

Revised Site Plan



Revised building Perspective View



Perspective view from SW corner facing NE on building 1

Revised building Perspective View



Perspective view from Watson Street towards north facing Building 2

Perspective View



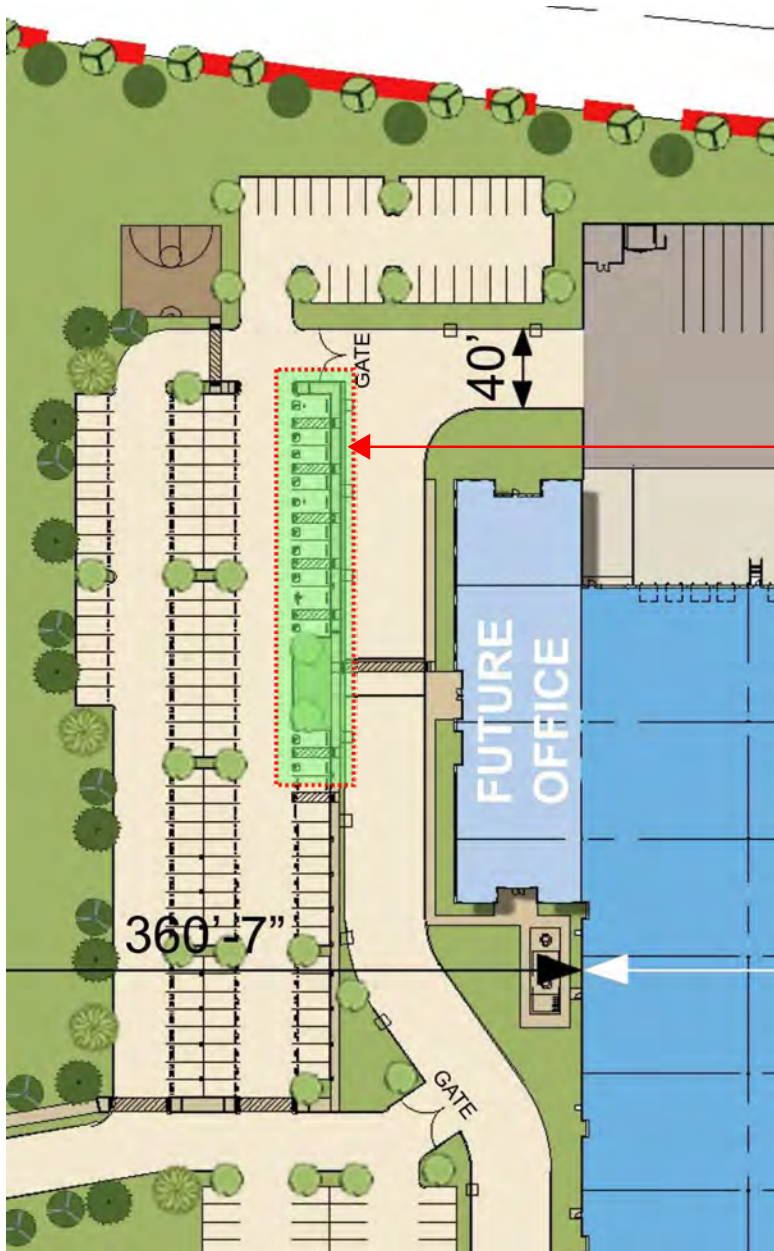
View from south residents toward building

Perspective View



View from south residents toward building

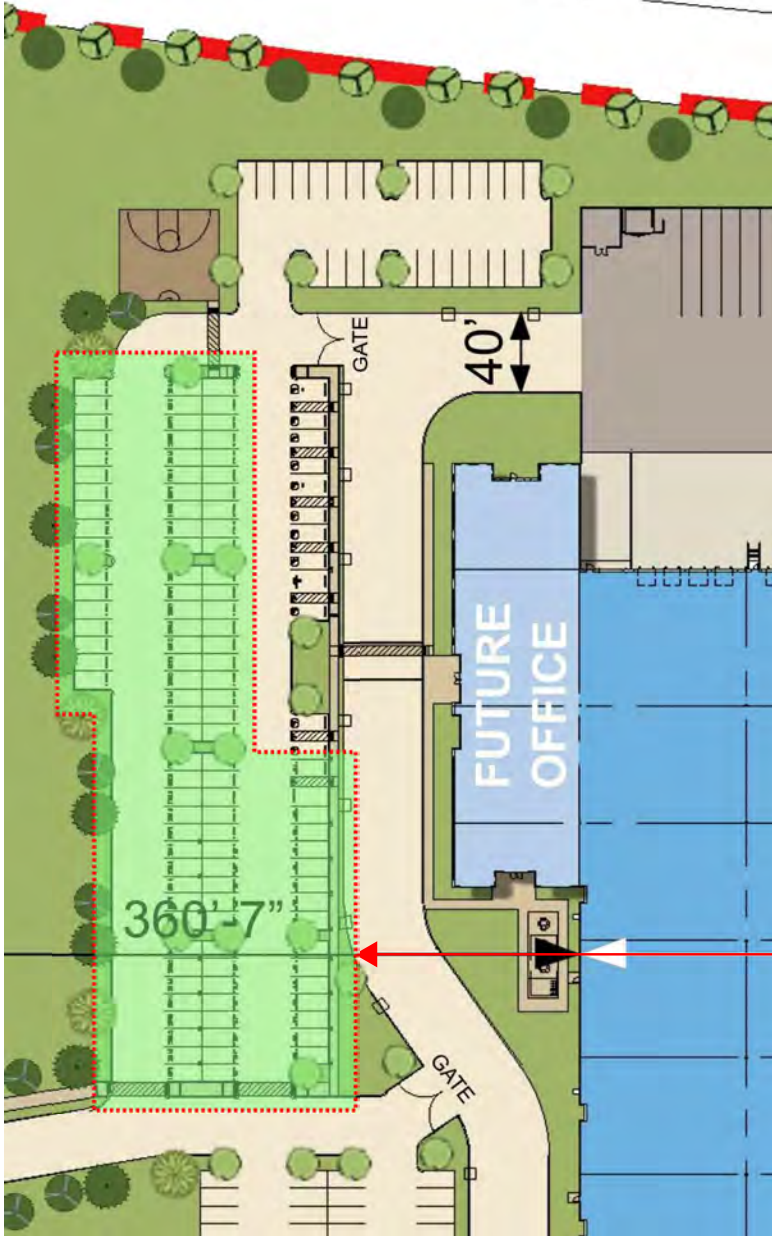
ADA Parking



Main ADA parking provided to be as close as the main office of all buildings

	BLDG. 1	BLDG. 2	BLDG. 3	SUB-TOTAL	OPEN SPACE	TOTAL
SITE AREA						
In s.f.	2,838,979	2,792,109	1,616,468	7,247,556	1,106,032	8,353,588 s.f.
In acres	65.17	64.10	37.11	166.38	25.39	191.77 ac
BUILDING AREA						
Office	20,000	20,000	10,000	50,000		50,000 s.f.
Warehouse	1,365,090	1,404,920	525,207	3,295,217		3,295,217 s.f.
TOTAL	1,385,090	1,424,920	535,207	3,345,217		3,345,217 s.f.
CLEAR HEIGHT						
	42'	42'	40'			
COVERAGE						
	48.8%	51.0%	33.1%	46.2%		40.0%
FAR						
	0.488	0.51	0.331	0.462		0.4
AUTO PARKING REQUIRED						
Office: (office area is less than 10%)						
Whse: 1st 20K @ 1/1,000 s.f.	20	20	20	60		60 stalls
2nd 20K @ 1/2,000 s.f.	10	10	10	30		30 stalls
above 40K @ 1/5,000 s.f.	270	277	100	647		647 stalls
TOTAL	300	307	130	737		737 stalls
AUTO PARKING PROVIDED						
Standard (9' x 19')	443	307	207	957		957 stalls
Standard Accessible Parking (9' x 19')	9	6	5	20		20 stalls
Van Accessible Parking (12' x 19')	2	2	2	6		6 stalls
EVCS (9' x 19')	27	20	14	61		61 stalls
EV Capable (9' x 19')	80	60	41	181		181 stalls
Standard EV ADA (9' x 19')	1	1	1	3		3 stalls
VAN EV (12' x 19')	1	1	1	3		3 stalls
Ambulatory (11'x19')	1	0	0	1		1 stalls
TOTAL	564	397	271	1,232		1,232 stalls
TRAILER PARKING REQUIRED						
Trailer: 1/5,000 SF	278	285	108	671		671 stalls
TRAILER PARKING PROVIDED						
Trailer (10' x 55')	339	316	131	786		786 stalls
ZONING ORDINANCE FOR CITY						
Zoning Designation - General Industrial						
MAXIMUM BUILDING HEIGHT ALLOWED						
Height - 50'						
MAXIMUM FLOOR AREA RATIO						
FAR - .75						
LANDSCAPE REQUIREMENT						
Percentage - 12%						
LANDSCAPE PROVIDED						
	476713	450173	494309			
	16.8%	16.1%	30.6%			
SETBACKS						
Building						
Mapes St. - 10' (Local)						
Goetz St. - 15' (Arterial)						
A Street - 10' (Local)						
Side/ Rear - none, adjoining R zone- 20'						

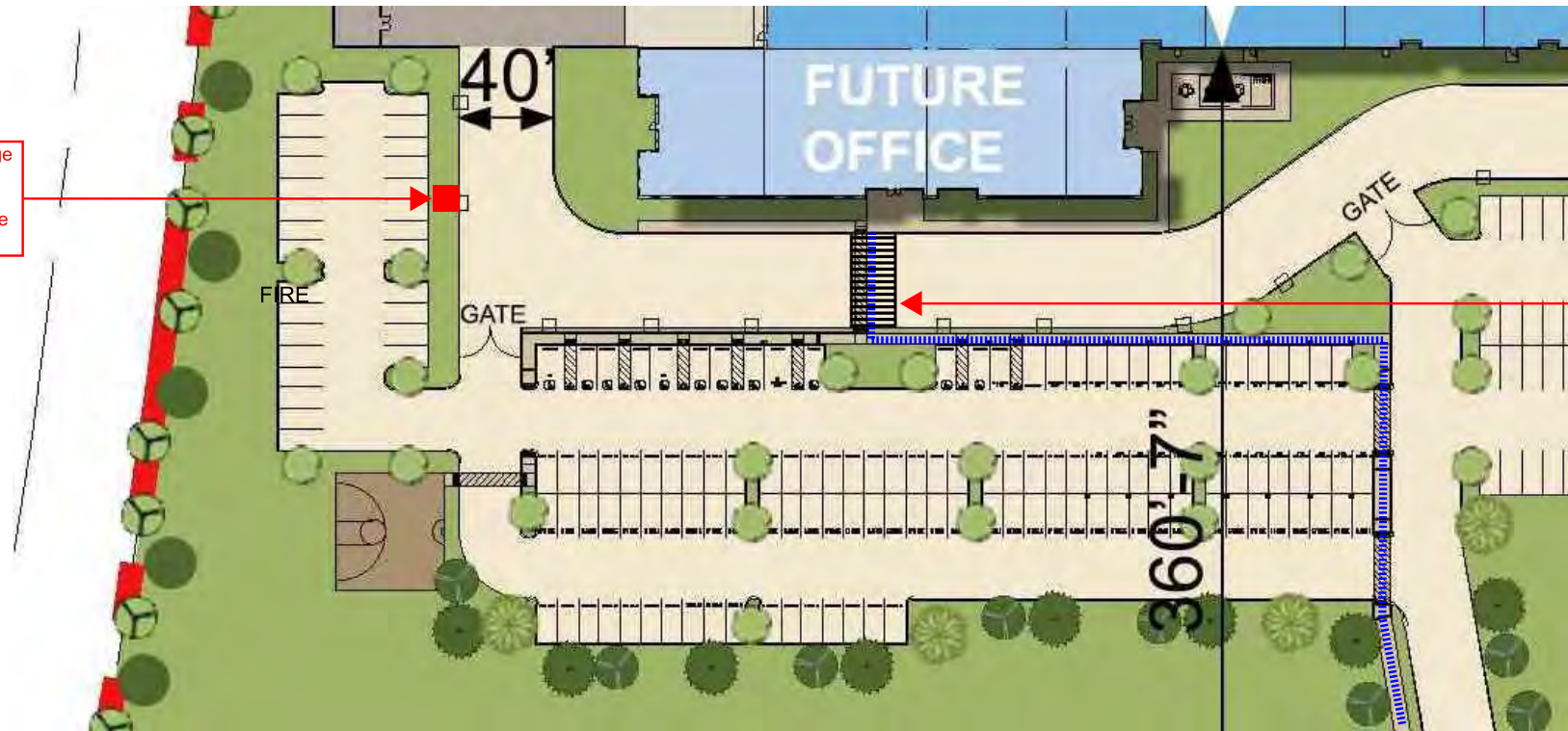
EV Parking



EV parking for current project has been based on CBC 2022 and will be providing 20% of total parking towards future EV parking stalls and out of the 20%, 25% will be installed day 1 for EV chargers

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Pedestrian Access



Wider cross walk striping



Signage and flashing



Stop sign with letterings



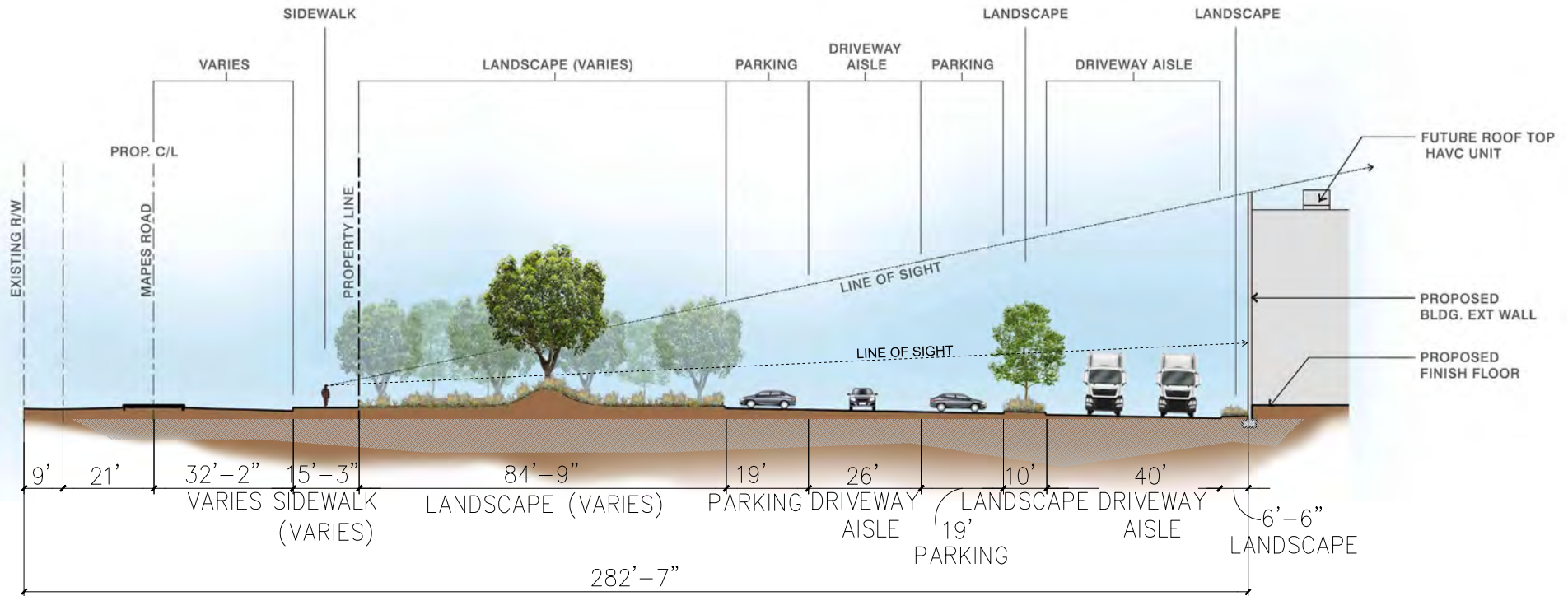
Truncated domes for Accessible needs

Site Sections



Site Sections

SITE SECTION A

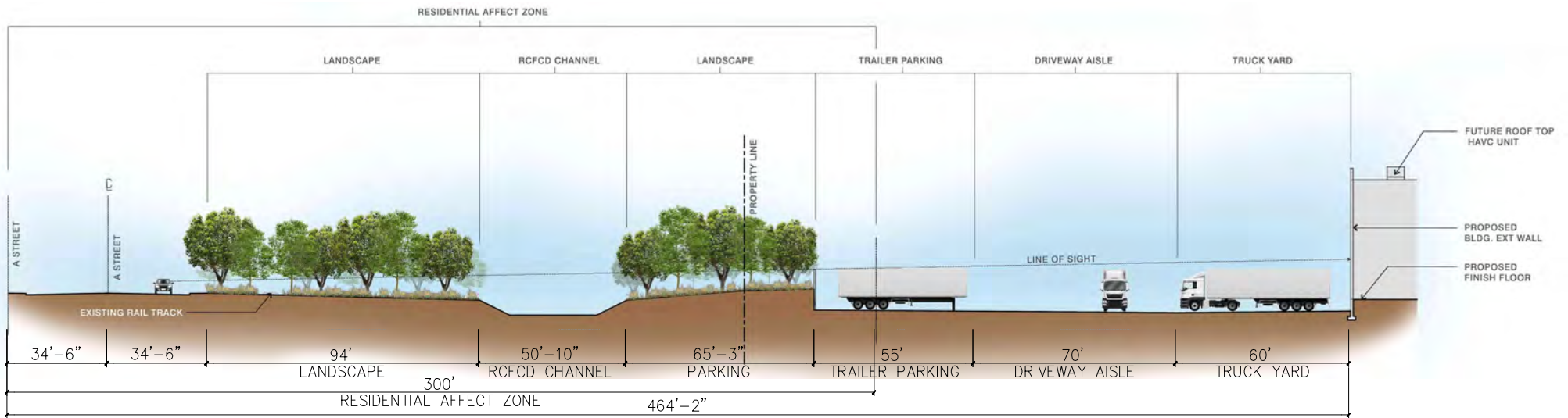


Site Sections



Site Sections

SITE SECTION B

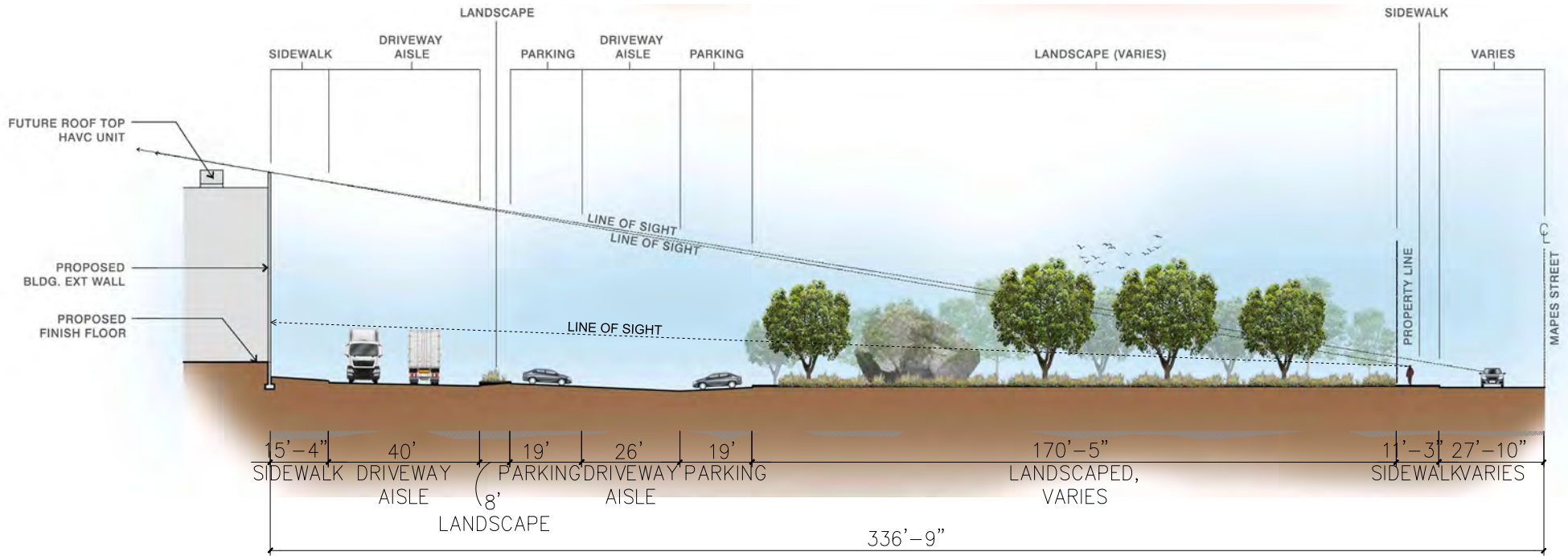


Site Sections



Site Sections

SITE SECTION C

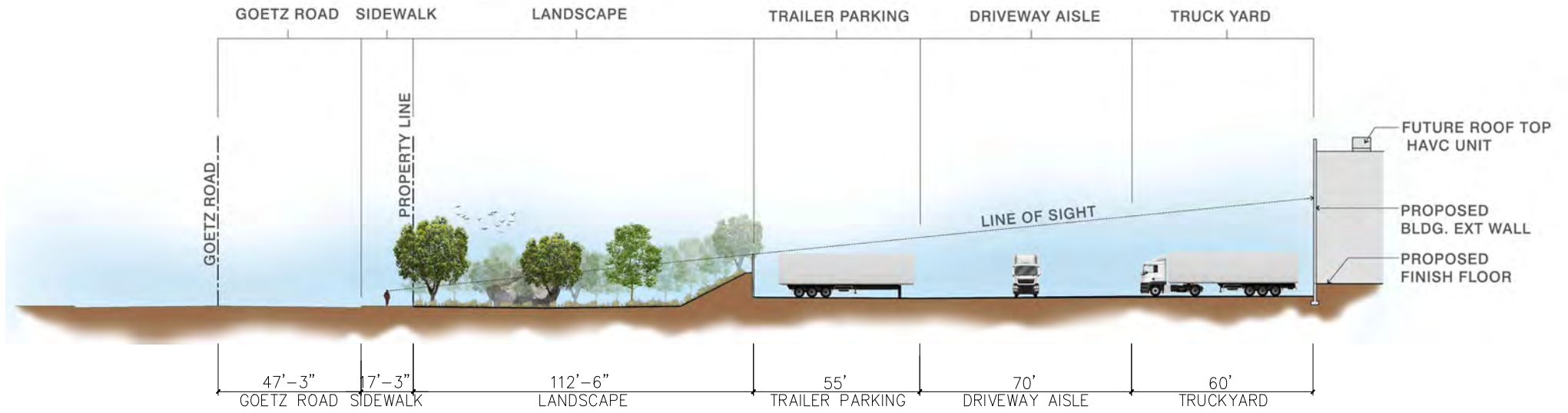


Site Sections



Site Sections

SITE SECTION D



A street Elevation

Overall Elevation



14' high concrete tilt up screen wall with 6' high landscape berm which only reveals 8' high of screen wall. 14' high will cover top of truck trailers and will not be visible from public