



PROJECT DATA

DESCRIPTION	AREAS
ZONING	INDUSTRIAL (I)
MAX HEIGHT	36'-0" MAX HT. (TABLE 503, III-B = 55' X 2 = 110')
LEGAL DESCRIPTION	TRACT 11955 LOT CON AT MOST E COR OF LOT 4 TH SW ON NW LINE OF 9TH AVE 358.37 FT NW ON NE LINE OF CLARK AVE 271.95 FT TH N 26407' E 100 FT TH N 72... SEE MAPBOOK FOR MISSING PORTION... LOT 4
ASSESSOR'S PARCEL NO.	8217-003-022
BUILDING CODE	LACoBC 2011
BLDG. OCCUPANCY	B S-T, FT
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA : PARCEL AREA	APPROX: 121,038 S.F. (2.79 ± AC)
COVERAGE :	49.70%
ALLOWABLE COVERAGE	50%

BUILDING	
TOTAL AREA	59,717 S.F.
BUILDING FIRST FLOOR UNIT 'A'	20,263 S.F.
FIRST FLOOR UNIT 'B'	34,401 S.F.
*WAREHOUSE / STORAGE	29,234 S.F.
EXIST. G.F. OFFICE	2,836 S.F.
EXIST. MEZZANINE OFFICE	5,053 S.F.
NEW G.F. OFFICE ADDITION	2,031 S.F.
TOTAL OFFICE AREA:	9,920 S.F.
TRASH ENCL. AREA PROVIDED	525 S.F.

PARKING REQUIRED :

FIRST 25,000 SQ. FEET	25,000/500 = 50 CARS
UP TO 100,000 SQ. FEET	34,717/ 750 = 47 CARS
TOTAL	97 CARS

BICYCLE PARKING REQUIRED:

SHORT TERM BICYCLE PARKING = 5% OF REQ. CAR
 BICYCLE REQUIRED: 5 BICYCLES

LONG TERM BICYCLE PARKING = 5% OF REQ. CAR
 BICYCLE REQUIRED: 5 BICYCLES

BICYCLE TOTAL REQUIRED: 10 BICYCLES

PARKING PROVIDED:

ACCESSIBLE	14' X 19'	2 - STALLS
ACCESSIBLE (VAN)	17' X 19'	2 - STALLS
STANDARD STALLS	9' X 19'	74 - STALLS
COMPACT STALLS	8' X 16' 20% MAX	19 - STALLS
TOTAL		97 - STALLS

****FUEL-EFFICIENT VEHICLES REQ. PARKING = 9 STALLS OF TOTAL REQUIRED PARKING**

BICYCLE RACK (1 RACK = 5 BICYCLES) 2 RACKS

LANDSCAPED AREA 19,057 S.F. (15.74%)

12% MINIMUM REQUIRED

AREA JUSTIFICATION SINGLE STORY BUILDING
 BUILDING AREA : 54,664 S.F. < 54,984 S.F. (MAX. ALLOWABLE)

A = [A + (A x F)] + (A x F)
 A = [12,000 + (12,000 x .582) + (12,000 x 3)] = 54,984 S.F.
 WHERE:
 A = ALLOWABLE AREA (S.F.)
 A = 12,000 S.F. : TABULAR AREA PER TABLE 503
 OCCUPANCY B/F-1/5-1 TYPE III-B
 F = 5303 S.F. : FRONTAGE INCREASE PER SECTION 506.2 (S.F.)
 F = 3 AREA INCREASE DUE TO SPRINKLERS PER SECTION 506.3 (S.F.)
 F = [F(0.25)] W/30
 F = [5303(0.25)] W/30
 F = [852/1024 - 0.25] W/30
 F = 582
 WHERE:
 F = 825 : BUILDING PERIMETER THAT FRONTS A PUBLIC WAY OR "YARD" > 20' WIDE
 P = 1024 : TOTAL BUILDING PERIMETER
 W = WEIGHTED AVERAGE WIDTH OF PUBLIC WAY OR OPEN SPACE 30' MAX. VALUE
 W = [(L1 x W1) + (L2 x W2) + (L3 x W3) + (L4 x W4)] / F
 W = [(222x60) + (28x650) + (172x18) + (344x60)] / 825
 W = (13,320 + 17,160 + 3,096 + 20,640) / 825
 W = 65 (USE VALUE OF 1)

* SEE SECTION 505.2 AREA LIMITATION = MEZZANINE AREA SHALL NOT BE CALCULATED IN AREA JUSTIFICATION, THEREFORE BUILDING AREA SHALL BE CALCULATED AS 54,664 S.F.

** SEE TABLE AS.106.5.1.1 DESIGNATED PARKING FOR FUEL EFFICIENT VEHICLES. PROVIDE 10% OF TOTAL DESIGNATED PARKING SPACES FOR ANY COMBINATION OF LOW-EMITTING, FUEL-EFFICIENT AND CARPOOL/VAN POOL VEHICLES.

- LEGEND:**
- (E) — EXISTING
 - T/E — DENOTE TRASH ENCLOSURE
 - R — DENOTE RECYCLE AREA
 - T — DENOTE TRANSFORMER PAD
 - P.P. — POWER POLE
 - F.H. — FIRE HYDRANT
 - [Concrete Pattern] — CONCRETE
 - [Landscape Pattern] — LANDSCAPE
 - [Striping Pattern] — STRIPING
 - [Arrow] — ACCESSIBLE PATH OF TRAVEL



VICINITY MAP
NOT TO SCALE

KEY NOTES:

- | | | | |
|----|---|----|---|
| 1 | EXISTING CONCRETE TITL-UP WALL | 11 | EXISTING 12' X 14' TRUCK DOOR (GRADE LEVEL) TYPICAL |
| 2 | EXISTING A.C. PAVING | 12 | EXISTING TRUNCATED DOMES |
| 3 | EXISTING PARKING STALL STRIPING, TYPICAL | 13 | EXISTING CONCRETE WALK |
| 4 | EXISTING ACCESSIBLE PATH OF TRAVEL | 14 | EXISTING ADA PARKING STALLS |
| 5 | EXISTING BUILDING ENTRANCE WITH DISABLED ACCESSIBILITY SIGN | 15 | EXISTING DEMISING WALL |
| 6 | EXISTING CONCRETE TRUCKWELL | 16 | WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING SEE DETAIL: 11 A-0.4 |
| 7 | EXISTING FIRE DEPARTMENT ACCESS KNOX BOX | | |
| 8 | EXISTING LANDSCAPE AREA | | |
| 9 | EXISTING BUILDING COLUMNS | | |
| 10 | EXISTING 9' X 10' TRUCK DOOR (DOCK HIGH), TYPICAL | | |

DATE	BY	REVISIONS

OWNER: CHALMERS EQUITY GROUP
 7901 CROSSWAY DRIVE
 PICO RIVERA, CA 90660

GENERAL CONTRACTOR: C.E.G. CONSTRUCTION

DESIGN: O.C. ENGINEERING & DESIGN
 7901 CROSSWAY DRIVE, PICO RIVERA, CA 90660
 TEL: (562) 748-4580 FAX: (562) 748-7125

PROJECT ADDRESS: 733 9TH AVE. CITY OF INDUSTRY, CA 91745

TITLE SHEET: **SITE PLAN**

DATE: 19MAY14
 SCALE: INDICATED
 DRAWN: B.C.
 JOB: A-12-005
 SHEET: **A-1.0** OF SHEETS