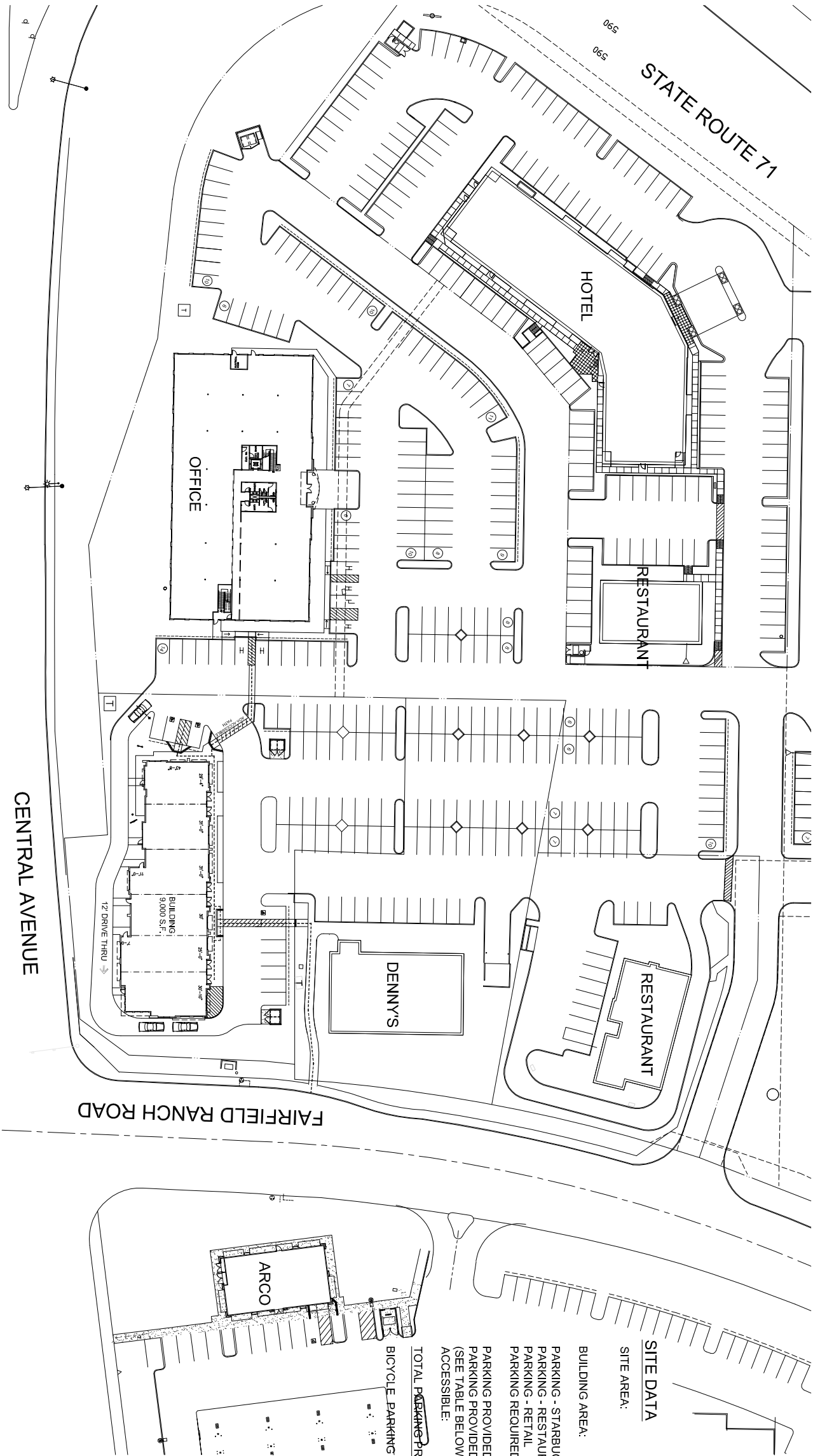




SITE DATA

SITE AREA:

43,515 SF
(.99 ACRES)

BUILDING AREA:

9,000 SF

PARKING - STARBUCKS

1,700 @ 10/1000 = 17 STALLS

PARKING - RESTAURANT[2]

3,200 @ 10/1000 = 32 STALLS

PARKING - RETAIL

4,100 @ 5/1000 = 21 STALLS

PARKING REQUIRED:

70 STALLS

PARKING PROVIDED ON-SITE:

43 STALLS

PARKING PROVIDED OFF-SITE:

24 STALLS

(SEE TABLE BELOW)

ACCESSIBLE:

3 STALLS

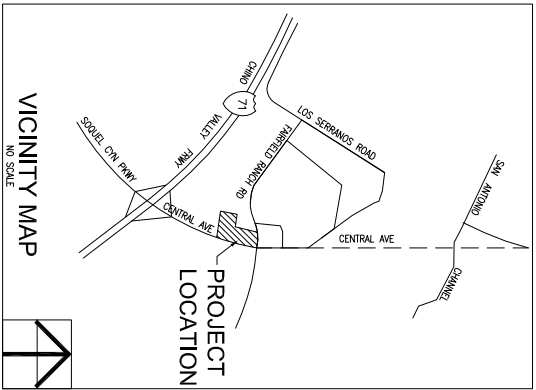
TOTAL PARKING PROVIDED:

70 STALLS

BICYCLE PARKING

10% = 7 STALLS

PREVIOUSLY APPROVED PLANNING AREA 8 - COMMERCIAL [MASTER PLAN]				
BUILDING	BLDG AREA	PARK/G REQ'D	PARK/G RATIO	PARK/G PROVIDED
PAD 1	6500 SF	65	10/1000	65 STALLS
				41
				24



CONCEPTUAL SITE PLAN

FAIRFIELD RANCH-PARCEL 1

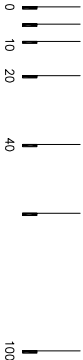
CHINO HILLS, CA

OVERALL SITE

WARE MALCOMB

architecture
planning
interiors

www.waremalcomb.com
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1" = 30'-0"

051-772-00

06/30/06