

DIVERSIFIED DEVELOPMENT GROUP

FRESNO, CA

EAST AVENUE

(559)-225-6363

HIGHWAY 99

CHESTNUT AVENUE

NORTH AVENUE

WILLOW AVENUE

CENTRAL AVENUE

DDG-553

DDG-515

DDG-300

DDG-161 M

SUBJECT
PROPERTY

MINNEWAWA AVENUE





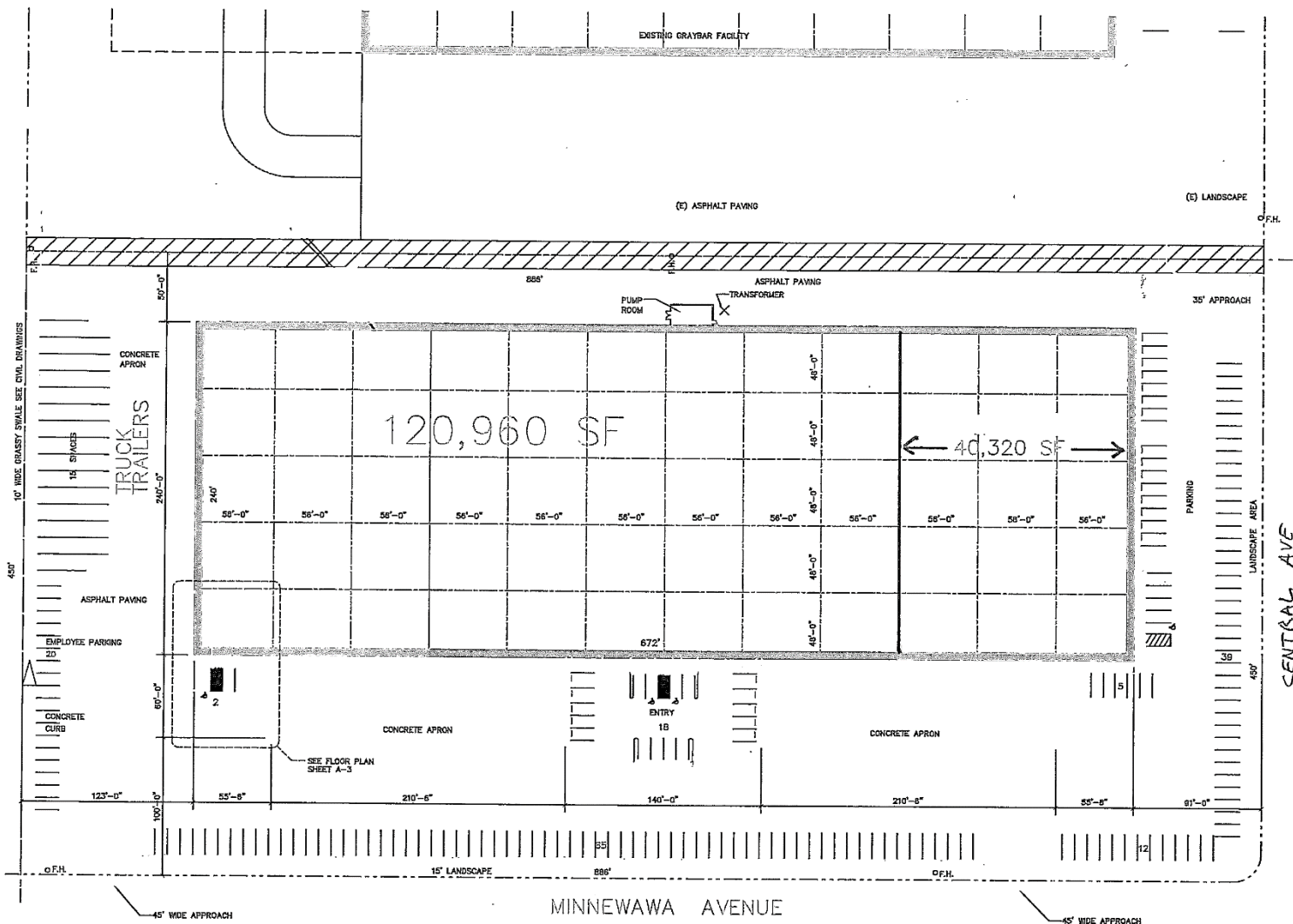
DDG-16IM

**40,320 S.F.
AVAILABLE**

S. Minnewawa Ave.

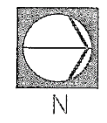
E. Central Ave.

4403 E. Central Ave., Fresno, CA 93725



Clayton B. Wardle, AIA
 Architect
 P.O. BOX 148 (408)016-0122
 GLENDALE, CALIFORNIA 91204

D.D.G. 161-T
 4403 E. CENTRAL AVENUE
 FRESNO, CALIFORNIA



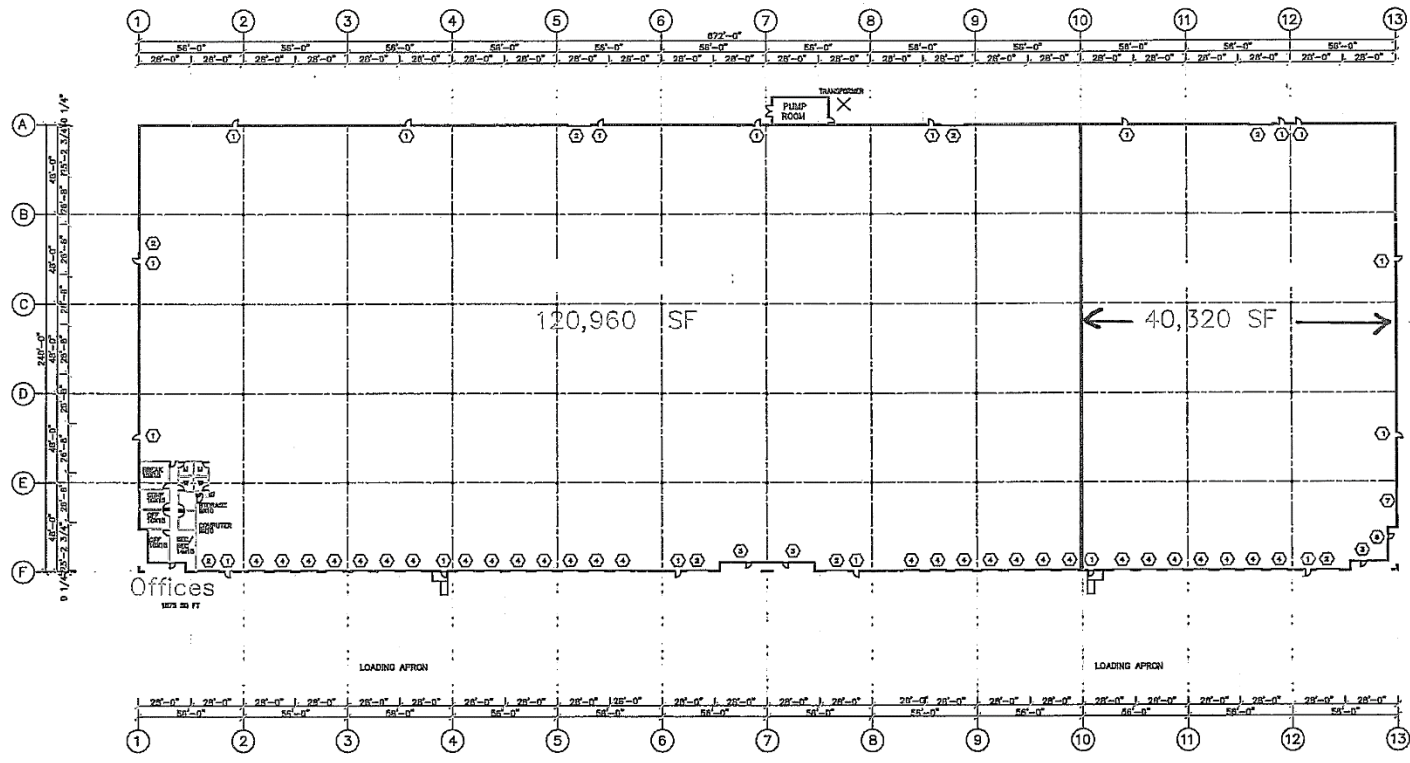
mark	sheet	REVISION	date	initial	mark	sheet	REVISION	date	initial

RECORDED	_____	date	_____
APPROVED	_____	date	_____

	CLAYTON B. WARDLE, AIA 1-5-00 DATE
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SITE PLAN SCALE: 1"=40'-0"	PROJECT NO: 161T
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A 1 OF 2



161,280 TOTAL SQ. FT.

DOOR SCHEDULE

MARK	SIZE	REMARKS
(1)	3'-0" x 7'-0"	HOLLOW METAL PANIC HARDWARE
(2)	12'-0" x 14'-0"	ROLL-UP
(3)	22'-0" x 10'-0"	OPENING FOR STOREFRONT SEE ELEVATIONS
(4)	9'-0" x 10'-0"	ROLL-UP
(5)	20'-0" x 14'-0"	ROLL-UP
(6)	20'-0" x 10'-0"	OPENING FOR STOREFRONT SEE ELEVATIONS
(7)	14'-0" x 10'-0"	OPENING FOR STOREFRONT SEE ELEVATIONS

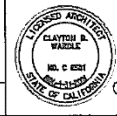


Clayton B. Wardle, AIA
 Architect

D.D.G. 161-M
 1400 E. CENTRAL AVENUE
 FREEMO, CALIFORNIA

mark	sheet	REVISION	date	initial	mark	sheet	REVISION	date	initial

APPROVED _____



Clayton B. Wardle, AIA

CRU DESIGNED
 P.E.S. DRAWN
 P.E.S. CHECKED

BUILDING FLOOR PLAN
 SCALE 1/8" = 1'-0"


PROJECT NO: 161-M
 A-5
 OF 5

ION	date	initial

RECOMMEND	
APPROVED	
date	
date	
date	
date	

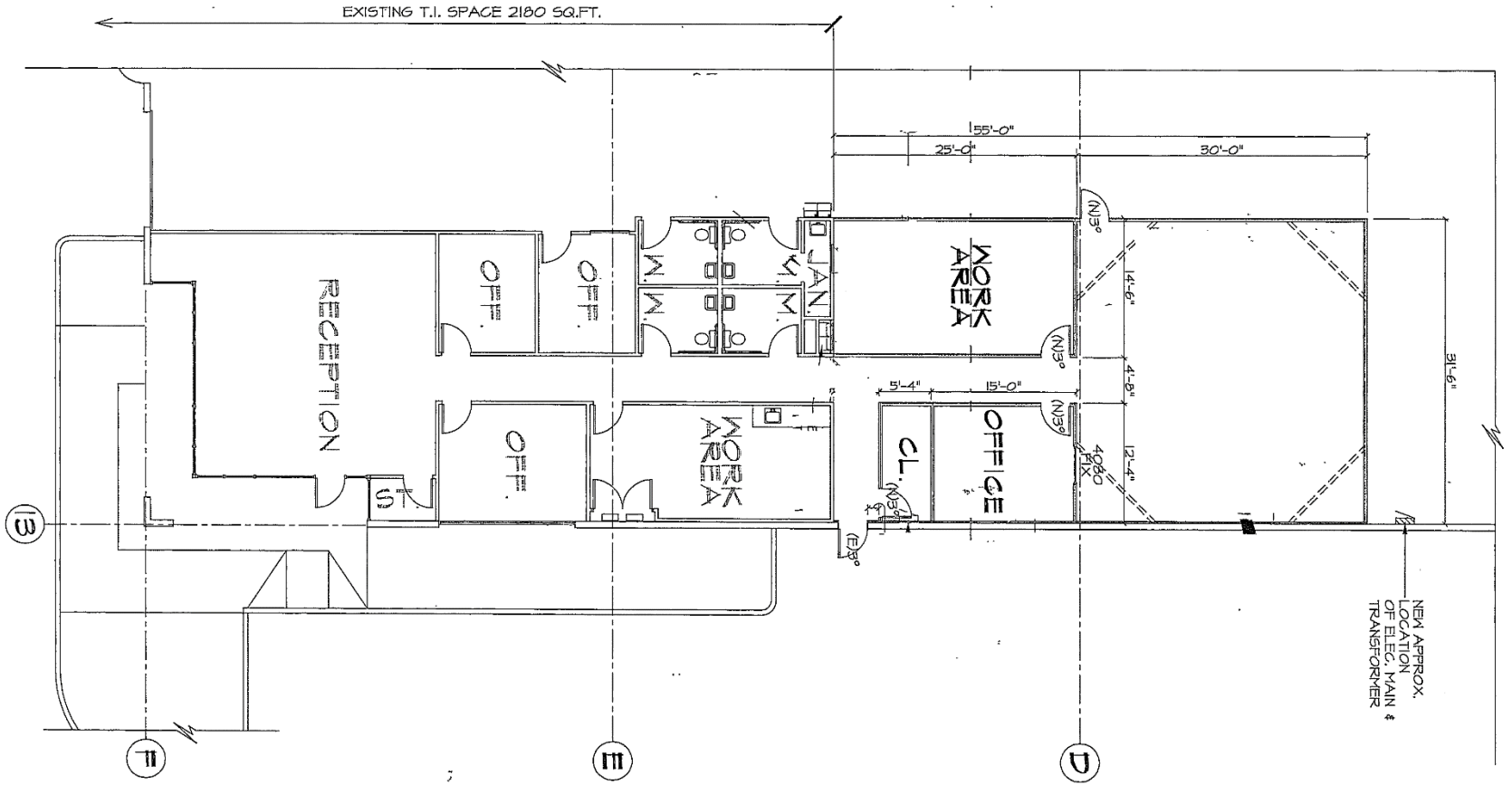
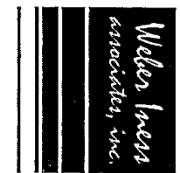
DESIGNED	R.E.S.
DRAWN	J.V.
CHECKED	R.E.S.
DATE	10-08-08

PARTIAL FLOOR PLAN



PROJECT NO.	
A	3
OF	

6130 N. Meati, Suite #111
 Fresno, Ca 93711
 PH. 554-276-0400



PROPOSED PROJECT FOR:

DDG 16|M-EUROPA SPORTS T.I.

4403 E. CENTRAL AVE. #101

Richard E. Sutton

PH. (559)225-8141
 FAX. (559)222-1911

3885 N. WISHON AVE.
 FRESNO, CA. 93704



DDG-161M

BUILDING:	Concrete Tilt-Up Warehouse
BUILDING SF:	161,280 SF
BLDG. DIMENSIONS:	240' x 672'
AVAILABLE:	40,320 SF
COLUMN SPACING:	48' x 56'
BAY SIZE:	56' x 240' = 13,440 sq. ft.
TRUCK DOORS:	Seven (7) 9' x 10' dock high door, Two (2) 12' x 14' ground level doors.
DOCK EQUIPMENT:	Seven (7) weld on edge of dock levelers.
CONCRETE WALLS:	8"
CONCRETE SLAB:	6", laser screed
CLEAR HEIGHT:	30' minimum clear height.
ROOF CONSTRUCTION:	Open web metal truss and panelized wood roof system with four (4) ply of built up roofing material.
SKYLIGHTS:	4' x 8' skylights, (5) per bay.
TRUCK APRON:	60' reinforced 6" concrete dock aprons ± 1% slope.
FIRE SPRINKLER SYSTEM:	ESFR System with 150 HP Pump
ELECTRICAL:	2000 AMPS 277/480V 3 Phase.
OFFICE:	Approx. 3,946 S.F.
ADDRESS:	4403 E. Central Avenue, Fresno, CA 93725

*For further information, please contact
Marcus Pignotti
(559) 225-6363 ext 8*