HICKSON INDUSTRIAL

WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

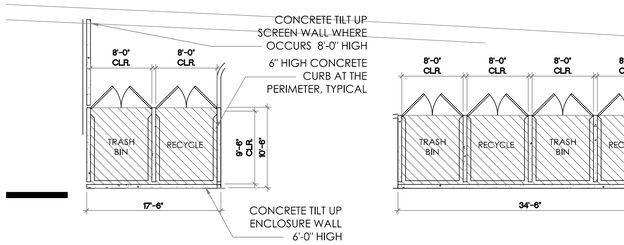
10460 HICKSON, CITY OF INDUSTRY, CA

BUILDING 1	44,428 S.F.
FOOTPRINT	39,428 S.F.
MEZZANINE 1	4,000 S.F.
MEZZANINE 2	1,000 S.F.

BUILDING 2	48,668 S.F.
FOOTPRINT	42,568 S.F.
MEZZANINE 1	4,250 S.F.
MEZZANINE 2	1,850 S.F.

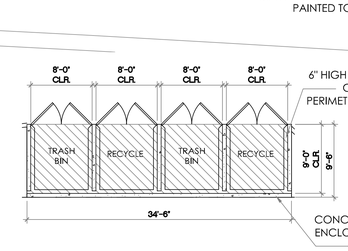
SITE PLAN

SCALE 1" = 20'-0"



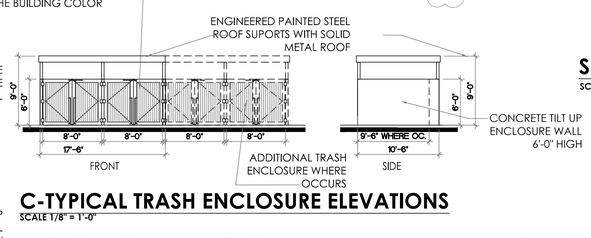
A-TRASH ENCLOSURE PLAN VIEW BUILDING 1

SCALE 1/8" = 1'-0"



B-TRASH ENCLOSURE PLAN VIEW BUILDING 2

SCALE 1/8" = 1'-0"



C-TYPICAL TRASH ENCLOSURE ELEVATIONS

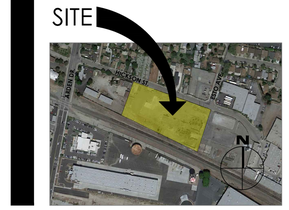
SCALE 1/8" = 1'-0"

RECYCLING AREA NOTES

1. RECYCLING AREA SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS.
2. PROVIDE A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN SHALL BE POSTED AND MAINTAINED ADJACENT TO ALL POINTS OF ACCESS TO THE RECYCLING AREAS. 50 PERCENT OF THE WASTE STORAGE SHALL BE DESIGNATED FOR RECYCLABLE MATERIALS.
3. THE WASTE STORAGE AREA SHALL BE GRADED SO THAT STORAGE CONTAINERS REMAIN AT REST WITHOUT AUXILIARY RESTRAINING DEVICE.

CITY OF EL MONTE PLANNING NOTES

1. BUILDINGS SHALL COMPLY WITH ALL MUNICIPAL CODES APPLICABLE
2. PROPERTY SHALL BE MAINTAINED FREE OF GRAFFITI, OUTSIDE STORAGE, OVERGROWN VEGETATION, TRASH AND DEBRIS
3. ALL DIG ALERT GRAFFITI MARKINGS MUST BE REMOVED BY THE CONTRACTOR FROM THE SIDEWALK, CURB & GUTTER, AND /OR ASPHALT PAVEMENT PRIOR TO FINAL APPROVAL.
4. NO ENCROACHMENT INTO THE CITY RIGHT OF WAY FROM PRIVATE PROPERTY WILL BE ALLOWED.
5. ALL EXISTING WATER SERVICES NO LONGER REQUIRED AS A PART OF THIS DEVELOPMENT SHALL BE ABANDONED AT THE MAIN LINE.
6. REMOVE ALL EXISTING IMPROVEMENTS NO LONGER INTENDED FOR USE



VICINITY MAP

NOT TO SCALE

KEY NOTES:

NOT A PART

1. CONCRETE TITL-UP WALL
2. A.C. PAVING
3. PARKING STALL STRIPPING (PER CITY OF EL MONTE STDS.) TYPICAL
4. ACCESSIBLE PATH OF TRAVEL, 48" WIDE (MIN.)
5. BUILDING ENTRANCE. PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN
6. TRASH ENCLOSURE, MIN. 6' HIGH SCREEN WALLS WITH METAL DOORS-SEE (1-TRASH/1-RECYCLE BIN) PER CITY OF EL MONTE STANDARDS
7. CONCRETE TRUCKWELL PER STRUCTURAL DRAWINGS
8. STEEL COLUMNS, TYPICAL
9. 8'-6" X10' TRUCK DOOR (DOCK HIGH), TYPICAL
10. 12' X14' TRUCK DOOR (GRADE LEVEL) TYPICAL
11. ENHANCED PAVEMENT, ACID WASH CONCRETE
12. LANDSCAPE W/AUTOMATIC IRRIGATION SYSTEM
13. 28'-0" WIDE MIN. & CLEAR TO THE SKY FIRE LANE W/ FIRE TRUCK TURNABOUT STRIPED PER FIRE DEPARTMENT STANDARDS
14. DOCK LEVELER
15. 8'-0" HIGH CHAIN LINK FENCE
16. (2) BICYCLE RACK (PARKS 5 BICYCLE EA.) MODEL #2290-05S AS MANUF. BY PARK*RITE.
17. TRANSPORTATION DEMAND MANAGEMENT BULLETIN BOARD
18. (N) 5' MEANDERING SIDEWALK AT R.O.W.
19. 8'-HIGH BI PART SLIDING WROUGHT IRON GATE
20. TENTATIVE LOCATION OF FD PIV VALVE, SCREENED WITH A LANDSCAPED HEDGE FROM PUBLIC VIEW
21. VAN ACCESSIBLE PARKING SIGN
22. WARNING SIGN FOR ALL DRIVEWAY ACCESSIBLE PARKING
23. 3'X7' MAN DOOR (TYPICAL)WITH 60"x60" LANDING, TYPICAL
24. CONCRETE BUMPER, TYPICAL SEE
25. 9'X18' MIN. ACCESSIBLE PARKING STALL W/ ALL SYMBOLS, SIGNS, RAMPS AS REQUIRED TO MEET TITLE 24 AND ADA REQUIREMENTS
26. TRANSFORMER PAD, SCREENED WITH A LANDSCAPED HEDGE FROM PUBLIC VIEW
27. 6" MIN. HIGH CONCRETE CURB, TYPICAL
28. NEW DRIVE APPROACH PER CITY OF EL MONTE STANDARDS, 6" MIN. THICK. 3500 PSI FINISHED ON EXPOSED AGGREGATE.
29. 8'-0" HIGH CONCRETE TILT UP SCREEN WALL TO MATCH BUILDING, SEE ELEVATIONS
30. BERMS, LANDSCAPE PLANT MASSES AND HEDGES TO SCREEN PARKING AREAS AND UTILITIES - SEE LANDSCAPING PLAN

PROJECT DATA

DESCRIPTION:	AREAS
ZONING:	(M-2) GENERAL MANUFACTURING
LEGAL DESCRIPTION:	TRACT NO 1530 LOT COM S 64¢10'05" E 415.64 FT FROM SW COR OF LOT 8 TH S 64¢10'05" E 601.54 FT TH N 18¢50' E 327.45 FT TO SW LINE OF HICKSON ST TH ... SEE MAPBOOK FOR MISSING PORTION ... LOT 8
ASSESSOR'S PARCEL NO:	8576-025-037
BUILDING CODE:	CBC 2013 w/ 2014 LA Co. AMENDMENTS
BLDG. OCCUPANCY:	B S-1, FRT
BUILDING TYPE:	III-B, FULLY SPRINKLERED
MAX BUILDING HEIGHT:	55 FT. (CBC TABLE 503; TYPE III-B, F-1)
LAND AREA : PARCEL AREA	GROSS: 175,828 S.F. NET PARCEL 1: 78,122 S.F. (4.03 ± AC) NET PARCEL 2: 88,678 S.F.
STREET DEDICATION :	± 8,549 S.F.
COVERAGE :	BUILDING 1 = 56%, BUILDING 2 = 54%
ALLOWABLE COVERAGE:	N/A

BUILDING 1	44,428 S.F.
FOOTPRINT	39,428 S.F.
MEZZANINE 1	4,000 S.F.
MEZZANINE 2	1,000 S.F.

BUILDING 2	48,668 S.F.
FOOTPRINT	42,568 S.F.
MEZZANINE 1	4,250 S.F.
MEZZANINE 2	1,850 S.F.

PARKING REQUIRED BUILDING 1 :		
UP TO 5,000 S.F.	5,000/400	= 13 CARS
5,001 - 10,000	5,000/ 500	= 10 CARS
10,001 - 25,000	15,000/ 750	= 20 CARS
OVER 25,000	19,428/ 1500	= 13 CARS
TOTAL		56 CARS
PARKING PROVIDED		56 CARS
PARKING REQUIRED BUILDING 2 :		
UP TO 5,000 S.F.	5,000/400	= 13 CARS
5,001 - 10,000	5,000/ 500	= 10 CARS
10,001 - 25,000	15,000/ 750	= 20 CARS
OVER 25,000	23,668/ 1500	= 16 CARS
TOTAL		59 CARS
PARKING PROVIDED		59 CARS
TRASH ENCL. AREA PROVIDED		360 S.F.

	BUILDING 1	BUILDING 2
LANDSCAPED AREA PROVIDED	7,393 S.F.	11,246 S.F.
LANDSCAPE AREA REQUIRED		
(5% MIN. REQUIRED) +	1,649 S.F. 7%	2,585 S.F. 9%
(FRONT SETBACK REQUIRED)		1,823 S.F. EASM.
50' ON M-2	5,744 S.F.	5,251 S.F.

AREA JUSTIFICATION:
SEE EACH BUILDINGS ALLOWABLE AREA

LEGEND:

(E)	EXISTING
T/E	DENOTE TRASH ENCLOSURE
R	DENOTE RECYCLE AREA
T	DENOTE TRANSFORMER PAD
P.P.	POWER POLE
F.H.	FIRE HYDRANT

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

OWNER / DEVELOPER

CHALMERS EQUITY GROUP
7901 CROSSWAY DR. PICO RIVERA, CA 9066
TEL (562)948-4850 FAX (562)948-1735

ADDRESS:
10460 HICKSON
EL MONTE, CA
PROJECT NO. : A-14-007

SITE PLAN

A-1