

Site Plan

SCALE 1" = 20'-0"



Project Data:

PROJECT DESCRIPTION:
Application to establish a 2,342 Sq. Ft. Tire Shop with 1 work bay at rear, with a 30'x15' service area. The existing building already has an existing lobby area with an adjacent break room area and a handicap accessible restroom. Lobby area has an existing lobby counter within ADA compliance.

All construction is to be per current CBC, CMC, CPC, CEC, CGSS and all city requirements and codes.

Developer / Owner's Information:
Junior's Tires
11239 11th Ave.
Hesperia, Ca. 92345
(760) 886-9767

Building Design & Planning:
PA Design Associates, LLC
Amargosa Rd. Suite 202
Victorville, Ca. 92392
(760) 887-1080

ASSESSOR'S PARCEL NUMBER:
APN: 3257-131-58

APPLICATION TYPE:
Conditional Use Permit (CUP) Application

LAND USE DESIGNATION:
N-C

PROPOSED LAND USE:
Tire Shop

BUILDING AREA TABULATION:
Proposed Tire Shop Conversion: Ex. 2,342 Sq. Ft.

OCCUPANCY TYPE:
B

Parking:
Ex. Parking To Remain As Shown - No Site Changes

PARKING ANALYSIS:

| Parking Ratio: | Parking Required: |
|-----------------------------|-------------------|
| •Shop Parking: 3 Spcs./ Bay | 3 Spaces |
| 1 Bays x 3 Spcs= 3 spcs | |
| •Office: 1/250 s.f. | 2 Spaces |
| Office 573 S.F. = 2 Spaces | |

PARKING PROVIDED:
Standard Uncovered Spaces (9' x 19') 4
Elongated Parking stalls (9' x 32') 1

Total Proj. Parking Required: 5 Spaces
Total Proj. Parking Provided: 26 Spaces

Shared parking with Caldwell Banker Offices on same site. Previously approved under separate permit.

- Site Plan Keynotes:**
- Existing/ approved parking areas to remain in place - no changes proposed.
 - Existing/ approved 4" wd. concrete sidewalk to remain in place - no changes proposed.
 - Existing asphalt surface to remain in place.
 - Existing chain-link fence to remain in place.
 - Remove existing 16" chain link swinging gate at entrance to rear shop area and replace with new perforated metal rolling gate of same height.
 - Existing/ approved ADA parking spaces to remain in place - no changes proposed.
 - Existing landscaping to remain in place.
 - Existing directional arrows painted on asphalt to remain in place.
 - Existing 29'-8" x 39'-6" concrete pad to remain.
 - Existing Dirt Area to remain (NOT part of Lease)
 - Existing & previously approved trash receptacle on existing conc. pad w/ 6" curb
 - Remove existing chain link gate at trash enclosure & replace with perforated metal gate as approved per city planning

PA design associates
Planning • Building Design • Development
13849 Amargosa Rd. Ste. 202
Victorville, Ca. 92392
Email: info@paassociates.com
Phone: 760-887-1080

CUSTOM PROJECT FOR:
Jr's Tires
14407 Main St.
Hesperia, CA. 92345
(901) 800-9170

DRAWING CONTENTS
Site Plan

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DRAWN BY: DATE
AH 6/17/2026
Building Designer:
JOB NO. C-2342-26
DRAWING SHEET NUMBER

SP1

| NO. | BY | DATE | DESCRIPTION |
|-----|----|------|-------------|
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| | | | |



1 View of Exteriors - East & North



3 View of Exterior - North & Parking Area



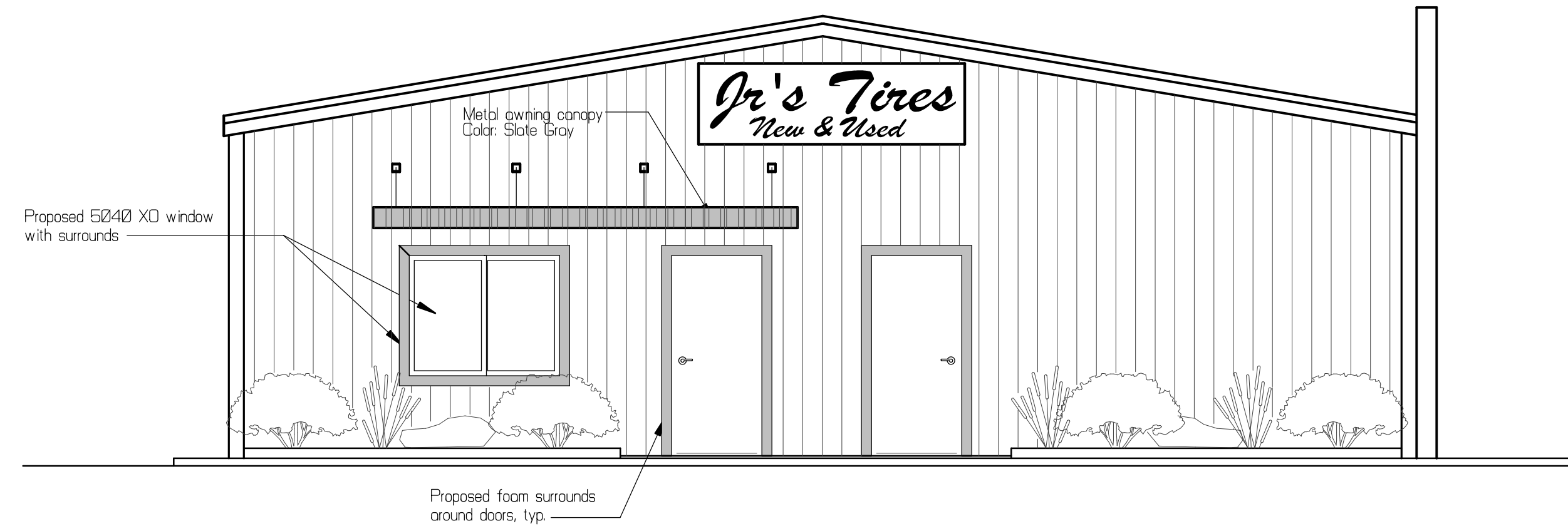
2 View of Exterior -South



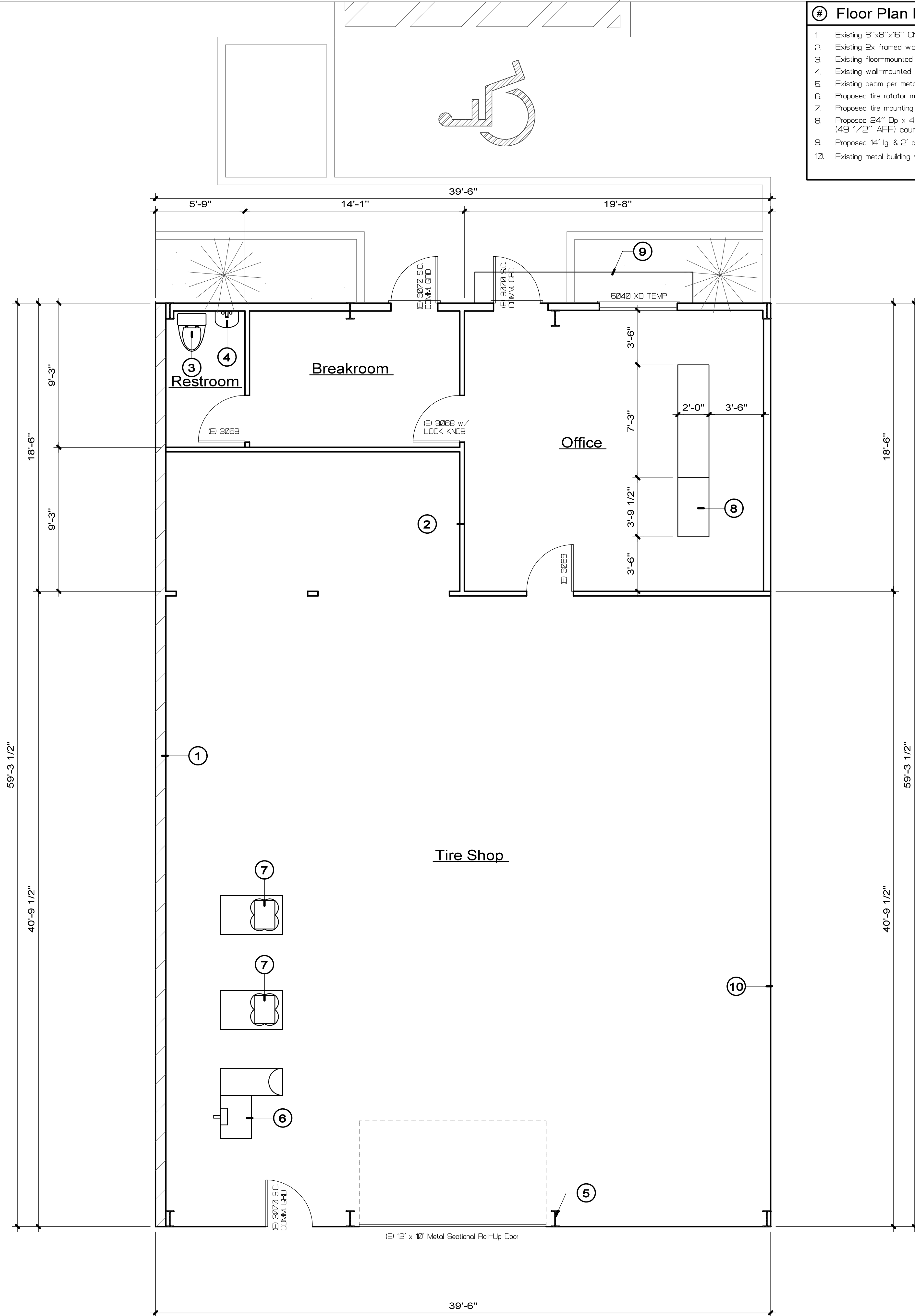
Perforated metal gate (Illustration)



Perforated metal gate at Trash Enclosure (Illustration)



Front Elevation



Floor Plan Keynotes:

- 1 Existing 8"x8"x16" CMU Block block wall to remain
- 2 Existing 2x framed wall to remain
- 3 Existing floor-mounted water closet to remain
- 4 Existing wall-mounted lav. to remain
- 5 Existing beam per metal building specs. to remain
- 6 Proposed tire rotator machine, including side-mounted computer
- 7 Proposed tire mounting and removal machine
- 8 Proposed 24" Dp x 45 1/2" Wd (31" AFF) counter & 50" Wd (49 1/2" AFF) counter
- 9 Proposed 14' lg & 2' dp metal awning cover over door & window
- 10 Existing metal building walls & structure

| NO. | REVISION | DATE | DESCRIPTION |
|-----|----------|------|-------------|
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| | | | |

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DRAWING CONTENTS
Floor Plan, Proposed Exterior Elevation, Pics of Building
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DRAWN BY: AH
 DATE: 6/17/2026
 Building Designer: *[Signature]*
 JOB NO.: C-2342-26
 DRAWING SHEET NUMBER

A1

Floor Plan

Scale 1/4" = 1'-0"

Building Area: 2500 Sq. Ft.