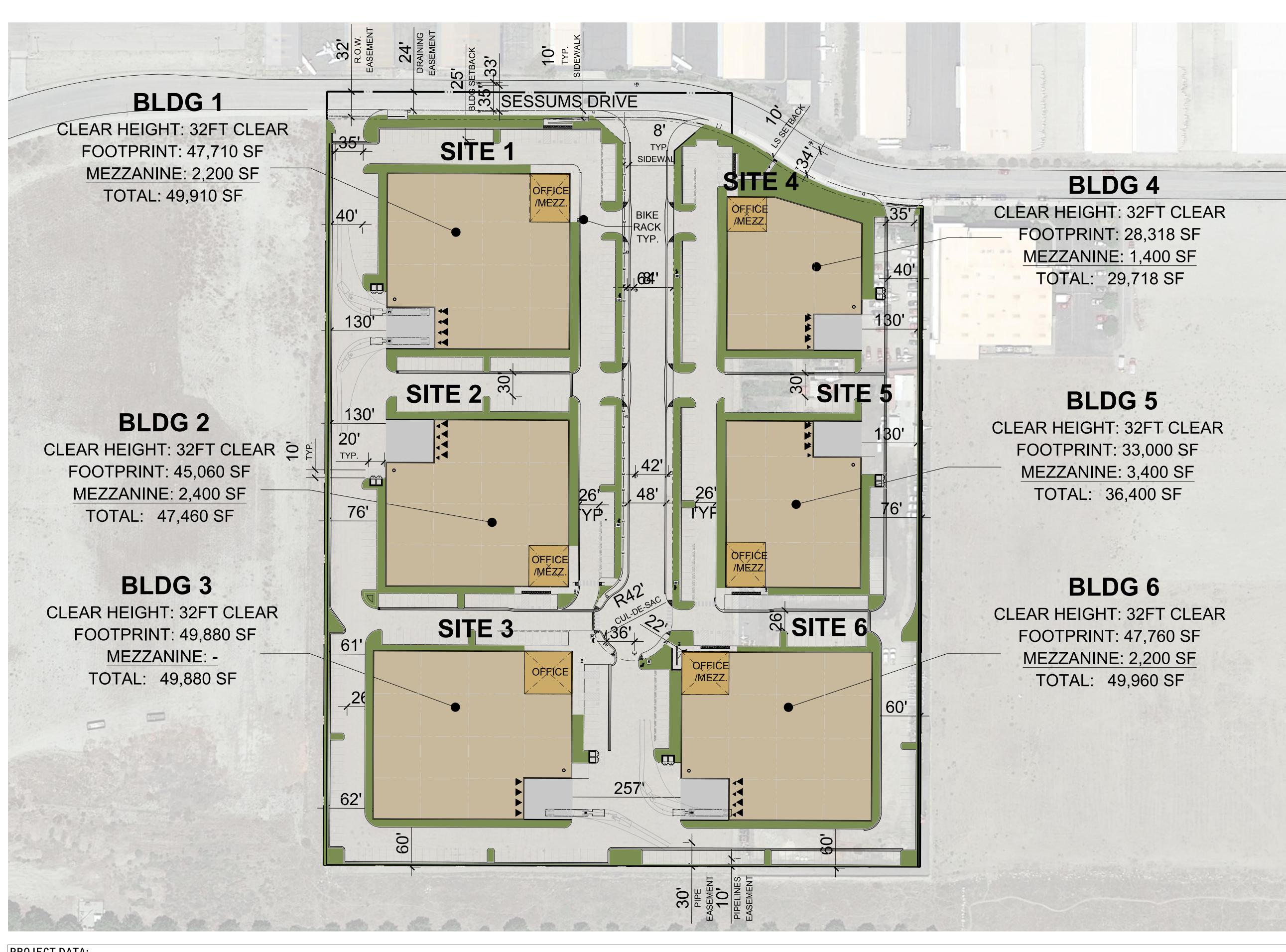
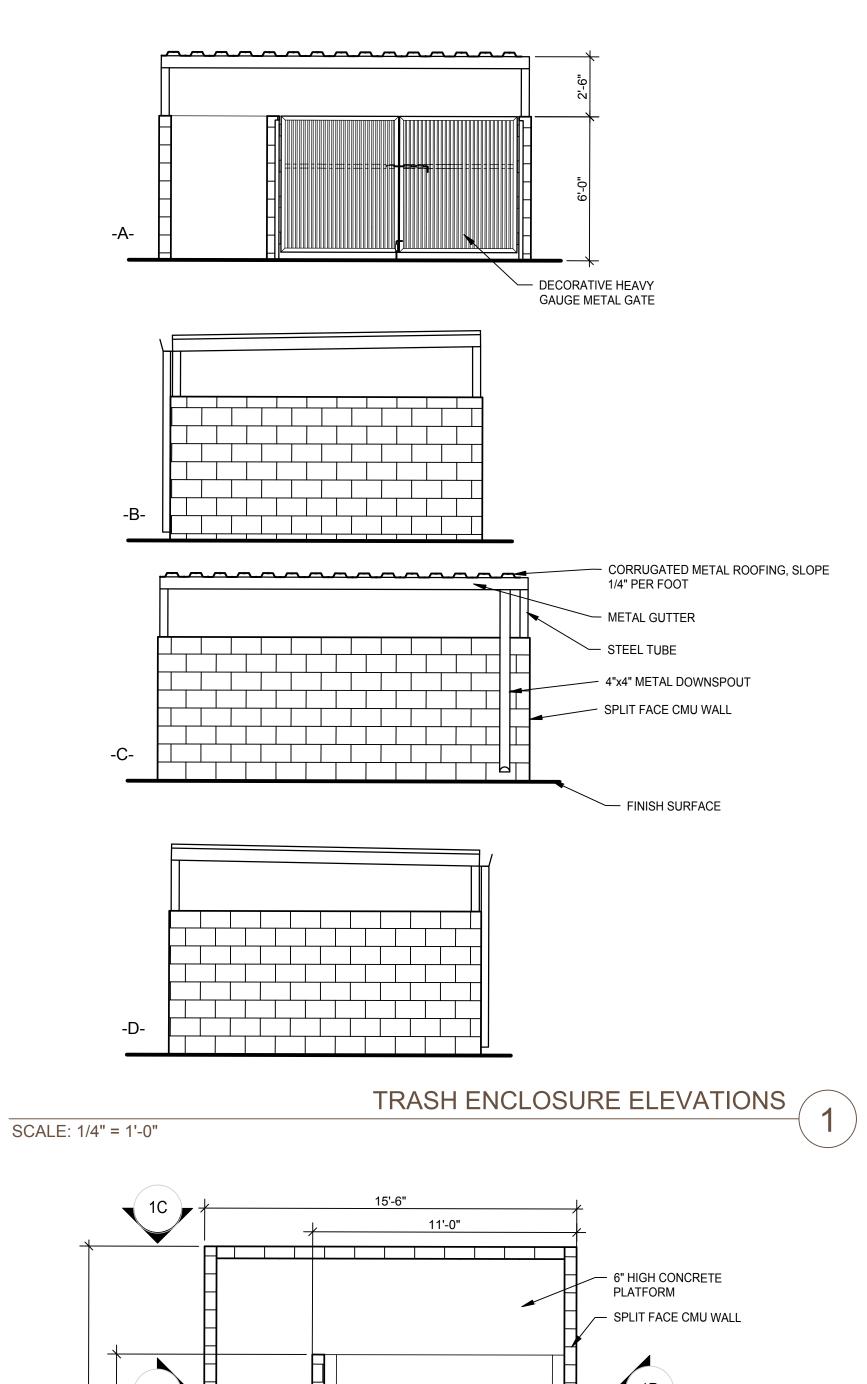


NEWLAND SESSUMS RD

REDLANDS, CALIFORNIA

CONCEPTUAL DESIGN IRV21-0187-00 06.09.2023





TRASH BINS. TYPICAL 6'-3" x 4'-1", VERIFY WITH LOCAL JURISDICTION CONCRETE CURB, WHERE OCCURS - DECORATIVE HEAVY GAUGE METAL GATE

TRASH ENCLOSURE PLAN

	ZUNING:	IP
	MAX. F.A.R.: MAX. COVERAGE: MAX. HEIGHT:	50% NONE
	BUILDING SETBACKS: FRONT: SIDE: REAR:	25 FT ¹ 0 FT ² 0 FT ²
	LANDSCAPE SETBACKS: FRONT: SIDE: REAR:	10 FT ¹ 0 FT ² 0 FT ²
	LANDSCAPE REQ.:	7,8
OPE	OFF-STREET PARKING: STANDARD: COMPACT: COMPACT %: DRIVE AISLE: TREE WELL:	9X19 8X15 25% ° 26 FT 5 FT
		USE: 4 /500 SF /250 SF
1	NOTES: 1 Each lot shall have a front yard of not less of feet (25'), extending across the full width of where adjacent to a major or secondary high where adjacent to or across the street from a school or park, in which case the front yard than fifty feet (50'). The ten feet (10') neares landscaped and maintained. The remainder parking 2 None required, except where adjoining a retheside yard shall be twenty five feet (25') a shall be a minimum of fifty feet (50'). The yaparking, loading and accessways. 3 1 space/1,000 square feet of gross floor area employee on the largest shift, whichever is greater (Requirement may be reduced if applicant signifying reduction of spaces; however, ade expansion of parking shall be provided in couse.) 4 1 space/500 square feet of gross floor area to feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space per 1,000 square feet over 20,000 feet; 1 space/500 square feet of gross floor area on the largest shift, whichever is greater 1.	the lot, except hway, and except a residential zone, shall be not less t the street shall be may be used for sidential district, and the rear yard ard may be used for a or 1 space/each greater submits letter quate area for ase of conversion of up to 20,000 square 000 square feet or 1 space/employee ndard size stalls. parking may be e proposed for a such parking area
	This conceptual design is bat upon a preliminary review of entitlement requirements and unverified and possibly incosite and/or building informat is intended merely to assist exploring how the project mideveloped. Stormwater Management Design Conceptual design is batterior and conceptual design in conceptual de	f id on mplete ion, and in ight be
2	Boundary Source: PDF ALTA SURVEY	

DEVELOPMENT STANDARDS:

PROJECT	I DATA: SITE					BUILDING								PARKING					A	0
	OTTE							BUILDING USE:			PARKING REQUI	IRED		TARRING						
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	MEZZ. AREA (SF)	BUILDING AREA (SF)	GROSS F.A.R.	WAREHOUSE	OFFICE & MEZZ	WAREHOUSE OFFICE				PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	LANDSCAPED AREA (SF)	LANDSCAPE RATIO	DOCK-HIGH DOORS	GRADE-LEVEL DOORS
								(SF)	OFFICE & MEZZ	130 20,000 1(31	2nd 20,000 KSF	1/250 SF	TOTAL							
1	123,732	2.84	1	47,710	2,200	49,910	0.40	45,510	4,400	1/500 SF 40	1/1000 SF 26	18	83	90	@1.8/1000 SF	4 STALLS	20,178	16%	4	1
2	108,441	2.49	2	45,060	2,400	47,460	0.44	-		40	23	19	82	82	@1.73/1000 SF	4 STALLS	14,896	14%		1
3	116,598	2.68	3	49,880	-	49,880	0.43	46,640	3,240	40	27	13	80	100	@2./1000 SF	4 STALLS	16,040	14%	4	1
4	84,458	1.94	4	28,318	1,400	29,718	0.35	26,918	2,800	40	7	11	58	58	@1.95/1000 SF	3 STALLS	19,246	23%	3	1
5	92,245	2.12	5	33,000	3,400	36,400	0.39	29,600	6,800	40	10	27	77	77	@2.12/1000 SF	4 STALLS	13,666	15%	3	1
6	112,576	2.58	6	47,760	2,200	49,960	0.44	45,560	4,400	40	26	18	91	95	@1.9/1000 SF	4 STALLS	15,599	14%	4	1
TOTAL	638,050	14.65		251,728	11,600	263,328		251,728	26,440	240	117	106	470	502	@1.91/1000 SF	28 STALLS	99,625		22	6

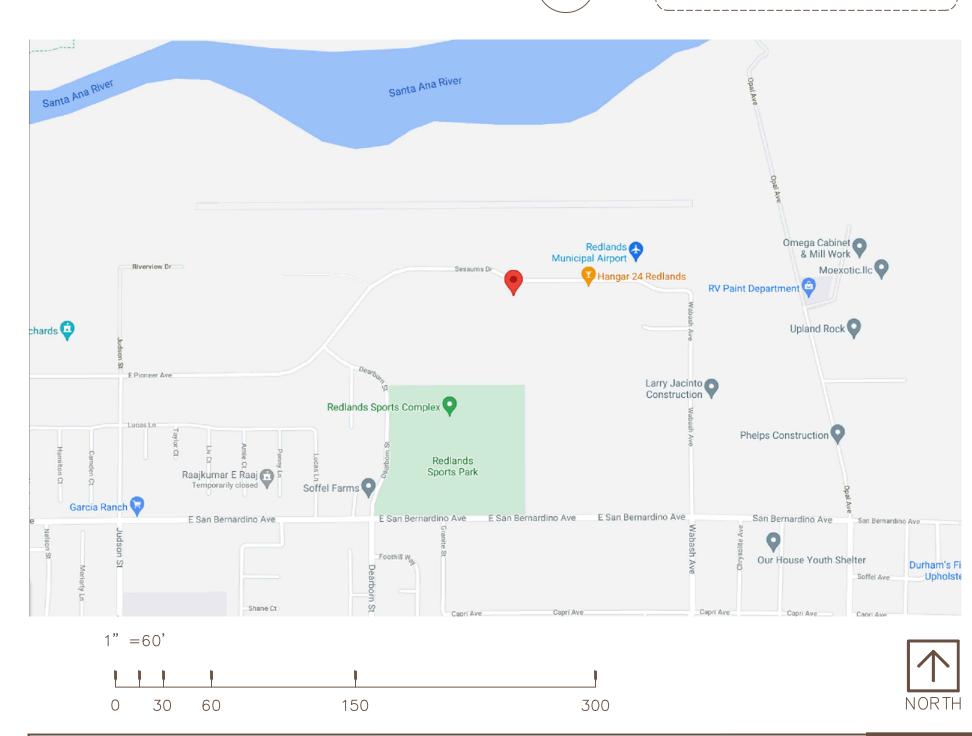
PROPOSED SITE PLAN

PLANNING NOTES:

1. AIRPORT B1 & B2 ZONES

Sessums Drive Redlands, CA 92374

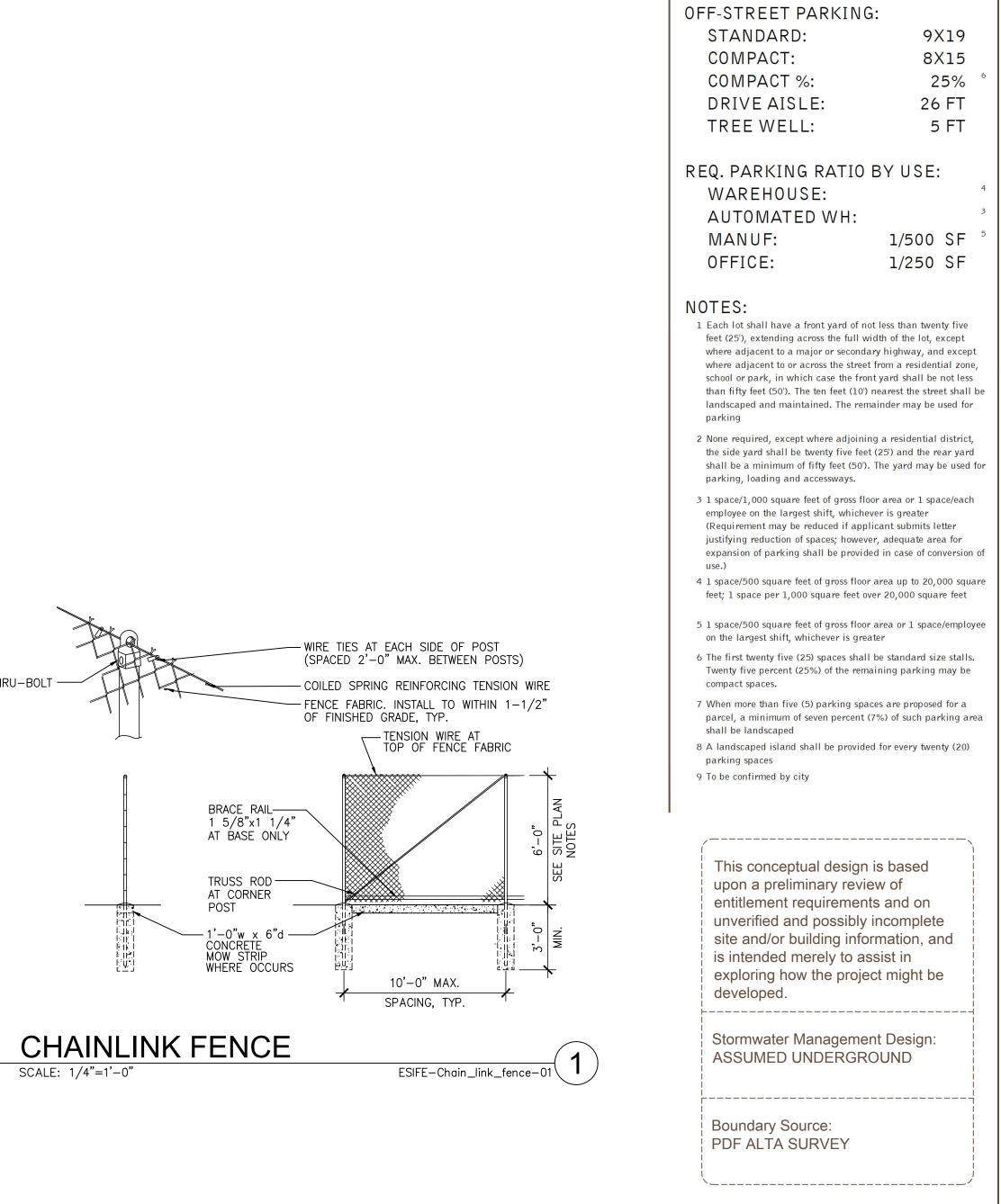
SCALE: 1/4" = 1'-0"



SHEET

WARE MALCOMB





DEVELOPMENT STANDARDS:

50%

NONE

25 FT

0 FT

0 FT

10 FT 0 FT

0 FT

ZONING:

MAX. F.A.R.:

FRONT:

SIDE:

REAR:

FRONT:

REAR:

LANDSCAPE REQ.:

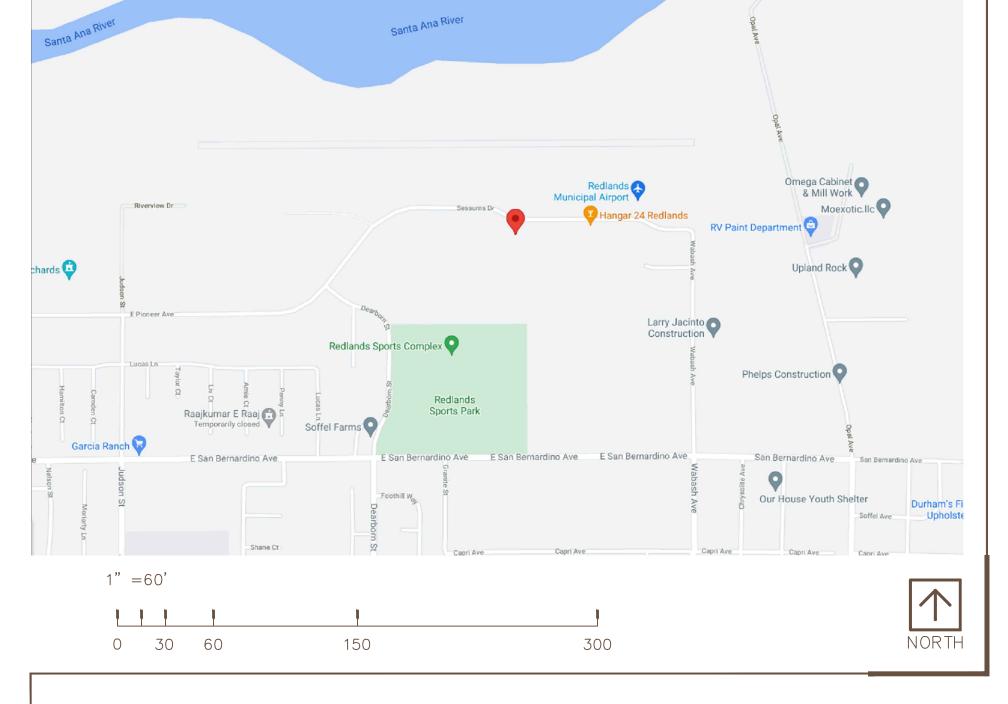
MAX. COVERAGE:

BUILDING SETBACKS:

LANDSCAPE SETBACKS:

MAX. HEIGHT:

PROJECT	ROJECT DATA:																			
	SITE		BUILDING								PARKING						0			
								BUILDIN	BUILDING USE:		PARKING REQUIRED									
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	MEZZ. AREA (SF)	BUILDING AREA (SF)	TGROSS F.A.R.	M	OFFICE & MEZZ	WAREHOUSE 0		OFFICE	TOTAL	PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	LANDSCAPED LANDSCAF AREA (SF) RATIO		DOCK-HIGH DOORS	GRADE-LEVEL DOORS
										1st 20,000 KSF 1/500 SF	2nd 20,000 KSF 1/1000 SF	1/250 SF	TOTAL							
1	123,732	2.84	1	47,710	2,200	49,910	0.40	45,510	4,400	40	26	18	83	90	@1.8/1000 SF	4 STALLS	20,178	16%	4	1
2	108,441	2.49	2	45,060	2,400	47,460	0.44	42,660	4,800	40	23	19	82	82	@1.73/1000 SF	4 STALLS	14,896	14%	4	1
3	116,598	2.68	3	49,880	-	49,880	0.43	46,640	3,240	40	27	13	80	100	@2./1000 SF	4 STALLS	16,040	14%	4	1
4	84,458	1.94	4	28,318	1,400	29,718	0.35	26,918	2,800	40	7	11	58	58	@1.95/1000 SF	3 STALLS	19,246	23%	3	1
5	92,245	2.12	5	33,000	3,400	36,400	0.39	29,600	6,800	40	10	27	77	77	@2.12/1000 SF	4 STALLS	13,666	15%	3	1
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TOTAL	638,050	14.65		251,728	11,600	263,328		251,728	26,440	240	117	106	470	502	@1.91/1000 SF	28 STALLS	99,625		22	6





FENCING AND GATE PLAN

Sessums Drive
Redlands, CA 92374



BLDG 4

CLEAR HEIGHT: 32FT CLEAR FOOTPRINT: 28,318 SF MEZZANINE: 1,400 SF TOTAL: 29,718 SF

BLDG 5

CLEAR HEIGHT: 32FT CLEAR FOOTPRINT: 33,000 SF MEZZANINE: 3,400 SF TOTAL: 36,400 SF

BLDG 6

CLEAR HEIGHT: 32FT CLEAR FOOTPRINT: 47,760 SF MEZZANINE: 2,200 SF TOTAL: 49,960 SF





26FT WIDE FIRE ACCESS LANE



FIRE HYDRANT

BUILDING SETBACKS: FRONT: SIDE: REAR: LANDSCAPE SETBACKS: FRONT: REAR: LANDSCAPE REQ.: OFF-STREET PARKING: STANDARD: COMPACT: COMPACT %: DRIVE AISLE: TREE WELL: REQ. PARKING RATIO BY USE: WAREHOUSE: AUTOMATED WH: MANUF: OFFICE: NOTES: 1 Each lot shall have a front yard of not less than twenty five feet (25'), extending across the full width of the lot, except where adjacent to a major or secondary highway, and except where adjacent to or across the street from a residential zone, school or park, in which case the front yard shall be not less than fifty feet (50'). The ten feet (10') nearest the street shall be landscaped and maintained. The remainder may be used for 2 None required, except where adjoining a residential district, the side yard shall be twenty five feet (25') and the rear yard shall be a minimum of fifty feet (50'). The yard may be used for parking, loading and accessways. employee on the largest shift, whichever is greater (Requirement may be reduced if applicant submits letter justifying reduction of spaces; however, adequate area for expansion of parking shall be provided in case of conversion of 4 1 space/500 square feet of gross floor area up to 20,000 square feet; 1 space per 1,000 square feet over 20,000 square feet 5 1 space/500 square feet of gross floor area or 1 space/employee on the largest shift, whichever is greater 6 The first twenty five (25) spaces shall be standard size stalls. Twenty five percent (25%) of the remaining parking may be 7 When more than five (5) parking spaces are proposed for a parcel, a minimum of seven percent (7%) of such parking area shall be landscaped 8 A landscaped island shall be provided for every twenty (20) parking spaces 9 To be confirmed by city This conceptual design is based upon a preliminary review of entitlement requirements and on

unverified and possibly incomplete site and/or building information, and

exploring how the project might be

Stormwater Management Design: ASSUMED UNDERGROUND

is intended merely to assist in

developed.

Boundary Source: PDF ALTA SURVEY

DEVELOPMENT STANDARDS:

50%

NONE

25 FT

0 FT

0 FT

10 FT 0 FT

0 FT

9X19

8X15

25%

26 FT

5 FT

1/500 SF

1/250 SF

ZONING:

MAX. F.A.R.:

MAX. COVERAGE:

MAX. HEIGHT:

PROJECT	PROJECT DATA:																			
	SITE				E	BUILDING								PARKING						0
						BUILDING AREA (SF)		BUILDIN	G USE:		PARKING REQUIRED						I			
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	MEZZ. AREA (SF)		GROSS F.A.R.	WAREHOUSE (SF)	055105 0 14577	WAREHOUSE		OFFICE	TOT 4.1	PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	LANDSCAPED AREA (SF)	LANDSCAPE RATIO	DOCK-HIGH DOORS	GRADE-LEVEL DOORS
									OFFICE & MEZZ	1st 20,000 KSF	2nd 20,000 KSF	1/250 SF	TOTAL							
										1/500 SF	1/1000 SF	_,								
1	123,732	2.84	1	47,710	2,200	49,910	0.40	45,510	4,400	40	26	18	83	90	@1.8/1000 SF	4 STALLS	20,178	16%	4	<i>t</i> 1
2	108,441	2.49	2	45,060	2,400	47,460	0.44	42,660	4,800	40	23	19	82	82	@1.73/1000 SF	4 STALLS	14,896	14%	4	1
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4	84,458	1.94	4	28,318	1,400	29,718	0.35	26,918	2,800	40	7	11	58	58	@1.95/1000 SF	3 STALLS	19,246	23%	3	, 1
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TOTAL	638,050	14.65		251,728	11,600	263,328		251,728	26,440	240	117	106	470	502	@1.91/1000 SF	28 STALLS	99,625		22	6

1" =60' 1111 0 30 60

FIRE MASTER PLAN

Sessums Drive Redlands, CA 92374

WARE MALCOMB

SHEET













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. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance. All colors shown are for representative purposes only. Refer to material samples for actual color verification.

PERSPECTIVE VIEW I BLDG 1





REDLANDS, CA - IRV21-0187-00





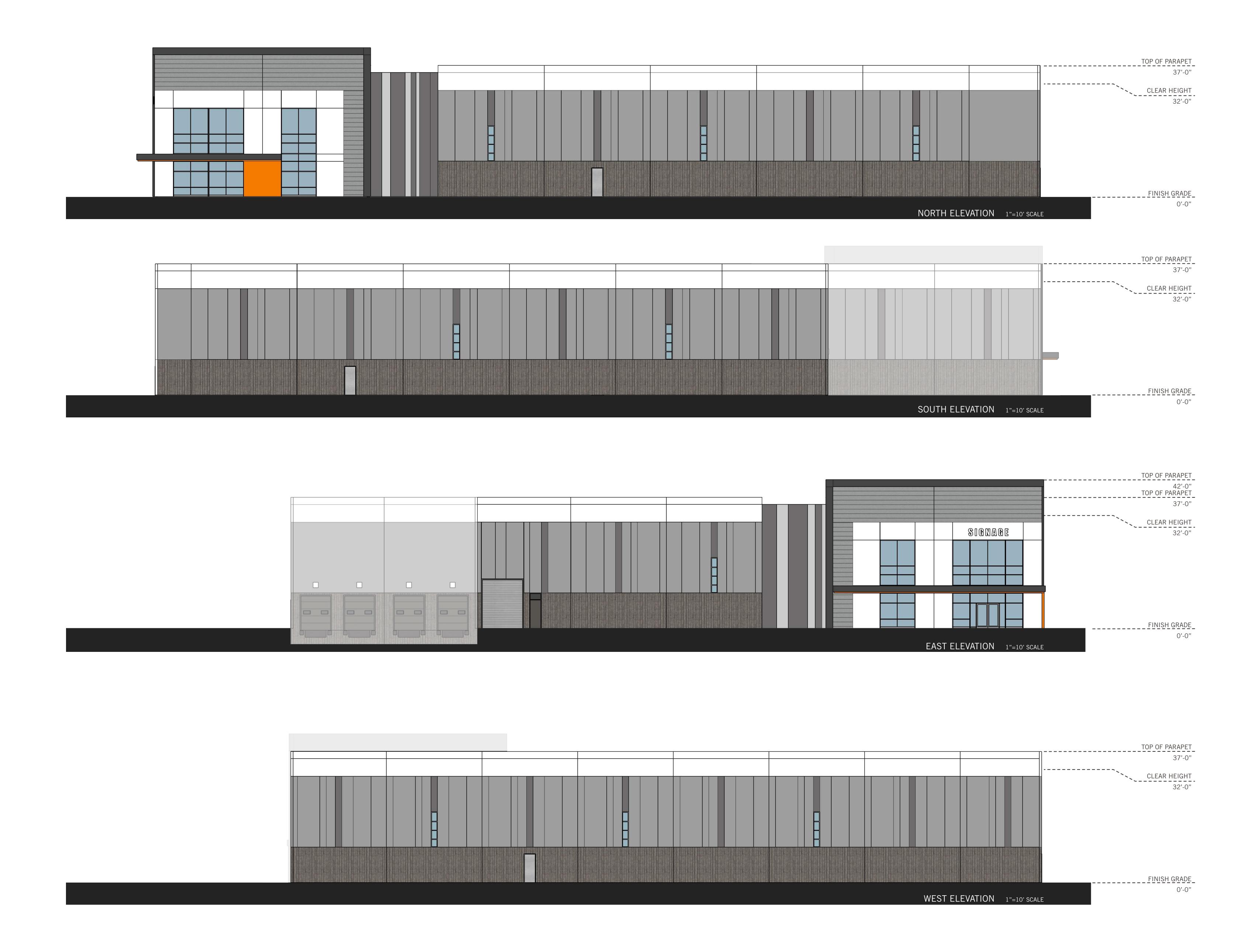
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ELEVATIONS I BLDG 3

material samples for actual color verification.

This conceptual design is based upon a preliminary review of entitlement requirements





code compliance. All colors shown are for representative purposes only. Refer to

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PAGE

10





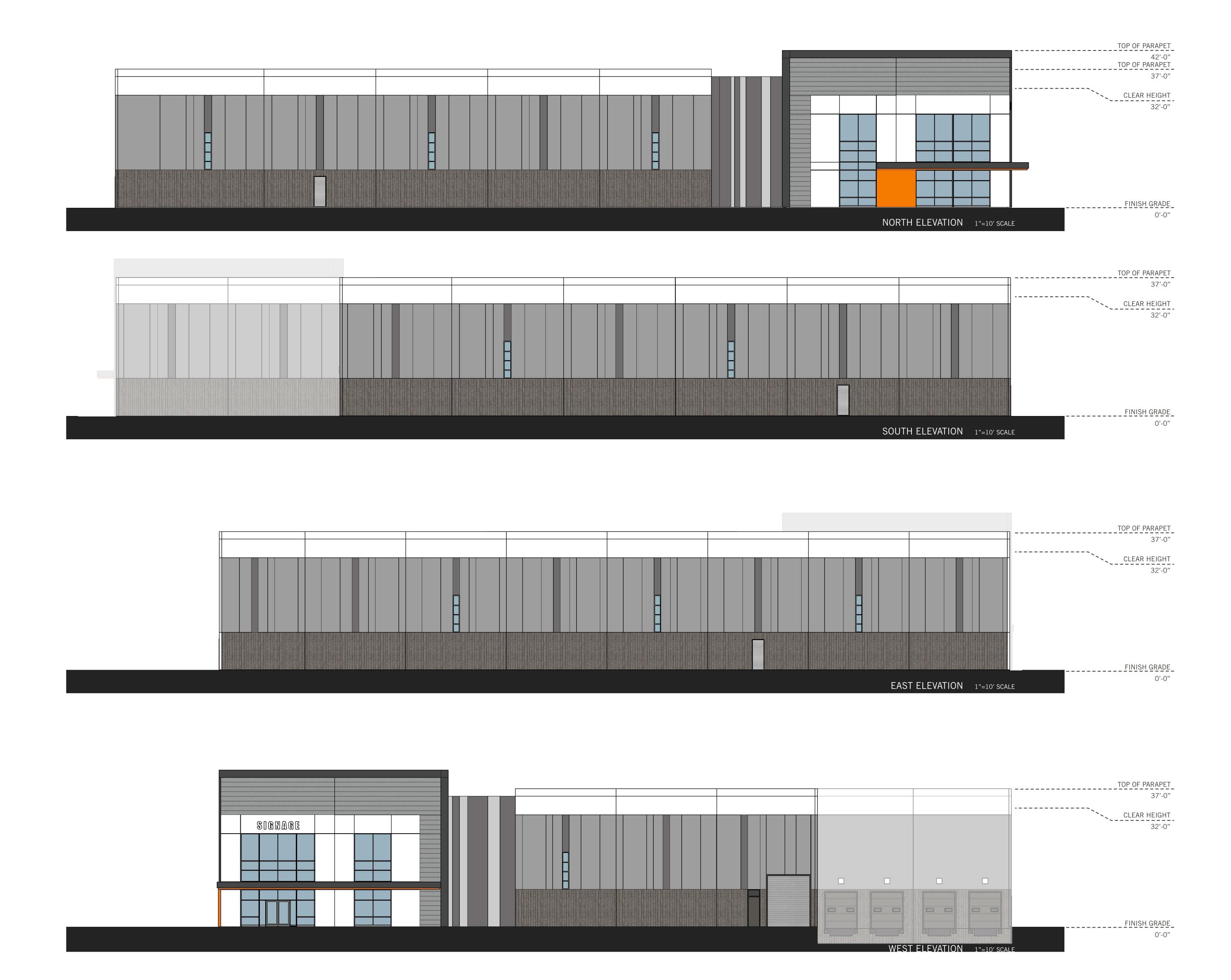
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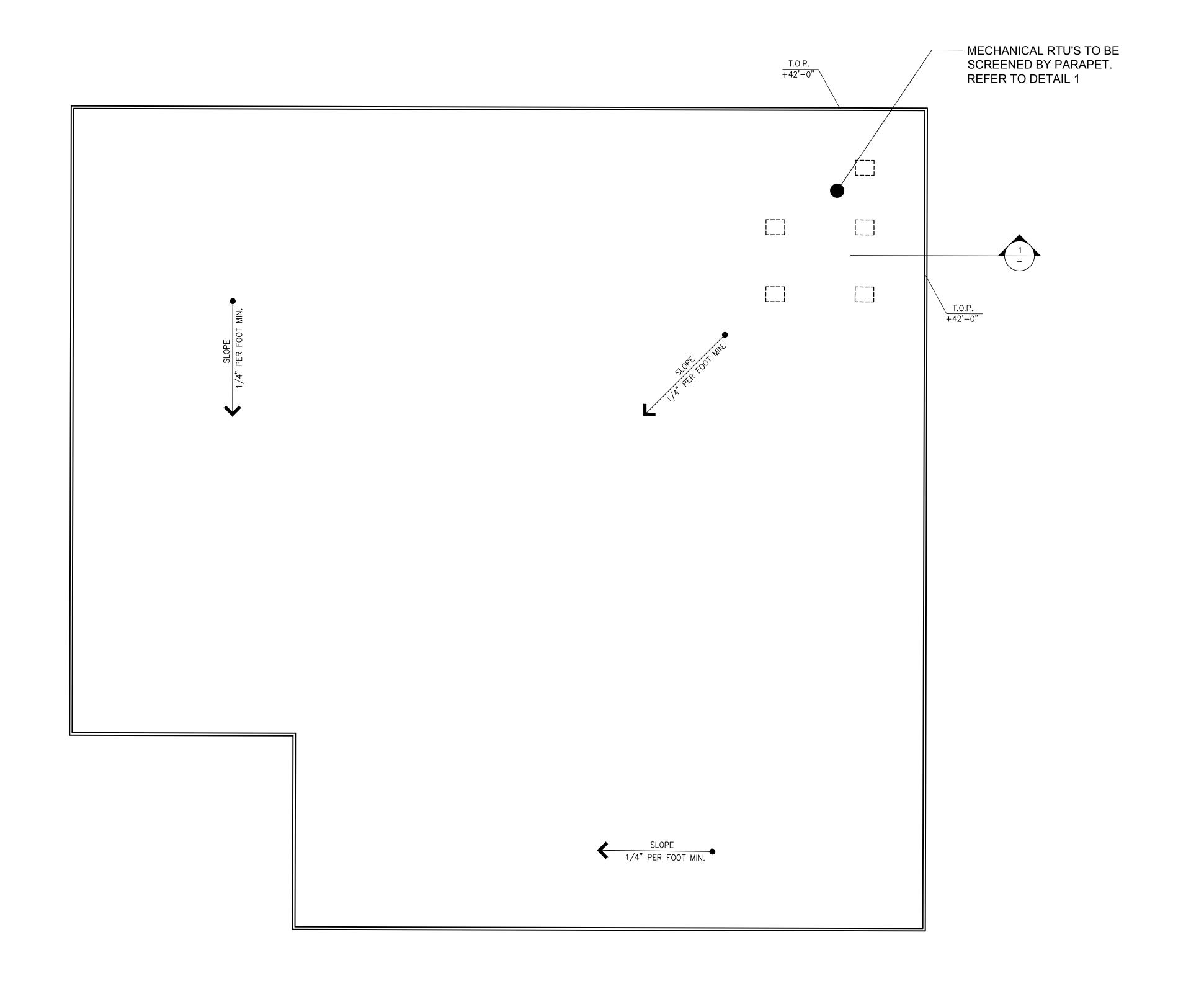
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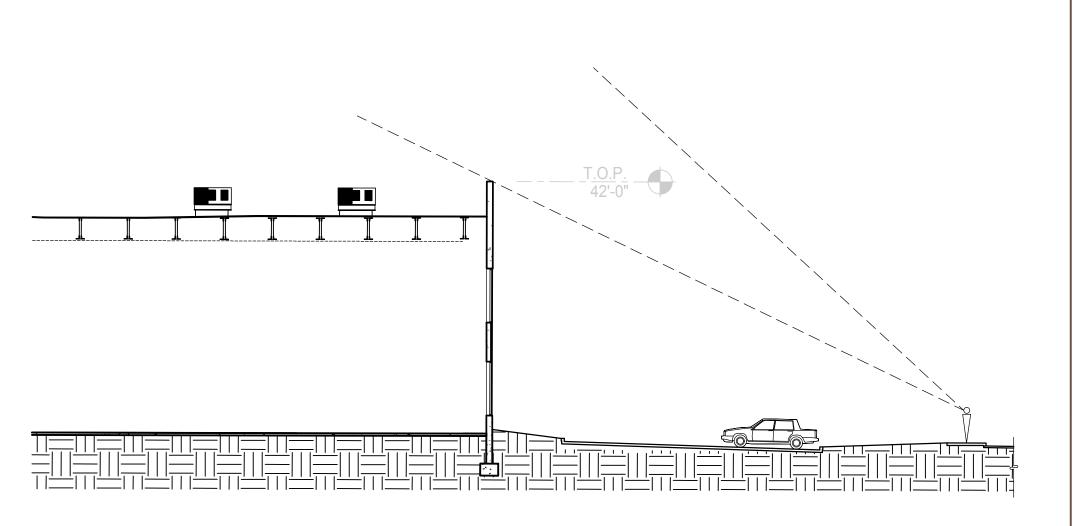
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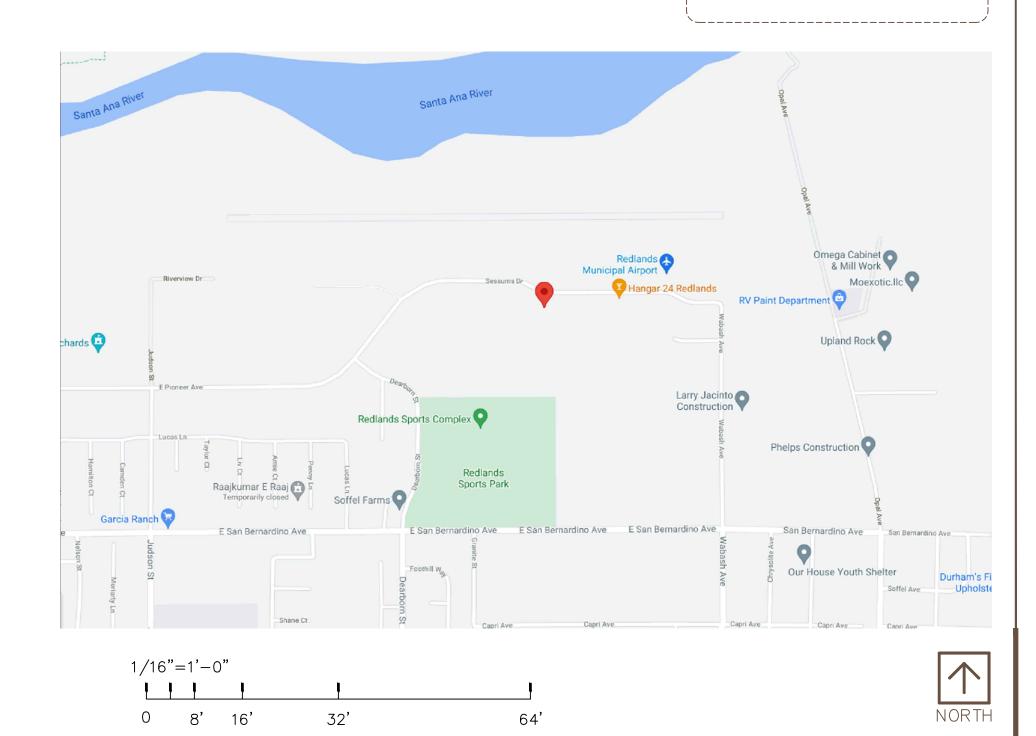
LINE OF SIGHT DIAGRAM 1



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Stormwater Management Design: ASSUMED UNDERGROUND

Boundary Source: PDF ALTA SURVEY





TYPICAL ROOF PLAN

13