

SITE PLAN 1/16" = 1FT

SITE PLAN KEYED NOTES

- 1 EXISTING DRIVEWAY
- 2 EXISTING PARKING AREA
- 3 EXISTING LAWN AREA
- 4 EXISTING ROOF OVERHANG
- 5 EXISTING GROUND LANDING
- 6 EXISTING PLANTER AREA

PROJECT DATA

JURISDICTION HAVING AUTHORITY: CITY OF SAN PEDRO
CA 92345
PARCEL ID : 0399-131-02-0000
OCCUPANCY: R-2
CONSTRUCTION TYPE: V-B
NUMBER OF STORIES: 0
UNSPRINKLERED BUILDING
LOT SIZE: 31363.2 SF (0.72 ACRES)

SCOPE OF WORK

TENANT IMPROVEMENT FOR AN EXISTING COMMERCIAL SPACE TO ACCOMMODATE A NEW BUSINESS. WORK INCLUDES PREPARATION OF ARCHITECTURAL FLOOR PLAN, CODE COMPLIANCE NOTES, AND ANY REQUIRED ACCESSIBILITY UPGRADES PER 2022 CBC, CEC, CPC, CMC, CALGREEN, AND CITY OF HESPERIA REQUIREMENTS.

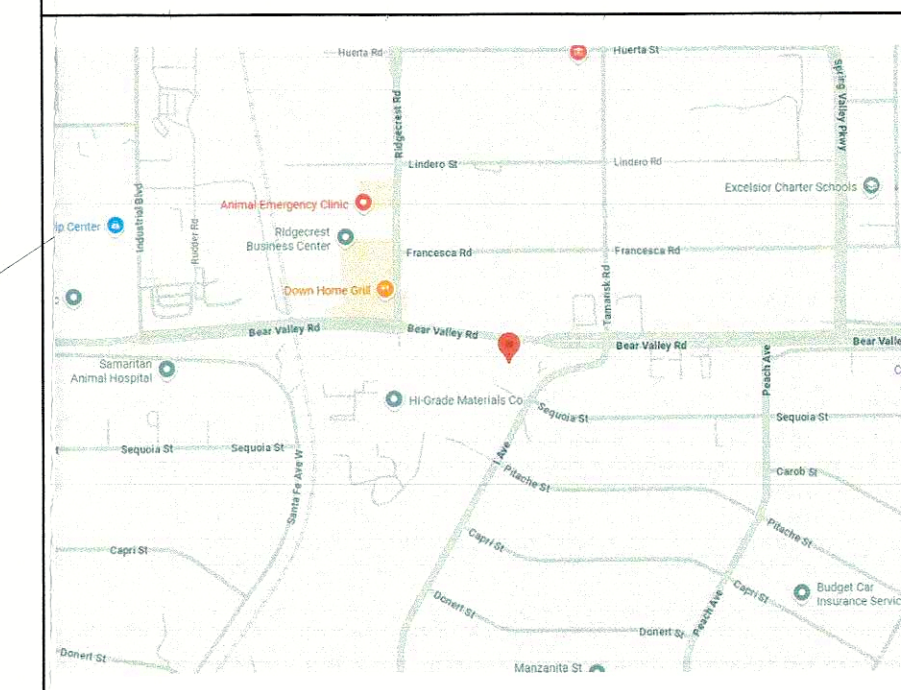
SHEET INDEX

ARCHITECTURAL& T24	
A1	COVER SHEET & SITE PLAN
A2	EXISTING FLOOR PLAN

APPLICABLE CODES

NOTE:
2021 EDITIONS OF CRC, CBC, CMC, CPC, CEC, CALGREEN AND CALIFORNIA ENERGY CODE
LIST OF 2022 CALIFORNIA CODE OF REGULATIONS
2022 BUILDING ADMINISTRATIVE CODE (CAC), PART 1, TITLE 24 C.C.R.
2022 CALIFORNIA BUILDING CODE (CBC), VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R.
(2021 INTERNATIONAL BUILDING CODE VOLUMES 1-2 AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.
(2022 NATIONAL ELECTRICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.
(2022 IAPMO UNIFORM MECHANICAL CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.
(2022 IAPMO UNIFORM PLUMBING CODE AND 2022 CALIFORNIA AMENDMENTS)
2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.
2022 CALIFORNIA FIRE CODE, PART 9, TITLE 24 C.C.R.
2022 CALIFORNIA GREEN CODE, PART 11, TITLE 24 C.C.R.
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.

VICINITY MAP



PJP MNGT CONSTRUCTION LLC
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PROJECT COORDINATOR

OWNER:
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HESPERIA CA 92345

JOB ADDRESS:
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HESPERIA CA 92345

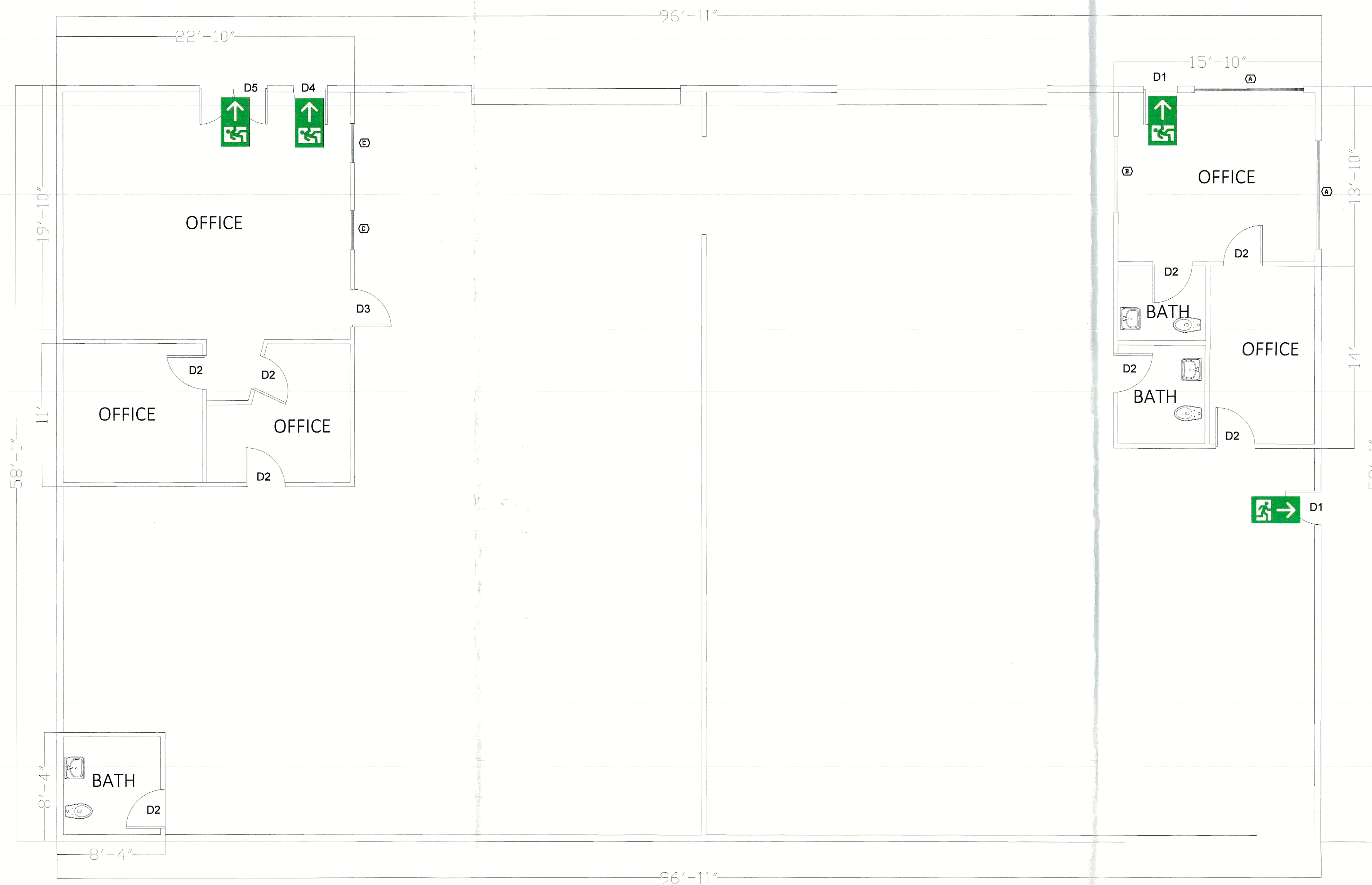
CITY APPVLS:

REVISIONS:

DATE: 14/08/2025

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* CUPR 25 - 00007 8/13/25



EXISTING FLOOR PLAN 3/16" = 1FT



DOOR SCHEDULE					
NUMBER	DOOR SIZE	QTY	DESCRIPTION	U-FACTOR	SHGC
D1	31" X 84"	2	4 PANEL INSWING	0.5	0.23
D2	32" X 81.5"	8	4 PANEL INSWING		
D3	33.5" X 84"	1	4 PANEL INSWING GLASS		
D4	31" X 84"	1	ALUMINUM AND TEMPERED GLASS DOOR	0.5	0.23
D5	62" X 84"	1	ALUMINUM AND TEMPERED GLASS DOOR	0.5	0.23
D6	192" X 180"	2	METAL DOOR	0.5	0.23
Grand Total: 15					

WINDOW SCHEDULE					
NUMBER	WINDOW SIZE	QTY	DESCRIPTION	U-FACTOR / SHGC	REMARKS
A	100" X 36"	2	SINGLE HUNG DOUBLE GLASS VINYL	0.30/23	
B	70" X 36"	1	SINGLE HUNG DOUBLE GLASS VINYL	0.30/23	
C	36" X 36"	2	SINGLE HUNG DOUBLE GLASS VINYL	0.30/23	
Grand Total: 12					

BUILDING LAYOUT NOTES:

- All finished concrete surfaces shall be a minimum of 1 inch above the finished grade.
- All Exterior Elevation walls provide Hardie board siding
- All windows header heights Measure from finishes floor immediately inside Windows
- All Ceiling heights Measure from finishes floor In the room being out (Garage Ceiling measure from the wheel stop Elevation)
- Provide fire wall Resistant Gypsum board on wall and ceiling of garage on the walls and ceiling usable space under Stair
- Handrail shall be 34" to 38" above the nose of the stair Treads.
- Provide 20 - minutes self closing door between the Garage and Residence
- Smoke detector required 110v connection to the building wiring battery backup
- Wood Studs: All exterior wall and demising wall studs to be 2"x6" spaced at 16" on center. All other interior walls to be 2"x4" studs spaced at 16" on center. Refer to Structural Drawings for load bearing stud layout, sections, and details.
- Fasteners: All exterior stud screws and fasteners to be stainless steel with neoprene washers.
- Sheathing: All exterior sheathing used in Cavity Walls to be Wood Structural Panel (ex: OSB).
- Vapor Barrier: Vapor barrier used over sheathing to be wrapped above flashing at the base and above window locations.
- All columns, beams, struct., connections, and canopy details shall be built based on structural drawings.
- Work required by the Contract Documents for which no separate bid item has been provided in the Bid Proposal, shall be provided for as required by the Contractor. Work provided by the Contractor to facilitate the successful completion of the project for which no bid item has been provided, should also be considered as subsidiary to the total amount bid or the item it pertains to.

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