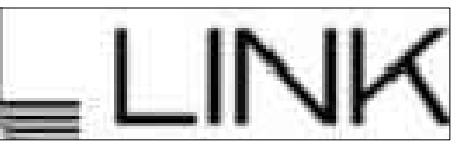


Owner:



3333 MICHELSON DRIVE, STE 275
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

Civil: THIENES
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER
Fire Protection: -
Soils Engineer: -

Title: Overall Site Plan

Project Number: 20356

Drawn by: JK

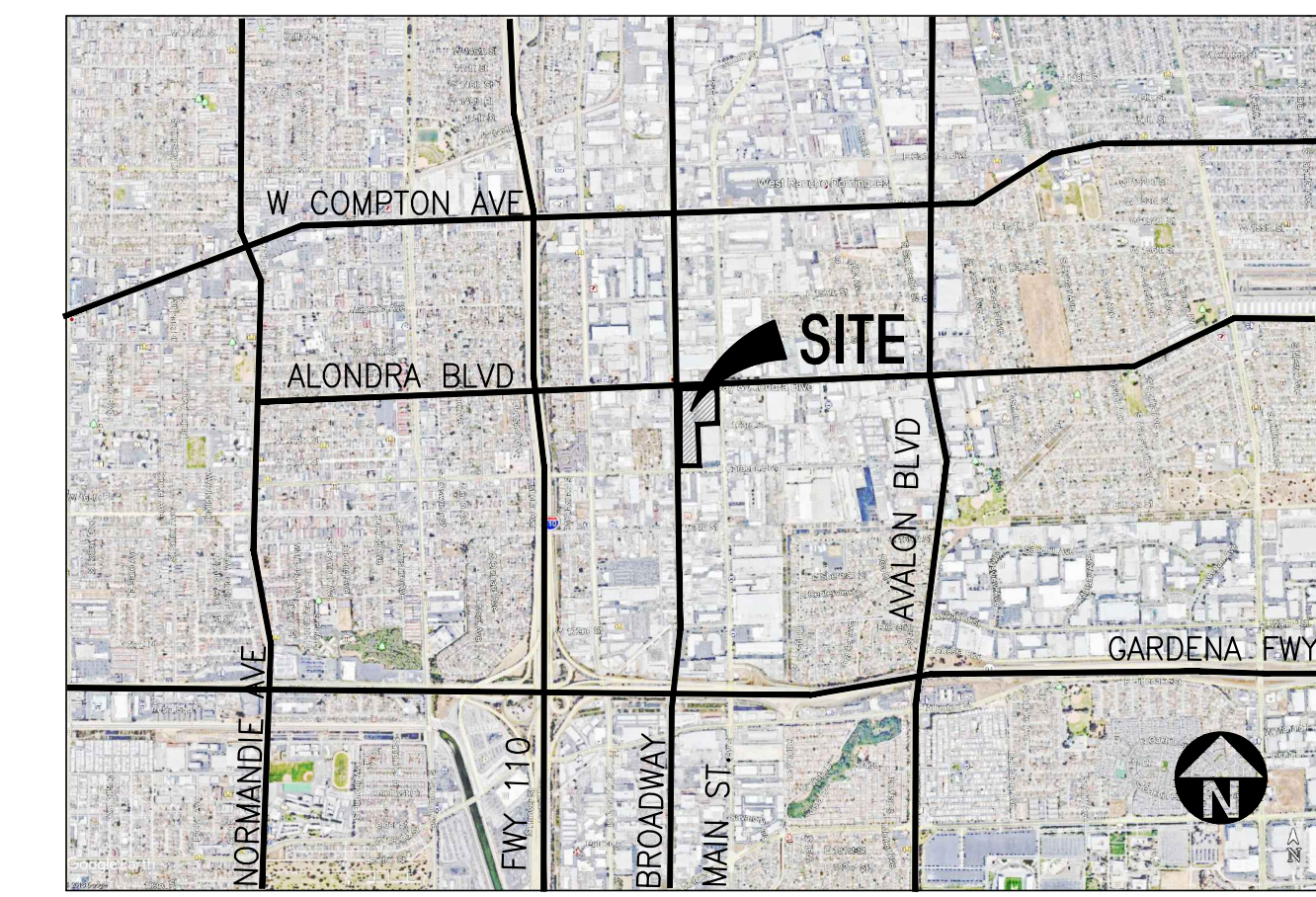
Date: 06/25/21

Revision:

Sheet:

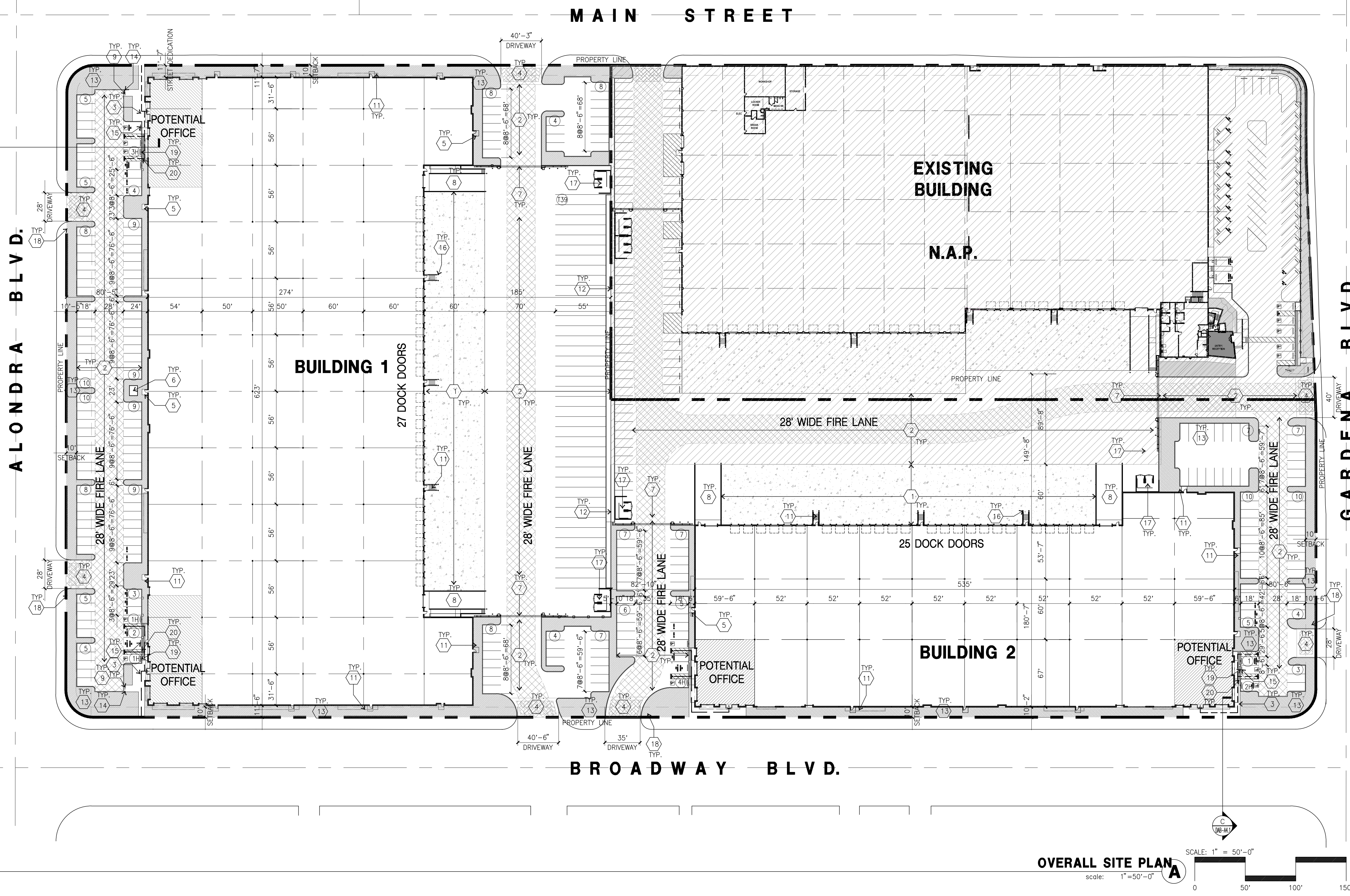
DAB-A1.1

VICINITY MAP



PROJECT DATA

	BLDG.1	BLDG.2	TOTAL (NEW)
SITE AREA			
In s.f.			587,338 s.f.
In acres			13.48 ac
BUILDING AREA			
Office (1st Floor)	5,000	3,000	8,000 s.f.
Office (Mezzanine)	5,000	3,000	8,000 s.f.
Warehouse	175,921	100,677	276,598 s.f.
TOTAL	185,921	106,677	292,598 s.f.
COVERAGE			49.46%
FAR			49.82%
CLEAR HEIGHT	36'	36'	
AUTO PARKING REQUIRED			
Office: 1/300 s.f. (if exceeds 10% GFA)	n/a	n/a	n/a
Whse: 1/1,500 s.f.	124	72	196 stalls
TOTAL	124	72	196 stalls
AUTO PARKING PROVIDED			
Standard (9' x 18')	109	68	177 stalls
Van Accessible (12' x 18')	1	1	2 stalls
Standard Accessible (9' x 18')	4	3	7 stalls
Clean Air (9' x 18')	3	1	4 stalls
EV Van Accessible (12' x 18')	1	1	2 stalls
EV Accessible (9' x 18')	1	1	2 stalls
EV Ambulatory (10' x 18')	1	1	2 stalls
Standard EV (9' x 18')	10	6	16 stalls
TOTAL	130	82	212 stalls
TRAILER PARKING PROVIDED			
Trailer (10' x 50')	39	-	39 stalls
Zoning Designation - Manufacturing Light - D overlay			
MAXIMUM BUILDING HEIGHT ALLOWED			
Height - no limit			
MAXIMUM FLOOR AREA RATIO			
FAR - 50%			
SETBACKS			
Building		Landscape	
Front - 25'		10'	
Side - 10'		10'	
Rear - min 5' but not greater than 10'			
Buildings above 50' feet in height, the required setback shall be increased by 1' for each 2' in above 50'			
TRASH ENCLOSURE REQUIRED			
1st 20,000 s.f. - 10s.f. per 1,000 s.f.	200	200 s.f.	
Above: 3s.f. per 1,000 s.f.	498	260 s.f.	
	698	460 s.f.	
TRASH ENCLOSURE PROVIDED	386	382	



PROJECT INFORMATION

Owner / Applicant
BB ALONDRA INDUSTRIAL OWNER LLC
C/O REVENTAGE CORPORATE SERVICES
233 SOUTH WACKER DRIVE, STE. 3400
CHICAGO, IL 60606
ATTN: LEGAL DEPARTMENT

Applicant Representative
HPA, INC.
18831 BARDEEN AVE. STE 100
IRVINE, CA 92612
PHONE: 310-387-9009
CONTACT: JOSEPH KIM

Construction Type
CONCRETE TILT-UP BUILDING
BUILDING OCCUPANCY : S-1 / B
CONSTRUCTION TYPE : III-B
ESFR SYSTEM
APN
6125-017-800
Zoning
ML-D (MANUFACTURED LIGHT;
DESIGN OVERLAY)

Code Analysis
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS

SITE PLAN KEYNOTES

- HEAVY BROOM FINISH CONCRETE PAVEMENT.
- ASPHALT CONCRETE (AC) PAVING. SEE "C" DRAWINGS.
- CONCRETE WALKWAY, MEDIUM BROOM FINISH
- DRIVEWAY APRONS TO BE CONSTRUCTED
- 5'-6"x5'-6"x4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAIN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- APPROXIMATE LOCATION OF TRANSFORMER. CONTRACTOR TO VERIFY WITH S.C.E.
- PROVIDE 8" HIGH METAL GATES W/ KINOX-BOX PER FIRE DEPARTMENT STANDARDS PER DRIVEWAY.
- CONCRETE RAMP W/ 42" HIGH CONCRETE WALL.
- EXTERIOR BIKE RACK TYPICAL.
- NOT USED.
- EXTERIOR CONCRETE STAIR.
- 8" HIGH METAL FENCE.
- LANDSCAPE. ALL LANDSCAPE AREAS INDICATED BY SHADING.
- SMOKING AREA.
- PRE-CAST CONCRETE WHEEL STOP.
- CONCRETE FILLED GUARD POST "6 DIA. U.N.O. 42" H.
- TRASH ENCLOSURE PER CITY STANDARD.
- ACCESSIBLE ENTRY SIGN.
- ACCESSIBLE PARKING STALL SIGN.
- TRUNCATED DOME.

SITE PLAN GENERAL NOTES

- THE SITE PLAN BASED ON THE SOILS REPORT PREPARED BY: TBD
- IF SOILS ARE EXPANSIVE IN NATURE, USE STEEL REINFORCING FOR ALL SITE CONCRETE.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB OR GRID LINE U.N.O.
- SEE "C" PLANS FOR ALL CONCRETE CURBS, GUTTERS AND SWALES.
- THE ENTIRE PROJECT SHALL BE PERMANENTLY MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- SEE "C" DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR SHALL VERIFY ACTUAL UTILITY LOCATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BLDG. SEE "C" DRAWINGS.
- CONTRACTOR TO REFER TO "C" DRAWINGS FOR ALL HORIZONTAL CONTROL DIMENSIONS. SITE PLANS ARE FOR GUIDANCE AND STARTING LAYOUT POINTS.
- SEE "C" DRAWINGS FOR FINISH GRADE ELEVATIONS.
- CONCRETE SIDEWALKS TO BE A MINIMUM OF 4" THICK W/ TOOLED JOINTS AT 6' O.C. EXPANSION/CONSTRUCTION JOINTS SHALL BE A MAXIMUM 12' EA. WAY. EXPANSION JOINTS TO HAVE COMPRESSIVE EXPANSION FILLER MATERIAL OF 1/4". FINISH TO BE A MEDIUM BROOM FINISH U.N.O.
- PAINT CURBS AND PROVIDE SIGNS TO INFORM OF FIRE LANES AS REQUIRED BY FIRE DEPARTMENT.
- CONSTRUCTION DOCUMENTS PERTAINING TO THE LANDSCAPE AND IRRIGATION OF THE ENTIRE PROJECT SITE SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND APPROVED BY PUBLIC FACILITIES DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- PRIOR TO FINAL CITY INSPECTION, THE LANDSCAPE ARCHITECT SHALL SUBMIT A CERTIFICATE OF COMPLETION TO PUBLIC FACILITIES DEVELOPMENT.
- ALL LANDSCAPE AND IRRIGATION DESIGNS SHALL MEET CURRENT CITY STANDARDS AS LISTED IN GUIDELINES OR AS OBTAINED FROM PUBLIC FACILITIES DEVELOPMENT.
- ALL VERTICAL MOUNTING POLES OF CHAIN LINK FENCING SHALL BE CAPPED.
- LANDSCAPED AREAS SHALL BE DELINEATED WITH A MINIMUM SIX INCHES (6") HIGH CURB.

SITE PLAN GENERAL NOTES

- CONCRETE PAVING. SEE "C" DRWS. FOR THICKNESS
- STANDARD PARKING STALL 8'-6" X 18'
- LANDSCAPED AREA
- 28" WIDE FIRELANE
- HANDICAP PARKING STALL (9' X 18') W/ 5' ACCESSIBLE AISLE
- HANDICAP PARKING STALL (VAN) (12' X 18') W/ 5' ACCESSIBLE AISLE
- PATH OF TRAVEL

LEGAL DESCRIPTION:

THAT PORTION OF LOTS 33 AND 44 OF THE GARDENA TRACT, IN THE CITY OF CARSON, AS PER MAP RECORDED JANUARY 03, 1893 IN BOOK 52, PAGE 73, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, TOGETHER WITH A STRIP OF LAND 10 FEET WIDE, LYING NORTHERLY OF THE ADJOINING SAID LOT 33, SAID STRIP BEING A PORTION OF ALONDRA BOULEVARD, FORMERLY KNOWN AS CENTRAL AVENUE, VACATED BY ORDER OF THE BOARD OF SUPERVISORS OF SAID LOS ANGELES COUNTY, A CERTIFIED COPY OF WHICH IS RECORDED IN BOOK 99, PAGES 85 AND 86, OF MISCELLANEOUS RECORDS, IN SAID RECORDER'S OFFICE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID LOT 44 WITH THE EASTERLY LINE OF BROADWAY, 100 FEET WIDE, AS DESCRIBED IN THE FINAL ORDER OF CONDEMNATION ENTERED IN LOS ANGELES COUNTY SUPERIOR COURT CASE NO. 274177, A CERTIFIED COPY BEING RECORDED AUGUST 18, 1933 AS INSTRUMENT NO. 355, IN BOOK 12339, PAGE 97, OF OFFICIAL RECORDS OF SAID COUNTY, AND ALSO REGISTERED AUGUST 21, 1933 AS DOCUMENT NO. 11657-B AND ENTERED ON CERTIFICATE OF TITLE D-4580, ON FILE IN THE OFFICE OF THE COUNTY RECORDER;

THENCE NORTH 89°58'21" EAST 276.00 FEET ALONG SAID SOUTHERLY LINE TO A POINT THENCE NORTH 698.50 FEET;

THENCE EAST 390.15 FEET TO THE EASTERLY LINE OF SAID LOT 33;

THENCE ALONG SAID EASTERLY LINE NORTH 0°00'22" WEST 559.01 FEET TO THE NORTHERLY LINE OF SAID STRIP OF LAND 10.00 FEET WIDE;

THENCE ALONG THE LAST MENTIONED NORTHERLY LINE NORTH 89°54'18" WEST 866.10 FEET TO SAID EASTERLY LINE OF BROADWAY;

THENCE ALONG THE EASTERLY LINE OF BROADWAY SOUTH 1258.41 FEET TO THE POINT OF BEGINNING AND BEING DESCRIBED IN LOT LINE ADJUSTMENT NO. 34-92 RECORDED JULY 23, 1992 AS INSTRUMENT NO. 92-1344809, OF OFFICIAL RECORDS.

EXCEPT FROM LOT 33 AN UNDIVIDED 1/4 INTEREST IN ANY AND ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES WITHOUT THE RIGHT OF SURFACE ENTRY OR EXCAVATING TO A DEPTH OF 250 FEET AS RESERVED BY KEITH W. SCHLAEGEL AND OPAL B. SCHLAEGEL, HUSBAND AND WIFE, IN DEED RECORDED APRIL 14, 1959 AS INSTRUMENT NO. 740, OF OFFICIAL RECORDS.

ALSO EXCEPT THEREFROM THAT PORTION OF LOT 33, ALL OIL, GAS, MINERALS, WATER AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND, BUT WITHOUT THE RIGHT OF SURFACE OR SUBSURFACE ENTRY TO A DEPTH OF 250 FEET FROM THE PRESENT SURFACE OF SAID LAND, AS RESERVED BY SIDNEY R. TITLE AND CHARLOTTE W. TITLE, HUSBAND AND WIFE, IN DEED RECORDED AUGUST 08, 1962 AS INSTRUMENT NO. 2921, OF OFFICIAL RECORDS.

APN: 6125-017-800

Owner:



3333 MICHELSON DRIVE , STE 725
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

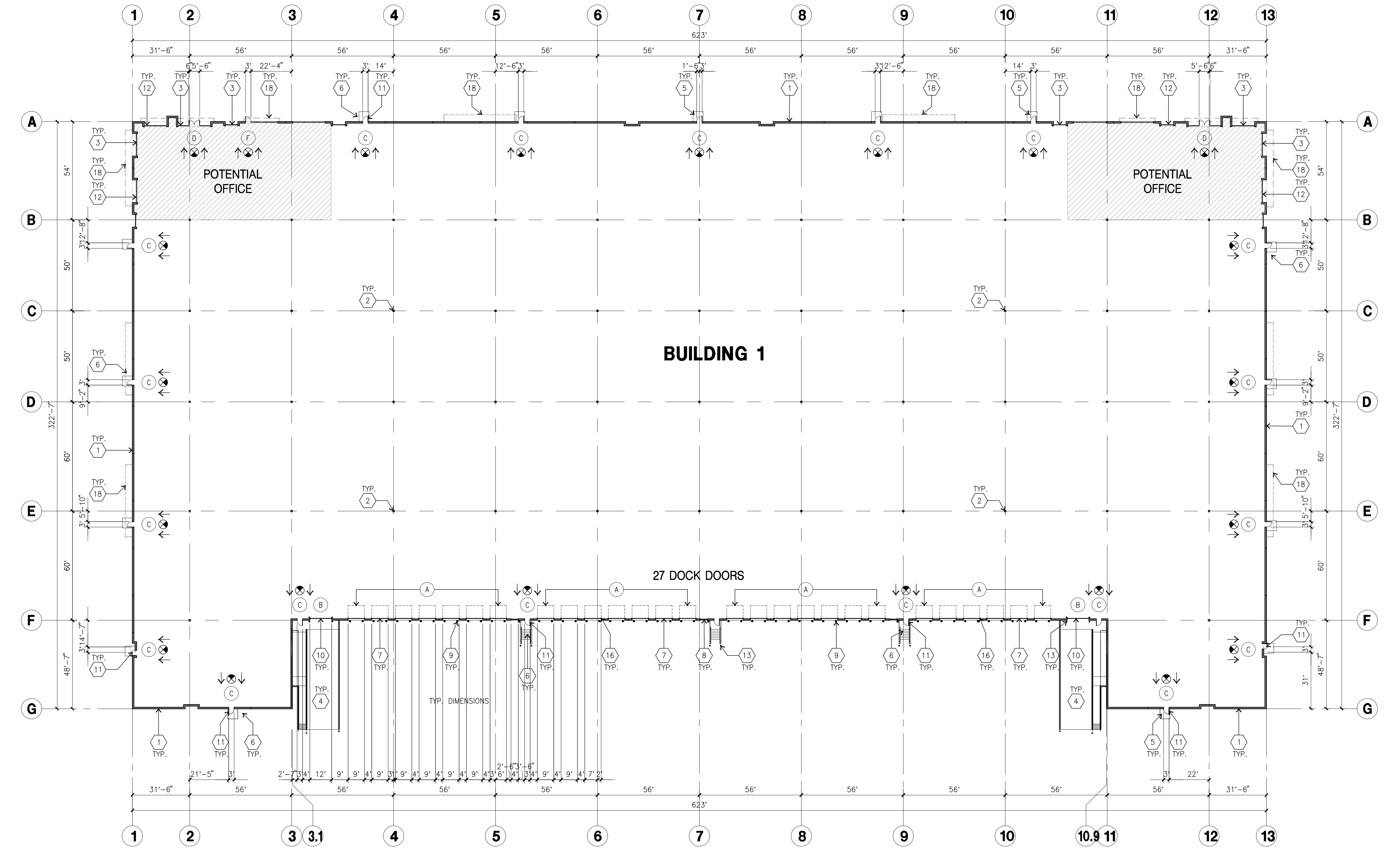
Civil: THIENES
Structural: -
Mechanical: -
Plumbing: -
Electrical: -
Landscape: HUNTER
Fire Protection: -
Soils Engineer: -

Title: Overall Floor Plan

Project Number: 20356
Drawn by: JK
Date: 06/25/21
Revision:

Sheet:

1-DAB-A2.1



FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 EXTERIOR CONCRETE STAR W/ 42" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 4' X 8' LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU, SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.
- 14 NOT USED.
- 15 PRE-CAST CONCRETE WHEEL STOP.
- 16 2 GUARD
- 17 APPROXIMATE LOCATION OF ELECTRICAL ROOM
- 18 METAL CANOPY ABOVE.

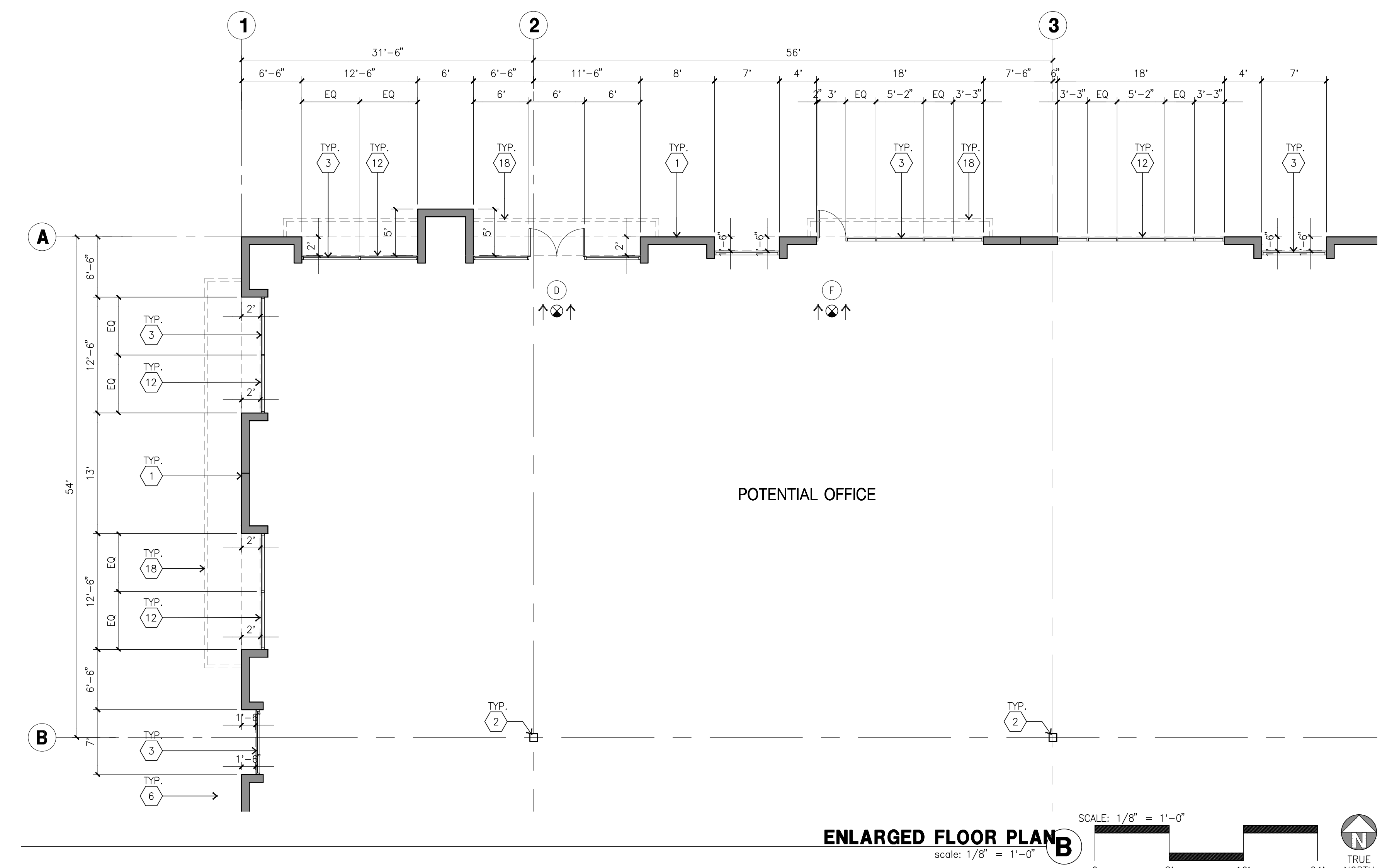
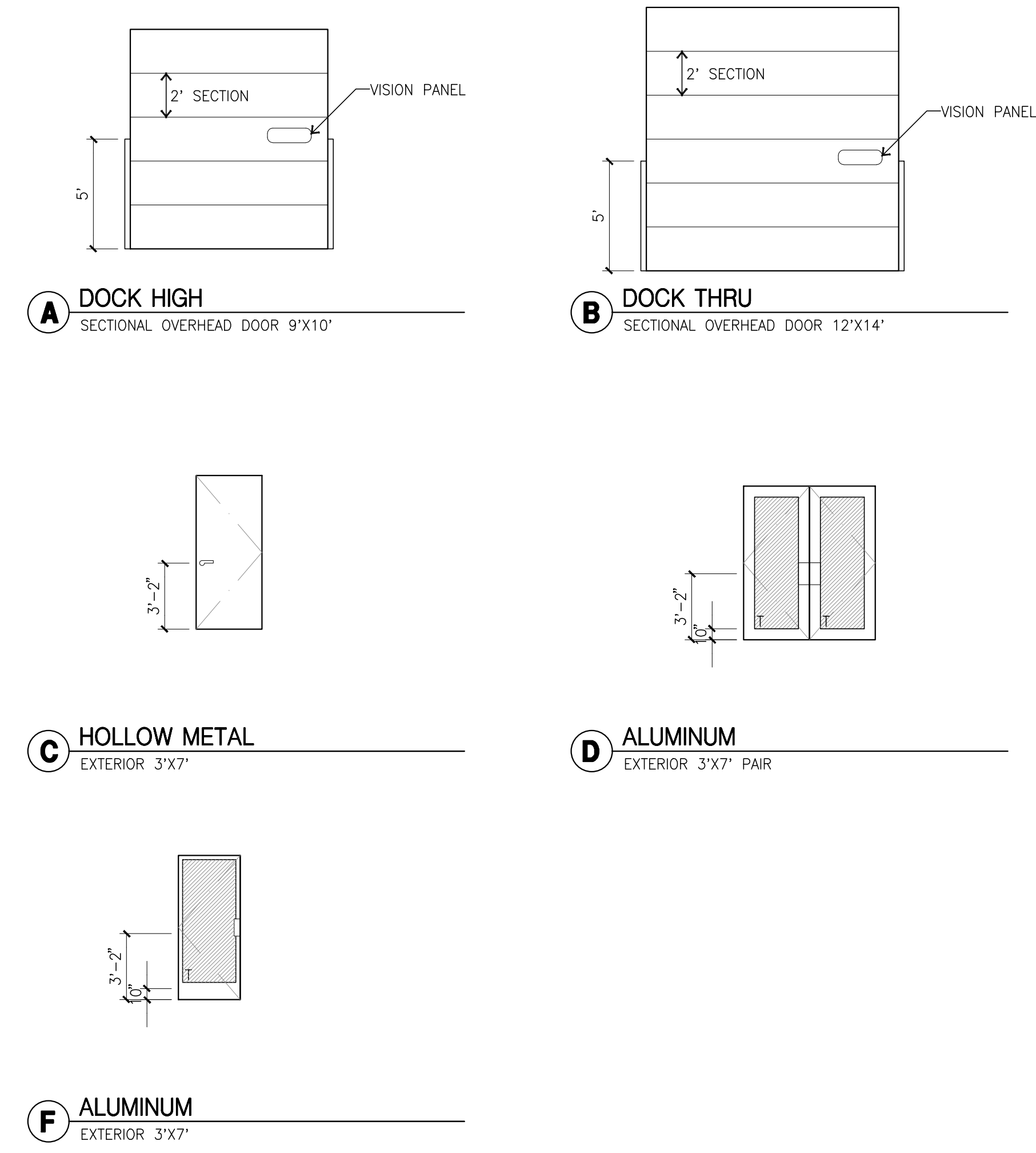
FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET -. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE B/DAB-A4.1 OFFICE SECTION.

FLOOR SLAB & POUR STRIPS REQ.

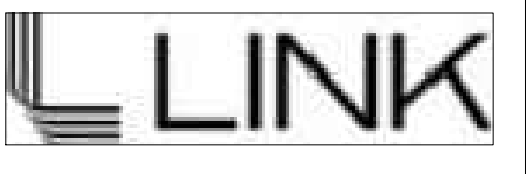
- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB:
 - A. 6" THICK MIN. UN-REINFORCED CONCRETE OVER COMPACTED SOILS
 - B. 3/4" - 16" LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
 - C. 3/4" - 16" LONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS.
 - D. 4,000 P.S.I. REQUIREMENT.
 - E. SLUMP TO BE 4" +/- 1"
 - F. JOINT SPACING PER A.C.I. 302-IR-96
 - G. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 12. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VIOQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 - CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 12. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER

DOOR LEGEND



CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

Owner:



3333 MICHELSON DRIVE, STE 725
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

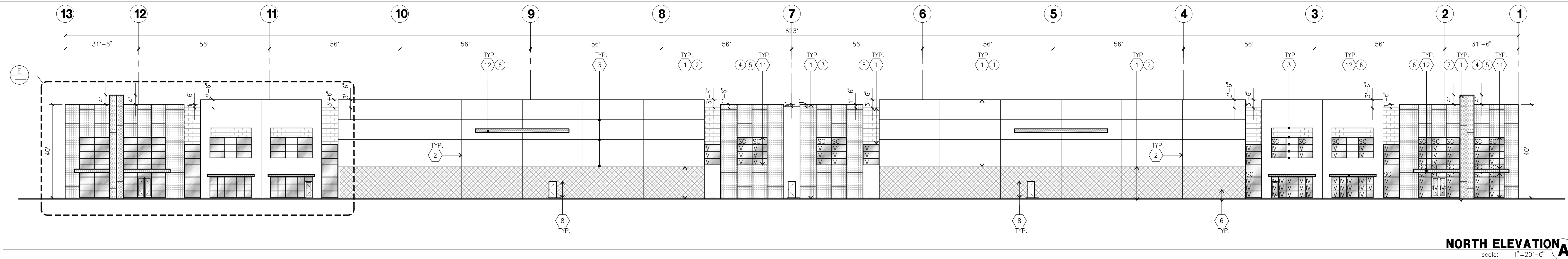
- Civil: THIENES
- Structural: -
- Mechanical: -
- Plumbing: -
- Electrical: -
- Landscape: HUNTER
- Fire Protection: -
- Soils Engineer: -

Title: Elevations

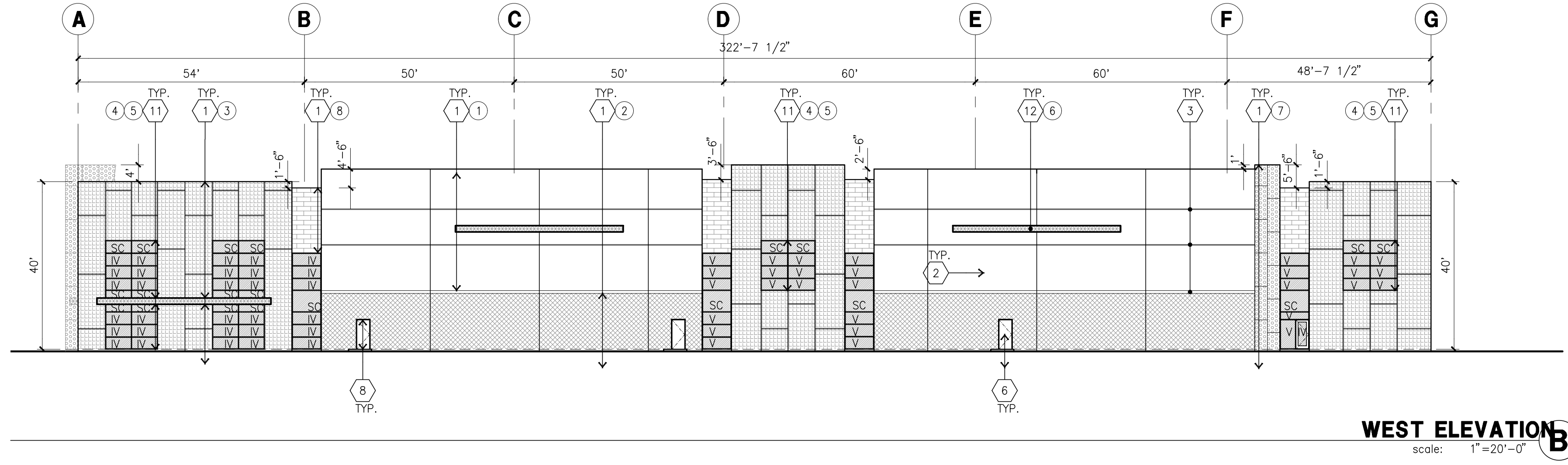
Project Number: 20356
Drawn by: JK
Date: 06/25/21
Revision:

Sheet:

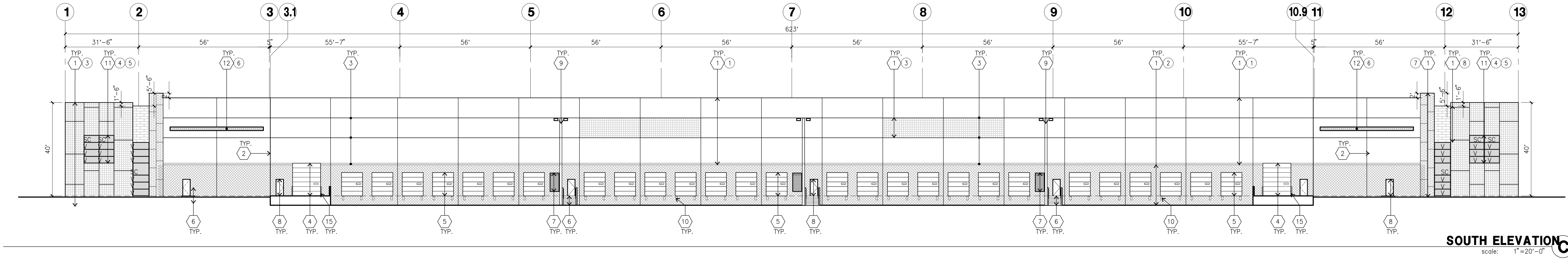
1-DAB-A3.1



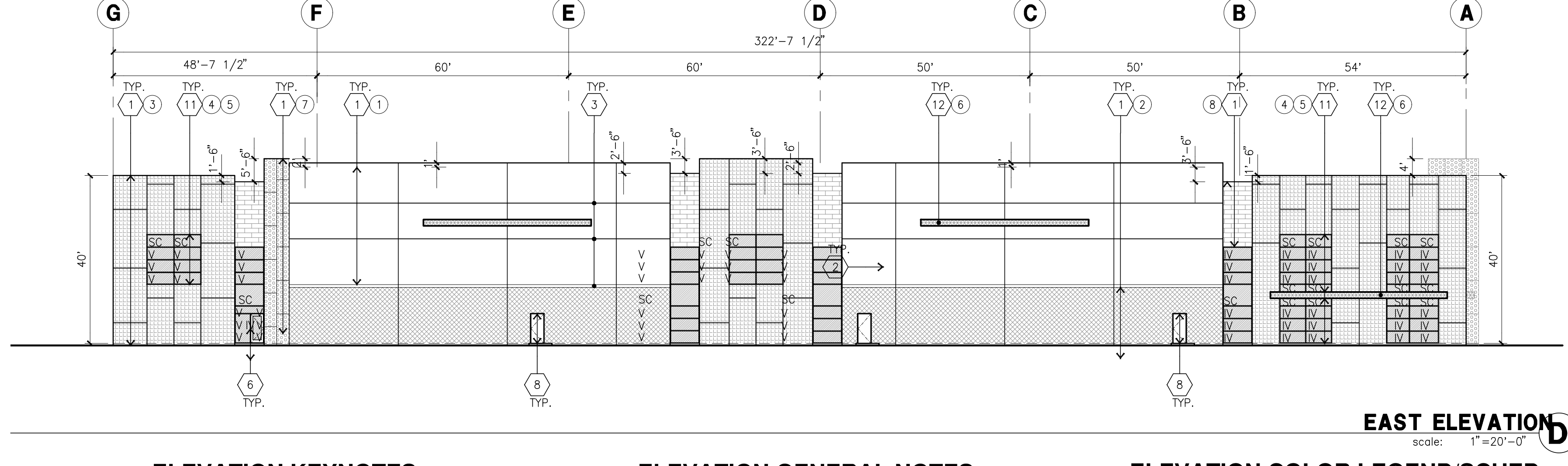
NORTH ELEVATION A
scale: 1" = 20'-0"



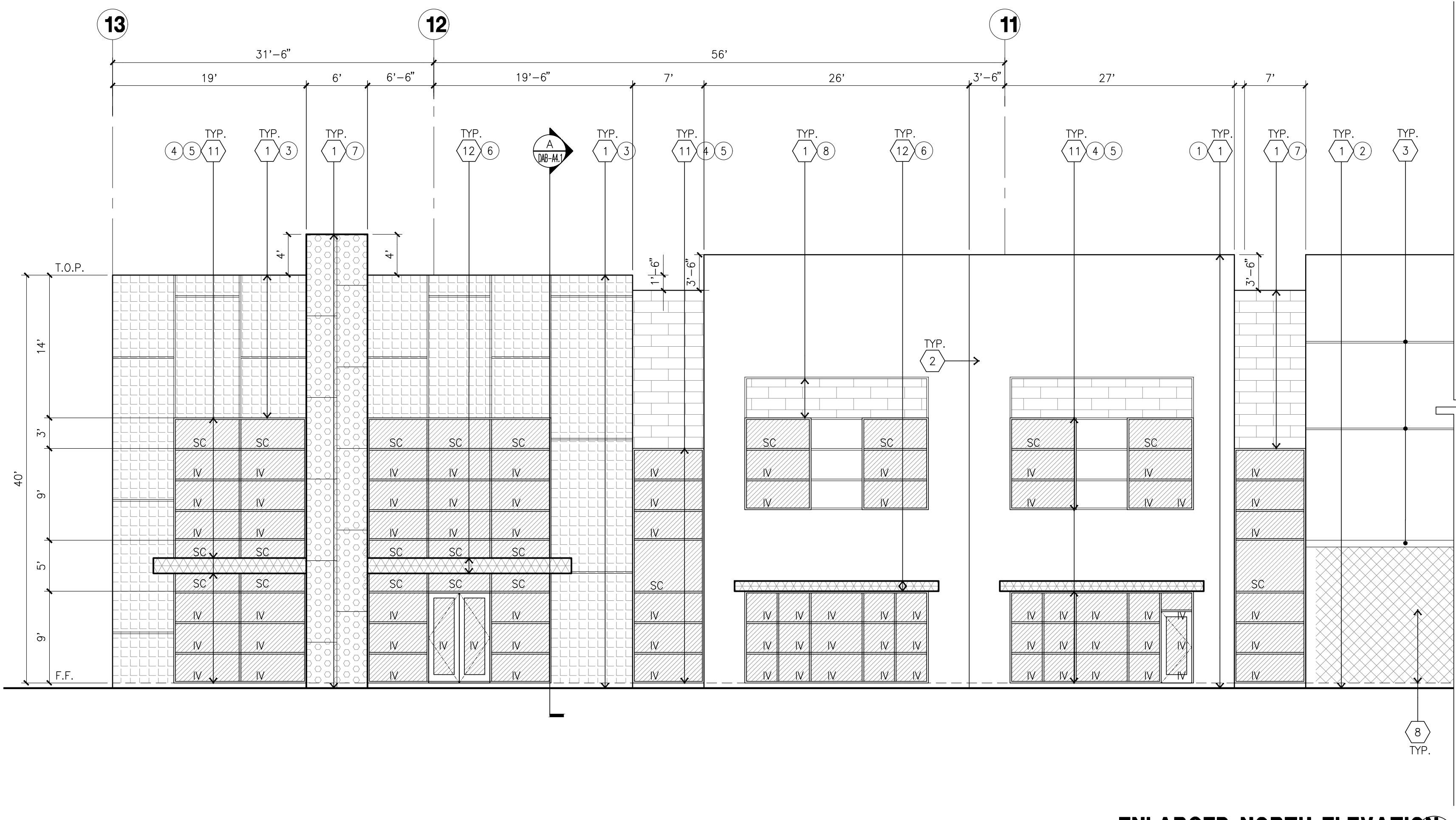
WEST ELEVATION B
scale: 1" = 20'-0"



SOUTH ELEVATION C
scale: 1" = 20'-0"



EAST ELEVATION D
scale: 1" = 20'-0"



ENLARGED NORTH ELEVATION E
scale: 1/8" = 1'-0"

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O. 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 4 WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9" X 10" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON SKID NOSING TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 4" X 8" METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS. SIDELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 METAL CANOPY.
- 13 NOT USED.
- 14 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 15 CONC. FILLED GUARD POST. 6" DIA. U.N.O.. 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON

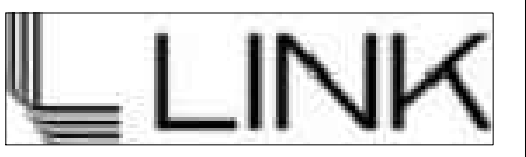
ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7636 ORIGAMI WHITE
- 2 PAINT, COLOR : SW 6002 ESSENTIAL GRAY
- 3 PAINT, COLOR : SW 2819 DOWNING SLATE
- 4 MULLIONS COLOR : SW 6993 BLACK OF NIGHT
- 5 BLUE REFLECTIVE GLAZING
- 6 METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE SW 6993 BLACK OF NIGHT IN COLOR
- 7 CORE 10 STEEL
- 8 ARIZONA TILE LEGNO WALNUT 8"X40"X10MM

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
 - SC SPANDREL GLASS WITH CONCRETE BEHIND
 - V SINGLE LITE VISION GLASS
- IV : INSULATED VISION GLASS
1/4" VISTACOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SHGC: 0.21 PHI: 26%
MINIMUM VT TO BE 0.42 PER 2015 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOL PACIFICA WITH HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.
- V : VISION GLASS
1/4" VISTACOL PACIFICA
- MULLIONS : ANODIZED CLEAR.
- CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT

Owner:



3333 MICHELSON DRIVE , STE 725
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

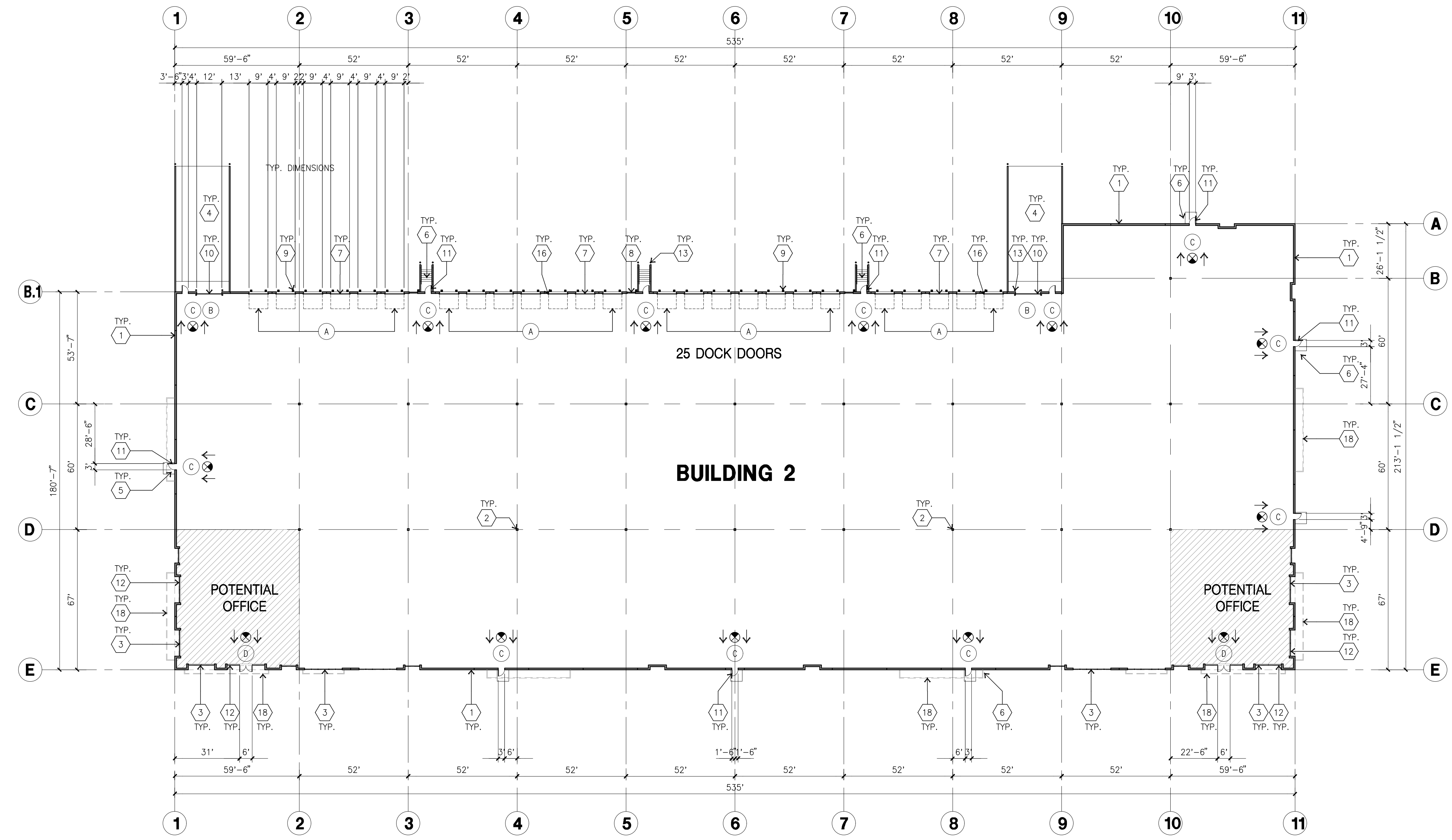
Civil:	THIENES
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: Overall Floor Plan

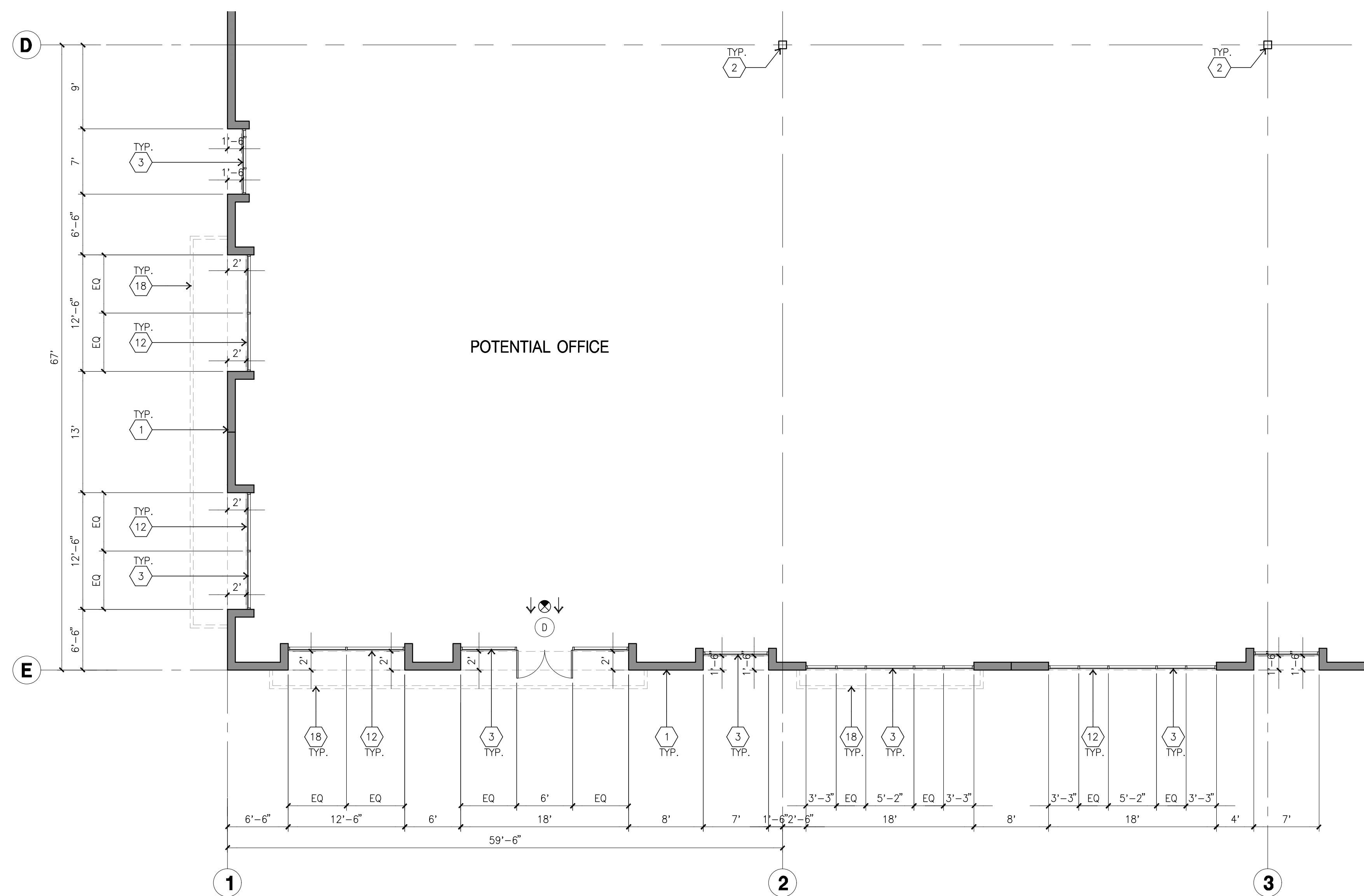
Project Number: 20356
Drawn by: JK
Date: 06/25/21
Revision:

Sheet:

2-DAB-A2.1



OVERALL FLOOR PLAN
scale: 1" = 30'-0"
SCALE: 1" = 30'-0"
0 30' 60' 120'
TRUE NORTH



ENLARGED FLOOR PLAN
scale: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"
0 8' 16' 24'
TRUE NORTH

FLOOR PLAN KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 STRUCTURAL STEEL COLUMN.
- 3 TYPICAL STOREFRONT SYSTEM WITH GLAZING. SEE OFFICE BLOW-UP AND ELEVATIONS FOR SIZE, COLOR AND LOCATIONS.
- 4 CONCRETE RAMP W/ 4" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 5 5'-6" X 5'-6" X 4" THICK CONCRETE EXTERIOR LANDING PAD TYP. AT ALL EXTERIOR MAN DOORS TO LANDSCAPED AREAS. FINISH TO BE MEDIUM BROOM FINISH. PROVIDE WALK TO PUBLIC WAY OR DRIVE WAY AS REQ. BY CITY INSPECTOR.
- 6 EXTERIOR CONCRETE STAR W/ 4" HIGH CONC TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDE OF RAMP.
- 7 9' X 10' TRUCK DOOR, SECTIONAL O.H., STANDARD GRADE.
- 8 4' X 8' LOUVERED OPENING FOR VENTILATION.
- 9 DOCK DOOR BUMPER TYPICAL.
- 10 12' X 14' DRIVE THRU. SECTIONAL O.H., STANDARD GRADE.
- 11 3' X 7' HOLLOW METAL EXTERIOR MAN DOOR.
- 12 SOFFIT LINE ABOVE
- 13 CONC. FILLED GUARD POST. 6" DIA. U.N.O. 42"H.
- 14 NOT USED.
- 15 PRE-CAST CONCRETE WHEEL STOP.
- 16 Z GUARD
- 17 APPROXIMATE LOCATION OF ELECTRICAL ROOM
- 18 METAL CANOPY ABOVE.

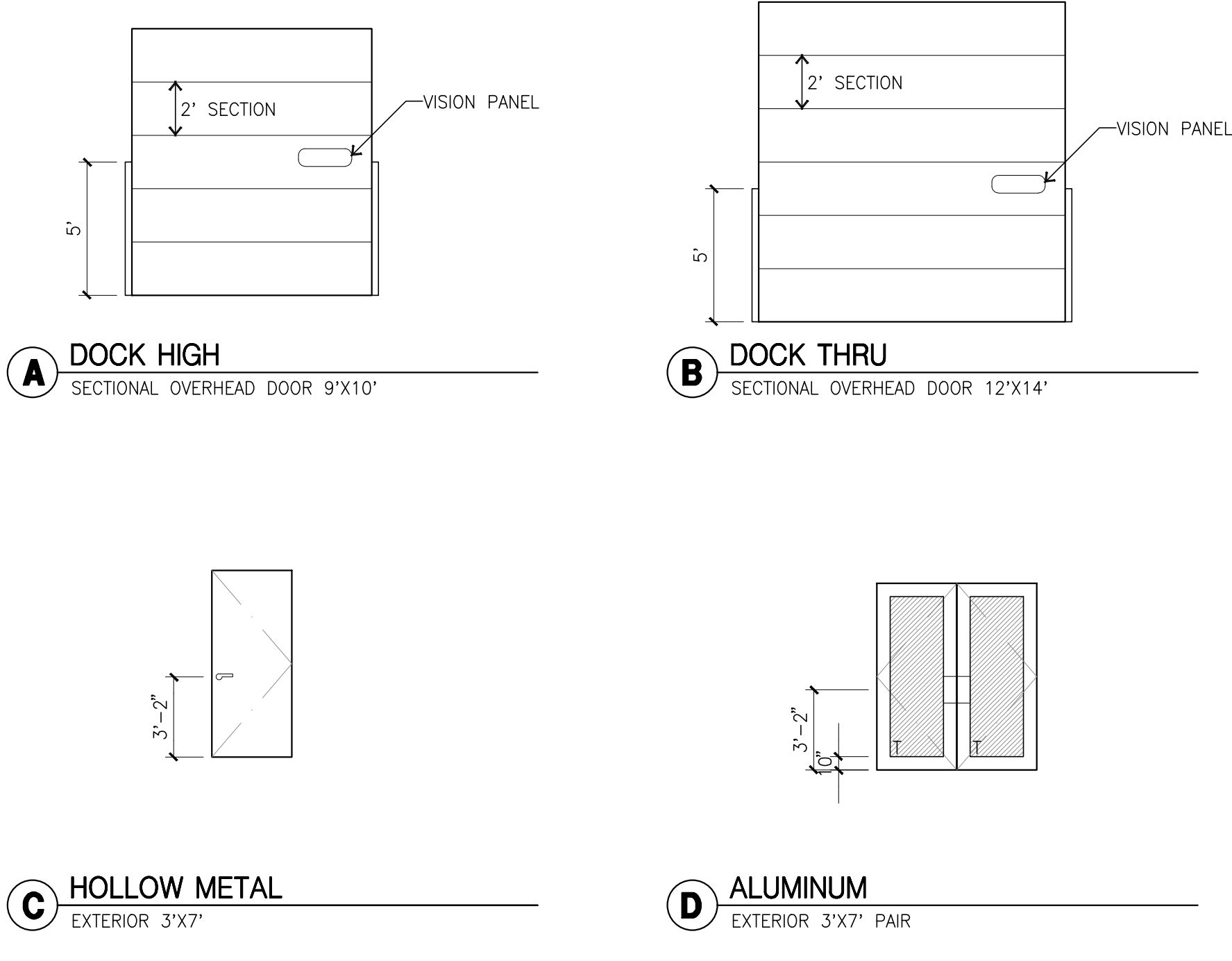
FLOOR PLAN GENERAL NOTES

1. THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAN DOORS AT 100' MAXIMUM O.C. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS.
2. FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
3. SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
4. WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. COLUMNS ARE TO RECEIVE PRIMER ONLY. ALL GYP. BD. WALLS IN WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
5. SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MANDOOR EXITS. SEE "S" DRAWINGS FOR POUR STRIP LOCATION.
6. ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL, GRIDLINE, OR FACE OF STUD U.N.O.
7. SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
8. FOR DOOR TYPES AND SIZES, SEE DETAIL SHEET -. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
9. CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE DIAPERED INCLUDING CARS AND TRUCKS.
10. ALL EXIT MAN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HARDWARE.
11. HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
12. EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 60" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
13. NON-ACCESSIBLE DOOR. PROVIDE WARNING SIGN LOCATED IN THE INTERIOR SIDE PER CBC 1133B.1.1.1
14. ALL ROOF MOUNTED MATERIALS SHALL BE FULLY SCREENED FROM PUBLIC VIEW, SEE B/DAB-A4.1 OFFICE SECTION.

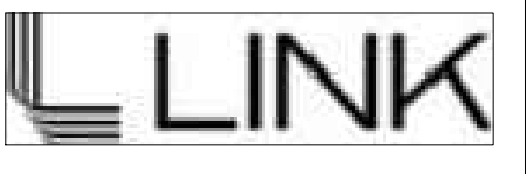
FLOOR SLAB & POUR STRIPS REQ.

- THESE NOTES ARE VERY MIN. REQUIREMENT. SEE "S" DWGS FOR ADDITIONAL REQUIREMENTS
1. FLOOR COMPACTION - 95%
 2. TRENCH COMPACTION - 90%
 3. BUILDING FLOOR SLAB:
 - A. 6" THICK MIN. UN-REINFORCED CONCRETE OVER COMPACTED SOILS
 - B. 3/4" - 16" LONG @ 12" O.C. DOWELS AT ALL CONSTRUCTION JOINTS
 - C. 3/4" - 16" LONG @ 24" O.C. DOWELS IN DOWEL BASKET AT ALL CONTROL JOINTS.
 - D. 4,000 P.S.I. REQUIREMENT.
 - E. SLUMP TO BE 4" +/- 1"
 - F. JOINT SPACING PER A.C.I. 302-IR-96
 - G. SAW-CUT DEPTH 1/4 T; SOFT SAW-CUTTING WITHIN 2 HRS OF FINISHING
 4. CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 302-IR-96
 5. CONCRETE SLAB TO HAVE STEEL FLOAT HARD TROWEL BURNISHED FINISH.
 6. CONTRACTOR TO CURE SLAB TO BE WET CURING USING BURLINE FOR 7 DAYS MIN.
 7. ALL EQUIPMENT & MOVING VEHICLES SHALL BE DIAPERED.
 8. NO CRANES, CONCRETE TRUCKS, OR ANYTHING HEAVIER WILL BE PLACED ON THE SLAB.
 9. SLAB TO BE FF50 FL35 MEASURED WITHIN 24 HOURS.
 10. NO FLY ASH IN THE CONCRETE
 11. WHERE INDICATED, PROVIDE VAPOR BARRIER (15MIL STEGO OR EQUAL) UNDER THE CONCRETE SLAB. PROVIDE SAND PER SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION.
 12. CONCRETE SLAB IN FUTURE OFFICE AREAS, WHERE SAND OVER VOQUEEN ARE REQUIRED, SHALL BE NATURALLY HYDRATED WITHOUT USE OF BURLINE, CURING COMPOUND, OR RELEASE AGENTS.
 13. CONTROL/CONSTRUCTION JOINTS SHALL NOT BE FILLED WITH MM-80 JOINT FILLER IN FUTURE OFFICE AREAS.
 14. SEAL CONCRETE SLAB W/ "LIPIDOLITH" SEALER

DOOR LEGEND



Owner:



3333 MICHELSON DRIVE, STE 725
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

Civil:	THIENES
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

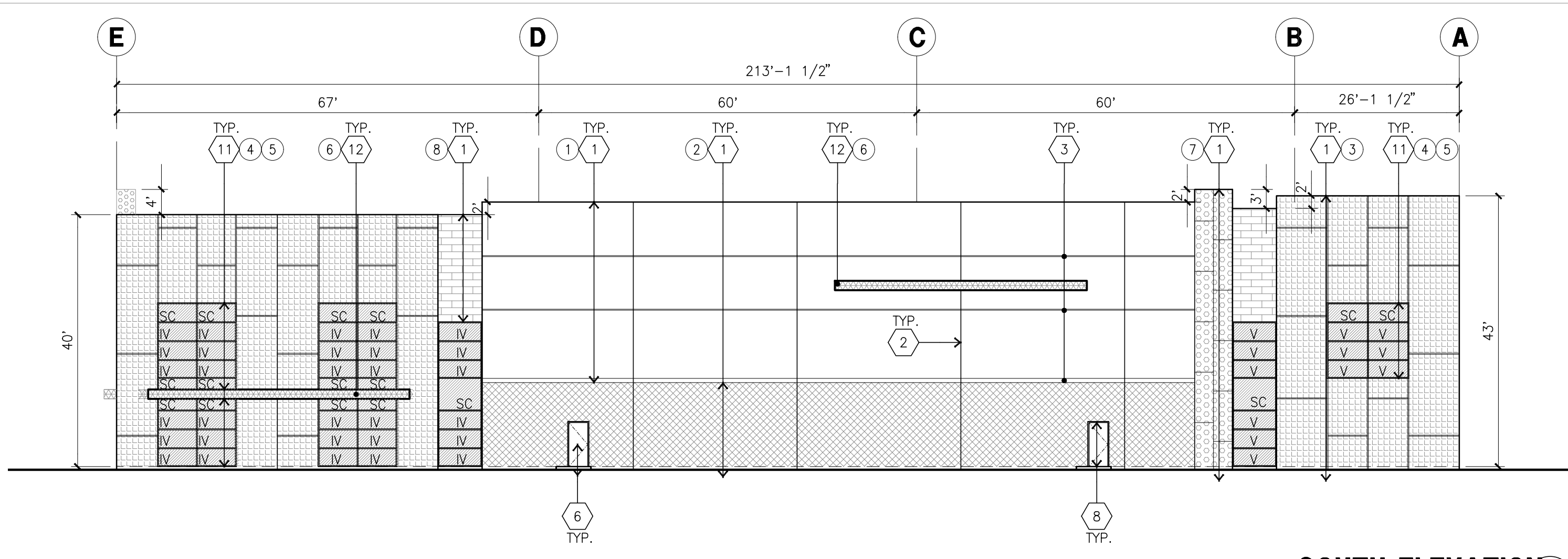
Title: Elevations

Project Number: 20356
Drawn by: JK
Date: 06/25/21
Revision:

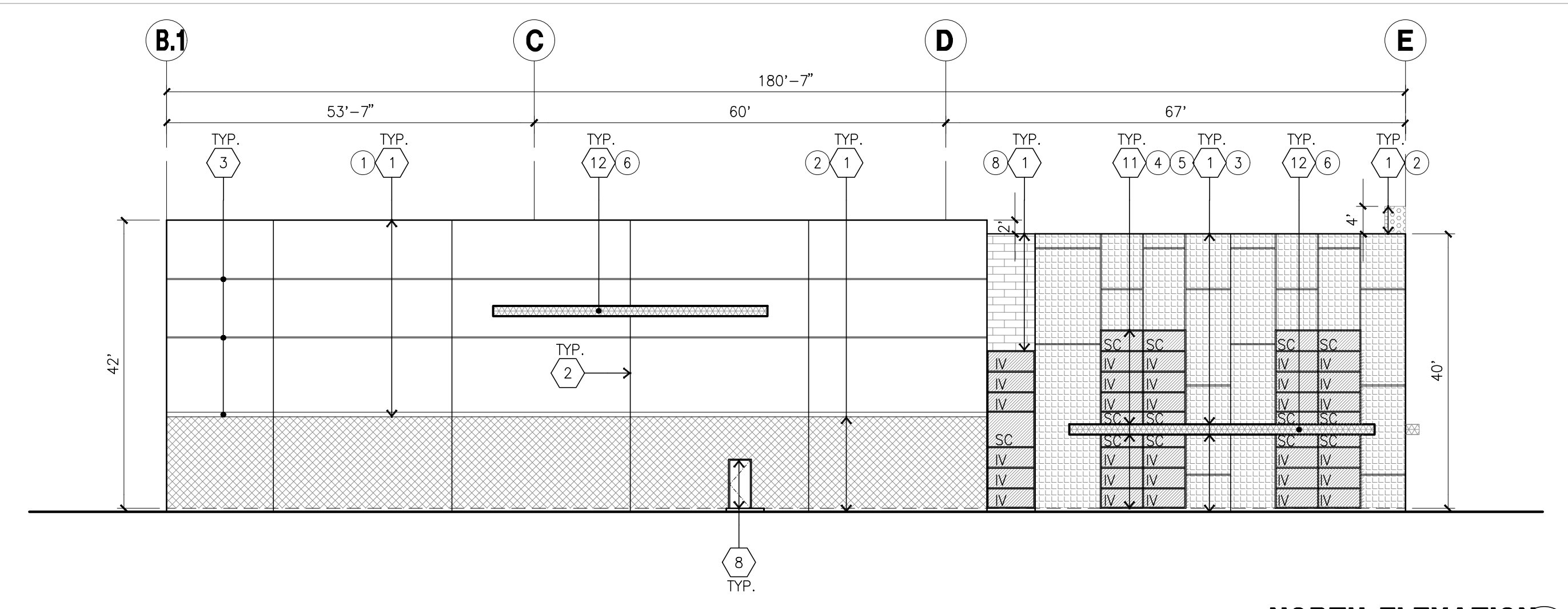
Sheet:

2-DAB-A3.1

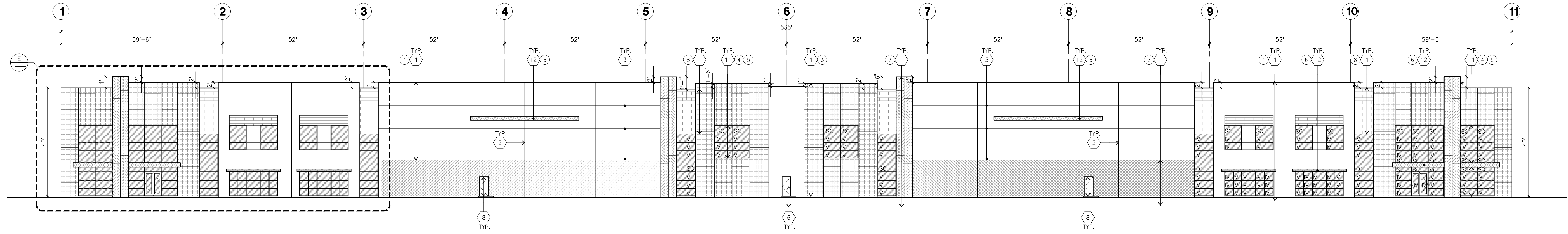
CAUTION : IF THIS SHEET IS NOT A 30" X 42" IT IS A REDUCED PRINT



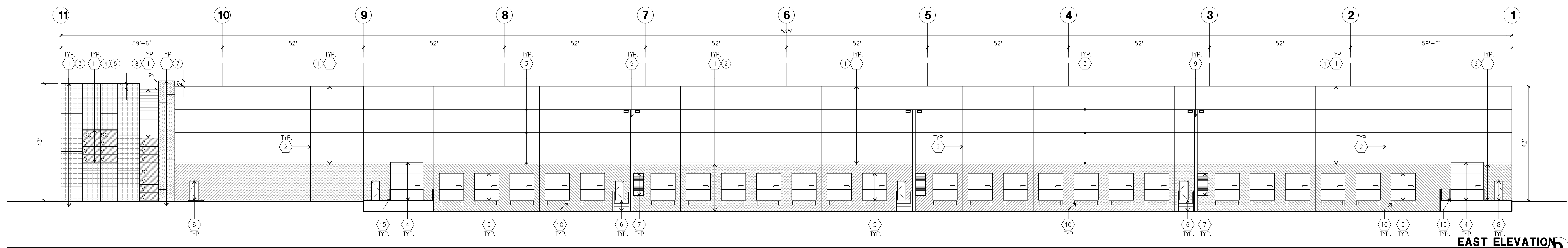
SOUTH ELEVATION
scale: 1/16" = 1'-0"



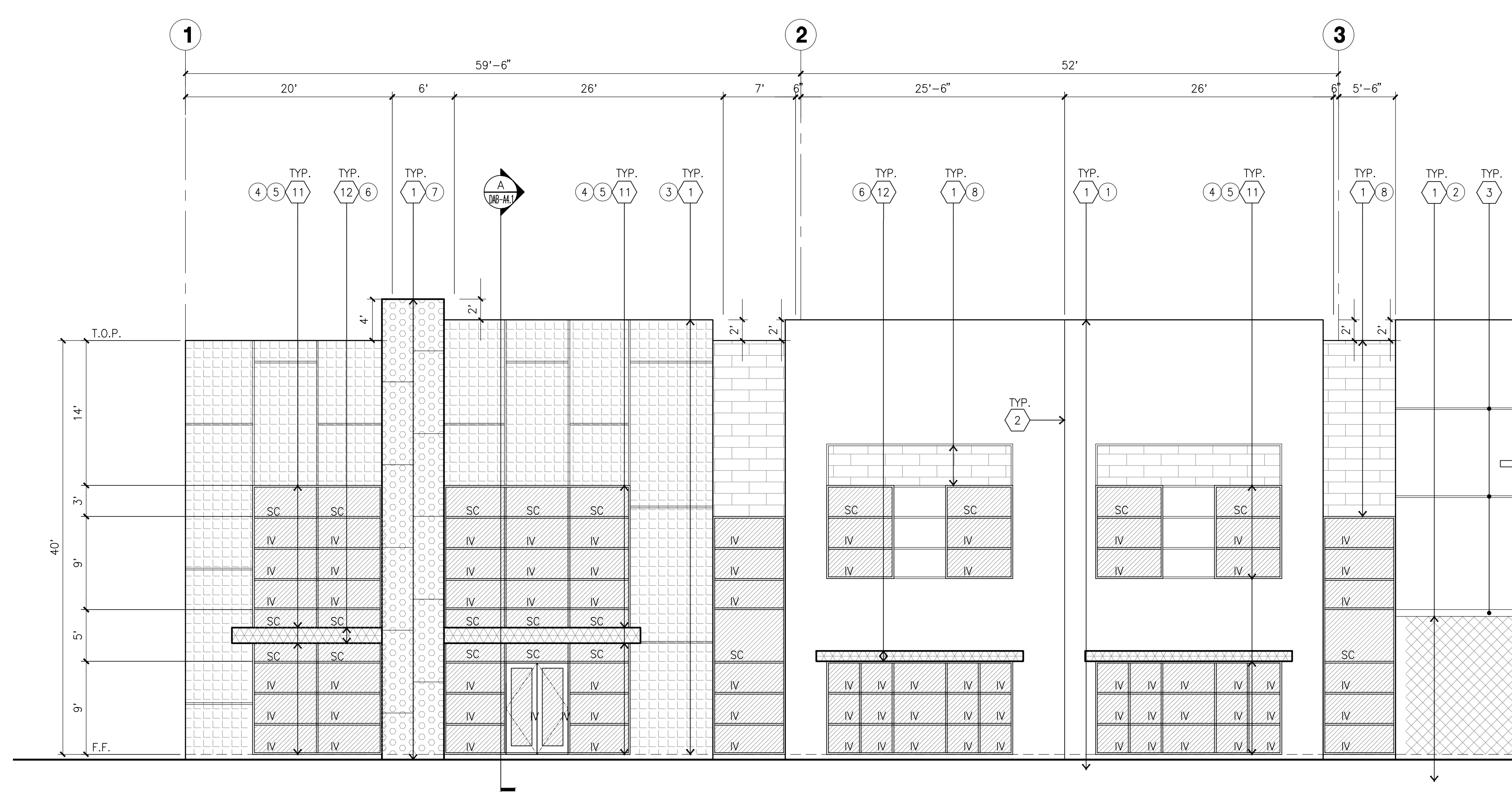
NORTH ELEVATION
scale: 1/16" = 1'-0"



WEST ELEVATION
scale: 1/16" = 1'-0"



EAST ELEVATION
scale: 1/16" = 1'-0"



ENLARGED WEST ELEVATION
scale: 1/8" = 1'-0"

ELEVATION KEYNOTES

- 1 CONCRETE TILT-UP PANEL.
- 2 PANEL JOINT.
- 3 PANEL REVEAL. ALL REVEALS TO HAVE A MAX. OF 3/8" CHAMFER. REVEAL COLOR TO MATCH ADJACENT BUILDING FIELD COLOR. U.N.O.
- 4 12" X 14" OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 5 9' X 10' OVERHEAD DOOR @ DRIVE THRU. PROVIDE COMPLETE WEATHER-STRIPPING PROTECTION ALL AROUND.
- 6 CONCRETE STAIR, LANDING AND GUARDRAIL W/ METAL PIPE HANDRAIL. PROVIDE NON-SKID NOSE TO MEET ADA REQUIREMENTS. PROVIDE CONTRASTING COLORED 3" WIDE WARNING STRIPE INTEGRAL TO CONCRETE AT TOP LANDING AND BOTTOM TREAD PER ADA REQUIREMENTS.
- 7 4' X 8' METAL LOUVER OPENING FOR VENTILATION. PAINT TO MATCH BUILDING COLOR.
- 8 HOLLOW METAL DOORS. PROVIDE COMPLETE WEATHER STRIPING ALL AROUND DOOR.
- 9 EXTERIOR DOWN SPOUTS W/ 2 OVERFLOW SCUPPERS.
- 10 DOCK DOOR BUMPER TYPICAL.
- 11 ALUMINUM STOREFRONT FRAMING WITH TEMPERED GLAZING AT ALL DOORS, SIBELITES ADJACENT TO DOORS AND GLAZING WITH BOTTOMS LESS THAN 18" ABOVE FINISH FLOOR ELEVATION.
- 12 METAL CANOPY.
- 13 NOT USED.
- 14 INTERIOR ROOF DRAIN W/ 2 OVERFLOW SCUPPERS.
- 15 CONC. FILLED GUARD POST, 6" DIA. U.N.O. 42"H.

ELEVATION GENERAL NOTES

1. ALL PAINT COLOR CHANGES TO OCCUR AT INSIDE CORNERS UNLESS NOTED OTHERWISE.
2. ALL PAINT FINISHES ARE TO BE FLAT UNLESS NOTED OTHERWISE.
3. T.O.P. EL. = TOP OF PARAPET ELEVATION.
4. F.F. = FINISH FLOOR ELEVATION.
5. STOREFRONT CONSTRUCTION: GLASS, METAL ATTACHMENTS AND LINTELS SHALL BE DESIGNED TO RESIST - MPH. EXPOSURE "C" WINDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS PRIOR TO INSTALLATION.
6. CONTRACTOR SHALL FULLY PAINT ONE CONCRETE PANEL W/ SELECTED COLORS. ARCHITECT AND OWNER SHALL APPROVE PRIOR TO PAINTING REMAINDER OF BUILDING.
7. BACK SIDE OF PARAPETS TO HAVE SMOOTH FINISH AND BE PAINTED WITH ELASTOMERIC PAINT.
8. FOR SPANDREL GLAZING, ALLOW SPACE BEHIND SPANDREL TO BREATHE.
9. USE ADHESIVE BACK WOOD STRIPS FOR ALL REVEAL FORMS.
10. THE FIRST COAT OF PAINT TO BE ROLLED-ON AND THE SECOND COAT TO BE SPRAYED-ON.

ELEVATION COLOR LEGEND/SCHED.

- 1 PAINT, COLOR : SW 7636 ORIGAMI WHITE
- 2 PAINT, COLOR : SW 6002 ESSENTIAL GRAY
- 3 PAINT, COLOR : SW 2819 DOWNING SLATE
- 4 MULLIONS COLOR : SW 6993 BLACK OF NIGHT
- 5 BLUE REFLECTIVE GLAZING
- 6 METAL CANOPY: SHERWIN WILLIAMS ACRYLIC LATEX SYSTEMS HIGH GLOSS/HIGH PERFORMANCE SW 6993 BLACK OF NIGHT IN COLOR
- 7 CORE 10 STEEL
- 8 ARIZONA TILE LEGNO WALNUT 8"X40"X10MM

GLAZING LEGEND

- NOTE: ALL EXTERIOR AND INTERIOR GLAZING SHALL BE TEMPERED.
- IV INSULATED VISION GLASS
 - SC SPANDREL GLASS BEHIND CONCRETE
 - SL SINGLE LITE VISION GLASS
- IV : INSULATED VISION GLASS
1/4" VISTACOOL PACIFICA + 1/4" SOLARBAN 60 CLEAR
1" INSULATED GLASS UNIT WITH 1/2" AIRSPACE AND 1/4" LITES
U: 0.27 SINGO 0.21 VLT: 26%
MINIMUM VT TO BE 0.42 PER 2016 CEC TABLE 140.3-B
- SC : SPANDREL WITH CONCRETE BEHIND
1/4" VISTACOOL PACIFICA WITH HARMONY BLUE OPACICOAT PAINTED ON REFLECTIVE. INSTALLED ON CONCRETE.
- V : VISION GLASS
1/4" VISTACOOL PACIFICA
- MULLIONS : ANODIZED CLEAR.

Owner:



3333 MICHELSON DRIVE, STE 725
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

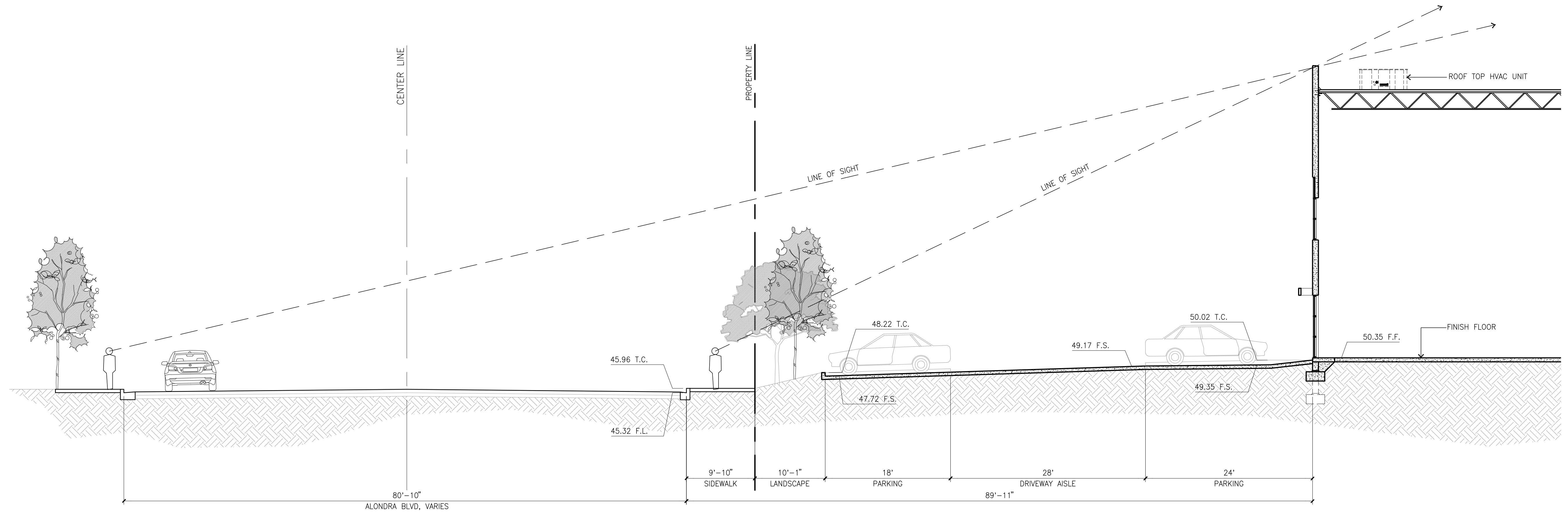
Civil:	THIENES
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: Sections

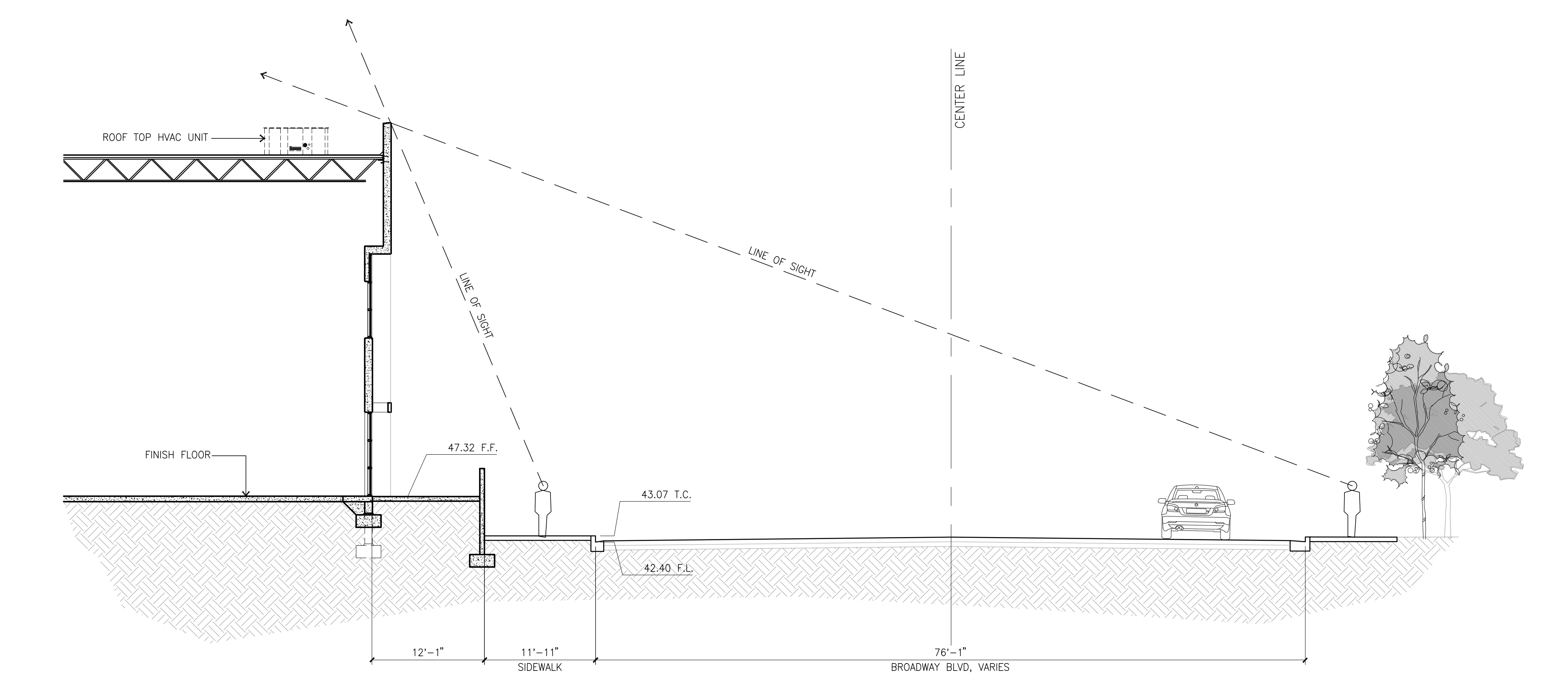
Project Number: 20356
Drawn by: JK
Date: 06/25/21
Revision:

Sheet:

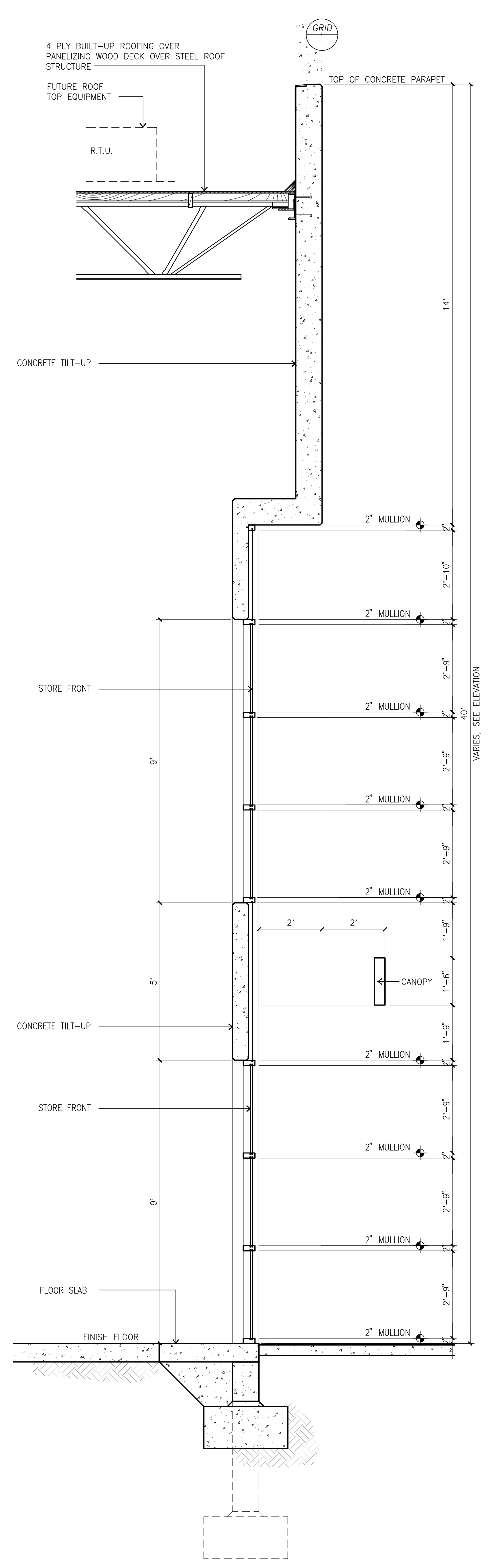
DAB-A4.1



SECTION AT MAIN OFFICE (BLDG. 1)
scale: 1/8" = 1'-0"



SECTION AT MAIN OFFICE (BLDG. 2)
scale: 1/8" = 1'-0"



WALL SECTION @ WINDOWS
scale: 1/2" = 1'-0"

Owner:



3333 MICHELSON DRIVE, STE 725
IRVINE, CA 92612

Project:

**BROADWAY
&
ALONDRA**

16325 & 16407 SOUTH MAIN ST.
CARSON, CA

Consultants:

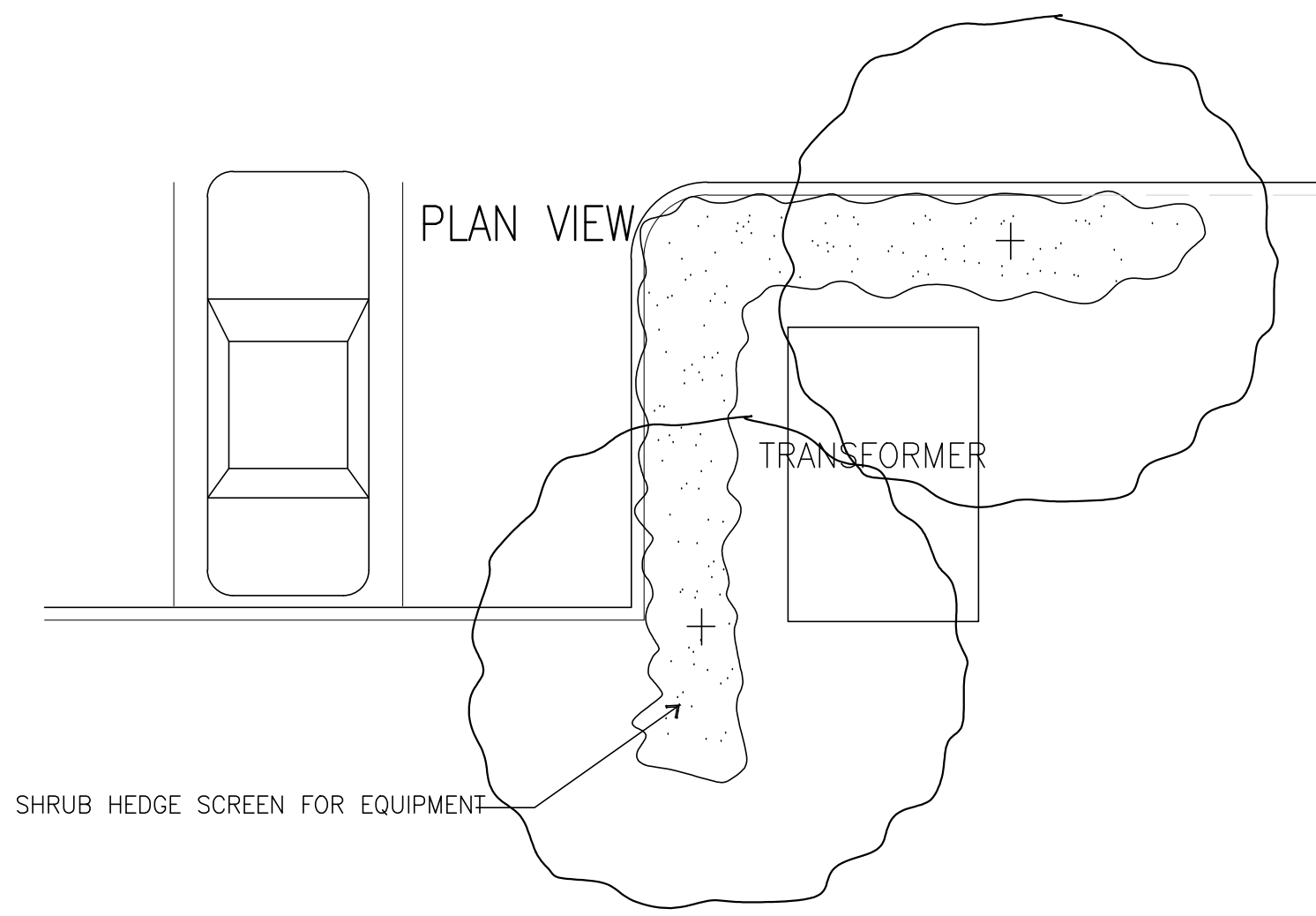
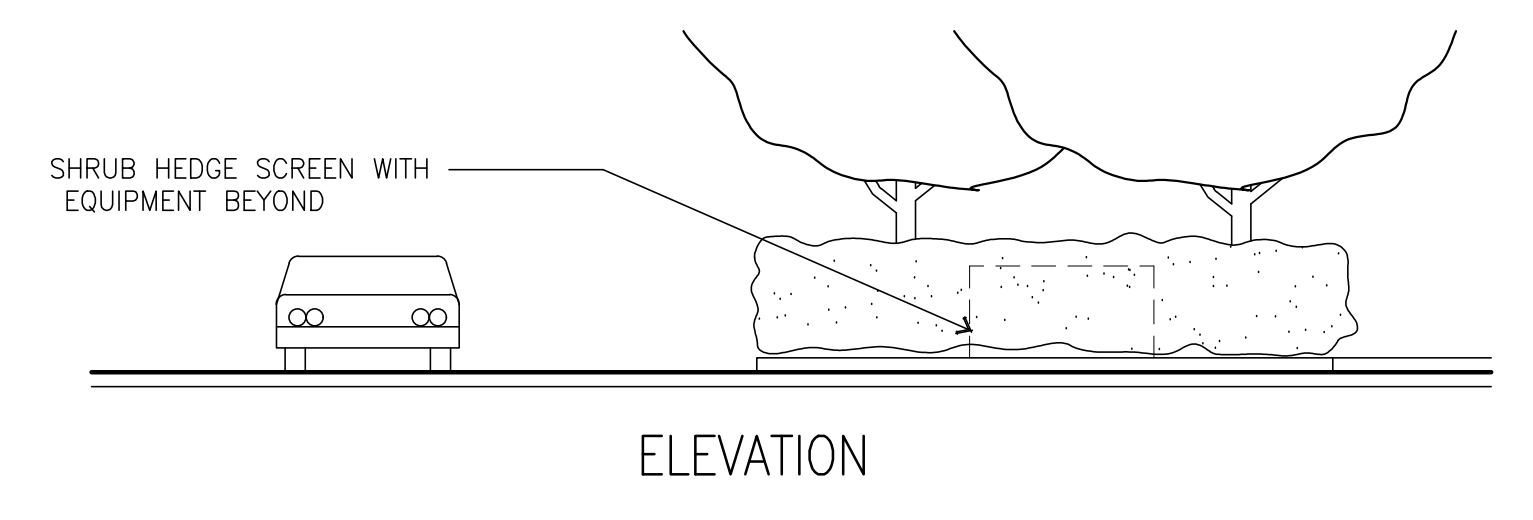
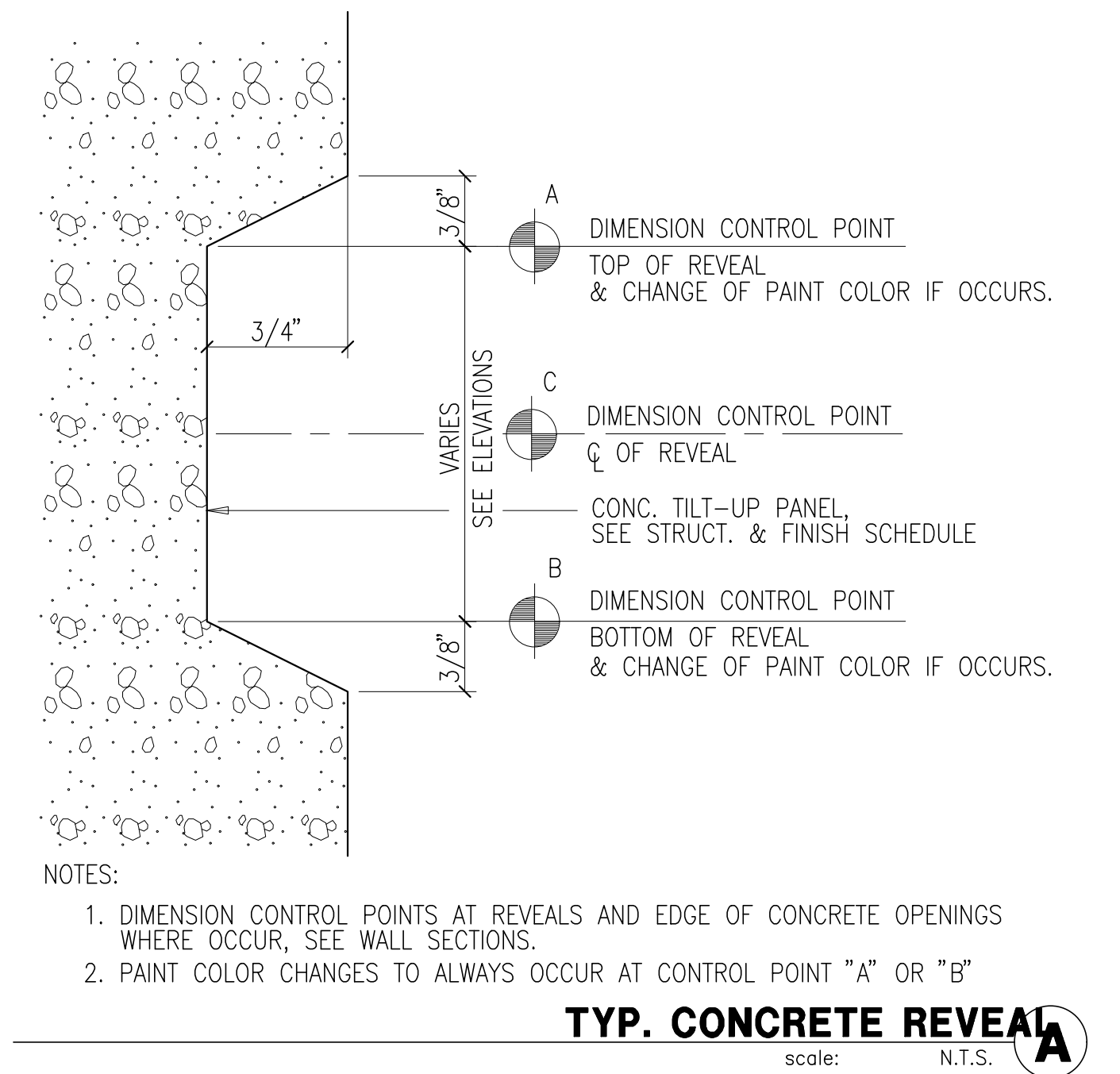
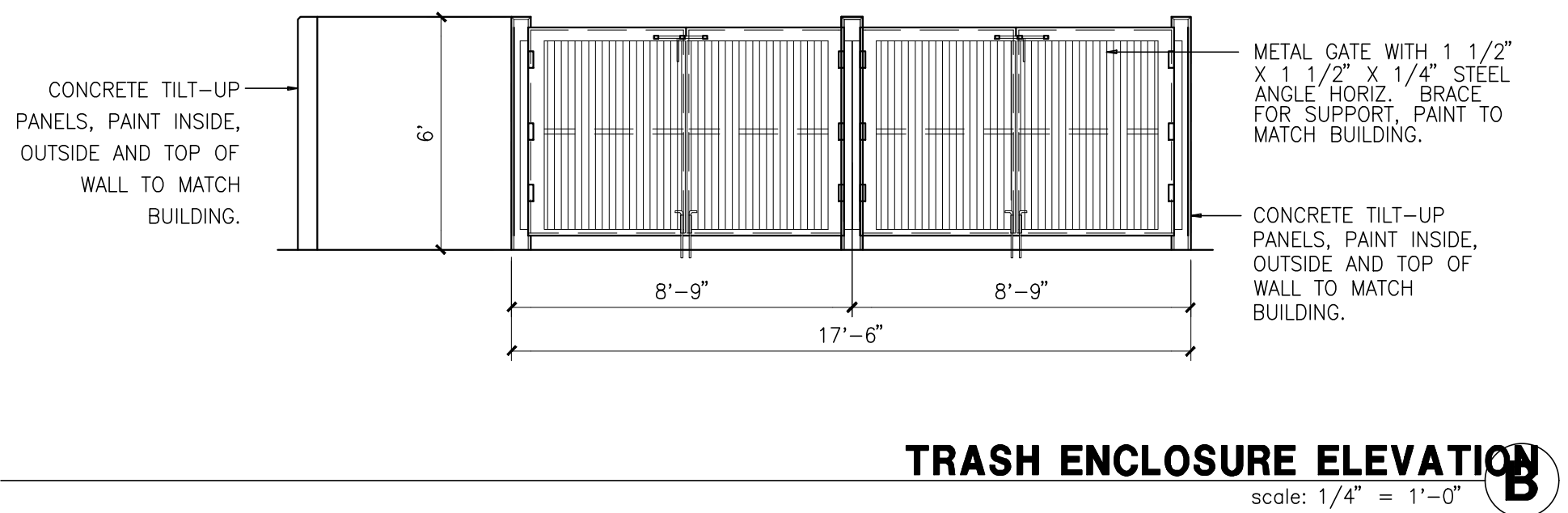
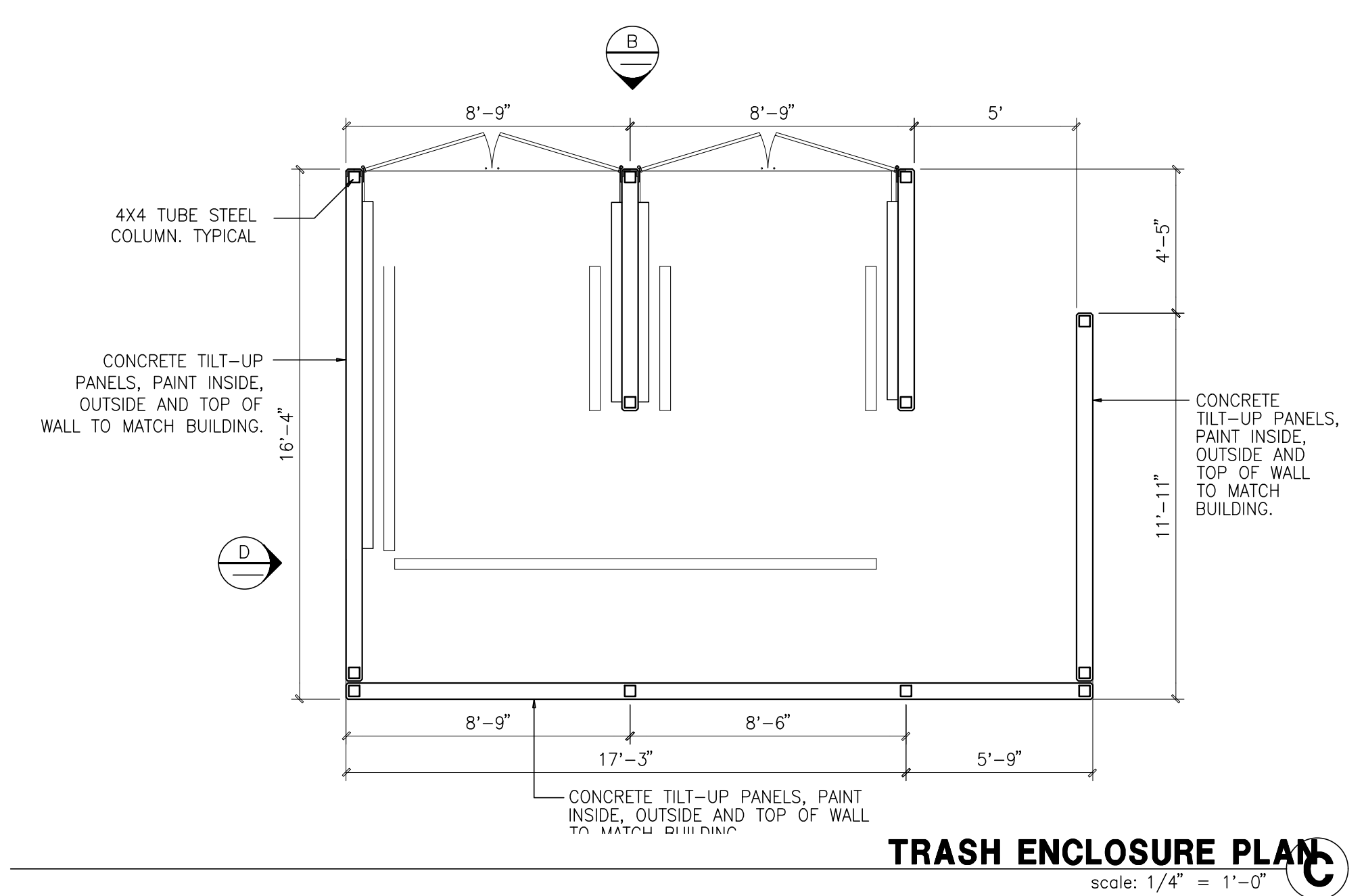
Civil:	THIENES
Structural:	-
Mechanical:	-
Plumbing:	-
Electrical:	-
Landscape:	HUNTER
Fire Protection:	-
Soils Engineer:	-

Title: Sections

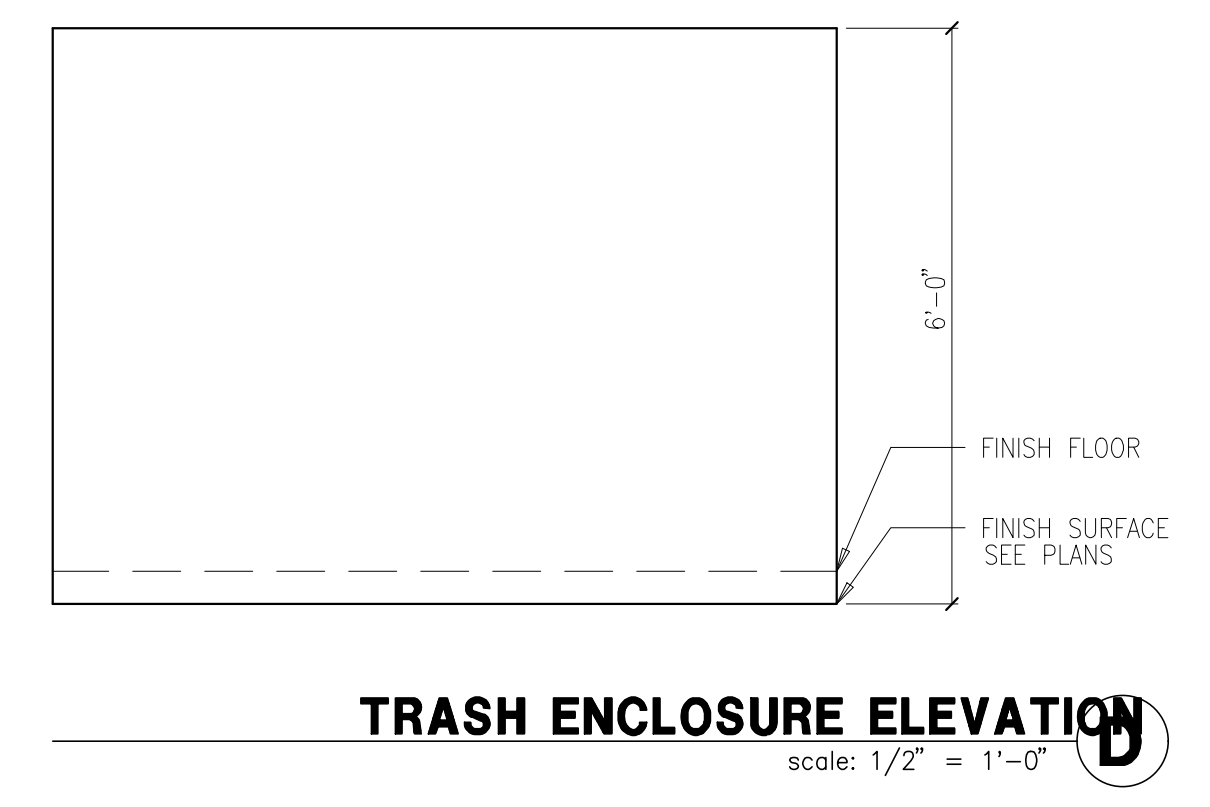
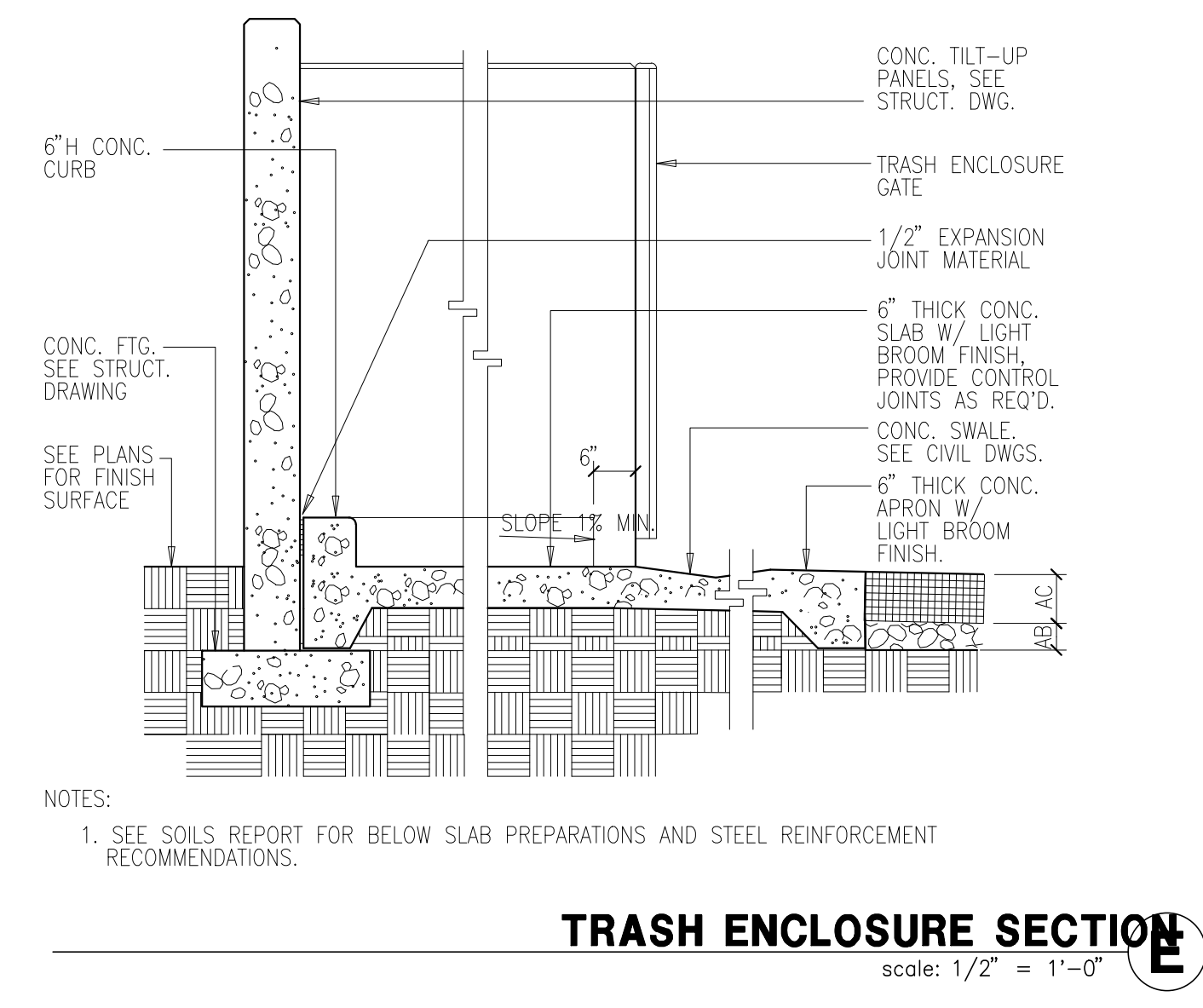
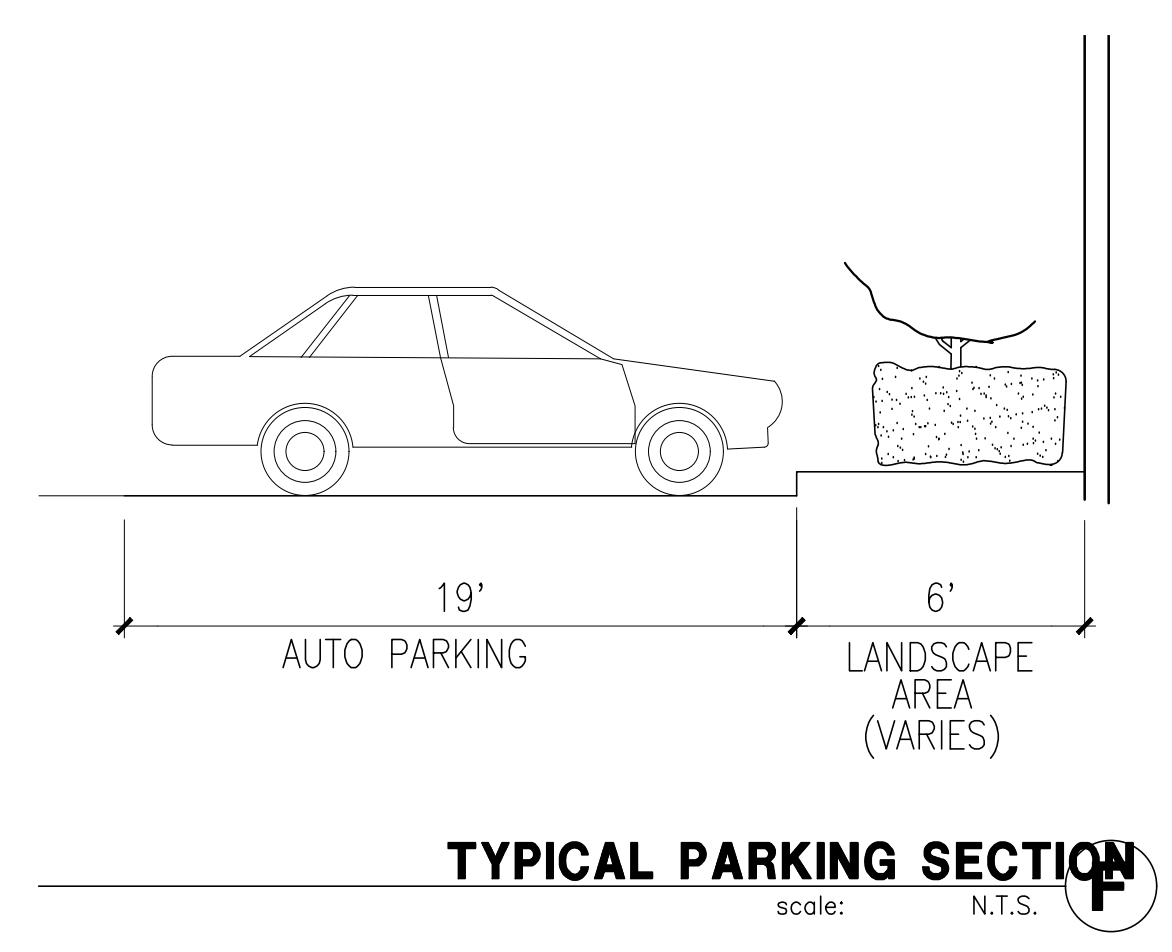
Project Number: 20356
Drawn by: JK
Date: 06/25/21
Revision:

Sheet:

DAB-A4.2

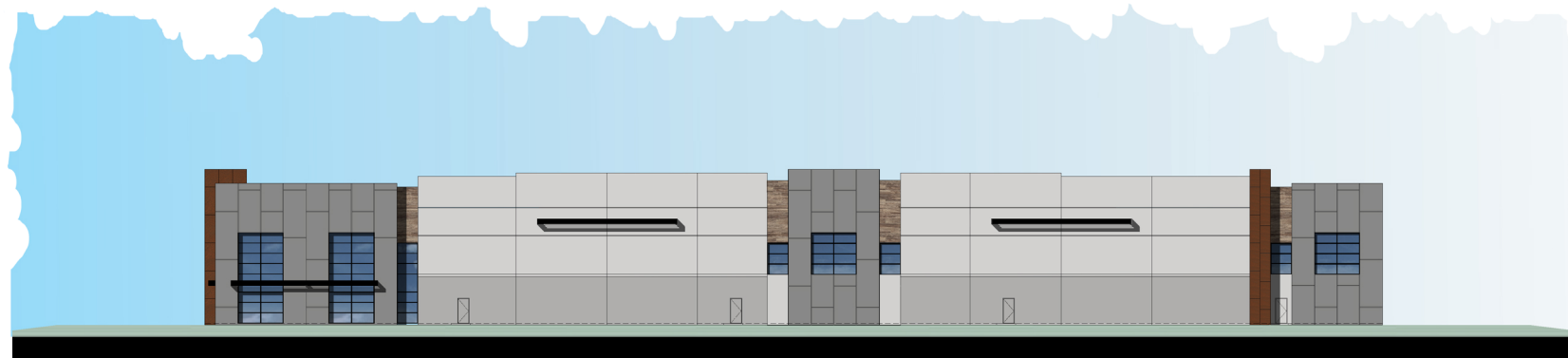


GROUND MOUNTED EQUIPMENT SCREEN (G)
scale: N.T.S.





ALONDRA BLVD. - NORTH ELEVATION



BROADWAY BLVD. ELEVATION - WEST ELEVATION



SOUTH ELEVATION



MAIN STREET - EAST ELEVATION

JOB NO. 19485.00



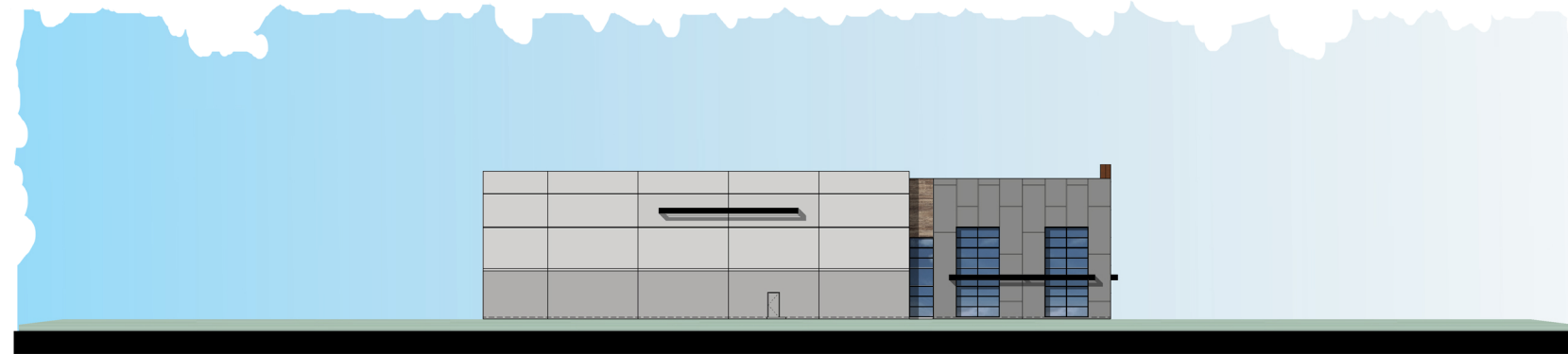
09.27.2021.

CONCEPTUAL BUILDING 1 ELEVATIONS - 36' CLEAR

BROADWAY & ALONDRA BLVD.

CITY OF CARSON, CALIFORNIA

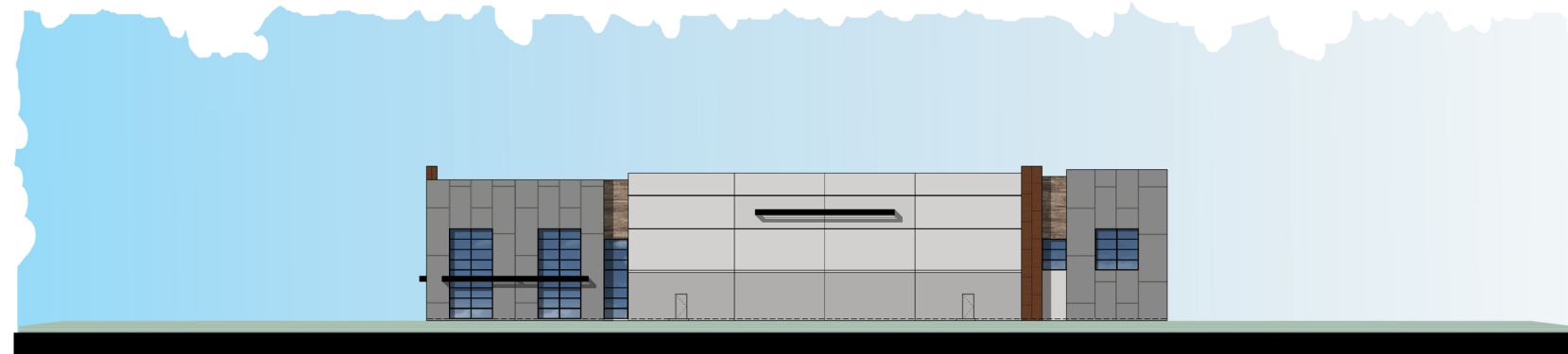




NORTH ELEVATION



BROADWAY BLVD. - WEST ELEVATION



GARDENA BLVD. - SOUTH ELEVATION



EAST ELEVATION

JOB NO. 19485.00



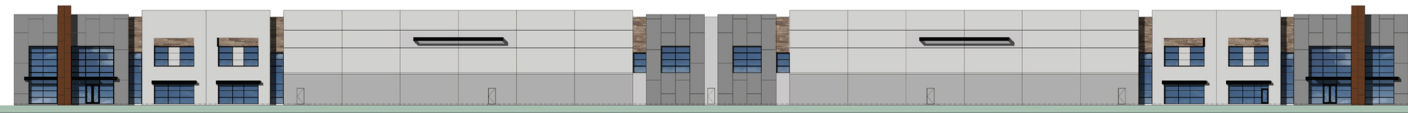
09.27.2021.

CONCEPTUAL BUILDING 2 ELEVATIONS - 36' CLEAR

BROADWAY & ALONDRA BLVD.

CITY OF CARSON, CALIFORNIA





ALONDRA BLYD. - NORTH ELEVATION



SOUTH ELEVATION

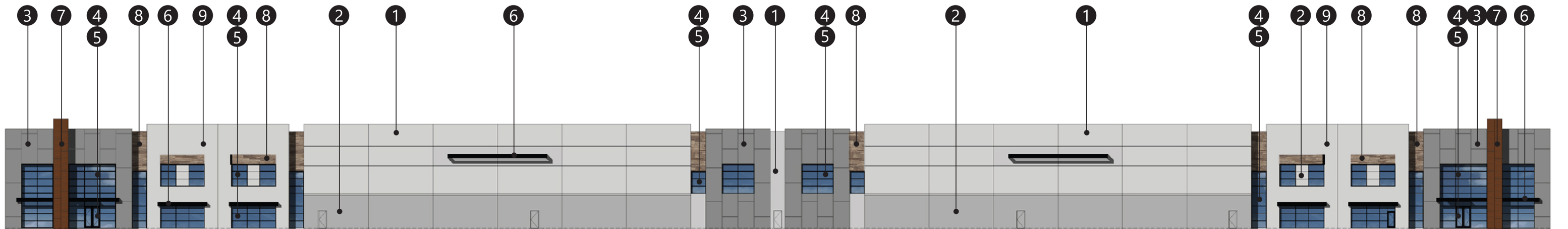


BROADWAY BLYD. - WEST ELEVATION



MAIN STREET - EAST ELEVATION

1	2	3	4	5	6	7	8
							
Sherwin Williams SW 7636 Origami White	Sherwin Williams SW 6002 Essential Gray	Sherwin Williams SW 2819 Downing Slate	Black MULLIONS	Blue Reflective GLAZING	Black @ Metal CANOPY	Core10 Steel	Arizona Tile Legno Walnut 8"x40"x10mm



ENLARGED VIEW OF NORTH ELEVATION