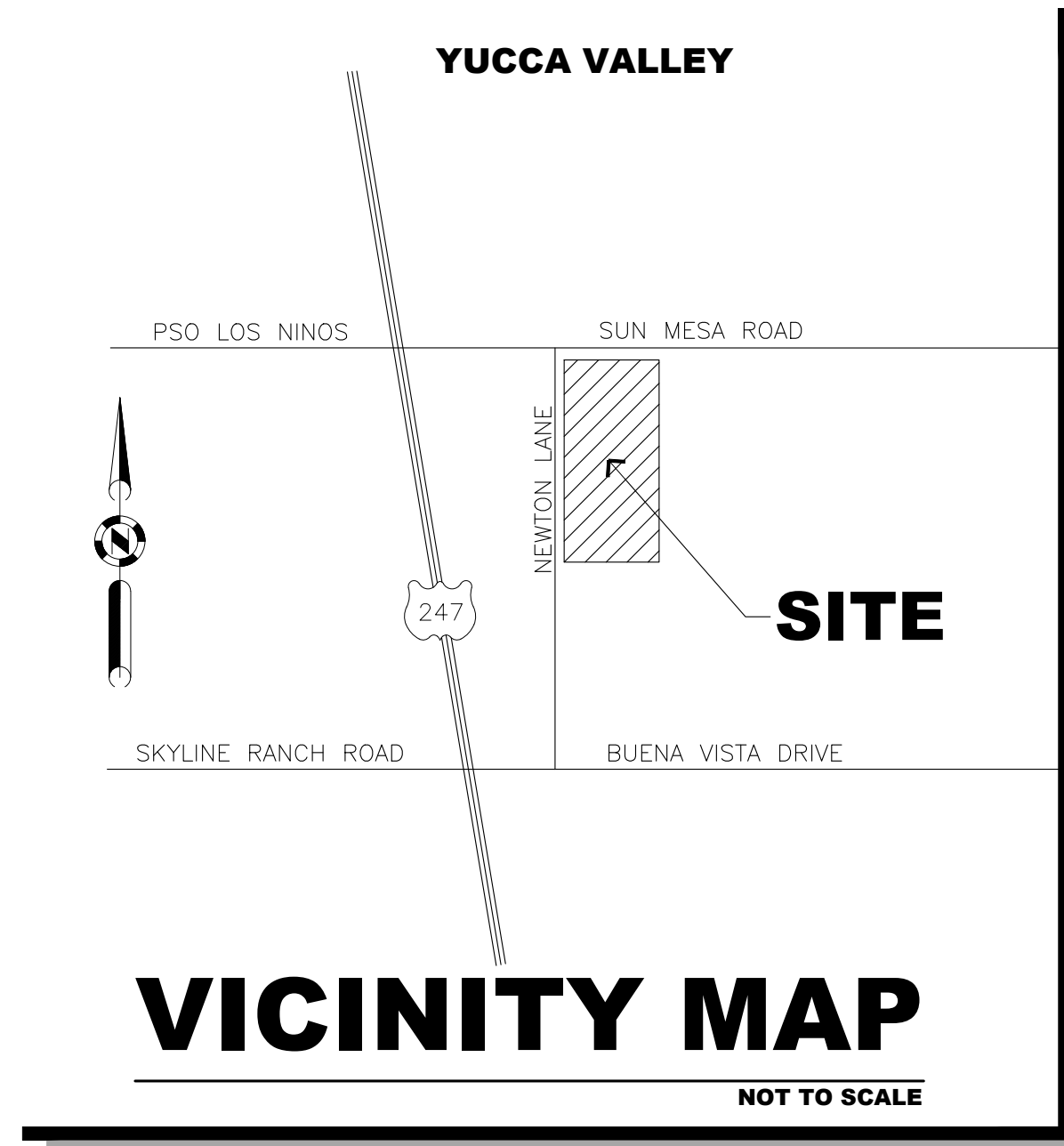


# PROPOSED STORAGE UNIT FACILITY (MINI SELF STORAGE)

**SOUTH-EAST CORNER OF NEWTON LANE AND SUN MESA ROAD  
YUCCA VALLEY  
SAN BERNARDINO COUNTY, CA**

## ABREVIATIONS:

AC: Asphalt Concrete	HB: Hose Bib
ACT: Acoustical Ceiling Tile	HC: Hollow Core
ADA: Americans with Disabilities Act	HM: Hollow Metal
ADD: Additional	HORIZ: Horizontal
ADJ: Adjustable	HGT: Height
AFF: Above Finish Floor	HTR: Heater
AHJ: Authority Having Jurisdiction	HVAC: Heating, Venting, Air Conditioning
ALUM: Aluminum	IN: Inch
APPX: Approximately	INS: Insulation
BD: Board	INT: Interior
BLDG: Building	IRR: Irrigation
BLK: Block	JAN: Janitor
BLKG: Blocking	JT: Joint Trench
BM: Beam	LAV: Lavatory
BO: Bottom Of	LS: Landscape
CALC: Calculation	LGT: Lighting
CBC: California Building Code	LVT: Luxury Vinyl Tile
CIP: Cast-In-Place	MAX: Maximum
CJ: Control Joint	MECH: Mechanical
CMU: Concrete Masonry Unit	MFR: Manufacturer
CL: Centerline	MIN: Minimum
CLG: Ceiling	MISC: Miscellaneous
CLR: Clear	MTL: Metal
CLO: Closet	NIC: Not In Contract
CO: Clean Out	NTS: Not To Scale
COL: Column	NO: Number
CONC: Concrete	OC: On Center
CONST: Construction	OD: Outside Diameter
CPT: Carpet	OH: Opposite Hand
CT: Ceramic Tile	PC: Polished Concrete
DET: Detail	PL: Proprietary Line
DS: Decomposed Granite	PLAM: Plastic Laminate
DIA: Diameter	PT: Paint
DN: Down	PVC: Polyvinyl Chloride
DR: Door	QTY: Quantity
DWG: Drawing	R: Radius
E: Existing	RA: Return Air
EA: Each	RD: Roof Drain
ENC: Enclosure	RO: Rough Opening
EJ: Expansion Joint	REQD: Required
EL: Elevation	RM: Room
ELEC: Electrical	REV: Revision
ELEV: Elevation	SC: Solid Core
EQ: Equal	SECT: Section
EQUIP: Equipment	SHT: Sheet
EV: Eave Vent	SIM: Similar
EXH: Exhaust	SPEC: Specification
EXP: Expansion	STD: Standard
EXT: Exterior	STL: Steel
FE: Fire Extinguisher	SUSP: Suspended
FEC: Fire Extinguisher Cabinet	SQ: Square
FD: Floor Drain	STRUC: Structural
FDN: Foundation	STOR: Storage
FIN: Finish	THK: Thick
FLR: Floor	TEL: Telephone
FOF: Face Of Finish	TO: Top Of
FTG: Footing	Typ: Typical
FIXT: Fixture	UNQ: Unless Noted Otherwise
FR: Fire-Rated	VCT: Vinyl Composition Tile
FT: Feet	VERT: Vertical
GA: Gauge	WD: Wood
GALV: Galvanized	WC: Water Closet
GC: General Contractor	W/O: With Out
GL: Glass	W/M: Welded Wire Mesh
GWB: Gypsum Wall Board	WDW: Window
GYP: Gypsum	



## LEGAL DESCRIPTION:

TR 8749, MB 120/50-64 SEC. 13, T1N, R5E., S.B.B.&M.  
APN: 0597-111-67

## BASIS OF BEARING :

THE SOUTHWEST 1/4 OF SECTION 13 PER TRACT 8749, MB 120/50-64 SAID BEARING BEING N00°00'08"E

## BENCHMARK :

USGS BM 705 24  
ELEVATION = 3718.55 FEET, NAVD 88

## EARTHWORK VOLUMES:

TOTAL CUT - 4970 CY  
TOTAL FILL - 4485 CY

\* SEE EARTHWORK EXHIBIT FOR INFORMATION  
ON CUT-FILL BY LOCATION MAP.

## UTILITY COMPANIES

UTILITY PROVIDERS  
WATER  
HIGH DESERT WATER DISTRICT  
55439 Twentynine Palms Highway, Yucca Valley, CA (760) 365-8333

SEWER  
Private septic disposal

GAS  
None applicable

ELECTRICITY  
SOUTHERN CALIFORNIA EDISON  
6999 Old Woman Springs Rd, Yucca Valley, CA 92284 (800) 655-4555

TELEPHONE  
VERIZON CALIFORNIA  
295 N Sunris Way, Palm Springs, CA 92262  
(760) 778-3610

TV CABLE  
TIME WARNER CABLE  
73181 Mediterranean Rd, Palm Desert, CA 92211 (760) 674-5404

WASTE DISPOSAL  
BURRTEC  
4878 Newton Ln, Yucca Valley, CA 92284  
(760) 365-2015

## OWNER/DEVELOPER

ROB BILLINGS  
5024 WALLABY STREET  
YUCCA VALLEY, CA 92284  
760-686-4171  
BILLINGSTRANSFER@YAHOO.COM

## TOPOGRAPHY:

PREPARED BY:  
LSAP CONSULTANTS LLC.  
ADDRESS: 14997 MCGARGER RD  
DESERT HOT SPRINGS, CA 92240  
(760) 288-2232  
SURVEY@LSAPCONSULTANTS.COM  
DATE OF SURVEY: JAN 2022

## ENGINEER OF RECORD

DRP ENTERPRISES LLC  
Daniel Patneau  
MAILING ADDRESS:  
PO Box 4428  
Palm Springs, CA 92263  
206-734-7765  
DPATNEAU@DRPENTERPRISESLLC.ORG  
WWW.DRPENTERPRISESLLC.ORG  
Joanne C. Singer RCE 26900  
760-625-7426

## DEVELOPMENT STATISTICS

FOR:  
**BILLINGS MINI STORAGE  
S.E.C. NEWTON LANE AND SUN MESA  
YUCCA VALLEY, CA**

**LEGAL DESCRIPTION:** TR 8749, MB 120/50-64 SEC. 13 T1N, R5E., S.B.B.&M.  
**APN** 0597-111-67-0000  
**TOTAL SITE AREA Gross- Net** 189,050 SQ. FT.  
**Dedications already in place:** 4.34 ACRES  
**ADDRESS:** T.B.D. S.E.C. NEWTON AND SUN MESA, YUCCA VALLEY CA  
**ZONING:** GPLU  
**EXISTING AND PROPOSED ZONING** COMMERCIAL  
**EXISTING AND PROPOSED GPLU** C - COMMERCIAL  
**EXISTING LAND USE** VACANT LOT  
**PROPOSED LAND USE** NEW STORAGE UNIT FACILITY (MINI STORAGE)  
**TYPE OF SEWAGE DISPOSAL** SEPTIC/LEACH FIELD  
**YUCCA VALLEY GEOHAZARD** MAP F121C (SEE NEXT SHEET FOR MAP)  
**FEMA** NO IMPACTS  
**ZONE X** PANEL 06071C8120H 8-28-2008  
**ZONE X** NO FLOOD DEPTHS OR HAZARDS NOTED OR MAPPED

**SCOPE OF WORK:** PROPOSED STORAGE UNIT (MINI STORAGE) FACILITY WITH OFFICE MANAGER UNIT. PROJECT TO PROPOSE 6 BUILDING TYPES WITH A TOTAL OF 89,700 S.F. STORAGE. PROJECT PROPOSES BLOCK WALL AND LIGHTING, LANDSCAPE AND OFFSITE IMPROVEMENTS. ALL STORAGE TO BE ENCLOSED. NO OPEN STORAGE IS PROPOSED.

**OWNER APPLICANT:** ROB BILLINGS  
5024 WALLABY STREET  
YUCCA VALLEY, CA 92284  
(760) 686-4171  
billingstransfer@yahoo.com  
**REPRESENTATIVE:** DRP ENTERPRISES LLC  
DAN PATNEAU  
P.O. BOX 4428  
PALM SPRINGS, CA 92263  
(206) 734-7765  
dpatneau@drpenterprisesllc.org

**PER MUNICODE SEC. 9.10 INDUSTRIAL DISTRICTS**  
**SETBACKS:** MAX. FENCE HT  
**FRONT:** 15'-0" 8'-0" MAX.  
**REAR:** 0' 10'-0" MAX.  
**SIDE:** 0' 10'-0" MAX.  
**STREET SIDE:** 15'-0" 10'-0" MAX.

**PER MUNICODE SEC. 9.14.060 MINI/SELF-STORAGE FACILITIES**  
**ALLOWABLE BUILDING HEIGHT:** 20'-0"  
ONE STORY

**AREAS:** 400 S.F.  
ONE STORY OFFICE/MANAGER UNIT  
89,700 S.F.  
STORAGE UNIT TOTAL  
**FAR: 70% MAX.** 89,700 s.f. / 220,786 s.f. = 0.406  
40.6% < 70% ∴ FAR o.k.

TYPES:	UNIT COUNT:				TOTAL S.F. PER BLDG.	NO. BLDG. TYPES	TOTAL S.F. PER BLDG. TYPE
	5X10 50 S.F.	10x20 200 S.F.	20x20 400 S.F.	25x20 500 S.F.			
TYPE "A"	16	20	-	-	4,800 S.F.	10	48,000 S.F.
TYPE "B"	16	-	10	-	4,800 S.F.	6	28,800 S.F.
TYPE "C"	-	-	-	10	5,000 S.F.	1	5,000 S.F.
TYPE "D"	-	-	-	15	7,500 S.F.	1	7,500 S.F.
TYPE "E"	-	-	1	-	400 S.F.	1	400 S.F.
<b>TOTAL UNITS</b>	256	200	60 MGR. UNIT NOT INCL.	25			<b>TOTAL S.F. 89,700 S.F.</b>

## PARKING REQUIREMENTS:

**PER MUNICODE SEC. 9.33.040-C, TABLE 3-7**  
**MINI/SELF-STORAGE FACILITIES:**  
**STANDARD 9X19 PARKING STALLS:**  
6 SPACES + 2 CARETAKERS  
**ACCESSIBLE STALLS:**  
STANDARD: 1 reqd  
VAN: 1  
**LOADING SPACES: ONE PER PER 20,000 S.F. 10 FT X 20 FT:**  
**TOTAL PARKING ON SITE:**  
NOTE: ALL PARKING STALLS SHALL BE 9'-0" x 19'-0" MIN. BACKUP-1 WAY ISLES SHALL BE MIN. 12'-0" WIDE, PER CITY STANDARDS. BACKUP-2 WAY ISLES SHALL BE MIN. 25'-0" WIDE, PER CITY STANDARDS.

## SHEET INDEX

PAGE #	SHEET NUMBER	DESCRIPTION
01	C-1.0	COVER SHEET THIS SHEET
02	T-1.0	SITE PLAN
03	T-1.1	ENLARGED SITE PLAN
04	T-1.2	ENLARGED SITE PLAN
05	T-2.0	FLOOR PLANS
06	T-3.0	ELEVATIONS
07	T-4.0	COLOR ELEVATIONS
08	T-4.1	MANAGERS UNIT COLOR ELEVATIONS
09	T-4.2	SAMPLE COLOR PERSPECTIVE ELEVATIONS
10	T-5.0	COLOR BOARDS
11	T-6.0	LANDSCAPE PLAN

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No.	Revision / Issue	Drawn by	Checked by	Date
	PRELIMS		DRP/JS	08-03-22



Project Designer  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project  
**PROPOSED  
MINI STORAGE  
S.E. CORNER  
NEWTON LANE AND SUN  
MESA ROAD**

**SCALE**  
1" = 40'-0"

Project Number & Sheet Number

**C-1.0**

**9.14.060: MINI-/SELF-STORAGE FACILITIES:**

A. General: The only commercial activities permitted on the site of a self-service storage facility shall be rental of storage bays and pick up and deposit of goods and/or property in dead storage. Storage bays shall not be used to: manufacture, fabricate or process goods; service or repair vehicles, boats, small engines or electrical equipment, or to conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

B. Security Quarters Permitted: Residential quarters for security purposes may be established on the site.

C. Bays Have No Legal Address: Individual storage bays or private postal boxes within a self-service storage facility shall not be considered a premises for the purpose of assigning a legal address in order to obtain an occupational license or other governmental permit or license to do business.

D. Outside Storage:

1. Except as provided in this section, all property stored on site shall be entirely within enclosed buildings.

2. Open storage of private recreational vehicles and dry storage of recreational boats for personal use shall be permitted within a self-service storage facility provided that the following is met:

a. Such storage shall take place only within a designated area. The area so designated shall be clearly delineated upon the site plan accompanying the application;

b. The open storage area shall not exceed twenty five percent (25%) of the buildable area of the site;

c. The open storage area shall be entirely screened from view from adjacent residential areas and all street rights of way by a solid building wall or a masonry wall with a minimum height of eight feet (8');

d. Vehicles shall not be stored within the area set aside for minimum building setbacks; and

e. No vehicle maintenance, washing or repair shall be permitted on site. Recreational boats stored on the site shall be placed and maintained upon wheeled trailers. No dry stacking of boats shall be permitted on site.

E. Minimum Lot Size: Notwithstanding any other provision of this code the minimum lot size for a self-storage facility shall be one acre.

F. Separation Between Storage Buildings: If separate buildings are constructed, there shall be a minimum ten foot (10') setback between individual buildings within the facility.

G. Maximum Bay Size: The maximum size of a storage bay shall be five hundred (500) square feet.

H. Maximum Building Height: With the exception of a structure used as a security quarters, the maximum height of a self-service storage facility shall be one story. The height of the building shall not exceed twenty feet (20'), except for any architectural features located along the street entrance to the facility. In addition, a parapet wall shall be constructed to screen roof mounted air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty five feet (25').

I. Parking Requirements: See, "Parking And Loading Regulations", of this title for mini-storage parking requirements.

J. Miscellaneous Requirements:

1. Outdoor Lighting: All outdoor lighting shall meet the requirements of title 8, "Outdoor Lighting", of this code.

2. Loudspeakers: Exterior loudspeakers or paging equipment shall not be permitted on the site.

3. Bay Doors: Storage bay doors shall not face any abutting property which is residentially zoned, nor shall they be visible from any adjacent residential property or any street right of way.

4. Barbed Wire: Barbed or similar wire may be used for security purposes, but it shall not be visible from any adjacent residential property or any street right of way.

5. Architectural Treatment: The exterior facades of all structures shall receive uniform architectural treatment, including stucco and painting of surfaces. All structures adjacent to properties designated with a residential land use shall have a pitched roof or other treatment comparable to the adjacent residential development. (Ord. 253, 12-16-2014)

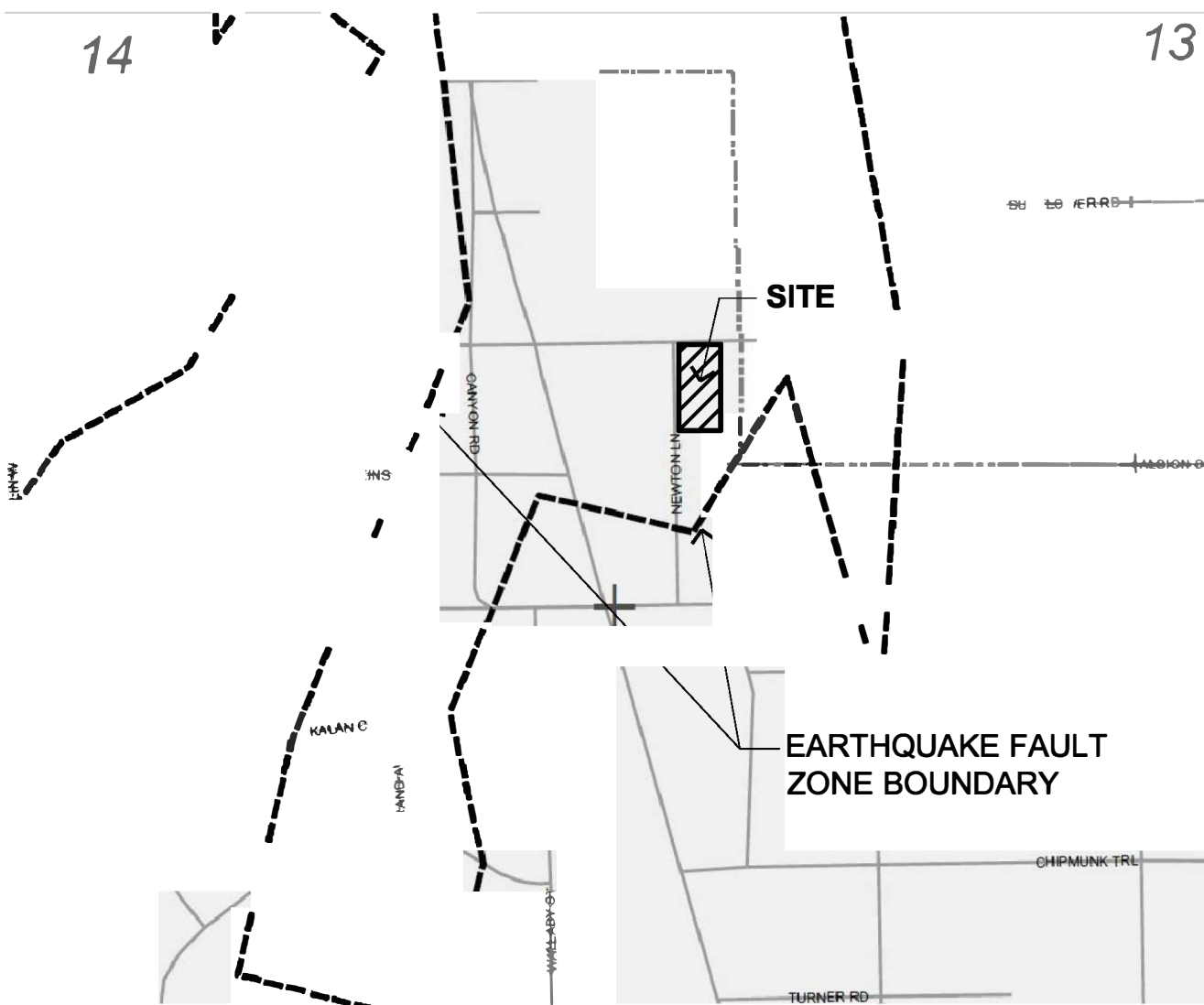
**LEGEND:**

→ ARROWS INDICATE DRAINAGE PATTERN TO BASIN (SEE CIVIL DWGS FOR ADD'L INFO)

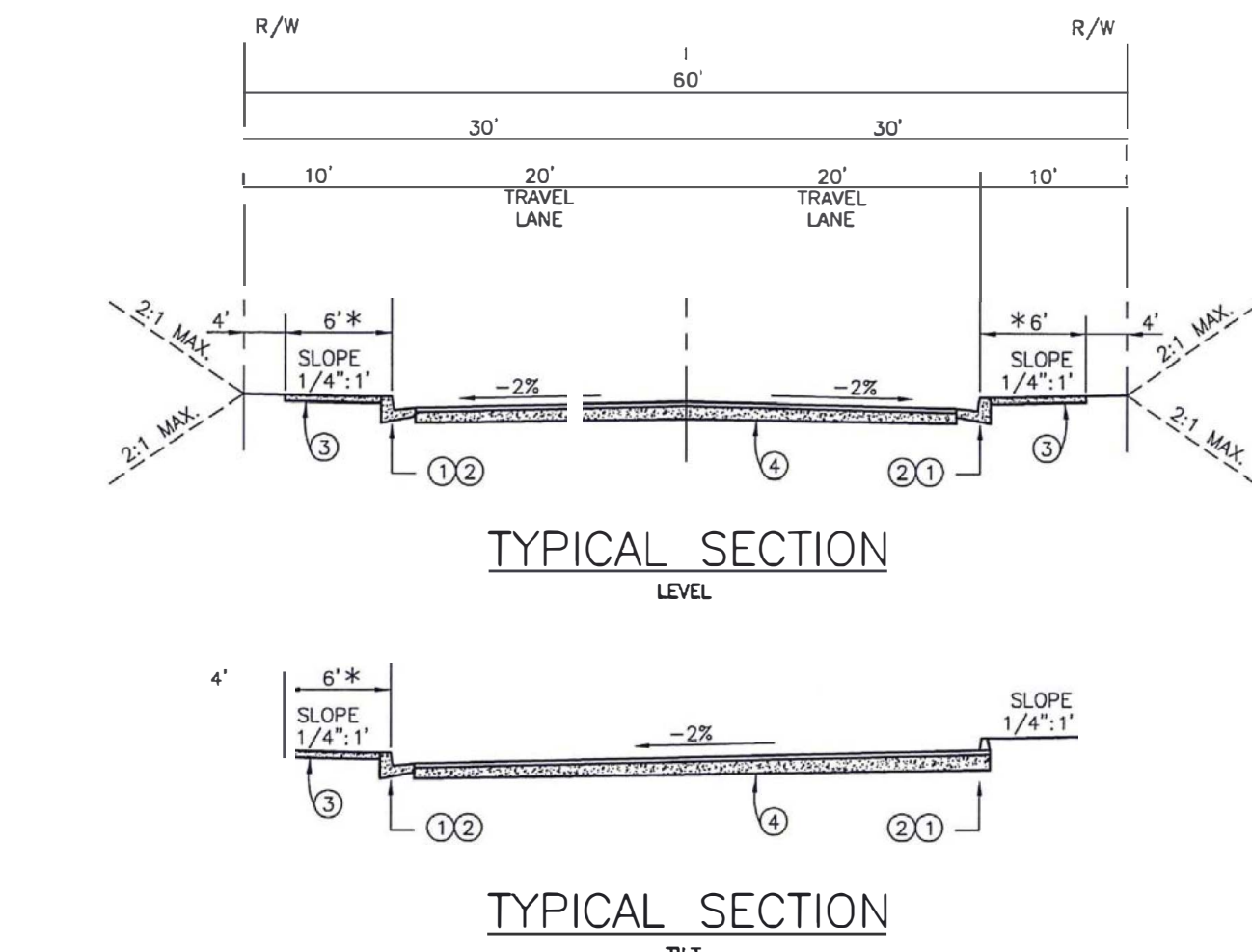
- ① STANDARD 9 FT X 19 FT. PARKING STALL W/ 6" WIDE X 48" LONG WHEEL STOP
- ② ACCESSIBLE PARKING STALL 2% MAX. SLOPE
- ③ ACCESS AISLE, 2% SLOPE AND CROSS SLOPE
- ④ DECOMPOSED GRANITE
- ⑤ 400 S.F. MANAGER UNIT OFFICE SPACE
- ⑥ ROLLING SECURITY GATES
- ⑦ ACCESSIBLE ROUTE, MIN 4' WIDE NOT TO EXCEED 5% SLOPE, 2% CROSS SLOPE
- ⑧ TRASH ENCLOSURE PER CITY STANDARDS
- ⑨ LIGHT STANDARD, TYP. AS SHOWN - PER CITY STANDARDS
- ⑩ WALL PACK, TYP. AS SHOWN
- ⑪ ASPHALT CONCRETE SURFACE, DRAIN TO BASIN, SEE CIVILS DRAWINGS
- ⑫ CONC. CURB AND GUTTER - PER CITY STANDARDS
- ⑬ 6" DIA. CONC. FILLED BOLLARDS AS SHOWN, EMBEDDED MIN. 36" INTO GROUND
- ⑭ CONC. PAD AT NEW ELECTRICAL SERVICE LOCATION TBD
- ⑮ CONC. CURB
- ⑯ PERIMETER CMU WALL, 6 FT. MAX. HT.
- ⑰ CMU WALL WITH DRAINAGE OPENINGS MADE OF W.I. FENCE (TBD)
- ⑱ DECORATIVE ROCK LANDSCAPING: LARGE RIVERROCK W/ RANDOM BOULDERS
- ⑲ RETENTION BASIN
- ⑳ 20 FT WIDE FIRE LANE
- ㉑ 10FT X 20 FT LOADING ZONE, TYP. AS SHOWN
- ㉒ LEACH FIELD, SEE CIVIL DRAWINGS
- ㉓ SEWER LINE, SEE CIVIL DRAWINGS
- ㉔ WATER LINE, SEE CIVIL DRAWINGS
- ㉕ ELECTRICAL LINE TO PULL DROP ON NEWTON LN, SEE CIVIL DRAWINGS

**NOTES:**

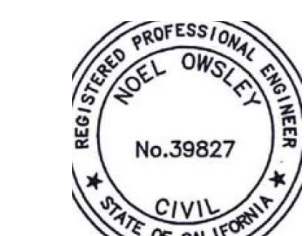
1. THE SITE IS NOT LOCATED WITHIN A RESOURCE AREA AS IDENTIFIED IN THE ARCHEOLOGICAL AND HISTORICAL RESOURCE ELEMENT OF THE GENERAL PLAN.
2. THE SITE DOES NOT CONTAIN ANY NATURAL, ECOLOGICAL AND OR SCENIC RESOURCES.
3. THE SITE DOES NOT CONTAIN DRAINAGE SWALES AND OR CHANNELS THAT BORDE OR CROSS THE SITE.
4. THE SITE IS NOT LOCATED NOR PROPOSED SLOPES OF FIFTEEN PERCENT (15%) OR MORE AND DOES NOT PROPOSE FILLS OF FIFTEEN PERCENT (15%) OR MORE.
5. NO POTENTIAL WELLS, HAZARDS, ETC. WERE FOUND DURING SITE INVESTIGATION.
6. SITE IS LOCATED IN MAP F121C OF GEOHAZARD MAP FOR YUCCA VALLEY, SEE PARTIAL MAP THIS SHEET FOR LOCATION AND BOUNDARIES.
7. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION AND ALL PROPERTY LINE AND BOUNDARIES.



**PARTIAL F121C FAULT ZONE MAP**



- NOTES:**
- ① CURB AND GUTTER PER STD. DWG. NO. 200
  - ② A.C. DIKE PER STD. DWG. NO. 202 \*\*
  - ③ SIDEWALK PER STD. DWG. NO. 220
  - ④ PAVEMENT SECTION PER STD. DWG. NO. 240



APPROVED: DIRECTOR OF PUBLIC WORKS  
*David Owsley*

DATE: 11/17/16

APPROVED: TOWN ENGINEER  
*David Owsley*

R.C.E. 39827

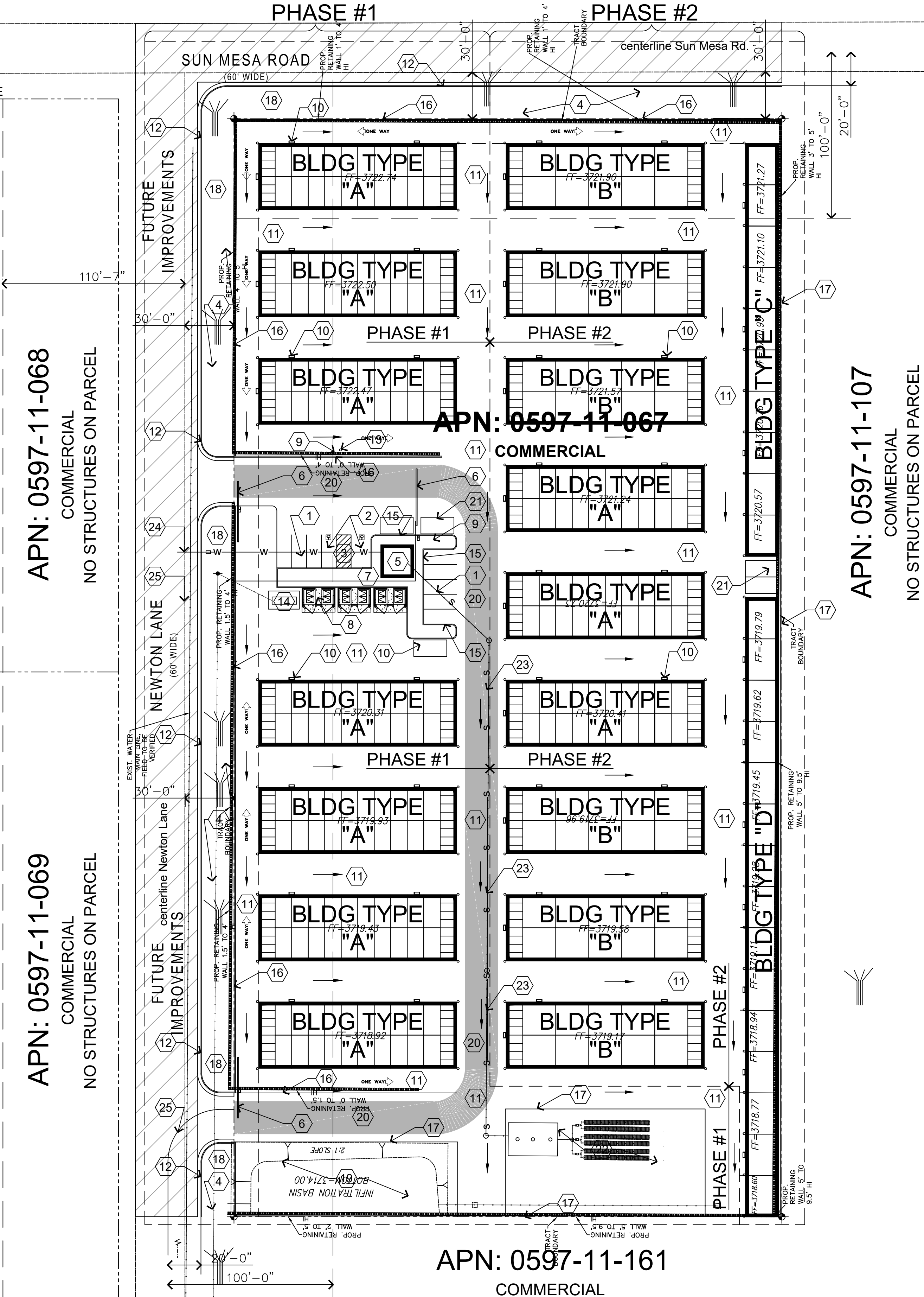
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LOCAL

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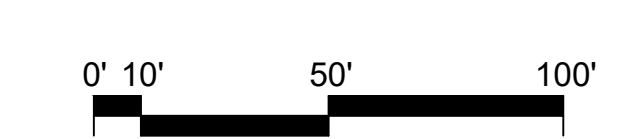
RURAL INDUSTRIAL  
NO STRUCTURES ON PARCEL



APN: 0597-11-068  
COMMERCIAL  
NO STRUCTURES ON PARCEL

APN: 0597-11-069  
COMMERCIAL  
NO STRUCTURES ON PARCEL

APN: 0597-11-161  
COMMERCIAL



**OVERALL SITE PLAN**



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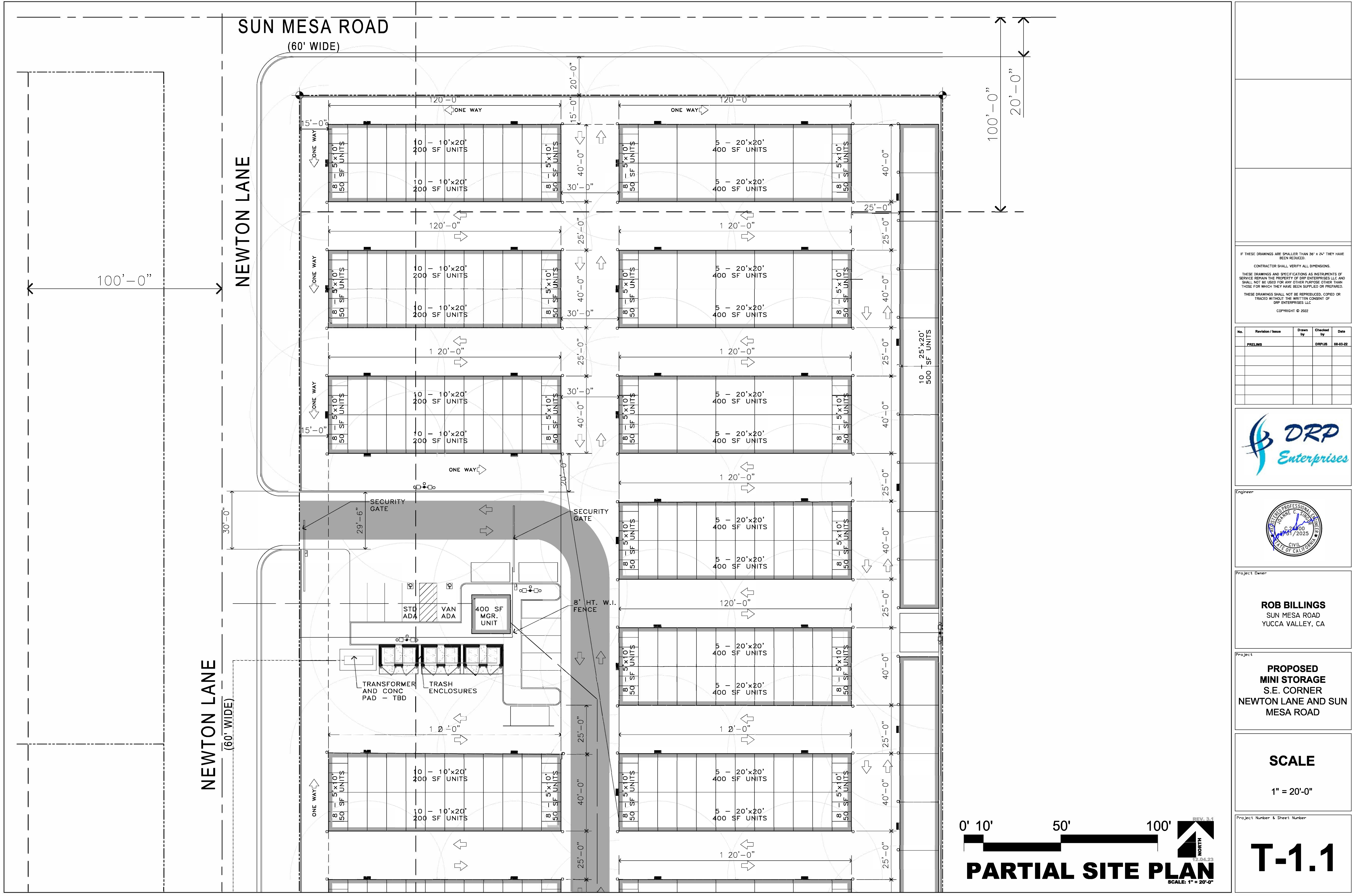


Project Owner  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project  
**PROPOSED MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN  
MESA ROAD

**SCALE**  
1" = 40'-0"

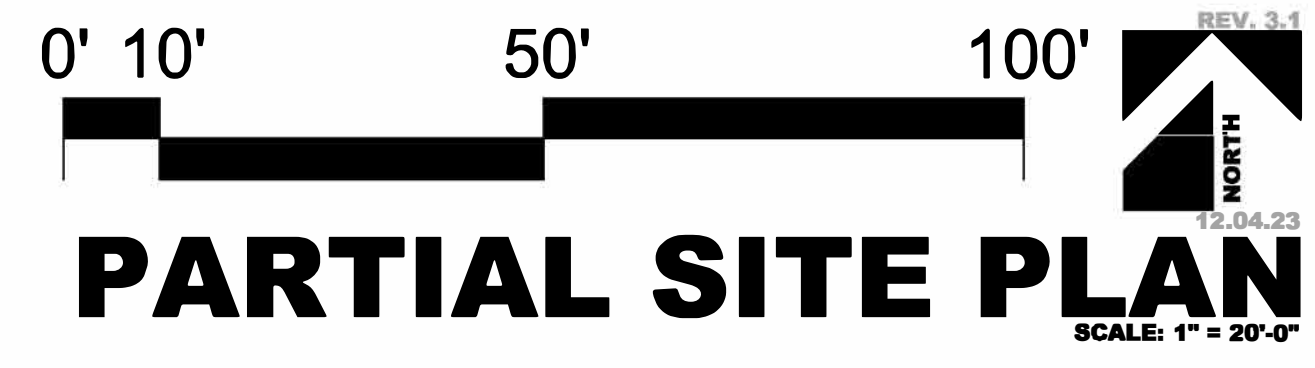
Project Number & Sheet Number  
**T-1.0**



SUN MESA ROAD  
(60' WIDE)

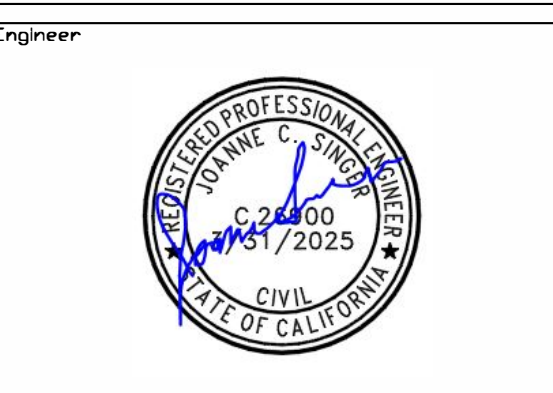
NEWTON LANE

NEWTON LANE  
(60' WIDE)



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	PRELIMS		DRPLUS	08-03-22



Project Owner  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

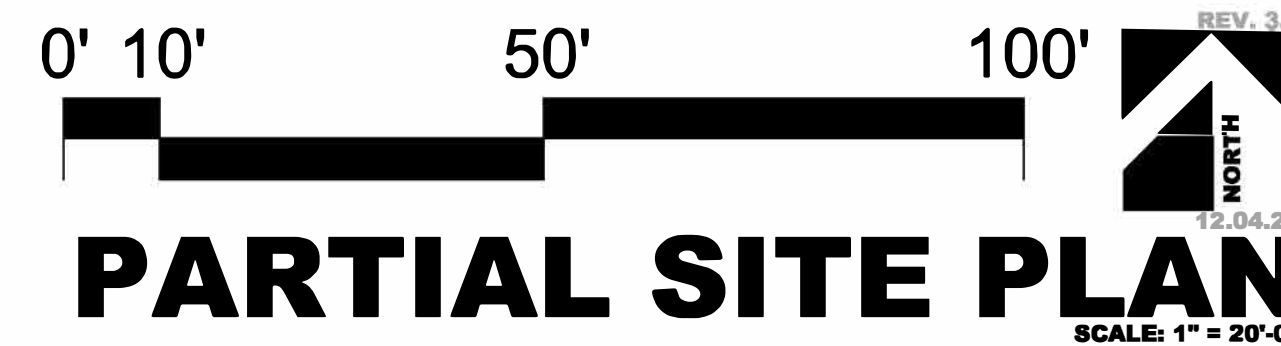
Project  
**PROPOSED MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN MESA ROAD

**SCALE**  
1" = 20'-0"

Project Number & Sheet Number  
**T-1.1**

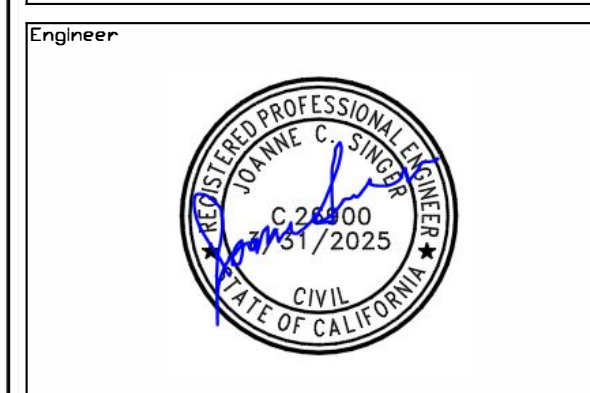
NEWTON LANE

(60' WIDE)



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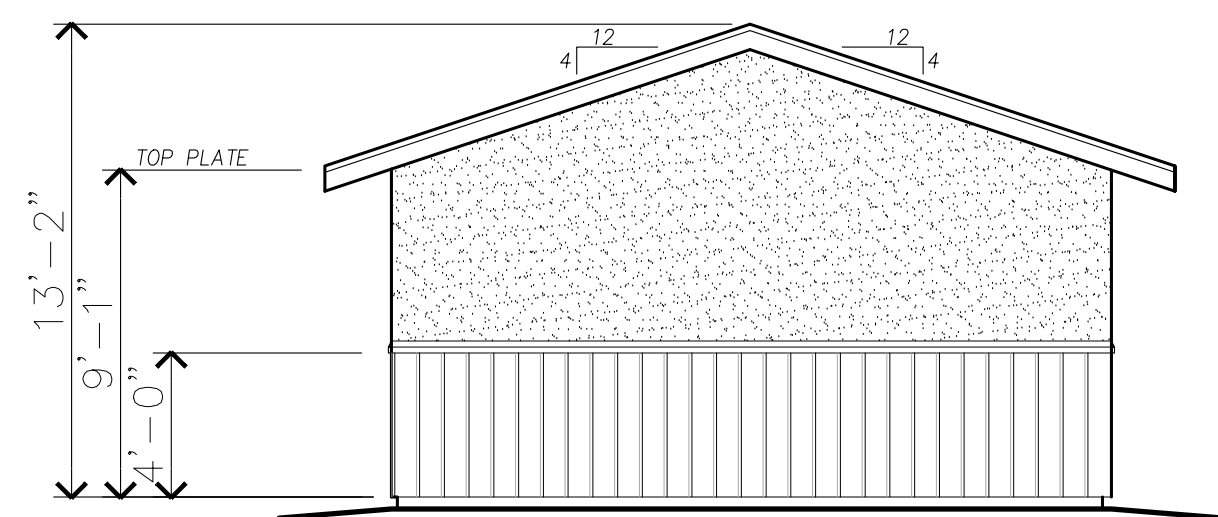


Project Owner  
**ROB BILLINGS**  
 SUN MESA ROAD  
 YUCCA VALLEY, CA

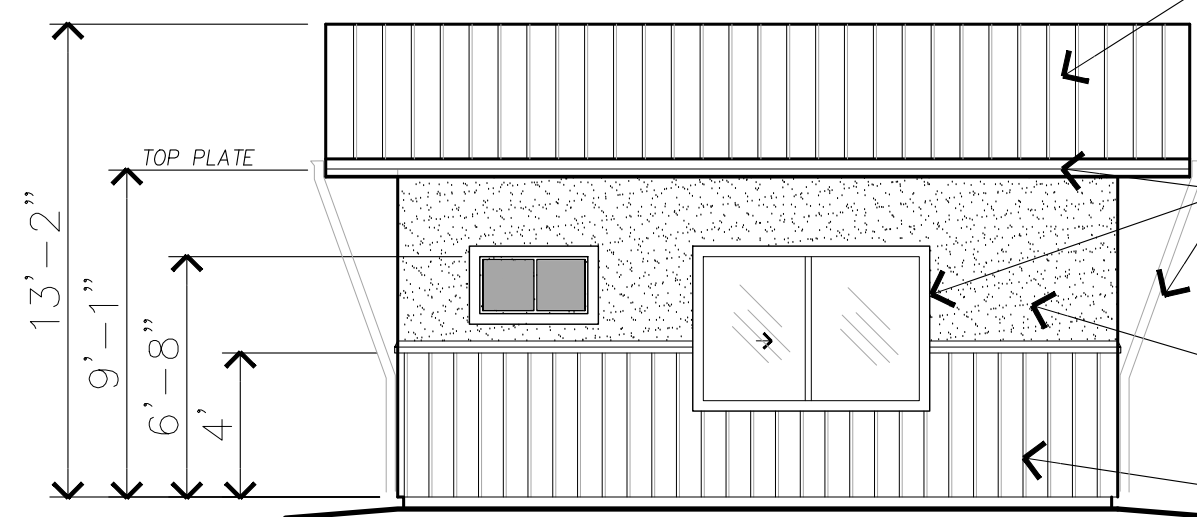
Project  
**PROPOSED MINI STORAGE**  
 S.E. CORNER  
 NEWTON LANE AND SUN MESA ROAD

**SCALE**  
 1" = 20'-0"

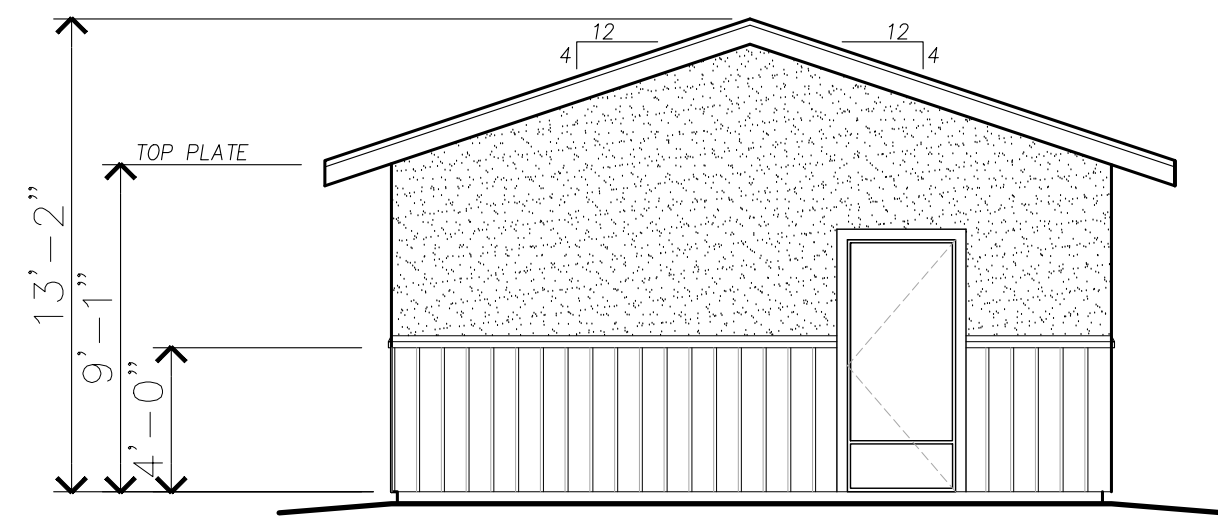
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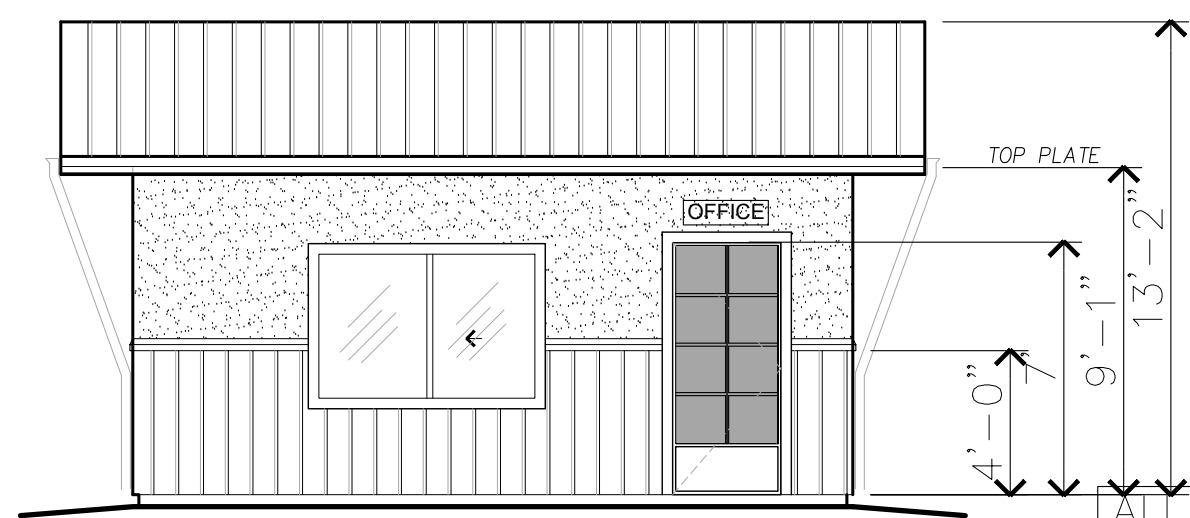
**EAST ELEVATION**



**SOUTH ELEVATION**



**WEST ELEVATION**



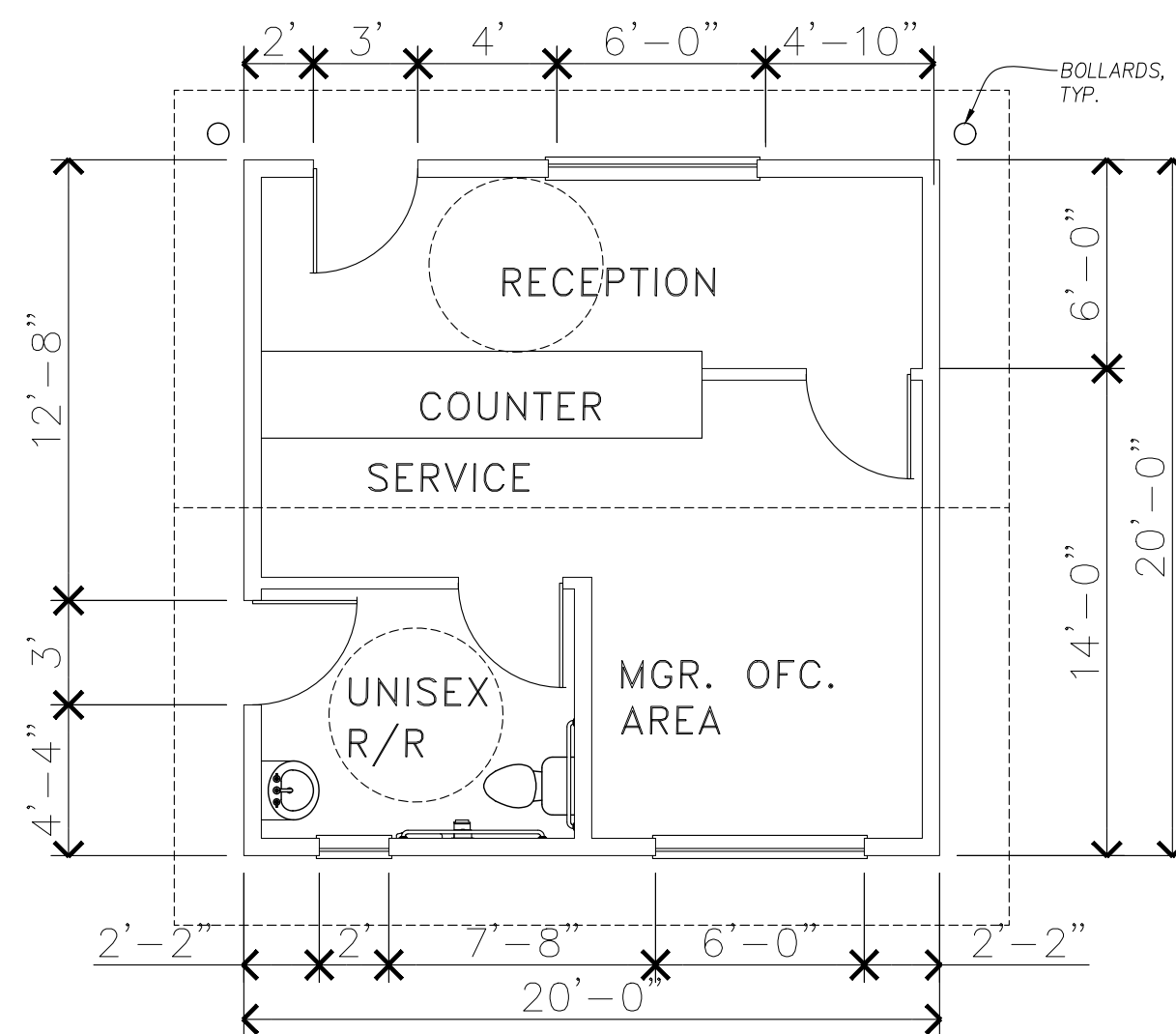
**NORTH ELEVATION**

CLASS "A" METAL  
ROOF COLOR:  
POLAR WHITE  
  
TRIM, GUTTERS,  
FASCIA:  
KOKO BROWN  
  
STUCCO COLOR:  
SADDLE TAN  
  
WAINCOTING  
COLOR:  
CHARCOAL GRAY

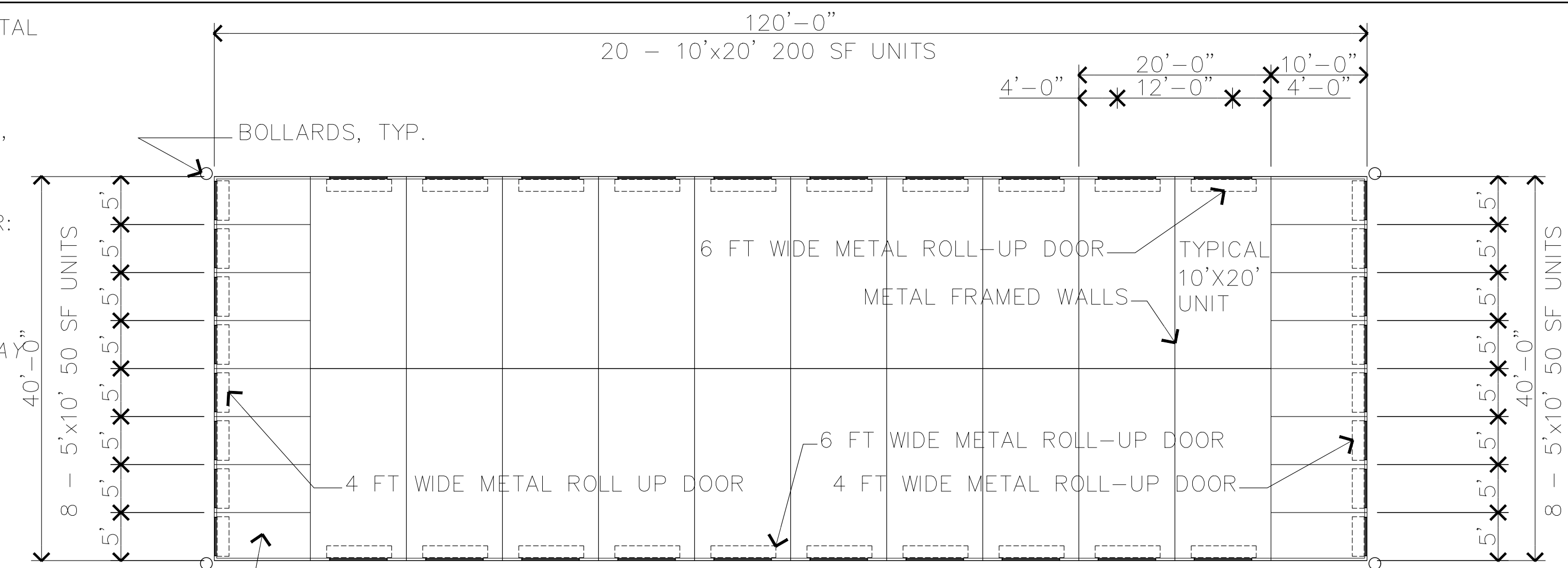
ALL COLORS:  
EMPIRE SIGNATURE  
200 STANDARD  
COLORS

**NOTES:**

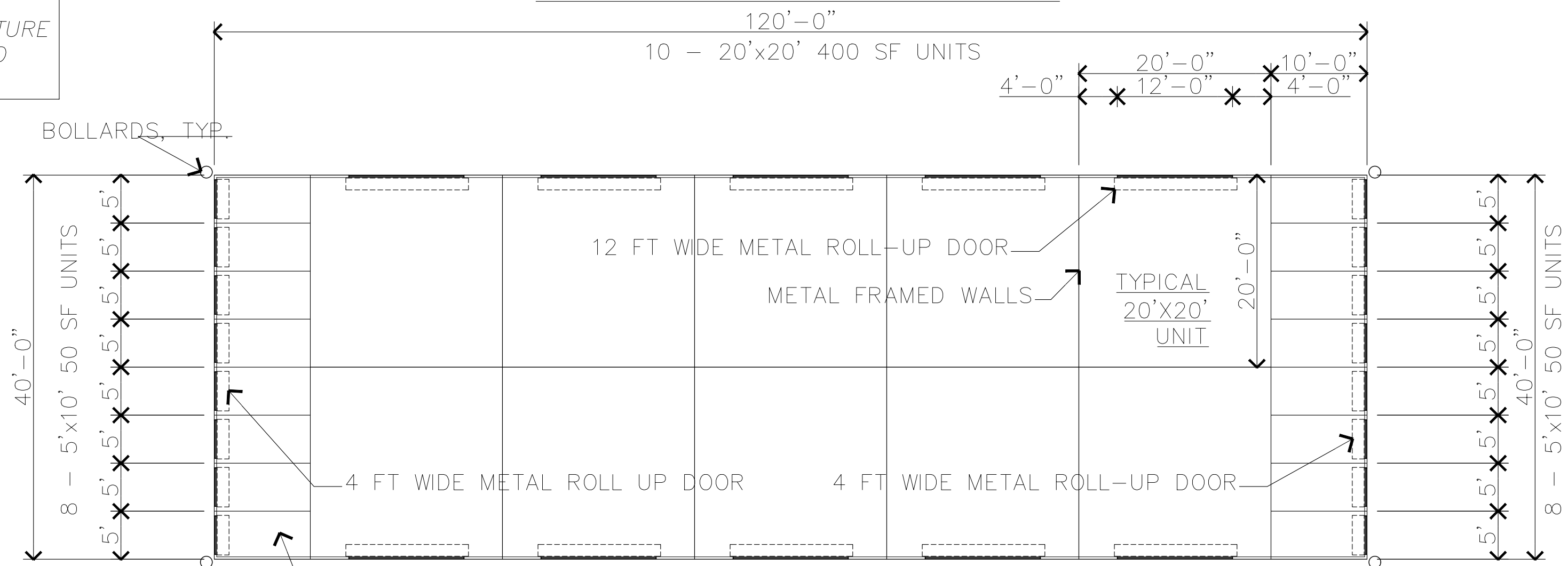
1. CLASS "A" STANDING SEAM METAL ROOF, COLOR POLAR WHITE
2. GUTTERS AND DOWNSPOUTS COLOR: KOKO BROWN
3. BOLLARDS TO BE YELLOW REFLECTIVE AND OR WITH REFLECTED STRIPES.



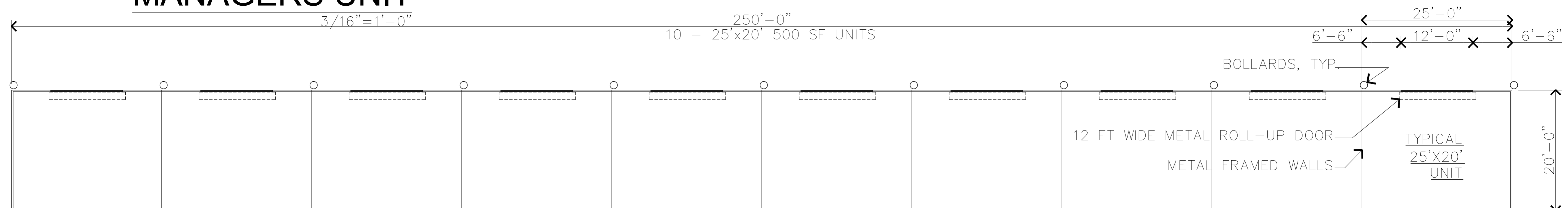
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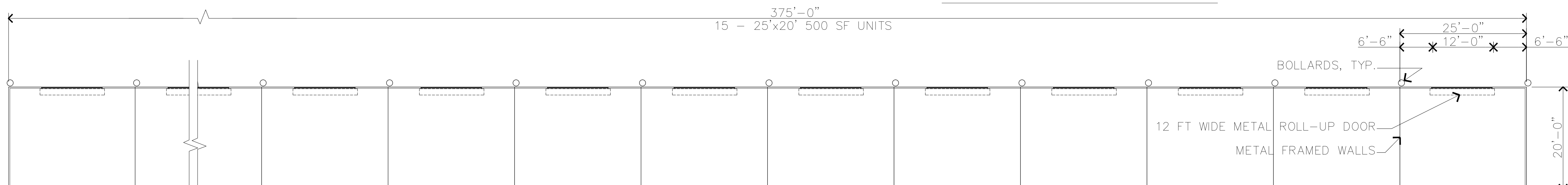
**BLDG TYPE "A"**



**BLDG TYPE "B"**



**BLDG TYPE "C"**



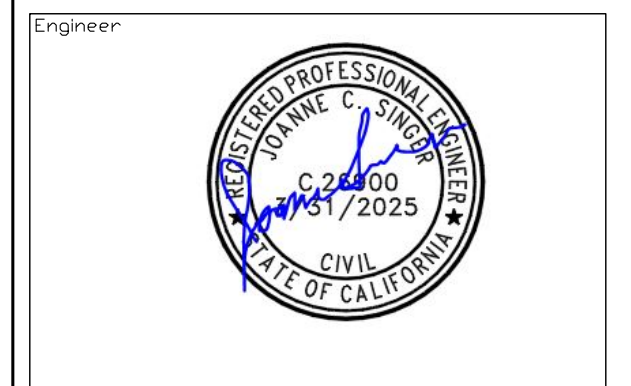
**BLDG TYPE "D"**

**FLOOR PLANS**

SCALE: 3/32" = 1'-0"

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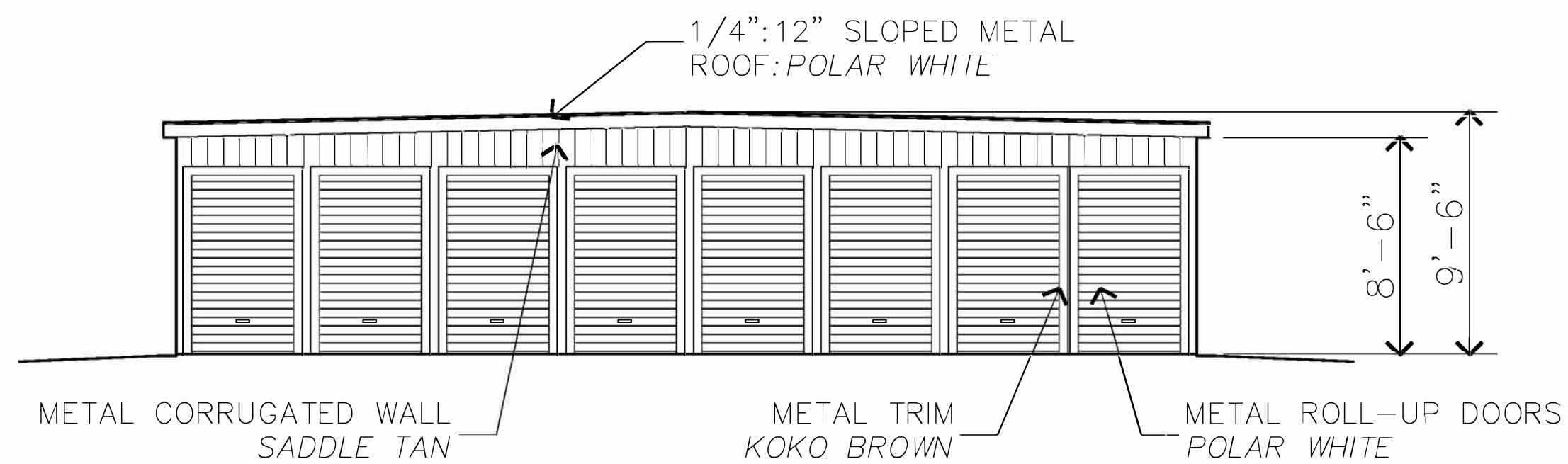
Project Designer  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project  
**PROPOSED MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN  
MESA ROAD

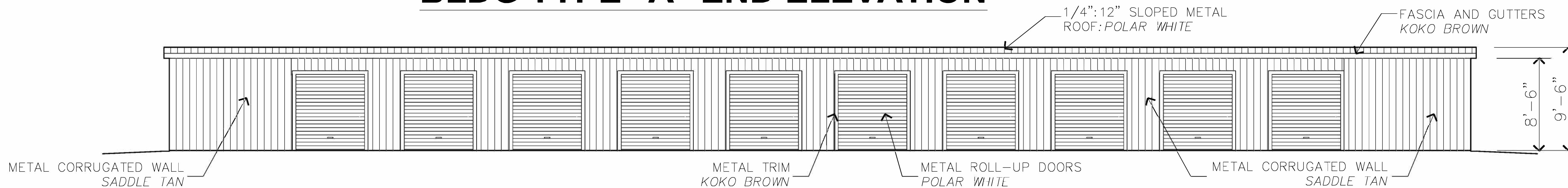
**SCALE**  
3/32" = 1'-0" U.N.O.

Project Number & Sheet Number

**T-2.0**

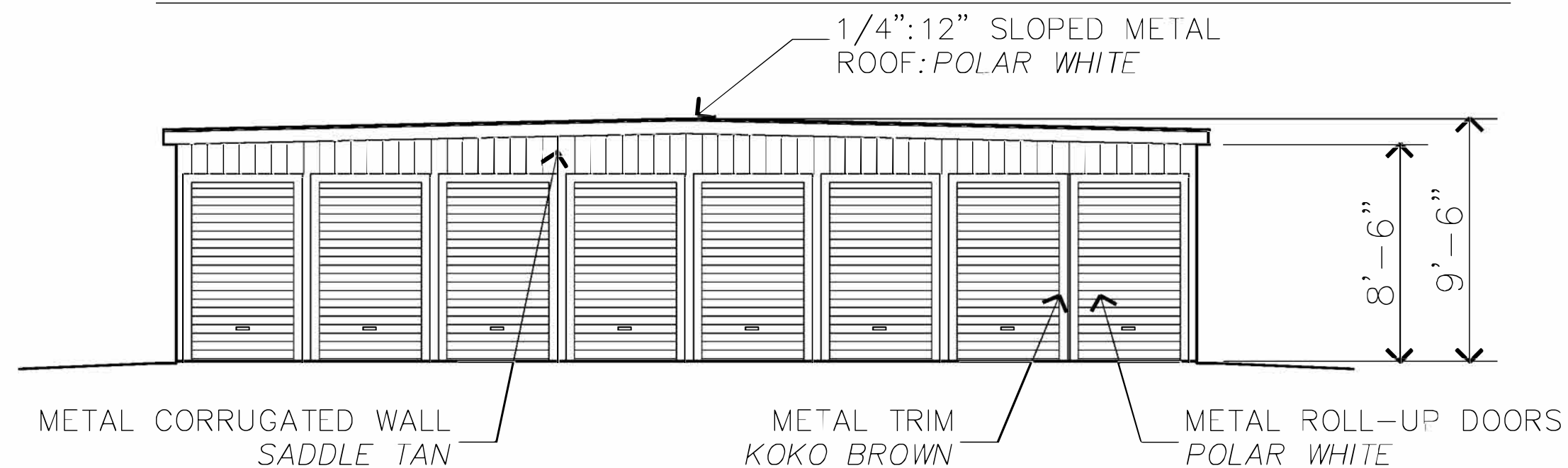


**BLDG TYPE "A" END ELEVATION**

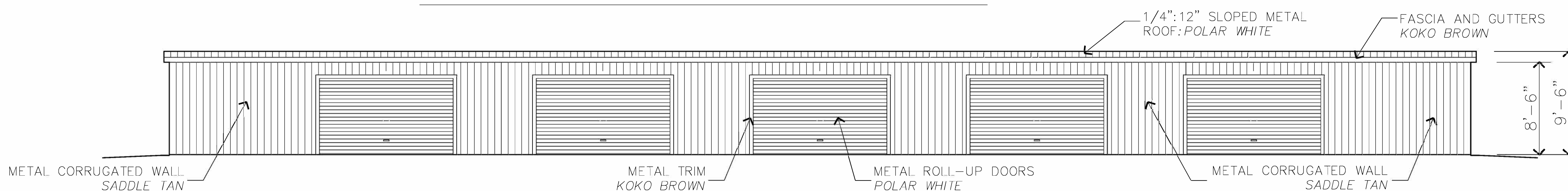


**BLDG TYPE "A" SIDE ELEVATION**

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL

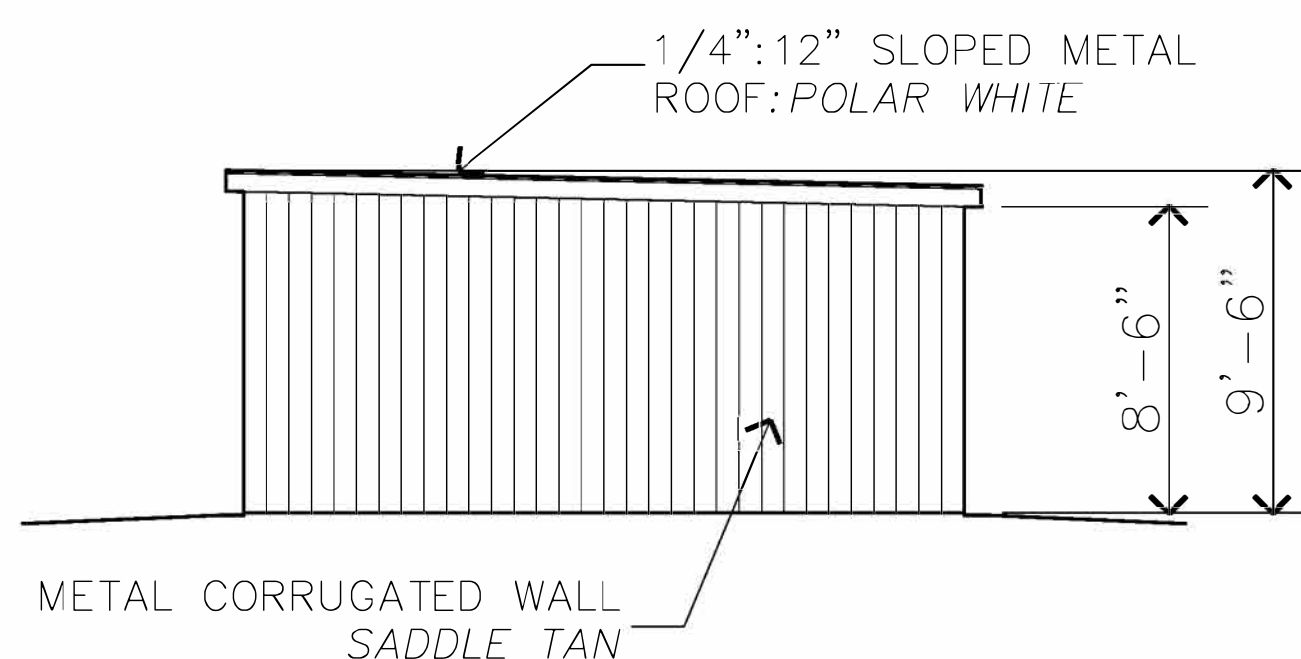


**BLDG TYPE "B" END ELEVATION**

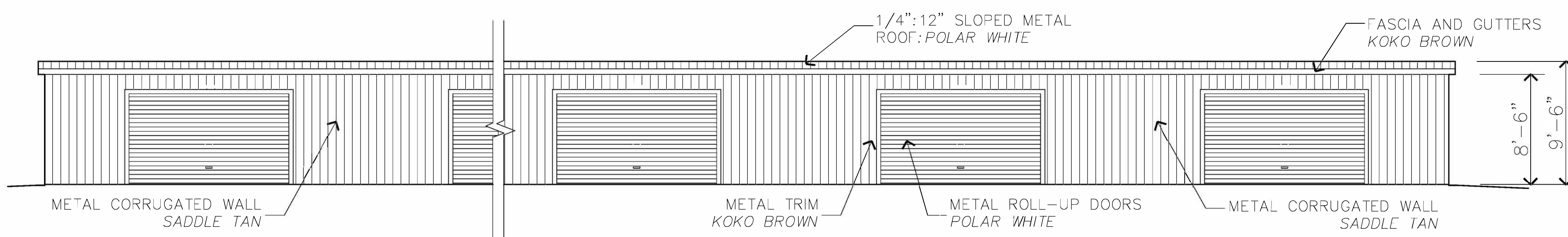


**BLDG TYPE "B" SIDE ELEVATION**

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



**BLDG TYPE "C" AND "D" END ELEVATION**

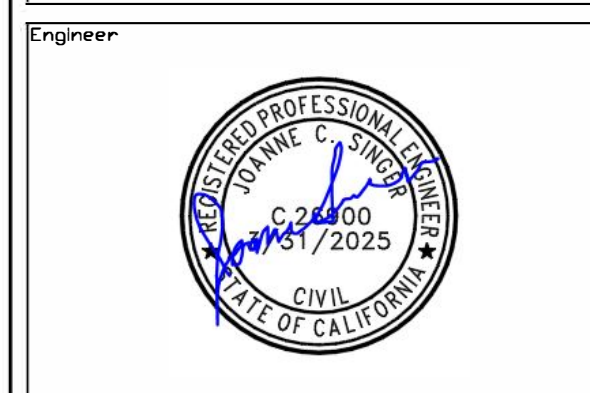


**BLDG TYPE "C" AND "D" SIDE ELEVATION**

- NOTES:
1. ALL METAL TO BE 26 GA. UNLESS NOTED OTHERWISE
  2. ALL ROOF AND WALL PANELS TO BE 80k PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
  3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FROM GROUND MAX.
  4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: EMPIRE SIG 200 KOKO BROWN
  5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
  6. PROVIDE 4' HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: EMPIRE SIG 200 CHARCOAL GRAY
  7. ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.

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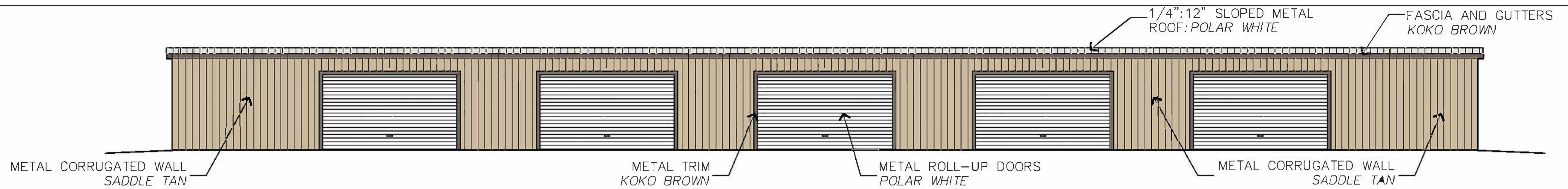


Project Owner  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project  
**PROPOSED MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN MESA ROAD

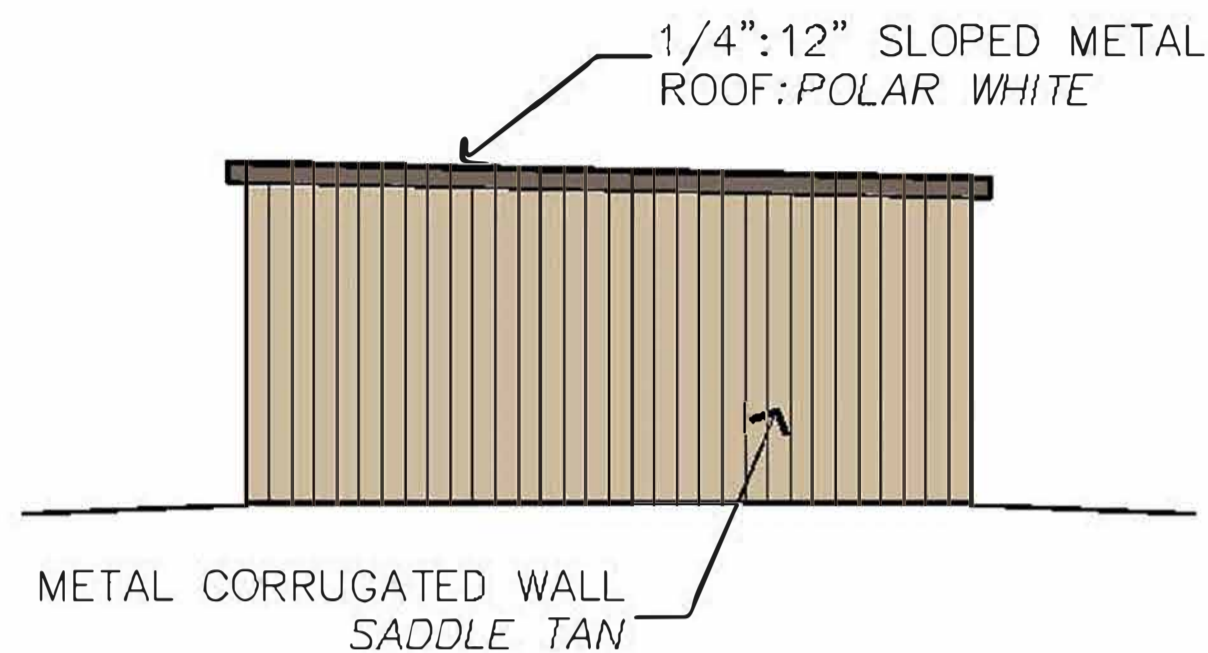
**SCALE**  
3/16" = 1'-0"

Project Number & Sheet Number  
**T-3.0**

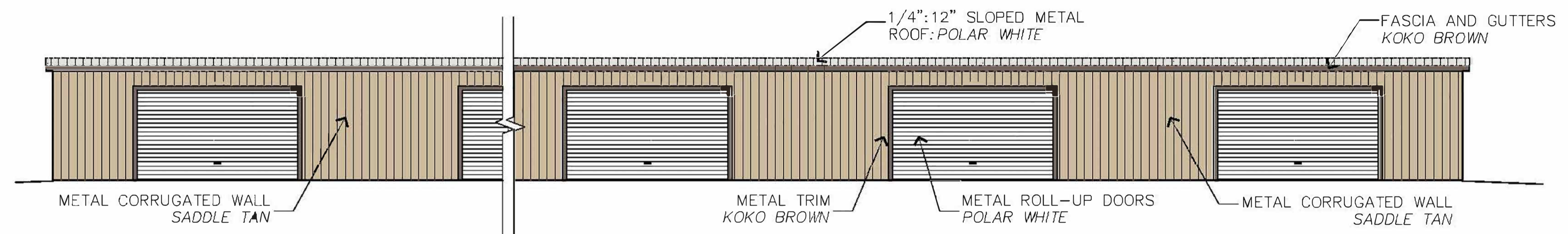


### BLDG TYPE "B" SIDE ELEVATION

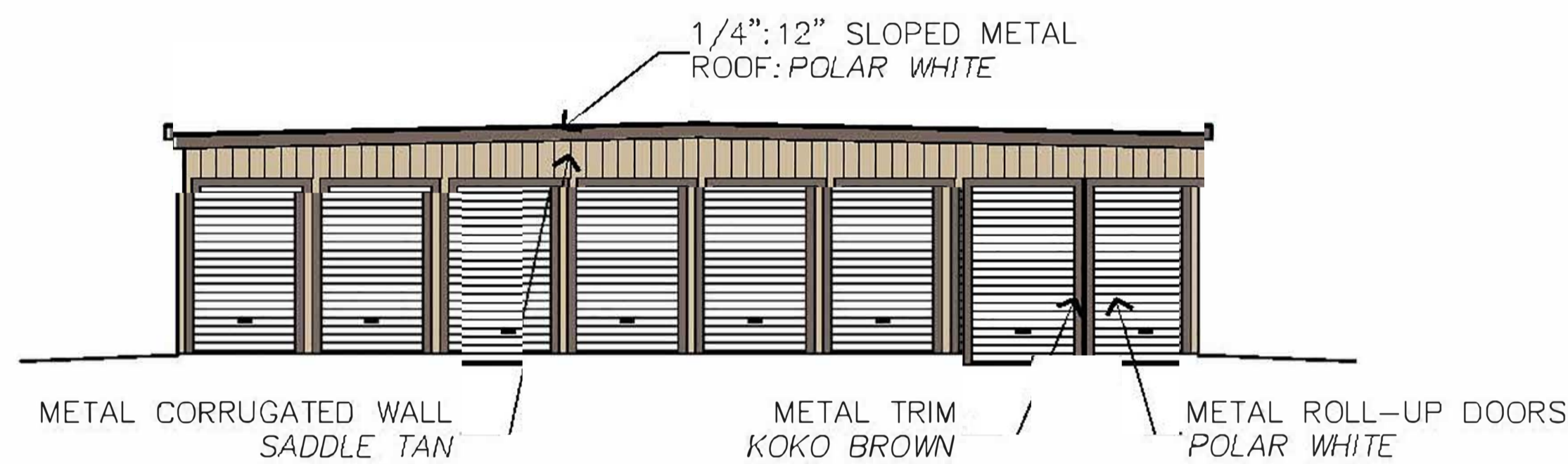
NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



### BLDG TYPE "C" AND "D" END ELEVATION



### BLDG TYPE "C" AND "D" SIDE ELEVATION



### BLDG TYPE "A" END ELEVATION

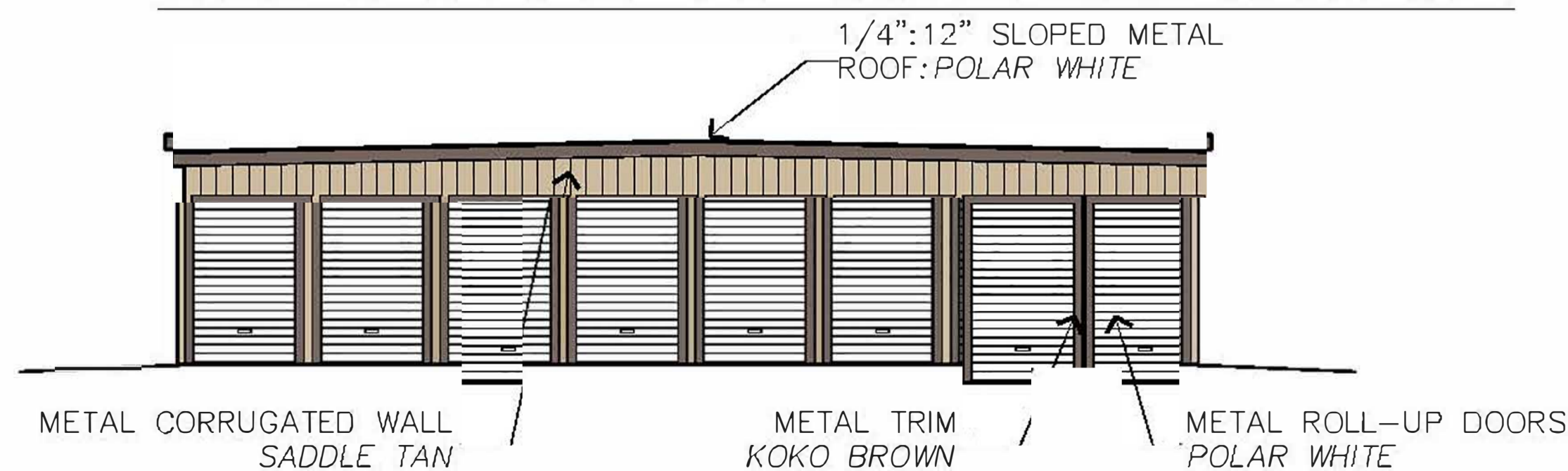
NOTES:

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2. ALL ROOF AND WALL PANELS TO BE 80k PSI GALVANIZED STEEL (GALVALUME+ OR BETTER)
3. ALL DOOR HANDLES TO BE 15" FROM GROUND MIN. AND 48" FROM GROUND MAX.
4. GUTTERS AND DOWNSPOUTS INTEGRAL WITH METAL ROOF OVERHANGS AND EAVES WITH COLOR: EMPIRE SIG 200 KOKO BROWN
5. BOLLARDS TO BE YELLOW REFLECTIVE PAINT AND OR WITH REFLECTED STRIPES.
6. PROVIDE 4' HT. WAINSCOT AT UNITS VISIBLE FROM STREET. COLOR: EMPIRE SIG 200 CHARCOAL GRAY
7. ALL COLORS TO BE EMPIRE SIGNATURE 200 STANDARD COLORS.



### BLDG TYPE "A" SIDE ELEVATION

NOTE: ONE ELEVATION SHOWN FOR SIDE AND END ELEVATIONS AS OPPOSITE ELEVATIONS ARE IDENTICAL



### BLDG TYPE "B" END ELEVATION

PROPOSED COLORS:



MAIN BUILDING SIDING  
SADDLE TAN



WAINCOTING  
CHARCOAL GRAY



ROLL-UP / OFC DOORS  
POLAR WHITE



TRIM, GUTTERS, FASCIA  
KOKO BROWN

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1	ISSUE	DAVID	DAVID	08-20-22



Project Owner  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project  
**PROPOSED MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN MESA ROAD

**SCALE**  
3/16" = 1'-0"

**T-4.0**

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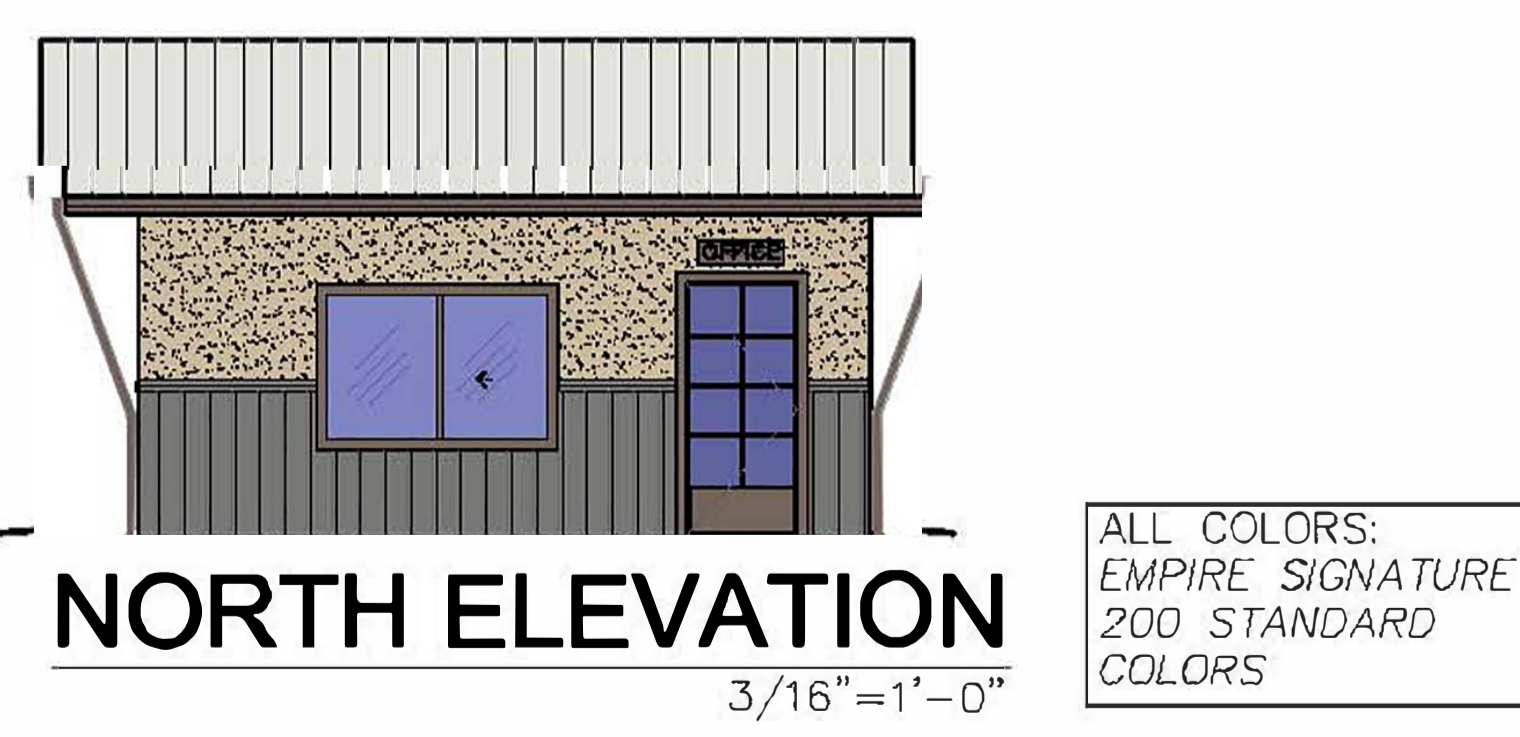
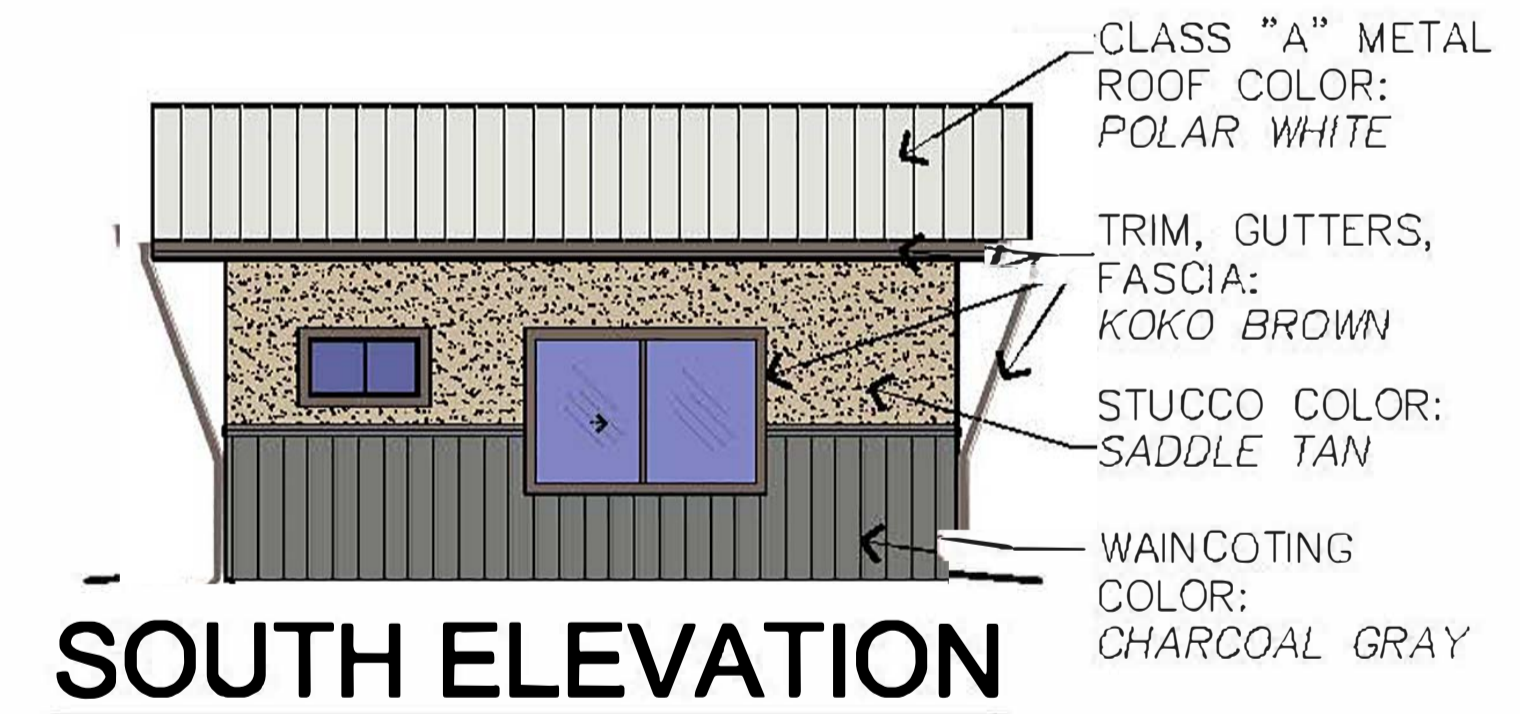


**Project Owner**  
**ROB BILLINGS**  
 SUN MESA ROAD  
 YUCCA VALLEY, CA

**Project**  
**PROPOSED MINI STORAGE**  
 S.E. CORNER  
 NEWTON LANE AND SUN MESA ROAD

**SCALE**  
 3/16" = 1'-0"

**T-4.1**



CLASS "A" METAL  
 ROOF COLOR:  
 POLAR WHITE

TRIM, GUTTERS,  
 FASCIA:  
 KOKO BROWN

STUCCO COLOR:  
 SADDLE TAN

WAINCOTING  
 COLOR:  
 CHARCOAL GRAY

ALL COLORS:  
 EMPIRE SIGNATURE  
 200 STANDARD  
 COLORS

**PROPOSED COLORS:**



MAIN BUILDING SIDING  
 SADDLE TAN



WAINCOTING  
 CHARCOAL GRAY



ROLL-UP / OFC DOORS  
 POLAR WHITE



TRIM, GUTTERS, FASCIA  
 KOKO BROWN



## **SAMPLE PERSPECTIVE ELEVATIONS**

NOTE: THESE PERSPECTIVE ELEVATIONS ARE REPRESENTATIVE ONLY, TO ILLUSTRATE THE TYPE OF METAL BUILDING PROPOSED.

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	PRELIMS		DRP/JS	08-03-22



Project Owner  
**ROB BILLINGS**  
 SUN MESA ROAD  
 YUCCA VALLEY, CA

Project  
**PROPOSED  
 MINI STORAGE**  
 S.E. CORNER  
 NEWTON LANE AND SUN  
 MESA ROAD

**SCALE**  
 3/16" = 1'-0"

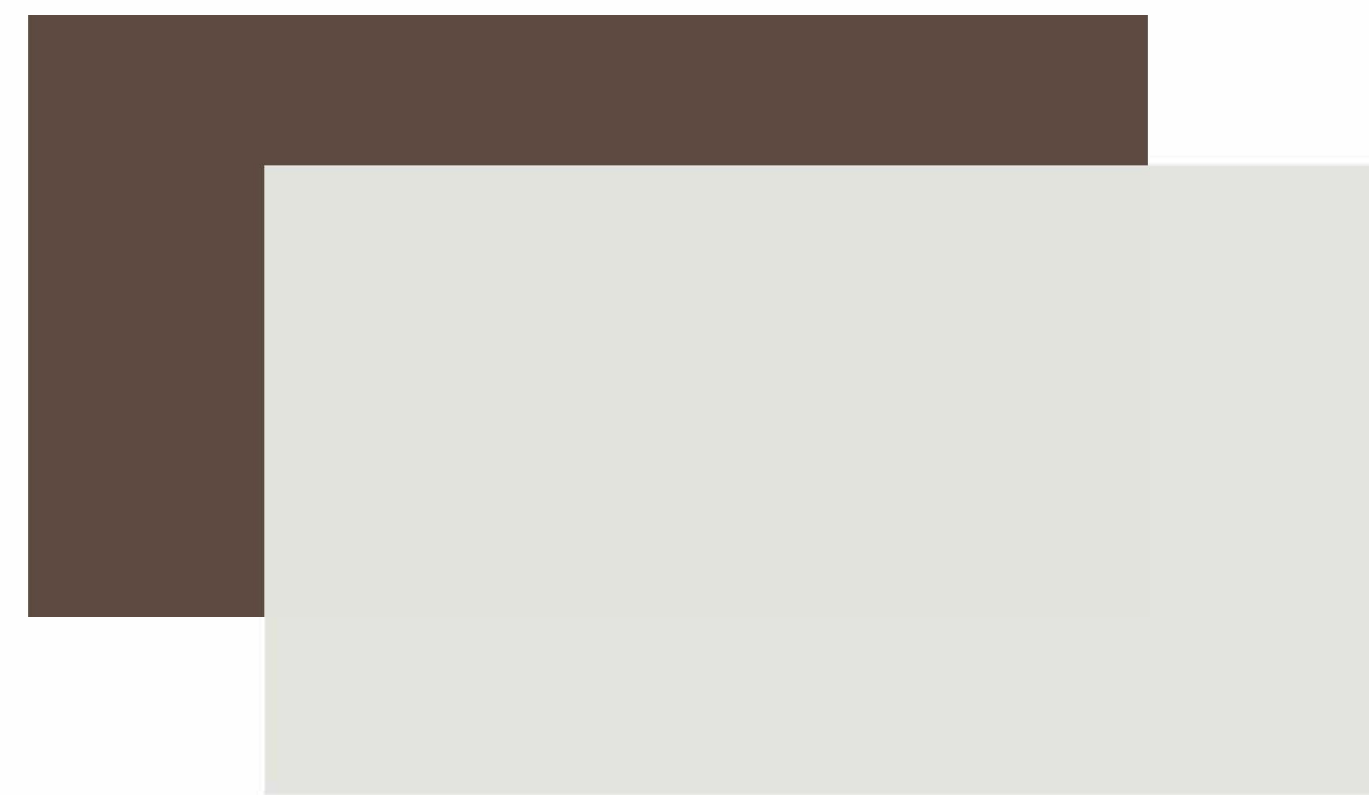
Project Number & Sheet Number  
**T-4.2**



TRIM, GUTTERS, FASCIA  
*KOKO BROWN*  
MAIN BUILDING SIDING  
*SADDLE TAN*



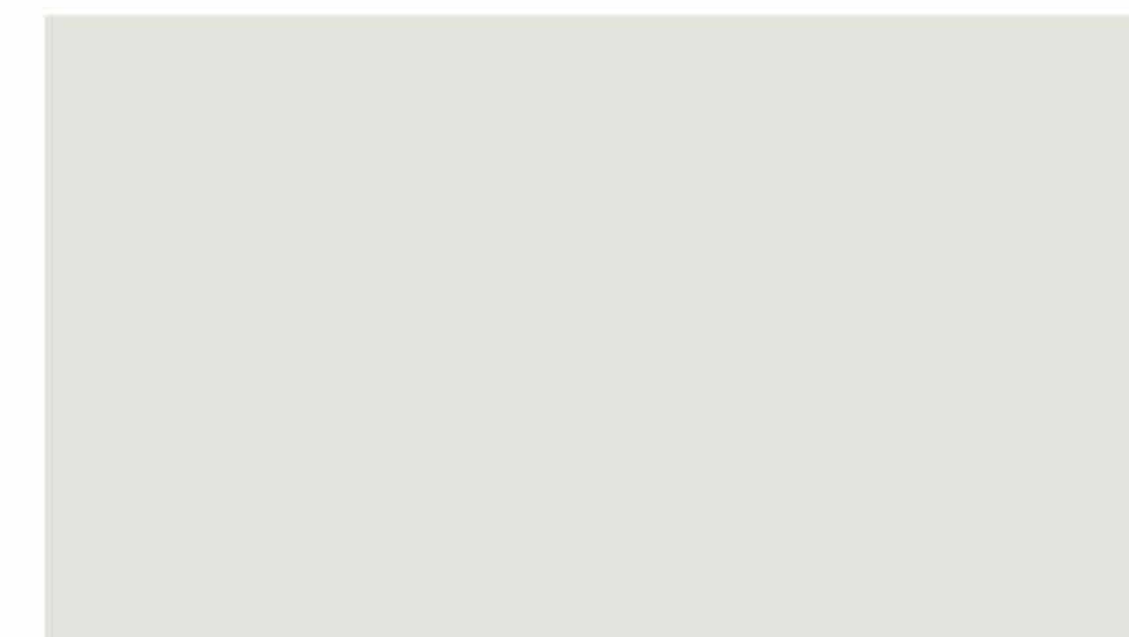
MAIN BUILDING SIDING  
*SADDLE TAN*



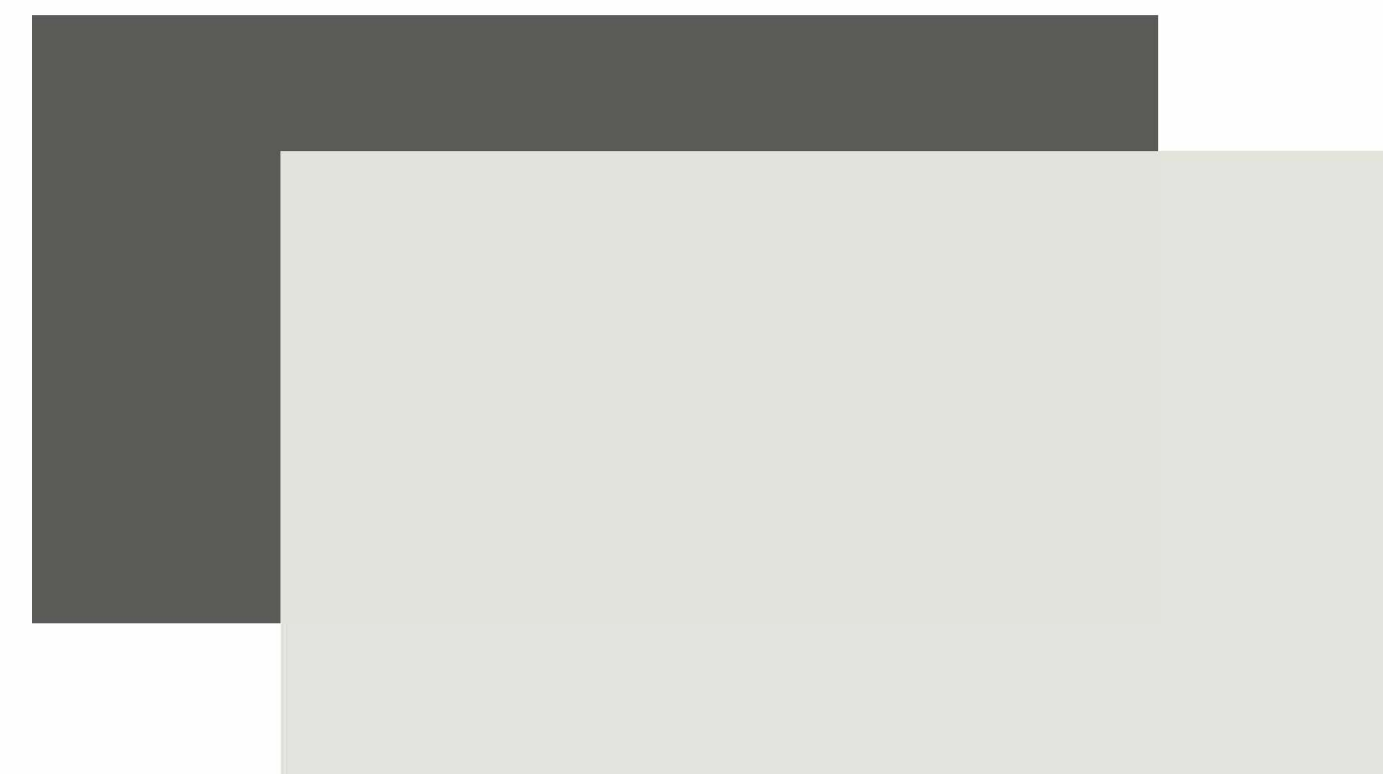
TRIM, GUTTERS, FASCIA  
*KOKO BROWN*  
ROLL-UP/OFC DOORS  
*POLAR WHITE*



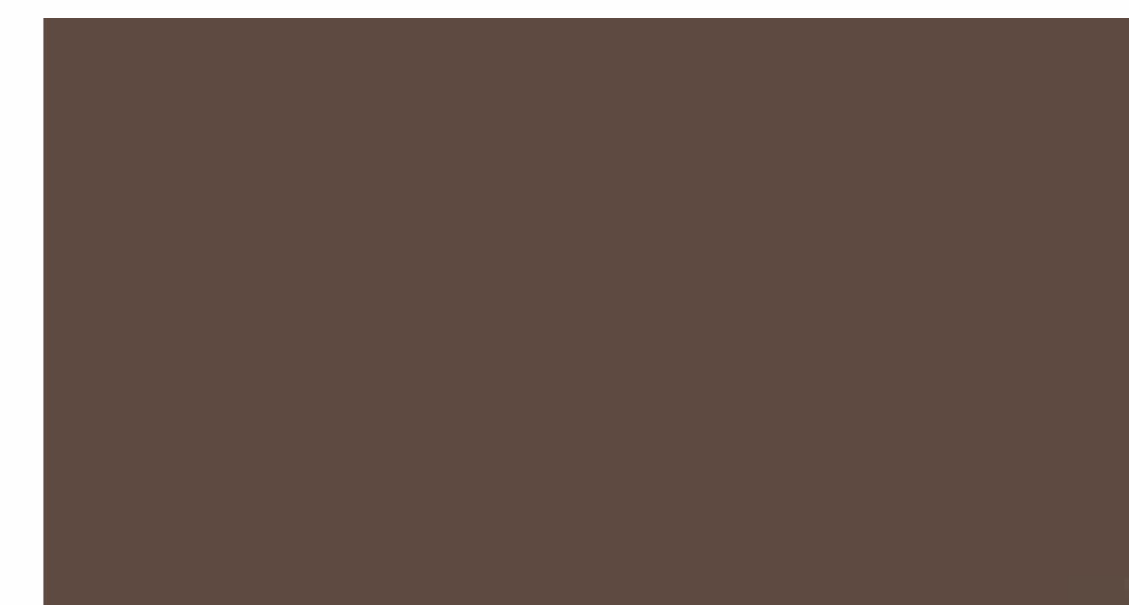
WAINCOTING  
*CHARCOAL GRAY*



METAL ROOF/ROLL-UP DOORS  
OFFICE DOORS  
*POLAR WHITE*



METAL ROOF/ROLL-UP DOORS  
OFFICE DOORS  
*POLAR WHITE*  
WAINCOTING  
*CHARCOAL GRAY*



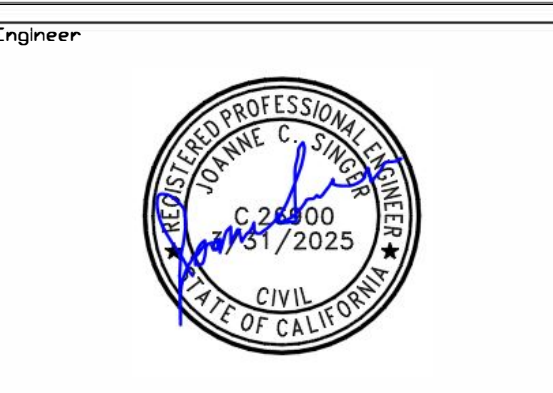
TRIM, GUTTERS, FASCIA  
*KOKO BROWN*

NOTE:  
ALL COLORS SHOWN  
ARE TO BE EMPIRE  
SIGNATURE 200  
STANDARD COLORS  
AND ARE ENERGY  
STAR QUALIFIED  
COLORS

**COLOR BOARD**

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	PRELIMS		DRP/JS	08-03-22



Project Owner  
**ROB BILLINGS**  
SUN MESA ROAD  
YUCCA VALLEY, CA

Project  
**PROPOSED  
MINI STORAGE**  
S.E. CORNER  
NEWTON LANE AND SUN  
MESA ROAD

**SCALE**  
3/16" = 1'-0"

Project Number & Sheet Number  
**T-5.0**

**NOTES:**  
 ALL PLANTINGS SHALL BE INSTALLED IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND NURSERY AND MANUFACTURERS SPECIFICATIONS, RECOMMENDATIONS AND REQUIREMENTS. NOTIFY THE ARCHITECT IMMEDIATELY IN WRITING PRIOR TO SIGNING OF A CONTRACT WITH THE OWNER OF ANY CONFLICTS. CONFLICTS NOTED AFTER CONTRACT SIGNING OR AFTER THE COMMENCEMENT OF WORK SHALL BE THE SOLE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

**VERIFICATION:**  
 PLANT MATERIAL AVAILABILITY SHALL BE CONFIRMED BY LANDSCAPE CONTRACTOR PRIOR TO BIDDING. SHOULD SPECIFIED MATERIAL NOT BE AVAILABLE, THE ARCHITECT AND OWNER SHALL BE NOTIFIED PRIOR TO BID DATE. PLANT SUBSTITUTIONS MAY ONLY BE MADE IF A PLANT BECOMES UNAVAILABLE. SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS SUBSTANTIATED WRITTEN PROOF IS SUPPLIED THAT A SPECIFIED PLANT IS NOT OBTAINABLE. IN THIS SITUATION A PLANT CAN ONLY BE SUBMITTED BY A PLANT OF SIMILAR SIZE, HABITAT, AND VALUE. ABSOLUTELY NO SUBSTITUTIONS CAN BE MADE WITHOUT THE APPROVAL OF THE PROJECT ARCHITECT. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL PLANT QUANTITIES.

**SCHEMATIC:**  
 THE FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. PRIOR TO PLANTING VERIFY EXACT LOCATIONS WITH OWNER. VERIFY LOCATION OF ALL UTILITY LINES PRIOR TO INSTALLATION. FIELD ADJUSTMENT FOR GENERAL INTENT IF CONFLICT EXISTS.

**FINISH GRADE:**  
 LANDSCAPE CONTRACTORS SHALL NOT FINE GRADE, AMEND SOIL OR DO ANY PLANTING OR IRRIGATION WORK UNTIL FINAL GRADES ARE ESTABLISHED WITHIN 0.1' BY GENERAL CONTRACTOR.

**FINISH GRADES IN PLANTING AREAS:**  
 FINISH GRADES SHALL CONFORM TO GRADING PLAN. FINISH GRADES SHALL BE 1" BELOW ADJACENT HARDSCAPE IN TURF AREAS AND 2" INCHES BELOW ADJACENT HARDSCAPE IN FROM AREAS. POSITIVE DRAINAGE AWAY FROM BUILDING AND WALKWAYS SHALL BE MAINTAINED.

**ROUTE BARRIERS:**  
 SEE DETAILS REGARDING ROOT BARRIER REQUIREMENTS.

**PLANTING DEPTH:**  
 THE LANDSCAPE CONTRACTOR SHALL PLANT ALL PLANTS AS SHOWN ON THE DETAILS. SHOULD THE LANDSCAPE CONTRACTOR OVERDIG PLANTING HOLES, AND THE PLANT OR PLANTS SETTLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO REPLANT THESE PLANTS CORRECTLY. SHOULD REPLANTING WEAKEN IN THE PLANT, THE LANDSCAPE CONTRACTOR SHALL REPLACE PLANT IMMEDIATELY. SHOULD ANY PLANTS SETTLE DURING THE ONE YEAR WARRANTY PERIOD, THEY SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR. ALL REPLANTING AND REPLACEMENT SHALL BE DONE BY THE CONTRACTOR WITHIN TWO WEEKS OF NOTIFICATION AT NO ADDITIONAL COST TO THE OWNER. ALL REPLACEMENT PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR TO MATCH THE SAME SIZE OF THE SURROUNDING PLANT (E.G. REPLACEMENT PLANTS FOR ONE GALLON SIZE MAY REQUIRE REPLACEMENT BY FIVE GALLON, FIVE GALLON BY 15 GALLON, 15 GALLON BY 24 INCH BOX ETC.). ARCHITECT SHALL HAVE THE FINAL DECISION AS TO WHICH PLANTS ARE TOO DEEP AND IF ANY PLANTS HAVE BEEN WEAKENED BY REPLANTING AND REQUIRE REPLACEMENT.

**TREE PLANTING:**  
 THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO ADEQUATELY PLAN FOR TREE PLANTING WHILE INSTALLING THE IRRIGATION SYSTEM. NO TREES OR SHRUBS SHALL BE PLANTED DIRECTLY ON TOP OF IRRIGATION LINES.

**BACKFILL:**  
 BACKFILL FOR PLANTING WITH 50 PERCENT CLEAN NATIVE SOIL AND 50 PERCENT NITROLIZED FOREST HUMUS NITROLIZED SAWDUST. PLANT TREES AND SHRUBS WITH TOP OF ROOT BALL SLIGHTLY ABOVE GROUND LEVEL. SET PLANT ON NATIVE GRADE. IF HOLE IS OVERDUG BACKFILL WITH THREE-QUARTER INCH GRAVEL TO POINT WHERE PLANT CROWN IS ABOVE GROUND LEVEL. SET PLANT, BACKFILL HALFWAY, TAMP SOIL, AND FERTILIZER TABLETS THEN COMPLETE BACKFILL. SEE DETAIL. SLOW-RELEASE FERTILIZER PACKS SHALL BE ADDED WHEN PLANTING AS FOLLOWS: ONE FOR ONE GALLON, 3 PER 5 GALLON, 6 FOR 15 GALLON, 12 FOR 24" INCH BOX. PROVIDE WATERING BASIN AROUND EACH PLANT. WATER IMMEDIATELY. REMOVE BASINS IN TURF AREAS PRIOR TO PLANTING TURF.

**SOIL PREPARATION:**  
 REMOVE STONES, ROOTS AND OTHER DEBRIS FROM THE PLANTING AREA. COMPACTED SOIL SHALL BE RETURNED TO A FRAGILE CONDITION. APPLY WATER AS NEEDED TO OBTAIN OPTIMUM MOISTURE CONTENT FOR SOIL PREPARATION AND PLANTING. SEED OR HYDRATED SEEDS AND FLATTED GROUND COVER AREAS: TILL INTO TOP 6 INCH OF SOIL. BEST 6-20-20XB FERTILIZER (OR APPROVED EQUAL) AT 20 POUNDS PER THOUSAND SQUARE FEET. A 2 INCH LAYER (6 CUBIC YARDS PER THOUSAND SQUARE FEET) NITROLIZED HUMUS, AND 92 POUNDS PER THOUSAND SQUARE FEET 95 PERCENT SPREADABLE GYPSUM. SODDED TURF SAME AS ABOVE WITH ONLY ONE CUBIC YARD PER THOUSAND SQUARE FOOT NITROLIZED HUMUS.

**HERBICIDES:**  
 LANDSCAPE CONTRACTOR WILL APPLY RONSTAR OR APPROVED EQUAL PER MANUFACTURER'S REQUIREMENTS AFTER PLANTING. CONFORM TO ALL NATIONAL, STATE AND LOCAL REPORTING REQUIREMENTS. LANDSCAPE CONTRACTOR WILL MAINTAIN THE PROJECT IN A WEED FREE CONDITION UNTIL END OF MAINTENANCE PERIOD.

**SPECIALTY PLANTS:**  
 THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALL AMENDMENTS AND SPECIALTY MATERIALS NEEDED FOR PLANTS THAT REQUIRES SPECIAL PLANTING MEDIA. AZALEAS, JAPANESE MAPLES AND CAMELIAS SHALL BE PLANTED IN A MIXTURE OF HALF PRE-MOISTENED PETE MOSS AND HALF NATIVE SOIL. OTHER PLANTS REQUIRING SPECIAL PLANTING MEDIA WILL BE NOTED IN THE LEGEND. THE CONTRACTOR SHALL PROVIDE SPECIALTY MEDIA AS A PORTION OF COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

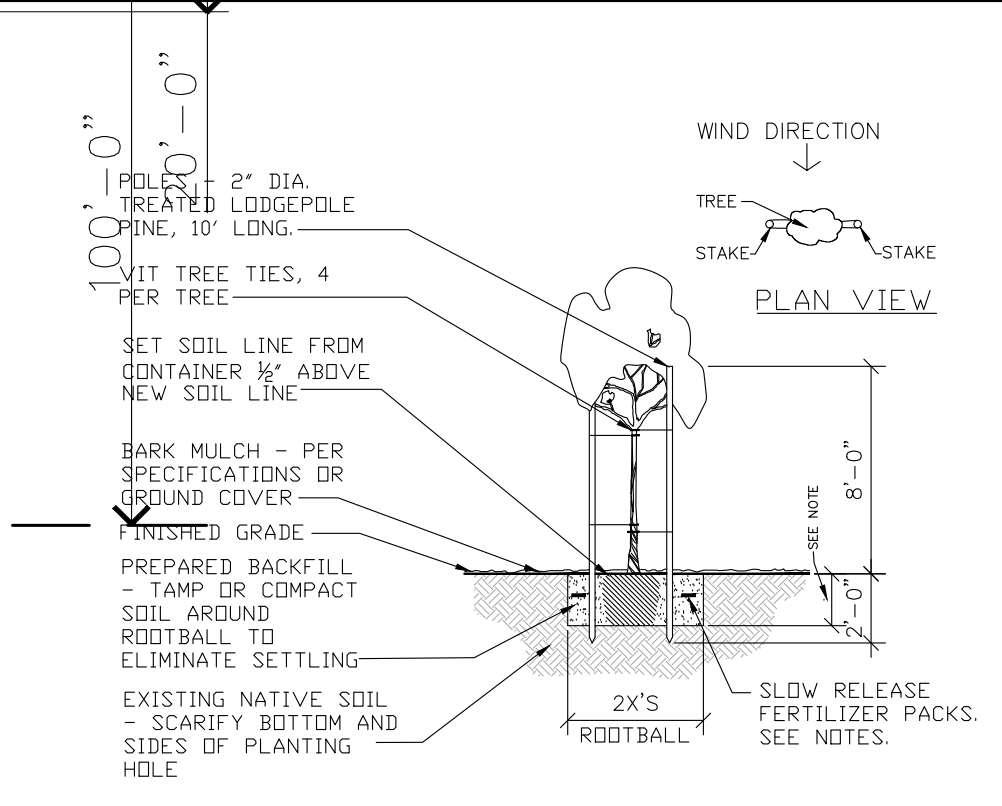
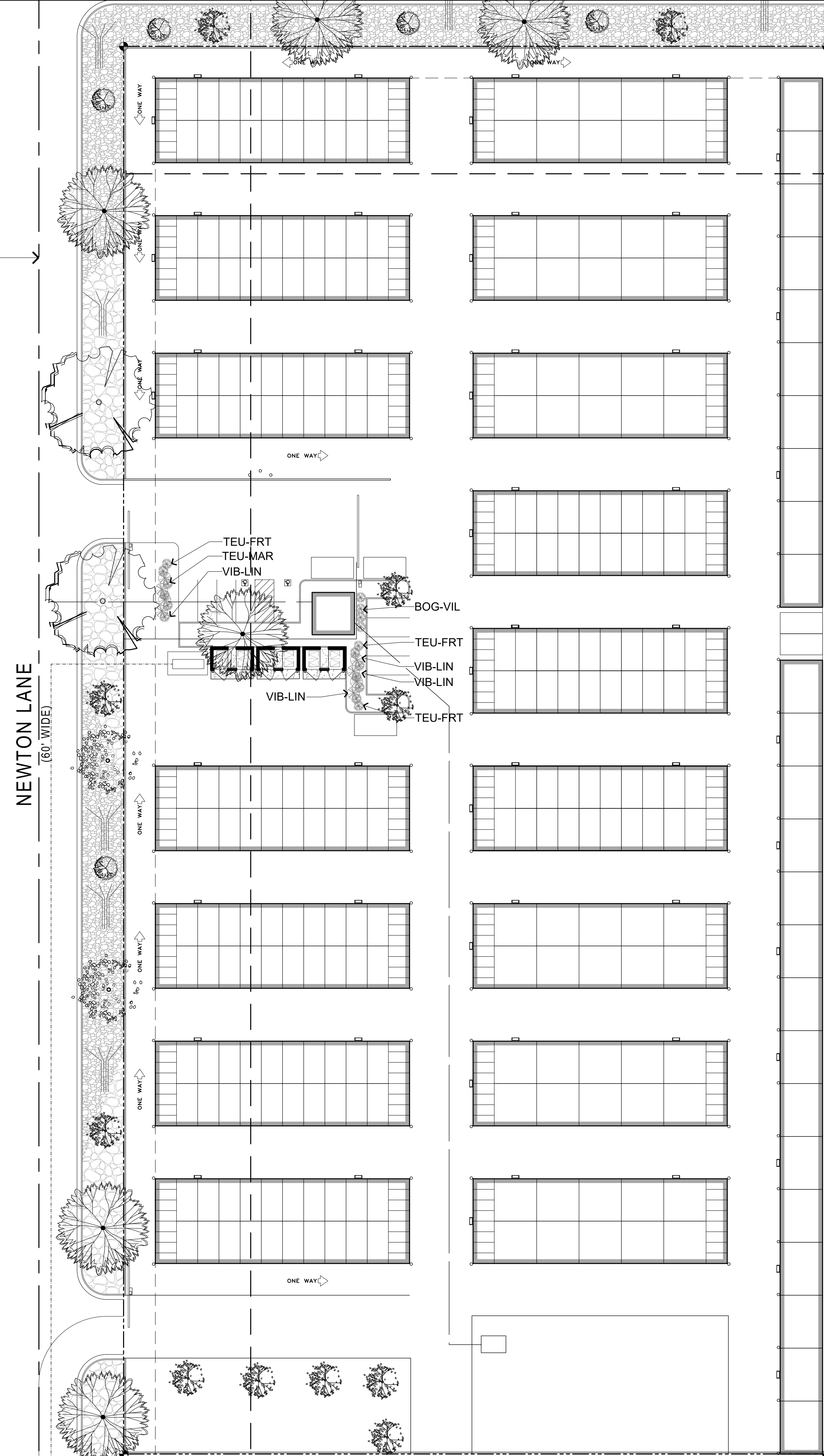
**TREES:**  
 ALL THREE SHALL MEET THE REQUIREMENTS OF AMERICAN ASSOCIATION OF NURSERYMEN 'AMERICAN STANDARD OR NURSERY STOCK'. THREE SHALL BE OF EXCELLENT HEALTH WITHOUT DAMAGE OR CIRCLING ROOTS OR FOLIAR DAMAGE FROM FUNGUS, INSECT, SUN OR WIND EXPOSURE OR OTHER BIOLOGICAL OR CLIMATIC CAUSES. THE ARCHITECT OR OWNER RESERVE THE RIGHT TO REJECT UNSUITABLE TREES EVEN AFTER PLANTING. LANDSCAPE CONTRACTOR SHALL REQUEST EVALUATION BY ARCHITECT PRIOR TO PLANTING IF HE/SHE HAS QUESTIONS REGARDING SUITABILITY. IF THE EVALUATION REQUIRES A SITE VISIT NOT PREVIOUSLY SCHEDULED, THE COST OF THE EVALUATION SHALL BE BORNE BY THE CONTRACTOR. TREES SHALL BE STAKED PER DETAIL.

**TREE CALIPER:**  
 TREES WILL HAVE THE FOLLOWING CALIPER AND SIX INCH ABOUT GRADE:  
 5 GALLONS .5 INCH TO .75 INCH  
 15 GAL .75 INCH TO 1.5 IN.  
 24 IN. BOX 1.5 INCH TO 2.5 IN.

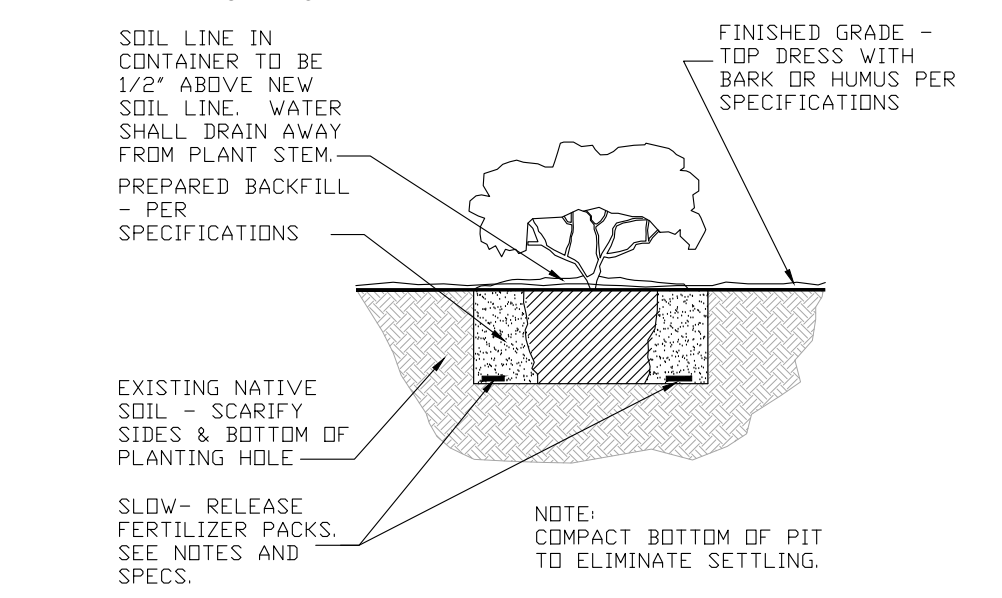
**WARRANTY PERIOD, MAINTENANCE PERIOD:**  
 LANDSCAPE CONTRACTOR SHALL WARRANT PLANTING AND ALL OF ITS COMPONENTS FOR 12 MONTHS AFTER FINAL ACCEPTANCE OF PROJECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MATERIALS AND LABOR ASSOCIATED WITH THE GUARANTEE, INCLUDING BUT NOT LIMITED TO THE LOSS OF THE PLANT MATERIAL OR DAMAGED STRUCTURES. LANDSCAPE CONTRACTOR SHALL PROVIDE MAINTENANCE OF THE PROJECT FOR 90 DAYS BEGINNING AT SUBSTANTIAL COMPLETION OF THE PROJECT. IF SUBSTANTIAL COMPLETION PUNCH LIST ITEMS HAVE NOT BEEN CORRECTED WITHIN 10 WORKING DAYS OF THE SUBSTANTIAL COMPLETION REVIEW, THE BEGINNING OF THE MAINTENANCE SHALL BE EXTENDED TO BEGIN AT THE COMPLETION OF THOSE PUNCH LIST ITEMS.

**PLANT ALLOWANCE:**  
 THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE THE OWNER WITH COMPLETE PROJECT. HE/SHE SHALL INSTALLED ANY AND ALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND LEGENDS. SHOULD A DISCREPANCY OCCUR BETWEEN THE PLANS, NOTES OR LEGENDS, THE ONE THAT REQUIRES A GREATER NUMBER OF PLANTS SHALL PREVAIL. THE LANDSCAPE CONTRACTOR SHALL MAKE ALL NEEDED CHANGES AS DIRECTED BY THE ARCHITECT AND PROVIDE THE OWNER WITH A COMPLETE PROJECT AT NO ADDITIONAL COST TO THE OWNER.

**MULCH:**  
 THE LANDSCAPE CONTRACTOR SHALL INSTALL 2 INCH OF WOOD CHIPS OR BARK ON ALL NON TURF PLANTING AREAS.



**TREE PLANTING IN MULCH**  
 SCALE: NONE



**SHRUB PLANTING DETAIL**  
 SCALE: NONE

**LEGEND:**

**TREE LEGEND: DESIDUOUS TREES**

- PYR-CAL Pyrus Calleryana (Weintraub/Captal) 11" Dia. 15 Gal.
- LAG-IND Lagerstroemia indica (Crape Myrtle, Red) 15" Dia. 19" Dia. Above Ground 72" Dia X 42" GFR/C Planter
- KOE-BIN Koeleria paniculata - (Golden Rain Tree) 30" Dia. 6 Gal.
- PST-CHI Pistacia chinensis (Chinese Pistache) 42" Dia. 24 Box
- QUE-VIR Quercus virginiana (Southern Live Oak) 50" Dia. 15 Gal.

**SCHRUBS/NATIVE PLANTS: LOW/VERY LOW WATERING**

- Phillya pear OPUNTA 5-gallon plant
- YUC-BRE Yucca brevifolia (Yucca plant - yuccate) 8 total transplants

**DECORATIVE ROCK: XERISCAPING**

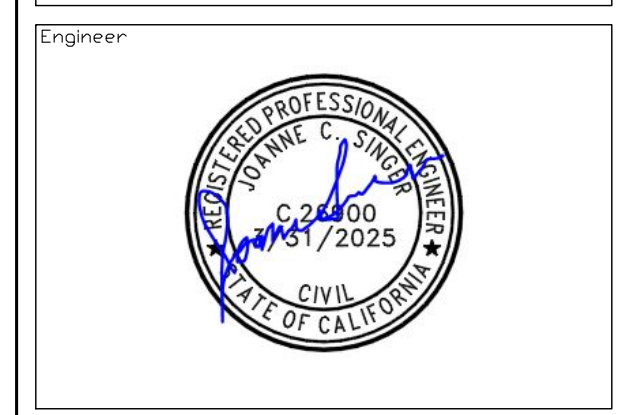
- DECORATIVE ROCK: LARGE RIVER ROCK AND OR BOULDERS
- DECORATIVE ROCK: SMALL TO MEDIUM SIZE RIVER ROCK



**LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"

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No.	Revision / Issue	Drawn by	Checked by	Date
	PRELIMS		DRP/JS	08-03-22



Project Designer  
**ROB BILLINGS**  
 SUN MESA ROAD  
 YUCCA VALLEY, CA

Project  
**PROPOSED MINI STORAGE**  
 S.E. CORNER  
 NEWTON LANE AND SUN MESA ROAD

**SCALE**  
 1" = 30'-0"

Project Number & Sheet Number  
**T-6.0**