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ARCHITECTURAL
GROUP, INC.

PLANNING
ARCHITECTURE
INTERIORS

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PROJECT AND LOCATION SHOWN IS PROHIBITED.

NORTON

NORTON PACKAGING

BUILDING DATA:

BUILDING AREA BREAKDOWN:	
EXIST. OFFICE AREA:	2,064 SF.
EXIST. OFFICE MEZZ. AREA:	2,174 SF.
EXIST. WAREHOUSE AREA:	32,574 SF.
TOTAL EXISTING BUILDING AREA:	36,812 SF.

PROPOSED BUILDING AREA BREAKDOWN:	
NEW ADDITION AREA:	28,450 SF.
TOTAL PROPOSED ADDITION AREA:	28,450 SF.
TOTAL PROPOSED BUILDING AREA:	66,262 SF.

AREA JUSTIFICATION

CODE TYPE:	III-N
OCCUPANCY GROUP:	5/B-1 / F-1
SPRINKLERED:	YES
NO. OF STORIES:	ONE
BUILDING HEIGHT, (EXISTING):	33'-0"
BUILDING HEIGHT, (NEW):	33'-0"
NO. OF SIDE YARDS:	3
MIN. YARD DTY:	6'-0"
AREA CALCULATION:	
BASIC ALLOWABLE:	12,000 SF.
SPRINKLER INCREASE (300%):	12,000 x 3 = 36,000 SF.
YARD INCREASE (3 - 60'-0" YARDS):	60'-0" x 20'-0" x 40'-0" = 48,000' x 234' = 600% INCREASE 36,000 SF. x 2.0 = 72,000 SF.

GROUND FLOOR AREA:	62,862 SF. < 72,000 SF. THEREFORE OKAY
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PARKING CALCULATIONS:

PROPOSED BUILDING AREA:	62,862 SF.
OFFICE AREA:	5,338 SF.
PROPOSED MFR. / WAREHOUSE AREA:	61,424 SF.
PARKING REQUIRED:	
OFFICE: 1 / 500 = 5,338 / 500 = 10.7	11 STALLS
MFR. / WAREHOUSE: 1 / 1,000 = 61,424 / 1,000 = 61.4	62 STALLS
TOTAL REQUIRED =	73 STALLS
PARKING PROVIDED:	
STANDARD STALLS =	69 STALLS
HIC STANDARD =	3 STALLS
HIC VAN =	1 STALL
TOTAL PROVIDED:	73 STALLS

TRUCK PARKING REQUIRED:	
WAREHOUSE: 1 / 10,000 = 36,712 / 10,000 =	3 STALLS
MANUFACTURING: 1 / 20,000 = 36,712 / 20,000 =	1.8 (2 STALLS)
TOTAL REQUIRED:	5 STALLS

TRUCK PARKING PROVIDED =	5 STALLS
(MIN. TRUCK SPACE SHALL BE 10'Wx65'Lx8'H)	
TRUCK LOADING REQUIRED:	
4 SPACES REQUIRED FOR WH / MFR. AREAS RANGING FROM 50,000 SF. - 100,000 SF.	
TOTAL WH / MFR. AREA = 61,424 SF.	
TRUCK LOADING SPACES REQUIRED =	4 SPACES
TRUCK LOADING SPACES PROVIDED =	4 SPACES
(NOTE: TRUCK LOADING SPACES IN EXCESS OF THE REQUIRED NUMBER MAY BE COUNTED AS REQUIRED TRUCK PARKING SPACES.)	

PLAN KEY NOTES:

- FIRE ACCESS LANE, MIN. 20'-0" WIDE, FIRE LANE SHALL BE CROSS
HATCHED & OUTLINED ON PAVING PER CITY OF VERNON FIRE DEPT.
STANDARDS.
- EXISTING RAILROAD SPUR TRACK.
- EXISTING LANDSCAPE TO REMAIN.
- EXISTING 8'-0" CHAIN LINK FENCING.
- EXISTING CONCRETE AND ASPHALT TO REMAIN, SEE CIVIL PLANS.
- EXISTING PARKING TO REMAIN.
- EXISTING WROUGHT IRON FENCE.
- EXISTING SUELE.
- ASSUMED PROPERTY LINE BETWEEN STRUCTURES FOR EXTERIOR
WALL RATING REQUIREMENTS ONLY.
- NEW ASPHALT, AS REQUIRED, SEE CIVIL PLANS.
- PROVIDE NEW SUELE TO JOIN TO EXISTING, SEE CIVIL PLANS.
- REMOVE PORTION OF EXISTING ASPHALT PAVING AND SUBSOIL, AS
REQUIRED FOR NEW TRUCK WELL AND CONCRETE DOCK APRON.
- NEW PARKING STRIPPING, PER CITY OF VERNON REQUIREMENTS.
- NEW LANDSCAPE PARKING ISLAND.
- NEW 8'-0" WROUGHT IRON FENCE TO MATCH EXISTING.
- TRUCK WELL STAIR TO BE PROVIDED WITH PIPE FOR DRAINAGE.
SEE CIVIL PLANS.
- PROVIDE NEW LANDSCAPE, TO MATCH EXISTING.
- PROVIDE NEW CONC. STAIRS FOR TRUCK WELL.
- NEW TRUCK WELL CATCH BASIN AND PUMP, PUMP, SEE MECHANICAL.
- RELOCATED ON-SITE FIRE HYDRANT.
- EXISTING ON-SITE FIRE HYDRANT, TO REMAIN.
- NEW CONC. TRUCKWELL RAMP RETAINING WALL.
- EXISTING OPEN STRUCTURE FRAMING TO REMAIN DURING
DEMOLITION OF EXISTING BUILDING.
- NEW SITE LIGHT POLE & CONC. BASE TO MATCH EXISTING.
- NEW CONC. FILLED PIPE BOLLARD.
- NEW CATCH BASIN WITH FILTER, SEE CIVIL PLANS.
- NEW PUMP VAULT, SEE CIVIL PLANS.
- NEW TRUCK PARKING, PER CITY OF VERNON REQUIREMENTS.
- NEW SITE DRAIN FROM PUMP VAULT TO CURB, SEE CIVIL DRAWINGS.
- NEW SITE DRAIN FROM PUMP LINE PER CIVIL, EXISTING LANDSCAPE AND
IRRIGATION SYSTEMS TO BE REWORKED AS REQUIRED FOR NEW
CONSTRUCTION.
- PROVIDE 6" HIGH WHITE LETTERING STATING 'CARPOOL'.
- PROVIDE 6" HIGH WHITE LETTERING STATING 'VANPOOL'.
- (25) TEMPORARY PARKING STALLS AND WHEEL STOPS TO BE
PROVIDED AS REQUIRED TO MAINTAIN PARKING REQUIREMENTS
UNTIL DEMOLITION OF EXISTING NORTH WEST BUILDING PER
VARIANCE AGREEMENT WITH CITY OF VERNON.
- 5 BIKE - BICYCLE RACK, SEE DETAIL.
- PROVIDE PARKING STRIPPING 3'-0" O.C. 45 DEG. ANGLE.
PROVIDE 6" HIGH LETTERING STATING 'BICYCLE PARKING'.
- EXISTING GAS AND WATER METERS TO REMAIN AFTER DEMO OF
EXISTING NORTHWEST BUILDING.

SITE PLAN
SCALE - 1" = 20'-0"

SITE PLAN

REVISIONS

PLAN CHECK CORR.	1-11-06
PLAN CHECK CORR.	8-3-06

DATE	08MAY06
SCALE	AS SHOWN
DRAWN BY	DAP/EDA/MPY
JOB NUMBER	2006-05

SHEET NUMBER

A 1.2

OF SHEETS