



FILE NAME: S:\2017 Projects\17.063 Victoria & Central - Architecture\ARCHITECTURE\Plan\Pending Submission\17.063 Site Plan.dwg

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VICTORIA GREENS

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COVER SHEET | CS 0.0



SHEET INDEX

Sheet Title

Sheet

Cover Sheet	CS 0.0
Sheet Index	CS 0.1
Illustrative Site Plan	SP1
Waste Management Exhibit	SP2
Open Space Exhibit	SP3
Civil: Site Utilization Map	Sheet 1 of 13
Civil: Technical Site Plan	Sheet 2 of 13
Civil: Typical Sections	Sheet 3 of 13
Civil: Typical Sections	Sheet 4 of 13
Civil: Typical Sections	Sheet 5 of 13
Civil: Accessibility Exhibit	Sheet 6 of 13
Civil: Preliminary Utilities	Sheet 7 of 13
Civil: Preliminary Utilities	Sheet 7a of 13
Civil: Grading Exhibit	Sheet 8 of 13
Civil: Fire Lane Index Map	Sheet 9 of 13
Civil: Fire Access Exhibit	Sheet 10 of 13
Civil: Fire Access Details	Sheet 11 of 13
Civil: Fire Access Details	Sheet 12 of 13
Civil: Exterior Open Space Exhibit	Sheet 13 of 13
Landscape: Conceptual Planting Plan	L1.0
Landscape: Pool Enlargement Plan	L2.0
Landscape: Front Entry Enlargements	L3.0
Landscape: Fence & Wall Plan	L4.0
Landscape: Typical Front Yards	L5.0
Landscape: Tot Lot & Dog Park Enlargement Plan	L6.0
Architecture: Architectural Site Plan	A1.00
Architecture: Fire Access Exhibit	A1.10
Architecture: Upgraded Window Exhibit - Location Plan	A1.20
Architecture: Upgraded Window Exhibit - North Elevation	A1.21
Architecture: Upgraded Window Exhibit - East Elevation	A1.22
Architecture: South Elevations at Victoria Street	A1.30
Architecture: Perspectives at Victoria Street	A1.31

Sheet Title

Sheet

Architecture: UA Row Front Perspective	A2.00
Architecture: UA Row - Plan 1 & 2	A2.11
Architecture: UA Row - Plan 3	A2.13
Architecture: UA Row - Plan 4	A2.14
Architecture: UA Row - 7 Plex Composite Plans	A2.71
Architecture: UA Row - 7 Plex Composite Plans	A2.72
Architecture: UA Row - 7 Plex Composite Elevations	A2.73
Architecture: UA Row - 7 Plex Composite Elevations	A2.74
Architecture: UA Row - 11 Plex Composite Plans	A2.81
Architecture: UA Row - 11 Plex Composite Plans	A2.82
Architecture: UA Row - 11 Plex Composite Elevations	A2.83
Architecture: UA Row - 11 Plex Composite Elevations	A2.84
Architecture: UA Row - Color Scheme A	A2.91
Architecture: UA Row - Color Scheme B	A2.92
Architecture: UA Level Front Perspective	A3.00
Architecture: UA Level - Plan 1 & 2	A3.11
Architecture: UA Level - Plan 3	A3.13
Architecture: UA Level - Plan 4	A3.14
Architecture: UA Level - Duplex Composite Plans & Elevations	A3.21
Architecture: UA Level - 6 Plex Composite Plans	A3.31
Architecture: UA Level - 6 Plex Composite Elevations	A3.32
Architecture: UA Level - 8 Plex Composite Plans	A3.41
Architecture: UA Level - 8 Plex Composite Plans	A3.42
Architecture: UA Level - 8 Plex Composite Elevations	A3.43
Architecture: UA Level - 8 Plex Composite Elevations	A3.44
Architecture: UA Level - 10 Plex Composite Plans	A3.51
Architecture: UA Level - 10 Plex Composite Plans	A3.52
Architecture: UA Level - 10 Plex Composite Elevations	A3.53
Architecture: UA Level - 10 Plex Composite Elevations	A3.54
Architecture: UA Level - Color Scheme A	A3.91
Architecture: UA Level - Color Scheme B	A3.92
Architecture: Clubhouse Floor Plans	A4.01
Architecture: Clubhouse Elevations	A4.02

FILE NAME: S:\2017 Projects\17.063 Victoria & Central - Architecture\ARCHITECTURE\Team\Planning\17.063 Site Plan.dwg

DATE/TIME OF PLOT: 5/21/2019 5:56:48 PM

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DATE 05|17|19





Plan Type Summary				175 Units	
Plan Type	S.F.	BR	Total	% of total	Total buildable SF
UA ROW					
Plan 1	1,517	3	26	27%	39,442
Plan 2	1,586	2	26	27%	41,236
Plan 3	1,857	3	15	16%	27,855
Plan 4	1,999	3	28	29%	55,972
			95	100%	164,505

UA LEVEL				175 Units	
Plan Type	S.F.	BR	Total	% of total	Total buildable SF
Plan 1	1,423	2	25	31%	35,575
Plan 2	1,572	3	25	31%	39,300
Plan 3	1,811	3	15	19%	27,165
Plan 4	2,072	3	15	19%	31,080
			80	100%	133,120

Parking Summary		
Parking Required: Per Proposed Amended Dominguez Hills Specific Plan		
Required spaces per unit	No of units	Spaces required
2.35	175	411
Total parking required:		411 Spaces
Parking provided:		
Garages:		350
Residential surface parking: (Guest)		51
Driveway (Guest)		9
Compact spaces (Guest)		7
Total parking provided:		417 Spaces
Spaces/unit:		2.38

Recreation Area Summary		
Recreation Area Required: Per City of Carson Municipal Code		
Plan Type	SF required/unit	No of units required
2 bed unit	70	51
3+ bed unit	144	124
Total recreation area required:		21,426 SF
Recreation Area Provided:		
Dog park		8,351
Rec area		9,655
Linear park		4,463
Total recreation area provided:		22,469 SF
Recreation Building: 1,280 SF		

Note
Buildings are shown up to 11 units in length

Residential Project Summary	
Site area:	8.07 acres
Total units:	175
Gross density:	21.69 DU/AC
No. of phases:	13

Dwelling Units:	
	No. of units
Multiple family:	
Studio	0
One bedroom	0
Two bedroom	51
Three bedroom	124
Four or more bedrooms	0
TOTAL	175

Area Distribution:		
	Area (in SF)	% of area
Building coverage	128,583	36.6%
Vehicular & Parking areas	87,353	24.8%
Common open space/ landscape	135,694	38.6%
		100%
Private open space (total)	22,770 SF (decks and patios)	
Private open space (per unit)	130 SF (average deck/patio)	

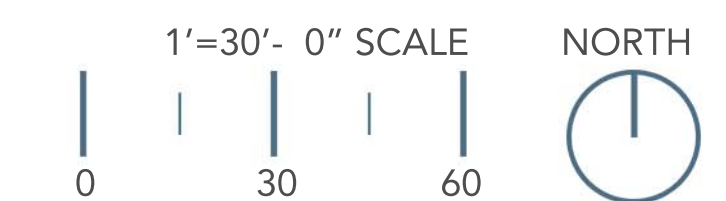
Parking:	
TOTAL	417 spaces (2.38 spaces per unit)

NOTE: An additional 4 street parking spaces, not included in project parking calculations, are available along Central Avenue

————— PROJECT PROPERTY LINE

NOTE: Upgraded windows to be provided for units facing northern and easterly property boundaries (2nd and 3rd floors)

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 DATE 05 | 17 | 19





WASTE MANAGEMENT SUMMARY

NUMBER OF TRASH BIN REQUIRED:
 2 PER UNIT (1 TRASH + RECYCLE) = (175 UNITS X 2) = 350

NUMBER OF TRASH BIN PROVIDED = 350

TRUCK ROUTE

- FIRST LOOP
- SECOND LOOP
- THIRD LOOP

PROJECT PROPERTY LINE

VICTORIA STREET

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 DATE 05 | 17 | 19



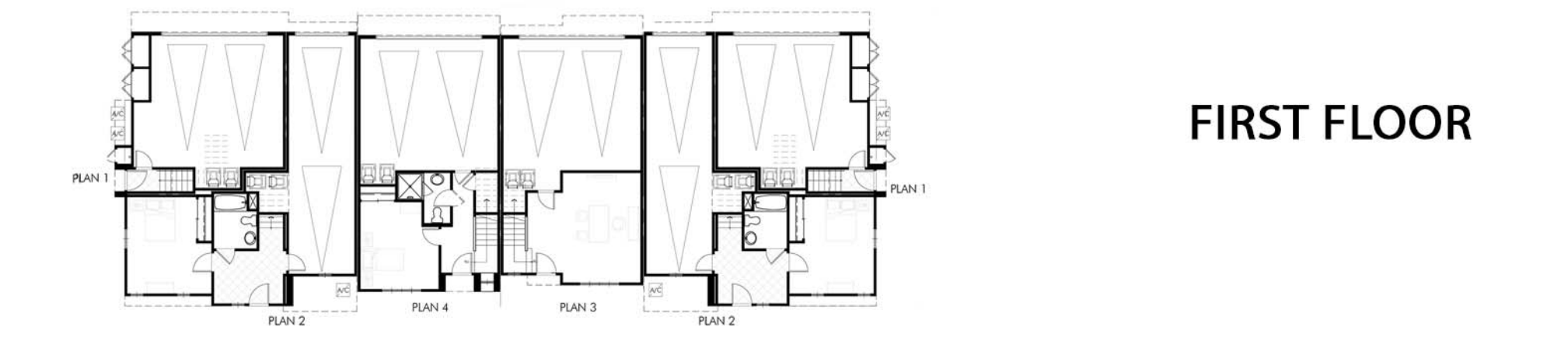
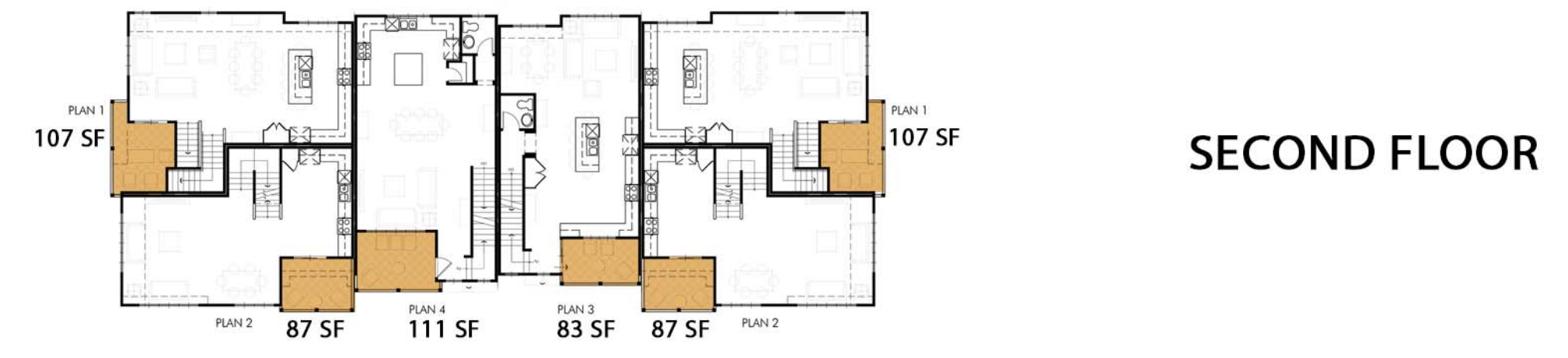


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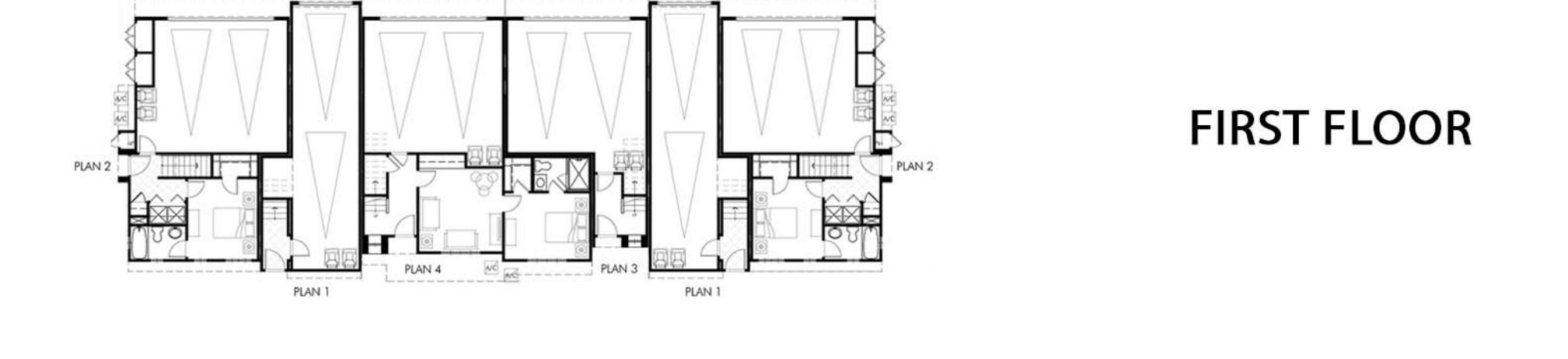
	COMMON AREA OPEN SPACE	135,694 SF
	RECREATION AREA	22,469 SF
	PRIVATE PATIO	3,068 SF
	PRIVATE DECK	19,702 SF

PRIVATE DECK SPACE PROVIDED ON ALL UNIT FLOORS :

UA ROW (TYP)



UA LEVEL (TYP)



RECREATION AREA REQUIRED: (PER CMC 9128.15)	21,426 SF
RECREATION AREA PROVIDED:	22,469 SF

PRIVATE OPEN SPACE REQUIRED: (PER CMC 9128.15)	150 SF PER UNIT
PRIVATE OPEN SPACE PROVIDED:	130 SF PER UNIT (AVERAGE)

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DATE 05 | 17 | 19

