# 2112 E. 223rd STREET CARSON, CA 90810





DATE 7/6/2020 P:\PAN\PAN047\WD\AGENCY SHEETS\PAN047\_1T TITLEDW

#### <u>OWNER:</u> STAUFFER MANAGEMENT COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR-BY-MERGER TO ATKEMIX THIRTY SEVEN, INC A DELAWARE CORPORATION 1800 CONCORD PIKE WILMINGTON, DE 19897

APPLICANT: PANATTONI DEVELOPMENT COMPANY, INC. 2442 DUPONT DRIVE IRVINE, CA 92612 PHONE: 949–296–2945 CONTACT: MARK PAYNE MPayne@panattoni.com

ARCHITECT: GAA ARCHITECTS, INC. 8811 RESEARCH DRIVE, SUITE 200 IRVINE, CA 92618 PHONE: 949-474-1775 FAX: 949-533-9133 CONTACT: ROGER DEITOS rogerd@GAAarchitects.com

<u>CIVIL:</u> THIENES ENGINEERING 14349 FIRESTONE BLVD. LA MIRADA, CA, 90638 PHONE: 714–521–4811

CONTACT: HIEN LE hienle@thieneseng.com

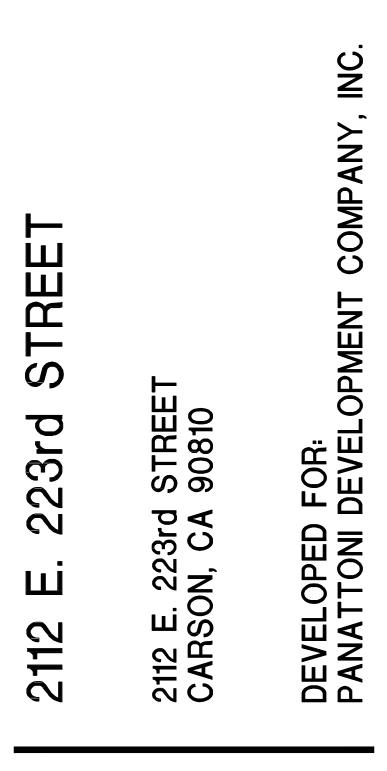
LANDSCAPE: SPLA, INC. 5256 S MISSION ROAD, SUITE 121 FALLBROAK, CA, 92003 PHOLE: 760–842–8993 CONTACT: MR. SCOTT PETERSON scott@splainc.com

### PROJECT TEAM

TITLE SHEET PROJECT RENDERINGS
ALTA LAND TITLE SURVEY ALTA LAND TITLE SURVEY ALTA LAND TITLE SURVEY ALTA LAND TITLE SURVEY
CONCEPTUAL GRADING PLAN CONCEPTUAL GRADING PLAN CONCEPTUAL UTILITY PLAN CONCEPTUAL STORM DRAIN PLAN CONCEPTUAL STORM DRAIN PROFILE CONCEPTUAL STORM DRAIN PROFILE
<b>E</b> LANDSCAPE PLAN PARKING LANDSCAPE CALCULATION PLAN
<b>URAL</b> SITE UTILIZATION MAP SITE PLAN, AND PROJECT TABULATIONS FIRE HYDRANT AND ACCESS PLAN PLAN SITE PLAN WELL LOCATIONS SITE FENCE AND WALL PLAN SITE SECTION SITE MISC TRUCK MANEUVERING SITE WALL AND FENCE ELEVATIONS AND DETAILS
BUILDING A – FLOOR PLAN BUILDING B – FLOOR PLAN BUILDING C – FLOOR PLAN
BUILDING A – ROOF PLAN BUILDING B – ROOF PLAN BUILDING C – ROOF PLAN
BUILDING A – ELEVATIONS BUILDING A – ELEVATIONS – COLORED BUILDING B – ELEVATIONS BUILDING B – ELEVATIONS – COLORED BUILDING C – ELEVATIONS

### SHEET INDEX





NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### TITLE SHEET

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN	GAA	
FILE NAME:	PAN047 11	



PROJECT AERIAL



BUILDING A ENTRY 1 PERSEPCTIVE



BUILDING A & B CORNER

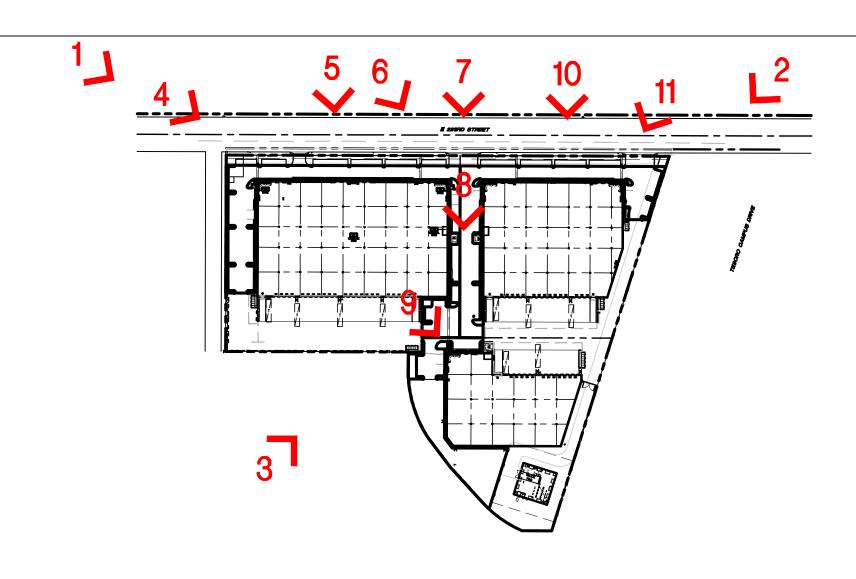






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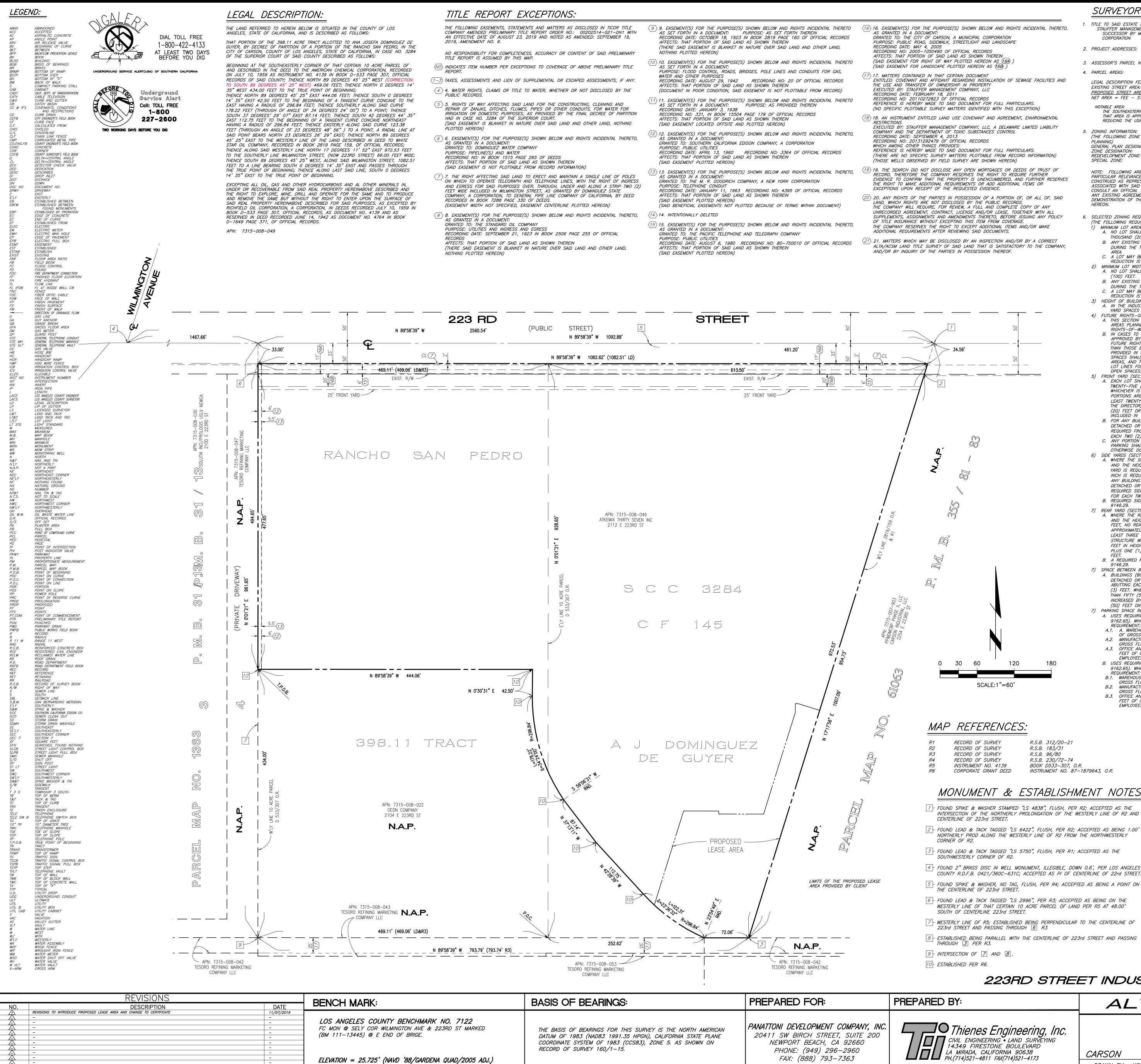




NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

PROJECT RENDERINGS

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN	GAA	12
FILE NAME:	PAN047_T2	



BENCH MARK:	REVISIONS		
	DATE	DESCRIPTION	NO.
	11/07/2019	REVISIONS TO INTRODUCE PROPOSED LEASE AREA AND CHANGE TO CERTIFICATE	$\wedge$
	-		$\triangle$
LOS ANGELES COUNTY BENCHMARK	-	-	A
FC MON @ SELY COR WILMINGTON AVE &	-	-	A
(BM 111-13445) @ E END OF BRIGE.	-		A
$\int (DM I I I - I J + 4 J) \ \forall \ E \ E N D \ OF \ B K I G E.$	-	-	A
	-	-	A
	-		A
	-	-	A
ELEVATION = 25.725' (NAVD '88/GARDEN	-	<b>—</b>	A
$\int ELEVATION = 23.723 (NAVD 00/GARDEN)$	-	-	A
	-	-	A

	THE FOLLOWING EASEMENTS, STATEMENTS AND MATTERS AS DISCLOSED IN TICOR TITLE COMPANY AMENDED PRELIMINARY TITLE REPORT ORDER NO.: 00202514-021-DN1 WITH AN EFFECTIVE DATE OF AUGUST 23, 2019 AND NOTED AS AMENDED: SEPTEMBER 19, 2019, AMENDMENT NO. 6. NO RESPONSIBILITY FOR COMPLETENESS, ACCURACY OR CONTENT OF SAID PRELIMINARY TITLE REPORT IS ASSUMED BY THIS MAP.	9 9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: AS SET FORTH THEREIN RECORDING DATE: OCTOBER 18, 1923 IN BOOK 2819 PAGE 160 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS SHOWN THEREIN (THERE SAID EASEMENT IS BLANKET IN NATURE OVER SAID LAND AND OTHER LAND, NOTHING PLOTTED HEREON)	(16) 16. EASEMEN AS GRANTED GRANTED TO PURPOSE: P RECORDING RECORDING AFFECTS: TO EATE
	<ul> <li>INDICATES ITEM NUMBER PER EXCEPTIONS TO COVERAGE OF ABOVE PRELIMINARY TITLE REPORT.</li> <li>TAXES, ASSESSMENTS AND LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS, IF ANY.</li> <li>4. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.</li> </ul>	(10) 10. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: FLOOD CONTROL, ROADS, BRIDGES, POLE LINES AND CONDUITS FOR GAS, WATER AND OTHER PURPOSES RECORDING DATE: AUGUST 29, 1942 RECORDING NO: 20 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS SHOWN THEREIN (DOCUMENT IN POOR CONDITION, SAID EASEMENT IS NOT PLOTTABLE FROM RECORD)	(SAID EASEM (SAID EASEM 17 17. MATTERS ENTITLED: CO THE USE AN EXECUTED B RECORDING
5	<ul> <li>S. RIGHTS OF WAY AFFECTING SAID LAND FOR THE CONSTRUCTING, CLEANING AND REPAIR OF ZANJAS, DITCHES, FLUMES, PIPES OR OTHER CONDUITS, FOR WATER FOR IRRIGATION OR DOMESTIC PURPOSES, AS PROVIDED BY THE FINAL DECREE OF PARTITION HAD IN CASE NO. 3284 OF THE SUPERIOR COURT. (SAID EASEMENT IS BLANKET IN NATURE OVER SAID LAND AND OTHER LAND, NOTHING PLOTTED HEREON)</li> </ul>	(11) 11. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: PURPOSE: AS PROVIDED THEREIN RECORDING DATE: JANUARY 3, 1938 RECORDING NO: 331, IN BOOK 15504 PAGE 179 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS SHOWN THEREIN (SAID EASEMENT LOCATED OFFSITE AND PLOTTED HEREON)	RECORDING REFERENCE (NO SPECIFIC (NO SPECIFIC (NO SPECIFIC RESTRICTION EXECUTED B COMPANY AN
6	6. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: DOMINGUEZ WATER COMPANY PURPOSE: PIPELINE(S) AND WATER RECORDING NO: IN BOOK 1515 PAGE 265 OF DEEDS AFFECTS: THAT PORTION OF SAID LAND AS SHOWN THEREIN (SAID EASEMENT IS NOT PLOTTABLE FROM RECORD INFORMATION)	(12) 12. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: SOUTHERN CALIFORNIA EDISON COMPANY, A CORPORATION PURPOSE: PUBLIC UTILITIES RECORDING DATE: APRIL 13, 1960 RECORDING NO: 3364 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS SHOWN THEREIN (SAID EASEMENT PLOTTED HEREON)	RECORDING RECORDING WHICH AMON REFERENCE (THERE ARE (THOSE WELL
7	7. THE RIGHT AFFECTING SAID LAND TO ERECT AND MAINTAIN A SINGLE LINE OF POLES ON WHICH TO OPERATE TELEGRAPH AND TELEPHONE LINES, WITH THE RIGHT OF INGRESS AND EGRESS FOR SAID PURPOSES OVER, THROUGH, UNDER AND ALONG A STRIP TWO (2) FEET WIDE INCLUDED IN WILMINGTON STREET, AS GRANTED BY DOMINGUEZ STATE COMPANY, A CORPORATION, TO GENERAL PIPE LINE COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 7288 PAGE 330 OF DEEDS. (EASEMENT WIDTH NOT SPECIFIED, EASEMENT CENTERLINE PLOTTED HEREON)	<ul> <li>(13) 13. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE M. R. GOODRICH COMPANY, A NEW YORK CORPORATION PURPOSE: TELEPHONE CONDUIT RECORDING DATE: JANUARY 11, 1963 RECORDING NO: 4395 OF OFFICIAL RECORDS AFFECTS: THAT PORTION OF SAID LAND AS SHOWN THEREIN (SAID EASEMENT PLOTTED HEREON) (SAID BENEFICIAL EASEMENTS NOT PLOTTED BECAUSE OF TERMS WITHIN DOCUMENT)</li> </ul>	<ul> <li>(19) 19. THE SEA RECORD, THI EVIDENCE TO THE RIGHT 1 EXCEPTIONS</li> <li>(20) 20. ANY RIG LAND, WHICH THE COMPAN</li> </ul>
8	8. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE STANDARD OIL COMPANY PURPOSE: UTILITIES AND INGRESS AND EGRESS RECORDING DATE: SEPTEMBER 21, 1923 IN BOOK 2506 PAGE 255 OF OFFICIAL	$\overline{14}$ 14. INTENTIONALLY DELETED $\overline{15}$ 15. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: GRANTED TO: THE PACIFIC TELEPHONE AND TELEGRAPH COMPANY	UNRECORDEL SUPPLEMENT OF TITLE INS THE COMPAN ADDITIONAL

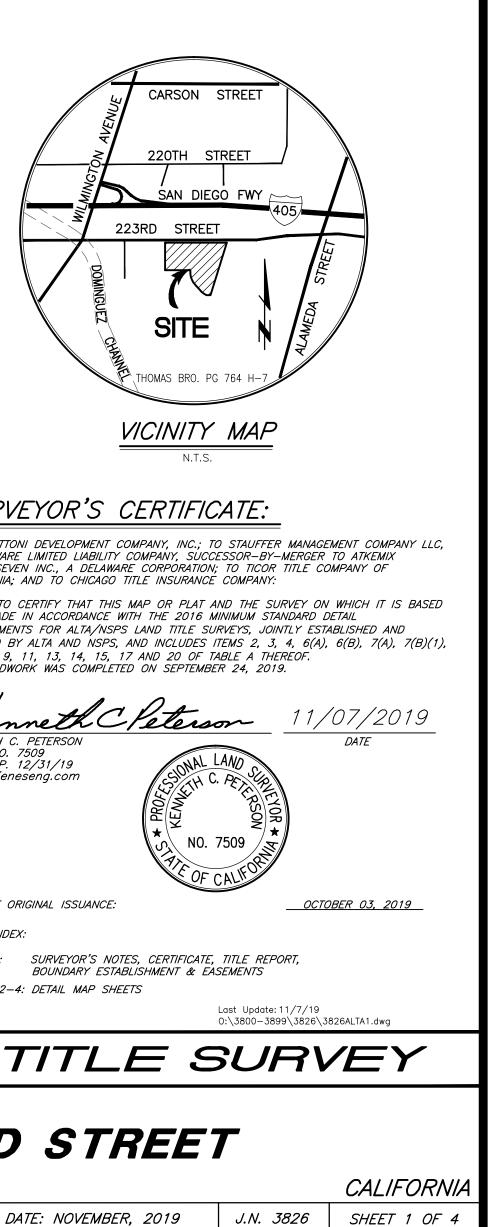
## SURVEYOR'S NOTES:

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN: STAUFFER MANAGEMENT COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUCCESSOR BY MERGER TO ATKEMIX THIRTY-SEVEN, INC., A DELAWARE CORPORATION 2. PROJECT ADDRESSES: 2112 EAST 223RD STREET CARSON, CALIFORNIA 3. ASSESSOR'S PARCEL NUMBERS: 7315-008-049 4. PARCEL AREAS: PARKING SPACES. LEGAL DESCRIPTION FEE: 643,234 S.F./14.767 ACRES EXISTING STREET AREA: 18,360 S.F./ 0.422 ACRES 9. GEOLOGICAL HAZARDS: PROPOSED STREET AREA: \_0\_S.F./\_0.000\_ACRES NET AREA = FEE - STREE 624,874 S.F./14.345 ACRES NOTABLE AREA: THE SOUTHEASTERN PORTION OF SITE IS PROPOSED USE BY OTHERS "LEASE AREA" THAT AREA IS APPROXIMATELY 38.538 S.F. / 0.885 ACRES REDUCING THE USABLE NET AREA TO 586,336 S.F. /13.460 ACRES B. SEISMIC HAZARD ZONES:

(THE FOLLOWING ZONE DESIGNATIONS ARE PER CITY OF CARSON DEPARTMENT OF GENERAL PLAN DESIGNATION BUSINESS PARK MANUFACTURING, HEAVY CONSOLIDATED PROJECT AREA D OVERLAY NOTE: FOLLOWING ARE SELECTED ZONING AND/OR DEVELOPMENT REQUIREMENTS OF

PARTICULAR RELEVANCE TO THE PROPERTY SHOWN HEREON, AND SHOULD NOT BE CONSTRUED AS REPRESENTING THE TOTALITY OF SUCH REQUIREMENTS THAT MAY BE ASSOCIATED WITH SAID PROPERTY. IT IS RECOMMENDED THAT INTERESTED PARTIES CONSULT AN OFFICIAL COPY OF THE COMPLETE MUNICIPAL ZONING CODE, AS WELL AS ANY EXISTING AGREEMENTS OR OTHER SIMILAR DOCUMENTS. FOR A GREATER DEMONSTRATION OF THE REQUIREMENTS ASSOCIATED WITH THE PROPERTY SHOWN

- SELECTED ZONING REQUIREMENTS: (THE FOLLOWING REQUIREMENTS ARE PER CITY OF CARSON ZONING CODE) 1) MINIMUM LOT AREA (SECTION 9145.2):
- A. NO LOT SHALL BE CREATED WHICH HAS A NET AREA LESS THAN TWENTY THOUSAND (20,000) SQUARE FEET. B. ANY EXISTING LAWFULLY ESTABLISHED LOT (INCLUDING A LEASED AREA OF LAND
- DURING THE TERM OF THE LEASE) IS DEEMED TO HAVE THE REQUIRED LOT ARFA C. A LOT MAY BE REDUCED TO LESS THAN THE REQUIRED LOT AREA IF SUCH
- REDUCTION IS THE RESULT OF AN ACQUISITION FOR PUBLIC PURPOSES. MINIMUM LOT WIDTH (SECTION 9145.4): A. NO LOT SHALL BE CREATED WHICH HAS A WIDTH LESS THAN ONE HUNDRED (100) FEFT. B. ANY EXISTING LAWFULLY ESTABLISHED LOT (INCLUDING A LEASED AREA OF LAND DURING THE TERM OF THE LEASE) IS DEEMED TO HAVE THE REQUIRED WIDTH.
- C. A LOT MAY BE REDUCED TO LESS THAN THE REQUIRED WIDTH IF SUCH REDUCTION IS THE RESULT OF AN ACQUISITION FOR PUBLIC PURPOSES. 3) HEIGHT OF BUILDINGS AND STRUCTURE (SECTION 9146.12): A. IN THE INDUSTRIAL ZONES, THERE IS NO HEIGHT LIMÍT PROVIDED ADDITIONAL
- YARD SPACES ARE PROVIDED AS REQUIRED IN CMC 9146.21 THROUGH 9146.29. 4) FUTURE RIGHTS-OF-WAY (SECTION 9146.22): A. THIS SECTION IS APPLICABLE ONLY WHERE PORTIONS OF A LOT ARE WITHIN AREAS PLANNED TO BE PART OF FUTURE STREETS, ALLEYS OR PUBLIC RIGHTS-OF-WAY, AS DETERMINED BY THE DIRECTOR. B. IN CASES TO WHICH THIS SECTION IS APPLICABLE, UNLESS OTHERWISE
- APPROVED BY THE COMMISSION, THE PORTIONS OF ANY LOT WITHIN SUCH FUTURE RIGHT-OF-WAY AREAS SHALL NOT BE OCCUPIED BY STRUCTURES OTHER THAN THOSE ENCROACHMENTS ALLOWED IN FUTURE RIGHT-OF-WAY AREAS AS PROVIDED IN CMC 9146.29. ALL OTHER REQUIRED SETBACKS, YARDS AND OPEN SPACES SHALL BE PROVIDED IN ADDITION TO THE FUTURE RIGHT-OF-WAY AREAS, AND THE FUTURE RIGHT-OF-WAY LINES SHALL BE CONSIDERED TO BE LOT LINES FOR PURPOSES OF MEASURING SUCH OTHER SETBACKS, YARDS AND OPEN SPACES. 5) FRONT YARD (SECTION 9146.23) A. EACH LOT SHALL HAVE A FRONT YARD WITH A REQUIRED DEPTH OF
- TWENTY-FIVE (25) FEET OR TWENTY-FIVE (25) PERCENT OF THE LOT DEPTH. WHICHEVER IS LESS. EXCEPT THAT A VARIABLE FRONT YARD IN WHICH ALL PORTIONS ARE AT LEAST TEN (10) FEET IN DEPTH AND SOME PORTION IS AT LEAST TWENTY (20) FEET IN DEPTH IS PERMITTED IF. TO THE SATISFACTION OF THE DIRECTOR, ALL PORTIONS OF THE YARD WHERE THE SETBACK IS TWENTY (20) FEET OR LESS ARE LANDSCAPED AND MOUNDED EARTHFORMS ARE INCLUDED IN THE LANDSCAPING.
- B. FOR ANY BUILDING (BUT NOT FOR AN UNOCCUPIABLE STRUCTURE WHETHER DETACHED OR ATTACHED TO A BUILDING) OVER FIFTY (50) FEET IN HEIGHT, THE REQUIRED FRONT YARD SETBACK SHALL BE INCREASED BY ONE (1) FOOT FOR FACH TWO (2) FEFT OF HEIGHT ABOVE FIFTY (50) FEFT. C. ANY PORTION OF A REQUIRED FRONT YARD WHICH IS NOT UTILIZED FOR PARKING SHALL BE LANDSCAPED. A REQUIRED FRONT YARD SHALL NOT BE
- OTHERWISE OCCUPIED EXCEPT AS PROVIDED IN CMC 9146.29. 6) SIDE YARDS (SECTION 9146.24): A. WHERE THE SIDE OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE 16. THERE IS NO OBSERVABLE EVIDENCE OF CHANGES IN STREET RIGHT-OF-WAY LINES, AND THE HEIGHT OF THE BUILDING IS NOT OVER FIFTY (50) FEET, NO SIDE YARD IS REQUIRED. IF ANY SIDE YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING (BUT NOT FOR AN UNOCCUPIABLE STRUCTURE WHETHER DETACHED OR ATTACHED TO A BUILDING) OVER FIFTY (50) FEET IN HEIGHT, THE REQUIRED SIDE YARD SETBACK SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE FIFTY (50) FEET. B. REQUIRED SIDE YARDS SHALL NOT BE OCCUPIED EXCÉPT AS PROVIDED IN CMC 9146.29.
- 7) REAR YARD (SECTION 9146.25): A. WHERE THE REAR OF A LOT ABUTS A LOT IN OTHER THAN A RESIDENTIAL ZONE AND THE HEIGHT OF THE BUILDING OR STRUCTURE IS NOT OVER FIFTY (50) FEET, NO REAR YARD IS REQUIRED. IF ANY REAR YARD GREATER THAN APPROXIMATELY ONE (1) INCH IS REQUIRED OR PROVIDED, IT SHALL BE AT LEAST THREE (3) FEET. FOR ANY BUILDING (BUT NOT FOR AN OCCUPIABLE STRUCTURE WHETHER DETACHED OR ATTACHED TO A BUILDING) OVER FIFTY (50) FEET IN HEIGHT, THE REQUIRED REAR YARD SETBACK SHALL BE THREE (3) FEET PLUS ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE FIFTY (50) B. A REQUIRED REAR LOT SHALL NOT BE OCCUPIED EXCEPT AS PROVIDED IN CMC
- 9146.29. 7) SPACE BETWEEN BUILDINGS (SECTION 9146.27): A. BUILDINGS (BUT NOT INCLUDING UNOCCUPIABLE STRUCTURES WHETHER DETACHED OR ATTACHED TO BUILDINGS) ON THE SAME LOT EITHER SHALL BE ABUTTING EACH OTHER OR THERE SHÁLL BE A SEPARATION OF AT LEAST THREE (3) FEET. WHERE THERE IS A SEPARATION AND BOTH BUILDINGS ARE MORE THAN FIFTY (50) FEET IN HEIGHT, THE REQUIRED SEPARATION SHALL BE INCREASED BY ONE (1) FOOT FOR EACH TWO (2) FEET OF HEIGHT ABOVE FIFTY
- (50) FEET ON THE LOWER BUILDING. 7) PARKING SPACE REQUIREMENTS (SECTION 9162.21): A. USES REQUIRING LARGE DOCK-HIGH LOADING FACILITIES (AS DEFINED IN CMC 9162.65). WHICHEVER OF THE FOLLOWING RESULTS IN THE GREATER REQUIREMENT: A.1. A. WAREHOUSING USE – 1 PARKING SPACE FOR EACH 1,500 SQUARE FEET OF GROSS FLOOR AREA; A.2. MANUFACTURING USE - 1 PARKING SPACE FOR EACH 500 SQUARE FEET OF
- GROSS FLOOR AREA; A.3. OFFICE AND SERVICE USE - 1 PARKING SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA; OR 1 PARKING SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT. B. USES REQUIRING LARGE GRADE LEVEL LOADING FACILITIES (AS DEFINED IN CMC 9162.65). WHICHEVER OF THE FOLLOWING RESULTS IN THE GREATER
- REQUIRÈMENT B.1. WAREHOUSING USE - 1 PARKING SPACE FOR EACH 750 SQUARE FEET OF GROSS FLOOR AREA; B.2. MANUFACTURING USE – 1 PARKING SPACE FOR EACH 500 SQUARE FEET OF GROSS FLOOR AREA;
- B.3. OFFICE AND SERVICE USE 1 PARKING SPACE FOR EACH 300 SQUARE FEET OF GROSS FLOOR AREA; OR 1 PARKING SPACE FOR EVERY 2 EMPLOYEES ON THE LARGEST SHIFT.



### MONUMENT & ESTABLISHMENT NOTES:

- 1 FOUND SPIKE & WASHER STAMPED "LS 4838", FLUSH, PER R2; ACCEPTED AS THE INTERSECTION OF THE NORTHERLY PROLONGATION OF THE WESTERLY LINE OF R2 AND
- 2 FOUND LEAD & TACK TAGGED "LS 6422", FLUSH, PER R2; ACCEPTED AS BEING 1.00' NORTHERLY PROD ALONG THE WESTERLY LINE OF R2 FROM THE NORTHWESTERLY
- 3 FOUND LEAD & TACK TAGGED "LS 5750", FLUSH, PER R1; ACCEPTED AS THE
- 4 FOUND 2" BRASS DISC IN WELL MONUMENT, ILLEGIBLE, DOWN 0.6', PER LOS ANGELES COUNTY R.D.F.B. 0421/360C-631C; ACCEPTED AS PI OF CENTERLINE OF 22rd STREET.
- 5 FOUND SPIKE & WASHER, NO TAG, FLUSH, PER R4; ACCEPTED AS BEING A POINT ON
- 6 FOUND LEAD & TACK TAGGED "LS 2996", PER R3; ACCEPTED AS BEING ON THE WESTERLY LINE OF THAT CERTAIN 10 ACRE PARCEL OF LAND PER R5 AT 48.00'

223RD STREET INDUSTRIAL BUILDINGS

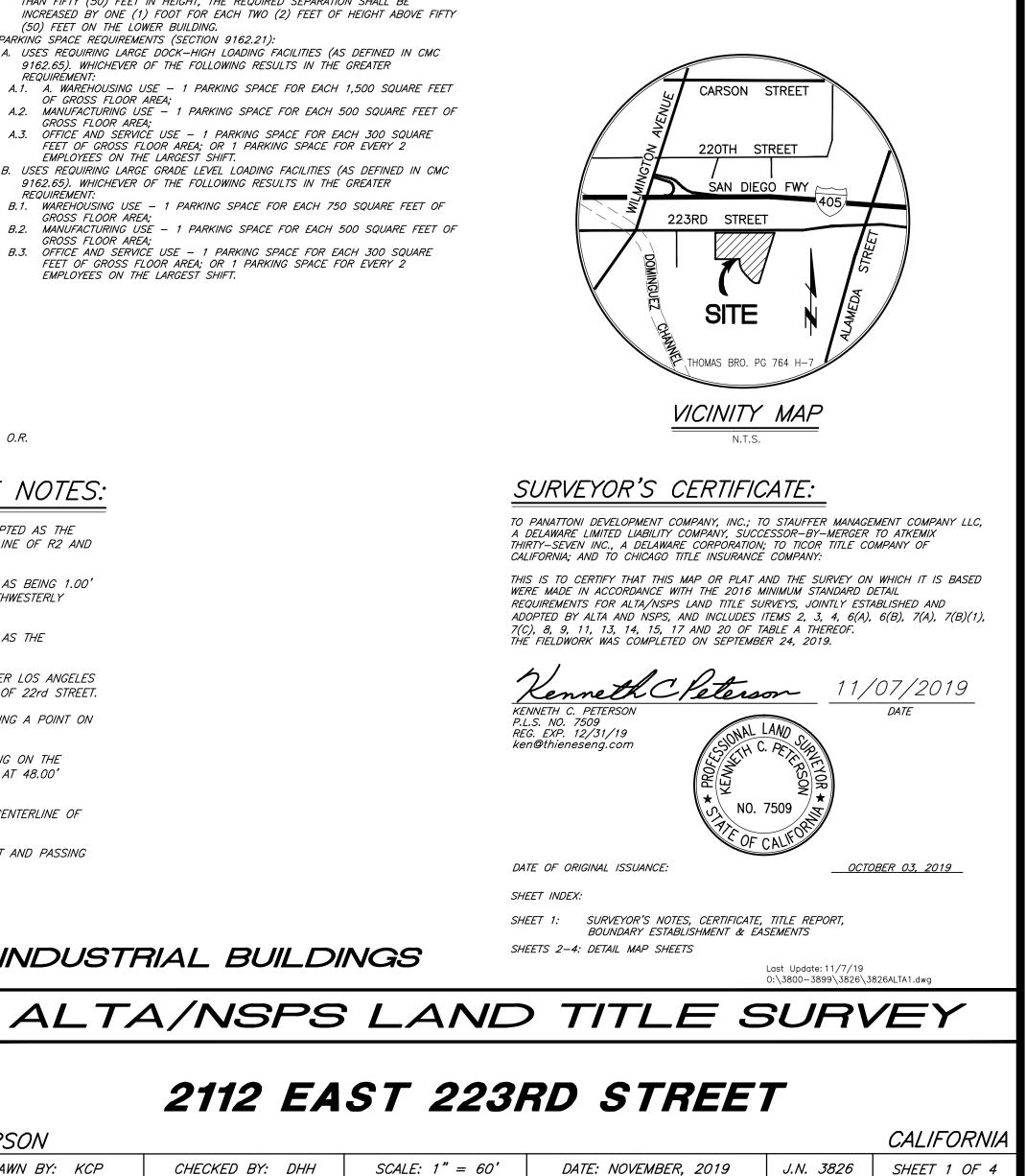
# 2112 EAST 223RD STREET

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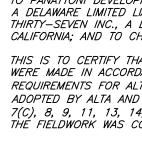
CHECKED BY: DHH

SCALE: 1" = 60'











7. THE PROPERTY INDICATED HEREON IS SITUATED WITHIN THE FLOOD INSURANCE RATE MAP (F.I.R.M.) WITH MAP NO. 06037C1955F, EFFECTIVE DATE: SEPTEMBER 26, 2008. COMMUNITY NUMBER: 065043 FOR CITY OF CARSON, PANEL NUMBER: 1955. SUFFIX: "F", ZONE "X-SHADED" (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD).

8. SUBJECT SITE DESCRIBED IN THE TITLE REPORT IS CURRENTLY UNDERGOING SOIL REMEDIATION AND IS UNDEVELOPED WITH ZERO BUILDINGS AND HAS NO MARKED

A. ALQUIST-PRIOLO SPECIAL STUDIES ZONES: SUBJECT PROPERTY IS OUTSIDE OF ANY ALQUIST PRIOLO SPECIAL STUDIES ZONES AS SHOWN ON SPECIAL STUDIES ZONES OFFICIAL MAP FOR LONG BEACH QUADRANGLE, EFFECTIVE: JULY 01, 1986

SUBJECT PROPERTY IS WITHIN A ZONE REQUIRING INVESTIGATION FOR LIQUEFACTION BUT IS OUTSIDE OF ANY ZONE REQUIRING INVESTIGATION FOR EARTHQUAKE-INDUCED LANDSLIDES AS SHOWN ON SEISMIC HAZARD ZONES OFFICIAL MAP FOR LONG BEACH QUADRANGLE RELEASED: MARCH 25, 1999.

THIENES ENGINEERING, INC. HAS PERFORMED NO INDEPENDENT TITLE INVESTIGATION NOR OTHERWISE SEARCHED FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP, TITLED EVIDENCE OR ANY OTHER SIMILAR INFORMATION THAT MAY BE DISCLOSED BY AN ACCURATE AND CURRENT "ABSTRACT OF TITLE" OR "TITLE POLICY." EASEMENTS ARE SHOWN HEREON BASED ON INFORMATION DISCLOSED BY A TITLE REPORT, LISTED HEREON, WHICH HAS BEEN DRAFTED, AND IN SOME CASES UPDATED AND/OR REVISED, BY A TITLE INSURANCE COMPANY, ALSO LISTED HEREON, AND SUPPLIED TO THE UNDERSIGNED THEREBY.

SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS

PART OF THIS SURVEY.

IMPROVEMENTS DELINEATED HEREON.

ON THIS MAP.

12. THIS SURVEY DOES NOT INCLUDE LOCATIONS OF OR ENCROACHMENTS BY SUB-SURFACE FOOTINGS AND/OR FOUNDATIONS OF BUILDINGS, WALLS OR OTHER IMPROVEMENTS SHOWN

13. SUBSTRUCTURE UTILITIES ARE SHOWN HEREON BASED SOLELY ON INFORMATION DISCLOSED TO UNDERSIGNED BY LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES AND/OR INFORMATION DISCLOSED TO UNDERSIGNED BY PRIVATE UTILITY COMPANIES. ALTHOUGH SAID SUBSTRUCTURE UTILITIES SHOWN HEREON ARE BELIEVED TO BE REASONABLY ACCURATE PHYSICAL FIELD VERIFICATION OF THE CHARACTER AND LOCATIONS OF SAID SUBSTRUCTURE UTILITIES IS REQUIRED. THIENES ENGINEERING, INC. MAKES NO GUARANTEE, WARRANTY OR OTHER REPRESENTATION, EITHER EXPRESSLY OR IMPLIED, AS TO THE ACCURACY AND/OR THOROUGHNESS OF SUCH INFORMATION. THEREFORE, ALL GENERALIZED STATEMENTS SHOWN HEREON, INCLUDING BUT NOT LIMITED TO, "ALL UTILITIES," "ALL KNOWN UTILITIES," UTILITIES KNOWN TO THE UNDERSIGNED," AND THE LIKE, AS WELL AS REFERENCES TO LIST OF UTILITIES ARE TO BE CONSTRUED AS BEING STRICTLY REFERENCES TO ONLY THOSE UTILITIES DISCLOSED TO THE UNDERSIGNED BY SAID LOCAL, STATE AND FEDERAL GOVERNMENTAL AGENCIES AND/OR INFORMATION DISCLOSED BY SAID PRIVATE UTILITY COMPANIES, AND EXCLUDES ALL UTILITIES AND UTILITY-RELATED INFORMATION, IF ANY, WHICH HAS NOT BEEN DISCLOSED TO THE UNDERSIGNED.

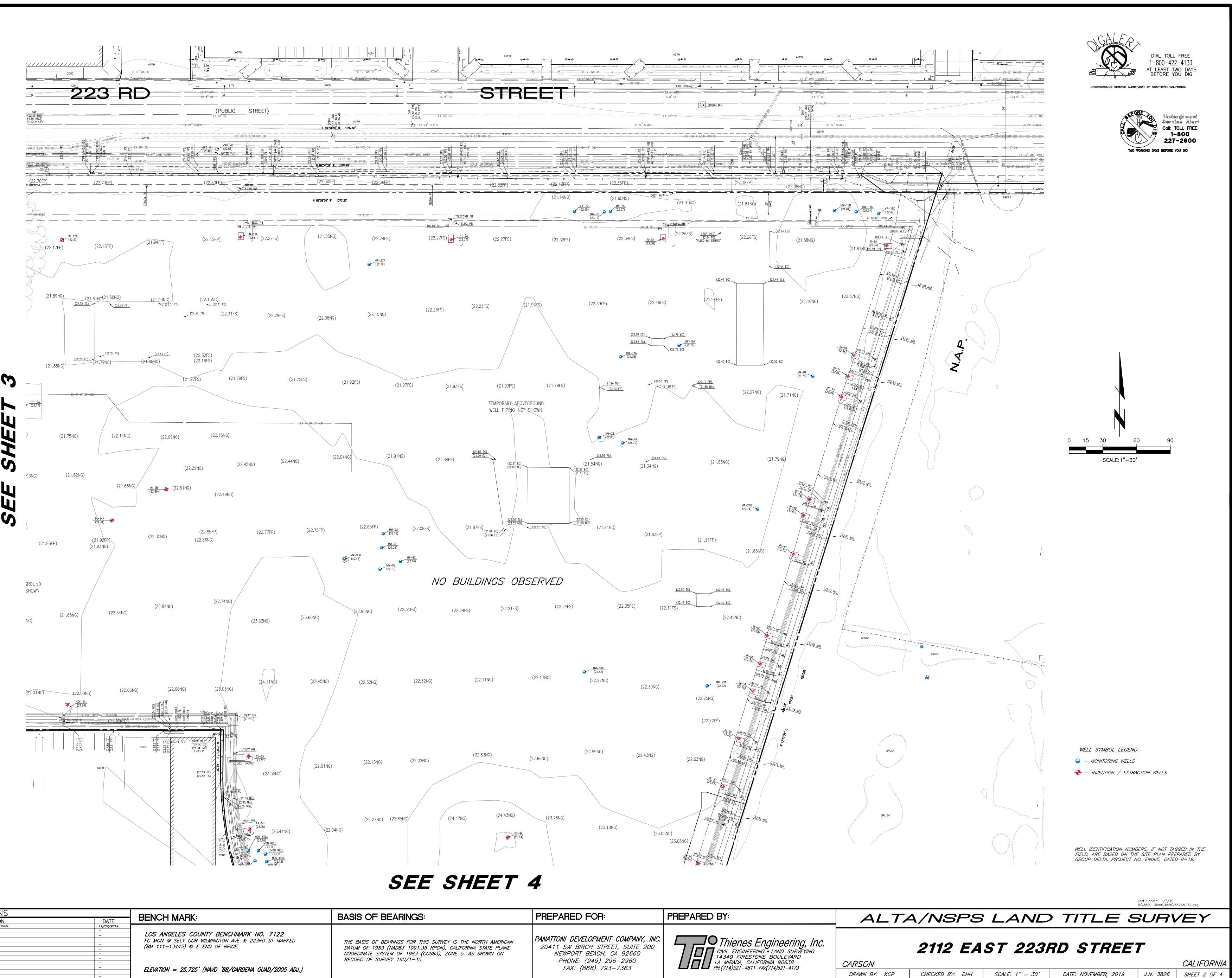
14. AS A MATTER OF POLICY, ONLY OFFICIALLY RELEASED COPIES OF THIS SURVEY HAVE A SIGNATURE TOGETHER WITH THE RELEASE/REVISION DATE(S) SHOWN. ANY MODIFICATIONS, UPDATES, OR REVISIONS WITH THEIR EFFECTIVE RELEASE DATES WILL BE SHOWN THEREON ANY PARTIES REQUIRING INFORMATION WHICH CANNOT BE DERIVED FROM THIS SURVEY AFTER THE INITIAL RELEASE DATE ARE ADVISED TO CONTACT THE OFFICE OF THE PREPARER TO INQUIRE ON THE PRESENT STATUS OF THE SURVEY AND IF LATER VERSIONS HAVE BEEN RELEASED. COPIES OF THIS SURVEY LACKING THE HEREIN ABOVE MENTIONED SIGNATURE ARE TO BE CONSIDERED AS UNOFFICIAL VERSIONS.

PHOTOGRAMMETRIC MAPPING PROCEDURES MAY HAVE BEEN UTILIZED AS THE BASIS FOR THE LOCATION OF CERTAIN FEATURES SHOWN HEREON (EXCLUDING BOUNDARIES) WHERE GROUND MEASUREMENTS ARE NOT OTHERWISE NECESSARY TO LOCATE THOSE FEATURES TO AN APPROPRIATE AND ACCEPTABLE ACCURACY RELATIVE TO A NEARBY BOUNDARY. THE MAP ACCURACY STANDARD SUPPLIED BY THE PHOTOGRAMMETRIST INDICATES THAT NINETY (90) PERCENT OF ALL PLANIMETRIC FEATURES WHICH ARE WELL-DEFINED ON THE PHOTOGRAPHS ARE PLOTTED SO THAT THEIR POSITION ON THE FINISHED MAPS SHALL BE ACCURATE TO WITHIN 0.5 FEFT OF THEIR TRUE COORDINATE POSITION. WHICH COULD B DETERMINED BY TEST SURVEYS. NONE OF THE FEATURES TESTED SHOULD BE MISPLACED BY MORE THAN 1.0 FEET IN SUCH A TEST SURVEY. IF CONTOURS ARE SHOWN HEREON AND IF SAID CONTOURS WERE PLOTTED BY PHOTOGRAMMETRIC MAPPING PROCEDURES, THEN NINETY (90) PERCENT OF THE ELEVATIONS DETERMINED FROM THE SOLID-LINE CONTOURS SHALL HAVE ACCURACY WITH RESPECT TO TRUE ELEVATION OF ONE-HALF (1/2) CONTOUR INTERVAL OR BETTER. THE REMAINING TEN (10) PERCENT OF SUCH LEVATIONS SHALL BE NOT IN ERROR BY MORE THAN ONE CONTOUR INTERVAL. IN DENSELY WOODED AREAS WHERE HEAVY BRUSH OR TREE COVER OBSCURES THE GROUND, THE CONTOURS ARE SHOWN AS DASHED LINES AND THEY ARE PLOTTED AS ACCURATELY AS POSSIBLE UNDER THOSE CONDITIONS, NINETY (90) PERCENT OF ALL SPOT ELEVATIONS PLOTTED BY PHOTOGRAMMETRIC MAPPING PROCEDURES SHALL HAVE AN ACCURACY OF AT LEAST ONE-FORTH (1/4) THE CONTOUR INTERVAL. THE REMAINING TEN (10) PERCENT SHALL BE NOT IN ERROR BY MORE THAN ONE-HALF (1/2) THE CONTOUR INTERVA

RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OVER AND ABOVE SITE

17. SUBJECT PROPERTY HAS DIRECT ACCESS TO 223 RD STREET (A PUBLIC ROAD).

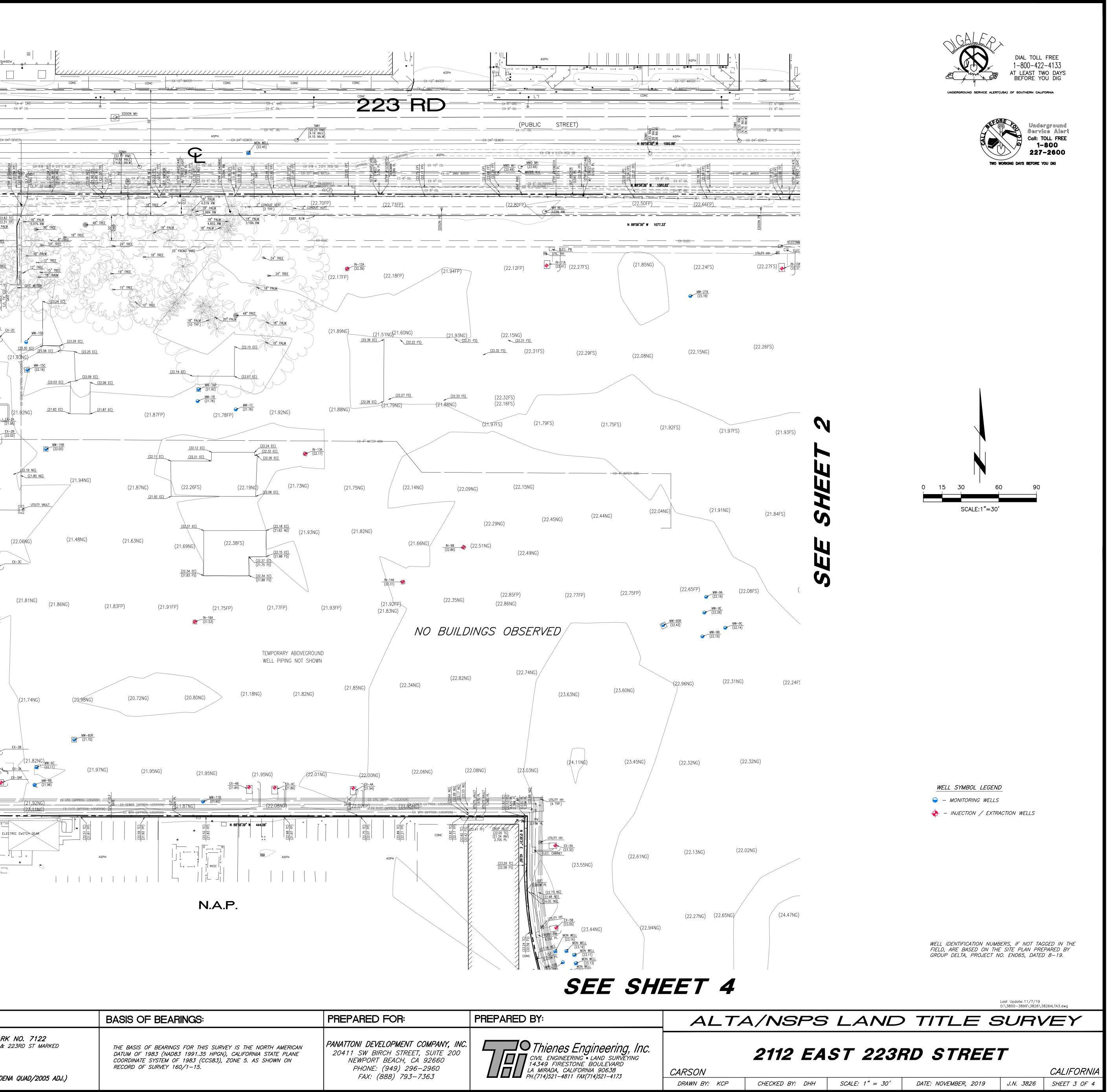
LEGEN	<i>ID:</i>
ABAN	ABANDONED
ACC	ACCEPTED
AC	ASPHALTIC CONCRETE
AP	ANGLE POINT
ARV	AIR RELEASE VALVE
BC	BEGINNING OF CURVE
BET	BETWEEN
BFP	BACKFLOW PREVENTION DEVICE
BFP	BACKFLOW PREVENTION DEVICE
BK	BOOK
BLDG	BUILDING
BOB	BASIS OF BEARINGS
BR	BRASS
BRMP	BOTTOM OF RAMP
BSTP	BOTTOM STEP
BX	BOTTOM OF "X"
BW	BACK OF WALK
C	COMPACT PARKING STALL
CAB	CABINET
CADT	CALIF. DEPT. OF TRANSPORTATION
CATV	CABLE TELEVISION
C&G	CURB AND GUTTER
CB CC & R's CD	CARD AND GUTTER CATCH BASIN COVENANTS, CONDITIONS AND RESTRICTIONS CURB DRAIN
CEFB	CITY ENGINEER'S FIELD BOOK
CF	CURB FACE
C.F.	CALCULATED FROM
CHIS	CHISLED
C/L	CENTERLINE
CLF	CHAIN LINK FENCE
CMP	CORRUGATED METAL PIPE
CO.ENG.FB	COUNTY ENGNEER'S FIELD BOOK
CONC	CONCRETE
COR	CORNER
CSFB	COUNTY SURVEYOR'S FIELD BOOK
D	DELTA=CENTRAL ANGLE
△	DELTA=CENTRAL ANGLE
DCV	DETECTOR CHECK VALVE
DED	DEDICATION
DESC	DESCRIBED
DI	DROP INLET
DIST DN DOC NO DRWY	DISTANCE DOWN DOCUMENT NO. DRIVEWAY EAST
E E'LY EB EBFM	EAST EASTERLY ESTABLISHED BETWEEN ESTABLISHED BETWEEN FOUND MONUMENTS
EBP	ESTABLISHED BY PRORATION
EC	EDGE OF CONCRETE
EC	END OF CURVE
EF	ESTABLISHED FROM
ELEC	ELECTRIC
EM	ELECTRIC METER
EMH	ELECTRIC MAN HOLE
EP	EDGE OF PAVEMENT
EPB	ELECTRIC PULL BOX
EFB	ELECTRIC FOLL BOX
ESMT	EASEMENT
EST	ESTABLISHED
ESTAB	ESTABLISH
EXIST	EXISTING
FAR	FLOOR AREA RATIO
FB	FIELD BOOK
FC	FLOOD CONTROL
FD	FOUND
FDC FF FH FL	FIRE DEPARTMENT CONNECTION FINISHED FLOOR ELEVATION FIRE HYDRANT FLOW LINE FL AT INSIDE WALL CB
FL IFOB	FL AT INSIDE WALL CU
FNC	FENCE
FOC	FIBER OPTIC CABLE
FOW	FACE OF WALL
FP	FINISH PAVEMENT
FS FW G	FINISH SURFACE FRONT OF WALK DIRECTION OF DRAINAGE FLOW GAS LINE GUY ANCHOR
GA GB GFA GM	GRADE BREAK GROSS FLOOR AREA GAS METER
GP	GUARD POST
GTE	GENERAL TELEPHONE CONDUIT
GTE MH	GENERAL TELEPHONE MANHOLE
GTE VLT	GENERAL TELEPHONE VAULT
GV	GAS VALVE
HB	HOSE BIB
HC	HANDICAP
HCR	HANDICAP RAMP
HWF	HOG WIRE FENCE
ICB	IRRIGATION CONTROL BOX
ICV	IRRIGATION CONTROL VALVE
ILLEG	ILLEGIBLE
INST NO	INSTRUMENT NUMBER
INT	INTERSECTION
INV	INVERT
IP	IRON PIPE
L	LENGTH
LACE	LOS ANGELES COUNTY ENGINEER
LACS	LOS ANGELES COUNTY SURVEYOR
LD	LEGAL DESCRIPTION
LP	LIP OF GUTTER
LS	LICENSED SURVEYOR
L&T	LEAD AND TACK
LT&T	LEAD TACK AND TAG
LTLT	LOT LIGHT
LT STD	LIGHT STANDARD
M	MEASURED
MAX	MAXIMUM
M.B.	MAP BOOK
MH	MANHOLE
MIN	MINIMUN
MON	MONUMENT
MS	MOW STRIP
MW	MONITORING WELL
N	NORTH
N&T	NAIL AND TIN
N'LY	NORTHERLY
N.A.P.	NOT A PART
NE	NORTHEAST
NEC	NORTHEAST CORNER
NE <sup>*</sup> LY	NORTHEASTERLY
NF	NOTHING FOUND
NG	NATURAL GROUND
NO	NUMBER
NT&T	NAIL TIN & TAG
N.T.S.	NOT TO SCALE
NW	NORTHWEST
NWC	NORTHWEST CORNER
NW'LY	NORTHWESTERLY
OH	OVERHEAD
OIL W.W.	OIL WASTE WATER LINE
O.R.	OFFICIAL RECORDS
O/S	OFF SET
PA	PLANTER AREA
PB	PULL BOX
PCC	POINT OF COMPOUND CURVE
PCL	PARCEL
PED	PEDESTAL
PG	PAGE
PI	POINT OF INTERSECTION
PIV	POST INDICATOR VALVE
PKWY	PARKWAY
PL	PROPERTY LINE
PM	PROPORTIONATE MEASUREMENT
P.M.	PARCEL MAP
P.M.B.	PARCEL MAP BOOK
P.O.B.	POINT OF BEGINNING
POC	POINT ON CURVE
P.O.C.	POINT OF CONNECTION
P.O.L.	POINT ON LINE
POR	PORTION
POS	POINT ON SLOPE
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PROD	PROLONGATION
PROP	PROPOSED
PT	POINT
PTS	POINTS
PT.COM.	POINT OF COMMENCEMENT
PTR	PRELIMINARY TITLE REPORT
PUN	PUNCHED
PWD	PARKWAY DRAIN
PWFB	PUBLIC WORKS FIELD BOOK
R R. R 11 W RAD	RECORD RADIUS RANGE 11 WEST RADIAL REMEORCED CONCRETE BOX
R.C.B.	REINFORCED CONCRETE BOX
RCE	REGISTERED CIVIL ENGINEER
RCLW	RECLAIMED WATER LINE
RD	ROOF DRAIN
R.D.	ROAD DEFARTMENT
RDFB	ROAD DEPARTMENT FIELD BOOK
REC	RECORD
REF	REFERENCE
RET	RETAINING
RR	RAILROAD
R.S.B.	RECORD OF SURVEY BOOK
R/W	RIGHT OF WAY
S	SEWER LINE
S	SOUTH
SBL	SETBACK LINE
S.B.M.	SAN BERNARDINO MERIDIAN
S'LY	SOUTHERLY
S&W	SPIKE & WASHER
SCE	SOUTHERN CALIFORNIA EDISON CO.
SCO	SEWER CLEAN OUT
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SE	SOUTHEAST
SE'LY	SOUTHEASTERLY
SEC	SOUTHEAST CORNER
SEC 7	SECTION 7
SF	SQUARE FEET
SFN	SEARCHED, FOUND NOTHING
SLCB	STREET LIGHT CONTROL BOX
SLPB	STREET LIGHT PULL BOX
SMH	SEWER MANHOLE
S/O SP ST LT SW	SHUT OFF SIGN POST STREET LIGHT SOUTHWEST SOUTHWEST CORNER
SWC	SOUTHWEST CONNER
SW'LY	SOUTHWESTERLY
SW&T	SPIKE WASHER & TIN
S/W	SIDEWALK
T	TANGENT
T 3 S	TOWNSHIP 3 SOUTH
TB	TOP OF BERM
T&T	TACK & TAG
TC	TOP OF CURB
TAN	TANGENT
TE	TRASH ENCLOSURE
TELE	TELEPHONE
TELE SW B	TELEPHONE SWITCH BOX
TG	TOP OF CRATE
10" TR TMH TOE TOP	TOP OF GRATE 10" DIAMETER TREE TELEPHONE MANHOLE TOE OF SLOPE TOP OF SLOPE
TP	TELEPHONE POLE
T.P.O.B.	TRUE POINT OF BEGINNING
TR.	TRACT
TRANS	TRANSFORMER
TRMP	TOP OF RAMP
TS	TRAFFIC SIGN
TSCB	TRAFFIC SIGNAL CONTROL BOX
TSPB	TRAFFIC SIGNAL PULL BOX
TSTP	TOP STEP
TVLT TW TWB TWC	TOP STEP TELEPHONE VAULT TOP OF WALL TOP OF BLOCK WALL TOP OF CONCRETE WALL TOP OF "X"
TX TYP U.D. UDG	TYPICAL UTILITY DROP UNDERGROUND CONDUIT
ULT	ULTIMATE
UTIL	UTILITY
UTIL B	UTILITY BOX
UTIL CAB	UTILITY CABINET
V	VALVE
VAC	VACATION
VG	VALLEY GUTTER
VLT	VAULT
W	WATER LINE
W	WEST
W/	WITH
W'LY	WESTERLY
WA	WATER ASSEMBLY
WDF	WOOD FENCE
WIF	WROUGHT IRON FENCE
WM	WATER METER
WSO	WATER SHUT OFF VALVE
WV	WATER VALVE
W VLT	WATER VAULT
X—ARM	CROSS ARM



BENCH MARK:	REVISIONS		
	DATE	DESCRIPTION	NO.
	11/07/2019	REVISIONS TO INTRODUCE PROPOSED LEASE AREA AND CHANGE TO CERTIFICATE	$\wedge$
	-	-	$\triangle$
LOS ANGELES COUNTY BENCHMARK	-	-	A
FC MON @ SELY COR WILMINGTON AVE & 22	-	-	$\triangle$
(BM 111-13445) @ E END OF BRIGE.	-	-	A
$(BNI III - IJ44J) \subseteq END OF BRIGE.$	-	-	A
	-	-	$\triangle$
	-	-	A
	-	-	$\square$
ELEVATION = 25.725' (NAVD '88/GARDENA	-	-	$\triangle$
$\int ELEVATION = 25.725 (NAVD 00/GARDENA)$	-	-	A
	-	-	$\triangle$

LEGEN	<u>VD:</u>			
ABAN ACC AC AP	ABANDONED ACCEPTED ASPHALTIC CONCRETE ANGLE POINT			/
ARV BC BET BFP	AIR RELEASE VALVE BEGINNING OF CURVE BETWEEN BACKFLOW PREVENTION DEVICE			АЅРН
BK BLDG BOB BR BRMP BCTD	BOOK BUILDING BASIS OF BEARINGS BRASS BOTTOM OF RAMP DOTTOM OF RAMP			
BSTP BX BW C CAB	BOTTOM STEP BOTTOM OF "x" BACK OF WALK COMPACT PARKING STALL CABINET	<u> </u>		
CADT CATV C&G CB CC & R's	CAUF. DEPT. OF TRANSPORTATION CABLE TELEVISION CURB AND GUTTER CATCH BASIN COVENANTS, CONDITIONS			FIRE HYDRANT
CD CEFB CF	AND RESTRICTIONS CURB DRAIN CITY ENGINEER'S FIELD BOOK CURB FACE		<u> </u>	
C.F. CHIS C/L CLF CMP	CALCULATED FROM CHISLED CENTERLINE CHAIN LINK FENCE CORRUGATED METAL PIPE		(21.90 RIM) "LOCKED"	EX 24" SEV
CO.ENG.FB CONC COR CSFB	COUNTY ENGINEER'S FIELD BOOK CONCRETE CORNER COUNTY SURVEYOR'S FIELD BOOK	(21.91)		ASPH
D D DCV DED DESC	DELTA=CENTRAL ANGLE DELTA=CENTRAL ANGLE DETECTOR CHECK VALVE DEDICATION DESCRIBED	<u>EX 5'W X 2.5</u> 'H <del>RC</del> B SD		
DI DIST DN DOC NO	DROP INLET DISTANCE DOWN DOCUMENT NO.	EX 8" OIL(ABAND.)		22.10 22.10 22.10 21.55 21
DRWY E E'LY EB EBFM	DRIVEWAY EAST EASTERLY ESTABLISHED BETWEEN ESTABLISHED BETWEEN			16"PP #1638061E
EBP EC EC EF	FOUND MONUMENTS ESTABLISHED BY PRORATION EDGE OF CONCRETE END OF CURVE ESTABLISHED FROM			W/ STREET LIGHT JT JY 0.815 CW <u>1.99W PL</u> (22.19 EC) (22.17 EC) 10" PALM
ELEC EM EMH EP	ELECTRIC ELECTRIC METER ELECTRIC MAN HOLE EDGE OF PAVEMENT			ASPH (22.25 EP) GUY ANCHOR 3.13W PL
EPB ESMT EST ESTAB EXIST	ELECTRIC PULL BOX EASEMENT ESTABLISHED ESTABLISH EXISTING			GUY ANCHOR 2.64W PL 42265 EP)
FAR FB FC FD	FLOOR AREA RATIO FIELD BOOK FLOOD CONTROL FOUND			14 PP #163808060E
FDC FF FH FL FL IFOB	FIRE DEPARTMENT CONNECTION FINISHED FLOOR ELEVATION FIRE HYDRANT FLOW LINE FL AT INSIDE WALL CB	· · · · · · · · · · · · · · · · · · ·	¢ (22.45	FP) (22.47 PL <u>CLF.AP</u> 2.07E PL (2)
FNC FOC FOW FP FS	FENCE FIBER OPTIC CABLE FACE OF WALL FINISH PAVEMENT			14"PP #163995957
FW G GA	FINISH SURFACE FRONT OF WALK DIRECTION OF DRAINAGE FLOW GAS LINE GUY ANCHOR CONDER DREAK			
GB GFA GM GP GTE	GRADE BREAK GROSS FLOOR AREA GAS METER GUARD POST GUARD FOST GENERAL TELEPHONE CONDUIT			(22.35 FP) (22.31 EP)
GTE MH GTE VLT GV HB	GENERAL TELEPHONE MANHOLE GENERAL TELEPHONE VAULT GAS VALVE HOSE BIB			
HC HCR HWF ICB ICV	HANDICAP HANDICAP RAMP HOG WIRE FENCE IRRIGATION CONTROL BOX IRRIGATION CONTROL VALVE			
ILLEG INST NO INT INV	ILLEGIBLE INSTRUMENT NUMBER INTERSECTION INVERT		×   33	
IP L LACE LACS LD	IRON PIPE LENGTH LOS ANGELES COUNTY ENGINEER LOS ANGELES COUNTY SURVEYOR LEGAL DESCRIPTION			(22.33 FP) (22.33 EP)
LP LS L&T LT&T	LIP OF GUTTER LICENSED SURVEYOR LEAD AND TACK LEAD TACK AND TAG			(22)-2A (21.95)
LTLT LT STD M MAX M.B.	LOT LIGHT LIGHT STANDARD MEASURED MAXIMUM MAP BOOK			12"PP #16380\$8E 1.2W PL
MH MIN MON MS	MANHOLE MINIMUN MONUMENT MOW STRIP		× ◆ ◆ ◆	
MW N N&T N'LY N.A.P.	MONITORING WELL NORTH NAIL AND TIN NORTHERLY NOT A PART			2777 
NE NEC NE'LY NF NG	NORTHEAST NORTHEAST CORNER NORTHEASTERLY NOTHING FOUND NATURAL GROUND		ATE	(22.42 FP) (22.48 FP)
NO NT&T N.T.S. NW	NUMBER NAIL TIN & TAG NOT TO SCALE NORTHWEST		*	
NWC NW'LY OH OIL W.W. O.R.	NORTHWEST CORNER NORTHWESTERLY OVERHEAD OIL WASTE WATER LINE OFFICIAL RECORDS			· · · · · · · · · · · · · · · · · · ·
0/S PA PB PCC	OFF SET PLANTER AREA PULL BOX POINT OF COMPOUND CURVE		*	12"PP #1353692E 1.64W PL <b>5</b> 1.64W PL <b>5</b> 1.72W PL <b>5</b>
PCL PED PG PI PIV	PARCEL PEDESTAL PAGE POINT OF INTERSECTION POST INDICATOR VALVE			(22.40 FP) (22.46 EP)
PKWY PL PM P.M. P.M.B.	PARKWAY PROPERTY LINE PROPORTIONATE MEASUREMENT PARCEL MAP PARCEL MAP BOOK			
P.O.B. POC P.O.C. P.O.L.	POINT OF BEGINNING POINT ON CURVE POINT OF CONNECTION POINT ON LINE			
POR POS PP PRC PROD	PORTION POINT ON SLOPE POWER POLE POINT OF REVERSE CURVE PROLONGATION			
PROP PT PTS PT.COM.	PROPOSED POINT POINTS POINT OF COMMENCEMENT			(22.34 FP) (22.34 EP) (22.00 NG)
PTR PUN PWD PWFB R	PRELIMINARY TITLE REPORT PUNCHED PARKWAY DRAIN PUBLIC WORKS FIELD BOOK RECORD			
R. R 11 W RAD R.C.B. RCE	RADIUS RANGE 11 WEST RADIAL REINFORCED CONCRETE BOX REGISTERED CIVIL ENGINEER		° (	
RCLW RD R.D. RDFB	RECLAIMED WATER LINE ROOF DRAIN ROAD DEPARTMENT ROAD DEPARTMENT FIELD BOOK		×	(22.41 FP)
REC REF RET RR R.S.B.	RECORD REFERENCE RETAINING RAILROAD RECORD OF SURVEY BOOK		• • • • •	(22.51 EP)
R/W S S SBL S.B.M.	RIGHT OF WAY SEWER LINE SOUTH SETBACK LINE SAN BERNARDINO MERIDIAN			Mite (APPRO)
S'LY S&W SCE SCO	SOUTHERLY SPIKE & WASHER SOUTHERN CALIFORNIA EDISON CO. SEWER CLEAN OUT			RIGHT/LEFT TURN AHEAD SIGN 0.86W PL
SD SDMH SE SE <sup>*</sup> LY SEC	STORM DRAIN STORM DRAIN MANHOLE SOUTHEAST SOUTHEASTERLY SOUTHEAST CORNER			( <u>12</u> 6 <sup>+</sup> ) ( <u>12</u> .43 FP) ( <u>12</u> .50 EP)
SEC 7 SF SFN SLCB	SECTION 7 SQUARE FEET SEARCHED, FOUND NOTHING STREET LIGHT CONTROL BOX		° °	
SLPB SMH S/O SP ST LT	STREET LIGHT PULL BOX SEWER MANHOLE SHUT OFF SIGN POST STREET LIGHT			
SW SWC SW'LY SW&T S/W	SOUTHWEST SOUTHWEST CORNER SOUTHWESTERLY SPIKE WASHER & TIN			(22.42 FP) (22.51 EP)
Ť T 3 S TB T&T	SIDEWALK TANGENT TOWNSHIP 3 SOUTH TOP OF BERM TACK & TAG			CLF.TEE
TC TAN TE TELE TELE SW B	TOP OF CURB TANGENT TRASH ENCLOSURE TELEPHONE TELEPHONE SWITCH BOX			
TG 10" TR TMH TOE	TOP OF GRATE 10" DIAMETER TREE TELEPHONE MANHOLE TOE OF SLOPE			
TOP TP T.P.O.B. TR. TRANS	TOP OF SLOPE TELEPHONE POLE TRUE POINT OF BEGINNING TRACT TRANSFORMER			
TRMP TS TSCB TSPB TSTP	TOP OF RAMP TRAFFIC SIGN TRAFFIC SIGNAL CONTROL BOX TRAFFIC SIGNAL PULL BOX TOP STEP		• •	
TVLT TW TWB TWC	TELEPHONE VAULT TOP OF WALL TOP OF BLOCK WALL TOP OF CONCRETE WALL			
TX TYP U.D. UDG ULT	TOP OF "X" TYPICAL UTILITY DROP UNDERGROUND CONDUIT ULTIMATE			
UTIL UTIL B UTIL CAB V	UTILITY UTILITY BOX UTILITY CABINET VALVE			n.
VAC VG VLT W W	VACATION VALLEY GUTTER VAULT WATER LINE WEST			<u>н</u> –
W/ W'LY WA WDF	WITH WESTERLY WATER ASSEMBLY WOOD FENCE			Ż
WIF WM WSO WV W VLT	WROUGHT IRON FENCE WATER METER WATER SHUT OFF VALVE WATER VALVE WATER VAULT		I	
X—ARM	CROSS ARM			

REVISIONS NO. DESCRIPTION DATE	BENCH MARK:	BASIS OF BEARINGS:	PREPARED FOR:	PRE
Revisions to introduce proposed lease area and change to certificate         11/07/2019           -         -           -	LOS ANGELES COUNTY BENCHMARK NO. 7122 FC MON @ SELY COR WILMINGTON AVE & 223RD ST MARKED (BM 111-13445) @ E END OF BRIGE. ELEVATION = 25.725' (NAVD '88/GARDENA QUAD/2005 ADJ.)	THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83 1991.35 HPGN), CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5. AS SHOWN ON RECORD OF SURVEY 160/1–15.	PANATTONI DEVELOPMENT COMPANY, INC. 20411 SW BIRCH STREET, SUITE 200 NEWPORT BEACH, CA 92660 PHONE: (949) 296–2960 FAX: (888) 793–7363	



LEGEND: ABANDONED ACCEPTED ASPHALTIC CONCRETE ANGLE POINT AIR RELEASE VALVE BEGINNING OF CURVE BETWEEN BACKFLOW PREVENTION DEVICE ROOK ABAN ACC BOOK BUILDING BASIS OF BEARINGS BRASS BOTTOM OF RAMP BOTTOM STEP BOTTOM OF RAMP BOTTOM STEP BOTTOM OF X" BACKOF WALK COMPACT PARKING STALL CABINET CALF. DEPT. OF TRANSPORTATION CALE TELEVISION CALE TALEVISION CALE TALEVISION CURE AND GUTTER CATCH BASIN COVENANTS, CONDITIONS AND RESTRICTIONS CURE DAIN CURE FACE COLONANTS, CONDITIONS AND RESTRICTIONS CURE DAIN CIT ENGINEER'S FIELD BOOK CURE FACE CALCULATED FROM CHISLED CALCULATED FROM CHISLED CENTERLINE CALICULATED FROM CHISLED CONCRETE CORNER CONCRETE CORNER CONCRETE CORNER COUNTY SURVEYOR'S FIELD BOOK DELTA-CENTRAL ANGLE DETCTOR CHECK VALVE DEDICATION DESCRIBED DROP INLET DISTANCE DOWN DESCRIBED DROP INLET DISTANCE DOWN DESCRIBED DROP INLET DISTANCE DOWN DOCUMENT NO. DRIVEWAY EAST ESTABLISHED BETWEEN FOUND MONUMENTS ESTABLISHED BETWEEN FOUND MONUMENTS ESTABLISHED BETWEEN FOUND MONUMENTS ESTABLISHED BETWEEN FOLND OF CURVE ESTABLISHED BETWEEN FOLND OF CONCRETE END OF CURVE ESTABLISHED FROM ELECTRIC METER BLDG BOB BR BRMP BSTP CAB CADT CATV C&G CB CC & R's CD CEFB C.F. CHIS C/L CLF CMP CO.ENG.FB CONC COR CSFB DED DESC DI DIST DN DOC NO DRWY E'LY EB EBFM EBP ELEC EM EMH EP EPB ESMT EST ESTAB EXIST FAR FL FL IFOB FNC FOC FOW \_ GTE GTE MH GTE VLT HC HCR HWF ICB ICV ILLEG INST NO INT INV L LACE LACS L&T LT&T LT&T LTLT LT STD M MAX M.B. MH MIN MON N N&T N'LY N.A.P. NE NEC NE'LY NF NF NG NT&T N.T.S. NW NWC NW'LY OH OLL W.W. O.R. O.R. O.R. O.R. PULL BOX POINT OF COMPOUND CURVE PARCEL PEDESTAL PAGE POINT OF INTERSECTION POST INDICATOR VALVE PARKWAY PROPERTY LINE PARCEL MAP BOOK POINT OF DEGINNING POINT OF CONNECTION POINT OF CONNECTION POINT ON CURVE POINT OF CONNECTION POINT ON SLOPE POWER POLE POWER POLE POWT ON SLOPE POWT ON SLOPE POWT OF REVERSE CURVE PROLONGATION POINT OF COMMENCEMENT PRELIMINARY TITLE REPORT POINTS POINT OF COMMENCEMENT PRELIMINARY TITLE REPORT PUNTS POINT OF COMMENCEMENT PRELIMINARY TITLE REPORT PUNTS POINT OF COMMENCEMENT PRELIMINARY TITLE REPORT PUNTS POINT OF COMMENCEMENT RADIUS RANGE 11 WEST RADIUS SEVER LINE SOUTH SETERCE RETAINING REFERENCE RETAINING RALICAD RECORD OF SURVEY BOOK RIGHT OF WAY SEWER LINE SOUTH SETBACK LINE SAN BERNARDINO MERIDIAN SOUTHERY SPIKE & WASHER SOUTHEAST PIV PKWY PI PT PTS PT.COM. PTR PUN PWD PWFB R R 11 W RAD R.C.B. RCE RCLW RD RD R.D. RDFB REC REF RR R.S.B. R/W SBL S.B.M. S'LY SDMH SE'LY SFN SLCB SLPB SMH S/O SF ST LT SW SWC SWLY SW&T SW&T S . T 3 S TELE SW B TG 10" TR TMH TOE TOP TP T.P.O.B. TR. TRANS TRMP TS TSCB TSCB TSPB TSTP TVLT TILITY ROX UTIL CAB VAC

UTILITY BOX UTILITY CABINET VALVE VACATION VALLEY GUTTER VAULT WATER LINE WEST WITH WESTERLY WATER ASSEMBLY WOOD FENCE WROUGHT IRON FENCE WATER METER WATER SHUT OFF VALVE WATER VALVE WATER VALVE WATER VALVE WATER VAULT CROSS ARM

W/ W/LY WA WDF WF WM WSO WV WV W VLT X-ARM

SEE SHEET 3 (22.34NG) (21.85NG) (21.82NG) (21.18NG) (20.80NG) 5NG) (21.95NG) (21.95NG) £22.01NG EX-4B (21.84) (21.86 EX UTIL (APPROX. LOCATION) ᡱᡰ᠍᠍ᢍᢆ᠇/ᠣ᠊ᡊᢦᡰᡌ᠊᠋᠋᠋᠇ N 89'58'39" W 444.06' 22.75 TC) 22.07 FP) ..68 TC) .97 FP) (22.89 × ] [\_\_\_\_\_\_× | × ---- × -ASPH

N.A.P.

T MISC

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DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG



UNDERGROUND SERVICE ALERT(USA) OF SOUTHERN CALIFORNIA

Underground Service Alert Call: TOLL FREE **1-800** 227-2600

WO WORKING DAYS BEFORE YOU DIG

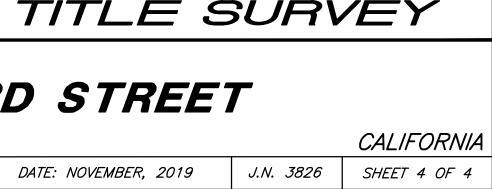
REVISIONS **BENCH MARK**: DESCRIPTION DATE 11/07/2019 REVISIONS TO INTRODUCE PROPOSED LEASE AREA AND LOS ANGELES COUNTY BENCHMARK FC MON @ SELY COR WILMINGTON AVE & 223 (BM 111-13445) @ E END OF BRIGE. \_\_\_\_\_ \_\_\_\_\_ ELEVATION = 25.725' (NAVD '88/GARDENA \_\_\_\_

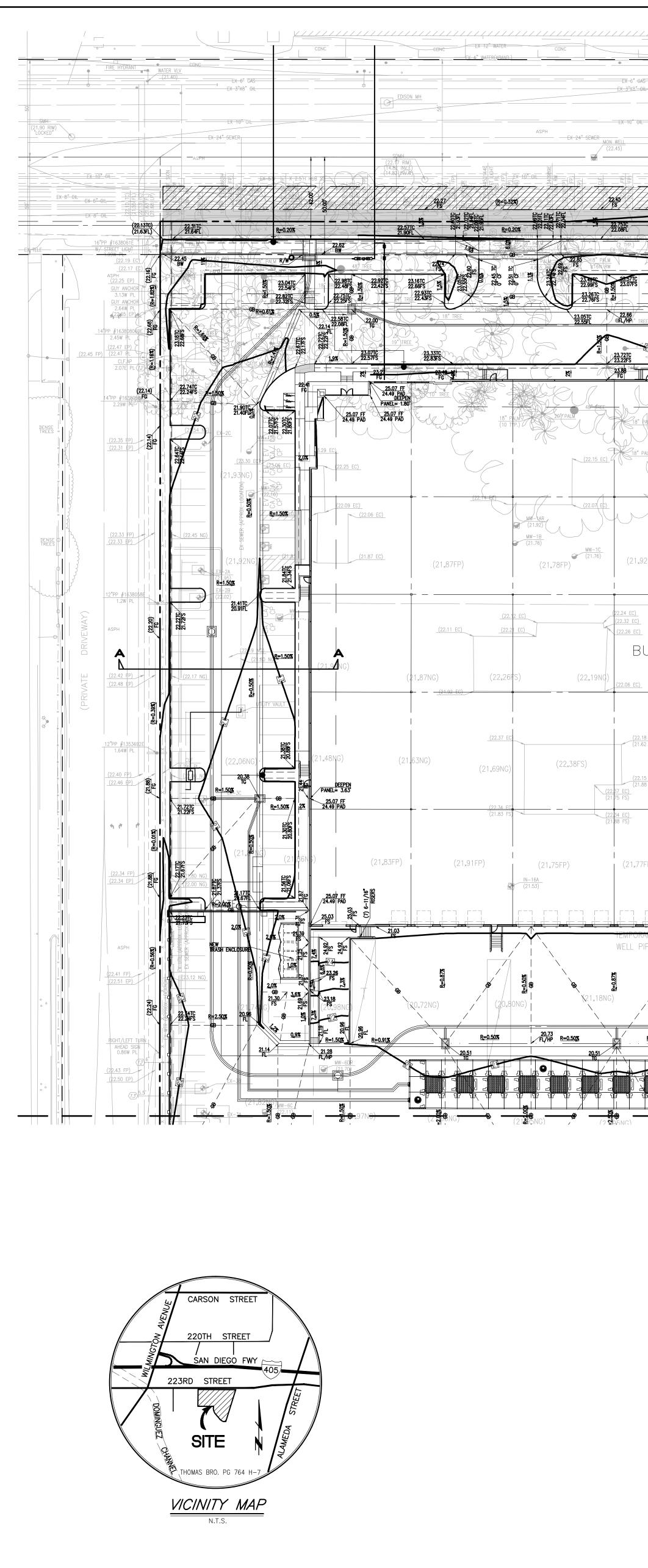


	BASIS OF BEARINGS:	PREPARED FOR:	PR
' <b>NO. 7122</b> 223RD ST MARKED	THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD83 1991.35 HPGN), CALIFORNIA STATE PLANE COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5. AS SHOWN ON RECORD OF SURVEY 160/1–15.	PANATTONI DEVELOPMENT COMPANY, INC. 20411 SW BIRCH STREET, SUITE 200 NEWPORT BEACH, CA 92660 PHONE: (949) 296–2960	L
A QUAD/2005 ADJ.)		FAX: (888) 793—7363	

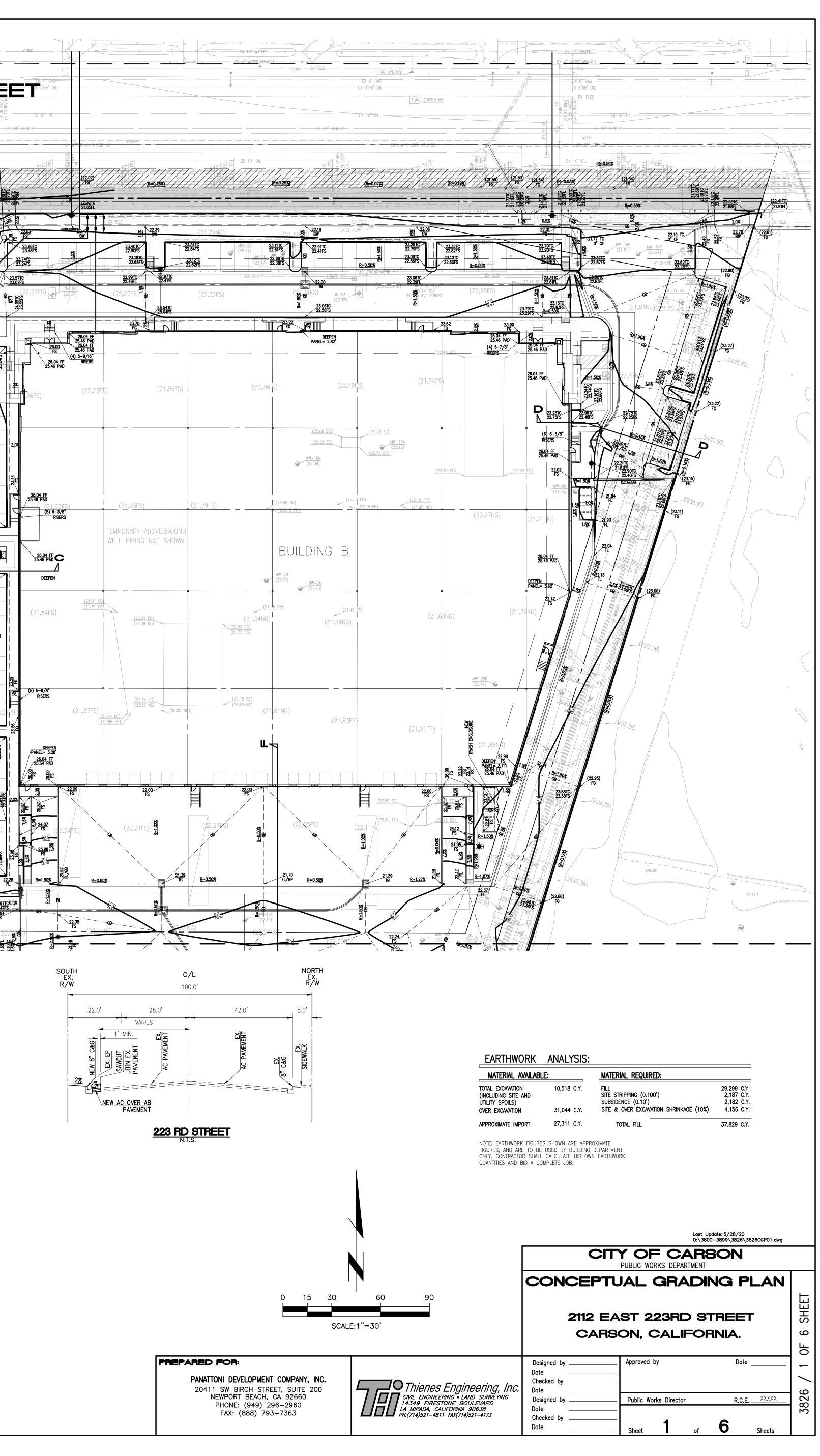
PREPARED BY: ALTA/NSPS LAND TITLE SURVEY CIVIL ENGINEERING • LAND SURVEYING CIVIL ENGINEERING • LAND SURVEYING 14.349 FIRESTONE BOULEVARD LA MIRADA, CALIFORNIA 90638 PH.(714)521-4811 FAX(714)521-4173 2112 EAST 223RD STREET CARSON DRAWN BY: KCP CHECKED BY: DHH SCALE: 1" = 30'

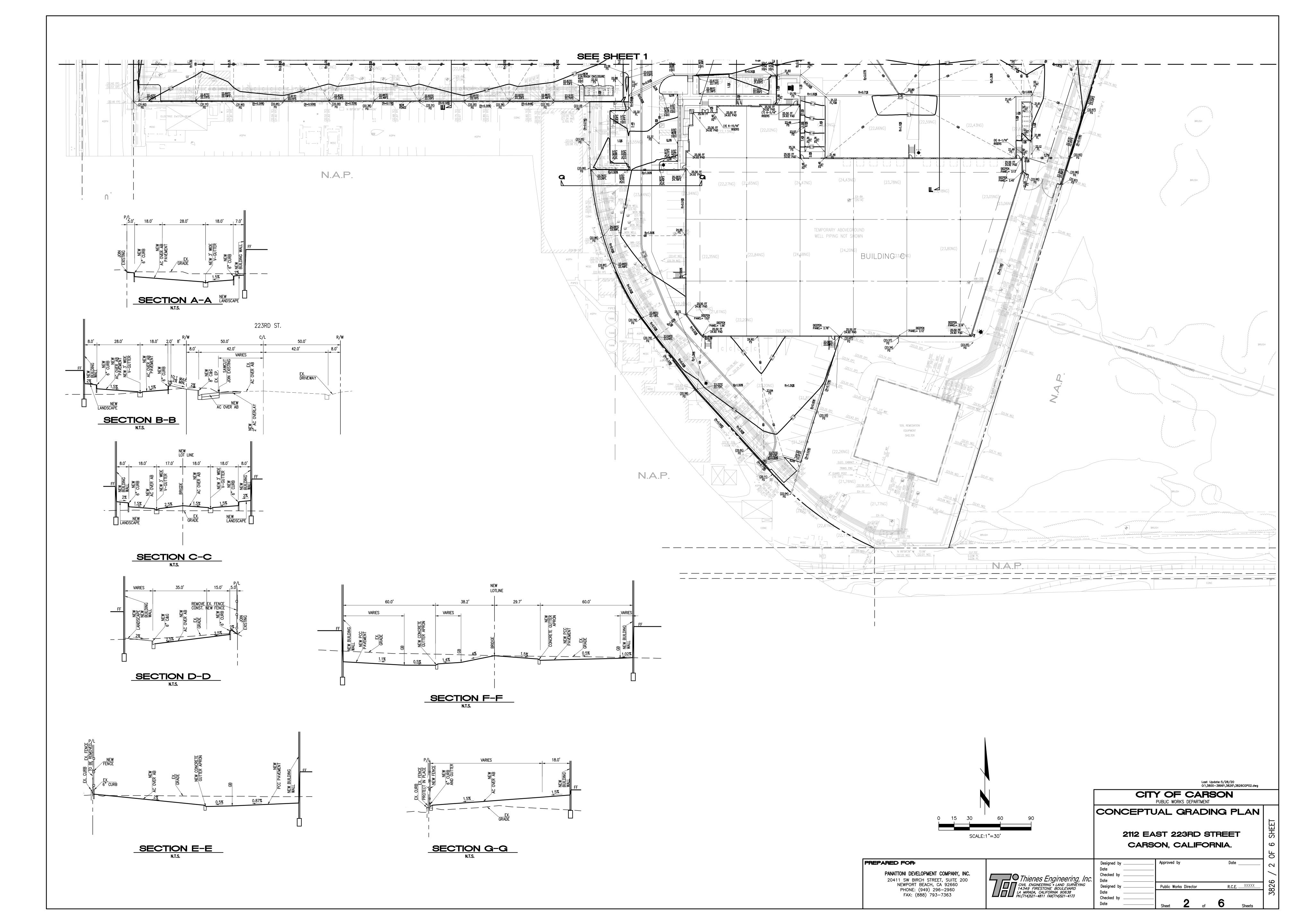
WELL IDENTIFICATION NUMBERS, IF NOT TAGGED IN THE FIELD, ARE BASED ON THE SITE PLAN PREPARED BY GROUP DELTA, PROJECT NO. EN065, DATED 8-19. Last Update:11/7/19 0:\3800-3899\3826\3826ALTA4.dwg

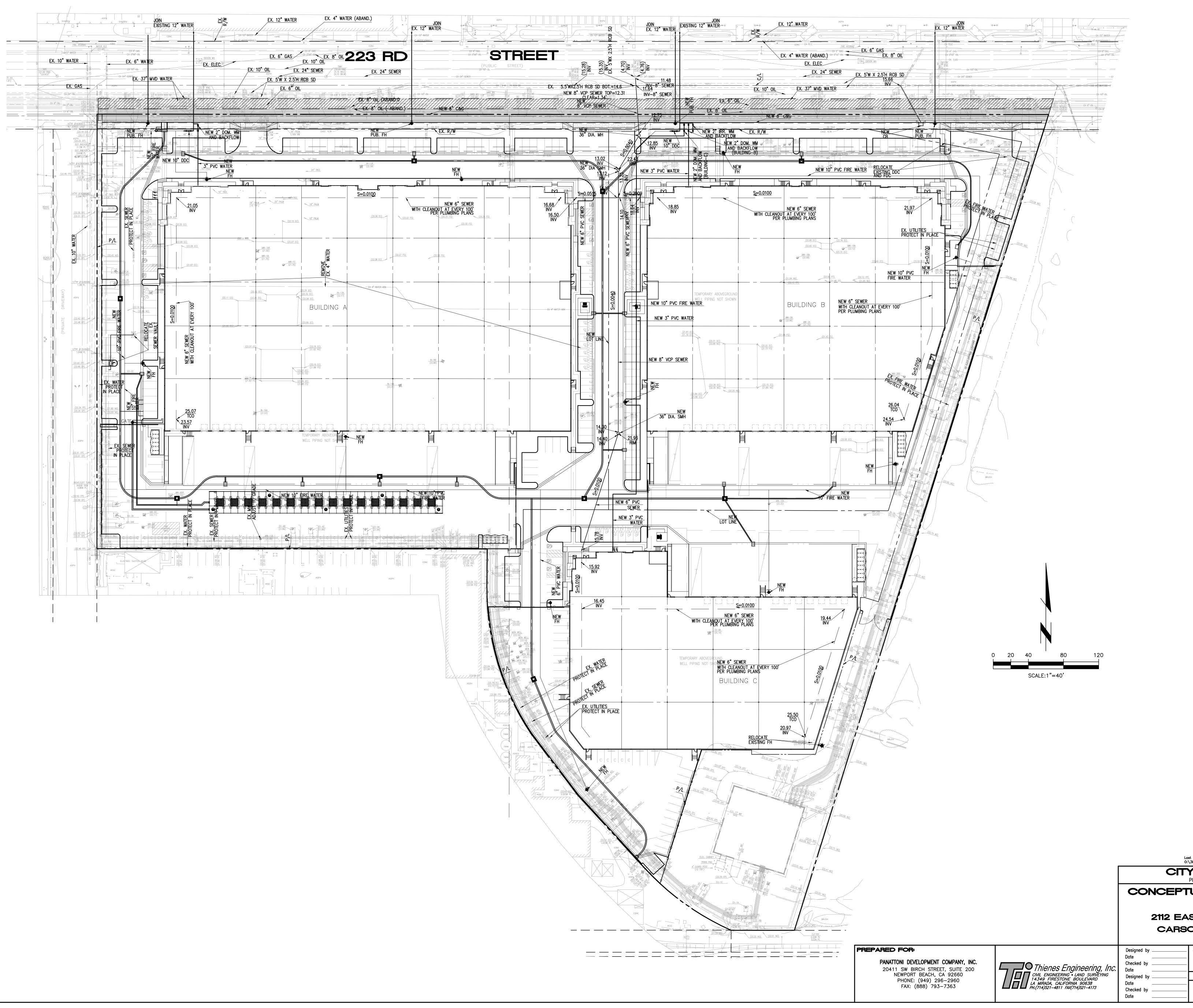




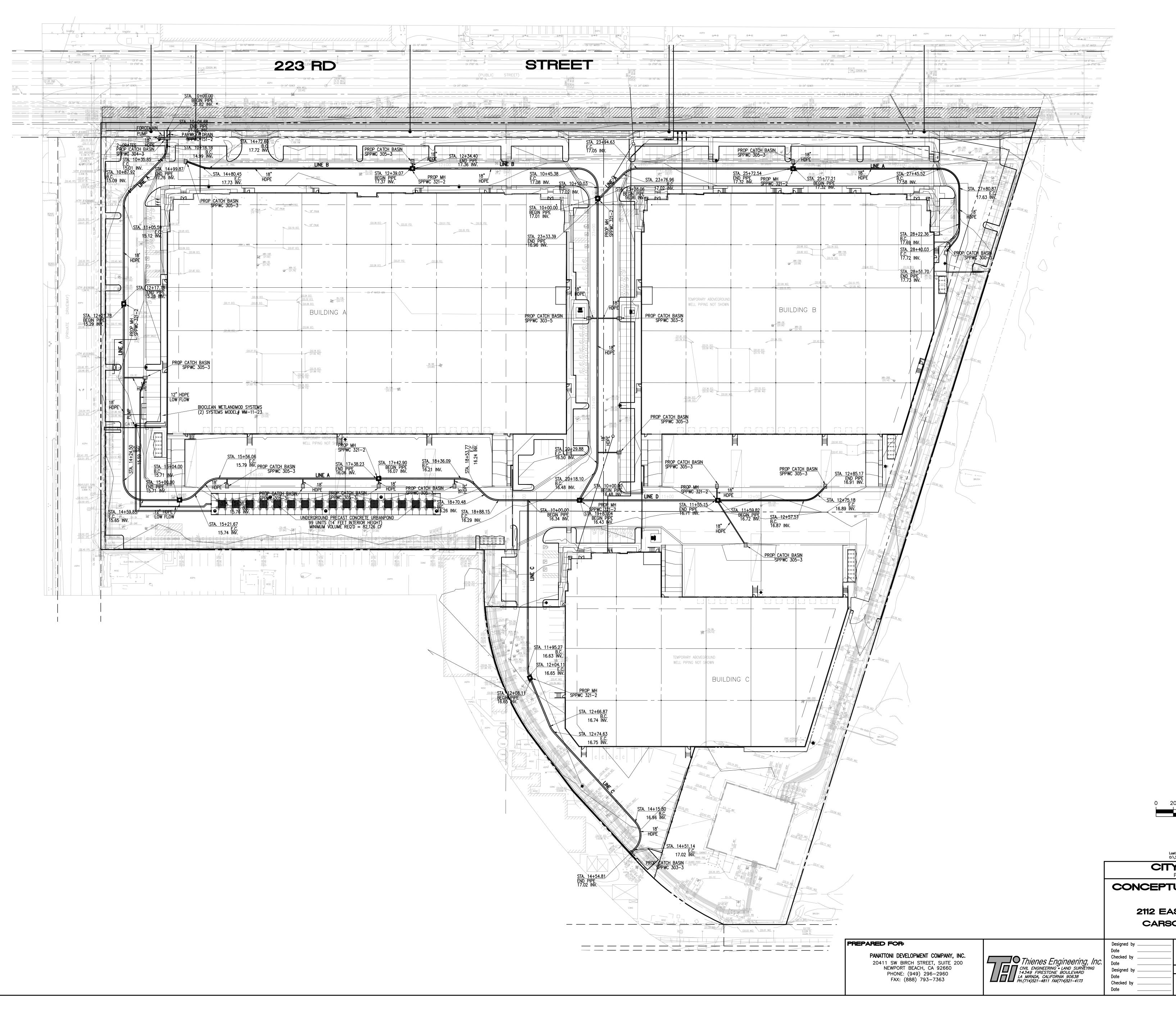
SMH     SMH       ** OIL     SMH       (4.16 INV.E)       (4.10 INV.W)	(PUBLIC STREET)		STRE HX10 CMAN HX10 CMAN H
Image: Start Start         Image:	EX         SWX × 2.5'H         RCB         D.13           MWD         MWD         MWR         R=0.065         44 </td <td></td> <td></td>		
CONDUTI VERT     (222,4 P)       CONDUTI VERT     (23,24TC)       23,24TC     23,24TC       22,74FS     23,20TC       22,74FS     23,01TC       22,74FS     22,30TC       22,30TC     22,30TC       22,30TC     22,30TC       22,30TC     22,30TC       22,30TC     22,30TC	N=DLCQs         21.50/L           (222.80+P)         MH BELL           3.03N_RW         3.03N_RW           23.04TC         23.43TC           22.54FS         1           22.54FS         1           22.32FS         23.43TC           22.32FS         23.20TC           22.32FS         23.20TC           22.32FS         R=0.502		
R=0.50%     22.81TC     22.80TC     22.00     22.78TC       22.31FL     22.30FL     22.00     22.78TC       22.31FL     22.30FL     22.00     22.11FL       22.31FL     22.30FL     22.00     22.11FL       22.31FL     22.30FL     22.00     22.11FL       23.42TC     (22.17FP)     (22.18FP)     23.06TC       22.32FS     23.58     K1     K1       23.58     K1     K1     K1       23.58     K1     25.07 FF     25.07 FF       24.49 PAD     25.07 FF     PANEL= 4.41	22.78TC 22.11FL 22.51FS (22_12FP) (22_12FP) (22_12FP) (22_12FP) (22_12FP) (22_12FP) (22_12FP) (22_11FL (22_11FL) (21_11FL) (21_11F	24.01C 3/16" (21,85NC) (21,85NC) 24.04TC 23.54F5 24.04TC 23.54F5 24.04TC 23.54F5 24.04TC 23.54F5 24.04TC 23.54F5 24.04TC 23.54F5 24.04TC 23.54F5 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 23.55F1 24.04TC 24.04TC 23.55F1 24.04TC 24.04TC 24.04TC 24.04TC 24.04TC 25.55F1 24.04TC 25.55F1 25.55	
25.07 FF 24.49 PAD (21,89NG) (21,51NG)(21,60NG) (21,9) (21,9)	CONSTRUCT 34.14 FT HC RAMP (5) RISERS 6-13/16"	25.07 FF 24.49 PAD 25.07 FF 25.07 FF 24.49 PAD 25.07 FF 25.07 FF 24.49 PAD 25.07 FF 24.49 PAD 25.07 FF 24.49 PAD 25.07 FF 24.49 PAD 25.07 FF 24.49 PAD 25.07 FF 24.49 PAD 25.07 FF 25.07 FF 2	23.24 FS 2-4892 Right P Right
(22.28 EC) (21.79NG) (21.88NG)	<u>3 FS)</u> (22 <sub>*</sub> 32FS) (22 <sub>*</sub> 16FS)	(D) 80,22) (D) 80,22)	
(21x92NG) (21x88NG)	(21,97FS) (21,79FS) (2	21.75FS) 25.07 FF 24.49 PAD 22 (4) 5-4/8" RISERS 22.57TC	2312000 CP
BUILDING A	(22×09NG) (22×15NG)		R=1.50% 68 22.14 TG 22.14 TG 22.14 TG 22.14 TG 22.14 TG 22.14 TG 22.14 TG 22.14 TG 22.14 TG
(22.18 EC) (21.62 NG) (21*93NG) (21*82NG) (21*66NG) (21*66NG) (21*66NG) (22.15 EC) (21.88 FS)	(22 <sub>*</sub> 29NG) (22 <sub>*</sub> 45NG) (22 <sub>*</sub> 45NG)	NG)	(2 ×9 1 NG)
(22,35) (21,×93FP) (21,×93FP) (21,×83№G)	(22 <sub>*</sub> 85FP) NG) (22 <sub>*</sub> 86NG)	25.07 FF 24.49 PAD (3) 6-2/8" RISERS (22,75FP) 22.92IC RE1.50% 88 22.42FL R=1.50% 88 22.42FL R=2.50% (22,65 FP)	FS <u>WV-94</u> (22)08
CRARY ABOVEGR	21.03 FS FS 24.90 FS FS FS FS FS FS FS FS FS FS FS FS FS	25.07 FF 24.49 PAD 22.69 TC 22.69 TC 22.75 TC 22.75 TC 22.75 TC 22.29 TC 22.75 TC 22.29 TC 22.75 TC 22.29 TC 22.75 TC 22.29 TC 22.75 TC 22.29 TC 22.75 TC 22.29 TC 22.75 TC 22.7	22.34 22.34 22.34 22.34 22.34 22.34 22.34 22.34 22.93 22
(21,82NG) (21,82		22.89TC 22.39FS 22.66TC 22.25FS 22.66TC 22.25TS 22.65TC 22.25TS 22.65TC 22.25TS 22.65TC 22.25TS 22.65TC 22.25TS 22.65TC 22.25TS 22.65TC 22.25TS 22.65TC 22.25TS 22.65TC 22.75T	FS         R=1.507           R=1.507         SD           SD
	0.50% 76 R=1.00% 76 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0% 1.0%	21.87TC 68 21.37FL 58 C 22.88 FS	822,80TC 22,80TC 22,30FL 22,30FL 22,30FL 22,30FL 22,28 FL 22,27 FL 22,77 FL
$\begin{array}{c c c c c c c c c c c c c c c c c c c $			



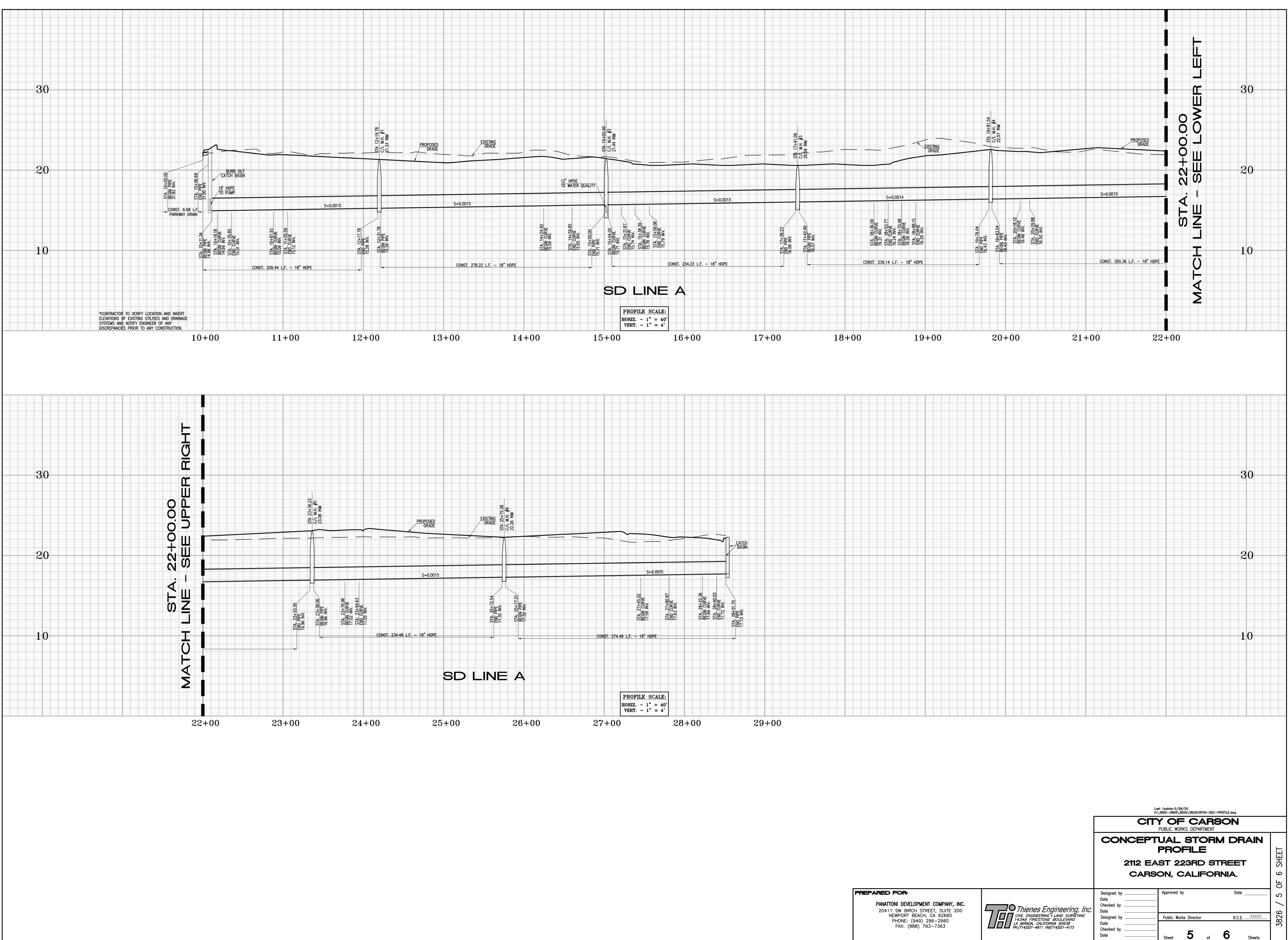




t Update:5/28/20 3800—3899\3826\3826CGP03.dwg		
PUBLIC WORKS DEPARTMENT	SON	
UAL UTILI	TY PLAN	
ST 223RD S	TREET	SHEET
DN, CALIFOI	RNIA.	9
		OF
Approved by	Date	б
		$\sim$
Public Works Director	<b>R.C.E.</b> <u>XXXXX</u>	3826
Sheet <b>3</b> of	6 Sheets	



41 Updote: 5/28/20 SCALE: 1"=40'	
Y OF CARSON PUBLIC WORKS DEPARTMENT	
UAL STORM DRAIN PLAN ST 223RD STREET ON, CALIFORNIA.	4 OF 6 SHEET
Public Works Director R.C.E. XXXXX	3826 /
Sheet <b>4</b> of <b>6</b> Sheets	





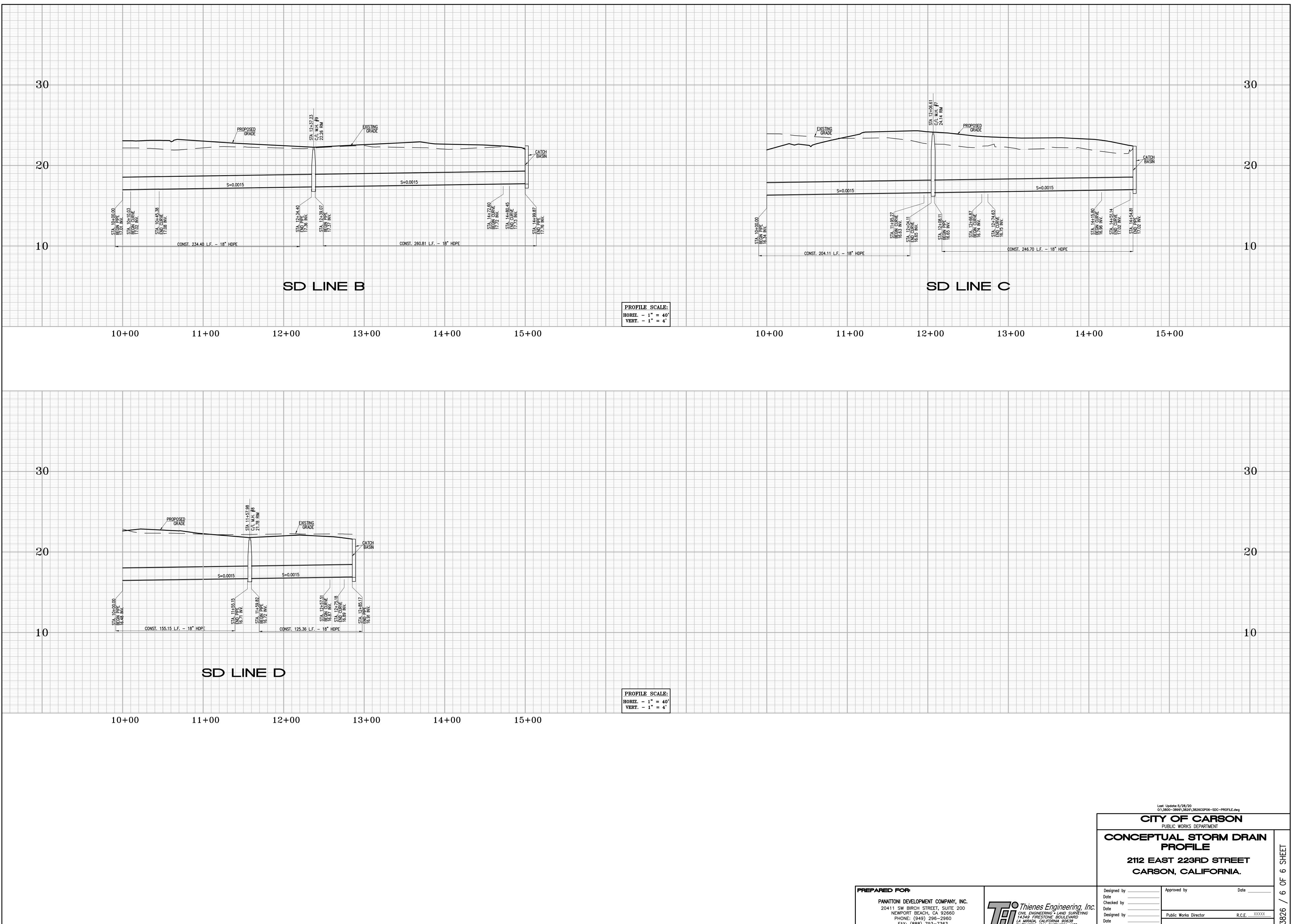


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Sheet

of

Sheets



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Date Checked by Date Designed by Date	

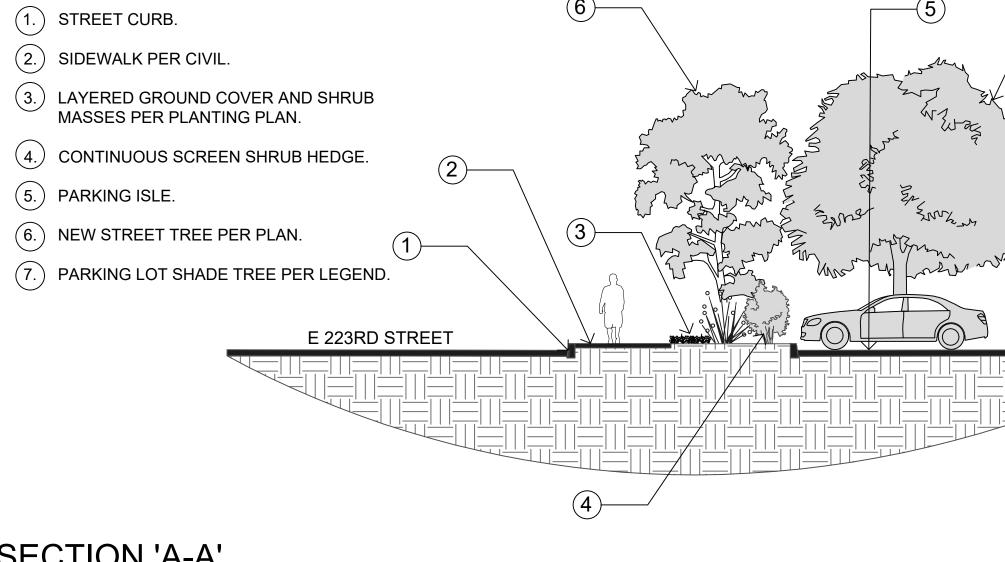
20411 SW BIRCH STREET, SUITE 200 NEWPORT BEACH, CA 92660 PHONE: (949) 296–2960 FAX: (888) 793–7363



- Sheet **6** of 6 Sheets





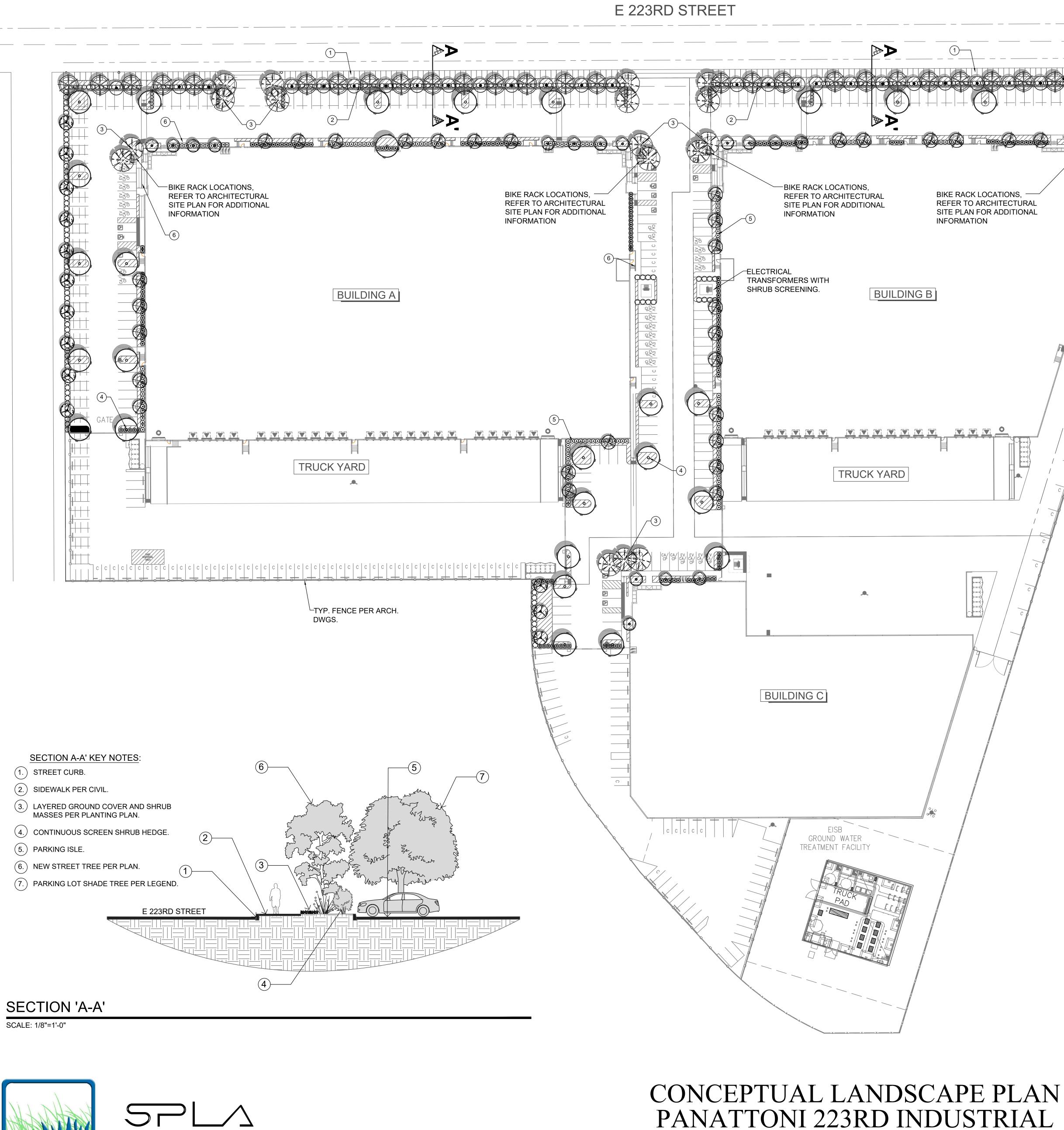


- (1.) STREET CURB.
- SECTION A-A' KEY NOTES









CARSON, CA



- 1. ) TYP. SIDEWALK ALONG 223RD STREET. TO BE CONFIRMED CIVIL ENG.
- ) TYP. SCREEN SHRUBS ALONG BACK OF PARKING LOT. SCREEN CARS
- FROM STREET.
- 3.) TYP. FLOWERING ACCENT TREES PER LEGEND.
- .) PARKING LOT CANOPY TREE PER LEGEND.
- (5.) TYP. FOUNDATION SHRUBS.
- 6.) TYP. CONC. SIDEWALK.

### PLANTING LEGEND

-TYP.

PER

ARCH.

DWGS.

FENCE

<b>TREES</b>			
SYMBOL	TREE NAME	QTY.	WUCOLS
	PROPOSED STREET TREE ALONG 223RD STREET PLATANUS ACERIFOLIA, LONDON PLANE TREE 24" BOX SIZE.	28	М
$\bigotimes$	VERTICAL TREE AGAINST BUILDING PODOCARPUS GRACILIOR, FERN PINE 24" BOX SIZE.	32	М
	VERTICAL TREE AT BUILDING CUPRESSUS SEMPERVIRENS, ITALIAN CYPRESS 15 GAL. SIZE.	16	L
· · ·	PARKING LOT SHADE TREE RHUS LANCEA, AFRICAN SUMAC 24" BOX SIZE.	30	L
$\textcircled{\bullet}$	BACKDROP TREE ALONG 223RD STREET ACACIA BAILEYANA, BAILEY ACACIA 24" BOX SIZE.	29	L
$\bigotimes$	PROPERTY LINE SCREEN TREE TRISTANIA CONFERTA, BRISBANE BOX 15 GAL. SIZE.	18	М
	FLOWERING ACCENT TREE LAGERSTROEMIA I. 'WATERMELON RED', CRAPE MYRTLE 36" BOX SIZE.	21	М

SYMBOL	SHRUB NAME
٢	DODONAEA VISCOSA 'PURPUREA', HOPSEED BUSH 5 GAL. SIZE
۲	LEUCOPHYLLUM FRUTESCENS, TEXAS RANGER 5 GAL. SIZE
0	WESTRINGIA FRUTICOSA, COAST ROSEMARY 5 GAL. SIZE
÷	ROSMARINUS 'TUSCAN BLUE', ROSEMARY SHRUB 5 GAL. SIZE
0	TECOMA STANS, YELLOW BELLS 5 GAL. SIZE
$\otimes$	LIGUSTRUM TEXANUM, TEXAS PRIVET 5 GAL. SIZE

SYMBOL	GROUND COVER/SHRUB MASS NAME
	ROSMARINUS O. 'PROSTRATUS', CREEPING ROSEMARY 1 GAL. SIZE @ 30" O.C.
	LANTANA 'DWARF YELLOW', YELLOW LANTANA 1 GAL. SIZE @ 24" O.C.
	SALVIA GREGGII, AUTUMN SAGE 1 GAL. SIZE @ 36" O.C.
	MUHLENBERGIA RIGENS, DEER GRASS 1 GAL. SIZE @ 42" O.C.
	LONICERA J. 'HALLIANA', HALL'S HONEYSUCKLE 1 GAL. SIZE @ 24" O.C.
	SALVIA CLEVELANDII, CLEVELAND SAGE 5 GAL. SIZE @ 48" O.C.
	BACCHARIS PILULARIS, COYOTE BUSH 1 GAL. SIZE @ 42" O.C.

GENERAL NOTES:

#### **GENERAL NOTES:**

- SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH EROSION CONTROL GROUND COVER PER LEGEND, AND MULCH MATERIAL WITH 'BINDER' MATERIAL SHALL BE APPLIED FOR EROSION CONTROL.
- ROCK RIP-RAP MATERIAL SHALL BE INSTALLED WHERE DRAIN LINES CONNECT TO INFILTRATION AREAS.
- ALL UTILITY EQUIPMENT SUCH AS TRANSFORMERS, BACKFLOW UNITS, FIRE DETECTOR CHECKS AND FIRE CHECK VALVES WILL BE SCREENED WITH EVERGREEN PLANT MATERIAL ONCE FINAL LOCATIONS HAVE BEEN DETERMINED.

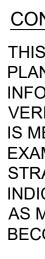
#### **IRRIGATION NOTE**

THE PROJECT WILL BE EQUIPPED WITH A LOW FLOW IRRIGATION SYSTEM CONSISTING OF ET WEATHER BASED SMART CONTROLLER, LOW FLOW ROTORS, BUBBLER AND/ OR DRIP SYSTEMS USED THROUGHOUT. THE IRRIGATION WATER EFFICIENCY WILL MEET OR SURPASS THE CURRENT STATE MANDATED AB-1881 WATER ORDINANCE.

#### HATCH REPRESENTS

NOTE:

LANDSCAPE AREAS TO RECEIVE PROPOSED GROUND COVER AND SHRUB PLANTING PER PROPOSED PLANTING LEGEND. SPECIFIC LOCATIONS FOR EACH GROUND COVER AND SHRUB TYPE TO BE SPECIFIED ON LANDSCAPE CONSTRUCTION DOCUMENTS



H = HIGH WATER NEEDS M = MODERATE WATER NEEDS L = LOW WATER NEEDS VL= VERY LOW WATER NEEDS



WUCOLS
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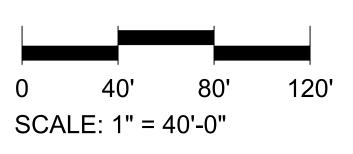
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### CONCEPTUAL PLAN NOTE:

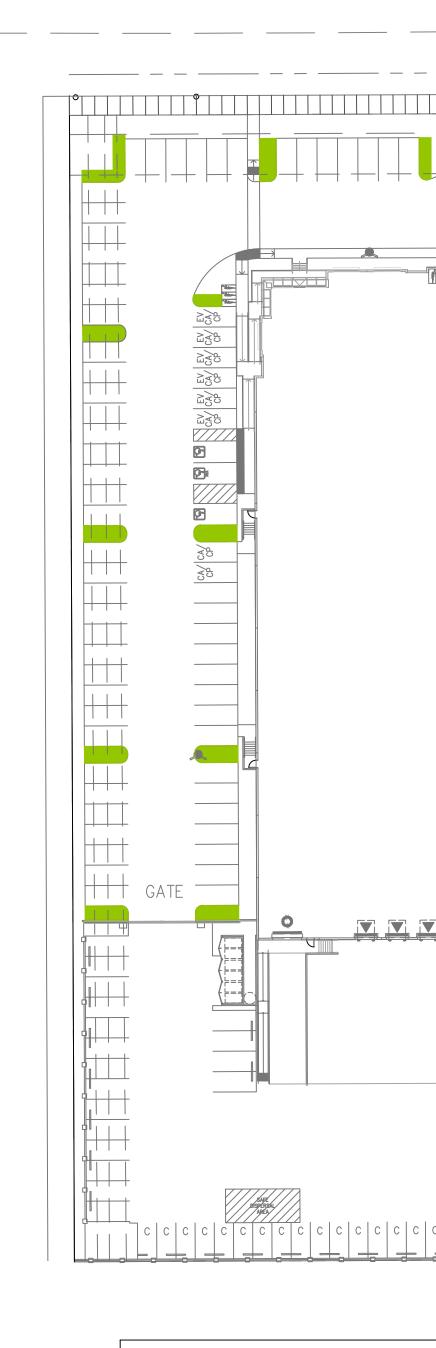
THIS IS A CONCEPTUAL LANDSCAPE PLAN. IT IS BASED ON PRELIMINARY INFORMATION WHICH IS NOT FULLY VERIFIED AND MAY BE INCOMPLETE. IT IS MEANT AS A COMPARATIVE AID IN EXAMINING ALTERNATE DEVELOPMENT STRATEGIES AND ANY QUANTITIES INDICATED ARE SUBJECT TO REVISION AS MORE RELIABLE INFORMATION BECOMES AVAILABLE.

WUCOLS PLANT FACTOR

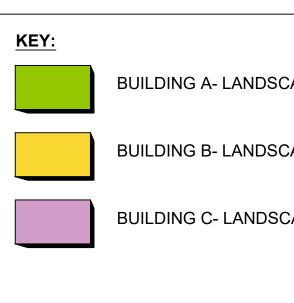
THIS PROJECT IS LOCATED IN 'WUCOLS' REGION '4-SOUTH INLAND VALLEY'.



L-1



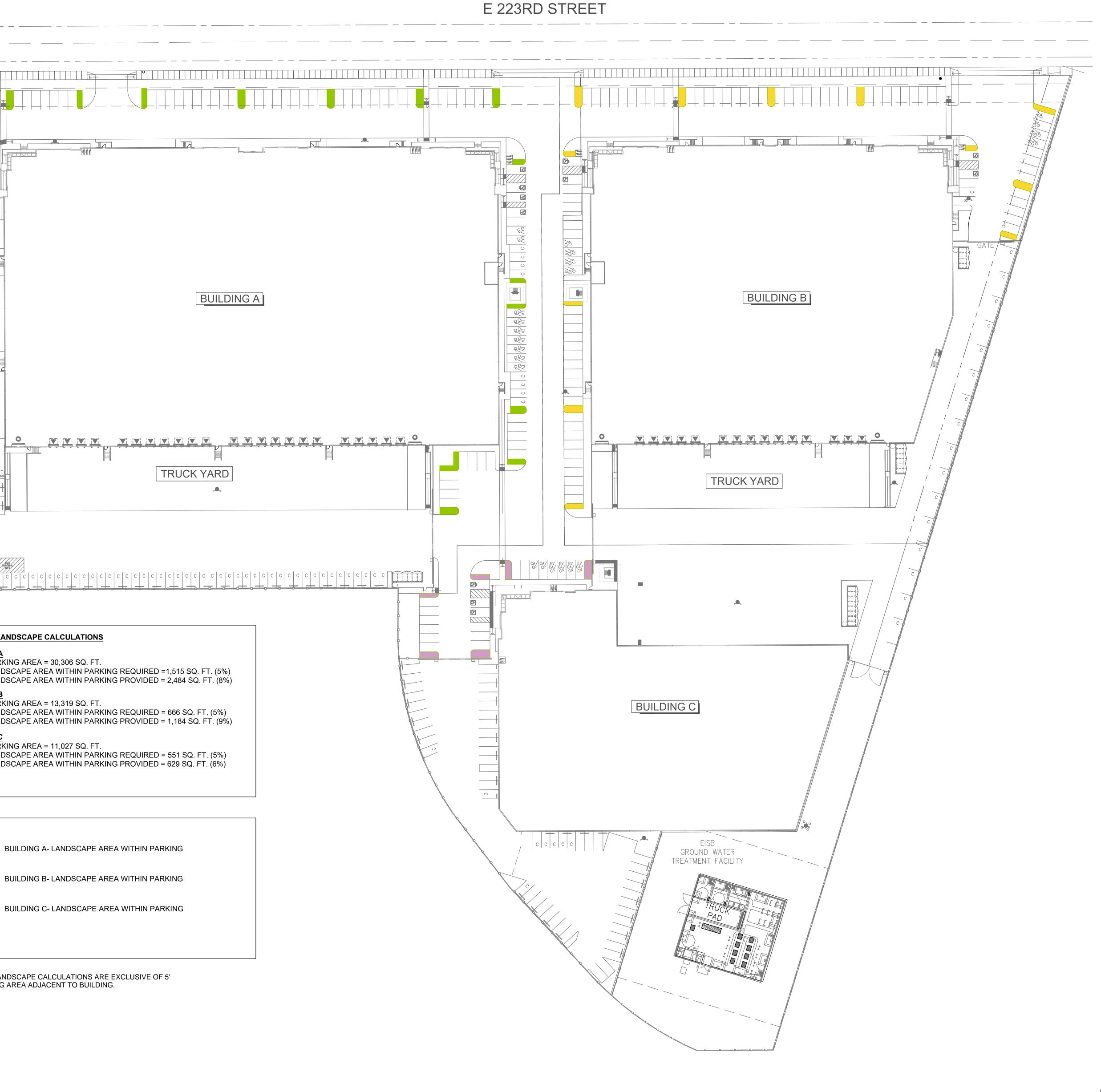
PARKING/LANDSCAPE CALCULAT
<b>BUILDING A</b> TOTAL PARKING AREA = 30,306 SC TOTAL LANDSCAPE AREA WITHIN TOTAL LANDSCAPE AREA WITHIN
<u>BUILDING B</u> TOTAL PARKING AREA = 13,319 SC TOTAL LANDSCAPE AREA WITHIN TOTAL LANDSCAPE AREA WITHIN
<b>BUILDING C</b> TOTAL PARKING AREA = 11,027 SC TOTAL LANDSCAPE AREA WITHIN TOTAL LANDSCAPE AREA WITHIN



NOTE: LANDSCAPE CALCULATIONS ARE EXCLUSIVE OF 5' PLANTING AREA ADJACENT TO BUILDING.







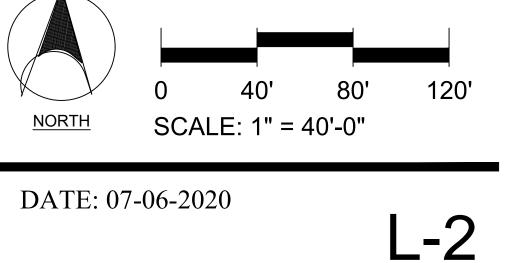
# PARKING/LANDSCAPE CALCULATIONS PANATTONI 223RD INDUSTRIAL

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CARSON, CA

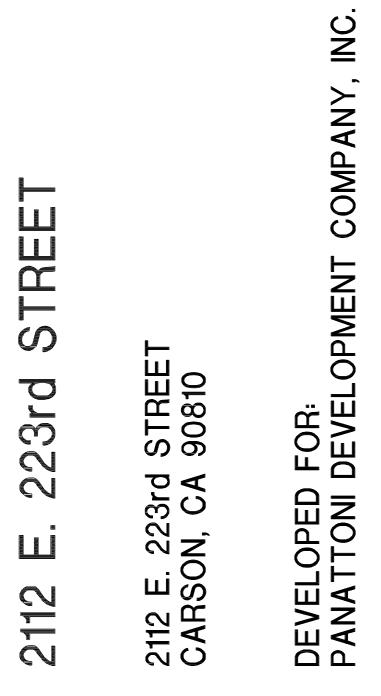


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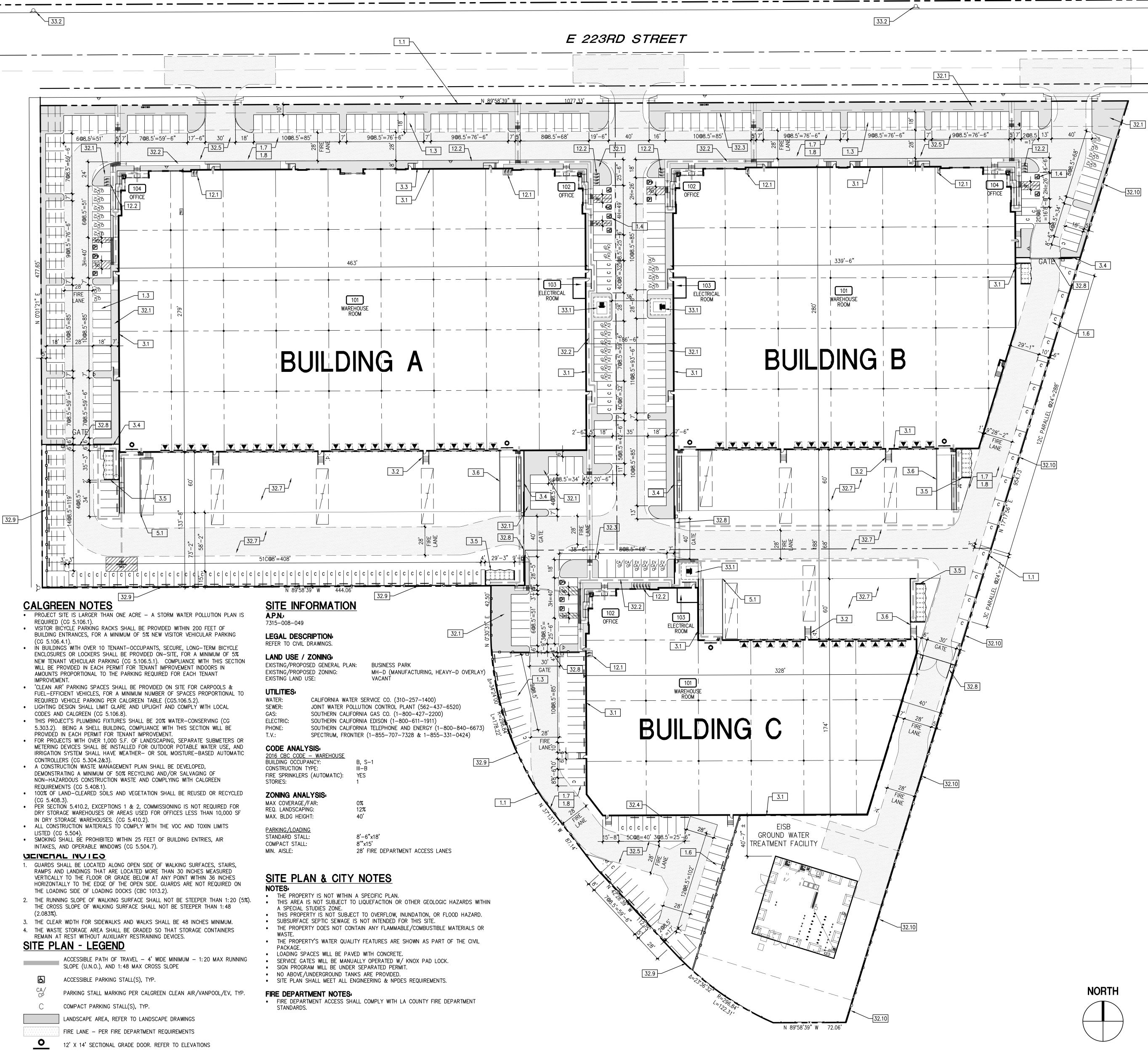




NO.	DESCRIPTION	DATE
$\square$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\square$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\square$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

### SITE UTILIZATION MAP

JOB NO:	PAN047.02	SHEET NO:
DATE:	11/14/19	
DRAWN:	GAA	A I.U
FILE NAME:	PAN047_A1.0	

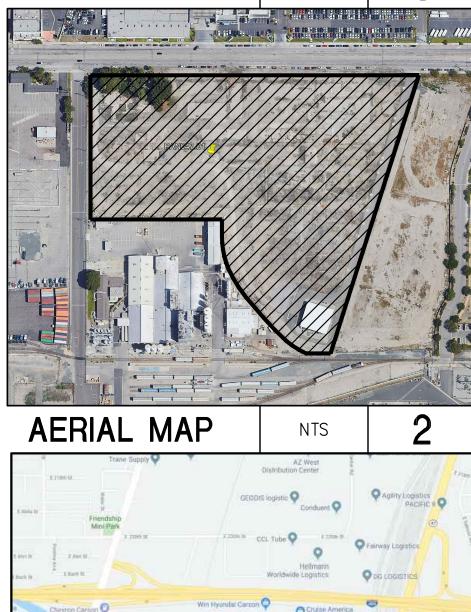


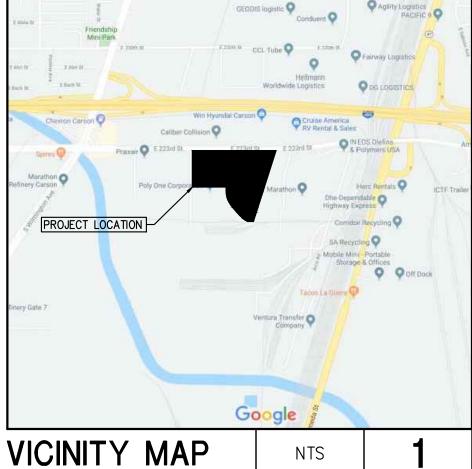
- 9' X 10' SECTIONAL DOCK HIGH DOOR. REFER TO ELEVATIONS



- 1.0 GENERAL 1.1 PROPERTY LINE/ R.O.W. - REFER TO CIVIL DRAWINGS
- 1.2 EASEMENT RÉFER TO CIVIL DRAWINGS
- 1.3 STANDARD PARKING STALL(S) TYP. 1.4 ADA-ACCESSIBLE PARKING STALL(S)
- 1.5 CLEAN AIR/ VAN POOL/ EV PARKING STALL(S) PER CALGREEN 5.106.5.2 1.6 COMPACT PARKING STALL(S)
- 1.7 2-WAY DRIVE AISLE: 24'W MIN. 1.8 FIRE DEPT. ACCESS DRIVE: 30'W MIN.
- 3.0 CONCRETE
- 3.1 TILT-UP CONCRETE BUILDING WALL 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL
- 3.3 CONCRETE STAIR W/ HANDRAIL 3.4 TILT-UP CONCRETE SCREEN WALL, PTD.
- 3.5 TILT-UP CONCRETE TRASH ENCLOSURE, 6' TALL TYP. 3.6 TILT-UP CONCRETE GUARDRAIL T.O.W. 42" ABOVE HIGH SIDE
- 5.0 METAL FABRICATIONS
- 5.1 STEEL PIPE BOLLARD, REFER TO 1/A0.2
- 12.0 FURNISHINGS 12.1 BICYCLE RACK PER CAL GREEN - REFER TO TABULATIONS
- 12.2 BICYCLE RACK PER CITY CODE 9165.3 OR CALGREEN WHICHEVER IS HIGHER - REFER TO TABULATIONS
- 21.0 FIRE SUPPRESSION REFER TO FIRE PROTECTION DRAWINGS 21.1 FUTURE FIRE PUMP HOUSE.
- 32.0 EXTERIOR IMPROVEMENT REFER TO CIVIL AND LANDSCAPE U.N.O.
- 32.1 LANDSCAPE PLANTING AREA 32.2 CONCRETE WALKWAY
- 32.3 CONCRETE CURB, TYP. 32.4 PRECAST CONCRETE WHEEL STOP
- 32.5 VEHICULAR PAVING 32.6 CONCRETE COMMERCIAL DRIVEWAY
- 32.7 CONCRETE TRUCK DOCK APRON 32.8 MANUAL TUBE STEEL GATE WITH KNOX PADLOCK - 8' TALL
- 32.9 TUBE STEEL FENCE 6' TALL 32.10 EXISTING 6' TALL TUBE STEEL FENCE IN ADJACENT PROPERTY
- 33.0 UTILITIES REFER TO CIVIL AND ELECTRICAL
- 33.1 ELECTRICAL TRANSFORMER 33.2 (E) FIRE HYDRANT

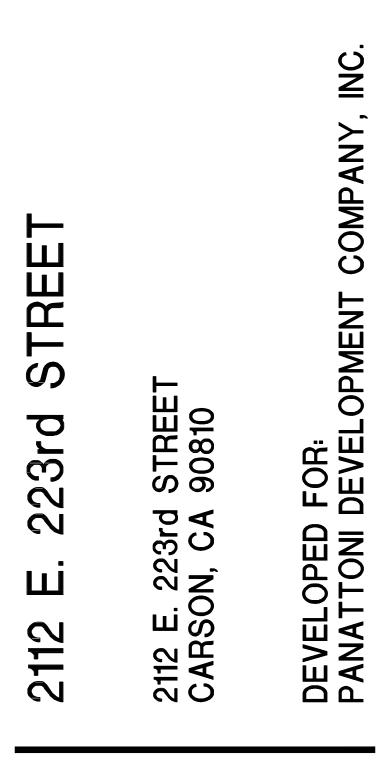
KEYN	OTES		NTS	4
SITE AREA			SF	ACRES
GROSS SITE AREA			643,234	14.767
STREET DEDICATION			18,360	0.42
SITE AREA			624,874	14.34
EISB COMPOUND			38,538	0.885
TOTAL NET SITE AREA			585,987	13.452
PARCEL SITE AREA				TOTAL
SF				585,987
ACRES				13.452
BUILDING AREA	BUILDING A	BUILDING B	BUILDING C	
Ground Floor Office	2,000	2,000	2,000	,
Warehouse	127,000	90,000	56,400	,
TOTAL BUILDING FOOTPRINT	129,000	92,000	58,400	
Mezzanine	5,000	5,000	3,000	
TOTAL BUILDING AREA	134,000	97,000	61,400	292,400
COVERAGE F.A.R				47.7% 49.9%
Office (10% or less of GFA) 1/1500	5	5	3	
Office (10%+ of GFA) 1/300	0	0	C	
Warehouse (Large Dock-High Facility) 1/1500	85	60	38	
TOTAL PARKING REQUIRED	90	65	42	196
PARKING PROVIDED				
Handicap	7	4	3	
Standard	146	83	63	
Compacts (33.3% Allowed)	59	3	8	
TOTAL PROVIDED	212	90	74	
Parallel Compacts (not included)	0	12	2	16
TOTAL PROVIDED (w/ parallel)	212	102	78	392
PARKING RATIO	1.58/1000	0.93/1000	1.21/1000	1.29/1000
DOCK DOORS	23	15	12	2 50
GRADE DOORS	2	2	1	-
TRAILER STALLS 1/7	4	3	2	2 9
LANDSCAPE				
Parking Area	30,459	13,625	11,027	
Required (5% of total parking area)	1,523	681	551	,
Provided	2,669	1,619	629	4,917
BIKE RACK				
Requirted per MC 9165.3	7	6	e	
Required per Clagreen (5% of parking)	11	5	4	
Provided	12	8	8	8  28
WASTE STORAGE REQUIRED				1
STORAGE (10.0/1000) 0-20K S.F.	200.0 S.F.	200.0 S.F.	200.0 S.F.	
(3.0/1000) 20K+ S.F. TOTAL	342.0 S.F. 542.0 S.F.	231.0 S.F. 431.0 S.F.	124.2 S.F. 324.2 S.F.	
WASTE STORAGE PROVIDED	550.0 S.F.	444.0 S.F.	356.0 S.F.	1,350





SITE PLAN | 1"=40'-0" | 5

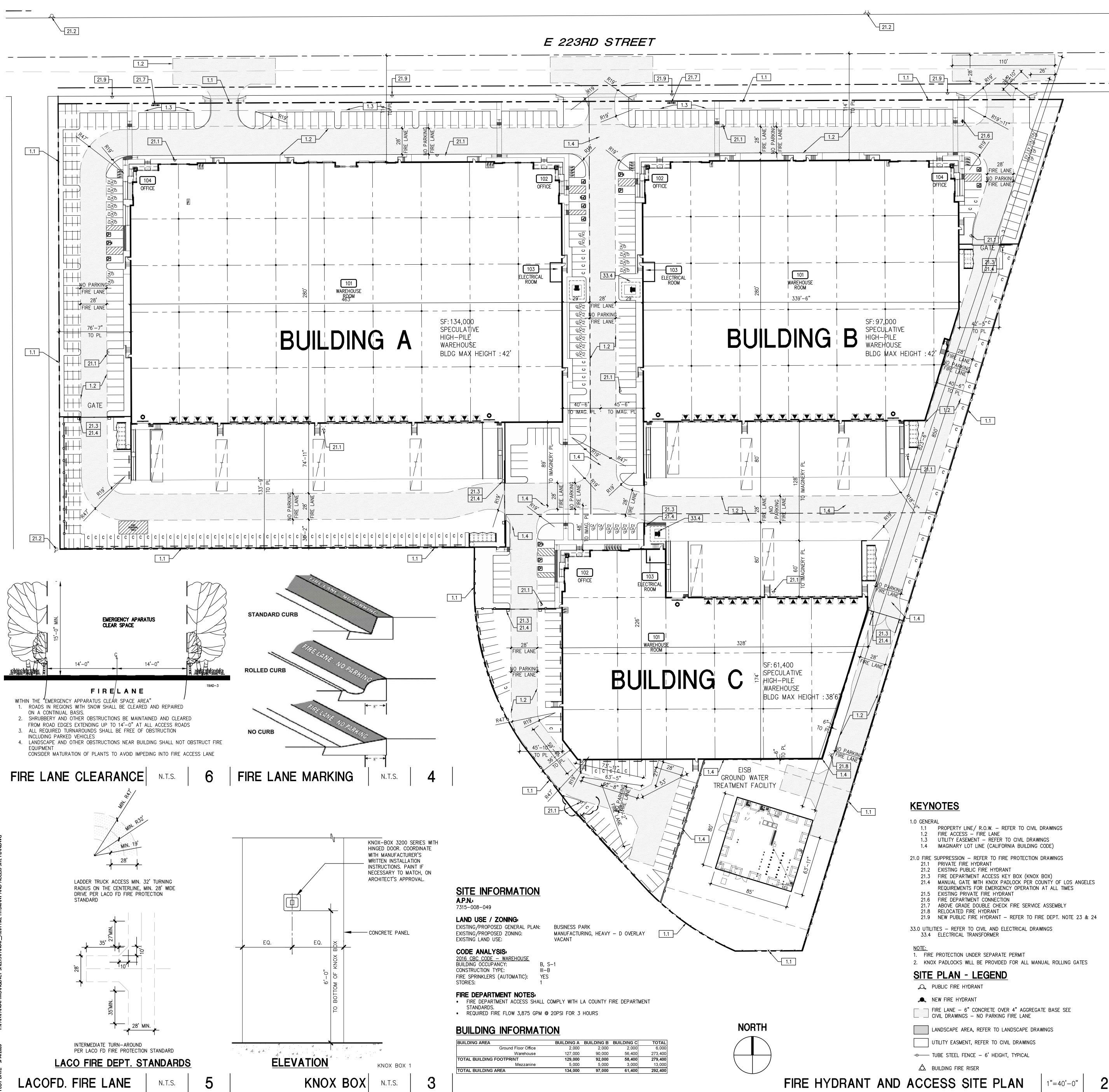




NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #4	08/03/20

#### SITE PLAN PROJECT TABULATIONS

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN:	GAA	A 1.1
FILE NAME:	PAN047_1.1	



KEYNOTES	APPROV REG. 7.
1.0 GENERAL 1.1 PROPERTY LINE/ R.O.W. — REFER TO CIVIL DRAWINGS 1.2 FIRE ACCESS — FIRE LANE	27. THE ME THE BUI FOOT-C
<ol> <li>UTILITY EASEMENT - REFER TO CIVIL DRAWINGS</li> <li>IMAGINARY LOT LINE (CALIFORNIA BUILDING CODE)</li> </ol>	28. THE PO PROVIDE FAILURE
21.0 FIRE SUPPRESSION – REFER TO FIRE PROTECTION DRAWINGS 21.1 PRIVATE FIRE HYDRANT 21.2 EXISTING PUBLIC FIRE HYDRANT	OF NOT EQUIPME 29. PORTAB
<ul> <li>21.3 FIRE DEPARTMENT ACCESS KEY BOX (KNOX BOX)</li> <li>21.4 MANUAL GATE WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES</li> <li>21.5 EXISTING PRIVATE FIRE HYDRANT</li> </ul>	BY FIRE 30. DUMPST MORE S
21.5 EXISTING FRIVATE FIRE HIDRANT 21.6 FIRE DEPARTMENT CONNECTION 21.7 ABOVE GRADE DOUBLE CHECK FIRE SERVICE ASSEMBLY 21.8 RELOCATED FIRE HYDRANT	COMBUS CONTAIN AUTOMA
21.9 NEW PUBLIC FIRE HYDRANT – REFER TO FIRE DEPT. NOTE 23 & 24 33.0 UTILITIES – REFER TO CIVIL AND ELECTRICAL DRAWINGS	31. PROVIDE HAVE B PUBLIC
33.4 ELECTRICAL TRANSFORMER	INSTALL BE STAI
<u>NOTE:</u> 1. FIRE PROTECTION UNDER SEPARATE PERMIT 2. KNOX PADLOCKS WILL BE PROVIDED FOR ALL MANUAL ROLLING GATES	
<u>SITE PLAN - LEGEND</u>	
Q PUBLIC FIRE HYDRANT	
REW FIRE HYDRANT	
FIRE LANE – 6" CONCRETE OVER 4" AGGREGATE BASE SEE CIVIL DRAWINGS – NO PARKING FIRE LANE	
LANDSCAPE AREA, REFER TO LANDSCAPE DRAWINGS	
UTILITY EASMENT, REFER TO CIVIL DRAWINGS	
-D TUBE STEEL FENCE – 6' HEIGHT, TYPICAL	
$\triangle$ building fire riser	
ACCESS SITE PLAN   1"=40'-0"   2	

- FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE HARDSCAPE ALL WEATHER ACCESS IN ACCORDANCE WITH THE DEPARTMENT'S ALL WEATHER ACCESS REQUIREMENTS. FIRE CODE 503.2.3.
- PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 28 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING WHEN THE HEIGHT OF THE BUILDING ABOVE THE LOWEST LEVEL OF THE FIRE DEPARTMENT VEHICULAR ACCESS ROAD IS MORE THAN 30 FEET HIGH, OR THE BUILDING IS MORE THAN THREE STORIES. THE ACCESS ROADWAY SHALL BE LOCATED A MINIMUM OF 15 FEET AND A MAXIMUM OF 30 FEET FROM THE BUILDING, AND SHALL BE POSITIONED PARALLEL TO ONE ENTIRE SIDE OF THE BUILDING. THE SIDE OF THE BUILDING ON WHICH THE AERIAL FIRE APPARATUS ACCESS ROAD IS POSITIONED SHALL BE APPROVED BY THE FIRE CODE OFFICIAL. FIRI CODE 503.1.1 & 503.2.2.
- DEAD-END FIRE APPARATUS ACCESS ROADS IN EXCESS OF 150 FEET IN LENGTH SHALL BE PROVIDED WITH AN APPROVED FIRE DEPARTMENT TURNAROUND. FIRE CODE 503.2.5.
- FIRE DEPARTMENT VEHICULAR ACCESS ROADS SHALL BE PROVIDED WITH A 32 FOOT CENTERLINE TURNING RADIUS. FIRE CODE 503.2.4. THE PRIVATE DRIVEWAYS SHALL BE INDICATED ON THE SITE PLANS AS "PRIVATE
- DRIVEWAY AND FIRE LANE" WITH THE WIDTHS CLEARLY DEPICTED. DRIVEWAYS SHAL BE MAINTAINED IN ACCORDANCE WITH THE TITLE 32, COUNTY OF LOS ANGELES FIRE CODE. THE REQUIRED FIRE LANES SHALL BE INSPECTED PRIOR TO CLEARANCE OF THE FINAL MAP FOR VERIFICATION OF COMPLIANCE. LABELING IS NECESSARY TO ASSURE THE ACCESS AVAILABILITY FOR FIRE DEPARTMENT USE. THE DESIGNATION ALLOWS FOR APPROPRIATE SIGNAGE PROHIBITING PARKING.
- PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING - FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBI THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY FIRE INSPECTOR. FIRE CODE 503.3.
- OWNER TO OBTAIN PERMIT FROM LOS ANGELES COUNTY FIRE DEPARTMENT IF ANY BUILDING OR PORTION OF BUILDING EXCEEDING 500 SQUARE FEET IS TO BE USED FOR STORAGE OF HIGH PILED COMBUSTIBLE STORAGE. UNIFORM FIRE CODE 105.6.2 PLANS FOR HIGH PILED RACK STORAGE SHALL BE SUBMITTED SEPARATELY TO LA COUNTY FIRE DEPARTMENT FOR PLAN REVIEW AND APPROVAL
- EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9 THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE. NO UNDERGROUND PIPING OR THRUST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NOT LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 901.5, COUNTY OF LA FIRE
- DEPARTMENT REG. 7. PROVIDE AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION PER CBC, CFC SECT. 903., TYPE OF FIRE SPRINKLER SYSTEM:
- 903.3.1.1 NO POINT WITHIN A BUILDING REQUIRING STANDPIPES SHALL BE MORE THAN 150 FEET TRAVEL DISTANCE FROM A STANDPIPE OUTLET CONNECTION. COUNTY FIRE CODE
- 905.2.1.3. FIRE DEPARTMENT VEHICULAR ACCESS ROADS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 501.4.
- WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 26 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F220. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. FIRE CODE 503.6. MANUAL GATE SHALL BE PROVIDED WITH KNOX PADLOCK PER COUNTY OF LOS ANGELES, FIRE
- DEPARTMENT REQUIREMENTS FOR EMERGENCY OPERATION AT ALL TIMES STRUCTURES AND OUTDOOR STORAGE UNDERNEATH HIGH VOLTAGE TRANSMISSION LINES (66 KILOVOLTS OR GREATER) SHALL COMPLY WITH FIRE CODE 316.6 AND COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 27. ANY PROPOSED CONSTRUCTION OR LAND USE WITHIN 100 FEET OF DRIP LINE OF HIGH VOLTAGE TRANSMISSION LINES SHALL BE SUBJECT TO REVIEW BY THE FIRE MARSHAL . APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE
- AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1 WHERE FIRE APPARATUS ACCESS ROADS OR A WATER SUPPLY FOR FIRE PROTECTION
- ARE REQUIRED TO BE INSTALLED, SUCH PROTECTION SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHERE APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED. TEMPORARY SIGNS SHALL BE INSTALLED AT EACH STREET INTERSECTION WHEN CONSTRUCTION OF NEW ROADWAYS ALLOWS PASSAGE BY VEHICLES. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS. FIRE CODE 505.2.
- PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE FIRE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 8. AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY FIRE INSPECTOR. 19. THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:

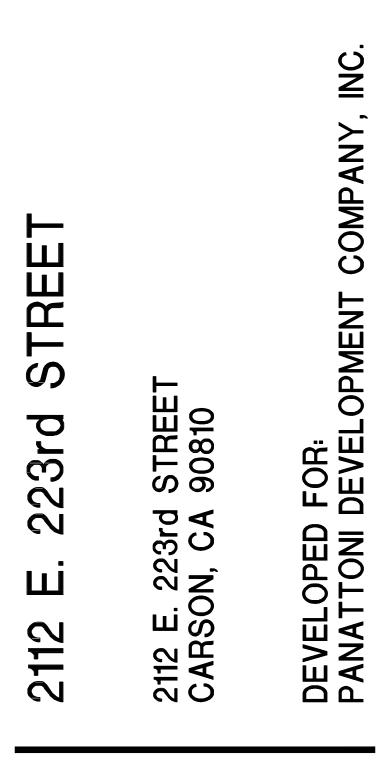
FIRE FLOW CALC AREA					
	AREA (SF)	BLDG TYPE	FIRE FLOW (GPM)	FLOW DURATION(HOURS)	
BLDG A	134,000	IIIB	7,500	4	
BLDG B	97,000	IIIB	6,500	4	
BLDG C	61,400	IIIB	5,000	4	

- 3,875 GPM @ 20PSI FOR 3 HOURS -TOTAL FIRE FLOW REQUIRED: 20. THE REQUIRED FIRE FLOW FOR THE PUBLIC FIRE HYDRANTS FOR THIS DEVELOPMENT IS ---- GALLONS PER MINUTE AT -- PSI FOR A DURATION OF -- HOURS, OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND PER CONDITIONS OF APPROVAL WATER ITEM 2. IF MORE THAN ONE ON-SITE FIRE HYDRANT IS REQUIRED, THE ON-SITE FIRE FLOW SHALL BE THE SAME AS REQUIRED FOR PUBLIC FIRE HYDRANTS
- IN ACCORDANCE WITH APPENDIX TABLE B105.1. FIRE CODE C106 1. THE FIRE HYDRANT REQUIREMENTS FOR THIS PROJECT AR AS FOLLOWS:
- -INSTALL 4 OFF-SITE PUBLIC FIRE HYDRANTS -RELOCATE 1 PUBLIC FIRE HYDRANTS
- -INSTALL 11 ON-SITE PRIVATE FIRE HYDRANTS
- 22. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN COMPLIANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION 8. FIRE CODE 507.5.
- 23. PLANS FOR THE INSTALLATION OF THE REQUIRED PUBLIC FIRE HYDRANTS SHALL BE SUBMITTED TO THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION LAND DEVELOPMENT UNIT AT epicla.lacounty.gov, THROUGH THE LOCAL WATER SURVEYOR THAT SERVES THE PROPERTY FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- 24. ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. FIRE CODE 501.4 25. ALL ON SITE FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR
- TO BUILDING OCCUPANCY. FIRE CODE 901.5.1 26. PLANS SHOWING UNDERGROUND PIPING FOR PRIVATE ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE FIRE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 901.2, LA COUNTY FIRE DEPARTMENT
- IEANS OF EGRESS, AND EXIT DISCHARGE, SHALL BE ILLUMINATED AT ANY TIME UILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 -CANDLE AT THE WALKING SURFACE LEVEL. BUILDING CODE 1006.2
- OWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE DED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY , THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION T LESS THAN 90 MINUTES AND SHALL CONSIST OF STORAGE BATTERIES, UNIT MENT OR AN ON-SITE GENERATOR. BUILDING CODE 1006.3 ABLE FIRE EXTINGUISHERS SHALL BE INSTALLED ON LOCATIONS AS REQUIRED
- RE CODE 906 STER AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF JSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS AINING DUMPSTER OR CONTAINERS ARE PROTECTED BY AN APPROVED
- ATIC FIRE SPRINKLER SYSTEM. FIRE CODE 304.3.3 IDE A RECEIPT FROM THE WATER PURVEYOR THAT SHOWS THAT ALL FUNDS BEEN PAID FOR THE INSTALLATION AND/OR UPGRADE OF THE REQUIRED FIRE HYDRANTS. ALSO, PROVIDE A LÉTTER FROM THE WATER PURVEYOR OR LING CONTRACTOR THAT INDICATES THE APPROXIMATE DATE THE WORK WILL ARTED AND COMPLETED FOR THE REQUIRED FIRE HYDRANTS.

RE DEPT. NOTES

NTS

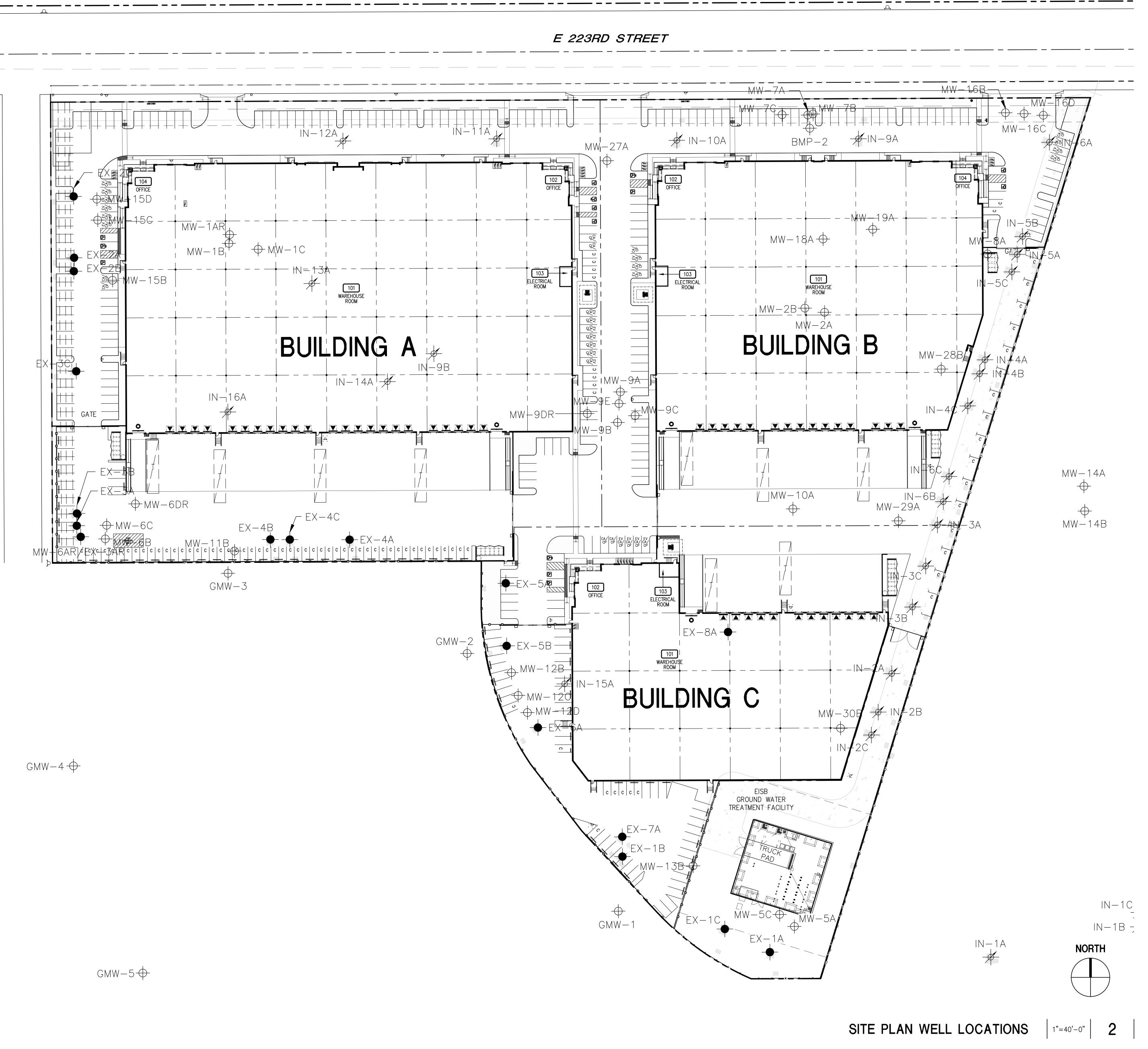


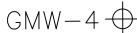


NO.	DESCRIPTION	DATE
$\Delta$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20
$\Delta$	FIRE DEPARTMENT SUBMITTAL	05/04/20
$\Delta$	FIRE DEPARTMENT RESUBMITTAL	05/14/20
$\Delta$	FIRE DEPARTMENT RESUBMITTAL	05/21/20

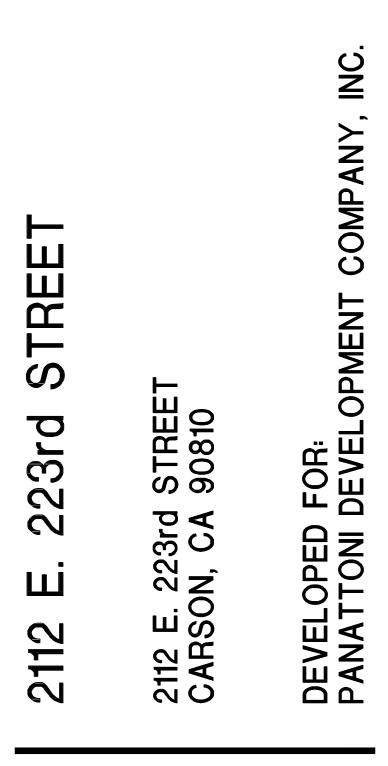
#### FIRE HYDRANT AND ACCESS SITE PLAN

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DATE	11/14/19	
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FILE NAME:	PAN047_1.1	





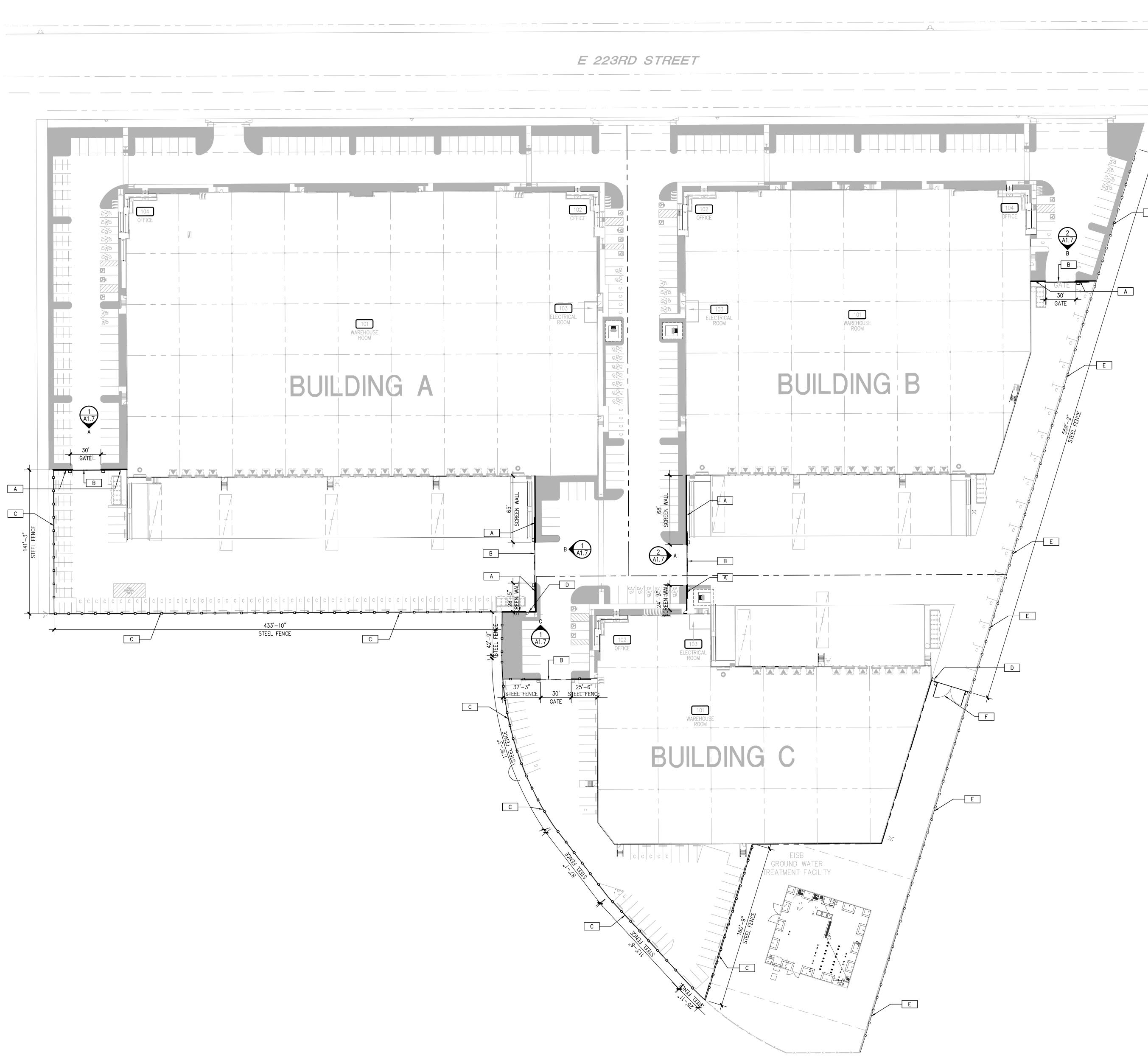




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$\triangle$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

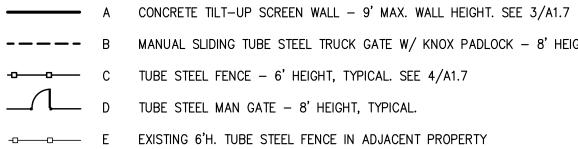
#### SITE PLAN WELL LOCATIONS

JOB NO:	PAN047.02	SHEET NO:
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### **GENERAL NOTES**



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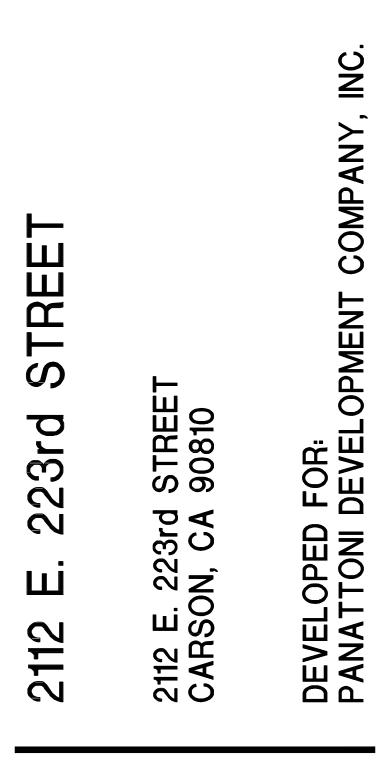
MANUAL SLIDING TUBE STEEL TRUCK GATE W/ KNOX PADLOCK - 8' HEIGHT TYP.

- TUBE STEEL MAN GATE 8' HEIGHT, TYPICAL.
- EXISTING 6'H. TUBE STEEL FENCE IN ADJACENT PROPERTY

MANUAL SWINGING TUBE STEEL TRUCK GATE W/ KNOX PADLOCK - 8' HEIGHT TYP.







NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

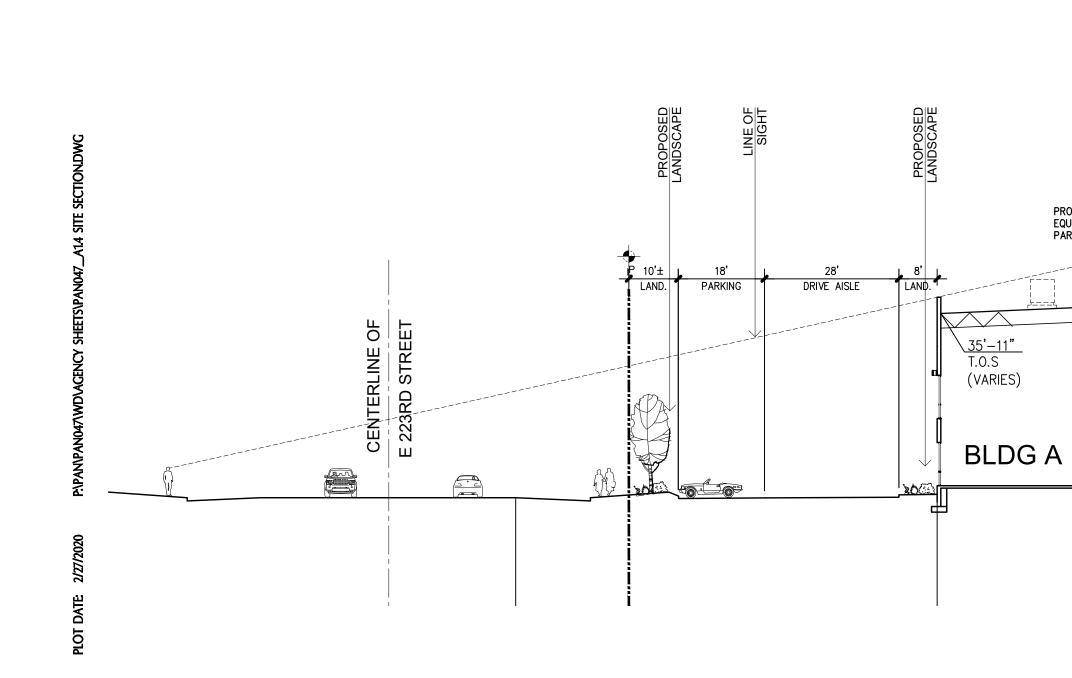
#### SITE FENCE AND WALL PLAN

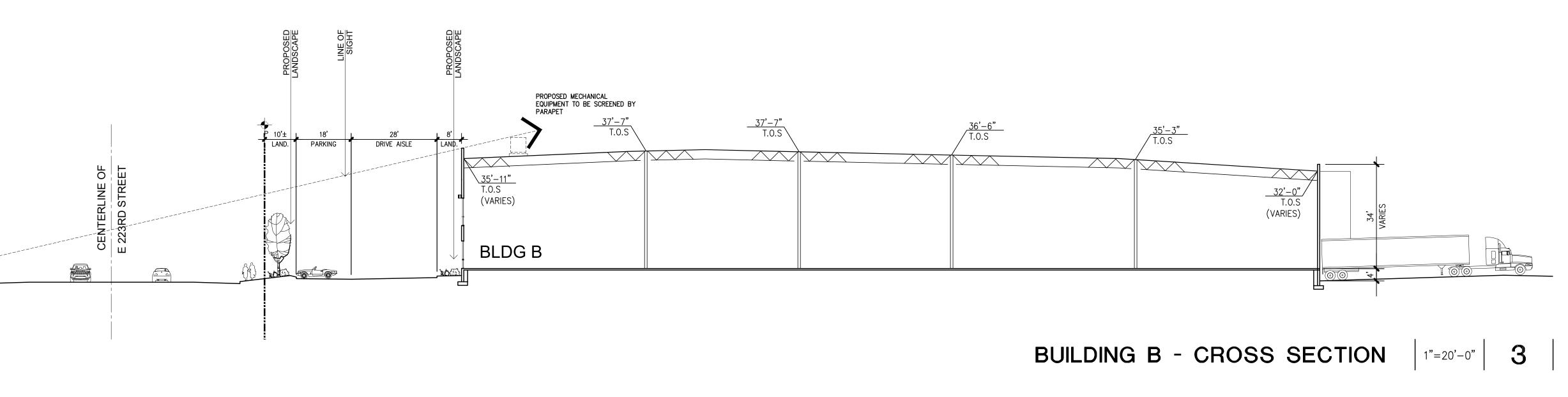
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. ⓒ GAA ARCHITECTS. ALL RIGHTS RESERVED.

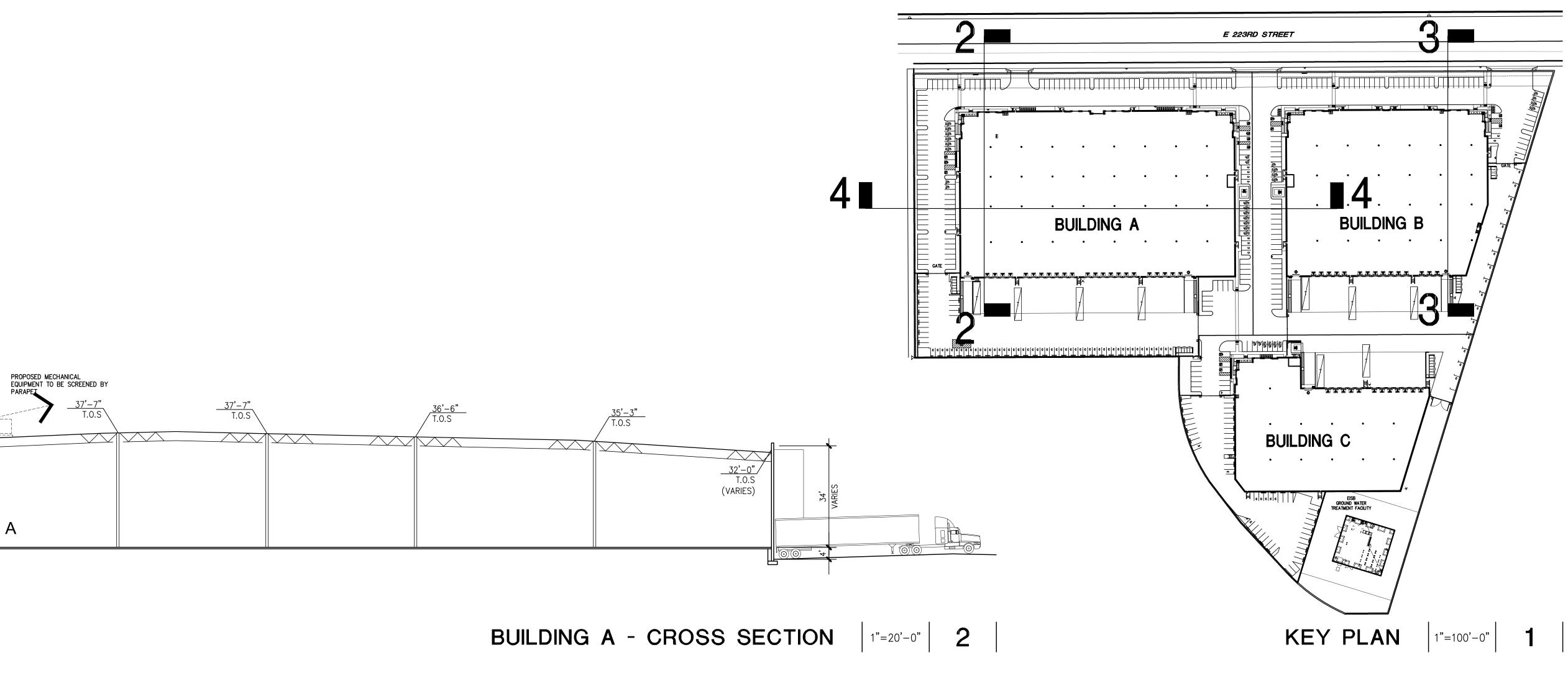
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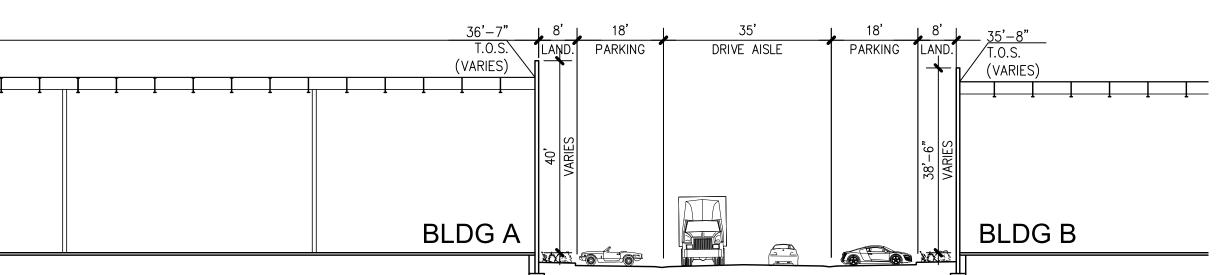
PAN047\_1.1

P.5' 18' 28' AND. PARKING DRIVE AIS	18' 7' SLE PARKING LAND.			463' BLDG. A	
<u>₿≵⊅</u> ® <sup>~</sup> '₩ <sub>₽</sub> ~~₩					



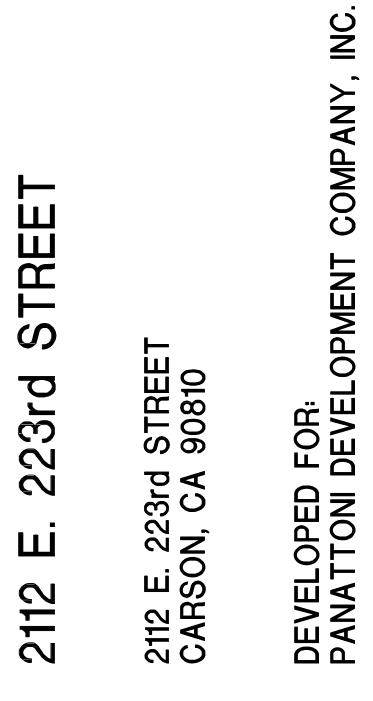






BUILDING A / B - CROSS SECTION 4 1"=20'-0"



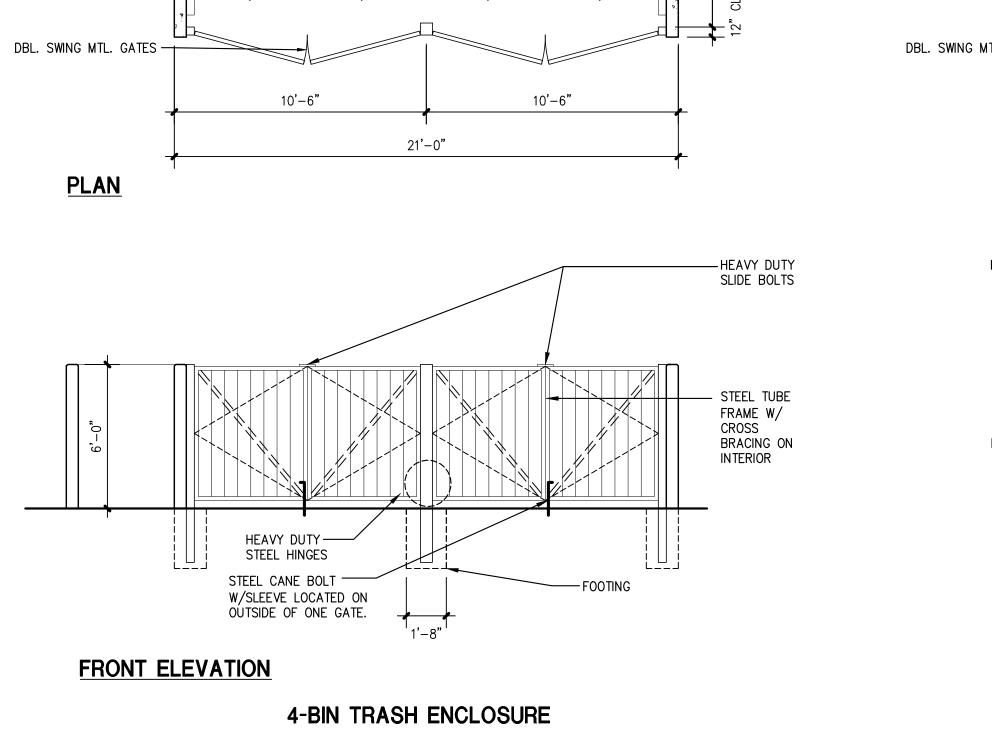


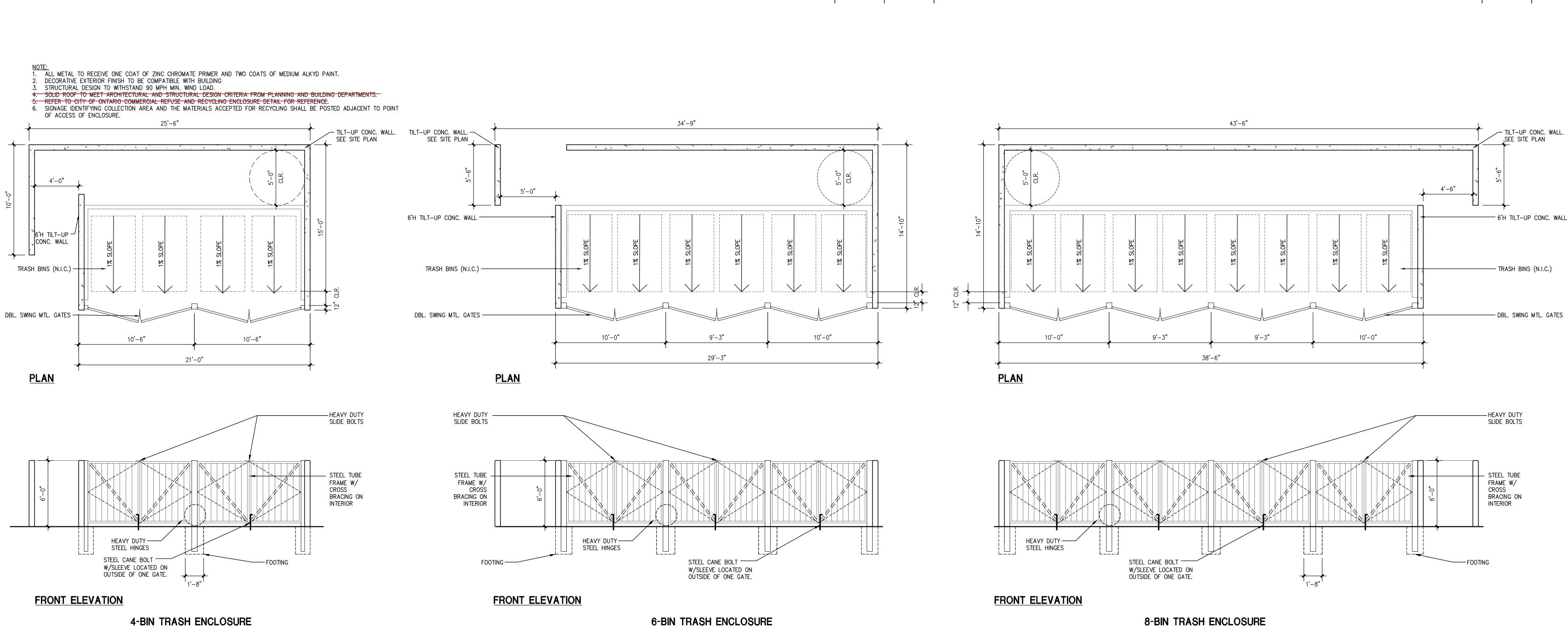
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$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

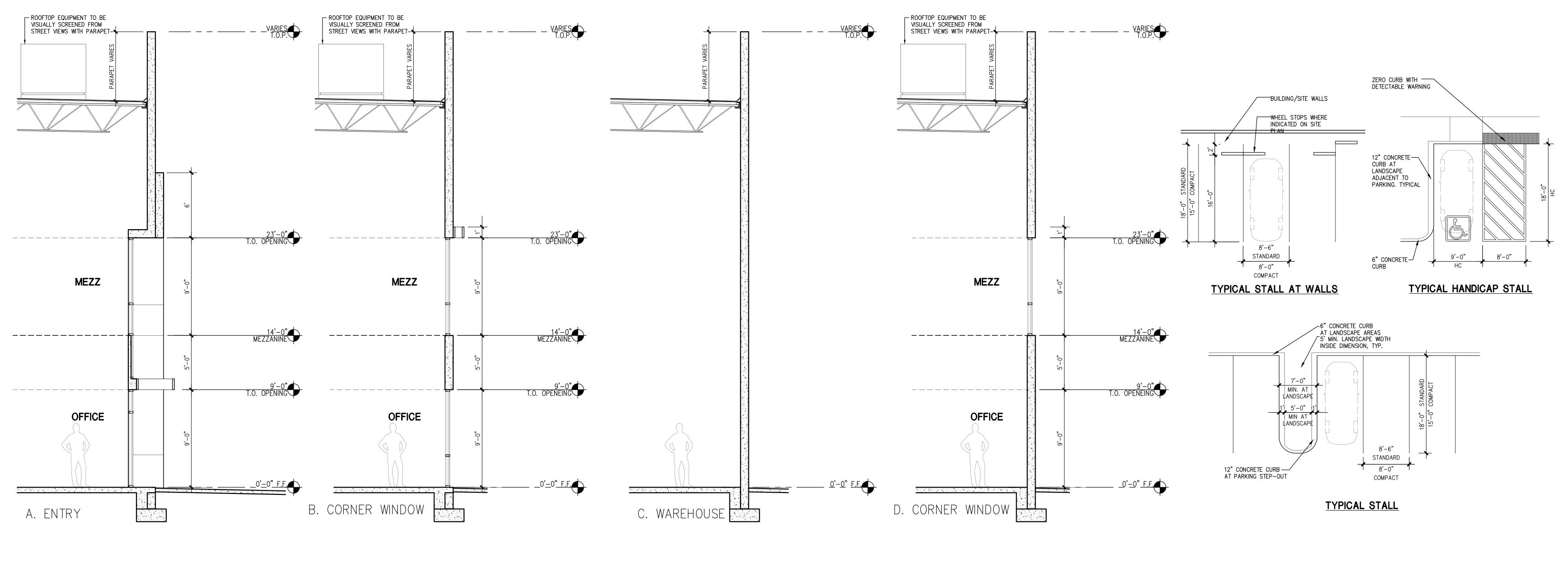
SITE SECTION & BUILDING CROSS SECTIONS

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DATE	11/14/19	
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FILE NAME	PAN047_A1.4	

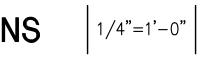


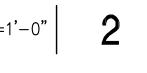


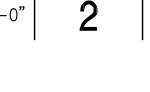


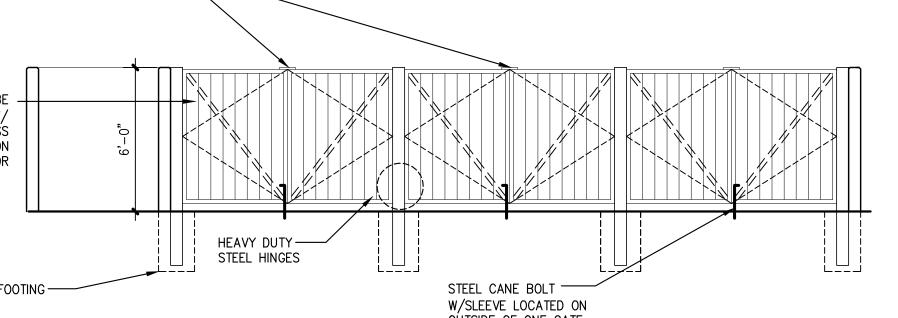


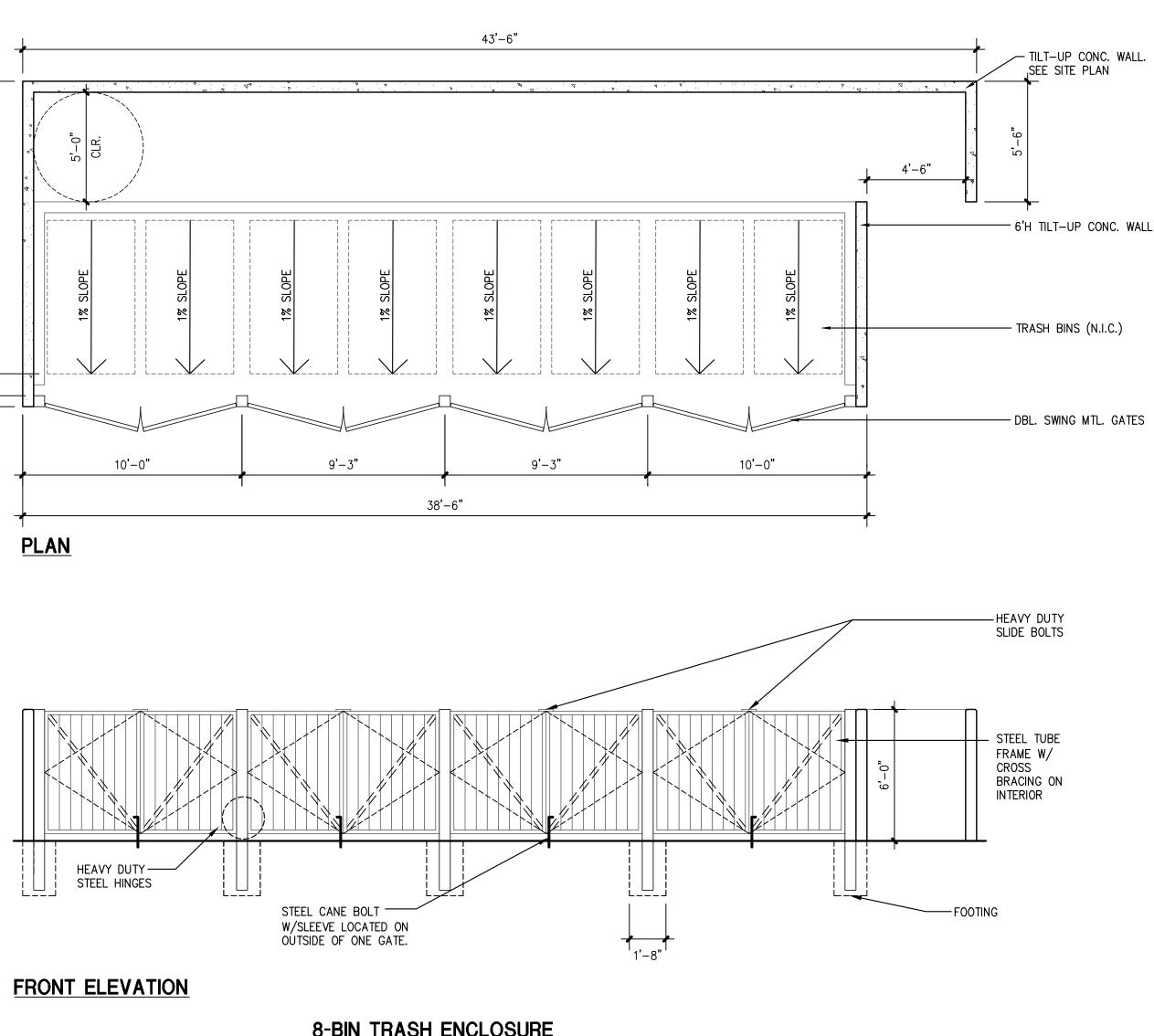




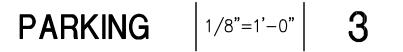




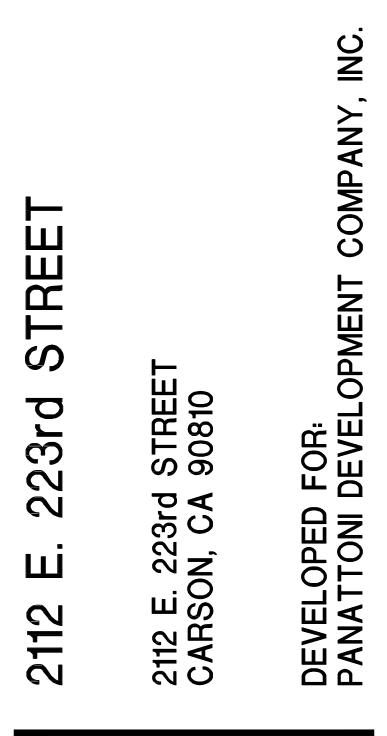




6-BIN TRASH ENCLOSURE



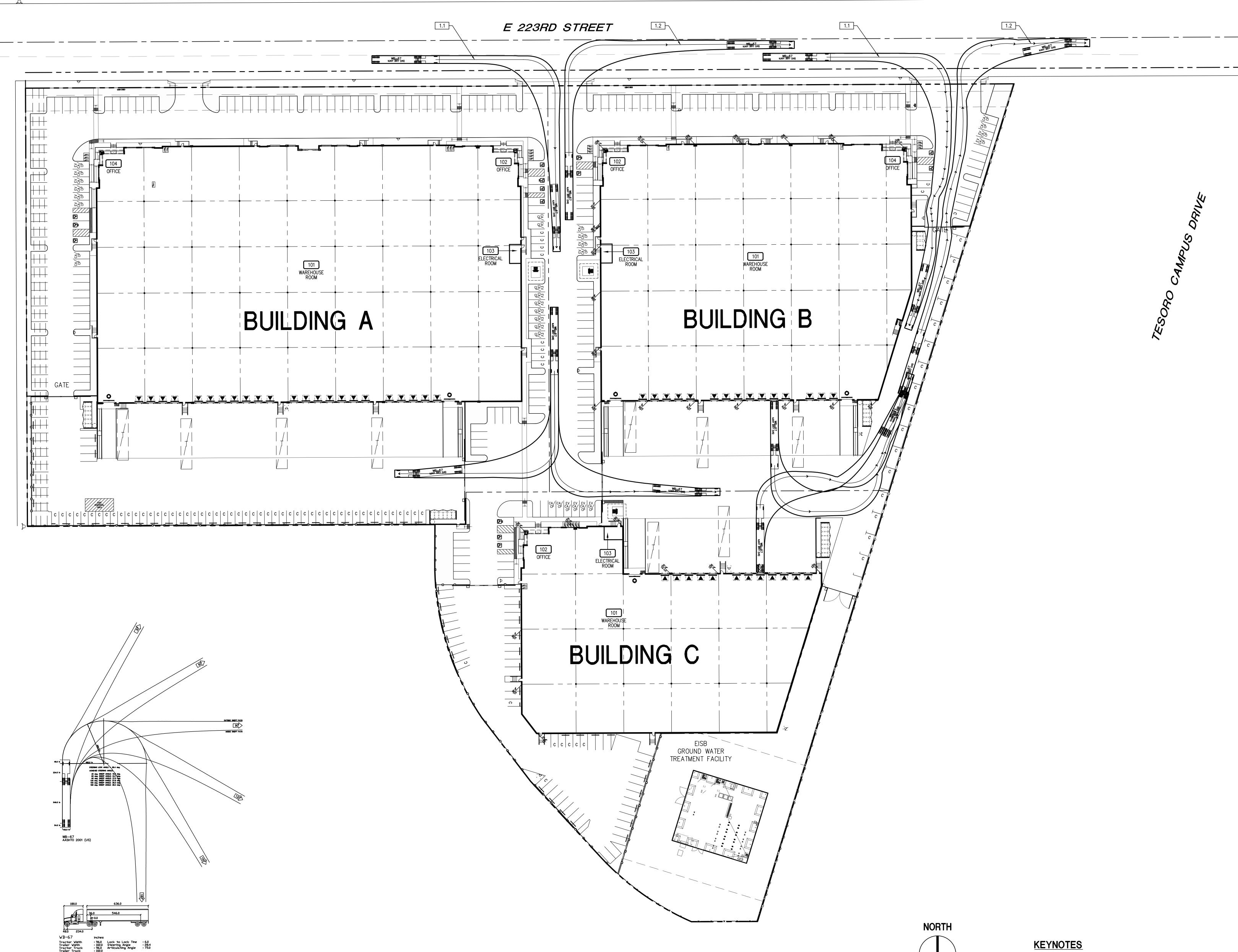


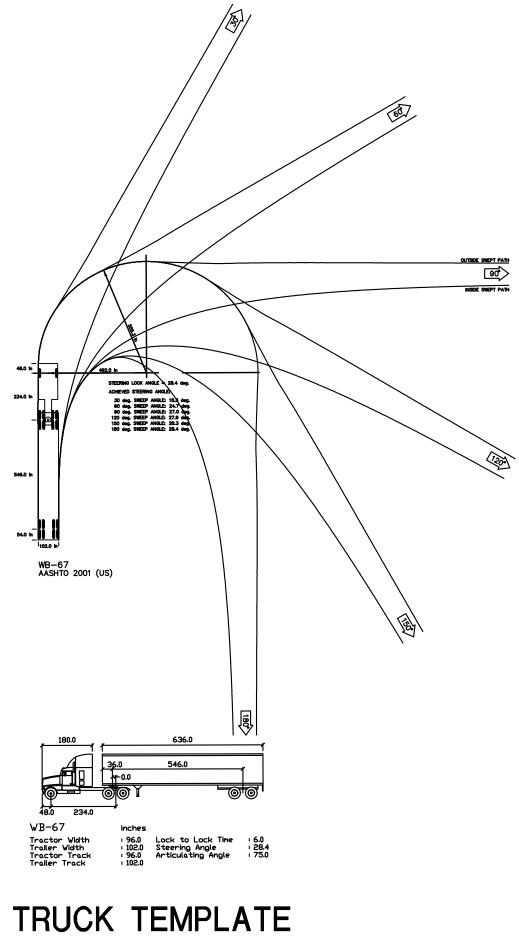


NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20
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#### SITE MISC.

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DATE	11/14/19	
DRAWN:	GAA	A1.5



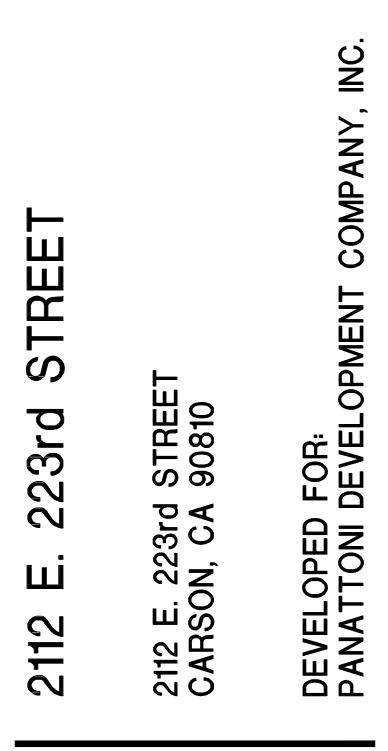


WB-67

1.1 IN BOUND 1.2 OUT BOUND

2 NTS



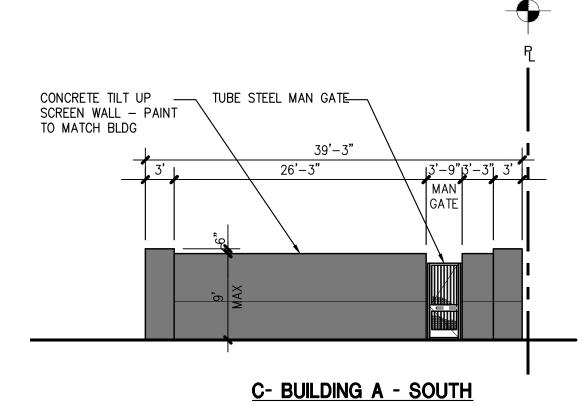


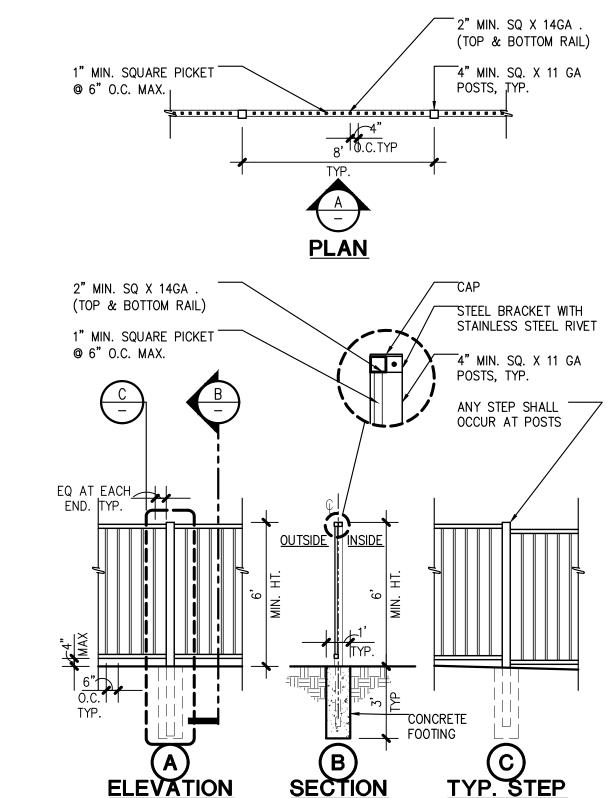
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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

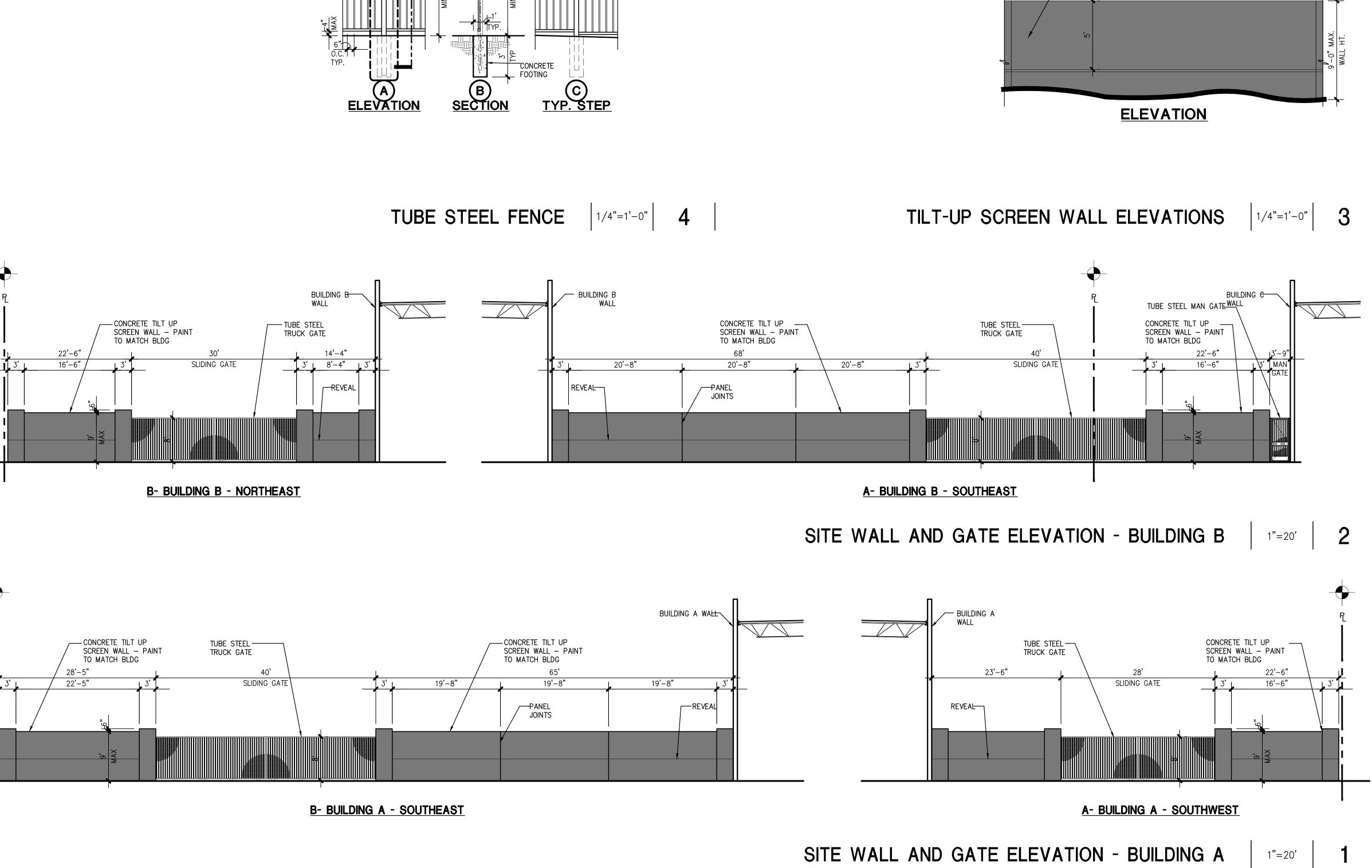
#### TRUCK MANUEVERING PLAN

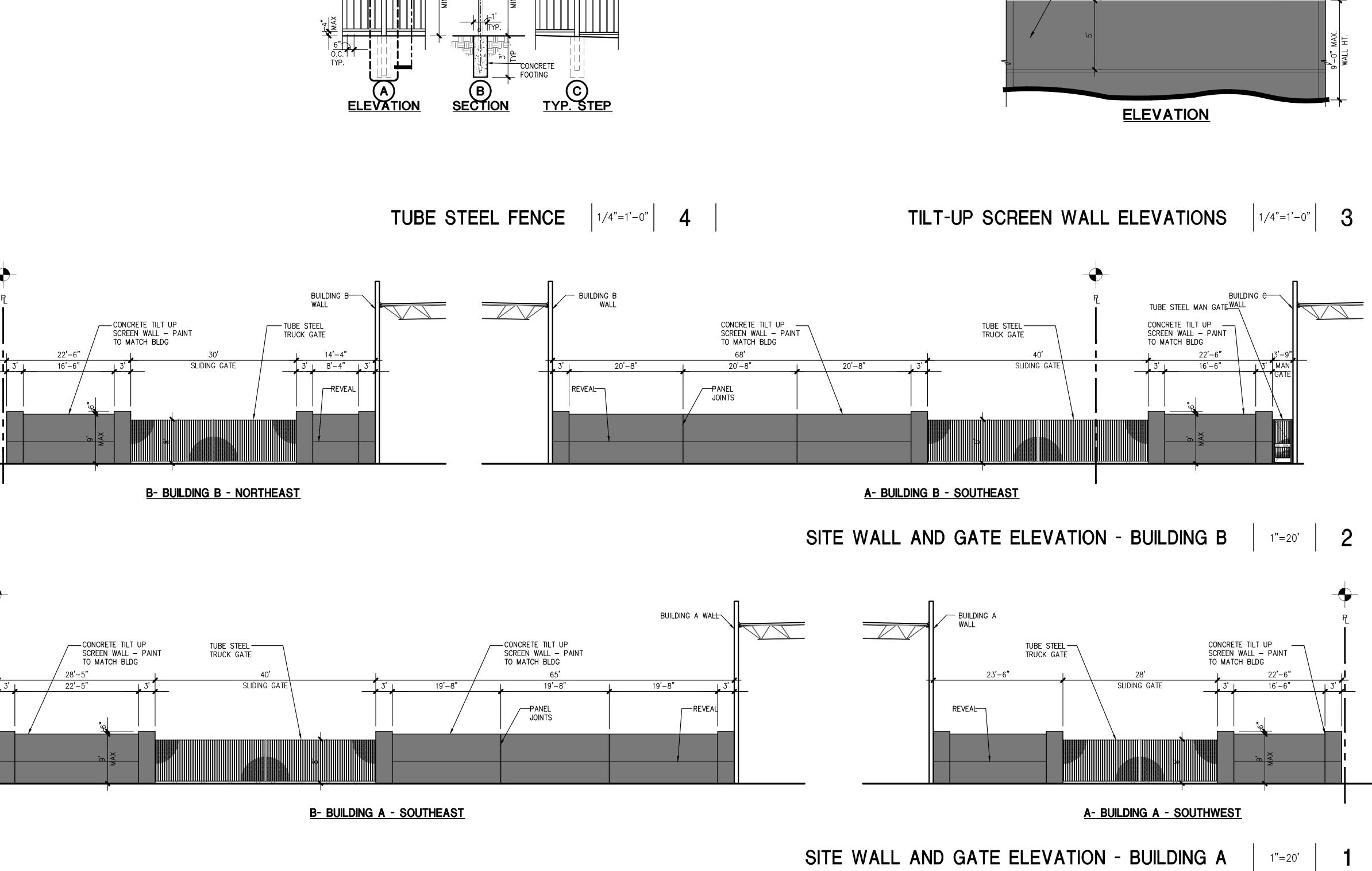
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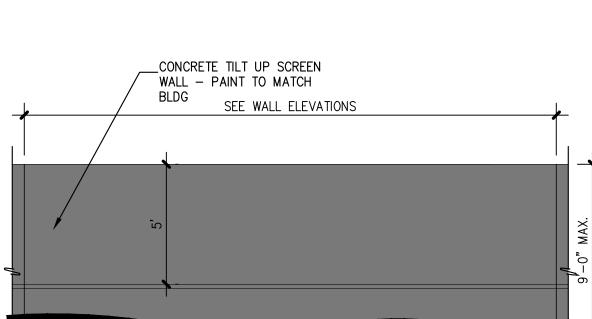


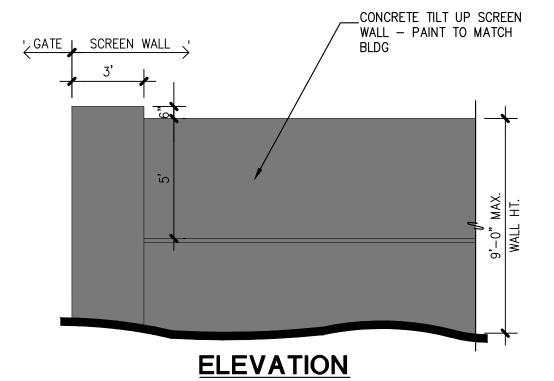




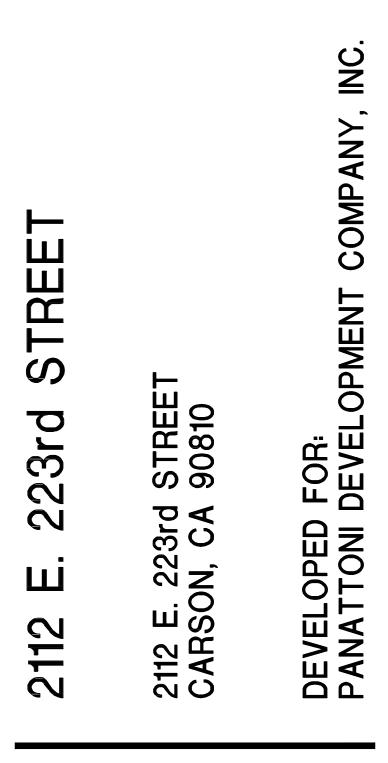








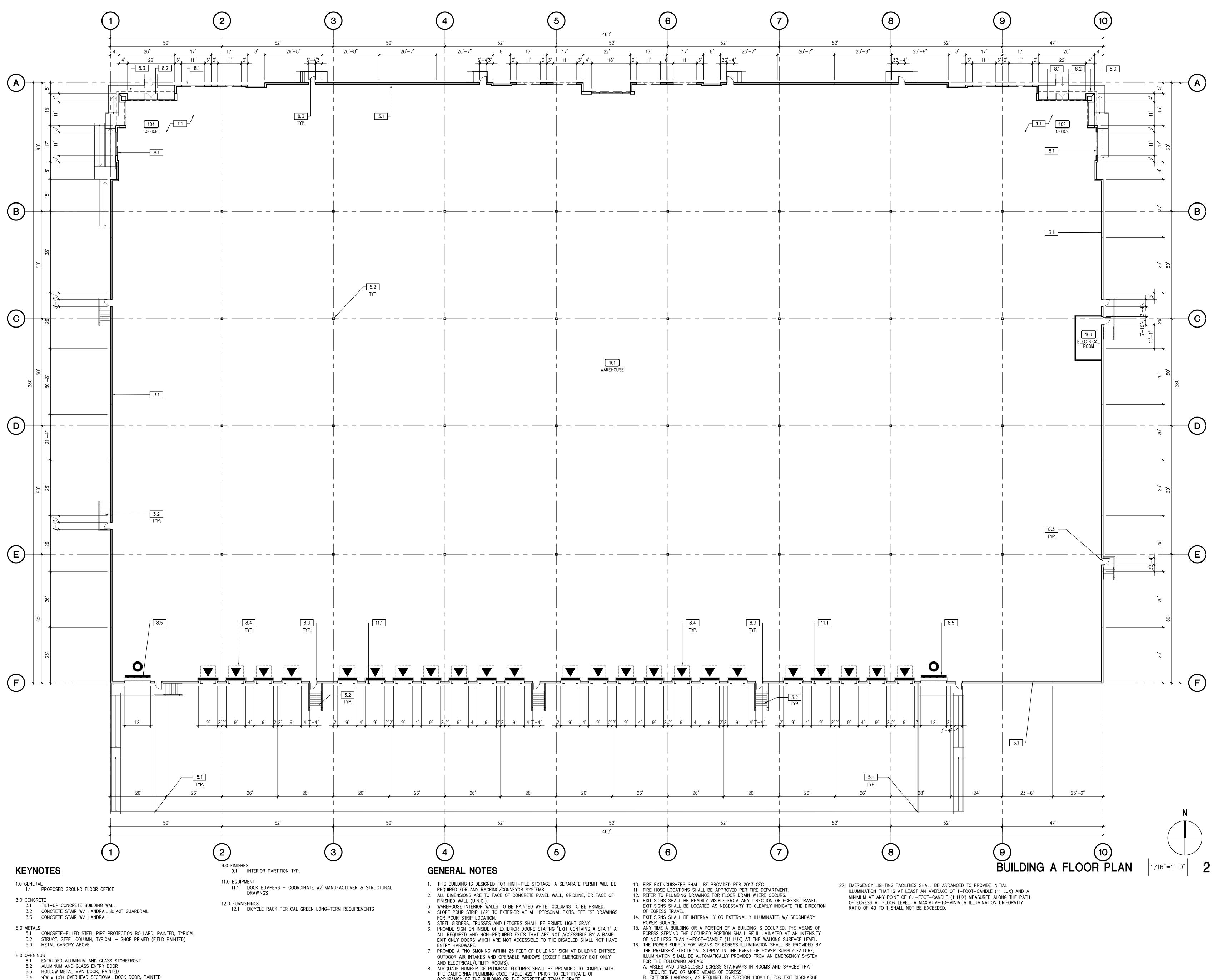




NO.	DESCRIPTION	DATE
$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### SITE WALL AND FENCE ELEVATIONS AND DETAILS

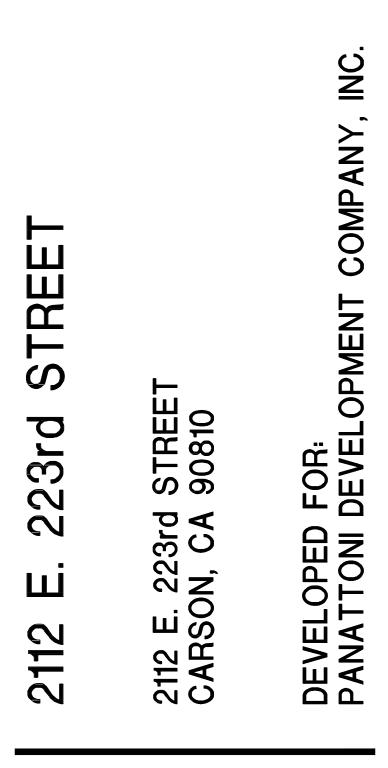
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DATE	11/14/19	
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FILE NAME:	PAN047_1.7	



8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED

- OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE. 9. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE
- DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS

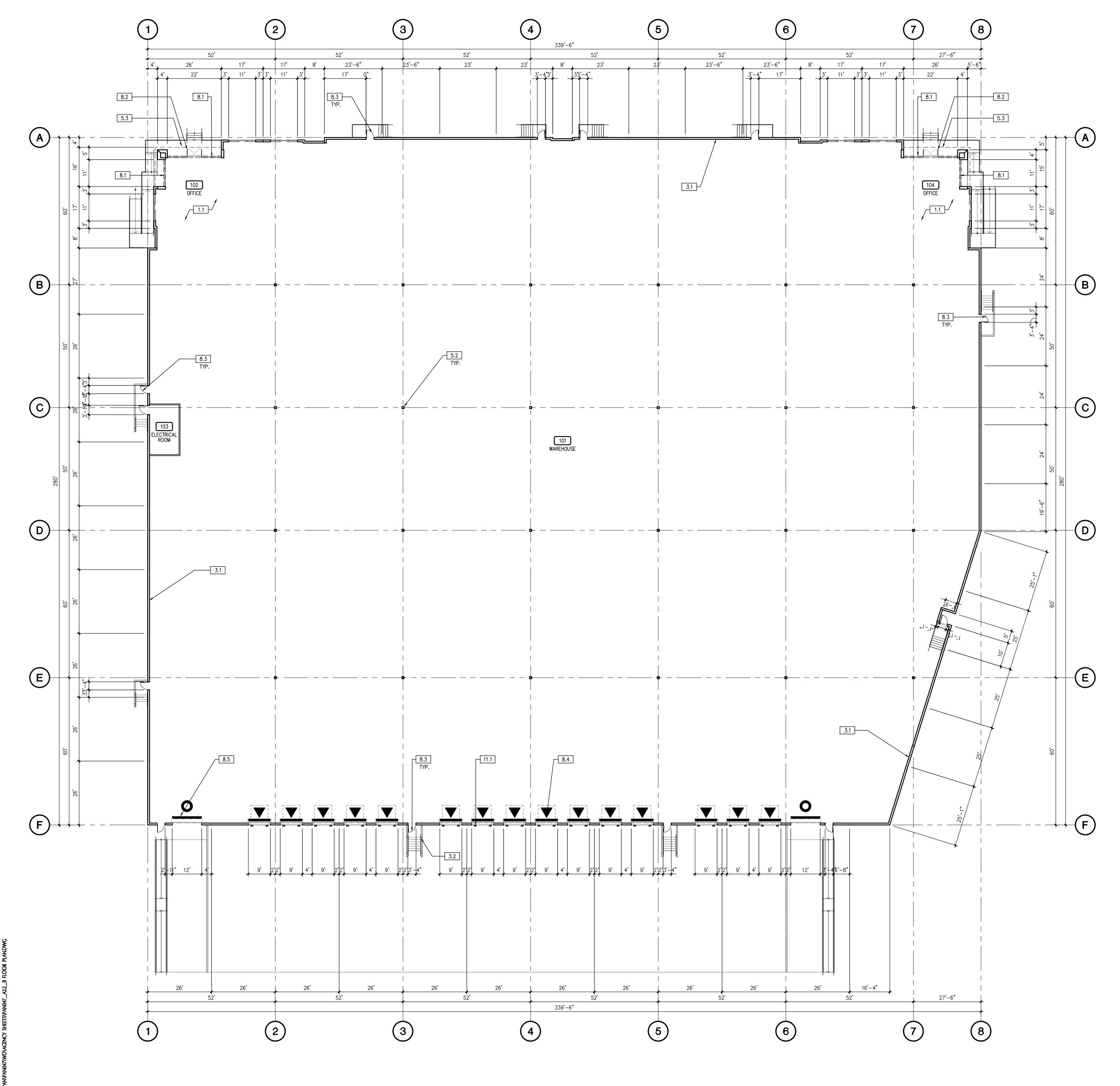




	& DESIGN REVIEW SUI	3.	11/19/19
 SITE PLAN	& DESIGN REVIEW SUI		
		3. <b>#</b> 2	06/24/20
SITE PLAN	& DESIGN REVIEW SUI	3. <b>#</b> 3	07/07/20



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	DATE	11/14/19	
I	DRAWN	GAA	A2.1
1	FILE NAME:	PAN047_2.1_A	



### **KEYNOTES**

1.0 GENERAL 1.1 PROPOSED GROUND FLOOR OFFICE

- 3.0 CONCRETE 3.1 TILT-UP CONCRETE BUILDING WALL 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL 3.3 CONCRETE STAIR W/ HANDRAIL
- 5.0 METALS
- 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL 5.2 STRUCT. STEEL COLUMN, TYPICAL – SHOP PRIMED (FIELD PAINTED) 5.3 METAL CANOPY ABOVE
- 8.0 OPENINGS 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR 8.3 HOLLOW METAL MAN DOOR, PAINTED
- 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
- 9.0 FINISHES

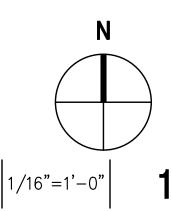
9.1 INTERIOR PARTITION TYP.

11.0 EQUIPMENT 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS

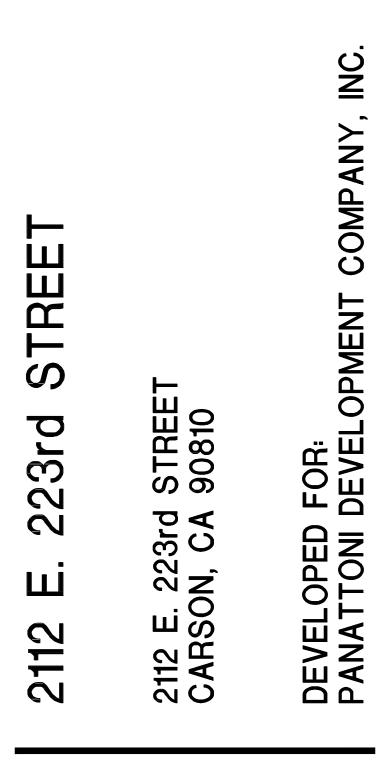
12.0 FURNISHINGS 12.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

#### **GENERAL NOTES**

- 1. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
- 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
- 3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED. 4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
- 5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY. 6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
- 7. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS). 8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH
- THE CALIFORNIA PLUMBING CODE TABLE 422.1 PRIOR TO CERTIFICATE OF OCCUPANCY OF THE BUILDING OR THE RESPECTIVE TENANT SPACE. 9. BUILDING SIGNAGE UNDER SEPARATE PERMIT.
- 10. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC. 11. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- 12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS. 13. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL
- 14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE. 15. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY
- OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL. 16. THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, ILLUMINATION SHALL BE AUTOMATICALLY PROVIDED FROM AN EMERGENCY SYSTEM FOR THE FOLLOWING AREAS: A. AISLES AND UNENCLOSED EGRESS STAIRWAYS IN ROOMS AND SPACES THAT REQUIRE TWO OR MORE MEANS OF EGRESS
- B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6, FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS 27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL
- ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



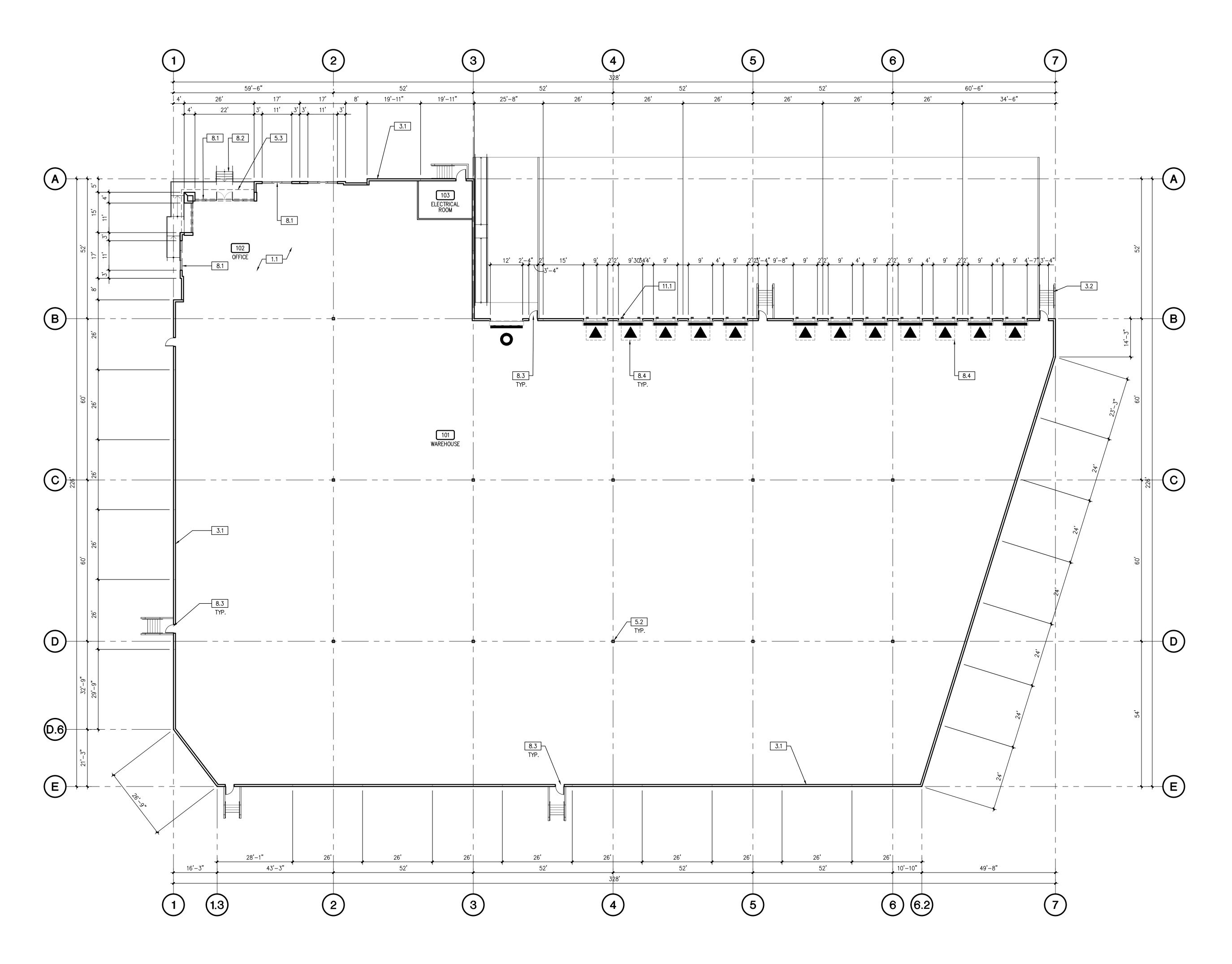




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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

BUILDING B FLOOR PLAN

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN:	GAA	AZ.Z





### **KEYNOTES**

1.0 GENERAL 1.1 PROPOSED GROUND FLOOR OFFICE

- 3.0 CONCRETE 3.1 TILT-UP CONCRETE BUILDING WALL 3.2 CONCRETE STAIR W/ HANDRAIL & 42" GUARDRAIL 3.3 CONCRETE STAIR W/ HANDRAIL
- 5.0 METALS 5.1 CONCRETE-FILLED STEEL PIPE PROTECTION BOLLARD, PAINTED, TYPICAL 5.2 STRUCT. STEEL COLUMN, TYPICAL – SHOP PRIMED (FIELD PAINTED) 5.3 METAL CANOPY ABOVE
- 8.0 OPENINGS 8.1 EXTRUDED ALUMINUM AND GLASS STOREFRONT
- 8.2 ALUMINUM AND GLASS ENTRY DOOR 8.3 HOLLOW METAL MAN DOOR, PAINTED
- 8.4 9'W x 10'H OVERHEAD SECTIONAL DOCK DOOR, PAINTED 8.5 12'W x 14'H OVERHEAD SECTIONAL GRADE DOOR, PAINTED
- 9.0 FINISHES

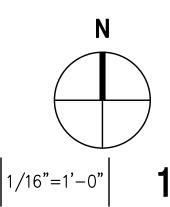
9.1 INTERIOR PARTITION TYP.

11.0 EQUIPMENT 11.1 DOCK BUMPERS - COORDINATE W/ MANUFACTURER & STRUCTURAL DRAWINGS

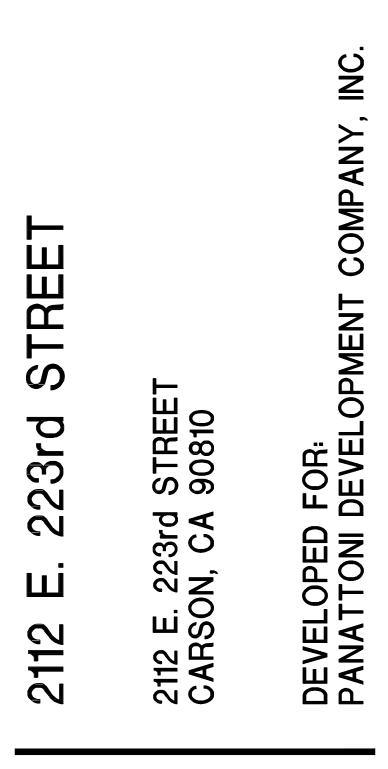
12.0 FURNISHINGS 12.1 BICYCLE RACK PER CAL GREEN LONG-TERM REQUIREMENTS

#### **GENERAL NOTES**

- 1. THIS BUILDING IS DESIGNED FOR HIGH-PILE STORAGE. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYOR SYSTEMS.
- 2. ALL DIMENSIONS ARE TO FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF FINISHED WALL (U.N.O.).
- 3. WAREHOUSE INTERIOR WALLS TO BE PAINTED WHITE; COLUMNS TO BE PRIMED. 4. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL PERSONAL EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION. 5. STEEL GIRDERS, TRUSSES AND LEDGERS SHALL BE PRIMED LIGHT GRAY.
- 6. PROVIDE SIGN ON INSIDE OF EXTERIOR DOORS STATING "EXIT CONTAINS A STAIR" AT ALL REQUIRED AND NON-REQUIRED EXITS THAT ARE NOT ACCESSIBLE BY A RAMP. EXIT ONLY DOORS WHICH ARE NOT ACCESSIBLE TO THE DISABLED SHALL NOT HAVE ENTRY HARDWARE.
- 7. PROVIDE A "NO SMOKING WITHIN 25 FEET OF BUILDING" SIGN AT BUILDING ENTRIES, OUTDOOR AIR INTAKES AND OPERABLE WINDOWS (EXCEPT EMERGENCY EXIT ONLY AND ELECTRICAL/UTILITY ROOMS). 8. ADEQUATE NUMBER OF PLUMBING FIXTURES SHALL BE PROVIDED TO COMPLY WITH
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- 10. FIRE EXTINGUISHERS SHALL BE PROVIDED PER 2013 CFC. 11. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- 12. REFER TO PLUMBING DRAWINGS FOR FLOOR DRAIN WHERE OCCURS. 13. EXIT SIGNS SHALL BE READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL.
- EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL 14. EXIT SIGNS SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED W/ SECONDARY POWER SOURCE.
- 15. ANY TIME A BUILDING OR A PORTION OF A BUILDING IS OCCUPIED, THE MEANS OF EGRESS SERVING THE OCCUPIED PORTION SHALL BE ILLUMINATED AT AN INTENSITY OF NOT LESS THAN 1-FOOT-CANDLE (11 LUX) AT THE WALKING SURFACE LEVEL.
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- B. EXTERIOR LANDINGS, AS REQUIRED BY SECTION 1008.1.6. FOR EXIT DISCHARGE DOORWAYS IN BUILDINGS REQUIRED TO HAVE TWO OR MORE EXITS 27. EMERGENCY LIGHTING FACILITIES SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION THAT IS AT LEAST AN AVERAGE OF 1-FOOT-CANDLE (11 LUX) AND A
- MINIMUM AT ANY POINT OF 0.1-FOOT-CANDLE (1 LUX) MEASURED ALONG THE PATH OF EGRESS AT FLOOR LEVEL. A MAXIMUM-TO-MINIMUM ILLUMINATION UNIFORMITY RATIO OF 40 TO 1 SHALL NOT BE EXCEEDED.



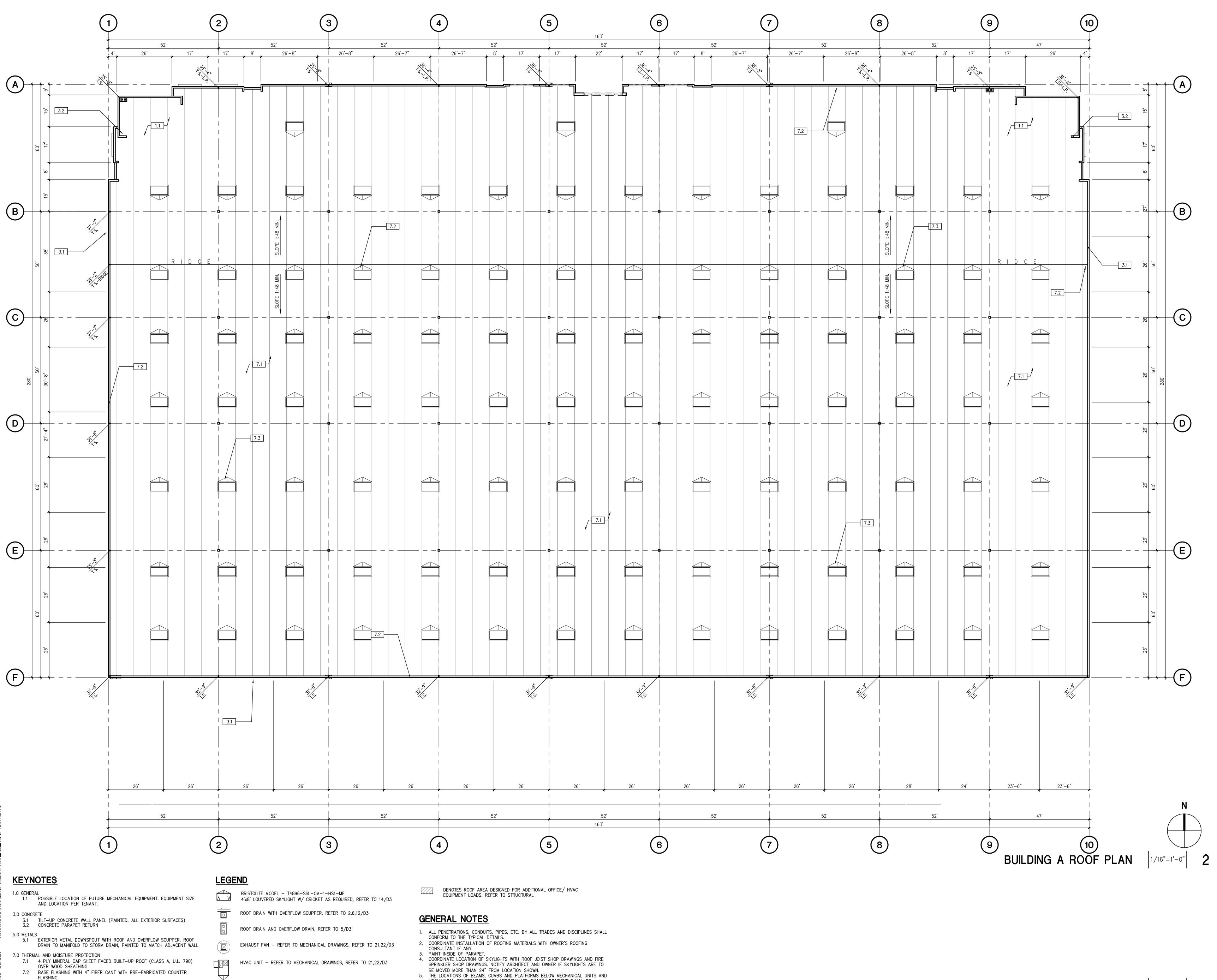




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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

BUILDING C FLOOR PLAN

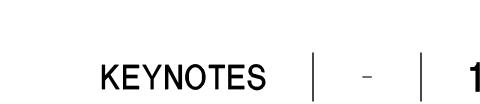
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		DATE	11/14/19	<b>∆</b> 23
		DRAWN	GAA	A2.3
BUILDING C FLOOR PLAN	1/16"=1'-0"	FILE NAME	PAN047_2.3_C	



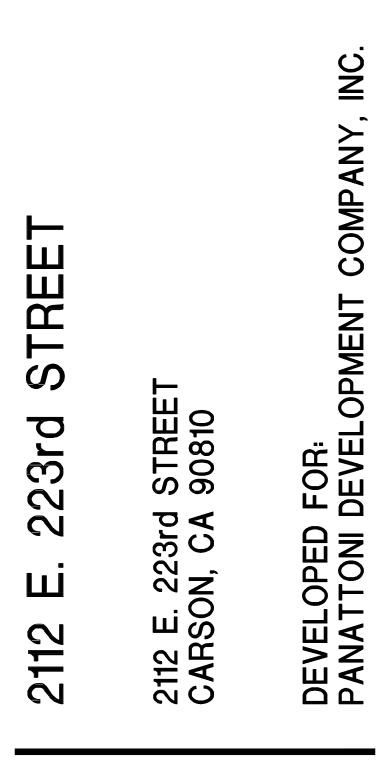
7.3 CRICKET TYP.

30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3

- 5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.



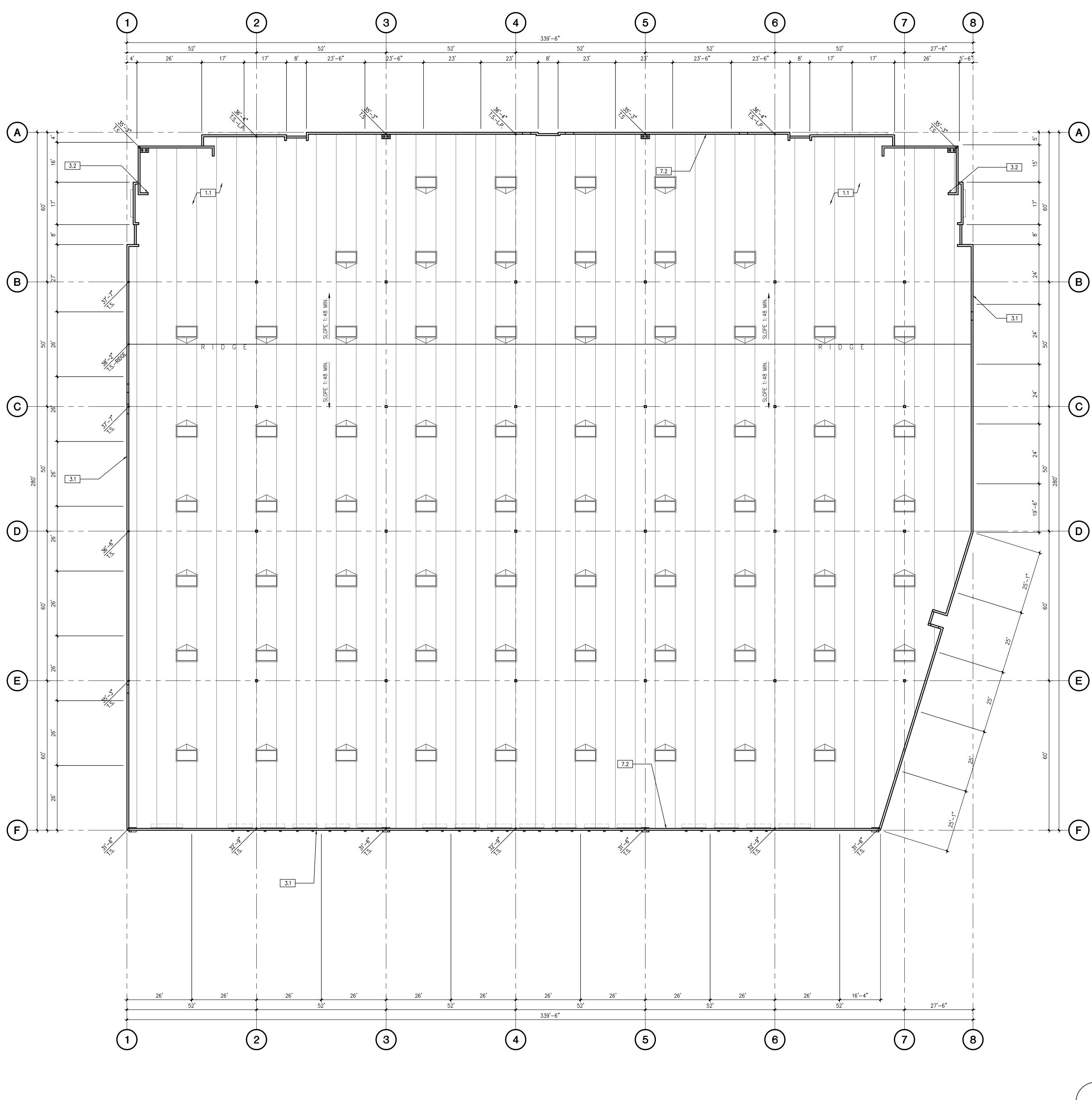




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$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20



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	DATE	11/14/19	
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1	FILE NAME:	PAN047_3.1_A	



OT DATE 2/28/2020 P:IPANIPAN047/WD/AGENCY SHEFTSIPAN047\_A32\_ROOF PLAN B.DWC

### **KEYNOTES**

- 1.0 GENERAL
   1.1 POSSIBLE LOCATION OF FUTURE MECHANICAL EQUIPMENT. EQUIPMENT SIZE AND LOCATION PER TENANT.
   1.2 INTERNAL ROOF DRAIN, TYPICAL.
- 3.0 CONCRETE
- 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
  3.2 CONCRETE PARAPET RETURN
  5.0 METALS
- 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL.
   7.0 THERMAL AND MOISTURE PROTECTION

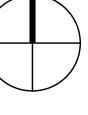
7.1 4 PLY MINERAL CAP SHEET FACED BUILT-UP ROOF (CLASS A, U.L. 790) OVER WOOD SHEATHING
7.2 BASE FLASHING WITH 4" FIBER CANT WITH PRE-FABRICATED COUNTER FLASHING
7.3 CRICKET TYP.

### **LEGEND**

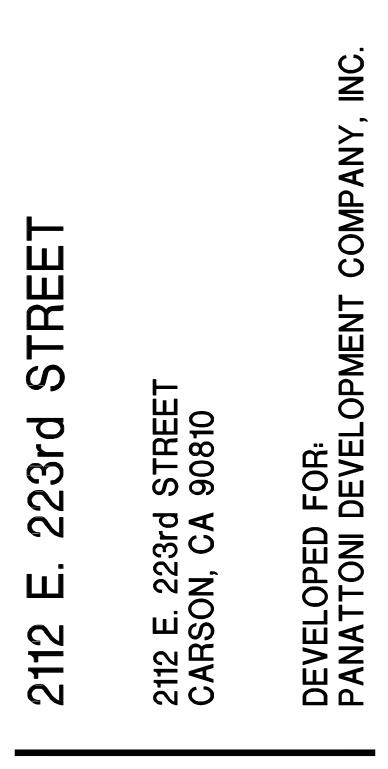
	BRISTOLITE MODEL – T4896–SSL–CM–1–HS1–MF 4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRED, REFER TO 14/D3
	ROOF DRAIN WITH OVERFLOW SCUPPER, REFER TO 2,6,12/D3
	ROOF DRAIN AND OVERFLOW DRAIN, REFER TO 5/D3
	EXHAUST FAN – REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3
	HVAC UNIT – REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3
$\checkmark$	30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3
7772	DENOTES ROOF AREA DESIGNED FOR ADDITIONAL OFFICE/ HVAC EQUIPMENT LOADS. REFER TO STRUCTURAL

### **GENERAL NOTES**

- 1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
- 2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING
- CONSULTANT IF ANY.
  PAINT INSIDE OF PARAPET.
  COORDINATE LOCATION OF SKYLIGHTS WITH ROOF JOIST SHOP DRAWINGS AND FIRE
- SPRINKLER SHOP DRAWINGS. NOTIFY ARCHITECT AND OWNER IF SKYLIGHTS ARE TO BE MOVED MORE THAN 24" FROM LOCATION SHOWN.
  5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.





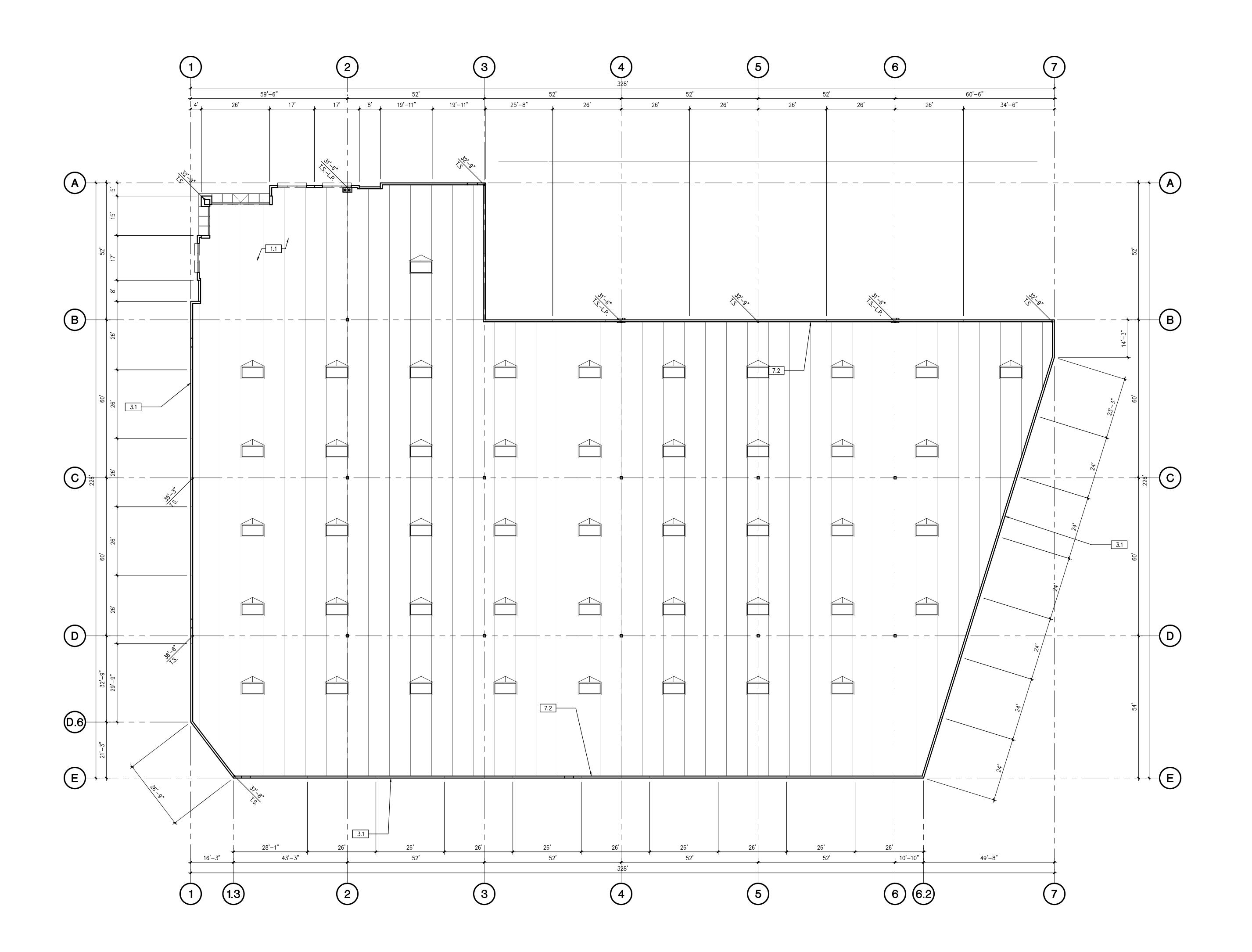


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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### BUILDING B ROOF PLAN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT. (C) GAA ARCHITECTS. ALL RIGHTS RESERVED.

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### **KEYNOTES**

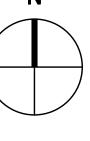
- 1.0 GENERAL 1.1 POSSIBLE LOCATION OF FUTURE MECHANICAL EQUIPMENT. EQUIPMENT SIZE AND LOCATION PER TENANT. 1.2 INTERNAL ROOF DRAIN, TYPICAL.
- 3.0 CONCRETE 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)
   3.2 CONCRETE PARAPET RETURN
- 5.0 METALS 5.1 EXTERIOR METAL DOWNSPOUT WITH ROOF AND OVERFLOW SCUPPER. ROOF DRAIN TO MANIFOLD TO STORM DRAIN, PAINTED TO MATCH ADJACENT WALL. 7.0 THERMAL AND MOISTURE PROTECTION
- 7.1 4 PLY MINERAL CAP SHEET FACED BUILT-UP ROOF (CLASS A, U.L. 790) OVER WOOD SHEATHING 7.2 BASE FLASHING WITH 4" FIBER CANT WITH PRE-FABRICATED COUNTER FLASHING 7.3 CRICKET TYP.

### **LEGEND**

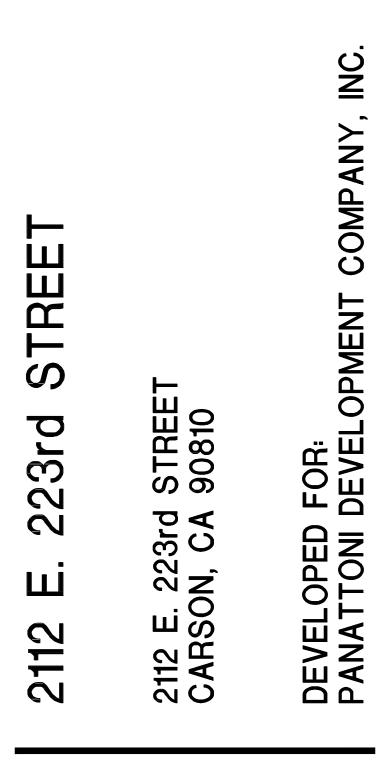
	BRISTOLITE MODEL – T4896–SSL–CM–1–HS1–MF 4'x8' LOUVERED SKYLIGHT W/ CRICKET AS REQUIRED, REFER TO 14/D3
	ROOF DRAIN WITH OVERFLOW SCUPPER, REFER TO 2,6,12/D3
	ROOF DRAIN AND OVERFLOW DRAIN, REFER TO 5/D3
	EXHAUST FAN – REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3
	HVAC UNIT – REFER TO MECHANICAL DRAWINGS, REFER TO 21,22/D3
$\checkmark$	30" X 36" ROOF HATCH W/ CRICKET AS REQUIRED, REFER TO 15/D3
	DENOTES ROOF AREA DESIGNED FOR ADDITIONAL OFFICE/ HVAC EQUIPMENT LOADS. REFER TO STRUCTURAL

### **GENERAL NOTES**

- 1. ALL PENETRATIONS, CONDUITS, PIPES, ETC. BY ALL TRADES AND DISCIPLINES SHALL CONFORM TO THE TYPICAL DETAILS.
- 2. COORDINATE INSTALLATION OF ROOFING MATERIALS WITH OWNER'S ROOFING
- CONSULTANT IF ANY. 3. PAINT INSIDE OF PARAPET. 4. COORDINATE LOCATION OF SKYLIGHTS WITH ROOF JOIST SHOP DRAWINGS AND FIRE
- SPRINKLER SHOP DRAWINGS. NOTIFY ARCHITECT AND OWNER IF SKYLIGHTS ARE TO BE MOVED MORE THAN 24" FROM LOCATION SHOWN. 5. THE LOCATIONS OF BEAMS, CURBS AND PLATFORMS BELOW MECHANICAL UNITS AND MECHANICAL PENETRATIONS ARE APPROXIMATE. EXACT LOCATIONS SHALL BE DETERMINED BY THE MECHANICAL CONTRACTOR AND COORDINATED BY THE GENERAL CONTRACTOR.



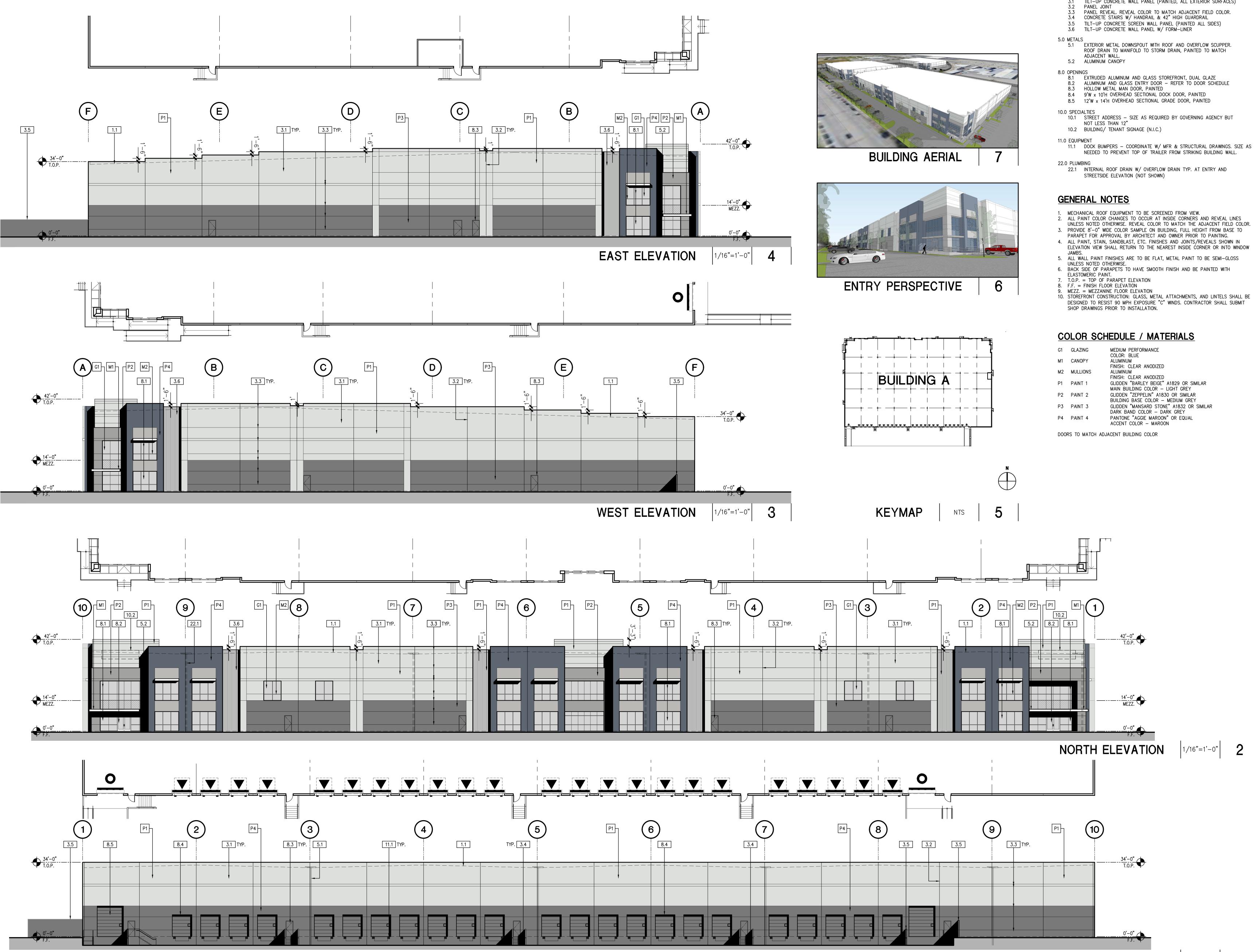


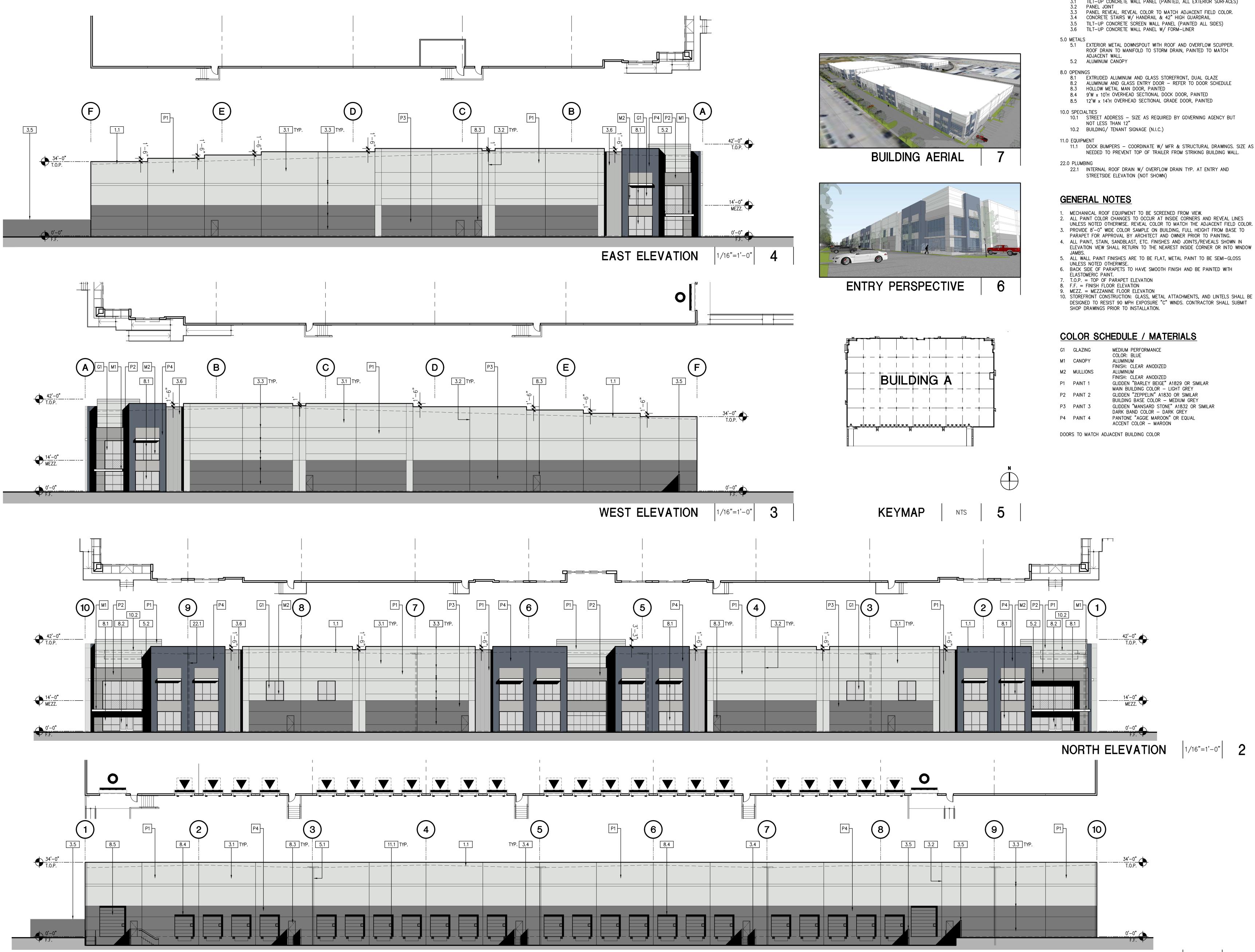


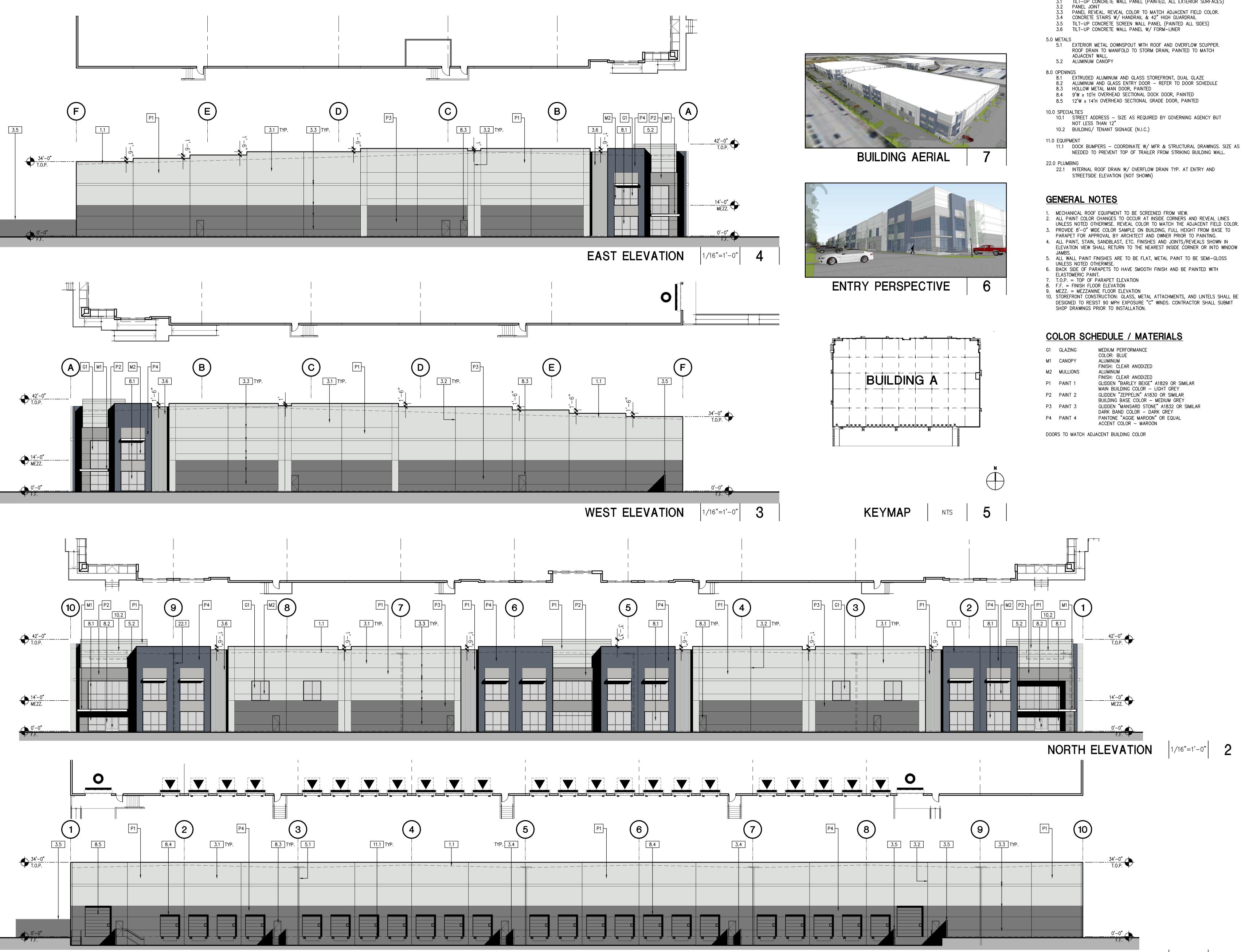
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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### **BUILDING C** ROOF PLAN

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN	GAA	A3.3
FILE NAME:	PAN047_3.1_C	







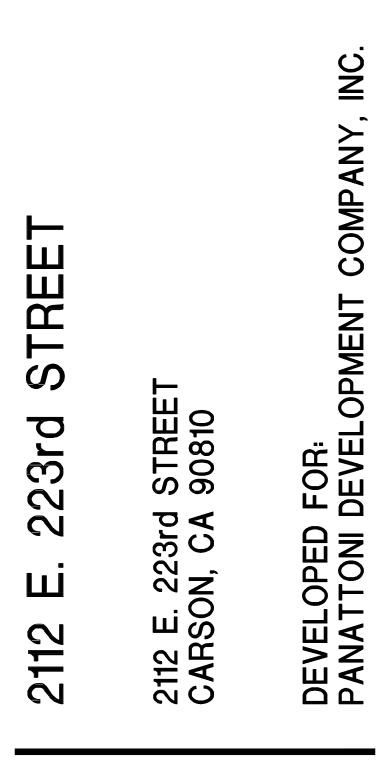
### **KEYNOTES**

1.0 GENERAL 1.1 LINE OF ROOF BEYOND

- 3.0 CONCRETE 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)

SOUTH ELEVATION 1/16"=1'-0"

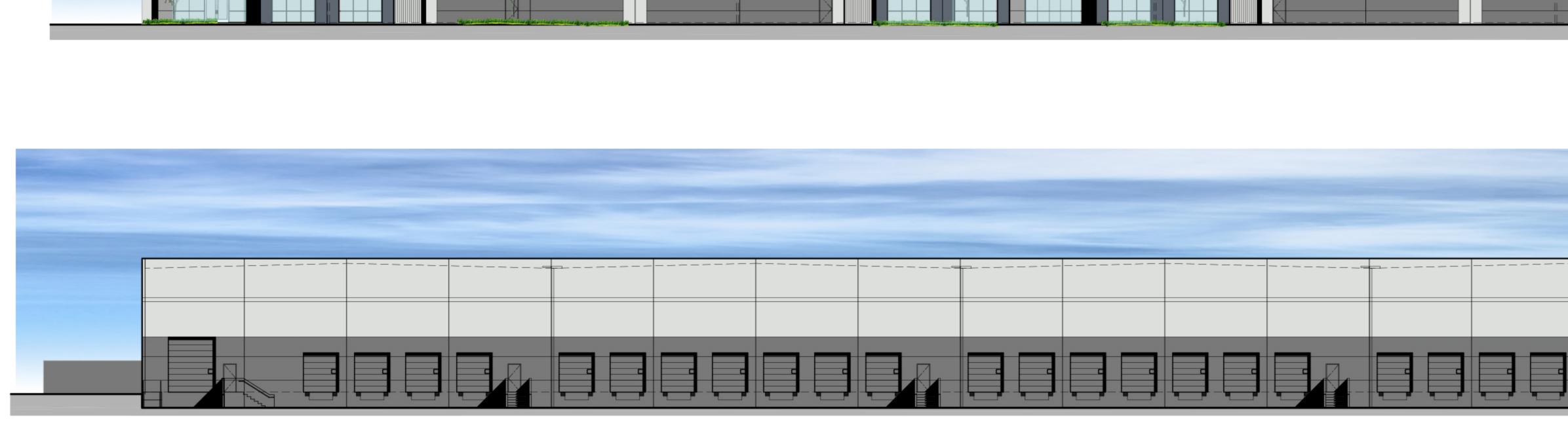


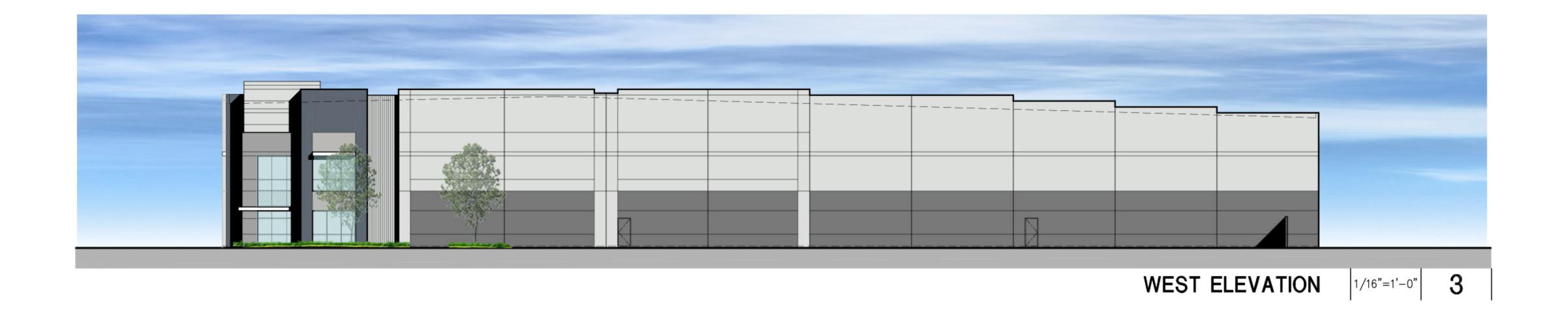


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$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### BUILDING A ELEVATIONS

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DATE	11/14/19	
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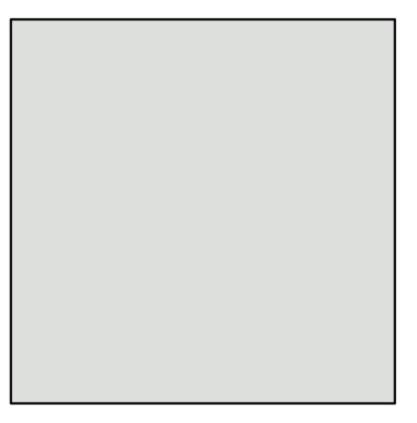




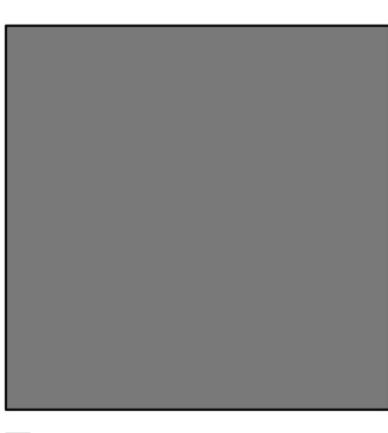
### COLOR SCHEDULE / MATERIALS

G1	GLAZING	MEDIUM PERFORMANCE COLOR: BLUE
M1	CANOPY	ALUMINUM
M2	MULLIONS	FINISH: CLEAR ANODIZED ALUMINUM FINISH: CLEAR ANODIZED
P1	PAINT 1	GLIDDEN "BARLEY BEIGE" A1829 OR SIMILAR MAIN BUILDING COLOR - LIGHT GREY
P2	PAINT 2	GLIDDEN "ZEPPELIN" A1830 OR SIMILAR BUILDING BASE COLOR – MEDIUM GREY
Р3	PAINT 3	GLIDDEN "MANSARD STONE" A1832 OR SIMILA DARK BAND COLOR - DARK GREY
P4	PAINT 4	PANTONE "AGGIE MAROON" OR EQUAL ACCENT COLOR - MAROON

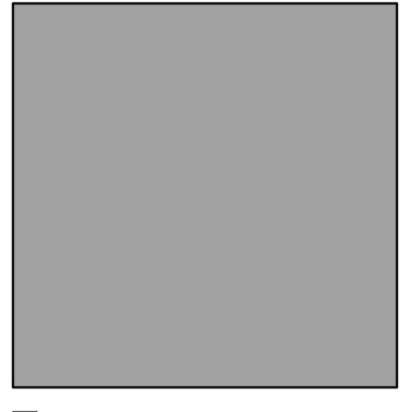
DOORS TO MATCH ADJACENT BUILDING COLOR



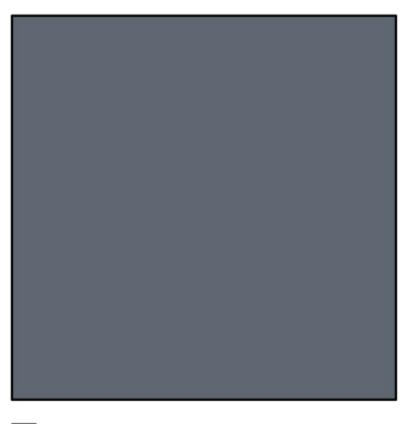
P1 PAINT - SEE MATERIALS SCHEDULE



P3 PAINT - SEE MATERIALS SCHEDULE



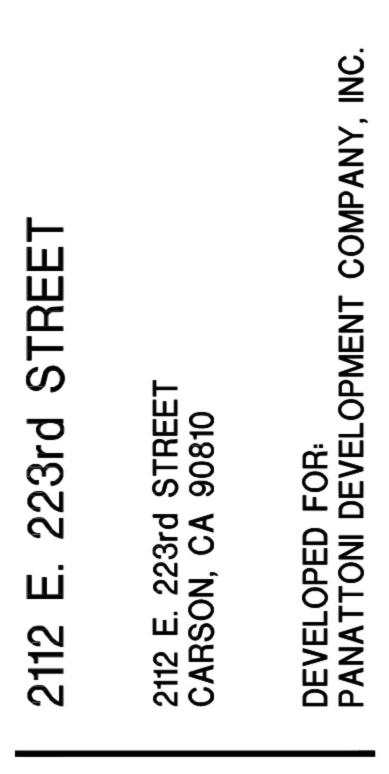
P2 PAINT - SEE MATERIALS SCHEDULE



P4 PAINT - SEE MATERIALS SCHEDULE

# NORTH ELEVATION 1/16"=1'-0" 2

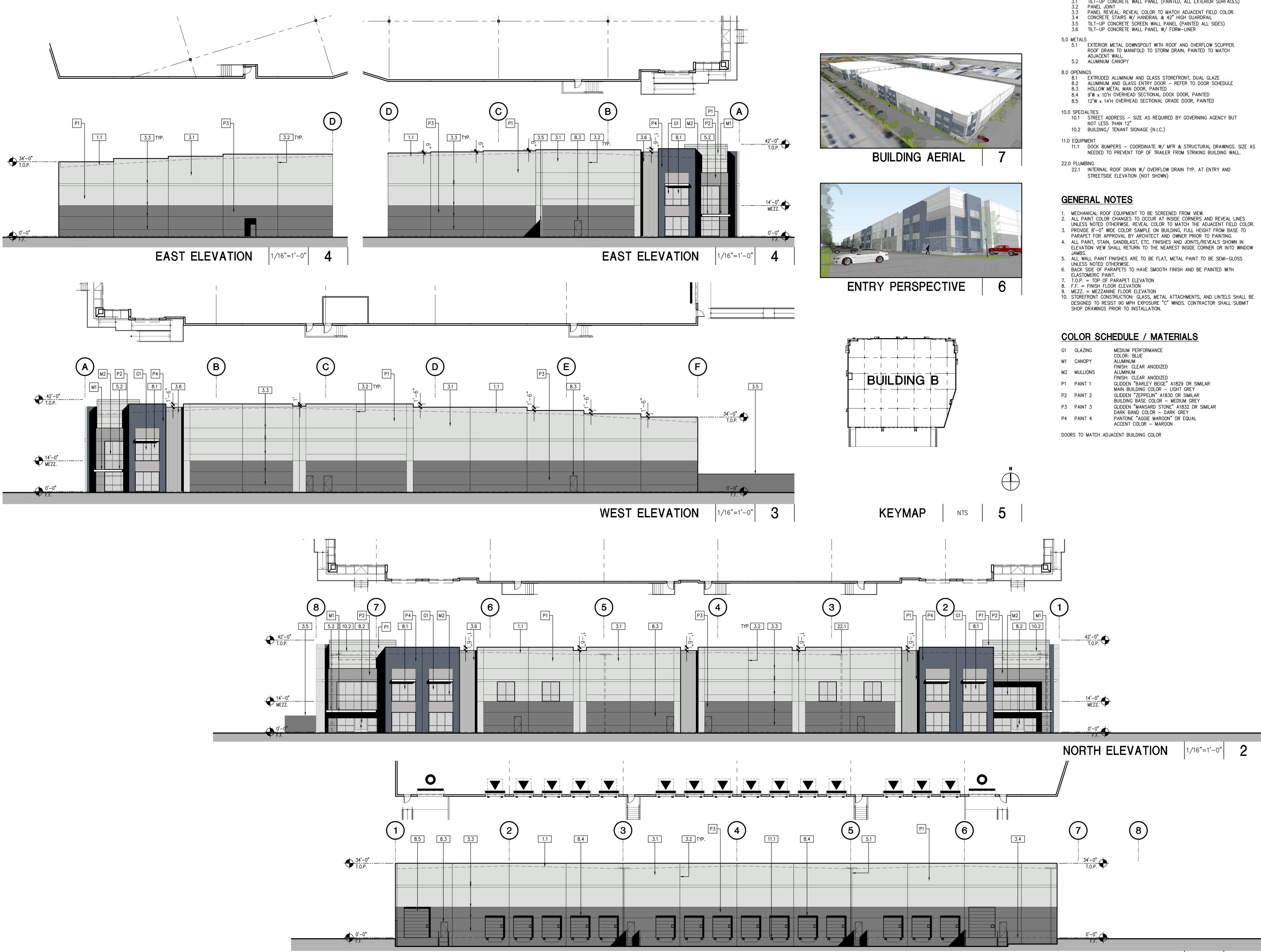


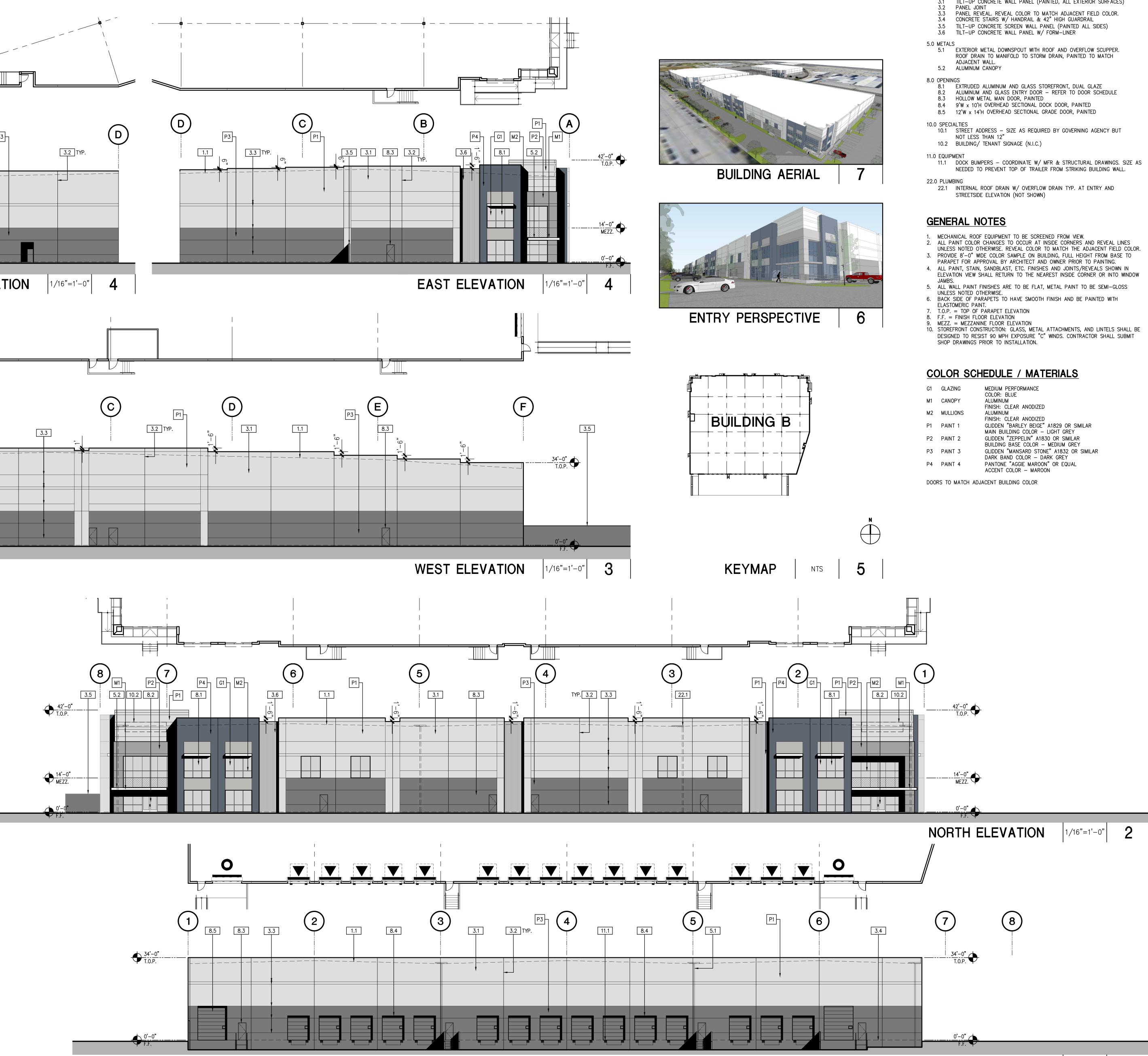


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$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

### BUILDING A COLORED ELEVATIONS

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DATE	11/14/19	
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### **KEYNOTES**

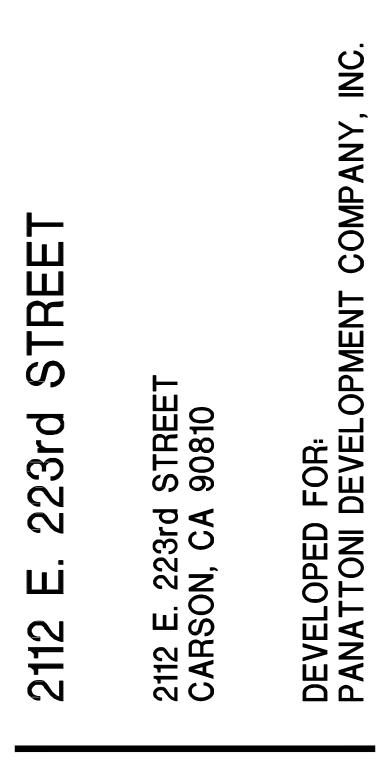
1.0 GENERAL 1.1 LINE OF ROOF BEYOND

- 3.0 CONCRETE 3.1 TILT-UP CONCRETE WALL PANEL (PAINTED, ALL EXTERIOR SURFACES)

SOUTH ELEVATION

1/16"=1'-0"





NO.	DESCRIPTION	DATE
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$\Delta$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### BUILDING B ELEVATIONS

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN:	GAA	A4.2
FILE NAME:	PAN047_4.2	

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	EAS	ST ELEVA	TION	1/16"=1'-0"	5
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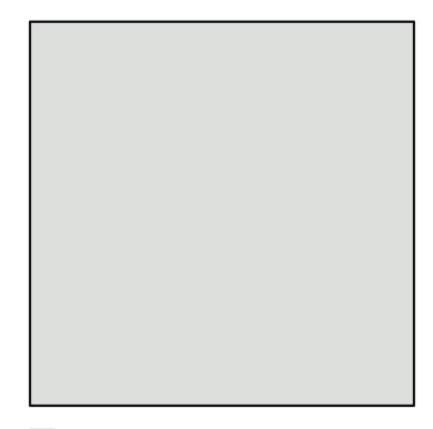
### COLOR SCHEDULE / MATERIALS

G1	GLAZING	MEDIUM PERFORMANCE
M1	CANOPY	COLOR: BLUE ALUMINUM FINISH: CLEAR ANODIZED
M2	MULLIONS	ALUMINUM FINISH: CLEAR ANODIZED
P1	PAINT 1	GLIDDEN "BARLEY BEIGE" A1829 OR SIMILAR MAIN BUILDING COLOR - LIGHT GREY
P2	PAINT 2	GLIDDEN "ZEPPELIN" A1830 OR SIMILAR BUILDING BASE COLOR - MEDIUM GREY
Р3	PAINT 3	GLIDDEN "MANSARD STONE" A1832 OR SIMILAR DARK BAND COLOR – DARK GREY
Ρ4	PAINT 4	PANTONE "AGGIE MAROON" OR EQUAL ACCENT COLOR - MAROON

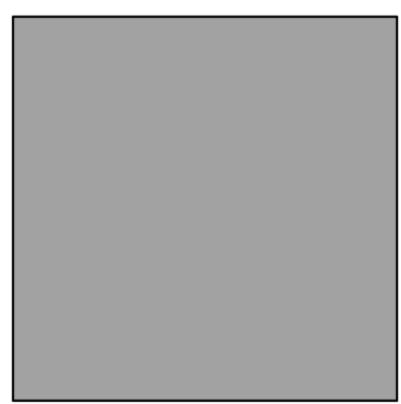
DOORS TO MATCH ADJACENT BUILDING COLOR



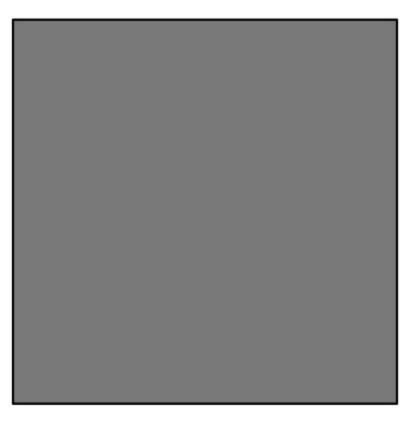
SOUTH ELEVATION 1/16"=1'-0" 1



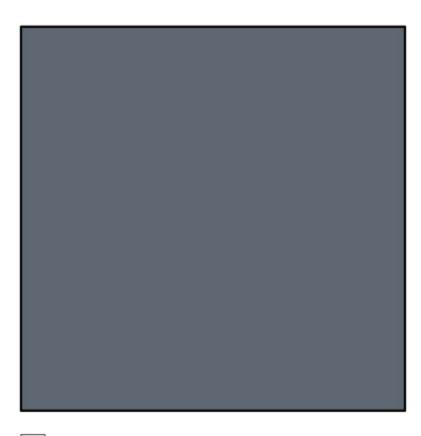
P1 PAINT - SEE MATERIALS SCHEDULE



P2 PAINT - SEE MATERIALS SCHEDULE

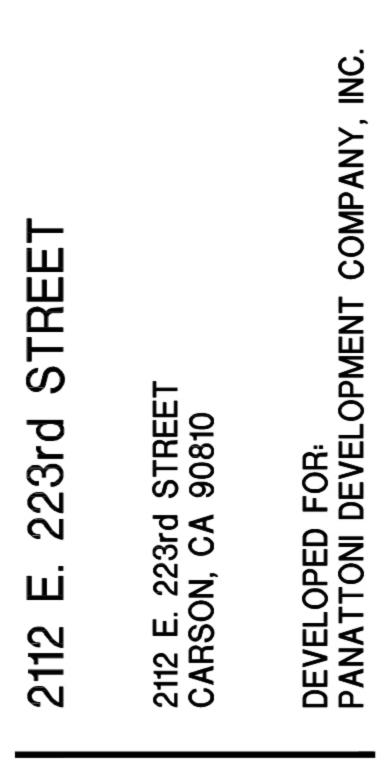


P3 PAINT - SEE MATERIALS SCHEDULE



P4 PAINT - SEE MATERIALS SCHEDULE

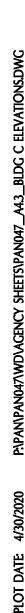


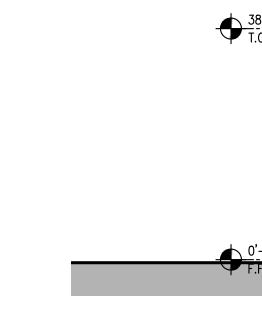


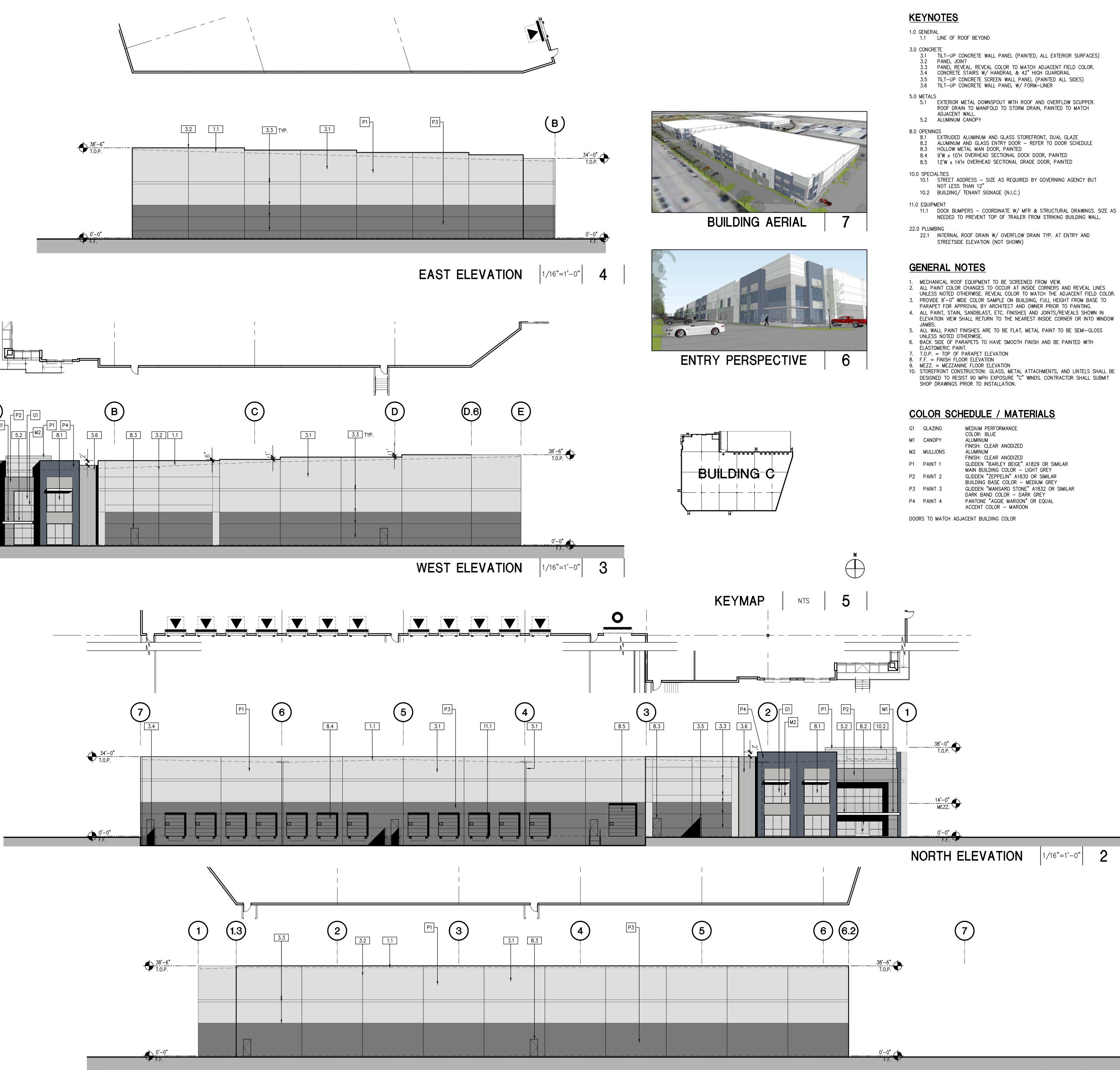
NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUBMITTAL	. 11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

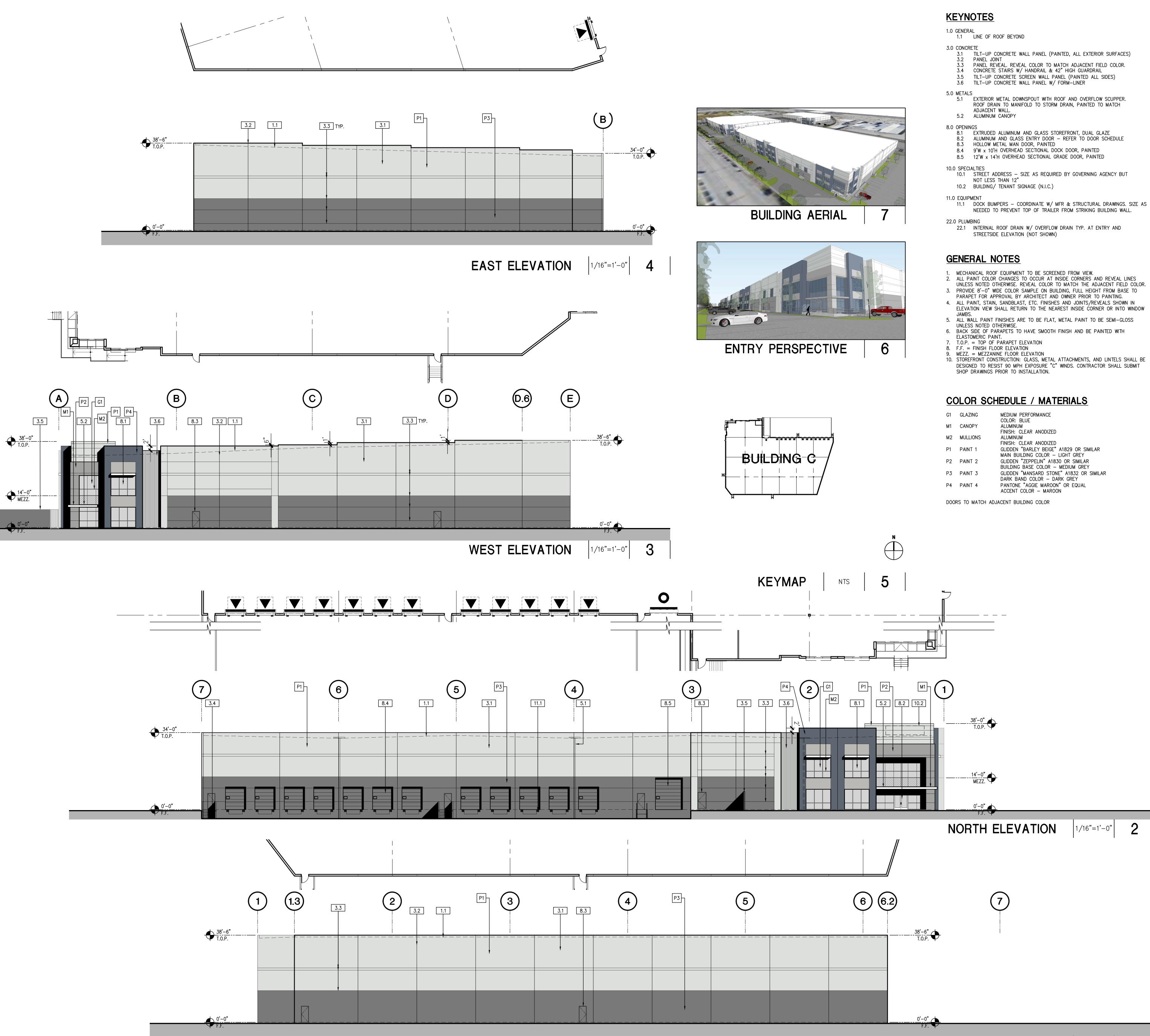
#### BUILDING B COLORED ELEVATIONS

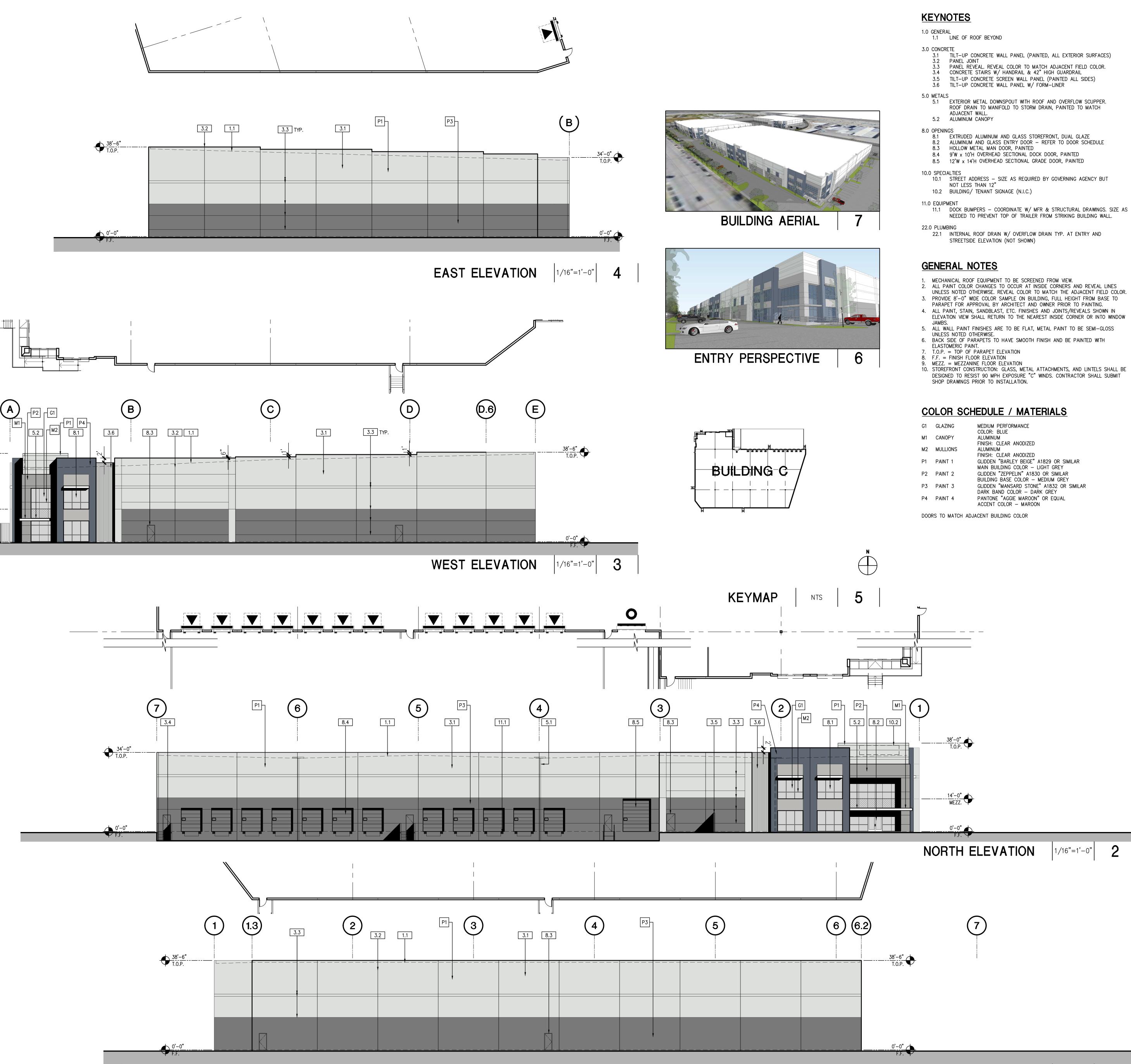
ob No-	PAN047.02	SHEET NO:
ATE:	11/14/19	
RAWN	GAA	A4.20
ile name	PAN047_4.2C	

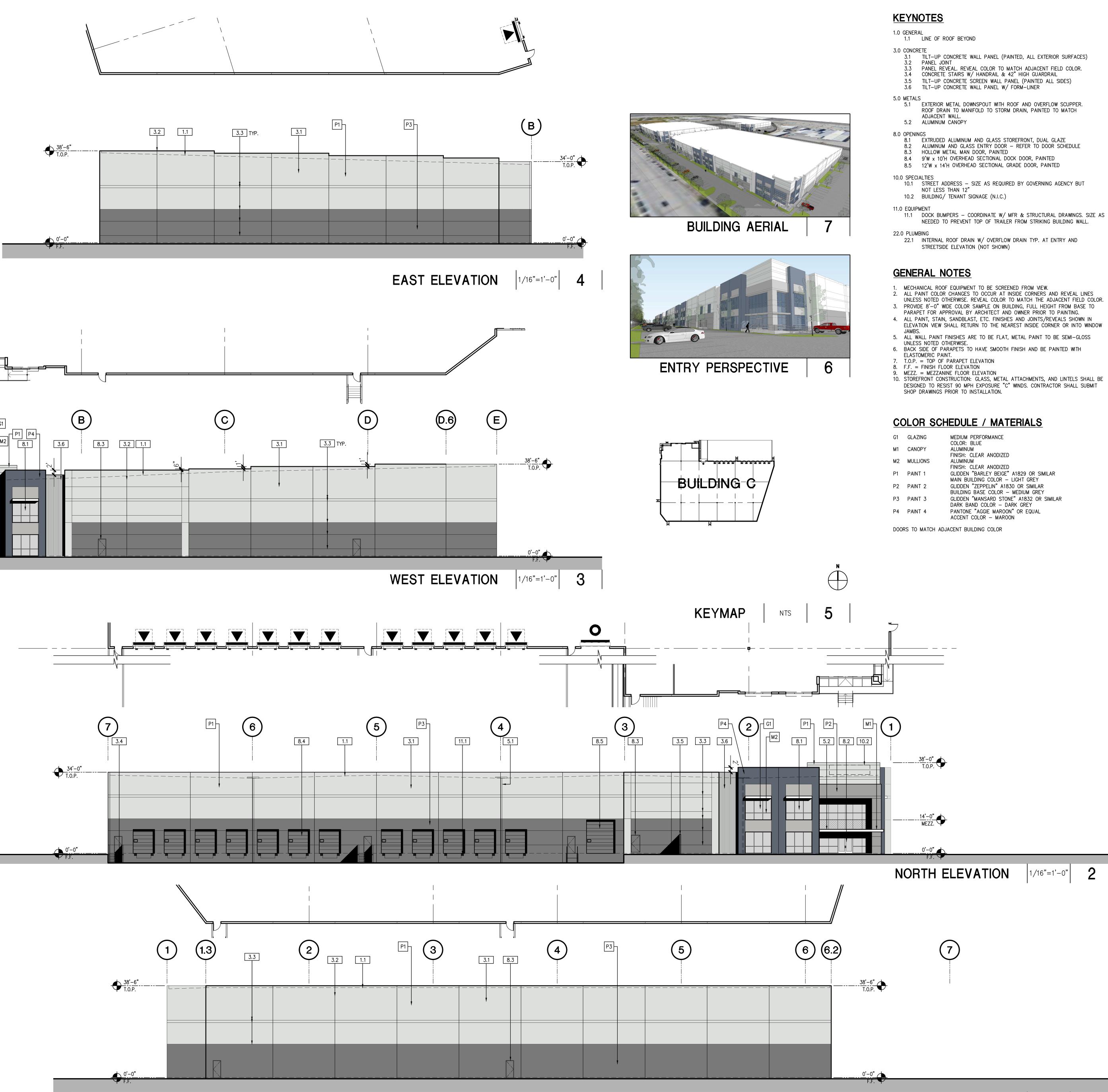


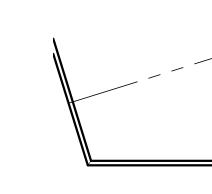




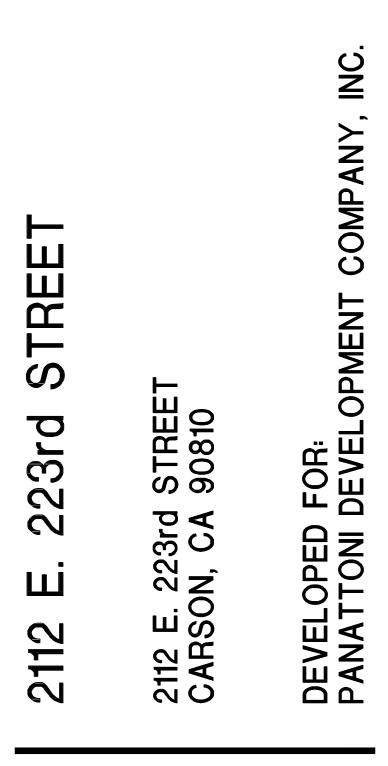












NO.	DESCRIPTION	DATE
$\overline{\Delta}$	SITE PLAN & DESIGN REVIEW SUB.	11/19/19
$\overline{\Delta}$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20

#### BUILDING C ELEVATIONS

JOB NO:	PAN047.02	SHEET NO:
DATE	11/14/19	
DRAWN:	GAA	A4.3
FILE NAME:	PAN047_4.3	





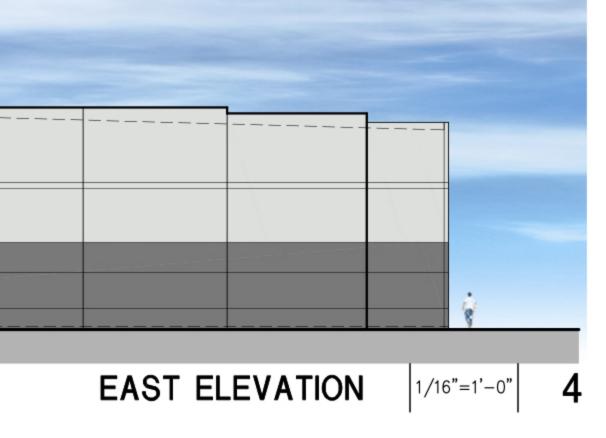
PLOT DATE 3/3/2020 P.PANNPAN047/WDVAGENCY SHEETS/PAN047\_A4.3C\_BLDG C COLORED ELEVATIONS.DW

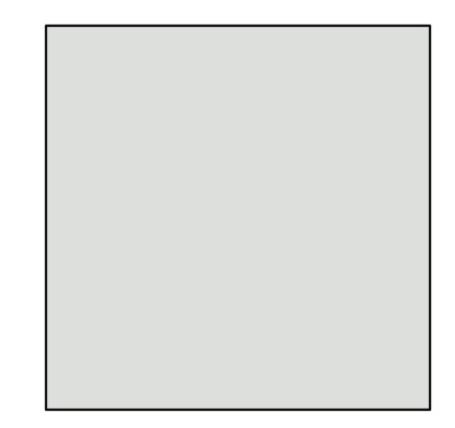



### COLOR SCHEDULE / MATERIALS

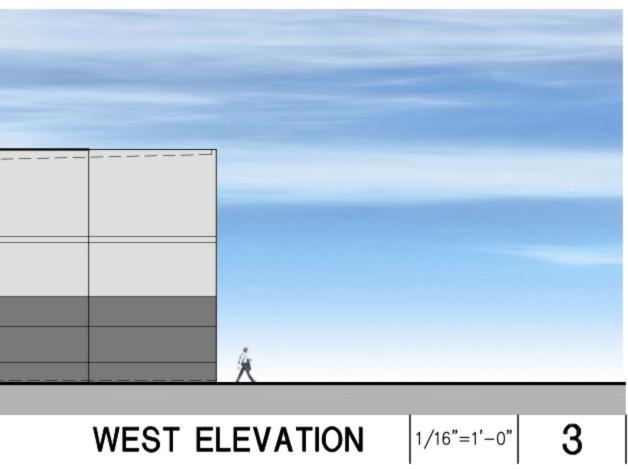
G1	GLAZING	MEDIUM PERFORMANCE COLOR: BLUE
M1	CANOPY	ALUMINUM FINISH: CLEAR ANODIZED
М2	MULLIONS	ALUMINUM FINISH: CLEAR ANODIZED
P1	PAINT 1	GLIDDEN "BARLEY BEIGE" A1829 OR SIMILAR MAIN BUILDING COLOR - LIGHT GREY
P2	PAINT 2	GLIDDEN "ZEPPELIN" A1830 OR SIMILAR BUILDING BASE COLOR - MEDIUM GREY
Р3	PAINT 3	GLIDDEN "MANSARD STONE" A1832 OR SIMILAR DARK BAND COLOR – DARK GREY
P4	PAINT 4	PANTONE "AGGIE MAROON" OR EQUAL ACCENT COLOR - MAROON

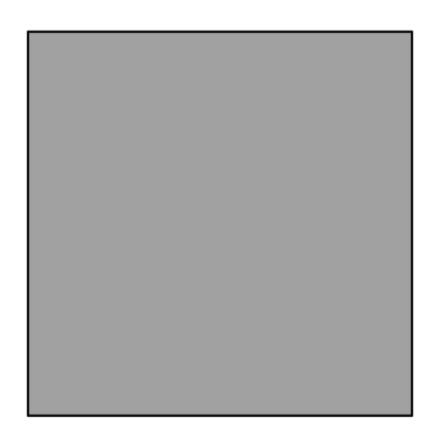
DOORS TO MATCH ADJACENT BUILDING COLOR



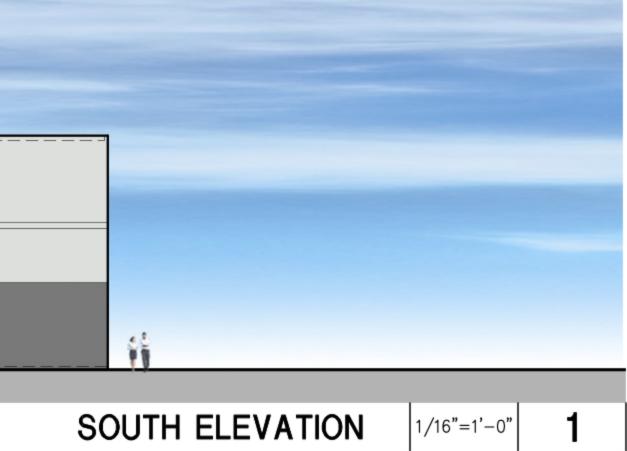


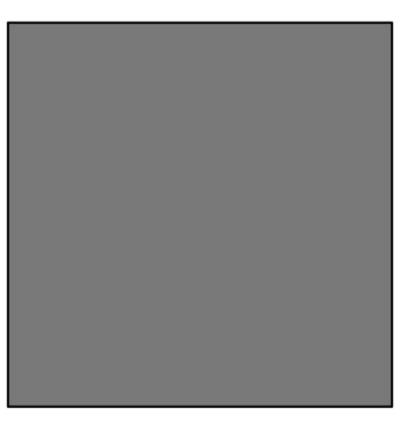
P1 PAINT - SEE MATERIALS SCHEDULE



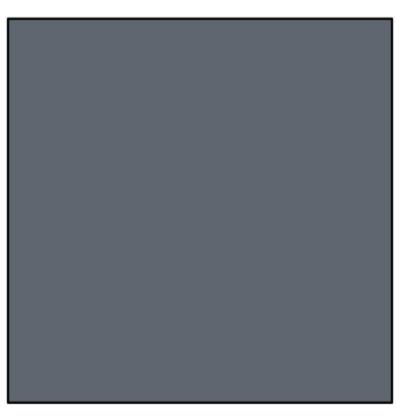


P2 PAINT - SEE MATERIALS SCHEDULE



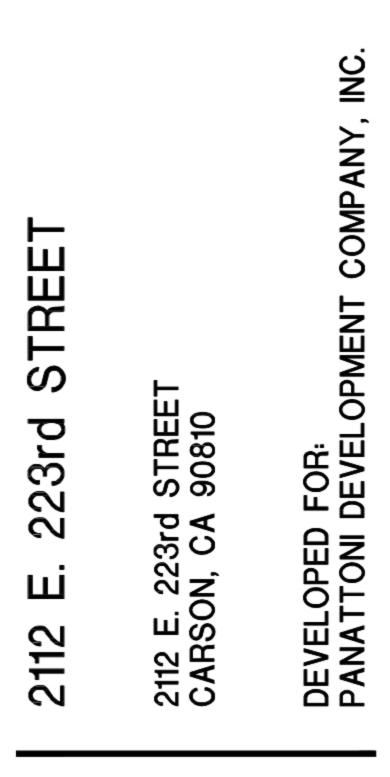


P3 PAINT - SEE MATERIALS SCHEDULE



P4 PAINT - SEE MATERIALS SCHEDULE





NO.	DESCRIPTION	DATE
$\triangle$	SITE PLAN & DESIGN REVIEW SUBMITTA	. 11/19/19
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #2	06/24/20
$\triangle$	SITE PLAN & DESIGN REVIEW SUB. #3	07/07/20



JOB NO:	PAN047.02	SHEET NO-
DATE	11/14/19	1100
DRAWN	GAA	A4.3C
File Name,	PAN047_4.3C	