

# 9TH STREET PARTNERS - 223RD ST. SITE

2104 E 223RD STREET  
CARSON, CA



9TH STREET PARTNERS - 223RD ST.  
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PROJECT  
2nd PLANNING SUBMITTAL

HERDMAN A+D  
RESPONSE  
MARKUP  
11.15.2021



HERDMAN  
ARCHITECTURE + DESIGN  
A20-2118  
09.21.2021

EXHIBIT NO. 2

TITLE SHEET

A0

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20. PUBLIC STREET IS OFFSITE: E 223RD ST

**LEGAL DESCRIPTION**

ASSESSOR'S PARCEL NO:

**DEVELOPER/OWNER**

9th STREET PARTNERS  
PO BOX 3388  
MANHATTAN BEACH, CA 90266  
CONTACT: TOM ASHCRAFT  
PHONE: 310.820.8590  
EMAIL: TOM@9THSTPARTNERS.COM

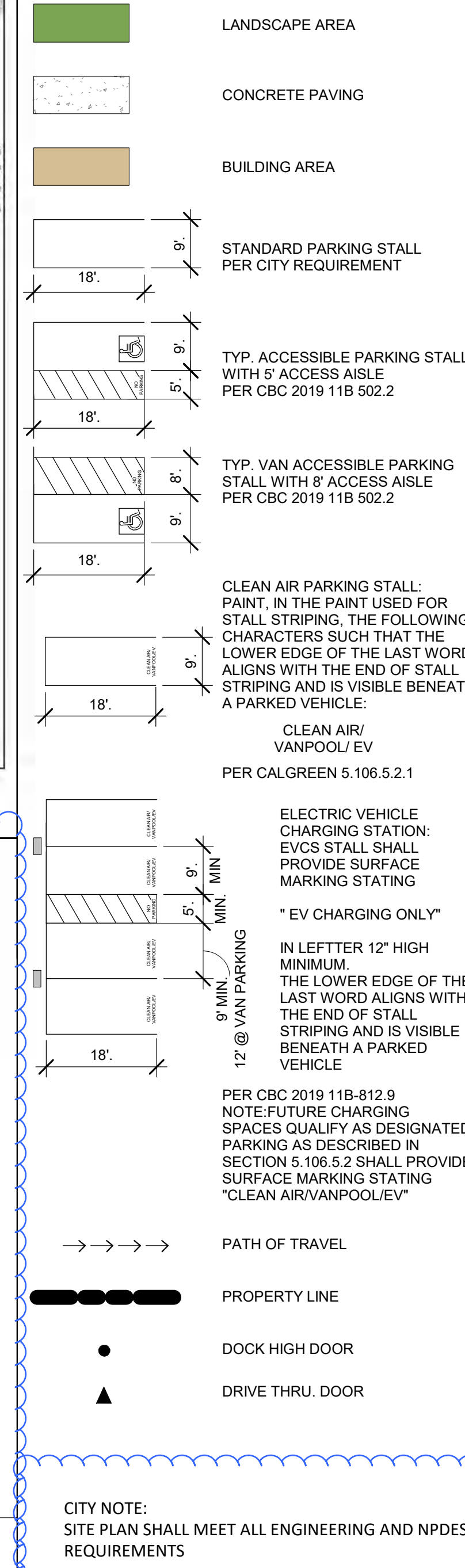
**APPLICANT'S REPRESENTATIVE/ARCHITECT**

HERDMAN ARCHITECTURE & DESIGN, INC.  
16201 SCIENTIFIC WAY  
IRVINE, CA 92618  
CONTACT: BRIDGET HERDMAN  
PHONE: 714.389.2900  
EMAIL: BRIDGET@HERDMAN-AD.COM

**PROJECT INFORMATION**

PROJECT INFORMATION - SCHEME 26b				05.27.2021
SITE AREA	413,316 SF	9.49 AC		
FAR		31.3%		
MAX FAR		NONE		
ZONE: HEAVY MANUFACTURING				
STREET SETBACK (20' AND 10' VARIANCE)		10'		
REAR SETBACK			10'	
INTERIOR SETBACK			3'	
<b>BUILDING AREA</b>				
FOOTPRINT		129,324 SF		
WAREHOUSE		124,324 SF		
OFFICE		119,324 SF		
MEZZANINE		5,000 SF		
OFFICE		5,000 SF		
<b>PARKING REQUIRED</b>				
WAREHOUSE @ 1/1,500		83		
OFFICE <10% GFA		83		
		0		
<b>PARKING PROVIDED</b>				
STANDARD		128		
ADA		122		
ADA EV VAN		5		
ADA EV STD.		1		
EVCS		0		
CLEAN AIR		0		
<b>TRAILER PARKING PROVIDED (12' X 55')</b>				
VAN PARKING PROVIDED (11' X 27')		6		
		183		
<b>LANDSCAPE REQUIRED</b>				
	5%	14,450 SF		
<b>LANDSCAPE PROVIDED</b>				
	21.3%	61,453 SF		

**SITE LEGEND**



**KEYNOTES**

- 5 ACCESSIBLE SITE ENTRY SIGN PER CODE, TYP. - REFER TO 2/A.2.1
- 7 ACCESSIBLE PATH OF TRAVEL
- 12 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 15 SLIDING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK AND OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD.
- 21 8' HIGH METAL TUBE STEEL FENCE. SEE 2/A.1
- 30 CONCRETE TRASH ENCLOSURE PER CITY REQUIREMENTS.
- 38 PROVIDE AN EXIT SWING GATE 3'-0" WIDE X 8'-0" FROM THE ENCLOSED YARD. PROVIDE KNOX PAD PER FIRE DEPT. STANDARDS.
- 43 9' SWINGING METAL GATE, ELECTRONICALLY OR MANUALLY OPERATED. PROVIDE CONDUIT TO GUARD SHACK/OFFICE AREA FOR GATE CONTROL @ INTERCOM. PROVIDE KNOX PAD PER FIRE DEPT. STD. 503.1.2 & 506.
- 45 CONCRETE TRUCK RAMP WITH 42" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING. SEE ELEVATIONS.

**SCOPE OF WORK**

NEW SPECULATIVE CONCRETE TILT-UP BUILDING FOR WAREHOUSE & OFFICE USE. INCLUDES SITE IMPROVEMENTS AS SHOWN.

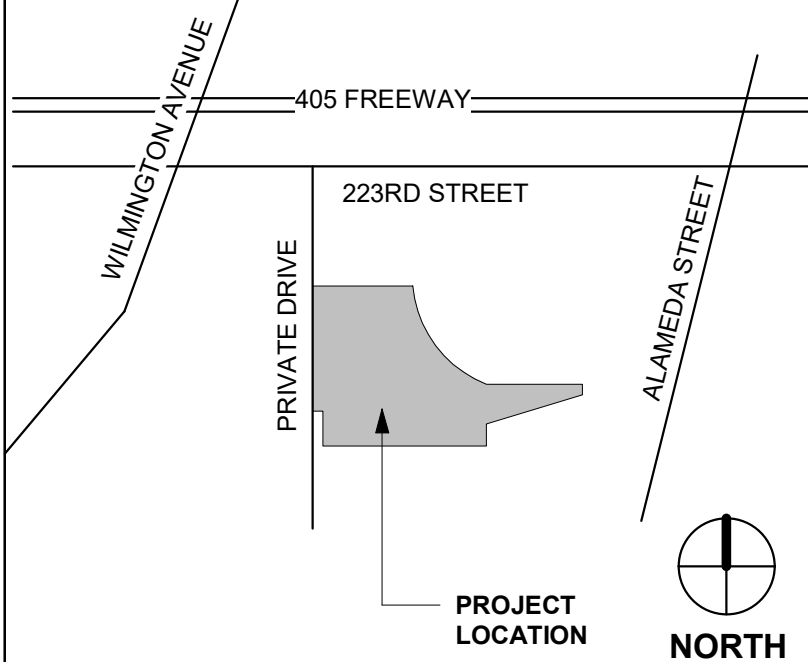
**SHEET INDEX**

- A1 SITE PLAN
- A1.1 SITE DETAILS
- A1.2 SITE PHOTO
- A2 FLOOR PLAN
- A3 EXTERIOR ELEVATIONS
- C1 PRELIMINARY GRADING PLAN
- C2 PRELIMINARY GRADING PLAN
- C3 PRELIMINARY CUT & FILL EXHIBIT
- C4 STORM DRAIN PROFILES
- L1 CONCEPTUAL LANDSCAPE PLAN

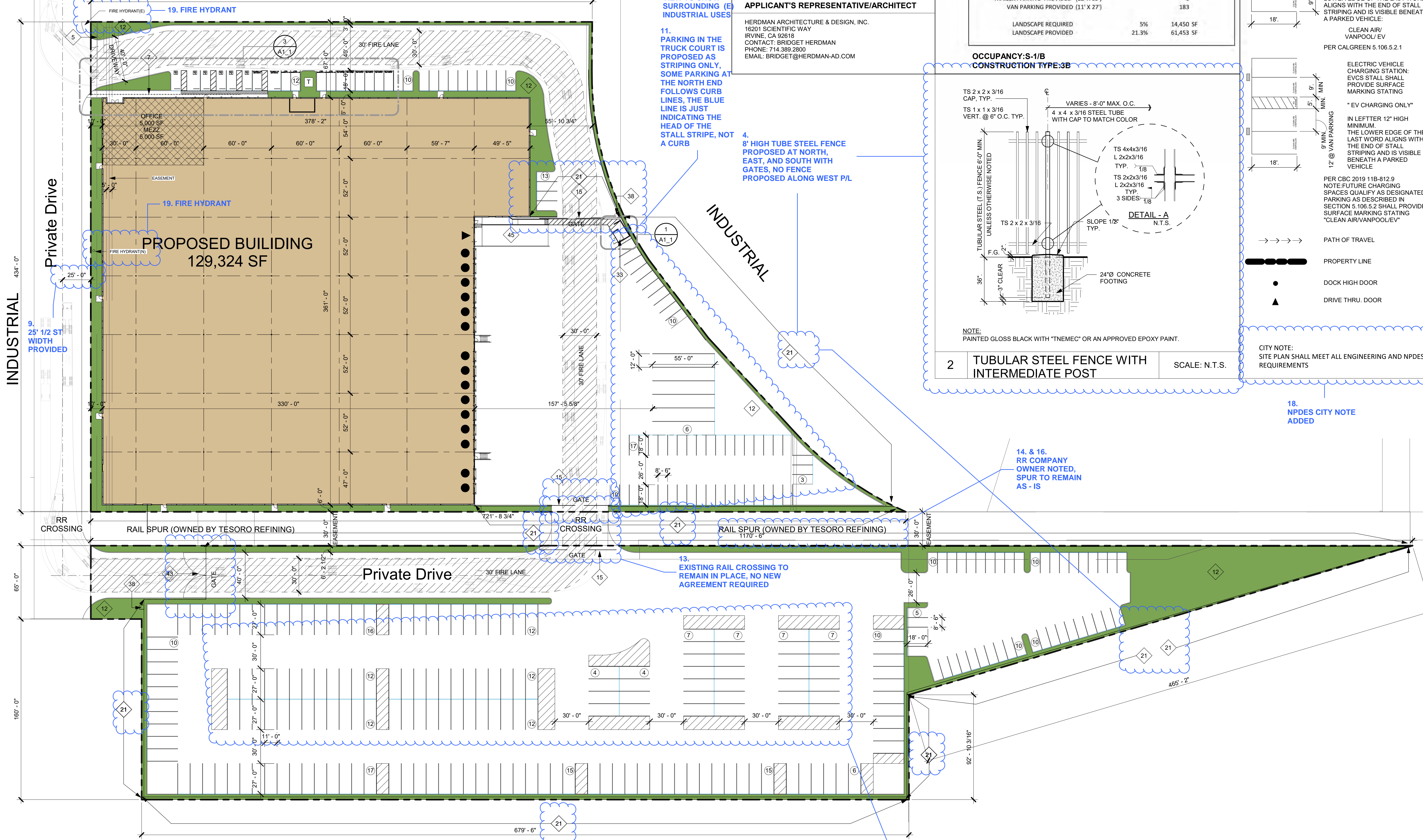
**SITE PLAN GENERAL NOTES**

1. SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
2. GENERAL CONTRACTOR TO REVIEW SOILS REPORT PREPARED BY \_\_\_\_\_ DATED \_\_\_\_\_ AND ANY SUBSEQUENT AMENDMENTS, G.C. TO CONFIRM COMPLIANCE.
3. REFER TO CIVIL DRAWINGS FOR ADDITIONAL UTILITY INFORMATION INCLUDING POINTS OF CONNECTION TO OFFSITE UTILITIES AND BUILDING POINTS OF CONNECTION.
4. GENERAL CONTRACTOR TO COORDINATE ALL POINTS OF CONNECTION BETWEEN OFFSITES, CIVIL, M.E.P. & FP DRAWINGS.
5. GRADES SURROUNDING BUILDING TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
6. REFER TO CIVIL DRAWINGS FOR FINISH GRADE ELEVATIONS AND PERCENTAGE SLOPES.
7. GENERAL CONTRACTOR TO CONFIRM AND COMPLY WITH ALL BUILDING, FIRE, AND ENGINEERING DEPARTMENT REGULATIONS DURING CONSTRUCTION INCLUDING ANY TEMPORARY FACILITIES REQUIRED.
8. ALL PAVED AND LANDSCAPED AREAS TO BE BOUND BY 6" MIN. CONCRETE CURB TYPICAL UNLESS SPECIFICALLY NOTED OTHERWISE.
9. ALL ADA PATHS OF TRAVEL NOTED ON PLANS TO MEET THE FOLLOWING MINIMUM REQUIREMENTS: NO ABRUPT CHANGES IN ELEVATION ALLOWABLE ALONG THE PATH OF TRAVEL. THE SLOPE AND CROSS-SLOPE SHALL NOT EXCEED 5% AND 2% RESPECTIVELY UNLESS AN ADA COMPLIANT RAMP OR CURB RAMP IS DESIGNED BY THE CIVIL ENGINEER. IF A WALK CROSSES OR ADJOINS A VEHICLE WAY, AND THE WALKING SURFACES ARE NOT SEPARATED BY CURBS, RAILING OR OTHER ELEMENTS BETWEEN THE PEDESTRIAN AREAS AND VEHICULAR AREAS, THE BOUNDARY BETWEEN THE AREAS SHALL BE DEFINED BY A 4" DEEP DETECTABLE WARNING WHICH IS 36" WIDE COMPLYING WITH CBC SECTION 11B-705.1.2.5
10. ALL SPECIFICATIONS ON DRAWINGS ARE MINIMUM REQUIREMENTS ONLY. GENERAL CONTRACTOR TO NOTIFY ARCHITECT IN WRITING OF ANY CONFLICTS IN DRAWINGS AND SPECIFICATIONS VIA "RFI".
11. GENERAL CONTRACTOR TO REFER TO ARCHITECTURAL DETAIL SHEETS FOR TYPICAL MINIMUM SITE IMPROVEMENT STANDARDS.
12. CONCRETE MOW STRIP PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL GLAZING/STOREFRONT LOCATIONS WHERE ADJACENT TO LANDSCAPING.
13. CONCRETE SPLASH BLOCK PER ARCHITECTURAL DETAILS TO BE PROVIDED AT ALL ROOF DRAIN/DOWN SPOUT TERMINATIONS AT NON-CONCRETE AREAS.
14. BRASS LAMB'S TONGUE TO BE PROVIDED AT ALL ROOF DRAIN OVERFLOWS THAT DAYLIGHT AT FACE OF BUILDING WALL.
15. GATES, FENCES, AND WALLS MAY BE SUBJECT TO DEFERRED SUBMITTAL REQUIREMENTS. GENERAL CONTRACTOR TO CONFIRM WITH CITY AND MUST SUBMIT SHOP DRAWINGS TO THE ARCHITECT FOR APPROVAL.

**VICINITY MAP**



**INDUSTRIAL**



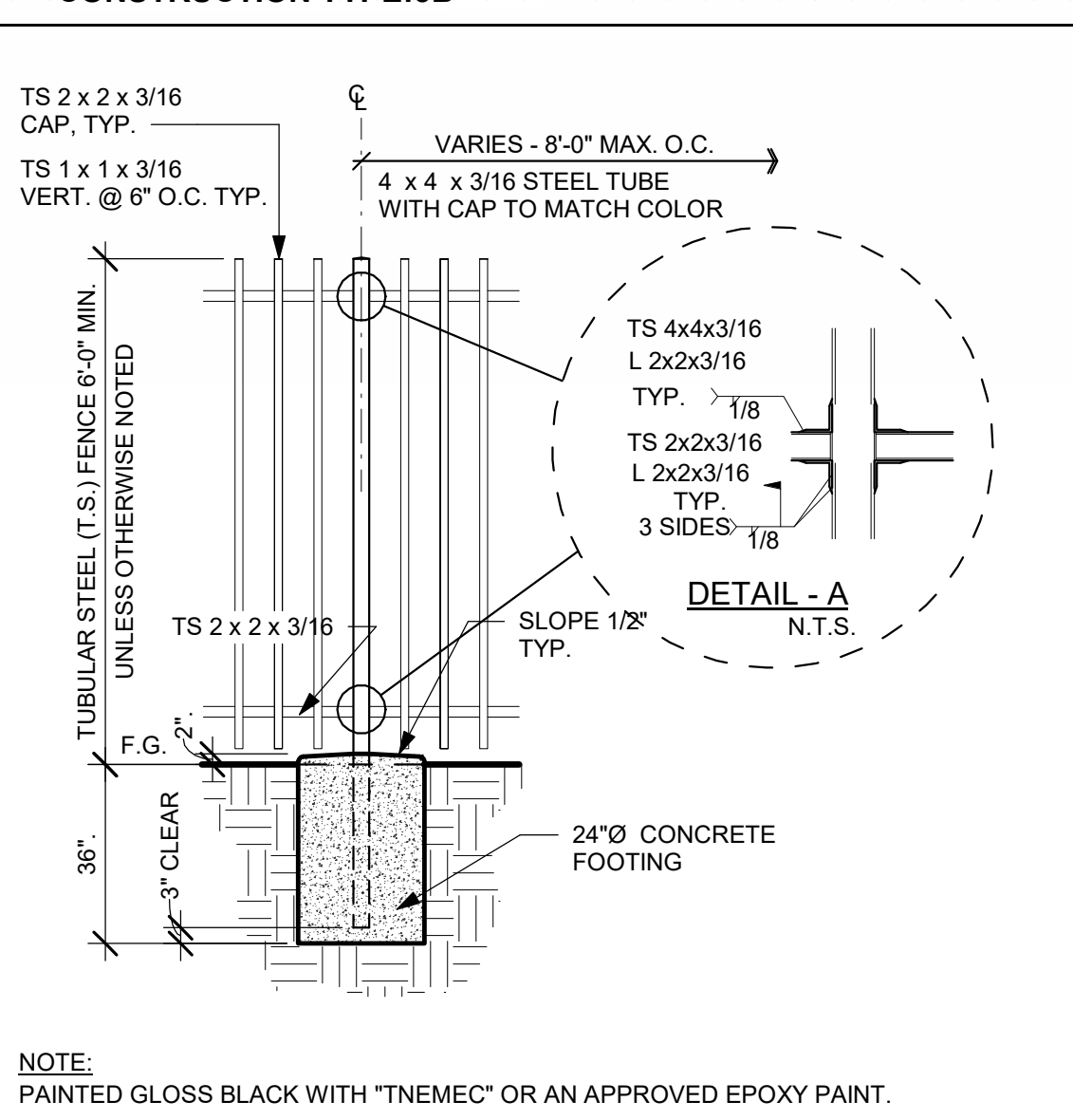
**INDUSTRIAL**

17. GOOGLE EARTH VIEW TO SHOW SURROUNDING INDUSTRIAL USES

11. PARKING IN THE TRUCK COURT IS PROPOSED AS STRIPING ONLY. SOME PARKING AT THE NORTH END FOLLOWS CURB LINES, THE BLUE LINE IS JUST INDICATING THE HEAD OF THE STALL STRIPE, NOT A CURB

4. 8' HIGH TUBE STEEL FENCE PROPOSED AT SOUTH, EAST, AND SOUTH WITH GATES, NO FENCE PROPOSED ALONG WEST PL

**OCCUPANCY: S-1/B CONSTRUCTION TYPE: 3B**



2 TUBULAR STEEL FENCE WITH INTERMEDIATE POST SCALE: N.T.S.

18. NPDES CITY NOTE ADDED

14. & 16. RR COMPANY OWNER NOTED, SPUR TO REMAIN AS-IS

13. EXISTING RAIL CROSSING TO REMAIN IN PLACE, NO NEW AGREEMENT REQUIRED

12 & 15. LANDSCAPE DIAMONDS CANNOT BE PROVIDED IN THE SOUTHERN PARKING LOT TYP. AS THIS AREA MAY HAVE STRIPING ADJUST FOR FUTURE TENANT SPECIFIC NEEDS

1 PROPOSED SITE PLAN 1" = 40'-0"

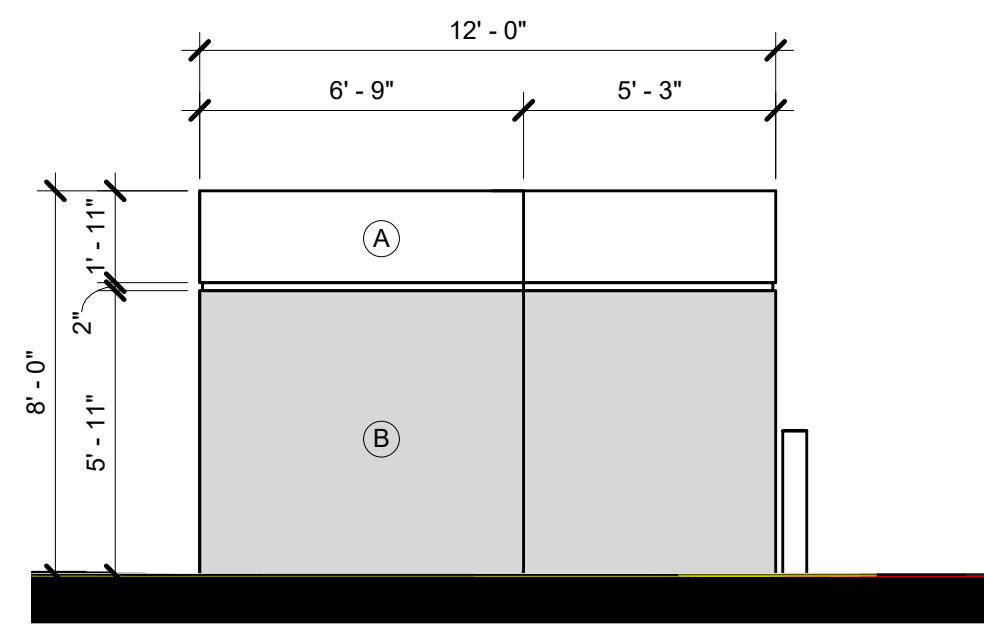


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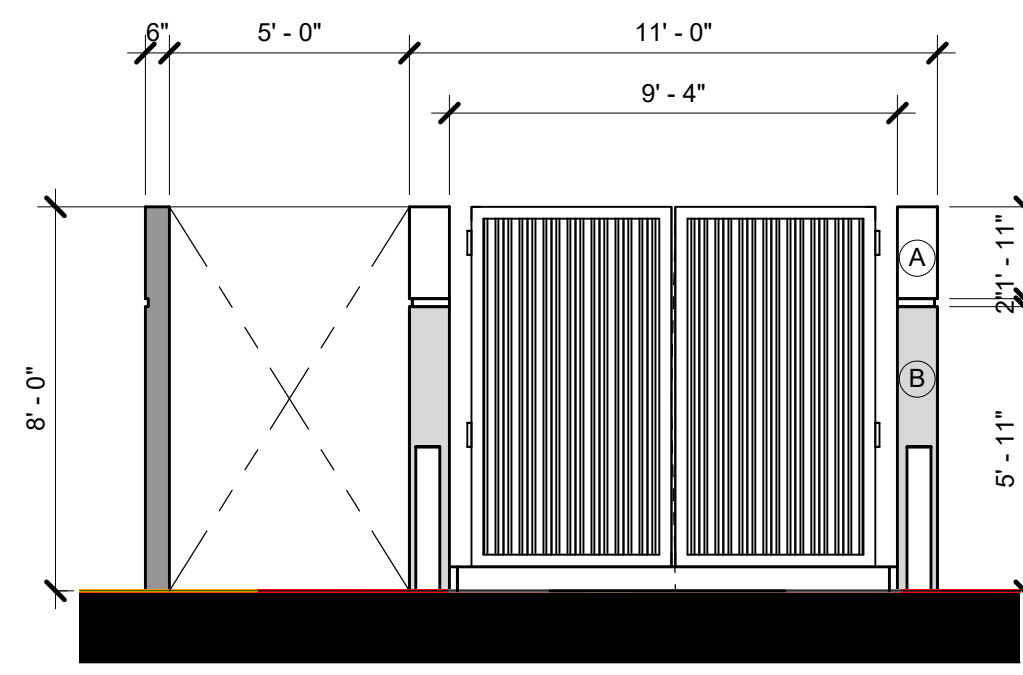
SITE PLAN

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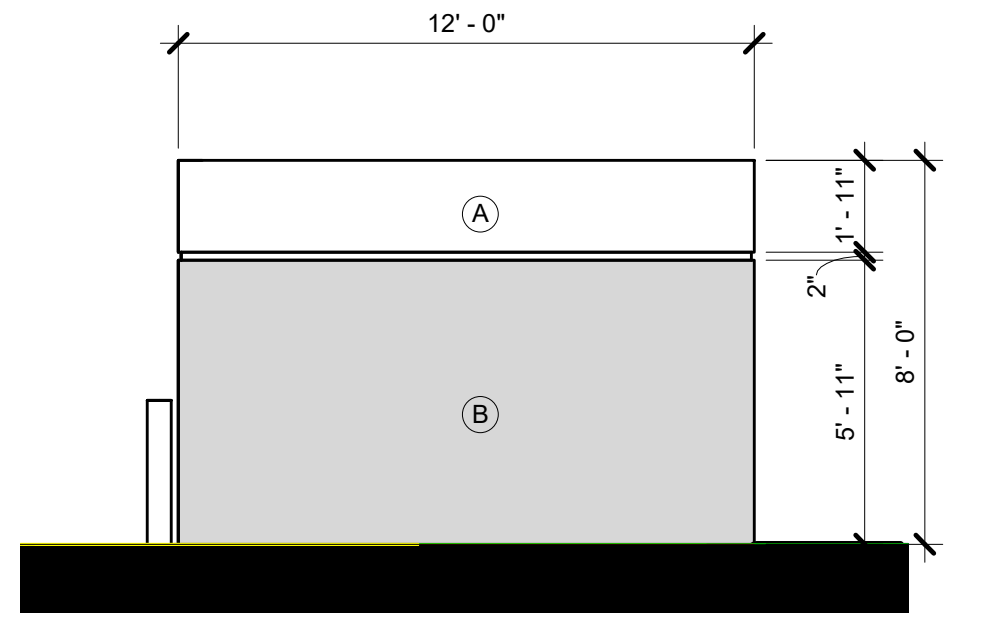




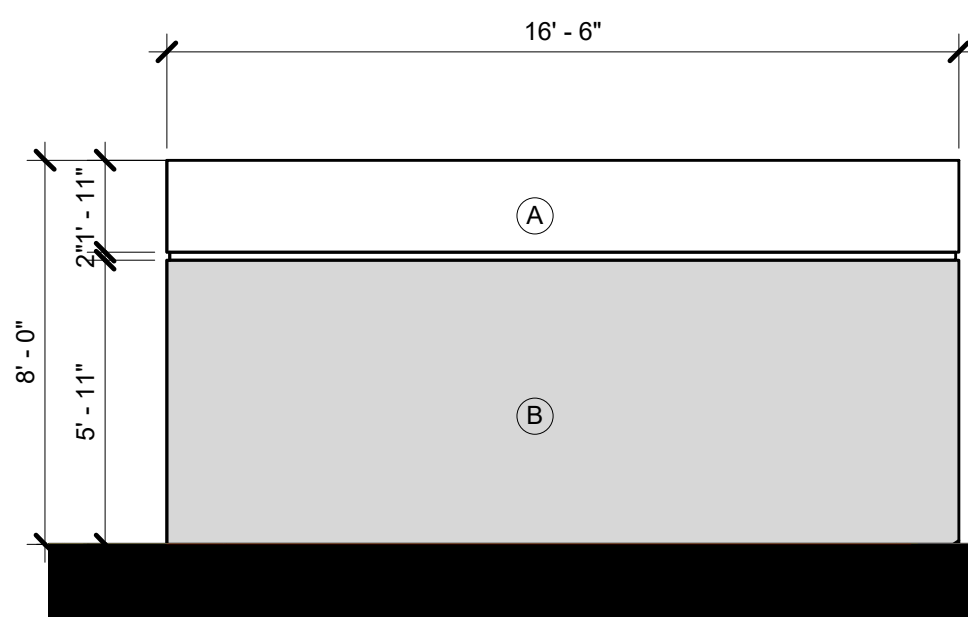
2 TRASH ENCLOSURE - NORTH  
1/4" = 1'-0"



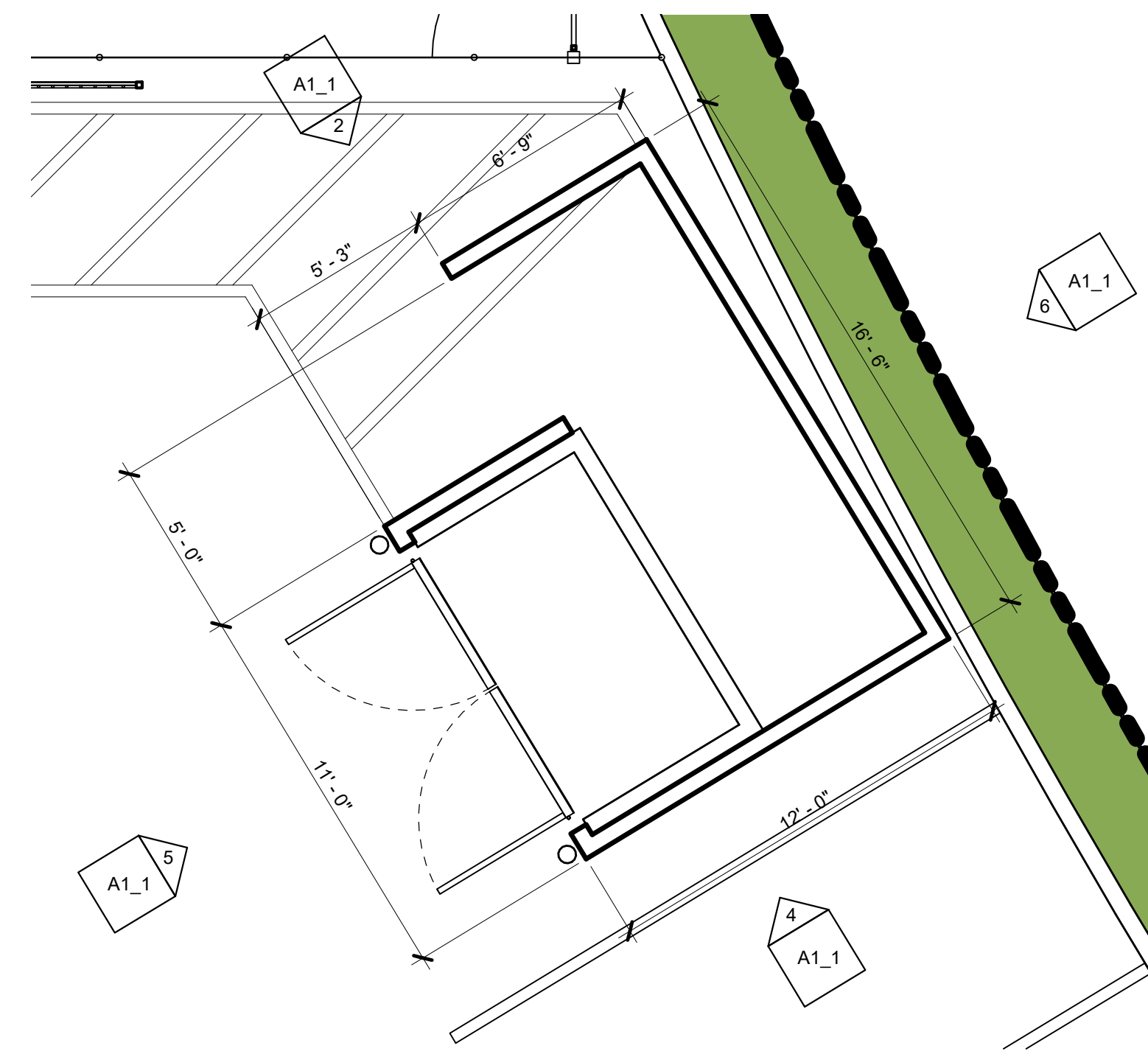
5 TRASH ENCLOSURE - WEST  
1/4" = 1'-0"



4 TRASH ENCLOSURE - SOUTH  
1/4" = 1'-0"



6 TRASH ENCLOSURE ELEVATION - EAST  
1/4" = 1'-0"

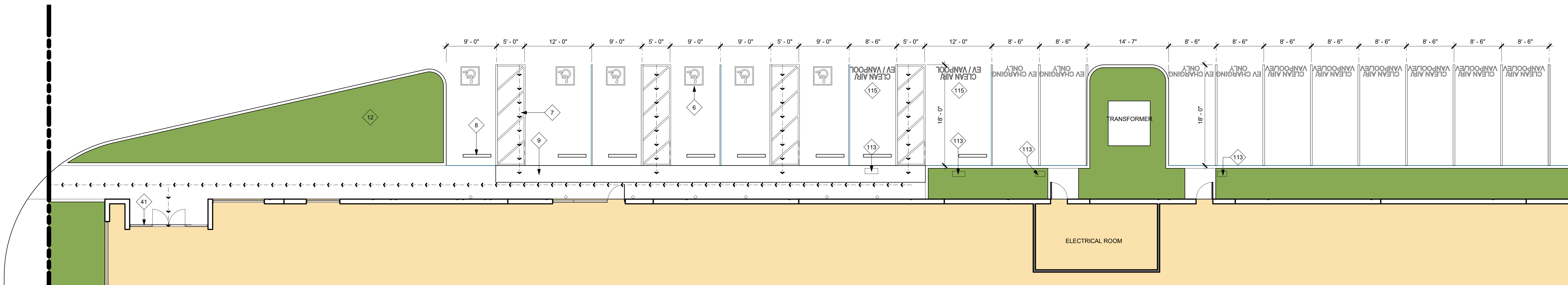


1 ENLARGED FLOOR PLAN - TRASH ENCLOSURE  
1/4" = 1'-0"

SITE LEGEND	KEYNOTES
LANDSCAPE AREA	6 ACCESSIBLE PARKING STALL SIGN PER CODE, TYP. PROVIDE AT ALL ADA STALLS.
CONCRETE PAVING	7 ACCESSIBLE PATH OF TRAVEL
BUILDING AREA	8 PRECAST CONCRETE WHEEL STOP
	9 ZERO CURB FACE
	12 LANDSCAPE AREA - SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
	41 AFFIX THE INTERNATIONAL ACCESSIBILITY SYMBOL AT ALL ACCESSIBLE ENTRANCES
	113 EV CHARGERS - CONDUIT FOR FUTURE ONLY
	115 ACCESSIBLE EV CHARGING STALL
STANDARD PARKING STALL PER CITY REQUIREMENT	
TYP. ACCESSIBLE PARKING STALL WITH 5' ACCESS AISLE PER CBC 2019 11B 502.2	
TYP. VAN ACCESSIBLE PARKING STALL WITH 8' ACCESS AISLE PER CBC 2019 11B 502.2	
CLEAN AIR PARKING STALL: PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE: CLEAN AIR/ VANPOOL/EV PER CALGREEN 5.106.5.2.1	
ELECTRIC VEHICLE CHARGING STATION: EVCS STALL SHALL PROVIDE SURFACE MARKING STATING "EV CHARGING ONLY" IN LEFTER 12" HIGH MINIMUM. THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF STALL STRIPING AND IS VISIBLE BENEATH A PARKED VEHICLE. PER CBC 2019 11B-512.9 NOTE: FUTURE CHARGING SPACES QUALIFY AS DESIGNATED PARKING AS DESCRIBED IN SECTION 5.105.2 SHALL PROVIDE SURFACE MARKING STATING "CLEAN AIR/VANPOOL/EV"	
PATH OF TRAVEL	
PROPERTY LINE	
DOCK HIGH DOOR	
DRIVE THRU DOOR	
<b>EXTERIOR COLOR SCHEDULE</b>	
(A) WHITE EXTERIOR PAINT COLOR: SW7005 - PURE WHITE	
(B) LIGHT GRAY EXTERIOR PAINT COLOR: SW7071 - GRAY SCREEN	
(C) CLARON EXTERIOR PAINT COLOR: PANTONE 7629C - CLARION RED	
(D) DARK GREY EXTERIOR PAINT COLOR: SW7074 SOFTWARE	
(E) WHITE/CHARCOAL DECORATIVE BROW	
(F) STOREFRONT MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS	
TYP PAINT NOTES: PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O. TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH	
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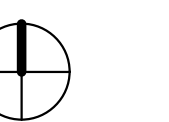
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3 ENLARGED PLAN - SOUTH ENTRANCE  
1/8" = 1'-0"



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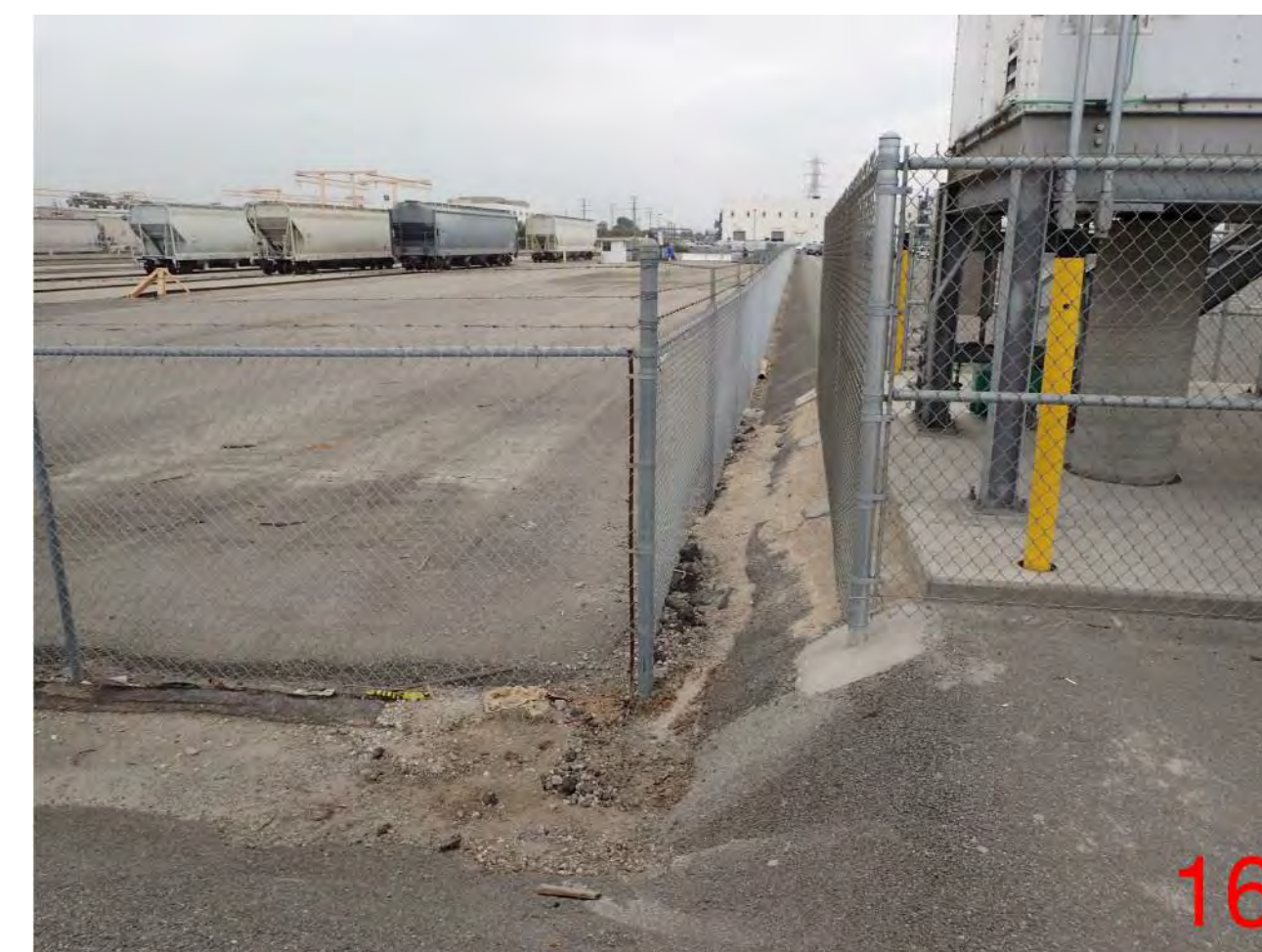
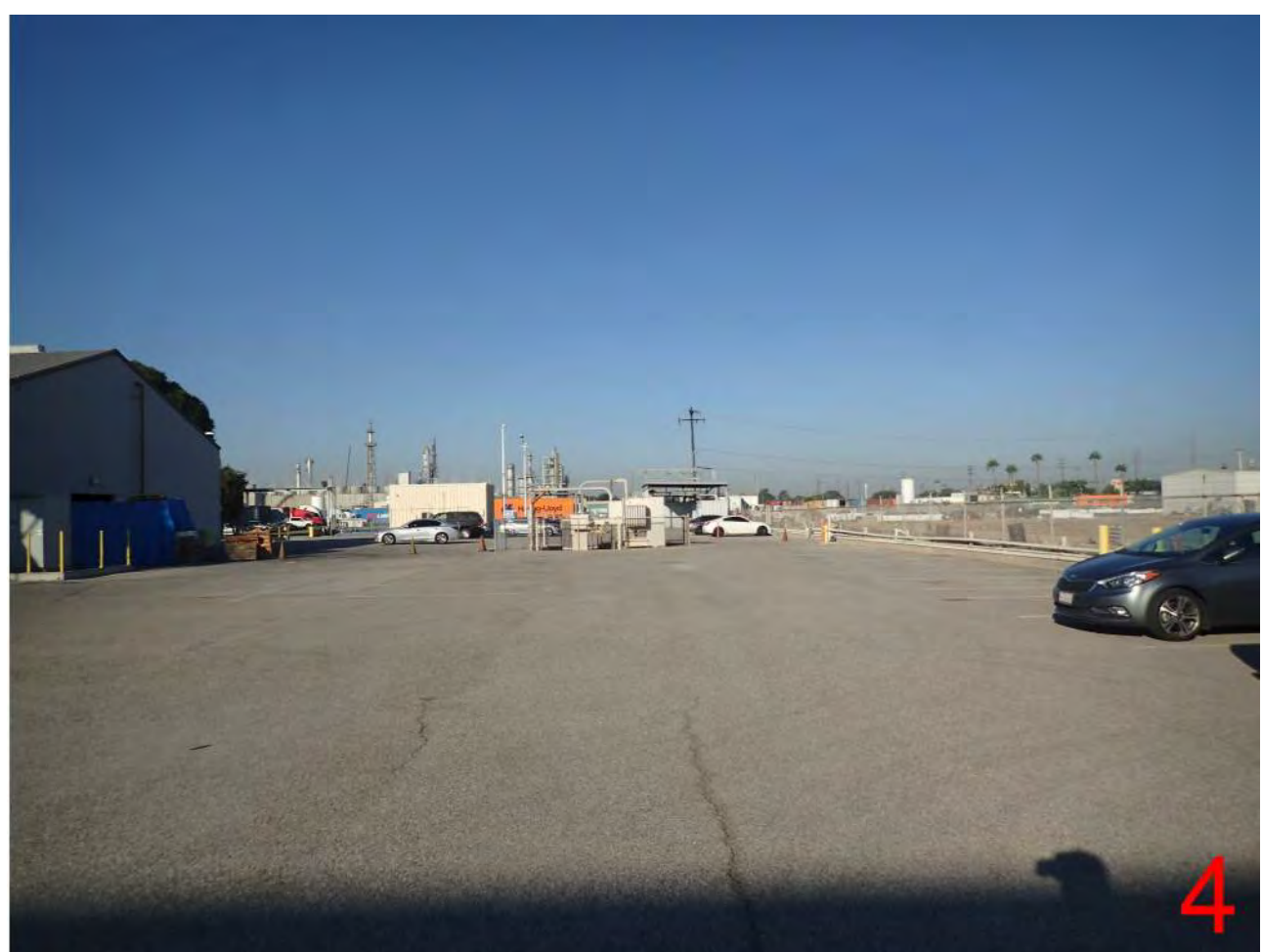
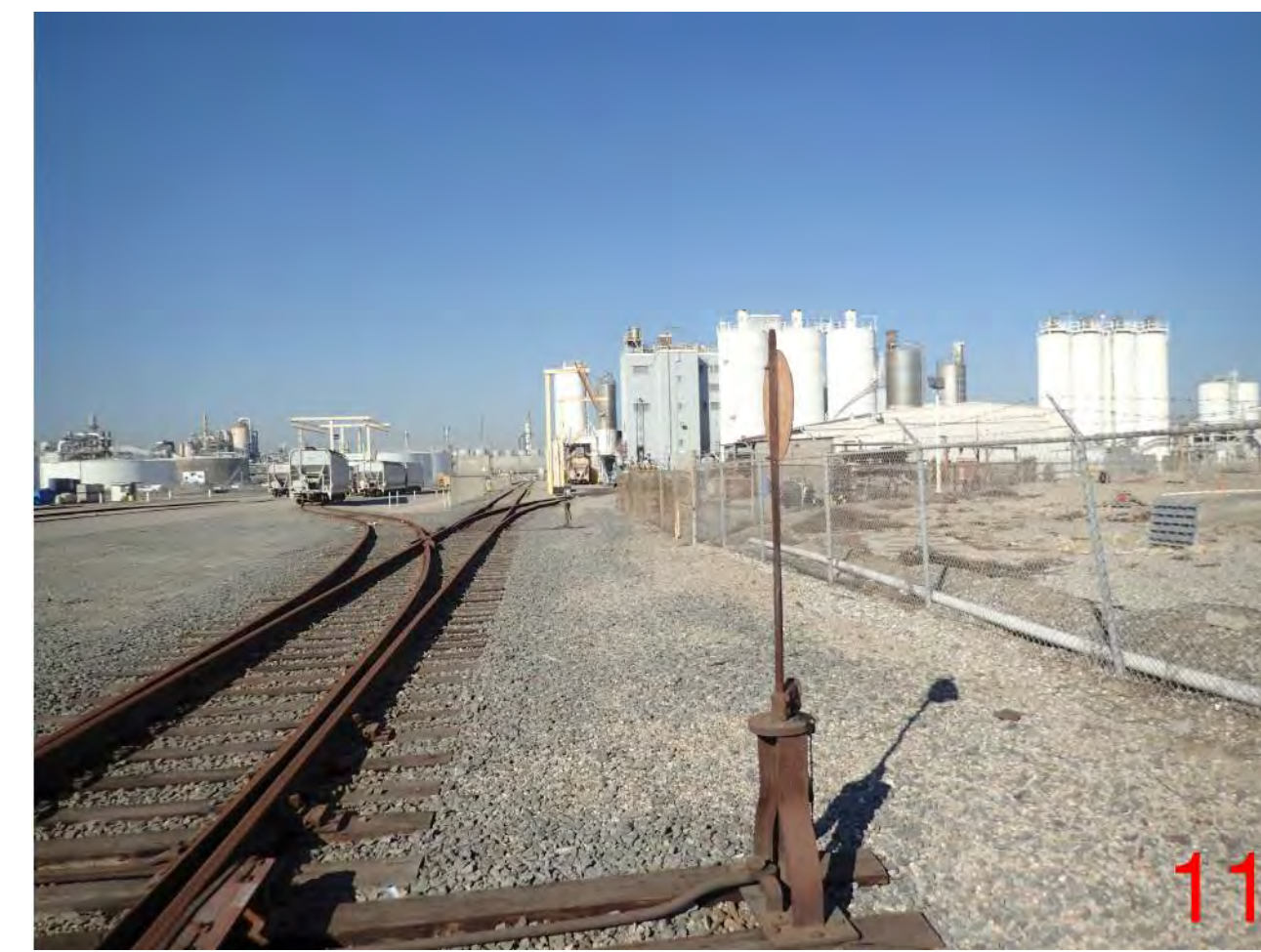
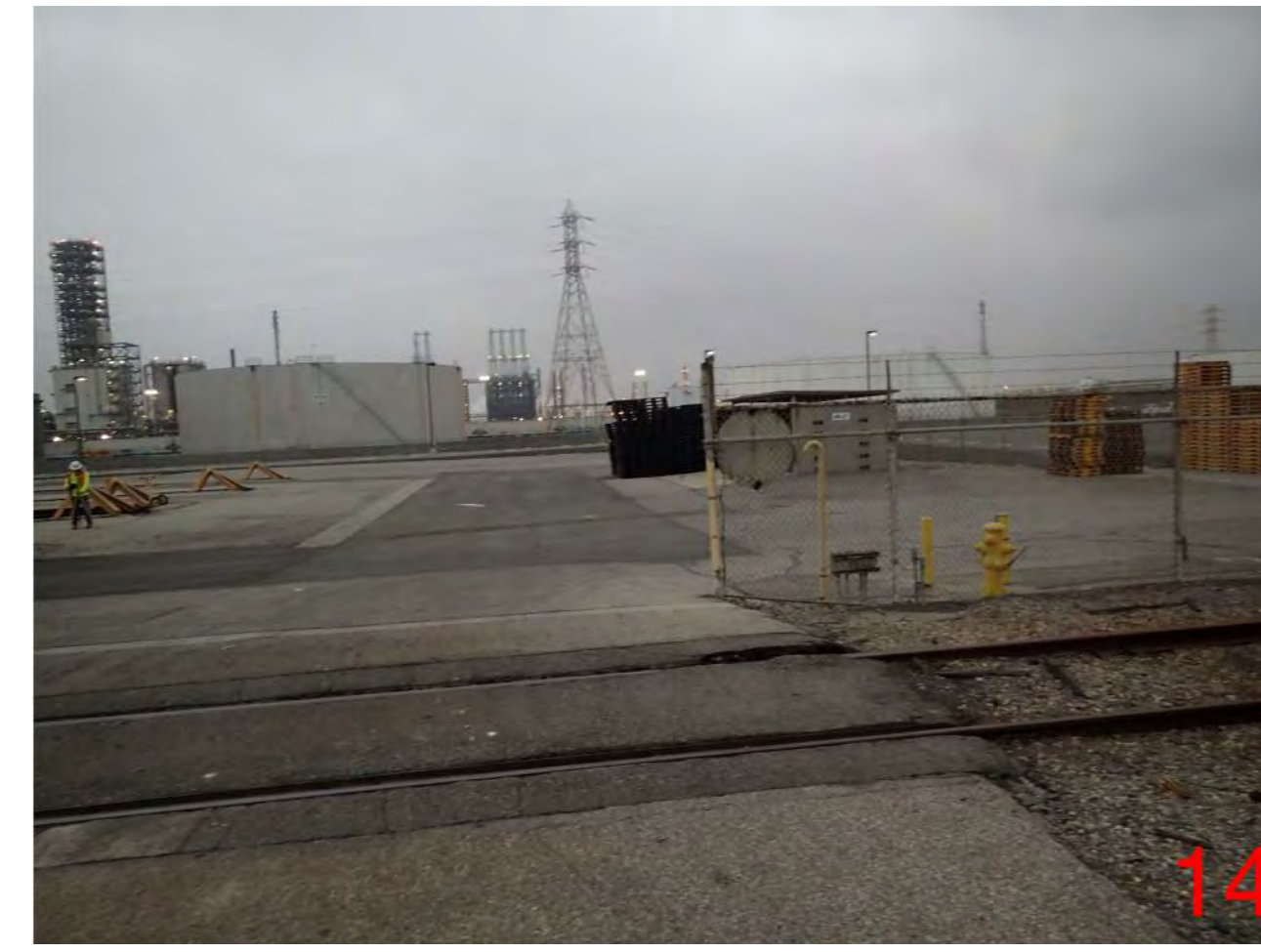
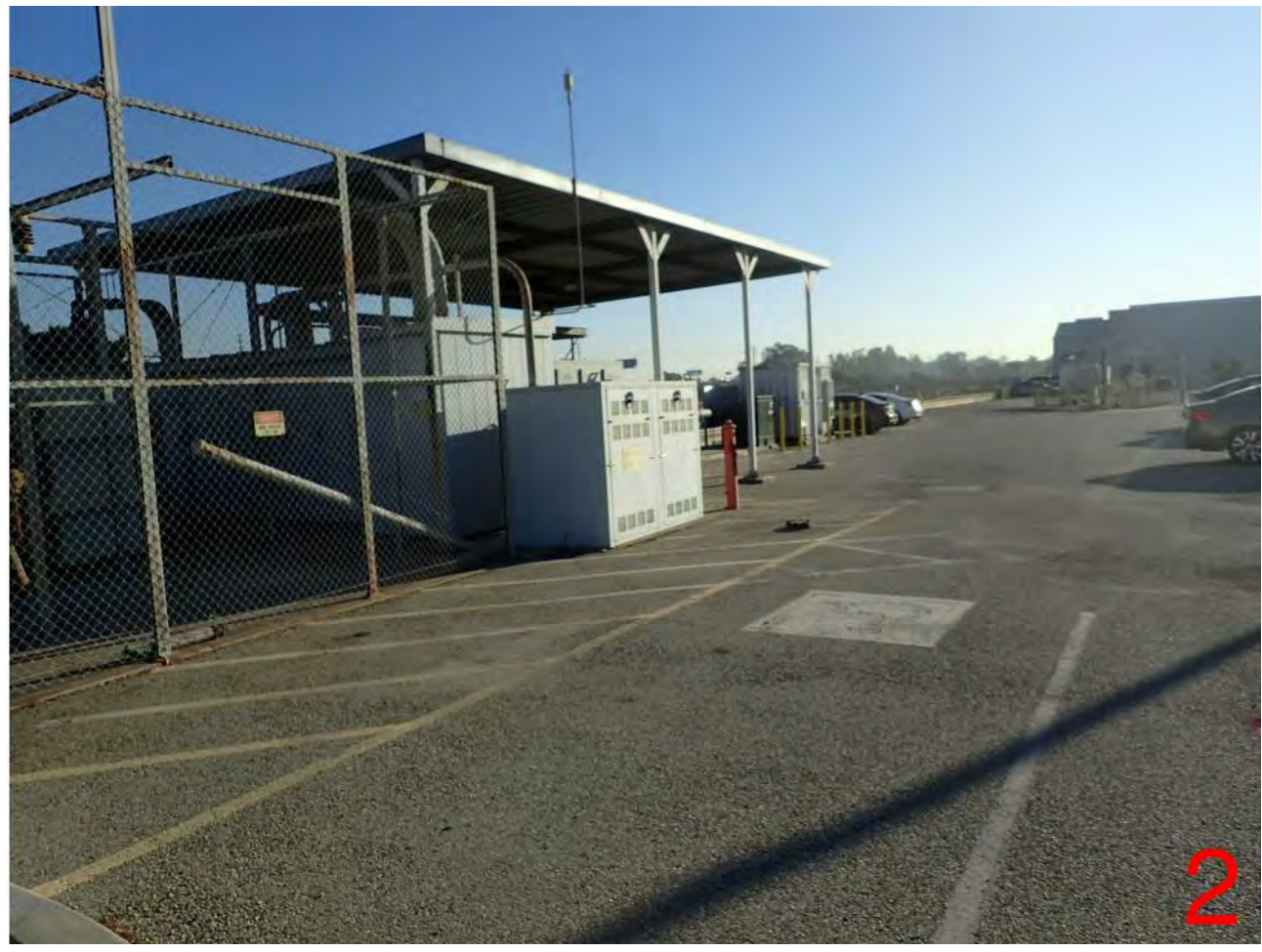
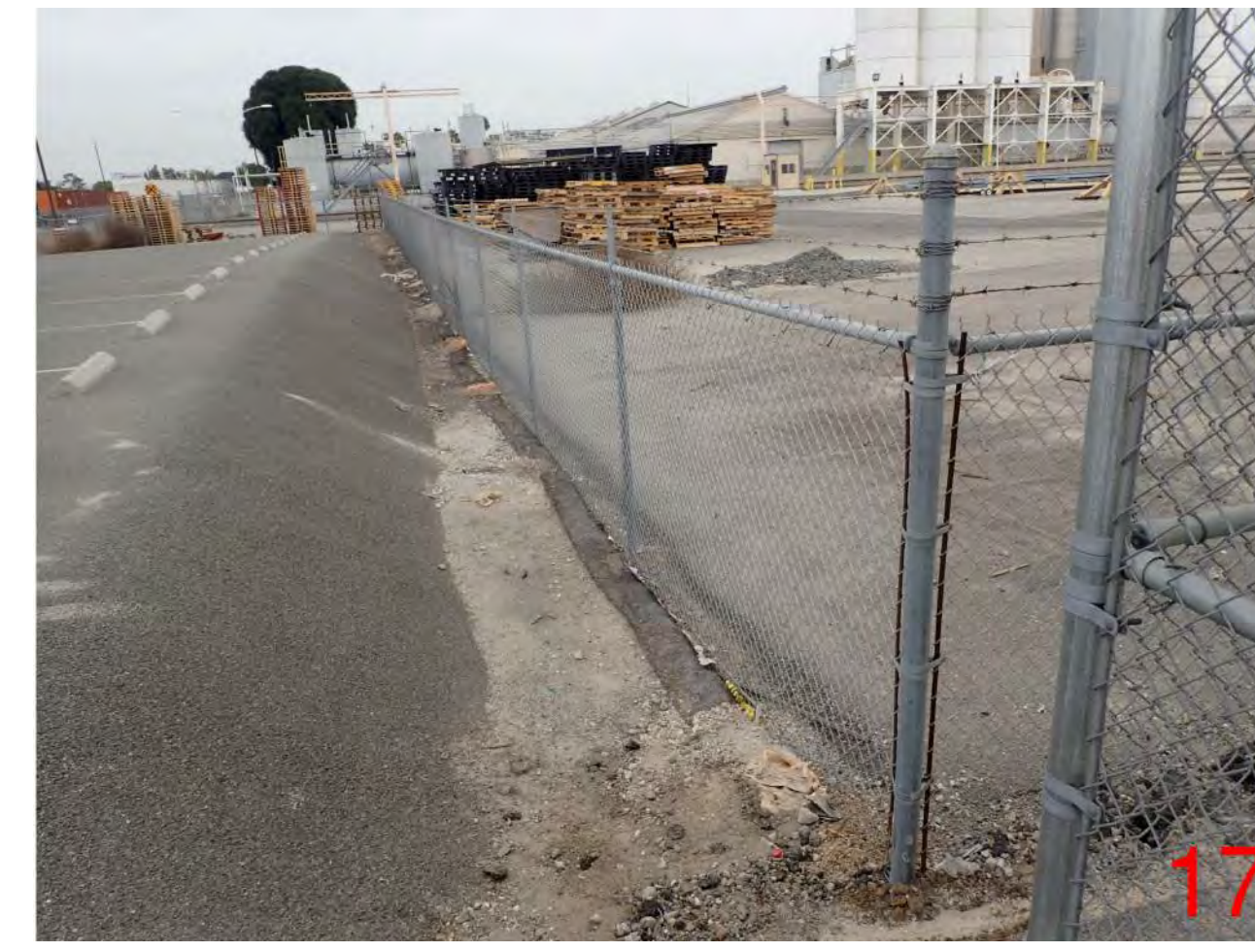
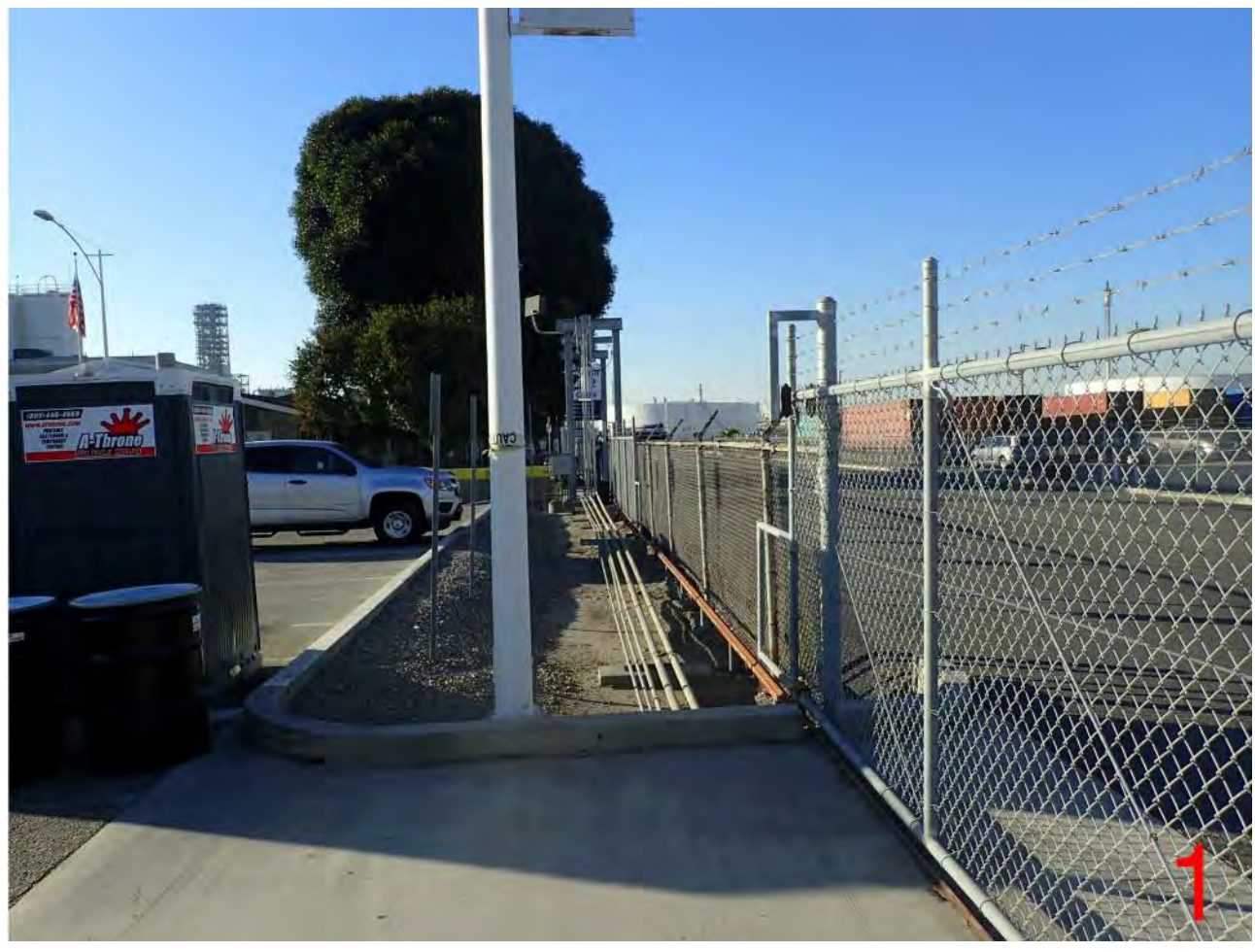
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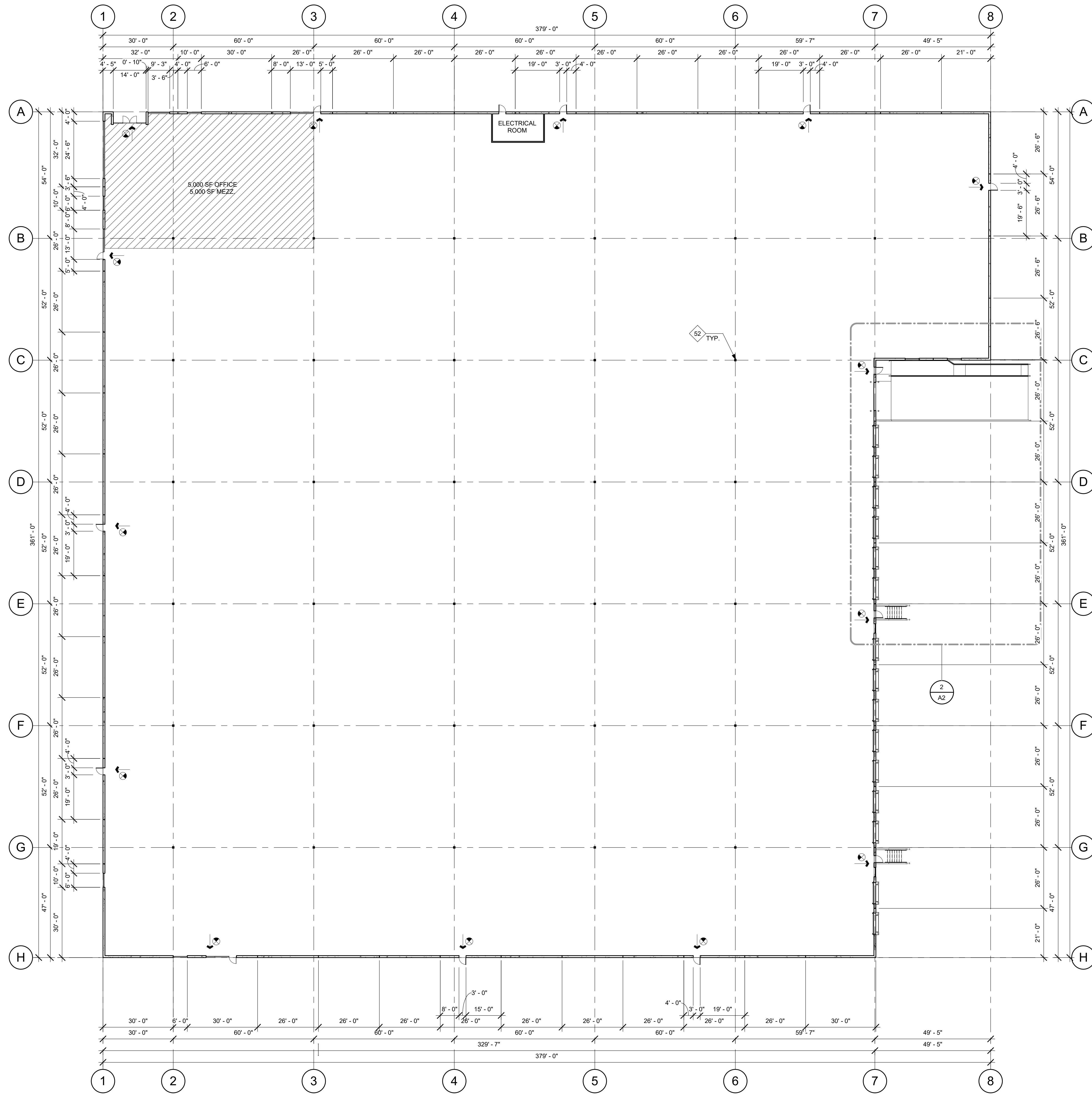
SITE DETAILS

A1\_1

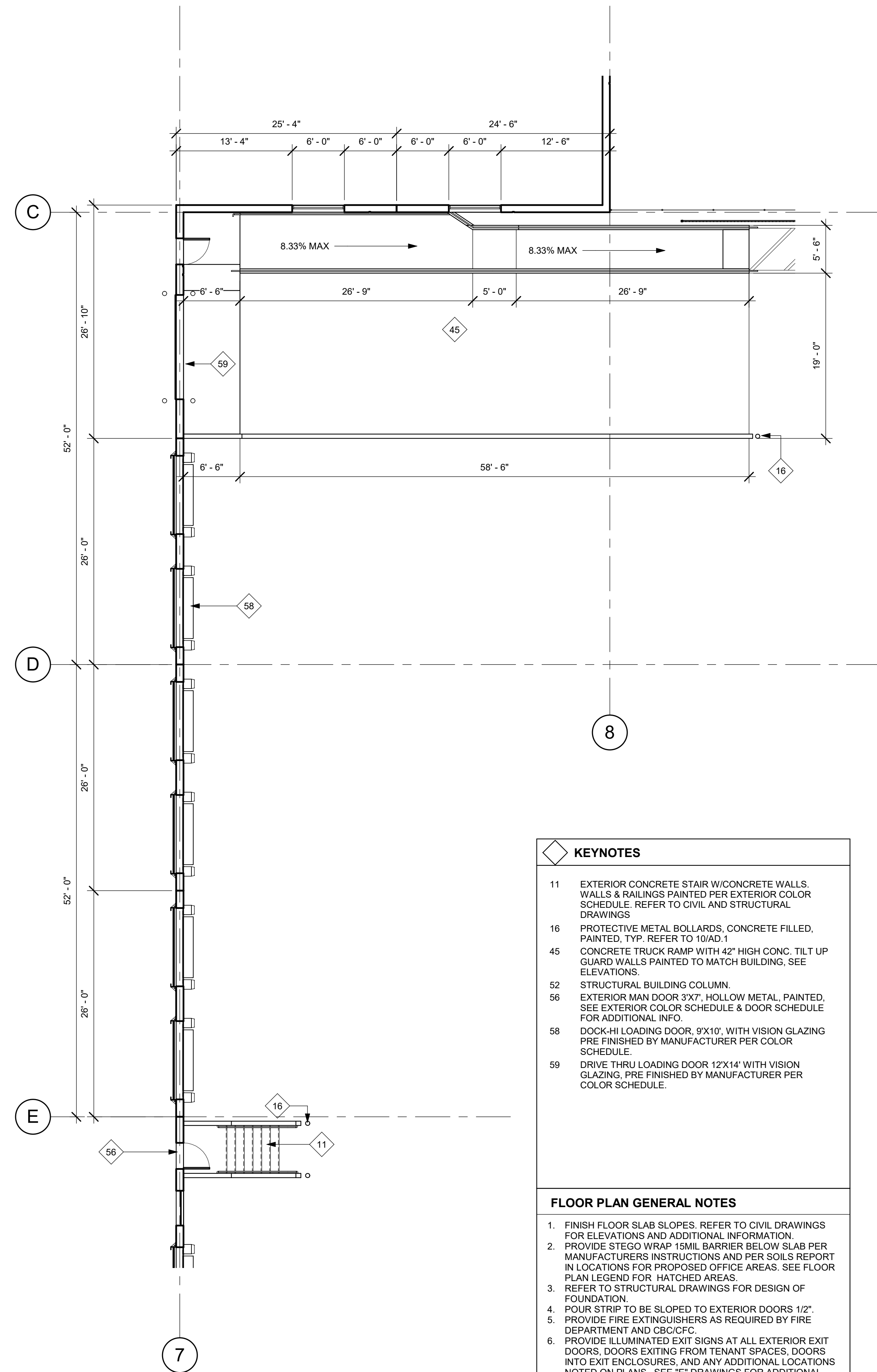








1 PROPOSED BUILDING FLOOR PLAN  
1" = 20'-0"



2 ENLARGED FLOOR PLAN - LOADING DOCKS  
1/8" = 1'-0"

KEYNOTES	
11	EXTERIOR CONCRETE STAIR W/CONCRETE WALLS, WALLS & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS.
16	PROTECTIVE METAL BOLLARDS, CONCRETE FILLED, PAINTED, TYP. REFER TO 10/A0.1.
45	CONCRETE TRUCK RAMP WITH 12" HIGH CONC. TILT UP GUARD WALLS PAINTED TO MATCH BUILDING, SEE ELEVATIONS.
52	STRUCTURAL BUILDING COLUMN.
56	EXTERIOR MAIN DOOR 3'X7', HOLLOW METAL, PAINTED, SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
58	DOCK-HI LOADING DOOR, 8'X10', WITH VISION GLAZING, PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
59	DRIVE THRU LOADING DOOR 12X14' WITH VISION GLAZING, PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.

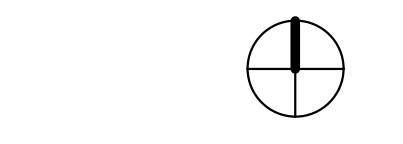
  

FLOOR PLAN GENERAL NOTES	
1.	FINISH FLOOR SLAB SLOPES. REFER TO CIVIL DRAWINGS FOR ELEVATIONS AND ADDITIONAL INFORMATION.
2.	PROVIDE STEGO WRAP 15MIL BARRIER BELOW SLAB PER MANUFACTURERS INSTRUCTIONS AND PER SOILS REPORT IN LOCATIONS FOR PROPOSED OFFICE AREAS. SEE FLOOR PLAN LEGEND FOR HATCHED AREAS.
3.	REFER TO STRUCTURAL DRAWINGS FOR DESIGN OF FOUNDATION.
4.	POUR STRIP TO BE SLOPED TO EXTERIOR DOORS 1/2".
5.	PROVIDE FIRE EXTINGUISHERS AS REQUIRED BY FIRE DEPARTMENT AND CBC/CFC.
6.	PROVIDE ILLUMINATED EXIT SIGNS AT ALL EXTERIOR EXIT DOORS, DOORS EXITING FROM TENANT SPACES, DOORS INTO EXIT ENCLOSURES, AND ANY ADDITIONAL LOCATIONS NOTED ON PLANS. SEE "E" DRAWINGS FOR ADDITIONAL REQUIREMENTS. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
7.	ALL FIRE RATED PARTITIONS TO EXTEND TO DECK ABOVE, AND PENETRATIONS TO BE SEALED.
8.	DO NOT USE CURING COMPOUND OR RELEASE AGENTS TO CURE SLAB.
9.	CRANES, CONCRETE TRUCKS, AND SIMILAR HEAVY EQUIPMENT PROHIBITED ON SLAB.
10.	FLY-ASH PROHIBITED IN CONCRETE SLAB MIX.
11.	FLOOR SLAB TO BE CLASS V PER ACI 302-IR-89.
12.	FLOOR COMPACTION TO BE 95% MIN.
13.	TRENCH COMPACTION TO BE 90% MIN.
14.	SLAB FINISH TO BE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
15.	DIMENSIONS ARE TO FACE OF CONCRETE PANEL, FINISH FACE OF DRYWALL, FINISH OPENING, TYPICAL UNLESS NOTED OTHERWISE.
16.	PROVIDE EXIT SIGNS INCLUDING TACTILE SIGN REQUIRED BY SECTION 1011 OF 2013 CBC. SIGN TO BE CONTINUOUSLY ILLUMINATED FOR DURATION OF 90 MIN IN CASE OF PRIMARY POWER LOSS.
17.	ALL MAIN DOORS, OVERHEAD DOORS, AND ROLL-UP DOORS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY BUILDING CODE AND LOCAL JURISDICTION.
18.	ALL STOREFRONT SYSTEMS TO BE DESIGNED FOR WIND LOAD AND EXPOSURE DETERMINED BY THE BUILDING CODE AND LOCAL JURISDICTION. STOREFRONT SYSTEMS TO BE DESIGN BUILT G.C. TO PROVIDE SHOP DRAWINGS FOR ARCHITECT'S REVIEW.
19.	REFER TO CIVIL DRAWINGS FOR ALL POINT OF CONNECTIONS FOR UTILITIES CONTRACTOR TO VERIFY LOCATIONS.
20.	PROVIDE STEEL BOLLARDS FILLED WITH CONCRETE AND PAINTED PER FINISH SCHEDULE AT FIRE RISERS, PIVS, TRANSFORMERS, AND OTHER LOCATIONS AS REQUIRED.
21.	CONTRACTOR TO MAINTAIN A CLEAN FLOOR SLAB. ALL TRUCKS AND EQUIPMENT TO BE DIAPERED.
22.	NO ACCESS HARDWARE ON THE EXTERIOR SIDE OF THE NON-ENTRY DOORS.
23.	FOR TYPICAL DOOR LANDING CLEARANCES, REFER 2/A0.2.2 FOR MORE INFORMATION.
24.	NO SMOKING WITHIN 25' OF BUILDING ENTRIES, ACCORDING TO GREEN BUILDING STANDARD CODE DIVISION 5.504.7.



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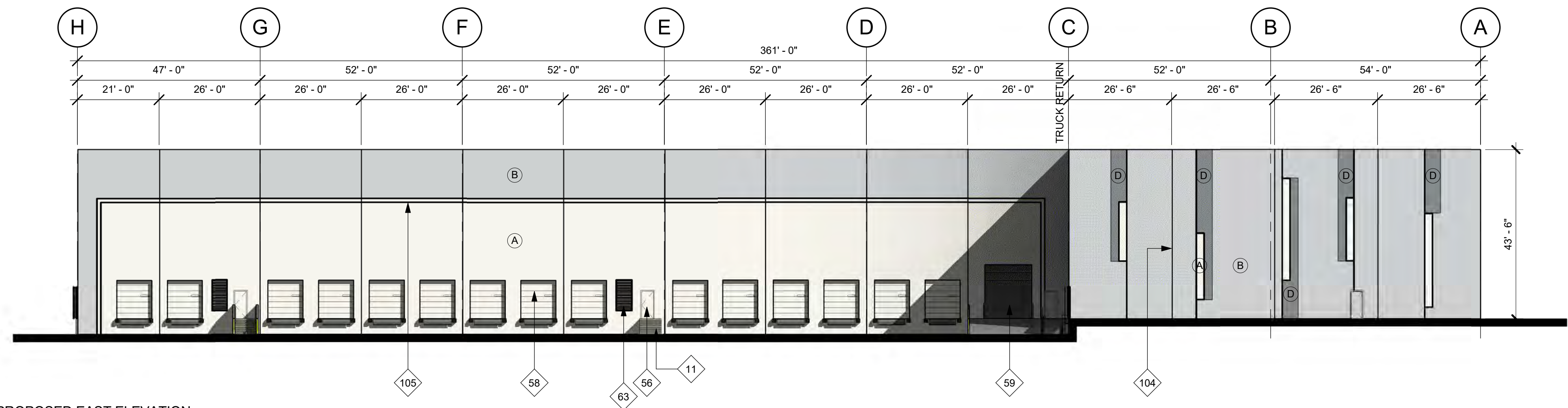
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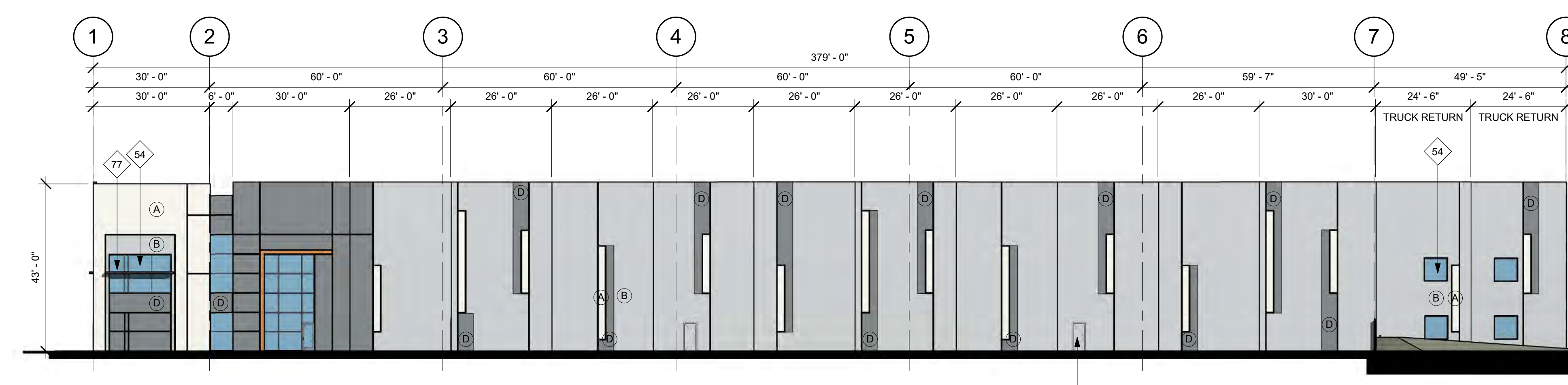
FLOOR PLAN

A2

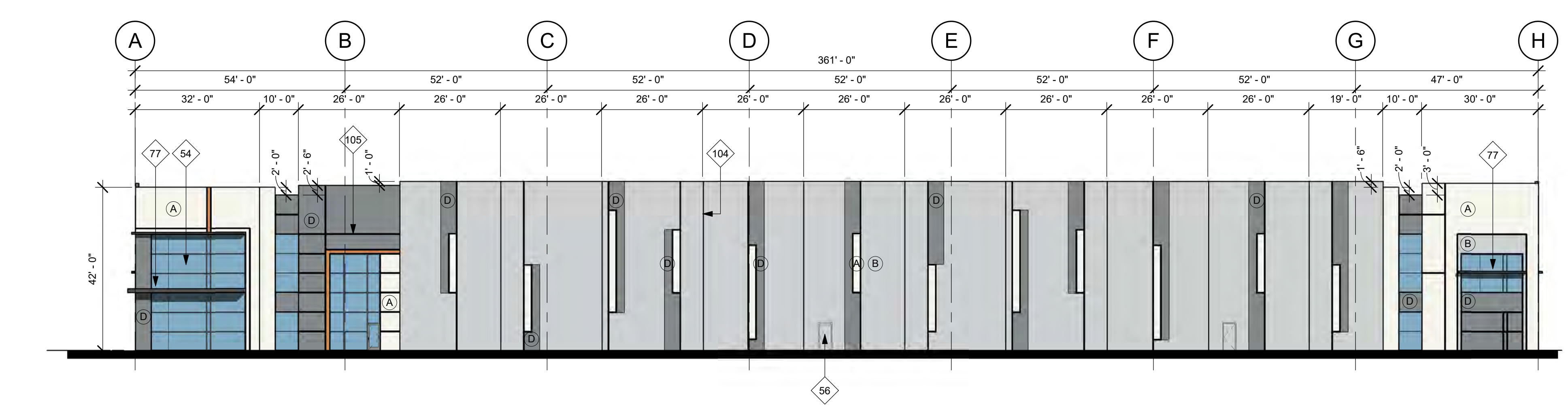




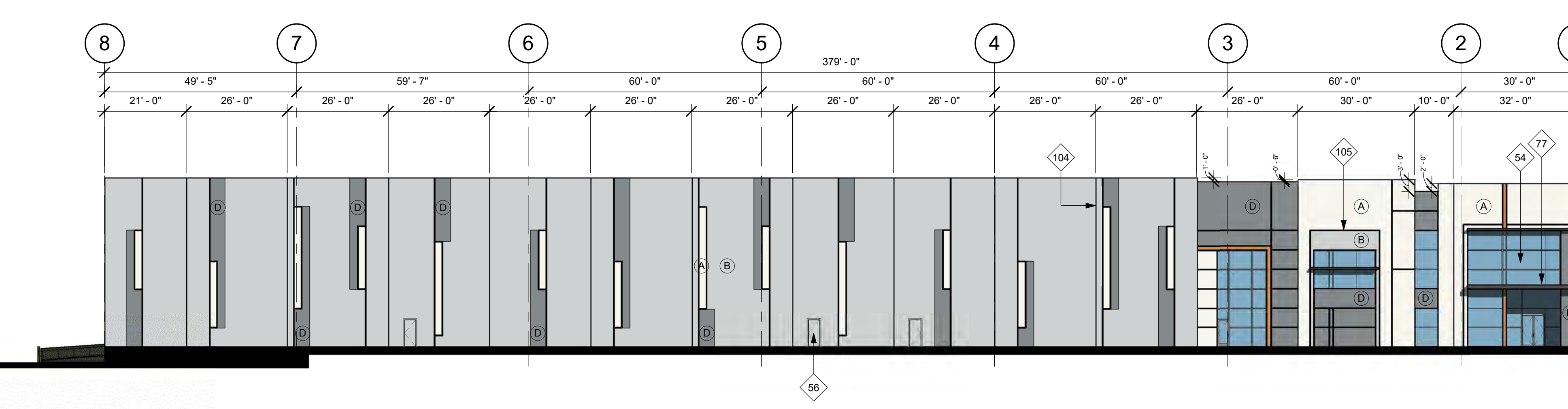
1 PROPOSED EAST ELEVATION  
1" = 20'-0"



2 PROPOSED SOUTH ELEVATION  
1" = 20'-0"



3 PROPOSED WEST ELEVATION  
1" = 20'-0"



4 PROPOSED NORTH ELEVATION  
1" = 20'-0"

**KEYNOTES**

- 11 EXTERIOR CONCRETE STAIR W/CONCRETE WALLS, WALL & RAILINGS PAINTED PER EXTERIOR COLOR SCHEDULE. REFER TO CIVIL AND STRUCTURAL DRAWINGS
- 54 STOREFRONT. SEE ELEVATIONS & EXTERIOR COLOR SCHEDULE. STORE FRONT TO BE DESIGNED TO RESIST WIND LOAD AS REQUIRED BY BUILDING CODES AND LOCAL JURISDICTION. DESIGN OF STOREFRONT FRAMING SYSTEM AND STRUCTURAL CALCULATIONS TO BE DESIGN BUILT BY G.C. AND UNDER DEFERRED SUBMITTAL.
- 56 EXTERIOR MAN DOOR 3'X7', HOLLOW METAL, PAINTED. SEE EXTERIOR COLOR SCHEDULE & DOOR SCHEDULE FOR ADDITIONAL INFO.
- 58 DOCK-HI LOADING DOOR, 9'X10', WITH VISION GLAZING. PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
- 59 DRIVE THRU LOADING DOOR 12'X14' WITH VISION GLAZING. PRE FINISHED BY MANUFACTURER PER COLOR SCHEDULE.
- 63 AIR INTAKE LOUVER. PAINT TO MATCH BUILDING WALL. TYP. SIZE VERTICAL 4'X 8'. PROVIDE BIRD SCREEN, FILTER AND BURGLAR BARS.
- 77 CANOPY. REFER TO ELEVATIONS - STRUCTURAL DETAILS.
- 104 PANEL JOINT, TYP.
- 105 2" DECORATIVE CONCRETE REVEAL WITH CHAMFERED EDGES, TYP.

**GLAZING LEGEND**

VISION GLAZING: [Symbol]

NON VISION GLAZING: [Symbol]

TEMPERED: [Symbol]

NOTE:  
REFER TO ELEVATIONS FOR TEMPERED GLAZING LOCATIONS.

NON VISION GLAZING NOTES:  
1. SINGLE PANE GLAZING PAINT FACE OF CONCRETE PANEL BEHIND BLACK. NO COATING REQUIRED.  
2. PROVIDE BREATHABLE MULLION SYSTEM @ NON-VISION GLAZING SECTIONS. NO HOLES REQUIRED IN CONCRETE.  
3. PROVIDE SHADE CLOTH BEHIND GLASS IN AREAS INTENDED TO BE NON-VISION WHEN THERE IS NO SPANDREL CONCRETE. TENGATE MIRAFI 140N 12.5" X 360" FILTER FABRIC.

TEMPERED GLAZING NOTES:  
1. IN OPERABLE DOORS, WINDOWS AND WITHIN 18" OF WALKING SURFACE TO BE TEMPERED.

**EXTERIOR COLOR SCHEDULE**

- (A) WHITE EXTERIOR PAINT  
COLOR: SW7005 - PURE WHITE
- (B) LIGHT GRAY EXTERIOR PAINT  
COLOR: SW7071 - GRAY SCREEN
- (C) CLARION EXTERIOR PAINT  
COLOR: PANTONE 7626C - CLARION RED
- (D) DARK GREY EXTERIOR PAINT  
COLOR: SW7074 SOFTWARE

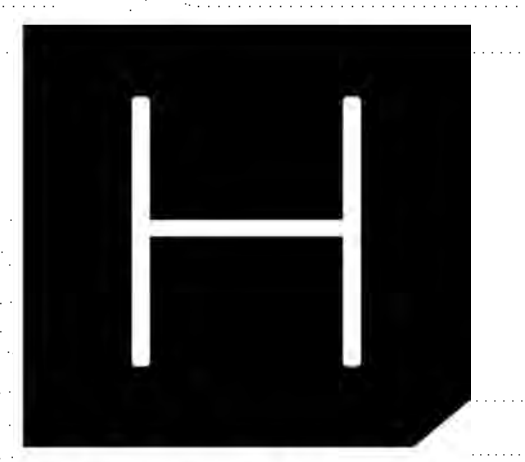
(D) WHITE/CHARCOAL DECORATIVE BROW

(E) STOREFRONT  
MEDIUM PERFORMANCE BLUE REFLECTIVE GLAZING & CLEAR ANODIZED MULLIONS

TYP PAINT NOTES:  
PAINT MAN DOORS, GUARD WALLS, RAMP WALLS, STAIR WALLS, GUARD RAILS, ROOF DRAINS, AND LOUVERS TO MATCH ADJACENT BUILDING WALL U.N.O.

TRUCK DOORS TO BE PRE-FINISHED BY MANUFACTURER IN WHITE FINISH

9TH STREET PARTNERS - 223RD ST.  
 2104 E 223RD STREET  
 CARSON, CA  
 PROJECT  
 2nd PLANNING SUBMITTAL



HERDMAN  
ARCHITECTURE + DESIGN  
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09.21.2021

EXTERIOR  
ELEVATIONS  
A4