

SYMBOLS, LEGEND & ABBREVIATIONS

GRAPHIC SYMBOLS

Column Grid Line, Match Line Designation, Building Section, Wall Section, Section Detail Reference, Plan Detail Reference, Exterior Elevation, Interior Elevation, Keynote Identifier, Break Line, Revision Cloud and Delta, Occupancy Tag, Room Tag.

ABBREVIATIONS

&	AND	LAM.	LAMINATE
L	ANGLE	LT.	LIGHT
@	AT	MACH.	MACHINE(D)
CL	CENTERLINE	MAX.	MAXIMUM
∅	DIAMETER	M.E.P.	MECHANICAL, ELECTRICAL AND PLUMBING
°	DEGREE	MANU.	MANUFACTURER
#	POUND	MIN.	MINIMUM
ABV.	ABOVE	MISC.	MISCELLANEOUS
A.C.T.	ACOUSTIC	MTD.	MOUNTED
A.F.F.	ACOUSTIC CEILING TILE	MTL.	METAL
AD	AREA DRAIN	MHC.	MAN HOLE COVER
ADJ.	ADJUSTABLE	N	NORTH
APPROX.	APPROXIMATE(LY)	N.E.C.	NATIONAL ELECTRICAL CODE
ARCH.	ARCHITECTUR(AL)	N.I.C.	NOT IN CONTRACT
ALUM.	ALUMINUM	NO.	NUMBER
BLDG.	BUILDING	NOM.	NOMINAL
BLKG.	BLOCKING	N.T.S.	NOT TO SCALE
B.M.	BEAM	O.C.	ON CENTER
B.O.	BOTTOM OF	O.D.	OUTSIDE DIAMETER
BOT.	BOTTOM	O.H.	OPPOSITE HAND
CAB.	CABINET	OLF	OCCUPANT LOAD FACTOR
C.C.R.	CALIFORNIA CODE OF REGULATIONS	OPNG.	OPENING
CB	CATCH BASIN	OPP.	OPPOSITE
C.B.C.	CALIF. BUILDING CODE	PTD.	PAINT(ED)
CEM	CEMENT	P.D.	PLANTER DRAIN
CLG.	CEILING	PL.	PLATE
CLO.	CLOSET	P.LAM.	PLASTIC LAMINATE
C.O.	CLEAN OUT	PLYWD.	PLYWOOD
COL.	COLUMN	PNL.	PANEL
CLR.	CLEAR	PR.	PAIR
CONC.	CONCRETE	PT.	POINT
CONT.	CONTINUOUS	R.	PARTITION
CPT	CARPET	RISER	RISER
CTR.	CENTER	RAD.	RADIUS
DET.	DETAIL	RE:	REFER TO
DTL.	DETAIL	REINF.	REINFORCING
DIA.	DIAMETER	REQ'D	REQUIRED
DIAG.	DIAGONAL	RM.	ROOM
DIM.	DIMENSION	R.O.	ROUGH OPENING
D.O.	DO OVER	SCHED.	SCHEDULE(D)
DN.	DOWN	SEC(T)	SECTION
DR.	DOOR	SHE	SHELF
D.S.	DOWNSPOUT	SHT.	SHEET
DWG.	DRAWING	SD.	SIDE
E	EAST	SIM.	SIMILAR
(E)	EXISTING	SPEC.	SPECIFICATION(S)
EA.	EACH	S.C.	SOLID CORE
E.J.	EXPANSION JOINT	S.T.C.	SOUND TRANSMISSION CLASSIFICATION
EL(EV)	ELEVATION	S.	SOUTH
ELEC.	ELECTRICAL	STD.	STEEL
EMER.	EMERGENCY	STL.	STRUCTURE
E.O.S.	EDGE OF SLAB	STR(UCT)	SUSPENDED
EQ.	EQUAL	SUSP.	TREAD
EQUIP.	EQUIPMENT	T	TONGUE & GROOVE
EXIST.	EXISTING	T&G	TOP OF GRATE
EXP.	EXPOSED OR EXPANSION	T.G.	THICK
EXT.	EXTERIOR	THK.	TOP OF
F.A.	FIRE ALARM	T.O.	TOP OF CONCRETE
FACT.	FACTORY	T.O.C.	TOP OF SLAB
F.E.C.	FIRE EXTINGUISHER	T.O.S.	TOP OF STEEL
	CABINET	T.O.STL.	TOP OF WALL
F.F.	FINISHED FLOOR	TYP.	TYPICAL
F.F.E.	FINISH FLOOR ELEVATION	U.B.C.	UNIFORM BUILDING CODE
F.G.	FINISHED GRADE	U.C.	UNDERWRITERS
FIN.	FINISH(ED)	U.L.	LABORATORY
FLR.	FLOOR	UNF.	UNLESS NOTED OTHERWISE
FLUOR.	FLUORESCENT	U.N.O.	UNLESS OTHERWISE NOTED
F.O.	FACE OF	U.O.N.	UNIFORM PLUMBING CODE
F.O.F.	FACE OF FINISH	U.P.C.	UNIFORM PLUMBING CODE
F.O.S.	FACE OF STUDS	V.C.T.	VINYL COMPOSITION TILE
F.O.W.	FACE OF WALL	VER.	VERIFY
F.R.	FIRE RATED	V.I.F.	VERIFY IN FIELD
F.S.	FINISHED SURFACE	W.	WEST
FT	FOOT OR FEET	W.	WITH
FURR.	FURRING	WD.	WOOD
F.V.	FIELD VERIFY	W/O	WITHOUT
GA.	GAUGE		
GALV.	GALVANIZED		
G.C.	GENERAL CONTRACTOR		
G.I.	GALVANIZED IRON		
GL.	GLASS		
GWB.	GYPSUM WALLBOARD		
H.C.	HOLLOW CORE		
HC.	HANDICAPPED		
HDWD.	HARDWOOD		
H.M.	HOLLOW METAL		
H.O.	HOLD OPEN		
HR.	HOUR OR HANDRAIL		
HT.	HEIGHT		
H.V.A.C.	HEATING VENTILATION AND AIR CONDITIONING		
H.W.	HOT WATER		
H.B.	HOSE BIB		
I.D.	INSIDE DIAMETER		
I.E.	PIPE INVERT ELEVATION		
INSUL.	INSULATION		
JT.	JOINT		
KIT.	KITCHEN		

CONSTRUCTION LEGEND

Earth, Concrete, Wood-Finished, Iron/Steel, BATT Insulation, GYPBD Wall, Fireproofing (Section), Waterproofing, Fire Extinguisher Cabinet, Door Tag, Window Tag, Wood-Blocking, Wood-Rough, Plywood, Aluminum, Glass, Rigid Insulation, Millwork, A.C.T., Carpet & Pad, Wall Tag, Change in Elevation.

PRESCRIPTIVE CODE ANALYSIS

PROJECT INFORMATION

PROJECT ADDRESS: 56885 SUNFLOWER DRIVE, YUCCA VALLEY CA 92284
ASSESSOR PARCEL NUMBER: 0598-081-21
LOT AREA: 2.5 ACRES (108,900 SF)

LEGAL DESCRIPTION:
 THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 IN SECTION 14, TOWNSHIP 1 NORTH, RANGE 5 EAST, SAN BERNARDINO BASE AND MERIDIAN, IN THE CITY OF YUCCA VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF. EXCEPTING THEREFROM ALL OIL, GAS AND OTHER MINERAL DEPOSITS, IN THE LAND SO PATENTED, TOGETHER WITH THE RIGHT TO PROSPECT FOR, MINE AND REMOVE THE SAME ACCORDING TO THE PROVISIONS OF SAID ACT OF JUNE 1, 1938, RECORDED JUNE 2, 1952, IN BOOK 2960, PAGE 476, OFFICIAL RECORDS.

ZONING: INDUSTRIAL (I)
GENERAL PLAN: RURAL MIXED USE SPA

EXISTING USES: U - AGRICULTURAL (HISTORICALLY)
 R-3 - RESIDENTIAL

PROPOSED USES: B - ART STUDIO
 R-3 - RESIDENTIAL

EXISTING GROSS BUILDING AREA: 2,522 SF
ADDED AREA / NEW TOTAL AREA: 570 SF / 3,092 SF

LOT COVERAGE SUMMARY: 3,092 SF / 108,900 SF = 3% LOT COVERAGE
 ALLOWABLE: 70%

PROJECT SUMMARY

SCOPE OF WORK

REBUILD EXISTING (APPROX. 30' X 42') 1,188 SF INDUSTRIAL BUILDING (DUE TO SUBSTANTIAL DAMAGE) AND CONSTRUCT AN (APPROX. 30' X 16'-7") 570 SF BUILDING ADDITION (50% MAX BUILDING EXPANSION) WITH AN ATTACHED PATIO COVER (APPROX. 20' X 30') 888 SF. TOTAL 50% MAX PAD EXPANSION. CHANGE OF USE FROM HISTORIC FARM AND FEED SUPPLY USE (GROUP U) TO ART STUDIO (GROUP B). THE ART STUDIO WILL INCLUDE A NEW ACCESSIBLE RESTROOM AND OPEN STUDIO WORK AREA. SITE IMPROVEMENTS INCLUDE PAVING 8 STALLS IN THE EXISTING PARKING LOT AREA, INCLUDING 1 ADA VAN AND CONSTRUCTING AN ACCESSIBLE PATH OF TRAVEL FROM PARKING STALL TO THE BUILDING ENTRANCE AND LANDSCAPE FEATURES.

CONSTRUCTION TYPE

BUILDING A
 ART STUDIO
 TYPE III-B, NON-SPRINKLERED

BUILDING B
 RESIDENCY
 TYPE V-B, NON-SPRINKLERED

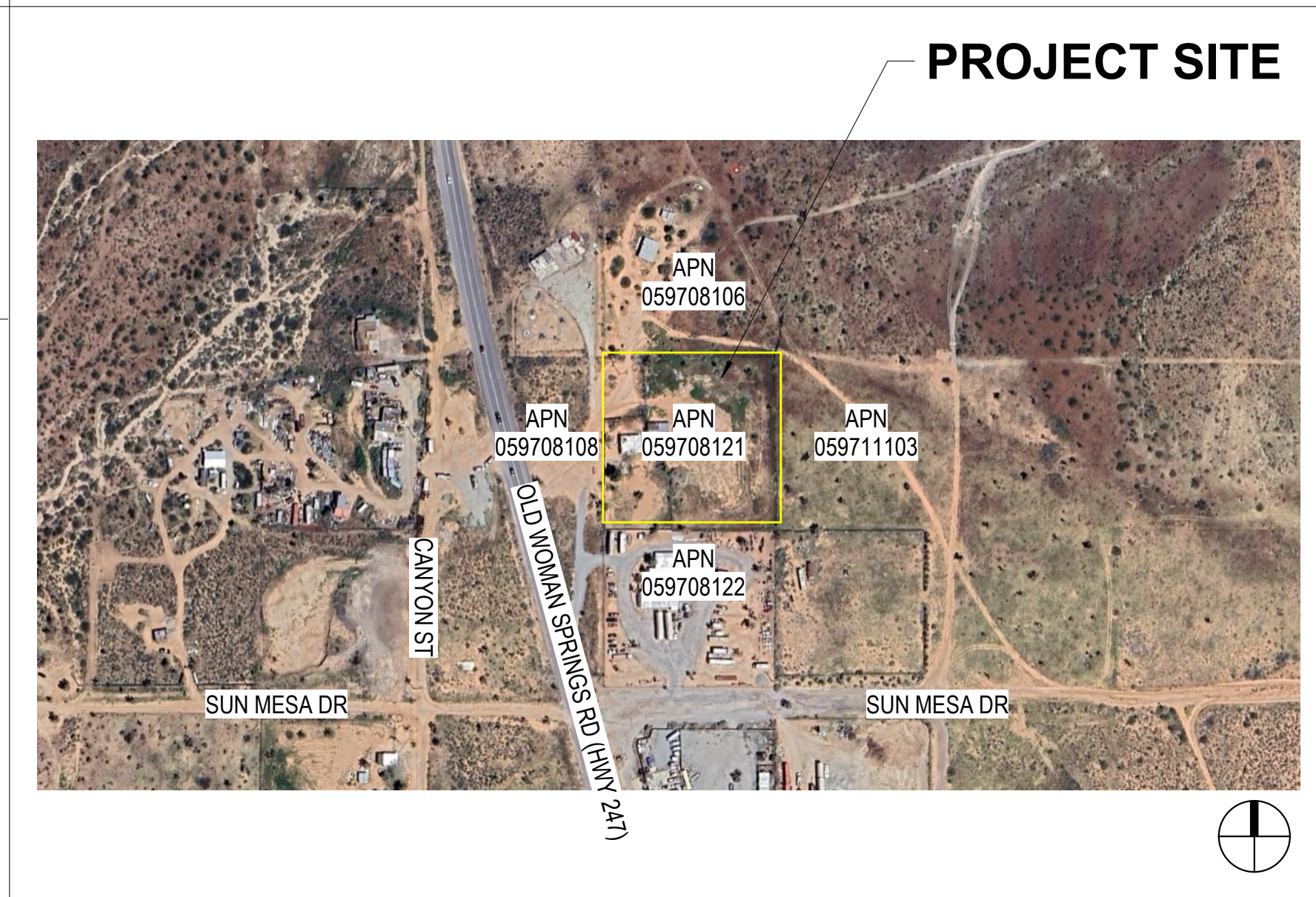
AREA SUMMARY

USE	OFFICE / ART STUDIO B OCCUPANCY	FARM & FEED U OCCUPANCY	RESIDENTIAL R-3	SUBTOTALS
BUILDING A	--	1,188	--	1,188
BUILDING B	385	--	949	1,334
TOTALS	385	1,188	949	2,522 SF

USE	OFFICE / ART STUDIO B OCCUPANCY	FARM & FEED U OCCUPANCY	RESIDENTIAL R-3	SUBTOTALS
BUILDING A	1,758	--	--	1,758
BUILDING B	385	--	949	1,334
TOTALS	2,143	--	949	3,092 SF

EXISTING GROSS BUILDING AREA: 2,522 SF
ADDED AREA / NEW TOTAL AREA: 570 SF / 3,092 SF
LOT COVERAGE SUMMARY: 3,092 SF / 108,900 SF = 3% LOT COVERAGE
 ALLOWABLE: 70%

VICINITY MAP



PARKING SUMMARY

REQUIRED:

BUILDING A
 ART STUDIO

8 STUDENTS X (1 STALL PER 2 STUDENTS) = 4 STALLS
 3 INSTRUCTORS X (1 STALL PER INSTRUCTOR) = 3 STALLS

BUILDING B
 RESIDENCY

1 RESIDENT X (1 STALL PER RESIDENT) = 1 STALL

TOTAL 8 STALLS

PROVIDED:

7 STANDARD STALLS + 1 ADA VAN STALL = 8 TOTAL STALLS
 3 BIKE PARKING SPACES PER 9.41.020

PLUMBING SUMMARY

BUILDING A
 1 ALL-GENDER SINGLE USER TOILET FACILITY

BUILDING B
 1 ALL-GENDER SINGLE USER TOILET FACILITY W/ SHOWER

APPLICABLE CODES

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
- APPLICABLE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT
- NFPA STANDARDS
- TOWN OF YUCCA VALLEY ORDINANCE NO.303

SHEET INDEX

NUMBER	NAME		
G000	PROJECT INFORMATION	X	X
GP	PRELIMINARY GRADING PLAN	X	X
V101	JOSHUA TREE INVENTORY	X	X
SP101	EXISTING SITE PLAN	X	X
V100	TOPOGRAPHIC SURVEY	X	X
SP102	PROPOSED SITE PLAN	X	X
A090	AREA & USE DIAGRAMS	X	X
A110	EXISTING FLOOR PLAN	X	X
A203	BUILDING A - ELEVATIONS PROPOSED	X	X
A190	PHOTOMETRICS ANALYSIS	X	X
A111	PROPOSED FLOOR PLAN	X	X
A204	BUILDING A - ELEVATIONS PROPOSED	X	X
L100	LANDSCAPE AND NATIVE PLANT PLAN	X	X

LOESCHER MEACHEM ARCHITECTS

353 S. BROADWAY SUITE 300
 LOS ANGELES, CALIFORNIA 90013

YVML EXPANSION
ART STUDIO & RESIDENCY
SPR RESUBMISSION

56885 SUNFLOWER DR
 YUCCA VALLEY, CA 92284

PROJECT NUMBER 2526

CLIENT:
 YUCCA VALLEY MATERIAL LAB
 HEIDI SCHWEGLER
 57275 CANEBURY ST
 YUCCA VALLEY, CA 92284

CONSULTANTS:

KEY PLAN:

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.

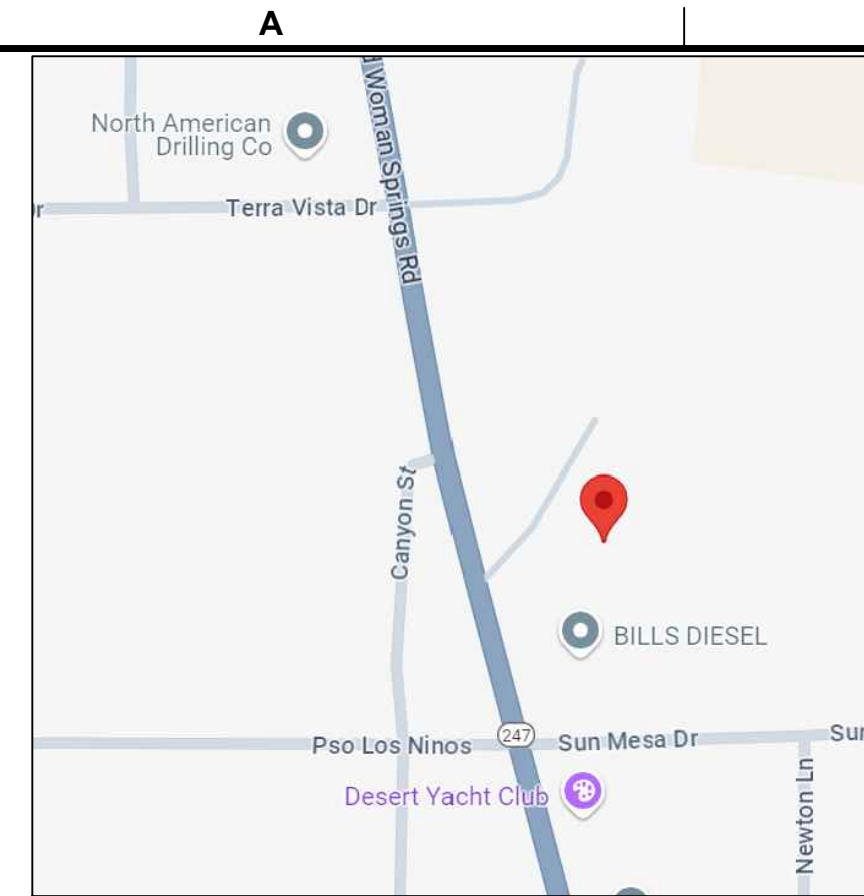
ISSUES AND REVISIONS			
NO.	DESCRIPTION	DATE	REV
1	SPR SUBMISSION	09/11/2024	1
2	SPR RESUBMISSION	10/15/2025	2

PROJECT INFORMATION

G000

SCALE AT ARCH E1 (30 X 42):
 1/8" = 1'-0"

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VICINITY MAP
SCALE: 1"=20'



OWNER/APPLICANT/DEVELOPER:

YUCCA VALLEY MATERIAL LAB
HEIDI SCHWEGLER
57275 CANTERBURY ST
YUCCA VALLEY, CA 92284

ENGINEER:
DRP ENTERPRISES LLC
Daniel Patneau
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
Joanne C. Singer RCE 26900
760-625-7426

SHEET INDEX	
1	PRECISE GRADING PLAN

ARCHITECT:

DAVID VAN ARSDELL ARCHITECTS
61110 SANDALWOOD TRL
JOSHUA TREE, CA 92252
EMAIL: DAVID@DVAA.LA

STRUCTURAL ENGINEER:

SEE STRUCT PLANS

GEOTECHNICAL:

N/A

FLOOD ZONES:

ZONE X, COMMUNITY PANEL #06071C8120H, DATED AUG. 28, 2008

ASSESSORS PARCEL NUMBER(S):

0597-081-21

LEGAL DESCRIPTION:

N 1/2, E 1/2, SE 1/4, NE 1/4, SE 1/4,
SECTION 14
TOWNSHIP 1 NORTH, RANGE 5 EAST, S.B.M. 2.5
AC

ACRES:

LOT = 2.53 ACRES
DISTURBED AREA = +6000 SF OR ±0.13 ACRES

BASIS OF BEARINGS:

THE SOUTH LINE OF THE SOUTH 16TH LINE OF SECTION 14,
T-1-N, R-5-E, S.B.B.M. AS SHOWN ON PARCEL MAP NO.1723,
RECORDED JULY 23, 1972 IN BOOK 18, PAGE 13
BEARING NORTH 89° 50' 00" WEST

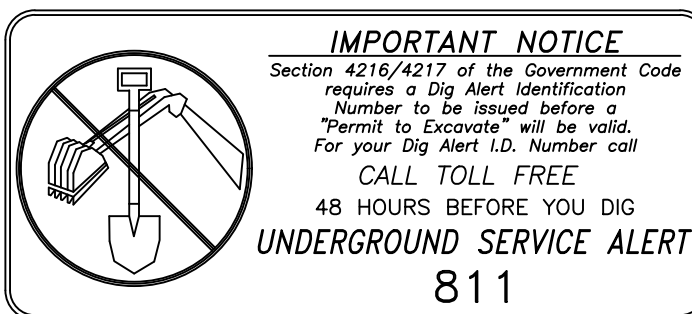
JOSHUA TREE NOTE:

JOSHUA TREES ARE PLOTTED HEREON PER A GROUND SURVEY AND/OR AERIAL SURVEY. WHILE OUR SURVEY STAFF IS FAMILIAR WITH JOSHUA TREE IDENTIFICATION, IT IS OUTSIDE OF OUR EXPERTISE TO IDENTIFY ALL JOSHUA TREES, SAPLINGS, AND OTHER ENDANGERED PLANT SPECIES THAT MAY EXIST ONSITE. A REVIEW OF THE PARCEL BY A DESERT NATIVE PLANT SPECIALIST SUCH AS A CERTIFIED ARBORIST MAY BE NECESSARY TO MEET COUNTY REQUIREMENTS PRIOR TO DEVELOPMENT.

CERTIFICATION
I hereby certify that the grading has been completed in accordance with the approved grading plan.



JOANNE C. SINGER
RCE NO. 26900 EXP. 3/21/2025



REVISIONS			
NO.	INIT.	DATE	DESCRIPTION

CONSTRUCTION NOTES		QTY. EST.
1	INSTALL NEW PCC CONCRETE 0.50" THICK OVER 0.35" AB THICK FOR DRIVE WAY.	470 SF
2	INSTALL NEW AC PAVEMENT 3" THICK OVER 4" AB AND 6" NATIVE SOIL 95% RELATIVE COMPACTION.	2446 SF
3	COVER PATIO SEE ARCH PLANS FOR MORE DETAILS	
4	INSTALL NDS CATCH BASIN.	3 EA
5	INSTALL 4 INCH PVC STORM DRAIN SEE PLAN	149 LF
6	INSTALL RETENTION BASIN FOR ONSITE DRAINAGE OFFSET	1 EA
7	INSTALL RIP RAP OUTFALL WITH 3" TO 4" RIVER ROCK	2 EA
8	INSTALL 4 INCH PVC OVERFLOW DRAIN	1 EA
9	CONSTRUCT DRAINAGE SWALE ON PROPERTY	310 LF

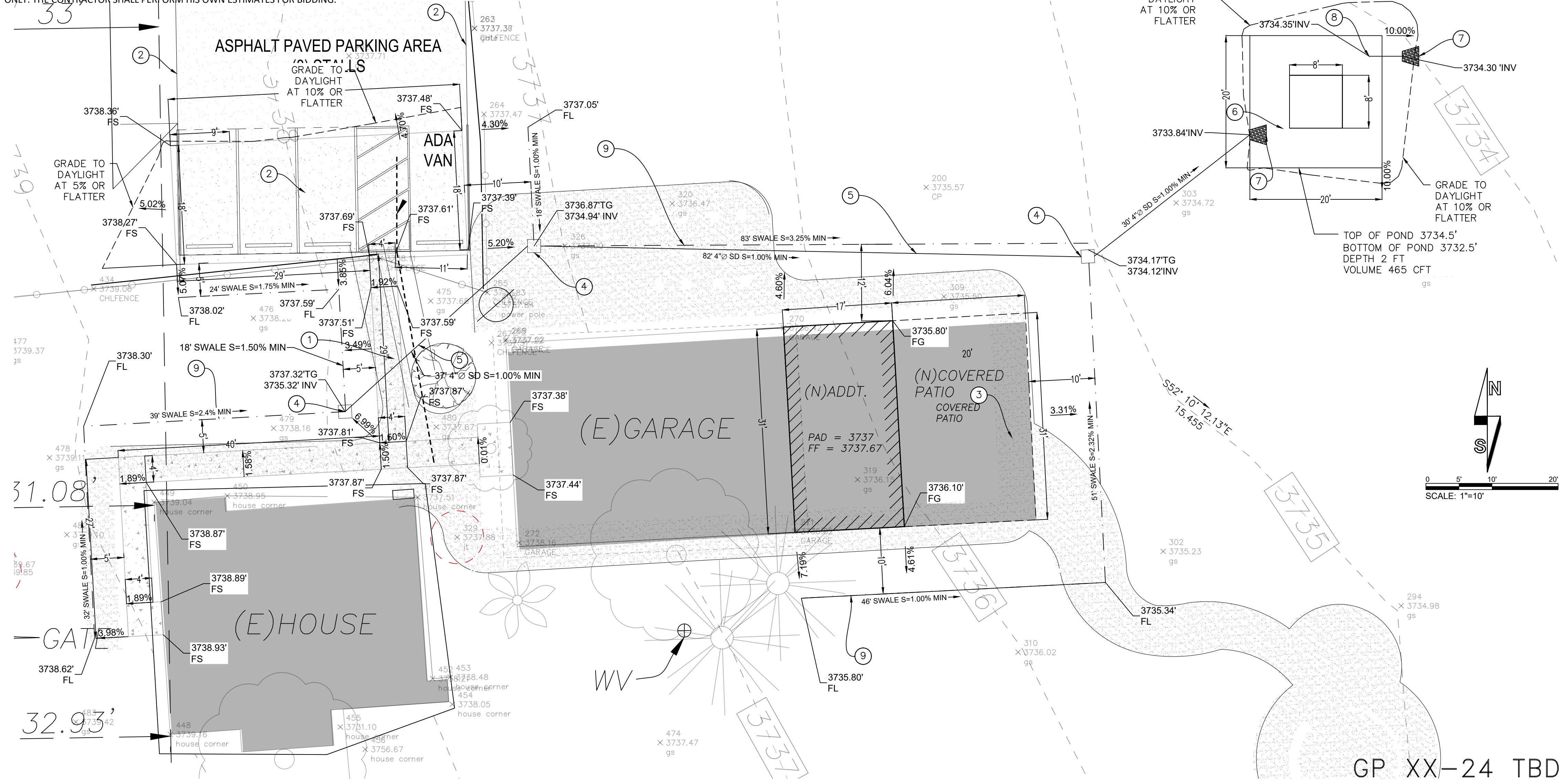
UTILITIES:

WATER	HI-DESERT WATER DISTRICT	(760) 365-8333
SEWER	HI-DESERT WATER DISTRICT	
ELECTRIC	SO CAL EDISON	800-655-4555
GAS	N/A	
PROFANE	FRONTIER	760-820-1360
TELEPHONE	FRONTIER	760-820-1360
CABLE T.V.	FRONTIER	760-820-1360

EARTHWORK ESTIMATE

RAW	CUT	FILL
SHRINKAGE (20%)	43 CY	38 CY
SUBSIDENCE (0.1')	(4.3 CY)	0 CY
OVEREXCAVATION (3.0') - 260 CY	(6 CY)	0 CY
TOTAL	(57 CY)	0 CY
IMPORT = 38.4 CY	43 CY	38 CY

NOTE: QUANTITIES ARE APPROXIMATE AND FOR ESTIMATING PURPOSES ONLY. THE CONTRACTOR SHALL PERFORM HIS OWN ESTIMATES FOR BIDDING.

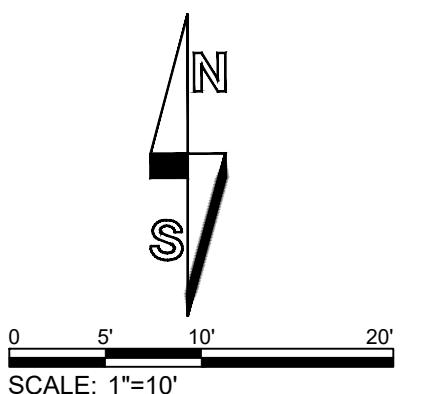
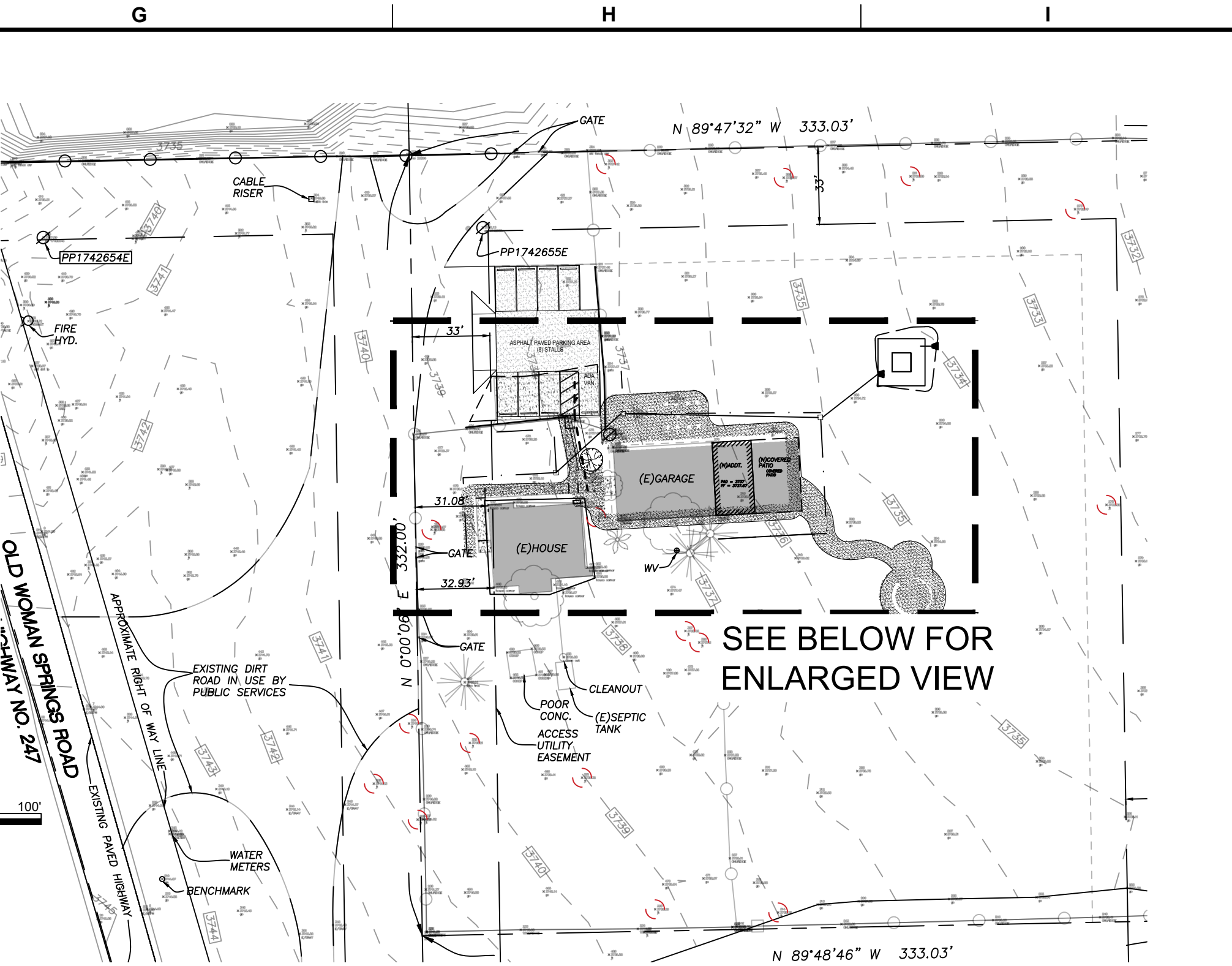
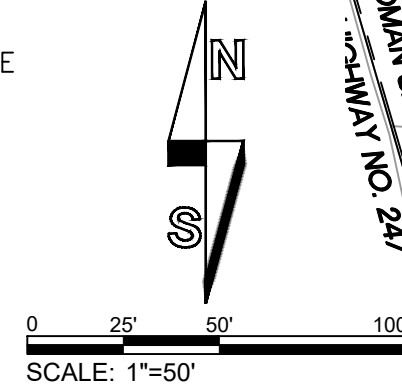


ABBREVIATIONS:

AC	ASPHALT CONCRETE	CL	CENTERLINE
ANT PT	ANGLE POINT	CP	CONTROL POINT
BCR	BEGIN CURB RETURN	CONC.	CONCRETE
BW	BOTTOM OF WALL	ECR	END CURB RETURN
CL	CENTERLINE	EP	EDGE OF PAVEMENT
COR	CORNER	ER	EDGE OF ROAD
CLF	CHAIN LINK FENCE	EW	EDGE OF WALK
CP	CONTROL POINT	FG	FINISH GRADE
CONC.	CONCRETE	FL	FLOW LINE
ECR	END CURB RETURN	FND	FOUND
EP	EDGE OF PAVEMENT	FS	FINISH SURFACE
ER	EDGE OF ROAD	GS	GROUND
EW	EDGE OF WALK	HC	HANDICAP
FG	FINISH GRADE	IFOW	INSIDE FACE OF WALL
FL	FLOW LINE	INT	INTERSECTION
FND	FOUND	LP	LOW POINTS
FS	FINISH SURFACE	LT	LIGHT
GS	GROUND	MOC	MIDDLE OF CURB
HC	HANDICAP	MTC	MATCH TOP OF CURB
IFOW	INSIDE FACE OF WALL	OPFW	OUTSIDE FACE OF WALL
INT	INTERSECTION	PL	PROPERTY LINE
LP	LOW POINTS	PI	POINT OF INTERSECTION
LT	LIGHT	PP	POWER POLE
MOC	MIDDLE OF CURB	SMH	SEWER MANHOLE
MTC	MATCH TOP OF CURB	SDMH	STORM DRAIN MANHOLE
OPFW	OUTSIDE FACE OF WALL	TB	TOP OF BERM
PL	PROPERTY LINE	TC	TOP OF CURB
PI	POINT OF INTERSECTION	TH	TOP OF WALL
PP	POWER POLE	THW	TOP OF HEAD WALL
SMH	SEWER MANHOLE	P-W	POST/WROUGHT IRON FENCE
SDMH	STORM DRAIN MANHOLE		
TB	TOP OF BERM		
TC	TOP OF CURB		
TH	TOP OF WALL		
THW	TOP OF HEAD WALL		
P-W	POST/WROUGHT IRON FENCE		

LEGEND:

---	CENTERLINE
- - - -	PROPERTY LINE
- - - -	EASEMENT
- - - -	(N) IRON FENCING
- - - -	EXIS. FENCE
- - - -	EXIS. CONTOUR LINE
- - - -	PROPOSED CONTOUR LINE
X	SPOT ELEVATION
---	DOMESTIC WATER
SS SS	SANITARY SEWER
- - - -	PROPOSED TELEPHONE
- - - -	PROPOSED ELECTRIC
- - - -	PROPOSED DRAINAGE SWALE
- - - -	DAYLIGHT
- - - -	DRAINAGE PATTERN
AC SURFACE	AC SURFACE
PCC DRIVE, SURFACES	PCC DRIVE, SURFACES
GRAVEL SURFACES	GRAVEL SURFACES
PROTECTED TREE AREA	PROTECTED TREE AREA



GP XX-24 TBD

BENCHMARK:
SAN BERNARDINO COUNTY US ENGINEERS DISK
STAMPED W/16 SET IN CONCRETE, FLUSH
LAT 34° 10' 08.08"
LON -116° 25' 26.24"
ELEVATION 3744.57 NAVD 88

OWNER OR DEVELOPER:
YUCCA VALLEY MATERIAL LAB
HEIDI SCHWEGLER
57275 CANTERBURY ST
YUCCA VALLEY, CA 92284

SOILS ENGINEER

PREPARED BY: DRP PROJ. ID 2024-756-01

DRP ENTERPRISES LLC
DANIEL PATNEAU
MAILING ADDRESS:
PO BOX 4428
PALM SPRINGS, CA 92263
206-734-7765
JOANNE C. SINGER RCE 26900
760-625-7426



EXP. DATE: 3/31/2025



APPROVED BY:

ALEX QISHTA,
DIRECTOR OF PUBLIC WORKS

TOWN OF YUCCA VALLEY

56885 SUNFLOWER DRIVE
GRADING AND DRAINAGE PLANS
APN 0597-081-21

SHEET
1
OF 1 SHEETS

**YVML EXPANSION
ART STUDIO & RESIDENCY
SPR RESUBMISSION**

56885 SUNFLOWER DR
YUCCA VALLEY, CA 92284
PROJECT NUMBER 2526

CLIENT:
YUCCA VALLEY MATERIAL LAB
HEIDI SCHWGLER
57275 CANERBURY ST
YUCCA VALLEY, CA 92284

CONSULTANTS:

KEY PLAN:



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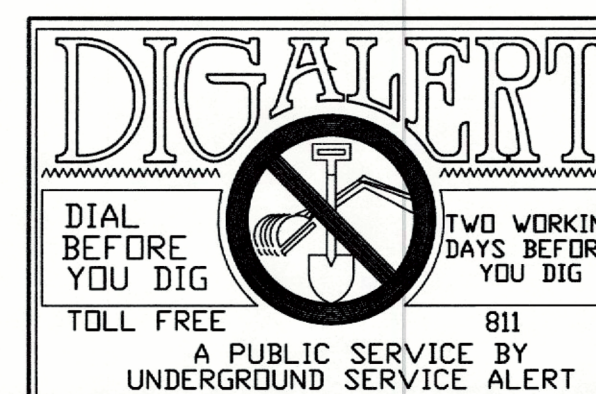
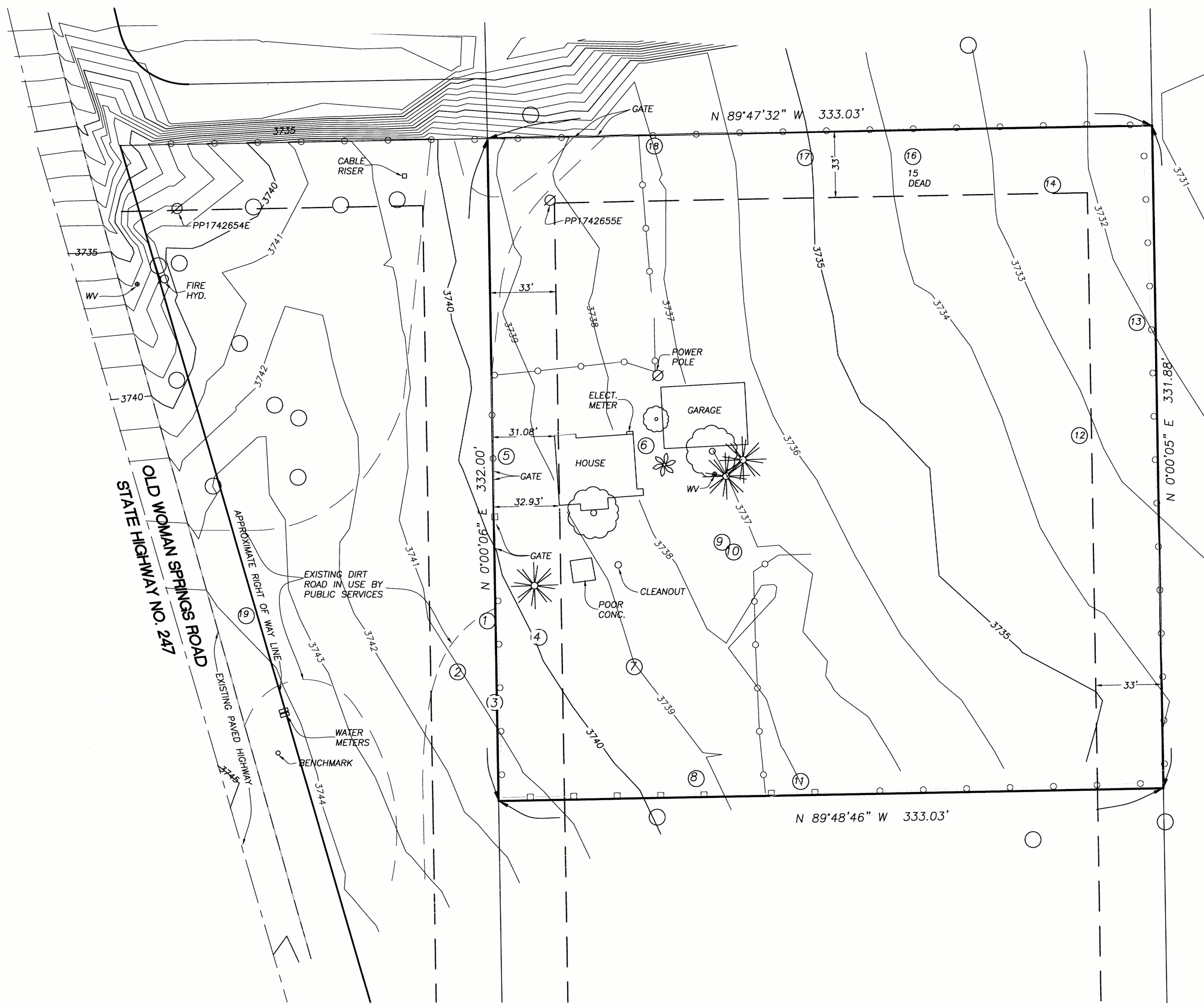
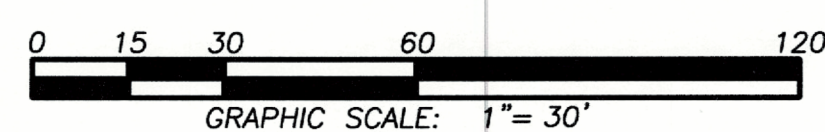
ISSUES AND REVISIONS			
NO.	DESCRIPTION	DATE	REV.
1	SPR SUBMISSION	09/11/2024	1
2	SPR RESUBMISSION	10/15/2025	2

SURVEYORS NOTES

- 33' EASEMENTS SHOWN HEREON ARE PER THE GOVERNMENT PATENT AND ARE NOTED THEREIN TO BE 33' MAXIMUM LOCATED AS CLOSE AS POSSIBLE TO THE BOUNDARIES OF THE PARCEL.
- THE PATENT EASEMENTS NOT IN USE FOR ROADWAYS OR UTILITIES MAY BE ABANDONED.
- IN MY PROFESSIONAL OPINION THE EASEMENT ALONG THE WESTERLY LINE OF THE PARCEL SHOULD BE MODIFIED TO A 20 OR 25 FOOT SETBACK TO ALLOW FOR THE EXISTING RESIDENCE ADDRESSED AS 56885 SUNFLOWER TO REMAIN IN ITS LOCATION.
- THIS SURVEY DOES NOT ADDRESS THE ISSUE OF ACCESS FROM STATE HIGHWAY NO. 247 ACROSS GOVERNMENT LOT 95 AS SHOWN ON THE STATE OF CALIFORNIA RIGHT OF WAY RECORD MAP NO. 78630-03. A PRESCRIPTIVE EASEMENT ACROSS THE EASTERN PORTION OF SAID LOT 95 WOULD ALLOWABLE SINCE THE DIRT ROADWAY IS IN USE AS ACCESS TO AT LEAST 3 PARCELS AND IS BEING USED FOR TRASH PICKUP FOR SAID PARCELS.

LEGEND

- CHAIN LINK FENCE
- WOOD FENCE ON CHAIN LINK
- DECIDUOUS TREE
- PINE TREE
- PALM TREE
- BOTANIST TREE LOCATION AND NUMBER CENTER OF CIRCLE IS SURVEY LOCATION



BASIS OF BEARING:
THE SOUTH LINE OF THE SOUTH 16th LINE OF SECTION 14, T-1-N, R-S-E, S.B.M. AS SHOWN ON PARCEL MAP NO. 1723, RECORDED JULY 23, 1972 IN BOOK 18, PAGE 13
BEARING NORTH 89° 50' 00" WEST

MARK	BY	DATE	REVISIONS	APPR.	DATE



Michael Platt Consulting LLC
Professional Land Surveyor, 9903 Valencia Drive
Desert Hot Springs, CA 92240 Ph: 760-250-6265
DATE 7/15/2024
MICHAEL PLATT P.L.S. No. 8306

BENCHMARK:
SAN BERNARDINO COUNTY
US ENGINEERS DISK
STAMPED W/ 1" SET IN
CONCRETE, FLUSH
LAT 34° 10' 08.08"
LON -116° 25' 26.24"
ELEVATION 3744.57 NAVD 88
SCALE: 1" = 30'

TOPOGRAPHIC SURVEY-YUCCA VALLEY
APN 0597-081-21
N 1/2, E 1/2, SE 1/4, NE 1/4, SE 1/4, SECTION 14
TOWNSHIP 1 NORTH, RANGE 5 EAST, S.B.M. 25 AC
FOR: HEIDI SCHWGLER 722024
W.O.

SHEET NO.
1
1 OF 1 SHTS

**TOPOGRAPHIC
SURVEY**

V100

SCALE AT ARCH E1 (30 X 42):

CONSULTANTS:

KEY PLAN:



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ISSUES AND REVISIONS			
NO.	DESCRIPTION	DATE	REV
1	SPR SUBMISSION	09/11/2024	1
2	SPR RESUBMISSION	10/15/2025	2

**JOSHUA TREE
INVENTORY**

V101

SCALE AT ARCH E1 (30 X 42):

WESTERN JOSHUA TREE INVENTORY

LEGAL DESCRIPTION

REAL PROPERTY IN THE TOWN OF YUCCA VALLEY, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
56885 SUNFLOWER DRIVE YUCCA VALLEY, CA 92204

PREPARED BY:
MARINNA WAGNER ARBORIST SERVICES
ISA CERTIFIED ARBORIST WE-133544

YUCCA VALLEY, CALIFORNIA 92807
PHONE: (408) 307-2545
E-MAIL ADDRESS: marinnawagner@gmail.com
Date: 7/31/24

PURPOSE OF CENSUS

THE PURPOSE OF THIS INVENTORY IS TO IDENTIFY THE LOCATION OF THE LIVE AND DEAD WESTERN JOSHUA TREES WITHIN THE PROPERTY LINES.

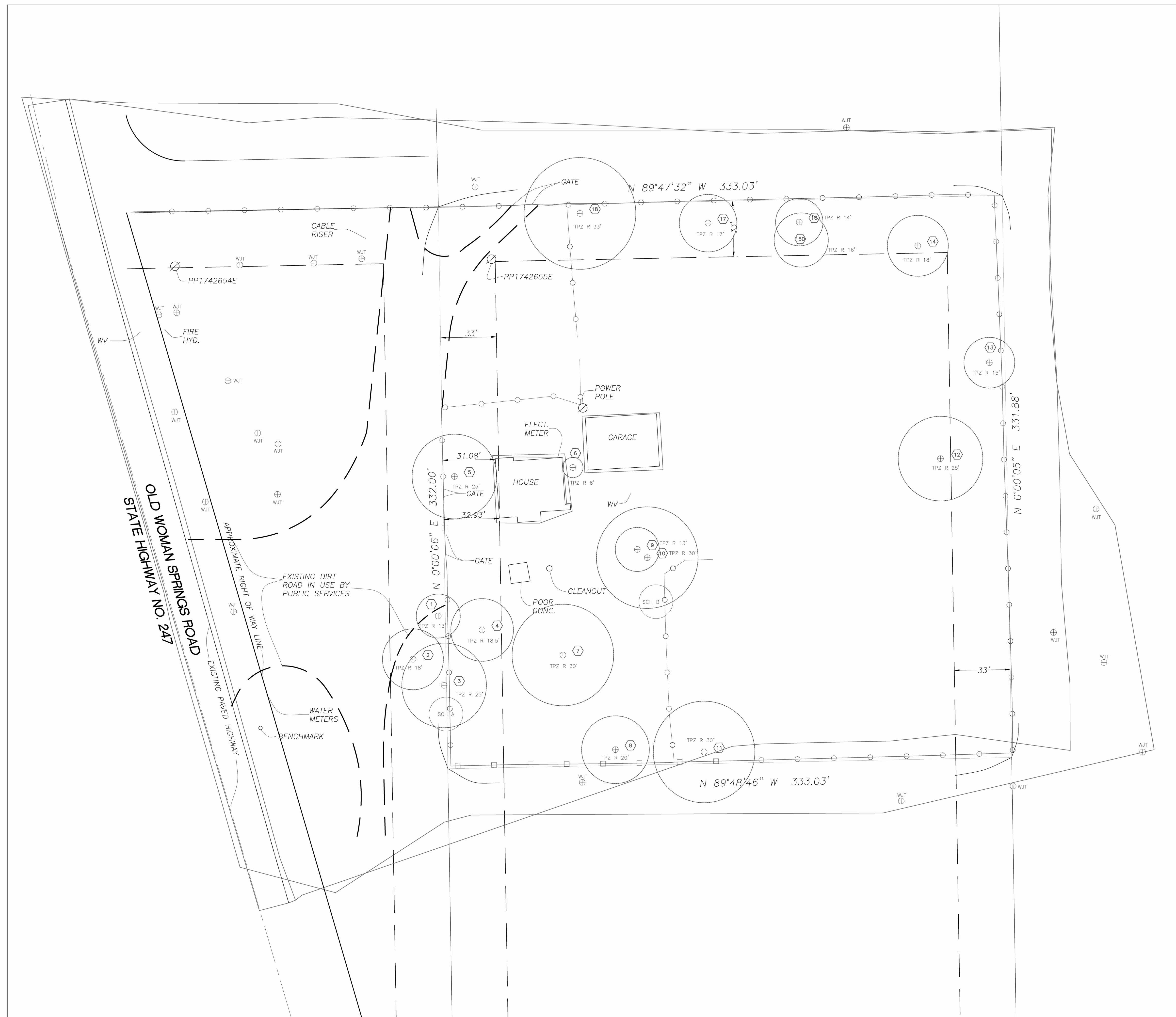
- ALL 59 WESTERN JOSHUA TREES (VARYING CLASS SIZE) SHOWN HERE ARE TO BE PROTECTED IN PLACE FOR PLANNING PURPOSES ONLY.
- TREE PROTECTION ZONES (TPZ) ARE SHOWN AS MITIGATION MEASURES TO AVOID AND MINIMIZE IMPACTS TO AND THE TAKING OF WJT TO THE MAXIMUM EXTENT PRACTICABLE. IF TPZ DISTANCES AND BEST PRACTICES ARE MAINTAINED DURING CONSTRUCTION THERE SHOULD BE NO IMPACT TO THE SPECIES.
- THE OTHER SPECIES PROTECTED BY TOWN OF YUCCA VALLEY NATIVE PLANT ORDINANCE ARE SHOWN ON PLAN.
- ALL PLANT LOCATIONS ARE BASED ON PLANS PROVIDED BY MICHAEL PLATT.
- TPZ FOR TREES OUTSIDE OF THE PROPERTY LINES ARE NOT SHOWN. IF 40 FT CAN BE MAINTAINED THERE IS CLEAR AVOIDANCE AND NO IMPACT TO WJT.

LEGEND AND SYMBOLS

- ⊕ — CENTER OF WESTERN JOSHUA TREE
- ⑩ — ARBORIST PLANT NUMBER
- — JOSHUA TREE PROTECTION ZONE (TPZ)
- SCH = YUCCA SCHIDIGERA

GENERAL NOTES

- PROTECTIVE FENCING (I.E. ORANGE CONSTRUCTION FABRIC OR CAUTION TAPE) IS REQUIRED ALONG THE TPZ OF ALL TREES WITHIN 40-50 FT OF WORK.
- A WORKER EDUCATION CLASS IS RECOMMENDED PRIOR TO COMMENCING WORK ON SITE TO ENSURE THAT ALL WORKERS ARE FAMILIAR WITH THE PROTECTED SPECIES AND THAT THEY UNDERSTAND NOTES AND BEST PRACTICES FOR WORKING AROUND WESTERN JOSHUA TREES AND OTHER NATIVE PLANTS. WORKERS ARE REQUIRED TO BE CAUTIOUS AROUND THE TPZ OF A WESTERN JOSHUA TREE. THEY ARE NEVER TO STORE TOOLS OR MATERIALS UNDER, IN, OR AGAINST TREES. ALL CONCRETE, PLASTER, OR OTHER FINE PARTICLE CLEAN OUT AND TOOL WASHING AREAS ARE NEVER TO BE LOCATED NEAR THE TPZ OR A PLACE THAT COULD RUN OFF INTO A TPZ.



**YVML EXPANSION
ART STUDIO & RESIDENCY
SPR RESUBMISSION**

56885 SUNFLOWER DR
YUCCA VALLEY, CA 92284
PROJECT NUMBER 2526

CLIENT:
YUCCA VALLEY MATERIAL LAB
HEIDI SCHWEGLER
57275 CANERBURY ST
YUCCA VALLEY, CA 92284

CONSULTANTS:

KEY PLAN:



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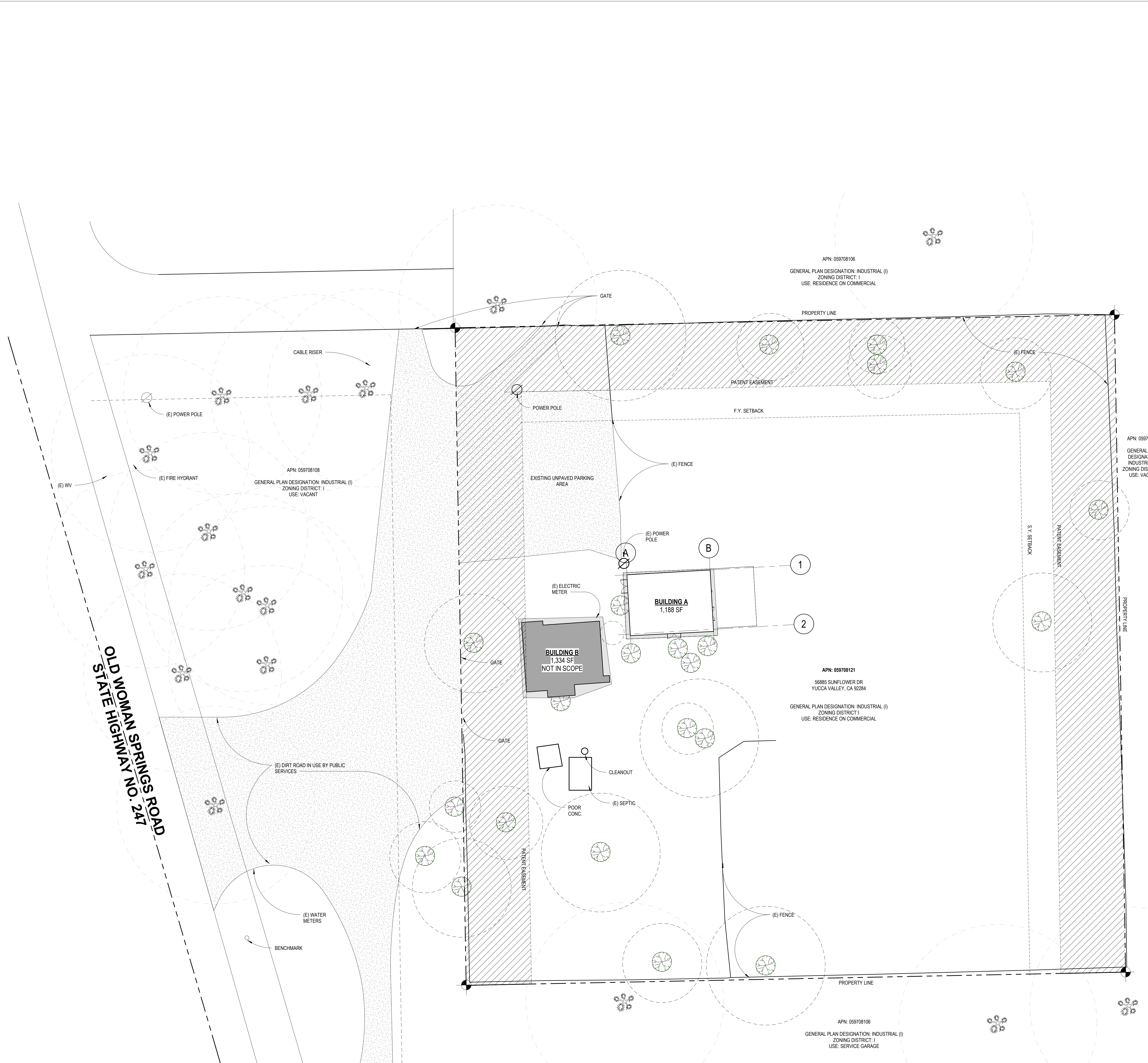
EXISTING SITE PLAN

SP101

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

SITE LEGEND

- WESTERN JOSHUA TREE AND 40' PROTECTION RADIUS, REF LANDSCAPE
- TREE WITH TREE ROOT PROTECTION RADIUS, REF LANDSCAPE
- PROPOSED LANDSCAPING, REF LANDSCAPE
- COMPACTED DG PATH, REF LANDSCAPE
- (E) ROADS
- PROPOSED ASPHALT PAVING
- EXISTING NOT IN SCOPE
- 33' PATENT EASEMENT
- SETBACK
- PROPERTY LINE
- PROPERTY CORNER
- (E) OVERHEAD UTILITY LINE
- STORM DRAIN LINE, REF DRAINAGE
- SWALE, REF DRAINAGE
- CATCH BASIN, REF DRAINAGE
- SANITARY LINE



**YVML EXPANSION
ART STUDIO & RESIDENCY
SPR RESUBMISSION**

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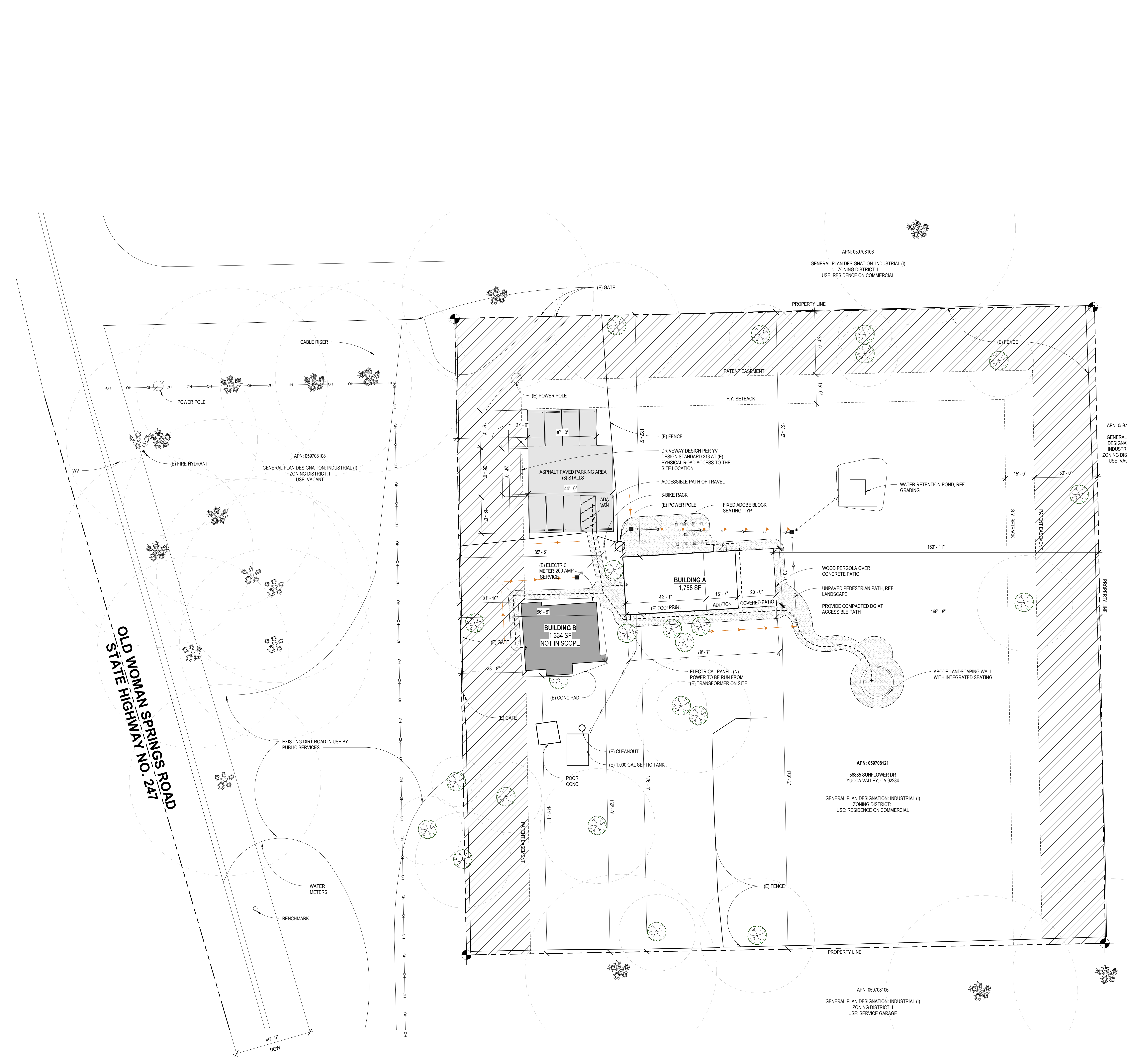
PROPOSED SITE PLAN

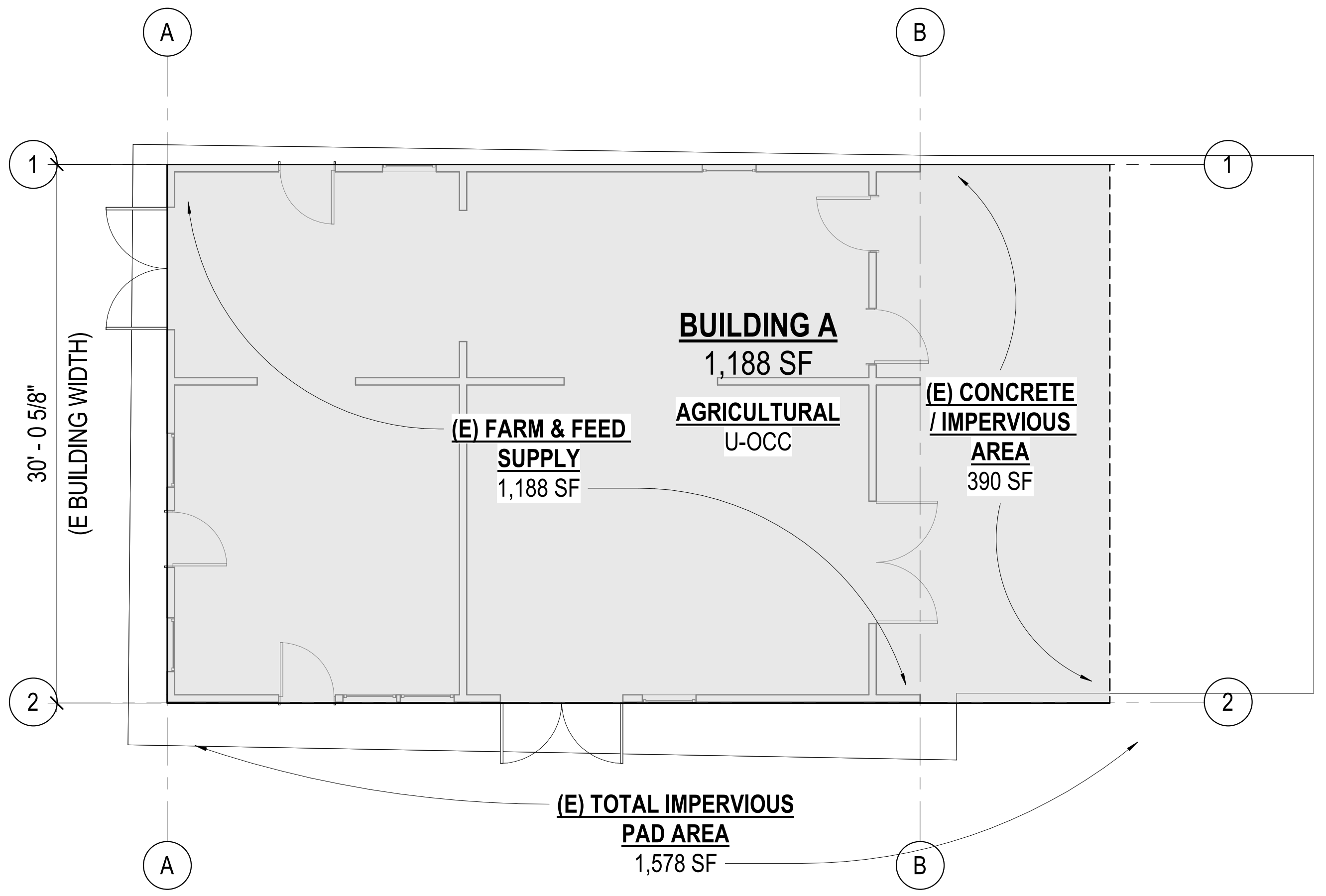
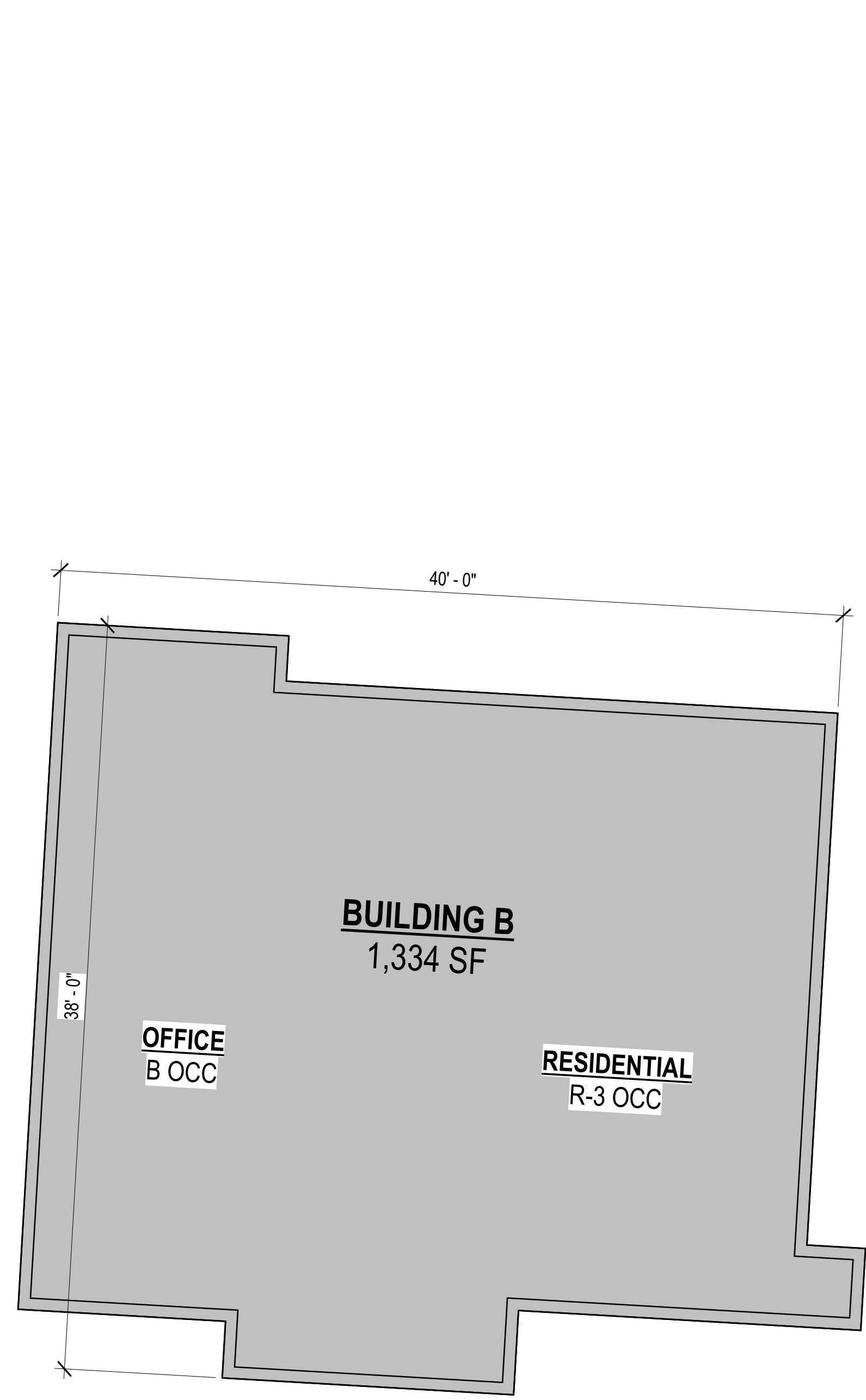
SP102

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

SITE LEGEND

- WESTERN JOSHUA TREE AND 40' PROTECTION RADIUS, REF LANDSCAPE
- TREE WITH TREE ROOT PROTECTION RADIUS, REF LANDSCAPE
- PROPOSED LANDSCAPING, REF LANDSCAPE
- COMPACTED DG PATH, REF LANDSCAPE
- (E) ROADS
- PROPOSED ASPHALT PAVING
- EXISTING NOT IN SCOPE
- 33' PATENT EASEMENT
- SETBACK
- PROPERTY LINE
- PROPERTY CORNER
- (E) OVERHEAD UTILITY LINE
- STORM DRAIN LINE, REF DRAINAGE
- SWALE, REF DRAINAGE
- CATCH BASIN, REF DRAINAGE
- SANITARY LINE





ASSESSOR'S RECORDS

FARM & FEED BUILDING TOTALS	
1 + 2 + 3 + 4	= 1,188 SF

DWELLING TOTALS	
5 + 6 + 7	= 1,334 SF

MISCELLANEOUS STRUCTURES							
Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
1	CONCRETE	FR	FR	FR	FR	FR	390

COMPUTATIONS	
5	385 + 1,188 = 1,573
6	1,573 + 1,334 = 2,907
7	2,907 - 390 = 2,517
8	2,517 + 261 = 2,778

LOESCHER MEACHEM ARCHITECTS

353 S. BROADWAY SUITE 300
LOS ANGELES, CALIFORNIA 90013

YVML EXPANSION
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SPR RESUBMISSION

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YUCCA VALLEY, CA 92284

PROJECT NUMBER 2526

CLIENT:
YUCCA VALLEY MATERIAL LAB
HEIDI SCHWEGLER
57275 CANERBURY ST
YUCCA VALLEY, CA 92284

SURVEY

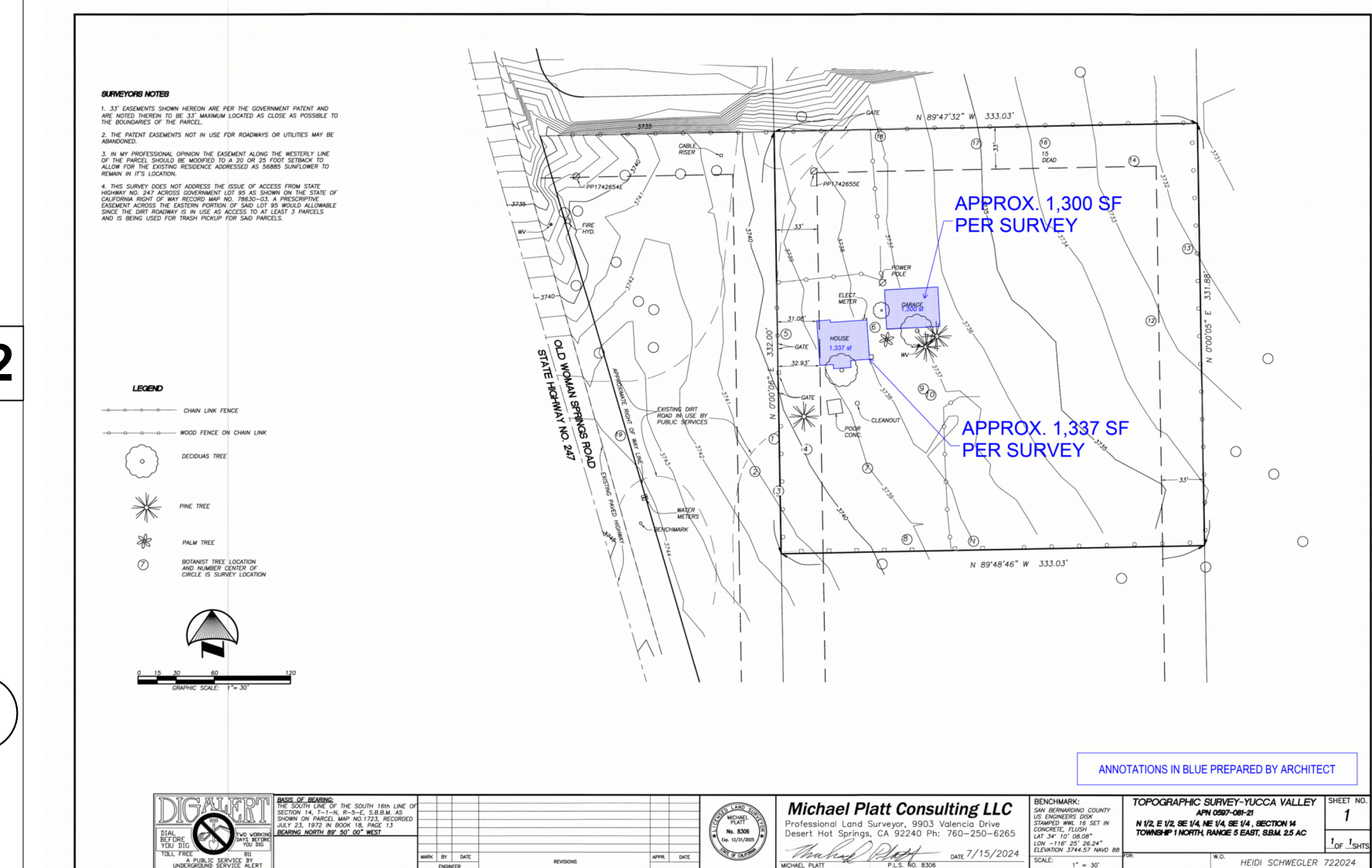
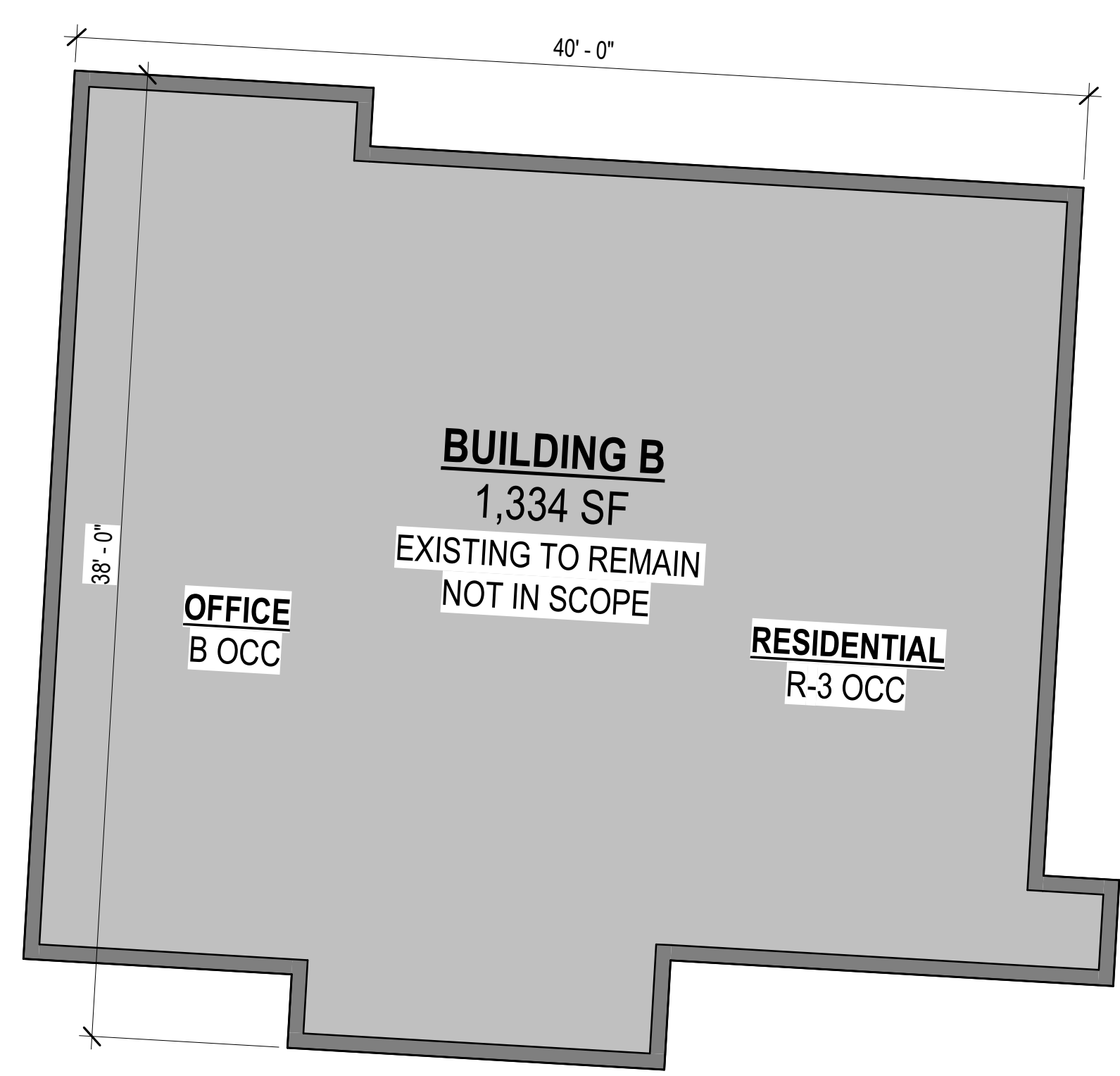
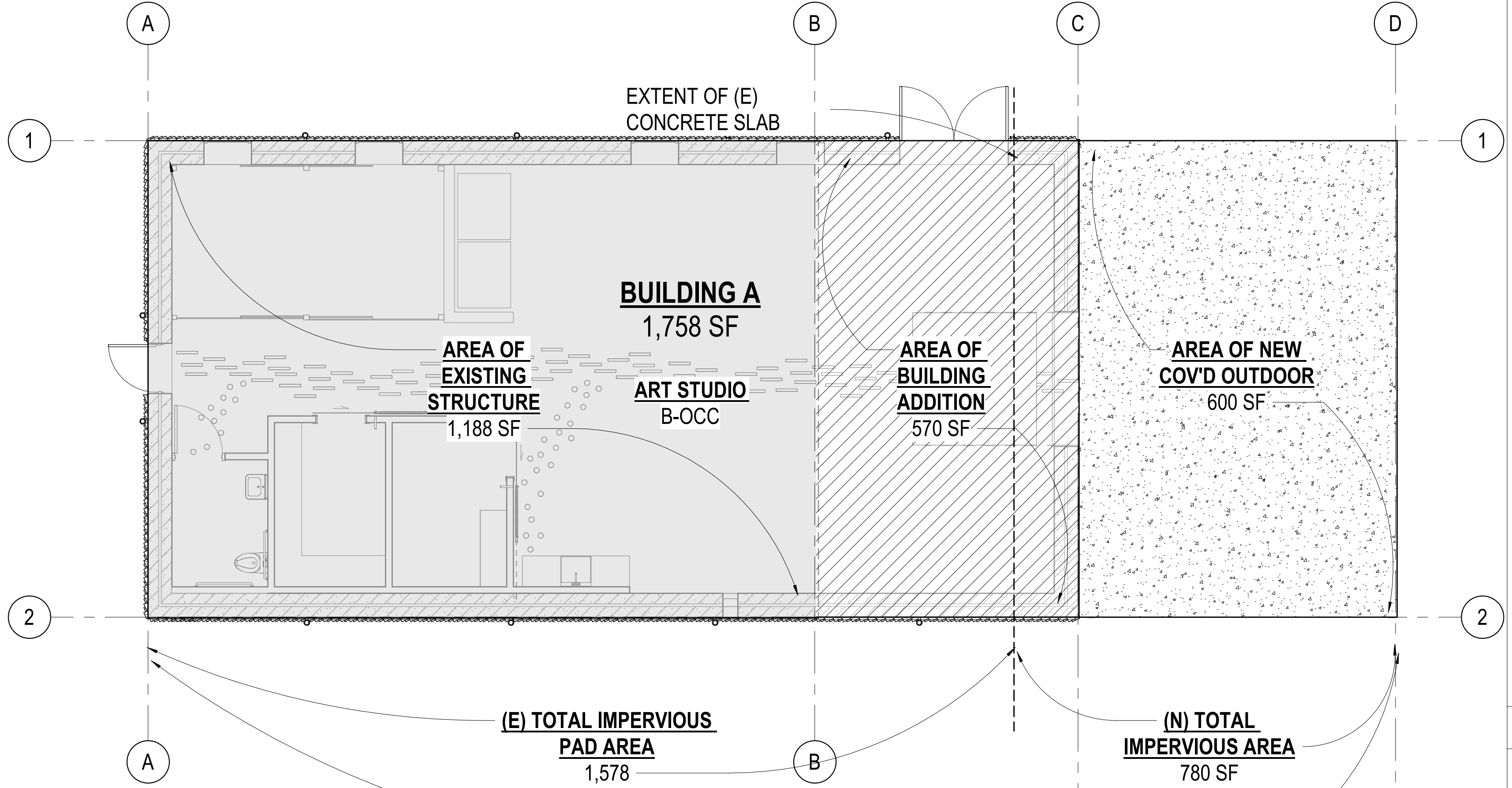


DIAGRAM - EXISTING FLOOR AREA
3/16" = 1'-0" 02



AREA SUMMARY

EXISTING USE & AREA				
USE	OFFICE / ART STUDIO B OCCUPANCY	FARM & FEED U OCCUPANCY	RESIDENTIAL R-3	SUBTOTALS
BUILDING A	--	1,188	--	1,188
BUILDING B	385	--	949	1,334
TOTALS	385	1,188	949	2,522 SF

PROPOSED USE & AREA				
USE	OFFICE / ART STUDIO B OCCUPANCY	FARM & FEED U OCCUPANCY	RESIDENTIAL R-3	SUBTOTALS
BUILDING A	1,758	--	--	1,758
BUILDING B	385	--	949	1,334
TOTALS	2,143	--	949	3,092 SF

DIAGRAM - NEW FLOOR AREA
3/16" = 1'-0" 01

CONSULTANTS:

KEY PLAN:



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NO.	DESCRIPTION	DATE	REV
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AREA & USE DIAGRAMS

A090

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

DEMOLITION LEGEND

- EXISTING TO REMAIN
- - - - EXISTING TO BE REMOVED
- EXISTING NOT IN SCOPE




**YVML EXPANSION
ART STUDIO & RESIDENCY
SPR RESUBMISSION**

56885 SUNFLOWER DR
YUCCA VALLEY, CA 92284
PROJECT NUMBER 2526

CLIENT:
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HEIDI SCHWEGLER
57275 CANERBURY ST
YUCCA VALLEY, CA 92284

CONSULTANTS:

KEY PLAN:



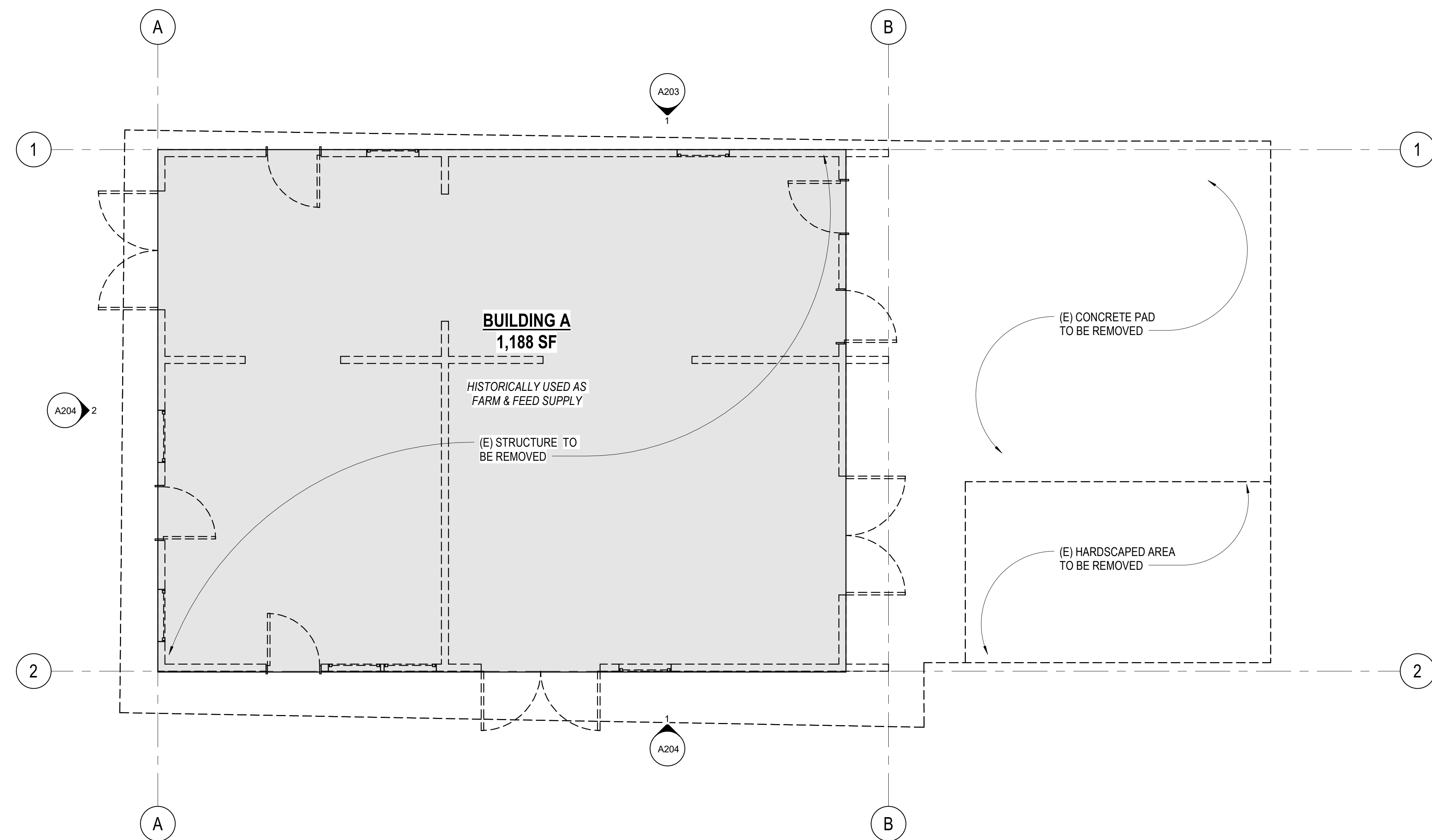

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EXISTING FLOOR PLAN

A110

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



10/15/2025 10:21:09 AM

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ART STUDIO & RESIDENCY
SPR RESUBMISSION**

56885 SUNFLOWER DR
YUCCA VALLEY, CA 92284
PROJECT NUMBER 2526

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HEIDI SCHWEGLER
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YUCCA VALLEY, CA 92284

CONSULTANTS:

KEY PLAN:



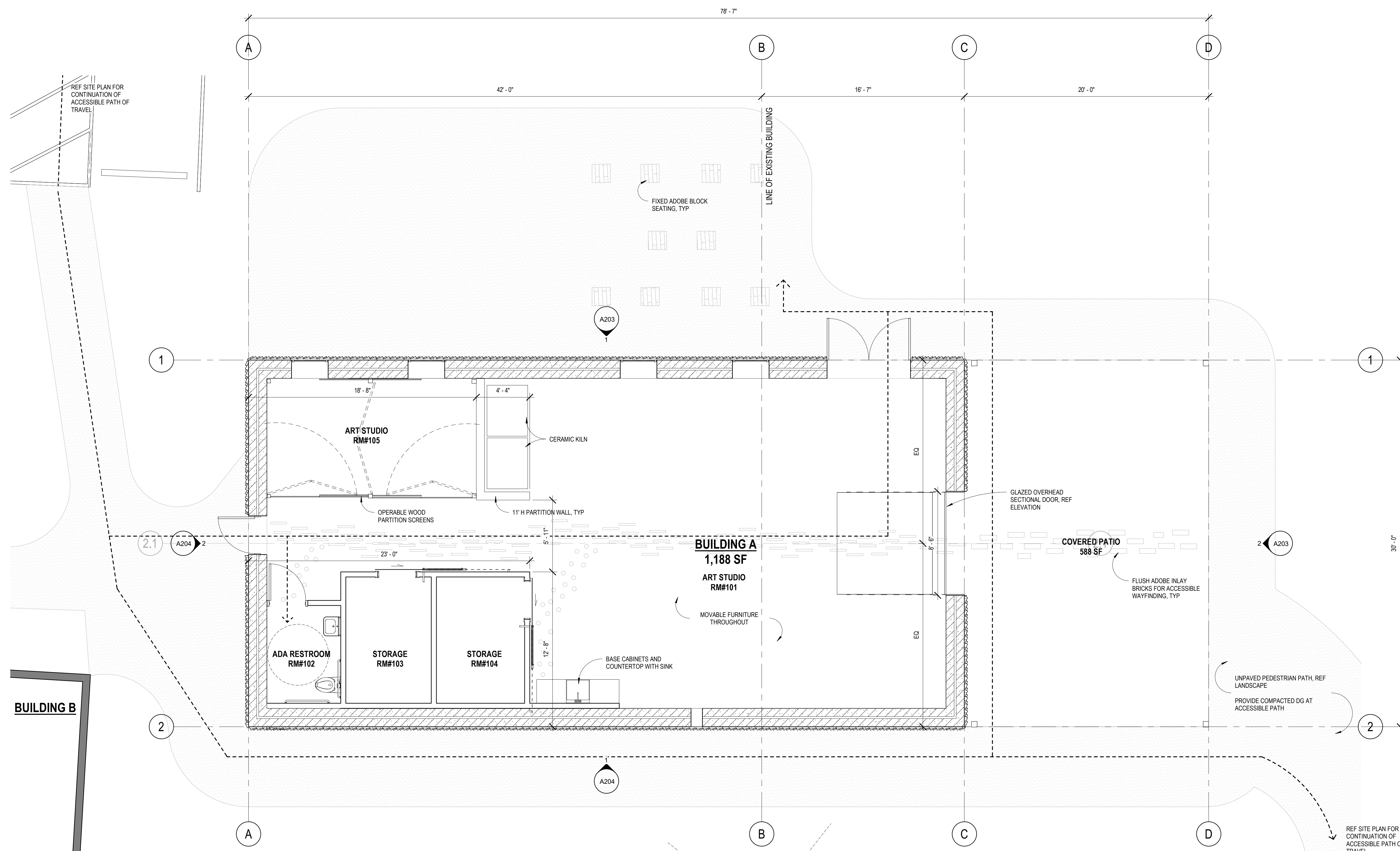
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PROPOSED FLOOR PLAN

A111

SCALE AT ARCH E1 (30 X 42):
1/4" = 1'-0"



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

MATERIAL BOARD, CONT.

12 KALWALL TRANSLUCENT PANEL



MATERIAL BOARD, CONT.

11 ALUMINUM WINDOW FRAMING, CLEAR ANODIZED FINISH



MATERIAL BOARD

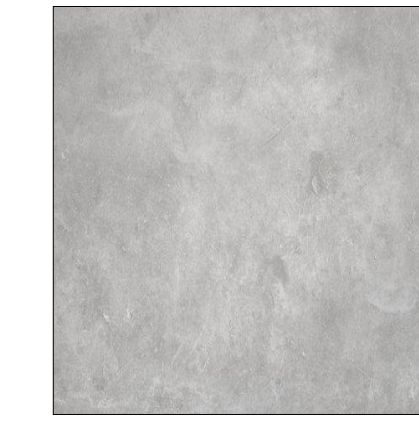
1 12" x 18" x 3-1/2" ADOBE BRICK WITH 1/2" ADOBE MORTAR JOINTS, RUNNING BOND
STABILIZED ADOBES AND MORTAR TO 4" MINIMUM ABOVE FINISH FLOOR



2 12" x 18" x 3-1/2" SCULPTURAL ADOBE BRICK WITH 1/2" ADOBE MORTAR JOINTS, RUNNING BOND
STABILIZED ADOBES AND MORTAR TO 4" MINIMUM ABOVE FINISH FLOOR



3 CONCRETE BOND BEAM



4 PRE-FINISHED ALUMINUM WINDOW AND DOOR FRAMING, BRONZE FINISH



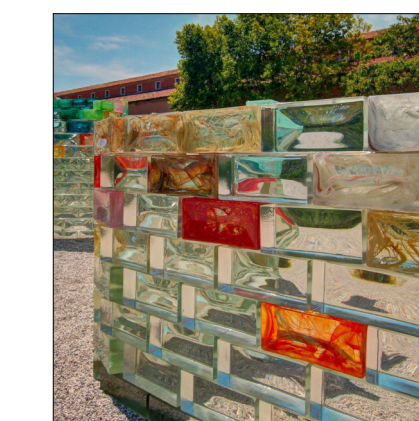
5 EXTERIOR GRADE WOOD CLAD DOORS AND FRAMES



6 LOW-E CLEAR GLAZING



7 CAST COLORED GLASS BLOCK GLAZING



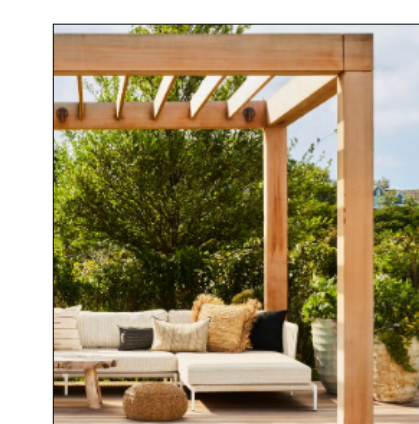
8 LIGHT GRAY/BEIGE PVC ROOFING



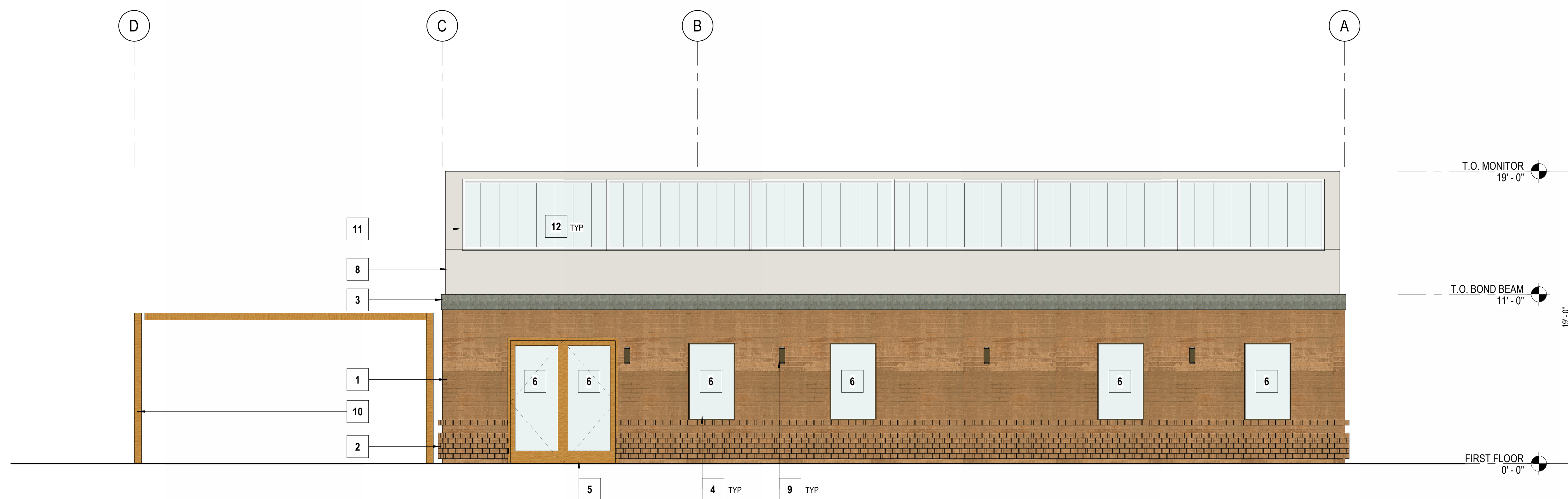
9 EXTERIOR WALL SCOSCE, RECTANGULAR STEEL, BRONZE FINISH



10 WOOD PERGOLA FRAMING



EAST ELEVATION
1/4" = 1'-0" **2**



NORTH ELEVATION
1/4" = 1'-0" **1**

LOESCHER MEACHEM ARCHITECTS
353 S. BROADWAY SUITE 300
LOS ANGELES, CALIFORNIA 90013

YVML EXPANSION
ART STUDIO & RESIDENCY
SPR RESUBMISSION
56885 SUNFLOWER DR
YUCCA VALLEY, CA 92284
PROJECT NUMBER 2526

CLIENT:
YUCCA VALLEY MATERIAL LAB
HEIDI SCHWEGLER
57275 CANERBURY ST
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BUILDING A - ELEVATIONS PROPOSED

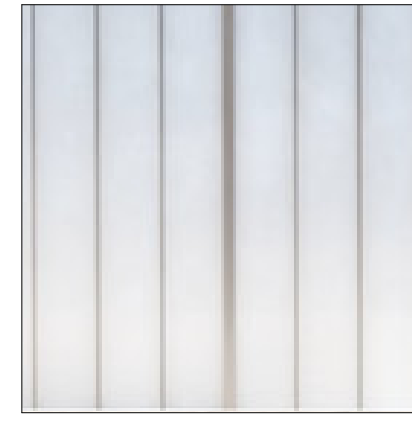
A203

SCALE AT ARCH E1 (30 X 42):
1/4" = 1'-0"

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MATERIAL BOARD, CONT.

12 KALWALL TRANSLUCENT PANEL



MATERIAL BOARD, CONT.

11 ALUMINUM WINDOW FRAMING, CLEAR ANODIZED FINISH



MATERIAL BOARD

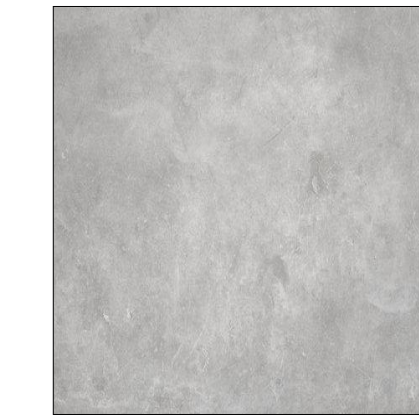
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STABILIZED ADOBES AND MORTAR TO 4" MINIMUM ABOVE FINISH FLOOR



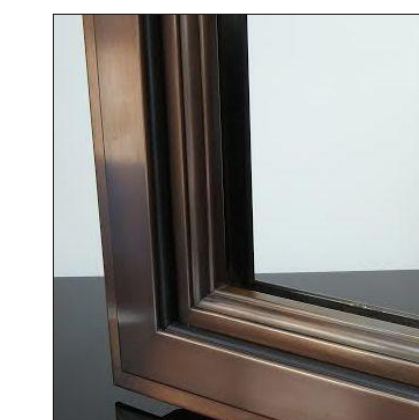
2 12" x 18" x 3-1/2" SCULPTURAL ADOBE BRICK WITH 1/2" ADOBE MORTAR JOINTS, RUNNING BOND
STABILIZED ADOBES AND MORTAR TO 4" MINIMUM ABOVE FINISH FLOOR



3 CONCRETE BOND BEAM



4 PRE-FINISHED ALUMINUM WINDOW AND DOOR FRAMING, BRONZE FINISH



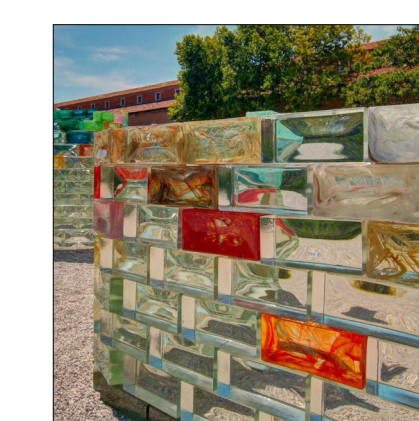
5 EXTERIOR GRADE WOOD CLAD DOORS AND FRAMES



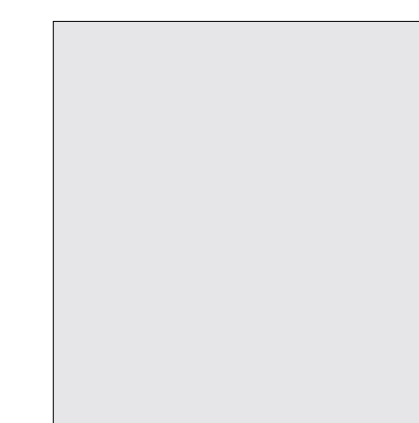
6 LOW-E CLEAR GLAZING



7 CAST COLORED GLASS BLOCK GLAZING



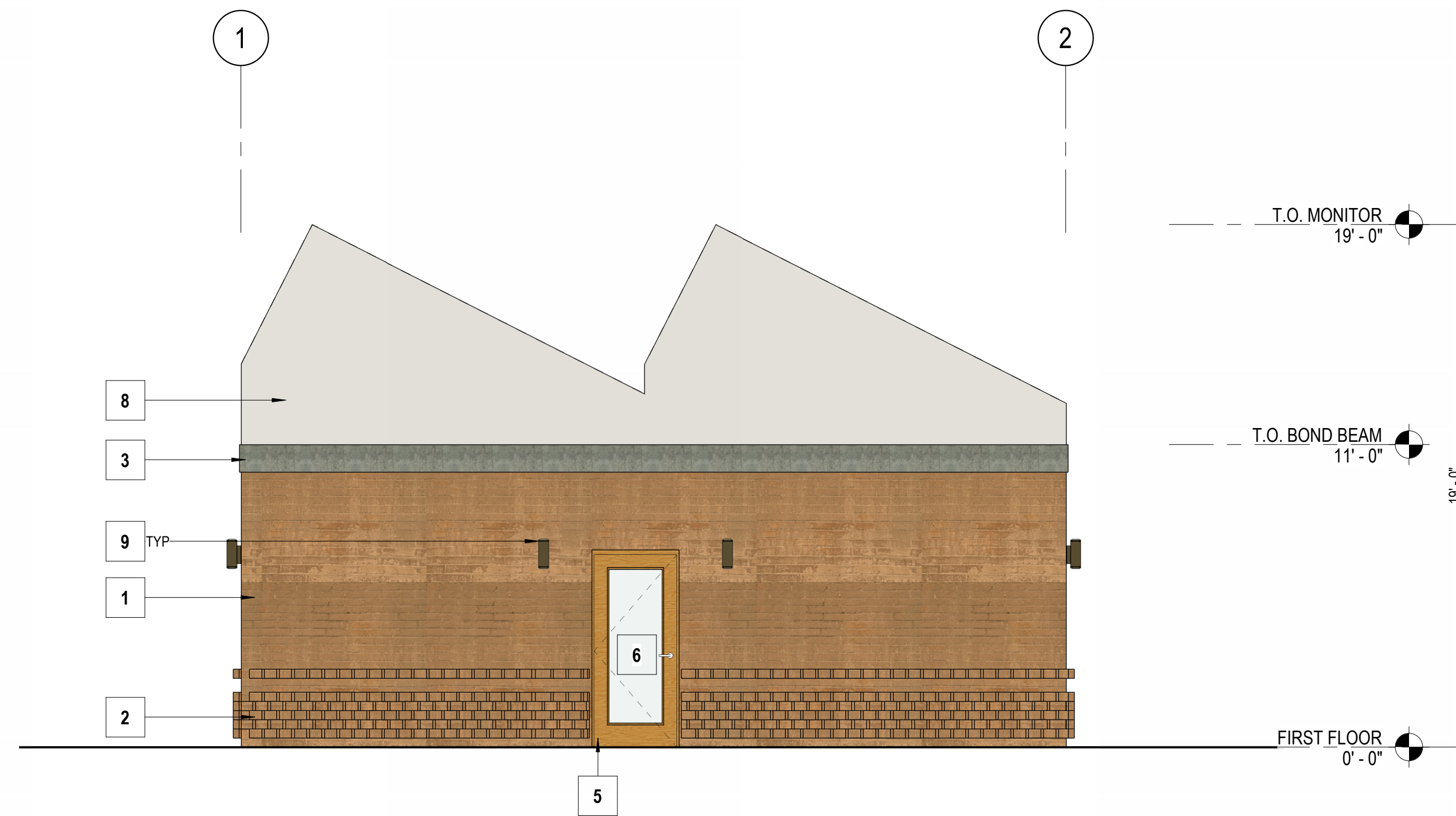
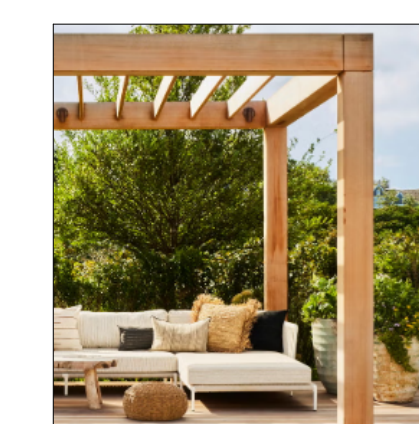
8 LIGHT GRAY/BEIGE PVC ROOFING



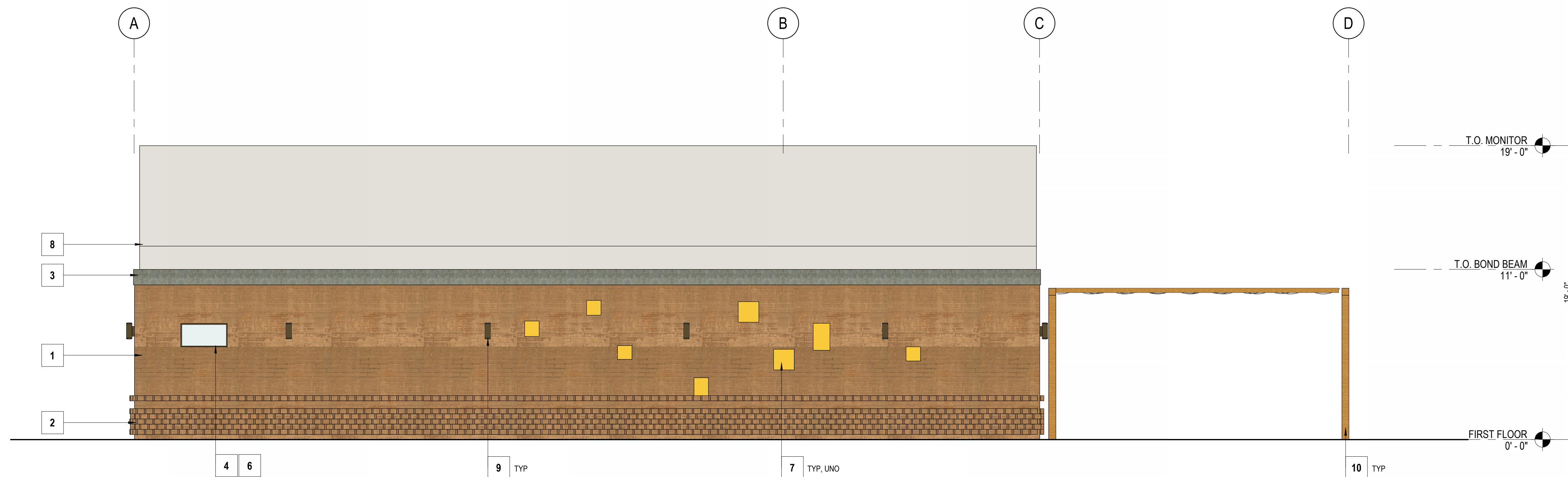
9 EXTERIOR WALL SCOSCE, RECTANGULAR STEEL, BRONZE FINISH



10 WOOD PERGOLA FRAMING



WEST ELEVATION
1/4" = 1'-0" **2**



SOUTH ELEVATION
1/4" = 1'-0" **1**

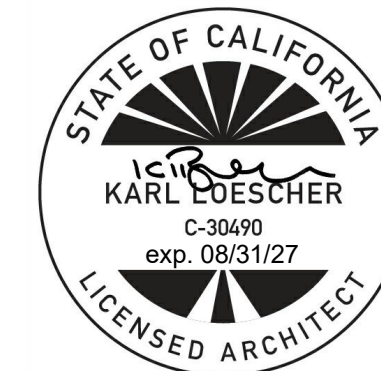
LOESCHER MEACHEM ARCHITECTS
353 S. BROADWAY SUITE 300
LOS ANGELES, CALIFORNIA 90013

YVML EXPANSION
ART STUDIO & RESIDENCY
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YUCCA VALLEY, CA 92284
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CLIENT:
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HEIDI SCHWEGLER
57275 CANERBURY ST
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BUILDING A - ELEVATIONS PROPOSED

A204

SCALE AT ARCH E1 (30 X 42):
1/4" = 1'-0"

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YVML EXPANSION

PROJECT ADDRESS:
56885 SUNFLOWER DR.
YUCCA VALLEY, CA 92284

CLIENT:
YUCCA VALLEY MATERIAL LAB
HEIDI SCHWEGLER
57275 CANTERBURY ST.
YUCCA VALLEY, CA 92284

PREPARED BY:
MARINNA WAGNER
LANDSCAPE DESIGN

9/30/25
YUCCA VALLEY,
CALIFORNIA 92807
PHONE: (408) 307-2545
E-MAIL ADDRESS:
marinnawagner@gmail.com

PLANT KEY

	BOULELDIA GRACILIS		FODGERIA SPLENDENS
	HILARIA RIGIDA		CHLOPSIS LINEARIS
	MULLENBERGIA RIGENS		PARKINSONIA FLEXIOSA
	HESPERDYCICA WHIPPLEI		OLNEYA TESOTA
	CYLINDROPUNTIA SPECIES		LARREA TRIDENTATA
	ECHINOCEDEUS ENGLEMANII		SYMONDIA CHINENSIS
	OPUNTIA SPECIES		BACCHARIS PILULARIS
	AGAVE DESERTI		CUNEA EMERYI
	YUCCA SCHOTTIGERA		LYCUM ANDERSONI
	FEROCACTUS CYLINDRACUS		SENEGALIA GREGGI
	NOLINA PARRYI		ATRIPLLEX CANESCENS
	WESTERN JOSHUA TREE WITH ARBESIST TRFZ. SEE REPORT		ATRIPLLEX LENTIFORMIS
	WESTERN JOSHUA TREE		BOULDERS
	ROCK & GRAVEL BLEND 1		ROCK & GRAVEL BLEND 2
			ROCK & GRAVEL BLEND 3

NOTE: PLANTS IN COLOR ARE NEW PROPOSED. PLANTS IN BLACK AND WHITE OR WITH A DASHED LINE ARE EXISTING.

SPECIES	CODE	QTY	CONTAINER SIZE	MATURE SIZE	PF	
Adiantum cooperi	AD	8	1g	1.2 ft tall and wide	0.2	
Agave deserti	AG	19	1g	2.1 ft tall and wide	0.1	
Ambrosia dumosa	AM DU	21	1g	1.3 ft tall and wide	0.2	
Ambrosia salicida	AM SA	8	1g	2.1 ft tall and wide	0.2	
Argemone caryophylla	AT CA	12	1g	3.9 ft tall and wide	0.2	
Argemone leucostachya	AT LE	6	1g	3.9 ft tall and wide	0.2	
Baccharis pilularis	BA	4	1g	1.5 ft tall and 5.1 ft wide	0.2	
Balaia multiflora	BA	12	1g	1.2 ft tall and wide	0.2	
Chlopsis linearis	CH LU	7	24" box	10-20 ft tall and 10-20 ft wide	0.2	
Condalia amygdalifera	CO AM	4	1g	4.2 ft tall and 8 ft wide	0.1	
Cylindropuntia acanthocarpa	CY	4	1g	1.6 ft tall and wide	0.1	
Cylindropuntia ramosissima	CY	4	1g	1.6 ft tall and wide	0.1	
Echinocactus engelmannii	EC	6	20"	1.3 ft tall and 3.9 ft wide	0.1	
Ernstia laurina	EN LA	7	1g	2.5 ft tall and 3.5 ft wide	0.1	
Eriolaiva nevadensis	ER	13	1g	1.3 ft tall and 1.8 ft wide	0.1	
Eriogonum fasciculatum var. polifolium	ER	12	1g	1.3 ft tall and wide	0.1	
Fragaria parviflora	FA PA	8	1g	3.6 ft tall and wide	0.2	
Fouquieria columnaris	FO	4	1g	2.0 ft tall and wide	0.1	
Fouquieria splendens	FO	5	1g	8-20 ft tall and 5-10 ft wide	0.1	
Hesperoyucca whipplei	HE	3	1g	2.4 ft tall and wide	0.2	
Hilaria rigida	HI	14	1g	2.4 ft tall and wide	0.4	
Isotria medeoloides	IS	5	1g	4.6 ft tall and wide	0.2	
Jatropha caroliniana	JA CA	3	1g	2.1 ft tall and 4 ft wide	0.2	
Larrea tridentata	LA TR	10	1g	3-10 ft tall and wide	0.1	
Larrea tridentata	LA TR	8	24" box	3-10 ft tall and wide	0.1	
Lycium andersonii	LY AN	3	1g	3-10 ft tall and wide	0.2	
Muhlenbergia rigens	MU	6	1g	2-3 ft tall and 2-4 ft wide	0.4	
Nolina parryi	NO PA	3	1g	3-7 ft tall and 4-15 ft wide	0.2	
Opuntia basilaris	OP BA	4	1g	24-36" box	0.2	
Opuntia basilaris	OP BA	3	1g	1 ft tall and 4 ft wide	0.1	
Palafoxia hirsuta	PA HL	7	1g	16-20" box	0.2	
Palafoxia hirsuta	PA HL	1	1g	20-25 ft tall and 15-20 ft wide	0.2	
Protium arborescens (Sommeria arborescens)	PE AR	4	1g	1.6 ft tall and wide	0.2	
Prosopis juliflora	PR JO	2	1g	80" box	20-20 ft tall and 25-40 ft wide	0.2
Prunus fasciculata	PR FA	3	1g	3.6 ft tall and wide	0.1	
Salvia sclarea	SA SC	11	1g	3.5 ft tall and wide	0.2	
Salvia sclarea	SA SC	4	1g	3.5 ft tall and 4 ft wide	0.2	
Salvia pachyphylla	SA PA	5	1g	1.3 ft tall and wide	0.2	
Senecalia greggii	SE GR	2	1g	40-50 ft tall and wide	0.2	
Simmondsia chinensis	SI CH	3	1g	3.8 ft tall and 10 ft wide	0.2	
Simmondsia chinensis	SI CH	3	24" box	3.8 ft tall and 4-10 ft wide	0.2	
Sphaeralcea ambigua	SP AM	6	1g	1.4 ft tall and wide	0.5	
Sphaeralcea ambigua	SP AM	6	1g	1.4 ft tall and wide	0.5	
Yucca schottigera	YU SC	3	large	5-20 ft tall and wide	0.1	

Notes: Plants in color are new proposed. Plants in black and white or with a dashed line are existing. All existing trees not shown on this plan are to be removed. All are non-native and none of them are protected species. There is to be removed include: Fendersonia aculeata, Phoenix sp., Monocot, non-native palm, Casuarina sp., and Ulmus parvifolia. The only protected CA native species include Yucca brevifolia ssp. brevifolia and Yucca schottigera A & B on the site.

ROCKS AND GRAVEL - NOT COMPACTED, LOOSE AND PERMEABLE

AREA	ROCKS & GRAVEL	QTY	SIZE
Golden Sable	11	2 R	
Golden Sable	15	3 R	
Golden Sable	4	4 R	
Golden Sable	1	1 R	
Golden Sable	1	1 R	

DO Island 1 - 50% existing, 20% Palm Springs Gold Dg, 10% Riverside Brown 3/8" and 50% Riverside Brown 3/4" gravel blended on site

AREA 1 ROCKS & GRAVEL

ROCKS & GRAVEL	QTY	SIZE
Blue Cresta	5	2 R
Blue Cresta	5	3 R
Blue Cresta	4	4 R

DO Island 2 - 50% existing, 20% 3/8" Mojave Gold gravel, and 30% Palm Springs DG blended on site

AREA 3 ROCKS & GRAVEL

ROCKS & GRAVEL	QTY	SIZE
Local grey brown lava rock	5	2 R
Local grey brown lava rock	4	3 R
Local grey brown lava rock	4	4 R

DO Island 3 - 30% existing, 30% Apache brown dg, 20% Mojave gold 3/8" gravel, and 20% Apache brown 3/4" gravel blended on site

Notes: ADA compliant paths compacted and stabilized decomposed granite. All other areas to be native sand uncompacted.

WATER EFFICIENT LANDSCAPE WORKSHEET - MWLO - SECTION 402.3

SITE NAME	56885 SUNFLOWER DRIVE YUCCA VALLEY CA 92284				
TOTAL PROJECT (SF)	12,291				
ETAF (P/RESIDENTIAL)	0.45				
ANNUAL ETO (IN/FT)	57.00				
MAWA	195,496 GAL/YEAR				

ETWU	MUSCULI PLANT FACTOR (PF)	IRRIGATION (EFF. (E))	HYDROZONE (AREA (BF))	ETAF (PF/E)	ETAF x AREA	GAL / YEAR
Regular Landscape Areas						
Sage Meadow & Willow Woodland	0.2 low mod shrubs & grasses	0.81	3,600	0.25	889	31,413
Palo Verde Woodland & Saltbush Scrub	0.2 low shrubs & trees	0.81	5,071	0.25	889	31,413
Joshua Tree Woodland	0.2 low shrubs & trees & succulents	0.81	3,622	0.25	889	31,665
TOTAL ETWU						
ETWU MEETS MAWA REQUIREMENT	YES					

NOTES:

MUSCULI PF (REGION 5 - YUCCA VALLEY)

IRRIGATION EFFICIENCY VALUE	HYDROZONE	ETAF	
0.0 - 0.1	VERY LOW	DRIP	0.81
0.2 - 0.3	LOW	BUBBLERS	0.81
0.4 - 0.6	MODERATE	OVERHEAD SPRAY	0.75
0.7 - 1.0	HIGH		

ETWU = [Eto x (E) x ETAF x Area] ETAF = (PF/E)
MAWA = [Eto x (E) x ETAF x Area] ETAF = FACTOR FOR COMMERCIAL
0.62 Conversion factor that converts acres-inches per acre per year to gallons per square foot per year

GENERAL NOTES:

- PRELIMINARY PLANS ONLY
- PLEASE SEE ARBORIST TREE REPORT FOR DETAILS REGARDING WESTERN JOSHUA TREES.
- ALL PLANS ARE DIAGRAMMATIC. WE RECOMMEND THAT THE DESIGNER AND / OR ARCHITECT OVERSEE HARDSCAPE PLACEMENT AS MUCH AS IS FEASIBLE.

