

PARKING REQUIREMENT ANALYSIS

AREA CALCULATION (SF) TENANT A		
OFFICE:	1,358	SF
TRANSFER STATION (WAREHOUSE):	36,355	SF
TOTAL:	37,685	SF

PARKING ANALYSIS		
VISITOR VS TENANT:		
VISITOR PARKING:	3	
TENANT PARKING:	26	
TOTAL:	29	

AUTOS		
OFFICE:	1:500	1,358/500 = 3
WAREHOUSE:	1:500	10,000/500 = 20
(FIRST 10,000 S.F.)	1:5,000	26,237/5,000 = 6
TOTAL REQUIRED:		=29

BICYCLE PARKING		
LONG TERM PARKING:	2	
SHORT TERM PARKING:	2	
TOTAL:	4	

STALLS REQUIRED:		
STANDARD:	27	
ACCESSIBLE:	1	
VAN:	1	
TOTAL:	29	

EV STALLS REQUIRED:		
TOTAL SPACES PROVIDED:	28	
EV REQUIRED:	1	
EVSE:	1	
TOTAL:	28	

ACCESSIBLE STALL PROVIDED:		
STANDARD:	26	
ACCESSIBLE:	1	
VAN:	1	
TOTAL:	28	

PARKING ANALYSIS

NOTES:
 A COPY OF THE CONSTRUCTION DOCUMENTS OR A COMPARABLE DOCUMENT INDICATING THE INFORMATION FROM THE ENERGY CODE SECTION 110.10(B) THROUGH 110.10(C) SHALL BE PROVIDED TO THE OCCUPANT

PLANNING AND DESIGN
 iv. A SEPARATE ELECTRICAL PLAN CHECK IS REQUIRED TO VERIFY THE RACEWAY METHOD(S) WIRING SCHEMATICS AND ELECTRICAL CALCULATIONS FOR THE ELECTRICAL CHARGING SYSTEM. THE ELECTRICAL SYSTEMS SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL THE ELECTRIC VEHICLES AT THEIR FULL RATED AMPERAGE.
 v. THE SERVICE PANEL OR SUBPANEL(S) SHALL HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE REQUIRED NUMBER OF DEDICATED 40 AMPERE MINIMUM BRANCH CIRCUIT(S) FOR THE FUTURE INSTALLATION OF EVSE.

GREEN NOTES

HARDSCAPE AREA: 18,100 S.F. - HARDSCAPE
 18,100 x 50% = 9,050
 9,050 S.F. - REQ'D
 9,220 S.F. - PROVIDED

HARDSCAPE ANALYSIS

ALLOWABLE BUILDING AREA ANALYSIS

$A_b = A_1 + (NS \times I)$ $I = (F/P) - 0.25W/30$ $A_{max} = A_b \times 3$ FOR >2 STORY BLD'GS

i. A_1 = ALLOWABLE AREA FACTOR PER TABLE 506.2
 ii. NS = ALLOWABLE AREA FACTOR FOR NON-SPRINKLERED BUILDING PER TABLE 506.2
 iii. I = INCREASE DUE TO FRONTAGE INCREASE

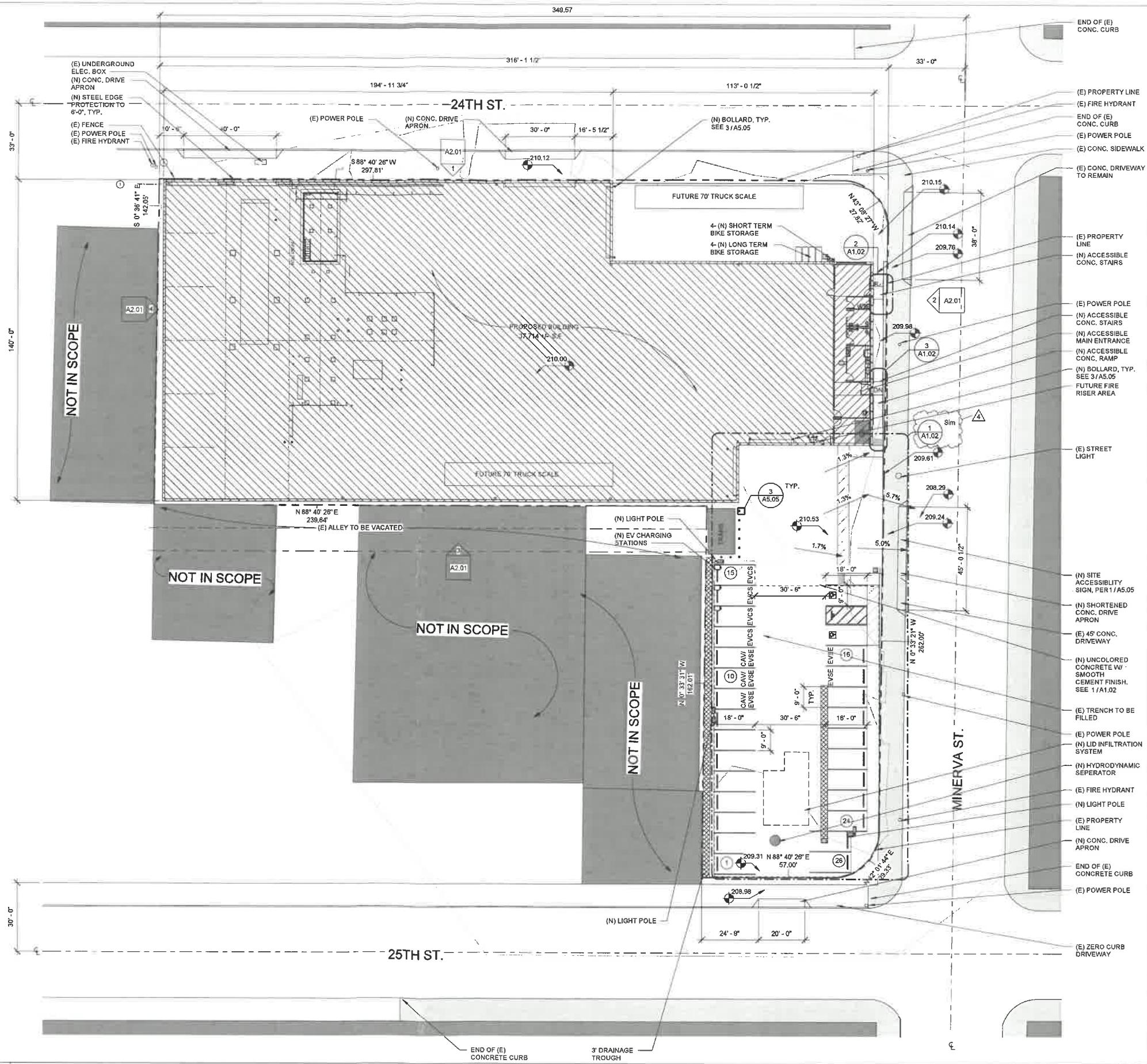
$A_1 = 70,000$
 $NS = 17,500$
 $I = 0$
 $A_b = (70,000 + (17,500 \times 0))$
 $A_b = 70,000$ S.F.

$I = [504 / 894 - 0.25] / 30$

ALLOWABLE BUILDING AREA: 210,000 S.F.
 *PER LABC 506.3.2

BUILDING AREA ANALYSIS

EXHIBIT "A"
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 Case No. DIR-2021-786-WDI



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SITE PLAN

UWS - 24TH ST.
 2411 S. MINERVA ST.
 LOS ANGELES, CA 90058

ISSUED FOR:	DATE:

REVISIONS:	DESCRIPTION	DATE ISSUED
1	GREEN CODE #1	04/01/2021
3	GREEN CODE #2	04/14/2021
4	DAS COMMENTS	04/14/2021

A1.01

PLAN CHECK #: B21LA03207
 PROJECT #: 22014