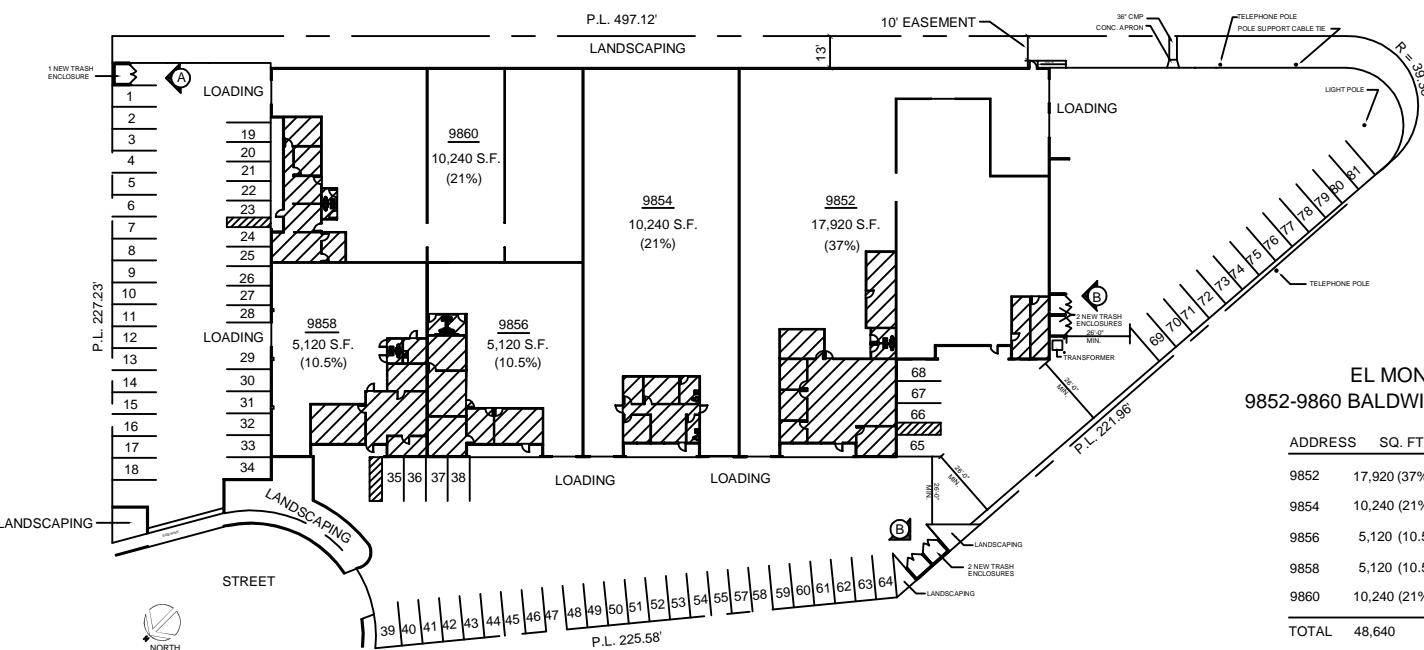


| | |
|--------------|--------------------|
| OFFICE | 8,092 S.F. |
| WAREHOUSE | 40,548 S.F. |
| TOTAL | 48,640 S.F. |

LAND AREA: 102,256
BUILDING AREA: 48,640
BUILDING COVERAGE: 47.5%

LANDSCAPING AREA REQ'D
(15% OF 53,616 S.F.) 8,042 S.F.
LANDSCAPING AREA PROVIDED: 8,102 S.F.
PARKING SPACES PROVIDED: 81



EL MONTE BUSINESS PARK
9852-9860 BALDWIN PLACE OFFICE / WAREHOUSE:

| ADDRESS | SQ. FT. | OFFICE S.F. | WAREHOUSE S.F. |
|--------------|---------------|----------------------|-----------------------|
| 9852 | 17,920 (37%) | 2,909 (16.2%) | 15,008 (83.8%) |
| 9854 | 10,240 (21%) | 878 (8.5%) | 9,363 (91.5%) |
| 9856 | 5,120 (10.5%) | 1,586 (30.9%) | 3,534 (69.1%) |
| 9858 | 5,120 (10.5%) | 1,520 (29.6%) | 3,600 (70.4%) |
| 9860 | 10,240 (21%) | 1,196 (11.6%) | 9,043 (88.4%) |
| TOTAL | 48,640 | 8,092 (16.6%) | 40,548 (83.4%) |

9858 BALDWIN PLACE
EL MONTE, CALIFORNIA

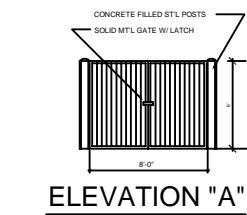
SITE PLAN

project #:
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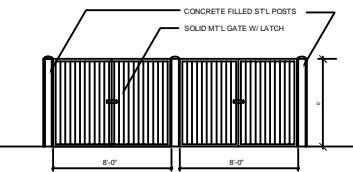
S-1

issues & revisions
PLANNING DEPT.
REV. 4-20-07
PLANNING DEPT.
REV. 4-20-07
PLANNING DEPT.
REV. 4-30-07
PLANNING DEPT.
REV. 5-9-07
PLANNING DEPT.
REV. 5-24-07

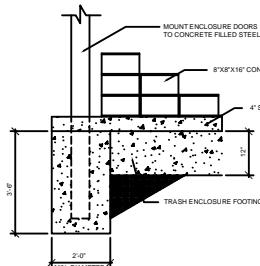
Architectural Design Services
Master Space Planning and Design
13 Riviera
Trabuco Canyon, California 92679
Tel: 949-888-1036 Fax: 949-888-7116



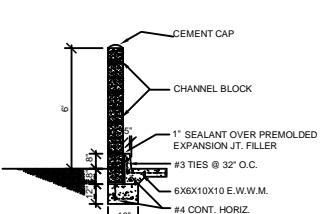
ELEVATION "A"



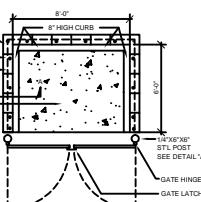
ELEVATION "B"



DETAIL A



SECTION A-A



PLAN VIEW

TRASH ENCLOSURE NOTES:

- LOCATION OF TRASH ENCLOSURES SHALL CONFORM TO THE REGULATIONS OF THE CITY OF EL MONTE
- SURFACE OF SLAB SHALL SLOPE 1/8' PER FOOT (1%) TOWARD ENCLOSURE OPENING.
- ALL CELLS IN MASONRY SHALL BE SOIL-GROUTED.
- FRONT PLASTER SHALL BE CONSTRUCTED WITH 1/2" THICK MASONRY PLASTER.
- 14" X 16" X 8" STL POST, CONCRETE FILLED W/2" CLEARANCE BETWEEN POST AND WALL. 6" X 6" X 10" E.W.W.M. POST, CONCRETE FILLED. 4" O.C. TIES. GATE HGT. TO BE 6'-0".
- GATE SHALL BE SOLID METAL WITH 2" X 2" X 1/4" STEEL ANGLE IRON FRAME AND DOOR CHANNEL FRAME WITH METAL HINGE CONT. WELDED TO GATE AND POST.
- GATE LATCH TO BE 3/4" METAL PLATE WITH SLIDE MECHANISM. GATE LATCH TO BE 3/4" METAL PLATE.
- DIMENSIONS SHOWN ARE FOR EA. SINGLE BIN ENCLOSURE WHICH ALL HAVE THE SAME IDENTICAL WALL SECTION. OVERALL DIMENSIONS MUST BE APPROVED BY THE CITY ENGINEER.

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