

PROJECT INFORMATION

ZONING

C3 - GENERAL COMMERCIAL
(ARANTINE HILLS SP)

BUILDING AREA

GROSS LAND ± 1,214,453 SF (± 27.88 ACRES)
NET LAND AREA ± 923,472 SF (± 21.2 ACRES)

RETAIL PARCEL

NET RETAIL SITE ± 794,796 SF (± 18.25 ACRES)

TOTAL BUILDING AREA: ± 134,378 SF
RESTAURANTS ± 21,226 SF
RETAIL ± 75,152 SF
HEALTH CLUB ± 38,000 SF
LAND / BLDG RATIO: 4.9 / 1
COVERAGE: 16.91%

PARKING SUMMARY:

PARKING REQUIRED:

RESTAURANTS (1/100SF) ± 21,226 SF / 100 = 212 STALLS
RETAIL (1/250SF) ± 55,000 SF / 250 = 220 STALLS
HEALTH CLUB (1/150SF) ± 38,000 SF / 150 = 253 STALLS
DAY CARE ± 9,990 SF (1 / 10 student) = 18 STALLS
BANK/FINANCIAL 6,562 SF / 200 = 33 STALLS
CAR WASH 3,600 SF (10 min) = 10 STALLS

TOTAL REQUIRED: 746 STALLS
PARKING PROVIDED: 888 STALLS
PARKING RATIO: 6.60/1,000 SF

CITY PARKING REQUIRED

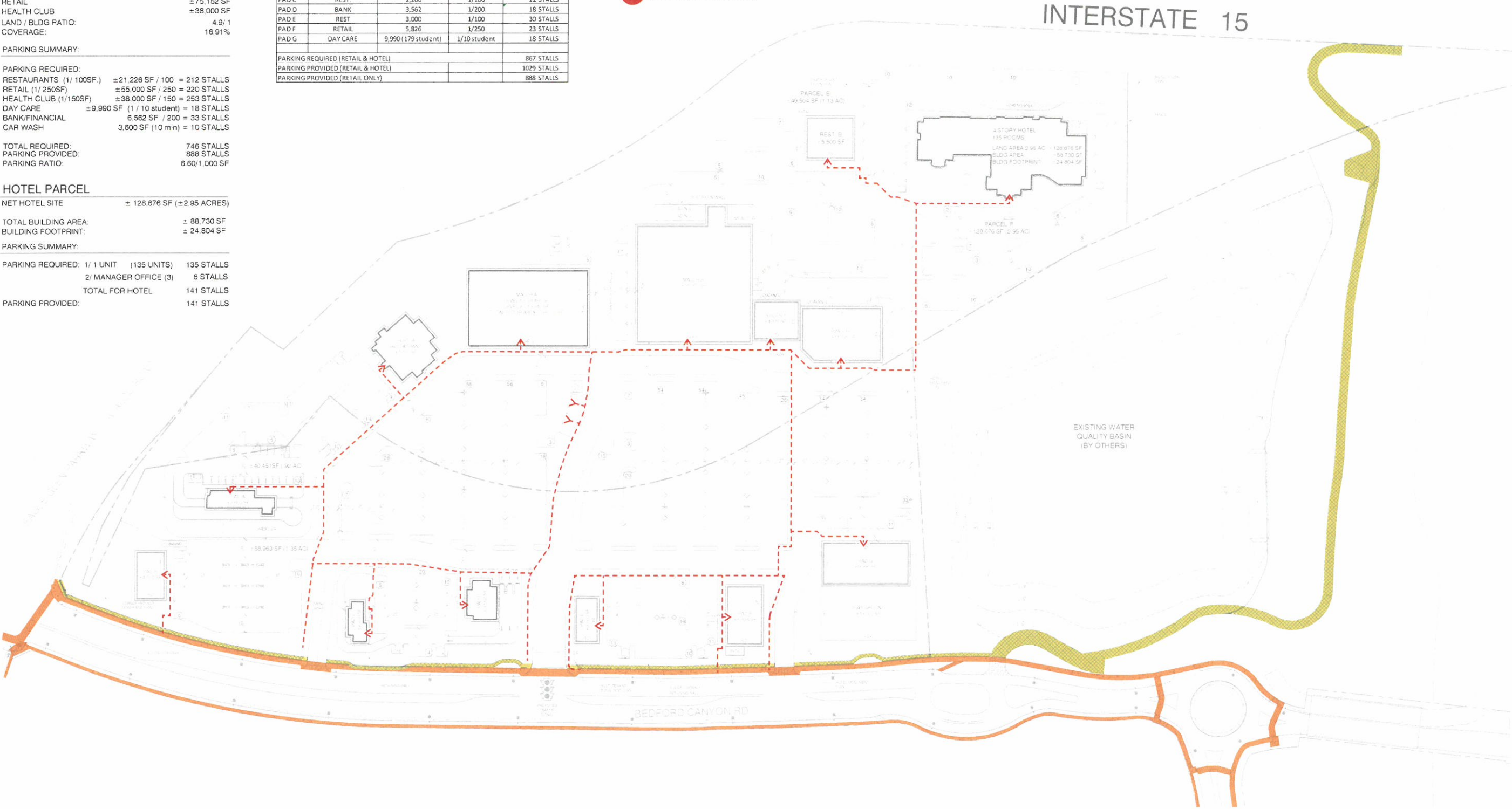
BLDG	USES	FLOOR AREA (SF)	REQ'D RATIO	PARKING REQUIRED
HOTEL	HOTEL	135 ROOMS	1/1UNIT	141 STALLS
MAJOR A	FITNESS	38,000	1/150	253 STALLS
MAJOR B	MARKET	35,000	1/250	140 STALLS
MAJOR C	PHARMACY	11,125	1/250	45 STALLS
SHOPS 1	RETAIL	4,875	1/250	20 STALLS
REST. A	FOOD	7,700	1/100	77 STALLS
REST. B	FOOD	5,500	1/100	55 STALLS
PAD A	CAR WASH	3,600	10 (MIN)	10 STALLS
PAD B	C. STORE	4,000	1/250	16 STALLS
PAD C	REST.	2,200	1/100	22 STALLS
PAD D	BANK	3,562	1/200	18 STALLS
PAD E	REST	3,000	1/100	30 STALLS
PAD F	RETAIL	5,826	1/250	23 STALLS
PAD G	DAY CARE	9,990 (179 student)	1/10 student	18 STALLS
PARKING REQUIRED (RETAIL & HOTEL)				867 STALLS
PARKING PROVIDED (RETAIL & HOTEL)				1029 STALLS
PARKING PROVIDED (RETAIL ONLY)				888 STALLS

- LEGEND
- TRAIL

TRAIL EASEMENT DEDICATION

PUBLIC SIDEWALK

PEDESTRIAN CIRCULATION



DATE: 10.24.19
MCG JOB #: 19029.05

DATE

REVISIONS

© MCG ARCHITECTS 2019. ALL RIGHTS RESERVED.

NOTE: This information is conceptual in nature and is subject to adjustments pending further verification and Client, Tenant, and Governmental Agency approvals. No warranties or guarantees of any kind are given or implied by the Architect.

PROPOSED
SITE PLAN_SCHEME D.1

Scale : 1" = 60'

0

30'

60'

120'

N

BEDFORD MARKETPLACE

EAGLE GLEN PKWY & A STREET

SOUTH CORONA, CA

GUARDIAN COMPANIES

111 Pacific
Irvine, Ca
949.553.1117
mcgar

EXHIBIT E