

## KEYED NOTES

- 1 VAN ACCESSIBLE PARKING SPACE
- 2 ACCESSIBILITY STALL EMBLEM PAINTED AS SHOWN
- 3 48" WIDE ACCESSIBILITY ACCESS W/ BLUE STRIPES
- 4 A.D.A. RAMP NOT TO EXCEED 5% SLOPE IN DIRECTION OF RUN AND 2% MAX CROSS SLOPE
- 5 WARNING SIGNAGE REGARDING UNAUTHORIZED USE OF DISABLED PARKING SPACES
- 6 TRUNCATED DOMES, 36" DEPT x WIDTH OF RAMP
- 7 A.D.A. PATH OF TRAVEL
- 8 PROPOSED CONC. CURB & GUTTER PER CITY/COUNTN STANDARDS
- 9 PROPOSED 6' WD. CONC. SIDEWALK PER CITY/COUNTY STANDARDS
- 10 6" WIDE CONCRETE CURB.
- 11 6" WIDE CONCRETE CURB. W/ 2' PARKING NOSE OVER
- 12 4" NOMINAL THICK CONCRETE WALKWAYS
- 13 PROPOSED 6" THK. A.C. PAVING
- 14 VACATED PROPERTY LINE
- 15 PROPERTY LINE POST LLA
- 16 LANDSCAPED AREA SEE LANDSCAPE PLANS
- 17 20' HIGH SITE LIGHT STANDARD, SEE PLAN FOR NUMBER OF HEADS
- 18 TRAFFIC FLOW DIRECTIONAL ARROWS PAINTED ON PAVING AS SHOWN ON PLAN
- 19 PROPOSED 12'-9" x 12'-2" x 6' HI. ACCESSIBLE TRASH ENCLOSURE W/ STANDING SEAM METAL ROOFING; COLOR TO MATCH DECORATIVE FINISH OF BUILDING. UNDER SEPARATE PERMIT
- 20 8" THK. REINFORCED CONCRETE PAD W/ 2% MAXIMUM SLOPE AWAY FROM T/E
- 21 EXTERIOR SPLIT-FACE CMU RETAINING WALL SEE CIVIL DWGS
- 22 DOUBLE DETECTOR CHECK VALVE, SEE UTILITY PLANS
- 23 PROVIDE PERMANENTLY ANCHORED BICYCLE RACK WITH-IN 200' OF THE ENTRANCE W/ CAPACITY FOR 5% OF PARKING STALLS & A MIN. OF (1) TWO-BIKE CAPACITY RACK.
- 24 PROPOSED LOCATION OF ELECTRICAL TRANSFORMER
- 25 PROPOSED LOCATION OF GAS METER
- 26 6" FIRE P.I.V. & F.D.C., SEE UTILITY PLANS
- 27 UNDERGROUND STORM TECH BASINS
- 28 UNDERGROUND DRAINAGE PIPE GOING TO PRIVATE UNDER SIDEWALK DRAIN, SEE ENGINEER HYDROLOGY REPORT
- 29 CONC. DRAINAGE CHANNEL SEE CIVIL DRAWINGS
- 30 RIP RAP CHANNEL OVERFLOW FROM RETENTION BASIN
- 31 SLOPING GRADE MOVES TO NEIGHBORS PROPERTY
- 32 PROPOSED MONUMENT SIGN PER CITY OF HESPERIA REQUIREMENTS, UNDER SEPARATE PERMIT
- 33 DOUBLE LEVEL 2 EV CHARGER - TYP. (SEE PARKING DATA FOR BREAKDOWN)
- 34 FUTURE EV CHARGER - TYP. (SEE PARKING DATA FOR BREAKDOWN)
- 35 SLOPE LINES, SEE CIVIL PLANS FOR SLOPE
- 36 EXISTING SEWER MAN HOLE TO REMAIN
- 37 REMOVING EX. GUY WIRE AND ANCHOR
- 38 REPLACE GUY WIRE W/ DEADMAN LATERAL SUPPORT POLE
- 39 EXISTING POWER POLE
- 40 EXISTING TV PULLBOX
- 41 EXISTING TELE PEDESTAL
- 42 POROUS DECORATIVE PAVERS
- 43 6' HI TAN SPLIT FACE GARDEN WALL
- 44 3' HI METAL RAIL FENCING ABOVE RETAINING WALL

PROJECT DATA	
APPLICATION TYPE:	CUP
ZONE:	COM
OCCUPANCY'S:	B,S
CONSTRUCTION TYPE:	IV - B
STORIES:	1
FIRE SPRINKLERS:	YES
<u>APPLICANT / OWNER:</u>	<u>ARCHITECT / REPRESENTATIVE:</u>
CJC HOLDINGMN	STEENO DESIGN STUDIO, INC.
CHRIS@DOCSTARSERVICES.COM	ARCHITECT: TOM STEENO
	11774 HESPERIA RD. SUITE B-1
	PH: 760.244.5001 FX: 760.244.1948

# SITE DATA

A.P.N:  
0415-021-37

## LEGAL DESCRIPTION:

PARCEL A AS SHOWN ON LOT LINE ADJUSTMENT NO. LLA22-00001, AS EVIDENCED BY DOCUMENT RECORDERD JULY 12, 2022 AS INSTRUMENT NUMBER 2022-0242325 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL 1; THENCE NORTH 00 DEG. 11' 08" EAST ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 190.40 FEET TO A POINT ALONG THE WESTERLY LINE OF PARCEL 1; THENCE NORTH 30 DEG. 08' 17" EAST A DISTANCE OF 22.00 FEET; THENCE NORTH 70 DEG. 46' 15" EAST A DISTANCE OF 55.15 FEET TO THE NORTH LINE OF SAID PARCEL 1; THENCE NORTH 90 DEG. 00' 00" EAST ALONG THE NORTH LINE OF SAID PARCELS, A DISTANCE OF 152.81 FEET, HEREON REFERRED TO AS POINT "A"; THENCE SOUTH 00 DEG. 00' 00" WEST, A DISTANCE OF 228.29 FEET TO A POINT ALONG THE SOUTH LINE OF SAID PARCELS; THENCE NORTH 89 DEG. 48' 52" WEST ALONG THE SOUTH LINE OF SAID PARCELS, A DISTANCE OF 216.55 FEET; TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM AN UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND MINERALS LYING AND BEING MORE THAN 200 FEET BELOW THE RESPECTIVE PRESENT SURFACE ELEVATIONS OF THE ABOVE DESCRIBED PROPERTY, WHICH WAS EXCEPTED IN THE DEED FROM APPLETON LAND, WATER AND POWER COMPANY, TO N. K. MENDLESOHN, ET AL, RECORDED JUNE 11, 1954, IN BOOK 3400, PAGE 409, OFFICIAL RECORDS, WHICH DEED PROVIDES AS FOLLOWS: "THAT SUCH EXCEPTED OWNERSHIP OF SUCH 1/2 INTEREST IN AND TO SUCH OIL, GAS AND MINERALS DOES NOT INCLUDE AND SHALL NOT BE CONSTRUED TO INCLUDE ANY RIGHT OF ENTRY UPON ANY PART OF THE SURFACE OF THE HEREIN DESCRIBED PROPERTY FOR THE PURPOSE OF EXPLORATION, DEVELOPMENT, DRILLING, STORAGE OR OTHER ACTIVITY ANCILLARY TO THE REMOVAL OF SUCH OIL, GAS OR MINERALS."

## PROPOSED LAND AREA & COVERAGE

SQ. FOOTAGE    LOT COVERAGE

BUILDING 1 AREA		
NET SITE AREA	48,499	100%
BUILDING AREA (TOTAL)	8,495	17.5%
A/C PAVING	16,064	32.9%
CONCRETE Hardscape & CURBING	7,156	14.9%
LANDSCAPED AREA	16,784	34.7%

## PARKING DATA

AREA	RATIO	S.F.	# SPACES
BUILDING 1	1:250	8,409	34
REQUIRED PARKING			34

## PROVIDED PARKING:

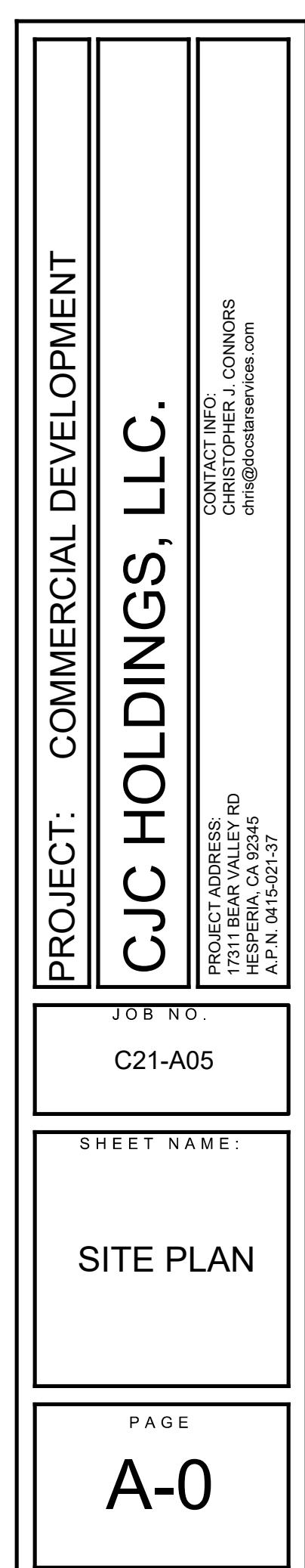
9'x18' STANDARD PARKING SPACES	= 25 SPACES
9'x18' ACCESSIBLE PARKING SPACE	= 1 SPACE
12'x18' VAN ACCESSIBLE EV PARKING SPACE	= 1 SPACE
9'x18' STANDARD EV PARKING SPACES	= 7 SPACES

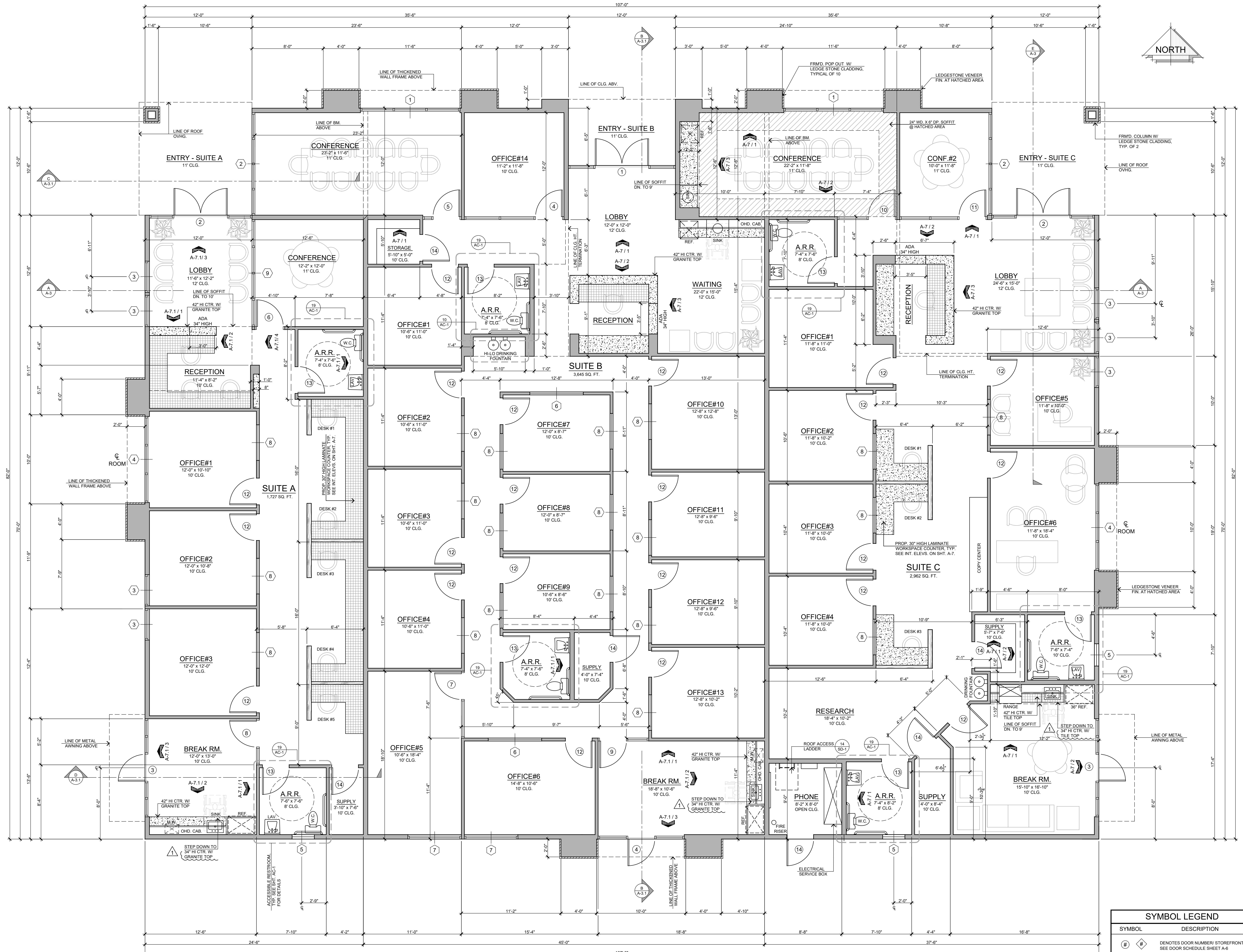
TOTAL PROVIDED	34 SPACES
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## HESPERIA UTILITIES

<u>WATER (PROPOSED):</u> HESPERIA WATER DISTRICT 9393 SANTA FE AVE. HESPERIA, CA 92345 (760) 947-1400	<u>ELECTRIC (PROPOSED):</u> SOUTHERN CALIFORNIA EDISON CO. 12353 HESPERIA RD. VICTORVILLE, CA 92392 (760) 951-3237
<u>TELEPHONE (PROPOSED):</u> VERIZON 15168 LA PAZ ROAD VICTORVILLE, CA 92392 (800) 772-5153	<u>DISPOSAL:</u> ADVANCED DISPOSAL INC. 17105 MESA RD. HESPERIA, CA 92345
<u>GAS (PROPOSED):</u> SOUTHWEST GAS CO. 13471 MARIPOSA ROAD VICTORVILLE CA. 92392 (760) 951-4055	<u>SEWER</u> HESPERIA WATER DISTRICT 9393 SANTA FE AVE. HESPERIA, CA 92345 (760) 947-1400

# SCOPE OF WORK

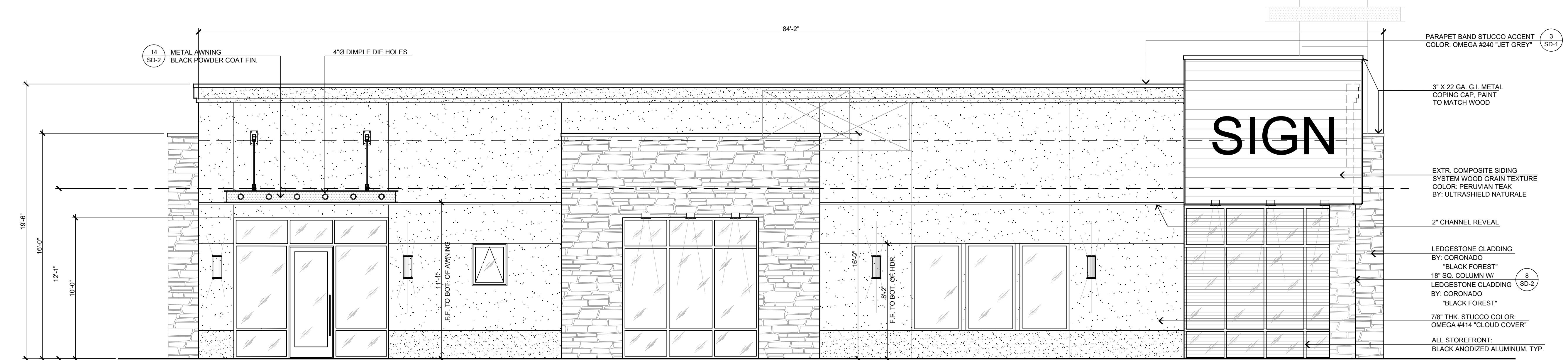




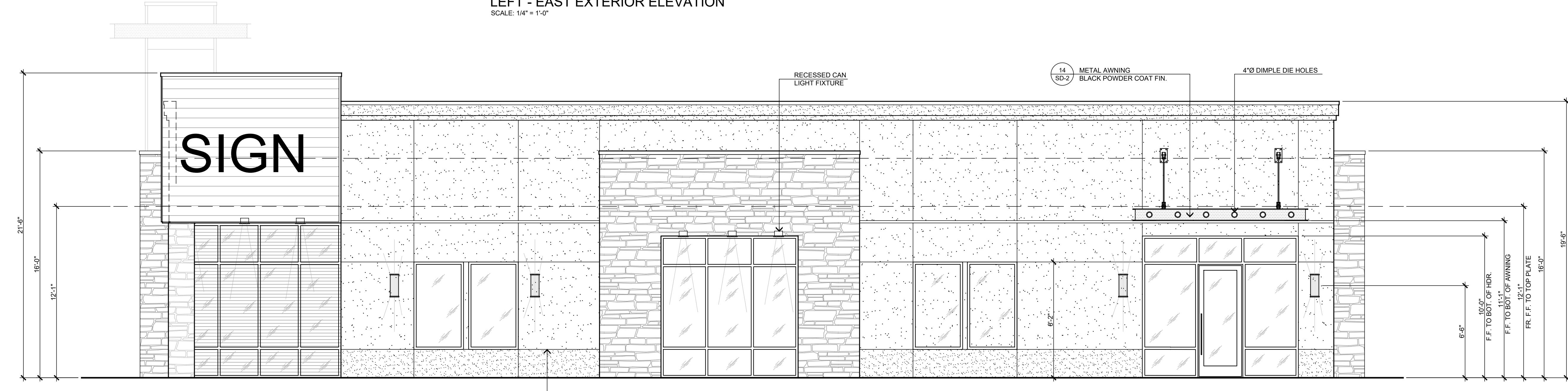
**FLOOR PLA**  
SCALE : 1/4" = 1'-0"

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FIRE ALARM NOTES		FLOOR PLAN NOTES		WALL LEGEND		AREA TABULATION		PAGE NUMBER (A-7)	
1. FIRE ALARM PANEL TO BE LOCATED IN FIRE RISER ROOM.		WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE MAXIMUM EFFORT TO ACTIVE CONTROLS SHALL BE NO GREATER THAN 5 POUNDS-FORCE.		1. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO INSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN SHALL BE CONNECTED TO A STORAGE BATTERY, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.	SYMBOL	DESCRIPTION	SUITE 'A'	= 1,729 SQ. FT.	A-X X
2. MANUAL FIRE ALARM BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET FROM THE ENTRANCE TO EACH EXIT. (CBC 907.4.2.)						PROP. 2X4 STUDS @ 16" O.C.	SUITE 'B'	= 3,644 SQ.FT.	VIEW DIRECTION OF INTRIOR ELEVATION
3. MANUAL FIRE ALARM BOXES SHALL BE A MINIMUM OF 42" AND A MAXIMUM OF 48" A.F.F. (CBC 907.4.2)							SUITE 'C'	= 2,960 SQ.FT.	NUMBER OF INTRIOR ELEVATION (1)
4. MANUAL FIRE ALARM BOXES CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE		5. PROVIDE VISIBLE ALARM IN PUBLIC RESTROOMS AND EMPLOYEE RESTROOMS, CONFERENCE ROOMS AND LOBBIES (CBC 907.5.2.3.1)				PROP. 2X6 STUDS @ 16" O.C.	PHONE RM.	= 76 SQ.FT.	SECTION NUMBER REFERENCE
							GROSS BLDG.	= 8,409 SQ. FT.	SECTION PAGE NUMBER REFERENCE



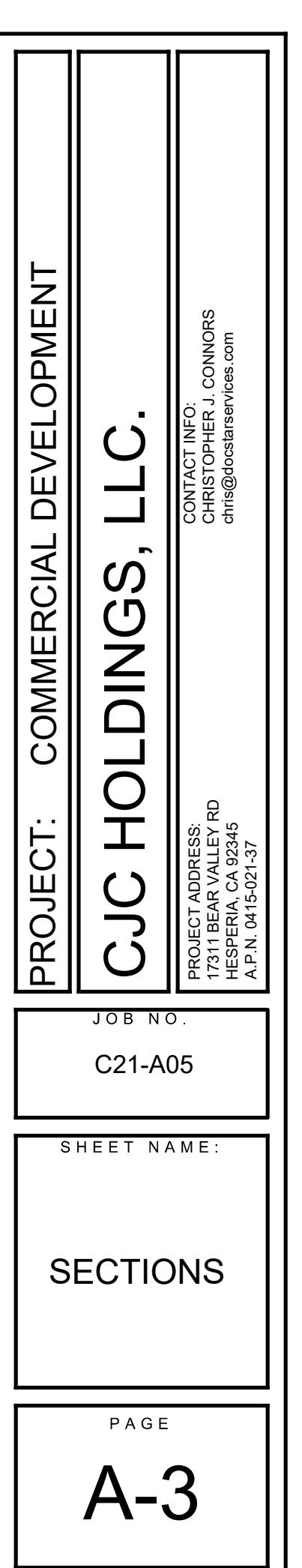
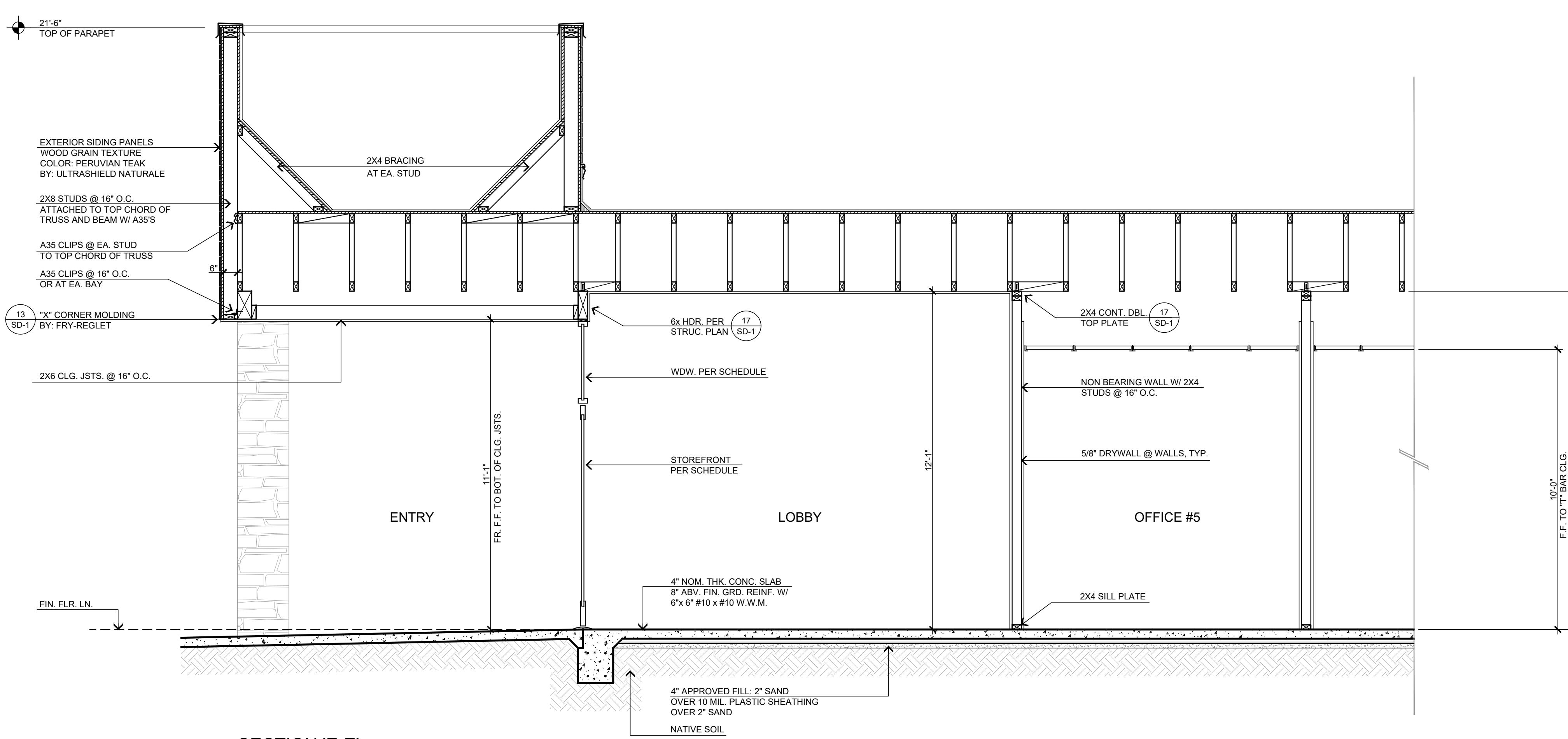
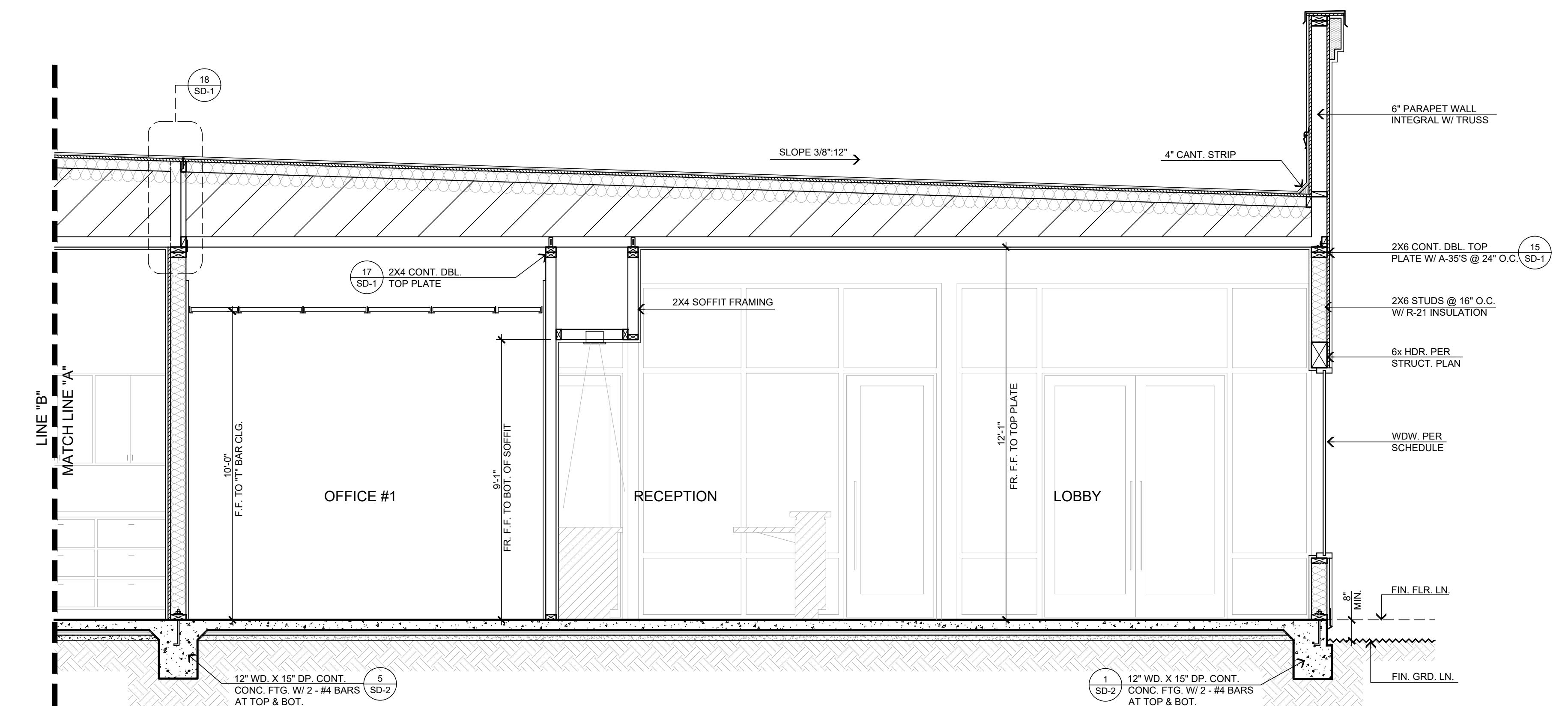
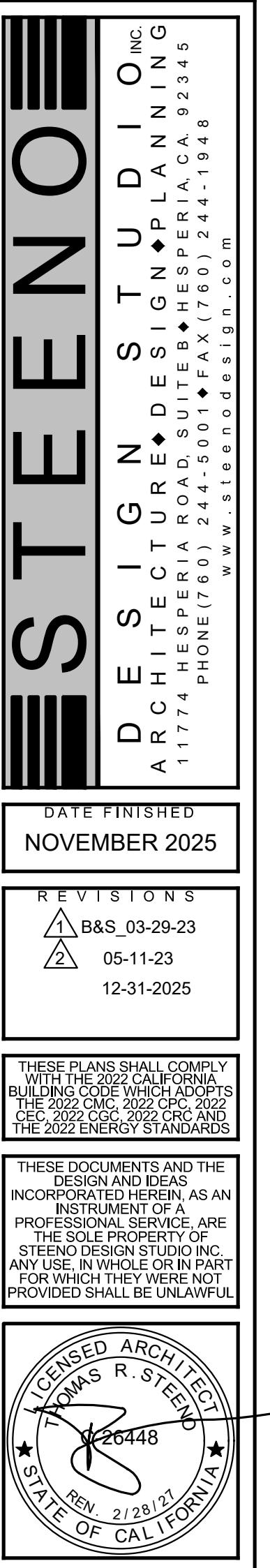
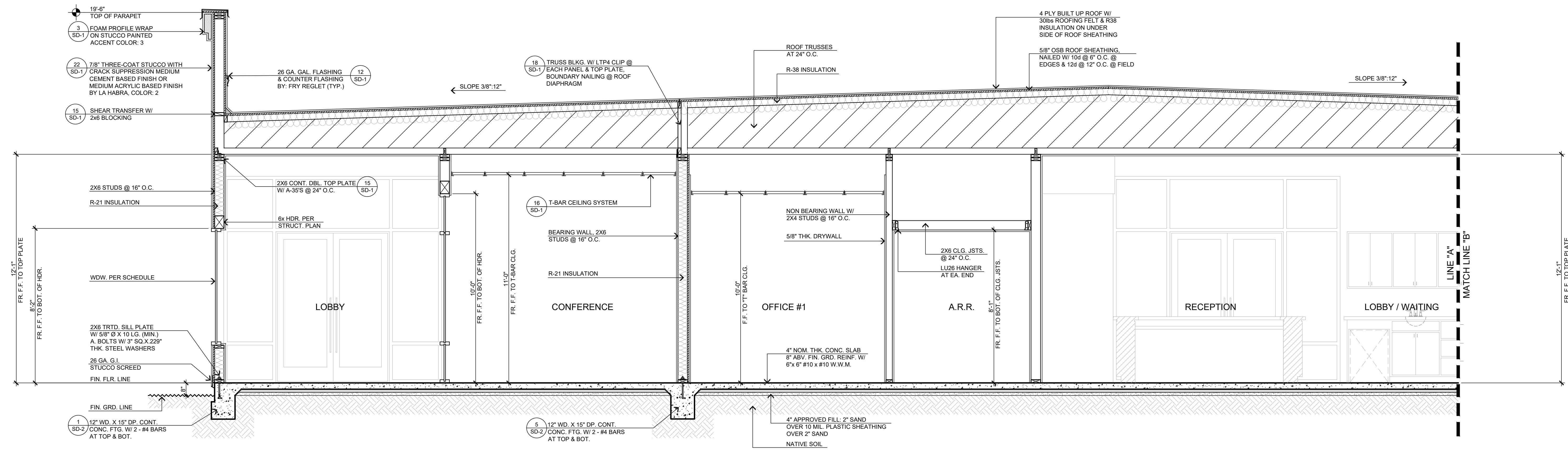
# LEFT - EAST EXTERIOR ELEVATION

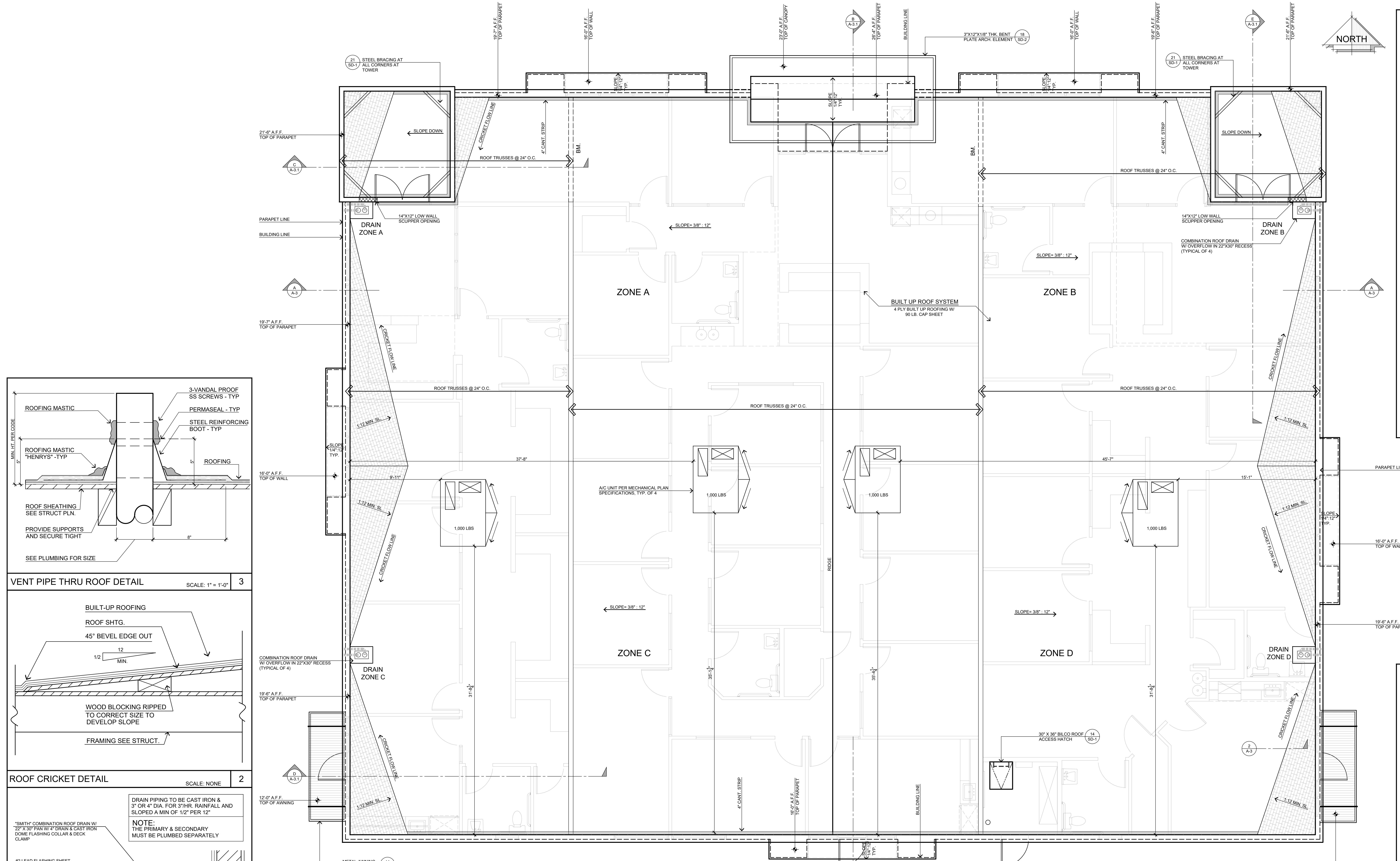


## RIGHT WEST EXTERIOR ELEVATION



## REAR SOUTH EXTERIOR ELEVATION





ROOF FRAMING NOTES		ROOF DIAPHRAGM - 2x FRAMING		ROOF DRAIN CALCULATIONS		ROOF DRAIN CALCULATIONS	
1. REFER TO SHEET GN-1 FOR GENERAL NOTES.		USE 5/8" C-DX PLYWOOD ZONED ROOF DIAPHRAGM		ZONE A		ZONE B	
2. REFER TO OTHER CONTRACT DOCUMENTS FOR ITEMS NOT SHOWN SUCH AS NON-STRUCTURAL CURBS, WALLS, OPENINGS PENETRATIONS ETC., AS WELL AS FOR ITEMS NOT SPECIFIED, DIMENSIONS AND ELEVATIONS NOT NOTED ETC.		BLOCKED ZONE: USE 10d NAILS SPACED @ 4" O.C. ALONG DIAPHRAGM BOUNDARIES, @ 6" O.C. ALONG ALL OTHER SUPPORTED PANEL EDGES & @ 12" O.C. ALONG INTERMEDIATE SUPPORTS.		ROOF AREA = 2,133 SQ. FT.			
3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.		UNBLOCKED ZONE: USE 10d NAILS SPACED @ 4" O.C. ALONG DIAPHRAGM BOUNDARIES & ALL OTHER SUPPORTED PANEL EDGES & 12" O.C. ALONG INTERMEDIATE SUPPORTS.		SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.	SIDE WALL AREA CALC PER 1103.4 = 747 SQ. FT.
4. TYPICAL ROOF SHEATHING SHALL BE 1/8" THK. C-DX PLYWOOD APA RATED (SPAN INDEX 48/0) W/ 10d (0.131"dia X 2-1/2") NAILS AT 6 B.N., 6 E.N., 12 F.N., UNBLOCKED.		REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.		TOTAL ZONE A = 2,880 SQ. FT.	REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.	TOTAL ZONE A = 2,880 SQ. FT.	REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.
5. FOR VERTICAL PLYWOOD SHEATHING THICKNESS, NAIL SIZE AND SPACING REFER TO "SHEARWALL SCHEDULE" ON PLANS. SEE "PLAN FOR LOCATION" (WHERE OCCURS).		PROVIDED PER PLAN (2) @ 4" DIA.		REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.	PROVIDED PER PLAN (2) @ 4" DIA.	REQUIRED PER TABLE 1101.8 (2) @ 4" DIA.	PROVIDED PER PLAN (2) @ 4" DIA.
6. SOLID BLOCKING SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND AT 10 FOOT INTERVALS FOR RAFTERS AND AT 8 FOOT INTERVALS FOR JOISTS. THIS IS IN ADDITION TO THE ONE SHOWN ON PLANS.		ZONE C		ZONE D		ZONE D	
7. WHENEVER THE DOUBLE TOP PLATES ARE CUT BY PERPENDICULAR BEAM, CONNECT THE TOP PLATES TOGETHER USING SIMPSON MST48 OR MST160. REFER TO SIMPSON CATALOG FOR CORRECT INSTALLATION OF CONNECTORS.		ROOF AREA = 2,147 SQ. FT.		ROOF AREA = 2,147 SQ. FT.		ROOF AREA = 2,147 SQ. FT.	
8. SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN OR NOTED.		SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.		SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.		SIDE WALL AREA CALC PER 1103.4 = 751 SQ. FT.	

