

**INDUSTRIAL BLDG**  
 FOOTPRINT: 29,530 SF  
 MEZZ: 2,400 SF  
 TOTAL: 31,930 SF  
 CLR.HGT: 28'

PROJECT DATA:	
SITE AREA:	
GROSS:	2.16 AC 94,219 SF
BUILDING AREA:	
FOOTPRINT:	29,530 SF
MEZZANINE:	2,400 SF
TOTAL BUILDING AREA:	31,930 SF
BUILDING USE:	
WAREHOUSE	27,130 SF
OFFICE	4,800 SF
FAR:	
GROSS:	0.34
PARKING REQUIRED:	
WAREHOUSE	1/1000 SF 27 STALLS
OFFICE	1/400 SF 12 STALLS
TOTAL	39 STALLS
PARKING PROVIDED:	
AUTO:	45 STALLS @1.41/1000 SF
TRAILER:	2 STALLS
	0 STALLS

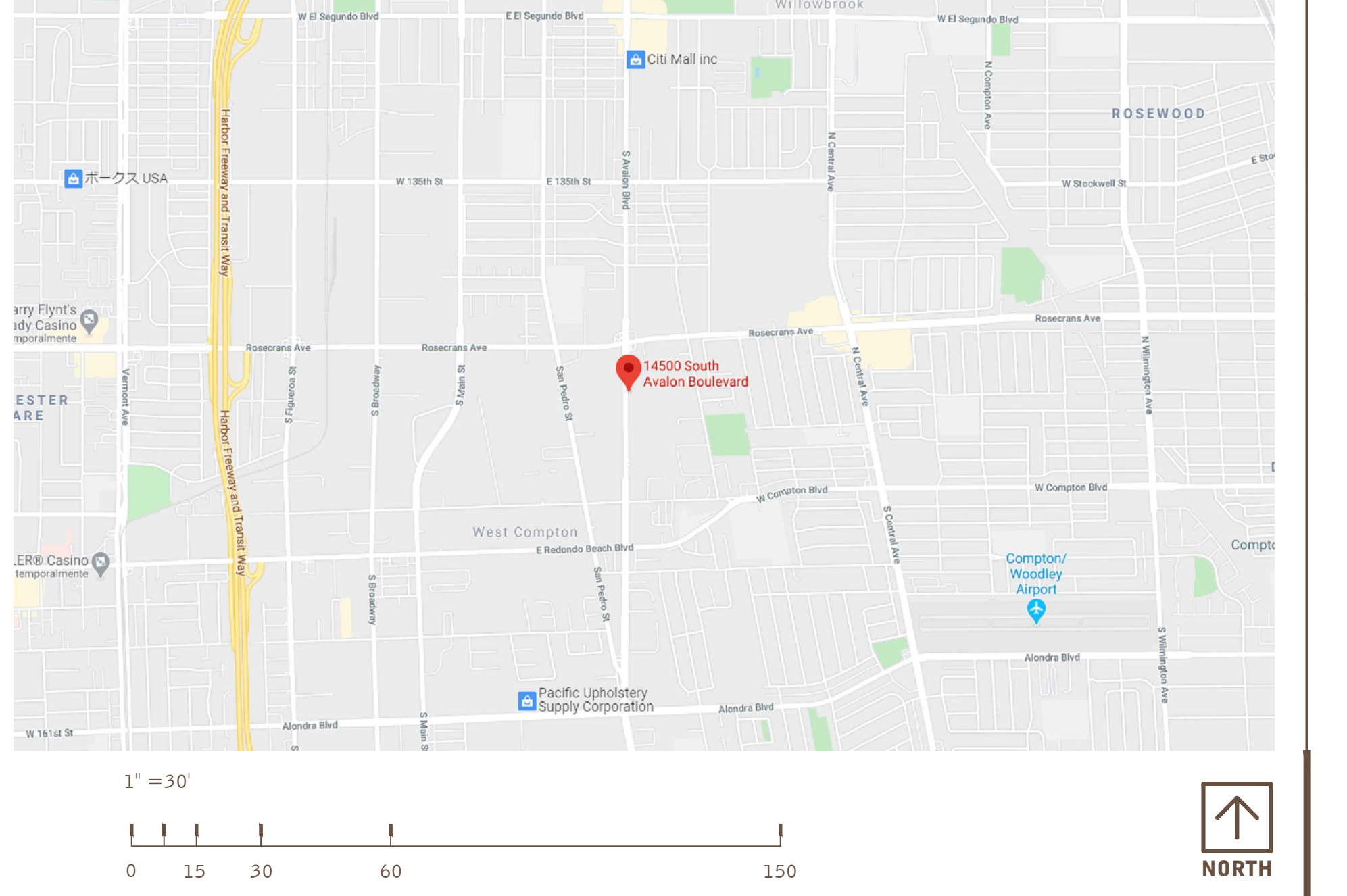
DEVELOPMENT STANDARDS:	
ZONING: M-2-IP	
MAX. F.A.R.: 1.00	
LANDSCAPE SETBACKS:	
FRONT:	5 FT <sup>1</sup>
LANDSCAPE REQ.: 2% <sup>1</sup>	
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	8X15
COMPACT %:	40%
DRIVE AISLE:	26 FT
FIRE LANE:	20 FT <sup>3</sup>
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
OFFICE:	1/400 SF

- TRUCK DOCKS:
- ▲ DOCK-HIGH DOORS 4
  - GRADE-LEVEL DOORS 2
- NOTES:
- 1 At least 2% of the interior parking area shall be landscaped.
  - 2 [http://planning.lacounty.gov/uz/summary/category/industrial\\_zones](http://planning.lacounty.gov/uz/summary/category/industrial_zones)
  - 3 28 ft min for building more than 30' in height

This conceptual design is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information, and is intended merely to assist in exploring how the project might be developed.

Stormwater Management Design:  
ASSUMED UNDERGROUND SYSTEM

Boundary Source:  
PDF ALTA SURVEY



scheme: 1

Conceptual Site Plan

14500 S Avalon Blvd  
 Gardena, CA 90248, USA

**WARE MALCOMB**

LAX20-0050-00  
 07.14.2020

SHEET  
 1