

SAVALON BLVD

INDUSTRIAL BLDG
 FOOTPRINT: 15,890 SF
 MEZZ: 2,000 SF
 TOTAL: 17,890 SF

YARD

OFFICE / MEZZ OFFICE / MEZZ

PROJECT DATA:	
SITE AREA:	
GROSS:	2.16 AC 94,219 SF
BUILDING AREA:	
FOOTPRINT:	15,890 SF
MEZZANINE:	2,000 SF
TOTAL BUILDING AREA:	17,890 SF
BUILDING USE:	
WAREHOUSE	13,890 SF
OFFICE	4,000 SF
FAR:	
GROSS:	0.19
PARKING REQUIRED:	
WAREHOUSE	1/1000 SF 14 STALLS
OFFICE	1/400 SF 10 STALLS
TOTAL	24 STALLS
PARKING PROVIDED:	
AUTO:	32 STALLS @1.79/1000 SF
REQ. ACCESSIBLE	2 STALLS
TRAILER:	0 STALLS
TRUCK DOCKS:	
● GRADE-LEVEL DOORS	2

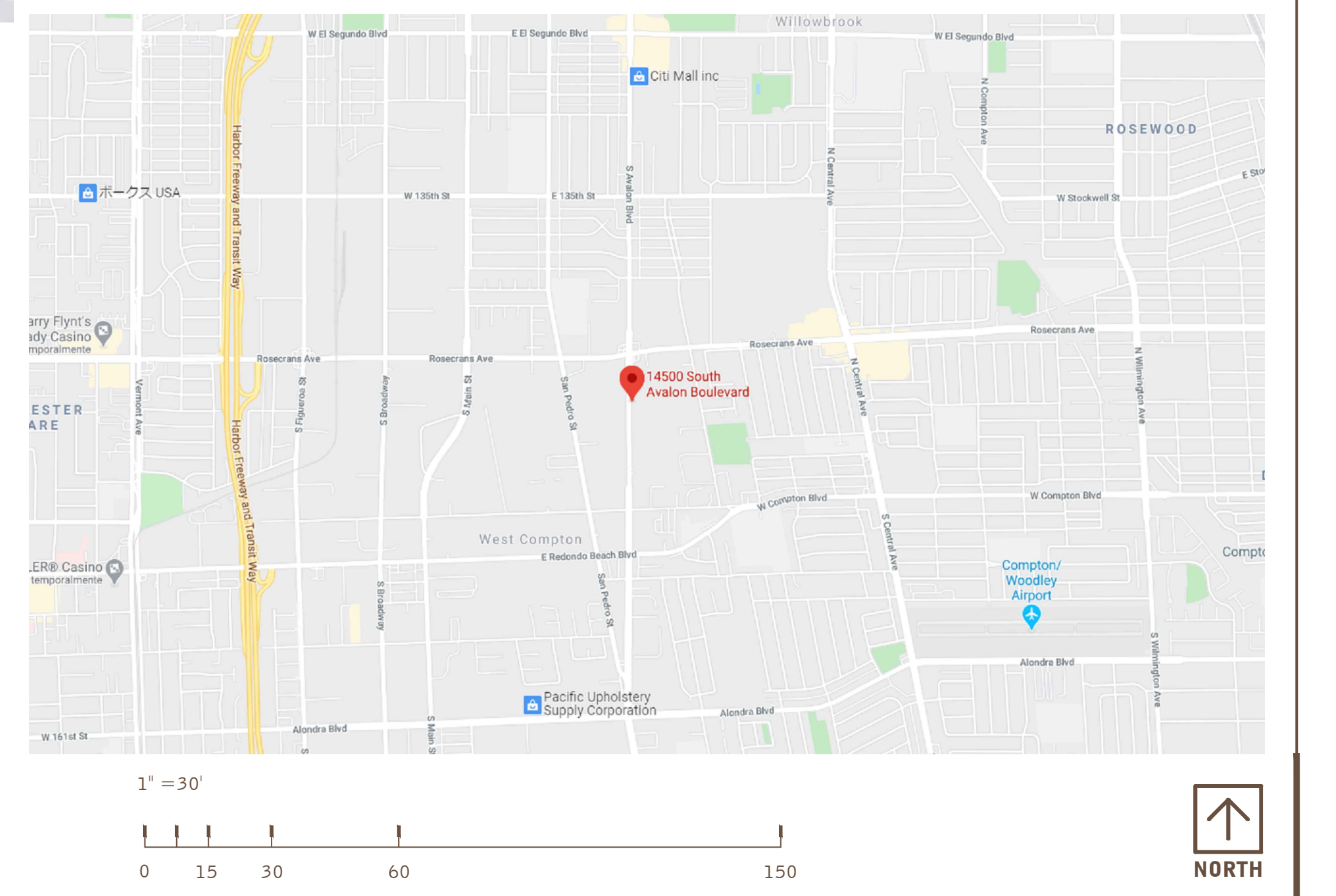
DEVELOPMENT STANDARDS:	
ZONING: M-2-IP	
MAX. F.A.R.: 1.00	
LANDSCAPE SETBACKS:	
FRONT:	5 FT ¹
LANDSCAPE REQ.: 2% ¹	
OFF-STREET PARKING:	
STANDARD:	8.5X18
COMPACT:	8X15
COMPACT %:	40%
DRIVE AISLE:	26 FT
FIRE LANE:	20 FT ³
TREE WELL:	5 FT
REQ. PARKING RATIO BY USE:	
WAREHOUSE:	1/1000 SF
OFFICE:	1/400 SF

NOTES:
 1 At least 2% of the interior parking area shall be landscaped.
 2 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: 1a

Conceptual Site Plan

14500 S Avalon Blvd
 Gardena, CA 90248, USA

WARE MALCOMB

LAX20-0050-00
 08.04.2020

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