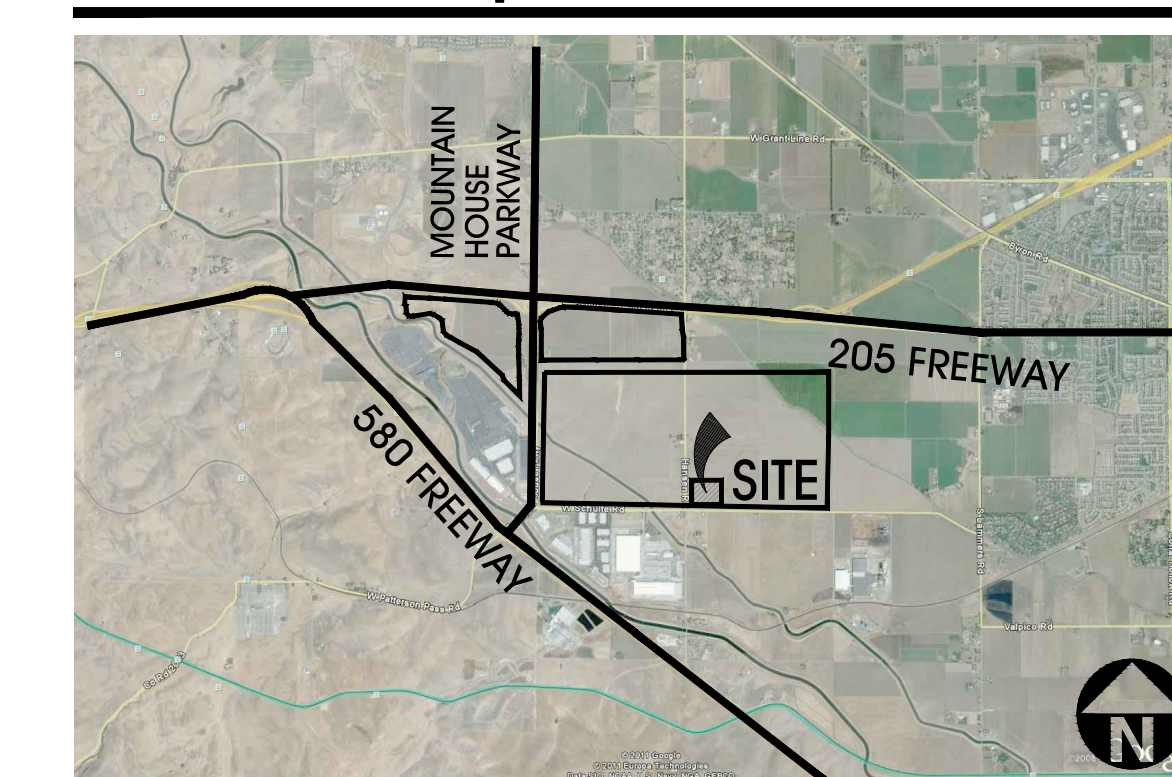


Tabulation

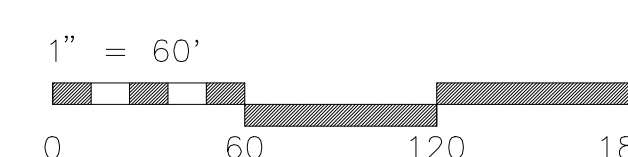
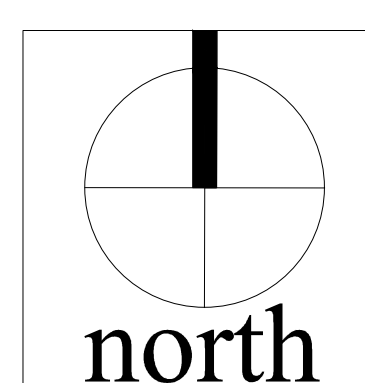
SITE AREA	UNIT 101	UNIT 103	UNIT 104	UNIT 105	UNIT 107	TOTAL
In s.f.						728,971
In acres						16.73
BUILDING AREA						
office	4,580	3,086	3,434	2,303	3,884	17,287
warehouse	49,378	113,867	22,719	36,474	48,964	271,402
TOTAL	53,958	116,953	26,153	38,777	52,848	288,689
COVERAGE (50% Max.)						39.60%
AUTO PARKING REQUIRED						
office @ 1/250 s.f.	18	12	14	9	16	69
warehouse 1st 20K @ 1/1,000 s.f.	20	20	20	20	20	100
2nd 20K @ 1/2,000 s.f.	10	10	2	9	10	41
above 40K @ 1/4,000 s.f.	3	19	0	0	3	25
TOTAL	51	61	36	38	49	235
AUTO PARKING PROVIDED						
standard (9'x20')	40	55	29	48	49	221
TRAILER PARKING PROVIDED						
trailer (10' x 53')	10	44	10	14	13	91
MAXIMUM FLOOR AREA RATIO						
F.A.R. - 50						
ZONING ORDINANCE FOR THE CITY						
Zoning Designation - Cordes Ranch Specific Plan - Business Park						
SETBACKS						
Hopkins Road - 15'						
Iron Horse parkway - 25'						
Old Schulte Road - 25'						
Bud Lyons way - 15'						

Aerial Map



Legend

- LEASED
- AVAILABLE
- DRIVE THRU DOOR



Conceptual Site Plan IPC 23

Tracy, CA



NOTE: THIS IS A CONCEPTUAL PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

CAUTION: IF THIS SHEET IS NOT 30"x42", IT IS A REDUCED PRINT



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Scheme 616

383 4th ave. suite 101
Oakland, CA 94607
(949) 862-2113
www.hparchs.com