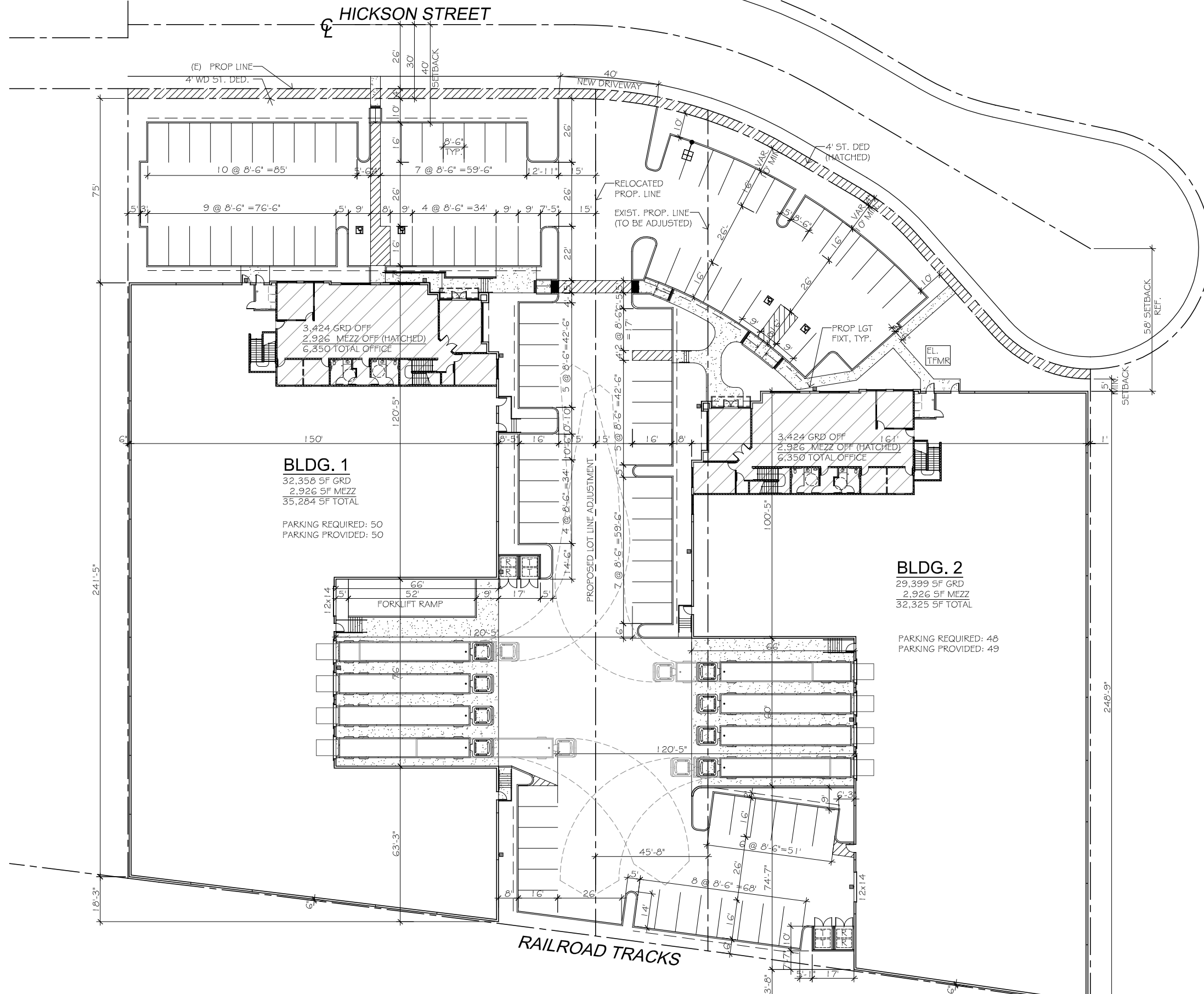


# PROJECT SUMMARY

OWNER & DEVELOPER	ACCLAIMED INDUSTRIAL PROPERTIES, LLC CONTACT: JAMES N. DEVUING 2421 HOLLY LANE NEWPORT BEACH, CA 92663 TEL: (310) 629-1881	
BUILDING CODE	2013 CALIFORNIA BUILDING CODE 2013 CALIFORNIA MECHANICAL CODE 2013 CALIFORNIA PLUMBING CODE 2013 CALIFORNIA ELECTRICAL CODE LATEST CALIFORNIA FIRE CODE LATEST NFPA 13 FIRE SPRINKLERS LATEST NFPA 13 FIRE ALARM	
BUILDING	BUILDING 1	BUILDING 2
ADDRESS	10620 HICKSON ST.	VERIFY
APN	8576-027-030	8576-027-031
LEGAL DESCRIPTION		
ZONING	M1 (INDUSTRIAL)	M1 (INDUSTRIAL)
BLDG. OCCUPANCY	B(OFF), 5-1 (STOR.)	B(OFF), 5-1 (STOR.)
BUILDING TYPE	V-B, FULLY SPRINKLERED	V-B, FULLY SPRINKLERED
LOT AREA APPROX.		
GROSS AREA: -4' WD STREET DED:	63,151 SF (1.45 AC) 760 SF	62,638 SF (1.45 AC) 955 SF
NET LOT AREA:	62,391 SF (2.84 AC)	61,683 SF (2.84 AC)
BUILDING AREA, SF:		
GRD. OFFICE:	3,424 SF	3,424 SF
WAREHOUSE:	28,934 SF	25,975 SF
TOTAL FOOTPRINT:	32,358 SF	29,399 SF
MEZZANINE:	2,926 SF	2,926 SF
TOTAL BLDG. AREA:	35,284 SF	32,325 SF
OFFICE AREA, SF:		
GRD. OFFICE:	3,424 SF	3,424 SF
MEZZANINE:	2,926 SF	2,926 SF
TOTAL AREA:	6,350 SF	6,350 SF
OFFICE AREA RATIO	18.0%	19.6%
TOTAL BLDG. COVERAGE (% NET LOT AREA)	56.55%	52.41%
BLDG. FOOTPRINT COVERAGE (% OF NET LOT)	32,358 SF (51.86%)	29,399 SF (47.66%)
PARKING AREA, SF (NET LOT MINUS BLDG FTPRINT & TRKWELL)	25,019 SF	29,321 SF
LANDSCAPE REQ'D (5% PARKING AREA)	1,250 SF	1,466 SF
LANDSCAPING (% OF NET LOT AREA)	4.891 SF (7.84%)	6,640 SF (10.76%)
HARDSCAPE (% NET LOT AREA)	650 SF (1.04%)	1,071 SF (1.73%)
PAVING AREA, SF (% OF NET LOT COVERAGE)	19,478 SF (31.21%)	20,610 SF (33.41%)
TRUCKWELL, SF (% OF NET LOT COVERAGE)	5,014 SF (8.03%)	3,963 SF (6.42%)
PARKING REQUIRED:		
UP TO 5,000 - 1:400 -	13 SPACES	13 SPACES
5,001 - 10,000 - 1:500 -	10 SPACES	10 SPACES
10,001 - 25,000 - 1:750 -	20 SPACES	20 SPACES
25,001 AND UP - 1:1,500		
BUILDING 1 BALANCE:		
35,284		
-25,000		
10,284 / 1,500 = 6.85		
BUILDING 2 BALANCE:		
32,325		
-25,000		
7,325 / 1,500 = 4.88		
PARKING PROVIDED		
STANDARD :	46	47
HANDICAPPED :	2	2
TOTAL :	50 CARS	49 CARS
AREA JUSTIFICATION		
BASIC ALLOWABLE (5-1 & B)	9,000 SF	9,000 SF
SPRINKLER INCREASE (300%)	27,000 SF	27,000 SF
TOTAL ALLOWABLE :	36,000 SF > 35,284 SF	36,000 SF > 32,325 SF



**SITE PLAN**  
SCALE: 1" = 40'

REVISIONS	BY
INITIAL PLAN REVIEW SUBMITTAL 7-10-14	MC

MICHAEL CALEY AIA  
ARCHITECT  
200 SAGE HILL BLVD., SUITE 200, PALMDALE, CA 91368  
(805) 448-8888 FAX (805) 877-4182

HICKSON BUSINESS PARK FOR  
ACCLAIMED INDUSTRIAL PROPERTIES, LLC  
10620 HICKSON STREET, EL MONTE, CALIFORNIA

DESIGN BY	MC
CHECKED BY	
DATE	JULY 10, 2014
DRAWN BY	CMF/HICKSON-SP-A2-(5-21-14)
SCALE	1" = 30'-0"
SHEET	

**A1**

OF SHEET