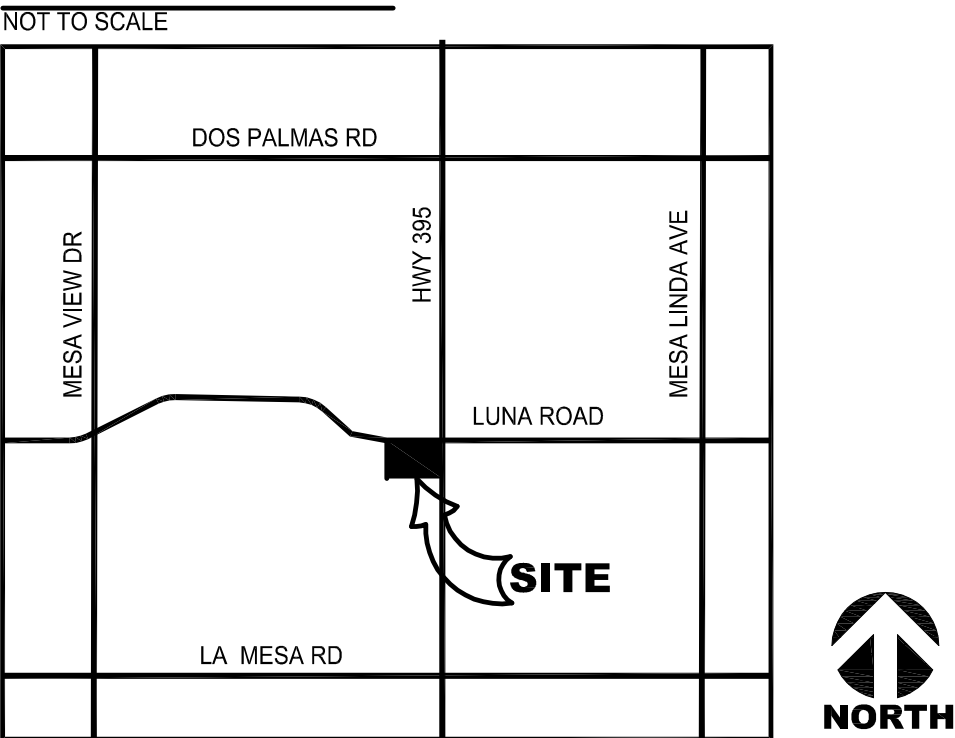


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VICINITY MAP





DESIGN GROUP
ARCHITECTURE

951.742.7179

2900 ADAMS STREET
STUDIO A-400
RIVERSIDE, CA 92504

www.trdesigngroup.com

APPLICANT:



**GUARDIAN
COMMERCIAL REAL
ESTATE LP**

5780 FLEET STREET, SUITE
225 CARLSBAD 92008
ALEX GLICK
949.933.7701

PROJECT:

**PROPOSED
NEIGHBORHOOD
RETAIL CENTER**

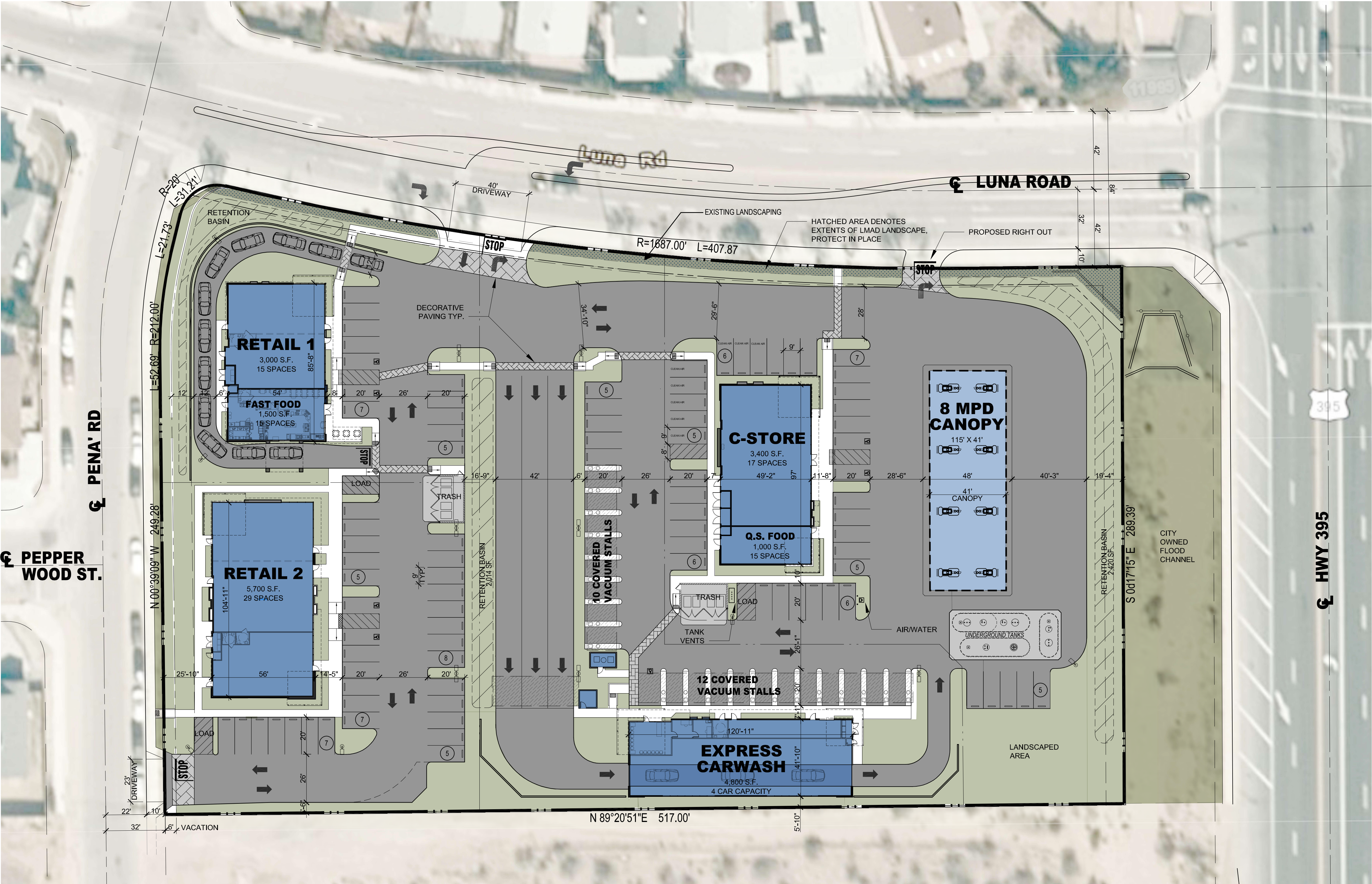
S/W CORNER OF U.S. HWY
395 AND LUNA RD.

CONCEPTUAL
SITE PLAN

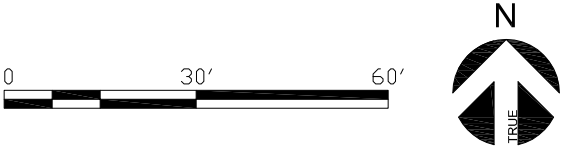
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JOB #: 22-013

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CUP-1



1 SITE PLAN
SCALE: 1"=30'-0"



PROJECT DATA

PROJECT DESCRIPTION

CUP FOR A PROPOSED RETAIL CENTER WHICH INCLUDES A GAS STATION & C-STORE WITH A QUICK SERVE RESTAURANT SPACE, AN EXPRESS CAR WASH AND A RETAIL PAD BUILDING WITH A FAST FOOD END CAP W/ DRIVE-THRU.

PROJECT ADDRESS

SOUTHWEST CORNER OF LUNA RD AND U.S. HIGHWAY 395
VICTORVILLE, CA

PARCEL AREA:

3.57 AC
155,599 SF

OWNER/
APPLICANT:

GUARDIAN COMMERCIAL
REAL ESTATE L.P.
5780 FLEET ST., STE. 225
CARLSBAD, CA 92008
PHONE: 949-933-7701
CONTACT: ALEX GLICK

APPLICANT'S
REPRESENTATIVE:

TR DESIGN GROUP
2900 ADAMS STREET, STE. A-400
RIVERSIDE, CA 92504
CONTACT: RICK JAEGER
PHONE: 951-742-7179
EMAIL: RICK@TRDESIGNGROUP.COM

APN:

3096-361-09

OCCUPANCY:

GROUP B - RESTAURANT < 50 OCCUP.
GROUP M - MOTOR FUEL & RETAIL STORE

TYPE OF CONSTRUCTION

TYPE VB
SPRINKLERED

EXISTING & PROPOSED
ZONE/LAND USE

EXISTING/PROPOSED
C1 - NEIGHBORHOOD SERVICE
COMMERCIAL
LAND USE: SPECIFIC PLAN
SP2-91 SPECIFIC PLAN, COM GENERAL
COMMERCIAL

LANDSCAPE SETBACKS

FRONT YARD: 5 FT.
SIDE YARD: 5 FT.
REAR YARD: 5 FT.

BUILDING SETBACKS

STREET: 10 FEET
SIDE STREET: 10 FEET
INTERIOR SIDE: 0 FEET
REAR: 0 FEET

BUILDING AREA / PARKING:

BUILDING USE	BUILDING AREA	PARKING REQD / PROV / DIFF		
RETAIL 1	3,000 SF	15	15	+0
RETAIL 2	5,700 SF	29	29	+0
C-STORE (RETAIL)	3,400 SF	17	17	+0
QUICK SERVE	1,000 SF	10	10	+0
8 MPD CANOPY	[4,715 SF]	-	-	-
EXPRESS CAR WASH	4,800 SF	1	3	+2
FAST FOOD RESTAURANT	1,500 SF	15	15	+0
TOTALS:	19,500 SF	87	87	+0

PARKING REQUIREMENT

RETAIL	1 SPACE PER 200 SF (EXCLUDING UTILITY AREAS)
C-STORE	1 SPACE PER 200 SF (EXCLUDING UTILITY AREAS)
CAR WASH	1 SPACE PER 200 SF OF OFFICE AREA
RESTAURANT	1 SPACE PER 100 SF (CREDIT 2 SPACES MAX. FOR D/T)

ADDITIONAL PARKING REQTS:

ACCESSIBLE PARKING ANALYSIS:			
PROVIDED PARKING	REQD.	PROVIDED	DIFFERENCE
87	4	6	+2

CLEAN AIR PARKING ANALYSIS:			
PROVIDED PARKING	REQD.	PROVIDED	DIFFERENCE
87	8	8	0

(FOR 8 STALLS PROVIDE 1 VAN ACCESSIBLE AND 1 STD. ACCESSIBLE)

LOT COVERAGE:

BUILDING AREA	19,500 S.F. / 155,599 S.F. = 12.53%
LANDSCAPE AREA	37,069 S.F. / 155,599 S.F. = 23.82%
IMPERVIOUS HARDSCAPE	99,030 S.F. / 155,599 S.F. = 63.64%
TOTAL:	155,599 S.F. / 155,599 S.F. = 100.00%



PLANTING LEGEND:

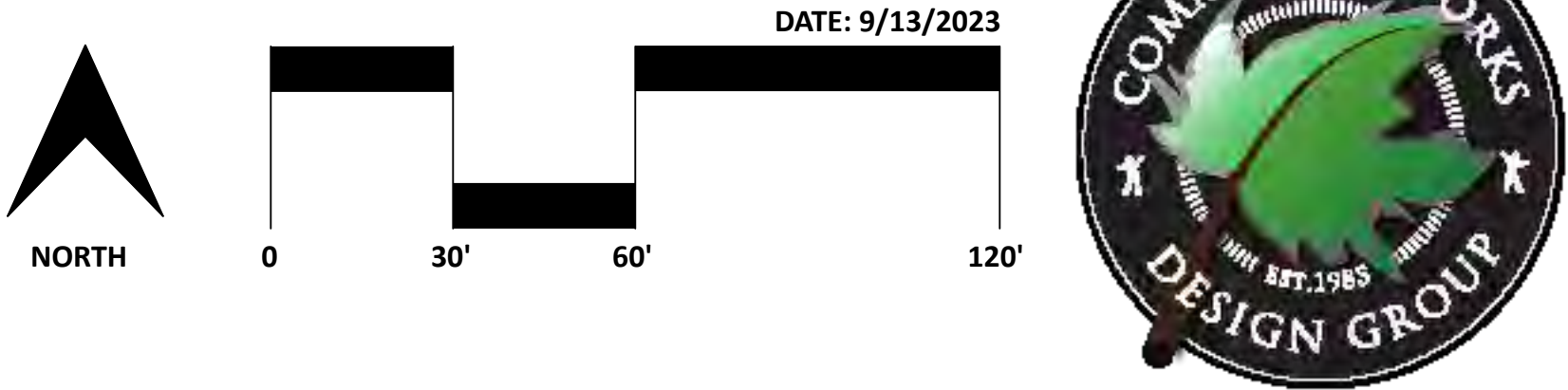
	BOTANIC NAME	COMMON NAME	SIZE / SPACING	WUCOLS
TREES	CERCIDIMUM 'DESERT MUSEUM'	DESERT MUSEUM PALO VERDE	36" BOX	LOW
	PINUS ELGARICA	MONDELL PINE	15 GAL.	MOD.
	PLATANUS RACEMOSA	WESTERN SYCAMORE	15 GAL.	HIGH
	PROSOPIS GLANDULOSA 'MAVERICK'	THORNLESS CHILEAN MEQUITE	24" BOX	LOW
	QUERCUS SUBER	CORK OAK	24" BOX	LOW
	EXISTING TREE TO REMAIN, PROTECT IN PLACE			
SHRUBS / GROUNDCOVERS	ACACIA REDOLENS 'DESERT CARPET'	PROTRATE ACACIA	1 GAL @ 72" O.C.	LOW
	AGAVE AMERICANA	CENTURY PLANT	5 GAL @ 72" O.C.	LOW
	AGAVE ATTENUATA 'VARIEGATA'	VARIEGATED FOXTAIL AGAVE	5 GAL @ 60" O.C.	LOW
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH	1 GAL @ 72" O.C.	LOW
	CAESALPINIA PULCHERRIMA	RED BIRD OF PARADISE	5 GAL @ 60" O.C.	LOW
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	5 GAL @ 48" O.C.	LOW
	CHRYSACTINIA MEXICANA	DAMIANITA DAISY	1 GAL @ 24" O.C.	LOW
	DALEA GREGGII	TRAILING INDIGO BUSH	1 GAL @ 60" O.C.	LOW
	FALLUGIA PARADOXA	APACHE PLUME	1 GAL @ 48" O.C.	LOW
	LARREA TRIDENTATA	CRESCOTE BUSH	5 GAL @ 72" O.C.	LOW
	LEUCOPHYLLUM FRUTESCENS	TEXAS RANGER	5 GAL @ 60" O.C.	LOW
	NOLINA MICROCARPA	BEAR GRASS	1 GAL @ 60" O.C.	LOW
	RUELLIA PENINSULARIS	DESERT RUELLIA	5 GAL @ 60" O.C.	LOW
	SALVIA CLEVELANDII 'WINNIFRED GILMAN'	BLUE SAGE	1 GAL @ 48" O.C.	LOW
	SOPHORA SECUNDIFLORA	TEXAS MOUNTAIN LAUREL	5 GAL @ 12" O.C.	LOW
ACCENT AREAS	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	1 GAL @ 18" O.C.	LOW
	AGAVE DESMETTIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL @ 42" O.C.	LOW
	CONVOLVULUS CNEORUM	BUSH MORNING GLORY	1 GAL @ 42" O.C.	LOW
	DASYLIRION WHEELERI	SPOON YUCCA	5 GAL @ 60" O.C.	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL @ 48" O.C.	LOW
WQMP AREAS	SANTOLINA VIRENS 'LEMON FIZZ'	LEMON FIZZ LAVENDER COTTON	1 GAL @ 30" O.C.	LOW

- NOTES:
- ALL TREES WITHIN 6' OF HARDSCAPE TO RECEIVE ROOTBARRIER
 - ALL PLANTER AREAS TO RECEIVE A 3" MINIMUM DEPTH LAYER OF 3/4" CRUSHED ROCK. COLOR TO BE 'BARKWOOD'
 - PLANT WATER USE VALUES ARE PER WUCOLS IV PLANT LIST

CONCEPTUAL LANDSCAPE PLAN

LUNA ROAD RETAIL CENTER

GUARDIAN COMMERCIAL REAL ESTATE





9 5 1 . 7 4 2 . 7 1 7 9

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ALEX GLICK
949.933.7701

PROJECT:

PROPOSED
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RETAIL CENTER

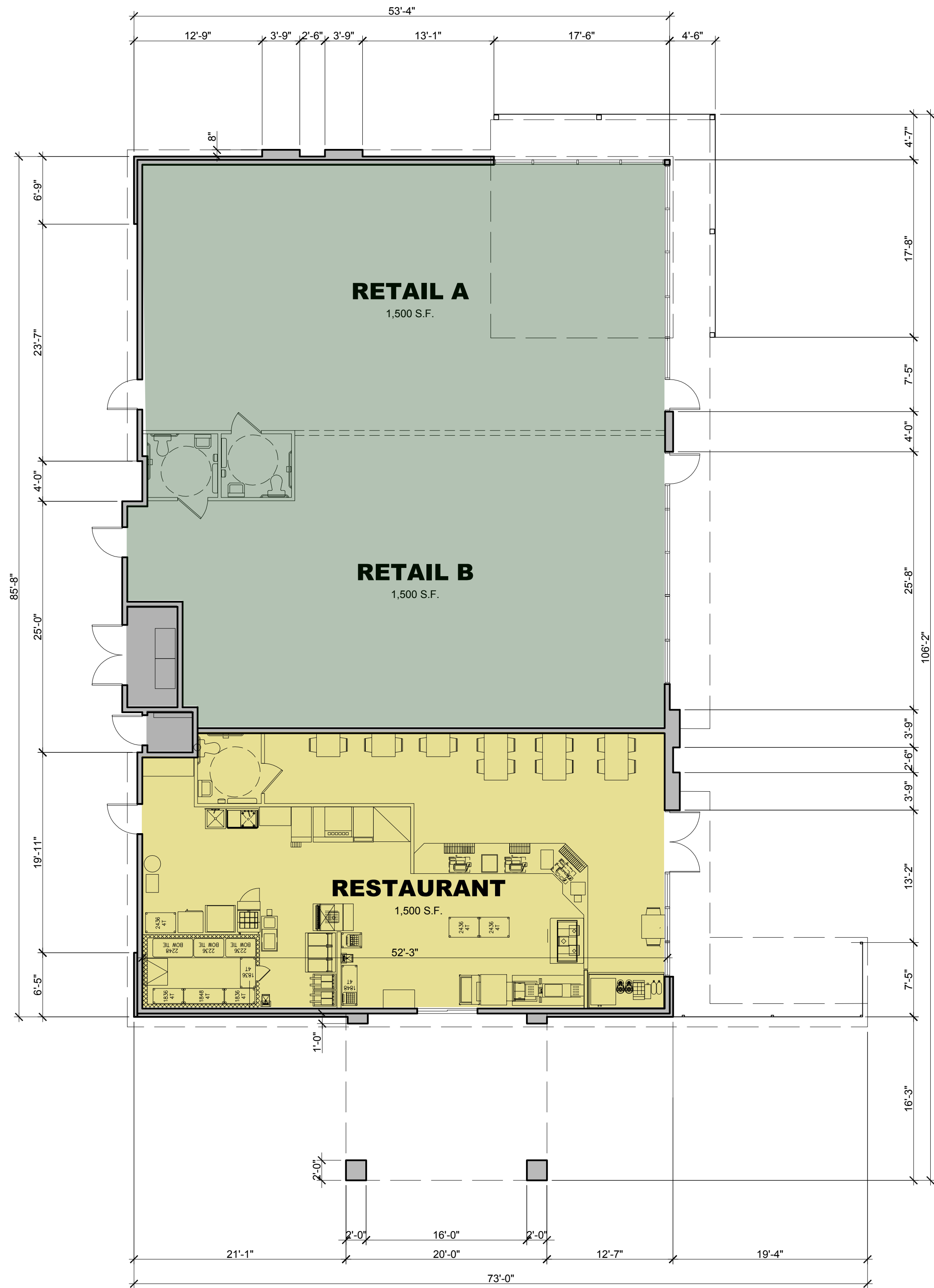
S/W CORNER OF U.S. HWY
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RETAIL 1 AND
RETAIL 2 FLOOR PLANS

DATE: 11/20/2022
JOB #: 19-xxx

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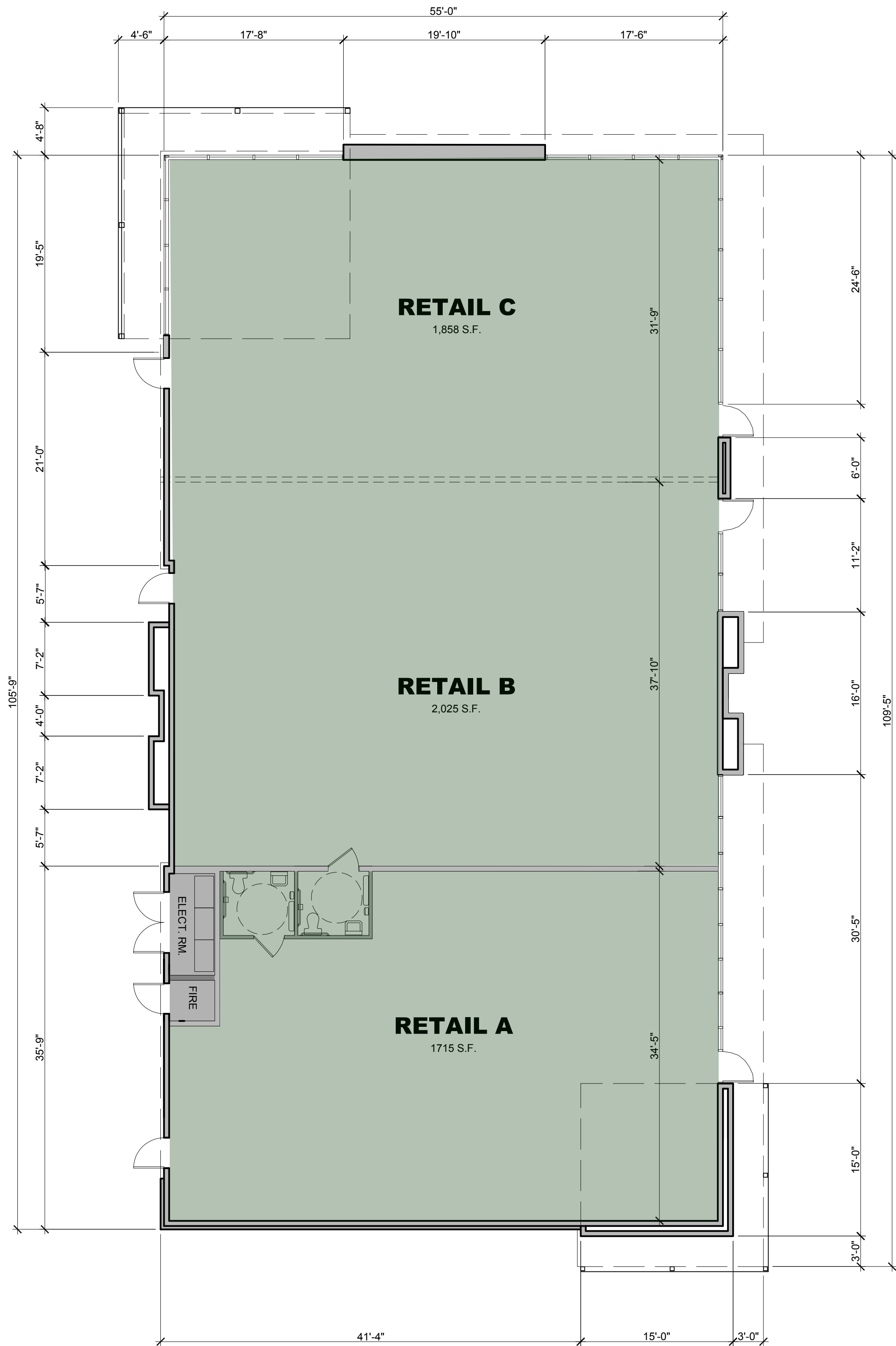
CUP-2.1



RETAIL 1 FLOOR PLAN 4,500 S.F.

1/8"=1'-0"

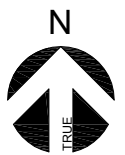
0 4' 8' 16'



RETAIL 2 FLOOR PLAN 5,800 S.F.

1/8"=1'-0"

0 4' 8' 16'





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PROJECT:

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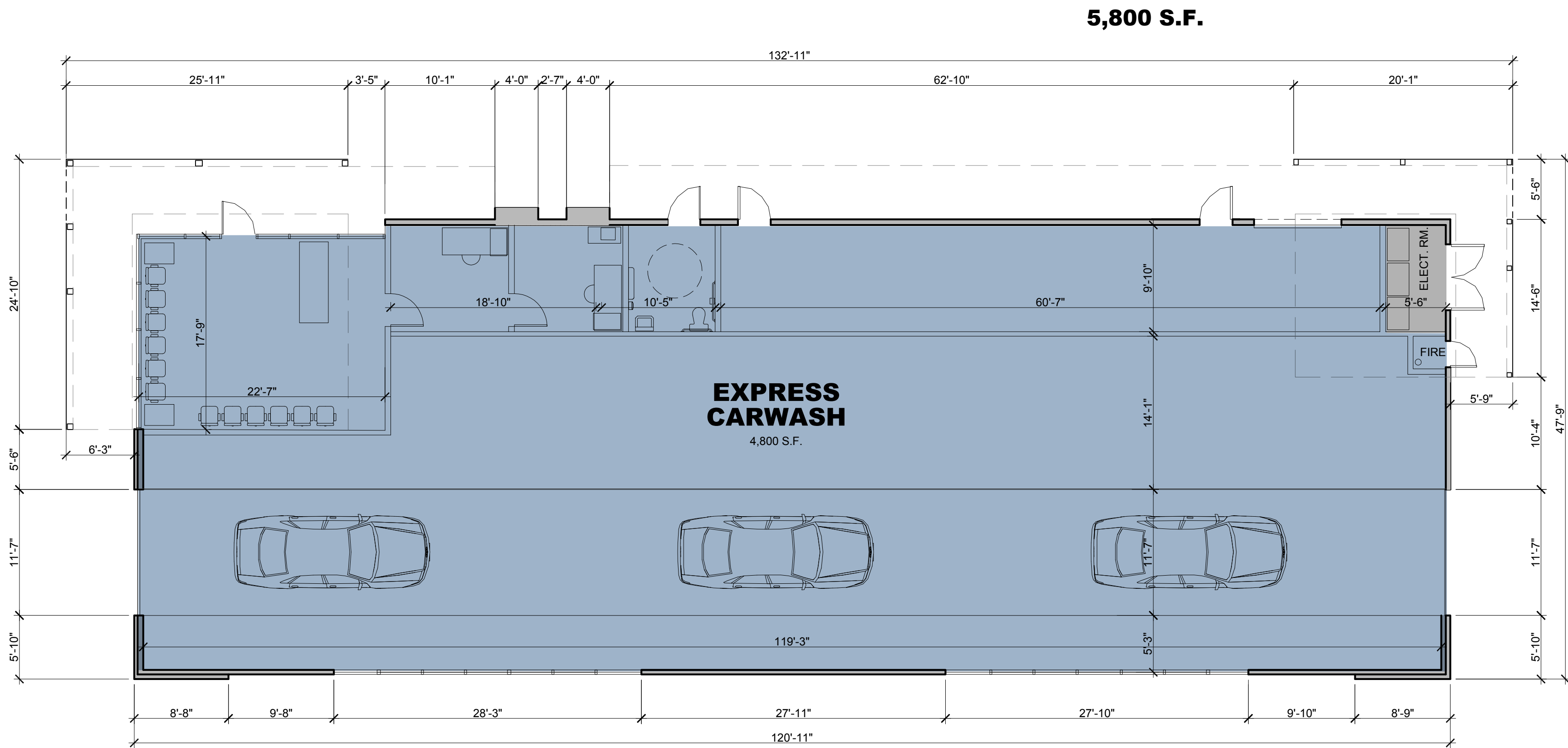
S/W CORNER OF U.S. HWY
395 AND LUNA RD.

C-STORE AND
EXPRESS CAR WASH
FLOOR PLANS

DATE: 11/20/2022
JOB #: 19-xxx

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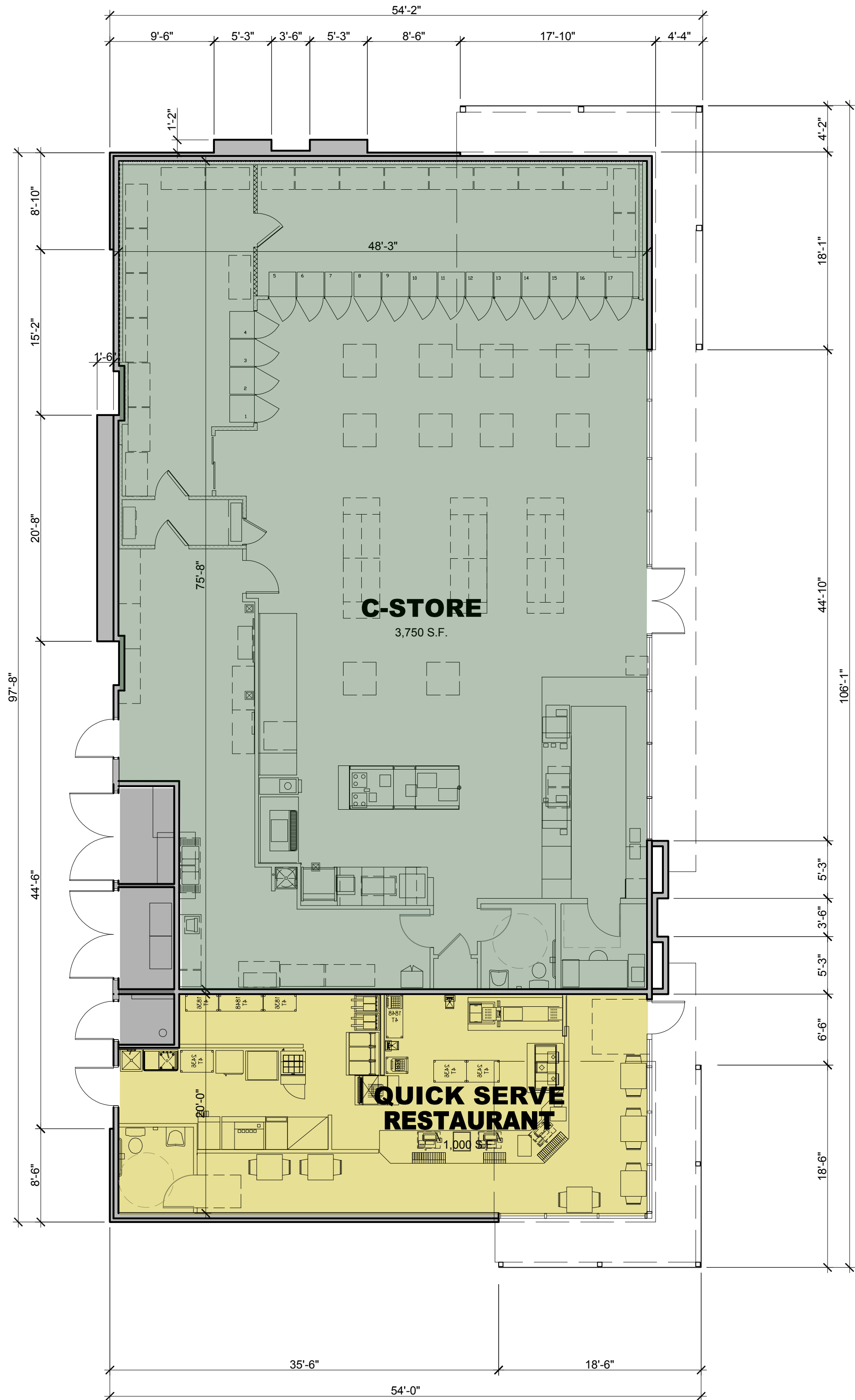
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EXPRESS CAR WASH FLOOR PLAN 4,800 S.F.

1/8"=1'-0"

0 4' 8' 16'



C-STORE FLOOR PLAN 3,750 S.F.

1/8"=1'-0"

0 4' 8' 16'





9 5 1 . 7 4 2 . 7 1 7 9

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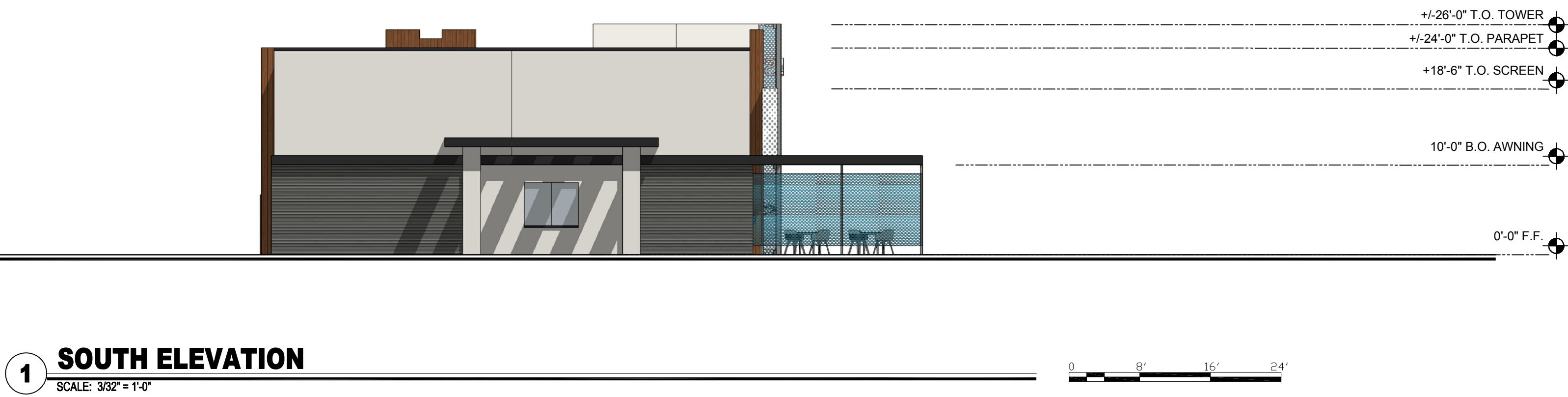
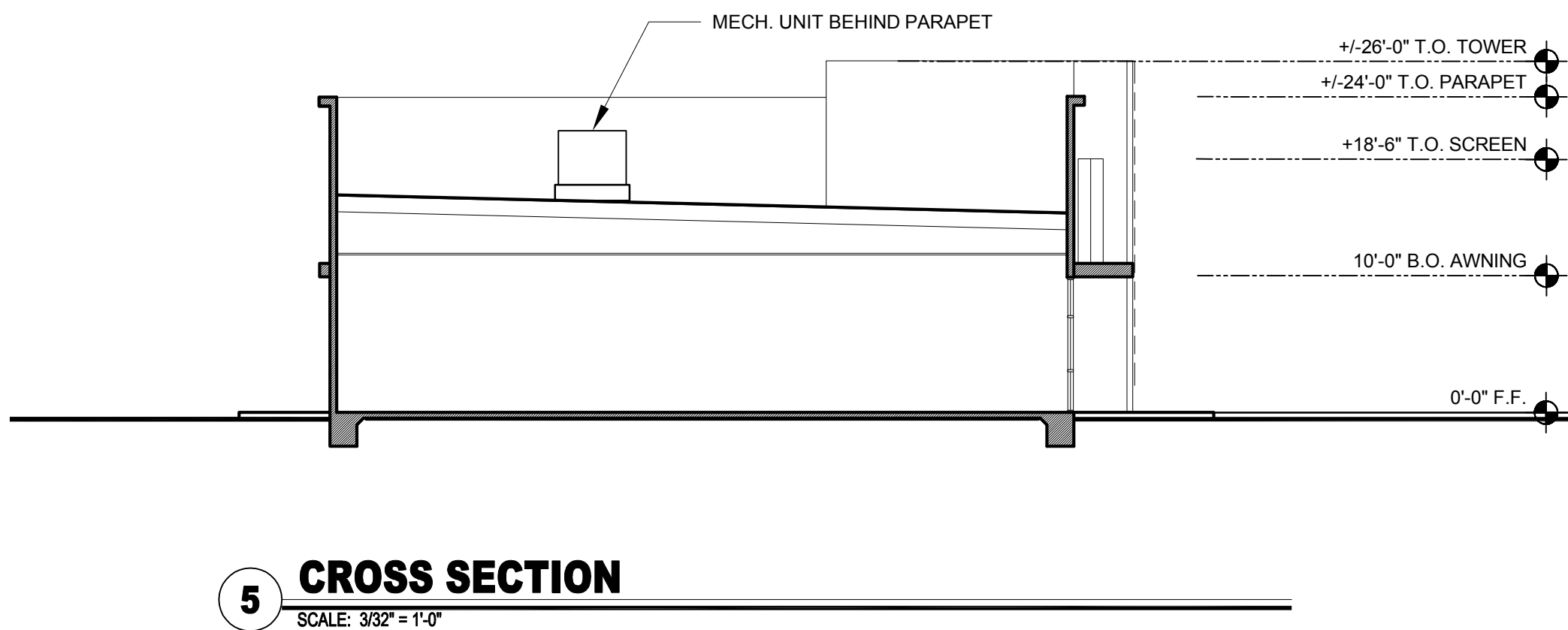
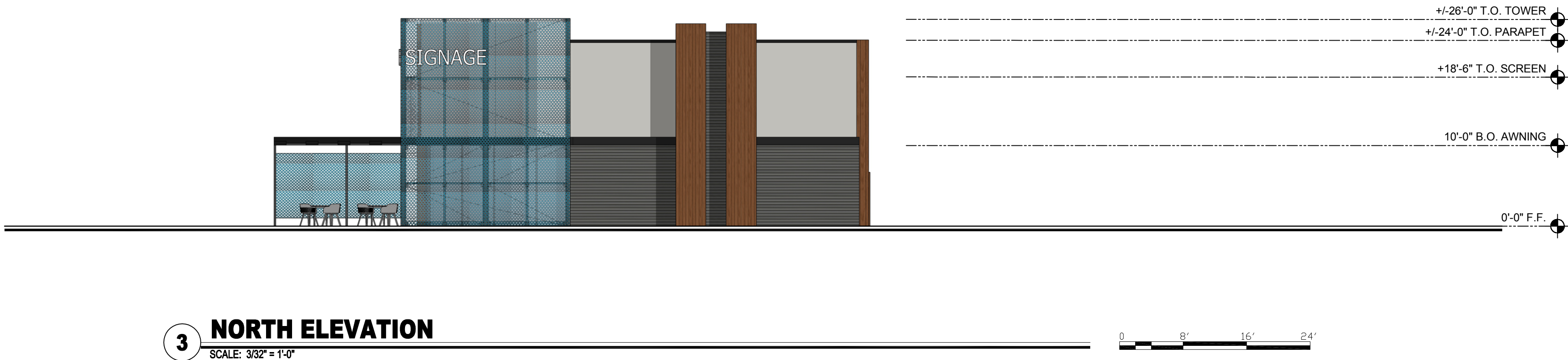
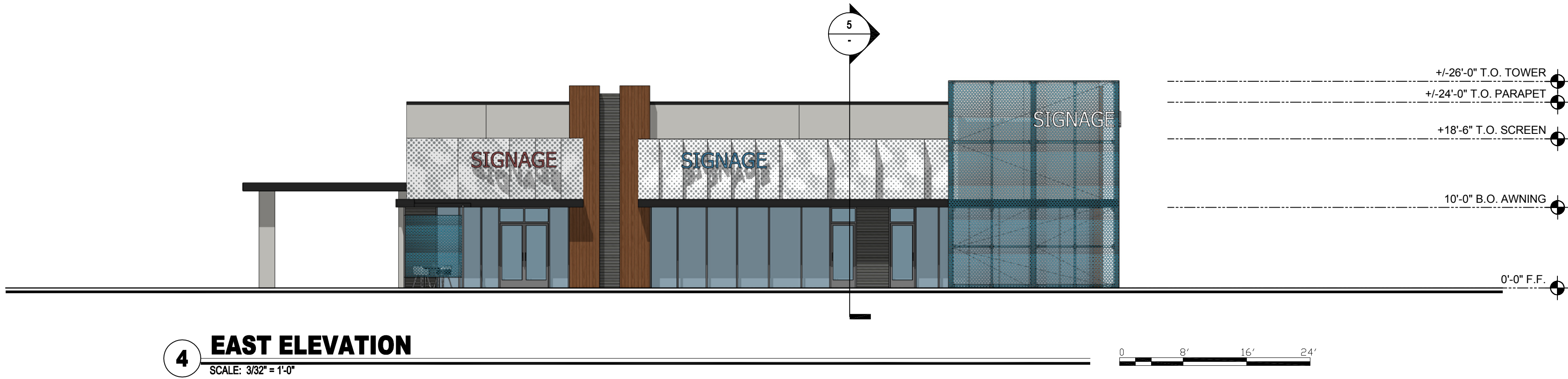
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RETAIL 1
ELEVATIONS

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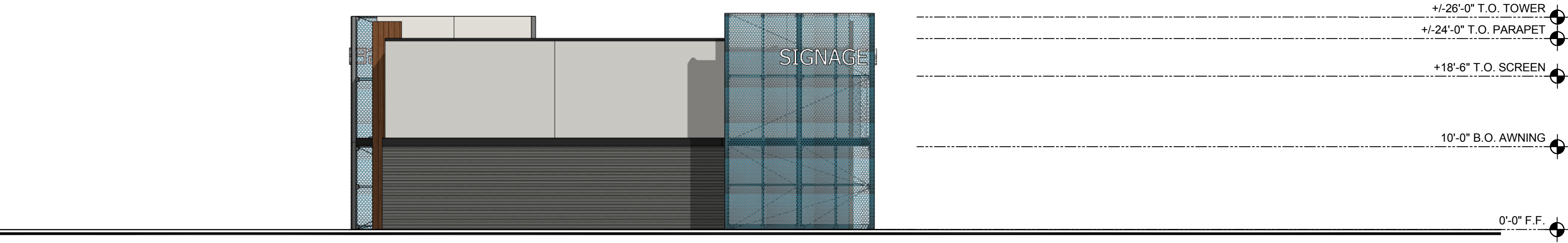
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**RETAIL 2
ELEVATIONS**

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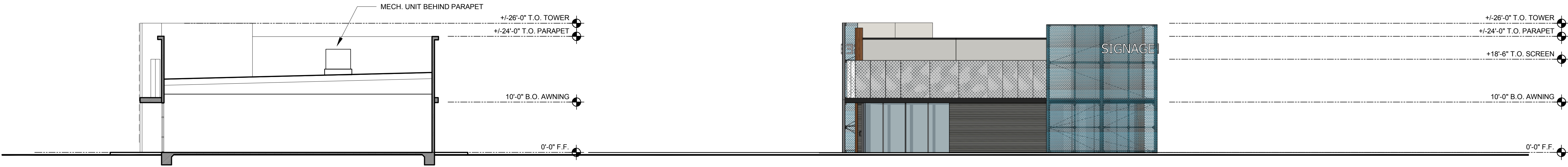
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'



3 EAST ELEVATION
SCALE: 3/32" = 1'-0"

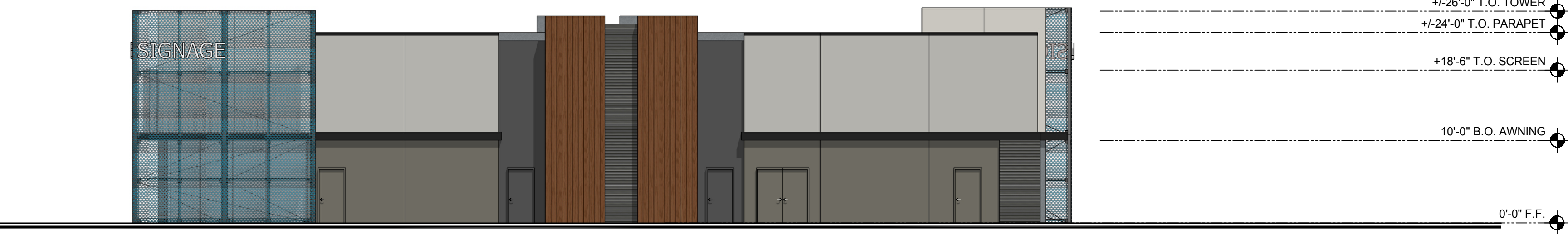
0 8' 16' 24'



5 CROSS SECTION
SCALE: 3/32" = 1'-0"

2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'



1 WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 8' 16' 24'



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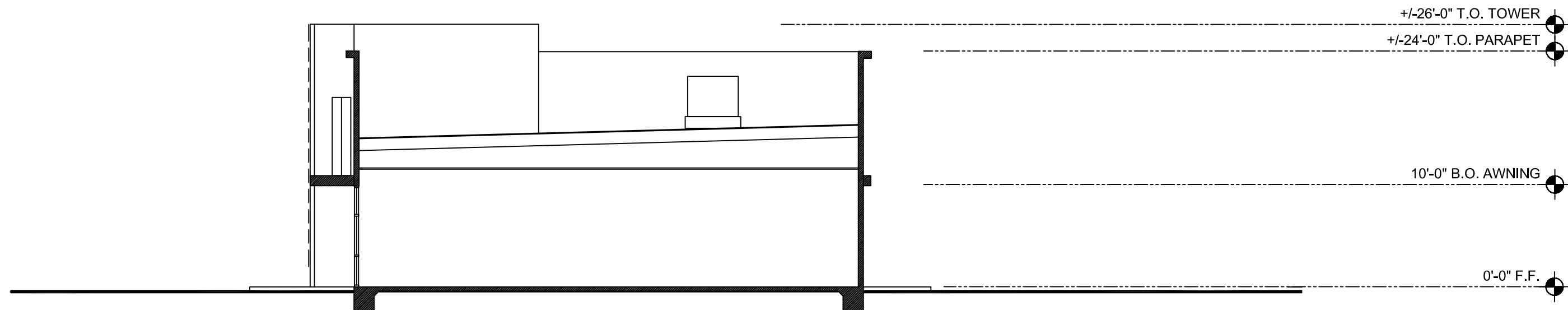
S/W CORNER OF U.S. HWY
395 AND LUNA RD.

C STORE
ELEVATIONS

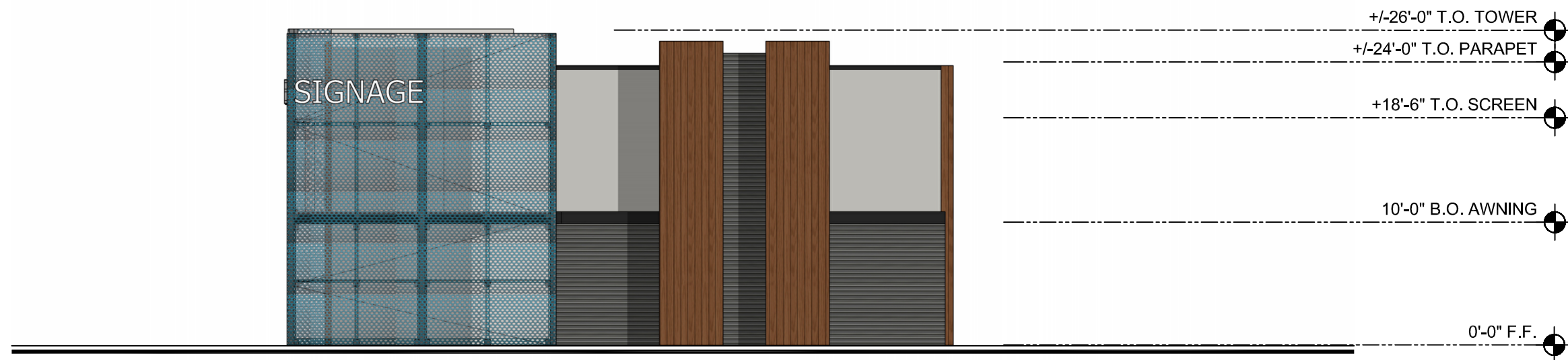
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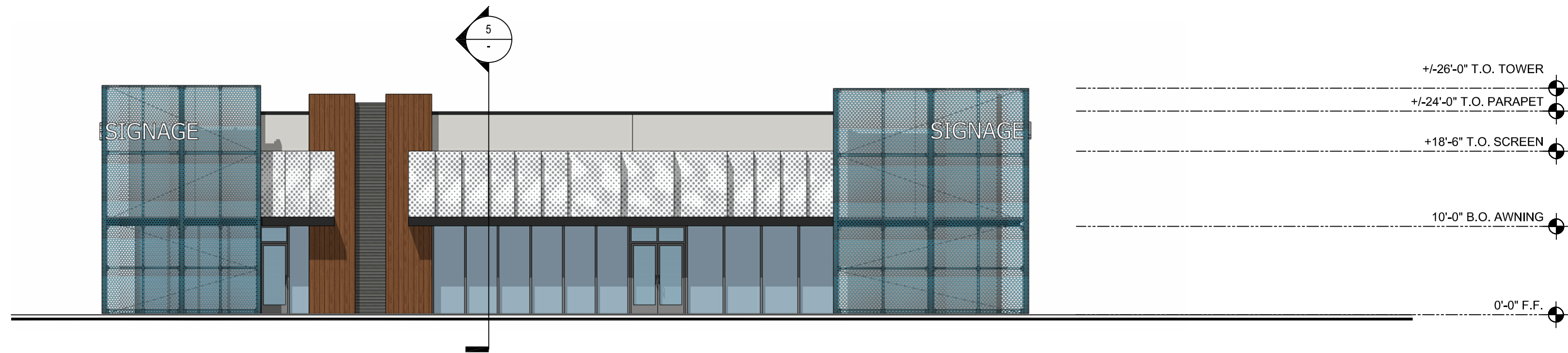
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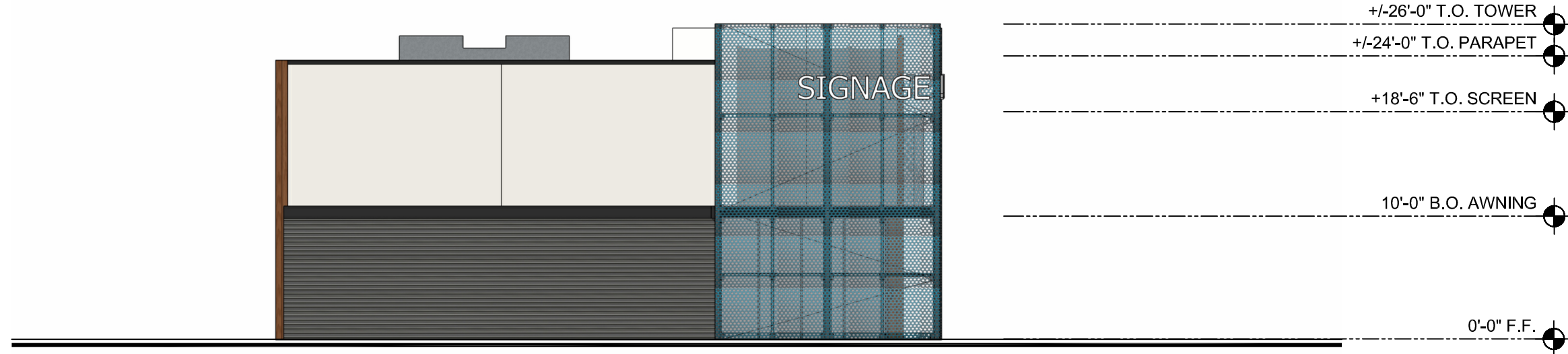
7 CROSS SECTION
SCALE: 3/32" = 1'-0"



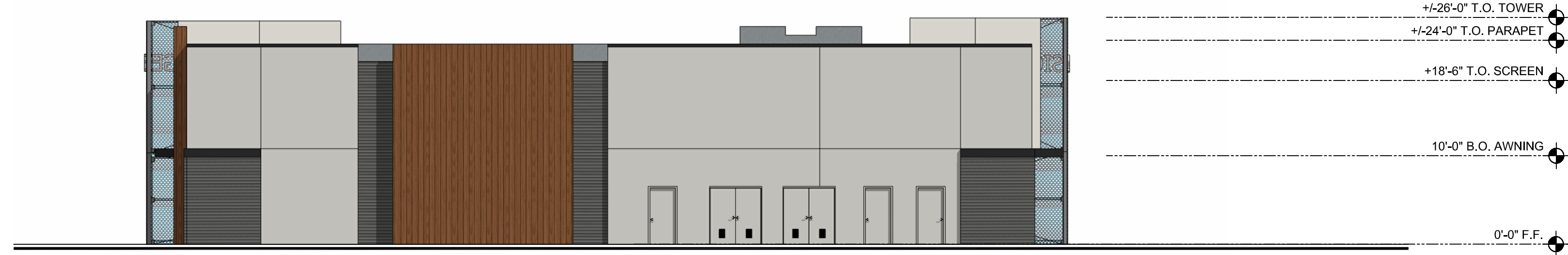
6 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



5 EAST ELEVATION
SCALE: 3/32" = 1'-0"



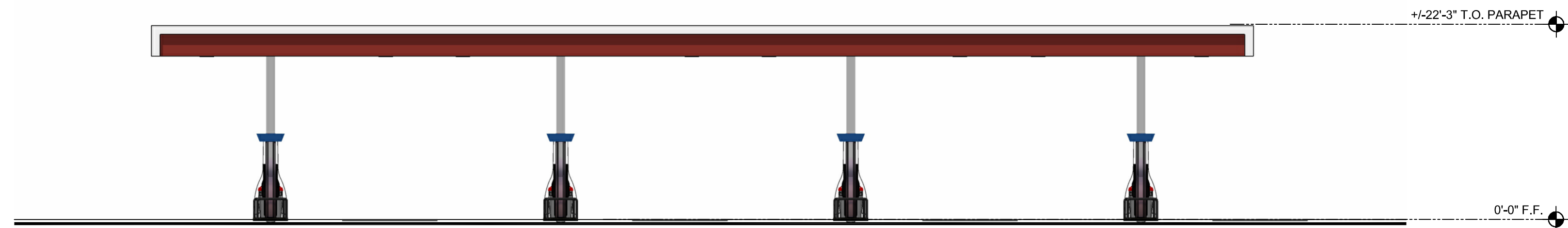
4 SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



3 WEST ELEVATION
SCALE: 3/32" = 1'-0"



2 CANOPY SIDE ELEVATION
SCALE: 3/32" = 1'-0"

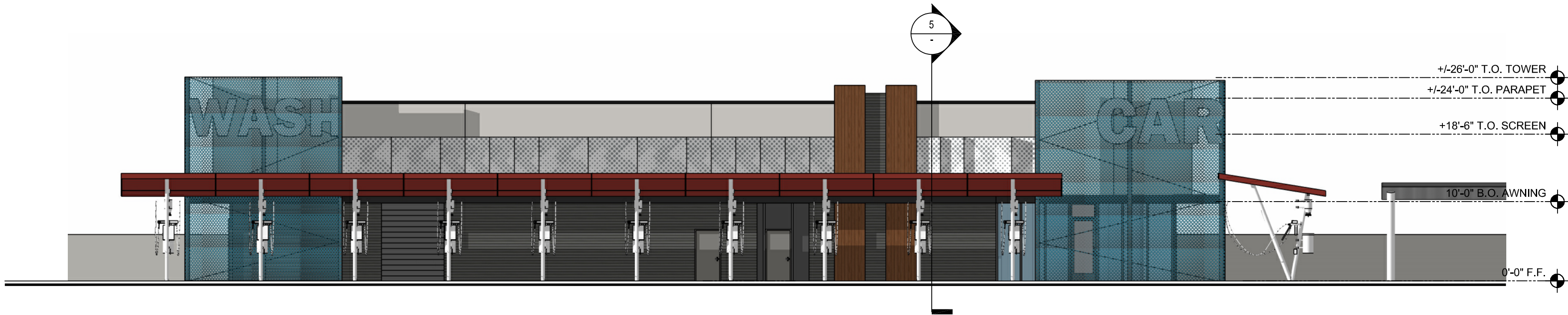


1 CANOPY FRONT ELEVATION
SCALE: 3/32" = 1'-0"

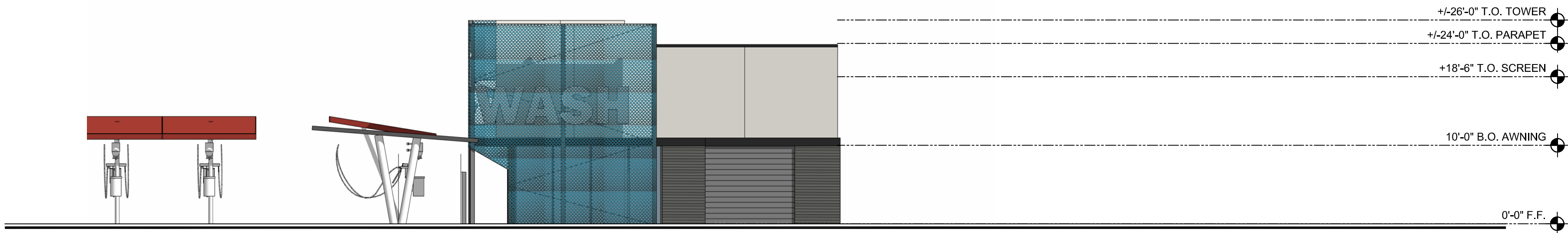




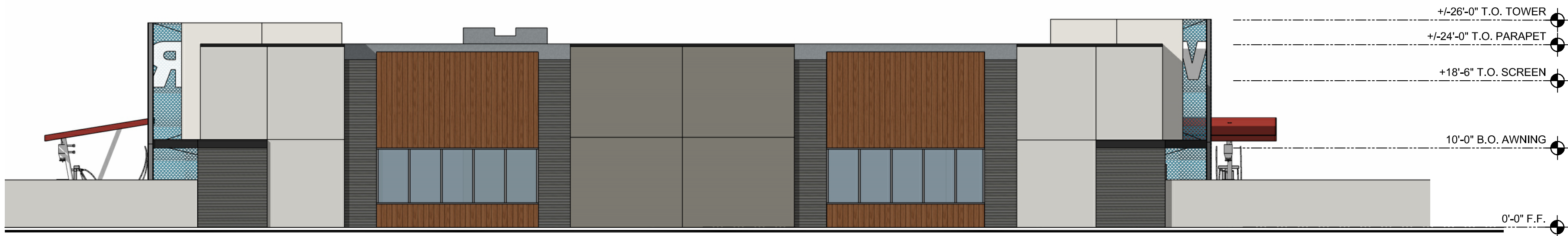
4 **EAST ELEVATION**
SCALE: 3/32" = 1'-0"



3 **NORTH ELEVATION**
SCALE: 3/32" = 1'-0"



2 **WEST ELEVATION**
SCALE: 3/32" = 1'-0"



1 **SOUTH ELEVATION**
SCALE: 3/32" = 1'-0"



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S/W CORNER OF U.S. HWY
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**CAR WASH
ELEVATIONS**

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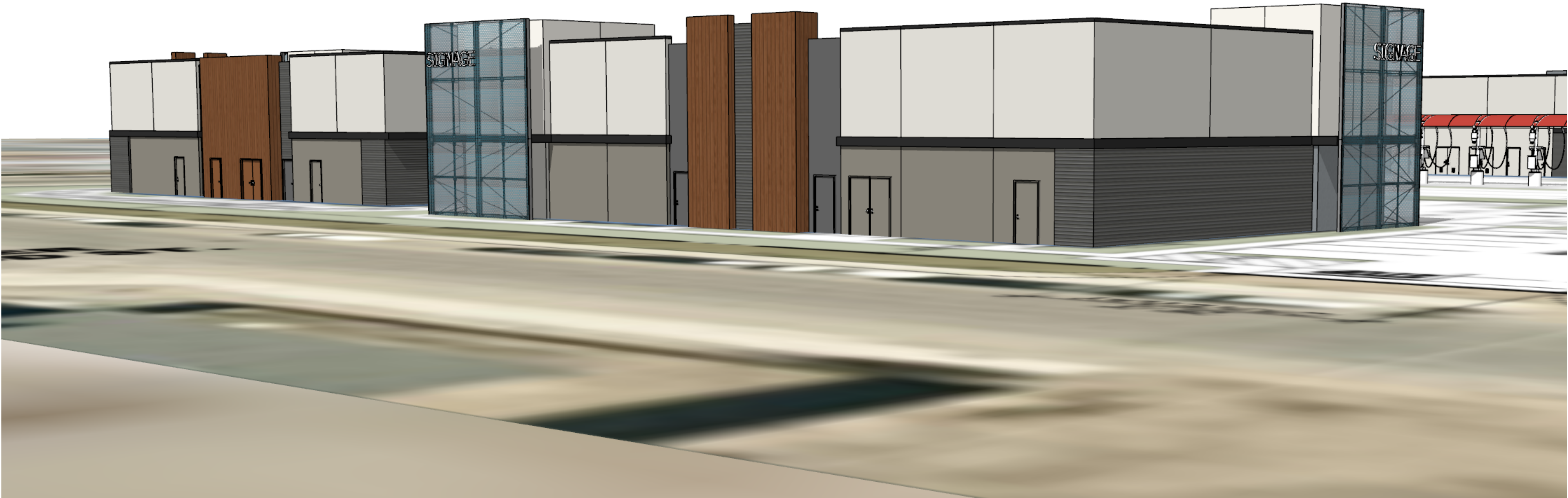
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PROJECT:

**PROPOSED
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RETAIL CENTER**
S/W CORNER OF U.S. HWY
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RETAIL 1 & 2 | NE CORNER



RETAIL 1 & 2 | SW CORNER

**RETAIL 1 & 2
3D VIEWS**
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RETAIL 2 | NE CORNER



RETAIL 2 | SW CORNER



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RETAIL 2
3D VIEWS

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SW CORNER



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**C STORE
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NW CORNER



SE CORNER



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**CAR WASH
3D VIEWS**

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S/W CORNER OF U.S. HWY
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**SITE NORTH EAST
3D VIEW**

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CUP-4.5



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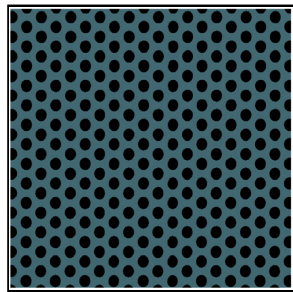
PROJECT:

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S/W CORNER OF U.S. HWY
395 AND LUNA RD.

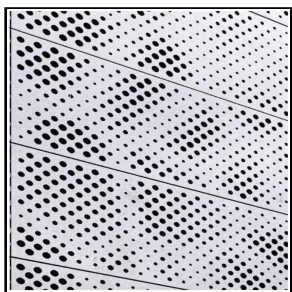
SITE NORTH EAST
3D VIEW

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JOB #: 19-xxx
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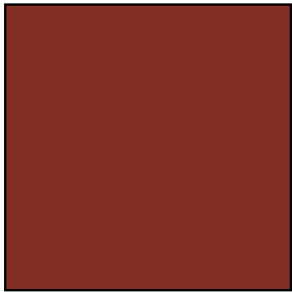
CUP-4.6



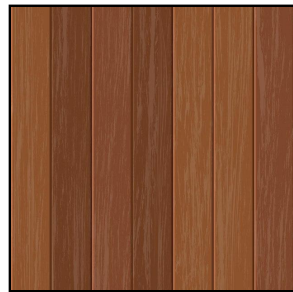
PERFORATED
METAL SCREEN
COLOR: SW 7618 DEEP
SEA DIVE



PERFORATED METAL
SCREEN W/BACKLIGHTING
COLOR: CLEAR ALUMINUM



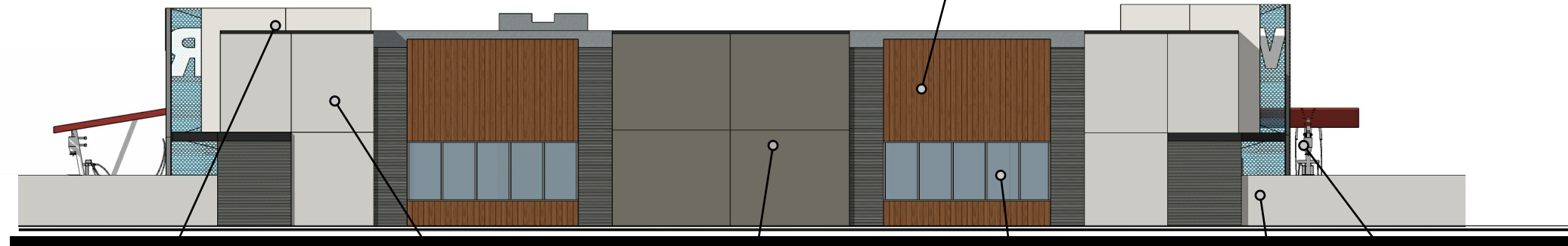
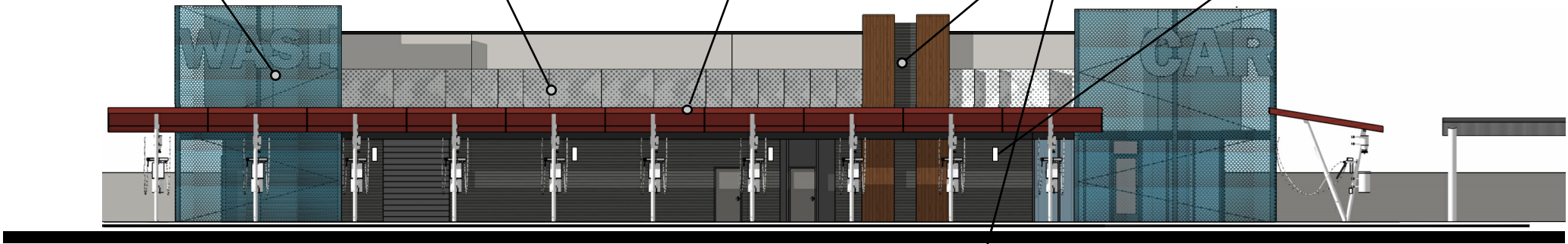
METAL CANOPY
COLOR: MATCH GLIDDEN
A0292



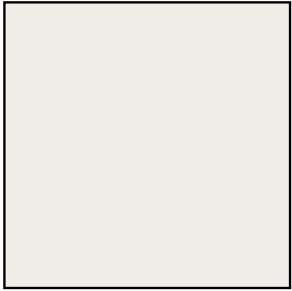
ALUMINUM SIDING
6" V-GROOVE PROFILE
BY LONGBOARD
COLOR: DARK CHERRY



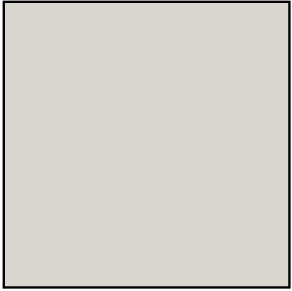
PATHWAY LIGHTING LUMICUBE
DOWN LIGHT SCONCE, ALUM.



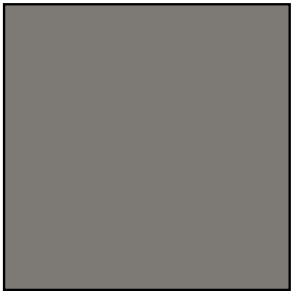
STUCCO FINISH
COLOR TO MATCH:
SHERWIN-WILLIAMS SW 7647
CRUSHED ICE



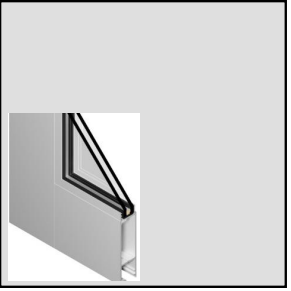
STUCCO FINISH
COLOR TO MATCH:
SHERWIN-WILLIAMS SW 7672
KNITTING NEEDLES



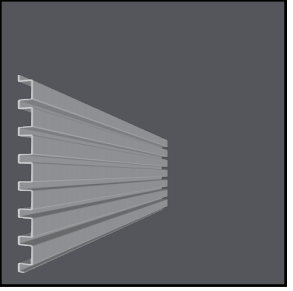
STUCCO FINISH
COLOR TO MATCH:
SHERWIN-WILLIAMS SW 7019
GAUNTLET GRAY



STOREFRONT GLAZING
COLO: CLEAR ANODIZED
ALUMINUM W/ TINTED GLASS



T10-A RIBBED METAL WALL
PANEL BY METAL SALES
COLOR: SLATE GRAY (38)



ALUMINUM AWNING
COLOR: MATCH METAL
SALES, MATTE BLACK (106)



APPLICANT:



**GUARDIAN
COMMERCIAL REAL
ESTATE LP**

5780 FLEET STREET, SUITE
225 CARLSBAD 92008
ALEX GLICK
949.933.7701

PROJECT:

**PROPOSED
NEIGHBORHOOD
RETAIL CENTER**

S/W CORNER OF U.S. HWY
395 AND LUNA RD.

**MATERIAL
BOARDS**

DATE: 10/25/2022
JOB #: 19-xxx

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MAT-1



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