

21250 Main Street, Carson CA

Lot Area: 12,033 sft
Max. Density: 40 per Ac.
Density Allowed: 11 Units
Density Proposed: 11 Units

Unit #	Type	Area	Balcony
101	2B + 2Ba	945	85
201	2B + 2Ba	980	74
202	2B + 2Ba	977	66
203	2B + 2Ba	1,037	76
204	2B + 2Ba	1,090	78
205	2B + 2Ba	1,054	88
301	2B + 2Ba	980	74
302	2B + 2Ba	977	66
303	2B + 2Ba	1,037	76
304	2B + 2Ba	1,090	78
305	2B + 2Ba	1,054	88
TOTAL		11,221	849
Common open space			792
Total open space			1,641
Parking required: 2.25 / unit		24.75	
Parking Provided:		25	

21240 Main Street, Carson CA

Lot Area: 10,564 sft
Max. Density: 40 per Ac.
Density Allowed: 9 Units
Density Proposed: 8 Units

Unit #	Type	Area	Balcony
101	2B + 2Ba	1,042	92
201	2B + 2Ba	1,081	80
202	2B + 2Ba	944	69
203	2B + 2Ba	1,031	54
204	2B + 2Ba	1,025	66
301	2B + 2Ba	1,081	80
302	2B + 2Ba	944	69
303	4B + 4Ba	2,061	120
TOTAL		9,209	630
Common open space			890
Total open space			1,520
Parking required: 2.25 / unit		18	
Parking Provided:		18	

PROJECT DATA

1. ADDRESS:

LOT A - 21250 SOUTH MAIN STREET, CARSON CA 90745
LOT B - 21240 SOUTH MAIN STREET, CARSON CA 90745

2. CROSS STREET:

MAIN STREET CORNER OF 213TH STREET

3. APN, BLOCK & LOT:

#7334-002-007 - (21240)
#7334-002-008 - (21250)

4. ZONING

CG-D

5. PROJECT DESCRIPTION:

2 NEW 3-STORY BUILDINGS W/ PARKING AT GRADE:

LOT A (21250 MAIN STREET) - 11 UNIT APARTMENT BLDG
LOT B (21240 MAIN STREET) - 8 UNIT APARTMENT BLDG

6. CODES USED:

2019 CALIFORNIA BUILDING CODE AND LOS ANGELES COUNTY CODES
ALONG WITH ALL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE - TITLE 24
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

7. EXISTING SITE CONDITIONS

-

8. LOT AREA

LOT A = 12,033 SF (21250 MAIN STREET)
LOT B = 10,564 SF (21240 MAIN STREET)
TOTAL LOT AREA = 22,597 SF = 0.52 ACRE

9. DENSITY

MAX. DENSITY 40 per Acre ;
LOT A = 11 UNITS
LOT B = 9 UNITS
DENSITY ALLOWED 11 UNITS
DENSITY PROVIDED 8 UNITS

10. OCCUPANCY

R3

11. CONSTRUCTION TYPE

-

12. SETBACKS

*SEE SITE PLAN

13. NO. OF STORIES

3

14. LOT COVERAGE

LOT A = 7,648 SF (21250 MAIN STREET)
LOT B = 6,142 SF (21240 MAIN STREET)

15. VEHICLE PARKING

-

16. CA GREEN REQ'TS:

A) All plumbing fixtures shall comply with the requirements of the 2016 CGBSC SEC. 4.303
B) Plumbing fixtures @ fittings shall be installed in accordance with the applicable standards listed in the 2016 CPC, TABLE 1401.1
C) Irrigation controllers shall be weather based to adjust automatically

NOLO

DESIGN STUDIO

2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:

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NANCY KIM
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CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET

CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title :
CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745

LEGAL DESCRIPTION :
APN: 7334-002-007
APN: 7334-002-008

ART ASHAI

REGISTERED ARCHITECT

NO. 14578

STATE OF CALIFORNIA

Rev. #

Date/Issue

Notes

1

2

3

4

Sheet Title :

PROJECT DATA

Scale :
AS NOTED

Job Number :
J-1908

Date :
July 2020

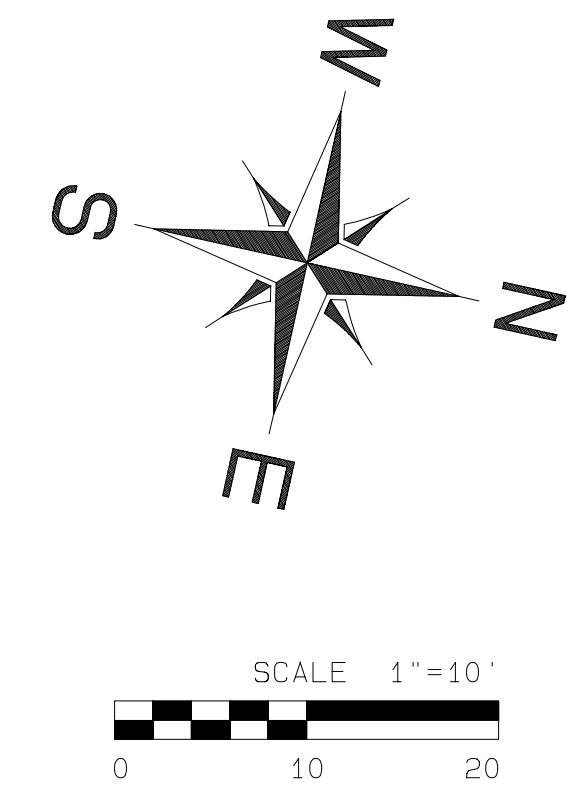
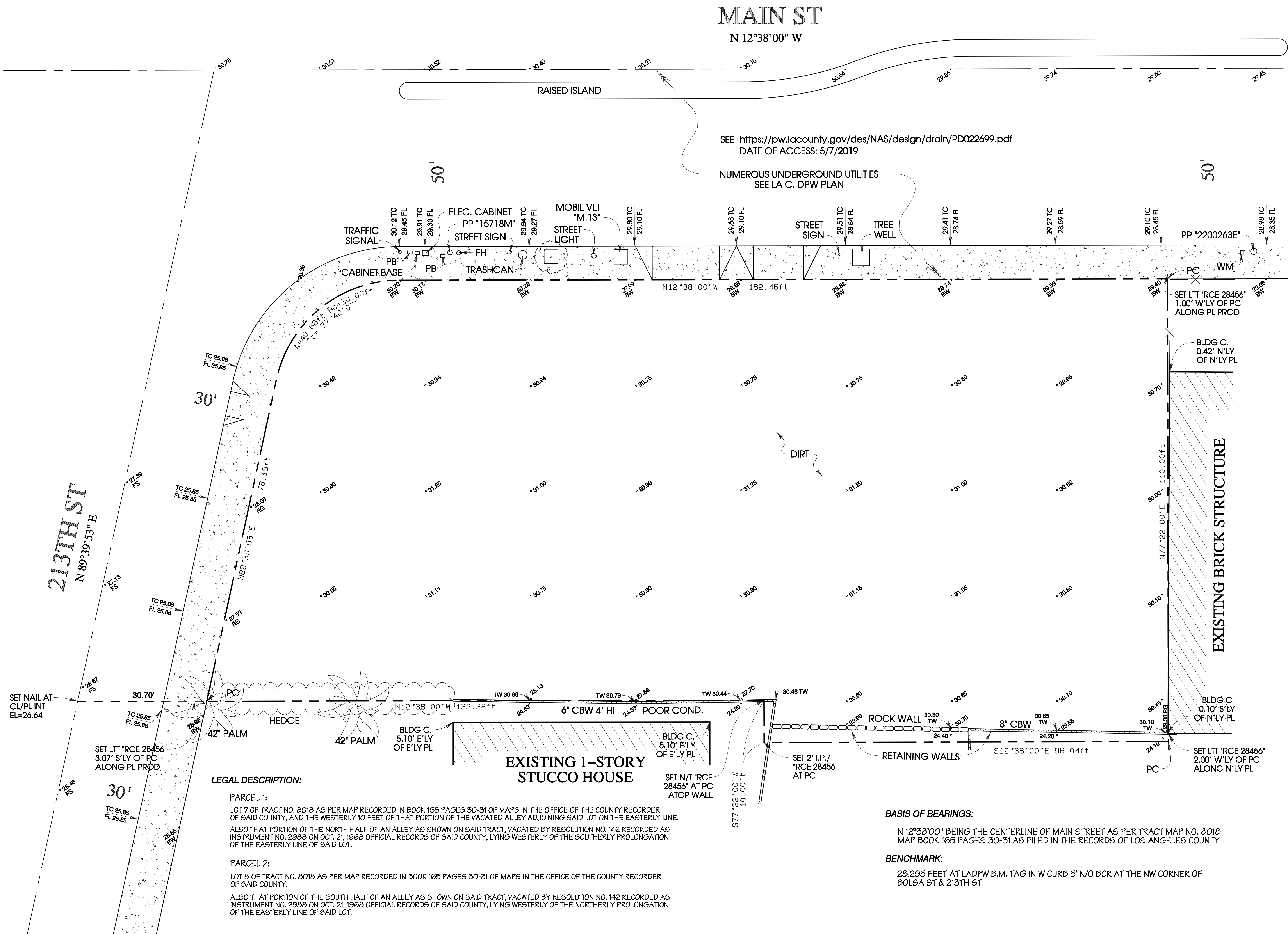
Sheet Number :

Drawn :
F. Cawal
P. Aquino

Check'd :
CTV/RRJ

T-002

PLOT DATE: 7/7/20



PREPARED FOR:
MARIGELA ALONZO GARCIA

DATE OF SURVEY:
MARCH 2019

ASSESSOR'S ID NUMBER:
7334-002-007
7334-002-008

BOUNDARY / TOPOGRAPHIC SURVEY

SITE ADDRESS:
21240-50 MAIN STREET
CARSON, CA 90745

MAP ISSUE DATE:
5/6/2019

DATE OF REVISION:
12/13/2019

COMMENTS:

REGISTERED CIVIL ENGINEER:
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(310) 467.2333

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LOMITA, CA 90717

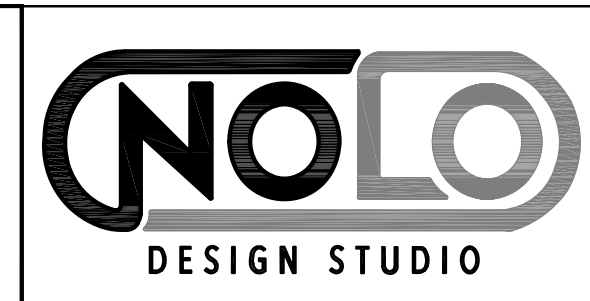
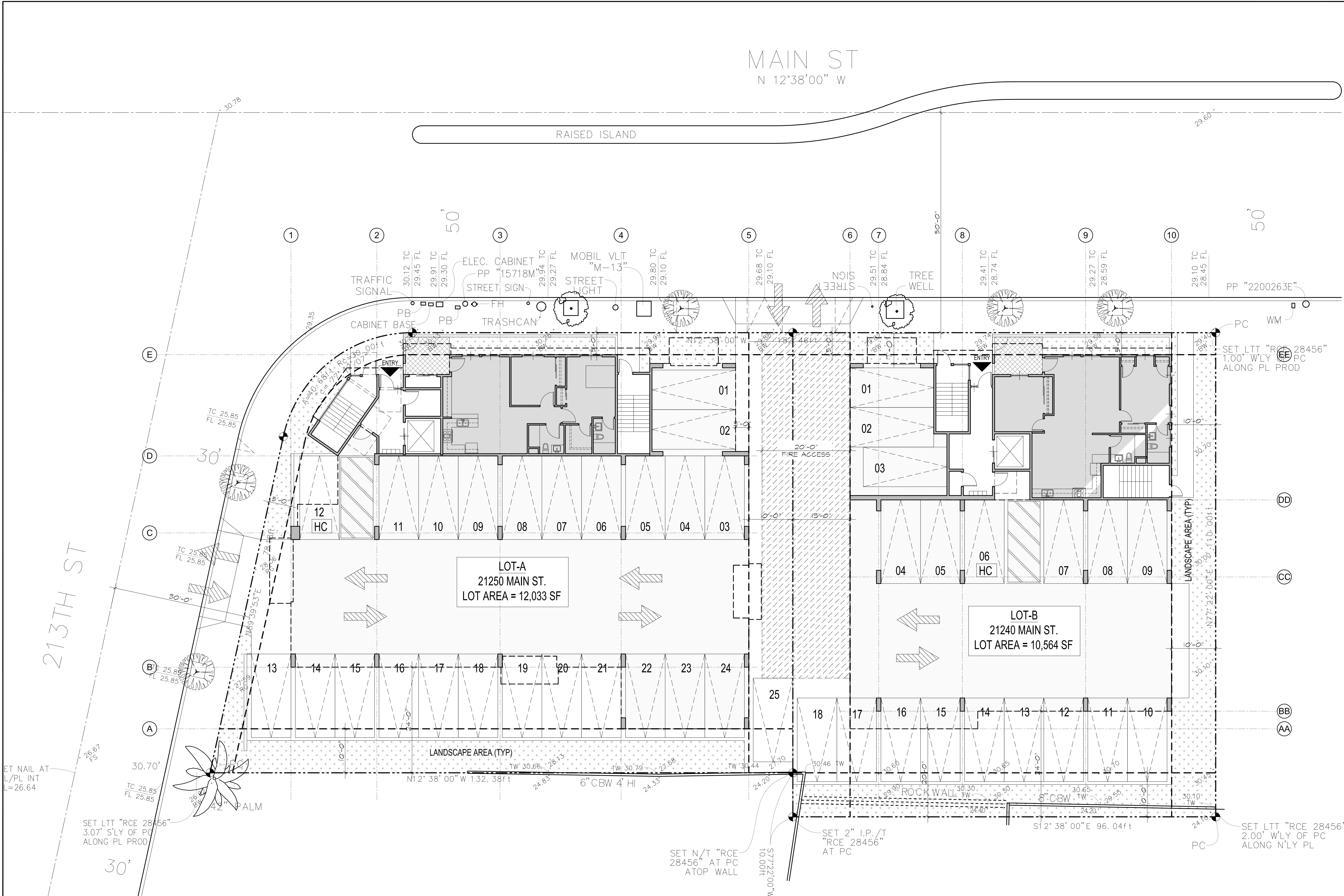
LEGAL DESCRIPTION:

PARCEL 1:
LOT 7 OF TRACT NO. 8018 AS PER MAP RECORDED IN BOOK 165 PAGES 30-31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE WESTERLY 10 FEET OF THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOT ON THE EASTERLY LINE. ALSO THAT PORTION OF THE NORTH HALF OF AN ALLEY AS SHOWN ON SAID TRACT, VACATED BY RESOLUTION NO. 142 RECORDED AS INSTRUMENT NO. 2988 ON OCT. 21, 1968 OFFICIAL RECORDS OF SAID COUNTY, LYING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT.

PARCEL 2:
LOT 8 OF TRACT NO. 8018 AS PER MAP RECORDED IN BOOK 165 PAGES 30-31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. ALSO THAT PORTION OF THE SOUTH HALF OF AN ALLEY AS SHOWN ON SAID TRACT, VACATED BY RESOLUTION NO. 142 RECORDED AS INSTRUMENT NO. 2988 ON OCT. 21, 1968 OFFICIAL RECORDS OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT.

BASIS OF BEARINGS:
N 12°38'00" BEING THE CENTERLINE OF MAIN STREET AS PER TRACT MAP NO. 8018 MAP BOOK 165 PAGES 30-31 AS FILED IN THE RECORDS OF LOS ANGELES COUNTY

BENCHMARK:
28.295 FEET AT LADPW B.M. TAG IN W CURB 5' N/O BCR AT THE NW CORNER OF BOLSA ST & 213TH ST



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Architect:
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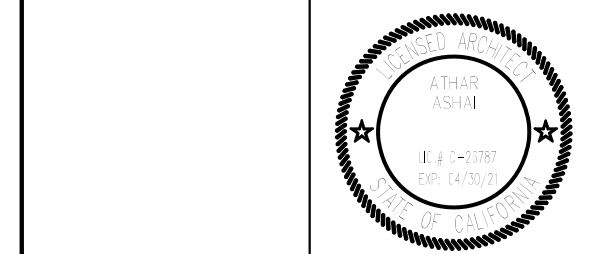
Owner:
NANCY KIM

CARSON LOFTS
21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title :
CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745

LEGAL DESCRIPTION :
APN: 7334-002-007
APN: 7334-002-008

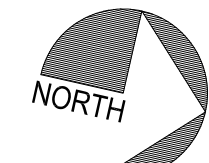


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Sheet Title :
SITE PLAN

Scale : AS NOTED	Job Number : J-1908
Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	
Check'd : CTV/RRJ	A-001

PLOT DATE: 7/7/20



SITE PLAN
SCALE: 3/32" = 1'-0"

CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

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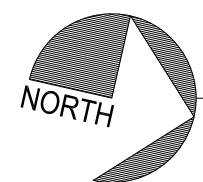
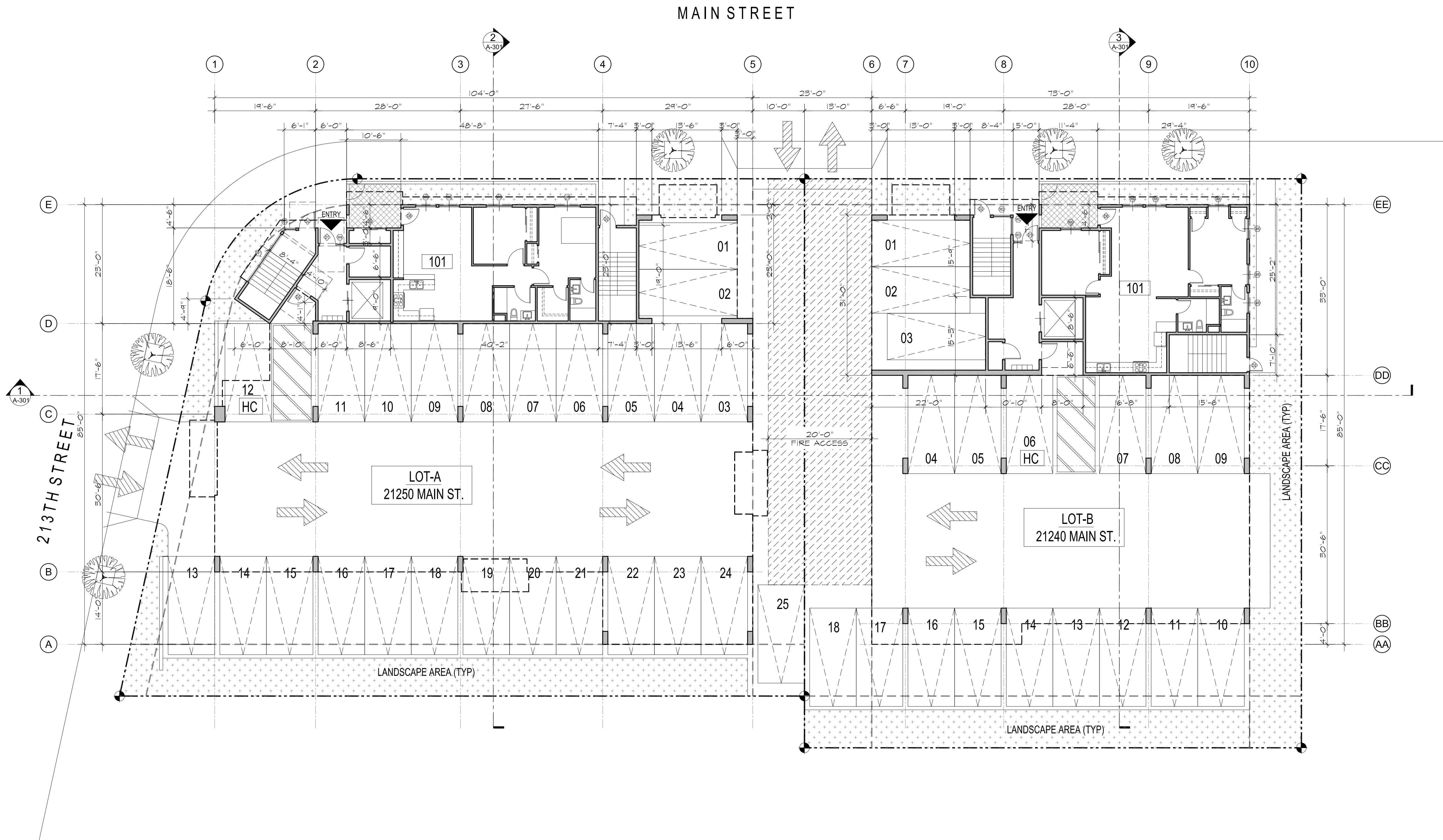
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Sheet Title :
**FIRST FLOOR
PLAN**

Scale : AS NOTED	Job Number : J-1908
Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	
Check'd : CTV/RRJ	

A-101

PLOT DATE: 7/7/20



FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

Architect:

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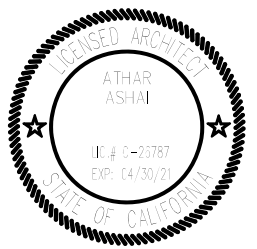
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CARSON, CALIFORNIA 90745

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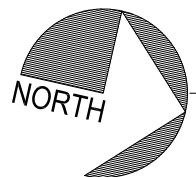
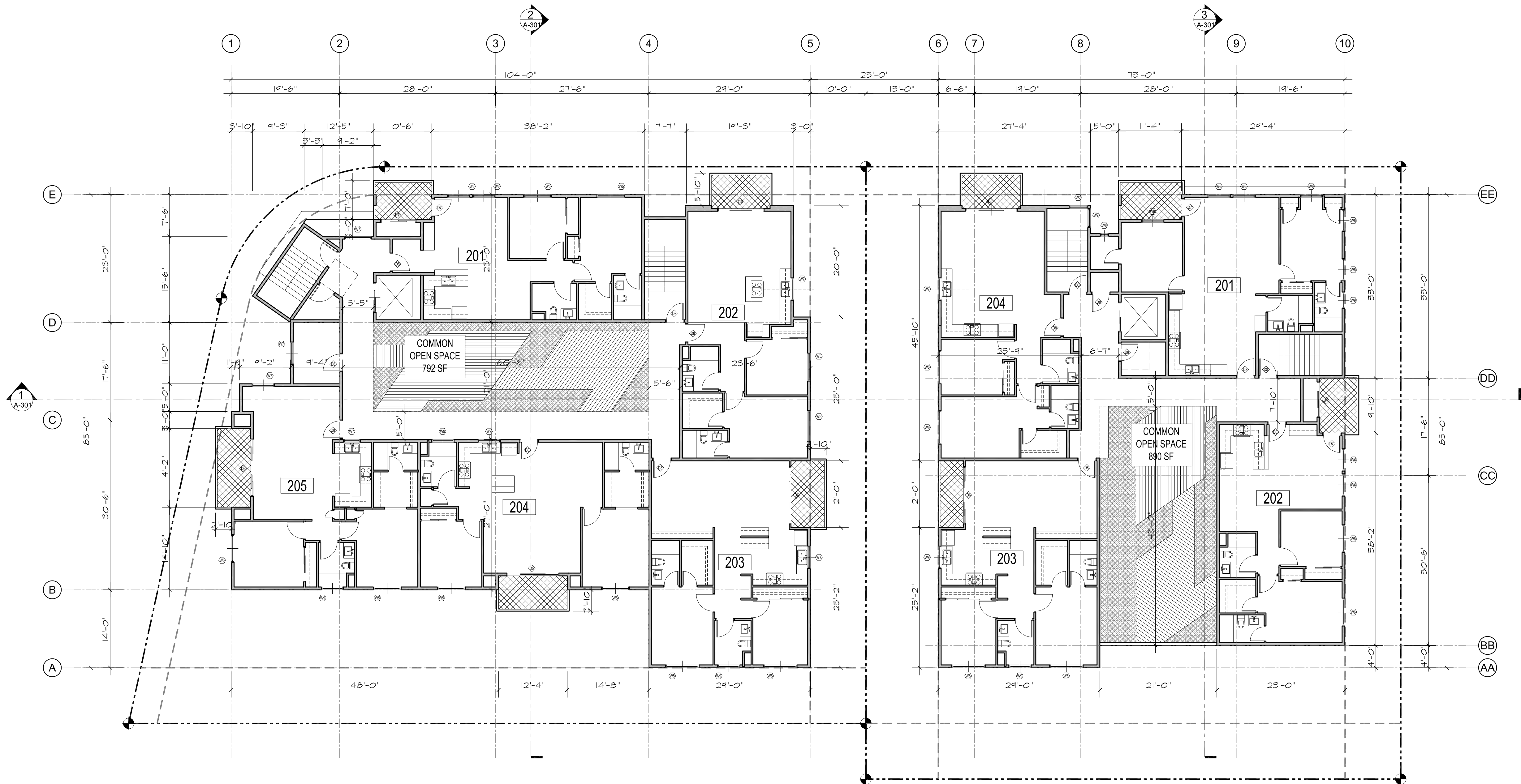


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Sheet Title :
**2ND FLOOR
PLAN**

Scale : AS NOTED	Job Number : J-1908
Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	
Check'd : CTV/RRJ	A-102

PLOT DATE: 7/7/20



2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

Architect:

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Sheet Title :

**3RD FLOOR
PLAN**

Scale :

AS NOTED

Job Number :

J-1908

Date :

July 2020

Sheet Number :

Drawn :

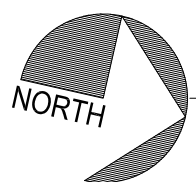
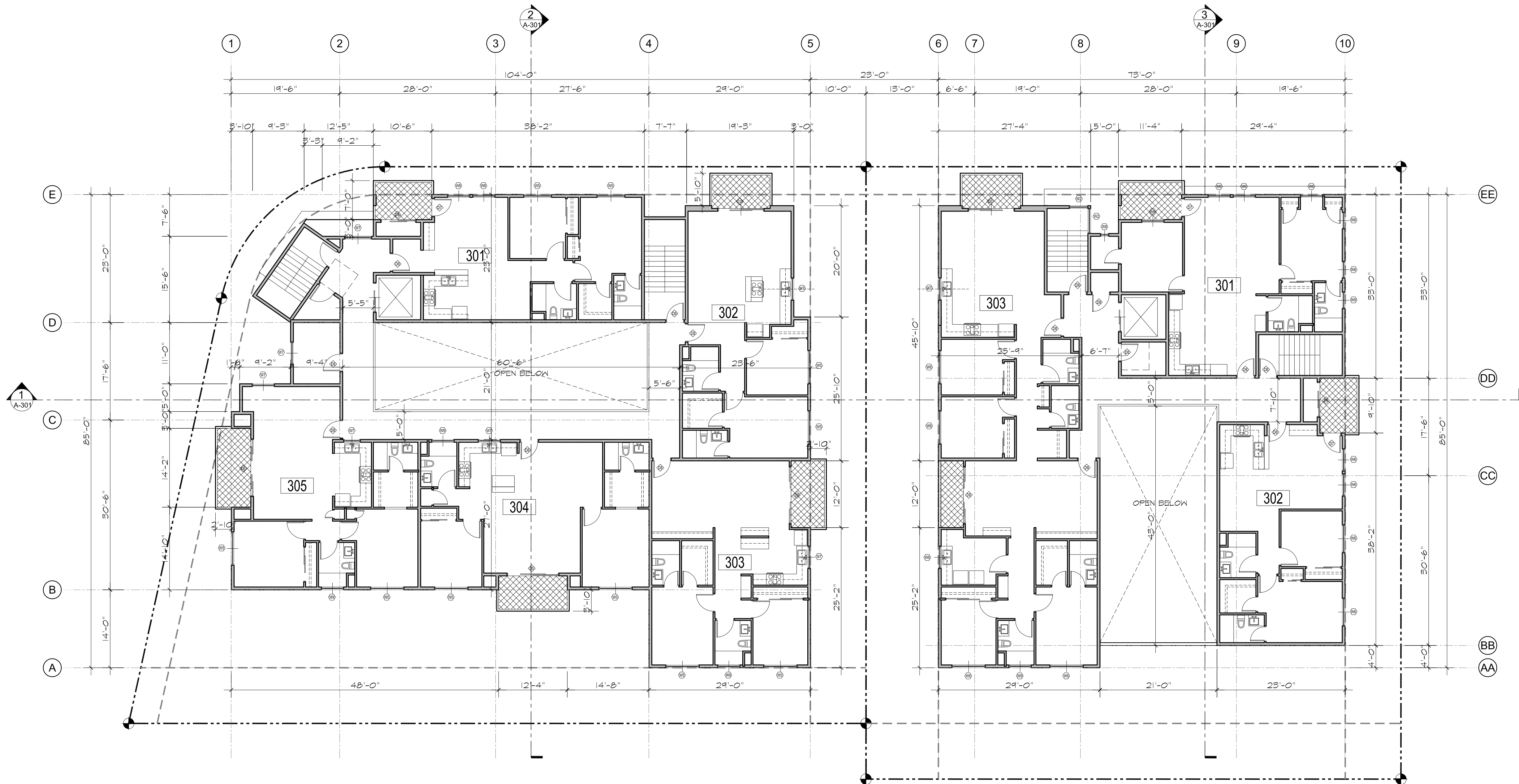
F. Cawal
P. Aquino

Check'd :

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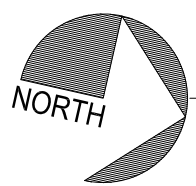
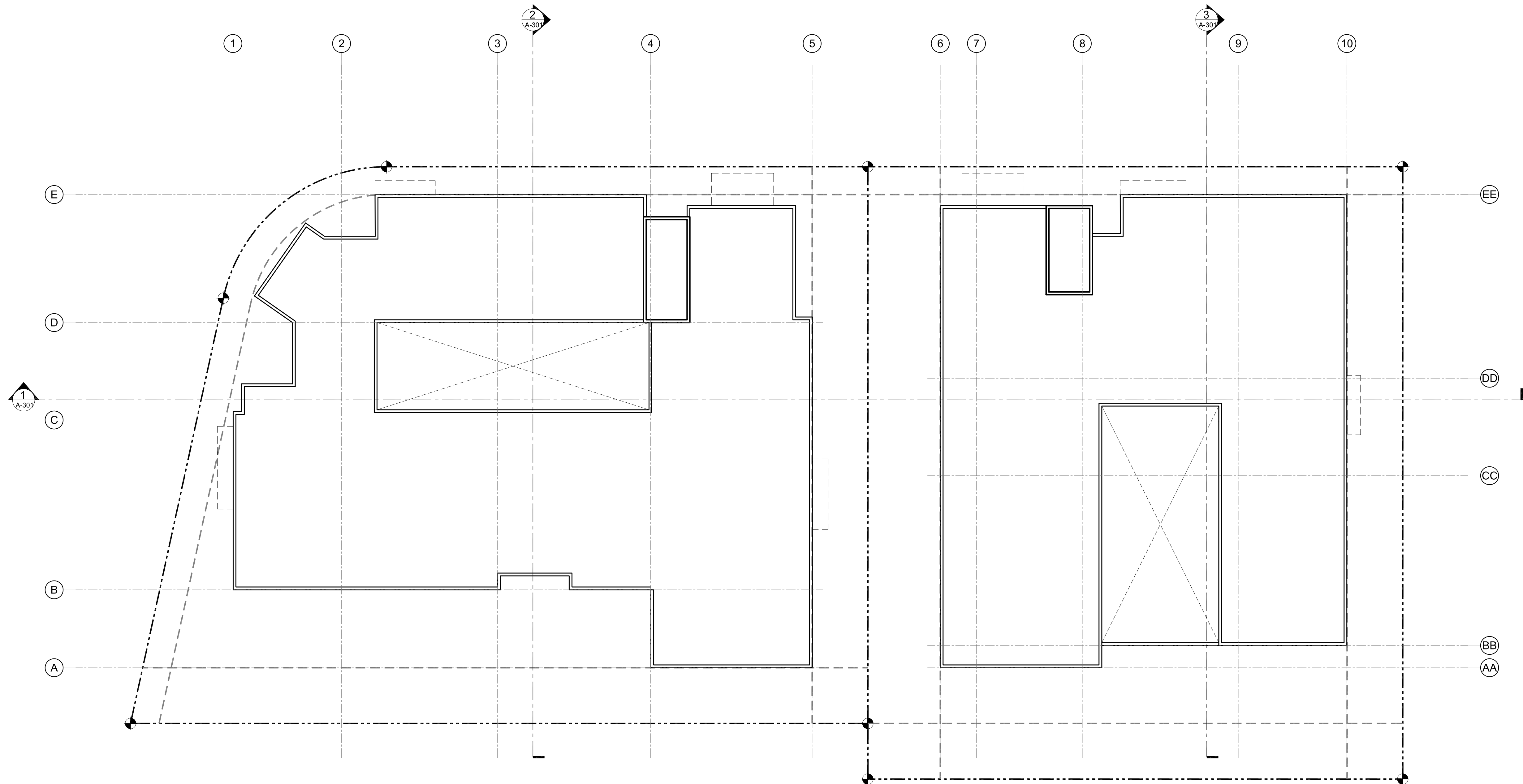
A-103

PLOT DATE: 7/7/20



3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"



ROOF PLAN
SCALE: 3/32" = 1'-0"



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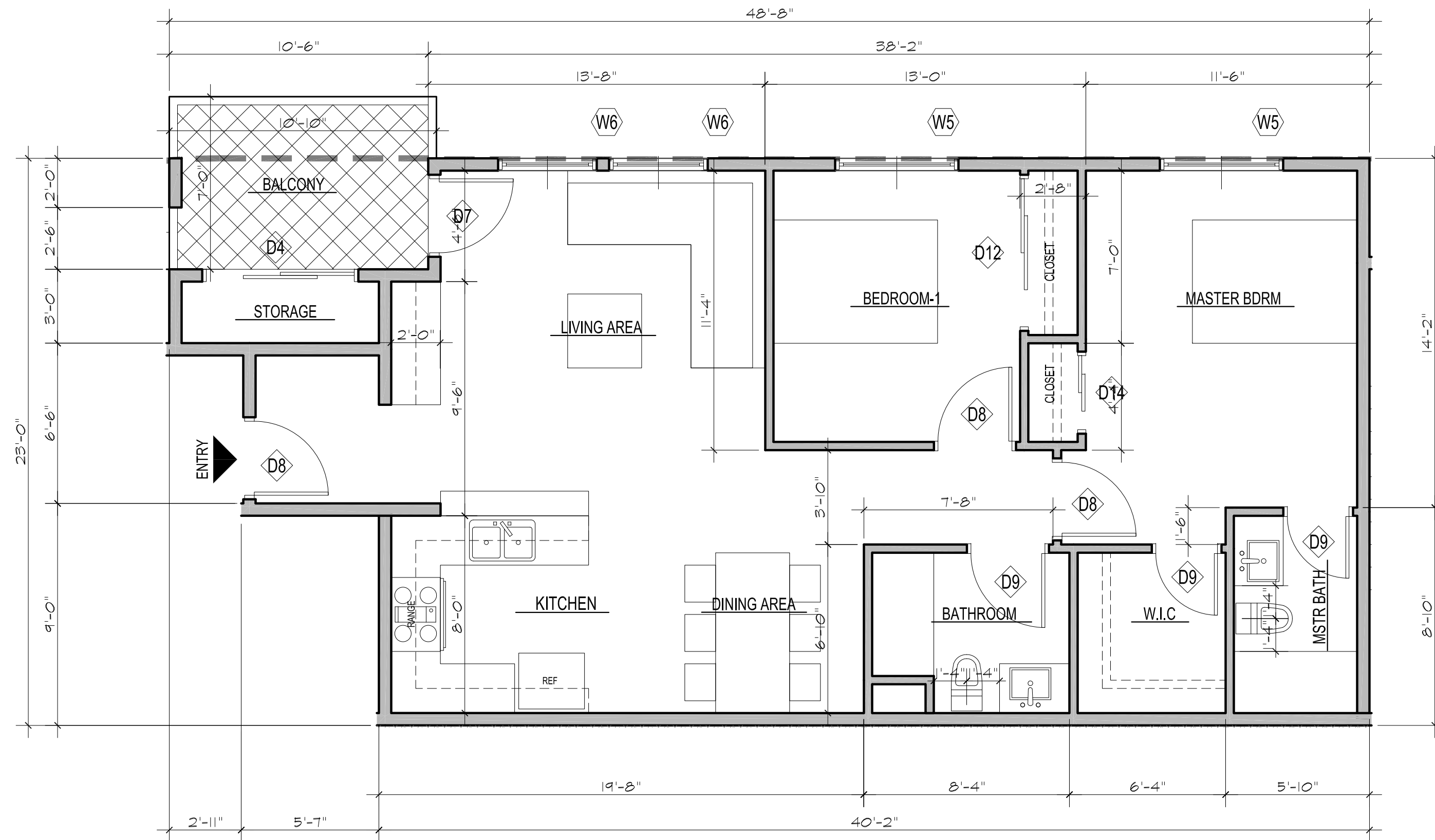
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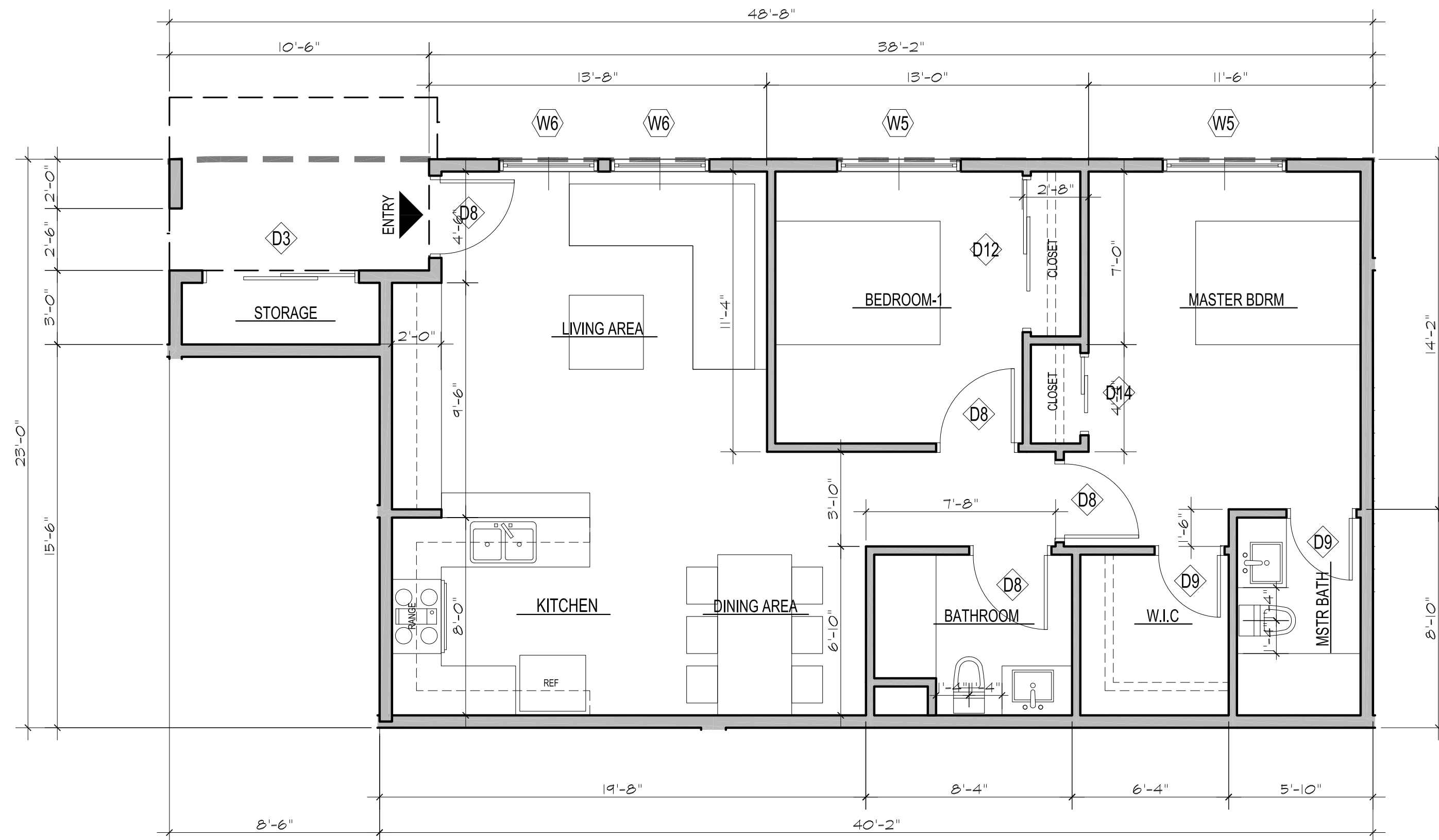
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PLOT DATE: 7/7/20

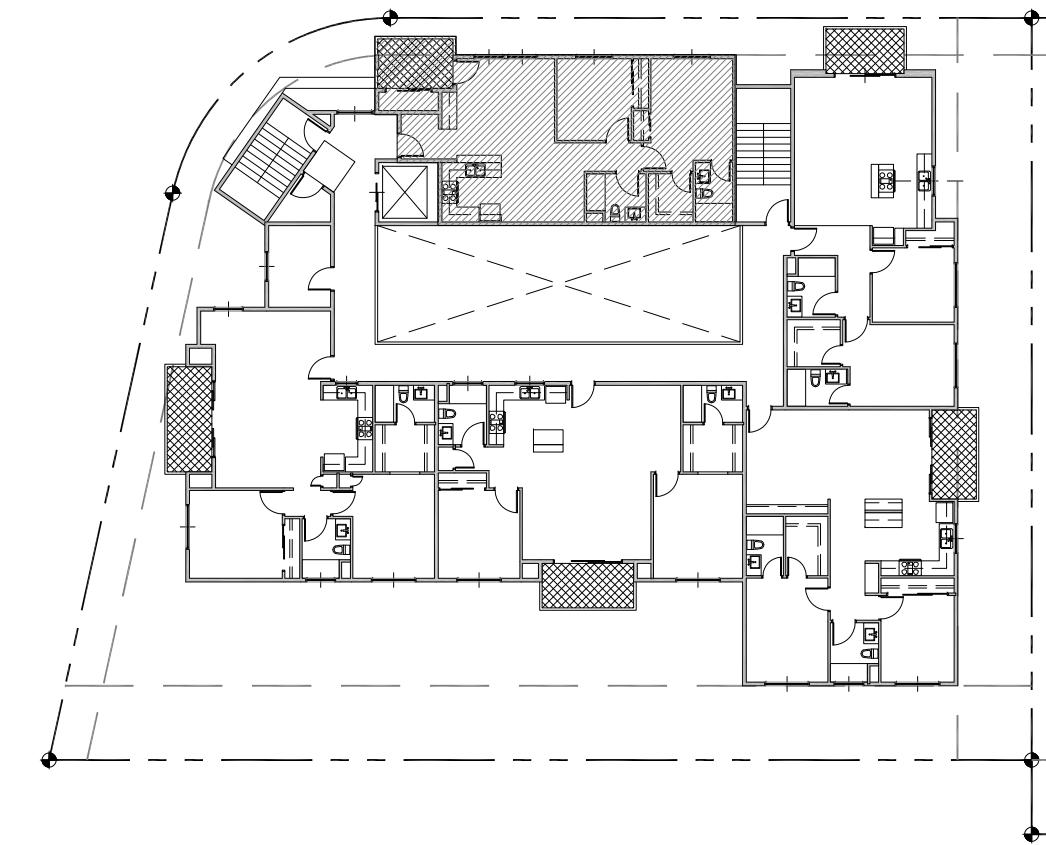


2 2-BR APARTMENT PLAN (UNIT 201,301)
SCALE: 1/4" = 1'-0"

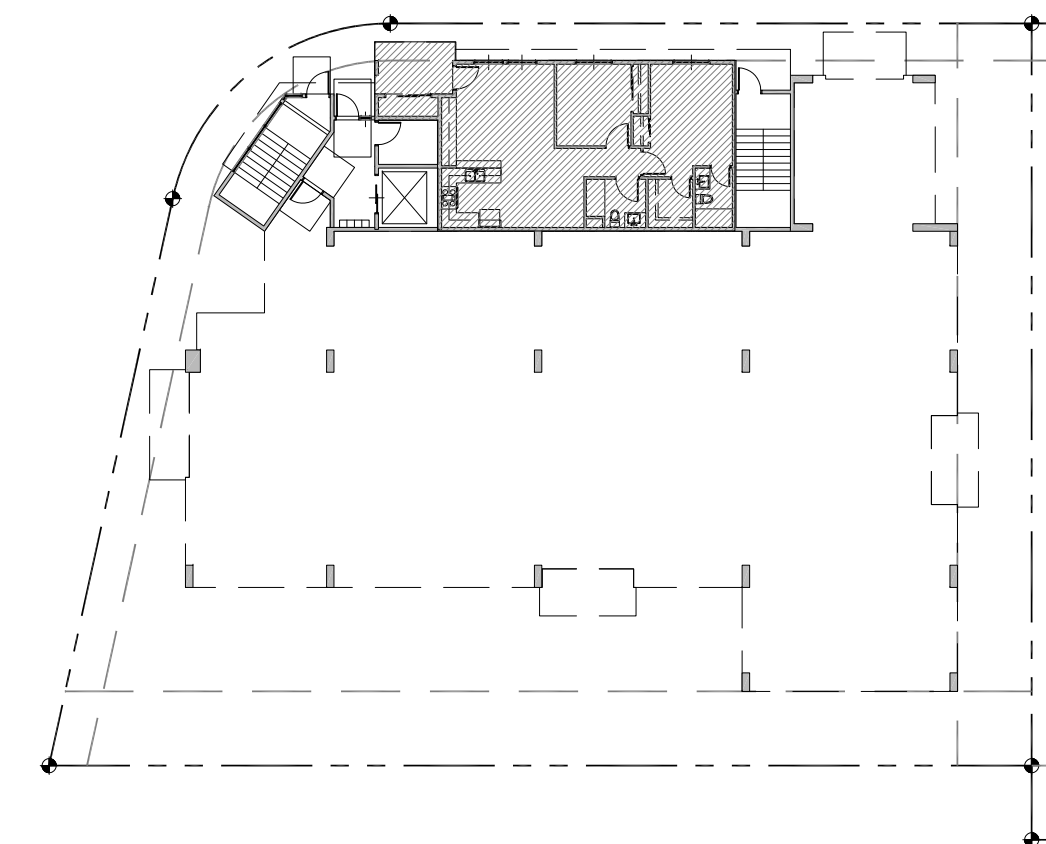


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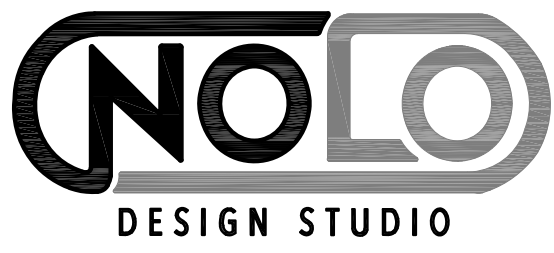
TYPICAL FLOOR KEYPLAN



FIRST FLOOR KEYPLAN



PLAN NOTES



2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:

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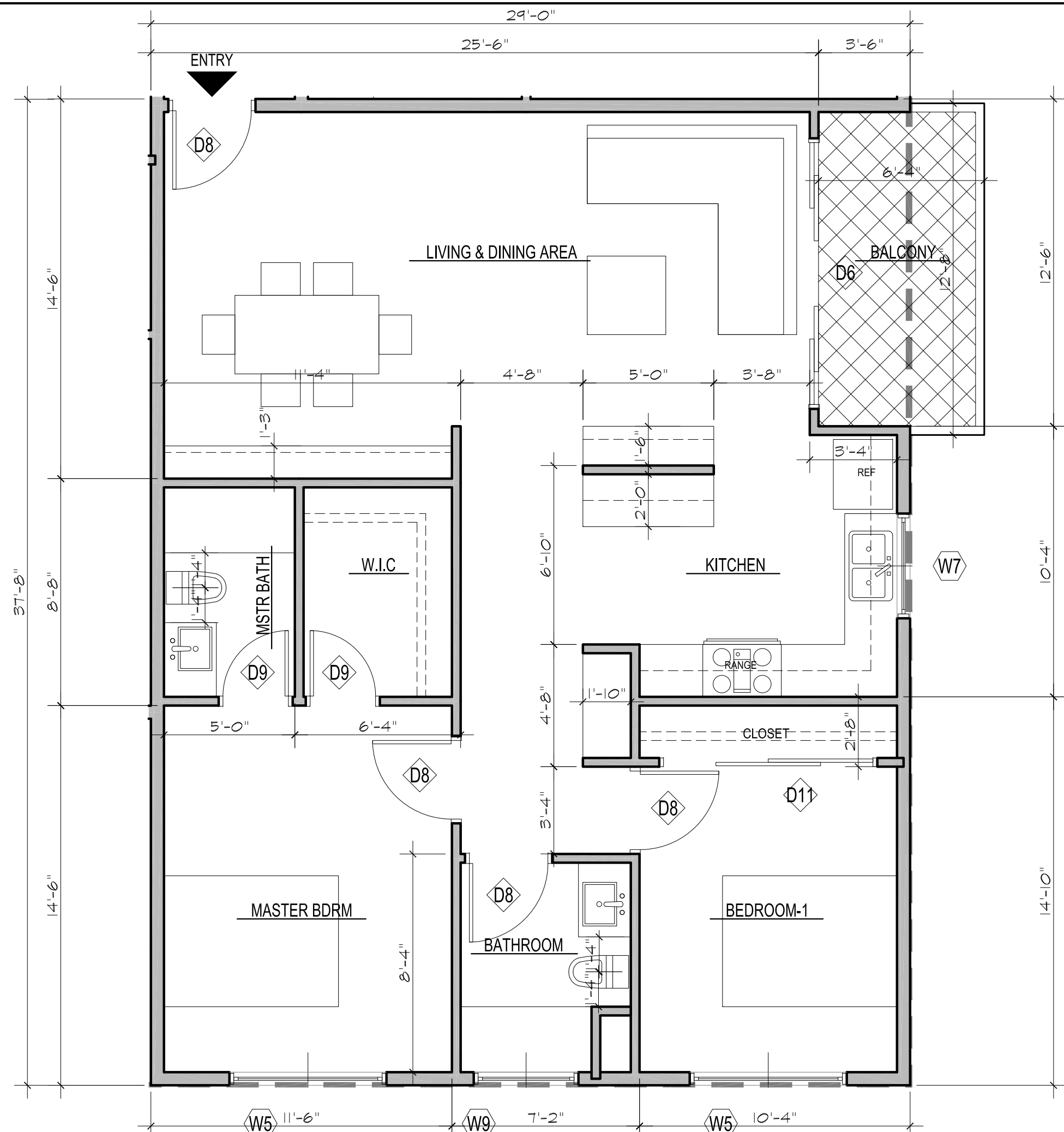


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Sheet Title :
**BLDG A- ENLARGED
PLANS**

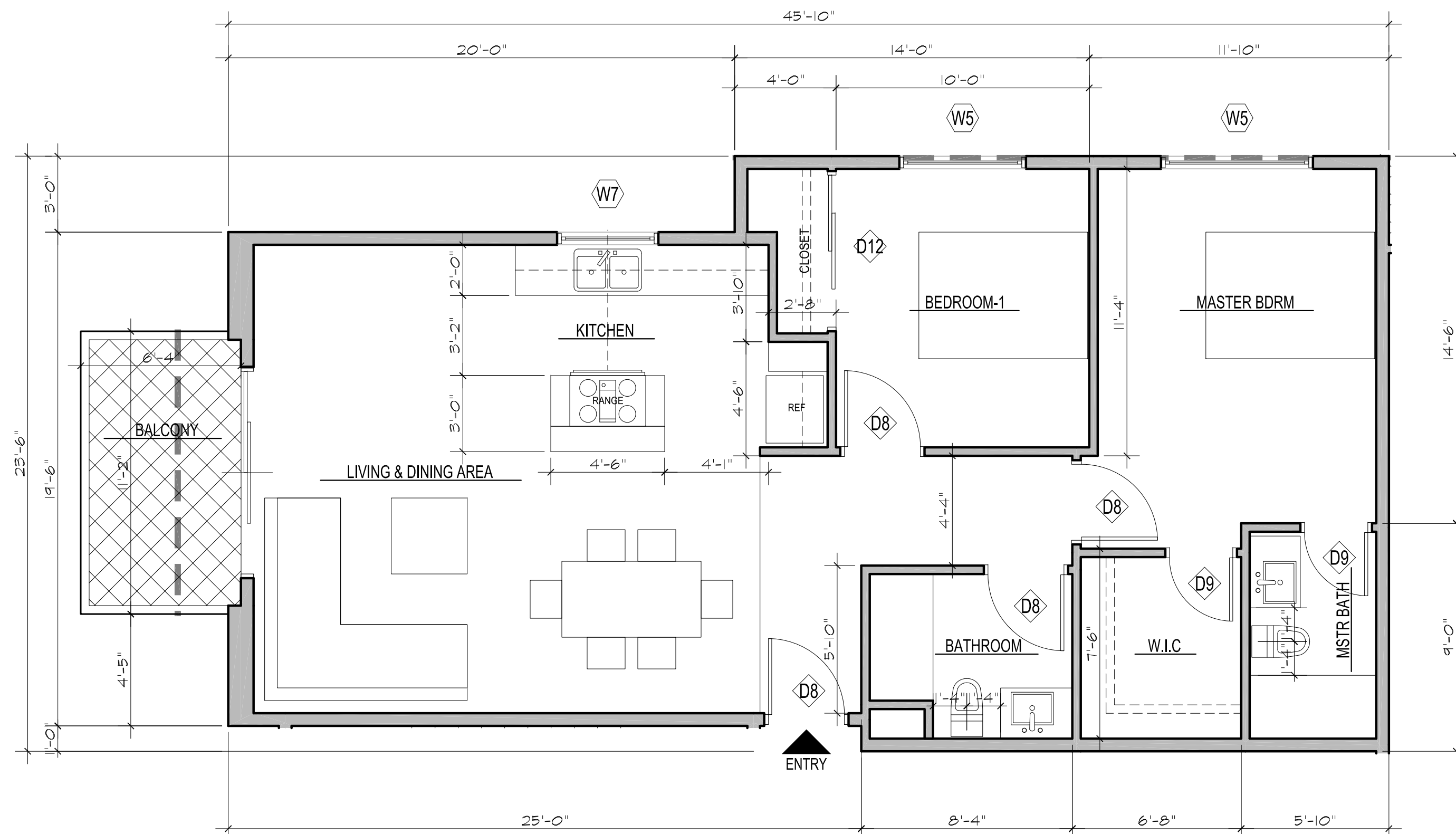
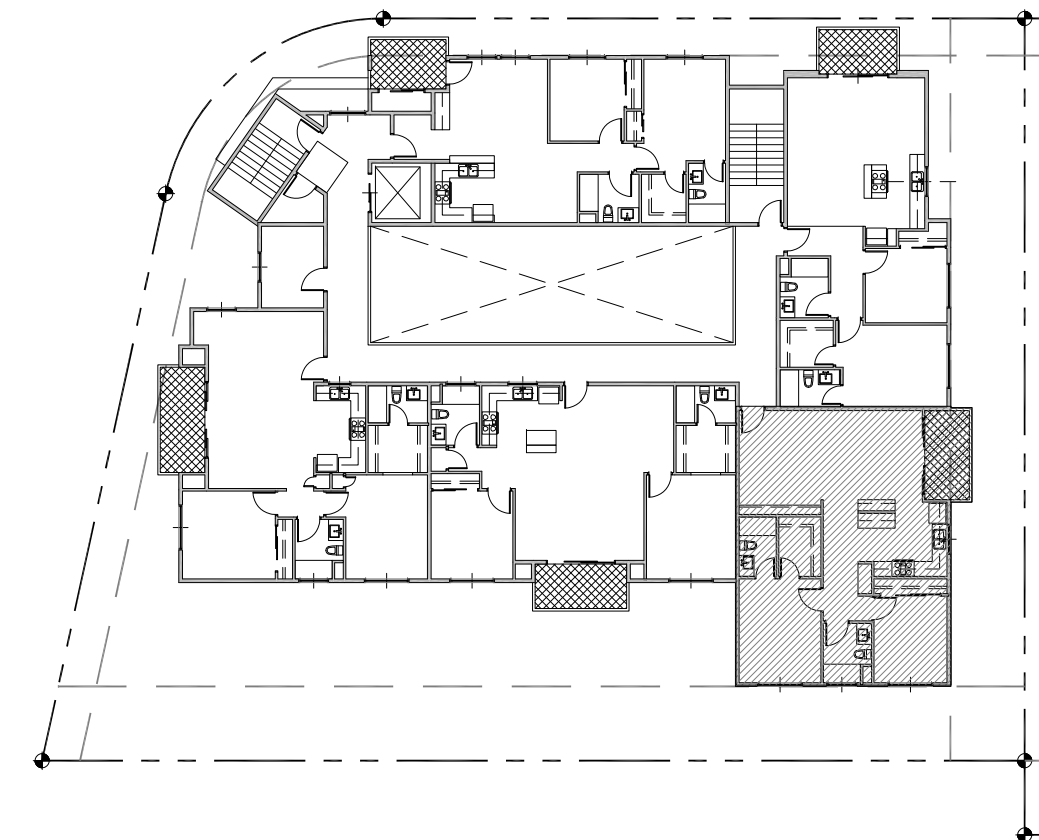
Scale : AS NOTED	Job Number : J-1908
Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	A-111
Check'd : CTV/RRJ	

PLOT DATE: 7/7/20



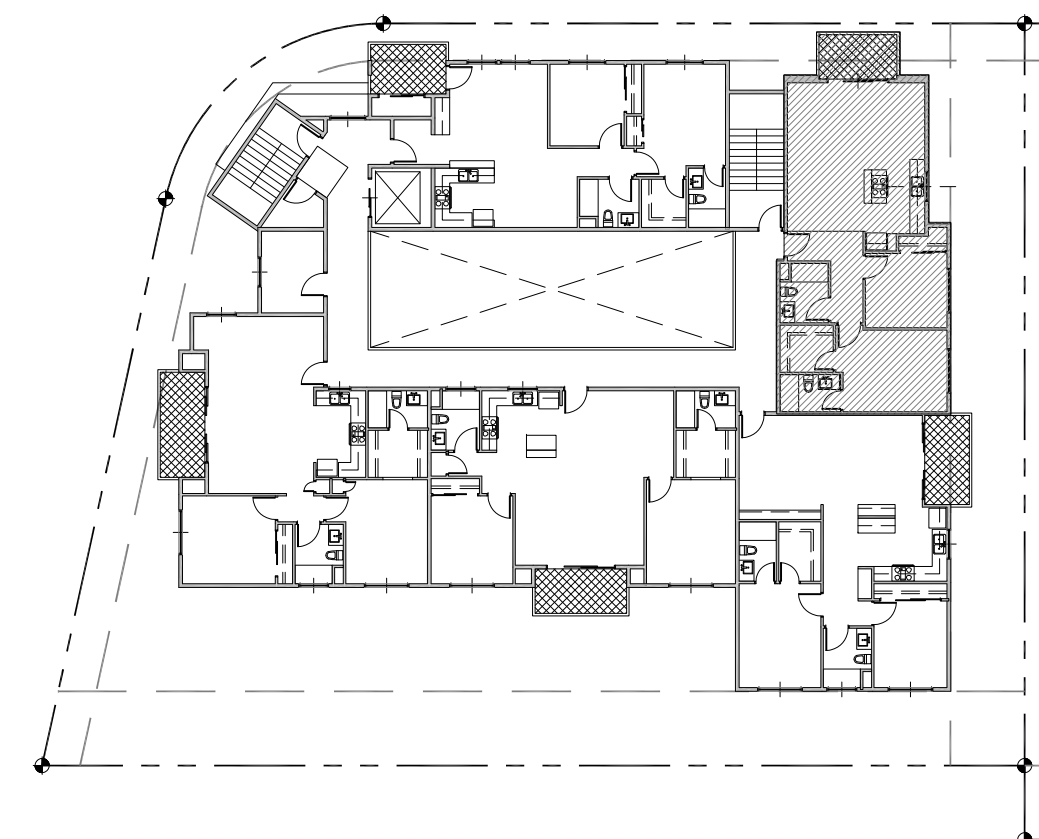
2 2-BR APARTMENT PLAN (UNIT 203,303)
SCALE: 1/4" = 1'-0"

TYPICAL FLOOR KEYPLAN

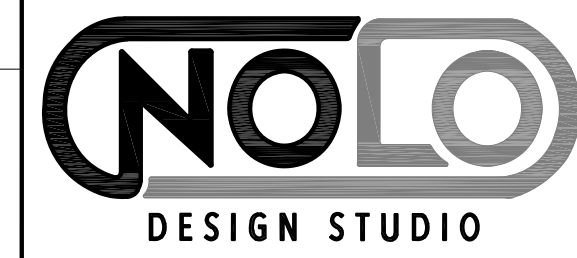


1 2-BR APARTMENT PLAN (UNIT 202,302)
SCALE: 1/4" = 1'-0"

TYPICAL FLOOR KEYPLAN



PLAN NOTES



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LOMITA CALIFORNIA 90717

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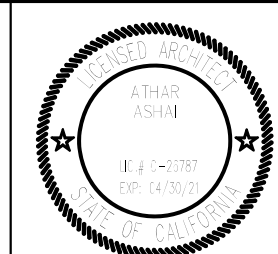
NANCY KIM
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CARSON LOFTS
21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

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Sheet Title :
BLDG A- ENLARGED
PLANS

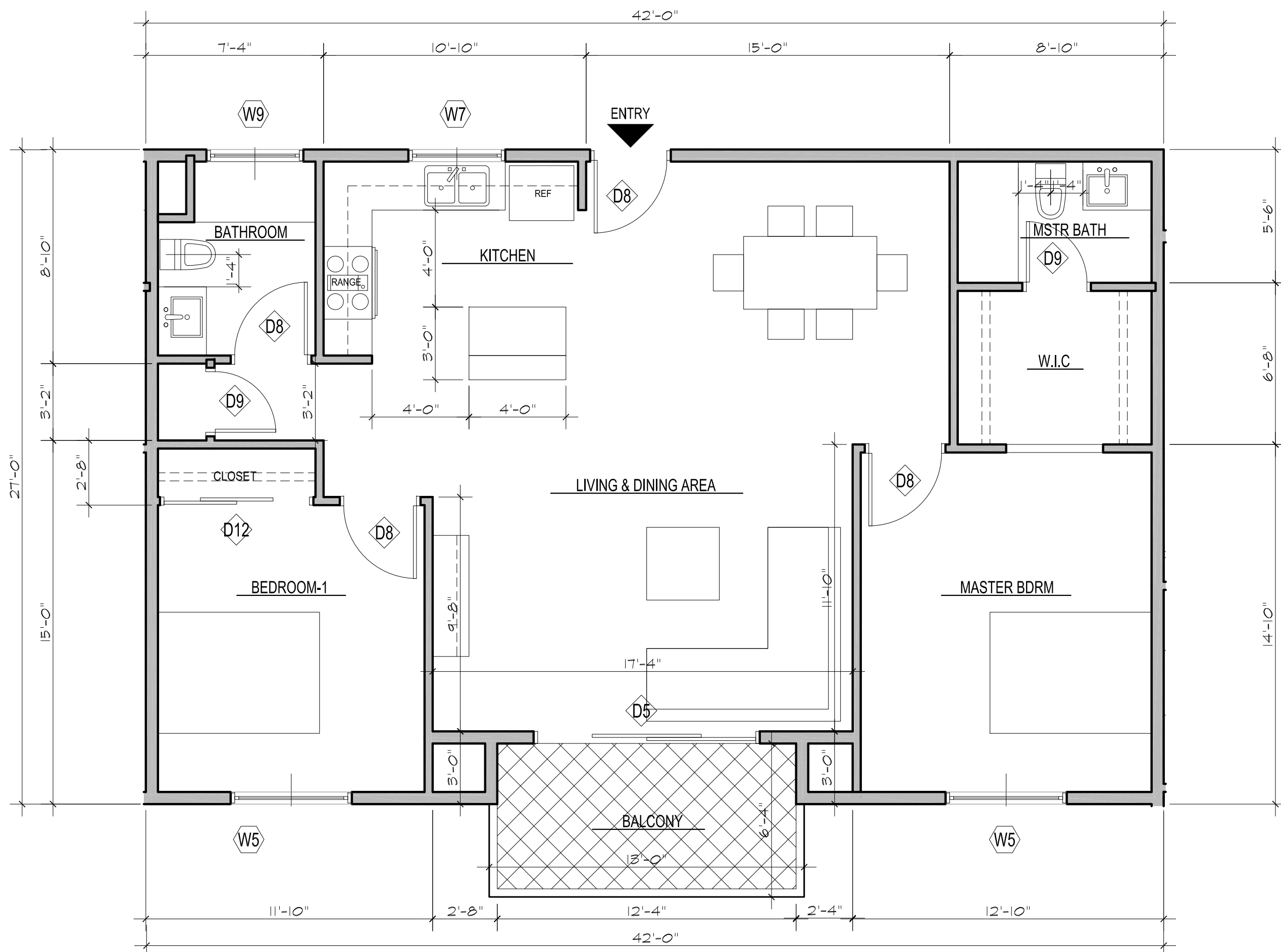
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Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	
Check'd : CTV/RRJ	

A-112

PLOT DATE: 7/7/20

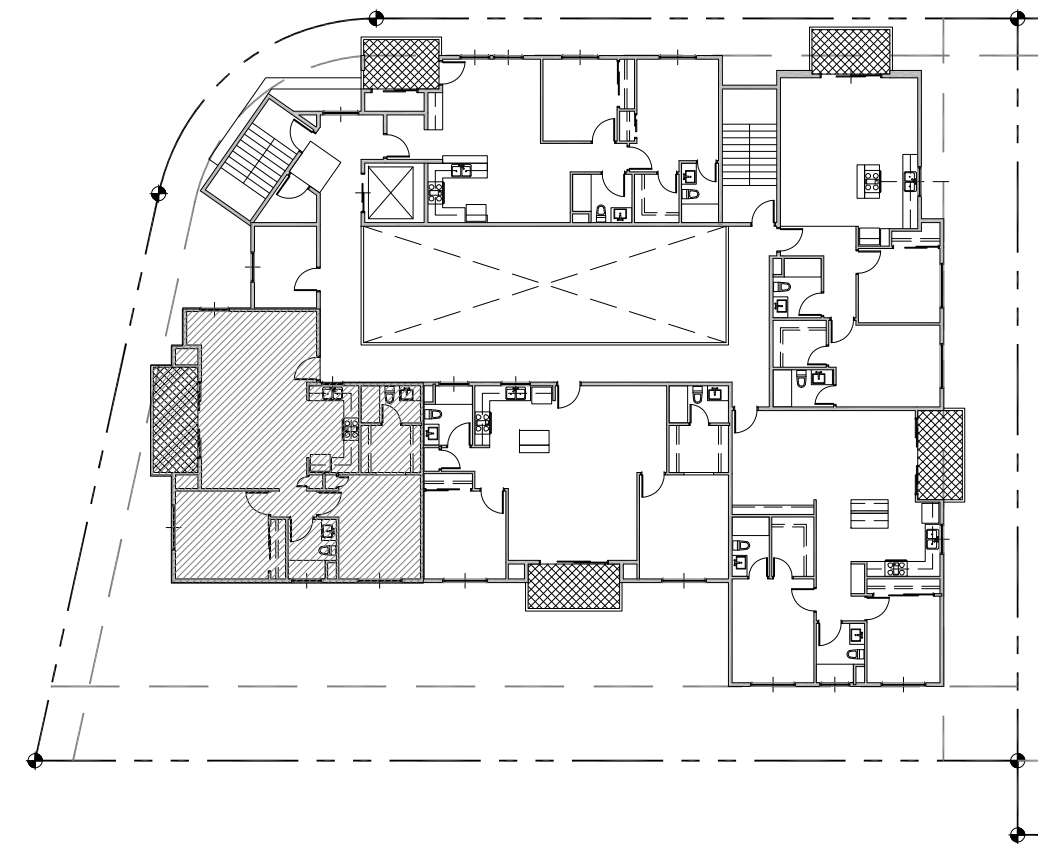


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SCALE: 1/4" = 1'-0"

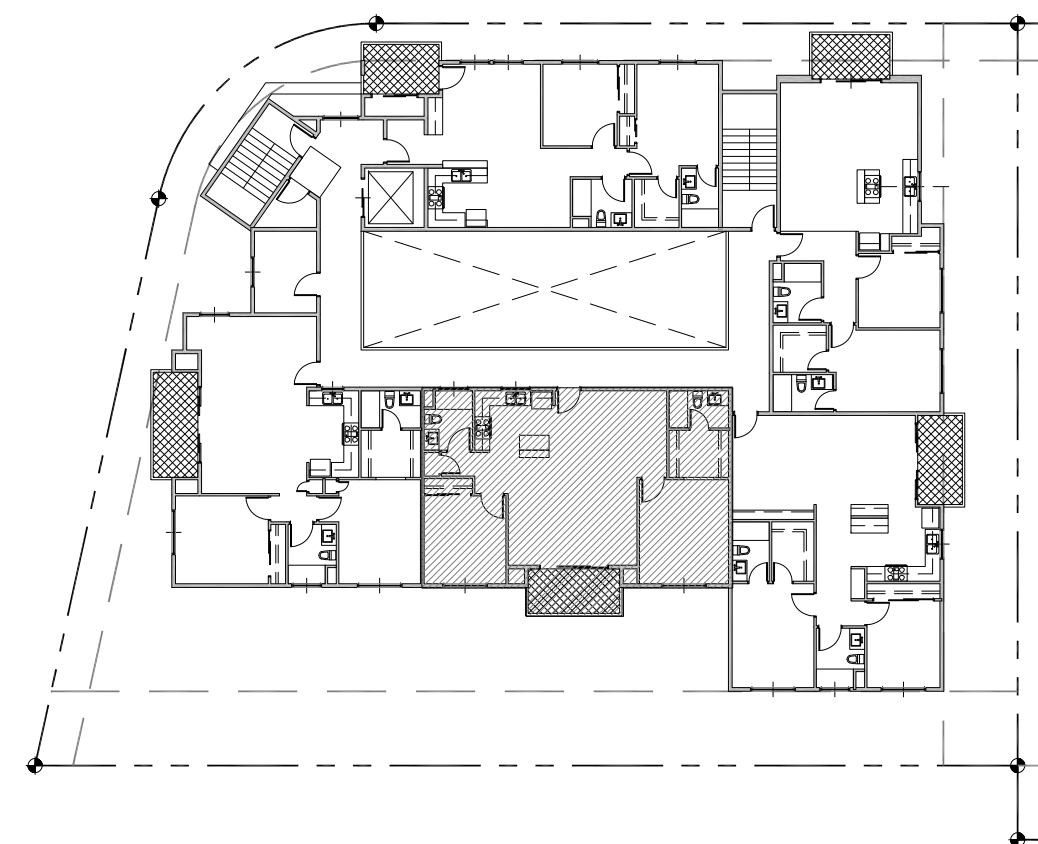


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SCALE: 1/4" = 1'-0"

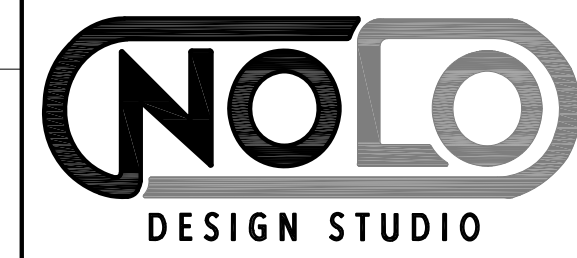
TYPICAL FLOOR KEYPLAN



TYPICAL FLOOR KEYPLAN



PLAN NOTES



2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:

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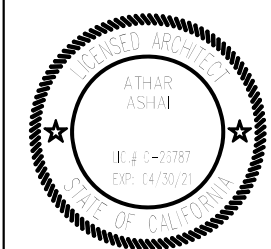
NANCY KIM
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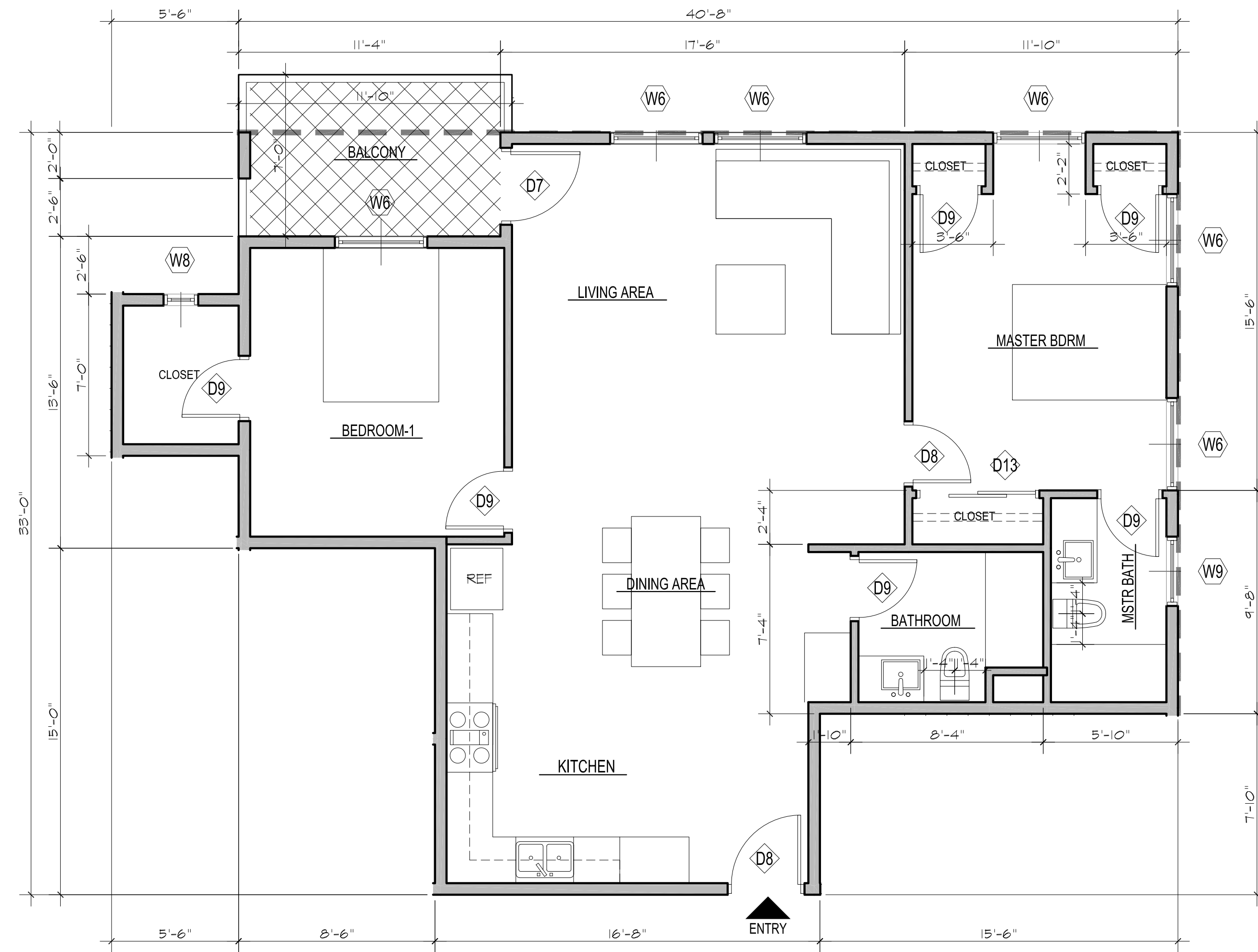


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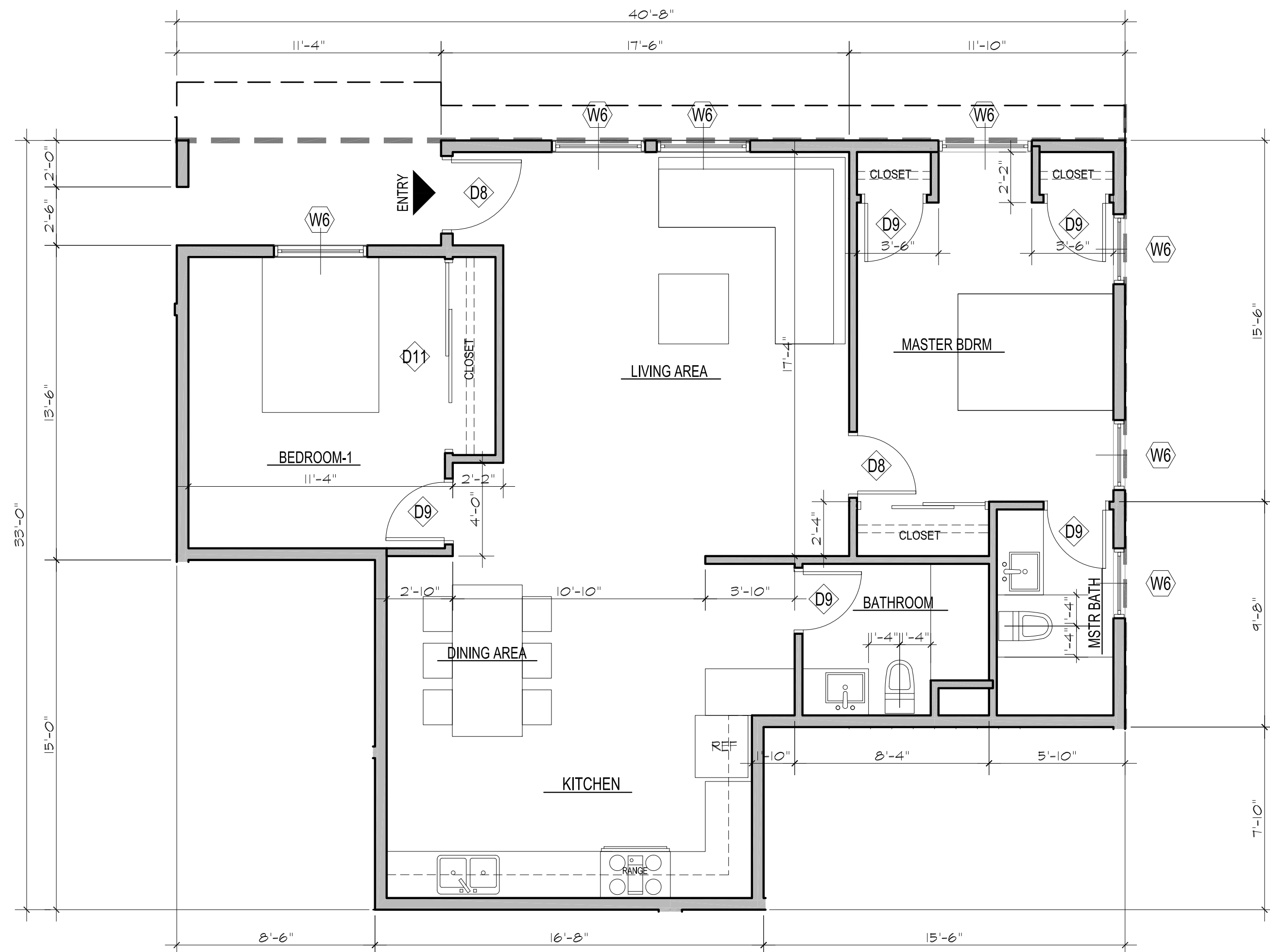
Sheet Title :
BLDG A- ENLARGED
PLANS

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Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	
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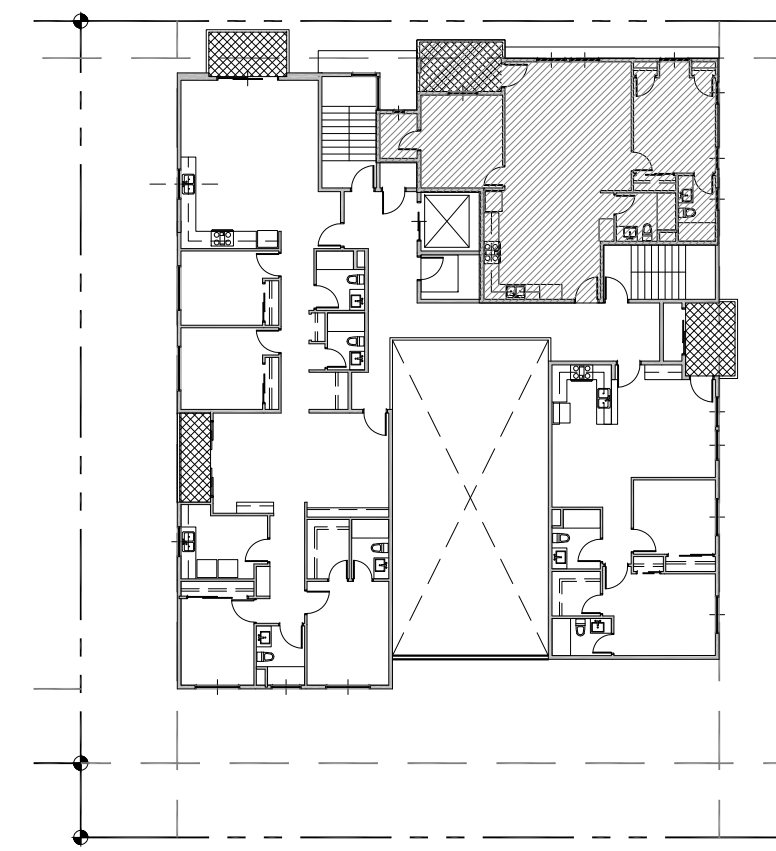


2 2-BR APARTMENT PLAN (UNIT 202,302)
SCALE: 1/4" = 1'-0"

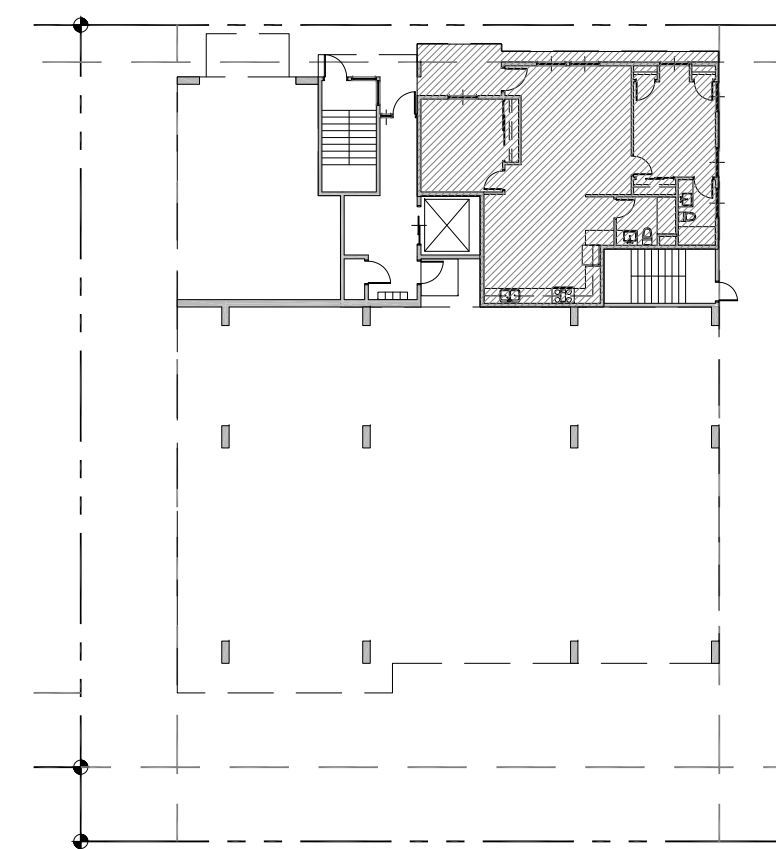


1 1-BR APARTMENT PLAN (UNIT 101)
SCALE: 1/4" = 1'-0"

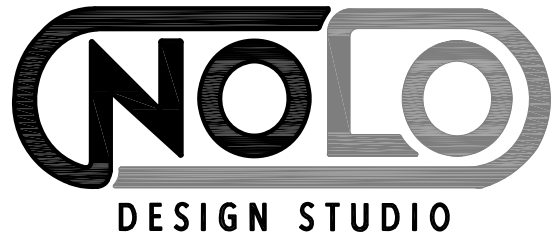
TYPICAL FLOOR KEYPLAN



FIRST FLOOR KEYPLAN



PLAN NOTES



2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:

ART ASHAI, AIA

2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
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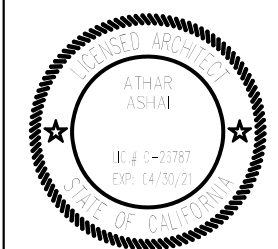
CARSON LOFTS

21240 MAIN STREET & 21250 MAIN STREET
CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title :
CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745

LEGAL DESCRIPTION :
APN: 7334-002-007
APN: 7334-002-008



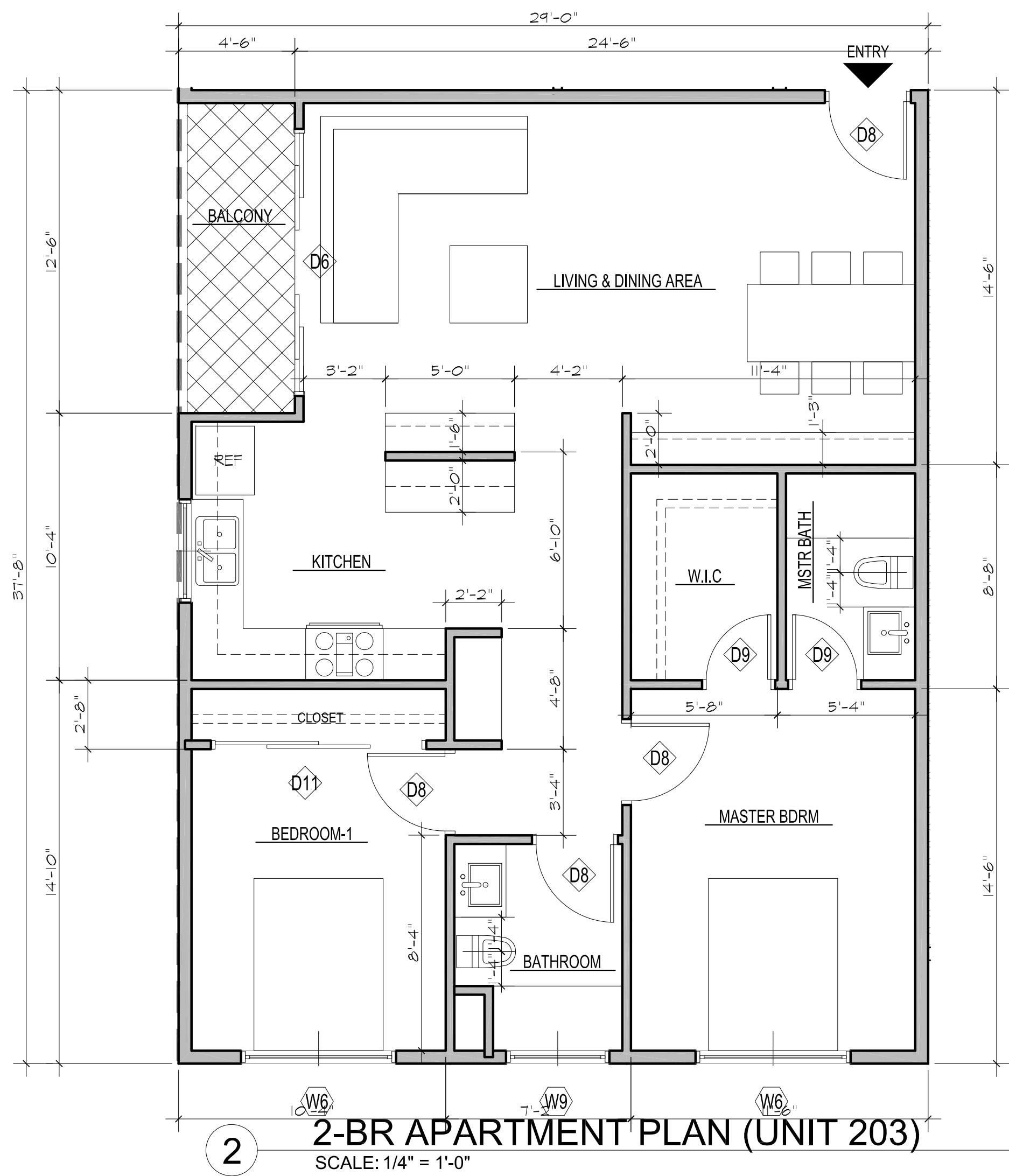
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Sheet Title :
BLDG B- ENLARGED
PLANS

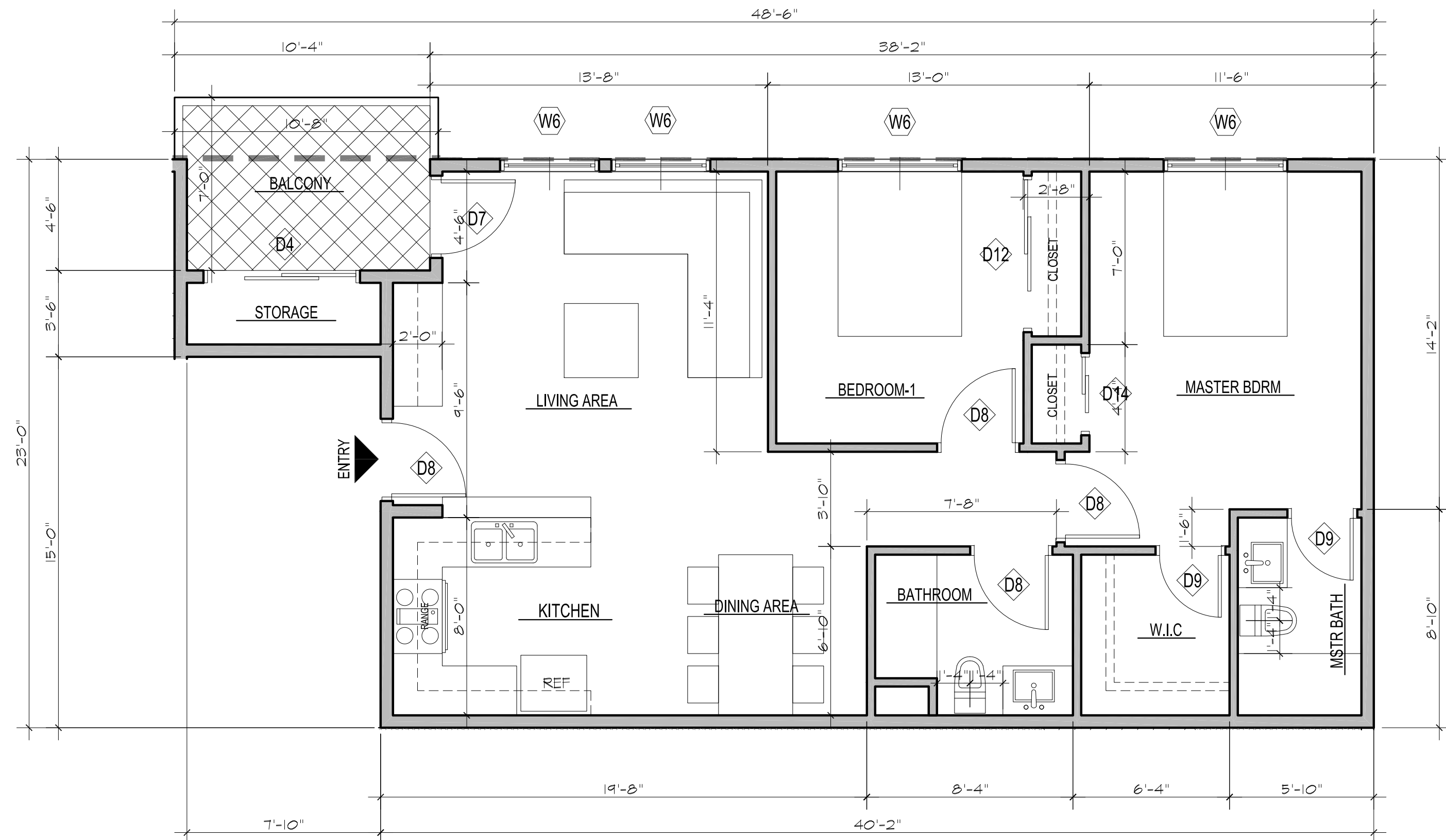
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Date : July 2020	Sheet Number :
Drawn : F. Cawal P. Aquino	
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A-121

PLOT DATE: 7/7/20

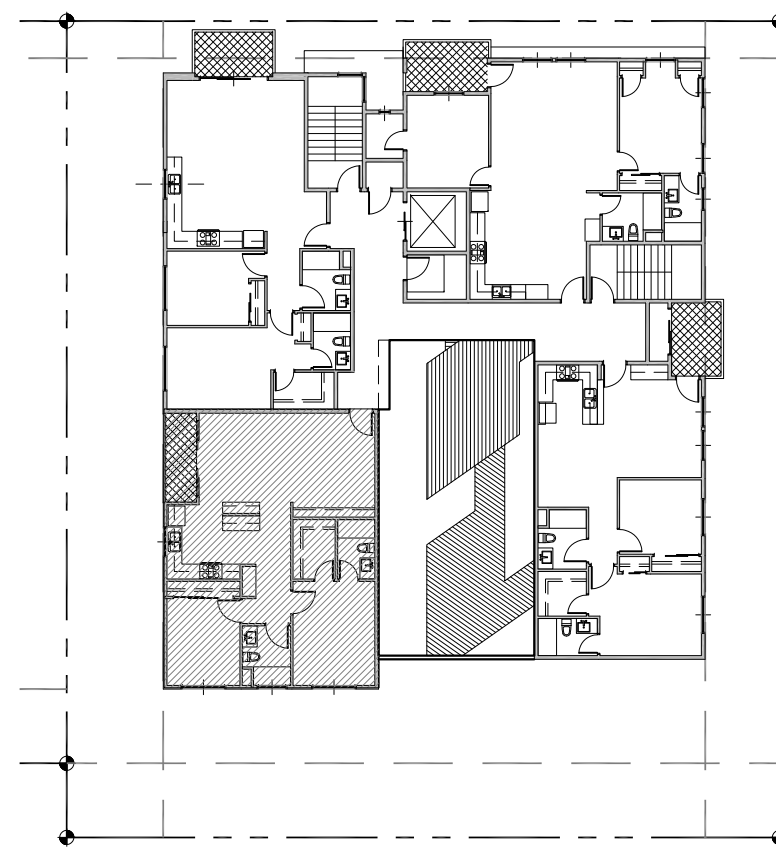


2-BR APARTMENT PLAN (UNIT 203)
SCALE: 1/4" = 1'-0"

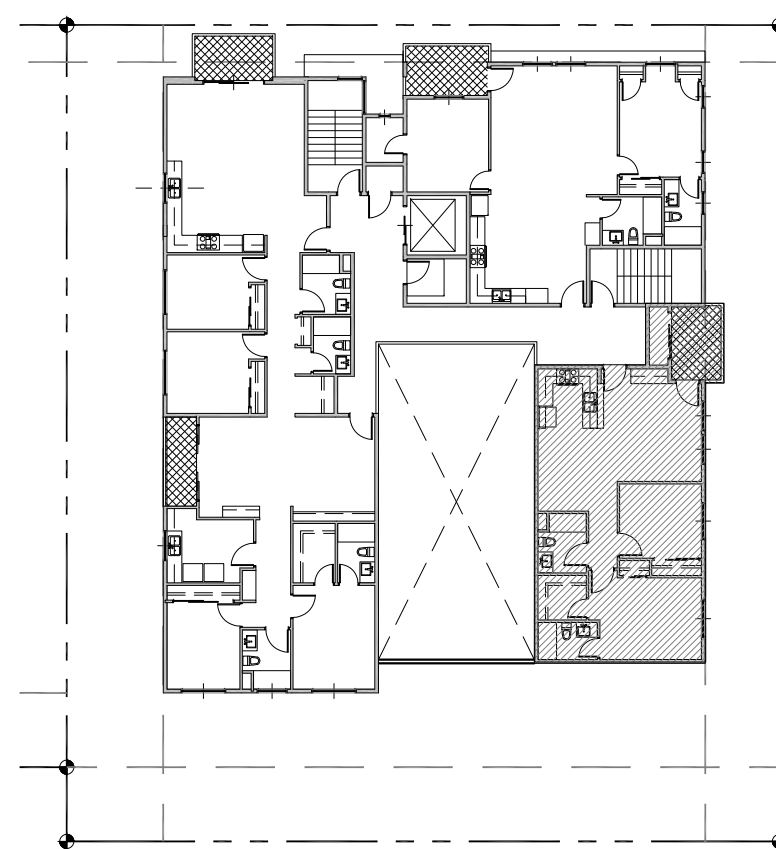


2-BR APARTMENT PLAN (UNIT 202,302)
SCALE: 1/4" = 1'-0"

SECOND FLOOR KEYPLAN



TYPICAL FLOOR KEYPLAN



PLAN NOTES



2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:

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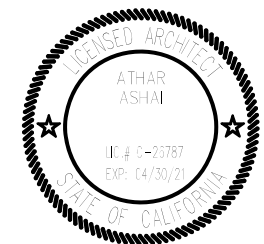
NANCY KIM

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CARSON, CALIFORNIA 90745

PROJECT INFORMATION:

Project Title :
CARSON APARTMENTS
21240 Main Street Carson, CA 90745
21250 Main Street Carson, CA 90745

LEGAL DESCRIPTION :
APN: 7334-002-007
APN: 7334-002-008

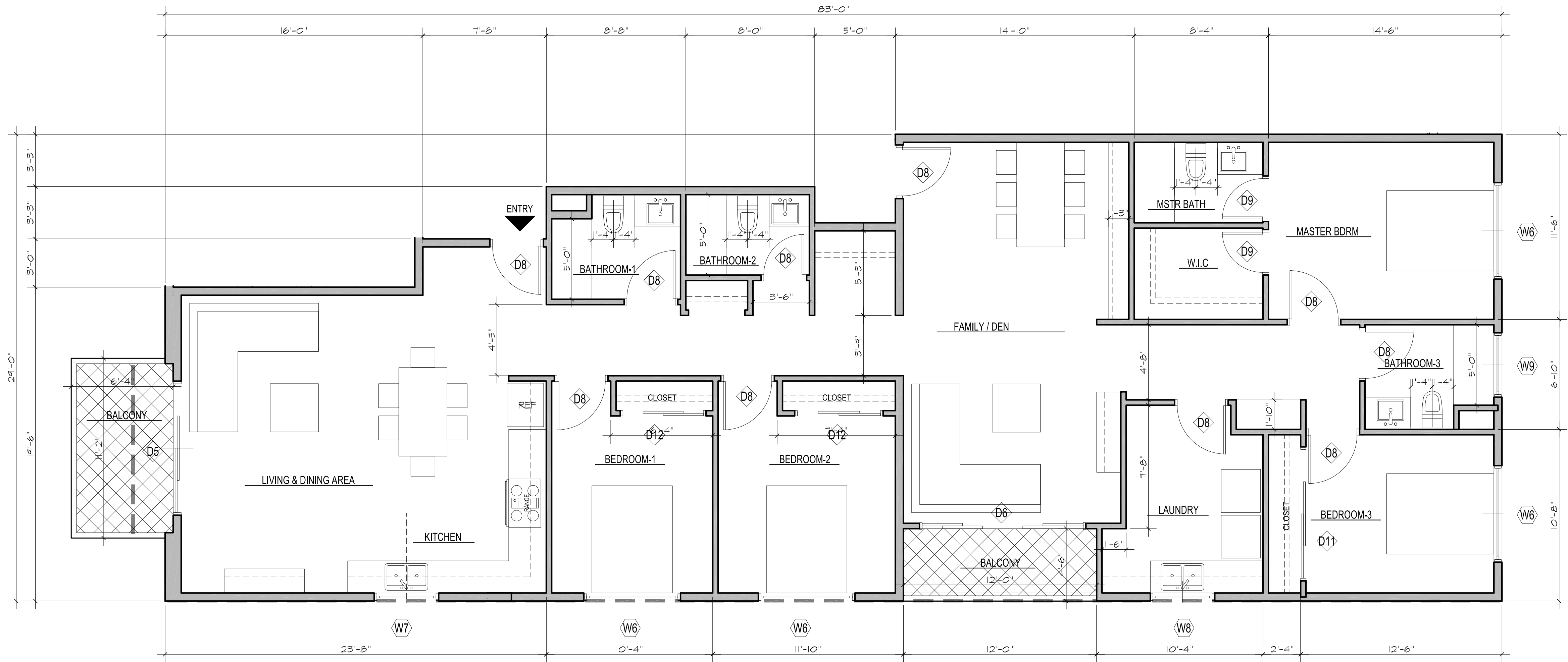


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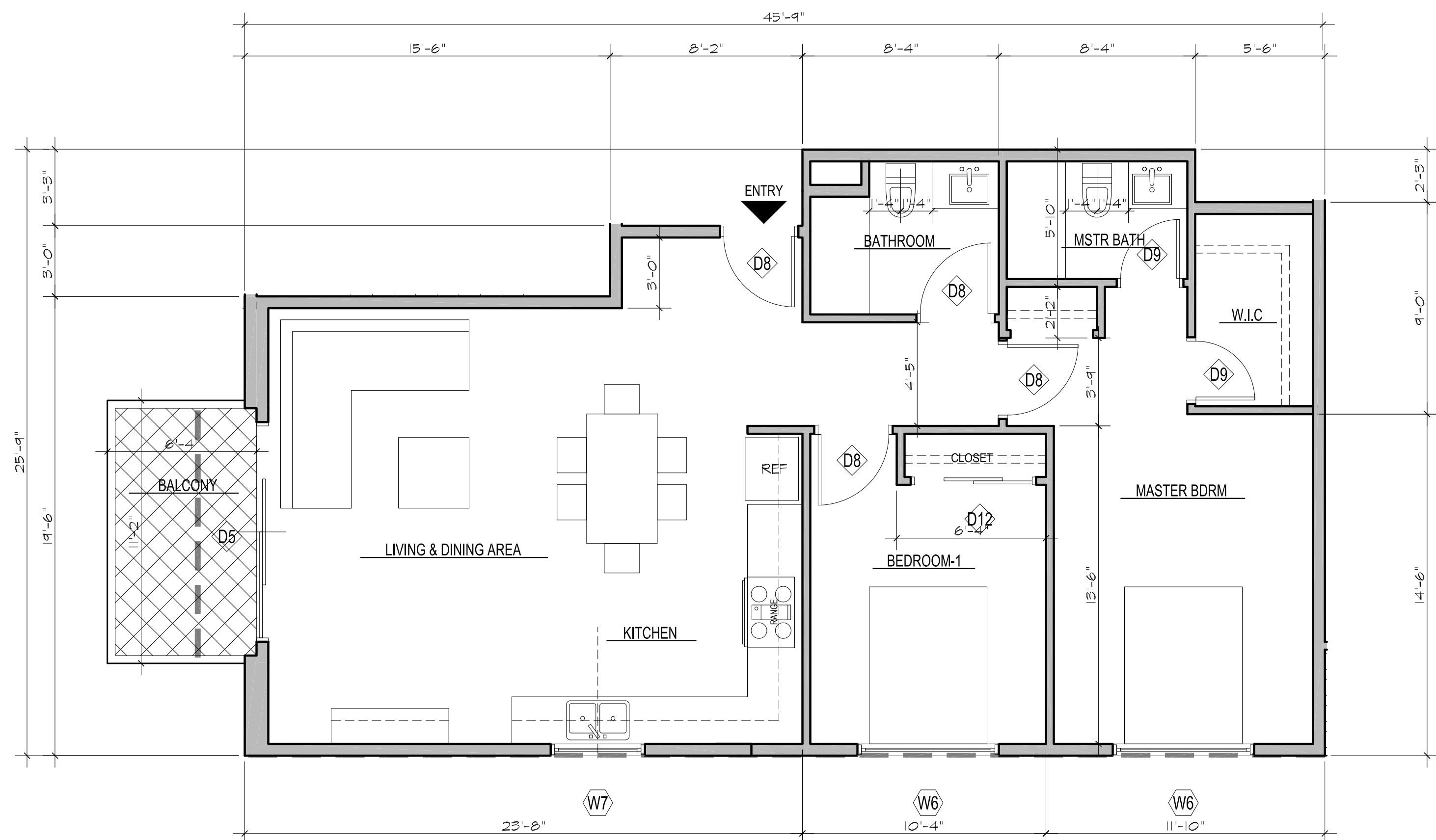
Sheet Title :
BLDG B- ENLARGED
PLANS

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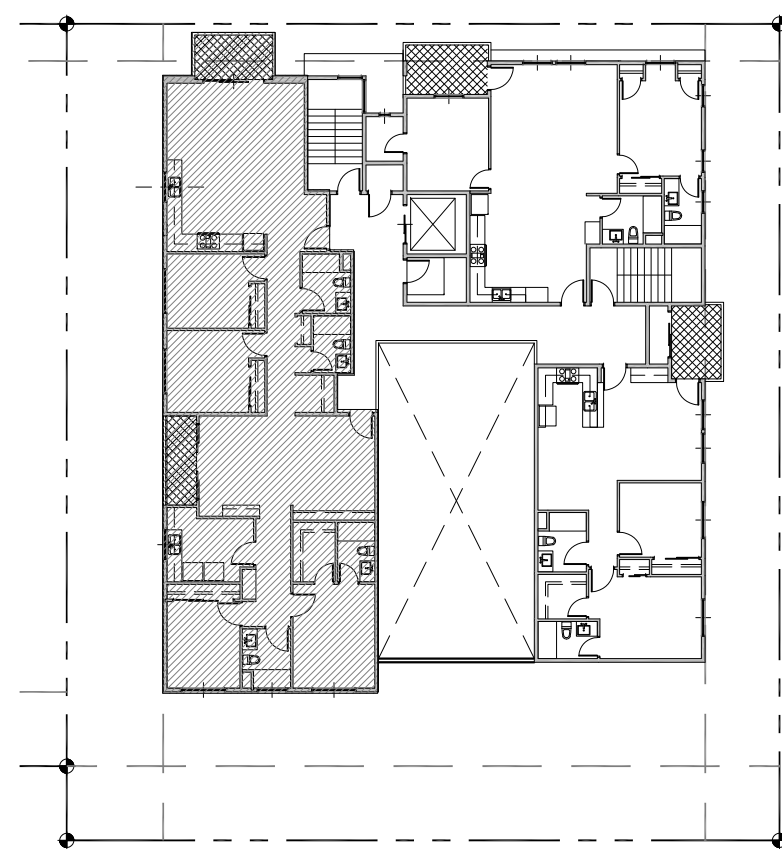


1 4-BR APARTMENT PLAN (UNIT 303)
SCALE: 1/4" = 1'-0"

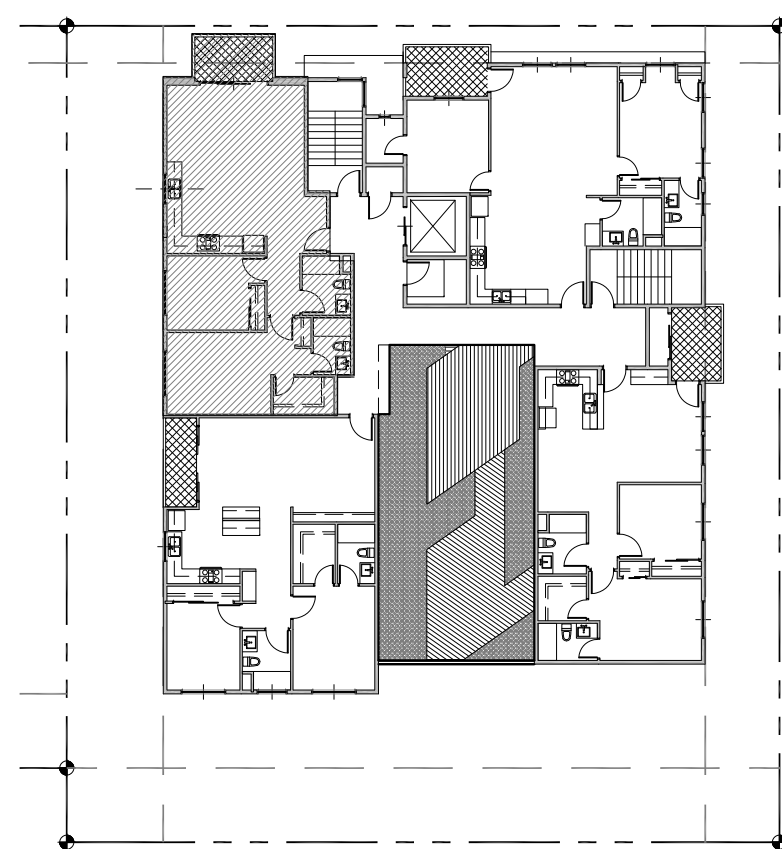


1 2-BR APARTMENT PLAN (UNIT 204)
SCALE: 1/4" = 1'-0"

THIRD FLOOR KEYPLAN



SECOND FLOOR KEYPLAN



PLAN NOTES



2173 LOMITA BLVD. #201
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Sheet Title:

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PLANS

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AS NOTED

Job Number:

J-1908

Date:

July 2020

Sheet Number:

Drawn:

F. Cawal

Check'd:

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A-123

PLOT DATE: 7/7/20

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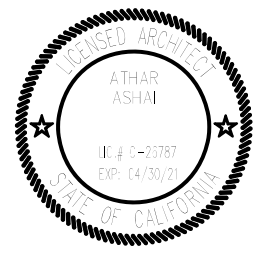
NANCY KIM
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21240 Main Street Carson, CA 90745
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LEGAL DESCRIPTION :
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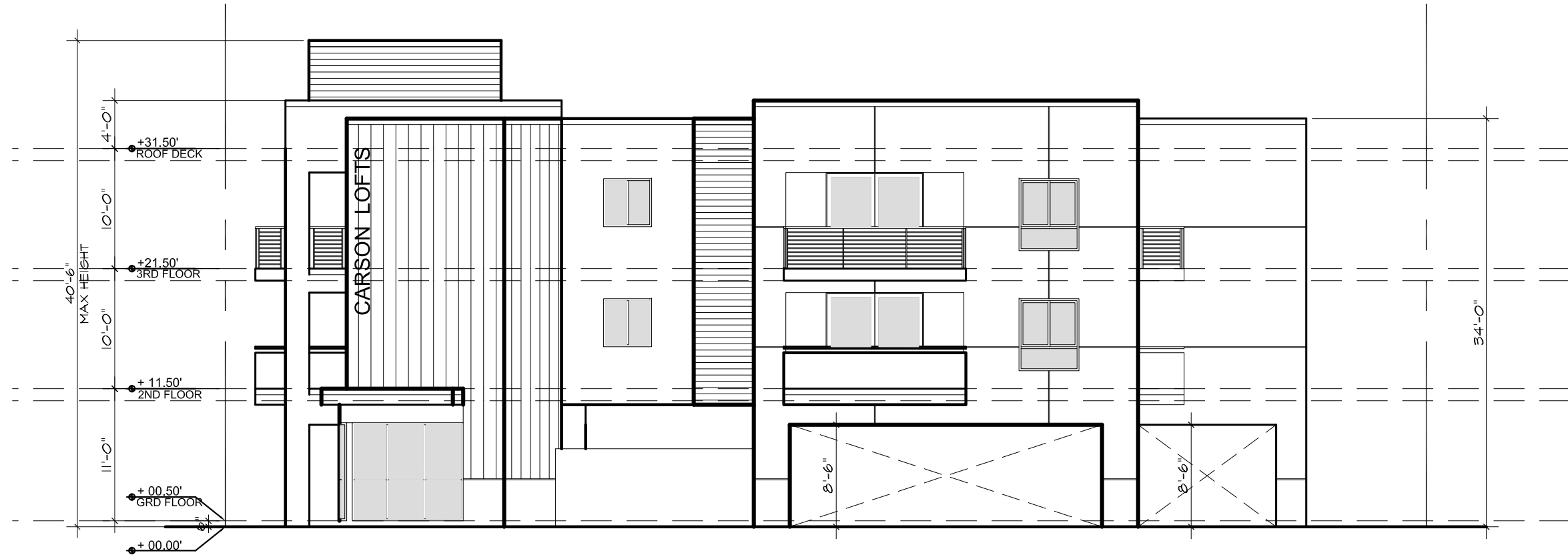
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Sheet Title :

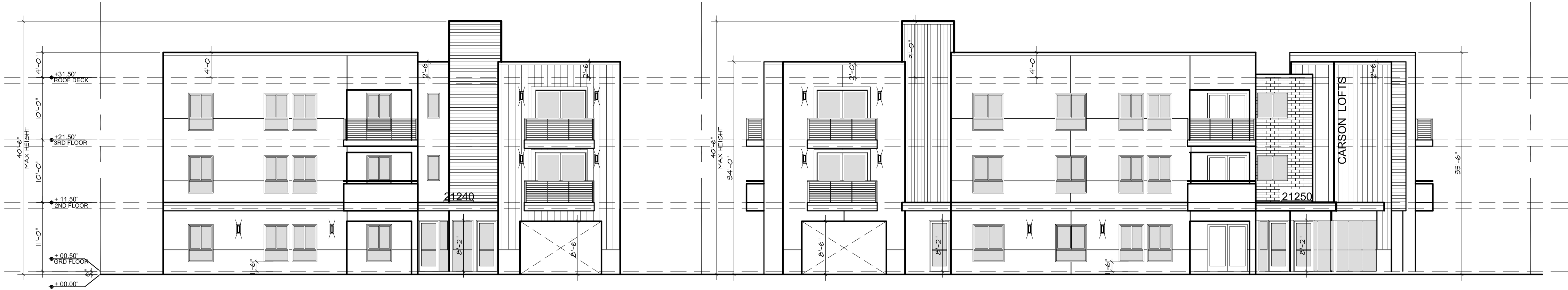
ELEVATIONS

Scale : AS NOTED	Job Number : J-1908
Date : July 2020	Sheet Number :
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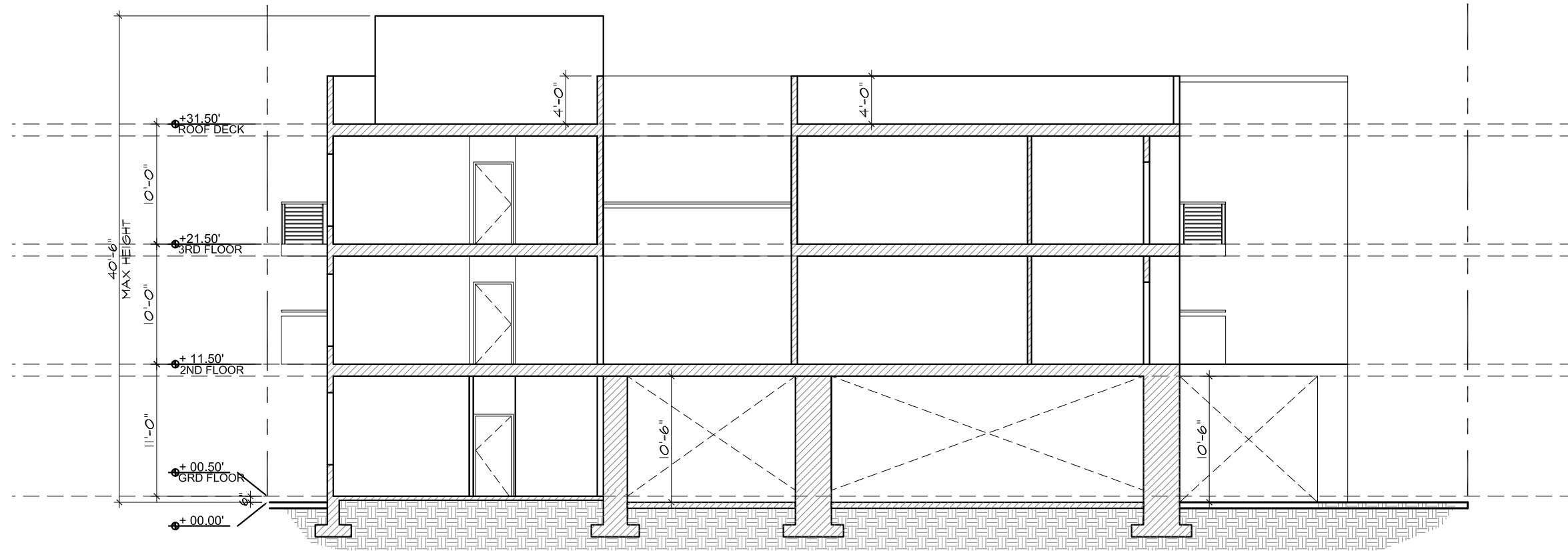
PLOT DATE: 7/7/20



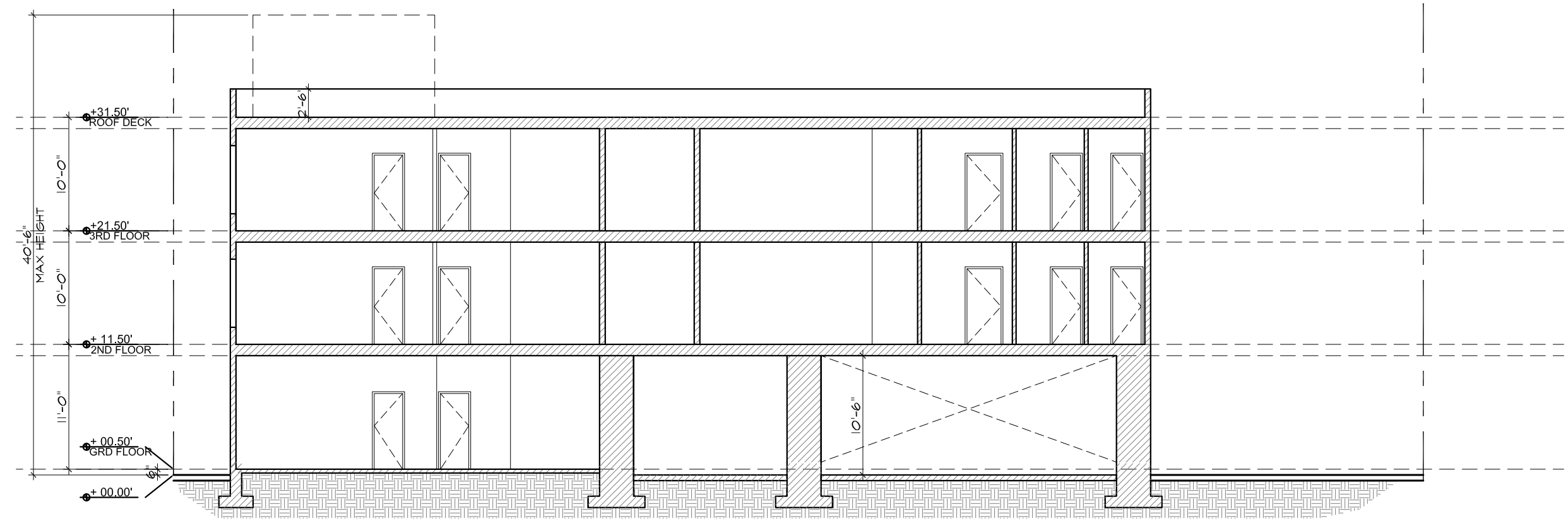
2 ELEVATION B (213TH STREET)
SCALE: 3/32" = 1'-0"



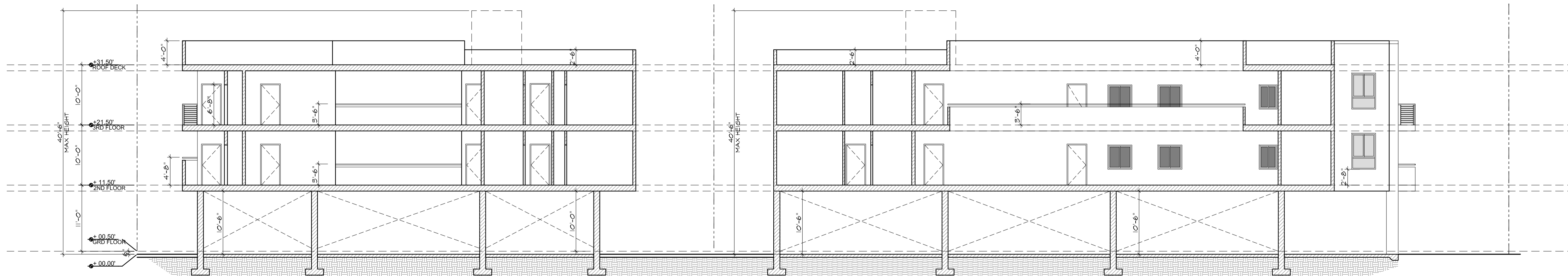
1 ELEVATION A (MAIN STREET)
SCALE: 3/32" = 1'-0"



2 SECTION B
SCALE: 3/32" = 1'-0"



3 SECTION C
SCALE: 3/32" = 1'-0"

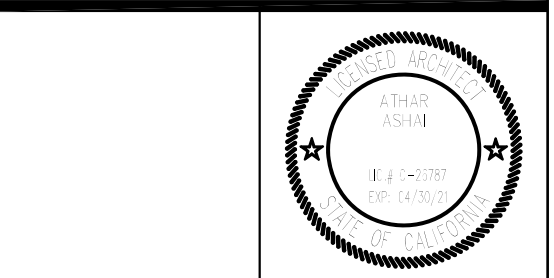


1 SECTION A
SCALE: 3/32" = 1'-0"

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APN: 7334-002-008



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Sheet Title :

SECTIONS

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