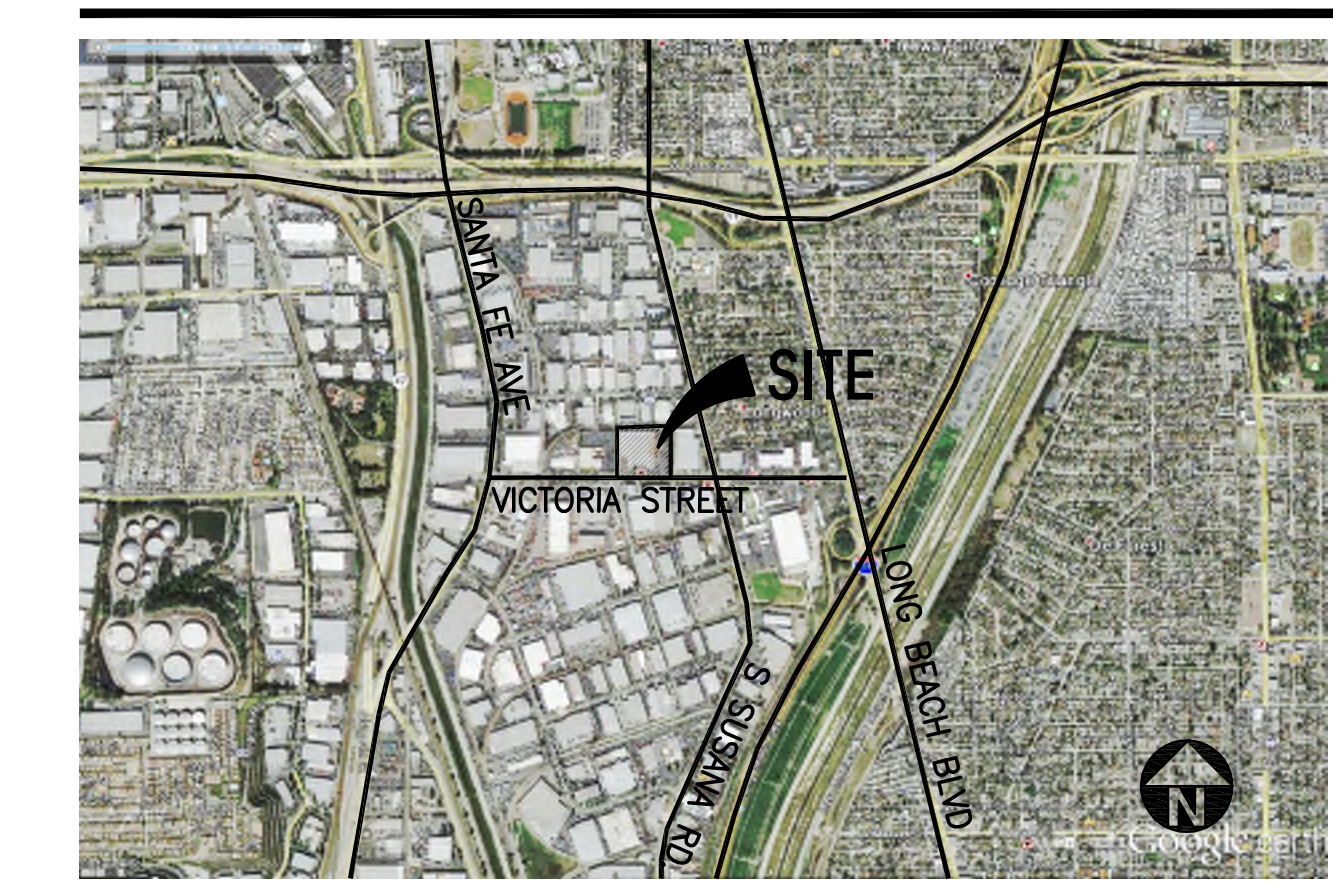


### Aerial Map



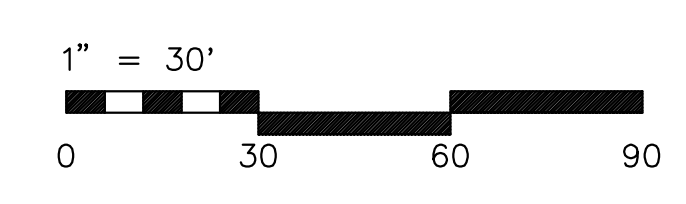
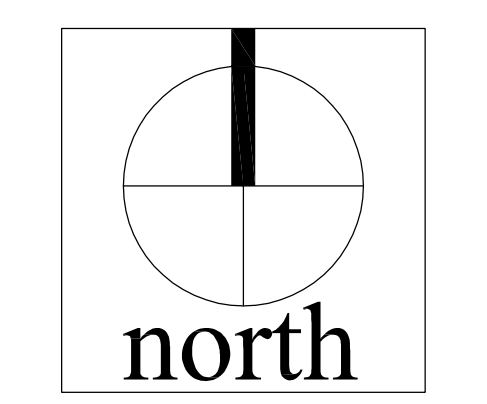
### Tabulation

<b>SITE AREA</b>	
In s.f.	264,195 s.f.
In acres	6.07 ac
<b>BUILDING AREA</b>	
Office - 1st floor	5,000 s.f.
Office - 2nd floor	2,000 s.f.
Warehouse	126,660 s.f.
<b>TOTAL</b>	<b>133,660 s.f.</b>
<b>COVERAGE</b>	<b>50.6%</b>
<b>AUTO PARKING REQUIRED</b>	
Office: 1/500 s.f.	14 stalls
Whse: 1/1,000 s.f.	127 stalls
<b>TOTAL</b>	<b>141 stalls</b>
<b>AUTO PARKING PROVIDED</b>	
Standard ( 9' x 18' )	111 stalls
Compact ( 8' x 15' )(40% max.)	30 stalls
<b>TOTAL</b>	<b>141 stalls</b>
<b>MAXIMUM FLOOR AREA RATIO</b>	
FAR - 1.0	
<b>ZONING ORDINANCE FOR CITY</b>	
Zone -Restricted Heavy Manufacturing (M-11/2)	
<b>MAXIMUM BUILDING HEIGHT ALLOWED</b>	
Height - Not to exceed 13 times Floor area	
<b>SETBACKS</b>	
None	

### Legend

- POTENTIAL OFFICE
- POTENTIAL OFFICE WITH 2ND FLOOR
- WAREHOUSE
- 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.



# Conceptual Site Plan

## 3025 E. Victoria Street

Rancho Dominguez , CA

