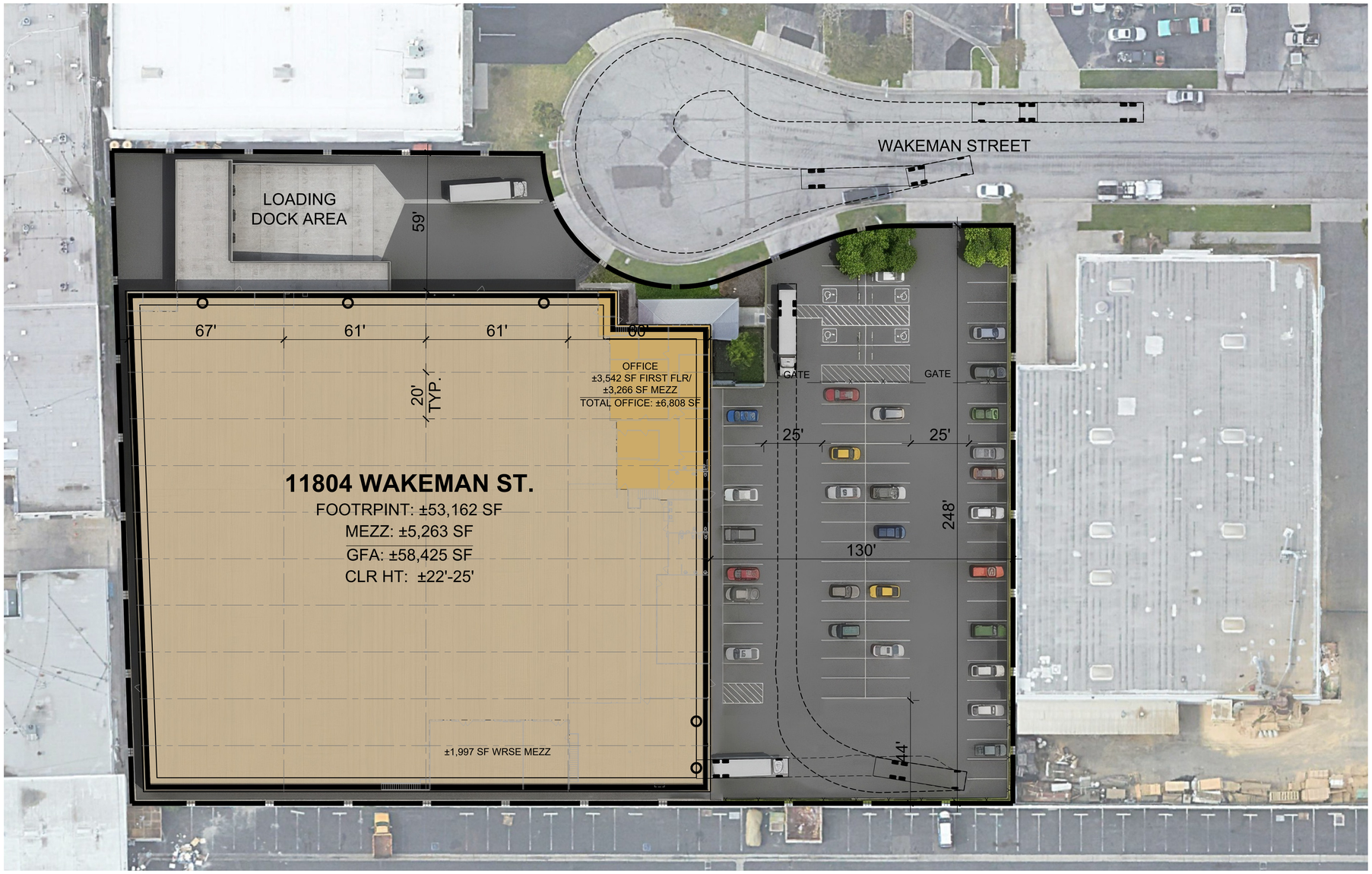

PROJECT DATA:

SITE AREA:		
GROSS:		2.26 AC
		98,468 SF
BUILDING AREA:		
FOOTPRINT:		**53,162 SF**
MEZZANINE:		5,263 SF
TOTAL BUILDING AREA:		58,425 SF
BUILDING USE:		
WAREHOUSE		58,425 SF
OFFICE		0 SF
FAR:		
GROSS:		0.59
COVERAGE:		
GROSS:		54%
PARKING REQUIRED:		
WAREHOUSE		
1ST 20k	1/500 SF	40 STALLS
20K-100K	1/750 SF	51 STALLS
OFFICE (Included)		0 STALLS
TOTAL		91 STALLS
PARKING PROVIDED:		
AUTO:		82 STALLS
		@1.4/1000 SF
REQ. ACCESSIBLE		*4 STALLS*
TRAILER:		0 STALLS
TRUCK DOCKS:		
GRADE-LEVEL DOORS		5

DEVELOPMENT STANDARDS:

ZONING:	M-2	
MAX. BLDG. HT.:	n/a	5
BUILDING SETBACKS:		
FRONT:	20 FT	
SIDE:	0 FT	
REAR:	0 FT	
LANDSCAPE REQ.:	6%	1
OFF-STREET PARKING:		
STANDARD:	8.5X19	3
COMPACT:	7.5X15	
COMPACT %:	25%	
DRIVE AISLE:	24 FT	4
FIRE LANE:	26 FT	
REQ. PARKING RATIO BY USE:		
WAREHOUSE:	1/2000 SF	2
OFFICE:		2

NOTES:

1 Where an M-2 zone adjoins a dedicated street, a minimum area equivalent to 25 square feet for each lineal foot of frontage on said street shall be suitably landscaped and maintained. In addition, all parking areas shall have landscaping installed equivalent to 6% of the total parking area. This landscaping shall be distributed so that 50% of the landscaping is located around the perimeter of the parking area, and the balance located within the paring area. Said landscaping shall be located on private property behind the planned street width line and shall be clearly visible from the street frontage.

2 0-20000: 1/500
20001-100000: 1/750
100001-200000: 1/1000
200001 + : 1/2000
Incidental office use included.

3 Nonindustrial uses - parking spaces shall be no less than 9X20

4 90 degree parking for commercia, financial, professional offices uses and mixed-use industrial/office/commercial uses - 26 feet.

5 No building height limit except within 100 feet of a residential zone, school or park, in which case the height

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:
AVERAGE REGIONAL REQUIRED
PROVIDED

Boundary Source:
GIS MAP & AERIAL IMAGE

1" = 20'

0 10 20 40 100

NORTH

scheme: 03

Marketing Site Plan

11804 Wakeman Street
Santa Fe Springs, CA 90670

StaleyPoint CAPITAL

WARE MALCOMB

LAX22-0069-00
07-31-2026

SHEET
1