



PROJECT INFORMATION

**MERCED CITY SCHOOL DISTRICT
OPERATIONAL SERVICES CENTER**

SITE INFO:
ADDRESS: 2125 WARDEN AVE
MERCED, CA 95341
APN: 080-013-028
CITY AND ZONING: MERCED, CA 95341
SUBJECT PROPERTY: L-1 LIGHT INDUSTRIAL
GENERAL PLANNING MAP: MAPPING AND ZONING
PROJECT INFO:
OWNER: SA
CONTRACT TYPE: SA
PROJECT NUMBER: 21-0228
OCCUPANCY TYPE: MANUFACTURING

PROJECT DESCRIPTION:
THE PROPOSED OPERATIONAL SERVICES CENTER WILL BE A 110,000 SF BUILDING WITH 110,000 SF OF LEASABLE AREA AND 110,000 SF OF STORAGE. THE PROPOSED OPERATIONAL SERVICES CENTER WILL BE A 110,000 SF BUILDING WITH 110,000 SF OF LEASABLE AREA AND 110,000 SF OF STORAGE. THE PROPOSED OPERATIONAL SERVICES CENTER WILL BE A 110,000 SF BUILDING WITH 110,000 SF OF LEASABLE AREA AND 110,000 SF OF STORAGE.

BRIEF SUMMARY:
TOTAL BLDG AREA: 52,868 SF
TOTAL LEASABLE AREA: 52,868 SF
TOTAL STORAGE: 110,000 SF
TOTAL LEASABLE AREA: 52,868 SF
TOTAL STORAGE: 110,000 SF

LEGEND

EXISTING BUILDING/STRUCTURE TO REMAIN
PROPOSED BUILDING
EXISTING APPEAR. CONCRETE, SEE CIVIL
EXISTING ASPHALT CONCRETE, SEE CIVIL
EXISTING LANDSCAPE/PLANTING, SEE LANDSCAPE
ASPHALT CONCRETE, SEE CIVIL
CONCRETE, SEE CIVIL
LANDSCAPE/WATER SEE LANDSCAPE
PROPERTY LINE
EASEMENT LINE
EXISTING FIRE HYDRANT TO REMAIN
EXISTING TREE TO REMAIN IN LANDSCAPE
EXISTING LIGHT POLE TO REMAIN
LIGHT POLE TO BE ELECTRICAL
DISCONTINUE FENCE/GATE
ACCESSIBLE ROUTE (2025 SEC. SECTION 18.240)

PARKING ANALYSIS

VEHICLE PARKING:
TOTAL BLDG AREA: 52,868 SF
TOTAL LEASABLE AREA: 52,868 SF
TOTAL STORAGE: 110,000 SF
TOTAL LEASABLE AREA: 52,868 SF
TOTAL STORAGE: 110,000 SF

BIKE PARKING:
TOTAL BIKE SPACES: 14 SPACES
TOTAL BIKE SPACES: 14 SPACES

TABLE:
TOTAL BIKE SPACES: 14 SPACES
TOTAL BIKE SPACES: 14 SPACES

GENERAL NOTES:
1. ALL PARKING SPACES SHALL BE 8' X 18' WITH 5' CLEARANCE.
2. ALL PARKING SPACES SHALL BE 8' X 18' WITH 5' CLEARANCE.
3. ALL PARKING SPACES SHALL BE 8' X 18' WITH 5' CLEARANCE.

ATTACHMENT B