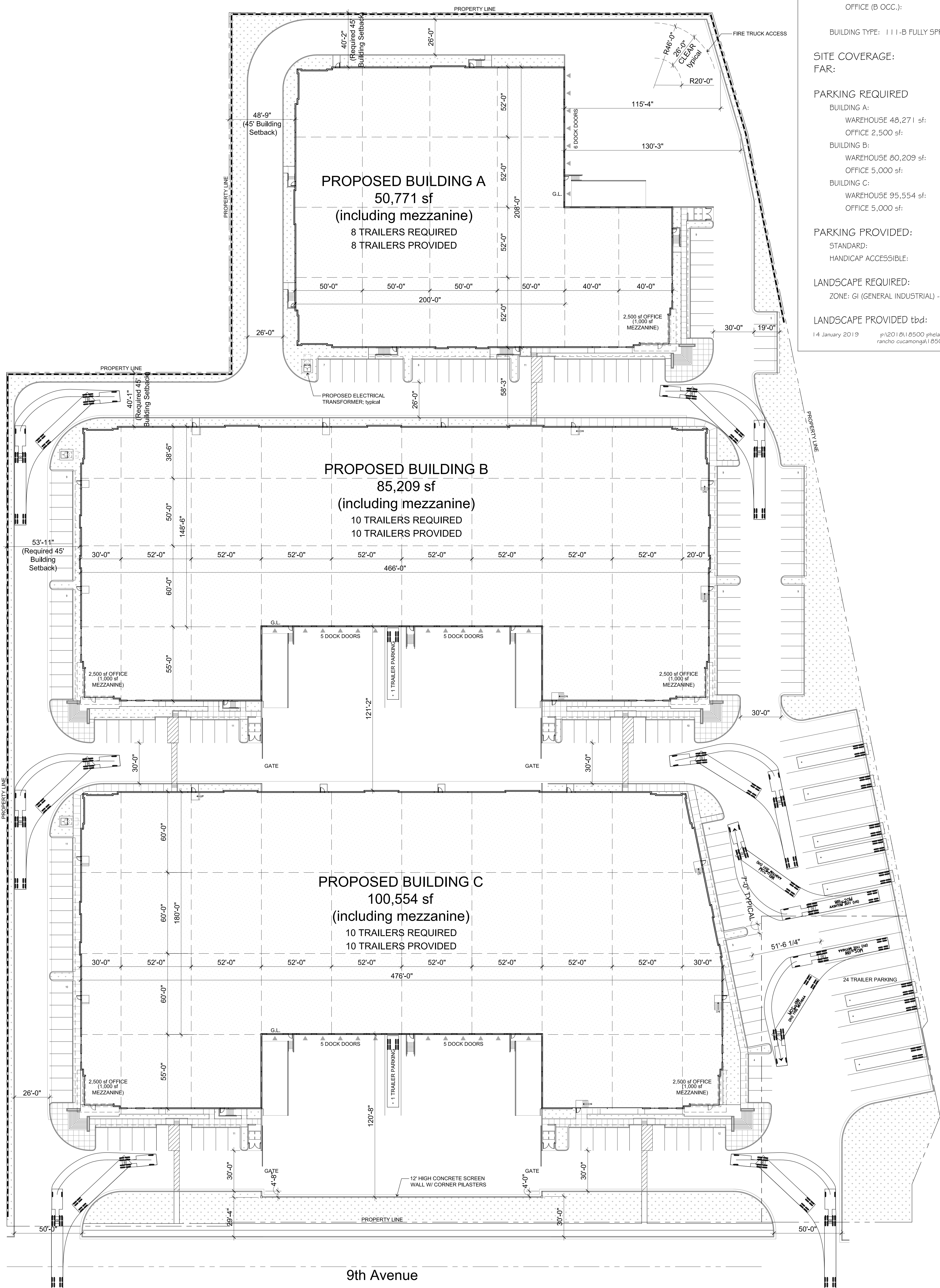


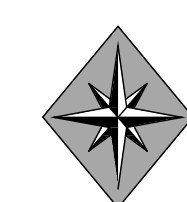
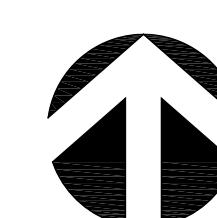
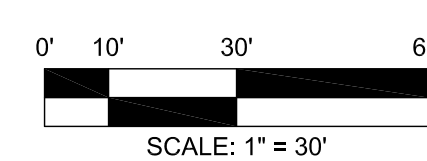
GROSS LOT AREA:	510,847 sf 11.73 acres
TOTAL BUILDING AREA:	236,534 sf
BUILDING A:	50,771 sf
WAREHOUSE (5-1 OCC.):	48,271 sf
OFFICE (B OCC.):	2,500 sf
BUILDING B:	85,209 sf
WAREHOUSE (5-1 OCC.):	80,209 sf
OFFICE (B OCC.):	5,000 sf
BUILDING C:	100,554 sf
WAREHOUSE (5-1 OCC.):	95,554 sf
OFFICE (B OCC.):	5,000 sf
BUILDING TYPE: 111-B FULLY SPRINKLED W/ EF5R	
SITE COVERAGE:	45.32 %
FAR:	46.30 %
PARKING REQUIRED	168 spaces
BUILDING A:	43 spaces
WAREHOUSE 48,271 sf:	33 spaces
OFFICE 2,500 sf:	10 spaces
BUILDING B:	61 spaces
WAREHOUSE 80,209 sf:	41 spaces
OFFICE 5,000 sf:	20 spaces
BUILDING C:	64 spaces
WAREHOUSE 95,554 sf:	44 spaces
OFFICE 5,000 sf:	20 spaces
PARKING PROVIDED:	181 spaces
STANDARD:	171 spaces
HANDICAP ACCESSIBLE:	10 spaces
LANDSCAPE REQUIRED:	48,378 sf
ZONE: GI (GENERAL INDUSTRIAL) - 10%	
LANDSCAPE PROVIDED TBD:	xx,xxx sf
14 January 2019 p:\2018\18500 phelan development\18500.38 pd-9th and vineyard, rancho cucamonga\18500.38 site plan scheme 12 - corner lot_option c.dwg	



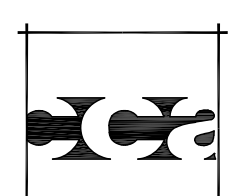
**PRELIMINARY SITE PLAN
SCHEME 12**

14 January 2019

9th and Vineyard
Rancho Cucamonga, California



PHELAN
DEVELOPMENT
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Newport Beach, CA 92660



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