



STEENO DESIGN STUDIO, INC.
 ARCHITECTS
 11774 HESPERIA ROAD, SUITE B-1
 YERMO, CA 92398
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DATE FINISHED: JANUARY 2023

REVISIONS:
 FEBRUARY 2025
 MARCH 2025
 APRIL 2025

THESE PLANS SHALL COMPLY WITH ALL APPLICABLE CITY, COUNTY, STATE AND FEDERAL REGULATIONS AND ORDINANCES. THE DESIGN AND CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO OR LOSS OF ANY PROPERTY OR PERSONS IN CONNECTION WITH THE PROJECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN. ANY USE OF THESE PLANS FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE UNLAWFUL.

REGISTERED ARCHITECT
 STATE OF CALIFORNIA
 NO. 22548
 EXPIRES 12/31/27

FLOOR AREA RATIO	
TOTAL BUILDING AREA = 40,670 S.F.	
TOTAL LOT AREA = 507,486	
TOTAL FAR: 40,670 / 507,486 = 0.08	

SYMBOL LEGEND	
SYM.	DESCRIPTION
[Symbol]	SITE LIGHT POLE STANDARD, TWIN HEAD 90"-23" QUAD HEAD 360"-23" AND SINGLE HEAD W/ SHOE BOX STYLE FIXTURES & LIGHT SHIELD TO MEET 0.5 FOOTCANDLE LEVELS AT ALL PROPERTY LINE.
[Symbol]	DENOTES PARKING SPACE COUNT
[Symbol]	DENOTES PATH OF TRAVEL
[Symbol]	TESLA CHARGING STATION EQUIPMENT

PARCEL AREA SUMMARY	
NET LAND AREA - 507,486 S.F.	100%
PARCEL "A" - 28,982 S.F.	= 5.7% OF TOTAL SITE
PARCEL "B" - 27,340 S.F.	= 5.4% OF TOTAL SITE
PARCEL "C" - 45,670 S.F.	= 9.0% OF TOTAL SITE
PARCEL "D" - 43,663 S.F.	= 8.6% OF TOTAL SITE
PARCEL "E" - 18,642 S.F.	= 3.7% OF TOTAL SITE
PARCEL "F" - 18,804 S.F.	= 3.7% OF TOTAL SITE
PARCEL "G" - 30,487 S.F.	= 6.0% OF TOTAL SITE
PARCEL "H" - 4,892 S.F.	= 1.0% OF TOTAL SITE
PARCEL "I" - 15,268 S.F.	= 3.0% OF TOTAL SITE
PARCEL "J" - 273,738 S.F.	= 53.9% OF TOTAL SITE

KEYED NOTES	
① VAN ACCESSIBLE PARKING SPACE	⑳ PROVIDE PERMANENTLY ANCHORED BICYCLE RACKS WITHIN 200 FT. OF THE VISITORS' ENTRANCE, READILY VISIBLE TO PASSENGERS BY, FOR 5% OF NEW VISITOR MOTORIZED VEHICLE PARKING SPACES BEING ADDED, WITH A MIN. OF (1) TWO-BIKE CAPACITY RACK.
② ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN	㉑ 4'-0" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
③ 5'-0" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES	㉒ 6" WIDE CONCRETE SIDEWALK
④ 4'-0" WIDE ACCESSIBILITY SIGN	㉓ EV CHARGING STATION EQUIPMENT
⑤ A.D.A. RAMP NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE	㉔ MONUMENT SITE SIGNAGE
⑥ TRUNCATED DOMES, 36" DEPT X WIDTH OF RAMP	㉕ 24" WIDE CONCRETE CURB
⑦ A.D.A. PATH OF TRAVEL NOT TO EXCEED 5% IN DIRECTION OF TRAVEL & 2% CROSS SLOPE	㉖ DRIVE-THRU MENU BOARD / ORDER BOOTH
⑧ PROPOSED PARCEL LINES	㉗ EX. CURB AND EV CHARGING TO BE REMOVED
⑨ 6" WIDE CONCRETE CURB TYPICAL	㉘ PROPOSED 6" HI. MASONRY WALL
⑩ 6" WIDE CONCRETE CURB, W/ 2" PARKING NOSE OVER INDICATED BY DASHED LINE TYPICAL	㉙ PROPOSED CONCRETE DRIVEWAY APPROACH
⑪ 4" NOMINAL THICK CONCRETE WALKWAYS	㉚ ROCK SWALE
⑫ PROPOSED CONC. PAVING	
⑬ LANDSCAPED AREA ALL AREAS TO BE COVERED IN DECORATIVE ROCK ON PLAN	
⑭ SITE LIGHT POLE STANDARD, PER SEPARATE SUBMITTAL, TWIN HEAD 90"-23" QUAD HEAD 360"-23" W/ SHOE BOX STYLE FIXTURES & LIGHT SHIELD TO MEET 0.5 FOOTCANDLE LEVELS AT ALL PROPERTY LINE	
⑮ TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN	
⑯ TRASH ENCLOSURE PER CITY STANDARDS	

YERMO UTILITIES	
TELEPHONE / INTERNET (PROPOSED): SPECTRUM COMMUNICATIONS, 490 W. YERMO RD., VICTORVILLE CA, 92398 (442) 258-8451	ELECTRIC (PROPOSED): SOUTHERN CALIFORNIA EDISON CO., 12353 HESPERIA RD., VICTORVILLE CA, 92392 (760) 951-3237
GAS (PROPOSED): SOUTHWEST GAS CO., 751 E. MAIN ST, BARSTOW, CA, 92311 (760) 256-3511	DISPOSAL: BURRICK WASTE INDUSTRIES, 250 ELKS LN, BARSTOW, CA, 92311 (760) 256-2730

BUILDING DATA			
BUILDING	S.F.	OCCUPANCY	HOURS
A - DRIVE-THRU COFFEE SHOP	870	B	24 HOURS
B - MC DONALD'S	4,300	A-2	24 HOURS
C - C-STORE/ LEASE UNITS	12,000	MB	VARIES
D - CRACKER BARREL	10,100	A-2	7:00 am - 11:00 pm
E - DRIVE THRU RESTAURANT 'A'	3,800	A-2	7:00 am - 11:00 pm
F - DRIVE THRU RESTAURANT 'B'	3,000	A-2	7:00 am - 11:00 pm
G - DRIVE THRU RESTAURANT 'C'	2,800	A-2	7:00 am - 11:00 pm
H - LEASE BUILDING	2,000	B	T.B.D.
I - LEASE BUILDING	2,000	B	T.B.D.

PARKING DATA PER PHASE						
TYPE	PHASE 1	PHASE 2	PHASE 3	PHASE 4	PHASE 5	TOTAL # SPACES
9'x19' EV. CHARGING STATIONS (NON-TESLA)	-	19 SPACES	70 SPACES	24 SPACES	20 SPACES	= 119 SPACES
9'x19' STANDARD PARKING STALLS	-	85 SPACES	2 SPACES	3 SPACES	1 SPACES	= 199 SPACES
9'x19' ACCESSIBLE PARKING STALLS	-	3 SPACES	2 SPACES	3 SPACES	1 SPACES	= 9 SPACES
12'x19' VAN ACCESSIBLE PARKING STALLS	-	3 SPACES	2 SPACES	3 SPACES	1 SPACES	= 9 SPACES
9'x19' EV. CHARGING STATION	67 SPACES	67 SPACES	67 SPACES	67 SPACES	-	= 268 SPACES
9'x19' EV. ACCESSIBLE CHARGING STATION	3 SPACES	3 SPACES	3 SPACES	3 SPACES	-	= 12 SPACES
12'x19' EV. VAN ACCESSIBLE CHARGING STATION	1 SPACES	1 SPACES	1 SPACES	1 SPACES	-	= 4 SPACES
12' PULL THRU CHARGING STATION	1 SPACES	1 SPACES	1 SPACES	1 SPACES	-	= 4 SPACES
TOTAL STANDARD PARKING PROVIDED	-	-	-	-	-	= 219 SPACES
TOTAL EV. PARKING PROVIDED	-	-	-	-	-	= 307 SPACES
TOTAL PARKING PROVIDED	-	-	-	-	-	= 524 SPACES

PARKING DATA	
REQUIRED PARKING PER G.F.A.:	
AREA	RATIO
LOT 1 - DRIVE-THRU COFFEE SHOP (TAKE OUT ONLY)	1:200
LOT 2 - DRIVE-THRU REST. (Mc DONALD'S)	1:100
LOT 3 - C-STORE	1:250
LOT 4 - RESTAURANT (CRACKER BARREL)	1:100
LOT 5 - DRIVE-THRU REST. - A	1:100
LOT 6 - DRIVE-THRU REST. - B	1:100
LOT 7 - DRIVE-THRU REST. - C	1:100
LOT 8 - LEASE UNITS	1:250
LOT 9 - LEASE UNITS	1:250
TOTAL REQUIRED	307

SITE DATA	
A.P.N.: 0537-161-19	
LEGAL DESCRIPTION:	
PTN GOV LOT 2 NW 1/4 SEC 1 T 9N R 1E COM AT NE COR SD LOT TH N 89 DEG 59 MIN 30 SECONDS W ALG N L1 SD LOT 195 FT TH S 0 DEG 24 MIN 30 SECS E PARALLEL WITH E LI SD LOT 2 INTERSECTION WITH NELY PROLONGATION NELY LI TR 6795 TH S 60 DEG 05 MIN 30 SECONDS W ALG SD NELY PROLONGATION TO MOST NELY COR TR 6795 TH CONT S 60 DEG 05 MIN 30 SECONDS W ALG NELY LI SD T R 735.70 FT TH N 23 DEG 54 MIN 30 SECONDS W 583.15 FT TO SELLY LI PAR CONVEYED FOR HWY 11/662 BK 5796 PG 45 TH NELY AND ELY ALG SD PAR TO N LI SD GOV LOT TH E ALG SD PAR TO POB EX PTN THEREOF LYING ELY OF LI COM AT THE MOST NELY COR TR 6795 TH N 66 DEG 05 MIN 30 SECONDS E 616.39 FT ALG NELY PROLONGATION NELY LI SD TR TH N 89 DEG 35 MIN 30 SECONDS E 65.39 FT TH N 0 DEG 24 MIN 30 SECONDS W PARALLEL WITH E LI SD GOV LOT 60.80 FT TH NELY ALG TANGENT CURVE CONCAVE TO SW HAVING RAD OF 20 FT THRU ANGLE OF 89 DEG 35 MIN 00 SECONDS 31.27 FT TH N 0 DEG 00 MIN 30 SECONDS E 34 FT N LI SD GOV LOT	
SITE AREA:	
AREA	SQ. FOOTAGE
GROSS LAND AREA (PRIOR ROAD DEDICATION) - 12.47 ACRES	543,193 S.F.
NET LAND AREA - 11.65 ACRES	507,486 S.F.

PROJECT DATA	
APPLICATION TYPE:	CUP
ZONE:	RL
OCCUPANCY'S:	M, B, A-2
CONSTRUCTION TYPE:	V - B
STORIES:	1
FIRE SPRINKLERS:	
A - COFFEE 870 S.F.	NO
B - MCDONALD'S 4,300 S.F.	NO
C - LEASE BLDG. 12,000 S.F.	YES
D - CRACKER BARREL 10,100 S.F.	YES
E - DRIVE THRU 3,800 S.F.	NO
F - DRIVE THRU 3,000 S.F.	NO
G - DRIVE THRU 2,800 S.F.	NO
H - LEASE BLDG. 2,000 S.F.	NO
I - LEASE BLDG. 2,000 S.F.	NO

PROPOSED LAND AREA & COVERAGE		
AREA	SQ. FOOTAGE	% COVERAGE
TOTAL BUILDING AREA (TOTAL FOOTPRINT)	40,670 S.F.	8.0%
A/C PAVING	318,165 S.F.	62.7%
CONCRETE HARDSCAPE & CURBING	71,840 S.F.	14.2%
LANDSCAPED AREA	76,811 S.F.	15.1%
TOTAL NET LAND AREA COVERAGE	507,486 S.F.	100%
LANDSCAPED AREA (BEYOND PROPERTY LINE)	7,712 S.F.	NOT A PART

APPLICANT / OWNER:		ARCHITECT / REPRESENTATIVE:	
ALEX RINGLE	EDDIE WORLD	STEENO DESIGN STUDIO, INC.	
36023 CALICO RD.	YERMO, CA 92398	ARCHITECT: TOM STEENO	
		11774 HESPERIA RD. SUITE B-1	
		PH: 760.244.5001 FAX: 760.244.1948	

SCOPE OF WORK	
TO CONSTRUCT ONE (1) COFFEE SHOP BLDG. (APPROX. 870 SQ. FT.), ONE (1) MCDONALD'S RESTAURANT (APPROX. 4,300 SQ. FT.), THREE (3) COMMERCIAL LEASE UNITS BUILDINGS (APPROX. 12,000 SQ. FT. AND 2-2,000 SQ. FT.), ONE (1) CRACKER BARREL RESTAURANT (APPROX. 10,100 SQ. FT.), THREE (3) DRIVE-THRU RESTAURANTS (APPROX. 3,800 SQ. FT., 3,000 SQ. FT. AND 2,800 SQ. FT.), WITH A TOTAL OF 307 EV CHARGING STATIONS W/ 288 SPACES OF TESLA CHARGING STATIONS. SITE TO INCLUDE 14 PARCELS FOR A TENTATIVE PARCEL MAP FOR A TOTAL OF APPROXIMATELY 11.65 ACRES SITE, TO BE COMPLETED IN 6 PHASES.	

PROJECT: DEVELOPMENT

TESLA SUPERCHARGER

CONTRACT NO: C22-A45

SHEET NAME: SITE PLAN

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