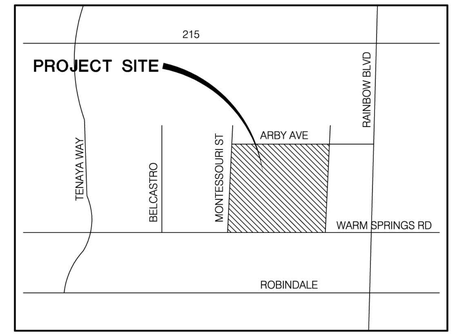

VICINITY MAP

PROJECT SUMMARY

A.P.N.: 176-03-701-019
EXISTING ZONING: C-2
PROPOSED ZONING: M-D
GROSS LAND AREA - 1,241,033 S.F. = +/- 28.49 ACRES
TOTAL BUILDING AREA = 379,538 SF
LOT COVERAGE = 0.31

PARKING ANALYSIS

PARKING PROVIDED:

TOTAL PARKING SPACES REQUIRED	759
TOTAL PARKING SPACES PROVIDED	933
HANDICAP PARKING SPACES REQUIRED	18
HANDICAP PARKING SPACES PROVIDED	19
REGULAR	16
VAN	3

PARKING RATIO PROVIDED : +/- 2.46/1000 S.F.

BUILDING AREA

BUILDING	TOTAL	
PHASE 1		
1	45,756 SF	
2	73,952 SF	
3	62,260 SF	
4	53,814 SF	
		235,782 SF
PHASE 2		
5	25,956 SF	
6	84,600 SF	
7	33,200 SF	
		143,756 SF
TOTAL		379,538 SF

Y5514

ARROYO INDUSTRIAL SOUTH PHASE 1

EJM DEVELOPMENT CO.

SCALE: 1"=60'

SITE PLAN

LEE & SAKAHARA ARCHITECTS AIA
ARCHITECTURE PLANNING INTERIORS
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www.leesak.com E-MAIL: leesak@leesaklv.com

09/30/05

ATTACHED XREFS: Y5514-B1.XFP; Y5514-T2.XFP; Y5514-B2.XFP; Y5514-B4.XFP; Y5514-B5.XFP; Y5514-B7.XFP; Y5514-T1.XFP; Y5514-B3.XFP; Y5514-B6.XFP
Date: Oct 07, 2005, 8:32am - Drawing: P:\2005\Y5514 Arroyo Industrial South Phase 1\Dwgs\Concept Planning Submittal 093005\ Y5514-XSP.dwg