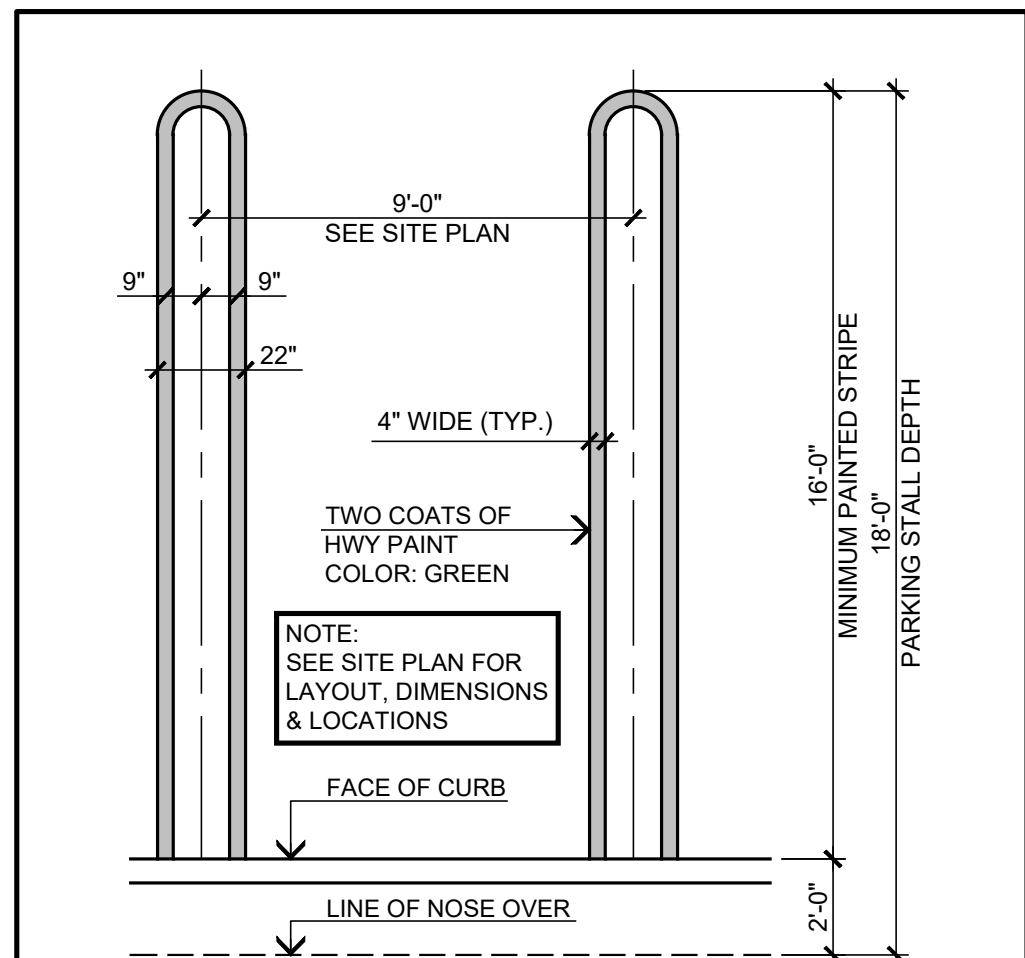


SITE PLAN
SCALE - 1:20



PARKING STRIPE DETAIL @ CURB 1

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/COUNTY 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:	V-B
STORIES:	1
FIRE SPRINKLERS:	YES

APPLICANT / OWNER: ARCHITECT / REPRESENTATIVE:
CJC HOLDINGS, INC. STEENO DESIGN STUDIO, INC.
ARCHITECT: TOM STEENO
CHRIS@DOCSSTARSERVICES.COM 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 RECORDED 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' 00" 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. 48' 15" EAST A DISTANCE OF 65.16 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 88 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. MENDESLOHN, ET AL., RECORDED JUNE 11, 1954, IN BOOK 3400, PAGE 408, 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:

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

TOTAL PROVIDED 34 SPACES

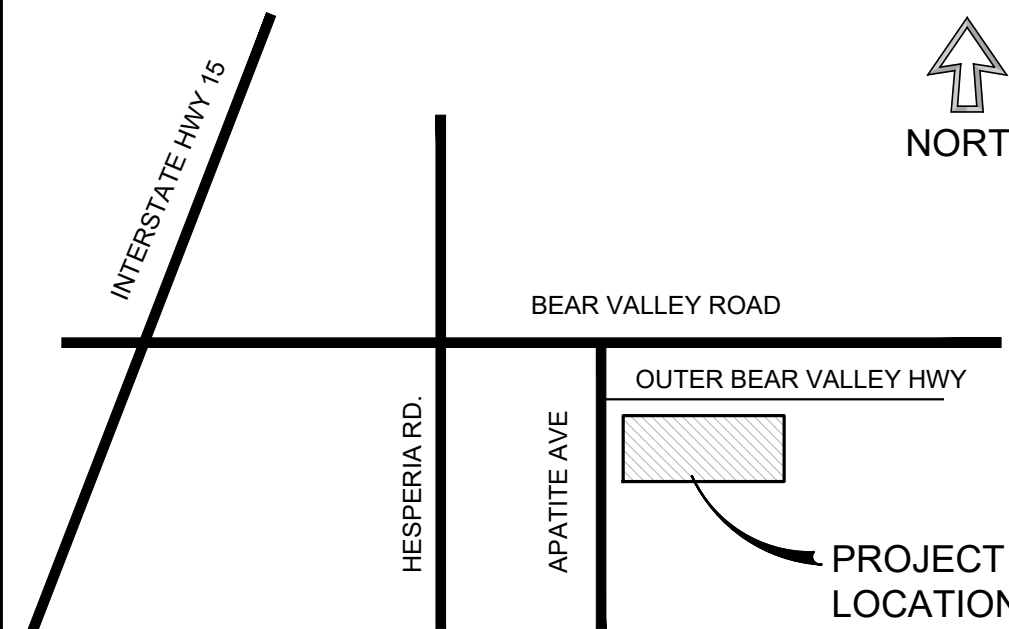
HESPERIA UTILITIES

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

SCOPE OF WORK

NEW DEVELOPMENT ON AN EXISTING VACANT PROPERTY TO INCLUDE: A 8,409 SQ.F.T. COMMERCIAL BUILDING. THERE ARE EXISTING POWER, WATER, SEWER AND GAS UTILITIES NEAR THE SITE.

VICINITY MAP



CITY OF HESPERIA

PROJECT: COMMERCIAL DEVELOPMENT

CJC HOLDINGS, LLC.

CONTACT INFO: C. CONNORS
CHRIS@DOCSSTARSERVICES.COM
A.P.N. 0415-021-37

JOB NO:

SHEET NAME:

SITE PLAN

PAGE

A-0

DATE FINISHED
NOVEMBER 2025

REVISIONS
B&S_03-29-23
05-11-23
12-31-2025

THESE PLANS SHALL COMPLY WITH THE CITY OF HESPERIA BUILDING CODE, WHICH ADOPTS THE 2022 CALIFORNIA CBC AND THE 2022 CALIFORNIA CBC AND THE 2022 CALIFORNIA CBC AND THE 2022 CALIFORNIA CBC.



DATE FINISHED
NOVEMBER 2025

REVISIONS
B&S_03-29-23
05-11-23
12-31-2025

THESE PLANS SHALL COMPLY WITH THE LATEST EDITIONS OF THE BUILDING CODES, MECHANICAL, ELECTRICAL AND PLUMBING CODES, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.
THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF A PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENOR DESIGN STUDIO, INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.



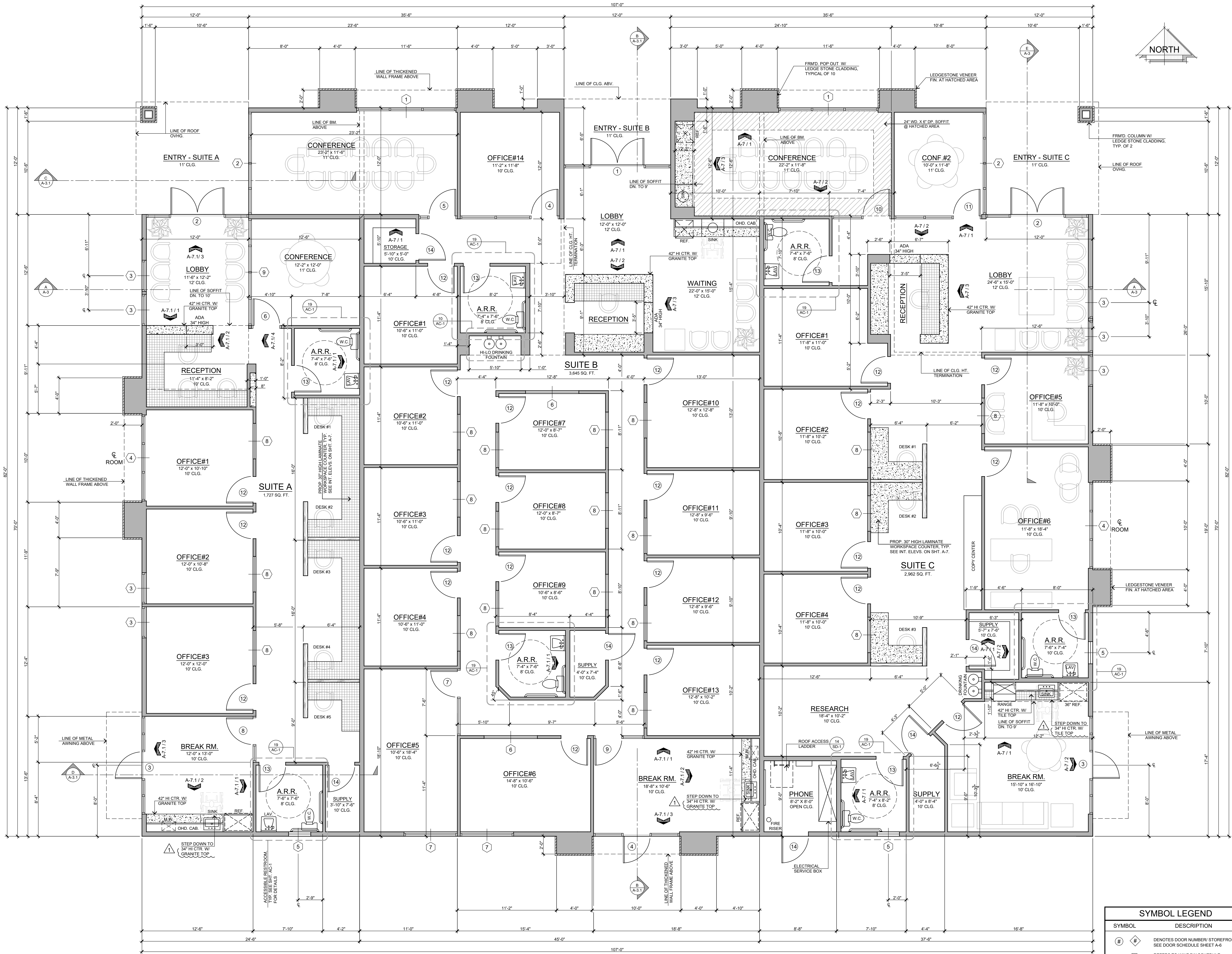
PROJECT: COMMERCIAL DEVELOPMENT
CJC HOLDINGS, LLC.
CONTACT: INFO@CJCHOLDINGS.COM
PROJECT ADDRESS: 11771 HESPERIA ROAD SUITE 100
HESPERIA, CA 92345
A.P.N. 04-002137

JOB NO.
C21-A05

SHEET NAME:

FLOOR PLAN

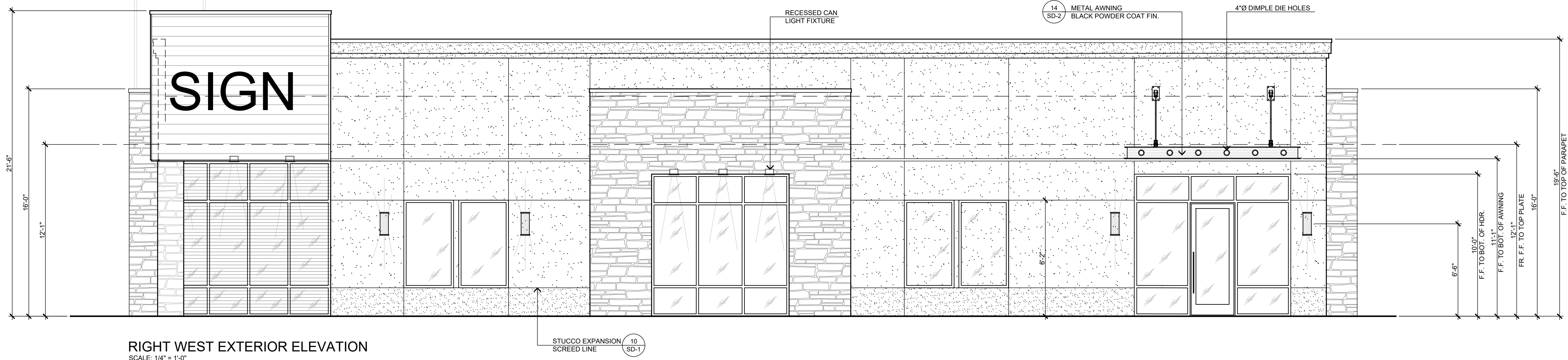
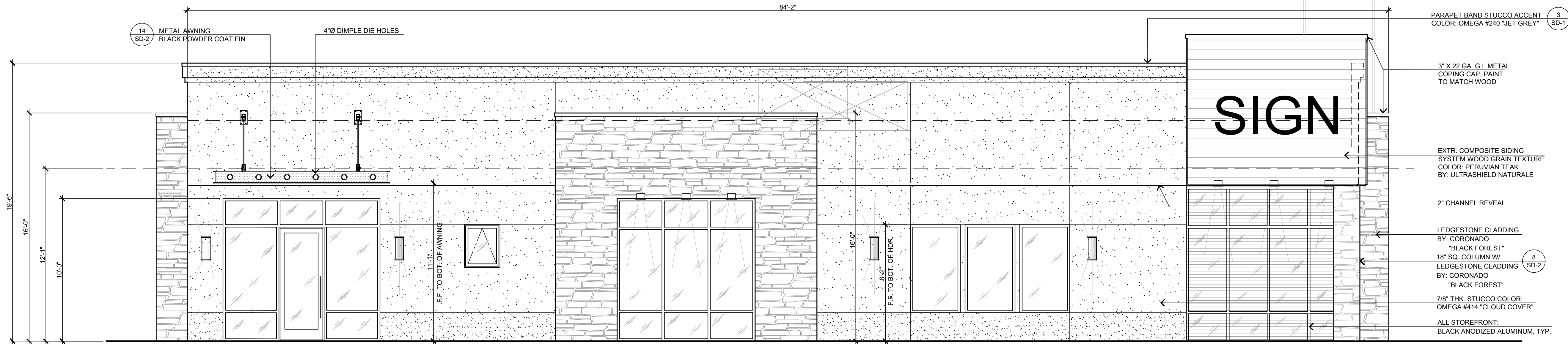
PAGE
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FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIRE ALARM NOTES		FLOOR PLAN NOTES		WALL LEGEND		AREA TABULATION	
1. FIRE ALARM PANEL TO BE LOCATED IN FIRE RISER ROOM. 2. MANUAL FIRE ALARM BOXES SHALL BE LOCATED NOT MORE THAN 5 FEET FROM THE ENTRANCE TO EACH EXT. (CBC 907.4.2) 3. MANUAL FIRE ALARM BOXES SHALL BE A MINIMUM OF 42" AND A MAXIMUM OF 48" A.F.F. (IBC 907.4.2) 4. MANUAL FIRE ALARM BOXES CONTROL AND OPERATING MECHANISMS SHALL BE OPERABLE 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. 5. PROVIDE VISIBLE ALARM IN PUBLIC RESTROOMS AND EMPLOYEE RESTROOMS, CONFERENCE ROOMS AND LOBBIES (CBC 907.5.2.3.1)		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.
					PROP. 2X4 STUDS @ 16" O.C.	SUITE 'B'	= 3,644 SQ. FT.
					PROP. 2X6 STUDS @ 16" O.C.	SUITE 'C'	= 2,960 SQ. FT.
						PHONE RM.	= 76 SQ. FT.
						GROSS BLDG.	= 8,409 SQ. FT.

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
(#)	DENOTES DOOR NUMBER/ STOREFRONT SEE DOOR SCHEDULE SHEET A-6
(#)	REFERS TO WINDOW SCHEDULE SEE SHEET A-6
A-X X	PAGE NUMBER (A-7)
X-X	NUMBER OF INTERIOR ELEVATION (1)
X-X	VIEW DIRECTION OF INTERIOR ELEVATION
X-X	SECTION NUMBER REFERENCE SECTION PAGE NUMBER REFERENCE

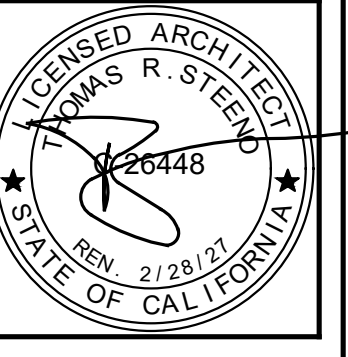


DATE FINISHED
NOVEMBER 2025

REVISIONS
1. B&S_03-29-23
2. 05-11-23
12-31-2025

THESE PLANS SHALL COMPLY WITH THE 2022 CALIFORNIA BUILDING CODE WHICH ADOPTS THE 2018 IBC WITH 2022 CALIFORNIA AMENDMENTS AND THE 2022 CALIFORNIA FIRE AND SAFETY CODE.

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PROJECT: COMMERCIAL DEVELOPMENT
CJC HOLDINGS, LLC.

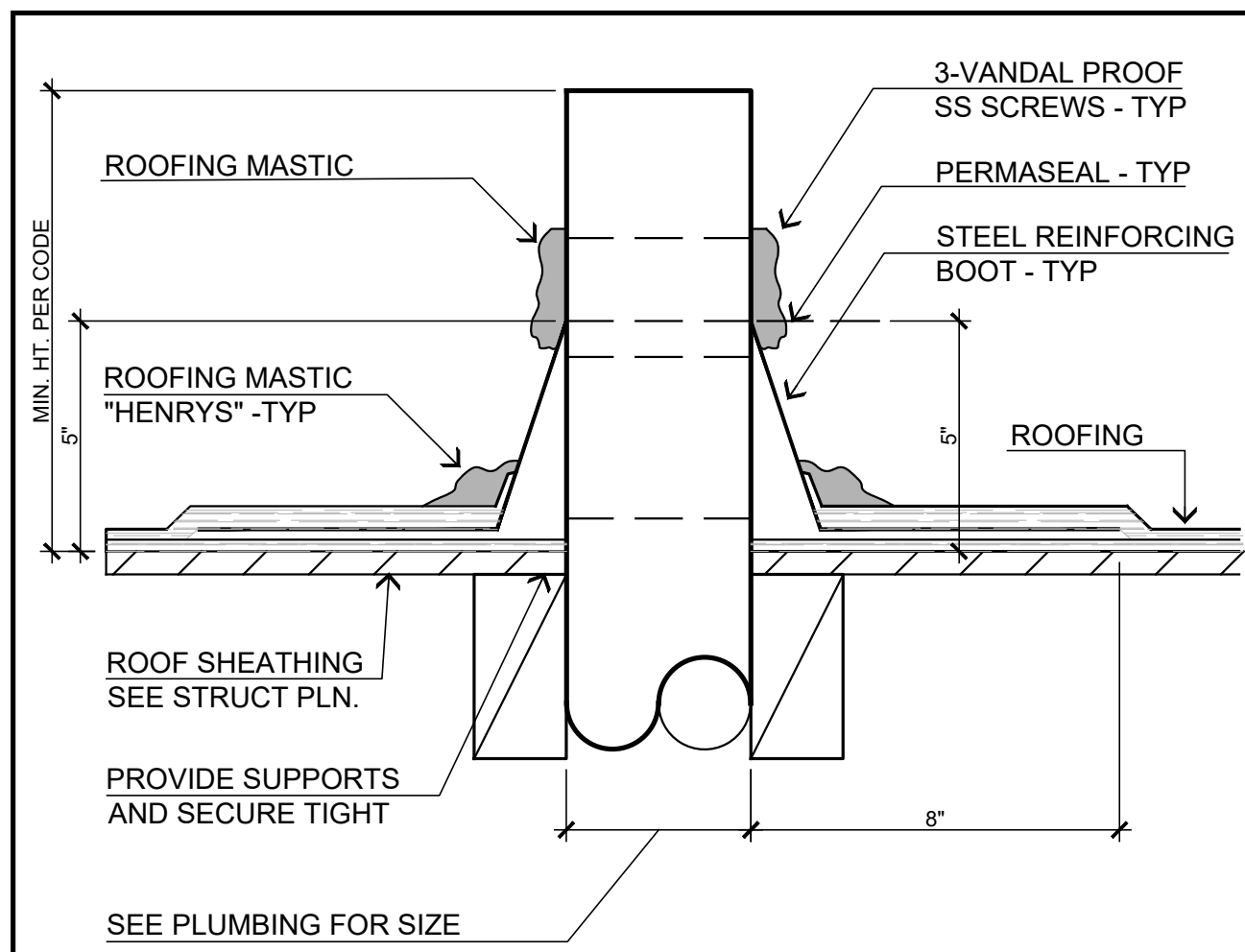
CONTACT INFO: J. CONNORS
jconnors@cjcholdings.com

PROJECT ADDRESS
HESPERIA, CA 92345
A.P.N. 04-502137

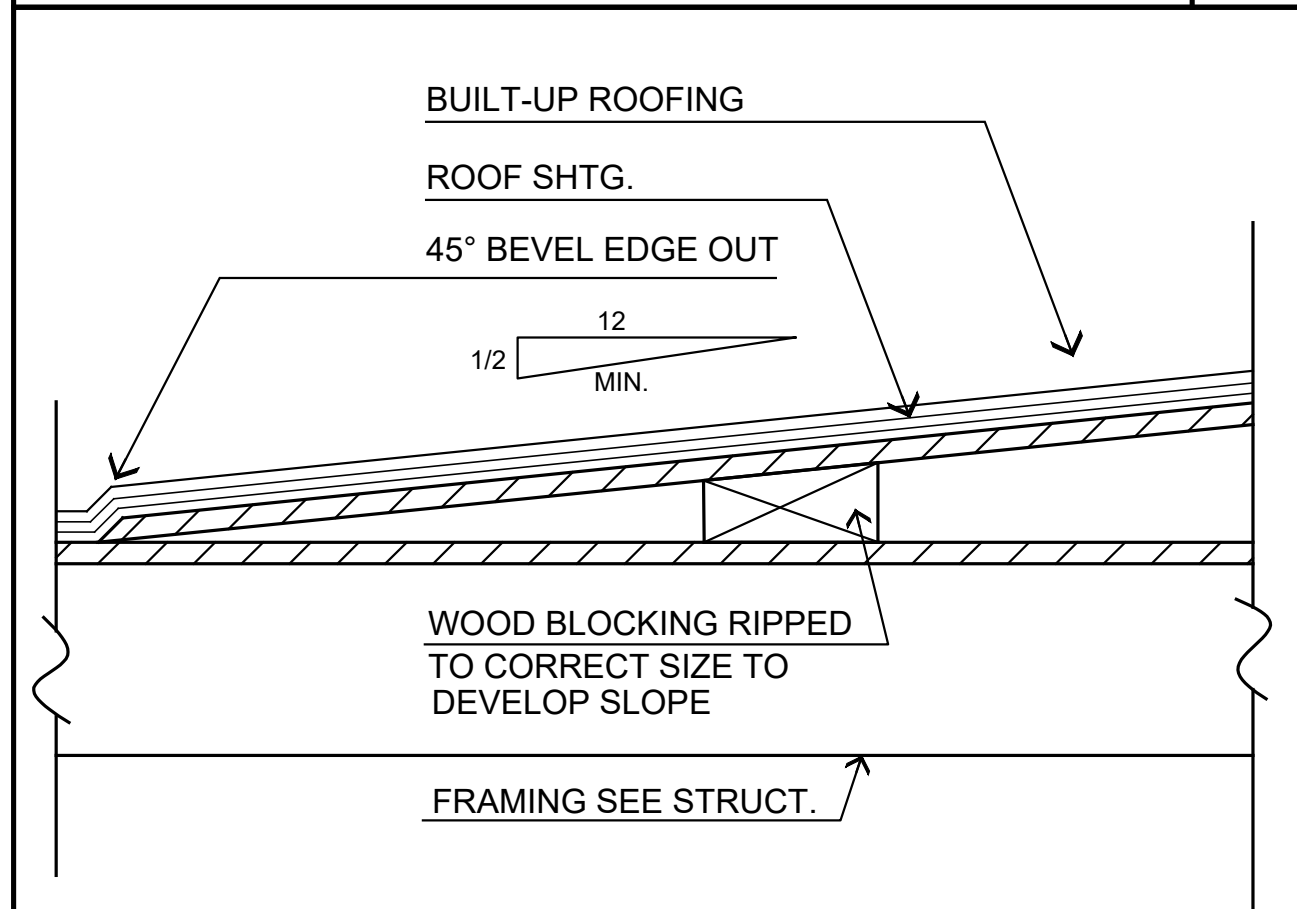
JOB NO.
C21-A05

SHEET NAME:
EXTERIOR ELEVATIONS

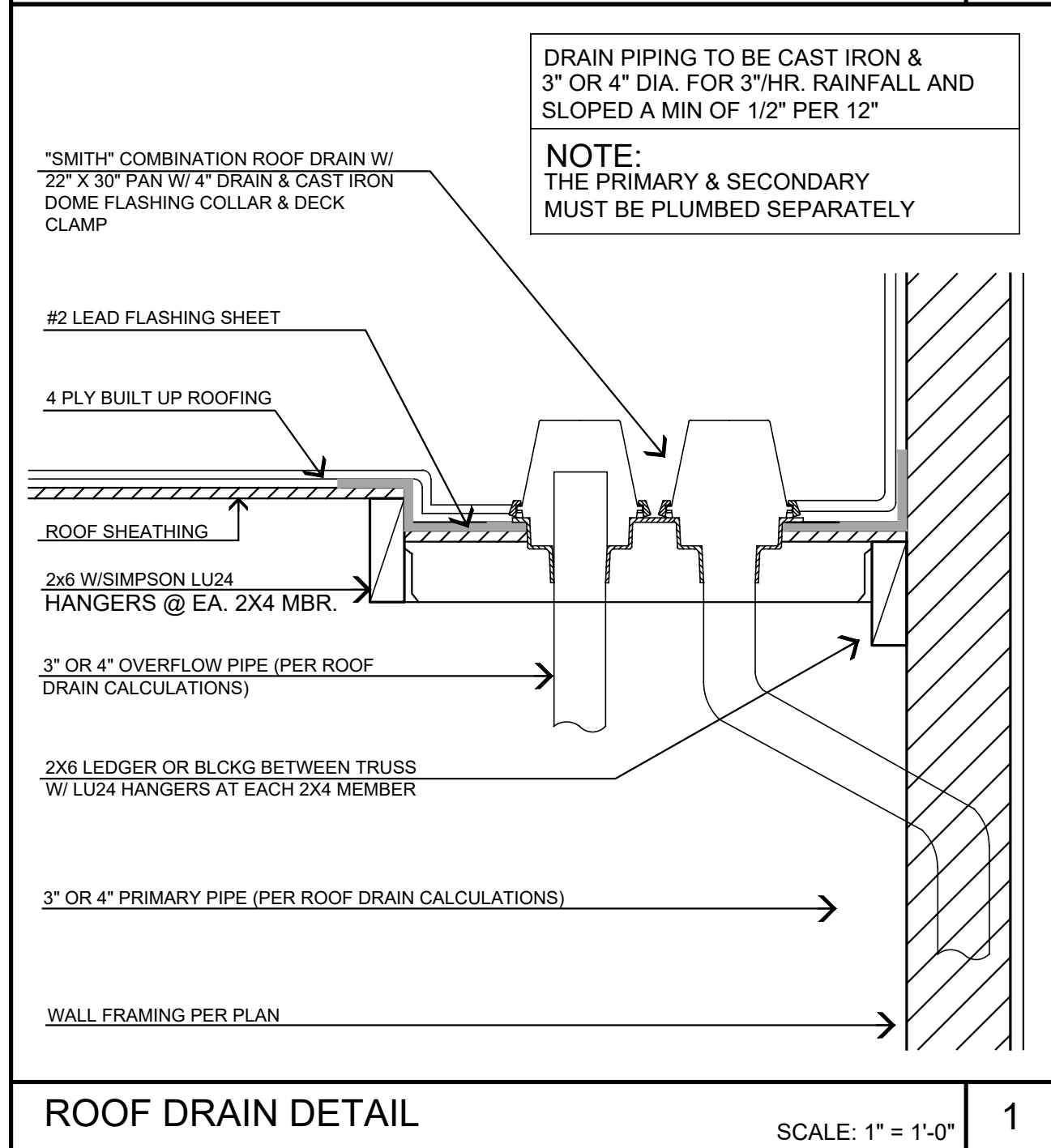
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VENT PIPE THRU ROOF DETAIL SCALE: 1" = 1'-0" 3



ROOF CRICKET DETAIL SCALE: NONE 2



ROOF DRAIN DETAIL SCALE: 1" = 1'-0" 1

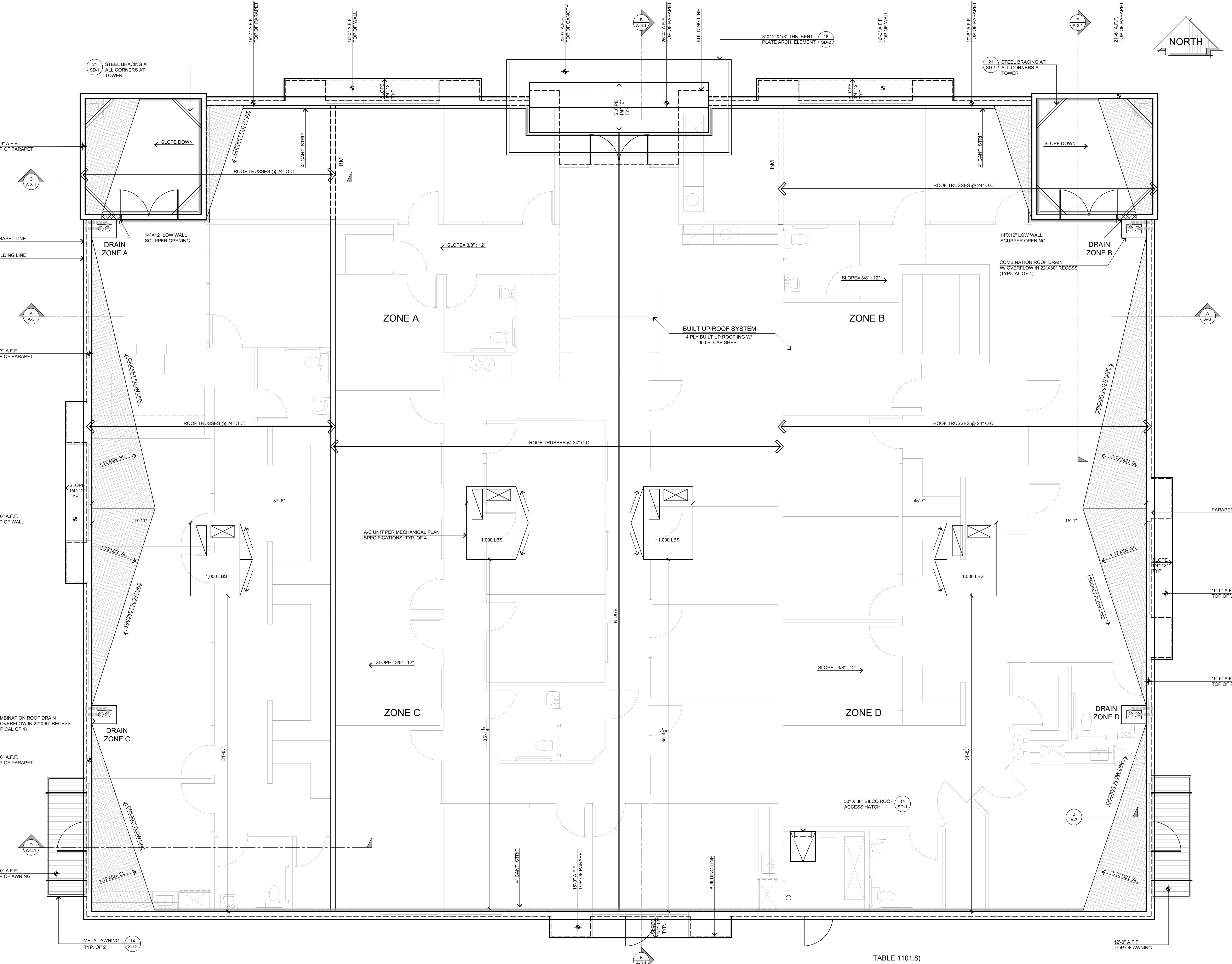
HORIZONTAL RAINWATER PIPING (2022 CPC TABLE 1101.8)				
SIZE OF PIPE	(1/4 INCH FLOW PER FOOT)	MAX ALLOWABLE HORIZONTAL PROJECTED ROOF AREA (SQUARE FEET)		
INCHES	GPM	1 (IN/HR)	2 (IN/HR)	3 (IN/HR)
3	48	4,640	2,320	1,546
4	110	10,600	5,300	3,533
5	196	18,880	9,440	6,293
6	314	30,200	15,100	10,066

- ### ROOF FRAMING NOTES
- REFER TO SHEET GN-1 FOR GENERAL NOTES.
 - 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.
 - THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
 - TYPICAL ROOF SHEATHING SHALL BE 1-1/8" 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.
 - FOR "VERTICAL" PLYWOOD SHEATHING THICKNESS, NAIL SIZE AND SPACING REFER TO "SHEARWALL SCHEDULE" ON PLAN. SEE "PLAN" FOR LOCATION (WHERE OCCURS).
 - 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.
 - WHENEVER THE DOUBLE TOP PLATES ARE CUT BY PERPENDICULAR BEAM, CONNECT THE TOP PLATES TOGETHER USING SIMPSON MST48 OR MST60. REFER TO SIMPSON CATALOG FOR CORRECT INSTALLATION OF CONNECTORS.
 - SEE ARCHITECTURAL DRAWINGS FOR DIMENSIONS NOT SHOWN OR NOTED.

- ### ROOF DIAPHRAGM - 2x FRAMING
- USE 5/8" C-DX PLYWOOD ZONED ROOF DIAPHRAGM
- 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.
- UNBLOCKED ZONE:** USE 10d NAILS SPACED @ 6" O.C. ALONG DIAPHRAGM BOUNDARIES & ALL OTHER SUPPORTED PANEL EDGES & 12" O.C. ALONG INTERMEDIATE SUPPORTS.

ROOF DRAIN CALCULATIONS	
ZONE A	
ROOF AREA	= 2,133 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	= 747 SQ. FT.
TOTAL ZONE A	= 2,880 SQ. FT.
REQUIRED PER TABLE 1101.8	(2) @ 4" DIA.
PROVIDED PER PLAN	(2) @ 4" DIA.
ZONE C	
ROOF AREA	= 2,147 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	= 751 SQ. FT.
TOTAL ZONE B	= 2,898 SQ. FT.
REQUIRED PER TABLE 1101.8	(2) @ 4" DIA.
PROVIDED PER PLAN	(2) @ 4" DIA.

ROOF DRAIN CALCULATIONS	
ZONE B	
ROOF AREA	= 2,133 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	= 747 SQ. FT.
TOTAL ZONE A	= 2,880 SQ. FT.
REQUIRED PER TABLE 1101.8	(2) @ 4" DIA.
PROVIDED PER PLAN	(2) @ 4" DIA.
ZONE D	
ROOF AREA	= 2,147 SQ. FT.
SIDE WALL AREA CALC PER 1103.4	= 751 SQ. FT.
TOTAL ZONE B	= 2,898 SQ. FT.
REQUIRED PER TABLE 1101.8	(2) @ 4" DIA.
PROVIDED PER PLAN	(2) @ 4" DIA.



PROJECT: COMMERCIAL DEVELOPMENT

CJC HOLDINGS, LLC.

CONTACT INFO: C. CONNORS
PROJECT ADDRESS: 10000 S. 100TH AVE., SUITE 100
HESPERIA, CA 92345
A/C.N. 04-502137

JOB NO:
C21-A05

SHEET NAME:
ROOF PLAN

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STEENOR DESIGN STUDIO, INC.
ARCHITECT & ENGINEERS
11771 HESPERIA BOULEVARD, SUITE 100, HESPERIA, CA 92345
PHONE (760) 244-5001 • FAX (760) 244-1948
WWW.STEENORDESIGN.COM

DATE FINISHED
NOVEMBER 2025

REVISIONS
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05-11-23
12-31-2025

THESE PLANS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES AND THE 2022 CALIFORNIA FIRE AND SAFETY CODE. ANY DEVIATION FROM THESE REQUIREMENTS SHALL BE UNLAWFUL.

THESE DOCUMENTS AND THE DESIGN AND IDEAS INCORPORATED HEREIN, AS AN INSTRUMENT OF A PROFESSIONAL SERVICE, ARE THE SOLE PROPERTY OF STEENOR DESIGN STUDIO, INC. ANY USE, IN WHOLE OR IN PART, FOR WHICH THEY WERE NOT PROVIDED SHALL BE UNLAWFUL.

LICENSED ARCHITECT
JAMES R. STEENOR
STATE OF CALIFORNIA
NOV. 2/26/21
20148

