

# COMMERCIAL PROJECT

APN: 3057-131-15, 3057-131-22, 3057-131-28

14449 MAIN STREET

HESPERIA, CA 92345

RAHMAN ENGINEERING INC

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COMMERCIAL PROJECT

14449 MAIN STREET

HESPERIA, CA 92345

TITLE SHEET, PROJECT INFORMATION  
AND GENERAL NOTES

Project:

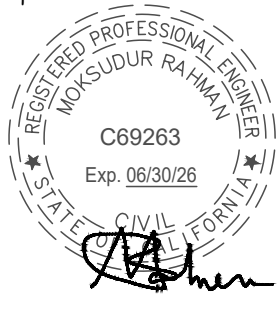
Client:

CCPT DEVELOPMENT

TRAC PHAM  
4833 SCHAEFER AVE  
CHINO, CA 91710

Consultant:

Stamp:



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REVISIONS

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DATE

2025 03 17

PROJECT NUMBER  
A2307

SHEET NUMBER

T1.1

PERMIT SET: 2025-03-17

## ABBREVIATIONS

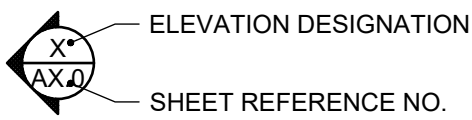
(NOT ALL ABBREVIATIONS MAY BE USED IN THIS DOCUMENT)			
A.B.	ANCHOR BOLT	L	ANGLE
ABV.	ABOVE	LAM.	LAMINATED
A.C.	ASPHALTIC CONCRETE	LAV.	LAVATORY
ACM	ALUM. COMPOSITE METAL PANEL	LB(S). or #	POUND(S)
A.C.P.	ACOUSTIC CEILING PANEL	LG.	LONG
A.F.F.	ABOVE FINISH FLOOR	LFT.	LINEAR FOOT
ALUM.	ALUMINUM	LT.	LIGHT
A.Q.T.	ABRASIVE QUARRY TILE	MAT'L.	MATERIAL
AOR	ARCHITECT OF RECORD	MAX. / MIN.	MAXIMUM / MINIMUM
ARCH.	ARCHITECTURAL	M.B.	MACHINE BOLT
BD.	BOARD	MEZZ.	MEZZANINE
BLDG	BUILDING	MISC.	MISCELLANEOUS
BLK'G	BLOCKING	M.O.	MASONRY OPENING
B.N.	BOUNDARY NAIL	M.P.S.	MODULAR PANELBOARD
BM.	BEAM		SYSTEM
B.O.C.	BOTTOM OF CEILING	M.S.B.	MAIN SWITCH BOARD
B.O.J.	BOTTOM OF JOIST	MTD.	MOUNTED
B.U.R.	BUEY-UP ROOFING	MTL.	METAL
BOTT. or (B)	BOTTOM	(N)	NEW
CND.	CONDUIT	NA OR N/A	NOT APPLICABLE
C.L. or ☐	CENTER LINE	N.E.M.A.	NAT. ELEC. MFR. ASSOC.
CAB.	CABINET	N.I.C.	NOT IN CONTRACT
C.B.B.	CEMENTITIOUS BACKER BOARD	NO. or #	NUMBER
C.D.	CORE DRILL	NOM.	NOMINAL
CER.	CERAMIC	N.T.S.	NOT TO SCALE
C.G.	CORNER GUARD	O.C.	ON CENTER
C.J.	CONTROL JOINT (COLD JOINT)	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLG.	CEILING		
CLKG.	CAULKING	OFD.	OVERFLOW DRAIN
CLR.	CLEAR	O.F.O.I.	OWNER FURNISHED, OWNER INSTALLED
C.M.U.	CONCRETE MASONRY UNIT	O.D.	OUTSIDE DIAMETER
COL.	COLUMN	OPN'G.	OPENING
CONC.	CONCRETE	OPP.	OPPOSITE
CONN.	CONNECTION	O.S.H.A.	OCCUPATIONAL SAFETY & HEALTH ADMINISTRATION
CONST.	CONSTRUCTION		
CONST. JT.	CONSTRUCTION JOINT	PARTN	PARTITION
CONT.	CONTINUOUS	P. LAM	PLASTIC LAMINATE OR PARALLAM (BEAM)
CONTR.	CONTRACTOR	PL.	PLATE
COMP	COMPACTED / COMPACTION	P.L. or ☐	PROPERTY LINE
C.T.	CERAMIC TILE	PLAS.	PLASTER
DBL.	DOUBLE	PLBG.	PLUMBING
DEG. or °	DEGREE	PLYWD.	PLYWOOD
DET.	DETAIL	P.O.C.	POINT OF CONNECTION
DIA. or Ø	DIAMETER	PR.	PAIR
DIAG.	DIAGONAL	PSF	POUNDS PER SQ. FOOT
DM.	DIMENSION	PSI	POUNDS PER SQ. INCH
DS.	DOWNSPOUT	P.T.	PRESSURE TREATED
DWG(S)	DRAWING(S)	Q.T.	QUARRY TILE
(E)	EXISTING	RAD. OR (R)	RADIUS
EA.	EACH	RCP	REFLECTED CEILING PLAN
E.C.	ELECTRICAL CONTRACTOR	R.D.	ROOF DRAIN
E.G.	EDGE GRAIN	REF.	REFERENCE
ELEC.	ELECTRICAL	REINF.	REINFORCEMENT
ELEV.	ELEVATION	REVS.	REVERSE
E.N.	EDGE NAIL	R.T.U.	REMOTE TERMINAL UNIT
E.O.C.	EDGE OF COUNTER / EQUIPMENT	ROOMTS.	ROOMS
EQ. or =	EQUAL	S.C.	SOLID CORE
ER	EXISTING RELOCATED	SCHED.	SCHEDULE
EXP.	EXPANSION	SHT.	SHEET
EXT.	EXTERIOR	SHT'G	SHEATHING
FACT.	FACTORY	SH.	SIMILAR
F.D.	FLOOR DRAIN	SM.	SHEET METAL
FDN.	FOUNDATION	SMS	SHEET METAL SCREW
F.E.	FIRE EXTINGUISHER	SPEC.(S)	SPECIFICATION(S)
F.F.	FINISHED FLOOR	SQ.	SQUARE
F.F.L.	FINISHED FLOOR LEVEL	SQ. IN. / FT.	SQUARE INCH / FOOT
F.F. & E.	FURNITURE, FIXTURES & EQUIPMENT	S.S.	STAINLESS STEEL
		S.T.S.M.S.	SELF TAPPING SHEET METAL SCREWS
F.G.	FLOAT GLASS	STD.	STANDARD
FLR.	FLOOR	STL.	STEEL
FIN.	FINISH	STOR.	STORAGE
F.O.F.	FACE OF FINISH	STRUCT.	STRUCTURAL
F.O.M.	FACE OF MASONRY	SUSP.	SUSPENDED
F.O.S.	FACE OF STUD	SYM.	SYMMETRICAL
F.R.	FIRE RETARDANT	TEMP. OR T°	TEMPERATURE
F.R.P.	FIBERGLASS REINFORCED PANEL	THK.	THICKNESS
FT.	FOOT / FEET	T & G	TONGUE & GROOVE
FTG.	FOOTING	T.N.	TOE NAIL
F.V.	FIELD VERIFY	T.O.B.	TOP OF BEAM
G.A.	GAUGE (GAGE)	T.O.C.	TOP OF CURB
G.B.	GRAB BAR	T.O.F.	TOP OF FOOTING
G.W.B.	GYPSUM WALLBOARD	T.O.P.	TOP OF PARAPET
G.C.	GENERAL CONTRACTOR	T.O.PL.	TOP OF PLATE
GALV.	GALVANIZED	T.O.S.	TOP OF SLAB
G.I.	GALVANIZED IRON	T.O.W.	TOP OF WALL
GL.B.	GLUE-LAMINATED BEAM	T.S.	TYPICAL
HB	HOSE BIBB	U.L.	UNLESS NOTED OTHERWISE
H.C.	HOLLOW CORE	U.N.O.	UNDERWRITERS LABORATORY
H.D.	HUB DRAIN	VERT. OR (V)	VERTICAL
HDR.	HEADER	V.I.F.	VERIFY IN FIELD
HDW.	HARDWARE	V.T.R.	VENT THROUGH ROOF
HGR.	HANGER	V.W.C.	VINYL WALL COVERING
HGT. or HT.	HEIGHT	W/ or W/O	WITH / WITHOUT
H.M.	HOLLOW METAL	W / C	WATER CLOSET
HORIZ. or H	HORIZONTAL	WOOD	WOOD
H.S.B.	HIGH STRENGTH BOLT	WH	WATER HEATER
I.D.	INSIDE DIAMETER	W.I.B.	WALK-IN BOX
I.E.	IN EXAMPLE	W.R.	WATER RESISTANT
IN.	INCH / INCHES	WT.	WEIGHT
INSUL.	INSULATION	WWF.	WELDED WIRE FABRIC
INT.	INTERIOR	WWM.	WELDED WIRE MESH
INV.	INVERTED		
JT. OR JNT.	JOINT		
JST.	JOIST		

## GENERAL NOTES

- ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS OF EVERY TYPE WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS.
- HVAC, PLUMBING AND ELECTRICAL DRAWINGS ARE INCLUDED IN, AND NOT SUPPLEMENTARY TO, THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO CHECK THE ARCHITECTURAL DRAWINGS BEFORE INSTALLATION OF THEIR WORK. ANY DISCREPANCY BETWEEN THE ARCHITECTURAL AND OTHER DRAWINGS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BY THE CONTRACTOR FOR WRITTEN AND GRAPHIC CLARIFICATION.
- THE CONTRACTOR SHALL FOCUS SPECIAL ATTENTION ON A FIELD REVIEW OF THE EXISTING SITE IN WRITING PRIOR TO CONSTRUCTION. ANY CONDITIONS THAT ARE FOUND TO BE INCONSISTENT WITH THESE DOCUMENTS OR WHERE THE INTENT IS IN DOUBT SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR RESOLUTION PRIOR TO BID SUBMITTAL. CONTRACTOR SHALL NOT RELY UPON ORAL COMMUNICATIONS; ALL COMMUNICATIONS MUST BE IN WRITTEN OR GRAPHIC FORMAT.
- REVISIONS TO WORK OR PLANS MUST BE APPROVED BY THE CITY AND / OR LOCAL JURISDICTION'S INSPECTION SERVICES PRIOR TO IMPLEMENTATION. ANY ADDITIONS OR CHANGES TO WORK MUST BE AUTHORIZED IN WRITING BY THE ARCHITECT AND OWNER. NO ALTERATIONS WILL BE MADE ON THIS PROJECT EXCEPT UPON WRITTEN ORDER BY USING PREDETERMINED ARCHITECT SUPPLEMENTAL INSTRUCTIONS, CHANGE ORDER OR CONSTRUCTION CHANGE DIRECTIVES.
- CONTRACTOR IS RESPONSIBLE FOR THE MORE COSTLY AND TIME CONSUMING RESOLUTION ON ALL CONFLICTING INFORMATION PRESENTED ON THE PLANS, OR BETWEEN THE EXISTING CONDITIONS AND THE PLANS.
- IF A CONFLICT OCCURS BETWEEN THE DESIGN DRAWINGS AND SPECIFICATIONS, PROMPTLY NOTIFY THE ARCHITECT IN WRITING. AT THAT POINT, A WRITTEN INTERPRETATION WILL BE MADE BY THE ARCHITECT AND SAID WRITTEN DECISION SHALL BE CONSIDERED PART OF THE CONTRACT DOCUMENTS.
- THIS ARCHITECT WILL NOT HAVE CONTROL OF, AND WILL NOT BE RESPONSIBLE FOR, CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, OR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR, OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND OR CONSTRUCTION DOCUMENTS.
- ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND / OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS, I.E. STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- WORK WILL BE COORDINATED WITH ALL TRADES IN ORDER TO AVOID INTERFERENCE AND AVOID OMISSIONS.
- UNLESS NOTED OTHERWISE, ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. OR OTHER INDUSTRY STANDARDS.
- LAYOUT ALL PARTITIONS AND CABINETS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORRY BY DISCREPANCY. ALL DRYWALL PARTITIONS AND CABINETS WILL BE INSTALLED AS NOTED ON THE DRAWINGS. IF APPLICABLE, GENERAL CONTRACTOR MUST OBTAIN RESOLUTION FROM ARCHITECT FOR ANY DISCREPANCIES PRIOR TO CONSTRUCTION OF WALL PARTITIONS AND CABINETS.
- EACH SUBCONTRACTOR WILL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN THEIR WORKMANSHIP AND/OR THEIR SUPPLIED MATERIALS.
- VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND / OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT FOR WRITTEN AND / OR GRAPHIC DIRECTION PRIOR TO PROCEEDING WITH THAT WORK.
- CONTRACTOR SHALL NOT SCALE THESE DRAWINGS FOR CONSTRUCTION PURPOSES. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS OR INFORMATION, CONTRACTOR SHALL NOTIFY THE ARCHITECT. FIGURED AND CALCULATED DIMENSION TAKE PRECEDENCE OVER SCALED MEASUREMENTS. DETAILED DRAWINGS AND LARGER SCALE DRAWINGS TYPICALLY TAKES PRECEDENCE OVER SMALLER SCALE DRAWINGS. VERIFY WITH ARCHITECT. ALL PLAN DETAILS AND WALL SECTIONS ARE ASSUMED TO BE TYPICAL CONDITIONS UNLESS DETAILED OR NOTED OTHERWISE.
- PROVIDE SUFFICIENT BLOCKING IN STUD WALLS TO SUPPORT ALL ITEMS OR EQUIPMENT SHOWN OR SPECIFIED TO BE ATTACHED TO THE WALLS. PROVIDE ADDITIONAL STRUCTURAL SUPPORT (ANGLES, CHANNELS, ETC.) WITHIN WALLS WHERE THE WEIGHT OF ATTACHED ITEMS OR EQUIPMENT IS TOO GREAT TO BE SUPPORTED BY METAL STUDS. PROVIDE BLOCKING FOR OWNER FURNISHED OR INSTALLED ITEMS.
- WEATHER CONDITIONS: CONTRACTOR(S) WILL PROTECT ALL PARTS OF THEIR WORK FROM WEATHER DAMAGE DUE TO FROST, RAIN, HEAT, ETC. AND WILL MAKE GOOD TO THE SATISFACTION OF THE ARCHITECT ANY PORTION OF THE WORK WHICH MAY HAVE BECOME DAMAGED.
- SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED O.S.H.A. STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT WILL BE HELD HARMLESS BY OWNER AND GENERAL CONTRACTOR AND RELATED AWARDED TRADES ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE / ACTUAL / POST CONSTRUCTION PHASES OF THIS PROJECT.
- CONTRACTORS WILL BE RESPONSIBLE FOR REMOVAL AND ACCOUNT FOR QUANTITY OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG W/ A BROOM / VACUUM FINISH AT THE END OF EACH WORKING DAY.
- TRANSITION OF DIFFERENT FLOORING MATERIALS AT DOORWAYS SHALL SHALL BE FLUSH AND OCCUR AT CENTERLINE OF DOORS TYPICALLY.
- PAINT ALL WALL SURFACES, DOOR FRAMES, WINDOW FRAMES, BULKHEADS AND CEILINGS IN ROOMS WHERE INDICATED ON ROOM FINISH SCHEDULE. PAINT BEHIND ALL MOVEABLE ITEMS ADJACENT TO WALLS RECEIVING PAINT AND RELOCATE ITEMS. ALL NEW PAINTING SHALL INCLUDE (1) ONE COAT PRIMER AND (2) TWO COATS OF PAINT (UNLESS NOTED OTHERWISE).
- ALL WEATHER - EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE INTERIOR WALL COVERING AND EXTERIOR OPENINGS SHALL BE FLASHED IN SUCH A MANNER AS TO MAKE THEM WATERPROOF.

## SYMBOL AND LEGEND

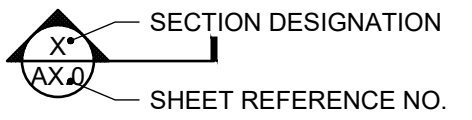
### ELEVATION IDENTIFICATION



ELEVATION DESIGNATION

SHEET REFERENCE NO.

### PARTIAL SECTION IDENTIFICATION



SECTION DESIGNATION

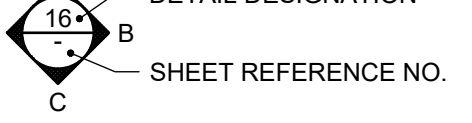
SHEET REFERENCE NO.

### INTERIOR ELEVATION IDENTIFICATION



ELEVATION DESIGNATION

DETAIL DESIGNATION



DETAIL DESIGNATION

SHEET REFERENCE NO.

### GRID LINE IDENTIFICATION

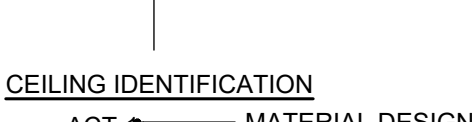


GRID LINE

FACE OF STUD

FACE OF MASONRY

CENTER LINE OF COLUMN



ROOM IDENTIFICATION

(E) CUSTOMER

LOBBY

CPT-1

B-1

ROOM NAME

MATERIAL FINISH

WALL BASE FINISH

### ENLARGED DETAIL IDENTIFICATION



DETAIL DESIGNATION

SHEET REFERENCE NO.

### SECTION DETAIL IDENTIFICATION



DETAIL DESIGNATION

SHEET REFERENCE NO.

### ELEVATION REFERENCE IDENTIFICATION



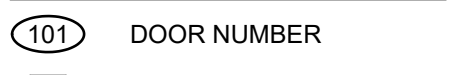
SECTION / ELEVATION / FLOOR DATUM

### PROJECT REFERENCE



NORTH ARROW

### PROJECT SYMBOL IDENTIFICATION



DOOR NUMBER

WINDOW NUMBER

P-2

W-1

F-1

GRAPHIC NAME

FIXTURE / EQUIPMENT TYPE

REVISION / ADDENDUM NUMBER

KEYNOTE NUMBER

TYP

## PROJECT TEAM

**OWNER**  
CCPT DEVELOPMENT  
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**DESIGNER**  
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13611 12TH STREET  
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EMAIL: studioa.arch@gmail.com



## DESCRIPTIVE SUMMARY OF WORK

A PROPOSED ONE STORY (MAX. 31'-2" HEIGHT) 20,500 SQ FT COMMERCIAL BUILDING WITH 79 PARKING SPACES.  
NEW HVAC AND PLUMBING.  
NEW POWER SERVICE AND DISTRIBUTION  
NEW GAS SERVICE AND DISTRIBUTION  
NEW WATER SERVICE AND DISTRIBUTION  
PARKING LOT STRIPING FOR ACCESSIBILITY PARKING AND STANDARD PARKING  
LANDSCAPE WORK

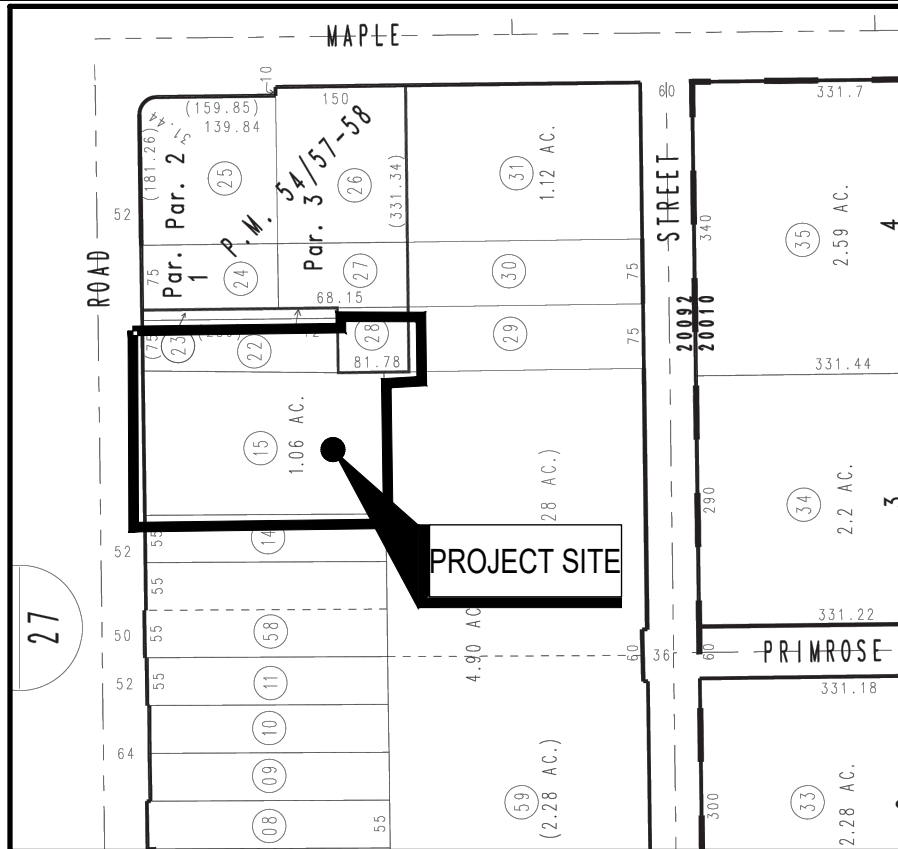
## SHEET INDEX

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A4.2	PROPOSED EXTERIOR ELEVATIONS							
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## PARKING SUMMARY

MINIMUM NUMBER OF ACCESSIBLE PARKING SPACE REQUIREMENT						
		TOTAL NUMBER OF CUSTOMER PARKING SPACES				ACCESSIBLE PARKING PROVIDED
ACCESSIBLE SPACE	STANDARD	1 - 25	26 - 50	51 - 75	76 - 100	4
	STANDARD	0	1	2	3	
	VAN	1	1	1	1	
	TOTAL	1	2	3	4	

## PARCEL MAP

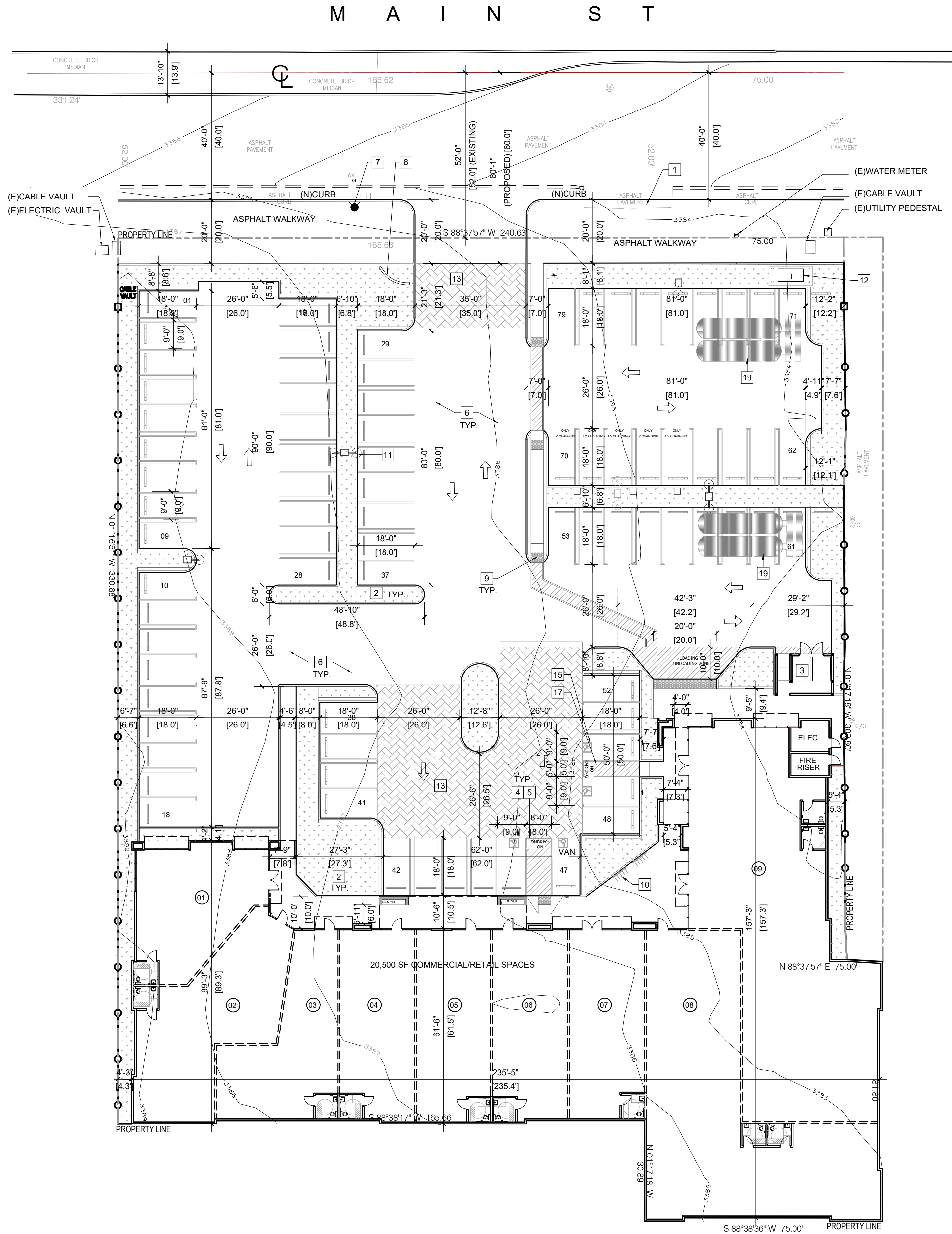


## VICINITY MAP

THIS MAP IS REFERRED FROM GOOGLE MAPS WEBSITE

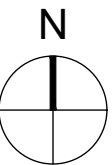


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## PROPOSED SITE PLAN

SCALE: 1" = 20'-0"



SCALE

1" = 20'-0"

8

## GENERAL NOTES

- GENERAL (N) SURFACE DRAINAGE PATTERN, INCLUDING (N) ROOF DRAINAGE LOAD TRANSFERRED TO GROUND LEVEL. REFER TO CIVIL DRAWINGS
- THIS SITE PLAN IS FOR CONCEPTUAL AND REFERENCE USE ONLY. ALL ELEMENTS AND CONDITIONS ARE EXISTING (*UNLESS OTHERWISE NOTED*).
- VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- GENERAL CONTRACTOR (G.C.) SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED CLEAR AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES ARE TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
- THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION AT ALL TIME.
- THE GENERAL CONTRACTOR SHALL IMPLEMENT A BEST MANAGEMENT PRACTICE STORM WATER FOR ALL ACTIVITIES PER CAL GREEN REQUIREMENTS.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO PERFORMING EXTERIOR WORK AND CALL 811 BEFORE DIGGING.
- GENERAL CONTRACTOR IS TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2" EXISTING CONCRETE SLAB / ASPHALT TRANSITION FROM ENTRY TO PUBLIC WAY/ ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL, (*PER SECTION 11B-303*).
- SITE AND PARKING ARE EXISTING AND TO REMAIN UNCHANGED.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE OF 0.5 INCHES. WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (*CFC 505.1*)
- THE G.C. IS RESPONSIBLE TO FIELD VERIFY AND LOCATE ALL WET AND DRY UTILITIES CONNECTION POINTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION. (I.E. GAS, WATER AND SEWER, CLEAN OUTS, ETC.)
- GENERAL CONTRACTOR SHALL REDUCE CONSTRUCTION WASTE BY 65%.
- GENERAL CONTRACTOR SHALL VERIFY THAT CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND DIVERTED FROM LANDFILLS.

## KEY NOTES

- DEMO (E) DRIVEWAY
- LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS
- TRASH ENCLOSURE AS PER CITY STANDARD
- HANDICAPPED PARKING STALL, SLOPE SHALL NOT TO EXCEED 1/4" PER FOOT IN ANY DIRECTION
- ACCESSIBLE AISLE. PAINT 12" HIGH "NO PARKING" SIGN AS PER CITY REQUIREMENTS
- ASPHALT PAVING PER CIVIL DRAWINGS
- (E) FIRE HYDRANT
- (N) MONUMENT SIGN
- CONCRETE CURB W/TRUNCATED DOME AT SIDE WALK
- SHORT TERM BICYCLE RACKS (1 AS1.2)
- SITE LIGHT POLE "PHOTO CELL"
- (E) TRANSFORMER AT NEW LOCATION
- PERMEABLE PAVERS, COLOR: TAN
- (N) ACCESSIBLE - VAN PARKING SIGN (4 AS1.2)
- (N) INTERNATIONAL SYMBOL OF ACCESSIBILITY. PAINTED HIGHWAY BLUE (1 AS1.2)
- (N) "NO PARKING" WORDING. MINIMUM 12" HIGH LETTER. PAINTED HIGHWAY WHITE ON THE GROUND VISIBLE AT NEW ACCESSIBLE PARKING AISLE
- (N) 4" WIDE PERIMETER STRIPING PAINTED BLUE, HATCH LINE MAX. 36" O.C. IN A COLOR CONTRASTING W/ THAT OF THE AISLE SURFACE (BLUE OR WHITE)
- (N) SITE "UNAUTHORIZED PARKING" SIGN AT (E) DRIVEWAY ENTRANCE (3 AS1.2)
- UNDERGROUND INFILTRATION. REFER TO CIVIL DRAWINGS FOR DETAIL INFORMATION

## WALL LEGEND

- 8" CMU WALL
- 6" x 20GA. METAL STUDS @16" O.C. W 5/8" TYPE 'X' GYP BD ON EACH SIDE
- DEMISING WALL: 6" x 20GA. METAL STUDS @16" O.C. W/ 1-LAYER OF 5/8" TYPE 'X' GYP. BD. ON EACH SIDE, FULL HEIGHT
- 6'-0" HIGH SPLIT-FACE BLOCK WALL
- 3'-0" HIGH SPLIT-FACE BLOCK WALL

### NOTES:

- THE SLOPE OF ADA PARKING STALLS AND ACCESS AISLE SHALL NOT EXCEED 2% IN ANY DIRECTION
- ACCESSIBLE SIDEWALK SHALL NOT EXCEED 5% GRADE IN DIRECTION OF TRAVEL AND 2% CROSS SLOPE
- NEW CONCRETE SIDEWALK W/ SLOPE AT 5.0% MAX. IN THE DIRECTION OF ACCESSIBLE ROUTE OF TRAVEL

## NOTE

- \*\* THE OWNER/MANAGEMENT COMPANY WILL COORDINATE ADDITIONAL TRASH PICK UP DAYS AS NEEDED.

RAHMAN ENGINEERING INC

13611 12TH STREET CHINO, CA 91710  
TEL. 213-400-8078  
mokaud.rahman@gmail.com  
studioa.arch@gmail.com

Project:

COMMERCIAL PROJECT  
14449 MAIN STREET  
HESPERIA, CA 92345

PROPOSED SITE PLAN

Client:

CCPT DEVELOPMENT

TRAC PHAM  
4833 SCHAEFER AVE  
CHINO, CA 91710

Consultant:

Stamp:



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### REVISIONS

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DATE

2025 03.17

PROJECT NUMBER  
A2307

SHEET NUMBER

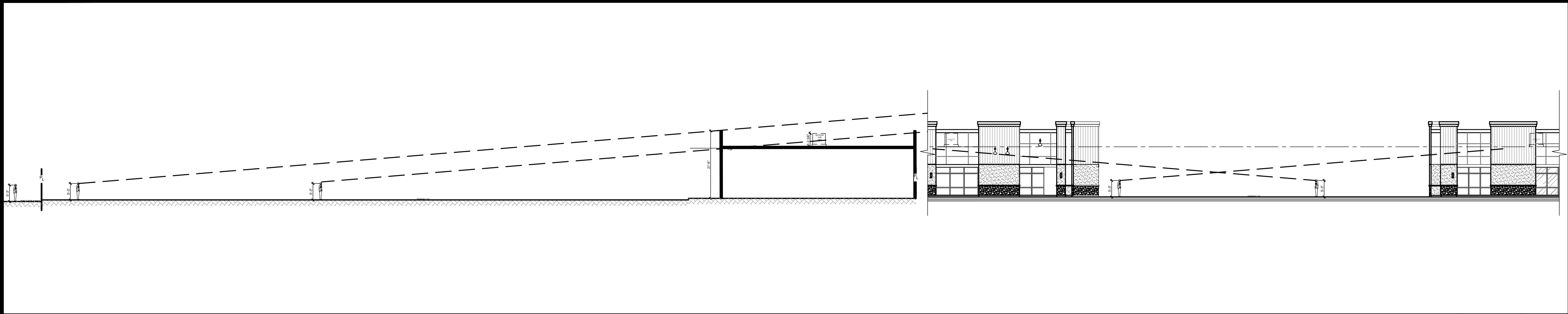
AS1.1

PERMIT SET: 2025-03-17



Plotted: 3/17/2025 3:42 PM (NH) File: 03\_A2307.asx 1 - site plan.dwg

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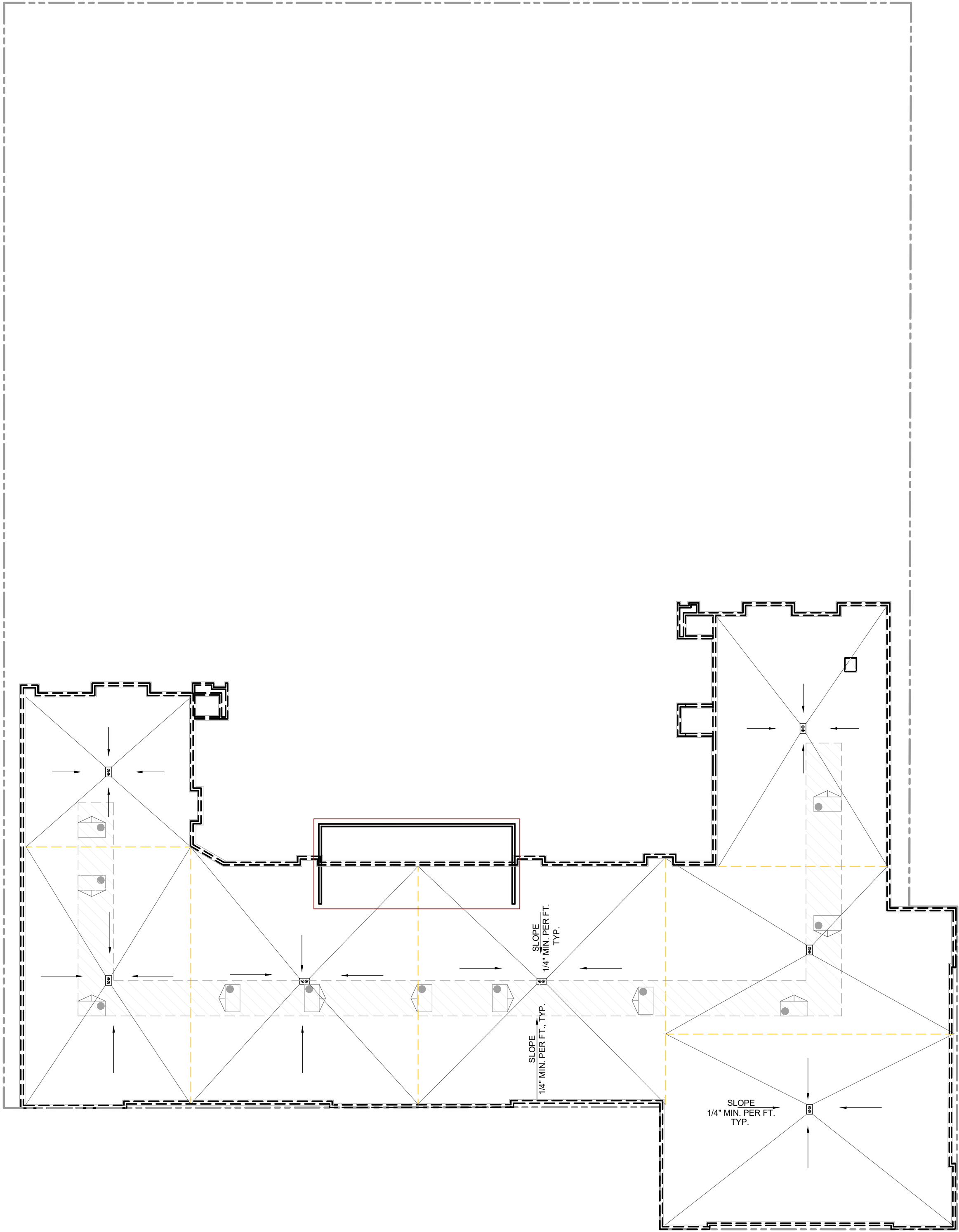


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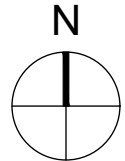
SCALE  
1" = 20'-0"

5

M A I N S T



SCALE: 1" = 20'-0"



PROPOSED ROOF PLAN

SCALE  
1" = 20'-0"

8

## GENERAL NOTES

- GENERAL (N) SURFACE DRAINAGE PATTERN, INCLUDING (N) ROOF DRAINAGE LOAD TRANSFERRED TO GROUND LEVEL. REFER TO CIVIL DRAWINGS
- THIS SITE PLAN IS FOR CONCEPTUAL AND REFERENCE USE ONLY. ALL ELEMENTS AND CONDITIONS ARE EXISTING (*UNLESS OTHERWISE NOTED*).
- VEHICULAR ACCESS DRIVES MUST BE PROVIDED AND MAINTAINED SERVICEABLE THROUGHOUT CONSTRUCTION.
- GENERAL CONTRACTOR (G.C.) SHALL ERECT AND MAINTAIN BARRICADES, WARNING SIGNS AND TRAFFIC CONES PER LOCAL REQUIREMENTS. ACCESS TO DRIVEWAYS TO BE MAINTAINED CLEAR AT ALL TIMES. ALL TRAFFIC CONTROL MEASURES SHALL BE APPROVED AND IN PLACE PRIOR TO ANY CONSTRUCTION ACTIVITY.
- ALL MATERIALS AND WORKMANSHIP FOR PUBLIC FACILITIES ARE TO CONFORM TO CITY STANDARD CONSTRUCTION SPECIFICATIONS.
- GENERAL CONTRACTOR SHALL SWEEP ENTIRE SITE OR PORTIONS OF SITE TO BE USED BY THE PUBLIC AND SURROUNDING RIGHT-OF-WAY AREA OF THE STREET PRIOR TO USE BY THE GENERAL PUBLIC.
- THE SITE SHALL BE KEPT FREE OF FIRE HAZARDS FROM THE START OF CONSTRUCTION TO FINAL INSPECTION AT ALL TIME.
- THE GENERAL CONTRACTOR SHALL IMPLEMENT A BEST MANAGEMENT PRACTICE STORM WATER FOR ALL ACTIVITIES PER *CAL GREEN REQUIREMENTS*.
- THE GENERAL CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL UNDERGROUND UTILITIES PRIOR TO PERFORMING EXTERIOR WORK AND CALL 811 BEFORE DIGGING.
- GENERAL CONTRACTOR IS TO VERIFY ANY ABRUPT CHANGE IN LEVEL EXCEEDING 1/2" EXISTING CONCRETE SLAB / ASPHALT TRANSITION FROM ENTRY TO PUBLIC WAY/ ACCESS. G.C. TO PROVIDE CLEAR PATH OF TRAVEL, (*PER SECTION 11B-303*).
- SITE AND PARKING ARE EXISTING AND TO REMAIN UNCHANGED.
- NEW AND EXISTING BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, CONTRASTING WITH THEIR BACKGROUND. NUMBERS SHALL BE A MINIMUM OF 6 INCHES HIGH WITH A MINIMUM STROKE OF 0.5 INCHES. WHERE ACCESS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE. (*CFC 505.1*)
- THE G.C. IS RESPONSIBLE TO FIELD VERIFY AND LOCATE ALL WET AND DRY UTILITIES CONNECTION POINTS PRIOR TO ANY DEMOLITION OR CONSTRUCTION. (I.E. GAS, WATER AND SEWER, CLEAN OUTS, ETC.)
- GENERAL CONTRACTOR SHALL REDUCE CONSTRUCTION WASTE BY 65%.
- GENERAL CONTRACTOR SHALL VERIFY THAT CALIFORNIA PROHIBITED UNIVERSAL WASTE MATERIALS ARE DISPOSED OF PROPERLY AND DIVERTED FROM LANDFILLS.

## KEY NOTES

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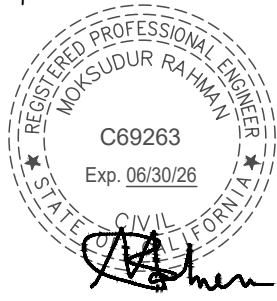
PROPOSED SITE PLAN

Client:

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Consultant:

Stamp:



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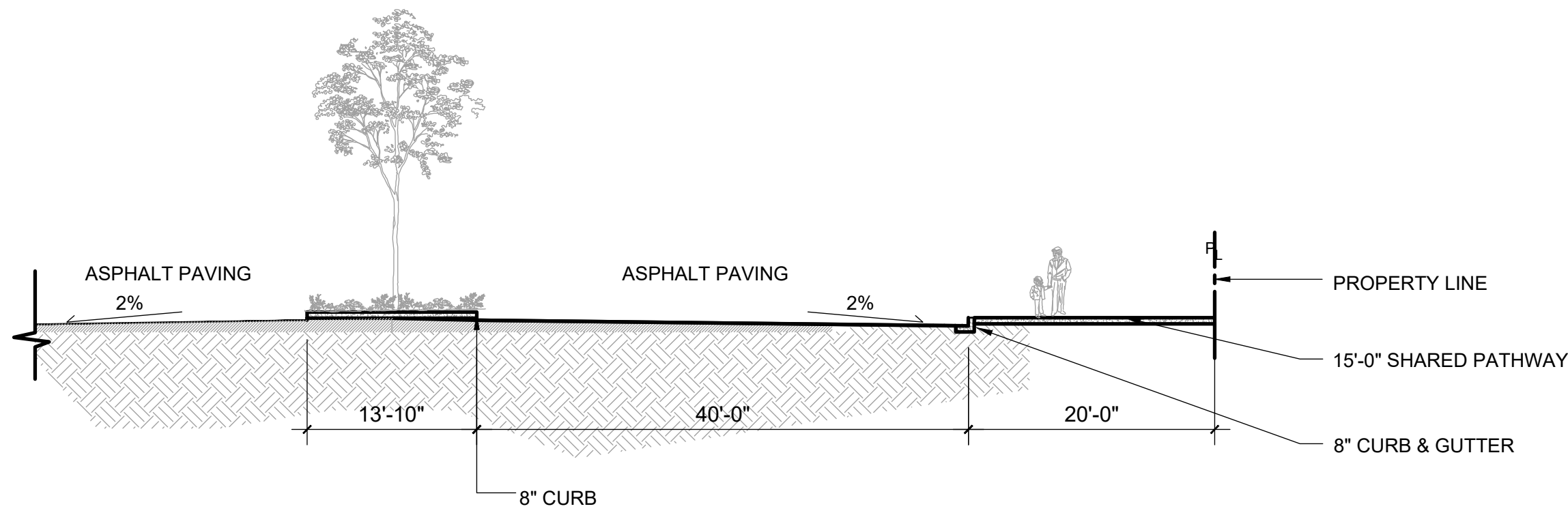
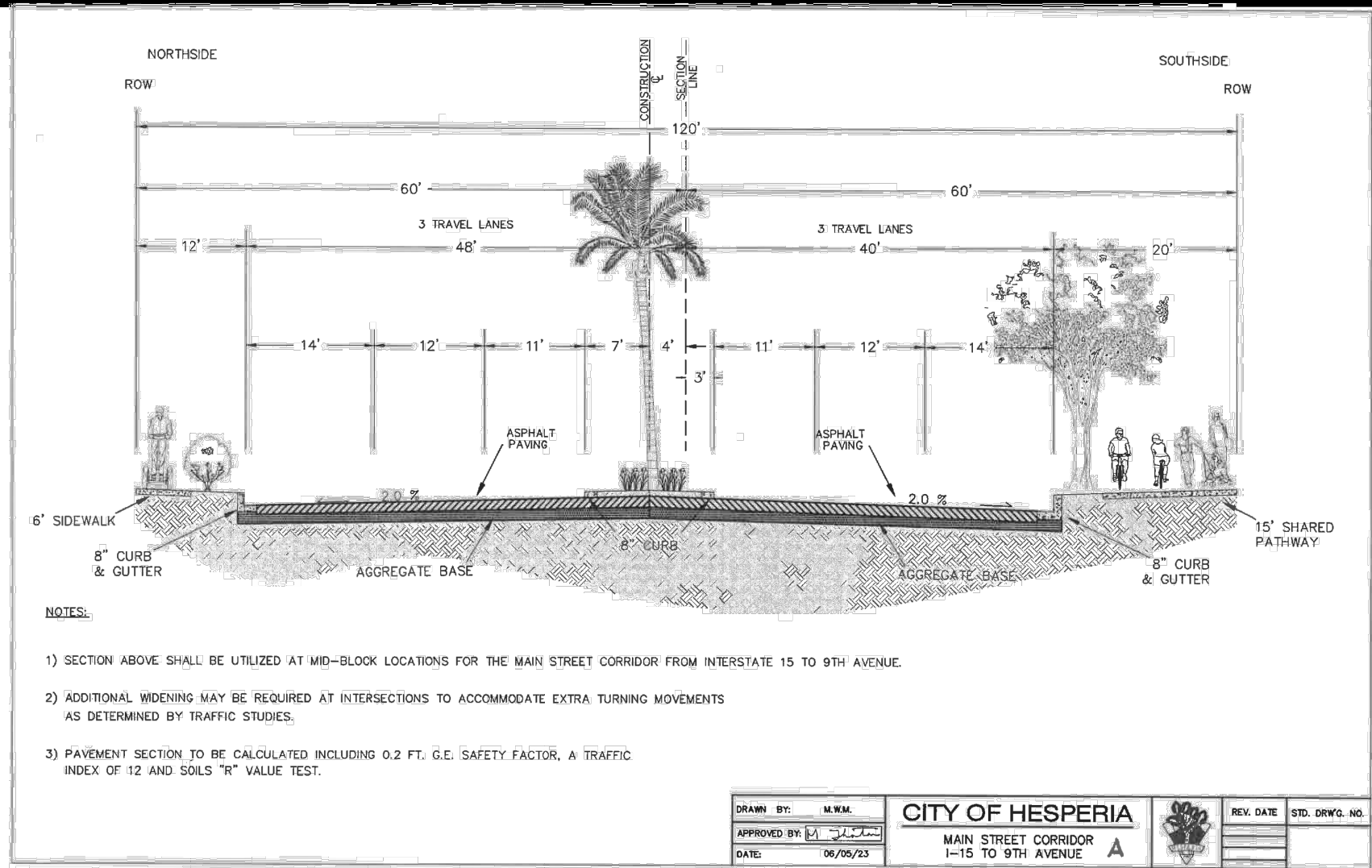
DATE  
2025.03.17  
PROJECT NUMBER  
A2307

SHEET NUMBER

**AS1.2**

PERMIT SET: 2025-03-17

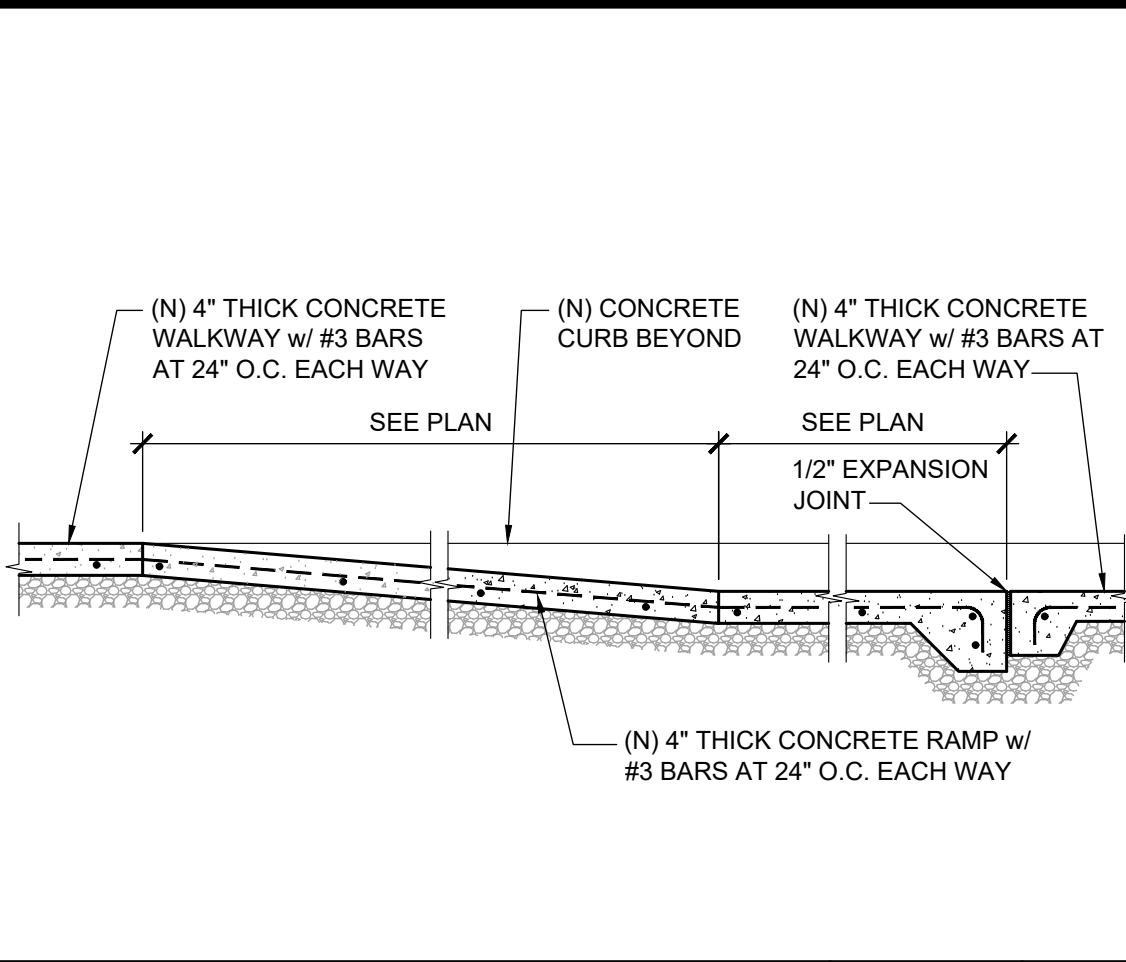
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SECTION A-A

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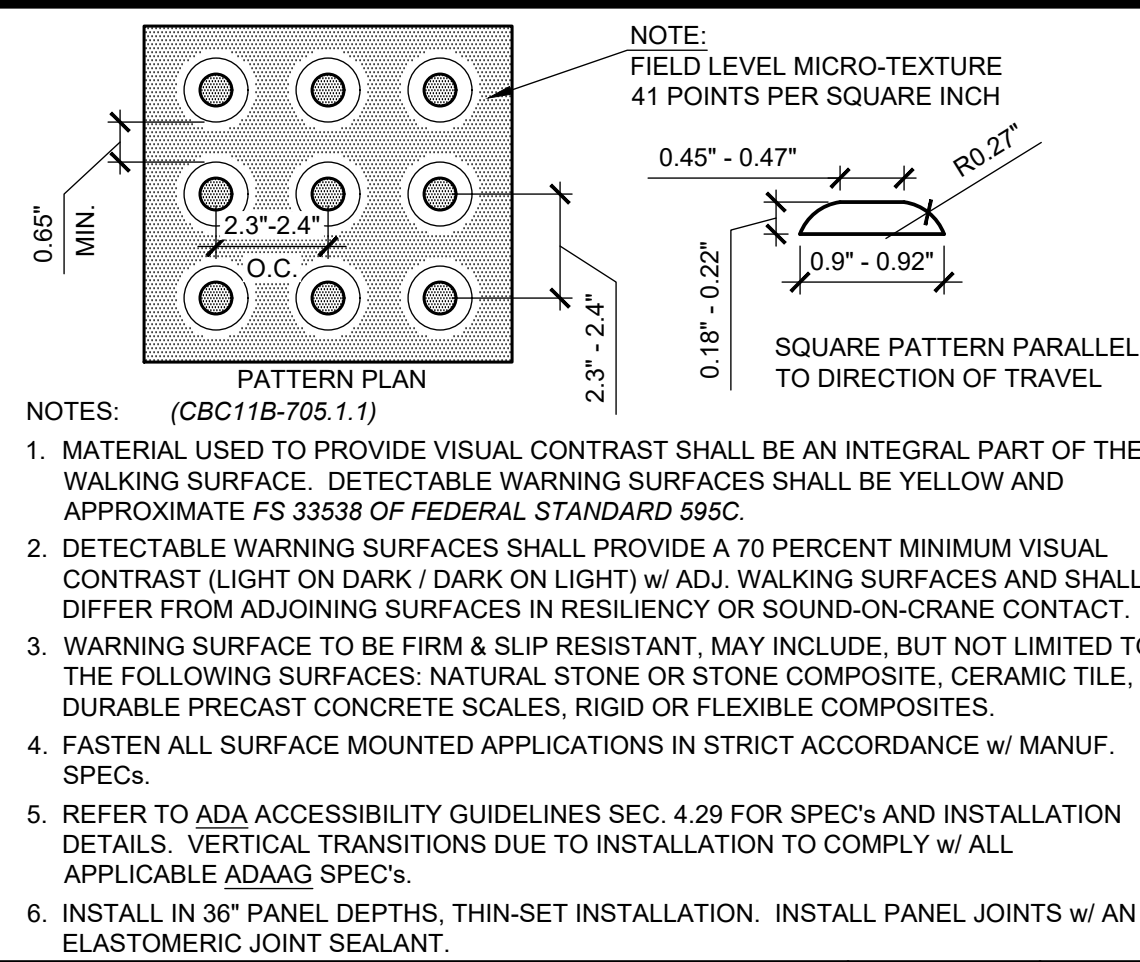
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CURB RAMP DETAIL

SCALE  
1/2" = 1'-0"

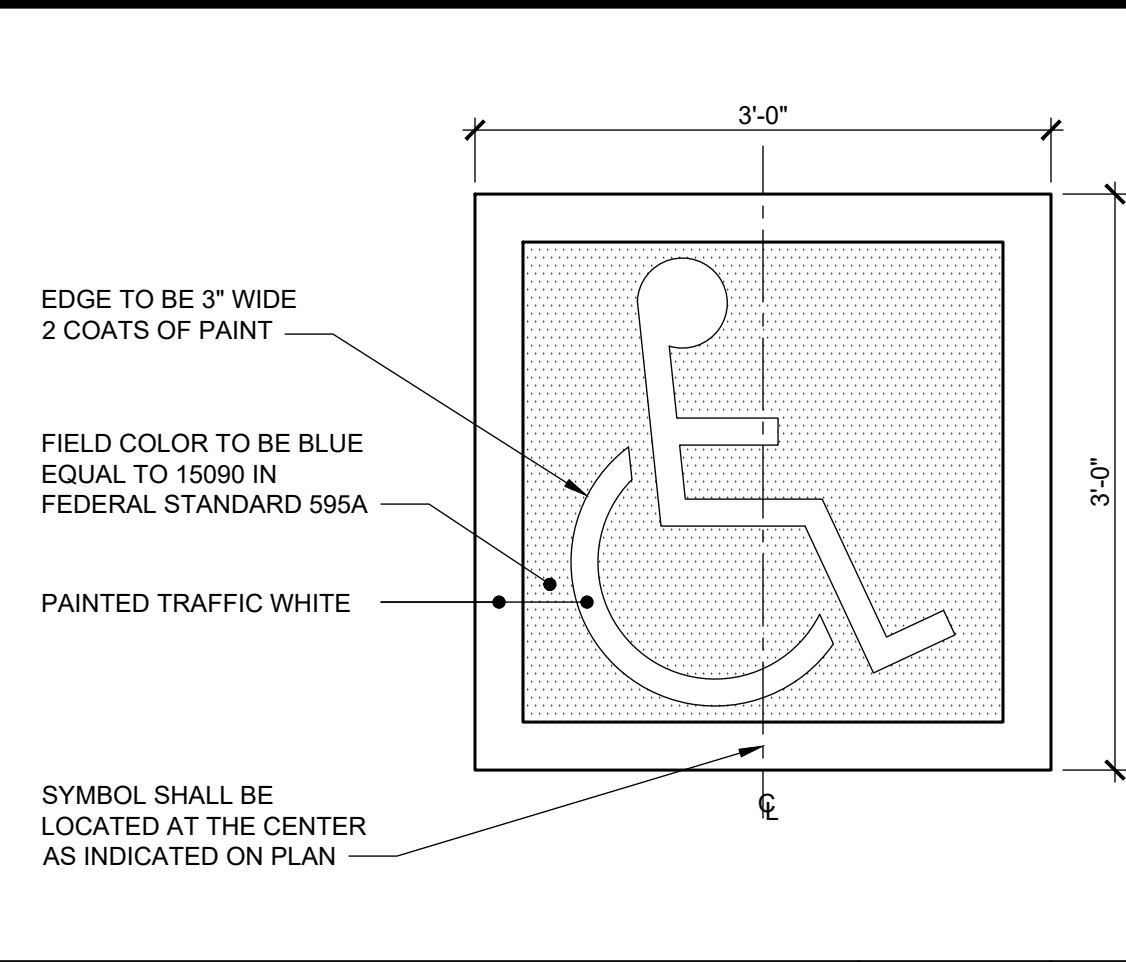
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DETECTABLE WARNING

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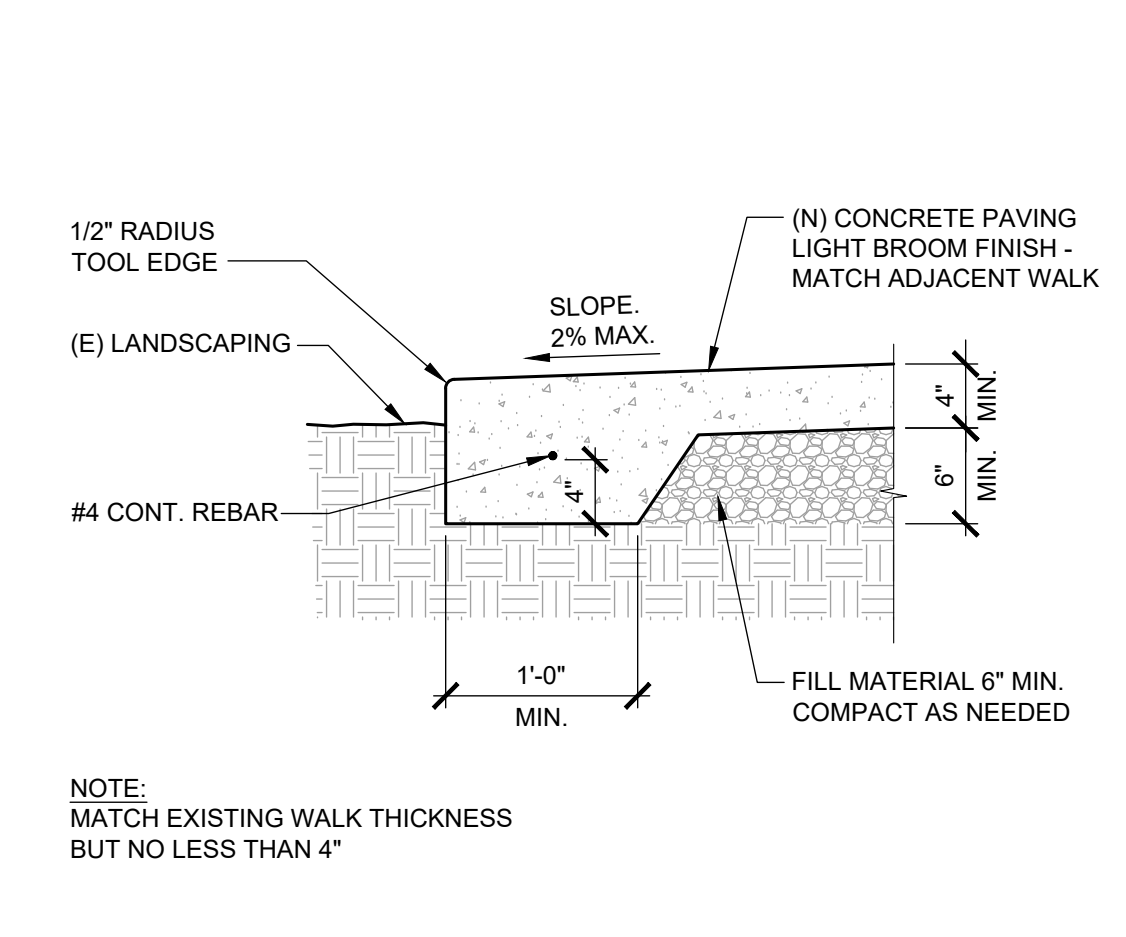
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INTERNATIONAL PAVEMENT SYMBOL

SCALE  
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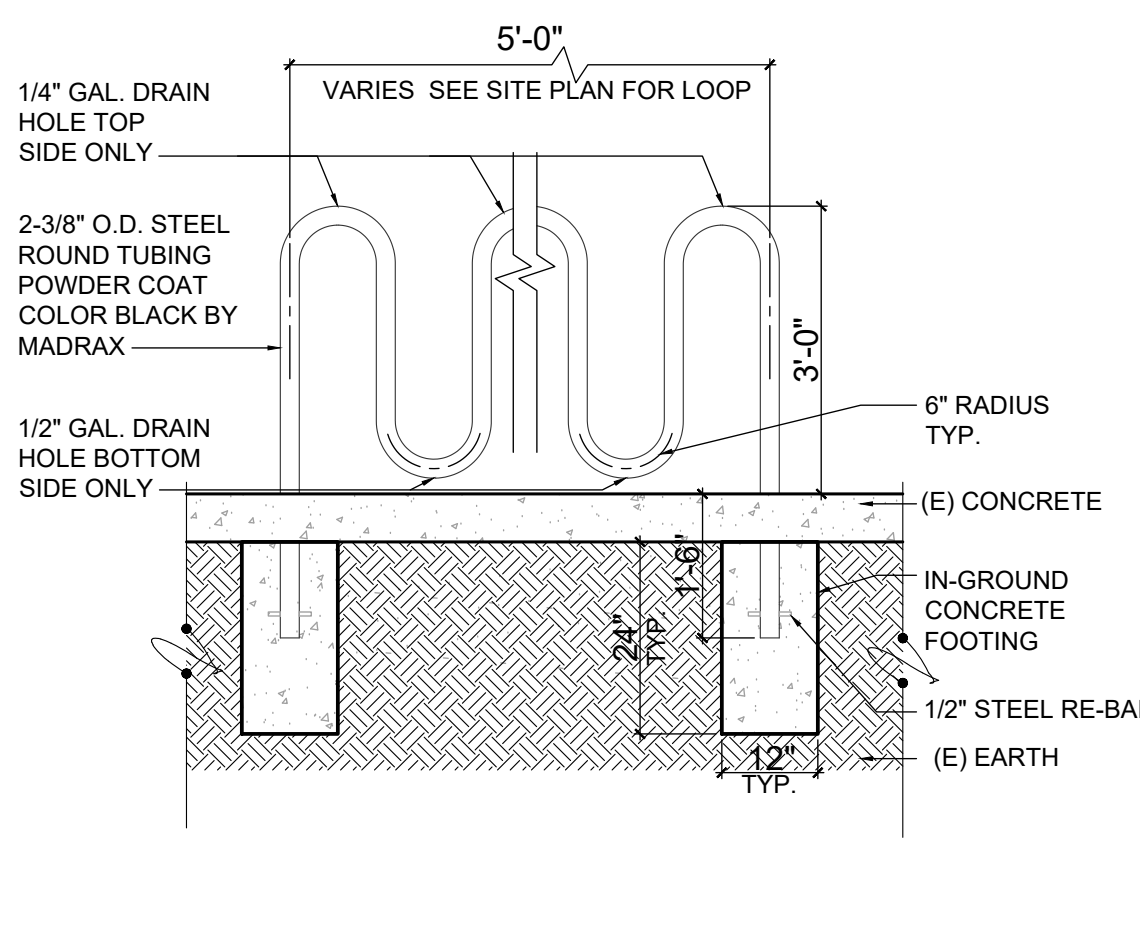
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CONCRETE SLAB EDGE

SCALE  
1" = 1'-0"

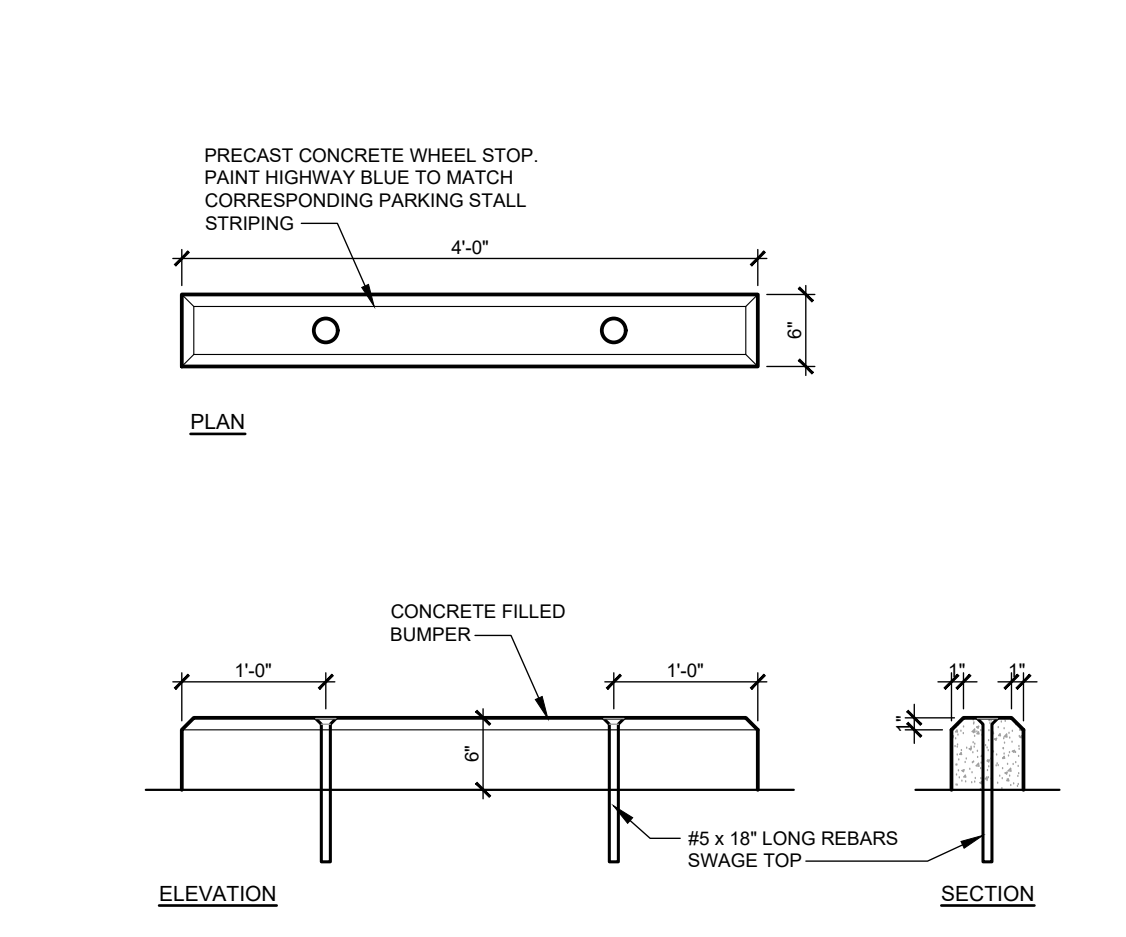
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BICYCLE RACK DETAIL

SCALE  
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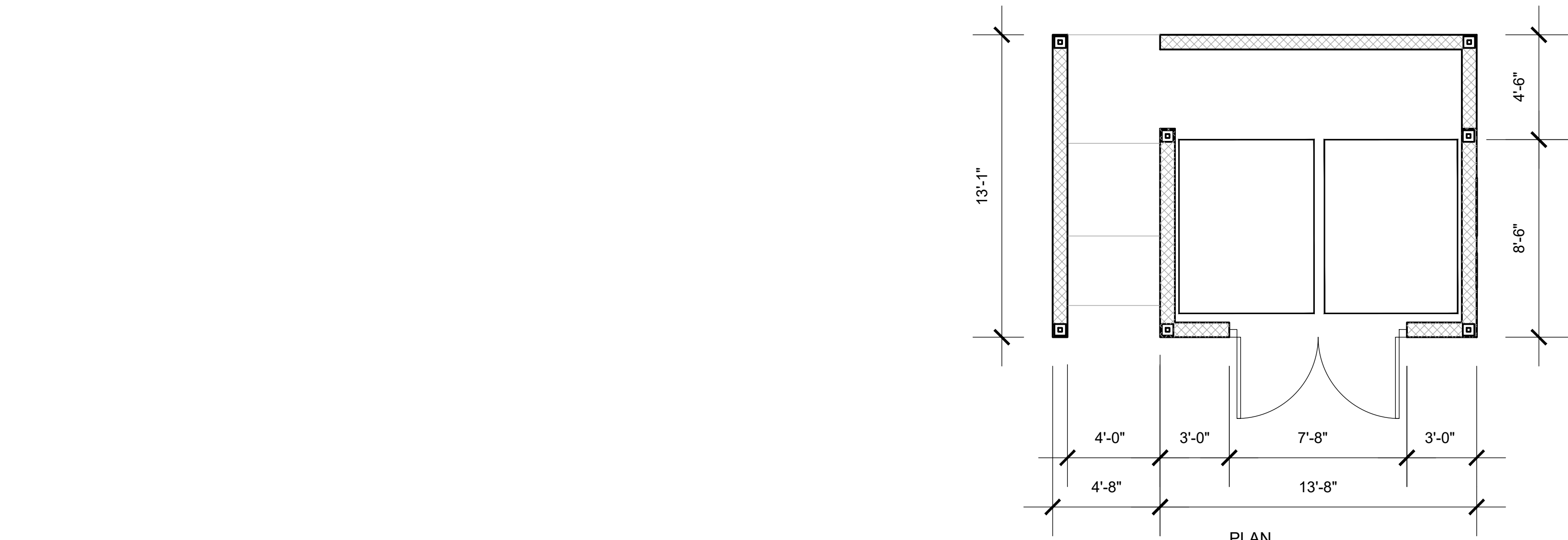
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4FT. WIDE WHEEL STOP

SCALE  
3/4" = 1'-0"

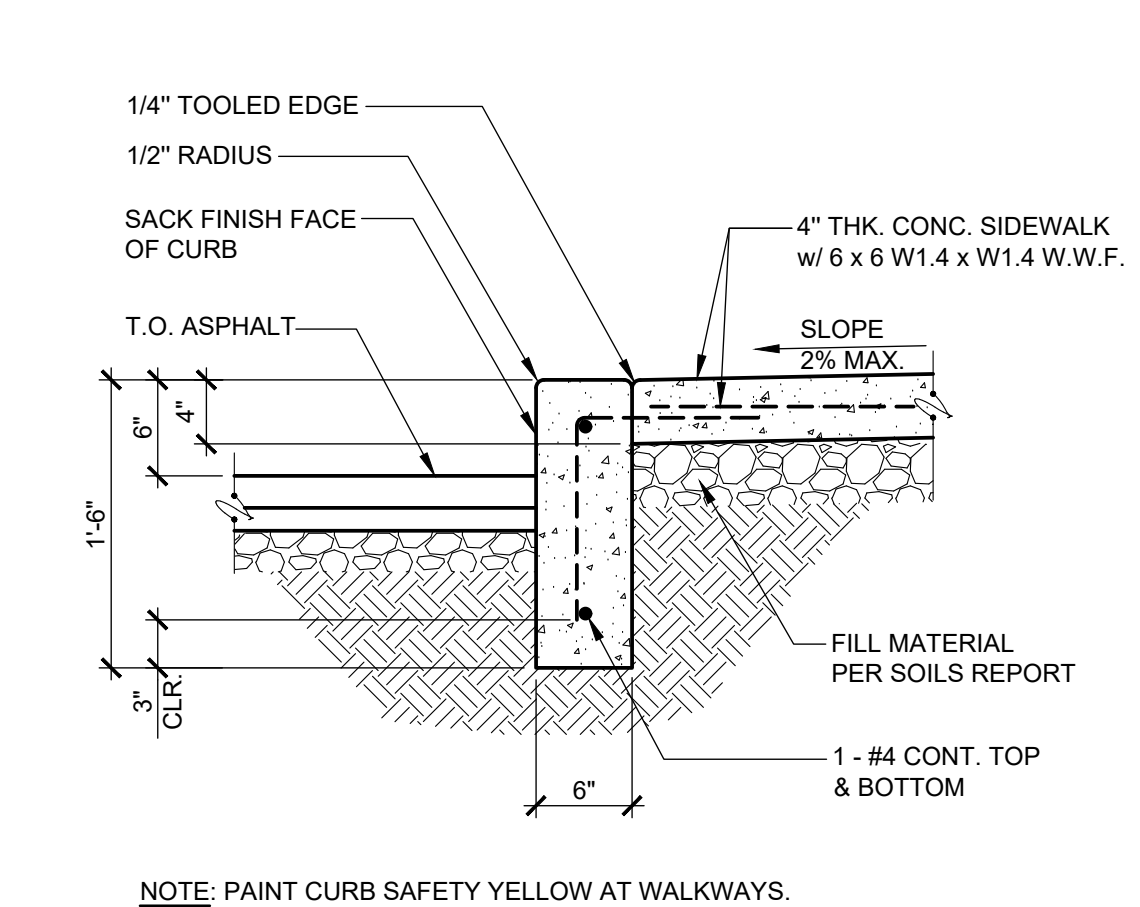
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TRASH ENCLOSURE DETAIL

SCALE  
1/4" = 1'-0"

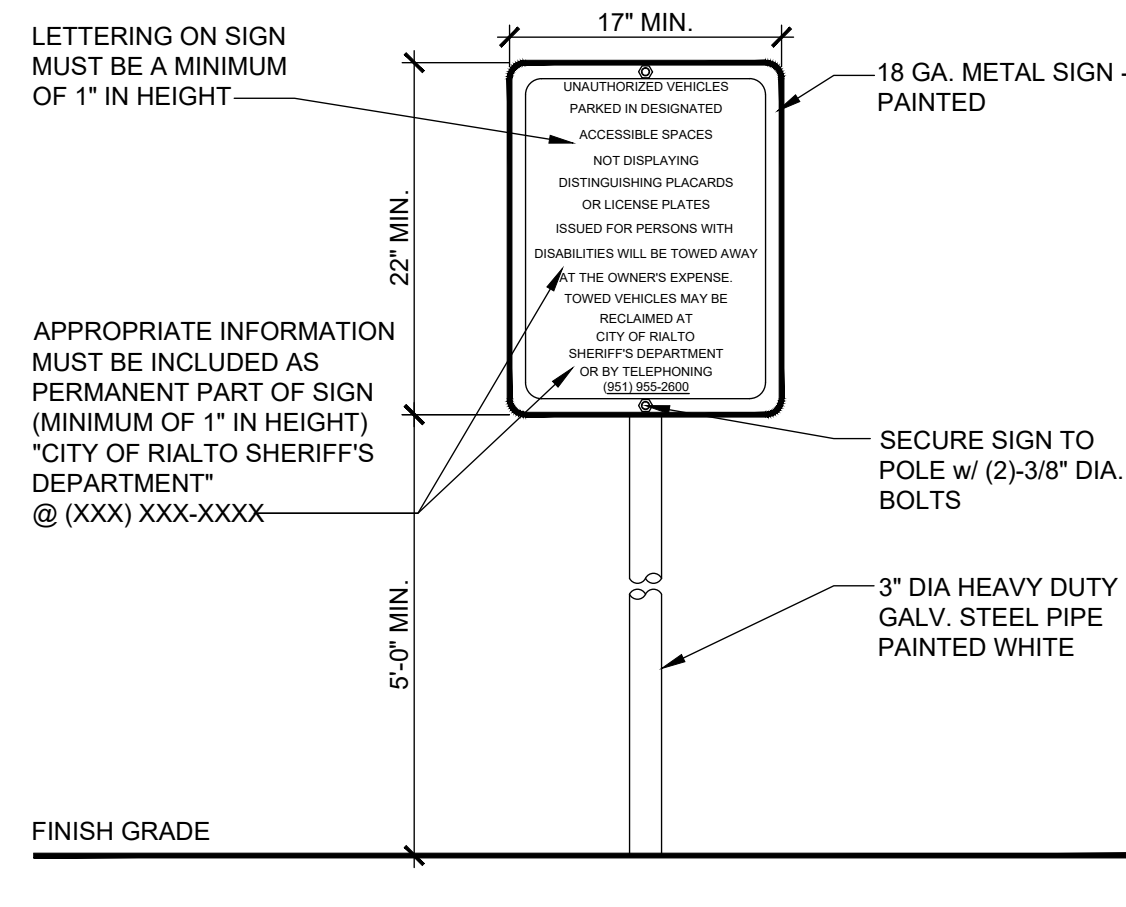
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CURB @ WALKWAY

SCALE  
1" = 1'-0"

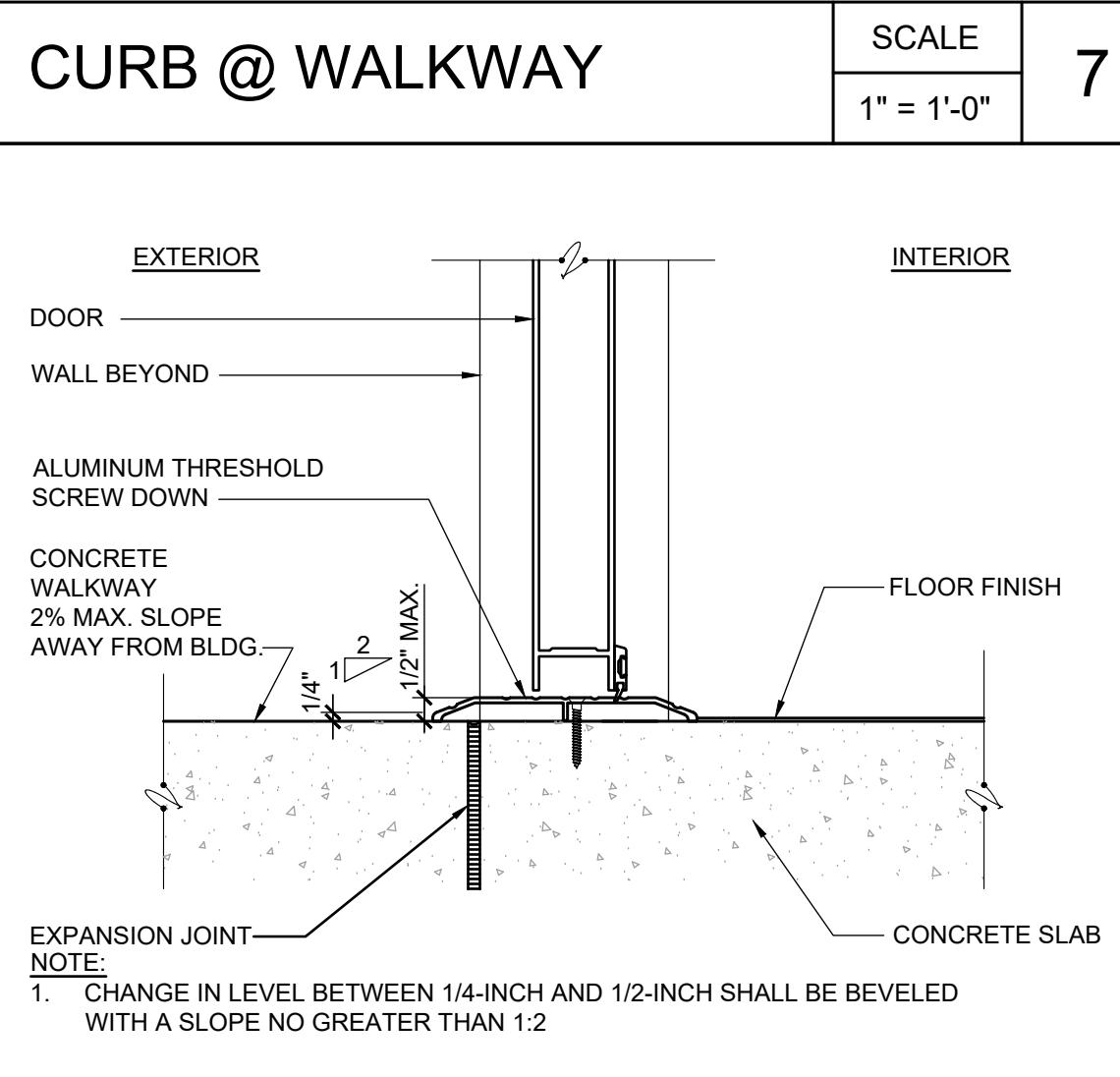
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SITE ACCESSIBLE SIGN

SCALE  
1" = 1'-0"

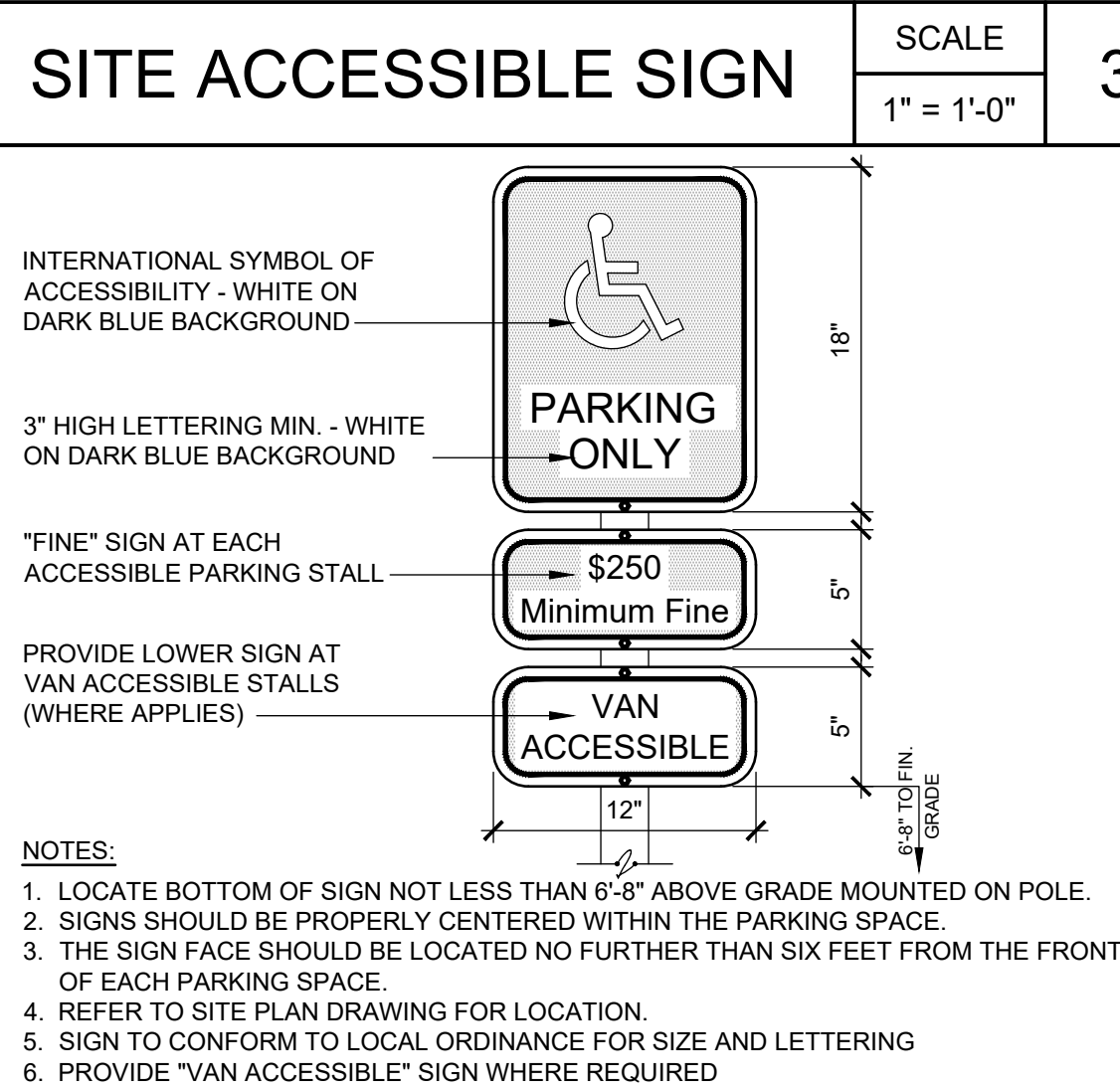
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THRESHOLD DETAIL

SCALE  
3" = 1'-0"

8



POST MOUNTED PARKING SIGN DETAIL

SCALE  
3/4" = 1'-0"

4

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COMMERCIAL PROJECT

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SITE TYPICAL DETAILS

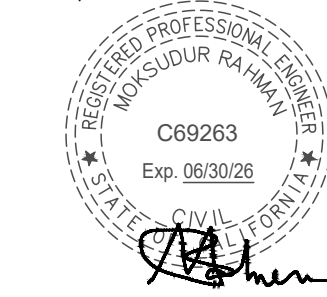
Project:

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Consultant:

Stamp:



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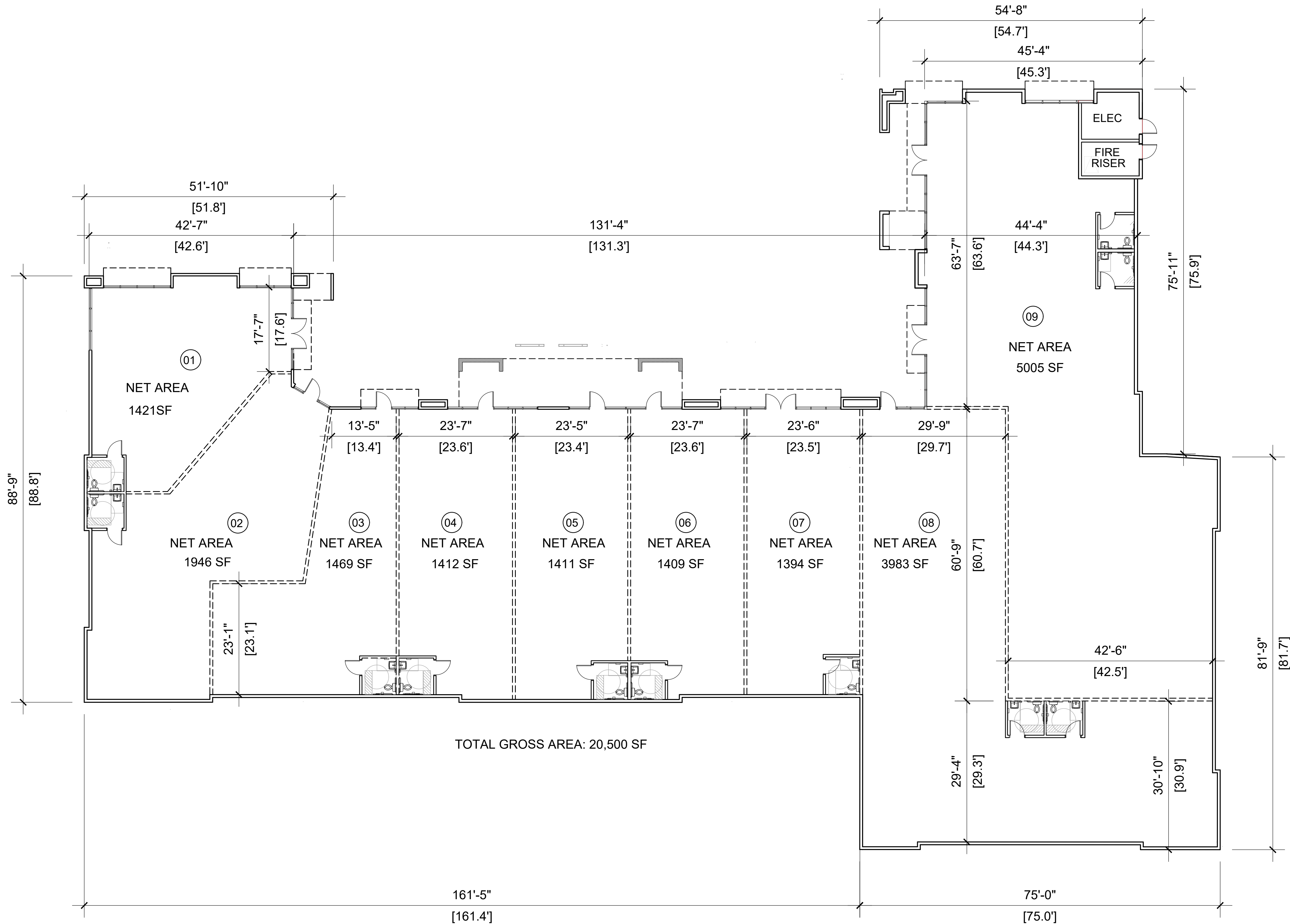
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2025 03 17  
PROJECT NUMBER  
A2307

SHEET NUMBER

AS1.3



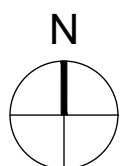
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PROPOSED FLOOR PLAN

SCALE  
3/32" = 1'-0"

4



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PROPOSED SITE PLAN

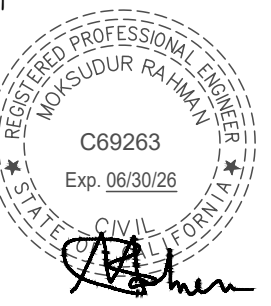
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SHEET NUMBER

A1.1

PERMIT SET: 2025-03-17





PROPOSED BUILDING 3D REPRESENTATION

SCALE  
NTS

4

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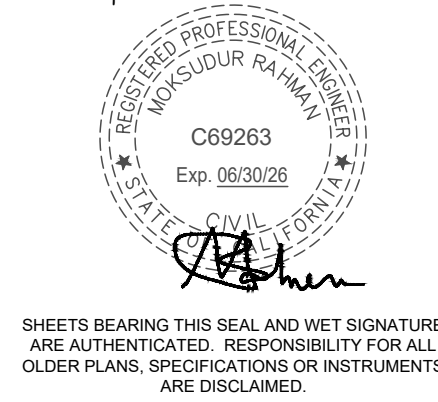
**COMMERCIAL PROJECT**  
14449 MAIN STREET  
HESPERIA, CA 92345  
EXTERIOR ELEVATIONS

Client:

CCPT DEVELOPMENT  
TRAC PHAM  
4833 SCHAEFER AVE  
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Consultant:

Stamp:



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DATE  
2025.03.17  
PROJECT NUMBER  
A2307

SHEET NUMBER

**A3.1**





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PROPOSED BUILDING 3D REPRESENTATION

SCALE  
NTS

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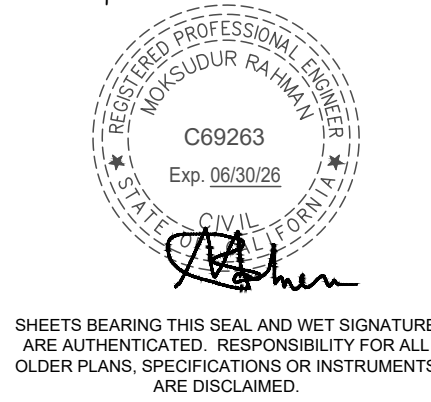
EXTERIOR ELEVATIONS

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2025 03.17  
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SHEET NUMBER

A3.2

PERMIT SET: 2025-03-17



1 (N) GOOSE NECK LIGHT FIXTURES (TYPICAL)

CB-1	CONCRETE BASE
MT-1	PARAPET WALL-METAL COPING CAP
PT-1	PAINT - COLOR: EXTERIOR PAINT SHERWIN WILLIAMS - SW 7019 <b>GAUNTLET GRAY</b>
SS-1	LA HABRA SMOOTH STUCCO - DOVE GRAY 40 (66) BASE 200
SS-2	LA HABRA SMOOTH STUCCO WITH COLOR SHERWIN WILLIAMS - SW <b>6636 HUSKY ORANGE</b>
ST-1	EXTERIOR STONE ACCENTS: <b>CORONADO STONE - COUNTRY RUBBLE - DAKOTA BROWN</b>
ST-2	EXTERIOR STONE ACCENTS: <b>CORONADO STONE - COUNTRY RUBBLE - DAKOTA BROWN</b>
GL-1	LOW-E INSULATED GLAZING
SF-1	ALUMINUM STOREFRONT - DARK ANODIZE
SG-1	SIGNAGE LOCATION - UNDER SEPARATE PERMIT
LT-1	(N) WALL SCENE LIGHTING BY OTHERS
SM-1	3" STUCCO BAND, WHITE IN COLOR

**ST-1** EXTERIOR STONE ACCENTS: **CORONADO STONE - COUNTRY RUBBLE - DAKOTA BROWN**



**ST-2** EXTERIOR STONE ACCENTS: CORONADO STONE -  
EASTERN MOUNTAIN LODGE - VISTA POINTE



SS-1 LA HABRA SMOOTH STUCCO, DOVE GRAY 40 (66) BASE 200

Dove Grey  
40 (66)  
Base 200

SS-2 LA HABRA SMOOTH STUCCO WITH COLOR  
SHERWIN WILLIAMS - SW 6636 HUSKY ORANGE

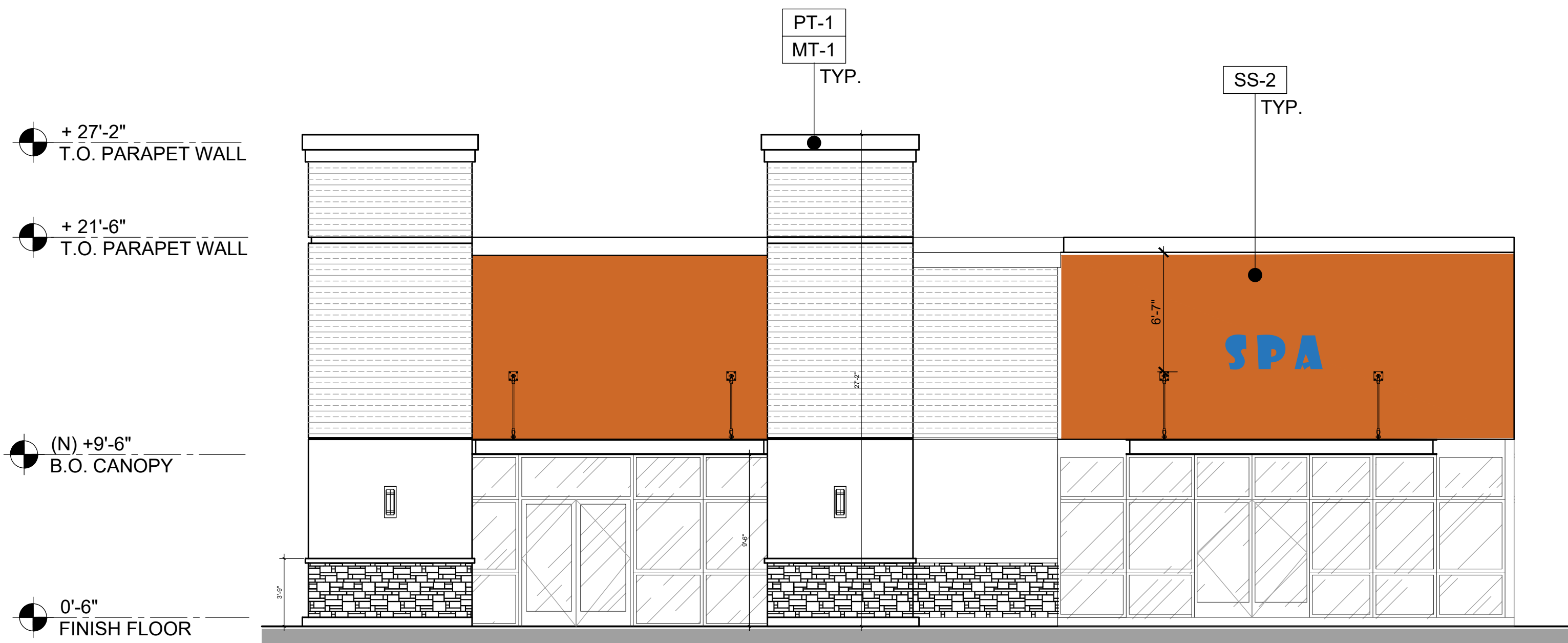
SW 6636  
**Husky Orange**[View Details](#)

PT-1 PAINT - COLOR: EXTERIOR PAINT  
SHERWIN WILLIAMS - SW 7019 GAUNTLET GRAY

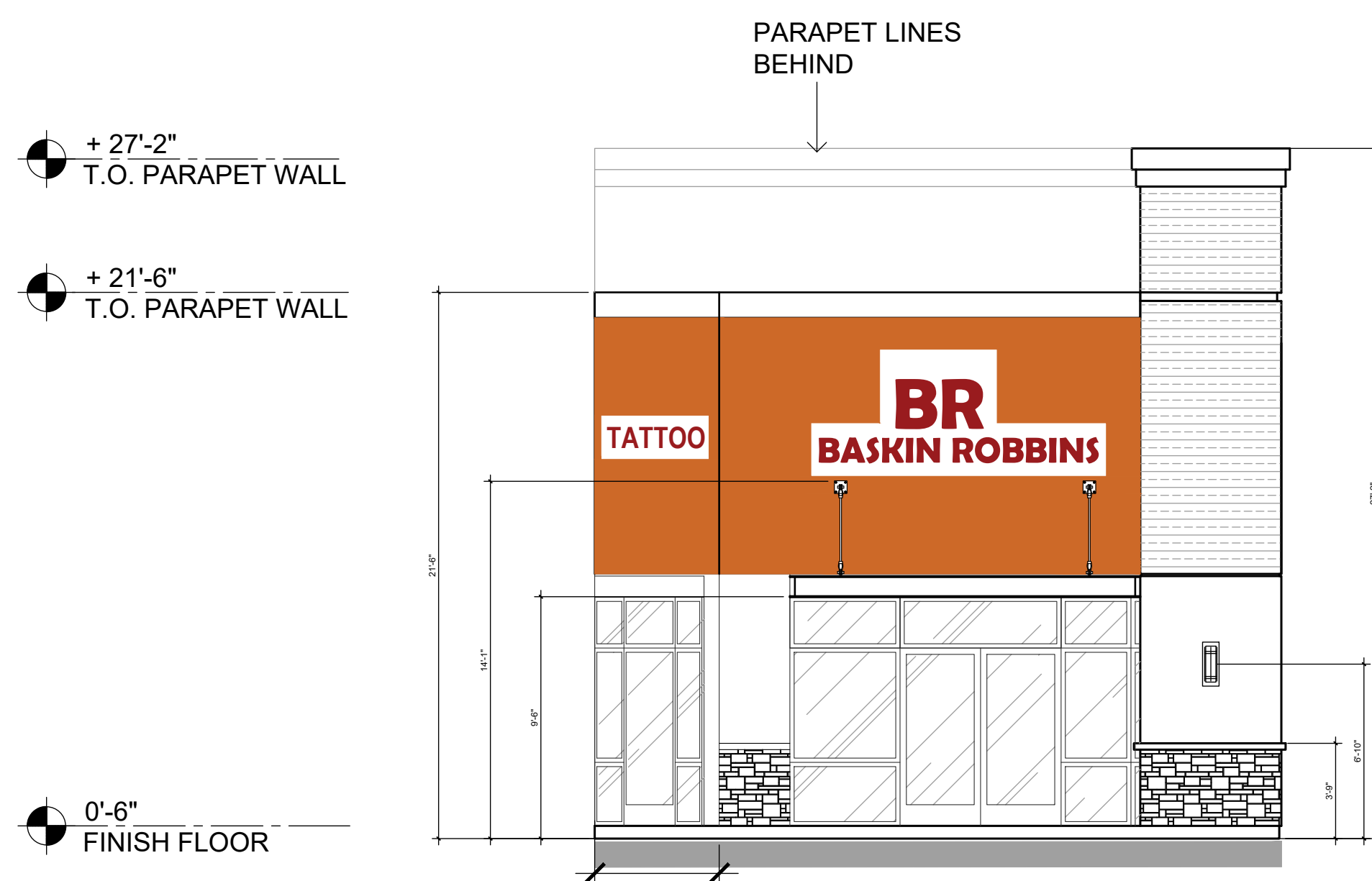
Gauntlet Gray SW 7019 - ...

SCALE
3/16"=1'-0"

4



EAST ELEVATION (FROM PARKING LOT)



WEST ELEVATION (FROM PARKING COURT)

## PROPOSED BUILDING ELEVATIONS

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Project:

# COMMERCIAL PROJECT

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## EXTERIOR ELEVATIONS

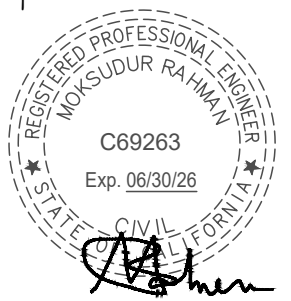
Client:

## CCPT DEVELOPMENT

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4833 SCHAEFER AVE  
CHINO, CA 91710

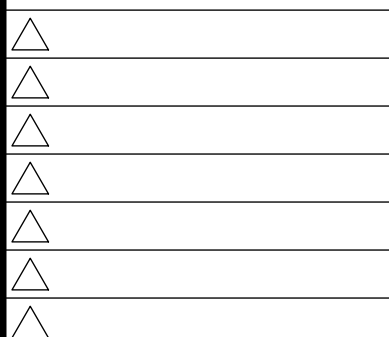
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## A4.1





SCALE
1/8"=1'-0"

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## PROPOSED ELEVATIONS

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## A4.2