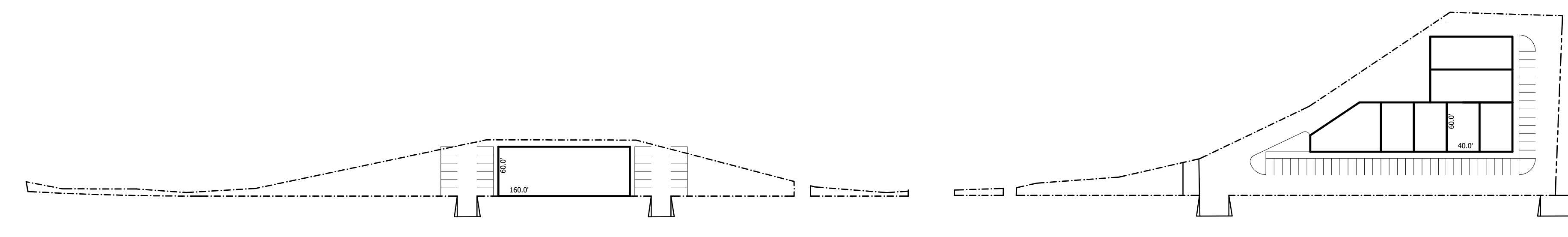
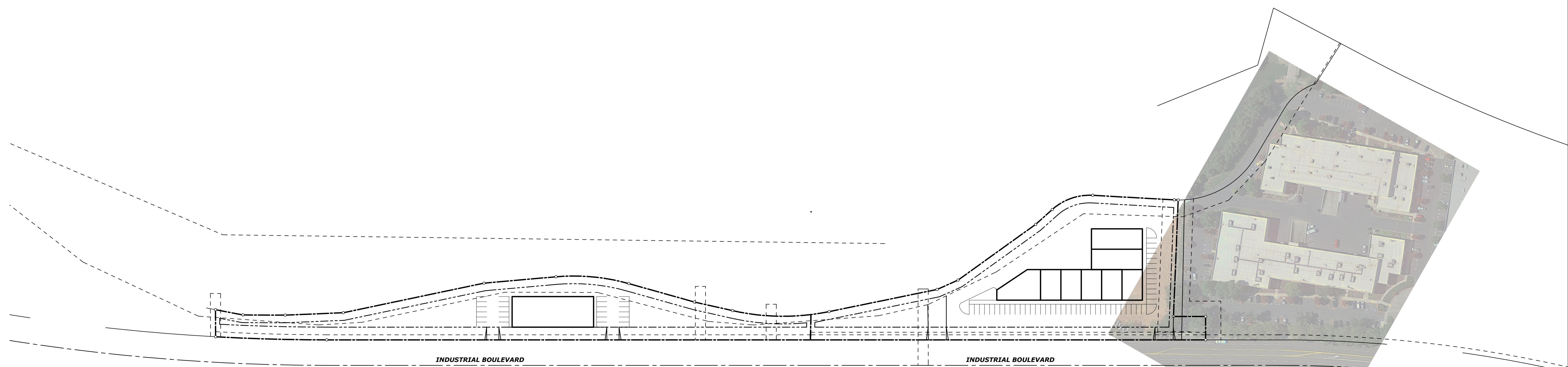


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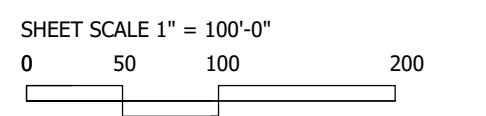
REVISIONS



3770 INDUSTRIAL BOULEVARD
 APN 067-020-038
 2.14 AC = 93,399 SF X .5 FAR = 46,700 ALLOWABLE SF
 9,666 SF PROPOSED
 ASSUME 50% OFFICE, 50% WAREHOUSE FOR PARKING
 4833 SF / 400 = 12
 4833 SF / 2000 = 2
 REQUIRED = 16
 PROVIDED = 24
 SETBACKS EACH PARCEL
 FRONT 25'
 REAR 15'
 SIDES 8'

3760 INDUSTRIAL BOULEVARD
 APN 067-020-067
 2.93 AC = 127,631 SF AT .5 FLOOR AREA RATIO = 63,815 ALLOWABLE BUILDING
 21,560 PROPOSED
 ASSUME 50% OFFICE, 50% WAREHOUSE FOR PARKING
 10780 SF / 400 = 27
 10780 SF / 2000 = 5
 REQUIRED = 41
 PROVIDED = 43
 SETBACKS EACH PARCEL
 FRONT 25'
 REAR 15'
 SIDES 8'

LAND USE STUDY
 3770 AND 3760
 INDUSTRIAL BLVD
 WEST SACRAMENTO CA



07/27/2019
date