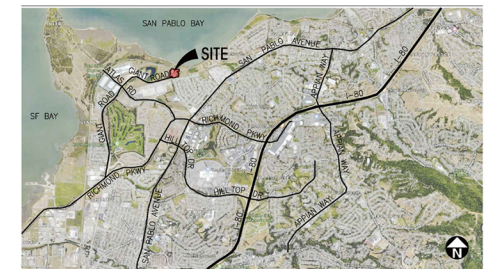




VICINITY MAP



PROJECT DATA

SITE AREA	
in Square feet	292,524 s.f.
in Acres	6.72 ac
Developable Area	270,835 s.f.
BUILDING AREA	
Office	6,000 s.f.
Warehouse	115,300 s.f.
TOTAL	121,300 s.f.
COVERAGE	41.5%
AUTO PARKING REQUIRED	
Office 3/1000 s.f.	18 stalls
Whse: 1st 30k @ 1/1,500 s.f.	20 stalls
Above 30k @ 1/2,000 s.f.	43 stalls
TOTAL	81 stalls
AUTO PARKING PROVIDED	
Standard (9' x 19')	72 stalls
Accessible Standard (9' x 20')	2 stalls
Accessible Van (12' x 20')	2 stalls
EV/Clean Air/Vanpool (8% Req'd)	2 stalls
Future EV Charging Station (6% Req'd)	3 stalls
Future EVCS (Standard Accessible)	1 stalls
Future EVCS (Van)	1 stalls
TOTAL	83 stalls
TRAILER PARKING PROVIDED	
Trailer (10' x 55')	9 stalls
MAXIMUM FLOOR AREA RATIO	
F.A.R. - TBD	
MAXIMUM HEIGHT ALLOWED	
Height - TBD	
SETBACKS	
Building	
Giant Rd - 25'	
Side - 0'	
Rear - 0'	
ZONING ORDINANCE FOR CITY	
Zoning Designation - PA Planned Area	
LANDSCAPE REQUIREMENT	
Percentage - TBD	

Pinole Point Giant Road

Richmond, CA

CONCEPTUAL COLORED SITE PLAN

