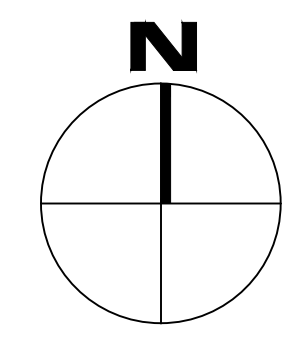


BUILDING TOTAL AREA		44,200 S.F.
FIRST FLOOR	WAREHOUSE	40,000 S.F.
	OFFICE	1,200 S.F.
	BUILDING FOOTPRINT	41,200 S.F.
MEZZA FLOOR	OFFICE MEZZANINE	3,000 S.F.

OFFICE		TOTAL = 34,200 S.F.
F.F.	= 1,200 S.F.	
MEZZA	= 3,000 S.F.	
	TOTAL	34,200 S.F.

SITE PLAN
SCALE 1" = 20'-0"

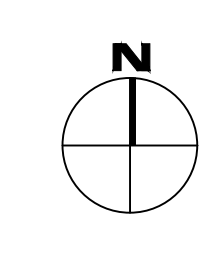


PROJECT DATA

DESCRIPTION	AREAS	COVERAGE :	55.68%
ZONING	M - 1	TOTAL OFFICE 8.8%	4,000 S.F.
LEGAL DESCRIPTION	PANAMA ACRES W 64 FT OF LOT 16 BLK 1 & PANAMA ACRES E 85 FT OF	LANDSCAPE AREA REQUIRED	10' SETBACK AREA = 2,560 SF TOTAL REQUIRED = 2,560 SF
ASSESSOR'S PARCEL NO.	6115-001-015, 6115-001-016 & 6115-001-017	LANDSCAPED AREA PROVIDED	LANDSCAPED SETBACK = 2,560 S.F. PARKING AREA = 2,440 S.F. TOTAL = 5,000 S.F.
BUILDING CODE	CBC 2019 with LACoBC 2020 AMENDMENTS		
BLDG. OCCUPANCY	B	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881	
BUILDING TYPE	III-B FULLY SPRINKLERED (ESFR)	PARKING REQUIRED :	
LAND AREA :	PARCEL ±79,382 S.F. (1.83 AC) GROSS	MANUFACTURING 1/ 750 SF	40,000/750 = 53.3 CARS
CONSTRUCTION TYPE	III-B W/ AUTOMATIC FIRE SPRINKLERS	OFFICE 1/300 SF	4,200/300 = 14.0 CARS TOTAL = 67.3 CARS
AREA JUSTIFICATION	F1 OCCUPANCY S1 CONSTRUCTION TYPE III-B 51,000 SF MAXIMUM ALLOWABLE PER TABLE 506.2 48,000 SF +3,000 SF FRONTAGE INCREASE	PARKING PROVIDED:	
BUILDING TOTAL AREA	44,200 S.F.	ACCESSIBLE (STANDARD)	14' X 18' 0 - STALLS
FIRST FLOOR	WAREHOUSE	ACCESSIBLE (B' VAN)	17' X 18' 2 - STALLS
	OFFICE	STANDARD STALLS	9' X 18' 38 - STALLS
	BUILDING FOOTPRINT	CLEAN AIR STALLS (12%)	9' X 18' 68x128(8 STALLS REQ.) 8 - STALLS
MEZZA FLOOR	OFFICE MEZZANINE	ELEC VEHICLE 'EVSE' (10%)	9' X 18' 68x108(7 STALLS REQ.) 7 - STALLS
		ACCESSIBLE (B'VAN)'EVSE'	9' X 18' 5-25 (1 STALL REQ.) 1 - STALL
		COMPACT STALLS	8' X 17' 12 - STALLS
		TOTAL	68 - STALLS
		LONG TERM BIKE RACK @ 5% OF PARKING	68x5(3.4) 4 SPACES
		SHORT TERM BIKE RACK @ 5% OF VISITOR PARKING	10x6(0.6) 1 SPACES
		TRASH ENCLOSURE AREA REQUIRED PER CITY OF GARDENA REQUIREMENTS	TRASH ENCLOSURE AREA PROVIDED = 240 S.F.



VICINITY MAP
NOT TO SCALE



SHEET **A100**

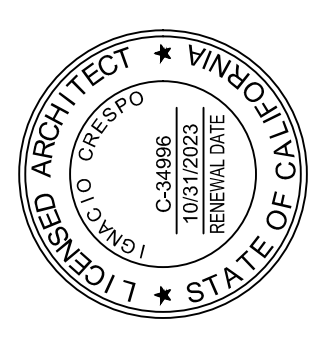
CONTENTS:
SITE PLAN

SCALE: INDICATED PROJECT NO. **A-22-01X**

DATE: **9-13-2022** DRAWN: **I.C.**

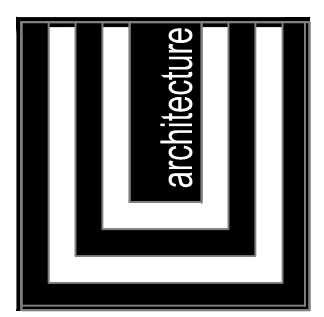
CLIENT:
CHALMERS CORPORATION

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