



PROJECT DATA:

APN: 282-140-030-0
 EXISTING ZONING: M-SC, CZ NUMBER 5845
 OVERLAY: N/A
 EXISTING SITE AREA: 89,088 S.F. (2.05 AC)
 FIRE HAZARD CLASSIFICATION: HIGH
 NEW BUILDING AREA: GROUND FLOOR: 41,227 S.F.
 SECOND FLOOR OPEN MEZZANINE: 1,500 S.F.
 TOTAL: 42,727 S.F.

CONSTRUCTION TYPE: VB
 PROPOSED OCCUPANCY(S): S & B OCC.

PARKING ANALYSIS:

REQUIRED:
 3,110 SQ.FT. OFFICE @ 1/250 SQ.FT.: 13 STALLS
 39,307 SQ.FT. STORAGE @ 1/1000 SQ.FT.: 40 STALLS
 TOTAL REQUIRED STALLS: 53 STALLS
 TOTAL PROVIDED STALLS: 54 STALLS
 EV STALLS PROVIDED: 2 STALLS
 ACCESSIBLE STALLS PROVIDED: 2 STALLS
 LOADING SPACES PROVIDED: 4 SPACES
 TOTAL LANDSCAPED AREA: 17,244 S.F. (19.4%)

REQUIRED STALLS/PARKING COUNT BASED UPON INDUSTRIAL USE AND INDETERMINATE NUMBER OF WORKERS PER ORDINANCE NO. 348.4913.

KEYNOTES:

- NO. DESCRIPTION
1. 7'-0" CONCRETE BLOCK WALL
2. 2'-0" VEHICLE PARKING OVERHANG
3. VAN-ACCESSIBLE PARKING STALL
4. RAMP WITH TRUNCATED DOMES
5. TRUCK DOCK FOR DOCK-HIGH SERVICE
6. NEW DRIVEWAY APPROACH PER COUNTY STD.
7. COVERED TRASH ENCLOSURE
8. OVERHEAD DOOR
9. POLE-MOUNTED LIGHT
10. ACCESSIBLE EV CHARGING STATION STALL
11. DRIVEABLE PLANTED SURFACE (TURFBLOCK OR EQUAL)
12. ACCESSIBLE PATH - NOT-TO-EXCEED 2% IN DIRECTION OF TRAVEL AND 5% CROSS-SLOPE - ASPHALT CONSTRUCTION

PROJECT NAME: INI AND AVENUE INDUSTRIAL PROJECT NUMBER: 710-764

BUNDY-FINKEL Architects
 1120-BRISTOL STREET-STE 120
 COSTA MESA, CA 92626
 TEL 714-850-7575
 FAX 714-850-7576



THIS IS TO CERTIFY THAT THE ABOVE DESCRIBED WORK WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ARCHITECT IN THE STATE OF CALIFORNIA.

PROJECT NAME:	08-27-21
PLANNING SUB.#1	08-29-21
PLANNING SUB.#2	08-29-21
PLANNING SUB.#3	08-29-21

TEMESCAL CANYON INDUSTRIAL
 21950 TEMESCAL CANYON ROAD
 CORONA, CA 92883
 DEVELOPED BY: CO BROTHERS, LLC

SHEET TITLE:
SITE PLAN/

PROJECT NO.: 21-779
 LAST ISSUE DATE: 08-28-22
 BY: CHD/RF
 FILE: SHEET
A1.1