

CARSON LOFTS

SPECIFIC PLAN

PUBLIC DRAFT

21240-21250 South Main Street
Carson, CA 90745

March 7, 2022



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1.0 Introduction and Project Description

1.1 Project Site and Surrounding Area

The Carson Lofts Specific Plan is the regulatory (zoning) document to allow a residential development at 21240 and 21250 South Main Street in the City of Carson, California (“Site”). Upon full implementation of the Specific Plan, the 0.52-acre site will be developed with a 19-unit residential development (“Project”). This Site is located on the northeast corner of Main Street and 213th Street and includes two parcels, Lot A at 21250 South Main Street (APN: 7334-002-007) and Lot B at 21240 South Main Street (APN: 7334-002-008).

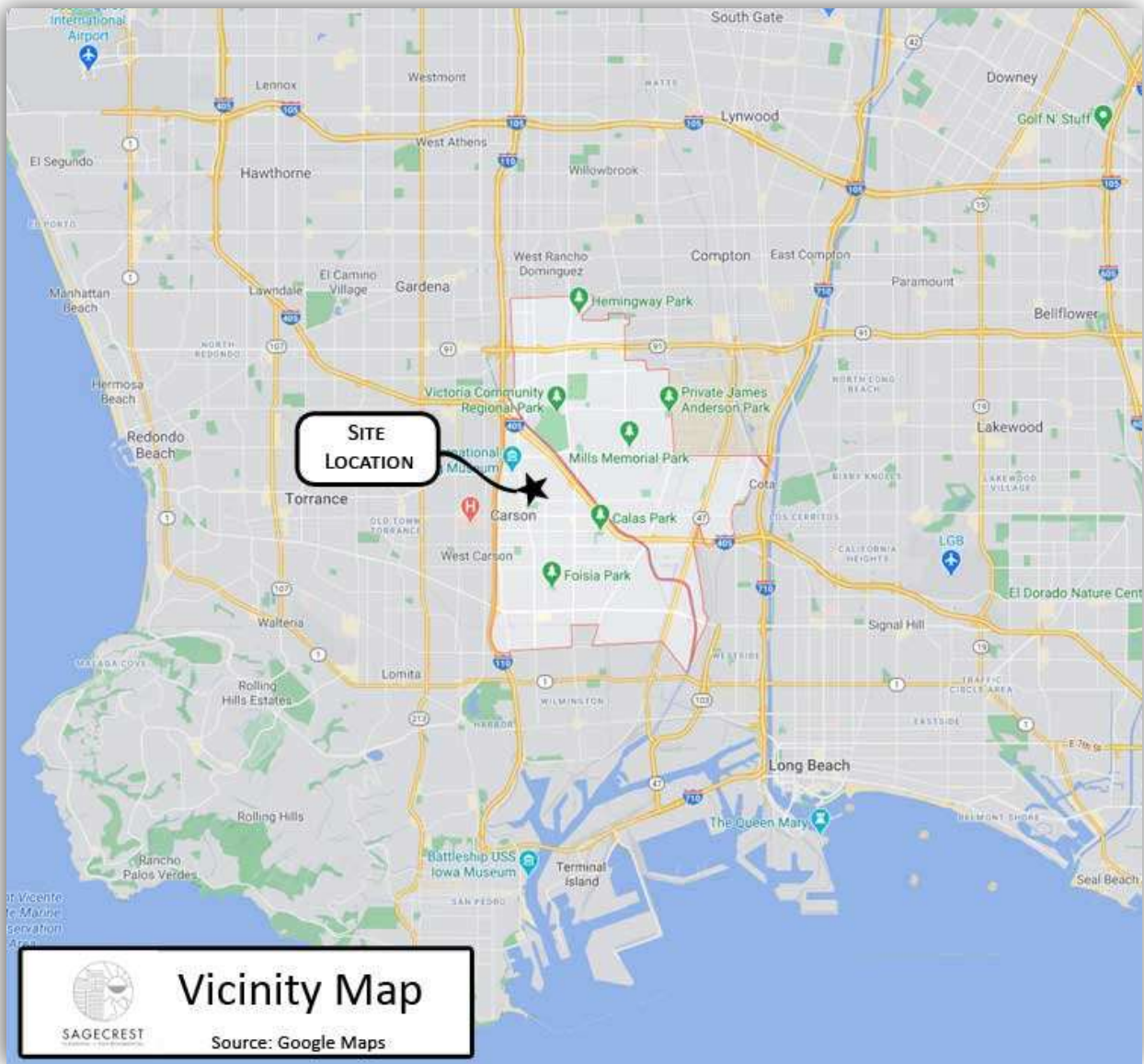


Figure 1: Vicinity Map

The Project includes the construction of two new three-story buildings with 42 at-grade ground level parking spaces, which are located partially under the residential units. The existing lot at 21250 South Main Street is 12,033 square feet and the 21240 South Main Street lot size is 10,564 square feet, for a total lot size of 22,597 square feet (0.52 acres). The density proposed for the project is 40 units per acre, Lot A (21250 Main Street) will contain 11-units and Lot B (21240 Main Street) will contain 8 units. The 19 units result in a density of 36.5 units per acre.



Figure 2: Aerial Photograph

The surrounding General Plan Land Use Designation is primarily Low Density Residential, except for the properties to the north of the site along South Main Street, which have a General Plan Land Use Designation of General Commercial and Light Industrial.



Figure 3: Existing General Plan Designation

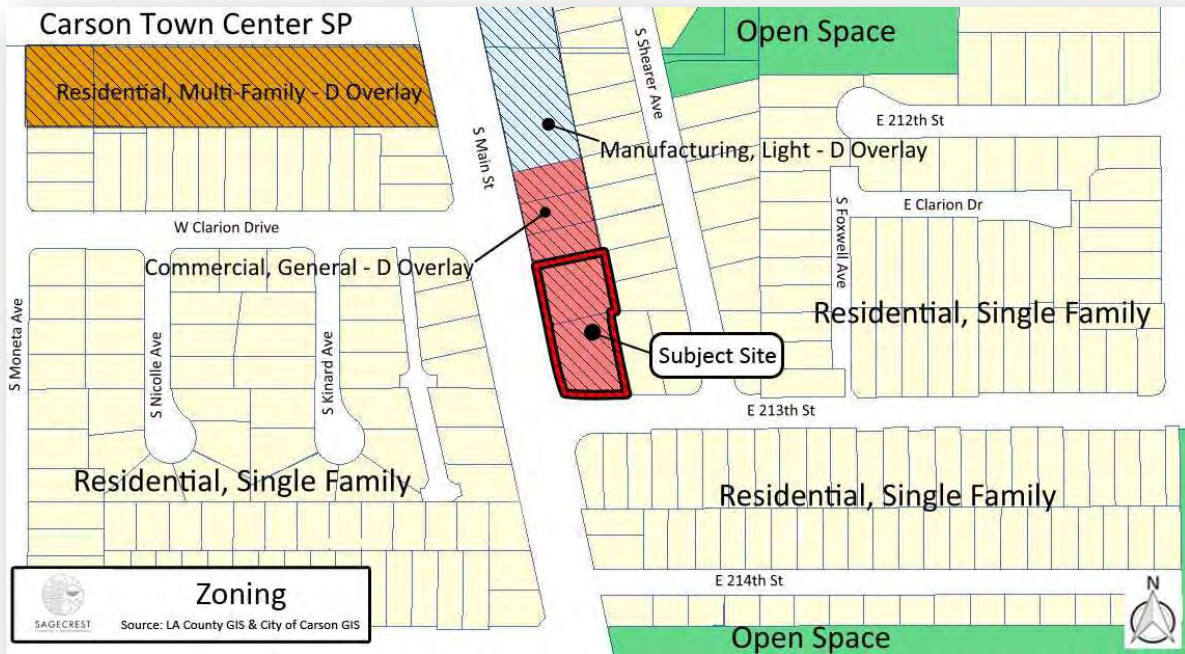


Figure 4: Existing Zoning Designation

Adjacent zoning to the north of the site is Commercial General, Design Overlay (CG-D) and the properties are improved with a paint and body shop and other industrial uses. To the east, south and west are Residential, Single Family (RS) zoned properties, which are improved with single-family homes. Across

Main Street, to the north, is the recently completed Carson Arts Colony residential development, which is zoned Residential, Multiple Dwelling (RM-25).

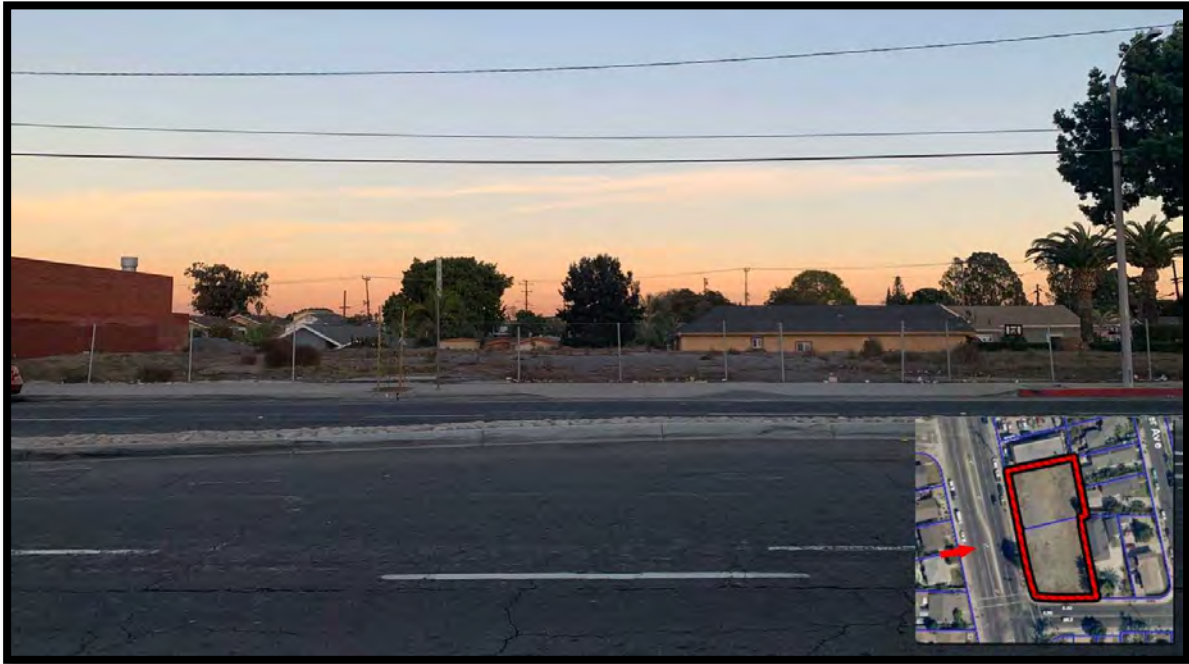


Figure 5: View of Site from S. Main Street

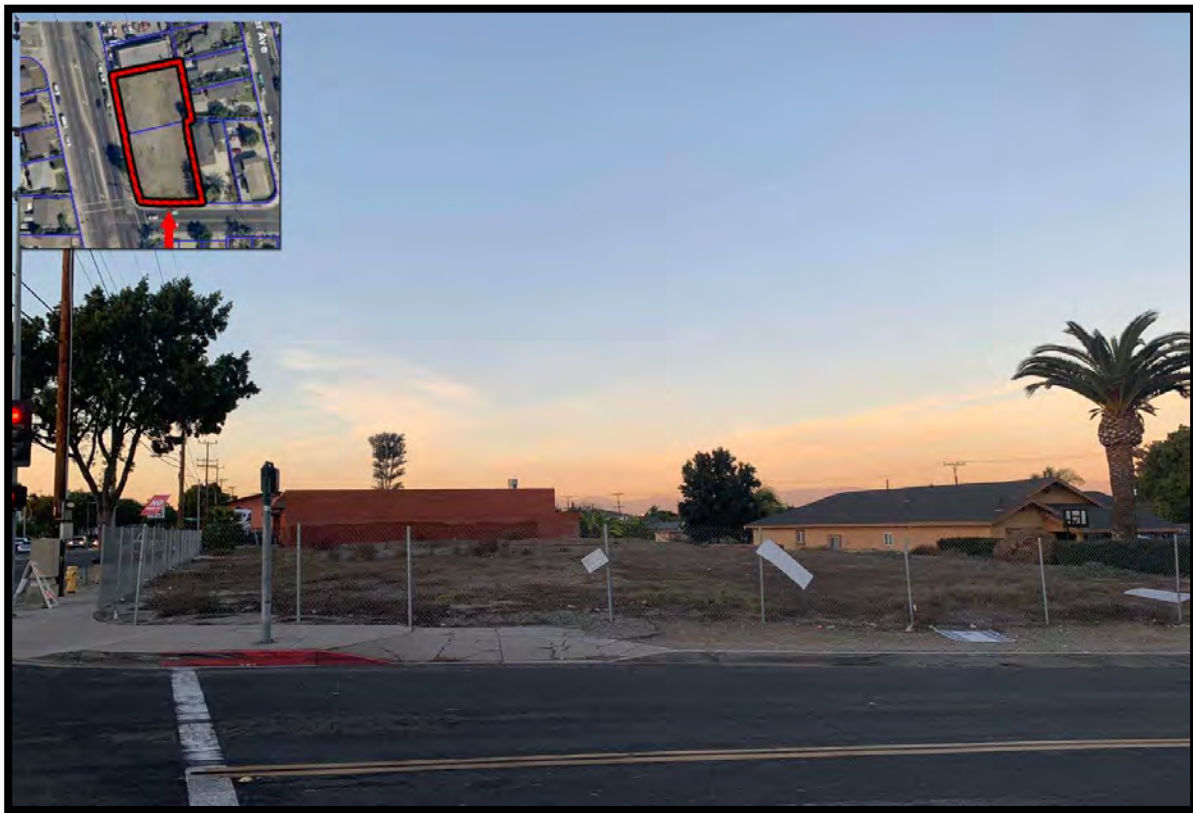


Figure 6: View of Site from E. 213th Street



Figure 7: View of Site Looking South

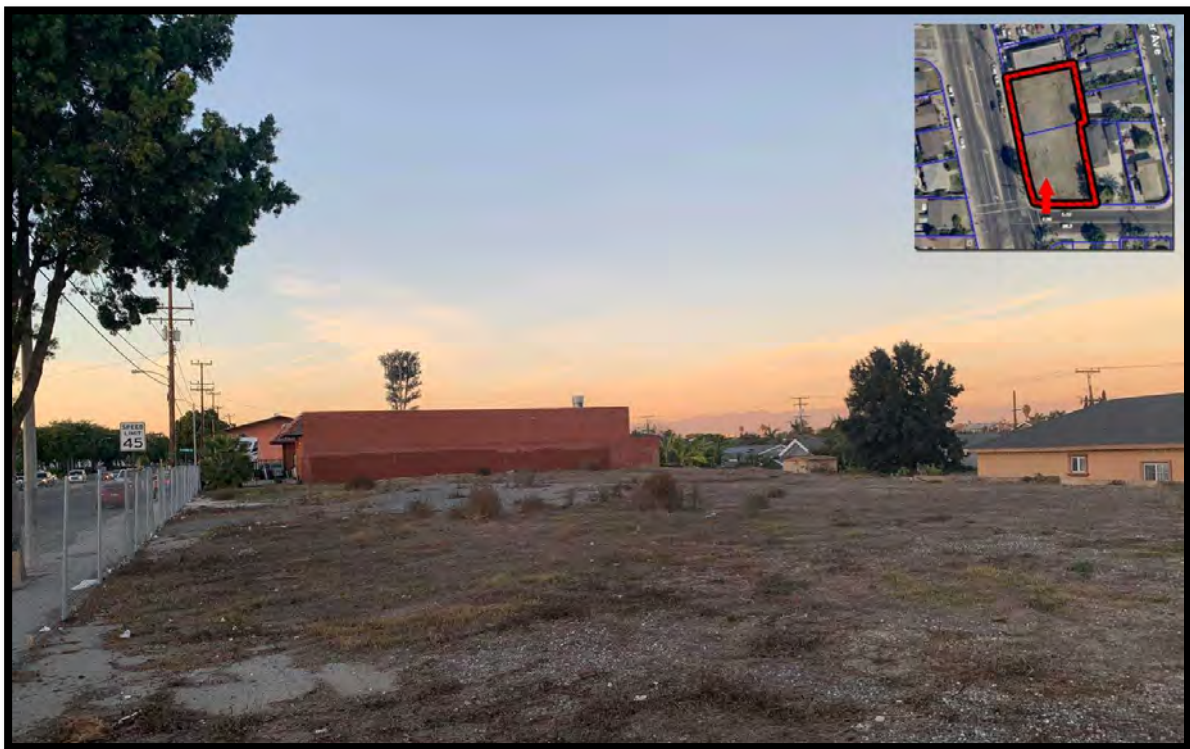


Figure 8: View of Site Looking North

2.0 Purpose and Intent of Specific Plan

2.1 What is a Specific Plan?

A specific plan is a regulatory tool that local governments use to implement the general plan and to guide development in a localized area. While the general plan is the city's overall guide for growth and development and the zoning code is the tool for regulating development in the entire city, a specific plan is a detailed plan for the development of a particular site or area. Specific plans provide more specificity for the types of uses to be permitted, development standards (setbacks, heights, landscape, architecture, etc.), and circulation and infrastructure improvements within identified subareas of the city. Specific plans can provide flexibility in development standards beyond those contained in the zoning code in order to achieve a customized development pattern. A specific plan should encourage desired patterns of activity, land uses and development types, and remove constraints to efficient development. A specific plan also sets forth strategies for improvements in the specific plan area, including circulation, parking, and streetscape improvements.

2.2 Authority and Scope of a Specific Plan?

California Government Code, Title 7, Division 1, Chapter 3, Article 8, Sections 65450 through 65457 (Specific Plans) grants authority to cities to adopt specific plans for purposes of implementing the goals and policies of the general plan. The Planning Commission must hold at least one public hearing before the planning agency can recommend the adoption of a specific plan.

As expressed in California law, specific plans may be adopted either by ordinance or by resolution. This allows jurisdictions to choose whether their specific plans will be policy driven (adopted by resolution) or regulatory in nature (adopted by ordinance).

As set forth in the Government Code, Section 65451, a specific plan must contain the following information:

- A description of the general distribution, location, and extent of the uses of land within the area covered by the plan.
- The proposed distribution, location, extent, and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy and other essential facilities proposed to be located within the area covered by the Specific Plan and needed to support the land uses described in the plan.
- Standards and criteria by which development will proceed and standards for the conservation, development, and utilization of natural resources, where applicable.
- A program of implementation measures, including regulations, programs, public works projects and financing measures necessary to carry out the above information.

2.3 Purpose of the Carson Lofts Specific Plan

The Carson Lofts Specific Plan (Specific Plan) is a regulatory document, adopted by ordinance by the City of Carson (City), and serves as the adopted zoning for the properties located at 21250 South Main Street

(APN: 7334-002-007) and 21240 South Main Street (APN: 7334-002-008). The City has utilized specific plans as tools to achieve the customized development of individual parcels within a broader land use context. The Specific Plan is intended to provide for the classification and development of the site in a coordinated, comprehensive project that will result in a more desirable development or physical environment than would be possible through the strict application of conventional zoning regulations and standards. This includes:

1. Urban Design Framework

Provide development and form-based design standards to promote compatibility and opportunity within the surrounding area.

2. Building Height & Density

Allow additional height and density for a project that will provide housing and more residential opportunities for the area.

3. Pedestrian Network

Establish the Site as a walkable community to residents that will benefit from the area.

4. Design Standards

Encourage design excellence and establish a high-quality standard for future development to occur along Main Street.

5. Residential Density

Fulfill Carson General Plan Policy LU-8.3 by “locating higher density residential uses in proximity to commercial centers” to “encourage pedestrian traffic and provide a consumer base for commercial uses.” (See General Plan Land Use Element, p. LU-30).

6. Site Circulation

Enhance Main Street’s pedestrian, bicycle, and transit-oriented characteristics while at the same time improving vehicular circulation.

7. Effective Residential Development

Promote the development of multi-family housing in close proximity to employment, transportation and activity centers as called for by Housing Element Policies 3.6 and 3.7.

8. Sustainable Communities

Require excellence in multi-family housing design consistent with Housing Element Policy 2.7 “through use of materials and colors, building treatments, landscaping, open space, parking, environmentally sensitive and sustainable building design.

3.0 Relationship to Other Land Use Regulations

The Carson General Plan is a “blueprint” that documents the City's vision for the future and provides goals, policies, and implementation measures that can be utilized by City staff and decision makers to proactively

influence physical growth and change in a manner consistent with this vision. The General Plan provides the City with a multi-disciplinary strategy for achieving the vision in the context of the land use, circulation & mobility, housing, open space, conservation, public safety, noise, cultural resources & historic preservation, growth management, economic development, infrastructure, and urban design elements.

A Specific Plan is a regulatory tool to guide development in a local area consistent with the City's General Plan. While the General Plan provides the primary guide for growth and development citywide, the Specific Plan customizes the planning process to enhance and promote the unique characteristics of a special area. The Specific Plan is adopted pursuant to Section 65450 et. Seq. of the California Government Code.

3.1 General Plan Consistency

To ensure consistency between the Carson Lofts Specific Plan and the City of Carson's General Plan, the General Plan has been amended concurrent with the adoption of this Plan. The corresponding General Plan amendment establishes an "Urban Residential" Land Use Designation for the Carson Lofts Specific Plan area to replace the Site's existing "General Commercial" General Plan land use designation.

The Specific Plan is consistent with the following General Plan Land Use Element goals, policies, and objectives:

A Balance of Uses-

Goal LU-6: A sustainable balance of residential and non-residential development and a balance of traffic circulation throughout the City.

Consistent: This residential development will contribute to the variety of housing for the area by increasing the options of residential units. As stated in Implementation Measure LU-IM-6.4 to "promote a variety of housing types and affordability to meets the development goals of the Housing Element and provide needed housing opportunities to support employment growth (Implements LU-6.1, 6.2 and 6.5)".

Incompatible Land Uses-

Goal LU-7: Adjacent land uses that are compatible with one another.

Consistent: The Specific Plan will allow development of an underutilized property to contribute to the City's growth. Adjacent land uses include single-family residential, which is compatible with multi-family development.

Property Enhancement-

Goal LU-9: Eliminate all evidence of property deterioration throughout Carson.

Consistent: The specific plan would promote the development of the vacant underutilized property with a new multi-family development. This will work towards the goal of eliminating evidence of property deterioration in the City.

City Image-

Goal LU-12: Create a visually attractive appearance throughout Carson.

Consistent: To create a visually attractive appearance, the Specific Plan includes design guidelines that will guide the appearance of the project. This includes architectural style and landscape requirements that will result in an aesthetically pleasing project that will enhance the streetscape.

Livable Communities-

Goal LU-15: Promote development in Carson which reflects the “Livable Communities” concepts.

Consistent: The Specific Plan will facilitate the development of 19 dwelling units on the Site. This will contribute to the diversity of housing types that enable citizens from a wide range of economic levels and age groups to live in Carson.

3.2 Zoning Ordinance Consistency

The Carson Zoning Code and Map is also amended by ordinance concurrent with adoption of the Specific Plan to ensure complete consistency. A “Carson Lofts Specific Plan” zone replaced the Site’s existing “Commercial General with Design Overlay” (CG-D) zoning. Where Carson zoning regulations and/or development standards are inconsistent with this Specific Plan, the Specific Plan standards and regulations shall prevail. However, any issue not specifically addressed in the Specific Plan shall be subject to the general Planning and Zoning Code regulations. A project that requires no deviations from the regulations and/or development standards contained herein shall be exempt from Site Plan and Design Review.

4.0 Land Use and Development Regulations

4.1 Purpose and Intent

This section sets forth the standards for development within the Specific Plan Area. Application of these regulations is specifically intended to provide the most appropriate use of the land, create a harmonious relationship among nearby land uses, and protect the health, safety, and welfare of the community. This Specific Plan shall be used in conjunction with all other relevant City of Carson adopted plans and ordinances.

4.2 General Provisions

4.2.1 Applicability

The Carson Lofts Specific Plan shall constitute the legal zoning for the project site. No construction, modification, addition, placement or installation of any building or structure shall occur, nor shall any new use commence on any lot, on or after the effective date of this Specific Plan, except in conformity with the provisions of this Specific Plan. Actions deemed to be consistent with the Specific Plan shall be determined to be consistent with the City of Carson General Plan, as mandated in California Government Code Section 65454.

The Specific Plan does not convey any rights not otherwise granted under the provisions and procedures contained in the Zoning Code and other applicable ordinances, except as specifically provided herein. Any issue not specifically covered in the Specific Plan shall be subject to the Zoning Code and/or Carson Municipal Code (CMC), or to interpretation by the Community Development Director if not specifically covered in the City's regulations.

In cases where development regulations and standards set forth in this Specific Plan are inconsistent with the Zoning Code, the Specific Plan shall prevail. The provisions of this Specific Plan shall also prevail where there are inconsistencies between this Specific Plan and other City ordinances, rules, and regulations. Exceptions, deviations, and any future development that is not in conformance with standards and guidelines contained in the Specific Plan shall be subject to Site Plan and Design Review in accordance with Carson Municipal Code Section 9172.23.

4.2.2 Procedures.

Procedures, including legislative, administrative, and quasi-judicial procedures, for implementing this Specific Plan, shall be as set forth in CMC Article IX, Part 7.

4.2.3 Severability

In the event that any regulation, condition, program, portion or policy of this Specific Plan or the application thereof to any person or circumstance is held to be invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed separate, distinct, and independent provisions and shall not affect the validity of the remaining provisions of this Specific Plan or applications thereof which can be implemented without the invalid provision or application.

4.2.4 Interpretation

The Community Development Director shall resolve any ambiguities related to the implementation of the provisions of this Specific Plan. Such interpretations shall take into account the stated goals and intent of the Specific Plan. Any interpretation made by the Community Development Director may be appealed to the Planning Commission. The decision of the Planning Commission shall be final unless appealed to the City Council.

4.2.5 Definitions

For the purpose of this Specific Plan, certain words and terms are defined in this section. Unless otherwise specified herein, terms used in this document shall have the same definitions provided in the Zoning Code (CMC Article IX).

Building Height shall mean any vertical distance from the average finished grade to the highest point of the coping of a flat roof, to the deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof.

Floor Area, Gross shall mean the sum of the horizontal areas of all floors within a building measured from the exterior faces of exterior walls or from the centerline of party walls separating two (2) buildings. The floor area of any basement, cellar or attic with headroom of more than six and one-half (6-1/2) feet shall be included. A basement, cellar or attic floor space with six and one-half (6-1/2) feet

of headroom or less, as well as the area of courtyards, shall be excluded. For the purpose of computing required parking area, floor area devoted to parking and maneuvering shall not be included.

Floor Area Ratio (FAR) shall mean the gross floor area minus the area of permanent walls, elevator shafts, stairwells, housings for mechanical equipment and vent shafts.

Lot Area shall mean the total extent of surface, measured in a horizontal plane, within the lot lines of a lot, and shall mean net lot area unless otherwise indicated.

Lot Area, Net shall mean that area of a lot exclusive of:

1. Public streets, alleys, walkways and other existing public rights-of-way.
2. Proposed public rights-of-way such as alleys and streets and other necessary public sites, when approved for inclusion within a proposed development project.
3. Other public or private easements where the owner of land that is subject to an easement does not have the right to use the entire surface of land in any manner.

Open Space shall mean ground areas other than the following:

1. Public rights-of-way.
2. Driveways.
3. Trash areas.
4. Parking areas.
5. Loading areas.
6. Vehicle maneuvering areas.
7. Ground area covered by building or structures other than permitted encroachments.

Open Space, Private shall mean open space which has an average gradient of not more than five (5) percent. Private open space may include but is not limited to balconies, patios, terraces, and roof gardens and, in all cases, shall be contiguous to individual dwelling units. Front, side, and rear yard setbacks shall not be credited toward private open space.

Open Space, Usable shall mean open space which has an average gradient of not more than five (5) percent. Usable open space may include, but is not limited to, balconies, terraces, and roof gardens. Children's playgrounds, private open space and/or side and rear yard setbacks may be credited toward usable open space.

Setback shall mean the shortest horizontal distance, measured at ground level and above, between a building or structure and a lot line or other specified line.

4.3 Land Use/Establishment of Zoning

4.3.1 Permitted Uses

The following uses shall be permitted in the Carson Lofts Specific Plan:

Table 1: Permitted Uses Table

Legend		
P	Permitted Use	
D	Uses permitted subject to the approval of the Community Development Director	
Use		Note
Multiple-Family Dwellings	P	
Residential Condominium	P	
Home Occupations	P	Per CMC 9122.4 and 9128.4
Child Day Care	P	Per California Health and Safety Code, Division 2, Chapter 3.6
Contractor's office and/or storage of construction materials and equipment during construction	D	
Real estate tract office, limited to the sale of property on the site where such office is located	D	

4.4 Development Standards

4.4.1 Residential Density

The maximum residential density is 40 units per acre. Any fractional amount equal to or greater than one-half (0.5) shall permit an additional dwelling unit.

4.4.2 Floor Area Ratio (FAR)

The FAR limitation in this Specific Plan shall be used to limit the above-grade gross floor area of all permitted structures to an FAR 1.0.

4.4.3 Building Height

No structure within the Specific Plan area shall exceed 39 feet in height. There shall be a limit of three-stories within the height limit.

4.4.4 Front, Side and Rear Setbacks

All properties within the Specific Plan shall maintain the following minimum setbacks:

Front: 5 feet

Street Side: 5 feet
Side: 10 feet
Rear: 10 feet

Setbacks shall be open ground to sky, except for architectural features, balconies, porches, and stoops, which shall be subject to Community Development Director approval.

4.4.5 Landscape

Landscaping is an important element that contributes to the identity of the site and enhances the architectural theme of the buildings. All areas of the site that are not occupied by a building, walkway, driveway, parking, or private open space shall be landscaped. A variety of trees, shrubs, and ground covers shall be utilized; however, consideration of water conservation shall take precedent in selection of landscape material. All landscaping and irrigation shall comply with State of California's Model Water Efficient Landscape Ordinance. Special emphasis of using trees along the eastern property line is encouraged to screen the project from the adjoining neighbors and the public rights-of-way (including 213th Street).



Figure 9: Conceptual Landscape Plan

PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE AT 5 YRS.	PLANT TYPE	WUCOLS RATING
	ACHILLEA MILLEFOLIUM	COMMON YARROW	6" X 1'	GROUND COVER	0.3/L
	AGAVE ATTENUATA	FOXTAIL AGAVE	2' X 2'	SUCCULENT	0.3/L
	ALOE STRIATA	CORAL ALOE	2' X 18"	SUCCULENT	0.3/L
	CAREX DIVULSA (TUMULICOLA)	BERKELEY SEDGE	18" X 2'	GRASS LIKE	0.3/L
	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM	1' X 3'	SHRUB	0.3/L
	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	3' X 3'	SHRUB	0.3/L
	LAURUS NOBILIS (SHRUB FORM)	SWEET BAY	8' X 4'	SHRUB	0.3/L
	LOMANDRA 'NYALLA'	NYALLA MAT RUSH	3' X 3'	GRASS LIKE	0.3/L
	RAPHIOLEPIS INDICA 'CLARA'	INDIAN HAWTHORN	4' X 4'	SHRUB	0.3/L
	WESTRINGIA 'BLUE GEM'	BLUE GEM COAST ROSEMARY	6' X 3'	SHRUB	0.3/L
	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	3' X 3'	SHRUB	0.3/L
	WESTRINGIA FRUTICOSA 'MUNDII'	MUNDI COAST ROSEMARY	18" X 3'	SHRUB	0.3/L
TREES					
	ARBUTUS MARINA - STANDARD FORM	STRAWBERRY TREE	15' X 12'	TREE	0.3/L
	GELERA PARVIFLORA	AUSTRALIAN WILLOW	14' X 12'	TREE	0.3/L
	PROPOSED PARKWAY TREE	N/A	N/A	TREE	N/A

Figure 10: Conceptual Plant Legend

4.4.6 Usable Open Space

A project within the Specific Plan area shall provide a minimum, total open space area (common, useable, and private open space) of at least 20 percent of the net project area for projects of one (1) acre or less. The subject property consists of two parcels totaling .52 acres (22,597 square feet), as such total open space shall be 4,519.4 square feet minimum.

Common Open Spaces: Common open space may include landscape areas and walking paths. Common open space areas are typically found at the ground level.

Useable Open Spaces: Useable open space may include playgrounds, picnic/barbeque areas, swimming pools, sports courts, gardens, and/or the like. Useable open spaces should be located above the first floor and within a courtyard that can be easily viewed from most of the dwelling units. Useable open space shall be at least 30% of the total required open space, as such useable open space shall be 1,355.8 square feet minimum.

Private Open Spaces: No more than 35 percent of the required open space may be provided through private balconies, terraces, and stoops for individual units only accessible by the unit’s tenant. In any case, private balconies shall be 60 square feet minimum.

Table 2: Private Open Space Size

21250 MAIN STREET (LOT A) – OPEN SPACE APN - 7334-02-07				21240 MAIN STREET (LOT B) – OPEN SPACE APN – 7334-002-008			
UNIT	WIDTH	DEPTH	AREA	UNIT	WIDTH	DEPTH	AREA
101	10'-0"	9'-0"	90 S.F.	101	10'-10"	9'-0"	98 S.F.
201	10'-6"	7'-0"	74 S.F.	201	11'-6"	7'-0"	81 S.F.
202	11'-2"	6'-4"	71 S.F.	202	10'-6"	7'-0"	74 S.F.
203	12'-0"	6'-4"	76 S.F.	203	12'-0"	4'-6"	54 S.F.
204	12'-4"	6'-4"	78 S.F.	204	11'-2"	6'-4"	71 S.F.
205	14'-10"	6'-4"	94 S.F.	301	11'-6"	7'-0"	81 S.F.
301	10'-10"	7'-0"	76 S.F.	302	9'-10"	7'-0"	69 S.F.
302	11'-2"	6'-4"	71 S.F.	303	12'-0"	4'-6"	54 S.F.
303	12'-0"	6'-4"	76 S.F.	303	11'-2"	6'-4"	71 S.F.
304	12'-4"	6'-4"	78 S.F.	TOTAL PRIVATE OPEN SPACE			653 s.f.
305	14'-2"	6'-4"	90 S.F.	USEABLE	42'-6"	21'-0"	893 S.F.
TOTAL PRIVATE OPEN SPACE			874 S.F.	COMMON			1,788 S.F.
USEABLE	49'-6"	16'-0"	792 S.F.				
COMMON			924 S.F.				
TOTAL			2,590 S.F.	TOTAL			3,334 S.F.
21250 MAIN STREET – LOT A				21240 MAIN STREET – LOT B			
SUMMARY OF OPEN SPACES				SUMMARY OF OPEN SPACES			
FLOOR	SPACE	AREA		FLOOR	SPACE	AREA	
1 ST	PRIVATE	90 S.F.		1 ST	PRIVATE	98 S.F.	
	COMMON	924 S.F.			COMMON	1,788 S.F.	
TOTAL 1ST FLOOR:						2,900 S.F.	
2 ND	PRIVATE	393 S.F.		2 ND	PRIVATE	280 S.F.	
	USEABLE	792 S.F.			USEABLE	893 S.F.	
TOTAL 2ND FLOOR:						2,358 S.F.	
3 RD	PRIVATE	391 S.F.		3 RD	PRIVATE	275 S.F.	
TOTAL 3RD FLOOR:						666 S.F.	
TOTAL OPEN SPACE PROVIDED:						5,924 S.F.	



Figure 11: Open Space

4.4.7 Fences and Walls

A fence, wall, or hedge shall not exceed a height of six (6) feet above the finished grade at each point along the fence, wall, or hedge. Where there is a difference between the grade on either side of the fence, wall, or hedge, the higher grade shall be used.

A fence, wall, or hedge that is located between the street and any building shall not exceed a height of forty-two (42) inches above finished grade at each point along the fence, wall, or hedge.

The height limitation of this Section shall not apply in any case where it is in conflict with any other City ordinance or State law or regulation.

4.4.8 Signage

Unless specifically addressed below, signage within the Specific Plan area shall be governed by Section 9126.7 of the CMC.

- a. Project Identification Sign: One sign which identifies the project (e.g., “Carson Lofts”) shall be permitted per street frontage. Each sign shall be non-illuminated or reverse channel letters, wall mounted, and shall not exceed twenty-four (24) square feet.
- b. Address Signs: One address sign (street number only) shall be allowed per building. Address signs shall be mounted facing the street in which the property is addressed and shall comply with all requirements of the Building and Fire Codes.



Figure 12: Typical Sign Example

4.4.9 Parking

The required number of off-street automobile spaces shall not be less than 2 covered spaces for each unit, plus 1 guest space for every 5 units. Parking space shall be a minimum of 9’ wide by 19’ deep. Drive aisles shall be extended a minimum of 3’ beyond the last parking space.

Every parcel within the Specific Plan shall record a reciprocal access and parking agreement with the other parcels in the Specific Plan. Said reciprocal access and parking agreement shall be submitted to the City for review and approve before being recorded and prior to granting of occupancy for building. The use of landscaping and/or walls should be used to minimize the appearance of vehicles from the public right-of-way.

In addition to vehicle parking, short-term bicycle parking shall be provided at the increment of one bicycle space for every four units. Bicycle parking shall comply with the following:

- a. All bicycle parking facilities shall be dedicated for the exclusive use of bicycle parking.
- b. All bicycle parking spaces shall permit the locking of the bicycle frame and one wheel with a U-type lock, support the bicycle in a stable position without damage to wheels, frame, or components.
- c. Bicycle parking facilities shall be securely anchored so they cannot be easily removed and shall be of sufficient strength and design to resist vandalism and theft.

4.5 Reciprocal Easement Agreement (REA)

- A REA for reciprocal access, parking, utilities, and waste disposal shall be recorded against both properties (APN 7334-002-007 and APN 7334-002-007) prior to the issuance of building permits.
- The City of Carson shall review and approve the REA prior to recordation.
- The REA shall take effect immediately upon recordation.
- The City of Carson shall be a named third-party beneficiary of the REA. The REA shall not be amended or terminated without prior written consent from the City of Carson.

5.0 Design Guidelines

The Specific Plan Design Guidelines are intended to create clear and predictable design and development of the site. They are not specific development regulations, but rather guidance on the appearance of the site and architectural design.



Figure 13: Design Example



Figure 14: Design Example

- Site Design – Sites shall be designed to focus the buildings toward the street, while maintaining private amenities focused on private courtyards. This is achieved by incorporating the following:
 - Dwelling units should be provided on the ground floor adjacent to Main Street.
 - Parking should be at the ground level tucked behind the residential dwelling units.
 - The number of driveways should be limited to one per street frontage. Shared driveways between multiple properties are encouraged.
 - Common open space should be provided in central courtyards, not visible from the streets.
 - Access to dwelling units on the ground level should be through a private patio.
 - Access to dwelling units above the ground level should be through a central lobby.

- Architectural Design – Architectural design should be consistent throughout all buildings in the Specific Plan area. The following design elements should be incorporated:
 - Multiple finish materials, colors, and textures should be incorporated. The architectural finishes can include, but are not limited to, fiber cement composite panels, porcelain tiles, and stucco. The use of wrought iron railing on balconies and anodized aluminum mullions with glazing on lobbies is encouraged.
 - No horizontal surface should be greater than 40 feet without providing articulation in the façade.
 - Multiple roof planes and ridge lines should be used. For flat roofs, this could include providing variable height parapets.
 - Roof mounted equipment should not exceed the height of the parapet, unless screening is provided, and equipment is not visible from the public right-of-way.

- Landscape – Landscaping is a critical component to providing quality design. The following should be incorporated:
 - Landscape design should complement the architectural style.
 - The use of drought tolerant landscaping is encouraged.

- Mature height of trees should provide screening for adjacent single-family homes.
- Landscaping shall be used to screen parking areas that are visible from the public right-of-way.
- Streetscape - The proposed project should enhance the streetscape. This should include:
 - Quality architectural style, including the use of varied materials and building articulation to avoid long, monotonous facades.
 - Low patio walls that do not exceed 48 inches in height. Walls should either be constructed of a decorative block or have a painted flat stucco finish.
 - Landscape should be high quality and be appropriate to blend with the architectural style. The use of turf should be avoided.
 - Above-ground utility equipment should be screened. Appropriate screening may include landscaping, solid walls, painted art feature, or the use of vinyl screening wrap to mimic landscaping. All screening shall be approved by the City Planning division.



Figure 15: Vinyl Screen Wrap of Transformer

6.0 Sustainability Features

The Carson Lofts Specific Plan shall be based on principals of smart growth and environmental sustainability, as evidenced by its residential nature, the site's proximity to the other residential uses, being roughly midway between downtown Los Angeles and South Bay employment hubs, the accessibility of public transit, and the availability of existing infrastructure to service the proposed use.

The Carson Lofts Specific Plan shall incorporate an environmentally sustainable design and green building technologies. It shall utilize more resource-efficient modes of construction and adhere to the principles of energy efficiency, water conservation, environmentally preferable building materials, and overall waste reduction. Sustainability features of the project shall include the following:

6.1 Water Conservation

Water conservation features shall include a range of techniques that enhance site sustainability. Drought-tolerant plants and indigenous species shall be utilized as part of the proposed landscaping program.

- High-efficiency dual flush toilets (maximum 1.28 gallons per flush).
- Residential bathroom faucets with a maximum flow rate of 1.0 gallons per minute, and kitchen faucets with a maximum flow rate of 1.5 gallons per minute. No more than one showerhead per shower stall, with a flow rate no greater than 1.75 gallons per minute.
- High-efficiency clothes washers either within individual units (with water factor of 6.0 or less) and/or in common laundry rooms (commercial washers with water factor of 7.5 or less).
- Individual metering and billing for all residential water use.
- Installation of high-efficiency Energy Star-rated dishwashers in all residential units.
- Weather-based irrigation controller with rain shutoff, matched precipitation (flow) rates for sprinkler heads, and rotating sprinkler nozzles or comparable technology such as drip/microspray/subsurface irrigation and moisture sensors where appropriate.
- Use of proper hydro-zoning, turf minimization, zoned irrigation and use of native/drought-tolerant plant materials.
- Use of reclaimed water for landscape irrigation.
- Landscape and irrigation improvements shall comply with the California Model Water Efficient Landscape Ordinance.

6.2 Energy Conservation and Efficiency

- Energy Star-labeled products and appliances shall be installed where appropriate.

- Title 24, Part 6, California Energy Code baseline standard requirements for energy efficiency, based on the 2013 Energy Efficiency Standards requirements shall be met. Examples of design methods and technologies that shall be implemented may include, but not be limited to, high performance glazing on windows, appropriately oriented shading devices, high efficiency boilers (if single metered), instantaneous water heaters (if individual meters), and enhanced insulation to minimize solar and thermal gain.
- Application of energy-saving technologies and components to reduce the project's electrical usage-profile. Examples of these components include compact fluorescent light bulbs (CFL), energy saving lighting schemes such as occupancy-sensing controls (where applicable), use of light emitting diode (LED) lighting or other energy-efficient lighting technologies where appropriate, and energy-efficient heating and cooling equipment.
- Incorporation of passive energy efficiency strategies, such as inner courtyards.
- To achieve maximum efficiency while maintaining safety for residents and visitors, exterior lighting elements will be controlled by light sensors and/or timeclocks to avoid over lighting, as appropriate.
- Commissioning of building energy systems to verify that the Project's building energy systems are installed, calibrated, and performing to the Specific Plan requirements.

6.3 Transportation

- Provision of on-site parking for visitors and residents shall be provided, including bicycle parking. Parking and access shall be shared among all properties within the Specific Plan through the implementation of reciprocal access and parking agreements.
- Accessibility to multiple public transportation lines are provided to visitors and residents. The Project Site is adjacent to Carson Circuit Route F and the North South Shuttle.

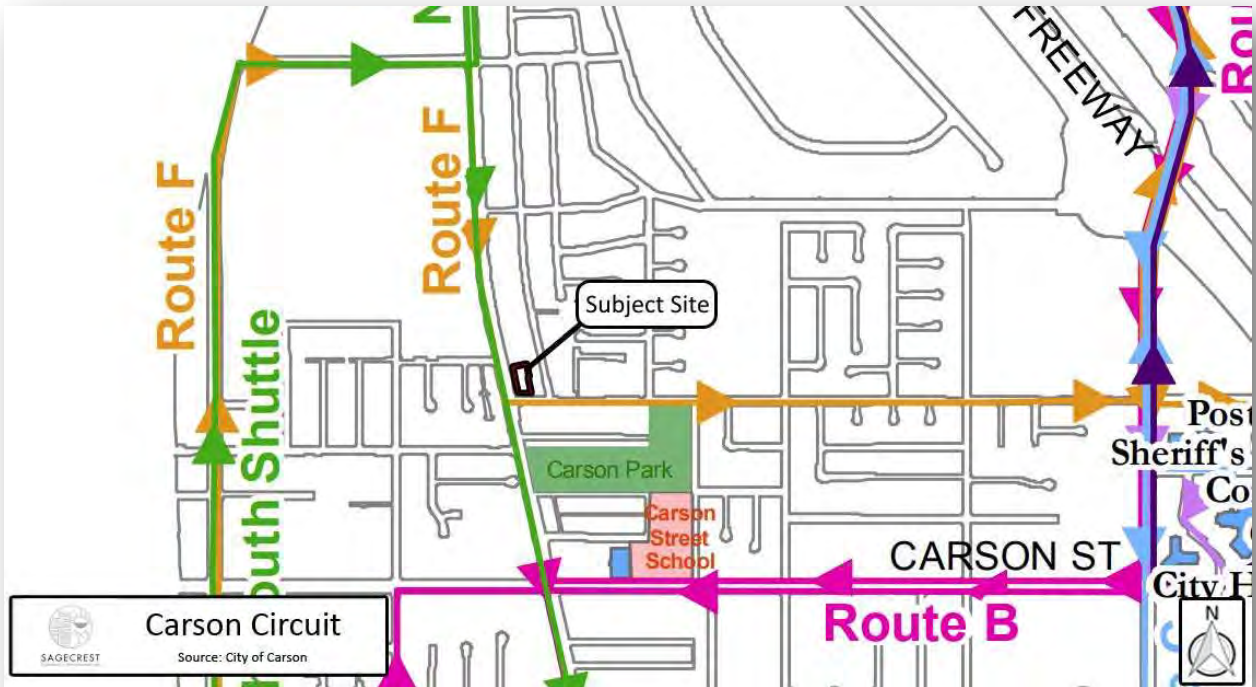


Figure 16: Transit Routes

6.4 Air Quality

- Participation in fundamental refrigerant management to preclude the use of chlorofluorocarbons (CFCs) in HVAC systems.
- Use of adhesives, sealants, paints, finishes, carpet, and other materials that emit low quantities of volatile organic compounds (VOCs) and/or other air quality pollutants.

6.5 Solid Waste

- All construction shall comply with the Construction and Demolition Debris Recycling and Reuse contained in Chapter 20.87 of the Los Angeles County Code. This shall include obtaining approval of a Construction and Demolition Debris Recycling and Reuse Plan prior to obtaining building permits.
- Trash enclosures shall be designed to accommodate a refuse bin, recycling bin, and green waste bin. The size of the bins and frequency of pick-up shall be sufficient to accommodate the solid waste generated on the site.

6.6 Noise Management

- All outdoor mechanical and electrical equipment shall be designed to meet the noise requirements of CMC, Chapter 5. In addition, all outdoor loading dock and trash/recycling areas

shall be fully or partially enclosed such that the line-of-sight between these noise sources (loading dock service area) and any adjacent noise sensitive land use shall be obstructed.

7.0 Infrastructure and Utilities

7.1 Water System

Domestic water for the Specific Plan area is provided by the California Water Service Company. All water service and connection to the distribution system, shall be reviewed and approved by the California Water Service Company.

7.2 Sewer System

The local sanitary sewer system is owned by the Los Angeles County Sanitation District and includes sewer lines in Main Street and 213th Street rights-of-way. All dwelling units shall connect to the sanitary sewer system, which shall be reviewed and approved by the City.

7.3 Drainage System/Low Impact Development

Storm drain mains are located in the Main Street and 213th Street rights-of-way. All storm water shall comply with the Municipal Separate Storm Sewer System (MS4) Discharge within the Coastal Watersheds of Los Angeles County Permit.

7.4 Electricity

Electricity to the site is provided by Southern California Edison (SCE). SCE maintains a 12kv distribution line that runs north and south on the east side of Main Street. The dwelling units shall connect to this distribution system line shall run underground from the nearest pole to the site.

7.5 Natural Gas

Natural gas to the site is provided by Southern California Gas Company. Natural Gas Service shall be provided in a manner that is approved by the Southern California Gas Company.

8.0 Financial Component

The Carson Lofts Specific Plan is comprised of a multi-family residential development project financed through private funds..

Interim Development Impact Fee. In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2021-2022 fees (effective through June 30, 2022) the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of a one-time development impact fee at the rate of \$15,087.23 per residential unit constructed. The proposed development includes development impact fees estimate of \$286,657.37 (19 units X \$15,087.23 = \$286,657.37). If the Project increases or decreases in unit count, the development impact fee amount will be adjusted accordingly at the same rate.

Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). If fees are paid after June 30, 2022, the development impact fee rate will be adjusted accordingly to the current rate at time of payment. No building permits shall be issued prior to the full payment of the required development impact fee.

Funding Mechanism for Ongoing Services / Community Facilities District. The proposed development is required to mitigate its impacts on City services. The City adopted Community Facilities District (CFD No. 2018-01) and may adopt a similar community facilities district in the future to use instead of CFD No. 2018-01 (collectively referred to herein as the “CFD”) to fund the ongoing costs of city services permitted by the CFD, including the maintenance of parks, roadways, and sidewalks and other eligible impacts of the Project within the CFD. A uniformed-standardized city-wide rate was adopted pursuant to Resolution No. 19-009 (“Resolution”) and accompanying Fiscal Impact Analysis (“FIA”) report.

The Developer shall be responsible to establish a funding mechanism to provide an ongoing source of funds for the ongoing services comparable to the uniformed-standardized city-wide rate established in the Resolution and FIA report. Based on the adopted Resolution, the subject property falls under “Residential – All Others” rate at \$1,006.48 per unit per year through June 30, 2022. Based on a 19-unit development, the current estimated annual amount for ongoing services is \$19,123.12, subject to annual adjustments.

Prior to recordation of final tract map or permit issuance, whichever comes first, Developer shall demonstrate compliance under this section either through: 1) Annexing into a City CFD or 2) Establishing a funding mechanism to provide an ongoing source of funds for ongoing services, acceptable to the City.

Appendices

A. Project Plans

CARSON LOFTS

21240-21250 SOUTH MAIN STREET, CARSON CA 90745

CONSULTANTS

OWNER:	ART ASHAI
ARCHITECT:	NOLO DESIGN STUDIO 2121 SOUTH MAIN STREET #201 CARSON, CA 90745 TEL: 424.263.8888 WWW.NOLODESIGNSTUDIO.COM
OWNER REPRESENTATIVE:	STRUCTURAL ENGINEERS
ENGINEER:	MECHANICAL & PLUMBING ENGINEERS
GEOTECHNICAL CONSULTANT:	ELECTRICAL ENGINEER
LANDSCAPE:	CIVIL ENGINEER

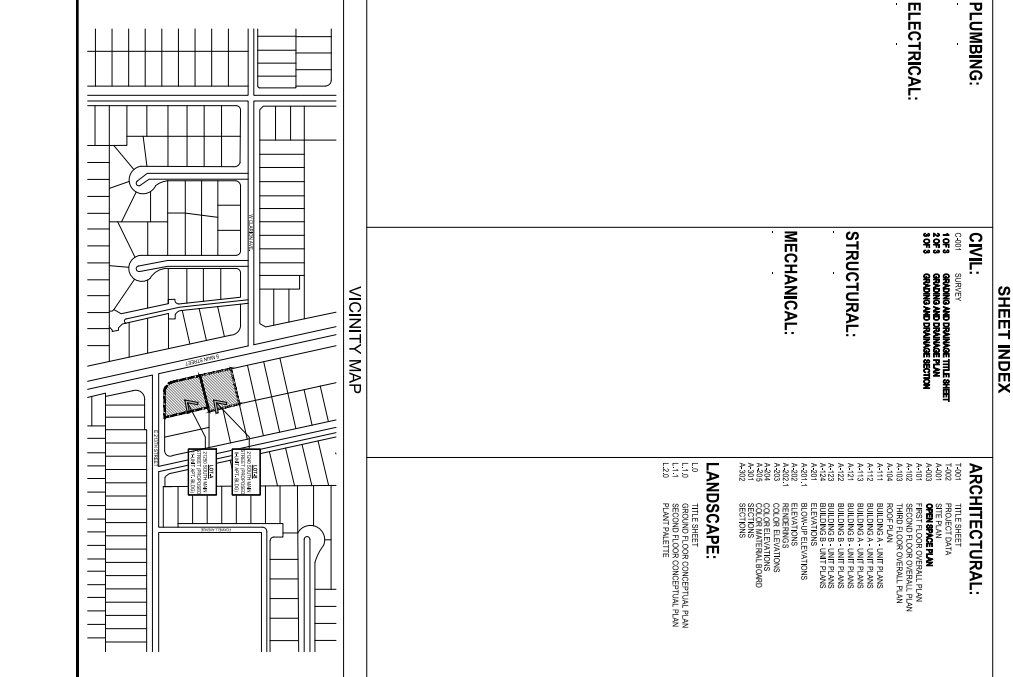
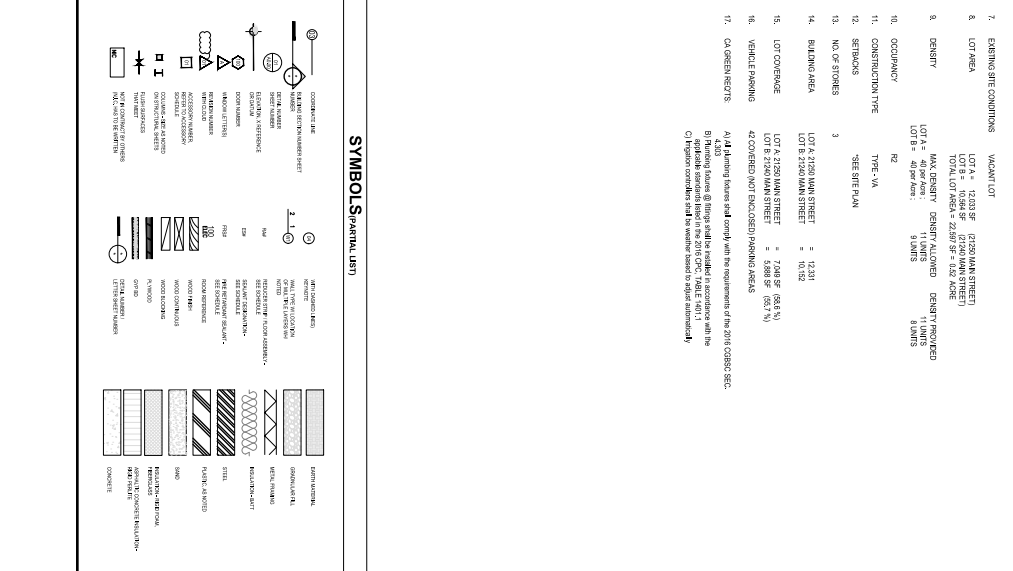
PROJECT SUMMARY

- ADDRESS: LOT 4, 21240 SOUTH MAIN STREET, CARSON, CA 90745
- CROSS STREET: MAIN STREET CORNER OF 21ST STREET
- APN, BOUND & LOT: PPS-000000 - 21ST STREET (PPS-000000 - 21ST STREET)
- ZONING: C-20 (CHANGE TO MIXED USE P-1 M)
- PROJECT DESCRIPTION: 21ST STREET BUILDINGS IN PHASE 4 (SEE P1-1489)
- CODES USED: LOT 4 (21240 MAIN STREET) - 11 UNIT APARTMENT BLDG LOT 5 (21250 MAIN STREET) - 5 UNIT APARTMENT BLDG 2019 CALIFORNIA ENERGY CODE - TITLE 24 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA FIRE AND LIFE SAFETY CODE 2019 CALIFORNIA GEOTECHNICAL CODE 2019 CALIFORNIA SEWER AND WASTE WATER CODE 2019 CALIFORNIA SIGNAGE AND BILLBOARDING CODE 2019 CALIFORNIA TREE PRESERVATION CODE 2019 CALIFORNIA WETLANDS BUILDING CODE ALONG WITH ALL APPLICABLE ORDINANCES

DEFERRED SUBMITTALS	1. AUTOMATIC FIRE SPRINKLER PLANS
APPLICABLE CODES	<ul style="list-style-type: none"> 2019 CALIFORNIA BUILDING CODE ALONG WITH ALL APPLICABLE ORDINANCES 2019 CALIFORNIA PLUMBING CODE 2019 CALIFORNIA ELECTRICAL CODE 2019 CALIFORNIA MECHANICAL CODE 2019 CALIFORNIA FIRE AND LIFE SAFETY CODE 2019 CALIFORNIA GEOTECHNICAL CODE 2019 CALIFORNIA SIGNAGE AND BILLBOARDING CODE 2019 CALIFORNIA TREE PRESERVATION CODE
SCOPE OF WORK	1. MECHANICAL AND PLUMBING MECHANICAL CODE - SEE MECHANICAL SHEET P1-1489
NOTE	

ABBREVIATIONS

IN	FIN	PL	PLANT
AC	AC	AC	AC
AD	AD	AD	AD
AE	AE	AE	AE
AF	AF	AF	AF
AG	AG	AG	AG
AH	AH	AH	AH
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PLUMBING:	
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MECHANICAL:	
STRUCTURAL:	
LANDSCAPE:	
ARCHITECTURAL:	
CIVIL:	
CONCRETE AND FOUNDATION:	
WOODWORK AND FINISHES:	
MECHANICAL AND PLUMBING:	
LANDSCAPE:	

SHEET INDEX

OWNER:	ART ASHAI
ARCHITECT:	NOLO DESIGN STUDIO
PROJECT:	CARSON APARTMENTS
DATE:	08/20/2019
SHEET:	T-001

RECIPROCAL EASEMENT AGREEMENT (REA)

- A REA for reciprocal access, gathering utilities and waste disposal shall be recorded against both properties (APN 234-002-007 and APN 234-002-011) prior to the issuance of building permits.
- The City of Carson shall review and approve the REA prior to recording.
- The REA shall state that it is immediately upon recording.
- The City of Carson shall be a named third-party beneficiary of the REA. The REA shall not be amended or terminated without prior written consent from the City of Carson.

PROJECT AREAS

BUILDING INFORMATION:

21201 Main Street Carson CA			
Lot Area:	12,033 sf		
Max. Density:	40 per Ac.		
Density Allowed:	11 units		
Density Proposed:	11 units		
Unit #	Type	Area	Baloney
201	2B + 2B8	980	74
202	2B + 2B8	977	66
203	2B + 2B8	1,037	76
205	2B + 2B8	1,054	88
206	2B + 2B8	1,054	88
301	2B + 2B8	980	74
302	2B + 2B8	977	66
303	2B + 2B8	1,037	76
305	2B + 2B8	1,054	88
TOTAL	11,221	8,648	688
Common open space		1,718	
Total open space		2,569	
Parking required:	22/1 unit		24
Parking provided:			24
21240 Main Street Carson CA			
Lot Area:	10,564 sf		
Max. Density:	40 per Ac.		
Density Allowed:	9 units		
Density Proposed:	8 units		
Unit #	Type	Area	Baloney
201	2B + 2B8	1,051	80
202	2B + 2B8	1,051	80
203	2B + 2B8	1,031	54
204	2B + 2B8	1,025	65
301	2B + 2B8	1,051	80
302	2B + 2B8	944	69
303	4B + 4B8	2,051	120
TOTAL	3,269	6,300	
Common open space		2,015	
Total open space		5,315	
Parking required:	22/1 unit		18
Parking provided:			18

BUILDING INFORMATION:

21240 Main Street Carson CA			
Lot Area:	22,597 (0.52 ACRES)		
MAX DENSITY =	40 UNITS / ACRE		
DENSITY ALLOWED =	20.8 UNITS (20 UNITS)		
DENSITY PROPOSED =	19 UNITS		
COMMON OPEN SPACE =	4,394 SF		
PRIVATE OPEN SPACE =	1,479 SF		
TOTAL OPEN SPACE =	5,873 SF (26% OF LOT)		
PARKING REQUIRED =	19 x 22 = 418 = 42 SPACES		
PARKING PROPOSED =	24 + 18 = 42 SPACES (INCLUDING 4 HOV)		
PROPOSED LOT COVERAGE =	7,049 + 5,888 = 12,937 SF (57.25%)		
PROPOSED BUILDING FLOOR AREA =	22,483 SF		
PROPOSED FAR =	1.0		
PROPOSED BLDG. HT =	39 FT.		
(MEASURED TO ROOF T.I.L.)			
21240 Main Street Carson CA			
Lot Area:	12,331 SF		
11,241 + 1,110 =			
Covered (not enclosed) Parking Area =	5,714 SF		
Lot Coverage =	7,049 SF (56.5%)		
21240 Main Street Carson CA			
Lot Area:	10,152 SF		
9,239 + 943 =			
Covered (not enclosed) Parking Area =	4,139 SF		
Lot Coverage =	5,888 SF (58.1%)		

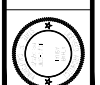


ART ASHAI, AIA
 21212 LONITA BLVD #201
 LONITA, CALIFORNIA 90717
 PHONE: 424-263-8588
 email: artashai@mail.com

Comments:
 This drawing is the property of the architect and is not to be reproduced or copied in whole or in part without the written consent of the architect. The architect retains all rights in this drawing.

Owner: NANCY KIM

CARSON LOFTS
 21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745



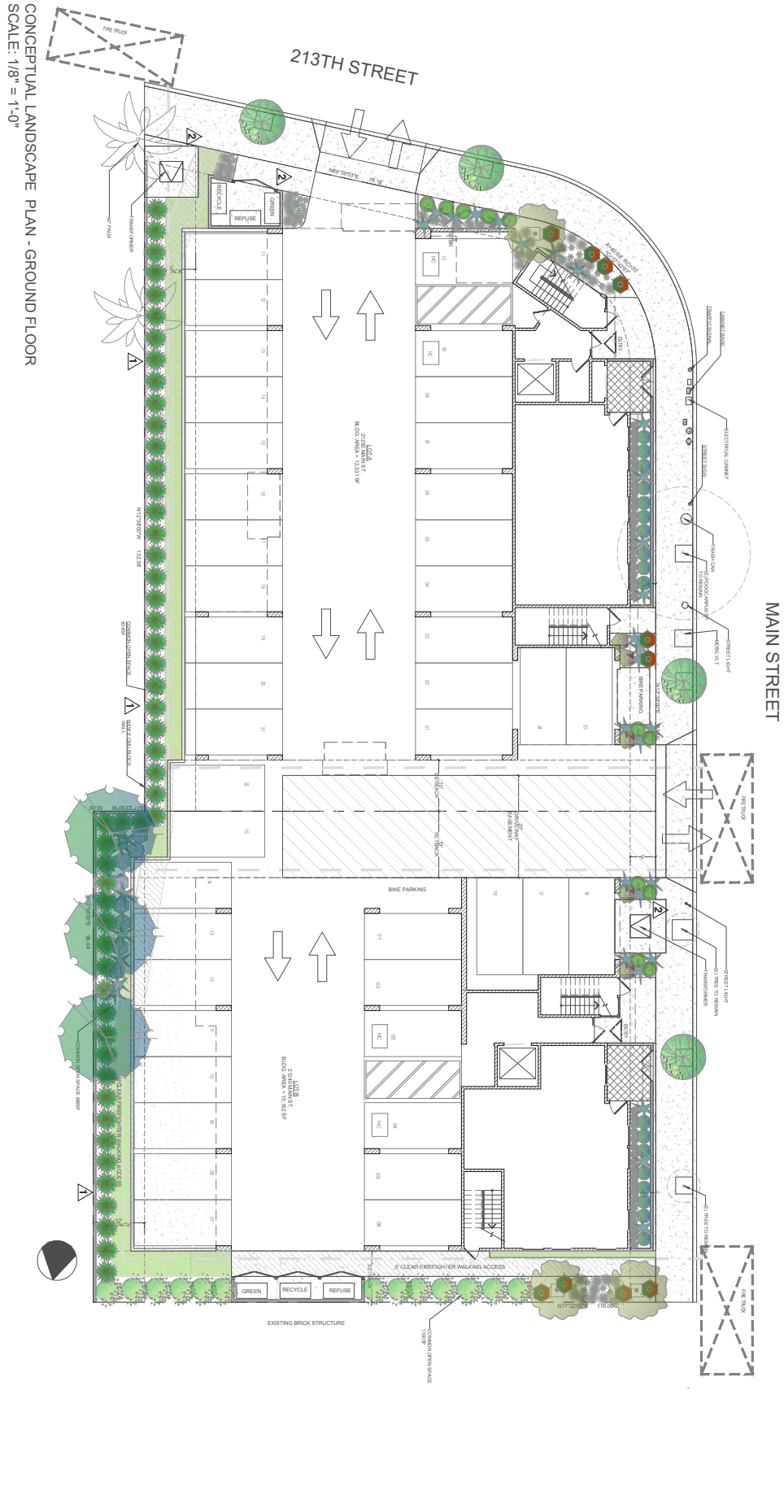
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 21240 Main Street Carson, CA 90745
 21250 Main Street Carson, CA 90745
 LEGAL DESCRIPTION:
 APN 234-002-007
 APN 234-002-011
 Plot 139-000-000

PROJ. AREAS AND SUMMARY
 Scale: AS NOTED
 Date: AUG 2021
 Designer: ORKHOUZ T-002
 Checker: OLIVER

PLANT LEGEND

BOTANICAL NAME	COMMON NAME	SIZE AT 1 YRS.	PLANT TYPE	WILDOUS RATING
ACHILLA MILLEFOLIUM	COMMON YARROW	FT. X1'	GROUND COVER	0.3H
AGAVE ATTENUATA	FOXTAIL AGAVE	2' X 2'	SUCCULENT	0.3H
AGAVE STRIATA	CORNAL AGAVE	2' X 1 1/2'	SUCCULENT	0.3H
CAREX DUMOSA (TAMULICOLA)	REED BED SEDGE	18" X 2'	GRASS LIKE	0.3H
GEOPHYLLA UNIBEREA (CONSERVA)	CONSTANT GEM	1' X 3'	SHRUB	0.3H
LANTANA NEW GOLIATH	NEW GOLIATH LANTANA	3' X 2'	SHRUB	0.3H
LARIS MORTUIS SIBIRICA FORMAL	SWEET LAVENDER	4' X 4'	SHRUB	0.3H
LOMANDBA NYCTALIX	NYCTALIX LANTANA	3' X 2'	GRASS LIKE	0.3H

BOTANICAL NAME	COMMON NAME	SIZE AT 1 YRS.	PLANT TYPE	WILDOUS RATING
BALFOURIA INDICA (L. CARB.)	INDIAN SAMBORN	4' X 4'	SHRUB	0.3H
WESTRINGIA BLUE GEM	BLUE GEM COAST ROSEMARY	4' X 3'	SHRUB	0.3H
WESTRINGIA FRUTICOSA (VERY NOX.)	FRAGRANT COAST ROSEMARY	3' X 2'	SHRUB	0.3H
WESTRINGIA FRUTICOSA (MUNDOF)	MUNDOF COAST ROSEMARY	18" X 2'	SHRUB	0.3H
ABUTILON STRAMONIA	STRAMONIA TREE	18" X 12'	TREE	0.3H
GELEBA PARVIFLORA	ASTRALIA WILLOW	14' X 12'	TREE	0.3H
PROCESYDIPARIS (L. TREE)	N/A	N/A	TREE	N/A



CARSON LOFTS APARTMENTS
 21240 MAIN STREET
 & 21250 MAIN STREET
 CARSON, CA 90745

VHARDITAS DESIGN
 Landscape Architecture
 Anna Johns
 R/LA, CA, 90999
 vhdesign@vhdesign.com
 2735 W. AMERICA ST
 CARSON, CA 90745
 323.977.1019



ARCHITECT:
 MOJO DESIGN STUDIO
 3170 LOMA BLVD #201
 LOMITA, CA 90717
 mrd@mojo.com

REVISION	DATE
1	MAY 27, 2021
2	OCTOBER 15, 2021

DATE: MAY 27, 2021
 SCALE: 1/8" = 1'-0"

CONCEPTUAL PLAN GROUND FLOOR
L.1.10



ACHILLEA MILEFOLIUM
COMMON YARROW



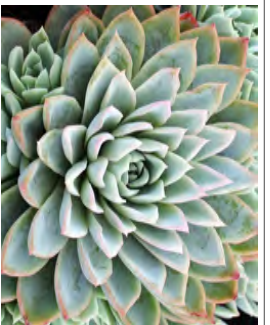
AGAVE ATTENUATA
FOXTAIL AGAVE



AICE STRIATA
CORAL AICE



CAMEX TOMILLOCA (C. DIMULSA)
BEEKNEEY SEDGE



ECHINERIA VIOLET QUEEN
VIOLET QUEEN HENRIANO CHICKS



ECHINERIA ZORO
ZORO ECHINERIA



GREVILLEA LONGIFOLIA
COASTAL GEM



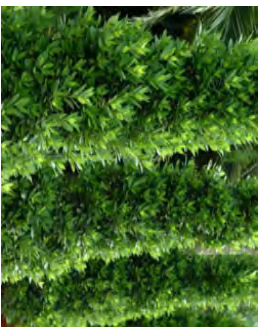
HARDENBERGIA VOUGUEA
PIPPLE VINE LILAC



KALANCHOE DOKLEAF
DWARF ELEPHANT PLANT



LANTANA NEW GIGI D
LANTANA GOLDEN YELLOW



LAVIA'S WOOD IS (SHEBUB)
SWEET BAY



LOMANERA LONGIFOLIA
NYWALLA MINT FISH



PORTULACARIA ARIA
LUNAKA
ELEPHANT'S FOOT



PORTULACARIA ARIA
SINGSASSER
MARBON ELEPHANT'S FOOT



RABBIT EAR
INDIA HANTHORN



RUSCULIA EUSTICTICUS
SUNNY SWEET WINE



TRACER CAN PA
GREEN LEAF
PINK WAX SUN WAX WINE



WESTRAGON BLUE BEAN
BLUES SUN COGN ROSEMARY



WESTRAGON PRINCESS
BREW BOX
SUNNY COGN ROSEMARY



WESTRAGON PRINCESS
MAMOR
LOVE COGN ROSEMARY



XEROBOCCOS DANGLUYI
SILVER DOCKLAW WINE



ARGENTUS LINDEO STD
STRAWBERRY TREE



GELERIA PARVIFLOA
AUSTRALIAN WILLOW

CARSON LOFTS APARTMENTS
21240 MAIN STREET
& 21250 MAIN STREET
CARSON, CA 90745



VIVIDITAS
DESIGN

Arnie & Jenise
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vividdesign@vividitasdesign.com
2735 W. ANKENY ST
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ARCHITECT:
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moldo@moldestudio.com

DATE:
MAY 27, 2021

SCALE:
N.T.S.

PLANT PALETTE

L.2



2121 LONITA BLVD., #201
 LOMBIN CALIFORNIA 90717

ARCHITECT

ARTASHAI A/A
 2121 LONITA BLVD. #201
 LONITA CALIFORNIA 90717
 PHONE: 424-263-8888
 email: artashai@gmail.com

OWNER:
 NANCY KIM

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:
 CARSON APARTMENTS
 21240 Main Street Carson, CA 90745
 21250 Main Street Carson, CA 90745
 LEGAL DESCRIPTION:
 A/N 21240-007
 A/N 21250-008

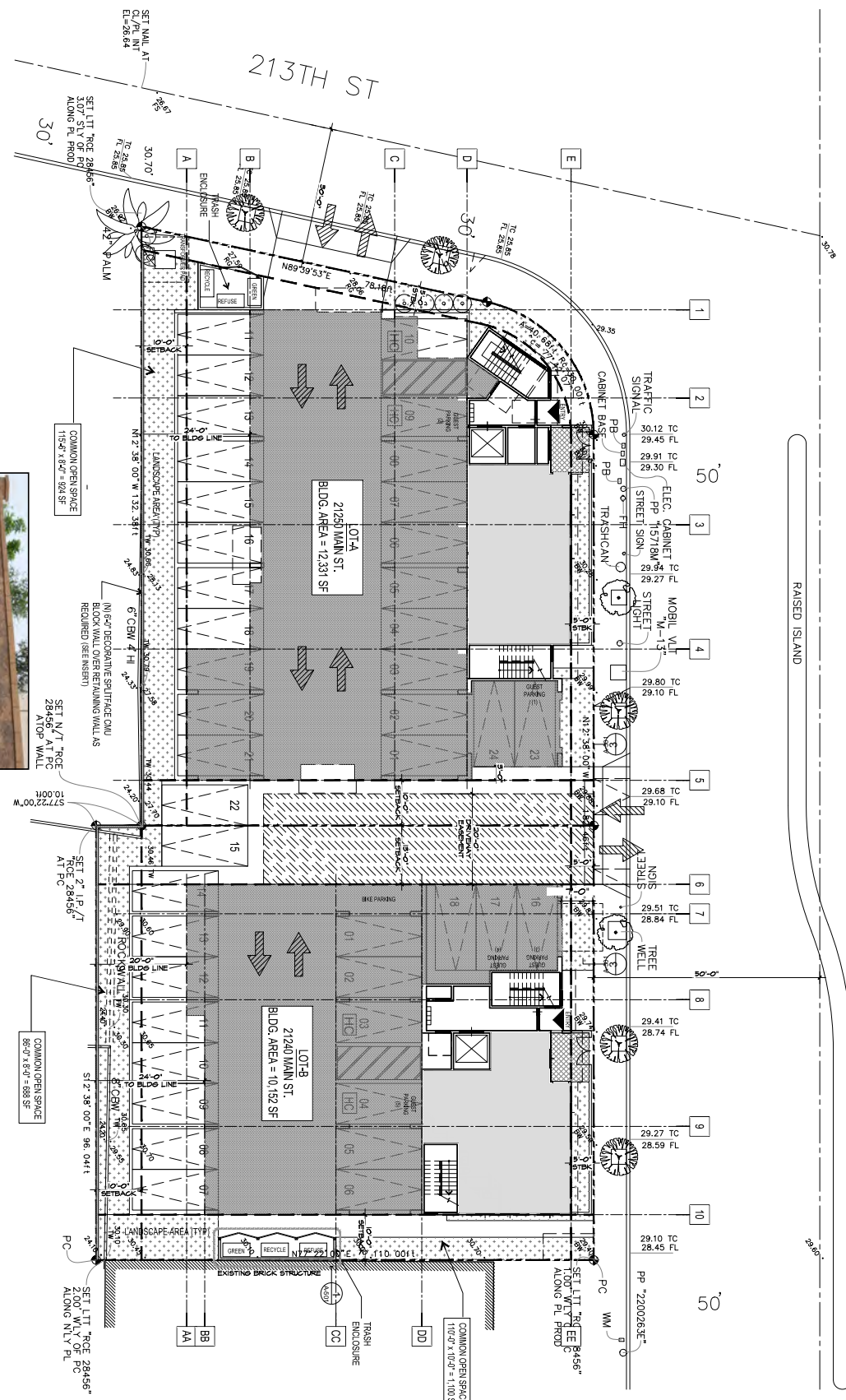


Scale	Date	Drawn	Checked
AS NOTED	03/11/2021	ORIKHOUS	ORIKHOUS
AS NOTED	04/20/21	ORIKHOUS	ORIKHOUS

SITE PLAN

Scale	Date	Drawn	Checked
AS NOTED	03/11/2021	ORIKHOUS	ORIKHOUS
AS NOTED	04/20/21	ORIKHOUS	ORIKHOUS

PLOT DATE: 10/20/21



BLOCK WALL EXAMPLE

PLANNING NOTES

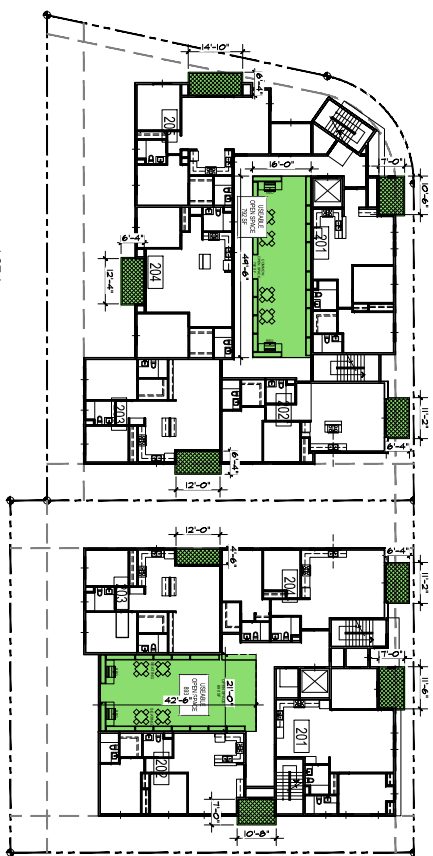
COMMON OPEN SPACE
 113'-9" x 8'-0" = 924 SF

COMMON OPEN SPACE
 86'-0" x 8'-0" = 688 SF

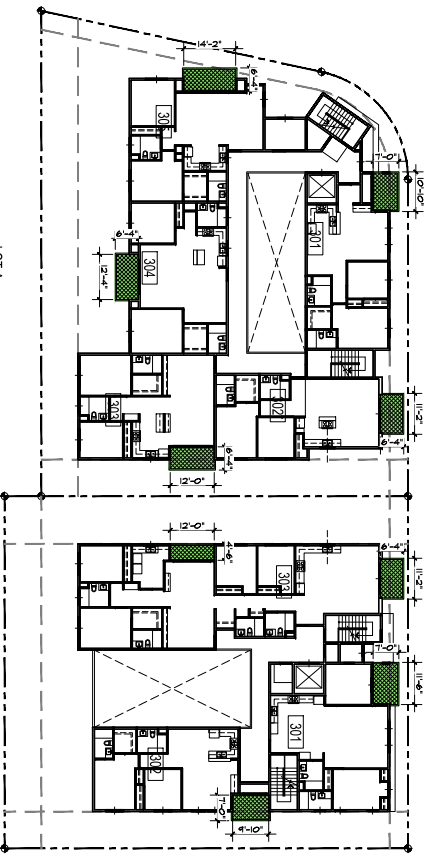
COMMON OPEN SPACE
 110'-0" x 10'-0" = 1100 SF

21250 MAIN STREET (LOT A) – OPEN SPACE				21240 MAIN STREET (LOT B) – OPEN SPACE			
APN - 7334-02-07				APN - 7334-002-008			
UNIT	WIDTH	DEPTH	AREA	UNIT	WIDTH	DEPTH	AREA
101	10'-0"	9'-0"	90 S.F.	101	10'-10"	9'-0"	98 S.F.
201	10'-6"	7'-0"	74 S.F.	201	11'-6"	7'-0"	81 S.F.
202	11'-2"	6'-4"	71 S.F.	202	10'-6"	7'-0"	74 S.F.
203	12'-0"	6'-4"	76 S.F.	203	12'-0"	4'-6"	54 S.F.
204	12'-4"	6'-4"	78 S.F.	204	11'-2"	6'-4"	71 S.F.
205	14'-10"	6'-4"	94 S.F.	301	11'-6"	7'-0"	81 S.F.
301	10'-10"	7'-0"	76 S.F.	302	9'-10"	7'-0"	69 S.F.
302	11'-2"	6'-4"	71 S.F.	303	12'-0"	4'-6"	54 S.F.
303	12'-0"	6'-4"	76 S.F.	303	11'-2"	6'-4"	71 S.F.
304	12'-4"	6'-4"	78 S.F.	TOTAL PRIVATE OPEN SPACE			653 S.F.
305	14'-2"	6'-4"	90 S.F.	TOTAL PRIVATE OPEN SPACE			893 S.F.
TOTAL PRIVATE OPEN SPACE			874 S.F.	COMMON			1,788 S.F.
USEABLE			792 S.F.	TOTAL			3,334 S.F.
COMMON			924 S.F.	TOTAL			5,924 S.F.
TOTAL			2,590 S.F.	TOTAL			3,334 S.F.

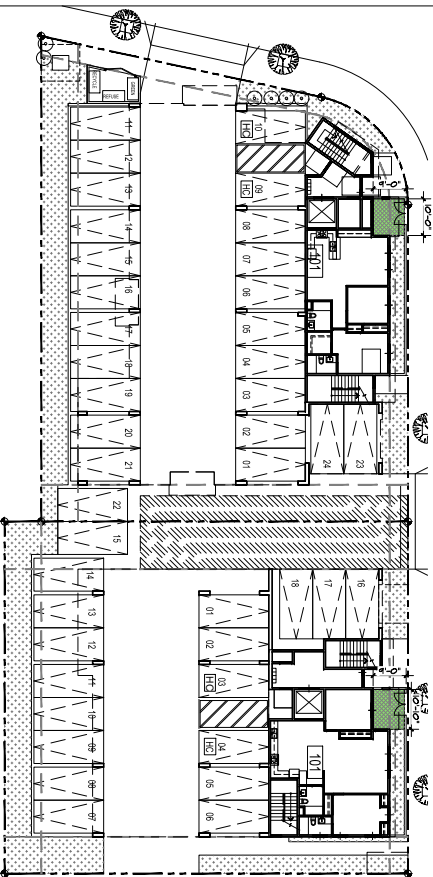
21250 MAIN STREET – LOT A				21240 MAIN STREET – LOT B				
SUMMARY OF OPEN SPACES				SUMMARY OF OPEN SPACES				
FLOOR	SPACE	AREA	FLOOR	SPACE	AREA	FLOOR	SPACE	AREA
1 st	PRIVATE	90 S.F.	1 st	PRIVATE	98 S.F.	1 st	COMMON	1,788 S.F.
	COMMON	924 S.F.		COMMON	98 S.F.		COMMON	1,788 S.F.
TOTAL 1 st FLOOR:			TOTAL 1 st FLOOR:			TOTAL 1 st FLOOR:		
2 nd	PRIVATE	393 S.F.	2 nd	PRIVATE	280 S.F.	2 nd	PRIVATE	2,358 S.F.
	USEABLE	792 S.F.		USEABLE	893 S.F.		USEABLE	893 S.F.
TOTAL 2 nd FLOOR:			TOTAL 2 nd FLOOR:			TOTAL 2 nd FLOOR:		
3 rd	PRIVATE	391 S.F.	3 rd	PRIVATE	275 S.F.	3 rd	PRIVATE	2,753 S.F.
TOTAL 3 rd FLOOR:			TOTAL 3 rd FLOOR:			TOTAL 3 rd FLOOR:		
TOTAL OPEN SPACE PROVIDED:			TOTAL OPEN SPACE PROVIDED:			TOTAL OPEN SPACE PROVIDED:		
						5,924 S.F.		



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



ART ASHAI A/A
21732 LONITA BLVD #201
LONITA, CALIFORNIA 90717
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email: artashai@mail.com

OWNER:
NANCY KIM

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:
Project Title: CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745
LEGAL DESCRIPTION:
APN: 7334-002-008
APN: 7334-002-007
APN: 7334-002-009



OPEN SPACE

Scale: AS NOTED
Date: AUG 2021
Drawn: ORKHIDAS
Checked: CLW/RS
200 J1386
Sheet Number: A-003



12121 LONITA BLVD., #201
LOHIAN CALIFORNIA 90717

Artist:

ARTASHAI A/A
2172 LONITA BLVD. #201
LOHIAN CALIFORNIA 90717
PHONE: 424-263-6888
email: artashai@mail.com

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only the project for which it was
prepared. The Designer retains
all rights in the drawing.

OWNER:
NANCY KIM

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:
CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745
LEGAL DESCRIPTION:
APN: 7334-000-017
APN: 7334-000-018



WALL TYPES

TYPE OF CONSTRUCTION & TYPICAL FINISH	DETAIL
12" CMU CONCRETE WALL	
8" CMU CONCRETE WALL	
12" CMU CONCRETE WALL WITH INTERIOR FINISH	
12" CMU CONCRETE WALL WITH INTERIOR FINISH AND EXTERIOR FINISH	
12" CMU CONCRETE WALL WITH INTERIOR FINISH AND EXTERIOR FINISH AND INSULATION	
12" CMU CONCRETE WALL WITH INTERIOR FINISH AND EXTERIOR FINISH AND INSULATION AND EXTERIOR FINISH	
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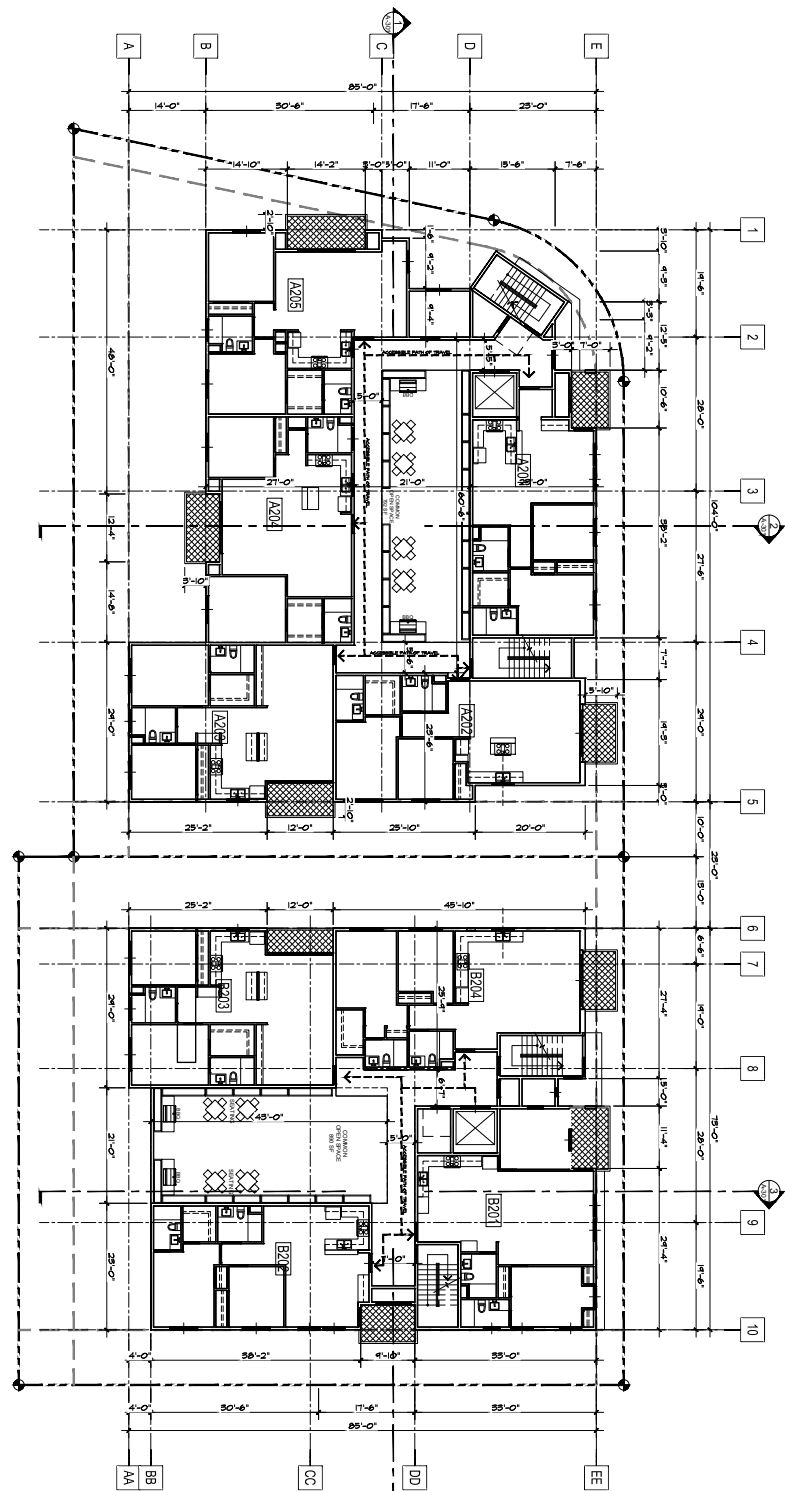
SECOND FLOOR PLAN

Scale: AS NOTED

Date: AS NOTED

Drawn: **arkhous**

Checked: **arkhous**



1 SECOND FLOOR PLAN
SCALE: 3/32" = 1'-0"

KEYNOTES

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL FINISHES ARE TO BE AS NOTED.
3. ALL WALLS ARE TO BE 12" CMU CONCRETE WALL UNLESS OTHERWISE NOTED.
4. ALL FLOORS ARE TO BE 4" CONCRETE ON 2" GYPSUM BOARD UNLESS OTHERWISE NOTED.
5. ALL CEILING ARE TO BE 8" GYPSUM BOARD UNLESS OTHERWISE NOTED.
6. ALL DOORS ARE TO BE 1-1/2" THICK UNLESS OTHERWISE NOTED.
7. ALL WINDOWS ARE TO BE 2" MINIMUM UNLESS OTHERWISE NOTED.
8. ALL STAIRS ARE TO BE 8" WIDE UNLESS OTHERWISE NOTED.
9. ALL ELEVATIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL FINISHES ARE TO BE AS NOTED.

PLAN NOTES

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/20/21
2	ISSUED FOR PERMIT	10/20/21
3	ISSUED FOR PERMIT	10/20/21
4	ISSUED FOR PERMIT	10/20/21
5	ISSUED FOR PERMIT	10/20/21
6	ISSUED FOR PERMIT	10/20/21
7	ISSUED FOR PERMIT	10/20/21
8	ISSUED FOR PERMIT	10/20/21
9	ISSUED FOR PERMIT	10/20/21
10	ISSUED FOR PERMIT	10/20/21

CARSON LOFTS
21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:
CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745
LEGAL DESCRIPTION:
APN: 7334-000-017
APN: 7334-000-018



ROOF PLAN

Scale	AS NOTED	DATE	BY	REVISION
1/8" = 1'-0"		05/11/2021	ART ASHAH	
1/4" = 1'-0"				
1/2" = 1'-0"				
3/4" = 1'-0"				
1" = 1'-0"				

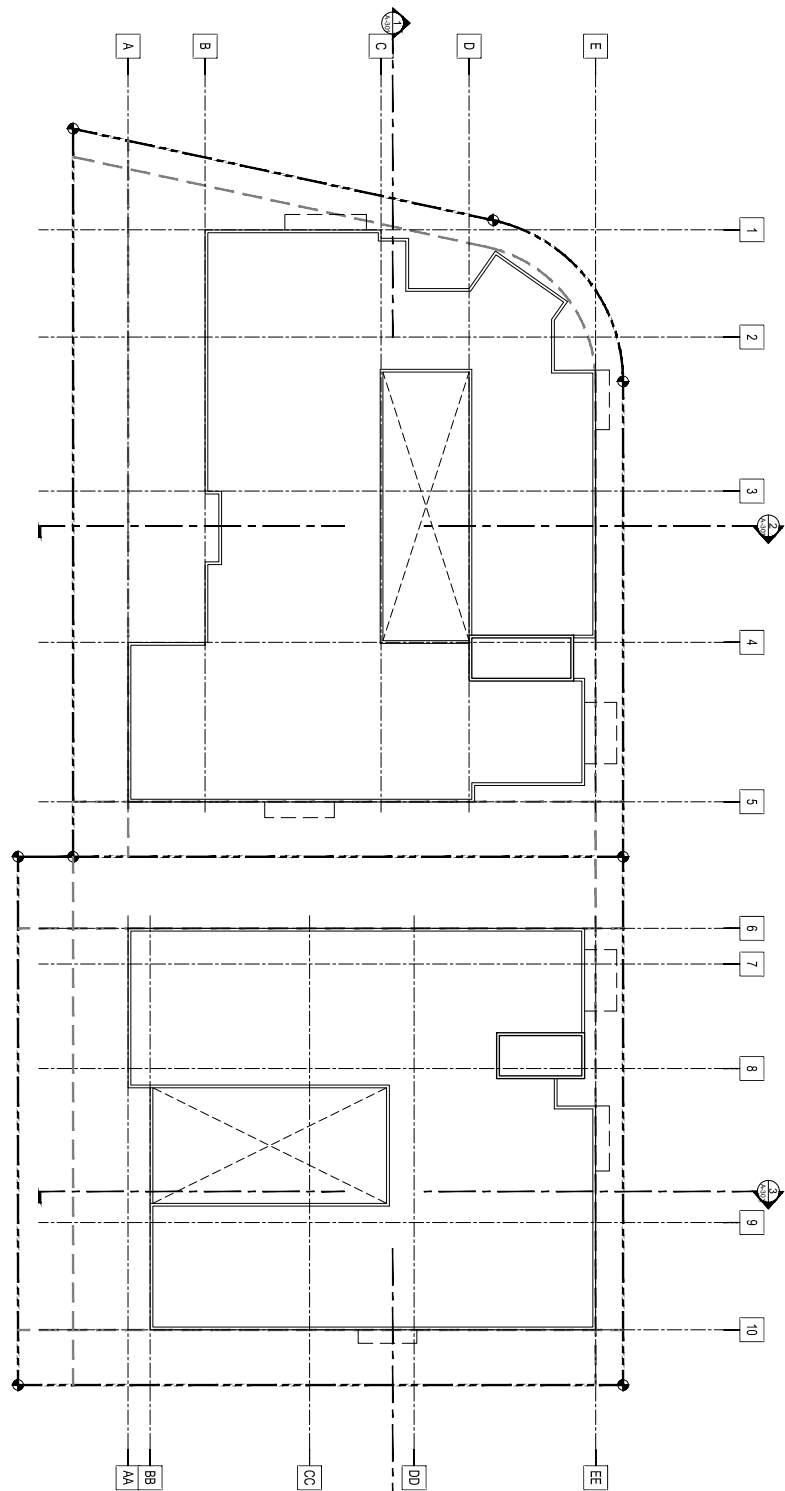
WALL TYPES	TYPE OF CONSTRUCTION & V.A.	DETAIL
1. 12" THICK CONCRETE WALL		
2. 8" THICK CONCRETE WALL		
3. 8" THICK RIGID SMART WALL		
4. 8" THICK RIGID SMART WALL		
5. 8" THICK RIGID SMART WALL		
6. 8" THICK RIGID SMART WALL		
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90. 8" THICK RIGID SMART WALL		
91. 8" THICK RIGID SMART WALL		
92. 8" THICK RIGID SMART WALL		
93. 8" THICK RIGID SMART WALL		
94. 8" THICK RIGID SMART WALL		
95. 8" THICK RIGID SMART WALL		
96. 8" THICK RIGID SMART WALL		
97. 8" THICK RIGID SMART WALL		
98. 8" THICK RIGID SMART WALL		
99. 8" THICK RIGID SMART WALL		
100. 8" THICK RIGID SMART WALL		

PLAN NOTES

1 ROOF PLAN
SCALE: 3/32" = 1'-0"

KEYNOTES

1. APPROXIMATE AREA, VOLUME, AND WEIGHT OF MATERIALS TO BE USED IN THE CONSTRUCTION OF THE ROOF SHALL BE DETERMINED BY THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
2. ALL MATERIALS SHALL BE USED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND THE LOCAL AGENCIES' REQUIREMENTS.
3. THE ROOF SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL AGENCIES' REQUIREMENTS AND THE ARCHITECT'S SPECIFICATIONS.
4. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
5. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.
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10. THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AGENCIES.



GENERAL NOTES

1. THESE PLANS AND SPECIFICATIONS SHALL BE SUBJECT TO ALL APPLICABLE CITY AND COUNTY ORDINANCES AND REGULATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE CITY AND COUNTY ORDINANCES AND REGULATIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

UNIT PLAN LEGEND

SYMBOL	DESCRIPTION
(Symbol)	1. FLOOR FINISH
(Symbol)	2. WALL FINISH
(Symbol)	3. CEILING FINISH
(Symbol)	4. DOOR
(Symbol)	5. WINDOW
(Symbol)	6. CLOSET
(Symbol)	7. BATH
(Symbol)	8. KITCHEN
(Symbol)	9. LIVING
(Symbol)	10. BEDROOM
(Symbol)	11. HALL
(Symbol)	12. ENTRY
(Symbol)	13. STAIR
(Symbol)	14. BALCONY
(Symbol)	15. TERRACE
(Symbol)	16. PATIO
(Symbol)	17. GARAGE
(Symbol)	18. MECHANICAL
(Symbol)	19. ELECTRICAL
(Symbol)	20. PLUMBING
(Symbol)	21. FIRE
(Symbol)	22. ELEVATOR
(Symbol)	23. STAIRWELL
(Symbol)	24. MECHANICAL ROOM
(Symbol)	25. ELECTRICAL ROOM
(Symbol)	26. PLUMBING ROOM
(Symbol)	27. FIRE ROOM
(Symbol)	28. ELEVATOR SHAFT
(Symbol)	29. STAIRWELL SHAFT
(Symbol)	30. MECHANICAL SHAFT
(Symbol)	31. ELECTRICAL SHAFT
(Symbol)	32. PLUMBING SHAFT
(Symbol)	33. FIRE SHAFT
(Symbol)	34. ELEVATOR LANDING
(Symbol)	35. STAIRWELL LANDING
(Symbol)	36. MECHANICAL LANDING
(Symbol)	37. ELECTRICAL LANDING
(Symbol)	38. PLUMBING LANDING
(Symbol)	39. FIRE LANDING
(Symbol)	40. ELEVATOR HOISTWAY
(Symbol)	41. STAIRWELL HOISTWAY
(Symbol)	42. MECHANICAL HOISTWAY
(Symbol)	43. ELECTRICAL HOISTWAY
(Symbol)	44. PLUMBING HOISTWAY
(Symbol)	45. FIRE HOISTWAY
(Symbol)	46. ELEVATOR MACHINE ROOM
(Symbol)	47. STAIRWELL MACHINE ROOM
(Symbol)	48. MECHANICAL MACHINE ROOM
(Symbol)	49. ELECTRICAL MACHINE ROOM
(Symbol)	50. PLUMBING MACHINE ROOM
(Symbol)	51. FIRE MACHINE ROOM
(Symbol)	52. ELEVATOR PIT
(Symbol)	53. STAIRWELL PIT
(Symbol)	54. MECHANICAL PIT
(Symbol)	55. ELECTRICAL PIT
(Symbol)	56. PLUMBING PIT
(Symbol)	57. FIRE PIT
(Symbol)	58. ELEVATOR GUIDEWAY
(Symbol)	59. STAIRWELL GUIDEWAY
(Symbol)	60. MECHANICAL GUIDEWAY
(Symbol)	61. ELECTRICAL GUIDEWAY
(Symbol)	62. PLUMBING GUIDEWAY
(Symbol)	63. FIRE GUIDEWAY
(Symbol)	64. ELEVATOR COUNTERWEIGHT
(Symbol)	65. STAIRWELL COUNTERWEIGHT
(Symbol)	66. MECHANICAL COUNTERWEIGHT
(Symbol)	67. ELECTRICAL COUNTERWEIGHT
(Symbol)	68. PLUMBING COUNTERWEIGHT
(Symbol)	69. FIRE COUNTERWEIGHT
(Symbol)	70. ELEVATOR DRIVE
(Symbol)	71. STAIRWELL DRIVE
(Symbol)	72. MECHANICAL DRIVE
(Symbol)	73. ELECTRICAL DRIVE
(Symbol)	74. PLUMBING DRIVE
(Symbol)	75. FIRE DRIVE
(Symbol)	76. ELEVATOR ROPES
(Symbol)	77. STAIRWELL ROPES
(Symbol)	78. MECHANICAL ROPES
(Symbol)	79. ELECTRICAL ROPES
(Symbol)	80. PLUMBING ROPES
(Symbol)	81. FIRE ROPES
(Symbol)	82. ELEVATOR CABLES
(Symbol)	83. STAIRWELL CABLES
(Symbol)	84. MECHANICAL CABLES
(Symbol)	85. ELECTRICAL CABLES
(Symbol)	86. PLUMBING CABLES
(Symbol)	87. FIRE CABLES
(Symbol)	88. ELEVATOR TRACKS
(Symbol)	89. STAIRWELL TRACKS
(Symbol)	90. MECHANICAL TRACKS
(Symbol)	91. ELECTRICAL TRACKS
(Symbol)	92. PLUMBING TRACKS
(Symbol)	93. FIRE TRACKS
(Symbol)	94. ELEVATOR GUIDEWAYS
(Symbol)	95. STAIRWELL GUIDEWAYS
(Symbol)	96. MECHANICAL GUIDEWAYS
(Symbol)	97. ELECTRICAL GUIDEWAYS
(Symbol)	98. PLUMBING GUIDEWAYS
(Symbol)	99. FIRE GUIDEWAYS
(Symbol)	100. ELEVATOR COUNTERWEIGHTS
(Symbol)	101. STAIRWELL COUNTERWEIGHTS
(Symbol)	102. MECHANICAL COUNTERWEIGHTS
(Symbol)	103. ELECTRICAL COUNTERWEIGHTS
(Symbol)	104. PLUMBING COUNTERWEIGHTS
(Symbol)	105. FIRE COUNTERWEIGHTS
(Symbol)	106. ELEVATOR DRIVES
(Symbol)	107. STAIRWELL DRIVES
(Symbol)	108. MECHANICAL DRIVES
(Symbol)	109. ELECTRICAL DRIVES
(Symbol)	110. PLUMBING DRIVES
(Symbol)	111. FIRE DRIVES
(Symbol)	112. ELEVATOR ROPES
(Symbol)	113. STAIRWELL ROPES
(Symbol)	114. MECHANICAL ROPES
(Symbol)	115. ELECTRICAL ROPES
(Symbol)	116. PLUMBING ROPES
(Symbol)	117. FIRE ROPES
(Symbol)	118. ELEVATOR CABLES
(Symbol)	119. STAIRWELL CABLES
(Symbol)	120. MECHANICAL CABLES
(Symbol)	121. ELECTRICAL CABLES
(Symbol)	122. PLUMBING CABLES
(Symbol)	123. FIRE CABLES
(Symbol)	124. ELEVATOR TRACKS
(Symbol)	125. STAIRWELL TRACKS
(Symbol)	126. MECHANICAL TRACKS
(Symbol)	127. ELECTRICAL TRACKS
(Symbol)	128. PLUMBING TRACKS
(Symbol)	129. FIRE TRACKS
(Symbol)	130. ELEVATOR GUIDEWAYS
(Symbol)	131. STAIRWELL GUIDEWAYS
(Symbol)	132. MECHANICAL GUIDEWAYS
(Symbol)	133. ELECTRICAL GUIDEWAYS
(Symbol)	134. PLUMBING GUIDEWAYS
(Symbol)	135. FIRE GUIDEWAYS
(Symbol)	136. ELEVATOR COUNTERWEIGHTS
(Symbol)	137. STAIRWELL COUNTERWEIGHTS
(Symbol)	138. MECHANICAL COUNTERWEIGHTS
(Symbol)	139. ELECTRICAL COUNTERWEIGHTS
(Symbol)	140. PLUMBING COUNTERWEIGHTS
(Symbol)	141. FIRE COUNTERWEIGHTS
(Symbol)	142. ELEVATOR DRIVES
(Symbol)	143. STAIRWELL DRIVES
(Symbol)	144. MECHANICAL DRIVES
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(Symbol)	146. PLUMBING DRIVES
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(Symbol)	148. ELEVATOR ROPES
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(Symbol)	406. ELEVATOR CABLES
(Symbol)	407. STAIRWELL CABLES
(Symbol)	408. MECHANICAL CABLES
(Symbol)	409. ELECTRICAL CABLES



2111 LONITA BLVD., #201
 LOS ANGELES, CALIFORNIA 90017
 ARTASHAI

ART ASHAI A/A
 2172 LONITA BLVD. #201
 LOS ANGELES, CALIFORNIA 90017
 PHONE: 424-263-8888
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OWNER:
 NANCY KIM

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:
CARSON APARTMENTS
 21240 MAIN STREET CARSON, CA 90745
 21250 MAIN STREET CARSON, CA 90745
 LEGAL DESCRIPTION:
 A/N 21240-000-017
 A/N 21250-000-018
 A/N 129-000-008



BUILDING B- UNIT PLANS

Scale: AS NOTED
 Date: AUG/2017
 Designer: orkhi@noto.com
 Checker: CLW/RS

PLOT DATE: 10/20/2017

GENERAL NOTES

1. GENERAL NOTES AND SPECIFICATIONS REFER TO SHEET B-1001.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL FINISHES ARE TO BE AS NOTED.
4. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE AS NOTED.
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA PLUMBING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA FIRE AND SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA ENERGY CODE AND ALL APPLICABLE LOCAL ORDINANCES.

UNIT PLAN LEGEND

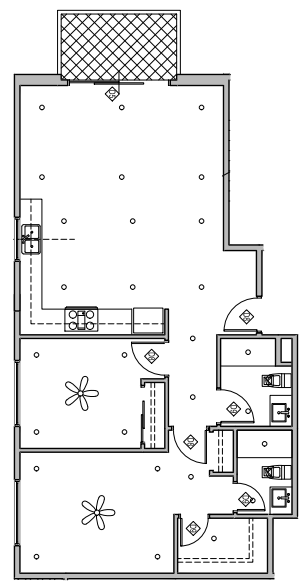
SYMBOL	DESCRIPTION
○	DOOR
○	DOOR SWING
○	DOOR OPENING
○	DOOR FRAME
○	DOOR SILL
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○	DOOR STOP
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○	DOOR STOP
○	DOOR HANDLE
○	DOOR LOCK
○	DOOR KICKER
○	DOOR SCHEDULE
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○	DOOR THRESHOLD
○	DOOR STOP
○	DOOR HANDLE
○	DOOR LOCK
○	DOOR KICKER</

GENERAL NOTES

1. CONSULT THE ARCHITECT'S DESIGN TO DETERMINE THE UNIT'S FINISHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

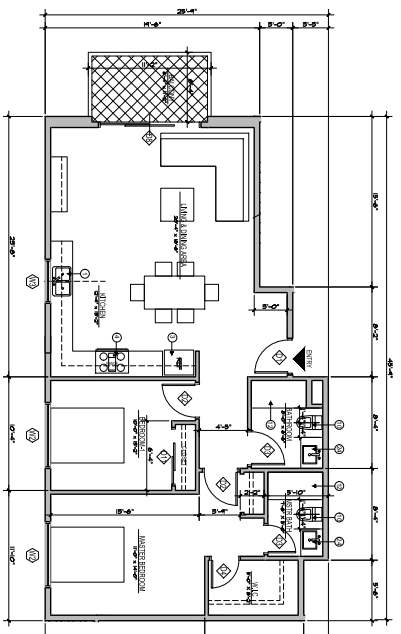
UNIT PLAN LEGEND

SYMBOL	DESCRIPTION
[Symbol]	DOOR
[Symbol]	WINDOW
[Symbol]	WALL
[Symbol]	FLOOR FINISH
[Symbol]	CEILING FINISH
[Symbol]	CEILING LIGHT FIXTURE
[Symbol]	CEILING VENT
[Symbol]	CEILING SPRINKLER
[Symbol]	CEILING SMOKE DETECTOR
[Symbol]	CEILING THERMOSTAT
[Symbol]	CEILING AC UNIT
[Symbol]	CEILING FAN
[Symbol]	CEILING PANEL
[Symbol]	CEILING ACCESSORY
[Symbol]	CEILING LIGHT FIXTURE
[Symbol]	CEILING VENT
[Symbol]	CEILING SPRINKLER
[Symbol]	CEILING SMOKE DETECTOR
[Symbol]	CEILING THERMOSTAT
[Symbol]	CEILING AC UNIT
[Symbol]	CEILING FAN
[Symbol]	CEILING PANEL
[Symbol]	CEILING ACCESSORY



UNIT PLAN 204 - REFLECTED CEILING PLAN

SCALE: 1/8" = 1'-0"



UNIT PLAN 204 - FLOOR PLAN

SCALE: 1/8" = 1'-0"

UNIT PLAN KEYNOTES

1. DOOR SWING: UNLESS OTHERWISE NOTED, ALL DOORS SWING INTO THE UNIT.
2. WINDOW SWING: UNLESS OTHERWISE NOTED, ALL WINDOWS SWING INTO THE UNIT.
3. WALL FINISH: UNLESS OTHERWISE NOTED, ALL WALLS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
4. FLOOR FINISH: UNLESS OTHERWISE NOTED, ALL FLOORS ARE TO BE FINISHED WITH 3/4" GYP BOARD.
5. CEILING FINISH: UNLESS OTHERWISE NOTED, ALL CEILING ARE TO BE FINISHED WITH 5/8" GYP BOARD.
6. CEILING LIGHT FIXTURE: UNLESS OTHERWISE NOTED, ALL CEILING LIGHT FIXTURES ARE TO BE FINISHED WITH 5/8" GYP BOARD.
7. CEILING VENT: UNLESS OTHERWISE NOTED, ALL CEILING VENTS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
8. CEILING SPRINKLER: UNLESS OTHERWISE NOTED, ALL CEILING SPRINKLERS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
9. CEILING SMOKE DETECTOR: UNLESS OTHERWISE NOTED, ALL CEILING SMOKE DETECTORS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
10. CEILING THERMOSTAT: UNLESS OTHERWISE NOTED, ALL CEILING THERMOSTATS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
11. CEILING AC UNIT: UNLESS OTHERWISE NOTED, ALL CEILING AC UNITS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
12. CEILING FAN: UNLESS OTHERWISE NOTED, ALL CEILING FANS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
13. CEILING PANEL: UNLESS OTHERWISE NOTED, ALL CEILING PANELS ARE TO BE FINISHED WITH 5/8" GYP BOARD.
14. CEILING ACCESSORY: UNLESS OTHERWISE NOTED, ALL CEILING ACCESSORIES ARE TO BE FINISHED WITH 5/8" GYP BOARD.

PROJECT INFORMATION:

Project Name: CARSON APARTMENTS
 21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

Project No: A-123
 Date: 01/15/2021
 Designer: ORKHOUSS
 Checker: OLIVER

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

NO TO

DESIGN STUDIO

ART ASHAI A/A
 21732 LONITA BLVD #201
 LONITA, CALIFORNIA 90717
 PHONE: 424-263-8888
 email: artashai@mail.com

Scale: AS NOTED
 Date: AUG/2021
 Designer: ORKHOUSS
 Checker: OLIVER

Project No: A-123
 Date: 01/15/2021
 Designer: ORKHOUSS
 Checker: OLIVER



2111 LOUITA BLVD., #2017
 LOUITA CALIFORNIA 90717

Artist:

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OWNER:
 NANCY KIM

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Name:
CARSON APARTMENTS
 21240 MAIN STREET CARSON, CA 90745
 21250 MAIN STREET CARSON, CA 90745
 LEGAL DESCRIPTION:
 A/N 2334-000-017
 A/N 2334-000-018



Scale	Date	Sheet Number
AS NOTED	AS NOTED	202-11286
AS NOTED	AS NOTED	202-11286

Drawn: **ORIKHOUS**
 Checked: **ORIKHOUS**
A-124

- ### GENERAL NOTES
1. GENERAL NOTES TO BE REFERRED TO IN ALL DRAWINGS.
 2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
 4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
 5. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE NOTED.
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UNIT PLAN LEGEND

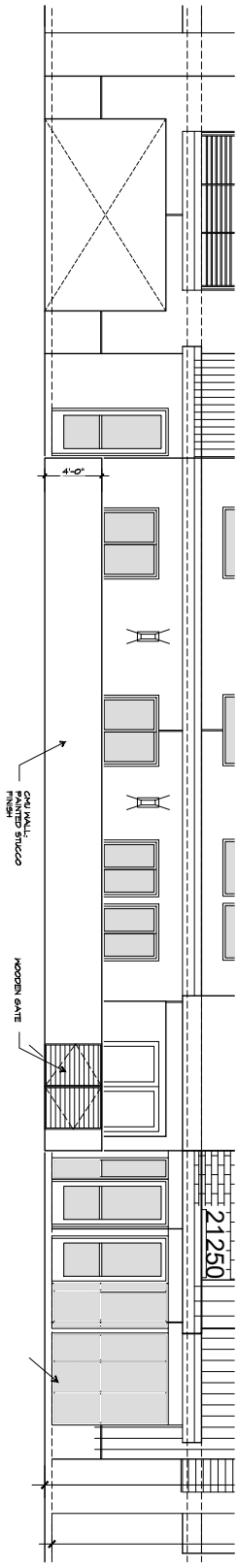
SYMBOL	DESCRIPTION
1	1" = 1/8" WALL THICKNESS
2	2" = 1/4" WALL THICKNESS
3	3" = 1/2" WALL THICKNESS
4	4" = 3/4" WALL THICKNESS
5	5" = 1" WALL THICKNESS
6	6" = 1 1/4" WALL THICKNESS
7	7" = 1 1/2" WALL THICKNESS
8	8" = 1 3/4" WALL THICKNESS
9	9" = 2" WALL THICKNESS
10	10" = 2 1/4" WALL THICKNESS
11	11" = 2 1/2" WALL THICKNESS
12	12" = 2 3/4" WALL THICKNESS
13	13" = 3" WALL THICKNESS
14	14" = 3 1/4" WALL THICKNESS
15	15" = 3 1/2" WALL THICKNESS
16	16" = 3 3/4" WALL THICKNESS
17	17" = 4" WALL THICKNESS
18	18" = 4 1/4" WALL THICKNESS
19	19" = 4 1/2" WALL THICKNESS
20	20" = 4 3/4" WALL THICKNESS
21	21" = 5" WALL THICKNESS
22	22" = 5 1/4" WALL THICKNESS
23	23" = 5 1/2" WALL THICKNESS
24	24" = 5 3/4" WALL THICKNESS
25	25" = 6" WALL THICKNESS
26	26" = 6 1/4" WALL THICKNESS
27	27" = 6 1/2" WALL THICKNESS
28	28" = 6 3/4" WALL THICKNESS
29	29" = 7" WALL THICKNESS
30	30" = 7 1/4" WALL THICKNESS
31	31" = 7 1/2" WALL THICKNESS
32	32" = 7 3/4" WALL THICKNESS
33	33" = 8" WALL THICKNESS
34	34" = 8 1/4" WALL THICKNESS
35	35" = 8 1/2" WALL THICKNESS
36	36" = 8 3/4" WALL THICKNESS
37	37" = 9" WALL THICKNESS
38	38" = 9 1/4" WALL THICKNESS
39	39" = 9 1/2" WALL THICKNESS
40	40" = 9 3/4" WALL THICKNESS
41	41" = 10" WALL THICKNESS
42	42" = 10 1/4" WALL THICKNESS
43	43" = 10 1/2" WALL THICKNESS
44	44" = 10 3/4" WALL THICKNESS
45	45" = 11" WALL THICKNESS
46	46" = 11 1/4" WALL THICKNESS
47	47" = 11 1/2" WALL THICKNESS
48	48" = 11 3/4" WALL THICKNESS
49	49" = 12" WALL THICKNESS
50	50" = 12 1/4" WALL THICKNESS
51	51" = 12 1/2" WALL THICKNESS
52	52" = 12 3/4" WALL THICKNESS
53	53" = 13" WALL THICKNESS
54	54" = 13 1/4" WALL THICKNESS
55	55" = 13 1/2" WALL THICKNESS
56	56" = 13 3/4" WALL THICKNESS
57	57" = 14" WALL THICKNESS
58	58" = 14 1/4" WALL THICKNESS
59	59" = 14 1/2" WALL THICKNESS
60	60" = 14 3/4" WALL THICKNESS
61	61" = 15" WALL THICKNESS
62	62" = 15 1/4" WALL THICKNESS
63	63" = 15 1/2" WALL THICKNESS
64	64" = 15 3/4" WALL THICKNESS
65	65" = 16" WALL THICKNESS
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81	81" = 20" WALL THICKNESS
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86	86" = 21 1/4" WALL THICKNESS
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144	144" = 35 3/4" WALL THICKNESS
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147	147" = 36 1/2" WALL THICKNESS
148	148" = 36 3/4" WALL THICKNESS
149	149" = 37" WALL THICKNESS
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152	152" = 37 3/4" WALL THICKNESS
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195	195" = 48 1/2" WALL THICKNESS
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202	202" = 50 1/4" WALL THICKNESS
203	203" = 50 1/2" WALL THICKNESS
204	204" = 50 3/4" WALL THICKNESS
205	205" = 51" WALL THICKNESS
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224	224" = 55 3/4" WALL THICKNESS
225	225" = 56" WALL THICKNESS
226	226" = 56 1/4" WALL THICKNESS
227	227" = 56 1/2" WALL THICKNESS
228	228" = 56 3/4" WALL THICKNESS
229	229" = 57" WALL THICKNESS
230	230" = 57 1/4" WALL THICKNESS
231	231" = 57 1/2" WALL THICKNESS
232	232" = 57 3/4" WALL THICKNESS
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243	243" = 60 1/2" WALL THICKNESS
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248	248" = 61 3/4" WALL THICKNESS
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251	251" = 62 1/2" WALL THICKNESS
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253	253" = 63" WALL THICKNESS
254	254" = 63 1/4" WALL THICKNESS
255	255" = 63 1/2" WALL THICKNESS
256	256" = 63 3/4" WALL THICKNESS
257	257" = 64" WALL THICKNESS
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259	259" = 64 1/2" WALL THICKNESS
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261	261" = 65" WALL THICKNESS
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270	270" = 67 1/4" WALL THICKNESS
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273	273" = 68" WALL THICKNESS
274	274" = 68 1/4" WALL THICKNESS
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282	282" = 70 1/4" WALL THICKNESS
283	283" = 70 1/2" WALL THICKNESS
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285	285" = 71" WALL THICKNESS
286	286" = 71 1/4" WALL THICKNESS
287	287" = 71 1/2" WALL THICKNESS
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289	289" = 72" WALL THICKNESS
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291	291" = 72 1/2" WALL THICKNESS
292	292" = 72 3/4" WALL THICKNESS
293	293" = 73" WALL THICKNESS
294	294" = 73 1/4" WALL THICKNESS
295	295" = 73 1/2" WALL THICKNESS
296	296" = 73

CARSON LOFTS
 21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

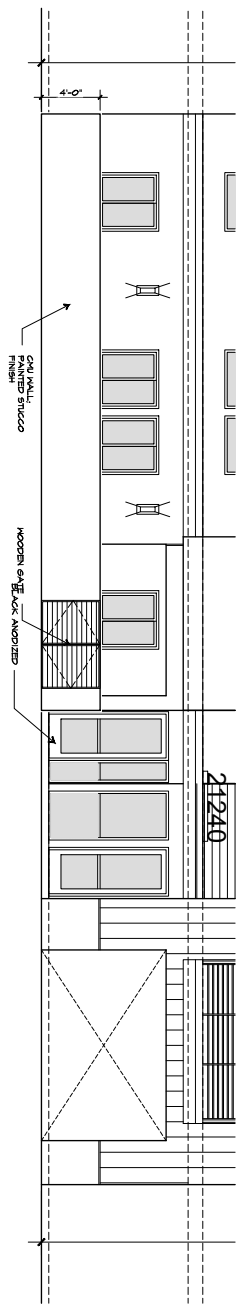
Rev.	Description	Notes
1		
2		
3		
4		

Sheet Title:
 BLOW-UP
 ELEVATIONS

Scale: AS NOTED	Job Number: 2017-11088
Date: May 2017	Sheet Number: A-201.1
Drawn: orthikos	
Checked: ctw/RSJ	



② BLOW-UP ELEVATION (21250 MAIN STREET)
 SCALE: 1/4" = 1'-0"



① BLOW-UP ELEVATION (21240 MAIN STREET)
 SCALE: 1/4" = 1'-0"



1212 LONITA BLVD., #201
 LOHIAN CALIFORNIA 90717

Artist:

ARTASHAI AIA

2172 LONITA BLVD. #201
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OWNER:
NANCY KIM

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:
CARSON APARTMENTS
 21240 Main Street Carson, CA 90745
 21250 Main Street Carson, CA 90745
 LEGAL DESCRIPTION:
 APN 7334-000-017
 PH 7334-000-018



View #	Orientation	Notes
1		
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RENDERINGS

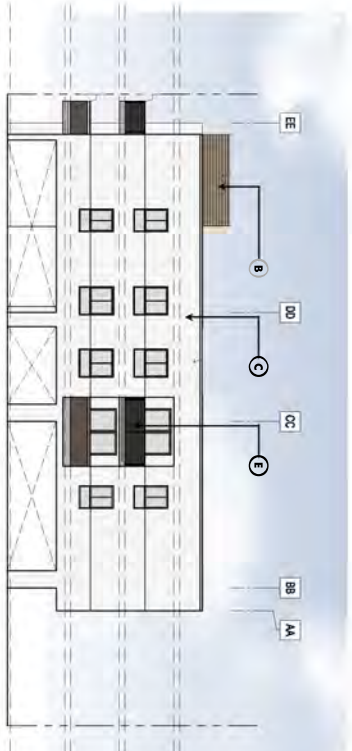
Scale	AS NOTED	300% Maximum
Date	AS NOTED	2021-11-08
Drawn	artikhaia	Sheet Number :
Checked	artikhaia	A-202.1
	artikhaia	Overhead: artikhaia



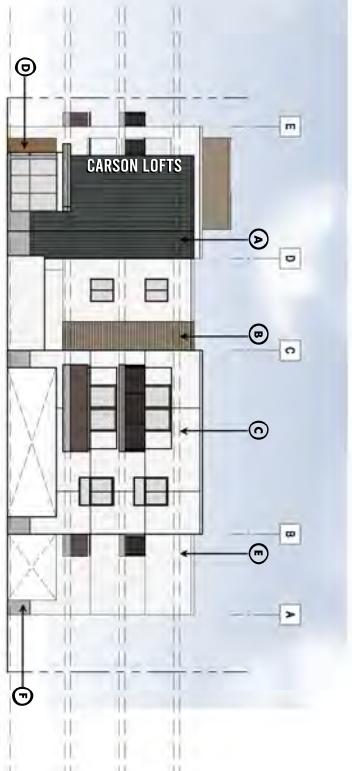
SOUTHWEST RENDERING



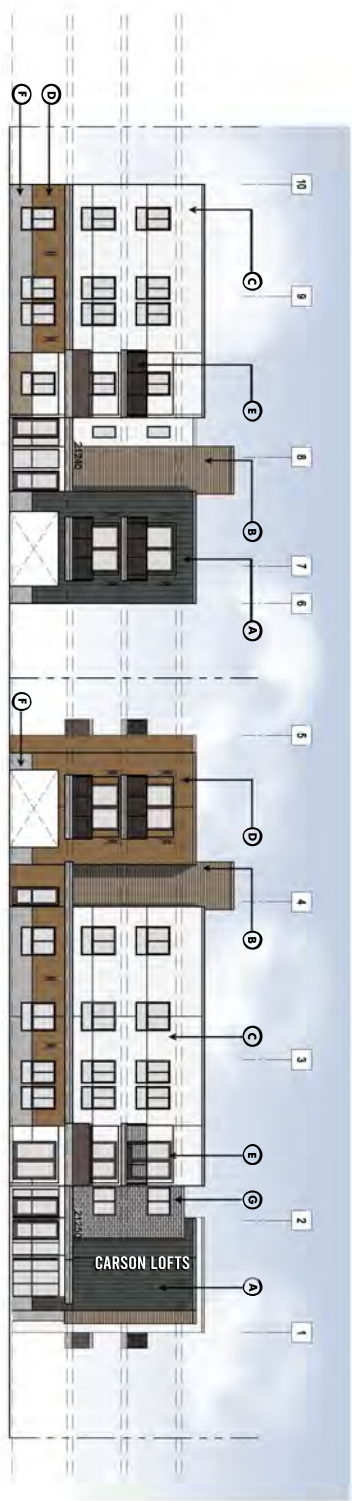
NORTHWEST RENDERING



3 SOUTH ELEVATION (FIRE LANE)
SCALE 3/32" = 1'-0"



2 SOUTH ELEVATION (21250 MAIN ST.)
SCALE 3/32" = 1'-0"

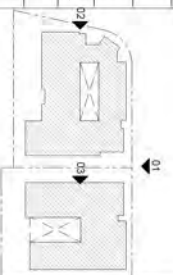


1 WEST ELEVATION (MAIN STREET)
SCALE 3/32" = 1'-0"

KEYNOTES

KEYNOTE	MATERIAL REFERENCES
A	COMPOSITE SIDING BY JAMESHARDIE IRON GRAY COLOR
B	COMPOSITE SIDING BY JAMESHARDIE KHAKI BROWN COLOR
C	SMOOTH STUCCO ICY WHITE COLOR BY DUNN EDWARDS
D	SMOOTH STUCCO WESTERN BROWN COLOR BY DUNN EDWARDS
E	METALS, DOORS & WINDOWS MATE FINISH DARK BRONZE COLOR
F	CONCRETE FINISH
G	PORCELAIN STONE CLADDING DAL TILE HAULT KONDE 'ELITE GREY HAMS LINPOL

KEYPLAN



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Owner:
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21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

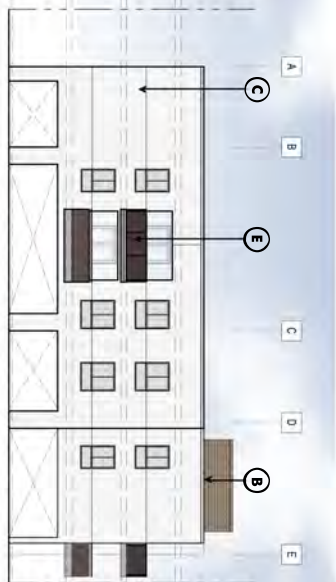
Project Title:
CARSON APARTMENTS
21240 MAIN STREET &
21250 MAIN STREET
CARSON, CA 90745

LEGAL DESCRIPTION:
APN 7314-002-007
APN 7314-002-008

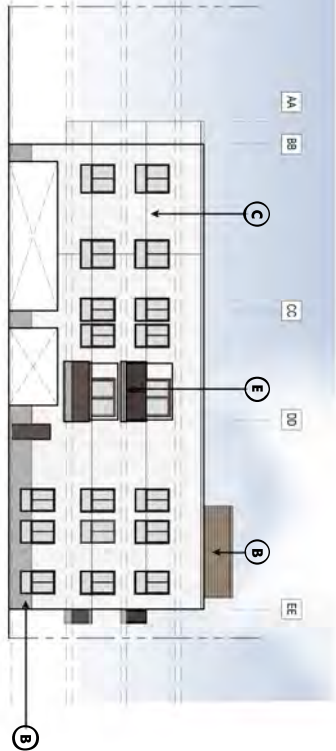


Rev #	Description	Notes
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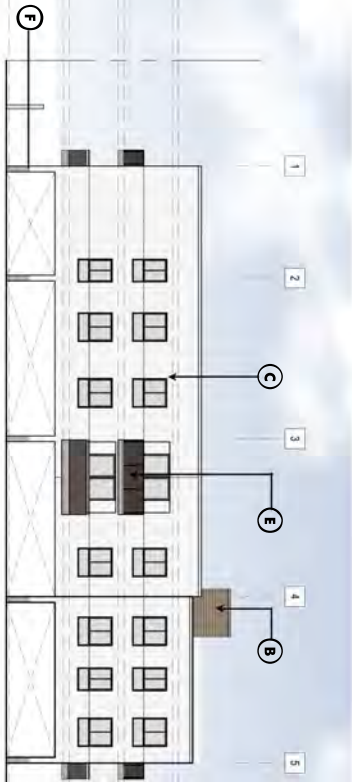
ELEVATIONS	
Scale:	AS NOTED
Date:	August 2021
Drawn:	Art Ashai
Checked:	Art Ashai
Sheet Number:	A-203
Job Number:	2173



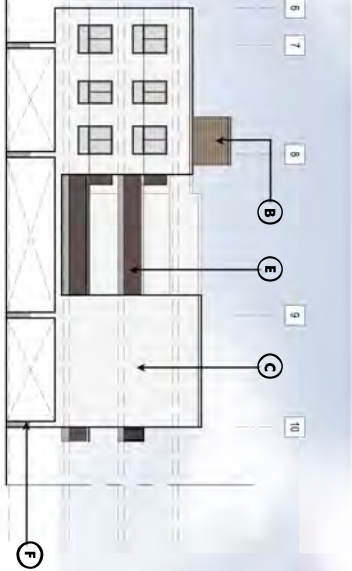
3 NORTH ELEVATION (FIRE LANE)
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST ELEVATION
SCALE: 3/32" = 1'-0"



KEYNOTES

KEYNOTE	MATERIAL REFERENCES
A	COMPOSITE SIDING BY JAMESHARDIE IRON GRAY COLOR
B	COMPOSITE SIDING BY JAMESHARDIE KHAKI BROWN COLOR
C	SMOOTH STUCCO ICY WHITE COLOR BY DUNN EDWARDS
D	SMOOTH STUCCO WESTERN BROWN COLOR BY DUNN EDWARDS
E	METALS, DOORS & WINDOWS MILITE FINISH DARK BRONZE COLOR
F	CONCRETE FINISH HAUT MONDIE TILITE GREY HINGE UNPOL.
G	

KEYPLAN



2173 LOMITA BLVD. #201
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CARSON LOFTS
21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:
Project Name:
CARSON APARTMENTS
21240 MAIN STREET
21250 MAIN STREET
21250 MAIN STREET
CARSON, CA 90745
LEGAL DESCRIPTION:
APN: 7314-002-007
APN: 7314-002-008



Rev. #	Description	Notes
1		
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Sheet Title:
ELEVATIONS

Scale: AS NOTED

Date: August 2021

Drawn By: [Name]

Checked By: [Name]

Job Number: A-204



2173 LOMITA BLVD. #201
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NANCY KIM

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CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:

CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745

LEGAL DESCRIPTION:

APN 7334-000-07
AEN 7334-000-08



Rev # Date/Time Notes

Rev #	Date/Time	Notes
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Sheet Title:

RENDERINGS

Scale: AS NOTED

Date: 04/20/21

Drawn: artkhalou

Checked: CTWBR

Sheet Number: 201-11008
A-205

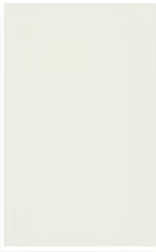
CARSON LOFTS 21240-21250 SOUTH MAIN STREET CARSON



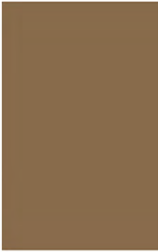
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IRON GRAY COLOR



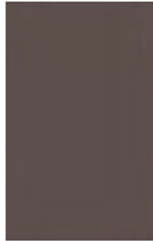
COMPOSITE SIDING BY JAMESHARDIE
KHAKI BROWN COLOR



SMOOTH STUCCO
ICY WHITE COLOR BY DUNN
EDWARDS



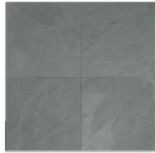
SMOOTH STUCCO
CHESTER BROWN COLOR BY DUNN
EDWARDS



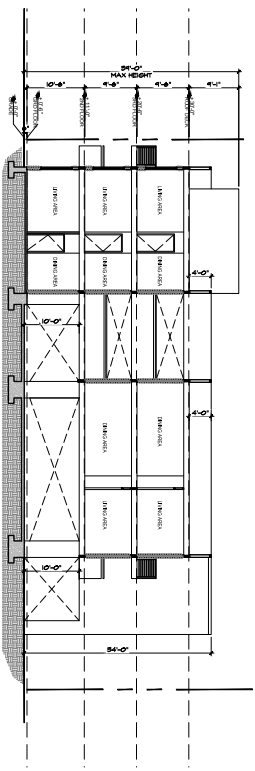
METALS, DOORS & WINDOWS
MATTE FINISH DARK BRONZE COLOR



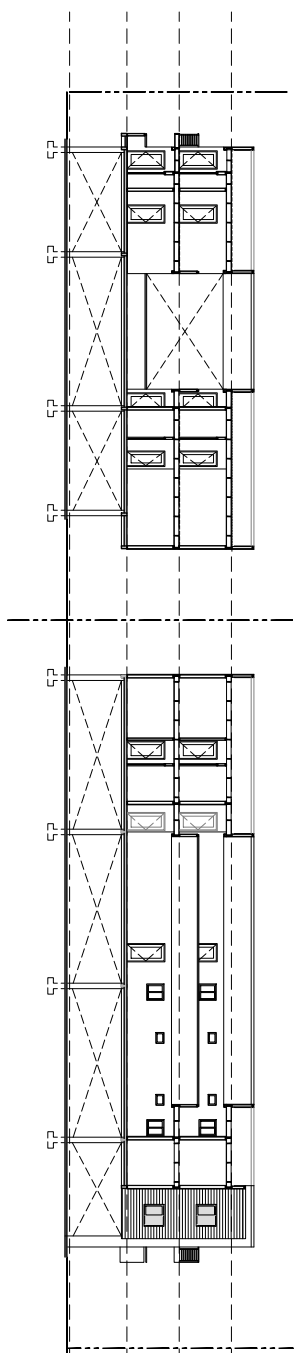
CONCRETE FINISH



PORCELAIN STONE CLADDING
DAL TILE HAUT MONDE ELITE GREY
HM05 UNPOL



SECTION B



SECTION A

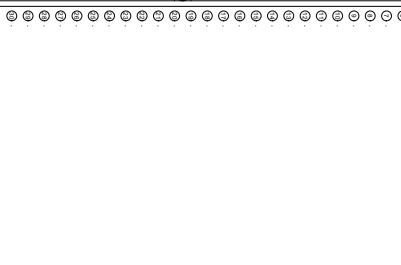
BUILDING SECTION GENERAL NOTES

1. THESE BUILDING SECTION DRAWINGS PROVIDE THE GENERAL INFORMATION AND DIMENSIONS FOR THE CONSTRUCTION OF THE BUILDING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY AGENCIES APPROVALS.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL SPACES AND VERTICAL CLEARANCES SHALL BE INDICATED PER THIS SCHEDULE.
4. FINISHES SHALL BE AS NOTED PER THIS SCHEDULE.

ELEMENT	INSULATION/CONSTRUCTION
EXTERIOR WALL ASSEMBLY	RIGID POLYURETHANE INSULATION
INTERIOR WALL ASSEMBLY	RIGID POLYURETHANE INSULATION
ROOF ASSEMBLY	RIGID POLYURETHANE INSULATION
FLOOR ASSEMBLY	RIGID POLYURETHANE INSULATION

BUILDING SECTION KEYNOTES

1. DIMENSIONS SHOWN FOR THE WALLS OF THE BUILDING SHALL BE TO FACE UNLESS OTHERWISE NOTED.
2. DIMENSIONS SHOWN FOR THE FLOORS OF THE BUILDING SHALL BE TO THE FINISH FLOOR UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN FOR THE CEILING OF THE BUILDING SHALL BE TO THE FINISH CEILING UNLESS OTHERWISE NOTED.
4. DIMENSIONS SHOWN FOR THE ROOF OF THE BUILDING SHALL BE TO THE FINISH ROOF UNLESS OTHERWISE NOTED.



NO.	DESCRIPTION	MARKS
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NO.	DESCRIPTION	MARKS
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NO TO DESIGN STUDIO

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CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET

CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title: CARSON APARTMENTS
 21240 Main Street Carson, CA 90745
 21250 Main Street Carson, CA 90745

LEGAL DESCRIPTION:
 AEN 234-000-017
 AEN 234-000-018

SECTIONS

Scale: AS NOTED
 Date: 04/20/21
 Designer: orkhh@no.to
 Checker: ctw@no.to

A-301



1111 LONITA BLVD., #201
 LOHITA CALIFORNIA 90711

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OWNER:
 NANCY KIM

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 21240 MAIN STREET & 21250 MAIN STREET
 CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title:
 CARSON APARTMENTS
 21240 Main Street Carson, CA 90745
 21250 Main Street Carson, CA 90745
 LEGAL DESCRIPTION:
 APN: 7334-000-017
 APN: 7334-000-018



Rev #	Description	Notes

SECTIONS

Scale: AS NOTED
 Date: 10/20/21
 Designer: orkhh@no.to
 Checker: ctw@no.to

A-302

PLOT DATE: 10/20/21

BUILDING SECTION GENERAL NOTES

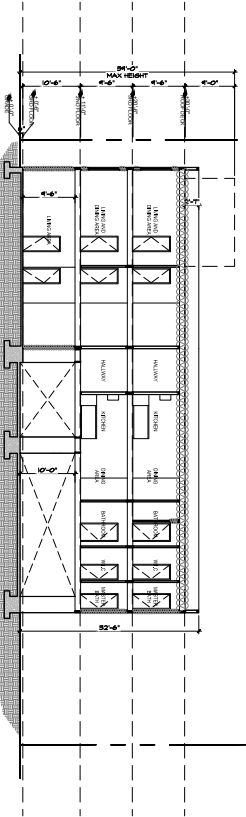
1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE GENERAL CONCEPTS OF THE DESIGN AND TO SHOW THE RELATIONSHIP BETWEEN THE VARIOUS PARTS OF THE BUILDING. THEY ARE NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE. THE DESIGNER MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
2. THESE SECTIONS ARE TO BE USED IN CONNECTION WITH THE ARCHITECTURAL DRAWINGS AND SHALL BE INTERPRETED IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS AND THE GENERAL NOTES THEREON.
3. ALL SHAPES AND VERTICAL DIMENSIONS SHALL BE INDICATED BY DIMENSION LINES.
4. DIMENSIONS SHALL BE TO UNLESS OTHERWISE SPECIFIED.

BUILDING INSULATION

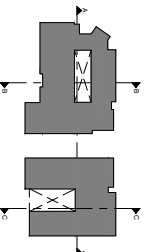
ELEMENT	INSULATION/DETAIL
EXTERIOR WALL ASSEMBLIES	REFER TO THE ASSEMBLY
INTERIOR WALL ASSEMBLIES	REFER TO THE ASSEMBLY
WALL TO CEILING JOINTS	REFER TO THE ASSEMBLY
WALL TO FLOOR JOINTS	REFER TO THE ASSEMBLY
WALL TO WINDOW JOINTS	REFER TO THE ASSEMBLY
WALL TO DOOR JOINTS	REFER TO THE ASSEMBLY
WALL TO STAIR JOINTS	REFER TO THE ASSEMBLY
WALL TO ELEVATOR JOINTS	REFER TO THE ASSEMBLY
WALL TO MECHANICAL ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO ELECTRICAL ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO TELEPHONE ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO JANETRY JOINTS	REFER TO THE ASSEMBLY
WALL TO BATH JOINTS	REFER TO THE ASSEMBLY
WALL TO KITCHEN JOINTS	REFER TO THE ASSEMBLY
WALL TO LIVING ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO BEDROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO HALLWAY JOINTS	REFER TO THE ASSEMBLY
WALL TO CLOSET JOINTS	REFER TO THE ASSEMBLY
WALL TO STORAGE ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO MECHANICAL ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO ELECTRICAL ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO TELEPHONE ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO JANETRY JOINTS	REFER TO THE ASSEMBLY
WALL TO BATH JOINTS	REFER TO THE ASSEMBLY
WALL TO KITCHEN JOINTS	REFER TO THE ASSEMBLY
WALL TO LIVING ROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO BEDROOM JOINTS	REFER TO THE ASSEMBLY
WALL TO HALLWAY JOINTS	REFER TO THE ASSEMBLY
WALL TO CLOSET JOINTS	REFER TO THE ASSEMBLY
WALL TO STORAGE ROOM JOINTS	REFER TO THE ASSEMBLY

BUILDING SECTION KEYNOTES

1. FOUNDATION EXTERIOR WALL WITH TYPE OF FOUNDATION SHOWN AS TO
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KEY PLAN

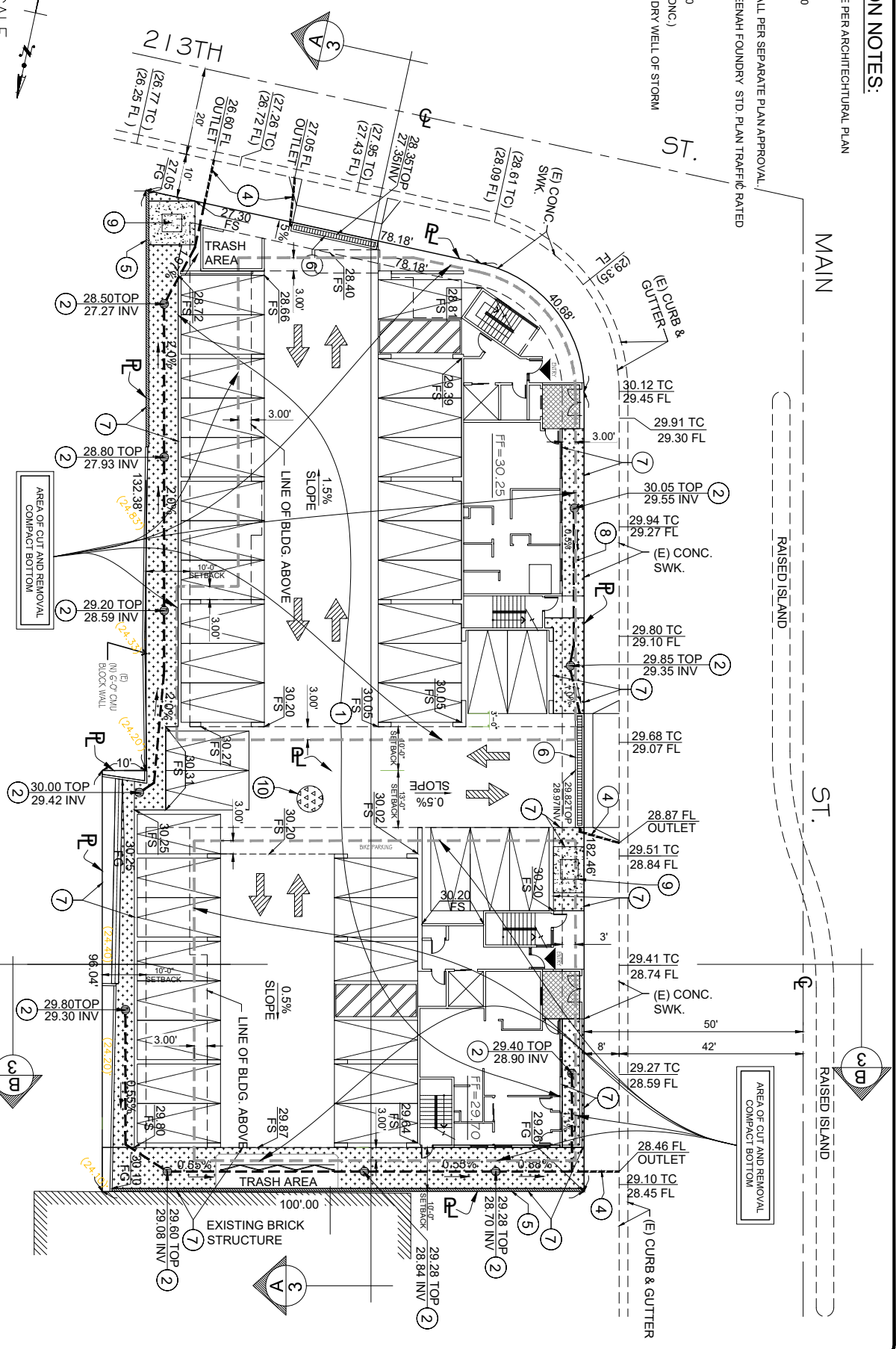
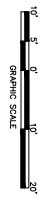


SECTION C

CONSTRUCTION NOTES:

- ① CONC. SLAB ON GRADE PER ARCHITECTURAL PLAN
- ② AREA DRAIN 4" DIA.
- ③ 4" DIA. PVC PIPE SCH 40
- ④ 4" DIA. CIP
- ⑤ CONST BLOCK/RET. WALL PER SEPARATE PLAN APPROVAL.
- ⑥ TRENCH DRAIN PER NEMAH FOUNDRY STD. PLAN TRAFFIC RATED R-4896-A1
- ⑦ GRADE & LANDSCAPE
- ⑧ 3" DIA. PVC PIPE SCH 40
- ⑨ TRANSFORMER PAD(CONC.)
- ⑩ INSTAL INFILTRATION DRY WELL OF STORM WATER MITIGATION

SCALE
1" = 10'



REVISION	DATE

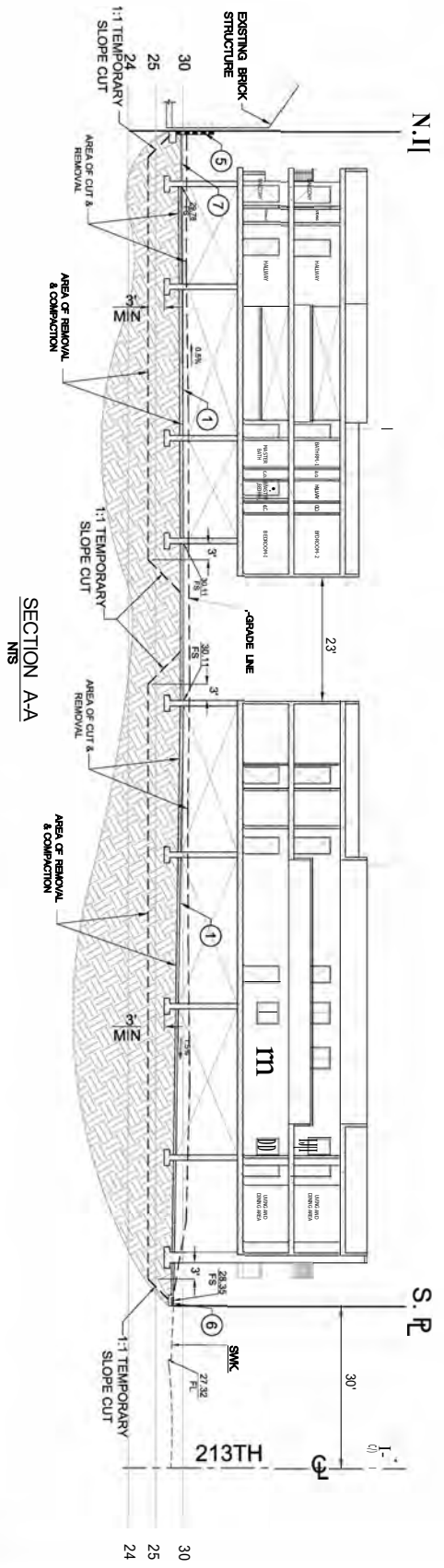
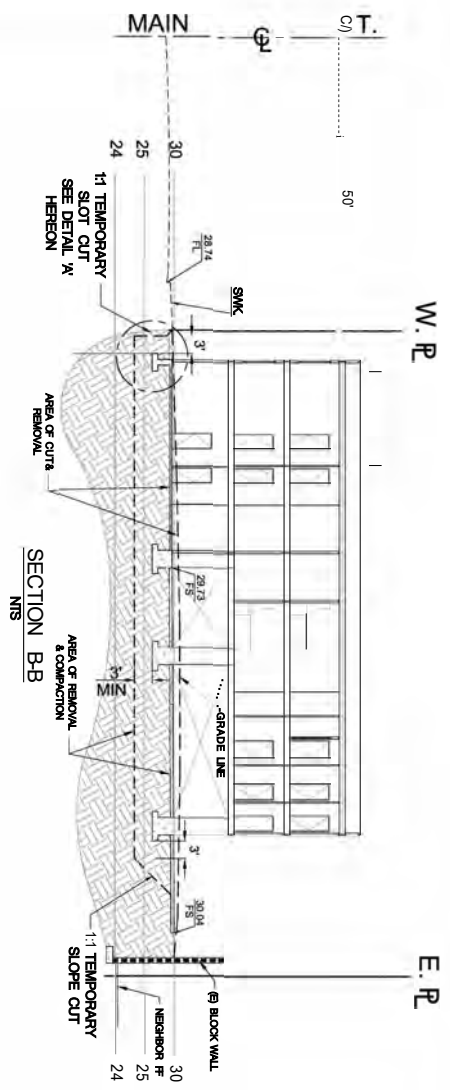
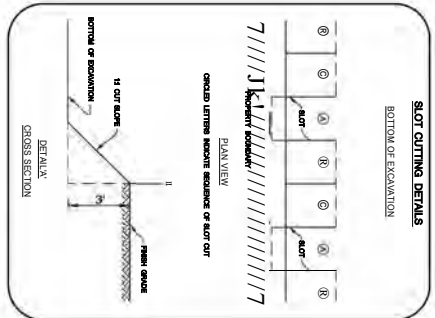


DHS & ASSOCIATES, INC.
 275 CENTRAL WAY, #205
 (714) 665-6889
 H. STEVEN WILSON
 10/20/2021

GRADING AND DRAINAGE PLAN
 FOR 7 DETACHED TOWNHOUSES
 SCALE: 1"=10'
 DATE: 10/20/2021
 2140-2150 MAIN STREET
 CARSON, CA 90745
 SHEET 2 OF 3

CONSTRUCTION NOTES:

- 1. CONG. SLAB ON GRADE PER ARCHITECTURAL PLAN
- 2. AREA DRAIN & DA
- 3. 4" DA, PVC PIPE SCH40
- 4. 1" & DA, GP
- 5. CONST BLOCKRET. WALL PER SEPARATE PLAN APPROVAL
- 6. TRENCH DRAIN PER NEWWH FOUNDRY STD. PLAN TRAFFIC RATED R4886-A1
- 7. GRADE & LANDSCAPE
- 8. 3" DA, PVC PIPE SCH40



REVISION	DATE



DHS & ASSOCIATES, INC.
 2125 CENTINELA AVE., #2015
 (714) 965-6569
 H. STEV ZEMI ONE

GRADING AND DRAINAGE PLAN
 FOR 7 DETACHED TOWNHOUSES
 SCALE: 1"=10'
 DATE: 10/29/2022
 DRAWN BY: SJK
 CHECKED BY: SJK
 DESIGNED BY: SJK
 SHEET 3 OF 3