VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY

LOS CEDROS RANCHERA

MULTI–FAMILY UNITS FOR BM INVESTMENT

THIS PROJECT SHALL BE CONSTRUCTED PER THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE TITLE 24 WHICH ADOPTS THE

- –2019 CRC
- –2019 CALIF BC
- –2019 CALIF ELECTRICAL CODE
- –2019 CALIF MECH CODE
- –2019 CALIF PLUMB CODE
- –2019 T24 CALIFORNIA ENERGY STDS.
- –2016 CAL GREEN BASED ON 2019 CALIF BLDG ENERGY EFFICIENCY STDS
- –2019 CALIF FIRE CODE APPLE VALLEY MUNICIPAL CODE

OWNER BM INVESTMENTS LLC
PO BOX 207
CLAREMONT, CA 91711
PH 909 957 1030

ALLARD ENGINEERING
16866 SEVILLE AVE
FONTANA, CA 92335
PH 909 356 1815

BENCHMARKS
BENCHMARK G 1153, FROM THE INTERSECTION OF BEAR VALLEY ROAD AND STATE HIGHWAY 18, NORTH WEST ALONG STATE HIGHWAY 18 2900'. POINT LIES ON THE NORTHEAST SIDE OF THE HIGHWAY.
ELEV––3013.40"
BASIS OF MEANINGS
THE CENTERLINE OF SANDIA ROAD PER R.S. 42134 BEING:
N89*59'54W

UTILITIES
ELECTRIC: SOUTHERN CALIFORNIA EDISON COMPANY
12353 HESPERIA ROAD
VfCTORVILLE, CALIFORNIA 92395
(760) 951–3745

TELEPHONE'.– VERIZON
15168 LA PAZ DRIVE , VICTORVILLE
CALIFORNIA 92.392 (760) 245–0569

WATER: LIBERTY UTILITIES 21760 OTTAWA ROAD, APPLE VALLEY, CA 92308
PH 760 240 8314

SEWER: TOWN OF APPLE VALLEY 4955 DALE EVANS PKWY
APPLE VALLEY, CALIFORNIA 92307 (760)240–7000

GAS: SOUTHWEST GAS
73471 MARIPOSA RD.
VICTORVILLE CALIFORNIA 91395 (760)241–8720

CABLE CHARTER COMMUNICATIONS 12490 BUSINESS CENTER DR.
VICTORVILLE& CALIFORNIA 92395 (760) 843–3054

APN 434 063 02

LEGAL DESCRIPTION

PORTION OF WESTERLY 2/3 OF GOVERNMENT LOTS 1 AND 2, OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 4, NORTH, RANGE 3 WEST, S.B.M. IN THE TOWN OF APPLE VALLEY, COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA

CURRENT ZONING RM	
GROSS AREA 35.01 AC 1,525,035.6 sf	NET AREA 32.19 AC 1,402,195 SF

UNITS	GROSS AREA PER UNIT TYPE	OPEN SPACE
70: 2 BEDROOM "A" 1058 SQ FT USABLE FLOOR AREA	74,060 SF	SPACE IN CHANNEL
86: 3 BEDROOM "B" 1239 SQ FT USABLE FLOOR AREA	106,554 SF	
54: 2 BEDROOM "C" 1069 SQ FT USABLE FLOOR AREA	57,726 SF	
210 UNITS TOTAL	238,240 SF	

ALL UNITS HAVE MORE THAN 150 SQ FT PRIVATE OPEN SPACE

AREA OF RECREATION BUILDINGS
TOT BLDG 4220 SF, REC AREA 2600 SF

TOTAL LOT COVERAGE 237,286 SF LOT COVERAGE 16.9 %
TOTAL SQ FT OF SITE 1,402,195 SF
OPEN SPACE 83.1 % OF SITE

COMMON OPEN SPACE REQ 210,329 SF, PROV IN EXCESS OF 336,230 SF
RECREATIONAL AMENITIES REQUIRED 41,600 SF
RECREATION AMENITY AREA PROVIDED 205,892 SF

PARKING	REQ	PROVIDED	REQ GUEST	PROVIDED GUEST
124 2 BEDROOMS REQUIRED ENCLOSED	248	248	62	230
86 3 BEDROOMS REQUIRED ENCLOSED PARKING	172	172	43	79
86 3 BEDROOMS REQUIRED OPEN PARKING	86	86		81
ADDITIONAL GUEST PARKING PROVIDED AT DRIVEWAYS				81
DETACHED GARAGES				8

MAX STRUCTURE HEIGHT 20 FT
CONSTRUCTION MATERIALS: WOOD FRAME, STUCCO AND TILE ROOF

INDEX

1 COVER SHEET
2 SITE PLAN
2.1 TENTATIVE PARCEL MAP
3 LANDSCAPE CONCEPTS PLAN
4 PHASING PLAN
5 2 BEDROOM PLAN A
6 PLAN A ELEVATIONS
7 3 BEDROOM PLAN B
8 PLAN B ELEVATIONS
9 2 BEDROOM PLAN C
10 PLAN C ELEVATION
11 RECREATION BLDG AND SITE ENLARGEMENT
12 RECREATION ELEVATIONS
13 OPEN SPACE PLAN
G1 GRADING PLAN

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164 N 2ND AVE, UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

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CHECKED	APPROVED
OWNER APPROVAL	BID SET
	REVISION
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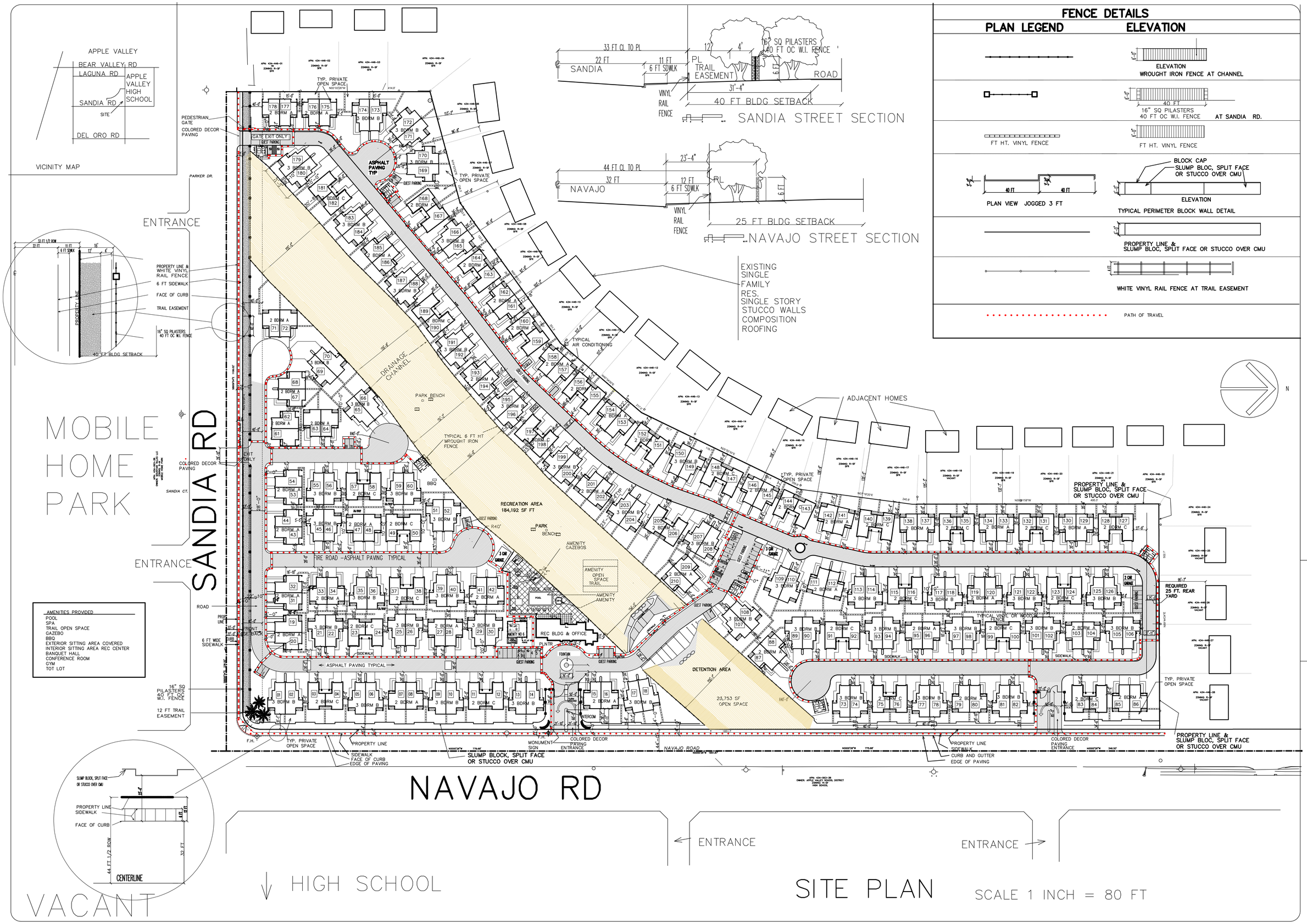
BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 1 OF



FENCE DETAILS

PLAN LEGEND	ELEVATION
	ELEVATION WROUGHT IRON FENCE AT CHANNEL
	40 FT; 16" SQ PILASTERS 40 FT OC W.I. FENCE; AT SANDIA RD.
FT HT. VINYL FENCE	FT HT. VINYL FENCE
PLAN VIEW JOGGED 3 FT	BLOCK CAP; SLUMP BLOC, SPLIT FACE OR STUCCO OVER CMU; ELEVATION; TYPICAL PERIMETER BLOCK WALL DETAIL
	PROPERTY LINE & SLUMP BLOC, SPLIT FACE OR STUCCO OVER CMU
	WHITE VINYL RAIL FENCE AT TRAIL EASEMENT
PATH OF TRAVEL	

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DRAWN BY:	
CHECKED:	PLAN CHECK
	APPROVED
OWNER APPROVAL	BID SET

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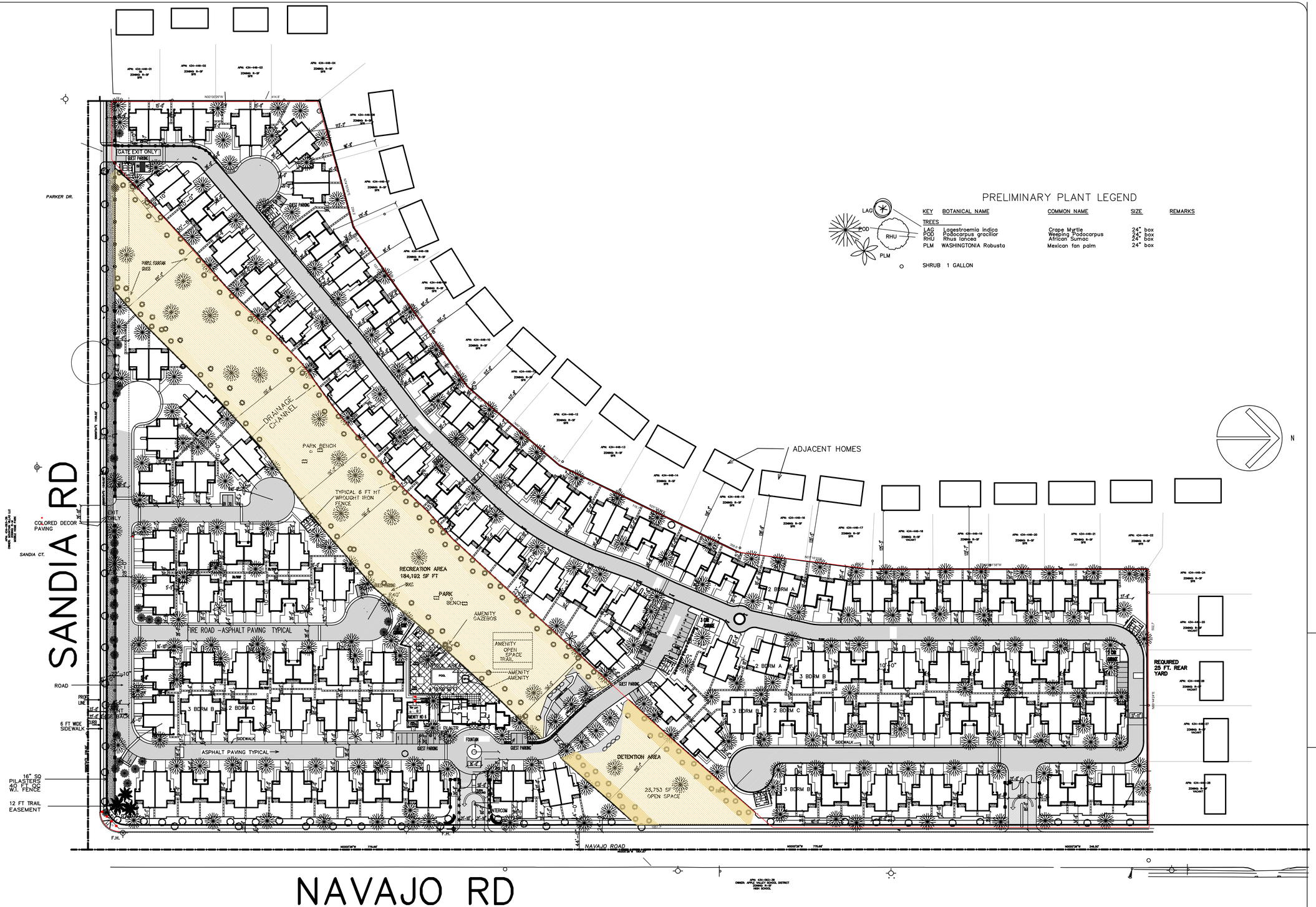
SITE PLAN

APARTMENT FOR BM INVESTMENTS
NAVAJO, APPLE VALEY

SHEET 2 OF



PRELIMINARY PLANT LEGEND

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
TREES				
LAG	Lagestroemia indica	Crape Myrtle	24" box	
POD	Podocarpus gracilior	Weeping Podocarpus	24" box	
RHU	Rhus lancea	African Sumac	24" box	
PLM	WASHINGTONIA Robusta	Mexican fan palm	24" box	
SHRUB	1 GALLON			

CONCEPTUAL LANDSCAPE PLAN

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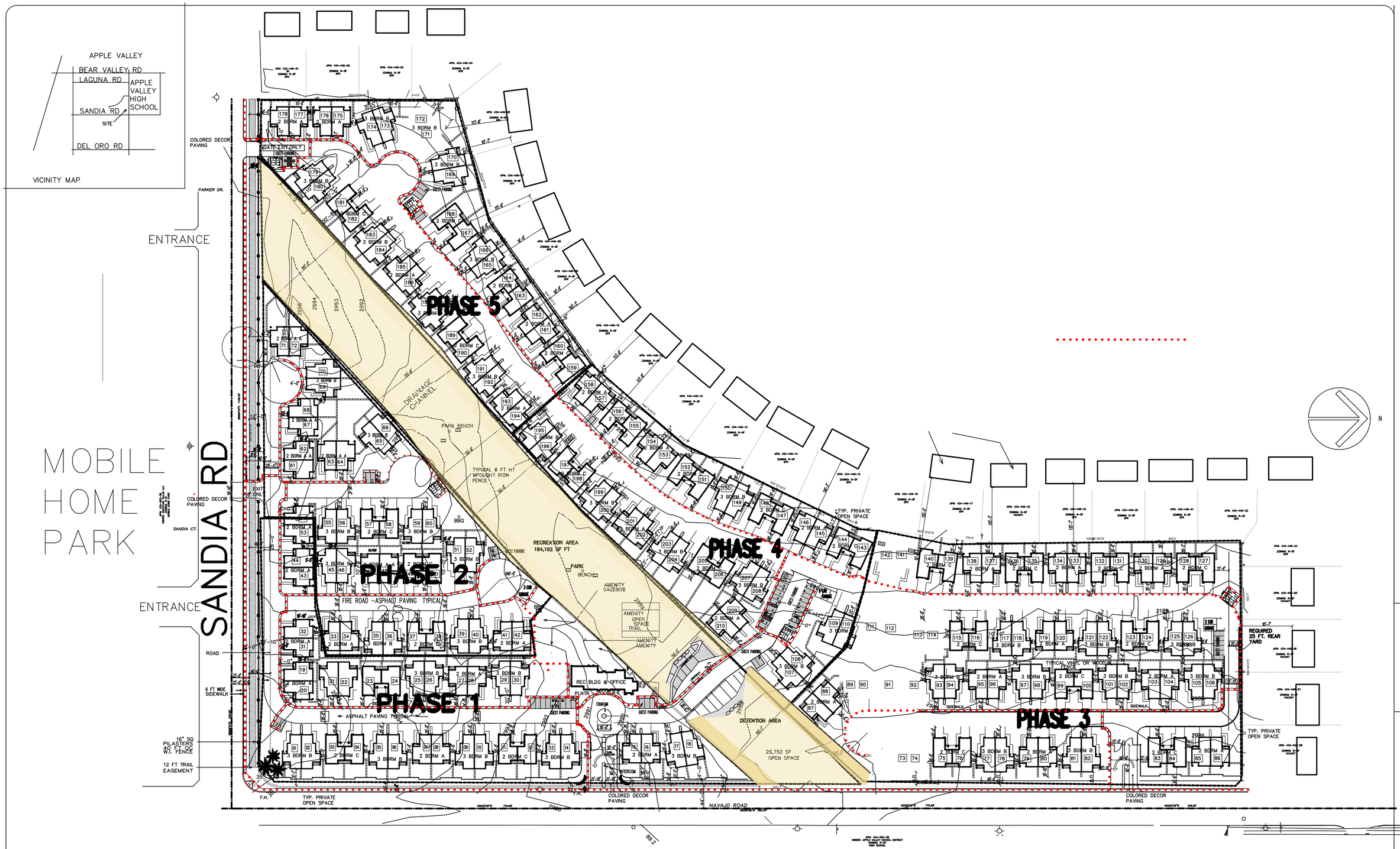
APARTMENT FOR BM INVESTMENTS
NAVAJO, APPLE VALEY

SHEET 3 OF



PHASING PLAN

12 YEAR PHASING PLAN

← ENTRANCE

ENTRANCE →

↓ HIGH SCHOOL

VACANT

SITE PLAN

SCALE 1 INCH = 80 FT

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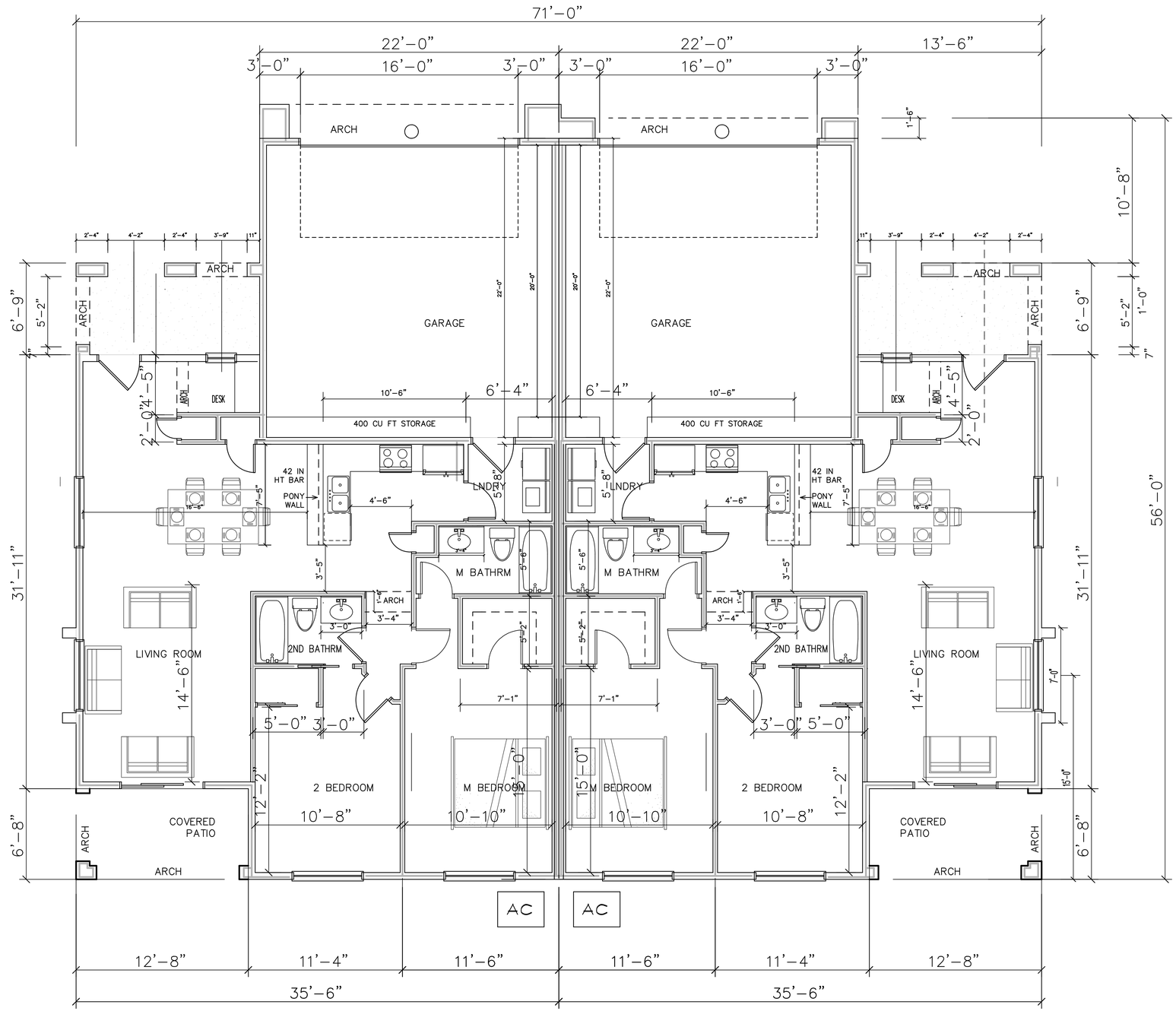
SITE PLAN

APARTMENT FOR BM INVESTMENTS
NAVAJO, APPLE VALEY

SHEET 4.1 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY



1140 SF

2 BEDROOM FLOOR PLAN

SCALE 1/4" = 1 F T - 0 IN

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BID SET		
REVISION		DATE
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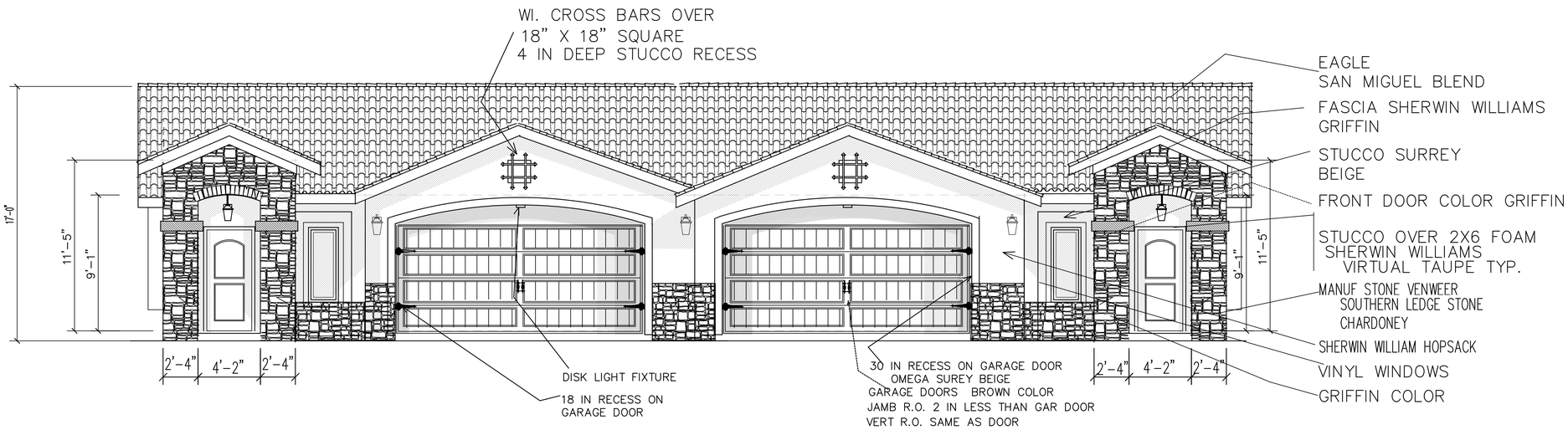
2 BEDROOM PLAN A

BM INVESTMENTS
NAVAJO APPLE VALLEY

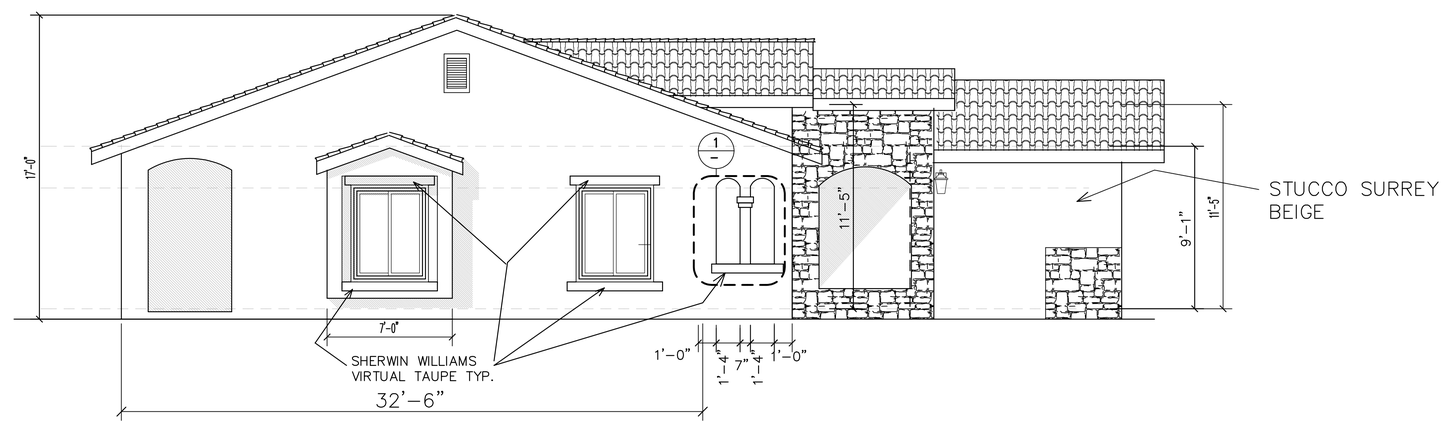
SHEET 5 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY

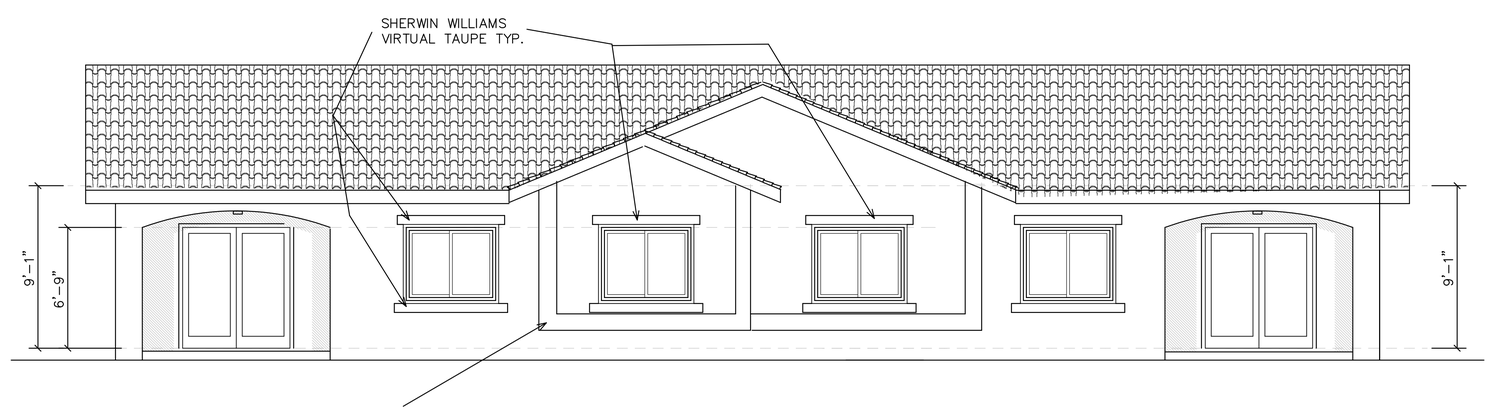


2 BEDROOM PLAN FRONT ELEVATION

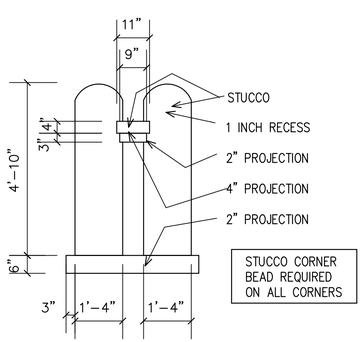
SCALE 1/4" = 1 F T – 0 IN



2 BEDROOM PLAN SIDE ELEVATION(OPPOSITE SIDE REVERSE)



2 BEDROOM PLAN REAR ELEVATION
NAVAJO ELEVATION



DECORATIVE REVEAL 1

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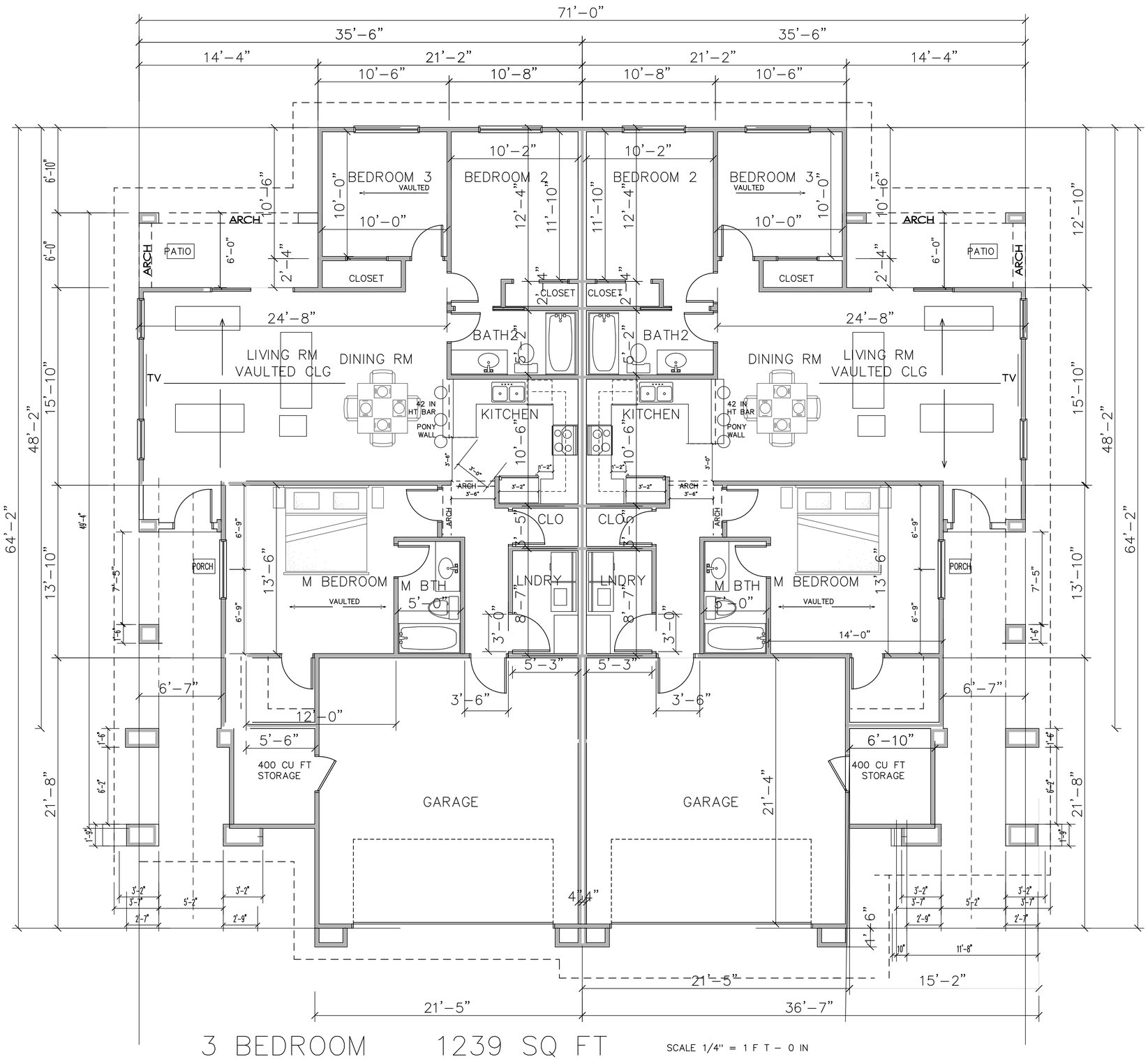
2 BEDROOM PLAN A

BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 6 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY



LEGEND

NEW WALL

DOOR/WDO

EX WALL

REMOVE EX WALL

3 BEDROOM 1239 SQ FT

SCALE 1/4" = 1 F T - 0 IN

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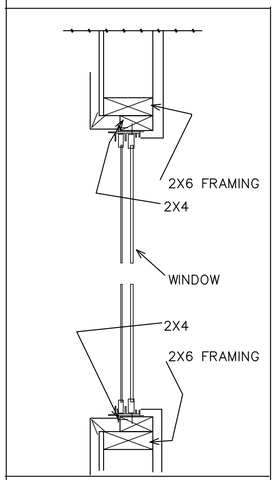
3 BEDROOM B PLAN

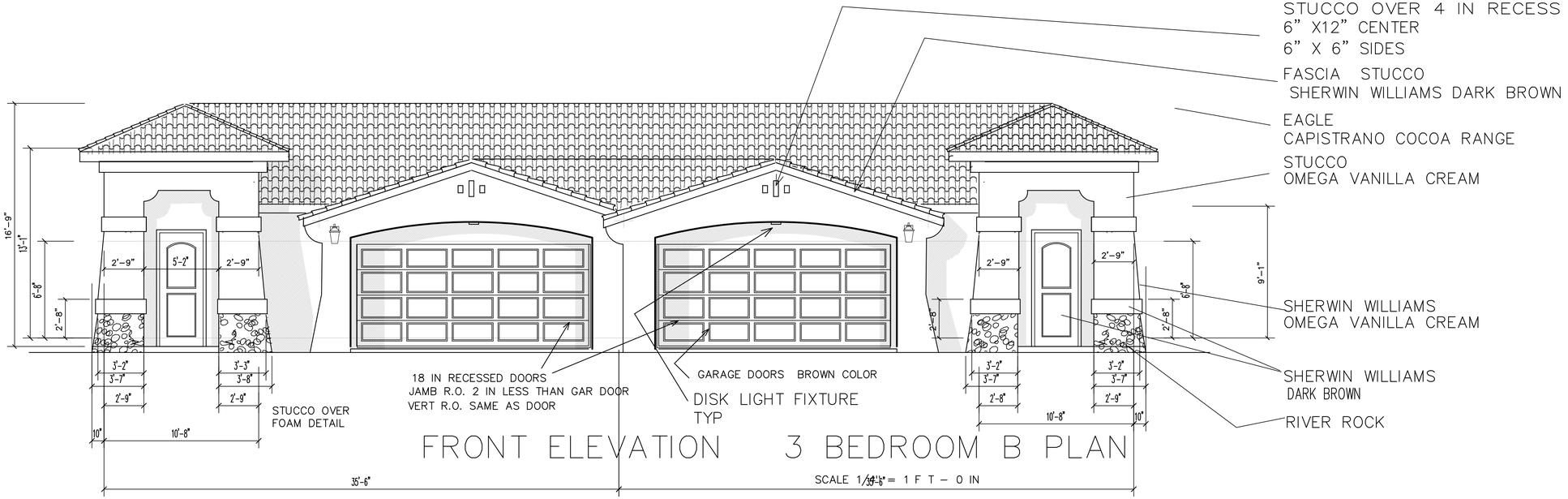
BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 7 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY

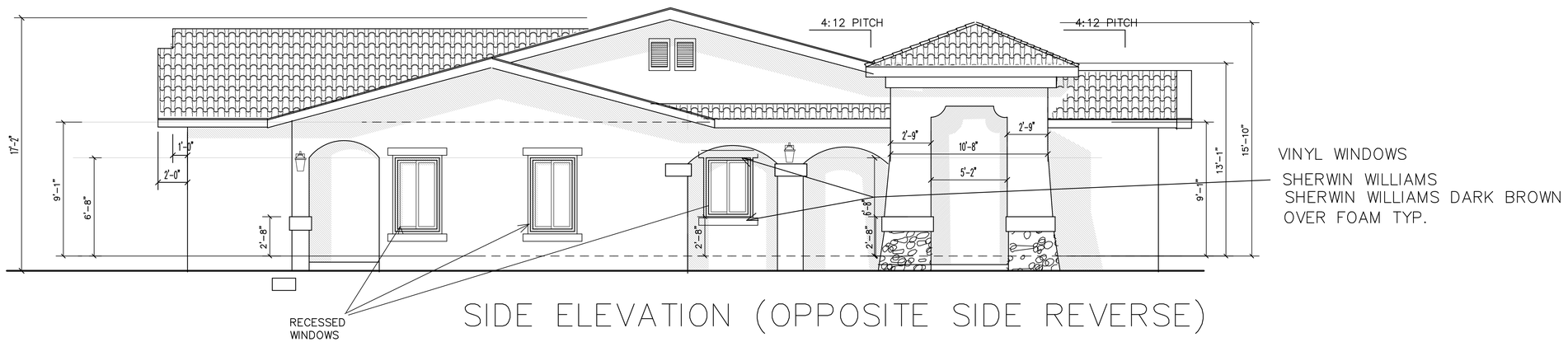


RECESSED WINDOW 1



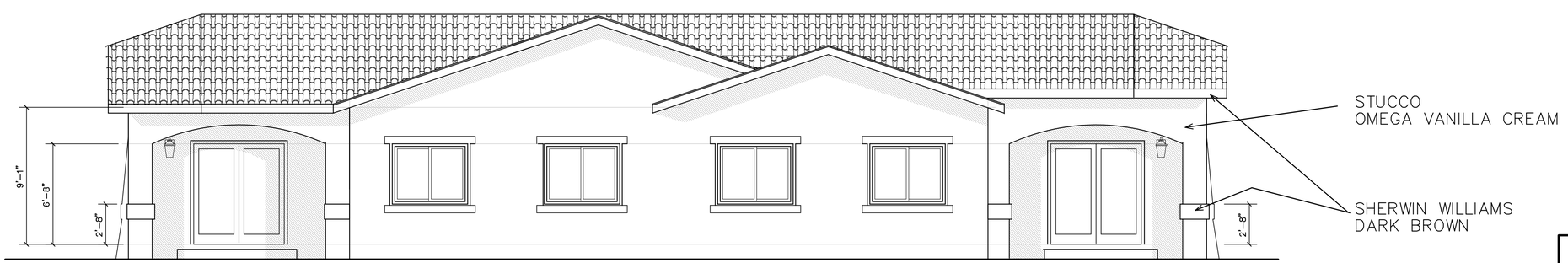
FRONT ELEVATION 3 BEDROOM B PLAN

SCALE 1/4" = 1 F T – 0 IN



SIDE ELEVATION (OPPOSITE SIDE REVERSE)

SCALE 1/4" = 1 F T – 0 IN



REAR ELEVATION 3 BEDROOM B PLAN

SCALE 1/4" = 1 F T – 0 IN

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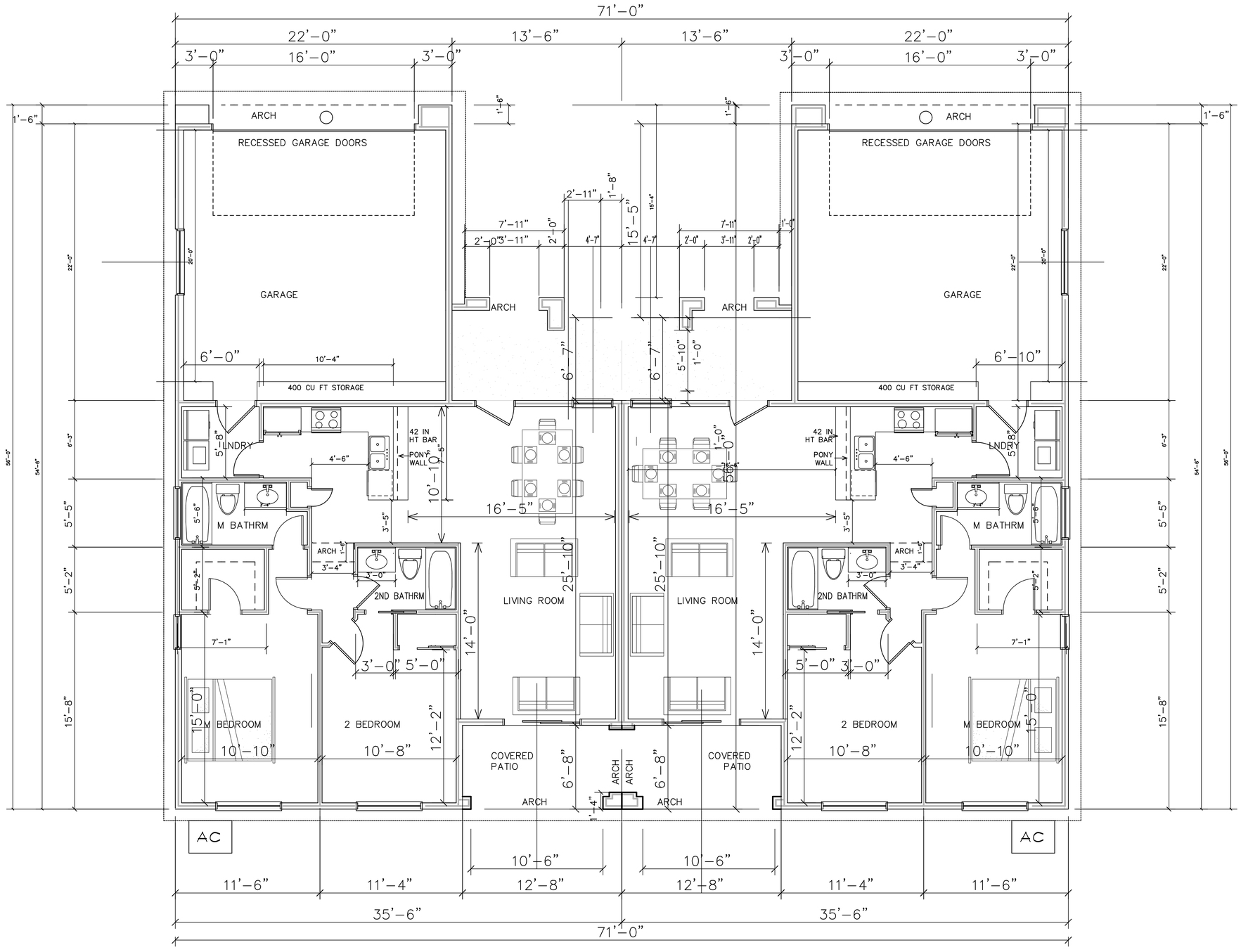
3 BEDROOM B PLAN

BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 8 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY



1069 SF

2 BEDROOM FLOOR PLAN

SCALE 1/4" = 1 F T - 0 IN

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164 N 2ND AVE, UPLAND CA 91786
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REVISION	DATE

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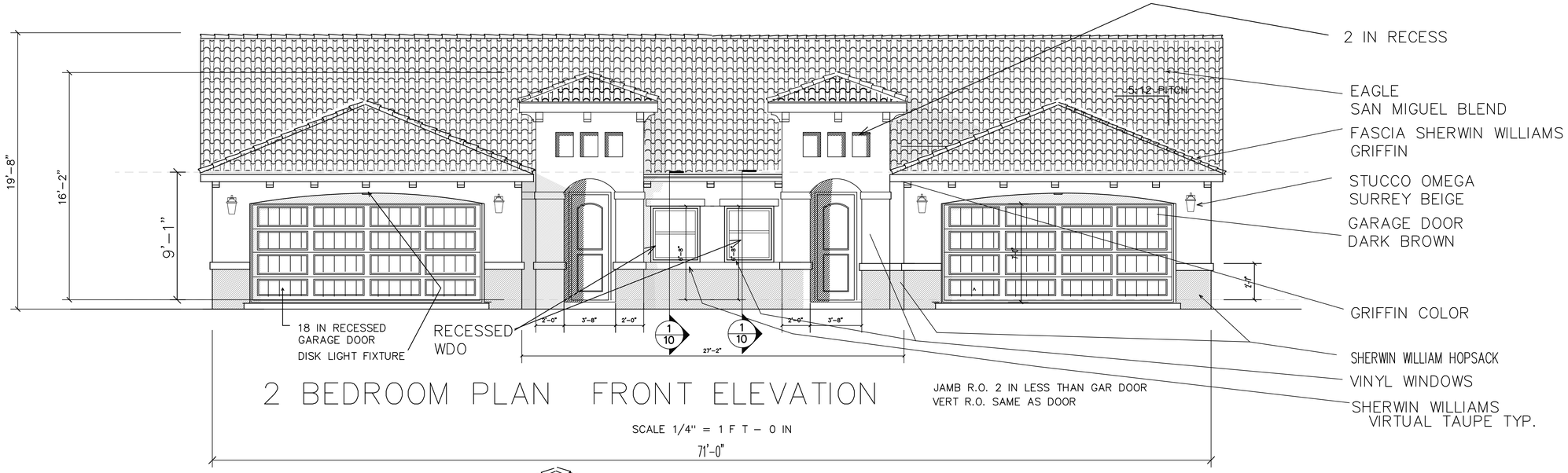
2 BEDROOM PLAN C

BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 9 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY



2 BEDROOM PLAN FRONT ELEVATION

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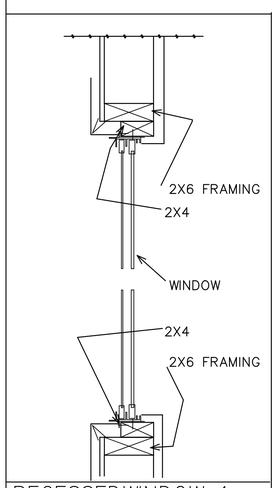

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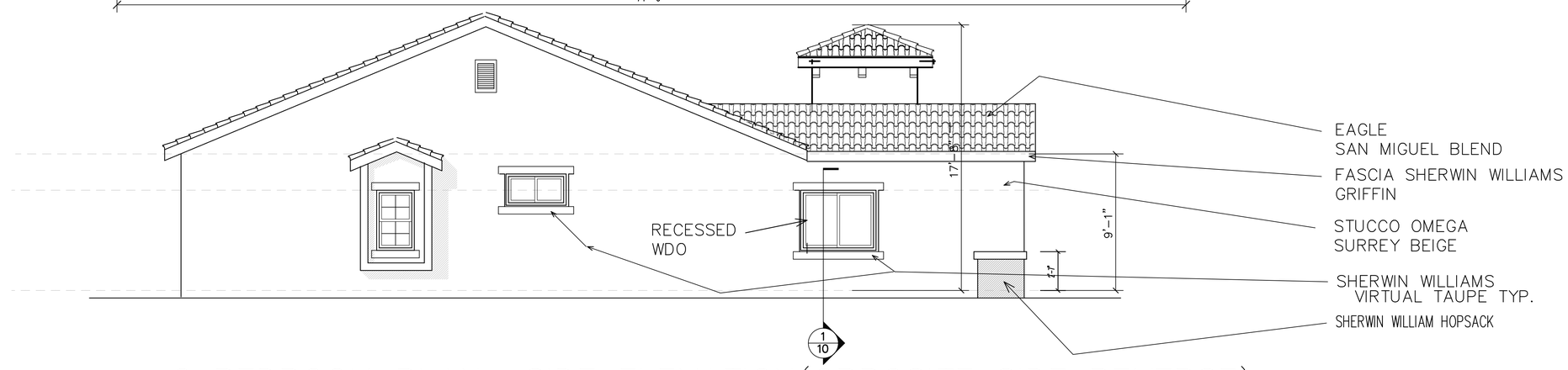

2 BEDROOM PLAN SIDE ELEVATION(OPPOSITE SIDE REVERSE)

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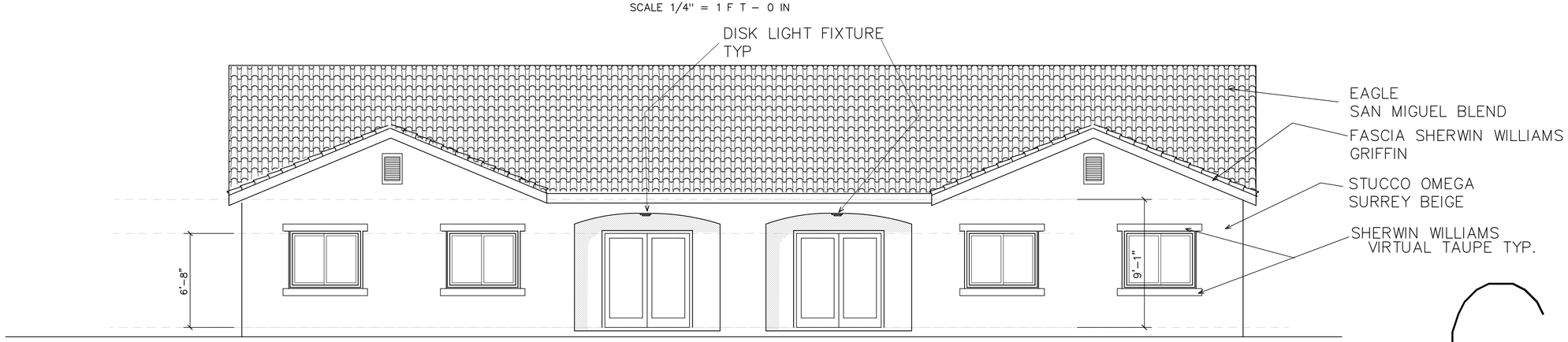

2 BEDROOM PLAN REAR ELEVATION

SCALE 1/4" = 1 F T – 0 IN

C2

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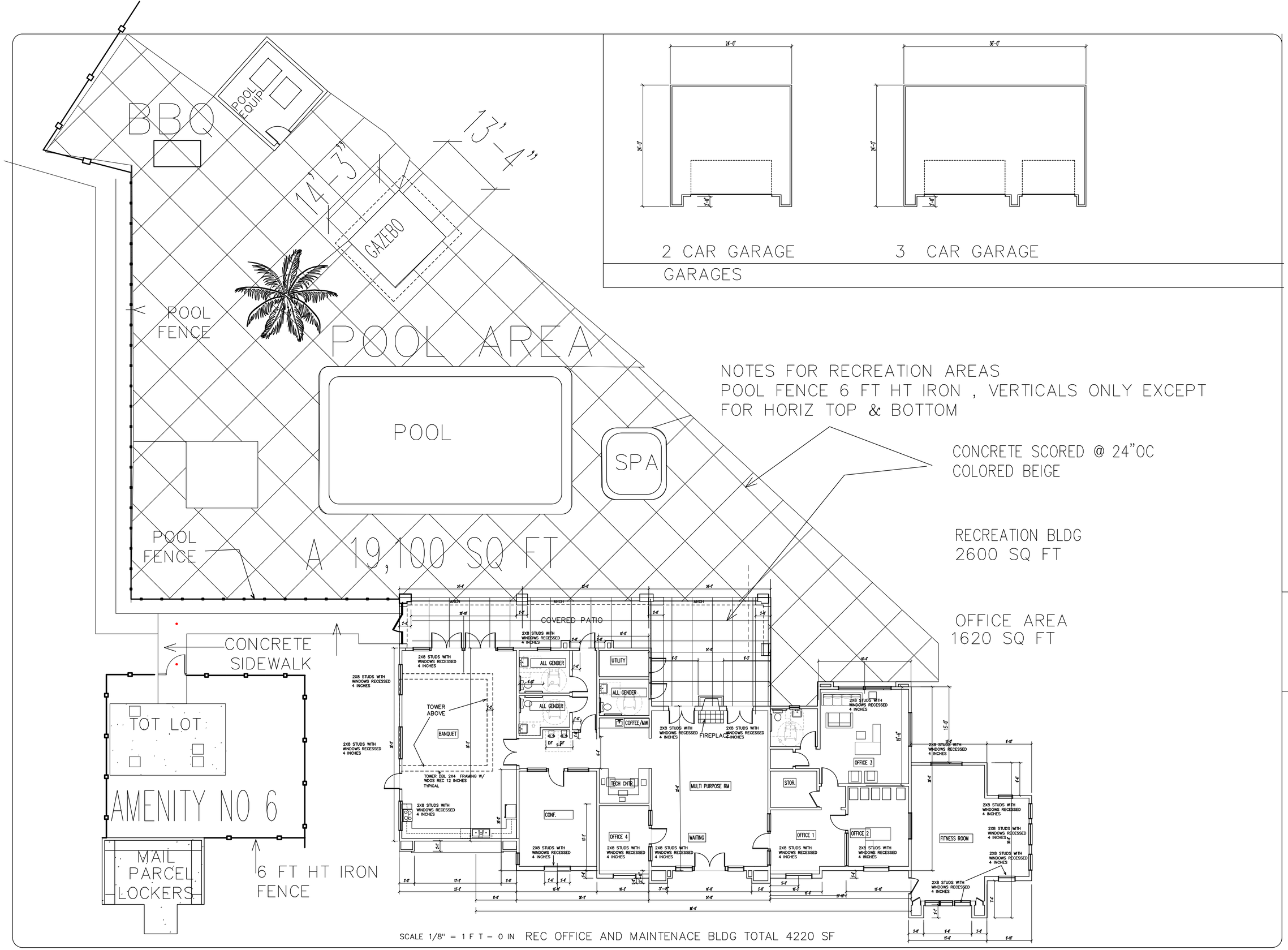
2 BEDROOM PLAN C

BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 10 OF



SCALE 1/8" = 1 F T – 0 IN REC OFFICE AND MAINTENACE BLDG TOTAL 4220 SF

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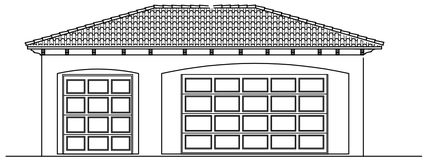
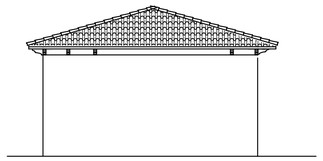
BM INVESTMENTS
NAVAJO APPLE VALLEY

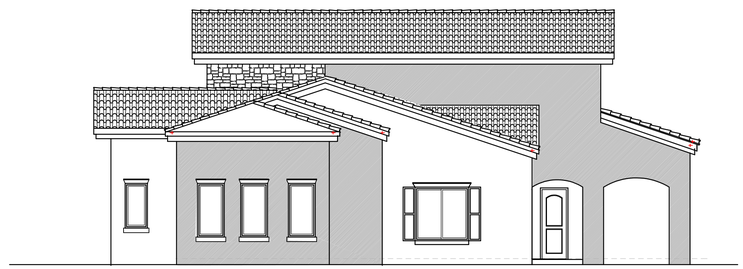
SHEET 11 OF

VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY

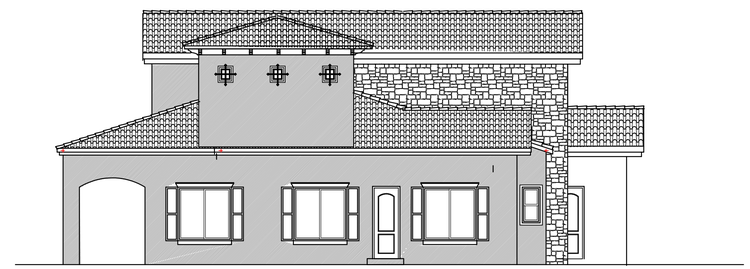




GARAGE ELEVATIONS

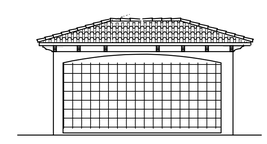


RECREATION BUILDING ELEVATIONS

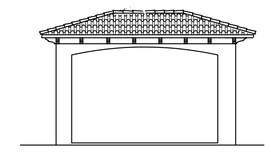


SIDE ELEVATIONS
RECREATION BUILDING ELEVATIONS

REAR
RECREATION BUILDING ELEVATIONS



MAIL BOX ELEVATIONS



GAZEBO
TYPICAL 4 SIDES

FRONT

REC BUILDING

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180 N BENSON AVE., SUITE D UPLAND CA 91786
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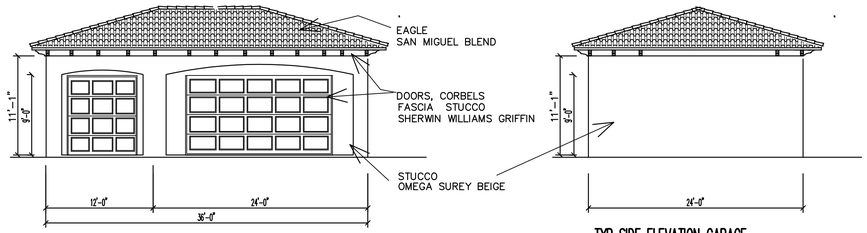
PATH:NAME: C:\DATACADD\DWG\TEST.DC5		

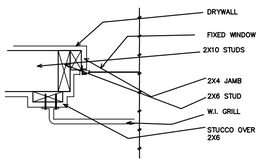
BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 12 OF

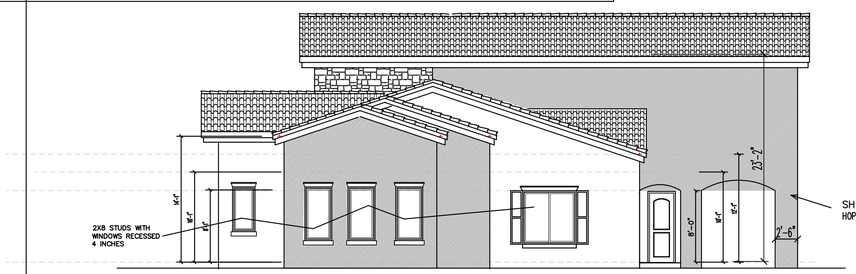
VERIFY ALL DIMENSIONS IN FIELD PRIOR TO START OF CONSTRUCTION AND NOTIFY ARCHITECT OF ANY DISCREPANCY



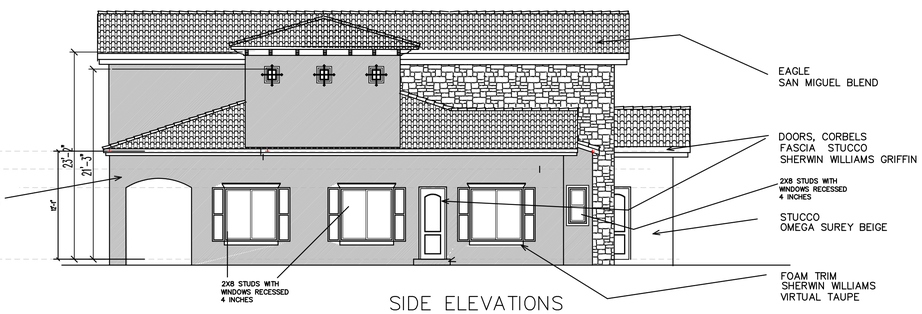
GARAGE ELEVATIONS



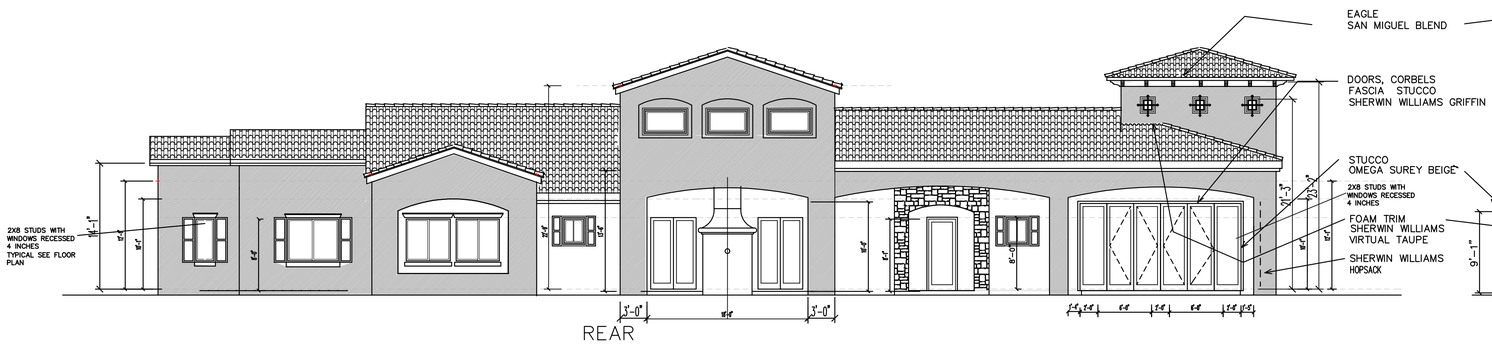
RECESSED WDO AND W.I GRILL | 2



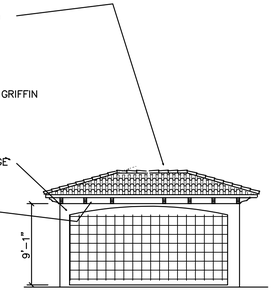
SIDE ELEVATIONS
RECREATION BUILDING ELEVATIONS SCALE 1 INCH = 8 FT



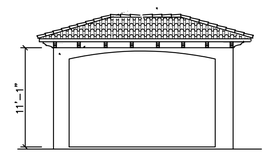
SIDE ELEVATIONS
RECREATION BUILDING ELEVATIONS
SCALE 1 INCH = 8 FT



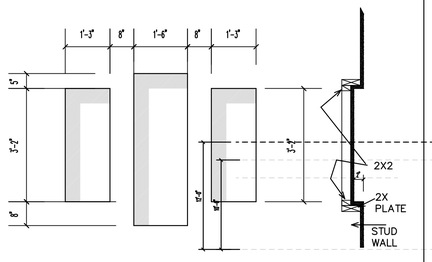
REAR
RECREATION BUILDING ELEVATIONS
SCALE 1 INCH = 8 FT



MAIL BOX ELEVATIONS
SCALE 1 INCH = 8 FT

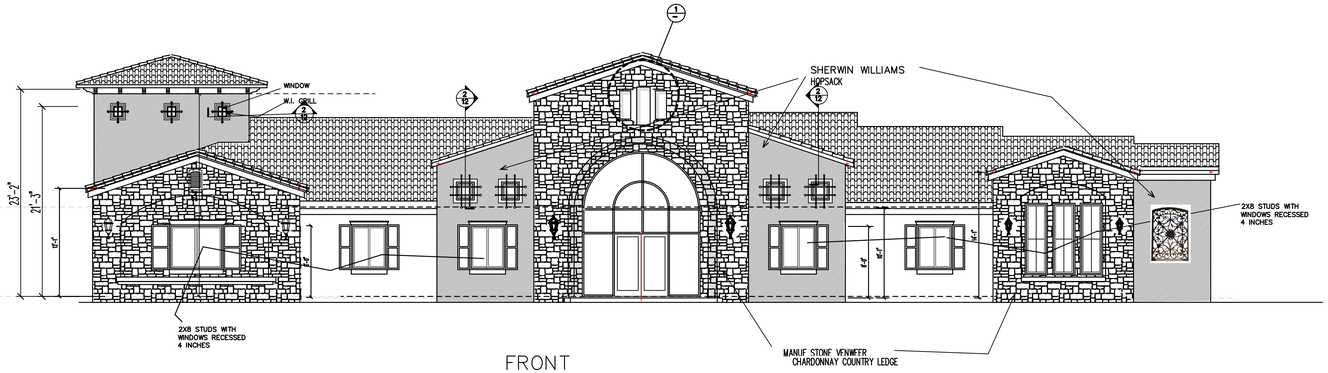


GAZEBO
TYPICAL 4 SIDES



ELEVATION SECTION

RECESSED STUCCO 1



FRONT

RECREATION BUILDING ELEVATIONS
SCALE 1 INCH = 8 FT

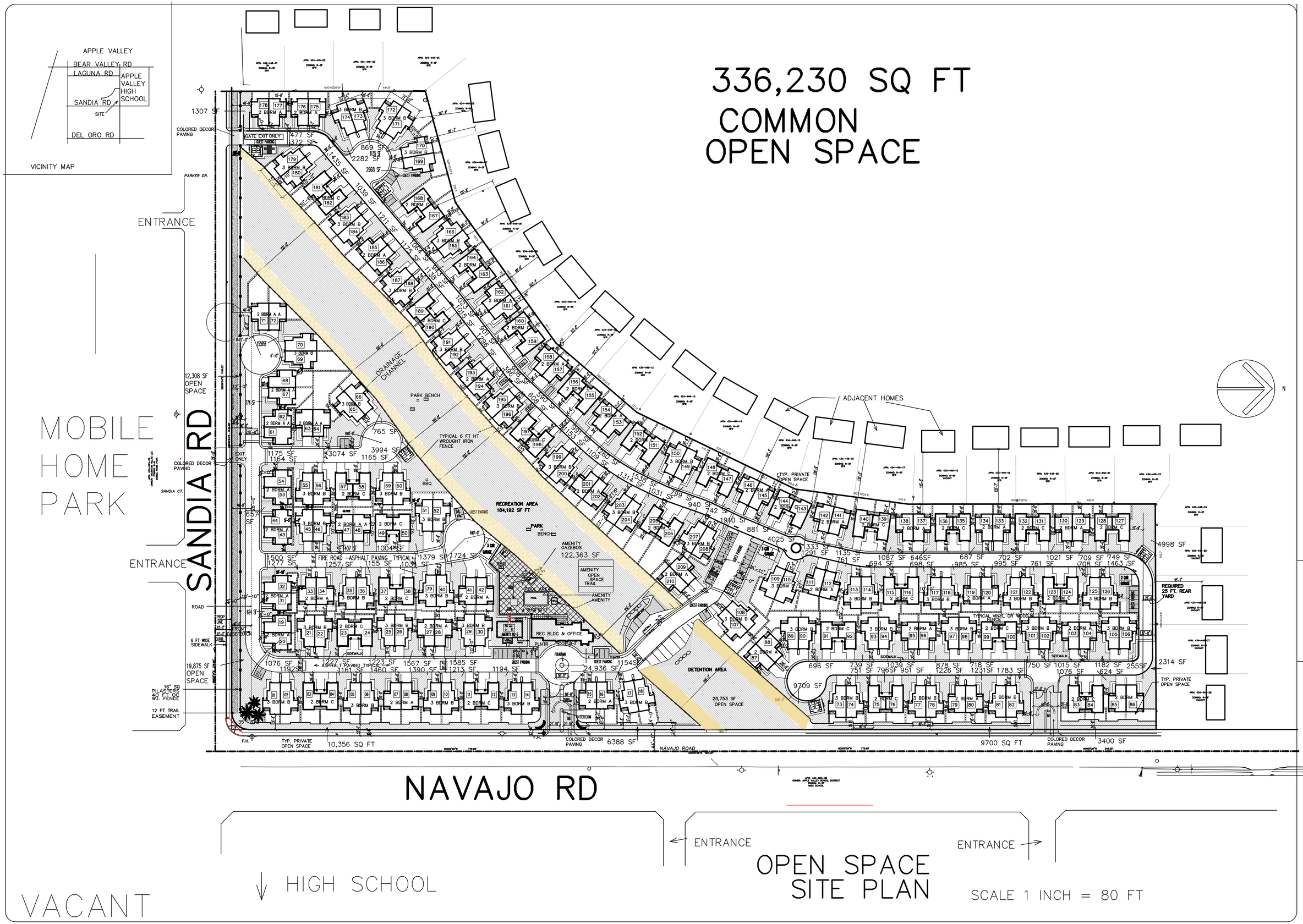
REC BUILDING

PETE VOLBEDA Architecture Planning
180 N BENSON AVE., SUITE D UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

DESIGN	DATE	11/9/2020
DRAWN BY:	PLAN CHECK	
CHECKED	APPROVED	
OWNER APPROVAL	BID SET	
	REVISION	
	PATH NAME: C:\DATACAD\DWG\TEST.DC5	

BM INVESTMENTS
NAVAJO APPLE VALLEY

SHEET 12 OF



PETE VOLBEDA Architecture Planning
164 N. 2ND AVE., SUITE 100 UPLAND CA 91786
TEL 909 373 1150 FAX 909 373 1152

10/23/2020

REV	DATE

	DATE
DESIGN	
DRAWN BY:	
CHECKED	
OWNER APPROVAL	
PLAN CHECK	
APPROVED	
BID SET	

P:\RTV\VAC C\CODRWINGS\KITT, STEELE OWE DWG\D.\ARDC.5

SITE PLAN

APARTMENT FOR BM INVESTMENTS
NAVAJO, APPLE VALEY

SHEET 13 OF