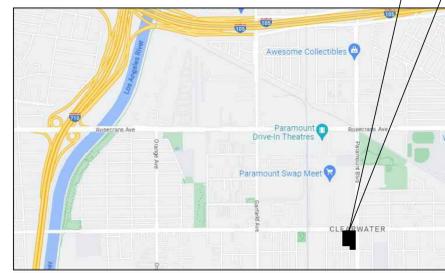


SWC OF SOMERSET BLVD. AND PARAMOUNT
PARAMOUNT, CALIFORNIA



VICINITY MAP
NOT TO SCALE



SITE DATA

ZONING

PROPOSED USE: COMMERCIAL
EXISTING ZONING: PD-PS PLANNED DEVELOPMENT WITH PERFORMANCE STANDARDS

APN(S): 6270-002-023 & 6270-002-024

SITE AREA

SITE AREA: ± 3.32 AC ± 144,747 S.F.
F.A.R. (32,095 SF / 144,747 SF): 0.2
BUILDING COVERAGE: 22.1%

BUILDING DATA

BUILDING AREA
BUILDING-1 AREA: ± 23,104 SF
COVER PATIO: ± 906 SF

BUILDING-1 (Retail): ± 24,010 SF
BUILDING-2: ± 5,378 SF

Tenant-A (fast food / drive thru) = ± 3,200 SF
Tenant-B (Restaurant) = ± 2,048 SF
Electrical Room = ± 130 SF

BUILDING-3: ± 2,707 SF

Tenant-3A (coffee / drive thru) = ± 1,133 SF
Tenant-3A (Cover patio) = ± 261 SF
Tenant-3B (Restaurant) = ± 1,267 SF
Electrical Room = ± 46 SF

TOTAL BUILDING AREA: ± 32,095 SF

PARKING REQUIRED

BUILDING-1 (23,104 S.F. @ 1 / 300 S.F.): 77.0 STALLS
BUILDING-2: 41.0 STALLS
(Tenant-A 58 seats inside 22 outdoor = 80 @ 1/3=27)
(Tenant-B 42 seats inside 0 outdoor = 42 @ 1/3=14)

BUILDING-3: 16.9 STALLS
(Tenant-3A 0 seats inside 8 outdoor = 8 @ 1/3= 2.6)
(Tenant-3B 31 seats inside 12 outdoor = 43 @ 1/3=14.3)

TOTAL PARKING REQUIRED: 134.9 STALLS

PARKING PROVIDED

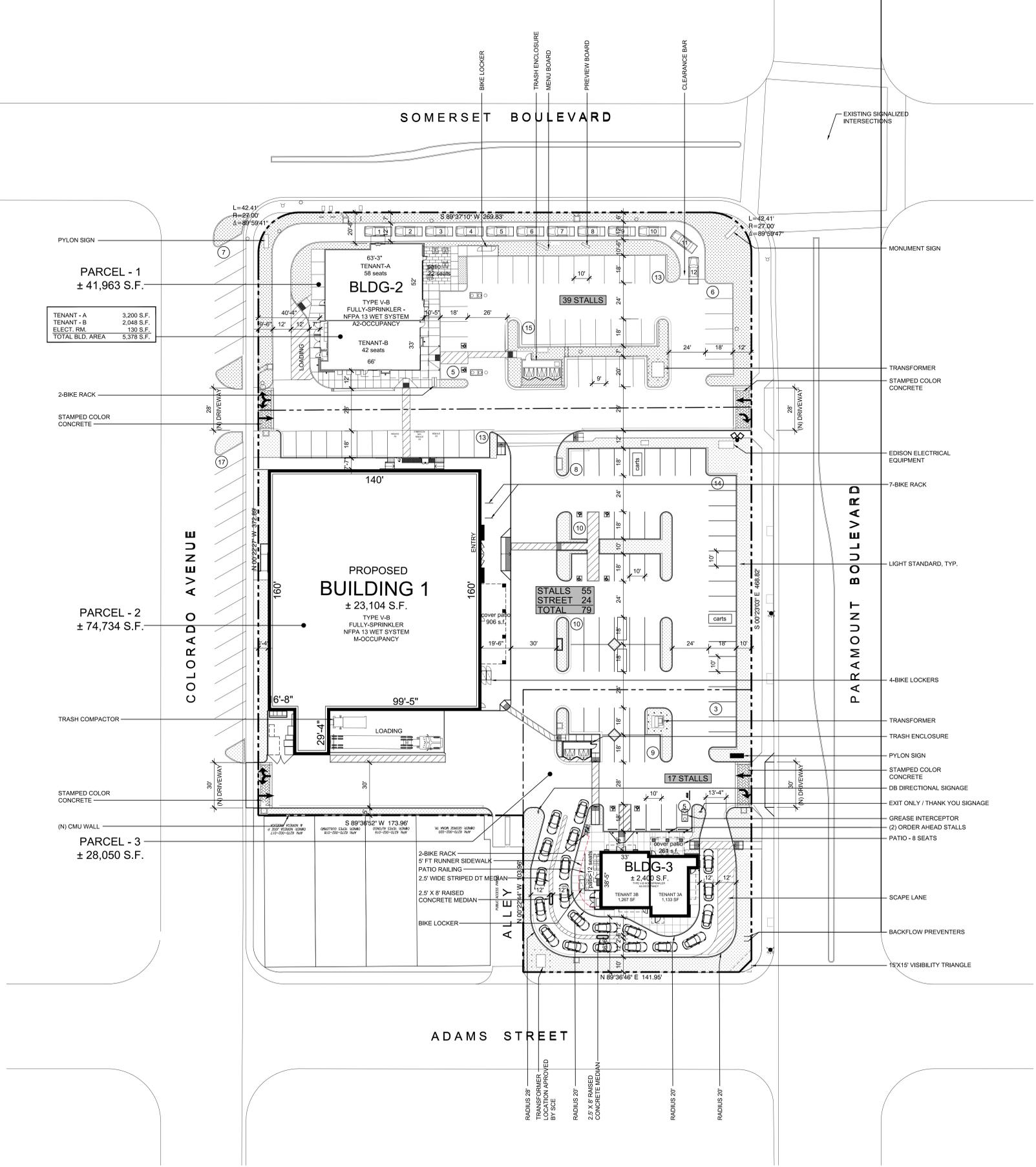
STANDARD: 100 STALLS
ACCESSIBLE ADA: 8 STALLS
ELECTRIC ACCESSIBLE: 2 STALLS
ELECTRIC VEHICLES: 1 STALLS
STREET PARKING: 24 STALLS

PARKING PROVIDED: 135 STALLS
PARKING RATIO PROVIDED: 4.3 per 1,000 S.F.

Parking ration is based on building area of 30,752 S.F. it does not include the patio or canopy areas.

EV STALL REQUIREMENTS PER TABLE 5.106.5.3.6
134 X .20 X 6.6 = 176.88 kVA REQUIRED

CHARGERS	LEVEL 2	DCFC	PROVIDED
REQUIRED	1 x 6.6 kVA = 6.6	2 x 180 kVA = 360	366.6 kVA
PROVIDED	1	2	3
		TOTAL	3



PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

GRAPHIC SCALE
0 15 30 60 90
1 inch = 30 feet

PRELIMINARY SUBJECT TO CHANGE

AVANT REAL ESTATE
4490 Ayers Avenue.
Vernon, California 90058
T: 562.977.8565

Paramount Gateway
S.W.C. of Somerset Blvd. & Paramount Blvd.
Paramount, California 90723

PROPOSED SITE PLAN
23013TMA | 11.06.2025
SP-06

