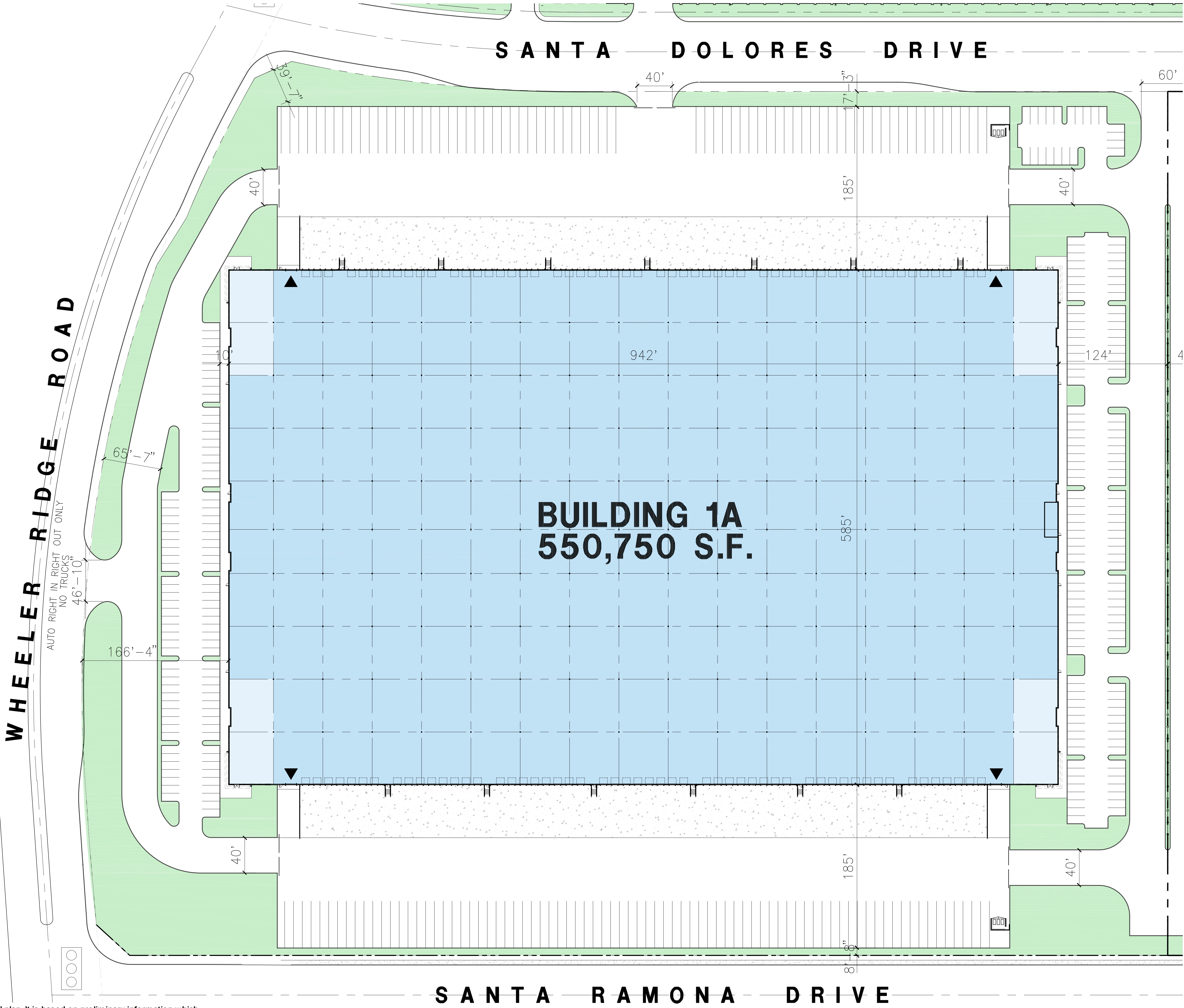
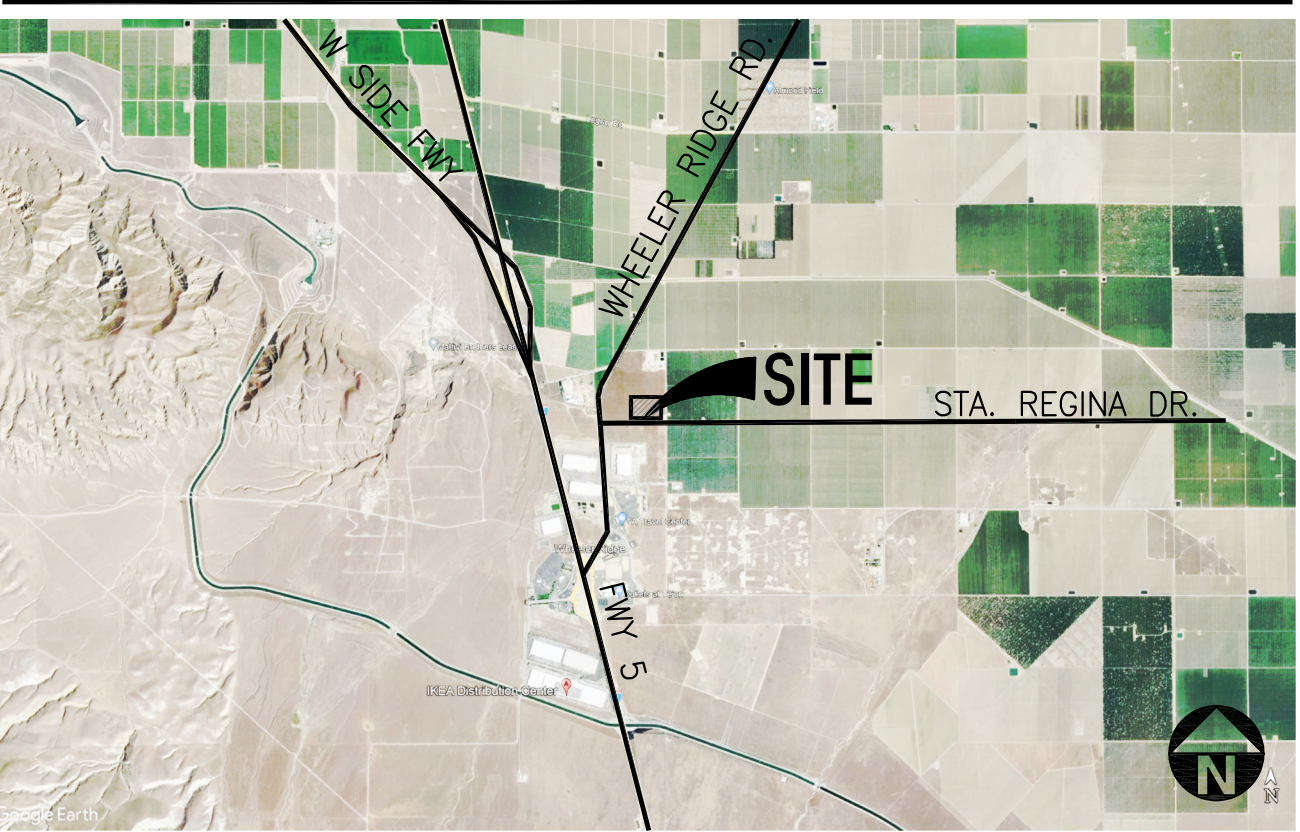




## Tabulation

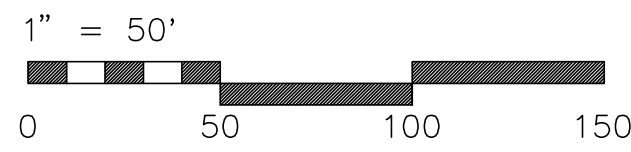
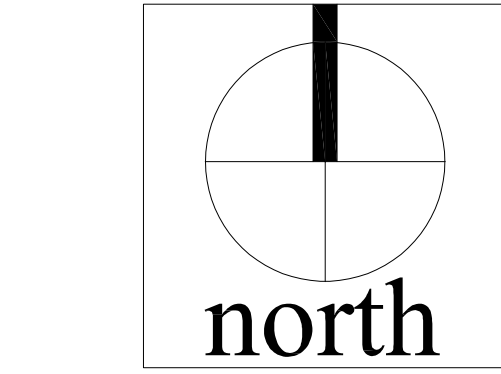
| SITe AREA                                                        |  | BUILDING 1A  |
|------------------------------------------------------------------|--|--------------|
| In s.f.                                                          |  | 1,170,370 sf |
| In acres                                                         |  | 26.87 ac     |
| BUILDING AREA                                                    |  |              |
| Future Potential Office ( UNDER SEPARATE PERMIT)                 |  | 4,189 sf     |
| Warehouse                                                        |  | 546,561 sf   |
| TOTAL                                                            |  | 550,750 sf   |
| *Note: Office shall be separate submittal                        |  |              |
| FLOOR AREA RATIO                                                 |  |              |
| Maximum Allow ed                                                 |  |              |
| Actual                                                           |  | 0.471        |
| SITE COVERAGE                                                    |  |              |
| Maximum Allow ed                                                 |  |              |
| Actual                                                           |  | 47.1%        |
| AUTO PARKING REQUIRED                                            |  |              |
| Office: 1/250 s.f.                                               |  | 17 stalls    |
| Whse: 1/5,000 s.f.                                               |  | 109 stalls   |
| TOTAL                                                            |  | 126 stalls   |
| REQUIRED ACCESSIBLE PARKING FOR DISABLED                         |  |              |
| Standard Accessible ( 9' x 20' )                                 |  | 4 stalls     |
| Van Accessible ( 12' x 20' )                                     |  | 4 stalls     |
| Total                                                            |  | 8 stalls     |
| REQUIRED EV PARKING                                              |  |              |
| EV Capable Space ( 9' x 20' )                                    |  | 39 stalls    |
| EVCS Provided ( 9' x 20' )                                       |  | 9 stalls     |
| EVCS Standard Accessible ( 9' x 20' )                            |  | 2 stalls     |
| EVCS Van Accessible ( 12' x 20' )                                |  | 1 stalls     |
| EVCS Ambulatory ( 10' x 20' )                                    |  | 2 stalls     |
| Total                                                            |  | 53 stalls    |
| PROVIDED PARKING BREAKDOWN                                       |  |              |
| Standard ( 9' x 20' )                                            |  | 224 stalls   |
| Standard Accessible ( 9' x 20' )                                 |  | 0 stalls     |
| Van Accessible ( 12' x 20' )                                     |  | 0 stalls     |
| EV Capable Space ( 9' x 20' )                                    |  | 0 stalls     |
| EVCS Provided ( 9' x 20' )                                       |  | 0 stalls     |
| EVCS Standard Accessible ( 9' x 20' )                            |  | 0 stalls     |
| EVCS Van Accessible ( 12' x 19' )                                |  | 0 stalls     |
| EVCS Ambulatory ( 10' x 20' )                                    |  | 0 stalls     |
| Total                                                            |  | 224 stalls   |
| TRAILER PARKING PROVIDED                                         |  |              |
| Trailer (10' x 53')                                              |  | 151 stalls   |
| BICYCLE RACK REQUIRED                                            |  |              |
| Short Term (5% of total stalls)                                  |  | 11           |
| Long Term (5% of total stalls)                                   |  | 11           |
| BICYCLE RACK PROVIDED                                            |  |              |
| Short Term (5% of total stalls)                                  |  | 11           |
| Long Term (5% of total stalls)                                   |  | 11           |
| ZONING ORDINANCE                                                 |  |              |
| Zoning - Tejon Industrial Complex - East SP (General Industrial) |  |              |
| MAXIMUM BUILDING HEIGHT ALLOWED                                  |  |              |
| Height - 100'                                                    |  |              |
| LANDSCAPE REQUIREMENT                                            |  |              |
| Percentage - 5%                                                  |  |              |
| LANDSCAPE PROVIDED                                               |  |              |
| In s.f.                                                          |  | 121,385 sf   |
| Percentage                                                       |  | 10.4%        |
| REQUIRED SETBACKS                                                |  |              |
| Building                                                         |  |              |
| Wheeler Ridge Rd. - 30' (Arterial)                               |  |              |
| Del Oro Dr. - 25' (Collector)                                    |  |              |
| Santa Dolores Dr. - 25' (Collector)                              |  |              |
| Santa Ramona Dr. - 20' (Local)                                   |  |              |
| Side / Rear - None required                                      |  |              |

## Aerial Map



## Legend

- POTENTIAL OFFICE
- WAREHOUSE
- LANDSCAPE
- DRIVE THRU DOOR



## Conceptual Site Plan

# Santa Regina Dr & Santa Mercedes Dr

