

Legend

- OFFICE
- WAREHOUSE
- DRIVE THRU DOOR
- DRIVE THRU DOOR KNOCK OUT

	BLDG.1	BLDG.2	BLDG.3	BLDG.4	BLDG.5	TOTAL
<b>SITE AREA</b>						
In s.f.	72,740	51,513	58,201	65,667	61,833	309,954 s.f.
In acres	1.67	1.18	1.34	1.51	1.42	7.12 ac
<b>BUILDING AREA</b>						
Office	2,000	2,000	2,000	2,500	2,000	10,500 s.f.
Warehouse	13,115	16,594	17,931	19,536	14,311	81,487 s.f.
<b>TOTAL</b>	<b>15,115</b>	<b>18,594</b>	<b>19,931</b>	<b>22,036</b>	<b>16,311</b>	<b>91,987 s.f.</b>
<b>COVERAGE</b>	<b>20.8%</b>	<b>36.1%</b>	<b>34.2%</b>	<b>33.6%</b>	<b>26.4%</b>	<b>29.7%</b>
<b>CLEAR HEIGHT</b>	<b>24'</b>	<b>24'</b>	<b>26'</b>	<b>26'</b>	<b>24'</b>	
<b>AUTO PARKING REQUIRED</b>						
Office: 1/330 s.f.	6	6	6	8	6	32 stalls
Warehouse 1/1,000 s.f.	13	17	18	20	14	81 stalls
<b>TOTAL</b>	<b>19</b>	<b>23</b>	<b>24</b>	<b>27</b>	<b>20</b>	<b>113 stalls</b>
<b>AUTO PARKING PROVIDED</b>						
Standard (9' x 18')	25	25	27	27	24	128 stalls
<b>ZONING ORDINANCE FOR CITY</b>						
Zoning Designation - Mixed Use (MU)						
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>						
Height - 50', 75' requires approval pursuant to Section 18.35						
<b>MAXIMUM FLOOR AREA RATIO</b>						
FAR - to be verified						
<b>LANDSCAPE REQUIREMENT</b>						
Percentage - 10%						
<b>LANDSCAPE PROVIDED</b>						
Percentage -	41.5%	25.9%	30.6%	31.5%	25.0%	31.4%
In s.f.	30,159	13,320	17,827	20,687	15,474	97,467 s.f.
<b>SETBACKS</b>						
Van Buren Blvd. - 20'						
Economic Dr. - 15'						
Interior side - 0', Rear - 10'						



M S Development Site C - 7.12 acres  
 COUNTY OF RIVERSIDE, CA

