

**OVERALL NEW SITE PLAN**  
SCALE - 1" = 20'-0"

**PARKING TABULATION:**

**REQUIRED PARKING:**

PARKING RATIOS (CUMULATIVE)  
 5,000 S.F. / 1,400 +  
 10,000 S.F. / 1,500 +  
 20,000 S.F. / 1,750 +  
 25,000 S.F. AND UP / 1,800 +  
 60,579 S.F. - 25,000 S.F. + 35,579 S.F. / 1,500 +

ALLOW FOR MAX. 25% OFFICE AREA

**TOTAL REQUIRED PARKING:**  
 REQUIRED ACCESSIBLE PARKING:  
**PROVIDED PARKING:**

STANDARD STALLS: 68 STALLS  
 STANDARD ACCESSIBLE STALLS: 3 STALLS  
 VAN ACCESSIBLE STALLS: 1 STALL

**TOTAL STALLS PROVIDED:**  
 72 STALLS

**REQUIRED LOADING SPACES:**  
 15 FT. x 25 FT. LOADING SPACES: ONE PER BUILDING OVER 25,000 S.F.  
 (1) REQUIRED

15 FT. x 40 FT. LOADING SPACES: ONE PER 25,000 S.F. OF GROSS FLOOR AREA  
 60,579 S.F. / 25,000 S.F. = 2.42  
 (3) LOADING SPACES REQUIRED

**PROVIDED LOADING SPACES:**

15 FT. x 25 FT. LOADING SPACES: 1 LOADING SPACE  
 15 FT. x 40 FT. LOADING SPACES: 4 LOADING SPACES

**CALGREEN COMPLIANCE DATA:**

LOW-EMITTING/ FUEL-EFFICIENT/ CARPOOL VEHICLE PARKING SPACES REQUIRED PER CALGREEN TABLE 5.106.5.2

51-75 PARKING SPACES: 6 REQUIRED  
 6 PROVIDED

ELECTRIC VEHICLE (EV) CHARGING SPACES REQUIRED PER CALGREEN TABLE 5.106.5.3

51-75 PARKING SPACES: 4 REQUIRED  
 4 PROVIDED

4 STALLS PROVIDED W/ CONDUIT FOR FUTURE INSTALLATION OF CHARGING STATIONS

SHORT-TERM BICYCLE PARKING REQUIRED PER CALGREEN SECTION 5.106.4.11  
 5% OF VEHICLE PARKING SPACES:  
 72 x 5% = 3.6

LONG-TERM BICYCLE PARKING REQUIRED PER CALGREEN SECTION 5.106.4.12  
 5% OF VEHICLE PARKING SPACES:  
 72 x 5% = 3.6

**KEYNOTES:**

- NEW STREET IMPROVEMENTS PER STREET IMPROVEMENT PLAN.
- REWORKED CONCRETE MEDIAN ISLAND PER STREET IMPROVEMENT PLAN.
- NEW TWIN LANE STRIPING PER STREET IMPROVEMENT PLAN.
- NEW COLORED DECORATIVE STAMPED CONCRETE.
- NEW CONCRETE WALK. SEE CIVIL DRAWINGS FOR ADDITIONAL INFO.
- NEW CONCRETE CURB. SEE CIVIL PLANS AND DETAILS.
- NEW PARKING STALL STRIPING.
- NEW A.C. PAVING.
- NEW LANDSCAPING. SEE LANDSCAPE PLANS.
- CONCRETE APRON.
- DECORATIVE LANDSCAPE LATTICE. SEE DET.
- 12"x12" TRANSFORMER PAD.
- ACCESSIBLE PARKING STALLS.
- NEW 8'-0" HIGH WROUGHT IRON FENCING (BLACK COLOR).
- NEW MOTORIZED WROUGHT IRON GATES TO MATCH WROUGHT IRON FENCING.
- NEW 8'-0" HIGH ANGELUS BLOCK COOL GRAY SPLIT FACE 8' CURB WALL, CAPPED W/ 12"x48" PRECISION PUSHROOF CAP. AGREEMENT WITH ADJACENT PROPERTY OWNER SHALL BE OBTAINED FOR SHARED RESPONSIBILITIES.
- PROPOSED LOCATION OF FIRE SPRINKLER RISER.
- LINE OF MEZZANINE.
- NEW SHORT-TERM BIKE PARKING. SEE ENLARGED SITE PLAN FOR MORE INFO.
- PROPOSED LOCATION OF ROOF ACCESS LADDER.
- PROPOSED LOCATION OF ELECTRICAL EQUIPMENT. SEE ELEC. DUGS. FOR MORE INFO.
- NEW RETAINING WALL. SEE CIVIL AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFO.
- SITE STORMWATER RETENTION SYSTEM BELOW GRADE. SEE CIVIL PLANS.
- NEW RAMP.
- NEW CATCH BASIN. SEE CIVIL PLANS FOR ADDITIONAL INFO.

**LEGEND:**

	NEW STREET IMPROVEMENT AREA PER STREET IMPROVEMENT PLAN.		CONCRETE WALK
	LANDSCAPE		COLORLED STAMPED CONCRETE
	PARKING AREA LANDSCAPE		OFFICE AREA
GL.	GRADE LEVEL LOADING DOOR		EXIT DOOR
D.H.	DOCK-HIGH LOADING DOOR		FIRE ACCESS DOOR
- - -	ACCESSIBLE PATH OF TRAVEL (MAX. 120')		CLEAN AIR/ VANPOOL
			ELECTRIC VEHICLE

**AREA JUSTIFICATION:**

**BUILDING DATA:**

TYPE OF CONSTRUCTION: III-B  
 OCCUPANCY GROUP: B / F-1 / S-1  
 SPRINKLERED: YES - UNDER SEPARATE PERMIT  
 NUMBER OF STORIES: ONE

**AREA BREAKDOWN:**

BUILDING FOOTPRINT: 52,062 S.F.  
 MEZZANINE AREA: 8,517 S.F.  
 GROSS FLOOR AREA: 60,579 S.F.  
 OFFICE AREA (B): 9,339 S.F. (MAX. 9,145 S.F. + 194 S.F. OFFICE AREA ALLOWED)  
 SPEC - MANUFACTURING AREA (F-1): 20,610 S.F.  
 SPEC - WAREHOUSE AREA (S-1): 30,030 S.F.

**AREA CALCULATION:**

**CRITERIA:**

**BASIC ALLOWABLE (A1):**  
 B = 16,000 S.F. NS=19,000 S.F.  
 F-1 = 48,000 S.F. NS=12,000 S.F.  
 S-1 = 10,000 S.F. NS=11,500 S.F.

**ALLOWABLE AREA (A2):**  
 A2 = A1 + (NS x F) / F2

B (A2) = 16,000 S.F. + (19,000 S.F. x 0)  
 B (A2) = 16,000 S.F. + 0 S.F. = 16,000 S.F.  
 16,000 S.F. > 9,339 S.F. ✓, OK

F-1 (A2) = 48,000 S.F. + (12,000 S.F. x 0)  
 F-1 (A2) = 48,000 S.F. + 0 S.F. = 48,000 S.F.  
 48,000 S.F. > 20,610 S.F. ✓, OK

S-1 (A2) = 10,000 S.F. + (11,500 S.F. x 0)  
 S-1 (A2) = 10,000 S.F. + 0 S.F. = 10,000 S.F.  
 10,000 S.F. > 30,030 S.F. ✓, OK

**MIXED OCCUPANCY - B / F-1 / S-1**

B = 16,000 S.F.	F-1 = 48,000 S.F.	S-1 = 10,000 S.F.
B = 9,339 S.F.	F-1 = 20,610 S.F.	S-1 = 30,030 S.F.

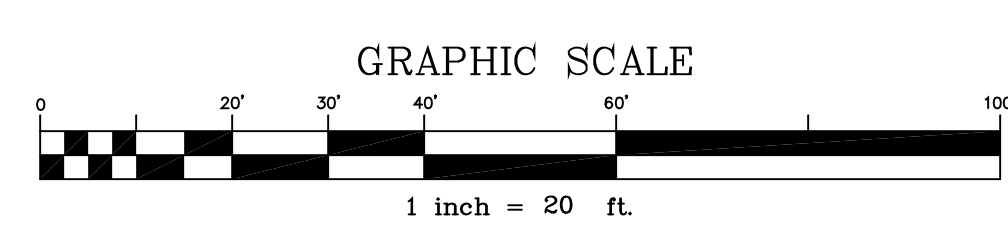
**MIXED-OCCUPANCY CALCULATION:**

B	F-1	S-1	
9,339 S.F.	20,610 S.F.	30,030 S.F.	< 1
16,000 S.F.	48,000 S.F.	10,000 S.F.	
+ 0.33 + 0.43 + 0.43			
= 0.99 < 1 ✓, OK			

**BUILDING JUSTIFICATION IS OK**

**GENERAL NOTES:**

- THE MATERIALS AND COLORS OF WALLS AND FENCING WILL BE CONSISTENT WITH THOSE OF THE OVERALL BUILDING.
- ALL LIGHTING SHALL BE ARCHITECTURALLY COMPATIBLE WITH OVERALL BUILDING DESIGN AND NOT CREATE UNNECESSARY SPillover OR GLARE ONTO ADJACENT PROPERTIES. LIGHTING TO UTILIZE DARK SKY TECHNIQUES.



**CALVERT ARCHITECTURAL GROUP, INC.**

PLANNING ARCHITECTURE INTERIORS

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ENGINEER:

CONTRACTOR'S NOTE:  
 I. GENERAL CONTRACTOR, SUB-CONTRACTORS, DESIGN BUILD ENGINEERS OR ANY OTHER ENTITY PERFORMING CONSTRUCTION ACTIVITIES ON THIS PROJECT SHALL PERFORM CROSS COORDINATION OF TRADES AND DOCUMENTS IN ACCORDANCE WITH GENERAL NOTE 15 SHEET A-01 PRIOR TO STARTING WORK.



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**PROJECT ADDRESS:**  
 NEW INDUSTRIAL BUILDING FOR:  
**BALDWIN PARK INDUSTRIAL INVESTORS**  
 4144 ARDEN DRIVE  
 EL MONTE, CA 91731

**PROJECT DATES:**  
 FIRST SUBMITTAL 29JAN19

SHEET TITLE:

OVERALL NEW SITE PLAN

REVISIONS

DATE 08JAN19  
 SCALE AS SHOWN  
 DRAWN BY  
 JOB NUMBER 2019-28

SHEET NUMBER

**A-1.2**  
 OF SHEETS