

KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER CITY REQUIREMENTS WITH MIN 6" CONCRETE CURBS AT ALL PERIMITERS.
3. CONCRETE TRASH AND RECYCLE BIN ENCLOSURE, MIN. 6'-0" HIGH. ENCLOSURES WILL BE CONSTRUCTED PER CITY STANDARDS AND PLANNING REQUIREMENTS. SEE A2-1.
4. CURB CUT PER CITY STANDARDS.
5. TYPICAL STANDARD PARKING STALL MIN. 8.5' X 18' (OR 15' + 3' OVERHANG) - STRIPE PER CITY STANDARDS.
6. TRAILER PARKING - 12' X 55' STALLS, TYP.
7. BIKE RACK AREA.
8. OUTDOOR EMPLOYEE SEATING / BREAK AREA.
9. PAINTED CONCRETE TILT-UP SCREENWALL. TYPICAL HEIGHT - 12 FT. ABOVE GRADE.
10. EXISTING BUILDING TO BE REMOVED.
11. NEW 5' WIDE CONCRETE PUBLIC SIDEWALK FOR APPROX. 170 FEET TO CONNECT FROM CORNER OF WILMINGTON AND 220TH TO PATH-OF-TRAVEL ONSITE.

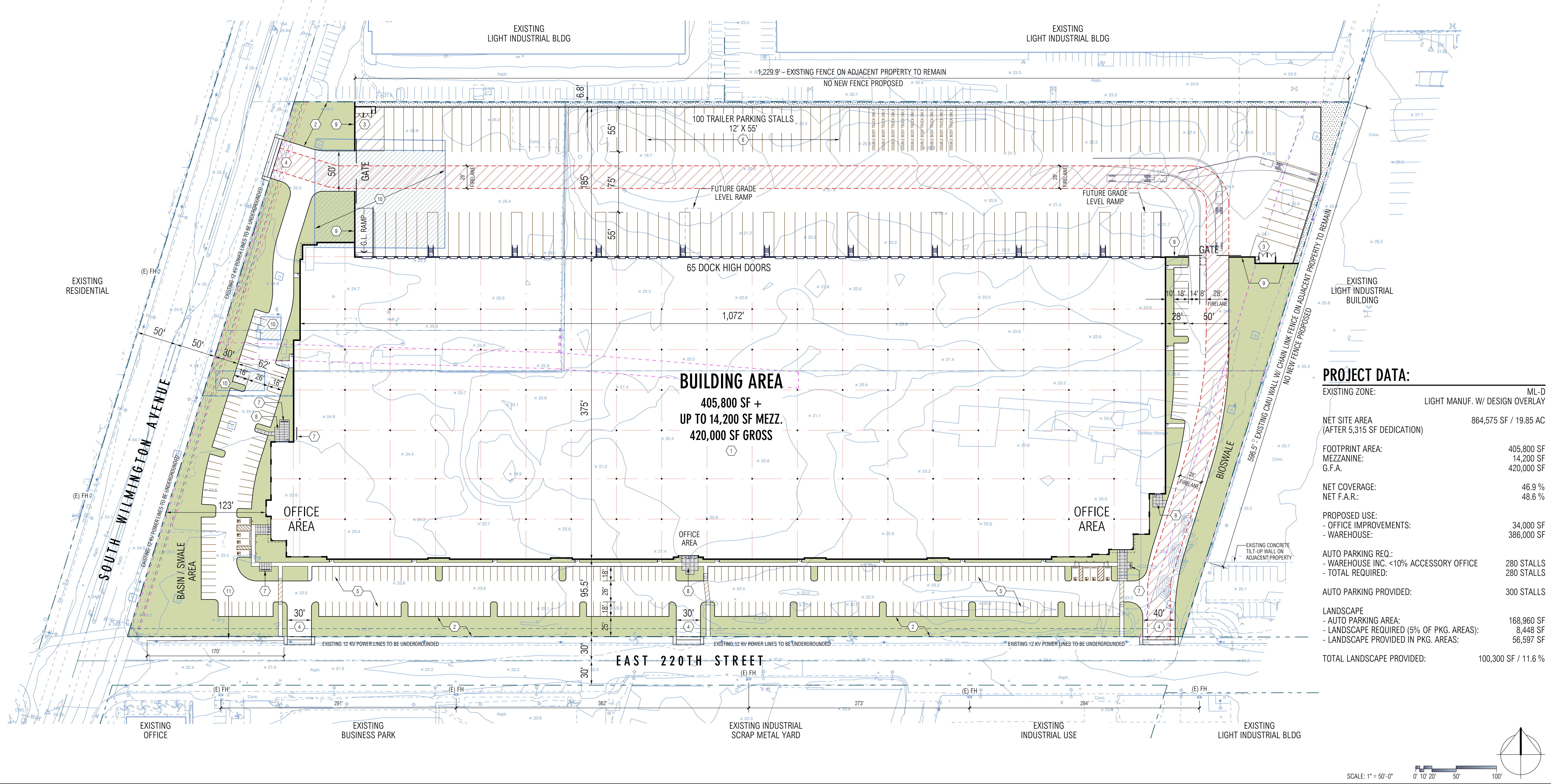
GENERAL NOTES

1. ANY EXISTING ON SITE OIL WELLS SHALL BE CONFIRMED TO BE ABANDONED PER CURRENT CITY & COUNTY STANDARDS.
2. THE FINAL LOCATION OF THE ELECTRICAL TRANSFORMER SHALL BE SHOWN ON THE FINAL PLANS. IT SHALL NOT BE LOCATED IN THE FRONT SETBACK AREA, AND SHALL BE SCREENED FROM PUBLIC VIEW TO THE SATISFACTION OF THE PLANNING DEPARTMENT.
3. THE FINAL WORKING DRAWINGS SHALL INCLUDE A ROOF SECTION WHICH SHOWS THE LOCATION OF ROOF EQUIPMENT AND ILLUSTRATES THE METHOD OF SCREENING, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
4. A LANDSCAPE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
5. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
6. ALL FIRE LANES ARE 28'-0" WIDE.
7. LANDSCAPE DESIGN SHALL COMPLY W/ CMC SECTION 9168.1, WATER EFFICIENT LANDSCAPING.
8. THERE ARE NO HIGH VOLTAGE POWER TRANSMISSION LINES EXCEED 66 KV ADJACENT TO THE PROPERTY.

APN'S

7316-025-097
7316-025-912
7316-025-061
7316-025-062
7316-025-814

VICINITY MAP:



PROJECT DATA:

EXISTING ZONE:	ML-D LIGHT MANUF. W/ DESIGN OVERLAY
NET SITE AREA (AFTER 5,315 SF DEDICATION)	864,575 SF / 19.85 AC
FOOTPRINT AREA:	405,800 SF
MEZZANINE:	14,200 SF
G.F.A.	420,000 SF
NET COVERAGE:	46.9 %
NET F.A.R.:	48.6 %
PROPOSED USE:	
- OFFICE IMPROVEMENTS:	34,000 SF
- WAREHOUSE:	386,000 SF
AUTO PARKING REQ.:	
- WAREHOUSE INC. <10% ACCESSORY OFFICE	280 STALLS
- TOTAL REQUIRED:	280 STALLS
AUTO PARKING PROVIDED:	300 STALLS
LANDSCAPE:	
- AUTO PARKING AREA:	168,960 SF
- LANDSCAPE REQUIRED (5% OF PKG. AREAS):	8,448 SF
- LANDSCAPE PROVIDED IN PKG. AREAS:	56,597 SF
TOTAL LANDSCAPE PROVIDED:	100,300 SF / 11.6 %

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AL2 LLC INDUSTRIAL DEVELOPMENT

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PRELIMINARY SITE PLAN

MARK	DATE	DESCRIPTION
SD	9/23/15	ISSUE FOR OWNER REVIEW
SD	10/5/15	ISSUE BACKGROUND TO CIVIL
SD	10/22/15	UPDATED BACKGROUND TO CIVIL
SD	11/9/15	PLANNING SUBMITTAL
SD	5/13/16	SITE PLAN PARKING UPDATE
SD	7/7/16	SITE PLAN UPDATE
SD	9/30/16	REVISIONS

RG PROJECT NO:	15110-00
CAD FILE NAME:	15110-00-A1-1
DRAWN BY:	CS
CHK'D BY:	MG
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SHEET TITLE:	

A1-1