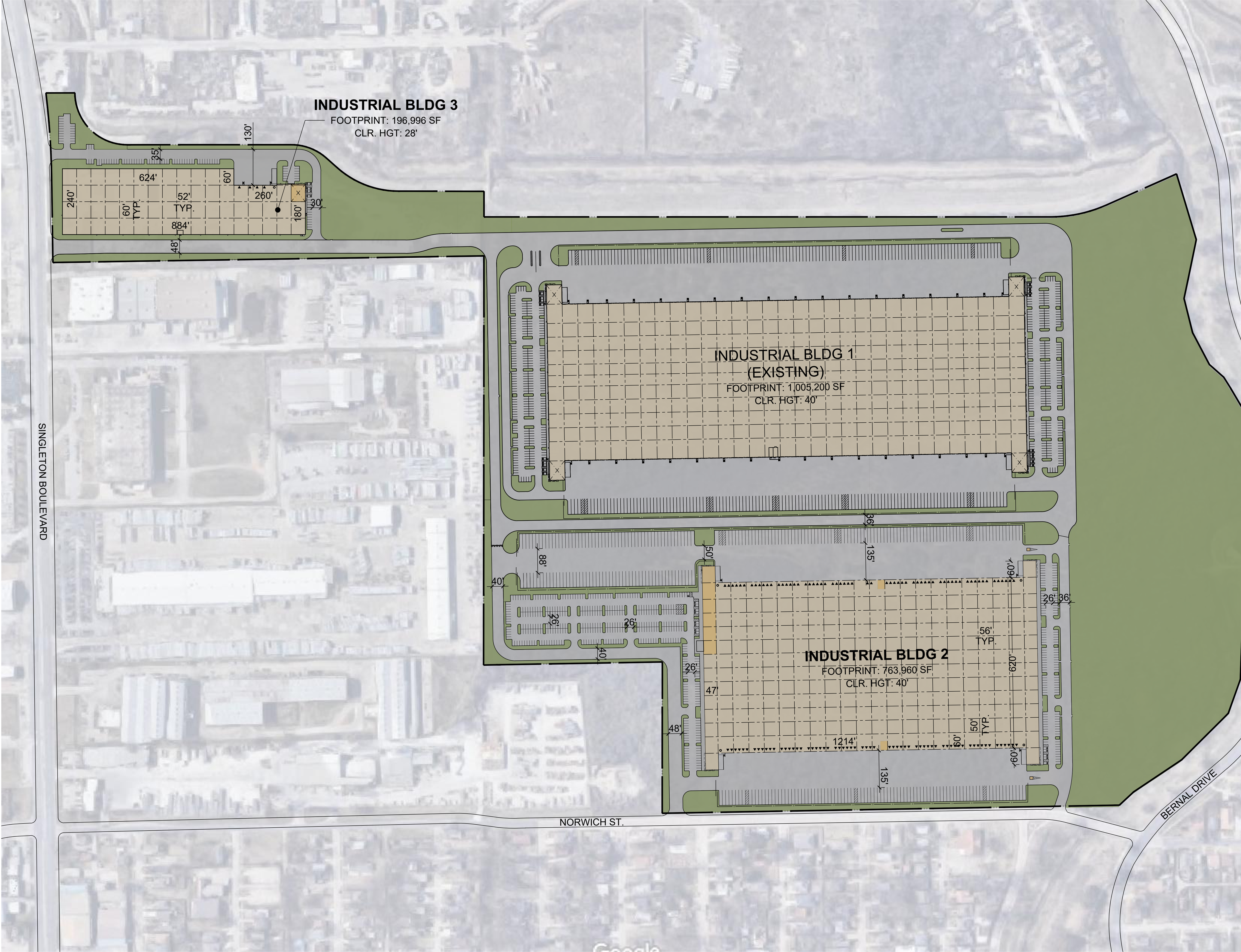




PROJECT DATA:		
SITE AREA:		
GROSS:	139.62 AC	
	6,081,688 SF	
BUILDING AREA:		
BUILDING 1	1,005,200 SF	
BUILDING 2	763,960 SF	
BUILDING 3	196,996 SF	
TOTAL FOOTPRINT:	1,966,156 SF	
COVERAGE:		
GROSS:	32%	
BUILDING 1		
▲ DOCK-HIGH DOORS	190	
● GRADE-LEVEL DOORS	4	
AUTO PARKING	467 STALLS	
	@0.46/1000 SF	
REQ. ACCESSIBLE	9 STALLS	
TRAILER STALLS	250 STALLS	
BUILDING 2		
▲ DOCK-HIGH DOORS	126	
● GRADE-LEVEL DOORS	4	
AUTO PARKING	554 STALLS	
	@0.73/1000 SF	
REQ. ACCESSIBLE	11 STALLS	
TRAILER STALLS	286 STALLS	
BUILDING 3		
▲ DOCK-HIGH DOORS	4	
● GRADE-LEVEL DOORS	1	
AUTO PARKING	98 STALLS	
	@0.5/1000 SF	
4 STALLS		
REQ. ACCESSIBLE		

DEVELOPMENT STANDARDS:		
ZONING:	IR	
MAX. F.A.R.:	2.00	2
MAX. COVERAGE:	80%	
MAX. HEIGHT:	200 FT	1
BUILDING SETBACKS:		
FRONT:	15 FT	
SIDE:	0 FT	1
REAR:	0 FT	1
LANDSCAPE SETBACKS:		4
FRONT:	5 FT	
SIDE:	5 FT	
REAR:	5 FT	
OFF-STREET PARKING:		
STANDARD:	9X18	
COMPACT:	7.5X16	
COMPACT %:	35%	
DRIVE AISLE:	22 FT	
OVERHANG:	3 FT	
TREE WELL:	8 FT	
REQ. PARKING RATIO BY USE:		
WAREHOUSE:	1/1000 SF	3
MANUF	1/600 SF	
OFFICE:	1/333 SF	

NOTES:
1 30 feet adjacent to residential.
2 2.0 FAR overall; 0.75 office/retail; 0.5 retail.
3 1/1000SF for the first 20,000sf, then 1/4000SF.
4 Average depth of landscape buffer from Street R.O.W.:
Freeways - 15 feet
Arterials and Community Collectors - 10 feet
Local and residential - 7.5 feet
5

