

ZONING: SD-COM
 COUNTY OF SAN BERNARDINO
 WAREHOUSE UNDER CONSTRUCTION

VICINITY MAP



PROJECT DATA

GROSS LAND AREA:	30.00 AC
NET LAND AREA:	26.08 AC
GROSS BLDG. AREA:	550,500 SF
GROSS SITE COVERAGE:	42 %
GROSS FAR:	0.42
NET SITE COVERAGE:	48 %
NET FAR:	0.48
PARKING REQUIRED:	287 SPACES
PARKING PROVIDED:	324 SPACES
LANDSCAPE AREA REQUIRED:	170,407 SF* (15%)
LANDSCAPE AREA PROVIDED:	±187,600 SF**
PARKING / PAVING AREA:	±450,200 SF*** (40%)
LOADING POSITION:	108 POSITIONS (1/5,050 SF)
TRAILER STORAGE:	127 SPACES

* 15 % OF NET SITE AREA
 ** INCLUDING LANDSCAPED PARKWAYS AND MEDIANS AT STREET R.O.W.
 *** NET SITE AREA

LEGAL DESCRIPTION

LOTS 4 AND 5 AND THE WEST ONE-HALF OF LOTS 3 AND 6, BLOCK 7, HENRY L. WALLIAMS TRACK, IN THE COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER.

APN: 0292-05-01, 10, 12

EXISTING ZONING:
 EAST VALLEY CORRIDOR SPECIFIC PLAN / SD - COM SPECIAL DEVELOPMENT

EXISTING LAND USE: VACANT

PROPOSED DEVELOPMENT:
 A HIGH CUBE DISTRIBUTION FACILITY

BUILDING OCCUPANCY:
 WAREHOUSE (S-1) & OFFICE (B)

CONSTRUCTION TYPE: III-N SPRINKLERED

PARKING REQUIRED:

OFFICE:	25,000 SF @ 1/200 SF	= 125
WAREHOUSE:	1ST 40,000 SF @ 1/1,000 SF	= 40
	485,500 SF @ 1/4,000 SF	= 122

TOTAL PARKING REQUIRED 287 SPACES

PARKING TABULATION:

STANDARD	9' X 19'	316
ACCESSIBLE	14' X 19'	7
VAN ACCESSIBLE	17' X 19'	1

TOTAL PARKING PROVIDED 324 SPACES

NOTES

- SEE PRELIMINARY GRADING AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- NO "PROTECTED PLANTS" WITHIN PROJECT SITE.
- SQUARE BOX LIGHT FIXTURES WITH CUT OFF / SHIELDING DESIGN TO BE WALL OR POLE MOUNTED.

APPLICANT / OWNER

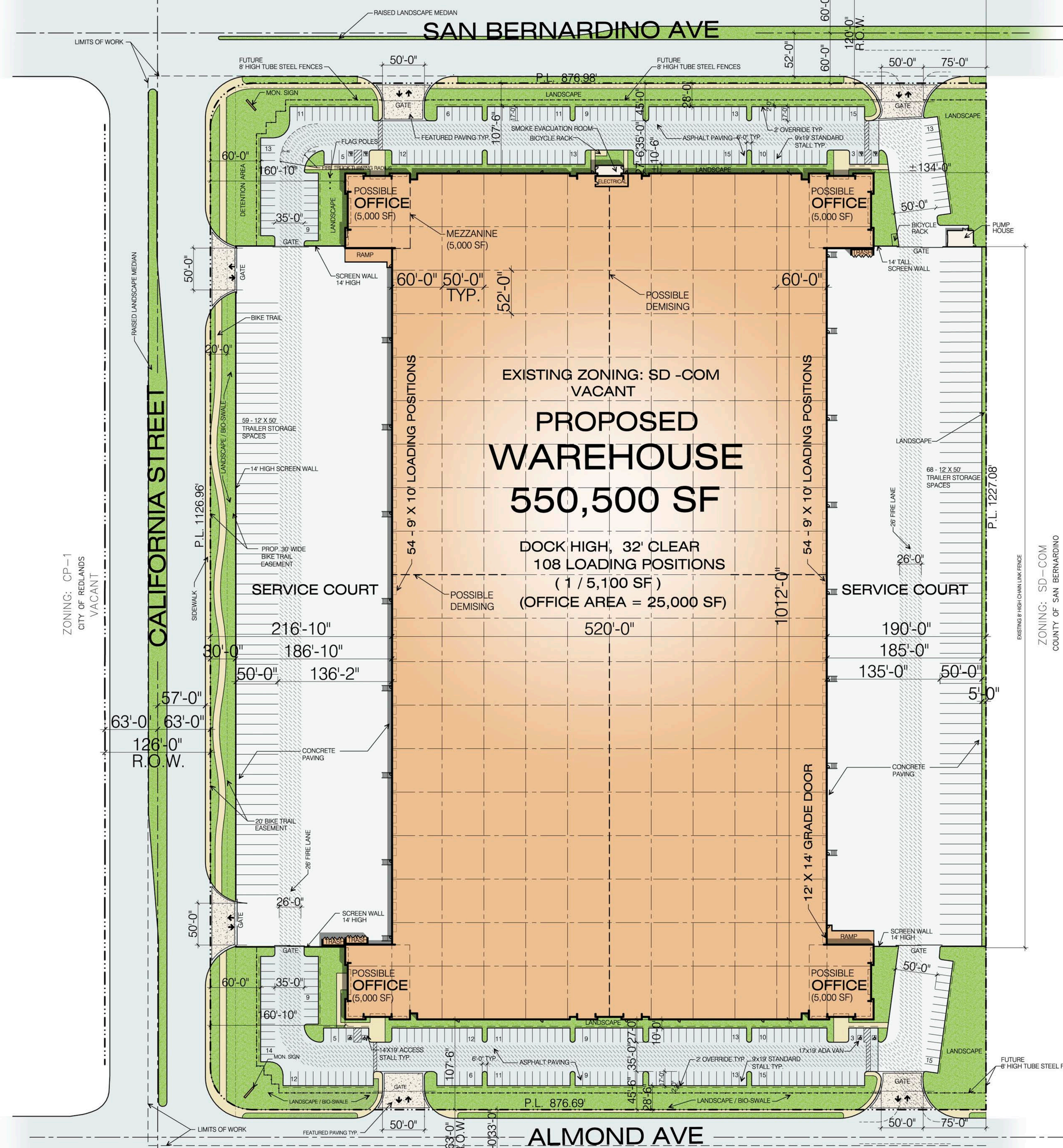
WATSON LAND COMPANY
 22010 S. Wilmington Ave., Suite 400
 Carson, CA 90745-4372
 CONTACT: STEFAN RUBENDALL, AIA
 310-952-6434

ARCHITECT

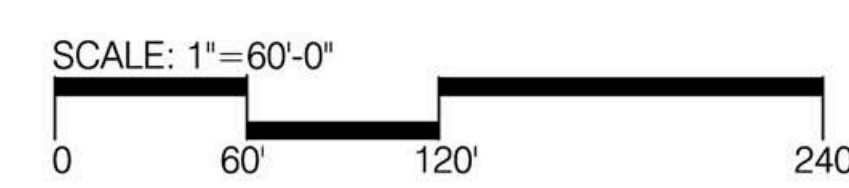
LEE & SAKAHARA ARCHITECTS AIA, INC.
 16842 Von Karman Avenue, Ste. 300
 Irvine, CA 92606-4927
 CONTACT: RONALD SAKAHARA, AIA
 949-261-1100

CIVIL ENGINEER

ALBERT A. WEBB ASSOCIATES
 3788 McCray Street
 Riverside, CA 92506
 CONTACT: SANDRA CHANDLER
 951-686-1070



WATSON COMMERCE CENTER COUNTY OF SAN BERNARDINO, CALIFORNIA



SITE PLAN

A1



Y6020

05-21-08

