

PROJECT DATA:

SITE AREA: 16.47 AC
 GROSS: 731,393 SF
 NET: 735,128 SF

DETERMINATION: @ 0.4%

BUILDING AREA:
 BUILDING 1: 83,400 SF
 BUILDING 2: 62,000 SF
 BUILDING 3: 52,000 SF
 BUILDING 4 (4 STORY): 120,000 SF
 TUSKEGEE ARMEN MUSEUM: 2,000 SF
 TUSKEGEE AIRPORT TECHNOLOGY CENTER: 323,100 SF
 TOTAL AREA: 323,100 SF

BUILDING USE:
 WAREHOUSE: 291,100 SF
 OFFICE: 32,170 SF

FAR: 0.44
 COVERAGE: 10%

GRASSES: 0.64
 COVER: 34%

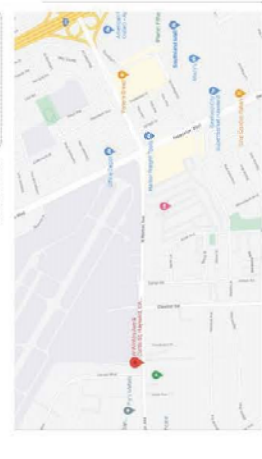
PARKING REQUIRED: 12,000 SF
 OFFICE (WH): 12,000 SF
 LAB (60% OFF/ROAD): 2,625 SF
 MUSEUM: 1,000 SF
 COMM. CENTER: 1,000 SF
 PARKING PROVIDED: 594 STALLS

AUTOCALC:
 TRUCK DOOR @ 1,871,000 SF @ 17.5% = 103,514 SF
 103,514 SF / 17.5% = 591,508 SF

DEVELOPMENT STANDARDS:

FRONT AT C: 48 FT
REAR AT C: 48 FT
MAX. HEIGHT: 36 FT
BUILDING SETBACKS: FRONT: 5 FT, REAR: 5 FT, SIDE: 5 FT
LANDSCAPE SETBACKS: FRONT: 18 FT
OFF-STREET PARKING: 90% COMPACT: 84%
COMPACT %: 30%
PILE-A-DECK: 26 FT
OVERHANG: 2.5 FT
RATIO PARKING TO TBW (MIN): 1:1000 SF
WAREHOUSE: 1:1000 SF
OFFICE: 1:1000 SF
MUSEUM: 1:1000 SF

- REQ. ACCESS/TYPE**
- ▲ DCK-HIGH DOORS
 - GRADE-LEVEL DOORS
 - ▲ DCK-HIGH DOORS
 - GRADE-LEVEL DOORS
 - ▲ DCK-HIGH DOORS
 - GRADE-LEVEL DOORS
 - ▲ DCK-HIGH DOORS
 - GRADE-LEVEL DOORS
- BLDG 1:** 10 DCK-HIGH DOORS, 2 GRADE-LEVEL DOORS
BLDG 2: 10 DCK-HIGH DOORS, 2 GRADE-LEVEL DOORS
BLDG 3: 4 DCK-HIGH DOORS, 1 GRADE-LEVEL DOORS
BLDG 4: 1 DCK-HIGH DOOR, 1 GRADE-LEVEL DOOR



CONCEPTUAL SITE PLAN/ SCHEME 19
 HAYWARD AIRPORT TECHNOLOGY CENTER
 HAYWARD, CA - SHR18-0026-00

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. Signage shown is for illustrative purposes only and does not necessarily reflect municipal code compliance.

