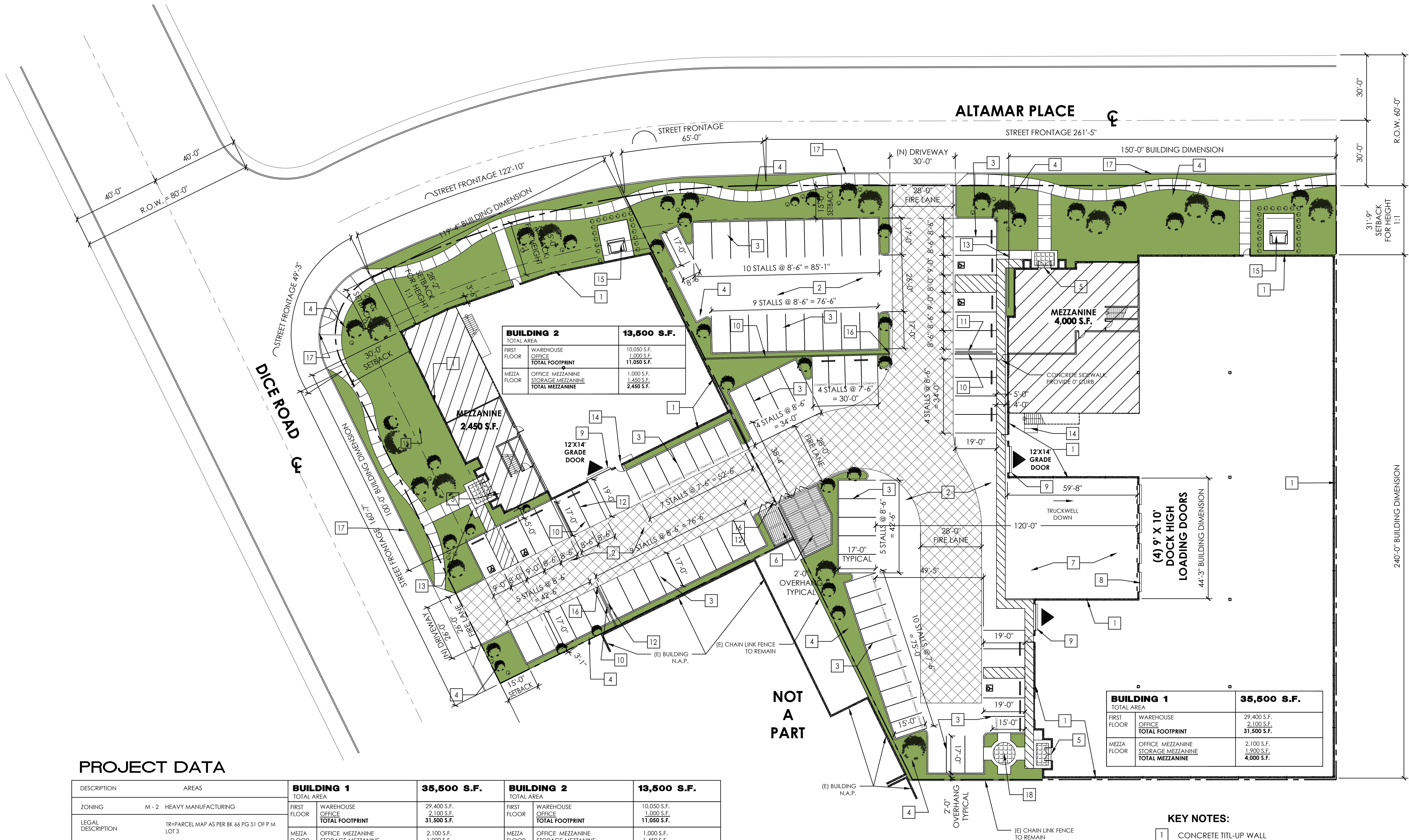


DICE INDUSTRIAL

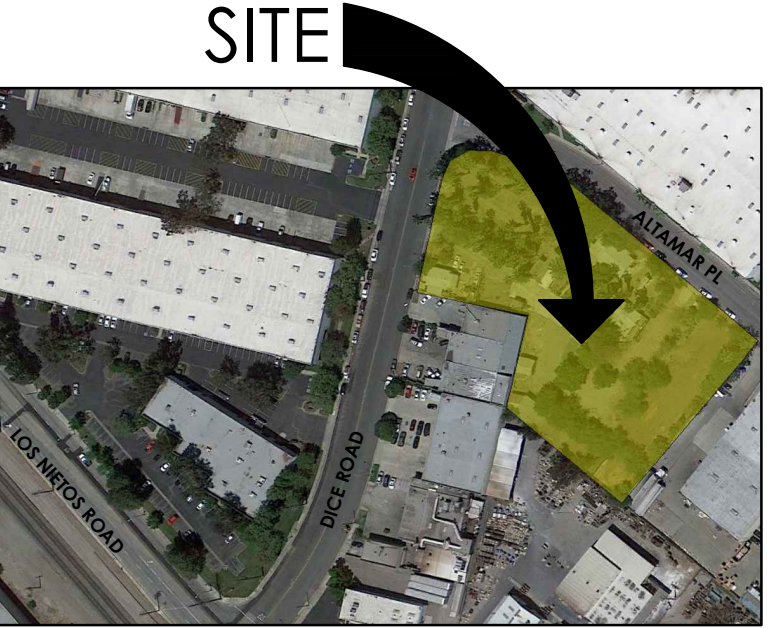
2 WAREHOUSE / OFFICE CONCRETE TILT UP BUILDINGS

DICE & ALTAMAR, SANTA FE SPRINGS, CA

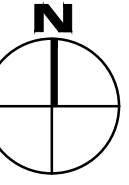


PROJECT DATA

DESCRIPTION	AREAS	BUILDING 1 TOTAL AREA	35,500 S.F.	BUILDING 2 TOTAL AREA	13,500 S.F.
ZONING	M - 2 HEAVY MANUFACTURING	FIRST FLOOR	WAREHOUSE 29,400 S.F. OFFICE 2,100 S.F. TOTAL FOOTPRINT 31,500 S.F.	FIRST FLOOR	WAREHOUSE 10,050 S.F. OFFICE 1,000 S.F. TOTAL FOOTPRINT 11,050 S.F.
LEGAL DESCRIPTION	TR-PARCEL MAP AS PER BK 66 PG 51 OF P.M. LOT 3	MEZZA FLOOR	OFFICE MEZZANINE 2,100 S.F. STORAGE MEZZANINE 1,900 S.F. TOTAL MEZZANINE 4,000 S.F.	MEZZA FLOOR	OFFICE MEZZANINE 1,000 S.F. STORAGE MEZZANINE 1,450 S.F. TOTAL MEZZANINE 2,450 S.F.
ASSESSOR'S PARCEL NO.	8168-006-026, 8168-006-051 & 8168-006-050	TOTAL OFFICE	4,000 S.F.	TOTAL OFFICE	2,000 S.F.
BUILDING CODE	CBC 2013 with LACoBC 2014 AMENDMENTS	COVERAGE :	50%	COVERAGE :	48.14 %
BLDG. OCCUPANCY	B	LANDSCAPED AREA PROVIDED	LANDSCAPED AREA PROVIDED TOTAL INCLUDING HARDSCAPE = 12,498 S.F.	LANDSCAPED AREA PROVIDED	LANDSCAPED AREA PROVIDED TOTAL INCLUDING HARDSCAPE = 10,454 S.F.
BUILDING TYPE	III-B, FULLY SPRINKLERED	LANDSCAPE AREA REQUIRED	25 SF FOR EA 1' OF FRONTAGE (8,163 SF) 16% OF PARKING AREA (1,138 SF) TOTAL REQUIRED = 9,301 SF	LANDSCAPE AREA REQUIRED	25 SF FOR EA 1' OF FRONTAGE (8,316 SF) 16% OF PARKING AREA (518 SF) TOTAL REQUIRED = 8,834 SF
LAND AREA :	PROPOSED PARCEL A: BUILDING 1 PROPOSED PARCEL B: BUILDING 2	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881	LANDSCAPED AREA MUST BE WATER EFFICIENT IN COMPLIANCE WITH AB1881
CONSTRUCTION TYPE	III-B W/FULLY SUPERVISED AUTOMATIC FIRE SPRINKLERS	PARKING REQUIRED :	FIRST 20,000 SQ. FEET ADDITIONAL 15,500 SQ. FEET TOTAL	PARKING REQUIRED :	FIRST 20,000 SQ. FEET ADDITIONAL 15,500 SQ. FEET TOTAL
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.	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (B' RAMP) 17' X 20' STANDARD STALLS 8'-6" X 19' COMPACT STALLS 7'-6" X 15' TOTAL	PARKING PROVIDED:	ACCESSIBLE (STANDARD) 14' X 20' ACCESSIBLE (B' RAMP) 17' X 20' STANDARD STALLS 8'-6" X 19' COMPACT STALLS 7'-6" X 15' TOTAL
BUILDING OCCUPANCY	B : OFFICE F1 : MANUFACTURING S1 : WAREHOUSE	BICYCLE RACK	1	BICYCLE RACK	1
ZONING & BUILDING	M - INDUSTRIAL	TRASH ENCLOSURE AREA REQUIRED	13' X 20,000 = 200 S.F. 0.5% X 15,500 = 77 S.F.	TRASH ENCLOSURE AREA REQUIRED	13' X 13,500 = 135 S.F.



VICINITY MAP
NOT TO SCALE



GENERAL CONTRACTOR:



CONSTRUCTION
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

DESIGN:



7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

OWNER / DEVELOPER

CHALMERS EQUITY GROUP

7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)948-4850 FAX (562)948-1735

ADDRESS:

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

SITE PLAN

A-1

KEY NOTES:

- 1 CONCRETE TILT-UP WALL
- 2 AC PAVING IN PARKING AREA
- 3 PARKING STALL STRIPPING (PER CITY OF SANTA FE SPRINGS STANDARDS.) TYPICAL
- 4 LANDSCAPING
- 5 BUILDING ENTRANCE.
- 6 TRASH ENCLOSURE / RECYCLING AREA (PER CITY OF SANTA FE SPRINGS STANDARDS) TYPICAL
- 7 CONCRETE TRUCKWELL
- 8 9' X10' TRUCK DOOR (DOCK HIGH) TYP.
- 9 12' X14' TRUCK DOOR (GRADE LEVEL)
- 10 14'-0" HIGH CONCRETE SCREEN WALL TO MATCH THE BUILDING
- 11 10'-0" HIGH TELESCOPIC SLIDING WROUGHT IRON GATE W/ SCREEN TO COVER TRUCK YARD, PROVIDE FIRE DEPARTMENT KNOX BOX
- 12 10'-0" HIGH SLIDING WROUGHT IRON GATE W/ SCREEN TO COVER TRUCK YARD, PROVIDE FIRE DEPARTMENT KNOX BOX
- 13 (1) 2'-0" x 6'-0" SHORT TERM BICYCLE SPACES
- 14 (1) 2'-0" x 6'-0" LONG TERM BICYCLE SPACES INSIDE
- 15 TRANSFORMER PAD TO BE SCREENED WITH LANDSCAPING PER SCE STANDARDS
- 16 FIRE DEPARTMENT ACCESS KNOX BOX
- 17 (E) CURB LINE
- 18 OUTSIDE SEATING AREA