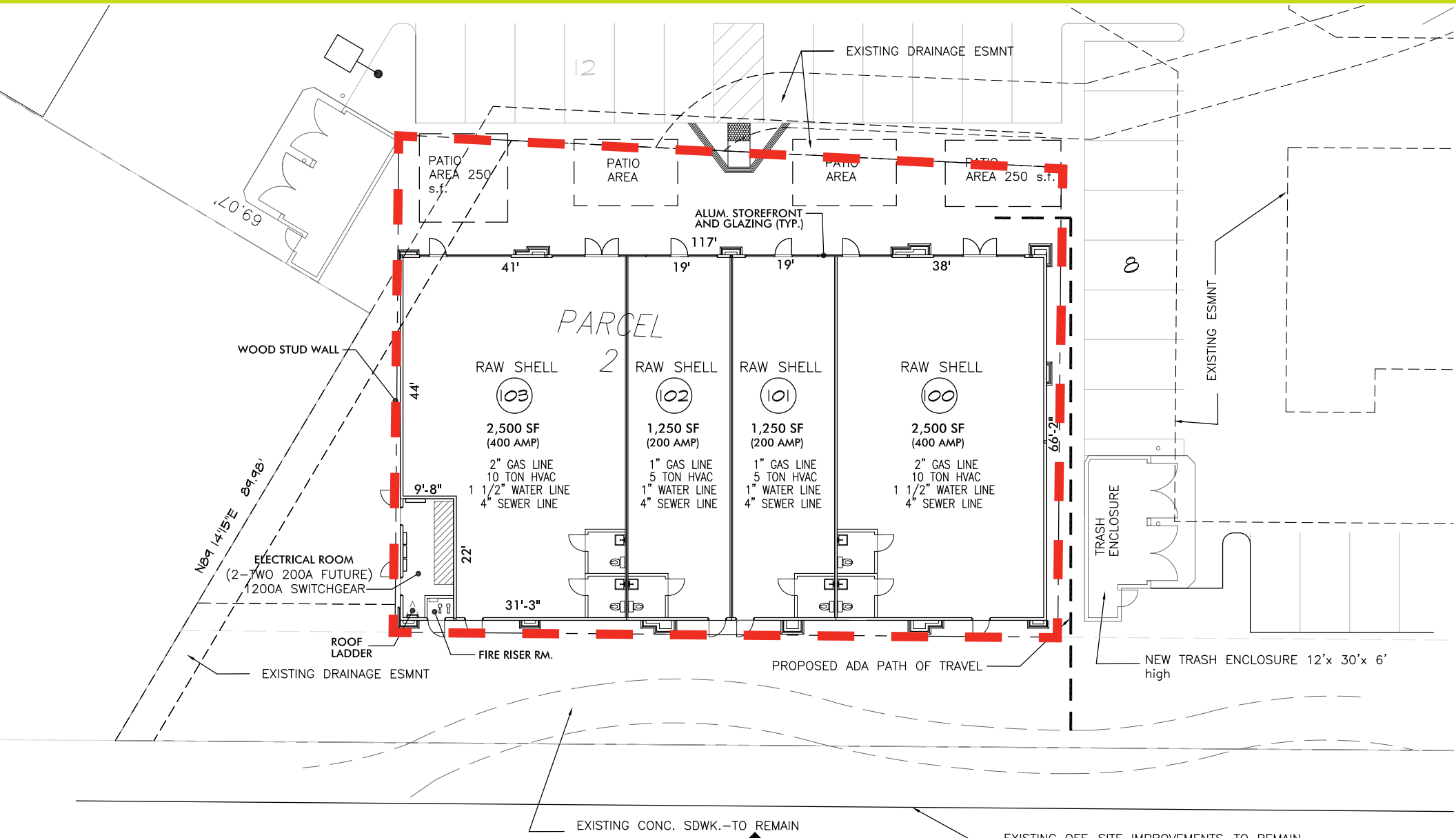


# GROCERY-ANCHORED PAD OPPORTUNITY

SEC HIGHWAY III & FRED WARING DRIVE - PALM DESERT, CA



LEASING PLAN - SHOP BLDG. NO. 1 (7,500 S.F.) SCALE: 1"=16'-0"



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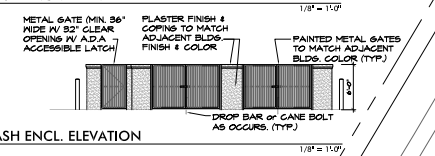
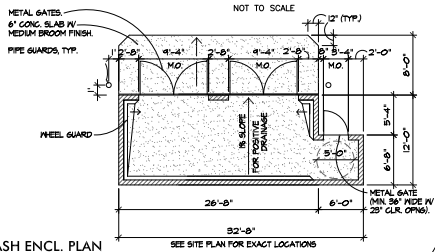
# GROCERY-ANCHORED PAD OPPORTUNITY

SEC HIGHWAY III & FRED WARING DRIVE - PALM DESERT, CA

PROJECT LOCATION



VICINITY MAP



**BUILDING & SAFETY NOTES:**

- The project shall comply with the latest adopted edition of the following codes:
  - A. 2016 California Building Code and its appendices & stds.
  - B. 2016 California Plumbing Code and its appendices & stds.
  - C. 2016 California Mechanical Code and its appendices & stds.
  - D. 2016 California Electrical Code and its appendices & stds.
  - E. 2016 California Energy Code
  - F. 2016 California Green Building Standards Code
  - G. 2016 California Administrative Code
  - H. 2016 California Fire Code and its appendices & stds.
- An approved automatic fire sprinkler system shall be installed as required per the City of Palm Desert Code Adoption Ordinance 1265.
- New site lighting poles & fixtures shall match existing site lighting.

## Summary

Land	±4.84 AC	±210,830 SF
Building		54,265 SF
Land-to-Bldg Ratio		3.17/1
Coverage		24 %

**Parking required:**

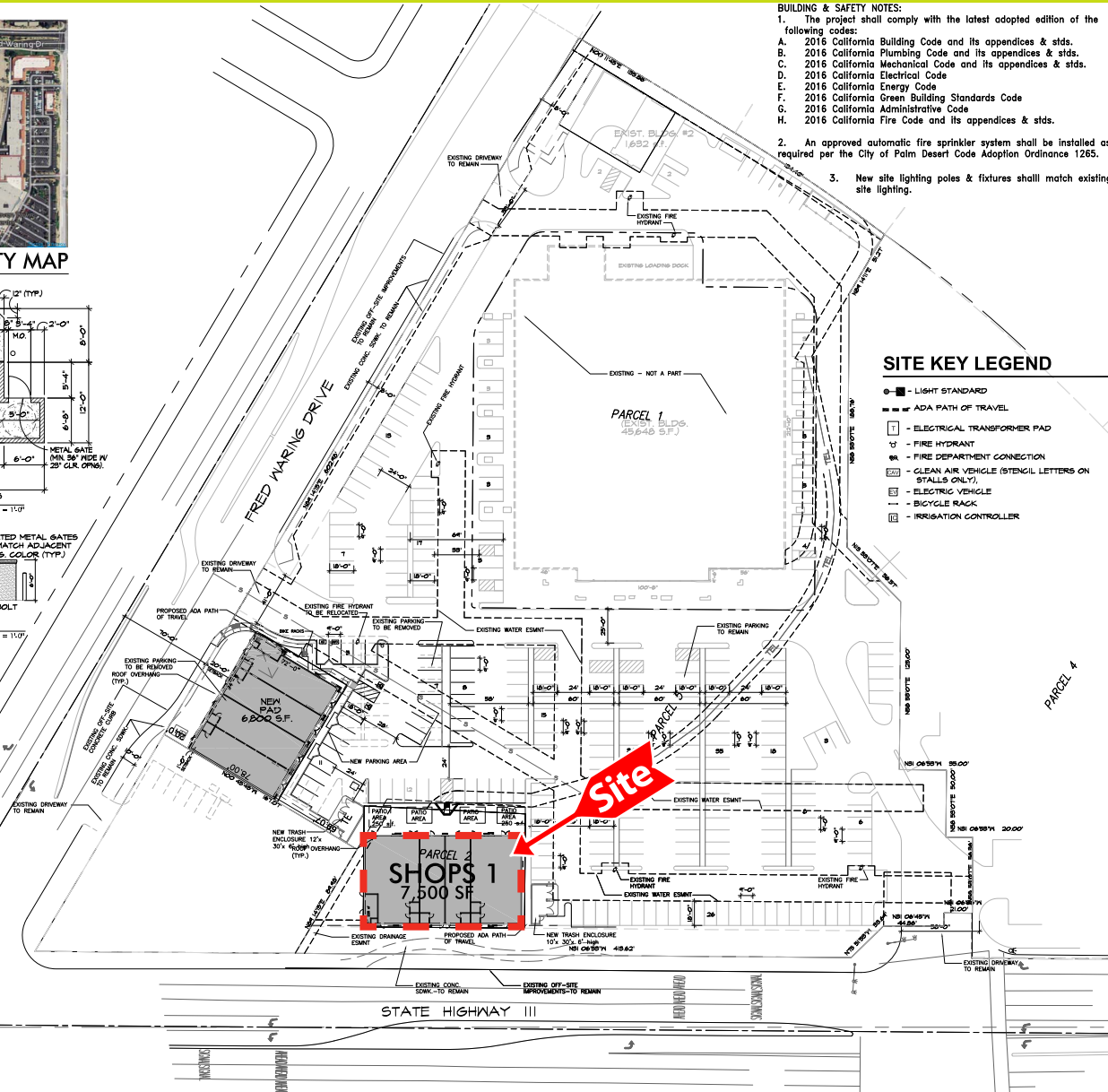
Major 1 (3/1000)	45,648 sf	137 stalls
Shops 1 #1 (8/1000)	7,500 sf	60 stalls
Pad Bldg #2 (3/1000)	1,632 sf	5 stalls
Pad Bldg #3 (3/1000)	6,800 sf	20 stalls
<b>Total</b>		<b>222 stalls</b>

Parking Provided  
Parking Ratio

287 stalls  
4.6 / 1000

### SITE KEY LEGEND

- - LIGHT STANDARD
- - ADA PATH OF TRAVEL
- - ELECTRICAL TRANSFORMER PAD
- ⊕ - FIRE HYDRANT
- ⊕ - FIRE DEPARTMENT CONNECTION
- ⊕ - CLEAN AIR VEHICLE (STENCIL LETTERS ON STALLS ONLY)
- ⊕ - ELECTRIC VEHICLE
- ⊕ - BICYCLE RACK
- ⊕ - IRRIGATION CONTROLLER



LEGAL DESCRIPTION:  
PARCEL 2 OF PARCEL MAP 24794

PROJECT ADDRESS:  
72310 HIGHWAY 111  
PALM DESERT, CA



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