

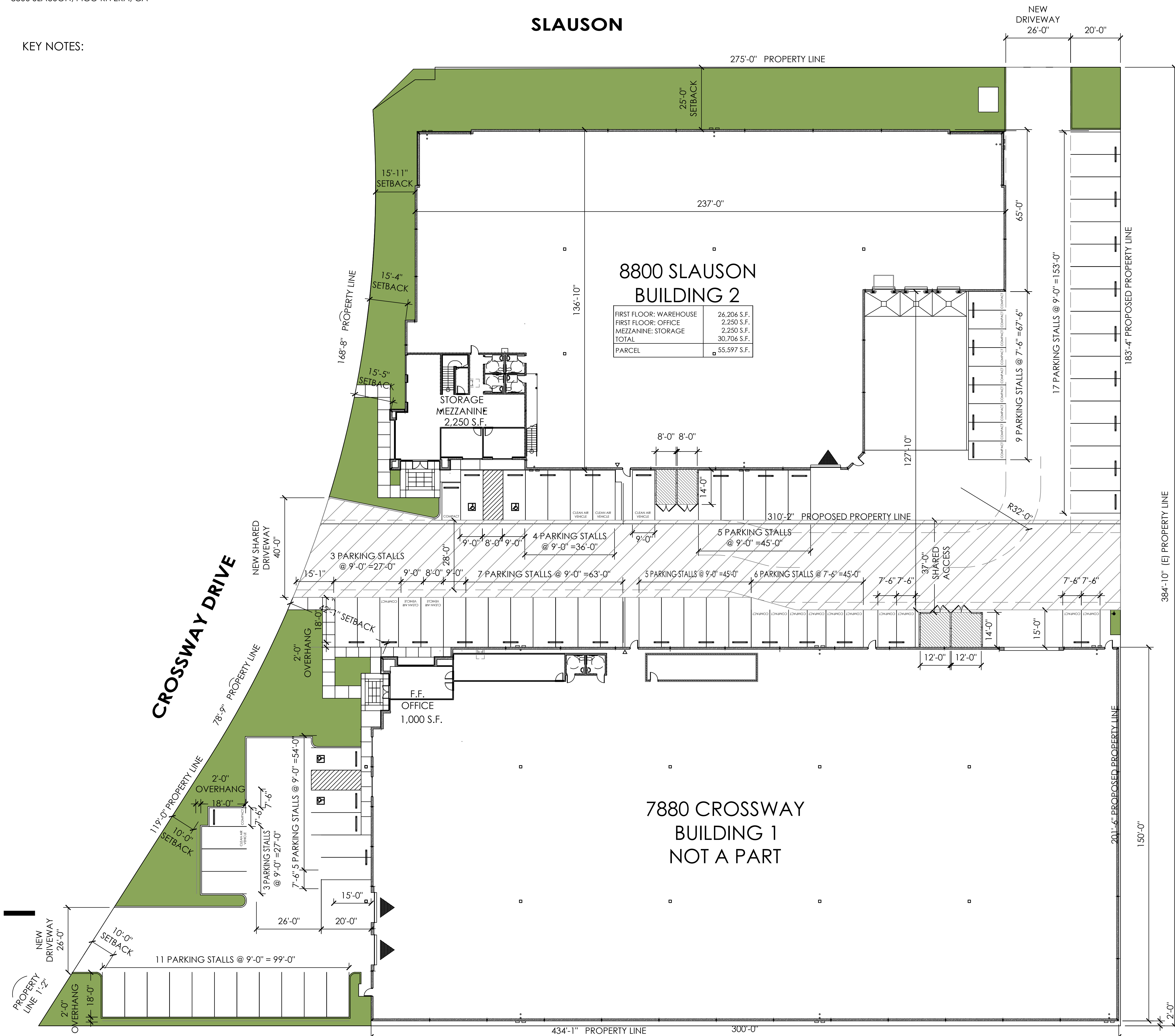
SLAUSON INDUSTRIAL

(2) WAREHOUSE / OFFICE CONCRETE TILT UP BUILDINGS

8800 SLAUSON, PICO RIVERA, CA

KEY NOTES:

SLAUSON



PROJECT DATA

DESCRIPTION	AREAS
ZONING	(I) INDUSTRIAL
LEGAL DESCRIPTION	TRACT NO 4663 MORE OR LESS ACS COM AT INTERSECTION OF NE LINE OF LOT 1 WITH SE LINE OF CROSSWAY DR PER DOC NO 2776 12-24-42 TH SE ON SD NE LINE 275 TH ... SEE HARBOON FOR MISSING PORTION ... TO BEG PART OF LOT 1
ASSESSOR'S PARCEL NO:	6368-005-031
BUILDING CODE	CBC 2010
BLDG. OCCUPANCY	B
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA : PARCEL AREA	130,597 S.F. (3 ± AC)
COVERAGE:	BUILDING 1 59.9%, BUILDING 2 56%
ALLOWABLE COVERAGE	60%
BUILDINGS	
TOTAL AREA ALL BUILDINGS	75,730 S.F.
BUILDING 1 8800 CROSSWAY	FIRST FLOOR: WAREHOUSE 44,000 S.F. FIRST FLOOR: OFFICE 1,000 S.F. TOTAL 45,000 S.F. PARCEL 75,000 S.F.
BUILDING 2 8800 SLAUSON	FIRST FLOOR: WAREHOUSE 26,206 S.F. FIRST FLOOR: OFFICE 2,250 S.F. MEZZANINE: STORAGE 2,250 S.F. TOTAL 30,706 S.F. PARCEL 55,597 S.F.
PARKING REQUIRED BUILDING 1:	
OFFICE, 1,000 SQ. FEET	1,000/280 = 4 CARS
WAREHOUSE, 70,500 S.F.	44,000/1,000 = 44 CARS
TOTAL	48 CARS
PARKING PROVIDED BUILDING 1:	
ACCESSIBLE (VAN) 17' X 20'	2 - STALLS
STANDARD STALLS 9' X 20'	34 - STALLS
COMPACT STALLS 7'-5" X 15'	12 - STALLS
TOTAL	48 - STALLS
BICYCLE RACK	4
PARKING PROVIDED BUILDING 2:	
ACCESSIBLE (VAN) 17' X 20'	2 - STALLS
STANDARD STALLS 9' X 20'	27 - STALLS
COMPACT STALLS 7'-5" X 15'	9 - STALLS
TOTAL	38 - STALLS
BICYCLE RACK	4
TRASH ENCL. AREA PROVIDED BUILDING 1	234 S.F.
TRASH ENCL. AREA PROVIDED BUILDING 2	224 S.F.
LANDSCAPED AREA	(10%) 13,484 S.F.
PAVED AREA	(31%) 41,383 S.F.
AREA JUSTIFICATION SINGLE STORY BUILDING	
ALLOWABLE AREA PER TABLE 503 = 12,000	
SPRINKLERS INCREASE = 36,000	
MAXIMUM ALLOWABLE AREA = 48,000	
BUILDING AREA < 48,000 S.F.	

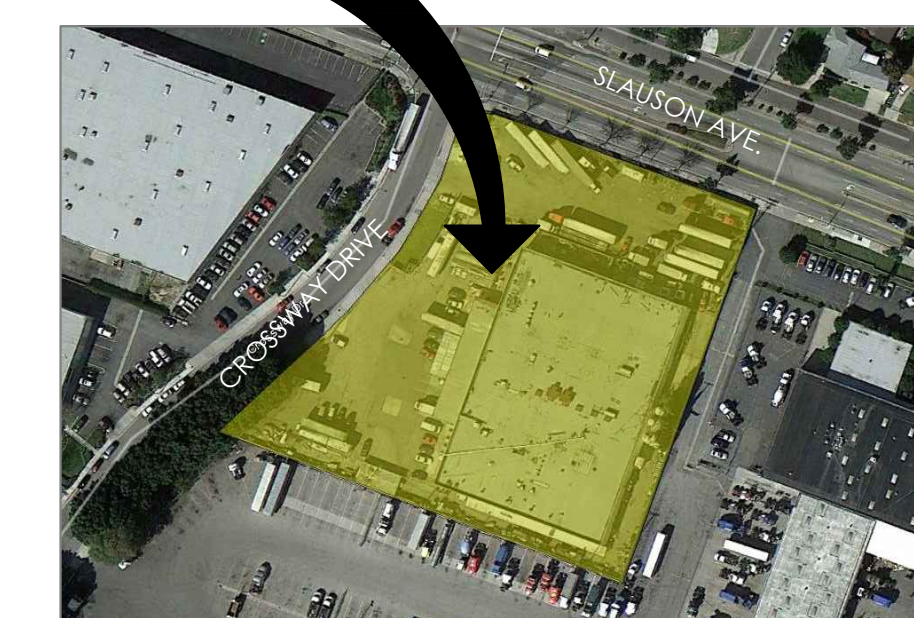
ADDRESS:
8800 SLAUSON
PICO RIVERA, CA
PROJECT NO. : A-13-007

OWNER / DEVELOPER:
CHALMERS EQUITY GROUP
7901 CROSSWAY DR.
PICO RIVERA, CA 90660
TEL (562) 948-4850
FAX (562) 948-1735

GENERAL CONTRACTOR:
C.E.G. CONSTRUCTION
7901 CROSSWAY DR, PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

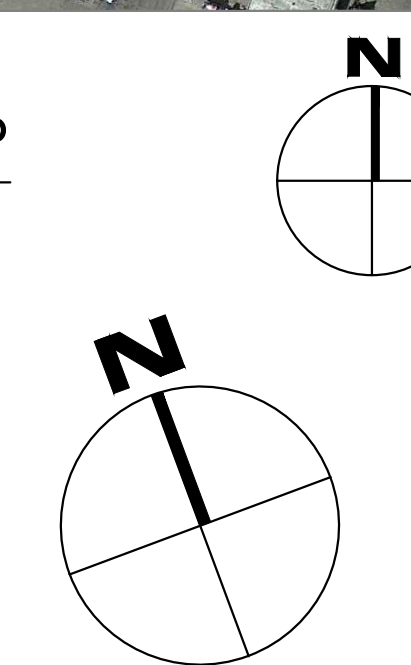
DESIGN:
O.C. DESIGN & ENGINEERING
7901 CROSSWAY DR, PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

SITE



VICINITY MAP
NOT TO SCALE

SITE PLAN
SCALE 1" = 20'-0"



SITE PLAN
A-1