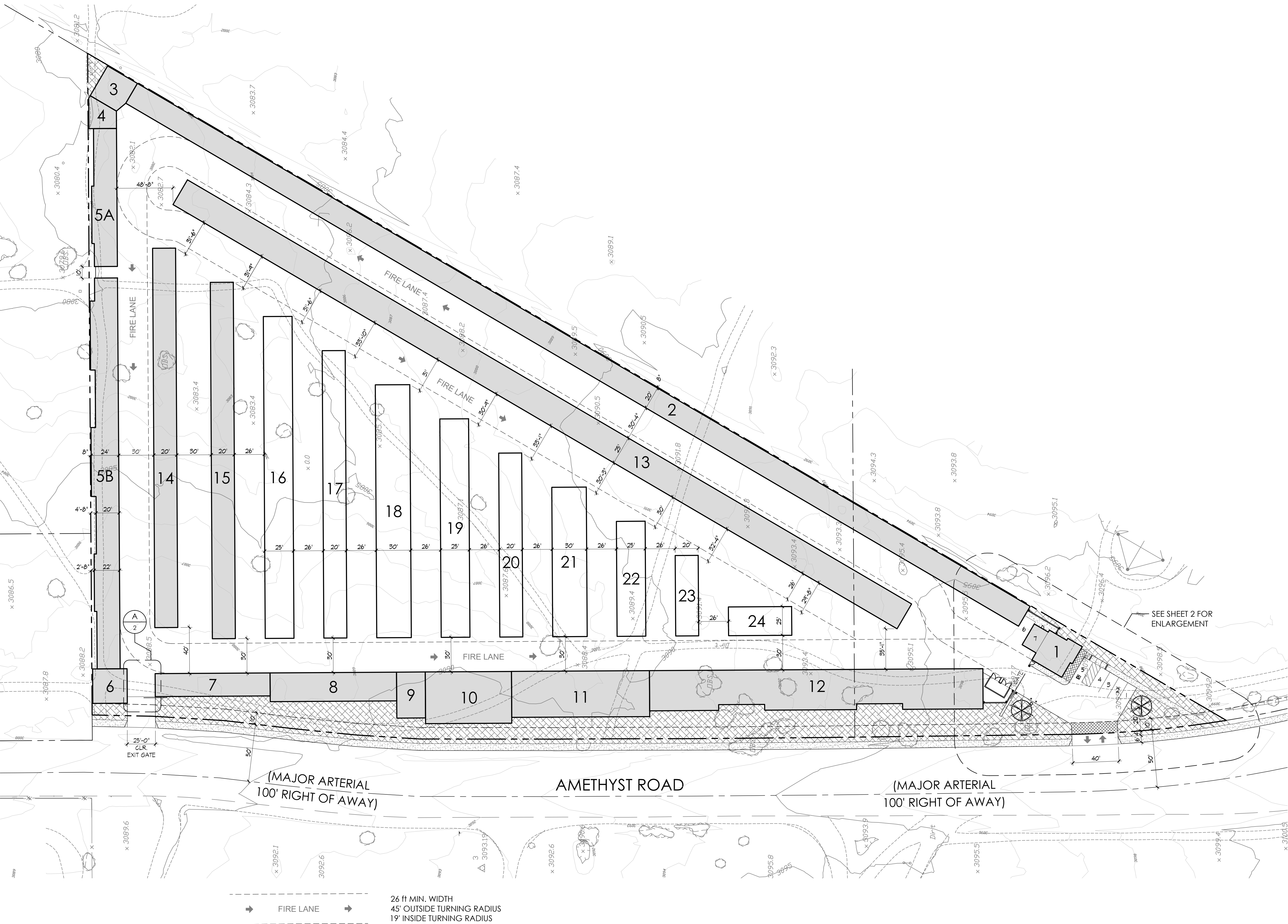




OWNER / APPLICANT

CHAD McKILLOP
WESTGATE PLAZA LLC
1006 STRAIGHTAWAY COURT
OCEANSIDE, CA 92057
PHONE: 619-395-0907
E-MAIL: chad@mckillopsales.com

ARCHITECT

ARIEL L. VALLI
VALLI ARCHITECTURAL GROUP
924-D NORTH ART VILLAGE WAY
IVINS, UT 84738
PHONE: 949-813-4191
E-MAIL: ariel.valliarch.com@outlook.com

BUILDING AREAS

BLDG. 1	(1 STORY)	1,254 SQ. FT.
BLDG. 2	(1 STORY)	18,000 SQ. FT.
BLDG. 3	(1 STORY)	882 SQ. FT.
BLDG. 4	(1 STORY)	533 SQ. FT.
BLDG. 5A	(1 STORY)	2,500 SQ. FT.
BLDG. 5B	(1 STORY)	7,380 SQ. FT.
BLDG. 6	(1 STORY)	900 SQ. FT.
BLDG. 7	(1 STORY)	2,000 SQ. FT.
BLDG. 8	(1 STORY)	2,750 SQ. FT.
BLDG. 9	(1 STORY)	1,000 SQ. FT.
BLDG. 10	(1 STORY)	3,375 SQ. FT.
BLDG. 11	(1 STORY)	4,800 SQ. FT.
BLDG. 12	(1 STORY)	9,750 SQ. FT.
BLDG. 13	(1 STORY)	18,250 SQ. FT.
BLDG. 14	(1 STORY)	6,600 SQ. FT.
BLDG. 15	(1 STORY)	6,200 SQ. FT.
PHASE I SUBTOTAL		86,174 SQ. FT.

PHASE II BUILDING AREAS

BLDG. 16	(1 STORY)	7,000 SQ. FT.
BLDG. 17	(1 STORY)	5,000 SQ. FT.
BLDG. 18	(1 STORY)	6,600 SQ. FT.
BLDG. 19	(1 STORY)	4,750 SQ. FT.
BLDG. 20	(1 STORY)	3,200 SQ. FT.
BLDG. 21	(1 STORY)	3,900 SQ. FT.
BLDG. 22	(1 STORY)	2,500 SQ. FT.
BLDG. 23	(1 STORY)	1,400 SQ. FT.
BLDG. 24	(1 STORY)	1,375 SQ. FT.
PHASE II SUBTOTAL		35,725 SQ. FT.

PHASE I & II TOTAL 121,899 SQ. FT.

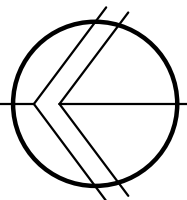
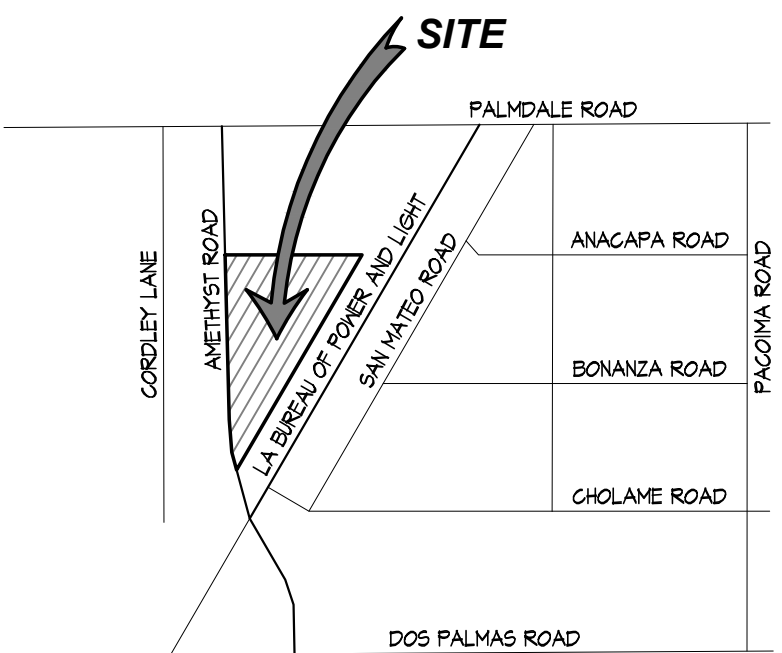
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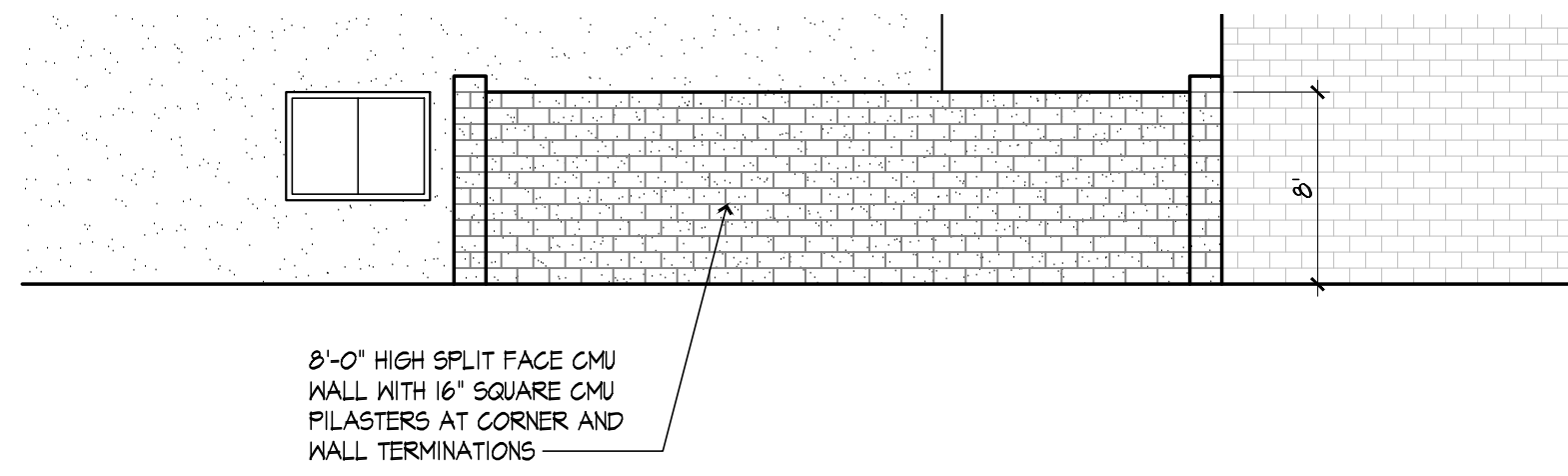
PHASE II BUILDING PADS WILL BE
CONSTRUCTED AS PART OF
PHASE I: FOOTINGS AND CONCRETE SLABS

PARKING TABULATION

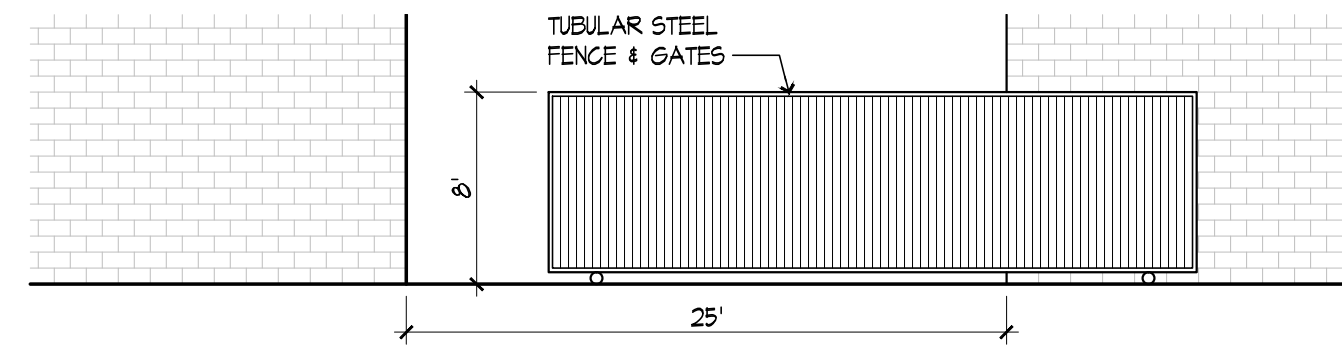
PARKING REQUIRED:	
OFFICE AT 1/300 =	5
TOTAL REQUIRED:	5
TOTAL PROVIDED:	7

VICINITY MAP

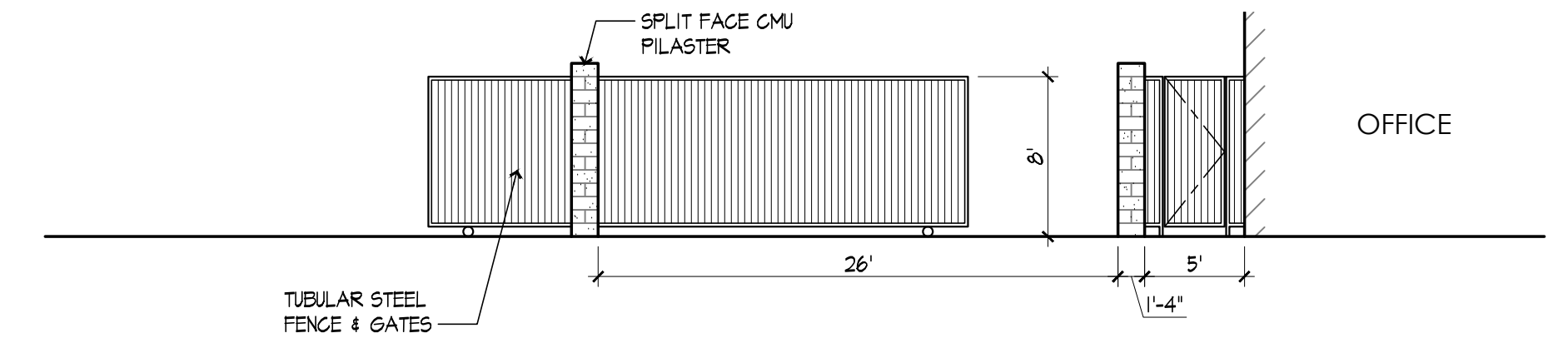




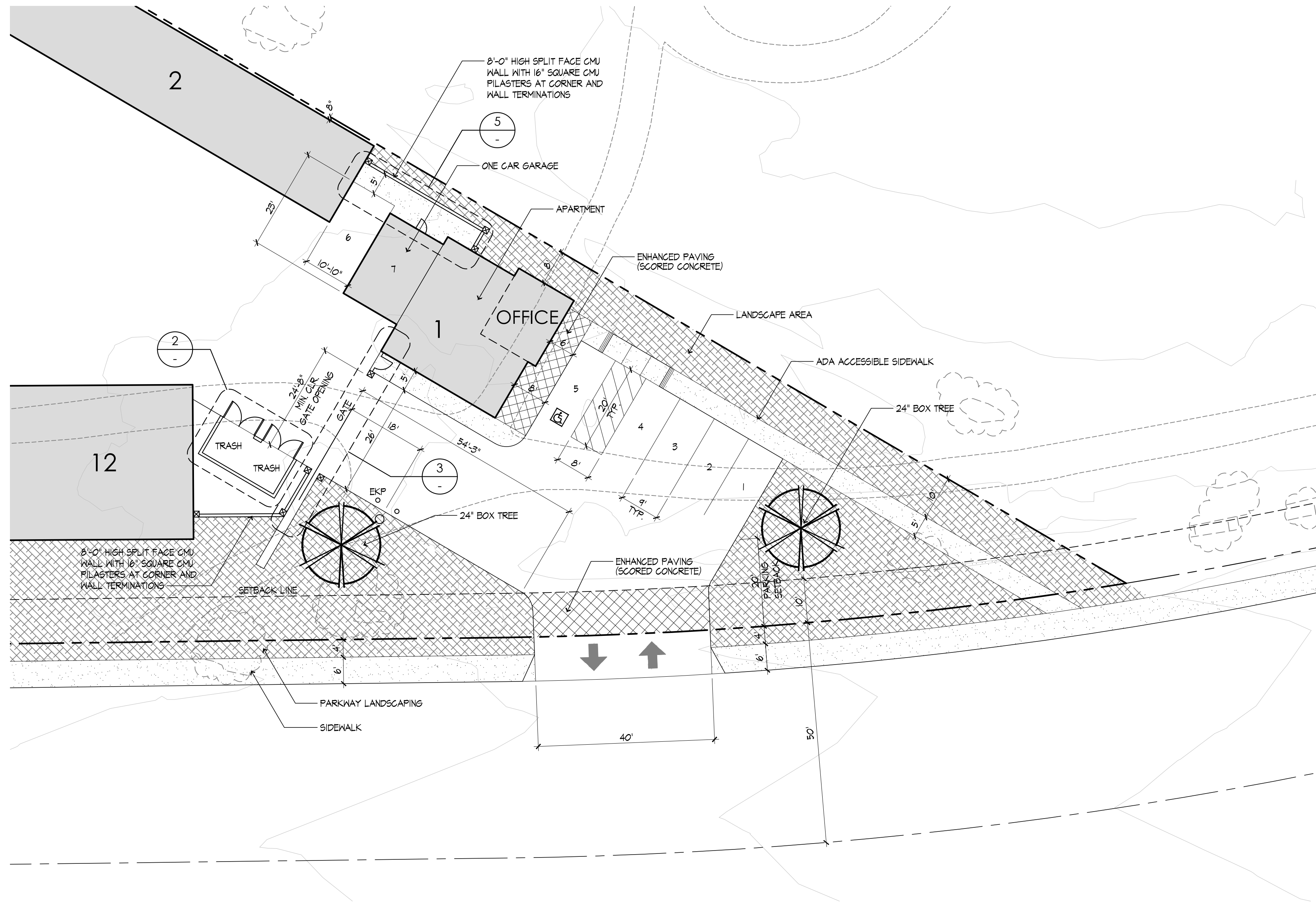
OFFICE FENCE
SCALE : 1/8" = 1'-0" ⑤



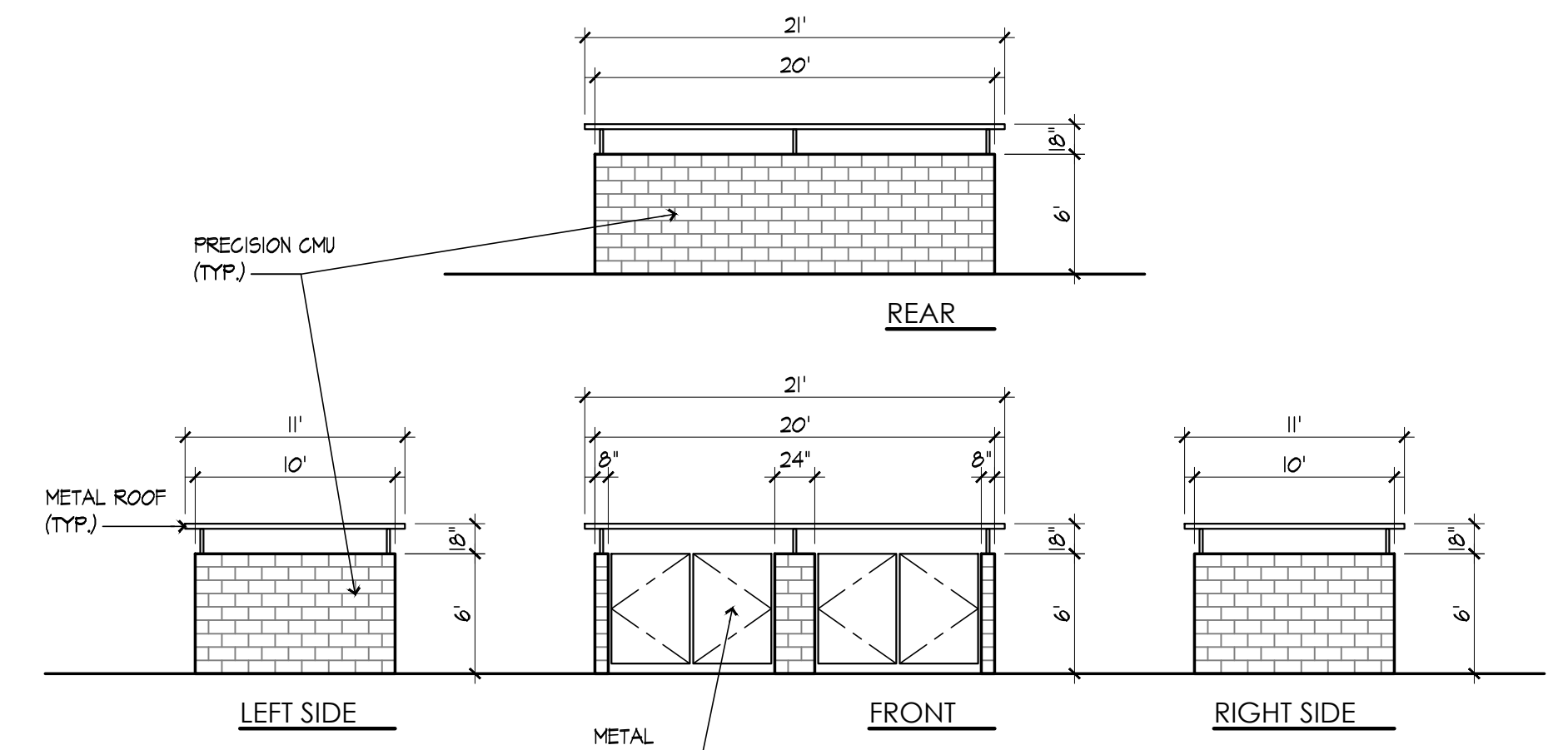
EXIT GATE
SCALE : 1/8" = 1'-0" ④



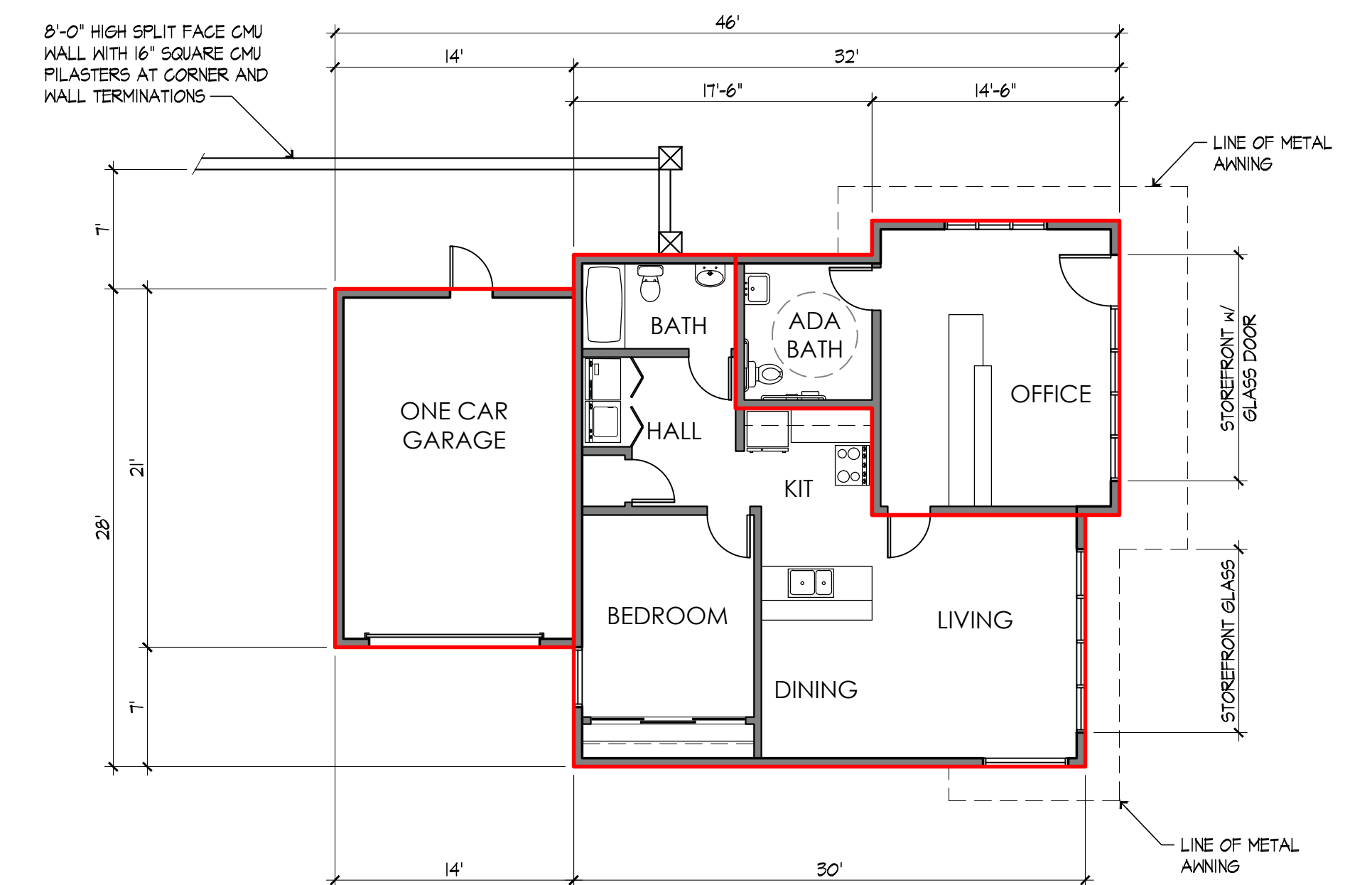
ENTRY GATE
SCALE : 1/8" = 1'-0" ③



ENLARGED SITE ENTRY AREA
SCALE : 1/16" = 1'-0"



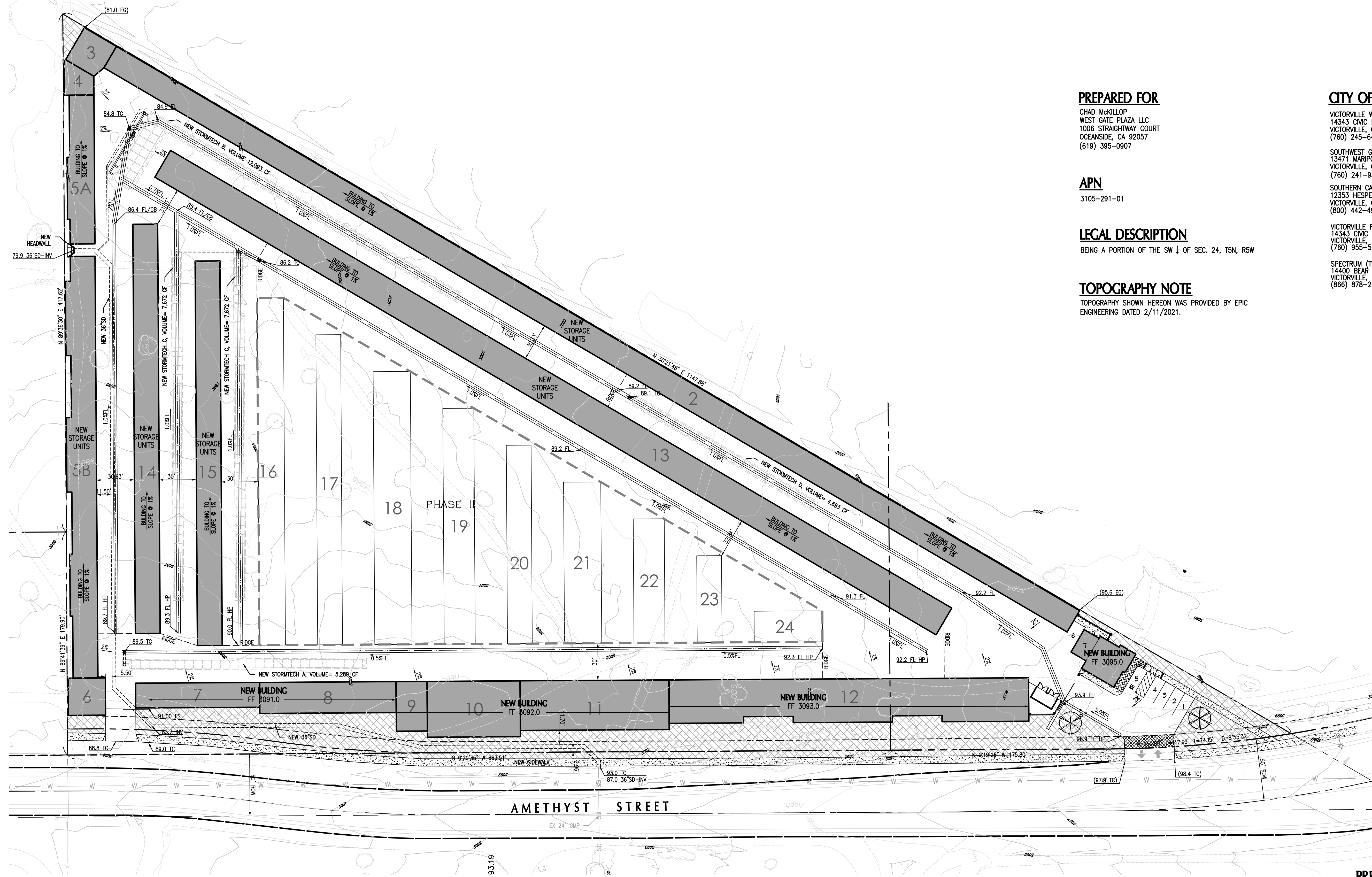
TRASH ENCLOSURE ELEVATIONS
SCALE : 1/8" = 1'-0" ②



OFFICE	322 S.F.
APARTMENT	638 S.F.
GARAGE	294 S.F.
TOTAL	1,254 S.F.

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

PRELIMINARY GRADING PLAN
FOR AMETHYST SELF STORAGE
IN THE CITY OF VICTORVILLE



PREPARED FOR

CHAD McKILLOP
WEST GATE PLAZA LLC
1006 STRAIGHTWAY COURT
OCEANSIDE, CA 92057
(619) 395-0907

APN

3105-291-01

LEGAL DESCRIPTION

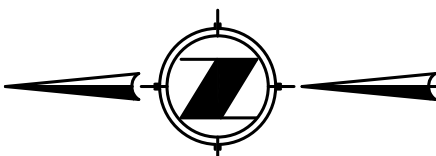
BEING A PORTION OF THE SW 1/4 OF SEC. 24, T5N, R5W

TOPOGRAPHY NOTE

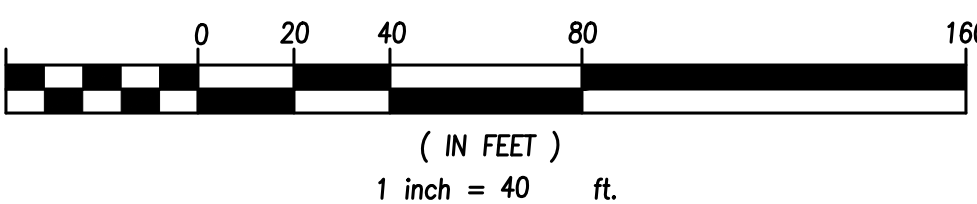
TOPOGRAPHY SHOWN HEREON WAS PROVIDED BY EPIC
ENGINEERING DATED 2/11/2021.

CITY OF VICTORVILLE, UTILITY NOTIFICATION LIST

VICTORVILLE WATER DISTRICT 14343 CIVIC DRIVE VICTORVILLE, CA 92392 (760) 245-6424	VERIZON (TELEPHONE) 15185 YUMA STREET VICTORVILLE, CA 92392 (760) 245-0665 ENGINEERING (760) 243-0200 SALES (800) 922-0204 WIRELESS
SOUTHWEST GAS CORPORATION 13471 MARIPOSA ROAD VICTORVILLE, CA 92392 (760) 241-9321	CITY OF VICTORVILLE (SEWER) 14343 CIVIC DRIVE VICTORVILLE, CA 92392 (760) 955-5087
SOUTHERN CALIFORNIA EDISON COMPANY 12353 HESPERIA ROAD VICTORVILLE, CA 92392 (800) 442-4950	UNDERGROUND SERVICE ALERT (800) 227-2600
VICTORVILLE FIRE DEPARTMENT 14343 CIVIC DRIVE VICTORVILLE, CA 92392 (760) 955-5227	VICTORVILLE DISPOSAL, INC. 17080 STODDARD WELLS ROAD VICTORVILLE, CA 92392 (760) 955-5087
SPECTRUM (TV) 14400 BEAR VALLEY RD VICTORVILLE, CA 92392 (866) 878-2389	

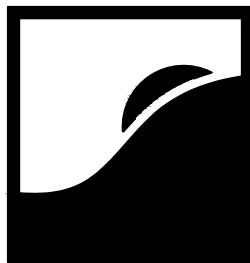


GRAPHIC SCALE



PREPARED BY

PREPARED DATE: DECEMBER 8, 2023



J.E. Miller
& Associates
Civil Engineering • Planning • Surveying
17995 Outer HWY 18 S, Suite 1 Apple Valley, CA 92507
Phone (760) 242-6777 - info@jemillercs.com

Landscaping Legend:

- trees:**
- CANARY PALM TREE DROUGHT TOLERANT (15 GAL.)
 - CHILEAN MESQUITE TREE DROUGHT TOLERANT (15 GAL.)
 - CHINESE PISTACHE PISTIA CHINENSIS (24" BOX)
- 25% of trees must be in 24" Box or larger
- shrubs:**
- LILY OF THE NILE AGAPANTHUS SPECIES (5 GAL. PLANTS)
 - TEXAS EBONY EBANOPSIS EBAND (5 GAL. PLANTS)
 - DAYLILY HEVEROCALLIS SPECIES (5 GAL. PLANTS)
 - FORTNIGHT LILY DIETIES (5 GAL. PLANT)
 - DEER GRASS MUHLBERGIA RIGENS (5 GAL. PLANTS)
 - BUTTERFLY BUSH BUDDLEJA DAVIDI (5 GAL. PLANTS)
 - RED OCOTILLO CACTUS (5 GAL. PLANTS)
 - INDIAN HAWTHORNE SHRUBS (5 GAL. PLANTS)
 - APPROX. 36"wd. X 60" lg. BOULDER GROUPING WITH OTHER BOULDERS
 - APPROX. 20"wd. X 48" lg. BOULDER GROUPING WITH OTHER BOULDERS
 - 3/4" DARK TANGSH COLOR CRUSHED ROCK
 - DECOMPOSED GRANITE (D.G.) OR FINE CRUSHED ROCK LIGHT TANGSH COLOR TO CONTRAST DARK ROCK
 - ARTIFICIAL GRASS BY PURCHASE GREEN MODEL #SPRING PLUSH PLATINUM COLOR DARK GREEN BI-COLOR W/ GREEN THATCH OR APPROVED EQUAL WWW.PURCHASEGREEN.COM
 - EMBEDDED ROCKS IN GRADE OF APPROX. 6", 8" AND 10" ROCKS

note:

All landscape to be on a permanent and mechanical watering system -Provide tender board to terminate onto solid vertical surface.
Property is free of any existing protected plants.

Irrigation Zones:

Number of Zone: 4 Zones
Number of Valves: 4 Valves
Zones 1
Total Shrubs in area: 20
Total trees in area: 0
Zones 2:
Total Shrubs in area: 48
Total trees in area: 0
Zones 3:
Total Shrubs in area: 0
Total trees in area: 5
Zones 4:
Total Shrubs in area: 0
Total trees in area: 6
Total Landscape Area: 3769 Sq. Ft.
Water requirements:
Amount of Water:
3 Gal. per plant per cycle (6 Gal. per plant per week)
Duration:
Each cycle to water for 4-5 mins. per station.
Water system:
1" dia. PVC SCHED. 40 Main supply line at street to a 3/4" dia. PVC Sched. 40 at lateral to individual landscape areas. Use 12" min. Polypex risers (PFFFR) to a 1 gal. emitter, typ.
Backflow preventer: 1"RP Device #765 (or as approved per City of Victorville PW Dept)
Valve control modules located at front side of Building 12 (South side). Timer to be located inside Building 12
Run times at 12 midnight to 3am -Watering Days to be determined by city.
contractor to verify w./City of Victorville watering Ordinance per street address for watering soys and watering restrictions.

Irrigation Symbol Legend:

- Bubblers:
B1 MSBN-10H
B2 MSBN-50H
- 1/2" PVC Sched. 40 Water Line
3/4" PVC Sched. 40 Water Line
- Sprinkler:
SP1 Adjustable Heads
- Irrigation Valve (V)
Control Module (M)
- Console
Gravel
Dirt
3/4" Dark Tanish Rock
3"-6" River Rock
- * Controllers must feature automatic adjustment for weather & variations - Owner may select to upsize lines as desired
- Note:
Adjustable drippers may be used in lieu of bubblers for water conservation

MULTI-STREAM BUBBLER PERFORMANCE DATA				
Arc	Model	Flow GPM	Radius ft	
	MSBN-25G	0.25	1.0	
	MSBN-50G	0.50	1.5	
	MSBN-50H	0.50	1.0	
	MSBN-10H	1.00	1.5	
	MSBN-10P	1.00	1.0	
	MSBN-20P	2.00	1.5	

Note: Trickle a sprinkling 2 to 4 ft.
Flow is given for pressures between 15 and 75 PSI.

PCN / PCB PERFORMANCE DATA			
	Model	Flow GPM	Pattern Type
	25	0.25	Tric He
	50	0.50	Tric He
	10	1.00	Umbrasia
	20	2.00	Umbrasia

MAWA CALCULATIONS

MAWA = (ETo) (0.62) [(0.7) x(LA) + (0.3) x (SLA)]= 22,839.684

WHERE :

MAWA = MAXIMUM APPLIED WATER ALLOWANCE (GALS. PER YEAR)

ETo = REFERENCE EVAPOTRANSPIRATION: 14 (From WUCOLS)

0.7 = ET ADJUSTMENT FACTOR (ETAF)

LA = LANDSCAPE AREA (21961.806 SF)

0.62 = CONVERSION FACTOR (TO GALLONS PER FOOT)

SLA = SPECIAL LANDSCAPE AREA (0 SF)

0.3 = THE ADDITIONAL ET ADJUSTMENT FACTOR FOR SPECIAL

LANDSCAPE AREA (1.0 - 0.7 = 0.3)

Eppt = EFFECTIVE PRECIPITATION (25% ANNUAL PRECIPITATION)

MAWA = (14)(0.62) [(0.7)x (0 SF) + (0.3)x(0 SF)]

= 1.8228 GALLONS PER YEAR

ETWU CALCULATIONS

MAWA = (ETo - Eppt) (0.62) [(0.7) x(LA) + (0.3) x (SLA)]

WHERE :

MAWA = (14 x 0.25)(0.62) [(0.7)x (0 SF) + (0.3)x(0 SF)]

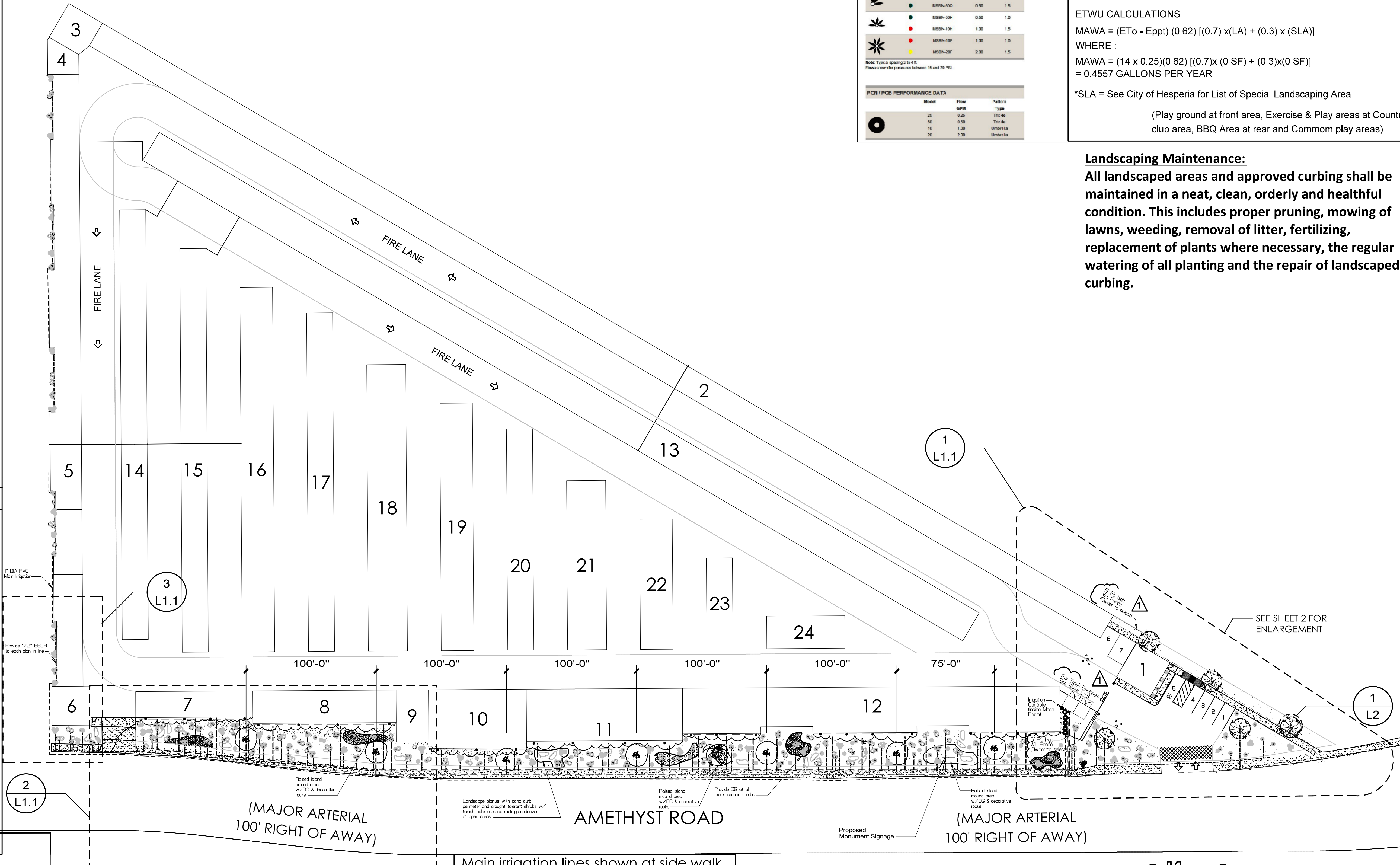
= 0.4557 GALLONS PER YEAR

*SLA = See City of Hesperia for List of Special Landscaping Area

(Play ground at front area, Exercise & Play areas at Country club area, BBQ Area at rear and Commom play areas)

Landscaping Maintenance:

All landscaped areas and approved curbing shall be maintained in a neat, clean, orderly and healthful condition. This includes proper pruning, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants where necessary, the regular watering of all planting and the repair of landscaped curbing.



Site Plan

SCALE 1" = 40'-0"

Main irrigation lines shown at side walk for clarity. Contractor to install within property at landscaping area

REVISION		PRINTS ISSUED	
NO.	BY	DATE	DESCRIPTION
1	JM	12/20/2023	Building Dept. Corrections

PA design associates
Planning • Building Design • Development
Ph. 760-887-1080
13371 Antelope Dr., Victorville, Ca. 92392
Email: PAdesignassociates@gmail.com

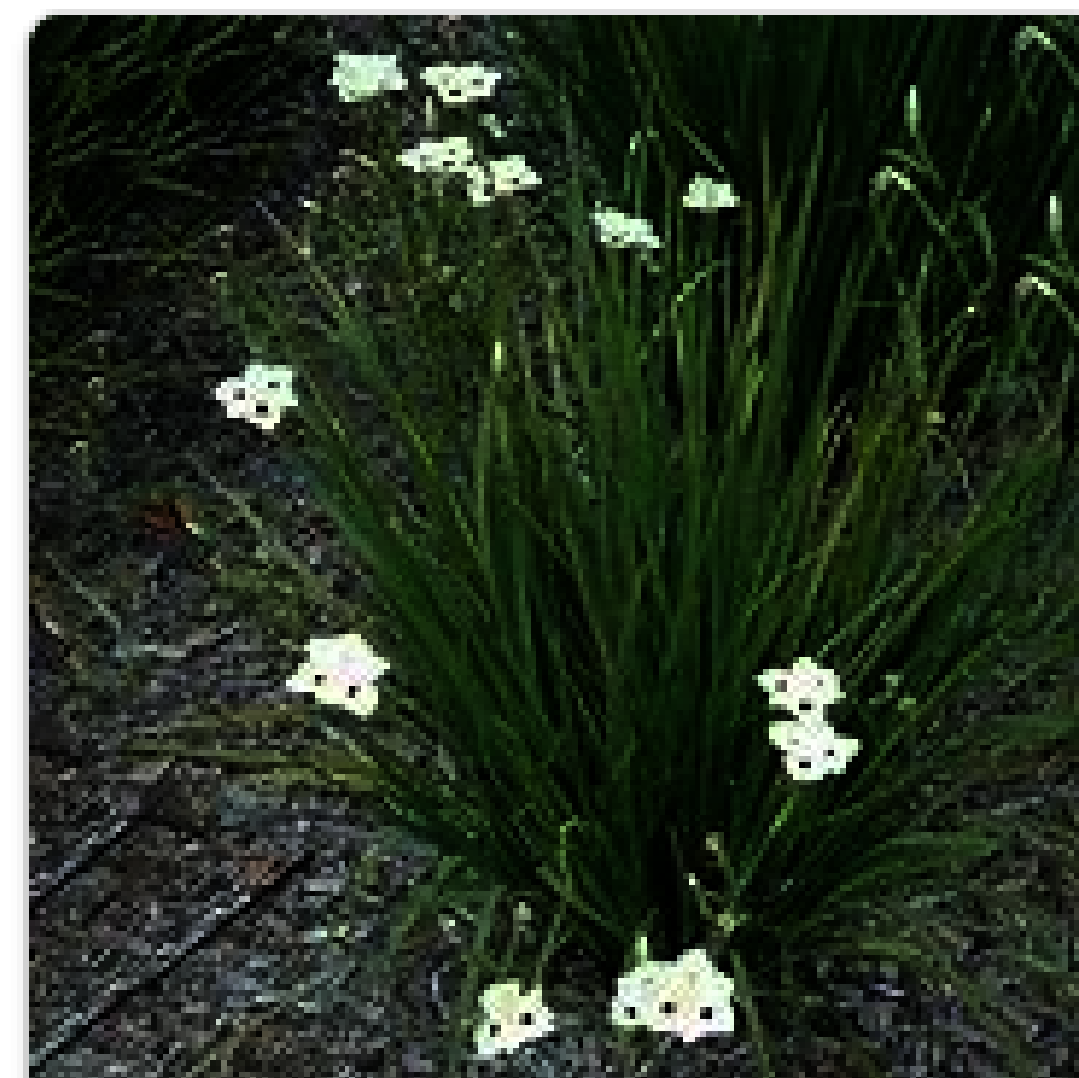
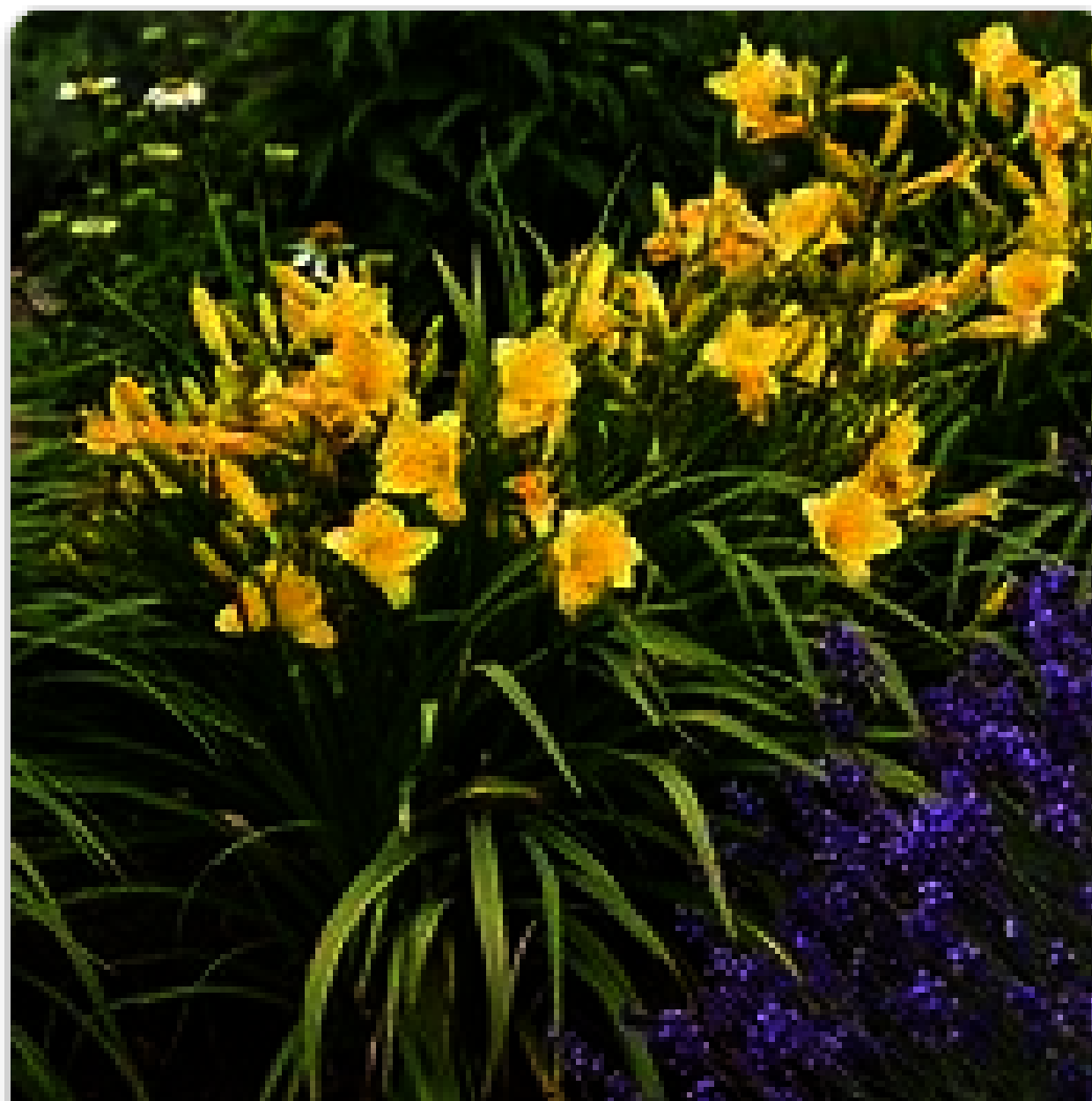
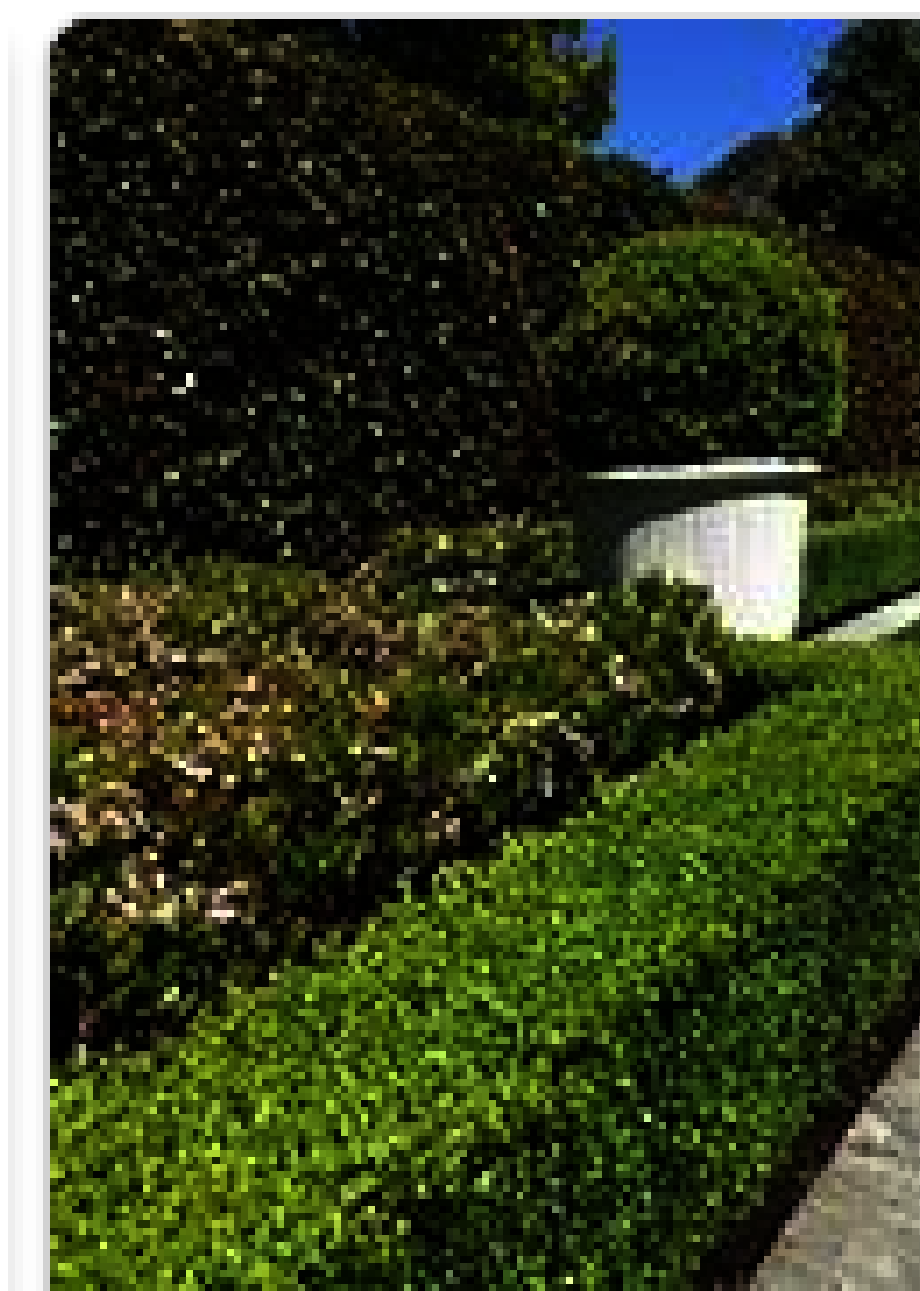
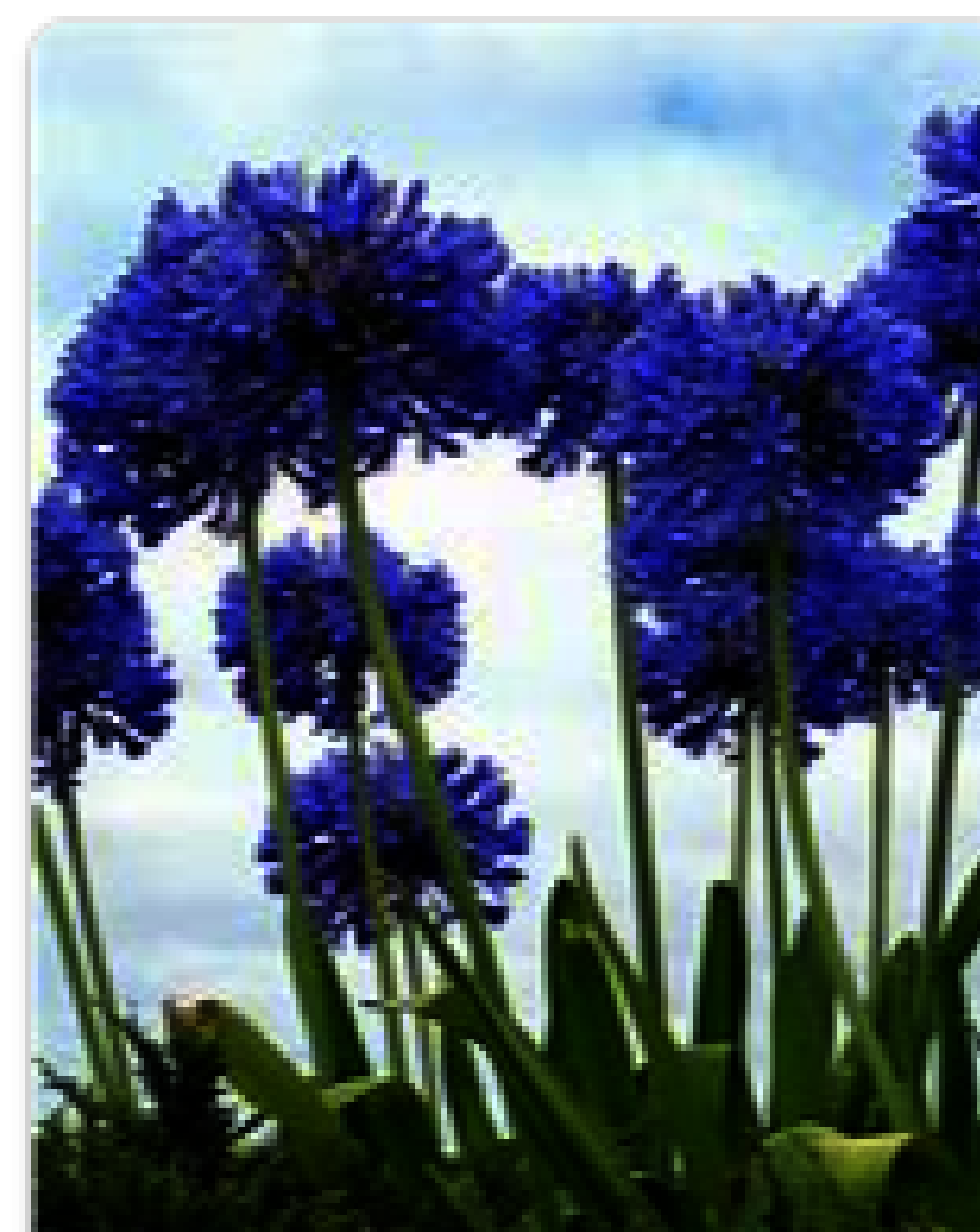
PRE-APPLICATION NO.
Fort Amethyst self storage
APN 3105-291-01
Victorville, Ca. 92392
(619) 395-0970

DRAWING CONTENTS
Landscaping & Irrigation Plan

THE USE OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR CALCULATIONS IS RESTRICTED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. ANY REUSE, REPRODUCTION, OR ALTERATION OF THESE DESIGNS, DRAWINGS, SPECIFICATIONS, AND/OR CALCULATIONS WITHOUT THE WRITTEN PERMISSION OF PA DESIGN ASSOCIATES IS PROHIBITED. ANY VIOLATION WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.

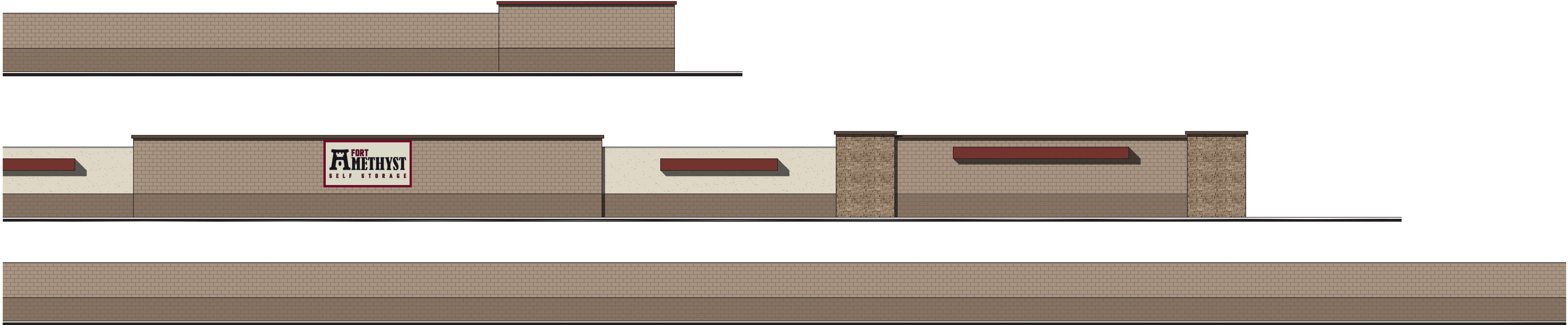
DRAWN BY: JM
DATE: 3/24/2023
Building Designer: [Signature]
JOB NO.: C-3759-23

L-1

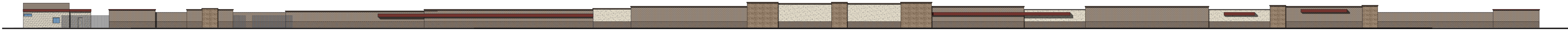
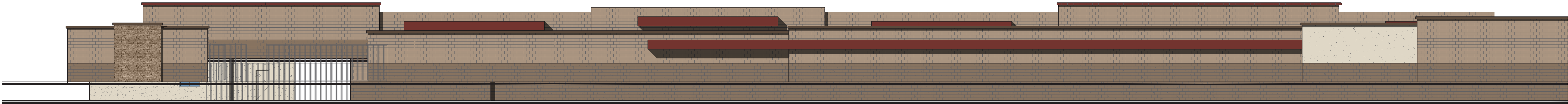
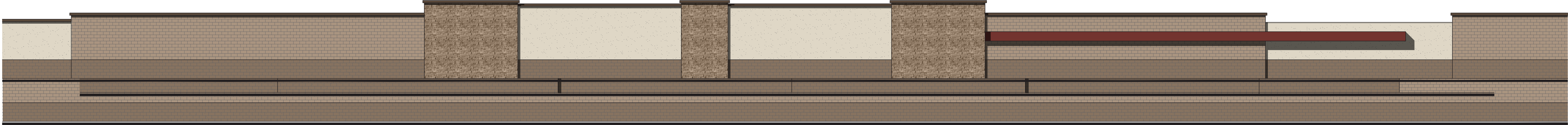


Landscaping Legend:	
trees:	
	BLUE PALO VERDE PARKINSONIA FLORUM 15 GAL.
	CHINESE PISTACHE PISTIA CHINENSIS 64" DIA.
25% of trees must be in 24" Box or larger	
shrubs:	
	LILY OF THE NILE AGAPANTHUS SPECIES 6 GAL PLANTS
	TEXAS EBONY GRANDIS GRAND 6 GAL PLANTS
	DAY LILY HEMEROCALLIS SPECIES 6 GAL PLANTS
	PORTINUT LILY DIETES 15 GAL PLANT
	DEER GRASS MONSIEUR JACQUES 15 GAL PLANTS
	BUTTERFLY BUSH BUCCULANCA DAVIDI 15 GAL PLANTS
	RED COCKATILLO CALLES 15 GAL PLANTS
	INDIAN HAWTHORNE SHARPS 15 GAL PLANTS
	APPROX. 26" wd x 60" h BOULDER GROUPING WITH OTHER BOULDERS
	APPROX. 20" wd x 48" h BOULDER GROUPING WITH OTHER BOULDERS
	3/4" DARK TANGISH COLOR CRUSHED ROCK
	DECOMPOSED GRANITE 6G FOR FINE CRUSHED ROCK LIGHT TANGISH COLOR TO CONTRAST DARK TANGISH
	ARTIFICIAL GRASS BY PURCHASE GREEN WOOD, KIRKPUR PLUSH, PLATINUM COLOR, DARK GREEN, B-COLOR W/ GREEN THATCH OR APPROVED EQUAL
	WWW.PURCHASEGREEN.COM
	EMBEDDED ROCKS IN GRAVE OF: APPROX. 6", 8" AND 10" ROCKS
note:	
All landscape to be on a permanent and mechanical watering system. Provide tender board to terminate onto solid vertical surface. Property is free of any existing protected plants.	
	
 design associates Planning • Building Design • Development Ph. 760-487-1080 22714 Antelope Dr. Victorville, CA 92592 E-Mail: PADesignassociates@gmail.com	
*Free Historic Stamp	

[illegible]



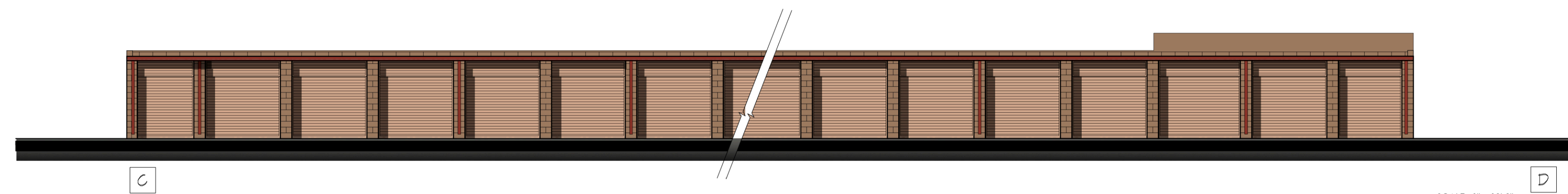
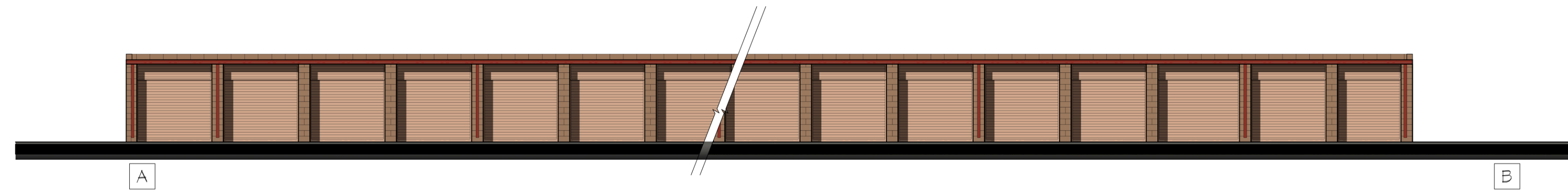
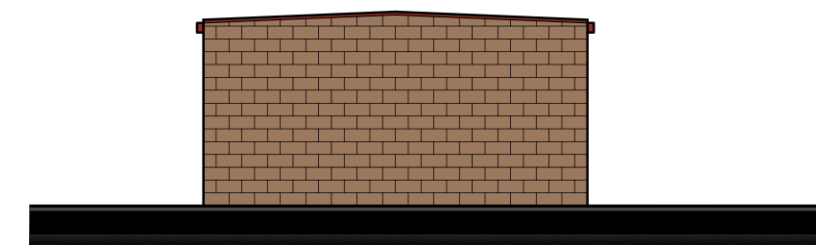
- MATERIALS & COLORS**
- CUSTOM COLOR #1
MATERIAL: 60% POLYESTER CARPET TILE
MATERIAL: 40% POLYESTER CARPET TILE
 - CONCRETE
MATERIAL: 60% POLYESTER CARPET TILE
MATERIAL: 40% POLYESTER CARPET TILE
 - CONCRETE
MATERIAL: 60% POLYESTER CARPET TILE
MATERIAL: 40% POLYESTER CARPET TILE
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 - CONCRETE
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 - CONCRETE
MATERIAL: 60% POLYESTER CARPET TILE
MATERIAL: 40% POLYESTER CARPET TILE



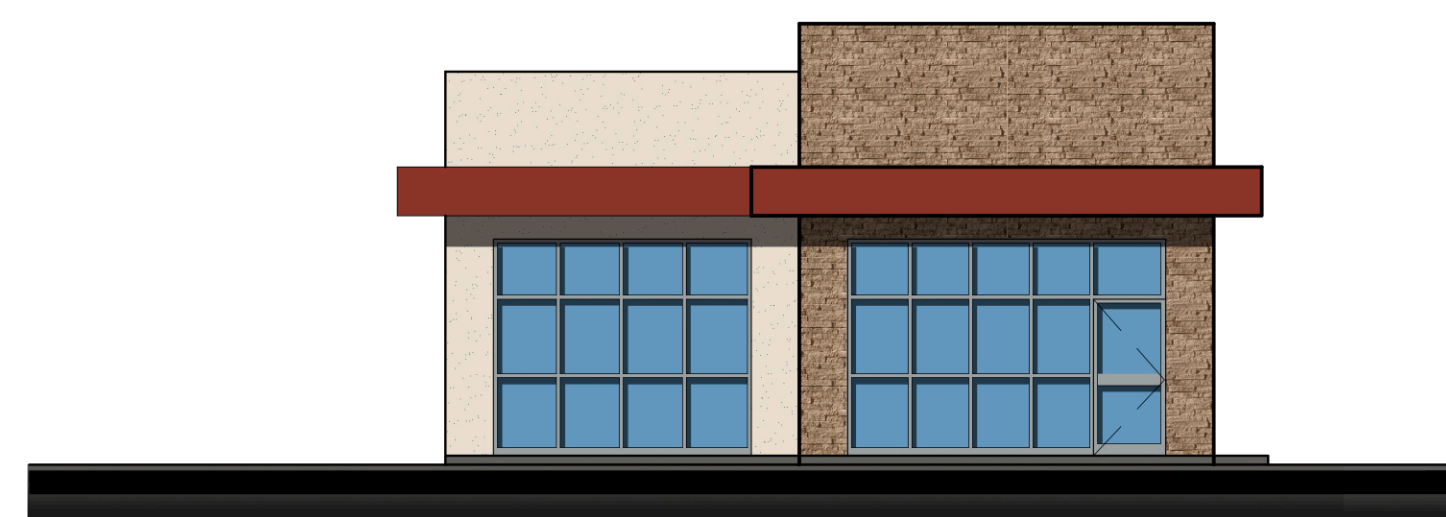
OVERALL NORTH EAST ELEVATION
OVERALL AMETHYST OVERALL NORTH ELEVATION

MATERIALS & COLORS

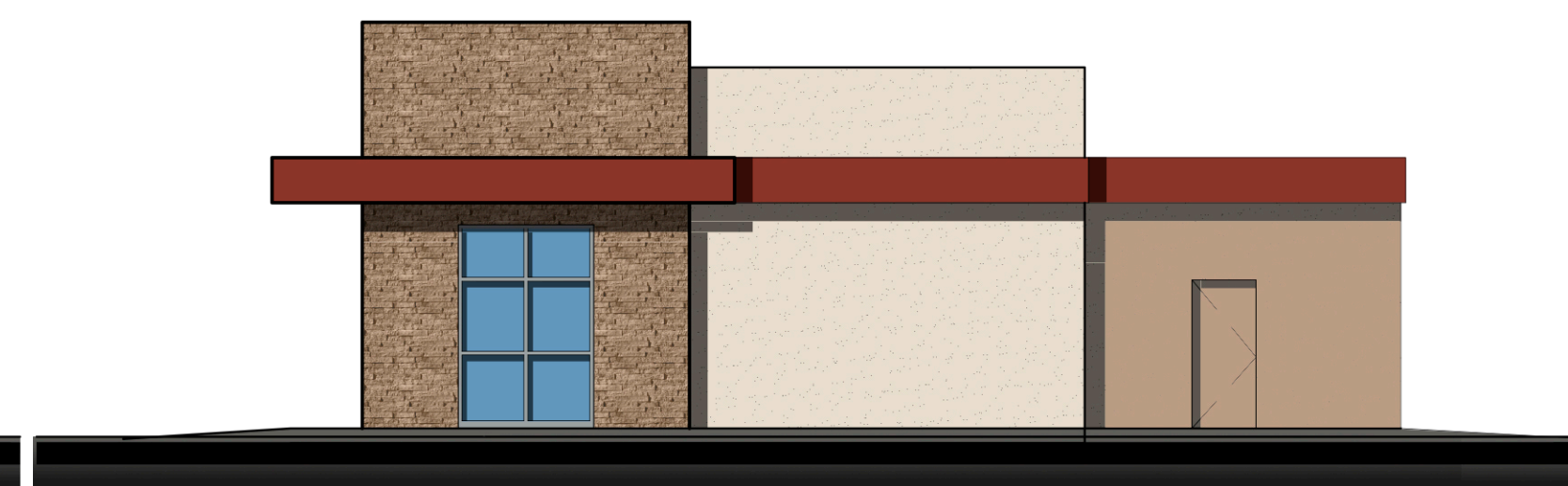
	STUCCO WALL COLOR #1 SHERWIN WILLIAMS 6098 "PACER WHITE" ELASTOMERIC
	STUCCO WALL COLOR #2 SHERWIN WILLIAMS 6101 "SANDS OF TIME" ELASTOMERIC
	CMU UPPER WALL COLOR SHERWIN WILLIAMS 6101 "SANDS OF TIME" ELASTOMERIC
	CMU LOWER WALL COLOR SHERWIN WILLIAMS 6102 "PORTABELLO" ELASTOMERIC
	METAL CAP COLOR SHERWIN WILLIAMS 6104 "KAFFEE" FLAT ENAMEL
	METAL AWING COLOR SHERWIN WILLIAMS 6328 "FIREWEED"
	ROLL UP DOORS: JANUS INTERNATIONAL "DESERT TAN"
	ACCENT STONE VENEER: CORONADO LEDGESTONE VENEER AMALFI LEDGE - RAVELLO



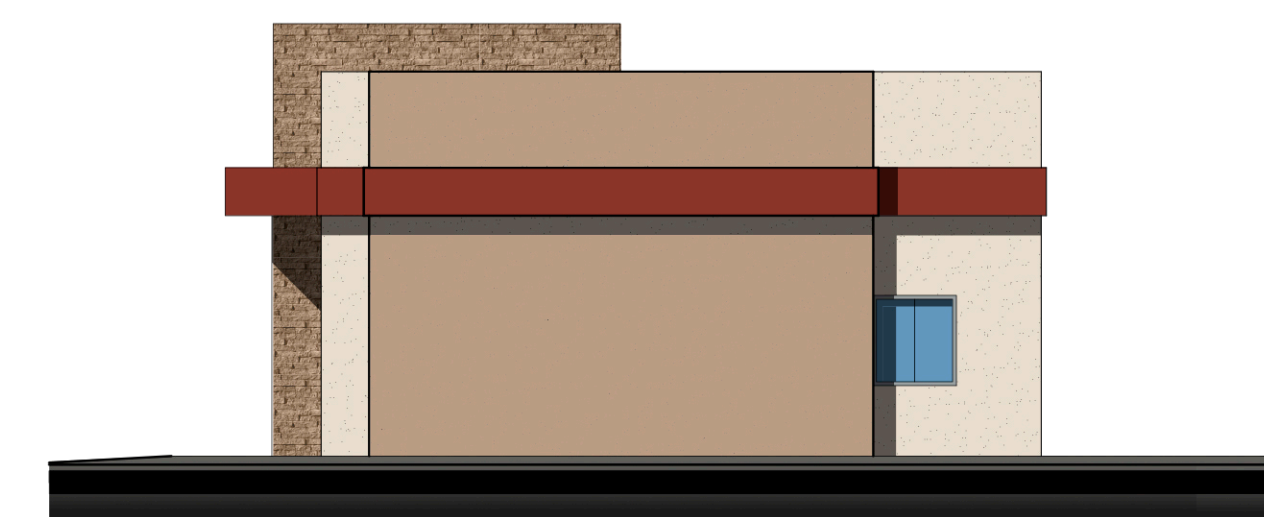
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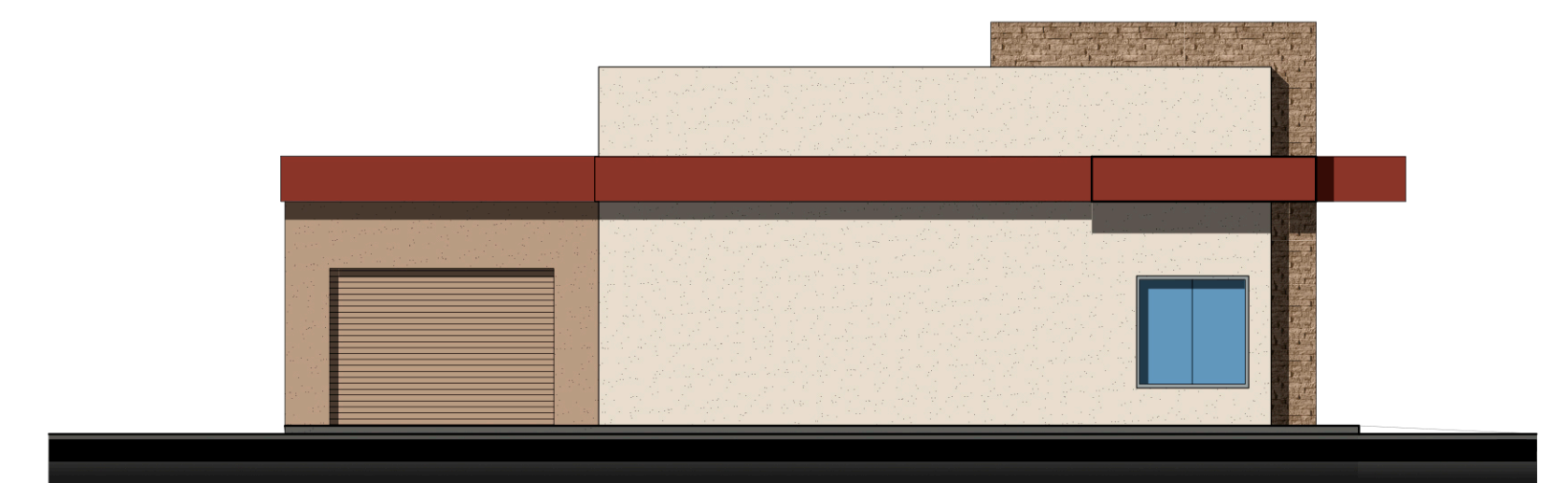
OFFICE/ APARTMENT
SOUTHWEST ELEVATION



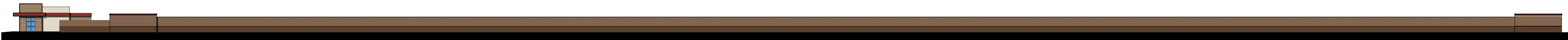
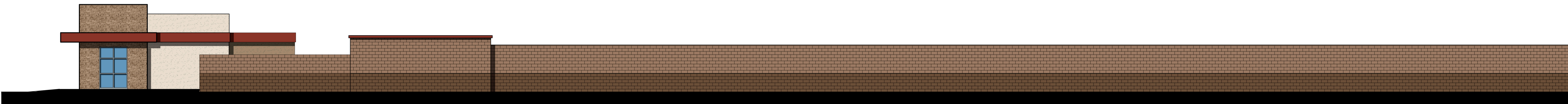
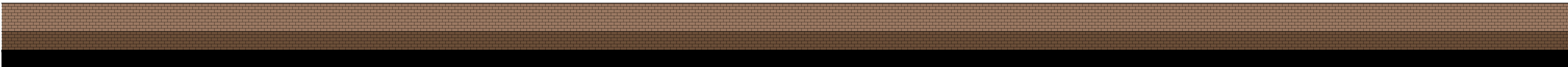
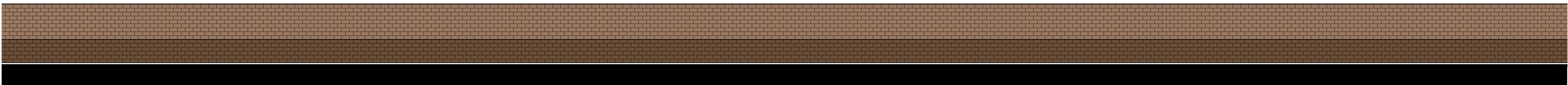
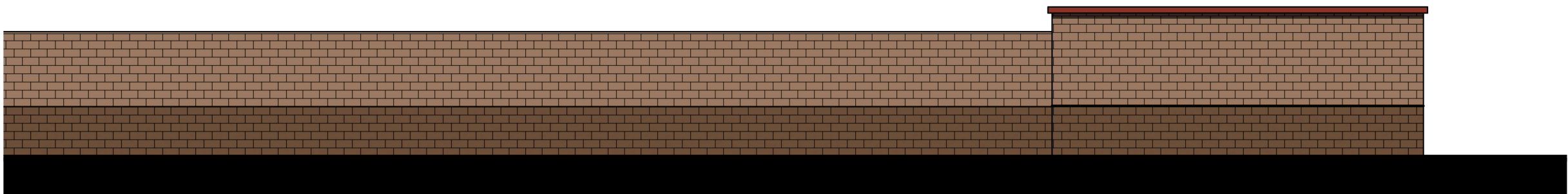
OFFICE/ APARTMENT
SOUTHEAST ELEVATION



OFFICE/ APARTMENT
NORTHEAST ELEVATION



OFFICE/ APARTMENT
NORTHWEST ELEVATION



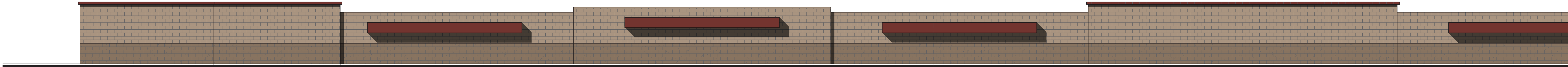
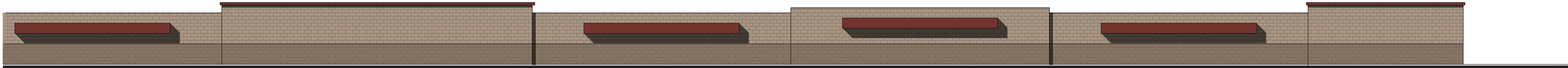
MATERIALS & COLORS

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JANUS INTERNATIONAL "DESERT TAN"
- ACCENT STONE VENEER:
CORONADO LEDGESTONE VENEER
AMALFI LEDGE – RAVELLO

OVERALL NORTH EAST ELEVATION

MATERIALS & COLORS

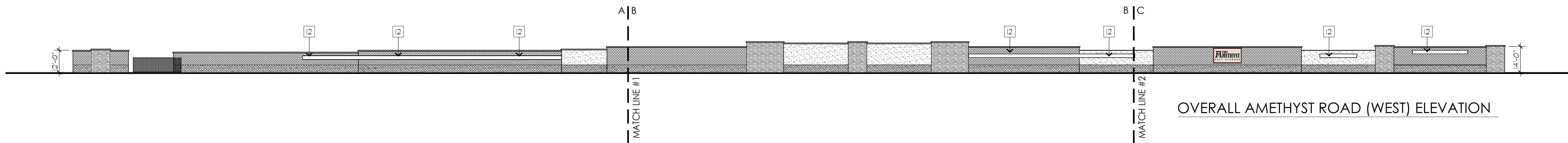
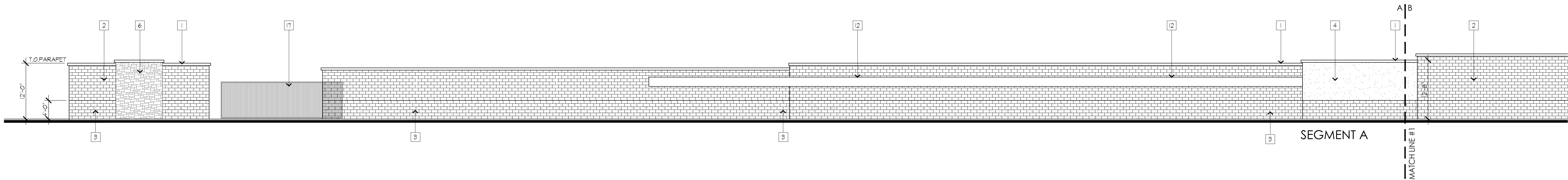
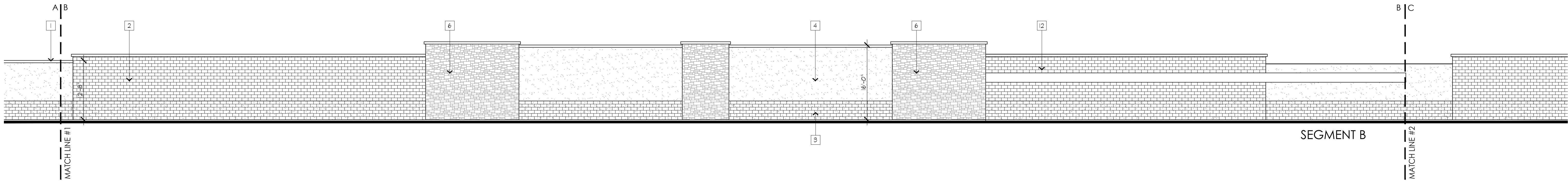
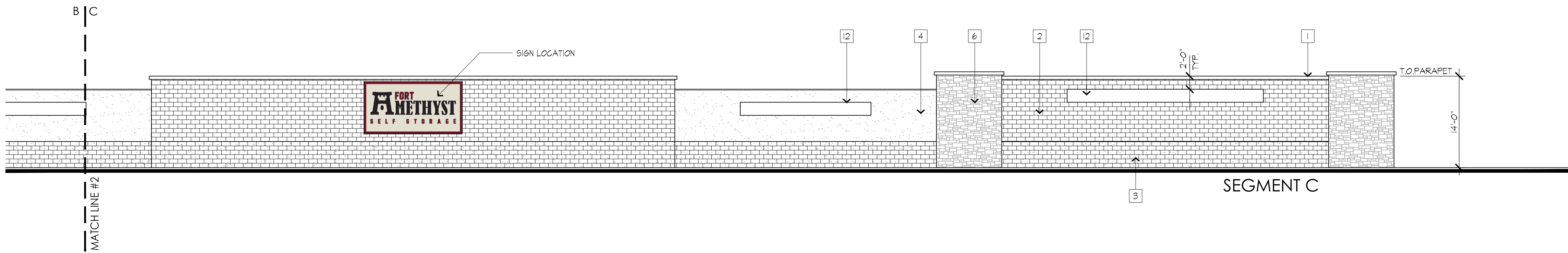
- STUCCO WALL COLOR #1
SHERWIN WILLIAMS 6098 "PACER WHITE" ELASTOMERIC
- ACCENT STONE VENEER:
CORONADO LEDGESTONE VENEER
AMALFI LEDGE – RAVELLO
- CMU UPPER WALL COLOR
SHERWIN WILLIAMS 6101 "SANDS OF TIME" ELASTOMERIC
- CMU LOWER WALL COLOR
SHERWIN WILLIAMS 6102 "PORTABELLO" ELASTOMERIC
- METAL CAP COLOR
SHERWIN WILLIAMS 6104 "KAFFEE" FLAT ENAMEL
- METAL AWING COLOR
SHERWIN WILLIAMS 6328 "FIREWEED"



OVERALL NORTH ELEVATION

KEYNOTES

- 1 EIFS CORNICE
- 2 SPLIT FACE CMU WALL (COLOR 1)
- 3 SPLIT FACE CMU WALL (COLOR 2)
- 4 SMOOTH STUCCO FINISH
- 5 8'-0" HIGH TUBULAR STEEL FENCE
- 6 LEDGERSTONE VENEER
- 7 ROLL UP DOOR & METAL TRANSOM PANEL
- 8 CMU PILASTER
- 9 METAL GUTTER AND DOWNSPOUT
- 10 VISION GLASS WINDOW
- 11 METAL BARGE
- 12 24" METAL AWNING
- 13 6" METAL CORNICE
- 14 24" METAL BAND
- 15 VERTICAL DECORATIVE METAL PANELS
- 16 HORIZONTAL DECORATIVE METAL PANELS
- 17 8'-0" HIGH TUBULAR STEEL GATE



OVERALL AMETHYST ROAD (WEST) ELEVATION

KEYNOTES

- 1 EIFS CORNICE
- 2 SPLIT FACE CMU WALL (COLOR 1)
- 3 SPLIT FACE CMU WALL (COLOR 2)
- 4 SMOOTH STUCCO FINISH
- 5 8'-0" HIGH TUBULAR STEEL FENCE
- 6 LEDGERSTONE VENEER
- 7 ROLL UP DOOR & METAL TRANSOM PANEL
- 8 CMU PILASTER
- 9 METAL GUTTER AND DOWNSPOUT
- 10 VISION GLASS WINDOW
- 11 METAL BARGE
- 12 24" METAL ANNING
- 13 6" METAL CORNICE
- 14 24" METAL BAND
- 15 VERTICAL DECORATIVE METAL PANELS
- 16 HORIZONTAL DECORATIVE METAL PANELS
- 17 8'-0" HIGH TUBULAR STEEL GATE

