



PROJECT DATA:			
SITE AREA:		7.37 AC	
GROSS:		321,118 SF	
OUTDOOR STORAGE:		@ 58%	185,418 SF
NET:		3.12 AC	
EXISTING BLDG:		11,260 SF	
BUILDING USE:			
WAREHOUSE		6,860 SF	
OFFICE		4,400 SF	
COVERAGE:			
GROSS:		4%	
NET:		8%	
PARKING REQUIRED:			
WAREHOUSE		1/1000 SF	7 STALLS
OFFICE		1/250 SF	18 STALLS
TOTAL			24 STALLS
PARKING PROVIDED:			
EXISTING AUTO:		47 STALLS	@4.17/1000 SF
REQ. ACCESSIBLE			2 STALLS
TRUCK DOCKS:			
GRADE-LEVEL DOORS		2	

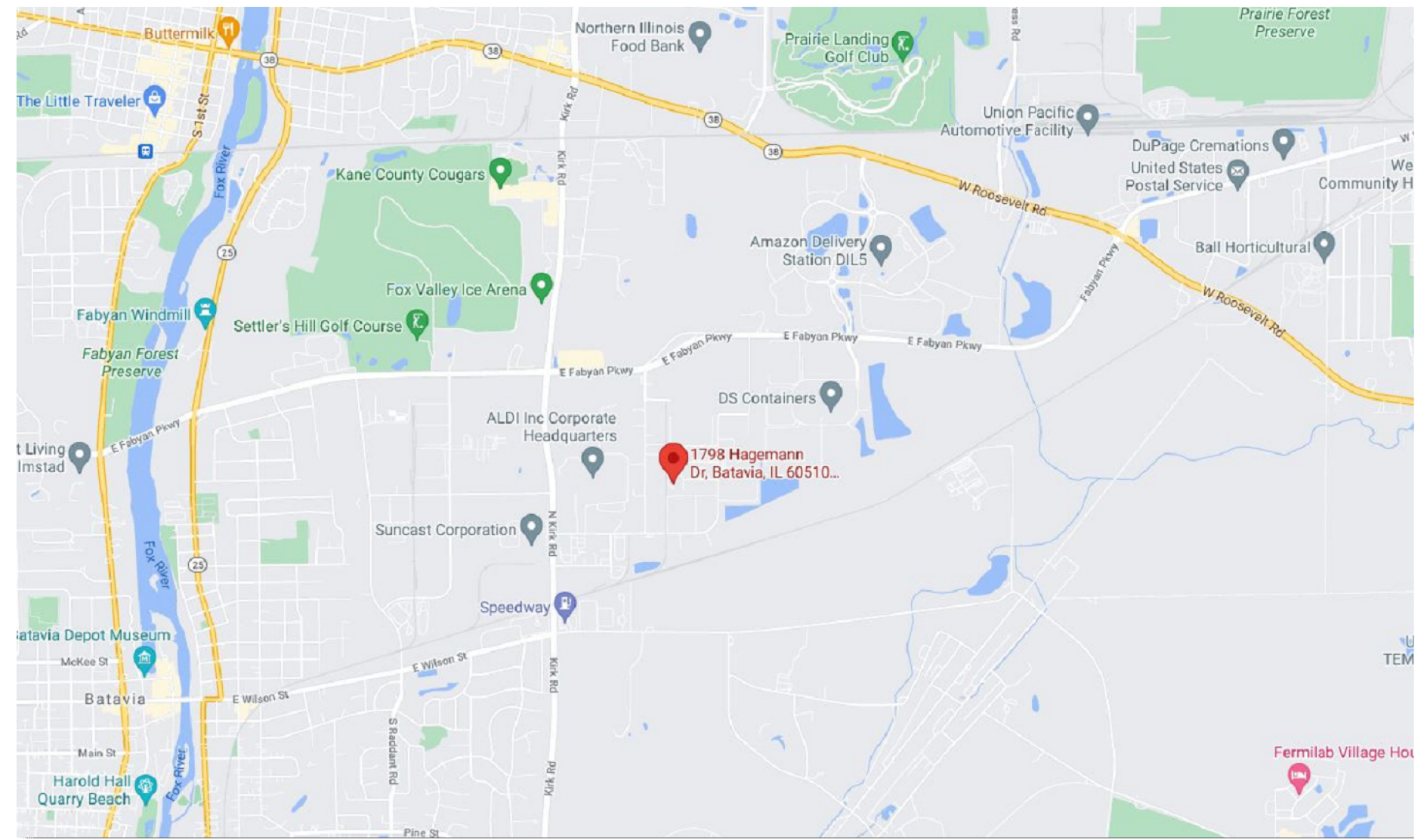
DEVELOPMENT STANDARDS:	
ZONING:	GI
MAX. F.A.R.:	TBD
MAX. COVERAGE:	TBD
MAX. HEIGHT:	75 FT
BUILDING SETBACKS:	
FRONT:	20 FT
SIDE:	
EMPLOYMENT:	0/10 FT
REAR:	
EMPLOYMENT:	0/15 FT
LANDSCAPE SETBACKS:	
FRONT:	
COLLECTOR:	10 FT
SIDE:	
EMPLOYMENT:	0 FT
REAR:	
EMPLOYMENT:	0/10 FT
LANDSCAPE REQ.:	
	5%
OFF-STREET PARKING:	
STANDARD:	9X19
DRIVE AISLE:	25 FT
FIRE LANE:	TBD
OVERHANG:	2.5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE	1/1000 SF
MANUF. LIGHT	1/500 SF
OFFICE	1/250 SF

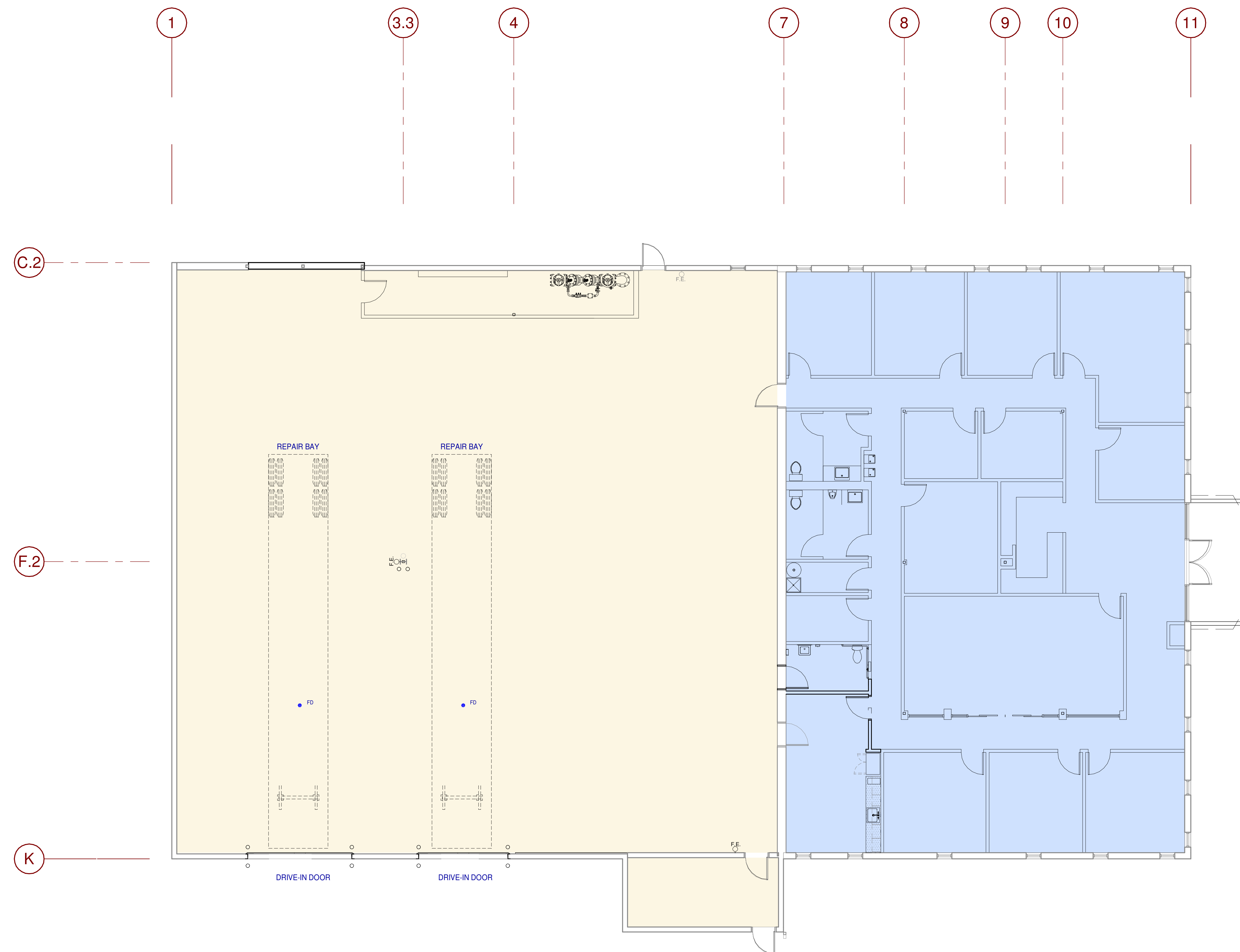
NOTES:
1 To be determined by city.

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.

Stormwater Management Design: ASSUMED UNDERGROUND SYSTEM

Boundary Source: CAD BY CLIENT





PROGRAM LEGEND:

- OFFICE
- WAREHOUSE

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SOUTHWEST RENDERING VIEW



NORTHEAST RENDERING VIEW