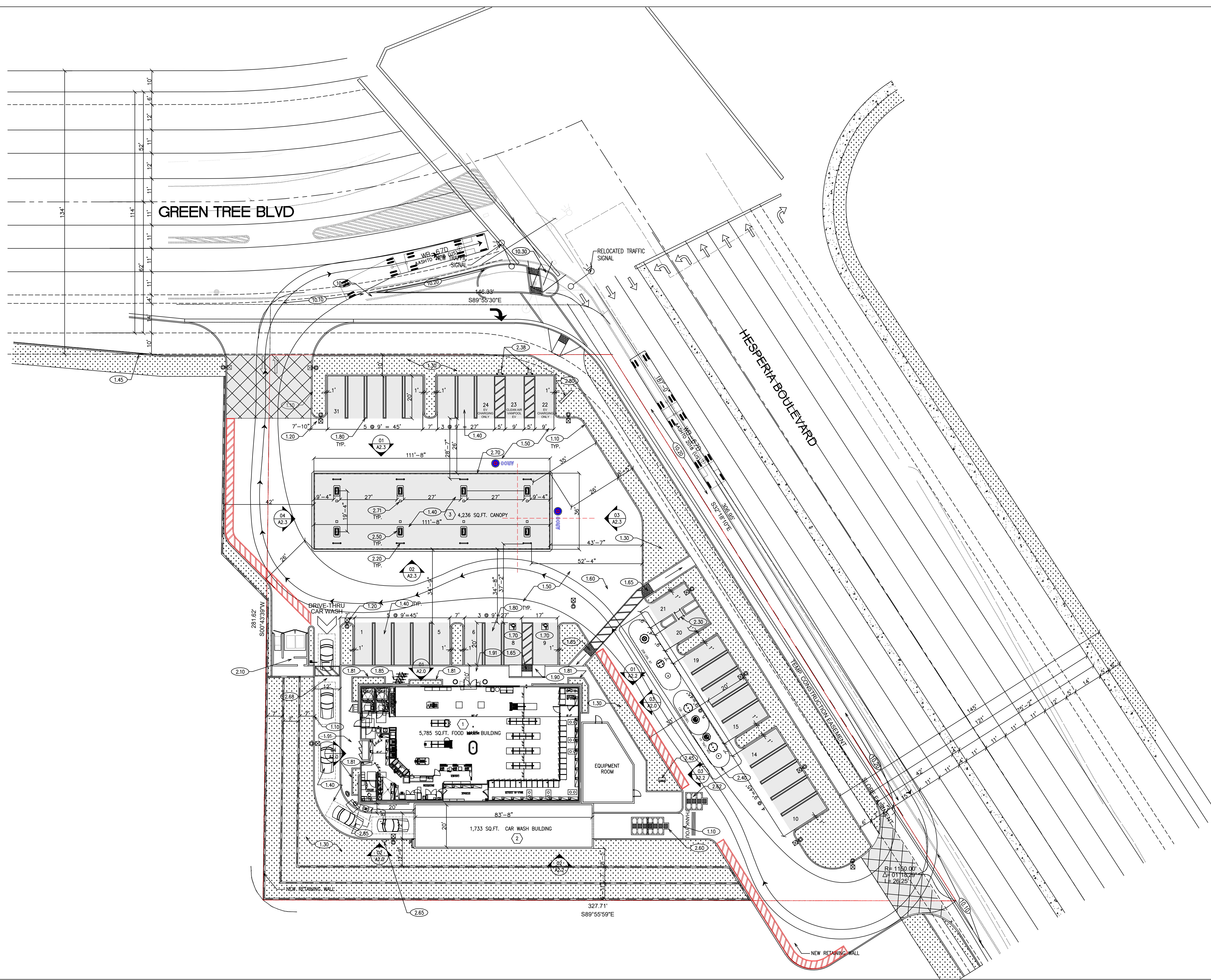
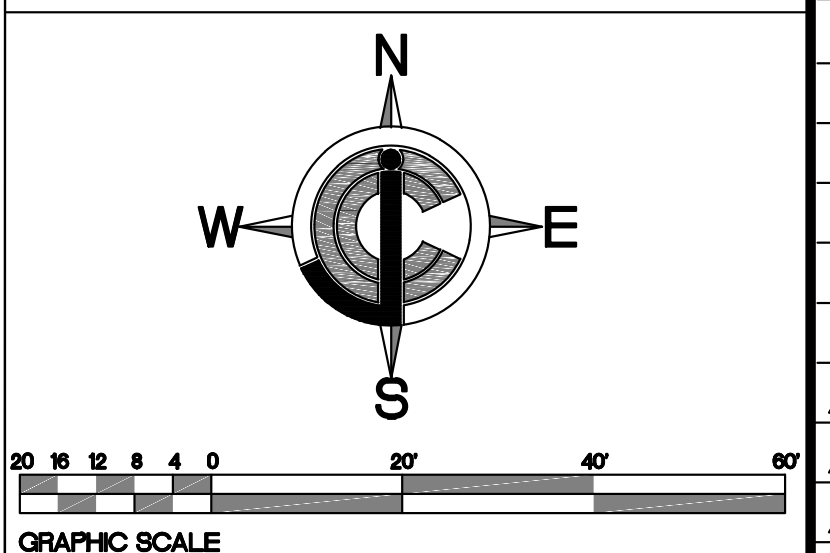


A:\INDEPENDENT\GREENTREE BLVD & HESPERIA RD (VICTORVILLE)\DWG\PROPOSED SITE PLAN

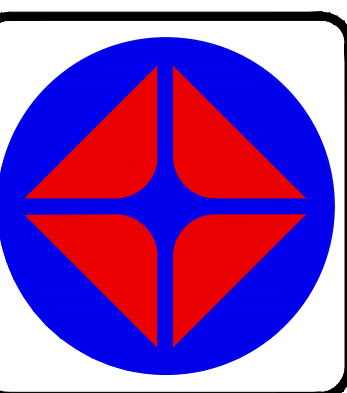
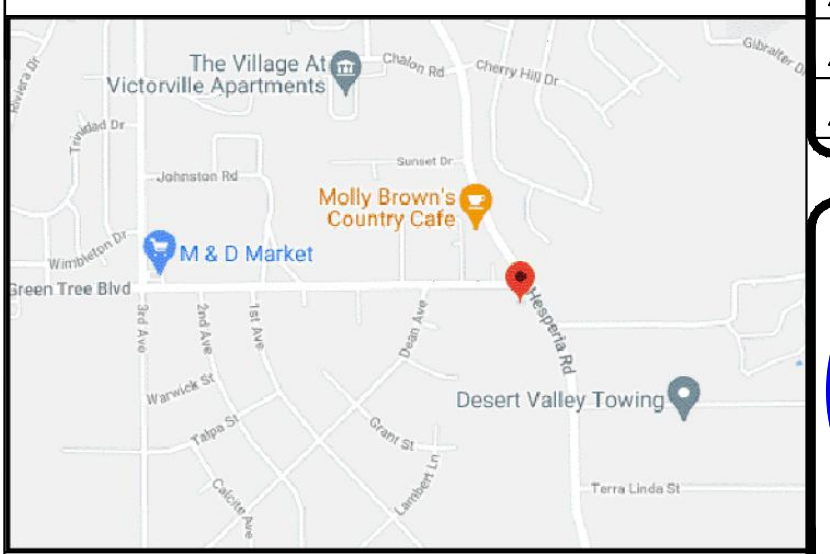


NORTH ARROW/GRAPHIC SCALE



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VICINITY MAP



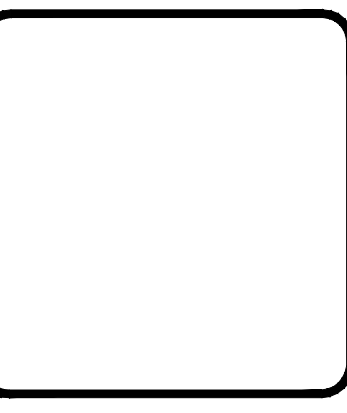
CONSTRUCTION NOTES

- 1.10 NEW 6" CONCRETE CURB
- 1.20 NEW AREA LIGHT
- 1.30 NEW LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 NEW 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 NEW COLORED STAMPED CONCRETE AT DRIVEWAYS
- 1.50 NEW 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN REPORT IF AVAILABLE.
- 1.60 NEW 48" HANDICAP PATH OF TRAVEL (SLOPE NOT TO EXCEED EACH WAY)
- 1.65 NEW TRUNCATED DOME WITH MINIMUM 36" WIDTH TO BE INSTALLED
- 1.70 NEW 17'X20' HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.80 NEW 9'X20' STANDARD PARKING SPACES
- 1.81 NEW RAISED PLANTER
- 1.85 NEW BICYCLE RACK
- 1.90 NEW CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 NEW CONCRETE SIDEWALK (MIN. 48" WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 NEW TRASH ENCLOSURE WITH (3) STEEL GATES
- 2.20 NEW 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.30 NEW AIR/WATER UNIT
- 2.35 NEW VACUUM UNITS
- 2.38 NEW EV CHARGING STATION
- 2.40 NEW UNDERGROUND STORAGE TANKS UNDER REINFORCED CONCRETE SLAB
- 2.45 NEW UNDERGROUND TANK VENT RISERS
- 2.50 NEW CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (2) & 8" MAX. HEIGHT)
- 2.60 NEW 3,000 GALLON UNDERGROUND CLARIFIER
- 2.62 NEW 750 GALLON GREASE INTERCEPTOR
- 2.65 NEW PAYPOINT STATION
- 2.68 NEW CLEARANCE BAR
- 2.70 NEW FUELING CANOPY (16' CLEARANCE BELOW DECK)
- 2.71 NEW FUELING CANOPY COLUMNS
- 2.80 NEW ID SIGNAGE
- 2.85 FUTURE Q.S.R. MENU BOARD
- 10.10 NEW CONCRETE DRIVE APPROACH PER SB COUNTY STD 129B
- 10.20 NEW CONCRETE SIDEWALK PER SB COUNTY STD 109C
- 10.30 NEW CONCRETE CURB AND GUTTER PER SB COUNTY STD 110

SITE DATA INFORMATION

LOT AREA :	63,110 SQ.F.
STORE AREA:	5,785 SQ.FT.
CANOPY AREA:	4,236 SQ.FT.
CARWASH AREA:	1,813 SQ.FT.
EQUIPMENT ROOM AREA:	760 SQ.FT.
PARKING CALCULATION:	
STORE AREA / 200 =	5,785 / 200 = 28.9
HANDICAP	17'-0"X20'-0" 2
REGULAR	9'-0"X20'-0" 24
EV CHARGING	9'-0"X20'-0" 3
AIR/WATER	9'-0"X20'-0" 2
PARKING REQUIRED:	28.9
PARKING PROVIDED:	31

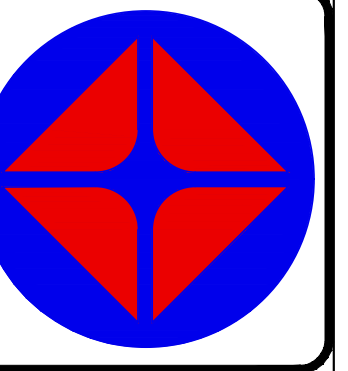
PLANS PREPARED BY:
A & S ENGINEERING INC.
 PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
 28405 SAND CANYON ROAD, SUITE B
 CANYON COUNTRY, CA 91387
 PHONE #: (661) 250-9300; FAX #: (661) 250-9333



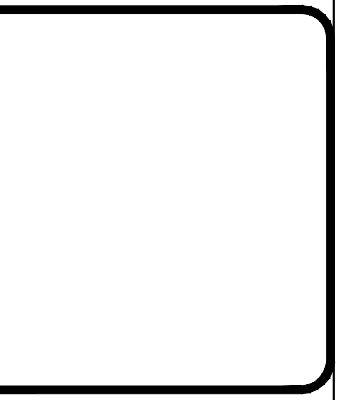
INDEPENDENT STATION
 ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
 VICTORVILLE, CA 92395

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DATE	09/13/2022
SHT. TITLE	SITE PLAN
JOB NUMBER	--
SHEET	PS1

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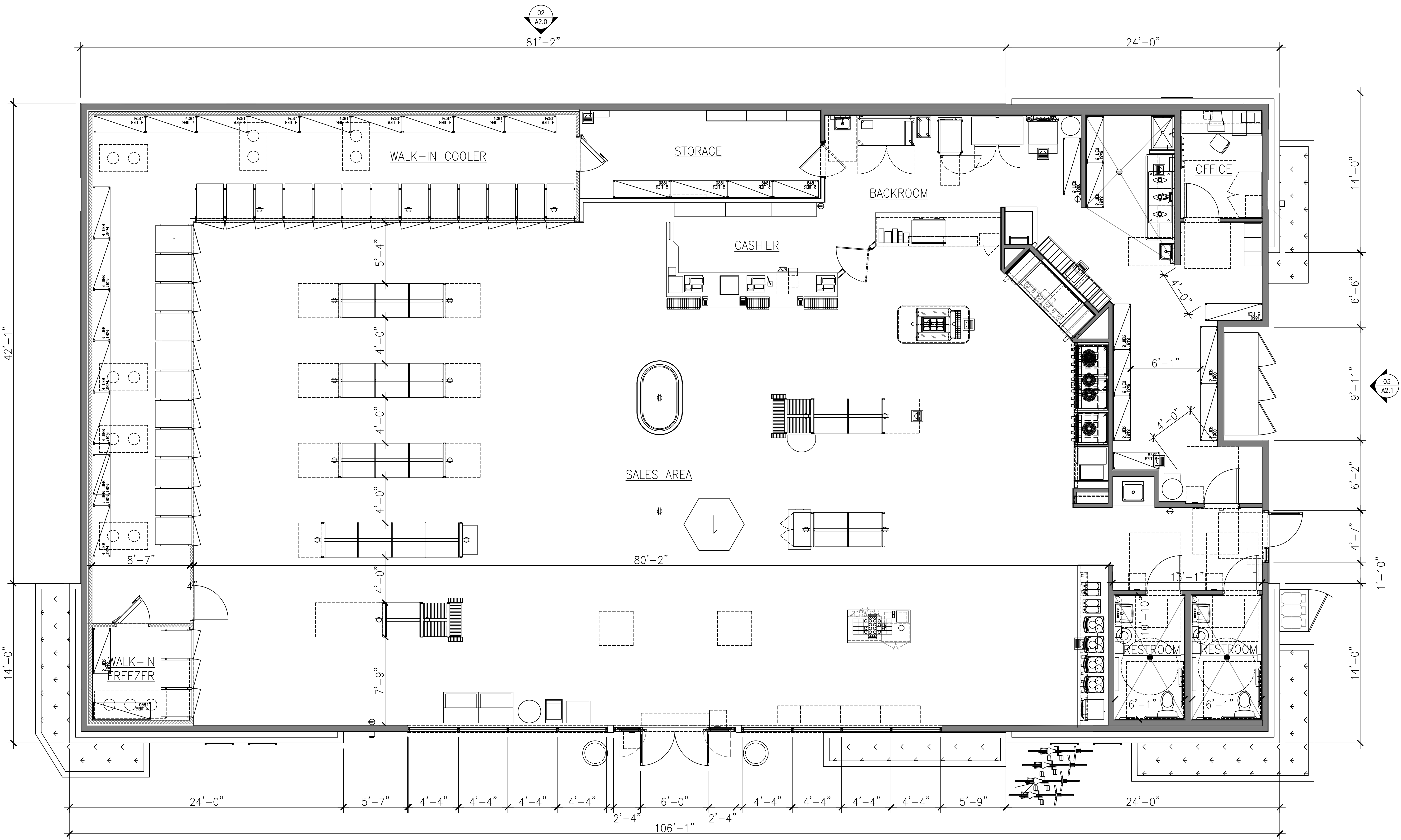
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 ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
 VICTORVILLE, CA 92395

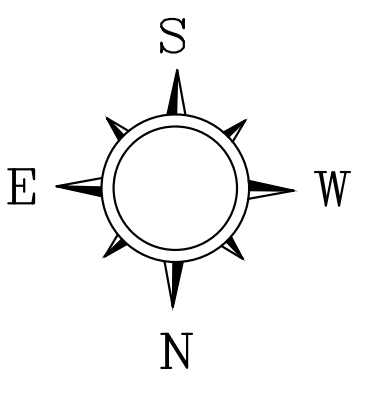
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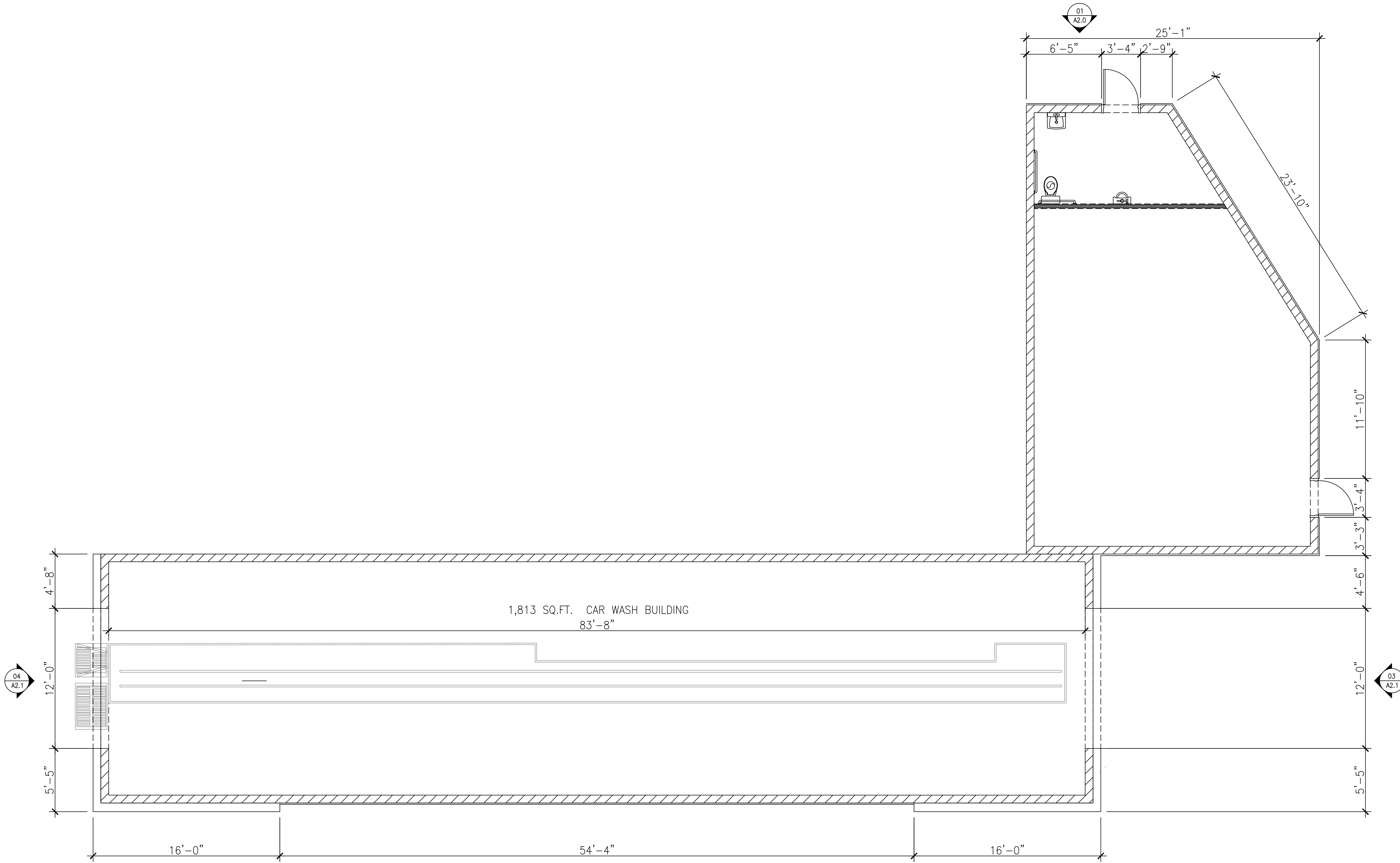


PROPOSED FOODMART PLAN

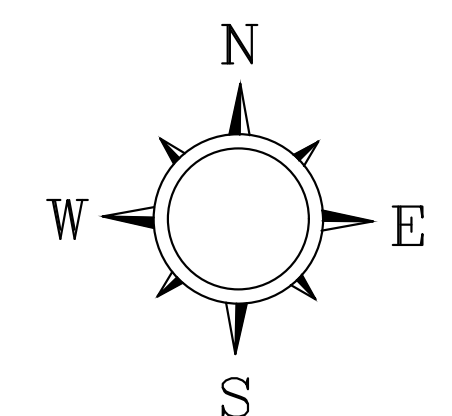
PS1 SCALE: 1/4"=1'-0"



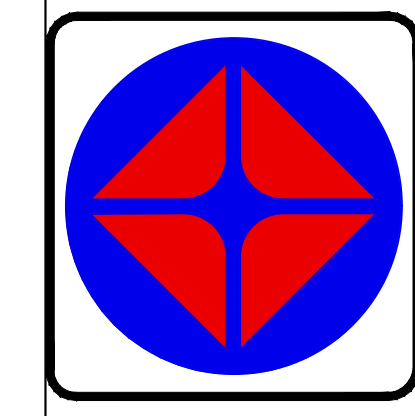
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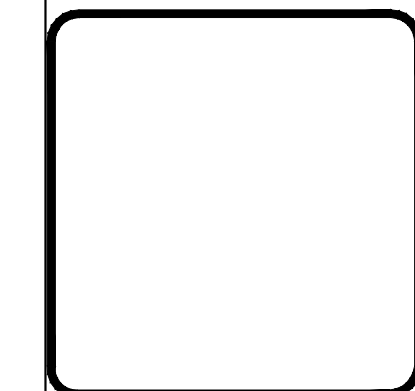
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PS1 **PROPOSED CARWASH & EQUIPMENT ROOM PLAN**
SCALE: 1/4"=1'-0"



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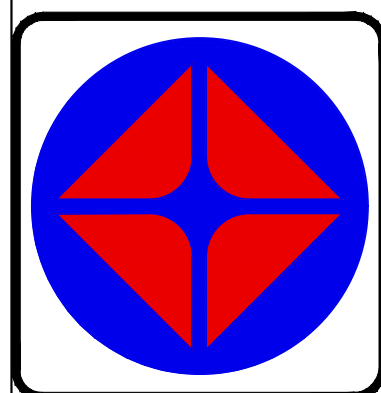


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 ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
 VICTORVILLE, CA 92395

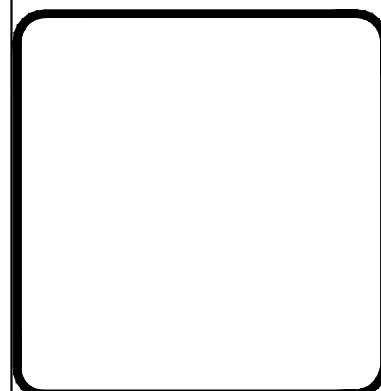
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CHECKED --
DATE 08/22/2023
SHT. TITLE PROPOSED CARWASH PLAN
JOB NUMBER -
SHEET A1.1

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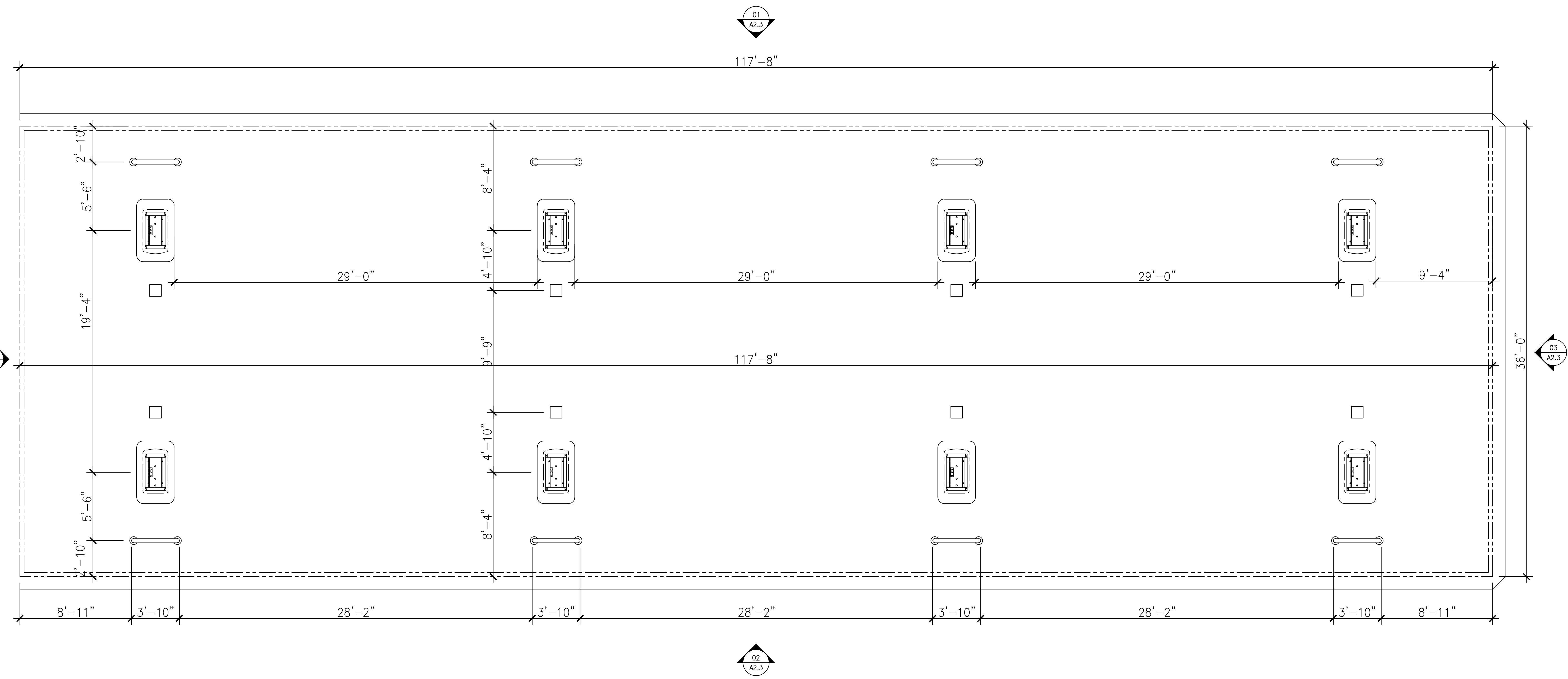
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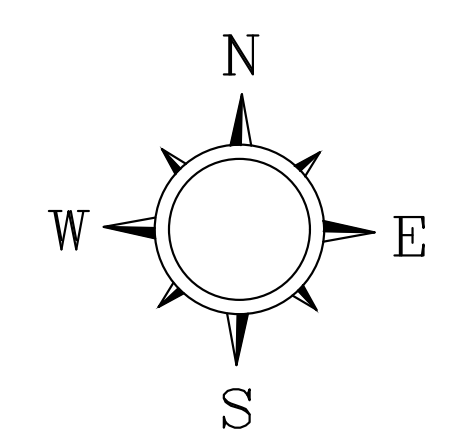
INDEPENDENT STATION
 ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
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SHT. TITLE	PROPOSED CANOPY PLAN
JOB NUMBER	-
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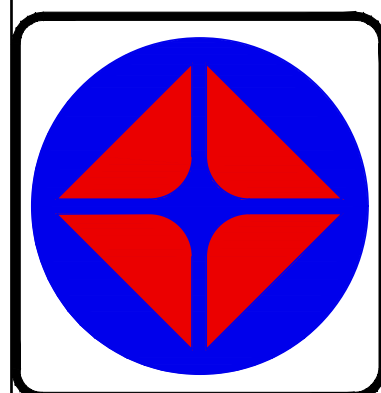


3 PROPOSED CANOPY PLAN
 PS1 SCALE: 1/4"=1'-0"

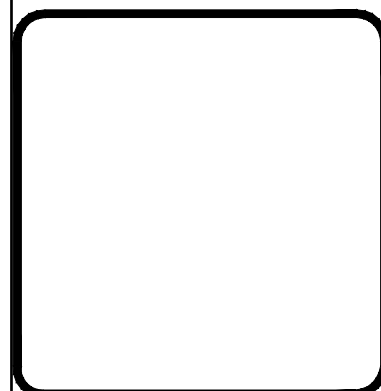


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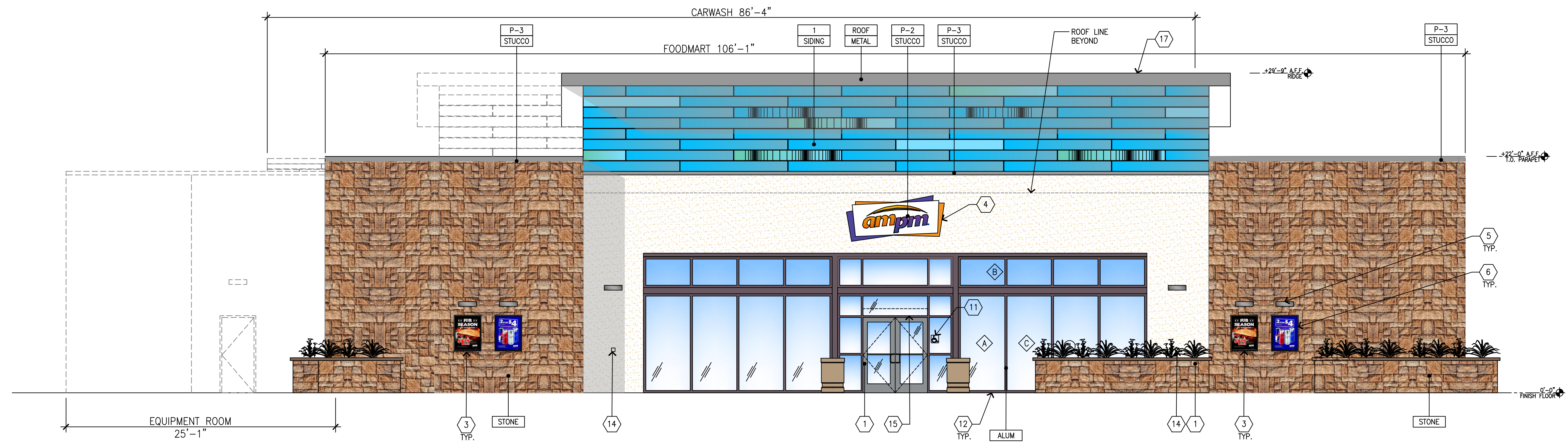


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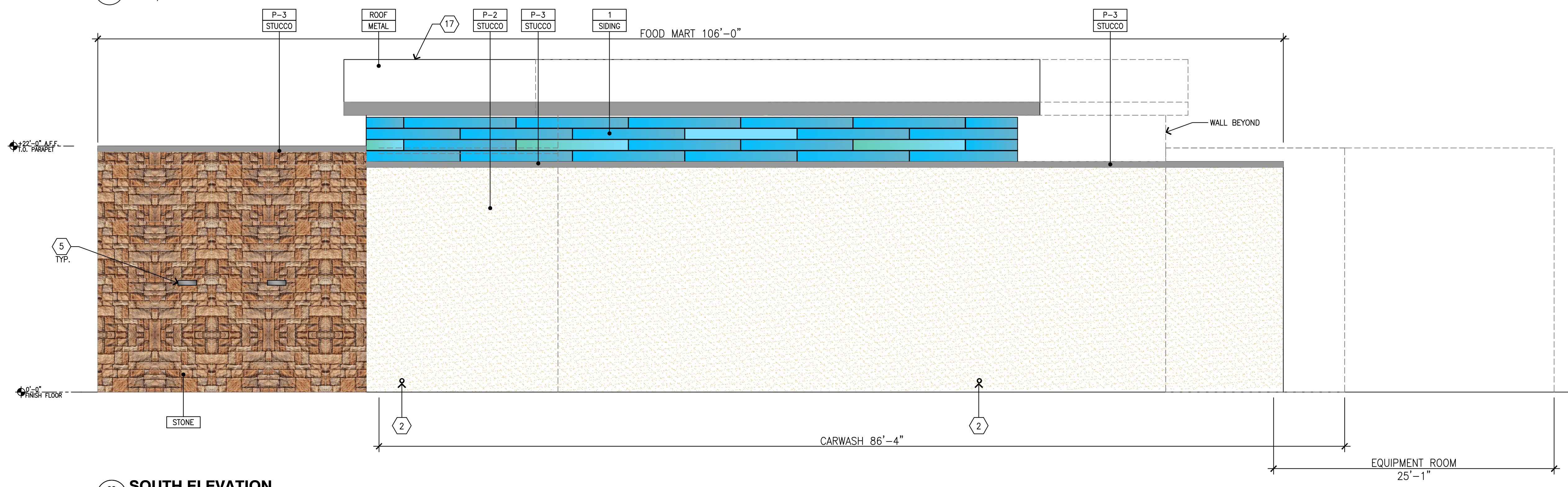


INDEPENDENT STATION
 ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
 VICTORVILLE, CA 92395

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DATE	08/22/2023
SHT. TITLE	FOODMART ELEVATIONS
JOB NUMBER	---
SHEET	A2.0



01 NORTH ELEVATION
 SCALE: 3/16"=1'-0"



02 SOUTH ELEVATION
 SCALE: 3/16"=1'-0"

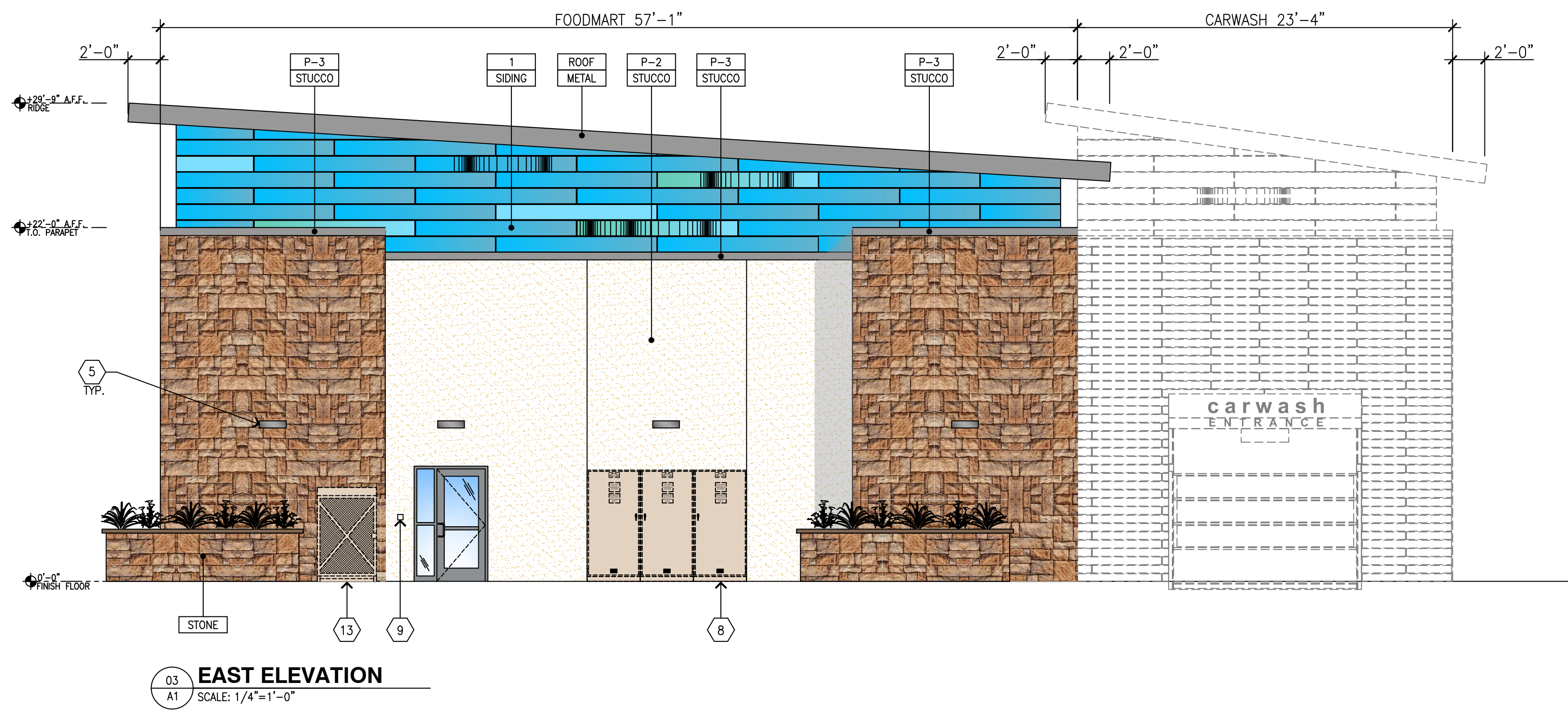
KEYED NOTES	
1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 FOR SPECIFICATION	11 6"x6" MIN. ISA SIGN AT ACCESSIBLE ENTRANCES MOUNTED 60" A.F.F. TO CENTERLINE
2 OVERFLOW DRAIN	12 NEW TRASH BIN PER MANUFACTURER.(TYP OF 2) REFER TO SHEET Q2.1 FOR SPECIFICATION
3 WALL POSTER	13 PORTABLE PROPANE TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
4 LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN	14 EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS
5 WALL MOUNTED LED FIXTURE	15 AIR CURTAIN BEYOND, REFER TO SHEET A2.3 AND MECHANICAL PLANS
6 WALL MOUNTED SIGN LIGHTING	16 N/A
7 N/A	17 STANDING SEAM METAL ROOF.
8 MAIN SWITCHGEAR	18 N/A
9 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION	
10 N/A	

GENERAL NOTES
 A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

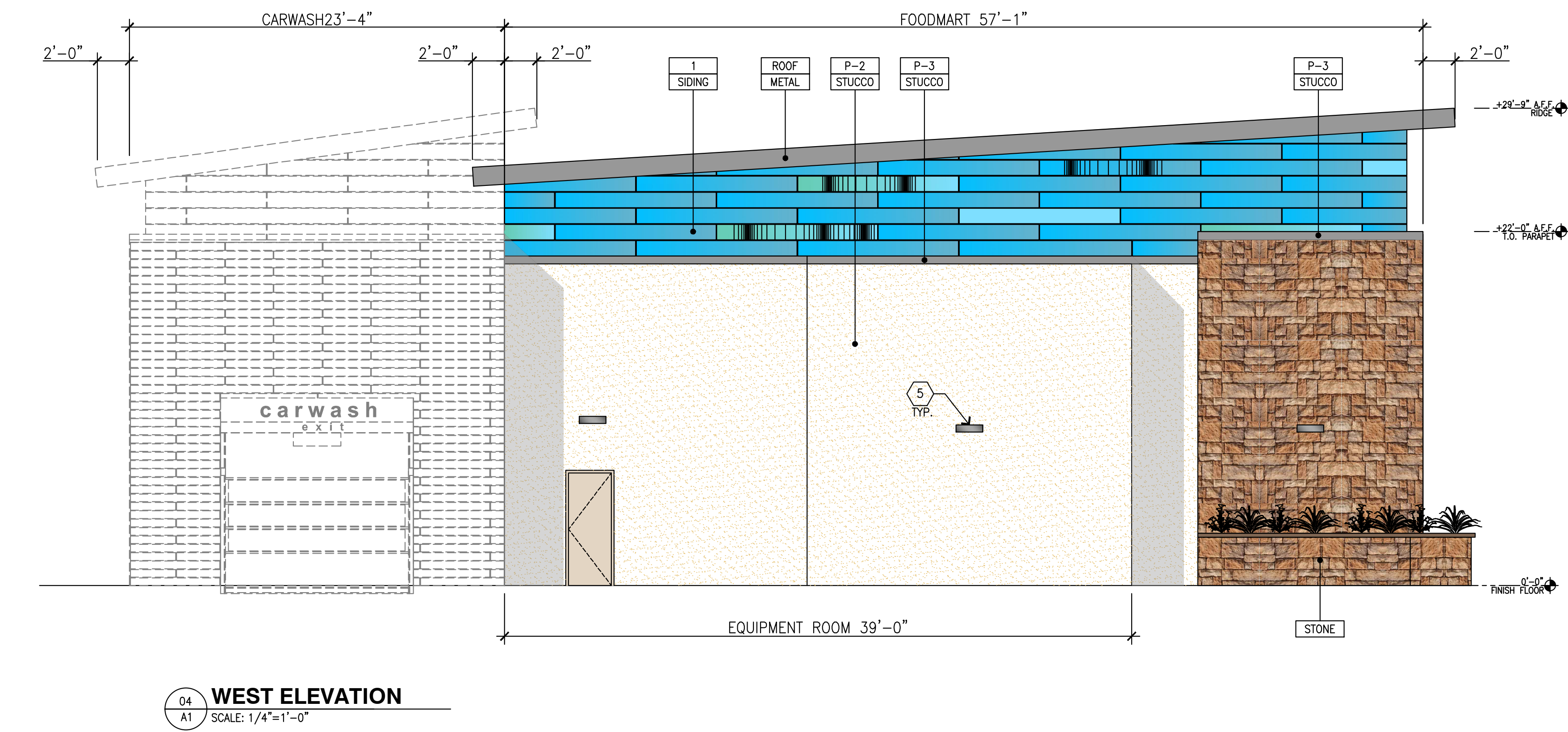
MATERIAL LEGEND	
STONE	CULTURED STONE MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING. MFG: CULTURED STONE
STUCCO	3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;TEXTURE: FINE SAND FINISH
ALUM	CLEAR ANODIZED ALUMINUM
ROOF	20 GAUGE SHOP FORMED METAL COPING, PAINT GRAY COLOR
SIDING 1	3/8" THICK X17.7/8"x71.9/16" NICHIBA FIBER CEMENT "ILLUMINATION BAY BLUE" AWP 1818 OVER 2-LAYERS GRADE "D" PAPER, OVER FURRING WALL PER SECTIONS. INSTALL PER MANUFACTURER SPEC
SIDING 2	3/8" THICK X17.7/8"x71.9/19" NICHIBA FIBER CEMENT "WINTAGE WOOD CEDAR" AWP 1818 OVER 2-LAYERS GRADE "D" PAPER OVER 1/2" PLYWOOD SHEATHING PER MANUFACTURER SPEC.

COLOR LEGEND	
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

H:\INDEPENDENT\GREEN TREE @ HESPERIA RD (VICTORVILLE)\DWG\PROPOSED SITE PLAN



03 EAST ELEVATION
A1 SCALE: 1/4"=1'-0"



04 WEST ELEVATION
A1 SCALE: 1/4"=1'-0"

KEYED NOTES

- 1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET A5.1 FOR SPECIFICATION
- 2 OVERFLOW DRAIN
- 3 WALL POSTER
- 4 LARGE INTERNALLY ILLUMINATED SURFACE MOUNTED WALL SIGN
- 5 WALL MOUNTED LED FIXTURE
- 6 WALL MOUNTED SIGN LIGHTING
- 7 N/A
- 8 MAIN SWITCHGEAR
- 9 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION
- 10 N/A
- 11 6"x6" MIN. ISA SIGN AT ACCESSIBLE ENTRANCES MOUNTED 60" A.F.F. TO CENTERLINE
- 12 NEW TRASH BIN PER MANUFACTURER.(TYP OF 2) REFER TO SHEET Q2.1 FOR SPECIFICATION
- 13 PORTABLE PROPANE TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
- 14 EMERGENCY SHUT OFF SWITCH, VERIFY LOCATION PRIOR TO INSTALLATION. REFER TO ELECTRICAL SHEETS FOR SPECIFICATIONS
- 15 AIR CURTAIN BEYOND, REFER TO SHEET A2.3 AND MECHANICAL PLANS
- 16 N/A
- 17 STANDING SEAM METAL ROOF.
- 18 N/A

GENERAL NOTES

A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.

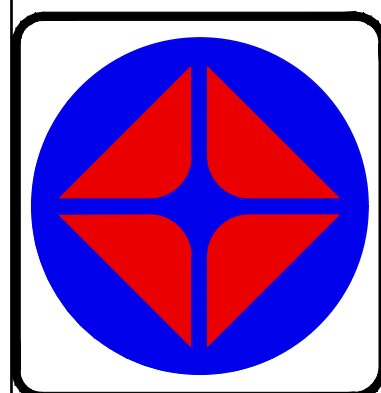
MATERIAL LEGEND

- STONE CULTURED STONE MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING. MFG: CULTURED STONE
- ROOF 20 GAUGE SHOP FORMED METAL COPING, PAINT GRAY COLOR
- SIDING 1 5/8" THICK X17.7/8"x71.9/16" NICHIBA FIBER CEMENT "ILLUMINATION BAY BLUE" AWP 1818 OVER 2-LAYERS GRADE "D" PAPER, OVER FURRING WALL PER SECTIONS. INSTALL PER MANUFACTURER SPEC
- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;TEXTURE: FINE SAND FINISH
- ALUM CLEAR ANODIZED ALUMINUM
- SIDING 2 5/8" THICK X17.7/8"x71.9/19" NICHIBA FIBER CEMENT "WINTAGE WOOD CEDAR" AWP 1818 OVER 2-LAYERS GRADE "D" PAPER OVER 1/2" PLYWOOD SHEATHING PER MANUFACTURER SPEC.

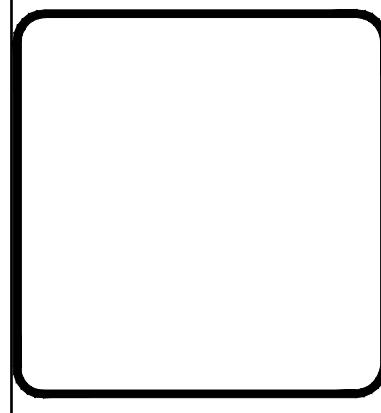
COLOR LEGEND

- P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
- P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

REVISIONS	BY
△ 10/12/2022	ER
△ 11/15/2023	AR



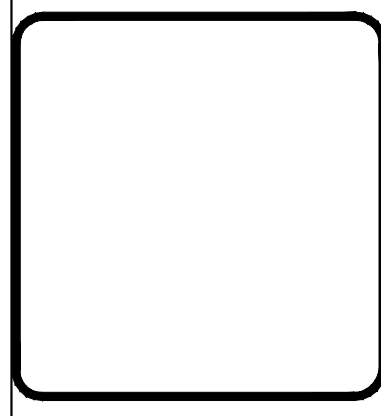
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28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333



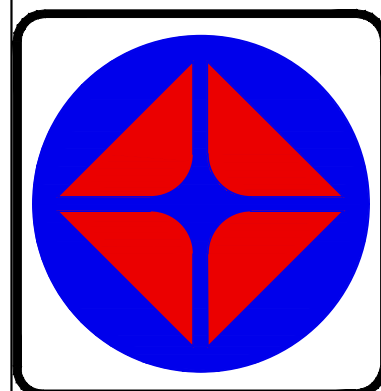
INDEPENDENT STATION
ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
VICTORVILLE, CA 92395

DRAWN AR
CHECKED ---
DATE 08/22/2023
SHT. TITLE FOODMART ELEVATIONS
JOB NUMBER ---
SHEET A2.1

REVISIONS	BY
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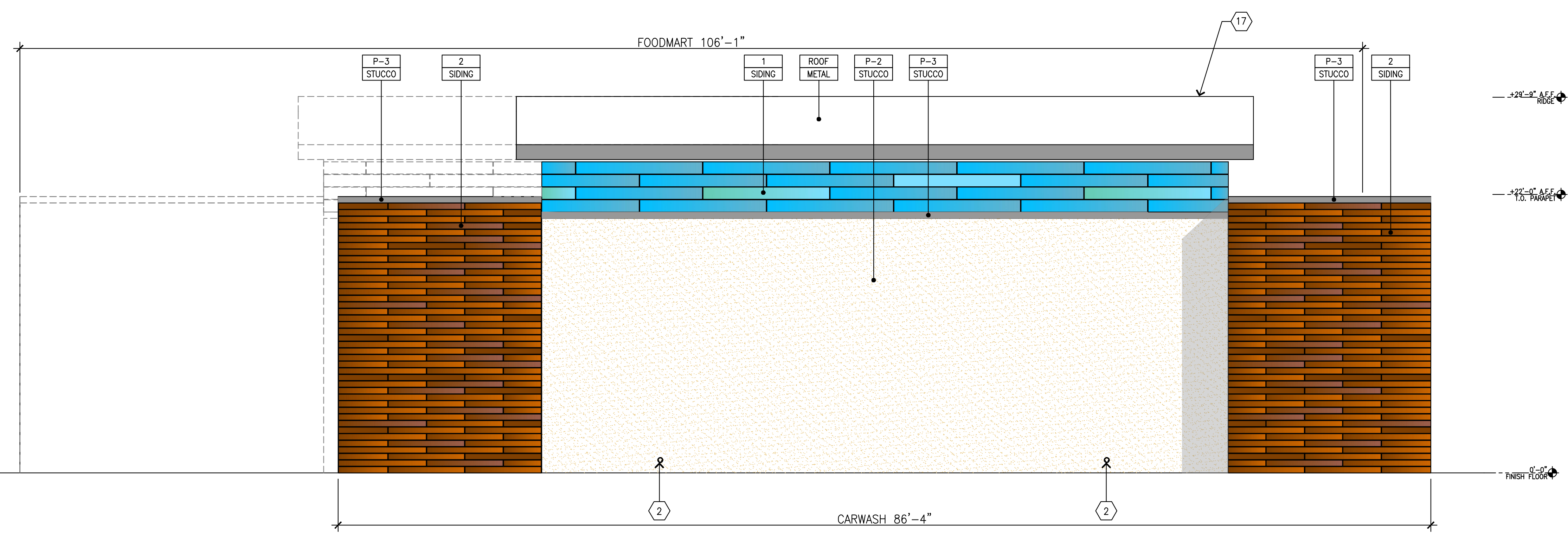


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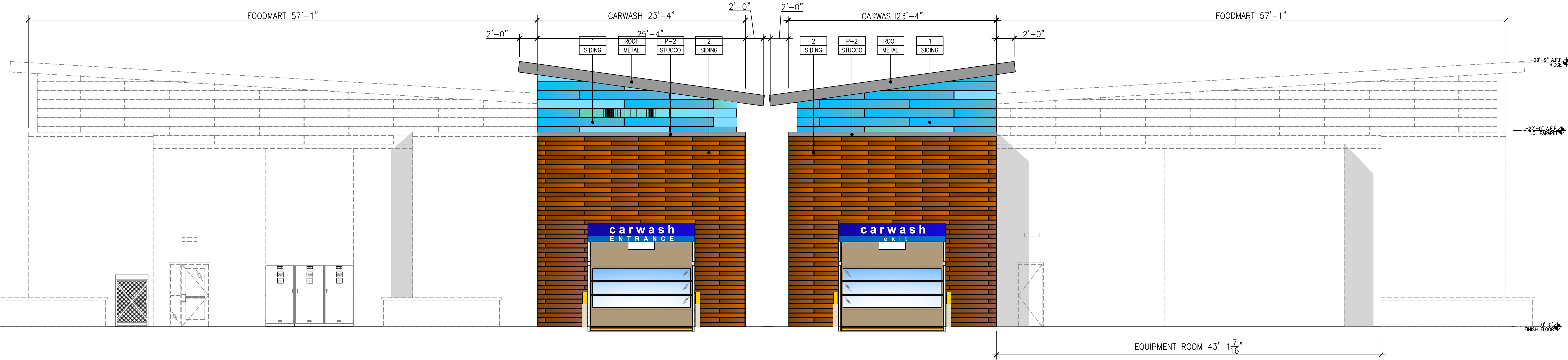


INDEPENDENT STATION
 ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
 VICTORVILLE, CA 92395

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DATE	08/22/2023
SHT. TITLE	CARWASH ELEVATIONS
JOB NUMBER	---
SHEET	A2.2



01 NORTH ELEVATION
 A1.1 SCALE: 3/16"=1'-0"



03 EAST ELEVATION
 A1.1 SCALE: 3/16"=1'-0"

04 WEST ELEVATION
 A1.1 SCALE: 3/16"=1'-0"

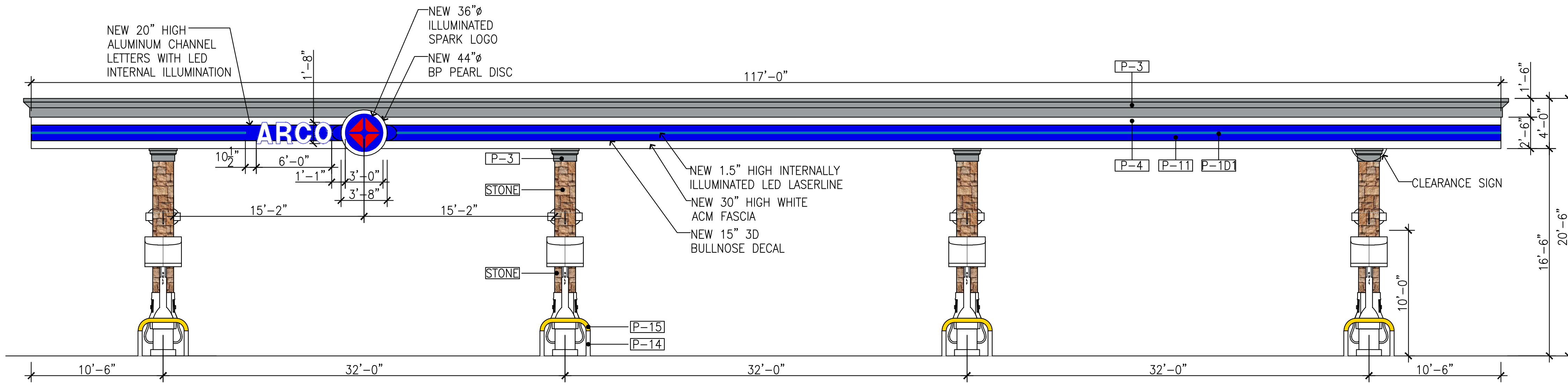
KEYED NOTES	
1 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM, REFER TO SHEET AS.1 FOR SPECIFICATION	11 6"x6" MIN. ISA SIGN AT ACCESSIBLE ENTRANCES MOUNTED 60" A.F.F. TO CENTERLINE
2 OVERFLOW DRAIN	12 NEW TRASH BIN PER MANUFACTURER.(TYP OF 2) REFER TO SHEET Q2.1 FOR SPECIFICATION
3 WALL POSTER	13 PORTABLE PROPANE TANK DISPLAY, REFER TO SHEET Q2.1 FOR SPECIFICATION
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6 WALL MOUNTED SIGN LIGHTING	16 N/A
7 N/A	17 STANDING SEAM METAL ROOF.
8 MAIN SWITCHGEAR	18 N/A
9 CO2 FILL/VENT BOX, VERIFY LOCATION PRIOR TO INSTALLATION	
10 N/A	

GENERAL NOTES	
A. REVEAL LOCATIONS IN FINISH SYSTEM SHOWN ARE TO ALIGN AS CLOSELY AS POSSIBLE TO ELEVATIONS.	

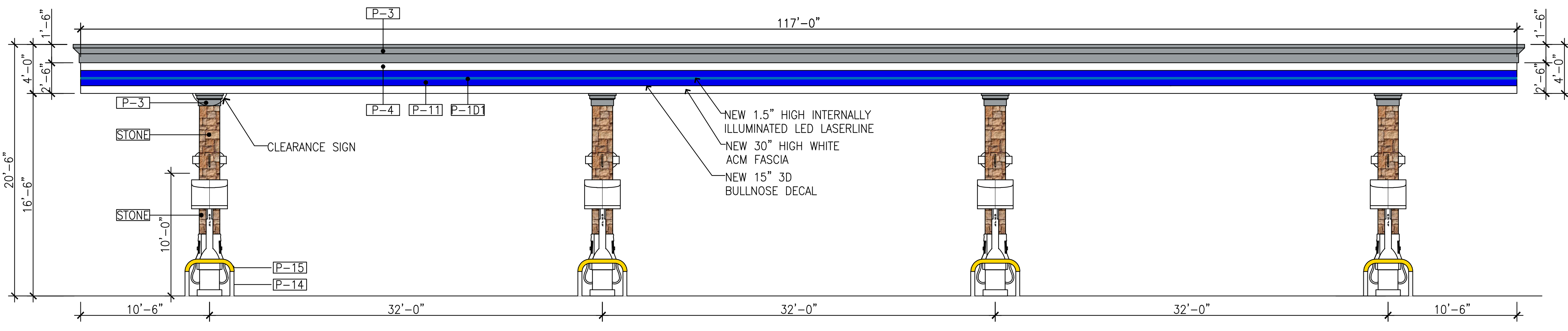
MATERIAL LEGEND	
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STUCCO	3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS;TEXTURE: FINE SAND FINISH
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ROOF	20 GAUGE SHOP FORMED METAL COPING, PAINT GRAY COLOR
SIDING 1	3/8" THICK X17.7/8"x71.9/16" NICHIIA FIBER CEMENT "ILLUMINATION BAY BLUE" AWP 1818 OVER 2-LAYERS GRADE "D" PAPER, OVER FURRING WALL PER SECTIONS. INSTALL PER MANUFACTURER SPEC
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COLOR LEGEND	
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH

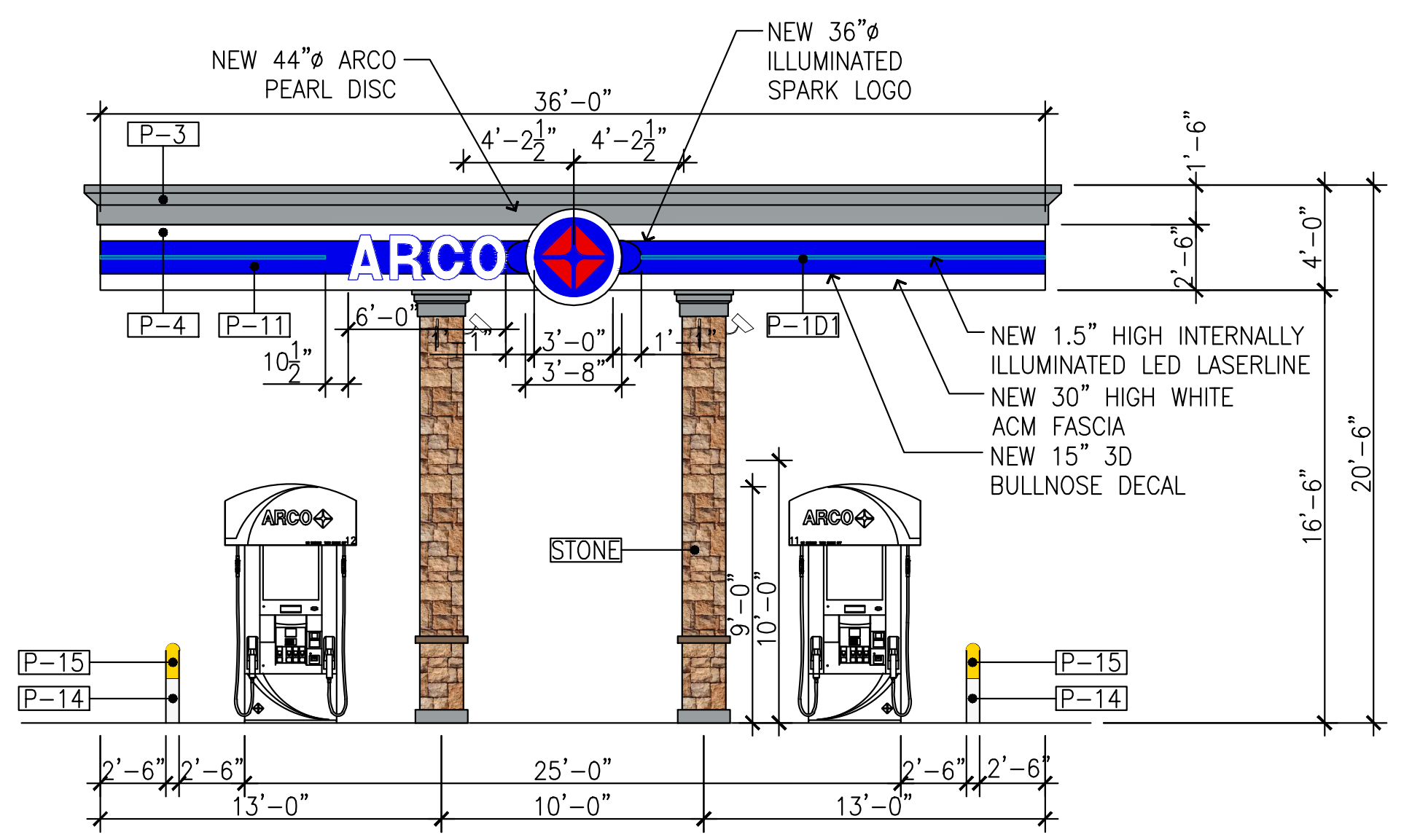
H:\INDEPENDENT GREEN TREE @ HESPERIA RD (VICTORVILLE)\DWG\PROPOSED SITE PLAN



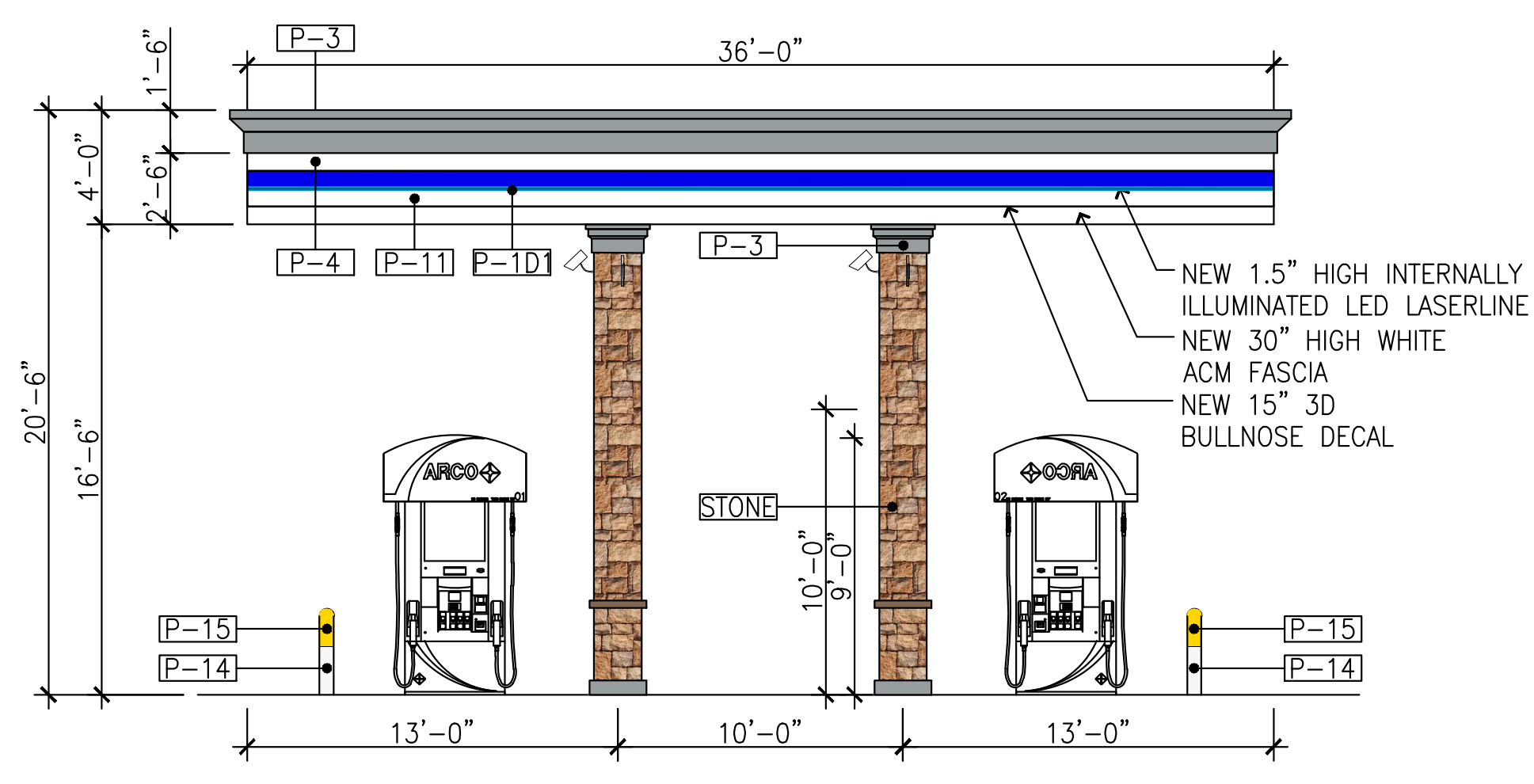
01 NORTH ELEVATION
A1.2 SCALE: 3/16"=1'-0"



02 SOUTH ELEVATION
A1.2 SCALE: 3/16"=1'-0"



03 EAST ELEVATION
A1.2 SCALE: 3/16"=1'-0"



04 WEST ELEVATION
A1.2 SCALE: 3/16"=1'-0"

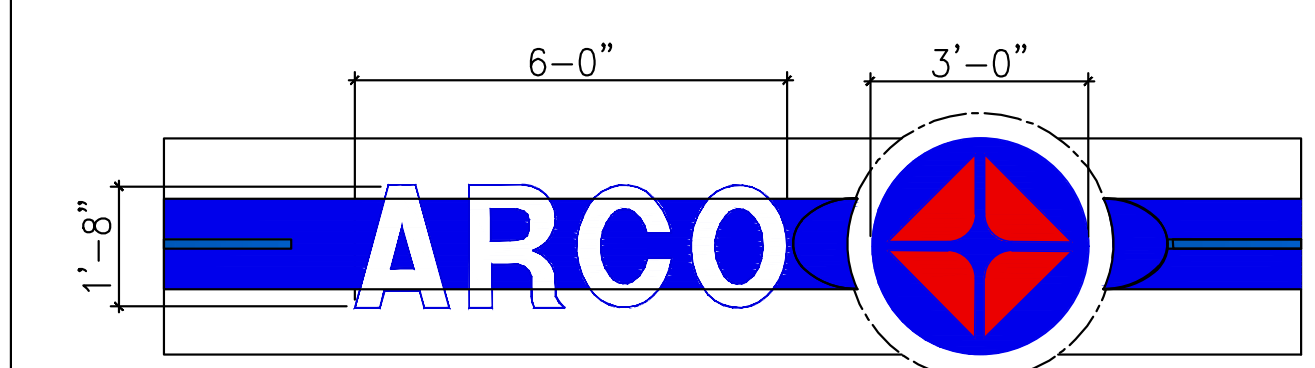
COLOR LEGEND

	P-1	BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
	P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
	P-3	BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH
	P-4	HIGH HIDING WHITE -GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)
	P-11	ARCO BLUE -ICI PAINTS, IN DEVELOPMENT -SHERWIN WILLIAMS, HYDROGLOSS B651184, CUSTOM COLOR -BENJAMIN MOORE, ARCO BLUE - PMS 288C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X
	P-D1	ARCO LIGHT BLUE (APPLIED VINYL FILM) -AVERY, UC 900-682-0 (A9582-0) "PANTONE PROCESS BLUE" -3M, 3560-57 "OLYMPIC BLUE"
	P-14	BP PEARL -GLIDDEN PROFESSIONAL, ORDER #A0083, SPEC #38YY 72/117, "INDIAN LEGEND" -SHERWIN WILLIAMS, SW6119, "ANTIQUE WHITE" -BENJAMIN MOORE, OC-8, "ELEPHANT TUSK" - P28 4B DTM (GALLON)
	P-15	YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

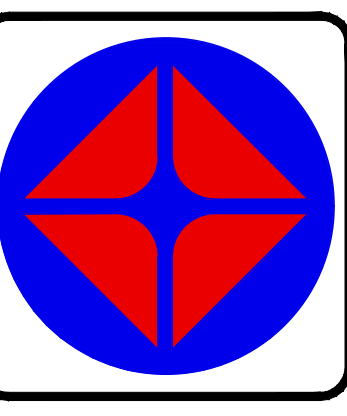
	STONE	CULTURED STONE MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING. MFG: CULTURED STONE
--	-------	--

ARCO SIGN:

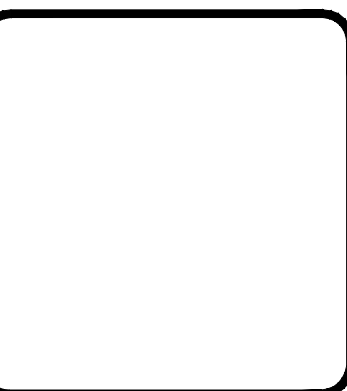


- 1 ARCO SIGN (TYP. OF 2): 6'-0 x 1'-8" = 10.02 SQ.FT.
- 2 SPARK LOGO (TYP. OF 3): 3.1416 X (1'-6")² = 3.1416 x 2.25 = 7.06 SQ.FT.

REVISIONS	BY
	10/12/2022 ER
	11/15/2022 AR



PLANS PREPARED BY:
A & S ENGINEERING INC.
PLANNING ENGINEERING CONSTRUCTION MANAGEMENT
28405 SAND CANYON ROAD, SUITE B
CANYON COUNTRY, CA 91387
PHONE #: (661) 250-9300; FAX #: (661) 250-9333

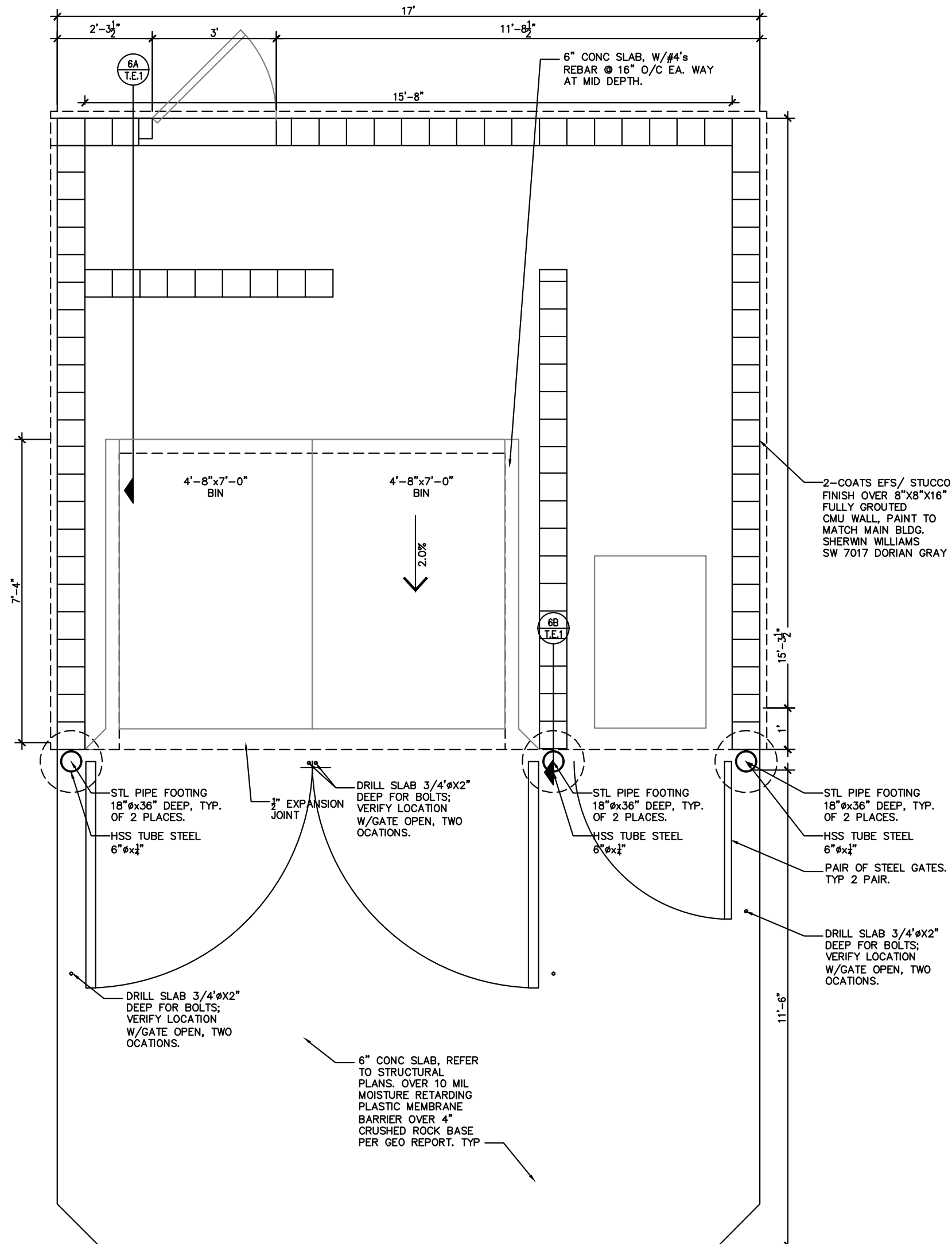


INDEPENDENT STATION
ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
VICTORVILLE, CA 92395

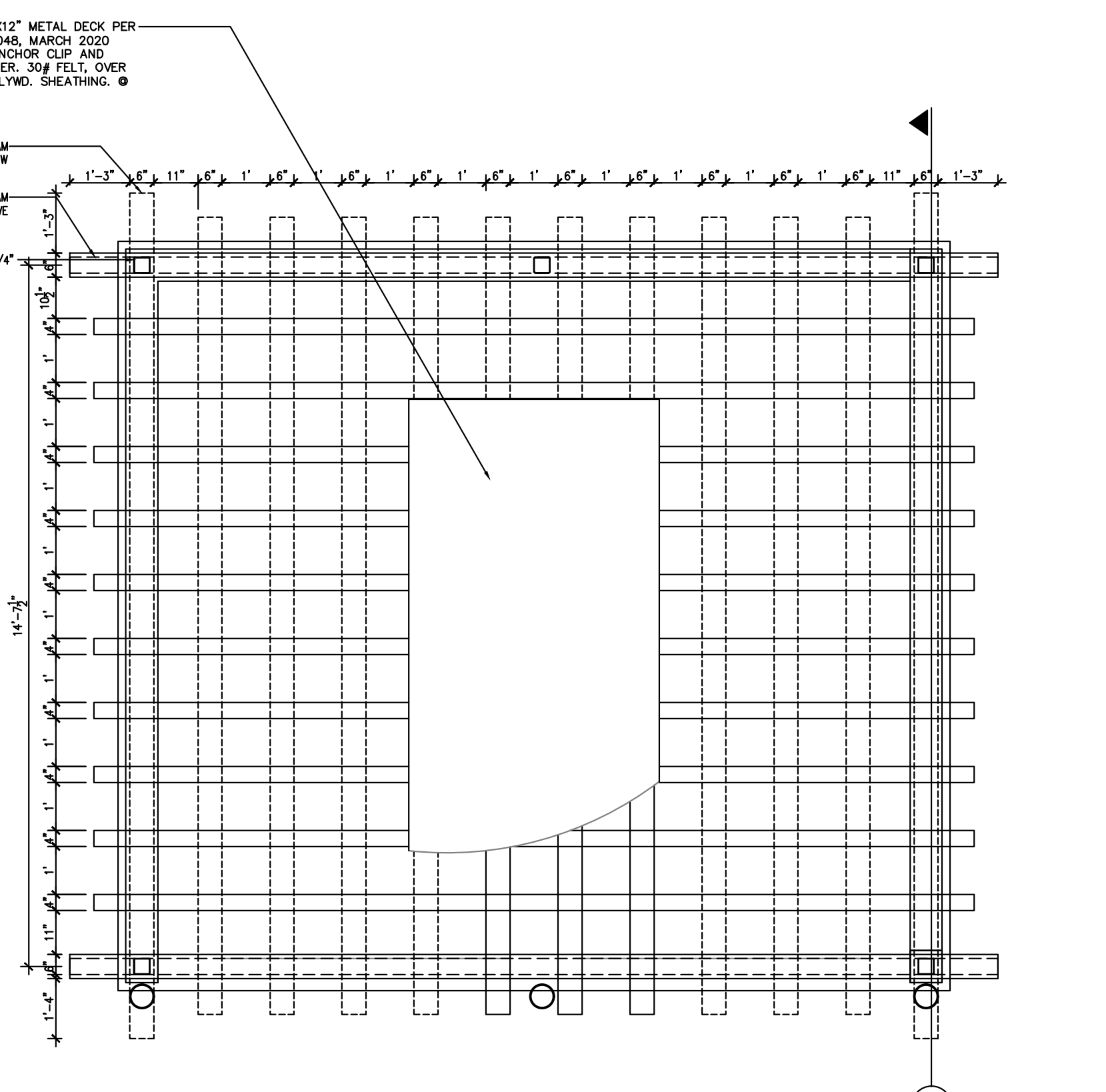
DRAWN	AR
CHECKED	--
DATE	08/22/2023
SHT. TITLE	CANOPY ELEVATIONS
JOB NUMBER	--
SHEET	--

A2.3

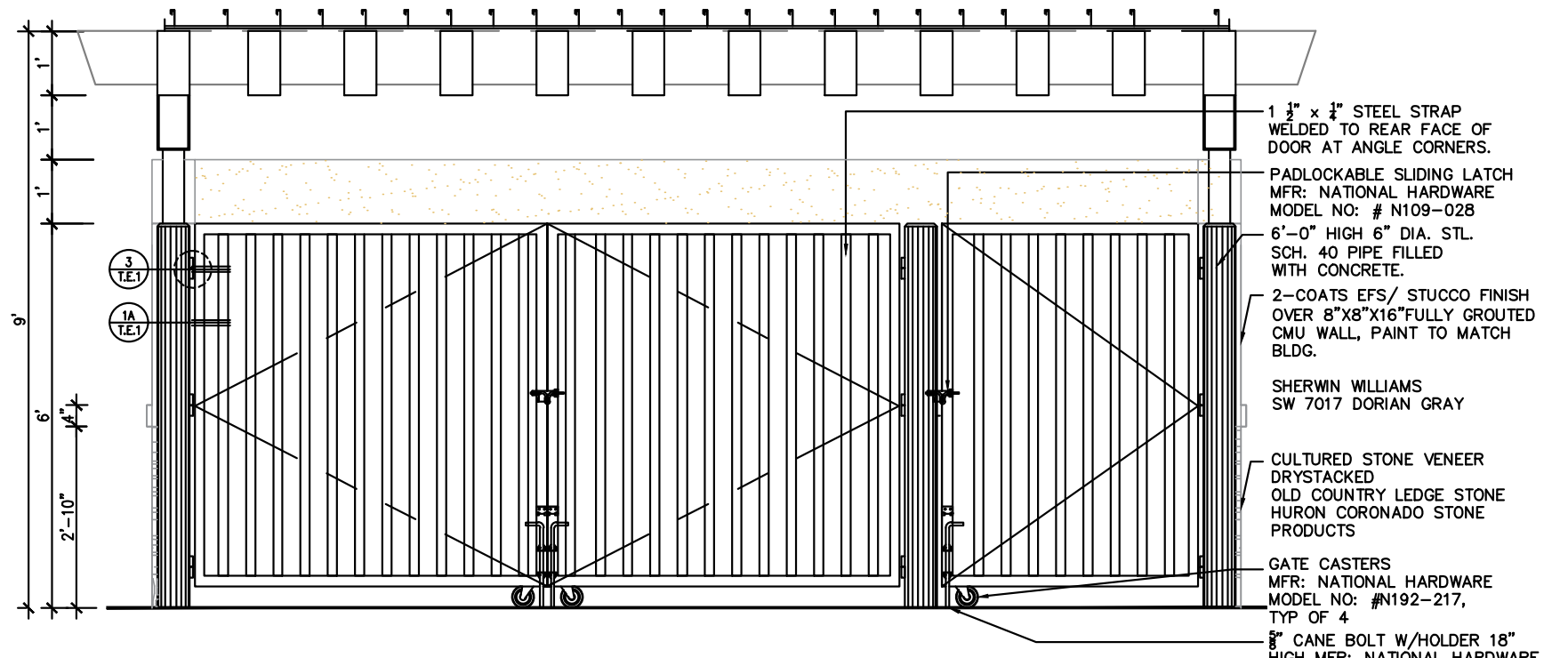
H:\INDEPENDENT\GREEN TREE BLVD & HESPERIA RD (VICTORVILLE)\DWG\PROPOSED SITE PLAN



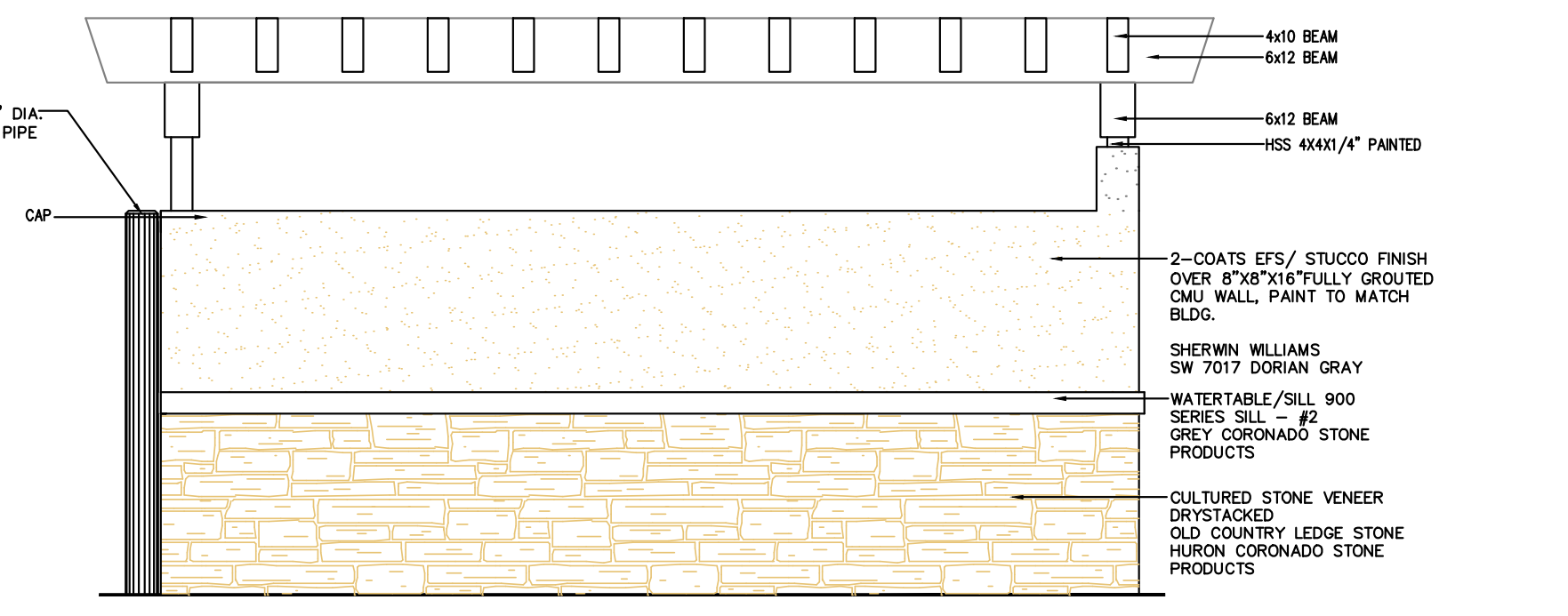
1 TRASH / RECYCLE ENCLOSURE PLAN
SCALE: 3/8"=1'-0"



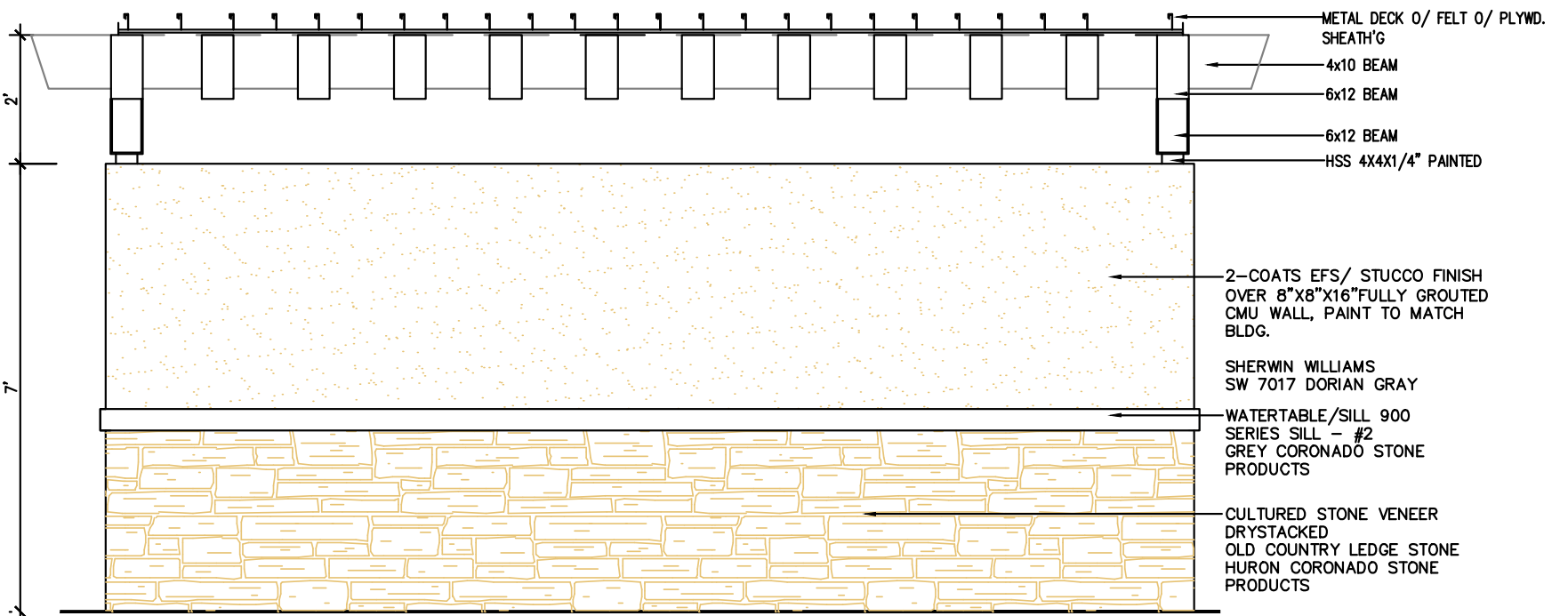
7 ROOF PLAN
SCALE: 1/2"=1'-0"



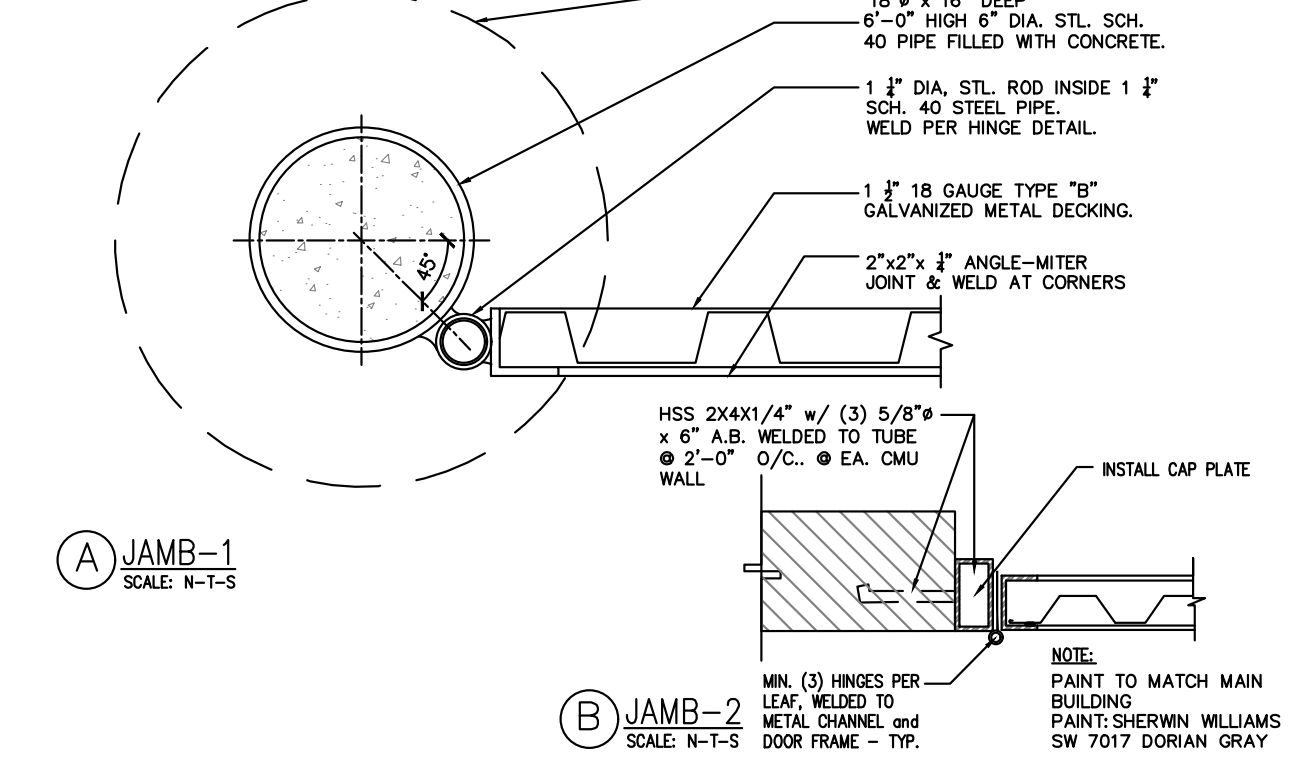
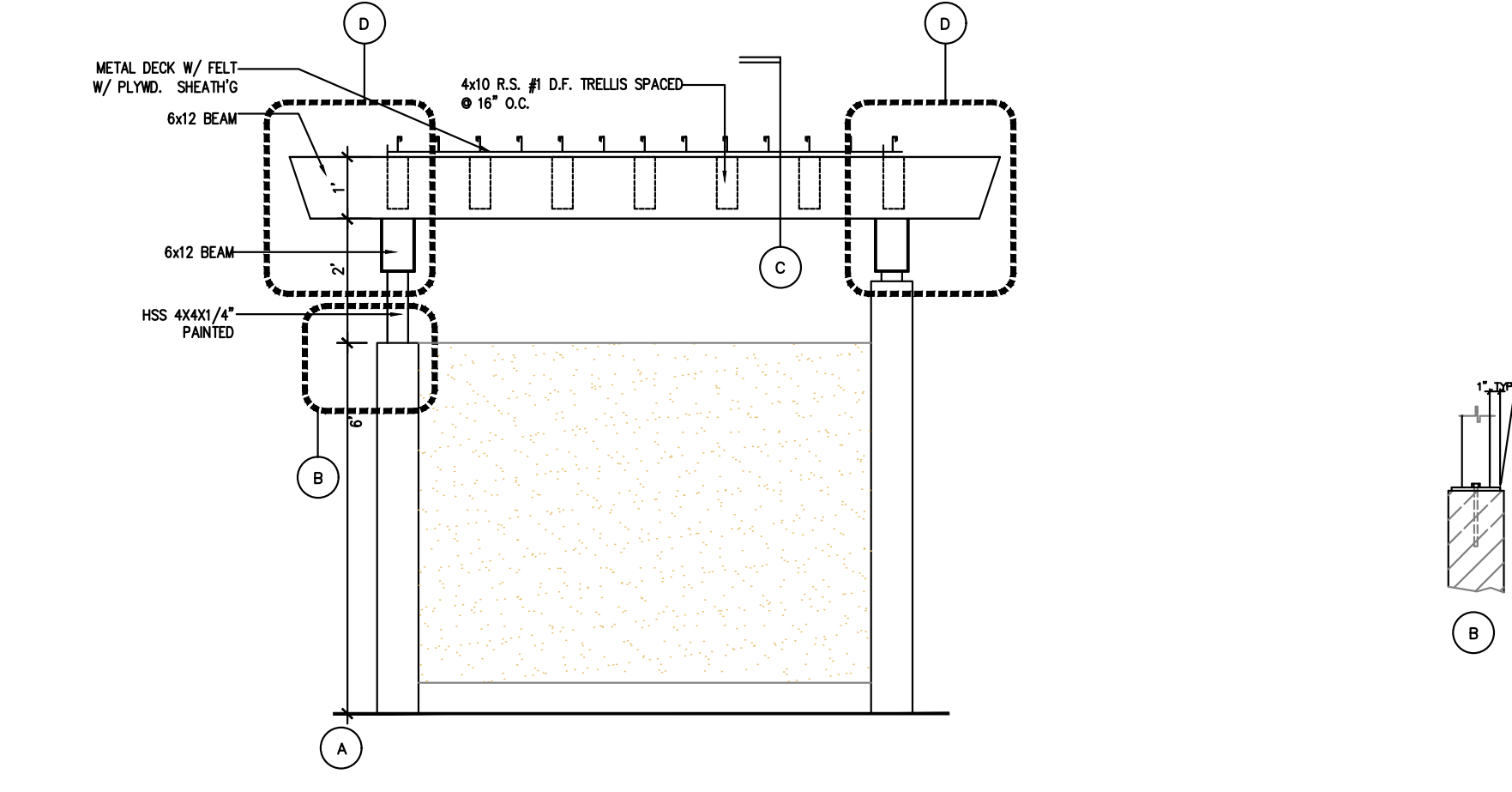
2 FRONT ELEVATION
SCALE: 3/8"=1'-0"



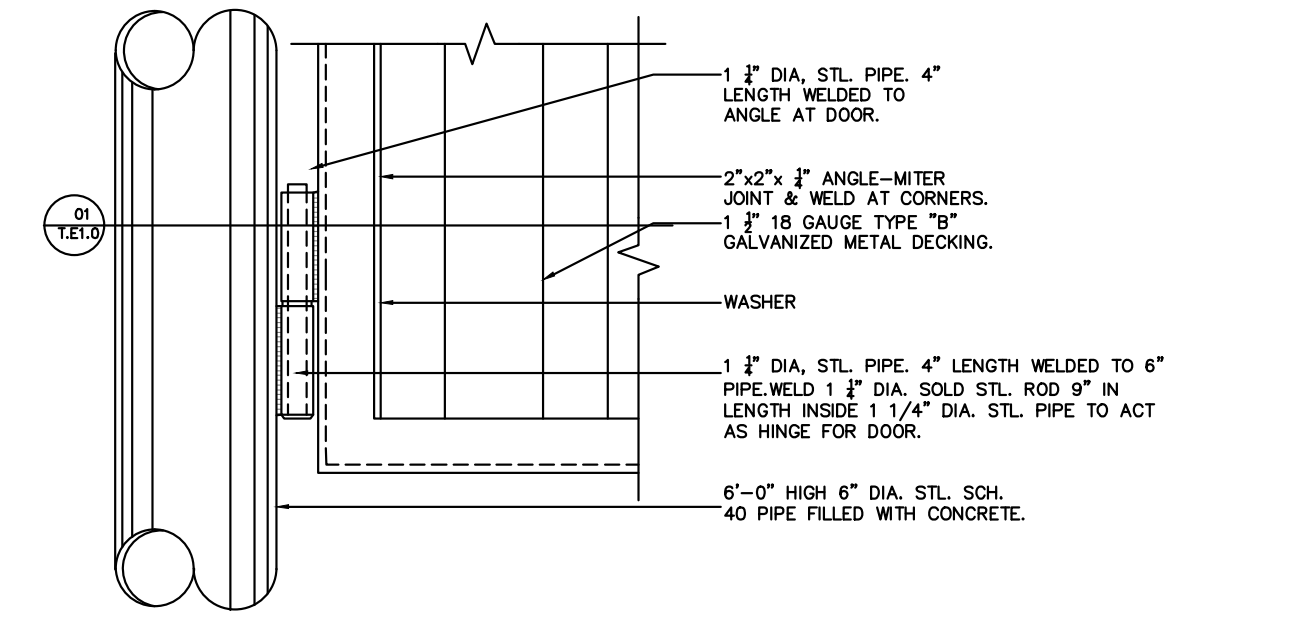
3 FRONT ELEVATION
SCALE: 3/8"=1'-0"



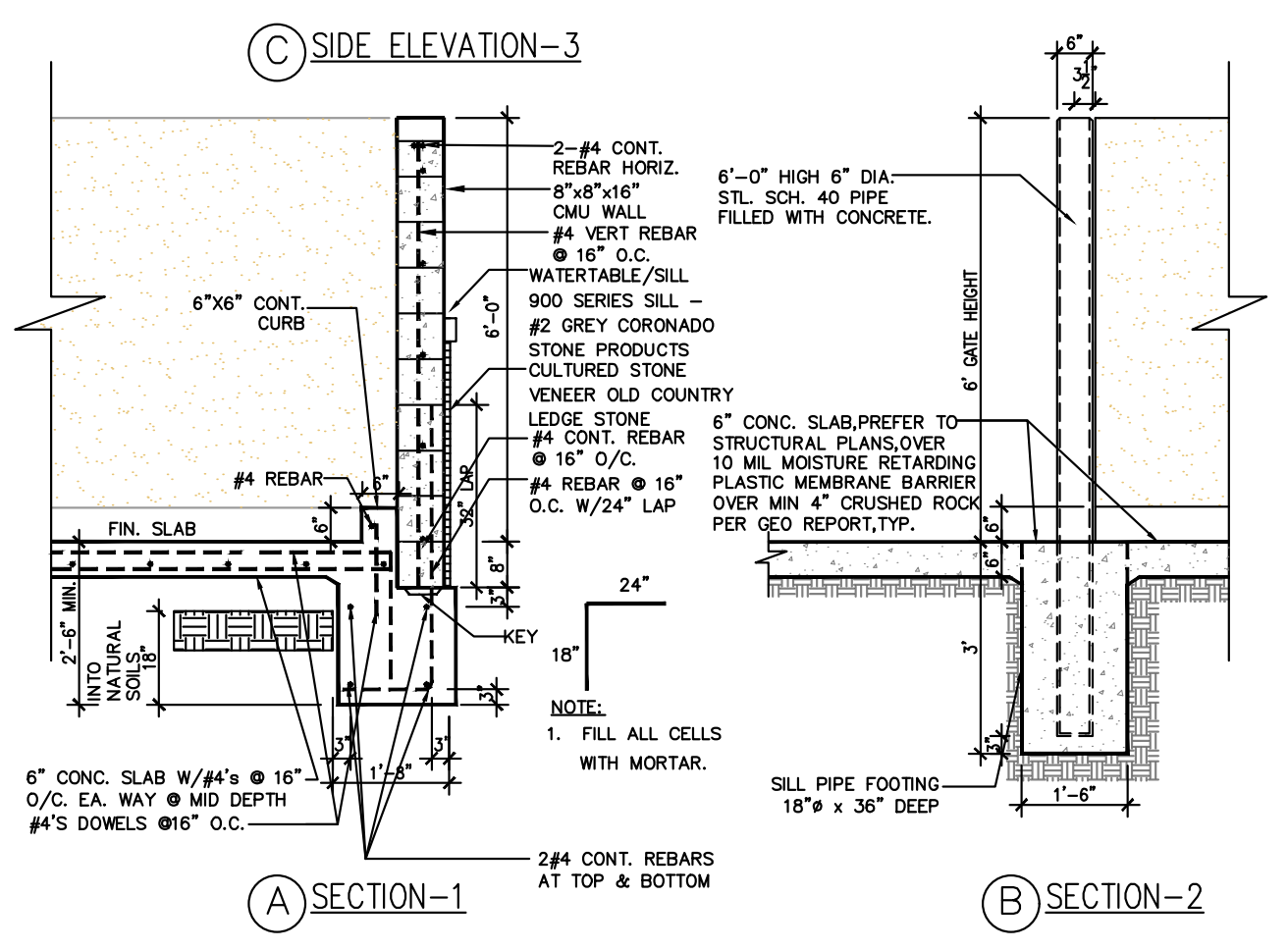
4 REAR ELEVATION
SCALE: 3/8"=1'-0"



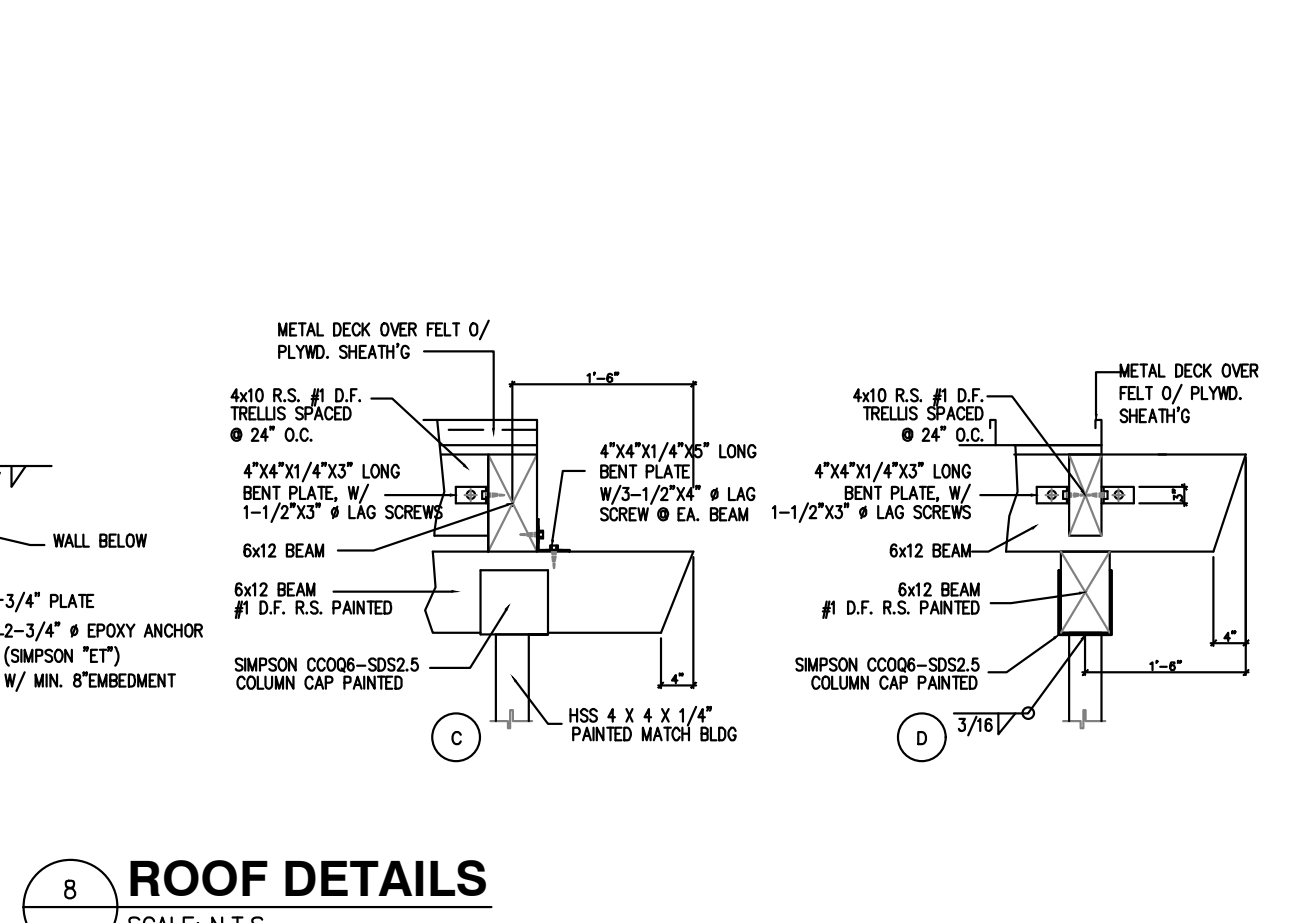
1 JAMB DETAIL
SCALE: N.T.S.



3 HINGE DETAIL
SCALE: N.T.S.

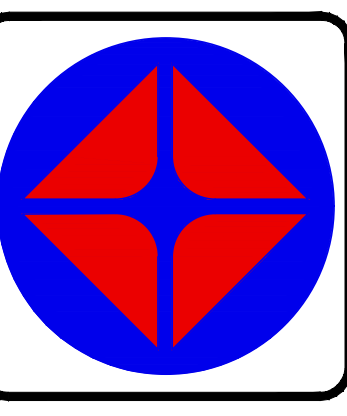


6 SIDE ELEVATION & SECTIONS
SCALE: 3/8"=1'-0"



8 ROOF DETAILS
SCALE: N.T.S.

REVISIONS	BY
10/12/2022	ER
11/15/2022	AR



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INDEPENDENT STATION
ADDRESS: SW CORNER GREEN TREE BOULEVARD @ HESPERIA ROAD
VICTORVILLE, CA 92239

DRAWN	AR
CHECKED	---
DATE	08/22/2023
SHT. TITLE	TRASH ENCLOSURE
JOB NUMBER	---
SHEET	---

T.E.1

H:\INDEPENDENT\GREEN TREE BLVD @ HESPERIA RD (VICTORVILLE)\DWG\PROPOSED SITE PLAN