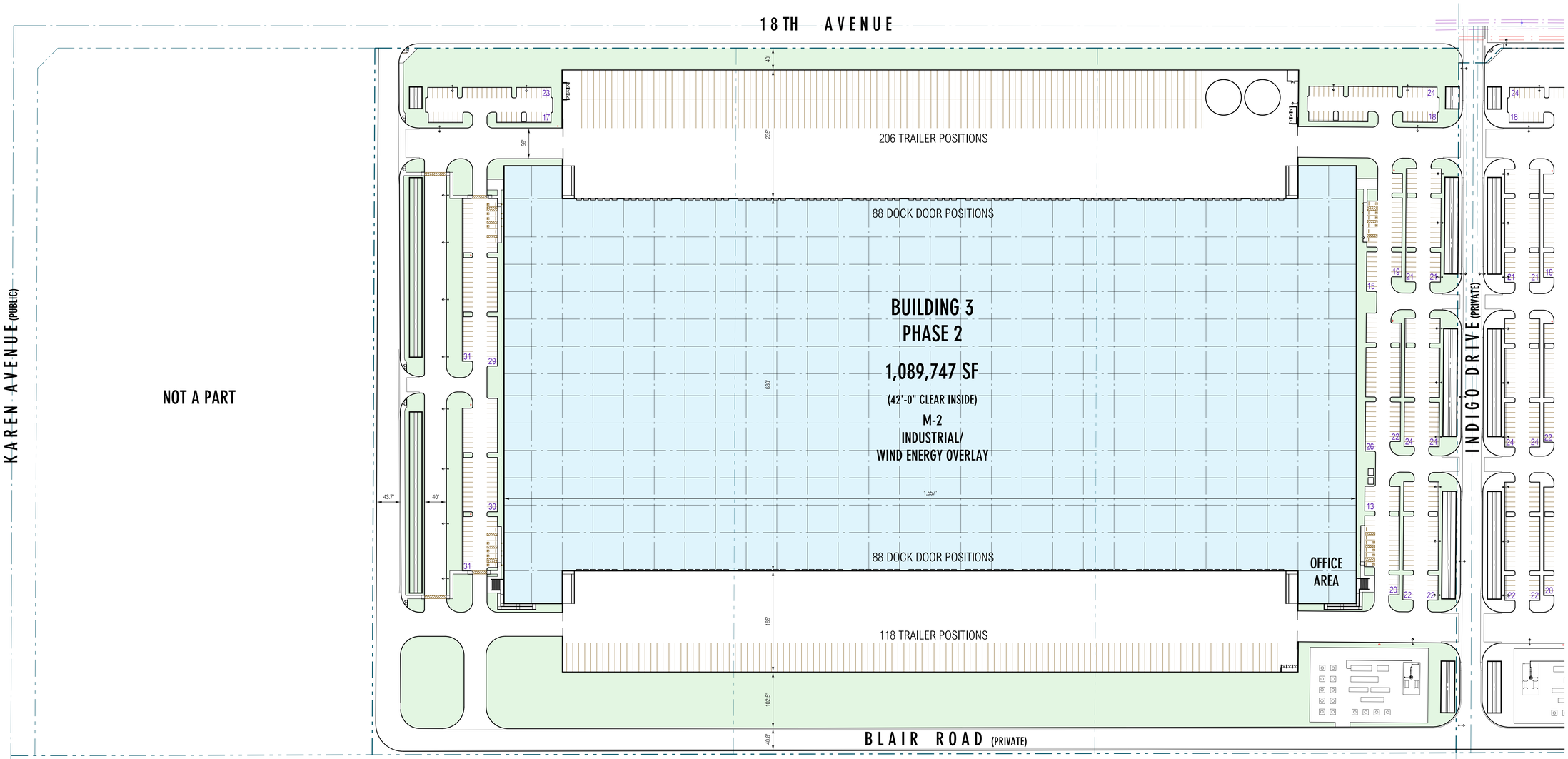

SITE PLAN

SCALE: 1" = 80'-0"

PROJECT DATA

SITE AREA:	
NET SITE AREA:	2,552,950 SF / 58.60 AC
BUILDING AREA:	
FOOTPRINT	1,084,320 SF
FIRE PUMP HOUSE	427 SF
MEZZANINE	5,000 SF
GUARD HOUSE	00 SF
TOTAL	1,089,747 SF
TOTAL INCLUDED PLANNED OFFICE AREA	10,000 SF
LOT COVERAGE: (50% MAX)	42.48 %
FAR COVERAGE:	42.68 %
AUTO PARKING REQUIRED:	
10,000 OFFICE PARKING	20 STALLS
WAREHOUSE	
0-100,000 SF (1/800 SF)	125 STALLS
100,000-200,000 SF (1/1,250 SF)	80 STALLS
200,000 + SF (1/5,000 SF)	176 STALLS
TOTAL	581 STALLS
AUTO PARKING PROVIDED	
ACCESSIBLE STALLS	9 STALLS
STANDARD STALLS	443 STALLS
TRAILER STALLS	324 STALLS
TOTAL PROVIDED	776 STALLS
REQUIRED BICYCLE PARKING (5% OF REQUIRED AUTO PARKING)	39 BIKE LOCATIONS
TRUCK DOCK POSITIONS	176 DOCKS
GRADE DOORS PROVIDED	4 DOOR
LANDSCAPE AREA PROVIDED ON DEVELOPED SITE	392,639 SF / 15.37 %

RGA
Office of Architectural Design
15231 Alton Parkway, Suite 100
Irvine, CA 92618
T 949-341-0920
FX 949-341-0922

NORTH PALM SPRINGS - PHASE II

CITY OF PALM SPRINGS

PRE-APPLICATION SITE PLAN

MARK	DATE	DESCRIPTION
	12/20/23	CONCEPTUAL SITE PLAN

RGA PROJECT NO:	23108.00
CAD FILE NAME:	23108-00-A1-1P
DRAWN BY:	MG
CHK'D BY:	CS

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SHEET TITLE
PRE-APPLICATION

A1-1P