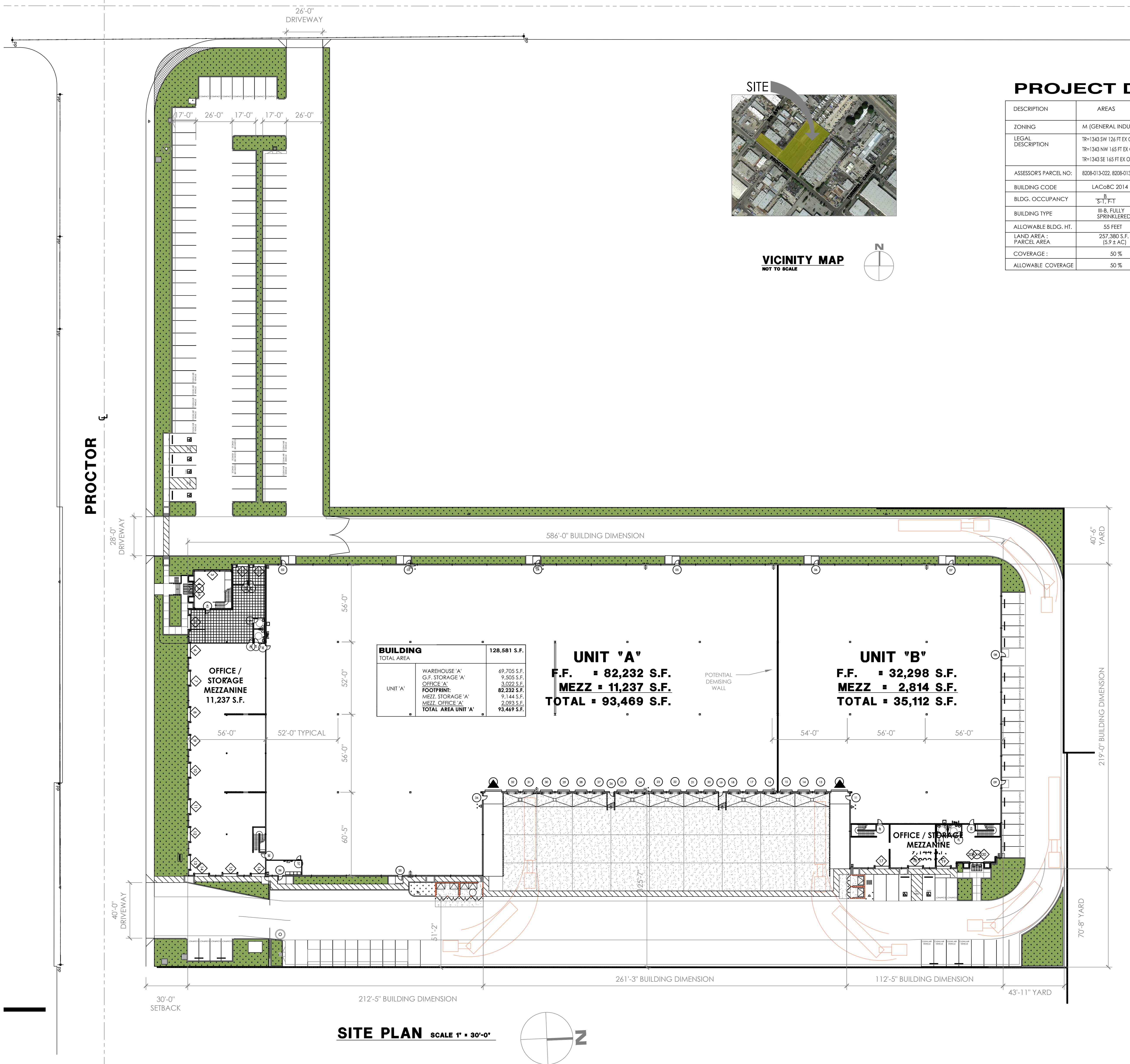


PROCTOR INDUSTRIAL WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

15025 & 15075 PROCTOR AVE., CITY OF INDUSTRY, CA



VICINITY MAP
NOT TO SCALE



PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	128,581 S.F.	LANDSCAPED AREA	28,561 S.F. (11.99%)
ZONING	M (GENERAL INDUSTRY)				
LEGAL DESCRIPTION	TR#1343 SW 126 FT EX OF ST OF LOT 5 BLK 2 TR#1343 NW 165 FT EX OF ST OF LOT 6 BLK 2 TR#1343 SE 165 FT EX OF ST OF LOT 6 BLK 2	UNIT 'A'	WAREHOUSE 'A' G.F. STORAGE 'A' OFFICE 'A' FOOTPRINT: MEZZ. STORAGE 'A' MEZZ. OFFICE 'A' TOTAL AREA UNIT 'A'	69,705 S.F. 9,505 S.F. 3,022 S.F. 82,232 S.F. 9,144 S.F. 2,093 S.F. 93,469 S.F.	TRASH ENCL. AREA PROVIDED 525 S.F.
ASSESSOR'S PARCEL NO.	8208-013-022, 8208-013-023, 8208-013-024	UNIT 'B'	WAREHOUSE 'B' FUTURE OFFICE 'B' FOOTPRINT: MEZZ. STORAGE 'B' TOTAL AREA UNIT 'B'	28,884 S.F. 3,414 S.F. 32,298 S.F. 2,814 S.F. 35,112 S.F.	AREA JUSTIFICATION AREA JUSTIFICATION SINGLE STORY BUILDING UNLIMITED AREA PER SECTION 507.3 SPRINKLERED SINGLE STORY BUILDING FOR OCCUPANCIES B, F & S SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NO LESS THAN 60' WIDE. REDUCED OPEN SPACE PER SECTION 507.2 & 507.5
BUILDING CODE	LACoBC 2014				
BLDG. OCCUPANCY	B				
BUILDING TYPE	III-B, FULLY SPRINKLERED				
ALLOWABLE BLDG. HT.	55 FEET				
LAND AREA / PARCEL AREA	257,380 S.F. (5.9 ± AC)				
COVERAGE:	50 %				
ALLOWABLE COVERAGE	50 %				
		PARKING REQUIRED:			
		FIRST 100,000 S.F.	150 CARS		
		OVER 100,000 S.F.	29 CARS		
		TOTAL	179 CARS		
		PARKING PROVIDED:			
		ACCESSIBLE	4 - STALLS		
		ACCESSIBLE (VAN)	4 - STALLS		
		STANDARD STALLS	125 - STALLS		
		CLEAN AIR STALLS	9' X 19' 8% 15 - STALLS		
		COMPACT STALLS	8' X 16' 20% MAX 30 - STALLS		
		TOTAL	178 - STALLS		
		BICYCLE PARKING @ 5% TOTAL PARKING	9 SPACES		
				CRITERIA OF SECTION 507.5:	
				1. TOTAL PERIMETER = 1730' LINEAR LENGTH OF REDUCED WIDTH (40') = 586' LINEAR 19.73% ≤ 25% MAXIMUM ALLOWED	
				2. REDUCED WIDTH WALLS TO BE 3 HOUR RATED	
				3. REDUCED WIDTH OPENINGS TO BE 3 HOUR RATED	
				MAX. HT. OF BUILDING 55' (CBC TABLE 503 TYPE III, F-1)	

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
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OWNER / DEVELOPER

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

ADDRESS:

15025 & 15075 PROCTOR AVE
CITY OF INDUSTRY, CA
PROJECT NO. : A-13-011

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