



**PROJECT DATA:**

<b>SITE AREA:</b>			
GROSS:		21.82 AC	
		950,649 SF	
<b>DETECTION:</b>			
	@ 4%	36,384 SF	
NET:		20.99 AC	
		914,265 SF	
<b>BUILDING FOOTPRINT:</b>			
BUILDING 1		232,290 SF	
<b>BUILDING USE:</b>			
WAREHOUSE		227,644 SF	
OFFICE	@ 2%	4,646 SF	
<b>COVERAGE:</b>			
GROSS:		24%	
NET:		25%	
<b>PARKING REQUIRED:</b>			
WAREHOUSE	1/2000 SF	114 STALLS	
OFFICE	1/250 SF	19 STALLS	
TOTAL		133 STALLS	
<b>PARKING PROVIDED:</b>			
AUTO:		147 STALLS	
		@ 0.63/1000 SF	
REQ. ACCESSIBLE		5 STALLS	
VAN PARKING:		282 STALLS	
<b>TRUCK DOCKS:</b>			
<b>BUILDING 1</b>			
▲ DOCK-HIGH DOORS		43	
△ POTENTIALLY RATED		7	
○ GRADE-LEVEL DOORS		2	

**DEVELOPMENT STANDARDS:**

**ZONING:** IG

**MAX. F.A.R.:** 0.80  
**MAX. HEIGHT:** 75 FT  
**MAX. COVERAGE:** NA

**BUILDING SETBACKS:**  
**FRONT:** 20 FT  
**SIDE:** 0 FT  
**REAR:** 0 FT

**LANDSCAPE SETBACKS:**  
**FRONT:** 10 FT  
**SIDE:** 0 FT  
**REAR:** 12 FT<sup>2</sup>

**LANDSCAPE REQ.:** 5%

**OFF-STREET PARKING:**  
**STANDARD:** 9X19<sup>5</sup>  
**COMPACT:** 8X15  
**COMPACT %:** 30%  
**DRIVE AISLE:** 26 FT<sup>5</sup>  
**FIRE LANE:** 24 FT  
**OVERHANG:** NA  
**TREE WELL:** 6 FT<sup>4</sup>

**REQ. PARKING RATIO BY USE:**  
**WAREHOUSE:** 1/2000 SF<sup>1</sup>  
**OFFICE:** 1/250 SF

**NOTES:**

1 1.0 for each 500 square feet of gross floor area, or  
 If the building or structure has leasable bays of 2,500 square feet or greater, the minimum off-street parking required is 1.0 space for each 1,000 square feet of gross floor area, or  
 If a building or structure has leasable bays of 10,000 square feet or greater, the minimum off-street parking required is 1.0 space for each 1,500 square feet of gross floor area, or  
 If a building or structure has leasable bays of 20,000 square feet or greater, the minimum off-street parking required is 1.0 space for each 2,000 square feet of gross floor area.

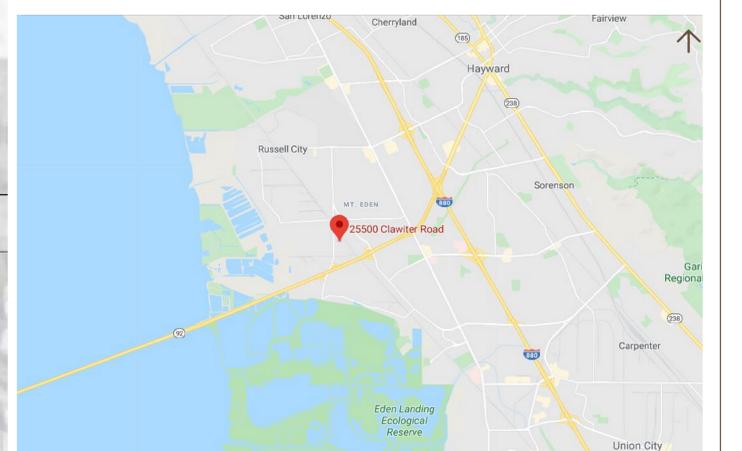
2 A minimum 12-foot wide landscape buffer planted with a minimum of one 15-gallon evergreen tree per 20 linear feet shall be provided along all property lines abutting the BART and railroad right-of-way.

3

4 Parking areas shall include a minimum of one 15-gallon parking lot tree for every 6 parking stalls, except where restricted because of design constraints. Parking lot trees shall be planted in tree wells or landscape medians located within the parking area, unless an alternative location is approved by the Director of Community and Economic Development/Planning Director. Required street and buffer trees shall not qualify as parking lot trees.

5

9.0	10.0	15.0	20.0
9.5	10.0	15.0	20.0
10.0	10.0	15.0	20.0
10.5	10.0	15.0	20.0



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.

1" = 60'

0 30 60 150 300 NORTH