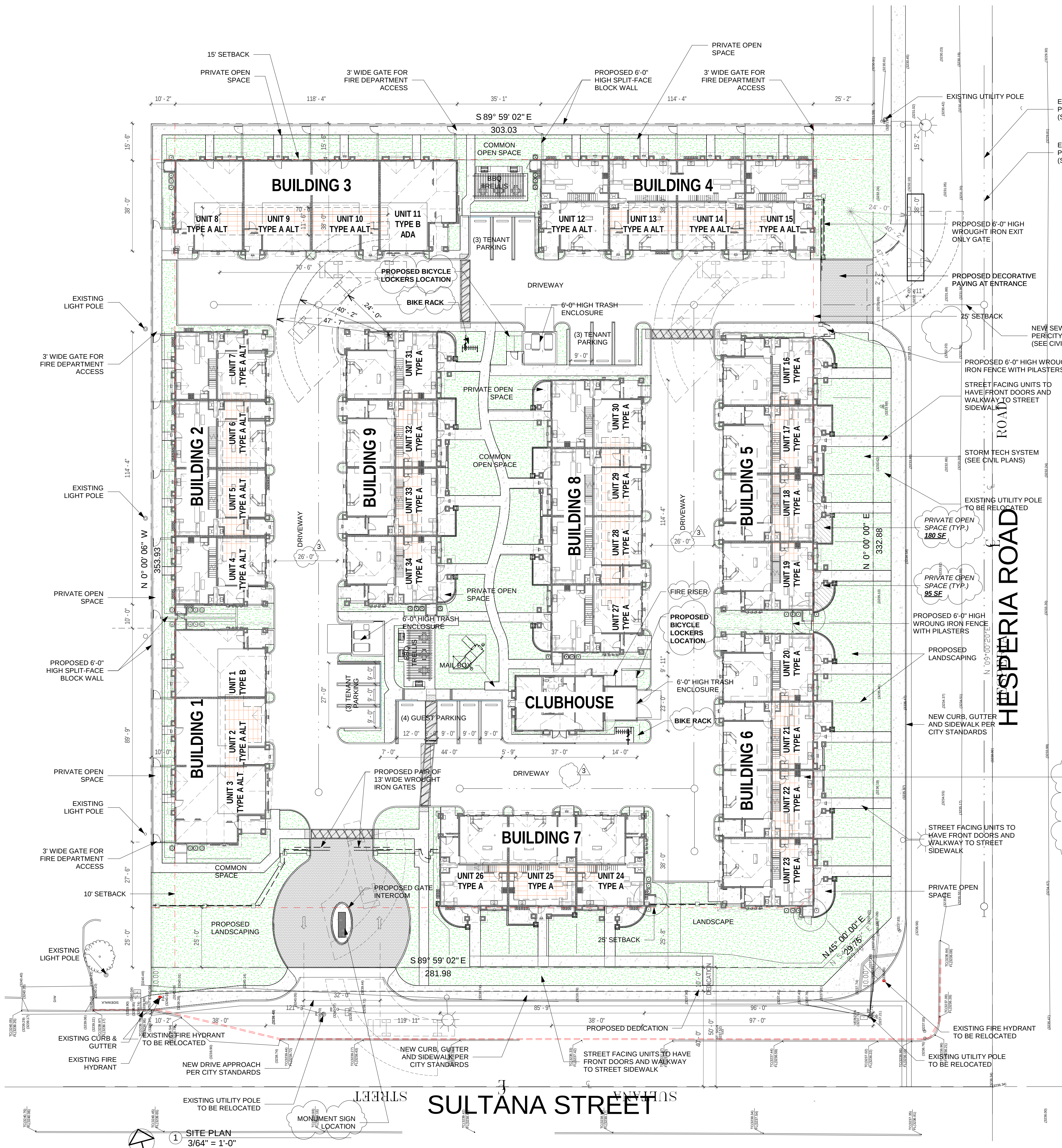




4794 SF ROOF AREA (MIN.)
5210 SF ROOF AREA (MAX.)

15% x 5210 = 781.5 SF

SOLAR PANEL AREA

CITY NOTES:

- UNITS MUST COMPLY WITH 110243.1
- ALL UNITS TO BE ADAPTABLE AND IN AN ACCESSIBLE ROUTE.

OWNER: TRAC PHAM
tracpham32@yahoo.com
(951) 545-8604

PROJECT ADDRESS: NWC OF SULTANA ST. & HESPERIA RD,
HESPERIA, CA 92345

ARCHITECT: ANDRESEN ARCHITECTURE INC.
17087 ORANGE WAY
FONTANA, CA 92335

CONTACT: FLORY SMITH
(909) 355-6688
flory.smith@aafirm.com

CIVIL ENGINEER: SAKE ENGINEERS INC.
400 S. RAMONA AVENUE STE. 202
CORONA, CA 92879

CONTACT: SAM AKBARPOUR
(951) 279-4041
sam@sakeengineers.com

LANDSCAPE ARCHITECT: LANDSCAPE DYNAMICS
SARA ZOLL
(951) 264-8195
sarazoll@landscapedynamics.net

APN: 0413-162-19

LEGAL DESCRIPTION: TOWN OF HESPERIA LOT C BLK 107 EX NLY 5 AC AND EX WLY 302 FT MEAS AT R/A FROM SULTANA ST EX 50 PERCENT MNL RTS 2.61 AC MIL

ZONING: SPECIFIC PLAN MAIN ST./FREEWAY CORRIDOR
SPECIFIC PLAN (MSP/C/SP)
MEDIUM DENSITY RESIDENTIAL ZONE (MDR)

OCCUPANCY: GROUP I

CONSTRUCTION: TYPE V-B

PROJECT DESCRIPTION: PROPOSED 34, 2-STORY 3-BEDROOM CONDOMINIUMS WITH TUCK UNDERGARAGES

LOT SIZE: 106,959 SF. (2.45 AC) - AFTER DEDICATION)
(2.61 AC - ORIGINAL)

MAXIMUM DENSITY: 15 UNITS/ ACRE
2.45 ACRES x 15 = 36 UNITS MAX

MAXIMUM HEIGHT: 35'

CONDOMINIUMS PROPOSED: 34 UNITS

LOT COVERAGE: 37,545 SF (35.1%) (60% ALLOWED)

NET LOT SIZE: 69,414 SF (100%)

HARDSCAPE AREA: 30,076 SF (43.3%)

LANDSCAPE AREA: 39,338 SF (56.7%)

PARKING SUMMARY: 2.25 SPACES REQ./ UNIT (34 UNITS X 2.25) 77 PARKING SPACES REQ.

2 GARAGE SPACES/ UNIT (34 X 2) PROVIDED 68 SPACES

UNCOVERED TENANT SPACES PROVIDED 9 SPACES

TOTAL 77 SPACES PROVIDED

GUEST PARKING 1 SPACE / 5 UNITS (34 / 5) = 7 PARKING SPACES REQUIRED
7 PARKING SPACES PROVIDED

OPEN SPACE: COMMON OPEN SPACE REQ. 200 SF FOR / UNIT (34 x 200) 6,800 REQUIRED.
COMMON OPEN SPACE PROV. 7,449 PROVIDED

AMENITIES PROVIDED: CLUBHOUSE / GYM, BBQ AREAS WITH TRELLIS, TOT LOT, WALKING GARDEN, GRASS AREA

PRIVATE OPEN SPACE REQ. 100 SF/ UNIT (8' MIN. DIM.)
PRIVATE OPEN SPACE PROV. 100 SF MIN.

REQUIRED BICYCLE SPACE 1 SPACE / 4 UNITS (34 UNITS / 4) 9 SPACES REQUIRED

20% SHORT-TERM = 2 SPACES 2 BICYCLE RACKS PROVIDED

80% LONG TERM = 8 SPACES 8 BICYCLE LOCKERS PROVIDED
10 BICYCLE SPACES PROVIDED

UNIT TYPES:
TYPE A (3 BEDROOMS / 2 STORIES) (19 UNITS):
TYPE A ALT (3 BEDROOMS / 2 STORIES) (13 UNITS):
TYPE B (3 BEDROOMS / 2 STORIES) (2 UNITS):

OPEN AREA PROV: 4,921 SF
OPEN AREA PROV: 2,132 SF
OPEN AREA PROV: 396 SF
TOTAL OPEN AREA: 7,449 SF

Area Schedule - Type A		Area Schedule - Type A Alt		Area Schedule - Type B	
Name	Area	Name	Area	Name	Area
First Floor Area	585 SF	First Floor Area	585 SF	First Floor Area	672 SF
Second Floor Area	953 SF	Second Floor Area	953 SF	Second Floor Area	854 SF
Conditioned Area	1538 SF	Conditioned Area	1538 SF	Conditioned Area	1525 SF
2-Car Garage	427 SF	2-Car Garage	427 SF	2-Car Garage	426 SF
Balcony	93 SF	Balcony	93 SF	Balcony	109 SF
Covered Entry	71 SF	Covered Entry	71 SF	Covered Entry	89 SF
Porch	95 SF	Non-Conditioned Area	590 SF	Non-Conditioned Area	624 SF
Non-Conditioned Area	685 SF	OPEN AREA PROV:	164 SF	OPEN AREA PROV:	198 SF
OPEN AREA PROV:	259 SF				
# OF UNITS		FOOTPRINT:	1ST. FLOOR:	2ND FLOOR:	TOTAL CONDITIONED
BUILDING #1:	3 UNITS	3,317 SQ. FT.	1,872 SQ. FT.	2,776 SQ. FT.	4,648 SQ. FT.
BUILDING #2:	4 UNITS	4,300 SQ. FT.	2,384 SQ. FT.	3,840 SQ. FT.	6,224 SQ. FT.
BUILDING #3:	4 UNITS	4,391 SQ. FT.	2,468 SQ. FT.	3,736 SQ. FT.	6,204 SQ. FT.
BUILDING #4:	4 UNITS	4,300 SQ. FT.	2,384 SQ. FT.	3,840 SQ. FT.	6,224 SQ. FT.
BUILDING #5:	4 UNITS	4,595 SQ. FT.	2,384 SQ. FT.	3,840 SQ. FT.	6,224 SQ. FT.
BUILDING #6:	4 UNITS	4,595 SQ. FT.	2,384 SQ. FT.	3,840 SQ. FT.	6,224 SQ. FT.
BUILDING #7:	3 UNITS	3,447 SQ. FT.	1,788 SQ. FT.	2,880 SQ. FT.	4,668 SQ. FT.
BUILDING #8:	4 UNITS	4,300 SQ. FT.	2,384 SQ. FT.	3,840 SQ. FT.	6,224 SQ. FT.
BUILDING #9:	4 UNITS	4,300 SQ. FT.	2,384 SQ. FT.	3,840 SQ. FT.	6,224 SQ. FT.
TOTALS:		37,545 SQ. FT.			62,864 SQ. FT.

RAHMAN ENGINEERING

13611 12TH ST, SUITE-B,
CHINO, CA 91710
Tel: (213) 400-8078

NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE,
HESPERIA, CA

Stamp:

REGISTERED PROFESSIONAL ENGINEER
MOUSUDUR RAHMAN
C69263
Exp. 06/30/26
CIVIL
STATE OF CALIFORNIA

No.	Description	Date
1	Revision 1	2024.10.15
2	Revision 2	2025.05.18
3	Planning	2025.11.11

NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE,
HESPERIA, CA

SITE PLAN

Project number 23-M-53

Date Issue Date

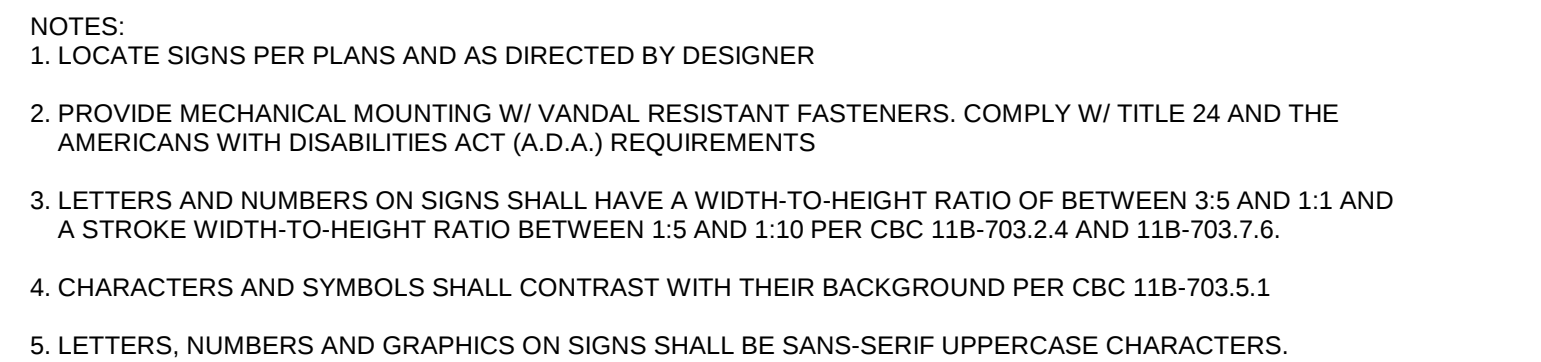
Drawn by EVERETT SMITH DESIGNS

Checked by M.R.

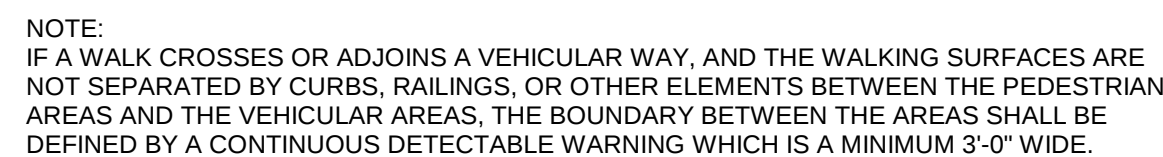
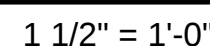
Aa01

Scale 3/64" = 1'-0"

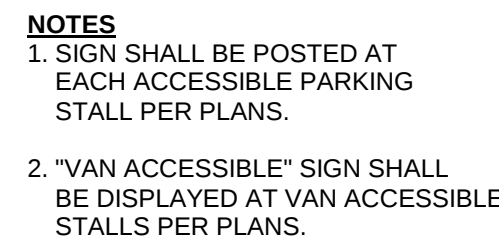
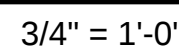
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8 $1\frac{1}{2}'' = 1'-0''$

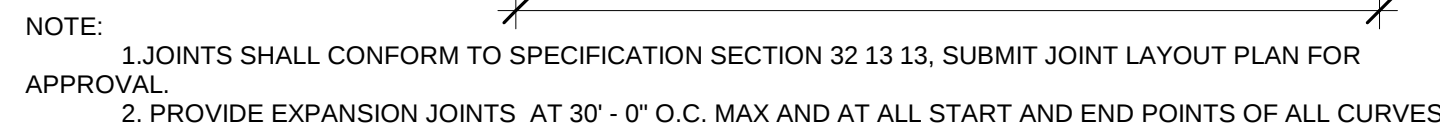
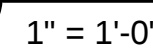


12 $1/2'' = 1'-0''$

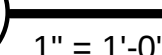


- NOTES:
1. LOCATE SIGNS PER PLANS AND AS DIRECTED BY DESIGNER
 2. PROVIDE MECHANICAL MOUNTING W/ VANDAL RESISTANT FASTENERS. COMPLY W/ TITLE 24 AND THE AMERICANS WITH DISABILITIES ACT (A.D.A.) REQUIREMENTS
 3. LETTERS AND NUMBERS ON SIGNS SHALL HAVE A WIDTH-TO-HEIGHT RATIO OF BETWEEN 3:5 AND 1:1 AND A STROKE WIDTH-TO-HEIGHT RATIO BETWEEN 1:5 AND 1:10 PER CBC 11B-703.2.4 AND 11B-703.7.6.
 4. CHARACTERS AND SYMBOLS SHALL CONTRAST WITH THEIR BACKGROUND PER CBC 11B-703.5.1
 5. LETTERS, NUMBERS AND GRAPHICS ON SIGNS SHALL BE SANS-SERIF UPPERCASE CHARACTERS.

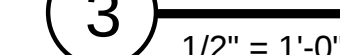
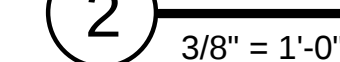
4 $1\frac{1}{2}'' = 1'-0''$



⑥ $1\frac{1}{2}'' = 1'-0''$



① $3/8" = 1'-0"$



Stamp:



NEW MULTI-FAMILY
COMPLEX

4150 SULTANA AVE,
HESPERIA, CA

SITE DETAILS

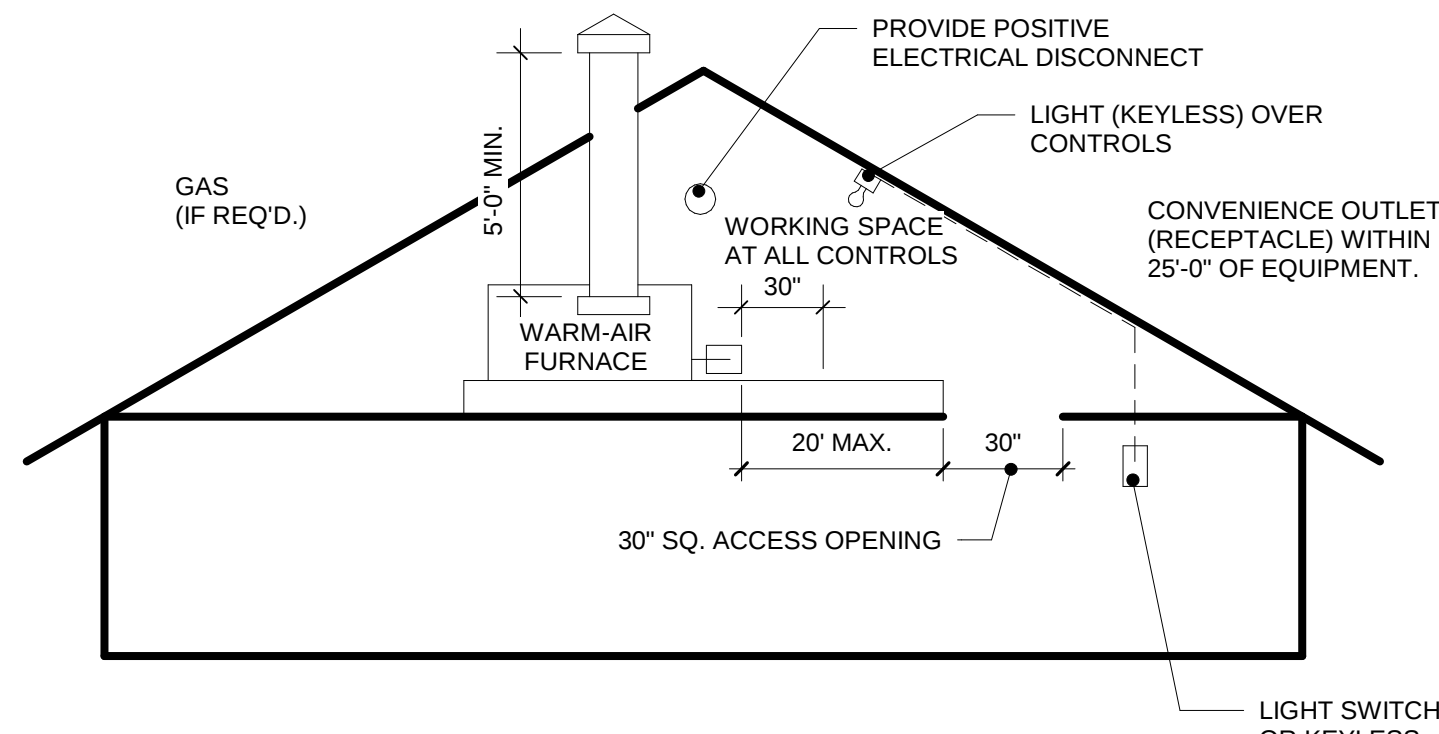
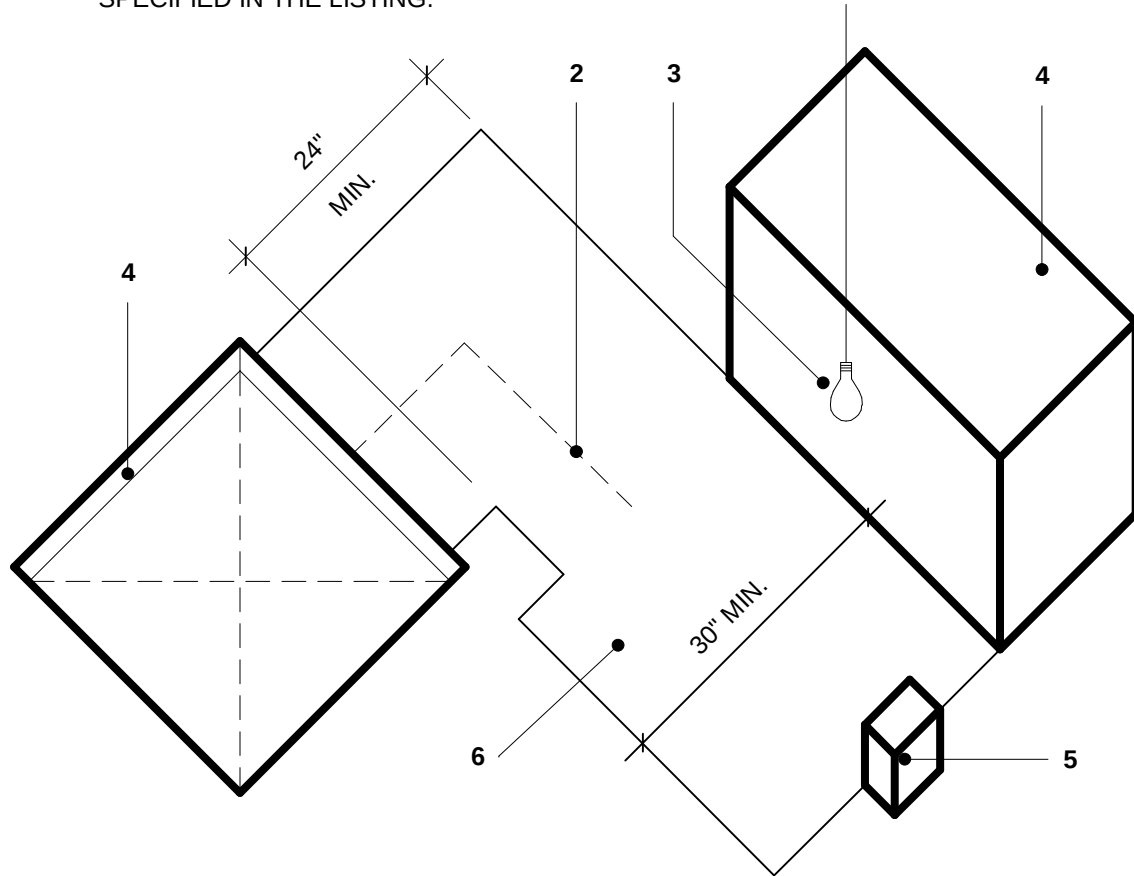
Project number	23-M-53
Date	Issue Date
Drawn by	EVERETT SMITH DESIGNS
Checked by	M.R.

Aa01.1

Scale	As indicated
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1	30" SQUARE MIN. ATTIC ACCESS OR PER U.M.C. 319.3	5	110 VOLT ELECTRICAL OUTLET
2	5/8" CDX x 24" MIN. WIDE PLYWOOD PASSAGEWAY - 20'-0" MAX. TRAVEL DISTANCE	6	5/8" CDX PLYWOOD LEVEL WORKING PLATFORM FOR ENTIRE LENGTH OF UNIT.
3	LIGHTING FIXTURE CONTROLLED BY SWITCH LOCATED BY ATTIC ACCESS.		
4	FAU SHALL BE LISTED FOR INSTALLATION IN ATTICS AND ON COMBUSTIBLE FLOORING. CLEARANCES SHALL BE AS SPECIFIED IN THE LISTING.		

Diagram illustrating the installation of a Horizontal Fire Alarm Unit (FAU) in an attic. The diagram shows the unit (4) positioned on a plywood working platform (6). A 30" MIN. clearance is indicated for the unit and the platform. A 24" MIN. width is specified for the access point (1). A lighting fixture (3) is shown, controlled by a switch (4) located by the attic access (1). A 110 VOLT ELECTRICAL OUTLET (5) is also shown. The diagram includes callouts for the 30" MIN. clearance, the 24" MIN. width, and the 110 VOLT ELECTRICAL OUTLET (5).

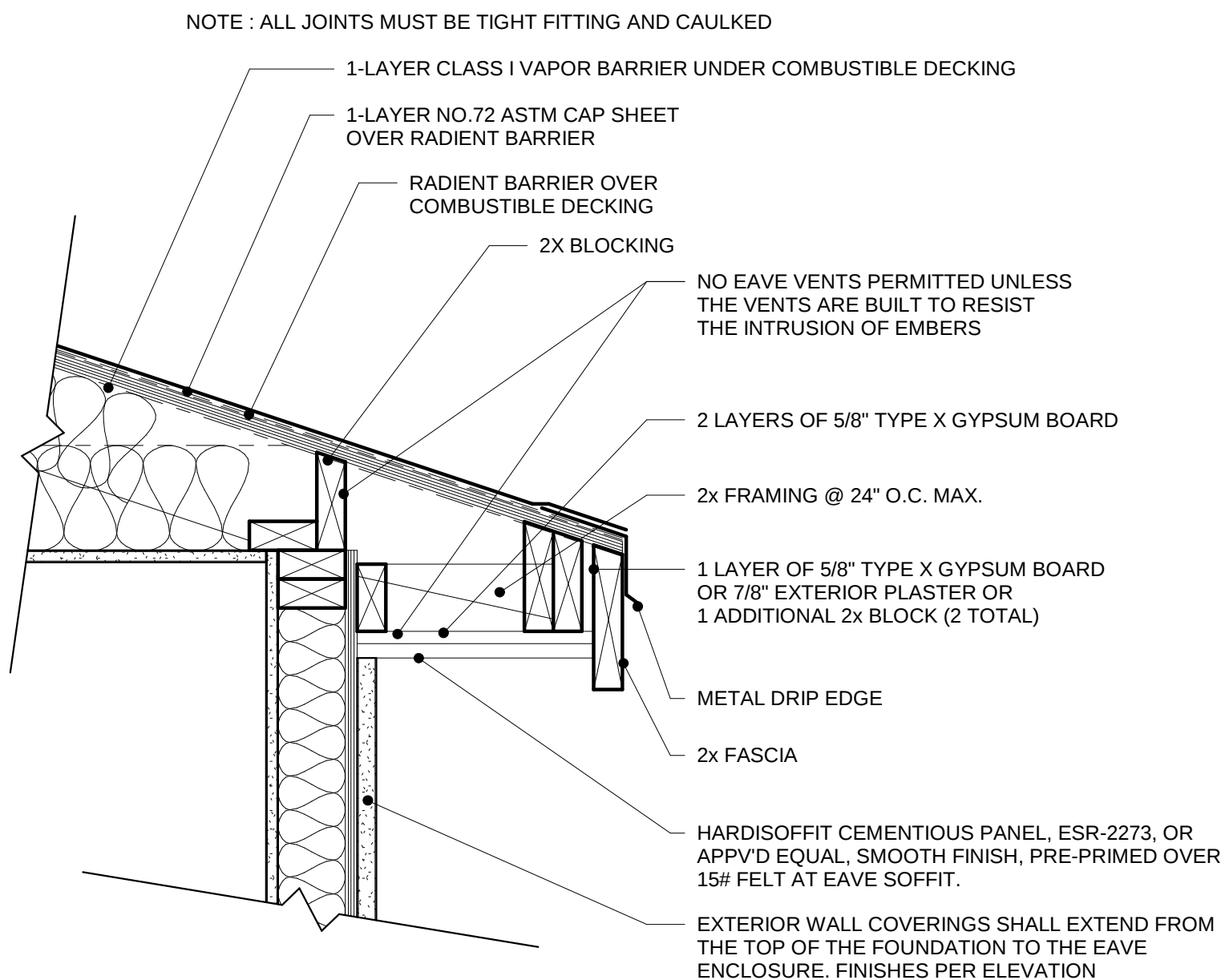


CENTRAL WARM-AIR FURNACES INSTALLED IN AN ATTIC MUST BE ACCESSIBLE FOR ROUTINE MAINTENANCE BY THE OWNER / OCCUPANT AND FOR SERVICE AND REPAIR AS NEEDED. CHANGING FILTERS, LUBRICATING MOTOR AND FAN BEARINGS, CHECKING BELT TENSION, AND RE-LIGHTING THE PILOT FOLLOWING A SERVICE INTERRUPTION ARE NORMAL OWNER FUNCTIONS. ADEQUATE LIGHTING, AN ELECTRICAL OUTLET, SAFE ACCESS WAY, AND SUFFICIENT WORKING SPACE ON THE CONTROL SIDE ENCOURAGE AND FACILITATE MAINTENANCE AND ALSO ENABLE RAPID EGRESS IN AN EMERGENCY.

NOTE :

- DBL. JST. UNDER FAU - PROVIDE SEISMIC SWAY BRACING.
- CONDENSATE DRAIN LINE TO APPROVED PLUMBING FIXTURE IF ANY.

FAU-IN ATTIC



EAVE DETAIL

F.A.U IN ATTIC

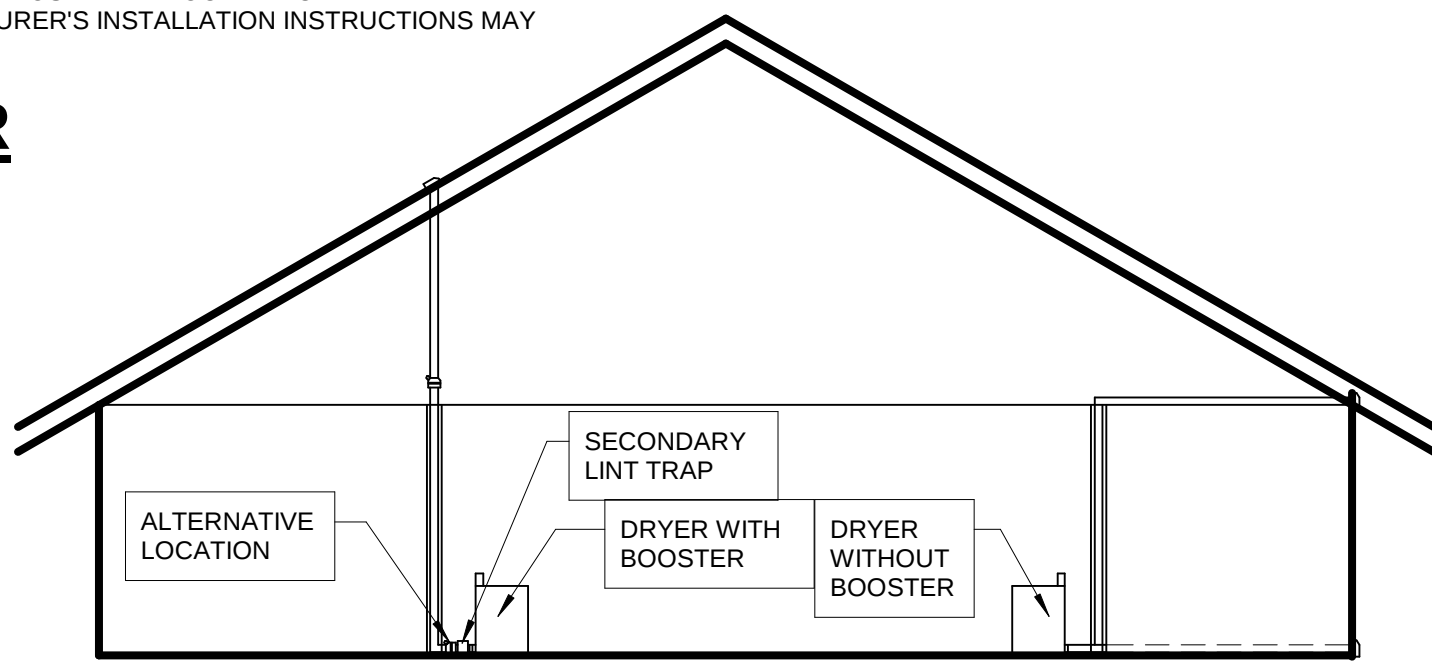
1. FURNACE SHALL BE LISTED FOR INSTALLATION IN ATTIC OR IN FURRED SPACES NOT LESS THAN 5'-0" IN HEIGHT.
2. FURNACE SHALL BE LISTED FOR USE ON COMBUSTIBLE FLOORING.
3. ATTIC OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH FOR REMOVAL OF FURNACE BUT NOT LESS THAN 30" SQ.
4. PROVIDE MIN. 24" WIDE SOLID CONTINUOUS FLOOR FOR PASSAGEWAY.
5. PROVIDE ELECTRICAL LIGHT NEAR FURNACE WITH LIGHT SWITCH AT THE ATTIC OPENING.
6. UNOBSTRUCTED WORK SPACE OF 30" MIN. DEPTH IN FRONT OF EQUIPMENT IS REQUIRED.
7. VENT THROUGH ROOF A MIN. OF 5 FT. ABOVE THE HIGHEST VENT COLLAR WHICH IT SERVES.
8. FURNACE INSTALLATION SHALL MEET ALL LISTED CLEARANCES. WALKWAY FOR R-30-12" / R-38-16" INSULATION
9. PROVIDE SPACE UNDER EQUIPMENT AND WORK PLATFORMS AND

L.P. GAS F.A.U. NOTES :

1. PROVIDE 3" CEMENT - ASBESTOS, PVC, OR DWV GALV. METAL DRAIN, FIRMLY ATTACHED AND ADEQUATELY SUPPORTED SLOPE TO DRAIN.
2. THE TERMINUS OF THE DRAIN LINE SHALL BE RUN TO DAYLIGHT AND BE PROTECTED AS TO GUARD AGAINST VERMIN ENTERING THE LINE.
3. THE DRAIN OUTLET SHALL BE LOCATED AND POSITIONED SO NOT TO CREATE A HAZARD TO OTHER BUILDING OR STRUCTURES IN THE AREA. FINAL GRADING SHALL BE PERFORMED IN ORDER TO NOT ALLOW ANY FLOODING, NO PART OF THE DRAIN LINE SHALL BE TRAPPED.
4. PROVIDE A DRAIN PAN AS FOLLOWS:
 - A) 3" HIGH GAS TIGHT METAL PAN, ALL JOINTS MUST BE SOLDERED - NO TAPE, (PERMANENT CONNECTIONS)
 - B) ENTIRE PAN SHALL SLOPE TOWARD DRAIN LINE.
 - C) DRAIN LINE SLEEVE TO PAN SHALL BE SOLDERED GAS - TIGHT 2-3/4" MAX. DIAMETER METAL SLEEVE 6" IN LENGTH.
5. FURNACE SUPPORTED FROM GROUND :
 - A) DRAIN PAN SHALL BE INSTALLED TO COMPLY WITH U.M.C CHAPTER 7, SECTION 709 (6)
6. FLOOR FURNACE:
 - A) PAN SHALL BE SUPPORTED BY METAL STRAPS SECURELY ATTACHED TO FRAMING MEMBERS OR TO FURNACE.
 - B) FURNACE (EXCEPT FLOOR FURNACES) IN UNDERGROUND SPACES :
 - A) EVERY FURNACE SUPPORTED FROM THE GROUND SHALL REST ON A CONCRETE SLAB EXTENDING THE ADJOINING CONCRETE FOUNDATION, PROVIDING PASSAGEWAY AND ACCESS OPENING OF THE SIZE REQUIRED FOR AN ATTIC FURNACE SHALL BE PROVIDED TO THE FURNACE LOCATION. A LIGHT AND SWITCH SHALL BE PROVIDED IN THE SAME MANNER AS ATTIC MOUNTED F.A.U. THE LOWEST PORTION OF ANY SUSPENDED FURNACE SHALL HAVE A CLEARANCE OF 6" (MIN) FROM THE GROUND.
 - C) APPROVED PETROLEUM GAS METERING DEVICES SHALL NOT BE LOCATED IN ANY PIT OR BASEMENT, UNDER SHOW WINDOWS OR INTERIOR STAIRWAYS, IN ENGINE, BOILER HEATER, OR ELECTRIC METER ROOMS, WHEN NOT PROHIBITED BY ANOTHER REGULATION, APPROVED LIQUEFIED PETROLEUM GAS METERING DEVICES MAY BE LOCATED IN THE OPEN UNDER EXTERIOR STAIRWAYS. EXCEPTION : A LISTED AND APPROVED FURNACE MAY BE INSTALLED IN A BASEMENT WHEN FIRST APPROVED BY THE ADMIN. AUTHORITY AND PROVIDED APPROVED DRAIN PAN IS INSTALLED AN ALL INSTALLATION REQUIREMENTS ARE COMPLIED WITH.

DRYER WITHOUT BOOSTER

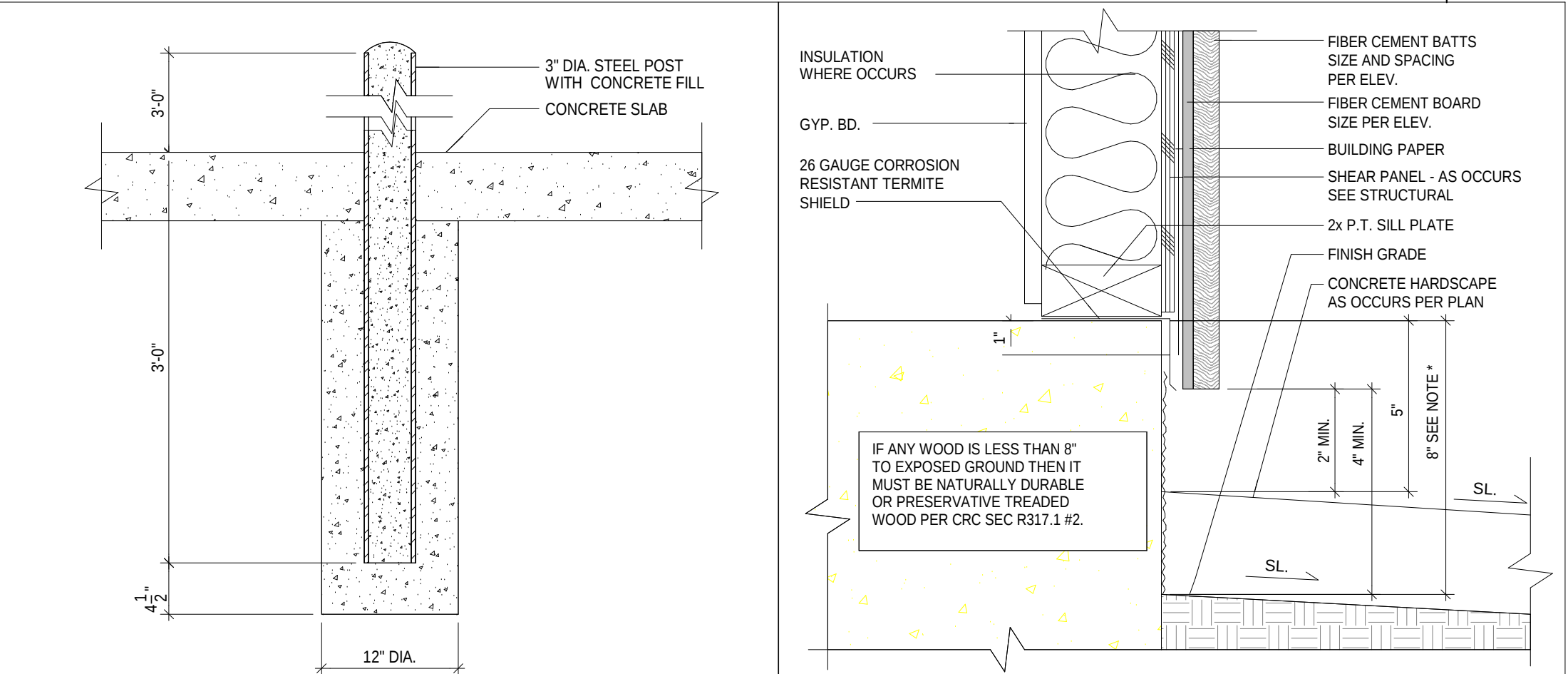
PROVIDE 4" DIA. DRYER VENT TO OUTSIDE AIR. THE ALLOWABLE LENGTH (14'-0") INCLUDES (2) 90 DEGREE ELBOWS, FOR EACH ELBOW IN EXCESS OF (2), 2'-0" MUST BE REDUCED FROM THE ALLOWABLE TOTAL LENGTH PER C.M.C. DRYER MANUFACTURER'S INSTALLATION INSTRUCTIONS MAY PERMIT A LONGER TOTAL LENGTH.



DRYER WITH BOOSTER

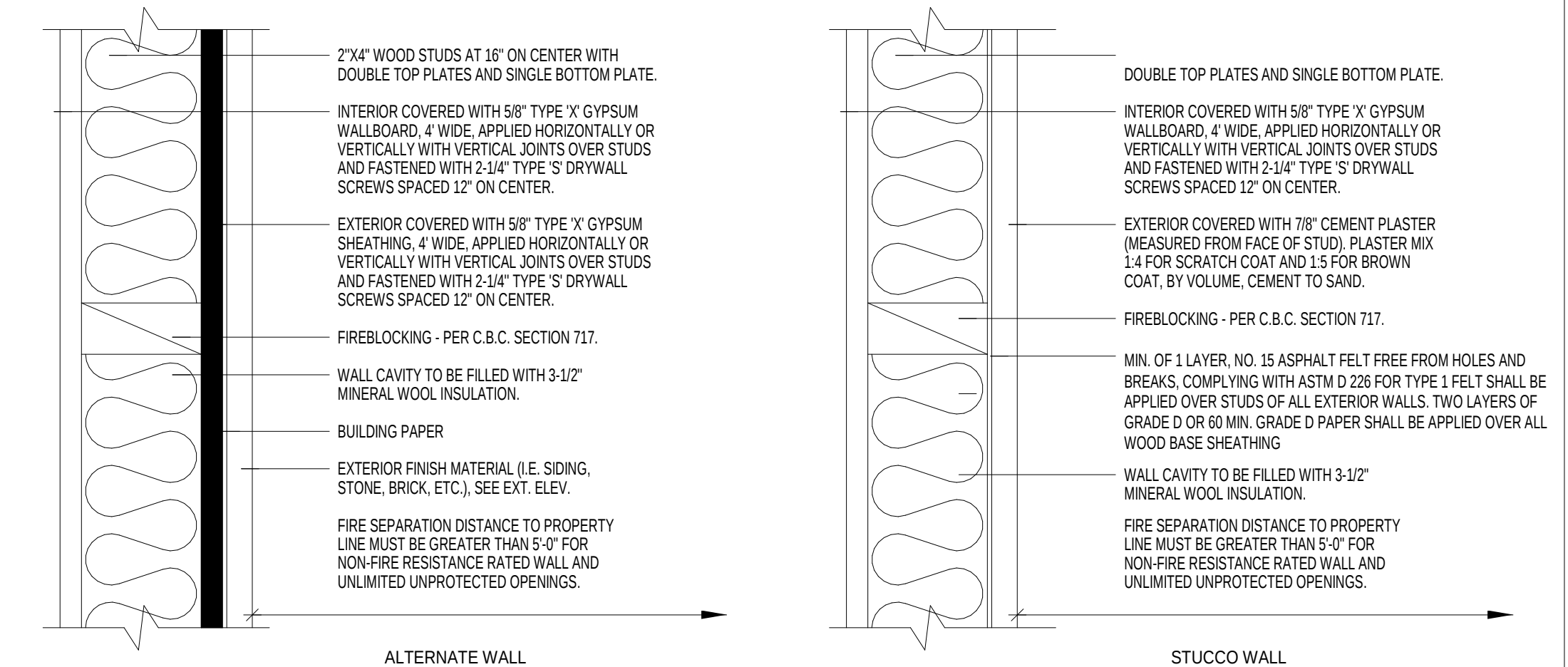
USE DF110 DRYER EXHAUST BOOSTER SYSTEM (www.fanflex.net) IF LENGTH OF DRYER VENT DOES NOT MEET NORMAL APPLICATION FAN MUST BE MOUNTED A MINIMUM OF 15 FEET FROM THE DRYER. THE FAN MUST BE MOUNTED CLOSER THAN THE RECOMMENDED 15 FEET, IT MAY DEVELOP ENOUGH PRESSURE TO LIFT WET LINT INTO THE FAN IMPELLER RESULTING IN EXCESSIVE LINT LOADING OF THE DRYER. THE BOOSTER FAN MUST BE INSTALLED BETWEEN THE DRYER AND THE BOOSTER FAN, THE BOOSTER FAN MAY BE MOUNTED WITHIN THE MINIMUM DISTANCE (OTHERWISE RECOMMENDED), THE BEST LOCATION FOR THE FAN TO BE MOUNTED, IN ANY APPLICATION, IS CLOSE TO THE DRYER. THE TERMINATION OF THE DUCT WORK, IN ORDER TO PERFORM RECOMMENDED MAINTENANCE, FAN LOCATION SHOULD ALLOW SUFFICIENT ACCESS FROM SERVICE REPAIR TO MANUAL OPERATORS MODE OF OPERATION FOR COMPLETE GUIDELINES FOR INSTALLATION.

DRYING VENTING



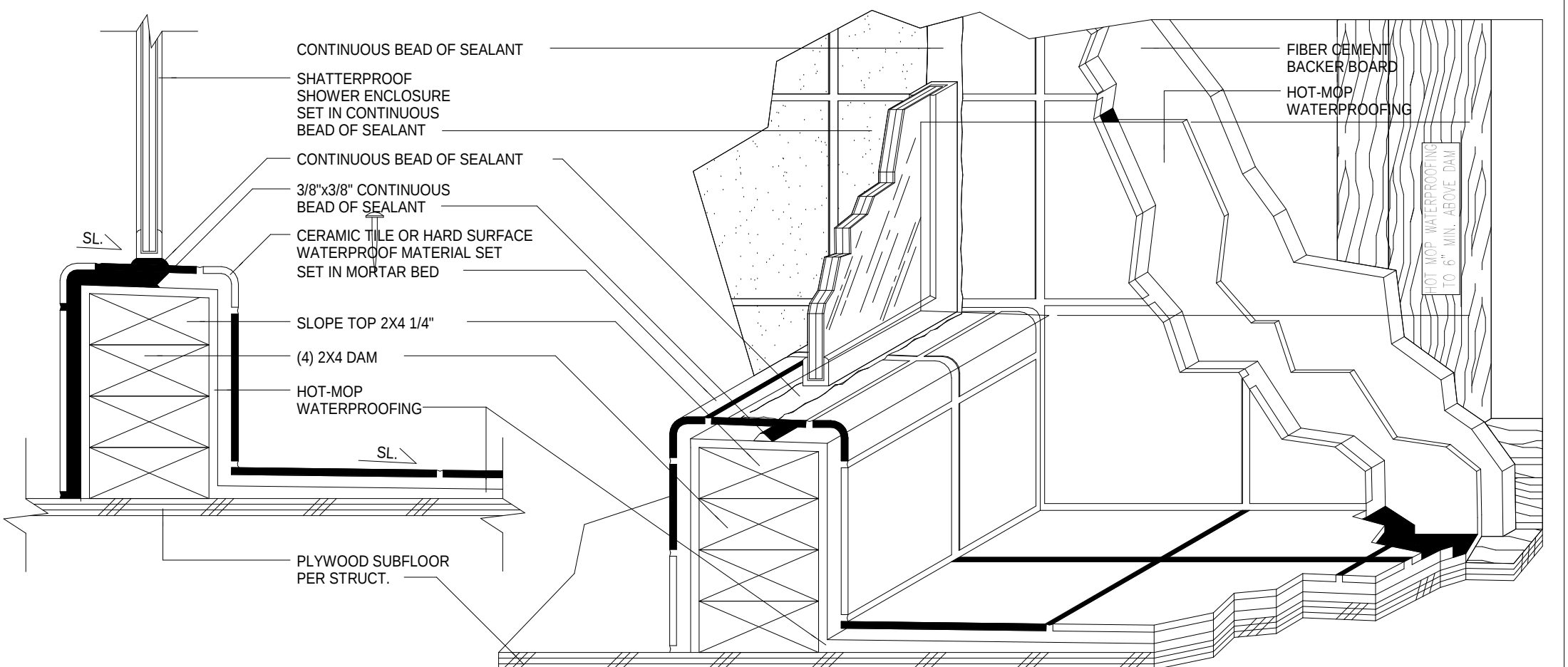
STEEL PIPE BOLLARD

SIDING AT FOUNDATION



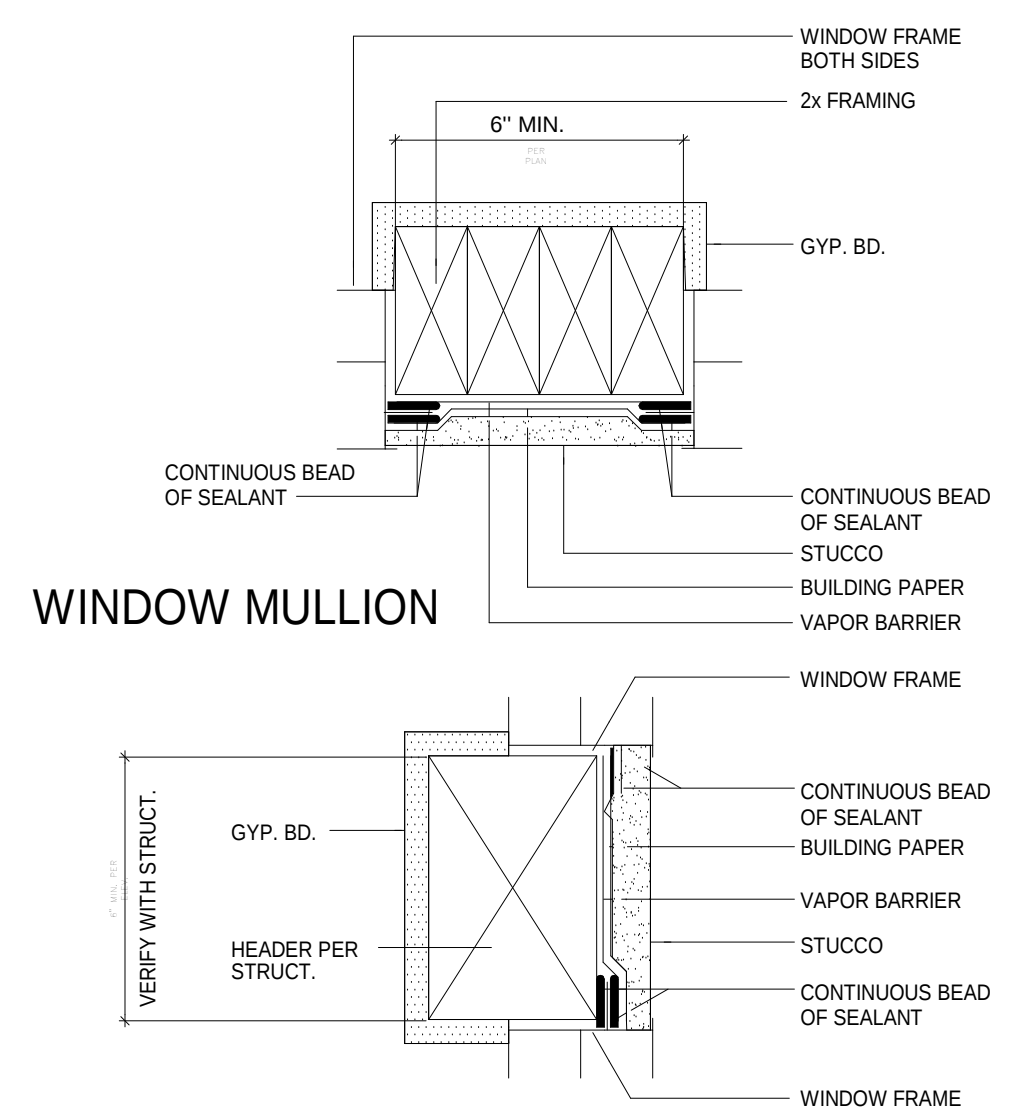
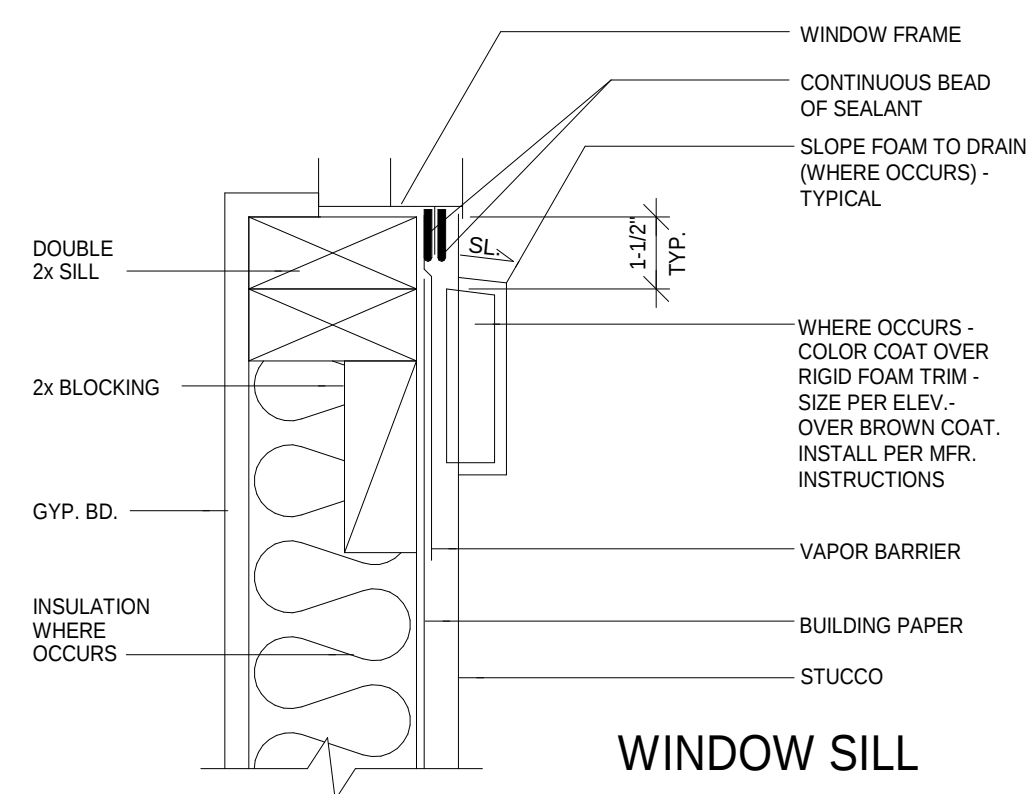
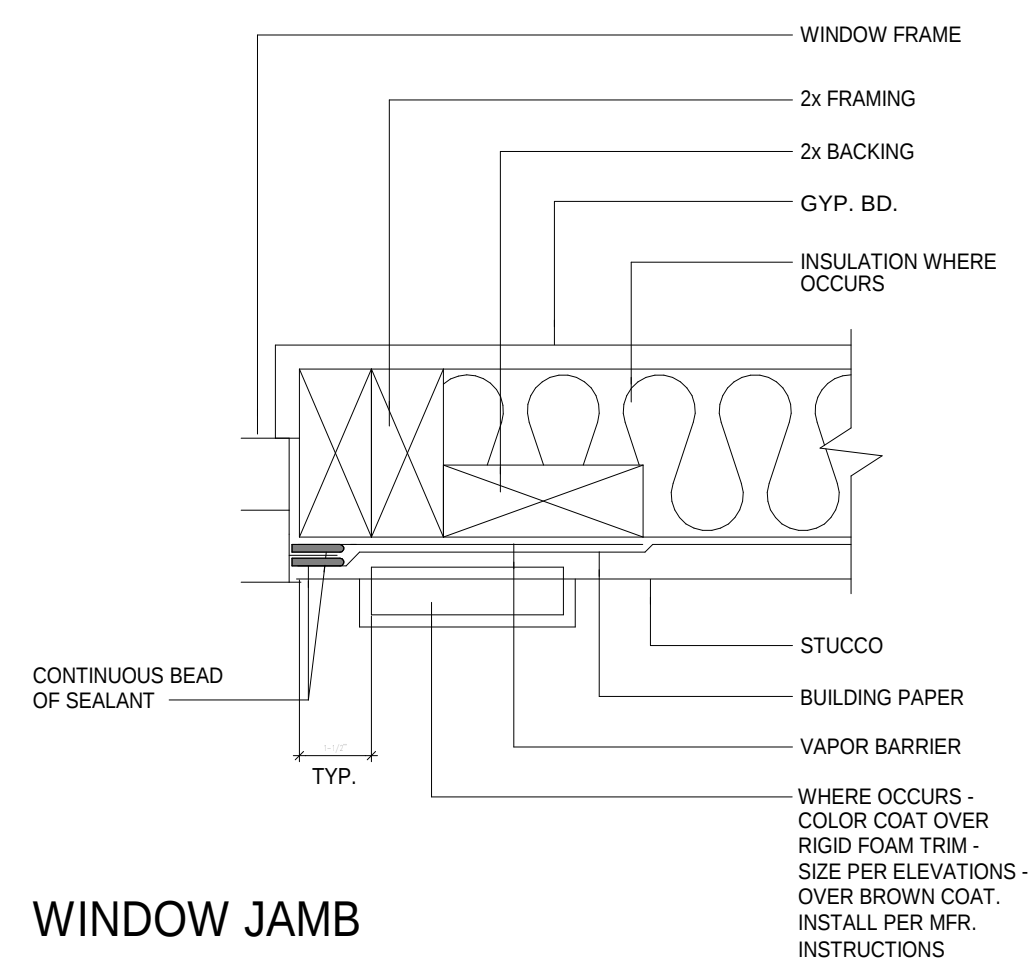
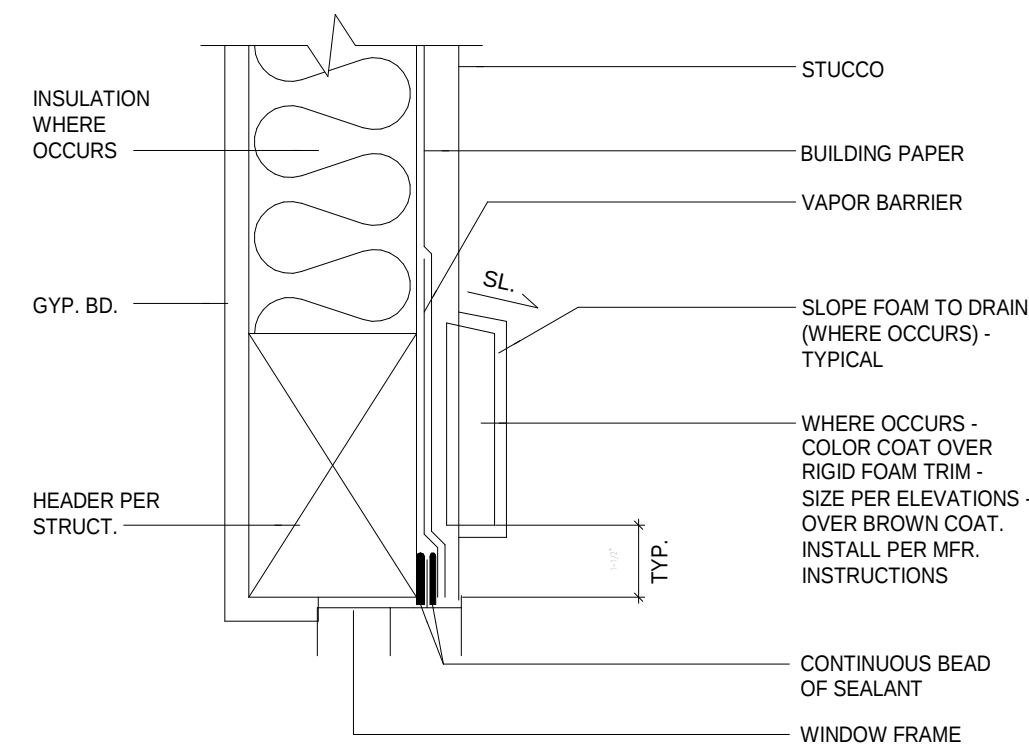
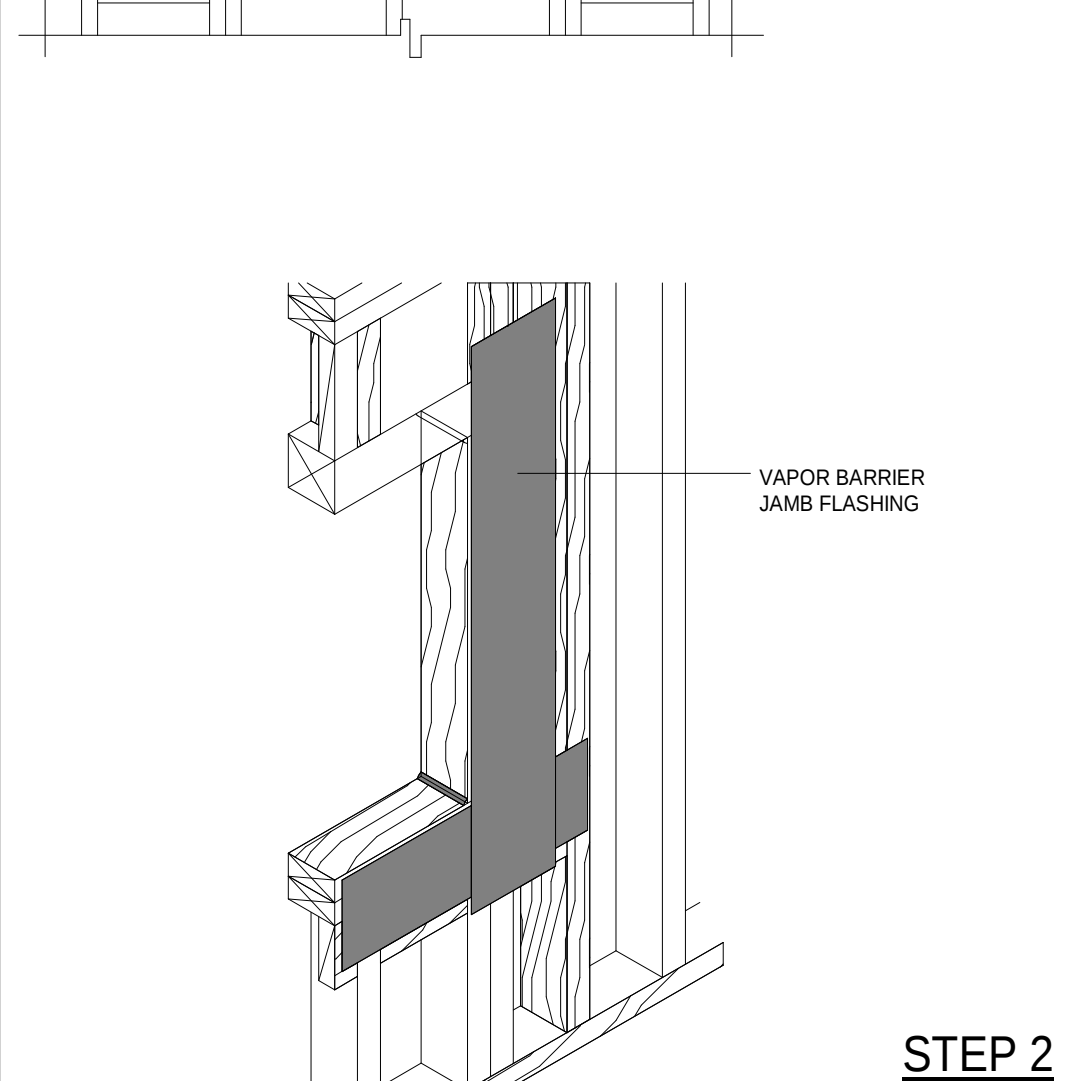
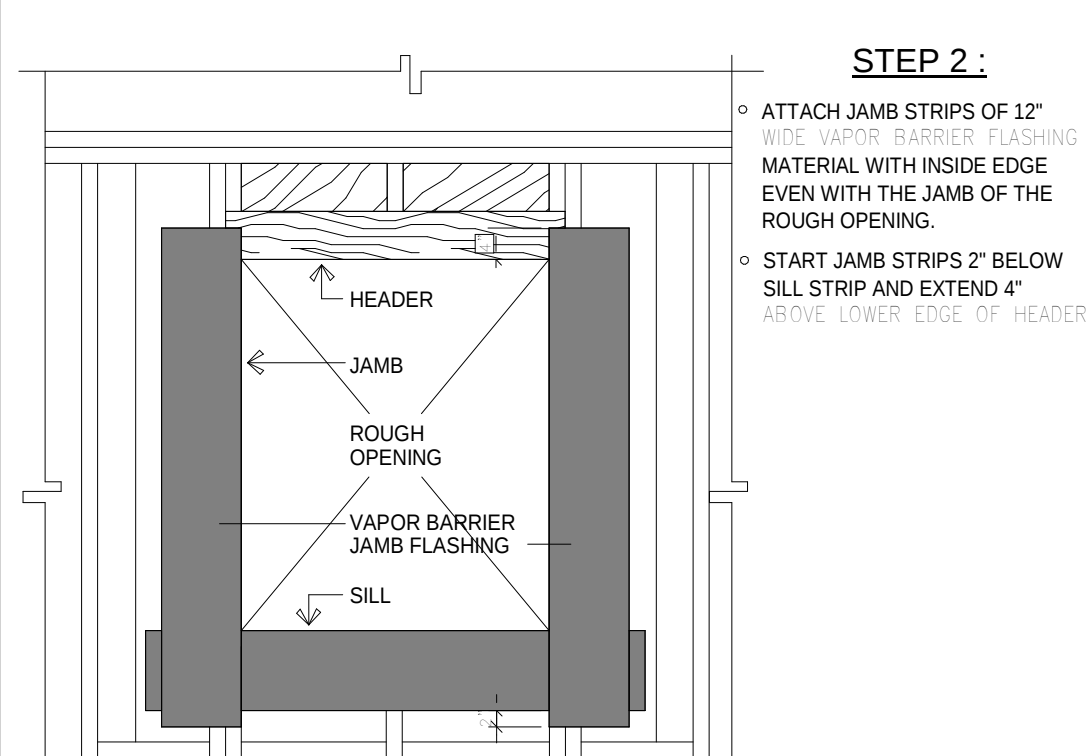
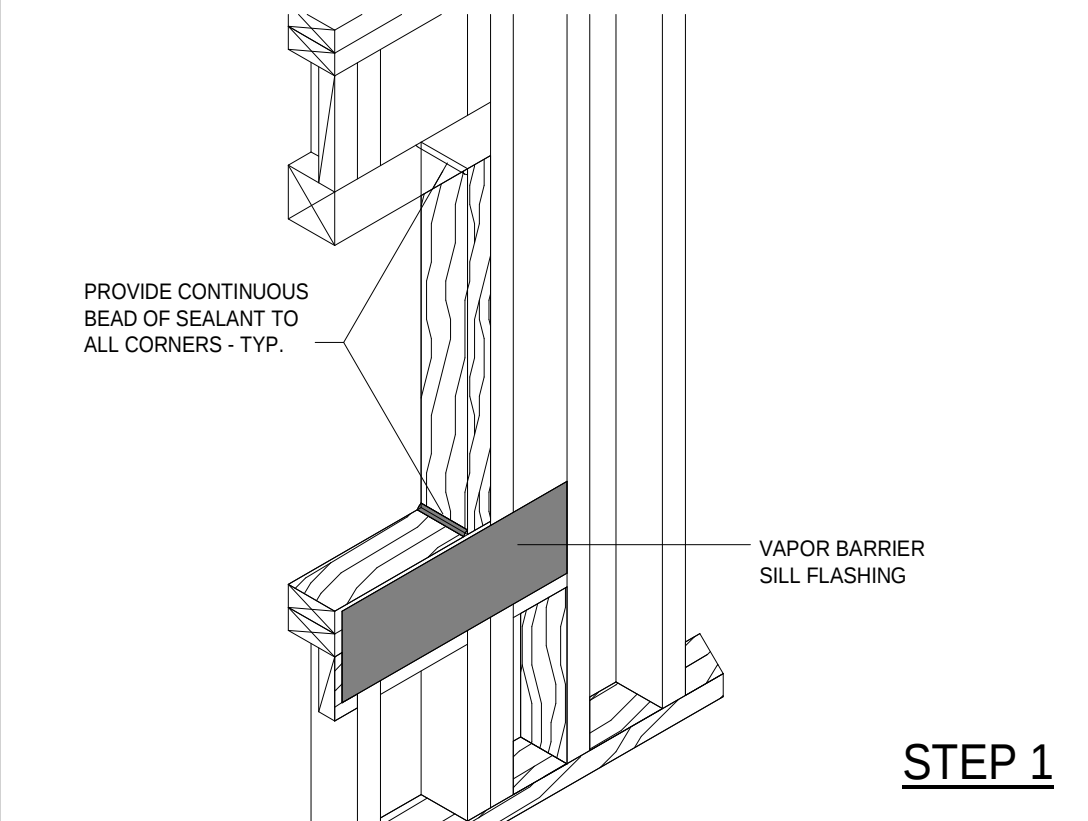
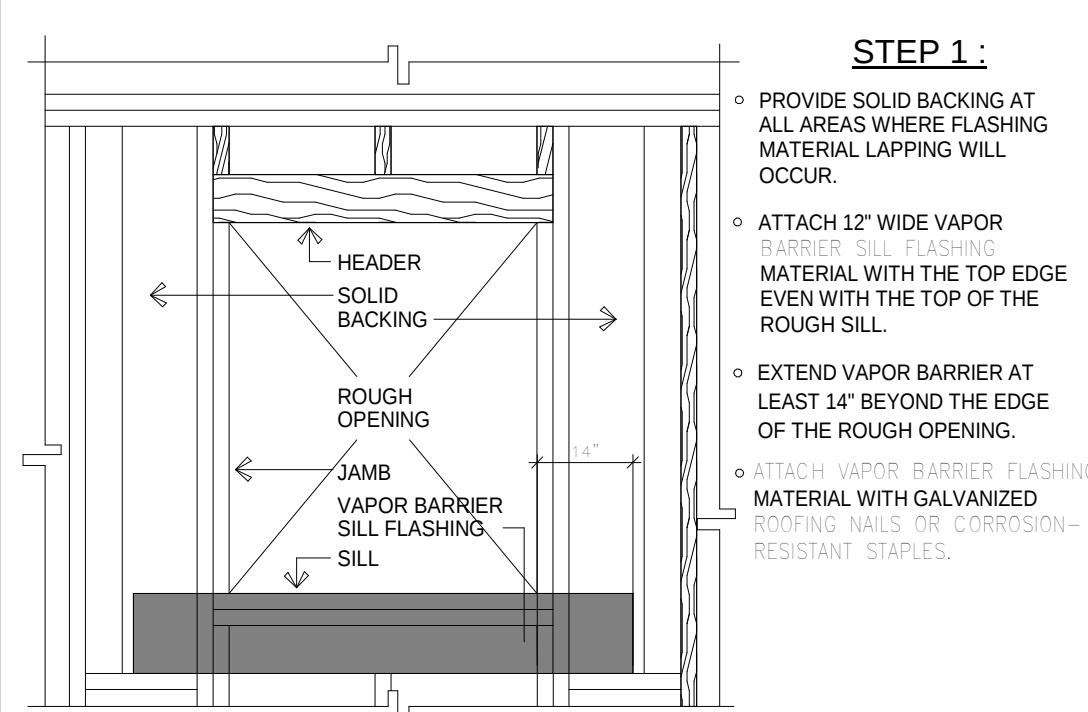
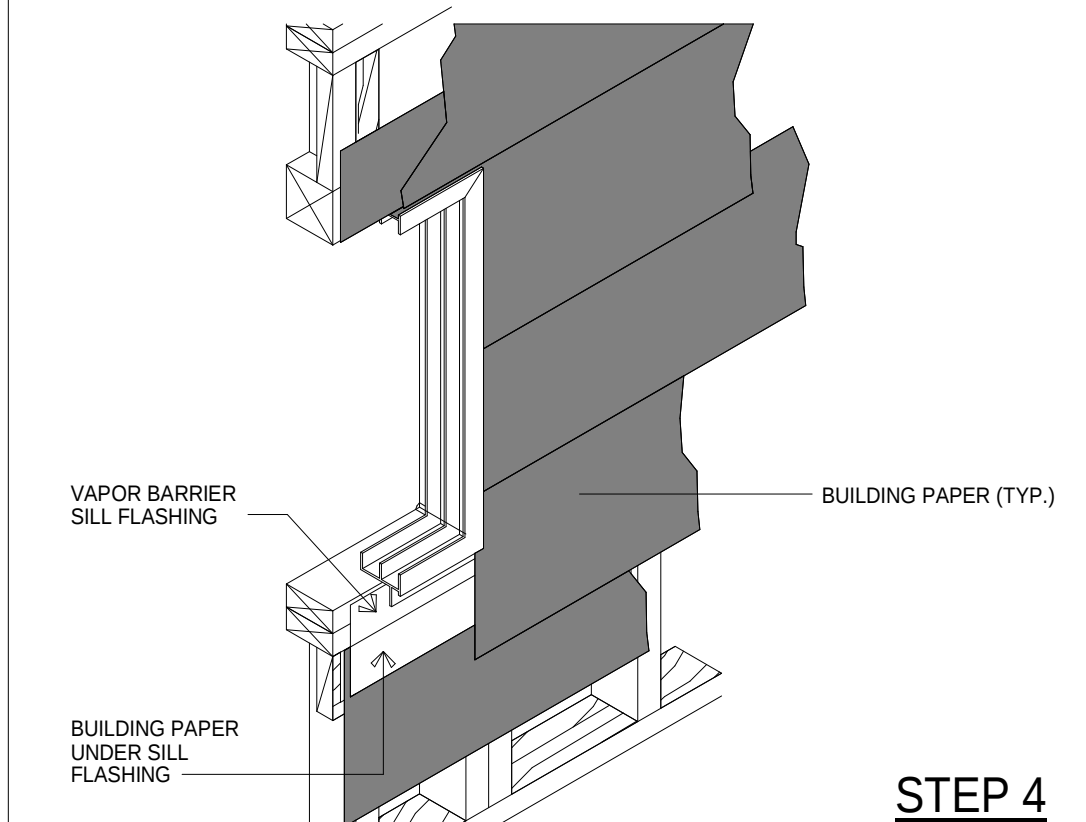
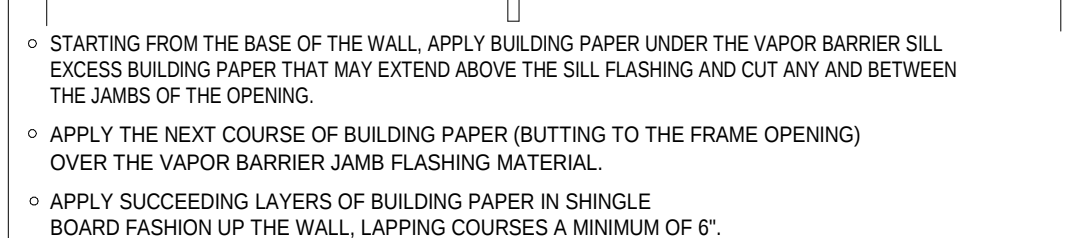
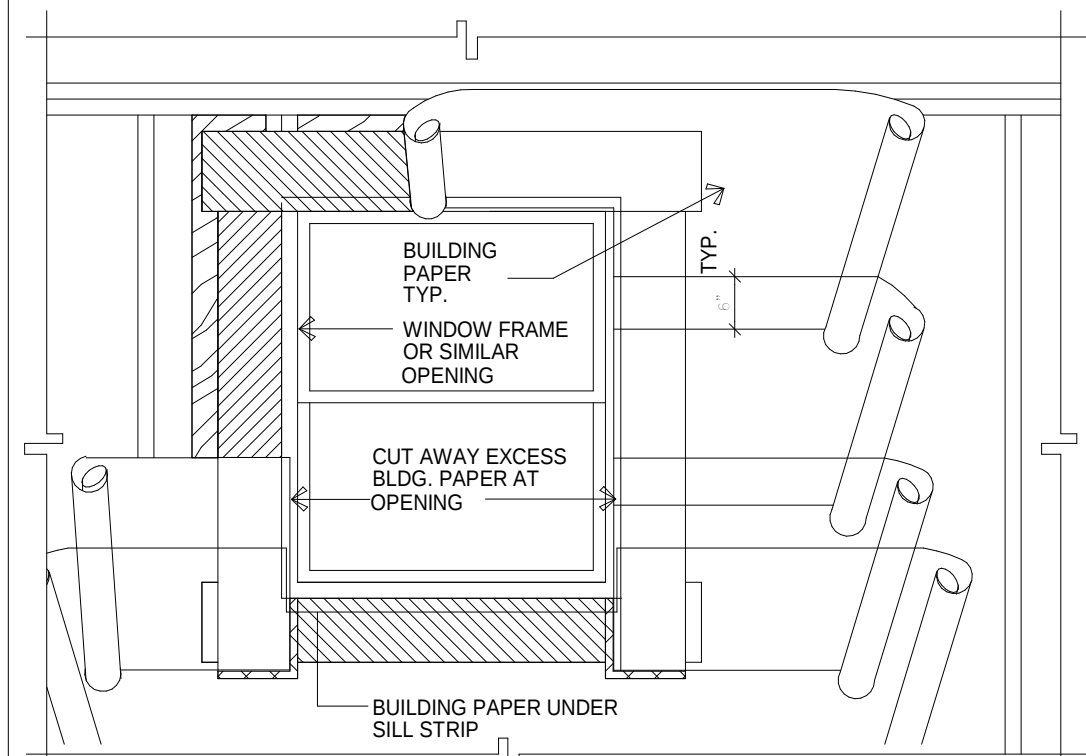
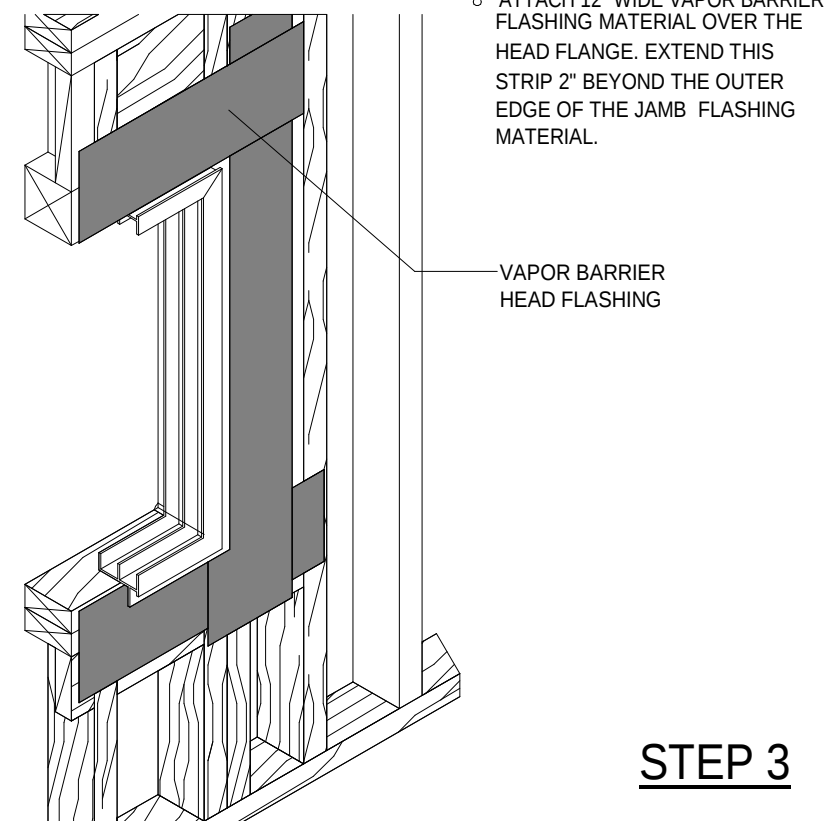
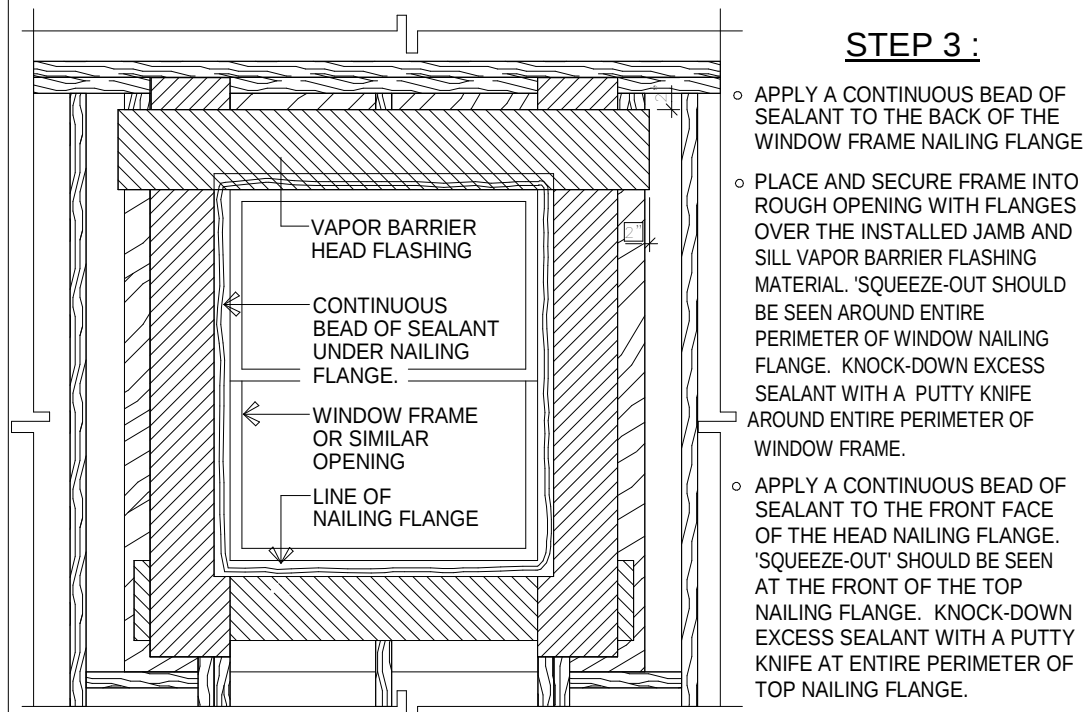
EXTERIOR (1-HR RATED WALL)

STUCCO WALL



SHOWER DAM DETAIL

[illegible]



WINDOW INSTALLATION -
3-COAT STUCCO

NOTE: SEE DETAIL
1 THIS SHEET
FOR APPLICATION

N.T.S.

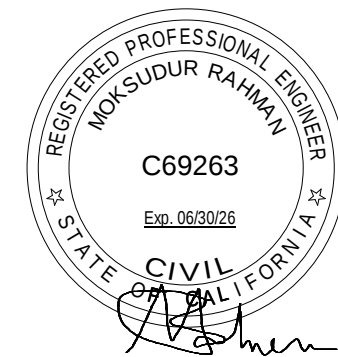
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RAHMAN ENGINEERING

**13611 12TH ST, SUITE-B,
CHINO, CA 91710
Tel: (213)-400-8078**

NEW MULTI-FAMILY COMPLEX
4150 SULTANA AVE,
HESPERIA, CA

Stamp:

[illegible]

NEW MULTI-FAMILY
COMPLEX

4150 SULTANA AVE,
HESPERIA, CA

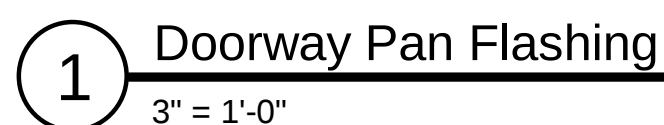
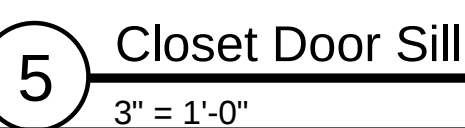
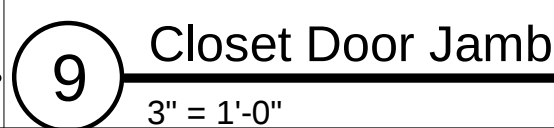
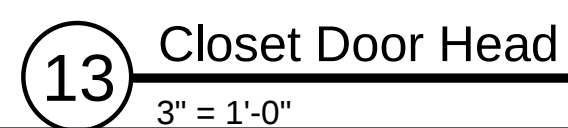
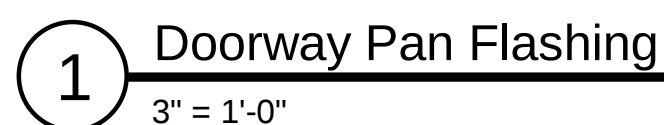
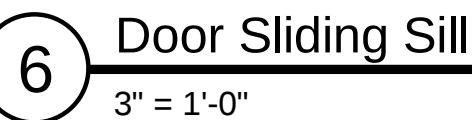
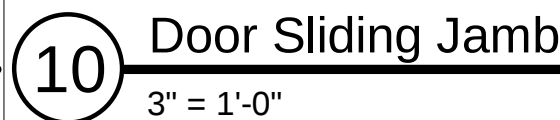
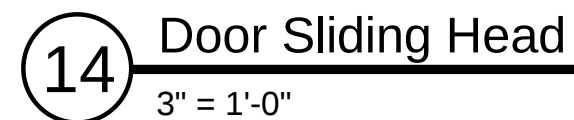
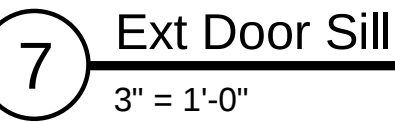
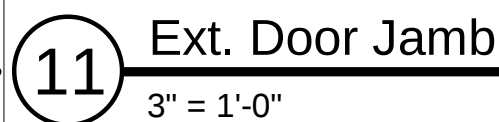
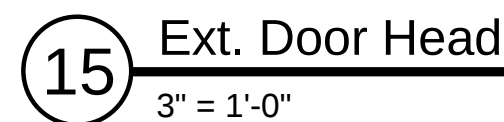
WINDOW FLASHING

Project number	23-M-53
Date	Issue Date
Drawn by	EVERETT SMITH DESIGNS
Checked by	M.R.

Aa1D.3

Scale 1" = 1'-0"

11/11/2025 1:06:30 PM



NEW MULTI-FAMILY COMPLEX

4150 SULTANA AVE,
HESPERIA, CA

**13611 12TH ST, SUITE-B,
CHINO, CA 91710
Tel: (213)-400-8078**

Stamp:

[illegible]

NEW MULTI-FAMILY
COMPLEX

4150 SULTANA AVE,
HESPERIA, CA

DOOR DETAILS

Project number	23-M-53
Date	Issue Date
Drawn by	EVERETT SMITH DESIGNS
Checked by	M.R.

Aa1D.4

Scale $3'' = 1'-0''$

11/11/2025 1:06:30 PM