



NO EXISTING TREES PRESENT WITHIN PROPOSED BOUNDARY



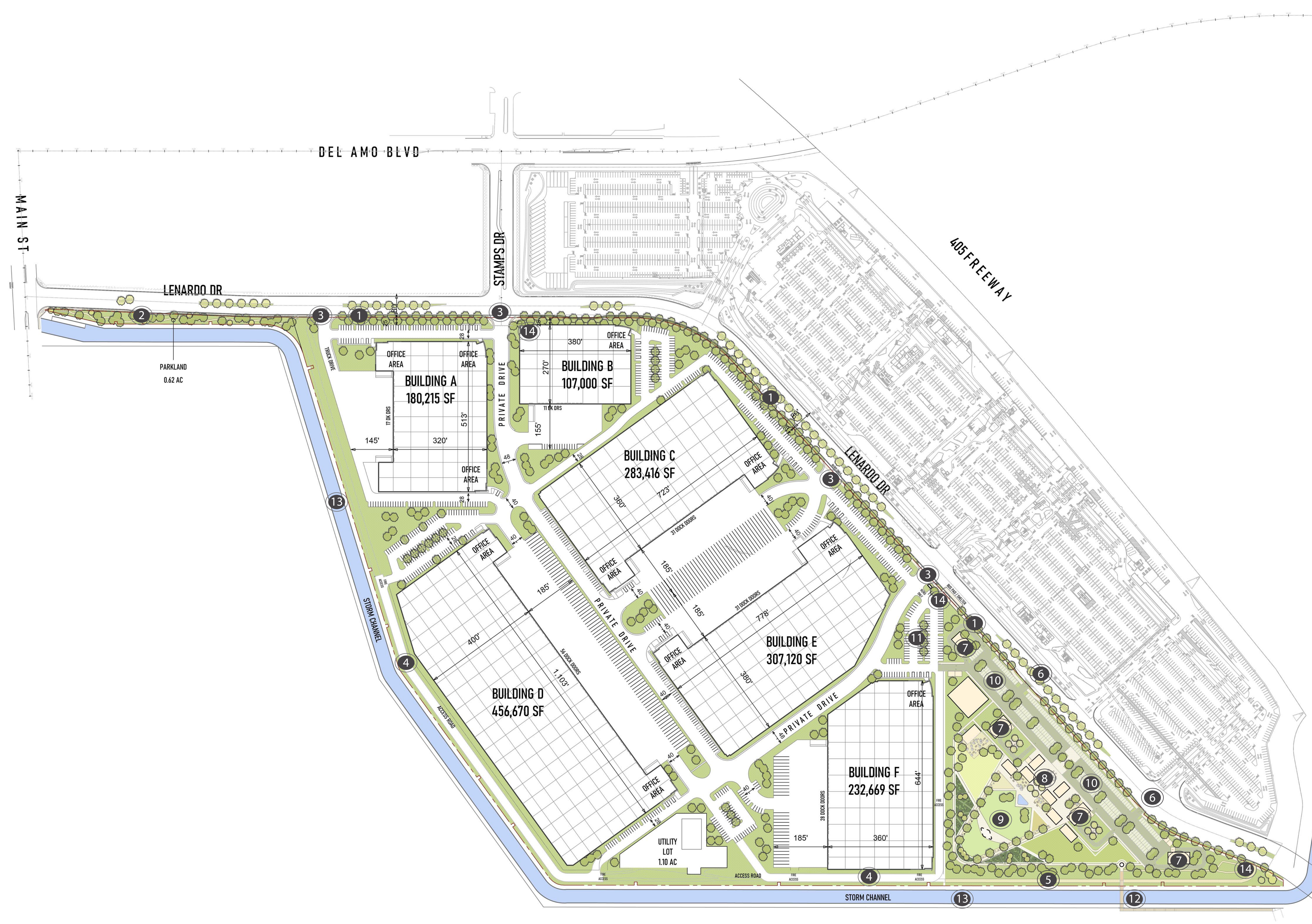
# CARSON COUNTRY MART

CITY OF CARSON

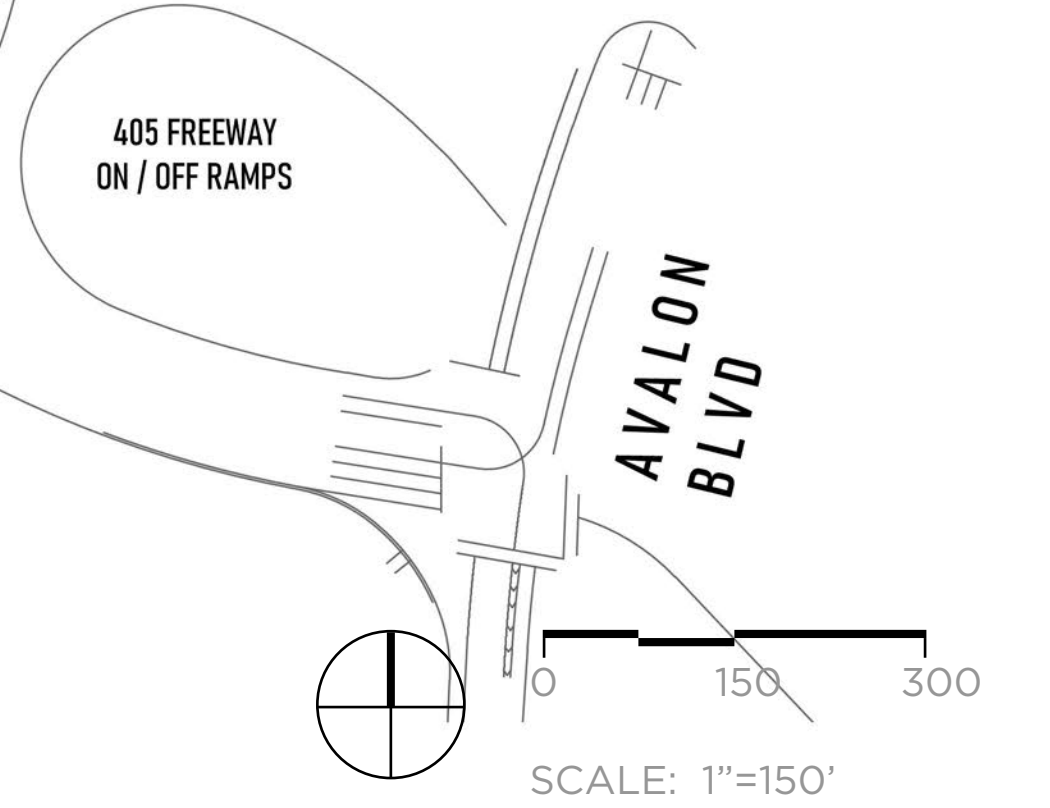
## EXISTING TREE REMOVAL PLAN

MARK	DATE	DESCRIPTION
	03/1/2021	PRELIMINARY SITE PLAN

RG A PROJECT NO:	20200.00
CAD FILE NAME:	20200-00-A1-1
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SHEET TITLE	
<b>L1-1</b>	



- LANDSCAPE PLAN KEY**
- ① IMPROVED STREETSCAPE WITH MULTI-PURPOSE PATH AND STREET TREES PER CITY OF CARSON PUBLIC WORKS STANDARDS
  - ② GREENWAY PARK
  - ③ WAREHOUSE ENTRY DRIVE
  - ④ FIRE ACCESS ROAD
  - ⑤ EXISTING PERIMETER ROAD TO REMAIN
  - ⑥ PARK ENTRY DRIVE
  - ⑦ PARK RETAIL AND RESTAURANTS
  - ⑧ FOOD HALL PAVILIONS AND PLAZAS
  - ⑨ EVENT LAWN AND BANDSHELL
  - ⑩ PUBLIC PARKING
  - ⑪ PARK OVERFLOW PARKING
  - ⑫ COMMUNITY PEDESTRIAN BRIDGE
  - ⑬ TORRANCE LATERAL STORM CHANNEL
  - ⑭ VERTICAL PROJECT NAME SIGNAGE



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**OJB** | LANDSCAPE ARCHITECTURE

**Michael Baker INTERNATIONAL**  
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# CARSON COUNTRY MART

CITY OF CARSON  
 OVERALL LANDSCAPE PLAN

MARK	DATE	DESCRIPTION
	03/1/2021	PRELIMINARY SITE PLAN

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VG E  
D SF

WATE DRIVE

OFFICE AREA

**BUILDING F**  
**232,669 SF**

644'

28 DOCK DOORS

85'

360'

FIRE ACCESS

FIRE ACCESS

STORM CHANNEL



- LANDSCAPE PLAN KEY**
- 1 RETAIL / SERVICE STORE - 10,000 SF
  - 2 DRIVE THRU RESTAURANTS - 12,600 SF
  - 3 ARRIVAL PLAZA - 6,365 SF
  - 4 F&B KIOSKS - 9,000 SF
  - 5 F&B PUBLIC PLAZAS - 26,265 SF
  - 6 WATER FEATURE
  - 7 PARK RESTROOMS - 1,800 SF
  - 8 ICONIC ELEMENT
  - 9 DRIVE LANE WITH PERMEABLE PARKING
  - 10 OUTDOOR TRASH/RECYCLING
  - 11 DOG PARK & PAWS CAFE  
22,740 SF (DOG PARK); 2,000 SF (CAFE)
  - 12 PERFORMANCE PAVILION AREA - 3,343 SF
  - 13 BOTANIC GARDENS - 19,400 SF
  - 14 ICONIC PLAY AREA WITH NATURAL PLAY - 25,400 SF
  - 15 BIORETENTION GARDEN - 19,490 SF
  - 16 BEER GARDEN - 1,800 SF
  - 17 GAMES TERRACE - 2,990 SF
  - 18 FLEXIBLE EVENT LAWN AREA - 51,815 SF
  - 19 SCULPTURE GARDEN - 2,975 SF
  - 20 COMMUNITY BRIDGE
  - 21 OVERFLOW PARKING
  - 22 BUS PAD & BUS SHELTER
  - 23 ADJACENT FIRE ACCESS ROAD
  - 24 VERTICAL PROJECT NAME SIGNAGE



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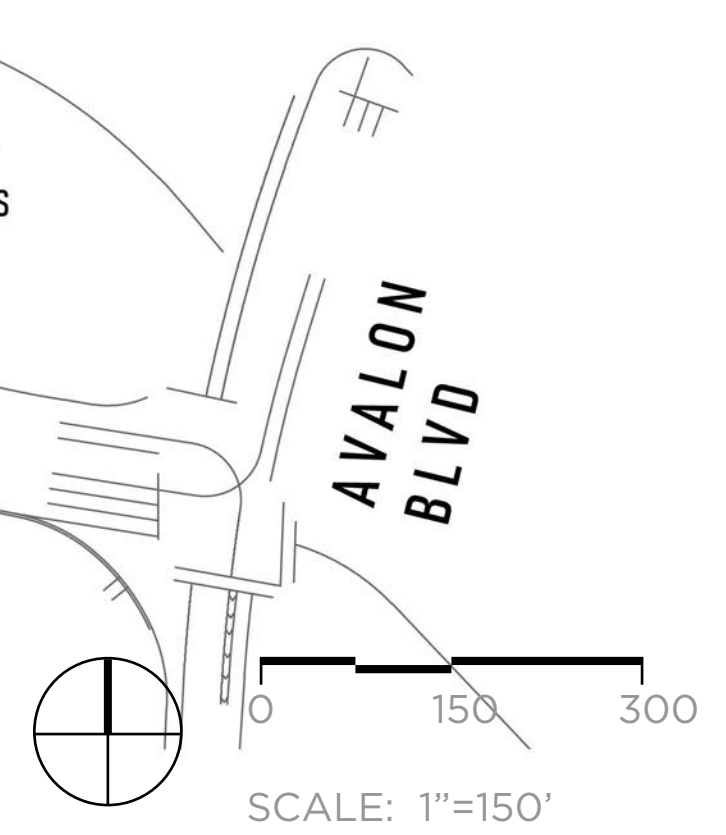
CITY OF CARSON  
PARK ENLARGEMENT PLAN

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- LANDSCAPE PLAN KEY**
- ① 10' WIDE MULTI-PURPOSE CONCRETE PATH FOR PEDESTRIANS AND BICYCLES
  - ② 5' WIDE CONCRETE PEDESTRIAN PATH
  - ③ 5' WIDE DECOMPOSED GRANITE PEDESTRIAN PATH
  - ④ STREET TREES, 42' O.C. SPACING TO MATCH APPROVED LENARDO DRIVE AND STAMPS DRIVE PLANTING PLAN
  - ⑤ PEDESTRIAN CROSSWALK
  - ⑥ GREENWAY PARK
  - ⑦ WAREHOUSE ENTRY DRIVE
  - ⑧ PARK ENTRY DRIVE
  - ⑨ EXISTING PERIMETER ROAD TO REMAIN-MAINTENANCE ONLY
  - ⑩ BUS PAD & BUS SHELTER
  - ⑪ LENARDO DRIVE MEDIAN
  - ⑫ SIGNALIZED INTERSECTION
  - ⑬ FIRE ACCESS ENTRY
  - ⑭ TORRANCE CHANNEL
  - ⑮ VERTICAL PROJECT NAME SIGNAGE



MARK	DATE	DESCRIPTION
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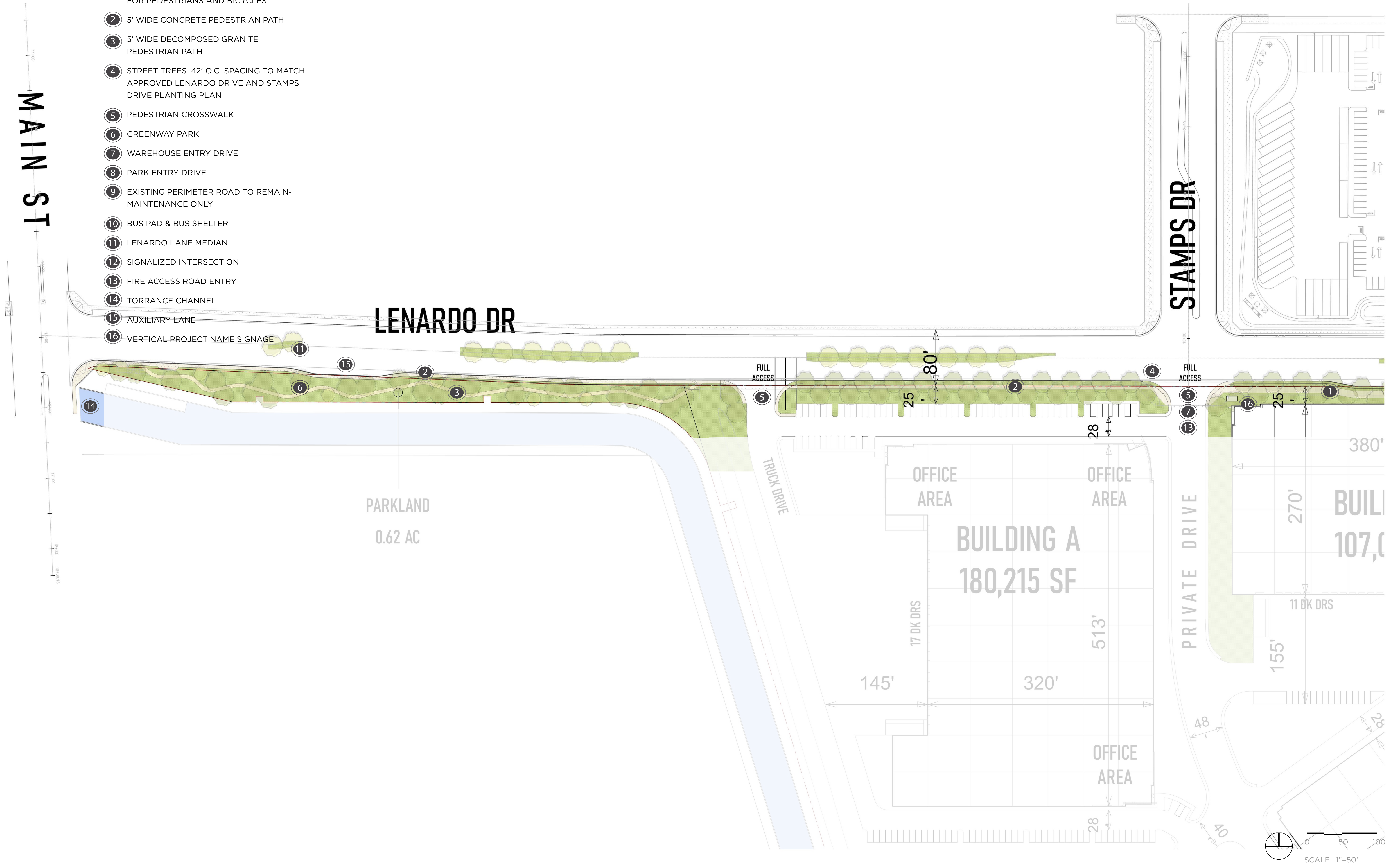
LANDSCAPE PLAN KEY

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- ⑬ FIRE ACCESS ROAD ENTRY
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- ⑮ AUXILIARY LANE
- ⑯ VERTICAL PROJECT NAME SIGNAGE

MAIN ST

LENARDO DR

STAMPS DR



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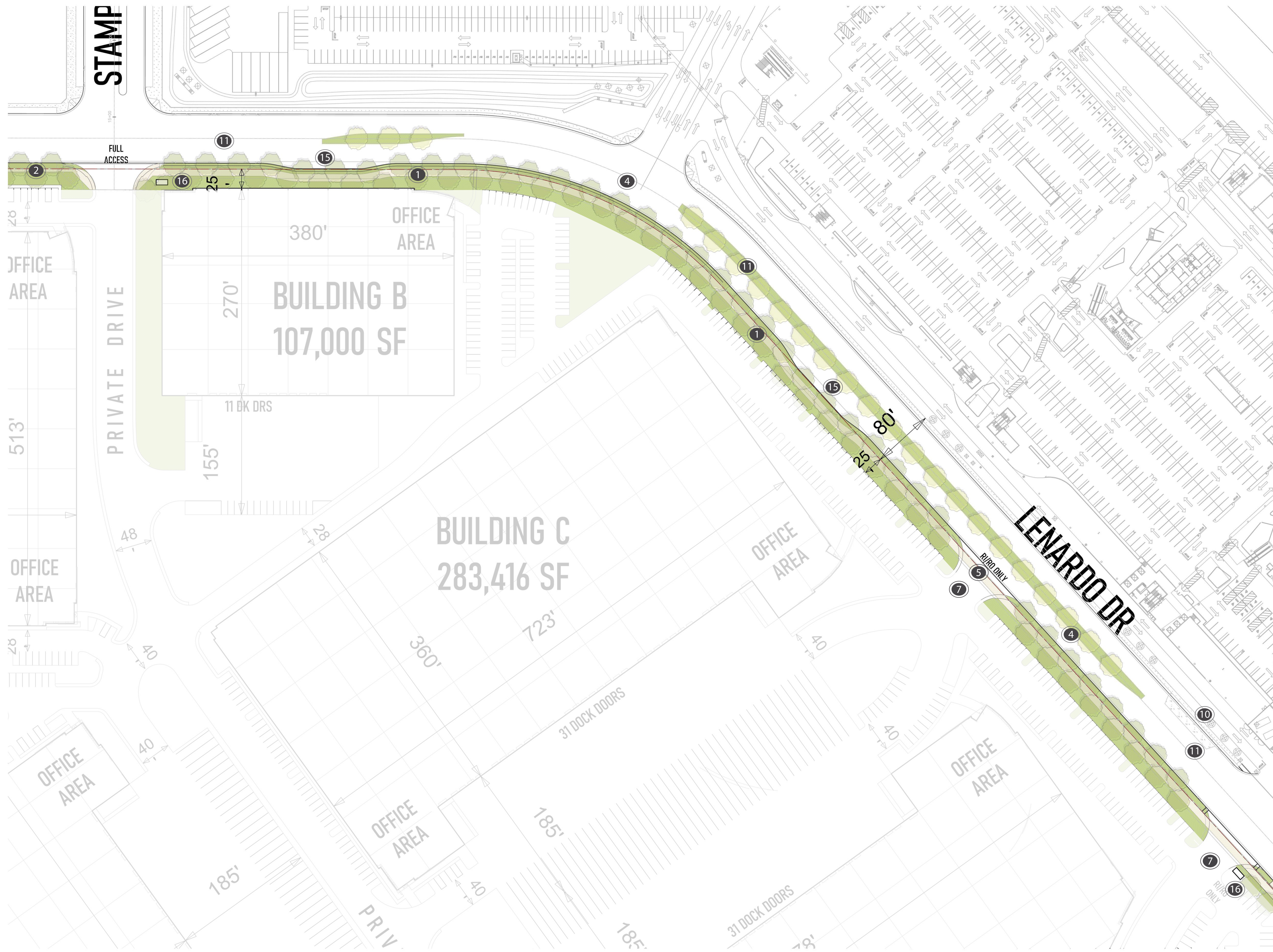
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# CARSON COUNTRY MART

CITY OF CARSON  
GREENWAY, MEDIAN AND PARKWAY  
LANDSCAPE PLAN

MARK	DATE	DESCRIPTION
03/1/2021	PRELIMINARY SITE PLAN	

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<b>L1-5</b>		



- LANDSCAPE PLAN KEY
- 1 10' WIDE MULTI-PURPOSE CONCRETE PATH FOR PEDESTRIANS AND BICYCLES
  - 2 5' WIDE CONCRETE PEDESTRIAN PATH
  - 3 5' WIDE DECOMPOSED GRANITE PEDESTRIAN PATH
  - 4 STREET TREES. 42' O.C. SPACING TO MATCH CITY APPROVED LENARDO DRIVE AND STAMPS DRIVE PLANTING PLAN
  - 5 PEDESTRIAN CROSSWALK
  - 6 GREENWAY PARK
  - 7 WAREHOUSE ENTRY DRIVE
  - 8 PARK ENTRY DRIVE
  - 9 EXISTING PERIMETER ROAD TO REMAIN- MAINTENANCE ONLY
  - 10 BUS PAD & BUS SHELTER
  - 11 LENARDO LANE MEDIAN
  - 12 SIGNALIZED INTERSECTION
  - 13 FIRE ACCESS ROAD
  - 14 TORRANCE CHANNEL
  - 15 AUXILIARY LANE
  - 16 VERTICAL PROJECT NAME SIGNAGE



MARK	DATE	DESCRIPTION
	03/1/2021	PRELIMINARY SITE PLAN

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- LANDSCAPE PLAN KEY**
- ① 10' WIDE MULTI-PURPOSE CONCRETE PATH FOR PEDESTRIANS AND BICYCLES
  - ② 5' WIDE CONCRETE PEDESTRIAN PATH
  - ③ 5' WIDE DECOMPOSED GRANITE PEDESTRIAN PATH
  - ④ STREET TREES. 42' O.C. SPACING TO MATCH CITY APPROVED LENARDO DRIVE AND STAMPS DRIVE PLANTING PLAN
  - ⑤ PEDESTRIAN CROSSWALK
  - ⑥ GREENWAY PARK
  - ⑦ WAREHOUSE ENTRY DRIVE
  - ⑧ PARK ENTRY DRIVE
  - ⑨ EXISTING PERIMETER ROAD TO REMAIN- MAINTENANCE ONLY
  - ⑩ BUS PAD & BUS SHELTER
  - ⑪ LENARDO LANE MEDIAN
  - ⑫ SIGNALIZED INTERSECTION
  - ⑬ FIRE ACCESS ROAD ENTRY
  - ⑭ TORRANCE CHANNEL
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# CARSON COUNTRY MART

CITY OF CARSON

## MEDIAN AND PARKWAY LANDSCAPE PLAN

MARK	DATE	DESCRIPTION

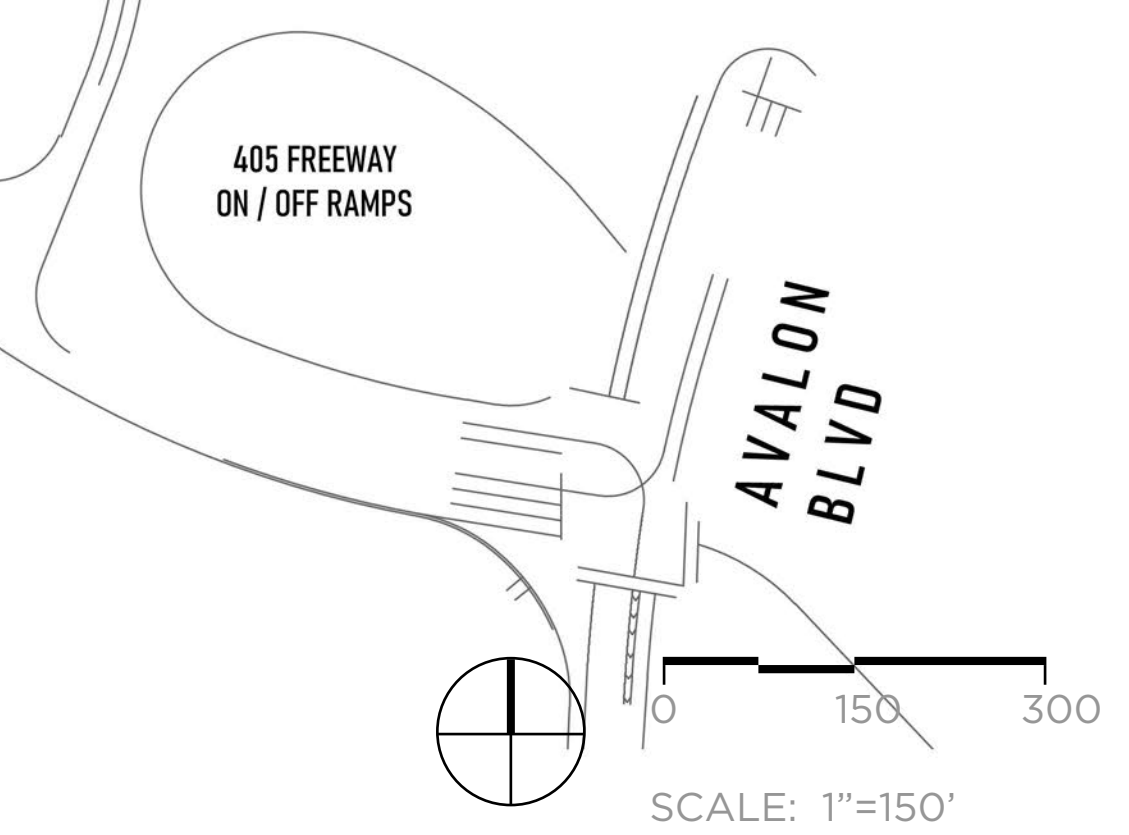
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PRELIMINARY TREE LEGEND

BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT / SPREAD	WUCOLS
<b>INTERIOR TREES</b>			
ARBUTUS MARINA / MARINA ARBUTUS	36" BOX AND 48" BOX	40-50'H X 25-40'W	L
GEUERA PARVIFOLIA / AUSTRALIAN WILLOW	48" BOX	25-35'H X 20'W	L
OLEA EUROPAEA / FRUITLESS OLIVE		20-30'H X 15'-25' W	L
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		20-90'H X 40'W	M
QUERCUS AGRIFOLIA / COAST LIVE OAK		35-75'H x 35-50'W	L
ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM		40-50'H X 40'W	L
CERCIS OCCIDENTALIS / REDBUD		10-20'H X 10-15'W	L
LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ WHITE GRAPE MYRTLE		20'H X 20'W	L
<b>STREET TREES</b>			
LOPHOSTEMON CONFERTA / BRISBANE BOX	36" BOX AND 48" BOX	30-40' H X 15-25' W	L
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		40-100' H X 40-70' W	M
QUERCUS ILEX / HOLLY OAK		40-100' H X 40-70' W	L
TIPUANA TIPU / TIPU TREE		40-60' H X 35-50' W	M

NOTE: PROPOSED TREE LOCATIONS AND QUANTITIES SUBJECT TO MODIFICATION BASED ON REMEDIATION PLAN.



# CARSON COUNTRY MART

CITY OF CARSON  
PRELIMINARY TREE PLAN

MARK	DATE	DESCRIPTION
	03/1/2021	PRELIMINARY SITE PLAN



# TREES



*Arbutus Marina*  
MARINA ARBUTUS (40-50"H X 25-40" W)  
WATER USE: LOW



*Geijera parvifolia*  
AUSTRALIAN WILLOW (25-35"H x 20" W)  
WATER USE: LOW



*Olea europaea*  
FRUITLESS OLIVE (20-30"H X 15-25" W)  
WATER USE: LOW



*Chionanthus retusus*  
CHINESE FRINGE TREE (10-20"H X 10'-20" W)  
WATER USE: MODERATE



*Lagerstroemia indica* 'Natchez'  
NATCHEZ WHITE Crape Myrtle (20" H X 20" W)  
WATER USE: LOW



*Ulmus parvifolia* 'Drake'  
DRAKE Elm (40-50" H X 40" W)  
WATER USE: LOW

## STREET TREES



*Cercis occidentalis*  
REDBUD (10-20" H X 10-15" W)  
WATER USE: LOW



*Platanus racemosa*  
CALIFORNIA SYCAMORE (20-90" H X 40" W)  
WATER USE: LOW



*Quercus ilex*  
HOLLY OAK (35-75" H x 35-50" W)  
WATER USE: LOW



*Lophostemon conferta*  
BRISBANE BOX (30-40" H X 15-25" W)  
WATER USE: LOW



*Tipu tipuana*  
TIPU TREE (40-60" H X 35-50" W)  
WATER USE: MED

# FLOWERING PERENNIALS & GRASSES



*Aristida purpurea*  
PURPLE THREE-AWN (1-2" H X 1-2" W)  
WATER USE: VERY LOW



*Carex divulsa*  
GREY SEDGE (1-2" H X 1-2" W)  
WATER USE: LOW



*Achillea millefolium*  
YARROW (3" H X 2-4" W)  
WATER USE: LOW



*Chondropetalum tectorum*  
CAPE RUSH (3" H X 2-4" W)  
WATER USE: LOW



*Encelia californica*  
CALIFORNIA ENCELIA (4-5" H)  
WATER USE: LOW



*Salvia clevelandii*  
CLEVELAND SAGE (4-5" H)  
WATER USE: LOW



*Dianella 'Clarity Blue'*  
YARROW (2-3" H X 1-2" W)  
WATER USE: LOW



*Eriogonum fasciculatum* 'Dana Point'  
BUCKWHEAT (1'-2" H X 1-2" W)  
WATER USE: LOW



*Juncus patens*  
CALIFORNIA GREY RUSH (2" H X 2" W)  
WATER USE: LOW



*Verbena lilacina* 'De La Mina'  
LILAC VERBENA (3" H X 2-4" W)  
WATER USE: LOW



*Lavandula dentata*  
FRENCH LAVENDER (2-3" H X 4-5" W)  
WATER USE: LOW



*Lomandra longifolia* 'Breeze'  
LOMANDRA (2" H X 2-4" W)  
WATER USE: LOW



*Solidago californica*  
CALIFORNIA GOLDENROD (1-4" H X 1-4" W)  
WATER USE: MED



*Muhlenbergia dubia*  
PINE MUHLY (1-3" H X 2-4" W)  
WATER USE: LOW



*Salvia officinalis*  
COMMON SAGE (1-3" H)  
WATER USE: MED



*Santolina chamaecyparissus*  
SANTOLINA (1'-2" H)  
WATER USE: LOW



*Thymus vulgaris*  
THYME (1-3" H)  
WATER USE: LOW



*Salvia leucantha*  
MEXICAN BUSH SAGE (2'-3" H X 2'-3" W)  
WATER USE: LOW

# EVERGREEN SHRUBS



*Olea europaea* 'Little Ollie'  
LITTLE OLLIE OLIVE (4-6" H X 4-5" W)  
WATER USE: LOW



*Acacia redolens*  
PROSTRATE ACACIA (1-4" H X 10-15" W)  
WATER USE: VERY LOW



*Rosmarinus officinalis*  
ROSEMARY (4-6" H X 4-5" W)  
WATER USE: LOW



*Phormium tenax* 'Sea Jade'  
SEA JADE FLAX (2" H X 2-3" W)  
WATER USE: LOW



*Philodendron* 'Xanadu'  
KANADU PHILODENDRON (2-3" H X 3-4" W)  
WATER USE: MED



*Iris douglasiana*  
DOUGLAS IRIS (1-3" H X 1-2" W)  
WATER USE: LOW

# EVERGREEN SHRUBS



*Bamboo oldhamii*  
GIANT TIMBER BAMBOO (50-60" H X 10" W)  
WATER USE: MED



*Arbutus unedo* 'Compacta'  
DWARF STRAWBERRY TREE (35" H X 35" W)  
WATER USE: LOW



*Ceanothus* 'Yankee Point'  
CEANOTHUS (2-3" H)  
WATER USE: MED



*Heteromeles arbutifolia*  
TOYON (8-12" H X 8-12" W)  
WATER USE: LOW



*Juniperus sabinia*  
SAVIN JUNIPER (1-3" H X 3-4" W)  
WATER USE: LOW



*Myrtus communis*  
TRUE MYRTLE (8-12" H X 8-12" W)  
WATER USE: LOW



*Myrica cerifera*  
WAX MYRTLE (6-8" H X 4-5" W)  
WATER USE: MED



*Rosmarinus officinalis prostratus*  
SPREADING ROSEMARY (SPREADING)  
WATER USE: LOW



*Teucrium fruticans*  
BUSH GERMANDER (4-5" H)  
WATER USE: LOW



*Westringia fruticosa*  
COAST ROSEMARY (4-6" H X 4-6" W)  
WATER USE: LOW

# SUCCULENTS



*Aeonium canariensis*  
CANARY ISLAND ROSE (2-3" H X 2-3" W)  
WATER USE: LOW



*Agave attenuata* 'Boutin Blue'  
BLUE FOX TAIL AGAVE (3-4" H X 3-4" W)  
WATER USE: LOW



*Agave 'Blue Glow'*  
BLUE GLOW AGAVE (1-2" H X 2-3" W)  
WATER USE: LOW



*Aloe vera*  
ALOE VERA (2" H X 2" W)  
WATER USE: LOW



*Pedilanthus macrocarpus*  
SLIPPER PLANT (3-5" H X 3-5" W)  
WATER USE: VERY LOW



*Dracena draco*  
DRAGON TREE (6" H X 6" W)  
WATER USE: LOW



*Portulacaria afra* 'Prostrate Form'  
DWARF ELEPHANT FOOT (6" H X 4-6" W)  
WATER USE: LOW



*Echeveria* spp.  
HEN AND CHICKS (6"-1" H)  
WATER USE: LOW



*Senecio mandraliscae*  
BLUE FINGERS (6"-1" H)  
WATER USE: LOW



*Hesperaloe parviflora*  
RED YUCCA (2-3" H - 3" W)  
WATER USE: LOW

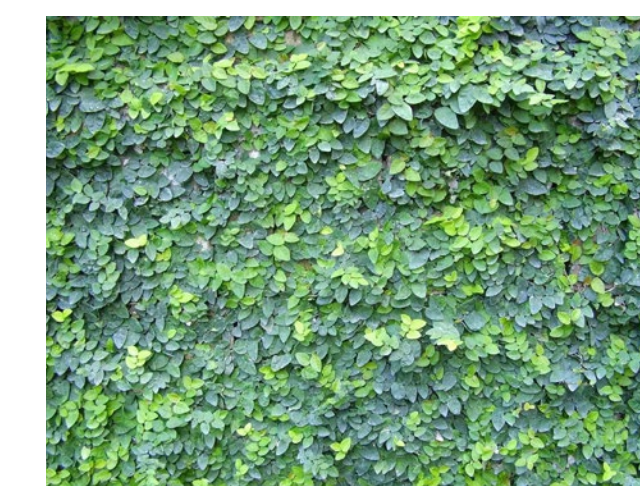
# VINES & GROUNDCOVERS



*Wisteria floribunda* 'Royal Purple'  
JAPANESE WISTERIA (10-30" H X 10-20" W)  
WATER USE: MED



*Rosa floribunda* 'Iceberg'  
ICEBERG CLIMBING ROSE (15" H)  
WATER USE: MED



*Ficus pumila*  
CREEPING FIG (25" H X 30" W)  
WATER USE: MED



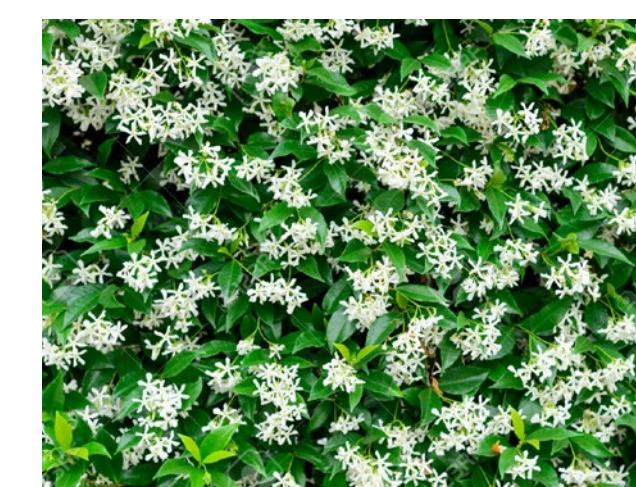
*Parthenocissus tricuspidata*  
VIRGINIA CREEPER (30-50" H)  
WATER USE: MED



*Stephanotis floribunda*  
MADAGASCAR JASMINE (20" H)  
WATER USE: MED



*Ribes viburnifolium*  
EVERGREEN CURRANT (2-3" H X 6-10" W)  
WATER USE: VERY LOW



*Trachelospermum jasminoides*  
STAR JASMINE (18-20" H)  
WATER USE: MED



*Juniperus sabinia*  
SAVIN JUNIPER (1-3" H X 3-4" W)  
WATER USE: LOW



*Sedum* spp.  
STONE CROP (varies) (6" H X 1-3" W)  
WATER USE: LOW



*Arctostaphylos* x 'Pacific Mist'  
PACIFIC MIST MANZANITA (2-3" H X 6-12" W)  
WATER USE: LOW



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# CARSON COUNTRY MART

CITY OF CARSON  
PLANTING PALETTE

MARK	DATE	DESCRIPTION
	03/1/2021	PRELIMINARY SITE PLAN

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## TOTAL LANDSCAPE AREA

**PROJECT SUMMARY**

OVERALL SITE AREA: **3,734,413 SF**

PARK LANDSCAPE AREA: 216,328 SF

WAREHOUSE LANDSCAPE AREA: 574,900 SF

TOTAL LANDSCAPE AREA: 791,228 SF

SITE LANDSCAPE PERCENTAGE: 21.1%



## USABLE OPEN SPACE AREA

**USABLE OPEN SPACE\***

OVERALL SITE AREA: **3,734,413 SF**

PUBLIC PLAZA AREA: 32,630 SF\*

TOTAL USABLE OPEN SPACE: 305,169 SF

PERCENTAGE OF USABLE OPEN SPACE TO OVERALL SITE AREA: 8.17%

\*USABLE OPEN SPACE MEETS REQUIREMENTS STATED IN THE DISTRICT SPECIFIC PLAN

WATER EFFICIENT LANDSCAPE WORKSHEET (CMC 9168)						
This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package						
Project Name:		Carson Country Mart				
Project Address:		Carson, CA 90745				
Reference Evapotranspiration (ET <sub>0</sub> )		43.8 In./Yr.		Residential Project?		No
Hydrozone # / Planting Description*	Plant Factor	Irrigation Method	Irrigation Efficiency (IE) <sup>1</sup>	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area
<b>Regular Landscape Areas</b>						
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	633,446	158,362
2. Moderate Water Use Plantings	0.50	Drip	0.81	0.62	158,362	98,184
3. Moderate Water Use Turf	0.80	Overhead	0.75	1.07	30,198	32,312
<b>Totals:</b>					<b>822,006</b>	<b>288,858</b>
					<b>Estimated Total Water Use (ETWU) Total:</b>	<b>7,844,211</b>
					<b>Maximum Applied Water Allowance (MAWA):</b>	<b>9,479,616</b>
<b>Hydrozone # / Planting Description</b>		<b>Irrigation Method</b>		<b>Irrigation Efficiency</b>		
E.g. 1) Front Lawn		Overhead Spray of		0.75 for Spray		
2) Low Water Use Plantings		Drip		0.81 for Drip		
3) Medium Water Use Plantings						
* <b>ETWU (Annual Gallons Required)</b> = $ET_0 \times U_{LZ} \times LA^*$						
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year.						
* <b>MAWA (Annual Gallons Allowed)</b> = $ET_0 \times 0.62 \times (ETAF \times LA) + ((1 - ETAF) \times SLA)$						
Where 0.62 is a conversion factor that converts acre-inches/acre/year to gallons/square foot/year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential projects and 0.45 for non-residential projects.						
<b>Evapotranspiration Adjustment Factor (ETAF) Calculations</b>						
Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and 0.45 or below for non-residential areas.						
<b>Regular Landscape Areas</b>			<b>All Landscape Areas</b>			
Total ETAF x Area	288,858		Total ETAF x Area	288,858		
TOTAL Area	822,006		TOTAL Area	822,006		
<b>Average ETAF</b>	.35		<b>Average ETAF</b>	.35		

## GENERAL DESIGN NOTES

1. THE LANDSCAPE PLAN WILL COMPLY WITH ALL CITY LANDSCAPE STANDARDS AND DESIGN GUIDELINES.
2. ALL LANDSCAPE SHALL BE MAINTAINED FREE OF ENCROACHMENT INTO ALL PUBLIC RIGHT OF WAY, UTILITIES, POWER LINES AND EASEMENTS.
3. ALL REQUIRED LANDSCAPE AREAS (INCLUDING PUBLIC RIGHT-OF-WAY) SHALL BE MAINTAINED BY OWNER. THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF CARSON REQUIREMENTS.
4. ALL LANDSCAPE SHALL BE INSTALLED PER THE APPROVED SOILS REPORT RECOMMENDATIONS FOR SOIL COMPOSITION AND AMENDMENT.
5. THE LANDSCAPE SHALL COMPLY WITH ALL SEPARATION AND CLEAR ZONES RELATIVE TO EXISTING SITE UTILITIES, LANDSCAPE AND PROPOSED UTILITIES.

## IRRIGATION DESIGN NOTES

THE IRRIGATION SYSTEM WILL BE A FULLY AUTOMATIC UNDERGROUND DRIP SYSTEM. BACKFLOW PREVENTION DEVICES WILL BE INSTALLED TO MEET ALL LOCAL AND CITY APPLICABLE CODES. THE IRRIGATION SYSTEM WILL BE DESIGNED AND CONSTRUCTED TO MEET AND OR EXCEED MODEL WATER EFFICIENT LANDSCAPE ORDINANCES (MWELO). WATER CONSERVATION PRODUCTS (HIGH EFFICIENCY / LOW PRECIPITATION) AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROL SYSTEM WILL BE INCORPORATED INTO THE SYSTEM DESIGN.

## PLANTING DESIGN NOTES

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF CARSON GUIDELINES.

## WATER CONSERVING LANDSCAPE

WATER CONSERVING LANDSCAPING WILL BE UTILIZED AS REQUIRED BY CITY AND STATE MANDATE SB1881 CHARACTERISTICS SUCH AS EXPOSURE, LIGHT INTENSITY, SOIL ANALYSIS, SITE DRAINAGE, AND IRRIGATION. PROPER PLANT SELECTION BASED ON SITE CHARACTERISTICS WILL ENHANCE THE PLANTS LIKELIHOOD OF BECOMING ESTABLISHED IN THE SITE AND REDUCE POTENTIAL INCIDENCES OF LOW VIGOR, EXCESSIVE MAINTENANCE, DISEASE, OR DEATH.

## PLANT PALETTE NOTES

THE PRELIMINARY PLANTING PALETTE REPRESENTS PROPOSED, AND OR, SUGGESTED PLANTS FOR THE PROJECT. THE EXACT SPECIES OF PLANT WILL NOT BE DETERMINED UNTIL DETAILED PLANS ARE PREPARED. IN SOME INSTANCES PLANT MATERIALS INDICATED MAY NOT BE USED AND WILL BE SUBJECT TO REPLACEMENT. IN THOSE CASES EQUAL OR LOWER WATER CONSUMPTION PLANTS WILL BE UTILIZED.

## ENCROACHMENTS (CMC 9126.29)

EVERY PART OF A REQUIRED YARD OR OPEN SPACE SHALL BE OPEN AND UNOBSTRUCTED FROM FINISHED GRADE OR FLOOR SURFACE TO THE SKY EXCEPT FOR THE FACILITIES INDICATED BY THE TABLE IN CMC 9126.



MARK	DATE	DESCRIPTION
	03/1/2021	PRELIMINARY SITE PLAN

RG	PROJECT NO.	20200.00
CAD	FILE NAME:	20200-00-A1-1
DRAWN	BY:	MG
CHKD	BY:	MG
COPYRIGHT: RGA, OFFICE OF ARCHITECTURAL DESIGN		
SHEET TITLE		



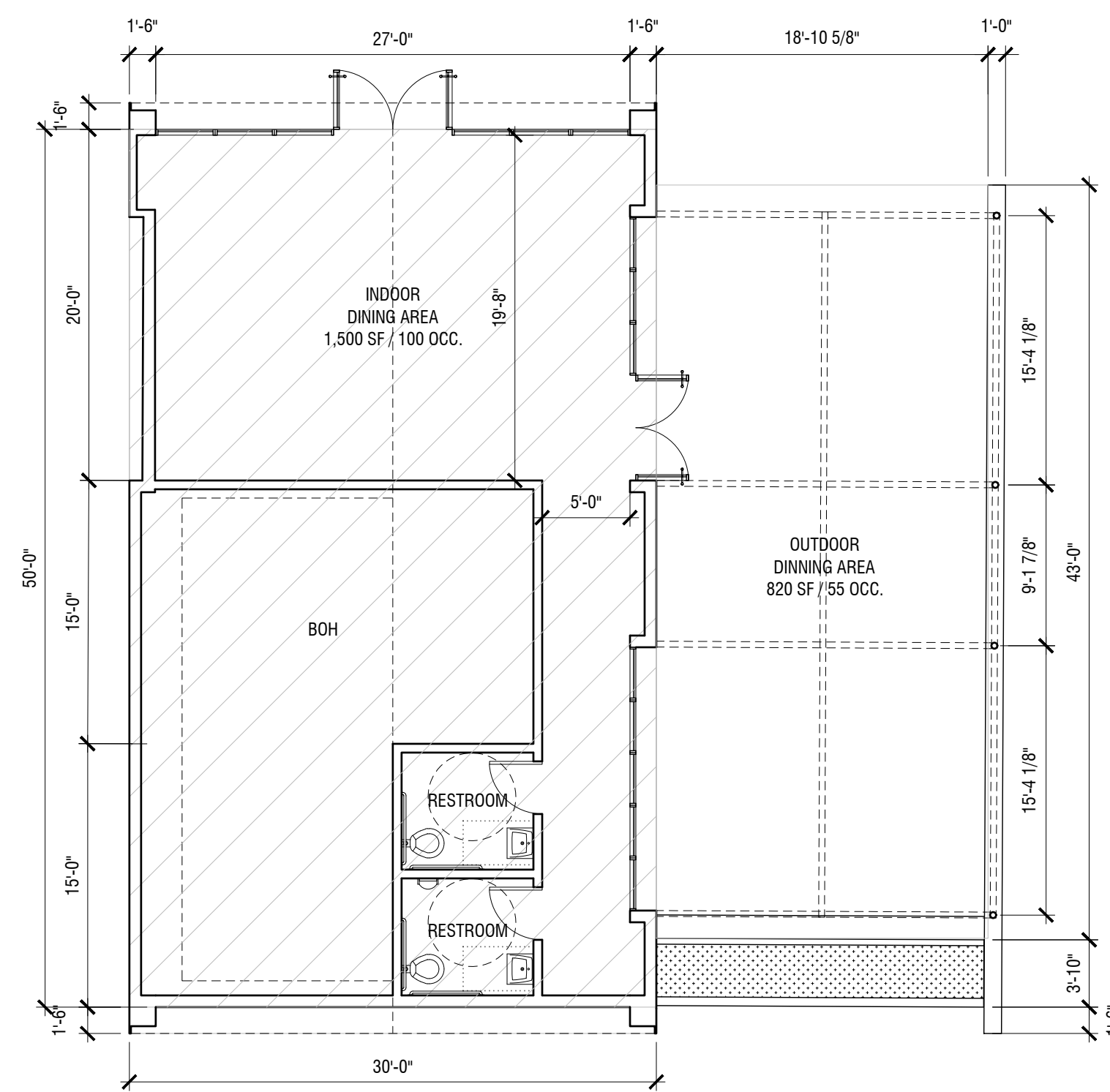
**Michael Baker**  
INTERNATIONAL  
51 Hilton Centre Drive, Suite 500, Santa Ana, CA 92707  
(714) 949-4723 • MBAKERINTL.COM

# CARSON COUNTRY MART

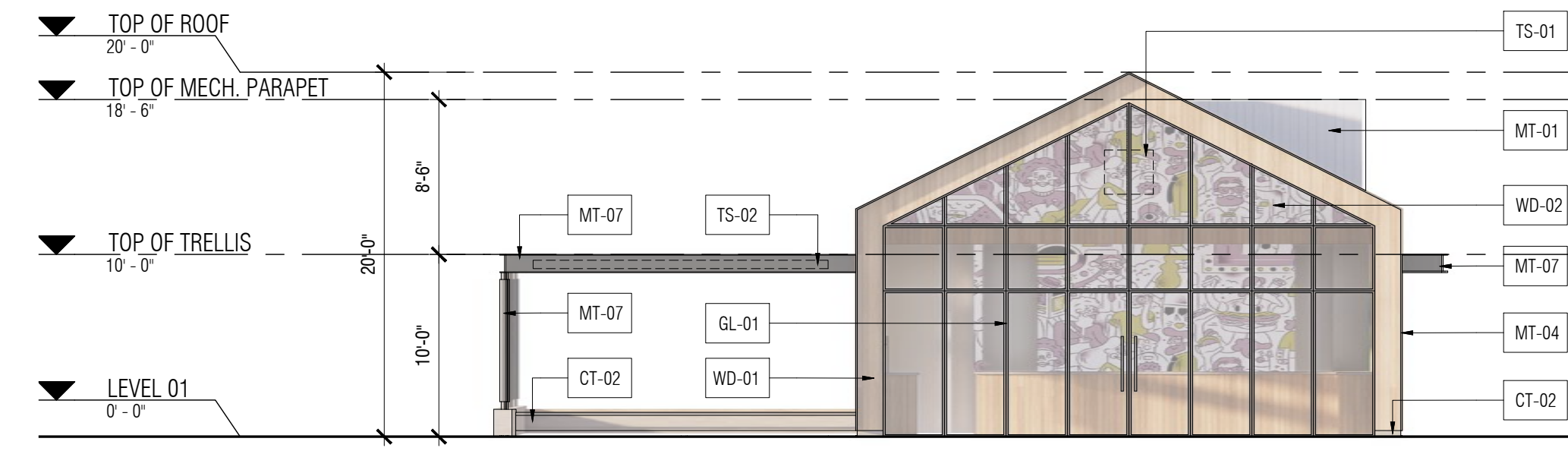
CITY OF CARSON  
SITE PLAN

MARK	DATE	DESCRIPTION
	APRIL 15, 2021	ENTITLEMENT EXHIBITS

CAD FILE NAME:	
DRAWN BY:	
CHK'D BY:	
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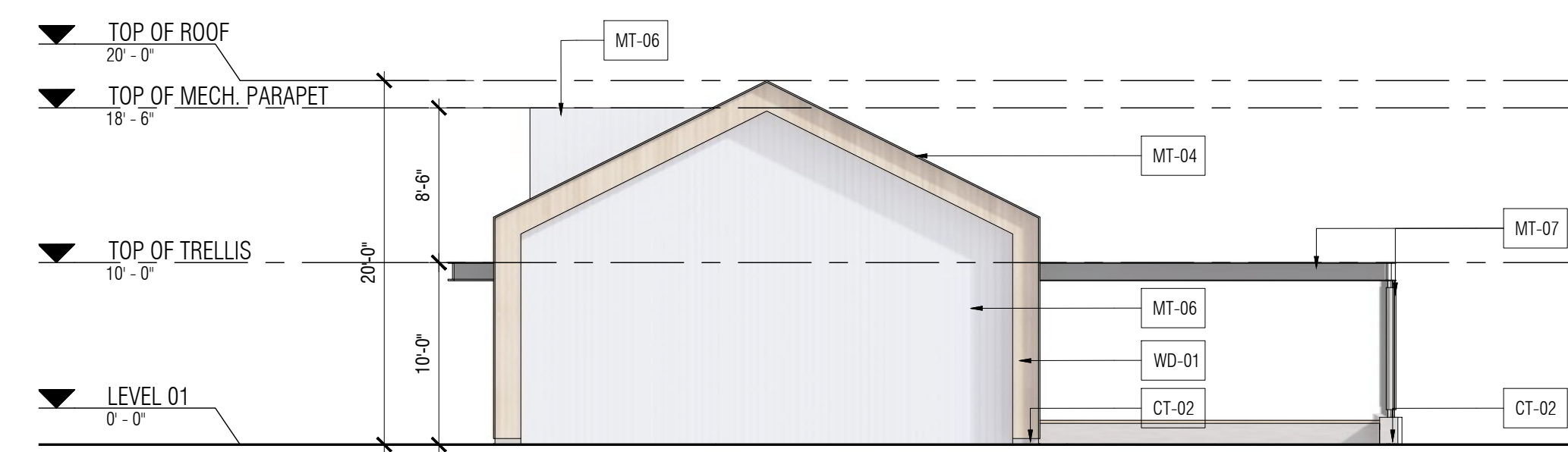
FLOOR PLAN - BUILDING E GROUND FLOOR  
SCALE: 1/8" = 1'-0" **1**



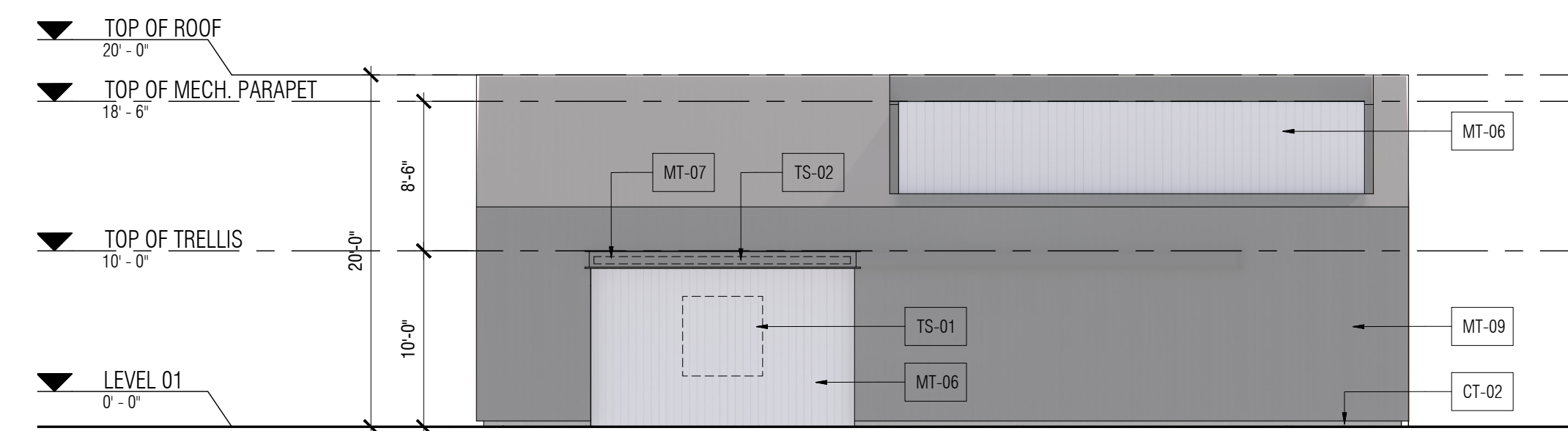
EXTERIOR ELEVATIONS - BUILDING E FRONT  
SCALE: 1/8" = 1'-0" **4**



EXTERIOR ELEVATIONS - BUILDING E LEFT  
SCALE: 1/8" = 1'-0" **3**



EXTERIOR ELEVATIONS - BUILDING E REAR  
SCALE: 1/8" = 1'-0" **2**



EXTERIOR ELEVATIONS - BUILDING E RIGHT  
SCALE: 1/8" = 1'-0" **1**

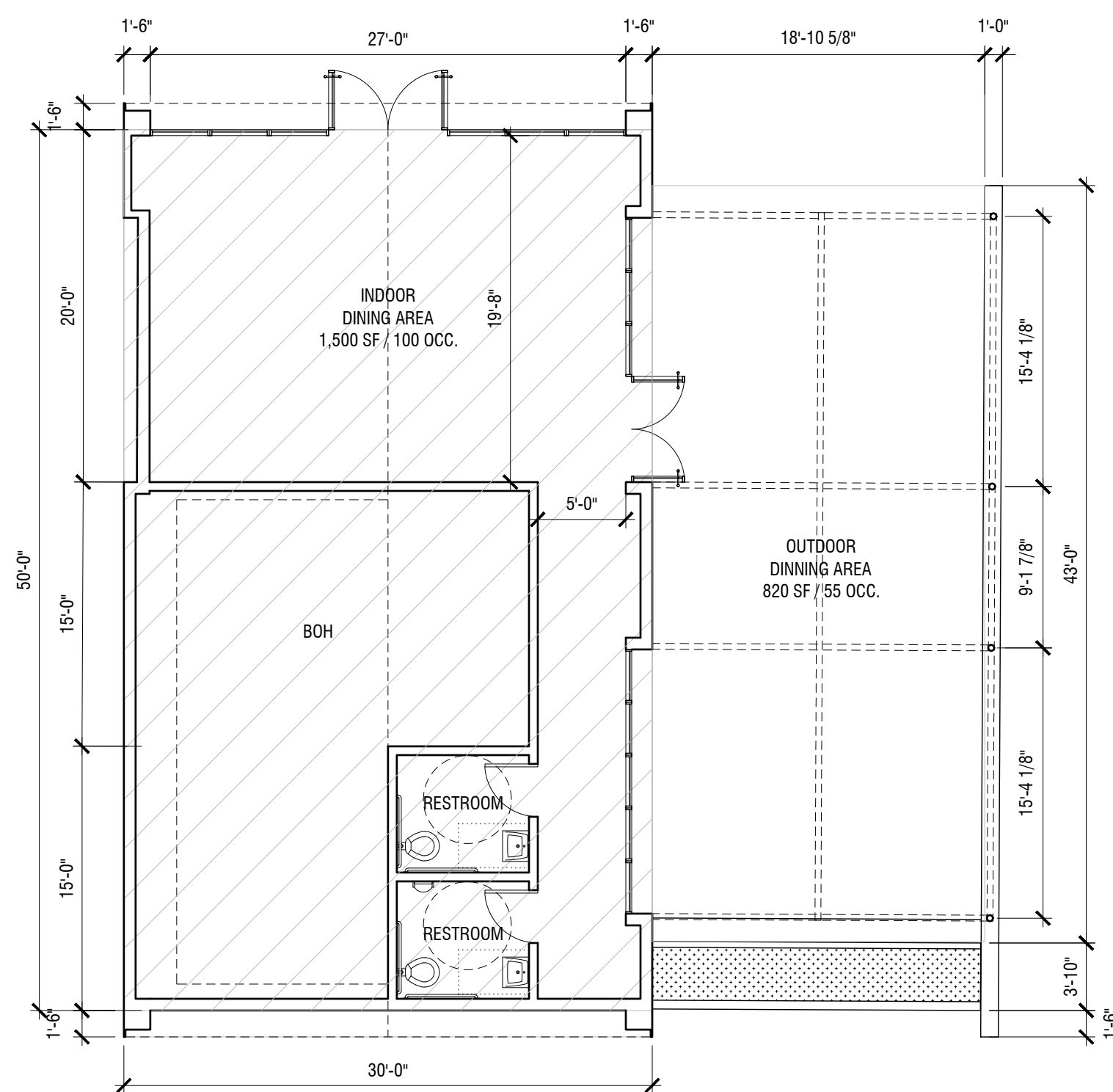
**LEGEND**

MATERIALS KEYNOTES	
Metal = MT	
MT-01	Standing Seam Metal Panel, White
MT-02	Standing Seam Metal Panel, Medium Gray
MT-03	Standing Seam Metal Panel, Corten Steel
MT-04	Corrugated Metal Panel, Dark Gray
MT-05	Corrugated Metal Panel, Galvanized
MT-06	Corrugated Metal Panel, Light Gray
MT-07	Painted Metal, Black
MT-08	Painted Metal, Medium Gray
MT-09	Painted Metal, White
Glass = GL	
GL-01	Low-E Storefront Glass
Stucco = ST	
ST-01	Stucco Plaster, White
ST-02	Stucco Plaster, Light Gray
ST-03	Stucco Plaster, Dark Gray
Wood = WD	
WD-01	Wood Cladding, Natural
WD-02	Wood Screen, Natural
Concrete = CT	
CT-01	Concrete, Board Formed
CT-02	Concrete, Architectural Finish
Greenscreen = GS	
GS-01	Greenscreen Landscape Panel
Tenant Signage = TS	
TS-01	Tenant Signage, Wall Mounted
TS-02	Tenant Signage, Pin-Mounted

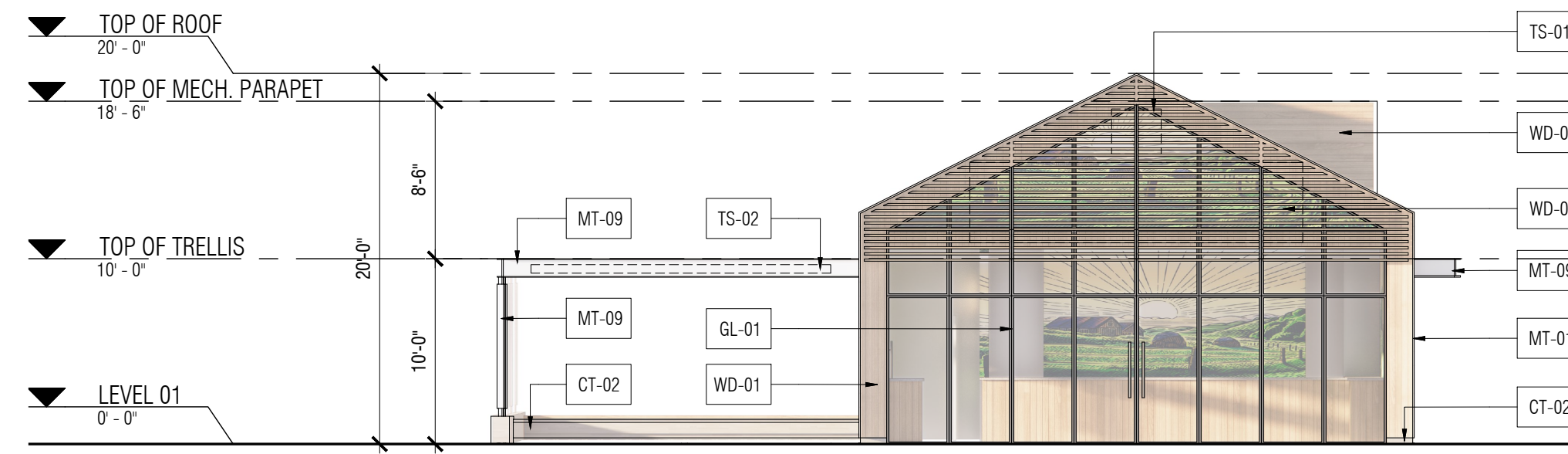
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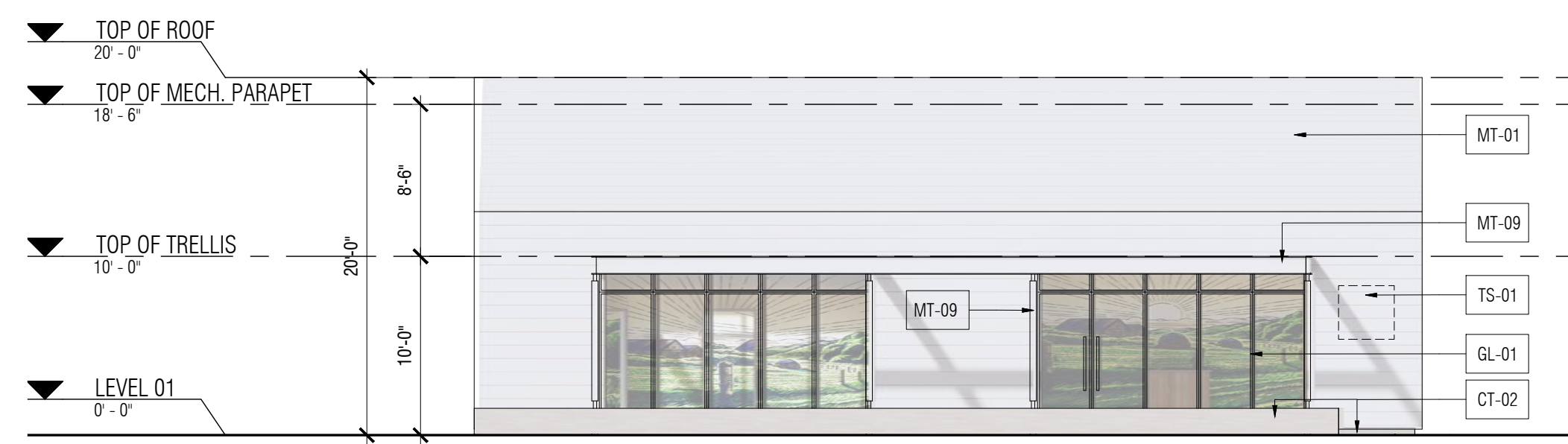




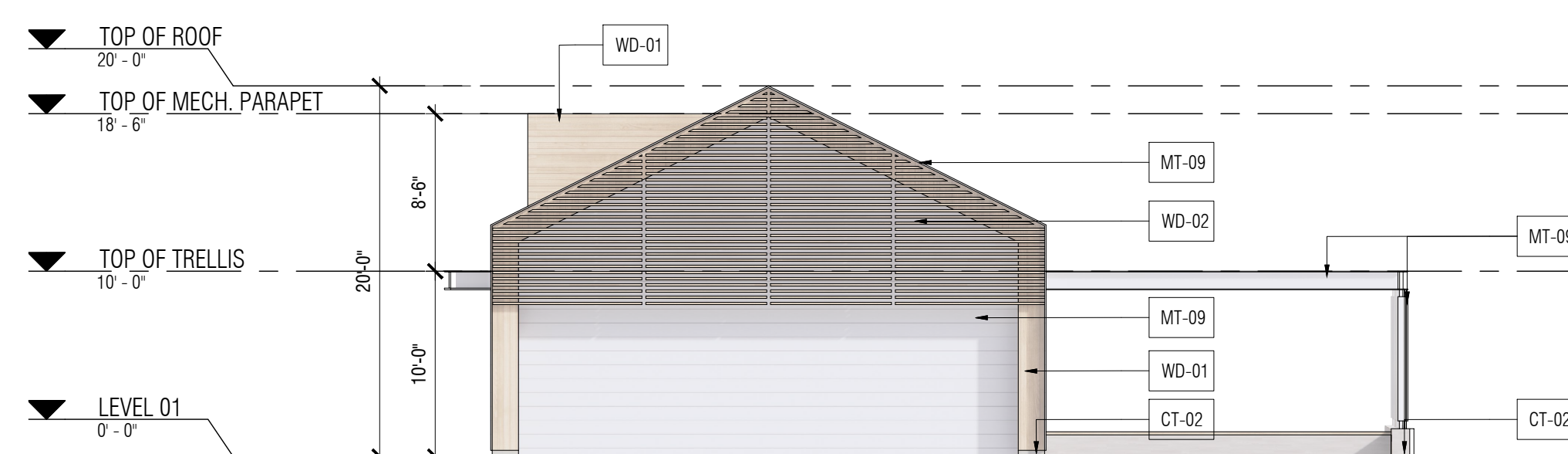
FLOOR PLAN - BUILDING G GROUND FLOOR  
SCALE: 1/8" = 1'-0" **1**



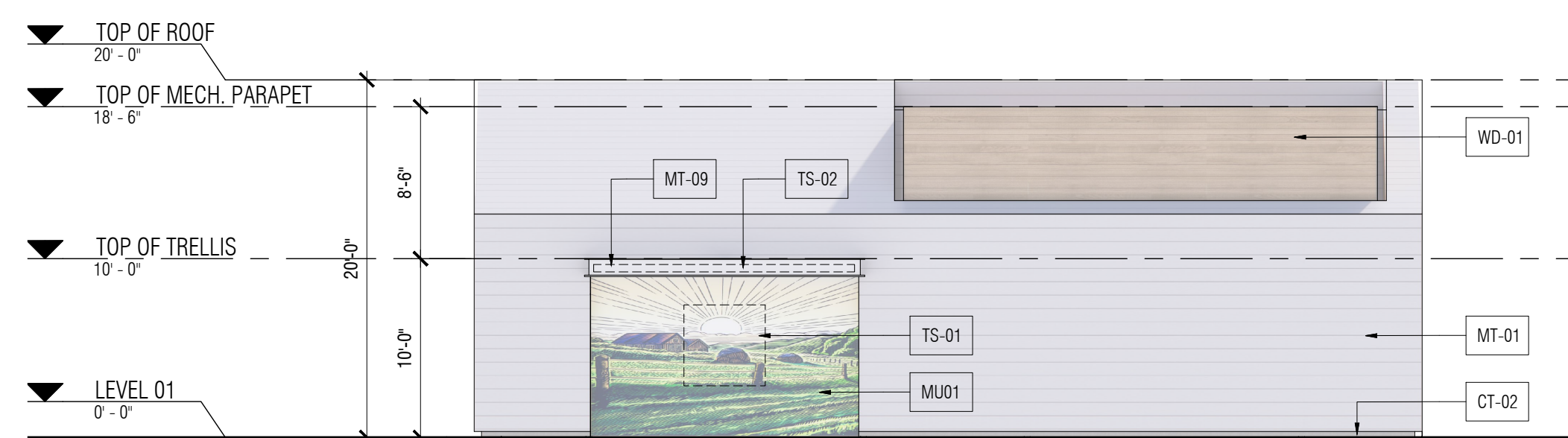
EXTERIOR ELEVATIONS - BUILDING G FRONT  
SCALE: 1/8" = 1'-0" **4**



EXTERIOR ELEVATIONS - BUILDING G LEFT  
SCALE: 1/8" = 1'-0" **3**



EXTERIOR ELEVATIONS - BUILDING G REAR  
SCALE: 1/8" = 1'-0" **2**



EXTERIOR ELEVATIONS - BUILDING G RIGHT  
SCALE: 1/8" = 1'-0" **1**

**LEGEND**

MATERIALS KEYNOTES	
Metal = MT	
MT-01	Standing Seam Metal Panel, White
MT-02	Standing Seam Metal Panel, Medium Gray
MT-03	Standing Seam Metal Panel, Corten Steel
MT-04	Corrugated Metal Panel, Dark Gray
MT-05	Corrugated Metal Panel, Galvanized
MT-06	Corrugated Metal Panel, Light Gray
MT-07	Painted Metal, Black
MT-08	Painted Metal, Medium Gray
MT-09	Painted Metal, White
Glass = GL	
GL-01	Low-E Storefront Glass
Stucco = ST	
ST-01	Stucco Plaster, White
ST-02	Stucco Plaster, Light Gray
ST-03	Stucco Plaster, Dark Gray
Wood = WD	
WD-01	Wood Cladding, Natural
WD-02	Wood Screen, Natural
Concrete = CT	
CT-01	Concrete, Board Formed
CT-02	Concrete, Architectural Finish
Greenscreen = GS	
GS-01	Greenscreen Landscape Panel
Tenant Signage = TS	
TS-01	Tenant Signage, Wall Mounted
TS-02	Tenant Signage, Fin-Mounted

MARK	DATE	DESCRIPTION
APRIL 15, 2021		ENTITLEMENT EXHIBITS

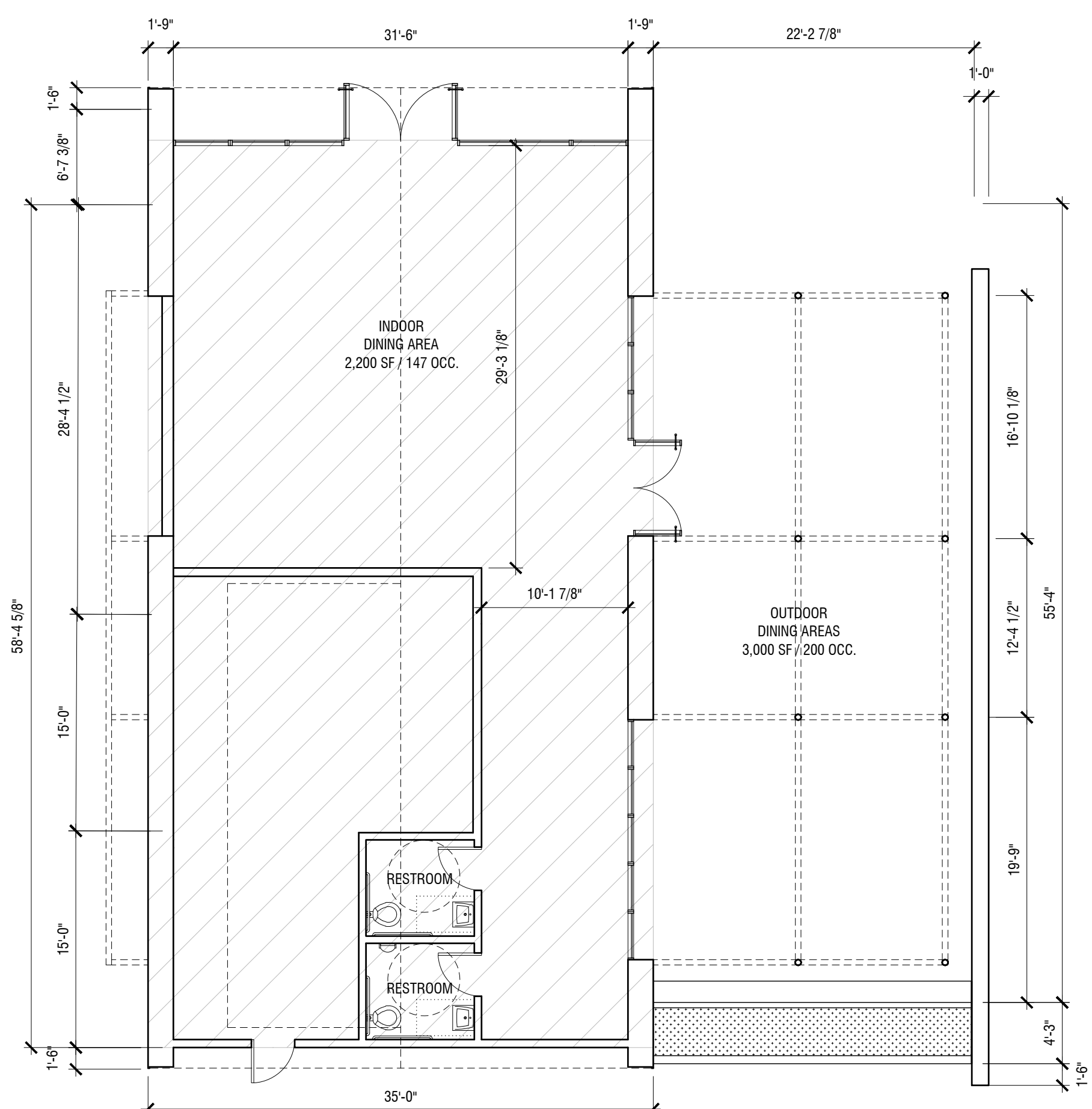
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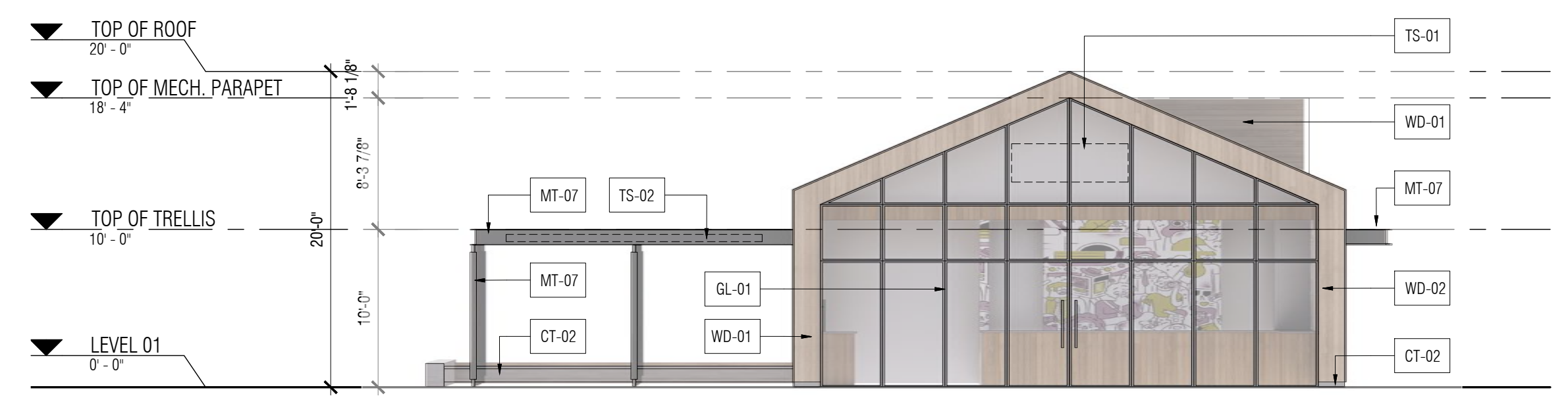








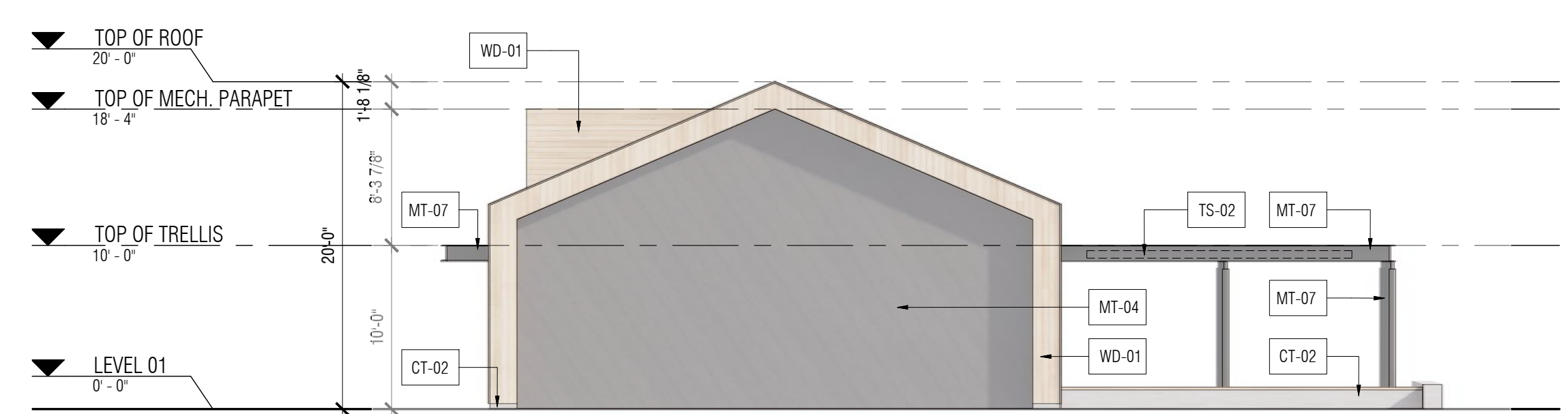
FLOOR PLAN - BUILDING C GROUND FLOOR  
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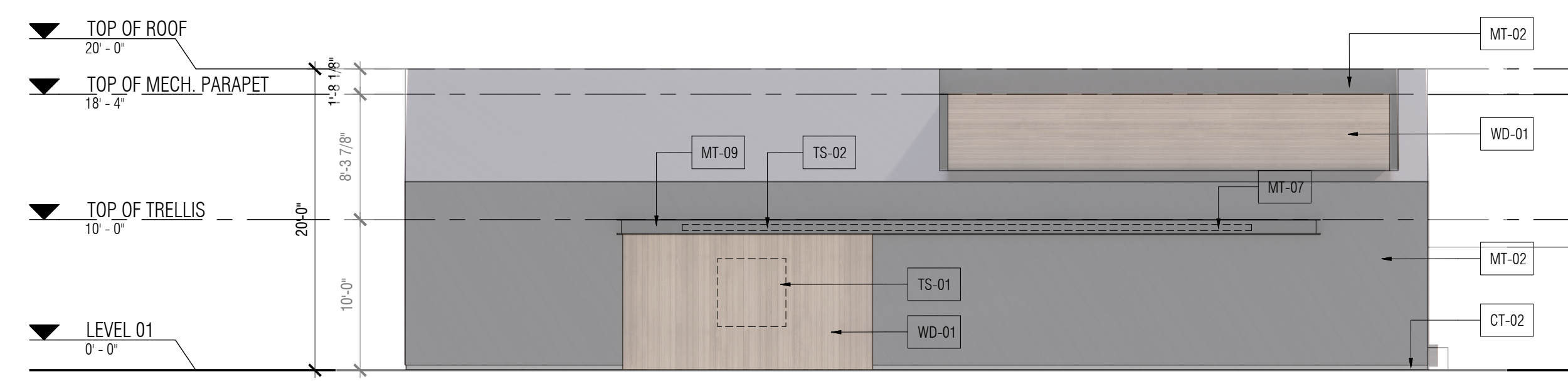
EXTERIOR ELEVATIONS - BUILDING C FRONT  
SCALE: 1/8" = 1'-0" **4**



EXTERIOR ELEVATIONS - BUILDING C LEFT  
SCALE: 1/8" = 1'-0" **3**



EXTERIOR ELEVATIONS - BUILDING C REAR  
SCALE: 1/8" = 1'-0" **2**



EXTERIOR ELEVATIONS - BUILDING C REAR  
SCALE: 1/8" = 1'-0" **1**

**LEGEND**

MATERIALS KEYNOTES

Metal = MT
MT-01 Standing Seam Metal Panel, White
MT-02 Standing Seam Metal Panel, Medium Gray
MT-03 Standing Seam Metal Panel, Corten Steel
MT-04 Corrugated Metal Panel, Dark Gray
MT-05 Corrugated Metal Panel, Galvanized
MT-06 Corrugated Metal Panel, Light Gray
MT-07 Painted Metal, Black
MT-08 Painted Metal, Medium Gray
MT-09 Painted Metal, White
Glass = GL
GL-01 Low-E Storefront Glass
Stucco = ST
ST-01 Stucco Plaster, White
ST-02 Stucco Plaster, Light Gray
ST-03 Stucco Plaster, Dark Gray
Wood = WD
WD-01 Wood Cladding, Natural
WD-02 Wood Screen, Natural
Concrete = CT
CT-01 Concrete, Board-Formed
CT-02 Concrete, Architectural Finish
Greenscreen = GS
GS-01 Greenscreen Landscape Panel
Tenant Signage = TS
TS-01 Tenant Signage, Wall Mounted
TS-02 Tenant Signage, Pin-Mounted

MARK	DATE	DESCRIPTION





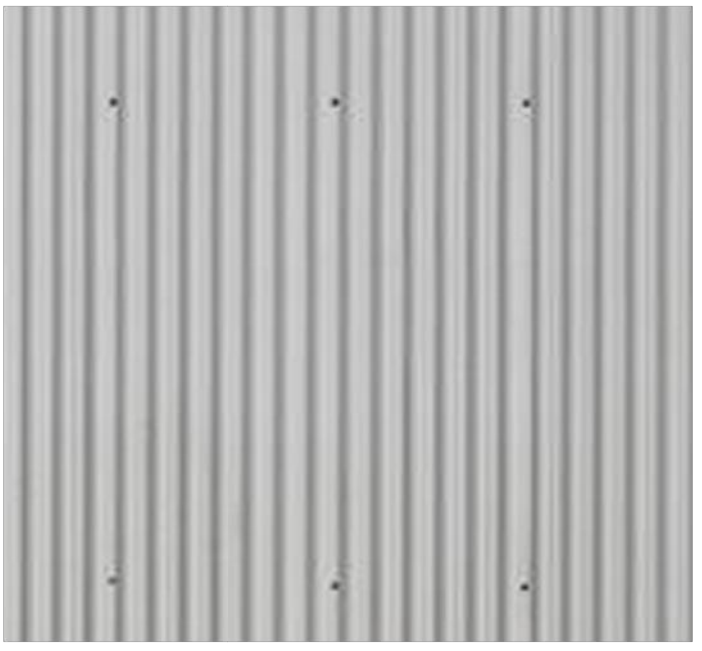
MT-01  
Standing Seam Metal Panel, White



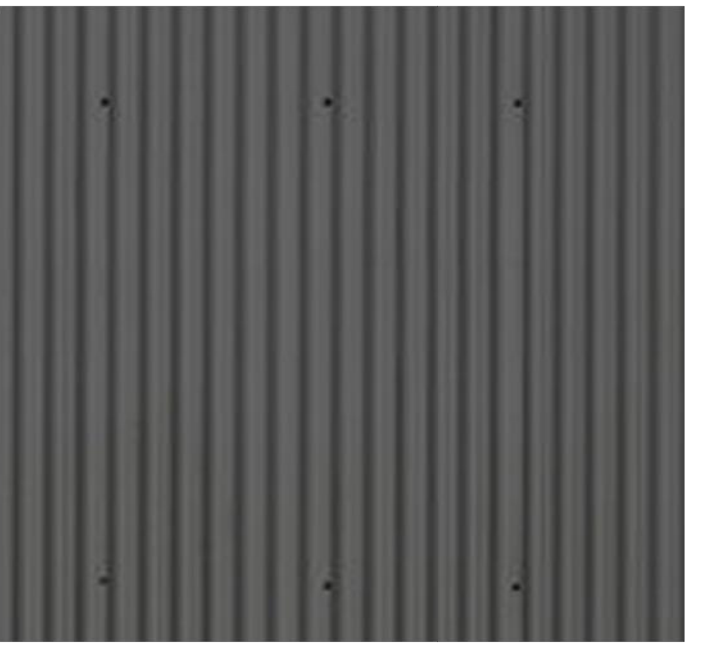
MT-02  
Standing Seam Metal Panel, Medium Gray



MT-03  
Standing Seam Metal Panel, Corten Steel



MT-04  
Corrugated Metal Panel, Light Gray



MT-05  
Corrugated Metal Panel, Dark Gray



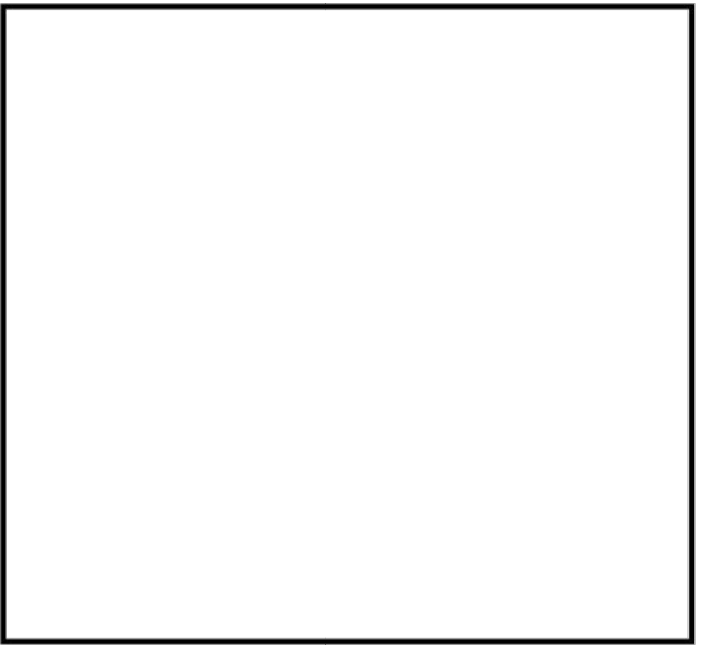
MT-06  
Corrugated Metal Panel, Galvanized



MT-07  
Painted Metal, Black



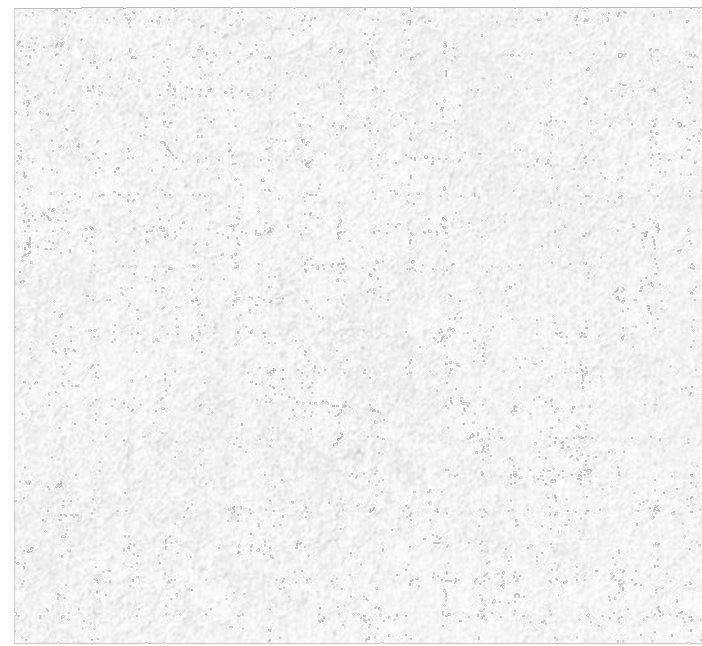
MT-07  
Painted Metal, Gray



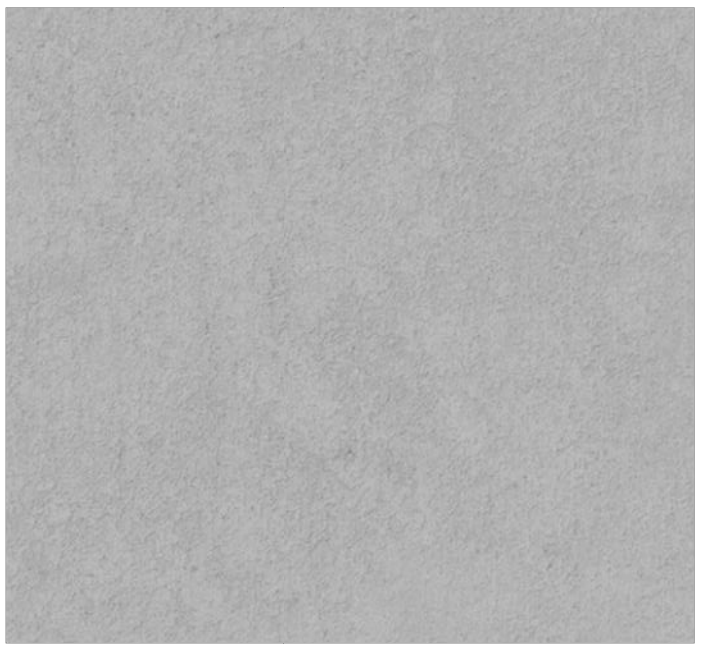
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Painted Metal, White



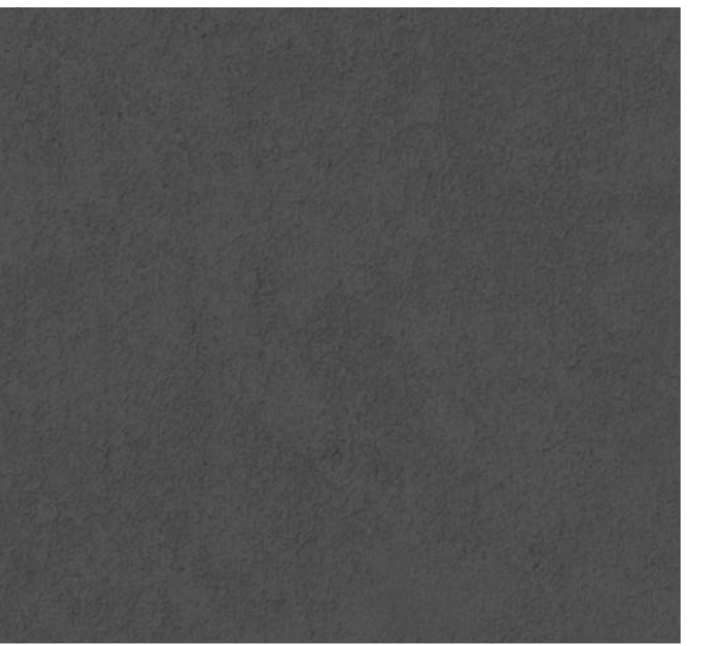
GL-01  
Low-E Storefront Glass, Vision



ST-01  
Stucco Plaster, White



ST-02  
Stucco Plaster, Light Gray



ST-03  
Stucco Plaster, Dark Gray



WD-01  
Wood Cladding, Natural



WD-02  
Wood Screen, Natural



CT-01  
Board-Formed Concrete



CT-02  
Architectural Concrete



GS-01  
Greenscreen Landscape Panel



GS-02  
Cable Trellis Landscape Panel



TS-01  
Teant Signage, Wall-Mounted



TS-02  
Teant Signage, Pin-Mounted

MARK	DATE	DESCRIPTION

CAD FILE NAME:	
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SHEET TITLE	
<b>A21.51</b>	

**CARSON COUNTRY PARK**

CITY OF CARSON

**Faring.**

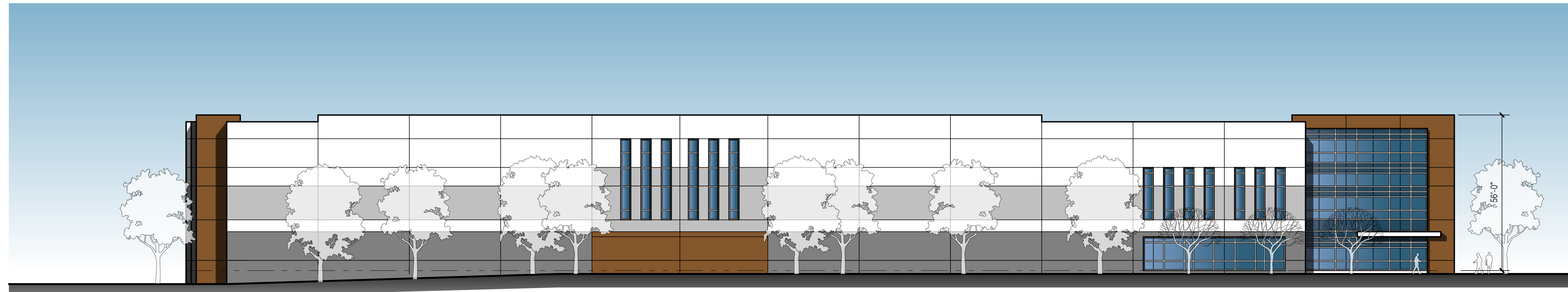
659 N. ROBERTSON BLVD.  
WEST HOLLYWOOD, CA 90069  
PHONE: 323-481-9178  
CONTACT: DARREN EMBRY  
EMAIL: DARREN@FARING.COM

**FINISH SCHEDULE**

- 1. FIELD COLOR - XXXXX
- 2. ACCENT COLOR - XXXXX
- 3. ACCENT COLOR - XXXXX
- 4. BASE ACCENT COLOR - XXXXX
- 5. GLAZING - SEE KEYNOTE 5 - PPG VISTACODOL PADIFICA REFLECTIVE #2.

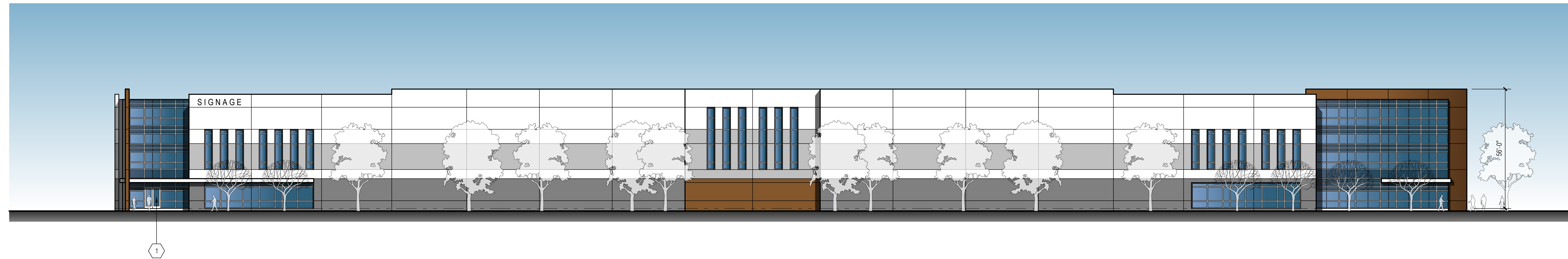
**KEYNOTES**

- 1. PRIMARY BUILDING ENTRANCE.
- 2. PAINTED 12' WIDE X 15' HIGH VERTICAL LIFT TRUCK DOOR.
- 3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
- 4. 3' X 7' PAINTED METAL MAN DOOR.
- 5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
- 6. BLUE GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME SYSTEM.
- 7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
- 8. PROPOSED FUTURE TENANT SIGNAGE LOCATION.
- 9. 8' HIGH BLACK TUBULAR STEEL ROLLING GATE - TYP. AT ALL TRUCK YARD ENTRANCES.
- 10. PAINTED CONCRETE SCREEN WALL WITH ACCENT REVEALS AND PAINTED TO MATCH BUILDING ARCHITECTURE.
- 11. ALUMINUM METAL PANEL ENTRY CANOPY.



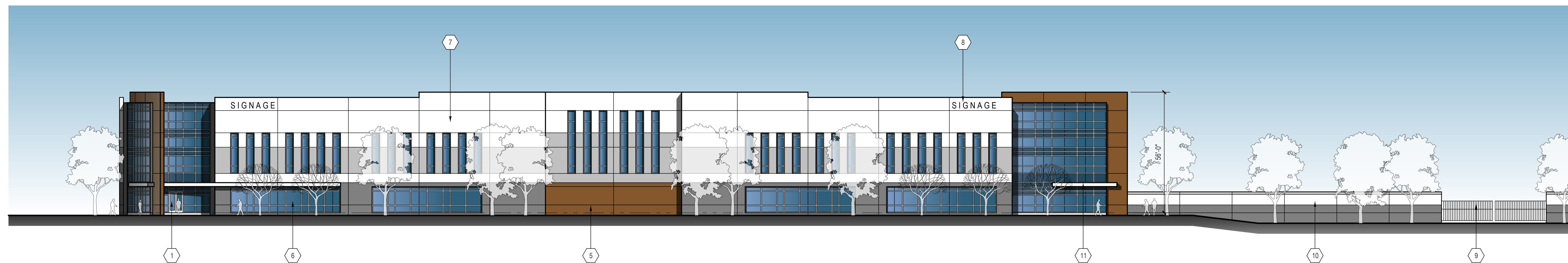
**SOUTH ELEVATION**

SCALE: 1" = 20'-0"



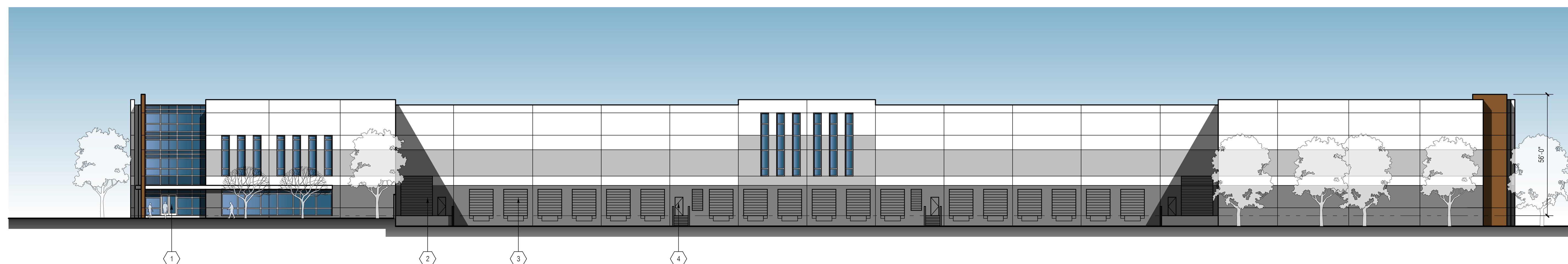
**EAST ELEVATION**

SCALE: 1" = 20'-0"



**NORTH ELEVATION - STREET A FRONTAGE**

SCALE: 1" = 20'-0"



**WEST ELEVATION**

SCALE: 1" = 20'-0"

MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	4/1/2021	SCHEMATIC DESIGN

RG A PROJECT NO:	20200.00
OWNER PROJECT NO:	00000.00
CAD FILE NAME:	20200-A3-1AP
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CHK'D BY:	MG
COPYRIGHT RG A, OFFICE OF ARCHITECTURAL DESIGN	
SHEET TITLE ELEVATIONS BUILDING A	





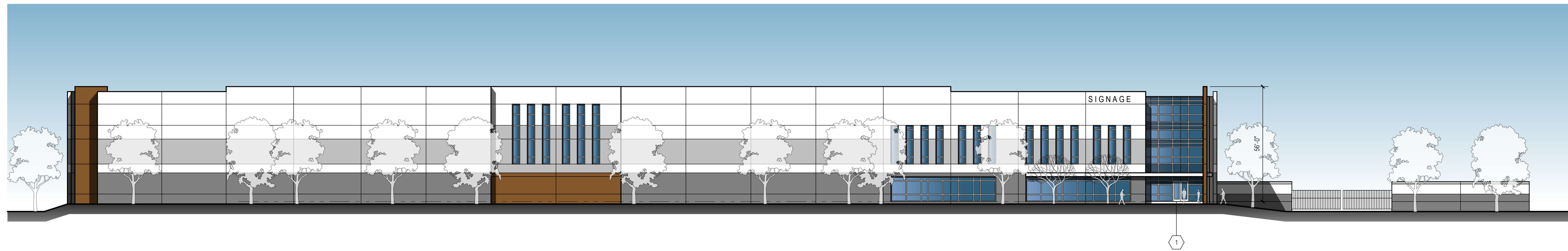
**CARSON COUNTRY PARK**  
CITY OF CARSON

**Faring.**

659 N. ROBERTSON BLVD.  
WEST HOLLYWOOD, CA 90069  
PHONE: 323-491-9178  
CONTACT: DARREN EMBRY  
EMAIL: DARREN@FARING.COM

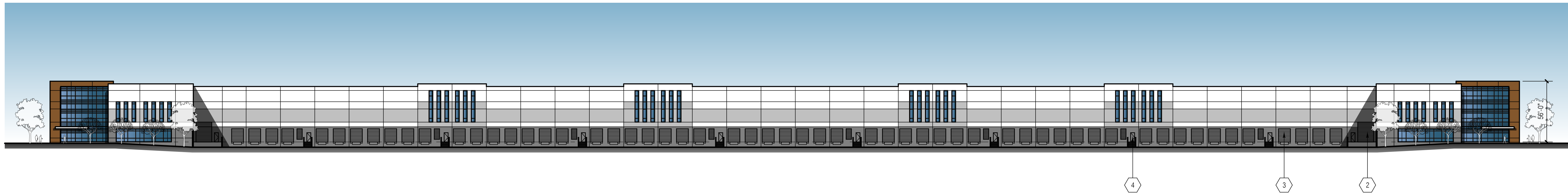
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BID		
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SD	02/18/2021	SCHEMATIC DESIGN

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CHK'D BY:	MG
COPYRIGHT	RG A, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	ELEVATIONS BUILDING D



**SOUTH ELEVATION**

SCALE: 1" = 20'-0"

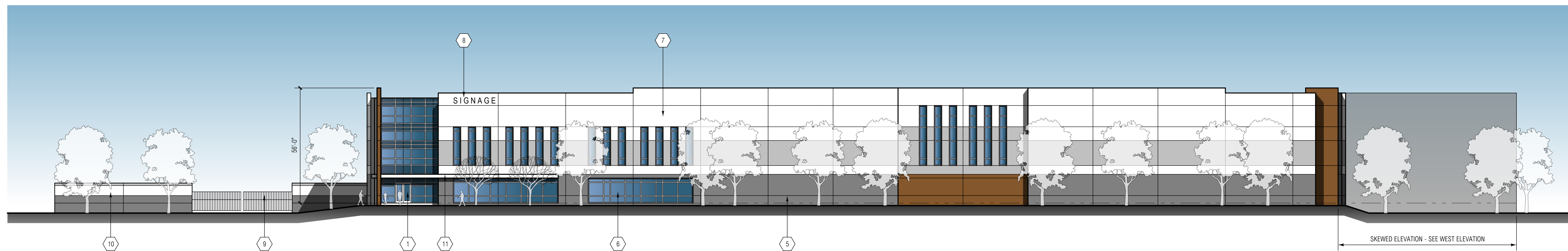


**EAST ELEVATION**

SCALE: 1" = 40'-0"

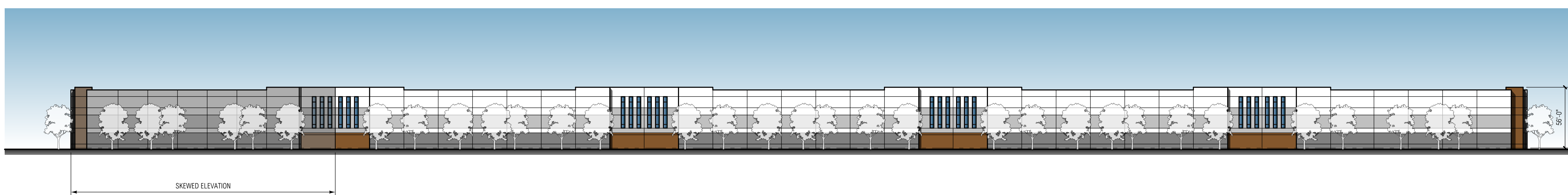
**KEYNOTES**

1. PRIMARY BUILDING ENTRANCE.
2. PAINTED 12' WIDE X 15' HIGH VERTICAL LIFT TRUCK DOOR.
3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
4. 3' X 7' PAINTED METAL MAN DOOR.
5. 2" WIDE X 3/4" DEEP HORIZONTAL / VERTICAL REVEAL.
6. BLUE GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME SYSTEM.
7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
8. PROPOSED FUTURE TENANT SIGNAGE LOCATION.
9. 8" HIGH BLACK TUBULAR STEEL ROLLING GATE - TYP. AT ALL TRUCK YARD ENTRANCES.
10. PAINTED CONCRETE SCREEN WALL WITH ACCENT REVEALS AND PAINTED TO MATCH BUILDING ARCHITECTURE.
11. ALUMINUM METAL PANEL ENTRY CANOPY.



**NORTH ELEVATION**

SCALE: 1" = 20'-0"



**WEST ELEVATION**

SCALE: 1" = 40'-0"

**FINISH SCHEDULE**

1. FIELD COLOR - XXXXX
2. ACCENT COLOR - XXXXX
3. ACCENT COLOR - XXXXX
4. BASE ACCENT COLOR - XXXXX
5. GLAZING - SEE KEYNOTE 5 - PPG VISTACOL PACIFICA REFLECTIVE #2.





CARSON COUNTRY PARK

CITY OF CARSON

Faring.

659 N. ROBERTSON BLVD.  
WEST HOLLYWOOD, CA 90069  
PHONE: 323-491-9179  
CONTACT: DARREN EMBRY  
EMAIL: DARREN@FARING.COM

CD		
BID		
PC		
DD		
SD	4/1/2021	SCHEMATIC DESIGN
MARK	DATE	DESCRIPTION

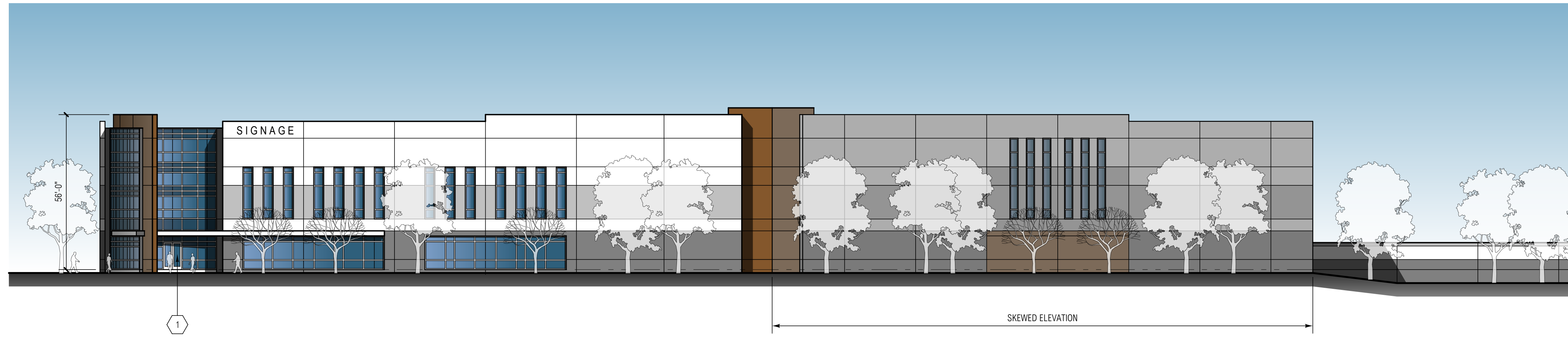
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OWNER PROJECT NO.	00000.00
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CHECK BY:	MG
COPYRIGHT	RGAs, OFFICE OF ARCHITECTURAL DESIGN
SHEET TITLE	ELEVATIONS BUILDING F

FINISH SCHEDULE

- 1. FIELD COLOR - XXXXX
- 2. ACCENT COLOR - XXXXX
- 3. ACCENT COLOR - XXXXX
- 4. BASE ACCENT COLOR - XXXXX
- 5. GLAZING - SEE KEYNOTE 5 - PPG VISTACODOL PADIFICA REFLECTIVE #2.

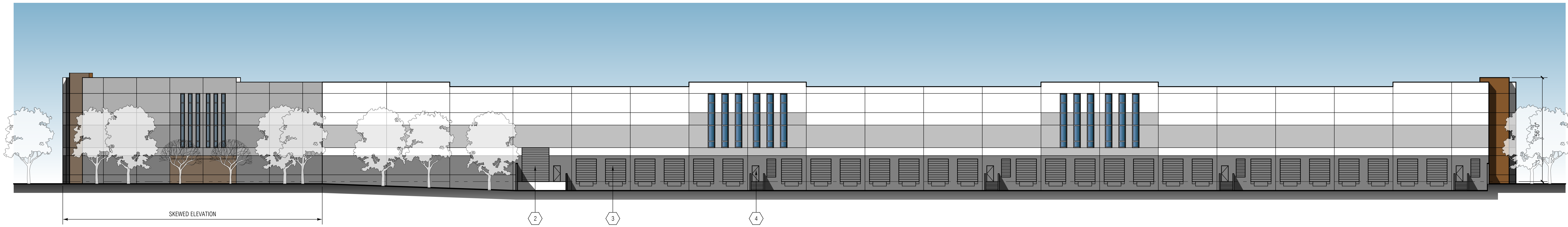
KEYNOTES

- 1. PRIMARY BUILDING ENTRANCE.
- 2. PAINTED 12' WIDE X 15' HIGH VERTICAL LIFT TRUCK DOOR.
- 3. PAINTED 9' WIDE X 10' HIGH VERTICAL LIFT TRUCK DOOR.
- 4. 3' X 7' PAINTED METAL MAN DOOR.
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- 6. BLUE GLASS IN CLEAR ANODIZED ALUMINUM STOREFRONT FRAME SYSTEM.
- 7. PAINTED CONCRETE TILT-UP EXTERIOR WALL CONSTRUCTION.
- 8. PROPOSED FUTURE TENANT SIGNAGE LOCATION.
- 9. 8' HIGH BLACK TUBULAR STEEL ROLLING GATE - TYP. AT ALL TRUCK YARD ENTRANCES.
- 10. PAINTED CONCRETE SCREEN WALL WITH ACCENT REVEALS AND PAINTED TO MATCH BUILDING ARCHITECTURE.
- 11. ALUMINUM METAL PANEL ENTRY CANOPY.



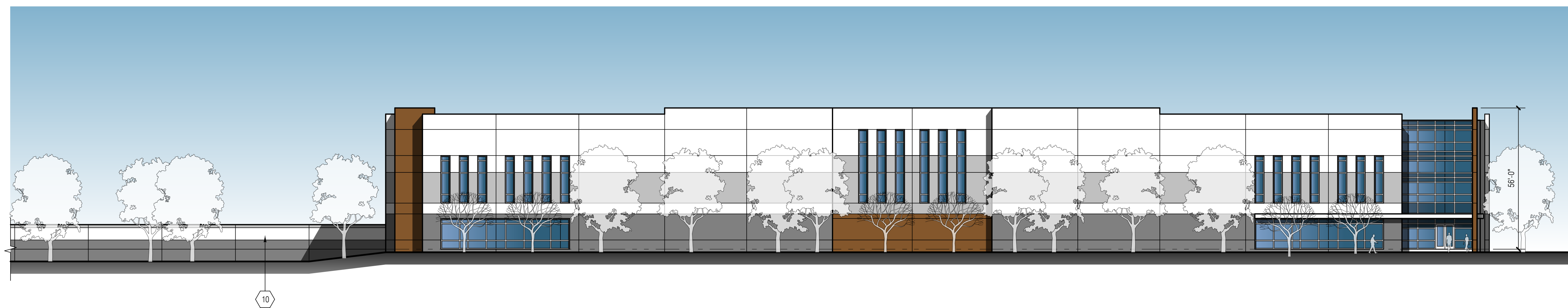
NORTH ELEVATION

SCALE: 1" = 20'-0"



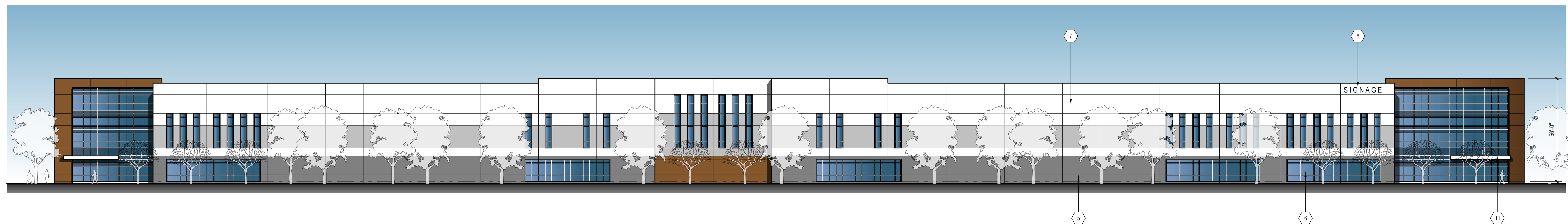
WEST ELEVATION

SCALE: 1" = 20'-0"



SOUTH ELEVATION

SCALE: 1" = 20'-0"



EAST ELEVATION

SCALE: 1" = 20'-0"

CONSULTANT

PROFESSIONAL SEALS

CARSON COUNTRY  
PARK

CITY OF CARSON

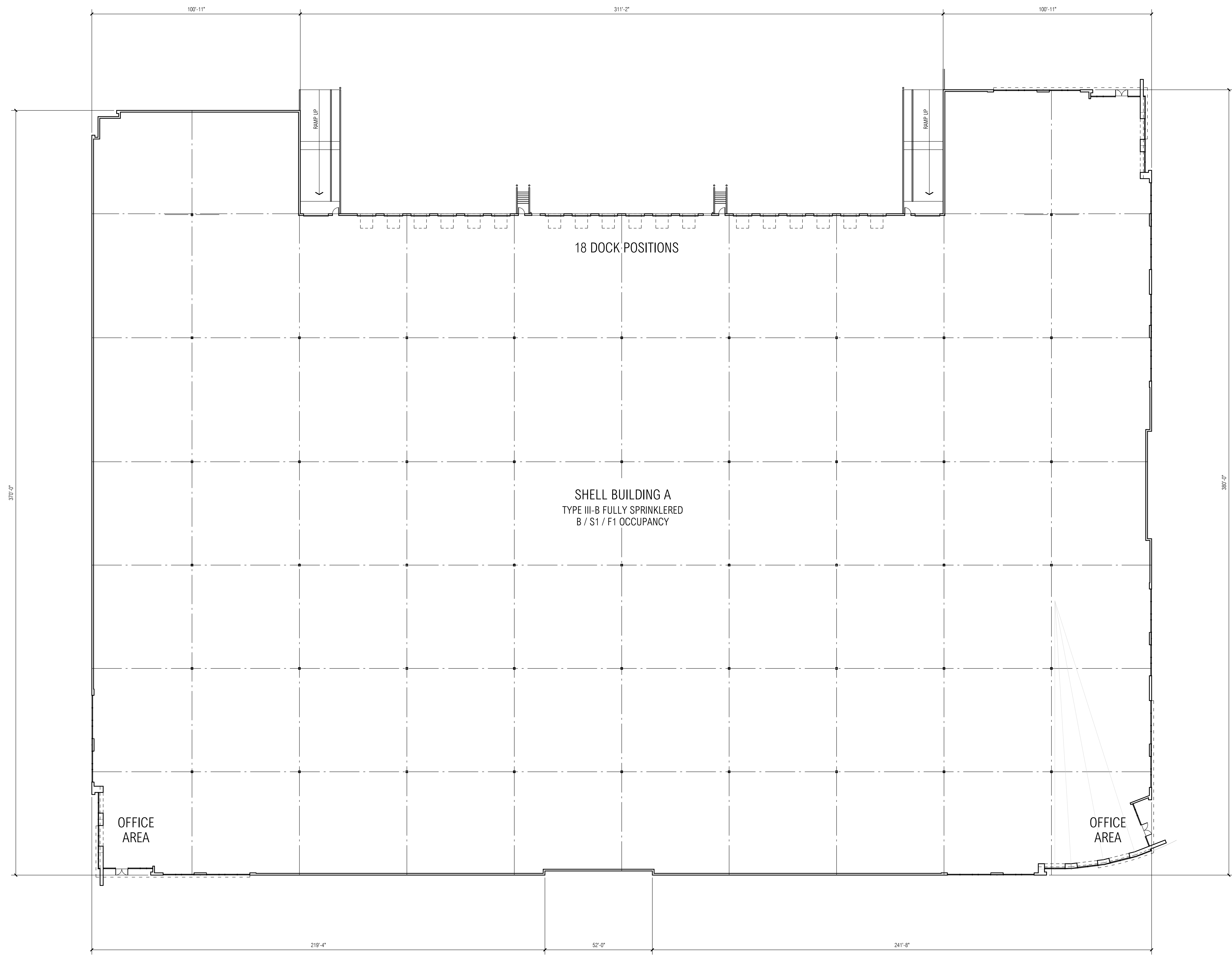
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PHONE: 323-481-9178  
CONTACT: DARREN EMBRY  
EMAIL: DARREN@FARING.COM

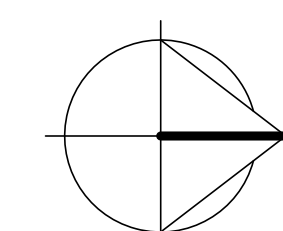
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SD	4/1/2021	SCHEMATIC DESIGN

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FLOOR PLAN  
BUILDING A



FLOOR PLAN  
SCALE: 1" = 20'-0"



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**CARSON COUNTRY PARK**

CITY OF CARSON

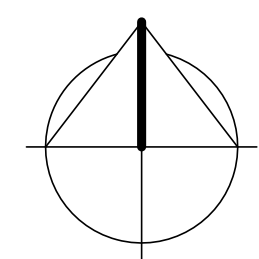
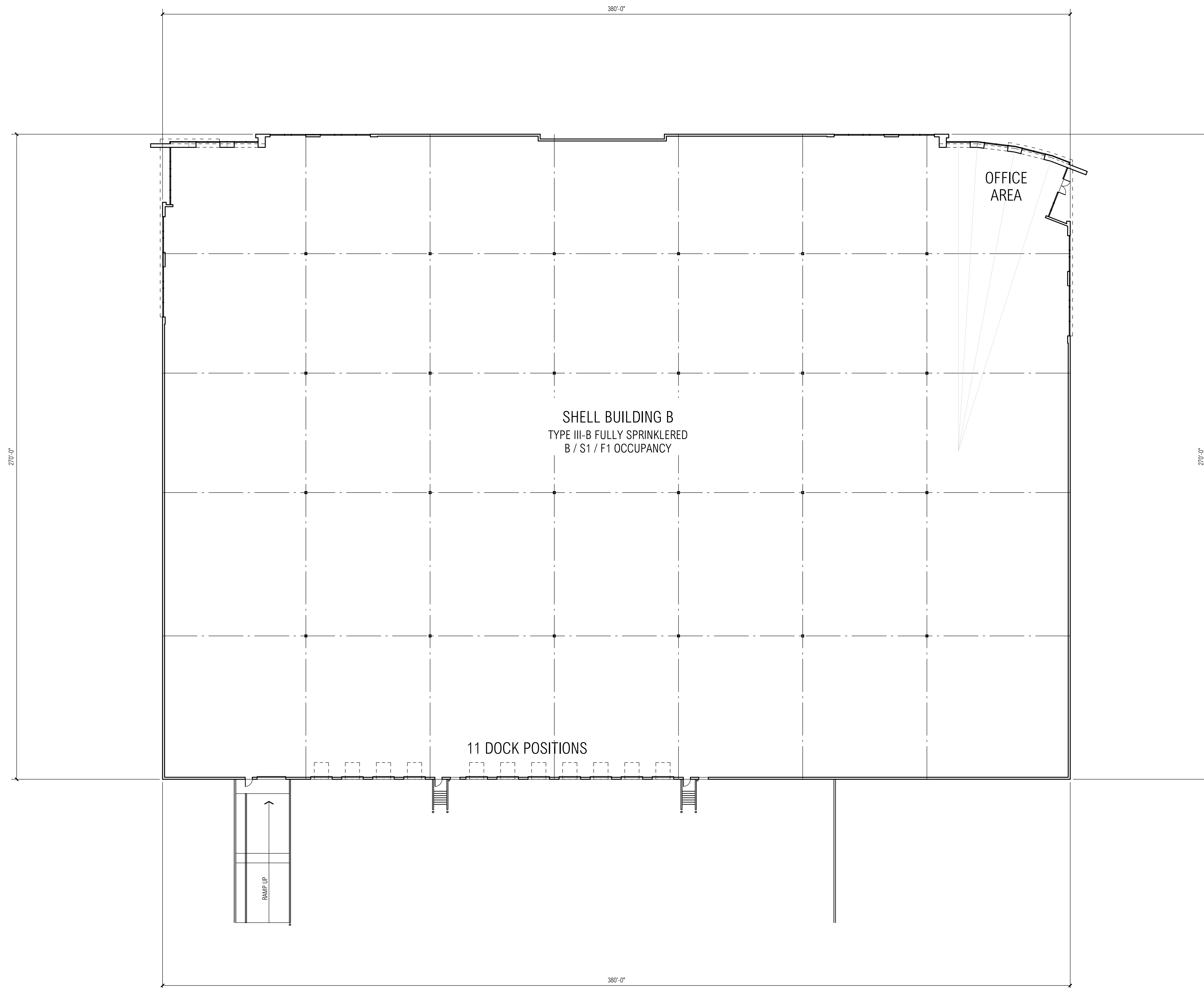
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SD	4/1/2021	SCHEMATIC DESIGN
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BID		
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SHEET TITLE  
FLOOR PLAN  
BUILDING B



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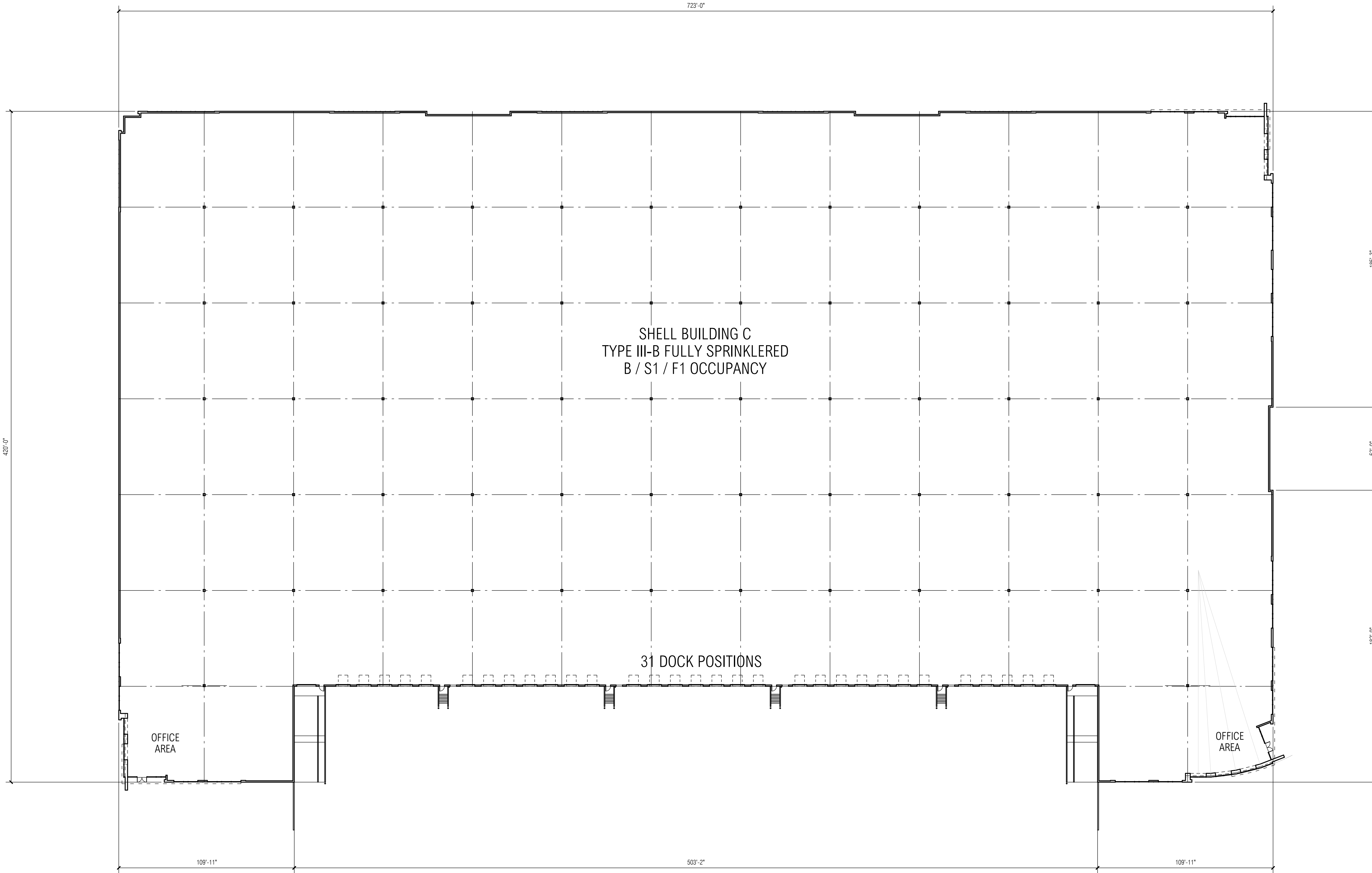
PROFESSIONAL SEALS

**CARSON COUNTRY  
PARK**

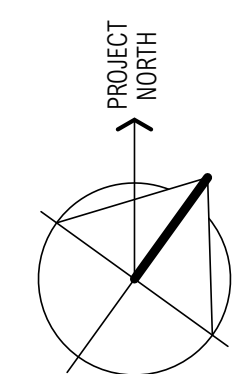
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EMAIL: DARREN@FARING.COM



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



MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	4/1/2021	SCHEMATIC DESIGN

RG A PROJECT NO:	20200.00
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SHEET TITLE  
FLOOR PLAN  
BUILDING C

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**CARSON COUNTRY PARK**

CITY OF CARSON

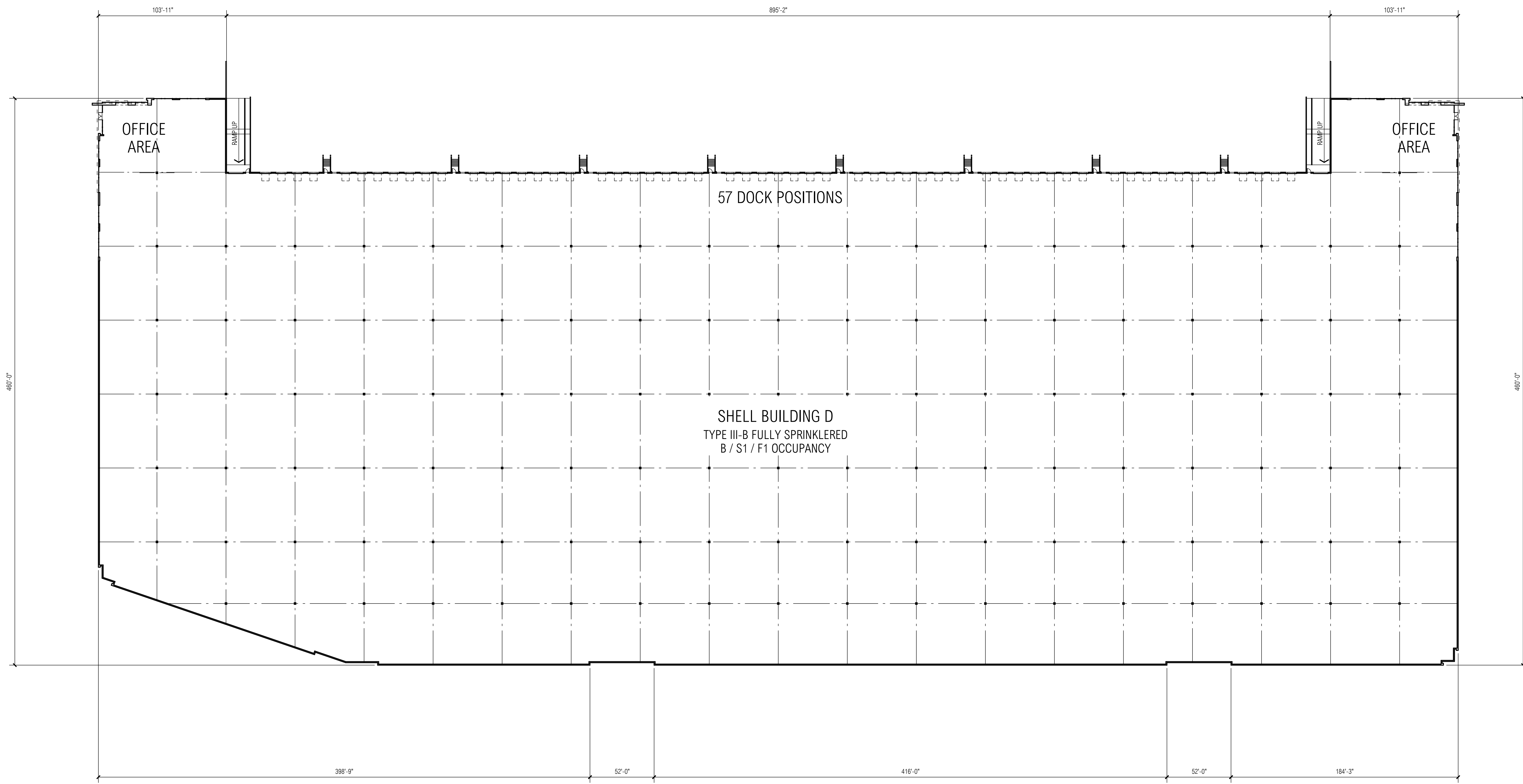
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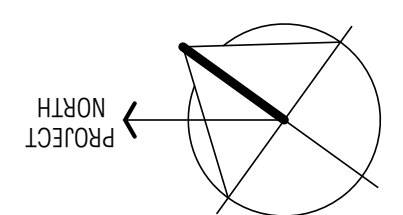
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SHEET TITLE  
FLOOR PLAN  
BUILDING C



FLOOR PLAN  
SCALE: 1" = 40'-0"



CONSULTANT

PROFESSIONAL SEALS

**CARSON COUNTRY PARK**

CITY OF CARSON

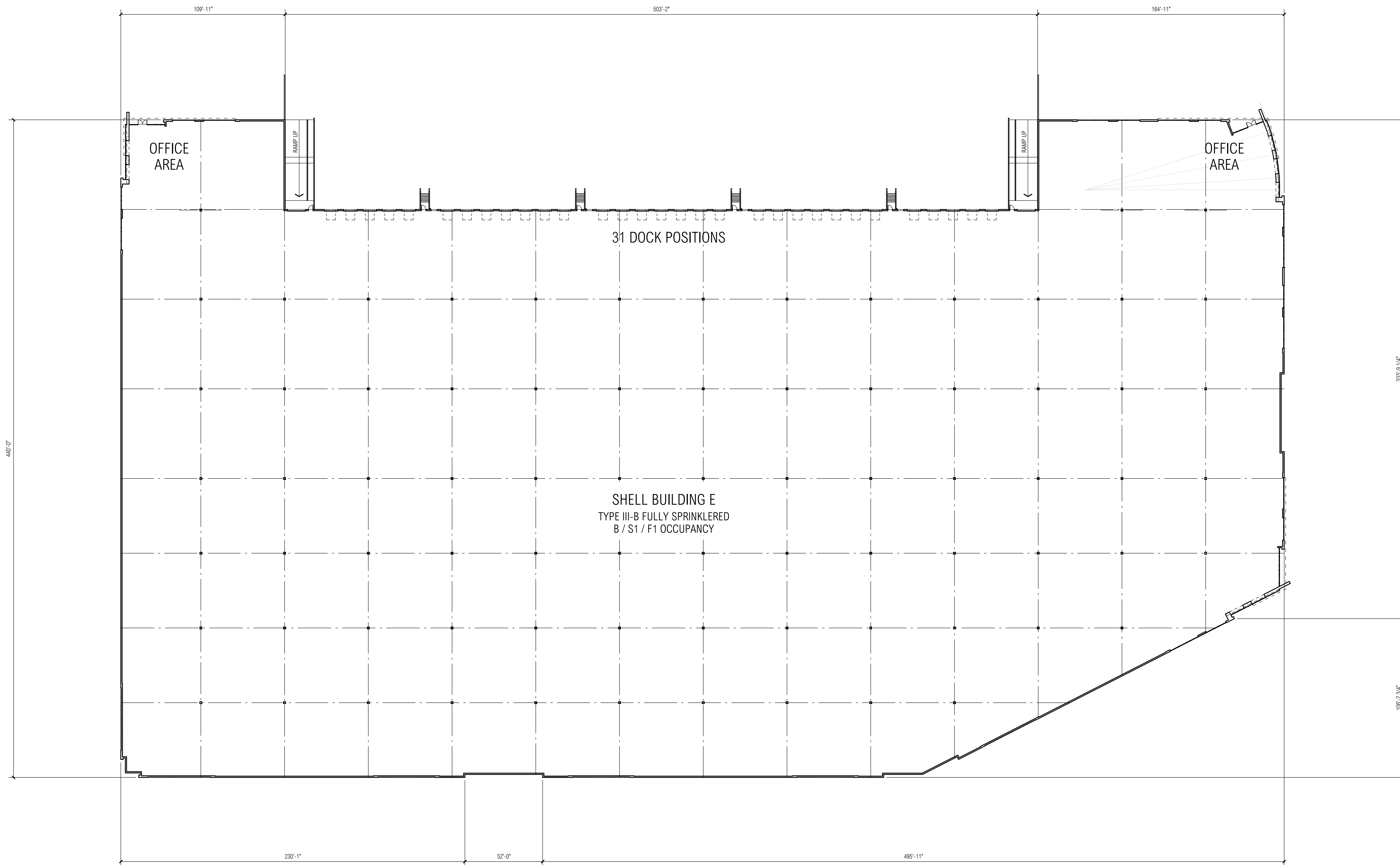
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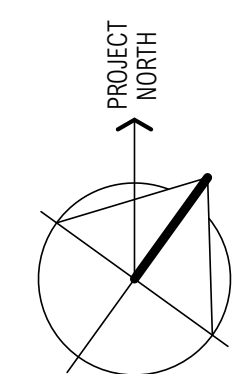
MARK	DATE	DESCRIPTION
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SHEET TITLE  
FLOOR PLAN  
BUILDING E



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



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**CARSON COUNTRY PARK**

CITY OF CARSON

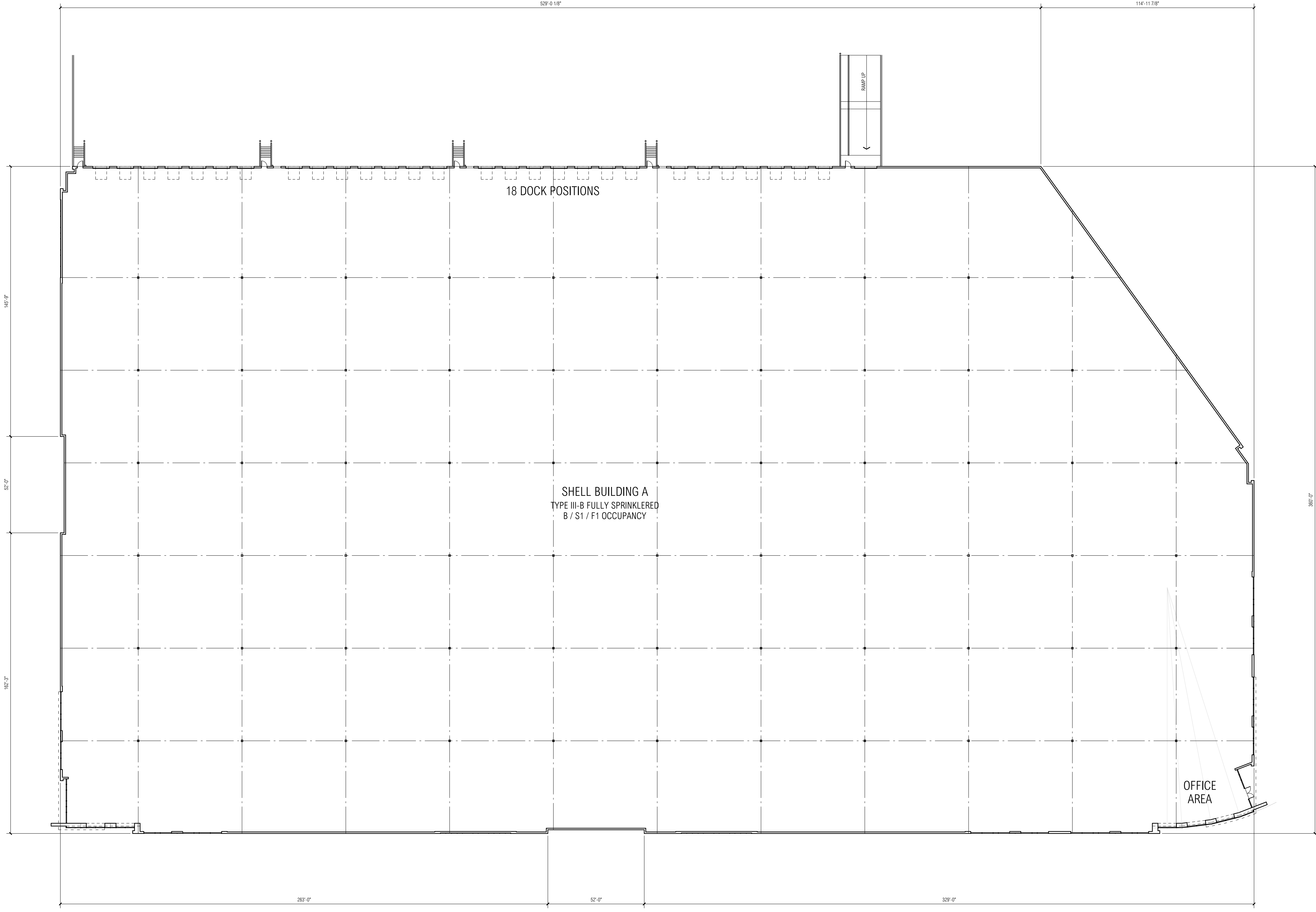
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MARK	DATE	DESCRIPTION
CD		
BID		
FC		
DD		
SD	4/1/2021	SCHEMATIC DESIGN

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SHEET TITLE  
FLOOR PLAN  
BUILDING F



FLOOR PLAN  
SCALE: 1" = 20'-0"

