

NELSON INDUSTRIAL WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

15356 E. Nelson Ave. City of Industry, CA

ADDRESS:
15356 NELSON AVE
CITY OF INDUSTRY, CA
PROJECT NO. A-13-003

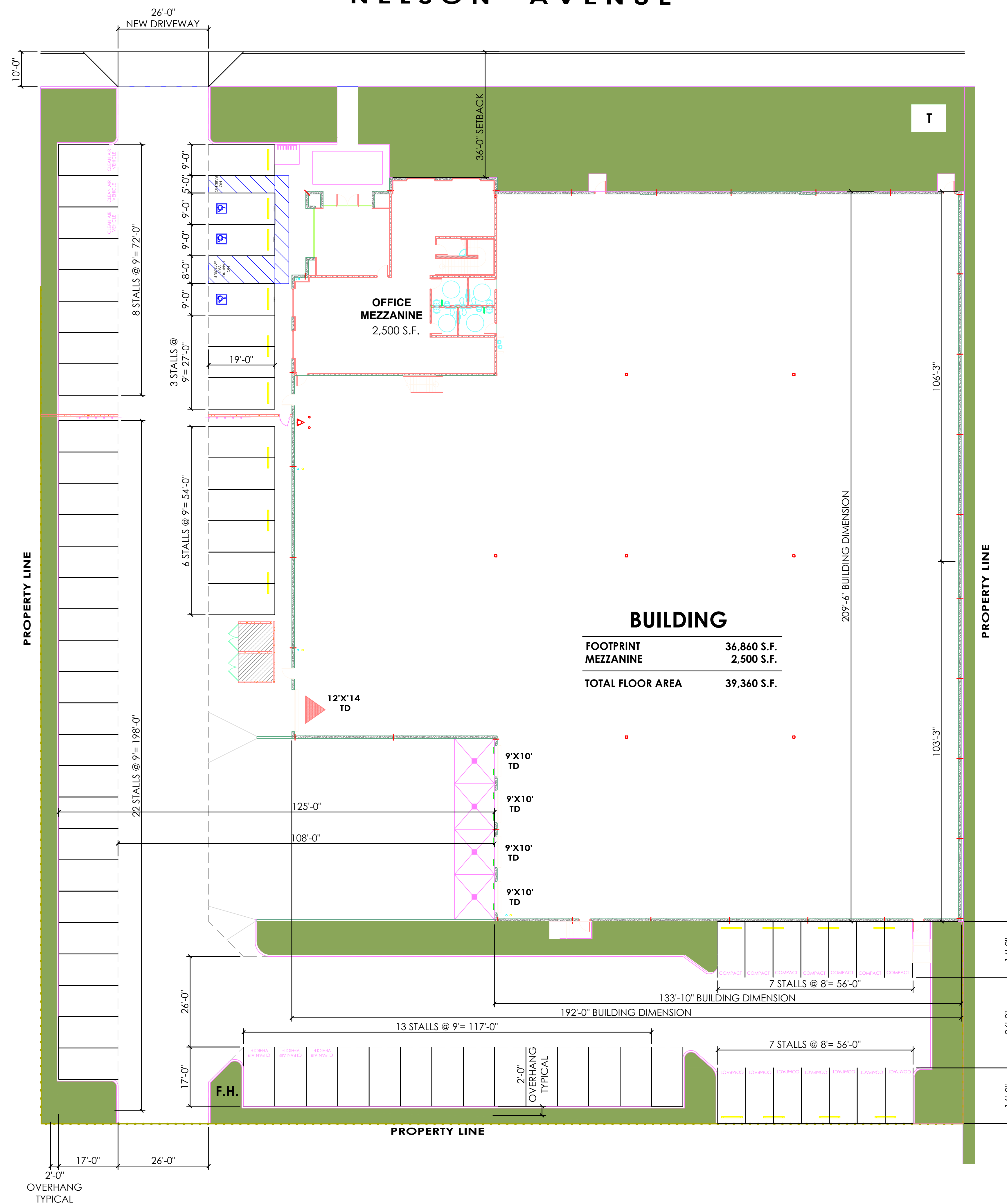
OWNER / DEVELOPER:
CHALMERS EQUITY GROUP
7901 CROSSWAY DR.
PICO RIVERA, CA 90660
TEL (562) 948-4860
FAX (562) 948-1735

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

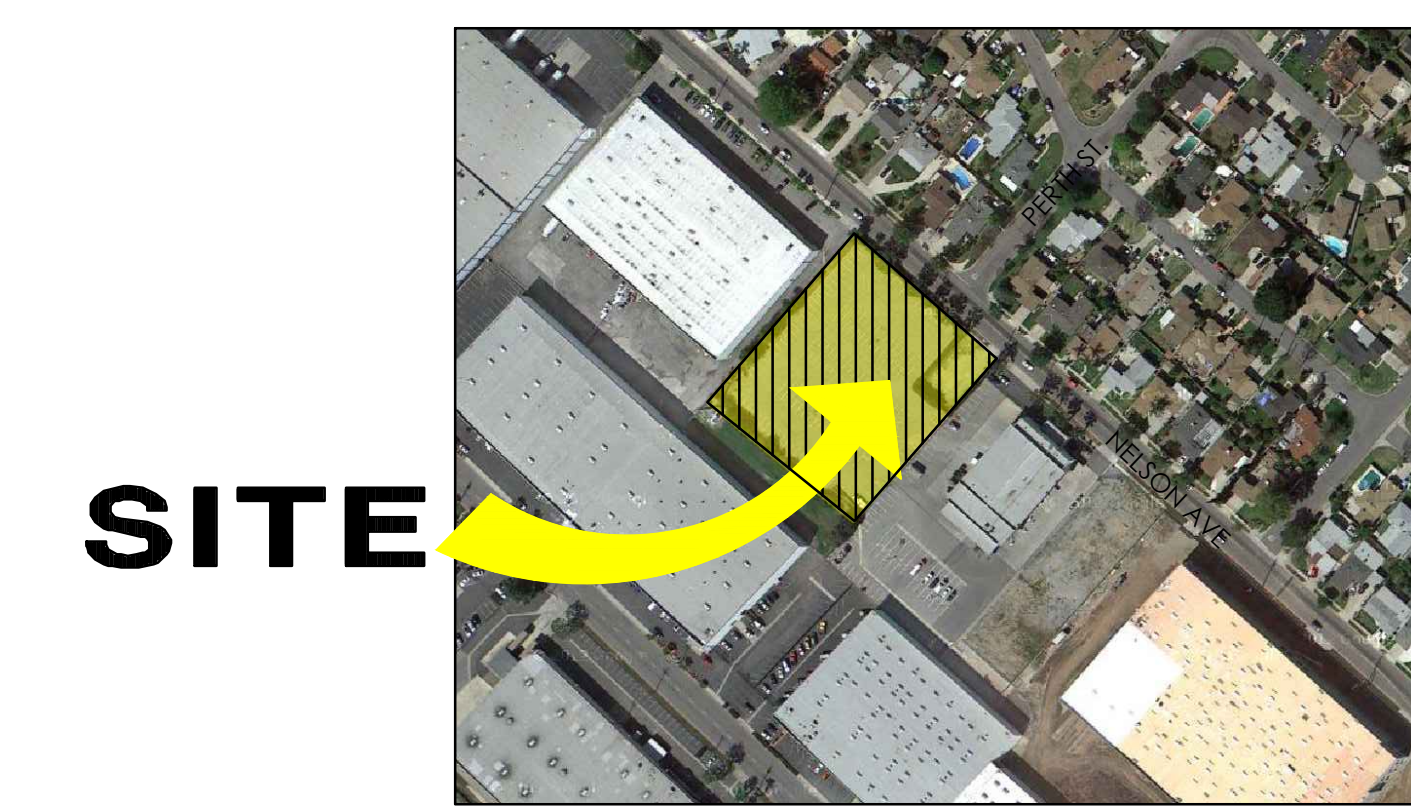
PROJECT DATA

DESCRIPTION:	AREAS
ZONING:	(I) INDUSTRIAL
LEGAL DESCRIPTION:	POR OF LOT 3 P M 46-81 AND POR OF LOT 15 M 8 776-27-28 TRACT # 606 NW 60.76 FT OF NE 100 FT OF LOT 447 POR OF LOT 3 P M 46-81 AND POR OF LOT 15 M 8 776-27-28
ASSESSOR'S PARCEL NO.:	8208-024-062, 8208-024-003 & 8208-024-059
BUILDING CODE:	CBC 2010 w/ 2011 LA Co. AMENDMENTS
BLDG. OCCUPANCY:	S.T.F.T.
BUILDING TYPE:	III-B, FULLY SPRINKLERED
MAX BUILDING HEIGHT:	55 FT. (CBC TABLE 503; TYPE III-B, F-1)
LAND AREA / PARCEL AREA:	78,728 S.F. / (1.81 ± AC)
COVERAGE:	49.99%
ALLOWABLE COVERAGE:	50%
BUILDING	
FIRST FLOOR:	37,090 S.F.
MEZZANINE:	2,270 S.F.
OFFICE:	39,360 S.F.
TOTAL FLOOR AREA:	39,360 S.F.
PARCEL SIZE:	78,728 S.F.
PARKING REQUIRED:	
FIRST 25,000 S.F.	25,000/500 = 50 CARS
WAREHOUSE: 25,000 S.F.	14,360/ 750 = 20 CARS
TOTAL:	70 CARS
PARKING PROVIDED:	
ACCESSIBLE 14 X 19'	1 - STALLS
ACCESSIBLE (VAN) 17 X 19'	2 - STALLS
STANDARD STALLS 9' X 19'	47 - STALLS
CLEAN AIR STALLS 9' X 19'	6 - STALLS
COMPACT STALLS 8' X 16'	14 - STALLS
TOTAL:	70 - STALLS
BICYCLE PARKING REQUIRED:	
SHORT TERM (5% TOTAL)	4 - BIKES
LONG TERM (5% TOTAL)	4 - BIKES
TOTAL:	8 - BIKES
BICYCLE PARKING PROVIDED:	
BIKE RACKS (5 BIKES PER RACK)	2 - BIKE RACKS
TRASH ENCL. AREA PROVIDE	160 S.F.
LANDSCAPED AREA (12% MIN. REQUIRED)	10,624 S.F. (13.49%)
AREA JUSTIFICATION: (SINGLE STORY BUILDING)	
ALLOWABLE AREA PER TABLE 503:	12,000 S.F.
SPRINKLER INCREASE (n<3) PER 506.3:	36,000 S.F.
TOTAL:	39,360 S.F. < 48,000 S.F. O.K.

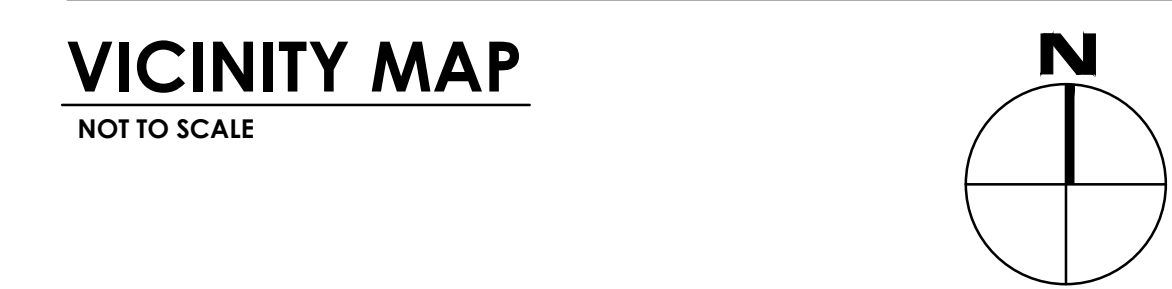


BUILDING	
FOOTPRINT	36,860 S.F.
MEZZANINE	2,500 S.F.
TOTAL FLOOR AREA	39,360 S.F.

NOT A PART



SITE



VICINITY MAP
NOT TO SCALE

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

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

SITE PLAN
A-1