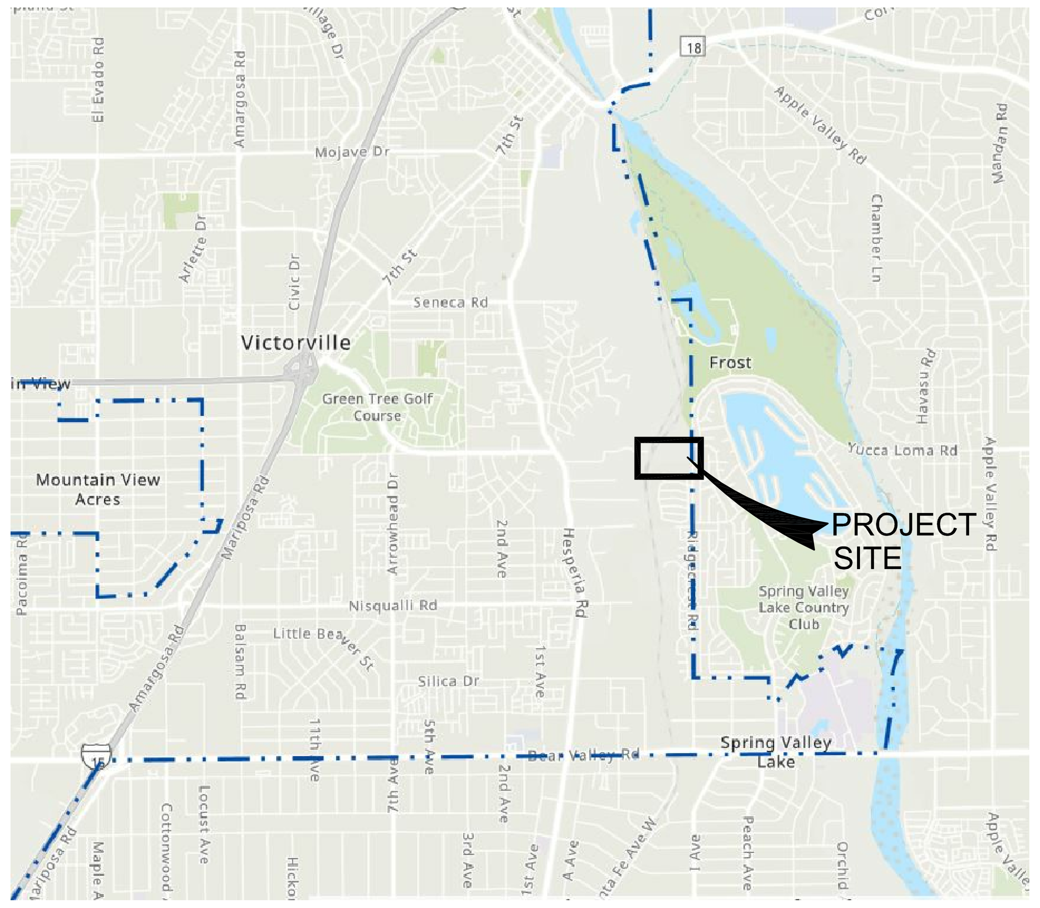
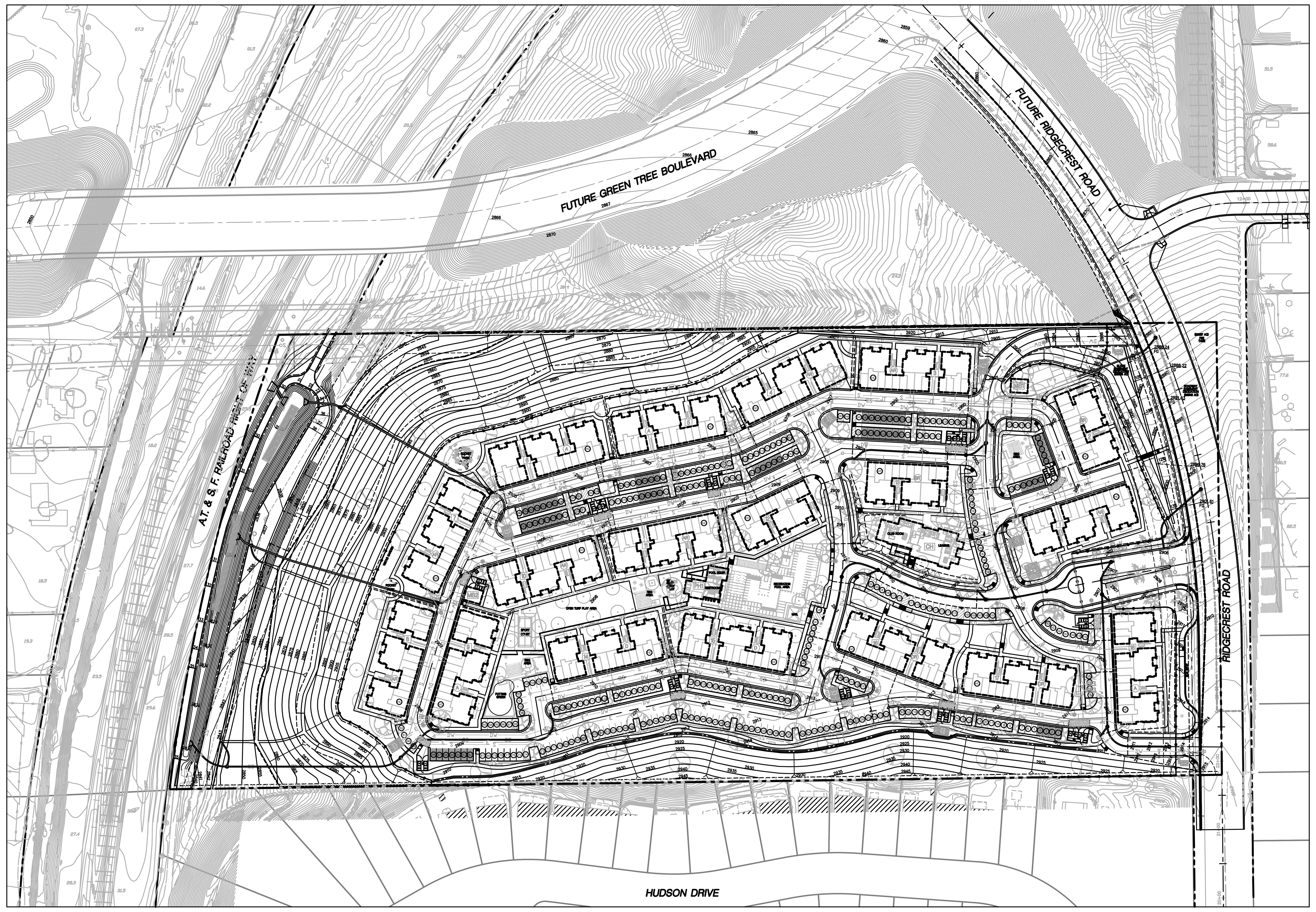
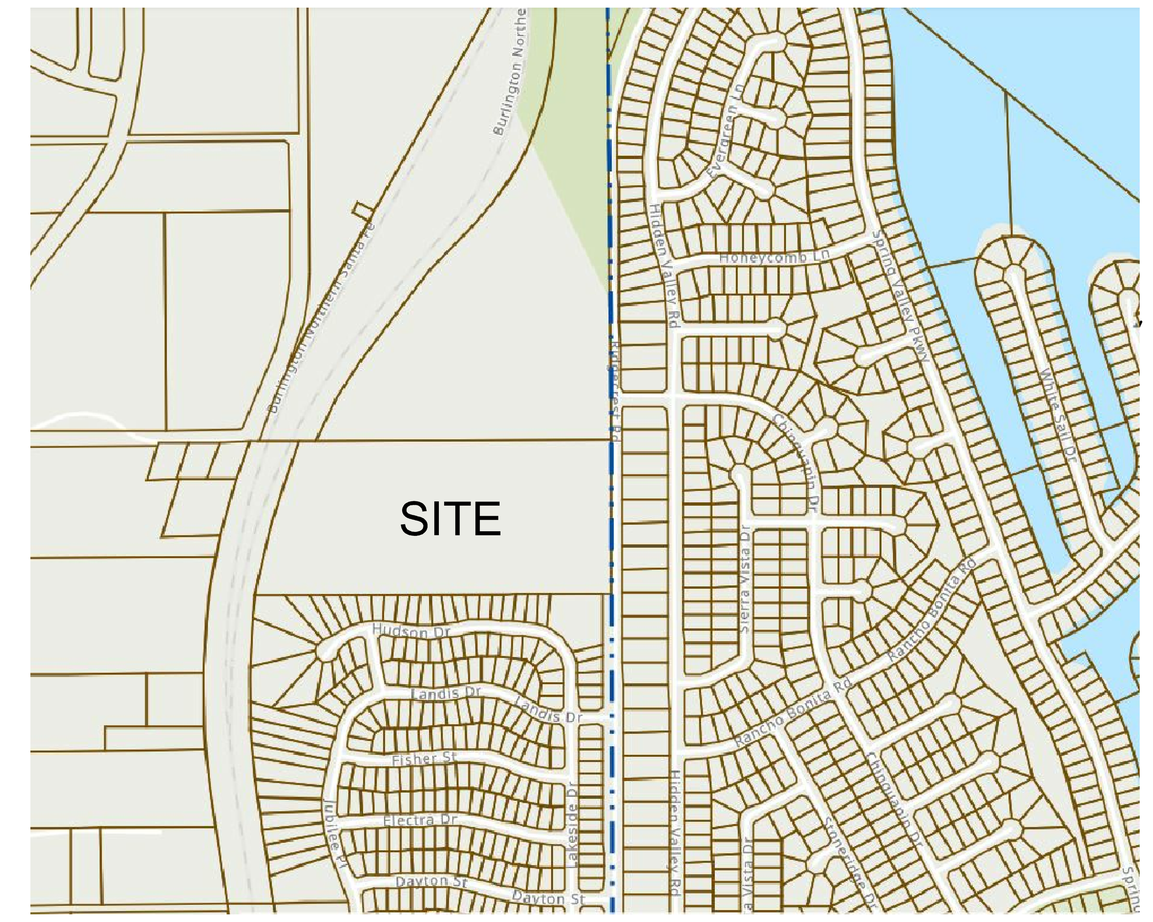
THE CITY OF VICTORVILLE
MASTER PLAN - SITE PLAN
LAKEVIEW APARTMENTS
PREPARED: MARCH 2021



VICINITY MAP





LOCATION MAP

LAND USE SUMMARY:

DESCRIPTION	TOTAL
TOTAL SITE GROSS ACREAGE	**22.3176 ACRES**
RIDGECREST ROAD FEE TAKE	0.0837 ACRES
RIDGECREST ROAD R/W DEDICATION	0.8842 ACRES
TOTAL SITE NET ACREAGE	**21.3497 ACRES**
ENCUMBRANCES	
EXISTING SEWER EASEMENT	0.4750 ACRES
RIDGECREST SLOPE EASEMENT	0.6668 ACRES
ENCUMBERED SITE NET ACREAGE	**20.2079 ACRES**

SITE SUMMARY:

DESCRIPTION	TOTAL NET AREA
TOTAL SITE NET ACREAGE	**21.3497 ACRES (100%)**
BUILDING SITE COVERAGE	
17-PLEX FOOTPRINT: 0.5260 AC (X11)	5.7861 ACRES
15-PLEX FOOTPRINT: 0.4047 AC (X3)	1.2143 ACRES
10-PLEX FOOTPRINT: 0.5260 AC (X4)	2.1040 ACRES
CLUBHOUSE: 0.0995 AC	0.0995 ACRES
POOL HOUSE: 0.0324 AC	0.0324 ACRES
MAINTENANCE BUILDING 1: 0.0114 AC	0.0114 ACRES
MAINTENANCE BUILDING 2: 0.0114 AC	0.0114 ACRES
TOTAL BUILDING SITE COVERAGE	**9.2591 ACRES (43.36%)**
PRIVATE HARD SURFACE COVERAGE	
RECREATION HARDSCAPE: AC	0.1638 ACRES
POOL DECK: AC	0.1485 ACRES
INTERIOR SIDEWALKS: AC	1.4403 ACRES
PRIVATE STREETS / PARKING: AC	4.7010 ACRES
BUILDING DRIVEWAYS: AC	0.1588 ACRES
TOTAL HARD SURFACE COVERAGE	**6.6124 ACRES (30.97%)**
TOTAL LANDSCAPE AREA COVERAGE	**5.4782 ACRES (25.66%)**

UTILITY MAIN LINE SUMMARY:

DESCRIPTION	TOTAL LENGTH (FEET)	MAINTENANCE
PUBLIC DOMESTIC WATER	5,115 LF	VICTORVILLE WATER
PUBLIC DOMESTIC WATER SERVICE LATERALS	X LF	VICTORVILLE WATER
PUBLIC DOMESTIC WATER METERS & BFP	2 EA	VICTORVILLE WATER
PUBLIC DOMESTIC WATER FIRE HYDRANTS	18 EA	VICTORVILLE WATER
PUBLIC DOMESTIC WATER FIRE DDC'S	18 EA	VICTORVILLE WATER
PUBLIC DOMESTIC WATER VALVES	65 EA	VICTORVILLE WATER
PRIVATE FIRE LINE (4 INCH)	740 LF	PRIVATE OWNER
PRIVATE STORM DRAIN (24 INCH RCP)	768 LF	PRIVATE OWNER
PRIVATE STORM DRAIN (18 INCH RCP)	2,491 LF	PRIVATE OWNER
PRIVATE STORM DRAIN (6-12 INCH PVC)	8,029 LF	PRIVATE OWNER
PRIVATE STORM DRAIN INLETS/CATCH BASINS	19 EA	PRIVATE OWNER
PRIVATE STORM DRAIN JUNCTION STRUCTURES	17 EA	PRIVATE OWNER
PRIVATE STORM DRAIN WATER QUALITY UNIT	3 EA	PRIVATE OWNER
PRIVATE STORM DRAIN DETENTION SYSTEMS	3 EA	PRIVATE OWNER
PUBLIC STORM DRAIN (24 INCH RCP)	0 LF	CITY OF VICTORVILLE
PUBLIC STORM DRAIN JUNCTION STRUCT.	0 EA	CITY OF VICTORVILLE
PUBLIC SANITARY SEWER (8 INCH)	4,251 LF	CITY OF VICTORVILLE
PUBLIC SANITARY SEWER MANHOLES	29 EA	CITY OF VICTORVILLE
PRIVATE SEWER LATERALS (4-6 INCH)	1,168 LF	PRIVATE OWNER
PRIVATE STREET LIGHTS	30 EA	PRIVATE OWNER
PUBLIC STREET LIGHTS	0 EA	CITY OF VICTORVILLE
ELEC TRANSFORMERS	8 EA	SO CAL EDISON
PAVEMENT - AC	199,671 SF	PRIVATE OWNER
PAVEMENT - ENHANCED	5,108 SF	PRIVATE OWNER
PAVEMENT - DRIVEWAY	6,920 SF	PRIVATE OWNER
PAVEMENT - SIDEWALK	62,742 SF	PRIVATE OWNER
V-GUTTER	21,306 SF	PRIVATE OWNER
CURB - 4" ROLLED	2,441 LF	PRIVATE OWNER
CURB - 4" WEDGE	2,053 LF	PRIVATE OWNER
CURB - 6" CURB & GUTTER	3,046 LF	PRIVATE OWNER
CURB - 6" CURB ONLY	6,783 LF	PRIVATE OWNER
FENCE	2,970 LF	PRIVATE OWNER
RETAINING WALL (H=VARIES)	1,621 LF	PRIVATE OWNER

BUILDING SUMMARY:

DESCRIPTION	TOTAL UNITS
11 - 17 PLEX BUILDINGS	187 DU
3 - 15 PLEX BUILDINGS	45 DU
4 - 10 PLEX BUILDINGS	40 DU
TOTAL NUMBER OF UNITS	**272 DU**
TOTAL SITE GROSS ACREAGE	22.3176 ACRES
SITE GROSS DENSITY	**12.18 DU/AC**
TOTAL SITE NET ACREAGE	21.3497 ACRES
SITE NET DENSITY	**12.74 DU/AC**

PARKING SUMMARY

DESCRIPTION	TOTAL
PARKING REQUIREMENT	
272 UNITS x 2 PARKING SPACES PER UNIT (HALF OF THE SPACES ARE REQUIRED TO BE COVERED)	544
TOTAL PARKING REQUIRED	**544 SPACES**
PARKING PROVIDED	
COVERED RESIDENT GARAGE PARKING IN BUILDINGS	225
COVERED RESIDENT CARPORT PARKING STALLS	60
OPEN SURFACE PARKING STALLS	261
TOTAL PARKING PROVIDED	**546 SPACES**
TOTAL PARKING RATIO PROVIDED	**2.01 SPACES / UNIT**
ACCESSIBLE PARKING TOTALS INCLUDED WITHIN PARKING TOTALS	
VAN ACCESSIBLE STALLS	5
STANDARD ACCESSIBLE STALLS	8
COVERED GARAGE ACCESSIBLE STALLS (1 / BLDG)	18

NOTE: CARPORT STALLS ARE STALLS 1-4, 82-88, 201-209, 219-225, 236-242, 249-253, 264, 267, 276-282, 284-289 AND 298-301

INDEX MAP
SCALE: 1" = 80'

GENERAL NOTES

1. EXISTING LAND USE: VACANT
2. PROPOSED LAND USE: 269 MULTI FAMILY RESIDENTIAL APARTMENTS IN 26 BUILDINGS
3. PROJECT SITE: RIDGECREST ROAD (APN 3090-501-01)
4. GENERAL PLAN: HIGH DENSITY RESIDENTIAL
5. ZONING DISTRICT: R-3T (HIGH DENSITY RESIDENTIAL - TRANSITIONAL)
6. THE PROPOSED DEVELOPMENT IS WITHIN THE VICTOR ELEMENTARY SCHOOL DISTRICT AND THE VICTOR VALLEY UNION HIGH SCHOOL DISTRICT.
7. GAS SERVICE WILL BE PROVIDED BY SOUTHWEST GAS.
8. ELECTRICAL SERVICE WILL BE PROVIDED BY SOUTHERN CALIFORNIA EDISON CO.
9. TELEPHONE SERVICE WILL BE PROVIDED BY VERIZON COMMUNICATIONS INC.
10. CABLE TELEVISION SERVICE WILL BE PROVIDED BY CHARTER COMMUNICATIONS.
11. SANITATION SERVICE WILL BE PROVIDED BY THE CITY OF VICTORVILLE.
10. SANITARY SEWER AGENCY IS CITY OF VICTORVILLE.
11. PROPOSED SEWER FACILITIES: STANDARD MAINLINE AND LATERAL CONNECTIONS TO EXISTING SEWER SYSTEM IN ACCORDANCE WITH CITY OF VICTORVILLE STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF SEWER FACILITIIES
12. DOMESTIC WATER AGENCY IS VICTORVILLE WATER.
13. PROPOSED WATER FACILITIES: STANDARD DOMESTIC MAINLINE AND LATERAL CONNECTIONS TO EXISTING WATER SYSTEM IN ACCORDANCE WITH VICTORVILLE WATER STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER FACILITIES
14. ALL LOCAL DRAINAGE SYSTEMS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH CITY OF VICTORVILLE STANDARDS AND SPECIFICATIONS AND COUNTY OF SAN BERNARDINO STANDARDS AND SPECIFICATIONS.
15. THIS SITE IS IN THE SAN BERNARDINO VALLEY FLOOD CONTROL ZONE 2. ON SITE SURFACE RUNOFF COLLECT INTO PRIVATELY MAINTAINED STORM DRAIN FACILITIES AND DSCHARGE INTO THE EXISTING CHANNEL ON THE EAST SIDE OF THE SITE.
16. ANY EXISTING BUILDINGS, CURBS, PAVING AND TREES CURRENTLY ON THE SITE ARE TO BE REMOVED DURING CONSTRUCTION OF THE PROPOSED PROJECT
17. ALL SIDEWALK, CURB RETURNS AND PEDESTRIAN CROSSINGS WILL MEET TITLE 24 AND AMERICAN DISABILITIES ACT REQUIREMENTS AND WILL BE ACCESSIBLE FOR PEDESTRIAN AND HANDICAP CIRCULATION
18. ALL PRIVATE STREETS SHALL BE DEDICATED, AS REQUIRED, FOR PUBLIC UTILITY EASEMENTS AND TO VICTOR VALLEY WASTEWATER RECLAMATION AUTHORITY AND VICTORVILLE WATER FOR SEWER AND WATER PURPOSES.
19. ALL PROPOSED UTILITIES WITHIN THE STREET SHALL BE UNDERGROUND
20. GRADED SLOPES SHALL BE 2:1, UNLESS OTHERWISE SHOWN
21. THE DEVELOPER WILL COMPLY WITH ALL ENERGY CONSERVATION MEASURES SET FORTH IN TITLE 24 OF THE CALIFORNIA ADMINISTRATIVE CODE
22. THE PURPOSE OF THIS SITE PLAN IS TO ILLUSTRATE THE PROPOSED DEVELOPMENT FOR TRACT 18005, INCLUDING SITE LAYOUT, GRADING, STREET IMPROVEMENTS, AND UTILITES. THIS SITE PLAN IS INTENDED FOR CONCEPTUAL REVIEW ONLY. SEPARATE ENGINEERING PLANS AND DOCUMENTS WILL BE PREPARED AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION
23. ALL PRIVATE DRIVE AISLES SHALL BE DEDICATED, AS REQUIRED FOR PUBLIC UTILITY EASEMENTS AND TO CITY OF VICTORVILLE, THE VICTORVILLE WATER AND VICTOR VALLEY WASTEWATER FOR ANY PUBLIC SEWER, WATER, STORM DRAIN AND RECLAIMED WATER PURPOSES AS REQUIRED.
24. EASEMENTS FOR EMERGENCY ACCESS SHALL BE DEDICATED OVER THE PRIVATE STREETS AS SHOWN HEREON.
25. PROPOSED WATER QUALITY DEVICES WILL BE MAINTAINED BY HOME OWNERS ASSOCIATION / PRIVATE OWNER.
26. THE NEAREST BUS STOP IS LOCATED APPROXIMATELY 0 FEET FROM THE SITE AS PROPOSED FOR CONSTRUTION ON RIDGECREST ROAD.
27. MAINTENANCE OF ALL COMMON AREAS SHALL BE THE RESPONSIBILITY OF A HOME OWNERS ASSOCIATION OR PRIVATE ENTITY.
28. MAILBOXES WILL BE CURB SIDE CLUSTER MAILBOXES OR GROUP MAILBOXES PER APPROVED SITE PLAN
29. TRASH COLLECTION WILL BE INDIVIDUAL CURB SIDE PICK-UP PER TRASH COLLECTION PLAN IN MASTER PLAN.
30. ALL PROPOSED STREETS ARE PRIVATE STREETS AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
31. SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS
32. DEVELOPER WILL REPAIR ANY DAMAGED IMPROVEMENTS CURING CONSTRUCTION TO THE SATISFACTION OF THE CITY OF VICTORVILLE.
33. THE PERIMETER SLOPES AND LANDSCAPING SHALL BE PRIVATELY OWNED AND MAINTAINED.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 5 NORTH, RANGE 4 WEST, SAN BERNARDINO BASE AND MERIDIAN, ACCORDING TO THE OFFICIAL PLAT THEREOF, LYING EASTERLY OF THE EAST LINE OF ATCHISON TOPEKA & SANTA FE RAIL ROAD COMPANY'S RIGHT OF WAY.

ASSESSORS PARCEL NUMBER: 3090-50-01

BASIS OF BEARINGS

THE EAST LINE OF THE N.E. 1/4 SECTION 27, T.5N.,R.4W. S.B.M. (RIDGECREST RD.) AS: N00°40'58"W PER R.S. 70/87

FLOOD ZONE INFORMATION:

THE SITE IS LOCATED WITHIN FLOOD ZONE X AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 06071C6485F, EFFECTIVE DATE MARCH 18, 1996.

PRIOR CITY OF VICTORVILLE ENTITLEMENTS / REVIEWS

TENTATIVE TRACT TT-06-015 - RESOLUTION NO. P-06-085
CONIDTIONAL USE PERMIT CUP-06-014 - RESOLUTION NO. P-06-087
SITE PLAN SP-06-026 - RESOLUTION NO. P-06-086
SITE PLAN MODIFICATION PLN07-00135
ENVIRONMENTAL ASSESSMENT UNDER SP-06-026
PRE-SUBMITTAL REVIEW PSUB20-00088

UTILITY PURVEYORS

SEWER

CITY OF VICTORVILLE
14343 CIVIC DRIVE
VICTORVILLE, CA 92393
(760) 944-5000

WATER

VICTORVILLE WATER
17185 YUMA STREET
VICTORVILLE, CA 92392
(760) 245-6424

GAS

SOUTHWEST GAS
13471 MARIPOSA ROAD
VICTORVILLE, CA 92392
(760) 241-8120

CABLE

CHARTER COMMUNICATIONS
12490 BUSINESS CENTER DR.
VICTORVILLE, CA 92395
(866) 499-8080

ELECTRICAL

SOUTHERN CALIFORNIA EDISON CO.
12353 HESPERIA ROAD
VICTORVILLE, CA 92392
(800) 655-4555

TELEPHONE

VERIZON COMMUNICIATIONS, INC
16461 MOJAVE DRIVE
VICTORVILLE, CA 92392
(760) 245-0605

PROJECT TEAM

OWNER/DEVELOPER

MJM INVESTMENTS, LLC
12300 WILSHIRE BLVD, SUITE 410
LOS ANGELES, CA 90025
(310) 315-0002
CONTACT: MICHAEL ASHEGIAN

CIVIL ENGINEER

URBAN RESOURCE
2923 SATURN STREET, SUITE H
BREA, CA 92821
(949) 727-9095 PHONE
(949) 727-9098 FAX
CONTACT: JAY RUBY

ARCHITECT

WHA
680 NEWPORT CENTER DRIVE, SUITE 3000
NEWPORT BEACH, CA 92660
949-250-0607
CONTACT: RON NESTOR

LANDSCAPE ARCHITECT

HPLA STUDIO
8321 E. EVANS ROAD, SUITE 101
SCOTTSDALE, AZ 85260
480-505-1020
CONTACT: DANIEL ERLANDSON

DEVELOPMENT STANDARDS SUMMARY:

	REQUIRED	PROVIDED
SETBACKS		
FRONT	20 FEET	49.1 FEET
SIDEYARD	5 FEET	75.7'(SOUTH), 21.3'(NORTH)
REAR	20 FEET	266.1 FEET
MAX BUILDING HEIGHT	35 FEET	35 FEET
OPEN SPACE		
PRIVATE 1ST FLOOR	150 SF	150 SF
PRIVATE UPPER	75 SF	75 SF
COMMON AREA (700 SF/UNIT)	190,400 SF	256,436 SF
LANDSCAPE		238,600 SF
POOL / HARDSCAPE		13,603 SF
COMMON BUILDING		4,233 SF

SHEET INDEX

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TITLE SHEET

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE # ____________

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21

P:\141.091\CUP-MASTER PLAN\091-CUP-01-TITLE.dwg
PLOT DATE - Mar 19, 2021 - 12:53PM

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

LEGEND

BOUNDARY	
RIGHT-OF-WAY	
EXISTING LOT LINE	
EXISTING CENTERLINE	
EXISTING EASEMENT	
DW	EXISTING DOMESTIC WATER
SD	EXISTING STORM DRAIN
S	EXISTING SEWER
PH	EXISTING PHONE
CATV	EXISTING CABLE TV
EOH	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC
FIRE	EXISTING FIRE WATER LINE
GAS	EXISTING GAS
DW	PROPOSED DOMESTIC WATER
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
4"	PROPOSED 4" AREA DRAIN
6"	PROPOSED 6" AREA DRAIN
8"	PROPOSED 8" AREA DRAIN
10"	PROPOSED 10" AREA DRAIN
12"	PROPOSED 12" AREA DRAIN
SD	PROPOSED 4" PERF. SUB DRAIN
FIRE	PROPOSED FIRE WATER LINE
	EXISTING HYDRANT
	FIRE HYDRANT
	CATCH BASIN
	MANHOLE
	EXISTING STREET LIGHT
	UNDERGROUND CMP DETENTION SYSTEM. (NO INFILTRATION)
	PROPOSED FILTERA WATER QUALITY TREATMENT
	PROPOSED AREA DRAIN
6	BUILDING NUMBER
AR	BUILDING TYPE
	RETAINING WALLS
FF=159.20	BUILDING FINISHED FLOOR ELEVATION
P=158.53	BUILDING PAD ELEVATION
HC	ACCESSIBLE UNIT
53	PARKING STALL NUMBER

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

NO.	DATE	REVISIONS
7		
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TECHNICAL SITE PLAN

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE # ____________

SHEET 2 OF 17

JOB NO. 141.091

PLAN CONTROL: MJM INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

NO.	DATE	REVISIONS
7		
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BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTION INDEX MAP

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

SHEET 3 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21

NO.	DATE	REVISIONS
7		
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4		
3		
2		
1		

URBAN RESOURCE
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PHONE: 949-727-9095
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TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427
(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTIONS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

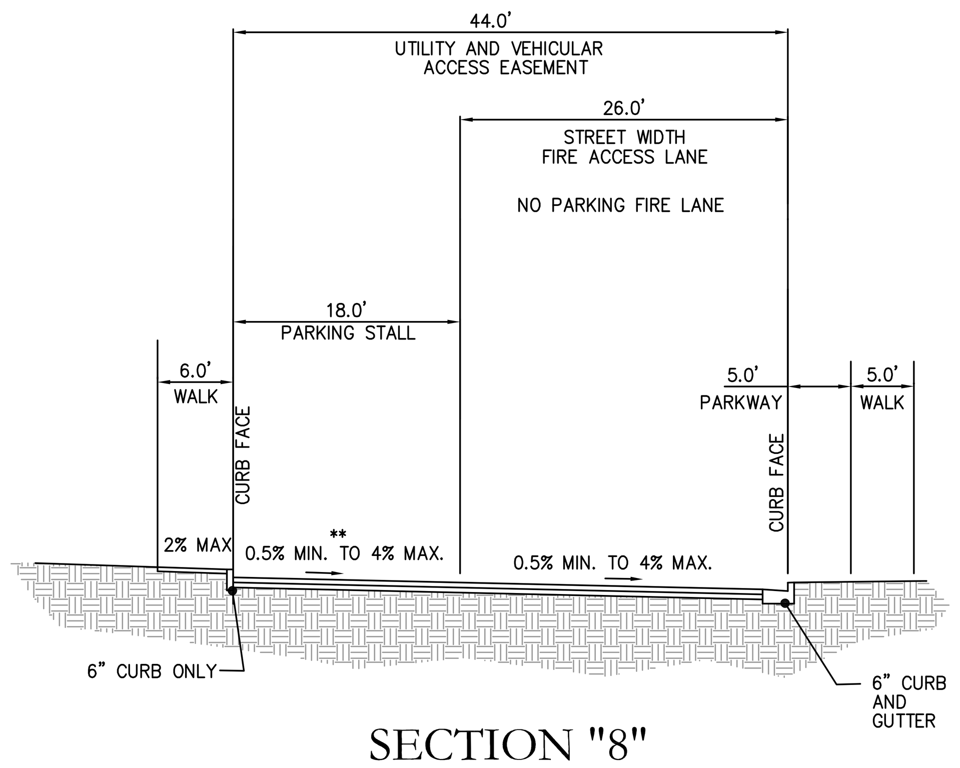
FILE CASE #

SHEET 4 OF 17

JOB NO. 141.091

PLAN CONTROL: MJM INVESTMENT
PLAN SET: CUP-A DATE: 3-19-21

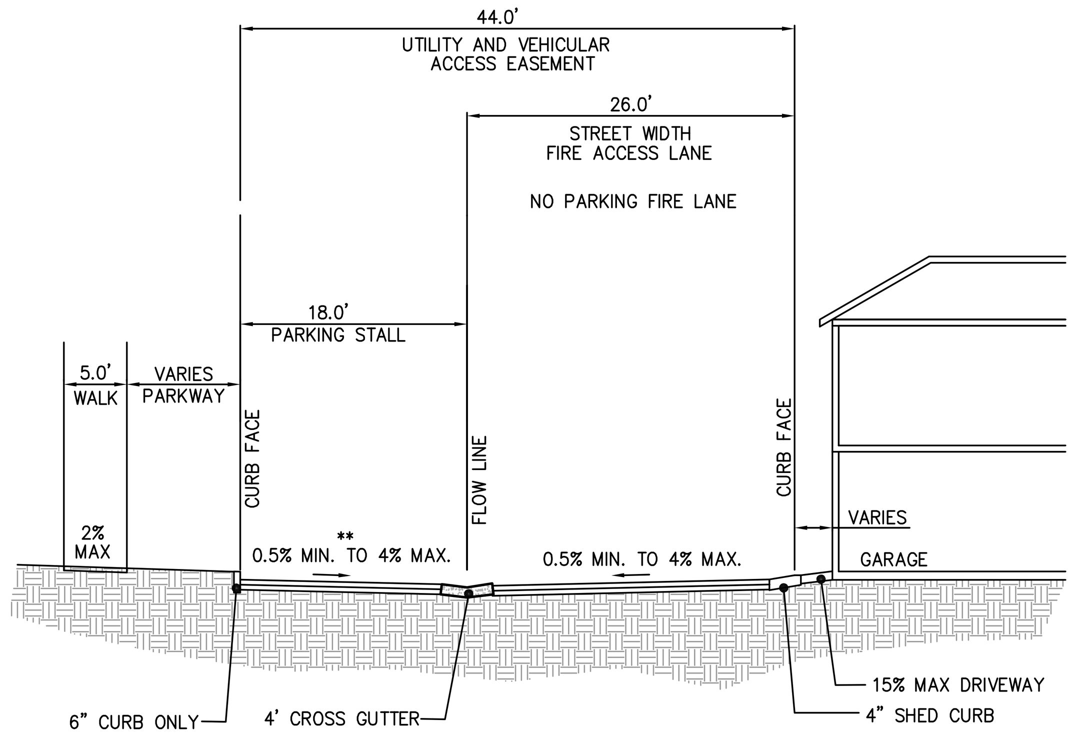
P:\141.091\CUP-MASTER PLAN\091-CUP-04-09-SECTIONS.dwg PLOT DATE – Mar 19, 2021 – 1:09PM



SECTION "8"
26' PRIVATE DRIVEWAY AND FIRE LANE PERPENDICULAR PARKING ONE SIDE

N.T.S.

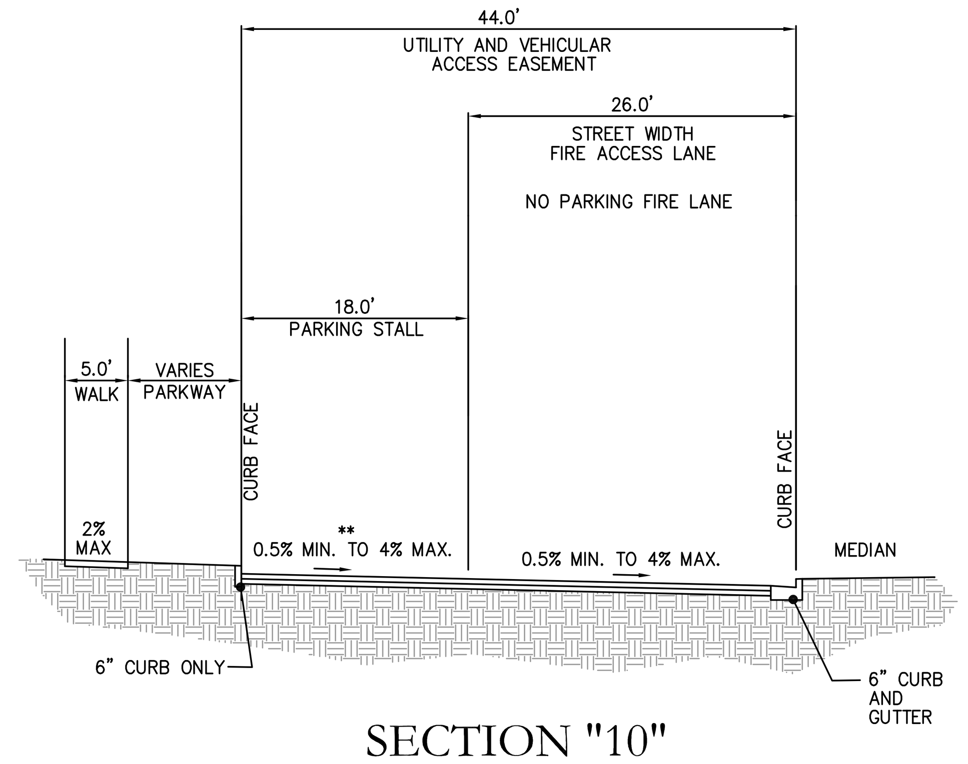
** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "9"
26' PRIVATE DRIVEWAY & FIRE LANE PERPENDICULAR PARKING ONE SIDE

N.T.S.

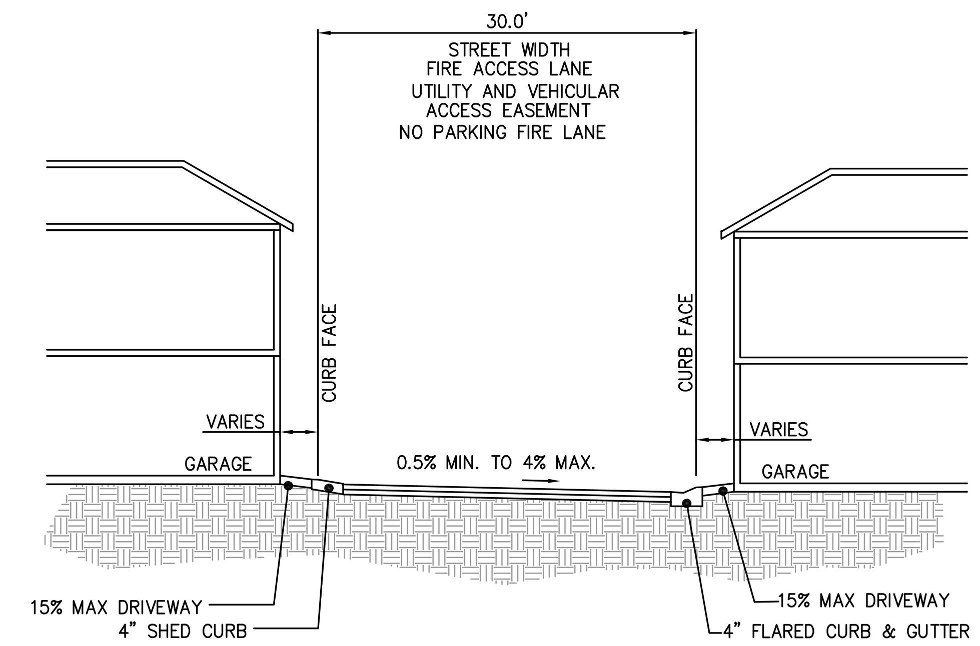
** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "10"
26' PRIVATE DRIVEWAY AND FIRE LANE PERPENDICULAR PARKING ONE SIDE

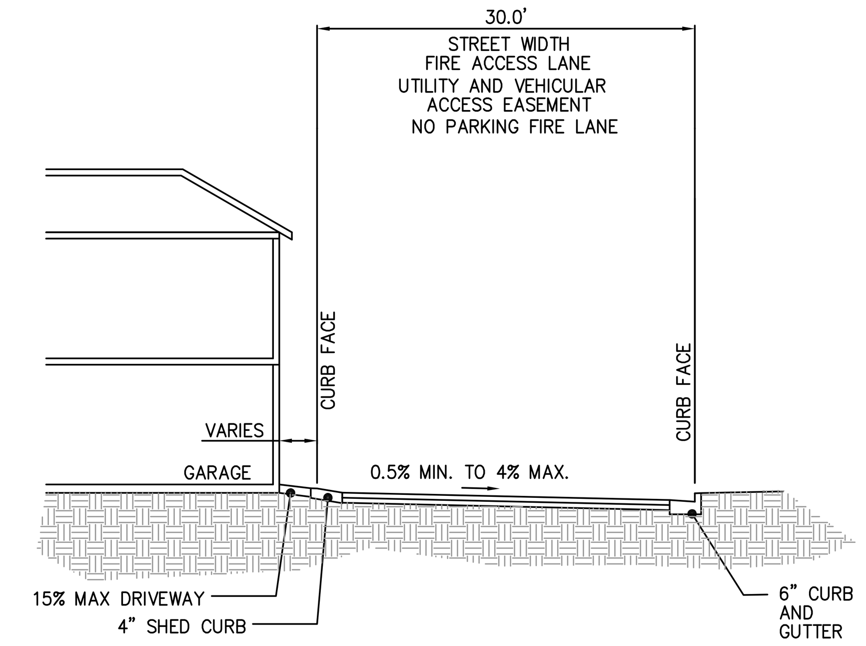
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



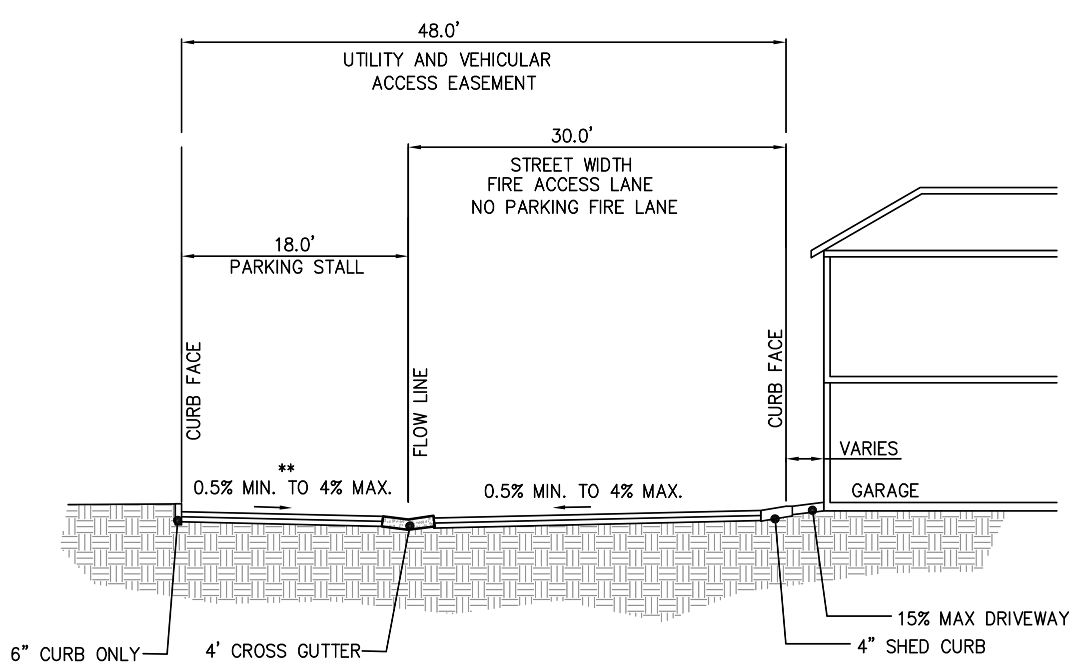
SECTION "11"
30' PRIVATE DRIVEWAY & FIRE LANE GARAGES BOTH SIDES

N.T.S.



SECTION "12"
30' PRIVATE DRIVEWAY AND FIRE LANE GARAGES ONE SIDE – HIGH SIDE

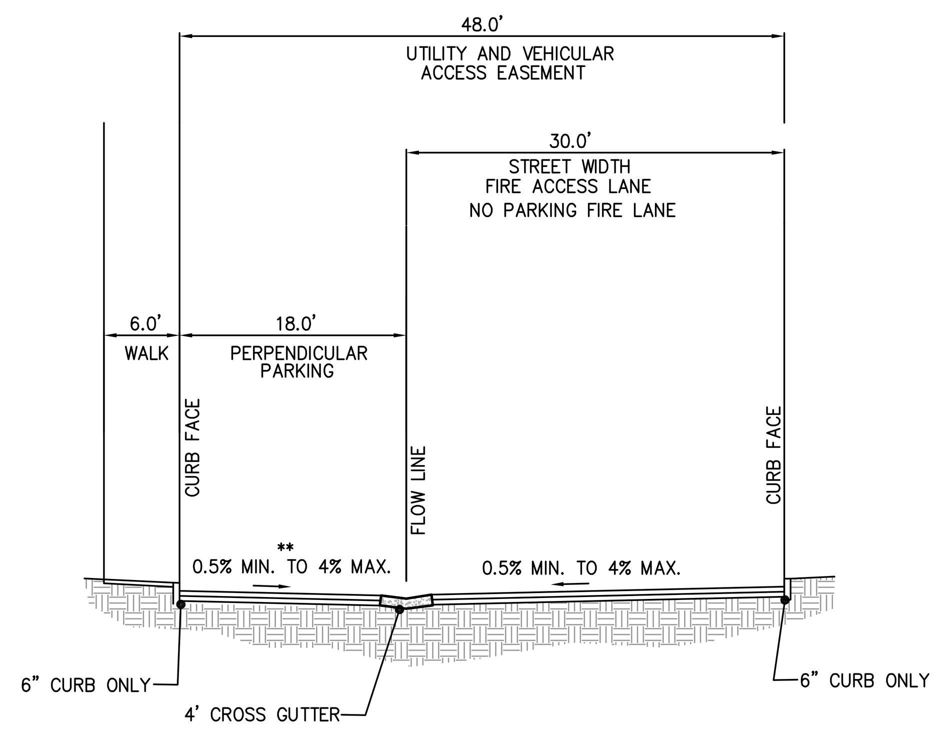
N.T.S.



SECTION "13"
30' PRIVATE DRIVEWAY & FIRE LANE PERPENDICULAR PARKING ONE SIDE

N.T.S.

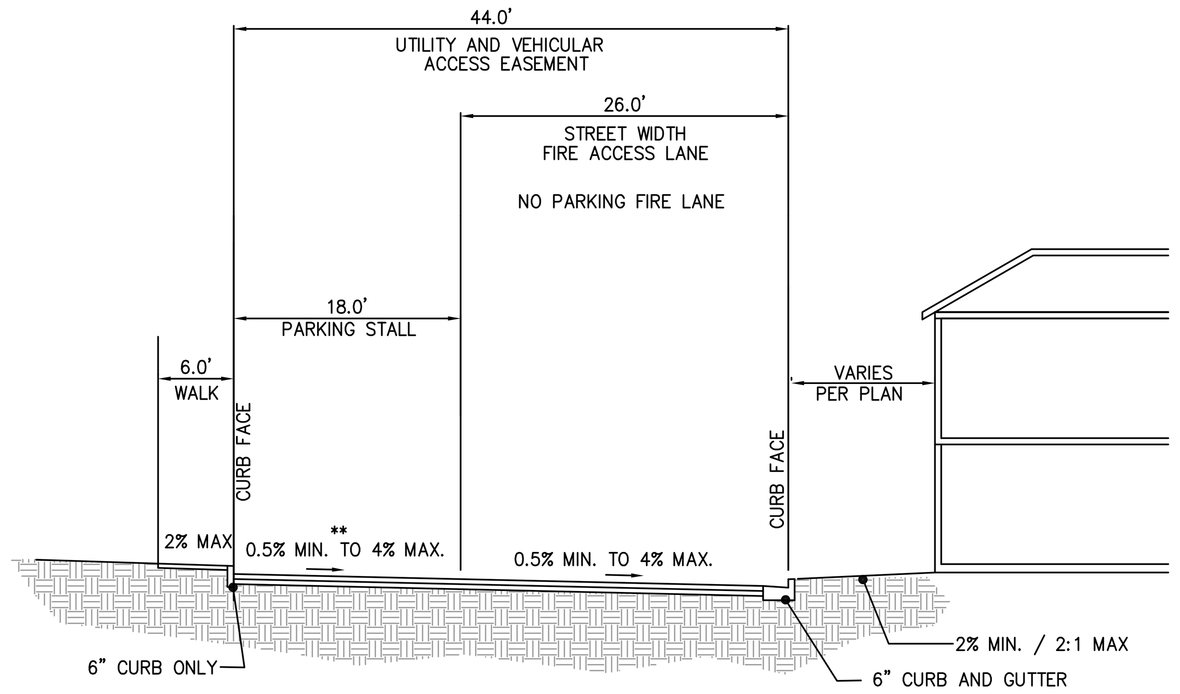
** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "14"
30' PRIVATE DRIVEWAY & FIRE LANE PERPENDICULAR PARKING ONE SIDE

N.T.S.

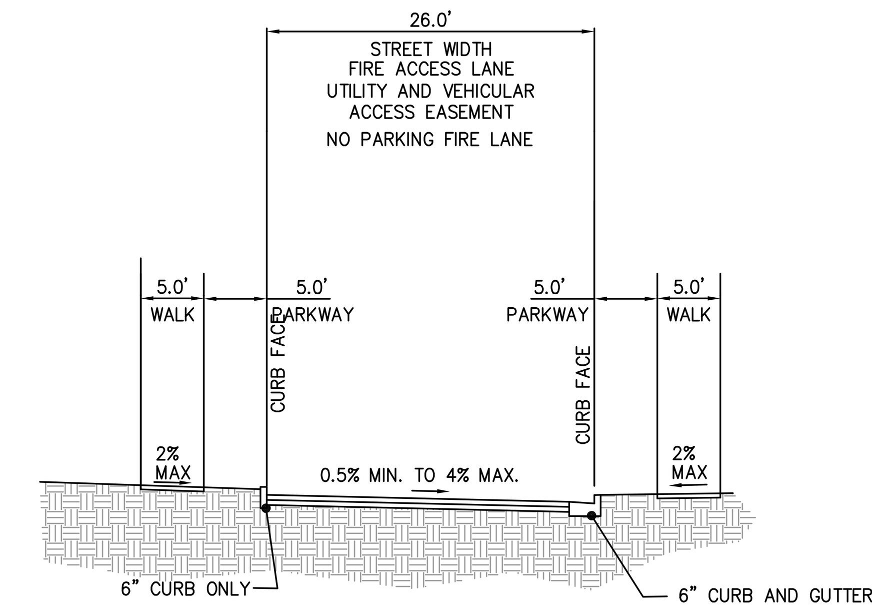
** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "15"
26' PRIVATE DRIVEWAY AND FIRE LANE PERPENDICULAR PARKING ONE SIDE

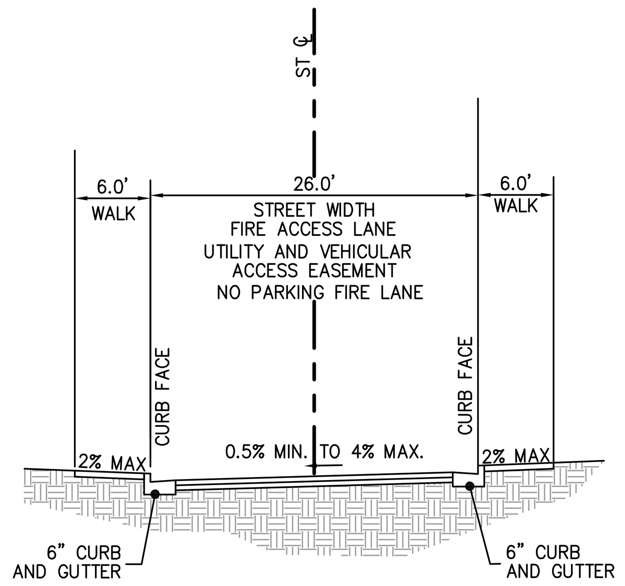
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



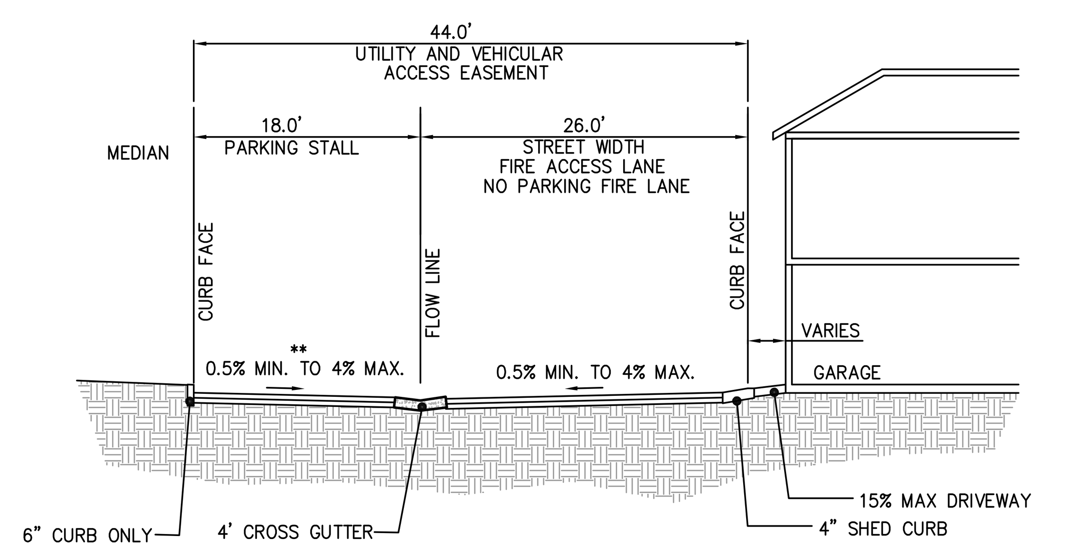
SECTION "16"
26' PRIVATE DRIVEWAY AND FIRE LANE

N.T.S.



SECTION "17"

N.T.S.

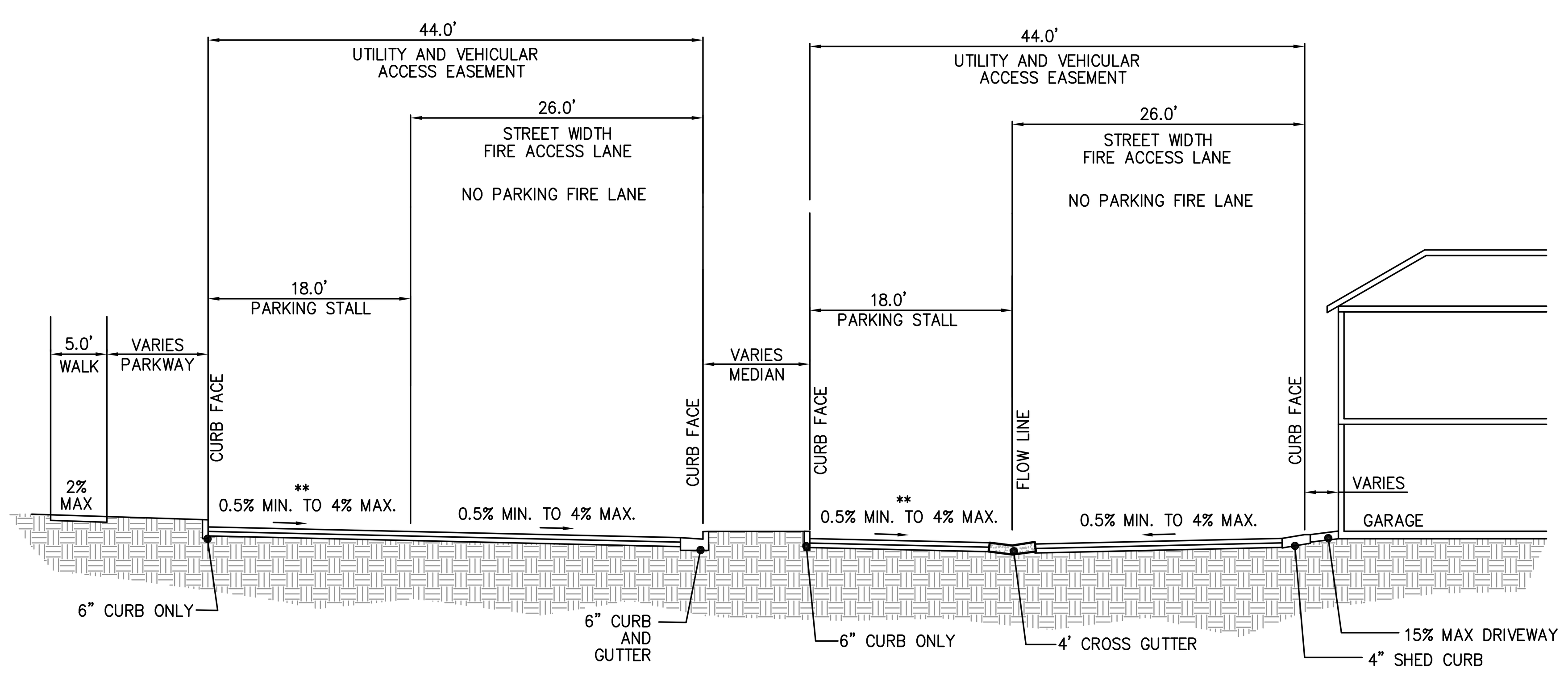


SECTION "18"
26' PRIVATE DRIVEWAY & FIRE LANE PERPENDICULAR PARKING ONE SIDE

N.T.S.

MAIN ENTRY – PRIVATE DRIVEWAY & FIRE LANE

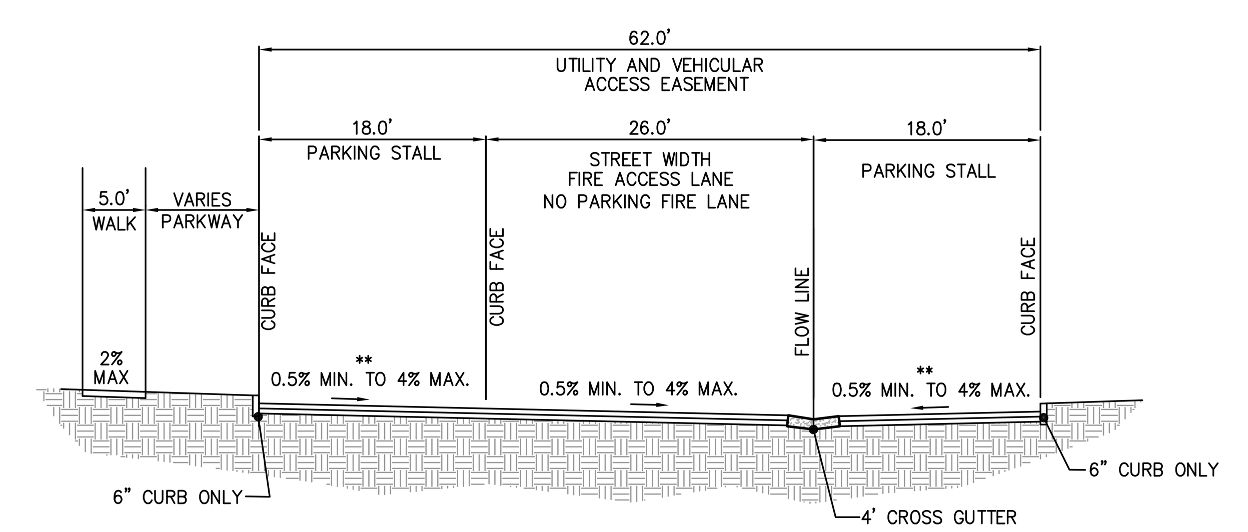
** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "19"
PARALLEL 26' PRIVATE DRIVEWAYS & FIRE LANES PERPENDICULAR PARKING ONE SIDE

N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "20"
26' PRIVATE DRIVEWAY AND FIRE LANE PERPENDICULAR PARKING ON BOTH SIDES

N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.

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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTIONS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

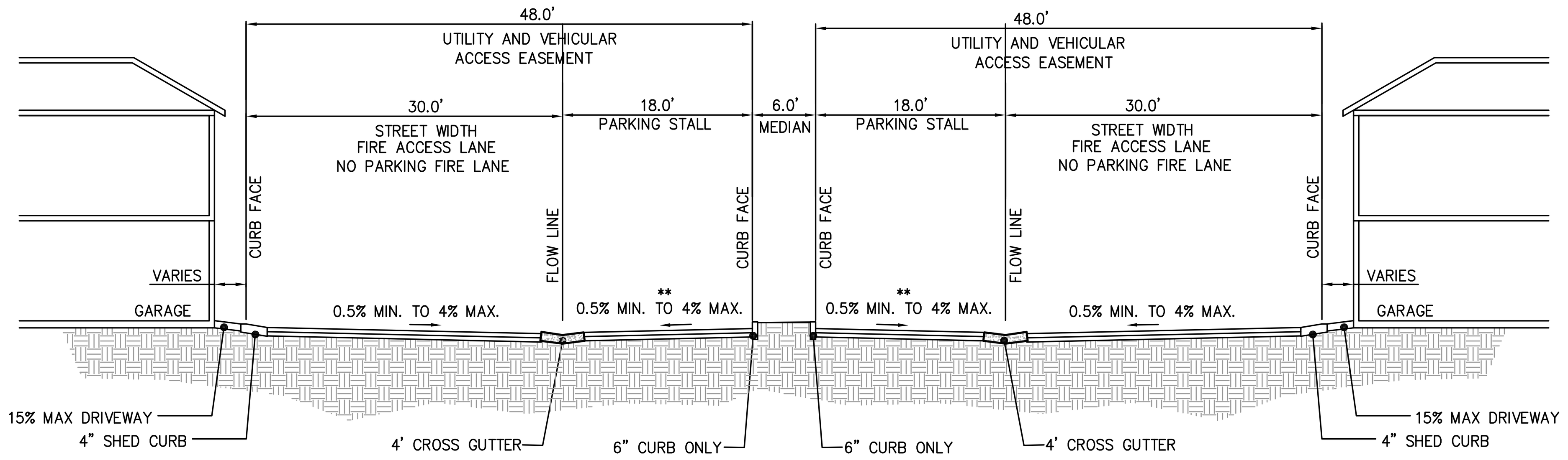
FILE CASE #

SHEET 5 OF 17

JOB NO. 141091

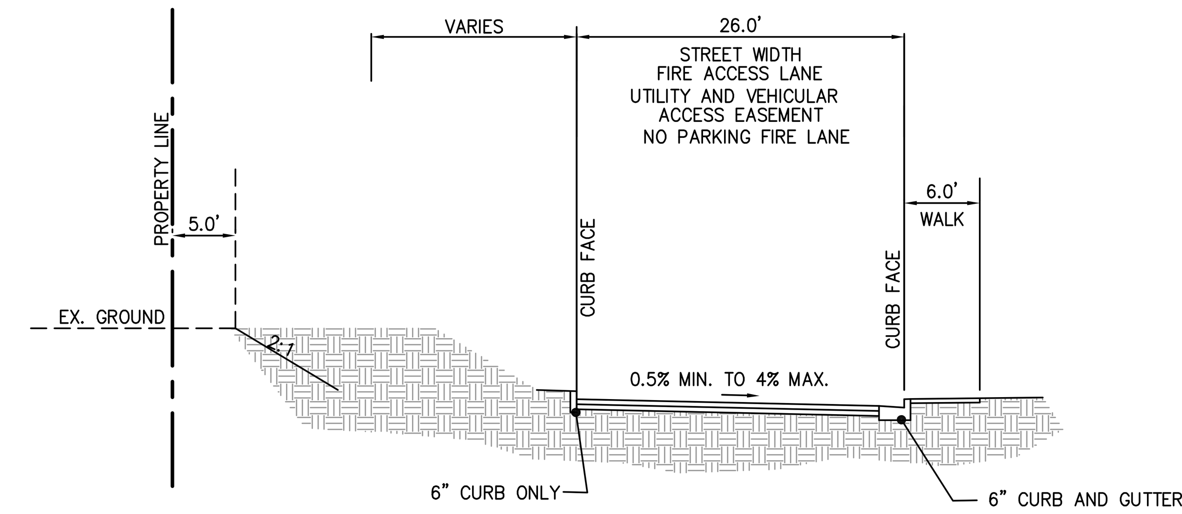
PLAN CONTROL MJM INVESTMENT

PLAN SET: CUP-A DATE: 3-19-21



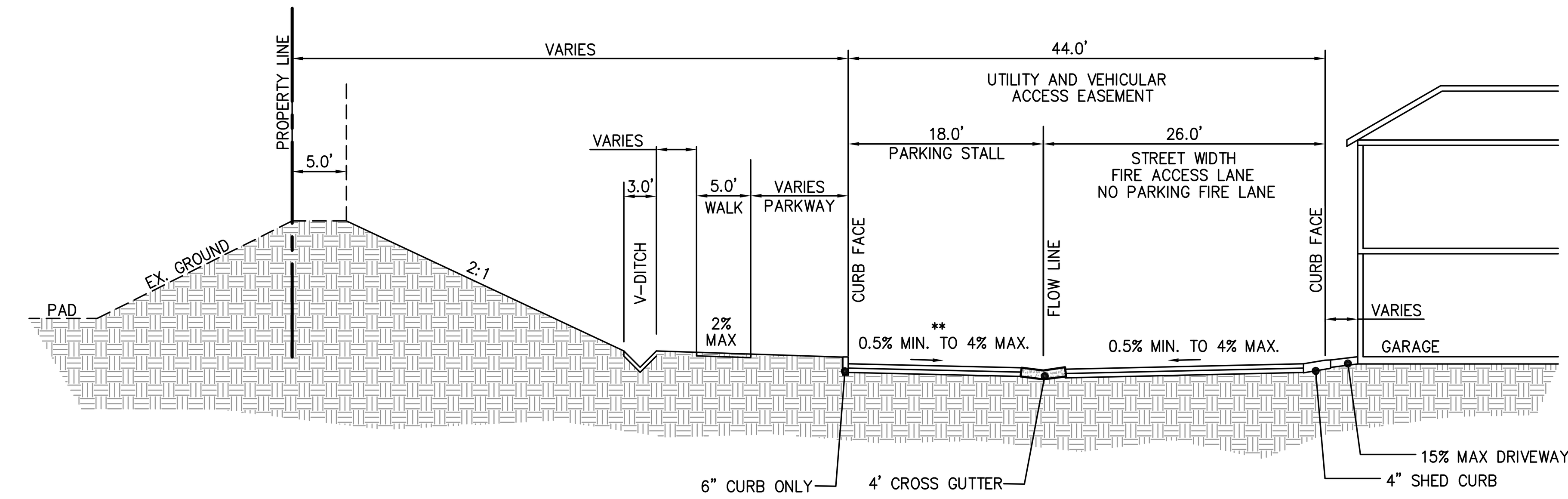
SECTION "21"
PARALLEL 30' PRIVATE DRIVEWAYS & FIRE LANES
PERPENDICULAR PARKING ONE SIDE
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.

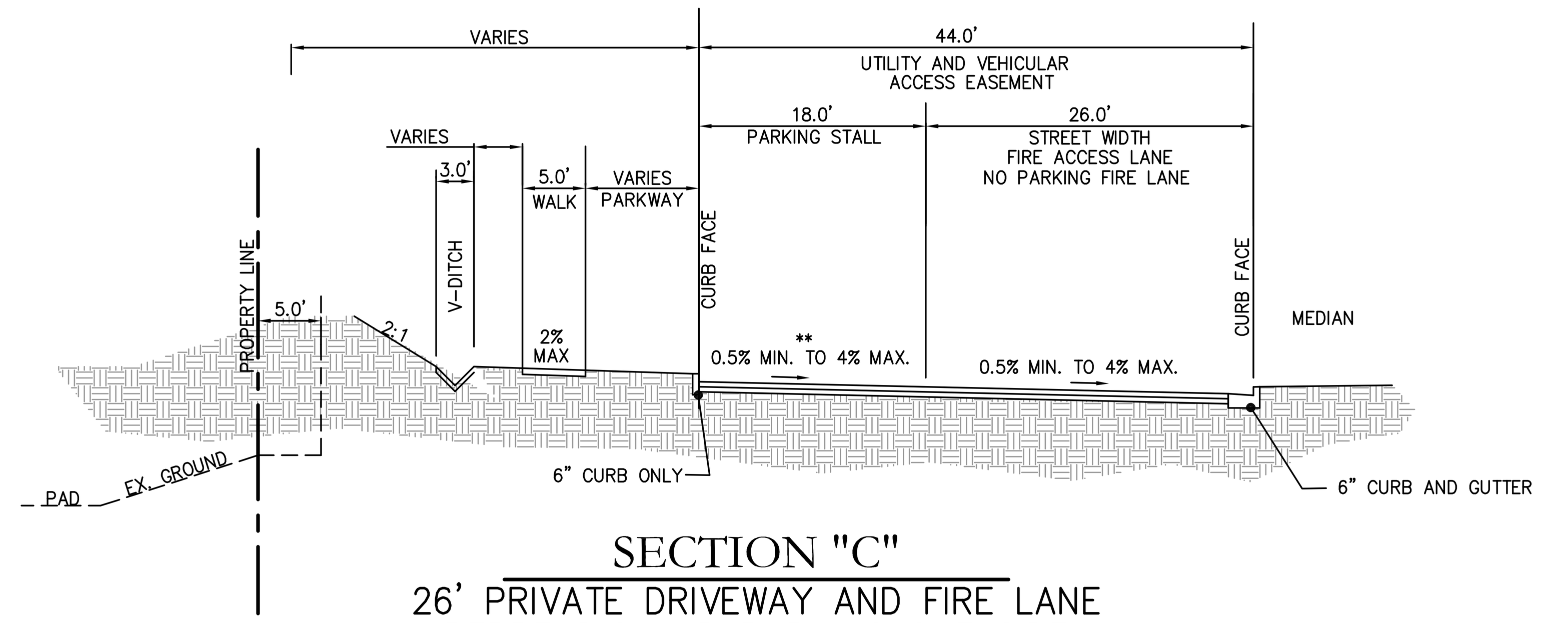


SECTION "A"
26' PRIVATE DRIVEWAY AND FIRE LANE
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.

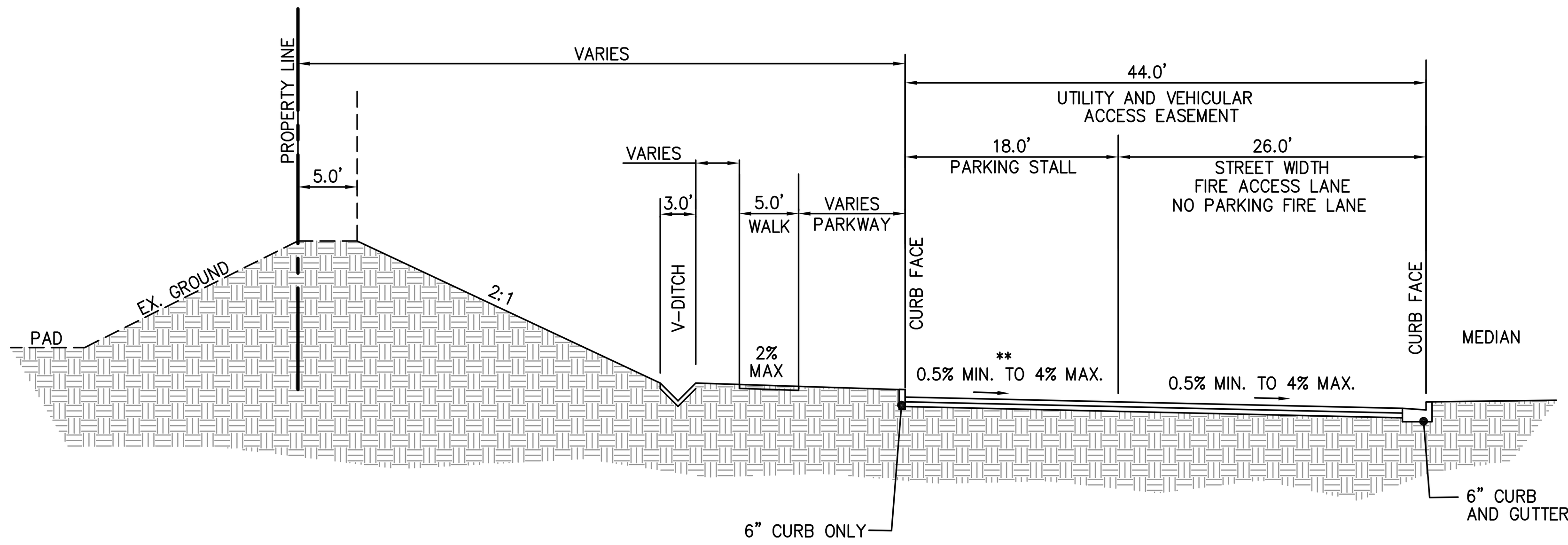


SECTION "B"
26' PRIVATE DRIVEWAY & FIRE LANE
PERPENDICULAR PARKING ONE SIDE
N.T.S.



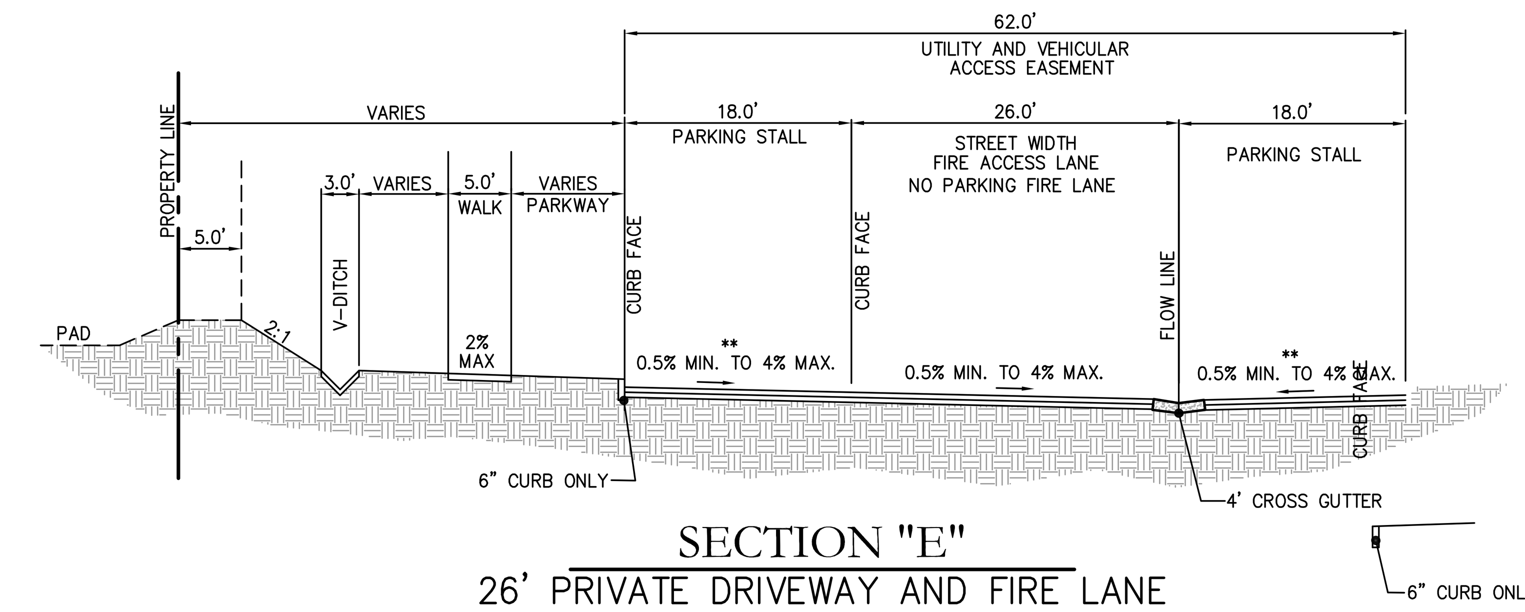
SECTION "C"
26' PRIVATE DRIVEWAY AND FIRE LANE
PERPENDICULAR PARKING ONE SIDE
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



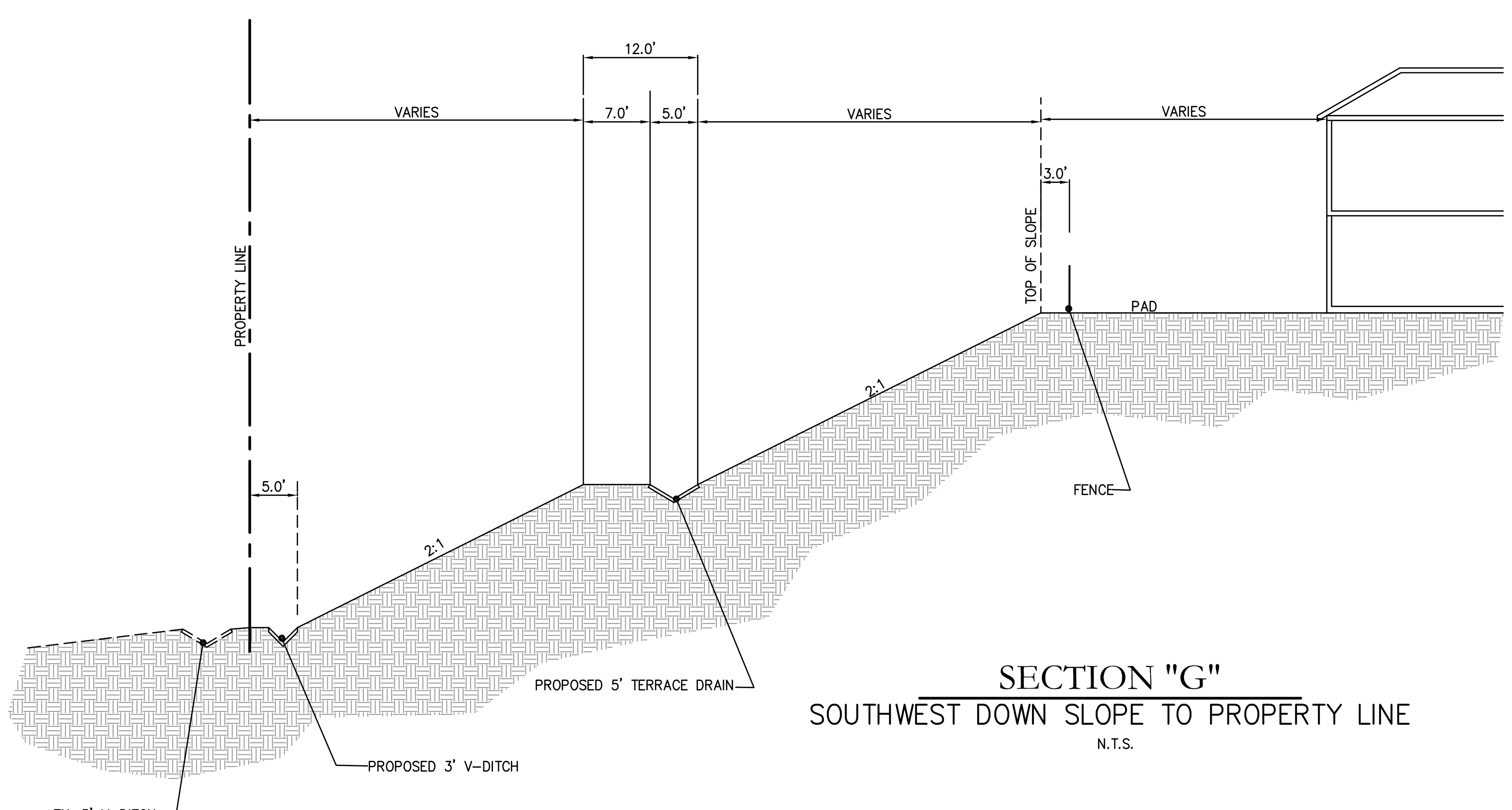
SECTION "D"
26' PRIVATE DRIVEWAY & FIRE LANE
PERPENDICULAR PARKING ONE SIDE
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.

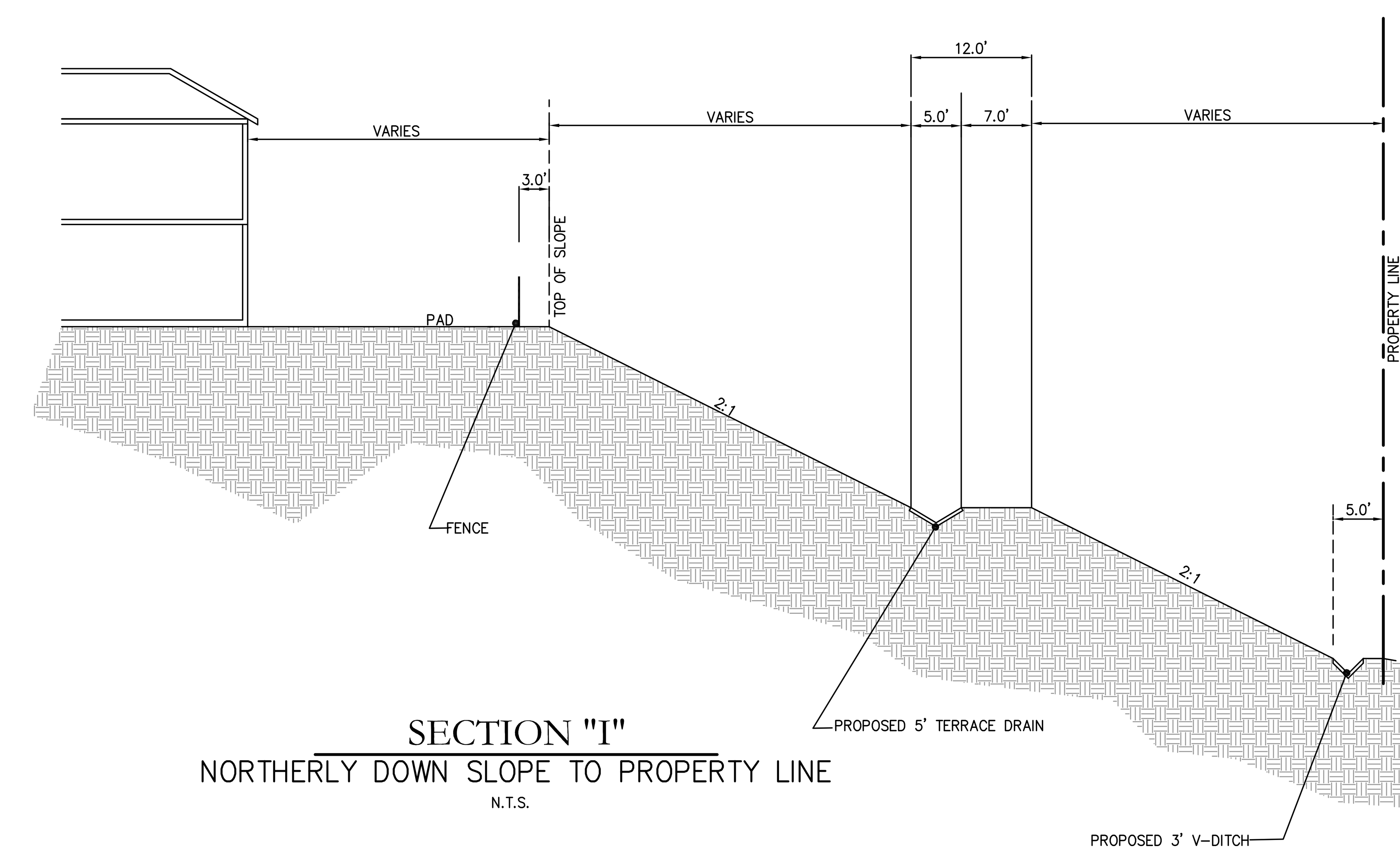


SECTION "E"
26' PRIVATE DRIVEWAY AND FIRE LANE
PERPENDICULAR PARKING ON BOTH SIDES
N.T.S.

** NOTE: ACCESSIBLE PARKING STALLS WITHIN THESE PARKING AREAS CANNOT EXCEED 2% SLOPE IN ANY DIRECTION FOR THE ENTIRE STALL AND ACCESS AISLE DIMENSIONS.



SECTION "G"
SOUTHWEST DOWN SLOPE TO PROPERTY LINE
N.T.S.



SECTION "I"
NORTHERLY DOWN SLOPE TO PROPERTY LINE
N.T.S.

NO.	DATE	REVISIONS
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTIONS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

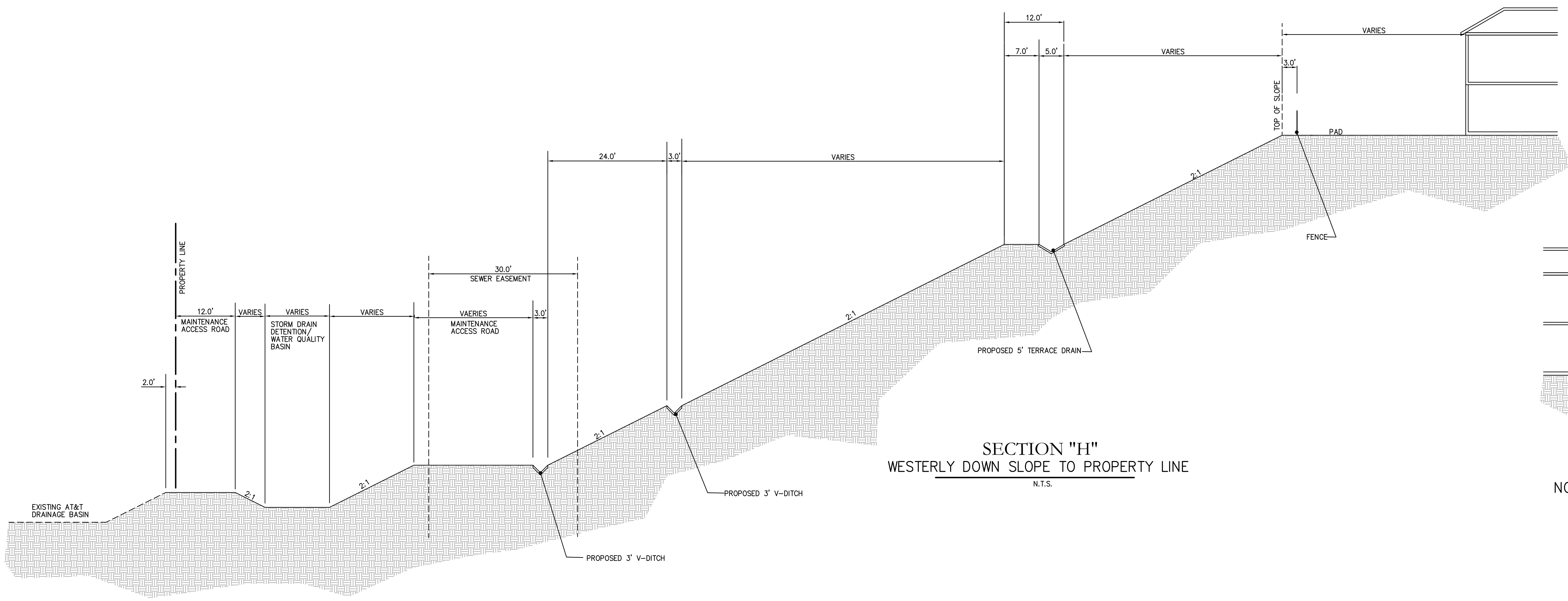
SHEET 6 OF 17

JOB NO. 141.091

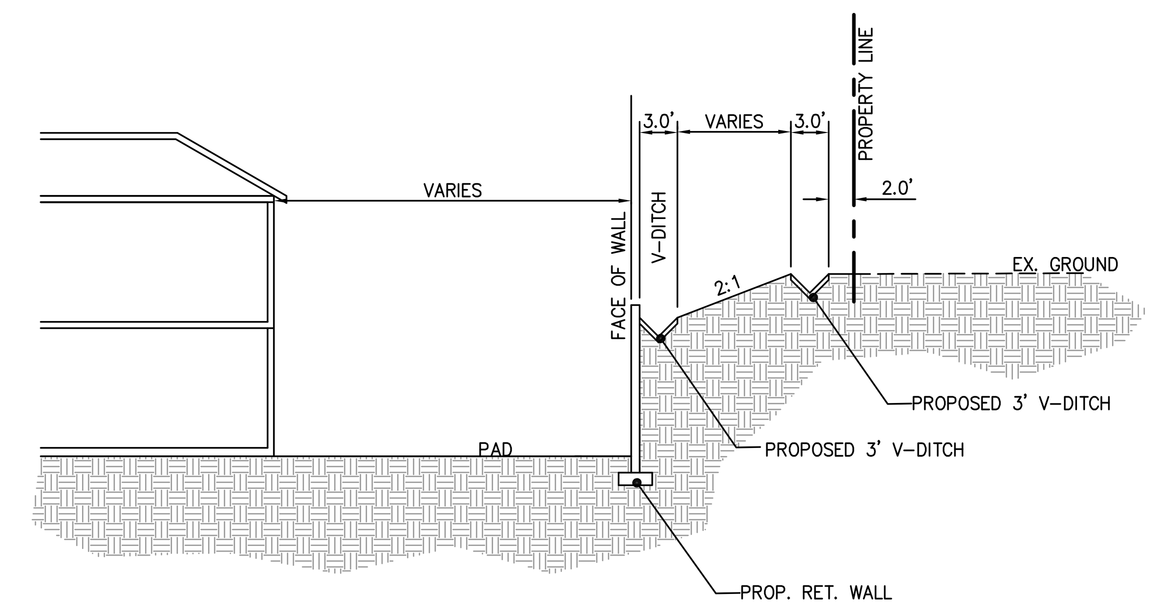
PLAN CONTROL MJM INVESTMENT

PLAN SET: CUP-A DATE: 3-19-21

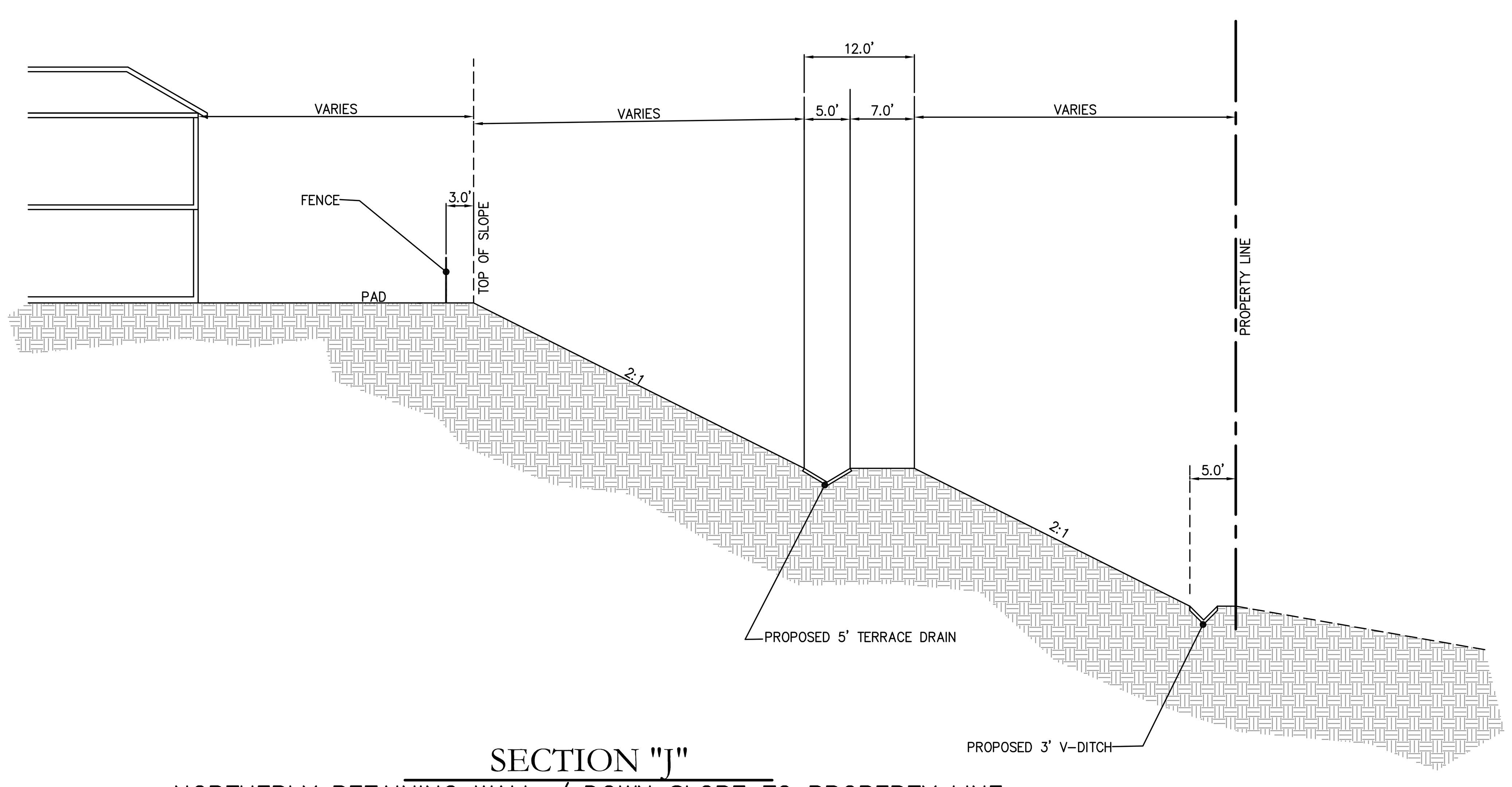
P:\141.091\CUP-MASTER PLAN\091-CUP-04-09-SECTIONS.dwg PLOT DATE - Mar 19, 2021 - 1:10PM



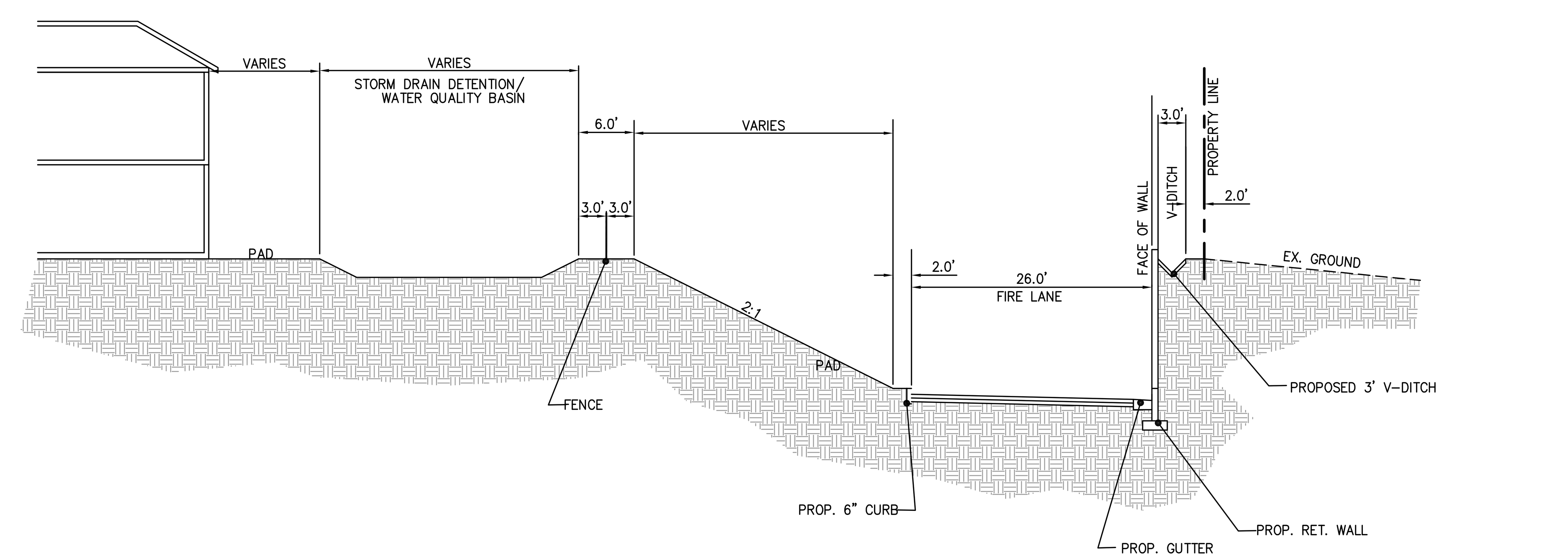
SECTION "H"
WESTERLY DOWN SLOPE TO PROPERTY LINE
N.T.S.



SECTION "K"
NORTHERLY RETAINING WALL / SLOPE TO PROPERTY LINE
N.T.S.



SECTION "J"
NORTHERLY RETAINING WALL / DOWN SLOPE TO PROPERTY LINE
N.T.S.



SECTION "L"
NORTHERLY 26' FIRE LANE / WALL AT PROPERTY LINE
N.T.S.

NO.	DATE	REVISIONS
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTIONS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE # ____________

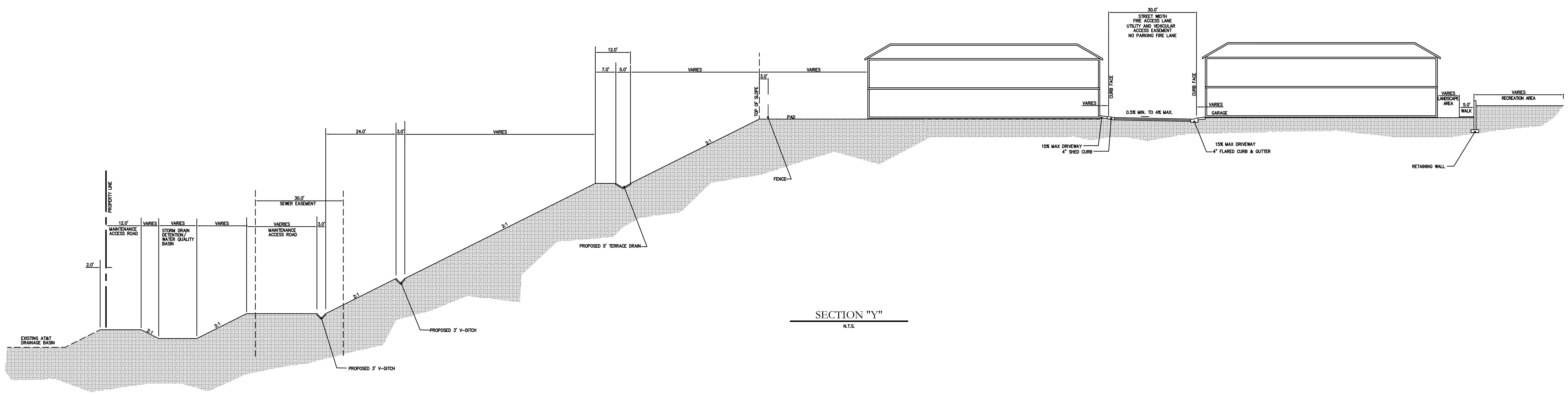
SHEET 7 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21

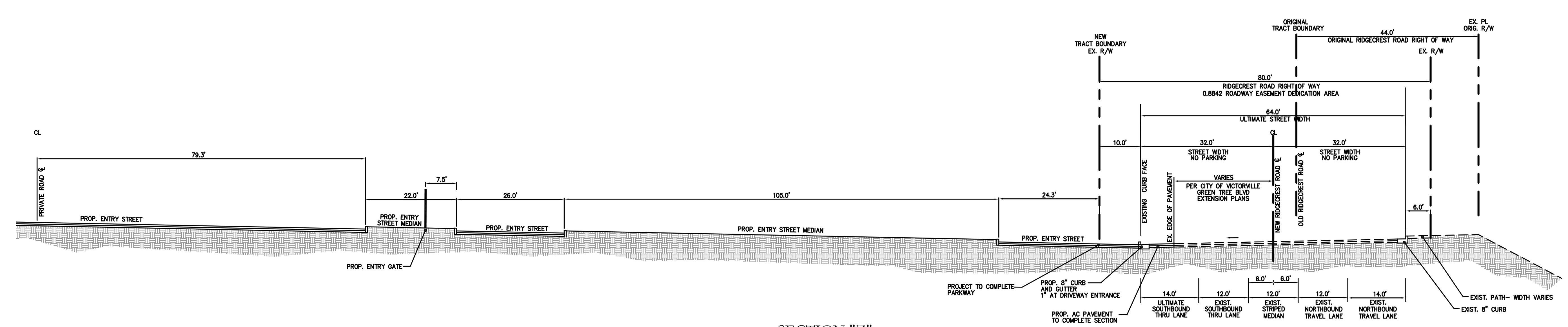
SECTION "X"

N.T.S.



SECTION "Y"

N.T.S.



SECTION "Z"

N.T.S.

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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTIONS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

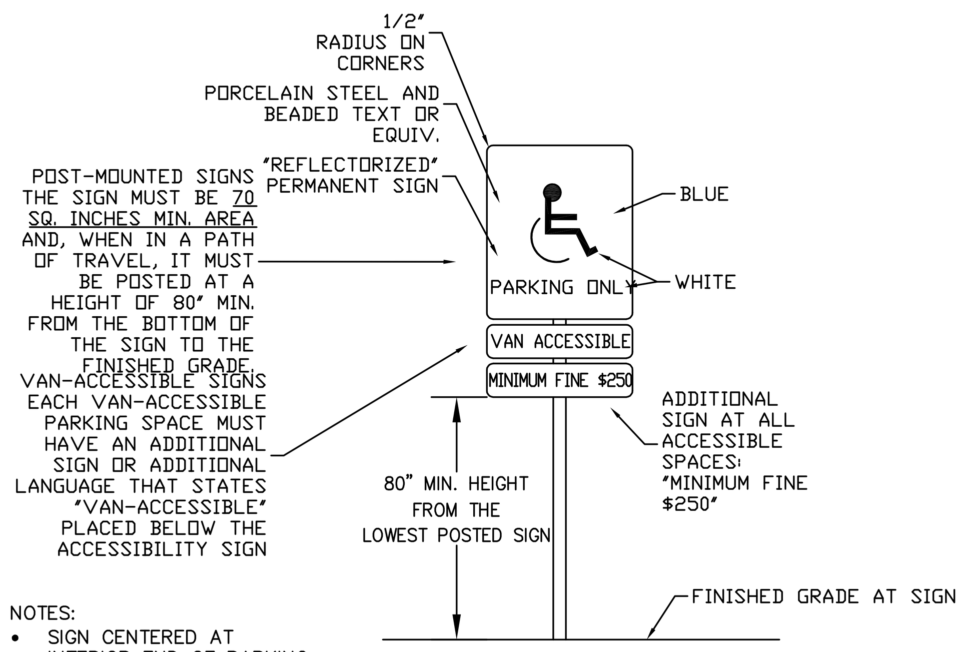
FILE CASE #

SHEET 8 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT

PLAN SET: CUP-A
DATE: 3-19-21

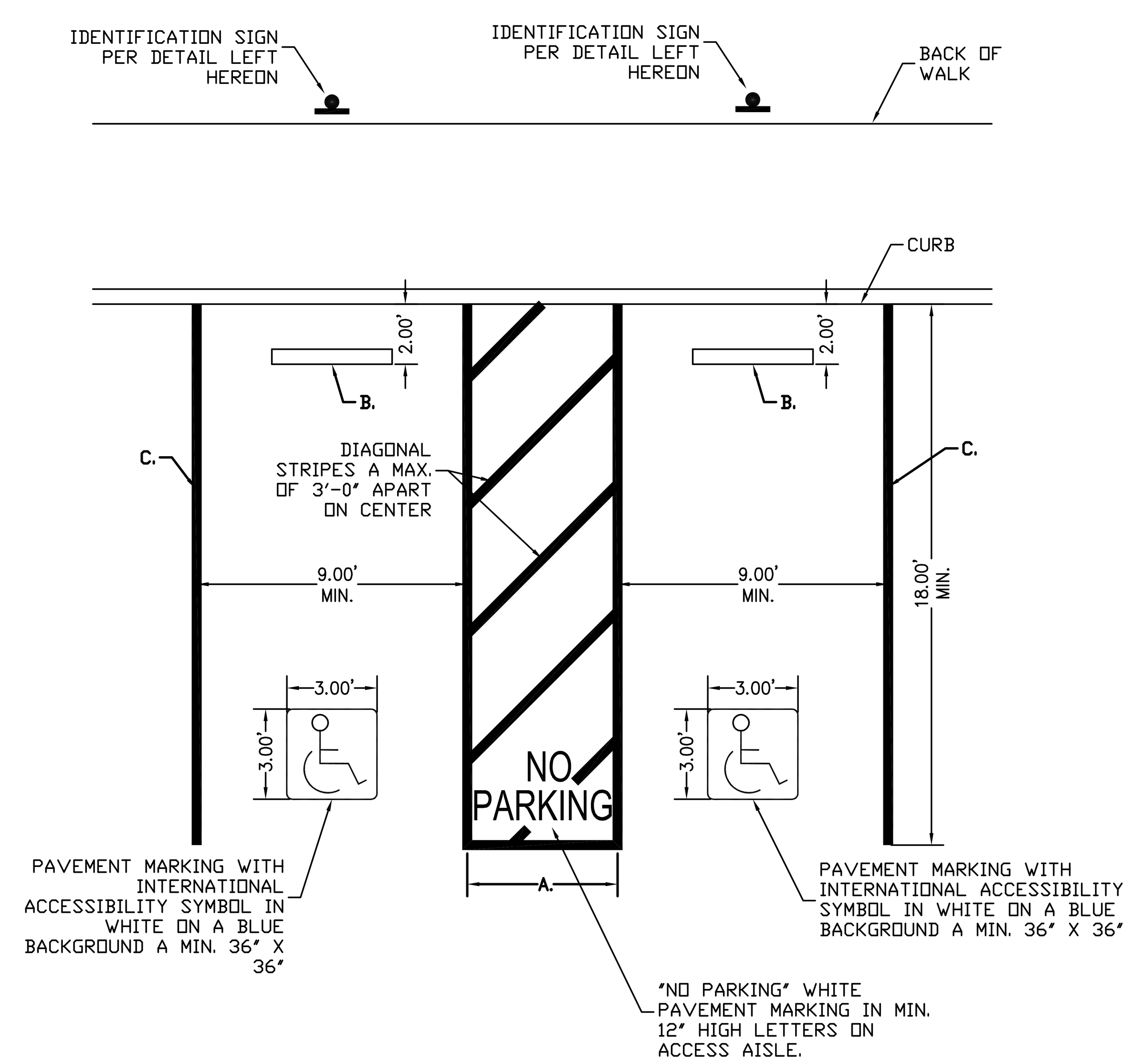


NOTES:
- SIGN CENTERED AT INTERIOR END OF PARKING SPACE
- SIGN AREA 70 SQ. IN. MIN.
- SIGN PERMANENT

EACH PARKING SPACE FOR PERSONS WITH DISABILITIES MUST BE IDENTIFIED BY A REFLECTORIZED SIGN PERMANENTLY POSTED ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE, CONSISTING OF THE INTERNATIONAL SYMBOL OF ACCESSIBILITY; A PROFILE VIEW OF A WHEELCHAIR WITH AN OCCUPANT IN WHITE ON DARK BLUE BACKGROUND.

NOTE:
ALL SPECIFICATIONS SHOWN HEREON ARE BASED ON THE 2016 C.B.C., CHAPTER 11B REQUIREMENTS. PLEASE REFER TO SAID DOCUMENT FOR FURTHER INFORMATION.

ACCESSIBLE PARKING STALLS IDENTIFICATION SIGN REQUIREMENTS

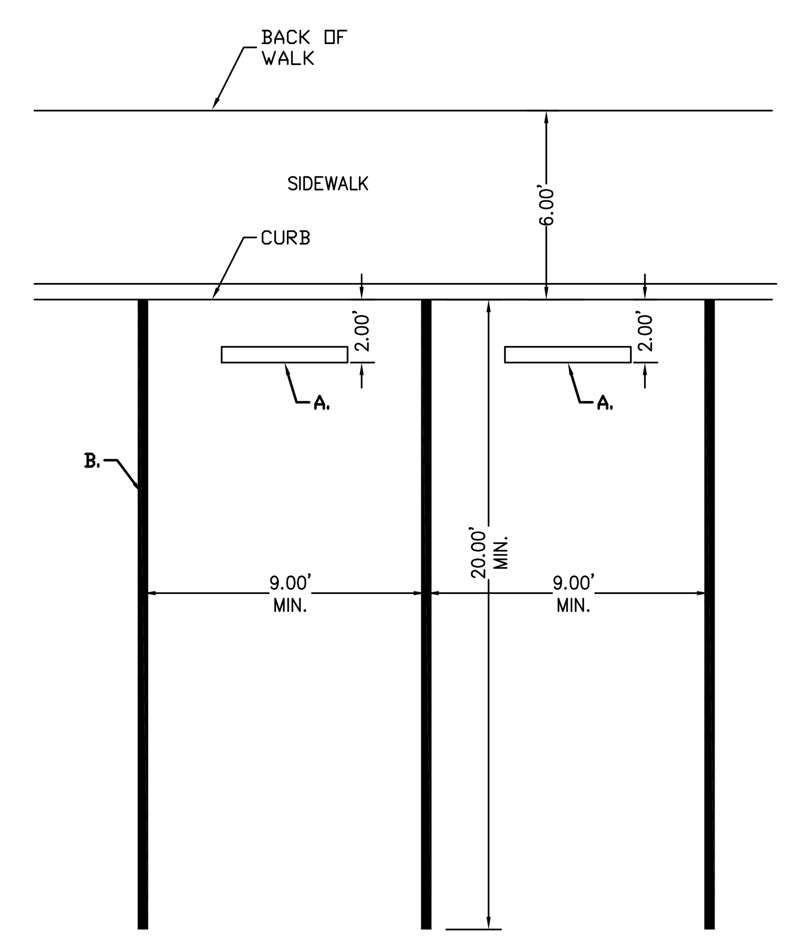


A. ACCESS AISLE: 5'-0" MIN. WIDTH AT TYPICAL STALL. 8'-0" MIN. WIDTH AT VAN ACCESSIBLE STALL. ACCESS AISLES SHALL BE MARKED WITH A BLUE PAINTED BORDERLINE AROUND THEIR PERIMETER. THE AREA WITHIN THE BLUE BORDERLINES SHALL BE MARKED WITH DIAGONAL STRIPES A MAX. OF 36" ON CENTER IN A COLOR CONTRASTING WITH THAT OF THE AISLE SURFACE, PREFERABLY BLUE OR WHITE.

B. WHEEL STOP REQUIRED IF WALK IS ONLY THE MIN. 4' WIDE (UP TO 6' WIDE). NOT REQUIRED FOR WALKS 6' WIDE OR GREATER.

C. STRIPING: STRIPES TO BE PAINTED A COLOR CONTRASTING WITH PARKING SURFACE PREFERABLY BLUE OR WHITE.

ACCESSIBLE PARKING STALLS PAVEMENT MARKING REQUIREMENTS



STANDARD FULL SIZE
9' X 20' STALLS

A. WHEEL STOP REQUIRED IF WALK IS ONLY THE MIN. 4' WIDE (UP TO 6' WIDE). NOT REQUIRED FOR WALKS 6' WIDE OR GREATER.

B. STRIPING: STRIPES TO BE PAINTED A COLOR CONTRASTING WITH PARKING SURFACE PREFERABLY WHITE.

TYPICAL PARKING STALL DIMENSIONS

NO.	DATE	REVISIONS
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TYPICAL SECTIONS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

SHEET 9 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT

PLAN SET: CUP-A
DATE: 3-19-21

LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
DW	EXISTING DOMESTIC WATER
CATV	EXISTING CABLE TV
	EXISTING STORM DRAIN
S	EXISTING SEWER
EOH	EXISTING OVERHEAD ELECTRIC
PH	EXISTING PHONE
E	EXISTING ELECTRIC
FIRE	EXISTING FIRE WATER LINE
GAS	EXISTING GAS
DW	PROPOSED DOMESTIC WATER
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
4"	PROPOSED 4" AREA DRAIN
6"	PROPOSED 6" AREA DRAIN
8"	PROPOSED 8" AREA DRAIN
10"	PROPOSED 10" AREA DRAIN
12"	PROPOSED 12" AREA DRAIN
SD	PROPOSED 4" PERF. SUB DRAIN
FIRE	PROPOSED FIRE WATER LINE

LEGEND (CONT.)

	FIRE HYDRANT
	CATCH BASIN
	MANHOLE
	STREET LIGHT
	UNDERGROUND CMP DETENTION SYSTEM. (NO INFILTRATION)
	PROPOSED FILTERA WATER QUALITY TREATMENT
	PROPOSED AREA DRAIN
6	NUMBERED LOT
P=158.53	PAD ELEVATION
	RETAINING WALLS
6	BUILDING NUMBER
AR	BUILIDING PLAN TYPE
FF=159.20	BUILDING FINISHED FLOOR ELEVATION
P=158.53	BUILDING PAD ELEVATION

LEGEND (CONT.)

53	INTERIOR VISITOR PARKING STALL NUMBER

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)

1 inch = 40 feet

ACCESSIBILITY LEGEND

	PRIVATE (INTERIOR) ADA ACCESSIBLE PATH (SEE NOTE ** HEREON)
	PUBLIC (EXTERIOR) ACCESSIBLE PATH (SEE NOTE ** HEREON)
*	BUS STOP
G	PEDESTRIAN GATE LOCATION, RESTRICTED PUBLIC ACCESS
V	VEHICULAR GATE LOCATION, RESTRICTED PUBLIC ACCESS
P	ADA ACCESSIBLE PARKING STALL LOCATION (3 REQUIRED/PROVIDED PER PARKING SUMMARY)
R	ADA ACCESS RAMP LOCATION
M	POST OFFICE MAIL TRUCK STALL
HC	ACCESSIBLE UNIT

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

NOTE:
ALL GATED ACCESS POINTS ARE SUBJECT TO FURTHER REVIEW UPON SUBMITTAL OF SUBSEQUENT CONDITIONAL USE PERMITS.

** NOTE: THE ACCESSIBLE PATH OF TRAVEL DOES NOT EXCEED 5 PERCENT IN THE DIRECTION OF TRAVEL NOR DOES IT EXCEED 2 PERCENT CROSS SLOPE. 8.33 PERCENT MAXIMUM RAMPS MAY BE PROVIDED FOR A PATH OF TRAVEL BETWEEN 5 AND 8.33 PERCENT SLOPE.
ALL ACCESSIBLE PATHS SHALL BE 4' MINIMUM WIDTH.

PER CBC TABLE 11B-208.2, 301 TO 400 PROVIDED SURFACE PARKING SPACES = 8 REQUIRED ACCESSIBLE STALLS AS SHOWN, THE PROJECT IS PROVIDING 13 ACCESSIBLE STALLS WITH 5 VAN AND 8 STANDARD ACCESSIBLE STALLS.

PARKING SUMMARY

DESCRIPTION	TOTAL
PARKING REQUIREMENT	
272 UNITS x 2 PARKING SPACES PER UNIT (HALF OF THE SPACES ARE REQUIRED TO BE COVERED)	544
TOTAL PARKING REQUIRED	544 SPACES
PARKING PROVIDED	
COVERED RESIDENT GARAGE PARKING IN BUILDINGS	225
COVERED RESIDENT CARPORT PARKING STALLS	60
OPEN SURFACE PARKING STALLS	261
TOTAL PARKING PROVIDED	546 SPACES
TOTAL PARKING RATIO PROVIDED	2.01 SPACES / UNIT
ACCESSIBLE PARKING TOTALS INCLUDED WITHIN PARKING TOTALS	
VAN ACCESSIBLE STALLS	5
STANDARD ACCESSIBLE STALLS	8
COVERED GARAGE ACCESSIBLE STALLS (1 / BLDG)	18

NOTE: CARPORT STALLS ARE STALLS 1-4, 82-88, 201-209, 219-225, 236-242, 249-253, 264, 267, 276-282, 284-289 AND 298-301

NO.	DATE	REVISIONS
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
ACCESSIBILITY EXHIBIT

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE # ____________

SHEET 10 OF 17

JOB NO. 141.091

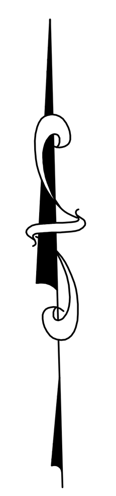
PLAN CONTROL
MJM INVESTMENT

PLAN SET: CUP-A
DATE: 3-19-21

P:\141.091\CUP-MASTER PLAN\091-CUP-10 ADA PATH.dwg
PLOT DATE - Mar 19, 2021 - 1:19PM

LEGEND

—·—·—	BOUNDARY
—··—	RIGHT-OF-WAY
———	EXISTING LOT LINE
— —	EXISTING CENTERLINE
- - -	EXISTING EASEMENT
FF=159.20 P=158.53	BUILDING FINISHED FLOOR ELEVATION PAD ELEVATION
═══	RETAINING WALLS



GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

NO.	DATE	REVISIONS
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098
TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427
(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
PRELIMINARY GRADING PLAN

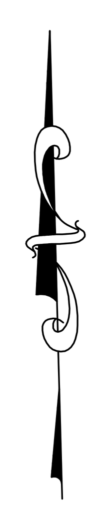
CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

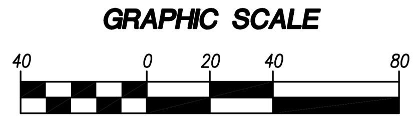
SHEET 11 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21



GRAPHIC SCALE



(IN FEET)
1 inch = 40 feet

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- ROUGH GRADE PAD LINE
- P=158.53 PAD ELEVATION
- RETAINING WALLS

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

NO.	DATE	REVISIONS
7		
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
PRELIMINARY ROUGH GRADING

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE # ________

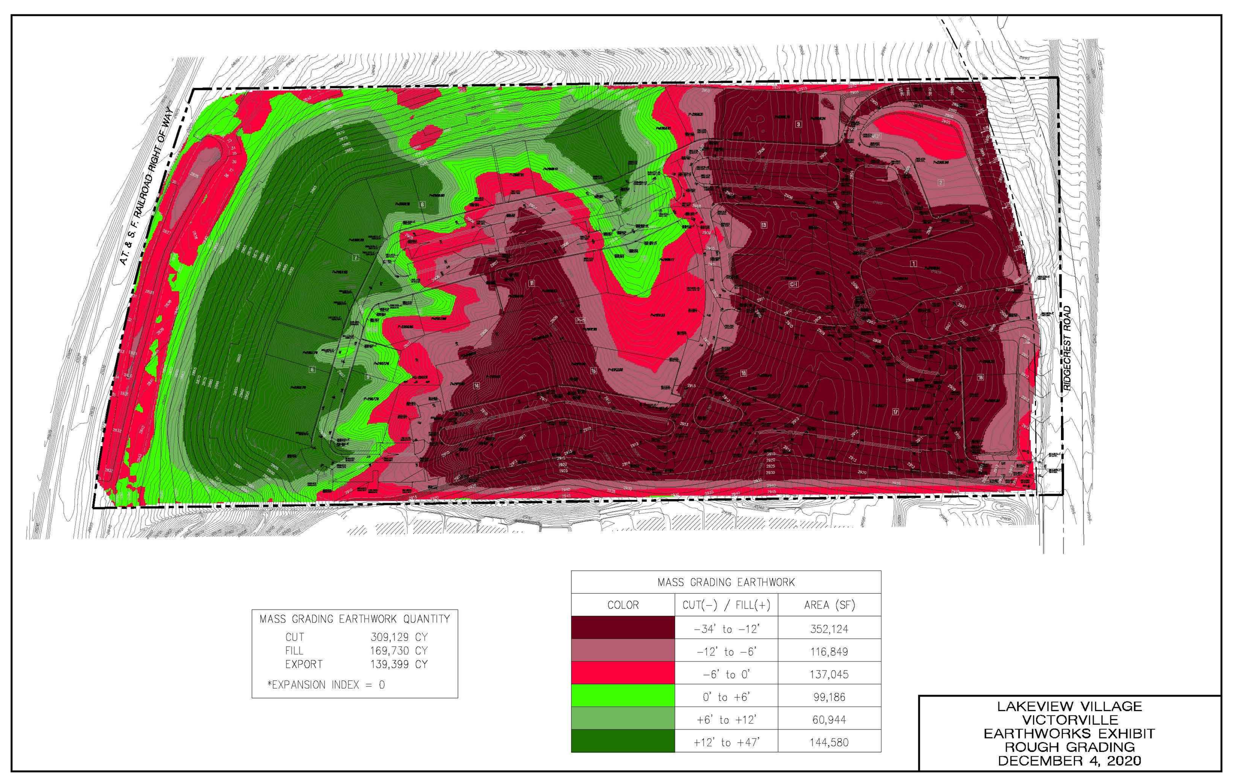
JOB NO. 141091

PLAN CONTROL
MJM INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21

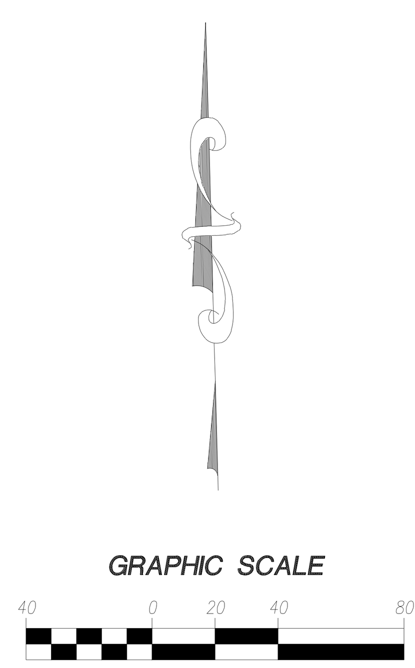
141.091

SPRING VALLEY LAKE APARTMENTS
PRELIMINARY GRADING
EARTHWORK ANALYSIS
OVERALL SUMMARY - 12-4-20 GRADING PLAN

AREA / DESCRIPTION	UNIT	CUT		FILL
MASS EXCAVATION AREA (SQUARE FEET)	SF	606,018		304,710
RAW CUT / FILL EARTHWORK				
UNCLASSIFIED EXCAVATION	CY	309,129		169,730
X	CY	0		0
REMEDIAL / OVER-EXCAVATION				
5' OX BELOW FILL AREAS	CY	56,428		56,428
3' OX BELOW CUT AREAS LESS THAN 7' CUT	CY	15,228		15,228
X	CY	0		0
X	CY	0		0
GROSS TOTAL	CY	**380,785**		**241,386**
GROSS EXPORT	CY	**139,399**		
0.1' SUBSIDENCE *	CY	2,245		1,129
SUBTOTAL	CY	378,540		242,515
SHRINKAGE (15%) *				42,797
TOTAL NET EARTHWORK	CY	**378,540**		**285,311**
TOTAL NET EXPORT	CY	**93,229**		
SITE SPOILS / OTHER FACTORS				
UTILITY SPOILS	CY	**0**		
TREE AND LANDSCAPE SPOILS	CY	**0**		
FOOTING SPOILS(BUILDING, WALLS, STRUCTURES)	CY	**0**		
X				
TOTAL EXPORT	CY			
** ESTIMATES ONLY - FINAL DESIGNS REQUIRED				



LAKEVIEW VILLAGE
VICTORVILLE
EARTHWORKS EXHIBIT
ROUGH GRADING
DECEMBER 4, 2020



GRAPHIC SCALE

(IN FEET)
1 inch = 40 feet

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- ROUGH GRADE PAD LINE
- P=158.53 PAD ELEVATION
- RETAINING WALLS

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

NO.	DATE	REVISIONS
7		
6		
5		
4		
3		
2		
1		

URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
PRELIMINARY EARTHWORK

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

SHEET 13 OF 17

JOB NO. 141091

PLAN CONTROL MJM INVESTMENT
PLAN SET: CUP-A DATE: 3-19-21

LEGEND

- BOUNDARY
- RIGHT-OF-WAY
- EXISTING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT
- DW — EXISTING DOMESTIC WATER
- SD — EXISTING STORM DRAIN
- S — EXISTING SEWER
- PH — EXISTING PHONE
- CATV — EXISTING CABLE TV
- EOH — EXISTING OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC
- FIRE — EXISTING FIRE WATER LINE
- GAS — EXISTING GAS
- DW — PROPOSED DOMESTIC WATER
- SD — PROPOSED STORM DRAIN
- S — PROPOSED SEWER
- SD — PROPOSED 4" AREA DRAIN
- SD — PROPOSED 6" AREA DRAIN
- SD — PROPOSED 8" AREA DRAIN
- SD — PROPOSED 10" AREA DRAIN
- SD — PROPOSED 12" AREA DRAIN
- SD — PROPOSED 4" PERF. SUB DRAIN
- F — PROPOSED FIRE WATER LINE
- FIRE HYDRANT
- CATCH BASIN
- MANHOLE
- EXISTING STREET LIGHT
- 6 — BUILDING NUMBER
- AR — BUILDING TYPE
- UNDERGROUND CMP DETENTION SYSTEM. (NO INFILTRATION)
- PROPOSED FILTERA WATER QUALITY TREATMENT
- PROPOSED AREA DRAIN
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT/VALVE/THRUST BLOCK
- PROPOSED WATER METER / VAULT & BACKFLOW
- PROPOSED BACKFLOW / DOUBLE DETECTOR CHECK
- PROPOSED 2" POOL METER AND BACKFLOW
- PROPOSED 2" IRRIGATION METER AND BACKFLOW
- PROPOSED CATCH BASIN
- PROPOSED AREA DRAINS
- FILTERRA WATER QUALITY VAULT
- STORM DRAIN JUNCTION STRUCTURE AND MANHOLE
- STORM DRAIN INFILTRATION DRY WELL
- UNDERGROUND STORM DRAIN DETENTION VAULT
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PROPOSED GAS METER
- PROPOSED TRANSFORMERS, PME AND CAPACITOR
- RETAINING WALLS
- FF=159.20 BUILDING FINISHED FLOOR ELEVATION
- P=158.53 BUILDING PAD ELEVATION

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

NO.	DATE	REVISIONS
7		
6		
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4		
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1		

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CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER TERRY P. AU C 68466 EXP. 9-30-21 CIVIL STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

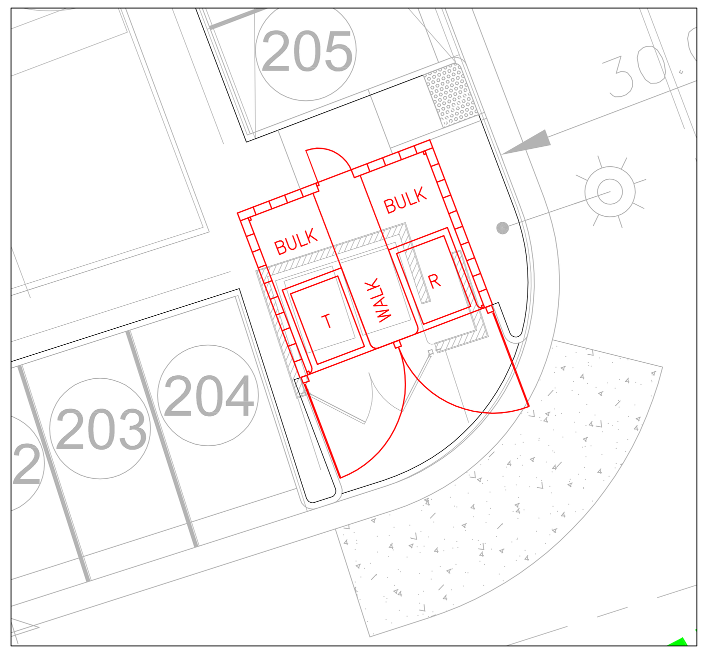
TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
PRELIMINARY UTILITY PLAN

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

JOB NO. 141.091

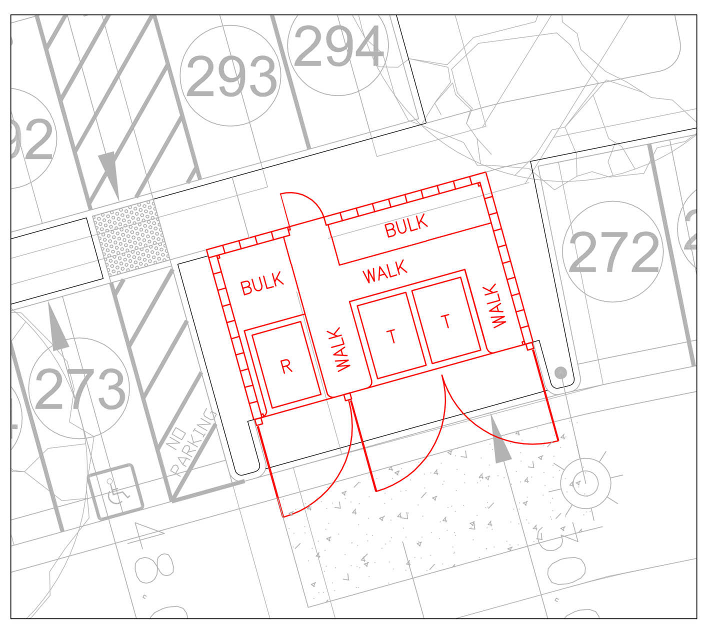
PLAN CONTROL: M.M INVESTMENT
PLAN SET: CUP-A
DATE: 3-19-21



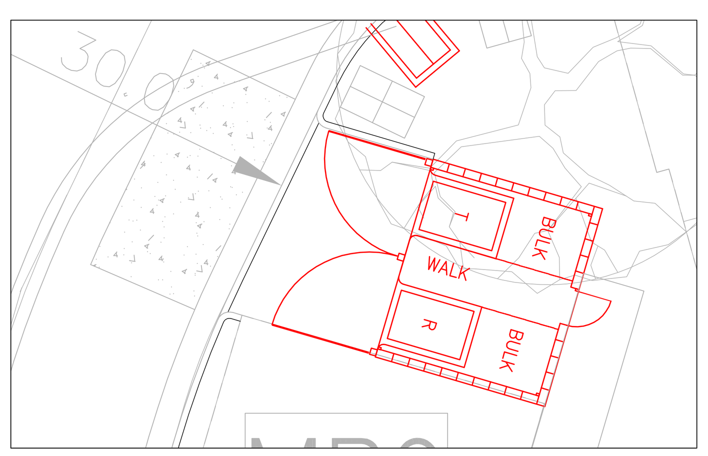
TRASH ENCLOSURE NO. 1

TRASH ENCLOSURE NO. 2

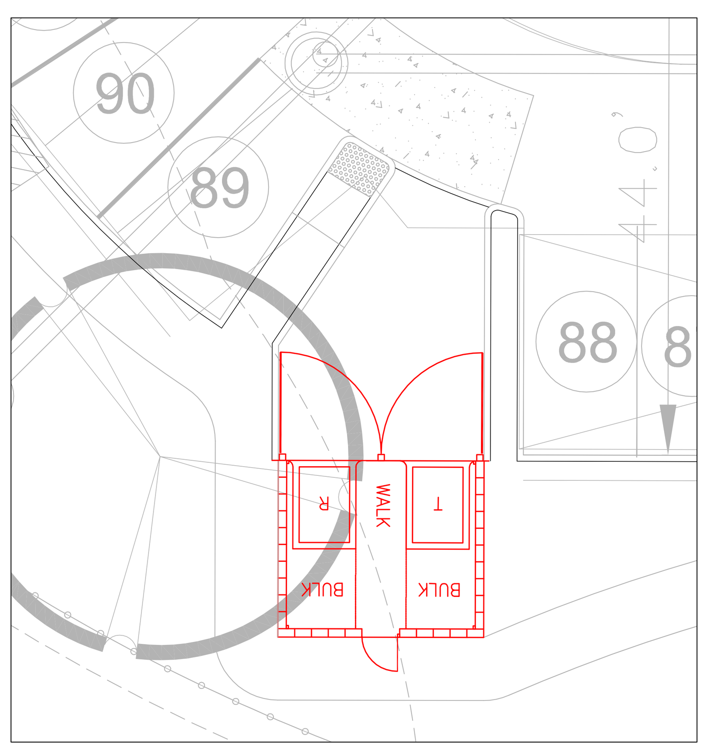
TRASH ENCLOSURE NO. 3



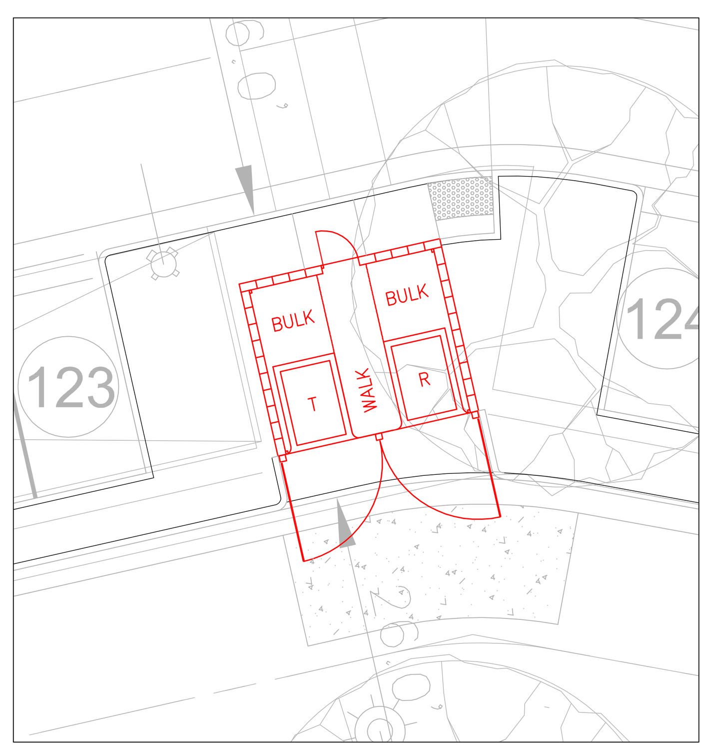
TRASH ENCLOSURE NO. 4



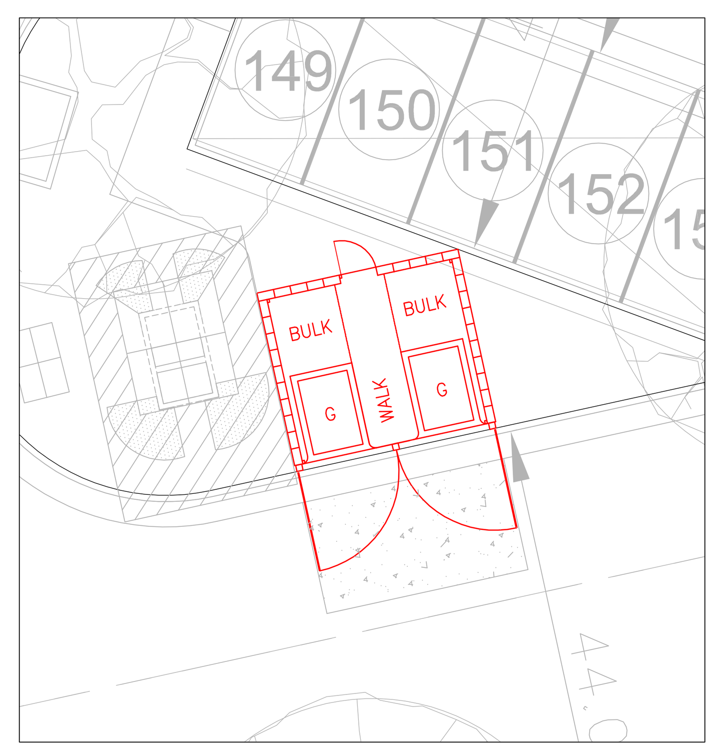
TRASH ENCLOSURE NO. 5



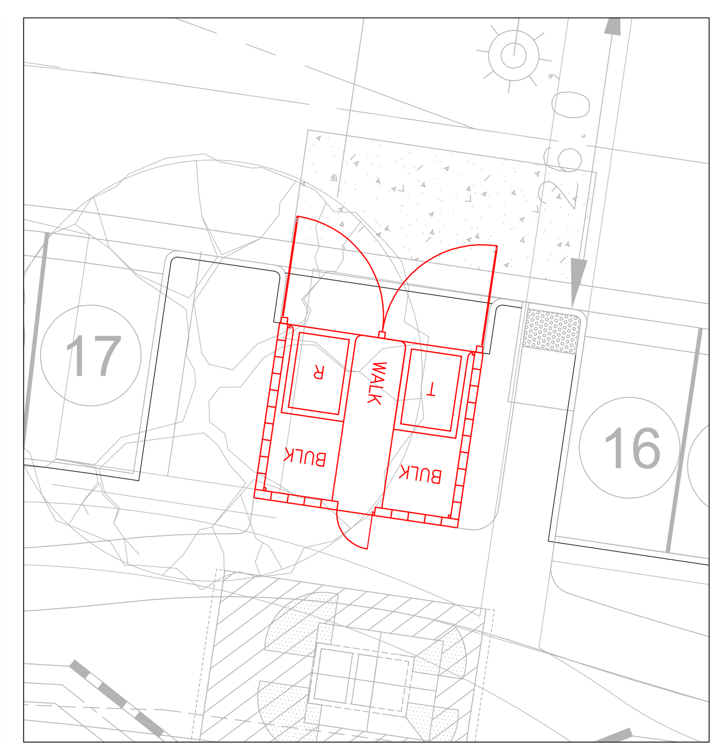
TRASH ENCLOSURE NO. 6



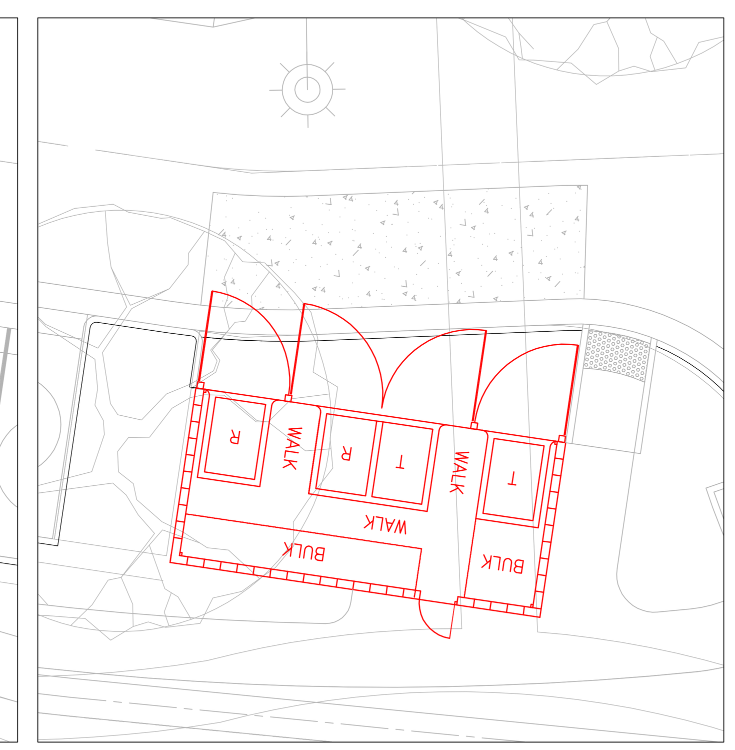
TRASH ENCLOSURE NO. 7



TRASH ENCLOSURE NO. 8



TRASH ENCLOSURE NO. 9



TRASH ENCLOSURE NO. 10

TRASH ENCLOSURE NO. 11

TRASH COLLECTION LEGEND

- TRASH TRUCK COLLECTION PATH OF TRAVEL
- TRASH ENCLOSURE LOCATIONS
- TRASH ENCLOSURE NUMBER

DETAILS
GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 feet

NO.	DATE	REVISIONS
7		
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URBAN RESOURCE
CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098
TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427
(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
TRASH COLLECTION PLAN

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

SHEET 15 OF 17

JOB NO. 141091

PLAN SET: CUP-A
DATE: 3-19-21
PLAN CONTROL
MJM INVESTMENT

LEGEND

	BOUNDARY
	RIGHT-OF-WAY
	EXISTING LOT LINE
	EXISTING CENTERLINE
	EXISTING EASEMENT
DW	EXISTING DOMESTIC WATER
SD	EXISTING STORM DRAIN
S	EXISTING SEWER
PH	EXISTING PHONE
CATV	EXISTING CABLE TV
EOH	EXISTING OVERHEAD ELECTRIC
E	EXISTING ELECTRIC
FIRE	EXISTING FIRE WATER LINE
GAS	EXISTING GAS
DW	PROPOSED DOMESTIC WATER
SD	PROPOSED STORM DRAIN
S	PROPOSED SEWER
4''	PROPOSED 4" AREA DRAIN
6''	PROPOSED 6" AREA DRAIN
8''	PROPOSED 8" AREA DRAIN
10''	PROPOSED 10" AREA DRAIN
12''	PROPOSED 12" AREA DRAIN
SD	PROPOSED 4" PERF. SUB DRAIN
FIRE	PROPOSED FIRE WATER LINE
	EXISTING HYDRANT
	FIRE HYDRANT
	CATCH BASIN
	MANHOLE
	EXISTING STREET LIGHT

WALL AND FENCE LEGEND

RETAINING WALLS

FENCE

SEE SHEET 3 - 9 FOR TYPICAL STREET AND GRADING SECTIONS

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 inch = 40 feet

NO.	DATE	REVISIONS
7		
6		
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1		

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CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

TERRY P. AU, RCE 68466 DATE

REGISTERED PROFESSIONAL ENGINEER
TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
WALL AND FENCE PLAN

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

SHEET 16 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT

PLAN SET: CUP-A
DATE: 3-19-21

PAVEMENT LEGEND

- CONCRETE SIDEWALK
- PCC PAVEMENT
- FULL DEPTH AC PAVEMENT

NO.	DATE	REVISIONS
7		
6		
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1		

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CONSULTING CIVIL ENGINEERS
2923 SATURN STREET, SUITE H
BREA, CA 92821
PHONE: 949-727-9095
FAX: 949-727-9098

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TERRY P. AU
C 68466
EXP. 9-30-21
CIVIL
STATE OF CALIFORNIA

MJM INVESTMENT COMPANY
12300 WILSHIRE BLVD. SUITE 410
LOS ANGELES, CA 90025
PHONE: 310-315-0002
FAX: 310-893-6427

(OWNER) DATE

TENTATIVE TRACT NO. 18005
LAKEVIEW APARTMENTS
RIDGECREST ROAD IMPROVEMENTS

CITY OF VICTORVILLE
COMMUNITY DEVELOPMENT DEPARTMENT

FILE CASE #

SHEET 17 OF 17

JOB NO. 141.091

PLAN CONTROL
MJM INVESTMENT

PLAN SET: CUP-A
DATE: 3-19-21

GENERAL LANDSCAPE NOTES

1. All finished grades to be approved by the landscape architect prior to the installation of any plant material.
2. Plant material to be approved by the landscape architect prior to installation.
3. All tree locations to be staked by the landscape contractor and approved by the landscape architect prior to any holes being dug.
4. The contractor is to provide a 2 lb. sample of the proposed mulch for review and approval by the landscape architect & owner. The contractor shall provide 100% coverage of non-paved areas within the limits of construction.
5. For all tree planting that encounters hardpan/caliche, provide separate unit price to install trees with an auger.
6. It is the responsibility of the landscape contractor to inform the landscape architect of any plant material concerns based on the planting season. (E.G. Summer vs. Winter) Should the landscape contractor have any concerns about the plant material due to heat or frost exposure, the installer shall request a substitution or delay in planting. Once planted, all plant material is subject to specified warranties.
7. All deciduous trees to be unconditionally guaranteed for 1 year after installation. All other plants shall be guaranteed for a minimum period of 90 days from the date of final approval by the City/Owner. Any plant materials not approved by the City/Owner prior to October 1st of the calendar year (in which they are installed) shall be further guaranteed until May 20th of the following calendar year.
8. Trees, shrubs, groundcovers, vines, and turf which have to be replaced under the terms of the guarantee shall be guaranteed for an additional 90 days from the date of replacement.
9. The landscape contractor shall be responsible for providing all finished grades, and for maintaining positive drainage away from all buildings during the finish grading process. All slopes not to exceed 4:1 in landscape areas.
10. Under no circumstance shall any tree be planted within 6'-0" of any building without the the express written approval of the landscape architect.
11. Trees and shrubs shall be placed a minimum of 6'-0" from public accessways, utility cabinets, and fire hydrants.
12. Shrubs must be, at maturity, 6'-0" from the rear of a fire hydrant. No material, other than groundcovers, may be placed between a fire hydrant and the street or roadway, or 6'-0" on either side. Field verify all hydrant locations with the civil engineering plans.
13. All site improvements, including landscape and site clean-up, must be completed prior to final approval or certificate of occupancy.
14. Trees adjacent to pedestrian walkways should have a minimum canopy clearance of 6'-8".
15. The landscape contractor shall coordinate all construction with the appropriate utility companies and shall be responsible for all damage to utilities.
16. The landscape contractor shall be responsible for the fine grading of all planting areas. Ensure positive drainage off of landscape berms.
17. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities on the plan will take precedence.
18. Groundcover, when used, should extend under adjacent shrubs and trees.
19. All planting areas shall be fertilized with 12 lbs./1,000 s.f. of 10-10-10 fertilizer.
20. All planting beds (or mulch beds) shall be sprayed with Round-Up (or equal) prior to installation of the mulch.
21. The landscape contractor shall provide the owner with written instructions on the proper care of all specified plant materials prior to final payment.
22. Field adjustments may be required to avoid conflicts with proposed utilities or other site appurtenances. Notify the landscape architect prior to any field adjustments.
23. All vegetative material must meet the American Standard for Nursery Stock sponsored by the American Association of Nurserymen and be approved by the American National Standards Institute, Inc. (ANSI).
24. All new landscaping shall be in conformance with the standards of city ordinances.
25. All planting shall be properly irrigated.
26. All landscape islands to be excavated to a minimum depth of 24 inches.

GENERAL IRRIGATION NOTES

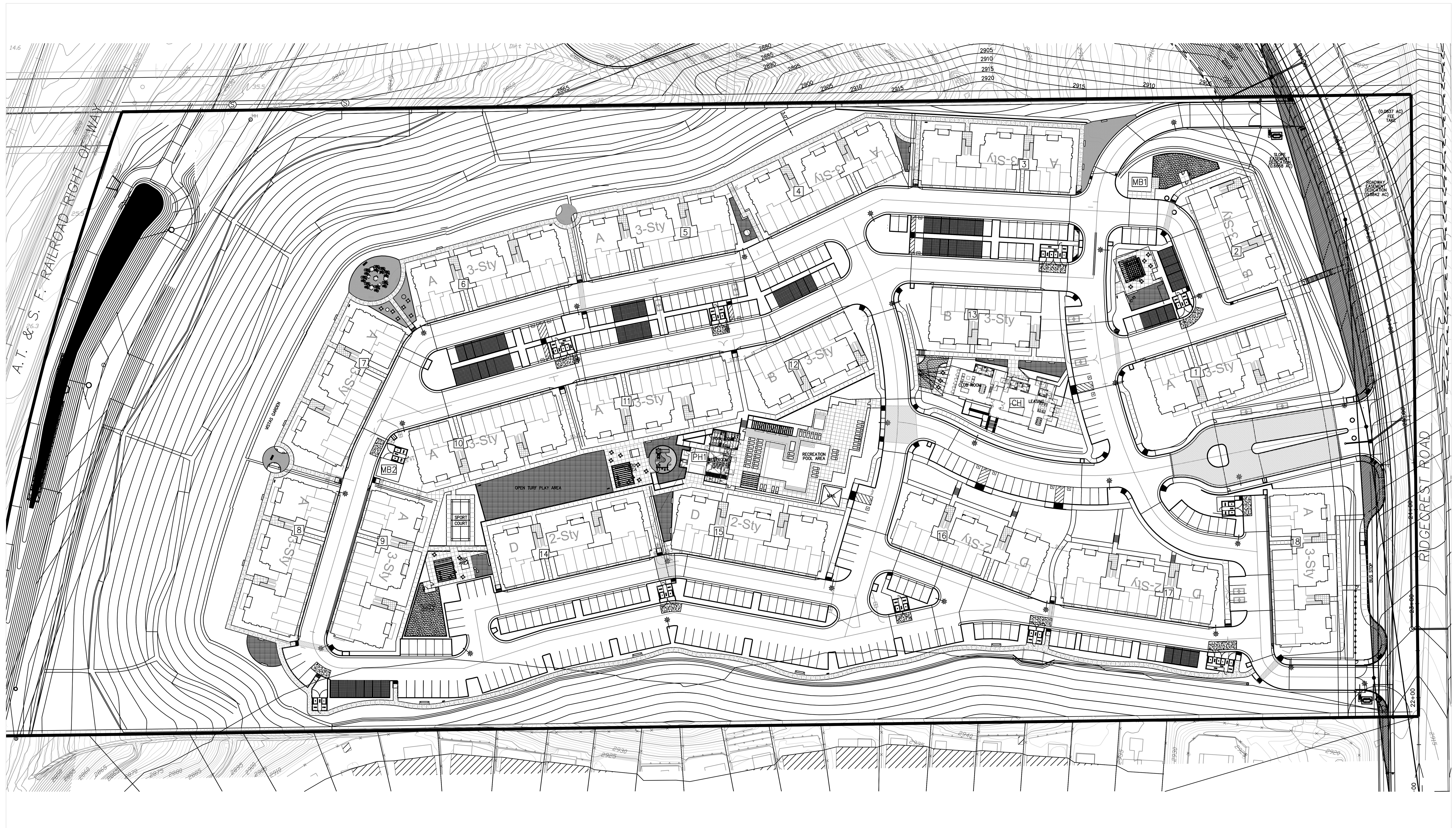
1. The irrigation plan is diagrammatic and it shall be the irrigation contractor's responsibility to adjust the location of or watering rate of any head or drip emitter to provide full and adequate coverage or to add additional heads as necessary to ensure 100% coverage to turf and optimum growing conditions for all plant material. Contractor to assume liability for insufficient irrigation.
2. Submit shop drawings of proposed system, layout and any pre-agreed upon equipment and/or layout modification for LA approval prior to installation.
3. Submit as-built record drawings illustrating complete irrigations system to LA/Owner Rep. at time of completion of construction and prior to final payment.
4. Locate parts and equipment (elec. valves, gate valves, flush valves, quick coupler valves and controllers) for LA approval prior to installation.
5. Install all drip irrigation components as per manufacturer's requirements.
6. All trenching within the dripline of existing trees is to be done by hand. Mo mechanical trencher shall be used in these areas and no roots larger than 1-$\frac{1}{2}$" in diameter shall be cut. Contact the landscape architect if a problem arises.
7. The irrigation system has been designed for 65 psi. The irrigation contractor shall verify the water pressure in the field and notify the landscape architect immediately should a discrepancy exist.
8. Irrigation heads and components shall be located a minimum of 24 inches from all buildings to avoid adverse performance of foundations and slabs due to the shrinking and swelling of clay sub-soils.
9. In areas where spray heads are zones with rotor heads use appropriate rotary nozzles to match precipitation rates.
10. Mainline may be shown diagrammatically. Contractor shall locate all mainline along sidewalks, within curblines, and inside property lines. Sleeves shall be provided by contractor wherever mainline or lateral lines cross under sidewalks or roadways, even if not indicated on plan. Sleeve sizes are to be 6" for mainline and 4" for lateral lines unless otherwise indicated. Additional sleeves may be indicated on plans to carry control wires.
11. The irrigation contractor shall size the pipe according to the pipe schedule. Gallons per minute are calculated by the combined emission head output downline from pipe being sized.
12. All valve boxes (irrigation, gate valves, flush cap, water features, control wire etc.) are to be placed in mulch/decomposed granite/planting areas. Under no circumstances are the valve boxes to placed in a lawn or hardscape area. Box/lid color to match adjacent granite/surface material as closely as possible.
13. Group valves as much as possible. Place boxes parallel to curbs, buildings and each other. Provide 6" base of pea gravel for all valve boxes installed.
14. All unsurfaced areas are to receive four inches of topsoil, seed, mulch, or sod and watered until a healthy strand of grass is obtained.
15. The general contractor is responsible to provide power to the irrigation controller.
16. Controllers are to be programmed to allow sufficient flow rates are maintained throughout the system.
17. All controller wires should be located underneath mainline piping inside trenches to avoid possible cutting of wires if lines are dug up in the future. Contractor shall also run spare control wires in each direction from controller to farthest valves to serve as backup wires.
18. 24 volt wiring to be #14 UFUL direct burial-solid copper.
19. Wire sleeve to be 2" class 200 PVC (min.).
20. Extend (2) additional control wires to furthest valve box, wire to controller, coil wire and label station numbers.
21. Irrigation sleeves are to be schedule 40 PVC with a minimum diameter twice the size of the irrigation main line. Irrigation sleeves are to extend 12" beyond edge of pavement, wall or curb and a minimum of 36" beyond edge of sidewalks. Provide separate sleeve for wire at each sleeve location.
22. If applicable contractor shall field verify best possible location to mount rain sensor within 25 feet of the controller. Avoid interference from trees, buildings, and other structures for optimum accuracy.
23. Installation contractor and maintenance contractor shall closely monitor system to ensure that excessive irrigation moisture does not cause swelling of clay subsoil thereby causing harm to foundations and slabs.
24. Civil plans shall govern in the installation of water, sewer, storm drainage and fire protection lines. See civil plans for location and sizes.

INSPECTIONS:
1. No excavation shall occur in city R.O.W. without a R.O.W. permit--contact Public Works Department.
2. The Contractor shall mark all water lines, sewer lines, and tree locations prior to calling for ROW permit.
3. The landscape installation shall comply with approved landscape drawings prior to Final Acceptance by the City and issuance of a Certificate of Occupancy. Contact Development Services landscape architect for a landscape inspection.
4. Water meters, cleanouts and other appurtenances, shall be accessible, adjusted to grade, clearly marked with flagging, and compliant with Public Works Department standards prior to calling for landscape and final R.O.W. inspections.

LANDSCAPE STANDARDS:
1. Plantings and landscape elements shall comply with Engineering Standards, Public R.O.W. Visibility requirements.
2. Unless otherwise specified, trees shall be planted no less than 6' from curbs, and 4' from sidewalks, utility lines, and screening walls. The City has final approval for all tree placements.
3. A Three foot radius around a fire hydrant shall remain clear of plant materials pursuant to the Fire Code.
4. Street trees, where required, shall be (10') minimum from the edge of a storm sewer curb inlet box and the edge of the root ball shall be (4') minimum from the water meter.
5. All plants shall be grown and harvested in accordance with The American Standard for Nursery Stock (ANSI Z60.1-2004)
6. Tree planting shall comply with details herein and the International Society of Arboriculture (ISA) standards.
7. Tree pits shall be tested for water percolation. If water does not drain out of tree pit within 24-hours, the tree shall be moved or drainage shall be provided.
8. Native site topsoil is to be protected from erosion or stockpiled.
9. Native site topsoil shall be laboratory tested by and accredited laboratory and amended per said laboratory's recommendations.

IRRIGATION STANDARDS:
1. Any changes to these approved irrigation drawings shall be authorized by the Development Services Landscape Architect.
2. Contact Development Services for irrigation permit prior to installing the irrigation system.
3. Irrigation overspray on streets and walks is prohibited.
4. Mainlines, valves, or control wires shall not be located in the R.O.W.
5. ET irrigation controllers shall be programmed and adjusted to not exceed the Landscape Water Allowance (LWA) prior to approval of landscape installation.
6. Valves shall be located a minimum of (3') away from storm sewers, and sanitary sewer lines and 5 feet from City fire hydrants and water valves.
7. The bore depth under streets, drive aisles, and fire lanes shall provide (2') of clearance (minimum).
8. Irrigation heads that run parallel and near public water and sanitary sewer lines; shall be fed from stubbed laterals or bull-beads. A minimum 5-foot separation is required between irrigation main lines and laterals that run parallel to public water and sanitary sewer lines.
9. No valves, backflow prevention assemblies, quick couplers etc. shall be located closer than 10' from the curb at street or driveway intersections.

MAINTENANCE STANDARDS:
1. The owner shall be responsible for the establishment, maintenance, and vigor of plant material in accordance with the design intent and as appropriate for the season of the year.
2. Landscape and open areas shall be free of trash, litter and weeds.
3. All trees and shrubs shall be maintained in accordance with the Engineering Design Standards - Public R.O.W. Visibility Requirements.
4. Tree maintenance shall be in accordance with the American National Standards for Tree Care Operations, ANSI A300 and the standards of the International Society of Arboriculture (ISA).
5. Tree staking materials, if used, shall be removed after (1) growing season and not more than (1) year after installation. Steel tree stakes, wires, and hoses are prohibited.



LANDSCAPE ARCHITECTURAL SITE PLAN

0' 15' 30' 60'
SCALE: 1" = 30'-0"

LANDSCAPE ARCHITECTURAL SHEET INDEX

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
Parkinsonia 'Desert Museum' DESERT MUSEUM PALO VERDE	44	36" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
Chitalpa 'Pink Dawn' DESERT WILLOW	74	24" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
Acacia Farnesiana SWEET ACACIA	08	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Washingtonia Robusta MEXICAN FAN PALM	13	24" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD

FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Citrus x Meyeri MEYER LEMON TREE	16	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Citrus aurantifolia KEY LIME TREE	13	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' RED YUCCA	129	1 GAL.	30" HT.	
Hesperaloe parvifolia 'Yellow' YELLOW YUCCA	455	5 GAL.	30" HT.	
Festuca 'Maire' ATLAS FESCUE	588	1 GAL.	30" HT.	

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

DESIGNED BY: M.R.
DRAWN BY: M.R.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 03/10/2020

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LAKEVIEW APARTMENTS
VICTORVILLE, CA
PROJECT #: 18411

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-10 - NOT FOR CONSTRUCTION

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HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

MJM INVESTMENT COMPANY, LLC
12300 WILSHIRE BLVD. #410
LOS ANGELES, CA
P: 310-315-0002

SHEET TITLE
COVER SHEET

SHEET NUMBER
L1.00

SCALE: AS INDICATED

LANDSCAPE PLAN

OVERALL SITE

0' 10' 20' 40'
SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
Parkinsonia 'Desert Museum' DESERT MUSEUM PALO VERDE	44	36" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
Chitalpa 'Pink Dawn' DESERT WILLOW	74	24" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
Acacia Farnesiana SWEET ACACIA	08	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Washingtonia Robusta MEXICAN FAN PALM	13	24" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD

FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Citrus x Meyeri MEYER LEMON TREE	16	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Citrus aurantifolia KEY LIME TREE	13	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' RED YUCCA	129	1 GAL.	30" HT.	
Hesperaloe parvifolia 'Yellow' YELLOW YUCCA	455	5 GAL.	30" HT.	
Festuca 'Maire' ATLAS FESCUE	588	1 GAL.	30" HT.	

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

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DRAWN BY: M.R.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 03/19/2020

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VICTORVILLE, CA
PROJECT #: 18411

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5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

MJM INVESTMENT COMPANY, LLC
12300 WILSHIRE BLVD. #410
LOS ANGELES. CA
P: 310-315-0002

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.00

SCALE: AS INDICATED

LANDSCAPE PLAN

OVERALL SITE

0' 10' 20' 40'
SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
Parkinsonia 'Desert Museum' DESERT MUSEUM PALO VERDE	44	36" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
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FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Citrus x Meyeri MEYER LEMON TREE	16	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
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Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' RED YUCCA	129	1 GAL.	30" HT.	
Hesperaloe parvifolia 'Yellow' YELLOW YUCCA	455	5 GAL.	30" HT.	
Festuca 'Maire' ATLAS FESCUE	588	1 GAL.	30" HT.	

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

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LAKEVIEW APARTMENTS
VICTORVILLE, CA
PROJECT #: 18411

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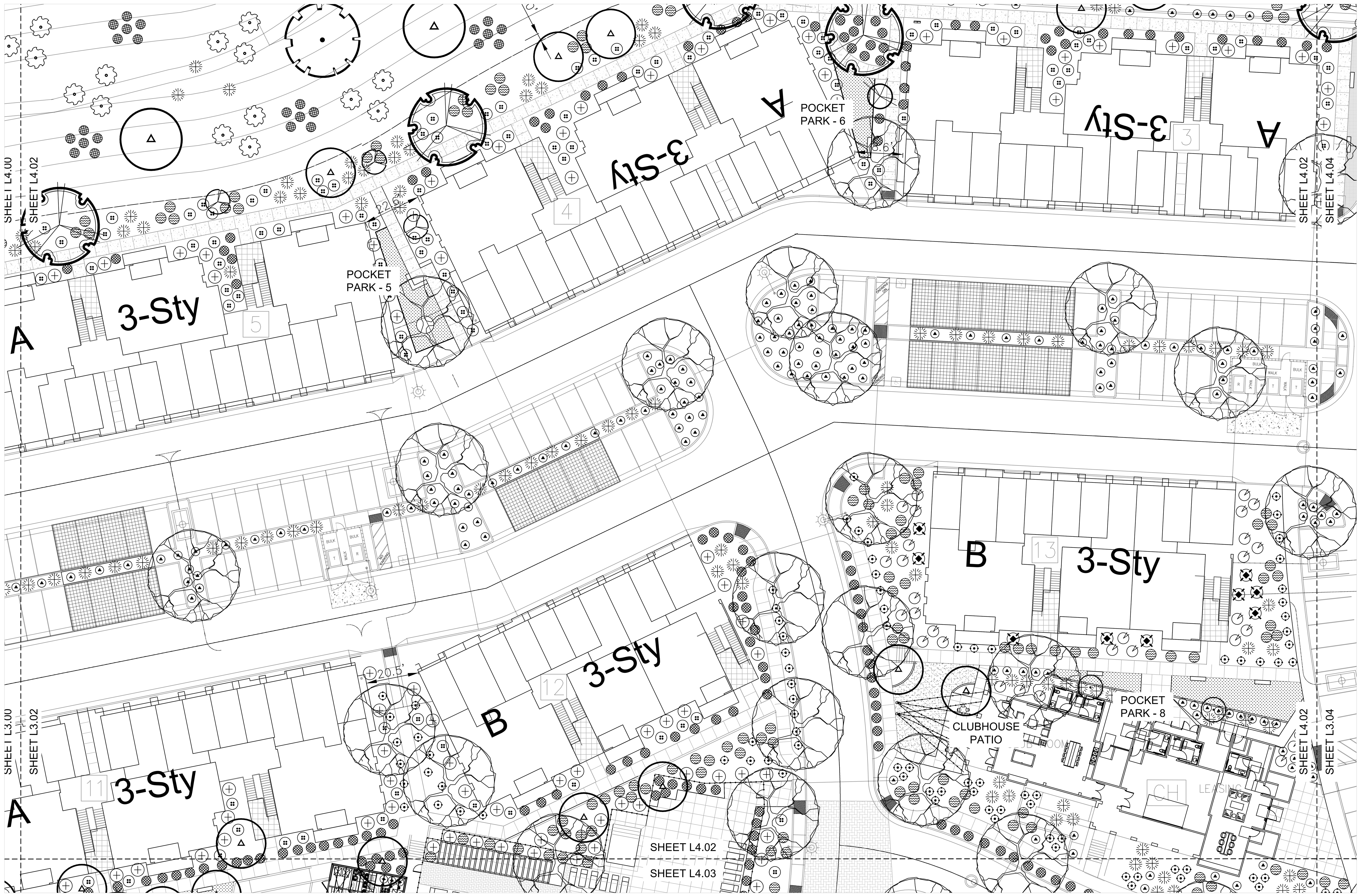
HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

MJM INVESTMENT COMPANY, LLC
12300 WILSHIRE BLVD. #410
LOS ANGELES, CA
P: 310-315-0002

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.01

SCALE: AS INDICATED



LANDSCAPE PLAN

OVERALL SITE

0' 10' 20' 40'
SCALE: 1" = 20'-0"

N

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
Parkinsonia 'Desert Museum' DESERT MUSEUM PALO VERDE	44	36" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
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FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Citrus x Meyeri MEYER LEMON TREE	16	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
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Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' RED YUCCA	129	1 GAL.	30" HT.	
Hesperaloe parvifolia 'Yellow' YELLOW YUCCA	455	5 GAL.	30" HT.	
Festuca 'Maire' ATLAS FESCUE	588	1 GAL.	30" HT.	

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

DESIGNED BY:	M.R.
DRAWN BY:	M.R.
LAOR:	DANIEL R. ERLANDSON
PLOT DATE:	03/19/2020

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LAKEVIEW APARTMENTS

VICTORVILLE, CA

PROJECT #: 18411

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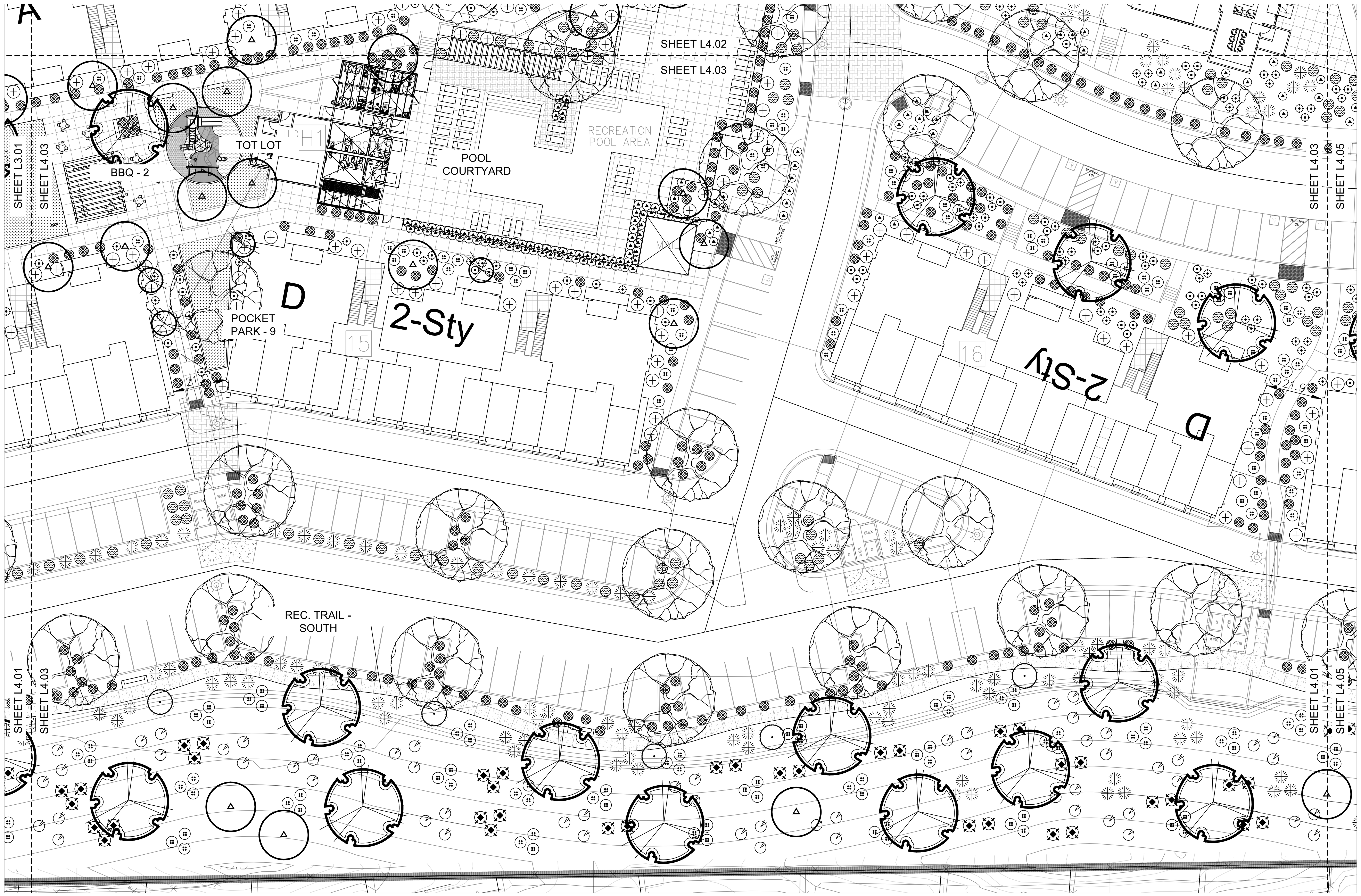
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

MJM INVESTMENT COMPANY, LLC
12300 WILSHIRE BLVD. #410
LOS ANGELES, CA
P: 310-315-0002

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.02

SCALE: AS INDICATED



LANDSCAPE PLAN

OVERALL SITE

0' 10' 20' 40'
N
SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
Parkinsonia 'Desert Museum' DESERT MUSEUM PALO VERDE	44	36" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
Chitalpa 'Pink Dawn' DESERT WILLOW	74	24" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD
Acacia Farnesiana SWEET ACACIA	08	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Washingtonia Robusta MEXICAN FAN PALM	13	24" BOX	2.5" CAL. MIN.	12'-15' HT. STANDARD

FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Citrus x Meyeri MEYER LEMON TREE	16	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Citrus aurantifolia KEY LIME TREE	13	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' RED YUCCA	129	1 GAL.	30" HT.	
Hesperaloe parvifolia 'Yellow' YELLOW YUCCA	455	5 GAL.	30" HT.	
Festuca 'Maire' ATLAS FESCUE	588	1 GAL.	30" HT.	

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

DESIGNED BY: M.R.
DRAWN BY: M.R.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 03/19/2020

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LAKEVIEW APARTMENTS
VICTORVILLE, CA
PROJECT #: 18411

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5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

MJM INVESTMENT COMPANY, LLC
12300 WILSHIRE BLVD. #410
LOS ANGELES, CA
P: 310-315-0002

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.03

SCALE: AS INDICATED

LANDSCAPE PLAN

OVERALL SITE

0' 10' 20' 40'
SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
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FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Citrus x Meyeri MEYER LEMON TREE	16	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Citrus aurantifolia KEY LIME TREE	13	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD
Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
Hesperaloe P. 'Brakelight' RED YUCCA	129	1 GAL.	30" HT.	
Hesperaloe parvifolia 'Yellow' YELLOW YUCCA	455	5 GAL.	30" HT.	
Festuca 'Maire' ATLAS FESCUE	588	1 GAL.	30" HT.	

GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

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VICTORVILLE, CA
PROJECT #: 18411

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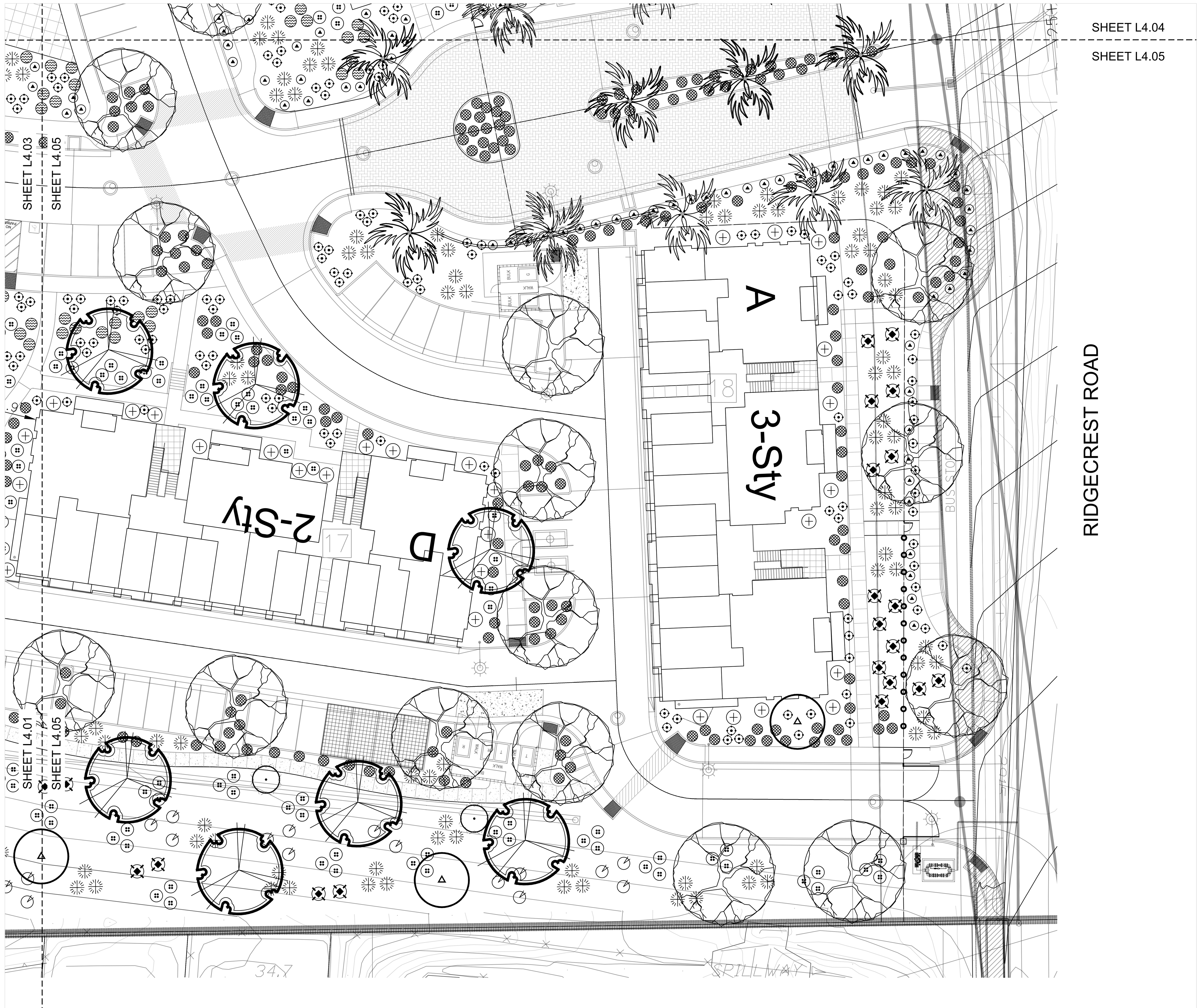
12300 WILSHIRE BLVD. #410
LOS ANGELES, CA
P: 310-315-0002

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.04

SCALE: AS INDICATED



LANDSCAPE PLAN

OVERALL SITE

0' 10' 20' 40'
SCALE: 1" = 20'-0"

PLANT PALETTE - OVERALL SITE

CANOPY TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
Fraxinus Velutina 'Modesto' MODESTO ASH	79	24" BOX	2.5" CAL. MIN.	10'-12' HT. MULTI-TRUNK
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FRUIT TREES

NAME	QTY.	SIZE	CALIPER	COMMENTS
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Eriobotrya japonica LOQUAT 'JAPANESE PLUM'	11	24" BOX	2" CAL. MIN.	12'-15' HT. STANDARD

SHRUBS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Yucca Brevifolia JOSHUA TREE	08	5 GAL.	30" HT.	
Leucophyllum L. 'Lynn's Legacy' TEXAS RANGER	319	5 GAL.	30" HT.	
Penstemon Eatonii 'Firecracker' PENSTEMON	470	5 GAL.	30" HT.	
Dalea Frutescens BLACK DALEA	584	5 GAL.	30" HT.	
Yucca Filamentosa 'Gold Sword' GOLDEN YUCCA	570	1 GAL.	30" HT.	
Leucophyllum C. 'Thunder Cloud' TEXAS RANGER	98	5 GAL.	30" HT.	
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GROUNDCOVERS

NAME	QTY.	SIZE	HEIGHT	COMMENTS
Acacia Redolens BANK CATCLAW	168	1 GAL.	30" HT.	
Dalea Greggii TRAILING INDIGO BUSH	1,099	1 GAL.	30" HT.	

SURFACE MATERIALS

NAME	QTY.
3" THICK STABILIZED DECOMPOSED GRANITE COLOR: DESERT GOLD	
Cynodon Dactylon BERMUDA GRASS	10,815 S.F.
PAVED RECREATIONAL TRAIL	13,740 S.F.

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

DESIGNED BY: M.R.
DRAWN BY: M.R.
LAOR: DANIEL R. ERLANDSON
PLOT DATE: 03/19/2020

ISSUE FOR PRICING/BIDDING:
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REVISION SCHEDULE

NO:	DATE:	DESCRIPTION:

LAKEVIEW APARTMENTS
VICTORVILLE, CA
PROJECT #: 18411

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hpla studio

HUMPHREYS & PARTNERS LANDSCAPE ARCHITECTURE, L.L.C.
5339 ALPHA ROAD SUITE 300
DALLAS, TX 75240
T: (972) 701-9636
F: (972) 701-9639
W: www.hplastudio.com

MJM INVESTMENT COMPANY, LLC
12300 WILSHIRE BLVD. #410
LOS ANGELES, CA
P: 310-315-0002

SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
L4.05

SCALE: AS INDICATED

PLANT PALETTE

TREES

Acacia Farnesiana
Sweet Acacia

A 15-20 ft., multi-trunked tree or shrub. Branchlets spiny and bearing finely divided leaves, each of the many leaflets less than 1/4 inch long. The bipinnately compound foliage is light-green and ferny. Small, fragrant, orange-yellow flowers 1/2 inch in diameter cluster in globose heads with many protruding stamens per flower.

Washingtonia Robusta
Mexican Fan Palm

They tend to grow to a height of 80 to 100 feet (24-30 m.). Their leaves are dark green and fan shaped, reaching between 3 and 5 feet (1-1.5 m.) wide. The trunk is reddish brown, but with time its color fades into gray. The trunk is thin and tapered, and on a mature tree it will go from a diameter of about 2 feet (60 cm.) at the base to 8 inches (20 cm.) at the top.

Yucca Brevifolia
Joshua Tree

Iconic tree that represents California's high elevation deserts. This wide-spreading Yucca has stiff, sword-shaped leaves up to 2 feet long. Plant well away from entries and walkways. Demands dry conditions with well draining soil. Canopy coverage: 707 square feet.

Yucca filamentosa 'Gold sword'
Golden Yucca

Boldly striped green and creamy yellow sword-like leaves are topped by tall, showy spikes of fragrant, ivory white blooms in spring. Forms dramatic clumps with age. Use to create contrasting textures as a garden accent or container plant. Evergreen.

Fraxinus Velutina 'Modesto'
Modesto Ash

This ash is a small to medium-sized, deciduous shade tree, usually no taller than 40 ft. in cultivation. Tree with open, rounded crown of spreading branches and leaflets quite variable in shape and hairiness. Spreading branches form a rounded crown. Bark is deeply furrowing into ridges. Pinnately compound foliage turns yellow in fall.

Parkinsonia 'Desert Museum'
Desert Museum Palo Verde

The Desert Museum palo verde is a fast-growing tree of medium size that develops an upright canopy habit, 20-30 ft. tall, 20-25 ft. wide. In contrast to other types of palo verde, this cultivar has thornless chartreuse-green stems and branches. Vast numbers of lemon-yellow flowers are produced each spring for a dramatic display.

Chitalpa 'Pink Dawn'
Desert Willow

Desert-willow is a 15-40 ft., slender-twigged, small tree or large shrub, often with leaning, twisting trunk and open, spreading crown. Leaves are deciduous, willow-like, light green, both opposite and alternate, 4-12 inches long and 1/3 inch wide. The blossom is funnel-shaped, 1-1 1/2 inches long, spreading at the opening into 5 ruffled, petal-like lobes.

SHRUBS

Leucophyllum Candidum 'Thunder Cloud'
Texas Sage 'Thunder Cloud'

Compact size and masses of darker flowers distinguish this shrub with silvery gray foliage. Extraordinarily heat and drought resistant. Perfect for driveways and parking lots in desert climates as individual, informal hedge or in groups. Evergreen.

Dales Frutescens
Black Dalea

Thornless shrub up to 3 feet tall; stems gray to light brown, leaf bearing twigs thin, reddish brown. Occasional on shallow soil over limestone in unshaded upland situations. Leaves up to 1 inch long, divided into as many as 8 pairs of small leaflets and a terminal one on a central axis, leaflets 5 1/16 inch or less long, gland dotted on the lower surface.

Hesperaloe parviflora 'Yellow'
Yellow Yucca

This magnificent Southwestern native produces five-foot-tall wands of bright yellow, waxy, inch-long trumpet flowers in early spring. Blooms tower above the mound of thick, sword-shaped, gray-green, succulent foliage, and persist until fall.

Leucophyllum frutescens
Texas Ranger

This is the original Texas Ranger, which has grayish leaves. Look for improved selection 'Green Cloud' with light green leaves. 'White Cloud' produces white flowers. Canopy coverage: 50 square feet.

Festuca 'Maire'
Atlas Fescue

Atlas fescue is a tough grass with pleasing ornamental characteristics that is commonly planted in large scale areas where it can provide a strong visual pattern. It grows well in full sun, on well-drained soils and with regular water throughout the year.

Penstamon Eatonii 'Firecracker'
Penstemon

Penstemon eatonii is a species in the Plantaginaceae (Plantain) family known by the common name Eaton's Firecracker. It is native to the western United States from California to the Rocky Mountains, where it grows in many types of desert, woodland, forest, and open plateau habitat. In California it is found primarily in high desert areas. It is a perennial herb producing several sprawling to erect stems reaching one meter in maximum height. The leaves, found mostly in the basal rosette, are lance-shaped to oval, untoothed, and up to 9 centimeters in length.

Acacia Redolens
Bank Catclaw

Acacia redolens is a low growing, wide spreading evergreen ground cover, as the common name suggests. The foliage of the prostrate acacia is made up of phyllodes rather than true leaves. Similar in structure and function to true leaves, the olive-green phyllodes are long, flattened, ovate structures reaching three-quarter inch in length.

Hesperaloe parviflora
Red Yucca

Not a yucca, this member of the Century-Plant family produces soft, yucca-like, evergreen leaves, 2-3 ft. in length, crowded on the perennial's short, woody base. The flower stalk rises 5 ft. and bears showy, coral-colored, tubular flowers occur on arching, wand-like, pink stems. Leaves are plum-colored in winter; blue-green other times.

Dalea Greggii
Trailing Indigo Bush

Greggs prairie-clover or indigo bush is a 4-9 in., trailing sub-shrub, spreading 2-4 ft. Grown mostly for its silvery, blue-green, delicately compound leaves, the shrub is awash with clusters of tiny, pea-shaped purple flowers in spring and early summer. This plant is a good ground cover for rocky slopes and exposed sites in the Southwest. Grown chiefly for its foliage, but also gets covered with purple blooms in summer. It will tolerate dry conditions well.

FRUIT TREES

Citrus x Meyeri
Meyer Lemon Tree

Trees typically grow to 6-10' tall. Shiny dark green leaves are evergreen. Waxy, fragrant, white flowers appear year around in warm climates. Large rounded yellow fruit (to 3" diameter) with smooth, thin skin lacks the rough texture and pronounced nipple of the true lemon. Excellent small tree for fruit production. Ornamentally attractive around homes or patios.

Citrus aurantifolia
Key Lime Tree

Not only can you grow organic Key Limes effortlessly, and get fruit quickly, but you also get the promise of success. Because we've planted, grown and nurtured our Key Lime Trees for best results, long before they ship to your door, you get a well-rooted, healthy plant. You get a hardy, strong tree that's ready to acclimate to your homescape. And you won't get that same experience at other nurseries or your local big box store.

Eriobotrya Japonica
Loquat 'Japanese Plum'

Loquats will grow to a manageable mature height with pruning, making them a good size for a diversity of planting options. The shiny, thick leaves with sawtooth edges and delicate white flowers combine for an island-inspired look and fresh scent. But the best part is the fruit: Its juicy orange flesh has a delicious tropical flavor-like a sweet, tangy plum and a kumquat all in one.

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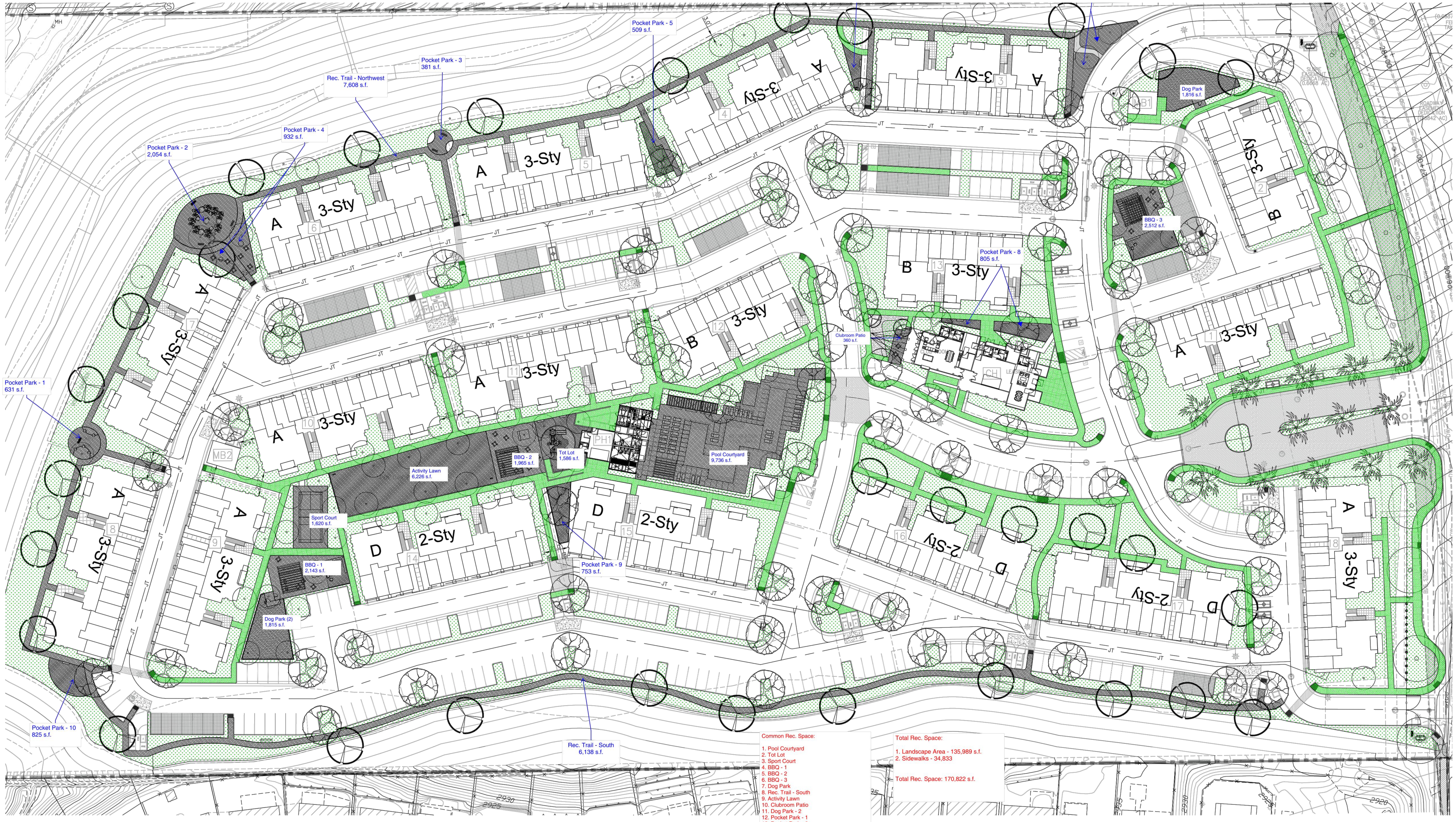
SHEET TITLE
PLANT IMAGES

SHEET NUMBER
L4.06

SCALE: AS INDICATED



Common Rec. Space:

1. Pool Courtyard
2. Tot Lot
3. Sport Court
4. BBQ - 1
5. BBQ - 2
6. BBQ - 3
7. Dog Park
8. Rec. Trail - South
9. Activity Lawn
10. Clubroom Patio
11. Dog Park - 2
12. Pocket Park - 1
13. Pocket Park - 2
14. Pocket Park - 3
15. Pocket Park - 4
16. Pocket Park - 5
17. Pocket Park - 6
18. pocket Park - 7
19. Pocket Park - 8
20. Pocket Park - 9
21. Pocket Park - 10
22. Rec. Trail - Northwest

Total Common Rec. Space: 52,166 s.f.

Total Rec. Space:

1. Landscape Area - 135,989 s.f.
2. Sidewalks - 34,833

Total Rec. Space: 170,822 s.f.

AMENITY AREA

LANDSCAPE AREA

SIDEWALKS

PRELIMINARY LANDSCAPE PLAN - 2021-MARCH-19 - NOT FOR CONSTRUCTION

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LAKEVIEW APARTMENTS

VICTORVILLE, CA

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LOS ANGELES, CA
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SHEET TITLE

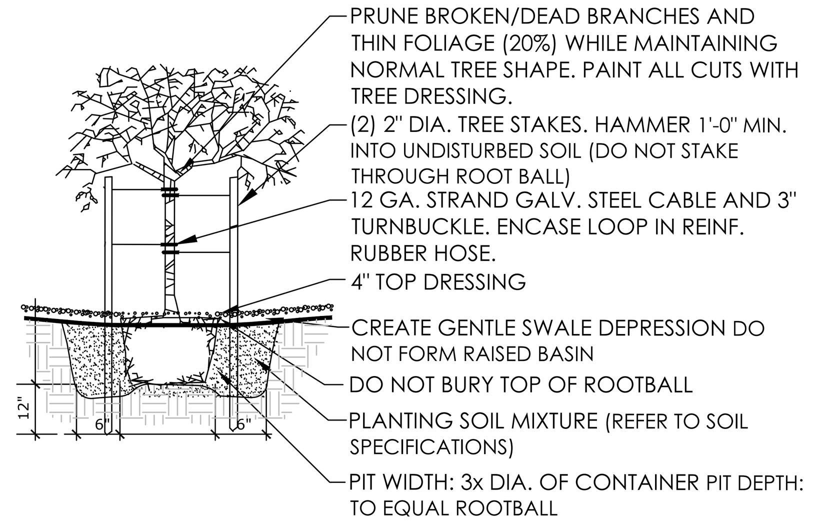
OPEN SPACE CALCULATIONS

SHEET NUMBER

L4.07

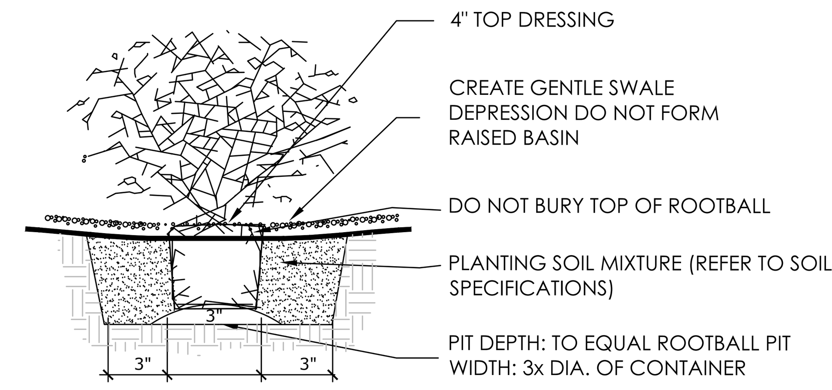
SCALE: AS INDICATED

LANDSCAPE



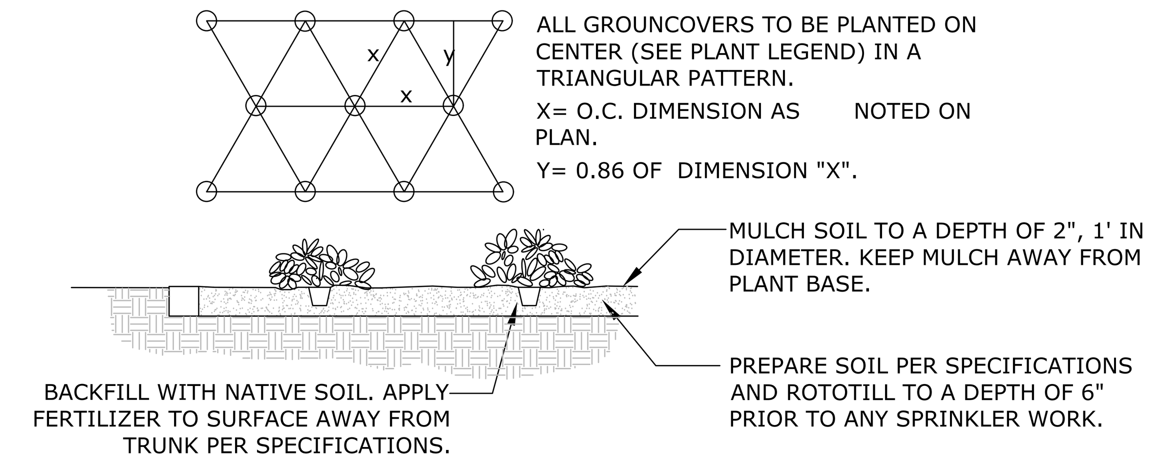
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

TREE PLANTING (AT-GRADE)
NOT TO SCALE



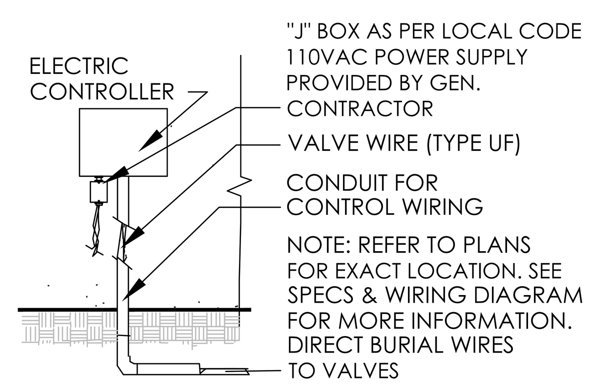
PLANTS SHALL BE INSPECTED FOR ROOTBOUND CONDITIONS BEFORE PLANTING. ANY ROOTBOUND PLANT SHALL BE REPLACED WITH SUITABLE PLANT.

SHRUB PLANTING (AT-GRADE)
NOT TO SCALE



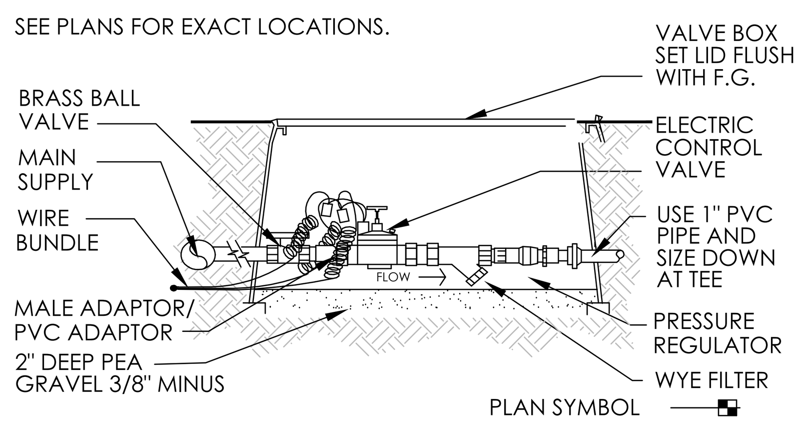
GROUNDCOVER PLANTING (AT-GRADE)
NOT TO SCALE

IRRIGATION

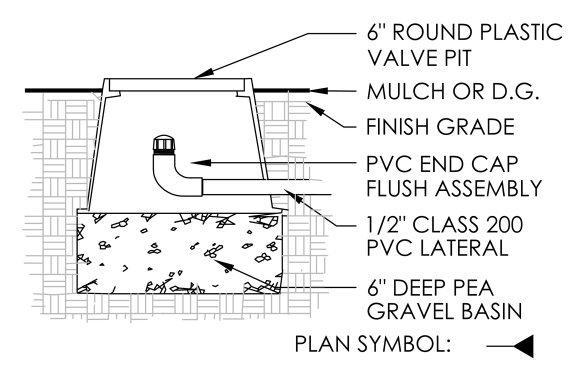


-MOUNT CONTROLER PER MANUFACTURER'S SPECS.
-ALL WIRE TO BE INSTALLED PER LOCAL CODE

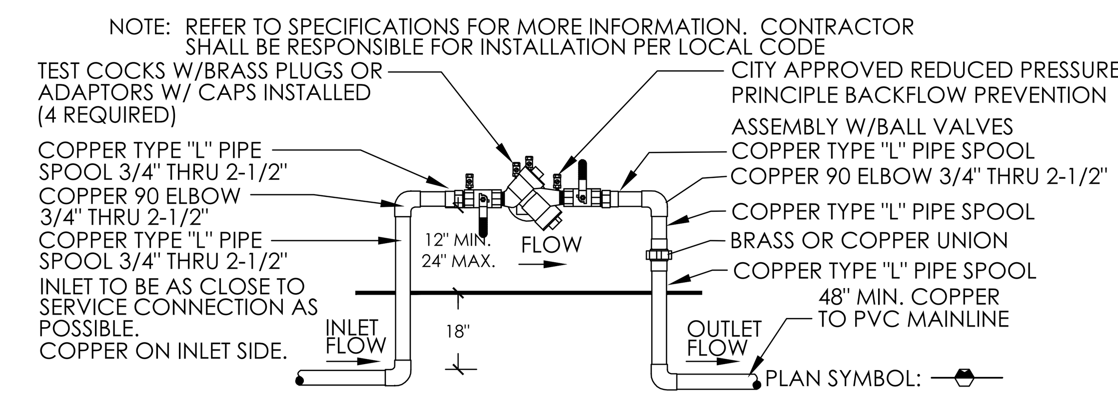
ELECTRIC CONTROLLER
NOT TO SCALE



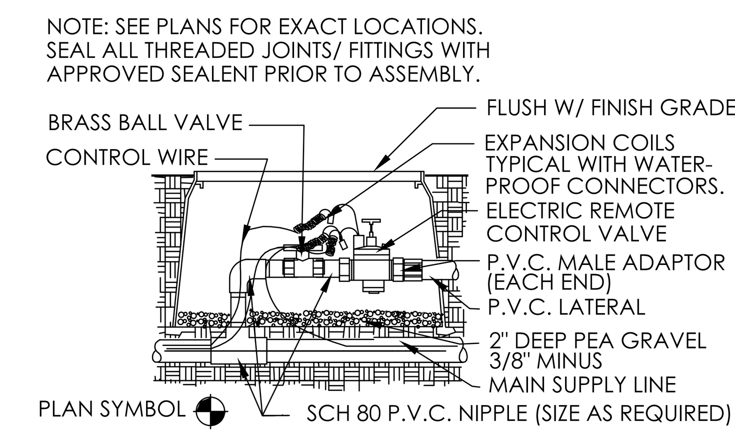
DRIP VALVE ASSEMBLY UNIT
NOT TO SCALE



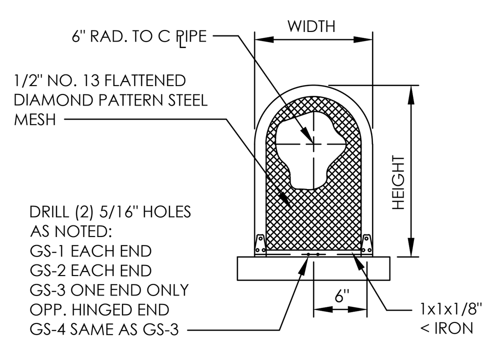
FLUSH VALVE
NOT TO SCALE



BACKFLOW PREVENTION ASSEMBLY (3/4" THRU 2-1/2")
NOT TO SCALE

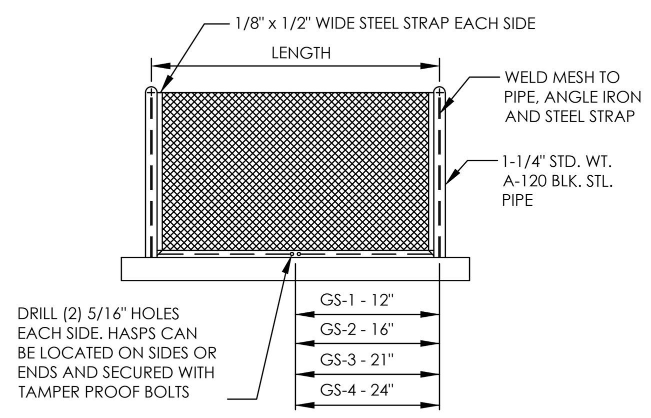


ELECTRIC REMOTE CONTROL VALVE
NOT TO SCALE



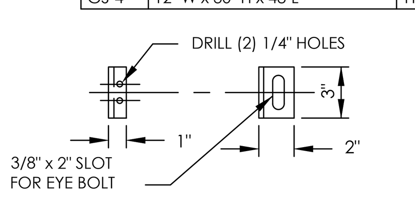
NOTES:

- AFTER WELDING, ENTIRE UNIT SHALL BE SANDBLASTED, AND PROCESSED WITH IRON PHOSPHATE PRETREATMENT.
- ELECTROSTATIC APPLICATION OF POWDER SHALL BE FUSION BONDED EPOXY - MORTON PU94175 (DESERT TAN) OR APPROVED EQUAL.
- HIGH GLOSS - SMOOTH FIELD 180 LB. IMPACT COATING.
- ALL BOLTS FOR HINGES AND HASP SHALL BE ZINC PLATED TAMPER PROOF.
- CONTRACTOR SHALL PROVIDE AND INSTALL PROTECTIVE CAGE, COLOR SHALL BE TAN. CLEARANCE SHALL BE A MINIMUM OF 4" (TOP & SIDES). SHOP DRAWINGS TO BE SUBMITTED TO CITY FOR APPROVAL. METAL CAGE SHALL BE LOCKABLE AND MOUNTED ON CONCRETE PAD.



STANDARD SIZES - CENTERLINE DIMENSIONS

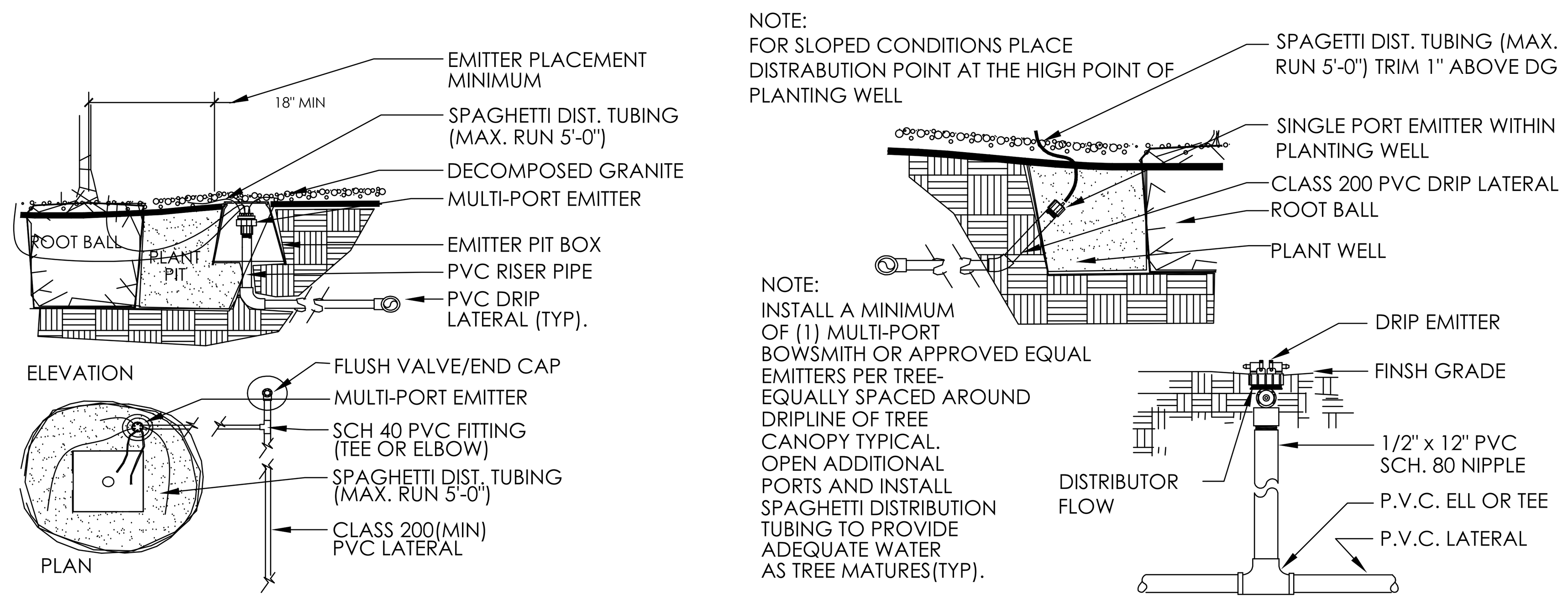
GS-1	12" W x 24" H x 24"L	LIFT OFF UNIT
GS-2	12" W x 24" H x 32"L	LIFT OFF UNIT
GS-3	12" W x 24" H x 42"L	HINGED UNIT
GS-4	12" W x 30" H x 48"L	HINGED UNIT



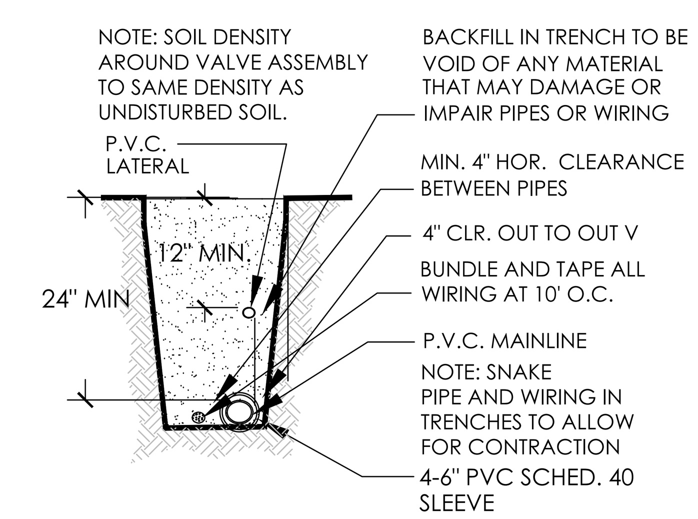
HASP DETAIL

2 REQUIRED FOR GS-1 & GS-2
1 REQUIRED FOR GS-3 & GS-4

"GUARDSHACK" SECURITY CAGE
NOT TO SCALE



MULTI-PORT EMITTER & SINGLE-PORT EMITTER
NOT TO SCALE



TRENCHING
NOT TO SCALE

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LAKEVIEW APARTMENTS

VICTORVILLE, CA

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SHEET TITLE
GENERAL LANDSCAPE & IRRIGATION DETAILS

SHEET NUMBER
L5.00

SCALE: AS INDICATED

LAKEVIEW APARTMENTS

VICTORVILLE, CA

March 19, 2021

Architect: WHA Architects. Planners. Designers

Address: 680 Newport Center Drive
Newport Beach, CA 92660

Phone: 949-250-0607

Contact: Ron Nestor

Lakeview Apartments Project Team	
Village Lake East Co.	Michael Asheghian 12300 Wilshire Blvd. Suite 410 Los Angeles, CA. 90025 (310) 315-0002 michael@mjminvestco.com
Project Manager	West Gate Commercial Sheryl Hernandez (818) 430-1065 westerncre@gmail.com
Architect/Planner	WHA, Inc. Ron Nestor, AIA 680 Newport Center Drive, Suite 300 Newport Beach, CA 92660 949-622-8776 Dir ronn@whainc.com
Civil Engineer	Urban Resource Jay Ruby 2923 Saturn Street, Unit H Brea, CA 92821 (949) 727-9095 Jay@urbresource.com
Landscape Architect	HPLA Studio Daniel Erlandson 8321 E. Evans Road, Suite 101 Scottsdale, AZ 85260 (972) 701-9636 Dan@hplastudio.com

Lakeview Apartments Victorville		
Zoning	R-3T (High Density Residential - Transitional)	
Net Site Area:	21.35 ac	
Max. Density	15 du/ac	
Actual Density:	12.7 du/ac	
Setbacks	Req'd	Prov'd
Front:	20	49.1
Sideyard:	5	75.7 (south) 21.3 (north)
To Single Family	100	120.5
Rear:	20	266.1
Max. Height:	35	35

R4 Zoning Open Space Requirements							
	Req'd/Unit	x272	Provided				Victorville Municipal Code Sec. 16-1.03.010
Private Rec Space	Sq. Ft.			# of units	Sq. Ft.		recreational living space calculation definitions
Ground Floor Patios	150			54	150	8100	
Upper Floor Balconies	75			218	75	16350	
			Total Provided			24450	
Common Rec Space	200	54400	Club Rm		1317		shall be accessible to all the occupants of all the dwelling units.
R3-T Zone	700	190400	Fitness		1076		Each common recreational living space shall have a minimum
			Business Center		427		dimension of ten feet in any one direction, which does not exceed
			Rec Building Porches		831		a ground slope of ten percent, and which is not used as storage or
			Club Rm Patio		360		for the movement of motor vehicles. Pools, putting greens, shuffleboard
			Pool Bldg		1413		courts and similar open-type recreational facilities may be included as
			Pool Courtyard		9736		common recreational living space. Recreational buildings may be included
			Activity Lawn		6226		within the common outdoor recreational living space.
			Tot Lot		1586		
			Sports Court		1620		
			Dog Park 1		1816		
			Dog Park 2		1815		
			BBQ 1		2143		
			BBQ 2		1965		
			BBQ 3		2512		
			Pocket Park 1		631		
			Pocket Park 2		2054		
			Pocket Park 3		381		
			Pocket Park 4		932		
			Pocket Park 5		509		
			Pocket Park 6		333		
			Pocket Park 7		1418		
			Pocket Park 8		805		
			Pocket Park 9		753		
			Pocket Park 10		825		
			Recreational Trail		13746		
			Total Provided		57230		
Total Rec Space	350	95200	See Landscape Plans for additional information				any open space for relaxation, recreation and visual pleasure in the form
R3-T Zone	900	244800	Qualifying Landscape Area			135989	of private or common area, the smallest dimension of which is at least
			Sidewalks			34833	7 feet, which does not exceed a ground slope of ten percent, and which is
							not used as storage or for the movement of motor vehicles. Balconies,
							porches or roof decks may be considered usable open space when properly
							developed for work, play or outdoor living areas.
						170822	
						252502	

ARCHITECTURAL SHEET INDEX

Lakeview Apartments Victorville								3/8/2021			
Type D	10-Plex	2-Story		# Bldgs	AREAS				Private Open Space		
Plan	Unit	Area	Count	4	Net Area	Gross Area			Patios	Balconies	x 4 Bldgs
1	1BR	750	0	0	0	incl. garages		x 4 Bldgs	450	525	3,900
2	2BR	920	2	8	7,360	not incl stairs					
3	2BR	1039	2	8	8,312	Lev 1	7,273				
4	2BR	1085	4	16	17,360	Lev 2	7,820				
5	3BR	1200	2	8	9,600	Lev 3	7,820				
			10	40	42,632		22,913	91,652			
Garages			13	52							

Type A	17-Plex			# Bldgs							
Plan	Unit	Area	Count	11	Net Area	Gross Area			Patios	Balconies	x 11 Bldgs
1	1BR	750	0	0	0	incl. garages		x 11 Bldgs	450	1050	16,500
2	2BR	920	4	44	40,480	not incl stairs					
3	2BR	1039	0	0	0	Lev 1	7,273				
4	2BR	1085	8	88	95,480	Lev 2	7,820				
5	3BR	1200	5	55	66,000	Lev 3	7,820				
			17	187	201,960		22,913	252,043			
Garages			13	143							

Type B	15-Plex			# Bldgs							
Plan	Unit	Area	Count	3	Net Area	Gross Area			Patios	Balconies	x 3 Bldgs
1	1BR	750	6	18	13,500	incl. garages		x 3 Bldgs	300	975	14,025
2	2BR	920	4	12	11,040	not incl stairs					
3	2BR	1039	0	0	0	Lev 1	5,702				
4	2BR	1085	4	12	13,020	Lev 2	5,965				
5	3BR	1200	1	3	3,600	Lev 3	5,965				
			15	45	41,160		17,632	52,896	Total Private Open Space		
Garages			10	30							34,425

Total Garages				225							
Total Garage	Type Dx4	Type Ax11	Type Bx3						Clubhouse		
Area (ea bldg)	6016	6016	2771								
Area (Total)	24064	66176	8313	98,553					Fitness		1,076
Total Carports				60					Business Center		427
Surface Parking				261					Club Room		1,317
Total Provided				546	TOTAL UNIT AREAS				Total		2,820
Parking Req'd		544			285,752	Total Gross Res Area		396,591	Pool Bldg		1,413
TOTAL	272		Target	272		Main Club/Leasing		4312	Total Common Bldgs		4,233
1BR	18	6.6%	19	6.99%		Pool Bldg		1413			
2BR	188	69.1%	193	70.96%		Total Gross Area		402,316			
3BR	66	24.3%	60	22.06%							

Architectural Site Plan

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

1

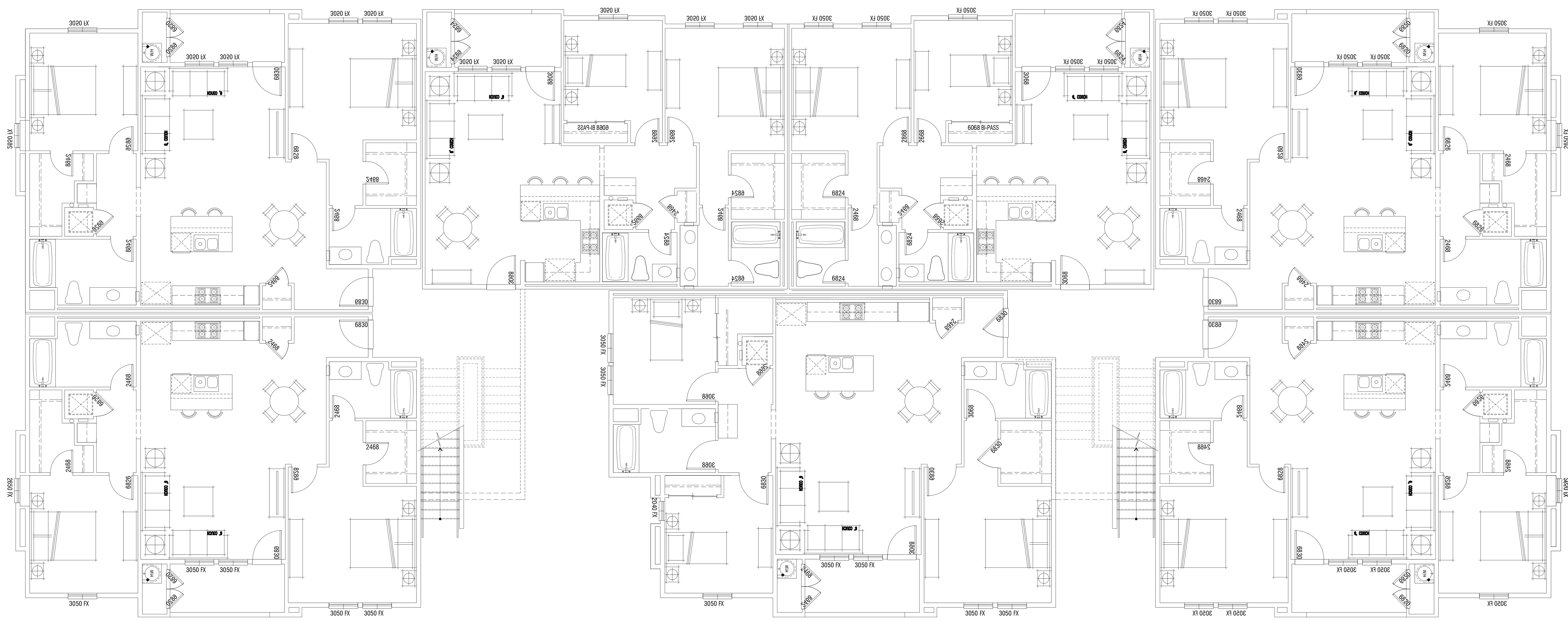
0 25 50 100

CONCEPTUAL DESIGN

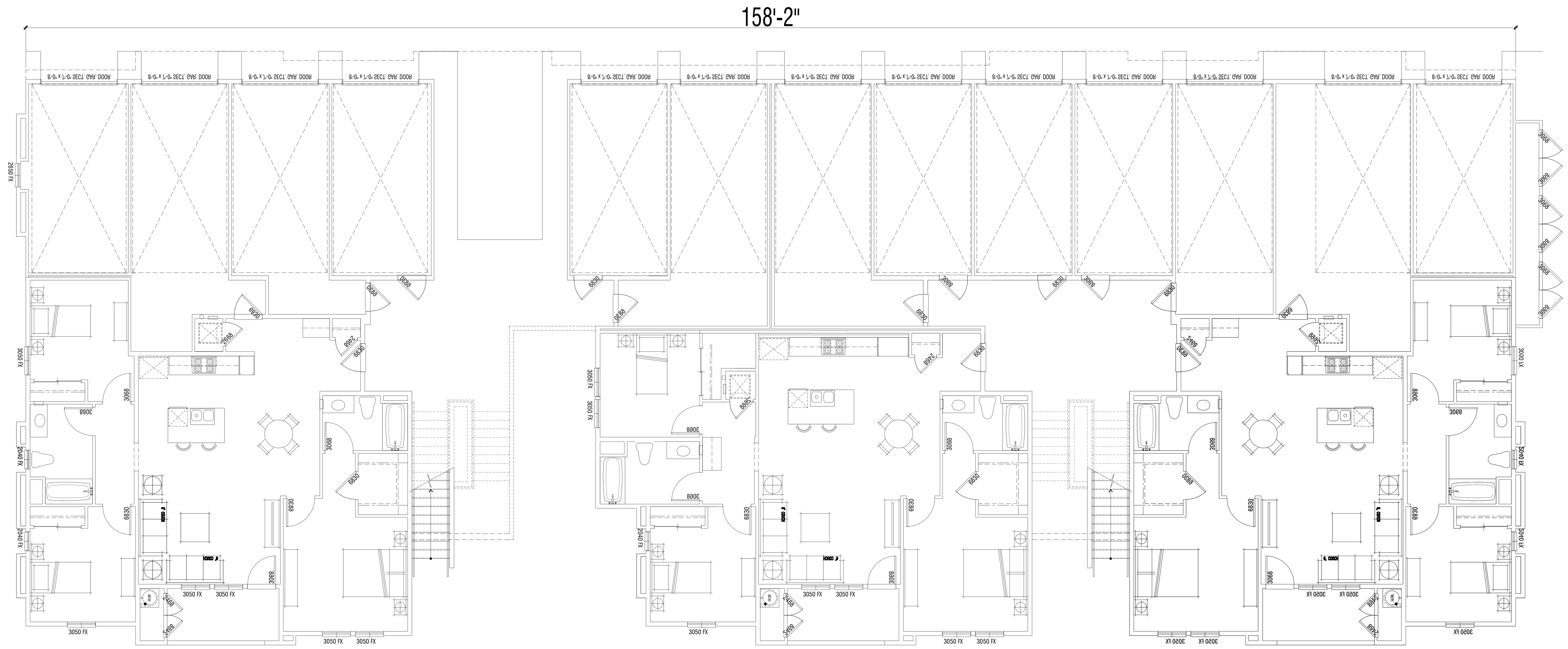
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Upper Level



Ground Level

17 Plex
Conceptual Floor Plans

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

2

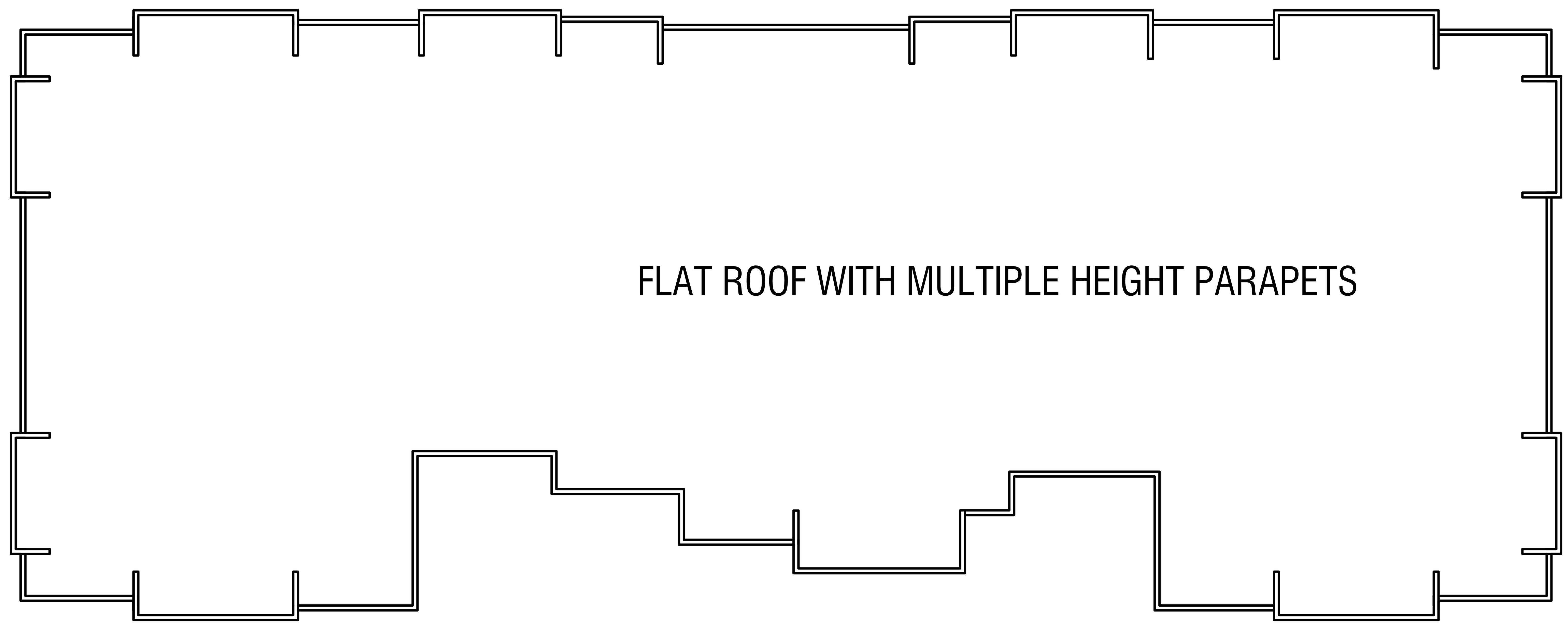
0 4 8 16

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



17 Plex
Conceptual Roof Plans

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

0 25 50 100

3

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

Right

Rear

Left

Front

17 Plex
Conceptual Elevations

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

4

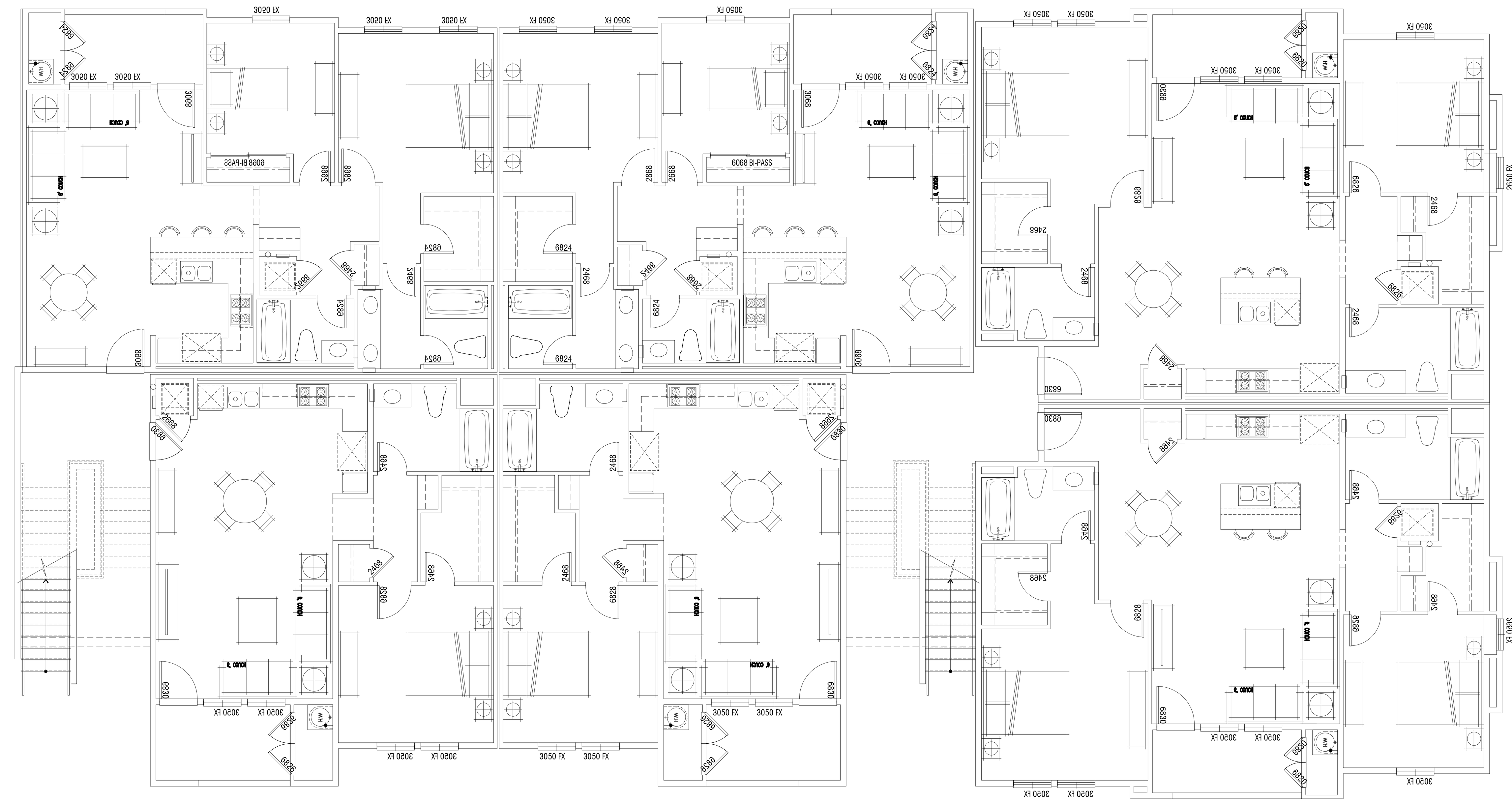
0 4 8 16

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



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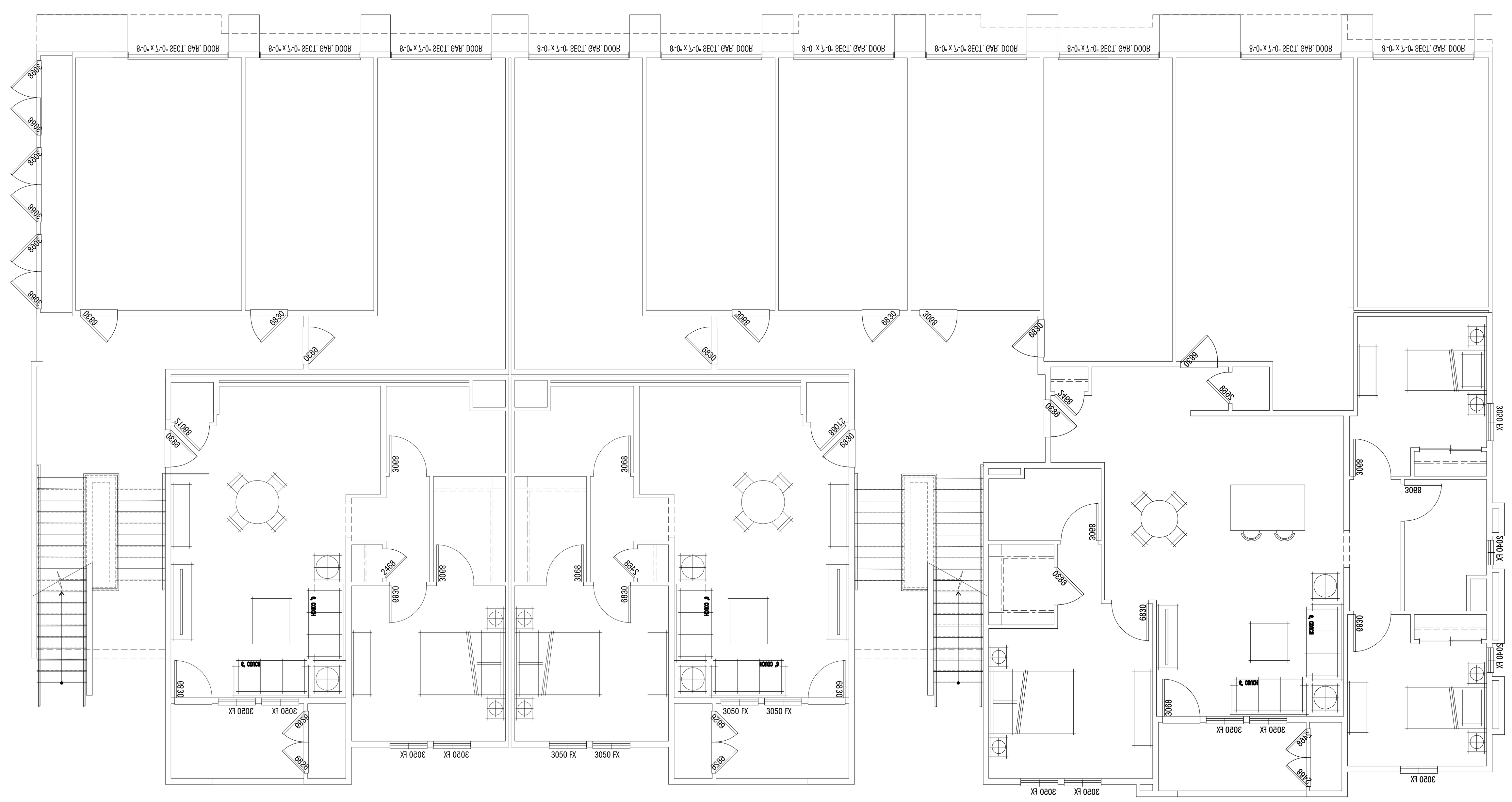


Ground Level

15 Plex
Conceptual Floor Plans

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

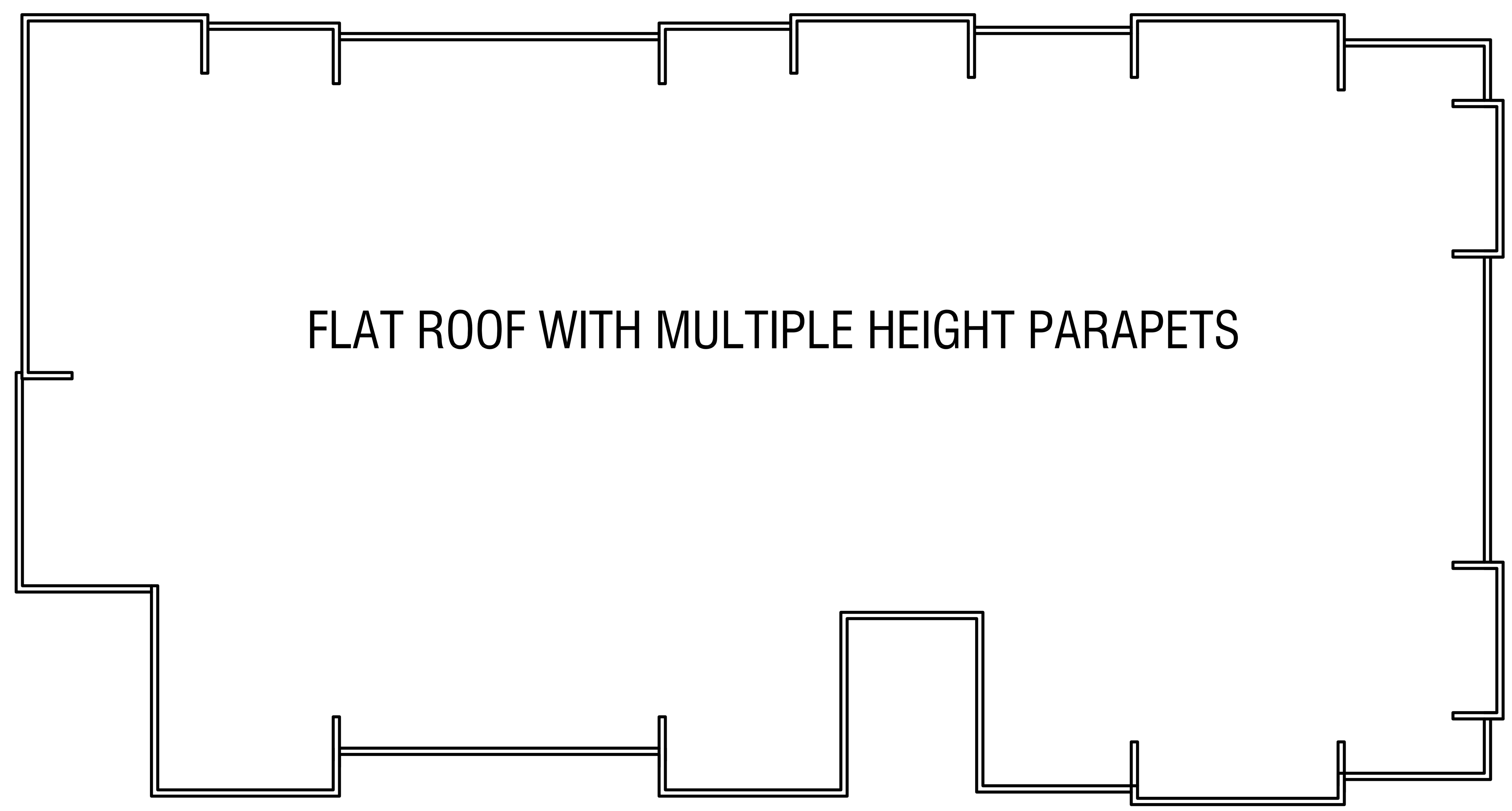
0 4 8 16

5

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA



15 Plex
Conceptual Roof Plans

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

0 4 8 16

6

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

Right

Rear

Left

Front

15 Plex
Conceptual Elevations

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

7

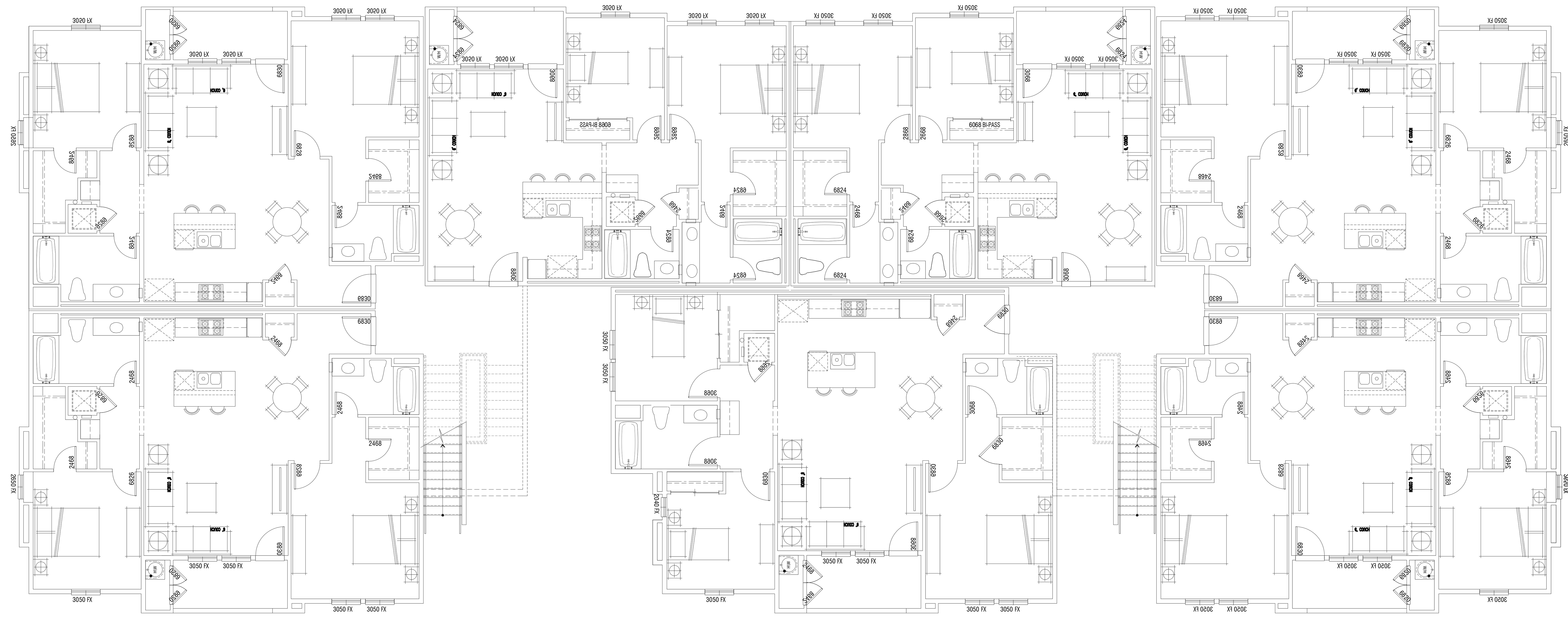
0 4 8 16

CONCEPTUAL DESIGN

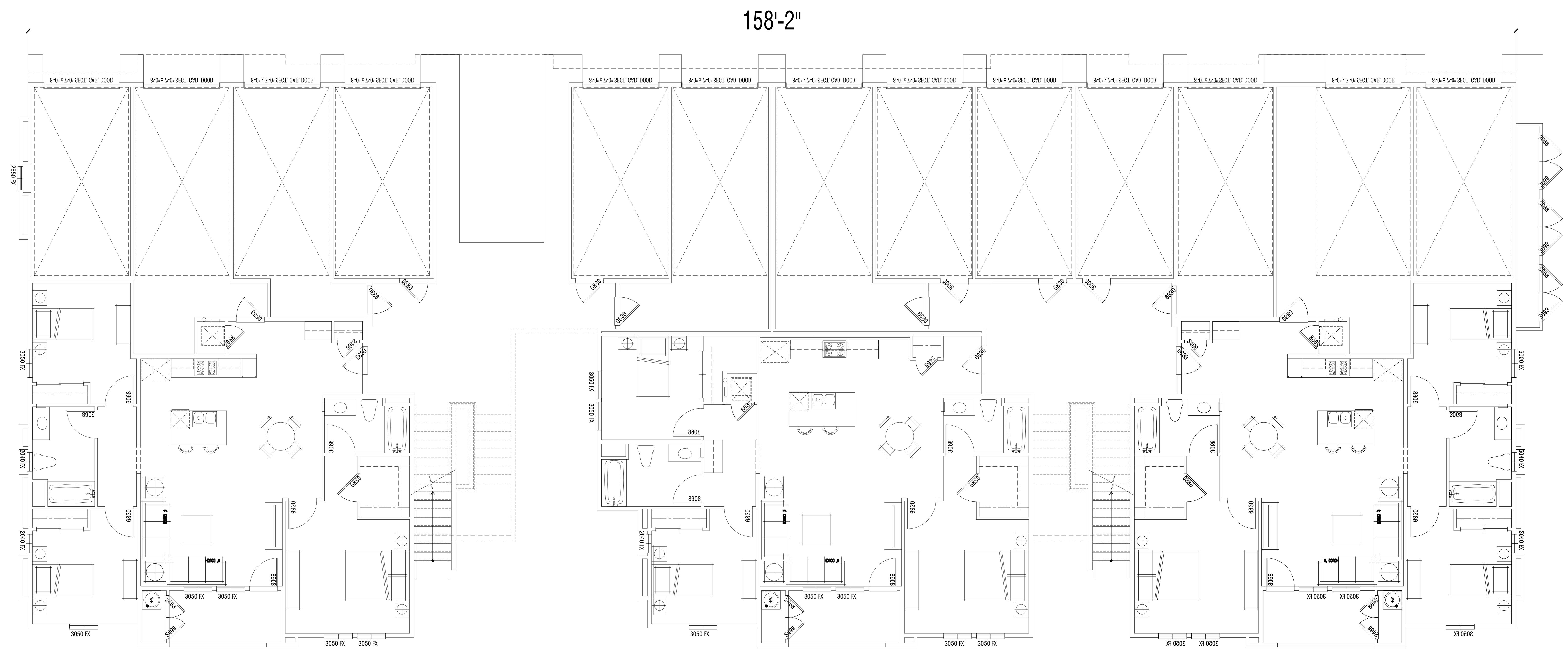
ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Second Level



Ground Level

10 Plex
Conceptual Floor Plans

VILLAGE LAKE
EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

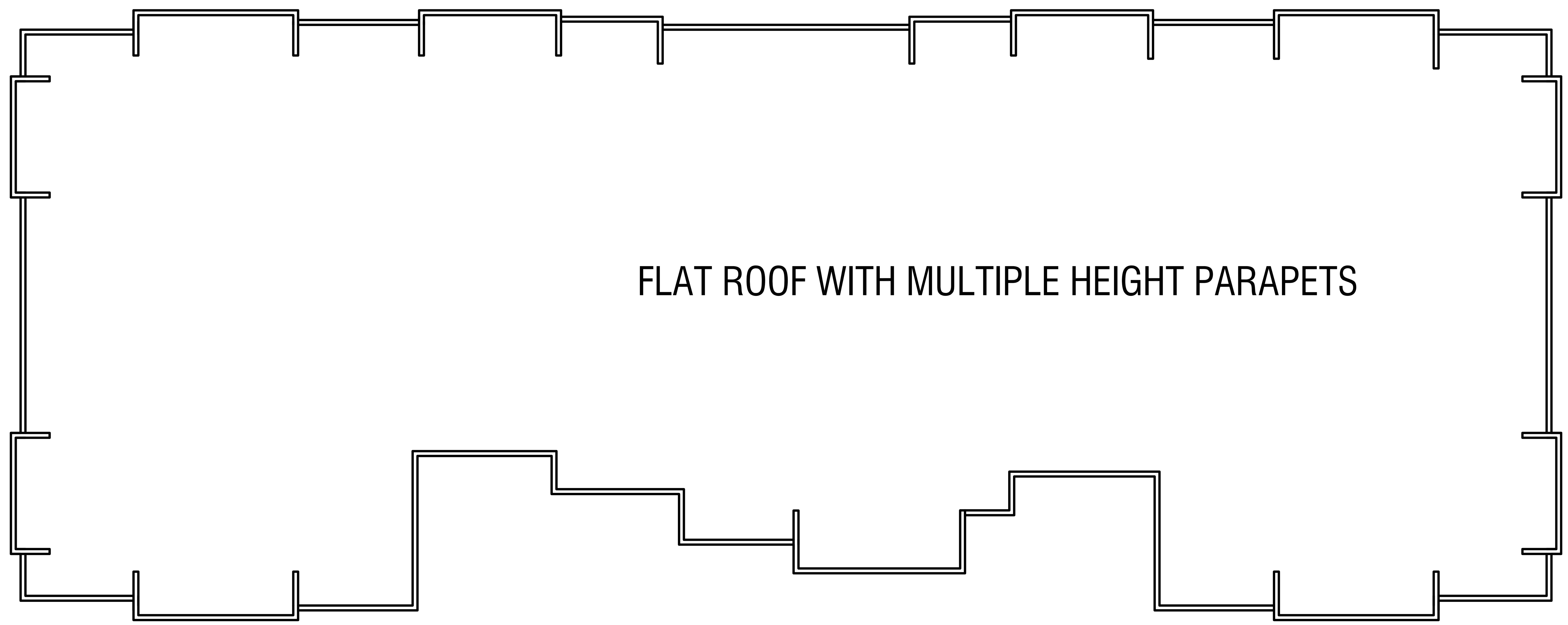
0 4 8 16

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



10 Plex
Conceptual Roof Plans

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

0 4 8 16

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA

Right

Rear

Left

Front

10 Plex
Conceptual Elevations

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

10

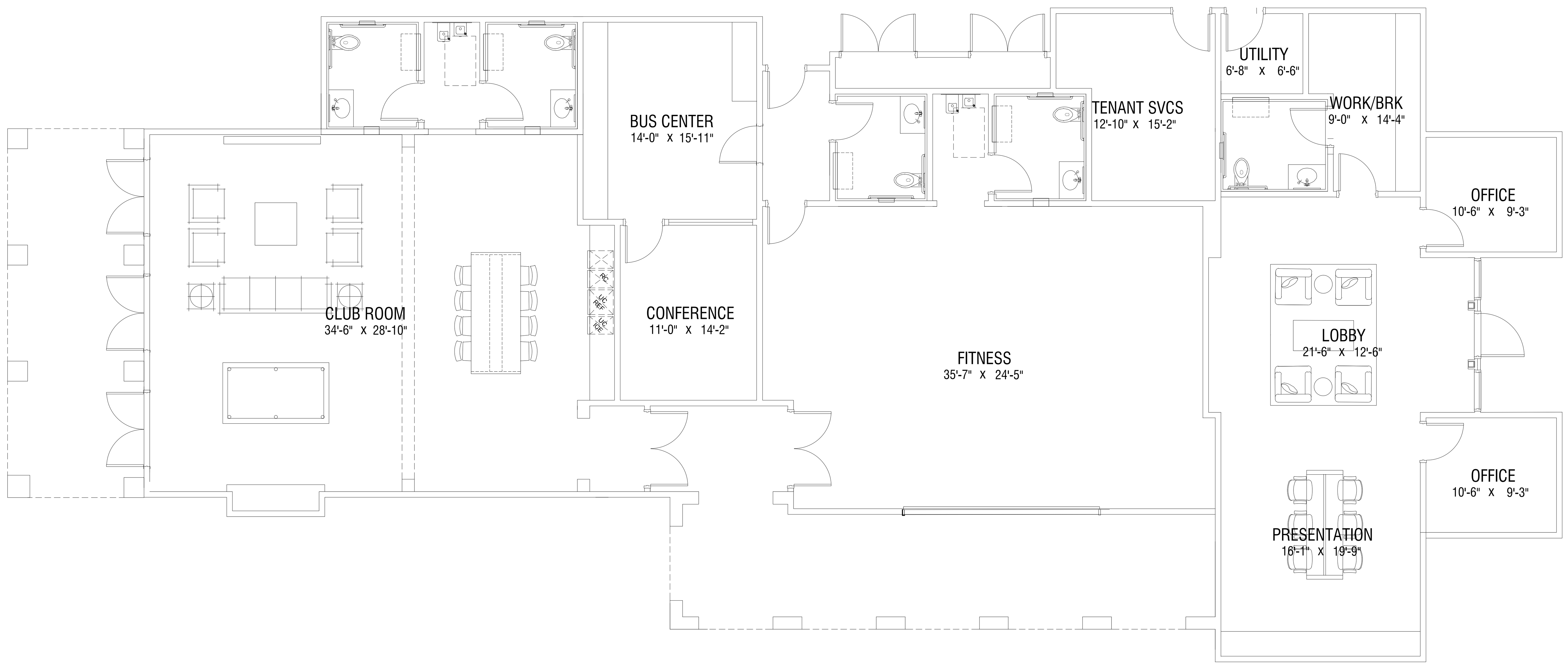
0 4 8 16

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA



Recreation Building
Conceptual Floor Plan

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

0 4 8 16

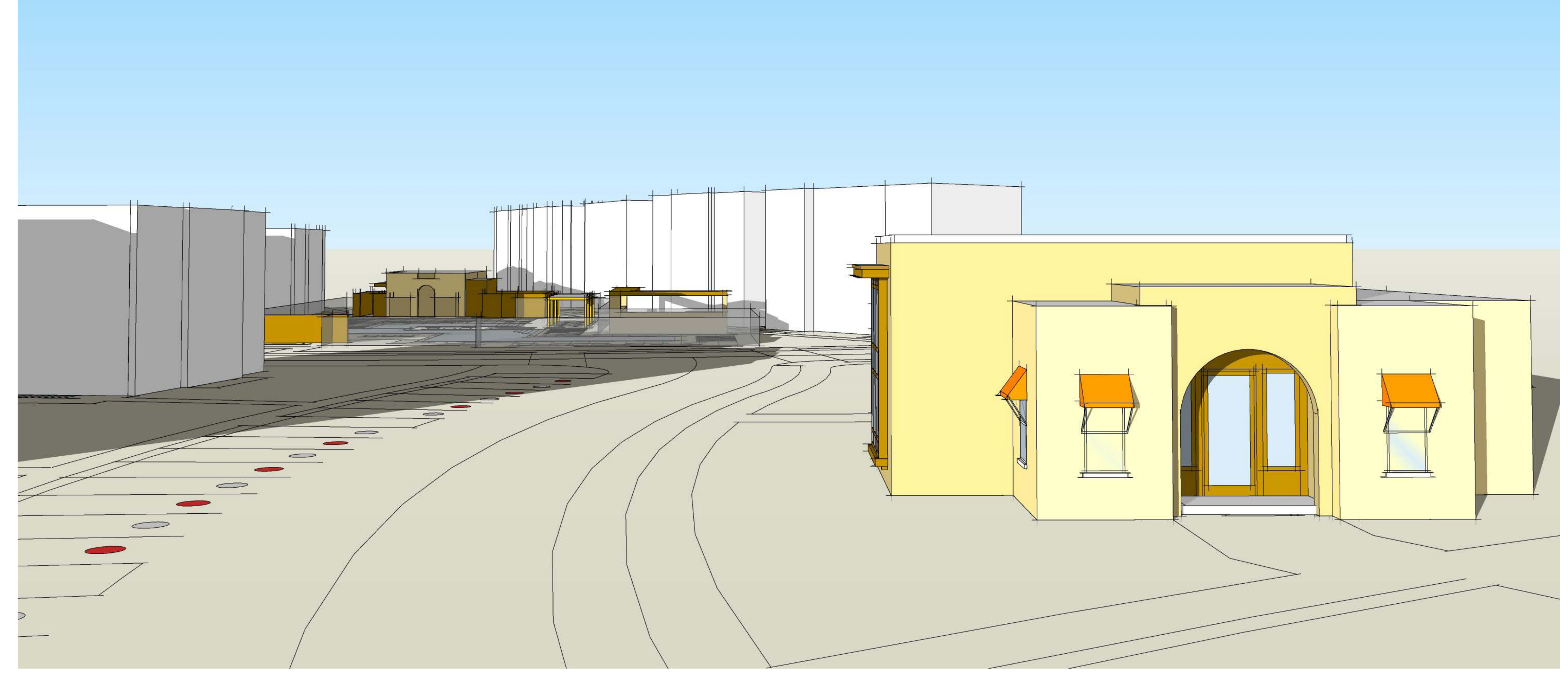
11

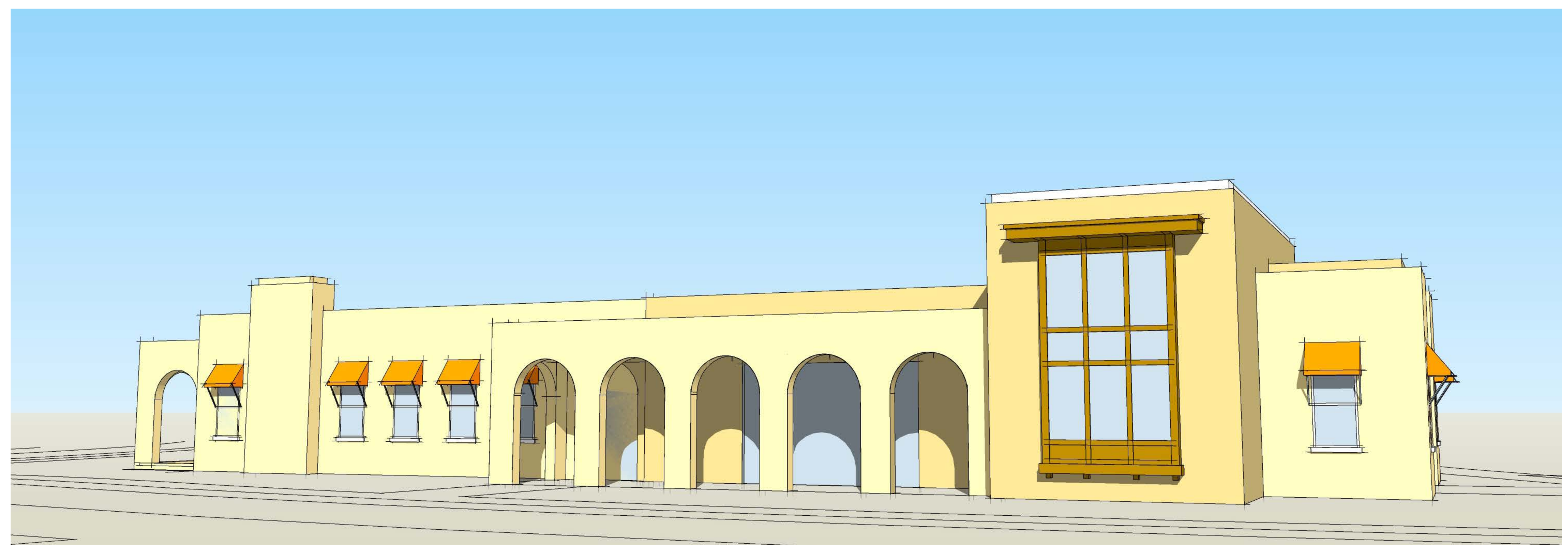
CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA





Recreation Building
Conceptual Perspectives

VILLAGE LAKE EAST CO, LLC

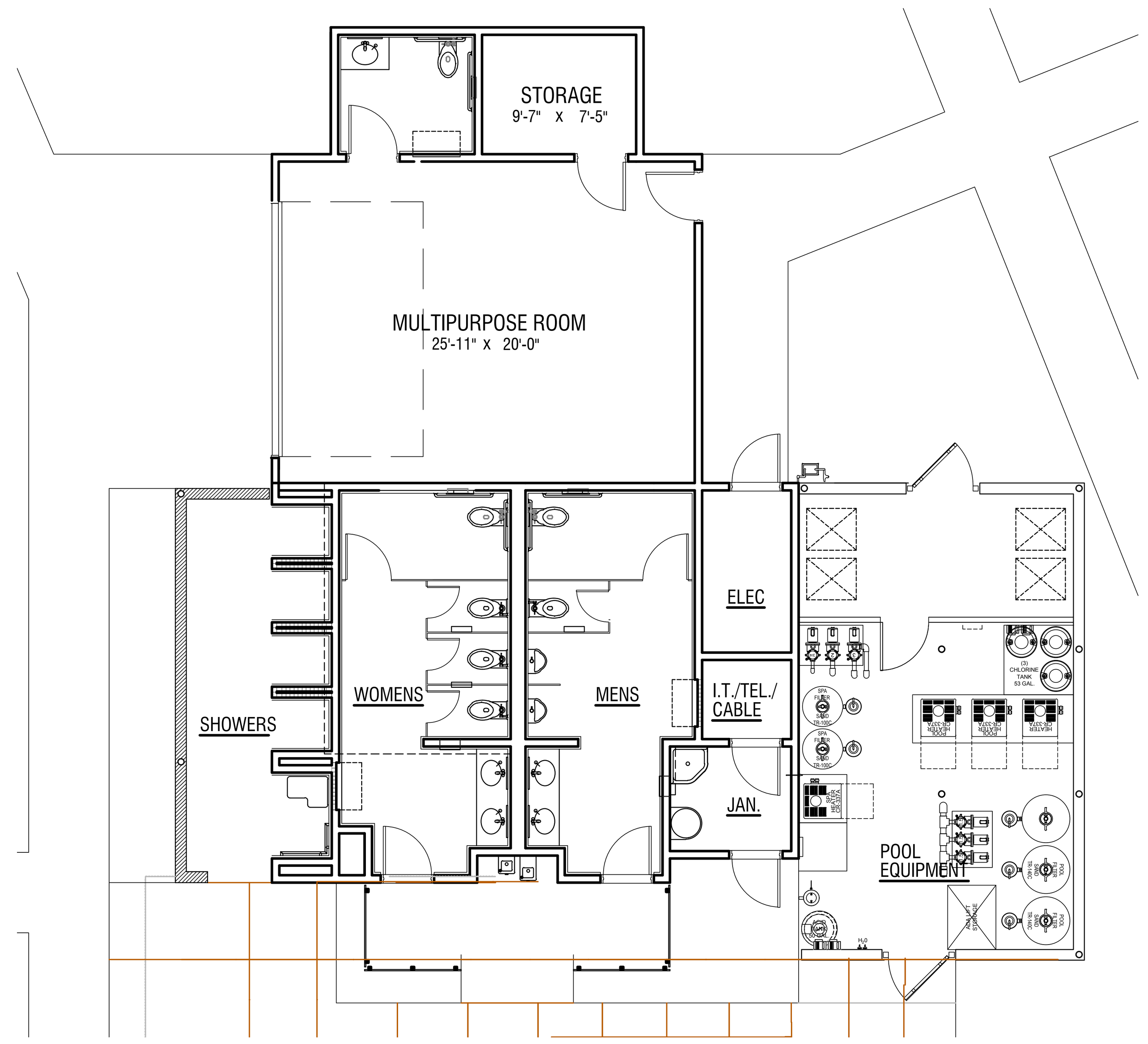
LAKEVIEW APARTMENTS

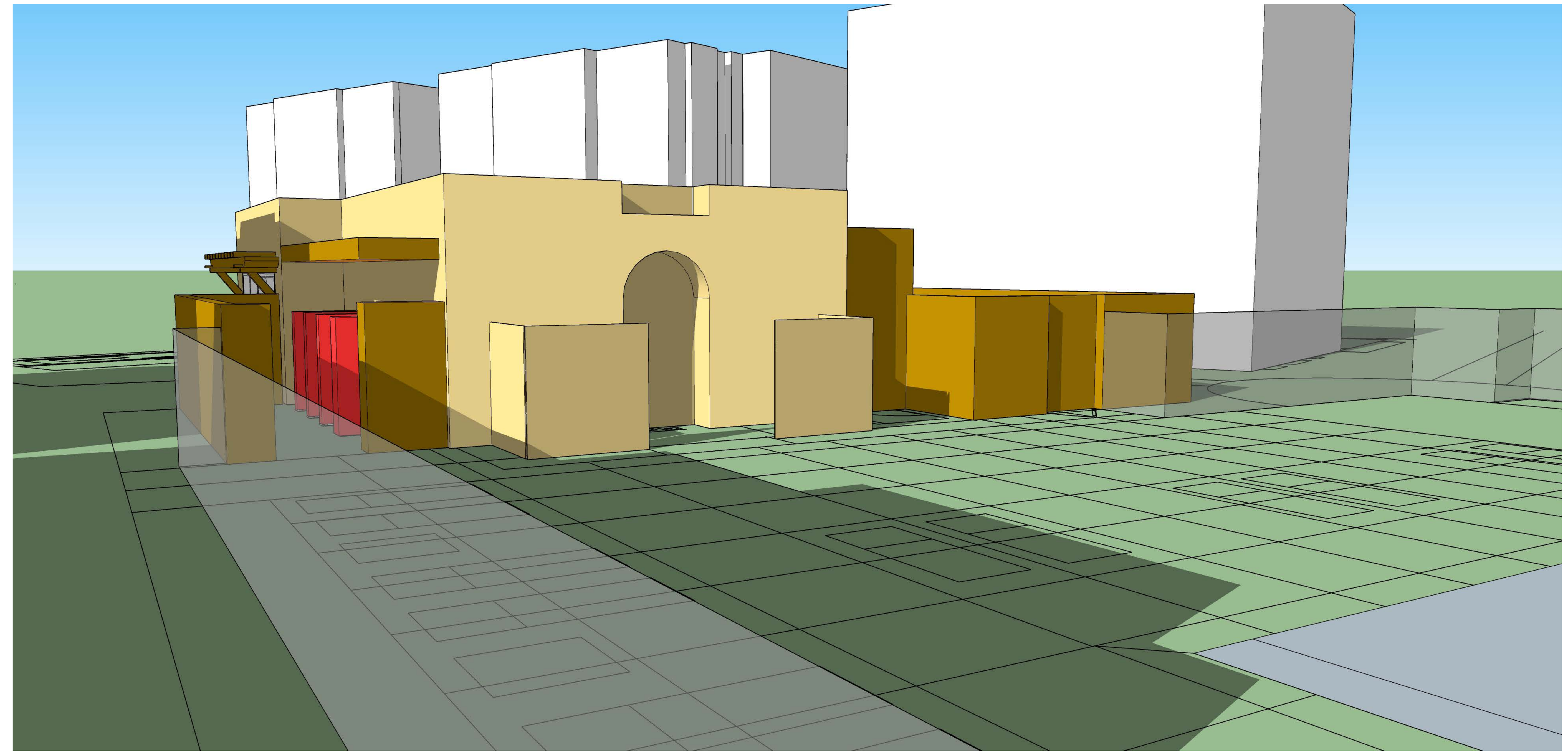
VICTORVILLE, CA

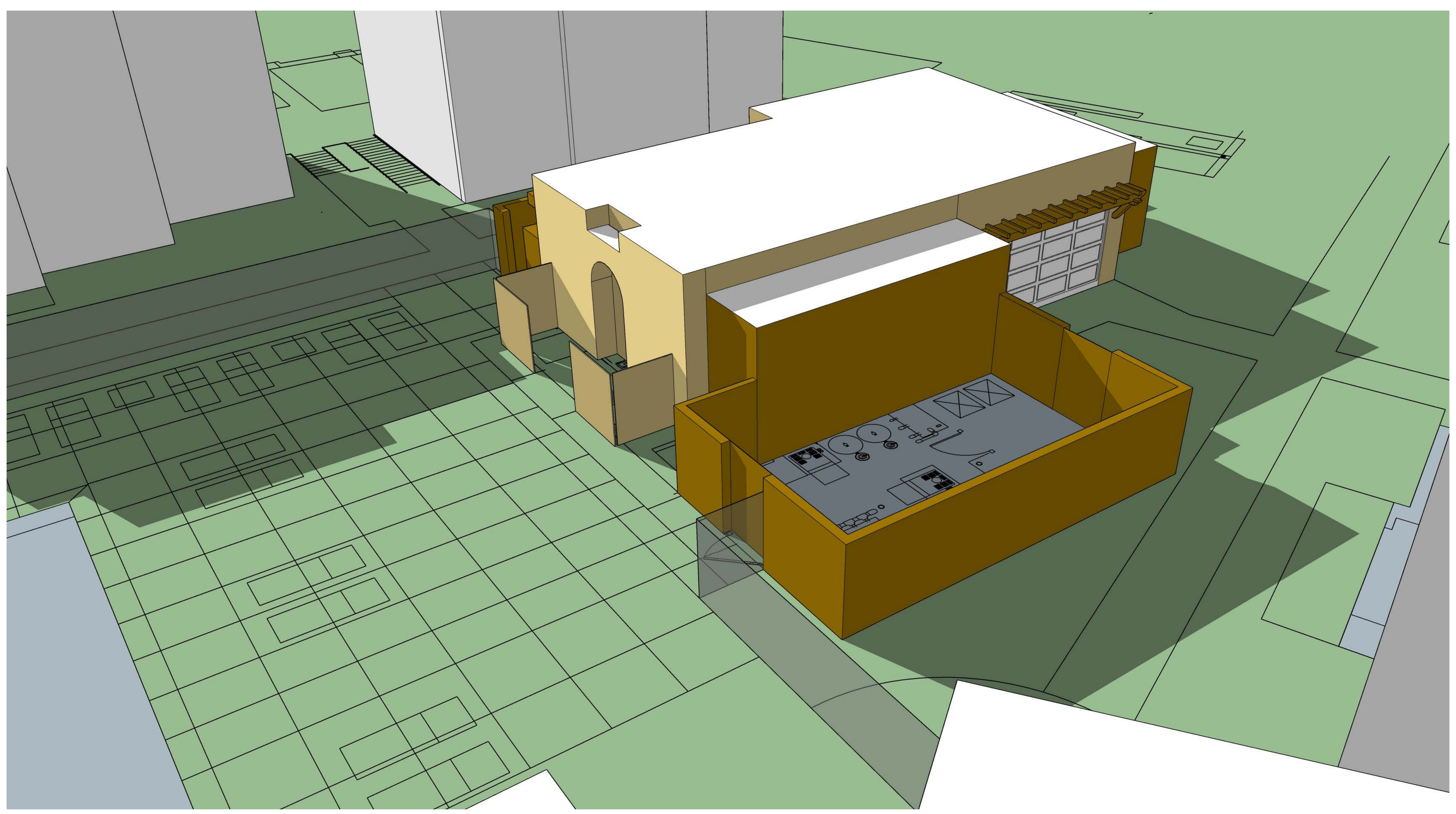
CONCEPTUAL DESIGN

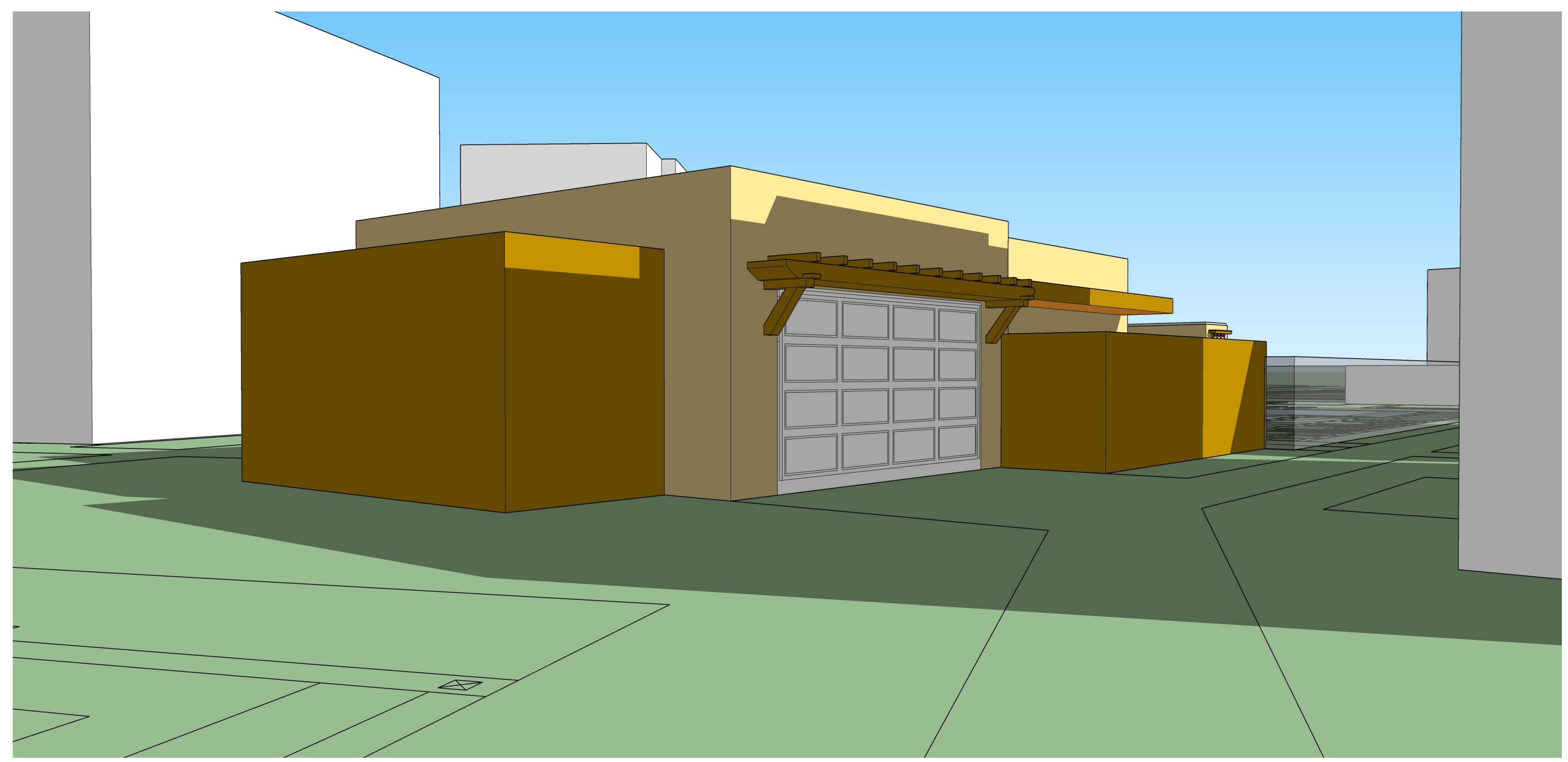
ARCHITECTS . PLANNERS . DESIGNERS

ORANGE COUNTY . LOS ANGELES . BAY AREA









Pool Building Floor Plan and Perspectives

VILLAGE LAKE EAST CO, LLC

LAKEVIEW APARTMENTS

VICTORVILLE, CA

13

0 4 8 16

CONCEPTUAL DESIGN

ARCHITECTS . PLANNERS . DESIGNERS

WHA.

ORANGE COUNTY . LOS ANGELES . BAY AREA