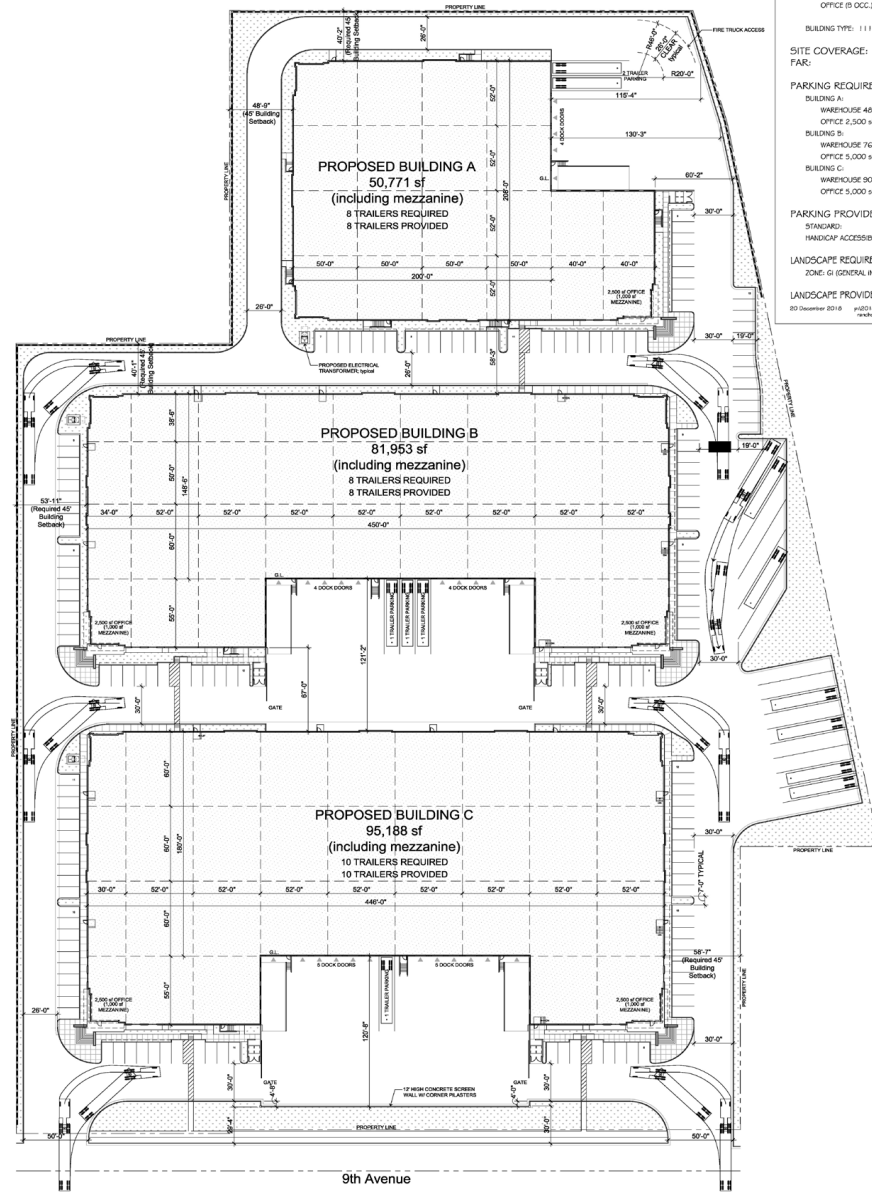


GROSS LOT AREA:	483,779 sf 11.10 acres
TOTAL BUILDING AREA:	227,912 sf
BUILDING A:	50,771 sf
WAREHOUSE (S-1 OCC.):	46,271 sf
OFFICE (B OCC.):	2,500 sf
BUILDING B:	81,953 sf
WAREHOUSE (S-1 OCC.):	76,953 sf
OFFICE (B OCC.):	5,000 sf
BUILDING C:	95,188 sf
WAREHOUSE (S-1 OCC.):	90,188 sf
OFFICE (B OCC.):	5,000 sf
BUILDING TYPE:	111-B FULLY SPRINKLED W/ EPSC
SITE COVERAGE:	46.05 %
FAR:	47.11 %
PARKING REQUIRED:	166 spaces
BUILDING A:	43 spaces
WAREHOUSE 46,271 sf:	33 spaces
OFFICE 2,500 sf:	10 spaces
BUILDING B:	60 spaces
WAREHOUSE 76,953 sf:	40 spaces
OFFICE 5,000 sf:	20 spaces
BUILDING C:	63 spaces
WAREHOUSE 90,188 sf:	43 spaces
OFFICE 5,000 sf:	20 spaces
PARKING PROVIDED:	166 spaces
STANDARD:	156 spaces
HANDICAP ACCESSIBLE:	10 spaces
LANDSCAPE REQUIRED:	48,378 sf
ZONE: G (GENERAL INDUSTRIAL) - 1.0%	
LANDSCAPE PROVIDED 12.6%:	62,091 sf



Date: 10/4/2019

Not to scale

Figure provided by
Phelan Development

Figure 5 Site Plan Schematics

Phelan Development
9th Street and Vineyard Ave Warehouses
City of Rancho Cucamonga

