

PROJECT DATA:

EXISTING ZONE:	MANUFACTURING / HEAVY
NET SITE AREA	395,770 SF / 9.085 AC
FOOTPRINT AREA:	176,013 SF
MEZZANINE:	5,000 SF
G.F.A.	181,013 SF
NET COVERAGE:	44.47 %
NET F.A.R.:	4573 %
PROPOSED USE:	10,000 SF
- OFFICE IMPROVEMENTS:	171,013 SF
- WAREHOUSE:	
AUTO PARKING REQ.:	
- OFFICE (1/300 SF)	34 STALLS
- WAREHOUSE (1/1500 SF)	114 STALLS
- TOTAL REQUIRED:	148 STALLS
AUTO PARKING PROVIDED:	
- ACCESSIBLE STALLS	6 STALLS
- EV STALLS	18 STALLS
- STANDARD STALLS	124 STALLS
- TOTAL STALLS	148 STALLS
LANDSCAPE	
- AUTO PARKING AREA:	58,477 SF
- LANDSCAPE REQUIRED (5% OF PKG. AREAS):	2,924 SF
- LANDSCAPE PROVIDED IN PKG. AREAS:	29,171 SF
TOTAL LANDSCAPE PROVIDED:	47,893 SF / 12.10 %

KEYNOTES

1. PAINTED CONCRETE TILT-UP WAREHOUSE / OFFICE / MANUFACTURING FACILITY.
2. SHADED AREA: PROPOSED IRRIGATED LANDSCAPING PER CITY REQUIREMENTS WITH MIN 6" CONCRETE CURBS AT ALL PERIMETERS.
3. CONCRETE TILT-UP PAINTED TRASH AND RECYCLE BIN ENCLOSURE, MIN. 6" HIGH. ENCLOSURES WILL BE CONSTRUCTED PER CITY STANDARDS AND PLANNING REQUIREMENTS. SEE A2-1.
4. CURB CUT PER CITY STANDARDS.
5. TYPICAL STANDARD PARKING STALL MIN. 6.5' X 18' (OR 15' X 3' OVERHANG) - STRIPE PER CITY STANDARDS.
6. TRAILER PARKING - 12' X 55' STALLS, TYP.
7. BIKE RACK AREA.
8. OUTDOOR EMPLOYEE SEATING / BREAK AREA.
9. PAINTED CONCRETE TILT-UP SCREENWALL, TYPICAL HEIGHT - 12 FT. ABOVE GRADE.
10. EXISTING BUILDING TO BE REMOVED.

GENERAL NOTES

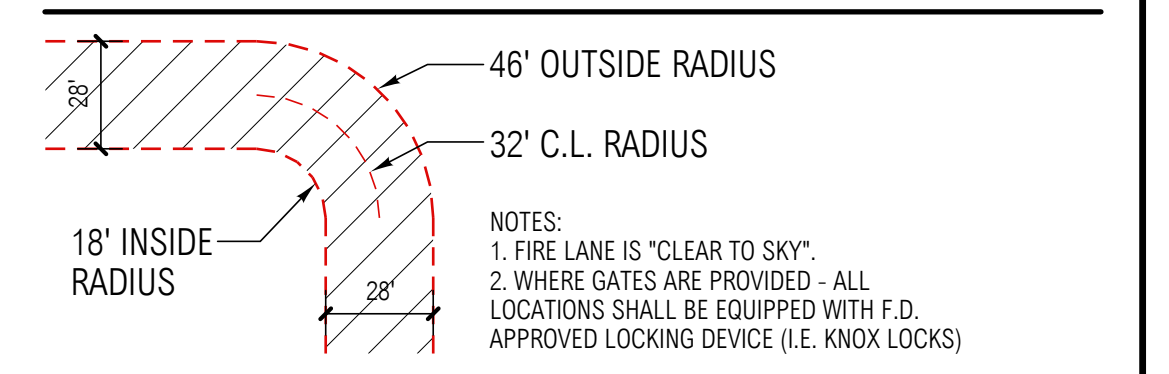
1. ANY EXISTING ON SITE OIL WELLS SHALL BE CONFIRMED TO BE ABANDONED PER CURRENT CITY & COUNTY STANDARDS.
2. THE FINAL LOCATION OF THE ELECTRICAL TRANSFORMER SHALL BE SHOWN ON THE FINAL PLANS. IT SHALL NOT BE LOCATED IN THE FRONT SETBACK AREA, AND SHALL BE SCREENED FROM PUBLIC VIEW TO THE SATISFACTION OF THE PLANNING DEPARTMENT.
3. THE FINAL WORKING DRAWINGS SHALL INCLUDE A ROOF SECTION WHICH SHOWS THE LOCATION OF ROOF EQUIPMENT AND ILLUSTRATES THE METHOD OF SCREENING, PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
4. A LANDSCAPING PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR APPROVAL PRIOR TO ISSUANCE OF BUILDING PERMITS AND SHALL BE IMPLEMENTED PRIOR TO OCCUPANCY.
5. THE PROJECT DOES NOT PROPOSE ANY TENANT SIGNAGE AT THIS TIME.
6. ALL FIRE LANES ARE 28'-0" WIDE.
7. LANDSCAPE DESIGN SHALL COMPLY W/ CMC SECTION 9168.1, WATER EFFICIENT LANDSCAPING.
8. TUBE STEEL FENCE WILL BE PLACED ON THE INTERIOR SIDE OF THE EXISTING WEST AND SOUTH PERIMETER PROPERTY LINES.
9. FIRE DEPT. GATES AND OPENINGS TO COMPLY WITH SECTION 503.5 AND 503.6

LEGAL DESCRIPTION

ALL THOSE PORTIONS OF LOTS 12 AND 13 OF TRACT NO. 29411, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 759 PAGES 61 TO 67 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 7315-004-033

FIRE LANE STANDARDS



VICINITY MAP:



EXISTING SINGLE FAMILY RESIDENTIAL USE
GP: R-MED DEN / ZONING: RM-12

223 RD STREET

LUCERNE STREET

EXISTING LIGHT INDUSTRIAL BUILDING
GP: HI / ZONING: MH

NEW BUILDING
CONSTRUCTION TYPE: III-B
ESFR SPRINKLER SYSTEM
176,013 SF
UP TO 5,000 SF MEZZ.
181,013 SF GROSS

EXISTING INDUSTRIAL USE
GP: HI
ZONING: MH

66 TRAILER PARKING STALLS
12' X 55'

- FIRE DEPARTMENT NOTES**
1. VEHICULAR ACCESS MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. FIRE CODE 901.4.
 2. BUILDING ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODED 905.1.
 3. A KEY BOX SHALL BE PROVIDED AND MAINTAINED AT GATED ENTRANCES, IN ACCORDANCE WITH FIRE CODE 906 AND AS SET FORTH IN FIRE DEPARTMENT REGULATIONS.
 4. THE REQUIRED FIRE FLOW FOR PUBLIC HYDRANTS AT THIS LOCATION IS 2,500 GAL PER MIN. @ 20 PSI RESIDUAL PRESSURE FOR A DURATION OF 5 HOURS OVER AND ABOVE THE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 903.5 AND FIRE DEPARTMENT REGULATIONS.
 5. ALL FIRE HYDRANTS SHALL MEASURE 6" X 4" X 2 1/2". BRASS OR BRONZE, CONFORMING TO CURRENT ANWA STANDARD C503, OR APPROVED EQUAL. HYDRANTS SHALL BE INSTALLED IN COMPLIANCE WITH FIRE DEPARTMENT REGULATION 8. FIRE CODE 906.1.1.
 6. ALL FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND APPROVED PRIOR TO BUILDING OCCUPANCY. FIRE CODE 903.5.1.
 7. PLANS SHOWING UNDERGROUND PIPING OF ON-SITE FIRE HYDRANTS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE CODE 902.2.
 8. THE INSPECTION, HYDROSTATIC TEST AND FLUSHING OF THE UNDERGROUND FIRE PROTECTION PIPING SHALL BE WITNESSED BY AN AUTHORIZED FIRE DEPARTMENT REPRESENTATIVE AND NO UNDERGROUND PIPING OR THURST BLOCKS SHALL BE COVERED WITH EARTH OR HIDDEN FROM VIEW UNTIL THE FIRE DEPARTMENT REPRESENTATIVE HAS BEEN NOTIFIED AND GIVEN NO LESS THAN 48 HOURS IN WHICH TO INSPECT SUCH INSTALLATIONS. FIRE CODE 901.5.
 9. PROVIDE AN APPROVED FIRE SPRINKLER SYSTEM AS SET FORTH BY CBC 903 AND FIRE CODE 903. PLANS SHALL BE SUBMITTED TO THE SPRINKLER PLAN CHECK UNIT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
 10. EGRESS DOORS SHALL BE READILY OPERABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. CBC 1008.1.8.
 11. THE MINIMUM WIDTH OF EACH DOOR OPENING SHALL BE SUFFICIENT FOR THE OCCUPANT LOAD THEREOF AND SHALL PROVIDE A CLEAR WIDTH OF NOT LESS THAN 32". THE HEIGHT OF THE DOORS SHALL NOT BE LESS THAN 80 INCHES. CBC 1008.1.1.
 12. THE MEANS OF EGRESS TRAVEL SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH LIGHT HAVING AN INTENSITY OF NOT LESS THAN ONE FOOT-CANDLE AT WALKING SURFACE LEVEL. CBC 1008.2.
 13. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATION S AS REQUIRED BY FIRE CODE 906.
 14. DUMPSTERS OR CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR GREATER SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN FIVE FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF SAVES UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED SPRINKLER SYSTEM. FIRE CODE 304.3.3.

SITE PLAN - SCALE: 1" = 30'-0"

EXISTING INDUSTRIAL USE
GP: HI / ZONING: MH

EXHIBIT 1

CONSULTANT

PROFESSIONAL SEALS

223RD STREET DEVELOPMENT
1210 EAST 223RD STREET
CITY OF CARSON, CA

THE BROOKHOLLOW GROUP
151 KALMUS DRIVE, SUITE F-1
COSTA MESA, CA 92626
PHONE: 714-850-3906
ROBERT KNAPP

CD	CONSTRUCTION ISSUE
BID	BID SET
PC	PLAN CHECK SUBMITTAL
DD	DESIGN DEVELOPMENT
SD	3/27/23 SCHEMATIC DESIGN
MARK	DATE DESCRIPTION

RG	PROJECT NO:	21166.00
OW	OWNER PROJECT NO:	00000.00
CA	CAD FILE NAME:	21166-00-A1-1P
DR	DRAWN BY:	MG
CHK	CHKD BY:	CS
CP	COPYRIGHT:	RG, OFFICE OF ARCHITECTURAL DESIGN
SH	SHEET TITLE:	SITE PLAN

CONSULTANT

PROFESSIONAL SEALS

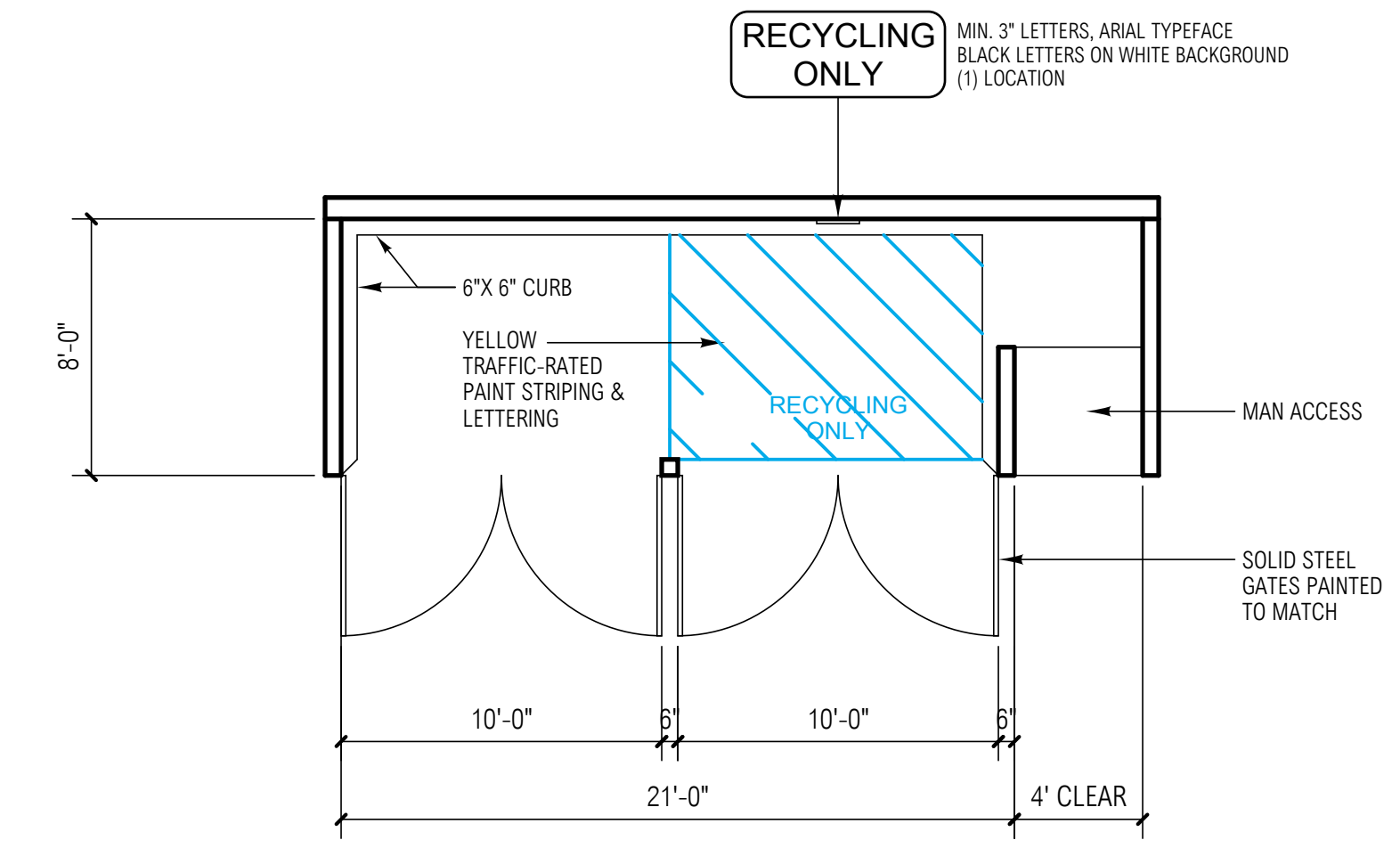
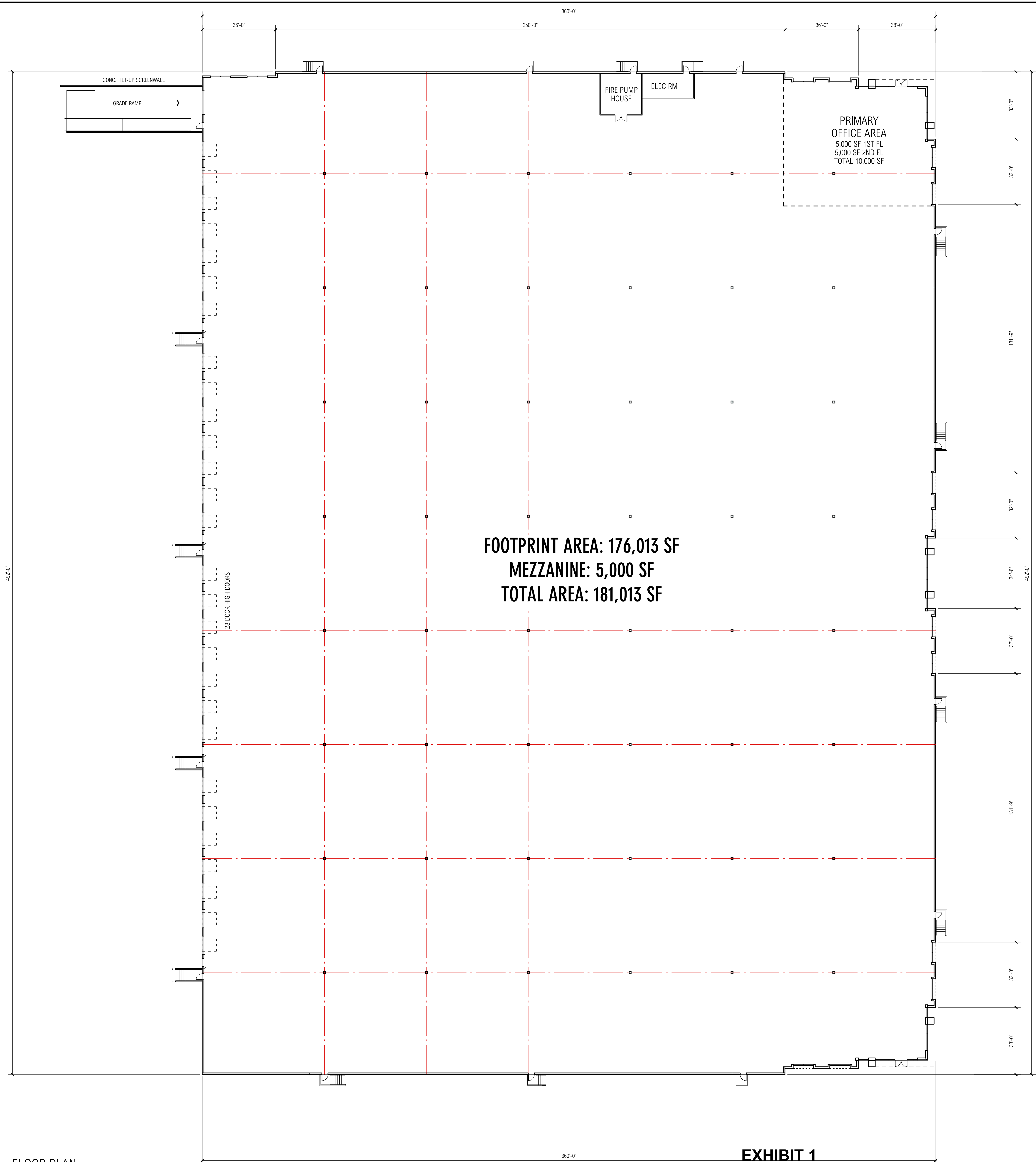
223RD STREET DEVELOPMENT
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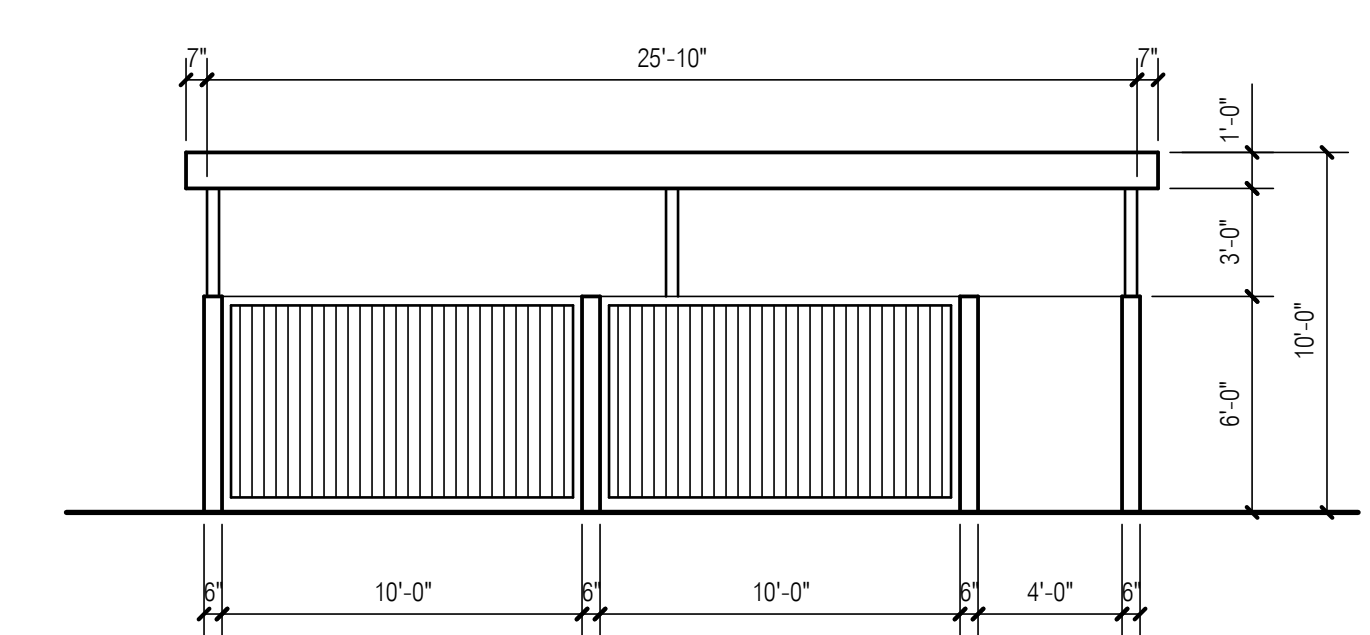
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BID		BID SET
FC		PLAN CHECK SUBMITTAL
DD		DESIGN DEVELOPMENT
SD	4/8/23	SCHEMATIC DESIGN

RG A PROJECT NO:	21166.00
OWNER PROJECT NO:	00000.00
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SHEET TITLE
 FLOOR PLAN



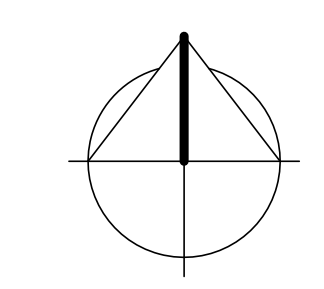
- NOTES:
1. PAVING SECTION TO COMPLY WITH CITY OF CARSON TRASH ENCLOSURE REQUIREMENTS.
 2. SLOPE MIN. 0.5% TOWARDS THE FRONT OF THE ENCLOSURE TO DRAIN.
 3. TENANTS ARE REQUIRED TO PUT IN PLACE A RECYCLING PROGRAM THAT INCLUDES COLLECTION, STORAGE AND PICK-UP OF RECYCLABLE ITEMS, INCLUDING AT MINIMUM PAPER, CORRUGATED CARDBOARD, GLASS, PLASTICS AND METALS.
 4. SEE STRUCT. DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR CONCRETE PANELS & CONNECTIONS.



- NOTES:
1. COLORS TO MATCH BUILDING COLORS

TRASH ENCLOSURE PLAN - CONCRETE TILT UP MATERIAL
 SCALE: 3/16" = 1'-0"

1



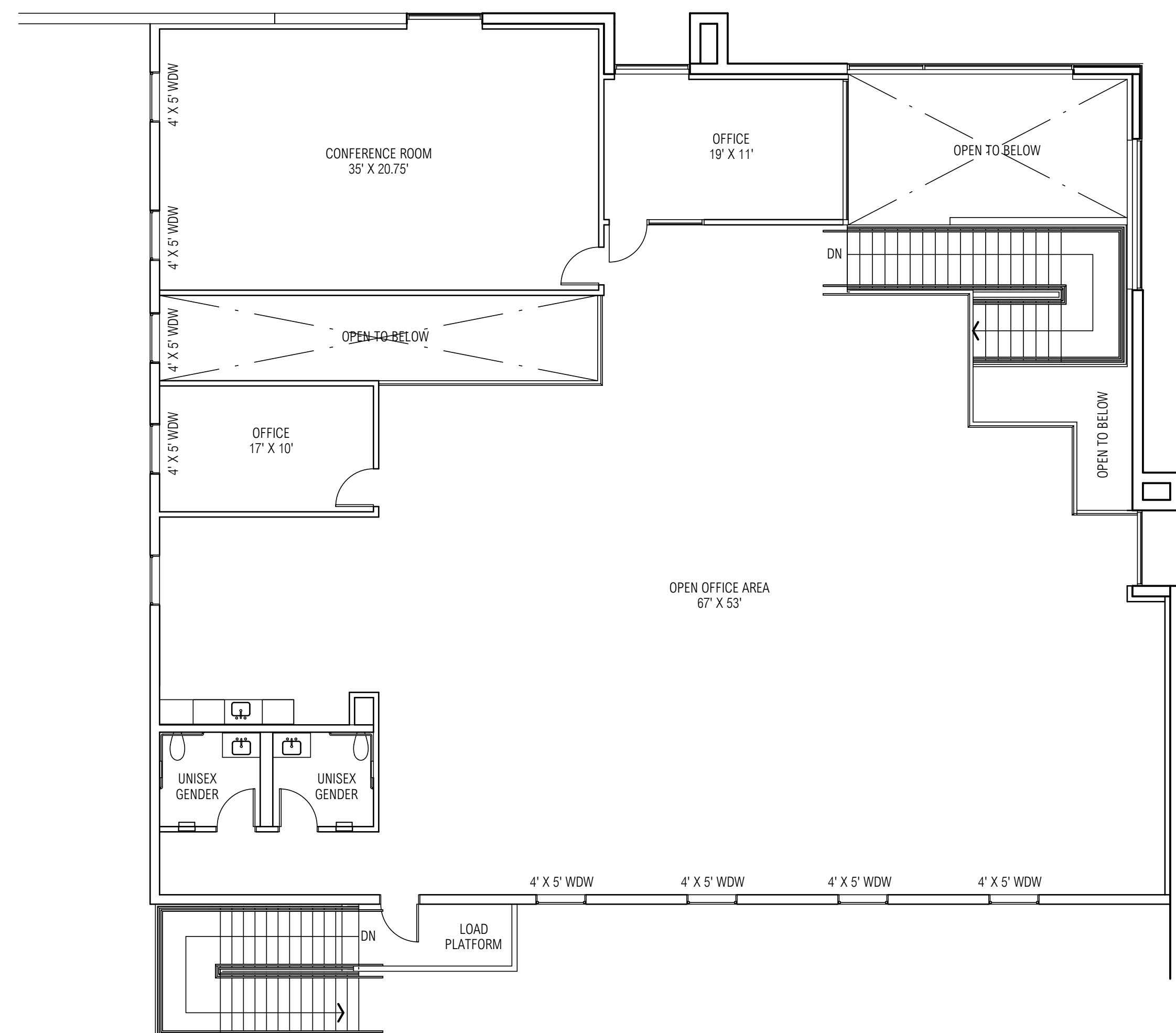
CONSULTANT

PROFESSIONAL SEALS

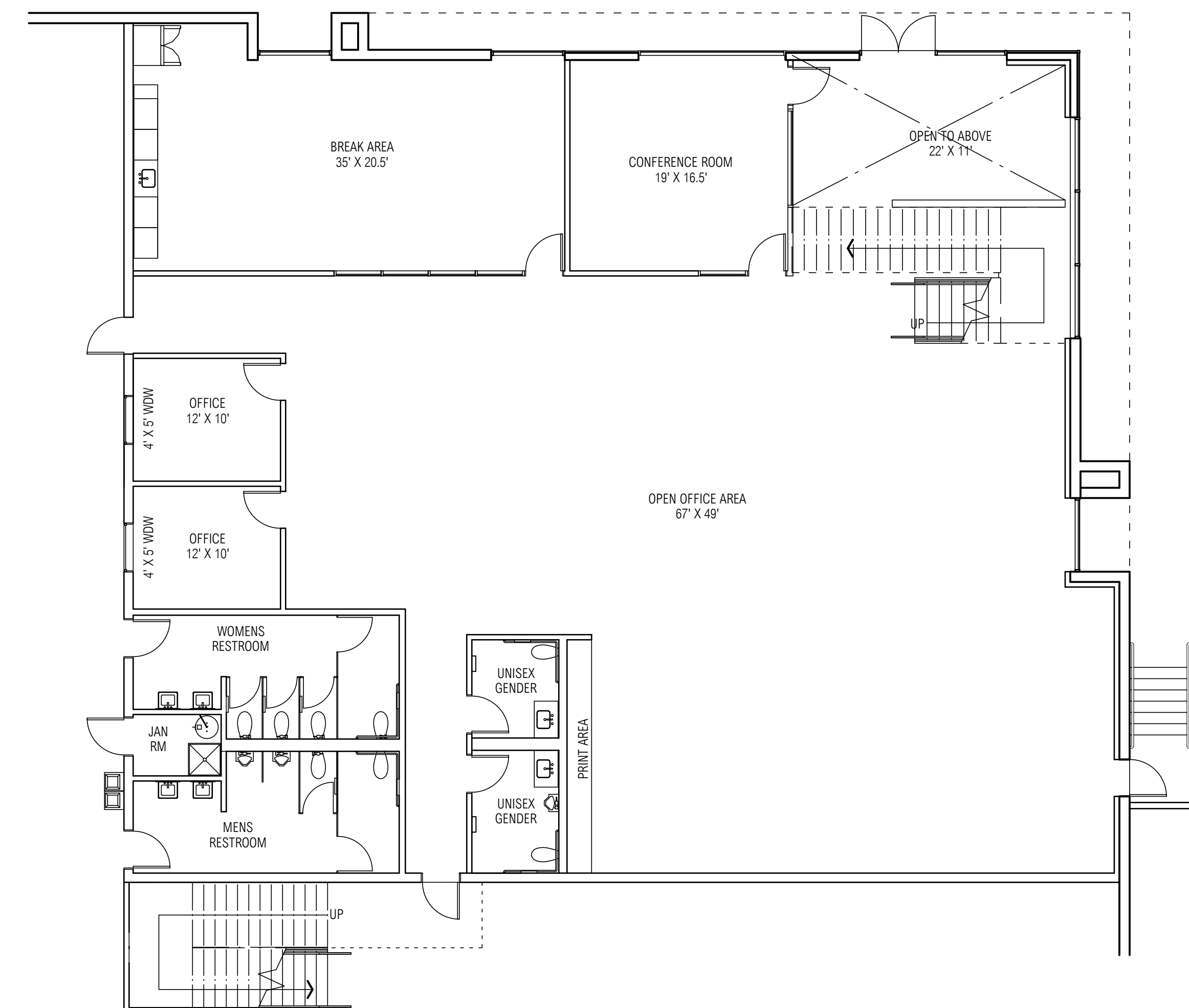
**223RD STREET
DEVELOPMENT**

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CITY OF CARSON, CA

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ROBERT KNAPP



POSSIBLE SECOND FLOOR OFFICE PLAN - +/- 5,000 SF
SCALE: 1/8" = 1'-0"



POSSIBLE FIRST FLOOR OFFICE PLAN - +/- 5,000 SF
SCALE: 1/8" = 1'-0"
EXHIBIT 1

MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	3/27/23	SCHEMATIC DESIGN

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OWNER PROJECT NO:	00000.00
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SHEET TITLE:	FLOOR PLAN

NOTES:

1. ALL ROOFTOP MECH. EQUIPMENT SHALL BE SCREENED FROM VIEW.
2. PROVIDE GRAFFITI RESISTANT COATING TO A HEIGHT OF 12 FEET ON THE WEST ELEVATION.

FINISH SCHEDULE:

- | | |
|--|--|
| | 1. FIELD COLOR
FRAZEE - CL 3211W - WASH BASIN |
| | 2. LIGHT ACCENT COLOR
FRAZEE - CL 3214M - WAVELENGTH |
| | 3. DARK ACCENT COLOR
FRAZEE - CL 3215D - ELF |
| | 4. DARK ACCENT COLOR
FRAZEE - CL 3216A - BRAINCHILD |
| | 5. CANOPIES - ALUCOBOND:
NATURAL BRUSHED GRAPHITE |
| | 6. GLASS - PRIMARY WINDOW
PPG SOLARCOOL PACIFICA |
| | 7. GLASS - ACCENT COLOR AT ENTRIES
PPG VISTACOOL PACIFICA |



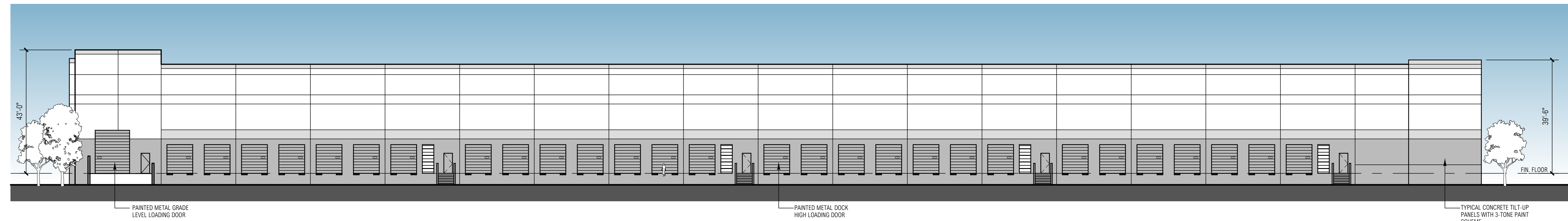
SIMILAR ENTRY LIGHTING STYLE 1
SCALE: N.T.S.



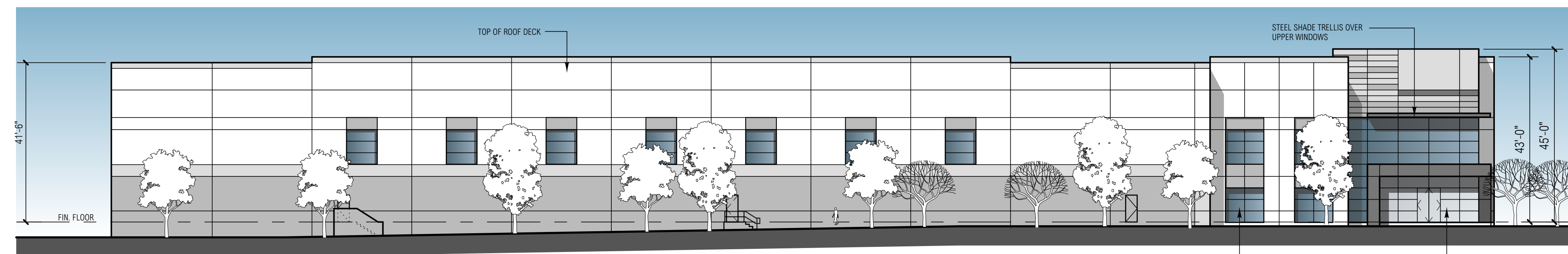
SIMILAR SITE LIGHTING STYLE 2
SCALE: N.T.S.



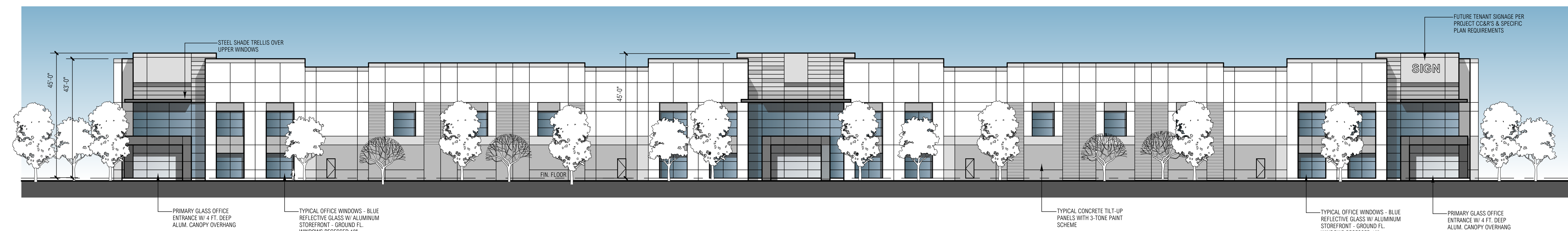
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

EXTERIOR ELEVATIONS

SCALE: 1" = 20'-0"

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SD		
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SD	4/8/23	SCHEMATIC DESIGN

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CHK'D BY:	CS
COPYRIGHT:	RG A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE:	EXTERIOR ELEVATION

