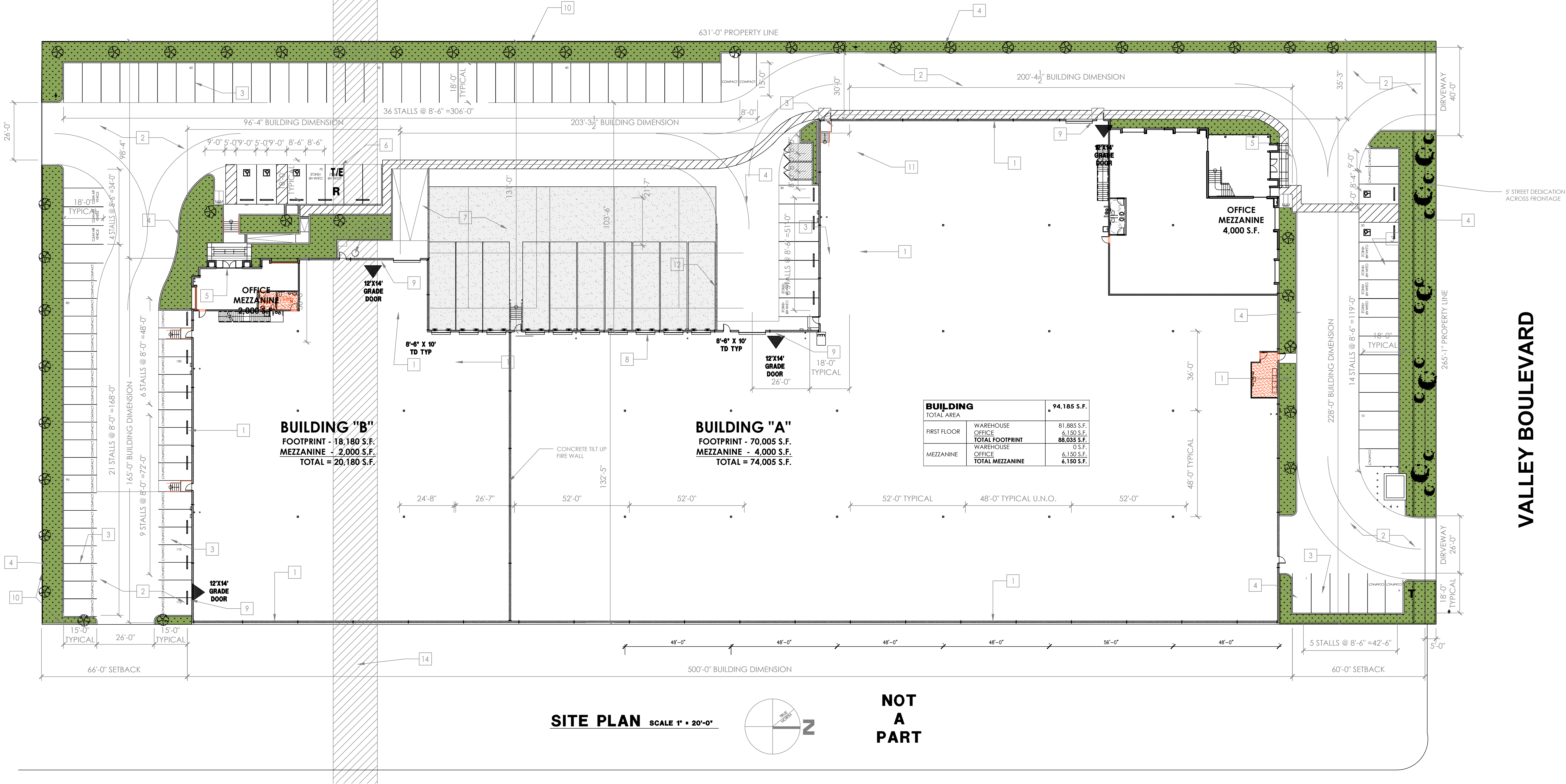


VALLEY INDUSTRIAL

WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

13936 VALLEY BOULEVARD, AVOCADO HEIGHTS, CA



VALLEY BOULEVARD

ADDRESS:
13936 VALLEY BLVD
AVOCADO HEIGHTS, CA
PROJECT NO. : A-13-010

OWNER / DEVELOPER
CHALMERS EQUITY GROU
7901 CROSSWAY DR. PICO RIVERA, CA 9066
TEL (562)948-4804 FAX (562)948-1735

GENERAL CONTRACTOR:
C.E.G.
CONSTRUCTION
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

DESIGN:
O.C. DESIGN & ENGINEERING
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

SITE PLAN

A-1



VICINITY MAP
NOT TO SCALE

PROJECT DATA

DESCRIPTION	AREAS	BUILDING	94,185 S.F.	TRUCK PARKING REQUIRED 40' X 12'	4 POSITIONS
ZONING	M (GENERAL INDUSTRY)	FIRST FLOOR	WAREHOUSE 81,885 S.F. OFFICE 6,150 S.F. TOTAL FOOTPRINT 88,035 S.F.	TRUCK PARKING PROVIDED 40' X 12'	12 POSITIONS
LEGAL DESCRIPTION	TR-1343* THAT PORTION (EX OF SJ) IN TRA 2225, & TRA 2225, OF SE 66 FT OF NW 264 FT OF LOT 1 BLK 8	MEZZANINE	WAREHOUSE 0 S.F. OFFICE 6,150 S.F. TOTAL MEZZANINE 6,150 S.F.	LANDSCAPING	16,800 S.F.
ASSESSOR'S PARCEL NO:	8204-010-063, 8204-010-064, 8206-010-065, 8206-010-066, 8206-010-067, 8206-010-068	TRASH ENCL. AREA PROVIDED	525 S.F.	10% OF PARCEL MINIMUM REQUIRED	16,584 S.F.
BUILDING CODE	LACoBC 2011	PARKING REQUIRED:	OFFICE 1/400 = 30 CARS WAREHOUSE 1/1,000 = 83 CARS TOTAL 113 CARS	AREA JUSTIFICATION TOTAL AREA < 75,218 S.F. O.K. A=[(A+18x18)+(a x 1)] A=(17,500 + (17,500 x .2982)+(17,500 x 3)) = 75,218 S.F. WHERE: A= ALLOWABLE AREA (S.F.) A= 17,500 S.F. TAB. AREA PER TABLE 503 OCCUPANCY B/S-1 TYPE II-B J= .2982 ; FRONTAGE INCREASE PER SECTION 594.2 (S.F.) - SEE BELOW J= 3 AREA INCREASE DUE TO SPRINKLERS PER SECTION 594.3 (S.F.) J=[(F/P-0.25)]W/30 J=[(716/1306-0.25)]30/30 = .2982 WHERE: F= 716 ; BUILDING PERIMETER THAT PROVIDES A PUBLIC WAY OR YARD > 20' WIDE P=1,306 ; TOTAL BUILDING PERIMETER W= 30 ; WIDTH OF PUBLIC WAY OR OPEN SPACE 30' MAX. VALUE REGARDLESS OF ACTUAL WIDTH	
BLDG. OCCUPANCY	III-B, FULLY SPRINKLERED				
BUILDING TYPE	III-B, FULLY SPRINKLERED				
LAND AREA - PARCEL AREA	166,584 S.F. (3.81 ± AC)				
COVERAGE:	56.53%				
ALLOWABLE COVERAGE	60.00%				

LEGEND:
T/E — DENOTE TRASH ENCLOSURE
R — DENOTE RECYCLE AREA
T — DENOTE TRANSFORMER PAD

KEY NOTES:

- CONCRETE TILT-UP WALL
- AC PAVING IN PARKING AREA
- PARKING STALL STRIPPING (PER LA COUNTY STDS.) TYPICAL
- LANDSCAPING
- BUILDING ENTRANCE
- TRASH ENCLOSURE / RECYCLING AREA (PER LA COUNTY STDS.) TYPICAL
- CONCRETE TRUCKWELL
- 8'-6" X10' TRUCK DOOR (DOCK HIGH) TYP.
- 12' X14' TRUCK DOOR (GRADE LEVEL)
- 8'-0" HIGH CHAIN LINK FENCE
- 8'-0" HIGH SLIDING WROUGHT IRON GATE
- 12' x 40' TRUCK LOADING STALL, TYPICAL
- (E) STORM DRAIN MAN HOLE
- (E) STORM DRAIN WITH BUILDING OVERBUILD, REFER TO LA COUNTY DEPARTMENT OF PUBLIC WORKS FILE: LD-6