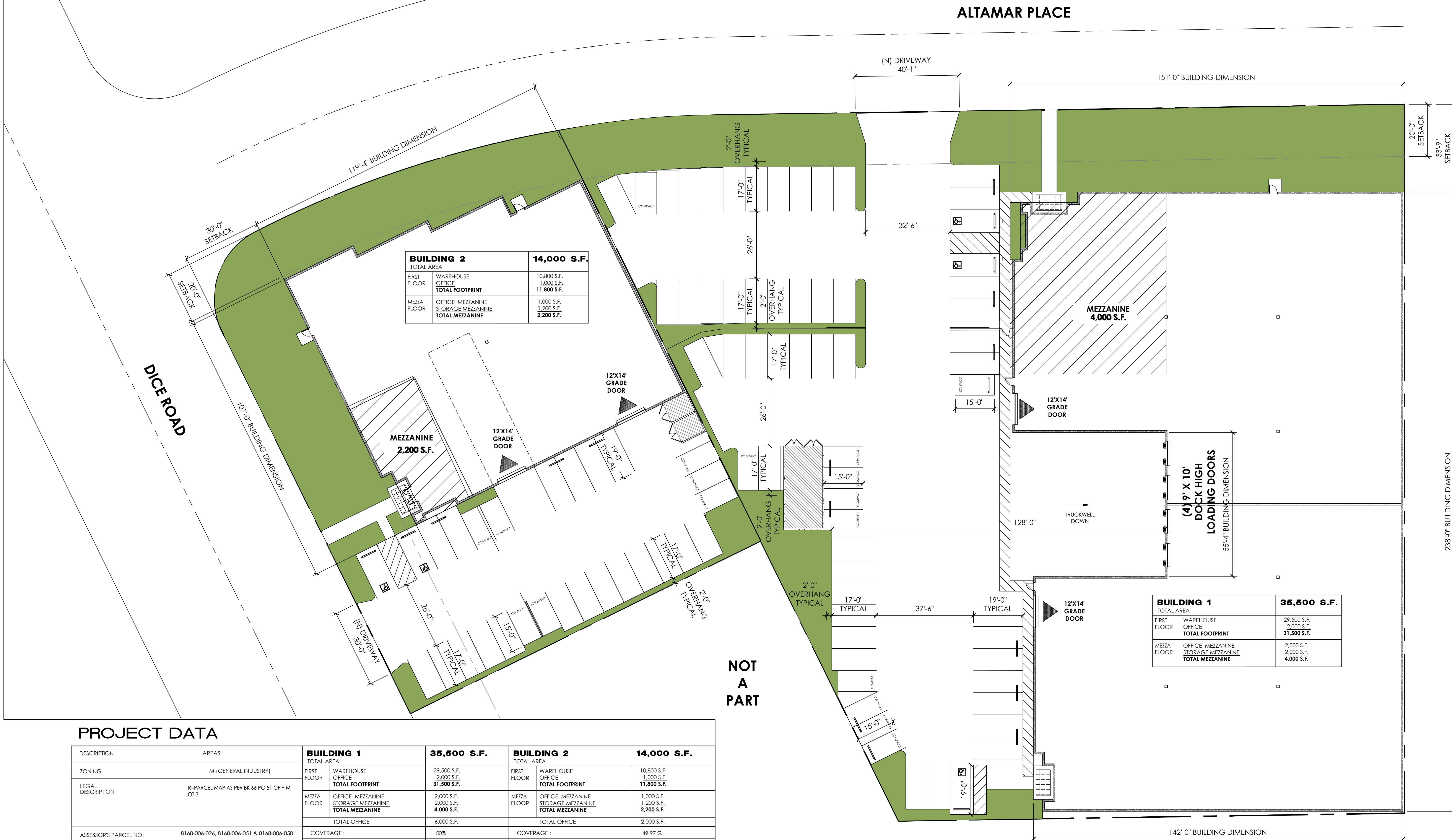


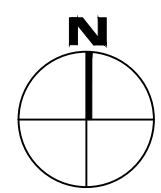
DICE INDUSTRIAL

2 WAREHOUSE / OFFICE CONCRETE TILT UP BUILDINGS

DICE & ALTAMAR, SANTA FE SPRINGS, CA



VICINITY MAP
NOT TO SCALE



PROJECT DATA

DESCRIPTION	AREAS	BUILDING 1 TOTAL AREA 35,500 S.F.	BUILDING 2 TOTAL AREA 14,000 S.F.
ZONING	M (GENERAL INDUSTRY)		
LEGAL DESCRIPTION	TR-PARCEL MAP AS PER BK 66 PG 51 OF P.M LOT 3		
ASSessor's PARCEL NO.	8168-004-026, 8168-004-051 & 8168-004-050		
BUILDING CODE	CBC 2013		
BLDG. OCCUPANCY	S-1, FT		
BUILDING TYPE	III-B, FULLY SPRINKLERED		
LAND AREA:	PROPOSED PARCEL A: BUILDING 1 71,000 S.F. (1.63 AC) PROPOSED PARCEL B: BUILDING 2 28,043 S.F. (0.64 AC)		
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS		
AREA JUSTIFICATION	ALLOWABLE AREA 12,000 TABLE 503 INCREASE PER SPRINKLES = 36,000 ALLOWABLE AREA = 48,000 S.F. TOTAL AREA < 48,000 S.F.		
BUILDING OCCUPANCY	B : OFFICE F1 : MANUFACTURING S1 : WAREHOUSE		
ZONING & BUILDING	M - INDUSTRIAL		
		BUILDING 1 TOTAL AREA 35,500 S.F. FIRST FLOOR: WAREHOUSE 29,500 S.F., OFFICE 2,000 S.F., TOTAL FOOTPRINT 31,500 S.F. MEZZA FLOOR: OFFICE MEZZANINE 2,000 S.F., STORAGE MEZZANINE 2,000 S.F., TOTAL MEZZANINE 4,000 S.F. TOTAL OFFICE 6,000 S.F. COVERAGES: 50% ALLOWABLE AREA 50% LANDSCAPED AREA 10,191 S.F. REQUIRED LANDSCAPE AREA 20' SETBACK ALONG ALTAMAR PLACE PARKING REQUIRED: FIRST 20,000 SQ. FEET 20,000/500 = 40 CARS ADDITIONAL 15,500 SQ. FEET 15,500/750 = 21 CARS TOTAL 61 CARS PARKING PROVIDED: ACCESSIBLE (STANDARD) 14' X 20' 1 - STALLS ACCESSIBLE (8' RAMP) 17' X 20' 2 - STALLS STANDARD STALLS 8'-6" X 19' 44 - STALLS COMPACT STALLS 7'-6" X 15' 14 - STALLS TOTAL 61 - STALLS TRASH ENCLOSURE AREA PROVIDED 1% X 20,000 = 200 S.F. 2% X 15,500 = 310 S.F. TOTAL 510 S.F.	BUILDING 2 TOTAL AREA 14,000 S.F. FIRST FLOOR: WAREHOUSE 10,800 S.F., OFFICE 1,000 S.F., TOTAL FOOTPRINT 11,800 S.F. MEZZA FLOOR: OFFICE MEZZANINE 1,000 S.F., STORAGE MEZZANINE 1,200 S.F., TOTAL MEZZANINE 2,200 S.F. TOTAL OFFICE 2,000 S.F. COVERAGES: 49.97% ALLOWABLE AREA 50% LANDSCAPED AREA 2,800 S.F. REQUIRED LANDSCAPE AREA 30' SETBACK ALONG DICE ROAD PARKING REQUIRED: FIRST 20,000 SQ. FEET 14,000/500 = 28 CARS TOTAL 28 CARS PARKING PROVIDED: ACCESSIBLE (STANDARD) 14' X 20' 0 - STALLS ACCESSIBLE (8' RAMP) 17' X 20' 2 - STALLS STANDARD STALLS 8'-6" X 19' 19 - STALLS COMPACT STALLS 7'-6" X 15' 7 - STALLS TOTAL 28 - STALLS TRASH ENCL. AREA PROVIDED 1% X 14,000 = 140 S.F.

GENERAL CONTRACTOR:

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

DESIGN:

O.C. DESIGN & ENGINEERING

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OWNER / DEVELOPER

CHALMERS EQUITY GROUP

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TEL (562)948-4850 FAX (562)948-1735

ADDRESS:

DICE & ALTAMAR
SANTA FE SPRINGS, CA
PROJECT NO. : A-14-008

SITE PLAN

A-1

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

