

DEVELOPMENT STANDARDS:

ZONING:	S88
MAX. F.A.R.:	0.40
MAX. COVERAGE:	40%
MAX. HEIGHT:	60 FT

BUILDING SETBACKS:

FRONT:	20 FT
SIDE:	15 FT
REAR:	0 FT

LANDSCAPE SETBACKS:

FRONT:	20 FT
SIDE:	0 FT
REAR:	0 FT

LANDSCAPE REQ.:

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OFF-STREET PARKING:

STANDARD:	9X18
COMPACT:	n/a
COMPACT %:	n/a
DRIVE AISLE:	26 FT
FIRE LANE:	20 FT
OVERHANG:	n/a
TREE WELL:	5 FT

REQ. PARKING RATIO BY USE:

WAREHOUSE:	1/1000 SF ¹
OFFICE:	1/250 SF

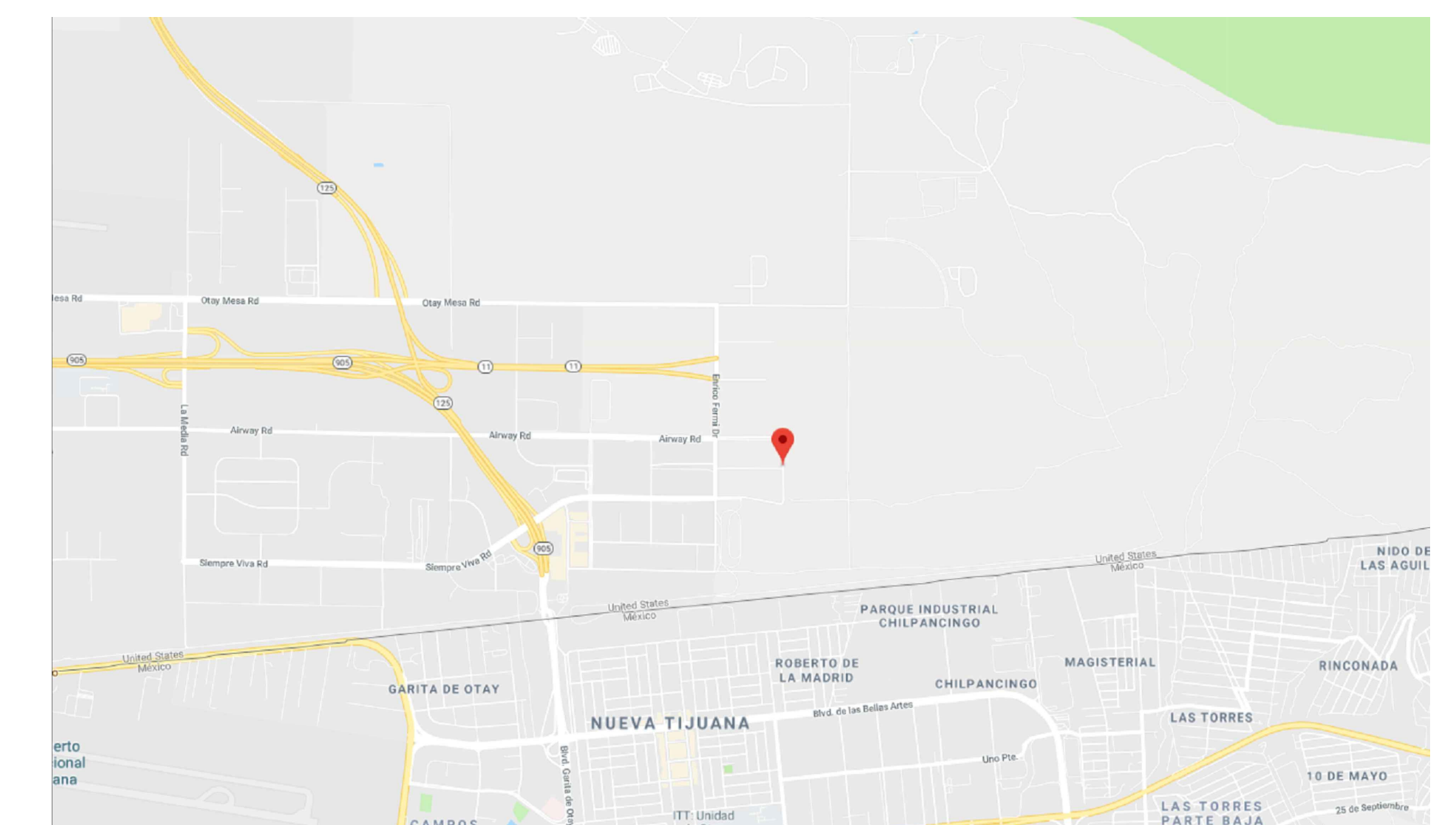
PROJECT DATA:

SITE AREA:	
GROSS:	27.43 AC 1,194,857 SF
DETENTION:	
NET:	@ 6% 72,457 SF 25.77 AC
BUILDING FOOTPRINT:	
BUILDING 1:	74,360 SF
BUILDING 2:	247,528 SF
BUILDING 3:	26,840 SF
TOTAL FOOTPRINT:	348,728 SF
BUILDING USE:	
WAREHOUSE:	327,804 SF
OFFICE:	@ 6% 20,924 SF
COVERAGE:	
GROSS:	29%
NET:	31%
PARKING PROVIDED:	
AUTO:	503 STALLS @1.44/1000 SF
<i>REQ. ACCESSIBLE</i>	
TRAILER:	10 STALLS
	43 STALLS
TRUCK DOCKS:	
BUILDING 1	
▲ DOCK-HIGH DOORS	18
△ POTENTIALLY RATED	3
○ GRADE-LEVEL DOORS	2
BUILDING 2	
▲ DOCK-HIGH DOORS	30
△ POTENTIALLY RATED	5
○ GRADE-LEVEL DOORS	2
BUILDING 3	
▲ DOCK-HIGH DOORS	10
△ POTENTIALLY RATED	1
○ GRADE-LEVEL DOORS	2

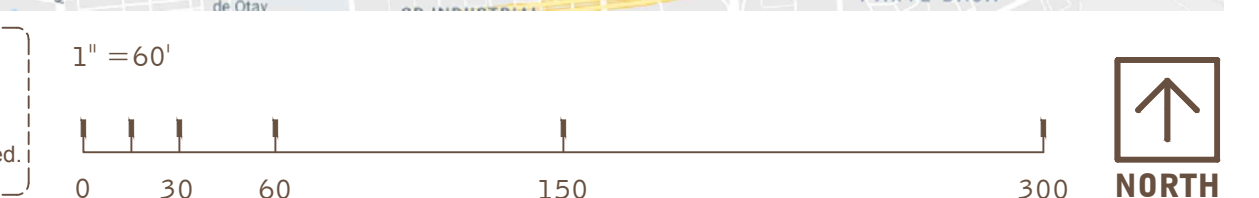
NOTES:

1 Plus 1 space for each vehicle uses in conjunction with the use.

2 60% required tree shade



This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.



scheme: 2

Conceptual Site Plan

Kelliane Way
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WARE MALCOMB

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09.16.2019

SHEET
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