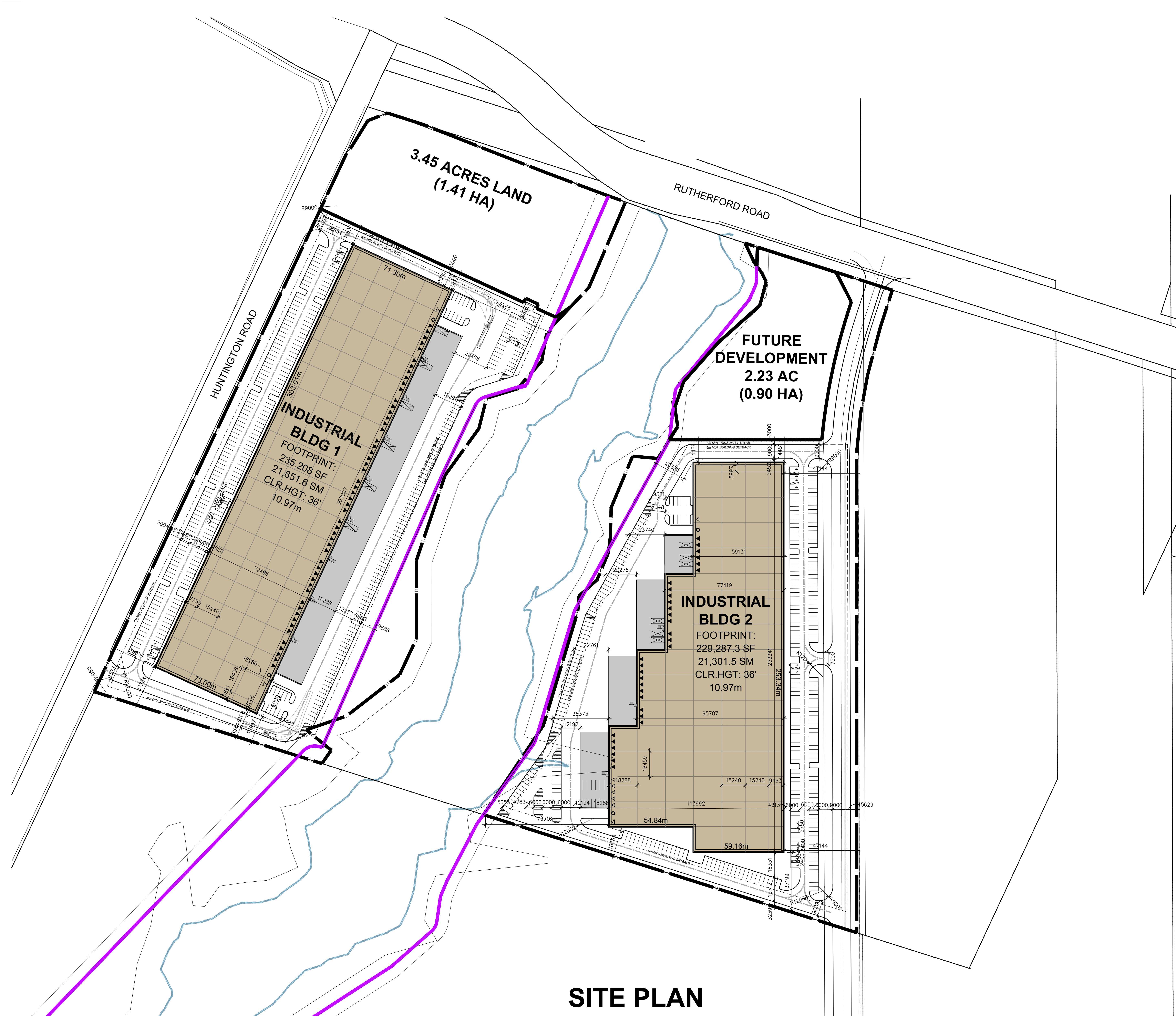




SITE PLAN

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.

SITE STATISTICS TABLE

ITEM	BUILDING 1 PROPOSED	BUILDING 1 REQUIRED
ZONING CATEGORY	EM1	EM1
GROSS LOT AREA (HECTARES)	6.37 ha (63,697.44 SM)	3,000 m² MINIMUM (0.3 ha)
FUTURE LOT AREA (HECTARES)	1.41 ha (14,061.56 SM)	3,000 m² MINIMUM (0.3 ha)
NET LOT AREA (HECTARES)	4.96 ha (49,635.88 SM)	3,000 m² MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	21,851.6	N/A
GROSS FLOOR AREA (SQ. M)	21,851.6	N/A
LOT COVERAGE	44%	60% MAXIMUM FOR SITE
FRONT YARD SETBACK (M)	28.65m	6.0m (West)
INT. SIDE YARD SETBACK (M)	17.94m	6.0m (South)
EXT. SIDE YARD SETBACK (M)	11.84m	6.0m (North)
REAR YARD SETBACK (M)	33.45m	12.0m (East)
LANDSCAPE COVERAGE	% (SM)	MIN 5% OF LOT AREA
PAVING AREA	% (SM)	
NUMBER OF PARKING SPACES WAREHOUSE (21,852 sm): 1.5 space per 100 SM OF A FUTURE OFFICE (565sm): 2 spaces/100sm	334 STALLS	INDUSTRIAL = 328 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	10 STALLS (5) TYPE 'A', (5) TYPE 'B'	9 STALLS MIN. (5) TYPE 'A', (5) TYPE 'B'
NUMBER OF LOADING SPACES	8	6 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 9.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS ii) ACCESSORY BUILDINGS	10.97m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRUCK DOCKS: ▲ DOCK-HIGH DOORS ○ GRADE-LEVEL DOORS	52 2	

SITE STATISTICS TABLE

ITEM	BUILDING 2 PROPOSED	BUILDING 2 REQUIRED
ZONING CATEGORY	EM1	EM1
GROSS LOT AREA (HECTARES)	6.19 ha (61,866.20 SM)	3,000 m² MINIMUM (0.3 ha)
FUTURE LOT AREA (HECTARES)	0.91 ha (9,097.33 SM)	3,000 m² MINIMUM (0.3 ha)
NET LOT AREA (HECTARES)	5.28 ha (52,768.87 SM)	3,000 m² MINIMUM (0.3 ha)
GROUND FLOOR AREA (SQ. M)	21,301.5	N/A
GROSS FLOOR AREA (SQ. M)	21,301.5	N/A
LOT COVERAGE (NET)	40%	60% MAXIMUM FOR SITE
FRONT YARD SETBACK (M)	47.14m	6.0m (East)
INT. SIDE YARD SETBACK (M)	16.78m	6.0m (South)
EXT. SIDE YARD SETBACK (M)	14.45m	9.0m (North)
REAR YARD SETBACK (M)	20.33m	12.0m (West)
LANDSCAPE COVERAGE	% (SM)	MIN 5% OF LOT AREA
PAVING AREA	% (SM)	
NUMBER OF PARKING SPACES WAREHOUSE (21,301.5 sm): 1.5 space per 100 SM OF A FUTURE OFFICE (565sm): 2 spaces/100sm	321 STALLS	INDUSTRIAL = 320 STALLS
NUMBER OF HANDICAPPED PARKING SPACES	10 STALLS (5) TYPE 'A', (5) TYPE 'B'	9 STALLS MIN. (5) TYPE 'A', (5) TYPE 'B'
NUMBER OF LOADING SPACES	7	6 SPACES
PARKING STALL DIMENSIONS (M)	2.7m X 6.0m	2.7m X 6.0m
HANDICAPPED PARKING STALL DIMENSIONS	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m	A: 3.4m X 6.0m (TYP.) B: 2.4m X 6.0m
LOADING SPACE DIMENSIONS (M)	3.5m X 9.0m	3.5m X 9.0m
BUILDING HEIGHT i) PRINCIPLE BUILDINGS	10.97m	15m MAXIMUM MAY EXCEED, PROVIDED THE SIDE YARD IS INCREASE BY 0.3M PER 0.6M HT. ADDED
TRUCK DOCKS: ▲ DOCK-HIGH DOOR ▲ KNOCK-OUTS OR RATED DOORS ○ GRADE-LEVEL DOORS	32 5 2	