

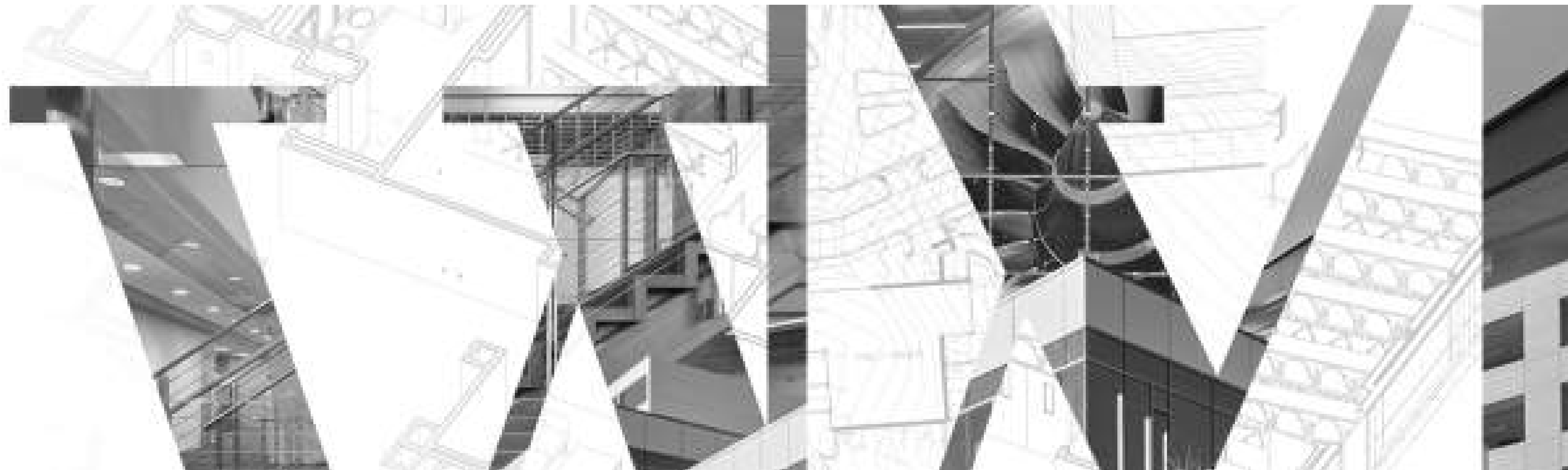


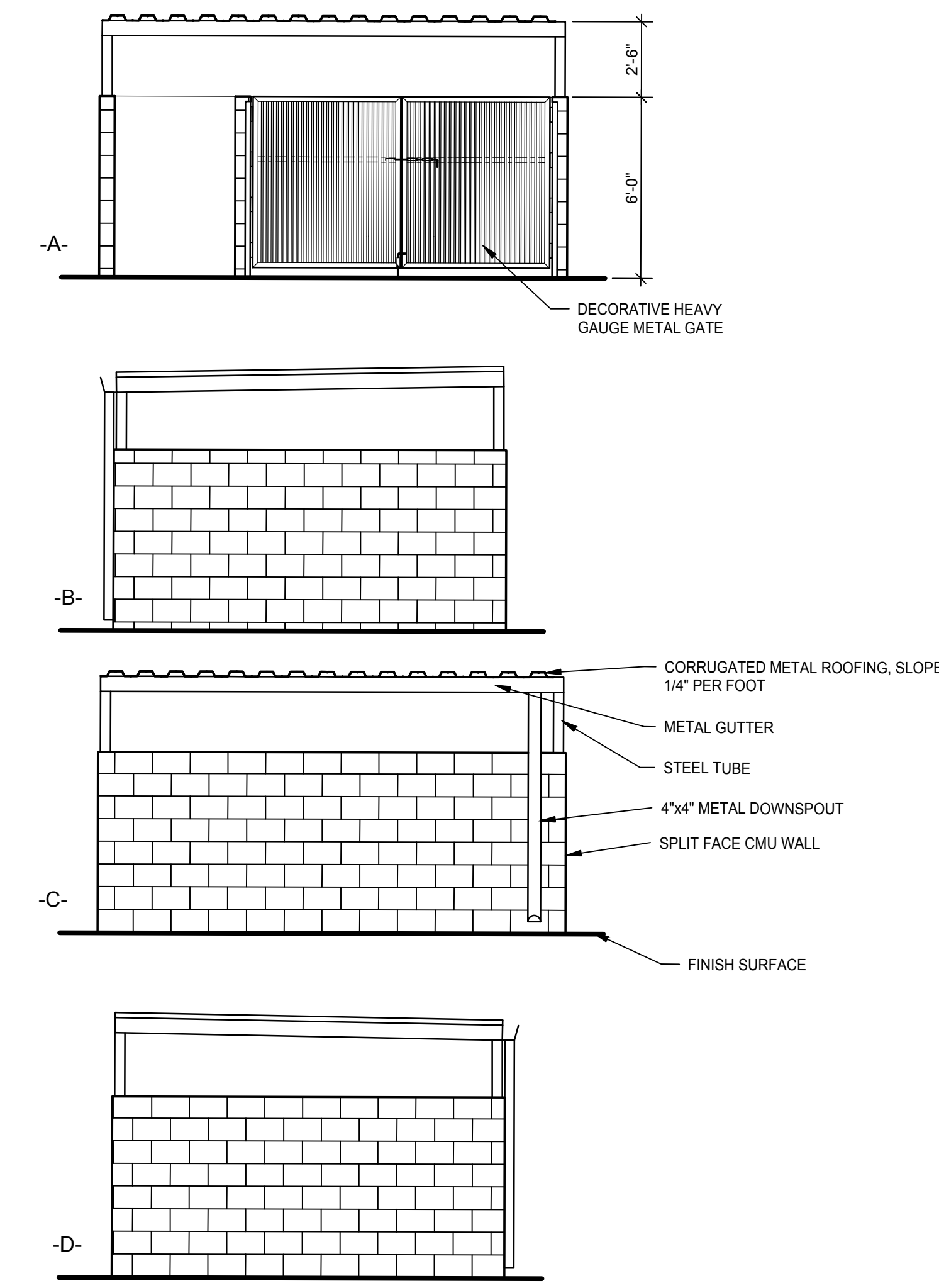
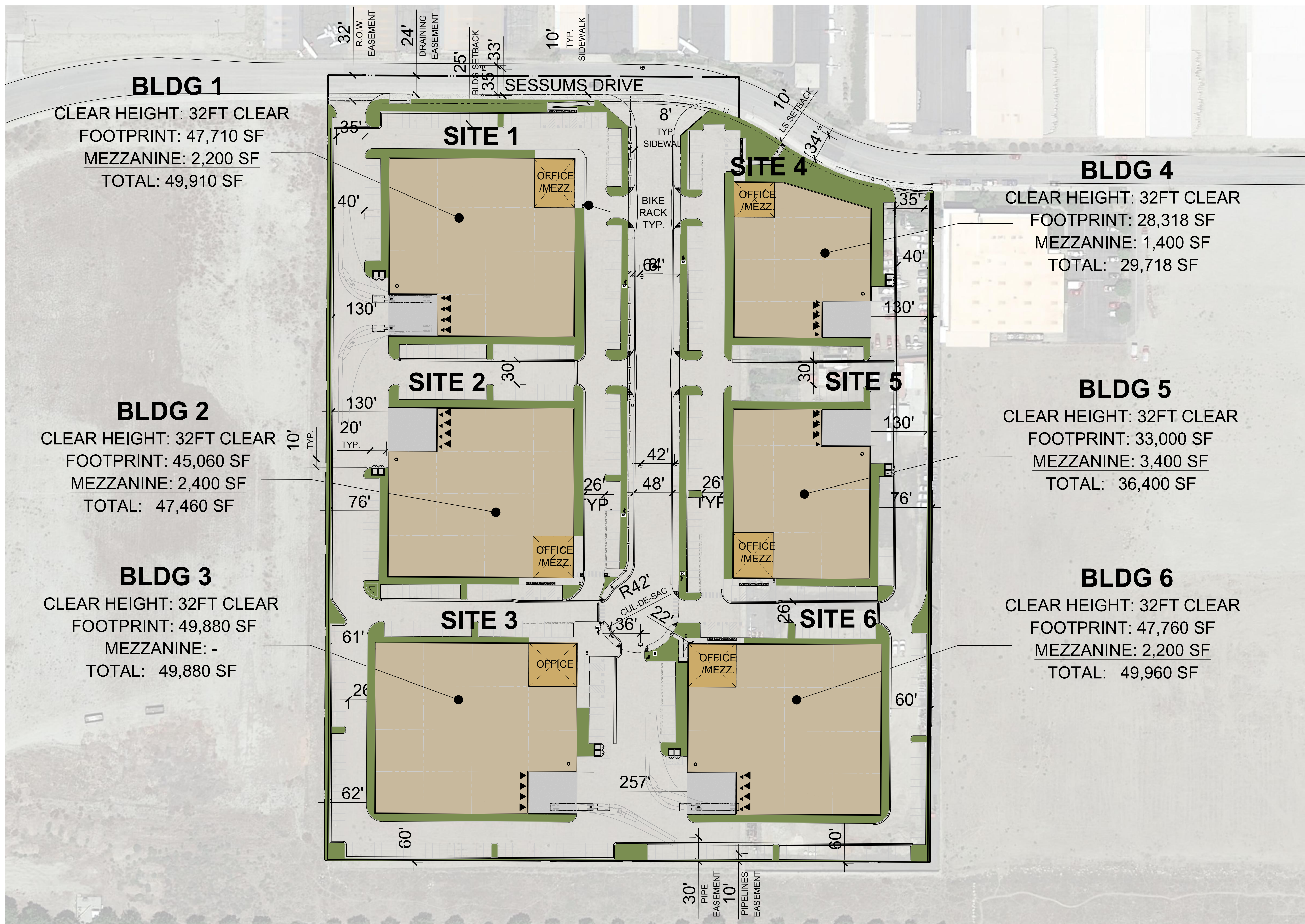
NEWLAND
CAPITAL GROUP

NEWLAND SESSUMS RD

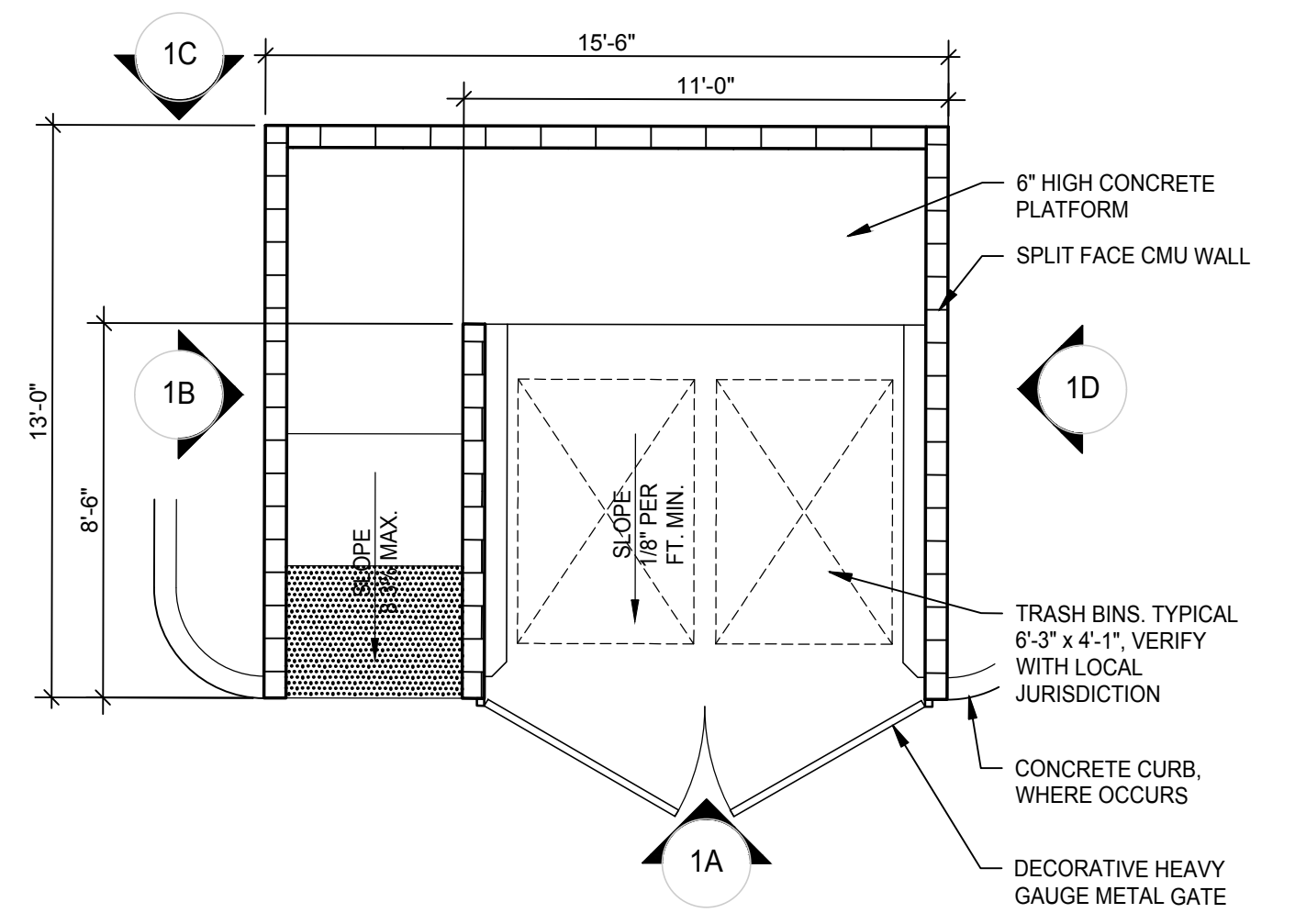
REDLANDS, CALIFORNIA

CONCEPTUAL DESIGN
IRV21-0187-00
06.09.2023





TRASH ENCLOSURE ELEVATIONS 1
SCALE: 1/4" = 1'-0"



TRASH ENCLOSURE PLAN 2
SCALE: 1/4" = 1'-0"

DEVELOPMENT STANDARDS:

ZONING: IP

MAX. F.A.R.:
MAX. COVERAGE: 50%
MAX. HEIGHT: NONE

BUILDING SETBACKS:
FRONT: 25 FT
SIDE: 0 FT
REAR: 0 FT

LANDSCAPE SETBACKS:
FRONT: 10 FT
SIDE: 0 FT
REAR: 0 FT

LANDSCAPE REQ.:

OFF-STREET PARKING:
STANDARD: 9X19
COMPACT: 8X15
COMPACT %: 25%
DRIVE AISLE: 26 FT
TREE WELL: 5 FT

REQ. PARKING RATIO BY USE:
WAREHOUSE:
AUTOMATED WH:
MANUF.: 1/500 SF
OFFICE: 1/250 SF

NOTES:

- 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 parking.
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- 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.
- A landscaped island shall be provided for every twenty (20) parking spaces.
- 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 is intended merely to assist in exploring how the project might be developed.

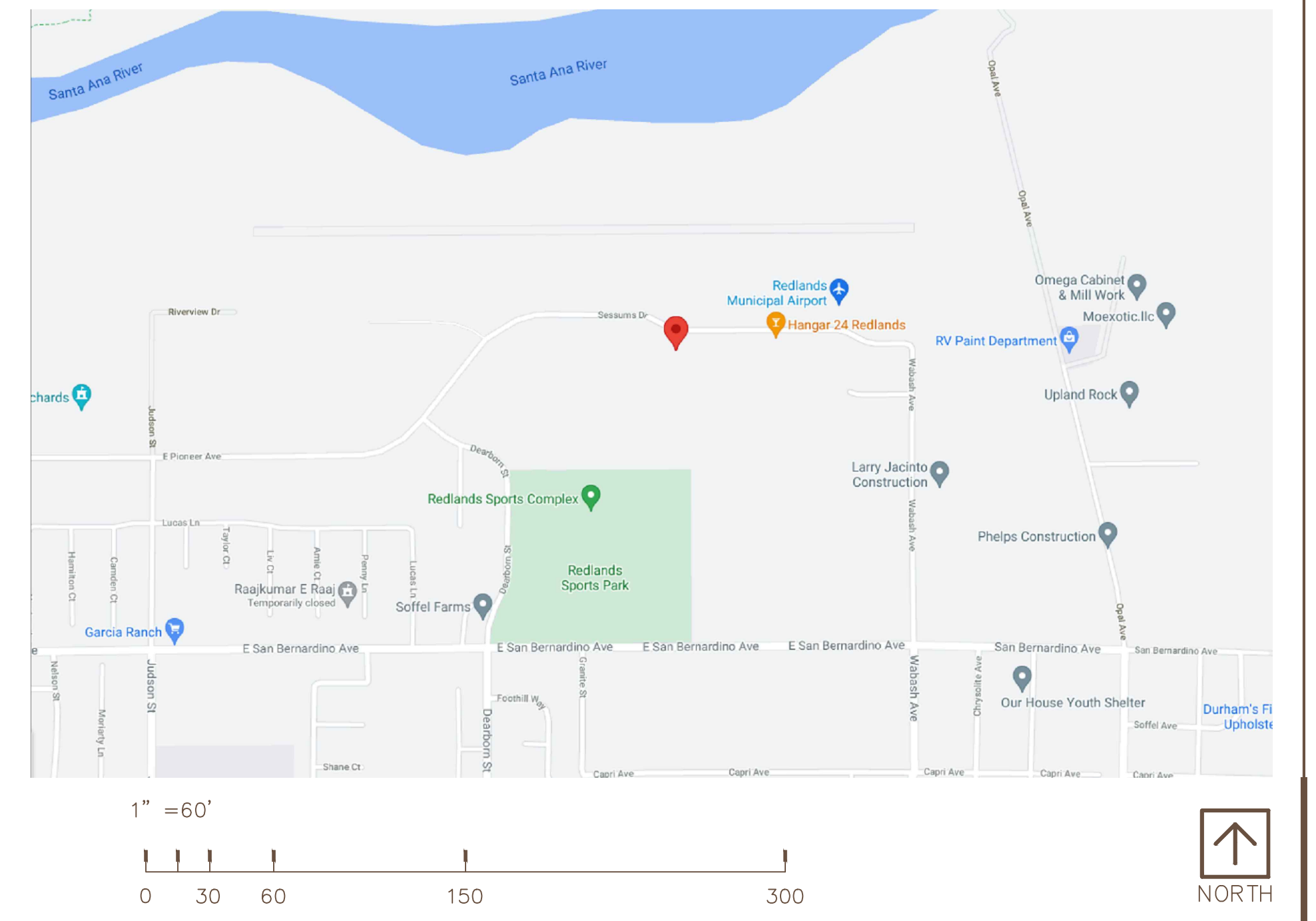
Stormwater Management Design:
ASSUMED UNDERGROUND

Boundary Source:
PDF ALTA SURVEY

PROJECT DATA:

SITE	SITE		BLDG.	BUILDING				BUILDING USE:				PARKING REQUIRED				PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	LANDSCAPED AREA (SF)	LANDSCAPE RATIO	DOCK-HIGH DOORS	GRADE-LEVEL DOORS
	SITE AREA (SF)	SITE AREA (ACRE)		BUILDING FOOTPRINT	MEZZ. AREA (SF)	BUILDING AREA (SF)	GROSS F.A.R.	WAREHOUSE (SF)	OFFICE & MEZZ	WAREHOUSE		OFFICE	TOTAL									
								1st 20,000 KSF	2nd 20,000 KSF	1/500 SF	1/1000 SF	1/250 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	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		
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			99,625		22	6		

PLANNING NOTES:
1. AIRPORT B1 & B2 ZONES





DEVELOPMENT STANDARDS:

ZONING: IP

MAX. F.A.R.:
MAX. COVERAGE: 50%
MAX. HEIGHT: NONE

BUILDING SETBACKS:
FRONT: 25 FT
SIDE: 0 FT
REAR: 0 FT

LANDSCAPE SETBACKS:
FRONT: 10 FT
SIDE: 0 FT
REAR: 0 FT

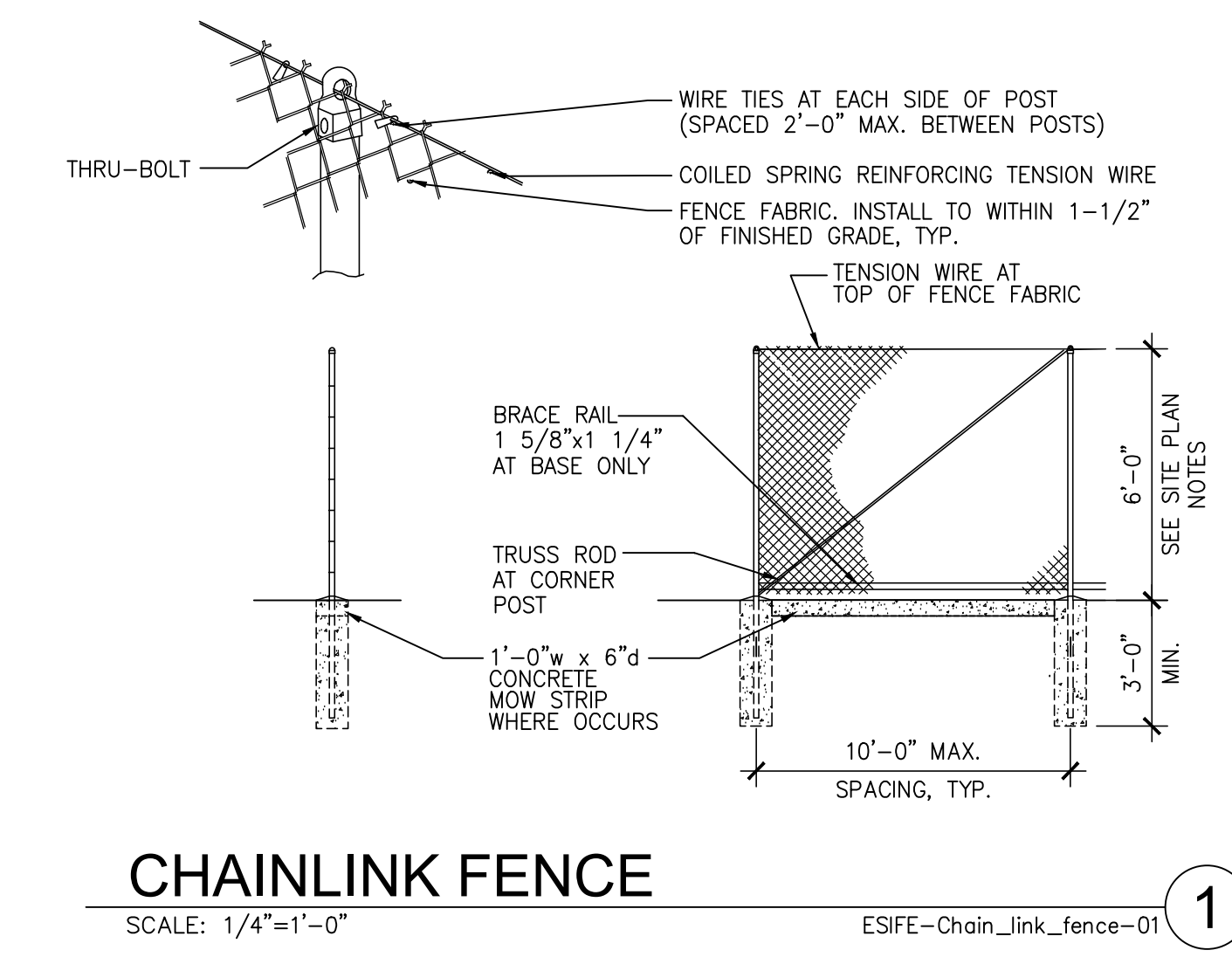
LANDSCAPE REQ.:

OFF-STREET PARKING:
STANDARD: 9X19
COMPACT: 8X15
COMPACT %: 25%
DRIVE AISLE: 26 FT
TREE WELL: 5 FT

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WAREHOUSE:
AUTOMATED WH:
MANUF: 1/500 SF
OFFICE: 1/250 SF

NOTES:

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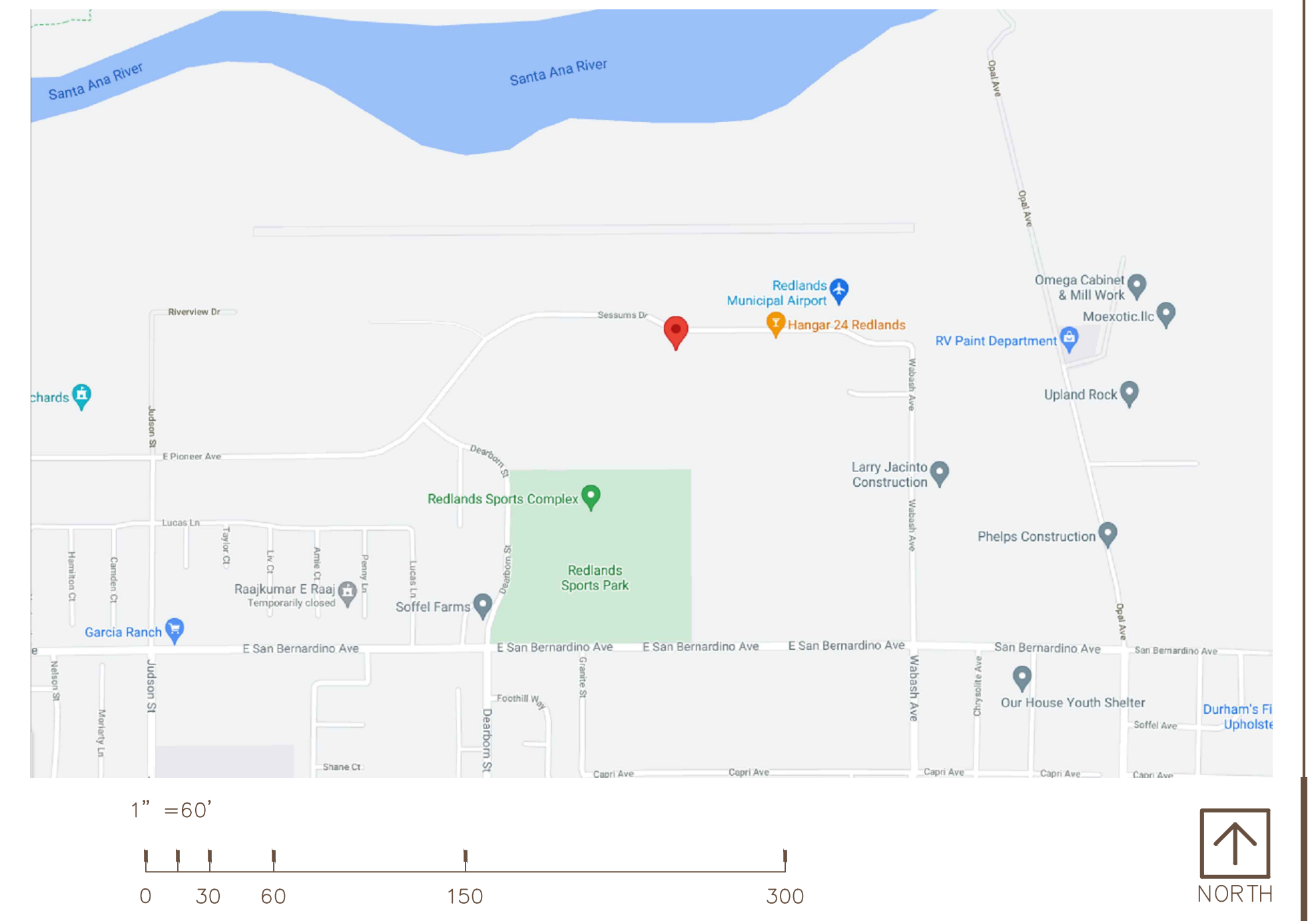
CHAINLINK FENCE
SCALE: 1/4"=1'-0"
ESIF-Chain_Link_fence-01 1

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Stormwater Management Design:
ASSUMED UNDERGROUND

Boundary Source:
PDF ALTA SURVEY

PROJECT DATA:													▲		●					
SITE			BUILDING					PARKING												
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	MEZZ. AREA (SF)	BUILDING AREA (SF)	GROSS F.A.R.	BUILDING USE:		PARKING REQUIRED			PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	LANDSCAPED AREA (SF)	LANDSCAPE RATIO	DOCK-HIGH DOORS	GRADE-LEVEL DOORS	
								WAREHOUSE (SF)	OFFICE & MEZZ	1st 20,000 KSF 1/500 SF	2nd 20,000 KSF 1/1000 SF	OFFICE 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
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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

WARE MALCOMB

IRV21-0187-00
06.09.2023

DEVELOPMENT STANDARDS:

ZONING: IP

MAX. F.A.R.:
MAX. COVERAGE: 50%
MAX. HEIGHT: NONE

BUILDING SETBACKS:
FRONT: 25 FT
SIDE: 0 FT
REAR: 0 FT

LANDSCAPE SETBACKS:
FRONT: 10 FT
SIDE: 0 FT
REAR: 0 FT

LANDSCAPE REQ.:

OFF-STREET PARKING:
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COMPACT: 8X15
COMPACT %: 25%
DRIVE AISLE: 26 FT
TREE WELL: 5 FT

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WAREHOUSE:
AUTOMATED WH:
MANUF: 1/500 SF
OFFICE: 1/250 SF

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BLDG 1

CLEAR HEIGHT: 32FT CLEAR
FOOTPRINT: 47,710 SF
MEZZANINE: 2,200 SF
TOTAL: 49,910 SF

BLDG 2

CLEAR HEIGHT: 32FT CLEAR
FOOTPRINT: 45,060 SF
MEZZANINE: 2,400 SF
TOTAL: 47,460 SF

BLDG 3

CLEAR HEIGHT: 32FT CLEAR
FOOTPRINT: 49,880 SF
MEZZANINE: -
TOTAL: 49,880 SF

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

LEGEND

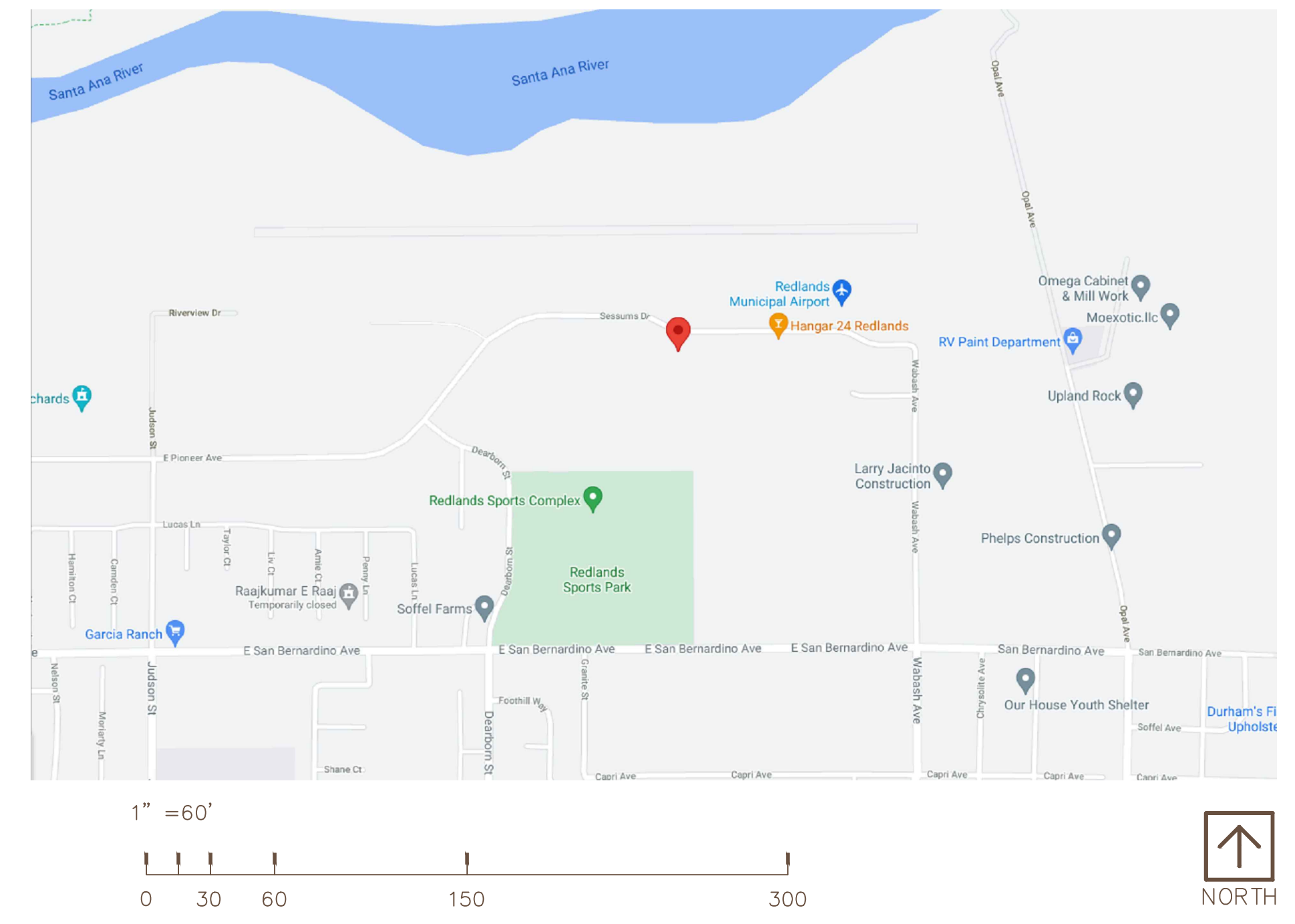
- 26FT WIDE FIRE ACCESS LANE
- FIRE HYDRANT

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Stormwater Management Design: ASSUMED UNDERGROUND

Boundary Source: PDF ALTA SURVEY

PROJECT DATA:		BUILDING										PARKING									
SITE	SITE AREA (SF)	SITE AREA (ACRE)	BLDG.	BUILDING FOOTPRINT	MEZZ. AREA (SF)	BUILDING AREA (SF)	GROSS F.A.R.	BUILDING USE:		PARKING REQUIRED			PARKING PROVIDED	PARKING RATIO	REQ. ACC. STALLS	LANDSCAPED AREA (SF)	LANDSCAPE RATIO	DOCK-HIGH DOORS	GRADE-LEVEL DOORS		
								WAREHOUSE (SF)	OFFICE & MEZZ	WAREHOUSE		OFFICE 1/250 SF								TOTAL	
										1st 20,000 KSF 1/500 SF	2nd 20,000 KSF 1/1000 SF										
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FIRE MASTER PLAN

Sessums Drive
Redlands, CA 92374

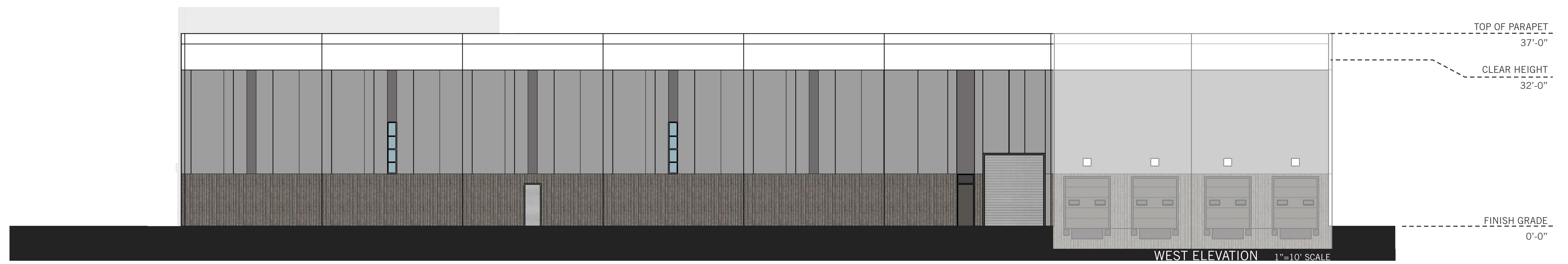
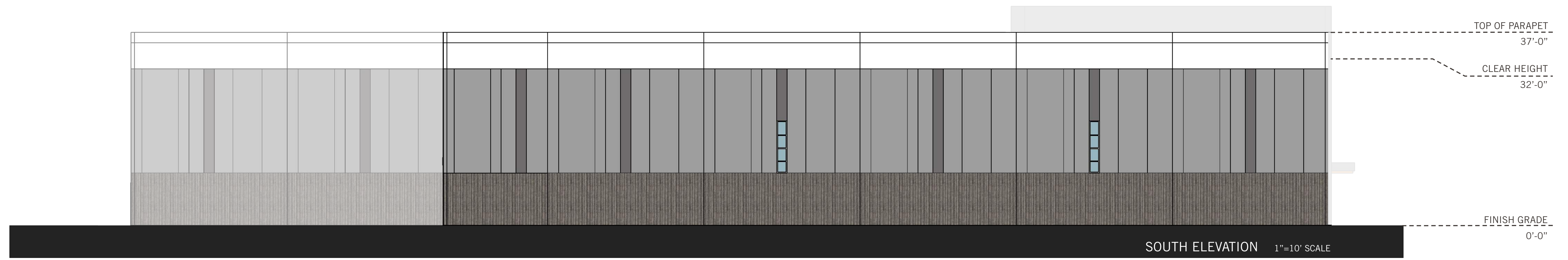
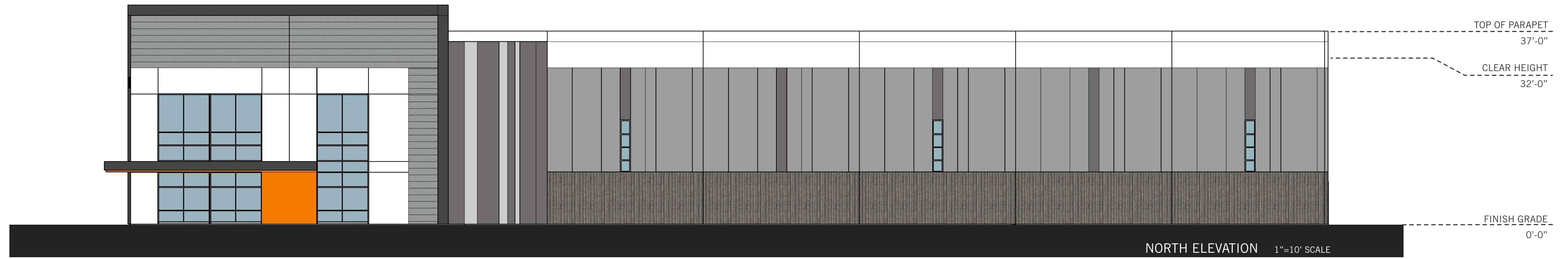
WARE MALCOMB

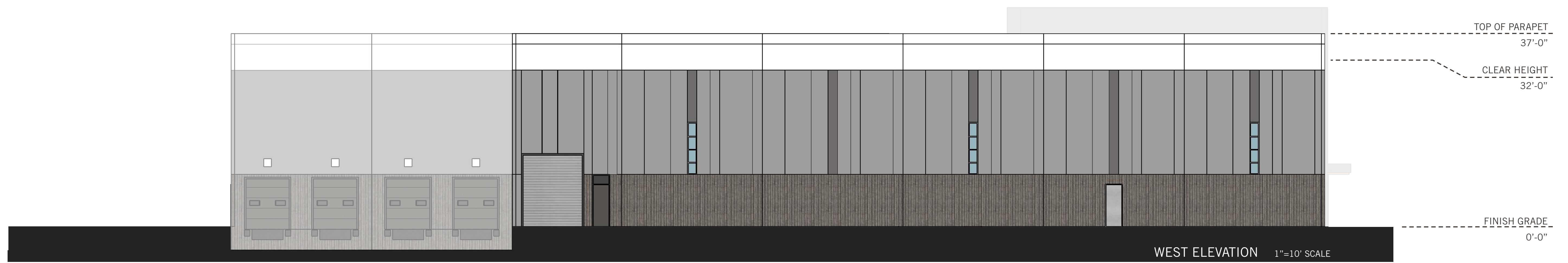
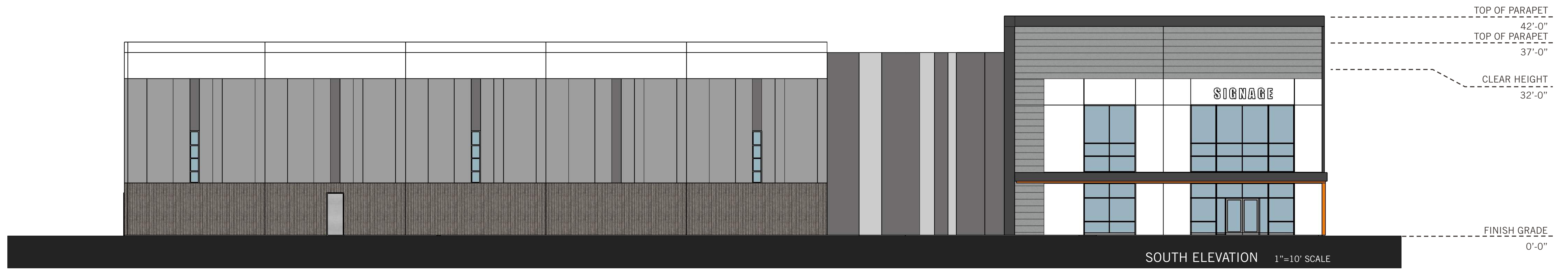
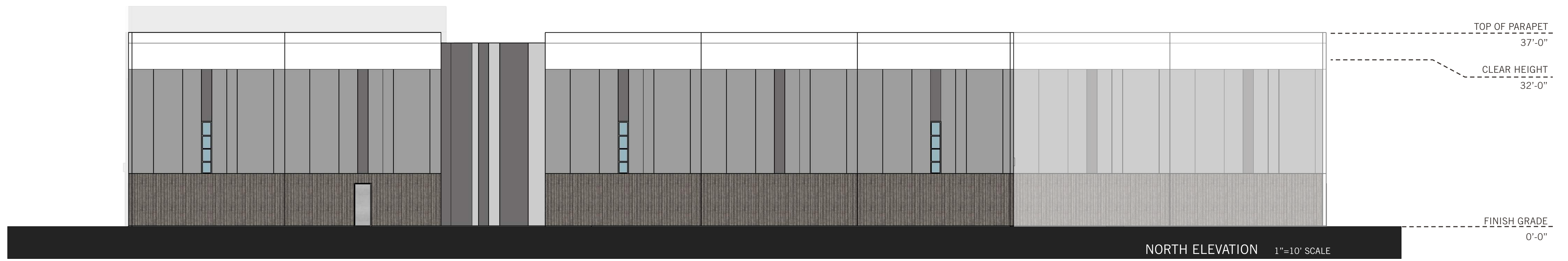
IRV21-0187-00
06.09.2023

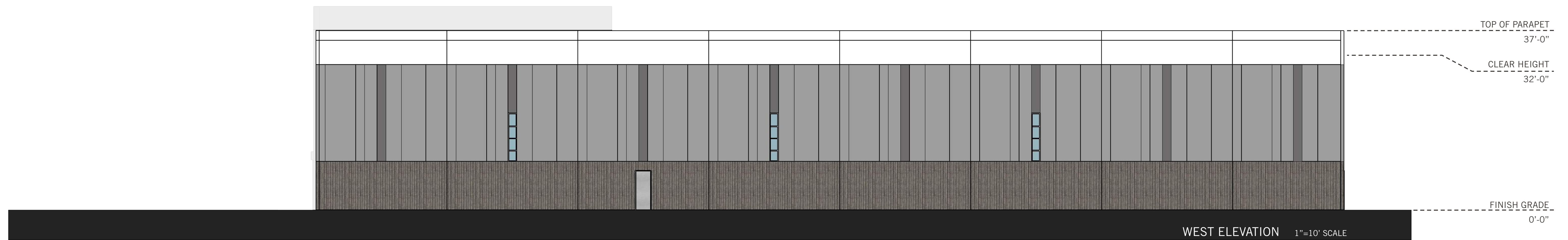
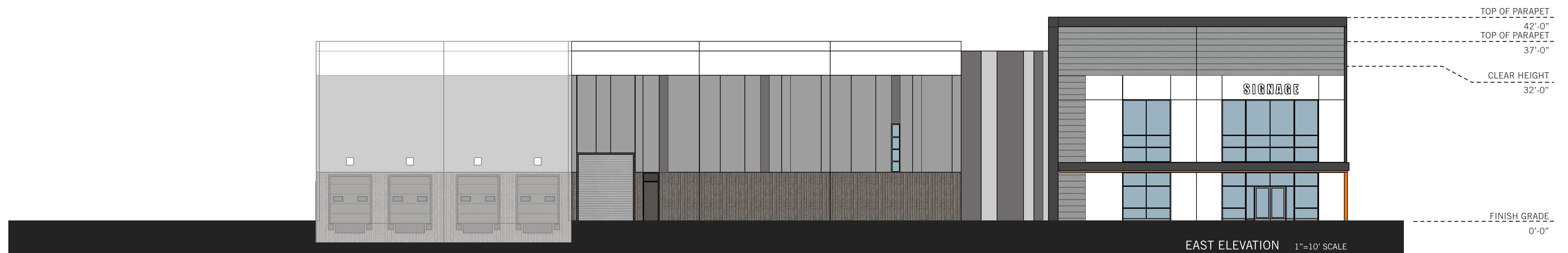
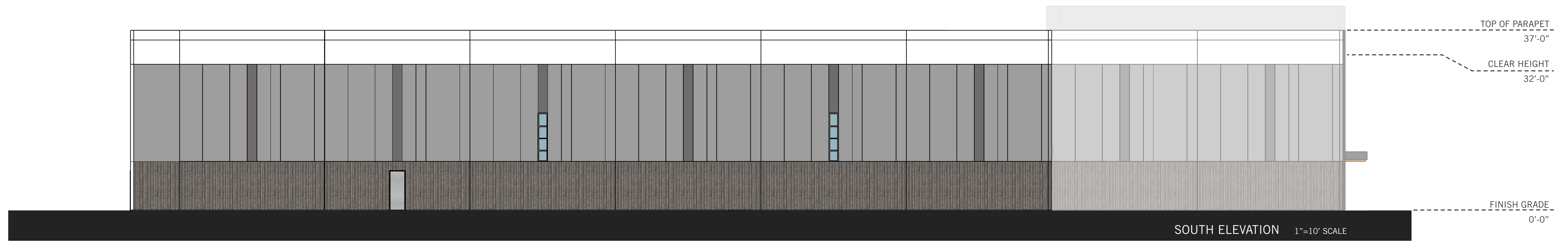
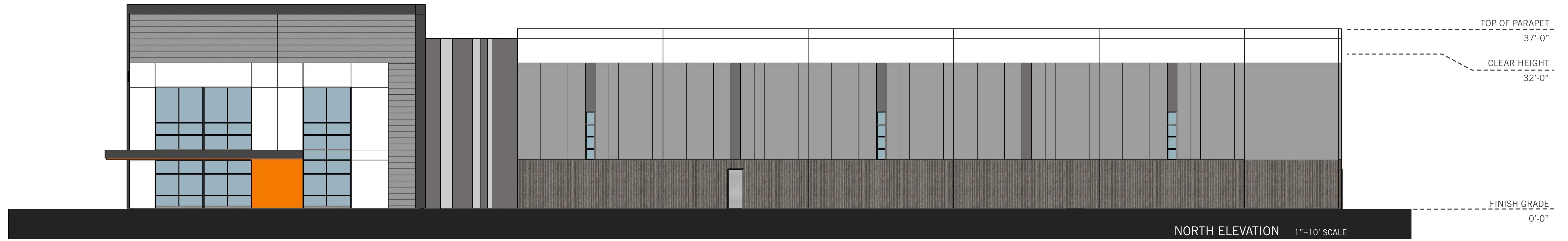
SHEET
4

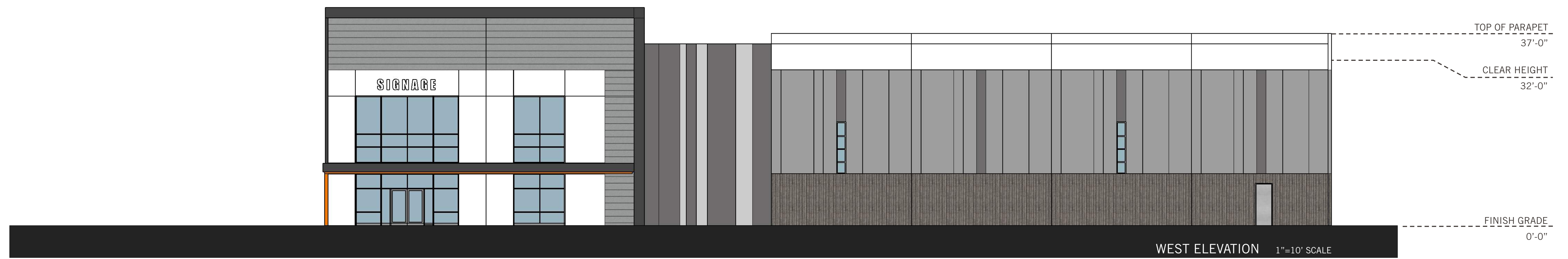
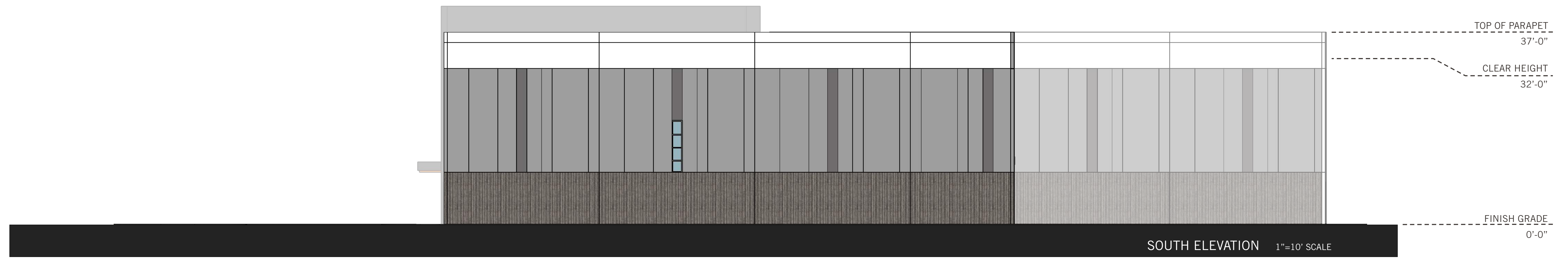
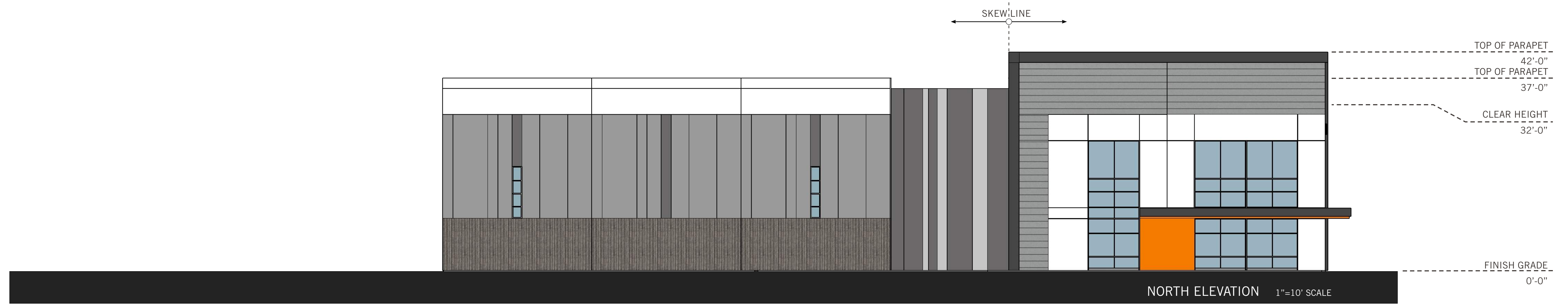


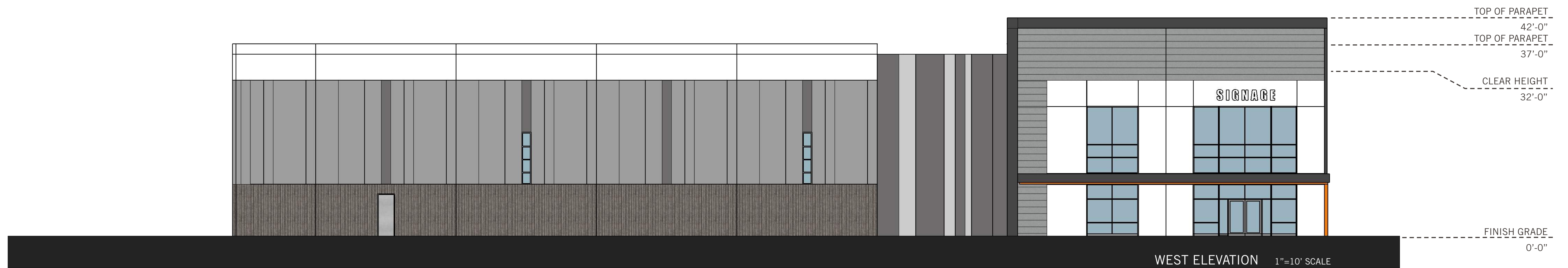
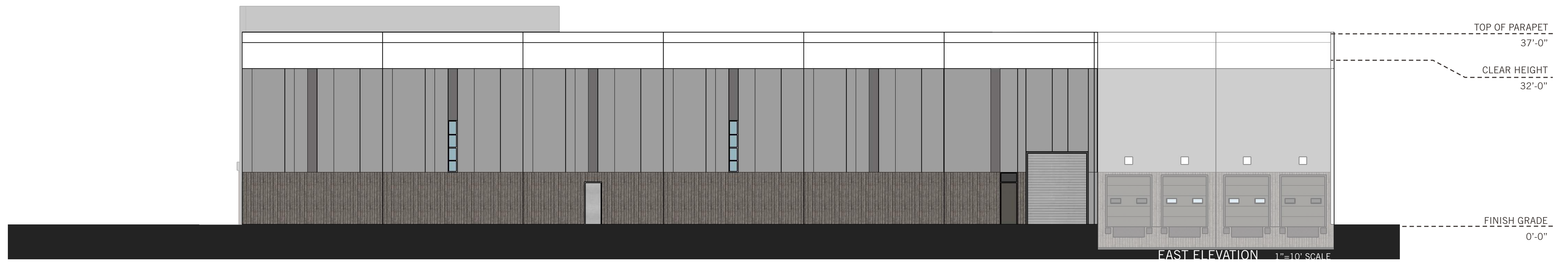
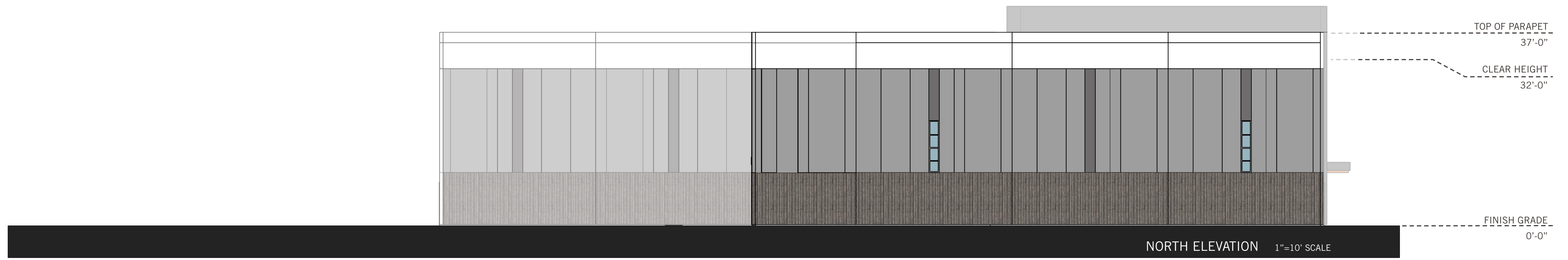


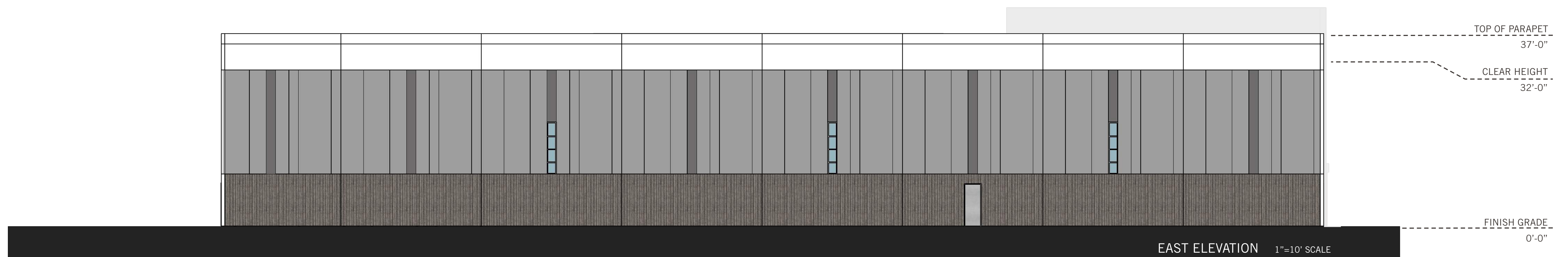


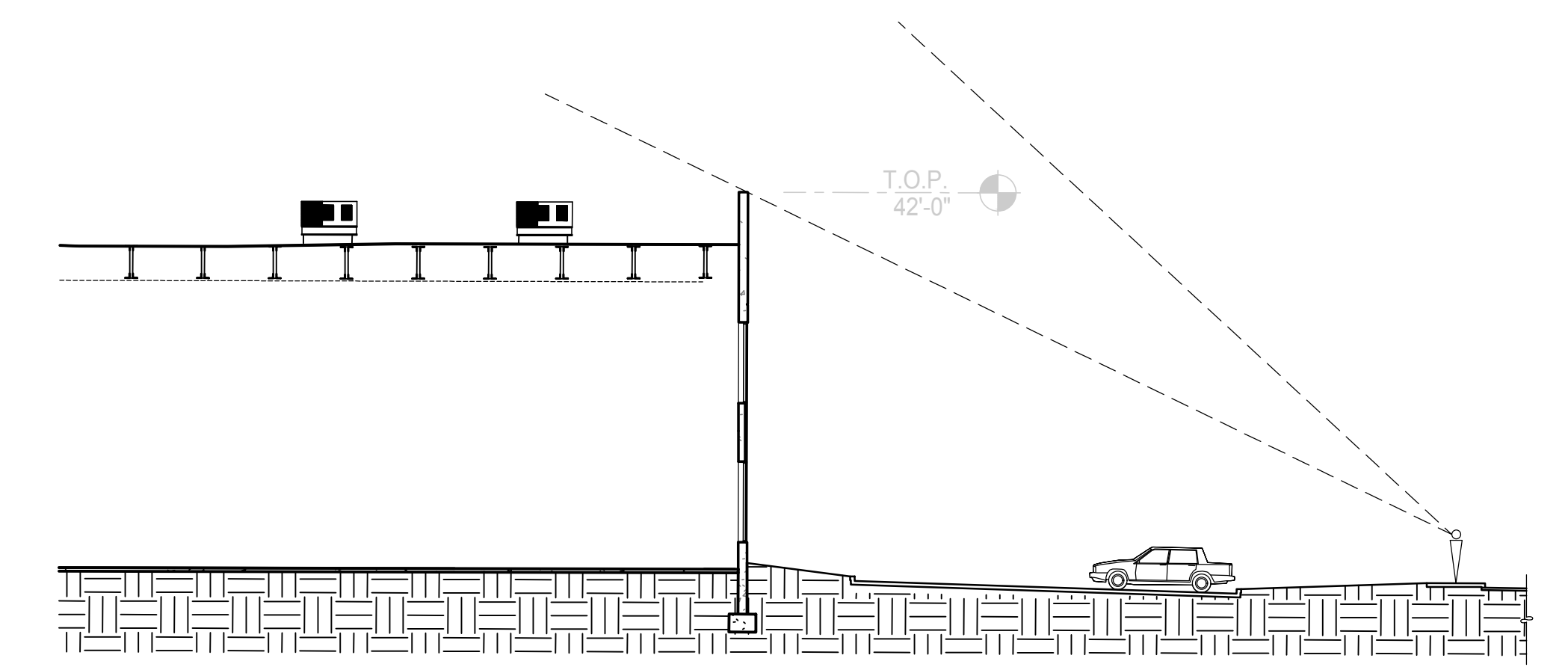
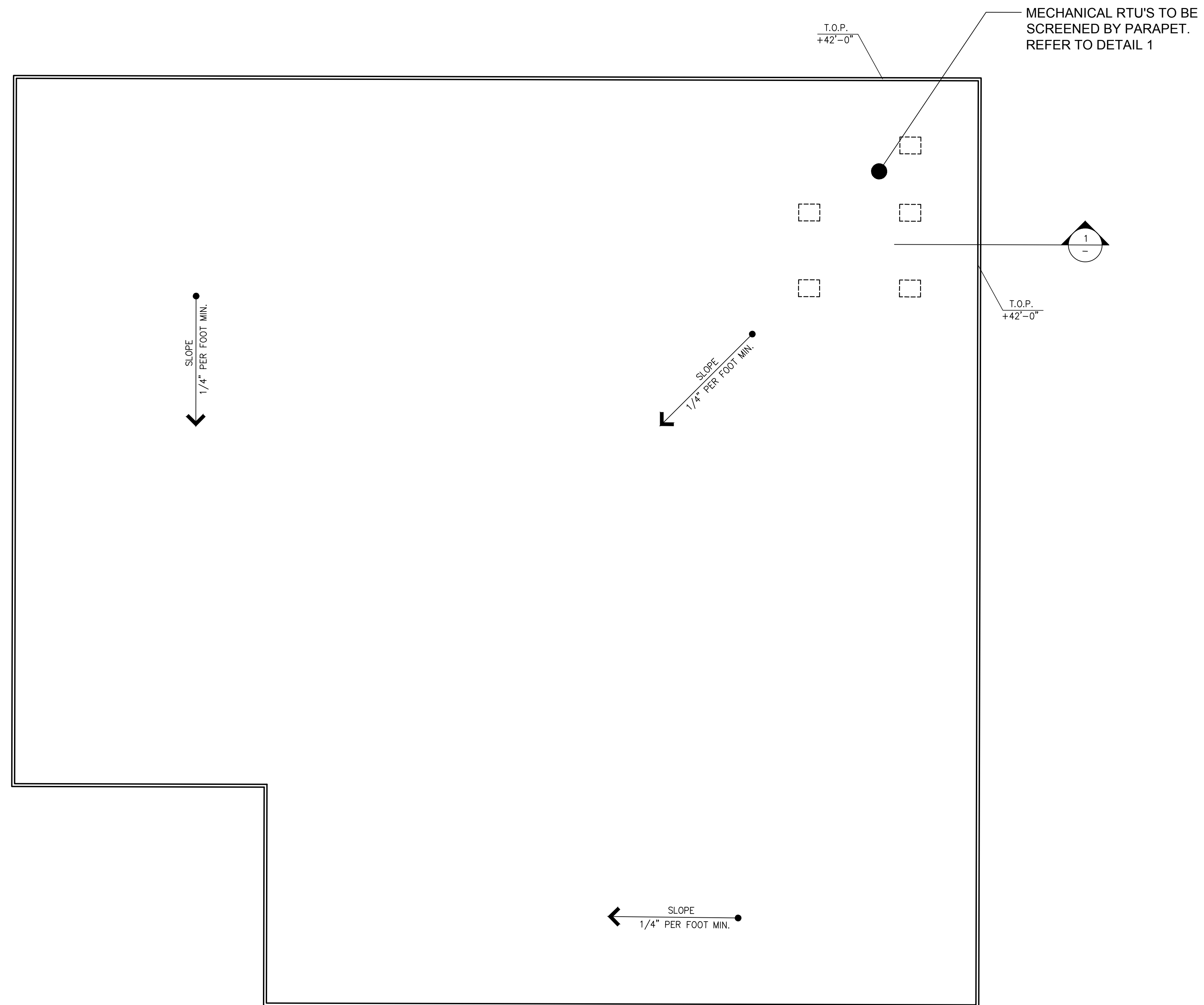










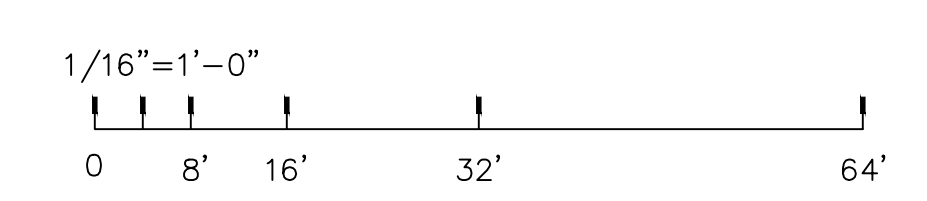
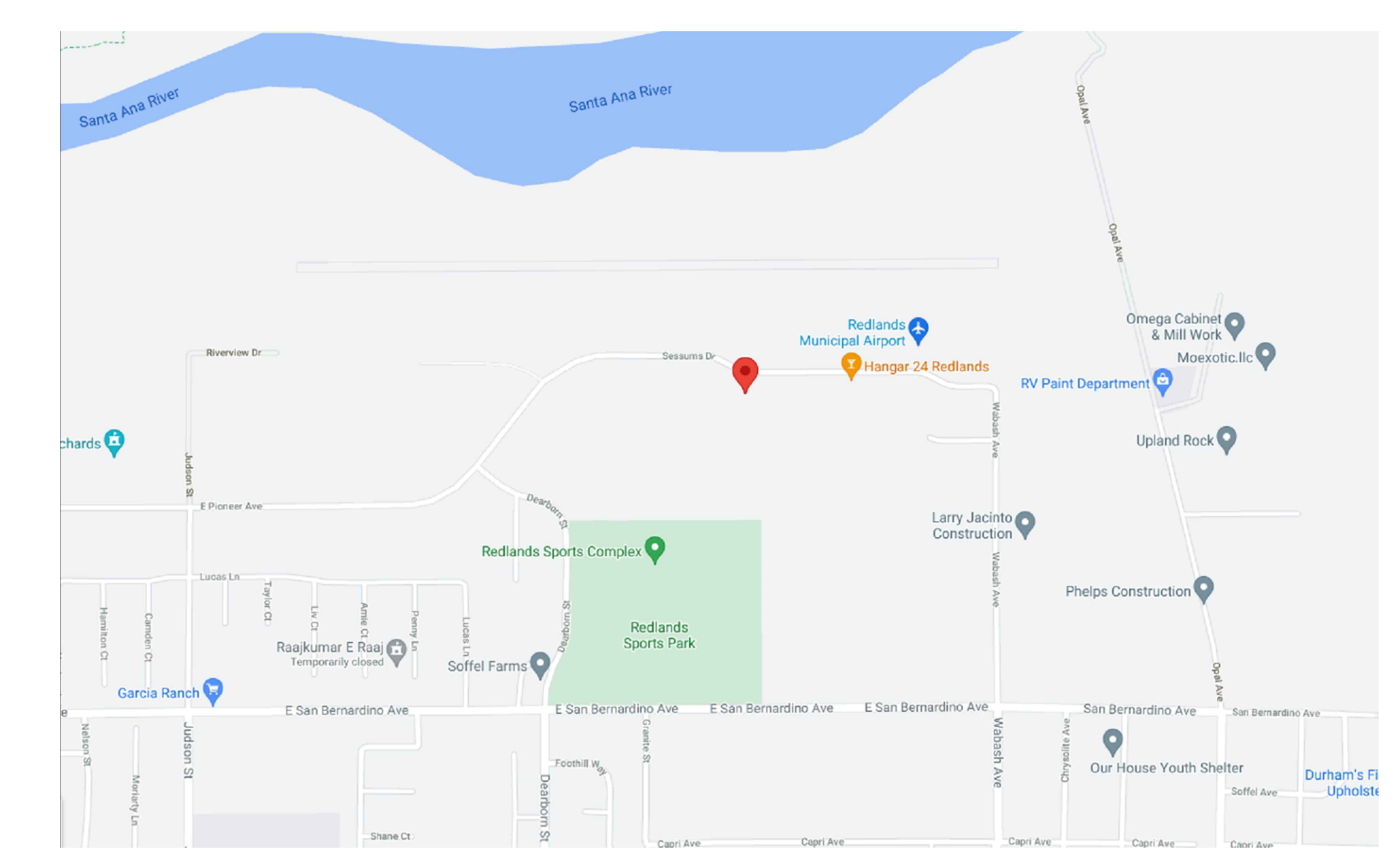


LINE OF SIGHT DIAGRAM 1

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Stormwater Management Design: ASSUMED UNDERGROUND

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TYPICAL ROOF PLAN

Sessums Drive
Redlands, CA 92374



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IRV21-0187-00
06.09.2023

SHEET
13