

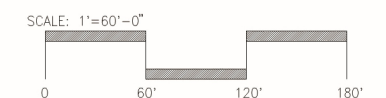


Legend

	OFFICE
	WAREHOUSE
	RETAIL
	DRIVE THRU DOOR

Tabulation

	BLDG. 1	BLDG. 2	BLDG. 3	TOTAL	BLDG. 4	RETAIL	TOTAL
SITE AREA							
In s.f.				393,887	62,172	58,699	514,758 s.f.
In acres				9.04	1.43	1.35	11.82 ac
BUILDING AREA							
Office	4,467	4,535	2,984	11,986	1,510		13,496 s.f.
Warehouse	43,145	45,465	47,016	135,626	19,201		154,827 s.f.
Retail						4,647	4,647 s.f.
Restaurant						3,450	3,450 s.f.
TOTAL	47,612	50,000	50,000	147,612	20,711	8,097	176,420 s.f.
COVERAGE				37.5%	33.3%	13.8%	34.3%
CLEAR HEIGHT	26'	26'	26'		24'	16'	
BUILDING HEIGHT	34'	34'	34'		32'	27'	
AUTO PARKING REQUIRED							
Office: 1/330 s.f.	14	14	10	38	5		43 stalls
Whse: 1/1,000 s.f.	44	46	48	138	20		158 stalls
Retail: 1/350 s.f.						14	14 stalls
Restaurant: 1/125 s.f.						28	28 stalls
TOTAL	58	60	58	176	25	42	243 stalls
AUTO PARKING PROVIDED							
Standard (9' x 18')	50	44	53	147	20	40	207 stalls
Accessible (9' x 18')	2	2	3	7	1	2	10 stalls
Accessible Van (12' x 18')	2	2	1	5	1	1	7 stalls
Compact (9' x 16')	0	0	0	0	0	0	0 stalls
Parallel (8' x 22')	2	0	1	3	0	0	3 stalls
Accessible EV (12' x 18')	1	1	1	3	1	1	5 stalls
EV (9' x 18')	3	3	3	9	1	3	13 stalls
Carpool/Vanpool (9' x 18')	6	6	6	18	3	6	27 stalls
TOTAL	66	64	68	198	27	53	278 stalls
Parking ratio per 1,000 s.f.	1.4	1.3	1.4	1.3	1.3	6.5	1.6
ZONING ORDINANCE FOR CITY							
Zoning Designation - Mixed Use (MU)							
MAXIMUM BUILDING HEIGHT ALLOWED							
Height - 20', 75' requires approval pursuant to Decision 10.04							
SETBACK							
Front - 25'							
Interior Side Yard - 0'							
Street Side Yard - 15'							
Rear Yard - 10'							
MAXIMUM FLOOR AREA RATIO							
FAR - .35							
LANDSCAPE REQUIREMENT							
Percentage - 20%							
LANDSCAPE PROVIDED							
Percentage -				17.2%	16.9%	45.3%	28.4%
In s.f.				67,632	10,515	26,617	104,764 s.f.



M S VAN BUREN I - 11.82 acres

COUNTY of RIVERSIDE, CA

CONCEPTUAL COLORED SITE PLAN



Job No. 16487.00



01.16.2019