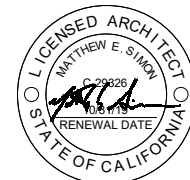




SIMONGLOVER INC.
 3293 PACIFIC AVENUE
 LONG BEACH, CA 90807
 PH: 562.279.0050
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PROPOSED SITE PLAN

TERRENO DOMINGUEZ
 2315 EAST DOMINGUEZ
 CARSON, CA 90810

ISSUED FOR: PERMIT

DATE:

| REVISIONS NO. | DESCRIPTION | DATE ISSUED |
|---------------|--------------------------|-------------|
| 1 | PC Comments | 12.19.2018 |
| 2 | FD Comments | 02.28.2019 |
| 3 | CUP Comments | 05.28.2019 |
| 4 | Rev. FD Comments | 06.06.2019 |
| 5 | Traffic & Water Comments | 06.28.2019 |
| 6 | DOR, CUP Comments | 08.15.2019 |

A1.1

PROJECT #: 21813

PRINTED: 8/21/2019 8:34:59 AM

- NOTE:**
- NEW CURB & GUTTER ALONG MACIEL AVE.
 - EXISTING BUILDING TO BE PAINTED.
 - AREA BETWEEN NEW CURB ALONG MACIEL AVE. & FENCE TO RECEIVE DROUGHT TOLERANT LANDSCAPING.
 - NEW DROUGHT TOLERANT LANDSCAPING ALONG DOMINGUEZ ST.
 - EXISTING DRIVE APRON AT SOUTHEAST CORNER TO BE REPLACED WITH NEW CONCRETE.
 - NEW 8' CHAIN LINK HIGH FENCING & GATES AT ALL PROPERTY LINES.
 - NEW 8' WROUGHT IRON HIGH FENCING & ROLLING GATES AT THE 2 ENTRY/DRIVEWAYS @ DOMINGUEZ PROPERTY LINE

TRUCK PARKING

TOTAL: 152 STALLS

STANDARD STALLS

TOTAL: 19 STALLS
 1 ACCESSIBLE STALL

PARKING REQUIREMENT:

AREA CALCULATION (SF):
 TOTAL OFFICE: 2,600 SF
 TOTAL WAREHOUSE: 12,233 SF

AUTOS:
 OFFICE: 1:300 2,600/300 = 9
 WAREHOUSE: 1:750 12,233/750 = 16

TOTAL REQUIRED: = 25
 TOTAL PROVIDED: = 25

ACCESSIBLE STALLS REQUIRED: 1
 VAN: 1

TOTAL ACCESSIBLE STALLS PROVIDED: 1

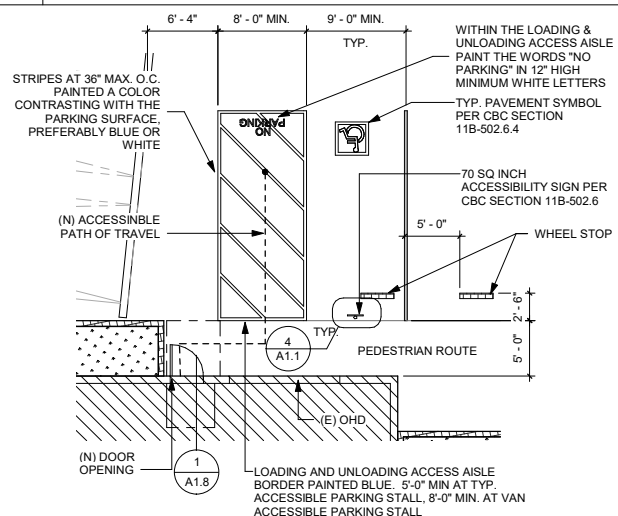
LANDSCAPING:

LANDSCAPING SHALL BE REQUIRED AT 5% OF THE PARKING AREA

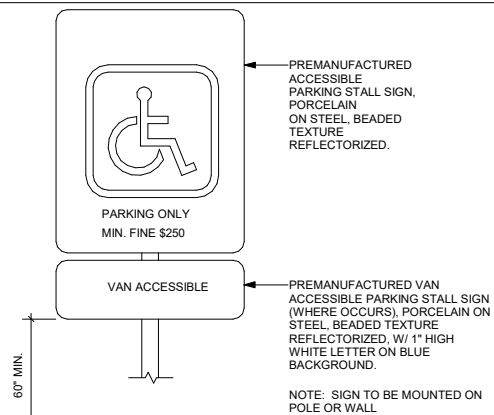
PARKING AREA: 177,736 SF

LANDSCAPING AREA REQ'D: 8,887 SF

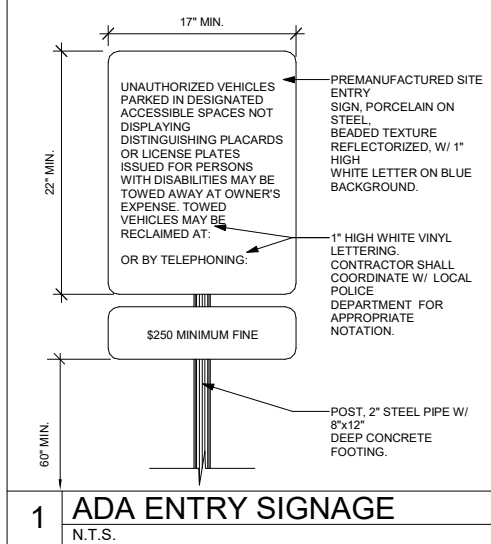
LANDSCAPING AREA PROVIDED: 18,044 SF



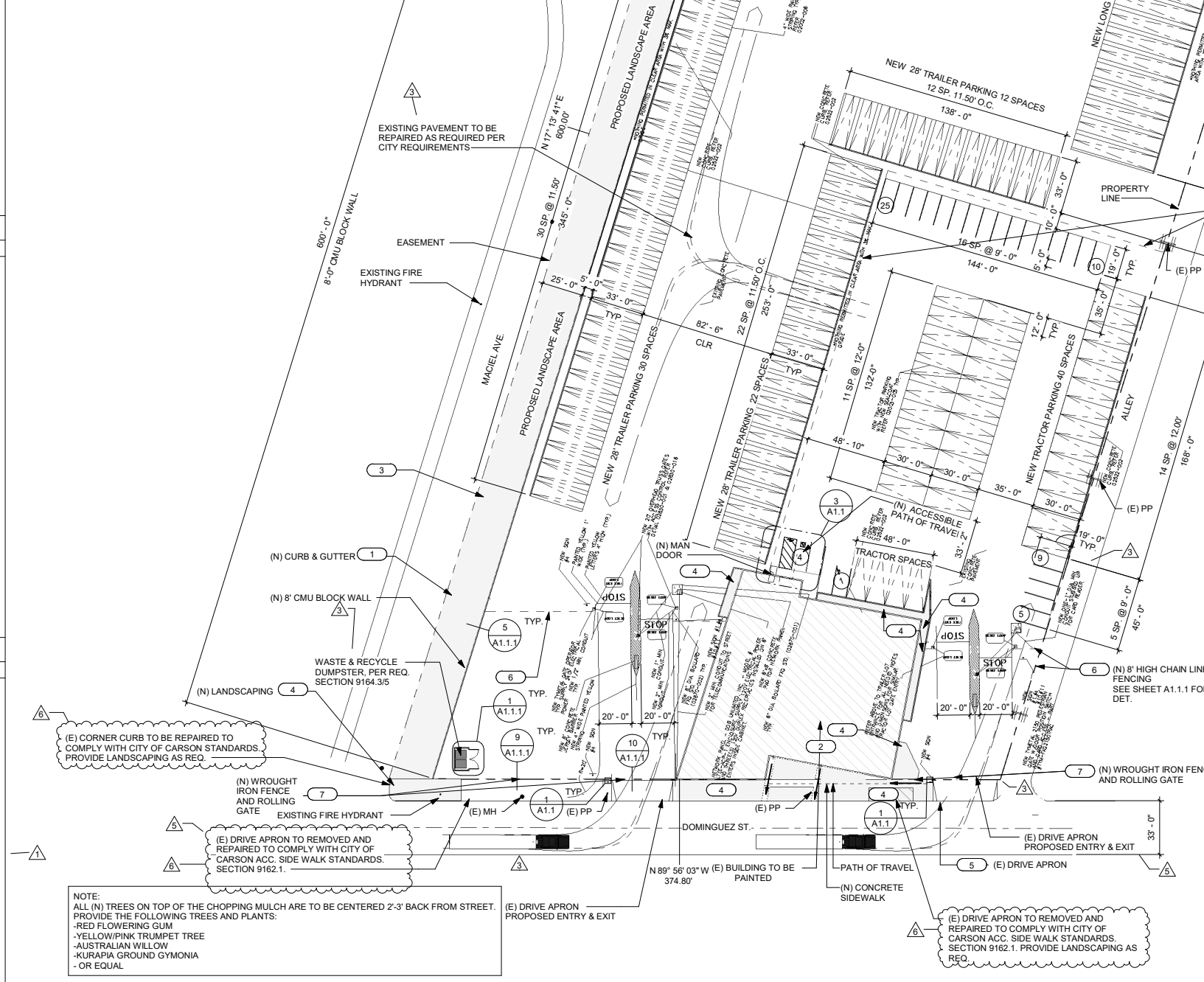
3 SITE PLAN - ENLARGED ACC. PARKING
 N.T.S.



4 ADA PARKING STALL SIGN
 N.T.S.



1 ADA ENTRY SIGNAGE
 N.T.S.



2 PROPOSED SITE PLAN - OPT A
 SCALE: 1" = 40'-0"

- NOTE:**
 DIVIDED GATES SHALL PROVIDE A MINIMUM 20 FEET FIRE DEPARTMENT ACCESS WIDTH IN EACH DIRECTION OF TRAVEL. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6
- NOTE:**
 ALL GATES SHALL BE EQUIPPED WITH FIRE DEPARTMENT APPROVED LOCKING DEVICE.
- NOTE:**
 SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS
- NOTE:**
 ALL EXISTING DRIVE WAYS PER CITY OF CARSON STANDARD PLANS, CASE 3 AT MINIMUM.

PARKING REQUIREMENT:
 AREA CALCULATION (SF): TENANT A
 OFFICE: 1,111 SF
 WAREHOUSE: 11,111 SF

AUTOS
 OFFICE: 1:111 1,111/111
 = 11
 WAREHOUSE: 1:1111 11,111/1111 = 11

AREA CALCULATION (SF): TENANT B
 OFFICE: 1,111 SF
 WAREHOUSE: 11,111 SF

AUTOS
 OFFICE: 1:111 1,111/111
 = 11
 WAREHOUSE: 1:1111 11,111/1111 = 11

TOTAL REQUIRED: = 11
 TOTAL PROVIDED: = 11

ACCESSIBLE STALLS REQUIRED:
 STANDARD: 1
 VAN: 1
 TOTAL: 2

ACCESSIBLE STALLS PROVIDED:
 STANDARD: 1
 VAN: 1
 TOTAL: 2



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