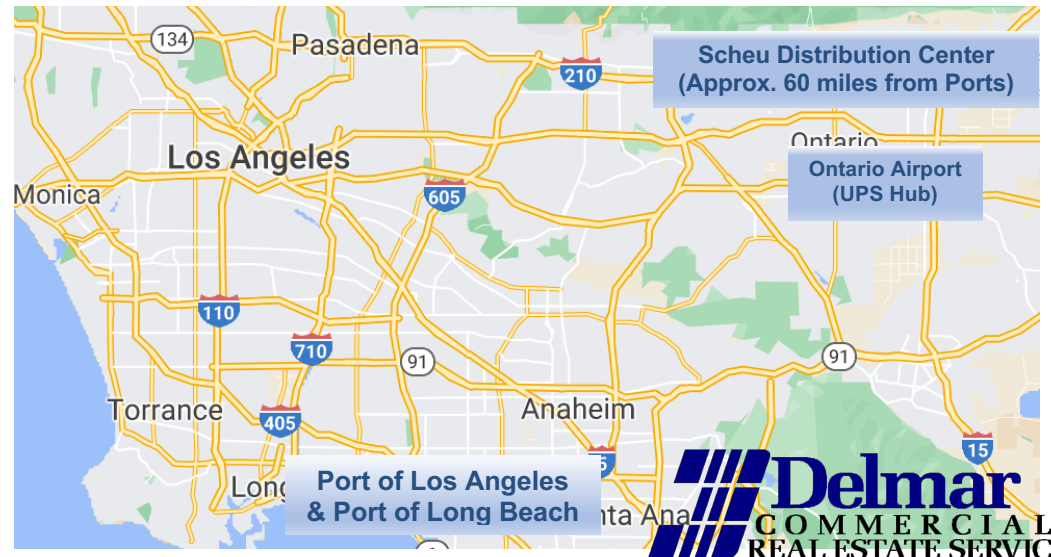




**9859 7th Street  
Rancho Cucamonga, CA 91730**

## Project Features

- 26' Clear Height
- Fire Sprinkler System
- 1,308 SF Office Area
- 200 – 400 AMPS 277/480 Volt Electrical Service
- 3 Dock High Loading Doors (9'W x 10'H)
- Ground Level Loading Door (12'W x 14'H)
- 26' Inside Clearance
- LED Warehouse Lighting with Motion Sensors
- Exclusive Truck Loading/Staging Area
- Additional Trailer Parking Stalls
- Easy Freeway Access via I-10, I-15, SR-210



**Dave McErlean**  
(909) 660-3548

DaveM@delmar1.com  
DRE#01920898

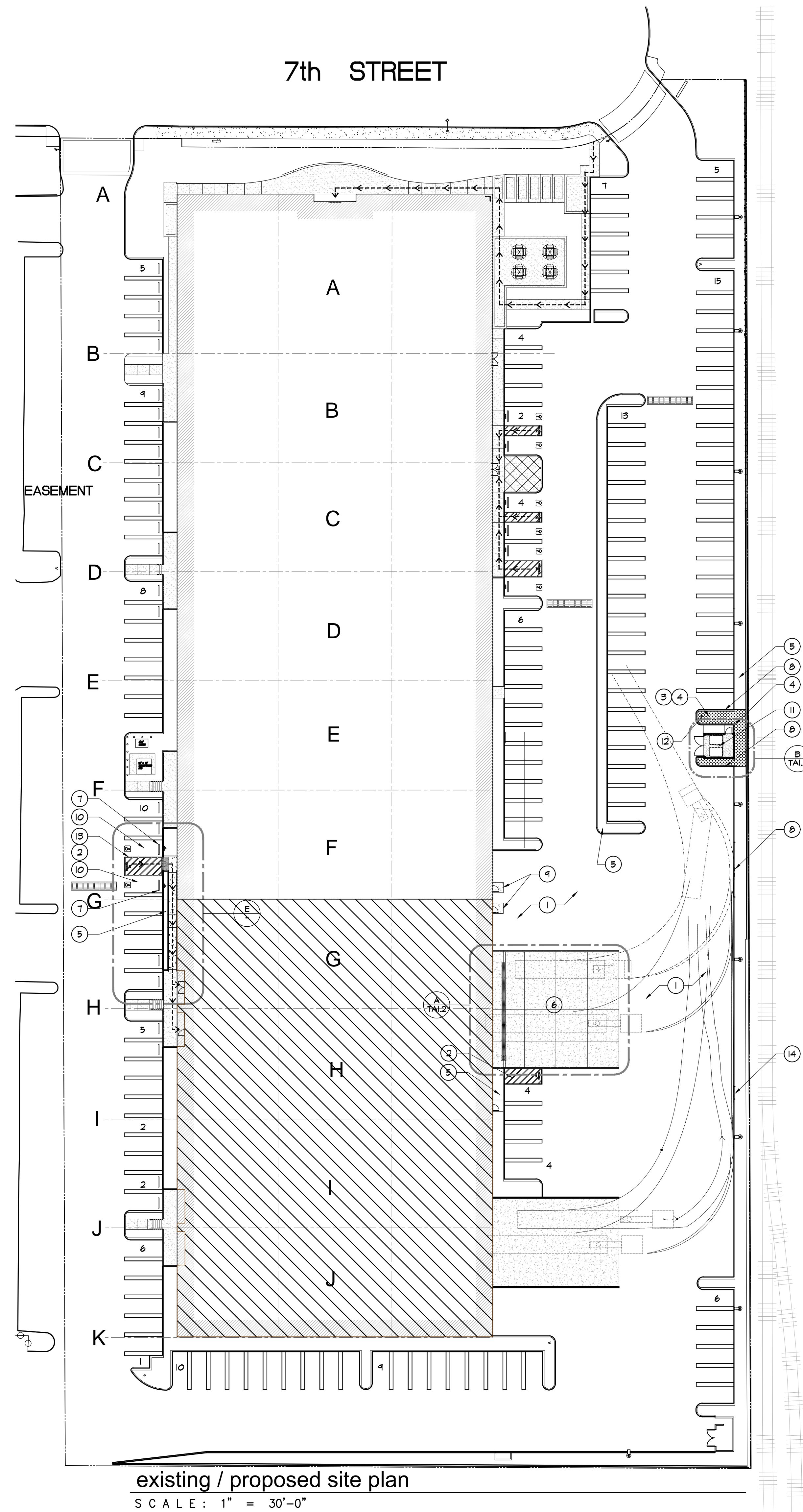
**Mark McErlean**  
(909) 945-4595

MarkM@delmar1.com  
DRE#00797726

**Don Barmakian**  
(909) 945-4599

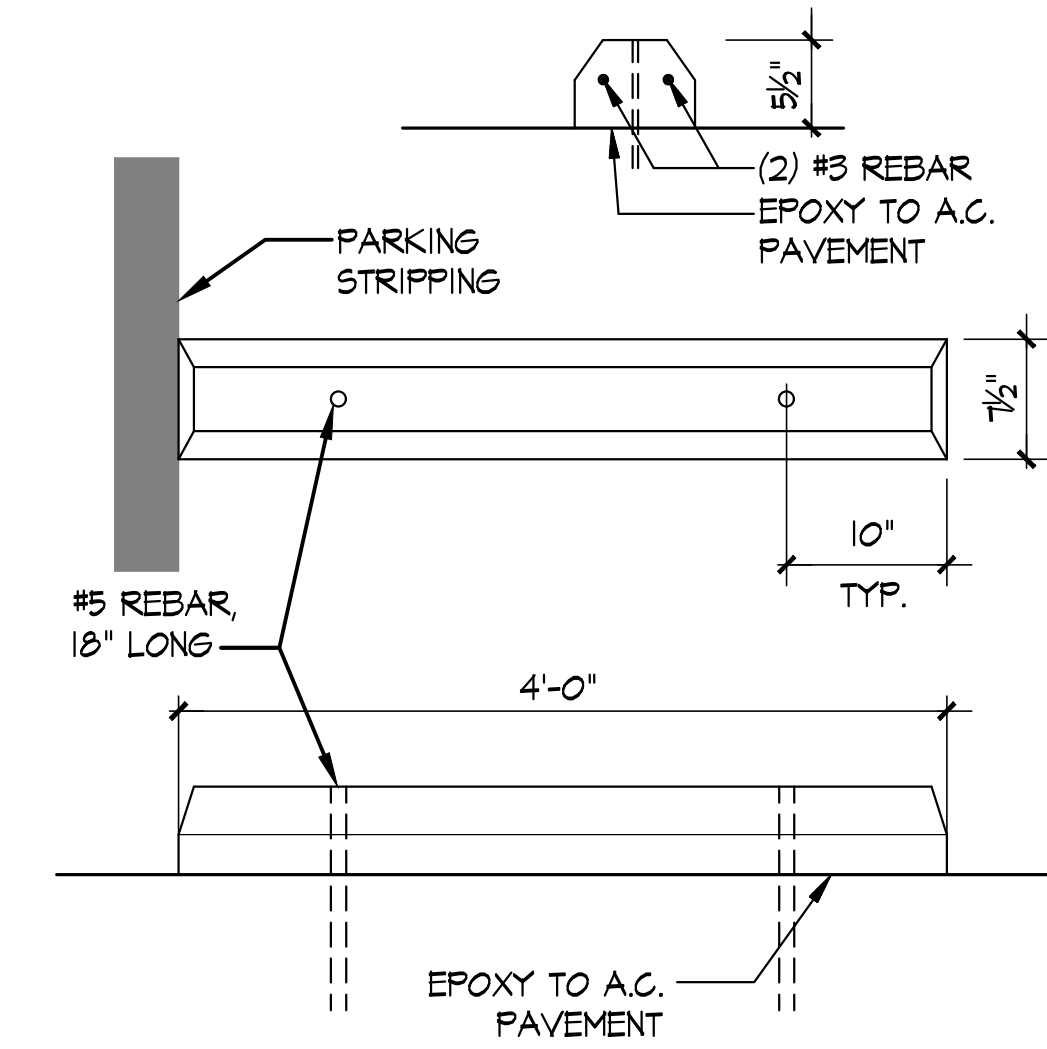
DonB@delmar1.com  
DRE#00669168

Tabulations										Total	
<b>Site Area</b>											
Gross	214,751 sf	4.93 acres								214,751	
<b>Building Area</b>											
bldg unit	A	B	C	D	E	F	G	H	I	J	
Total	11,250	7,802	7,802	7,802	7,802	7,802	7,802	7,802	7,802	7,802	81,464
										+ 128 Sq.Ft. Pro-rata Utility Room Share	
<b>Coverage based on gross</b>										0.38	
<b>Parking Required</b> (office @ 1/250, warehouse 1/1,000 @ 1st 20,000 and 1/2,000 above 20,000)											
Standard										86	
Truck										13	
<b>Parking Provided</b>											
Standard										86	
Truck										13	

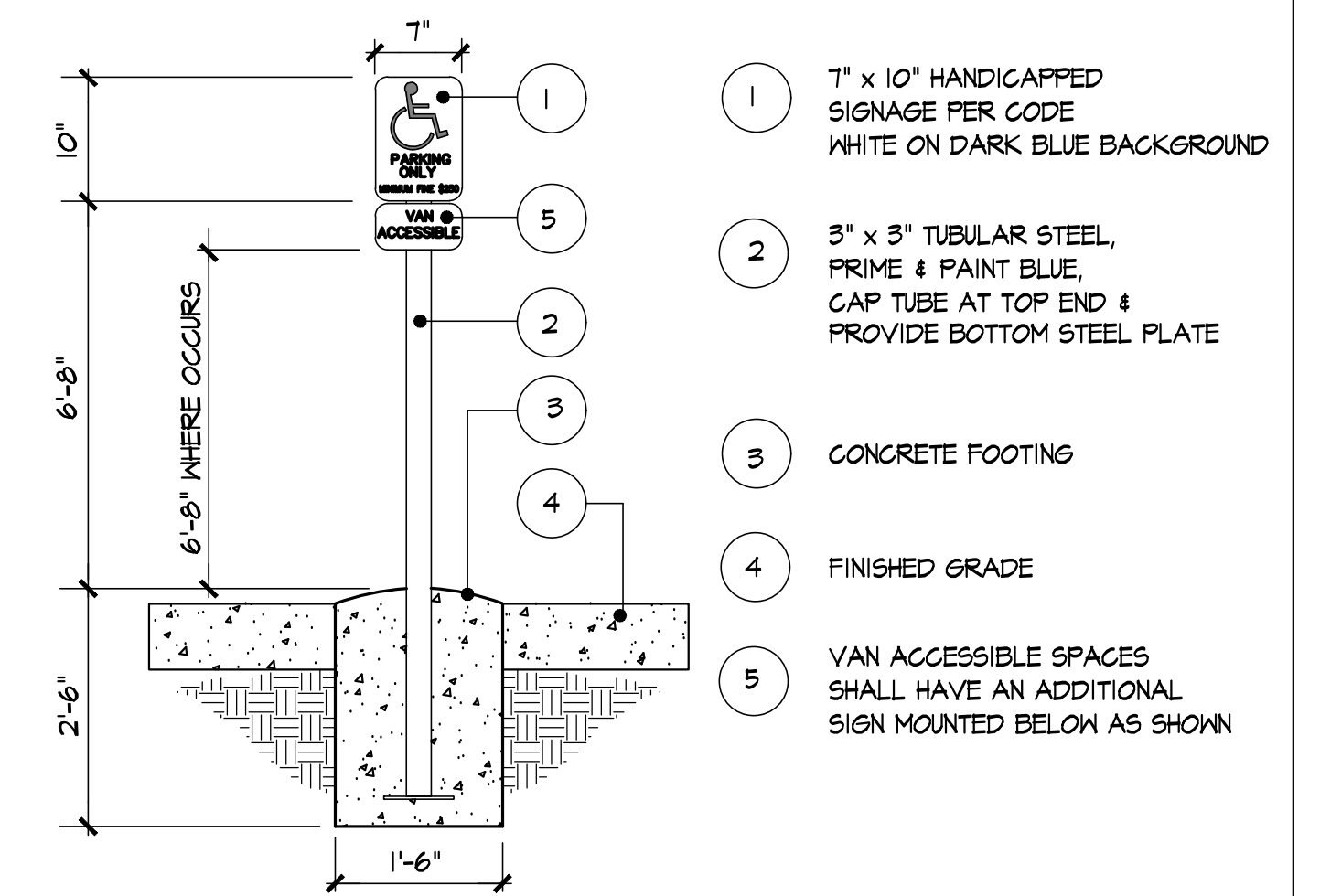


CONSTRUCTION SITE PLAN NOTES

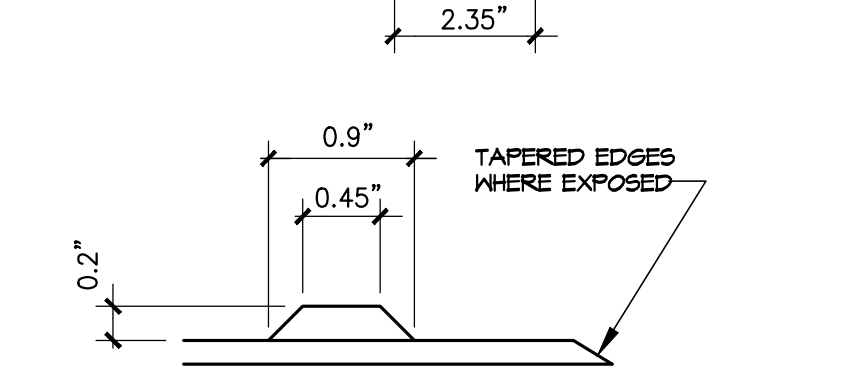
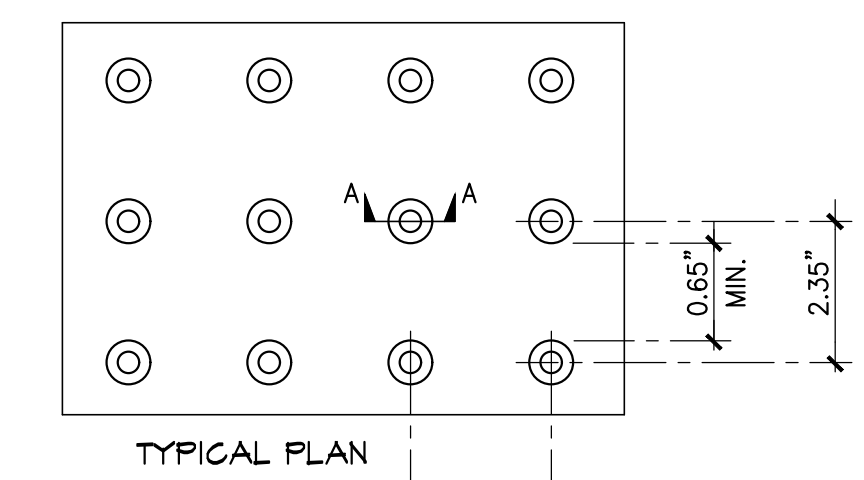
- ACCESSIBLE PATH OF TRAVEL WITH 2% MAXIMUM CROSS SLOPE AND 5% MAXIMUM RUN AT DIRECTION OF TRAVEL
- 1 NEW AC PAVING, PER CIVIL DNG'S.
- 2 NEW PARKING STRIPING TO MATCH EXIST., TYP.
- 3 NEW FINGER PLANTER TO MATCH EXIST., TYP.
- 4 NEW LANDSCAPE
- 5 EXISTING LANDSCAPE
- 6 TRUCK CONC. SLAB TRUCK WELL, PER CIVIL DNG'S.
- 7 NEW CONC. WHEEL STOP
- 8 NEW CONC. CURB, PER CIVIL DNG'S, TYP.
- 9 NEW CONC. SLOPED LANDING AT MAN DOORS, PER CIVIL PLANS
- 10 PROPOSED ACCESSIBLE SPACE AND STRIPING, MAX 2% SLOPE IN ALL DIRECTIONS, PER CIVIL DNG'S.
- 11 PROPOSED TRASH AND RECYCLE ENCLOSURE, PER DETAIL D7A1.2
- 12 RELOCATED FIRE HYDRANT, VERIFY LOCATION WITH CIVIL DNG'S.
- 13 NEW LOADING/UNLOADING AISLE



conc. wheel stop  
SCALE: N.T.S.



accessible parking sign  
SCALE: N.T.S.



truncated dome / ramp  
SCALE: N.T.S.

# SCHEU BUSINESS CENTER

