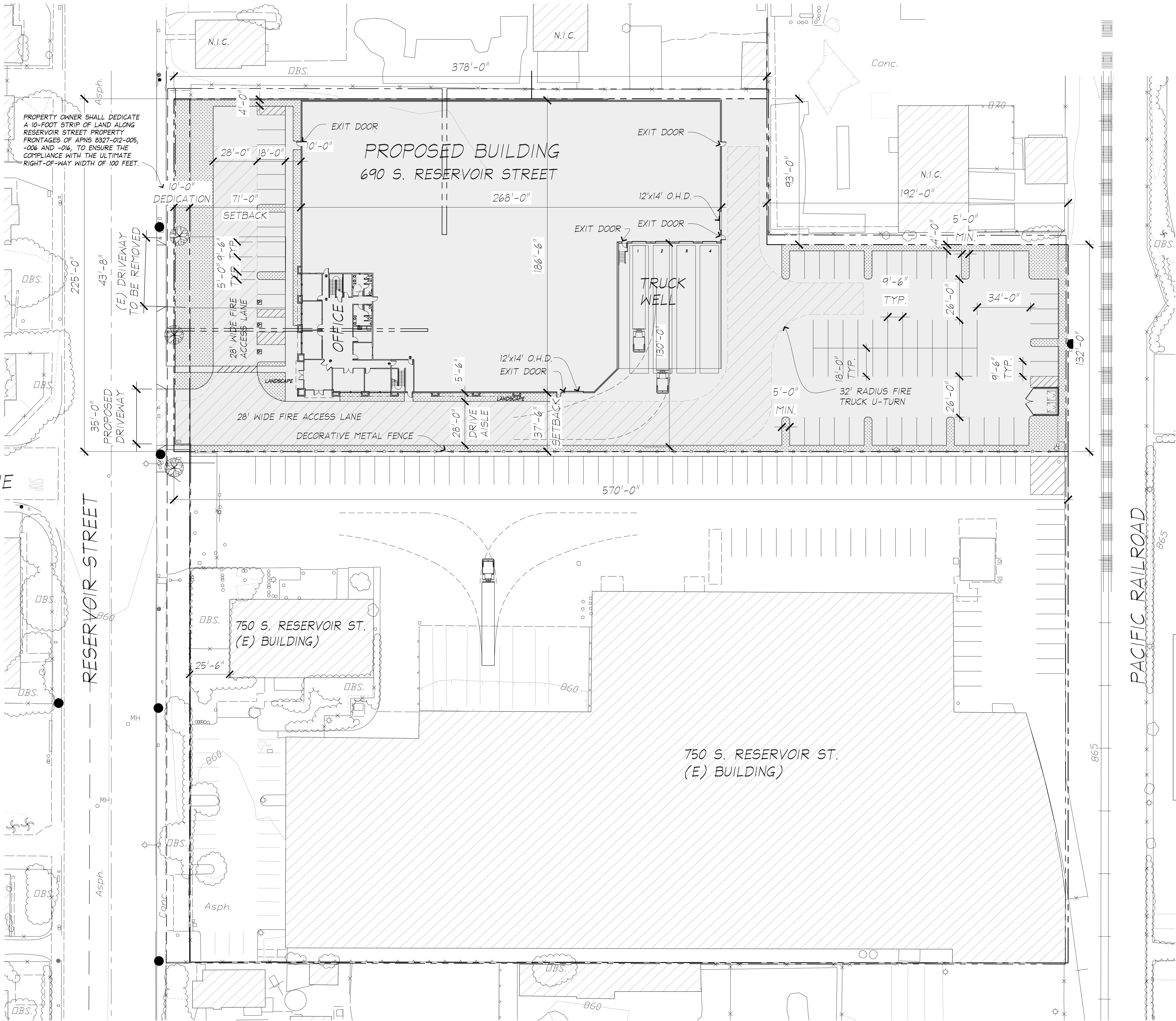




7th AVENUE



LEGAL DESCRIPTION:
THE LAND REFERRED TO THIS COMMITMENT IS SITUATED IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF BLOCK 204 OF THE POMONA TRACT, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 3 PAGES 96 AND 97 OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTRY.

EXCEPT A STRIP OF LAND 50 FEET IN WIDTH, CONVEYED TO THE SOUTHERN PACIFIC RAILROAD COMPANY, BY DEED RECORDED IN BOOK 1070 PAGE 12 OF DEEDS, RECORDS OF SAID COUNTY.

APN: 8327-013-001

PROJECT SUMMARY TABLE

LOT AREA (GROSS):	110,394 SF (2.53 AC)
BUILDING GROSS AREA:	
WAREHOUSE:	39,545 SF
OFFICE:	4,040 SF
	SUB-TOTAL: 43,585 SF
MEZZANINE:	3,614 SF
	TOTAL: 47,199 SF
BUILDING FOOTPRINT AREA:	43,585 SF
LOT COVERAGE:	0.39
BUILDING HEIGHT:	38' (ONE STORY)
ZONING:	M-1 (LIGHT INDUSTRIAL)

LANDSCAPE REQUIRED 6% OF PARKING LOT AREA
49,876 SF x 0.06 = 2,993 SF
LANDSCAPE PROVIDED 10,910 SF

PARKING REQUIRED

7,654 SF OFFICE & MEZZANINE @ 1/250:	31 STALLS
39,545 SF WAREHOUSE @ 1/1000:	40 STALLS
	TOTAL: 71 STALLS

PARKING PROVIDED

VEHICLE PARKING:	72 STALLS
TRAILER:	0 STALLS
TRUCK LOADING:	4 STALLS

750 S. RESERVOIR STREET (EXISTING BUILDINGS)

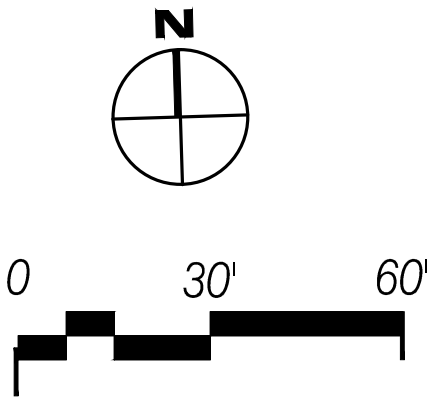
WAREHOUSE BUILDING:	90,611 SF
OFFICE BUILDING:	4,588 SF
GROSS LOT AREA:	182,311 SF

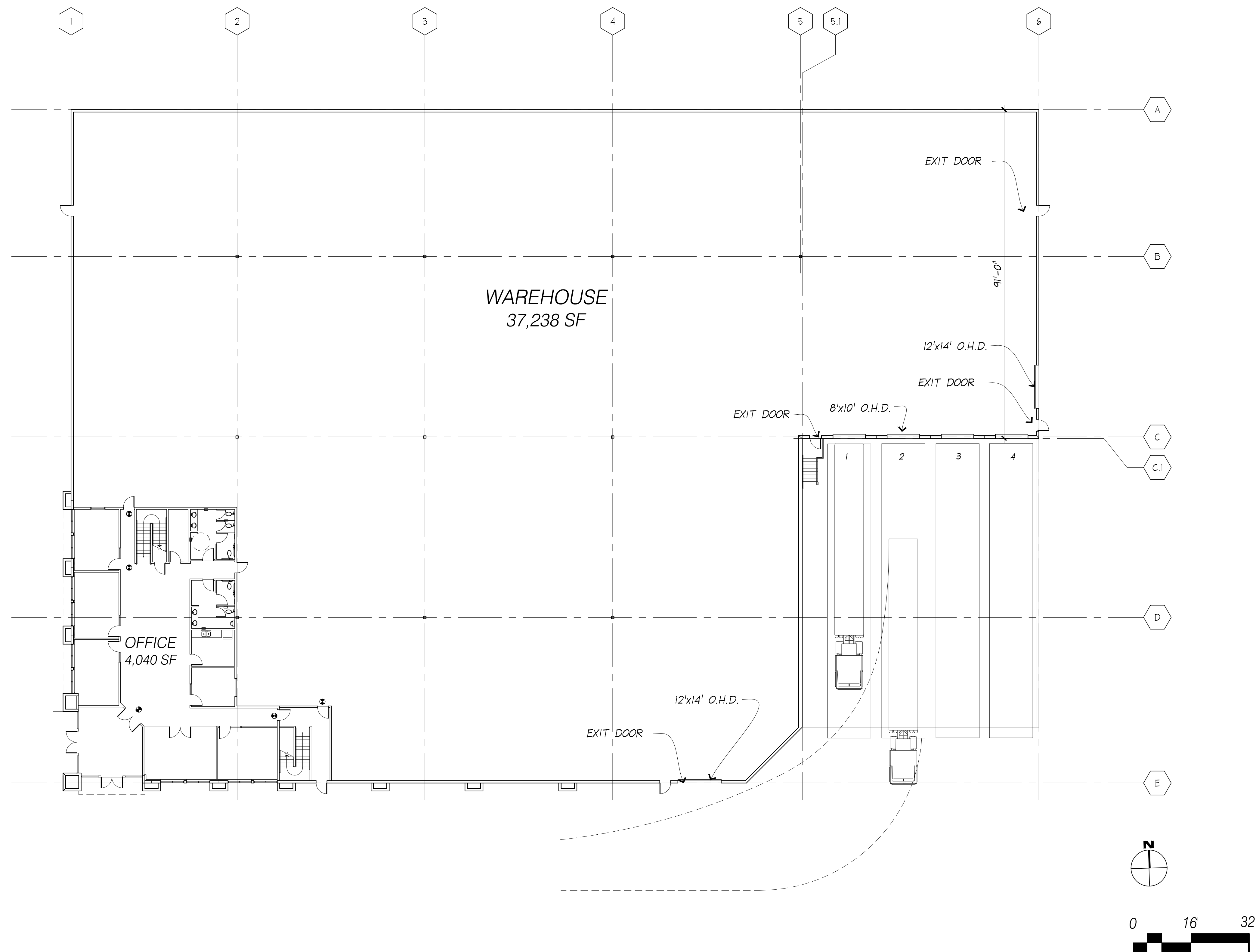
PARKING REQUIRED

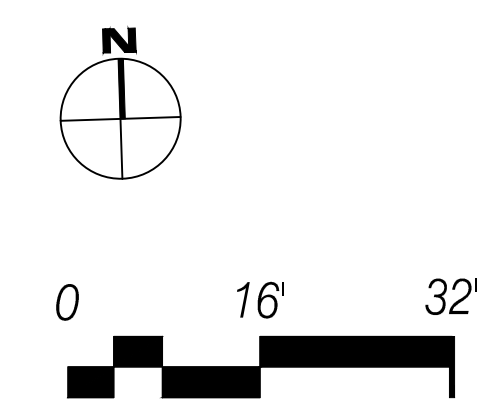
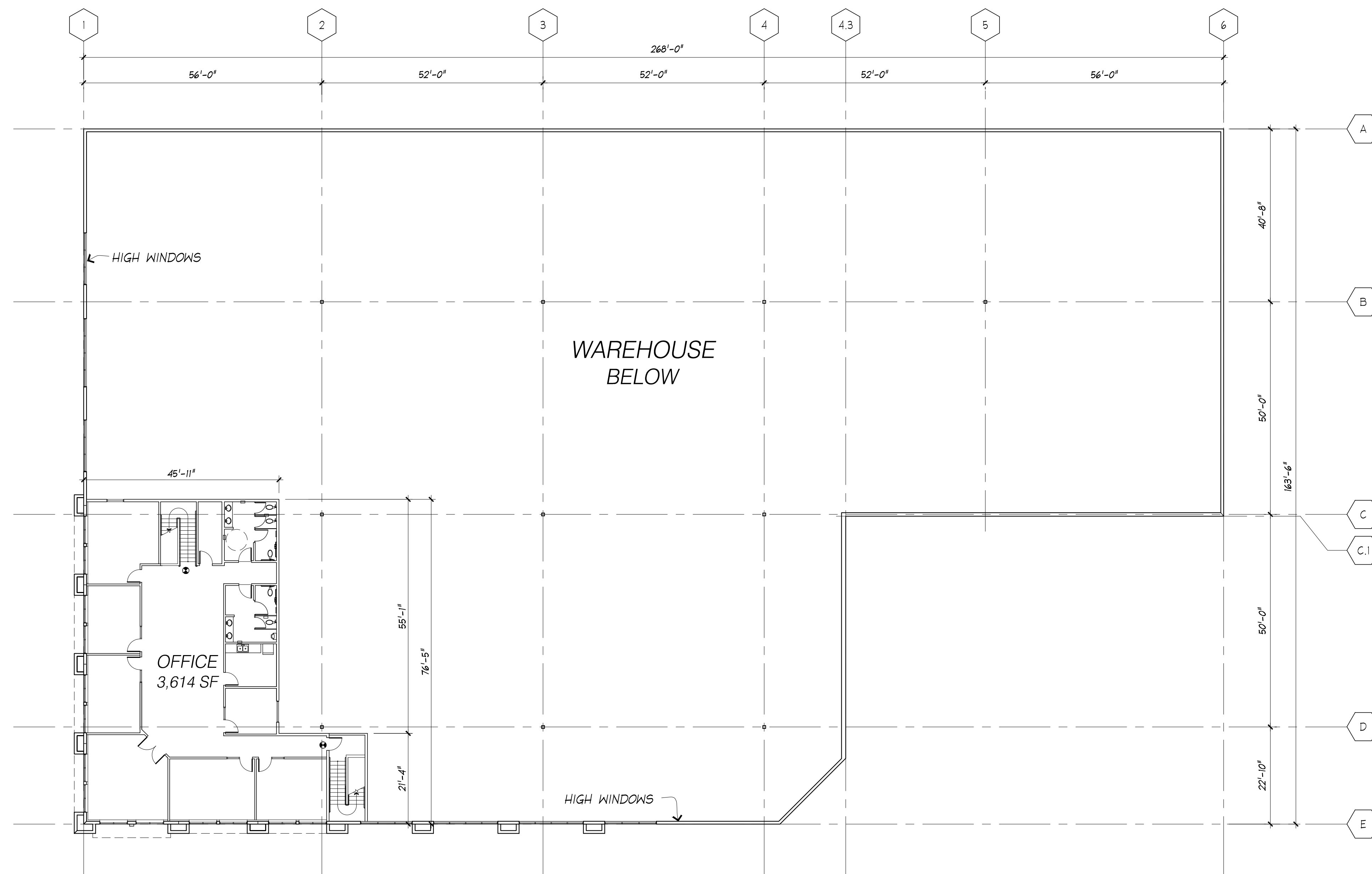
4,588 SF OFFICE @ 1/250:	18 STALLS
90,611 SF WAREHOUSE @ 1/1000:	91 STALLS
	TOTAL: 109 STALLS

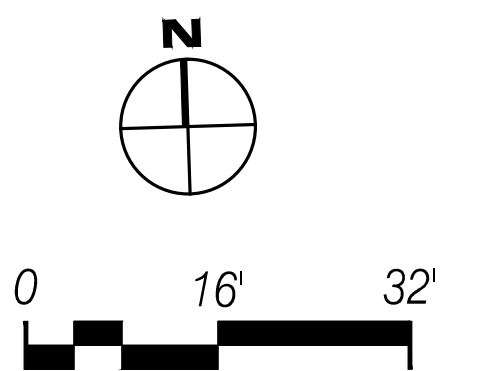
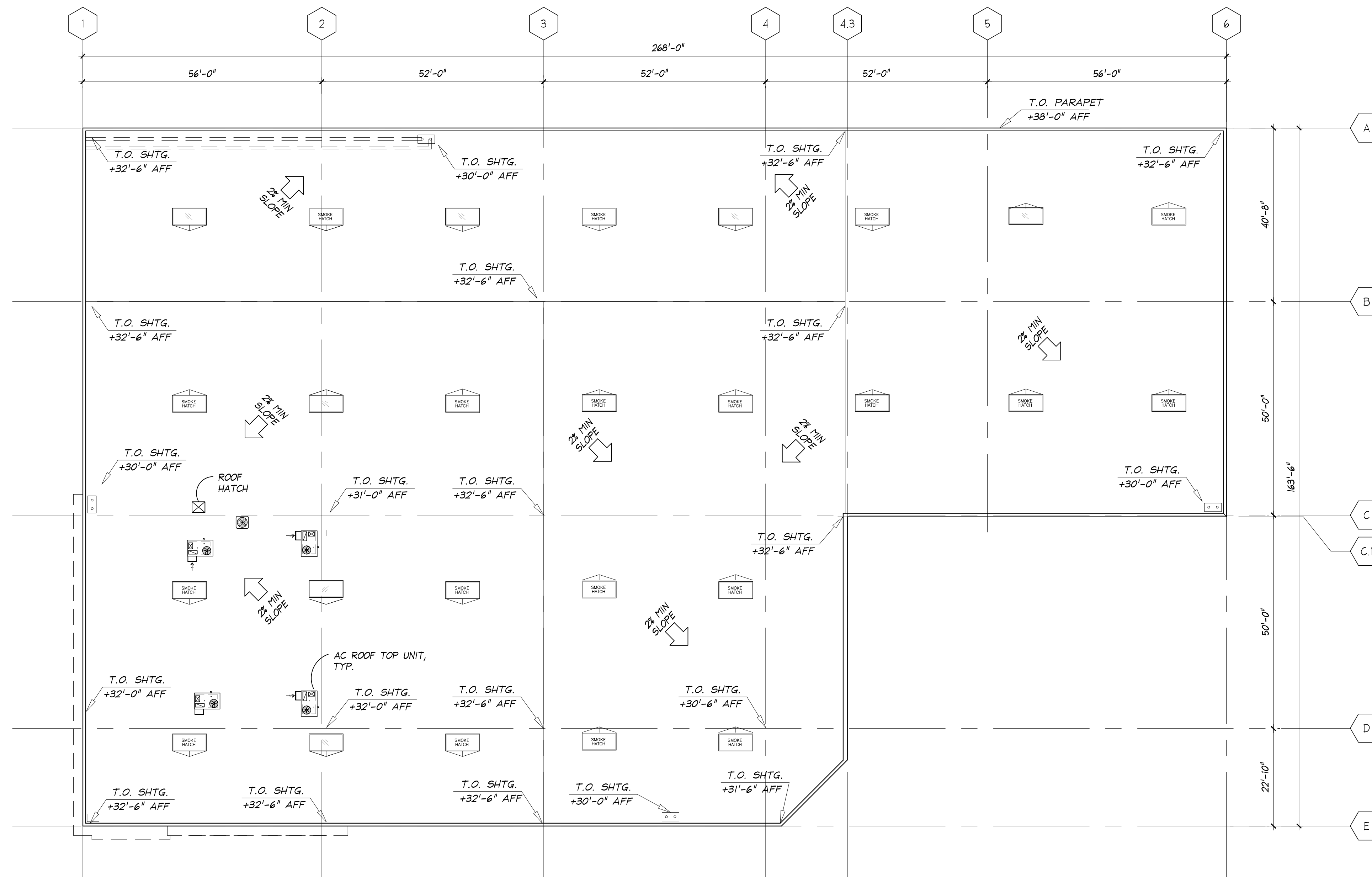
PARKING PROVIDED

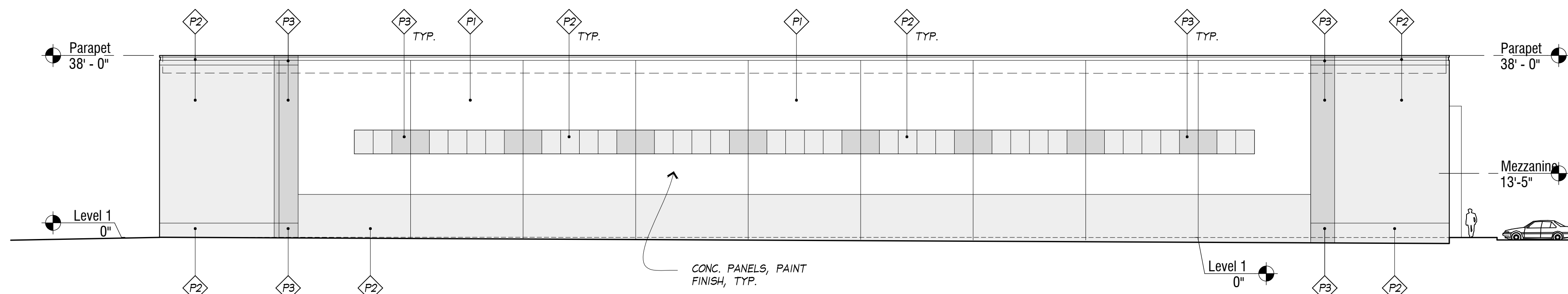
VEHICLE PARKING:	109 STALLS
	TOTAL: 109 STALLS



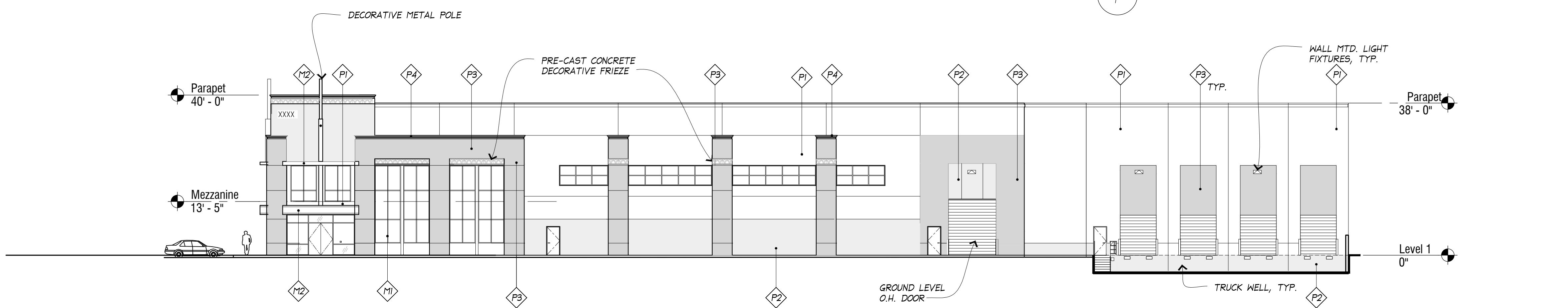




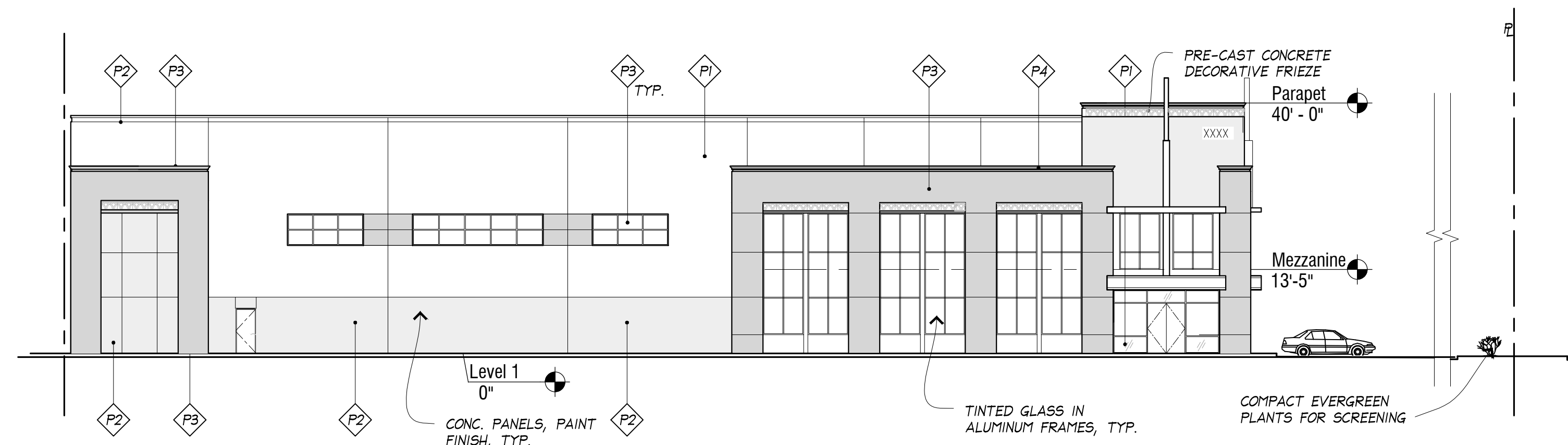




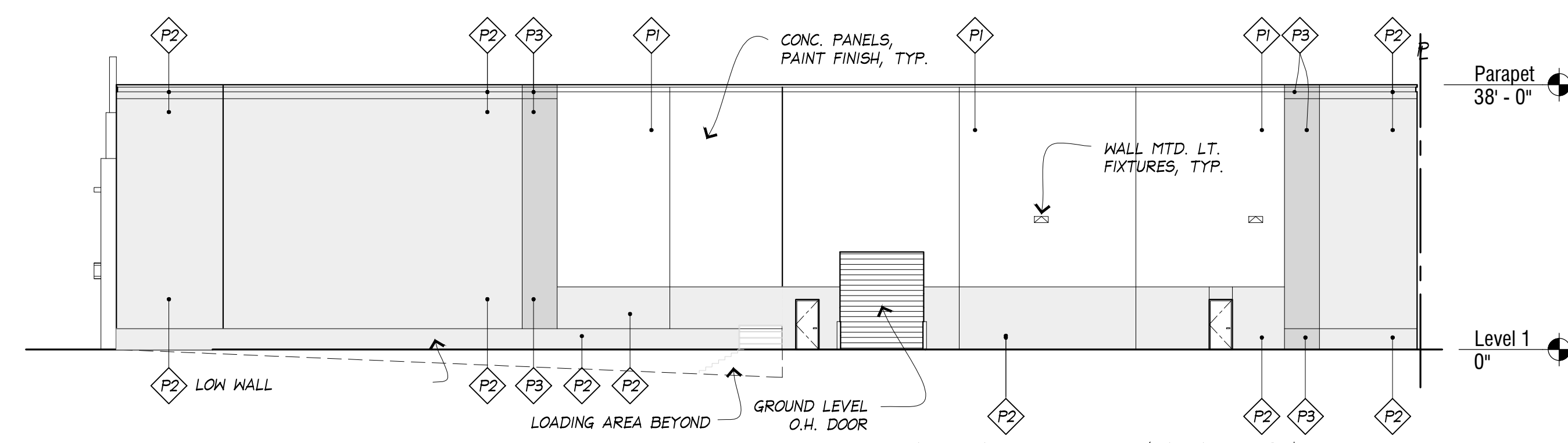
1 NORTH ELEVATION



2 SOUTH ELEVATION



3 WEST ELEVATION



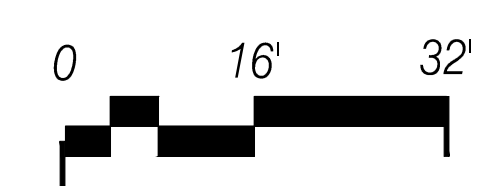
4 EAST ELEVATION

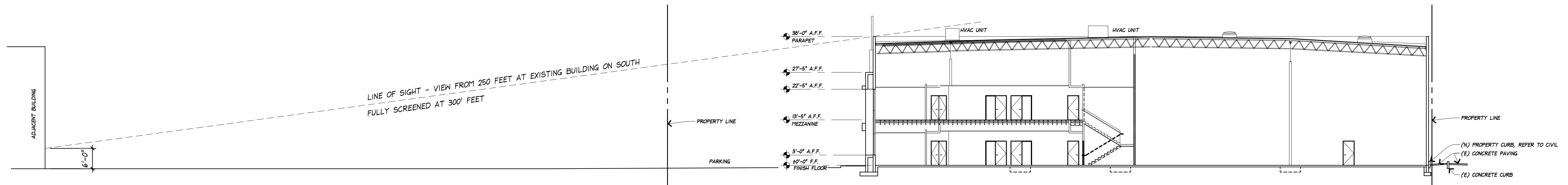
COLOR SCHEME LEGEND

- P1 PAINT 1: PANTONE, 413-A
- P2 PAINT 2: PANTONE 415-A
- P3 PAINT 3: PANTONE 408-A
- P4 PAINT 1: PANTONE, 406-A

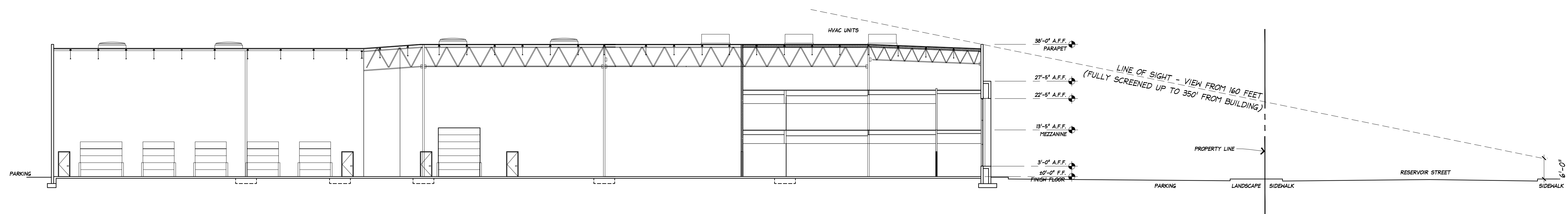
MATERIAL FINISH LEGEND

- G1 GLASS 1: SOLAR
- G2 GLASS 2: SPANDREL
- M1 METAL 1: CHAMPAGNE METALLIC
- M2 METAL 2: SMOKE, MODERN MASTERS ME243

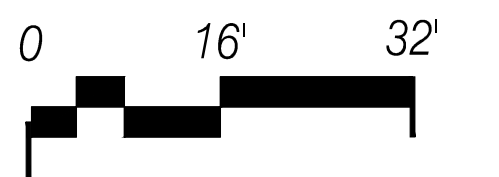


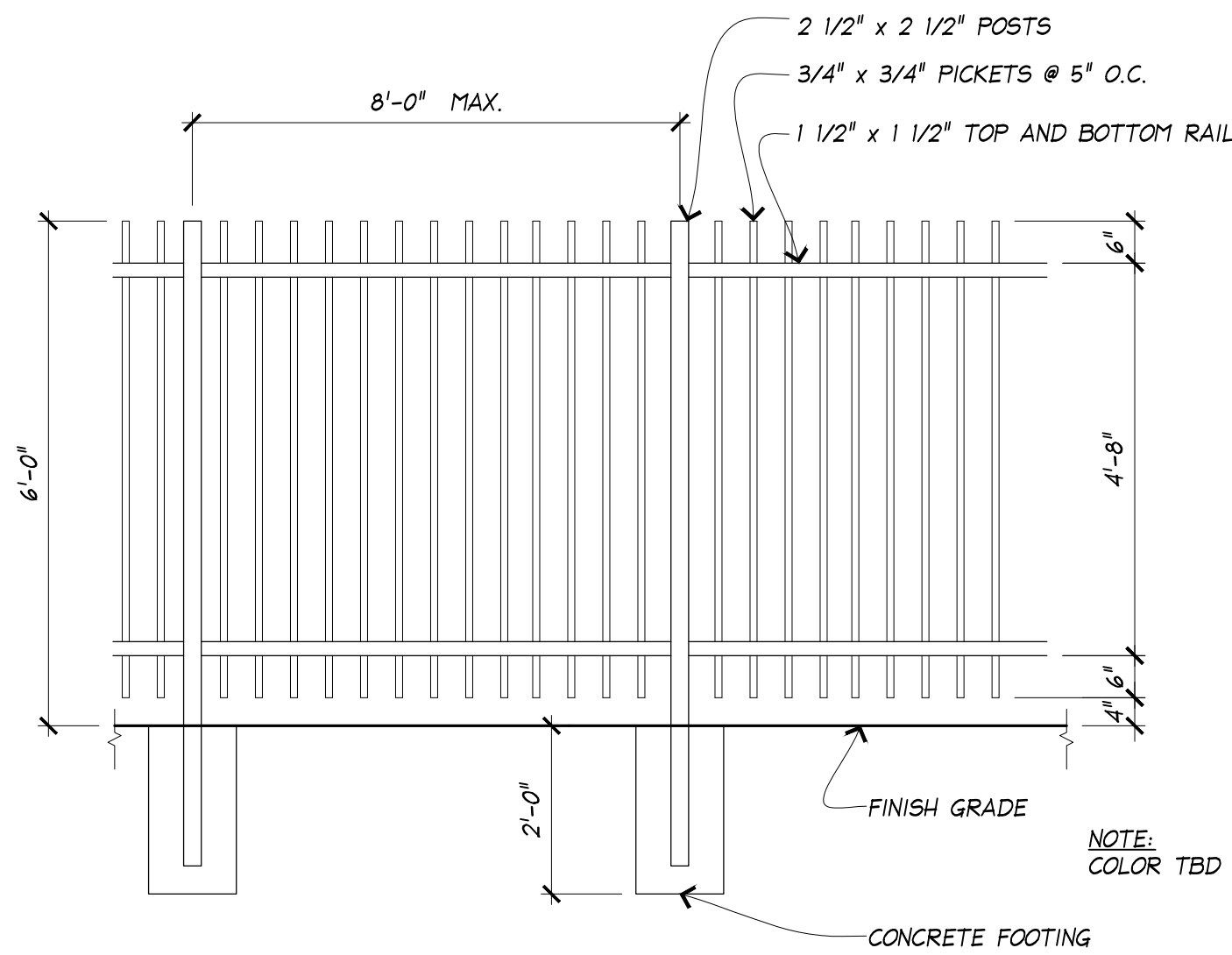


1 TRANSVERSE SECTION

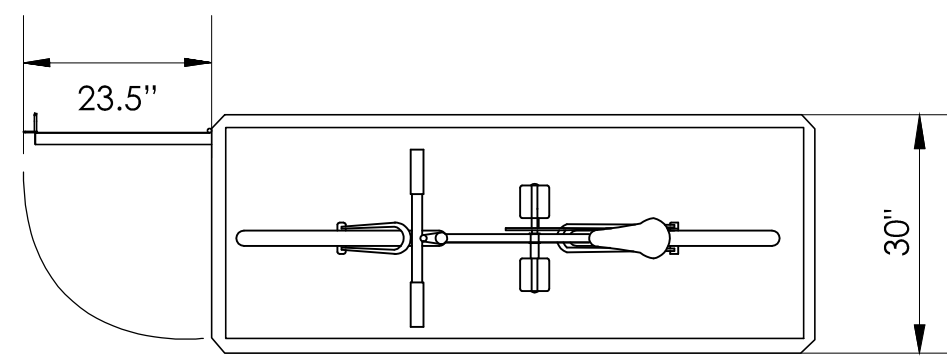
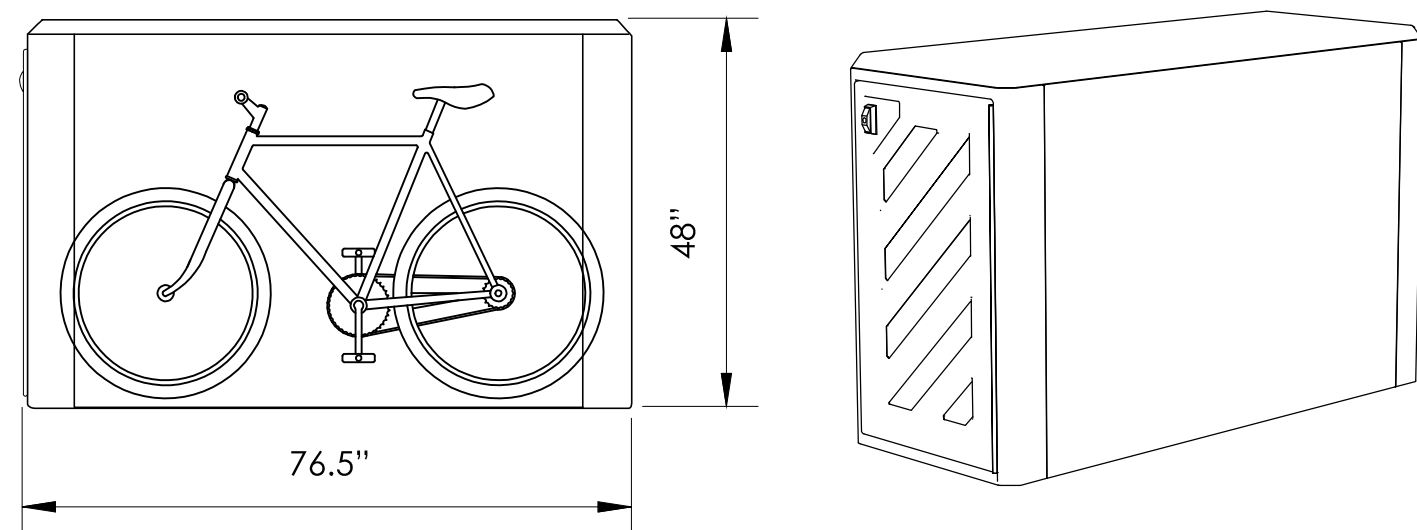


2 LONGITUDINAL SECTION





6 DECORATIVE FENCE - TYP. ELEVATION
SHEET A1.2 1/2"=1'-0"

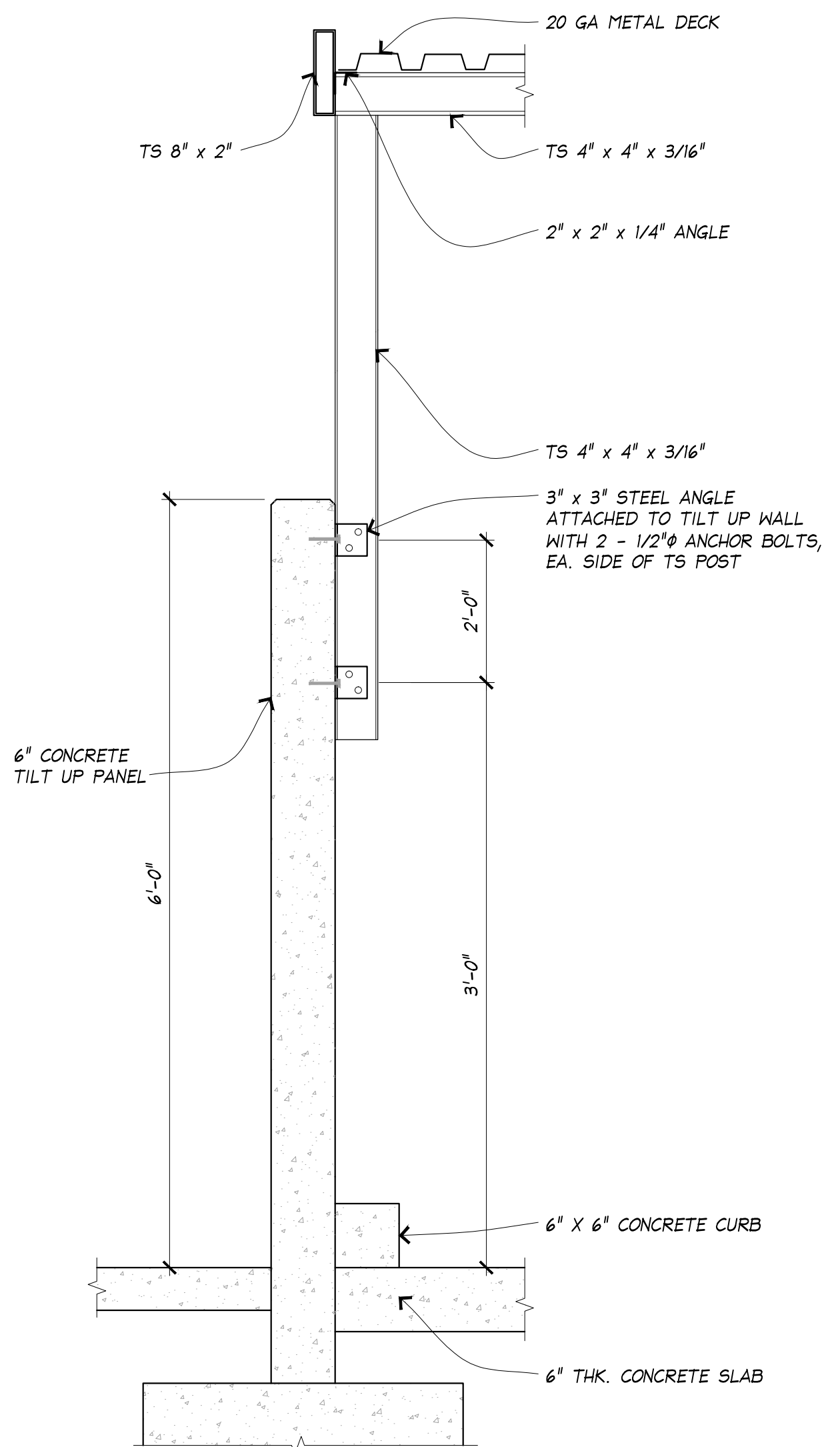


COMPOSITE BICYCLE VAULT BIKE LOCKER - CBVL

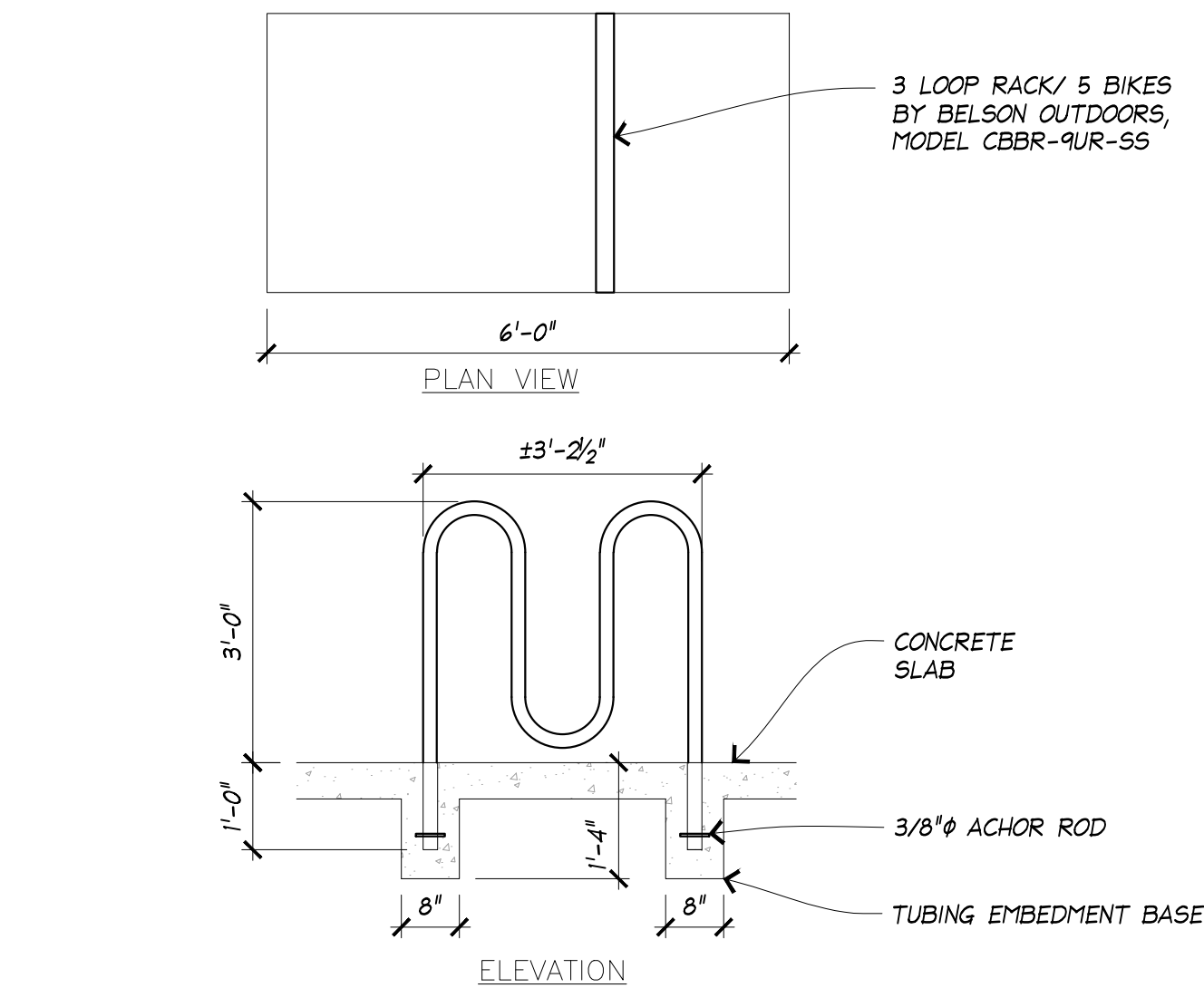
1 BICYCLE SECURED - CLASS 1 LONG TERM BIKE PARKING
FIRE RETARDANT COMPOSITE DOORS AND PANELS
STEEL REINFORCED DOOR PANELS
FULLY ASSEMBLED - ANCHORED
UV AND GRAFFITI RESISTANT
LATCHING MEMBERS ARE ALUMINIUM, ZINC, STAINLESS STEEL
HIGH SECURITY INTERNAL LOCKING BAR



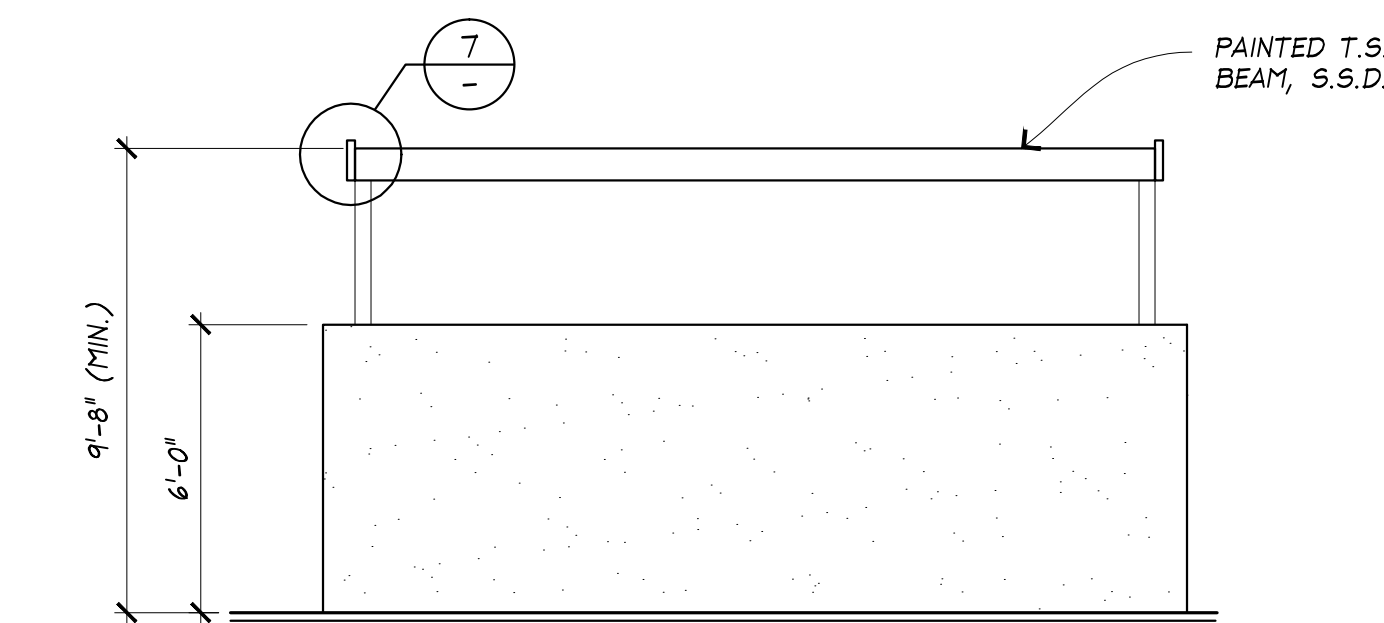
5 BICYCLE STORAGE (LONG TERM)
1/2"=1'-0"



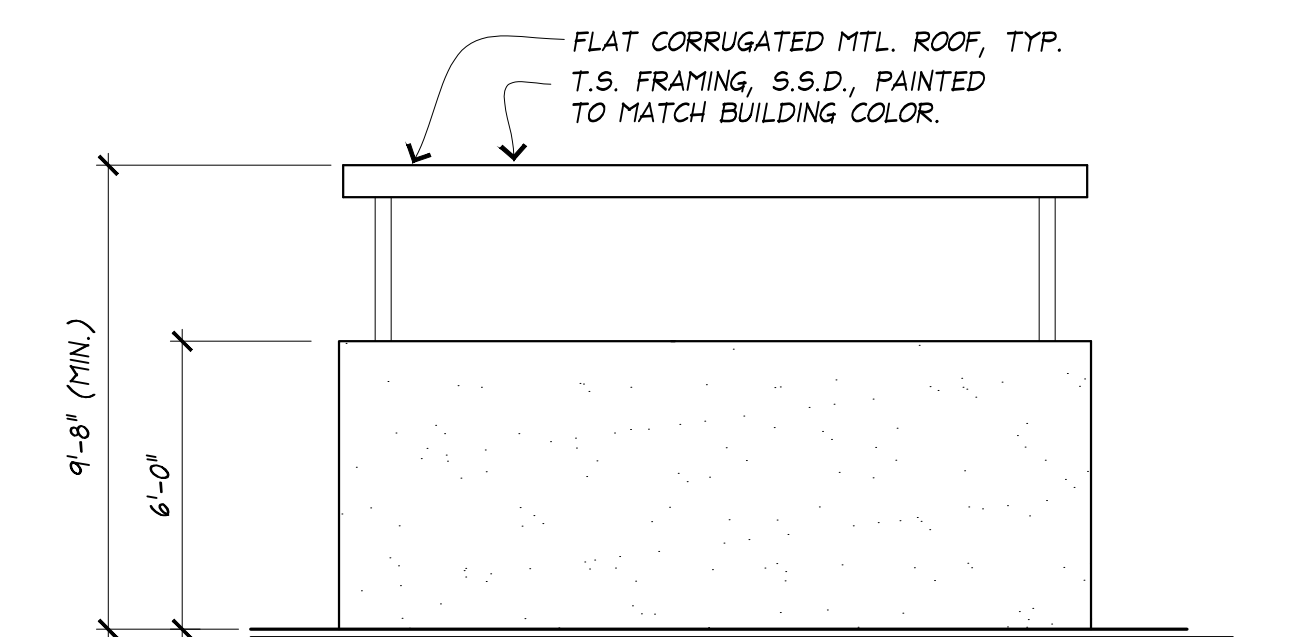
2 TRASH ENCL. ROOF SUPPORT
1"=1'-0"



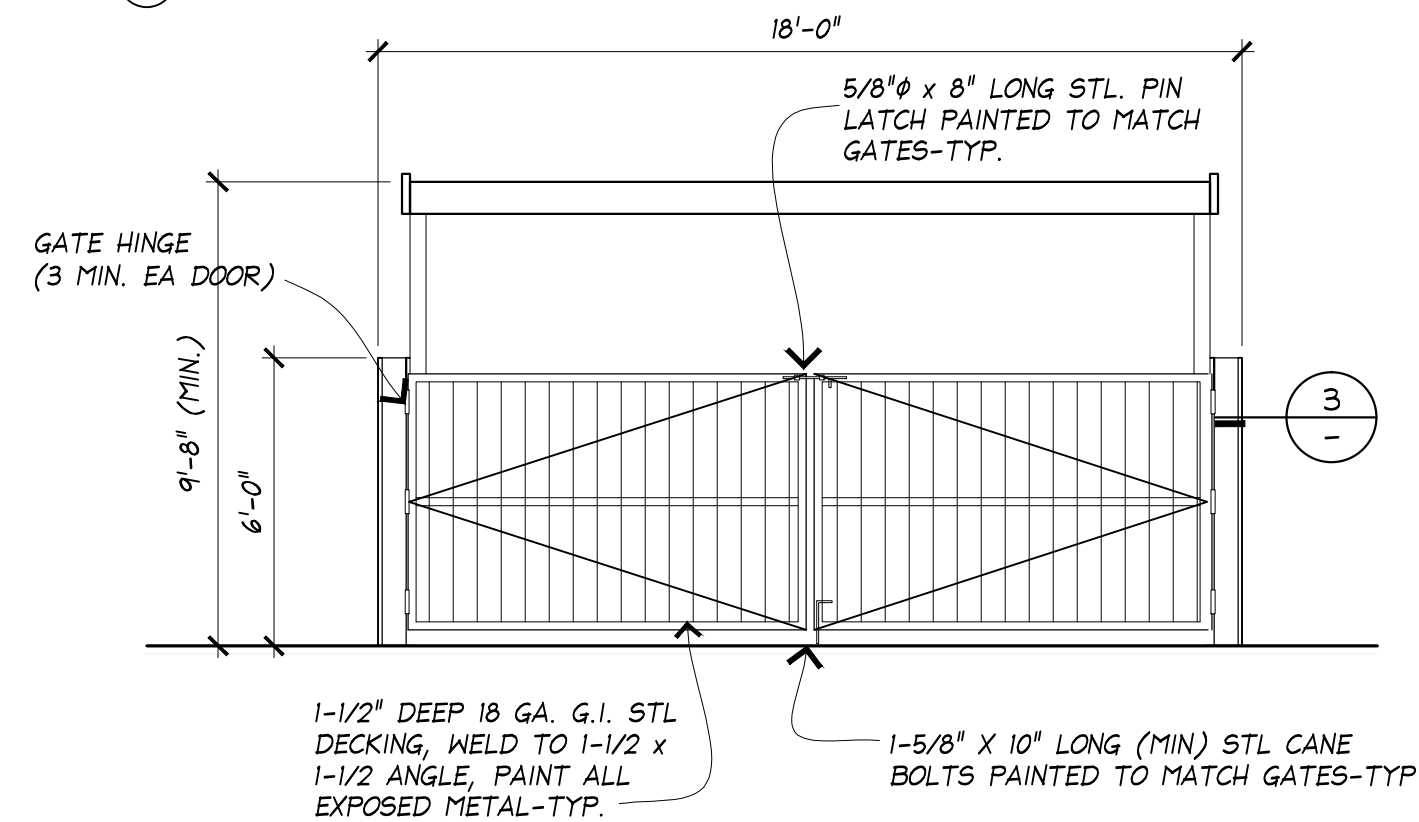
4 3 LOOP WAVE BIKE RACK
1/2"=1'-0"



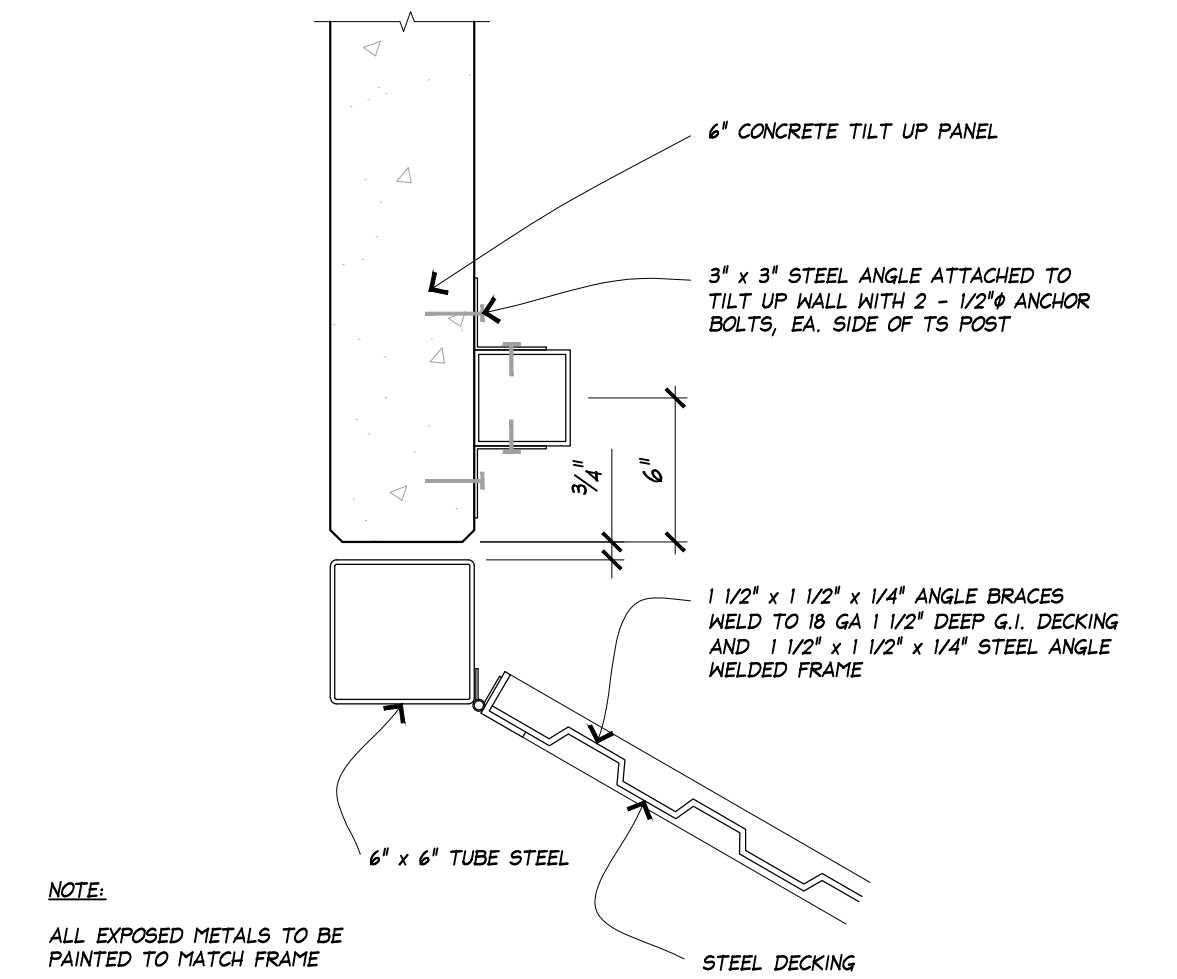
C ELEVATION - REAR



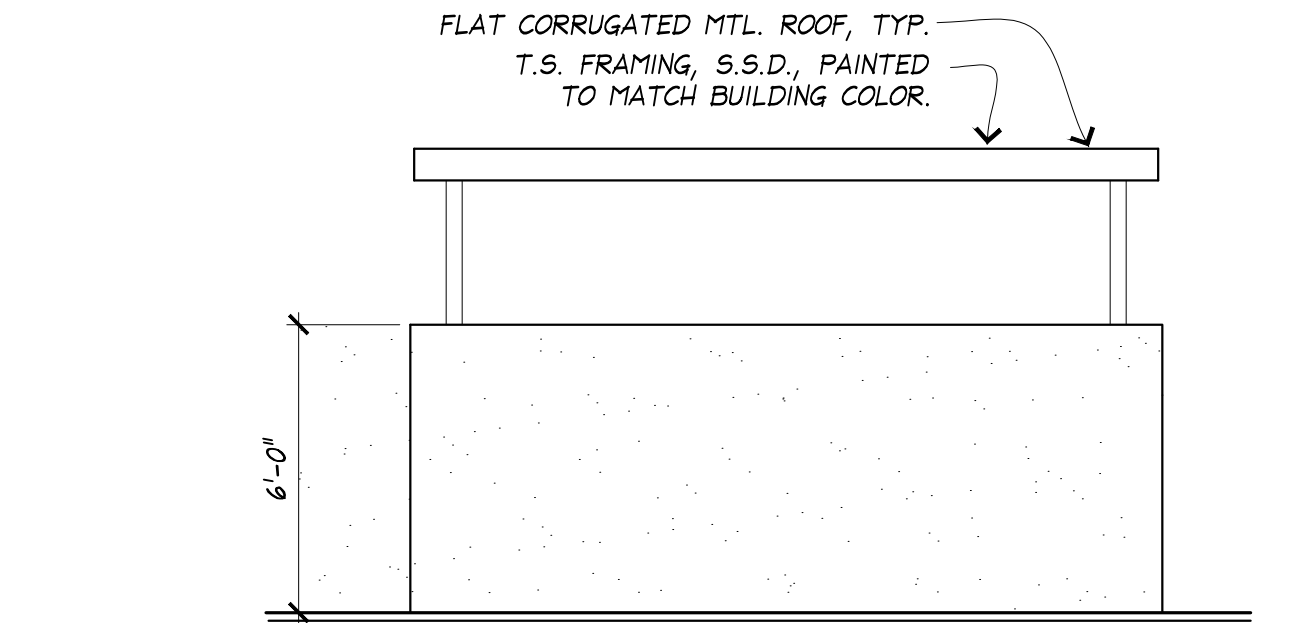
B ELEVATION - SIDE



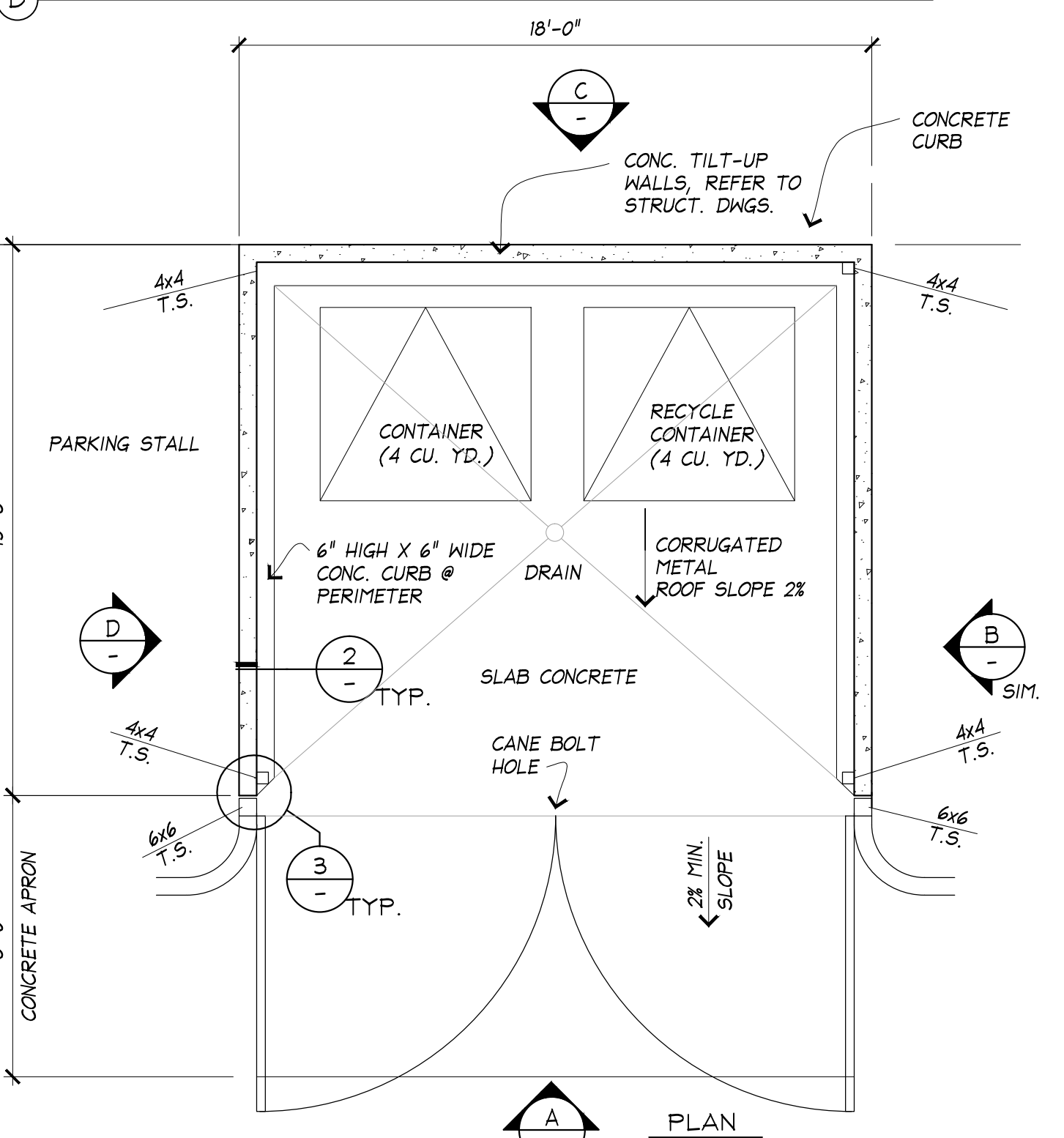
A ELEVATION - FRONT



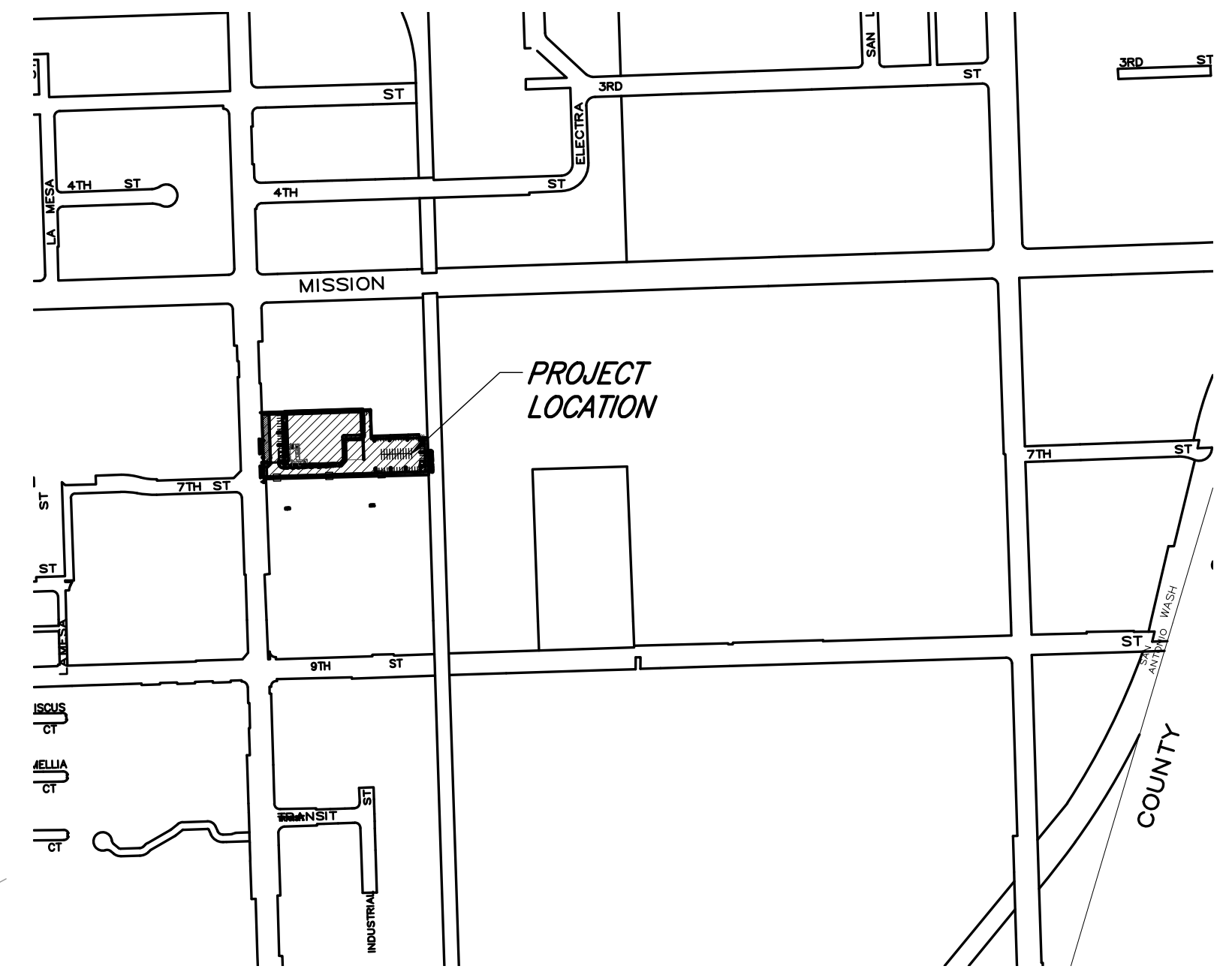
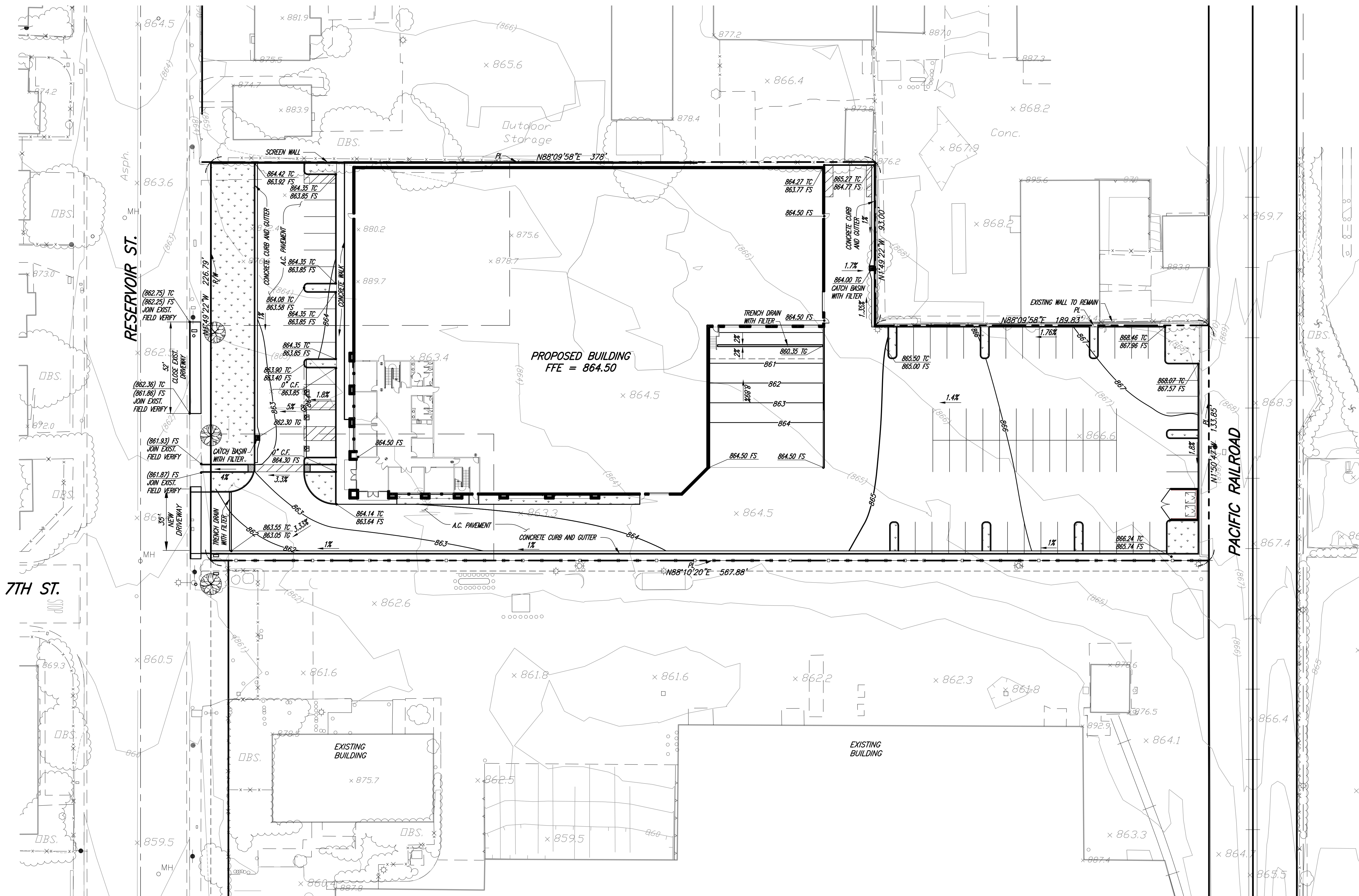
3 TRASH ENCL. GATE SUPPORT
1 1/2"=1'-0"



D ELEVATION - SIDE



1 TRASH ENCLOSURE PLAN & ELEVATIONS
1/4" = 1'-0"



VICINITY MAP
SCALE: 1" = 500'



ENGINEER:
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310 W. EVERGREEN AVENUE
MONROVIA, CA 91016
ATT: MS. BARBARA L. HALL, P.E. PH. (626) 256-3220

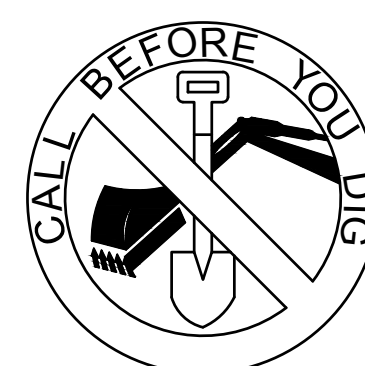
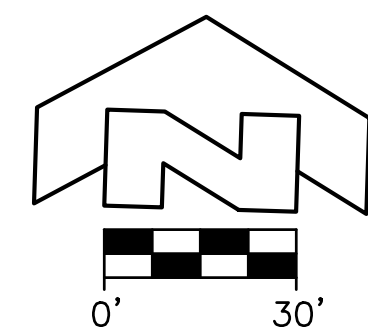
APPLICANT:
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(818) 764-2067

ARCHITECT:
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(818) 764-2067

SITE ADDRESS:
690 N. RESERVOIR ST.
POMONA, CALIFORNIA 91767
APN: 8327-012-006

THOMAS GUIDE PAGE AND GRID:

LEGEND:	
APN	ASSESSORS PARCEL NUMBER
B.M.	BENCH MARK
BOW	BACK OF WALK
CA	CALIFORNIA
CB	CATCH BASIN
C.L.	CENTER LINE
CONC	CONCRETE
ELECT.	ELECTRICAL
E	EAST
EP	EDGE OF PAVEMENT
FD.	FOUND
FF	FINISH FLOOR
FG	FINISH GROUND
FL	FLOW LINE
FS	FINISH SURFACE
GP	GUARD POST
GRD	GROUND
L.S.	LAND SURVEYOR
N.	NORTH
NE	NORTHEAST
PL	PROPERTY LINE
POR.	PORTION
R.W	RIGHT OF WAY
S.	SOUTH
SDMH	STORM DRAIN MANHOLE
SE.	SOUTHEAST
TC	TOP OF CURB
TG	TOP OF GRATE



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