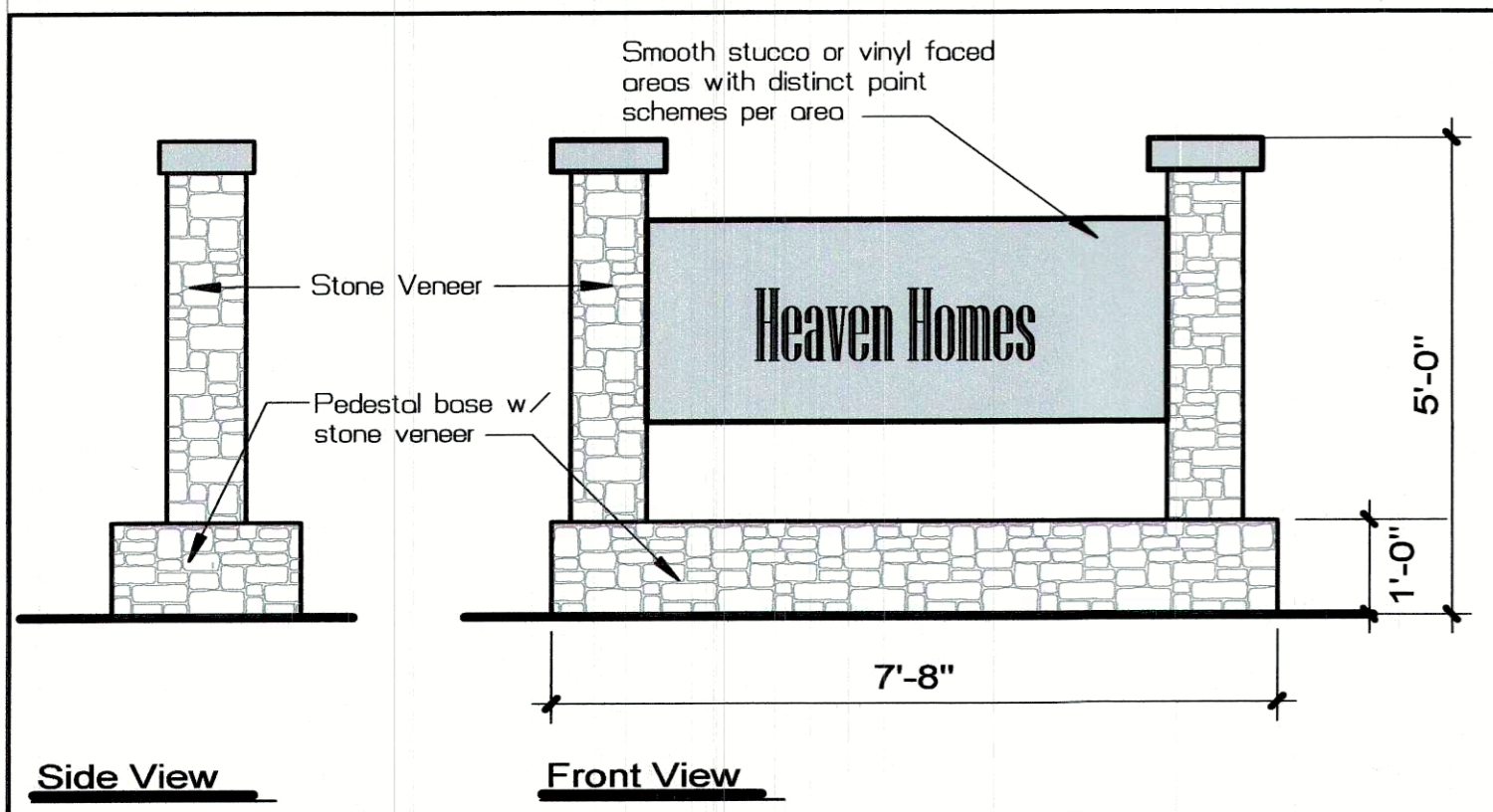


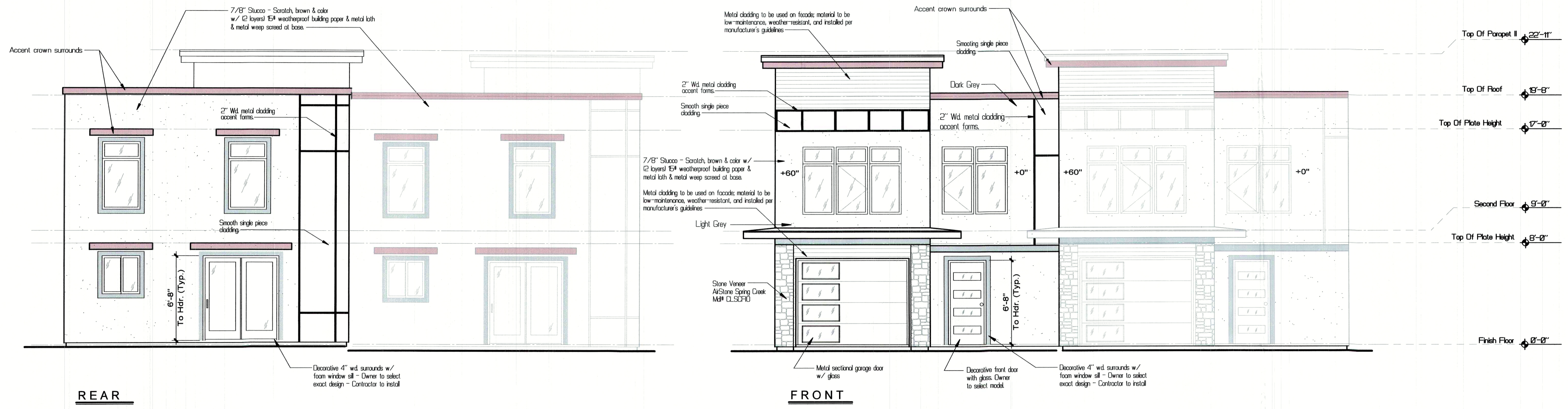
Site Plan - Phase I

SCALE 1" = 20'-0"



1 Monument Sign at Property Entrance

Utilities: ELECTRIC COMPANY Southern California Edison P.O. Box 6400 Rancho Cucamonga, CA 91729 (800) 655-4555 WATER City of Hesperia Water Dept County Service Area 70 J 12402 Industrial Blvd. D-6 Victorville, Ca. 92395 (760) 955-9885 GAS COMPANY Southwest Gas 13471 Montego Rd. Victorville, CA 92395 (877) 862-6020		GARBAGE COLLECTION CR&R INC. P.O. Box 290309 Phelan, CA 92372 (760) 868-6363 TELEPHONE COMPANY Verizon 15265 La Paz Drive Victorville, CA 92395 Business (800) 483-5020 Residential (800) 483-4000 SEWER SYSTEM City of Hesperia Water Dept County Service Area 70 J 12402 Industrial Blvd. D-6 Victorville, Ca. 92395 (760) 955-9885		Project Data: PROJECT DESCRIPTION: Project is to develop a 10 unit Multifamily complex with all buildings placed side by side facing North/East. Project will be done in (2) Phases. Phase I will include construction of a 4-plex, drive approach, entire street improvements along Donert & First St., plus drives, landscaping, parking & build BBQ area. Phase II will include future 5 Units continued off the existing 4-plex. Adding rigid parking & extending drive aisle in front of Phase II units. Each unit is to be 1284 Sq. Ft. 2-story on an MDR zoned property. Each unit to be a 3-bedroom 2 bath unit with an open floor plan and 4-car garage. Units to have their own laundry room in the upper floor. All units are to be identical units with small patio slab area at rear. One unit at Southwest to be ADA adaptable. All construction to be per current CBC, CBC, CPC, DMC, CEC, & CGS and all local requirements from authority having jurisdiction.																																															
Site Plan Keynotes: 1. Existing edge of pavement to be replaced per grading plan 2. Proposed 25' wd. conc. driveway to be constructed per S-9 Detail 3. Proposed drive approach per City of Hesperia Engineering Dept. 35' Wd. drive approach adjacent to existing edge of pavement to be stamped conc. or use decorative concrete at entrance 4. 48" Wide conc. walkway (Conc. pavers design- Owner to select) NO curb - form level with adjacent drive aisle 5. Exist'g 8" PVC (Class C900) Domestic water lines (C.O.3393 C-34) 6. Exist'g 8" PVC Sewer line- Verify size, location & depth w/ City 7. Proposed Sewer Lateral from building to existing main sewer line See floor plan for exact size 8. Proposed private area for tenants (Min. 15' Deep) 9. Proposed curb, gutter & sidewalk per City stds. (Phase II) 10. Std. parking space to be min. 9'-0" x 19'-0" 11. 6' Hi Solid Vinyl privacy fence between units at private area. Fencing to prevent visibility into the adjacent properties. 12. 6' High Retaining block wall - See civil plans for reference 13. DG at Private Park Area central area. 14. Xeroscape area w/ approved drought tolerant landscaping to be in compliance w/ city stds. for desert landscaping w/ 1 gal. shrubs planted sporadically for desert design 15. Vacant area for future Phase II development. To keep clean and clear of vegetation and any debris. 16. Tanish colored rocks at majority of site (Size: 1/2" to 1 1/2") 17. Provide 36" Box trees - (25% of trees to be 36" Box) 18. 6' High Wrought Iron fence at Play area BBQ Area - OPTIONAL 19. Existing power pole - FV location 20. Private park area with permanent BBQ with slab & gazebo cover & (2) picnic tables w/ seating - per ODS Sect. 31-4 Minor Amenities 21. 48" w/ pedestrian path of travel accessible route to building entrances. Max. slope of 5% in the direction of travel and 2% cross slope - 22. Provide pointed directional arrows and other pavement markings to clearly mark all aisles, entrances, and exits, and traffic patterns on pavement per City of Hesperia requirements 23. Trash bin enclosure for 2 (3) C.Y. bin per city standard for Refuse & Recyclables with a 6' Hi CMU walls and conc. pad at trash enclosure w/ max. drainage slope 2% - See detail sheet 24. Proposed Elect. Switchgear & transformer prepare for 10-plex Bldg Provide landscaping buffer at frontage area of transformer 25. Match proposed sidewalk & C/G to existing adjacent sidewalk & C/G - See grading plan 26. Proposed 48" Wd Grassed swale for treatment of Runoff 27. Proposed earthen channel for drainage to be constructed as part of Phase I development - See civil plans. 28. Monument Signage to be constructed as required for placement on site - To meet current City of Hesperia requirements - Detail 1-SP1 29. Approved mailbox unit - Coordinate exact location with owner/ city/ & Postal service 30. Truncated domes placed at entry walkway to premises - To meet current ADA requirements 31. Retaining wall blocks "Sierra Blend"-40" to 24" hi - See civil plans Walls shall be no taller than 36" above grade within the front and street side setbacks. 24" Highest nearest the entry drive. 32. Proposed EV preferred parking stall - No charger proposed 33. 4' wide grass swale for treatment of runoff- See civil plans 34. Proposed location of FDC & PIV -To be approved by SBCCF 35. Bio retention basin per Civil Eng Design (Depth of 6" Max.) Bio retention basin capacity of 2712 CF - See civil plans 36. 6' High Wrought Iron fence around property with 16" Sq. decorative pilasters at 25' o.c.- Verify style with owner. Keep a clear 8'-0" landscape area between sidewalk and fence line 37. Install planter at Phase I and remove at time of Phase II development. 38. 18" wide Double W.I. rolling motorized automatic electric gate (6' High) 39. 30" Sq. pad for Cond unit for AC unit- typ. at rear patio area 40. 6' wd. sidewalk along entire perimeter of development as Phase I 41. Temporary curb at end of pavement to vacant land of Phase I 42. Proposed 3" ABS sewer lateral to Sewer Main at First St. 43. 5' High wrought iron fencing around Private Park area 44. 36" Wd. Truncated domes placed at path of travel for the full width at the approach of each garage door opening 45. Proposed 8" PVC (Class C900) domestic water line 46. Area left vacant for future parking for Phase II building 47. Permanently affixed BBQ on 8x6' conc. slab. Typ. of 3																																																			
DEVELOPER / OWNER'S INFORMATION: Heaven Homes Attn: Fady Habib 6872 SVL Box Victorville, Ca. 92395 (760) 282-7529 Building Design & Planning: PA Design Associates, Inc. Joe Mezzalana 13849 Amargosa Rd Suite #202 Victorville, Ca. 92392 (760) 887-1030 LEGAL DESCRIPTION: LDT 188 OF TRACT NO 5104, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 61, PAGES 7 THROUGH 11 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ASSESSOR'S PARCEL NUMBER: 0415-091-11 APPLICATION TYPE: Planned Development - Site Plan Review LAND USE DESIGNATION: R3 (Multifamily Residential) EASEMENTS: NONE EXIST		PROPOSED LAND USE: Multi-family Units BUILDING AREA TABULATION (Per Unit): <table border="1"> <tr><td>Living Area</td><td>1284 Sq. Ft.</td></tr> <tr><td>Garage Area</td><td>241 Sq. Ft.</td></tr> <tr><td>Covered Front Area</td><td>41 Sq. Ft.</td></tr> <tr><td>Private Patio Area (NO Roof)</td><td>338 Sq. Ft.</td></tr> <tr><td>Total Unit area</td><td>1904 Sq. Ft.</td></tr> </table> CONSTRUCTION TYPE: V - B SPRINKLERED SPRINKLERS: YES	Living Area	1284 Sq. Ft.	Garage Area	241 Sq. Ft.	Covered Front Area	41 Sq. Ft.	Private Patio Area (NO Roof)	338 Sq. Ft.	Total Unit area	1904 Sq. Ft.																																							
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STRUCTURES/ LAND USE: Subject Property: MDR (VACANT) Adjacent Properties: (N) MDR (S) MDR (E) MDR (W) MDR OCCUPANCY TYPE: R-3 / U OCCUPANCY LOADS: Multi-Family Units: 1 / 2000 1296 Sq. Ft./2000 7 Occupants		PARKING ANALYSIS (Total Site Dev.): <table border="1"> <thead> <tr><th>Land Use:</th><th>Parking Ratio:</th></tr> </thead> <tbody> <tr><td>MDR (8-15 du/Gross Acre)</td><td>2.25 Spaces per Unit</td></tr> <tr><td>10 Units required parking:</td><td>23 Parking Stalls</td></tr> </tbody> </table> PARKING PROVIDED: Standard Uncovered Spaces (9' x 18') 13 10 (1 Car) Garages 10 Total Site Parking Provided: 23 Spaces Total Site Parking Required: 23 Spaces	Land Use:	Parking Ratio:	MDR (8-15 du/Gross Acre)	2.25 Spaces per Unit	10 Units required parking:	23 Parking Stalls																																											
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STRUCTURE HEIGHT: Top Of Ridge Height : 23'-6" Max. CONSTRUCTION MATERIALS: Stucco @ Walls, Conc. Tile Roofing, Wood Fascio Bld.		AREA TABULATION (Phase I ONLY): <table border="1"> <tr><td>Gross Area (0.77 Acres)</td><td>33,600 Sq. Ft.</td></tr> <tr><td>Net Area (0.70 Acres)</td><td>31,447 Sq. Ft.</td></tr> </table> <table border="1"> <tr><td>Building Area (4-Plex) Coverage:</td><td>2,868 Sq. Ft.</td><td>9.12 %</td></tr> <tr><td>Building Percent (4-Plex):</td><td></td><td></td></tr> <tr><td>Private Park Area:</td><td>2,702 Sq. Ft.</td><td>8.69 %</td></tr> <tr><td>Private Park Percent:</td><td></td><td></td></tr> <tr><td>Private Patios Area:</td><td>1,352 Sq. Ft.</td><td>4.30 %</td></tr> <tr><td>Private Patios Percent:</td><td></td><td></td></tr> <tr><td>Landscaping Area:</td><td>4,669 Sq. Ft.</td><td>14.85 %</td></tr> <tr><td>Landscaping Percent:</td><td></td><td></td></tr> <tr><td>Impervious Surface Coverage:</td><td>7,384 Sq. Ft.</td><td>23.46 %</td></tr> <tr><td>Impervious Surface Percent:</td><td></td><td></td></tr> <tr><td>(Driveways, parking, walkways)</td><td></td><td></td></tr> <tr><td>Vacant Area:</td><td>10,455 Sq. Ft.</td><td>33.25 %</td></tr> <tr><td>Phase II (including Building):</td><td></td><td></td></tr> <tr><td>Basin Area & Misc Area:</td><td>2,027 Sq. Ft.</td><td>6.41 %</td></tr> <tr><td>Misc Percent:</td><td></td><td></td></tr> </table>	Gross Area (0.77 Acres)	33,600 Sq. Ft.	Net Area (0.70 Acres)	31,447 Sq. Ft.	Building Area (4-Plex) Coverage:	2,868 Sq. Ft.	9.12 %	Building Percent (4-Plex):			Private Park Area:	2,702 Sq. Ft.	8.69 %	Private Park Percent:			Private Patios Area:	1,352 Sq. Ft.	4.30 %	Private Patios Percent:			Landscaping Area:	4,669 Sq. Ft.	14.85 %	Landscaping Percent:			Impervious Surface Coverage:	7,384 Sq. Ft.	23.46 %	Impervious Surface Percent:			(Driveways, parking, walkways)			Vacant Area:	10,455 Sq. Ft.	33.25 %	Phase II (including Building):			Basin Area & Misc Area:	2,027 Sq. Ft.	6.41 %	Misc Percent:		
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DRAWING CONTENTS: Site Plan		DRAWN BY: [Signature] DATE: 4/14/2026 Building Designer: [Signature] JOB NO: C-1284-25 SP1																																																	



NO.	BY	DATE	DESCRIPTION

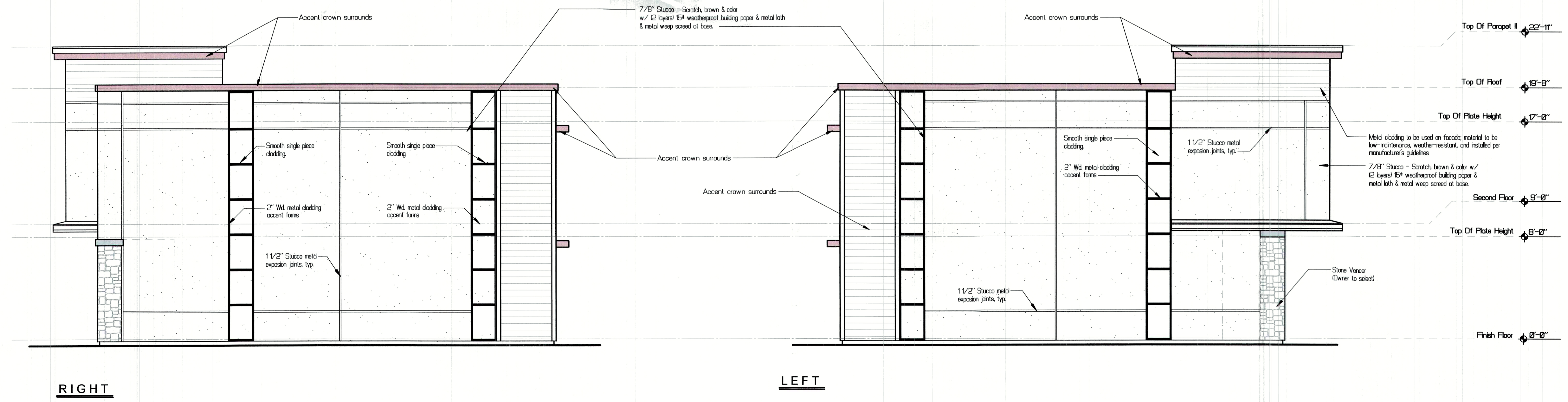
PA design associates
 Planning • Building Design • Development
 Ph: 760-887-1080
 12371 Antelope Dr. Victorville, Ca. 92392
 E-mail: PA@designassociates.com

CUSTOM PROJECT FOR:
Heaven Homes
 APN: 0415-091-11
 Hesperia, Ca. 92345
 (760) 282-7529

DRAWING CONTENTS
Exterior Elevations
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DRAWN BY: JM
 DATE: 4/14/2026
 Building Designer:
 Job No.: C-1284-25
 DRAWING SHEET NUMBER

A2



Exterior Elevations
 SCALE 1/4" = 1'-0"