



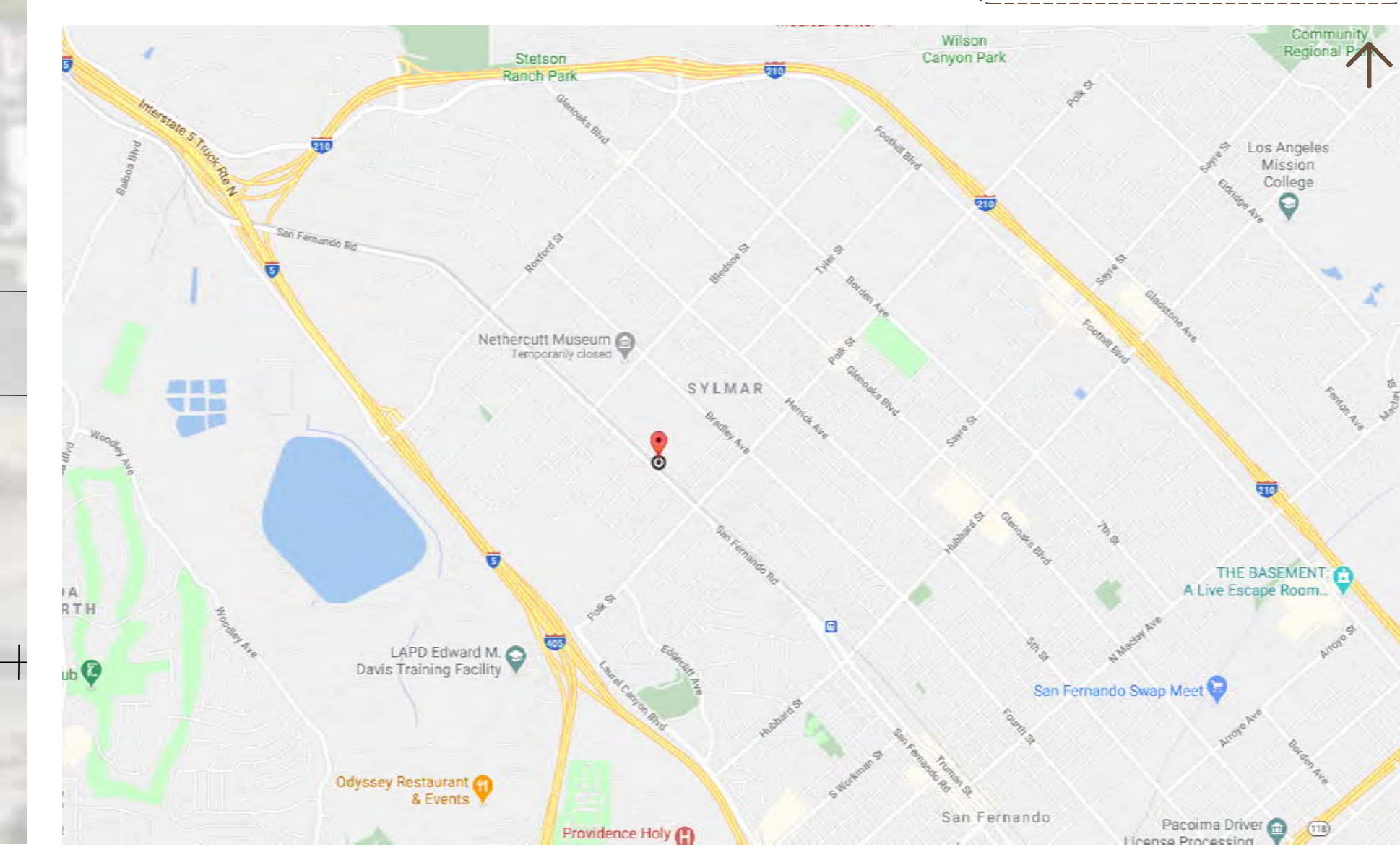
PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:	6.48 AC	ZONING:	M2-1
GROSS:	282,379 SF	MAX. F.A.R.:	1.50
BUILDING HEIGHT:	39'-6"	MAX. HEIGHT:	unlimited
BUILDING AREA:		OFF-STREET PARKING:	
FOOTPRINT:	143,446 SF	STANDARD:	8.33X18
MEZZANINE:	12,000 SF	COMPACT:	7.5X15
TOTAL BUILDING AREA:	155,446 SF	COMPACT %:	40%
BUILDING USE:		DRIVE AISLE:	28 FT
WAREHOUSE:	104,046 SF	FIRE LANE:	26 FT
MANUFACTURING:	45,000 SF		
OFFICE:	@ 4% 6,400 SF	REQ. PARKING RATIO BY USE:	
FAR:	0.55	WAREHOUSE:	1/500 SF <sup>1</sup>
COVERAGE:		OFFICE:	1/500 SF <sup>2</sup>
GROSS:	51%		
PARKING REQUIRED:		NOTES:	
WAREHOUSE:		<sup>1</sup> In addition to the one automobile parking space for each 500 square feet of floor area for the first 10,000 square feet, only one parking space for each 5,000 square feet of floor area in excess of the first 10,000 square feet contained in such warehouse.	
1st 10K:	1/500 SF 20 STALLS	<sup>2</sup> If there is office space auxiliary to manufacturing, warehouse, or other industrial use on the same lot, the office use shall have its required parking spaces computed at the same ratio as the industrial use.	
10K over:	1/5000 SF 19 STALLS	However, if the office space exceeds 10 percent of the total gross floor area of a building, then the balance of the office space in excess of 10 percent shall have its required spaces computed at the ratio specified for office use.	
MANUFACTURING:	1/500 SF 90 STALLS	<sup>3</sup> In parking areas or garages containing 10 or more spaces for other than dwelling uses, up to 40% of the total required parking spaces and 100% of the non-required parking spaces may be compact. For dwelling uses, all parking stalls in excess of one stall per unit may be compact. Unless specified otherwise, required guest parking spaces may be compact spaces.	
OFFICE (inclusive if 10% less):	1/500 SF 13 STALLS	<sup>4</sup> Distance from RW1 zone or a more restrictive zone: 0-49 feet - 25 feet in height 50-99 feet - 33 feet in height 100-199 feet - 61 feet in height	
TOTAL:	142 STALLS		
PARKING PROVIDED:			
STANDARD:	143 STALLS		
COMPACT:			
TOTAL:	143 STALLS @0.92/1000 SF		
	5 STALLS		
REQ. ACCESSIBLE:			
TRUCK DOCKS:			
DOCK-HIGH DOORS:	25		
GRADE-LEVEL DOORS:	2		
LANDSCAPE PROVIDED:	@ 5% 15,383 SF		

ALTERNATE PARKING AND AREA BREAKDOWNS			
	Tandem Parking in Dock Area	No Tandem Parking in Dock area	No Parking in Dock Area
Building Areas			
Building Total	155,466	155,466	155,466
Warehouse	104,046	109,046	136,546
Manufacturing	45,000	40,000	12,500
Office	6,400	6,400	6,400
Parking			
Warehouse (1st 10,000 SF) 1/500	20	20	20
Warehouse (additional) 1/5000	19	20	25
Manufacturing 1/500	90	80	24
Office 1/500	13	13	13
Parking Required	142	133	82
Parking Provided	143	133	83

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 SYSTEM

Boundary Source: PDF ALTA SURVEY



PLOT PLAN

12746 SAN FERNANDO ROAD  
SYLMAR, CA 91342

WARE MALCOMB

IRV20-0141-00  
04/22/2021

SHEET  
AP1.1



PERSPECTIVE VIEW  
SCALE: 1/2" = 1'-0" ③



PERSPECTIVE VIEW  
SCALE: 1/2" = 1'-0" ①



PERSPECTIVE VIEW  
SCALE: 1/2" = 1'-0" ④



PERSPECTIVE VIEW  
SCALE: 1/2" = 1'-0" ②



SOUTH EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

1



EAST EXTERIOR ELEVATION

SCALE: 1/2" = 1'-0"

2



PARTIAL COLORED ELEVATIONS

REXFORD SYLMAR  
12746 SAN FERNANDO ROAD  
SYLMAR, CA

WARE MALCOMB

IRV20-0141-00  
03/26/21

SHEET  
AP6.2



CERCIDIUM X 'DESERT MUSEUM' /  
DESERT MUSEUM PALO VERDE



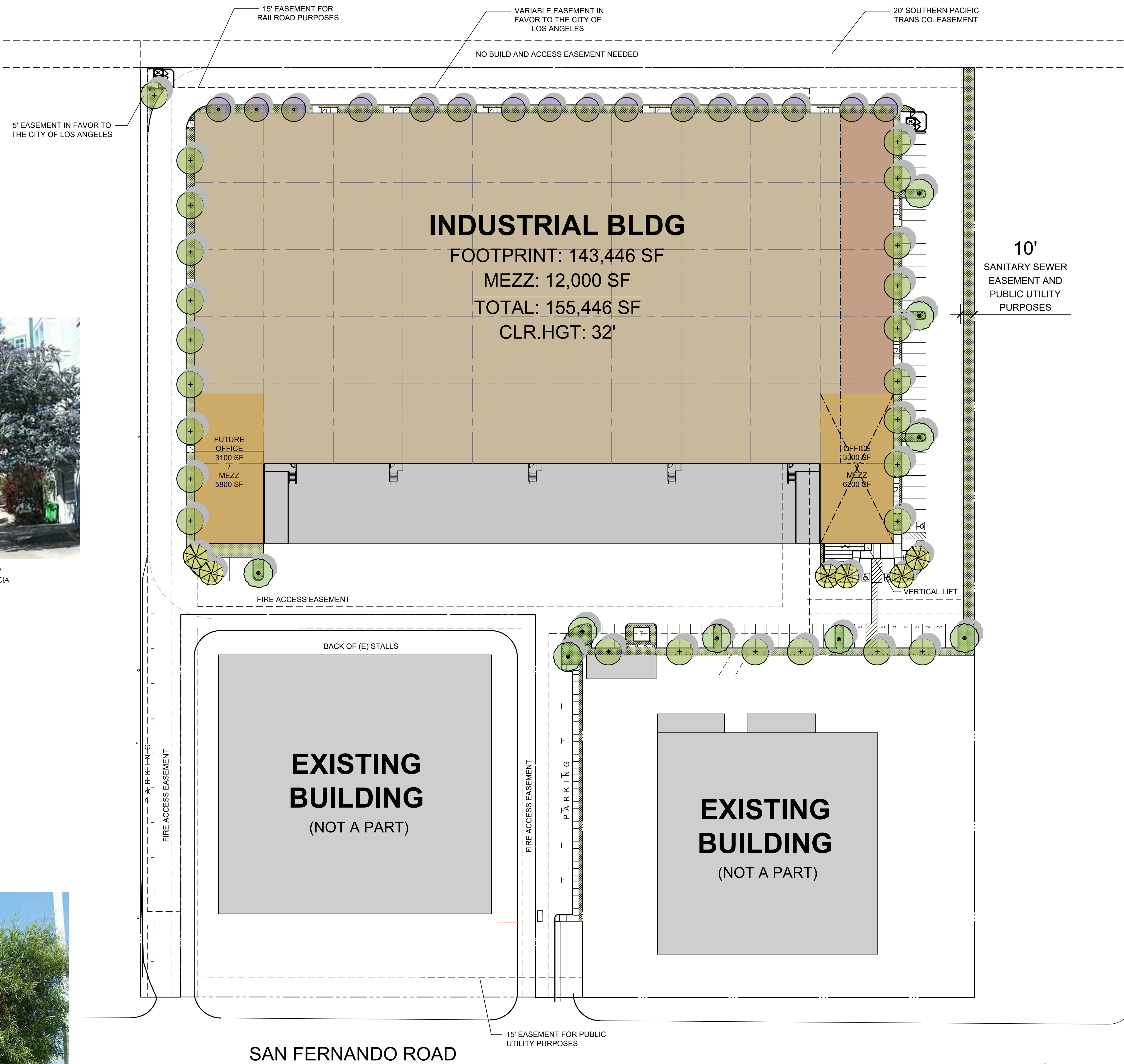
ACACIA B. 'PURPUREA' /  
PURPLE FERNLEAF ACACIA



PROSOPIS VELUTINA /  
MESQUITE



RHUS LANCEA /  
AFRICAN SUMAC



**PRELIMINARY PLANTING LEGEND**

SYMBOL	BOTANICAL / COMMON NAME	SIZE
<b>PROPOSED TREES</b>		
	CERCIDIUM X 'DESERT MUSEUM' / DESERT MUSEUM PALO VERDE	24" BOX STANDARD
	PROSOPIS VELUTINA / MESQUITE	24" BOX STANDARD
	RHUS LANCEA / AFRICAN SUMAC	15 GALLON STANDARD
	ACACIA B. 'PURPUREA' / PURPLE FERNLEAF ACACIA	24" BOX STANDARD
<b>PROPOSED SHRUBS, GROUNDCOVER &amp; VINES</b>		
	ELEAGNUS P. 'FRUITLANDIF' / FRUITLAND SILVERBERRY	5 GAL / 36" O.C.
	LEUCOPHYLLUM FRUTESCENS / TEXAS RANGER	5 GAL / 36" O.C.
	DIANELLA T. 'SILVER STREAK' / SILVER STREAK FLAX LILY	1 GAL / 36" O.C.
	ACHILLEA 'MOONSHINE' / YARROW	1 GAL / 30" O.C.
	AGAVE ATTENUATA / FOXTAIL AGAVE	1 GAL / 30" O.C.
	CISTUS PURPUREUS / ORCHID ROCKROSE	1 GAL / 30" O.C.
	GAURA LINDHEIMERI 'SISKIYOU PINK' / SISKIYOU PINK GAURA	1 GAL / 30" O.C.
	BULBINE F. 'TINY TANGERINE' / TINY TANGERINE BULBINE	1 GAL / 30" O.C.
	HESPERALOE PARVIFLORA / RED YUCCA	1 GAL / 30" O.C.
	SALVIA GREGII 'FURMAN'S RED' / FURMAN'S RED SAGE	1 GAL / 24" O.C.
	BACCHARIS X 'CENTENNIAL' / PROSTRATE DESERT BROOM	1 GAL / 24" O.C.
	MYOPORUM 'PACIFICUM' / PACIFIC MYOPORUM	1 GAL / 24" O.C.
	ROSMARINUS 'PROSTRATUS' / PROSTRATE ROSEMARY	1 GAL / 24" O.C.
	FICUS REPENS / CREEPING FIG	1 GAL / PER PLAN

OSWALD STREET

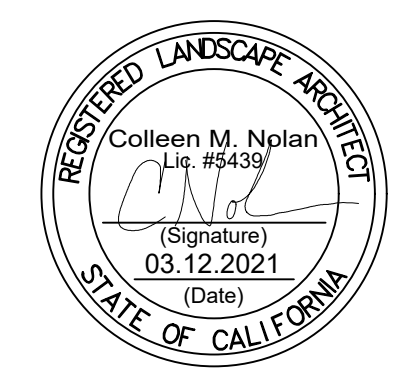
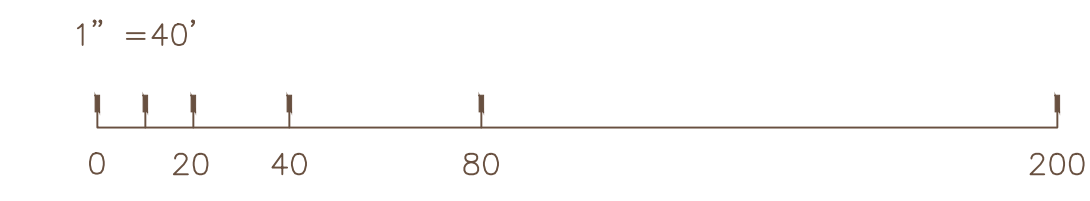
SAN FERNANDO ROAD



scheme: 2g1

Preliminary Landscape Plan

San Fernando Rd.  
Sylmar, CA 91342



Colleen M. Nolan  
Landscape Architect, #5439  
13355 Silverado Court  
Corona, CA 92883  
714.743.7915 cell    cnolan@cox.net

**WARE MALCOMB**

IRV20-0141-00  
04.13.2021

SHEET  
L1.1