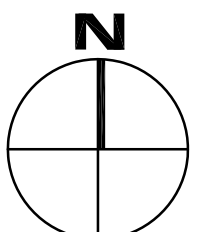


SITE PLAN
SCALE 1/16" = 1'-0"



PROJECT DATA

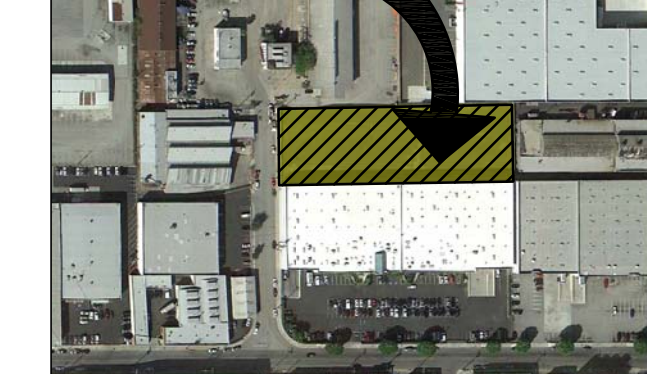
DESCRIPTION	AREAS
ZONING	T INDUSTRIAL
LEGAL DESCRIPTION	M B 203-33-34 FOR DESC SEE ASSESSOR'S MAPS PORTION OF LOT 2
ASSESSOR'S PARCEL NO.	6302-006-026
BUILDING CODE	2010 CBC
BLDG. OCCUPANCY	B S-1, F-1
BUILDING TYPE	III-B, FULLY SPRINKLERED
USABLE AREA :	51,265 S.F.
PRIVATE STREET :	3,049 S.F.
SHARED DRIVE :	16,988 S.F.
TOTAL AREA :	72,206 S.F.
PARCEL :	+ - 1.66 ACRES
BUILDING AREA	32,865 S.F.
FIRST FLOOR	WAREHOUSE 26,965 S.F.
	OFFICE 3,000 S.F.
	TOTAL FOOTPRINT 29,965 S.F.
MEZZA FLOOR	OPEN OFFICE 2,900 S.F.
COVERAGE:	45.6%
PARKING REQUIRED :	
1 PER 1000	32,865/1,000 = 33 CARS
TOTAL CARS	33 CARS
TRUCK LOADING	32,865/10,000 = 4
TRUCK PARKING	32,865/25,000 = 2
PARKING PROVIDED:	
ACCESSIBLE (8' RAMP)	17' X 19' 2 STALLS
ACCESSIBLE (5' RAMP)	14' X 19' 0 STALLS
STANDARD STALLS	8.5' X 19' 29 STALLS
CLEAN AIR STALLS*	8.5' X 19' 3 STALLS
TOTAL CARS	34 STALLS
BICYCLE PARKING	5% OF CAR PARKING = 2
TRUCK LOADING	10' X 75' 6 POSITIONS (4 LOADING 2 PARKING)
TRASH ENCL. / RECYCLING AREA PROVIDED	72 S.F.
LANDSCAPED AREA PROVIDED	= 750 S.F.
AREA JUSTIFICATION	
12,000 SF AREA PER CBC 503 + 3X AREA PER SPRINKLERS. ALLOWABLE AREA = 48,000 S.F. (BUILDING IS OK)	

* IN COMPLIANCE WITH THE 2010 CALIFORNIA GREEN BUILDING STANDARDS CODE

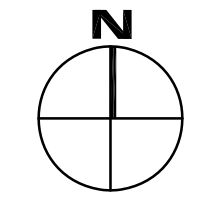
LEGEND:

- (E) — EXISTING
- T/E — DENOTE TRASH ENCLOSURE
- R — DENOTE RECYCLE AREA
- T — DENOTE TRANSFORMER PAD
- P.P. — POWER POLE
- F.H. — FIRE HYDRANT
- [Concrete Pattern] — CONCRETE
- [Landscape Pattern] — LANDSCAPE
- [Striping Pattern] — STRIPING
- [Arrow] — ACCESSIBLE ROUTE

SITE



VICINITY MAP
NOT TO SCALE



REVISIONS	DATE	BY

DATE	10-01-13
SCALE	INDICATED
DRAWN	B.B.
JOB	A-13-009
SHEET	A-1.0

DEVELOPER:
CHALMERS EQUITY GROUP
7701 CROSSWAY DRIVE PICO RIVERA,
CA 90660

GENERAL CONTRACTOR:
C.E.G. CONSTRUCTION

DESIGN:
O.C. DESIGN & ENGINEERING
7701 CROSSWAY DRIVE PICO RIVERA, CA 90660
TEL (562) 948-8807 FAX (562) 948-1725

PROJECT ADDRESS:
3250 SACO STREET,
VERNON, CA

TITLE SHEET:
SITE PLAN