



123 EAST 223RD STREET TOWNHOMES
CARSON, CALIFORNIA

PROJECT DATA

APN #	7335-024-024	ADDRESS	123 EAST 223RD STREET, CARSON, CA 90745
CONSTRUCTION TYPE	TYPE VA	LOT AREA	GROSS AREA: 19,521 S.F. (0.45 AC) NET AREA: 18,199 S.F.
CITY OF CARSON ZONING CODE - 9191.354 FRONT YARD IS EXCLUDED FROM TOTAL LOT NET AREA.			

CITY OF CARSON - ZONING CODE			
ZONING :	ALLOWED / REQUIRED	PROVIDED	NOTES
ZONING :	RM-25-D		
DENSITY AND NUMBER OF UNITS :	25 DU / AC - 11 DU	20 DU / AC - 9 DU	
HEIGHT :	30'	30'	CITY OF CARSON - ZONING CODE - 91.26.12
GROUND LOT COVERAGE:	7,808 S.F. (40% OF LOT AREA)	6,969 S.F. (35% OF LOT AREA)	CITY OF CARSON - ZONING CODE - 91.26.21
LANDSCAPED AREA:		3,629 S.F.	
SETBACKS - FRONT :	20'-0"	20'-0"	CITY OF CARSON - ZONING CODE - 91.26.23, 91.26.24, AND 91.26.25.
SETBACKS - SIDE (EAST) :	10'-0"	16'-5"	
SETBACKS - SIDE (WEST) :	10'-0"	15'-5"	
SETBACKS - REAR :	15'-0"	47'-6"	
PASSAGEWAY :	15'-0"	13'-7"	CITY OF CARSON - ZONING CODE - 91.26.26
SPACE BETWEEN BUILDINGS :	10'	13'-7"	CITY OF CARSON - ZONING CODE - 91.26.27
USABLE OPEN SPACE :	5,460 S.F.	5,575 S.F.	CITY OF CARSON - ZONING CODE - 91.26.28
PRIVATE OPEN SPACE :	1,350 S.F.	2,338 S.F.	CITY OF CARSON - ZONING CODE - 91.28.15
RESIDENTIAL STORAGE:	200 C.F. / DU	200 C.F. / DU	CITY OF CARSON - ZONING CODE - 9305
RESIDENTS PARKING:	18 SPACES - 2 SPACE / DU	18 SPACES	CITY OF CARSON - ZONING CODE - 9305
GUEST PARKING:	2 SPACES (1 STANDARD + 1 HO)1 SPACE / 10 DU	6 SPACES	CITY OF CARSON - ZONING CODE - 9305

UNIT COUNT						
UNIT DESIGNATION / TYPE	# OF UNITS	GROSS AREA	TOTAL GROSS AREA	NET AREA	TOTAL NET AREA	PATIO & BALCONY / DU
A-3 BEDROOM 3.5 BATH	5	1,819 S.F.	9,095 S.F.	1,712 S.F.	8,560 S.F.	266 S.F.
B-3 BEDROOM 3.5 BATH	4	2,031 S.F.	8,124 S.F.	1,903 S.F.	7,612 S.F.	252 S.F.
TOTAL	9	17,335 S.F.		16,172 S.F.		

BUILDING SUMMARIES	UNITS - A	UNITS - B	TOTAL UNITS	TOTAL GROSS AREA	TOTAL NET AREA
BUILDING I	2	2	4	7,700 S.F.	7,230 S.F.
BUILDING II	3	2	5	9,519 S.F.	8,942 S.F.

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VICINITY MAP



PROJECT TEAM

OWNER

HOOMAN MOSHAR
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 LAGUNA HILLS, 90265
 CONTACT: HOOMAN MOSHAR
 PHONE: (949) 300-0878
 EMAIL: hooman.moshar@broadcom.com

ARCHITECT

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 TORRANCE, CA 90504
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 FAX: 310.217.0425
 EMAIL: dthelen@witheelmalcolm.com

CIVIL ENGINEER & SURVEYING

BOLTON ENGINEERING CORP.
 ADDRESS: 25834 Narbonne Ave #210
 Lomita, CA 90717
 CONTACT: DAN BOLTON
 PHONE: 310.325.5580
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 EMAIL: dbolton@boltonengineering.com

PROJECT SUMMARY

MAJOR LAND DIVISION

Vesting Tentative Tract #074940 For Condominium Purposes Located in the City of Carson, County of Los Angeles, State of California April 28, 2020

OWNER:
HOUMAN MOSHAR
29726 DILLON ROAD
LAGUNA HILLS, CA 90265

APPLICANT/DEVELOPER:
SAME AS OWNER, ABOVE

PROPERTY ADDRESS:
123 EAST 223rd AVENUE
CARSON, CA 90745
APN: 7335-024-024
THOMAS BROS.: PG. 634-B6

ARCHITECT:
WITHEE MALCOLM ARCHITECTS, LLP
ATTENTION: DAN WITHEE, AIA
2251 W. 190th STREET
TORRANCE, CA 90504
PHONE: 310-217-8885

EXISTING USE:
THE TOTAL AREA OF LAND CONSISTS OF:
GROSS = 19,521± Sq. Ft.
NET = 19,521± Sq. Ft.

THE SITE IS CURRENTLY DEVELOPED WITH A SINGLE FAMILY RESIDENCE.
ZONING: RM-25-D (RESIDENTIAL, MULTIPLE DWELLING)
LAND USE (EXISTING): SINGLE FAMILY RESIDENTIAL
LAND USE (PROPOSED): MULTI-FAMILY RESIDENTIAL
PROPOSED USE:

THE PROPOSED PROJECT CONSISTS OF DEVELOPMENT OF 9 UNIT TOWNHOUSE CONDOMINIUMS AND OTHER HARDSCAPE AREAS ASSOCIATED WITH IT.

SUBDIVISION SUMMARY:

THE SUBDIVISION PROPOSES CREATION OF ONE (1) LOT FOR CONDOMINIUM PURPOSES, WITH NINE (9) CONDOMINIUM AIRSPACES:

1 - 9 - TOWNHOUSE UNITS

THE PORTION OF LOT 1 OUTSIDE THE CONDOMINIUM AIRSPACES IS FOR COMMON AREA INCLUDING PRIVATE DRIVEWAY, LANDSCAPE AREA AND GUEST PARKING, AND TO PROVIDE REQUIRED UTILITY EASEMENTS. IT IS PART OF COMMON AREA WHICH WILL BE HELD IN FEE BY AN ASSOCIATION MADE UP OF THE OWNERS OF INDIVIDUAL LOTS.

FLOOD ZONE:
THE SUBJECT PROPERTY IS MAPPED AS ZONE "X".

EARTHWORK QUANTITIES:

EARTHWORK VOLUMES

CUT 21 (cy), FILL 503 (cy)

OVER EXCAVATION/ALLUVIAL REMOVAL & COMPACTION - 1452 (cy)
IMPORT - 482 (cy)

NOTES:
1. ALL EXISTING IMPROVEMENTS ON SITE TO BE REMOVED, UNLESS SPECIFICALLY INDICATED OTHERWISE.
2. DRAINAGE TO BE BY UNDERGROUND DRAINAGE SYSTEM, DISCHARGING TO EAST 223rd STREET THROUGH A CURB CULVERT. INFILTRATION IS PROPOSED TO ADDRESS LOW IMPACT DEVELOPMENT REQUIREMENTS, SUBJECT TO SOILS ENGINEER'S RECOMMENDATIONS.
3. SANITARY SEWER, WATER, AND UTILITIES ARE AVAILABLE IN THE ADJACENT STREET. SANITARY SEWER SERVICE TO BE BY THREE NEW SEWER LATERALS CONNECTING TO THE SEWER MAIN IN EAST 223RD STREET.
4. ALL SQUARE FOOTAGES SHOWN ARE APPROXIMATE AND SUBJECT TO REVISION DURING DESIGN PROCESS.
5. NO WELLS ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
6. (E) TREES >4" SHOWN HEREON. ALL (E) TREES TO BE REMOVED.
7. NO HAZARDOUS CONDITIONS ARE KNOWN TO EXIST ON SITE.

BENCHMARK:
FOUND LA SURVEY PBM 1969 21-07751, ELEV. 30.82, ON THE SWLY CORNER OF CARSON ST & DOLORES ST.
THE BASIS OF BEARINGS FOR THE SURVEY, NORTH 89° 43' 00" WEST, BEING THE CENTERLINE OF 223RD STREET, PER TRACT 2982, BK 35, PG 31, IN THE CITY OF CARSON, CALIFORNIA.

LEGEND:
(E) EASEMENT
(P) EASEMENT

ENGINEER / MAP PREPARED BY:
BOLTON ENGINEERING CORP.
25834 NARBONNE AVE #210
LOMITA, CA 90717
PHONE: (310) 325-5580
ATTN: DANIEL J BOLTON, P.E.
RCE 63290 EXP. 6/30/20

SOILS ENGINEER:
Bay City Geology
2800 NEILSON WAY
SANTA MONICA, CA 90405
310-429-6681
CONTACT: JONATHAN MILLER

LEGAL DESCRIPTION:

FROM A TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED APRIL 13, 1999:

THE LAND REFERRED TO IN THIS SURVEY IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF LOS ANGELES, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
THAT PORTION OF LOT 5 OF TRACT 2982, IN THE CITY OF CARSON, AS PER MAP RECORDED IN BOOK 35, PAGE 31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, INCLUDED WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

BEGINNING AT A POINT IN THE CENTER LINE OF WILMINGTON STREET (NOW 223rd STREET), AS SHOWN ON SAID MAP; DISTANT NORTH 89°43' EAST 229 FEET FROM THE INTERSECTION OF SAID CENTER LINES WITH THE CENTER LINE OF MAIN STREET, AS SHOWN ON SAID MAP; THENCE ALONG SAID CENTER LINE OF WILMINGTON STREET, NORTH 89°43' EAST 70 FEET, THENCE AT RIGHT ANGLES NORTH 0° 17' WEST 330 FEET, MORE OR LESS, TO THE NORTHERLY LINE OF SAID LOT; THENCE ALONG SAID NORTHERLY LINE, SOUTH 89° 43' WEST 70 FEET TO A LINE DRAWN AT RIGHT ANGLES WITH SAID CENTER LINE OF WILMINGTON STREET WHICH PASSES THROUGH THE POINT OF BEGINNING; THENCE SOUTH 0° 17' EAST 330 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THAT PORTION OF SAID PARCEL 1, WHICH LIES WITHIN A STRIP OF LAND 50 FEET WIDE, THE SOUTHERLY BOUNDARY OF WHICH IS THE CENTER LINE OF THAT CERTAIN 100 FOOT STRIP OF LAND DESCRIBED AS PARCEL "A" OF DEED TO THE COUNTY OF LOS ANGELES, RECORDED AS DOCUMENT NO. 3711 ON NOVEMBER 29, 1956 IN BOOK 52984, PAGE 238 OF SAID OFFICIAL RECORDS.

PARCEL 2:
AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 12.5 FEET OF THAT PORTION OF SAID LOT 5, TRACT 2982, LYING EASTERLY OF A LINE DRAWN AT RIGHT ANGLES WITH THE CENTER LINE OF WILMINGTON STREET, WHICH PASSES THROUGH A POINT IN SAID CENTER LINE DISTANT NORTH 89° 43' EAST, 299 FEET FROM THE INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF MAIN STREET, AS SHOWN ON SAID MAP.

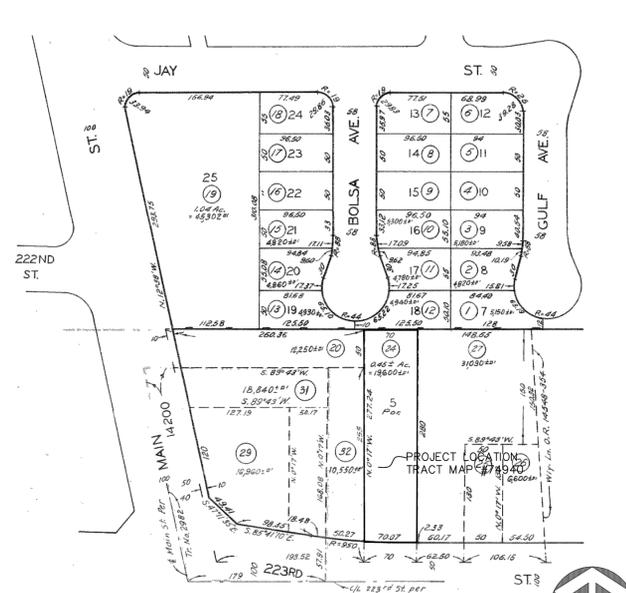
EXISTING EASEMENTS

△ EASEMENT FOR PUBLIC UTILITIES NOT AVAILABLE RECORDED-IN BOOK 7854 PAGE 79 OF OFFICIAL RECORDS (NOT ON PROPERTY)

PROPOSED EASEMENTS

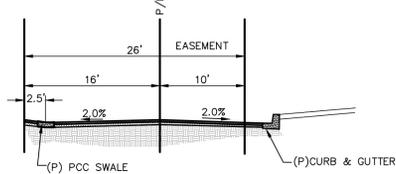
① 13.5' WIDE EASEMENT FOR INGRESS/EGRESS, EMERGENCY VEHICLE ACCESS AND UTILITY PURPOSES

A HOMEOWNER'S ASSOCIATION WILL BE FORMED TO HOLD AND MANAGE AREAS OUTSIDE THE CONDOMINIUM AIRSPACES FOR INGRESS, EGRESS, VEHICULAR ACCESS, UTILITY INSTALLATION AND MAINTENANCE, AND OTHER COMMON PURPOSES AS DEEMED NECESSARY.

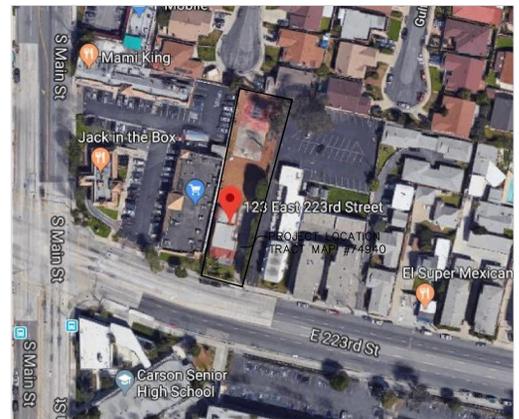


TENTATIVE PARCEL MAP DETAIL

NTS



TYPICAL SECTION-PRIVATE DRIVEWAY
SCALE: 1"=10'



SITE MAP

NTS

LEGEND:

100.00 FG	PROPOSED GRADE	F.S. FINISHED SURFACE
(100.00 FG)	EXISTING GRADE	F.G. FINISHED GRADE
	PROPOSED CONCRETE	F.L. FLOW LINE
	SETBACK LINE (S.B.)	G.B. GRADE BREAK
	PROPOSED PVC DRAIN LINE	T.C. TOP OF CURB
	PROPOSED SEWER LATERAL	INV. INVERT
	PROPOSED BUILDING FOOTPRINT	B.W. BACK OF WALK
		F.F. FINISH FLOOR ELEVATION
		H.L. HOUSE LATERAL (VCP)
		OHE OVERHEAD ELECTRICAL LINE
		C/O SEWER CLEANOUT

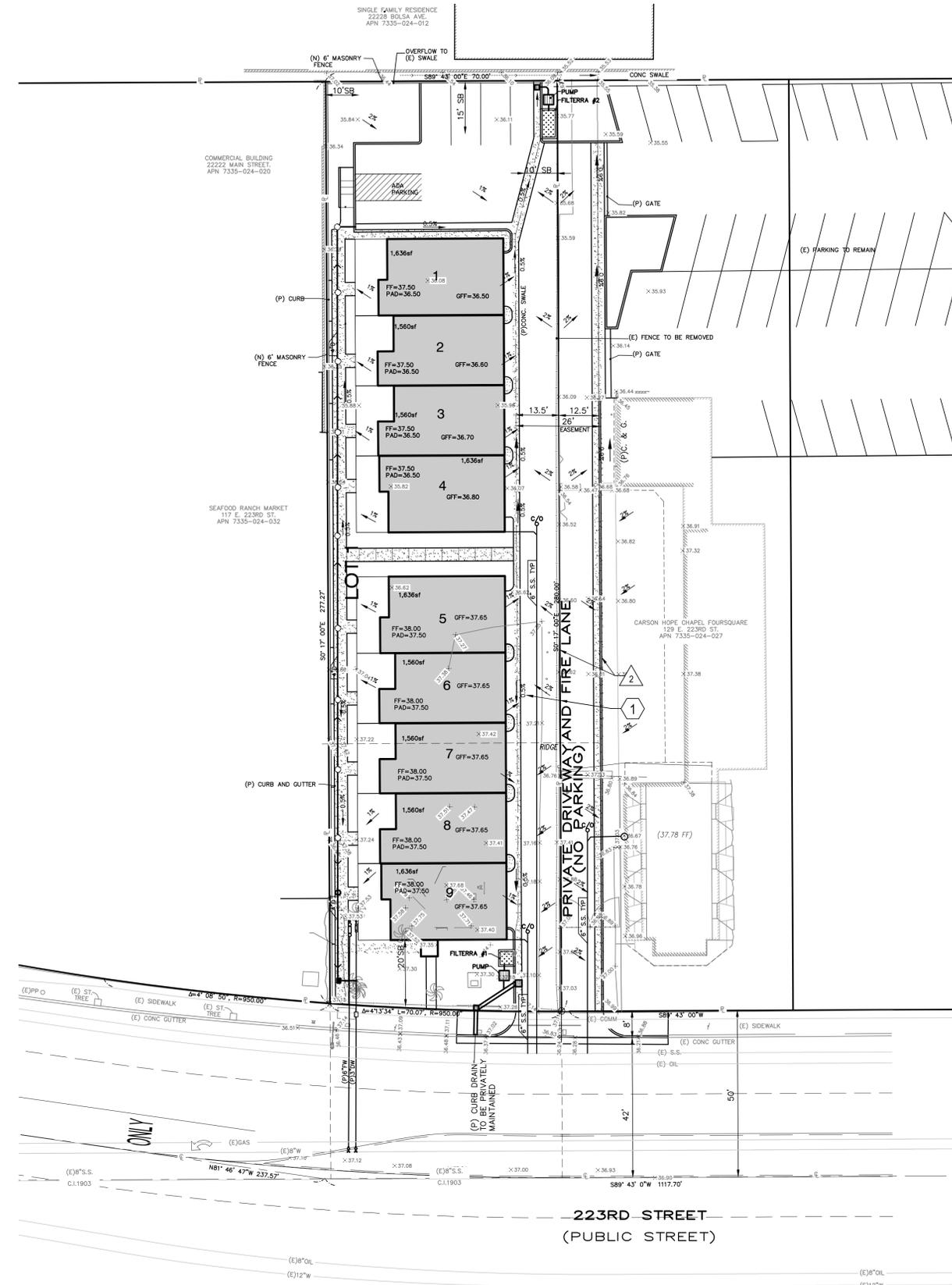


EXHIBIT MAP

SCALE: 1" = 20'-0"



Bolton Engineering Corp.
Civil Engineering & Surveying
25834 Narbonne Avenue Ste. 210
Lomita, CA 90717
BEC JOB NO. 16337

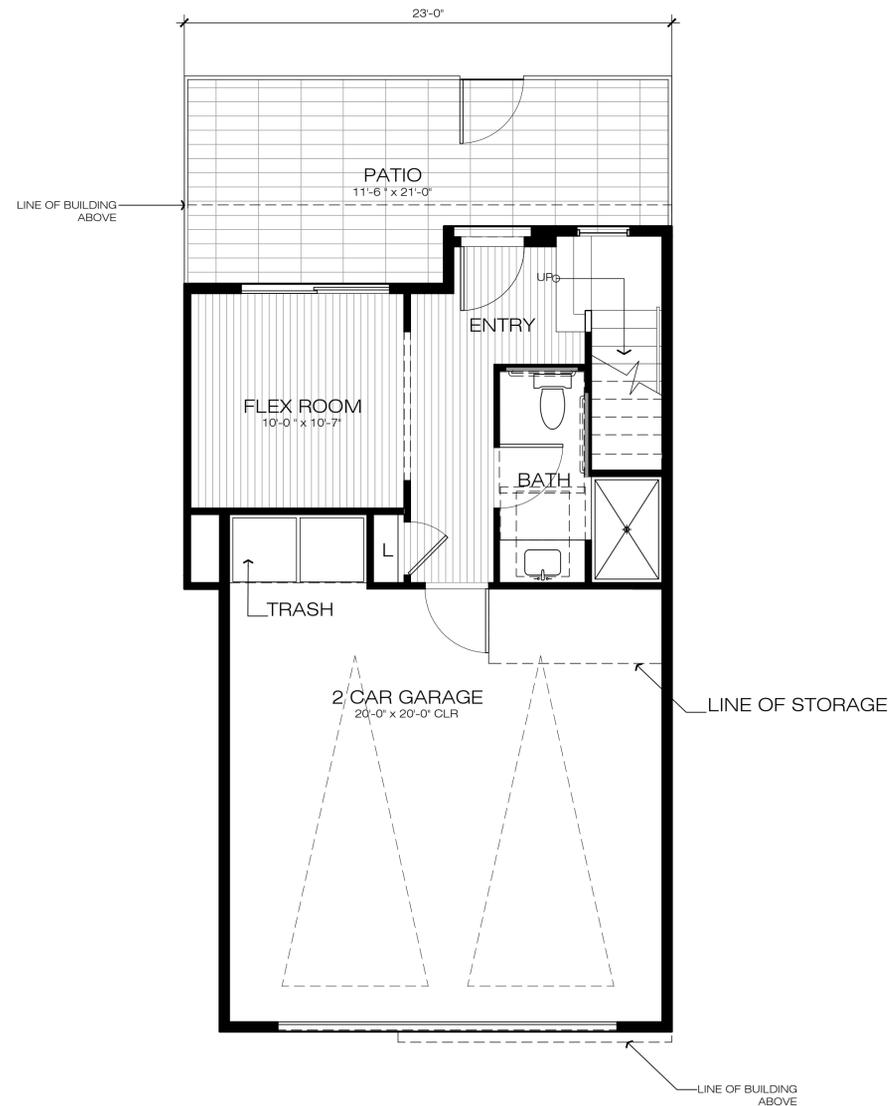


NOTE:
 3' clearance on sides and back of the equipment. 8' clearance in front of the equipment. Landscaping irrigation system will be installed so that they do not spray on the equipment.

ILLUSTRATIVE SITE PLAN



BUILDING PLAN - GROUND FLOOR



FIRST FLOOR

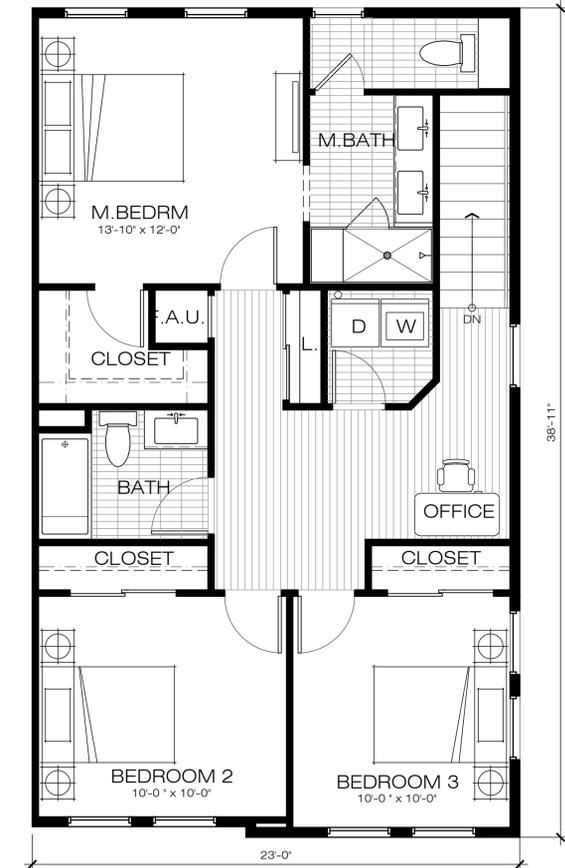
G.F.A. 358 S.F.
N.F.A. 326 S.F.

UNIT 'B' THREE BEDROOM +3.5 BATH
GROSS AREA: 2,031 S.F.
NET AREA: 1,903 S.F.
NUMBER OF UNITS: 4 DU



SECOND FLOOR

G.F.A. 821 S.F.
N.F.A. 771 S.F.



THIRD FLOOR

G.F.A. 852 S.F.
N.F.A. 806 S.F.

UNIT PLAN 'B'



WEST ELEVATION



EAST ELEVATION

ELEVATIONS

123 EAST 223RD TOWNHOMES
CITY OF CARSON

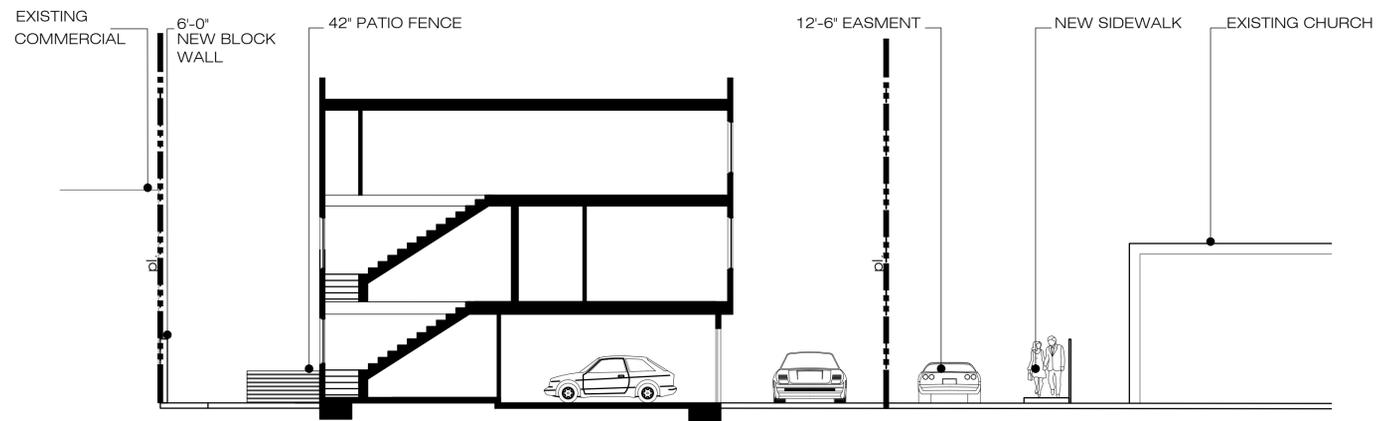




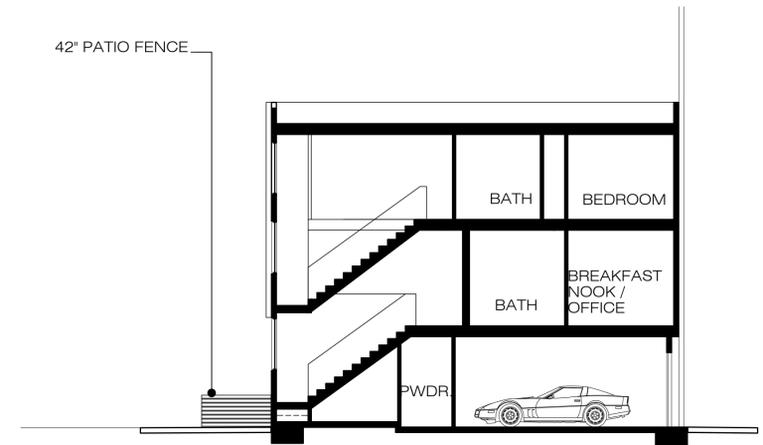
NORTH ELEVATION



SOUTH / STREET ELEVATION

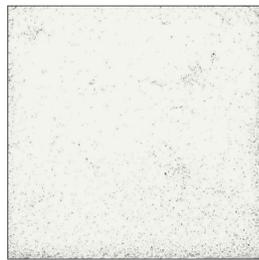


SITE SECTION



TYPICAL UNIT SECTION

ELEVATIONS + SECTION



1 LA HABRA STUCCO
SMOOTH FINISH
X-50 BASE 100



2 LA HABRA STUCCO
20/30 float finish



3 HARDIE BOARD
cement board siding



4 VINYL DOORS/
WINDOWS



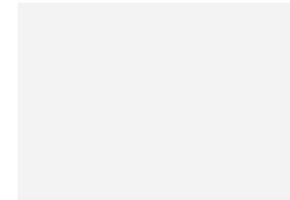
5 TREX
patio fence
manufacture color:
Lava Rock



6 METAL GUARDRAIL

BUILDING COLORS
Paint to match DUNN EDWARDS

A



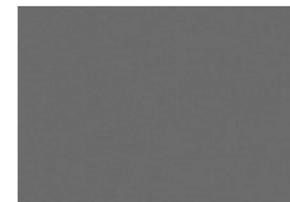
LIGHTHOUSE
DEW385

B



CHERRY COLA
DEA156

C



BOAT ANCHOR
DE6377

D



STIEGLITZ SILVER
DET612



7 WALL SCONCE
LED - Silver



8 RECESSED ENTRY
LIGHT
LED - White



9 TEMPERED OPAQUE
GLASS DOOR



BACK ELEVATION



FRONT ELEVATION



VIEW 2 - FROM ACROSS STREET



VIEW 3 - FROM ADJACENT CHURCH PROPERTY



VIEW 1 - AT STREET INTERSECTION



KEY MAP
N.T.S

CONTEXT PERSPECTIVE!



The overall landscape objective is to create a residential identity by providing enhanced landscaping along 223rd Street, the creation of shade and privacy for individual patios, and soften the fence along westerly side of property. This objective will be achieved through the use of drought tolerant and colorful plants to be planted in the front, rear, west side setback, along the church fence, and around the patios.

Planting palette includes the following plants:

SHRUBS and GROUND COVERS:

Botanical Name

- Large Shrub / TREES**
 Cassia leptophylla
 Hymenoporum flavum
 Afrocarpus gracilior
 Magnolia grandiflora
 Arbutus Unedo
 Chamaerops humilis
 Feijoa sellowiana
 Westringia fruticosa

Medium Shrub

- Callistemon
 Bougainvillea species
 Hemerocallis
 Pittosporum species
 Raphiolepis indica
 Rosemarinus '
 Salvia greggi
 Salvia leucantha
 Strelitzia reginae

Common Name

- Gold Medallion trees
 Sweet Shade
 Podocarpus gracilior
 Magnolia 'Little Gem'
 Strawberry Tree
 Mediterranean Fan Palm - multi trunk
 Pineapple Guava
 Coast Rosemary

- 'Little John' Dwarf Bottlebrush
 Bougainvillea
 Hybrids Evergreen Daylilies
 Mock Orange
 Species India Hawthorn
 Tuscan Blue' Upright Rosemary
 Autumn Sage
 Mexican Sage Bush
 Bird of Paradise

Low Shrubs and Groundcovers

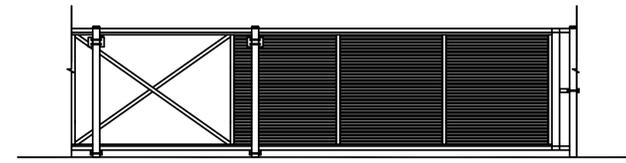
- Carissa M. 'Horizontalis'
 Carex
 Ceanothus g. 'Horizontalis'
 Mahonia repens
 Myoporum parvifolium
 Rosmarinus o. prostratus

Accent/color shrubs

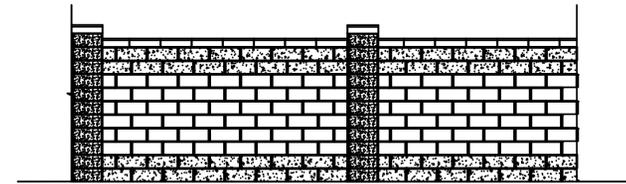
- Aeonium x floribundum
 Aloe species
 Agave species
 Cycas revoluta
 Dasyllirion wheelerii
 Hesperaloe parvifolia
 Muhlenbergia
 Rosa 'Iceberg'

- Natal Plum
 Species Sedge
 Carmel Creeper
 Creeping Mahonia
 Myoporum
 Dwarf Rosemary

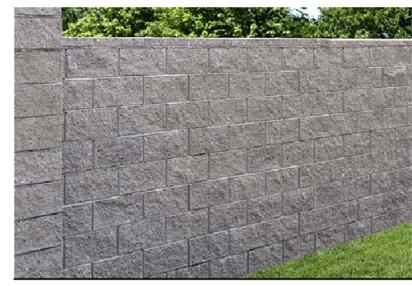
- Aeonium Hybrid
 Aloe
 Agave
 Sago
 Desert Spoon
 Red Yucca
 Species Deer Grass
 Iceberg Rose



1) SLIDING METAL GATE



2) CMU BLOCK SPLIT FACE FENCE



CONCEPTUAL LANDSCAPE PLAN