

**WINE & ROCK SHOP
ENTITLEMENTS**

59006 TWENTYNINE PALMS HIGHWAY,
YUCCA VALLEY, CA 92284

PROJECT NUMBER 2256

CLIENT:
MORE WINE, LLC

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	LUCR Drawings	10/13/22	
2	LUCR REVISION	07/17/22	

**PROPOSED FLOOR
PLAN**

B

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

PLAN LEGEND

- EXISTING WALL TO REMAIN
- - - - EXISTING TO BE REMOVED
- NEW PARTITION
- █ EXISTING NOT IN SCOPE
- ◊ WALLPARTITION TAG: RE A891

USE & OCCUPANCY

OCCUPANCY:

- EXISTING
- M OCCUPANCY
- PROPOSED
- MIXED UNSEPARATED M AND A2 OCCUPANCY

USE:

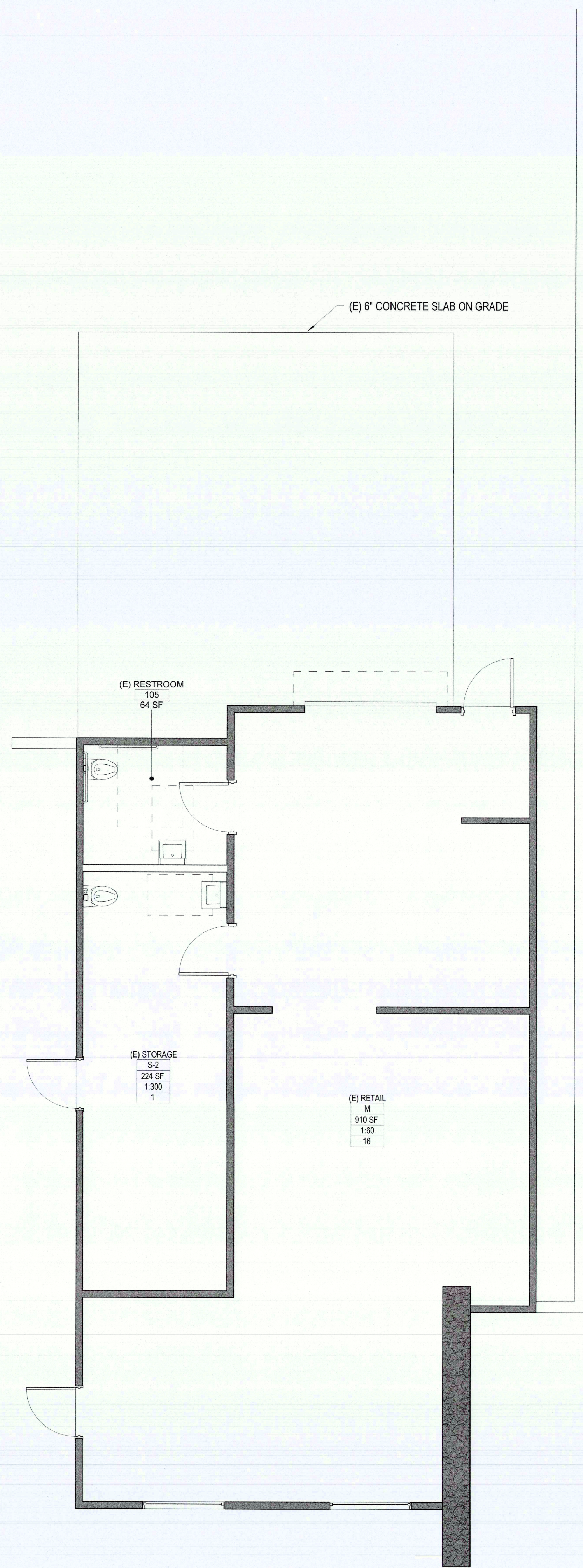
- EXISTING
- RETAIL
- PROPOSED
- RETAIL AND BAR

EXISTING OCCUPANT LOAD

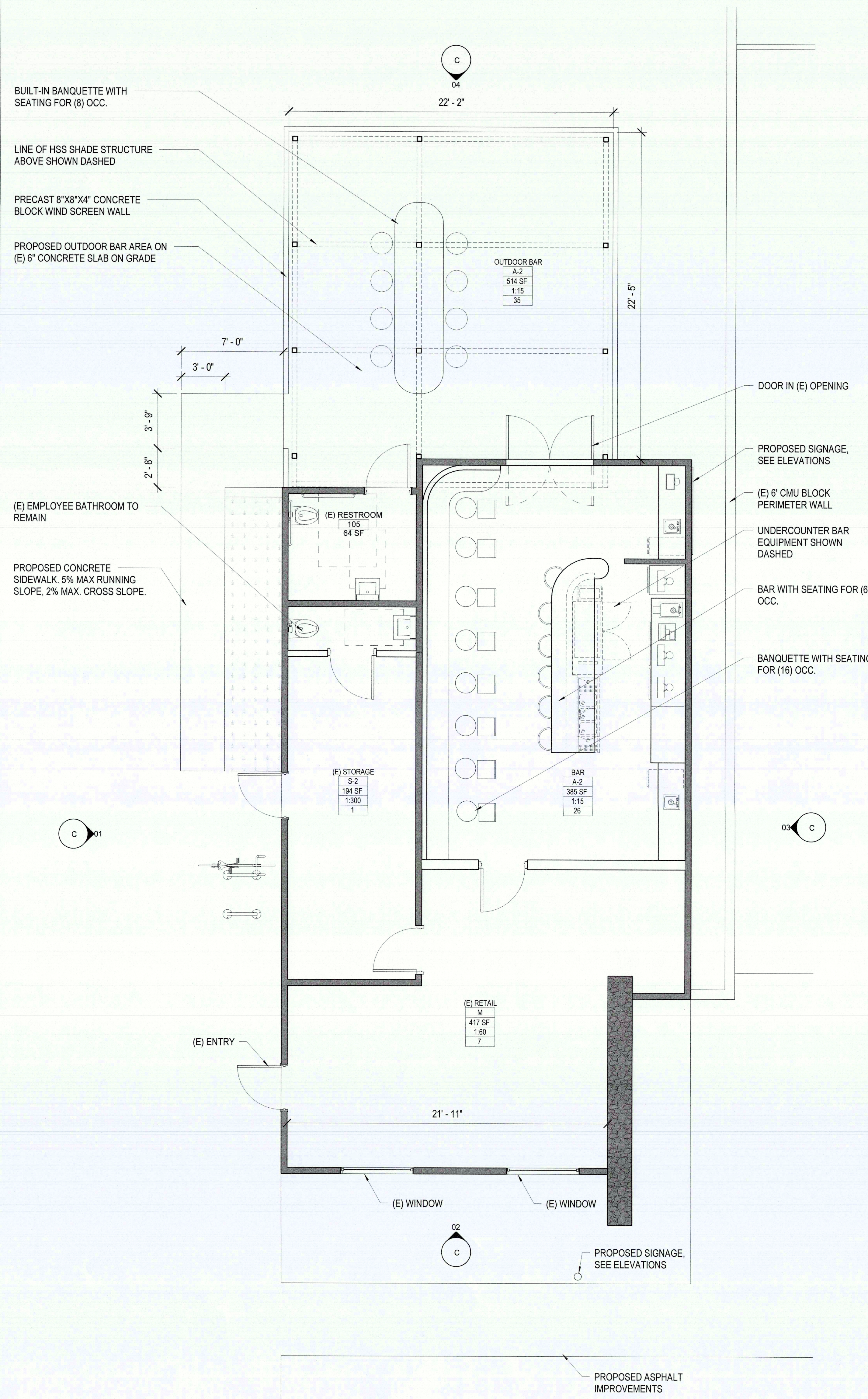
NAME	AREA	OCC.	LOAD FACTOR	OCCUPANT LOAD
(E) RETAIL	910 SF	M	60	16
(E) STORAGE	224 SF	S-2	300	1
	1134 SF			17

PROPOSED OCCUPANT LOAD

NAME	AREA	OCC.	LOAD FACTOR	OCCUPANT LOAD
(E) RETAIL	417 SF	M	60	7
(E) STORAGE	194 SF	S-2	300	1
BAR	385 SF	A-2	15	26
OUTDOOR BAR	514 SF	A-2	15	35
	1510 SF			69



EXISTING FIRST FLOOR PLAN 02
1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN 01
1/4" = 1'-0"