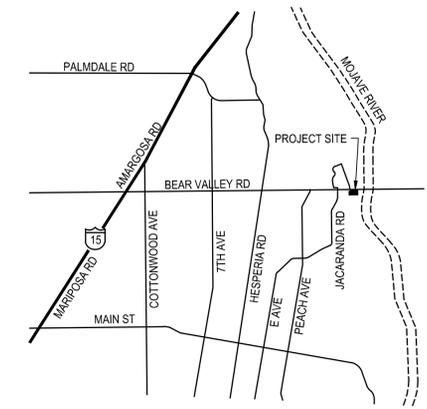
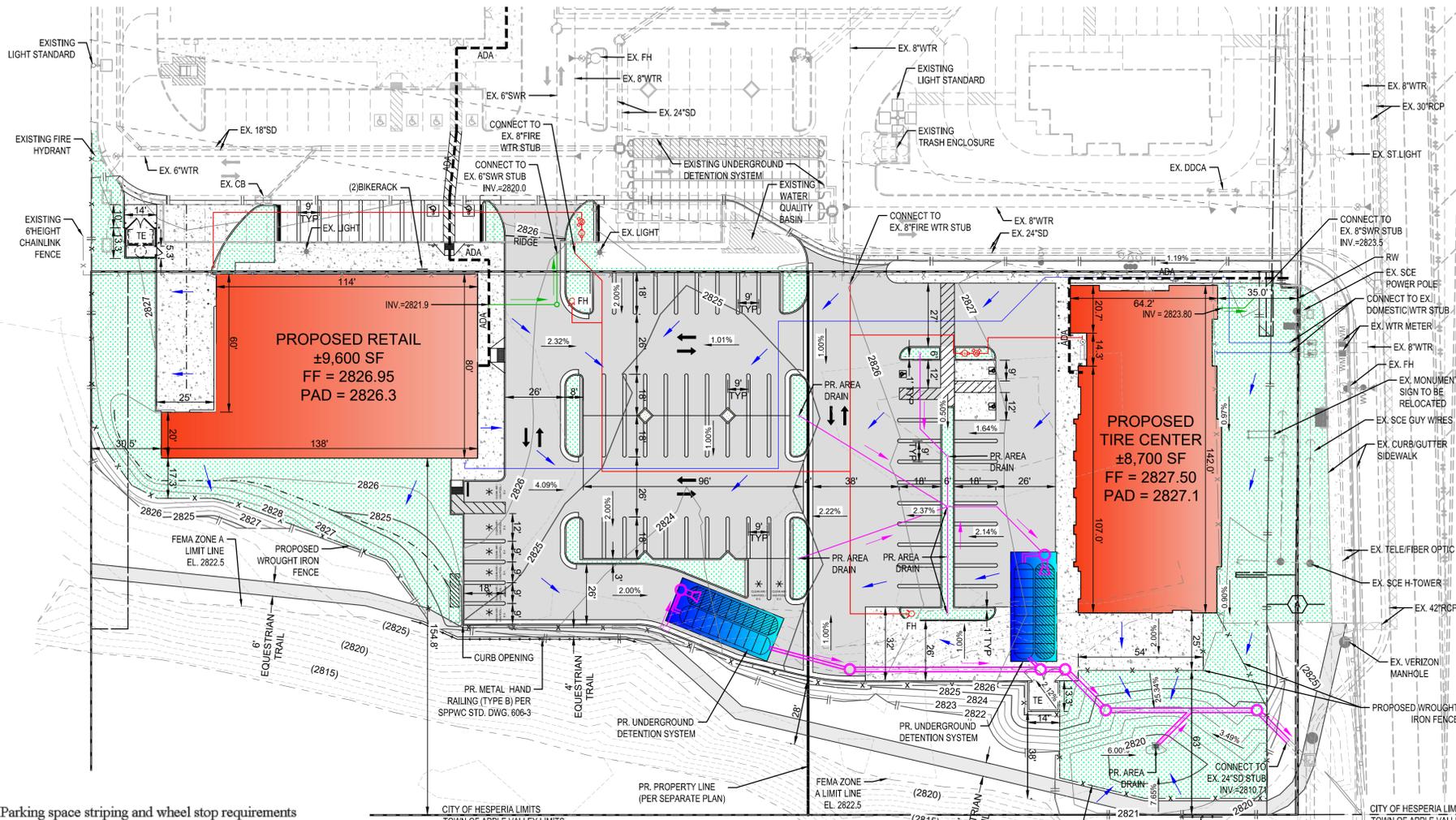


MOJAVE RETAIL PLAZA - PHASE 3 SITE PLAN



ABBREVIATIONS

BFP	BACK FLOW PREVENTER	P/L	PROPERTY LINE
C/L	CENTERLINE	PIV	POST INDICATOR VALVE
C&G	CURB AND GUTTER	PP	POWER POLE
CB	CATCH BASIN	PS	PIPE SLOPE
DDCA	DOUBLE DETECTOR CHECK ASSEMBLY	PR	PROPOSED
DWM	DOMESTIC WATER METER	RPDA	REDUCED PRESSURE DETECTOR ASSEMBLY
EG	EXISTING GROUND	R/W	RIGHT OF WAY
EL	ELEVATION	ST	STREET
ELEC.	ELECTRIC	SWR	SEWER
EX	EXISTING	TE	TRASH ENCLOSURE
FDC	FIRE DEPARTMENT CONNECTION	T	TRANSFORMER
FF	FINISH FLOOR	TYP	TYPICAL
FH	FIRE HYDRANT	WTR	WATER
FUT.	FUTURE	(100.00)	INDICATES EXISTING ELEVATION
GI	GREASE INTERCEPTOR	(100.00)	INDICATES FINISH ELEVATION
GUY	GUY ANCHOR		INDICATES DRAINAGE FLOW
INV	INVERT		
MH	MANHOLE		

OWNER / DEVELOPER

18667 HESPERIA, LLC
600 N. TUSTIN AVE, STE 150
SANTA ANA, CA 92705
714-835-3311

ENGINEER

DAVID EVANS & ASSOCIATES, INC.
18484 OUTER HIGHWAY 18 N, SUITE 225
APPLE VALLEY, CA 92307
ATTN: SHANE SCHUBERT
PHONE: (760) 524-9124

PROJECT ADDRESS

18667 BEAR VALLEY ROAD
HESPERIA, CA 92345

APN: 0399-271-58

PUBLIC UTILITIES

ELECTRICITY: SOUTHERN CALIFORNIA EDISON
12323 HESPERIA ROAD
VICTORVILLE, CA 92392
(760) 241-3805

GAS: SOUTHWEST GAS
13471 MARIPOSA ROAD
VICTORVILLE, CA 92395
(760) 241-9321

WATER: CITY OF HESPERIA
9700 SEVENTH AVENUE
HESPERIA, CA 92345
(760) 947-1000

SEWER: CITY OF HESPERIA
9700 SEVENTH AVENUE
HESPERIA, CA 92345
(760) 947-1000

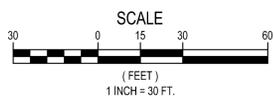
TELEPHONE: FRONTIER
16356 MOJAVE STREET
VICTORVILLE, CA 92395
(760) 241-9321

PROPOSED UTILITY LEGEND

- PROPOSED FIRE WATER SERVICE MAIN
- PROPOSED DOMESTIC WATER SERVICE/MAIN
- PROPOSED SEWER SERVICE/MAIN
- PROPOSED STORM DRAIN
- PROPOSED SEWER PIPE FLOW DIRECTION
- PROPOSED STORM DRAIN PIPE FLOW DIRECTION

LEGEND

- LANDSCAPE/UNDEVELOPED
- PROPOSED BUILDING
- UNDERGROUND DETENTION
- PROPOSED AC PAVEMENT
- DRAINAGE FLOW
- - - ACCESSIBLE PATH OF TRAVEL - MIN. 4' WIDE, MAX. 5% SLOPE WITH MAX. 2% CROSS SLOPE.
- * = DESIGNATED PARKING. CLEAN AIR VEHICLES (CLEAN AIR/VANPOOL/EV)
- EV = EVSE CAPABLE (RACEWAY INSTALLED FOR FUTURE EV CHARGERS)
- DAYLIGHT LINE
- PROPOSED WROUGHT IRON FENCE
- PROPOSED HANDRAIL
- PROPOSED EQUESTRIAN TRAIL (DECOMPOSED GRANITE WITH DURABLE EDGING)



EASEMENTS

EXISTING EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY FOR UTILITY PURPOSES PER DOCUMENT RECORDED IN BOOK 6560, PAGE 38 OF OFFICIAL RECORDS.

SITE SUMMARY

LAND AREA (GROSS): ±123,935 SF (±2.85 AC)

ZONING: COMMERCIAL (C2)

BUILDING AREA:
RETAIL: ±9,600 SF
TIRE CENTER: ±8,700 SF
TOTAL: ±18,300 SF
COVERAGE: 14.8%

LANDSCAPE AREA: ±20,730 SF
COVERAGE: 16.7%

PARKING:

RETAIL (4/1000)	REQUIRED
9,600 SF RETAIL * 4/1000 SF	38 STALLS
TIRE CENTER (3/SERVICE BAY + 4/1000 NON SERVICE)	
6 SERVICE BAYS * 3/SERVICE BAY	18 STALLS
2,000 SF NON SERVICE * 4/1000 SF NON SERVICE	8 STALLS
TOTAL REQUIRED	64 STALLS
TOTAL PROVIDED	78 NEW STALLS + 6 EXISTING STALLS - 21 STALLS REMOVED = 63 STALLS
ACCESSIBLE PARKING (3 STALLS REQ'D.)	5 STALLS
VAN ACCESSIBLE (1/6 = 1 STALL REQUIRED)	2 STALLS
DESIGNATED PARKING (CLEAN AIR/VANPOOL/EV)	
6 REQUIRED (PER CGSBC TABLE 5.106.5.2)	8 PROVIDED
EV CAPABLE (RACEWAY INSTALLED FOR FUTURE EV CHARGERS)	
9 REQUIRED (PER CGSBC TABLE 5.106.5.3.3)	9 PROVIDED (INCLUDING 2 VAN, 1 STANDARD)

BICYCLE PARKING (SHORT-TERM)
REQUIRED (63 PARKING SPACES x 5% = 3 BICYCLE SPACES)
PROVIDED (3 RACKS x 2 BIKES PER RACK)

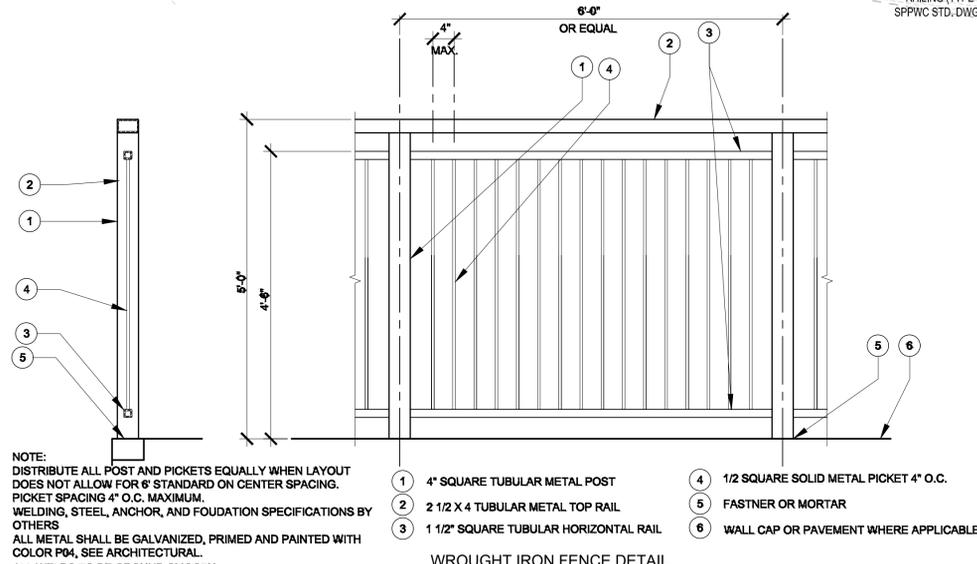
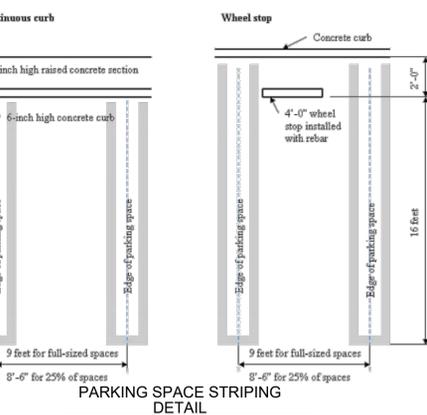
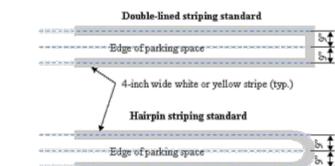
NEW BUILDINGS WILL HAVE LESS THAN 10 TENANT-OCCUPANTS AT A TIME.
NO LONG-TERM BICYCLE PARKING REQUIRED PER CGSBC 5.106.4.1.2.

LEGAL DESCRIPTION:

ALL OF PARCEL 5 AND THAT PORTION OF PARCEL 9 OF PARCEL MAP NO. 19997, LOCATED IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER PLAT RECORDED IN BOOK 253 OF PARCEL MAPS, PAGES 25 THROUGH 28, RECORDS OF SAID COUNTY MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 5;
- THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL 5 AND SAID PARCEL 9 SOUTH 00°01'40" EAST A DISTANCE OF 526.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 9;
- THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID PARCEL 9 SOUTH 90°00'00" WEST A DISTANCE OF 235.84 FEET TO THE POINT OF INTERSECTION WITH THE PROLONGATION OF THE WESTERLY LINE OF SAID PARCEL 5;
- THENCE ALONG SAID LINE OF PROLONGATION AND SAID WESTERLY BOUNDARY LINE NORTH 00°00'00" WEST A DISTANCE OF 518.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF BEAR VALLEY CUT-OFF ROAD;
- THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 88°40'33" EAST A DISTANCE OF 7.00 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 00°00'00" EAST A DISTANCE OF 7.09 FEET;
- THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE NORTH 90°00'00" EAST A DISTANCE OF 228.59 FEET TO SAID NORTHEAST CORNER OF PARCEL 5 AND THE POINT OF BEGINNING.

Parking space striping and wheel stop requirements



- NOTE: DISTRIBUTE ALL POST AND PICKETS EQUALLY WHEN LAYOUT DOES NOT ALLOW FOR 9\"/>
 - 1 4" SQUARE TUBULAR METAL POST
 - 2 2 1/2 X 4 TUBULAR METAL TOP RAIL
 - 3 1 1/2" SQUARE TUBULAR HORIZONTAL RAIL
 - 4 1/2 SQUARE SOLID METAL PICKET 4" O.C.
 - 5 FASTNER OR MORTAR
 - 6 WALL CAP OR PAVEMENT WHERE APPLICABLE



BENCHMARK: BENCHMARK H-6, 2.5" BRASS DISC STANDED H-6 ESTABLISHED APRIL 27, 1989 ELEVATION: 2887.684

CITY OF HESPERIA ENGINEERING DEPARTMENT

NO.	REVISIONS	BY	DATE

DAVID EVANS AND ASSOCIATES, INC.
18484 Outer Highway 18 N Suite 225
Apple Valley California 9207
Phone: 760.524.9100

PREPARED UNDER THE SUPERVISION OF:
BRET J. THORPE R.C.E. C82754 DATE:

SITE PLAN

DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____

SCALE: _____
DATE: _____
DRAWING NO. _____

Drawing Name: P:\FILES\00000001\0400\CAD\SHETS\EC\Entire\MOJAVE\MOJAVE_PHASE3\MOJAVE_PHASE3_SITELAN.dwg
Last Opened: Mar 02, 2024 - 2:28pm by: cjt



2 BUILDING PERSPECTIVE



1 BUILDING PERSPECTIVE



2 BUILDING PERSPECTIVE



1 BUILDING PERSPECTIVE

ELEVATION GENERAL NOTES:

- A. ANY SIGNAGE DEPICTED ON ELEVATIONS IS TO BE PERMITTED SEPARATELY, BY OWNER.
- B. ALL VERTICAL DIMENSIONS SHOWN ARE FROM FINISH FLOOR.
- C. REF CIVIL AND STRUCTURAL DRAWINGS FOR GRADE CHANGES AND RETAINING WALL DIMENSIONS AND LOCATIONS.
- D. CONNECT ALL ROOF DRAINS AND DOWNSPOUTS TO SUBGRADE DRAINAGE SYSTEM. REF CIVIL DRAWINGS.
- E. COORDINATE WITH SIGNAGE PLANS REQUIRED STRUCTURAL BACKING IN METAL PANEL SYSTEM AND REQUIRED ELECTRICAL ROUGH-IN LOCATIONS.
- F. PROVIDE BACKING AT LOCATIONS WHERE EXTERIOR LIGHTS ARE SHOWN ON METAL PANEL SYSTEM. COORDINATE WITH LIGHT MANUFACTURERS SPECIFICATIONS AND REQUIREMENTS.
- G. EXPOSED STEM CONCRETE WALLS IN LANDSCAPED AREAS ARE TO HAVE MULCH OR GROUNDCOVER AGAINST EXPOSED CONCRETE TO HIDE FOOTING.
- H. REFER TO SHEET ES01 LIGHTING FIXTURE SCHEDULE FOR EXTERIOR LIGHT FIXTURE MOUNTING HEIGHTS.
- I. VERIFY LOCAL FIRE DEPARTMENT REQUIREMENTS FOR ADDRESS NUMBER LOCATION.
- J. WSEC WWR: 911 SF NET TRANSPARENT WINDOW AREA / 10,553 SF NET WALL AREA = 652 SF OPAQUE OPENINGS = 6.1%.

ELEVATION KEY NOTES:

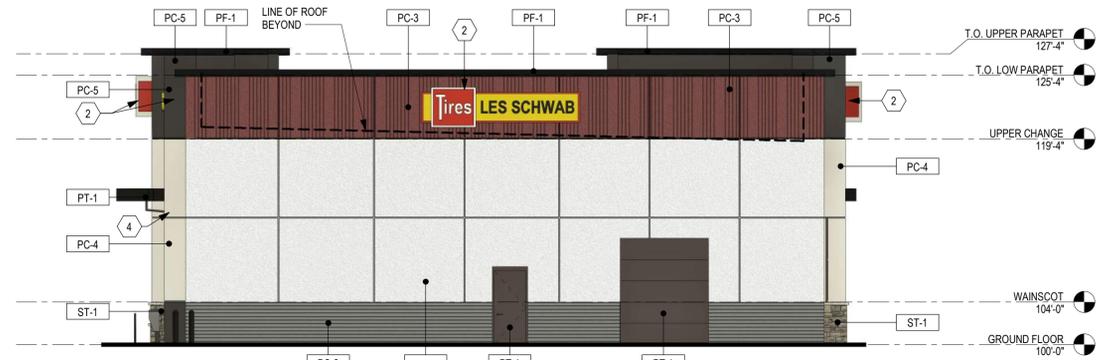
- 1. (NOT USED)
- 2. SIGNAGE BY CARLSON SIGN, REF 6/A503P FOR ATTACHMENT DETAIL.
- 3. ADDRESS NUMBER LOCATION, COORD W/ AHJ.
- 4. 2'X3' RECTANGULAR CANOPY DOWNSPOUT.
- 5. METAL TRELLIS.

MATERIAL LEGEND:

PC-1	FABCON PRECAST EXPOSED AGGREGATE (STAIN SW, COLOR: 7004 SNOWBOUND))
PC-2	FABCON PRECAST 8" HORIZONTAL STAMP (STAIN SW, COLOR: 7068- GRIZZLE GRAY)
PC-3	FABCON PRECAST RAKED VERTICALLY (STAIN SW, COLOR: 8261-7797 - LS COLONIAL RED 2020)
PC-4	FABCON PRECAST SMOOTH (STAIN SW, COLOR: 7004 SNOWBOUND))
PC-5	FABCON PRECAST SMOOTH (STAIN SW, COLOR: 7068- GRIZZLE GRAY)
TL-1	LARGE FORMAT TILE, CORONADO STONE: GETTYSTONE - BLACK FOREST *PRE-MANUFACTURED CORNER PIECES TO BE USED AT ALL EXTERIOR CORNERS
PT-1	EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
PF-1	PRE-FINISHED METAL COLOR TO MATCH: SW 8261-10059-LS BRONZE 2020
ST-1	HARRISTONE PRECAST STONE VENEER, DRY STONE (COLOR: STIRLING)

COPYRIGHT NOTICE:
THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE CONTEMPORANEOUSLY WITH ITS ISSUE DATE AND IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF A LICENSED ARCHITECT AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.

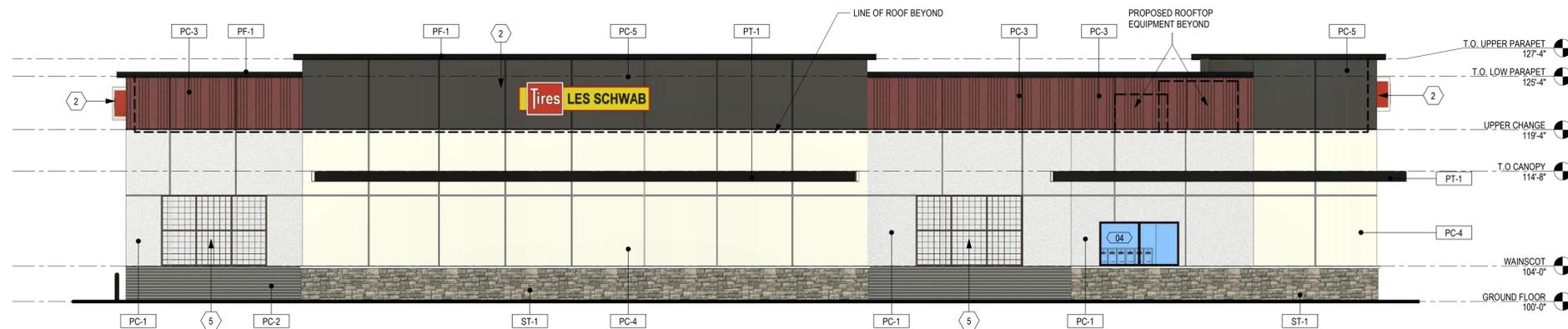
SOUTH OF BEAR VALLEY ROAD
 6 BAY MVP STORE - PROTOTYPE Q3 2025
**LES SCHWAB TIRE CENTER -
 HESPERIA, CA**



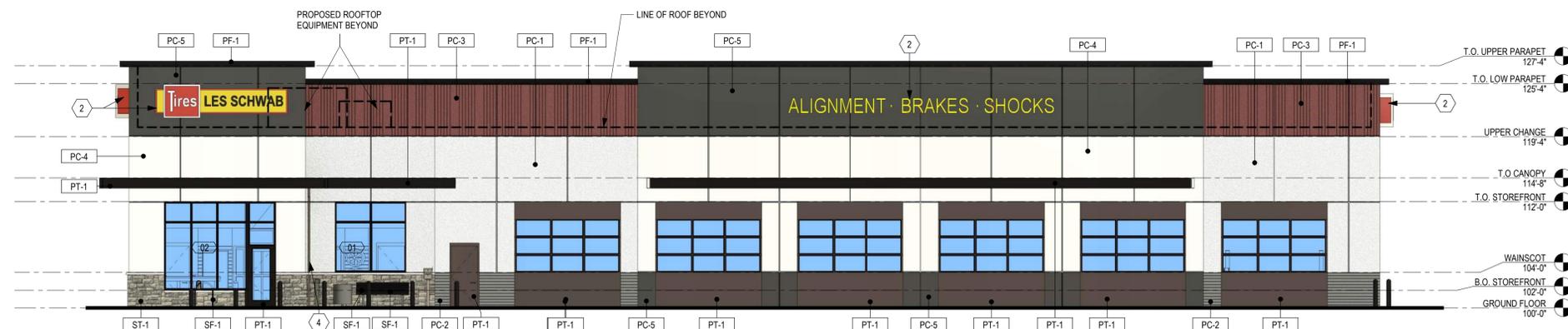
4 LOADING ELEVATION
SCALE: 1/8" = 1'-0"



3 SHOWROOM ELEVATION
SCALE: 1/8" = 1'-0"



2 REAR ELEVATION
SCALE: 1/8" = 1'-0"



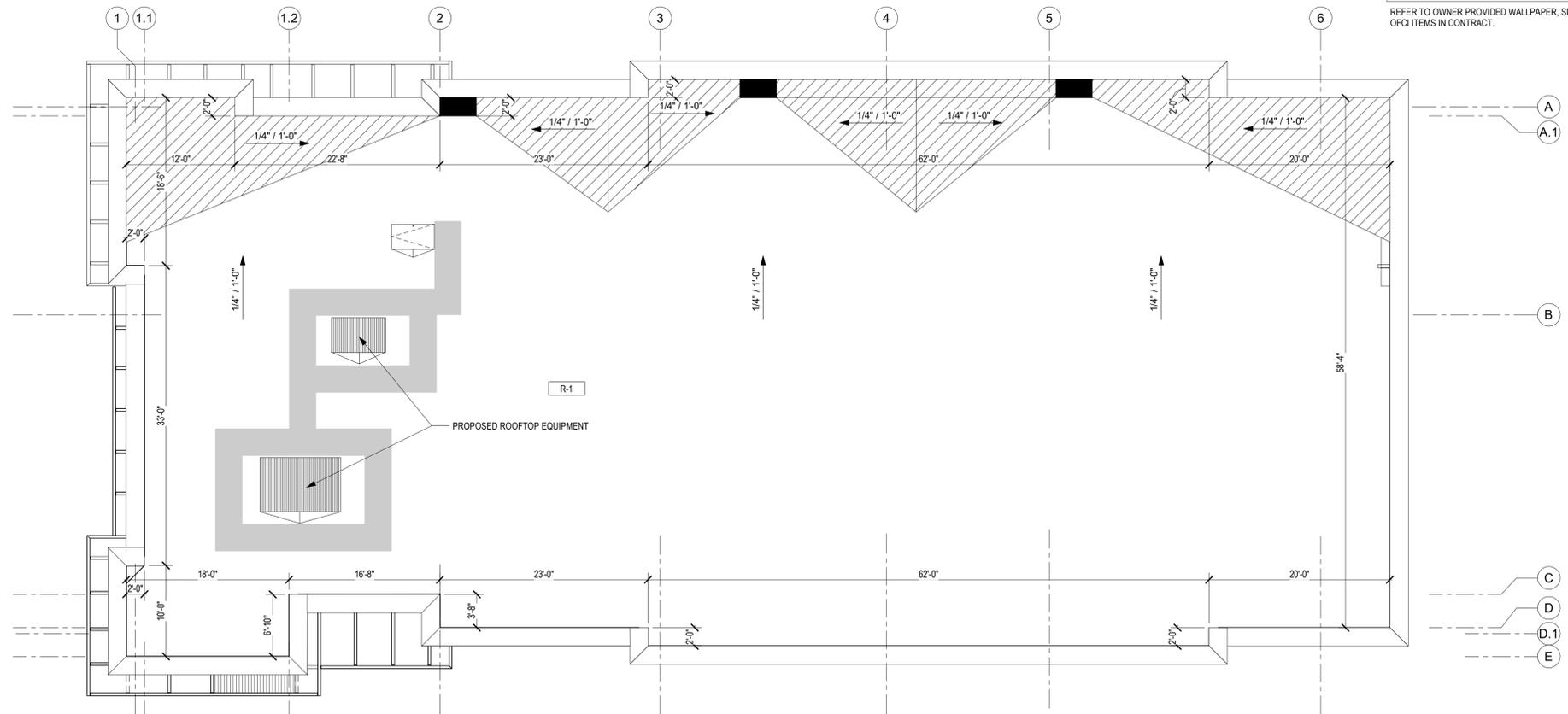
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NOTE: REFER TO A151 & A152 FOR FF&E SCHEDULES
 REFER TO OWNER PROVIDED WALLPAPER, SIGNAGE, AND PAINT INSTALLATION INSTRUCTIONS FOR ADDITIONAL OFCI ITEMS IN CONTRACT.

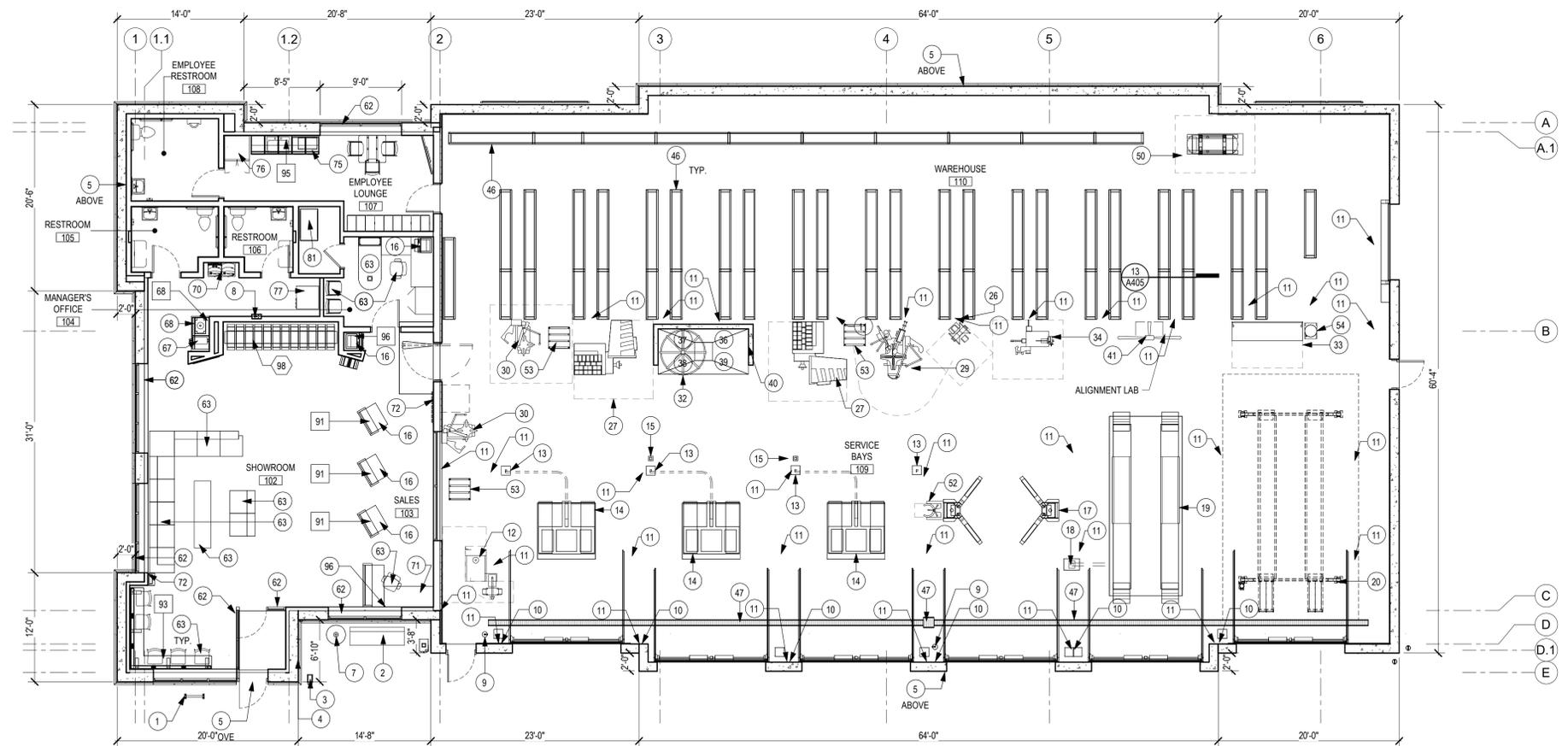


ARCHITECT OF RECORD:
 BRR ARCHITECTURE, INC.
 8131 METCALF AVENUE SUITE 300,
 OVERLAND PARK, KANSAS 66204

COPYRIGHT NOTICE:
 THIS DRAWING WAS PREPARED FOR USE ON A SPECIFIC SITE. IT IS NOT SUITABLE FOR USE ON A DIFFERENT PROJECT SITE OR AT A LATER TIME. USE OF THIS DRAWING FOR REFERENCE OR EXAMPLE ON ANOTHER PROJECT REQUIRES THE SERVICES OF PROPERLY LICENSED ARCHITECTS AND ENGINEERS. REPRODUCTION OF THIS DRAWING FOR REUSE ON ANOTHER PROJECT IS NOT AUTHORIZED AND MAY BE CONTRARY TO THE LAW.



2 ROOF PLAN
 SCALE: 1/8" = 1'-0"



1 GROUND FLOOR FF&E PLAN
 SCALE: 1/8" = 1'-0"

SOUTH OF BEAR VALLEY ROAD
 6 BAY MVP STORE - PROTOTYPE Q3 2025
**LES SCHWAB TIRE CENTER -
 HESPERIA, CA**

© 2025 | ALL RIGHTS RESERVED
 PROTO SET Q3 2025

10.09.2025
 PROJECT# | 62700005
 DESIGNED BY | LLC
 DRAWN BY | LLC
 CHECKED BY |
 REVISIONS

FF&E PLANS

MATERIAL LEGEND:

- EP-2 EXTERIOR PAINT, COLOR: SW 8261-10059-LS BRONZE 2020
- BLK-1 ANGELUS CMU SPLIT FACE, (ONYX)
- CP-1 MODERN PRECAST 9 5/8" COPING, REGULAR GREY

brr

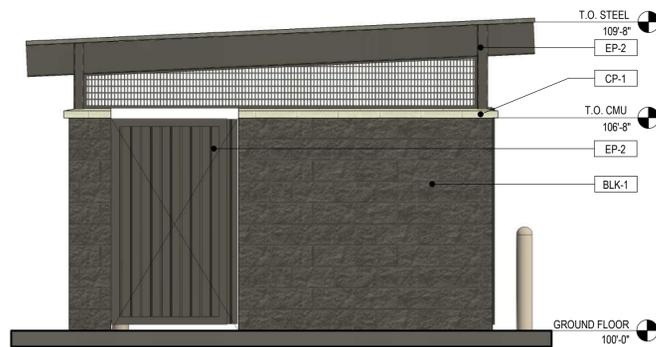
ARCHITECT OF RECORD:
BRR Architecture, Inc.
8131 METCALF AVENUE SUITE 300,
OVERLAND PARK, KANSAS 66204



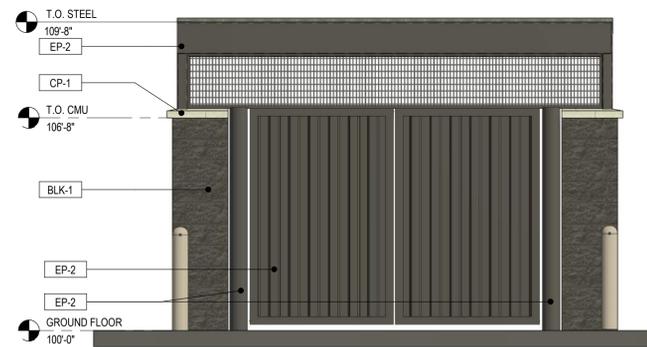
SOUTH OF BEAR VALLEY ROAD
 7 BAY RH LINEAR STORE - PROTOTYPE Q4 2024
**LES SCHWAB TIRE CENTER -
 HESPERIA, CA**



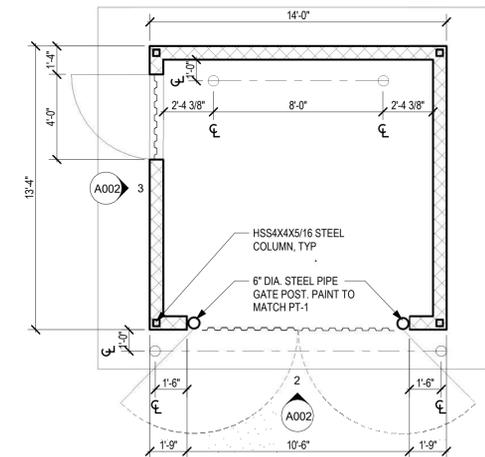
4 TRASH ENCLOSURE PERSPECTIVE
SCALE: 1" = 400'-0"



3 TRASH ENCLOSURE SIDE
SCALE: 3/8" = 1'-0"



2 TRASH ENCLOSURE - FRONT
SCALE: 3/8" = 1'-0"



1 ENLARGED TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



© 2024 | ALL RIGHTS RESERVED

PROTO SET Q4 2024

03.27.2025
PROJECT# | LS_PROTO2024
DESIGNED BY | INITIALS
DRAWN BY | INITIALS
REVISIONS

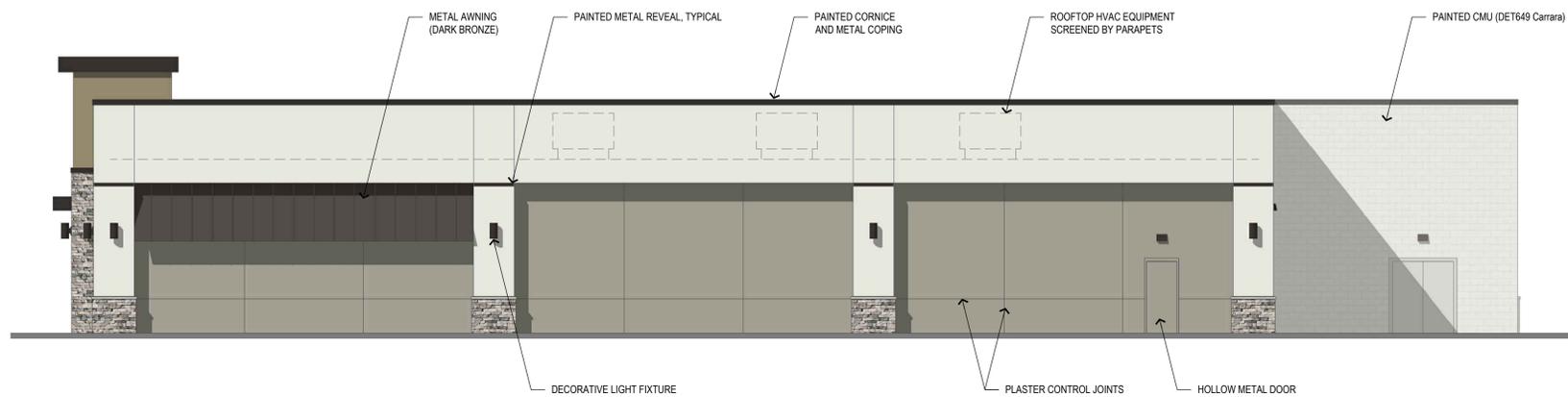
TRASH ENCLOSURE
PLAN & DETAILS

A002



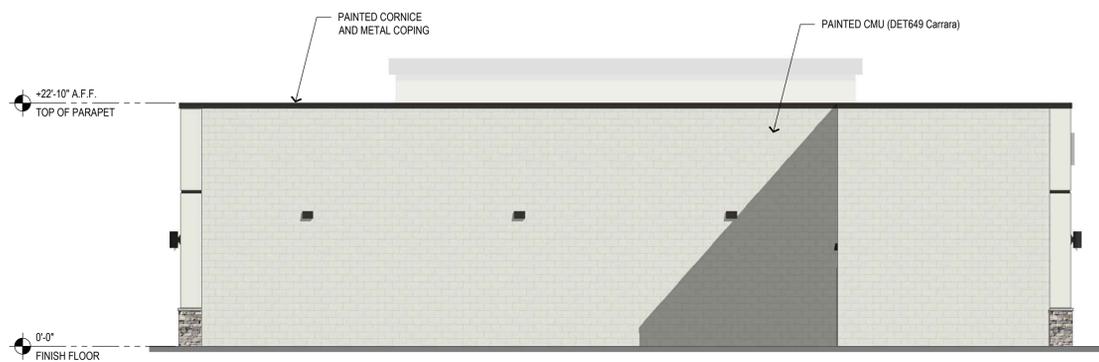
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



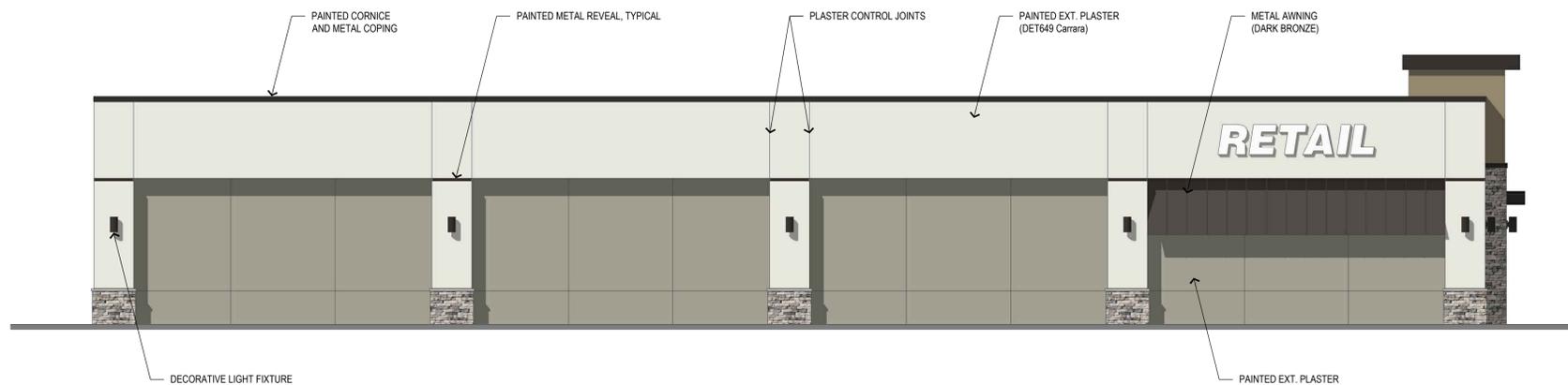
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

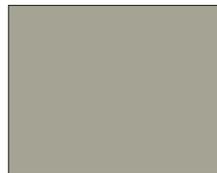
COLORS & MATERIALS



PAINT:
DUNN EDWARDS
DET649 "CARRARA"



AWNING:
CUSTOM METAL AWNINGS
BRONZE COLORED

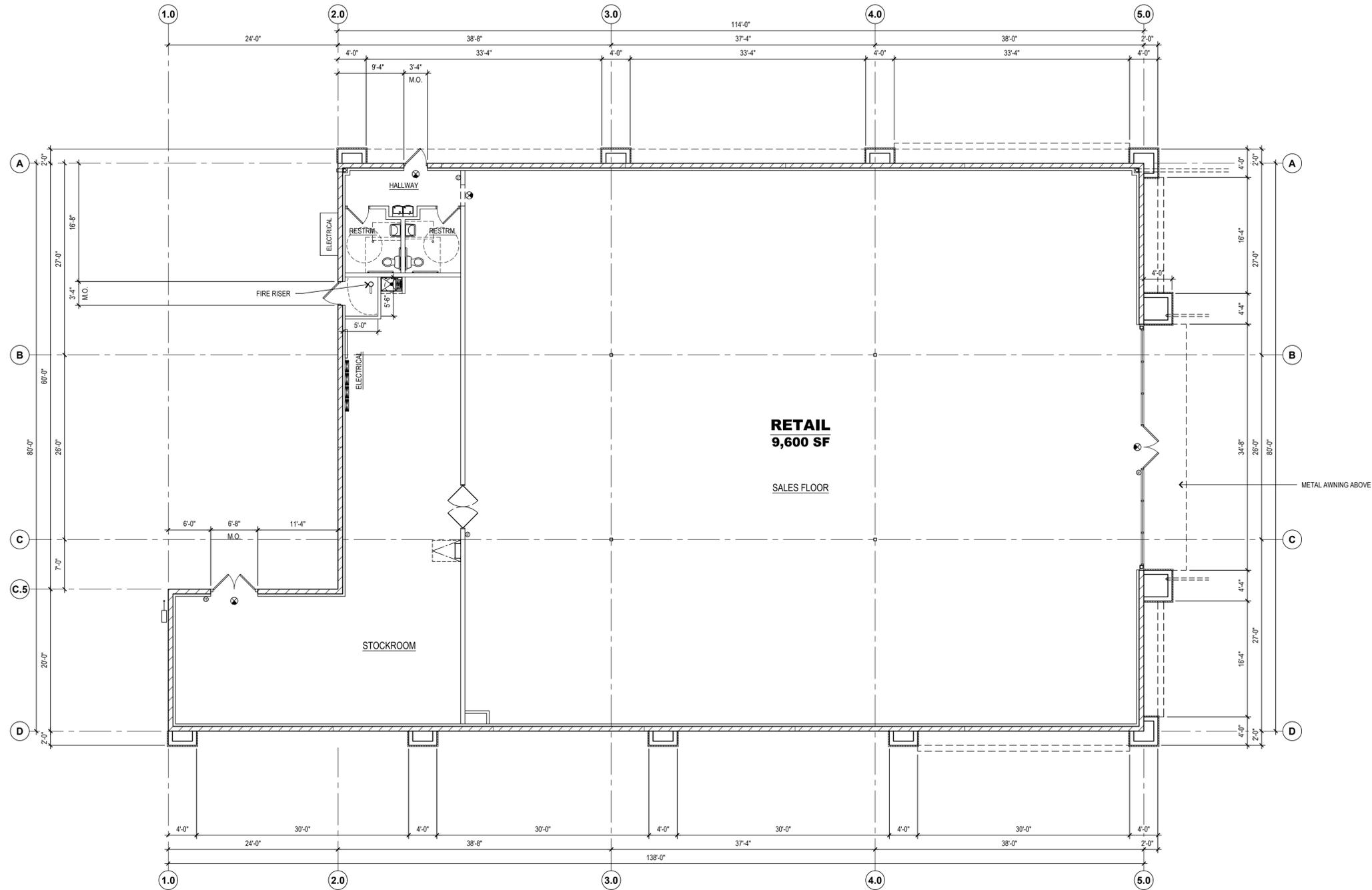


PAINT:
DUNN EDWARDS
DET512 "WHALE WATCHING"

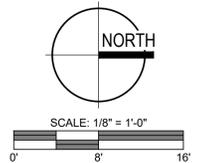


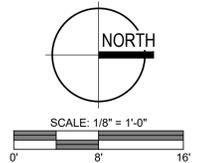
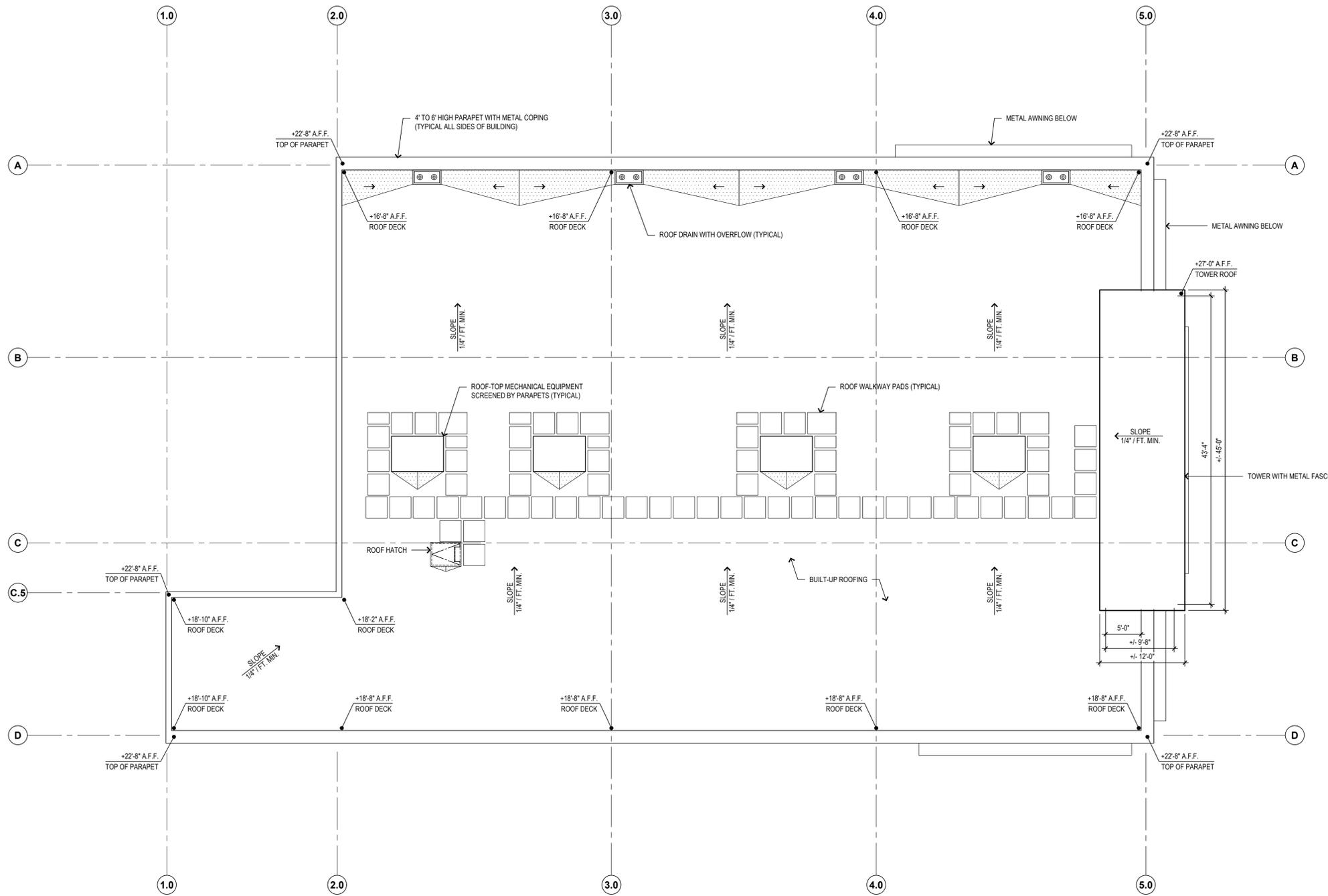
STONE VENEER:
CORONADO STONE
HONEY LEDGE - HURON
TO MATCH EXISTING ADJACENT
BUILDING AND MONUMENT SIGNS

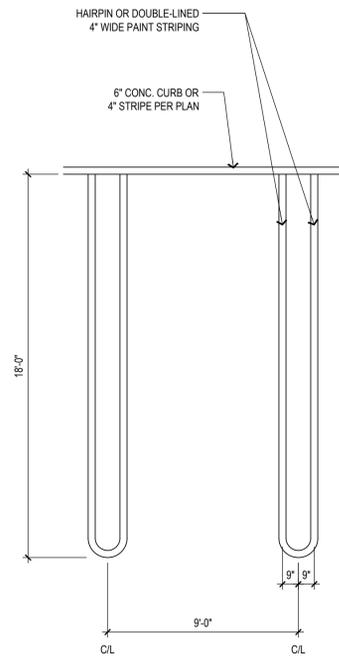




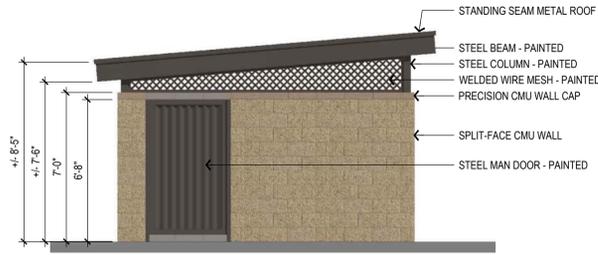
NOTE:
LAYOUT OF ROOMS AND ALL OTHER INTERIOR
IMPROVEMENTS SHOWN ON THE PLAN ARE
PRELIMINARY. THE FINAL FLOOR PLAN MAY VARY.



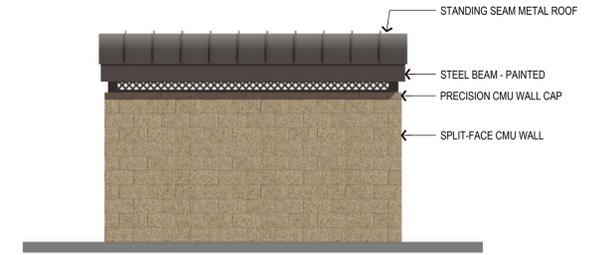




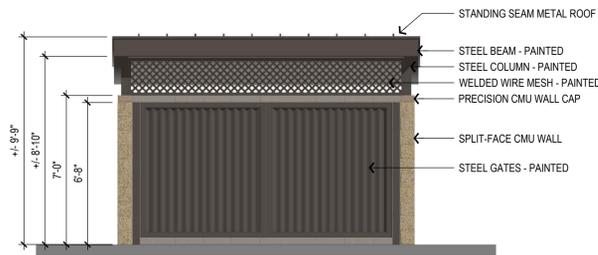
TYPICAL PARKING STRIPING
SCALE: 1/4" = 1'-0"



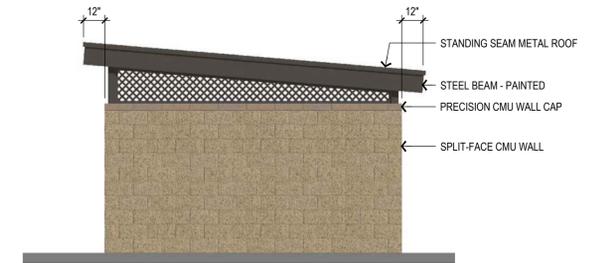
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



REAR ELEVATION
SCALE: 1/4" = 1'-0"



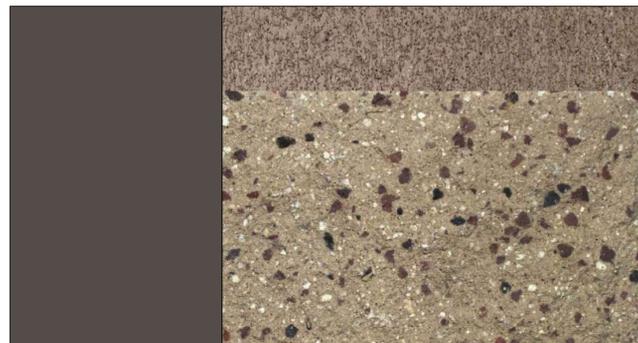
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT-SIDE ELEVATION
SCALE: 1/4" = 1'-0"

COLORS & MATERIALS

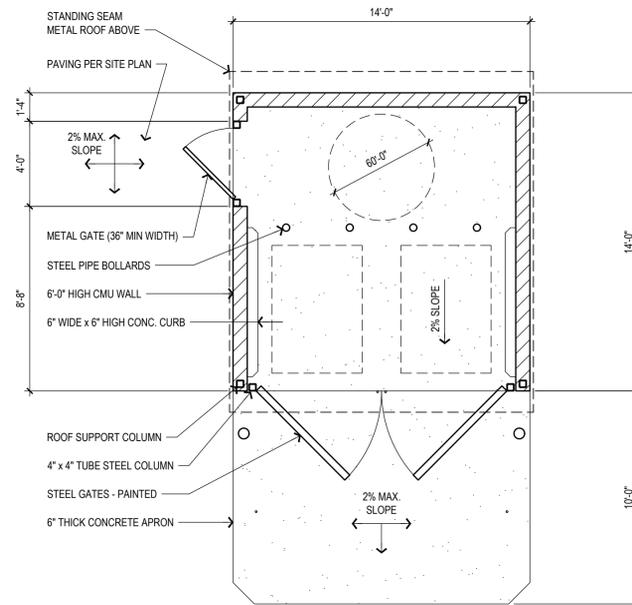
GATES AND TRELLIS:
DUNN EDWARDS PAINT
DE6392 "MINK"



WALL CAP:
ORCO BLOCK
8x4x16 PRECISION CMU CAP
"OTAY BROWN"

TRASH ENCLOSURE WALL:
ORCO BLOCK
8x8x16 SPLIT FACE CMU BLOCK
"WHEAT"

NOTE:
CMU BLOCK AND CAP FINISHES TO MATCH EXISTING
SHOPPING CENTER'S TRASH ENCLOSURES.



TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE