



PROJECT DATA:

SITE AREA:	
GROSS:	15.32 AC 667,207 SF
BUILDING AREA:	
FIRST FLOOR:	70,000 SF
MEZZANINE:	5,500 SF
TOTAL BUILDING:	75,500 SF
BUILDING USE:	
WAREHOUSE	67,950 SF
OFFICE @ 10%	7,550 SF
COVERAGE:	
GROSS:	11%
PARKING REQUIRED:	
WAREHOUSE 1/1000 SF	68 STALLS
OFFICE 1/200 SF	38 STALLS
TOTAL	106 STALLS
PARKING PROVIDED:	
ASSOCIATE SPACES:	132 STALLS @ 1.75/1000 SF
REQ. ACCESSIBLE	5 STALLS
STANDARD VAN SPACES	288 STALLS
TRUCK DOCKS:	
▲ DOCK-HIGH DOORS	6
○ GRADE-LEVEL DOORS	3

DEVELOPMENT STANDARDS:

ZONING:	IP
MAX. F.A.R.:	1
MAX. COVERAGE:	30%
BUILDING SETBACKS:	
FRONT:	20 FT
SIDE:	10 FT
REAR:	0 FT
OFF-STREET PARKING:	
STANDARD:	9X19
DRIVE AISLE:	25 FT
OVERHANG:	2 FT
TREE WELL:	9X18

REQ. PARKING RATIO BY USE:

WAREHOUSE:	1/1000 SF ¹
MANUF	3/1000 SF
OFFICE:	3.5/1000 ²

- NOTES:**
- 1 0.5 FAR for first floor, 75% and fir to 1st flr.
 - 2 0r 1r per employee.
 - 3 But not less than 1 per each employee.

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: CIVIL CAD FILE



Ware Malcomb's services will be provided in accordance with its standard of care and will be based on physical or "social" distancing and health guidelines of the applicable federal, state and local authorities concerning the Covid-19 pandemic which are in effect as of the date such instruments of service are issued/delivered by Ware Malcomb to the client. Ware Malcomb will use its best professional judgment in interpreting and applying the requirements of all laws applicable to the Ware Malcomb's services such as those applicable to Covid-19 but compliance with these laws as they may be eventually interpreted by others cannot be guaranteed. In this regard, for those laws relating to Covid-19 health guidelines, such guidelines are and continue to be modified or amended by the applicable authorities as such, Ware Malcomb's design is dependent on factors outside of its control and Ware Malcomb does not and cannot warrant or guarantee that Covid-19 or other diseases will be prevented.

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SCHEME: REV1 Conceptual Site Plan - Ground Level

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