



CARSON TOWNHOMES

PROJECT SUMMARY

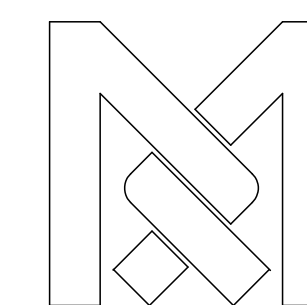
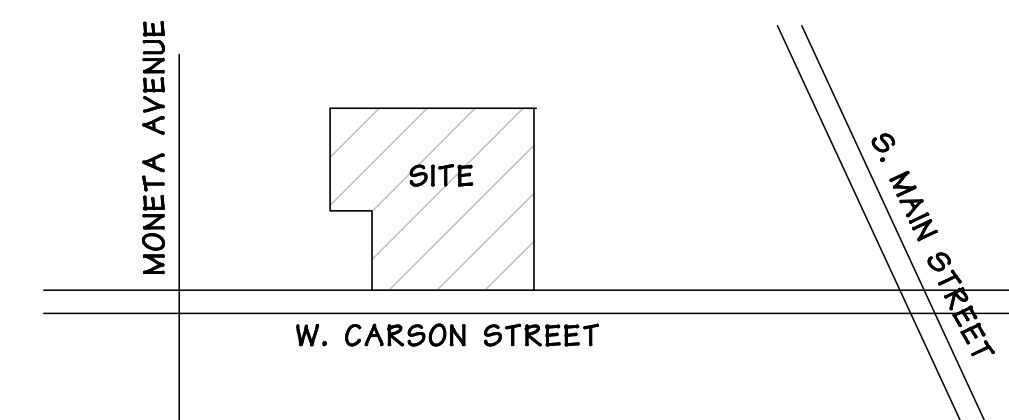
PROPOSED: 35 - 3 STORY SINGLE FAMILY TOWNHOUSES
GENERAL PLAN: MIXED USE - RESIDENTIAL
ZONE: MU-C5 (MIXED USE - CARSON STREET)
NET LOT AREA: 63,696 SF (1.46 ACRES)
NET LOT WIDTH: 82.30'
NET LOT DEPTH: 372.79'
ALLOWED DENSITY: MAX. 35 DU/AC = 51 UNITS
PROPOSED DENSITY: 35 DWELLING UNITS
SETBACKS:
 FRONT: 10'-0" (REQUIRED MIN. 10'-0")
 SIDE YARD: 10'-0" (REQUIRED MIN. 10'-0")
 REAR YARD: 22'-4" (REQUIRED 15'-0")
 REAR YARD @ 3RD FLOOR: 30'-0" (REQUIRED 30'-0")
BUILDING HEIGHT ALLOWED: 45'-0"
BUILDING HEIGHT PROPOSED: MAX 32'-6"
FLOOR AREA (RESIDENTIAL NET): TOTAL: 65,458 SF (1.03/1 FAR)
FLOOR AREA (GROSS): TOTAL 81,282 SF (1.27/1 FAR)
USABLE OPEN SPACE: 150 SF/UNIT REQUIRED
PROPOSED OPEN SPACE: 151 SF MIN. PER UNIT
PARKING:
 PARKING REQUIRED: 35 UNITS @ 2/UNIT =
 70 SPACES + GUESTS @ 1/4 UNITS = 6 SPACES
 TOTAL REQUIRED = 76 SPACES
PARKING PROVIDED: 2 CAR GARAGES: 70 SPACES
 + 1 HANDICAP VAN SPACE + 10 STD. SGL. SPACES
 TOTAL PROVIDED = 81 SPACES
LEGAL DESCRIPTION:
ASSESSORS PARCEL NUMBERS: 7343-011-013, 018, 019, & 020
LEGAL: PORTION OF LOT 36, TRACT 5477

CODE ANALYSIS:

OCCUPANCY TYPE: R-2
CONSTRUCTION TYPE:
 TYPE V-A (13D SPRINKLERED)
ALLOWABLE HEIGHT: 3 STORY, 40'-0" ABOVE FINISH GRADE
BUILDING:
BASIC ALLOWABLE AREA (ONE STORY): 21,000 SF
INCREASE FOR 2 STORIES: +21,000 SF
TOTAL BUILDING AREA ALLOWED = 42,000 SF
PROPOSED BUILDING AREA:
 BUILDING 1: 4,417 SF
 BUILDING 2: 11,803 SF
 BUILDING 3: 4,417 SF
 BUILDING 4: 11,803 SF
 BUILDING 5: 11,803 SF
 BUILDING 6: 11,803 SF
 BUILDING 7: 13,448 SF
 BUILDING 8: 11,560 SF
NOTE:
 FIRE SPRINKLER PLANS ARE TO BE PREPARED, SUBMITTED & APPROVED BY COUNTY OF LOS ANGELES FIRE PRIOR TO CERTIFICATE OF OCCUPANCY. RESIDENTIAL OR QUICK-RESPONSE HEADS SHALL BE USED IN THE DWELLING UNITS.

215 W. CARSON STREET
 CARSON, CA 90745

VICINITY MAP



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DON WILSON BUILDERS

23705 CRENSHAW BLVD STE 200
 TORRANCE CA 90510

SCALE: 1/16" = 1'-0"
 DATE: NOVEMBER 1, 2021

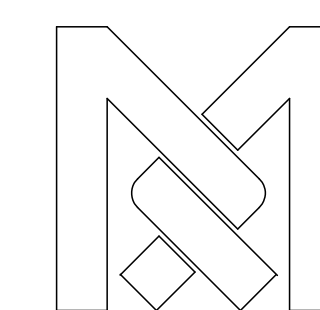
SHEET 1 OF 12



Site Utilization Map

CARSON TOWNHOMES
215 W. Carson Street, Carson, CA

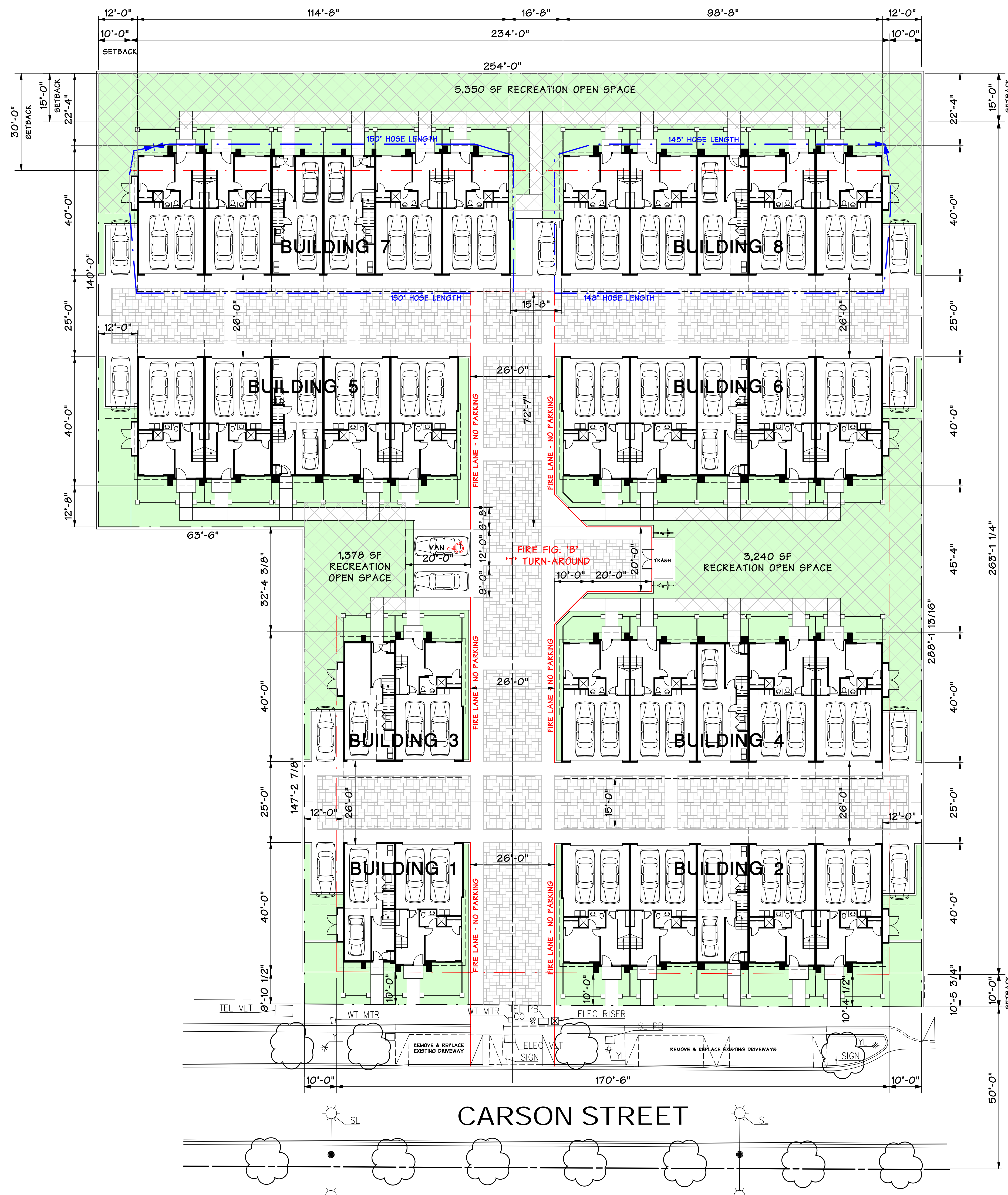
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SCALE: 1/16" = 1'-0"
DATE: JUNE 22, 2021

SHEET 2 OF 12



PROJECT SUMMARY:

APN: 7343-011-013, 018, 019, & 020
 site area: 63,696 SF (1.46 AC)
 zone: MU-CS mixed use - Carson Street
 - allows a variety of stand-alone commercial uses including offices, restaurants etc. by right. It also allows a mix of commercial and residential uses/live-work units and multi-family residential development with a Conditional Use Permit.

Required/Allowed:
 35 units/acre = 51 units max.
 10' front yard
 15' rear yard
 30' rear yard @ 3rd floor
 max FAR 1.5 = 95,544 sf
 allowed min. commercial FAR 0.15 = 9,555 sf
 open space required - 15% of residential area = 9,823 sf min.
 (60% of required open space to be open to sky = 5,893 sf)
 150 sf private open space min. per unit
 Parking: 2 covered/unit
 + 1/4 units guest
 79 spaces required
 Height allowed: 3 stories, maximum 45'

Provided:
 35 units (3-bdrm) = 23.97 U/a
 10' front yard
 22'-4" rear yard
 30' rear yard @ 3rd floor
 FAR 1.27 = 81,282 sf
 0 commercial space
 Open Space:
 5,298 sf private open space = avg. 151.4 sf/unit
 9,968 sf open recreation space (96% open to sky)
 Building coverage - 25,630 sf (40.24%)
 Landscape area - 15,366 sf (24.13%)
 Paved area - 22,700 sf (35.63%)
 24.1% total open space (15,366 sf)
 Parking: 2 covered/unit
 11 spaces guest
 81 spaces total
 Bicycle parking: 2 spaces
 Height proposed: 3 stories, 32'-6"

BUILDING NUMBER	NO. UNITS	SITE COVERAGE	LIVING AREA	GARAGE AREA	GROSS AREA
1	2	1,377 SF	3,493 SF	924 SF	4,417 SF
2	5	3,714 SF	9,553 SF	2,250 SF	11,803 SF
3	2	1,377 SF	3,493 SF	924 SF	4,417 SF
4	5	3,714 SF	9,553 SF	2,250 SF	11,803 SF
5	5	3,714 SF	9,553 SF	2,250 SF	11,803 SF
6	5	3,714 SF	9,553 SF	2,250 SF	11,803 SF
7	6	4,306 SF	10,722 SF	2,726 SF	13,448 SF
8	5	3,714 SF	9,310 SF	2,250 SF	11,560 SF
35		25,630 SF	65,438 SF	15,824 SF	81,282 SF

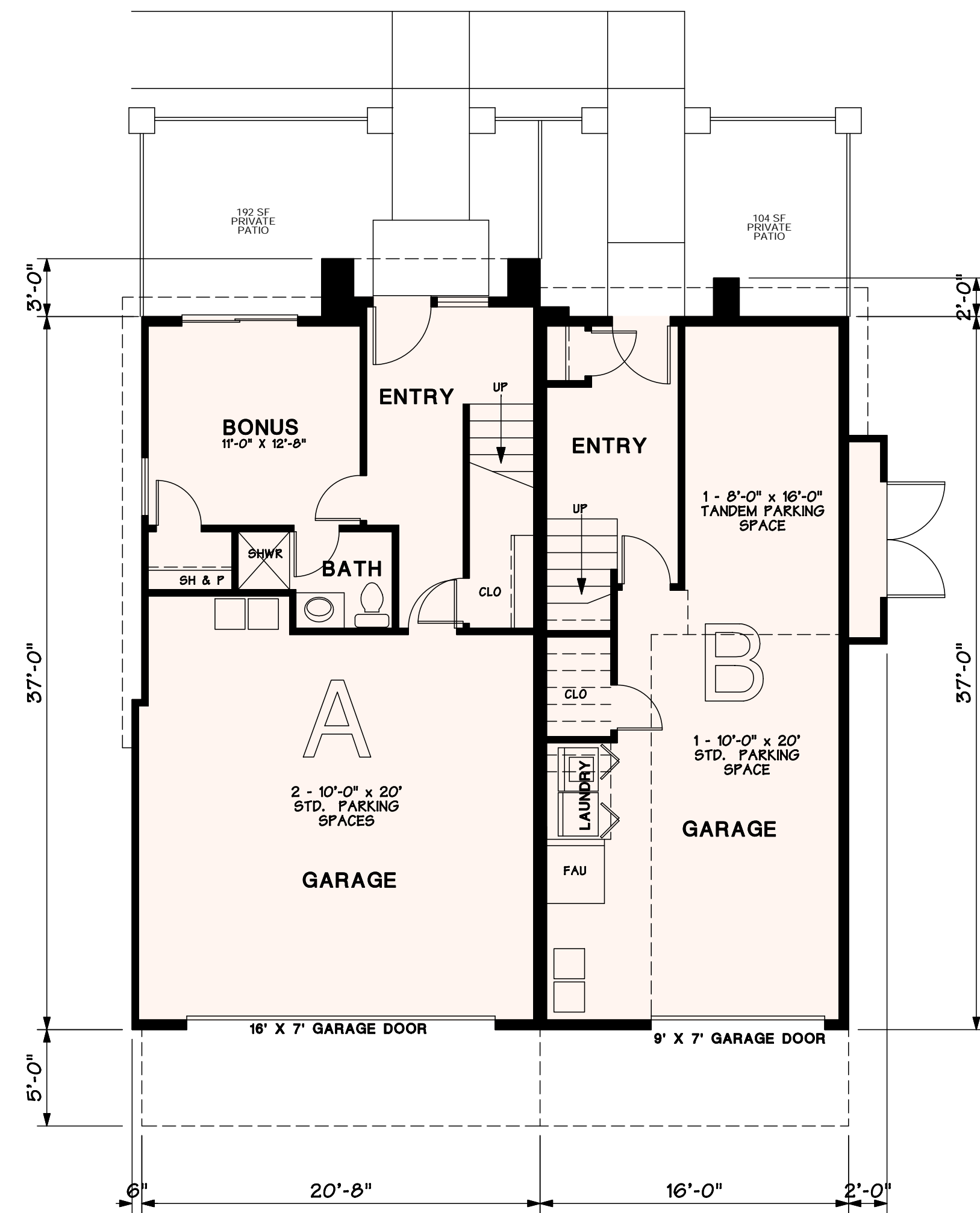
UNIT TYPE	NO.	NO. OF BDRMS	LIVING AREA	LIVING TOTAL	GARAGE AREA	GARAGE TOTAL	GROSS AREA
A	10	3	2,064 SF	20,640 SF	448 SF	4,480 SF	25,120 SF
B	2	2	1,431 SF	2,862 SF	476 SF	952 SF	3,814 SF
C	8	3	1,997 SF	15,976 SF	439 SF	3,512 SF	19,488 SF
D	4	2	1,487 SF	5,948 SF	476 SF	1,904 SF	7,852 SF
E	4	3	2,000 SF	8,000 SF	448 SF	1,792 SF	9,792 SF
F	4	3	1,949 SF	7,796 SF	439 SF	1,756 SF	9,552 SF
G	3	3	1,412 SF	4,236 SF	476 SF	1,428 SF	5,664 SF
35				65,458 SF		15,824 SF	81,282 SF

Site Plan 
 SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS.
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 215 W. Carson Street, Carson, CA

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 23705 CRENSHAW BLVD STE 200
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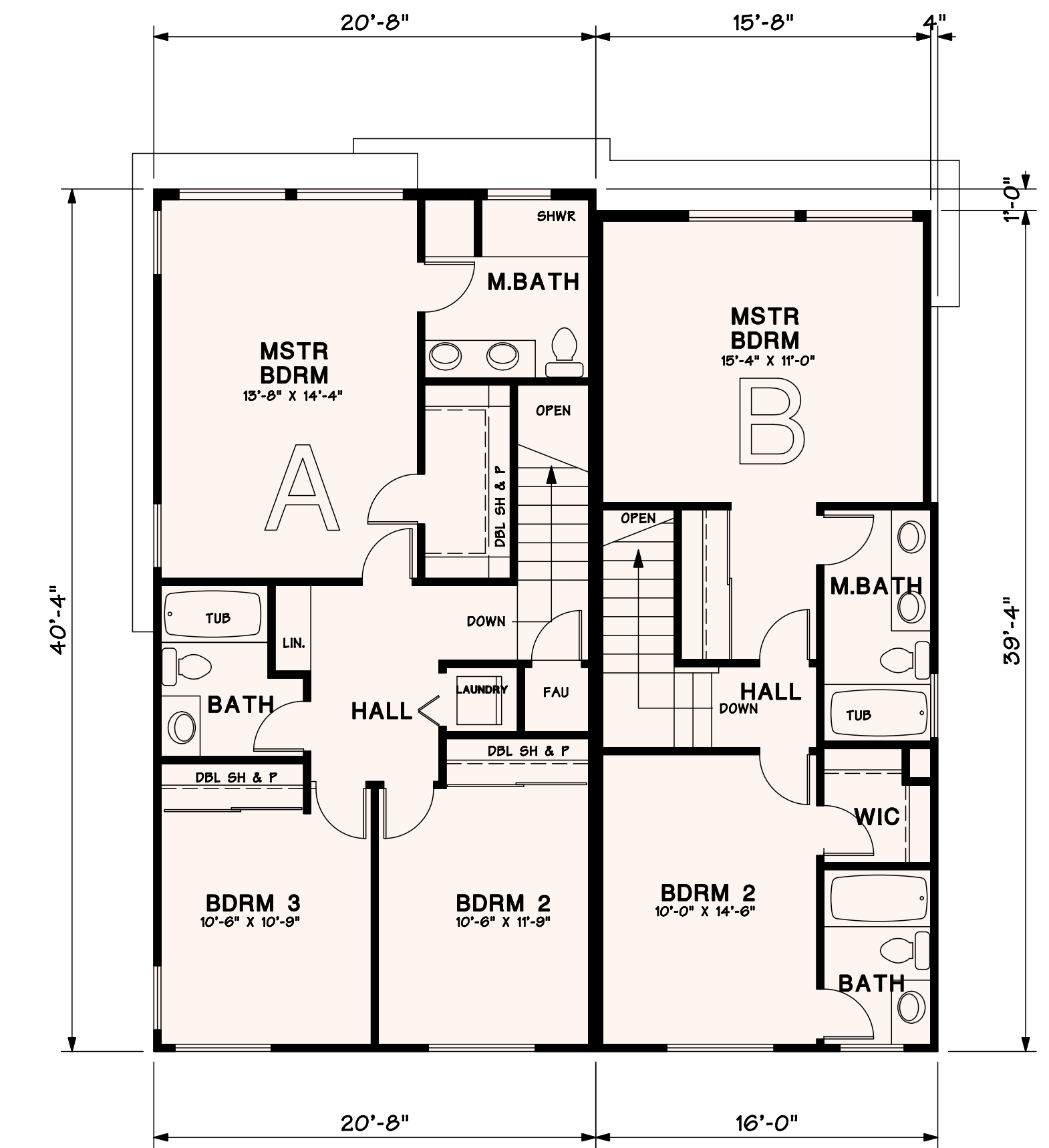
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 DATE: NOVEMBER 1, 2021
SHEET 3 OF 12



1ST FLOOR BUILDINGS #1, #3

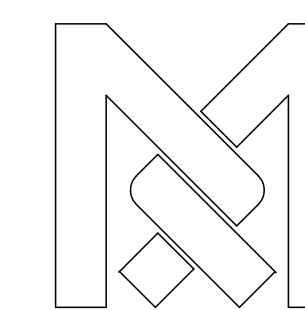


2ND FLOOR BUILDINGS #1, #3



3RD FLOOR BUILDINGS #1, #3

Building No. 1 & 3 Building Plans



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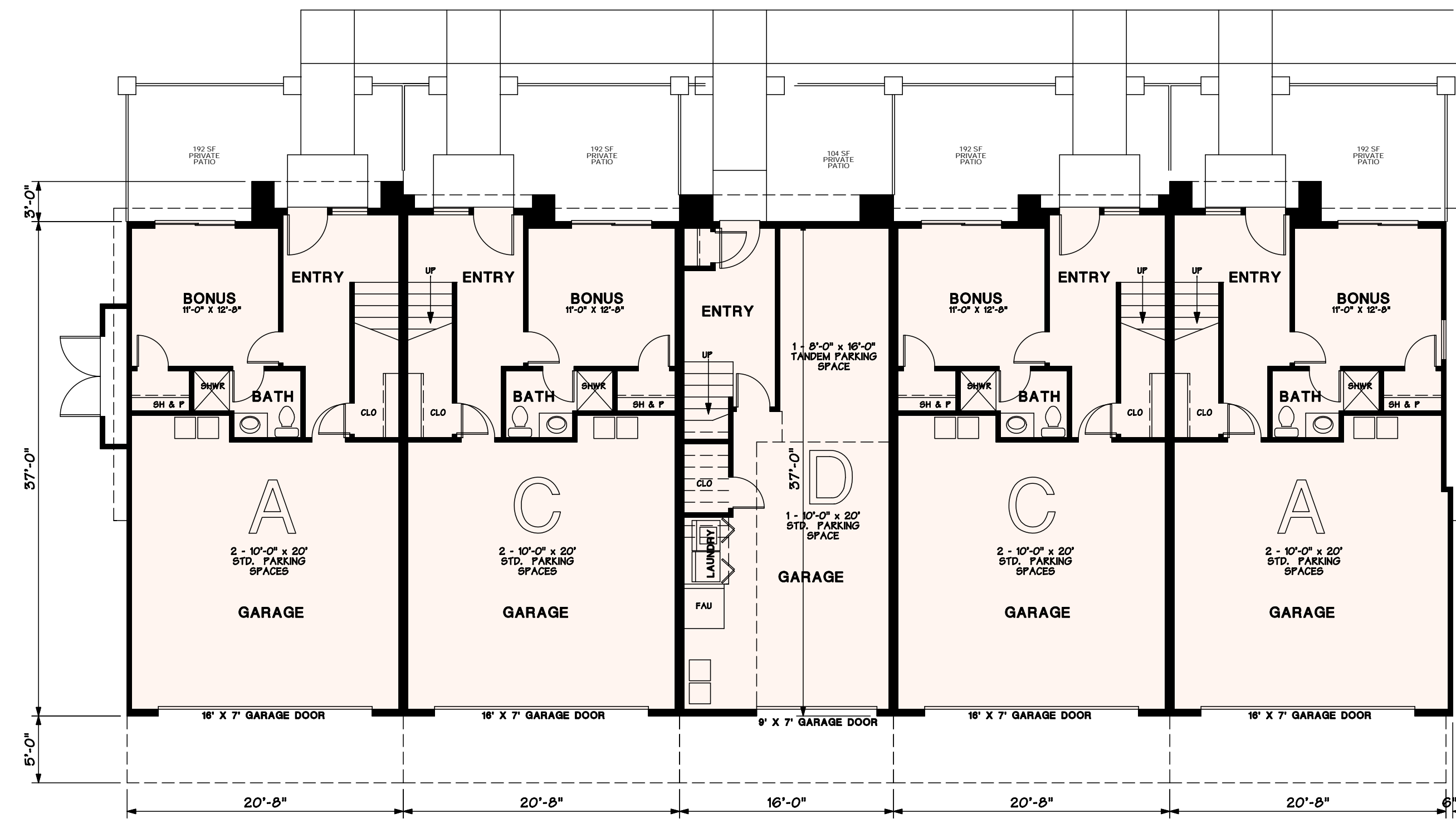
CARSON TOWNHOMES
215 W. CARSON STREET, CARSON, CA

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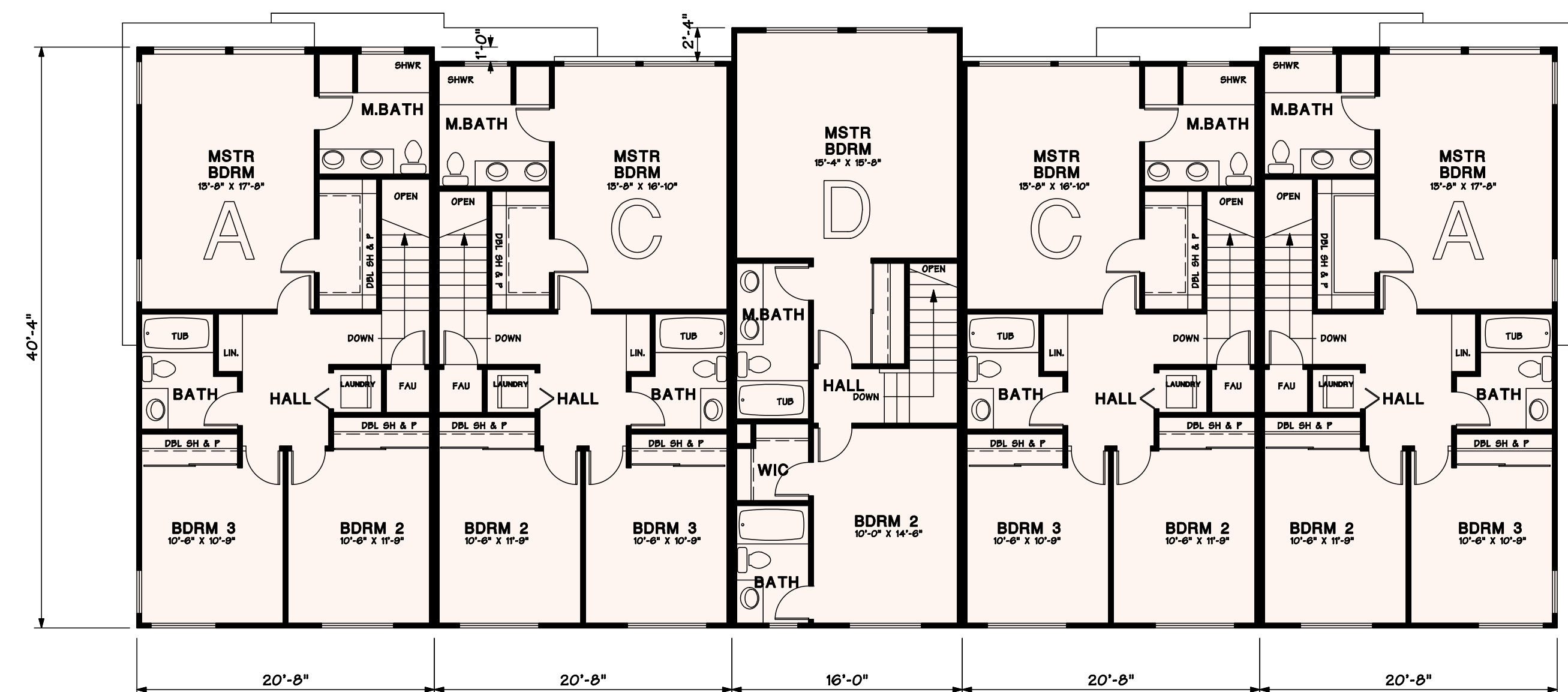
SHEET 4 OF 12



1ST FLOOR PLAN BUILDINGS #2, #4, #5, #6, #8



2ND FLOOR PLAN BUILDINGS #2, #4, #5, #6, #8



3RD FLOOR PLAN BUILDINGS #2, #4, #5, #6

Buildings No. 2, 4, 5, & 6 Building Plans

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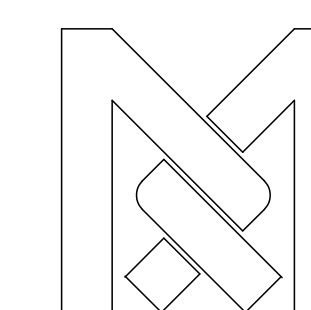
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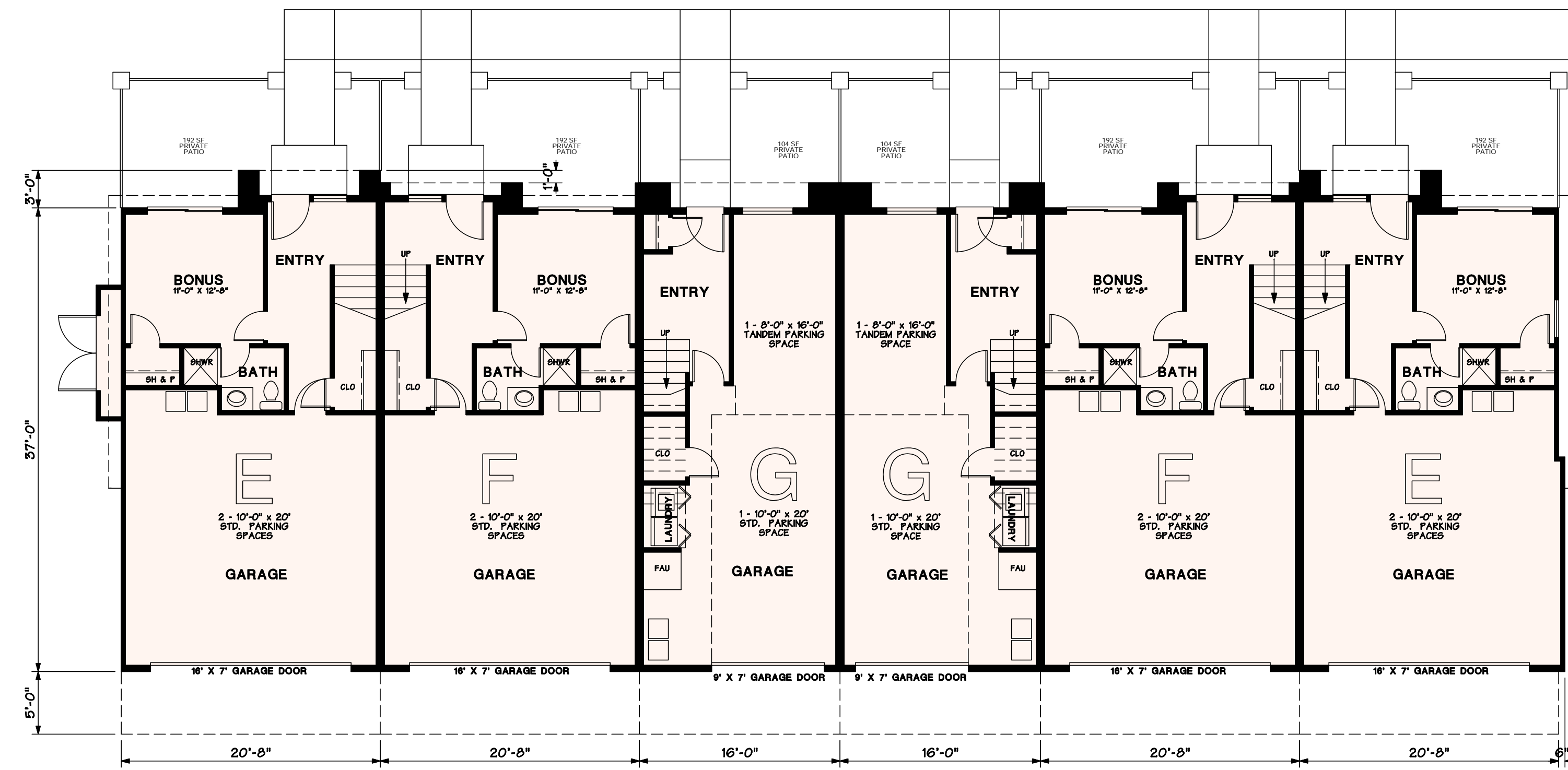
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DATE: MAY 25, 2021

SHEET 5 OF 12



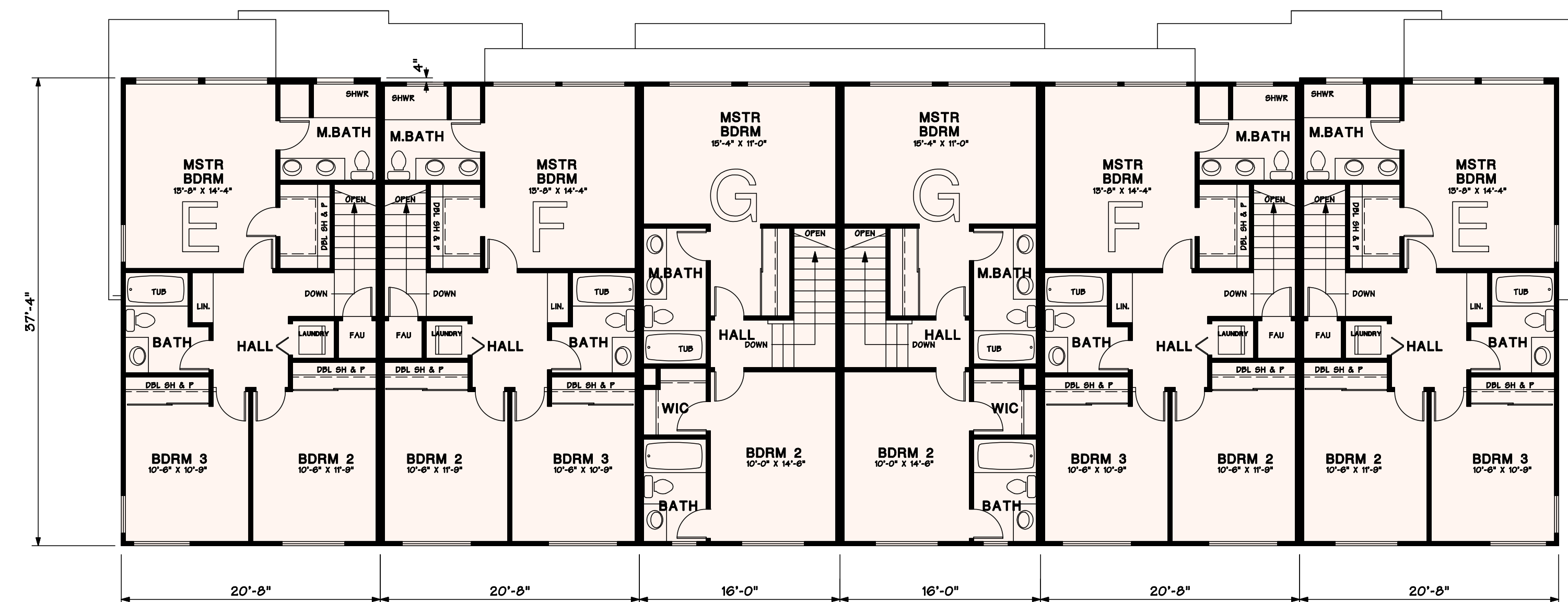
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1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

Building No. 7 Building Plans

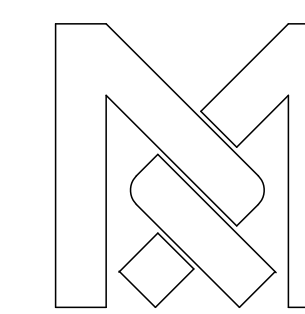
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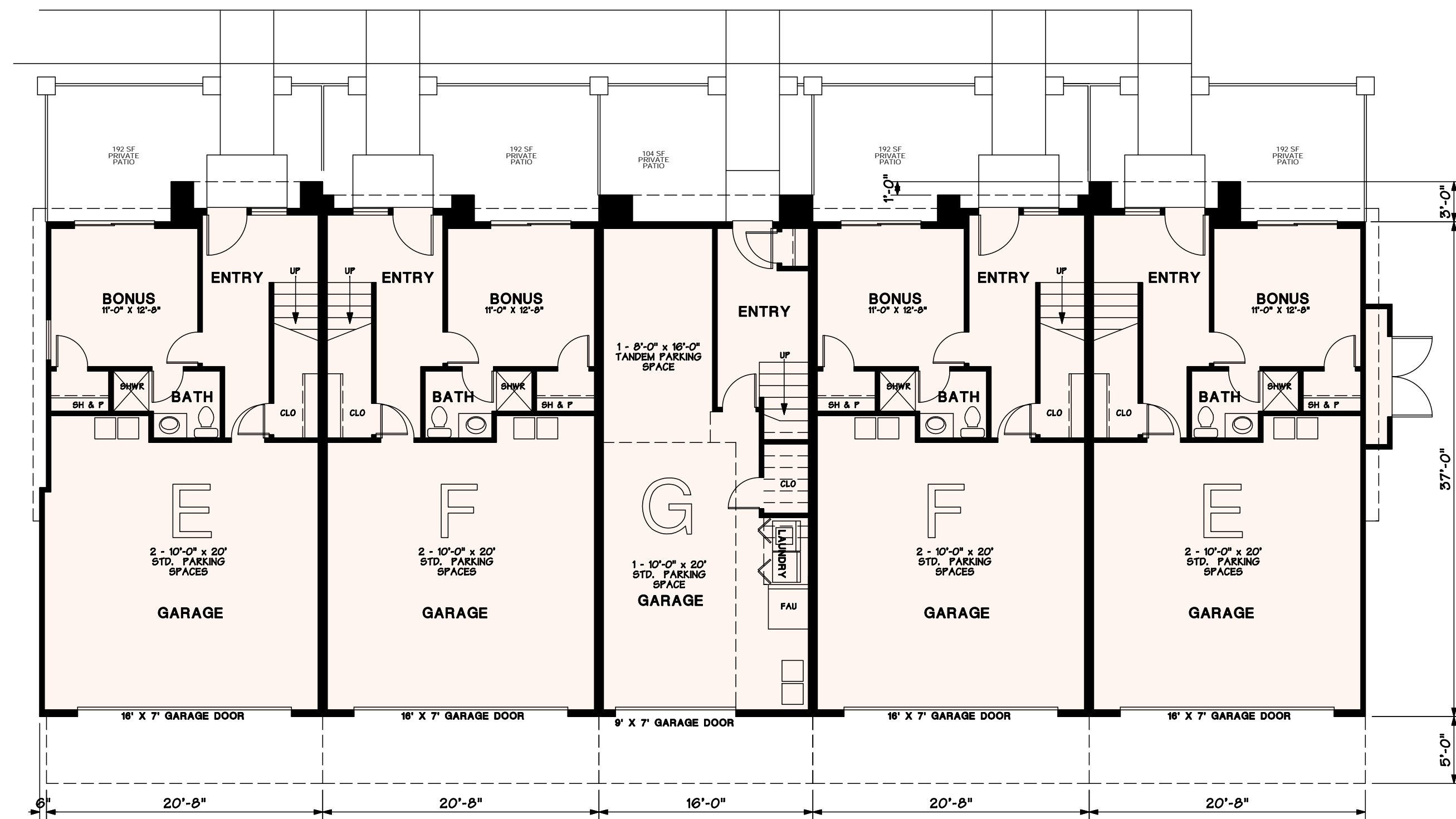
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SHEET 6 OF 12



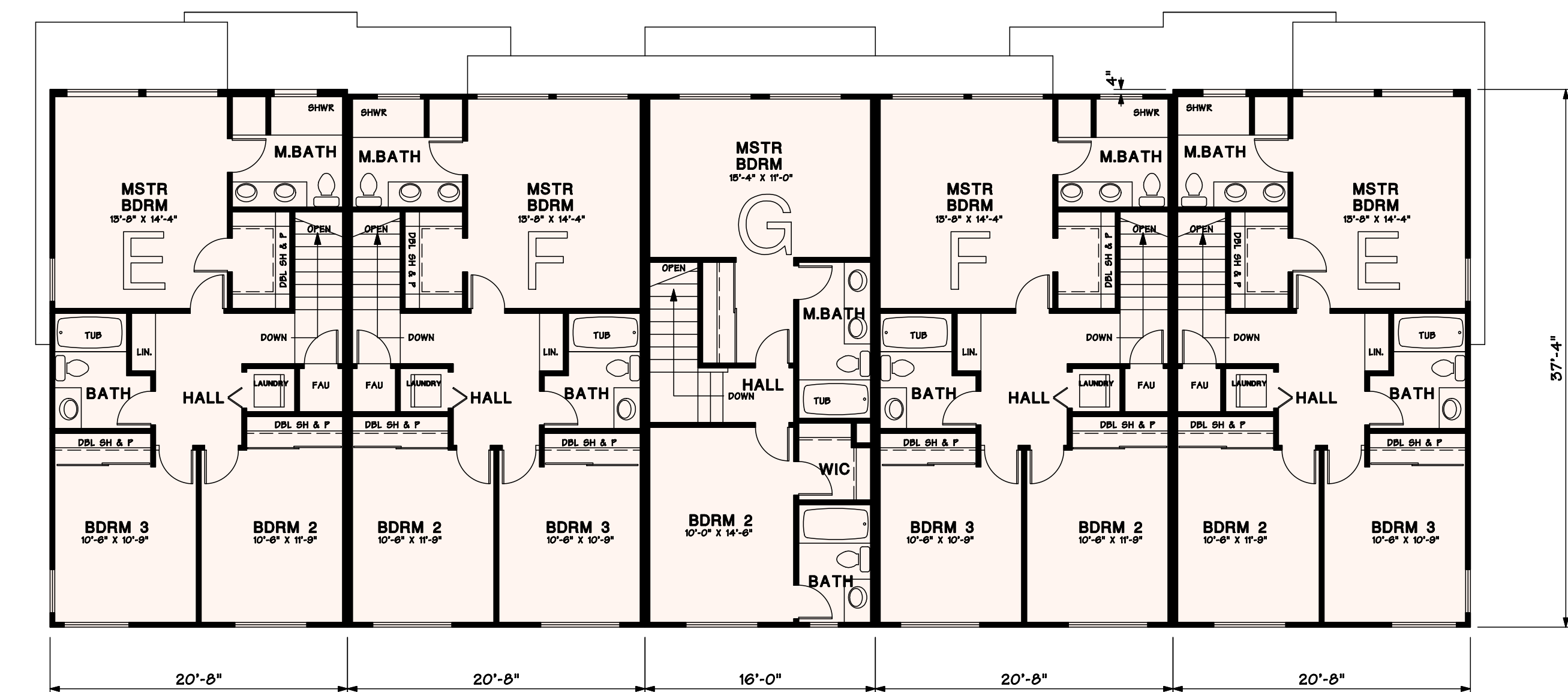
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1ST FLOOR PLAN



2ND FLOOR PLAN



3RD FLOOR PLAN

Building No. 8 Building Plans

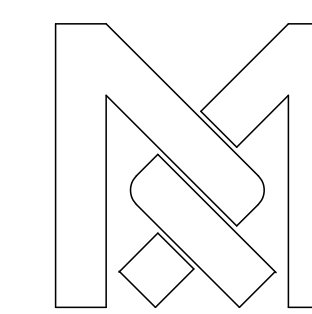
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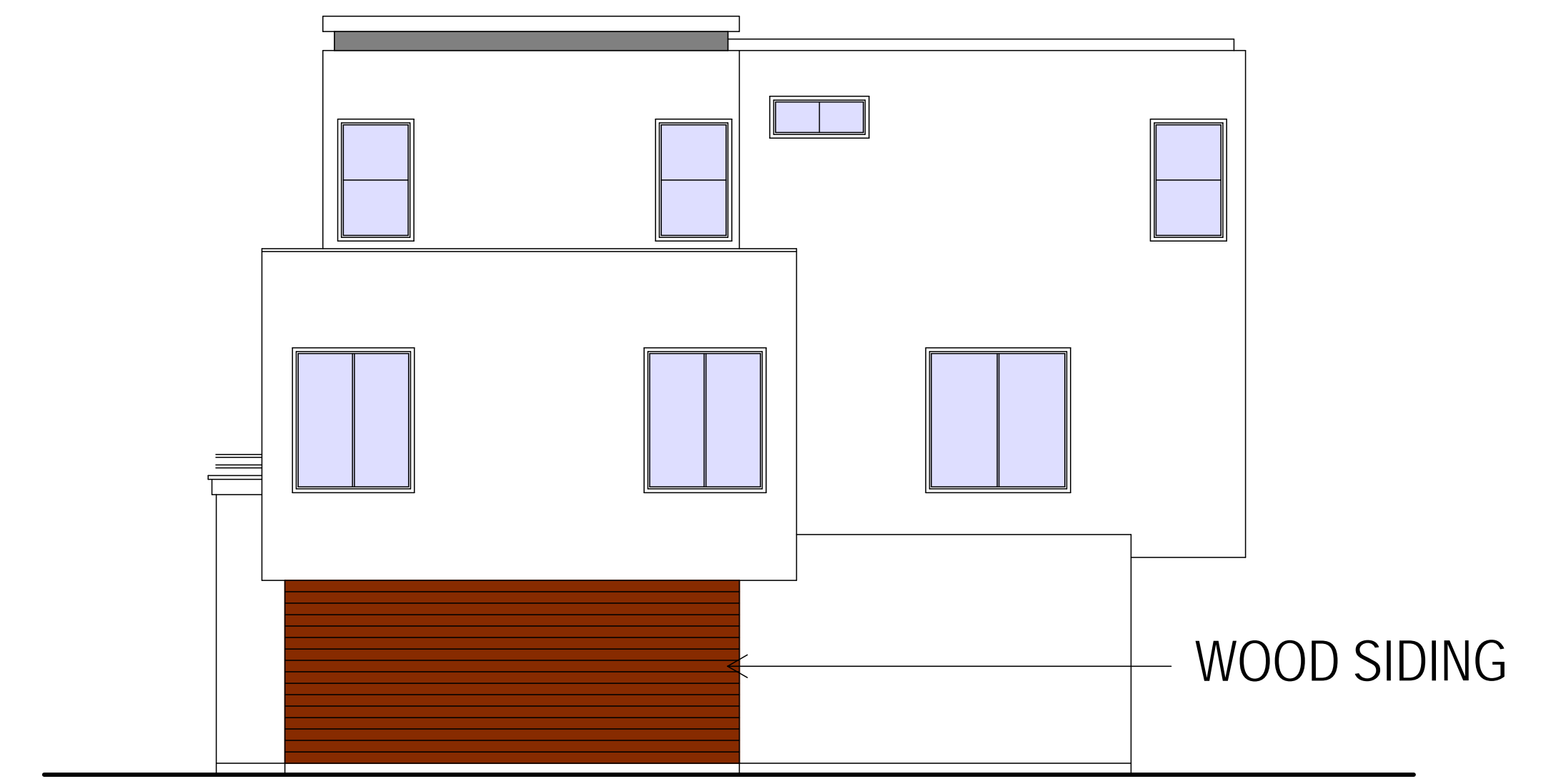
SHEET 7 OF 12



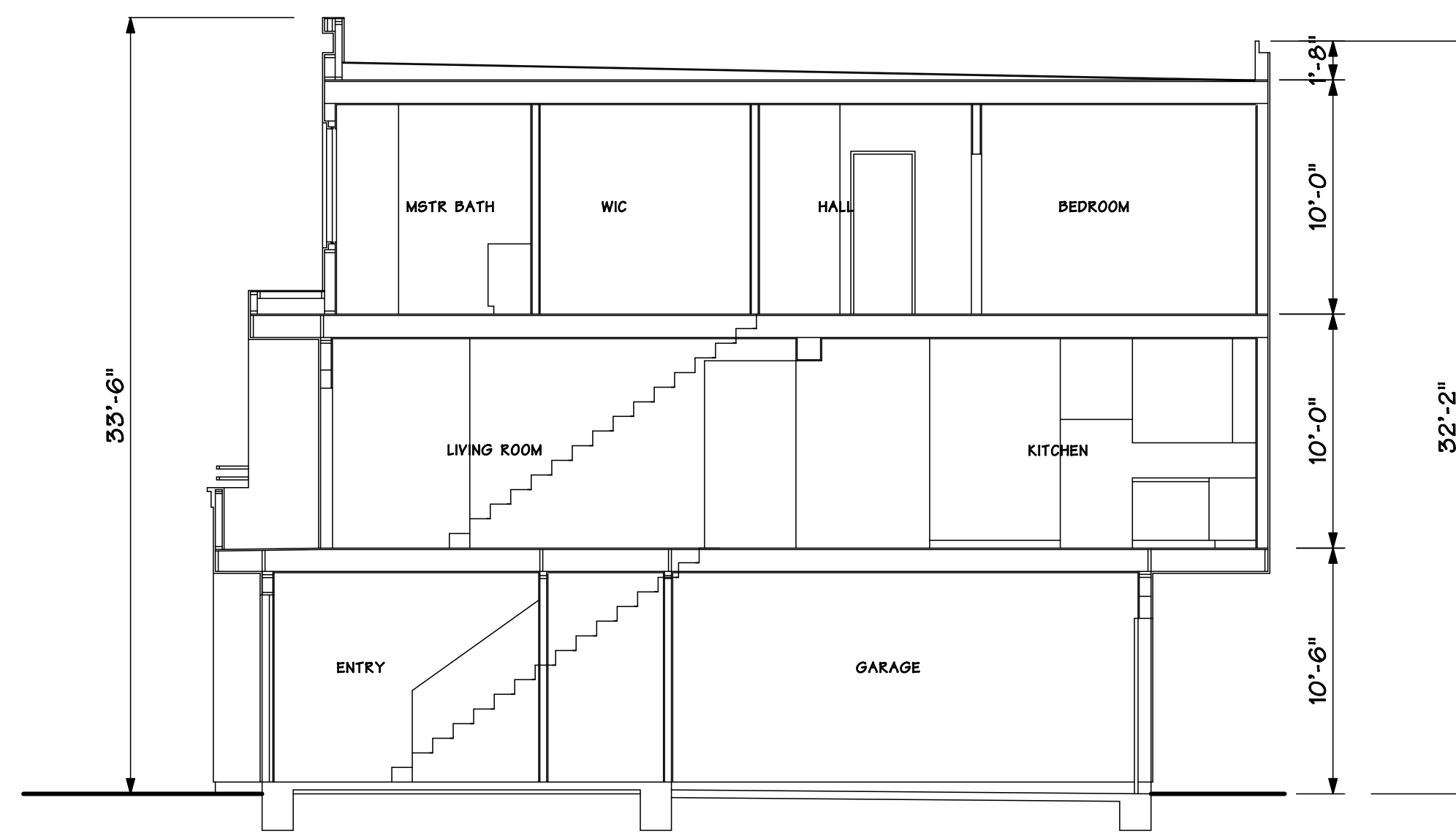
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FRONT ELEVATION BUILDINGS #1, #3



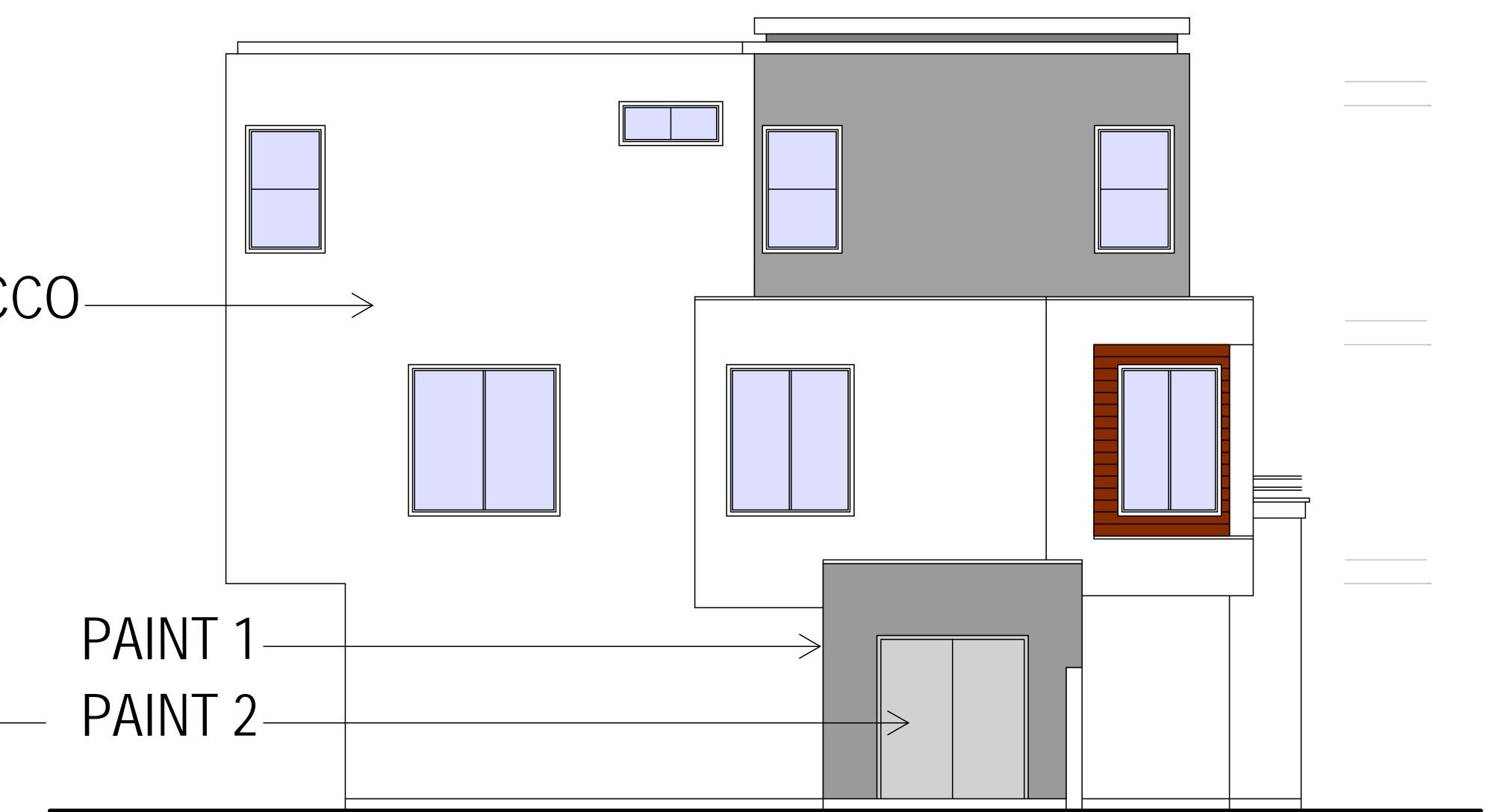
SIDE ELEVATION BUILDINGS #1, #3



TYPICAL SECTION



REAR ELEVATION BUILDINGS #1, #3



SIDE ELEVATION BUILDINGS #1, #3

WOOD SIDING
NEW TECHWOOD



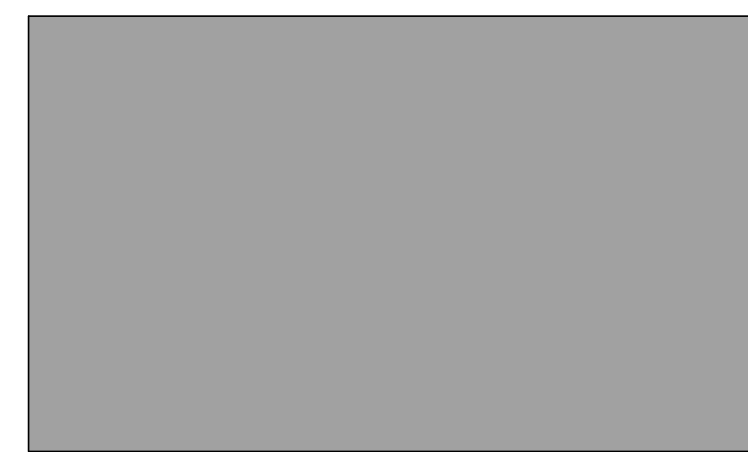
COMPOSITE SIDING
'PERUVIAN TEAK'
US09-16-TK-14

STUCCO
OMEGA STUCCO



#10 WHITE

PAINT 1
DUNN-EDWARDS PAINT



DET 610 WOLVERINE

PAINT 2
DUNN-EDWARDS PAINT



DET 6375 CASTLEROCK

WINDOWS
MILGARD VINYL



BLACK FRAMES W/
CLEAR GLASS

Building No. 1 & 3 Illustrative Building Elevations

CARSON TOWNHOMES
215 W. CARSON STREET, CARSON, CA

DON WILSON BUILDERS

23705 CRENSHAW BLVD STE 200

TORRANCE CA 90510

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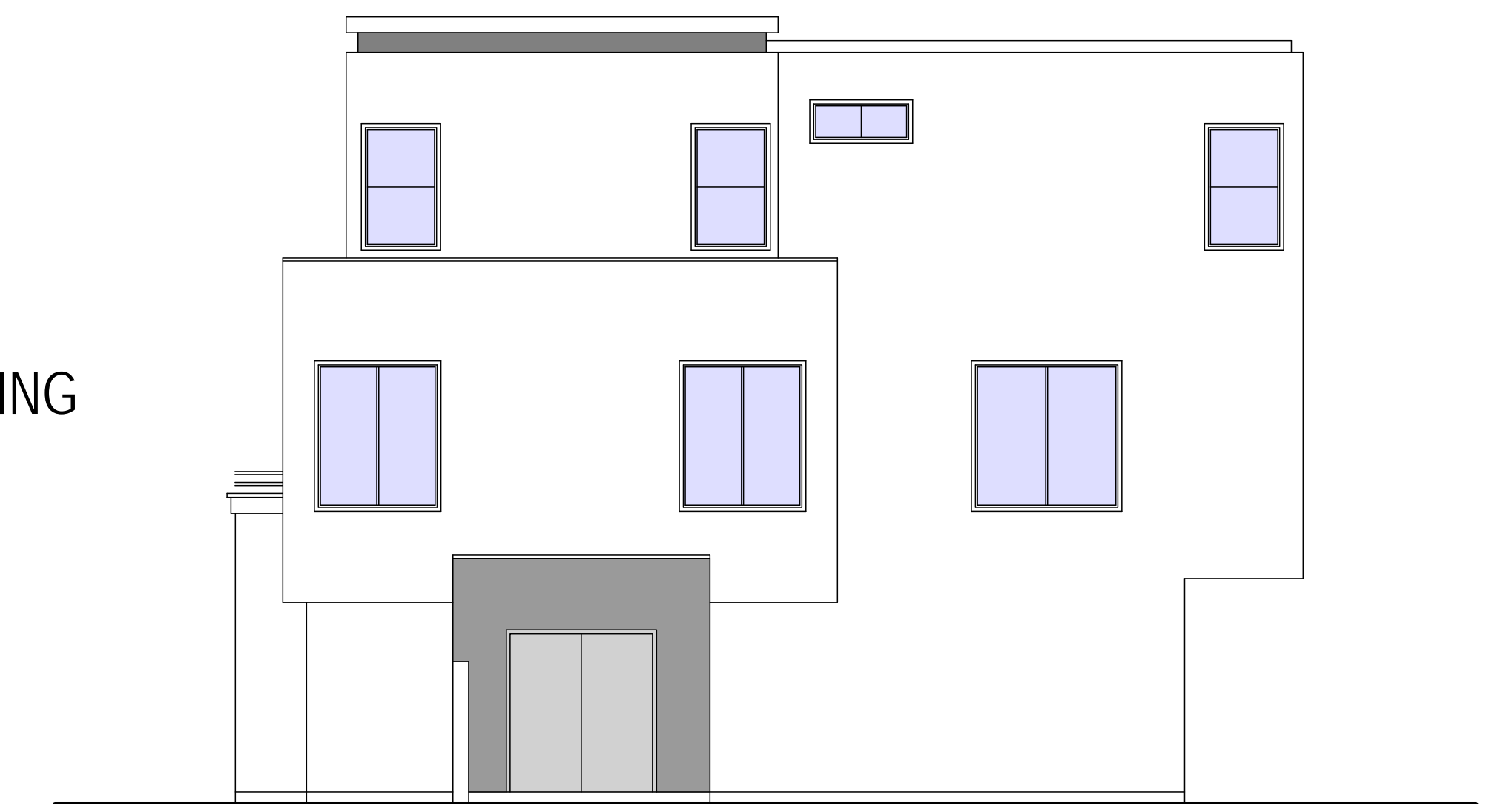
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SHEET 8 OF 12


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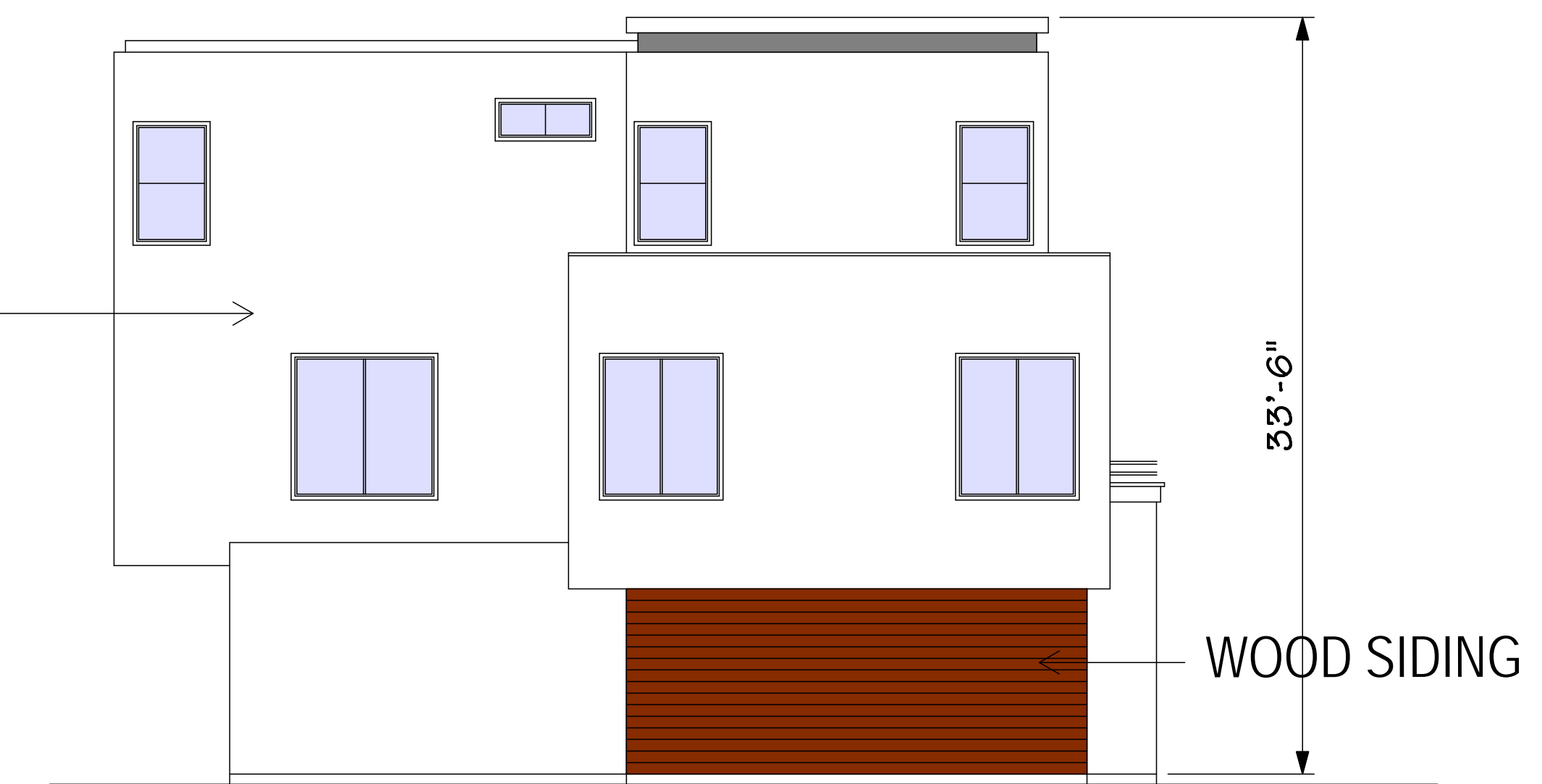
FRONT ELEVATION BUILDINGS #2, #4, #5, #6, #8



SIDE ELEVATION BUILDINGS #1 - #6



REAR ELEVATION BUILDINGS #2, #4, #5, #6, #8



SIDE ELEVATION BUILDINGS #1 - #6

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NEW TECHWOOD



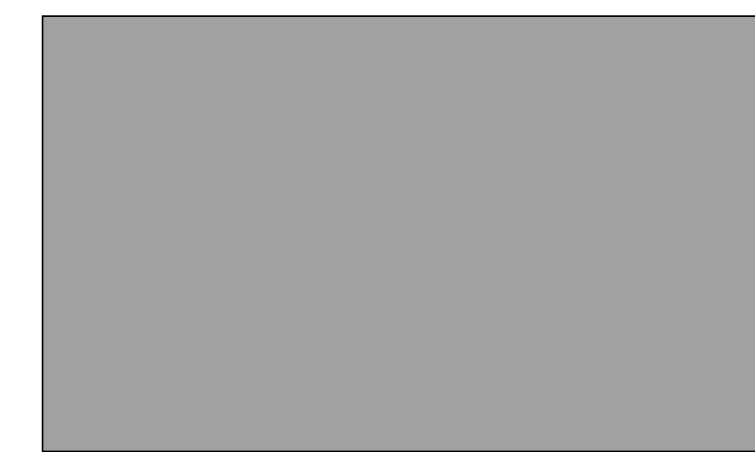
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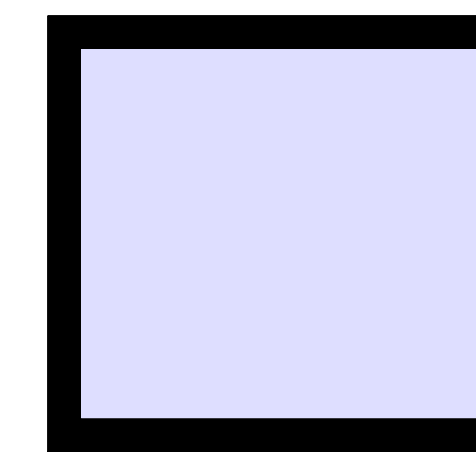
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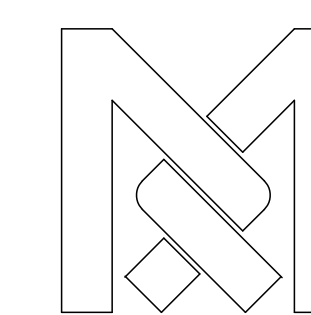
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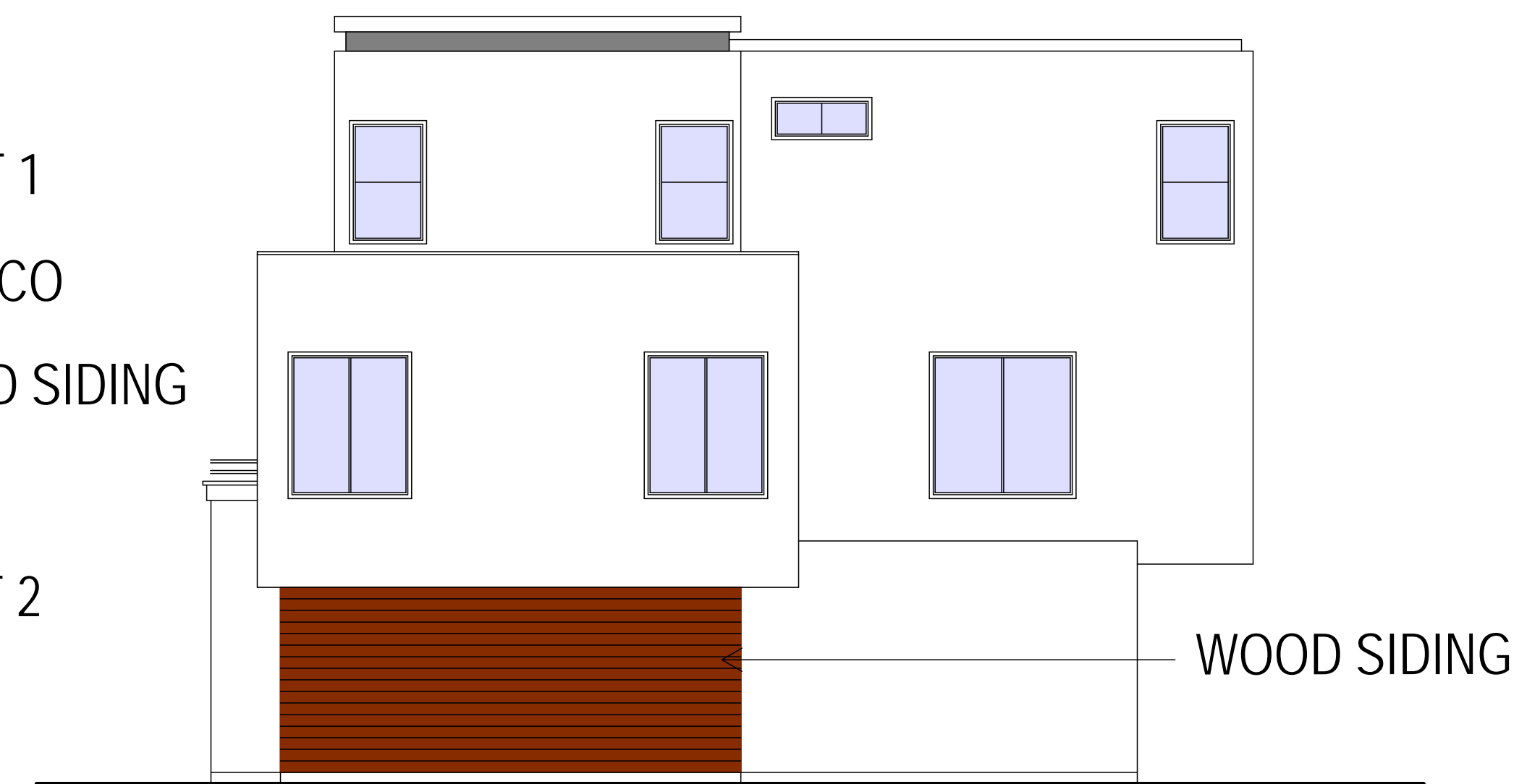
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SHEET 9 OF 11



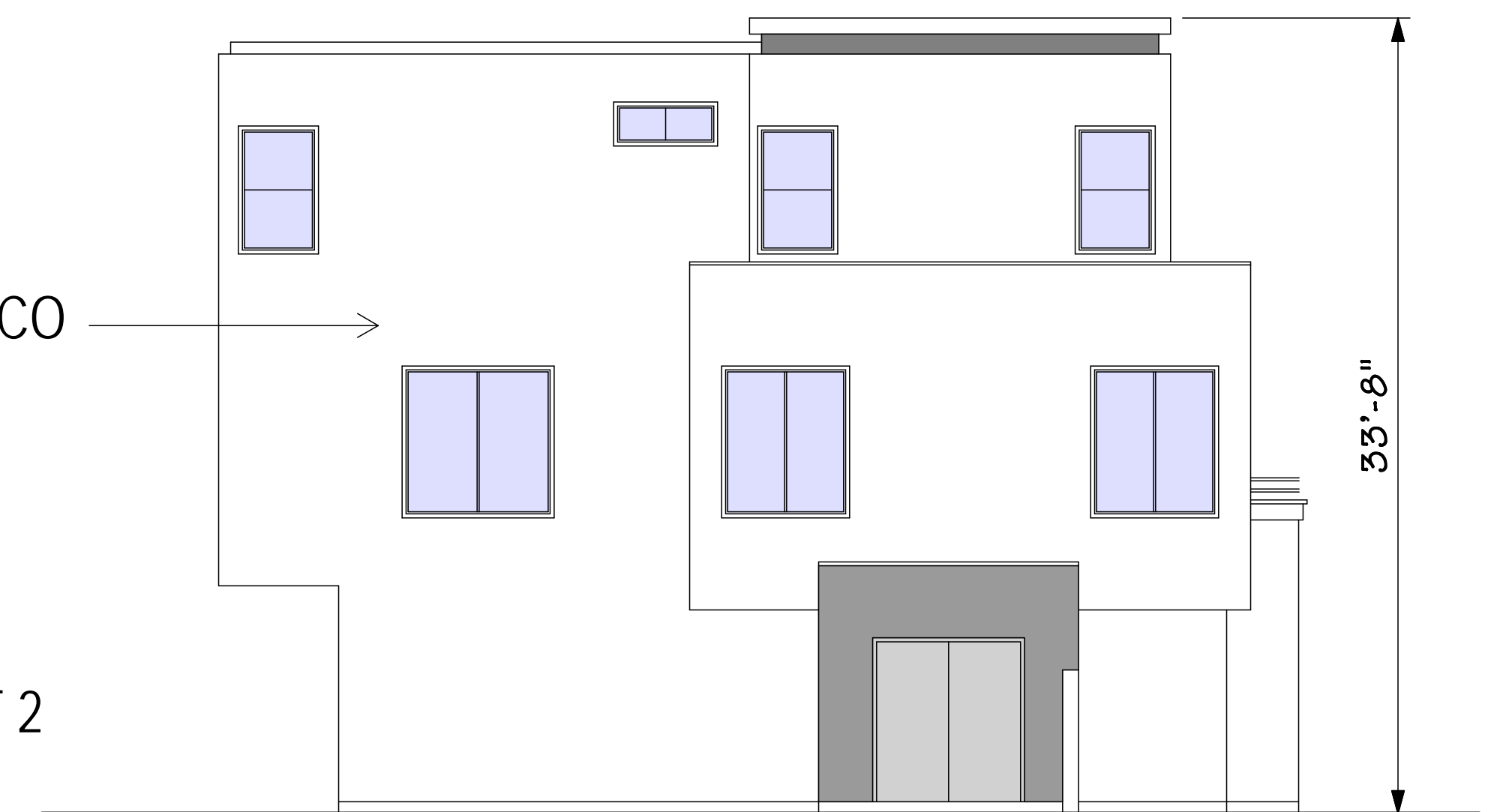
NORTH ELEVATION BUILDING #7



EAST ELEVATION BUILDING #7



SOUTH ELEVATION BUILDING #7



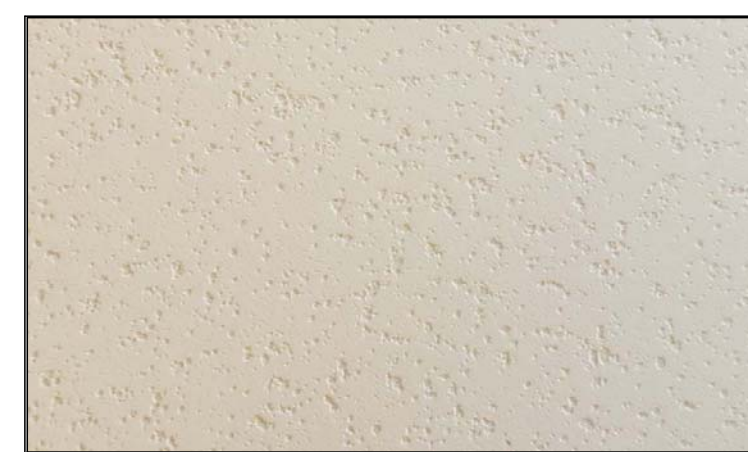
WEST ELEVATION BUILDING #7

WOOD SIDING
NEW TECHWOOD



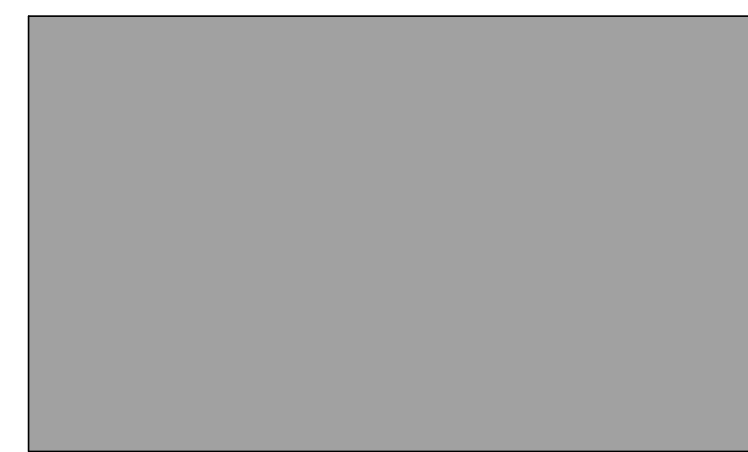
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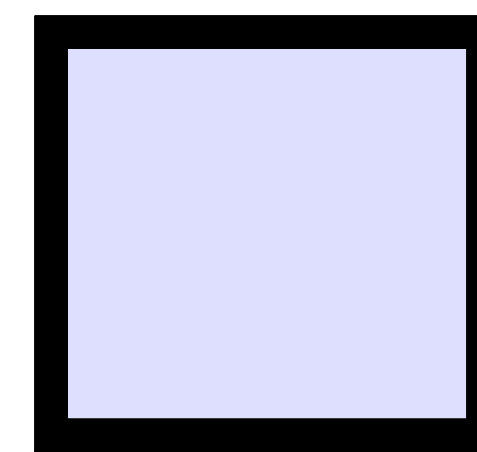
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Building No. 7 Illustrative Building Elevations

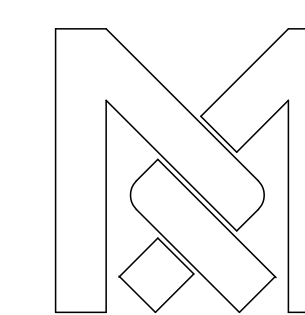
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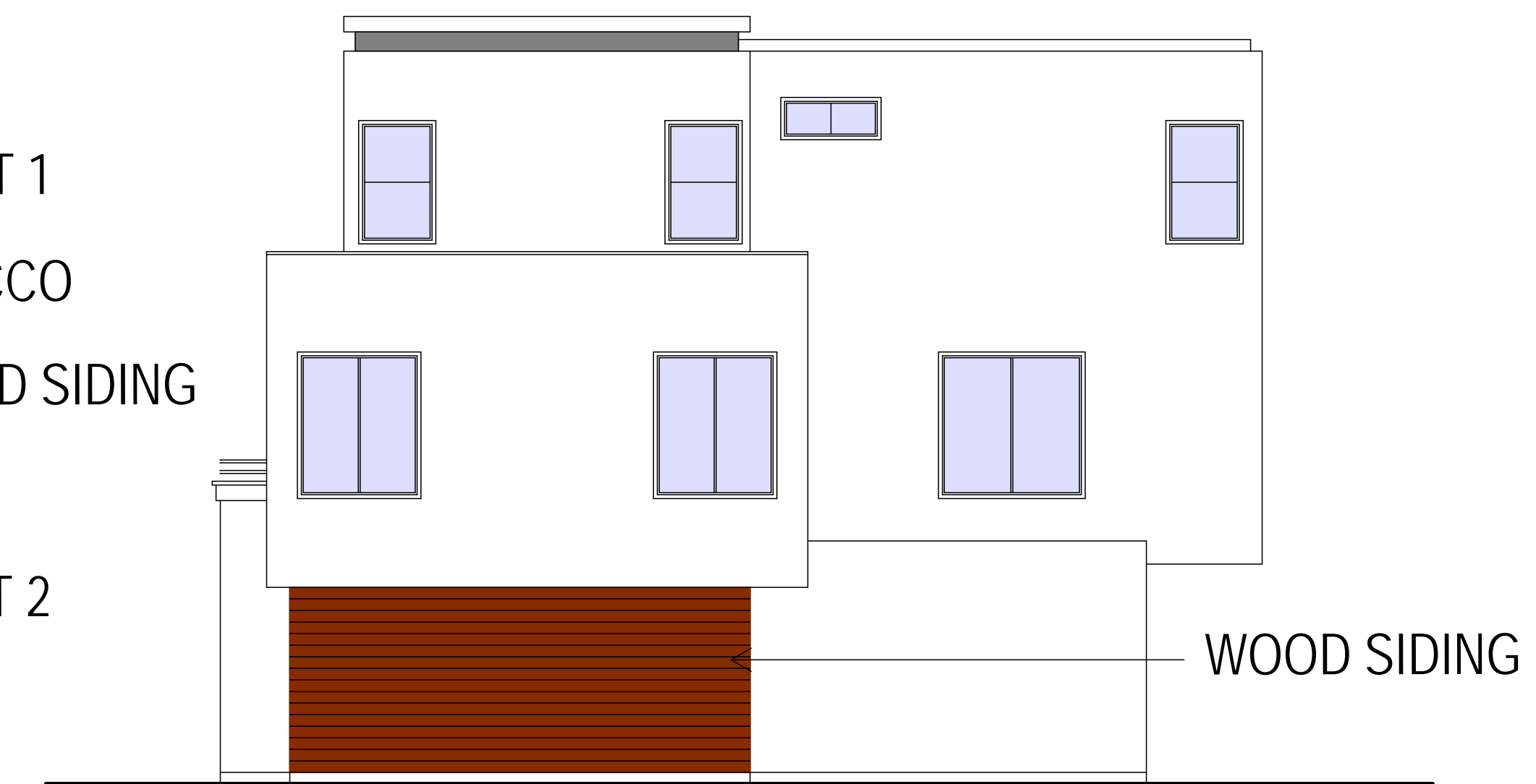
SHEET 10 OF 12



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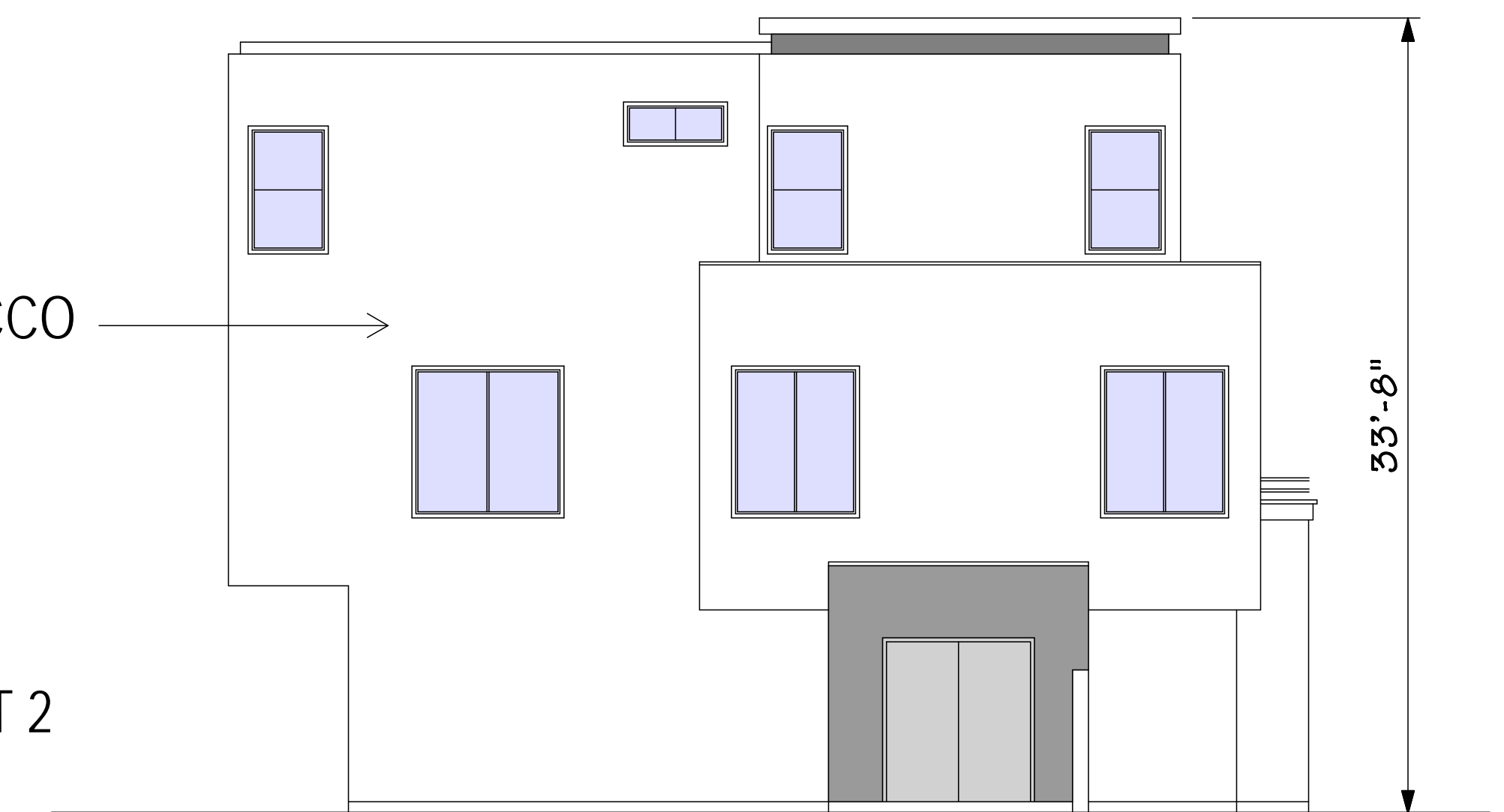
NORTH ELEVATION BUILDING #7



EAST ELEVATION BUILDING #7



SOUTH ELEVATION BUILDING #7



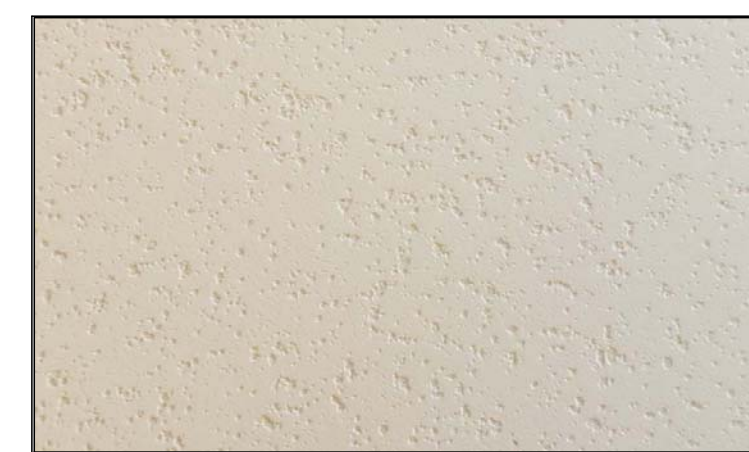
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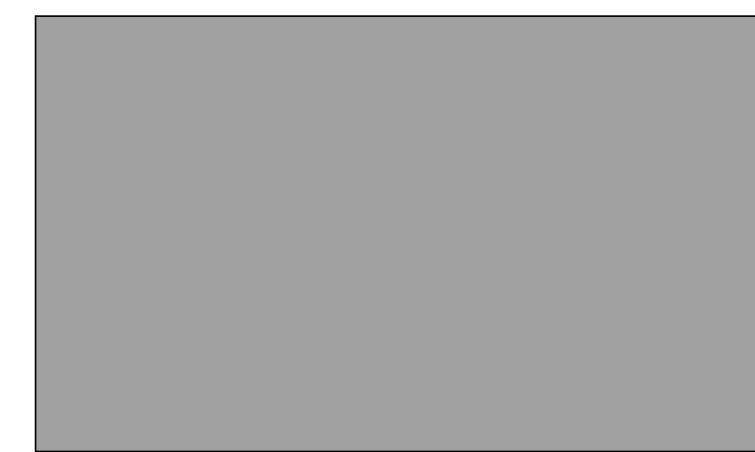
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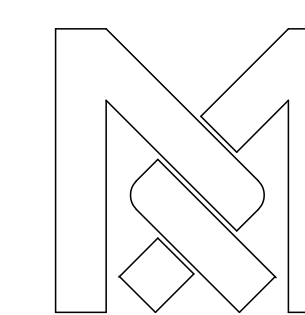
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Building No. 8 Illustrative Building Elevations



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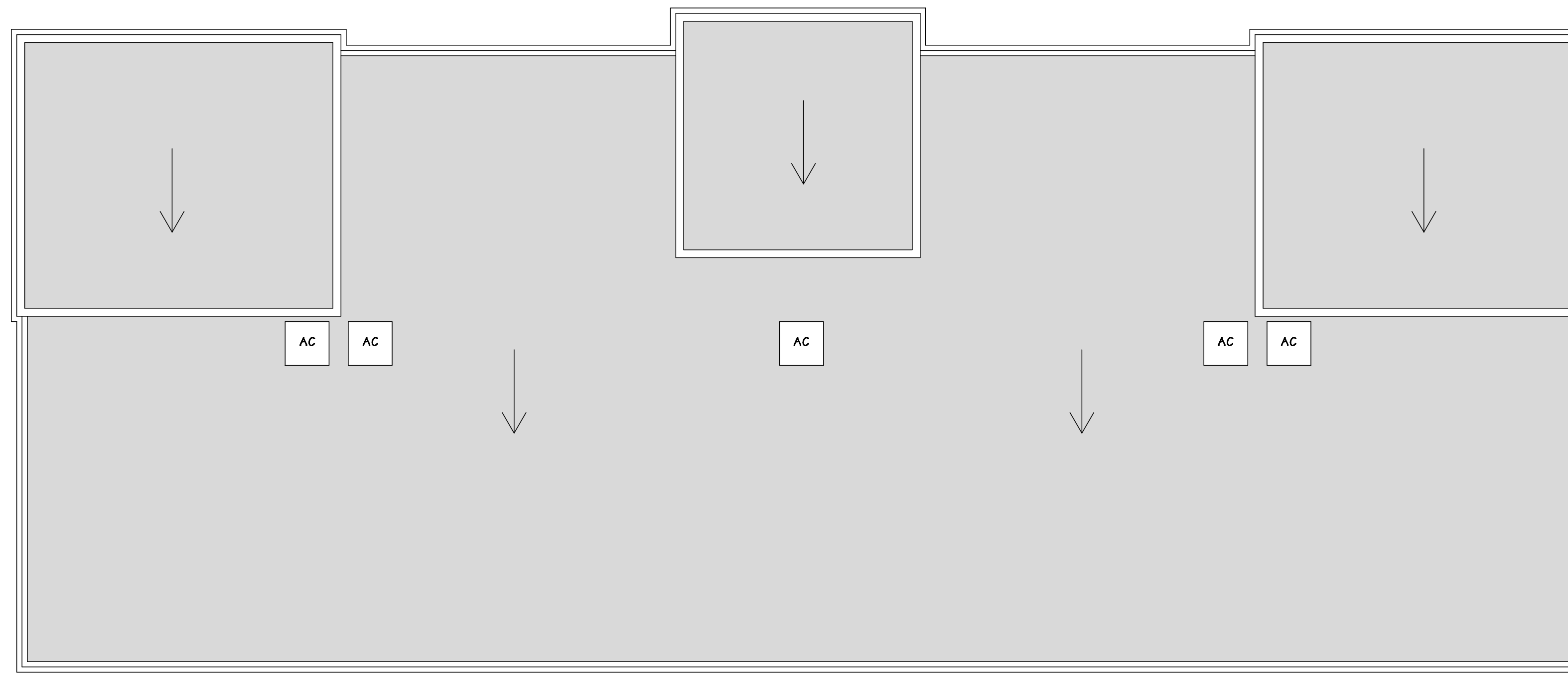
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DON WILSON BUILDERS

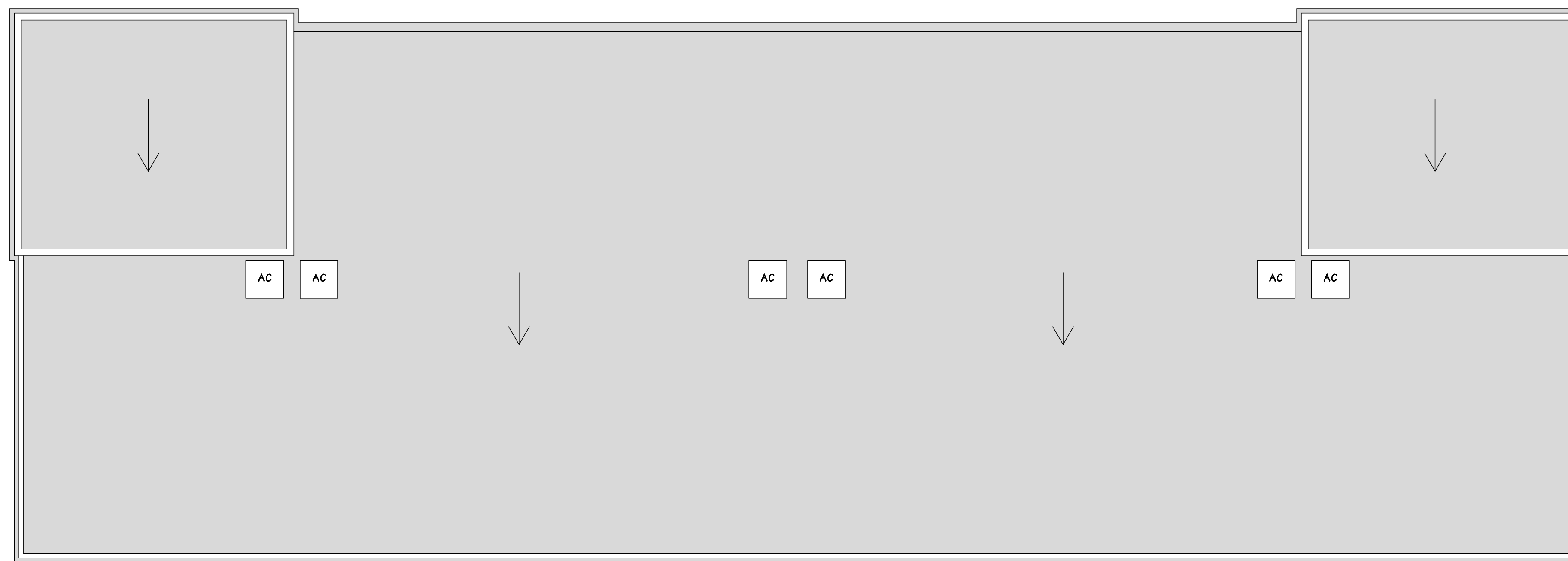
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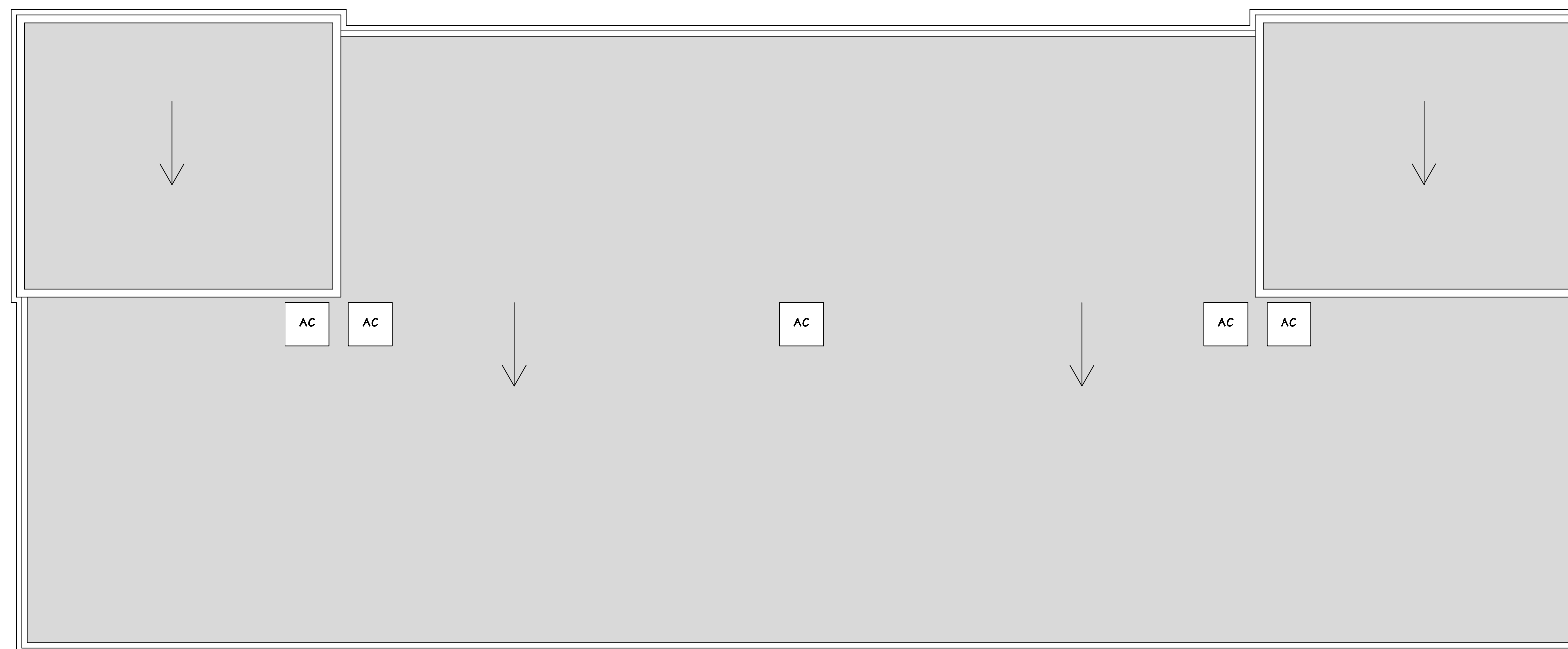
SHEET 11 OF 12



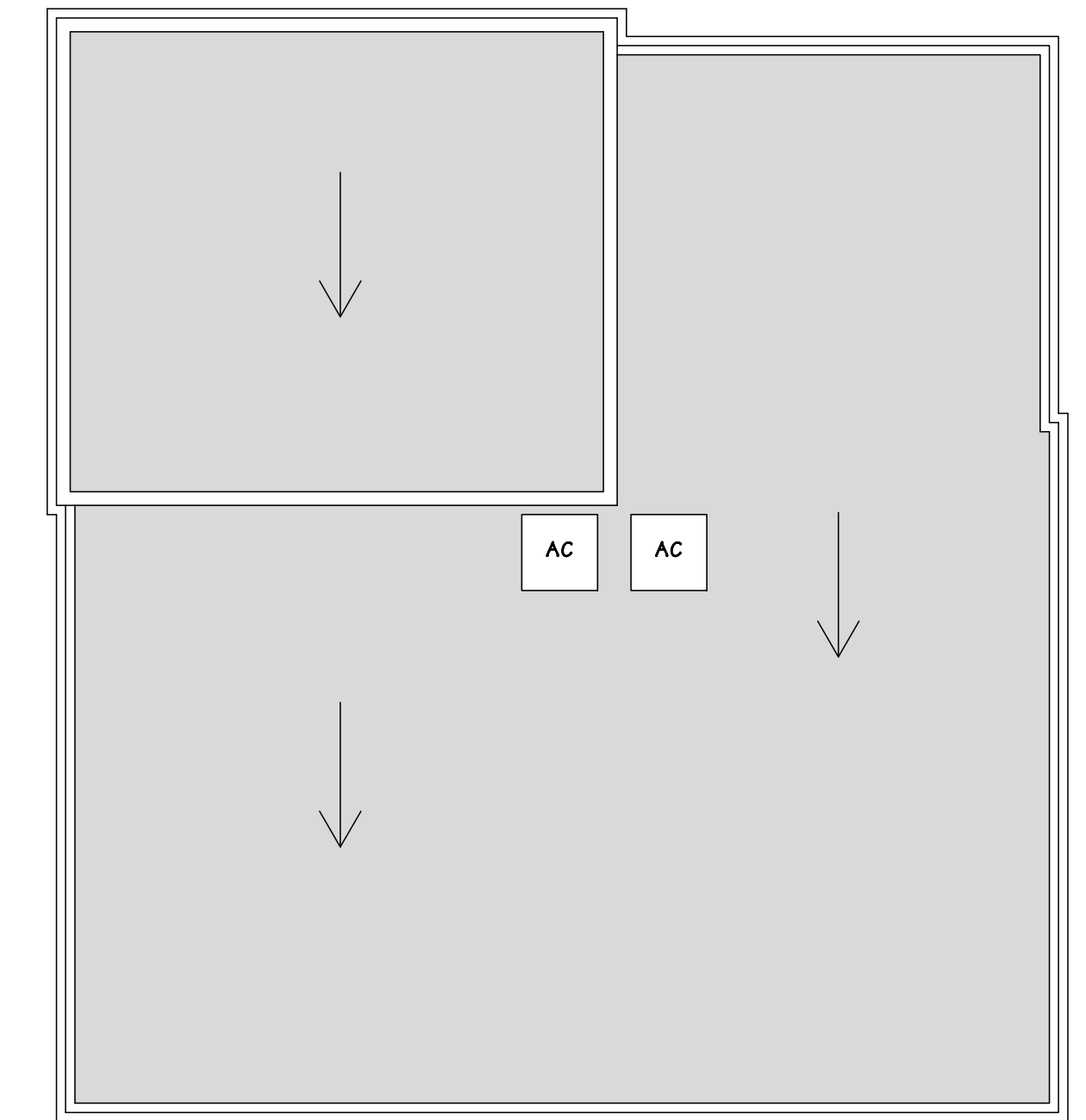
BUILDING 2, 3, 4, 5, & 6



BUILDING 7

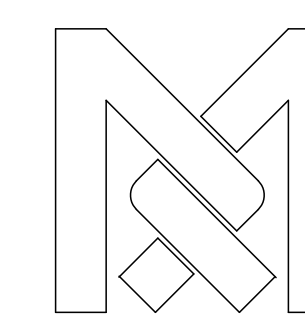


BUILDING 8



BUILDING 1 & 3

Building Roof Plans



RANDY MORRIS ARCHITECT
45120 VIA CARINA
INDIAN WELLS, CA 92210
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E-MAIL rj.morris3@verizon.net

CARSON TOWNHOMES
215 W. CARSON STREET, CARSON, CA

DON WILSON BUILDERS

23705 CRENSHAW BLVD STE 200
TORRANCE CA 90510

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

DATE: NOVEMBER 1, 2021

SHEET 12 OF 12



PLANT LIST

NO.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	WUCOLS RATING	HEIGHT X WIDTH	REMARKS
TREES:							
T1	LOPHOSTEMON CONFERTUS	BRISBANE BOX	15 GAL.	67	MODERATE	20' X 15'	STD. TRUNK
T2	PLATANUS X HISPANICA	LONDON PLANE TREE	24" BOX	15	MODERATE	50-70' X 10-15'	STD. TRUNK
SHRUBS:							
S1	AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL.	124	LOW	2-3' X 2-3'	
S2	CALLISTEMON VIMINALIS 'SLIM'	DWARF WEEPING BOTTLEBRUSH	15 GAL.	66	LOW	6-8' X 4-5'	COLUMNAR FORM
S3	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	174	LOW	2-3' X 2-3'	
S4	MYRTUS COMMUNIS 'COMPACTA'	DWARF MYRTLE	5 GAL.	373	LOW	3-4' X 2-3'	
S5	PHORMIUM TENAX	NEW ZEALAND FLAX	5 GAL.	61	LOW	4-5' X 4-5'	
S6	WESTRINGIA FRUTICOSA 'GREY BOX'	DWARF COAST ROSEMARY	5 GAL.	127	LOW	3' X 3'	
GROUNDCOVERS:							
G1	BULBINE FRUTESCENS 'HALLMARK'	STALKED BULBINE	1 GAL.	18" o.c.	LOW	1-2' x 1-2'	
G2	CARISSA MACROCARPA 'GREEN CARPET'	LOW GROWING NATAL PLUM	1 GAL.	24" o.c.	MODERATE	1-1/2' X 3-4'	
G3	MYOPORUM PARVIFOLIUM	PROSTRATE MYOPORUM	1 GAL.	48" o.c.	LOW	6-12" X 4-5'	
VINE:							
V1	FICUS REPENS	CREEPING FIG	1 GAL.	54	MODERATE		
LAWN:							
L	MARATHON II SOD				HIGH		

WATER EFFICIENT LANDSCAPE CALCULATIONS

PER 2015 REVISED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE

REFERENCE EVAPOTRANSPIRATION (ET_o) 43.2

PLANT DESCRIP.	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIG. EFFICIENCY (IE)	ETAF (PF / IE)	LAND. AREA	ETAF X AREA	ETWU
LOW WATER	0.2	DRIP	0.81	0.25	11,151	2787.7	74,866 GAL. / YR.
MODERATE WATER	0.5	DRIP	0.81	0.62	1,597	990.1	26,519 GAL. / YR.
HIGH WATER	0.7	DRIP	0.81	0.86	1,290	1,109.4	29,714 GAL. / YR.
				TOTAL	14,038 S.F.	4887.2	ETWU TOTAL 130,899 GAL. / YR.
							MAWA TOTAL 206,796 GAL. / YR.

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

MAWA = (ET_o) (0.62) [(ETAF X LA) + ((1-ETAF) X SLA)]
 MAWA = (43.2) (0.62) [(0.55 X 14,038) + (0.45 X 0)]

MAWA = 206,796 GAL. / YR.

ETAF CALCULATIONS

(AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS MUST BE .45 OR BELOW FOR NON-RESIDENTIAL AREAS)
 TOTAL ETAF X AREA = 4887.2
 TOTAL AREA = 14,038 S. F.
 AVERAGE ETAF = 0.35

HYDROZONE INFORMATION TABLE

LOW WATER USE HYDROZONES: 11,151 S.F. = 80% OF LANDSCAPE
 MODERATE WATER USE HYDROZONES: 1,597 S.F. = 11% OF LANDSCAPE
 HIGH WATER USE HYDROZONES: 1,290 S.F. = 9% OF LANDSCAPE

RECREATION SITE AMENITIES LIST

- A1 COVERED GRILL
 COLOR: BLACK
 BY: PLAYWORLD
 QTY: 1
- A2 PLAY CUBES - 4
 INSTALL PLAYCUBES ON UNITARY PROTECTIVE PLAYGROUND SURFACE
 COLOR: BY OWNER
 BY: PLAYWORLD
 QTY: 1
- A3 RECTANGLE TABLE
 COLOR: BY OWNER
 BY: PLAYWORLD
 QTY: 2
- A4 SQUARE TABLE
 COLOR: BY OWNER
 BY: PLAYWORLD
 QTY: 4

GENERAL NOTES

PROJECT:
 NEW RESIDENTIAL TOWNHOME PROJECT
 CARSON TOWNHOMES
 215 W. CARSON STREET
 CARSON, CA

PROJECT APPLICANT / OWNER:
 DWB CARSON II LLC
 DON WILSON BUILDERS
 23705 CRENSHAW BOULEVARD, STE. 200
 TORRANCE, CA 90510

PROJECT EXHIBIT PREPARER / LANDSCAPE ARCHITECT:
 CRAIG WEBER & ASSOCIATES
 950 SANTIAGO AVENUE
 LONG BEACH, CA 90804
 562.494.0411

LANDSCAPE SITE AREA:
 SITE LANDSCAPE AREA = 11,971 SQ. FT.
 SITE TURF AREA = 1,290 SQ. FT.
 PROPOSED R-O-W LANDSCAPE AREA = 777 SQ. FT.
 EXISTING R-O-W LANDSCAPE AREA = 579 SQ. FT.
TOTAL LANDSCAPE AREA = 14,617 SQ. FT.

PROJECT ZONING:
 MU-CS MIXED USE - CARSON STREET



CONCEPTUAL LANDSCAPE PLAN

REVISIONS	BY

CNA
 CRAIG WEBER & ASSOCIATES

PLANS PREPARED FOR:
DWB CARSON II LLC
 215 W. CARSON STREET, SUITE 200
 TORRANCE, CA 90503

PREPARED BY:
CRAIG WEBER & ASSOCIATES
 950 SANTIAGO AVENUE, LONG BEACH, CA 90804
 PH: 562.494.0411

REGISTERED LANDSCAPE ARCHITECT
 STATE OF CALIFORNIA
 No. 15517
 Exp. Date: 12/31/2025

PROJECT:
 APN: 7341-011-013, 018, 019, 020
CARSON TOWNHOMES
 215 W. CARSON STREET
 CARSON, CA

Date: OCT 2021
 Scale: 1/16" = 1' 0"
 Drawn: KGW
 Job: 1594
 Sheet: **L-1**