

# WALNUT BUSINESS PARK

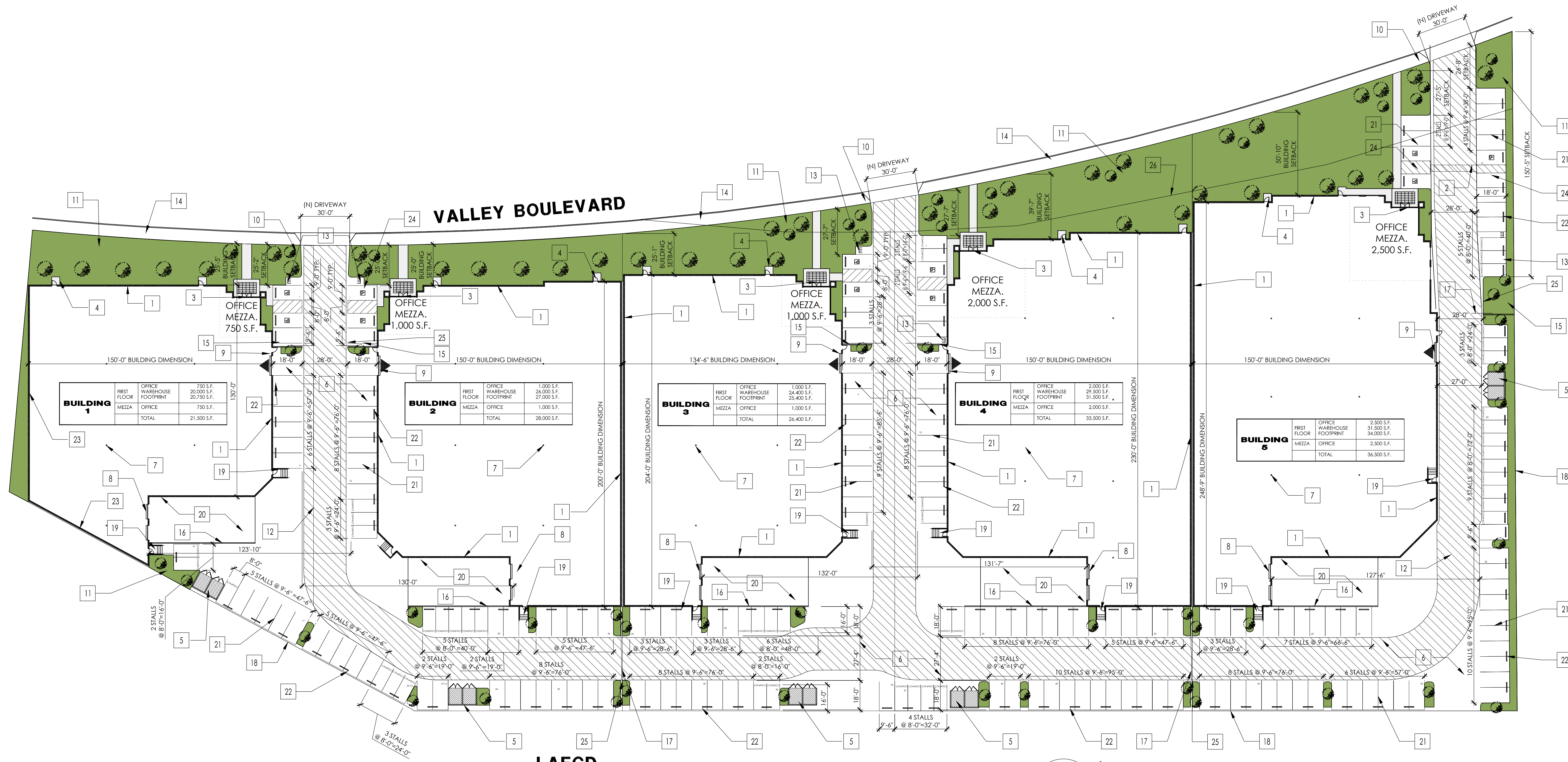
CONCRETE TILT UP INDUSTRIAL BUILDINGS  
22122 VALLEY BOULEVARD, WALNUT, CA A-11-015

ADDRESS:  
22122 VALLEY BLVD.  
WALNUT, CA  
PROJECT NO. : A-11-015

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

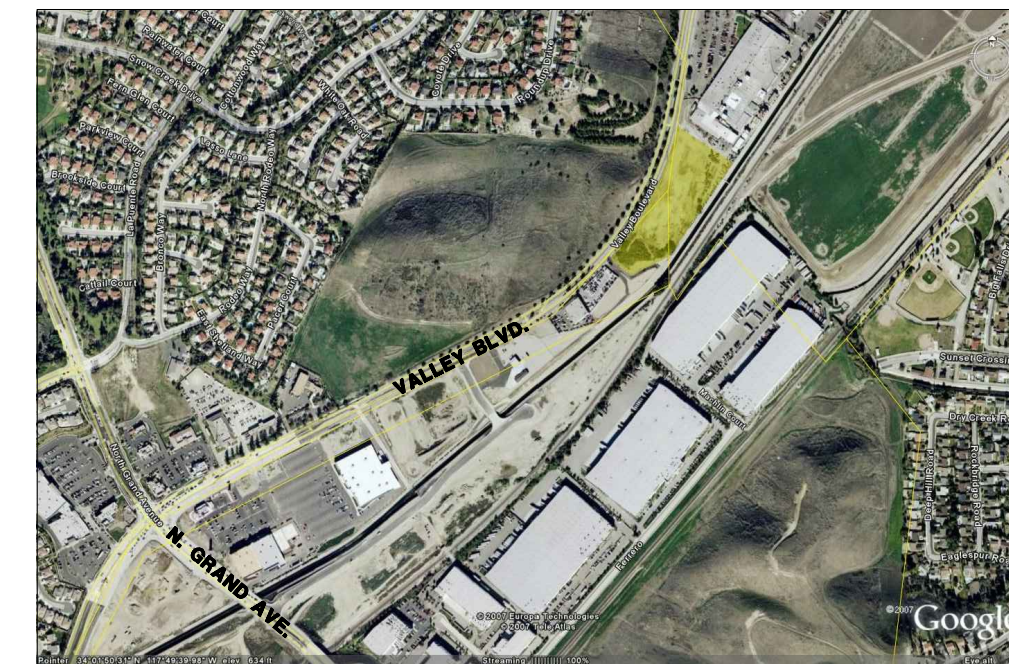


SITE PLAN SCALE 1"=30'-0"

## PROJECT DATA

DESCRIPTION	AREAS	ALL BUILDINGS	TOTAL GROSS AREA ALL BUILDINGS	PARKING REQ. OFFICE 1/250 WAREHOUSE 1/100	PARKING PROVIDED
ZONING	M-2 (GENERAL INDUSTRIAL)		141,800 S.F.		
LEGAL DESCRIPTION	PARCEL 2; THAT PORTION OF LOT 5, SECTION 4, TOWNSHIP 2 SOUTH, RANGE 9 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF WALNUT, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT OF SAID LAND FILED IN THE DISTRICT LAND OFFICE ON 09/28/1968 IN SAID COUNTY AND STATE.				
ASSESSOR'S PARCEL NO'S:	8709-026-004 & 8709-026-057				
BUILDING CODE	CBC 2010				
ZONING ORDINANCE	CITY OF POMONA MUNICIPAL CODE				
BLDG. OCCUPANCY	B S-1, F-T				
BUILDING TYPE	III-B, FULLY SPRINKLERED				
LAND AREA - PARCEL AREA	251,200 SF 5.74 ACRES				
COVERAGE:	52%				
ALLOWABLE COVERAGE	N/A				
LANDSCAPED AREA	(17,973 S.F.) 7.18% OF PARKING				
REQUIRED LANDSCAPE AREA	6% OF PARKING				
TRASH ENCL. AREA REQUIRED	800 S.F. (80SF TRASH / 80SF RECYCLING EA)				
TRASH ENCL. AREA PROVIDED	800 S.F.				
		<b>BUILDING 1</b>			
		FIRST FLOOR	OFFICE WAREHOUSE FOOTPRINT	3	HC 8' AISLE = 2 STD. 9'-6" X 18" = 21 COMP 8' X 16" = 4
		MEZZA	OFFICE	3	
		TOTAL	21,500 S.F.	26	TOTAL = 27
		<b>BUILDING 2</b>			
		FIRST FLOOR	OFFICE WAREHOUSE FOOTPRINT	4	HC 8' AISLE = 2 STD. 9'-6" X 18" = 24 COMP 8' X 16" = 8
		MEZZA	OFFICE	4	
		TOTAL	28,000 S.F.	34	TOTAL = 34
		<b>BUILDING 3</b>			
		FIRST FLOOR	OFFICE WAREHOUSE FOOTPRINT	4	HC 8' AISLE = 2 STD. 9'-6" X 18" = 24 COMP 8' X 16" = 7
		MEZZA	OFFICE	4	
		TOTAL	26,400 S.F.	33	TOTAL = 35
		<b>BUILDING 4</b>			
		FIRST FLOOR	OFFICE WAREHOUSE FOOTPRINT	8	HC 8' AISLE = 2 STD. 9'-6" X 18" = 34 COMP 8' X 16" = 10
		MEZZA	OFFICE	8	
		TOTAL	33,500 S.F.	46	TOTAL = 46
		<b>BUILDING 5</b>			
		FIRST FLOOR	OFFICE WAREHOUSE FOOTPRINT	10	HC 8' AISLE = 2 HC 5' AISLE = 1 STD. 9'-6" X 18" = 43 COMP 8' X 16" = 17
		MEZZA	OFFICE	10	
		TOTAL	36,500 S.F.	52	TOTAL = 63

AREA JUSTIFICATION ALLOWABLE AREA 12,000 PER TABLE 503  
+ AUTOMATIC SPRINKLER INCREASE (36,000) = 48,000 S.F. MAX. ALLOWABLE AREA  
ALL BUILDINGS = 48,000 S.F.



VICINITY MAP  
NOT TO SCALE

## KEY NOTES

- CONCRETE TILT-UP WALL
- PATH OF TRAVEL, 48" WIDE (MIN.), PROVIDE MAX. 2% CROSS SLOPE
- BUILDING ENTRANCE, PROVIDE A 4" SQ. DISABLED ACCESSIBILITY SIGN
- CONCRETE LANDING 5' SQ. (MIN.) W/ 2 ANY DIRECTION, EXTEND LEVEL LANDING 24" (MIN.) BEYOND THE STRIKE SIDE OF THE DOOR) TYPICAL
- TRASH ENCLOSURE / RECYCLING AREA (PER CITY OF POMONA STANDARDS) TYPICAL
- A.C. PAVING IN PARKING AREA
- STEEL COLUMN (TYP.)
- 9' X 10' TRUCK DOOR (DOCK HIGH) TYPICAL
- 12' X 14' TRUCK DOOR (DOCK HIGH)
- NEW DRIVEWAY
- LANDSCAPING PER THE CITY OF POMONA STANDARDS SEE LANDSCAPING PLANS
- FIRE LANE MINIMUM 26' WIDE
- (1) BICYCLE RACK (PARKS 5 BICYCLE) MODEL #2290-05S AS MANUF. BY PARK-RITE.
- SIDEWALK
- 8'-0" HIGH CONCRETE TILT UP SCREEN WALL PAINTED TO MATCH THE BUILDING, SEE STRUCTURAL
- CONCRETE CURB
- 8'-0" WROUGHT IRON GATES
- 8'-0" HIGH CHAIN LINK FENCE
- CONCRETE STAIRS, TYPICAL
- 6" THICK CONCRETE PAVING IN LOADING APRON
- PARKING STALL STRIPPING (PER CITY OF POMONA STDS.) TYPICAL
- CONCRETE BUMPER, TYPICAL
- 3HR FR CONCRETE TILT UP WALL
- HANDICAP RESERVED PARKING STALL, TYP
- PROVIDE KNOX BOX FOR FIRE DEPARTMENT ACCESS
- (E) HIGH PRESSURE GAS LINE

SITE PLAN

# A-1