







CARSON TRIANGLE

CARSON, CA



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COVER SHEET & SHEET INDEX
KOTT SITE

A0.0



SITE PLAN KEYNOTES

- PROPERTY LINE
- ENTRY GATE
- TRASH ENCLOSURE
- PERPENDICULAR PARKING SPACE (9'X18')
- ACCESSIBLE PARKING SPACE (9'X18')
- ACCESSIBLE PATH OF TRAVEL
- AMENITY AREA (SEE LANDSCAPE PLANS)
- MAIL PARKING SPACE
- RETAINING WALL PER CIVIL

NOTE: ALL NON-ADA COMPLIANT SIDEWALK RAMP ABUTTING THE PROJECT SITE WILL BE UPGRADED TO CURRENT CODE.

LEGEND

- PRODUCT A
- PRODUCT B
- PRODUCT C
- PRODUCT D
- POOL BUILDING
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TYPICAL PERPENDICULAR & ACCESSIBLE PARKING SPACE
- ACCESSIBLE UNIT
- UNIT ENTRY
- Building Number
- Building Type

*Site Plan shall meet all Engineering and NPDES requirements.

Overall Site Summary

Gross Site Area	14.088 Acres
Affordable Units	32 du
Townhome Units	283 du
Total Dwelling Units	315 du
Gross Density	22.4 Du/Ac
Existing Zoning / Land Use	Commercial, Automotive
Proposed Zoning / Land Use	Commercial, Automotive

Overall Building Summary

Building Type	Quantity	Bldg Footprint Area	Gross Bldg Area	Total Area
Building A2 - Affordable	4	938 sf	938 sf	3,732 sf
Building A3 - Affordable	8	1,407 sf	1,407 sf	11,256 sf
Product B - 5 Plex	13	3,346 sf	11,096 sf	144,274 sf
Product B - 6 Plex	3	4,013 sf	13,227 sf	39,681 sf
Product C - 8 Plex	2	5,336 sf	18,351 sf	36,702 sf
Product C - 10 Plex	7	6,814 sf	21,522 sf	150,654 sf
Building D - 6 Plex	3	4,523 sf	14,033 sf	42,099 sf
Building D - 8 Plex	12	5,759 sf	17,911 sf	214,932 sf
Pool Building	1	437 sf	437 sf	437 sf
Total				643,787 sf

FAR: 1.05
Building Coverage: 34.3% (210,647 sf)

Townhome Site Summary

Townhome Site Area	12.93 Acres
Townhome Dwelling Units	283 du
Density	21.9 Du/Ac

Townhome Plan Summary

Plan	Beds	Net Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
B Townhomes - P1	3	1,510 sf	51	18.0%		
B Townhomes - P2	3	1,714 sf	32	11.3%		
Subtotal B Townhomes			83			
C B2B - P1	2	1,375 sf	50	17.7%		
C B2B - P2	3	1,578 sf	36	12.7%		
Subtotal B2B			86			
D Rowtowns - P1	2	1,213 sf	12	4.2%		
D Rowtowns - P2	2	1,211 sf	12	4.2%		
D Rowtowns - P3	3	1,522 sf	45	15.9%		
D Rowtowns - P4	4	1,773 sf	45	15.9%		
Subtotal D Rowtowns			114			
Total			283	100%	434,779 sf	1,536 sf

Unit Mix:

Unit Mix	Quantity	%
2 Bedroom Total	74	26.1%
3 Bedroom Total	164	58.0%
4 Bedroom Total	45	15.9%
Total	283	100.0%

Townhome Open Space Summary

Private Balcony Open Space	12,757 sf	45 sf/Unit
Private Ground Floor Open Space	9,993 sf	457 sf/Unit
Common Open Space	106,390 sf	
Total Open Space	129,140 sf	456 sf/Unit

Townhome Parking Summary - State Density Bonus Standard

Parking Required	Quantity	Ratio Req'd	Spaces Req'd
2 Bed	74	1.50 Spaces/Unit	111
3 Bed	164	1.50 Spaces/Unit	246
4 Bed	45	2.00 Spaces/Unit	90
Total Residential Parking Req'd		1.58 Spaces/Unit	447

Parking Provided	Ratio Provided	Spaces Provided
Garage Spaces	2.00	566
Driveway Spaces	0.00	0
On Site Guest Spaces	0.27	77
Total Residential Parking Provided	2.27	643

Accessible Parking Required	Ratio Req'd	Spaces Req'd
Resident Open Spaces	5%	4

Affordable Site Summary

Gross Site Area	1.16 Acres
total Dwelling Units	32 du
Density	27.6 Du/Ac

Affordable Plan Summary

Plan	Beds	Net Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Affordable - P1	1	469	32		15,008 sf	469 sf

Affordable Open Space Summary

Private Open Space	0 sf
Common Open Space	22,545 sf
Total Open Space	22,545 sf

705 sf/Unit

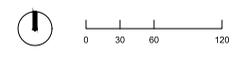
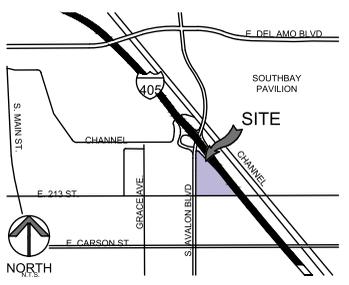
Affordable Parking Summary - Carson Standard

Parking Required	Quantity	Ratio Req'd	Spaces Req'd
Studio & 1 Bed	32	.50 Spaces/Unit	16

Parking Provided	Ratio Provided	Spaces Provided
Open Parking Spaces	0.50	16

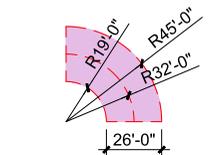
Accessible Parking Required	Ratio Req'd	Spaces Req'd
Resident Open Spaces	5%	16

VICINITY MAP





LEGEND



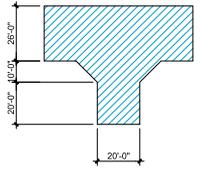
FIRE ACCESS ROAD MINIMUM WIDTH = 26'-0" WITH MINIMUM TURNING RADIUS = 32'-0" AT CENTERLINE



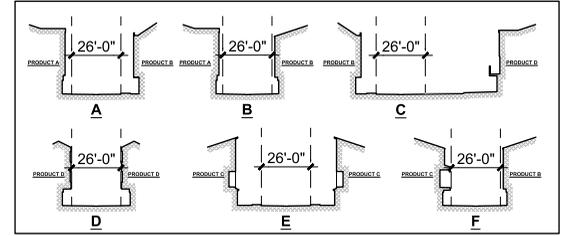
150'-0" MAX. HOSE PULL DISTANCE



26'-0" WIDE FIRE LANE (CLEAR TO SKY AND UNOBSTRUCTED)



FIRE HAMMER HEAD (CLEAR TO SKY AND UNOBSTRUCTED)



TYPICAL FIRE LANE CROSS SECTIONS

- NOTES:
1. FIRE APPARATUS ACCESS ROADS SHALL BE PROVIDED AND MAINTAINED IN ACCORDANCE WITH SECTIONS 503.1.1 THROUGH 503.1.3.
 2. THE DIMENSIONS OF APPROVED FIRE APPARATUS ROADS SHALL BE MAINTAINED AS ORIGINALLY APPROVED BY THE FIRE CODE OFFICIAL.
 3. PROPOSED GATE WILL BE EQUIPPED WITH A FIRE DEPARTMENT APPROVED LOCKING DEVICE.
 4. ALL REQUIRED PRIVATE ON SITE FIRE HYDRANTS SHALL BE PLOTTED BY THE COUNTY OF LOS ANGELES FIRE DEPARTMENT FIRE PREVENTION DIVISION UPON APPROVED ACCESS.

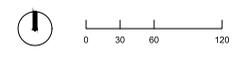


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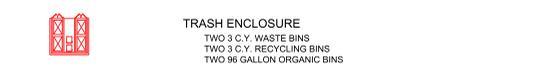
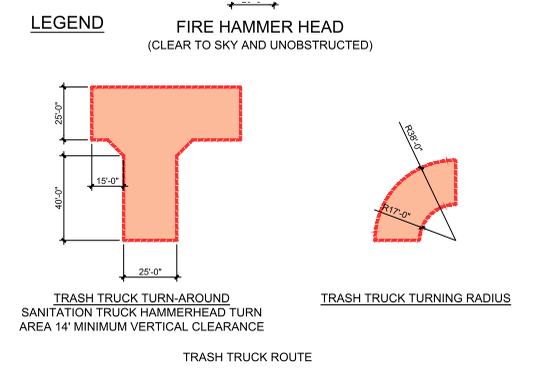
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FIRE ACCESS SITE PLAN

A1.1



PRODUCT B-D				AFFORDABLE PRODUCT			
SOLID WASTE CALCULATIONS				SOLID WASTE CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D	UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
283	0.2	56.6	19	29	0.2	5.8	2
RECYCLING CALCULATIONS				RECYCLING CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D	UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
283	0.2	56.6	19	29	0.2	5.8	2
ORGANICS CALCULATIONS				ORGANICS CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 64 GALLON CARTS	UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 64 GALLON CARTS
283	0.012	3.396	0.73	29	0.012	0.348	0.73

TRASH ENCLOSURES				TRASH ENCLOSURES			
SOLID WASTE CALCULATIONS				SOLID WASTE CALCULATIONS			
TOTAL 3 C.Y. BINS REQ'D	PICKUPS /WK	TOTAL 3 C.Y. BINS REQ'D	TOTAL 3 C.Y. BINS PROV'D	TOTAL 3 C.Y. BINS REQ'D	PICKUPS /WK	TOTAL 3 C.Y. BINS REQ'D	TOTAL 3 C.Y. BINS PROV'D
19	2	9.5	10	2	2	1	10
RECYCLING CALCULATIONS				RECYCLING CALCULATIONS			
TOTAL 3 C.Y. BINS REQ'D	PICKUPS /WK	TOTAL 3 C.Y. BINS REQ'D	TOTAL 3 C.Y. BINS PROV'D	TOTAL 3 C.Y. BINS REQ'D	PICKUPS /WK	TOTAL 3 C.Y. BINS REQ'D	TOTAL 3 C.Y. BINS PROV'D
19	2	9.5	10	2	2	1	10
ORGANICS CALCULATIONS				ORGANICS CALCULATIONS			
No. OF 96 GALLON CARTS REQ'D	PICKUPS /WK	No. OF 96 GALLON CARTS REQ'D	No. OF 96 GALLON CARTS PROV'D	No. OF 96 GALLON CARTS REQ'D	PICKUPS /WK	No. OF 96 GALLON CARTS REQ'D	No. OF 96 GALLON CARTS PROV'D
0.73	1	0.73	8	1	1	0.73	1

PRODUCTS B, C, D WILL UTILIZE TRASH ENCLOSURES LOCATED ON THE SITE INDICATED BY THE LEGEND ABOVE.



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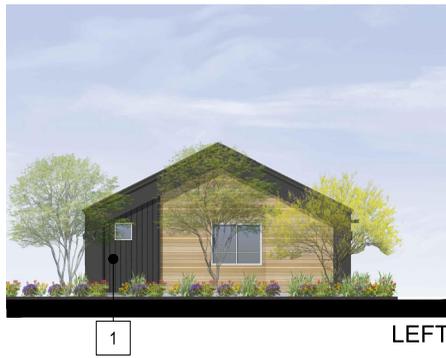
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PERSPECTIVES
PRODUCT A - AFFORDABLE BLDG & UNIT PLAN 1

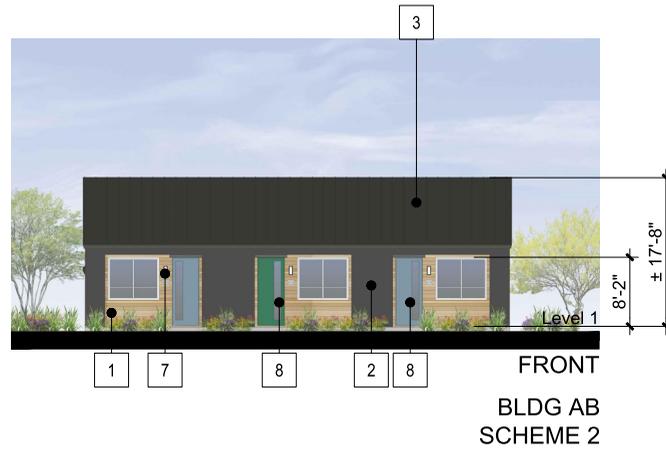
AA1

MATERIAL LEGEND

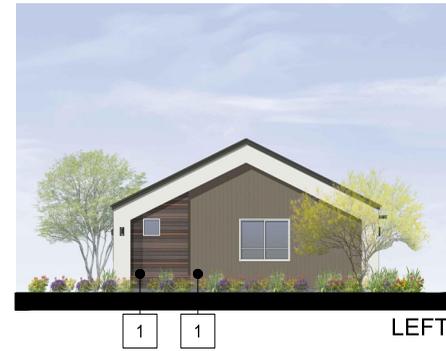
- 1. SIDING
- 2. STUCCO
- 3. ASPHALT SHINGLE ROOF
- 4. VINYL WINDOWS
- 5. FASCIA
- 6. SMOOTH STUCCO
- 7. DECORATIVE LIGHTS & ADDRESS SIGN
- 8. FIBERGLASS ENTRY DOOR



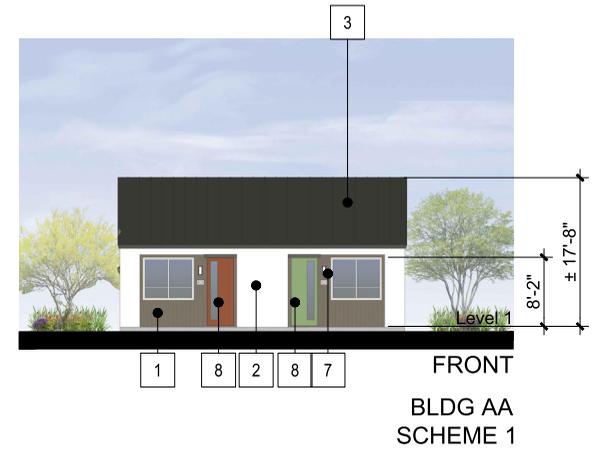
LEFT



FRONT
BLDG AB
SCHEME 2



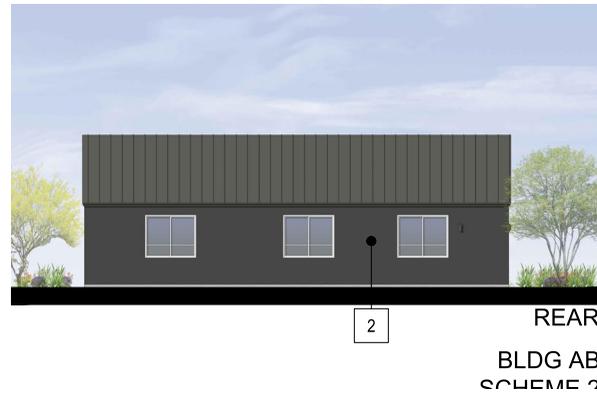
LEFT



FRONT
BLDG AA
SCHEME 1



RIGHT



REAR
BLDG AB
SCHEME 2



RIGHT



REAR
BLDG AA
SCHEME 1



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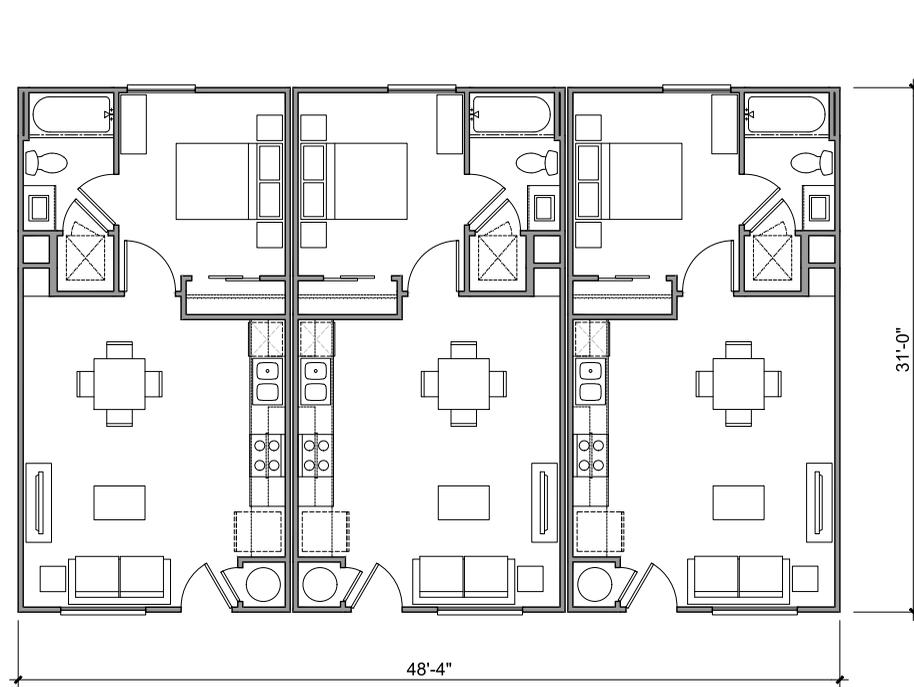
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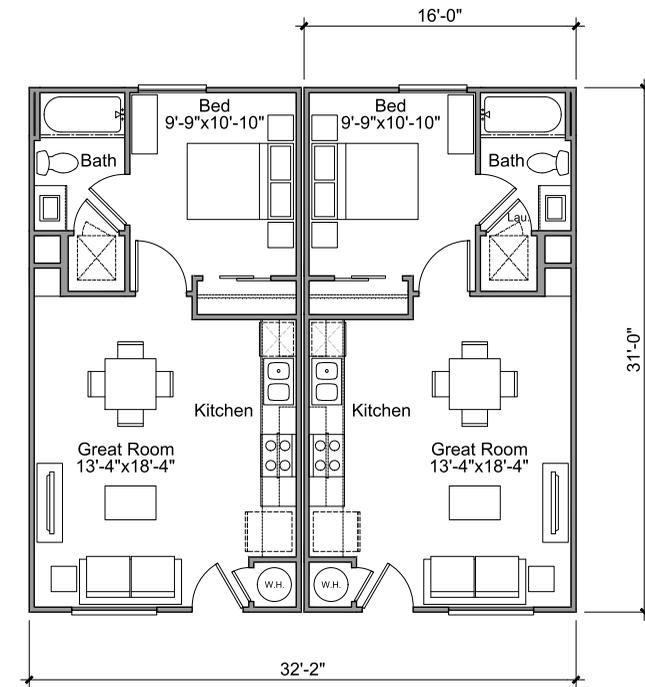


ELEVATIONS
PRODUCT A - AFFORDABLE BLDG & UNIT PLAN 1

AA2



BUILDING B



BUILDING A

PLAN 1 - NET S.F.	
1 BD / 1 BA	
FIRST FLOOR	469 SQ. FT.
TOTAL	469 SQ. FT.



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AFFORDABLE BUILDING PLANS
PRODUCT A - AFFORDABLE BLDG & UNIT PLAN 1

AA3



SCHEME 1



SCHEME 2



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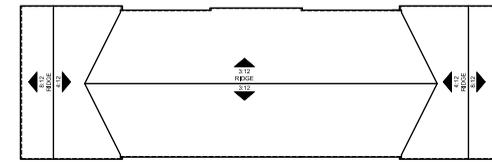
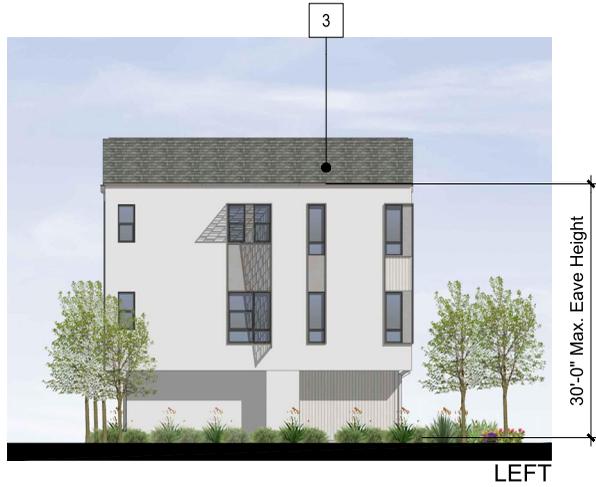
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PERSPECTIVES
PRODUCT B

AB1

MATERIAL LEGEND

- 1. VERTICAL SIDING
- 2. STUCCO
- 3. ASPHALT SHINGLE ROOF
- 4. VINYL WINDOWS
- 5. FASCIA
- 6. SMOOTH STUCCO
- 7. DECORATIVE LIGHTS & ADDRESS SIGN
- 8. FIBERGLASS ENTRY DOOR
- 9. METAL SECTIONAL GARAGE DOOR
- 10. STUCCO TRIM
- 11. SHADE DESIGN
- 12. GUTTER



ROOF PLAN
SCALE: 1/16"=1'-0"

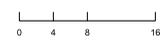


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ELEVATIONS
PRODUCT B - BUILDING C - SCHEME 1

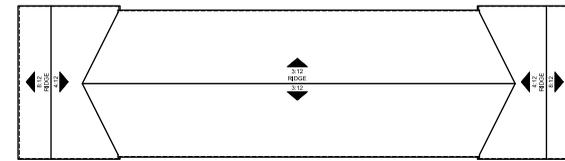
AB2

MATERIAL LEGEND

1. VERTICAL SIDING
2. STUCCO
3. ASPHALT SHINGLE ROOF
4. VINYL WINDOWS
5. FASCIA
6. SMOOTH STUCCO
7. DECORATIVE LIGHTS & ADDRESS SIGN
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. STUCCO TRIM
11. SHADE DESIGN
12. GUTTER



LEFT



ROOF PLAN
SCALE: 1/16"=1'-0"



RIGHT



REAR



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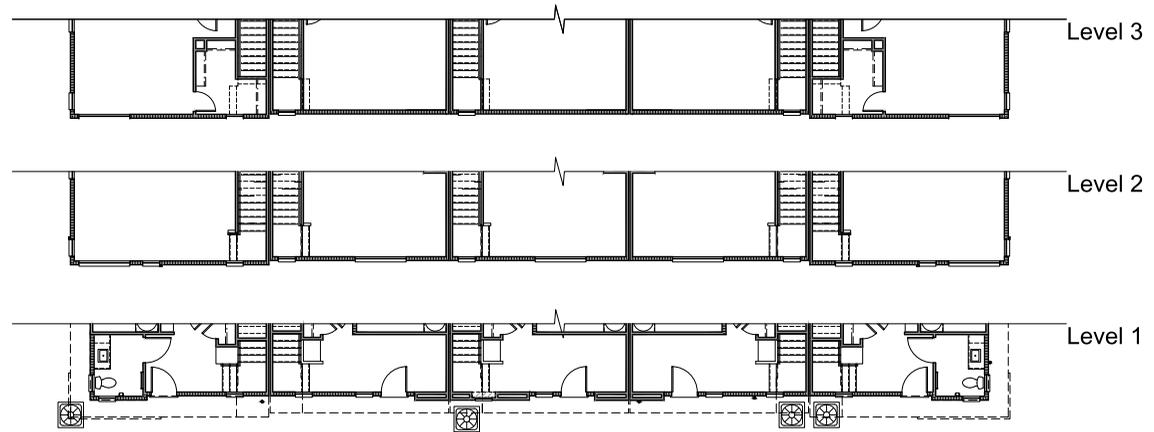
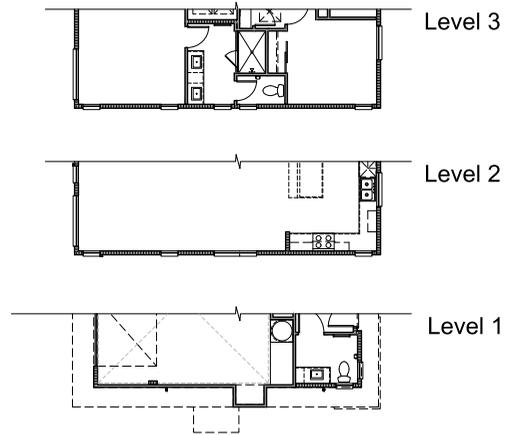
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ELEVATIONS
PRODUCT B - BUILDING C - SCHEME 2

AB3



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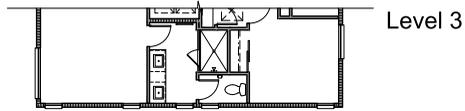


ELEVATION OFFSET ANALYSIS
PRODUCT B - BUILDING A

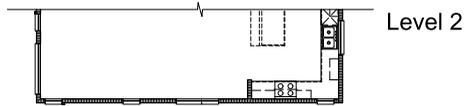
AB4



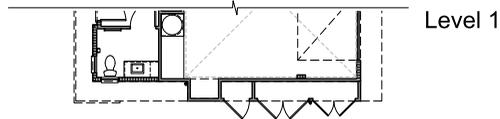
PLAN 2 RIGHT



Level 3



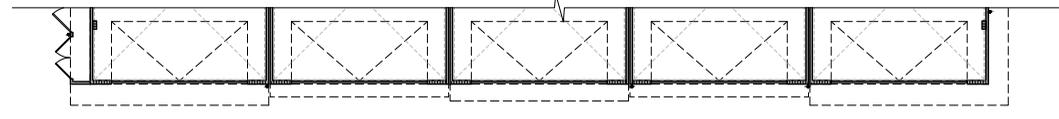
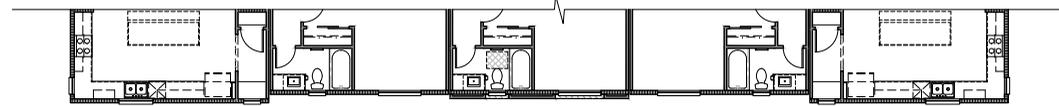
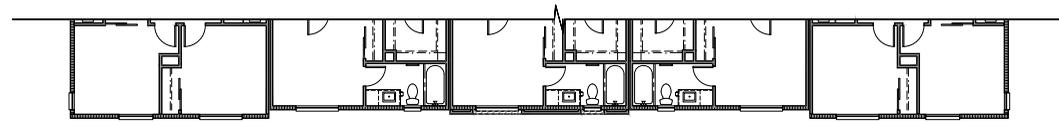
Level 2

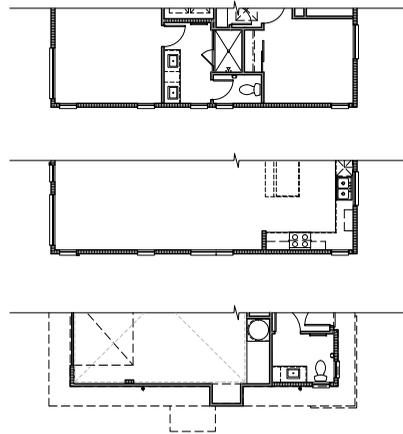


Level 1

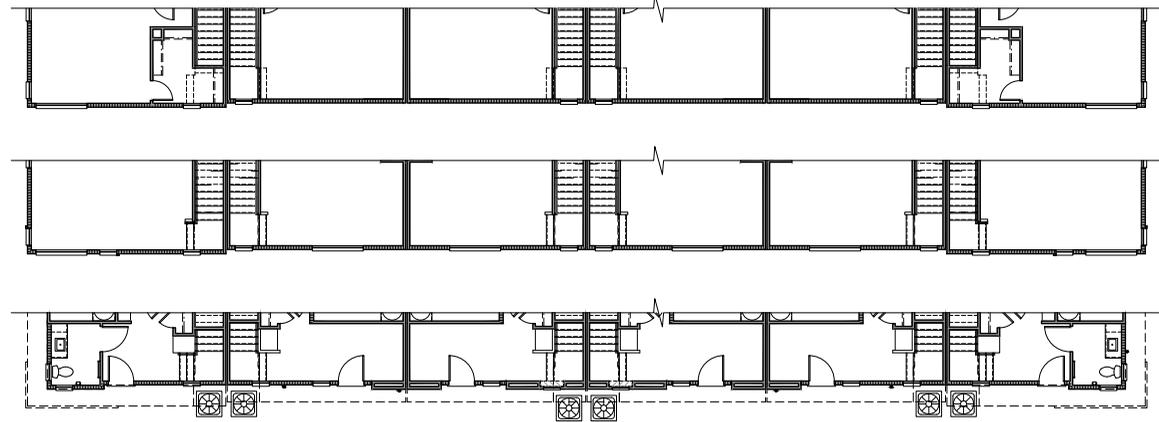


PLAN 2 PLAN 1 PLAN 1 PLAN 1 PLAN 2





Level 3
Level 2
Level 1



Level 3
Level 2
Level 1



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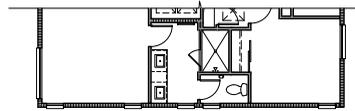


ELEVATION OFFSET ANALYSIS
PRODUCT B - BUILDING A

AB6



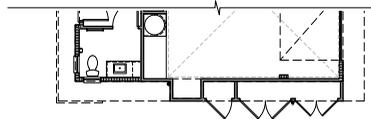
PLAN 2



Level 3



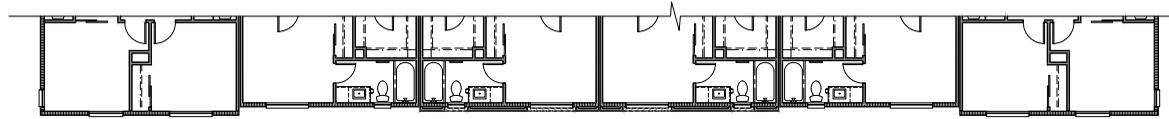
Level 2



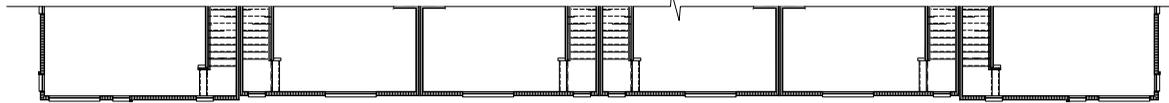
Level 1



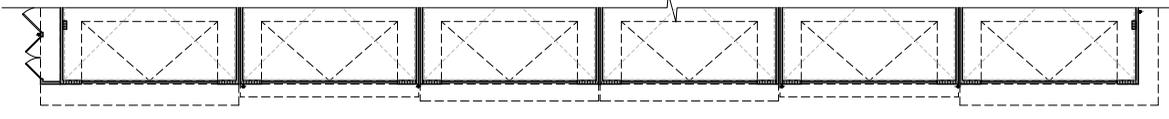
PLAN 2 PLAN 1 PLAN 1 PLAN 1 PLAN 1 PLAN 2



Level 3



Level 2



Level 1



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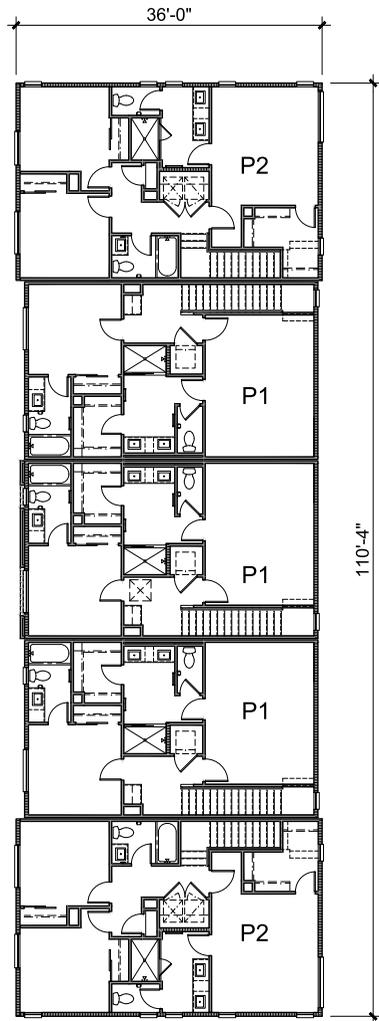
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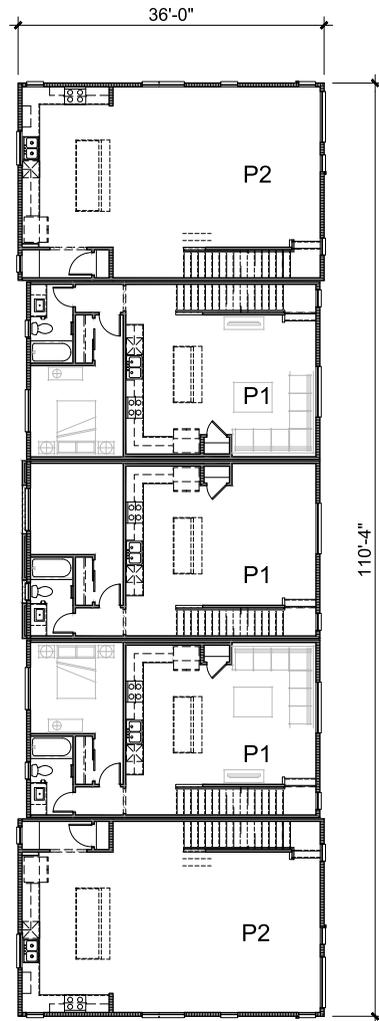


ELEVATION OFFSET ANALYSIS
PRODUCT B - BUILDING A

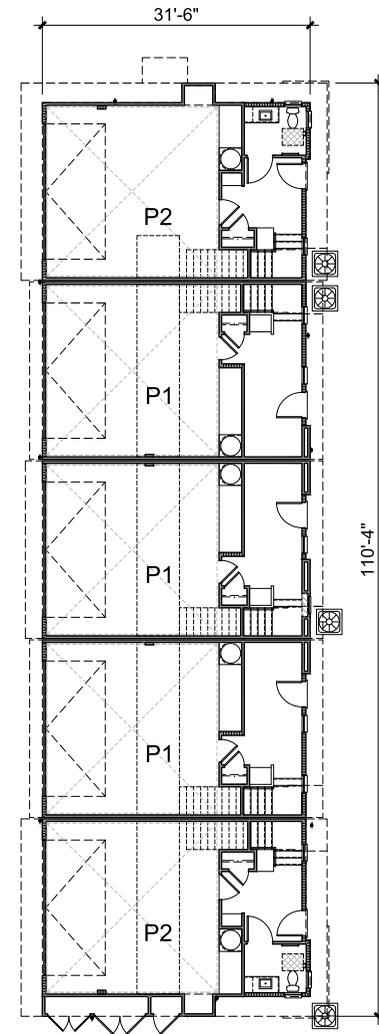
AB7



THIRD FLOOR
3876 SQ. FT.



SECOND FLOOR
3876 SQ. FT.



FIRST FLOOR
3346 SQ. FT.



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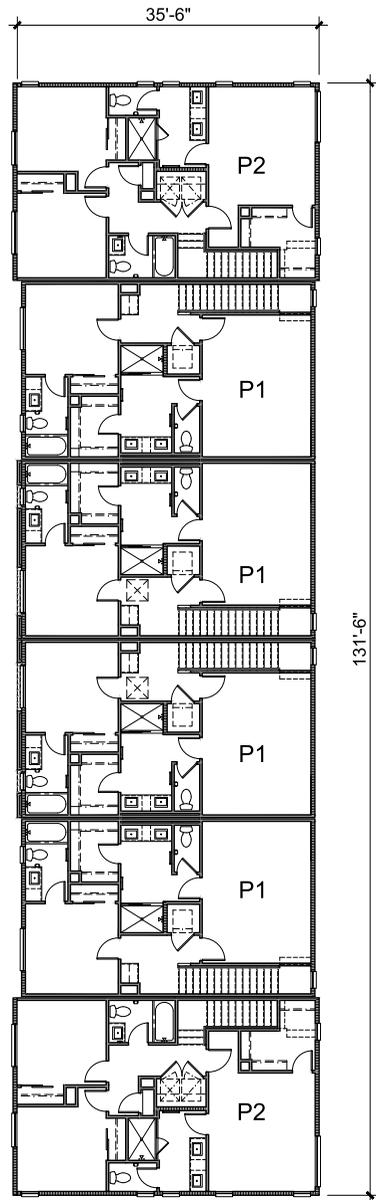
CARSON TRIANGLE
21126, 21140, 21212 AVALON BOULEVARD
CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024

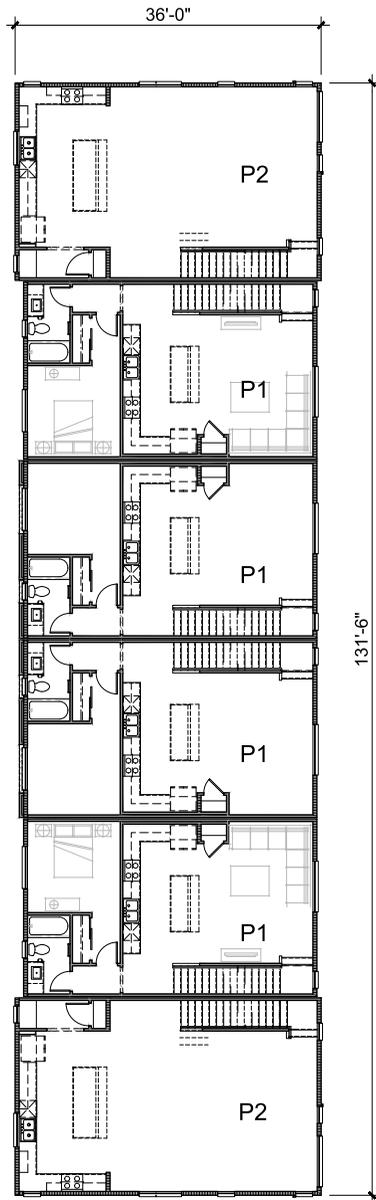


BUILDING PLANS
PRODUCT B - BUILDING C

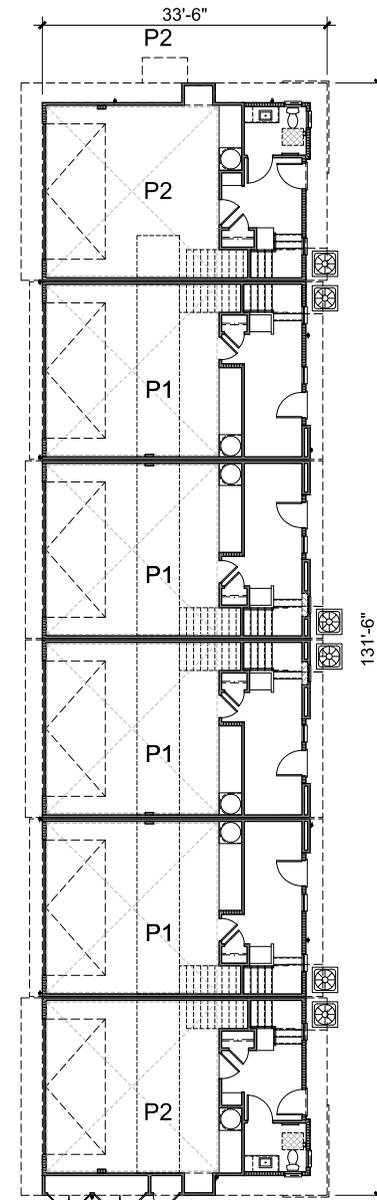
AB8



THIRD FLOOR
4607 SQ. FT.



SECOND FLOOR
4607 SQ. FT.



FIRST FLOOR
4013 SQ. FT.

METERS & UTILITIES



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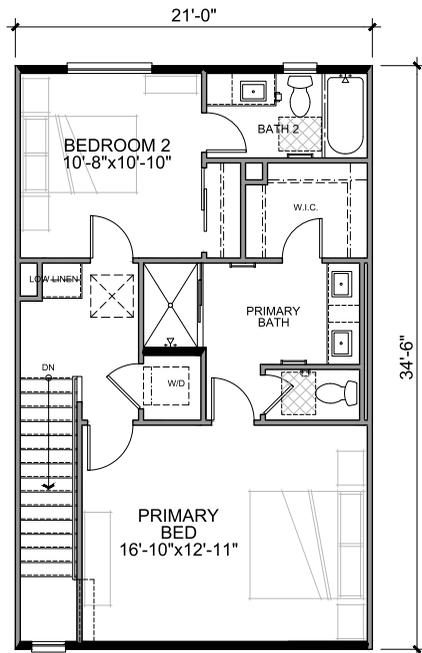
CARSON TRIANGLE
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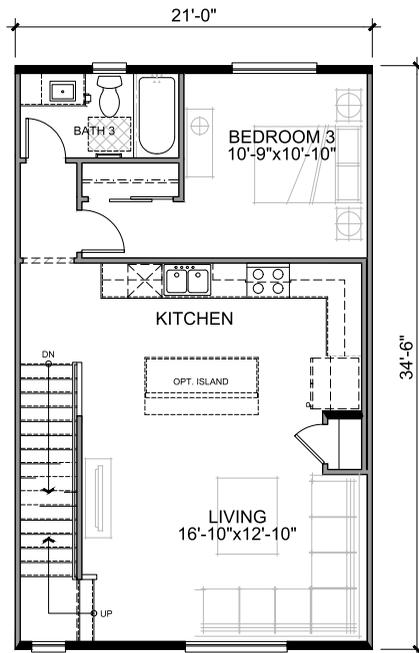


BUILDING PLANS
PRODUCT B - BUILDING C

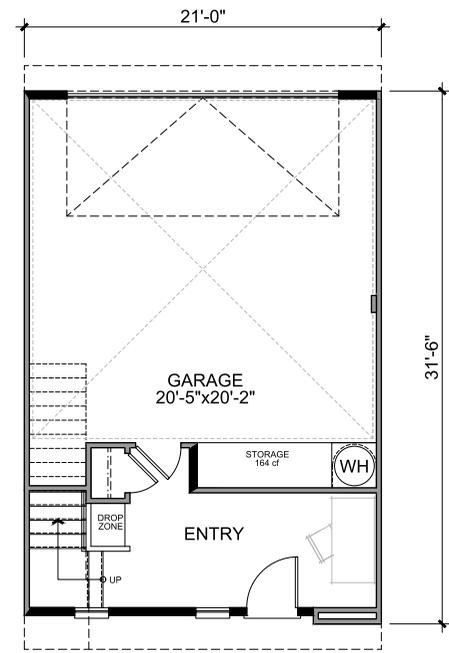
AB9



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	191 SQ. FT.
SECOND FLOOR	686 SQ. FT.
THIRD FLOOR	634 SQ. FT.
TOTAL	1510 SQ. FT.
DECK	N/A
GARAGE	448 SQ. FT.



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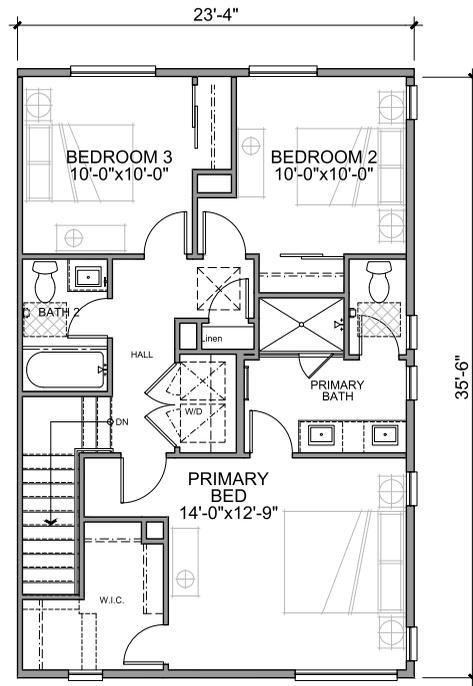
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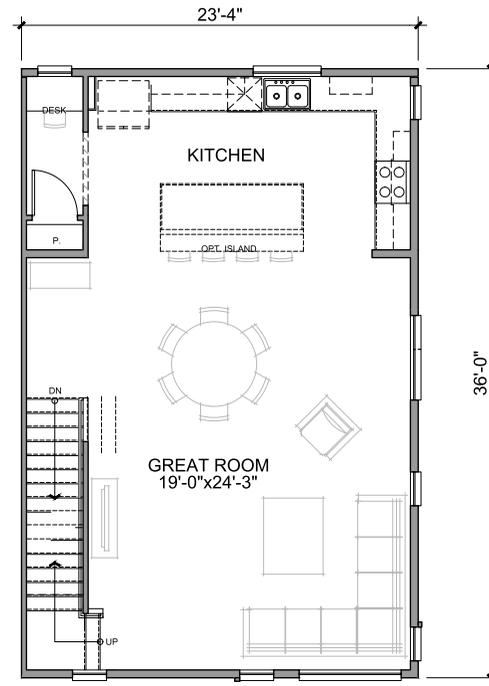


UNIT PLANS
PRODUCT B - PLAN 1

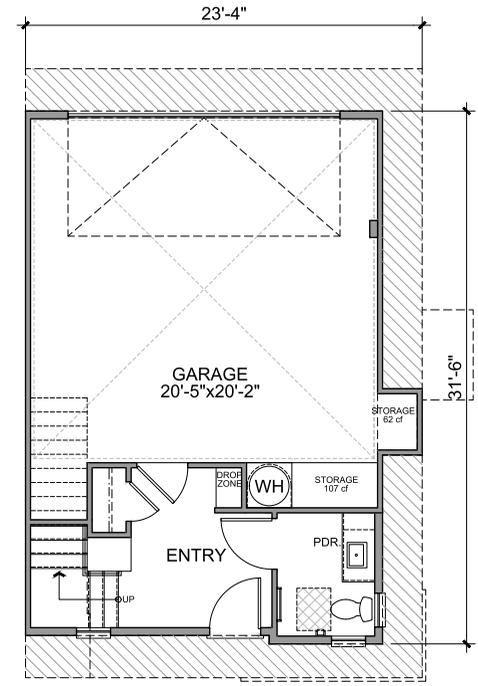
AB10



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	197 SQ. FT.
SECOND FLOOR	781 SQ. FT.
THIRD FLOOR	736 SQ. FT.
TOTAL	1714 SQ. FT.
DECK	N/A
GARAGE	460 SQ. FT.



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UNIT PLANS
PRODUCT B - PLAN 2

AB11



SCHEME 1



SCHEME 2

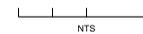


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PERSPECTIVES
PRODUCT C

AC1



LEFT



FRONT



RIGHT



REAR

MATERIAL LEGEND

- 1. STUCCO TRIM
- 2. VERTICAL SIDING
- 3. STUCCO
- 4. ASPHALT SHINGLES ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. DECORATIVE LIGHTS & ADDRESS SIGN
- 9. FIBERGLASS ENTRY DOOR
- 10. METAL SECTIONAL GARAGE DOOR
- 11. WOODEN RAILS
- 12. BRICK VENEER

ROOF PLAN
SCALE: 1/16"=1'-0"

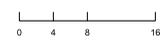


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ELEVATIONS
PRODUCT C - BUILDING A - SCHEME 1

AC2



LEFT



FRONT



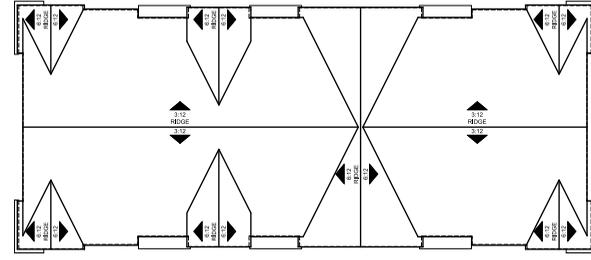
RIGHT



REAR

MATERIAL LEGEND

- 1. STUCCO TRIM
- 2. VERTICAL SIDING
- 3. STUCCO
- 4. ASPHALT SHINGLES ROOF
- 5. VINYL WINDOWS
- 6. FASCIA
- 7. SLIDING DOOR
- 8. DECORATIVE LIGHTS & ADDRESS SIGN
- 9. FIBERGLASS ENTRY DOOR
- 10. METAL SECTIONAL GARAGE DOOR
- 11. RAILING
- 12. BRICK VENEER



ROOF PLAN
SCALE: 1/16"=1'-0"

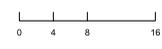


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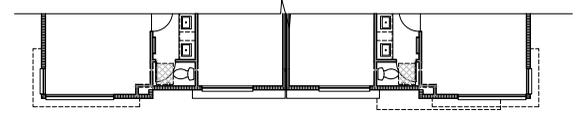
CARSON TRIANGLE
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CONCEPTUAL DESIGN
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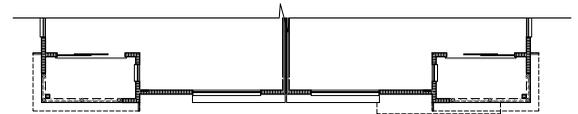


ELEVATIONS
PRODUCT C - BUILDING B - SCHEME 2

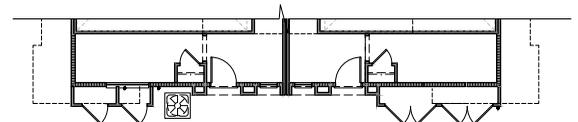
AC3



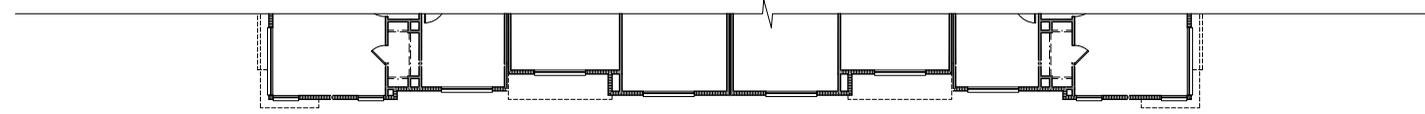
Level 3



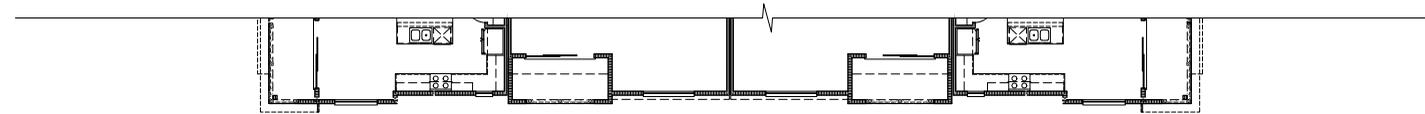
Level 2



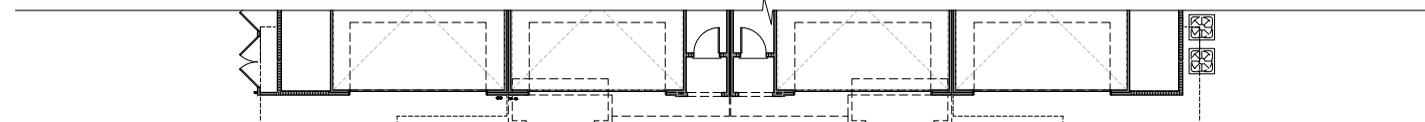
Level 1



Level 3



Level 2



Level 1



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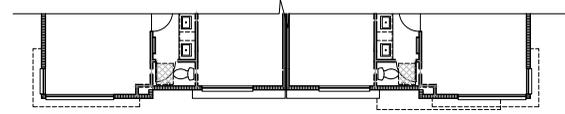
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
AUGUST 30, 2024

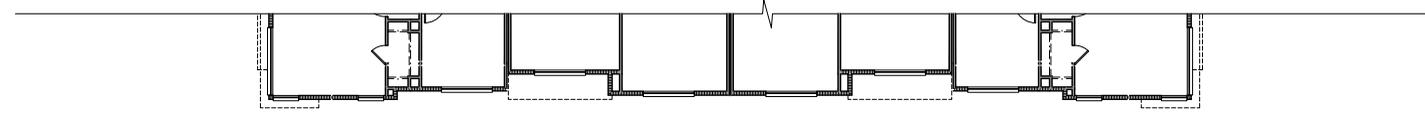


ELEVATION OFFSET ANALYSIS
PRODUCT C - BUILDING A

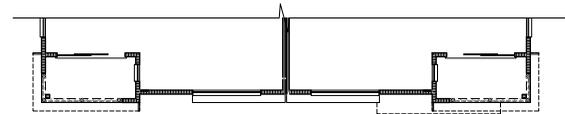
AC4



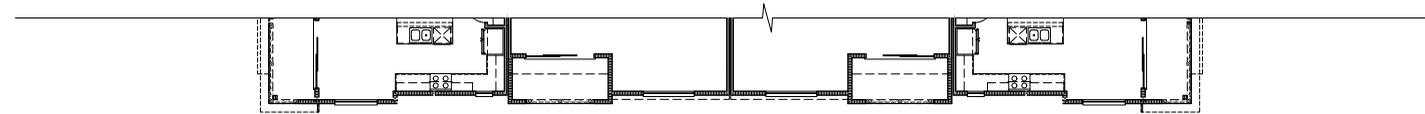
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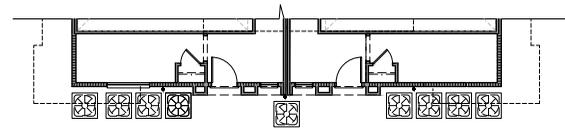
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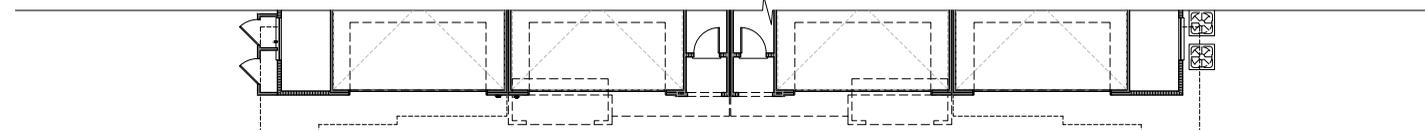
Level 2



Level 2



Level 1



Level 1



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PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
AUGUST 30, 2024



ELEVATION OFFSET ANALYSIS
PRODUCT C - BUILDING B

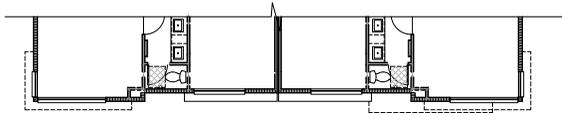
AC5



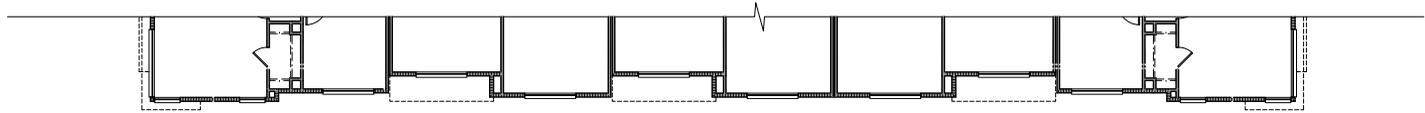
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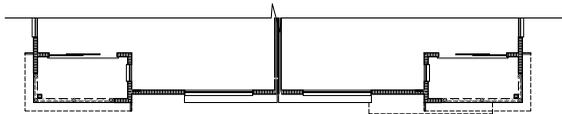
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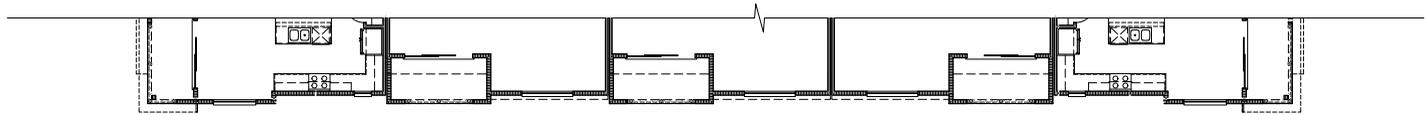
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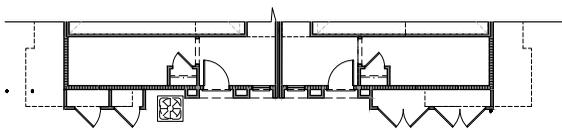
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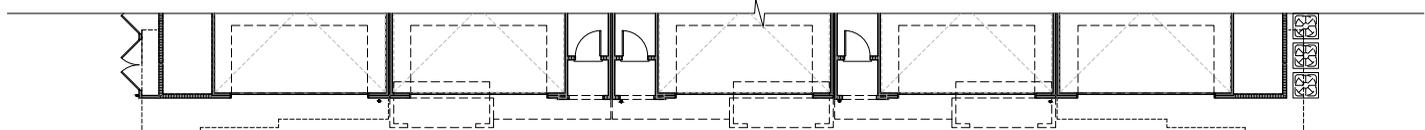
Level 2



Level 2



Level 1



Level 1



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PERRY STREET
CARSON, CA #2024-0578

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ELEVATION OFFSET ANALYSIS
PRODUCT C - BUILDING B

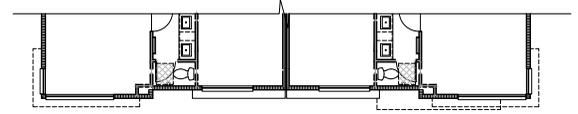
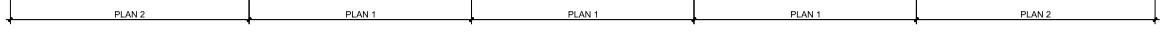
AC6



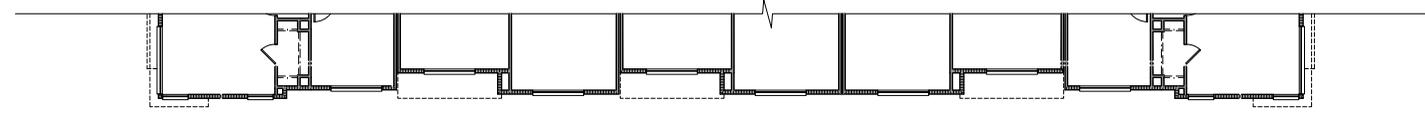
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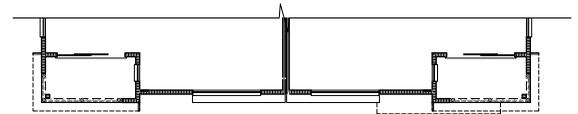
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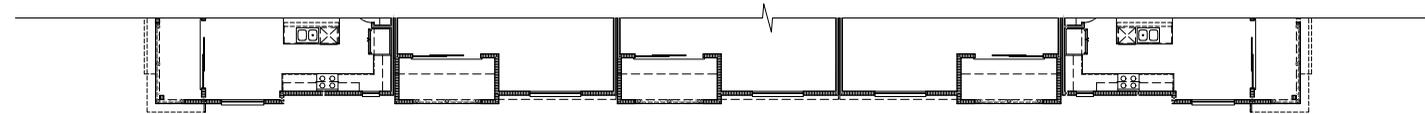
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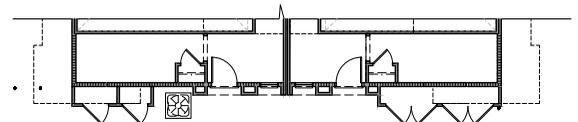
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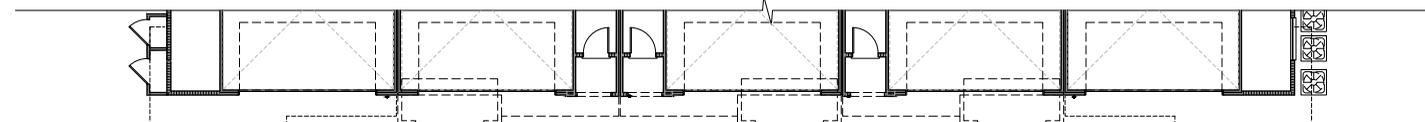
Level 2



Level 2



Level 1



Level 1

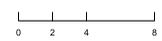


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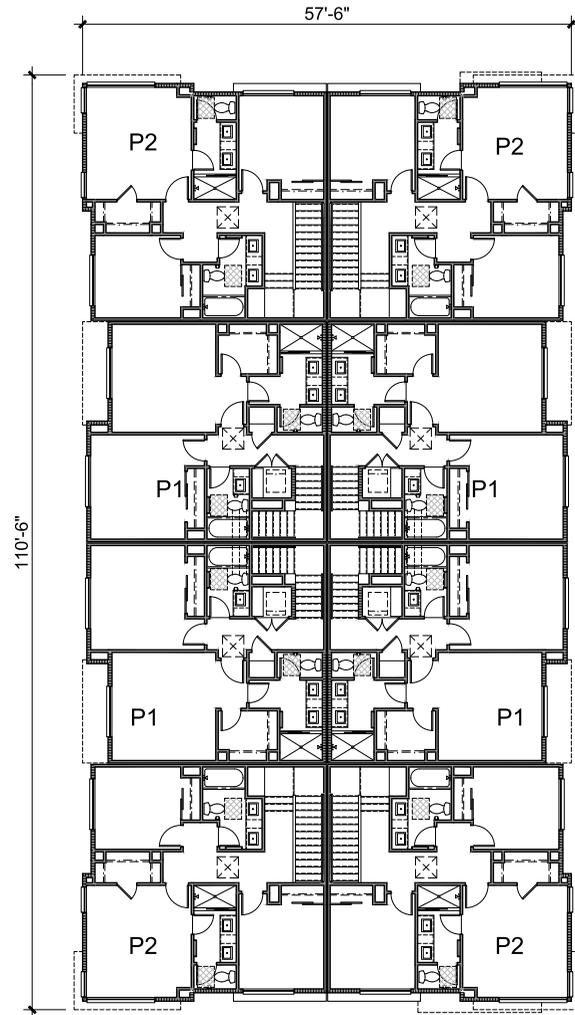
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
AUGUST 30, 2024

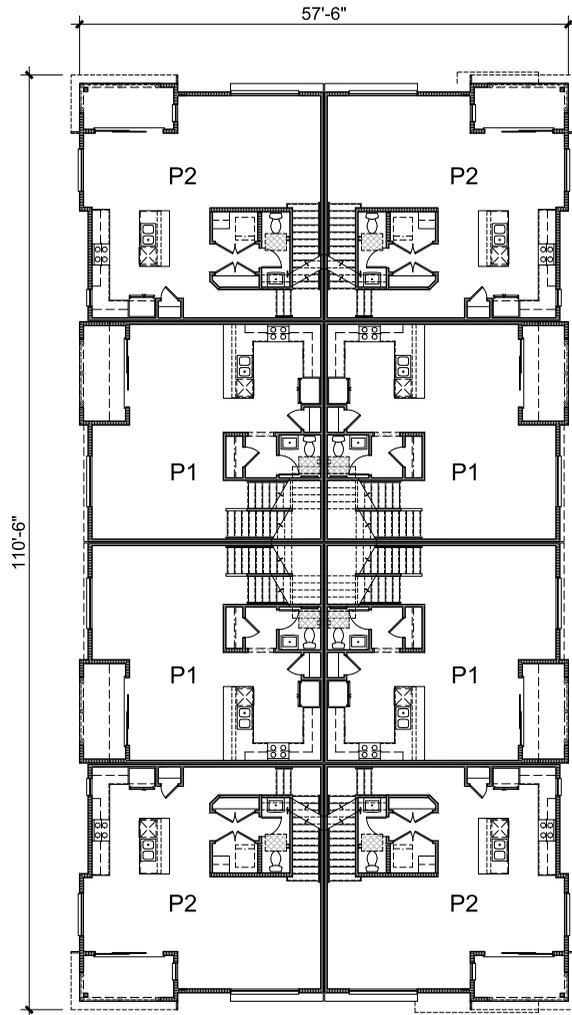


ELEVATION OFFSET ANALYSIS
PRODUCT C - BUILDING B

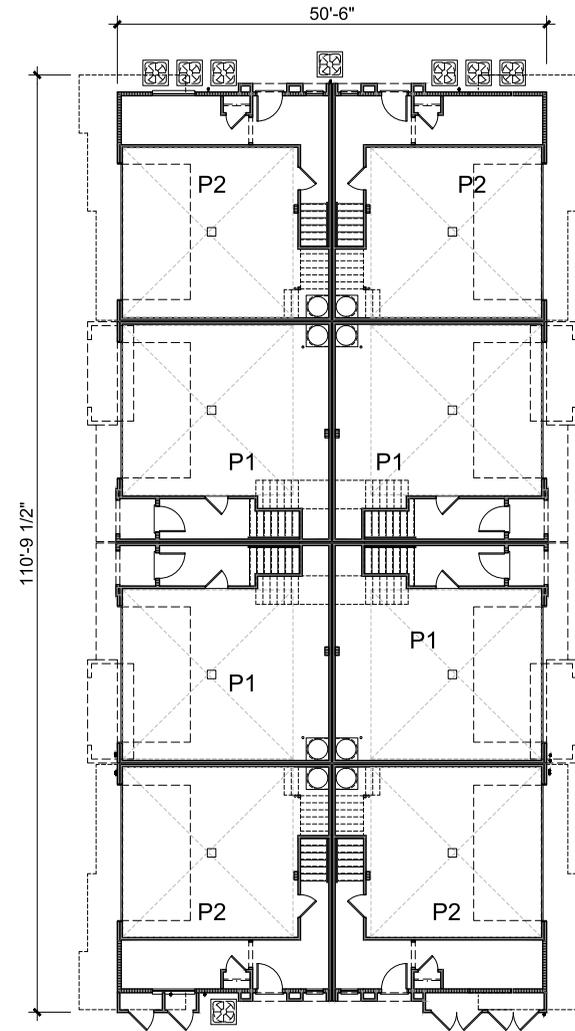
AC7



THIRD FLOOR
5953 SQ. FT.



SECOND FLOOR
6062 SQ. FT.



FIRST FLOOR
5336 SQ. FT.

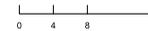


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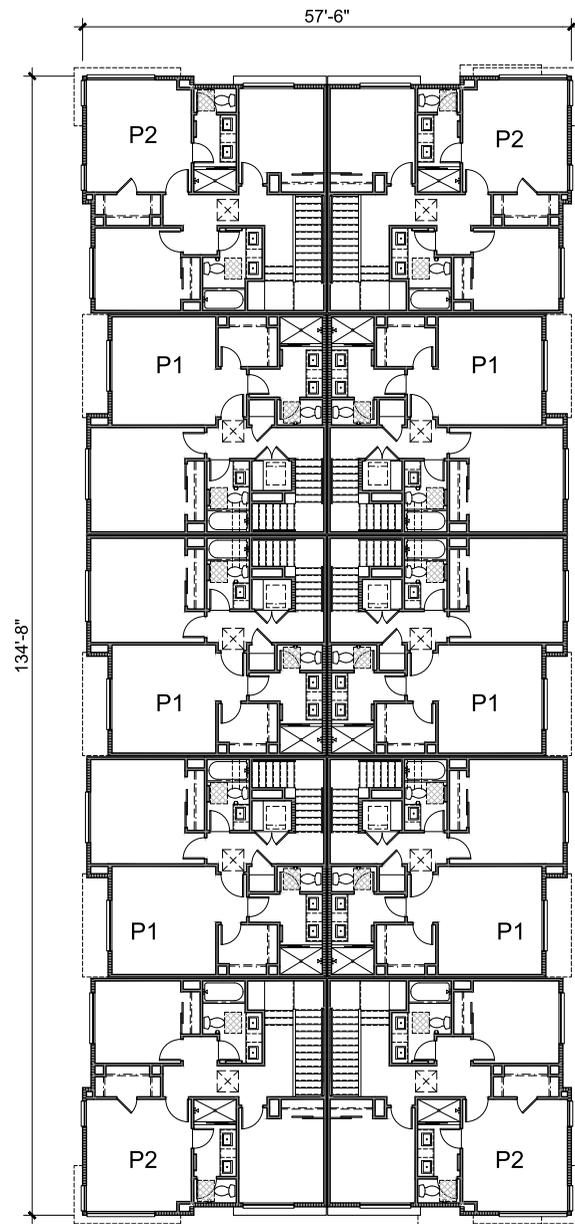
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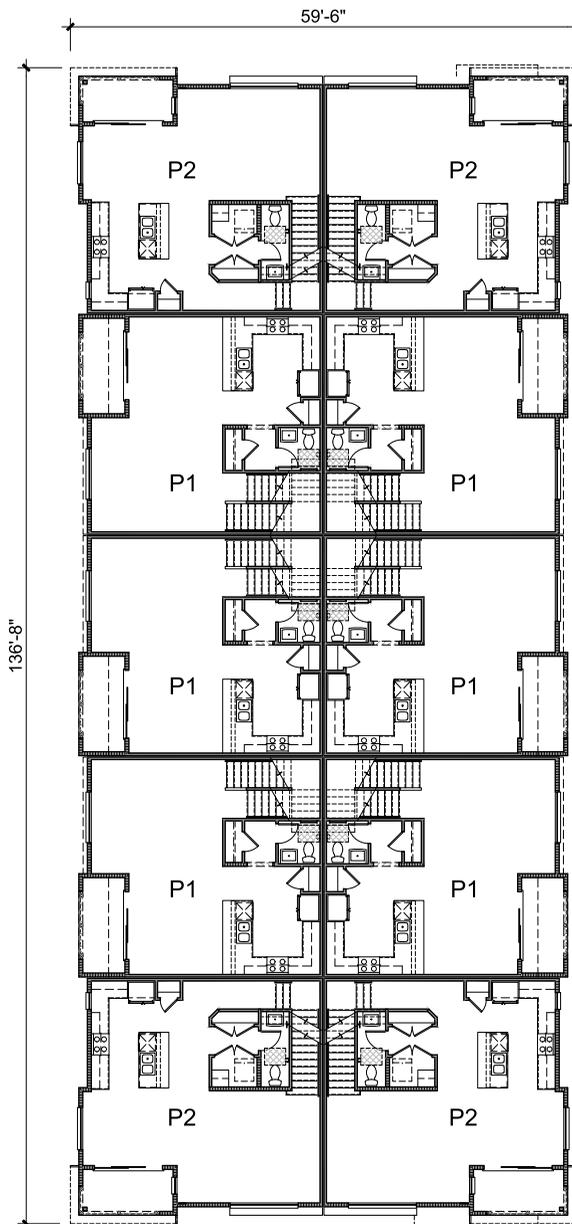


BUILDING PLANS
PRODUCT C - BUILDING A

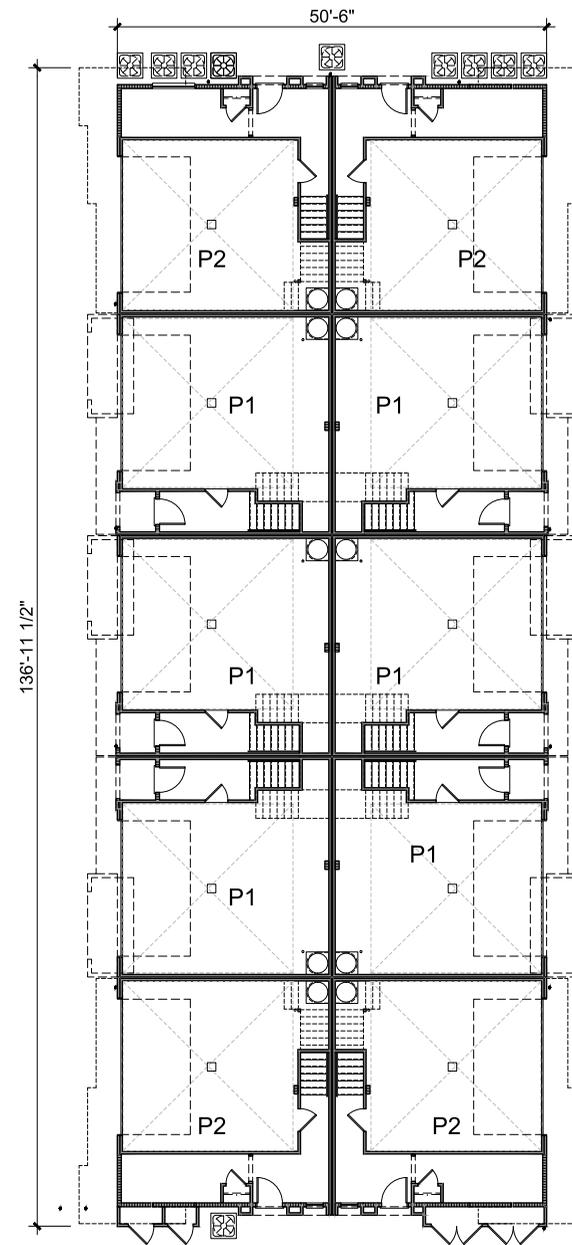
AC8



THIRD FLOOR
7369 SQ. FT.



SECOND FLOOR
7539 SQ. FT.



FIRST FLOOR
6614 SQ. FT.



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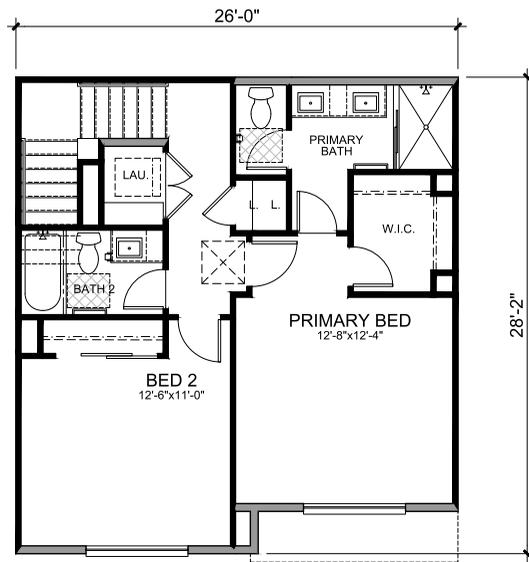
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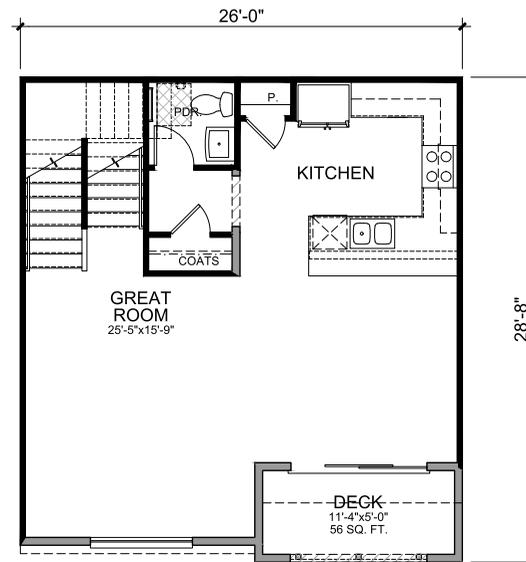


BUILDING PLANS
PRODUCT C - BUILDING A

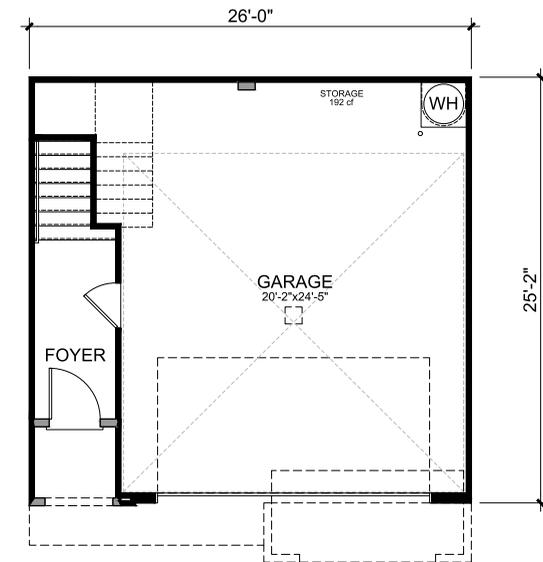
AC9



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	120 SQ. FT.
SECOND FLOOR	636 SQ. FT.
THIRD FLOOR	618 SQ. FT.
TOTAL	1375 SQ. FT.
DECK	56 SQ.FT
GARAGE	492 SQ. FT.



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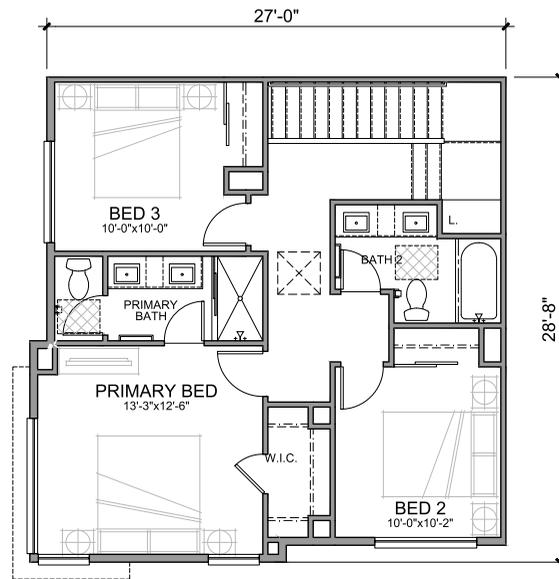
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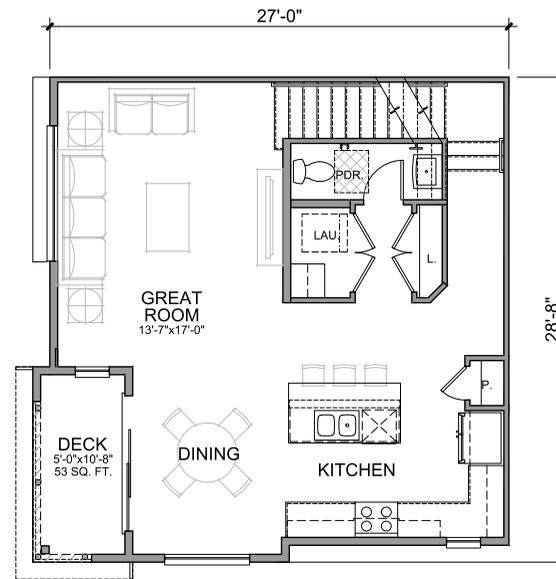


UNIT PLANS
PRODUCT C - PLAN 1

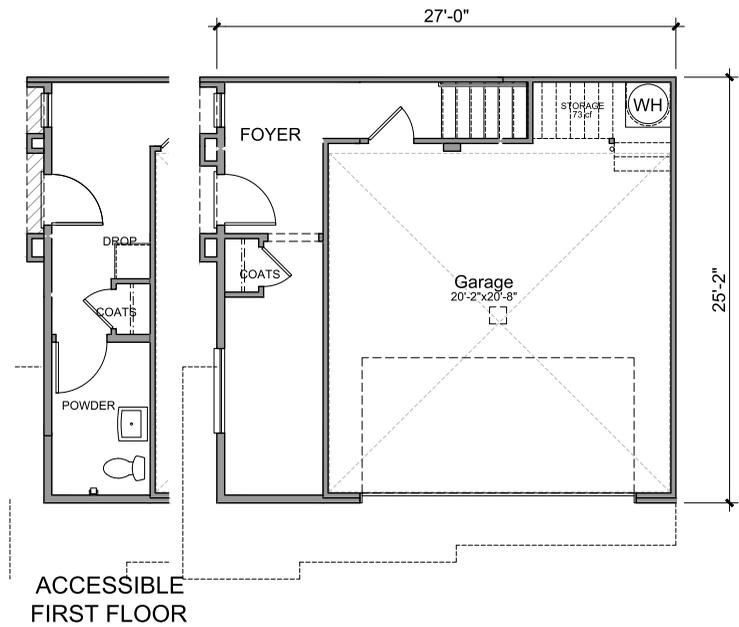
AC10



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2 - NET S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	227 SQ. FT.
SECOND FLOOR	679 SQ. FT.
THIRD FLOOR	672 SQ. FT.
TOTAL	1578 SQ. FT.
DECK	53 SQ.FT.
GARAGE	416 SQ.FT.



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UNIT PLANS
PRODUCT C - PLAN 2

AC11



SCHEME 1



SCHEME 2



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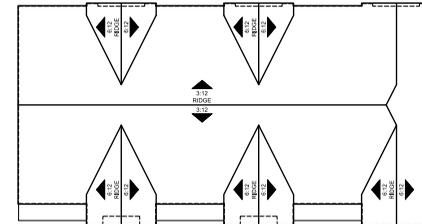
PERSPECTIVES
PRODUCT D - BUILDING A

AD1



MATERIAL LEGEND

- | | |
|-------------------------------------|-----------------------------|
| 1. VERTICAL SIDING | 13. SMOOTH STUCCO |
| 2. STUCCO | 14. METAL AWNING |
| 3. ASPHALT SHINGLE ROOF | 15. BRICK VENEER |
| 4. VINYL WINDOWS | 16. CORRUGATED COPPER PANEL |
| 5. FASCIA | |
| 6. METAL RAILING | |
| 7. DECORATIVE LIGHTS & ADDRESS SIGN | |
| 8. FIBERGLASS ENTRY DOOR | |
| 9. METAL SECTIONAL GARAGE DOOR | |
| 10. FOAM TRIM | |
| 11. FOAM TRIM W/ STUCCO OVER | |
| 12. GUTTER | |



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ELEVATIONS
PRODUCT D - BUILDING A - SCHEME 1

AD2



LEFT



FRONT



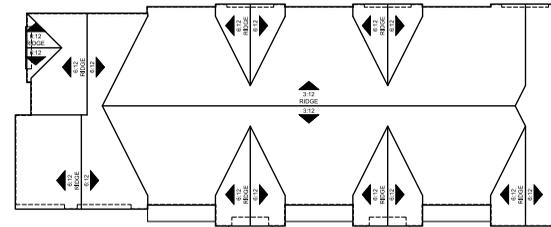
RIGHT



REAR

MATERIAL LEGEND

- | | |
|-------------------------------------|-------------------|
| 1. VERTICAL SIDING | 13. SMOOTH STUCCO |
| 2. STUCCO | 14. METAL AWNING |
| 3. ASPHALT SHINGLE ROOF | 15. BRICK VENEER |
| 4. VINYL WINDOWS | |
| 5. FASCIA | |
| 6. METAL RAILING | |
| 7. DECORATIVE LIGHTS & ADDRESS SIGN | |
| 8. FIBERGLASS ENTRY DOOR | |
| 9. METAL SECTIONAL GARAGE DOOR | |
| 10. FOAM TRIM | |
| 11. FOAM TRIM W/ STUCCO OVER | |
| 12. GUTTER | |



ROOF PLAN
SCALE: 1/16"=1'-0"



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ELEVATIONS
PRODUCT D - BUILDING B - SCHEME 2

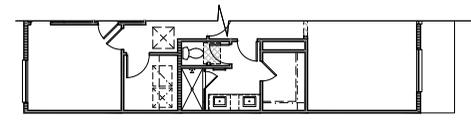
AD3



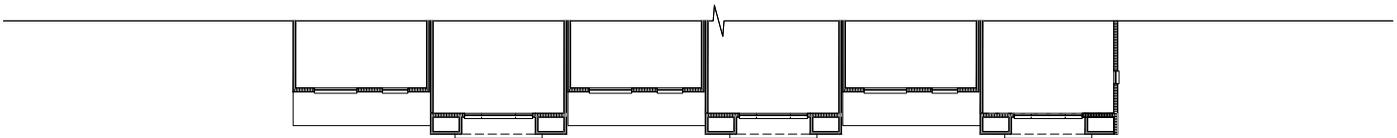
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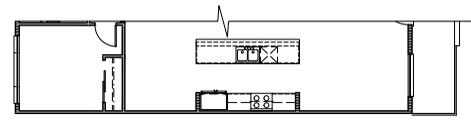
FRONT



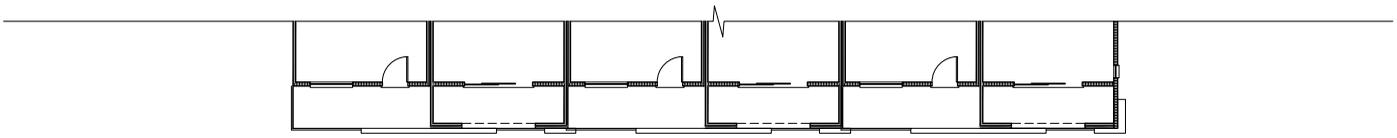
Level 3



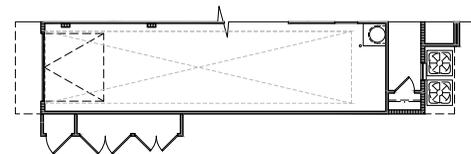
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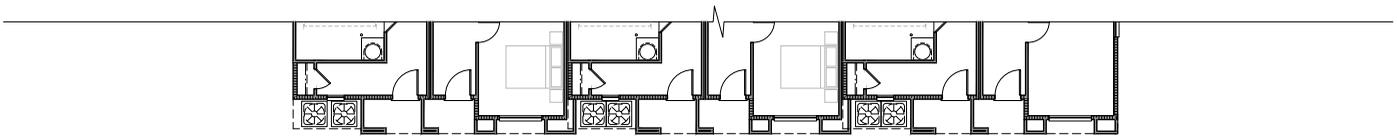
Level 2



Level 2



Level 1



Level 1

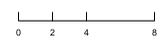


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CARSON TRIANGLE
21126, 21140, 21212 AVALON BOULEVARD
CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024



ELEVATION OFFSET ANALYSIS
PRODUCT D - BUILDING A

AD4



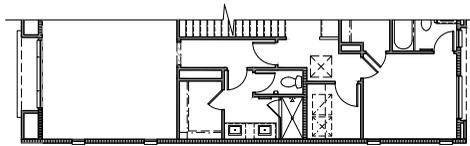
RIGHT

PLAN 4

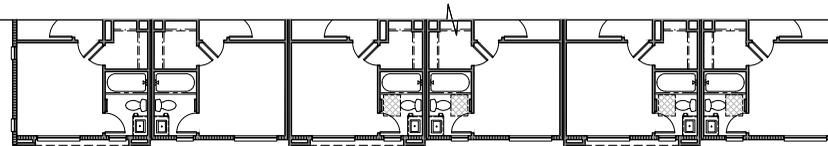


REAR

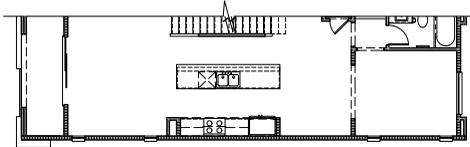
PLAN 4 PLAN 3 PLAN 4 PLAN 3 PLAN 4 PLAN 3



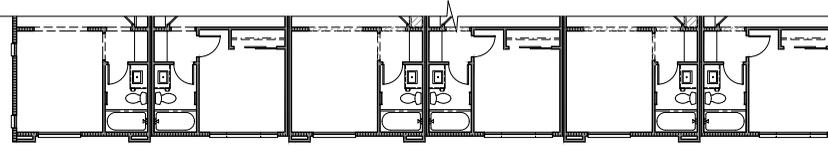
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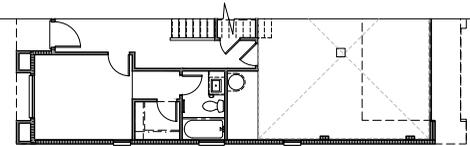
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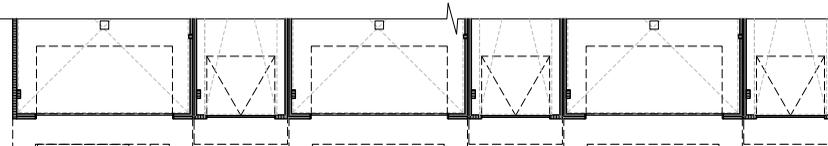
Level 2



Level 2



Level 1



Level 1



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CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024



ELEVATION OFFSET ANALYSIS
PRODUCT D - BUILDING A

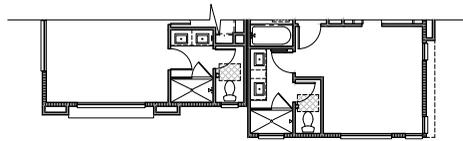
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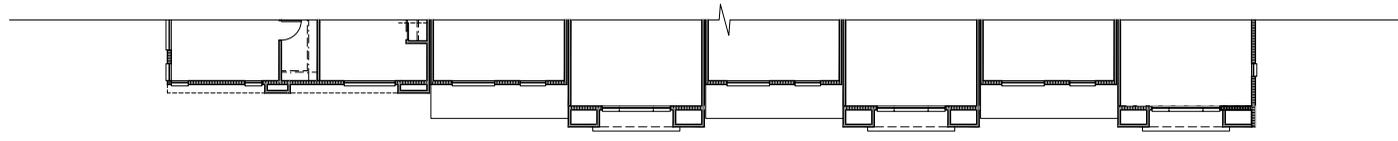
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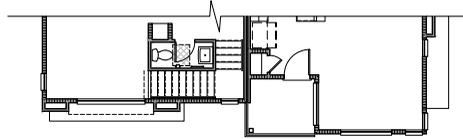
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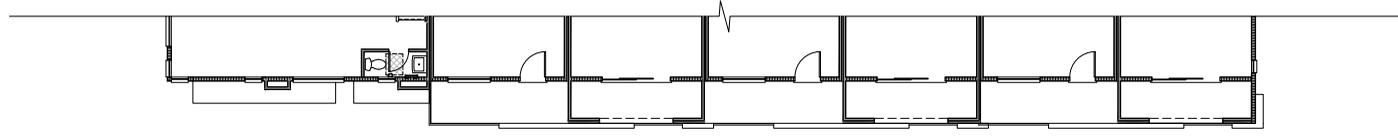
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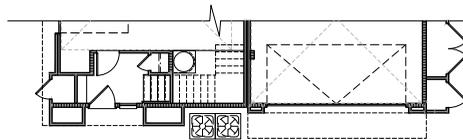
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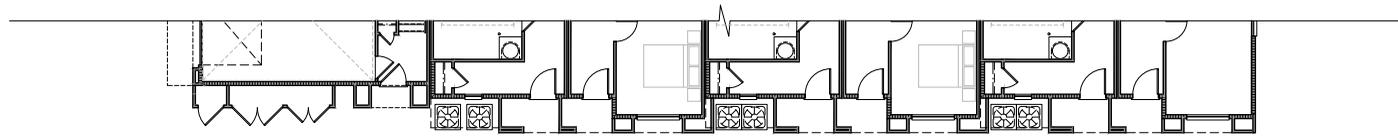
Level 2



Level 2



Level 1



Level 1



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CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024



ELEVATION OFFSET ANALYSIS
PRODUCT D - BUILDING B

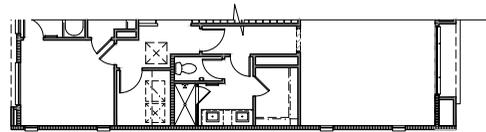
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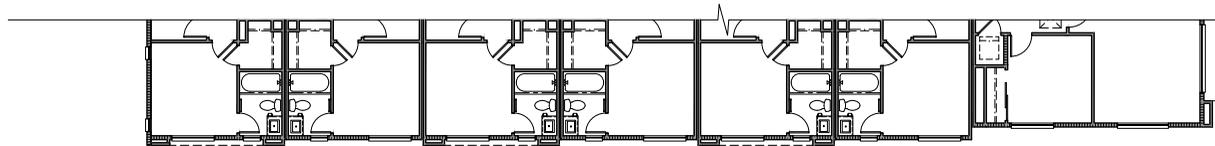
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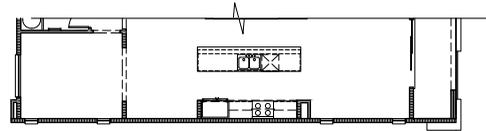
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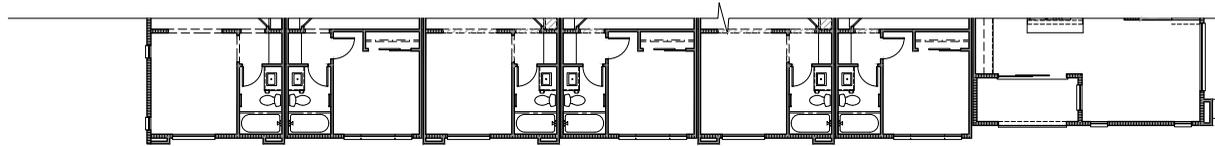
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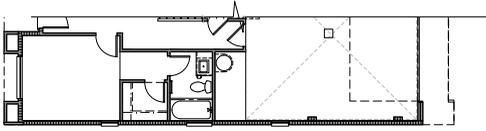
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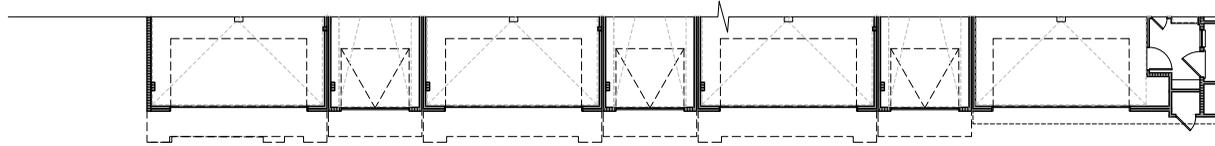
Level 2



Level 2



Level 1



Level 1



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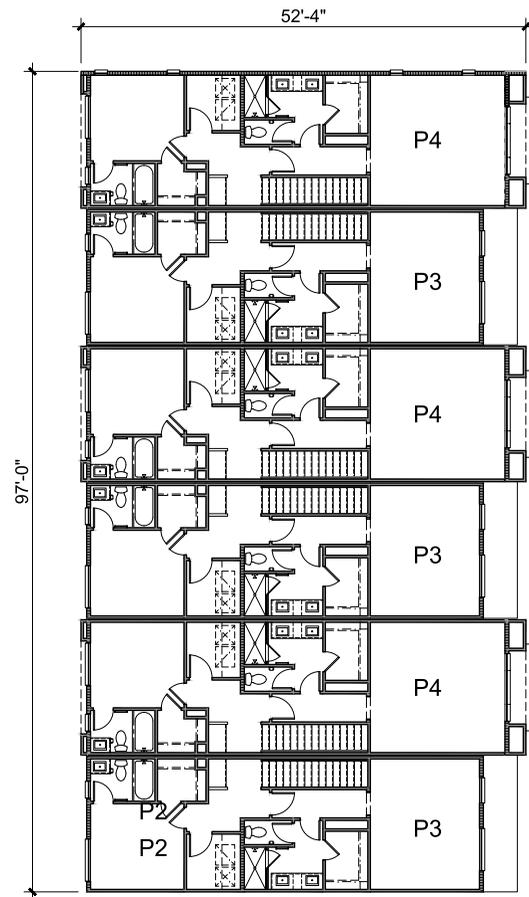
CARSON TRIANGLE
21126, 21140, 21212 AVALON BOULEVARD
CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024

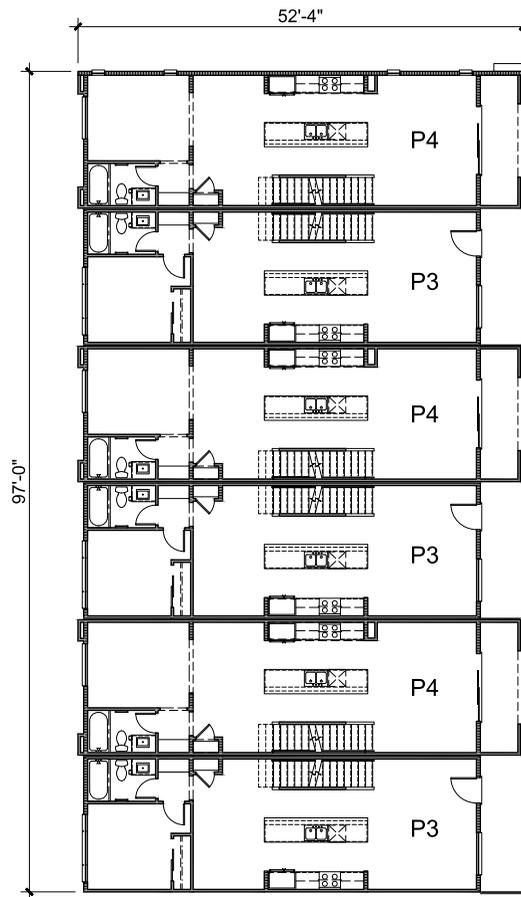


ELEVATION OFFSET ANALYSIS
PRODUCT D - BUILDING B

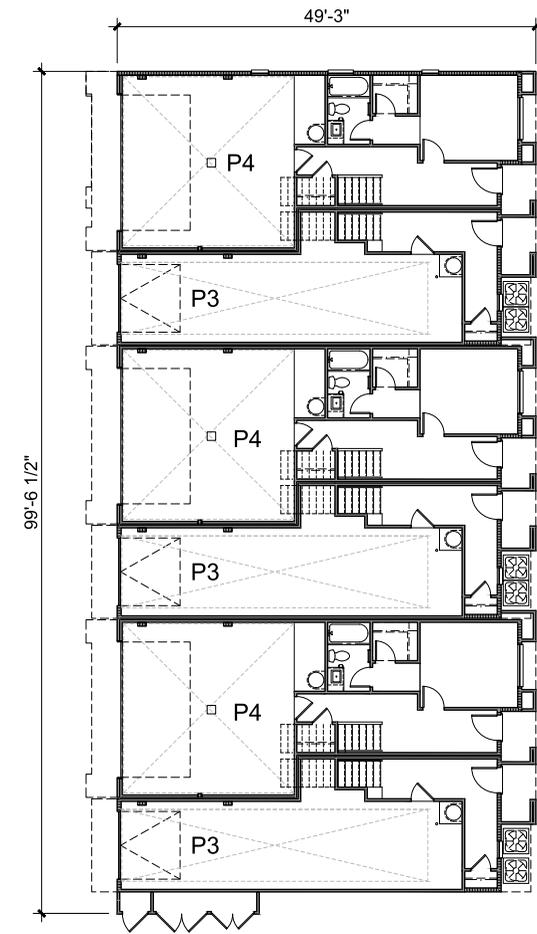
AD7



THIRD FLOOR
4726 SQ. FT.



SECOND FLOOR
4778 SQ. FT.



FIRST FLOOR
4529 SQ. FT.



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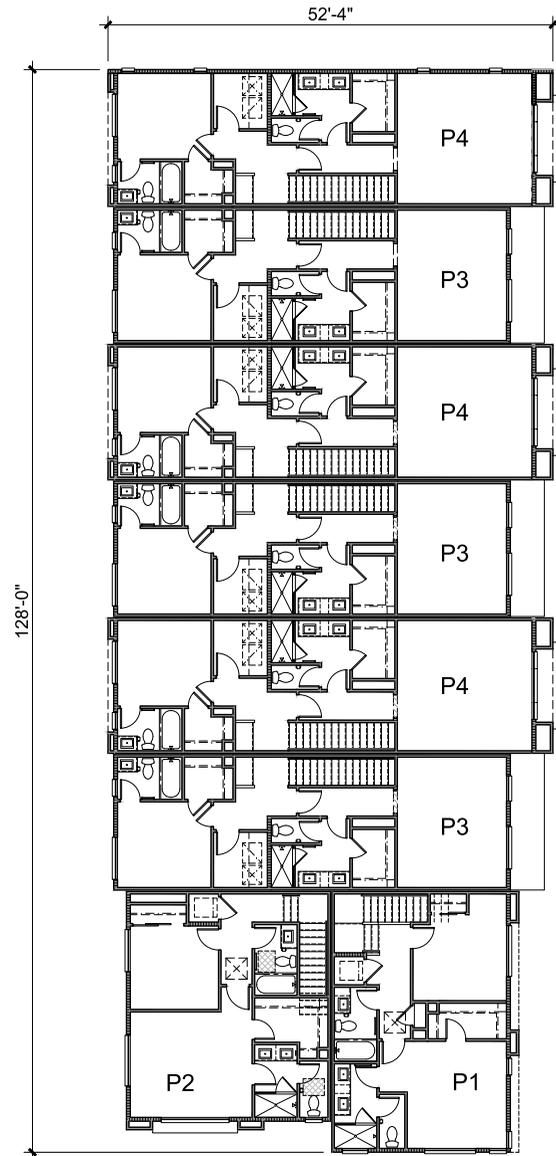
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CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024

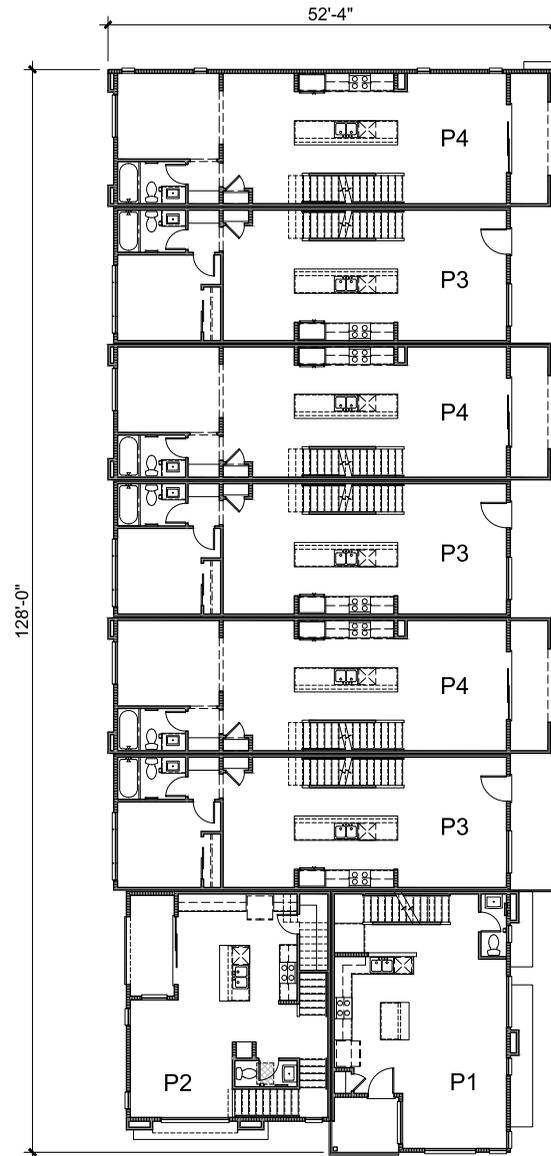


BUILDING PLANS
PRODUCT D - BUILDING A

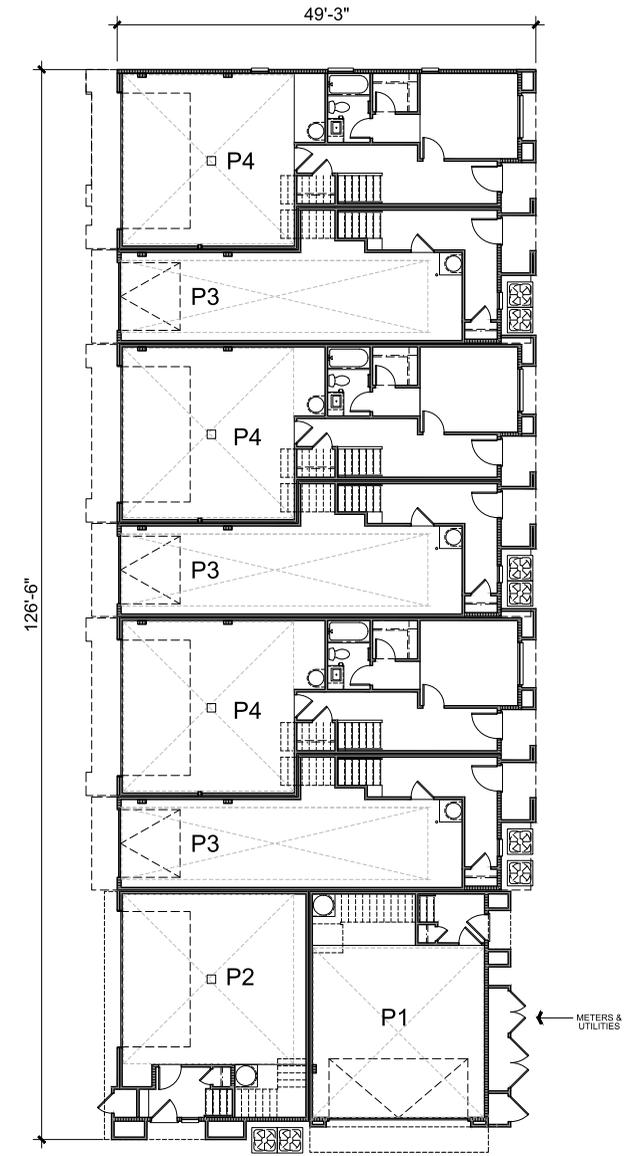
AD8



THIRD FLOOR
6050 SQ. FT.



SECOND FLOOR
6102 SQ. FT.



FIRST FLOOR
5759 SQ. FT.



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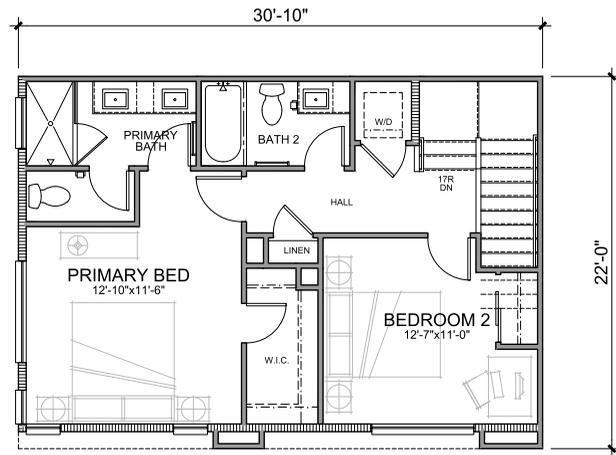
CARSON TRIANGLE
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CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024

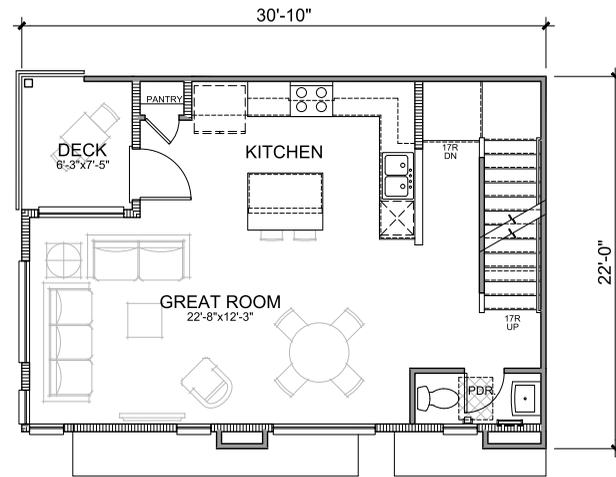


BUILDING PLANS
PRODUCT D - BUILDING B

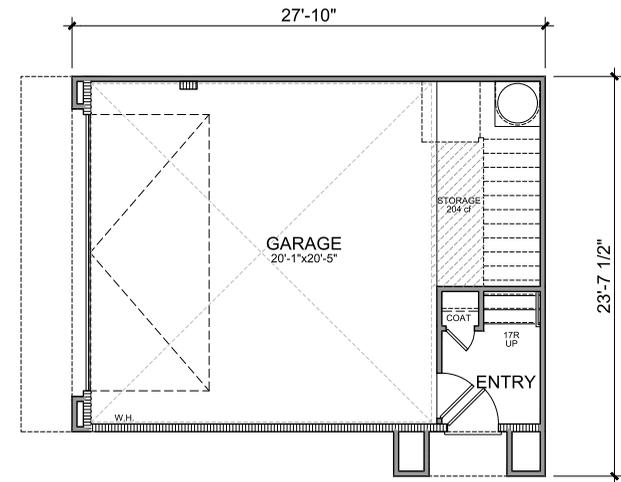
AD9



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	106 SQ. FT.
SECOND FLOOR	557 SQ. FT.
THIRD FLOOR	551 SQ. FT.
TOTAL	1213 SQ. FT.
DECK	47 SQ. FT.
GARAGE	486 SQ. FT.



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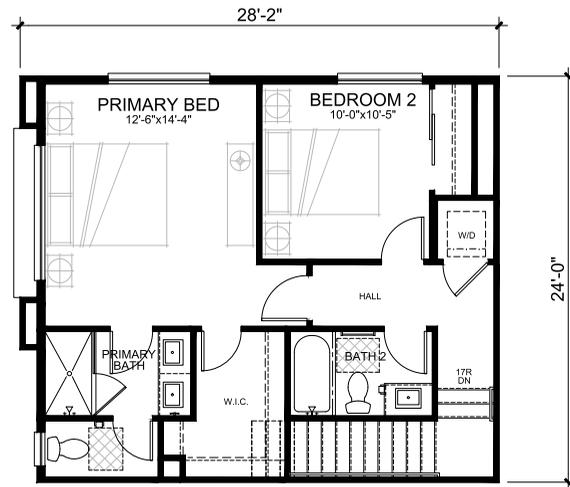
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CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024



UNIT PLANS
PRODUCT D - PLAN 1

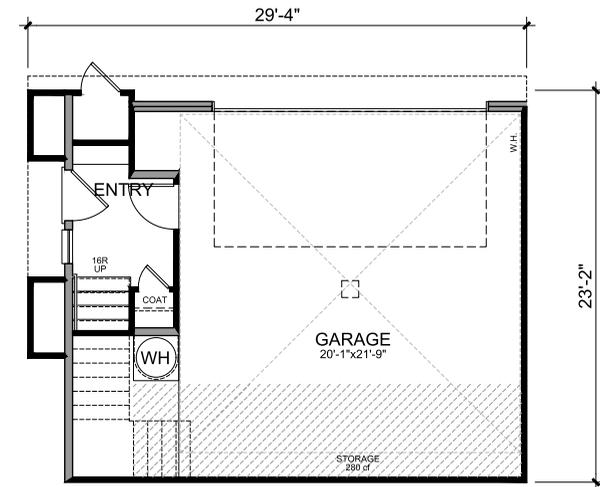
AD10



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 2 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	100 SQ. FT.
SECOND FLOOR	543 SQ. FT.
THIRD FLOOR	568 SQ. FT.
TOTAL	1211 SQ. FT.
DECK	65 SQ. FT.
GARAGE	490 SQ. FT.



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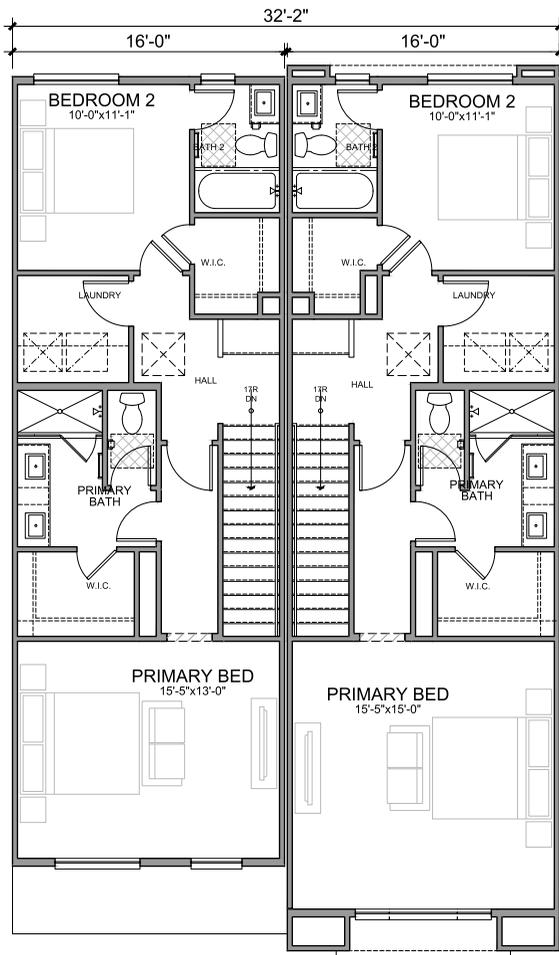
CARSON TRIANGLE
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CARSON, CA #2023-1022

CONCEPTUAL DESIGN
SEPTEMBER 09, 2024



UNIT PLANS
PRODUCT D - PLAN 2

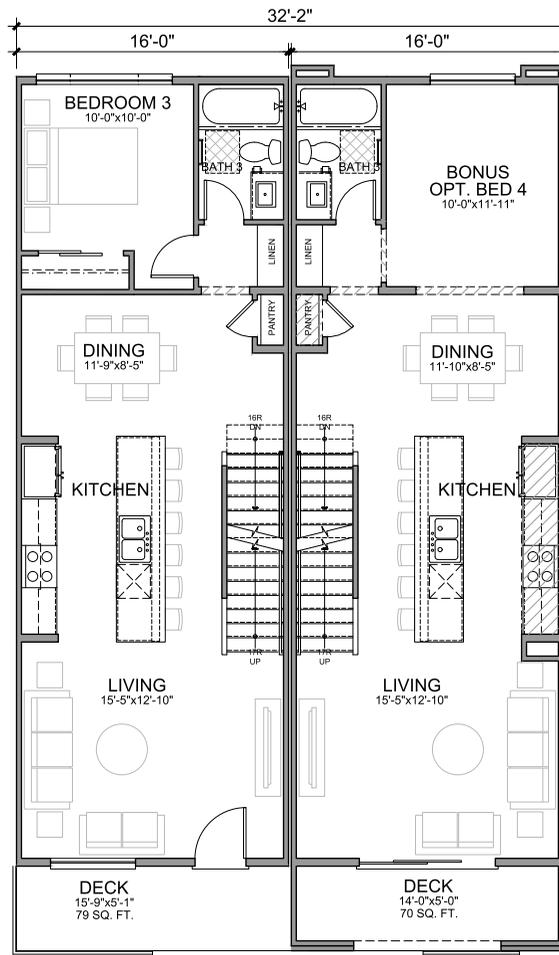
AD11



PLAN 3

PLAN 4

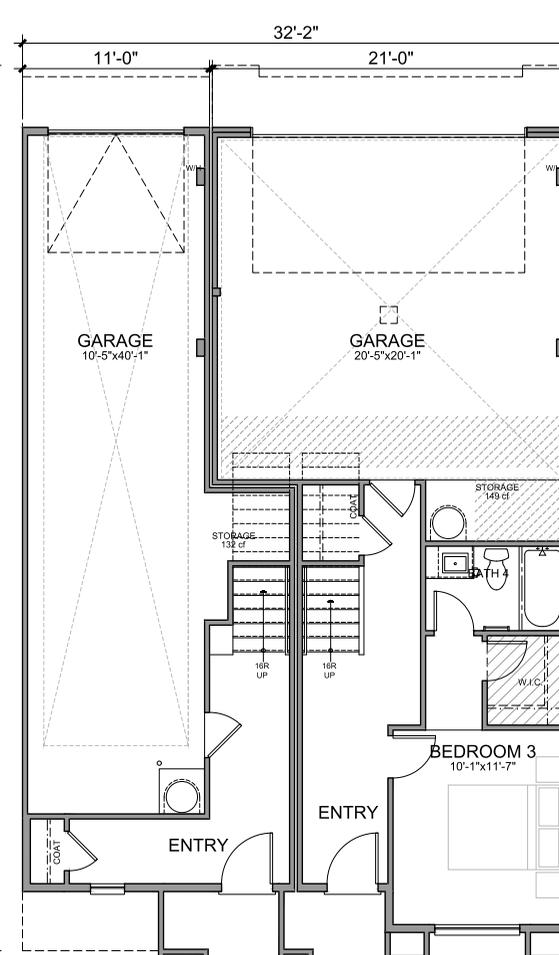
THIRD FLOOR



PLAN 3

PLAN 4

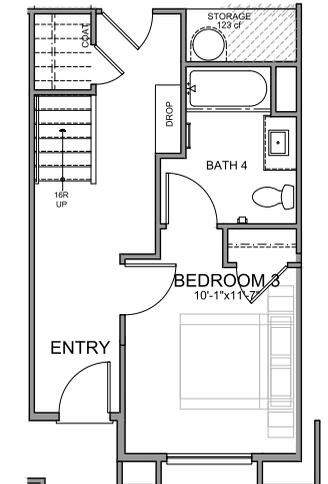
SECOND FLOOR



PLAN 3

PLAN 4

FIRST FLOOR



PLAN 4
(ACCESSIBLE)

FIRST FLOOR

PLAN 3 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	161 SQ. FT.
SECOND FLOOR	706 SQ. FT.
THIRD FLOOR	655 SQ. FT.
TOTAL	1522 SQ. FT.
DECK	79 SQ. FT.
GARAGE	443 SQ. FT.

PLAN 4 - NET S.F.	
3 BD + BONUS / 4 BD, 3.5 BA	
FIRST FLOOR	380 SQ. FT.
SECOND FLOOR	707 SQ. FT.
THIRD FLOOR	686 SQ. FT.
TOTAL	1773 SQ. FT.
DECK	70 SQ. FT.
GARAGE	428 SQ. FT.



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CONCEPTUAL DESIGN
SEPTEMBER 09, 2024



UNIT PLANS
PRODUCT D - PLAN 3 & 4

AD12



LEFT



FRONT

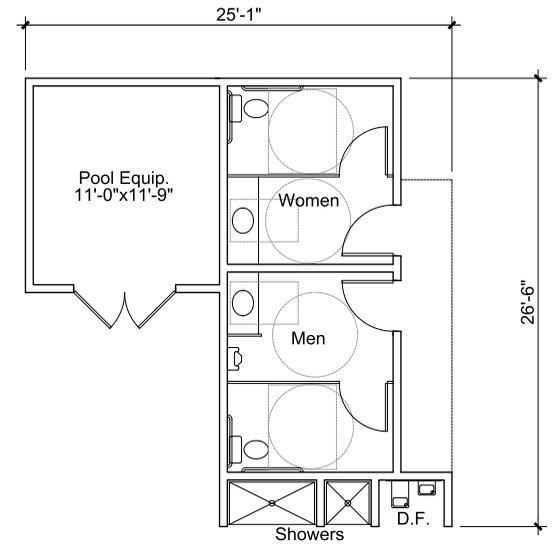
± 13'-0"



RIGHT



REAR



PLAN



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SEPTEMBER 09, 2024



POOL BUILDING
PLAN AND ELEVATION

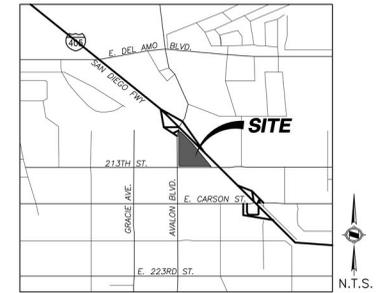
AR1

VESTING TENTATIVE TRACT MAP 84597 FOR CONDOMINIUM PURPOSES

LEGAL DESCRIPTION

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, BEING PARCELS 1 AND 2 OF PARCEL MAP NO. 17332, AS PER MAP FILED IN BOOK 197, PAGES 97 AND 98 OF PARCEL MAPS AND PARCEL 2 OF PARCEL MAP NO. 4268 AS PER MAP FILED IN BOOK 53, PAGE 29 OF PARCEL MAPS, BOTH IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

VICINITY MAP



NOTES

CONTACT INFORMATION:

OWNER/ SUBDIVIDER MARGARET C. KOTT, TRUSTEE
97 VISTA DEL GOLFO
LONG BEACH, CA. 90803

APPLICANT 21140 AVALON BLVD, LLC
659 N. ROBERTSON BLVD.
WEST HOLLYWOOD, CA. 90069

SURVEYOR/ENGINEER HUNSAKER & ASSOCIATES
ATTN: SEAN SWANSON
3 HUGHES
IRVINE, CA. 92618
(949) 583-1010

PROJECT INFORMATION:

PROJECT ADDRESS 21126, 21212 AVALON BLVD.
CARSON, CA. 90745

APN: 7337-003-012, 013 & 014

FLOOD ZONE: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FLOOD ZONE "X". FLOOD ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; ON FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM (FLOOD INSURANCE RATE MAP) MAP NO. 06037C1935F EFFECTIVE DATE SEPTEMBER 26, 2008.

AREA BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:
613,357 S.F. = 14.08 ACRES

PUBLIC EASEMENTS: THERE ARE PUBLIC EASEMENTS ON THE PROPERTY, SEE EXISTING CONDITIONS

STREET DESIGNATION ACCESS ON THE WEST SIDE OF AVALON BLVD. A 100' WIDE PUBLICLY DEDICATED STREET AND ON THE SOUTH SIDE BY 213TH STREET, A PUBLICLY DEDICATED STREET, VARYING IN WIDTH.

GENERAL PLAN DOWNTOWN MIXED-USE DESIGNATION

ZONING: CARSON, LOS ANGELES, CA. ZONE: CA - COMMERCIAL AUTOMOTIVE ZONE ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF CARSON PLANNING DIVISION.

ENTITLEMENT PERMITS VTM 84597

PROPOSED ZONING CARSON, LOS ANGELES, CA. ZONE: CA - COMMERCIAL AUTOMOTIVE ZONE ALL SITE RESTRICTIONS WERE OBTAINED PER CITY OF CARSON PLANNING DIVISION.

EXISTING BUILDING AND IMPROVEMENTS ALL EXISTING BUILDINGS AND IMPROVEMENTS ON SITE TO BE DEMOLISHED

EXISTING USE COMMERCIAL, AUTOMOTIVE

PROPOSED USE 315 RESIDENTIAL UNITS, (INCLUDING 283 DU OF TOWNHOME/CONDOMINIUMS AND 32 DU OF AFFORDABLE HOUSING).

CONTOURS EXISTING CONTOURS PER RJ LUNG SURVEY 2024

TREES MOST EXISTING TREES ON SITE WILL BE REMOVED AND/OR REPLACED.

EXISTING PARKING N/A

EARTHWORK/QUANTITIES CUT: 7,200 CY
FILL: 26,000 CY
15% LOSS ** 1,100 CY
NET: 19,900 CY
ASPHALT REMOVAL: 15,000 CY
FINAL EARTHWORK: 34,900 CY

DRAINAGE ALL ON-SITE DRAINAGE DEVICES TO BE MAINTAINED BY THE PRIVATE HOA AND/OR PRIVATE MAINTENANCE ENTITY FOR THE DEVELOPMENT.

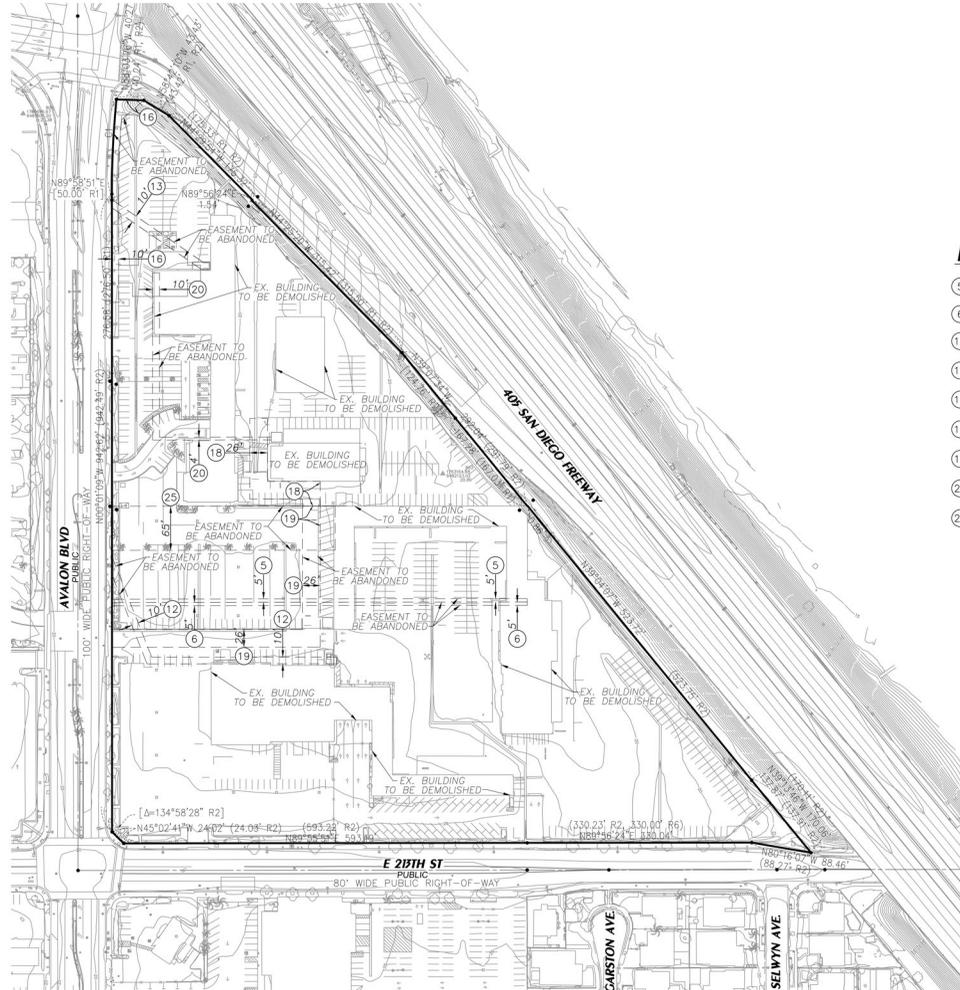
** SHRINKAGE RECOMMENDATIONS PER GEOTECH REPORT FROM VERDANTAS DATED August 2, 2024

PROJECT NOTES:

- LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
- UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
- SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY/COUNTY SYSTEMS.
- SUBDIVIDER RESERVES THE RIGHT TO CONSOLIDATE LOTS.
- ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
- PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
- PROPERTY IS NOT IN THE HILLSIDE GRADING AREA
- PROPERTY IS NOT IN A MUD-PRONE AREA.
- PROPERTY IS IN A METHANE ZONE.
- PROPERTY IS NOT A GEOLOGICALLY HAZARDOUS AREA.
- INFORMATION REGARDING GRADING AND UTILITY IMPROVEMENTS/EASEMENTS SUBJECT TO THE CITY/COUNTY'S SUBSEQUENT DISCRETIONARY REVIEW AND APPROVAL.
- NO PUBLIC STREETS PROPOSED WITHIN PROJECT SITE.

LEGEND

- PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING CENTER LINE
- 1.2% RATE OF GRADE
- 99 PROPOSED CONTOUR & ELEVATION
- (65) EXISTING CONTOUR & ELEVATION
- SLOPE
- RETAINING WALL
- 3' RTWL RETAINING WALL HEIGHT
- EXISTING FIRE HYDRANT
- S EXISTING GRAVITY SEWER
- TM EXISTING SEWER FORCE MAIN
- W EXISTING WATER
- SD EXISTING STORM DRAIN
- OL EXISTING OIL LINE
- G EXISTING GAS
- EXISTING MONUMENT



EXISTING EASEMENT NOTES

- AN EASEMENT FOR ELECTRIC LINES, POLES, ETC. AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 23114, PAGE 289 OF OFFICIAL RECORDS. (AFFECTS PARCEL C)
- AN EASEMENT FOR ELECTRIC LINES, POLES, ETC. AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JULY 19, 1946 IN BOOK 23376, PAGE 409 OF OFFICIAL RECORDS. (AFFECTS PARCEL C)
- AN EASEMENT FOR UNDERGROUND LINES AND CONDUITS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 14, 1974 AS INSTRUMENT NO. 2408 OF OFFICIAL RECORDS. (AFFECTS PARCEL C)
- AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED APRIL 14, 1975 IN BOOK 08618, PAGE 101 OF OFFICIAL RECORDS. (AFFECTS PARCEL A)
- AN EASEMENT FOR STORM DRAINS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED DECEMBER 06, 1985 AS INSTRUMENT NO. 85-1444918 OF OFFICIAL RECORDS. (AFFECTS PARCELS A, B AND C)
- AN EASEMENT FOR INGRESS AND EGRESS FOR FIRE AND OTHER EMERGENCY VEHICULAR ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-444917 OF OFFICIAL RECORDS. (AFFECTS PARCELS A AND B)
- AN EASEMENT FOR FIRE AND OTHER EMERGENCY VEHICULAR ACCESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 25, 1987 AS INSTRUMENT NO. 87-444918 OF OFFICIAL RECORDS. (AFFECTS PARCEL C)
- AN EASEMENT FOR UNDERGROUND CONDUITS, COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MAY 14, 1987 AS INSTRUMENT NO. 87-760832 OF OFFICIAL RECORDS. (AFFECTS PARCELS A, B AND C)
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF CONDITIONS OF APPROVAL OF DISCRETIONARY PERMITS" RECORDED SEPTEMBER 17, 1992 AS INSTRUMENT NO. 92-1735262 OF OFFICIAL RECORDS. (AFFECTS PARCEL C)

SHEET INDEX:

SHEET NO.	DESCRIPTION
TTM-1	SITE UTILIZATION MAP
TTM-2	VESTING TENTATIVE TRACT MAP
TTM-3	CONCEPTUAL GRADING PLAN
TTM-4	CONCEPTUAL UTILITY PLAN

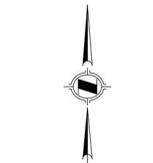
BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 7Y11303
ELEVATION: 19.901
DATUM: NAVD 88 (2013)

DESCRIPTION:
LACO BM TAG IN SOUTHEAST CURB RETURN 1" N/O BCR @ SOUTHEAST CORNER OF AVALON BLVD & 213TH ST

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CORNS CONTROL STATION "HBCO" AND STATION "CSDH" BEING N17°28'22"E 29668.41' PER RECORDS ON FILE IN THE OFFICE OF THE LOS ANGELES COUNTY SURVEYOR.



PREPARED UNDER THE SUPERVISION OF:

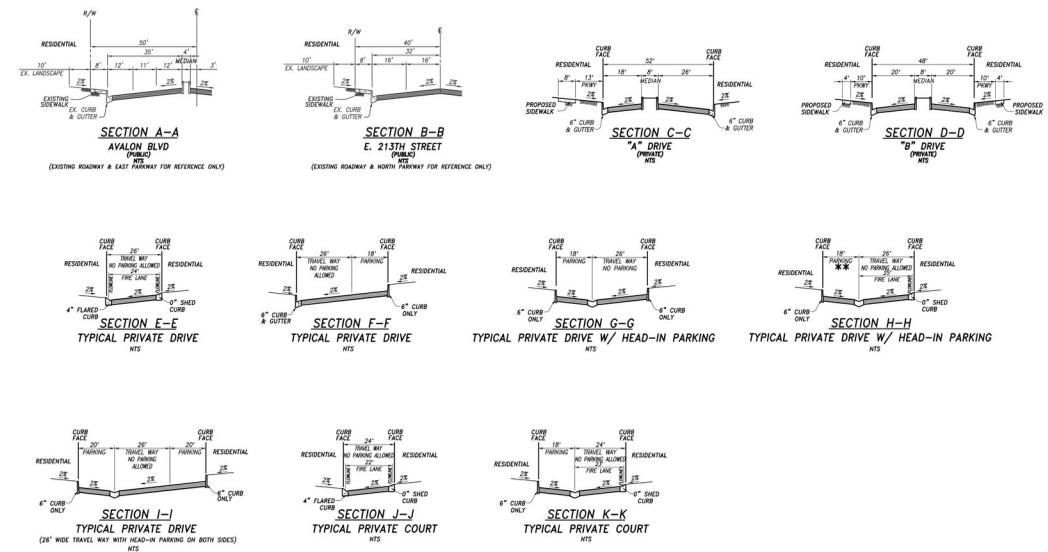
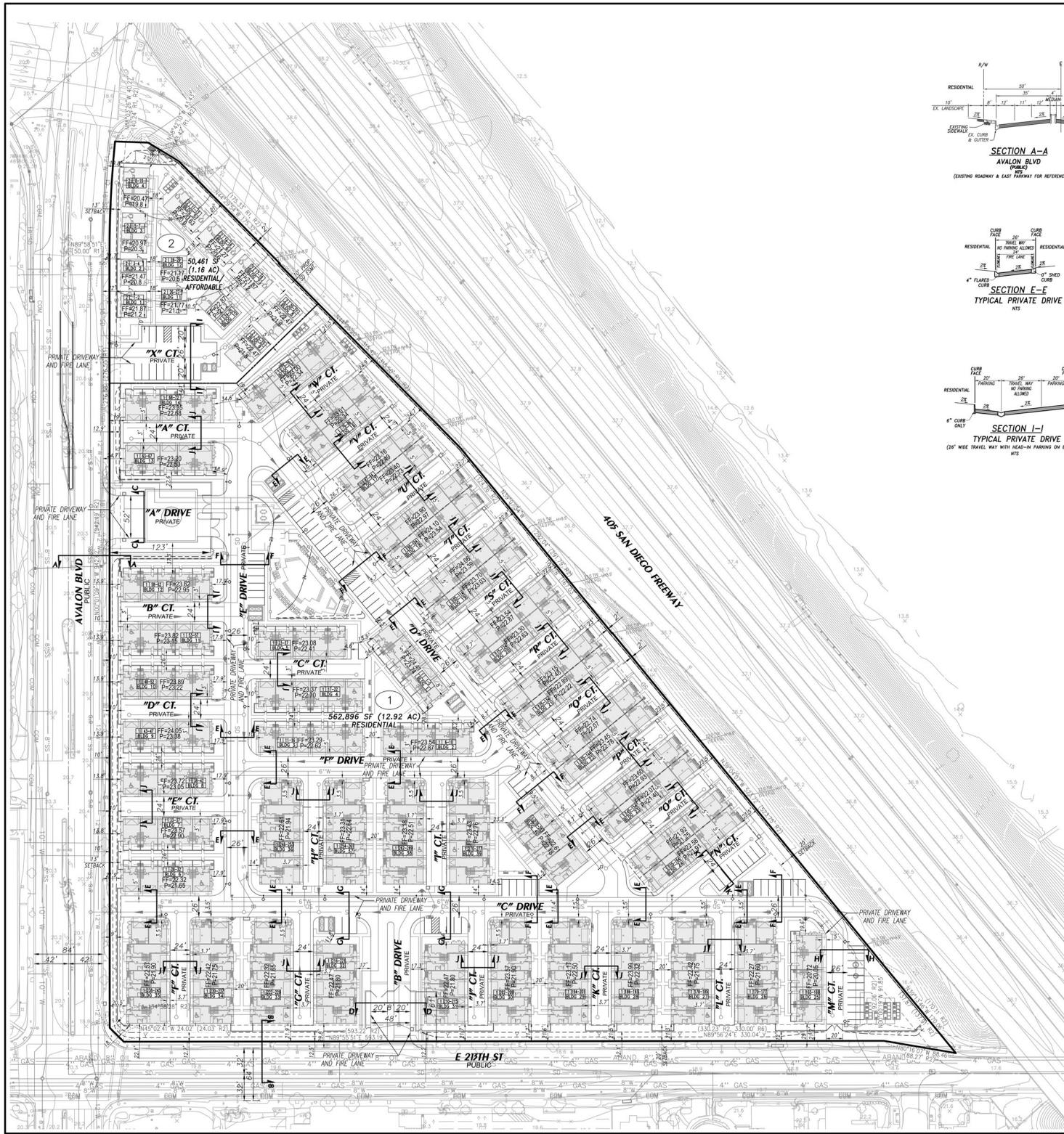
SEAN SWANSON
RCE NO. 95596 EXP. 03/31/26

9/6/2024
DATE



DATE	REVISION DESCRIPTION

APPLICANT: 21140 AVALON BLVD, LLC 659 N. ROBERTSON BLVD. WEST HOLLYWOOD, CA 90069 (424) 332-1111		PREPARED BY: HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING Three Hughes • Irvine, CA 92618 • PH (949) 583-9000 • FX (949) 583-0759	
CITY OF CARSON			
VESTING TENTATIVE TRACT NO. 84597 SITE UTILIZATION MAP FOR CONDOMINIUM PURPOSES			
DESIGNED BY: -	DATE: 9/6/24	CITY FILE NO.:	SHEET TTM-1



NUMBERED LOT AREA SUMMARY

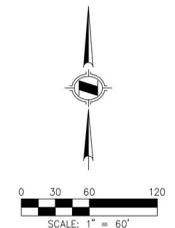
LOT NUMBER	LOT SIZE S.F.	LOT SIZE ACRES
1	562,896	12.92
2	50,461	1.16
TOTAL:	613,357	14.08

PROJECT SUMMARY

LOT NUMBERS	TOTAL UNITS	AREA (AC)	GROSS%	NET%	PROPOSED LAND USE
1	283	12.92	91.77%	91.77%	MULTIFAMILY RESIDENTIAL
2	32	1.16	8.23%	8.23%	AFFORDABLE RESIDENTIAL
TOTALS	315	14.08	100.00%	100.00%	
DEVELOPMENT AREA GROSS			ALL LOTS 1-2		
			22.4 DU/AC GROSS DENSITY (315 DU / 14.08 AC)		

LEGEND

- PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING CENTER LINE
- 1.2% RATE OF GRADE
- 90 PROPOSED CONTOUR & ELEVATION
- (85) EXISTING CONTOUR & ELEVATION
- SLOPE
- RETAINING WALL
- 3' RETM RETAINING WALL HEIGHT
- EXISTING FIRE HYDRANT
- EXISTING GRAVITY SEWER
- FM EXISTING SEWER FORCE MAIN
- W EXISTING WATER
- EXISTING STORM DRAIN
- OL EXISTING OIL LINE
- G EXISTING GAS
- LOT NUMBER
- UNIT NUMBER
- BUILDING #
- X LOT NUMBER



DATE	REVISION DESCRIPTION

APPLICANT:
21140 AVALON BLVD, LLC
 659 N. ROBERTSON BLVD.
 WEST HOLLYWOOD, CA 90069
 (424) 332-1111

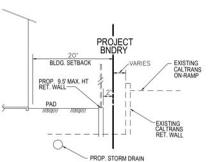
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CITY OF CARSON

VESTING TENTATIVE TRACT NO. 84597
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES

DESIGNED BY: _____ DATE: **9/6/24** CITY FILE NO.: _____
 DRAFTED BY: _____
 CHECKED BY: _____

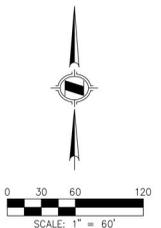
SHEET TTM-2



SECTION "A-A"
N.T.S.

LEGEND

- PROPERTY LINE
- - - EXISTING RIGHT OF WAY
- - - EXISTING CENTER LINE
- 1.2% RATE OF GRADE
- 90 PROPOSED CONTOUR & ELEVATION
- (95) EXISTING CONTOUR & ELEVATION
- - - SLOPE
- - - - - RETAINING WALL
- 3' RETM RETAINING WALL HEIGHT
- EXISTING FIRE HYDRANT
- S EXISTING GRAVITY SEWER
- FM EXISTING SEWER FORCE MAIN
- W EXISTING WATER
- - - - - EXISTING STORM DRAIN
- OL EXISTING OIL LINE
- G EXISTING GAS



APPLICANT:
21140 AVALON BLVD, LLC
659 N. ROBERTSON BLVD.
WEST HOLLYWOOD, CA 90069
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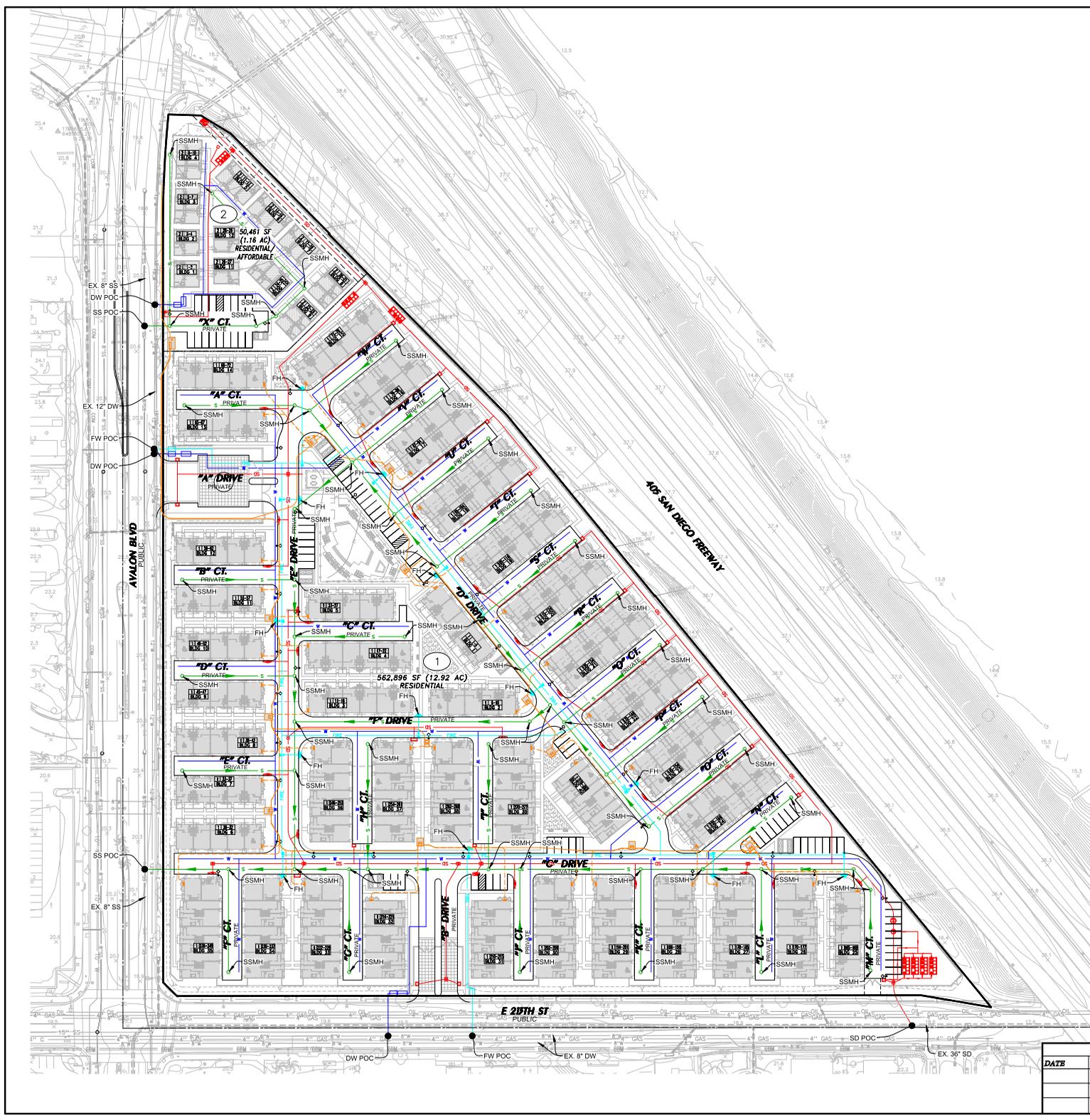
PREPARED BY:
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CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84597
CONCEPTUAL GRADING PLAN
FOR CONDOMINIUM PURPOSES

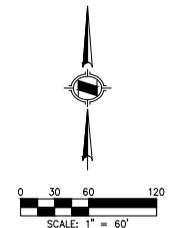
DATE	REVISION DESCRIPTION

DESIGNED BY: — DATE: 9/6/24 CITY FILE NO.: SHEET **TTM-3**
 DRAFTED BY: —
 CHECKED BY: —



LEGEND

-  8" S PROPOSED SANITARY SEWER LINE
-  W PROPOSED DOMESTIC WATER LINE
-  FIRE PROPOSED PRIVATE FIRE MAIN
-  SD PROPOSED STORM DRAIN LINE
-  PROPOSED CATCH BASIN/MANHOLE
-  JT PROPOSED DRY UTILITIES/JOINT TRENCH LINE
-  EXISTING DOMESTIC WATER LINE (SIZE VARIES)
-  EXISTING SEWER LINE (SIZE VARIES)
-  EXISTING STORM DRAIN LINE
-  SEWER MANHOLE
-  FIRE HYDRANT ASSEMBLY
-  REDUCED PRESSURE ZONE BACKFLOW ASSEMBLY
-  DOMESTIC WATER METER VAULT
-  FIRE DEPARTMENT CONNECTION
-  FIRE WATER DOUBLE DETECTOR CHECK
-  TRACT BOUNDARY
-  RIGHT OF WAY
-  PROPERTY LINE
-  EXISTING EASEMENT
-  MODULAR WETLAND SYSTEM
-  PROPOSED BROOKS BOX SD INLET
-  RETAINING WALL



<p>APPLICANT: 21140 AVALON BLVD, LLC</p> <p style="font-size: small;">659 N. ROBERTSON BLVD. WEST HOLLYWOOD, CA 90069 (424) 332-1111</p>	<p>PREPARED BY: HUNSAKER & ASSOCIATES ENGINEERS - ARCHITECTS - SURVEYORS</p> <p style="font-size: x-small;">PLANNING • ENGINEERING • SURVEYING Three Healds • Irvine, CA 92618 • TEL (949) 263-7000 • FAX (949) 263-0759</p>		
<p>CITY OF CARSON</p>			
<p>VESTING TENTATIVE TRACT NO. 84597 CONCEPTUAL UTILITY PLAN FOR CONDOMINIUM PURPOSES</p>			
<p>DESIGNED BY: -</p> <p>DRAFTED BY: -</p> <p>CHECKED BY: -</p>	<p>DATE: 9/8/24</p>	<p>CITY FILE NO.:</p>	<p>SHEET TTM-4</p>

DATE	REVISION DESCRIPTION

NO. 3916-182X



LEGEND

- 1 Community Open Space
- 2 Primary Entry
- 3 Secondary Entry (Residents only)
- 4 Recreation Center
- 5 Emergency Vehicle Access
- 6 Courtyard Garden
- 7 Pedestrian Paseo
- 8 Linear Greenbelt Connector
- ADA Units
- - ADA Path of Travel





LEGEND

- 1 Sidewalk
- 2 Enhanced paving
- 3 Pool enclosure fence
- 4 Lawn area
- 5 Community wall
- 6 Vehicular access gates
- 7 Entry walk
- 8 Overhead structure with free standing grill and seating
- 9 Lounge chairs and side table
- 10 Chaise lounges
- 11 Pool (1790 SF)
- 12 Spa (120 SF)
- 13 Parking
- 14 Trash enclosure
- 15 Pool building with restroom and equipment
- 16 Enhanced walls at entry
- 17 Pedestrian access gate
- 18 Large canopy tree
- 19 Perimeter tree
- 20 Courtyard tree
- 21 Recreation Center tree
- 22 Background tree

KEYMAP



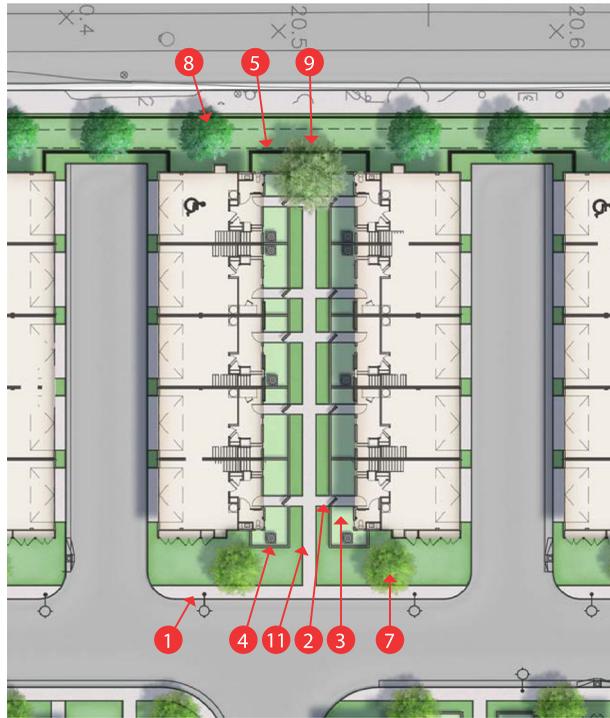
LEGEND

- 1 Sidewalk
- 2 Community wall
- 3 Enhanced walls at entry
- 4 Vehicular access gate
- 5 Pedestrian access gate
- 6 Parking
- 7 Trash enclosure
- 8 Large canopy tree
- 9 Perimeter tree
- 10 Courtyard tree
- 11 Background tree
- 12 Enhanced paving

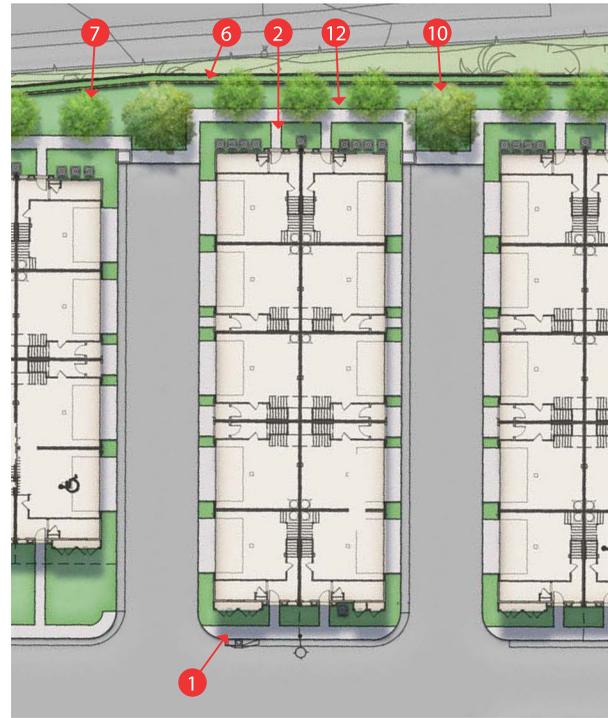


KEYMAP





BUILDING B TOWNHOMES



BUILDING C B2B



BUILDING D ROWTOWNS

LEGEND

- | | |
|-------------------------------------|-------------------------------|
| 1 Sidewalk | 7 Background tree |
| 2 Unit entry | 8 Perimeter tree |
| 3 Private patio | 9 Courtyard tree |
| 4 Patio wall | 10 Motorcourt tree |
| 5 Community wall | 11 Pedestrian paseo |
| 6 Community wall per Civil Engineer | 12 Linear greenbelt connector |

CONCEPTUAL PLANT PALETTE



GROUNDCOVERS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Carissa spp.	Natal Plum	Med	Low	1 Gal. 36"
Festuca arundinacea	Marathon Fescue Turf	Med	1 Gal.	SOD
Myoporum parvifolium	Creeping Boobialla	Low	1 Gal.	24" O.C.
Senecio mandraliscae	Kleinia	Low	1 Gal.	24" O.C.
Trachelospermum spp.	Jasmine	Med.	1 Gal.	24" O.C.

VINES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
Grewia occidentalis	Lavender Star Flower	Med.	5 Gal.
Rosa floribunda 'Iceberg'	Iceberg Climbing Rose	Low	5 Gal.
Trachelospermum spp.	Jasmine	Med.	5 Gal.

TURF

	WUC.	SIZE
Tiftuf A-G SOD Farms	High	Sod

NOTE

Aluminum edging at turf areas

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
LARGE CANOPY			
Olea europaea	Olive	Low	Field Dug
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	Med.
Platanus spp.	Sycamore	Med.	24" Box
Quercus agrifolia	Coast Live Oak	Low	24" Box
Quercus virginiana 'Heritage'	Southern Live Oak	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

PERIMETER

Podocarpus gracillior	Fern Tree	Med.	24" Box
Tristania conferta	Brisbane Box	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box

COURTYARD

Arbutus 'Marina'	Strawberry Tree	Low	24" Box
Magnolia G. 'Little Gem'	Little Gem Mangolia	Med.	24" Box
Tristania conferta	Brisbane Box	Med.	24" Box

MOTORCOURT

Geijera parviflora	Australian Willow	Low	Low	24" Box
Lagerstroemia indica	Crape Myrtle	Low	Med.	24" Box
Podocarpus gracillior	Podocarpus	Med.	Med.	24" Box

RECREATION CENTER

Phoenix dactylifera	Date Palm	Low	24" Box
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BACKGROUND

Lagerstroemia indica spp.	Crape Myrtle	Low	24" Box
Laurus nobilis 'Saratoga'	Sweet Bay	Low	24" Box
Rhus Lancea	African Sumac	Low	24" Box

SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Bougainvillea spp.	Bougainvillea	Low	5 Gal.	18" O.C.
Callistemon vim. 'Little John'	Little John Bottlebrush	Low	5 Gal.	36" O.C.
Carex divulsa	Grassland Sedge	Low	5 Gal.	18" O.C.
Carex praegracilis	California Field Sedge	Med.	5 Gal.	24" O.C.
Carissa m. 'Green Carpet'	Green Carpet Natal Plum	Low	5 Gal.	18" O.C.
Ceanothus 'Yankee Point'	Ceanothus	Low	1 Gal.	24" O.C.
Cistus spp.	Rockrose	Low	5 Gal.	36" O.C.
Cotoneaster dameri 'Lowfast'	Bearberry Cotoneaster	Low	5 Gal.	24" O.C.
Dianella spp.	Flax Lilies	Low/Med.	1 Gal.	30" O.C.
Feijoa sellowiana	Pineapple Guava	Low	5 Gal.	36" O.C.
Festuca glauca 'Elijah Blue'	Elijah Blue Festuca	Low	5 Gal.	36" O.C.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.	36" O.C.
Ilex vomitoria	Yaupon	Med.	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Leucophyllum frutescens	Texas Ranger	Low	5 Gal.	36" O.C.
Ligustrum japonicum 'Texanum'	Japanese Privet	Med.	5 Gal.	36" O.C.
Liriope muscari	Giant Liriope	Med.	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low/Med.	1 Gal.	30" O.C.
Olea europaea 'Little Olive'	Dwarf Olive	Low	1 Gal.	24" O.C.
Pittosporum tobira var.	Variegated Pittosporum	Med.	5 Gal.	48" O.C.
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	Med.	5 Gal.	48" O.C.
Rhaphiolepis 'Majestic Beauty'	Majestic Beauty	Med.	5 Gal.	36" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	Low	5 Gal.	36" O.C.
Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	Low	5 Gal.	24" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.	48" O.C.
Westringia 'Morning Light'	Coast Rosemary	Low	5 Gal.	30" O.C.



TOTAL LANDSCAPE AREA

Townhome Overall Site Area:	562,896 SF (12.93 AC)
■ Townhome Total Landscape Area:	106,390 SF
Townhome Site Landscape Percentage:	19%
Affordable Overall Site Area:	50,461 SF (1.16 AC)
■ Affordable Total Landscape Area:	22,545 SF
Affordable Site Landscape Percentage:	45%
Total Landscape Area:	128,935 SF

USABLE OPEN SPACE AREA

Townhome Overall Site Area:	562,896 SF (12.93 AC)
■ Townhome Private Open Space: (Balconies + Ground Level Patios)	22,750 SF
■ Townhome Usable Open Space:	106,390 SF
Affordable Overall Site Area:	50,461 SF (1.16 AC)
Affordable Private Open Space:	0 SF
■ Affordable Usable Open Space:	22,545 SF
Total Usable Open Space:	151,685 SF

GENERAL DESIGN NOTES

- The landscape plan will comply with all City Landscape Standards and Design Guidelines.
- All landscape shall be maintained free of encroachment unto all public right of way, utilities, power lines and easements.
- 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.
- All landscape shall be installed per the approved soils report recommendations for soil composition and amendment.
- The landscape shall comply with 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 ordinance (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 and 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 or plant will not be determined until detailed plans are prepared. In some instances plant materials indicated may not be used and will be subjected to replacement. In those cases equal or lower water consumption plants will be utilized.

TREE SURVEY NOTES

All existing trees on-site are proposed to be removed.

PARKING AREA

Open Parking Area Landscape Requirement: (5% of Parking)

Townhome Parking:	12,560 SF
Townhome Landscape Provided:	628 SF
Affordable Parking:	3,190 SF
Affordable Landscape Provided:	160 SF

HARDSCAPE AREA

Townhome Pedestrian Paving:	121,145 SF
Townhome Vehicular Paving:	152,356 SF
Affordable Pedestrian Paving:	5,455 SF
Affordable Vehicular Paving:	3,463 SF
Total Paving Area:	282,419 SF

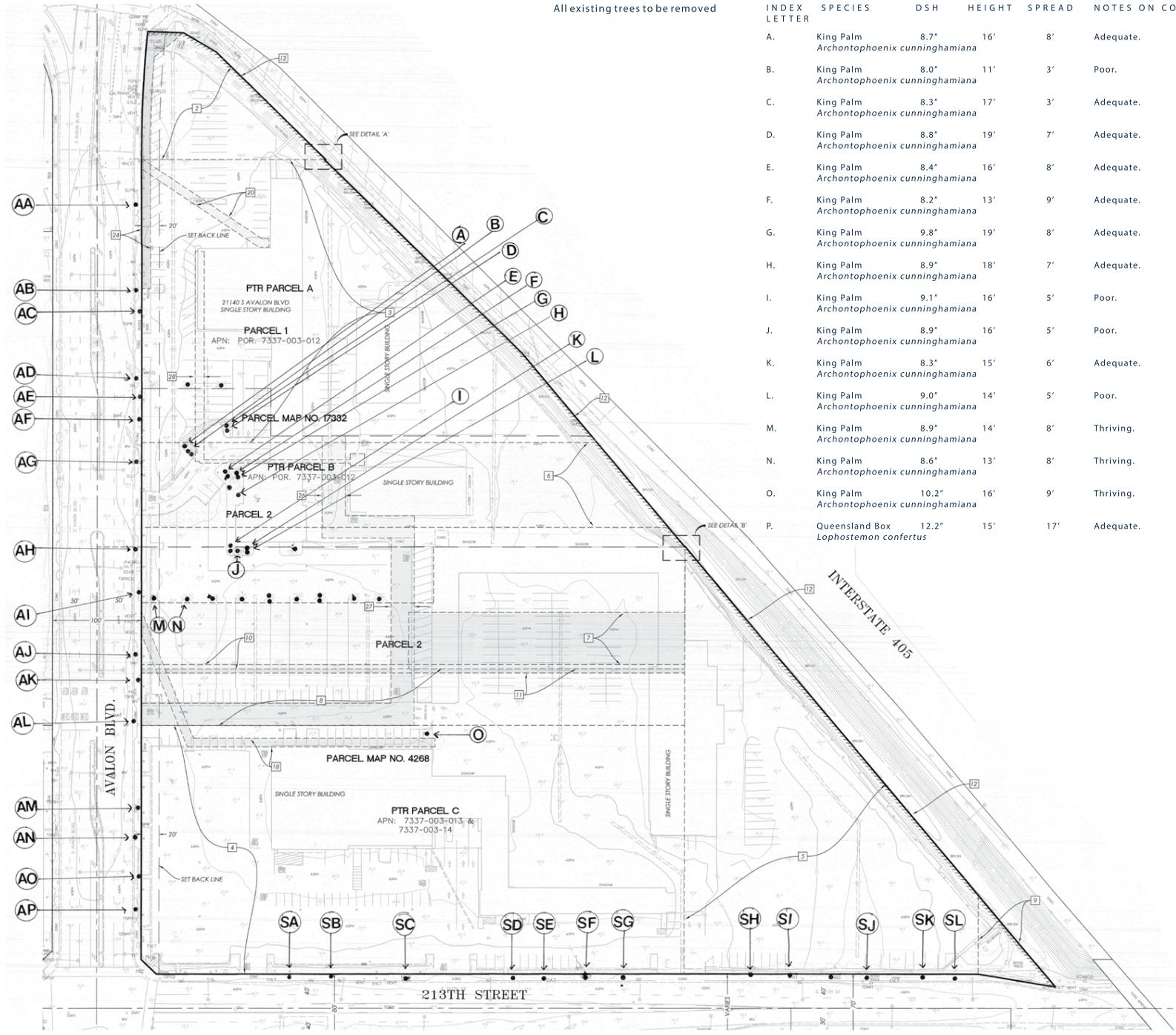


NOTE

All existing trees to be removed

TREE INVENTORY

INDEX LETTER	SPECIES	DSH	HEIGHT	SPREAD	NOTES ON CONDITION	INDEX LETTER	SPECIES	DSH	HEIGHT	SPREAD NORTH/SOUTH	SPREAD EAST/WEST	NOTES ON CONDITION
A.	King Palm <i>Archontophoenix cunninghamiana</i>	8.7"	16'	8'	Adequate.	AA.	Pink Trumpet Tree <i>Tabebuia rosea</i>	4.7"	12'	15'	11'	Vigorous.
B.	King Palm <i>Archontophoenix cunninghamiana</i>	8.0"	11'	3'	Poor.	AB.	Pink Trumpet Tree <i>Tabebuia rosea</i>	1.8"	8'	5'	4'	Still staked. Adequate.
C.	King Palm <i>Archontophoenix cunninghamiana</i>	8.3"	17'	3'	Adequate.	AC.	Pink Trumpet Tree <i>Tabebuia rosea</i>	2.2"	7'	5'	6'	Struggling.
D.	King Palm <i>Archontophoenix cunninghamiana</i>	8.8"	19'	7'	Adequate.	AD.	Pink Trumpet Tree <i>Tabebuia rosea</i>	2.5"	8'	4'	4'	Struggling.
E.	King Palm <i>Archontophoenix cunninghamiana</i>	8.4"	16'	8'	Adequate.	AE.	Pink Trumpet Tree <i>Tabebuia rosea</i>	1.1", 1.3"	7'	3'	3'	Still staked. Adequate.
F.	King Palm <i>Archontophoenix cunninghamiana</i>	8.2"	13'	9'	Adequate.	AF.	Pink Trumpet Tree <i>Tabebuia rosea</i>	1.3"	7'	1'	1'	Nearly dead.
G.	King Palm <i>Archontophoenix cunninghamiana</i>	9.8"	19'	8'	Adequate.	AG.	Pink Trumpet Tree <i>Tabebuia rosea</i>	3.0"	9'	5'	5'	Adequate.
H.	King Palm <i>Archontophoenix cunninghamiana</i>	8.9"	18'	7'	Adequate.	AH.	Pink Trumpet Tree <i>Tabebuia rosea</i>	4.3"	14'	6'	8'	Thriving.
I.	King Palm <i>Archontophoenix cunninghamiana</i>	9.1"	16'	5'	Poor.	AI.	Pink Trumpet Tree <i>Tabebuia rosea</i>	1.1"	8'	1'	1'	Nearly dead.
J.	King Palm <i>Archontophoenix cunninghamiana</i>	8.9"	16'	5'	Poor.	AJ.	Pink Trumpet Tree <i>Tabebuia rosea</i>	2.8"	11'	5'	6'	Thriving.
K.	King Palm <i>Archontophoenix cunninghamiana</i>	8.3"	15'	6'	Adequate.	AK.	Pink Trumpet Tree <i>Tabebuia rosea</i>	1.7"	8'	4'	4'	Still staked. Still staked.
L.	King Palm <i>Archontophoenix cunninghamiana</i>	9.0"	14'	5'	Poor.	AL.	Pink Trumpet Tree <i>Tabebuia rosea</i>	3.4"	8'	7'	9'	Thriving.
M.	King Palm <i>Archontophoenix cunninghamiana</i>	8.9"	14'	8'	Thriving.	AM.	Pink Trumpet Tree <i>Tabebuia rosea</i>	1.3"	6'	1'	1'	Nearly dead. Still staked.
N.	King Palm <i>Archontophoenix cunninghamiana</i>	8.6"	13'	8'	Thriving.	AN.	Pink Trumpet Tree <i>Tabebuia rosea</i>	2.6"	9'	6'	5'	Thriving.
O.	King Palm <i>Archontophoenix cunninghamiana</i>	10.2"	16'	9'	Thriving.	AO.	Pink Trumpet Tree <i>Tabebuia rosea</i>	4.0"	8'	10'	9'	Thriving.
P.	Queensland Box <i>Lophostemon confertus</i>	12.2"	15'	17'	Adequate.	AP.	Pink Trumpet Tree <i>Tabebuia rosea</i>	3.2"	7'	5'	6'	Marginal.
						SA.	Fern Pine <i>Afrocarpus falcatus</i>	12.8"	29'	19'	28'	Thriving.
						SB.	Fern Pine <i>Afrocarpus falcatus</i>	11.5"	22'	16'	18'	Thriving.
						SC.	Fern Pine <i>Afrocarpus falcatus</i>	11.0"	22'	17'	22'	Thriving.
						SD.	Fern Pine <i>Afrocarpus falcatus</i>	10.6"	19'	21'	18'	Thriving.
						SE.	Fern Pine <i>Afrocarpus falcatus</i>	11.3"	22'	16'	20'	Thriving.
						SF.	Fern Pine <i>Afrocarpus falcatus</i>	12.4"	24'	21'	27'	Thriving.
						SG.	Fern Pine <i>Afrocarpus falcatus</i>	8.0"	15'	14'	18'	Struggling.
						SH.	Fern Pine <i>Afrocarpus falcatus</i>	10.1"	17'	14'	14'	Thriving.
						SI.	Fern Pine <i>Afrocarpus falcatus</i>	11.5"	21'	18'	18'	Thriving.
						SJ.	Fern Pine <i>Afrocarpus falcatus</i>	14.6"	23'	22'	24'	Thriving.
						SK.	Fern Pine <i>Afrocarpus falcatus</i>	14.5"	23'	13'	20'	Thriving.
						SL.	Fern Pine <i>Afrocarpus falcatus</i>	16.5"	20'	19'	27'	Sparse foliage.
						SM.	Fern Pine <i>Afrocarpus falcatus</i>	13.7"	24'	17'	26'	Thriving.





LEGEND

- Patio Wall (Enhanced CMU) 3'-0" Height
- Community Wall (Enhanced CMU) 6'-0" Height
- Community Wall (Freestanding / Retaining) Per Civil Engineer
- Enhanced Wall at Entry 6'-0" - 8'-0" Height
- Tubular Steel Fire Access Gate 6'-0" Height
- Vehicular Access Gate 6'-0" Height
- Pedestrian Access Gate 5'-6" Height
- Pool Enclosure Fence 6'-0" Height

