

SITE ANALYSIS APN: 657.050.003-8 PALM DRIVE @ CLAIRE AVENUE • DHS 92240 • CONCEPTUAL PLANNING
STUDY ISSUE D.001 @ 06.01.18

AREA OF ANALYSIS	UNIT OF MEASURE	UNIT IDENTIFICATION	PERCENTAGE VALUE	ADA PARKING	[R] PARKING	STANDARD PARKING	MC / BIKE PARKING	NOTES COMMENTS
SECTION - A								
Gross Acreage	3.18	Acres						
Net Acreage	2.97	Acres						
Gross Sq. Ft.	138,623.7	Sq. Ft.						
Net Sq. Ft.	129,362.8	Sq. Ft.						
Landscape Required	19,405.0	Sq. Ft.						
Landscape Concept	25,070.0	Sq. Ft.						
Achieved Landscape %			129%					
Fuels Station								
Dedicated Area	31,730.0	Sq. Ft.						
C-Store Footprint	2,364.0	Sq. Ft.						
Fuel Pumps Canopy	5,523.0	Sq. Ft.						
Fuel Stations	6							
Fuel Pumps	12							
Refuse + Recycle x1	168.0	Sq. Ft.						
Percentage Footprint x Area			8%					
Percentage Canopy x Area			18%					
Parking ADA				2				
Parking Standard						6		
Parking MC + Bike							2	
Parking Loiter								6 Loiter
Car Wash								
Dedicated Area	3,408.0	Sq. Ft.						
Car Wash Footprint	1,004.0	Sq. Ft.						
Car Wash Equipment	208.0	Sq. Ft.						
Percentage Footprint x Area			36%					

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SECTION -A CONTINUED

Electric Vehicles Charging Stations

Dedicated Area	7,982.0	Sq. Ft.						
PEV Apps / Hardware	5	Units						
Parking ADA				1				
Parking Standard						4		
Percentage Footprint x Area			100%					

Restaurant # 01 Northerly

Dedicated Area	29,909.0	Sq. Ft.						
Food Footprint	2,734.0	Sq. Ft.						
Food Equip.	188.0	Sq. Ft.						
Refuse + Recycle x 1	168.0	Sq. Ft.						
Parking ADA				2				
Parking Std.						13		
Percentage Footprint x Area.			11%					

Restaurant # 02 Southerly

Dedicated Area	32,838.0	Sq. Ft.						
Food Footprint	2,734.0	Sq. Ft.						
Food Equipment	188.0	Sq. Ft.						
Refuse + Recycle x 1	168.0	Sq. Ft.						
Parking ADA				3				
Parking Std.						19		
Percentage Footprint x Area			10%					

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SECTION -A CONTINUED

Commercial Structure

Dedicated Area	23,495.0	Sq. Ft.						
Building Footprint								
Unit -A- 1,194 Sq. Ft.								
Unit -B- 1,865 Sq. Ft.								
Unit -C- 1,204 Sq. Ft.								
Bldgs. Footprint Total	4,263.0	Sq. Ft.						
Refuse + Recycle x 1	168.0	Sq. Ft.						
Parking ADA				2				
Parking Standard						14		
Parking Bike + Locker								
Percentage Footprint x Area			19%					

SECTION -A- SUMMARY

Dedicated Area	129,363.0	Sq. Ft.						
Building Footprint	13,683.0	Sq. Ft.						
Fuels Pump Canopy	5,523.0	Sq. Ft.						
Refuse + Recycle x 4	672.0	Sq. Ft.						
Parking ADA Compliant	10							
Parking Standard	56							
Parking Loiter	6							
Parking MC + Bike + Locker	2							
Percentage Footprint x Area								
19,878 ÷ 129,363 Sq. Ft.			16%					

AREA OF ANALYSIS	UNIT OF MEASURE	UNIT IDENTIFICATION	PERCENTAGE VALUE	ADA PARKING	[R] PARKING	STANDARD PARKING	MC / BIKE PARKING	NOTES COMMENTS
SECTION - B								
Gross Acreage	3.25	Acres						
Net Acreage	3.11	Acres						
Gross Sq. Ft.	138,623.7	Sq. Ft.						
Net Sq. Ft.	129,362.8	Sq. Ft.						
Landscape Required	20,329.0	Sq. Ft.						
Landscape Concept	19,183.0	Sq. Ft.						
Achieved Landscape %			97%					
BUILDING 01								
Building. # 01	6	Units						
Building Footprint	6,214.0	Sq. Ft.						
Refuse + Recycle @ 168 Sq. Ft.	336.0	Sq. Ft.						
[R] Dedicate Parking					6			
Parking ADA				2				
Parking Standard						16		
MC + Bike Parking							2	
BUILDING 02								
Building # 02	5	Units						
Building Footprint	5,919.0	Sq. Ft.						
Refuse + Recycle 1 @ 168 Sq. Ft.	168.0	Sq. Ft.						
[R] Dedicate Parking					5			
Parking ADA				2				
Parking Standard						14		
MC + Bike Parking							1	

AREA OF ANALYSIS	UNIT OF MEASURE	UNIT IDENTIFICATION	PERCENTAGE VALUE	ADA PARKING	[R] PARKING	STANDARD PARKING	MC / BIKE PARKING	NOTES COMMENTS
BUILDING 05								
Building # 05	10	Units						
Building Footprint	8,537.0	Sq. Ft.						
Refuse + Recycle 3 @ 168 Sq. Ft.	336.0	Sq. Ft.						
[R] Dedicate Parking					10			
Parking ADA				3				
Parking Standard						21		
MC + Bike Parking							3	
BUILDING 06								
Building # 6	8	Units						
Building Footprint	7,440.0	Sq. Ft.						
Refuse + Recycle 2 @ 168 Sq. Ft	336.0	Sq. Ft.						
[R] Dedicate Parking					8			
Parking ADA				2				
Parking Std.						18		
MC + Bike Parking							2	
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<u>SECTION -B- SUMMARY</u>								
Dedicated Area	129,362.0	Sq. Ft.						
Building Units	29	Units						
Buildings Footprint	28,110.0	Sq. Ft.						
Refuse + Recycle x 7	2,176.0	Sq. Ft.						
Parking ADA Compliant				9				
[R] Dedicate Parking					29			
Parking Standard						69		
Parking MC + Bike + Locker							8	
Percentage Footprint x Area								
30,286 ÷ 129,362 Sq. Ft.			24%					
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AREA OF ANALYSIS	UNIT OF MEASURE	UNIT IDENTIFICATION	PERCENTAGE VALUE	ADA PARKING	[R] PARKING	STANDARD PARKING	MC / BIKE PARKING	NOTES COMMENTS
SECTION -C								
Gross Acreage	3.02	Acres						
Net Acreage	2.75	Acres						
Gross Sq. Ft.	131,534.0	Sq. Ft.						
Net Sq. Ft.	119,970.0	Sq. Ft.						
Landscape Required	17,996.0	Sq. Ft.						
Landscape Concept	17,669.0	Sq. Ft.						
Achieved Landscape %			98%					
BUILDING 03								
Building # 03	3	Units						
Building Footprint	3,565.0	Sq. Ft.						
Refuse + Recycle 1 @ 168 Sq. Ft.	168.0							
[R] Dedicate Parking					3			
Parking ADA				1				
Parking Standard						14		
MC + Bike Parking							1	
BUILDING 04								
Building. # 04	6	Units						
Building Footprint	7,134.0	Sq. Ft.						
Refuse + Recycle 2 @ 168 Sq. Ft.	336	Sq. Ft.						
[R] Dedicate Parking					6			
Parking ADA				2				
Parking Standard						22		
MC + Bike Parking							2	

AREA OF ANALYSIS	UNIT OF MEASURE	UNIT IDENTIFICATION	PERCENTAGE VALUE	ADA PARKING	[R] PARKING	STANDARD PARKING	MC / BIKE PARKING	NOTES COMMENTS
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BUILDING 07

Building # 07	6	Units						
Building Footprint	5,600.0	Sq. Ft.						
Refuse + Recycle 2 @ 168 Sq. Ft	336.0	Sq. Ft.						
[R] Dedicate Parking					6			
Parking ADA				2				
Parking Standard						17		
MC + Bike Parking							2	

BUILDING 08

Building. # 08	10	Units						
Building Footprint	9,692.0	Sq. Ft.						
Refuse + Recycle 3 @ 168 Sq. Ft.	540.0	Sq. Ft.						
[R] Dedicate Parking					10			
Parking ADA				3				
Parking Standard						26		
MC + Bike Parking							3	

SECTION -C- SUMMARY

Dedicated Area	119,970.0	Sq. Ft.						
Building Units	25	Units						
Buildings Footprint	25,991.0	Sq. Ft.						
Refuse + Recycle x 8	1,344.0	Sq. Ft.						
Parking ADA Compliant				8				
[R] Dedicate Parking					25			
Parking Standard						79		
Parking MC + Bike + Locker							8	
Percentage Footprint x Area								
27,335 ÷ 119,970 Sq. Ft.			23%					

