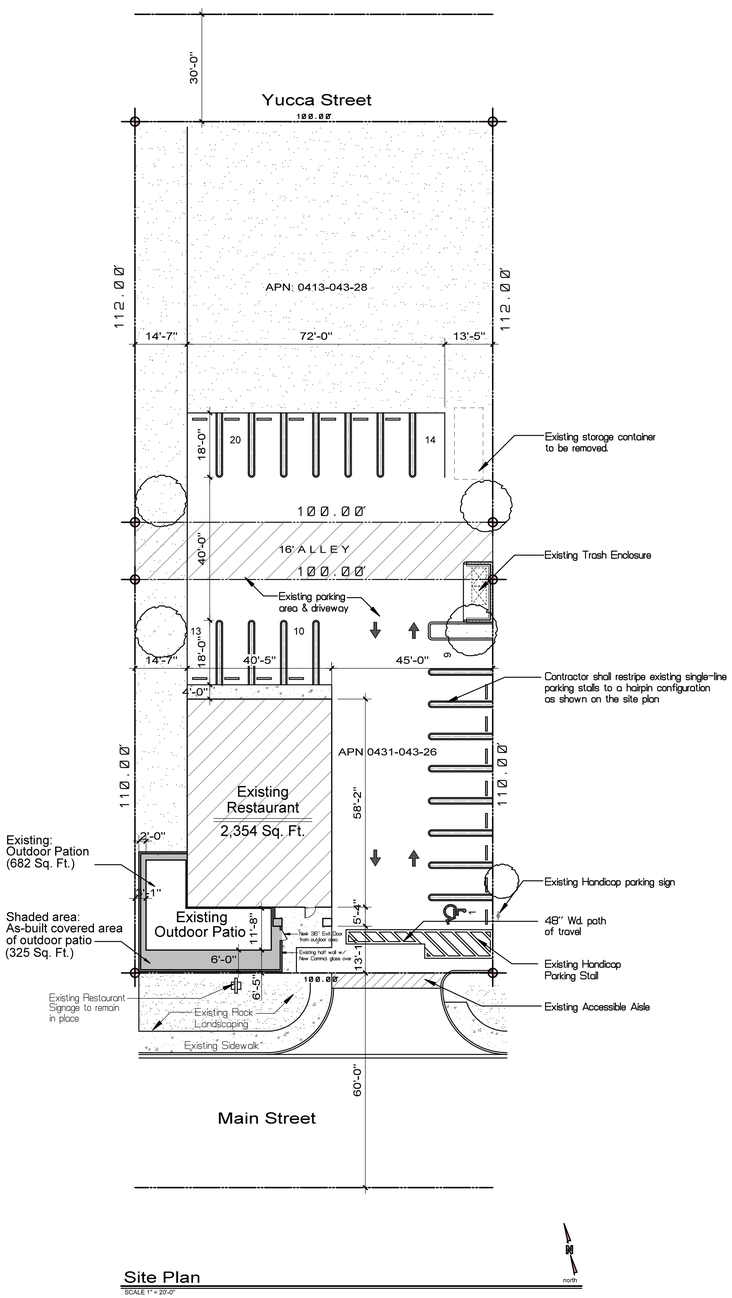


Site Plan

SCALE 1" = 20'-0"

PROJECT BY

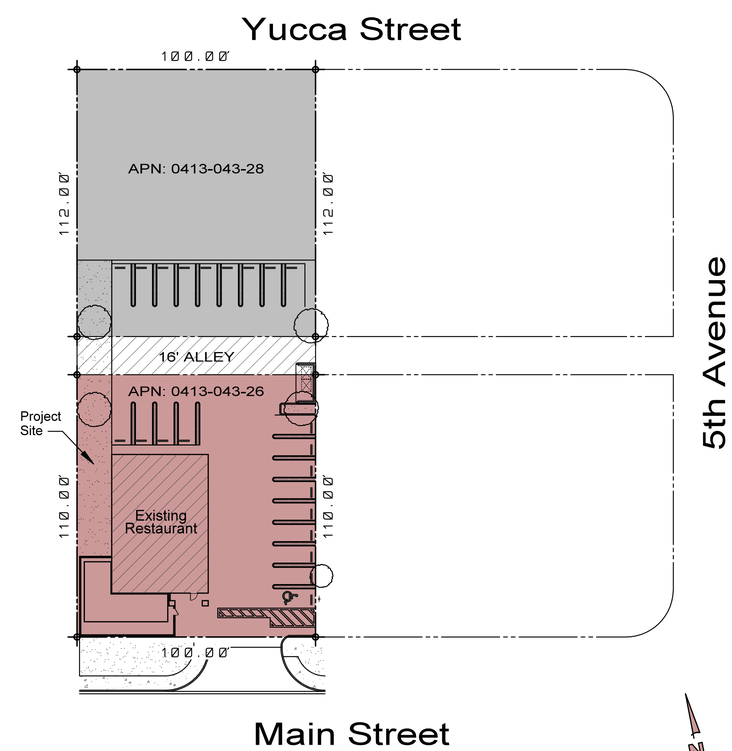
PA design associates

Planning • Building Design • Development

Ph. 760-887-1080 E-mail: PADesignassociates@msn.com

12371 Antelope Dr. Victorville, Ca. 92392

Vicinity Map - SCALE 1" = 30'-0"



Sheet Index:

CVR	Cover Sheet/ Site Plan
A1	Floor & Patio Dining Plan
A1.1	Outdoor Eating Area Plan
A2	Electrical Plan, Roof Plan, Foundation Plan & Framing Plan
A3	Exterior Elevations & Cross Section "A"
MM1	Mandatory Measures

Project Data:

Project Description:

Plans are for the as-built enclosure of the outdoor patio/seating area at Pancho's restaurant. The existing outdoor patio area had an existing 48" high ponywall around the perimeter to create the privacy and defined perimeter of the outdoor patio area- as per the previously approved plans. The owner simply created a wind-break by adding commercial glass over the ponywall and then added post and beam to add a small roof area to keep out the cold in the winter and the hot sun in the summer.

The as-built enclosure area only takes up 325 sq. ft. of area.
A single 36" door is to be added for proper egress out of the closed off outdoor patio area.

All construction to be per 2022, CBC, CMC, CPC, CEC, CGBS, Title-24 and all ciy code requirements.

APN:

Assessor's Parcel Number: 0413-043-26

Area Tabulation:

NEW As-built enclosed area: 325 Sq. Ft.

Occupancy Type: U Occupancy (Pergola/ Patio)

Construction Type: V - B

No. of Stories: One

OCCUPANCY TYPE: A-2

OCCUPANT LOAD:

Dining Area:	690 Sq. Ft. / 15 =	46 Occupants
Kitchen Area:	795 Sq. Ft. / 100 =	8 Occupants
Outdoor Seating:	443 Sq. Ft. / 15 =	30 Occupants
NEW As-built enclosed area:	325 Sq. Ft. / 15 =	22 Occupants
	Total:	106 Occupants

PARKING PROVIDED:

Handicap Parking	1
Standard Parking Spaces (9' x 20')	20
Total Parking Spaces:	21

AREA TABULATION:

Gross Area: (0.77 Acres)	26,800 Sq. Ft.
Net Area: (0.70 Acres)	23,800 Sq. Ft.
Building Area Coverage:	2,354 Sq. Ft.
Building Percent:	9.0 %
Patios Area: (Existing + New)	917 Sq. Ft.
Private Patios Percent:	3.9 %
Landscaping Area:	3,022 Sq. Ft.
Landscaping Percent:	12.7 %
Impervious Surface Coverage:	10,298 Sq. Ft.
Impervious Surface Percent: (Driveways, parking, walkways)	43.3 %
Vacant Area:	6,942 Sq. Ft.
Phase II (Including Building):	33.25 %
Misc Area:	267 Sq. Ft.
Misc Percent:	6.41 %

Directory:

Building Designer:

PA Design Associates, Inc.
12371 Antelope Dr.
Victorville, Ca. 92392
Ph. (760) 887-1080
E-mail : PADesignassociates@msn.com

Engineer of Record:

Jerry Miles Engineering
P.O. Box 1861
Apple Valley, CA. 92307
Ph. (760) 956-5201
Email : jerrylm59@aol.com

Code Summary:

All construction of this project shall comply with the following:

- 2022 California Building Code
- 2022 California Residential Code
- 2022 California Green Code
- 2022 California Fire Code
- 2022 California Mechanical Code
- 2022 California Plumbing Code
- 2022 California Electrical Code
- 2022 California Energy Code

This project shall comply with all other regulations and ordinances adopted by the local governing agencies.

PRINTS ISSUED

NO.	BY	DATE	DESCRIPTION

REVISION

PA design associates
Planning • Building Design • Development
Ph. 760-887-1080 E-mail PADesignassociates@msn.com
12371 Antelope Dr. Victorville, Ca. 92392

PROJECT

Panchos Restaraunt Patio Cover
16082 Main St.
Hesperia, Ca. 92345
(760) 912-9184

DRAWING CONTENTS

Cover Sheet, Site Plan
Sheet Index,
Project & Code Summary

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DRAWN BY: JM
DATE: 5/13/2026
Building Designer:
JOB NO.: Patio-447-25
DRAWING SHEET NUMBER: CVR

5/13/2026 12:18 PM