

LOUDEN INDUSTRIAL WAREHOUSE / OFFICE CONCRETE TILT UP BUILDING

13110 LOUDEN LN, CITY OF INDUSTRY, CA

ADDRESS:
13110 LOUDEN LN.
CITY OF INDUSTRY, CA
PROJECT NO. : A-12-007

OWNER / DEVELOPER



65 ENTERPRISE, SUITE 150
ALISO VIEJO, CA 92656

GENERAL CONTRACTOR:



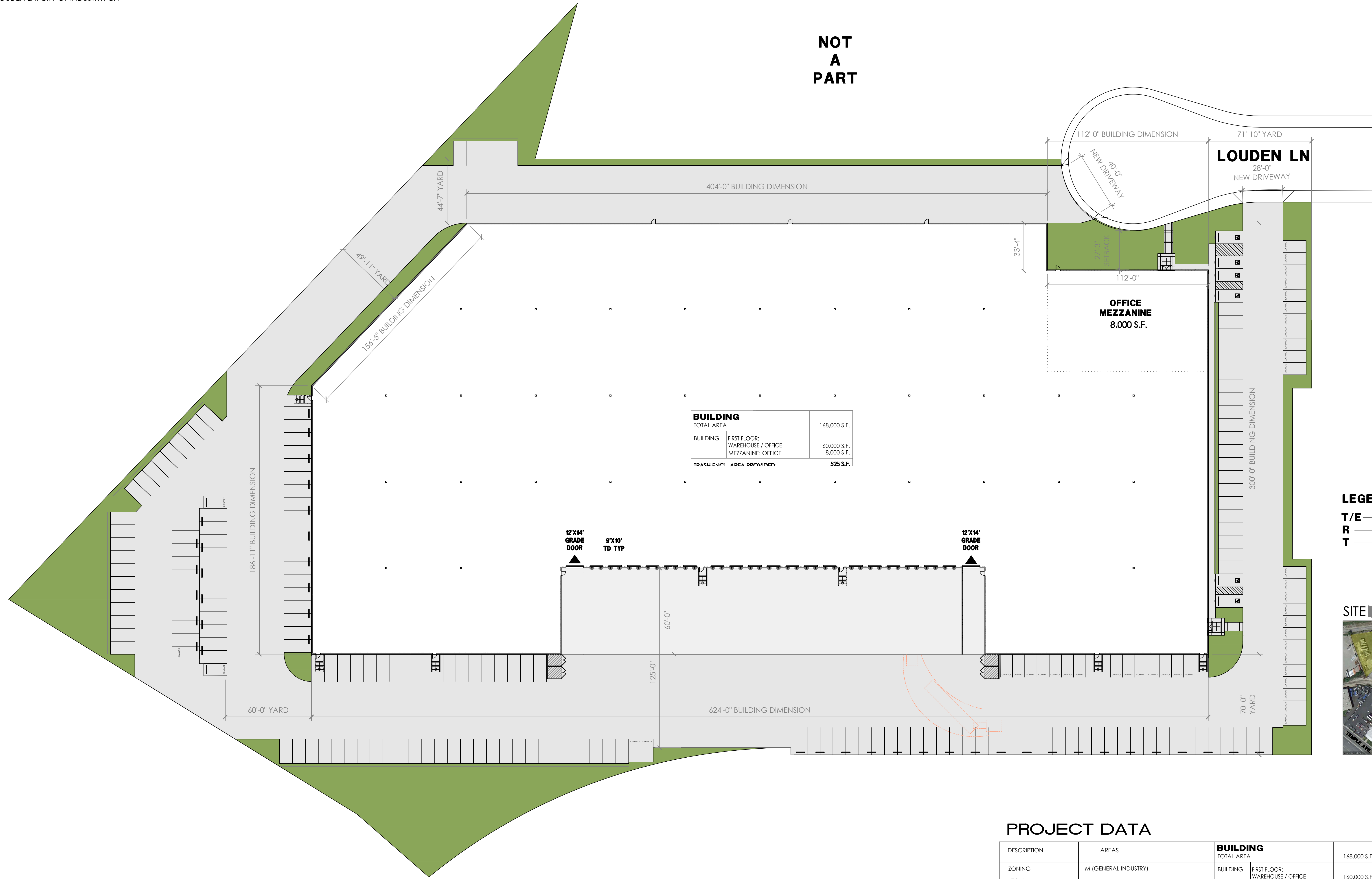
7901 CROSSWAY DR. PICO RIVERA, CA 90660
TEL (562)942-9804 FAX (562)948-1735

DESIGN:



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NOT
A
PART

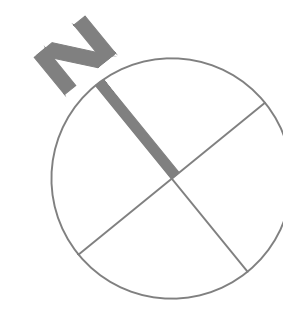


BUILDING	
TOTAL AREA	168,000 S.F.
BUILDING	FIRST FLOOR: WAREHOUSE / OFFICE
	MEZZANINE: OFFICE
	160,000 S.F.
	8,000 S.F.
TRASH ENCL. AREA PROVIDED	525 S.F.

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



SITE PLAN SCALE 1/16" = 1'-0"



PROJECT DATA

DESCRIPTION	AREAS	BUILDING TOTAL AREA	168,000 S.F.	LANDSCAPED AREA	40,328 S.F. (12.00%)
ZONING	M (GENERAL INDUSTRY)	BUILDING	FIRST FLOOR: WAREHOUSE / OFFICE MEZZANINE: OFFICE	160,000 S.F. 8,000 S.F.	AREA JUSTIFICATION: SINGLE STORY BUILDING UNLIMITED AREA PER SECTION 507.3
LEGAL DESCRIPTION	O 7 BASSETS SUB OF THE WORKMAN TRACT 5 MORE OR LESS ACS COM N 39°06' E 864.42 FT AND N 53°54' W 495.55 FT FROM MOST S COR OF BLK 16 TH N 50°54' W ... SEE MAPBOOK FOR MISSING PORTION ... PART OF LOT BLK 16	TRASH ENCL. AREA PROVIDED	525 S.F.		SPRINKLERED SINGLE STORY BUILDING FOR OCCUPANCIES B, F & S SURROUNDED AND ADJOINED BY PUBLIC WAYS OR YARDS NO LESS THAN 60' WIDE.
ASSESSOR'S PARCEL NO:	8564-013-008 8564-013-009	PARKING REQUIRED:	FIRST 25,000 SQ. FEET = 50 CARS UP TO 100,000 SQ. FEET = 100 CARS OVER 100,000 SQ. FEET = 218 CARS		REDUCED OPEN SPACE PER SECTION 507.2 & 507.5
BUILDING CODE	LACoBC 2011	PARKING PROVIDED:	ACCESSIBLE 14' X 19' = 5 - STALLS ACCESSIBLE (VAN) 17' X 19' = 2 - STALLS STANDARD STALLS 9' X 19' = 139 - STALLS CLEAR AIR STALLS 9' X 19' 8% = 18 - STALLS COMPACT STALLS 8' X 14' 20% MAX = 41 - STALLS TOTAL = 205 - STALLS		CRITERIA OF SECTION 507.5: 1. TOTAL PERIMETER = 1844' LINEAR LENGTH OF REDUCED WIDTH (60') = 415' LINEAR 77% > 75% REQUIRED 2. REDUCED WIDTH WALLS TO BE 3 HOUR RATED 3. REDUCED WIDTH OPENINGS TO BE 3 HOUR RATED
BLDG. OCCUPANCY	S-1, F-T	BICYCLE PARKING @ 5% TOTAL PARKING	11 SPACES		ALLOWABLE BUILDING HEIGHT PER TABLE 503: 40 FT
BUILDING TYPE	III-B, FULLY SPRINKLERED				
LAND AREA - PARCEL AREA	336,067 S.F. (7.71 A.CE)				
COVERAGE:	47.8%				
ALLOWABLE COVERAGE	50%				