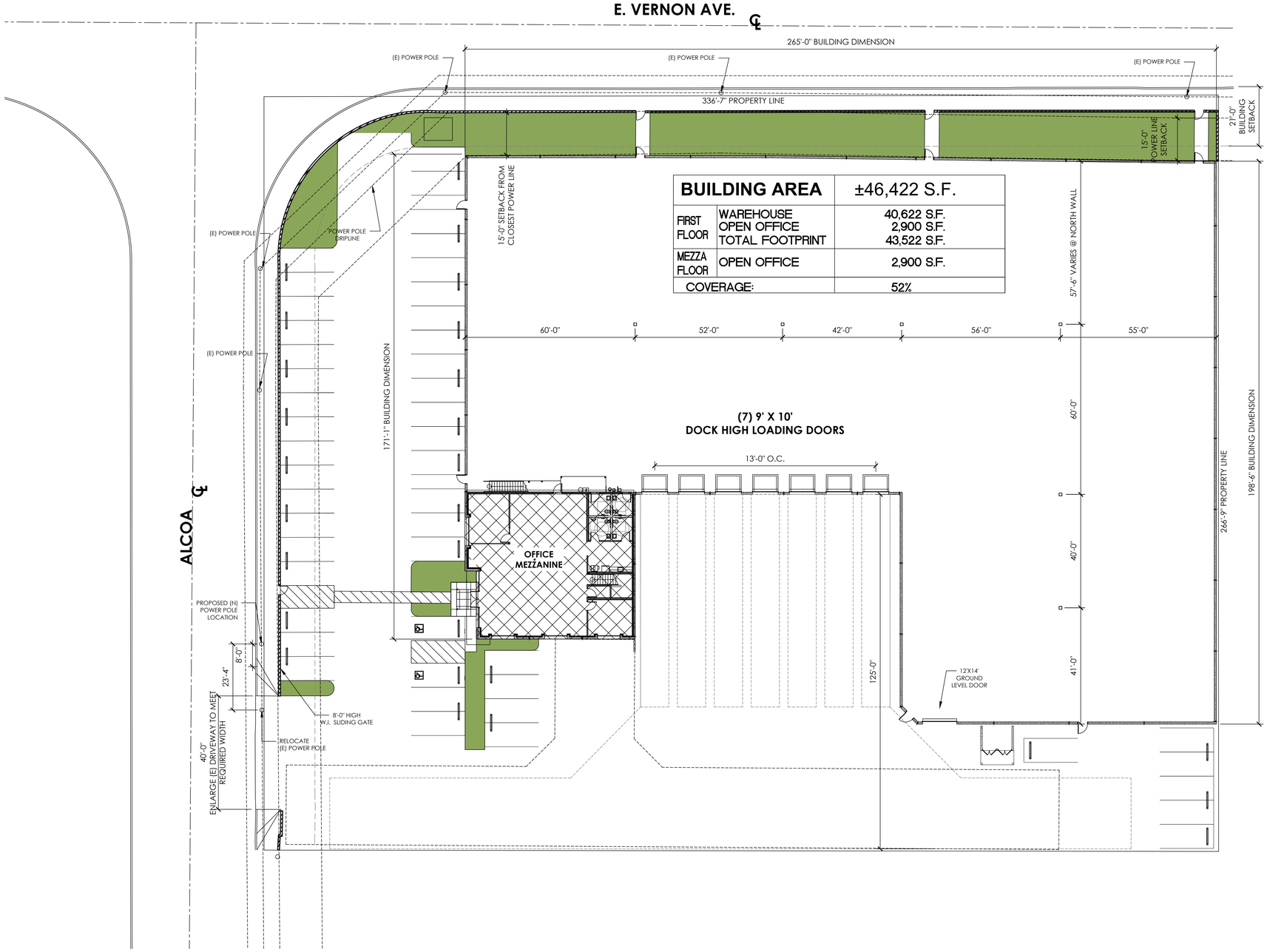
VERNON INDUSTRIAL

COLD STORAGE / OFFICE INSULATED PANEL BUILDING

3520 E VERNON AVE., VERNON, CA



PROJECT DATA

DESCRIPTION	AREAS
ZONING	"I" INDUSTRIAL
LEGAL DESCRIPTION	FIVE HUNDRED ACE TRACT OF THE LOS ANGELES FRUIT LAND ASSOCIATION LOT COM W ON S LINE OF E VERNON AVE 320.42 FT FROM E LINE OF LOT 7 TH S 1d18'59" ... SEE MAPBOOK FOR MISSING PORTION ... LOT 7
ASSESSOR'S PARCEL NO:	6303-010-038
PARCEL SIZE	89,673 S.F.
BUILDING CODE	2016 CBC
BLDG. OCCUPANCY	B S-1, F-1
BUILDING TYPE	III-B, FULLY SPRINKLERED
BUILDING AREA	±46,422 S.F.
FIRST FLOOR WAREHOUSE	40,622 S.F.
FIRST FLOOR OPEN OFFICE	2,900 S.F.
FIRST FLOOR TOTAL FOOTPRINT	43,522 S.F.
MEZZA FLOOR OPEN OFFICE	2,900 S.F.
COVERAGE:	52%
PARKING REQUIRED :	
1 PER 1,000	46,422/1,000 = 47 CARS
TOTAL CARS	47 CARS
TRUCK LOADING	46,422/10,000 = 5
TRUCK PARKING	46,422/25,000 = 2
PARKING PROVIDED:	
ACCESSIBLE (8' RAMP)	17' X 19' 2 STALLS
ACCESSIBLE (5' RAMP)	14' X 19' 0 STALLS
STANDARD STALLS	8.5' X 19' 40 STALLS
CLEAN AIR STALLS•	8.5' X 19' 5 STALLS
TOTAL CARS	47 STALLS
BICYCLE PARKING	5% OF CAR PARKING = 3
TRUCK LOADING / TRUCK PARKING	10' X 75' 7 POSITIONS
TRASH ENCL. / RECYCLING AREA PROVIDED	160 S.F.
LANDSCAPED AREA PROVIDED = 5,149 S.F.	
AREA JUSTIFICATION PER TABLE 506.2 BUILDING S1 - MS - IIIB = 52,500 S.F. BUILDING AREA = 44,068 SF < 52,500 SF MAX. HT. OF BUILDING 75' (CBC TABLE 504.3 TYPE IIB)	

• IN COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

SITE

VICINITY MAP
NOT TO SCALE

N

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

N

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

OWNER / DEVELOPER

DEDEAUX PROPERTIES
1430 S. Eastman ave., Los Angeles, CA 90023
TEL (310)981-8295

ADDRESS:
3520 E. VERNON AVE..
VERNON,CA
PROJECT NO. : A-16-020

SITE PLAN

A-1