

YUCCA VALLEY POST RESTAURANT PRE-APPLICATION

55727 TWENTYNINE PALMS HIGHWAY
YUCCA VALLEY, CA 92284
PROJECT NUMBER 2058

CLIENT:

CONSULTANTS:

KEY PLAN:

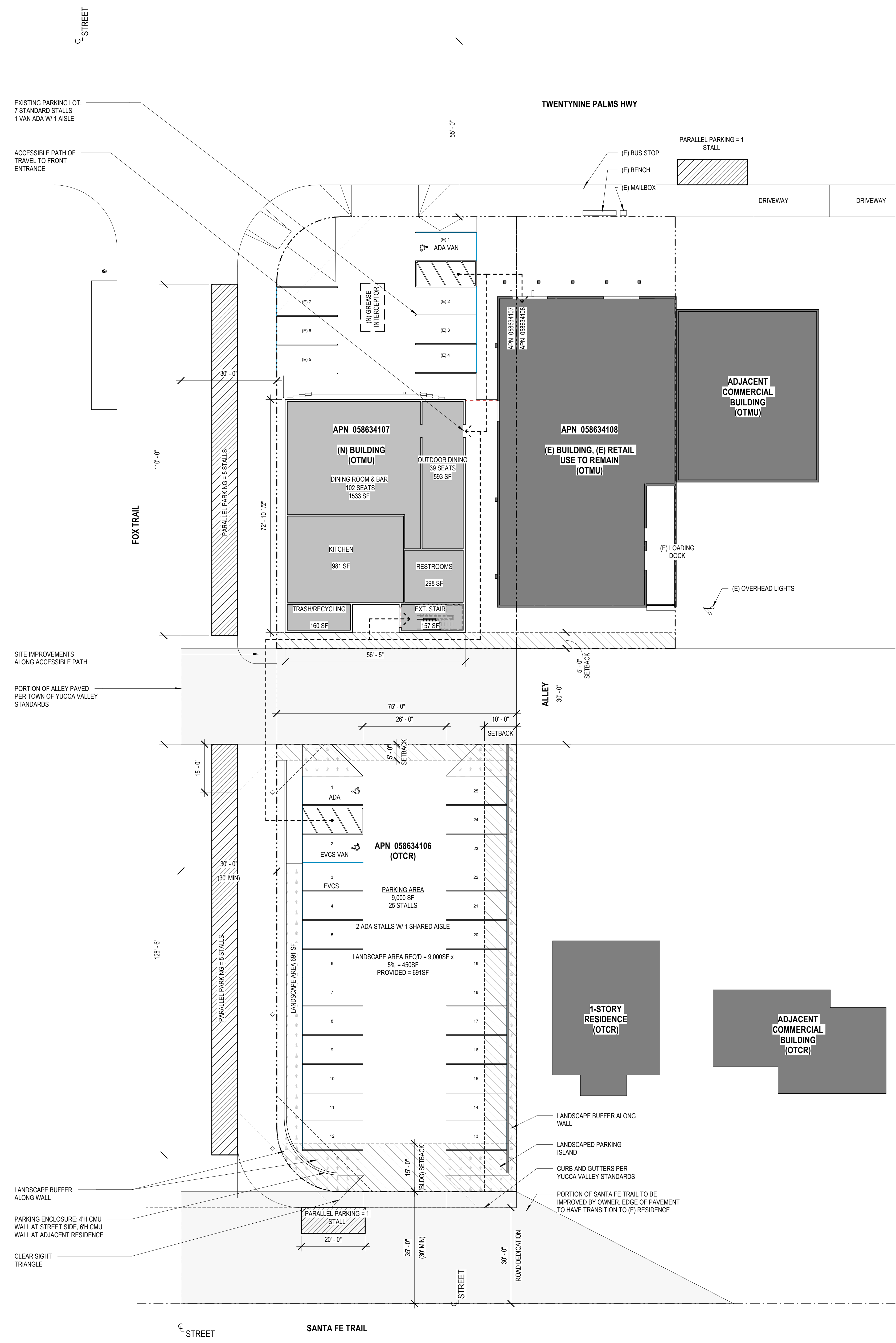
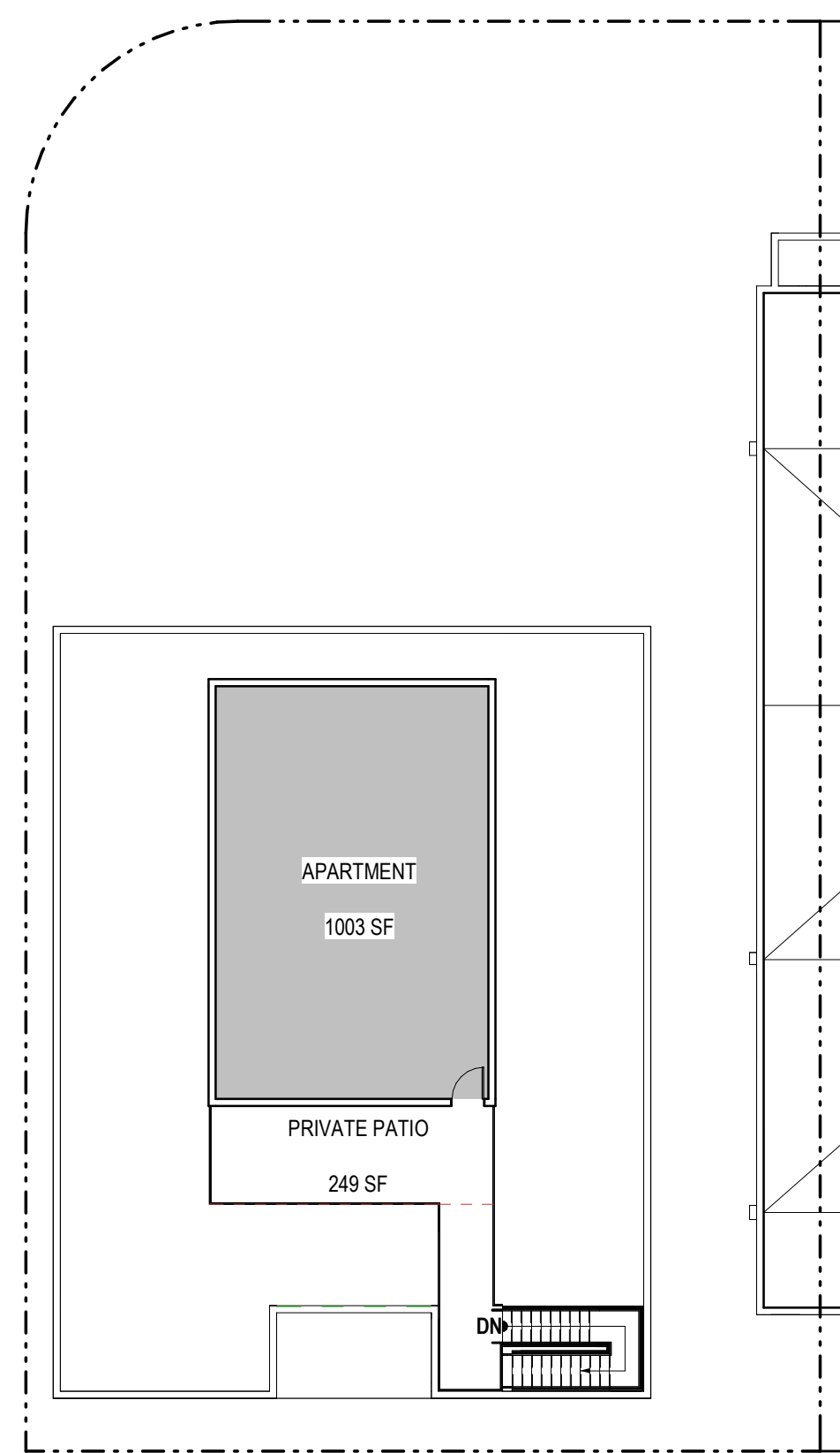
PRELIMINARY NOT FOR CONSTRUCTION

The drawings and specifications and designs represented hereby are and shall remain the property of the Architect, and no part thereof shall be used or reproduced for any purpose other than the specified project for which they have been prepared and developed without the written consent of the Architect. Written dimensions shall have precedence over scaled dimensions. The Contractor shall verify and be responsible for all dimensions and conditions on the jobsite and report any discrepancies to the Architect. The drawings and specifications indicate the general scope of work and required technical performance of the building systems and do not necessarily indicate or describe all the work required for full performance and completion of the construction contract. Based on the scope of work indicated Contractor shall furnish all items required for the proper execution of the project.

ISSUES AND REVISIONS			
NO.	DESCRIPTION	DATE	REV
1	PRE-APPLICATION	08/09/2024	

SITE PLAN

A
SCALE AT ARCH E1 (30 X 42):
As indicated



AERIAL PHOTO



AREA & PARKING ANALYSIS

REQUIRED PARKING SPACES (YUCCA VALLEY COMMUNITY PLAN 9.33.040)		
RATE OF PARKING	REQUIRED PARKING	PROVIDED PARKING
1 SPACE PER 50 SQUARE FEET OF SEATING AREA (INCLUDING OUTDOOR DINING)	2,128 SF OF INDOOR AND OUTDOOR DINING / 50 = 42 SPACES	44 TOTAL SPACES (INCL. 7 EXISTING SPACES)
2 PARKING SPACES PER RESIDENTIAL UNIT	2 SPACES	
DISABLED PARKING SPACES (YUCCA VALLEY COMMUNITY PLAN 9.33.050)		
TOTAL NUMBER OF PARKING SPACES	NUMBER OF PARKING SPACES FOR THE DISABLED	
26-50	2 REQ'D / 3 PROV'D, WITH THE FIRST BEING ADA VAN ACCESSIBLE	
ELECTRIC VEHICLE CHARGING STATIONS (EVCS) (CBC TABLE 5.106.5.3.3)		
TOTAL NUMBER OF PARKING SPACES	NUMBER OF EVCS	
26-50	2 REQ'D / 2 PROV'D, WITH THE FIRST BEING ADA VAN ACCESSIBLE (PER CBC TABLE 11B-228.3.2.1)	

SITE PLAN LEGEND

- EXISTING STRUCTURES TO REMAIN
- PROPOSED STRUCTURES
- PROPERTY LINE
- SETBACKS
- STREET IMPROVEMENTS
- PROPOSED NATIVE LANDSCAPING
- ACCESSIBLE PATH OF TRAVEL