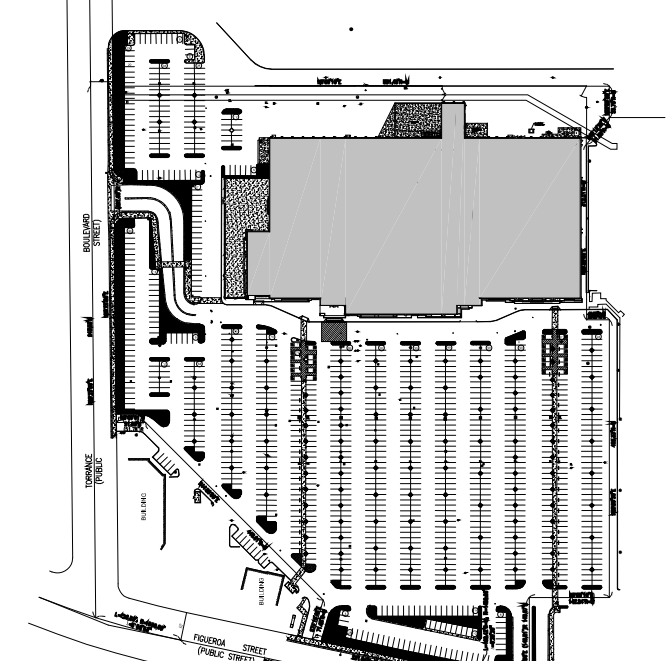
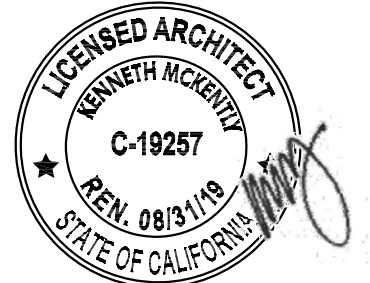


A PROJECT FOR:

**500 CARSON TOWN  
CENTER, LP**

201 WILSHIRE BLVD., SUITE A 28  
SANTA MONICA, CA 90401



**CARSON TOWN CENTER NORTH  
FACADE REMODEL &  
MINOR SITE IMPROVEMENTS**  
500-506 CARSON TOWN CENTER NORTH  
CARSON, CA 90745

ISSUES / REVISIONS

No.	DATE	DESCRIPTION
1	11.03.17	1ST BUILDING PLAN CHECK
	02.20.18	2ND PLAN CHECK
	02.26.18	ISSUED FOR BID
	03.15.18	PLANNING RESUBMITTAL
	05.28.18	ISSUED FOR CONSTRUCTION
	07.23.18	PLANNING REVISION TO APPROVED PLANS

AS INSTRUMENTS OF SERVICE, ALL DESIGNS, IDEAS, AND INFORMATION SHOWN ON THESE DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF MCKENTLY MALAK ARCHITECTS, INC. NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS, OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN PREPARED AND DEVELOPED WITHOUT THE WRITTEN CONSENT OF MCKENTLY MALAK ARCHITECTS, INC. VISUAL CONTACT WITH THESE DRAWINGS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

JOB NUMBER: 16137FMA  
DRAWN BY: NO CHECKED BY: KM/NO  
DATE: 05.24.2017  
SHEET DESCRIPTION:

**PROPOSED  
SITE PLAN**

SHEET NUMBER:

**A010**

**GENERAL BUILDING DATA**

**CODE REFERENCE:**  
THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:  
**CODE REFERENCE**  
COMPLY WITH THE FOLLOWING CODES -  
2014 COUNTY OF LOS ANGELES BUILDING CODE (TITLE 26) BASED ON THE 2013 CALIFORNIA BUILDING CODE AND THE 2012 INTERNATIONAL BUILDING CODE.  
THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.  
THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES OR STATE LAWS-2013 CBC.

**PROJECT DESCRIPTION:**  
FACADE REMODEL OF THE EXISTING PAD BUILDING, (FORMERLY K-MART). THE FACADE REMODEL WILL UTILIZE UPGRADED FINISH MATERIALS AND LIGHTING, MODIFICATION OF LANDSCAPING THROUGHOUT THE ENTIRE PARKING AREA, NEW TRASH ENCLOSURE.

**PROJECT ADDRESS:**  
500 CARSON TOWN CENTER NORTH, CARSON, CA 90745

**ASSESSOR'S PARCEL NUMBER:**  
T836-002-033, T836-002-021, T836-002-030, & T836-002-031

**JURISDICTION:**  
CITY OF CARSON, CALIFORNIA

**LEGAL DESCRIPTION:**  
PARCEL 1 BEING A PORTION OF LOTS 22, 23, 24, 25, 26 AND 33 OF TRACT 6378, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 68 PAGES 1 AND 2 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

**EXISTING ZONING:**  
SP-3 = SPECIFIC PLAN

**SITE AREA:**  
761,930.27 SQ. FT. = 17.442 ACRES

**EXISTING LAND USE:**  
COMMERCIAL

**PROPOSED LAND USE:**  
COMMERCIAL

**BOUNDARIES INFORMATION:**  
THIS PLAN HAS BEEN PREPARED BY USING ALTA/SPLS LAND TITLE SURVEY PREPARED BY P.A. ARGIA ENGINEERING SERVICES, DATED JUNE, 6, 2016

**KEYNOTES**

- 1 EXISTING ASPHALT PAVING TO REMAIN
- 2 EXISTING PARKING STRIPING TO REMAIN.
- 3 MODIFY EXISTING DISABLED PARKING TO CODE. SEE DETAIL 1/AO12 & 4/AO12.
- 4 NEW DISABLED PARKING STALLS. SEE DETAIL 2/AO12
- 5 NEW CURB RAMP WITH TRUNCATED DOMES. SEE DETAIL 15/AO12.
- 6 EXISTING TRUCK WELL TO REMAIN.
- 7 EXISTING TRASH COMPACTOR SLAB TO REMAIN
- 8 EXISTING PYLON SIGN TO REMAIN.
- 9 EXISTING TRANSFORMER TO REMAIN FOR FUTURE TENANTS USE.
- 10 EXISTING GENERATOR TO BE REMOVED.
- 11 EXISTING 1000 GALS. GREASE INTERCEPTOR TO BE ABANDONED.
- 12 NEW TRASH COMPACTOR. TO BE PROVIDED BY TENANT.
- 13 NEW CMU TRASH ENCLOSURE. 7'-4" x 18'-8" x 6'-0" HIGH. PAINT TO MATCH BUILDING COLOR. SEE AO11.
- 14 EXISTING OUTDOOR GARDEN SHOWROOM.
- 15 NEW PYLON SIGN, PROVIDE POWER.
- 16 FIRE LANE LABELED AS PRIVATE DRIVEWAY AND FIRE LANE. SEE ADDITIONAL INFORMATION ON DETAIL 10/AO12.
- 17 SITE ENTRY ACCESSIBILITY SIGN, SEE DETAIL 14/AO12.
- 18 FIRE LANE ENTRY SIGN, SEE DETAIL 13/AO12.
- 19 NEW 1500 GALLONS GREASE INTERCEPTOR. SEE PLUMBING PLAN. SEE NOTE TO GENERAL CONTRACTOR.

**NOTE TO GENERAL CONTRACTOR:**

1. ALL TRENCHING, BACK FILLING AND FINISH FOR THE INSTALLATION OF ALL UTILITIES, GREASE INTERCEPTOR IS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK AND SHALL BE INCLUDED IN THE BASE BID.
2. PROVIDE PROTECTION COVER TO ALL UNATTENDED OPEN TRENCH.

**PROPOSED BUILDING SUMMARY**

**BUILDING DATA:**  
PAD BUILDING (FORMERLY K-MART): 174,886 SQ. FT.  
OUTDOOR GARDEN: 12,200 SQ. FT.  
EXISTING OCCUPANCY GROUP: M (SINGLE TENANT)  
PROPOSED OCCUPANCY GROUP: M - MERCANTILE  
FLOOR & DECOR: A-2 & A-3  
JOHN'S PIZZA/ARCADIA: A-2 & A-3  
EXISTING CONSTRUCTION CLASSIFICATION: TYPE V-B UNLIMITED  
PROPOSED CONSTRUCTION CLASSIFICATION: TYPE II-B  
EXISTING LOT COVERAGE: 23%  
EXISTING LANDSCAPE AREA: 41,680 SQ. FT.  
TOTAL PROPOSED LANDSCAPE AREA: 41,680 SQ. FT.

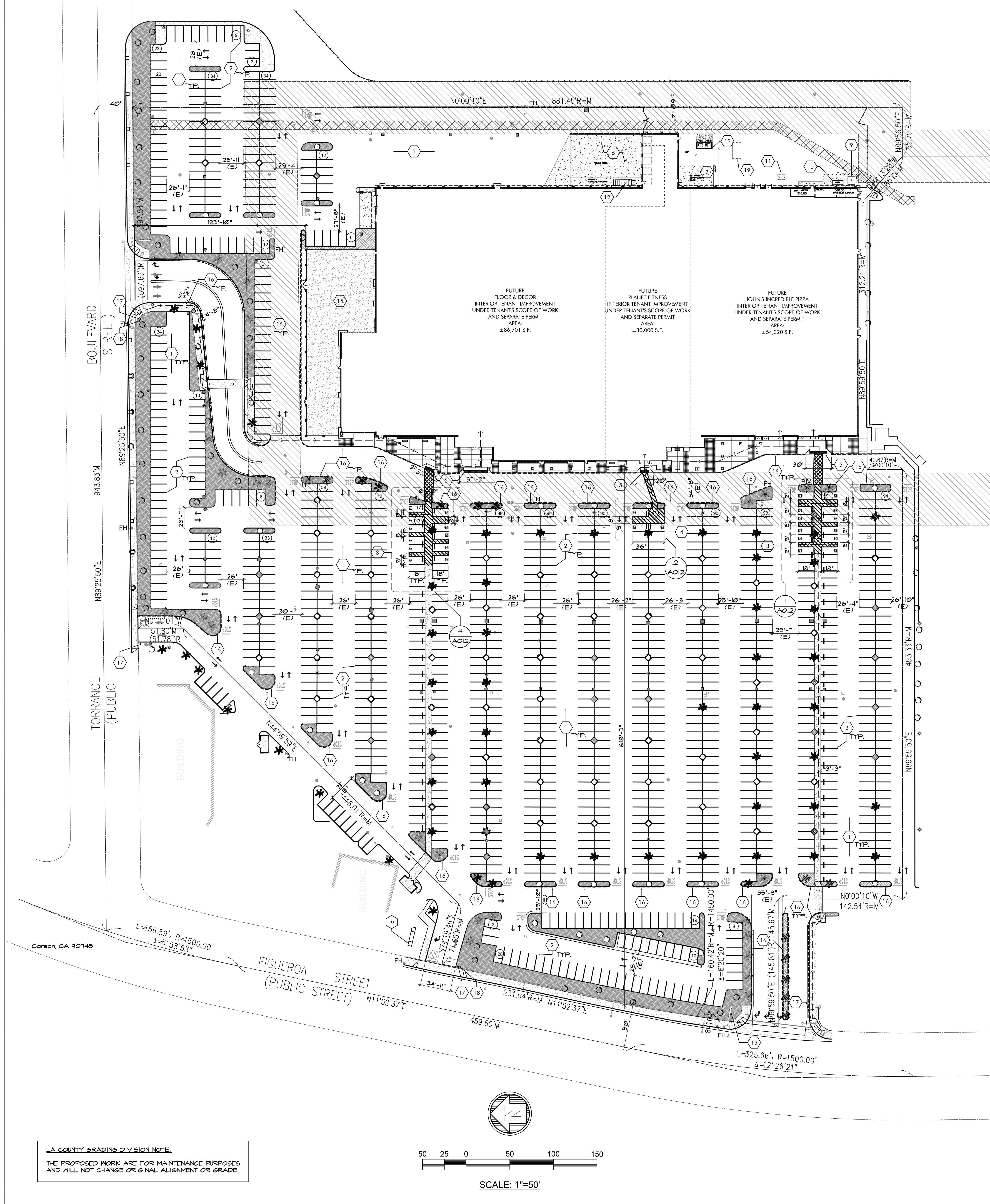
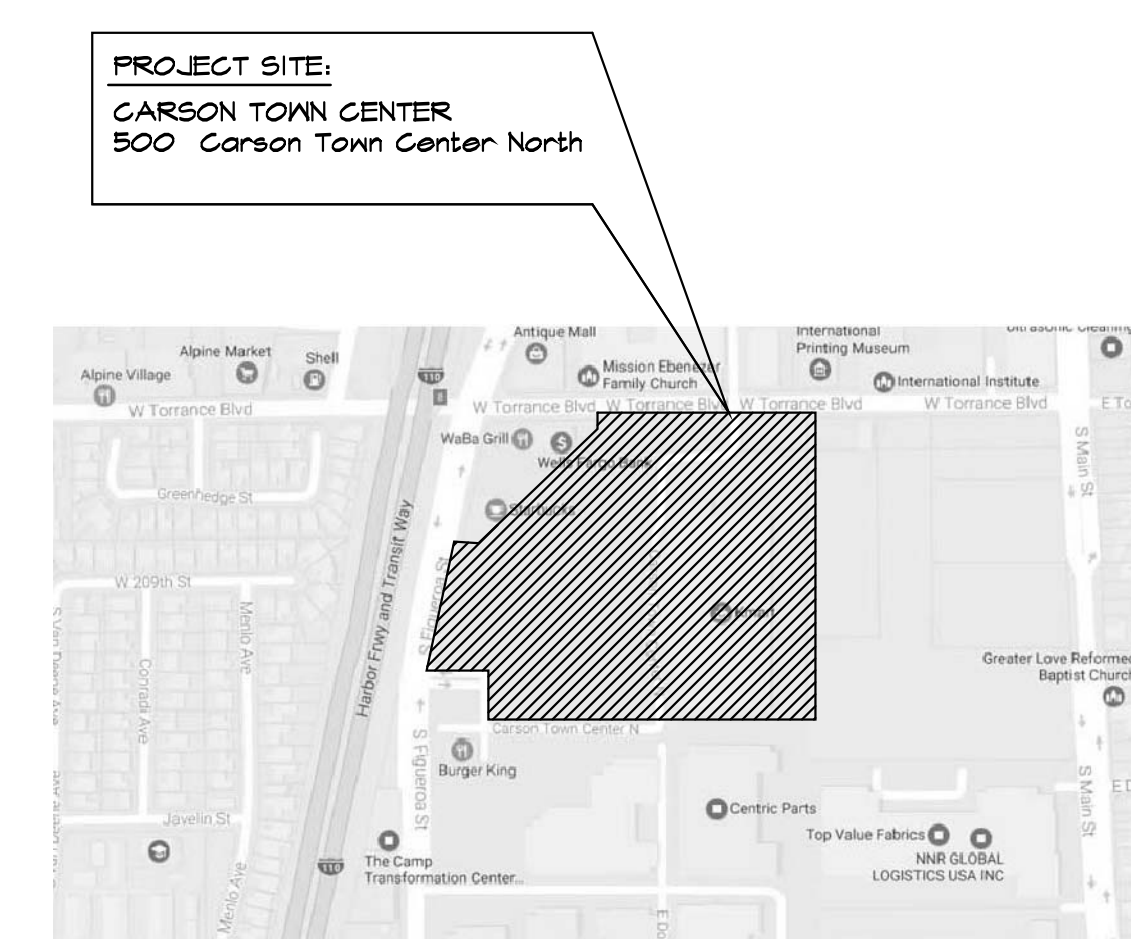
**PROPOSED PARKING SUMMARY**

**PARKING DATA:**  
EXISTING STANDARD STALLS: 1211 STALLS  
EXISTING ACCESSIBLE STALLS: 23 STALLS  
TOTAL NUMBER OF PARKING: 1240 STALLS  
PROPOSED STANDARD STALLS: 1201 STALLS  
PROPOSED ACCESSIBLE STALLS: 26 STALLS  
PROPOSED TOTAL NUMBER OF PARKING: 1228 STALLS  
PARKING RATIO PROVIDED: 7.01/1,000 SQ. FT.  
FUTURE TENANT REQUIREMENTS: BASED ON CARSON MUNICIPAL CODE  
FLOOR & DECOR: 1/300 SQ. FT. (186,701/300) 284 STALLS  
PLANET FITNESS: 1/150 SQ. FT. (30,000/150) 200 STALLS  
JOHN'S PIZZA: 1/200 SQ. FT. (9,475/200) 150 STALLS  
RESTAURANT: 1/100 SQ. FT. (18,549/100) 184 STALLS  
TOTAL PARKING REQUIRED: 821 STALLS

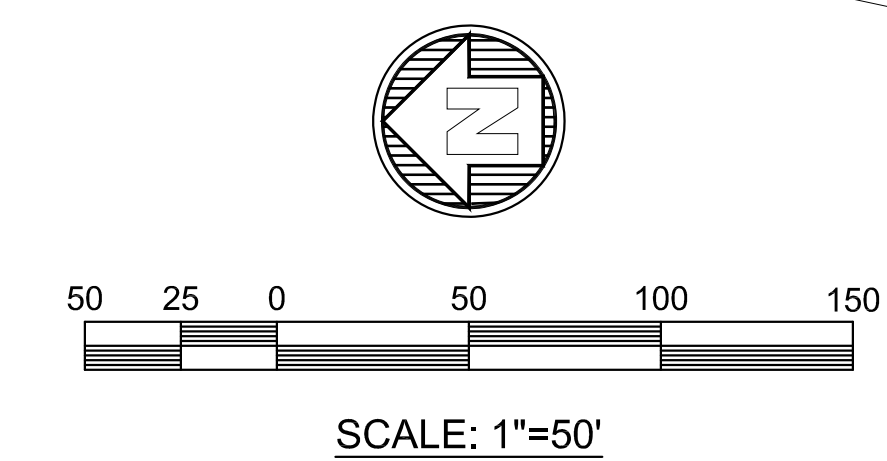
**LEGEND**

- → EXISTING PATH OF TRAVEL
- [Pattern] EXISTING LANDSCAPE AREA TO REMAIN = 241,680 S.F.
- [Pattern] EXISTING CONG. SLAB TO REMAIN
- [Pattern] EXISTING 10'-0" EASEMENT FOR SANITARY SEWER PURPOSE
- [Pattern] EXISTING 60'-0" EASEMENT FOR SIDE YARD PURPOSE
- [Symbol] EXISTING TREE, SEE LANDSCAPE PLAN
- [Symbol] EXISTING TREE, SEE LANDSCAPE PLAN
- [Symbol] EXISTING PARKING LIGHT TO REMAIN
- [Symbol] EXISTING DIAMOND PLANTER TO REMAIN
- [Symbol] EXISTING FIRE HYDRANT
- [Symbol] EXISTING PIV

**VICINITY MAP**



LA COUNTY GRADING DIVISION NOTE:  
THE PROPOSED WORK ARE FOR MAINTENANCE PURPOSES AND WILL NOT CHANGE ORIGINAL ALIGNMENT OR GRADE.



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