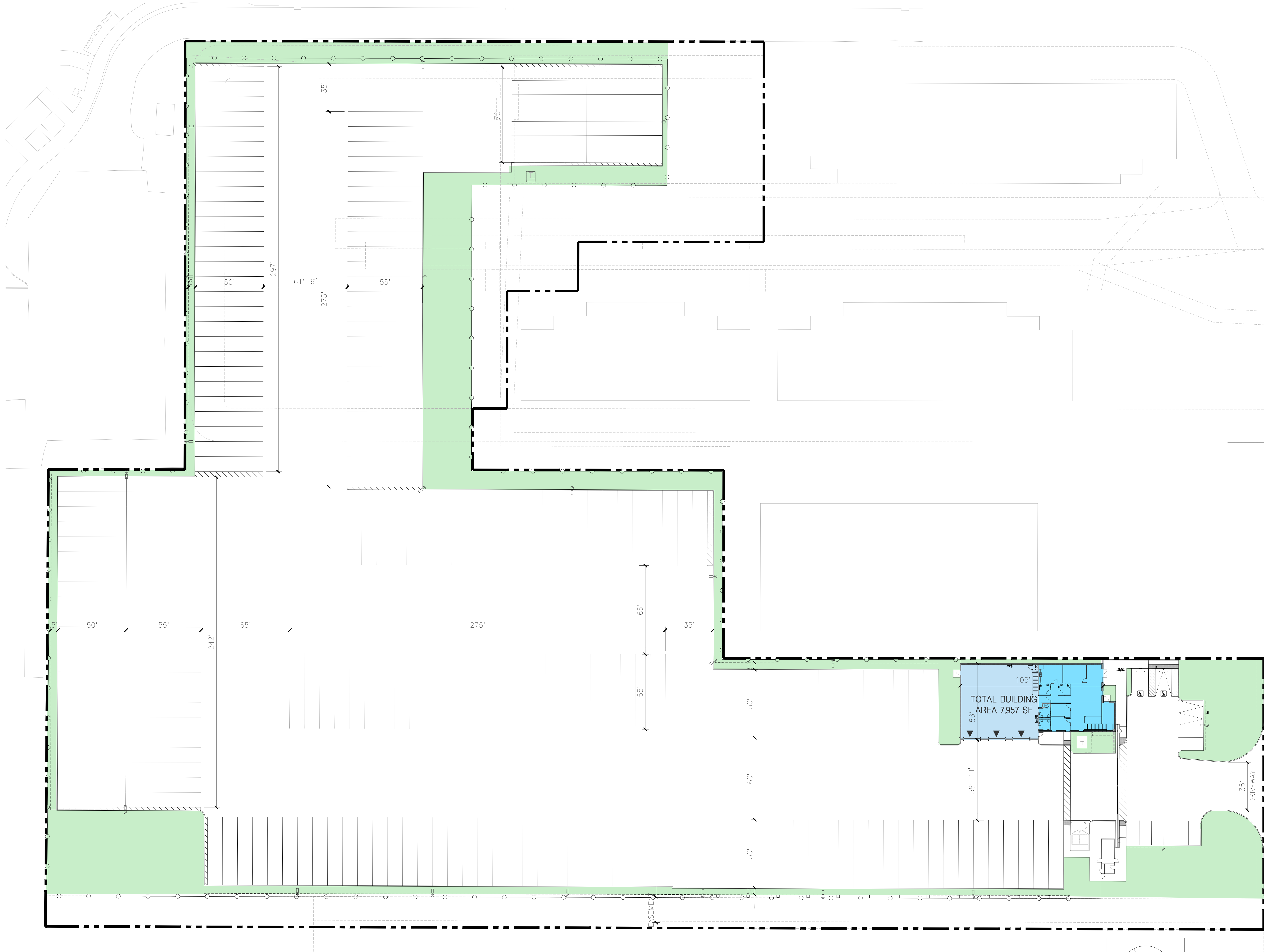




Aerial Map



Tabulation

SITE AREA	
In s.f.	329,024 sf
In acres	7.6 ac
BUILDING AREA	
Office - 1st floor	2,596 sf
Storage	2,161 sf
Repair bay	3,200 sf
TOTAL	7,957 sf
AUTO PARKING REQUIRED	
Office: 1st floor: 1 / 600	5
Storage: 2nd floor: 1 / 1000	3
Maintenance bay: 1/2500	2
TOTAL	10
AUTO PARKING PROVIDED	
Standard (9' x 20')	8 stalls
Accessible Van	1 stalls
EV Capable standard	2 stalls
EV Capable Van accessible	1 stalls
TOTAL	12
TRAILER PARKING PROVIDED	
Trailer (11' x 55')	232 stalls
BICYCLE PARKING REQUIRED	
Long term (5% of total parking)	1 stalls
Short term (5% of total parking)	1 stalls
TOTAL	2 stalls
BICYCLE PARKING PROVIDED	
Long term	1 stalls
Short term	2 stalls
TOTAL	3 stalls
MAXIMUM BUILDING HEIGHT ALLOWED	
Height - 85'	
FLOOR AREA RATIO	
Max allowed	3.0
Actual	0.02
EXISTING ZONING DESIGNATION	
D-CE-5 - INDUSTRIAL ZONE (TIDEWATER SOUTH)	
SETBACKS	
Residential Zone/ Open Space - 50'	
Front - 5'	
Street side of corner lot - 5'	
Interior Side/ Rear (non Residential) - 0'	

Legend

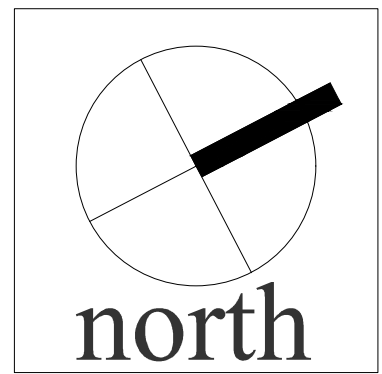
- POTENTIAL OFFICE WITH MEZZANINE
- REPAIR BAY
- LANDSCAPE
- DRIVE THRU DOOR



Conceptual Site Plan

4821 Tidewater Ave.

OAKLAND, CA



1" = 30'

