

DON JULIAN INDUSTRIAL WAREHOUSE AND OFFICE CONCRETE TILT UP BUILDING

551 E. DON JULIAN, CITY OF INDUSTRY, CA

ADDRESS:
15051 E. DON JULIAN
CITY OF INDUSTRY, CA
PROJECT NO. : A-10-012

OWNER / DEVELOPER:
CHALMERS EQUITY GROUP

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

PROJECT DATA

DESCRIPTION	AREAS
ZONING	M (GENERAL INDUSTRY)
LEGAL DESCRIPTION	TR=1343*LOT COM AT MOST W COR OF LOT 5 BLK 19 TH N 39x56' E 147.5 FT TH S 30x24' E 69.10 FT TH S 39x56' W 43.7 FT TH S 30x24' E 33.7 FT TH S 39x56' W 5 FT ... SEE MAP BOOK FOR MISSING PORTION ... LOT 5 BLK 19 & TRACT NO 1343 LOT 6 BLK 19
ASSESSOR'S PARCEL NO:	8208-014-007 & 8208-014-030
BUILDING CODE	CBC 2007
BLDG. OCCUPANCY	B S-F, F-T
BUILDING TYPE	III-B, FULLY SPRINKLERED
LAND AREA : (PARCEL AREA)	APROX. 419,298 S.F. (9.626 AC)
BUILDING TOTAL AREA	209,000 S.F.
FIRST FLOOR	WAREHOUSE / OFFICE 200,000 S.F.
SECOND FLOOR	MEZZANINE 9,000 S.F.
COVERAGE :	49.84 %
ALLOWABLE AREA	50%
LANDSCAPED AREA	(49,500 S.F.) 12.01%
REQUIRED LANDSCAPE AREA	12%
PARKING REQUIRED :	
FIRST 25,000 SQ. FEET	25,000/500 = 50 CARS
UP TO 100,000 SQ. FEET	75,000/750 = 100 CARS
OVER 100,000 SQ. FEET	109,000/1,000 = 109 CARS
TOTAL	259 CARS
PARKING PROVIDED:	
ACCESSIBLE (STANDARD) 14' X 19'	4 - STALLS
ACCESSIBLE (8' RAMP) 17' X 19'	4 - STALLS
STANDARD STALLS 9' X 19'	330 - STALLS
COMPACT STALLS 8' X 16'	MAX 20% (OF REQ.) 0 - STALLS
TOTAL BICYCLE RACK	334 - STALLS
TRASH ENCL. AREA PROVIDED	320 S.F.
CONSTRUCTION TYPE	III-B WITH FULLY SUPERVISED AUTOMATIC FIRE SPRINKLER SYSTEMS
AREA JUSTIFICATION	UNLIMITED AREA PER SERCTION 507

SITE



VICINITY MAP

NOT TO SCALE

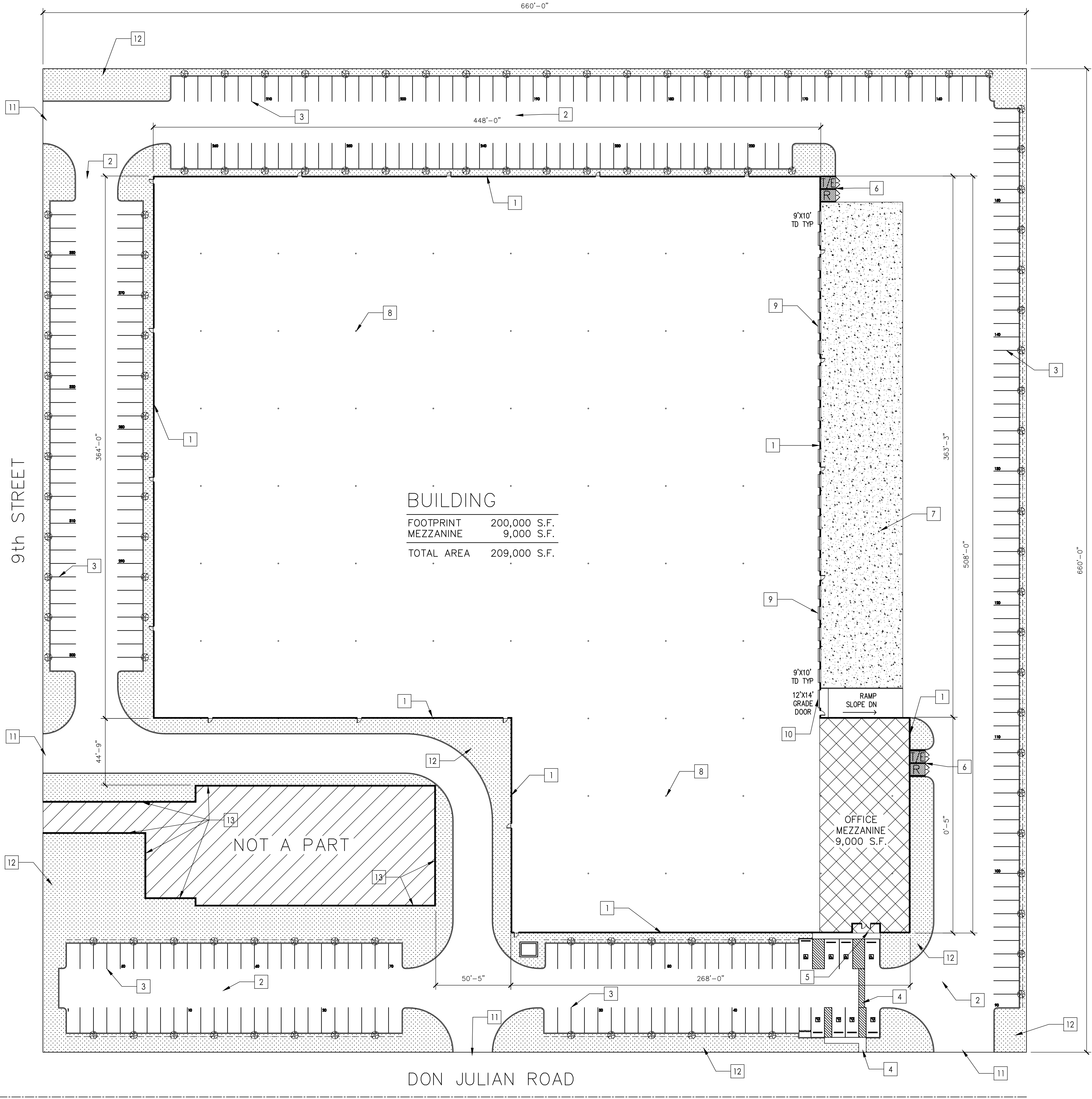


KEY NOTES:

- 1 CONCRETE TITL-UP WALL
- 2 AC PAVING IN PARKING AREA
- 3 PARKING STALL STRIPPING (PER CITY OF INDUSTRY STDS.) TYPICAL
- 4 PATH OF TRAVEL 48" WIDE (MIN.)
- 5 BUILDING ENTRANCE.
- 6 TRASH ENCLOSURE / RECYCLING AREA (PER CITY OF INDUSTRY STDS.) TYPICAL
- 7 CONCRETE TRUCKWELL
- 8 STEEL COLUMN (TYP.)
- 9 9' X10' TRUCK DOOR (DOCK HIGH) TYP.
- 10 12' X14' TRUCK DOOR (GRADE LEVEL)
- 11 NEW DRIVEWAY
- 12 LANDSCAPING
- 13 8'-0" HIGH CONCRETE TILT UP SCREEN WALL PAINTED TO MATCH THE BUILDING

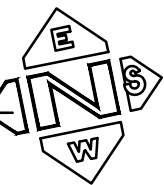
LEGEND:

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



SITE PLAN

SCALE 1/32" = 1'-0"



SITE PLAN

A-1