

PROJECT DESCRIPTION

CONVERSION OF AN EXISTING SINGLE STORY 6,000 SF BUILDING FOR USE AS A NETWORK CENTER. THE PROPOSED WORK INCLUDES THE REMOVAL OF EXISTING INTERIOR WALLS, TRIM AND SPACES CORRESPONDING TO THE CURRENT DESIGN, WITH NEW ARCHITECTURE, INTERIOR FINISHES, MECHANICAL, ELECTRICAL AND PLUMBING. THE PROPOSED WORK IS DEDICATED TO EACH UNIT, NEW OPENINGS TO INTRODUCE NATURAL LIGHT, PARTIAL LANDSCAPING.

PROPERTY DESCRIPTION

APN: 058612216
 APN: 058612217
 APN: 058612218
 APN: 058612219
 APN: 058612220
 APN: 058612223

UTILITIES

ELECTRICITY: SOUTHERN CALIFORNIA Edison
 GAS: SOUTHERN CALIFORNIA Edison
 SANITATION: SOUTHERN CALIFORNIA Edison
 SOLID WASTE: HARBEST DISPOSAL & RECYCLING

SITE PLAN LEGEND

- EXISTING WALLS TO REMAIN
- PROPOSED WALL
- SETBACKS
- PRIMARY CIRCULATION PATH
- SECONDARY CIRCULATION PATH
- EXISTING LANDSCAPING
- PROPOSED LANDSCAPING
- OVERHANG COVERED AREA
- EXISTING EXTERIOR LIGHT FIXTURE
- NOT IN SCOPE

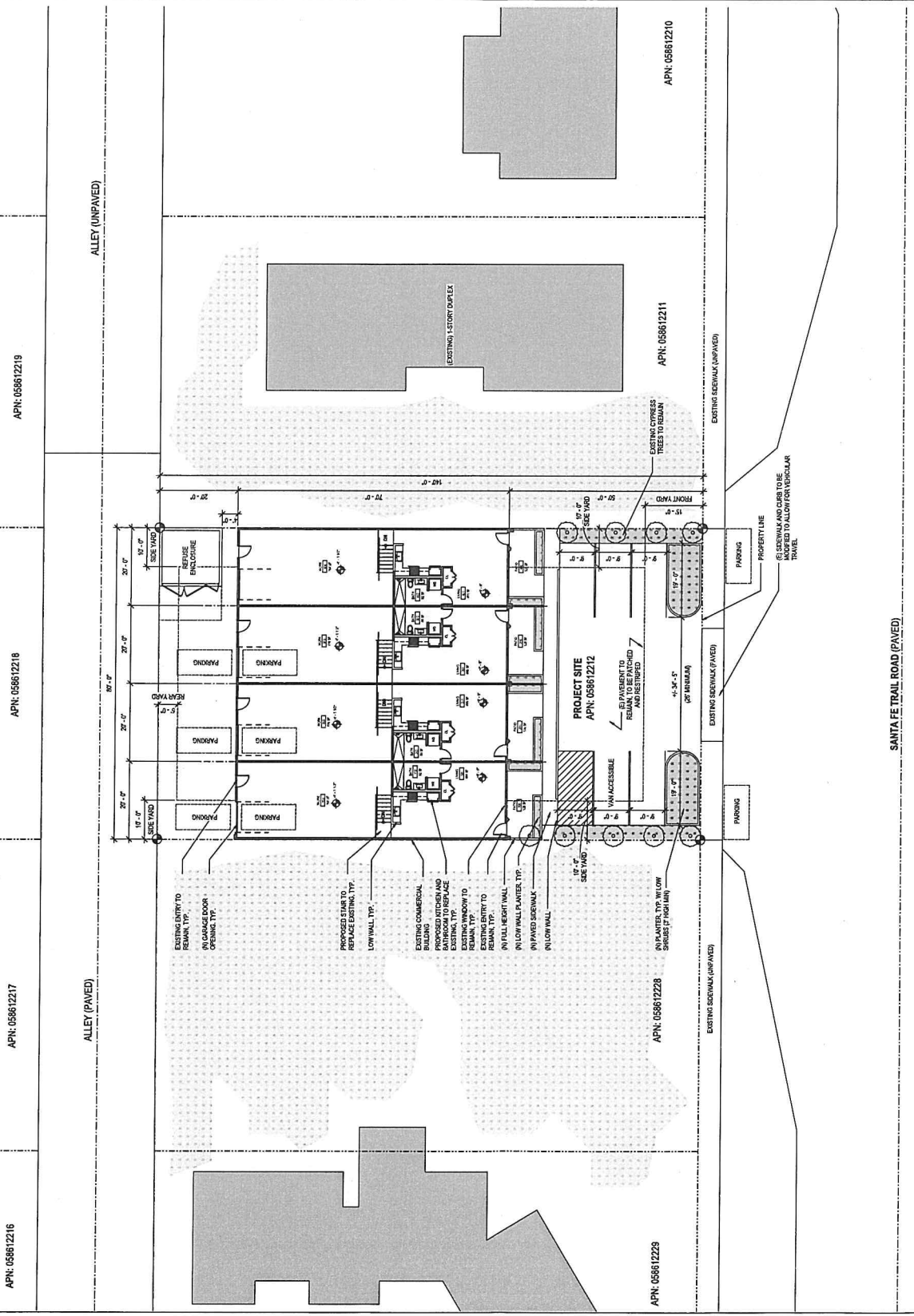
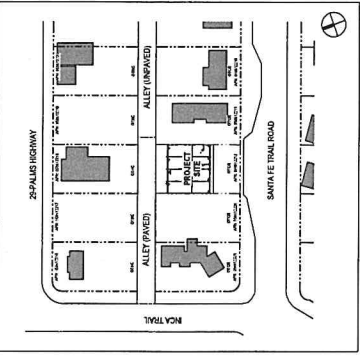
PARKING SPACE ANALYSIS

LAND USE REQ.	REQUIRED	PROVIDED
2 PER EACH 1,000 SF OF USE WORK PER UNIT	1 UNITS 2 + 4 SPACES	11 OFF STREET
TOTAL SPACES	8 SPACES	13 SPACES

FLOOR AREA RATIO (FAR) ANALYSIS

LAND USE ZONING	MAX FAR ALLOWED	TOTAL FAR
OLD TOWN COMMERCIAL JETAL	4.1	5.00 SF (1,200 SF + 5 EXISTING)

VICINITY PLAN



EXISTING FIRST FLOOR PLAN



PROPOSED SITE PLAN

Project Photos

South (Front) Facade:



West (Typical Side) Facade :



North (Rear) Facade (photo compilation):

