



**PROJECT DATA:**

<b>SITE AREA 1:</b>		
GROSS:	31.62 AC	12.80 HA
	1,377,507 SF	127,975 m <sup>2</sup>
<b>BUILDING 1</b>		
	121,806 SF	11,316 m <sup>2</sup>
<b>BUILDING 2</b>		
	189,109 SF	17,569 m <sup>2</sup>
<b>BUILDING 3</b>		
	131,876 SF	12,252 m <sup>2</sup>
<b>BUILDING 4</b>		
	179,168 SF	16,645 m <sup>2</sup>
TOTAL:	621,958 SF	57,782 m <sup>2</sup>
<b>FAR:</b>		
GROSS:		0.45
NET:		0.45
<b>COVERAGE:</b>		
GROSS:		45%
NET:		45%

**DEVELOPMENT STANDARDS:**

<b>ZONING:</b>		MP
<b>MAX. COVERAGE:</b>		50%
<b>MAX. HEIGHT:</b>		18 m
<b>BUILDING SETBACKS:</b>		
FRONT:		9 m
SIDE:		7.5 m
REAR:		7.5 m
<b>LANDSCAPE SETBACKS:</b>		
FRONT:		6 m
SIDE:		3 m
REAR:		3 m
<b>LANDSCAPE REQ.:</b>		10%

**BUILDING 1**

▲ DOCK-HIGH DOORS		32
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	3,750 m <sup>2</sup>	26 STALLS
OFFICE @ 5%	566 m <sup>2</sup>	19 STALLS
TOTAL		123 STALLS

**OFF-STREET PARKING:**

STANDARD:	2.75X6 m
DRIVE AISLE:	6 m
<b>REQ. PARKING RATIO BY USE:</b>	
WAREHOUSE:	1/90 sq m <sup>1</sup>
MANUF	1/60 sq m <sup>2</sup>
OFFICE:	1/30 sq m

**PARKING PROVIDED:** 130 STALLS  
 @1.07/1000 SF @1.15/100 m<sup>2</sup>  
 REQ. ACCESSIBLE To be confirmed by City

**BUILDING 2**

▲ DOCK-HIGH DOORS		34
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	9,690 m <sup>2</sup>	67 STALLS
OFFICE @ 5%	878 m <sup>2</sup>	29 STALLS
TOTAL		174 STALLS

**NOTES:**

1. a.1 If accessory office use and retail net floor areas are 15% or less of the total net floor area: Up to 7000m<sup>2</sup> - 1/90m<sup>2</sup> net floor area; 7000-20000 - 78 spaces plus 1/145m<sup>2</sup> of net floor area or portion thereof above 7000m<sup>2</sup>; Over 20000m<sup>2</sup> - 148 spaces plus 1/170m<sup>2</sup> or portion thereof over 20000m<sup>2</sup>;

b.1 If accessory office and retail net floor areas are more than 15% of the total net floor area: In addition to the standards contained in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.

2. a.1 If accessory office and retail net floor areas are 15% or less of the total net floor area:  
 Up to 5,000 sq m - 1 parking space per 60 sq m net floor area or portion thereof  
 5,000 to 10,000 sq m - 83 spaces plus 1 space per 90 sq m of net floor area or portion thereof over 5,000 sq m  
 Over 10,000 sq m - 139 spaces plus 1 parking space per 170 sq m or portion thereof of net floor area or portion thereof over 10,000 sq m.

b.1 If accessory office and retail net floor area are more than 15% of the total net floor area: In addition to the standards contained in (a), the applicable net floor areas exceeding 15% shall be subject to the applicable office or retail parking requirements.

3. 3 m for all parking spaces.

**PARKING PROVIDED:** 190 STALLS  
 @1/1000 SF @1.08/100 m<sup>2</sup>  
 REQ. ACCESSIBLE To be confirmed by City

**BUILDING 3**

▲ DOCK-HIGH DOORS		34
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	4,639 m <sup>2</sup>	32 STALLS
OFFICE @ 5%	613 m <sup>2</sup>	20 STALLS
TOTAL		130 STALLS

**SITE AREA 2:**

GROSS:	29.79 AC	12.06 HA
	1,297,740 SF	120,564 m <sup>2</sup>
<b>EASEMENT.:</b>		
@ 22%		26,358 m <sup>2</sup>
NET:	23.28 AC	9.42 HA
	1,014,028 SF	94,206 m <sup>2</sup>

**BUILDING 5**

	213,571 SF	19,841 m <sup>2</sup>
<b>BUILDING 6</b>	250,461 SF	23,269 m <sup>2</sup>
TOTAL:	464,033 SF	43,110 m <sup>2</sup>

**FAR:**

GROSS:		0.36
NET:		0.46
<b>COVERAGE:</b>		
GROSS:		36%
NET:		46%

**BUILDING 4**

▲ DOCK-HIGH DOORS		31
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	8,813 m <sup>2</sup>	61 STALLS
OFFICE @ 5%	832 m <sup>2</sup>	28 STALLS
TOTAL		166 STALLS

**BUILDING 6**

▲ DOCK-HIGH DOORS		44
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	13,000 m <sup>2</sup>	90 STALLS
> 20000 m <sup>2</sup>	2,655 m <sup>2</sup>	16 STALLS
OFFICE @ 5%	1,133 m <sup>2</sup>	38 STALLS
TOTAL		221 STALLS

**FAR:**

GROSS:		0.36
NET:		0.46
<b>COVERAGE:</b>		
GROSS:		36%
NET:		46%

**PARKING PROVIDED:** 170 STALLS  
 @0.9/1000 SF @0.97/100 m<sup>2</sup>  
 REQ. ACCESSIBLE To be confirmed by City

**BUILDING 5**

▲ DOCK-HIGH DOORS		43
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	12,841 m <sup>2</sup>	89 STALLS
OFFICE @ 5%	992 m <sup>2</sup>	33 STALLS
TOTAL		198 STALLS

**TOTAL SITE AREA:**

GROSS:	72.64 AC	29.40 HA
	3,164,261 SF	293,970 m <sup>2</sup>

**LANDSCAPE AREA:** 56%  
 71,337 m<sup>2</sup>

**PARKING**

PARKING PROVIDED:		
SITE AREA 1:		670 STALLS
SITE AREA 2:		440 STALLS
TOTAL PARKING:		1,110 STALLS

**PARKING PROVIDED:** 210 STALLS  
 @0.98/1000 SF @1.06/100 m<sup>2</sup>  
 REQ. ACCESSIBLE To be confirmed by City

**BUILDING 6**

▲ DOCK-HIGH DOORS		44
○ GRADE-LEVEL DOORS		2
<b>PARKING REQUIRED:</b>		
WAREHOUSE		
< 7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	13,000 m <sup>2</sup>	90 STALLS
> 20000 m <sup>2</sup>	2,655 m <sup>2</sup>	16 STALLS
OFFICE @ 5%	1,133 m <sup>2</sup>	38 STALLS
TOTAL		221 STALLS

**PARKING PROVIDED:** 230 STALLS  
 @0.94/1000 SF @1.02/100 m<sup>2</sup>  
 REQ. ACCESSIBLE To be confirmed by City

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: AVERAGE REGIONAL REQUIRED PROVIDED

Boundary Source: CIVIL CAD FILE

