

Tabulation

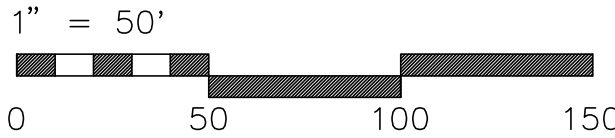
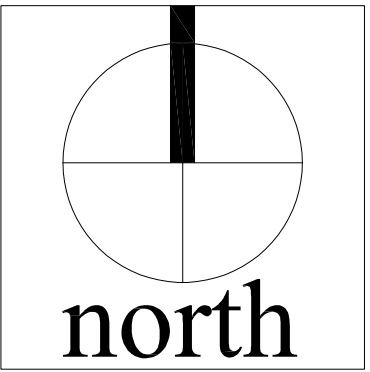
BUILDING 1B	
<b>SITE AREA</b>	
In s.f.	1,070,431 sf
In acres	24.57 ac
<b>BUILDING AREA</b>	
Future Potential Office (UNDER SEPARATE PERMIT)	4,189 sf
Warehouse	506,196 sf
TOTAL	510,385 sf
*Note: Office shall be separate submittal	
<b>FLOOR AREA RATIO</b>	
Maximum Allow ed	
Actual	0.477
<b>SITE COVERAGE</b>	
Maximum Allow ed	
Actual	47.7%
<b>AUTO PARKING REQUIRED</b>	
Office: 1/250 s.f.	17 stalls
Whse: 1/5,000 s.f.	101 stalls
TOTAL	118 stalls
<b>REQUIRED ACCESSIBLE PARKING FOR DISABLED</b>	
Standard Accessible ( 9' x 20' )	4 stalls
Van Accessible ( 12' x 20' )	4 stalls
Total	8 stalls
<b>REQUIRED EV PARKING</b>	
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
<b>PROVIDED PARKING BREAKDOWN</b>	
Standard ( 9' x 20' )	203 stalls
Standard Accessible ( 9' x 20' )	4 stalls
Van Accessible ( 12' x 20' )	4 stalls
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 19' )	1 stalls
EVCS Ambulatory ( 10' x 20' )	2 stalls
Total	264 stalls
<b>TRAILER PARKING PROVIDED</b>	
Trailer (10' x 53')	151 stalls
<b>BICYCLE RACK REQUIRED</b>	
Short Term (5% of total stalls)	13
Long Term (5% of total stalls)	13
<b>BICYCLE RACK PROVIDED</b>	
Short Term (5% of total stalls)	13
Long Term (5% of total stalls)	13
<b>ZONING ORDINANCE</b>	
Zoning - Tejon Industrial Complex - East SP (General Industrial )	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - 100'	
<b>LANDSCAPE REQUIREMENT</b>	
Percentage - 5%	
<b>LANDSCAPE PROVIDED</b>	
In s.f.	94,659 sf
Percentage	8.8%
<b>REQUIRED SETBACKS</b>	
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

Kern County, CA

