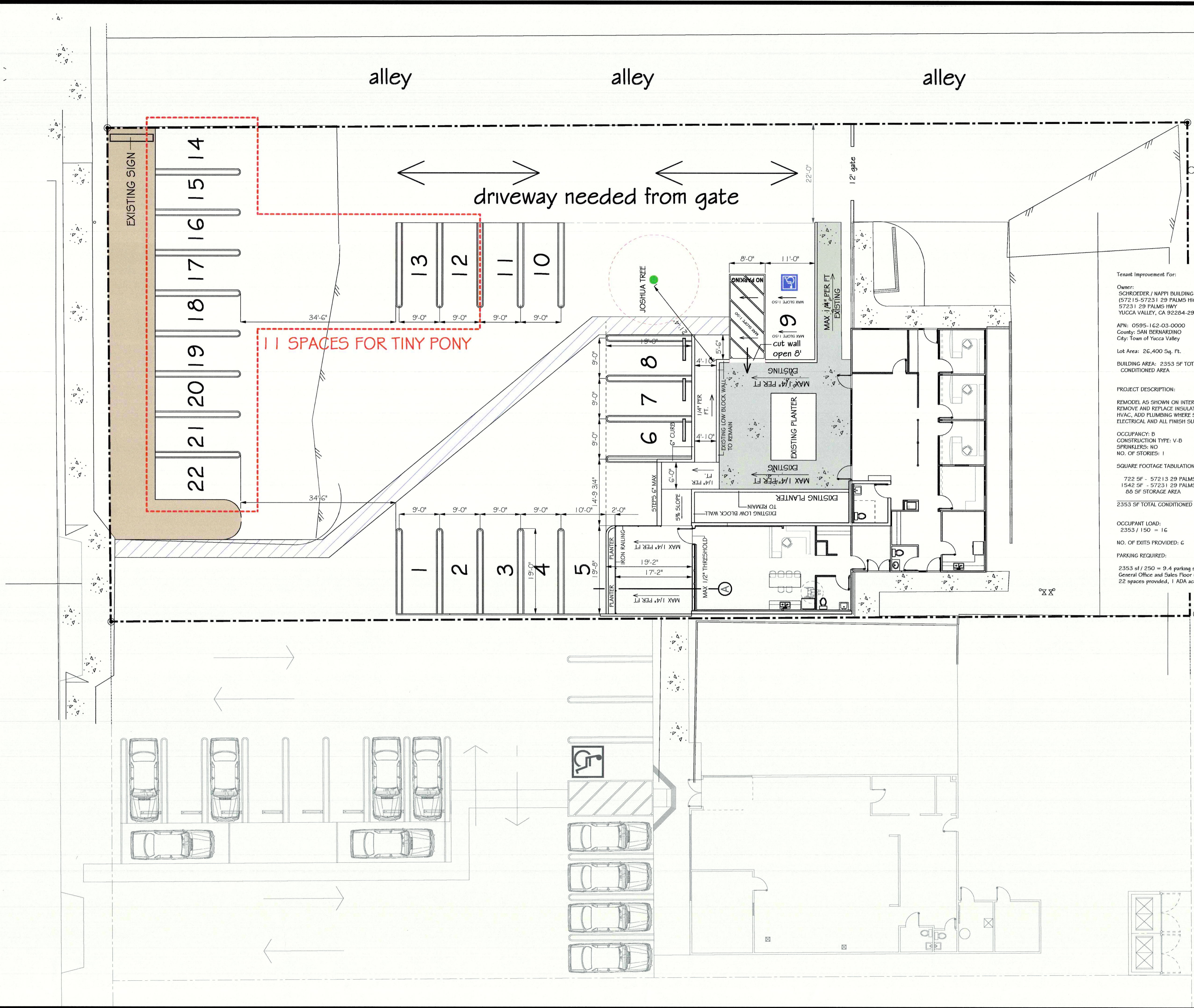
Revisions	By

Outdoor Patio Improvement For:
 The Tiny Pony
 57205 29 PALMS HWY
 YUCCA VALLEY, CA 92284-2929
 APN: 0595-162-02-0000

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 12/12/2023
SCALE 1" = 10'
JOB NUMBER The Tiny Pony
SHEET # 1

OF 1 SHEETS

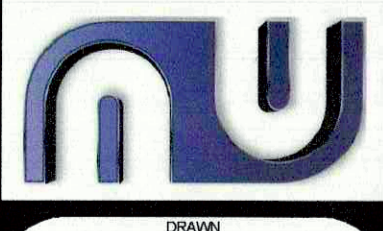


Tenant Improvement For:
 Owner: SCHROEDER / NAPPI BUILDING
 (572) 15-57231 29 PALMS HIGHWAY LLC)
 57231 29 PALMS HWY
 YUCCA VALLEY, CA 92284-2929
 APN: 0595-162-03-0000
 County: SAN BERNARDINO
 City: Town of Yucca Valley
 Lot Area: 26,400 Sq. Ft.
 BUILDING AREA: 2353 SF TOTAL
 CONDITIONED AREA
 PROJECT DESCRIPTION:
 REMODEL AS SHOWN ON INTERIOR ONLY
 REMOVE AND REPLACE INSULATION, WINDOWS
 HVAC, ADD PLUMBING WHERE SHOWN, NEW
 ELECTRICAL AND ALL FINISH SURFACES
 OCCUPANCY: B
 CONSTRUCTION TYPE: V-B
 SPRINKLERS: NO
 NO. OF STORIES: 1
 SQUARE FOOTAGE TABULATIONS:
 722 SF - 57213 29 PALMS HWY. (WEST SIDE)
 1542 SF - 57231 29 PALMS HWY. (EAST SIDE)
 85 SF STORAGE AREA
 2353 SF TOTAL CONDITIONED AREA
 OCCUPANT LOAD:
 2353 / 150 = 16
 NO. OF EXITS PROVIDED: 6
 PARKING REQUIRED:
 2353 sf / 250 = 9.4 parking spaces required for
 General Office and Sales Floor (retail sales)
 22 spaces provided, 1 ADA accessible

Revisions	By

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 BRIAN T. DIEBOLT
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