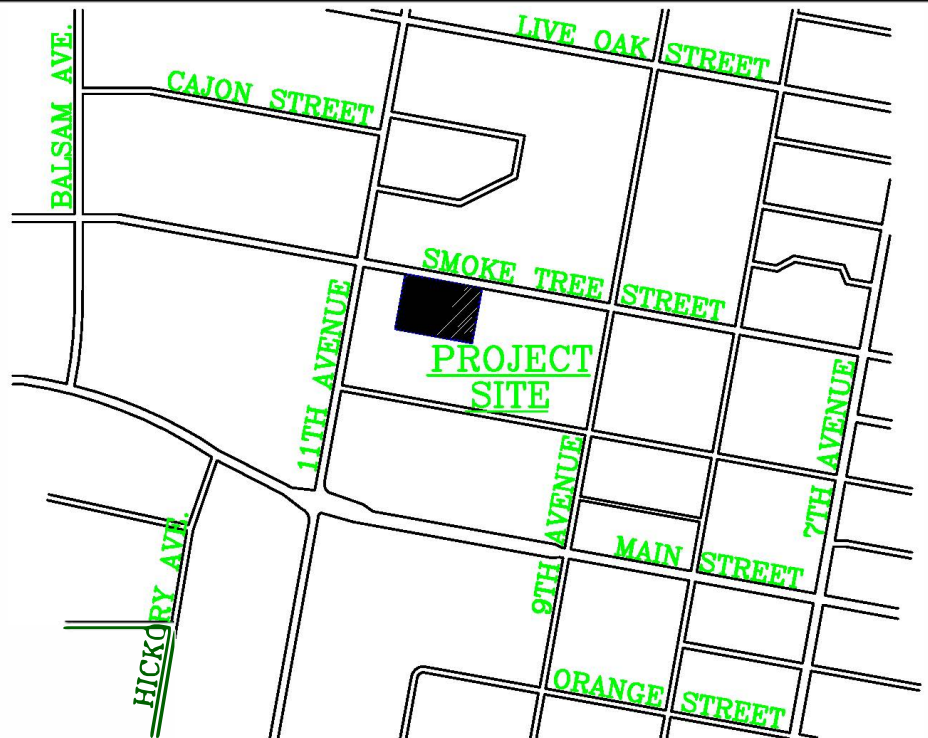


PROPOSED 84 ATTACHED TOWNHOUSE APARTMENTS:
15639 SMOKE TREE STREET
HESPERIA, CALIF. 92345



VICINITY MAP
N.T.S.

GENERAL NOTES:

- All dimensions on these architectural drawings are to the face of stud, to the face of masonry, to centerline of openings or as indicated. Dimensions shall take precedence over scaled drawings and specifications shall take precedence over notes on drawings. All architectural drawings shall be considered complimentary.
- Contractor shall furnish all labor, materials and services necessary to complete the work indicated on these architectural drawings and specifications.
- Contractor shall be solely responsible for construction means, methods, scheduling and safety. Contractor shall keep site reasonably clean and secure against crime during working hours. Protect project against crime and weather over night and over periods of delay or work stoppage longer than 24 hours to prevent damage, theft and vandalism. Contractor shall make reasonable efforts to keep all unauthorized persons off site during construction. At the end of construction, contractor shall thoroughly clean project, including but not limited to all glazing, flooring, and all other exposed surfaces.
- Contractor shall be solely responsible for obtaining all inspections and utility permits required by all applicable government officials. Notify architect at least 24 hours before all building inspections. All work and procedures shall conform to local building codes and regulations and to Uniform Building Code, most recent edition. Bring all conflicts, omissions, and errors discovered on these architectural drawings to the attention of the architect.
- Contractor, sub-contractor and all of their employees shall verify all existing conditions and dimensions in the field before start of the work and shall become thoroughly familiar with these architectural drawings and specifications before submitting bids on any part of the project.
- Erect and maintain job signage of architect as directed by architect on site and keep clean and unobstructed from view by the public.

PROJECT INFORMATION	
PROJECT ADDRESS: 15639 SMOKE TREE STREET HESPERIA, CALIF. 92345	CONSTRUCTION TYPE: TYPE V-A FULLY SPRINKLERED (NFPA 13) W/ FIRE ALARM
OWNER / ADDRESS: MR. HOSSEIN MAZI 7772 WARNER AVE. SUITE 102 HUNTINGTON BEACH, CA. 92647	ZONING: HDR (HIGH DENSITY RESIDENTIAL)
PROJECT DESCRIPTION: 84 NEW ATTACHED TOWNHOUSE UNITS TOTAL OF 9- TWO STORY RESIDENTIAL BUILDINGS ON SITE AND A ONE STORY CLUB HOUSE	OCCUPANCY TYPE: R-3 CODES: C.B.C. 2022 ED.
LEGAL DESCRIPTION: A PORTION OF LOTS A, B, C, AND D IN BLOCK 254, TOWN OF HESPERIA, AS SHOWN ON MAP RECORDED IN BOOK 7 PAGES 43 AND 44 AND BOOK 12 PAGES 21 TO 25 OF MAPS, RECORDS OF SAN BERNARDINO COUNTY. A.P.N. 0407-251-012	
SHEET INDEX	
A-0COVER SHT. / PROJECT INFO. A-1.0SITE PLAN A-2.0BUILDING #1 FIRST & SECOND FLOOR PLAN A-2.1BUILDING #1 ROOF PLAN & WEST ELEVATION A-2.2BUILDING #1 EAST, NORTH & SOUTH ELEVATIONS A-3.0BUILDING #5 FIRST & SECOND FLOOR PLAN A-3.1BUILDING #5 ROOF PLAN & WEST ELEVATION A-3.2BUILDING #5 EAST, NORTH & SOUTH ELEVATIONS A-4.0BUILDING #7 FIRST & SECOND FLOOR PLAN A-4.1BUILDING #7 ROOF PLAN & NORTH ELEVATION A-4.2BUILDING #7 SOUTH, EAST & WEST ELEVATIONS A-5.0BUILDING #9 FIRST & SECOND FLOOR PLAN A-5.1BUILDING #9 ROOF PLAN & EAST ELEVATION A-5.2BUILDING #9 WEST, NORTH & SOUTH ELEVATIONS A-6.0CLUB HOUSE FLOOR PLAN / SOUTH & EAST ELEVATIONS A-6.1CLUB HOUSE ROOF PLAN / NORTH & WEST ELEVATIONS	

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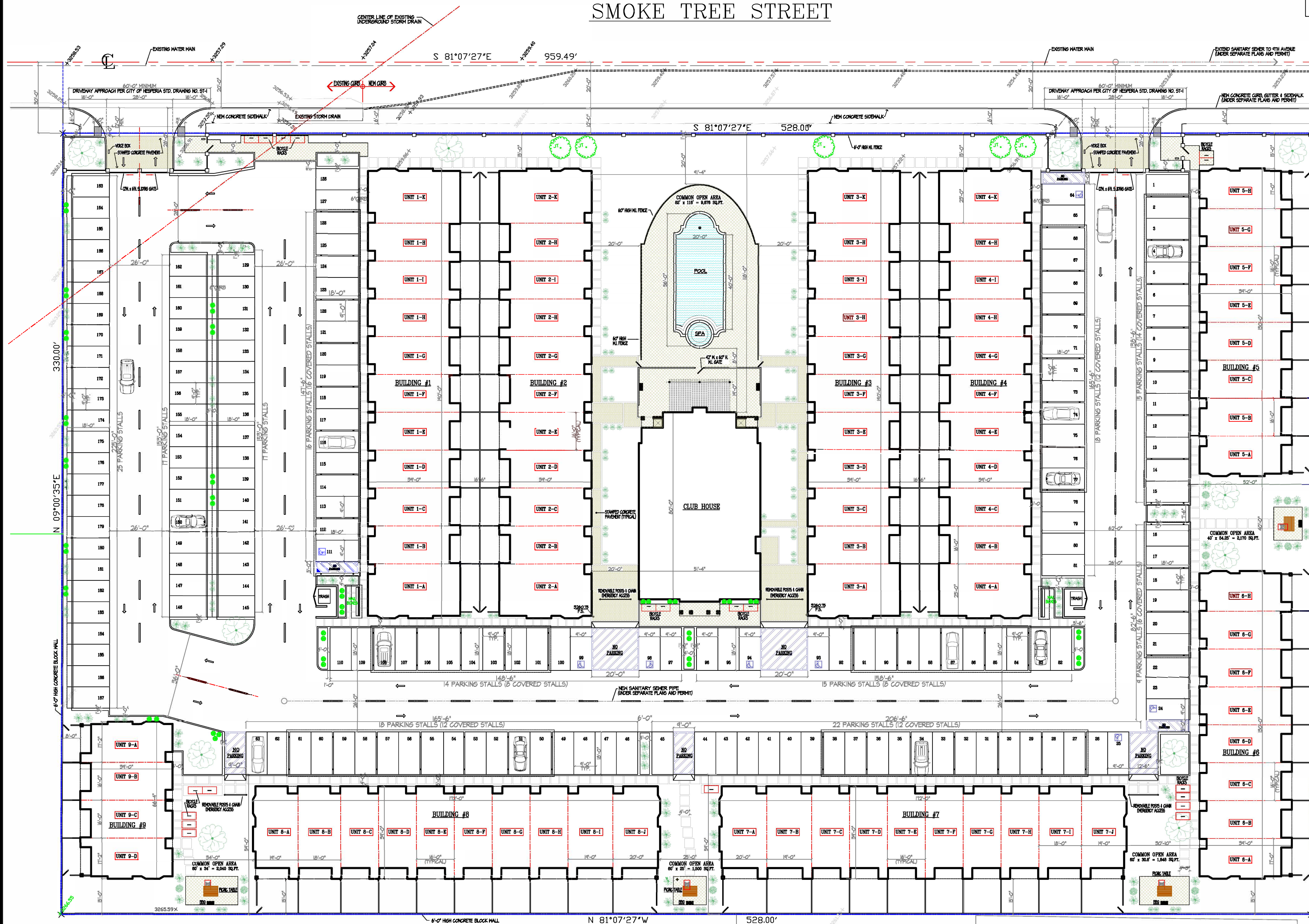


15639 SMOKE TREE STREET
HESPERIA, CALIF. 92345

DRAWN B.A.	
CHECKED	
DATE 8-7-2024	
SCALE NONE	
JOB NO. 21-435	
SHEET	
A-0	
OF	SHEETS

SMOKE TREE STREET

A.P.N. 0407-251-012



PARKING INFORMATION

PARKING REQUIRED:
(8 x 1.75) + (16 x 2.25) = 185 STALLS

PARKING PROVIDED:

8- ACCESSIBLE PARKING STALLS
88- COVERED PARKING STALLS (1 PER UNIT)
91- STD. PARKING STALLS

187- TOTAL PARKING STALLS PROVIDED

BICYCLE RACKS REQUIRED:
(20/5 x 2) + (64/5 x 1) = 20.8 RACKS

BICYCLE RACKS PROVIDED = 22

COMMON USABLE OPEN SPACE

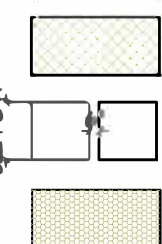
COMMON SPACE REQUIRED:
84 UNITS x 150 = 12,600 SQ.FT.

OPEN SPACE PROVIDED:
2040 + 1500 + 1848 + 9544 + 2,110 = 17,522 SQ.FT.

TOTAL LANDSCAPE AREA
(NOT INCLUDING PRIVATE OPEN SPACES)
26,375 SQ.FT. OR 15.9% OF LOT AREA

SITE PLAN
A-1.0 1"=20'-0"

LEGEND



PERMEABLE PAVING STONE

SQUARE CONCRETE PAVEMENTS
5'-0" SQUARE MAX. 6 INCHES APART
(20% PERMEABLE MIN.)

STAMPED CONCRETE PAVEMENT



GROSS LOT AREA = 528' x (330'+30') = 190,080 S.F. OR 4.36 ACRES

NET LOT AREA = 528' x 330' = 174,240 S.F. OR 4.0 ACRES

PROPOSED NUMBER OF UNITS = 84 UNITS

BUILDING #1 2- ONE BEDROOM + 4- TWO BEDROOM UNITS
BUILDING #2 2- ONE BEDROOM + 4- TWO BEDROOM UNITS
BUILDING #3 2- ONE BEDROOM + 4- TWO BEDROOM UNITS
BUILDING #4 2- ONE BEDROOM + 4- TWO BEDROOM UNITS
BUILDING #5 8- TWO BEDROOM UNITS
BUILDING #6 8- TWO BEDROOM UNITS
BUILDING #7 10- TWO BEDROOM UNITS
BUILDING #8 10- TWO BEDROOM UNITS
BUILDING #9 4- TWO BEDROOM UNITS

8- ONE BEDROOM
76- TWO BEDROOM

FLOOR AREA (INCLUDING THICKNESS OF EXTERIOR WALLS)			
BUILDING	1ST FLOOR	2ND FLOOR	TOTAL
BUILDING #1	6,750 S.F.	5,125 S.F.	11,875 S.F.
BUILDING #2	6,750 S.F.	5,125 S.F.	11,875 S.F.
BUILDING #3	6,750 S.F.	5,125 S.F.	11,875 S.F.
BUILDING #4	6,750 S.F.	5,125 S.F.	11,875 S.F.
BUILDING #5	4,500 S.F.	4,530 S.F.	9,030 S.F.
BUILDING #6	4,500 S.F.	4,530 S.F.	9,030 S.F.
BUILDING #7	5,840 S.F.	5,430 S.F.	11,270 S.F.
BUILDING #8	5,840 S.F.	5,430 S.F.	11,270 S.F.
BUILDING #9	2,280 S.F.	2,270 S.F.	4,550 S.F.
CLUB HOUSE	4,015 S.F.	-	4,015 S.F.
TOTAL	54,075 S.F.	43,640 S.F.	97,715 S.F.

PROPOSED LOT COVERAGE:

BUILDING AREA (INCLUDING COVERED PATIOS AND FRONT PORCHES)

BUILDING #1 1,310 S.F.
BUILDING #2 1,310 S.F.
BUILDING #3 1,310 S.F.
BUILDING #4 1,310 S.F.
BUILDING #5 5,030 S.F.
BUILDING #6 5,030 S.F.
BUILDING #7 6,660 S.F.
BUILDING #8 6,660 S.F.
BUILDING #9 2,545 S.F.

CLUB HOUSE 4,160 S.F.
(INCLUDING COVERED PORCHES)

COVERED CARPORTS 15,950 S.F.

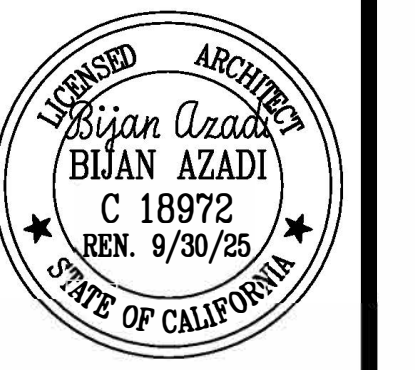
TOTAL AREA 75,515 S.F.

LOT COVERAGE
75,515 / 174,240 = 43.3% < 60%

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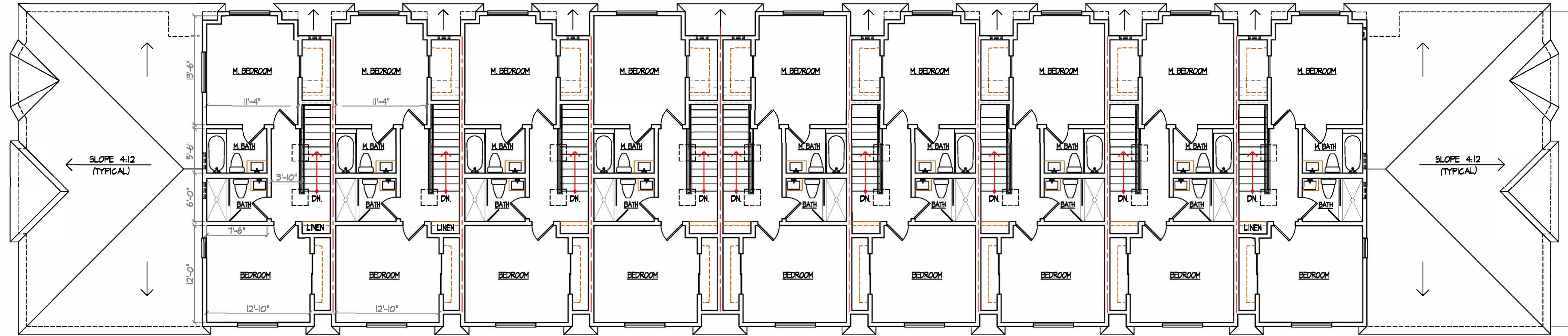


15639 SMOKE TREE STREET
HESPERIA, CALIF. 92345

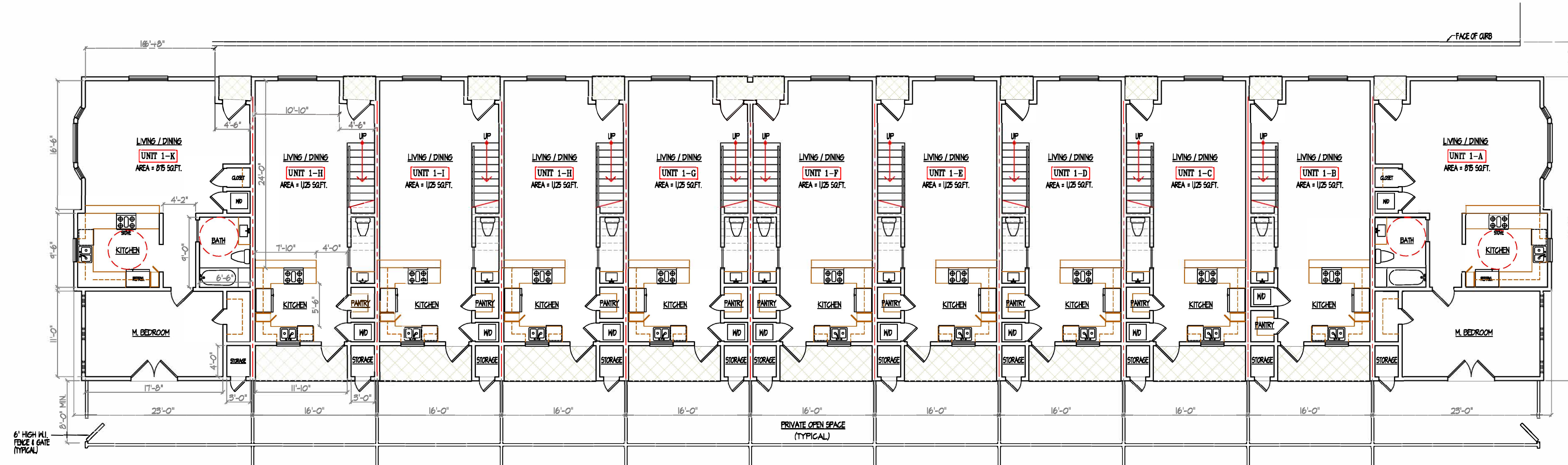
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B.A.
CHECKED
DATE
8-7-2024
SCALE
AS NOTED
JOB NO.
21-435
SHEET

A-1.0

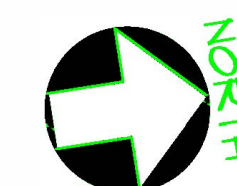
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2 SECOND FLOOR PLAN BUILDING #1 (BUILDING #3 SIMILAR, #2 & #4 REVERSE)
A-2.0 1/8"=1'-0"



1 FIRST FLOOR PLAN BUILDING #1 (BUILDING #3 SIMILAR, #2 & #4 REVERSE)
A-2.0 1/8"=1'-0"



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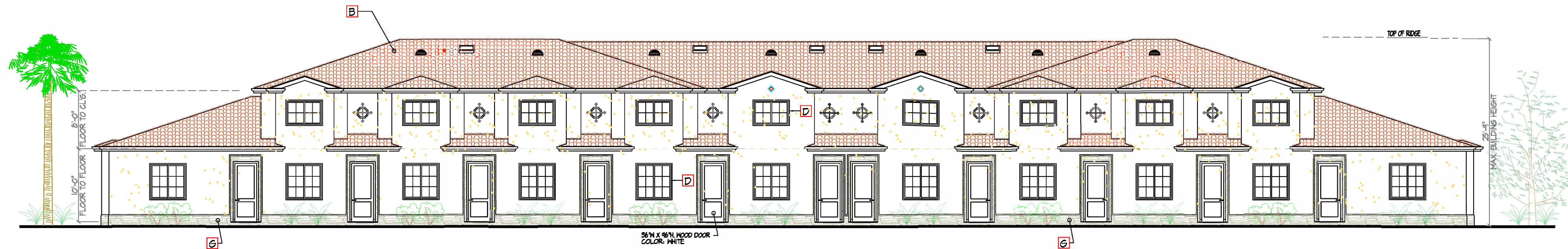
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SCALE AS NOTED
JOB NO. 21-935
SHEET

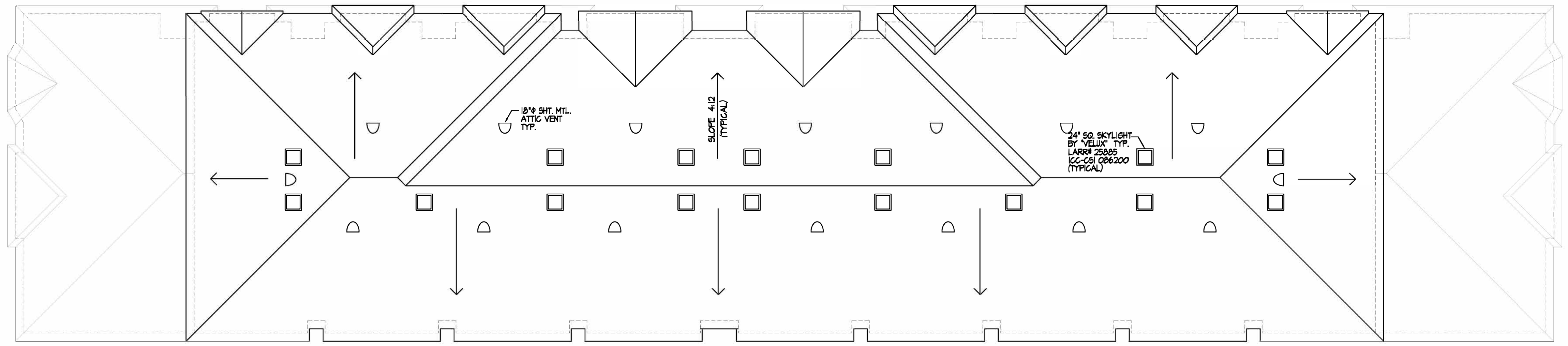
A-2.0

OF SHEETS



2 WEST ELEVATION BUILDING #1 (BUILDING #3 SIMILAR / #2 & #4 REVERSE)
A-2.1 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
B	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (598)
C	DECORATIVE CONCRETE BLOCK FENCE AT PROPERTY LINE
D	ALUMINUM WINDOW OR PATIO DOOR BY "MILGARD", COLOR: WHITE
E	WROUGHT IRON GUARDRAIL (42" HIGH)
F	WROUGHT IRON FENCE & GATE (6'-0" HIGH)
G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE



1 ROOF PLAN BUILDING #1 (BUILDING #3 SIMILAR / #2 & #4 REVERSE)
A-2.1 1/8"=1'-0"

ROOFING MATERIAL
TILE ROOF BY:
"EAGLE" ROOFING PRODUCTS
STYLE: "CAPISTRANO"
COLOR: KONA RED RANGE (598)
CLASS "A"
TILE WT. 10.0 #/SQ.FT.
SOLAR REFLECTANCE = 0.25
EMITTANCE = 0.83 SRI = 22

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DATE 8-7-2024	
SCALE AS NOTED	
JOB NO. 21-935	
SHEET A-2.1	
OF	SHEETS

EXTERIOR FINISH SCHEDULE	
[A]	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
[B]	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (598)
[C]	DECORATIVE CONCRETE BLOCK FENCE AT PROPERTY LINE
[D]	ALUMINUM WINDOW OR PATIO DOOR BY "MILGARD", COLOR: WHITE
[E]	WROUGHT IRON GUARDRAIL (42" HIGH)
[F]	WROUGHT IRON FENCE & GATE (6'-0" HIGH)
[G]	STONE VENEER BY "CORONADO" COLOR: OLIVERA
[H]	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE



3 NORTH ELEVATION BUILDING #1 (BUILDING #3 SIMILAR / #2 & #4 REVERSE)
A-2.2 1/8"=1'-0"



2 SOUTH ELEVATION BUILDING #1 (BUILDING #3 SIMILAR / #2 & #4 REVERSE)
A-2.2 1/8"=1'-0"



1 EAST ELEVATION BUILDING #1 (BUILDING #3 SIMILAR / #2 & #4 REVERSE)
A-2.2 1/8"=1'-0"

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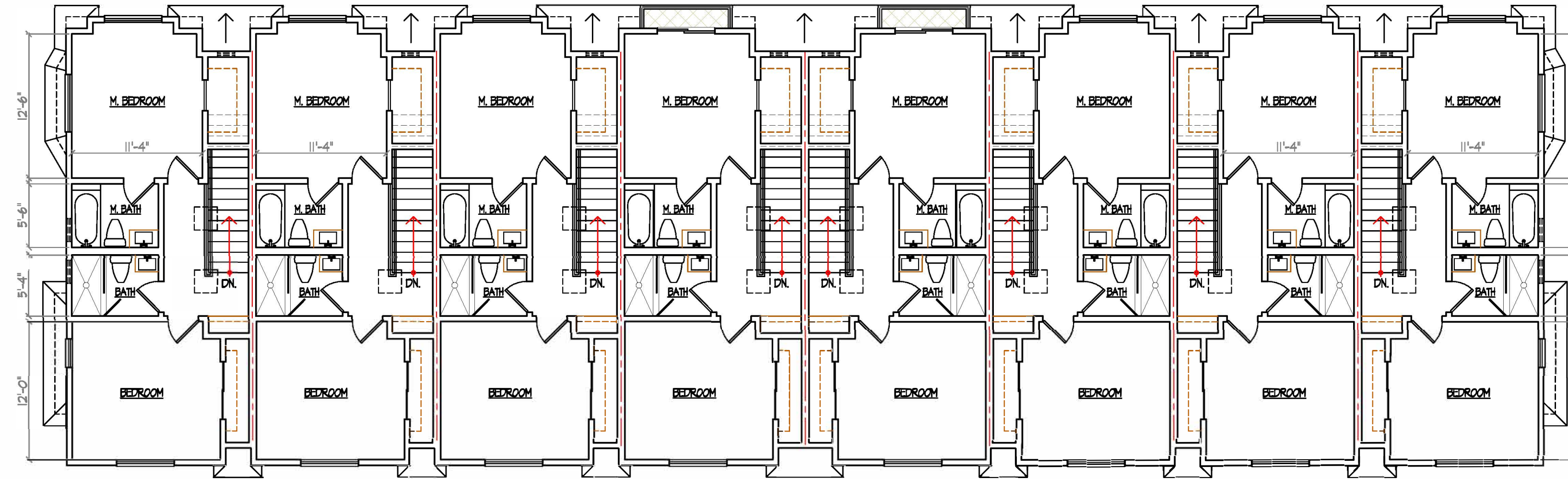
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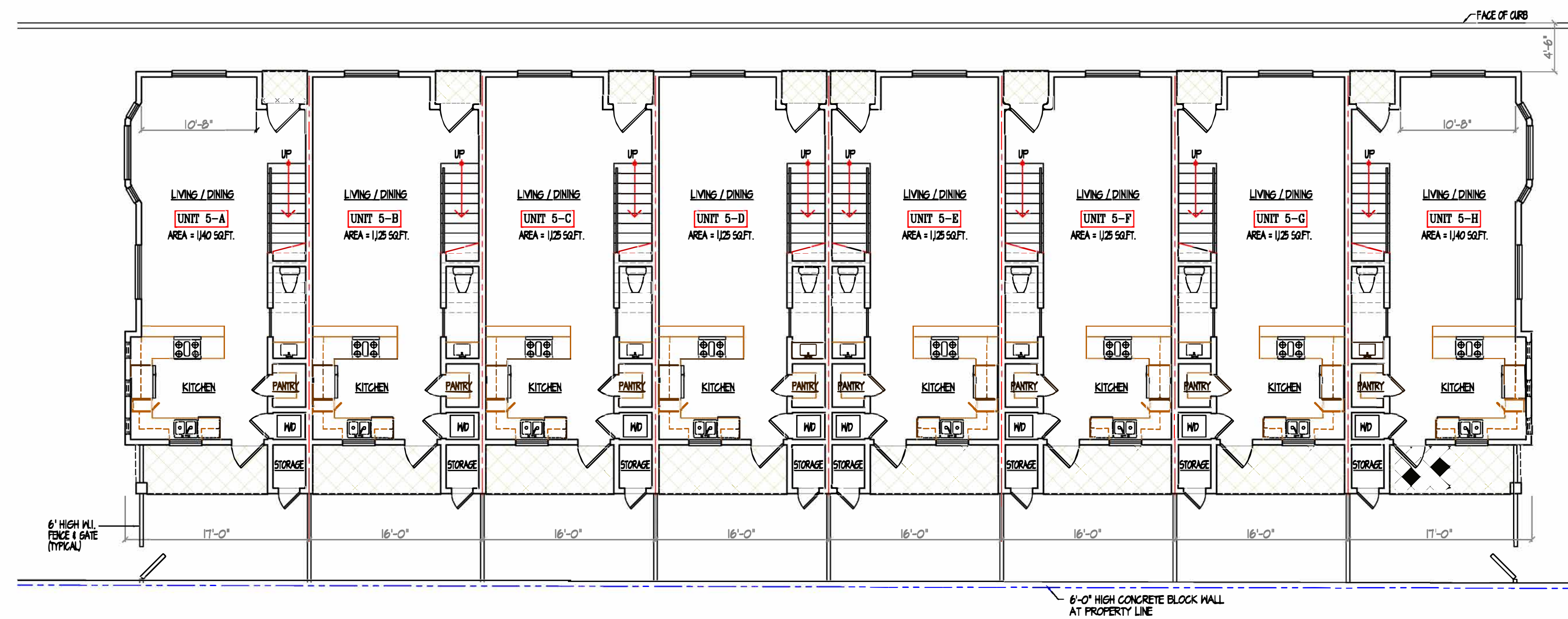
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HESPERIA, CALIF. 92345

DRAWN B.A.
CHECKED
DATE 8-7-2024
SCALE AS NOTED
JOB NO. 21-435
SHEET

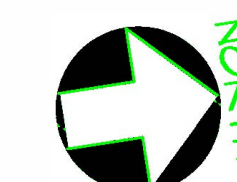
A-2.2
OF SHEETS



2 FIRST FLOOR PLAN BUILDING #5 (BUILDING #6 SIMILAR)
A-3.0 1/8"=1'-0"



1 FIRST FLOOR PLAN BUILDING #5 (BUILDING #6 SIMILAR)
A-3.0 1/8"=1'-0"



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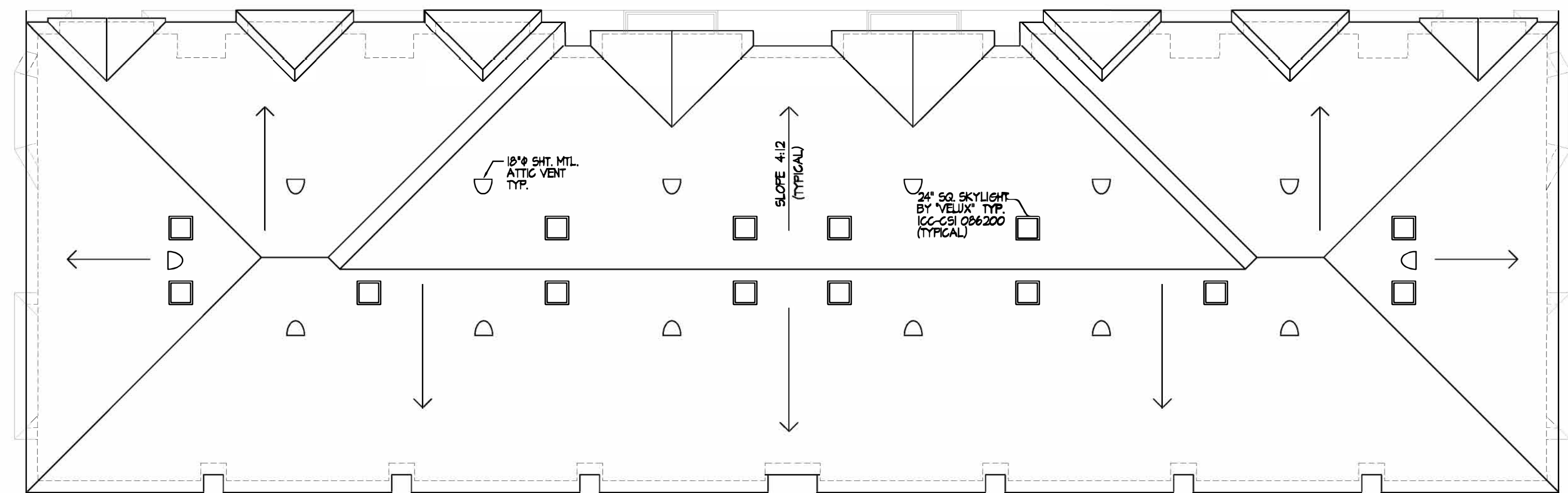
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DATE 8-7-2024
SCALE AS NOTED
JOB NO. 21-435
SHEET

A-3.0
OF SHEETS

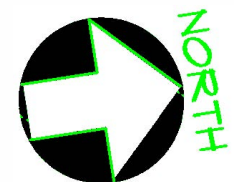


2 WEST ELEVATION BUILDING #5 (BUILDING #6 SIMILAR-REVERSE)
A-3.1 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
B	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (598)
C	DECORATIVE CONCRETE BLOCK FENCE AT PROPERTY LINE
D	ALUMINUM WINDOW OR PATIO DOOR BY "MILGARD", COLOR: WHITE
E	WROUGHT IRON GUARDRAIL (42" HIGH)
F	WROUGHT IRON FENCE & GATE (6'-0" HIGH)
G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE



1 ROOF PLAN BUILDING #5 (BUILDING #6 SIMILAR-REVERSE)
A-3.1 1/8"=1'-0"



ROOFING MATERIAL	
TILE ROOF BY: "EAGLE" ROOFING PRODUCTS STYLE: "CAPISTRANO" COLOR: KONA RED RANGE (598) CLASS "A" TILE WT. 10.0 #/SQ.FT.	

SOLAR REFLECTANCE = 0.25
EMITTANCE = 0.83 SRI = 22

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HESPERIA, CALIF. 92345

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CHECKED
DATE 8-7-2024
SCALE AS NOTED
JOB NO. 21-935
SHEET

A-3.1
OF SHEETS



3 NORTH ELEVATION BUILDING #5 (BUILDING #6 SIMILAR-REVERSE)
A-3.2 1/8"=1'-0"



2 SOUTH ELEVATION BUILDING #5 (BUILDING #6 SIMILAR-REVERSE)
A-3.2 1/8"=1'-0"



1 EAST ELEVATION BUILDING #5 (BUILDING #6 SIMILAR-REVERSE)
A-3.2 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
B	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (548)
C	DECORATIVE CONCRETE BLOCK FENCE AT PROPERTY LINE
D	ALUMINUM WINDOW OR PATIO DOOR BY "MILGARD", COLOR: WHITE
E	WROUGHT IRON GUARDRAIL (42" HIGH)
F	WROUGHT IRON FENCE & GATE (6'-0" HIGH)
G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE

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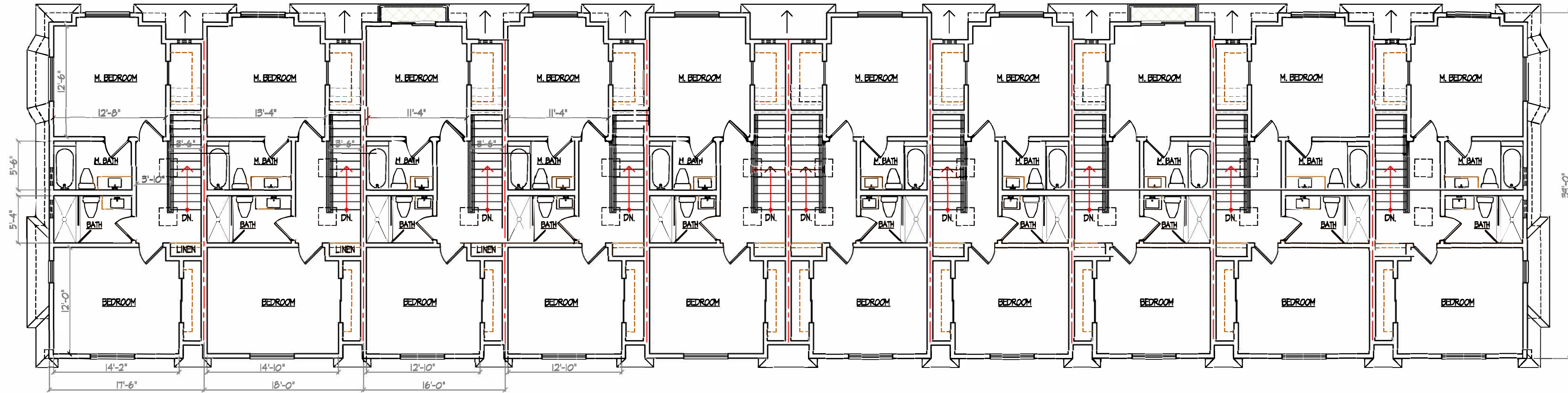
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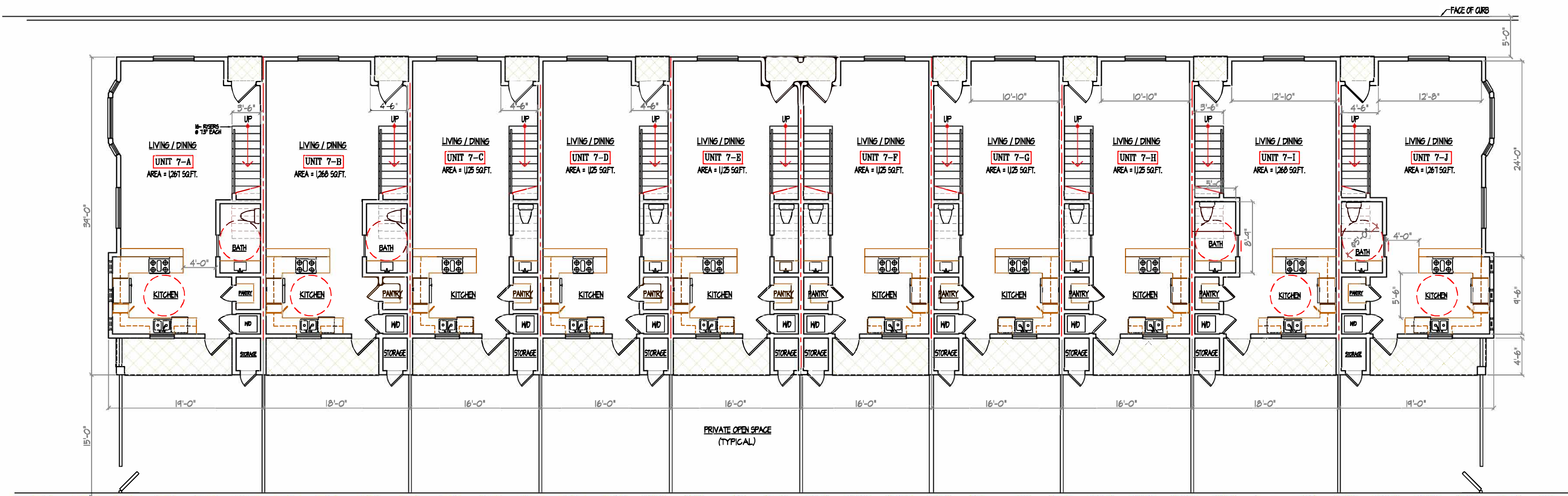
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HESPERIA, CALIF. 92345

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CHECKED
DATE 8-7-2024
SCALE AS NOTED
JOB NO. 21-435
SHEET

A-3.2
OF SHEETS



2 SECOND FLOOR PLAN BUILDING #7 (BUILDING #8 SIMILAR)
A-4.0 1/8"=1'-0"



1 FIRST FLOOR PLAN BUILDING #7 (BUILDING #8 SIMILAR)
A-4.0 1/8"=1'-0"



6'-0" HIGH CONCRETE BLOCK WALL
AT PROPERTY LINE

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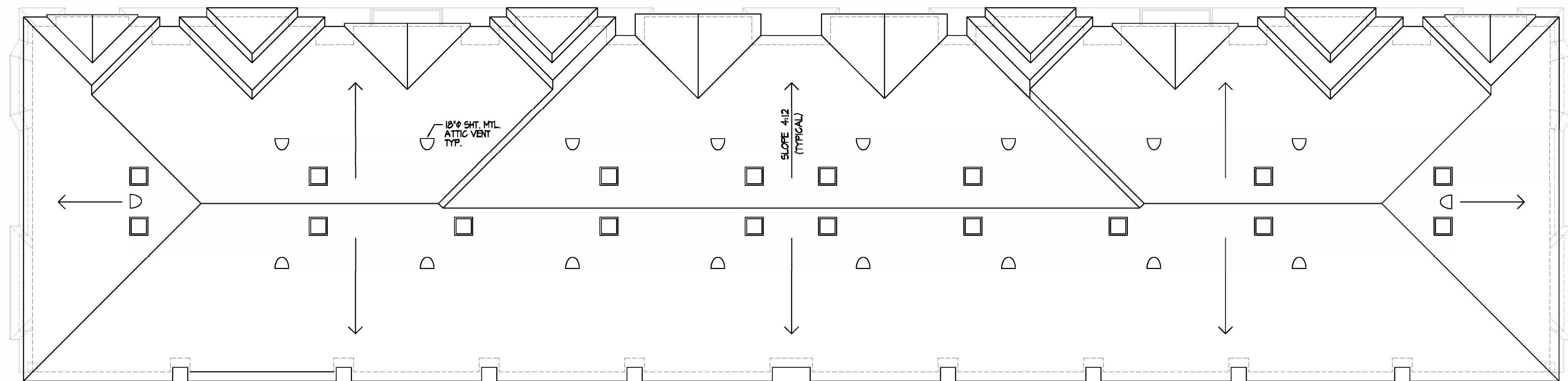
A-4.0

OF SHEETS



2 NORTH ELEVATION BUILDING #7 (BUILDING #8 SIMILAR)
A-4.1 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
B	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (598)
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G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE



1 ROOF PLAN BUILDING #7 (BUILDING #8 SIMILAR)
A-4.1 1/8"=1'-0"



ROOFING MATERIAL	
TILE ROOF BY: "EAGLE" ROOFING PRODUCTS STYLE: "CAPISTRANO" COLOR: KONA RED RANGE (598) CLASS "A" TILE WT. 10.0 #/SQ.FT.	
SOLAR REFLECTANCE = 0.25 EMITTANCE = 0.83 SRI = 22	

REVISIONS	BY

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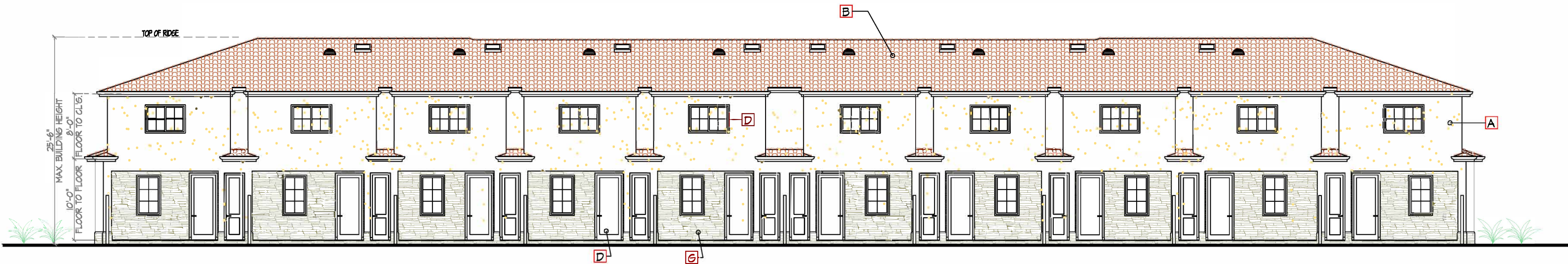
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SCALE AS NOTED	JOB NO. 21-435
SHEET	SHEET
A-4.1	
OF	SHEETS



3 WEST ELEVATION BUILDING #7 (BUILDING #8 SIMILAR)
A-4.2 1/8"=1'-0"



2 EAST ELEVATION BUILDING #7 (BUILDING #8 SIMILAR)
A-4.2 1/8"=1'-0"



1 SOUTH ELEVATION BUILDING #7 (BUILDING #8 SIMILAR)
A-4.2 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
B	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (598)
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D	ALUMINUM WINDOW OR PATIO DOOR BY "MILGARD", COLOR: WHITE
E	WROUGHT IRON GUARDRAIL (42" HIGH)
F	WROUGHT IRON FENCE & GATE (6'-0" HIGH)
G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE

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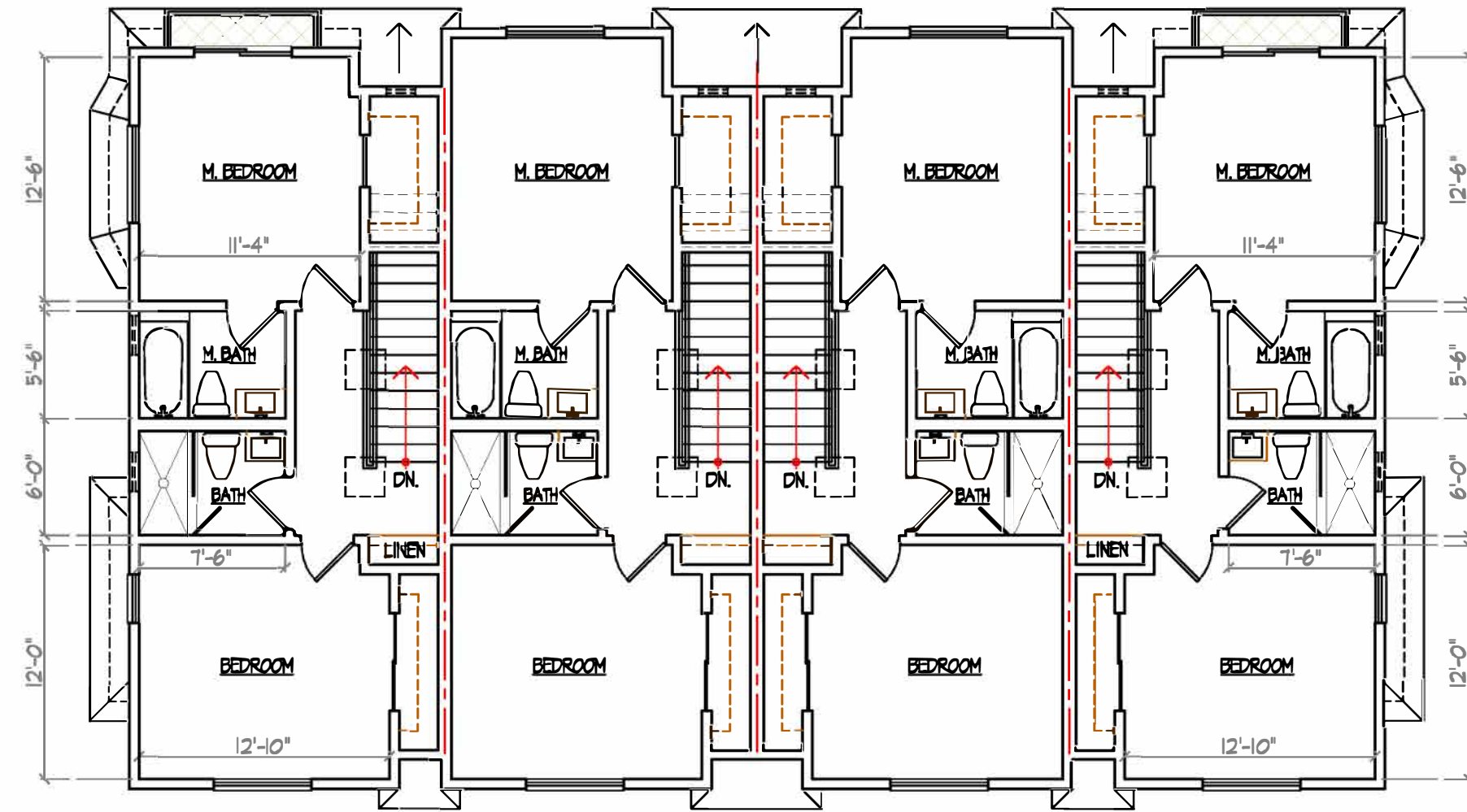
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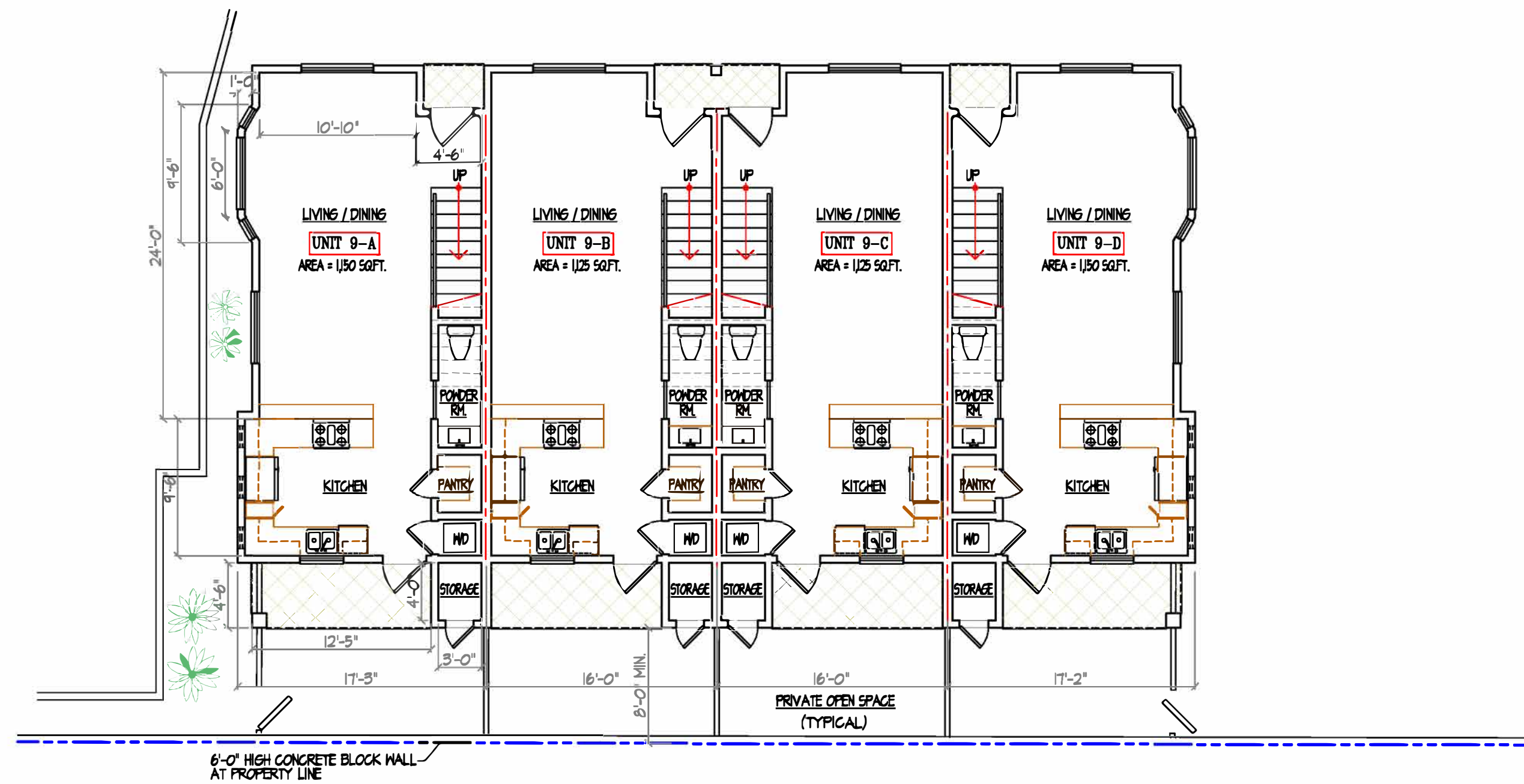
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DATE 8-7-2024
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JOB NO. 21-435
SHEET

A-4.2

OF SHEETS



2 SECOND FLOOR PLAN BUILDING #9
A-5.0 1/8"=1'-0"



1 FIRST FLOOR PLAN BUILDING #9
A-5.0 1/8"=1'-0"



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CHECKED
DATE 8-7-2024
SCALE AS NOTED
JOB NO. 21-435
SHEET

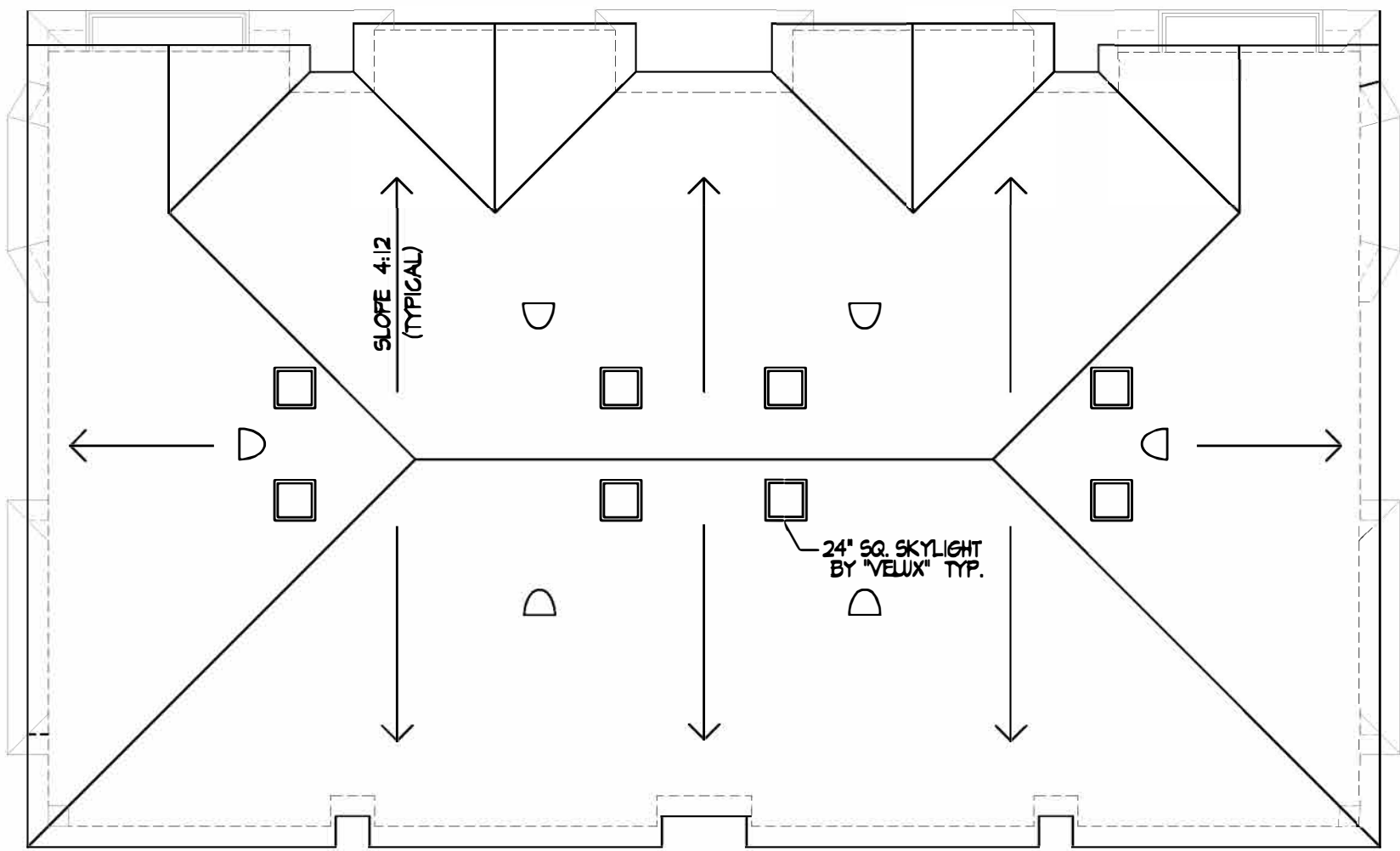
A-5.0

OF SHEETS



2 EAST ELEVATION BUILDING #9
A-5.1 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXTERIOR PLASTER (STUCCO) SMOOTH FINISH "LA HABRA" SADDLEBACK X-25
B	TILE ROOF "EAGLE" CAPISTRANO COLOR: KONA RED RANGE (598)
C	DECORATIVE CONCRETE BLOCK FENCE AT PROPERTY LINE
D	ALUMINUM WINDOW OR PATIO DOOR BY "MILGARD", COLOR: WHITE
E	WROUGHT IRON GUARDRAIL (42" HIGH)
F	WROUGHT IRON FENCE & GATE (6'-0" HIGH)
G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE



1 ROOF PLAN BUILDING #9
A-5.1 1/8"=1'-0"



ROOFING MATERIAL	
TILE ROOF BY: "EAGLE" ROOFING PRODUCTS STYLE: "CAPISTRANO" COLOR: KONA RED RANGE (598) CLASS "A" TILE WT. 10.0 #/SQ.FT.	
SOLAR REFLECTANCE = 0.25 EMITTANCE = 0.83 SRI = 22	

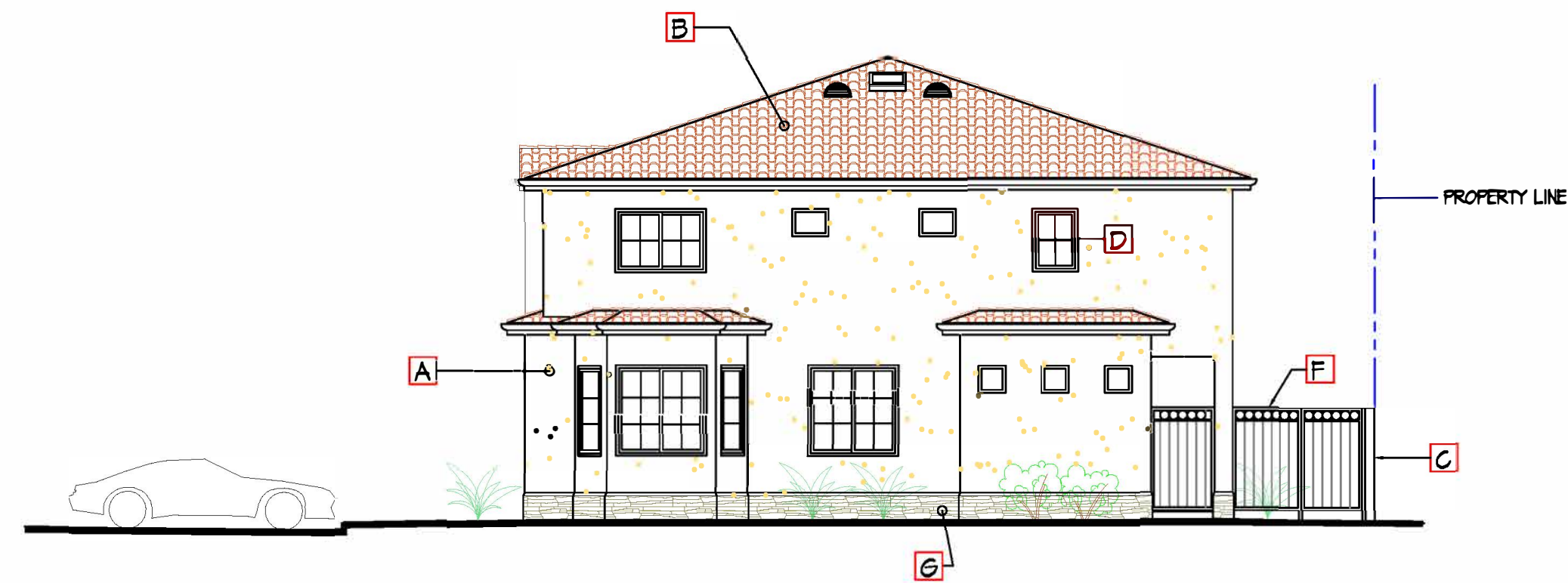
REVISIONS	BY

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LONG BEACH, CALIFORNIA 90804
TEL. 510-713-9477

15639 SMOKE TREE STREET
HESPERIA, CALIF. 92345

DRAWN B.A. CHECKED	DATE 8-7-2024 SCALE AS NOTED JOB NO. 21-935 SHEET
A-5.1	
OF	SHEETS



3 NORTH ELEVATION BUILDING #9
A-5.2 1/8"=1'-0"



2 SOUTH ELEVATION BUILDING #9
A-5.2 1/8"=1'-0"



1 WEST ELEVATION BUILDING #9
A-5.2 1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
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H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE

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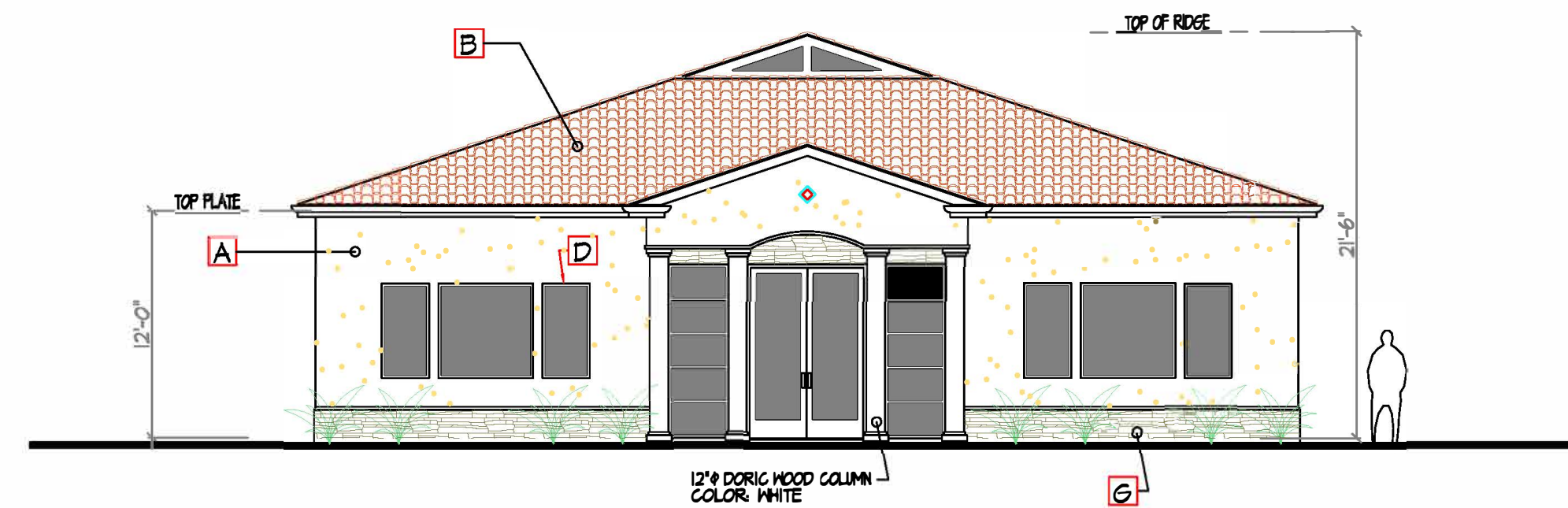
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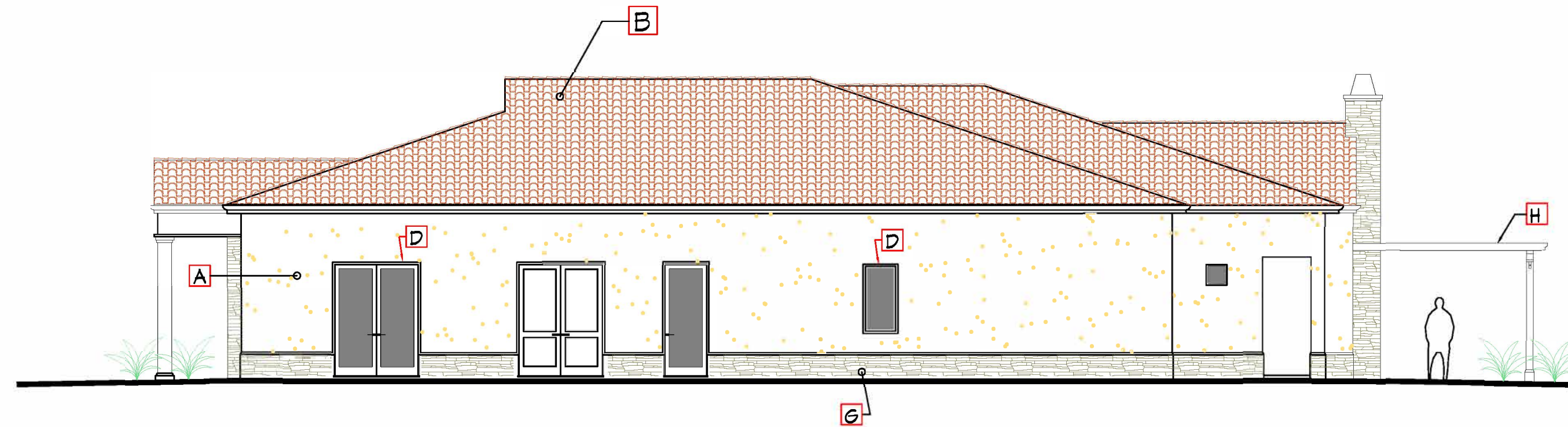
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A-5.2

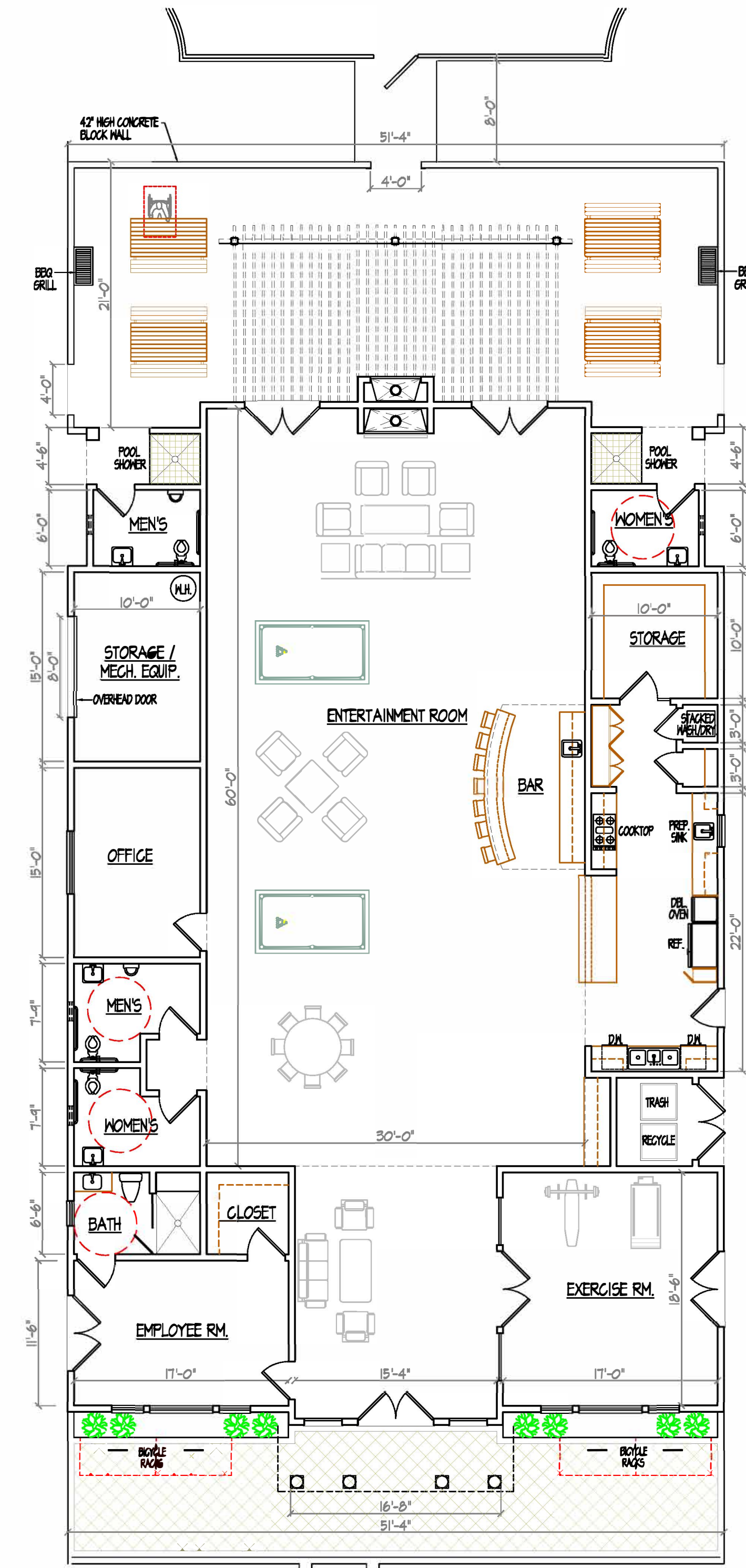
OF SHEETS



2 CLUB HOUSE SOUTH ELEVATION
A-6.0 1/8"=1'-0"



3 CLUB HOUSE EAST ELEVATION
A-6.0 1/8"=1'-0"



1 CLUB HOUSE FLOOR PLAN
A-6.0 1/8"=1'-0"



EXTERIOR FINISH SCHEDULE	
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G	STONE VENEER BY "CORONADO" COLOR: OLIVERA
H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE

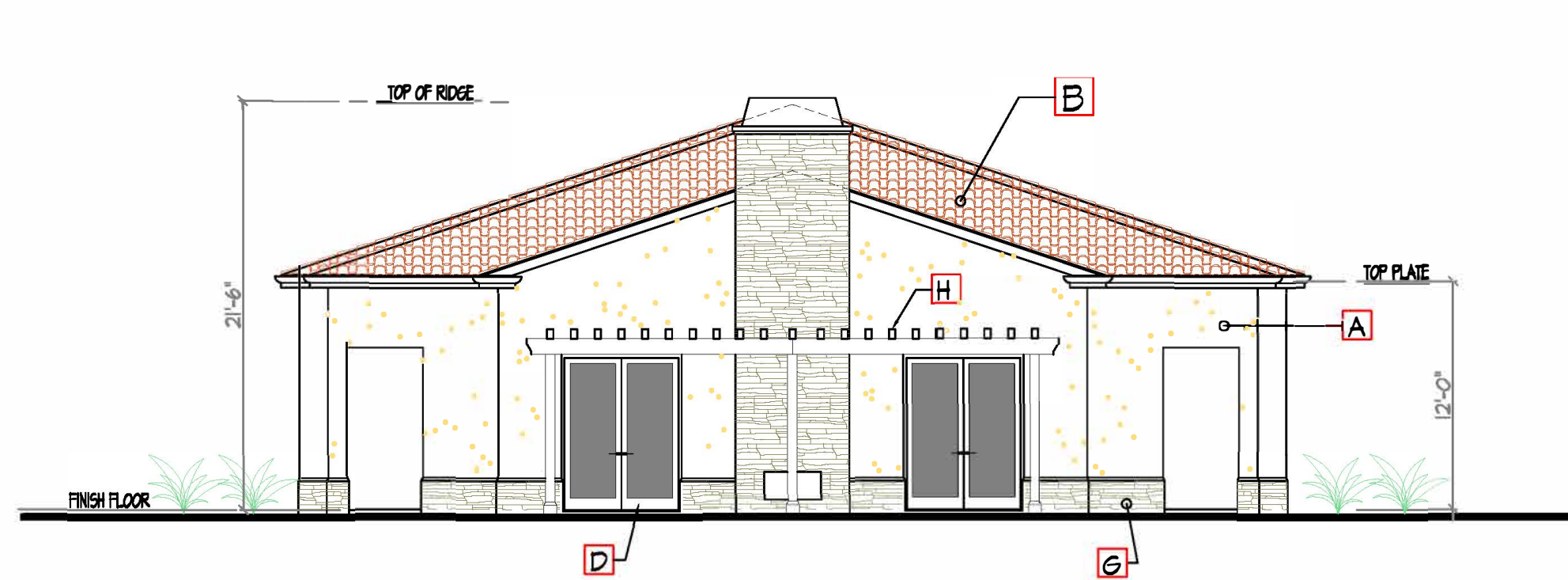
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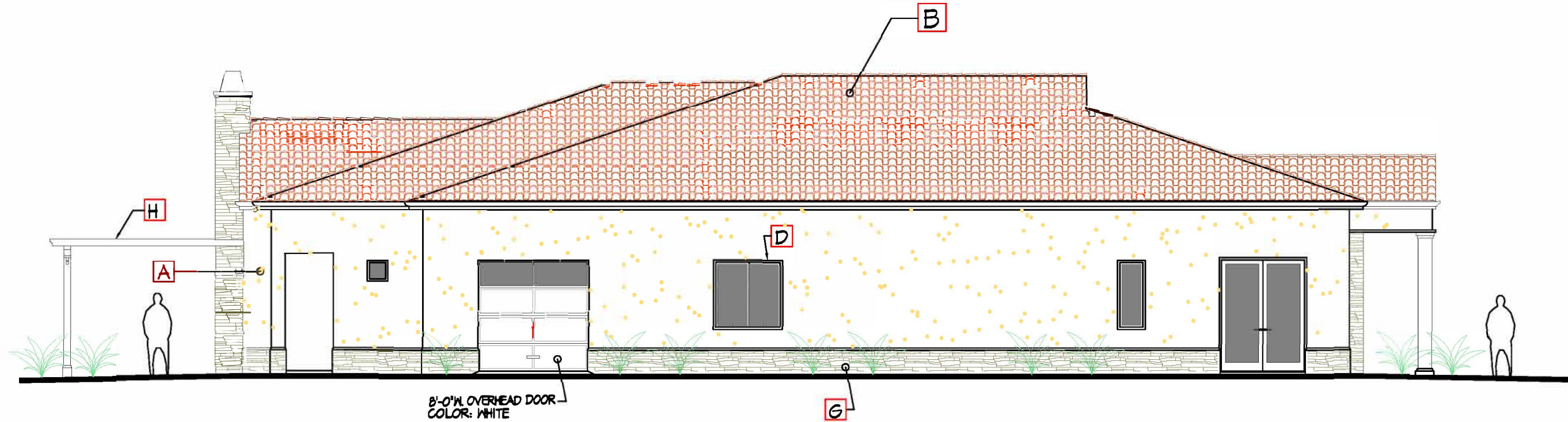
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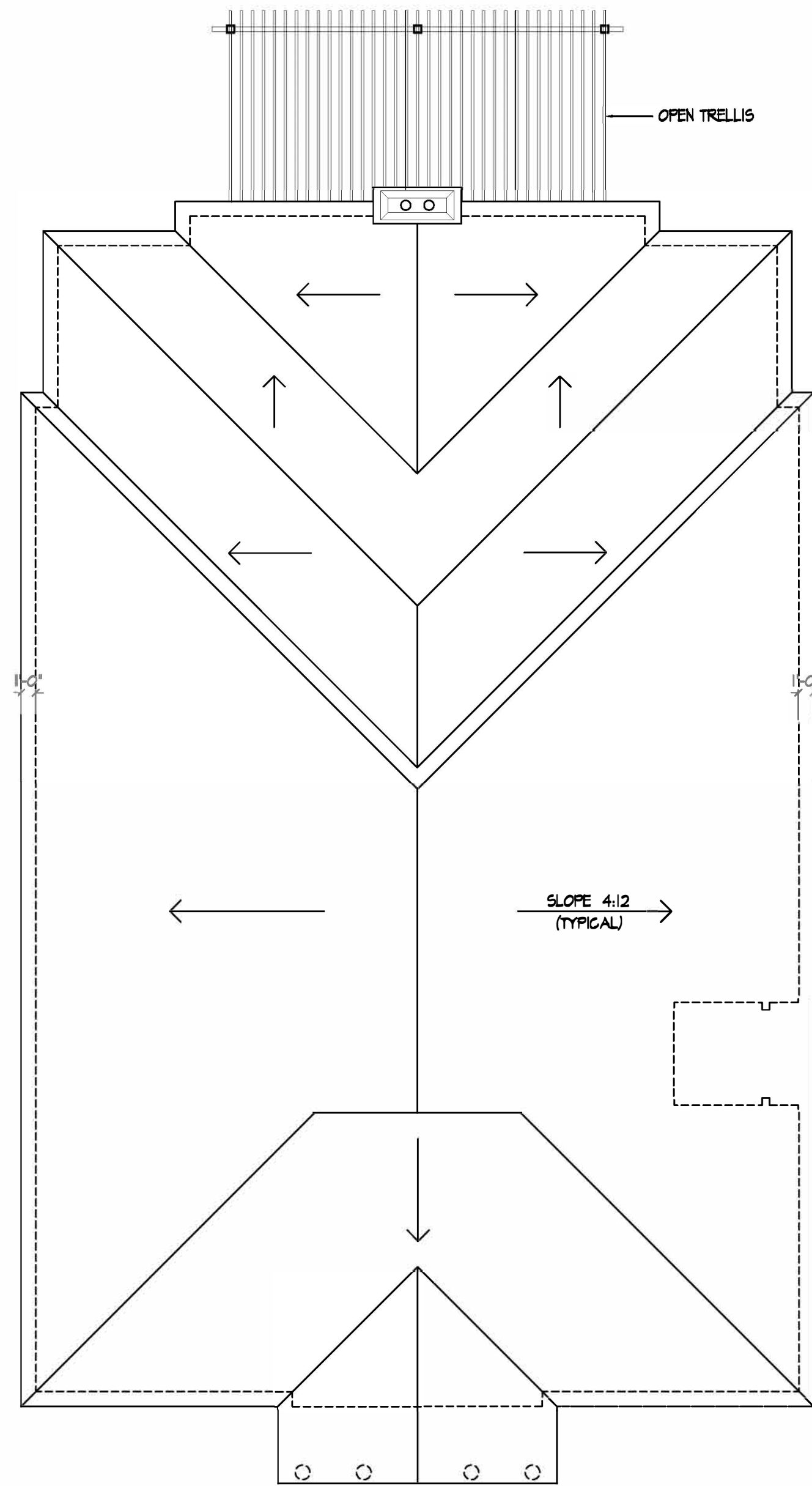


2 CLUB HOUSE NORTH ELEVATION
1/8"=1'-0"



3 CLUB HOUSE WEST ELEVATION
1/8"=1'-0"

EXTERIOR FINISH SCHEDULE	
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H	OPEN TRELLIS MATERIAL: WOOD, COLOR: WHITE



1 CLUB HOUSE ROOF PLAN
1/8"=1'-0"



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