

Vicinity Map

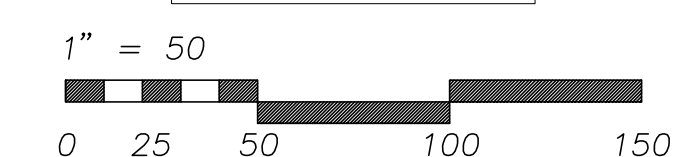
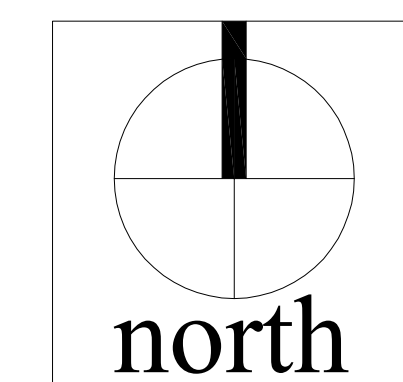


Tabulation

	BLDG. 4
SITE AREA	
in Sq. Ft.	428,718
in Acres	9.84
BUILDING AREA	
Office	10,000
Warehouse	187,970
TOTAL	197,970
COVERAGE	
	46.2%
PARKING REQUIRED	
Office: 1 stall per 300 s.f.	33
Warehouse: 1 stall per 2,000 s.f.	94
TOTAL	127
AUTO PARKING PROVIDED	
Standard (9' x 19')	152
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	41
TOTAL PARKING PROVIDED	
Auto & Trailers	193
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: 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 Southport Business Park

Sacramento, CA

