

LEGAL DESCRIPTION:
APN# 0415-171-09
LOT 174 OF TRACT 4600, IN
THE CITY OF HESPERIA,
COUNTY OF SAN BERNARDINO,
STATE OF CALIFORNIA.

DEVELOPER:
ASIA 88 LLC
KHASHATARI BAGNERI, MGR
14 CASTELINA DRIVE
NEWPORT COAST, CA 92657
714-716-7868

AREA TABULATION

SITE AREA (COMMERCIAL) 121,870 (2.79 ACRES) GROSS
115,051 S.F. (2.64 ACRES) NET

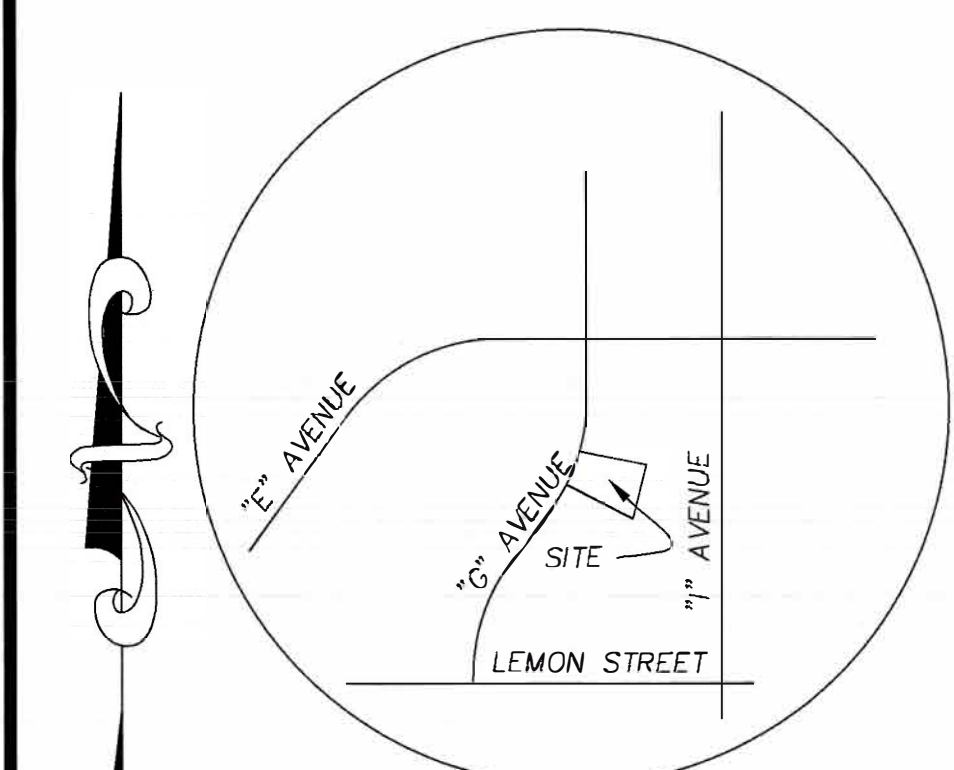
NET SITE (COMMERCIAL)		
PHASE 1	8,300 S.F. BUILDING	45,802 S.F. PARCEL
PHASE 2	13,280 S.F. BUILDING	68,091 S.F. PARCEL
TOTAL BUILDING S.F.	= 21,580 S.F.	
LOT BUILDING RATIO	= 121,870 S.F. / 21,580 = 5.64%	
EXTERIOR STREET	ALREADY PAVED	
SIDEWALKS	6,113 S.F.	
PARKING/DRIVEWAY ACCESS	51,380 S.F.	
NATIVE/HERSCAPE AREA	3,713 S.F. RETENTION BASIN ONLY	
STREET LANDSCAPING	2,364 S.F.	
OTHER PERIMETER	1,906 S.F.	
PARKING ISLANDS	1,991 S.F.	
LANDSCAPING LOT RATIO	= 121,870 S.F. / 10,199 = 8.36%	
IMPERVIOUS LOT RATIO	= 121,870 S.F. / 79,073 = 64.88%	
OPEN SPACE	= 21,870 S.F. / 32,831 = 26.94%	

PHASE 1 = BUILDING 1, 2 & EXTERIOR + 20 PARKING
PHASE 2 = BUILDINGS 3 - 6 + 25 PARKING

BLDG 1 = 3 UNITS
BLDG 2 = 2 UNITS
BLDG 3 = 2 UNITS
BLDG 4 = 2 UNITS
BLDG 5 = 2 UNITS
BLDG 6 = 2 UNITS
TOTAL = 15 UNITS

15 UNITS (2.5 PARKING) = 37.5 SPACES REQUIRED
8 ADA + 37 STANDARD = 45 PARKING SPACES PROVIDED

- PROPOSED CONCRETE
- PROPOSED PLANTER
- ACCESSIBLE PATH OF TRAVEL
- PROPOSED NEW INTERIOR STREET
- RIP RAP 4' WIDE BY 1' DEEP WITH VARIOUS LENGTH,
FILLED WITH 4"-6" ROCK.
- TRAFFIC DIRECTIONAL ARROWS
- EV DUAL CHARGING STATION BOLLARD
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED STREET LIGHT
- 6'-8' BLOCK WALL WITH 2' RETAINING
- 2' BLOCK WALL WITH 4' WROUGHT IRON



VICINITY MAP



REV.	BY	REVISIONS	APP'D	DATE

BENCHMARK:
CITY OF HESPERIA BENCHMARK H-33
LOCATED AT THE SOUTHWEST CORNER
OF LEMON STREET AND "I" AVENUE.
ELEVATION = 3040.61

TEMPORARY BENCHMARK AT THE
SOUTHWEST PROPERTY CORNER ON
TOP OF 1" IRON PIPE TAGGED LS
3980, MARKED AS SHOWN.
ELEVATION = 3032.17

DESIGNED BY: CHAD	DRAWN BY: CHAD	CHECKED BY: CPC
PLANS PREPARED UNDER THE SUPERVISION OF: CARL P. COLEMAN R.C.E. 30322 EXPIRES 3/31/2026		
CARL COLEMAN, RCE# 30322 EXP. 3-31-2026		

ALTEC ENGINEERING CORP.
19531 Highway 18
Apple Valley, CA. 92307
(760) 242-9900 • Fax (760) 242-9918

Civil Engineering - Surveying - Subdivisions - Land Development Planning

DATE: 12/4/2025

SITE PLAN		FILING NO. WO# 19-045
LOT 174 TRACT 4600		DRAWING NO. S-1
APN 0415-171-09		SHEET 1 OF 1
"G" AVE		
HESPERIA, CA		

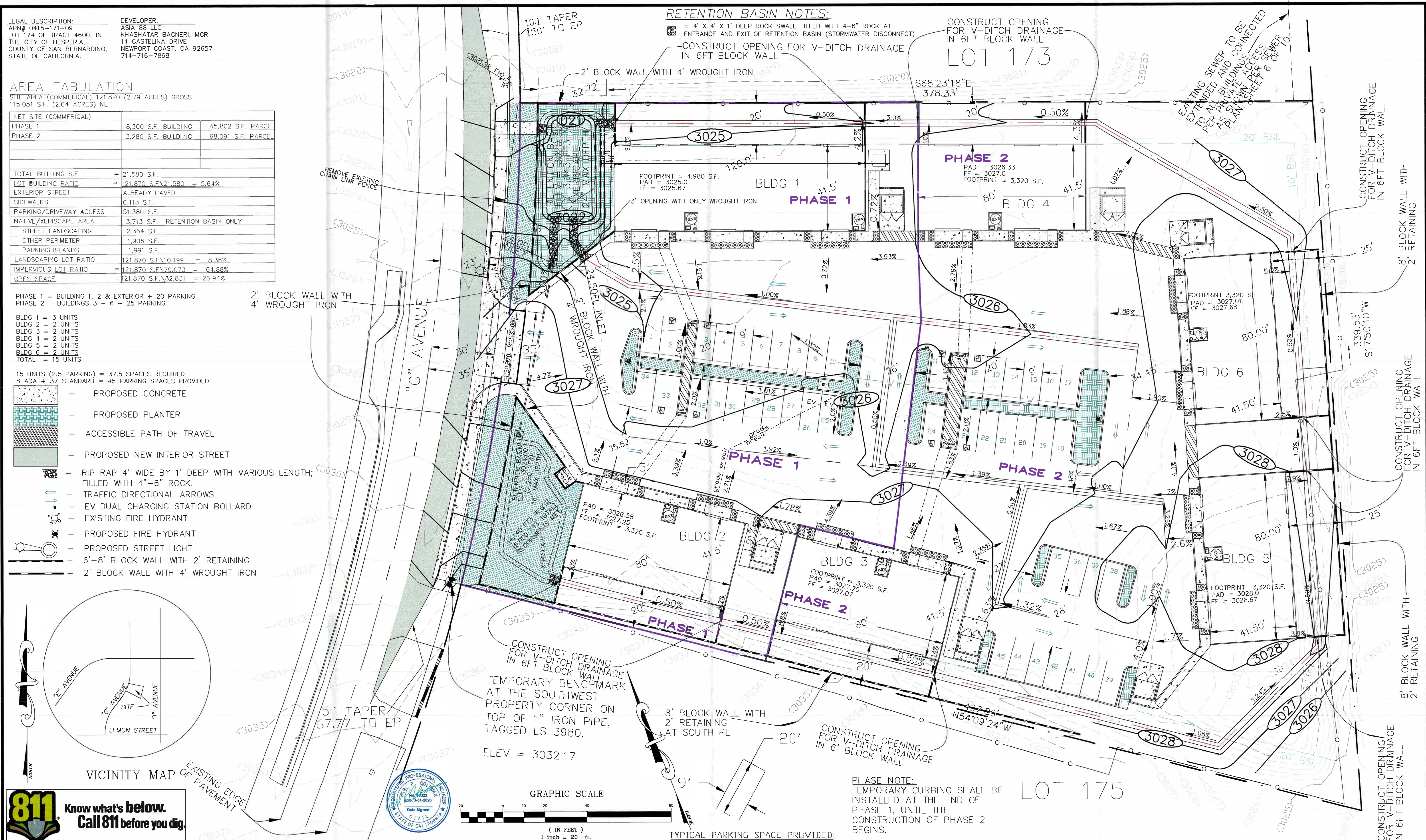
RETENTION BASIN NOTES:

4' x 4' x 1' DEEP ROCK SWALE FILLED WITH 4-6" ROCK AT
ENTRANCE AND EXIT OF RETENTION BASIN (STORMWATER DISCONNECT)

CONSTRUCT OPENING FOR V-DITCH DRAINAGE
IN 6FT BLOCK WALL

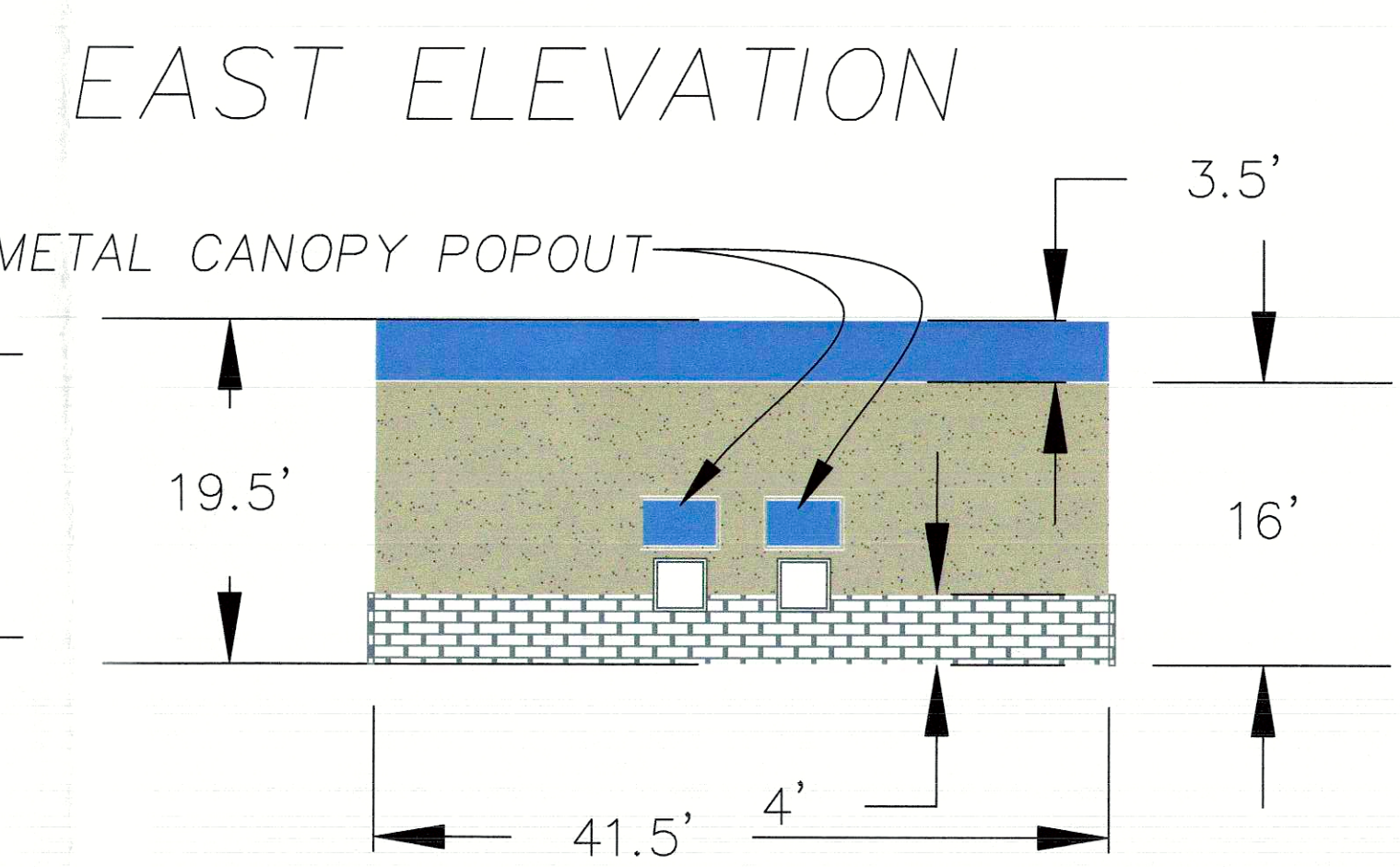
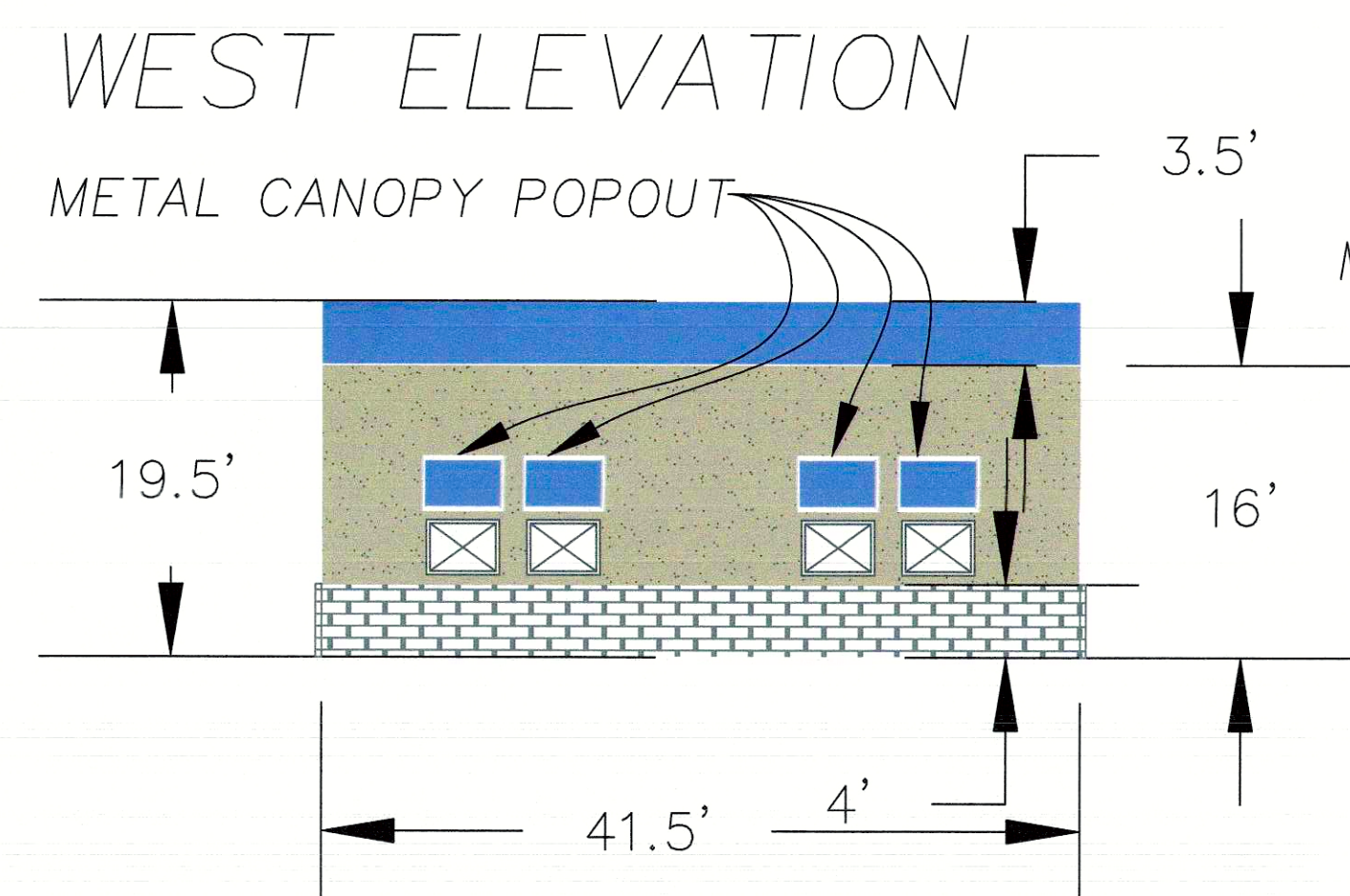
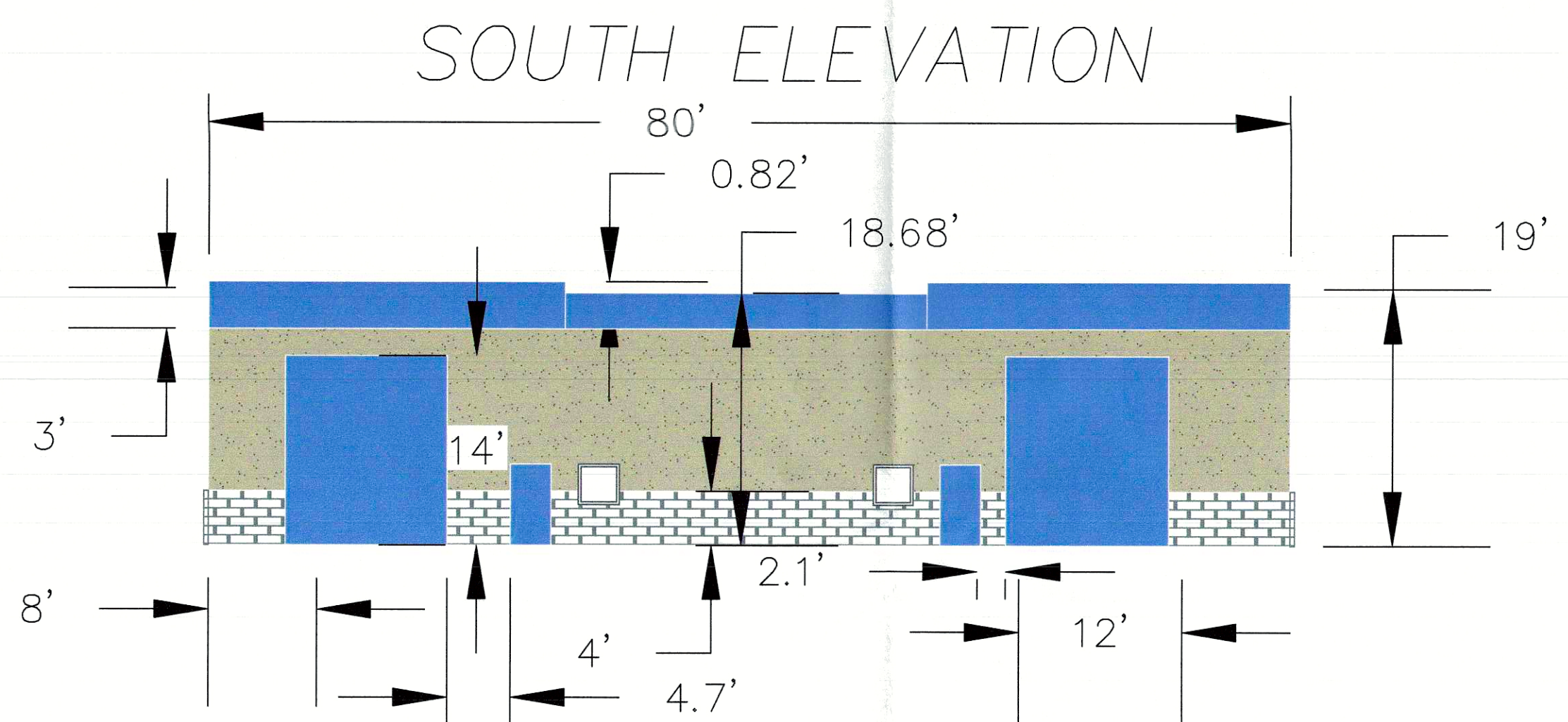
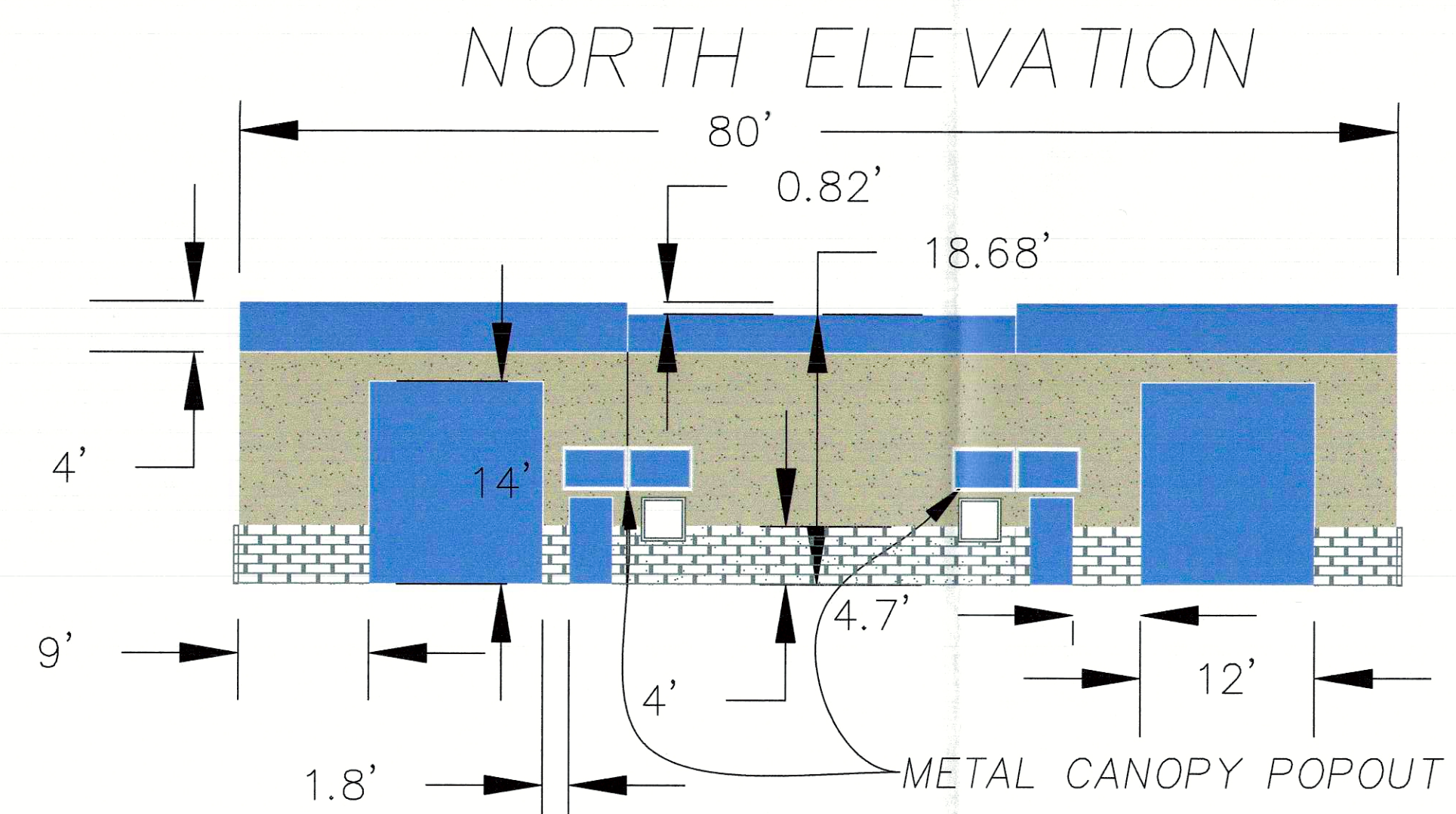
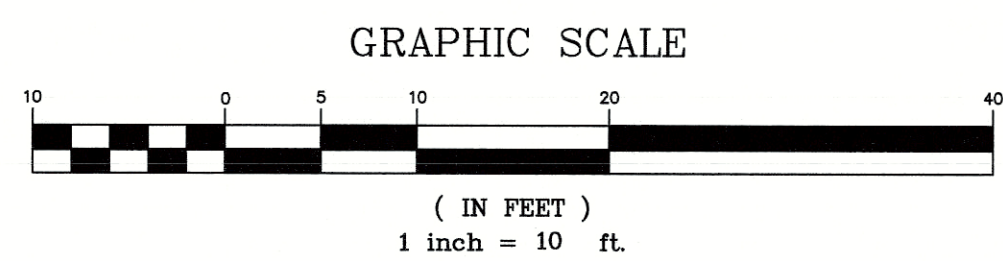
CONSTRUCT OPENING
FOR V-DITCH DRAINAGE
IN 6FT BLOCK WALL

LOT 173



PHASE NOTE:
TEMPORARY CURBING SHALL BE
INSTALLED AT THE END OF
PHASE 1, UNTIL THE
CONSTRUCTION OF PHASE 2
BEGINS.

12/10/25
12/10/25



 = (1) 4.5' METAL CANOPY
 = (2) 4.5' METAL CANOPY
 = 7.5' METAL CANOPY
 = 3' X 3' WINDOW 3030
 = 3' X 4' FAUX WINDOW

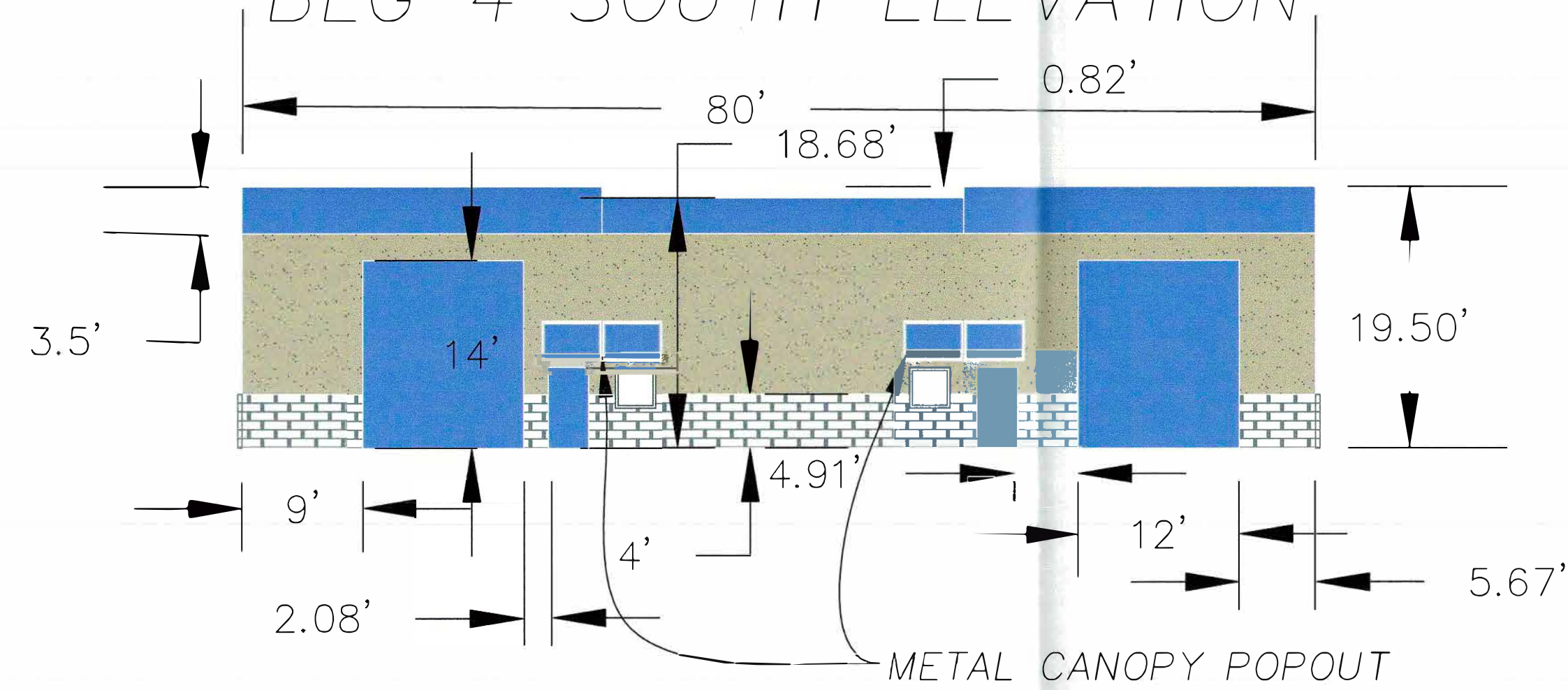
Material Specifications		
Material	Type and Color	
Metal Roofing	Steel, Color: Signature 200 Cobalt Blue	
Metal Doors	Steel, Color: Signature 200 Cobalt Blue	
Bay Doors	Steel, Color: Signature 200 Cobalt Blue	
Metal Siding	Steel, Color: Signature 200 Light Stone (textured)	
Stone	Genstone Stacked Stone, Color: Iron Ore Faux	

						BENCHMARK: CITY OF HESPERIA BENCHMARK H-33 LOCATED AT THE SOUTHWEST CORNER OF LEMON STREET AND "I" AVENUE. ELEVATION = 3040.61	DESIGNED BY: CHAD	DRAWN BY: CHAD	CHECKED BY: CPC
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							○ CARL COLEMAN ○ 19531 Highway 18 ○ Apple Valley, CA. 92307 ○ (760) 242-9917 • ALTECIENG@GMAIL.COM		
REV.	BY	REVISIONS	APPVD	DATE			CARL COLEMAN, RCE# 30322 EXP. 9-31-2026		
							12/4/2025		
							DPR		

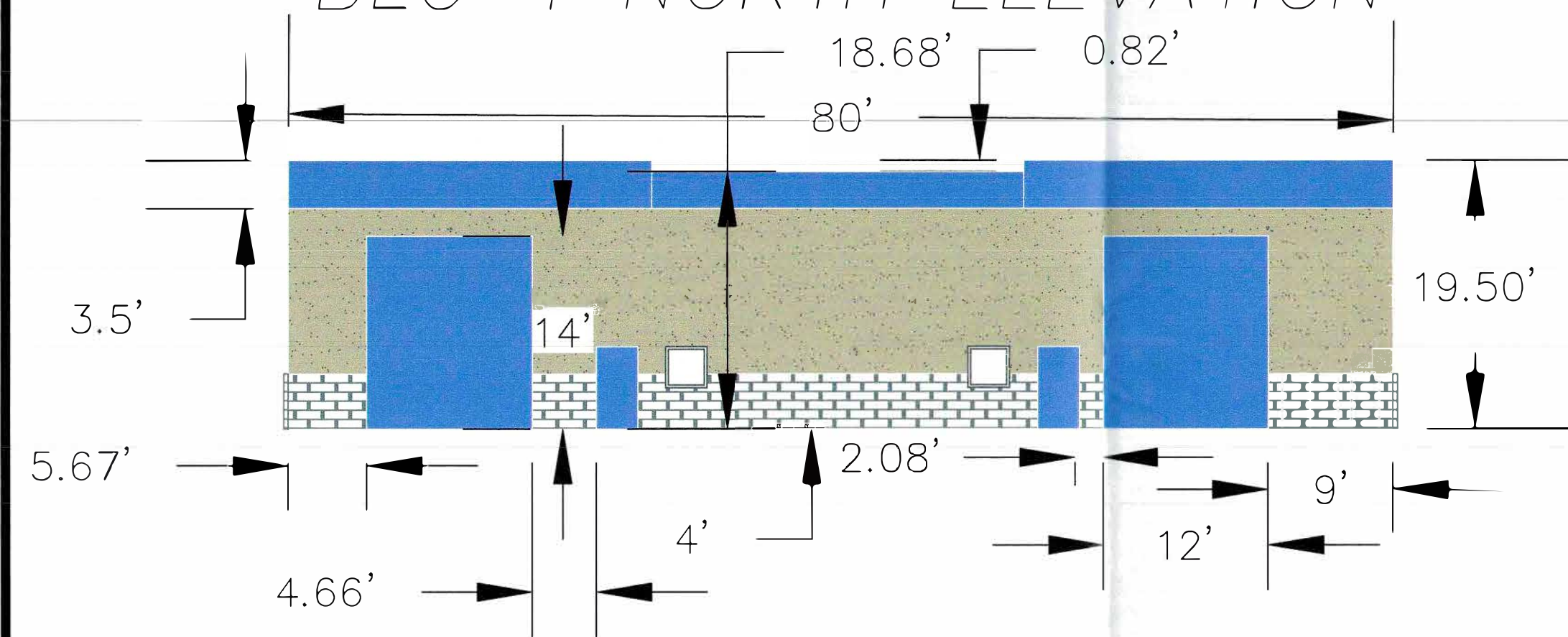
PHASE 1 ELEVATION PLANS	FILING NO. ELEVATIONS
BUILDING ELEVATIONS	LAND PROJ 2004\
APN 0415-171-09	19-045
"G" AVE	DRAWING NO.
HESPERIA, CA	E-1
	SHEET 1 OF 2

BUILDINGS 3 & 4

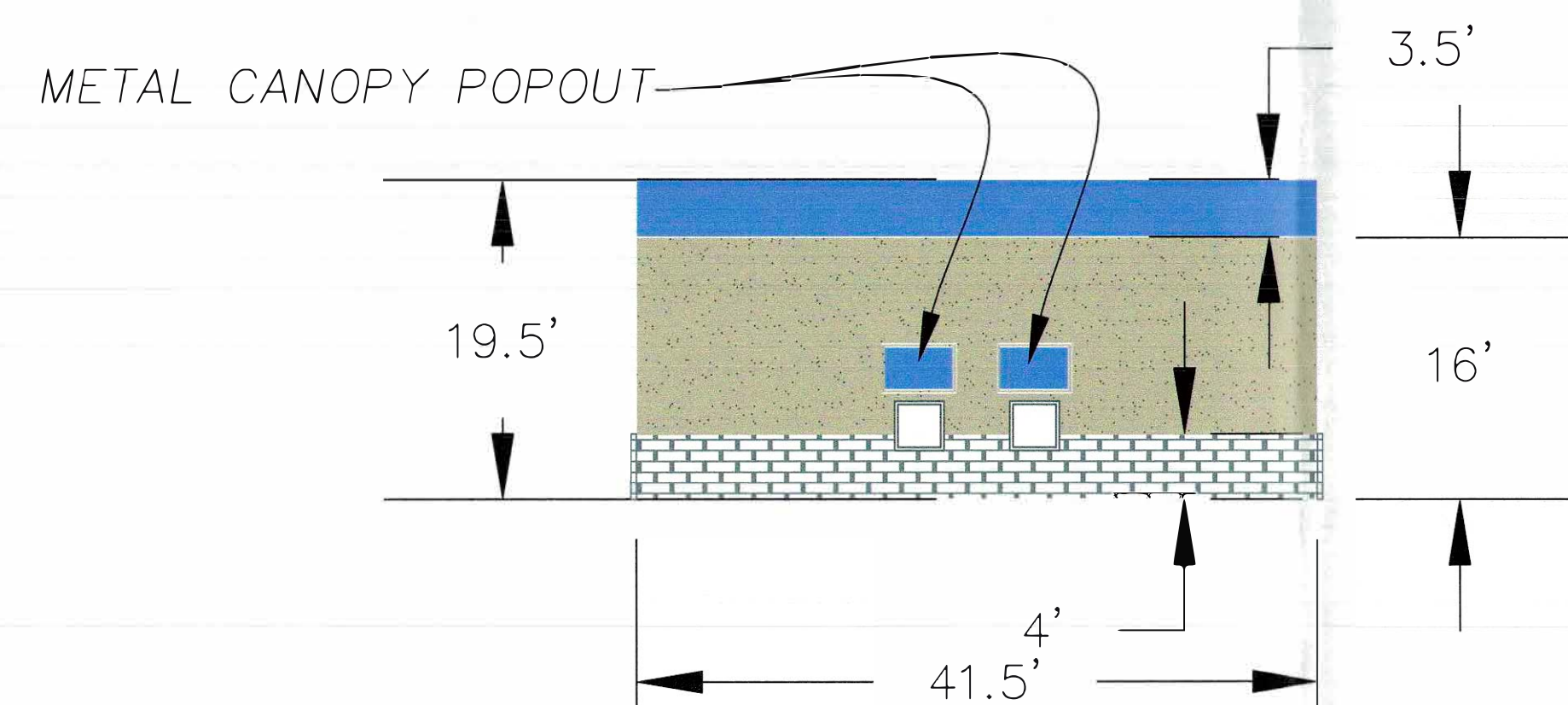
BLG 3 NORTH ELEVATION
BLG 4 SOUTH ELEVATION



BLG 3 SOUTH ELEVATION
BLG 4 NORTH ELEVATION



EAST & WEST ELEVATION

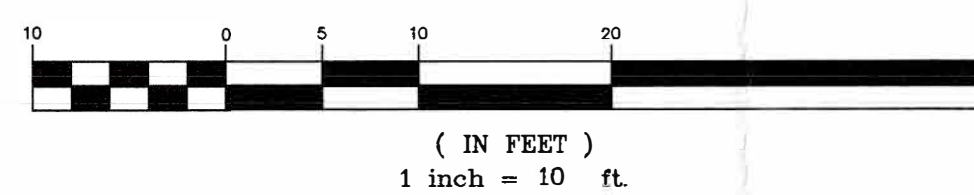


MATERIAL SPECIFICATIONS

MATERIAL	TYPE AND COLOR
METAL ROOFING	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
METAL DOORS	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
BAY DOORS	STEEL, COLOR: SIGNATURE 200 COBALT BLUE
METAL SIDING	STEEL, COLOR: SIGNATURE 200 LIGHT STONE (textured)
STONE	GENSTONE STACKED STONE, COLOR: IRON ORE FAUX

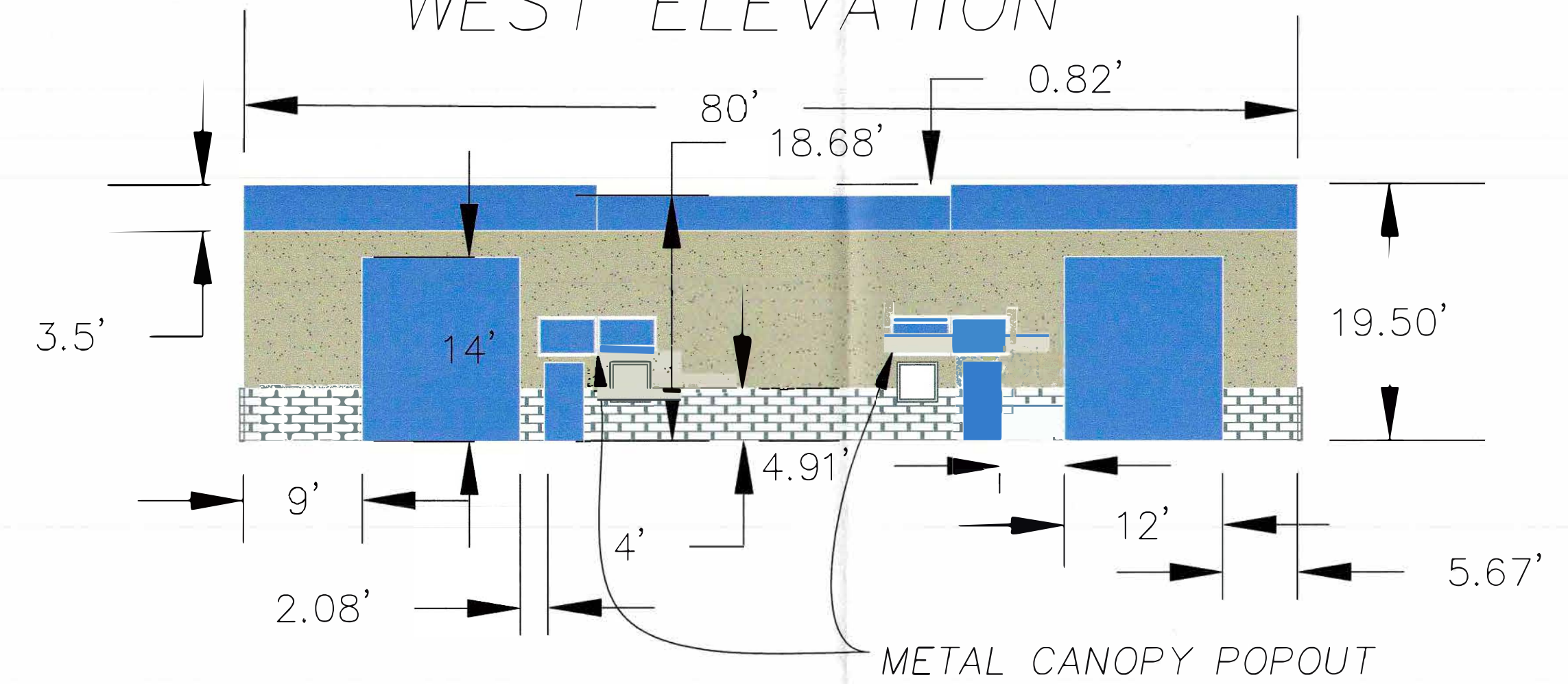
- = 3' X 3' WINDOW 3030
■ = (1) 4.5' METAL CANOPY
■ = 7.5' METAL CANOPY
■ = (2) 4.5' METAL CANOPY

GRAPHIC SCALE

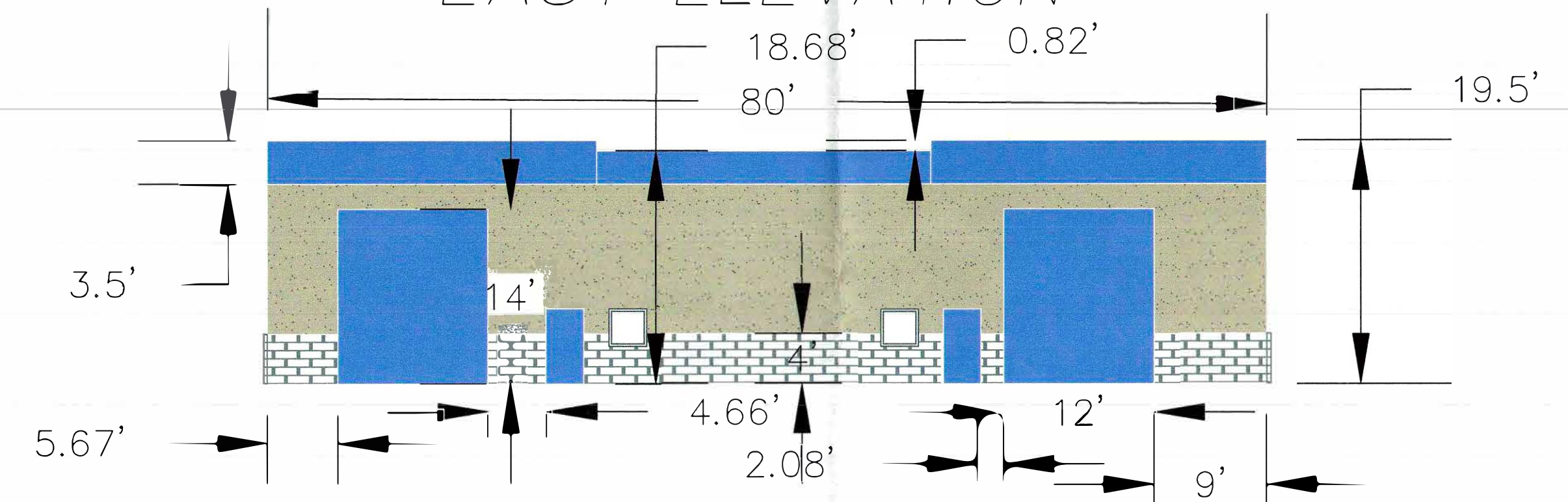


BUILDINGS 5 & 6

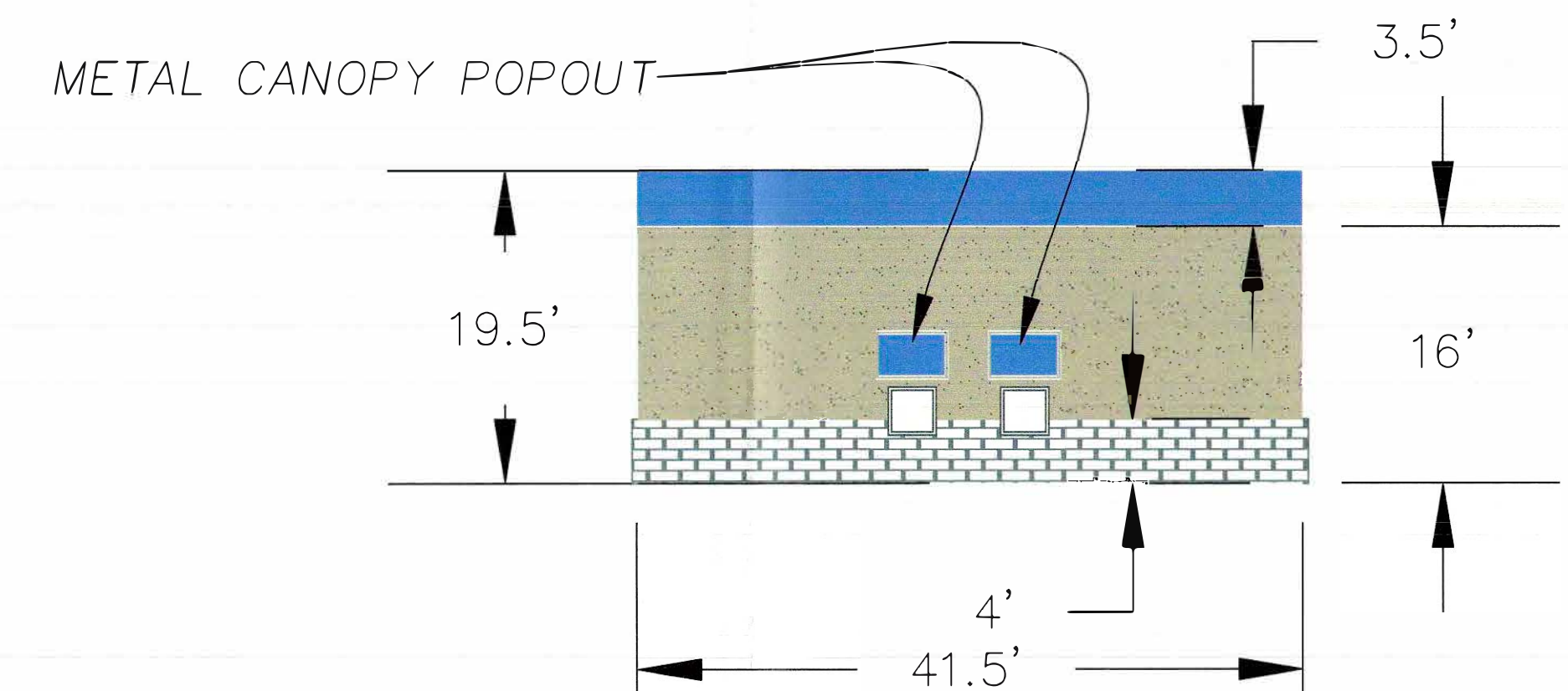
WEST ELEVATION



EAST ELEVATION



NORTH & SOUTH ELEVATION



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PHASE 2 ELEVATION PLANS

BUILDING ELEVATIONS

APN 0415-171-09

"G" AVE

HESPERIA, CA

FILING NO. ELEVATIONS LAND PROJ 2004\19-045
DRAWING NO. E-2
SHEET 2 OF 2