

Vicinity Map



Tabulation

	BLDG. 1	BLDG. 2	TOTAL
SITE AREA			
In Square Feet	988,654	903,763	1,892,417
In Acres	22.70	20.75	43.44
BUILDING AREA			
Office	10,000	10,000	20,000 S.F.
Warehouse	373,941	374,060	748,001 S.F.
TOTAL	383,941	384,060	768,001 S.F.
COVERAGE			
	38.8%	42.5%	40.6%
PARKING REQUIRED			
Office: 1 space per 300 s.f.	33	33	67 Stalls
Warehouse: 1 space per 2,000 s.f.	187	187	374 Stalls
TOTAL	220	220	441 Stalls
AUTO PARKING PROVIDED			
Standard (9' x 19')	118	195	313 Stalls
TRAILER PARKING PROVIDED			
Trailer (10' x 55')	170	144	314 Stalls
TOTAL PARKING PROVIDED			
Auto & trailers	288	339	627 Stalls

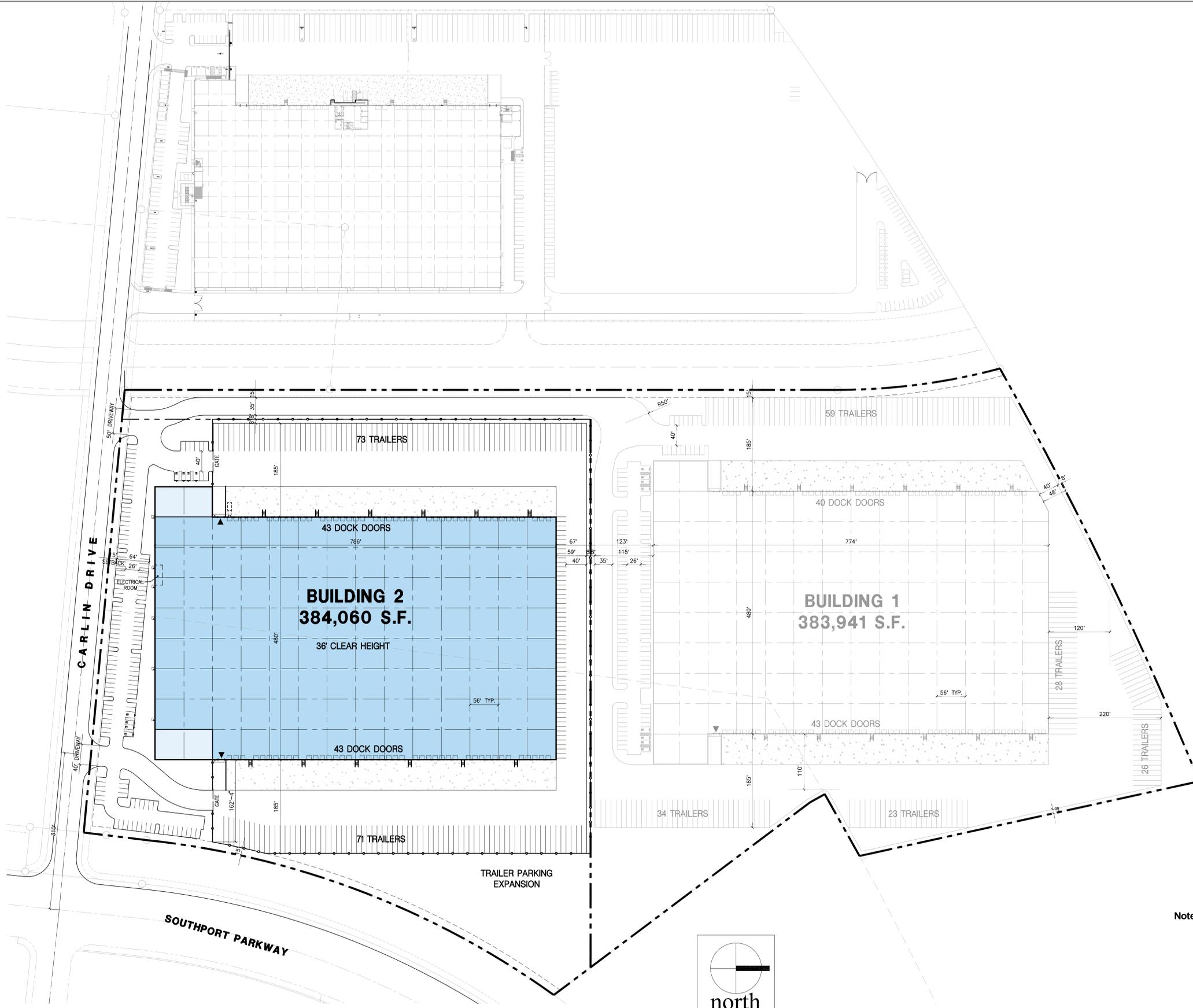
ZONING ORDINANCE FOR CITY	
Zoning Designation - Heavy Industrial (M-2) & Industrial Waterfront (M-3)	
MAXIMUM FLOOR AREA RATIO	
F.A.R. - .50	
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 75'	
SETBACK	
Building	Landscape
Major Arterial	Street side - 15'
front / street side - 25'	Interior side - 8'
Other streets	
front / street side - 15'	

Legend

- OFFICE
- WAREHOUSE
- DRIVE THRU DOOR

NOTE:
 -CLEAR HEIGHT: 36'
 -PAVING: ALL CONCRETE THROUGHOUT
 -DESIGN ROOF FOR FUTURE SOLAR

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

Sacramento, CA