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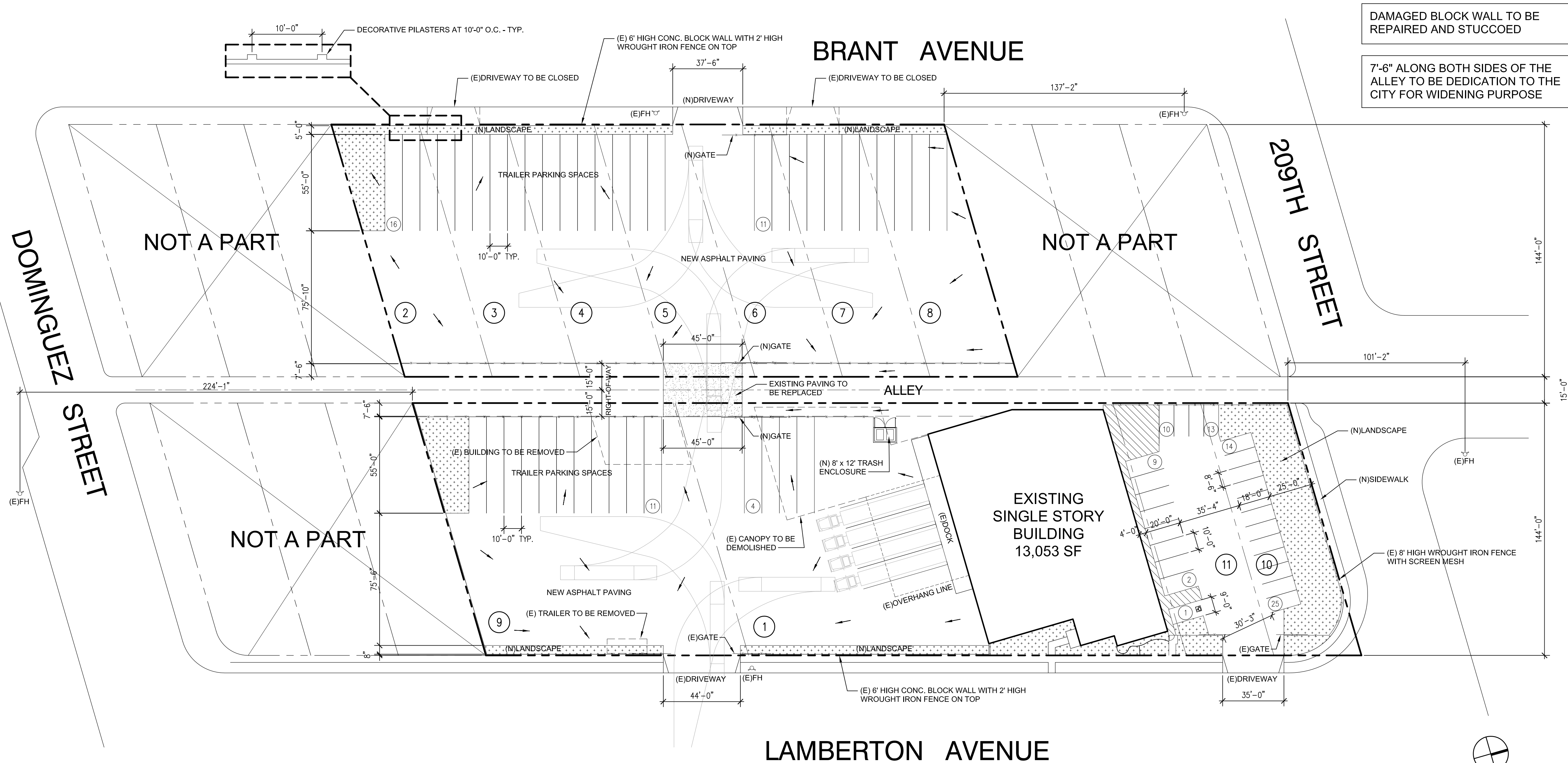
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B

C

D



DAMAGED BLOCK WALL TO BE REPAIRED AND STUCCOED

7'-6" ALONG BOTH SIDES OF THE ALLEY TO BE DEDICATION TO THE CITY FOR WIDENING PURPOSE

1 SITE PLAN
SCALE: 1/32"=1'-0"

PROJECT INFORMATION

PARKING CALCULATIONS

USE	AREA	PARKING RATIO	PARKING SPACES
OFFICE	2,216	1 PER 300 SF	7
WAREHOUSE	10,837	1 PER 1,500 SF	7
REQUIRED PARKING SPACES:			14
PARKING SPACES PROVIDED:			
STANDARD SPACES			14
CABIN PARKING SPACES			10
ACCESSIBLE SPACES			1
PROVIDED PARKING TOTAL:			25
TRAILER PARKING PROVIDED:			42

LANDSCAPE

EMPLOYEE PARKING		
PARKING LOT AREA		9,483 SF
LANDSCAPE AREA - REQUIRED (5%)		474 SF
LANDSCAPE AREA - PROVIDED		668 SF
TRUCK PARKING AREA		
PARKING LOT AREA		85,390 SF
LANDSCAPE AREA - REQUIRED (5%)		4,270 SF
LANDSCAPE AREA - PROVIDED		5,088 SF

AREA CALCULATIONS (GROSS SF)

OFFICE	2,216
WAREHOUSE	10,837
BUILDING TOTAL:	13,053

OCCUPANT LOAD CALCULATIONS

USE	AREA	OCCUPANT LOAD FACTOR	OCCUPANT LOAD
OFFICE	2,216	1 PER 100 SF	22.2
WAREHOUSE	10,837	1 PER 500 SF	21.7
BUILDING TOTAL:			(43.9) 44
EXITS REQUIRED:			1
EXITS PROVIDED:			1

SCOPE OF PROJECT

CONDITIONAL USE PERMIT FOR TRUCK YARD FACILITY.

LEGAL DESCRIPTION

- APN: 7318-017-014
ELFTMAN STATION TRACT LOTS 16, 17, 18, 19 AND LOT 20
- APN: 7318-017-023
ELFTMAN STATION TRACT LOT 30
- APN: 7318-017-024
ELFTMAN STATION TRACT LOT 31
- APN: 7318-017-025
ELFTMAN STATION TRACT LOT 32
- APN: 7318-017-026
ELFTMAN STATION TRACT LOT 33
- APN: 7318-017-027
ELFTMAN STATION TRACT LOT 34
- APN: 7318-017-028
ELFTMAN STATION TRACT LOT 35
- APN: 7318-017-029
ELFTMAN STATION TRACT LOT 36
- APN: 7318-017-046
ELFTMAN STATION TRACT LOTS 21, 22 AND LOT 23
- APN: 7318-017-048
ELFTMAN STATION TRACT LOT 14
- APN: 7318-017-049
ELFTMAN STATION TRACT LOT 15

PROJECT DATA

CONSTRUCTION TYPE	TYPE III-B
ZONE	MH-D
FIRE SPRINKLERS	FULLY SPRINKLED
OCCUPANCY GROUP	B/S-1
NUMBER OF STORIES	1
LOT AREA:	122,400 SF

PROPERTY OWNER

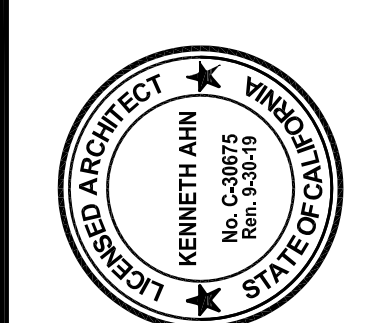
PRICE, JACK A. AND PRICE FAMILY TRUST
11133 INTERSTATE 45 SOUTH, SUITE 190
CONROE, TEXAS 77302
ALISON VANDERELST, 936-231-4400

TENANT

HIGHLAND TRANSPORT SOLUTIONS, INC.
20915 S LAMBERTON AVENUE
CARSON, CA 90810
ROBERTO LOPEZ, 310-632-0310

Rev	Date	Description

TENANT IMPROVEMENT FOR:
Highline Transport Solutions, Inc.
20915 S. LAMBERTON AVENUE, CARSON, CA 90810
SITE PLAN



KEUN Architecture, Inc.
2040 Lomita Blvd., Suite 104, Lomita, CA 90717
(310) 341-3436 (310) 776-7488 fax

Job No.	A18023
Date	10/8/19
Drawn	KA
Checked	KA
Scale	1/32"=1'-0"

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