

PLANNING COMMISSION

ATTACHMENT B

Site Plan Graphics

SEC HESPERIA & NISQUALLY ROAD



VICTORVILLE, CA 92395

BUILDING & PLANNING DEPT.

CITY OF VICTORVILLE

FIRE DEPT.

SAN BERNARDINO FIRE AUTHORITY

OWNER / APPLICANT :

VICTORVILLE REAL ESTATE INVESTMENT
16330 BARNES PARKWAY
IRVINE, CA 92618

APPLICANTS REPRESENTATIVE :

HPA, INC.
18831 BARDEEN AVE., SUITE 100
IRVINE, CA 92612
PHONE: (949) 862-2161
FAX: (949) 863-0851
CONTACT: ANDY INVANTO

ASSESSOR'S PARCEL NO. :

APN# : 3091-191-27

ZONING :

HEAVY INDUSTRIAL TRANSITIONAL (M2-T)

BUILDING ADDRESS :

VACANT LOT AT HESPERIA ROAD,
VICTORVILLE, CA 92395

GOVERNING CODE :

2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA GREEN BUILDING STANDARDS CODE
2022 CALIFORNIA ENERGY CODE

SCOPE OF WORK :

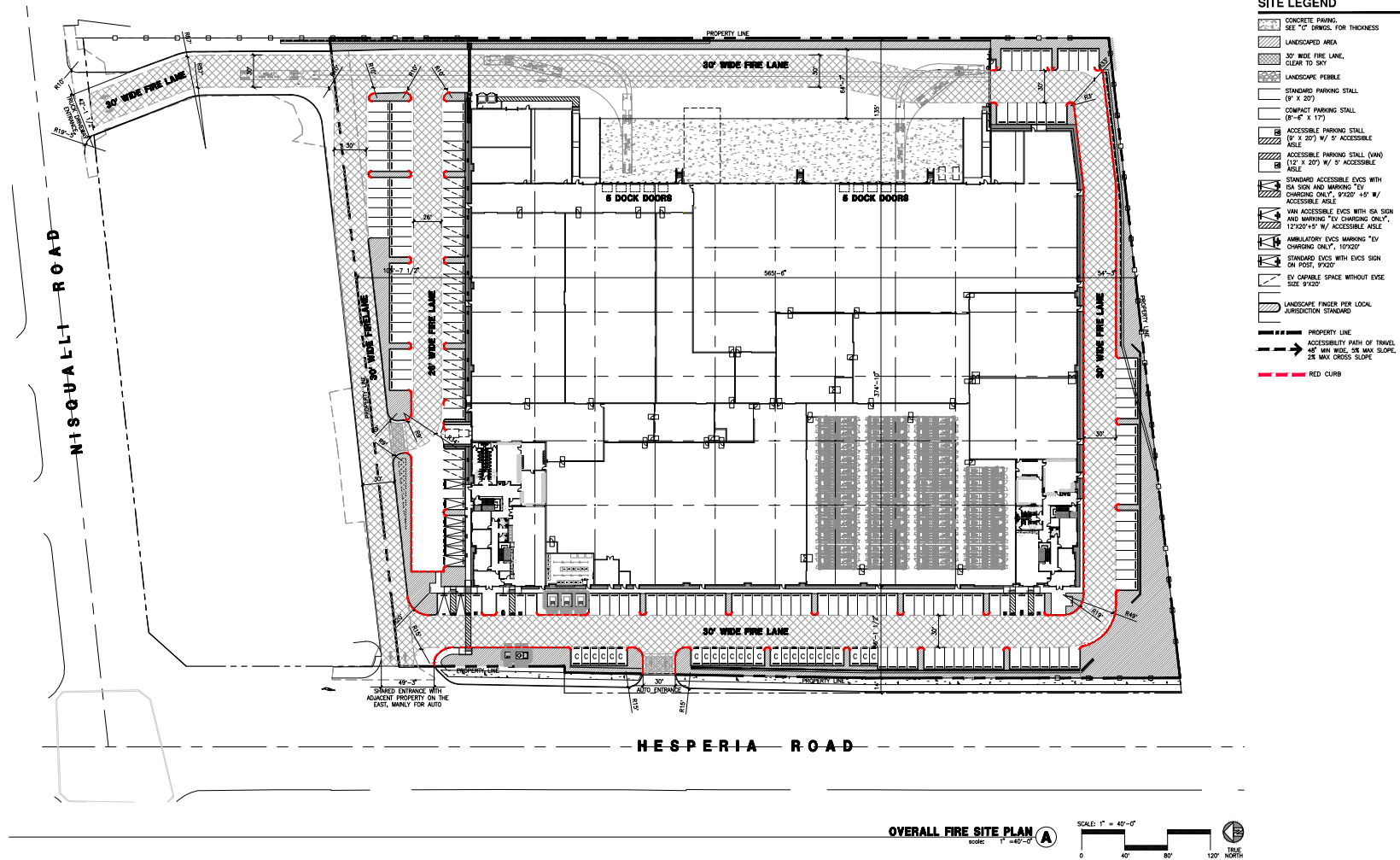
- BUILDING SHELL
- TENANT IMPROVEMENT
- TRASH ENCLOSURE
- LIGHT POLE BASE
- PUMP ROOM

DEFERRED SUBMITTAL :

- FIRE PROTECTION
- METAL FENCE AND GATE
- MONUMENT SIGN
- SIGNAGE

ARCHITECTURAL

1-401 TITLE SHEET
A0.2 GENERAL NOTES
A0.3 ADA ACCESSIBILITY NOTES
A0.8.1 CAL-OREN CHECKLIST
A0.8.2 CAL-OREN CHECKLIST
A0.8.3 CAL-OREN CHECKLIST
A1.1 OVERALL SITE PLAN
A1.2 ENLARGED SITE PLAN
A1.4 ENLARGED SITE PLAN
A2.0A OVERALL EXIST PLAN
A2.0B ENLARGED EXIST PLAN
A2.2A OVERALL 1ST FLOOR
A2.2B ENLARGED 1ST FLOOR
A2.3 OVERALL 2ND FLOOR
A2.4 ENLARGED 2ND FLOOR
A2.7A ENLARGED RESTROOM
A2.7B ENLARGED RESTROOM
A2.7C ENLARGED RESTROOM
A2.7D ENLARGED RESTROOM
A2.7E ENLARGED RESTROOM
A2.7F ENLARGED RESTROOM
A2.7G ENLARGED RESTROOM
A2.7H ENLARGED RESTROOM
A2.7I ENLARGED RESTROOM
A2.7J ENLARGED RESTROOM
A2.7K ENLARGED RESTROOM
A2.7L ENLARGED RESTROOM
A2.7M ENLARGED RESTROOM
A2.7N ENLARGED RESTROOM
A2.7O ENLARGED RESTROOM
A2.7P ENLARGED RESTROOM
A2.7Q ENLARGED RESTROOM
A2.7R ENLARGED RESTROOM
A2.7S ENLARGED RESTROOM
A2.7T ENLARGED RESTROOM
A2.7U ENLARGED RESTROOM
A2.7V ENLARGED RESTROOM
A2.7W ENLARGED RESTROOM
A2.7X ENLARGED RESTROOM
A2.7Y ENLARGED RESTROOM
A2.7Z ENLARGED RESTROOM
A2.8 OVERALL 3RD FLOOR
A2.9 ENLARGED 3RD FLOOR
A2.10 OVERALL 4TH FLOOR
A2.11 ENLARGED 4TH FLOOR
A2.12 OVERALL 5TH FLOOR
A2.13 ENLARGED 5TH FLOOR
A2.14 OVERALL 6TH FLOOR
A2.15 ENLARGED 6TH FLOOR
A2.16 OVERALL 7TH FLOOR
A2.17 ENLARGED 7TH FLOOR
A2.18 OVERALL 8TH FLOOR
A2.19 ENLARGED 8TH FLOOR
A2.20 OVERALL 9TH FLOOR
A2.21 ENLARGED 9TH FLOOR
A2.22 OVERALL 10TH FLOOR
A2.23 ENLARGED 10TH FLOOR
A2.24 OVERALL 11TH FLOOR
A2.25 ENLARGED 11TH FLOOR
A2.26 OVERALL 12TH FLOOR
A2.27 ENLARGED 12TH FLOOR
A2.28 OVERALL 13TH FLOOR
A2.29 ENLARGED 13TH FLOOR
A2.30 OVERALL 14TH FLOOR
A2.31 ENLARGED 14TH FLOOR
A2.32 OVERALL 15TH FLOOR
A2.33 ENLARGED 15TH FLOOR
A2.34 OVERALL 16TH FLOOR
A2.35 ENLARGED 16TH FLOOR
A2.36 OVERALL 17TH FLOOR
A2.37 ENLARGED 17TH FLOOR
A2.38 OVERALL 18TH FLOOR
A2.39 ENLARGED 18TH FLOOR
A2.40 OVERALL 19TH FLOOR
A2.41 ENLARGED 19TH FLOOR
A2.42 OVERALL 20TH FLOOR
A2.43 ENLARGED 20TH FLOOR
A2.44 OVERALL 21ST FLOOR
A2.45 ENLARGED 21ST FLOOR
A2.46 OVERALL 22ND FLOOR
A2.47 ENLARGED 22ND FLOOR
A2.48 OVERALL 23RD FLOOR
A2.49 ENLARGED 23RD FLOOR
A2.50 OVERALL 24TH FLOOR
A2.51 ENLARGED 24TH FLOOR
A2.52 OVERALL 25TH FLOOR
A2.53 ENLARGED 25TH FLOOR
A2.54 OVERALL 26TH FLOOR
A2.55 ENLARGED 26TH FLOOR
A2.56 OVERALL 27TH FLOOR
A2.57 ENLARGED 27TH FLOOR
A2.58 OVERALL 28TH FLOOR
A2.59 ENLARGED 28TH FLOOR
A2.60 OVERALL 29TH FLOOR
A2.61 ENLARGED 29TH FLOOR
A2.62 OVERALL 30TH FLOOR
A2.63 ENLARGED 30TH FLOOR
A2.64 OVERALL 31ST FLOOR
A2.65 ENLARGED 31ST FLOOR
A2.66 OVERALL 32ND FLOOR
A2.67 ENLARGED 32ND FLOOR
A2.68 OVERALL 33RD FLOOR
A2.69 ENLARGED 33RD FLOOR
A2.70 OVERALL 34TH FLOOR
A2.71 ENLARGED 34TH FLOOR
A2.72 OVERALL 35TH FLOOR
A2.73 ENLARGED 35TH FLOOR
A2.74 OVERALL 36TH FLOOR
A2.75 ENLARGED 36TH FLOOR
A2.76 OVERALL 37TH FLOOR
A2.77 ENLARGED 37TH FLOOR
A2.78 OVERALL 38TH FLOOR
A2.79 ENLARGED 38TH FLOOR
A2.80 OVERALL 39TH FLOOR
A2.81 ENLARGED 39TH FLOOR
A2.82 OVERALL 40TH FLOOR
A2.83 ENLARGED 40TH FLOOR
A2.84 OVERALL 41ST FLOOR
A2.85 ENLARGED 41ST FLOOR
A2.86 OVERALL 42ND FLOOR
A2.87 ENLARGED 42ND FLOOR
A2.88 OVERALL 43RD FLOOR
A2.89 ENLARGED 43RD FLOOR
A2.90 OVERALL 44TH FLOOR
A2.91 ENLARGED 44TH FLOOR
A2.92 OVERALL 45TH FLOOR
A2.93 ENLARGED 45TH FLOOR
A2.94 OVERALL 46TH FLOOR
A2.95 ENLARGED 46TH FLOOR
A2.96 OVERALL 47TH FLOOR
A2.97 ENLARGED 47TH FLOOR
A2.98 OVERALL 48TH FLOOR
A2.99 ENLARGED 48TH FLOOR
A3.0 OVERALL 49TH FLOOR
A3.1 ENLARGED 49TH FLOOR
A3.2 OVERALL 50TH FLOOR
A3.3 ENLARGED 50TH FLOOR
A3.4 OVERALL 51ST FLOOR
A3.5 ENLARGED 51ST FLOOR
A3.6 OVERALL 52ND FLOOR
A3.7 ENLARGED 52ND FLOOR
A3.8 OVERALL 53RD FLOOR
A3.9 ENLARGED 53RD FLOOR
A3.10 OVERALL 54TH FLOOR
A3.11 ENLARGED 54TH FLOOR
A3.12 OVERALL 55TH FLOOR
A3.13 ENLARGED 55TH FLOOR
A3.14 OVERALL 56TH FLOOR
A3.15 ENLARGED 56TH FLOOR
A3.16 OVERALL 57TH FLOOR
A3.17 ENLARGED 57TH FLOOR
A3.18 OVERALL 58TH FLOOR
A3.19 ENLARGED 58TH FLOOR
A3.20 OVERALL 59TH FLOOR
A3.21 ENLARGED 59TH FLOOR
A3.22 OVERALL 60TH FLOOR
A3.23 ENLARGED 60TH FLOOR
A3.24 OVERALL 61ST FLOOR
A3.25 ENLARGED 61ST FLOOR
A3.26 OVERALL 62ND FLOOR
A3.27 ENLARGED 62ND FLOOR
A3.28 OVERALL 63RD FLOOR
A3.29 ENLARGED 63RD FLOOR
A3.30 OVERALL 64TH FLOOR
A3.31 ENLARGED 64TH FLOOR
A3.32 OVERALL 65TH FLOOR
A3.33 ENLARGED 65TH FLOOR
A3.34 OVERALL 66TH FLOOR
A3.35 ENLARGED 66TH FLOOR
A3.36 OVERALL 67TH FLOOR
A3.37 ENLARGED 67TH FLOOR
A3.38 OVERALL 68TH FLOOR
A3.39 ENLARGED 68TH FLOOR
A3.40 OVERALL 69TH FLOOR
A3.41 ENLARGED 69TH FLOOR
A3.42 OVERALL 70TH FLOOR
A3.43 ENLARGED 70TH FLOOR
A3.44 OVERALL 71ST FLOOR
A3.45 ENLARGED 71ST FLOOR
A3.46 OVERALL 72ND FLOOR
A3.47 ENLARGED 72ND FLOOR
A3.48 OVERALL 73RD FLOOR
A3.49 ENLARGED 73RD FLOOR
A3.50 OVERALL 74TH FLOOR
A3.51 ENLARGED 74TH FLOOR
A3.52 OVERALL 75TH FLOOR
A3.53 ENLARGED 75TH FLOOR
A3.54 OVERALL 76TH FLOOR
A3.55 ENLARGED 76TH FLOOR
A3.56 OVERALL 77TH FLOOR
A3.57 ENLARGED 77TH FLOOR
A3.58 OVERALL 78TH FLOOR
A3.59 ENLARGED 78TH FLOOR
A3.60 OVERALL 79TH FLOOR
A3.61 ENLARGED 79TH FLOOR
A3.62 OVERALL 80TH FLOOR
A3.63 ENLARGED 80TH FLOOR
A3.64 OVERALL 81ST FLOOR
A3.65 ENLARGED 81ST FLOOR
A3.66 OVERALL 82ND FLOOR
A3.67 ENLARGED 82ND FLOOR
A3.68 OVERALL 83RD FLOOR
A3.69 ENLARGED 83RD FLOOR
A3.70 OVERALL 84TH FLOOR
A3.71 ENLARGED 84TH FLOOR
A3.72 OVERALL 85TH FLOOR
A3.73 ENLARGED 85TH FLOOR
A3.74 OVERALL 86TH FLOOR
A3.75 ENLARGED 86TH FLOOR
A3.76 OVERALL 87TH FLOOR
A3.77 ENLARGED 87TH FLOOR
A3.78 OVERALL 88TH FLOOR
A3.79 ENLARGED 88TH FLOOR
A3.80 OVERALL 89TH FLOOR
A3.81 ENLARGED 89TH FLOOR
A3.82 OVERALL 90TH FLOOR
A3.83 ENLARGED 90TH FLOOR
A3.84 OVERALL 91ST FLOOR
A3.85 ENLARGED 91ST FLOOR
A3.86 OVERALL 92ND FLOOR
A3.87 ENLARGED 92ND FLOOR
A3.88 OVERALL 93RD FLOOR
A3.89 ENLARGED 93RD FLOOR
A3.90 OVERALL 94TH FLOOR
A3.91 ENLARGED 94TH FLOOR
A3.92 OVERALL 95TH FLOOR
A3.93 ENLARGED 95TH FLOOR
A3.94 OVERALL 96TH FLOOR
A3.95 ENLARGED 96TH FLOOR
A3.96 OVERALL 97TH FLOOR
A3.97 ENLARGED 97TH FLOOR
A3.98 OVERALL 98TH FLOOR
A3.99 ENLARGED 98TH FLOOR
A4.0 OVERALL 99TH FLOOR
A4.1 ENLARGED 99TH FLOOR
A4.2 OVERALL 100TH FLOOR
A4.3 ENLARGED 100TH FLOOR
A4.4 OVERALL 101ST FLOOR
A4.5 ENLARGED 101ST FLOOR
A4.6 OVERALL 102ND FLOOR
A4.7 ENLARGED 102ND FLOOR
A4.8 OVERALL 103RD FLOOR
A4.9 ENLARGED 103RD FLOOR
A4.10 OVERALL 104TH FLOOR
A4.11 ENLARGED 104TH FLOOR
A4.12 OVERALL 105TH FLOOR
A4.13 ENLARGED 105TH FLOOR
A4.14 OVERALL 106TH FLOOR
A4.15 ENLARGED 106TH FLOOR
A4.16 OVERALL 107TH FLOOR
A4.17 ENLARGED 107TH FLOOR
A4.18 OVERALL 108TH FLOOR
A4.19 ENLARGED 108TH FLOOR
A4.20 OVERALL 109TH FLOOR
A4.21 ENLARGED 109TH FLOOR
A4.22 OVERALL 110TH FLOOR
A4.23 ENLARGED 110TH FLOOR
A4.24 OVERALL 111TH FLOOR
A4.25 ENLARGED 111TH FLOOR
A4.26 OVERALL 112ND FLOOR
A4.27 ENLARGED 112ND FLOOR
A4.28 OVERALL 113RD FLOOR
A4.29 ENLARGED 113RD FLOOR
A4.30 OVERALL 114TH FLOOR
A4.31 ENLARGED 114TH FLOOR
A4.32 OVERALL 115TH FLOOR
A4.33 ENLARGED 115TH FLOOR
A4.34 OVERALL 116TH FLOOR
A4.35 ENLARGED 116TH FLOOR
A4.36 OVERALL 117TH FLOOR
A4.37 ENLARGED 117TH FLOOR
A4.38 OVERALL 118TH FLOOR
A4.39 ENLARGED 118TH FLOOR
A4.40 OVERALL 119TH FLOOR
A4.41 ENLARGED 119TH FLOOR
A4.42 OVERALL 120TH FLOOR
A4.43 ENLARGED 120TH FLOOR
A4.44 OVERALL 121ST FLOOR
A4.45 ENLARGED 121ST FLOOR
A4.46 OVERALL 122ND FLOOR
A4.47 ENLARGED 122ND FLOOR
A4.48 OVERALL 123RD FLOOR
A4.49 ENLARGED 123RD FLOOR
A4.50 OVERALL 124TH FLOOR
A4.51 ENLARGED 124TH FLOOR
A4.52 OVERALL 125TH FLOOR
A4.53 ENLARGED 125TH FLOOR
A4.54 OVERALL 126TH FLOOR
A4.55 ENLARGED 126TH FLOOR
A4.56 OVERALL 127TH FLOOR
A4.57 ENLARGED 127TH FLOOR
A4.58 OVERALL 128TH FLOOR
A4.59 ENLARGED 128TH FLOOR
A4.60 OVERALL 129TH FLOOR
A4.61 ENLARGED 129TH FLOOR
A4.62 OVERALL 130TH FLOOR
A4.63 ENLARGED 130TH FLOOR
A4.64 OVERALL 131ST FLOOR
A4.65 ENLARGED 131ST FLOOR
A4.66 OVERALL 132ND FLOOR
A4.67 ENLARGED 132ND FLOOR
A4.68 OVERALL 133RD FLOOR
A4.69 ENLARGED 133RD FLOOR
A4.70 OVERALL 134TH FLOOR
A4.71 ENLARGED 134TH FLOOR
A4.72 OVERALL 135TH FLOOR
A4.73 ENLARGED 135TH FLOOR
A4.74 OVERALL 136TH FLOOR
A4.75 ENLARGED 136TH FLOOR
A4.76 OVERALL 137TH FLOOR
A4.77 ENLARGED 137TH FLOOR
A4.78 OVERALL 138TH FLOOR
A4.79 ENLARGED 138TH FLOOR
A4.80 OVERALL 139TH FLOOR
A4.81 ENLARGED 139TH FLOOR
A4.82 OVERALL 140TH FLOOR
A4.83 ENLARGED 140TH FLOOR
A4.84 OVERALL 141ST FLOOR
A4.85 ENLARGED 141ST FLOOR
A4.86 OVERALL 142ND FLOOR
A4.87 ENLARGED 142ND FLOOR
A4.88 OVERALL 143RD FLOOR
A4.89 ENLARGED 143RD FLOOR
A4.90 OVERALL 144TH FLOOR
A4.91 ENLARGED 144TH FLOOR
A4.92 OVERALL 145TH FLOOR
A4.93 ENLARGED 145TH FLOOR
A4.94 OVERALL 146TH FLOOR
A4.95 ENLARGED 146TH FLOOR
A4.96 OVERALL 147TH FLOOR
A4.97 ENLARGED 147TH FLOOR
A4.98 OVERALL 148TH FLOOR
A4.99 ENLARGED 148TH FLOOR
A5.0 OVERALL 149TH FLOOR
A5.1 ENLARGED 149TH FLOOR
A5.2 OVERALL 150TH FLOOR
A5.3 ENLARGED 150TH FLOOR
A5.4 OVERALL 151ST FLOOR
A5.5 ENLARGED 151ST FLOOR
A5.6 OVERALL 152ND FLOOR
A5.7 ENLARGED 152ND FLOOR
A5.8 OVERALL 153RD FLOOR
A5.9 ENLARGED 153RD FLOOR
A5.10 OVERALL 154TH FLOOR
A5.11 ENLARGED 154TH FLOOR
A5.12 OVERALL 155TH FLOOR
A5.13 ENLARGED 155TH FLOOR
A5.14 OVERALL 156TH FLOOR
A5.15 ENLARGED 156TH FLOOR
A5.16 OVERALL 157TH FLOOR
A5.17 ENLARGED 157TH FLOOR
A5.18 OVERALL 158TH FLOOR
A5.19 ENLARGED 158TH FLOOR
A5.20 OVERALL 159TH FLOOR
A5.21 ENLARGED 159TH FLOOR
A5.22 OVERALL 160TH FLOOR
A5.23 ENLARGED 160TH FLOOR
A5.24 OVERALL 161ST FLOOR
A5.25 ENLARGED 161ST FLOOR
A5.26 OVERALL 162ND FLOOR
A5.27 ENLARGED 162ND FLOOR
A5.28 OVERALL 163RD FLOOR
A5.29 ENLARGED 163RD FLOOR
A5.30 OVERALL 164TH FLOOR
A5.31 ENLARGED 164TH FLOOR
A5.32 OVERALL 165TH FLOOR
A5.33 ENLARGED 165TH FLOOR
A5.34 OVERALL 166TH FLOOR
A5.35 ENLARGED 166TH FLOOR
A5.36 OVERALL 167TH FLOOR
A5.37 ENLARGED 167TH FLOOR
A5.38 OVERALL 168TH FLOOR
A5.39 ENLARGED 168TH FLOOR
A5.40 OVERALL 169TH FLOOR
A5.41 ENLARGED 169TH FLOOR
A5.42 OVERALL 170TH FLOOR
A5.43 ENLARGED 170TH FLOOR
A5.44 OVERALL 171ST FLOOR
A5.45 ENLARGED 171ST FLOOR
A5.46 OVERALL 172ND FLOOR
A5.47 ENLARGED 172ND FLOOR
A5.48 OVERALL 173RD FLOOR
A5.49 ENLARGED 173RD FLOOR
A5.50 OVERALL 174TH FLOOR
A5.51 ENLARGED 174TH FLOOR
A5.52 OVERALL 175TH FLOOR
A5.53 ENLARGED 175TH FLOOR
A5.54 OVERALL 176TH FLOOR
A5.55 ENLARGED 176TH FLOOR
A5.56 OVERALL 177TH FLOOR
A5.57 ENLARGED 177TH FLOOR
A5.58 OVERALL 178TH FLOOR
A5.59 ENLARGED 178TH FLOOR
A5.60 OVERALL 179TH FLOOR
A5.61 ENLARGED 179TH FLOOR
A5.62 OVERALL 180TH FLOOR
A5.63 ENLARGED 180TH FLOOR
A5.64 OVERALL 181ST FLOOR
A5.65 ENLARGED 181ST FLOOR
A5.66 OVERALL 182ND FLOOR
A5.67 ENLARGED 182ND FLOOR
A5.68 OVERALL 183RD FLOOR
A5.69 ENLARGED 183RD FLOOR
A5.70 OVERALL 184TH FLOOR
A5.71 ENLARGED 184TH FLOOR
A5.72 OVERALL 185TH FLOOR
A5.73 ENLARGED 185TH FLOOR
A5.74 OVERALL 186TH FLOOR
A5.75 ENLARGED 186TH FLOOR
A5.76 OVERALL 187TH FLOOR
A5.77 ENLARGED 187TH FLOOR
A5.78 OVERALL 188TH FLOOR
A5.79 ENLARGED 188TH FLOOR
A5.80 OVERALL 189TH FLOOR
A5.81 ENLARGED 189TH FLOOR
A5.82 OVERALL 190TH FLOOR
A5.83 ENLARGED 190TH FLOOR
A5.84 OVERALL 191ST FLOOR
A5.85 ENLARGED 191ST FLOOR
A5.86 OVERALL 192ND FLOOR
A5.87 ENLARGED 192ND FLOOR
A5.88 OVERALL 193RD FLOOR
A5.89 ENLARGED 193RD FLOOR
A5.90 OVERALL 194TH FLOOR
A5.91 ENLARGED 194TH FLOOR
A5.92 OVERALL 195TH FLOOR
A5.93 ENLARGED 195TH FLOOR
A5.94 OVERALL 196TH FLOOR
A5.95 ENLARGED 196TH FLOOR
A5.96 OVERALL 197TH FLOOR
A5.97 ENLARGED 197TH FLOOR
A5.98 OVERALL 198TH FLOOR
A5.99 ENLARGED 198TH FLOOR
A6.0 OVERALL 199TH FLOOR
A6.1 ENLARGED 199TH FLOOR
A6.2 OVERALL 200TH FLOOR
A6.3 ENLARGED 200TH FLOOR
A6.4 OVERALL 201ST FLOOR
A6.5 ENLARGED 201ST FLOOR
A6.6 OVERALL 202ND FLOOR
A6.7 ENLARGED 202ND FLOOR
A6.8 OVERALL 203RD FLOOR
A6.9 ENLARGED 203RD FLOOR
A6.10 OVERALL 204TH FLOOR
A6.11 ENLARGED 204TH FLOOR
A6.12 OVERALL 205TH FLOOR
A6.13 ENLARGED 205TH FLOOR
A6.14 OVERALL 206TH FLOOR
A6.15 ENLARGED 206TH FLOOR
A6.16 OVERALL 207TH FLOOR
A6.17 ENLARGED 207TH FLOOR
A6.18 OVERALL 208TH FLOOR
A6.19 ENLARGED 208TH FLOOR
A6.20 OVERALL 209TH FLOOR
A6.21 ENLARGED 209TH FLOOR
A6.22 OVERALL 210TH FLOOR
A6.23 ENLARGED 210TH FLOOR
A6.24 OVERALL 211ST FLOOR
A6.25 ENLARGED 211ST FLOOR
A6.26 OVERALL 212ND FLOOR
A6.27 ENLARGED 212ND FLOOR
A6.28 OVERALL 213RD FLOOR
A6.29 ENLARGED 213RD FLOOR
A6.30 OVERALL 214TH FLOOR
A6.31 ENLARGED 214TH FLOOR
A6.32 OVERALL 215TH FLOOR
A6.33 ENLARGED 215TH FLOOR
A6.34 OVERALL 216TH FLOOR
A6.35 ENLARGED 216TH FLOOR
A6.36 OVERALL 217TH FLOOR
A6.37 ENLARGED 217TH FLOOR
A6.38 OVERALL 218TH FLOOR
A6.39 ENLARGED 218TH FLOOR
A6.40 OVERALL 219TH FLOOR
A6.41 ENLARGED 219TH FLOOR
A6.42 OVERALL 220TH FLOOR
A6.43 ENLARGED 220TH FLOOR
A6.44 OVERALL 221ST FLOOR
A6.45 ENLARGED 221ST FLOOR
A6.46 OVERALL 222ND FLOOR
A6.47 ENLARGED 222ND FLOOR
A6.48 OVERALL 223RD FLOOR
A6.49 ENLARGED 223RD FLOOR
A6.50 OVERALL 224TH FLOOR
A6.51 ENLARGED 224TH FLOOR
A6.52 OVERALL 225TH FLOOR
A6.53 ENLARGED 225TH FLOOR
A6.54 OVERALL 226TH FLOOR
A6.55 ENLARGED 226TH FLOOR
A6.56 OVERALL 227TH FLOOR
A6.57 ENLARGED 227TH FLOOR
A6.58 OVERALL 228TH FLOOR
A6.59 ENLARGED 228TH FLOOR
A6.60 OVERALL 229TH FLOOR
A6.61 ENLARGED 229TH FLOOR
A6.62 OVERALL 230TH FLOOR
A6.63 ENLARGED 230TH FLOOR
A6.64 OVERALL 231ST FLOOR
A6.65 ENLARGED 231ST FLOOR
A6.66 OVERALL 232ND FLOOR
A6.67 ENLARGED 232ND FLOOR
A6.68 OVERALL 233RD FLOOR
A6.69 ENLARGED 233RD FLOOR
A6.70 OVERALL 234TH FLOOR
A6.71 ENLARGED 234TH FLOOR
A6.72 OVERALL 235TH FLOOR
A6.73 ENLARGED 235TH FLOOR
A6.74 OVERALL 236TH FLOOR
A6.75 ENLARGED 236TH FLOOR
A6.76 OVERALL 237TH FLOOR
A6.77 ENLARGED 237TH FLOOR
A6.78 OVERALL 238TH FLOOR
A6.79 ENLARGED 238TH FLOOR
A6.80 OVERALL 239TH FLOOR
A6.81 ENLARGED 239TH FLOOR
A6.82 OVERALL 240TH FLOOR
A6.83 ENLARGED 240TH FLOOR
A6.84 OVERALL 241ST FLOOR
A6.85 ENLARGED 241ST FLOOR
A6.86 OVERALL 242ND FLOOR
A6.87 ENLARGED 242ND FLOOR
A6.88 OVERALL 243RD FLOOR
A6.89 ENLARGED 243RD FLOOR
A6.90 OVERALL 244TH FLOOR
A6.91 ENLARGED 244TH FLOOR
A6.92 OVERALL 245TH FLOOR
A6.93 ENLARGED 245TH FLOOR
A6.94 OVERALL 246TH FLOOR
A6.95 ENLARGED 246TH FLOOR
A6.96 OVERALL 247TH FLOOR
A6.97 ENLARGED 247TH FLOOR
A6.98 OVERALL 248TH FLOOR
A6.99 ENLARGED 248TH FLOOR
A7.0 OVERALL 249TH FLOOR
A7.1 ENLARGED 249TH FLOOR
A7.2 OVERALL 250TH FLOOR
A7.3 ENLARGED 250TH FLOOR
A7.4 OVERALL 251ST FLOOR
A7.5 ENLARGED 251ST FLOOR
A7.6 OVERALL 252ND FLOOR
A7.7 ENLARGED 252ND FLOOR
A7.8 OVERALL 253RD FLOOR
A7.9 ENLARGED 253RD FLOOR
A7.10 OVERALL 254TH FLOOR
A7.11 ENLARGED 254TH FLOOR
A7.12 OVERALL 255TH FLOOR
A7.13 ENLARGED 255TH FLOOR
A7.14 OVERALL 256TH FLOOR
A7.15 ENLARGED 256TH FLOOR
A7.16 OVERALL 257TH FLOOR
A7.17 ENLARGED 257TH FLOOR
A7.18 OVERALL 258TH FLOOR
A7.19 ENLARGED 258TH FLOOR
A7.20 OVERALL 259TH FLOOR
A7.21 ENLARGED 259TH FLOOR
A7.22 OVERALL 260TH FLOOR
A7.23 ENLARGED 260TH FLOOR
A7.24 OVERALL 261ST FLOOR
A7.25 ENLARGED 261ST FLOOR
A7.26 OVERALL 262ND FLOOR
A7.27 ENLARGED 262ND FLOOR
A7.28 OVERALL 263RD FLOOR
A7.29 ENLARGED 263RD FLOOR
A7.30 OVERALL 264TH FLOOR
A7.31 ENLARGED 264TH FLOOR
A7.32 OVERALL 265TH FLOOR
A7.33 ENLARGED 265TH FLOOR
A7.34 OVERALL 266TH FLOOR
A7.35 ENLARGED 266TH FLOOR
A7.36 OVERALL 267TH FLOOR
A7.37 ENLARGED 267TH FLOOR
A7.38 OVERALL 268TH FLOOR
A7.39 ENLARGED 268TH FLOOR
A7.40 OVERALL 269TH FLOOR
A7.41 ENLARGED 269TH FLOOR
A7.42 OVERALL 270TH FLOOR
A7.43 ENLARGED 270TH FLOOR
A7.44 OVERALL 271ST FLOOR
A7.45 ENLARGED 271ST FLOOR
A7.46 OVERALL 272ND FLOOR
A7.47 ENLARGED 272ND FLOOR
A7.48 OVERALL 273RD FLOOR
A7.49 ENLARGED 273RD FLOOR
A7.50 OVERALL 274TH FLOOR
A7.51 ENLARGED 274TH FLOOR
A7.52 OVERALL 275TH FLOOR
A7.53 ENLARGED 275TH FLOOR
A7.54 OVERALL 276TH FLOOR
A7.55 ENLARGED 276TH FLOOR
A7.56 OVERALL 277TH FLOOR
A7.57 ENLARGED 277TH FLOOR
A7.58 OVERALL 278TH FLOOR
A7.59 ENLARGED 278TH FLOOR
A7.60 OVERALL 279TH FLOOR
A7.61 ENLARGED 279TH FLOOR
A7.62 OVERALL 280TH FLOOR
A7.63 ENLARGED 280TH FLOOR
A7.64 OVERALL 281ST FLOOR
A7.65 ENLARGED 281ST FLOOR
A7.66 OVERALL 282ND FLOOR
A7.67 ENLARGED 282ND FLOOR
A7.68 OVERALL 283RD FLOOR
A7.69 ENLARGED 283RD FLOOR
A7.70 OVERALL 284TH FLOOR
A7.71 ENLARGED 284TH FLOOR
A7.72 OVERALL 285TH FLOOR
A7.73 ENLARGED 285TH FLOOR
A7.74 OVERALL 286TH FLOOR
A7.75 ENLARGED 286TH FLOOR
A7.76 OVERALL 287TH FLOOR
A7.77 ENLARGED 287TH FLOOR
A7.78 OVERALL 288TH FLOOR
A7.79 ENLARGED 288TH FLOOR
A7.80 OVERALL 289TH FLOOR
A7.81 ENLARGED 289TH FLOOR
A7.82 OVERALL 290TH FLOOR
A7.83 ENLARGED 290TH FLOOR
A7.84 OVERALL 291ST FLOOR
A7.85 ENLARGED 291ST FLOOR
A7.86 OVERALL 292ND FLOOR
A7.87 ENLARGED 292ND FLOOR
A7.88 OVERALL 293RD FLOOR
A7.89 ENLARGED 293RD FLOOR
A7.90 OVERALL 294TH FLOOR
A7.91 ENLARGED 294TH FLOOR
A7.92 OVERALL 295TH FLOOR
A7.93 ENLARGED 295TH FLOOR
A7.94 OVERALL 296TH FLOOR
A7.95 ENLARGED 296TH FLOOR
A7.96 OVERALL 297TH FLOOR
A7.97 ENLARGED 297TH FLOOR
A7.98 OVERALL 298TH FLOOR
A7.99 ENLARGED 298TH FLOOR
A8.0 OVERALL 299TH FLOOR
A8.1 ENLARGED 299TH FLOOR
A8.2 OVERALL 300TH FLOOR
A8.3 ENLARGED 300TH FLOOR
A8.4 OVERALL 301ST FLOOR
A8.5 ENLARGED 301ST FLOOR
A8.6 OVERALL 302ND FLOOR
A8.7 ENLARGED 302ND FLOOR
A8.8 OVERALL 303RD FLOOR
A8.9 ENLARGED 303RD FLOOR
A8.10 OVERALL 304TH FLOOR
A8.11 ENLARGED 304TH FLOOR
A8.12 OVERALL 305TH FLOOR
A8.13 ENLARGED 305TH FLOOR
A8.14 OVERALL 306TH FLOOR
A8.15 ENLARGED 306TH FLOOR
A8.16 OVERALL 307TH FLOOR
A8.17 ENLARGED 307TH FLOOR
A8.18 OVERALL 308TH FLOOR
A8.19 ENLARGED 308TH FLOOR
A8.20 OVERALL 309TH FLOOR
A8.21 ENLARGED 309TH FLOOR
A8.22 OVERALL 310TH FLOOR
A8.23 ENLARGED 310TH FLOOR
A8.24 OVERALL 311ST FLOOR
A8.25 ENLARGED 311ST FLOOR
A8.26 OVERALL 312ND FLOOR
A8.27 ENLARGED 312ND FLOOR
A8.28 OVERALL 313RD FLOOR
A8.29 ENLARGED 313RD FLOOR
A8.30 OVERALL 314TH FLOOR
A8.31 ENLARGED 314TH FLOOR
A8.32 OVERALL 315TH FLOOR
A8.33 ENLARGED 315TH FLOOR
A8.34 OVERALL 316TH FLOOR
A8.35 ENLARGED 316TH FLOOR
A8.36 OVERALL 317TH FLOOR
A8.37 ENLARGED 317TH FLOOR
A8.38 OVERALL 318TH FLOOR
A8.39 ENLARG



HPA, INC.
18831 Bardeen Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949-453-1770
email: hpa@hpaarch.com

Owner:
AMERICAN JERRY
COMPANY

2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:

SEC Hesperia &
Nisqually Road

----- HESPERIA ROAD
VICTORVILLE, CA 92385

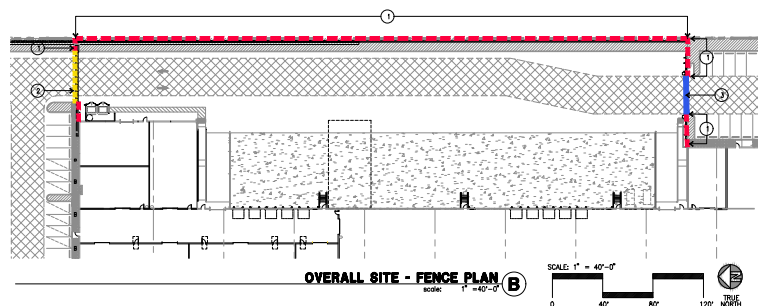
Consultants:


Civil:	LANGAN
Structural:	DFA
Mechanical:	AIR CONTROL
Plumbing:	JOHNSON
Electrical:	GREGG
Landscaping:	HUNTER
Fire Protection:	SHAMBAUGH
Solar Engineer:	LOR

Title: OVERALL FIRE SITE PLAN

Project Number: 22710
Drawn by: AC/AW
Date: 09/23/2024
Revision:

Sheet:
DAB-A1.1F



 ① PROPOSED 8" HIGH METAL FENCE.
 ② PROPOSED 8" METAL FENCE & METAL GATE WITH METAL MESH FOR SCREENING
 ③ PROPOSED 8" HIGH METAL SLIDING GATE.



HPA, INC.
18831 Bardeen Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949•863•4770
email: hpa@hparchs.com

Owner:



2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:

SEC Hesperia & Nisqually Road

----- HESPERIA ROAD
VICTORVILLE, CA 92365

Consultants:

Civil:	LANGAN
Structural:	DFA
Mechanical:	AIR CONTROL
Plumbing:	JOHNSON
Electrical:	GREGG
Landscape:	HUNTER
Fire Protection:	SHAMBAUGH
Soils Engineer:	LOR

Title: ON-SITE CIRCULATION
FENCE PLAN

Project Number: 22710
 Drawn by: AC/AW
 Date: 09/23/2024
 Revision:

Sheet:

DAB-A1.1T



HPA, INC.
18831 Bardens Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949-460-7770
email: hpa@hparchs.com

Owner:

AMERICAN JERRY
COMPANY

2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:

SEC Hesperia &
Nisqually Road

----- HESPERIA ROAD
VICTORVILLE, CA 92385

Consultants:

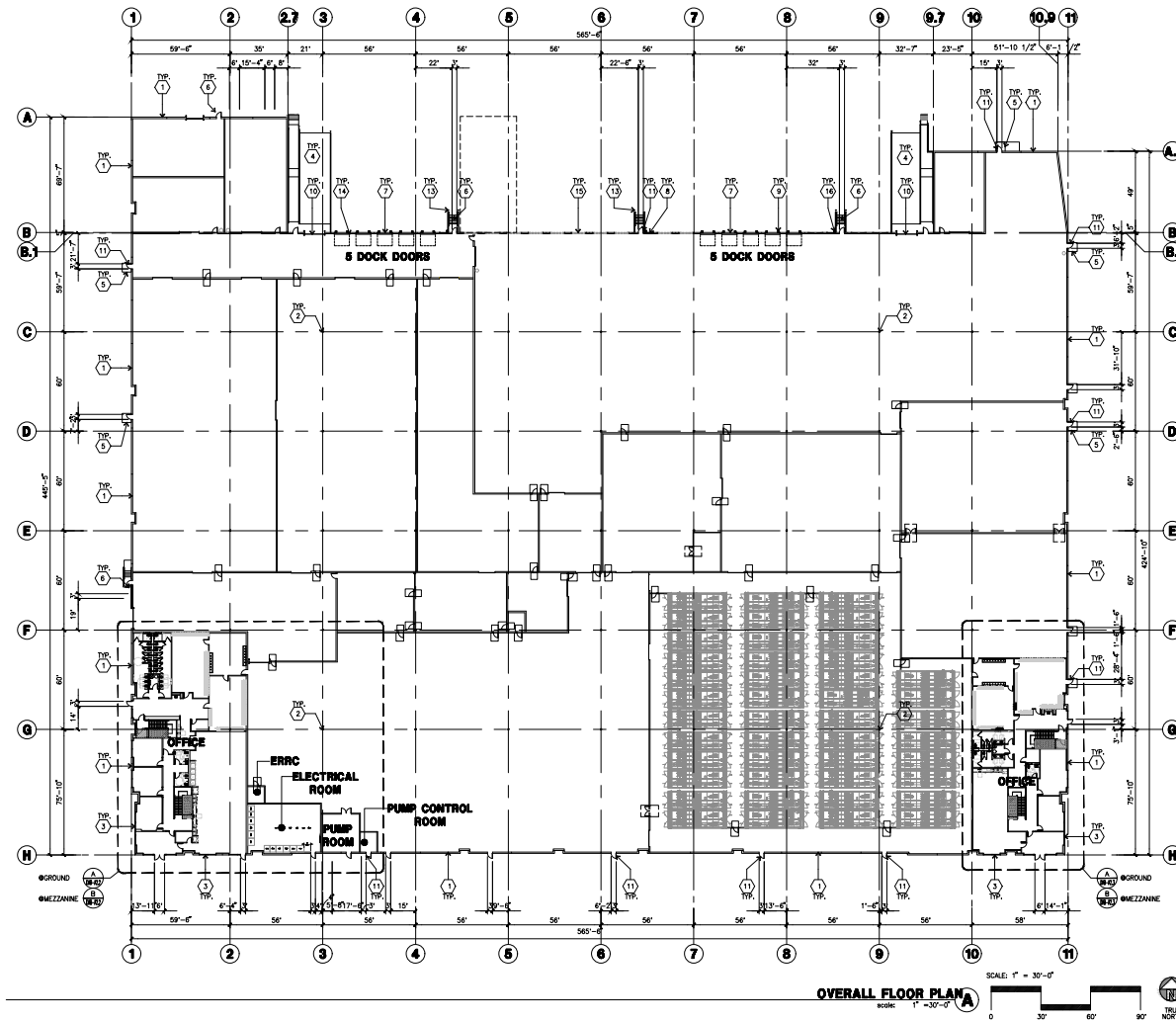
Civil:	LANGAN
Structural:	DFA
Mechanical:	AIR CONTROL
Plumbing:	JOHNSON
Electrical:	GREGG
Landscaping:	HUNTER
Fire Protection:	SHAMBAUGH
Sole Engineer:	LOR

Title: OVERALL FLOOR PLAN

Project Number: 22710
Drawn by: AC/AW
Date: 09/23/2024
Revision:

Sheet:

DAB-A2.1



FLOOR PLAN KEYNOTES

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STORMWATER SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 6"-6 1/2" THICK CONCRETE EXTERIOR LANDING AND TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROWN FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- EXTERIOR CONCRETE STAIR W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL.
- 8' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 4' X 8' LOUVERED OPENING FOR VENTILATION.
- DOCK DOOR BUMPER TYPICAL.
- SOFFIT LINE ABOVE.
- 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 7' X 7' HOLLOW METAL EXTERIOR MAIN DOOR.
- CONC. FILLED GUARD POST. 6" DIA. U.L.G., 42"H.
- 2 GUARD.
- KNICK OUT PANEL.
- EXTERIOR DOWNSPUTS WITH 2 OVERFLOW SCUPPERS.

FLOOR PLAN GENERAL NOTES

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS AT APPROXIMATELY 120' O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY ALL O.P.R. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL WANDOUT EXITS. SEE "C" DRAWINGS FOR POUR STRIP LOCATION.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRID LINE, OR FACE OF STUD U.L.G.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS, PLUMBING/ELECTRICAL COORDINATION.
- NOT USED.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN (W/REWORK).
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SIGN SIGHTING SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- NON-ACCESSIBLE DOOR: PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SEE PER CBC 11B-10.5.5.
- ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW. SEE SHEET DAB-A4.2 OFFICE SECTION.
- NOT USED.
- PROVIDE FIRE EXTINGUISHERS PER FIRE MARSHALL.

FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT.
- FLOOR COMPACTION - 90%.
 - FRENCH COMPACTION - 90%.
 - BUILDING FLOOR SLAB.
 - CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302.1R-96.
 - CONCRETE SLAB TO HAVE STEEL FIBER (W/ARD TROWEL) BURNISHED FINISH.
 - CONTRACTOR TO CURE SLAB TO BE NET CURING USING BURLINE FOR 7 DAYS MIN.
 - ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 - NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 - SLAB TO BE FT50 (L/S) MEASURED WITHIN 24 HOURS.
 - NO FLY ASH IN THE CONCRETE.
 - WHERE INDICATED, PROVIDE VAPOR BARRIER (15#L STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND FOR SOLE ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 - CONCRETE SLAB IN FUTURE OFFICE AREAS WHERE SAND OVER VOUCHER ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 - CONTRACTOR/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 - SEAL CONCRETE SLAB W/ "LIPDOLPH" SEALER.



AMERICAN JERKY
— COMPANY —

Civil:	LANGAN
Structural:	DFA
Mechanical:	AIR CONTROL
Plumbing:	JOHNSON
Electrical:	GREGG
Landscape:	HUNTER
Fire Protection:	SHAMBAUGH
Soils Engineer:	LOR

Project Number: 22710
 Drawn by: AC/AW
 Date: 09/23/2024
 Revision:

Sheet:

DAB-A3.1



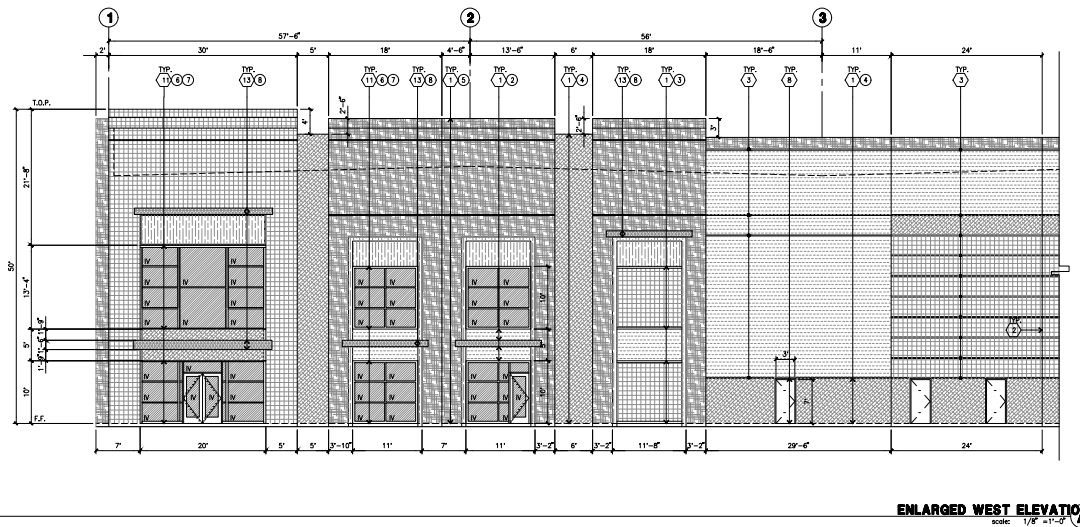
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/8" LITE
U: 0.27 SHGC: 0.21 VLT: 26%
MINIMUM VT TO ME 0.42 PER 2016 CEC TABLE 140.3-B

SC : SPANDREL WITH CONCRETE BEHIND
1/8" VISTACOL PACIFICA WITH WARM GRAY OPACICOAT PAINTED
INSTALLED ON CONCRETE.

V : VISION GLASS
1/8" VISTACOL PACIFICA

MULLIONS : ANODIZED CLEAR.

DAB-A3.1



ELEVATION KEYNOTES

- CONCRETE TILT-UP PANEL.
- PANEL JOINT.
- PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. N.B.D.
- 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 8" X 10" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- CONCRETE STAIR, LANDING AND CORRIDOR. 1/2" METAL PIPE HANDRAIL. PROVIDE NON-SKID NOTING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPS INTEGRAL TO CONCRETE AT TOP LANDING AND NOTION TRAIL FOR ADA REQUIREMENTS.
- 4" X 8" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- EXTERIOR DOWN SPOULTS 1/2" 2 OVERFLOW SCUPPERS.
- DOCK DOOR BUMPER TYPICAL.
- ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SECTIONS ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- CONC. FILLED GUARD POST. 4" DIA. UNL.D., 42"H.
- METAL CANOPY.
- KNOCK OUT PANEL.

ELEVATION GENERAL NOTES

- ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
- ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
- T.O.P. EL. = TOP OF PARAPET ELEVATION.
- F.F. = FINISH FLOOR ELEVATION.
- STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LITELS SHALL BE DESIGNED TO RESIST 10 MPH. WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
- CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL 1/2" SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
- BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
- FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
- USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
- THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

ELEVATION COLOR LEGEND/SCHED.

- PAINT. COLOR : SW 7005 PURE WHITE 225-C1
- PAINT. COLOR : SW 7871 ON THE ROCKS 250-C7
- PAINT. COLOR : SW 7017 DORIAN GRAY 244-C3
- PAINT. COLOR : SW 7046 ANONYMOUS 245-C5
- PAINT. COLOR : SW 0040 ROYALDORT ADOBE
- GLAZING COLOR : BLUE GLAZING
- MULLIONS COLOR : CROWN ANODIZED ALUM. MULLIONS
- PAINT. COLOR : SW 7005 PURE WHITE 225-C1 CANOPY

GLAZING LEGEND

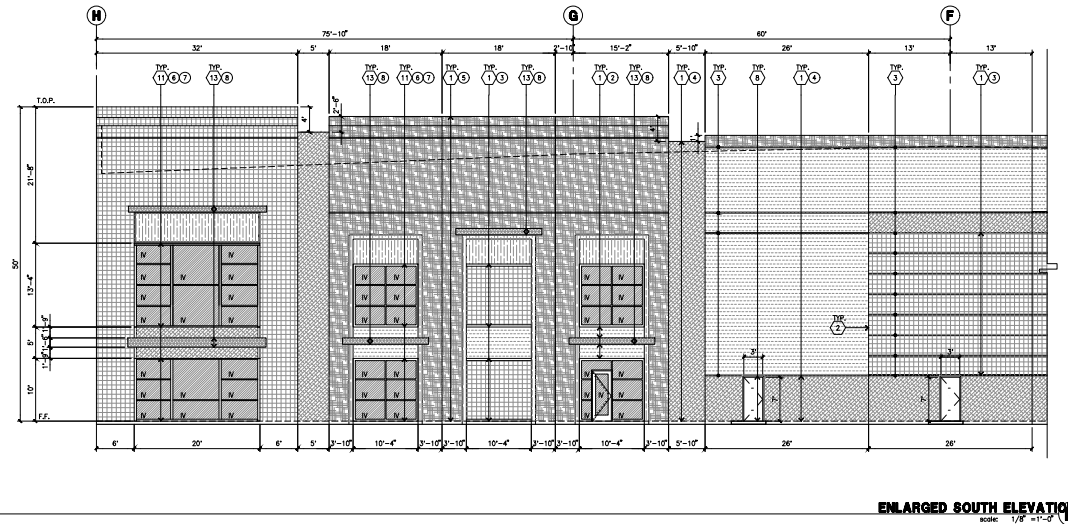
NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.

- INSULATED VISION GLASS
- SPANDREL GLASS
- VISION GLASS
- SPANDREL GLASS WITH CONCRETE BEHIND

IV : INSULATED VISION GLASS
1/4" VENTIGUOL INSISTA + 1/4" SOLUMIN 80 CLEAR
1/4" VENTIGUOL INSISTA + 1/4" SOLUMIN 80 CLEAR
1/4" VENTIGUOL INSISTA + 1/4" SOLUMIN 80 CLEAR
1/4" VENTIGUOL INSISTA + 1/4" SOLUMIN 80 CLEAR

SG : SPANDREL WITH CONCRETE BEHIND
1/4" VENTIGUOL INSISTA WITH BROWN GRAY SPANDREL PAINTED ON REFLECTIVE.
1/4" VENTIGUOL INSISTA WITH BROWN GRAY SPANDREL PAINTED ON REFLECTIVE.
1/4" VENTIGUOL INSISTA WITH BROWN GRAY SPANDREL PAINTED ON REFLECTIVE.

V : VISION GLASS
1/4" VENTIGUOL INSISTA
MULLIONS : ANODIZED CLEAR.



HPA, INC.
18831 Bardeen Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949-453-7700
email: hpa@hpaarch.com



2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:

SEC Hesperia &
Nisqually Road

HESPERIA ROAD
VICTORVILLE, CA 92385

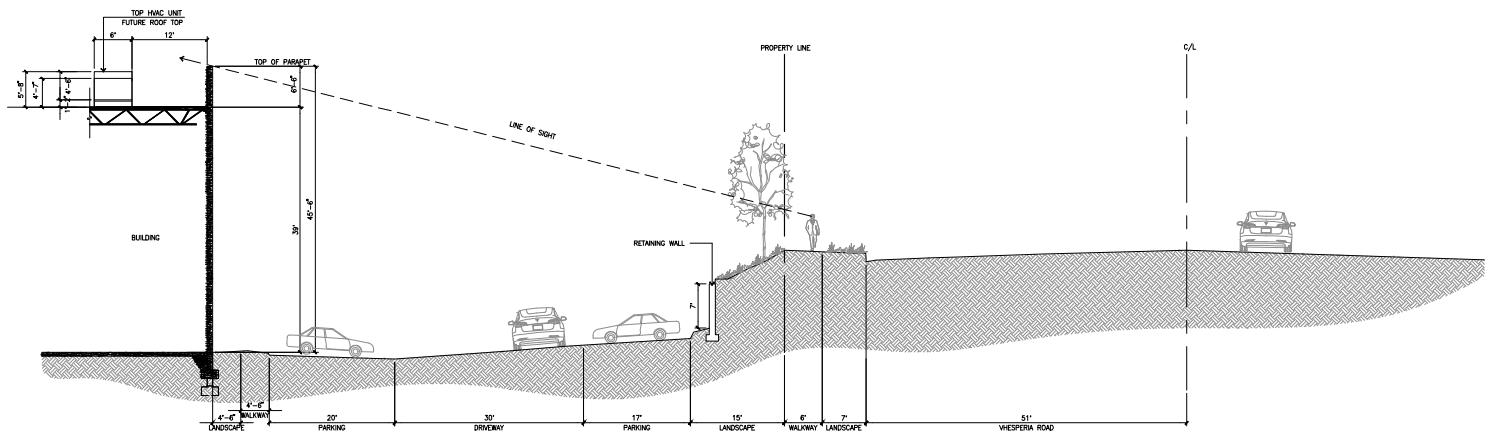
Consultants:

Civil: LANGAN
Structural: DFA
Mechanical: AIR CONTROL
Plumbing: JOHNSON
Electrical: GREGG
Landscape: HUNTER
Fire Protection: SHAMBAUGH
Sole Engineer: LOR

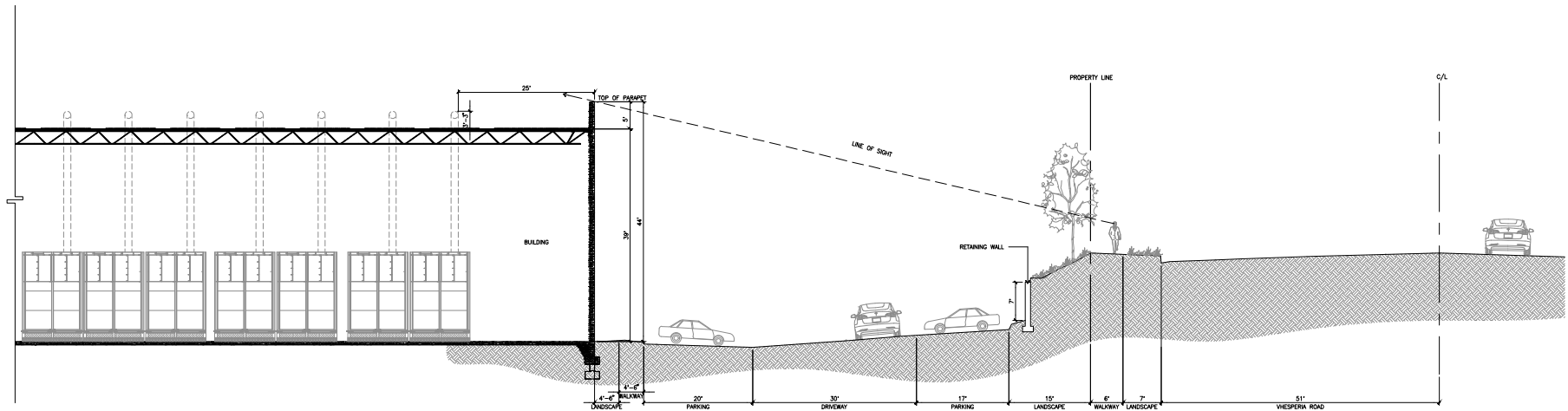
Title: ELEVATION

Project Number: 22710
Drawn by: AC/AW
Date: 08/23/2024
Revision:

Sheet:
DAB-A3.2



SIGHT SECTION A
scale: 1/8" = 1'-0"



SIGHT SECTION B
scale: 1/8" = 1'-0"



HPA, INC.
18831 Barden Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949-863-7770
email: hpa@hparchs.com

Owner:

AMERICAN JERRY
COMPANY

2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:

SEC Hesperia &
Nisqually Road

--- HESPERIA ROAD
VICTORVILLE, CA 92385

Consultants:

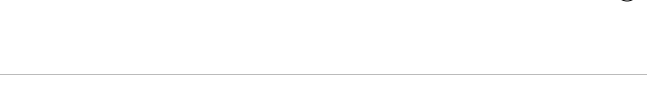
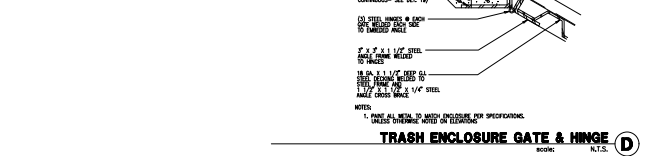
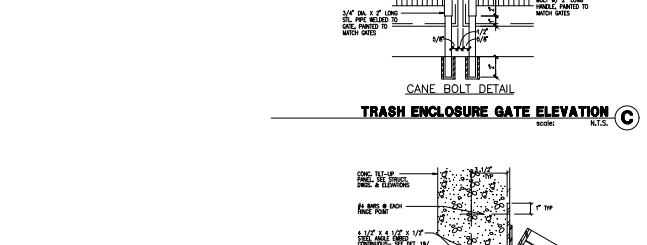
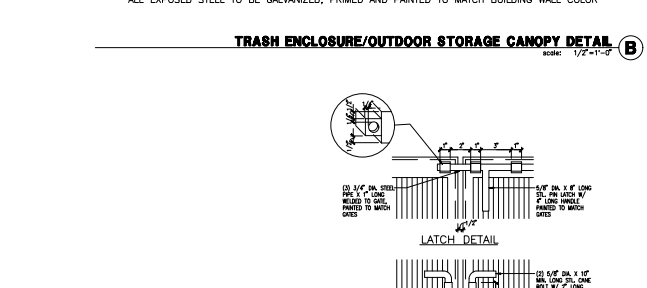
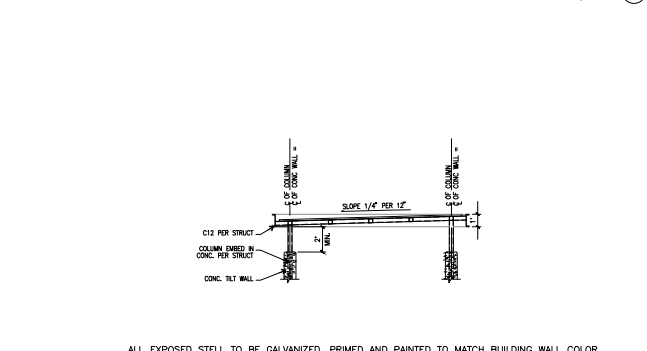
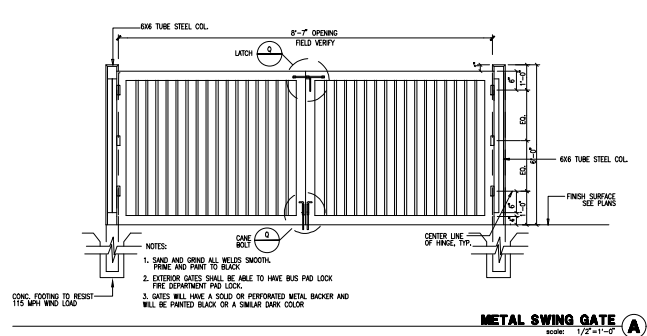
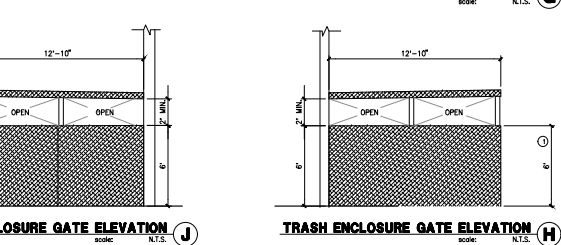
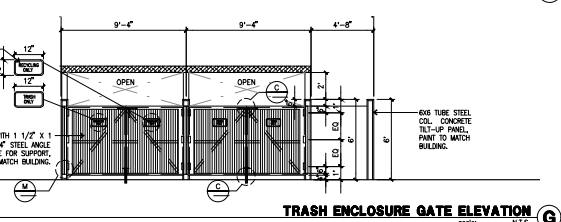
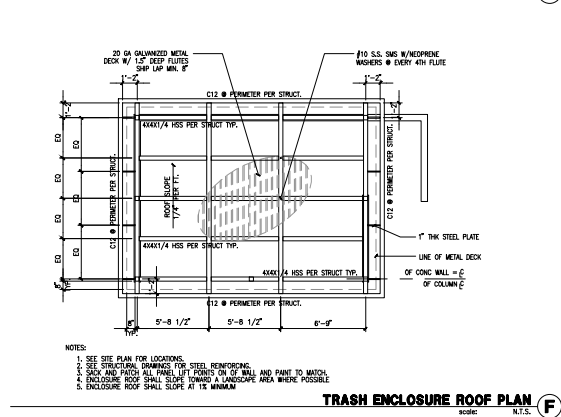
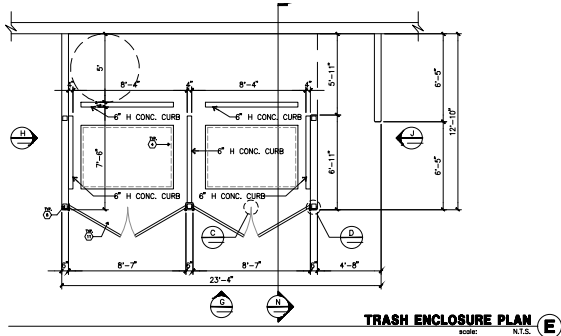
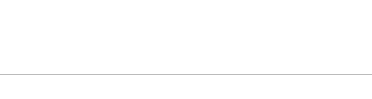
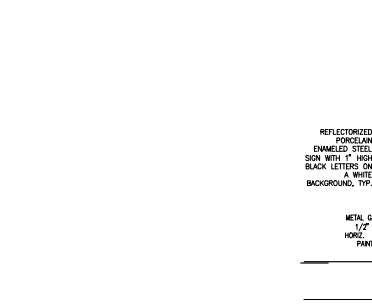
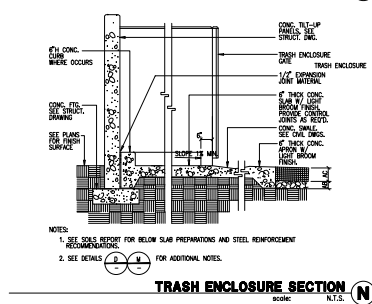
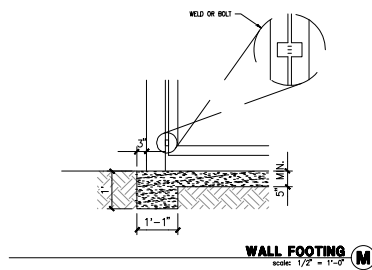
Civil:	LANGAN
Structural:	DFA
Mechanical:	AIR CONTROL
Plumbing:	JOHNSON
Electrical:	GREGG
Landscape:	HUNTER
Fire Protection:	SHAMBAUGH
Soils Engineer:	LOR

Title: Trash Enclosure Details

Project Number: 22710
Drawn by: ACIAW
Date: 09/23/2024
Revision:

Sheet:

DAB-A4.1



HPA, INC.
18831 Bardeen Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949-450-1770
email: hpa@hpaarch.com

Owner:
AMERICAN JERRY COMPANY

2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:

SEC Hesperia &
Nisqually Road

HERSPERIA ROAD
VICTORVILLE, CA 92385

Consultants:

Civil: LANGAN
Structural: DFA
Mechanical: AIR CONTROL
Plumbing: JOHNSON
Electrical: GREGG
Landscape: HUNTER
Fire Protection: SHAMBAUGH
Sole Engineer: LOR

Title: TRASH ENCLOSURE DETAIL

Project Number: 22710
Drawn by: AC/AW
Date: 09/23/2024
Revision:

Sheet:

DAB-A4.2



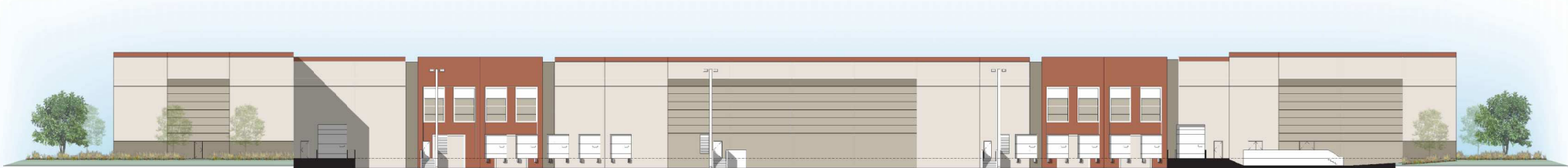
Nisqualli Road - North Elevation



Hesperia Road - West Elevation



South Elevation



East Elevation



Conceptual Building Elevations - 42' Clear Ht.

SEC HESPERIA RD. & NISQUALLY RD.

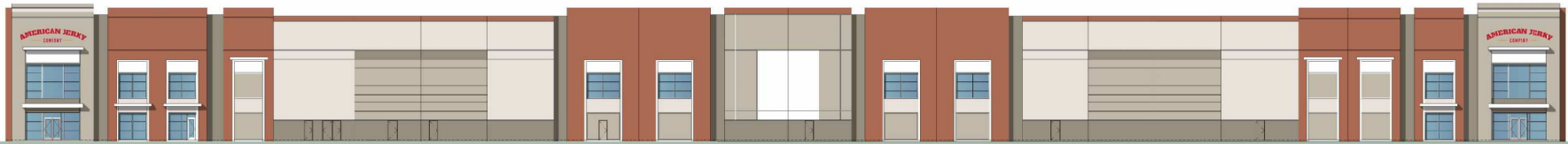
Victorville, CA

#22710 | 09.18.2024

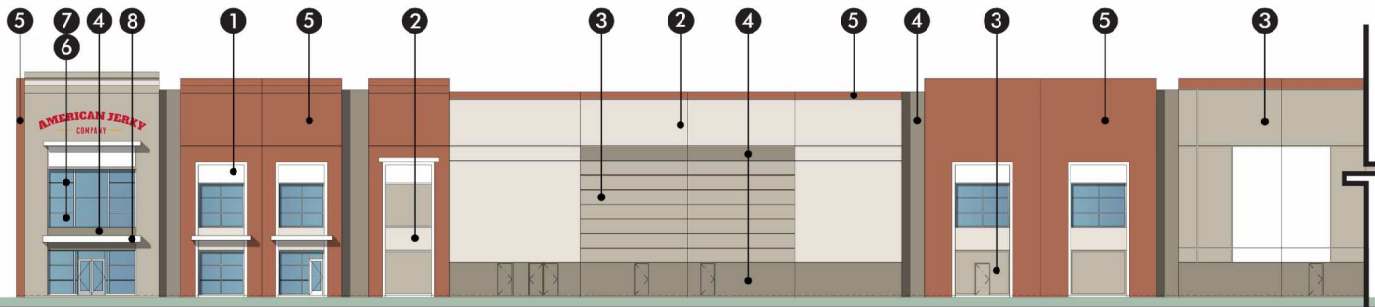
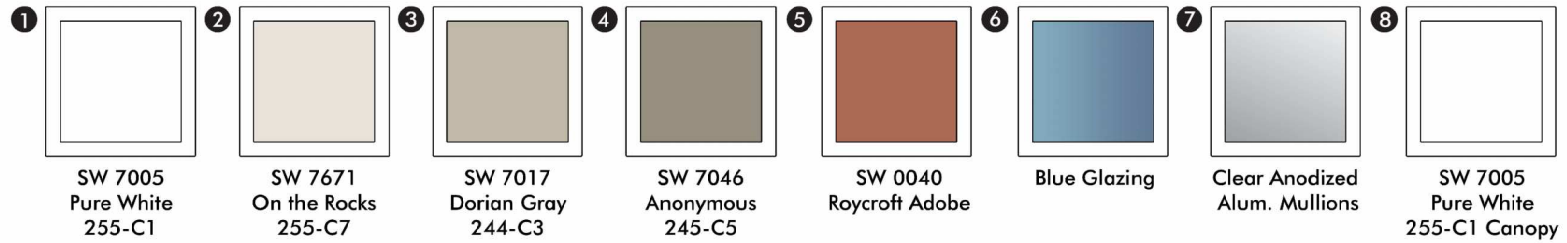




Nisqualli Road - North Elevation



Hesperia Road - West Elevation



Enlarged View of Hesperia Road - West Elevation



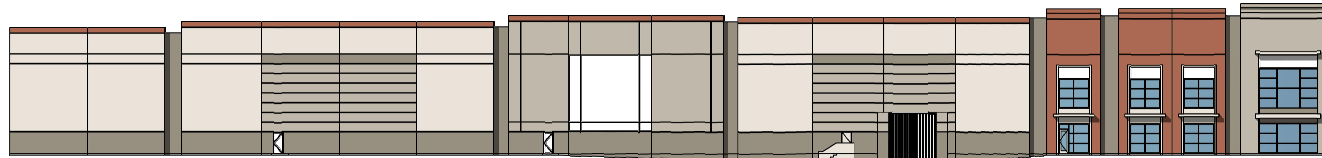
Conceptual Building Elevations and Material Board - 42' Clear Ht.

SEC HESPERIA RD. & NISQUALLY RD.

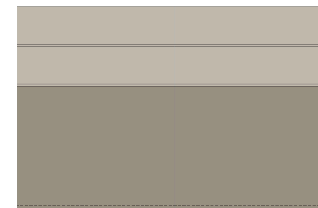
Victorville, CA

#22710 | 09.19.2024

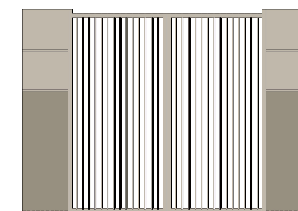




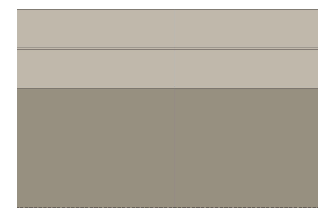
NORTH ELEVATION
scale: 1/16"=1'-0" **(A)**



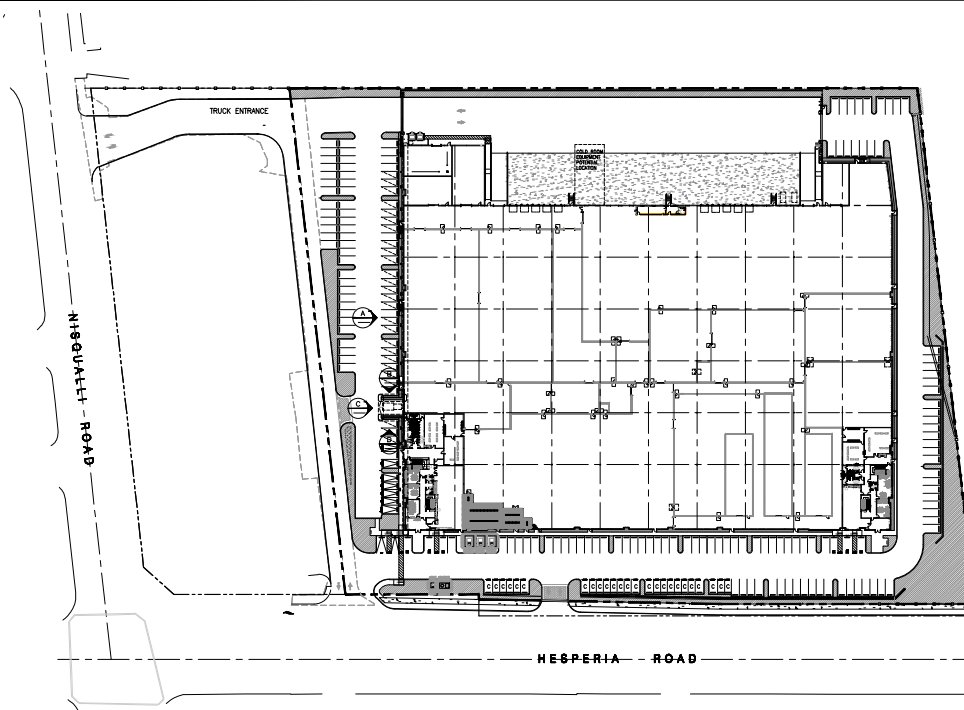
ENLARGED SCREENWALL ELEVATION
scale: 1/4"=1'-0" **(B)**



ENLARGED SCREENWALL ELEVATION
scale: 1/4"=1'-0" **(C)**



ENLARGED SCREENWALL ELEVATION
scale: 1/4"=1'-0" **(D)**



HPA, INC.
18831 Bardeen Avenue - Ste.
#100 Irvine, CA 92612
Tel: 949-453-4770
email: hpa@hparchs.com

Owner:
AMERICAN JERRY
COMPANY

2400 E. FRANCIS ST.
ONTARIO, CA 91761

Project:
SEC Hesperia &
Nisqually Road

----- HESPERIA ROAD
VICTORVILLE, CA 92385

Consultants:
Civil: LANGAN
Structural: DFA
Mechanical: AIR CONTROL
Plumbing: JOHNSON
Electrical: GREGG
Landscape: HUNTER
Fire Protection: SHAMBAUGH
Soils Engineer: LOR

Title: TRASH ENCLOSURE DETAIL

Project Number: 22710
Drawn by: AC/AW
Date: 09/23/2024
Revision:

Sheet:

DAB-A4.3



711 S. Fee Ana Street
Placentia, California 92870
Ph: 714.986-2400
Fax: 714.986-2408



Project

SEC
Hesperia &
Nisqually Rd.

Hesperia Road
Victorville, CA 92365

American Jerky Co.

2400 E. Francis St.
Ontario, CA 91761

[illegible]

Sheet Title

Planting Plan



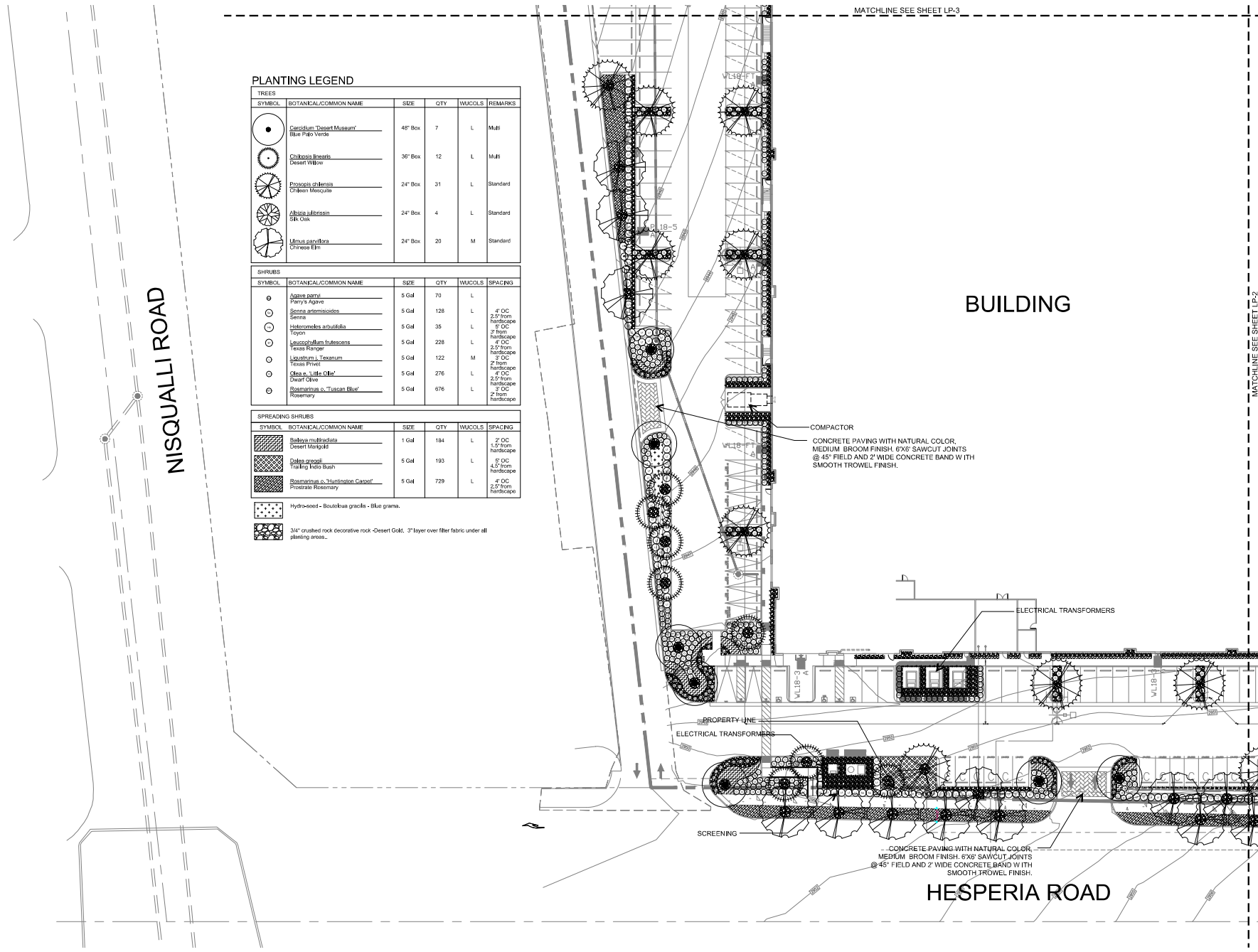
Scale 1" = 20'

Date 03/12/2

Drawn by TH

Job Number 22 021

LP-1





HUNTER LANDSCAPE

711 S. Fee Anna Street
Pacifica, California 92870
Ph: 714.986-2400
Fax: 714.986-2408



Project

SEC
Hesperia &
Nisqually Rd.

Hesperia Road
Victorville, CA 92385

American Jerky Co.

2400 E. Francis St.
Ontario, CA 91761

Submit	Date	Description
	03/12/25	2nd Submittal

Revisions	Notes	Remarks
Δ		

Sheet Title

Planting Plan



Scale 1" = 20'

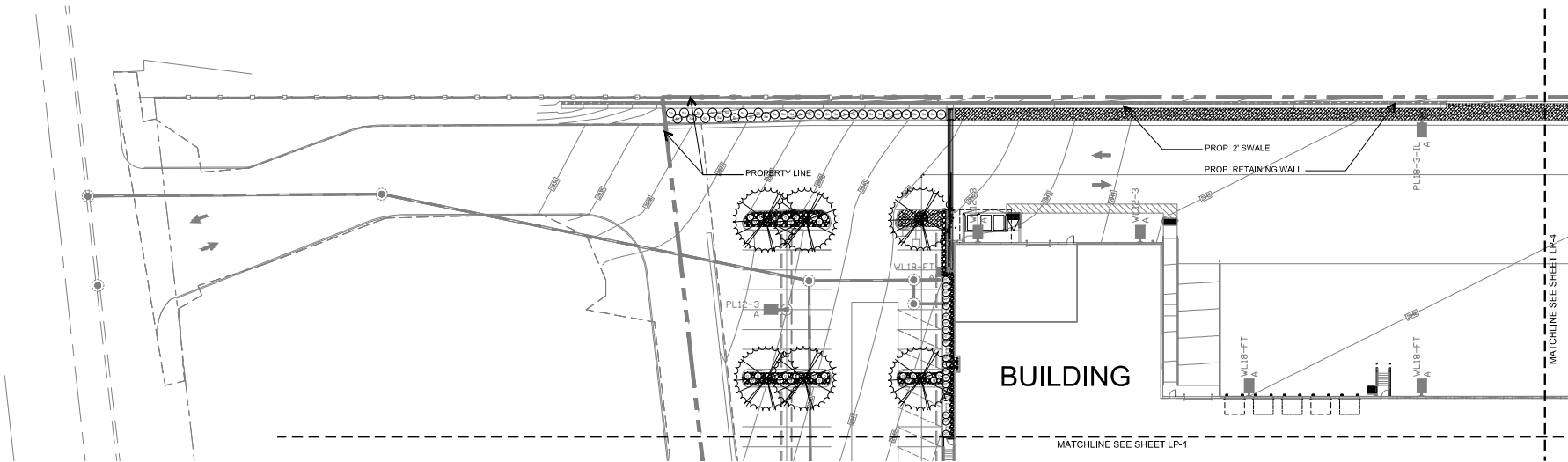
Date 03/12/25

Drawn by TH

Job Number 23-021

Sheet No

LP-3



PLANTING LEGEND

TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Cercidium desert museum</i> Blue Palo Verde	48" Box	7	L	Multi
	<i>Chrysopsis linearis</i> Desert Willow	36" Box	12	L	Multi
	<i>Prosopis juliflora</i> Chikan Mesquite	24" Box	31	L	Standard
	<i>Albizia julibrissin</i> Silk Oak	24" Box	4	L	Standard
	<i>Ulmus parviflora</i> Chinese Elm	24" Box	20	M	Standard

SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	<i>Agave parryi</i> Parry's Agave	5 Gal	70	L	
	<i>Senecio sphaerocarpus</i> Senna	5 Gal	128	L	4" OC 2.5' from hardscape
	<i>Yucca elata</i> Yucca	5 Gal	35	L	4" OC 3' from hardscape
	<i>Leucosiphon frutescens</i> Texas Ranger	5 Gal	228	L	4" OC 2.5' from hardscape
	<i>Mesquite</i> Texas Privet	5 Gal	122	M	4" OC 2' from hardscape
	<i>Olea europaea</i> Olive	5 Gal	276	L	4" OC 2.5' from hardscape
	<i>Rosmarinus officinalis</i> Rosemary	5 Gal	676	L	4" OC 2' from hardscape

SPREADING SHRUBS					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	<i>Baccharis multiflora</i> Desert Mangelia	1 Gal	184	L	2" OC 1.5' from hardscape
	<i>Salvia rosmarinifolia</i> Trailing Red Bush	5 Gal	193	L	4" OC 4.5' from hardscape
	<i>Rosmarinus officinalis</i> Prostrate Rosemary	5 Gal	729	L	4" OC 2.5' from hardscape
	Hydroseed - Boulevarde grass - Blue grass				
	3/4" crushed rock decorative rock - Desert Gold. 3" layer over filter fabric under all planting areas.				



711 S. Fee Ana Street
Placentia, California 92870
Ph: 714.986-2400
Fax: 714.986-2408



Project

SEC
Hesperia &
Nisqually Rd.

Hesperia Road
Victorville, CA 92365

American Jerky Co.
2400 E. Francis St.
Ontario, CA 91761

Submittals	
Date	Description
03/12/25	2nd Submittal

[illegible]

Sheet Title

Planting Plan



Scale $1'' = 20'$

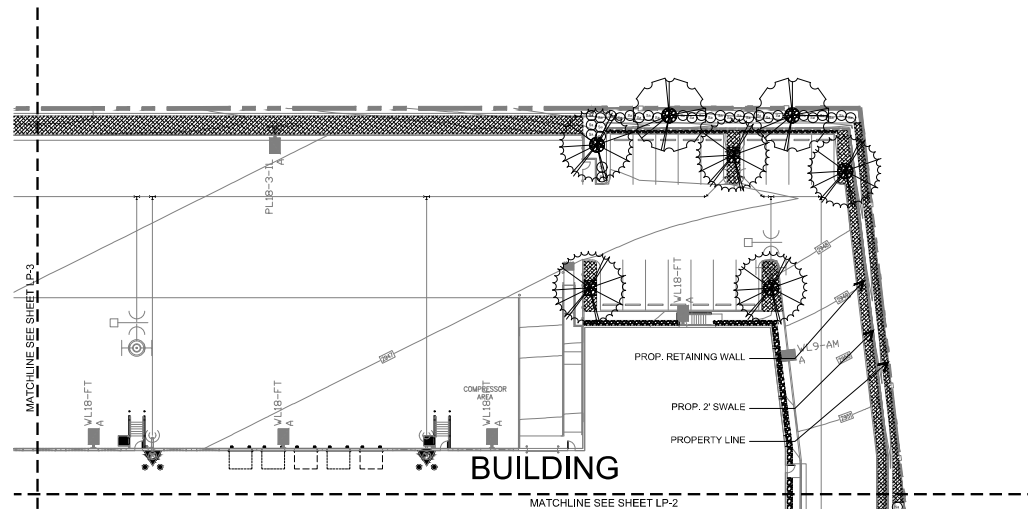
Date 03/12/25

Drawn by TH






Job Number 22-0

Sheet No.

LP-4






PLANTING LEGEND


TREES					
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	REMARKS
	<i>Ceratonia</i> Desert Muesum? Blue Pab Verde	48" Box	7	L	Mult
	<i>Chionoxylon</i> Desert Willow	36" Box	12	L	Mult
	<i>Prosopis juliflora</i> Desert Mesquite	24" Box	31	L	Standard
	<i>Albizia juliflora</i> Silk Oak	24" Box	4	L	Standard
	<i>Mimosa pudica</i> Chinese Elm	24" Box	20	M	Standard


SHRUBS

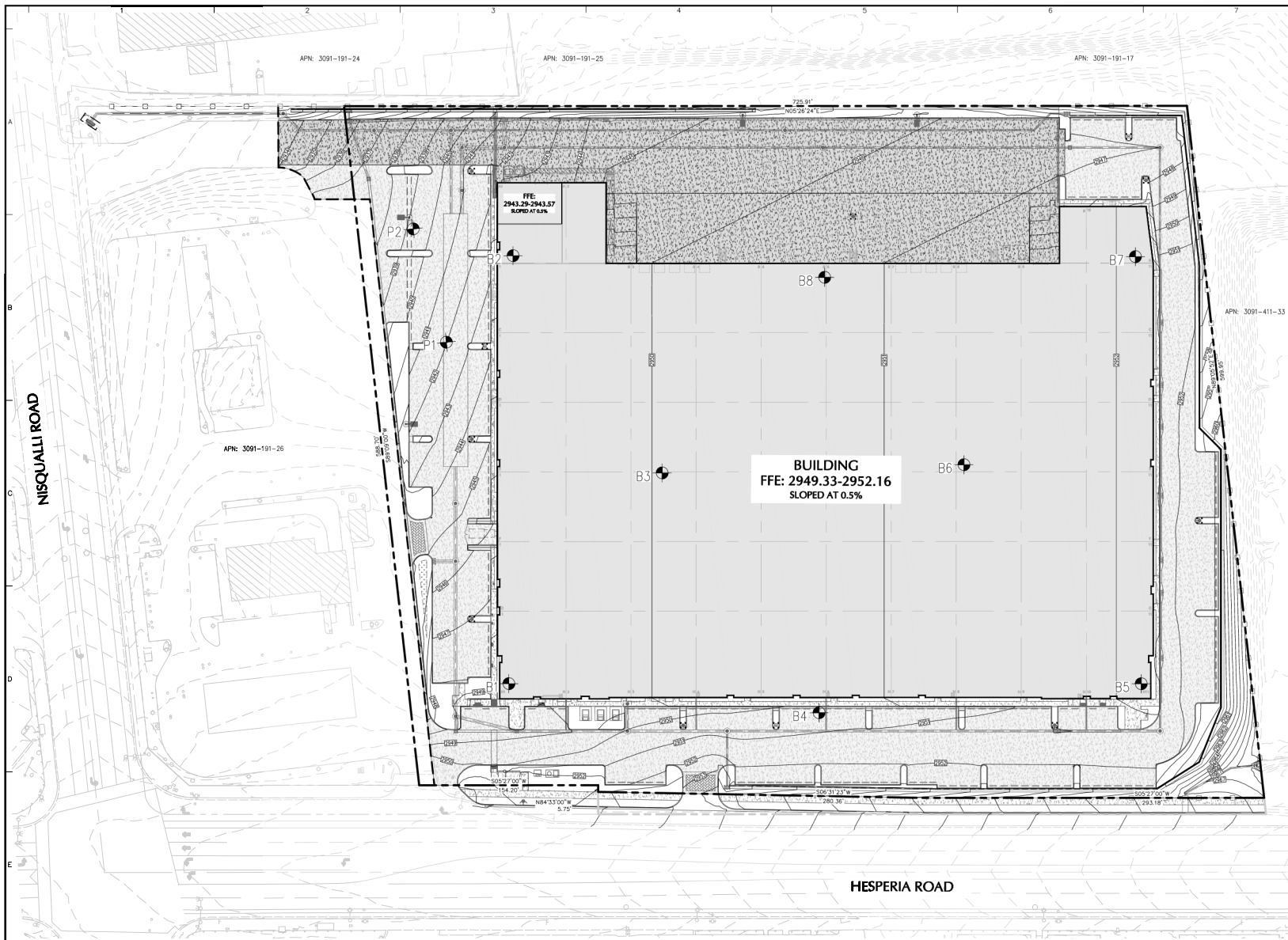
SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
⊙	Agave cerni	5 Gal	70	L	
⊙	Senecio artemisioides	5 Gal	128	L	4 OC 2 from hardscapes
⊙	Senecio	5 Gal	35	L	2 OC 3 from hardscapes
⊙	Heteromyles arbutifolia	5 Gal	228	L	4 OC 2 from hardscapes
⊙	Leucodermis arbutifolia	5 Gal	228	L	4 OC 2 from hardscapes
⊙	Trox Rango	5 Gal	128	M	2 from hardscapes
⊙	Liquidum L. Torosum	5 Gal	276	L	4 OC 2 from hardscapes
⊙	Trox Priest	5 Gal	276	L	4 OC 2 from hardscapes
⊙	Olea "Little Ole"	5 Gal	276	L	4 OC 2 from hardscapes
⊙	Dwarf Olive	5 Gal	276	L	4 OC 2 from hardscapes
⊙	Bosmanina o. Tucson Blue	5 Gal	676	L	2 from hardscapes
⊙	Rosemary				

SPREADING SHRUBS

SYMBOL	BOTANICAL/COMMON NAME	SIZE	QTY	WUCOLS	SPACING
	<i>Baleya multiridrata</i> Desert Mangold	1 Gal	184	L	2' OC 1.5' from hardscapes
	<i>Dalea greggii</i> Trailing Indo Bush	5 Gal	193	L	5' OC 4.5' from hardscape
	<i>Rosmarinus</i> sp. 'Huntington Carpet' Prostrate Rosemary	5 Gal	729	L	4' OC 2.5' from hardscapes

 Hydro-seed - *Bouteloua gracilis* - Blue grama.

 3/4" crushed rock decorative rock -Desert Gold. 3" layer over filter fabric under all planting areas..



LEGEND		
	EXISTING	PROPOSED
CONTOUR	---	---
PROPERTY LINE	---	---
SWEEP LINE	---	---
SPOT ELEVATION	---	---
FINISHED SURFACE ELEVATION	---	---
FINISHED GRADE ELEVATION	---	---
FLOW LINE ELEVATION	---	---
GRATE ELEVATION	---	---
TOP & BOTTOM OF CURB ELEVATION	---	---
TOP & BOTTOM OF CURB ELEVATION	---	---
RETAINING WALL	---	---
STORM DRAIN	---	---
STORM DRAIN MANHOLE	---	---
STORM DRAIN CATCH BASIN	---	---
BORING / PERCOLATION LOCATION	---	---

HATCH LEGEND	
---	STANDARD DUTY CONCRETE
---	HEAVY DUTY CONCRETE
---	SPECIALTY CONCRETE

GRADING CONSTRUCTION NOTES	
1	CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT PER DETAIL A ON SHEET 36
2	CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B ON SHEET 36
3	CONSTRUCT STANDARD SIDEWALK PER DETAIL S-04 ON SHEET 36
4	CONSTRUCT 6-INCH STANDARD CURB PER DETAIL S-09 ON SHEET 36
5	CONSTRUCT FLUSH CURB PER DETAIL A ON SHEET 37
6	CONSTRUCT 6-INCH TO 0-INCH CURB TRANSITION PER DETAIL B ON SHEET 37
7	CONSTRUCT CURB AND GUTTER PER DETAIL S-01 ON SHEET 36
8	CONSTRUCT PCC VALLEY GUTTER PER DETAIL C ON SHEET 37
9	INSTALL CONCRETE AUTO WHEEL STOP PER ARCHITECTURAL PLAN
10	CONSTRUCT ACCESS RAMP PER DETAIL D ON SHEET 37
11	CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL E ON SHEET 37
12	INSTALL BOLLARD PER DETAIL F ON SHEET 37
13	CONSTRUCT ACCESS GATE PER ARCHITECTURAL PLAN
14	CONSTRUCT GATE AND FENCE PER ARCHITECTURAL PLAN
15	INSTALL BIKE RACK PER ARCHITECTURAL PLAN
16	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN
17	CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
18	CONSTRUCT 2-FT SWALE PER DETAIL G ON SHEET 37
19	CONSTRUCT CATCH BASIN PER STORM DRAINAGE PLAN
20	CONSTRUCT UNDERGROUND INFILTRATION CHAMBER PER DETAIL ON SHEET 39-40
21	CONSTRUCT PRE-TREATMENT DEVICE PER DETAIL ON SHEET 40
22	CONSTRUCT CONCRETE TILT WALL PER ARCHITECTURAL PLAN
23	INSTALL AREA LIGHT PER LIGHTING AND ELECTRICAL PLANS
24	NEW PAVEMENT ADJACENT TO EXISTING CURB TO REMAIN
25	CONSTRUCT BUBBLER AND CONCRETE VAULT PER DETAIL A ON SHEET 39

REVISIONS			
No.	Description	Date	Approved

Signature: MICHAEL GOLIAS
PROFESSIONAL ENGINEER CA LIC. No.: C91029

Date:

LANGAN
Langan CA, Inc.
11801 Pierce Street, Suite 200
Riverside, CA 92505
T: 951.710.3300
www.langan.com

Project: **AMERICAN JERKY**
CIVIL CONSTRUCTION DRAWINGS
VICTORVILLE
SAN BERNARDINO COUNTY CALIFORNIA



CITY CASE NO. (to be assigned at plan submittal)

CITY OF VICTORVILLE
ENGINEERING DEPARTMENT
14343 Civic Drive, Victorville, CA 92382 (760) 955-5000

Approved By:

FREDY A. BONILLA, RCE C70349
City Engineer

Date:

Drawing Title

**OVERALL
GRADING PLAN**

Project No.

722015001

Date

11/18/2024

Drawn By

NL

Checked By

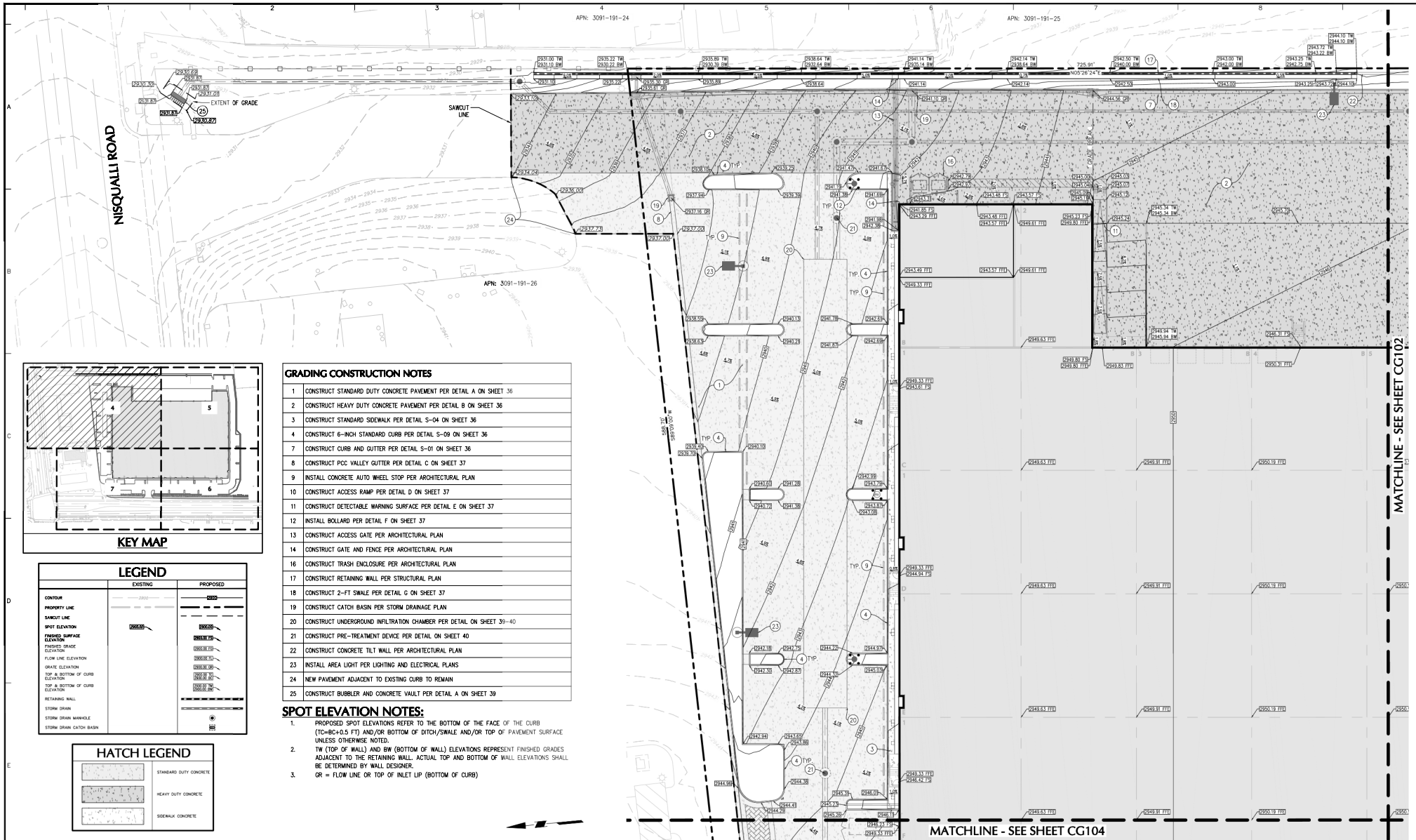
MKG

Drawing No.

CG100

Sheet 3 of 42

Date: 11/15/2024 Time: 10:15 User: ruck Style Table: Langan.ctb Layout: CG100 Document Code: 722015001-CG100-1

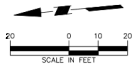


GRADING CONSTRUCTION NOTES

1. CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT PER DETAIL A ON SHEET 36
2. CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B ON SHEET 36
3. CONSTRUCT STANDARD SIDEWALK PER DETAIL S-04 ON SHEET 36
4. CONSTRUCT 6-INCH STANDARD CURB PER DETAIL S-09 ON SHEET 36
7. CONSTRUCT CURB AND GUTTER PER DETAIL S-01 ON SHEET 36
8. CONSTRUCT PCC VALLEY GUTTER PER DETAIL C ON SHEET 37
9. INSTALL CONCRETE AUTO WHEEL STOP PER ARCHITECTURAL PLAN
10. CONSTRUCT ACCESS RAMP PER DETAIL D ON SHEET 37
11. CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL E ON SHEET 37
12. INSTALL BOLLARD PER DETAIL F ON SHEET 37
13. CONSTRUCT ACCESS GATE PER ARCHITECTURAL PLAN
14. CONSTRUCT GATE AND FENCE PER ARCHITECTURAL PLAN
16. CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN
17. CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
18. CONSTRUCT 2-FT SWALE PER DETAIL G ON SHEET 37
19. CONSTRUCT CATCH BASIN PER STORM DRAINAGE PLAN
20. CONSTRUCT UNDERGROUND INFILTRATION CHAMBER PER DETAIL ON SHEET 30-40
21. CONSTRUCT PRE-TREATMENT DEVICE PER DETAIL ON SHEET 40
22. CONSTRUCT CONCRETE TILT WALL PER ARCHITECTURAL PLAN
23. INSTALL AREA LIGHT PER LIGHTING AND ELECTRICAL PLANS
24. NEW PAVEMENT ADJACENT TO EXISTING CURB TO REMAIN
25. CONSTRUCT BUBBLER AND CONCRETE VAULT PER DETAIL A ON SHEET 39

SPOT ELEVATION NOTES:

1. PROPOSED SPOT ELEVATIONS REFER TO THE BOTTOM OF THE FACE OF THE CURB (TC=BC+0.5 FT) AND/OR BOTTOM OF DITCH/SWALE AND/OR TOP OF PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
2. TW (TOP OF WALL) AND BW (BOTTOM OF WALL) ELEVATIONS REPRESENT FINISHED GRADES ADJACENT TO THE RETAINING WALL. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS SHALL BE DETERMINED BY WALL DESIGNER.
3. OR = FLOW LINE OR TOP OF INLET LIP (BOTTOM OF CURB)



REVISIONS			
No.	Description	Date	Approved

Signature: MICHAEL GOUAS
PROFESSIONAL ENGINEER, CA LIC. No.: C91029

Date:

T: 951.710.3300

www.langan.com

11801 Pierce Street, Suite 200
Riverside, CA 92505

LANGAN

Project: AMERICAN JERKY
CIVIL CONSTRUCTION DRAWINGS

VICTORVILLE
SAN BERNARDINO COUNTY CALIFORNIA



CITY CASE NO. (to be assigned at plan submittal)

CITY OF VICTORVILLE
ENGINEERING DEPARTMENT
14343 Civic Drive, Victorville, CA 92382 (760) 955-5000

Approved By:

FREDY A. BONILLA, RCE C09349
City Engineer

Date:

Drawing Title

PARTIAL
GRADING PLAN

Project No.

722015001

Date

11/18/2024

Drawn By

NL

Checked By

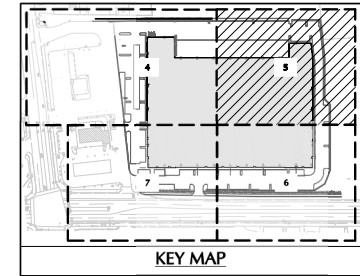
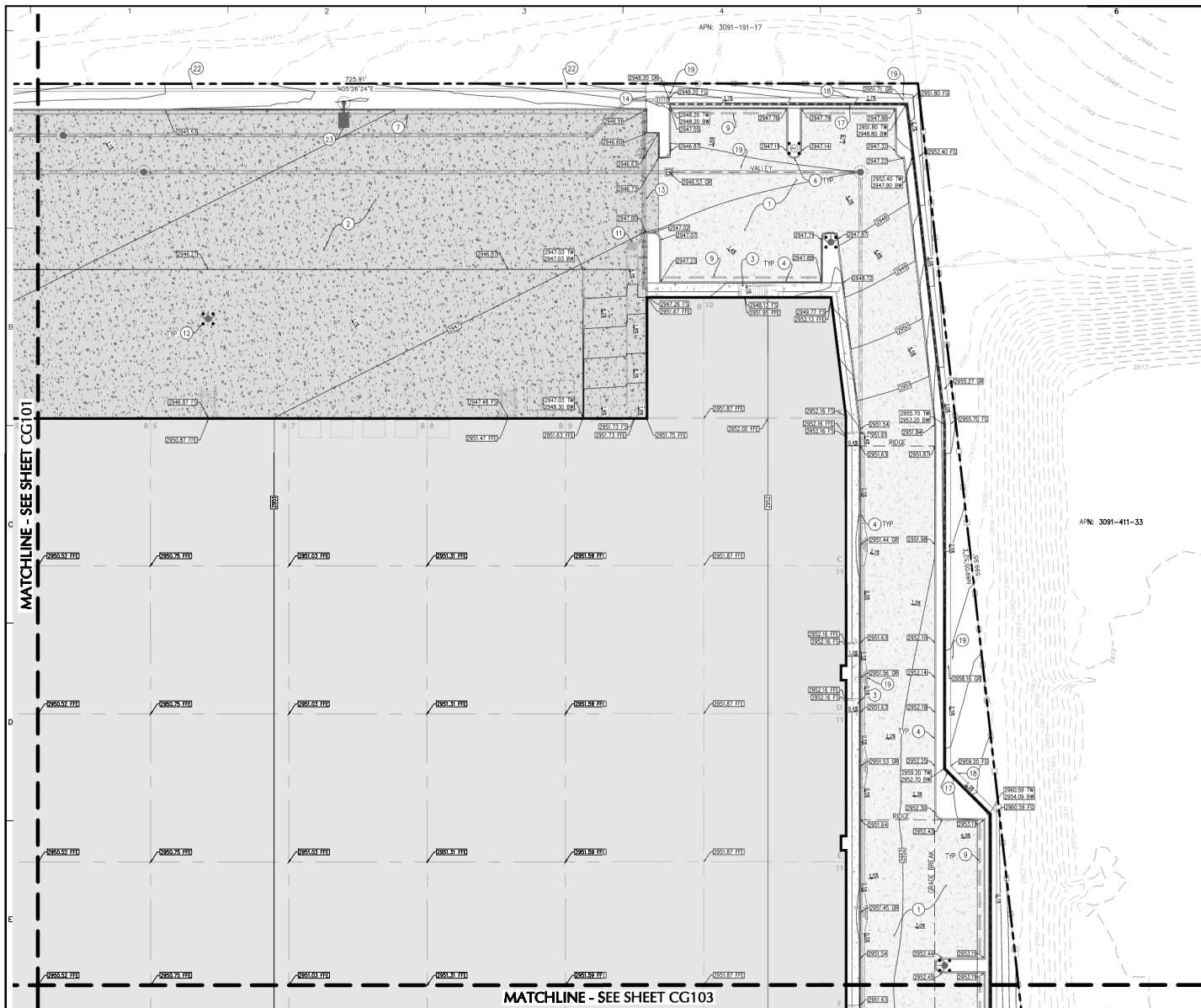
MRG

Drawing No.

CG101

Sheet 4 of 42

Date: 11/15/2024 Time: 1:16 User: dmk Style: Title Langan.ctb Layout: CG101 Document Code: 722015001-001-C0101-001

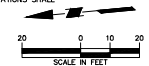


LEGEND	
EXISTING	PROPOSED
CONTOUR	CONTOUR
PROPERTY LINE	PROPERTY LINE
SBOUT LINE	SBOUT LINE
SPOT ELEVATION	SPOT ELEVATION
FINISHED SURFACE ELEVATION	FINISHED SURFACE ELEVATION
FINISHED GRADE ELEVATION	FINISHED GRADE ELEVATION
FLOW LINE ELEVATION	FLOW LINE ELEVATION
GRADE ELEVATION	GRADE ELEVATION
TOP & BOTTOM OF CURB ELEVATION	TOP & BOTTOM OF CURB ELEVATION
RETAINING WALL	RETAINING WALL
STORM DRAIN	STORM DRAIN
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN	STORM DRAIN CATCH BASIN

HATCH LEGEND	
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	SIDEWALK CONCRETE

GRADING CONSTRUCTION NOTES	
1	CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT PER DETAIL A ON SHEET 36
2	CONSTRUCT HEAVY DUTY CONCRETE PAVEMENT PER DETAIL B ON SHEET 36
3	CONSTRUCT STANDARD SIDEWALK PER DETAIL S-04 ON SHEET 36
4	CONSTRUCT 6-INCH STANDARD CURB PER DETAIL S-09 ON SHEET 36
5	CONSTRUCT FLUSH CURB PER DETAIL A ON SHEET 37
6	CONSTRUCT 6-INCH TO 0-INCH CURB TRANSITION PER DETAIL B ON SHEET 37
7	CONSTRUCT CURB AND GUTTER PER DETAIL S-01 ON SHEET 36
8	CONSTRUCT POC VALLEY GUTTER PER DETAIL C ON SHEET 37
9	INSTALL CONCRETE AUTO WHEEL STOP PER ARCHITECTURAL PLAN
10	CONSTRUCT ACCESS RAMP PER DETAIL D ON SHEET 37
11	CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL E ON SHEET 37
12	INSTALL BOLLARD PER DETAIL F ON SHEET 37
13	CONSTRUCT ACCESS GATE PER ARCHITECTURAL PLAN
14	CONSTRUCT GATE AND FENCE PER ARCHITECTURAL PLAN
15	INSTALL BIKE RACK PER ARCHITECTURAL PLAN
16	CONSTRUCT TRASH ENCLOSURE PER ARCHITECTURAL PLAN
17	CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
18	CONSTRUCT 2-FT SLOPE PER DETAIL G ON SHEET 37
19	CONSTRUCT CATCH BASIN PER STORM DRAINAGE PLAN
20	CONSTRUCT UNDERGROUND INFILTRATION CHAMBER PER DETAIL ON SHEET 39-40
22	CONSTRUCT CONCRETE TILT WALL PER ARCHITECTURAL PLAN
23	INSTALL AREA LIGHT PER LIGHTING AND ELECTRICAL PLANS

SPOT ELEVATION NOTES:	
1.	PROPOSED SPOT ELEVATIONS REFER TO THE BOTTOM OF THE FACE OF THE CURB (TD=8C+0.5 FT) AND/OR BOTTOM OF DITCH/SWALE AND/OR TOP OF PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
2.	TW (TOP OF WALL) AND BW (BOTTOM OF WALL) ELEVATIONS REPRESENT FINISHED GRADES ADJACENT TO THE RETAINING WALL. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS SHALL BE DETERMINED BY WALL DESIGNER.
3.	GR = FLOW LINE OR TOP OF INLET UP (BOTTOM OF CURB)



REVISIONS			
No.	Description	Date	Approved

Signature: MICHAEL GOUAS
PROFESSIONAL ENGINEER, CA LIC. No.: C91029

Date: T: 951.710.3300

LANGAN
Langan CA, Inc.
11801 Pierce Street, Suite 200
Riverside, CA 92505
www.langan.com

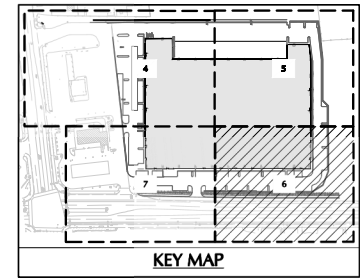
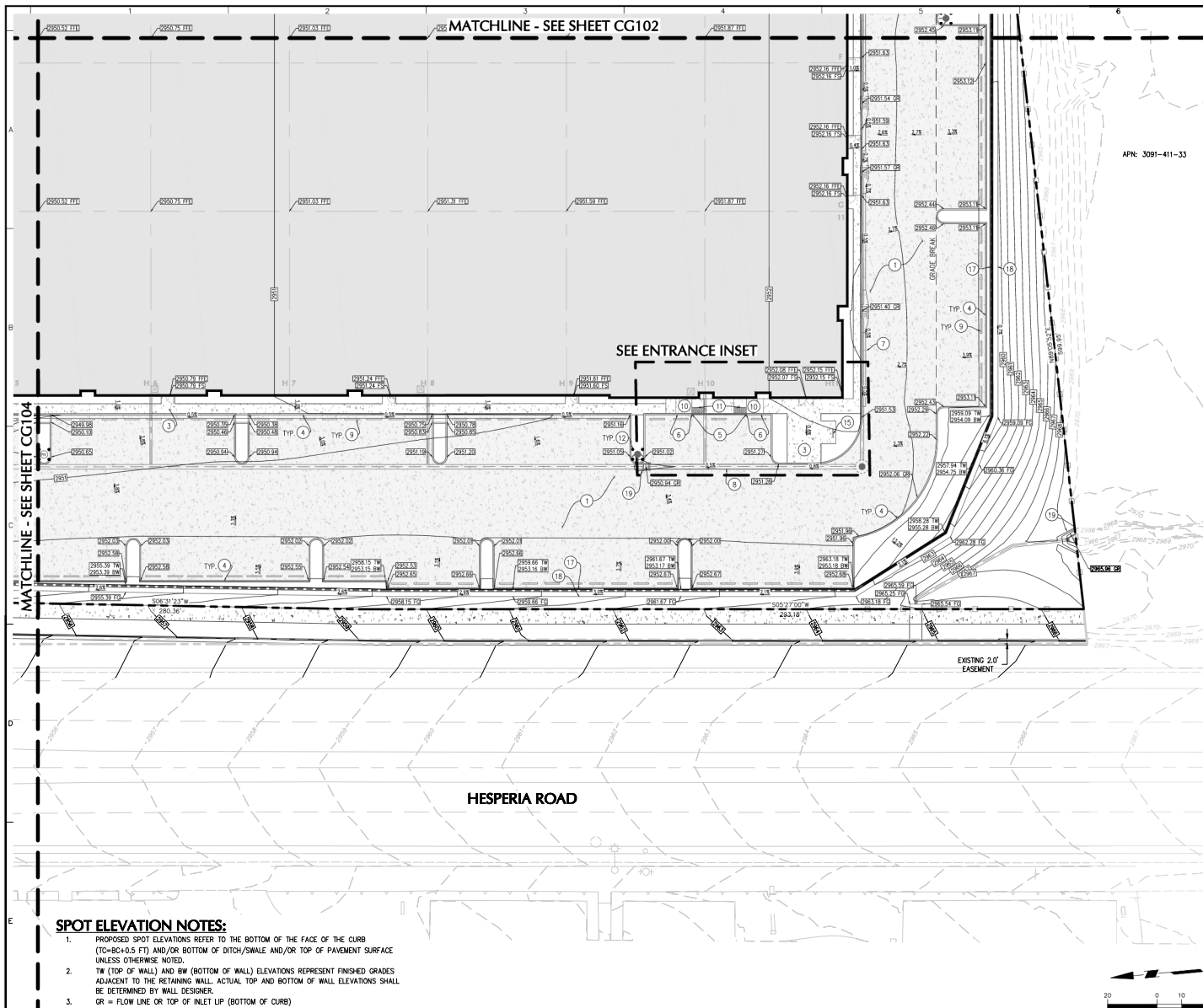
Project: AMERICAN JERKY
CIVIL CONSTRUCTION DRAWINGS
VICTORVILLE
SAN BERNARDINO COUNTY CALIFORNIA

CITY CASE NO. (to be assigned at plan submittal)
**CITY OF VICTORVILLE
ENGINEERING DEPARTMENT**
14343 Civic Drive, Victorville, CA 92392 (760) 955-5000
Approved By: FREDY A. BONILLA, RCE C9349
City Engineer

Drawing Title: **PARTIAL
GRADING PLAN**

Project No.: 722015001
Date: 11/18/2024
Drawn By: NL
Checked By: MRG

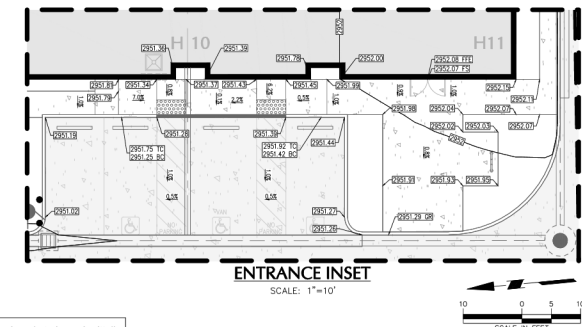
Drawing No.: **CG102**
Sheet 5 of 42



LEGEND	
EXISTING	PROPOSED
CONTOUR	CONTOUR
PROPERTY LINE	PROPERTY LINE
SANITARY LINE	SANITARY LINE
SPOT ELEVATION	SPOT ELEVATION
FINISHED SURFACE ELEVATION	FINISHED SURFACE ELEVATION
FINISHED GRADE ELEVATION	FINISHED GRADE ELEVATION
FLOW LINE ELEVATION	FLOW LINE ELEVATION
GRATE ELEVATION	GRATE ELEVATION
TOP & BOTTOM OF CURB ELEVATION	TOP & BOTTOM OF CURB ELEVATION
TOP & BOTTOM OF WALL ELEVATION	TOP & BOTTOM OF WALL ELEVATION
RETAINING WALL	RETAINING WALL
STORM DRAIN	STORM DRAIN
STORM DRAIN MANHOLE	STORM DRAIN MANHOLE
STORM DRAIN CATCH BASIN	STORM DRAIN CATCH BASIN

HATCH LEGEND	
	STANDARD DUTY CONCRETE
	HEAVY DUTY CONCRETE
	SIDEWALK CONCRETE

- GRADING CONSTRUCTION NOTES**
1. CONSTRUCT STANDARD DUTY CONCRETE PAVEMENT PER DETAIL A ON SHEET 36
 2. CONSTRUCT STANDARD SIDEWALK PER DETAIL S-04 ON SHEET 36
 3. CONSTRUCT 6-INCH STANDARD CURB PER DETAIL S-09 ON SHEET 36
 4. CONSTRUCT FLUSH CURB PER DETAIL A ON SHEET 37
 5. CONSTRUCT 6-INCH TO 0-INCH CURB TRANSITION PER DETAIL B ON SHEET 37
 6. CONSTRUCT CURB AND GUTTER PER DETAIL S-01 ON SHEET 36
 7. CONSTRUCT POC VALLEY GUTTER PER DETAIL C ON SHEET 37
 8. INSTALL CONCRETE AUTO WHEEL STOP PER ARCHITECTURAL PLAN
 9. CONSTRUCT ACCESS RAMP PER DETAIL D ON SHEET 37
 10. CONSTRUCT DETECTABLE WARNING SURFACE PER DETAIL E ON SHEET 37
 11. INSTALL BOLLARD PER DETAIL F ON SHEET 37
 12. INSTALL BIKE RACK PER ARCHITECTURAL PLAN
 13. CONSTRUCT RETAINING WALL PER STRUCTURAL PLAN
 14. CONSTRUCT 2-FT SWALE PER DETAIL G ON SHEET 37
 15. CONSTRUCT CATCH BASIN PER STORM DRAINAGE PLAN



- SPOT ELEVATION NOTES:**
1. PROPOSED SPOT ELEVATIONS REFER TO THE BOTTOM OF THE FACE OF THE CURB (TO=BC+0.5 FT) AND/OR BOTTOM OF DITCH/SWALE AND/OR TOP OF PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
 2. TW (TOP OF WALL) AND BW (BOTTOM OF WALL) ELEVATIONS REPRESENT FINISHED GRADES ADJACENT TO THE RETAINING WALL. ACTUAL TOP AND BOTTOM OF WALL ELEVATIONS SHALL BE DETERMINED BY WALL DESIGNER.
 3. OR = FLOW LINE OR TOP OF INLET LIP (BOTTOM OF CURB)

REVISIONS			
No.	Description	Date	Approved

Signature: MICHAEL GOUAS
PROFESSIONAL ENGINEER, CA LIC. No.: C91029

LANGAN

Langan CA, Inc.
11801 Pierce Street, Suite 200
Riverside, CA 92505
T: 951.710.3300
www.langan.com

Project: AMERICAN JERKY
CIVIL CONSTRUCTION DRAWINGS

VICTORVILLE
SAN BERNARDINO COUNTY CALIFORNIA

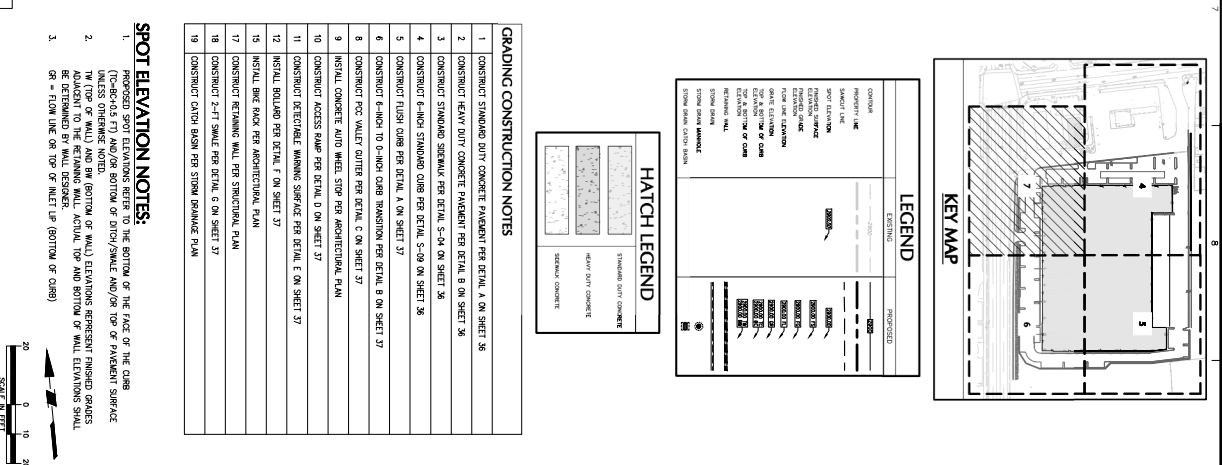


CITY CASE NO. (to be assigned at plan submittal)

CITY OF VICTORVILLE
ENGINEERING DEPARTMENT
14343 Civic Drive, Victorville, CA 92382 (760) 955-5000

Approved By: FREDY A. BONILLA, RCE C70349
City Engineer

Drawing Title: PARTIAL GRADING PLAN	Project No.: 722015001	Drawing No.: CG103
Date: 11/18/2024	Drawn By: NL	Sheet 6 of 42
Checked By: MRG		



Drawing Title	Project No.	Drawing No.
PARTIAL GRADING PLAN	725015001	CG104
	Date	
	Drawn by	
	Checked by	
	11/10/2004	
	ML	
	MGC	Sheet 7 of 42

Project No. 722015001