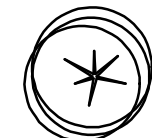


SITE PLAN NOTES:

- 3 1/2" THK. CONC. WALKWAY W/ MEDIUM BROOM FINISH
- PARKING SPACE STRIPING PER CITY STANDARD
- ACCESSIBLE PATH OF TRAVEL
- 3" ASPHALT CONCRETE PAVING
- 12" WIDE CONCRETE SIDEWALK ADJACENT TO LANDSCAPE
- LOCATION OF PARKING CONFORMANCE SIGNAGE W/ UNIVERSAL SYMBOL
4 TEXT SEE DETAIL.
- HANDICAP PARKING STALL MIN. 18' x 9' W/ MIN. 8' W/ ACCESS AISLE
4 HANDICAP PARKING STALL SIGN W/ UNIVERSAL SYMBOL PER ADA
- XERISCAPE AREA W/ APPROVED DROUGHT TOLERANT LANDSCAPING
TO BE IN COMPLIANCE W/ CITY STDS. -SEE LANDSCAPE LEGEND
- 6" CONCRETE CURB
- PROVIDE PAINTED CURB FOR FIRE LANE -SEE APPROVED FIRE DEPT. DETAIL
PROVIDE FIRE LANE SIGNAGE PER CITY OF HESPERIA FIRE DEPT.
- PROVIDE PAINTED DIRECTIONAL ARROWS AND OTHER PAVEMENT MARKINGS TO
CLEARLY MARK ALL AISLES, ENTRANCES, AND EXITS, AND TRAFFIC PATTERNS ON
PAVEMENT PER CITY OF HESPERIA REQUIREMENTS - TYP. THROUGHOUT SITE
- 3'-0" HI PRIVACY SPLIT FACE CMU WALL
- STD. PARKING SPACE TO BE MIN. 9'-0" x 18'-0"
- PEDESTRIAN PATH OF TRAVEL ACCESSIBLE ROUTE TO BUILDING. MAINTAIN MAX.
SLOPE OF 5% IN THE DIRECTION OF TRAVEL AND 2% CROSS SLOPE -
SEE CIVIL DRAWINGS
- TRASH BIN ENCLOSURE FOR (2) C.Y. BIN PER CITY STANDARD WITH
6' HI DECORATIVE CMU WALLS
- PROPOSED CONC. PAD AT TRASH ENCLOSURE W/ MAX.
DRAINAGE SLOPE 2%
- 24' W/ D. x 6' HI ROLLING SECURITY GATE W/ SCREENING
PROVIDE FIRE DEPT. APPROVED KNOX BOX & GATES - EXACT
LOCATION TO BE DETERMINED BY FIRE DEPT. - SEPERATE PERMIT REQ'D
- 6'-0" HI PRIVACY SPLIT FACE CMU WALL
- PROPOSED WALL MOUNTED SITE LIGHTING TO BE HOODED AND DIRECTED DOWN
- VERIFY TYPE W/ OWNER
- NEW 6' W/ D. CONCRETE SIDEWALK PER CITY OF HESPERIA ENGINEERING DEPT.
STD. DETAIL
- SIGNAGE LOCATION PER CITY CODE - **SEPERATE PERMIT REQUIRED**
- VERIFY EXACT LOCATION OF EXISTING FIRE HYDRANT WITH
CITY OF HESPERIA FIRE DEPT.
- 3'-0" HI SPLIT FACE CMU WALL WITH WROUGHT IRON RAILING ABOVE TO 6'-0"
ABOVE FINISH GRADE
- 12' WIDE ACCESS GATE

Landscaping Legend:

TREES:



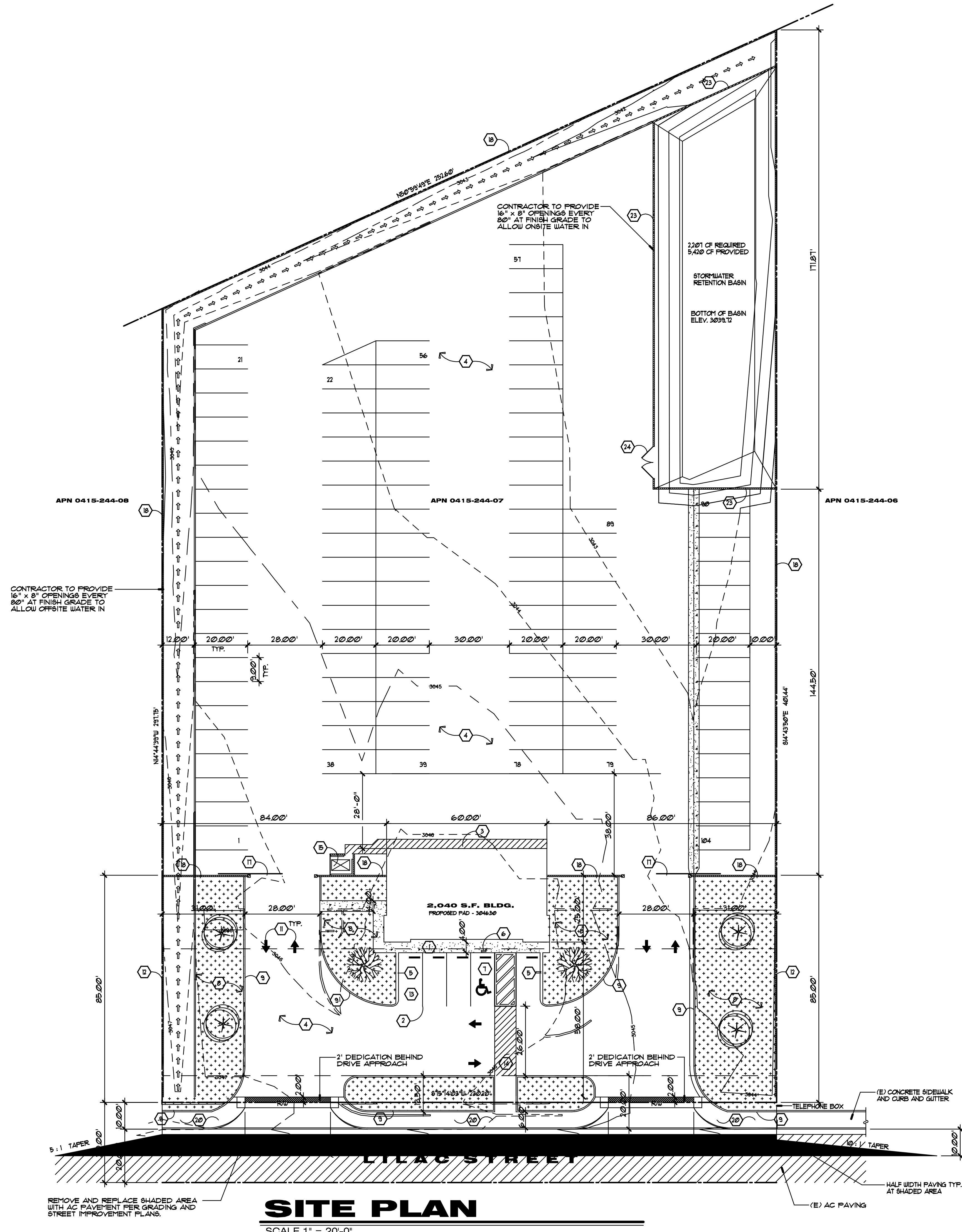
BLUE PALO VERDE
CERCIDIUM FLORIDUM
(15 GAL. PLANT) 4 TOTAL
PLANT FACTOR = 0.5



CHILEAN MESQUITE (THORNLESS)
PROSOPIA CHILENSIS
(15 GAL. PLANT) 2 TOTAL
PLANT FACTOR = 0.5



AUBURN ROSE 3/8" & 3/4" ROCK



SITE PLAN

SCALE 1" = 20'-0"

DESIGN BUILD NOTE

PROJECT DESCRIPTION:

PROPOSED AUTO TOWING YARD, AND OFFICE
CONSTRUCT A 2,040 SQ. FT. COMMERCIAL BUILDING

PROJECT SHALL COMPLY WITH 2025 CBC, CFC, CFC SEC 4
2025 CALIFORNIA TITLE 24. THIS PROJECT SHALL COMPLY WITH
ALL OTHER REGULATIONS AND ORDINANCES ADOPTED BY THE

LEGAL DESCRIPTION:

TRACT 4600 LOT 10 TR NO 4600 LOT 10 EX WATER
RIGHTS AND EX 1/2 INT MIN RTS WITHOUT 6 E

ZONING DISTRICT:

(1) INDUSTRIAL
(SURROUNDING PROPERTIES: INDUSTRIAL)

BUILDING AREA:

2,040 SQ. FT.

OWNER INFO:

MARCO BANEGAS
138 E. 64TH ST
LOS ANGELES, CA 90001
(323) 415-3493

DESIGNER INFO:

BORRUEL DESIGNS, LLC
16808 MAIN ST. STE D-359
HESPERIA, CA 92345
(760) 249-7061

PARKING REQUIRED:

1 SPACE PER 200 SQ. FT. OF OFFICE BUILDING
459 SQ. FT. OFFICE / 200 = 3 SPACES

1 SPACE PER 1000 SQ. FT. OF STORAGE AREA
1328 SQ. FT. STORAGE / 1000 = 1 SPACES

TOTAL SITE PARKING REQUIRED: 4 SPACES

PARKING PROVIDED:

4 STANDARD SPACES (9' x 20')

1 ADA ACCESSIBLE SPACES (9' x 20') WITH 8' WIDE
VAN-ACCESSIBLE STRIPPED AREA

TOTAL SITE PARKING PROVIDED: 5 SPACES

AREA TABULATION:

GROSS LOT AREA (2 ACRES)	81221 SQ. FT.
NET LOT AREA (1.83 ACRES)	79,861 SQ. FT.
DEVELOPED SITE:	49,797 SQ. FT. (61%)
BUILDING AREA COVERAGE:	2,040 SQ. FT. (2.6%)
LANDSCAPE AREA COVERAGE:	1,990 SQ. FT. (2.6%)
HARDSCAPING AREA COVERAGE:	59,012 SQ. FT. (74%)
TOTAL PERCENT:	61,394 SQ. FT. (77%)
PARKING AREA	1,060 SQ. FT.
PARKING LANDSCAPED AREA	1,990 SQ. FT.
LANDSCAPED % OF PARKING AREA	19%

PROVIDE A MINIMUM OF (4) YARDS OF COMPOST
PER 1000 SQ. FT. OF IRRIGATED LANDSCAPE AREA

SITE USAGE

USE
THIS SITE IS INTENDED PRIMARILY IN A PUBLIC-INTERFACING
MANNER FOR THE REPOSSESSION OF MOTOR VEHICLES.
STORED VEHICLES + (2) COMPANY TRUCKS, ALL TYPES
OF OTHER VEHICLES WILL BE PARKED.
PARKED VEHICLES WILL BE ON SITE FOR UP TO 2 WEEKS
NO REPAIRS WILL BE CONDUCTED ON SITE.
EMPLOYEES PER SHIFT - 2
ANTICIPATED CUSTOMER LOAD - 3 CUSTOMERS/VEHICLES PER DAY
- 2 COMPANY VEHICLES PER DAY

HOURS

MONDAY - FRIDAY 8AM TO 5PM

SITE PLAN NOTES

THE LANDSCAPING SHALL BE INSTALLED AT A SPACING OF
GROUND COVER - 18" ON CENTER
ONE GALLON PLANTS - 3' ON CENTER
FIVE GALLON PLANTS - 5' ON CENTER
IN ADDITION, ANY DISCREPANCY BETWEEN THE MAXIMUM
SPACING CRITERIA AND THE NUMBER OF PLANTS SHOWN
ON THE PLAN SHALL RESULT IN THE SPACING CRITERIA
SUPERSEDING ANY INFORMATION SHOWN ON THE PLAN.
ALL AREAS LANDSCAPED WITH DECORATIVE ROCK
SHALL INCLUDE A PERMANENT WEED BARRIER. THE
MINIMUM ROCK SIZE SHALL BE 3/4"
ABOVE GROUND UTILITIES SHALL BE RELOCATED
UNDERGROUND AS PART OF THIS DEVELOPMENT.

VICINITY MAP



NO.	BY	DATE	DESCRIPTION

Borruel Designs, LLC
16808 Main St. Ste D-359 Hesperia, CA 92345
Phone: 760-249-7061

Commercial Project For
First Choice Tow
A.P.N. 0415-244-07
(323) 479-3493

DRAWN BY	DATE
ASB	3-17-26
CHECKED BY	DATE
ASB	3-17-26
JOB NO.	C-2040-26
DRAWING SHEET NUMBER	C1
OF # DRAWINGS	