

**BUILDING 5** 

BUILDING 3			
▲ DOCK-H	HIGH DOORS		34
• GRADE	-LEVEL DOC	)RS	2
PARKING REQ	UIRED:		
WAREHOU	SE		
< 7000	m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
7000-2	0000 m²	4,639 m <sup>2</sup>	32 STALLS
OFFICE	@ 5%	613 m <sup>2</sup>	20 STALLS
TOTAL			130 STALLS
PARKING F	PROVIDED:		160 STALLS
		@0.85/1000 SF	@0.91/100 m <sup>2</sup>
REQ. A	CCESSIBLE	To be	confimed by City
•	CCESSIBLE	To be	confimed by City
BUILDING 4			•
BUILDING 4  DOCK-H	HIGH DOORS		31
BUILDING 4  DOCK-H GRADE	HIGH DOORS -LEVEL DOO		•
BUILDING 4  DOCK-H GRADE PARKING REQ	HIGH DOORS -LEVEL DOO QUIRED:		31
BUILDING 4  DOCK-H GRADE PARKING REQ WAREHOU	HIGH DOORS -LEVEL DOO QUIRED: SE	)RS	31 2
BUILDING 4  DOCK-H GRADE PARKING REQ WAREHOU <7000	HIGH DOORS -LEVEL DOO QUIRED: SE m <sup>2</sup>	7,000 m²	31 2 78 STALLS
BUILDING 4  DOCK-H GRADE PARKING REQ WAREHOU <7000 7000-20	HIGH DOORS -LEVEL DOO (UIRED: SE m <sup>2</sup> 0000 m <sup>2</sup>	7,000 m <sup>2</sup> 8,813 m <sup>2</sup>	31 2 78 STALLS 61 STALLS
BUILDING 4  DOCK-HOUGE  PARKING REQ WAREHOU  <7000  7000-20  OFFICE	HIGH DOORS -LEVEL DOO QUIRED: SE m <sup>2</sup>	7,000 m²	31 2 78 STALLS 61 STALLS 28 STALLS
BUILDING 4  DOCK-H GRADE PARKING REQ WAREHOU <7000 7000-20	HIGH DOORS -LEVEL DOO (UIRED: SE m <sup>2</sup> 0000 m <sup>2</sup>	7,000 m <sup>2</sup> 8,813 m <sup>2</sup>	31 2 78 STALLS 61 STALLS

170 STALLS

To be confimed by City

@0.9/1000 SF @0.97/100 m<sup>2</sup>

PARKING PROVIDED:

REQ. ACCESSIBLE

SITE AREA 2:		
GROSS:	29.79 AC	12.06 HA
	1,297,740 SF	120,564 m²
EASEMENT.:	@ 22%	26,358 m²
NET:	23.28 AC	9.42 HA
	1,014,028 SF	94,206 m <sup>2</sup>
BUILDING 5	213,571 SF	19,841 m²
BUILDING 6	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
COVERAGE:		
GROSS:		36%
NET:		46%

DOILDING 5		
▲ DOCK-HIGH DOORS		43
• GRADE-LEVEL DOO	RS	2
PARKING REQUIRED:		
WAREHOUSE		
<7000 m²	7,000 m <sup>2</sup>	78 STALLS
7000-20000 m <sup>2</sup>	12,841 m²	
OFFICE @ 5%	992 m <sup>2</sup>	33 STALLS
TOTAL		198 STALLS
PARKING PROVIDED:		210 STALLS
	@0.98/1000 SF	@1.06/100 m <sup>2</sup>
REQ. ACCESSIBLE	To be	confimed by City
BUILDING 6		
▲ DOCK-HIGH DOORS		44
• GRADE-LEVEL DOO	RS	2
PARKING REQUIRED:		
WAREHOUSE		
<7000 m²	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 m²	38 STALLS
TOTAL		221 STALLS
PARKING PROVIDED:		230 STALLS
	@0.94/1000 SF	@1.02/100 m <sup>2</sup>
	_	

To be confimed by City

REQ. ACCESSIBLE

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>
<u>PARKING</u>		
PARKING PROVIDED:		
SITE AREA 1:		670 STALLS
SITE AREA 2:		440 STALLS
TOTAL PARKING:		1,110 STALLS

	• GRADE LEVEL DOG		_
	PARKING REQUIRED: WAREHOUSE		
ON TOTAL STATE OF THE STATE OF			
112	<7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
	7000-20000 m²	3,750 m <sup>2</sup>	26 STALLS
24m   [77'-2"]	OFFICE @ 5%	566 m <sup>2</sup>	
	TOTAL		123 STALLS
7.5m BLDC SET			
BLDG.SETBACK	PARKING PROVIDED:		130 STALLS
3m LS SETBACK		@1.07/1000 SF	
	REQ. ACCESSIBLE	_	confimed by City
	·		<b>J</b>
	BUILDING 2		
	▲ DOCK-HIGH DOORS		34
	• GRADE-LEVEL DOC	RS	2
3m	PARKING REQUIRED:		
LS STRIP	WAREHOUSE		
	<7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS
16m [52'-6"]	7000-20000 m <sup>2</sup>	9,690 m <sup>2</sup>	
	OFFICE @ 5%	, 878 m²	29 STALLS
FITURE -	TOTAL		174 STALLS
FUTURE EXPANSION			
1703	PARKING PROVIDED:		190 STALLS
		@1./1000 SF	
	REQ. ACCESSIBLE		confimed by City

PROJECT DATA:

COVERAGE:

**BUILDING 1** 

FAR:

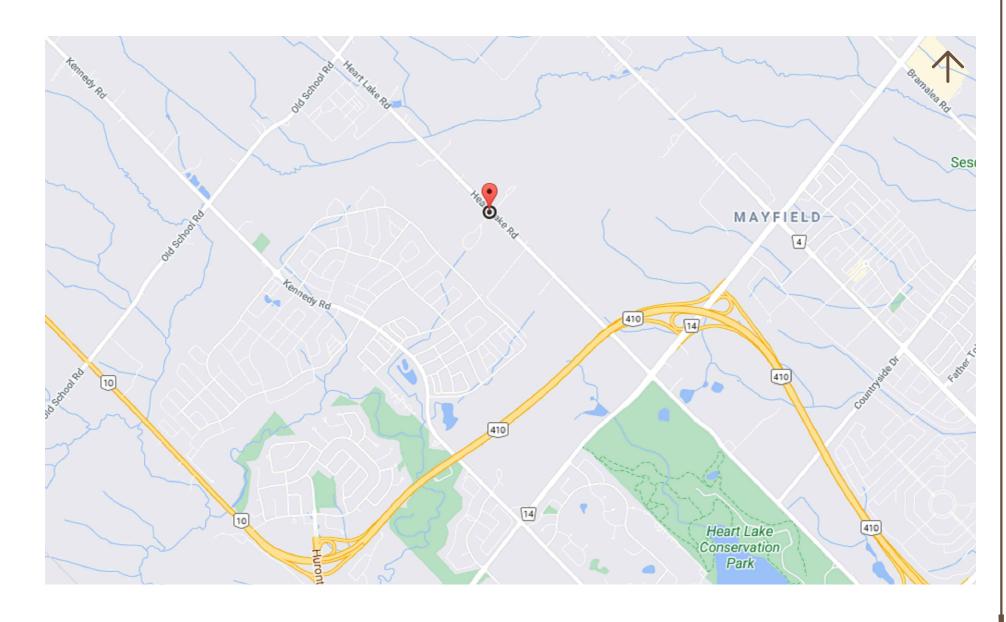
**SITE AREA 1:** 

PROJECT DATA:		DEVELOPMENT STANDARDS:		
SITE AREA 1:			ZONING:	MP
GROSS:	31.62 AC	12.80 HA		
GROOC.	1,377,507 SF	127,975 m <sup>2</sup>	MAX. COVERAGE:	50%
	1/2///30/ 01	127,773 111	MAX. HEIGHT:	18 m
BUILDING 1	121,806 SF	11,316 m²		
BUILDING 2	189,109 SF	17,569 m <sup>2</sup>	BUILDING SETBACI	
BUILDING 3	131,876 SF	12,252 m <sup>2</sup>	FRONT:	9 m
BUILDING 4	179,168 SF	16,645 m <sup>2</sup>	SIDE:	7.5 m
TOTAL:	621,958 SF	57,782 m <sup>2</sup>	REAR:	7.5 m
FAR:	021,930 31	37,702 111-	LANDSCAPE SETBA	CK2.
GROSS:		0.45	FRONT:	6 m
NET:		0.45	SIDE:	3 m <sup>3</sup>
COVERAGE:		0.43	REAR:	3 m
GROSS:		45%		
NET:		45%	LANDSCAPE REQ.:	10%
1V L 1 •		7570		
BUILDING 1			OFF-STREET PARKI	NG:
▲ DOCK-HIGH DOORS		32	STANDARD:	2.75X6 m
• GRADE-LEVEL DOO	P.S.	2	DRIVE AISLE:	6 m
PARKING REQUIRED:	NO	_		10 DV 110 E
WAREHOUSE			REQ. PARKING RAT	_
<7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS	WAREHOUSE: MANUF	1/90 sq m <sup>1</sup>
7000-20000 m <sup>2</sup>	3,750 m <sup>2</sup>	26 STALLS	OFFICE:	1/60 sq m <sup>2</sup> 1/30 sq m
0FFICE @ 5%	566 m <sup>2</sup>	19 STALLS	OTTICE.	1/20 54 111
TOTAL	300 III	123 STALLS	NOTES:	
TOTAL		IZJ OTALLO	1 a.) If accessory office use and re	
PARKING PROVIDED:		130 STALLS	15% or less of the total net floor 1/90m2 net floor area; 7000-200	00 - 78 spaces plus
TARRING TROVIDED.	@1.07/1000 SF		1/145m2 of net floor area or port 7000m2; Over 20000m2 - 168 sp	
REQ. ACCESSIBLE		confimed by City	portion thereof over 20000m2; b.) If associated office and retail	net floor areas are more
11 LQ. 1100 L001 D L L	70 80	committed by only	than 15% of the total net floor a standards contained in (a), the a	
BUILDING 2			exceeding 15% shall be subject retail parking requirements.	
▲ DOCK-HIGH DOORS		34	2 a.) IF accessory office and retail	net floor areas are 15%
• GRADE-LEVEL DOO	RS	2	of less of the total net floor area:	
PARKING REQUIRED:	11.0	_	Up to 5,000 sq m - 1 parking spa area or portion thereof	
WAREHOUSE			5,000 to 10,000 sq m - 83 space: m of net floor area or portion the	reof over 5,000 sq m
<7000 m <sup>2</sup>	7,000 m <sup>2</sup>	78 STALLS	Over 10,000 sq m - 139 spaces p 170 sq m or portion thereof of ne	
7000-20000 m <sup>2</sup>	9,690 m <sup>2</sup>	67 STALLS	thereof over 10,000 sq m. b.) If associate office and retail net floor area are more than 15% of the total net floor area: in additiona to the standards contained in (a), the applicable net floor areas	
OFFICE @ 5%	878 m <sup>2</sup>	29 STALLS		
TOTAL	2,0111	174 STALLS	exceeding 15% shall be subject	
<u> </u>			retail parking requirements. 3 3 m for all parking spaces.	
PARKING PROVIDED:		190 STALLS		
· ·	@1./1000 SF	@1.08/100 m <sup>2</sup>		

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



1:1500 0 20m 40m 75m



Conceptual Site Plan scheme: 05