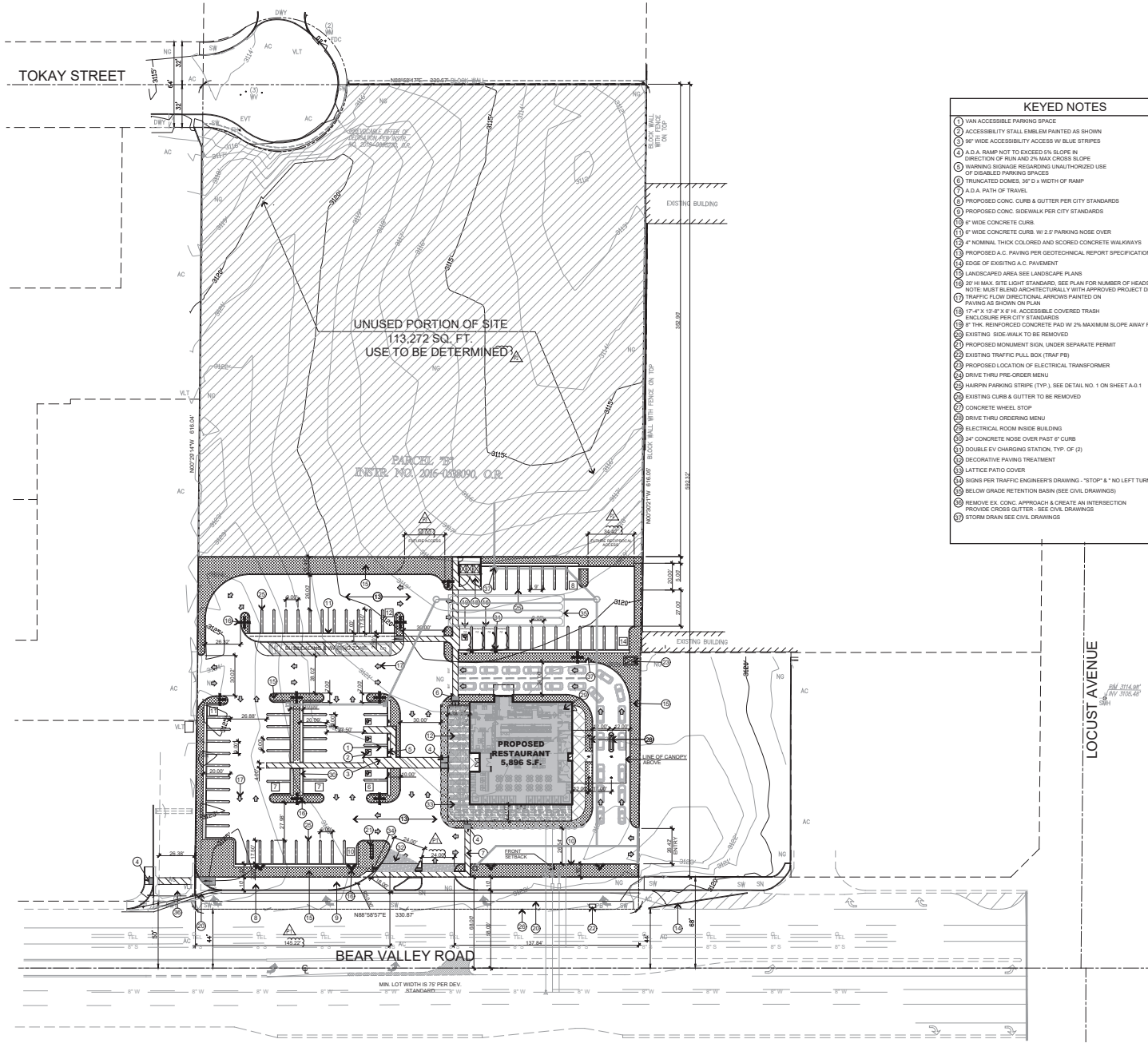


PLANNING COMMISSION ATTACHMENT B

Site Plan Graphics



KEYED NOTES

1 VAN ACCESSIBLE PARKING SPACE

2 ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN

3 96" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES

4 A.D.A. RAMP NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN/AND 2% MAX CROSS SLOPE

5 WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES

6 TRUNCATED DOMES, 36" x 36" x 1/4" RAMP

7 A.D.A. PATH OF TRAVEL

8 PROPOSED CONC. CURB & GUTTER PER CITY STANDARDS

9 PROPOSED CONC. SIDEWALK PER CITY STANDARDS

10 6" WIDE CONCRETE CURBS

11 6" WIDE CONCRETE CURB W/ 2.5" PARKING NOSE OVER

12 4" NOMINAL THICK COLORED AND SCORED CONCRETE WALKWAYS

13 PROPOSED A.C. PAVING PER GEOTECHNICAL REPORT SPECIFICATIONS

14 EDGE OF EXISTING A.C. PAVEMENT

15 LANDSCAPED AREA SEE LANDSCAPE PLANS

16 20' H. MAX. SITE LIGHT STANDARD, SEE PLAN FOR NUMBER OF HEADS

17 NOTE: MUST BLEND ARCHITECTURALLY WITH APPROVED PROJECT DESIGN.

18 TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN

19 17' x 12' x 4' H. ACCESSIBLE COVERED TRASH ENCLOSURE PER CITY STANDARDS

20 8" THK. REINFORCED CONCRETE PAD W/ 2% MAXIMUM SLOPE AWAY FROM TR

21 EXISTING SIDEWALK TO BE REMOVED

22 PROPOSED MONUMENT SIGN UNDER SEPARATE PERMIT

23 EXISTING TRAFFIC PULL BOX (TRAF PB)

24 PROPOSED LOCATION OF ELECTRICAL TRANSFORMER

25 DRIVE THRU PRE-ORDER MENU

26 HARPPIN PARKING STRIPS (TYP.), SEE DETAIL NO. 1 ON SHEET A-1

27 EXISTING CURB & GUTTER TO BE REMOVED

28 CONCRETE WHEEL STOP

29 DRIVE THRU ORDERING MENU

30 ELECTRICAL ROOM INSIDE BUILDING

31 24" CONCRETE NOSE OVER PAST 8" CURB

32 DOUBLE EV CHARGING STATION, TYP. OF (2)

33 DECORATIVE PAVING TREATMENT

34 LATTICE PATIO COVER

35 SIGNS FOR TRAFFIC ENGINEER'S DRAWING - "STOP" & "NO LEFT TURN"

36 BELOW GRADE RETENTION BASIN (SEE CIVIL DRAWINGS)

37 REMOVE EX. CONC. APPROACH & CREATE AN INTERSECTION PROVIDE CROSS GUTTER - SEE CIVIL DRAWINGS

38 STORM DRAIN SEE CIVIL DRAWINGS

PROJECT DATA

ZONE: C-2

OCCUPANCY'S: A-2

CONSTRUCTION TYPE: II-B

STORIES: 1

FIRE SPRINKLERS: YES

APPLICANT / OWNER: ARCHITECT / REPRESENTATIVE

HYB INC.

CONTACT: YOSHIAH HERNANDEZ

PH: (951) 508-5425

FAX: (951) 508-5425

EMAIL: YOSHIAH@GMAIL.COM

STEVEN DESIGN STUDIO, INC.

ARCHITECT: TOM STEVEN

PH: (714) 775-8794

11774 HETTERA RD, SUITE B-1

PH: (760) 344-8801 FAX: (760) 344-1585

SCOPE OF WORK

TO CONSTRUCT AN 5,996 SQ. FT. RESTAURANT WITH DRIVE THRU AND INTERIOR DINING IN A 1.8 ACRE PORTION OF AN EXISTING 4.4 ACRE VACANT PROPERTY. THERE ARE EXISTING POWER, WATER, CITY SEWER AND GAS UTILITIES ON THE SITE. THE PROJECT WILL ALSO UTILIZE SOLAR POWER ON THE ROOF.

VICINITY MAP

SITE DATA

A.P.N.: 3093-251-08-0000

LEGAL DESCRIPTION:

A PORTION OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 5 NORTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF VICTORVILLE, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS SHOWN ON A RECORD OF SURVEY FILED IN BOOK 63, PAGE 51 OF RECORDS OF SURVEY RECORDED OF SAID COUNTY, BEING FURTHER DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 31, AS SHOWN ON SAID RECORD OF SURVEY, THENCE NORTH 88 DEG 19'04" EAST ALONG THE SOUTH LINE OF SECTION 31, SAID LINE ALSO BEING THE CENTERLINE OF BEAR VALLEY ROAD, 661.76 FEET TO THE SOUTHWEST CORNER OF SAID PORTION OF SECTION 31, THENCE NORTH 02 DEG 09'00" WEST ALONG THE WEST LINE OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, 44.00 FEET TO THE NORTHERLY LINE OF THAT LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 13, 1965 IN BOOK 6660 AT PAGE 688 C.D.R., SAID POINT BEING THE TRUE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID WEST LINE NORTH 11 DEG 02'00" WEST 616.00 FEET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF TOKAY STREET WITH SAID WEST LINE AS SHOWN ON PARCEL MAP NO. 4641, RECORDED IN BOOK 107, PAGES 27 THROUGH 73 OF PARCELS MAPS, THENCE NORTH 88 DEG 17'11" EAST ALONG THE PROLONGATION OF SAID CENTERLINE 30.88 FEET TO THE EAST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, THENCE SOUTH 01 DEG 10'00" EAST ALONG THE EAST LINE OF THE WEST ONE-HALF OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, A DISTANCE OF 616.21 FEET TO THE NORTHEASTLY CORNER OF SAID LAND CONVEYED TO THE COUNTY OF SAN BERNARDINO BY DEED RECORDED OCTOBER 13, 1965 IN BOOK 6660 AT PAGE 688 C.D.R., SAID CORNER BEING 44' NORTHERLY, MEASURED AT A RIGHT ANGLE, FROM THE CENTERLINE OF BEAR VALLEY ROAD, THENCE SOUTH 88 DEG 19'04" WEST ALONG A LINE THAT IS PARALLEL TO AND NORTHERLY 44 FEET FROM THE CENTERLINE OF BEAR VALLEY ROAD, 30.88 FEET TO THE TRUE POINT OF BEGINNING EX. IT.

PROJECT ADDRESS:

15068 BEAR VALLEY ROAD, VICTORVILLE, CA 92395

LOCUST AVENUE

AREA

SQ. FOOTAGE

% COVERAGE

MAX. LOT COVERAGE PER DEV. CODE

BUILDING AREA (TOTAL)

5,996

3.1%

CONCRETE HARDSCAPE & CURBING

5,991

3.1%

LANDSCAPED AREA

13,963

6.8%

60%

TOTAL NET LAND AREA COVERAGE

78,222 S.F.

41.0%

UNUSED PORTION OF SITE

113,272

59.0%

REQUIRED PARKING PER G.F.A.:

AREA

RATIO

S.F.

SPACES

DRIVE THRU RESTAURANT (DTR)

1:100

5,996

60

TOTAL REQUIRED

60

PROVIDED PARKING:

2x20' ACCESSIBLE PARKING STALLS

=

4 SPACES

2x20' STANDARD PARKING STALLS

=

64 SPACES

2x20' ACCESSIBLE EV PARKING STALLS

=

1 SPACE

2x20' STANDARD EV PARKING STALLS

=

4 SPACES

TOTAL PROVIDED

73 SPACES

BUILDING DATA

AREA

S.F.

HOURS

BUILDING MAX ALLOWED

DRIVE THRU RESTAURANT (DTR)

5,996

6:00 am - 9:00 pm

21' - 47' 4"

BUILDING HEIGHT - 31' - 0"

- OPERATING HOURS MAY VARY AS REQUIRED BY TENANTS
- OCCUPANT LOAD BASED ON TABLE A OF THE 2022 CBC AND BUILDING
- OCCUPANT LOAD MAY VARY AS REQUIRED BY TENANTS

STEENOLD
DESIGN STUDIO
ARCHITECTS
15068 BEAR VALLEY ROAD, VICTORVILLE, CA 92395
PH: (951) 508-5425
FAX: (951) 508-5425
EMAIL: TOM@HYBINC.COM

PROJECT: COMMERCIAL DEVELOPMENT
WALT'S FROZEN CUSTARD & BURGERS
15068 BEAR VALLEY ROAD, VICTORVILLE, CA 92395
PH: (951) 508-5425
FAX: (951) 508-5425
EMAIL: TOM@HYBINC.COM

SHEET NAME:
C23-G20

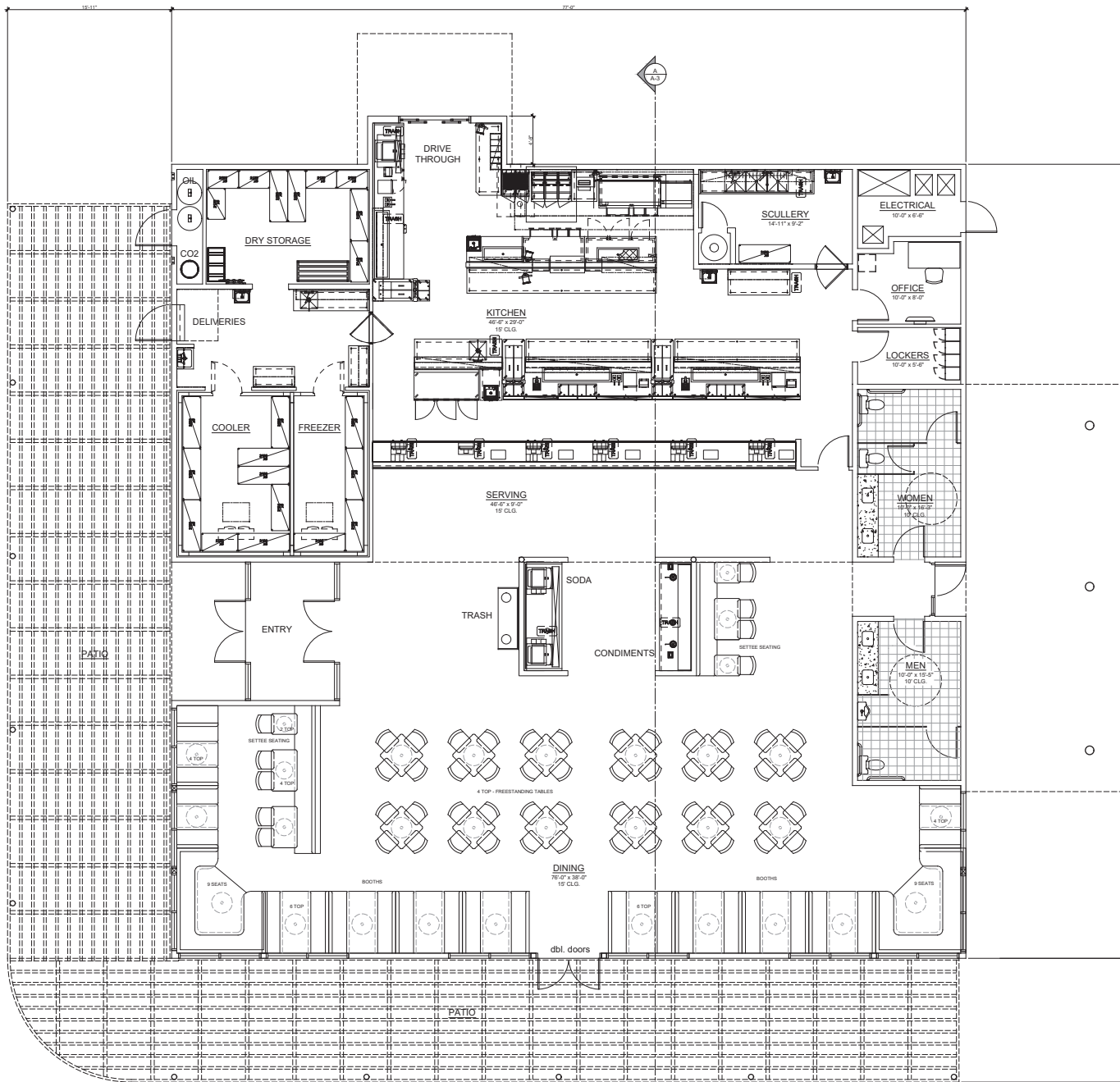
SITE PLAN

PAGE
A-0

SITE PLAN
SCALE: 1:30

● **WALT'S FROZEN CUSTARD & BURGERS** ●

15068 BEAR VALLEY RD., VICTORVILLE CA, 92395



FLOOR PLAN
SCALE: 1/4" = 1'-0"



STEENOR
DESIGN STUDIO
ARCHITECTURE & PLANNING
11774 HERRERA ROAD, SUITE 100, DALLAS, TEXAS 75244
TEL: 214.343.1177 FAX: 214.343.1178
WWW.STEENORDESIGN.COM

DATE FINISHED
MARCH 2024

KEYNOTES
PLANNING 05-19-2024
PLANNING 05-07-2024

THIS PLAN IS FOR THE PROJECT OF WAL-MART FROZEN CUSTARD & BURGERS, 11774 HERRERA ROAD, SUITE 100, DALLAS, TEXAS 75244. THE CLIENT HAS AGREED TO THE PROJECT AND HAS PROVIDED THE NECESSARY INFORMATION. THE CLIENT HAS AGREED TO THE PROJECT AND HAS PROVIDED THE NECESSARY INFORMATION. THE CLIENT HAS AGREED TO THE PROJECT AND HAS PROVIDED THE NECESSARY INFORMATION.

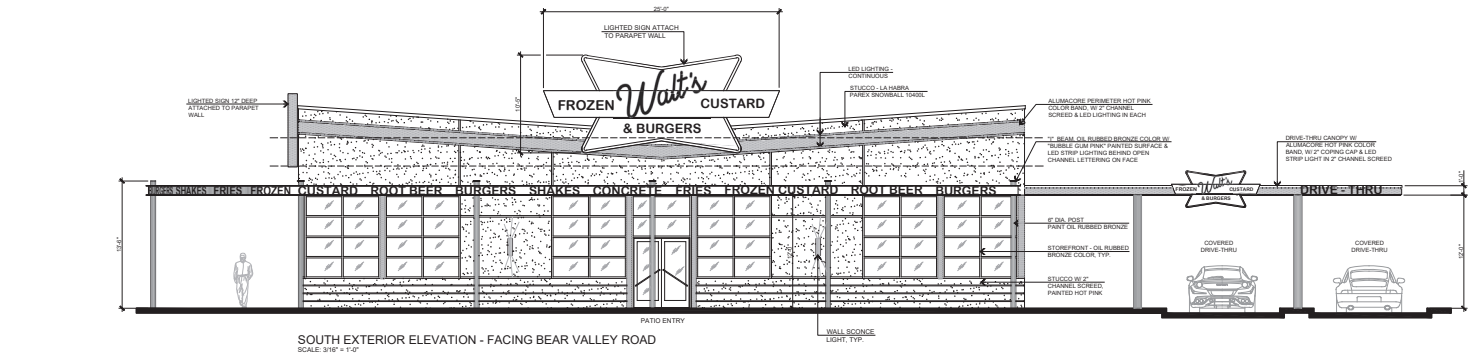
ARCHITECT'S SEAL
STEENOR DESIGN STUDIO
ARCHITECT
00448
STATE OF TEXAS

PROJECT: COMMERCIAL DEVELOPMENT
WAL-T'S FROZEN CUSTARD & BURGERS
11774 HERRERA ROAD, SUITE 100, DALLAS, TEXAS 75244
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100-000-0000

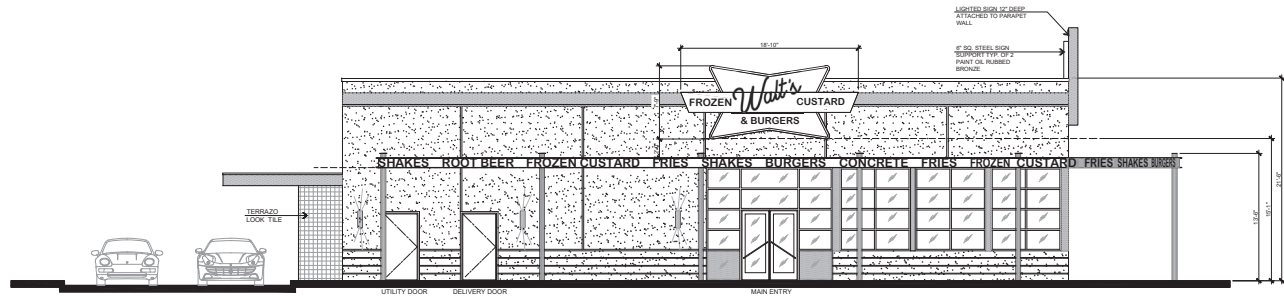
FOR NO.
C23-G20

SHEET NAME
FLOOR PLAN

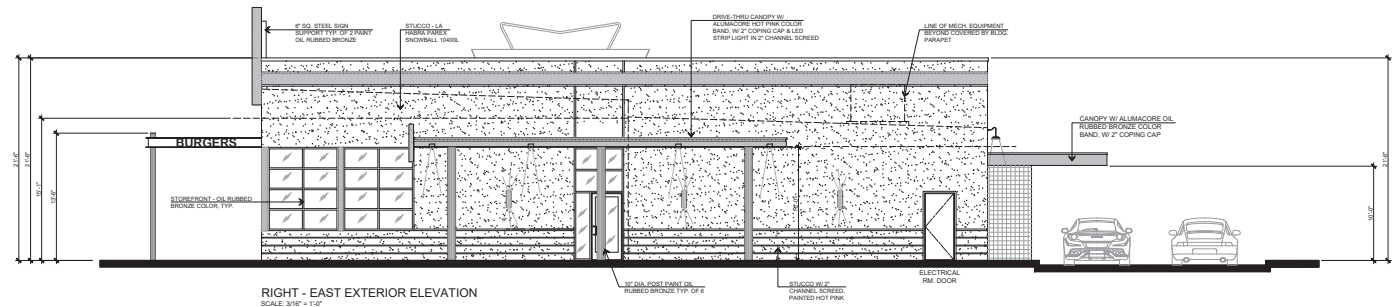
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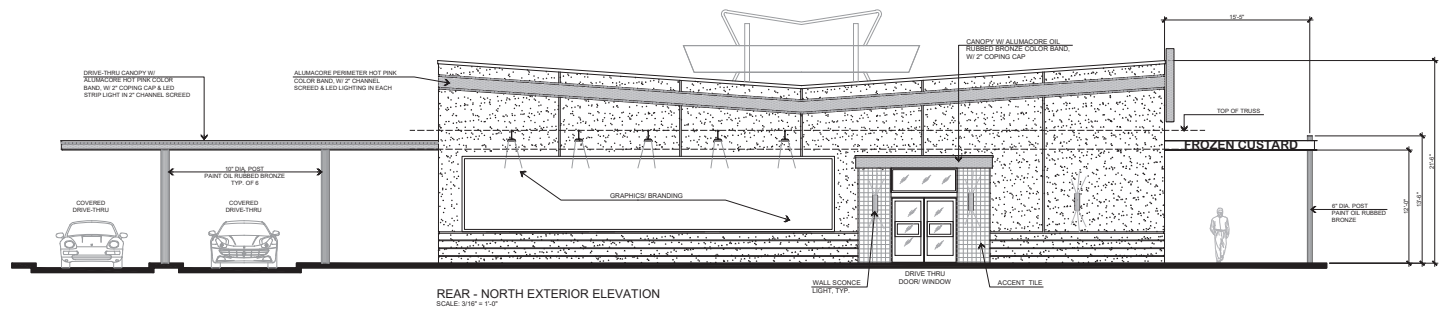
SOUTH EXTERIOR ELEVATION - FACING BEAR VALLEY ROAD
SCALE: 3/16" = 1'-0"



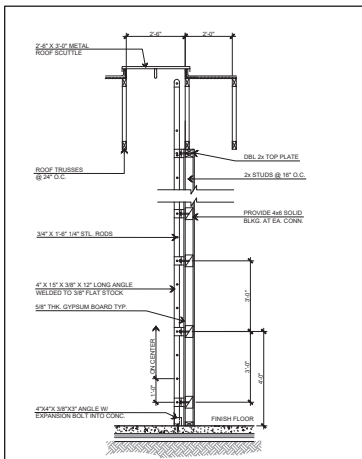
LEFT - WEST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



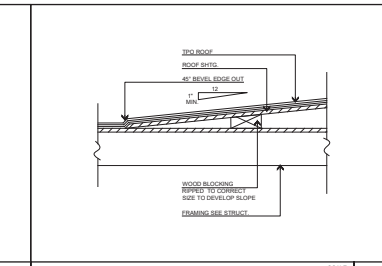
RIGHT - EAST EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



REAR - NORTH EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

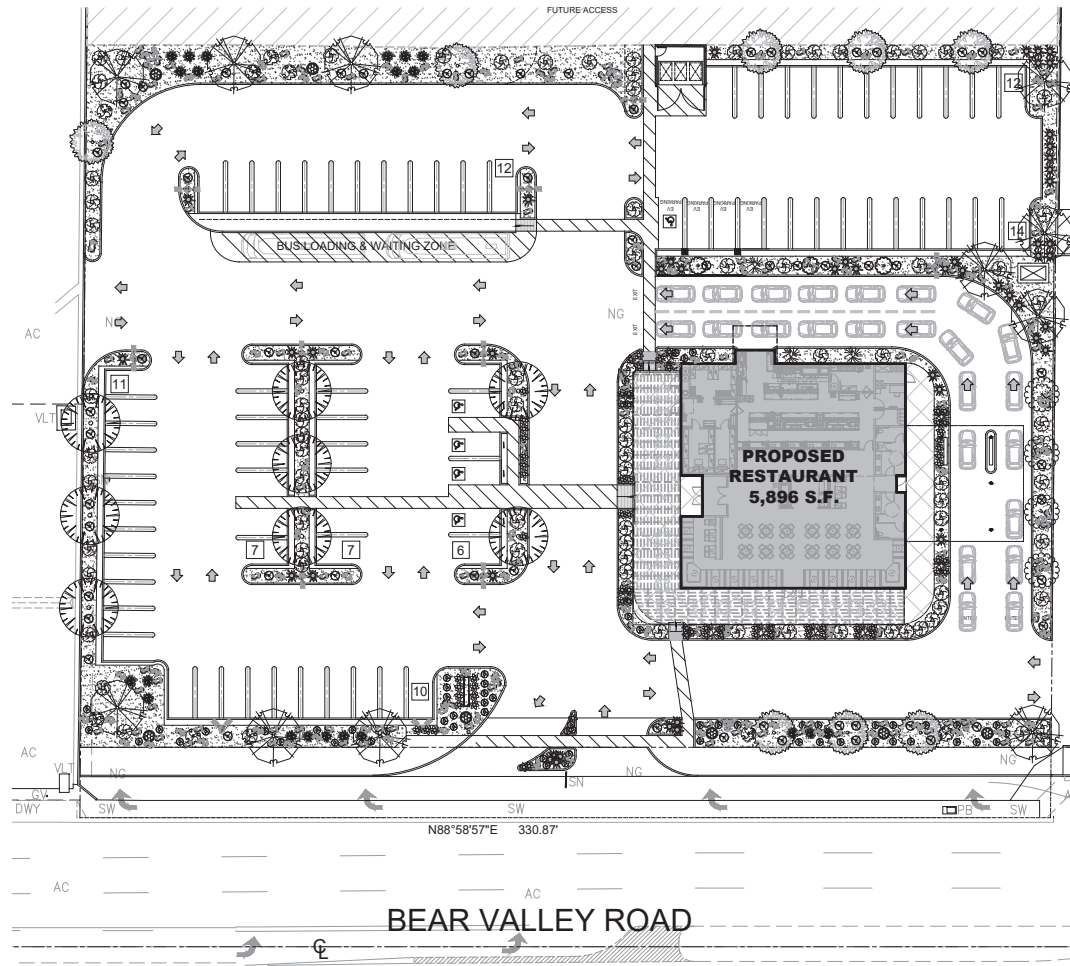


FLASHING DETAIL SCALE: 3/4"=1'-0" 4

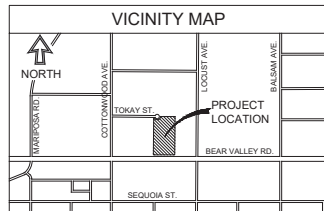


2 ROOF CRICKET DETAIL SCALE: N.T.S. 1

HORIZONTAL RAINWATER PIPING					
(SEE CITY PLAN 1101.8.1)					
SIZE OF PIPE	FLOW (14 INCHES PER FOOT)	RAINWATER GAL. PER (24 INCHES)	RAINWATER GAL. PER (24 INCHES)	PROTECTED ROOF AREA (SQUARE FEET)	PROTECTED ROOF AREA (SQUARE FEET)
1/2 INCHES	0.94	0.94	0.94	3.26 (101)	3.26 (101)
3/4 INCHES	4.1	4.10	4.10	10.60 (326)	10.60 (326)
1 INCH	4.1	10.60	10.60	23.00 (703)	23.00 (703)
1 1/2 INCHES	15.6	15.60	15.60	94.40 (2896)	94.40 (2896)
2 INCHES	31.2	31.20	31.20	19.10 (593)	19.10 (593)



PLANTING PLAN
SCALE: 1" = 20'



PLANTING NOTES:

TREES TO RECEIVE 30" DEEP ROOT BARRIER (MIN. 80 MIL. THICKNESS) AT HARDSCAPE EDGE WHEN PROPOSED TREE IS LOCATED WITHIN SIX (6') FEET OF ANY SURROUNDING HARDSCAPE.

WORK SEQUENCE: ALL ROUGH GRADING, MOUNDING AND WEED CONTROL MEASURES SHALL BE COMPLETED PRIOR TO SOIL PREPARATION. SOIL PREPARATION WORK SHALL NOT COMMENCE UNTIL THE AGRONOMIC SOILS TEST HAS BEEN COMPLETED. SHOULD 30 CALENDAR DAYS ELAPSE BETWEEN COMPLETION OF SOIL PREPARATION AND COMMENCEMENT OF PLANTING, ALL AREAS SHALL BE PREPARED AGAIN.

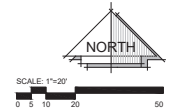
SOILS TEST: THE CONTRACTOR SHALL TAKE SOILS SAMPLES AND SHALL OBTAIN AGRONOMIC SOILS TESTS FOR ALL PLANTING AREAS AFTER COMPLETION OF ROUGH GRADING AND PRIOR TO START OF SOIL PREPARATION WORK. TESTS SHALL BE PERFORMED BY AN APPROVED AGRONOMIC SOILS TESTING LABORATORY AND SHALL INCLUDE A FERTILITY AND SUITABILITY ANALYSIS WITH WRITTEN RECOMMENDATIONS FOR SOIL PREPARATION, PLANTING BACKFILL MIX, AUGER HOLE REQUIREMENTS, AND POST PLANT FERTILIZATION PROGRAM. THE SOILS REPORT RECOMMENDATIONS WILL TAKE PRECEDENCE OVER THE MINIMUM AMENDMENT AND FERTILIZER APPLICATION RATES SPECIFIED HEREIN ONLY IF THE SOILS REPORT RECOMMENDATIONS EXCEED THE SPECIFIED MINIMUMS.

WEED CONTROL MEASURES: UPON COMPLETION OF ALL ROUGH GRADING WORK, AND PRIOR TO SOIL PREPARATION, PERFORM WEED CONTROL MEASURES AS FOLLOWS:
1. IRRIGATE ALL AREAS DESIGNATED TO BE PLANTED FOR A MINIMUM OF 10 MINUTES PER SETTING. TWO SETTINGS PER DAY FOR SEVEN DAYS TO GERMINATE ALL WEED SEED POSSIBLE.
2. APPLY A SYSTEMIC WEED KILLER AND ALLOW SUFFICIENT TIME TO OBTAIN COMPLETE KILL OF ALL WEEDS GERMINATED.
3. REPEAT STEP ONE ABOVE.
4. REPEAT STEP TWO ABOVE.

SOIL PREPARATION: IN ALL PLANTING AREAS WITH GRADIENTS LESS THAN 3:1, AREAS TO BE SOIL PREPARED SHALL FIRST BE CROSS RIPPED TO A MINIMUM DEPTH OF 6" WITH TRACTOR TINES SPACED AT MAXIMUM 18" ON CENTER. FOLLOWING CROSS-RIP OPERATIONS, A LAYER OF SOIL AMENDMENTS SHALL BE SPREAD AND ROTOTILLED INTO THE SOIL TO A MINIMUM OF 4 INCHES, OR AS RECOMMENDED BY THE SOILS REPORT IF GREATER, SO THAT THE SOIL SHALL BE LOOSE, FRABLE, AND FREE FROM ROCKS, STICKS, AND OTHER OBJECTS UNDESIRABLE TO PLANTING.

AMENDMENT APPLICATION RATES: THE FOLLOWING SOIL AMENDMENTS SHALL BE ADDED PER 1,000 SQUARE FEET TO ALL PLANTING AREAS WITH GRADIENTS LESS THAN 3:1 (AGRONOMIC SOIL TEST RECOMMENDATIONS SHALL TAKE PRECEDENCE WHERE THESE MINIMUM AMOUNTS ARE EXCEEDED):
1. 6 CUBIC YARDS TYPE I ORGANIC SOIL AMENDMENT.
2. 15 POUNDS COMMERCIAL FERTILIZER.
3. 100 POUNDS GYPSUM.
4. SOIL SULFUR PER SOILS REPORT.

ALL SHRUBS SHALL RECEIVE A 3" DEPTH OF ORGANIC MULCH MATERIAL WITHIN THE WATERING BERM AROUND EACH PLANT BASE.



PROJECT DATA

APN: 3003-251-06-0000
SITE ELEVATION: 3,120 FT.
REPRESENTATIVE: STEVEN DESSER BLOCK
11774 HESPERIA RD. SUITE 601
HESPERIA, CA 92345
PH: (760) 244-0001
FAX: (760) 244-1948

APPLICANT/OWNER: YOHAN HWANG
CONTACT: YOHAN HWANG
PHONE: (800) 686-6665
EMAIL: YOHANHWANG@GMAIL.COM
FAX: (760) 244-1948

PROJECT TEAM

LANDSCAPE DESIGN



PLANTING LEGEND

TREES

SYMBOL	BOTANICAL / COMMON NAME	QTY	WATER USAGE	SIZE
	Acacia senegal Shoestring Acacia 30-40ft H x 20-30ft W, 30ft o.c. Min.	11	Low	24" Box
	Chilopsis linearis 'Monheim' Timeless Beauty Desert Willow 15-30ft H x 10-20ft W, 20ft o.c. Min.	8	Moderate	24" Box
	Lagerstroemia indica 'Muskogee' Lavender Crape Myrtle 20-30ft H x 15-20ft W, 15ft o.c. Min.	4	Moderate	24" Box
	Pistacia chinensis Chinese Pistache 30-60ft H x W, 27ft o.c. Min.	8	Moderate	24" Box

SHRUBS

	Chamaecyparis humilis Mediterranean Fan Palm 15ft H x W, 12ft o.c. Min.	12	Moderate	15 Gal. Pot
	Dasylirion wheeleri Desert Spoon 3-5ft H x 4-5ft W, 6ft o.c. Min.	21	Low	5 Gal. Pot
	Hesperaloe parviflora Red Yucca 3-5ft H x 3-4ft W, 4ft o.c. Min.	49	Low	5 Gal. Pot
	Leucophyllum frutescens 'Compacta' Compact Texas Ranger 5ft H x W, 5ft o.c. Min.	56	Low	5 Gal. Pot
	Opuntia macracantha Purple Pricklypear 4ft H x 8ft W, 5ft o.c. Min.	9	Low	5 Gal. Pot
	Pycnanthus 'Molave' Mohave Firethorn 15ft H x W, 8ft o.c. Min.	29	Moderate	5 Gal. Pot
	Vitex agnus-castus Chaste Tree 20ft H x W, 15ft o.c. Min.	3	Low	15 Gal. Pot
	Yucca media Beaked Yucca 12ft H x 8ft W, 8ft o.c. Min.	7	Low	15 Gal. Pot

GROUND COVERS

	Dalea greggii Trailing Indigo Bush 18 H x 5-8ft W, 4ft o.c. Min.	59	Low	5 Gal. Pot
	Eriogonum fasciculatum California Buckwheat 2-4ft H x 5ft W, 5ft o.c. Min.	59	Low	5 Gal. Pot
	Gazania rigens var. leucobena Trailing Yellow Treasure Flower 18 H x 3-5ft W, 3ft o.c. Min.	72	Moderate	1 Gal. Pot
	Rock Mulch: 3/4" Crushed Rock, Tan Color	12,900 SF		3/4" - 1"
	Roadside: 24" Minimum Size, Bury 1/3 for Natural Look	204		24" - 72"

DATE PREPARED: MAY 2024

REVISIONS

THESE PLANS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE 2018 ENERGY STANDARDS.

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PROJECT: COMMERCIAL DEVELOPMENT

WALTZ FROZEN CUSTARD

PROJECT LOCATION: 11774 HESPERIA RD., HESPERIA, CA 92345

708' N.O.

C23-G20

SHEET NAME

PRELIMINARY PLANTING PLAN

PAGE

L-1



SOUTH EXTERIOR ELEVATION - FACING BEAR VALLEY ROAD



WEST EXTERIOR ELEVATION - MAIN ENTRY



NORTH EXTERIOR ELEVATION - DRIVE THRU WINDOW



NORTH/EAST EXTERIOR ELEVATION - DRIVE THRU

WALT'S FROZEN CUSTARD & BURGERS
15068 BEAR VALLEY RD.
VICTORVILLE, CA 92395
APN #3093-251-06

COLORED EXTERIORS
6.2024

STEENO
DESIGN STUDIO
ARCHITECTURE