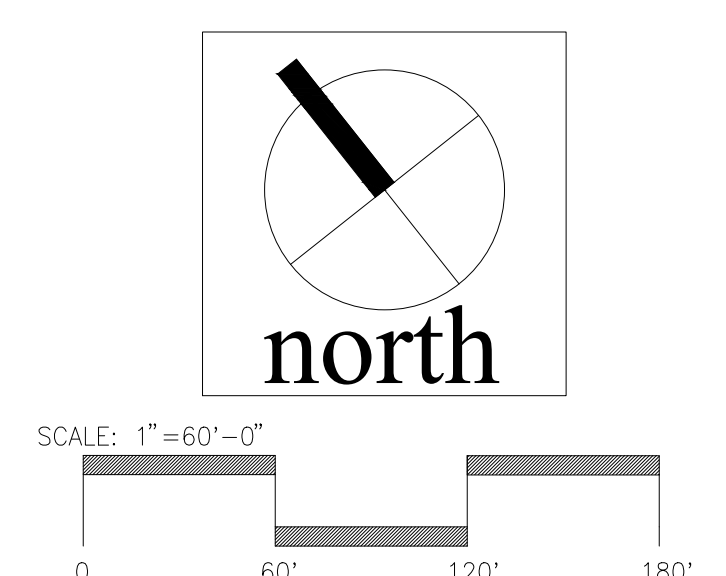


Note: This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



Conceptual Site Plan

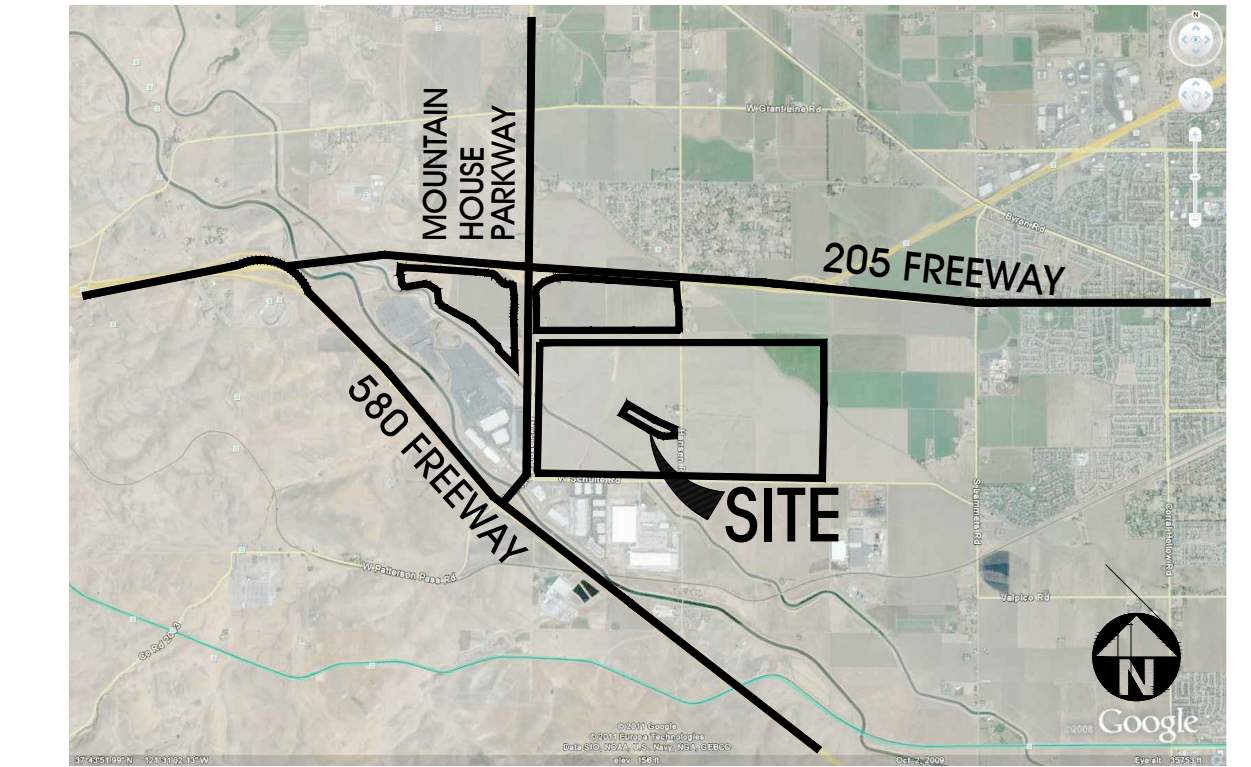
International Park Of Commerce Building 6

Tracy, CA



600 Grand, Suite 302
Oakland, CA 94610
(949) 862-2113
www.hpa@hparchs.com

Aerial Map



Legend

- LANDSCAPE
- AVAILABLE
- DRIVE THRU DOOR
- DOCK DOOR

Tabulation

SITE AREA	BLDG. 6
in s.f.	1,115,535
in acres	25.6
BUILDING AREA	
office	6,002 s.f.
warehouse	397,558 s.f.
TOTAL	403,560 s.f.
COVERAGE (50% Max.)	
AUTO PARKING REQUIRED	
office @ 1/250 s.f.	24 stalls
warehouse 1st 20K @ 1/1,000 s.f.	20 stalls
2nd 20K @ 1/2,000 s.f.	10 stalls
above 40K @ 1/4,000 s.f.	20 stalls
TOTAL	144 stalls
clean air/vanpool/ev (10%) - 15 stalls	
AUTO PARKING PROVIDED	
standard (9'x20')	131 stalls
van accessible parking (12'x20')	3 stalls
handicap parking (9'x20')	4 stalls
clean air/vanpool	11 stalls
ev parking (3 for 101-200)	3 stalls
TOTAL	152 stalls
TRAILER PARKING PROVIDED	
trailer (10'x53')	150 stalls
BICYCLE PARKING PROVIDED	
Exterior (5%)	8 stalls
Interior (5%)	8 stalls
MAXIMUM FLOOR AREA RATIO	
F.A.R. - .50	
ZONING ORDINANCE FOR THE CITY	
Zoning Designation - Cordes Ranch Specific Plan	
- Business Park Industrial (BPI)	
Flood Zone X - Parcel A & B	
SETBACKS	
Building	
front / Street - 30'	
side & rear (non street) - 10'	
Landscape	
Huntington Rd. - 15'	



September 27, 2024 / Job #12085

Scheme 680