

PALOMARES INDUSTRIAL WAREHOUSE / OFFICE CONCRETE TILT UP BUILDINGS

PALOMARES, CITY OF LA VERNE, CA

PROJECT DATA

DESCRIPTION	AREAS	BUILDINGS	PARKING REQUIRED:
ZONING	(II) INDUSTRIAL	BUILDING 1	OFFICE 8,000 SQ. FEET
TISCAL DESCRIPTION	TR-03-048 LOT 1	BUILDING 2	MANUF. 20,500 SQ. FEET
ASSESSOR'S PARCEL NO.	88792011020	OFFICE MEZZANINE OFFICE	TOTAL 28,500 SQ. FEET
BUILDING CODE	CBG 2010	OFFICE MEZZANINE OFFICE	41 CARS
BLDG. OCCUPANCY	S/T FT	MANUFACTURING	118 CARS
BUILDING TYPE	HR RATED	OFFICE MEZZANINE OFFICE	4-5 STALLS
LAND AREA	14,839 S.F.	MANUFACTURING	17 X 19'
PARCEL AREA	13,872 S.F.	OFFICE MEZZANINE OFFICE	9 X 19'
COVERAGE:	50%	MANUFACTURING	18-25 STALLS
ALLOWABLE COVERAGE	50%	OFFICE MEZZANINE OFFICE	4 STALLS
		PARCEL TOTAL	22,296 S.F.
		TRASH ENCL. AREA PROVIDED	32,994 S.F.
			119 STALLS
			4 STALLS
			18-25 STALLS
			17 X 19'
			9 X 19'
			18-25 STALLS
			4 STALLS
			22,296 S.F.
			33,189 S.F.
			66,349 S.F.
			320 S.F.

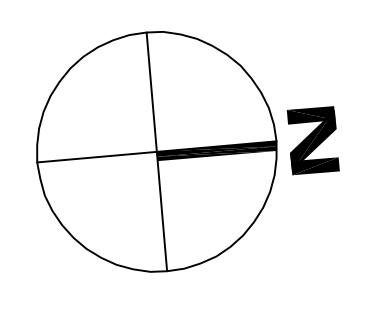


BUILDING 1	FIRST FLOOR:	AREA
WAREHOUSE	35,000 S.F.	
MANUFACTURING	12,500 S.F.	
OFFICE	500 S.F.	
MEZZANINE OFFICE	2,000 S.F.	
TOTAL	50,000 S.F.	
PARCEL	100,000 S.F.	

BUILDING 2	FIRST FLOOR:	AREA
WAREHOUSE	22,669 S.F.	
MANUFACTURING	8,000 S.F.	
OFFICE	290 S.F.	
MEZZANINE OFFICE	2,000 S.F.	
TOTAL	33,169 S.F.	
PARCEL	66,349 S.F.	

SITE PLAN

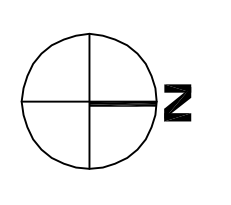
SCALE 1/16" = 1'-0"



- KEY NOTES:**
- 1 CONCRETE TILT-UP WALL
 - 2 AC PAVING IN PARKING AREA
 - 3 PARKING STALL STRIPING (PER CITY OF LA VERNE STDS.) TYP.
 - 4 PATH OF TRAVEL, 48" WIDE (MIN.)
 - 5 BUILDING ENTRANCE PROVIDE A 4' SQ. DISABLED ACCESSIBILITY SIGN
 - 6 CONCRETE LANDING 5 SQ. (MIN.) W/ 2 ANY DIRECTION, EXTEND LEVEL LANDING 24" (MIN.) BEYOND STRIKE SIDE OF THE DOOR, TYPICAL
 - 7 RASH ENCLOSURE / RECYCLING AREA (PER CITY OF INDUSTRI STDS.) TYP.
 - 8 CONCRETE TRUCKWELL
 - 9 STEEL COLUMN (TYP.)
 - 10 9' X10' TRUCK DOOR (DOCK HIGH) TYP.
 - 11 12' X 14' GROUND LEVEL DOOR
 - 12 LANDSCAPING, TYPICAL
 - 13 (E) OAK TREE TO REMAIN
 - 14 OAK TREE TO BE REMOVED
 - 15 BICYCLE RACK (PARIS 5 BICYCLE) MODEL #2290-QSS AS MANUF. BY PARK-RIE.
 - 16 8'-0" SLIDING WROUGHT IRON GATES
 - 17 8'-0" CHAIN LINK FENCE
 - 18 TRANSPORTATION DEMAND BULLETIN BOARD
 - 19 TRANSFORMER PAD, TO BE SCREENED WITH A LANDSCAPING HEDGE



VICINITY MAP



SITE PLAN

A-1

GENERAL CONTRACTOR:
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DESIGN:
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