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NORTON PACKAGING

BUILDING DATA:

BUILDING AREA BREAKDOWN:	
EXIST. OFFICE AREA:	2,564 SF.
EXIST. OFFICE MEZZ. AREA:	2,174 SF.
EXIST. WAREHOUSE AREA:	32,374 SF.
TOTAL EXISTING BUILDING AREA:	38,112 SF.
PROPOSED BUILDING AREA BREAKDOWN:	
NEW ADDITION AREA:	28,450 SF.
TOTAL PROPOSED ADDITION AREA:	28,450 SF.
TOTAL PROPOSED BUILDING AREA:	66,562 SF.

AREA JUSTIFICATION

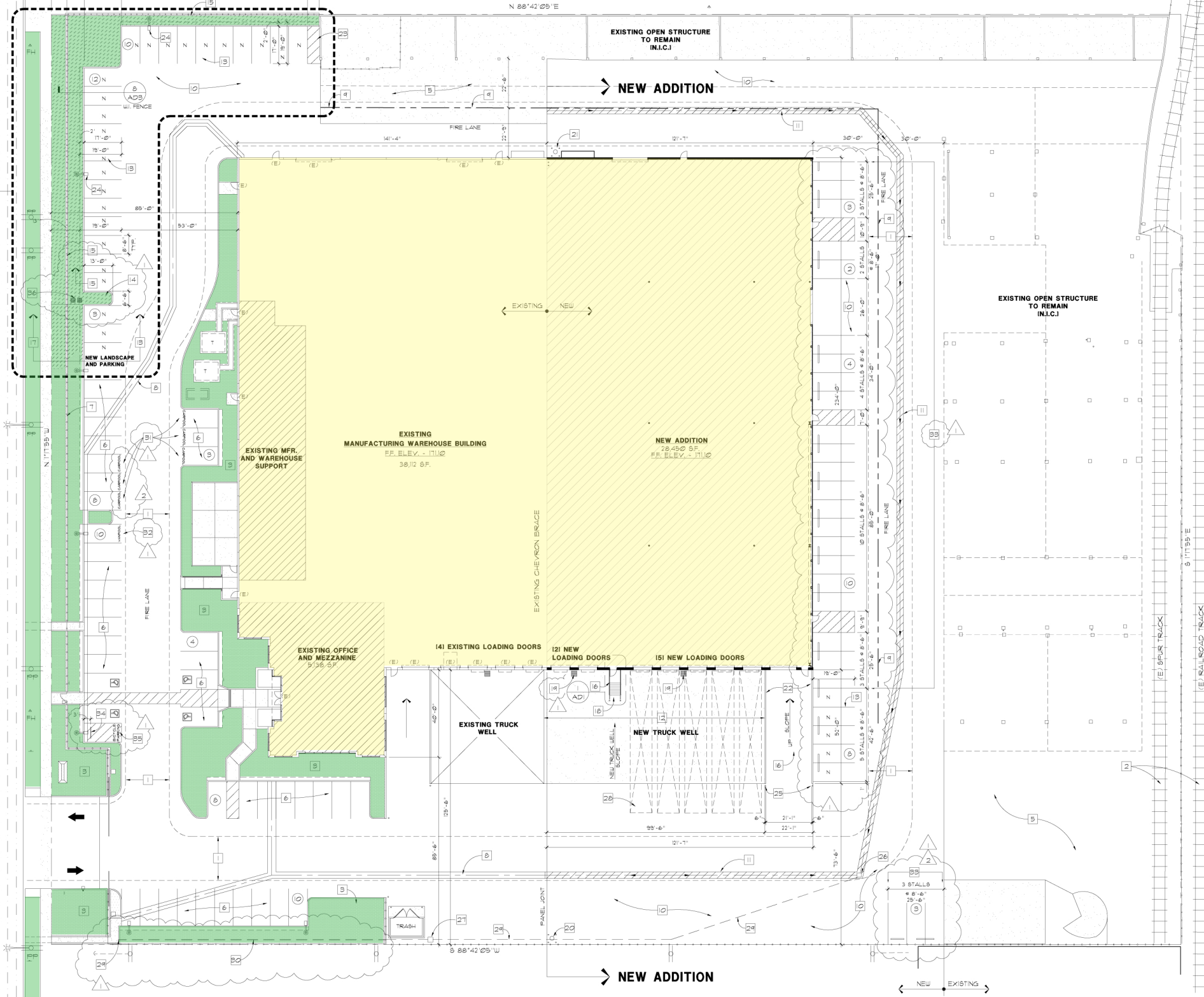
CONST. TYPE:	II-1(N)
OCCUPANCY GROUP:	B-5-1 / F-1
SPRINKLERED:	YES
NO. OF STORES:	ONE
BUILDING HEIGHT, (EXISTING):	33'-0"
BUILDING HEIGHT, (NEW):	33'-0"
NO. OF SIDE YARDS:	3
MIN. YARD DIM.:	6'-0"
AREA CALCULATION:	
BASIC ALLOWABLE:	12,000 SF.
SPRINKLER INCREASE (300%):	12,000 x 3 = 36,000 SF.
YARD INCREASE (3 x 60'-0" YARDS):	60'-0" x 20'-0" + 40'-0" x 20'-0" + 25% x 100% INCREASE = 36,000 SF. x 1.2 = 43,200 SF.
GROUND FLOOR AREA:	62,562 SF. < 43,200 SF. THEREFORE OKAY

PARKING CALCULATIONS:

PROPOSED BUILDING AREA:	62,562 SF.
OFFICE AREA:	5,138 SF.
PROPOSED MFR. / WAREHOUSE AREA:	61,424 SF.
PARKING REQUIRED:	
OFFICE: 1 / 500 + 9,338 / 500 = 18.7	18 STALLS
MFR. / WAREHOUSE: 1 / 1000 + 61,424 / 1000 = 61.4	62 STALLS
TOTAL REQUIRED:	80 STALLS
PARKING PROVIDED:	
STANDARD STALLS:	69 STALLS
H/C STANDARD:	3 STALLS
H/C VAN:	1 STALL
TOTAL PROVIDED:	73 STALLS
TRUCK PARKING REQUIRED:	
WAREHOUSE: 1 / 10,000 + 30,710 / 10,000 = 3.1	3 STALLS
MANUFACTURING: 1 / 20,000 + 30,710 / 20,000 = 1.5	15 STALLS
TOTAL REQUIRED:	5 STALLS
TRUCK PARKING PROVIDED:	5 STALLS
(MIN. TRUCK SPACE SHALL BE 10'Wx65'Lx8'H)	
TRUCK LOADING SPACES REQUIRED:	
4 SPACES REQUIRED FOR WH / MFR. AREAS RANGING FROM 50,000 SF. - 100,000 SF.	4 SPACES
TOTAL WH / MFR. AREA = 61,424 SF.	4 SPACES
TRUCK LOADING SPACES PROVIDED:	6 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 BUWALE.
 - ASSUMED PROPERTY LINE BETWEEN STRUCTURES, FOR EXTERIOR WALL RATING REQUIREMENTS ONLY.
 - NEW ASPHALT, AS REQUIRED, SEE CIVIL PLANS.
 - PROVIDE NEW BUWALE 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 SUMP 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 4 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 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'.
 - 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.
 - 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 NORTHEAST BUILDING.

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



NOTE: CONSTRUCTION IN THIS AREA NOT TO BE PRECIPITATED UNTIL VARIANCE AGREEMENT WITH CITY OF VERNON & NORTON PACKAGING.

BOYLE AVENUE

PROJECT ADDRESS:

BUILDING ADDITION FOR:
NORTON PACKAGING

5800 SO. BOYLE AVE.
 VERNON, CA. 90058

PROJECT DATES:
 1ST SUBMITTAL 5-22-08
 BID SET 5-23-08
 CONSTRUCTION DOCS 8-14-08

SHEET TITLE:

SITE PLAN

REVISIONS

△	PLAN CHECK CORR.	7-11-08
△	PLAN CHECK CORR.	8-3-08

DATE 09MAY08
 SCALE AS SHOWN
 DRAWN BY DAP/SDA/RV
 JOB NUMBER 2005-65

SHEET NUMBER
A 1.2
 OF SHEETS