

PROJECT INFORMATION

ZONING

C3 - GENERAL COMMERCIAL
(ARANTINE HILLS SP)

BUILDING AREA

GROSS LAND $\pm 1,214,453 \text{ SF} (\pm 27.88 \text{ ACRES})$
NET LAND AREA $\pm 923,472 \text{ SF} (\pm 21.2 \text{ ACRES})$

RETAIL PARCEL

NET RETAIL SITE $\pm 794,796 \text{ SF} (\pm 18.25 \text{ ACRES})$

TOTAL BUILDING AREA:

$\pm 134,378 \text{ SF}$

RESTAURANTS $\pm 21,226 \text{ SF}$

RETAIL $\pm 75,152 \text{ SF}$

HEALTH CLUB $\pm 38,000 \text{ SF}$

LAND / BLDG RATIO: $4.9:1$

COVERAGE: 16.91%

PARKING SUMMARY:

PARKING REQUIRED:

RESTAURANTS (1/100SF) $\pm 21,226 \text{ SF} / 100 = 212 \text{ STALLS}$

RETAIL (1/250SF) $\pm 55,000 \text{ SF} / 250 = 220 \text{ STALLS}$

HEALTH CLUB (1/150SF) $\pm 38,000 \text{ SF} / 150 = 253 \text{ STALLS}$

DAY CARE $= 9,990 \text{ SF} (1 / 10 \text{ student}) = 18 \text{ STALLS}$

BANK/FINANCIAL $6,562 \text{ SF} / 200 = 33 \text{ STALLS}$

CAR WASH $3,600 \text{ SF} (10 \text{ min}) = 10 \text{ STALLS}$

TOTAL REQUIRED:

746 STALLS

PARKING PROVIDED:

888 STALLS

PARKING RATIO:

6.60/1.000 SF

HOTEL PARCEL

NET HOTEL SITE $\pm 128,676 \text{ SF} (\pm 2.95 \text{ ACRES})$

TOTAL BUILDING AREA:

$\pm 88,730 \text{ SF}$

BUILDING FOOTPRINT: $\pm 24,804 \text{ SF}$

PARKING SUMMARY:

PARKING REQUIRED:

1/1 UNIT (135 UNITS) 135 STALLS

2/ MANAGER OFFICE (3) 6 STALLS

TOTAL FOR HOTEL 141 STALLS

PARKING PROVIDED:

141 STALLS

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)	1/10student	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

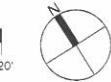
INTERSTATE 15



DATE: 10.24.19
MCG JOB #: 19029.05

PROPOSED
SITE PLAN_SCHEME D.1

Scale: 1" = 60'
0 30 60 120'



© 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.

BEDFORD MARKETPLACE

EAGLE GLEN PKWY & A STREET
SOUTH CORONA, CA

GUARDIAN  COMPANIES

111 Pacific
Irvine, Ca
949.553.1117
mcgarc

EXHIBIT E