

Tabulation

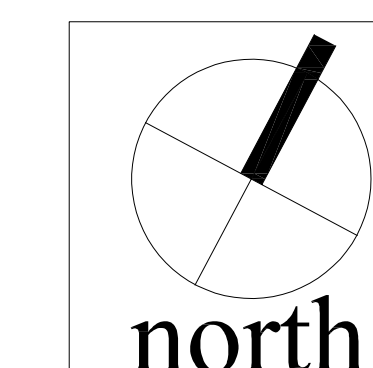
BLDG.2	
SITE AREA	
In s.f.	269,064 s.f.
In acres	6.18 ac
BUILDING AREA	
Office (5%)	7,064 s.f.
Office Mezz.	0 s.f.
Manufacturing	134,211 s.f.
TOTAL	141,275 s.f.
COVERAGE	52.5%
CLEAR HEIGHT	32'
AUTO PARKING REQUIRED	
Office: 1/300 s.f.	24 stalls
Whse: 1/1,000 s.f.	135 stalls
TOTAL	159 stalls
AUTO PARKING PROVIDED	
Standard (9' x 20')	92 stalls
Accessible (9'x20')	5 stalls
Accessible Van (12'x20')	1 stalls
Standard EV (9' x 20')	8 stalls
Accessible EV (9'x20')	1 stalls
Accessible EV Van (12'x20')	1 stalls
Carpool/Vanpool (9'x20')	16 stalls
Compact (8.5 x 16', 25% max.)	35 stalls
TOTAL	159 stalls
ZONING ORDINANCE FOR CITY	
Zoning Designation - General Industrial	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - more than 1,000' from R zone - 200'	
MAXIMUM FLOOR AREA RATIO	
FAR - to be verified	
SETBACKS	
Front - 10'	
Side - 15'	
Rear - 20'	

Aerial Map



Legend

- POTENTIAL OFFICE
- TENANT A
- TENANT B
- DRIVE THRU DOOR



Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Morton Commerce Center - Building 2

