

Tabulation

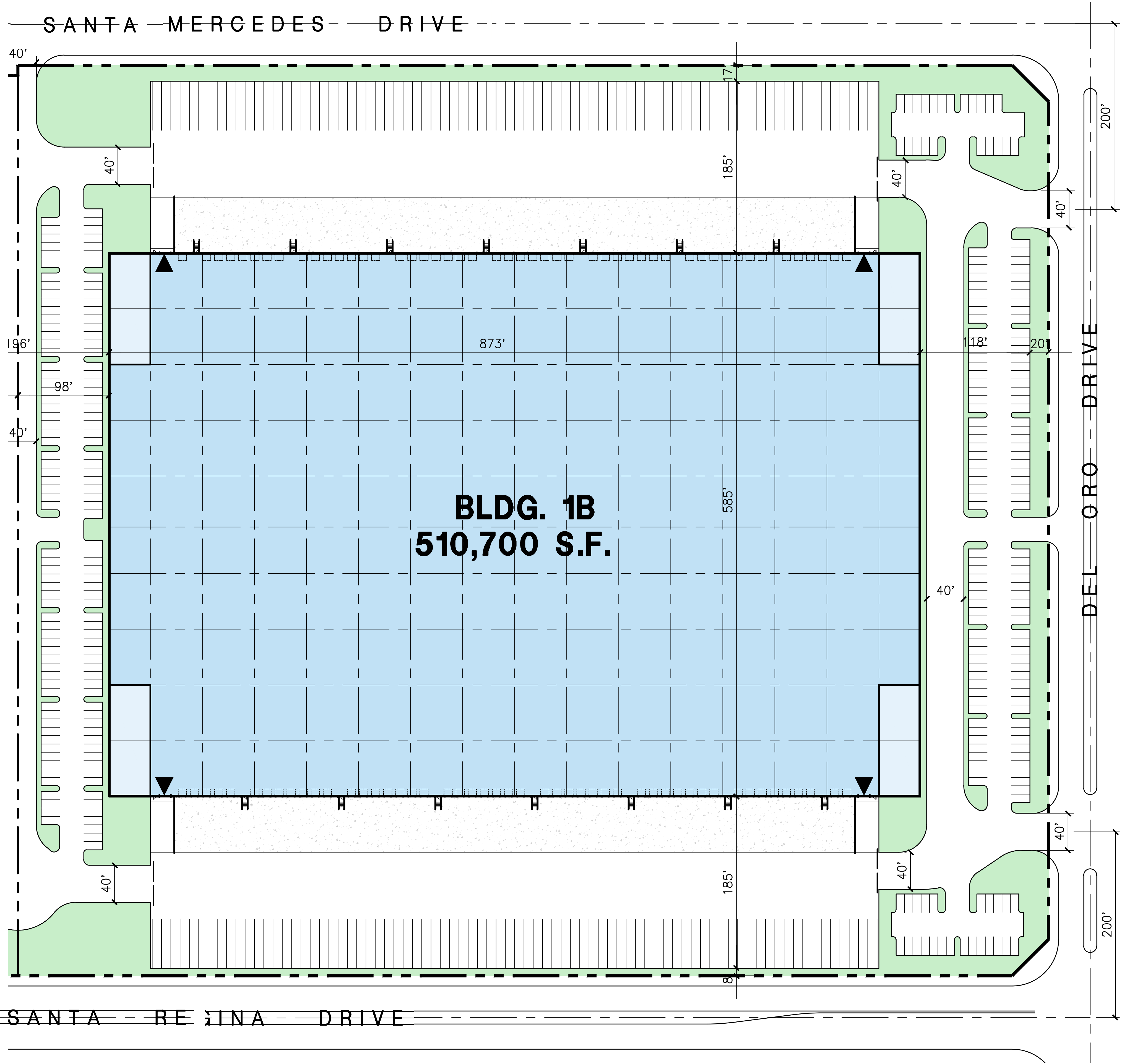
BLDG. 1B		
SITE AREA		
In s.f.	1,085,374	sf
In acres	24.92	ac
BUILDING AREA		
Office	20,000	sf
Warehouse	490,700	sf
TOTAL	510,700	sf
FLOOR AREA RATIO		
Maximum Allowed	0.50	
Actual	0.471	
SITE COVERAGE		
Maximum Allowed	verified	
Actual	47.1%	
AUTO PARKING REQUIRED		
Office: 1/250 s.f.	80	stalls
Whse: 1/5,000 s.f.	98	stalls
TOTAL	178	stalls
AUTO PARKING PROVIDED		
Standard (9' x 20')	297	stalls
TRAILER PARKING REQUIRED		
Trailer: 0/000 SF		stalls
TRAILER PARKING PROVIDED		
Trailer (10' x 53')	156	stalls
ZONING ORDINANCE		
Zoning - Tejon Industrial Complex - East SP (General Industrial)		
MAXIMUM BUILDING HEIGHT ALLOWED		
Height - 100'		
LANDSCAPE REQUIREMENT		
Percentage - to be verify		
LANDSCAPE PROVIDED		
In s.f.	111,604	sf
Percentage	10.3%	

Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



Conceptual Site Plan

Wheeler Ridge Rd. and Santa Regina Dr.



Tabulation

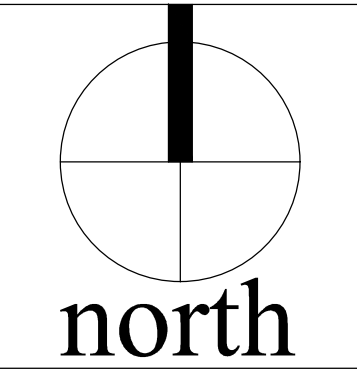
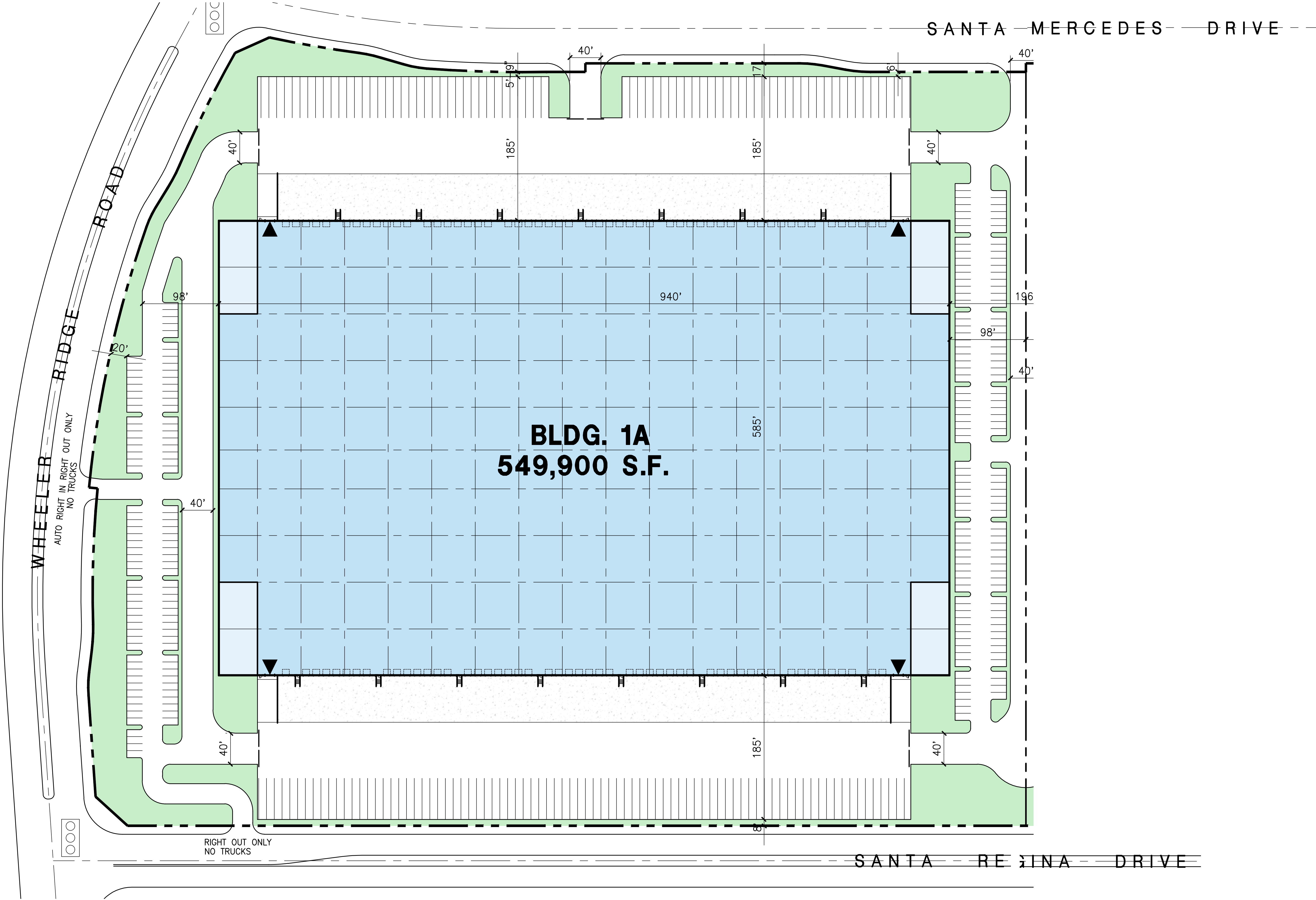
BLDG. 1A	
SITE AREA	
In s.f.	1,139,937 sf
In acres	26.17 ac
BUILDING AREA	
Office	20,000 sf
Warehouse	529,900 sf
TOTAL	549,900 sf
FLOOR AREA RATIO	
Maximum Allowed	
Actual	0.482
SITE COVERAGE	
Maximum Allowed	to be
Actual	48.2%
AUTO PARKING REQUIRED	
Office: 1/250 s.f.	80 stalls
Whse: 1/5,000 s.f.	106 stalls
TOTAL	186 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	237 stalls
TRAILER PARKING REQUIRED	
Trailer: 0/000 SF	stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 53')	157 stalls
ZONING ORDINANCE	
Zoning - Tejon Industrial Complex - East SP (Gen	Industr
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 100'	
LANDSCAPE REQUIREMENT	
Percentage - to be verify	
LANDSCAPE PROVIDED	
In s.f.	126,402 sf
Percentage	11.1%

Aerial Map



Legend

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Wheeler Ridge Rd. and Santa Regina Dr.



Tabulation

	<u>BLDG. 3</u>	<u>BLDG. 4</u>	<u>TOTAL</u>	
<u>SITE AREA</u>				
In s.f.	1,139,937	1,085,374	2,225,311	sf
In acres	26.17	24.92	51.09	ac
<u>BUILDING AREA</u>				
Office	20,000	20,000	40,000	sf
Warehouse	529,900	490,700	1,020,600	sf
TOTAL	549,900	510,700	1,060,600	sf
<u>FLOOR AREA RATIO</u>				
Maximum Allow ed		0.50		
Actual	0.482	0.471	0.477	
<u>SITE COVERAGE</u>				
Maximum Allow ed	to be verified			
Actual	48.2%	47.1%	47.7%	
<u>AUTO PARKING REQUIRED</u>				
Office: 1/250 s.f.	80	80	160	stalls
Whse: 1/5,000 s.f.	106	98	204	stalls
TOTAL	186	178	364	stalls
<u>AUTO PARKING PROVIDED</u>				
Standard (9' x 20')	273	306	579	stalls
<u>TRAILER PARKING REQUIRED</u>				
Trailer: 0/000 SF				stalls
<u>TRAILER PARKING PROVIDED</u>				
Trailer (10' x 53')	157	156	313	stalls
<u>ZONING ORDINANCE</u>				
Zoning - Tejon Industrial Complex - East SP (General Industrial)				
<u>MAXIMUM BUILDING HEIGHT ALLOWED</u>				
Height - 100'				
<u>LANDSCAPE REQUIREMENT</u>				
Percentage - to be verify				
<u>LANDSCAPE PROVIDED</u>				
In s.f.	122,000	110,640	232,640	sf
Percentage	10.7%	10.2%	10.5%	

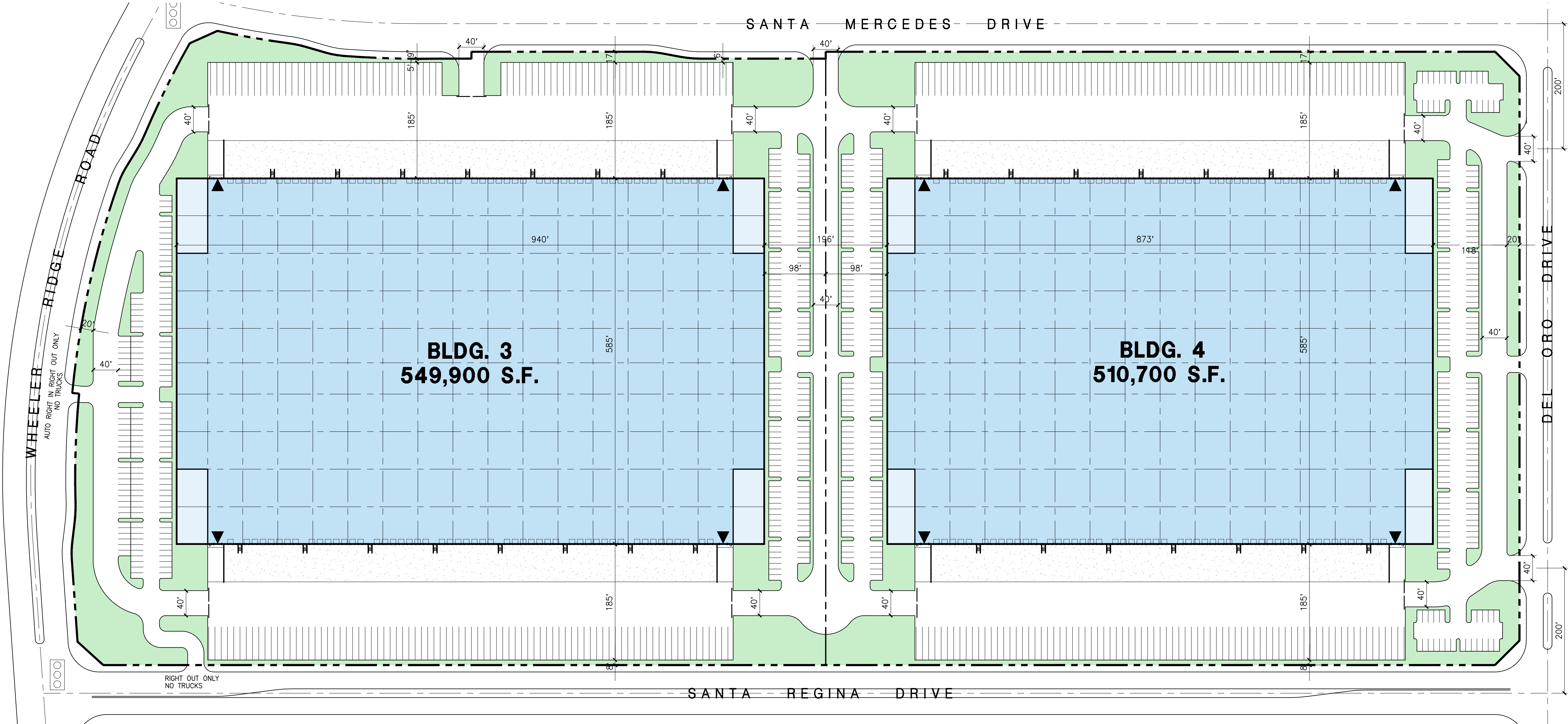
Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.

Aerial Map



Legend

- POTENTIAL OFFICE
- WAREHOUSE
- DRIVE THRU DOOR



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Conceptual Site Plan

Wheeler Ridge Rd. and Santa Regina Dr.

Kern County, CA



February 15A, 2023 / Job #23009
Scheme 4A