



- LEGEND:**
- ⊕ F.H. FIRE HYDRANT
 - ⊕ TRANSFORMER
 - ▨ NEW LANDSCAPING
 - ▭ NEW TRUCK PARKING STALL
 - ⊙ PARKING STALL COUNT
 - ⊕_{opp} EXISTING POWER POLE
 - ⊕_o NEW SITE LIGHT POLE
 - ▭ NEW SITE WALL

- KEY NOTES:**
- 1 NEW ELECTRICAL TRANSFORMER AND CONCRETE PAD, SEE ELEC. DWSG.
 - 2 NEW FIRE SPRINKLER BACKFLOW PREVENTOR UNDER SEPARATE PERMIT. (SEPARATE FIRE SERVICES FOR EACH BUILDING.)
 - 3 NEW WATER METERS, SEE CIVIL DWSG. (SEPARATE METERS REQUIRED FOR EACH BUILDING.)
 - 4 NEW BUILDING COLUMN, PER STRUCTURAL.
 - 5 LINE OF EXTENT OF MEZZANINE, SEE PLANS.
 - 6 PROVIDE 10 MIL. VAPOR BARRIER UNDER SLAB AT OFFICE AREA.
 - 7 NEW CONCRETE TILT-UP WALL TYP., PER PLANS.
 - 8 EXISTING CONCRETE SIDEWALK TO REMAIN.
 - 9 EXISTING STREET TREE TO REMAIN.
 - 10 EXISTING TREE TO BE REMOVED FOR NEW DRIVEWAY.
 - 11 NEW 30" HIGH SITE WALL.
 - 12 NEW SITE PAVING AND PARKING, TYP. SEE CIVIL PLANS FOR PAVING REQUIREMENTS. PAVING SHALL BE PROVIDED WITH BLURRY SEAL TOP COAT. FOR MINIMUM PARKING STRIPPING REQUIREMENTS SEE DETAIL.
 - 13 NEW CONCRETE STAIRS WITH HANDRAILS.
 - 14 NEW CONCRETE TRUCK APRON, SEE STRUCTURAL DWSG.
 - 15 PROPOSED ON-SITE FIRE HYDRANT, UNDER SEPARATE PERMIT. FOR F.H. BARRECADED SEE DET.
 - 16 EXISTING FIRE HYDRANT TO REMAIN.
 - 17 PROVIDE NEW ACCESSIBLE PARKING STALL AND LOADING SPACE PER DET.
 - 18 PROVIDE SITE ACCESSIBILITY SIGNAGE PER DET.
 - 19 ROOF DRAIN TO PENETRATE THRU CONC. WALL PER DET. AND EXTEND TO CURB, PER DET.
 - 20 NEW ZERO CURB CONCRETE WALK.
 - 21 4 HR RATED WALL AND PANEL JOINTS ALONG PROPERTY LINE, TYP. SEE PLANS.
 - 22 NEW 6" CONCRETE FILLED PIPE BOLLARD, SEE DETAIL.
 - 23 20'-0" MINIMUM FIRE ACCESS LANE. PROVIDE PAINTED STRIPPING PER CITY OF VERNON STANDARDS.
 - 24 NEW CHAINLINK FENCE, 4' OF CURB AND PANELS.
 - 25 PROPOSED PIV LOCATIONS, UNDER SEPARATE PERMIT.
 - 26 EXISTING WROUGHT IRON FENCE, TO REMAIN.
 - 27 CONC. CURB, PER CIVIL.
 - 28 6" CONCRETE CURB, TYP.
 - 29 PROPOSED LOCATION OF SITE LIGHT POLE. SEE ELECTRICAL DRAWINGS.
 - 30 NEW CONCRETE DRIVEWAY CURB CUT. PER CITY OF VERNON STANDARDS, SEE CIVIL DRAWINGS.
 - 31 ROOF DRAIN LEADER, TYP. PROVIDE CONCRETE SPLASH SLAB AT GRADE.
 - 32 EXISTING 4' x 10' CATCH BASIN.
 - 33 CONC. WALL PANEL, SEE STRUCTURAL.
 - 34 CONC. SUALE PER CIVIL DRAWINGS.
 - 35 CATCH BASIN PER CIVIL DRAWINGS.
 - 36 CONC. WALK TO TRANSITION TO WIDER WALK AT HANDICAP STALL, TYP.
 - 37 3'-0" WIDE FIRE HYDRANT ACCESS PATH, PROVIDE PAINTED STRIPPING PER CITY OF VERNON STANDARDS.
 - 38 NEW CONC. PAVING PER CIVIL DRAWINGS TO SLOPE TO MATCH TRENCH. FIRE ACCESS PATH SHALL BE PROVIDED WITH PAINTED STRIPPING PER CITY OF VERNON STANDARDS.
 - 39 NEW RUN OFF SUALE + CATCH BASIN, SEE CIVIL DRAWINGS.
 - 40 NEW FIRE, SEWER + WATER LINES, SEE CIVIL DRAWINGS.
 - 41 PROPOSED FIRE HYDRANT LOCATION, UNDER SEPARATE PERMIT.



NEW WAREHOUSE FACILITY

SCALE - 1" = 20'-0"

2011 / 2021 E. 49TH STREET

VERNON, CALIFORNIA

SITE INFORMATION:

BUILDING 1	
SITE AREA :	52,953 SF.
BUILDING FOOTPRINT :	26,234 SF.
MEZZANINE AREA :	2,822 SF.
TOTAL BUILDING AREA :	28,796 SF.
SITE COVERAGE :	49.81 %
SITE LANDSCAPE AREA :	906 SF. + 52,953 SF.
BUILDING 2	
SITE AREA :	51,972 SF.
BUILDING FOOTPRINT :	29,895 SF.
MEZZANINE AREA :	2,922 SF.
TOTAL BUILDING AREA :	29,837 SF.
SITE COVERAGE :	49.61 %
SITE LANDSCAPE AREA :	898 SF. + 51,972 SF.

AREA JUSTIFICATION:

BUILDING 1	
TOTAL BUILDING AREA:	28,796 SF.
TYPE OF CONSTRUCTION:	III-N
BUILDING HEIGHT:	39'-4" MAX.
SPRINKLERED:	YES
OCCUPANCY GROUP:	B(9-1)
YARD(S):	NONE
IS/ASC ALLOWABLE:	12,000 SF.
SPRINKLERED INCREASE:	300%
AREA CALCULATION:	12,000 x 3 = 36,000 SF. > 28,796 SF. ∴ OK.
BUILDING 2	
TOTAL BUILDING AREA:	28,796 SF.
TYPE OF CONSTRUCTION:	III-N
BUILDING HEIGHT:	39'-4" MAX.
SPRINKLERED:	YES
OCCUPANCY GROUP:	B(9-1)
YARD(S):	NONE
IS/ASC ALLOWABLE:	12,000 SF.
SPRINKLERED INCREASE:	300%
AREA CALCULATION:	12,000 x 3 = 36,000 SF. > 28,796 SF. ∴ OK.

PARKING CALCULATIONS:

PARKING RATIOS:	
OFFICE:	1/1000
WAREHOUSE:	1/1000
TRUCK PARKING:	1/10,000
BUILDING 1 (FOR MAXIMUM OFFICE/BUILDING AREA)	
BUILDING AREA:	28,796 SF.
OFFICE:	8,670 SF.
WAREHOUSE:	22,392 SF.
PARKING CALCULATIONS:	
OFFICE:	8,670/1000 = 8.67 STALLS
WAREHOUSE:	22,392/1000 = 22.39 STALLS
TOTAL PARKING REQUIRED:	31 STALLS
PARKING PROVIDED:	
STANDARD: (8'-6" x 19'-0")	31 STALLS
HANDICAP PARKING PROVIDED: (9'-0" x 19'-0")	2 STALLS
TOTAL PROVIDED:	33 STALLS
TRUCKS PARKING REQUIRED:	
WAREHOUSE: 1 / 10,000 = 22,392 / 10,000 = 2.24 STALLS	2 STALLS
TOTAL REQUIRED:	3 STALLS
TRUCK PARKING PROVIDED:	
(MIN. TRUCK SPACE SHALL BE 10'Wx65'Lx18'H)	3 STALLS
TRUCK LOADING REQUIRED:	
GROSS FLOOR AREA: 25,001 - 50,000 SQ. FT. +	3 STALLS
TOTAL REQUIRED:	3 STALLS
TRUCK LOADING PROVIDED:	
(MIN. TRUCK LOADING SPACE SHALL BE 10'Wx65'Lx18'H)	6 STALLS
BUILDING 2 (FOR MAXIMUM OFFICE/BUILDING AREA)	
BUILDING AREA:	29,837 SF.
OFFICE:	9,044 SF.
WAREHOUSE:	22,939 SF.
PARKING CALCULATIONS:	
OFFICE:	9,044/1000 = 9.04 STALLS
WAREHOUSE:	22,939/1000 = 22.94 STALLS
TOTAL PARKING REQUIRED:	32 STALLS
PARKING PROVIDED:	
STANDARD: (8'-6" x 19'-0")	31 STALLS
HANDICAP PARKING PROVIDED: (9'-0" x 19'-0")	2 STALLS
TOTAL PROVIDED:	33 STALLS
TRUCKS PARKING REQUIRED:	
WAREHOUSE: 1 / 10,000 = 22,939 / 10,000 = 2.29 STALLS	2 STALLS
TOTAL REQUIRED:	3 STALLS
TRUCK PARKING PROVIDED:	
(MIN. TRUCK SPACE SHALL BE 10'Wx65'Lx18'H)	3 STALLS
TRUCK LOADING REQUIRED:	
GROSS FLOOR AREA: 25,001 - 50,000 SQ. FT. +	3 STALLS
TOTAL REQUIRED:	3 STALLS
TRUCK LOADING PROVIDED:	
(MIN. TRUCK LOADING SPACE SHALL BE 10'Wx65'Lx18'H)	6 STALLS

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