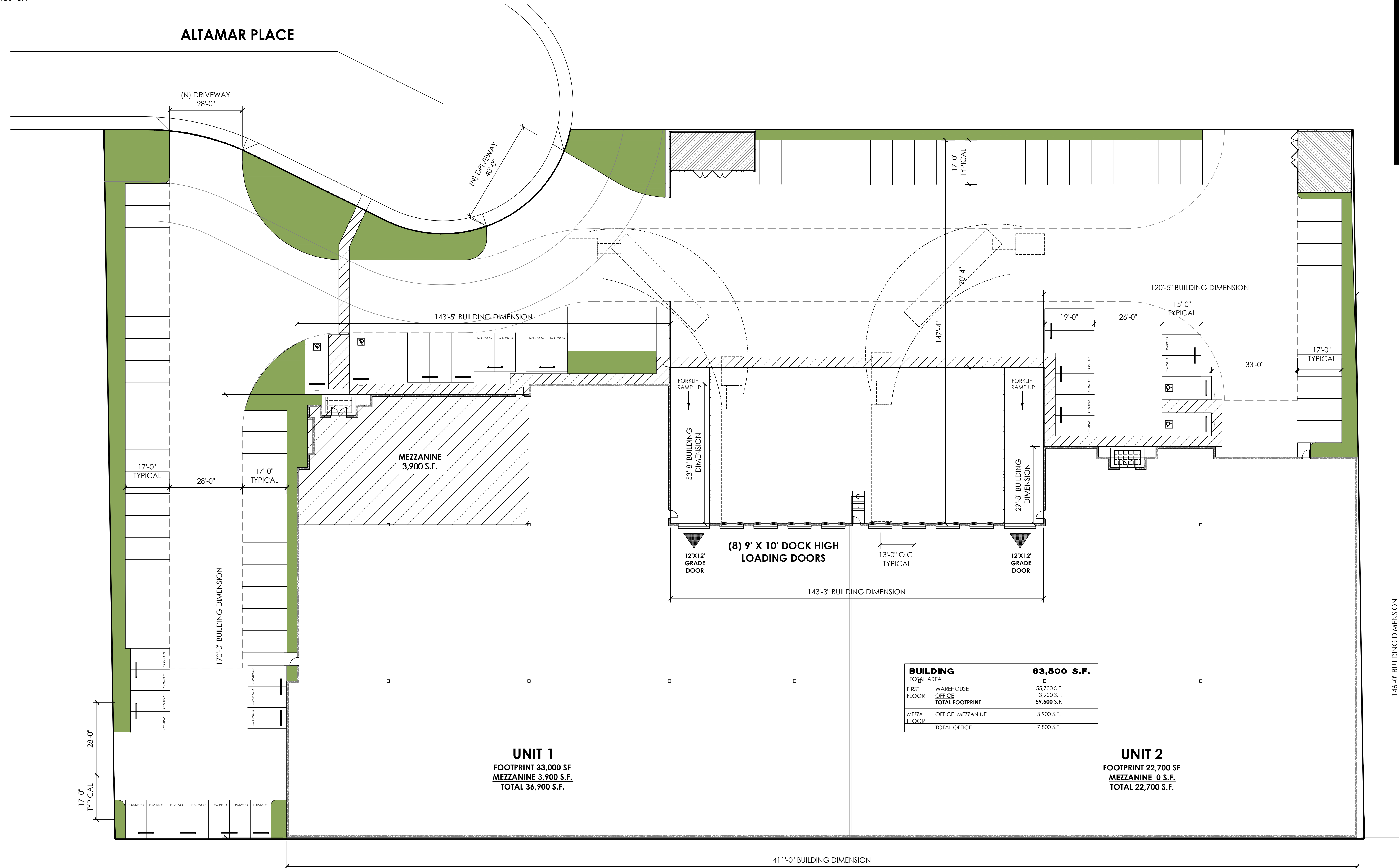


ALTAMAR INDUSTRIAL WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

12130 ALTAMAR, SANTA FE SPRINGS, CA



VICINITY MAP
NOT TO SCALE

BUILDING TOTAL AREA		63,500 S.F.
FIRST FLOOR	WAREHOUSE	55,700 S.F.
	OFFICE	3,900 S.F.
	TOTAL FOOTPRINT	59,600 S.F.
MEZZA FLOOR	OFFICE MEZZANINE	3,900 S.F.
	TOTAL OFFICE	7,800 S.F.

UNIT 1
FOOTPRINT 33,000 SF
MEZZANINE 3,900 S.F.
TOTAL 36,900 S.F.

UNIT 2
FOOTPRINT 22,700 SF
MEZZANINE 0 S.F.
TOTAL 22,700 S.F.

PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	63,500 S.F.
ZONING	M (GENERAL INDUSTRY)	FIRST FLOOR	WAREHOUSE 55,700 S.F. OFFICE 3,900 S.F. TOTAL FOOTPRINT 59,600 S.F.
LEGAL DESCRIPTION	P M 47-84 LOT 2	MEZZA FLOOR	OFFICE MEZZANINE 3,900 S.F.
ASSESSOR'S PARCEL NO.	8168-006-056		TOTAL OFFICE 7,800 S.F.
BUILDING CODE	CBC 2013	COVERAGE:	49.9%
BLDG. OCCUPANCY	3-T, FT	ALLOWABLE AREA	50%
BUILDING TYPE	III-B, FULLY SPRINKLERED	LANDSCAPED AREA	10,191 S.F.
LAND AREA:	PARCEL SIZE 127,195 S.F. (2.92 AC)	REQUIRED LANDSCAPE AREA	20' SETBACK ALONG ALTAMAR PLACE
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS	PARKING REQUIRED:	FIRST 20,000 SQ. FEET = 40 CARS ADDITIONAL 43,590 SQ. FEET = 59 CARS TOTAL = 99 CARS
AREA JUSTIFICATION	III-B, FULLY SPRINKLERED INCREASE PER SPRINKLES = 36,000 ALLOWABLE AREA = 48,000 S.F. TOTAL AREA < 48,000 S.F.	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 20' = 2 - STALLS ACCESSIBLE (8 RAMP) 17' X 20' = 2 - STALLS STANDARD STALLS 8'-6" X 19' = 71 - STALLS COMPACT STALLS 7'-6" X 15' = 24 - STALLS TOTAL = 99 - STALLS BICYCLE RACK = 1
BUILDING OCCUPANCY	B : OFFICE F1 : MANUFACTURING S1 : WAREHOUSE	TRASH ENCL. AREA PROVIDED	1% x 20,000 = 200 S.F. 2% x 43,590 = 871 S.F. TOTAL = 1,071 S.F.
ZONING & BUILDING	M - INDUSTRIAL		

SITE PLAN
SCALE 1/16" = 1'-0"

GENERAL CONTRACTOR:

C.E.G.
CONSTRUCTION
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TEL (562)942-9804 FAX (562)948-1735

DESIGN:

O.C. DESIGN & ENGINEERING
7901 CROSSWAY DR. PICO RIVERA, CA 90660
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OWNER / DEVELOPER

CHALMERS EQUITY GROU
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)948-4850 FAX (562)948-1735

ADDRESS:
12130 ALTAMAR
SANTA FE SPRINGS, CA
PROJECT NO. : A-14-009

SITE PLAN
A-1