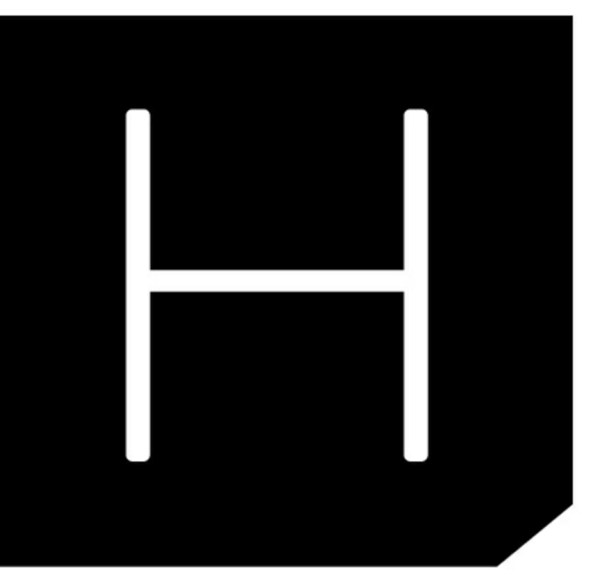
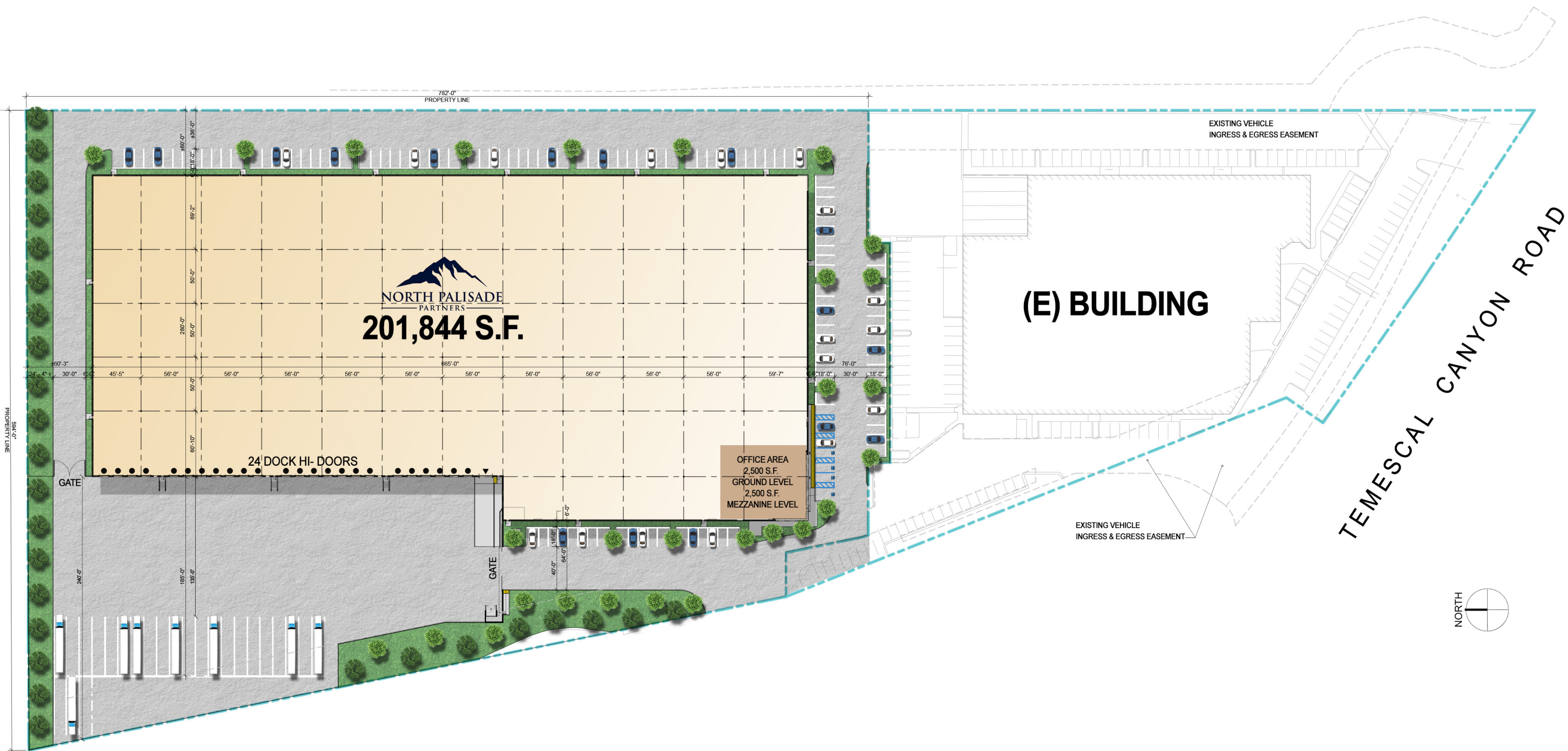


A CONCEPTUAL SITE PLAN
SCALE: 1" = 50'

PROJECT INFORMATION		SCH 9	04.21.2022
GROSS AND NET SITE AREA		13.07 AC	569,449 SF
GROSS AND NET FAR			46.2%
MAX FAR			-
TOTAL BUILDING AREA			263,027 SF
EXISTING LAND USE:			INDUSTRIAL
PROPOSED LAND USE:			NO PROPOSED CHANGE
EXISTING ZONE:			MANUFACTURING SERVICE-COMMERCIAL (M-SC)
PROPOSED ZONE:			NO PROPOSED CHANGE
SETBACKS(BLDG):			
STREET FRONT BLDG. SETBACK			25 FT
SIDE BLDG. SETBACK			- FT
REAR BLDG. SETBACK			- FT
PROPOSED OCCUPANCY PER CBC:			S1 - MAIN OCC / B - ACCESSORY OCC
PROPOSED CONSTRUCTION TYPE PER CBC:			IIIB
PROPOSED WASTE DISPOSAL SYSTEM			SEWER
NEW BUILDING			
GROSS AND NET SITE AREA		9.26 AC	403,254 SF
GROSS AND NET FAR			50.1%
MAX FAR			-
BUILDING AREA			201,844 SF
FOOTPRINT			197,844
WAREHOUSE			193,844
OFFICE			4,000
MEZZANINE			4,000
OFFICE			4,000
TOTAL PARKING REQUIRED (9' x 18')			129
WAREHOUSE @ 1/2,000			97
OFFICE @ 1/250			32
PARKING PROVIDED (9' x 18')			135
STANDARD			117
VAN ADA			1
STND ADA			4
EV VAN ADA			1
EV ADA			1
EV			5
CLEAN AIR			6
ADDITIONAL PARKING PROVIDED 12' x 55')			25
LANDSCAPE			
REQUIRED		10.0%	40,325 SF
PROVIDED		10.3%	41,457 SF
EXISTING BUILDING			
GROSS AND NET SITE AREA		3.82 AC	166,195 SF
BUILDING AREA			61,183 SF
FAR			36.8%





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 04.12.2022
 H-A+D JOB NO: A21-2311

