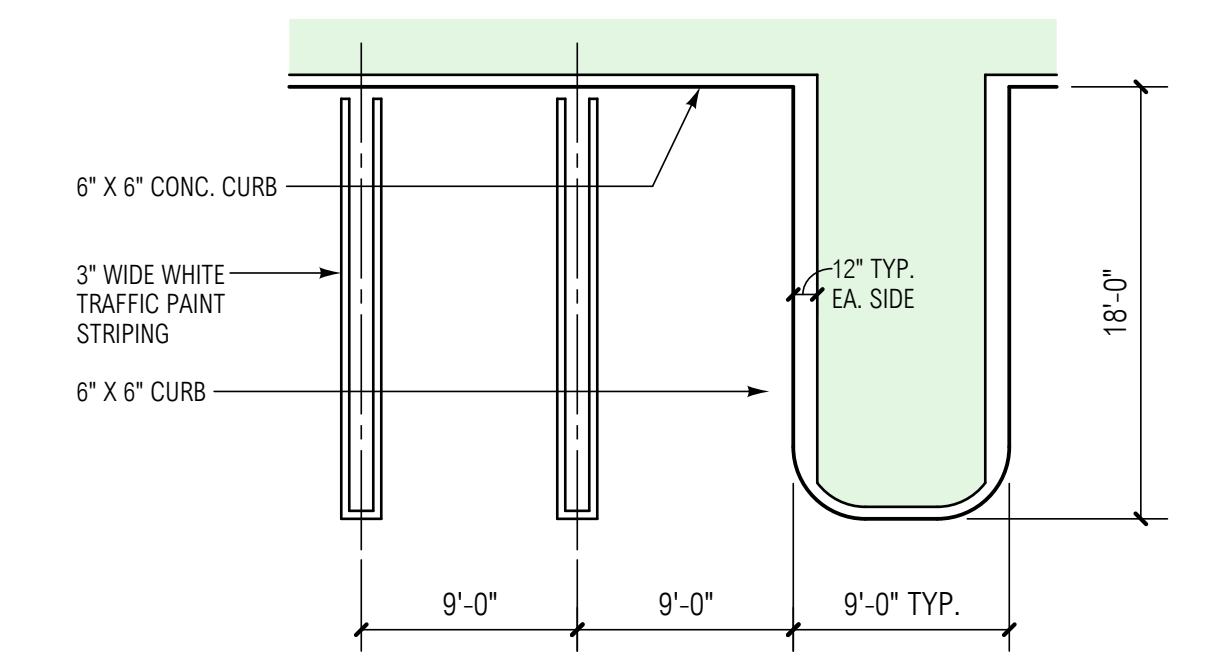
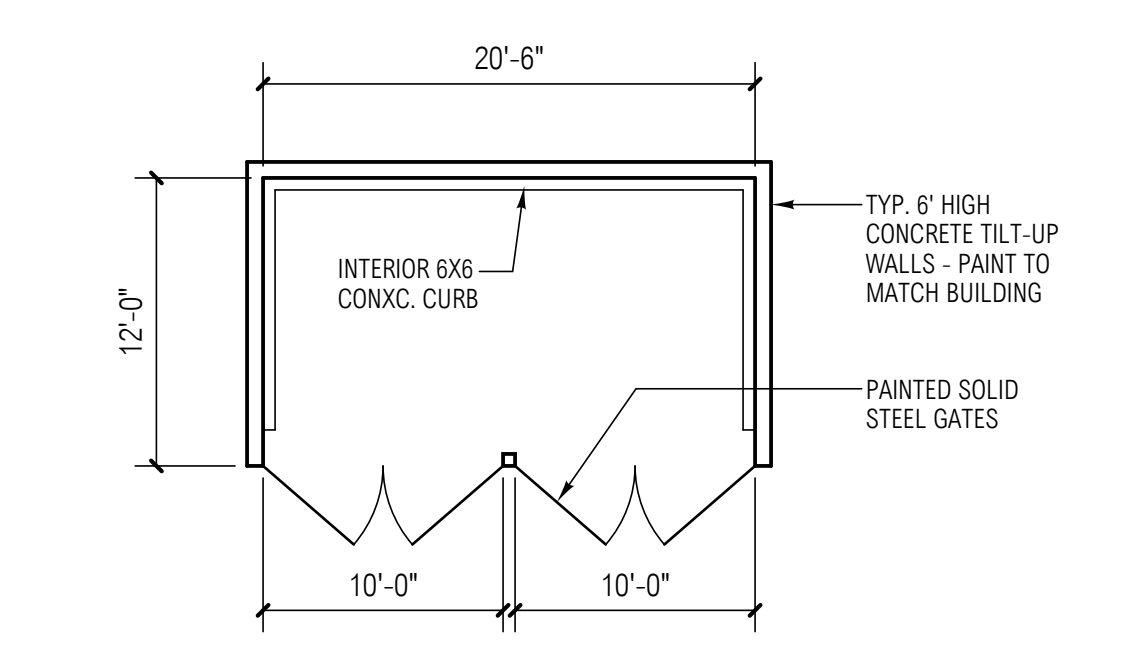


PROJECT DATA:

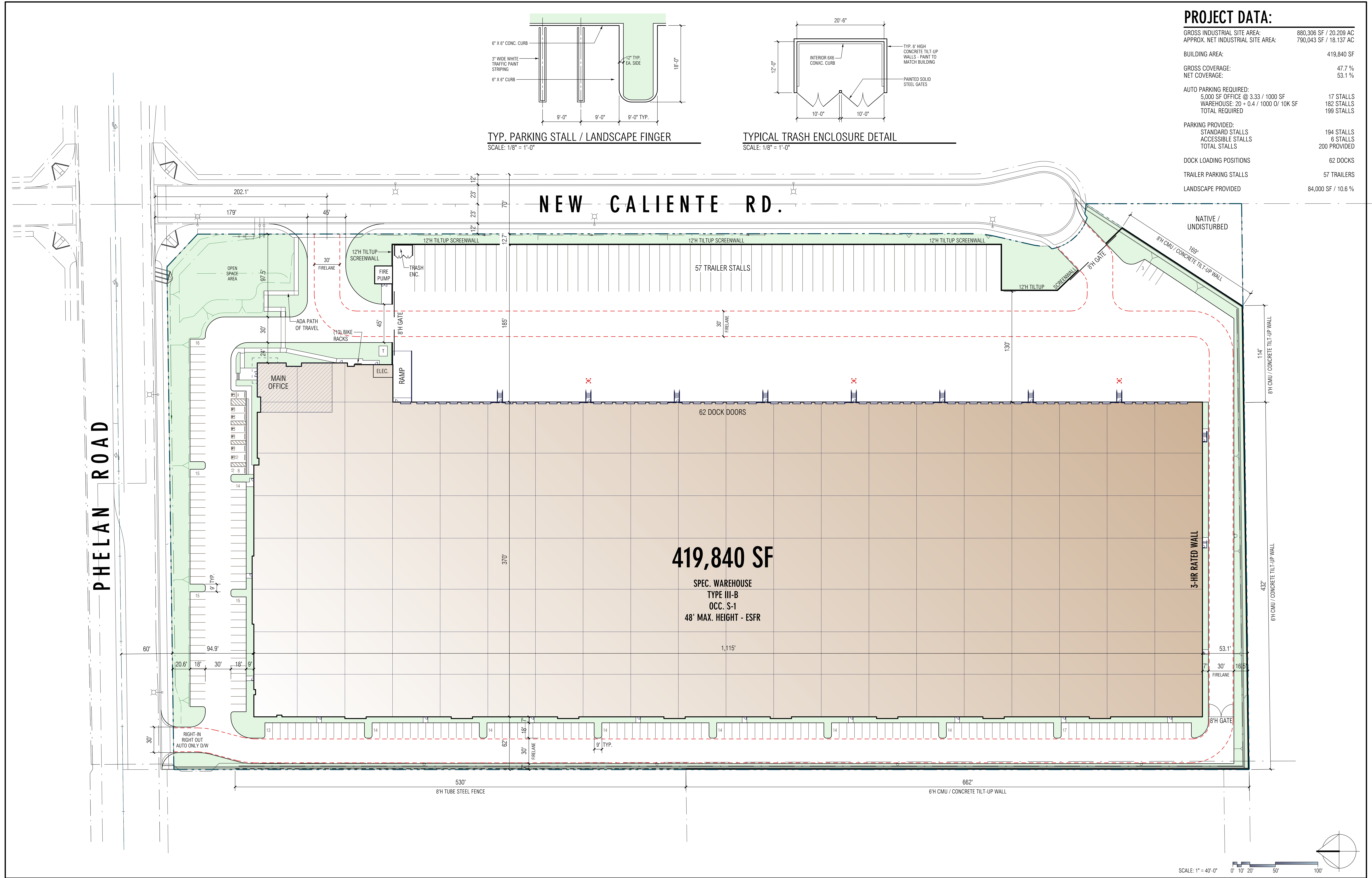
GROSS INDUSTRIAL SITE AREA:	880,306 SF / 20.209 AC
APPROX. NET INDUSTRIAL SITE AREA:	790,043 SF / 18.137 AC
BUILDING AREA:	419,840 SF
GROSS COVERAGE:	47.7 %
NET COVERAGE:	53.1 %
AUTO PARKING REQUIRED:	
5,000 SF OFFICE @ 3.33 / 1000 SF	17 STALLS
WAREHOUSE: 20 + 0.4 / 1000 O/ 10K SF	182 STALLS
TOTAL REQUIRED	199 STALLS
PARKING PROVIDED:	
STANDARD STALLS	194 STALLS
ACCESSIBLE STALLS	6 STALLS
TOTAL STALLS	200 PROVIDED
DOCK LOADING POSITIONS	62 DOCKS
TRAILER PARKING STALLS	57 TRAILERS
LANDSCAPE PROVIDED	84,000 SF / 10.6 %



TYP. PARKING STALL / LANDSCAPE FINGER
SCALE: 1/8" = 1'-0"



TYPICAL TRASH ENCLOSURE DETAIL
SCALE: 1/8" = 1'-0"



419,840 SF

SPEC. WAREHOUSE
TYPE III-B
OCC. S-1
48' MAX. HEIGHT - ESRF

SCALE: 1" = 40'-0" 0' 10' 20' 50' 100'

RG
Office of Architectural Design
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COVINGTON GROUP

PHELAN 20 INDUSTRIAL
PHELAN RD., HESPERIA, CA - CIPB ZONE (COMMERCIAL INDUSTRIAL B.P.)

SCHEMATIC SITE PLAN

MARK	DATE	DESCRIPTION
	3/19/26	SITE FENCE / WALL UPDATE
	9/22/23	PLANNING REVISIONS
	6/7/23	ENTITLEMENT SUBMITTAL

RGA PROJECT NO:	22192.00
CAD FILE NAME:	22192-00-A1-1-P
DRAWN BY:	CS
CHK'D BY:	CS
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SHEET TITLE:	

A1-1-P