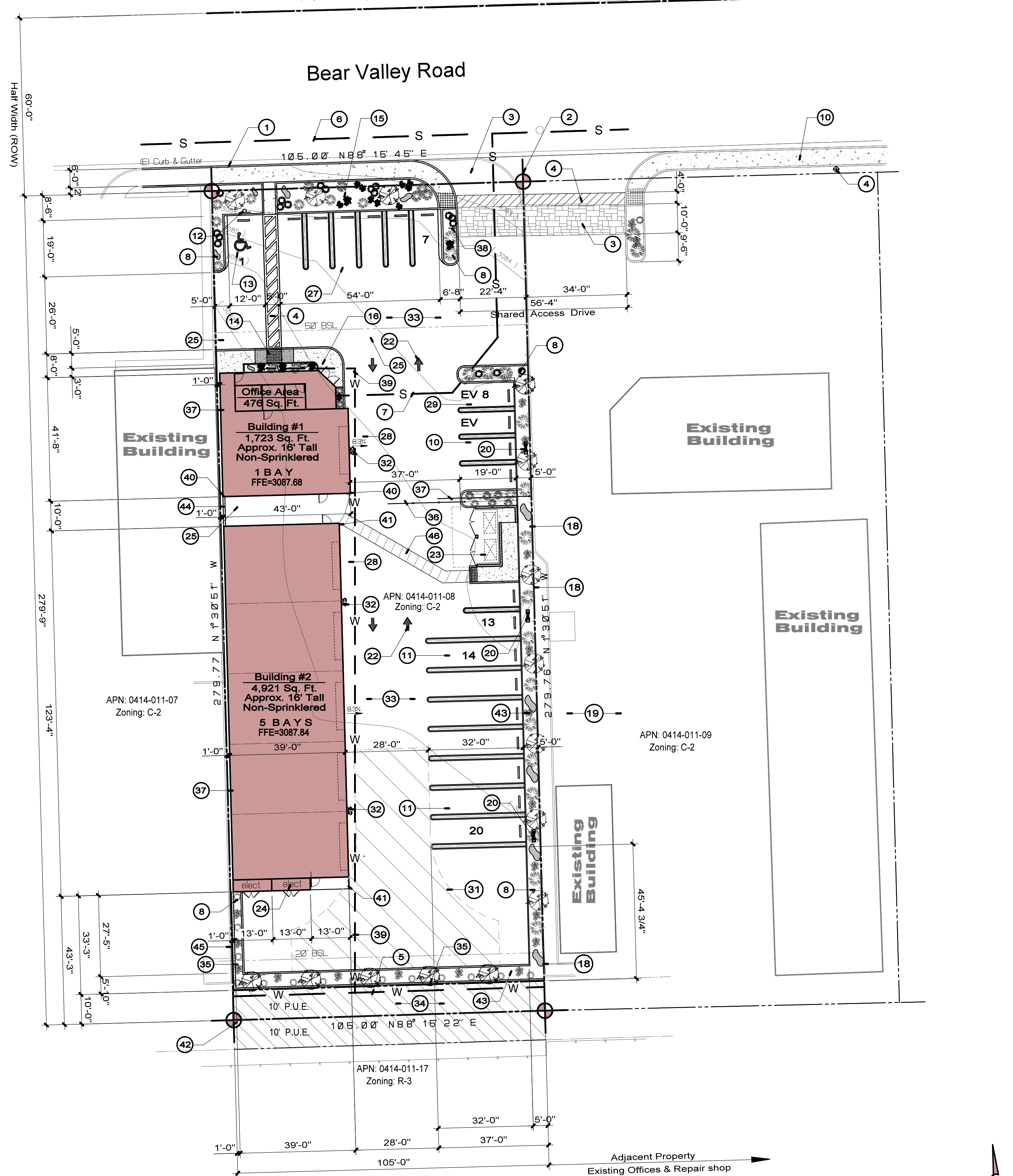


APN: 3093-571-20
Zoning: C-2
(City of Victorville)

Attachment 1



Site Plan

SCALE 1" = 20'-0"

Site Plan Keynotes:

- Existing conc. curb & gutter to remain in place
- Existing curb & drive approach radius to be removed to create room for a new shared access drive approach
- Proposed shared access drive & drive approach of approx. total of 56' wd. to have stamped conc. at entrance per City of Hesperia Planning requirements & Engineering Dept. curb details
- 48" Wd. stripped path of travel across entry drive frontage - Maintain 1% slope in direction of travel and 2% cross slope
- Exist'g 12" PVC (Class C900) Domestic water line at PUE at rear
- Exist'g 12" PVC Sewer line - Verify size, location & depth w/ City
- Proposed 3" ABS Sewer Lateral from building to existing sewer main
- Approved 5' wd. planter w/ 6" curb. Use approved xeriscape, drought tolerant plants, trees, boulders & decorative rocks. Xeriscape 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 - ND Protected plants on site
- Existing curb & gutter. New sidewalk to be per City std.
- Std. parking space to be min. 9'-0" x 19'-0" -OR- 9' x 17' parking space with a 2' overhang over 5' walkway or 5' planter. Stalls adjacent to planters to have an additional 12" wd. conc. curb
- Truck parking space to be min. 9'-0" x 32'-0"
- Proposed signage for HC stall parking w/ Int'l symbol of accessibility & graphics painted white to be reflectorized in front of HC stall
- Handicap parking stall min. 12'-0" wd. x 19' dp. w/ min. 5' wd. access aisle & handicap parking stall sign w/ universal symbol per ADA and labeled "VAN ACCESSIBLE" per CALDAG requirements and Handicap compliant parking stall with striped path of travel and universal symbol - See Detail 2/SP2
- Sloped ramp at 1:2 slope w/ grooved concrete & detectable warning or truncated domes shall be placed at boarding edges of walkway to edge of traffic area and extend the full length of the pedestrian area and be 24" deep min.
- Proposed 8' wd. frontage planter at edge of sidewalk with required plants, rocks, trees, & xeriscape.
- 8' wd. conc. walkway and entry courtyard at Building #1
- Provide 36" Box trees - (25% of trees to be 36" Box)
- Existing W.I. fence at adjacent property to remain in place. No block wall between properties is proposed.
- Existing landscaping area & parking at adjacent property
- Proposed 20' tall light standard on conc. base, typ. of 2
- 48" wd. pedestrian path of travel accessible route to building entrances. Max. slope of 5% in the direction of travel and 2% cross slope -
- Provide painted directional arrows and other pavement markings to clearly mark all aisles, entrances, and exits, and traffic patterns on pavement per City of Hesperia requirements
- Trash bin enclosure for 2 (3) C.Y. bin per city standard for Refuse & Recyclables with a 6' H. CMU walls and conc. pad at trash enclosure approach w/ max. drainage slope of 2% and a built up trellis roof & with exterior finishes to match the building architecture.
- Proposed room for Electrical Switchgear & panels - Verify w/ SCE clearances around equipment
- Proposed drainage gutter to underground chambers - See Civil plans
- Proposed manhole w/ grate - See Civil's grading plan
- Proposed location of underground stormwater storage chambers. See Hydrology or WGMP Reports for tank information. Chambers - To meet current City of Hesperia requirements. Keep 8.3% slope per grading plan
- Proposed EV preferred parking stall - No charger proposed
- Proposed 6" conc. curb at planters
- Fire apparatus hammer-head turning radius diagram. Keep the SBDF clearances
- Site Lighting - Building mounted lighting or pole mounted lighting to be hooded and directed downward to comply with the max. 215 foot-candle limitation at the project boundary. (2 pole lights & 3 wall lights proposed per building). All lighting fully shielded to reduce light pollution and trespass to adjacent property, property line of sight & public right-of-way
- All drive aisles to be min. 26'-0" min.
- 10' Wd. PUE at Southern property line - Keep clear and unobstructed
- Proposed 6' High CMU Privacy Wall at Southern & Western PL. abutting existing PUE - Construct per City of Hesperia details
- 6' High x 26' Wd. W.I. screened motorized rolling gate on track w/ electric motor
- 6' High screened W.I. fence at planter to screen storage area of temporary vehicle storage (Awaiting repairs)
- Location of parking conformance signage w/ universal symbol at site entry drive & text see detail 2/SP2
- Proposed 2" PVC (Class C900) Domestic water line to Water Main
- Rooftop drainage pipes at Building #1 - Office & Detail shop. Provide 3" Sq. down spout at each corner of building to planter. Roof area coverage per downspout: 1723 sq. ft.
- Rooftop drainage pipes at Building #2 - Shop Building. Provide 3" Sq. down spout at each rear corner of building to planter. Roof area coverage per downspout: 4921 sq. ft.
- Existing power pole - FV location
- Tanish colored rocks at majority of site (Size: 1/2" to 1 1/2") See landscaping plan
- Proposed 10' high CMU wall aligned with CMU at adjacent bldgs
- Existing 6' W.I. Fence at adjacent property to remain in place
- 48" Wd. striped path or travel from buildings to trash enclosure
- 4'-4" rated CMU wall at rear of buildings adjacent to West property line. Keep 12" from property line

ELECTRIC COMPANY
Southern California Edison
P.O. Box 64000
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) 955-3635

GAS COMPANY
Southwest Gas
13471 Mariposa Rd.,
Victorville, CA 92395
(877) 862-6020

GARBAGE COLLECTION
CRFB INC.
P.O. Box 250309
Phelan, CA 92372
(760) 868-6353

TELEPHONE COMPANY
Verizon
15055 La Paz Drive
Victorville, CA 92395
Business (800) 483-5200
Residential (800) 483-4200

SEWER SYSTEM
City of Hesperia Water Dept
County Service Area 70 J
12402 Industrial Blvd. D-6
Victorville, CA 92395
(760) 955-3635

Project Data:

PROJECT DESCRIPTION:
Project is to develop a 0.67 acre parcel adjacent to an already operating auto body repair business. Project is to include the construction of a 4,921 sq. ft. single story wood framed building with a CMU wall at Westerly property line. Shop building to be used for auto body repair with 5 service bays - ND Point booth is proposed at this location. Also a 1,723 sq. ft. single-story office building with a single bay is to be constructed at front. Office building to be wood construction with a CMU wall at Westerly property line. A shared access driveway is to be constructed and an agreement is to be issued from the property to the East.

All construction to be per current CBC, CPC, CFC, DMC, CEC, & CSES and all local requirements from authority having jurisdiction.

DEVELOPER / OWNER'S INFORMATION:
Jeff Randall
APN: 0414-011-08
Hesperia, Ca. 92345
(760) 282-7529

BUILDING DESIGN & PLANNING:
PA Design Associates, LLC
J. Macorlegos
13849 Amargosa Rd. Suite #202
Victorville, Ca. 92392
(760) 887-1030

LEGAL DESCRIPTION:
LOT(S) 8, OF TRACT NO. 4638, IN THE CITY OF HESPERIA, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 59, PAGE(S) 61 TO 63, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER:
APN: 0414-011-08

APPLICATION TYPE:
Planned Development - Site Plan Review

LAND USE DESIGNATION:
C-2

EASEMENTS: 10' PUE at South Property Line

PROPOSED LAND USE:
Auto Body Repair

BUILDING AREA TABULATION:

Building 1:	
Office Area:	476 Sq. Ft.
Service Bay for Detailing Area:	1247 Sq. Ft.
Total Sq. Ft. at Building #1:	1723 Sq. Ft.
Building 2:	
Service Bays:	4817 Sq. Ft.
Electrical/Mechanical Rooms:	104 Sq. Ft.
Total Sq. Ft. at Building #2:	4921 Sq. Ft.
Total Bldg on Site:	6644 Sq. Ft.

CONSTRUCTION TYPE:
V - B (With 4-Hr. CMU Wall at PL)
NON-SPRINKLERED

SPRINKLERS: NO

STRUCTURES/ LAND USE:
Subject Property: C-2 (VACANT)
Adjacent Properties: (N) C-2 (S) R-3 (E) C-2 (W) C-2

OCCUPANCY TYPE:
F-1 (Automobiles)

OCCUPANCY LOADS:
Office area: 1/100 = 5 Occupants
Service Bays: 1/500 = 13 Occupants 18 Occupants

PARKING ANALYSIS:

Parking Ratio:	Parking Required:
C-2 Parking: 3 Spcs/ Bay	18 Spoces
6 Bays x 3Spocs= 18 spcs	
Office: 1/250 s.f.	2 Spoces
476 S.F. = 2 Spoces	

PARKING PROVIDED:
Standard Uncovered Spaces (9' x 19') 13
Elongated Parking stalls (9' x 32') 8

Total Site Parking Required: 20 Spaces
Total Site Parking Provided: 20 Spaces

STRUCTURE HEIGHT:
Top Of Parapet Height : 23'-6" Max.

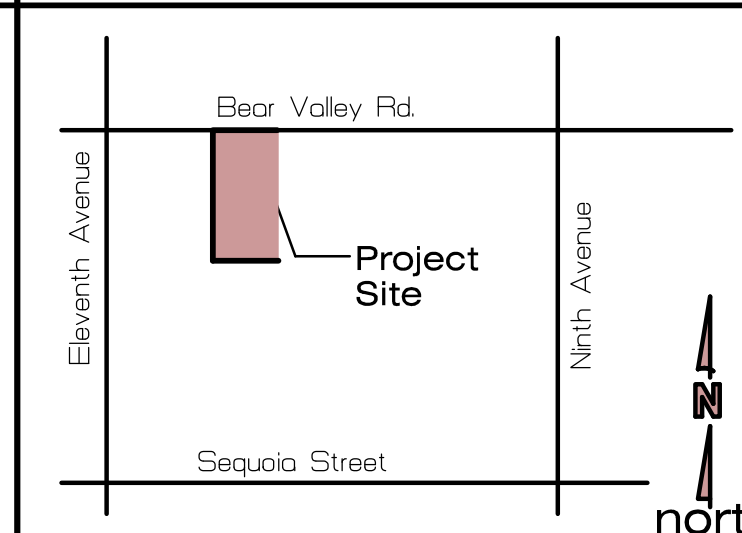
CONSTRUCTION MATERIALS:
Walls: Stucco Roof: Bitumen. Accents: Stucco & CMU

AREA TABULATION:

Gross Area: (0.67 Acres)	35,070 Sq. Ft.
Net Area: (0.70 Acres)	29,610 Sq. Ft.
Developed Site:	29,610 Sq. Ft.
Building Area Coverage:	6,644 Sq. Ft.
Building Percent:	22.4 %
Impervious Surface:	18,396 Sq. Ft.
Impervious Area Percent:	62.1 %
Landscaping Area:	2,463 Sq. Ft.
Landscaping Percent:	8.3 %
Misc Area:	2,107 Sq. Ft.
Misc Percent:	7.2 %

Utilities:

Vicinity Map:



NO.	BY	DATE	DESCRIPTION

PA design associates
Building Design • Development
Planning • Building Design • Development
13371 Arroyo Dr., Victorville, Ca. 92392
Ph: (760) 887-1030
Fax: (760) 887-1030

Caliber Collision Center
APN: 0414-011-08
Hesperia, Ca. 92345
(714) 732-7777

Conceptual Site Plan

THE SIZE OF THESE DIMENSIONS, AND/OR CALCULATIONS IS RESTRICTED TO THE INFORMATION PROVIDED TO THE DESIGNER. THE DESIGNER IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS INFORMATION AND THE USER OF THIS INFORMATION SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. NO WARRANTY IS MADE BY THE DESIGNER FOR THE ACCURACY OF THIS INFORMATION. NO WARRANTY IS MADE BY THE DESIGNER FOR THE ACCURACY OF THIS INFORMATION. NO WARRANTY IS MADE BY THE DESIGNER FOR THE ACCURACY OF THIS INFORMATION.

DRAWN BY JM
DATE 08-25-25
Building Designer: [Signature]
JOB NO. C-6644-26

SP1