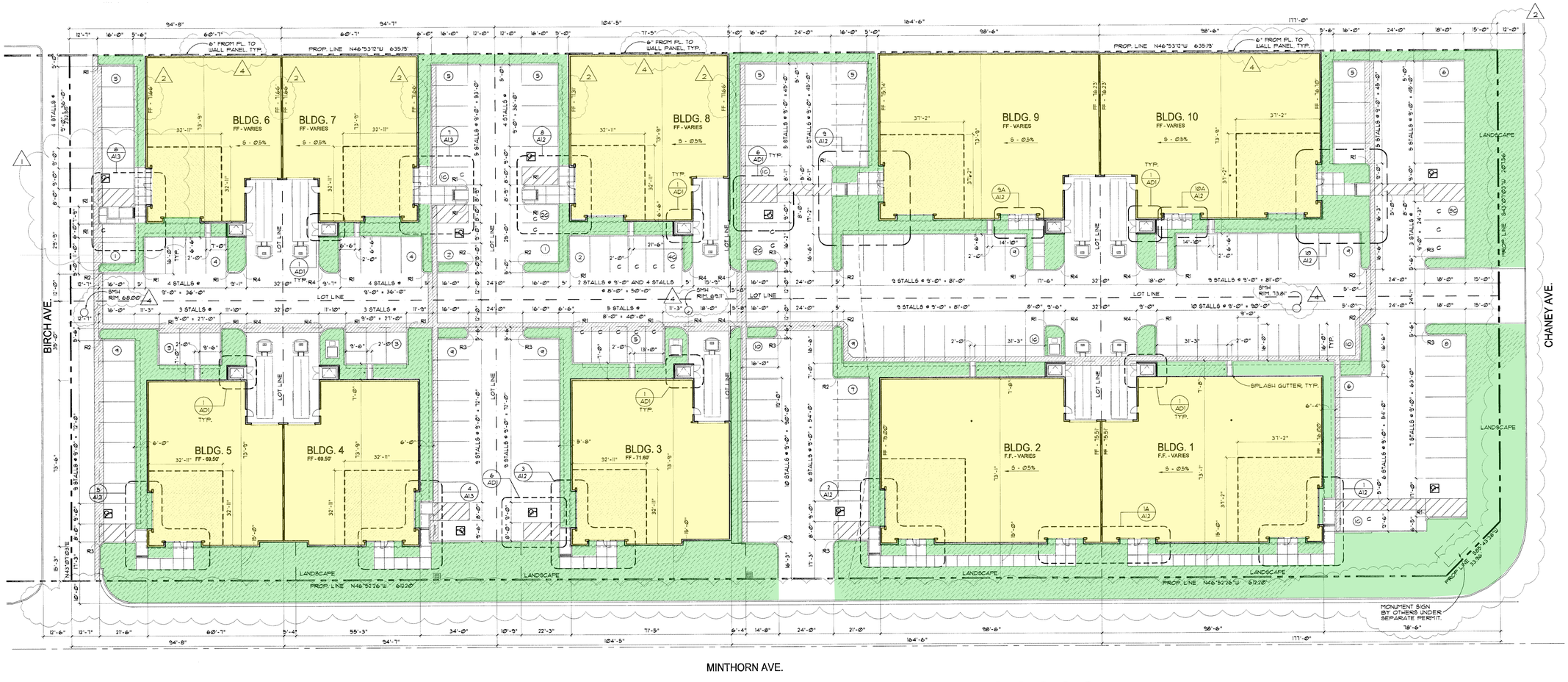

SITE PLAN

SCALE - 1" = 20'-0"

NOTE:
1. A SIGN SHALL BE PROVIDED AT EVERY PUBILC 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: 1117B.5 THROUGH 1117B.5.10 (11 AD4) (12 AD4) (13 AD4)

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 = 21.35 (22) STALLS
TOTAL PARKING PROVIDED = 25 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 25 STALLS
COMPACT : (8'X15') 1 STALL
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
25 STALLS

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 = 21 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 25 STALLS
COMPACT : (8'X15') 1 STALL
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
27 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING 3
COMMERCIAL - MANUFACTURING DISTRICT
TOTAL BUILDING AREA: 4,882 SF

AREA BREAKDOWN:
OFFICE AREA: 875 SF
WARE HOUSE AREA 4,007 SF

PARKING REQUIRED:
875 / 250 = 3.5 STALLS
4,007 / 400 = 10.02 STALLS
TOTAL PARKING REQUIRED = 13.52 (14) STALLS
TOTAL PARKING PROVIDED = 14 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 8 STALLS
COMPACT : (8'X15') 5 STALL
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
14 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING 4
COMMERCIAL - MANUFACTURING DISTRICT
TOTAL BUILDING AREA: 4,079 SF

AREA BREAKDOWN:
OFFICE AREA: 875 SF
WARE HOUSE AREA: 3,204 SF

PARKING REQUIRED:
875 / 250 = 3.5 STALLS
3,204 / 400 = 8.01 STALLS
TOTAL PARKING REQUIRED = 11.51 (12) STALLS
TOTAL PARKING PROVIDED = 12 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 11 STALLS
COMPACT : (8'X15')
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
12 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING 5
COMMERCIAL - MANUFACTURING DISTRICT
TOTAL BUILDING AREA: 4,079 SF

AREA BREAKDOWN:
OFFICE AREA: 875 SF
WARE HOUSE AREA: 3,204 SF

PARKING REQUIRED:
875 / 250 = 3.5 STALLS
3,204 / 400 = 8.01 STALLS
TOTAL PARKING REQUIRED = 11.51 (12) STALLS
TOTAL PARKING PROVIDED = 12 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 11 STALLS
COMPACT : (8'X15')
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
12 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING 6
COMMERCIAL - MANUFACTURING DISTRICT
TOTAL BUILDING AREA: 4,100 SF

AREA BREAKDOWN:
OFFICE AREA: 875 SF
WARE HOUSE AREA: 3,225 SF

PARKING REQUIRED:
875 / 250 = 3.5 STALLS
3,204 / 400 = 8.06 STALLS
TOTAL PARKING REQUIRED = 11.56 (12) STALLS
TOTAL PARKING PROVIDED = 12 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 9 STALLS
COMPACT : (8'X15') 2 STALLS
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
12 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING 7
COMMERCIAL - MANUFACTURING DISTRICT
TOTAL BUILDING AREA: 4,100 SF

AREA BREAKDOWN:
OFFICE AREA: 875 SF
WARE HOUSE AREA: 3,225 SF

PARKING REQUIRED:
875 / 250 = 3.5 STALLS
3,204 / 400 = 8.06 STALLS
TOTAL PARKING REQUIRED = 11.56 (12) STALLS
TOTAL PARKING PROVIDED = 12 STALLS

PARKING BREAKDOWN:
STANDARD: (9'X18') 10 STALLS
COMPACT : (8'X15') 1 STALLS
H/C : (14"X18') 1STALL
H/C VAN : (11"X18') 12 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING 8
COMMERCIAL - MANUFACTURING DISTRICT
TOTAL BUILDING AREA: 4,893 SF

AREA BREAKDOWN:
OFFICE AREA: 875 SF
WARE HOUSE AREA: 4,018 SF

PARKING REQUIRED:
875 / 250 = 3.5 STALLS
4,018 / 400 = 10.05 STALLS
TOTAL PARKING REQUIRED = 14 STALLS
TOTAL PARKING PROVIDED =

PARKING BREAKDOWN:
STANDARD: (9'X18') 7 STALLS
COMPACT : (8'X15') 6 STALLS
H/C : (14"X18')
H/C VAN : (11"X18') 1 STALL
14 STALLS

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')
H/C VAN : (11"X18') 1 STALL
23 STALLS

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')
H/C VAN : (11"X18') 1 STALL
23 STALLS

LOADING PARKING PROVIDED:
TYPE A (12'X20') 1 STALL

BUILDING DATA:

OVERALL BUILDING DATA

SITE AREA: 147,415 SF. (3.38 ACRES)
TOTAL BUILDING AREA: 58,550 SF
TOTAL LOT COVERAGE: 39.72%
TOTAL LANDSCAPE AREA: 22,523 SF.
TOTAL LANDSCAPE COVERAGE: 15.28%
TOTAL LANDSCAPE LOT COVERAGE: 29.35%

BUILDINGS 1 & 2
BLDG. 1 AREA: 6,864 SF
BLDG. 1 FUT. MEZZ. AREA: 1,265 SF
BLDG. 1 AREA: 6,864 SF
BLDG. 1 FUT. MEZZ. AREA: 1,265 SF
TOTAL BUILDING AREA: 13,728 SF
TOTAL FUT. MEZZ. AREA: 2,530 SF
TOTAL BUILDING AREA: 16,250 SF
TYPE OF CONST: V-N
OCCUPANCY: B/S1
SPRINKLERED: YES
BUILDING HT: 32'-0"
NO. OF STORIES: ONE

AREA OF JUSTIFICATION:
BASIC ALLOWABLE: 8,000 SF.
SPRINKLER INCREASE: 300%

TOTAL ALLOWABLW AREA:
8,000 SF X 3 = 24,000 SF.

RESULT:
16,258 SF. IS LESS THAN 24,000 SF.
THEREFORE AREA JUSTIFICATION OK.

BUILDINGS 3
BLDG. 1 AREA 4,882 SF
TYPE OF CONST: V-N
OCCUPANCY: B/S1
SPRINKLERED: YES
BUILDING HT: 32'-0"
NO. OF STORIES: ONE

AREA OF JUSTIFICATION:
BASIC ALLOWABLE: 8,000 SF.
SPRINKLER INCREASE: 300%

TOTAL ALLOWABLW AREA:
8,000 SF X 3 =. 24,000SF.

RESULT:
4,882 SF. IS LESS THAN 24,000 SF.
THEREFORE AREA JUSTIFICATION OK.

BUILDINGS 4&5
BLDG. 4 AREA: 4,079 SF.
BLDG. 5 AREA: 4,079 SF.
TOTAL BUILDING AREA: 8,158 SF.
TYPE OF CONST: V-N
OCCUPANCY: B/S1
SPRINKLERED: YES
BUILDING HT: 32'-0"
NO. OF STORIES: ONE

AREA OF JUSTIFICATION:
BASIC ALLOWABLE: 8,000 SF.
SPRINKLER INCREASE: 300%

TOTAL ALLOWABLW AREA:
8,000 SF X 3 = 24,000SF.

RESULT:
8,158 SF. IS LESS THAN 24,000 SF.
THEREFORE AREA JUSTIFICATION OK.

BUILDINGS 6&7
BLDG. 6 AREA: 4,100 SF.
BLDG. 7 AREA: 4,100 SF.
TOTAL BUILDING AREA: 8,200 SF.
TYPE OF CONST: V-N
OCCUPANCY: B/S1
SPRINKLERED: YES
BUILDING HT: 32'-0"
NO. OF STORIES: ONE

AREA OF JUSTIFICATION:
BASIC ALLOWABLE: 8,000 SF.
SPRINKLER INCREASE: 300%

TOTAL ALLOWABLW AREA:
8,000 SF X 3 = 24,000SF.

RESULT:
8,200 SF. IS LESS THAN 24,000 SF.
THEREFORE AREA JUSTIFICATION OK.

BUILDINGS 8
BLDG. 8 AREA: 4,893 SF.
TYPE OF CONST: V-N
OCCUPANCY: B/S1
SPRINKLERED: YES
BUILDING HT: 32'-0"
NO. OF STORIES: ONE

AREA OF JUSTIFICATION:
BASIC ALLOWABLE: 8,000 SF.
SPRINKLER INCREASE: 300%

TOTAL ALLOWABLW AREA:
8,000 SF X 3 = 24,000SF.

RESULT:
4,893 SF. IS LESS THAN 24,000 SF.
THEREFORE AREA JUSTIFICATION OK.

BUILDINGS 9 & 10
BLDG. 9 AREA: 6,864 SF
BLDG. 9 FUT. MEZZ. AREA: 1,265 SF
BLDG. 10 AREA: 6,864 SF
BLDG. 10 FUT. MEZZ. AREA: 1,265 SF
TOTAL BUILDING AREA: 13,629 SF
TOTAL FUT. MEZZ. AREA: 2,530 SF.
TOTAL BUILDING AREA: 16,250 SF.
TYPE OF CONST: V-N
OCCUPANCY: B/S1
SPRINKLERED: YES
BUILDING HT: 32'-0"
NO. OF STORIES: ONE

AREA OF JUSTIFICATION:
BASIC ALLOWABLE: 8,000 SF.
SPRINKLER INCREASE: 300%

TOTAL ALLOWABLW AREA:
8,000 SF X 3 = 24,000SF.

RESULT:
16,258 SF. IS LESS THAN 24,000 SF.
THEREFORE AREA JUSTIFICATION OK.

LEGEND:

HANDICAP ACCESSIBLE PARKING STALL, TYP. (6 ADI)

AREA TO BE LANDSCAPED, TYP. SEE LANDSCAPE PLANS.

TYPICAL PARKING STRIPPING, TYP. 'a' INDICATES COMPACT SPACE. (a ADI)

ELEC. TRANSFORMER, TYP. SEE ELEC. PLANS

CONC. WALK, TYP. (17 ADI)

INTERIOR CONC. BLDG. AT OFFICE SLAB AREA TO RECIEVE 2" SAND OVER 10 MIL VISQUEEN OVER 2" SAND.

CONC. SWALE OR GUTTER SEE CIVIL PLANS.

ROOF DRAIN CONCRETE SPLASH GUTTER, TYP. (18 ADI)

SMH RIM 0.00'
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

CALVERT ARCHITECTURAL GROUP, INC.

PLANNING
ARCHITECTURE
INTERIORS

THOMAS A. CALVERT, AIA
ARCHITECT

3801 LONG BEACH BLVD.
LONG BEACH, CA. 90807
(562) 595 - 7032
(562) 595 - 1497 FAX

ALL IDEAS, DESIGN, AND PLANS REPRESENTED BY THIS DRAWING ARE THE EXCLUSIVE PROPERTY OF THE CALVERT ARCHITECTURAL GROUP, AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESS PRIOR WRITTEN PERMISSION OF SAID ARCHITECT. ANY UNAUTHORIZED REUSE OF THESE PLANS OTHER THAN FOR THE PROJECT AND LOCATION SHOWN IS PROHIBITED.

FOR CONSTRUCTION

PROJECT ADDRESS:

NEW BUILDINGS FOR:

J&S DEVELOPMENT, LLC.

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

PROJECT DATES:	
1ST SUBMITTAL	12-21-05
2ND SUBMITTAL	12-01-06
3RD SUBMITTAL	12-21-06

SHEET TITLE:

SITE PLAN

REVISIONS	
1 PLAN CHECK CORR.	10-19-06
2 OWNER CHANGES & COORD.	10-19-06
3 COORD. CIVIL	12-6-06
4 PLAN CHECK CORR.	12-20-06

DATE	
SCALE	1/16" = 1'-0"
DRAWN BY	DAP/RON/LEE
JOB NUMBER	2004-25

SHEET NUMBER

A-1.1

OF SHEETS