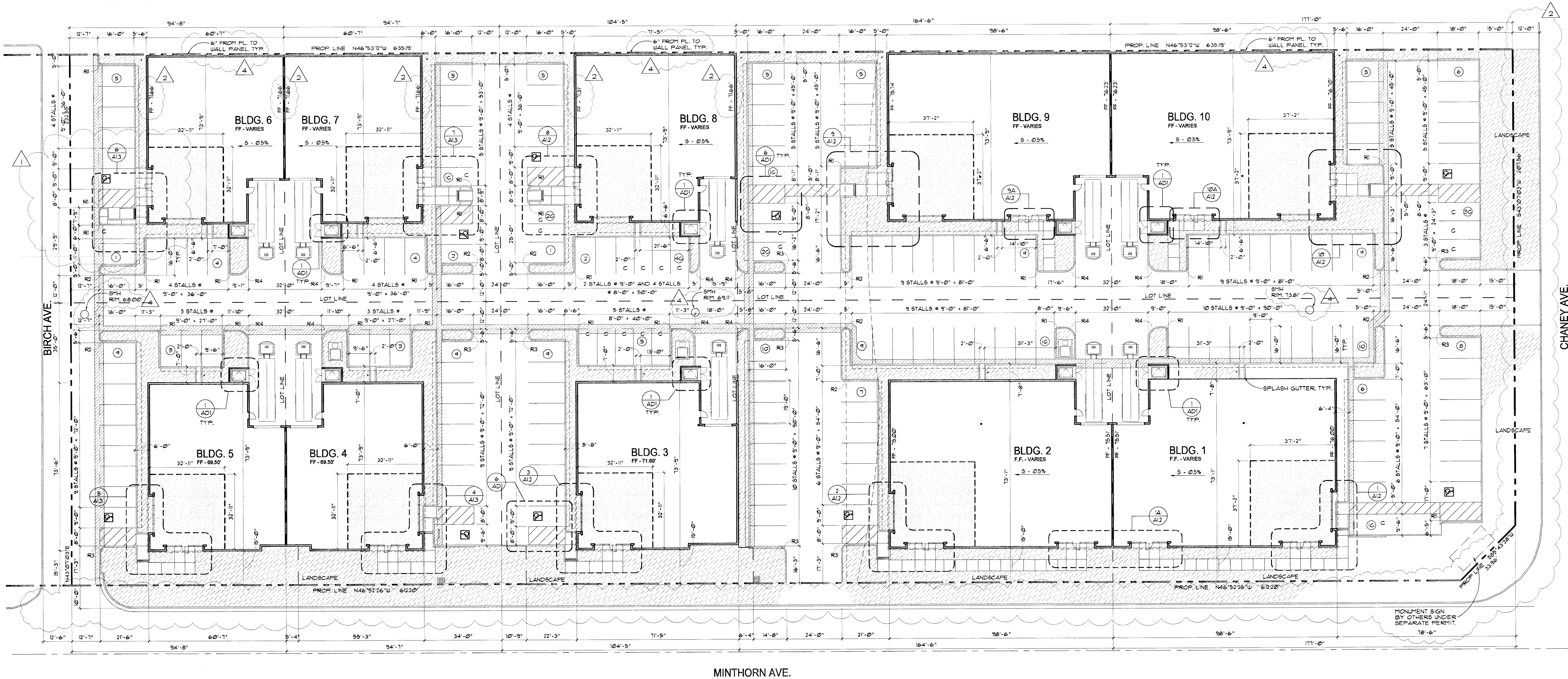
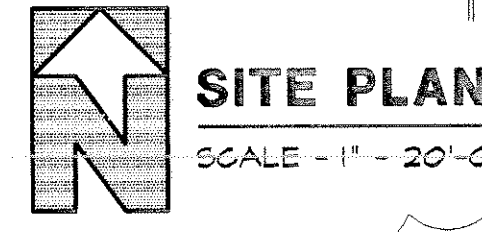




MINTHORN AVE.



NOTE:
1. A SIGN SHALL BE PROVIDED AT EVERY PUBLIC ENTRANCE
AND AT EVERY MAJOR JUNCTION ALONG OR LEADING TO AN
ACCESSIBLE PATH OF TRAVEL DISPLAYING THE INTERNATIONAL
SYMBOL OF ACCESSIBILITY. SIGNS SHALL INDICATE THE
DIRECTION TO ACCESSIBLE FACILITY ENTRANCES AND
COMPLY WITH CBC SECTIONS 11B.3 THROUGH 11B.3.10

LEGEND:
--- = PROPERTY LINES
--- = CONDOMINIUM LOT LEASE LINES

PARKING DATA:

BUILDING 1 MANUFACTURING DISTRICT TOTAL BUILDING AREA: 8,129 SF. AREA BREAKDOWN: OFFICE AREA: 2,530 SF. WARE HOUSE AREA: 5,599 SF. PARKING REQUIRED: 2,530 / 250 = 10.12 STALLS 5,599 / 500 = 11.20 STALLS TOTAL PARKING REQUIRED = 21.32 (22) STALLS TOTAL PARKING PROVIDED = 25 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 25 STALLS COMPACT: (8'X15') 1 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 2 MANUFACTURING DISTRICT TOTAL BUILDING AREA: 8,129 SF. AREA BREAKDOWN: OFFICE AREA: 2,530 SF. WARE HOUSE AREA: 5,599 SF. PARKING REQUIRED: 2,530 / 250 = 10.12 STALLS 5,599 / 500 = 11.20 STALLS TOTAL PARKING REQUIRED = 21.32 (22) STALLS TOTAL PARKING PROVIDED = 25 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 25 STALLS COMPACT: (8'X15') 1 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 3 COMMERCIAL - MANUFACTURING DISTRICT TOTAL BUILDING AREA: 4,882 SF. AREA BREAKDOWN: OFFICE AREA: 815 SF. WARE HOUSE AREA: 4,067 SF. PARKING REQUIRED: 815 / 250 = 3.26 STALLS 4,067 / 400 = 10.17 STALLS TOTAL PARKING REQUIRED = 13.43 (14) STALLS TOTAL PARKING PROVIDED = 14 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 8 STALLS COMPACT: (8'X15') 5 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 4 COMMERCIAL - MANUFACTURING DISTRICT TOTAL BUILDING AREA: 4,019 SF. AREA BREAKDOWN: OFFICE AREA: 815 SF. WARE HOUSE AREA: 3,204 SF. PARKING REQUIRED: 815 / 250 = 3.26 STALLS 3,204 / 400 = 8.01 STALLS TOTAL PARKING REQUIRED = 11.27 (12) STALLS TOTAL PARKING PROVIDED = 12 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 11 STALLS COMPACT: (8'X15') 1 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 5 COMMERCIAL - MANUFACTURING DISTRICT TOTAL BUILDING AREA: 4,019 SF. AREA BREAKDOWN: OFFICE AREA: 815 SF. WARE HOUSE AREA: 3,204 SF. PARKING REQUIRED: 815 / 250 = 3.26 STALLS 3,204 / 400 = 8.01 STALLS TOTAL PARKING REQUIRED = 11.27 (12) STALLS TOTAL PARKING PROVIDED = 12 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 11 STALLS COMPACT: (8'X15') 1 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL
BUILDING 6 COMMERCIAL - MANUFACTURING DISTRICT TOTAL BUILDING AREA: 4,100 SF. AREA BREAKDOWN: OFFICE AREA: 815 SF. WARE HOUSE AREA: 3,285 SF. PARKING REQUIRED: 815 / 250 = 3.26 STALLS 3,285 / 400 = 8.21 STALLS TOTAL PARKING REQUIRED = 11.47 (12) STALLS TOTAL PARKING PROVIDED = 12 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 9 STALLS COMPACT: (8'X15') 2 STALLS H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 7 COMMERCIAL - MANUFACTURING DISTRICT TOTAL BUILDING AREA: 4,100 SF. AREA BREAKDOWN: OFFICE AREA: 815 SF. WARE HOUSE AREA: 3,285 SF. PARKING REQUIRED: 815 / 250 = 3.26 STALLS 3,285 / 400 = 8.21 STALLS TOTAL PARKING REQUIRED = 11.47 (12) STALLS TOTAL PARKING PROVIDED = 12 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 10 STALLS COMPACT: (8'X15') 1 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 8 COMMERCIAL - MANUFACTURING DISTRICT TOTAL BUILDING AREA: 4,993 SF. AREA BREAKDOWN: OFFICE AREA: 815 SF. WARE HOUSE AREA: 4,178 SF. PARKING REQUIRED: 815 / 250 = 3.26 STALLS 4,178 / 400 = 10.45 STALLS TOTAL PARKING REQUIRED = 13.71 (14) STALLS TOTAL PARKING PROVIDED = 14 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 1 STALL COMPACT: (8'X15') 6 STALLS H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 9 MANUFACTURING DISTRICT TOTAL BUILDING AREA: 8,129 SF. AREA BREAKDOWN: OFFICE AREA: 2,530 SF. WARE HOUSE AREA: 5,599 SF. PARKING REQUIRED: 2,530 / 250 = 10.12 STALLS 5,599 / 500 = 11.20 STALLS TOTAL PARKING REQUIRED = 21.32 (22) STALLS TOTAL PARKING PROVIDED = 23 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 19 STALLS COMPACT: (8'X15') 3 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL	BUILDING 10 MANUFACTURING DISTRICT TOTAL BUILDING AREA: 8,129 SF. AREA BREAKDOWN: OFFICE AREA: 2,530 SF. WARE HOUSE AREA: 5,599 SF. PARKING REQUIRED: 2,530 / 250 = 10.12 STALLS 5,599 / 500 = 11.20 STALLS TOTAL PARKING REQUIRED = 21.32 (22) STALLS TOTAL PARKING PROVIDED = 23 STALLS PARKING BREAKDOWN: STANDARD: (9'X18') 19 STALLS COMPACT: (8'X15') 3 STALL H/C: (14'X18') 1 STALL H/C VAN: (11'X18') 1 STALL LOADING PARKING PROVIDED: TYPE A (12'X20') 1 STALL

BUILDING DATA:

OVERALL BUILDING DATA: SITE AREA: 147.415 SF (3.38 ACRES) BLDG. 4 AREA: 5,599 SF TOTAL BUILDING AREA: 39.17% TOTAL LOT COVERAGE: 27.53 SF TOTAL LANDSCAPE COVERAGE: 15.28% TOTAL LANDSCAPE LOT COVERAGE: 25.35%	BUILDINGS 1 & 2: BLDG. 1 AREA: 6,864 SF BLDG. 2 AREA: 1,265 SF BLDG. 10 AREA: 6,864 SF BLDG. 10 RUT MEZZ AREA: 1,265 SF TOTAL BUILDING AREA: 13,629 SF TOTAL LOT COVERAGE: 16,250 SF TYPE OF CONST: V-N OCCUPANCY: B/S SPRINKLERED: YES BUILDING HT: 32'-0" NO. OF STORIES: ONE AREA OF JUSTIFICATION: BASIC ALLOWABLE: 8,000 SF. SPRINKLER INCREASE: 300% RESULT: 16,250 SF IS LESS THAN 24,000 SF. THEREFORE AREA JUSTIFICATION OK.	BUILDINGS 3 & 4: BLDG. 3 AREA: 4,882 SF BLDG. 4 AREA: 4,019 SF TOTAL BUILDING AREA: 8,901 SF TOTAL LOT COVERAGE: 10.12 STALLS TOTAL LANDSCAPE COVERAGE: 15.28% TOTAL LANDSCAPE LOT COVERAGE: 25.35% AREA OF JUSTIFICATION: BASIC ALLOWABLE: 8,000 SF. SPRINKLER INCREASE: 300% RESULT: 16,250 SF IS LESS THAN 24,000 SF. THEREFORE AREA JUSTIFICATION OK.	BUILDINGS 5 & 6: BLDG. 5 AREA: 4,019 SF BLDG. 6 AREA: 4,100 SF TOTAL BUILDING AREA: 8,119 SF TOTAL LOT COVERAGE: 10.12 STALLS TOTAL LANDSCAPE COVERAGE: 15.28% TOTAL LANDSCAPE LOT COVERAGE: 25.35% AREA OF JUSTIFICATION: BASIC ALLOWABLE: 8,000 SF. SPRINKLER INCREASE: 300% RESULT: 16,250 SF IS LESS THAN 24,000 SF. THEREFORE AREA JUSTIFICATION OK.	BUILDINGS 7 & 8: BLDG. 7 AREA: 4,100 SF BLDG. 8 AREA: 4,993 SF TOTAL BUILDING AREA: 9,093 SF TOTAL LOT COVERAGE: 10.12 STALLS TOTAL LANDSCAPE COVERAGE: 15.28% TOTAL LANDSCAPE LOT COVERAGE: 25.35% AREA OF JUSTIFICATION: BASIC ALLOWABLE: 8,000 SF. SPRINKLER INCREASE: 300% RESULT: 16,250 SF IS LESS THAN 24,000 SF. THEREFORE AREA JUSTIFICATION OK.	BUILDINGS 9 & 10: BLDG. 9 AREA: 8,129 SF BLDG. 10 AREA: 8,129 SF TOTAL BUILDING AREA: 16,258 SF TOTAL LOT COVERAGE: 10.12 STALLS TOTAL LANDSCAPE COVERAGE: 15.28% TOTAL LANDSCAPE LOT COVERAGE: 25.35% AREA OF JUSTIFICATION: BASIC ALLOWABLE: 8,000 SF. SPRINKLER INCREASE: 300% RESULT: 16,250 SF IS LESS THAN 24,000 SF. THEREFORE AREA JUSTIFICATION OK.
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LEGEND:

	HANDICAP ACCESSIBLE PARKING STALL, TYP.	(6) ADJ.
	AREA TO BE LANDSCAPED, TYP. SEE LANDSCAPE PLANS.	
	TYPICAL PARKING STRIPPING, TYP. SEE LANDSCAPE PLANS.	(4) ADJ.
	ELEC. TRANSFORMER, TYP. SEE ELEC. PLANS	
	CONC. WALK, TYP.	(17) ADJ.
	INTERIOR CONC. BLDG. AT OFFICE SLAB AREA TO RECEIVE 2" SAND OVER 10 MIL VISQUEEN OVER 2" SAND.	
	CONC. SWALE OR GUTTER SEE CIVIL PLANS.	
	ROOF DRAIN CONCRETE SPLASH GUTTER, TYP.	(18) ADJ.
	SEWER MAN HOLE W/ TOP RIM ELEVATION (COORD. WITH CIVIL DRAWINGS)	

RADIUS DIMENSIONS

R1	24" RADIUS
R2	30" RADIUS
R3	33" RADIUS
R4	60" RADIUS

FOR CONSTRUCTION

PROJECT ADDRESS:

NEW BUILDINGS FOR:

J&S DEVELOPMENT, LLC.

NORTHWEST CORNER OF MINTHORN & CHANEY ST.
LAKE ELSMORE, CALIFORNIA

PROJECT DATES:

1ST SUBMITTAL	12-21-06
2ND SUBMITTAL	12-01-06
3RD SUBMITTAL	12-21-06

SHEET TITLE:

SITE PLAN

REVISIONS

PLAN CHECK CORR.	10-19-06
OWNER CHANGES & COORD.	10-19-06
COORD. CIVIL	12-6-06
PLAN CHECK CORR.	12-20-06

DATE	V18" - F-0"
SCALE	DAP/RON/LEE
DRAWN BY	2004-28
JOB NUMBER	

SHEET NUMBER

A-1.1

OF SHEETS