AGENCY SUBMITTAL
CARSON, CA
October 21, 2022

MULTIFAMILY

TOWNHOMES

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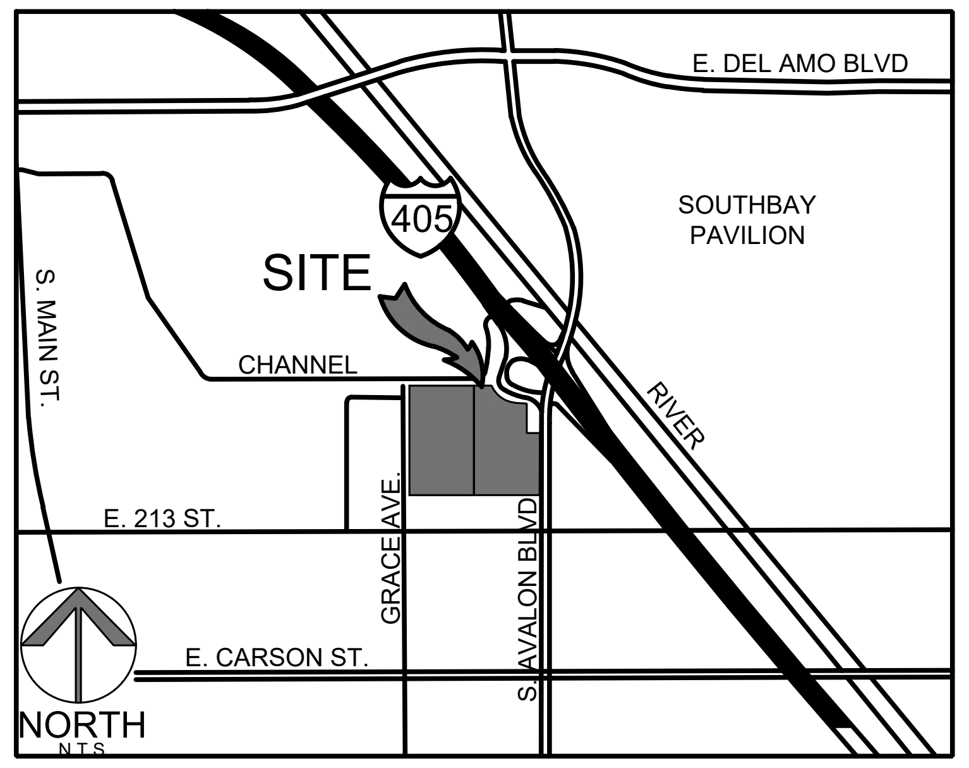
VICINITY MAP



REVISION LOG		
NO.	DESCRIPTION	Date
1	ORIGINAL	04.07.22
2	SUBMITTAL	06.08.22
3	SUBMITTAL	10.21.22
4		
5		

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Monday, October 24, 2022 1:04:08 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\~19-298_G1.0 COVER SHEET.DWG

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

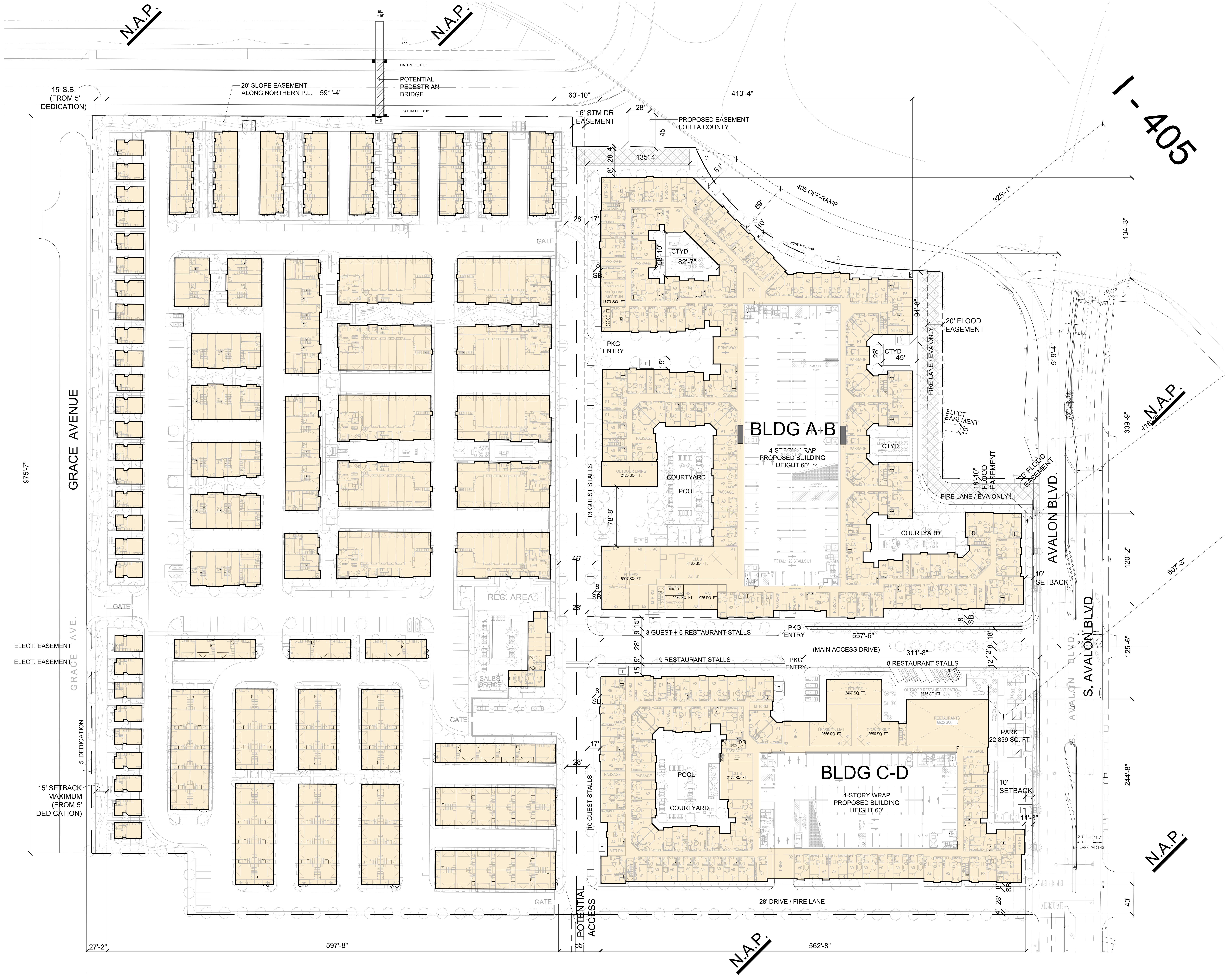
ktgy OJB kpff

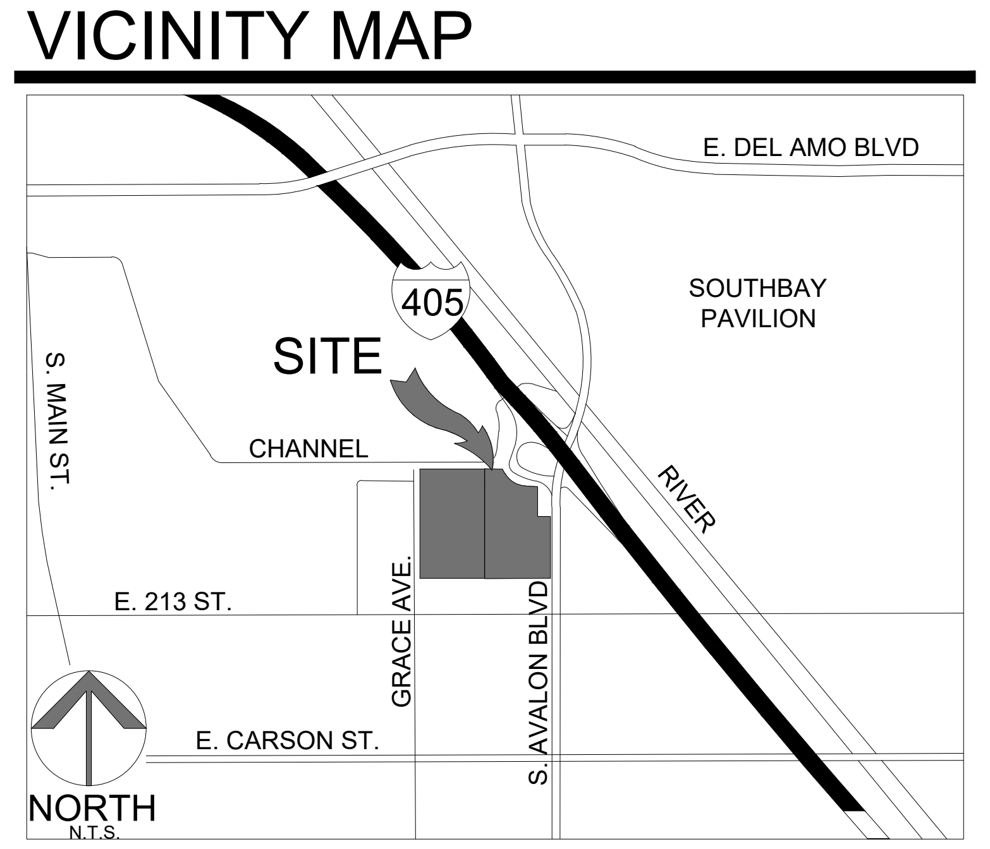
Cover Sheet

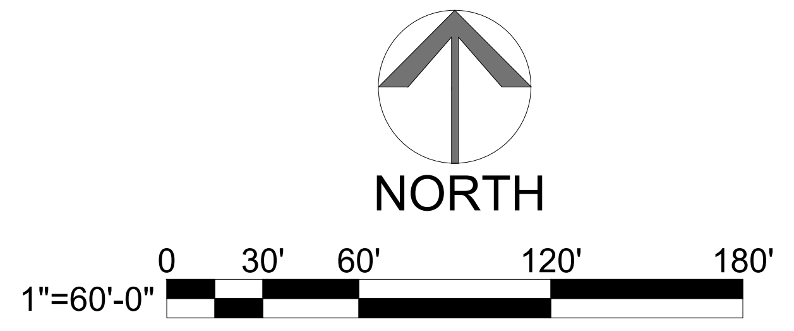
AO Architecture. Design. Relationships.

G1.0

Scale NTS
Job No. 2019-298
Date 10-21-2022


N.A.P.
N.A.P.
I - 405
POTENTIAL PEDESTRIAN BRIDGE
20' SLOPE EASEMENT ALONG NORTHERN P.L.
591'-4"
15' S.B. (FROM 5' DEDICATION)
60'-10"
413'-4"
16' STM DR EASEMENT
28'
PROPOSED EASEMENT FOR LA COUNTY
45'
135'-4"
28'
51'
405 OFF-RAMP
325'-1"
69'
10'
134'-3"
CTYD
82'-7"
58'-10"
GATE
28'
17'
8' SB
PKG ENTRY
15'
94'-8"
20' FLOOD EASEMENT
CTYD
45'
28'
FIRE LANE / EVA ONLY
519'-4"
N.A.P.
416'
ELECT. EASEMENT
10'
309'-9"
BLDG A-B
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
COURTYARD
POOL
CTYD
18'-10" FLOOD EASEMENT
20' FLOOD EASEMENT
FIRE LANE / EVA ONLY
AVALON BLVD.
COURTYARD
13 GUEST STALLS
78'-8"
GRACE AVENUE
975'-7"
120'-2"
607'-3"
46'
10' SETBACK
REC. AREA
GATE
28'
8' SB
3 GUEST + 6 RESTAURANT STALLS
PKG ENTRY
557'-6"
(MAIN ACCESS DRIVE)
311'-8"
S. AVALON BLVD
125'-6"
ELECT. EASEMENT
ELECT. EASEMENT
GRACE AVE.
9 RESTAURANT STALLS
PKG ENTRY
8 RESTAURANT STALLS
18'
12'
SALES OFFICE
GATE
5' DEDICATION
15' SETBACK MAXIMUM (FROM 5' DEDICATION)
PARK 22,859 SQ. FT
BLDG C-D
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
POOL
COURTYARD
10' SETBACK
11'-8"
244'-8"
N.A.P.
10 GUEST STALLS
17'
28'
GATE
28' DRIVE / FIRE LANE
POTENTIAL ACCESS
28'
40'
27'-2"
597'-8"
55'
N.A.P.
562'-8"


VICINITY MAP
E. DEL AMO BLVD
SOUTHBAY PAVILION
405
SITE
S MAIN ST.
CHANNEL
RIVER
E. 213 ST.
GRACE AVE.
S. AVALON BLVD
E. CARSON ST.
NORTH
N.T.S.


NORTH
0
30'
60'
120'
180'
1"=60'-0"

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA 90745

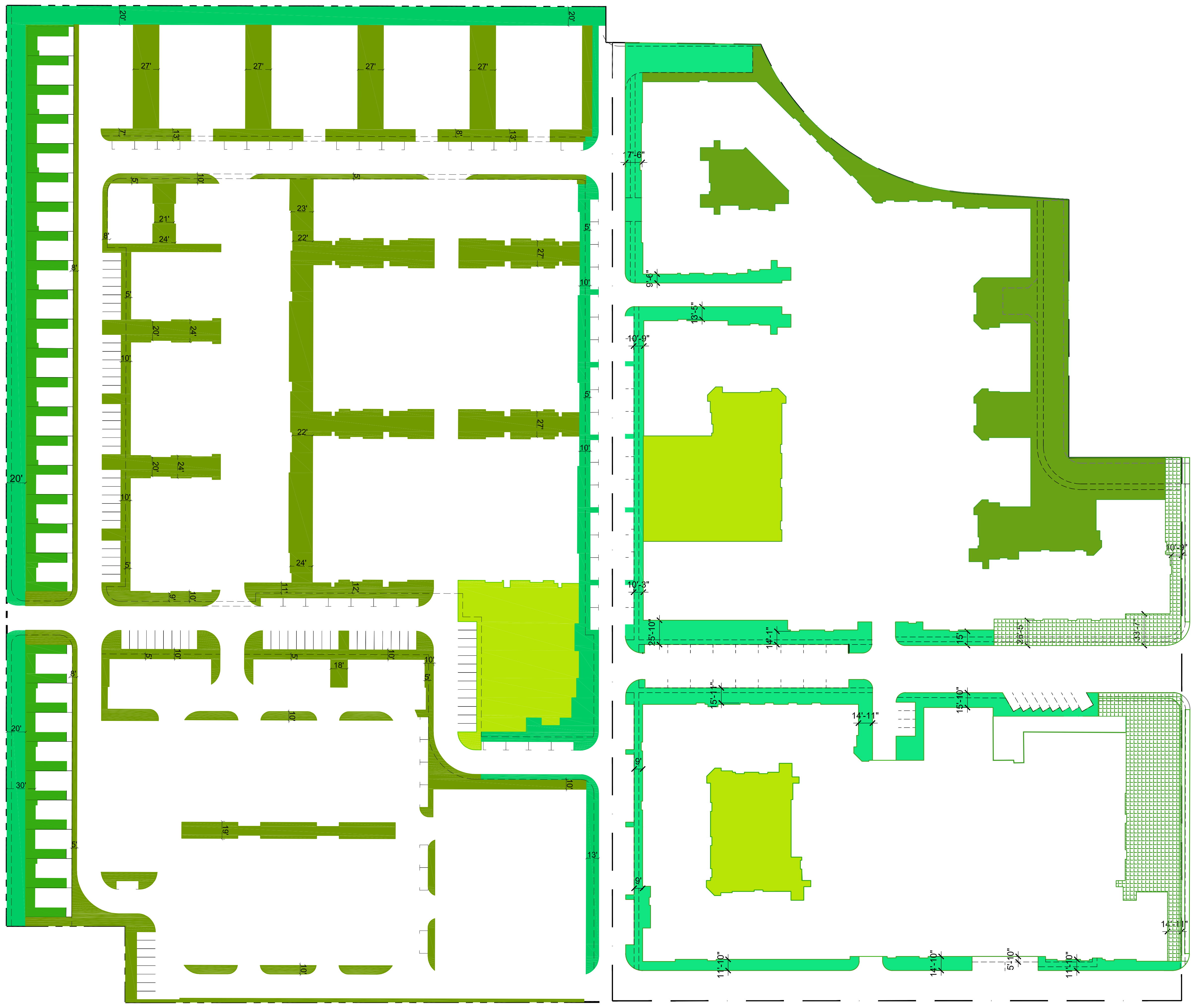
ktgy OJB

MULTIFAMILY MIXED-USE AND TOWNHOMES
Site Plan

AO Architecture. Design. Relationships.

G2.0

Scale 1" = 60'
Job No. 2019-298
Date 10-21-2022



WEST PORTION - TOWNHOMES

PRIVATE OPEN SPACE					
PRODUCT	**PLAN**	**UNIT**	**AREA (S.F.)**		**TOTAL (S.F.)**
A	1	14	714	Backyard+Deck	9,996
	2	14	712	Backyard+Deck	9,968
B	1	27	168	Patio 8x21	4,536
	2	18	188	Patio 8x23.5	3,384
C	1	62	55	Deck	3,410
	2	44	57	Deck	2,508
D	1	10	52	Deck	520
	2	10	69	Deck	690
	3	21	70	Deck	1,470
	4	21	61	Deck	1,281
E	1	20	87	Deck	1,740
	2	20	79	Deck	1,580
	3	20	100	Deck	2,000
	4	10	108	Patio	1,080
	5	40	118	Deck	4,720
	Total	**351**			**48,883**

	OPEN SPACE CALCULATIONS		
	LOT AREA: 666,717 S.F.	**S.F.**	**AC**
🟩	LANDSCAPE/EASEMENT PUBLICALLY ACCESSIBLE COMMON OPEN SPACE	45,867.5	1.05
🟩	LANDSCAPE/COMMON OPEN SPACE NON-PUBLICALLY ACCESSIBLE COMMON OPEN SPACE	92,153.4	2.12
🟩	RECREATION AREA/CLUBHOUSE NON-PUBLICALLY ACCESSIBLE RECREATION OPEN SPACE	17,499.1	0.40
🟩	PRIVATE OPEN SPACE/BACKYARD/PATIO/DECK NON-PUBLICALLY ACCESSIBLE OPEN SPACE	48,883.0	1.12
	TOTAL	204,403.0	4.69

EAST PORTION - MIXED-USE BUILDINGS A/B & C/D

OPEN SPACE CALCULATIONS						
LOT AREA:	**518,522 S.F.**					
BLDG/ OTHER	**UNIT COUNT**	**PRIVATE (DECKS)**	**COMMON**			**TOTAL PROJECT**
			PUBLIC ACCESS*	**NON-PUBLIC**	**TOTAL COM.**	
A-B	464	22,092	24,409	62,044	86,453	108,545
C-D	300	13,564	18,445	11,738	30,183	43,747
PARK	0		22,859		22,859	22,859
TOTAL	764	35,656	65,713	73,782	139,495	**175,151**

* Public Accessible Open Space includes EVA and all exterior space up to site boundary or fencing, but excludes all drives and surface parking.

LEGEND

🟩	PUBLICALLY ACCESSIBLE COMMON OPEN SPACE
▦	PUBLICALLY ACCESSIBLE PARK / PLAZA
🟩	NON-PUBLICALLY ACCESSIBLE COMMON OPEN SPACE
🟩	NON-PUBLICALLY ACCESSIBLE RECREATION OPEN SPACE

	0 -1 BEDROOMS			2- 3 BEDROOMS				public Private & Common	Provided by Public Common
	UNITS	**Req'd O.S./Unit**	**Req'd O.S.**	**UNITS**	**Req'd O.S./Unit**	**Req'd O.S.**	**TOTAL REQ'D**		
A-B	311	125	38,875	153	150	22,950	61,825	84,136	65,713
C-D	223	125	27,875	77	150	11,550	39,425	25,302	
TOTAL			66,750			34,500	**101,250**	**109,438**	**175,151**

PROVIDED

LOT AREA (SF)	518,522	15%	**77,778**

REQUIRED

NORTH

1"=80'-0"
0 40' 80' 160' 240'

IMPERIAL AVALON MIXED USE - ALTERNATIVE 3

CARSON, CA 90745

ktgy

Architecture + Planning
888.456.5849
ktgy.com

Open Space Site Plan

Architecture.
Design.
Relationships.

G2.1

Scale	1'-0" = 80'
Job No.	2019-298
Date	10-19-2022

Tuesday, October 04, 2022 5:22:32 PM
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S Avalon Blvd

VIEW ON AVALON BLVD LOOKING NORTHWEST 1

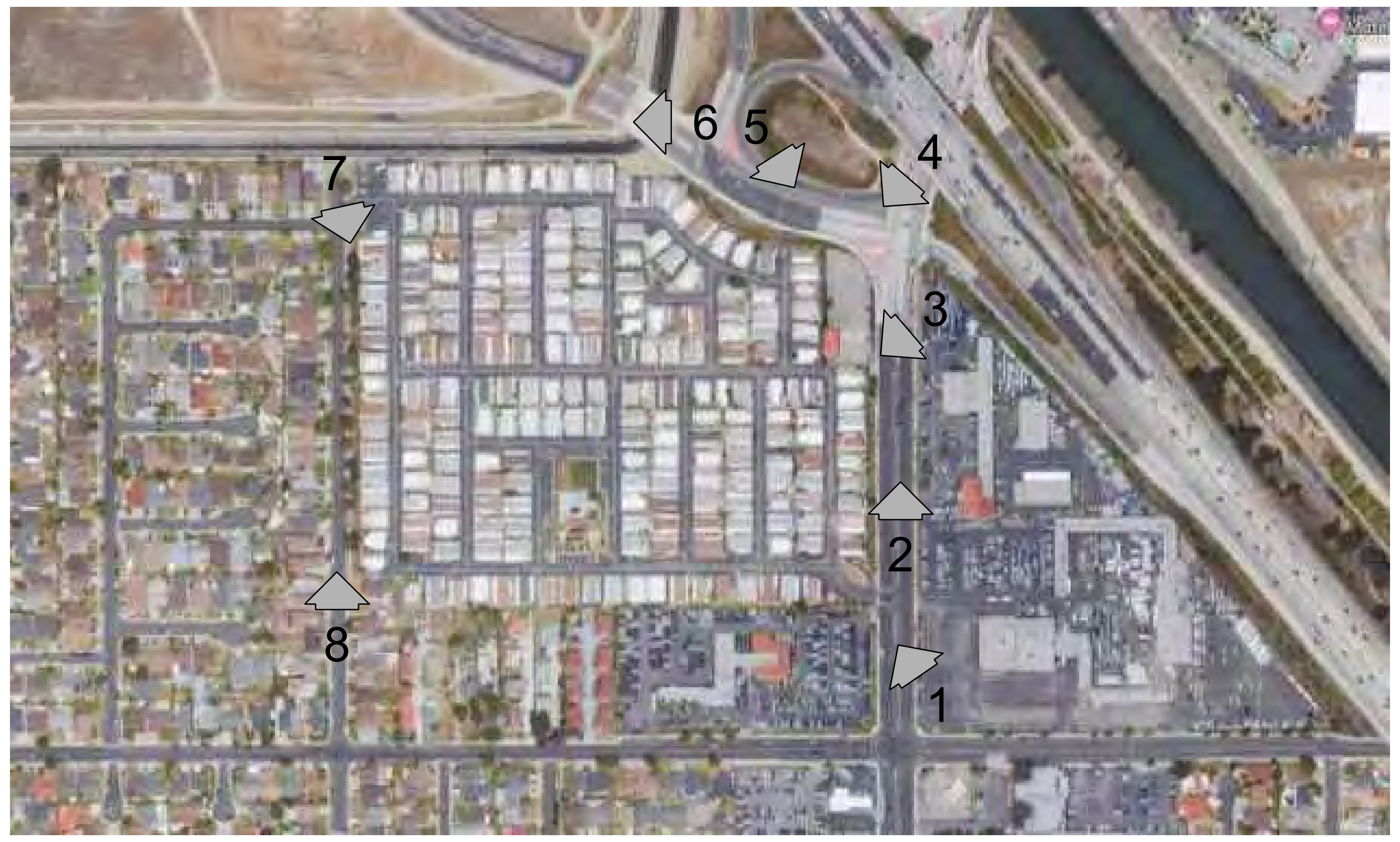
S Avalon Blvd

VIEW ON AVALON BLVD LOOKING NORTH 2

VIEW ON AVALON BLVD LOOKING SOUTHWEST 3

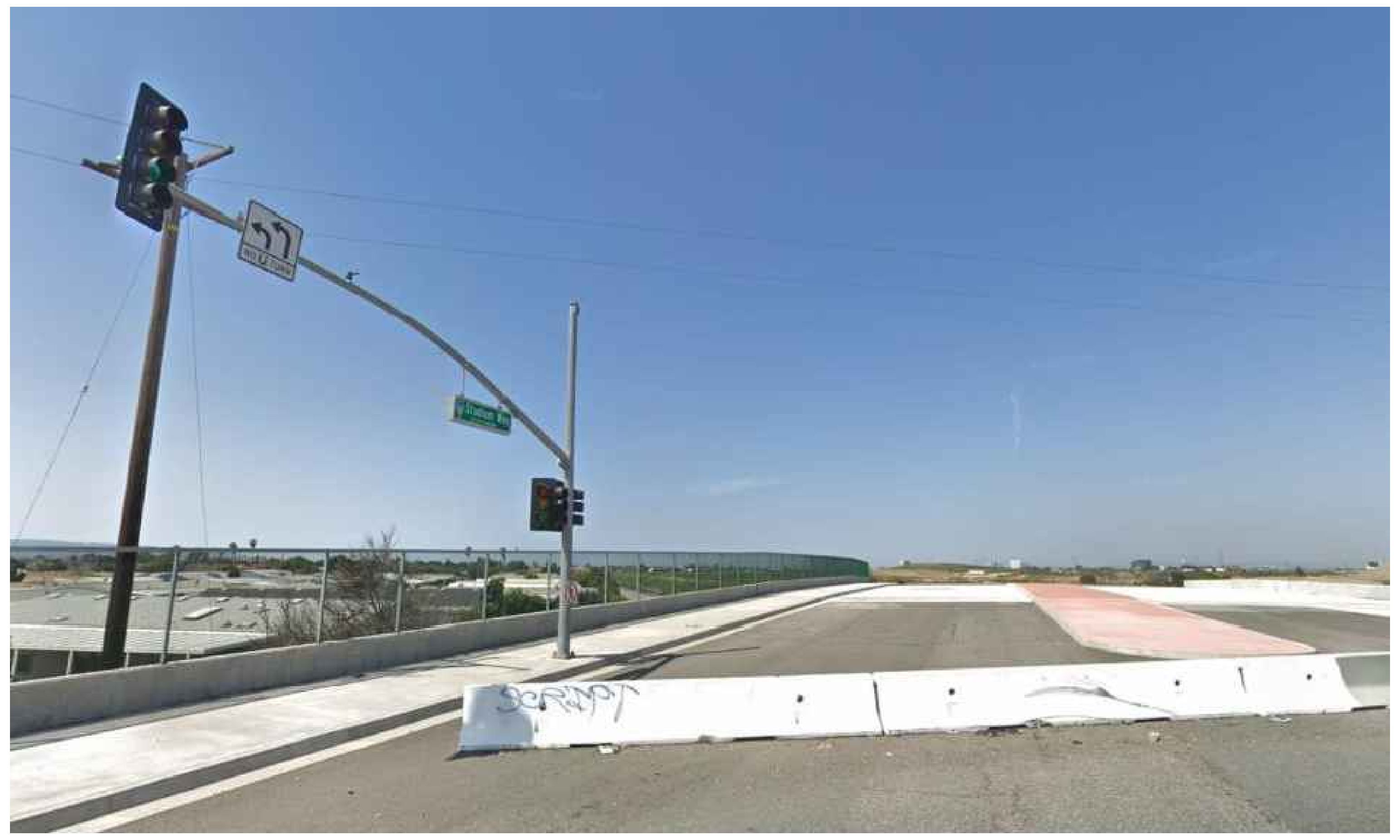
S Avalon Blvd

VIEW ON AVALON BLVD LOOKING SOUTHWEST 4



SITE PLAN VIEWS

VIEW ON 405 FWY OFF-RAMP LOOKING SOUTHEAST 5



VIEW ON 405 FWY OFF-RAMP LOOKING WEST 6

VIEW ON GRACE AVE LOOKING SOUTH 7

VIEW ON GRACE AVE LOOKING NORTH 8

Thursday, October 20, 2022 2:01:57 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A1.1 SITE PHOTOS.DWG

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA 90745

Existing Site Photos

Architecture.
Design.
Relationships.

G3.0

Scale	NTS
Job No.	2019-298
Date	10-21-2022

BUILDING A-B

Imperial Avalon - Building A-B Combo 10.17.22

4 Story Wrap Residential

LEVEL	STUDIO	1BR										2BR					TOTAL
	S1	A0	A1	A1A	A2	A3	A4	A5	A6	A7	A8	B1	B2	B3	B4	B5	
4	9	19	8	2	22	2	3	0	1	6	6	9	18	0	1	16	122
3	9	19	8	2	22	2	3	0	1	6	6	9	18	0	1	16	122
2	8	19	8	2	21	2	3	0	1	6	6	9	17	0	1	14	117
1	8	15	10	2	26	2	3	3	1	6	6	5	7	0	0	9	103
	34	72	34	8	91	8	12	3	4	24	24	32	60	0	3	55	**464**
Totals	34	280										150					
	7.3%	15.5%	7.3%	1.7%	19.6%	1.7%	2.6%	0.6%	0.9%	5.2%	5.2%	6.9%	12.9%	0.0%	0.6%	11.9%	**100%**
	7.3%	60.3%										32.3%					

SITE: 280,593.6 SF 6.44 ACRES 72 du/ac

DWELLING UNIT INFO					UNIT	AVG
Unit	**Unit SF**	**Qty.**	**%**	**SF TOT.***	TOTAL	**SF**
S1	552	34	7.3%	18,768	34	**552**
A0	596	72	15.5%	42,912	280	**699**
A1	767	34	7.3%	26,078		
A1A	710	8	1.7%	5,680		
A2	737	91	19.6%	67,067		
A3	700	8	1.7%	5,600		
A4	705	12	2.6%	8,460		
A5	783	3	0.6%	2,349		
A6	751	4	0.9%	3,004		
A7	697	24	5.2%	16,728		
A8	749	24	5.2%	17,976		
B1	1,126	32	6.9%	36,032	150	**1110**
B2	1,106	60	12.9%	66,360		
B3	1,246	0	0.0%	0		
B4	1,005	3	0.6%	3,015		
B5	1,111	55	11.9%	61,105		
Avg.	**821**	**464**	**100.0%**	**381,134**		

*RESIDENTIAL UNIT NET AREA

PARKING SUMMARY			
Unit	**Count**	**Ratio***	**Stalls**
Studio	34	1.25	43
1 BR	280	1.50	420
2 BR	150	1.70	255
Total	**464**	**1.55**	**718**

*Inclusive of Guest stalls at 1 per 4 units

PARKING PROVIDED	
SURFACE PARKING	
For Restaurants	6
For Guests	16
Surface Total	**22**
PARKING STRUCTURE	
Level	**Stalls**
1	126
2	138
3	138
4	138
5	138
6	18
Structure total	**696**
TOTAL	**718**

PRIVATE O.S. (AREA, SF)		
Unit	**DECK**	**TOT.**
S1	0	0
A0	52	3,744
A1	42	1,428
A1A	42	336
A2	52	4,732
A3	57	456
A4	56	672
A5	50	150
A6	84	336
A7	51	1,224
A8	68	1,632
B1	42	1,344
B2	52	3,120
B3	57	0
B4	56	168
B5	50	2,750
TOTAL		**22,092**

AMENITIES	
Leasing	1,470
Leasing Mez.	360
Mail	809
Fitness	5,907
Club	4,485
Outdoor Liv.	2,425
Pet Spa	322
TOTAL	**15,778**

Building 'AB' Area (GSF)

	Leasing (partial dbl vol)	Fitness (partial dbl vol)	Club	Outdoor Living	Mail	Pet Spa	Pool Equip + Restrm	Move-in (dbl vol)	Residential*	Building Area
Level 1	1,470	5,907	4,485	2,425	809	322	1,170	1,170	117,448	135,206
Level 2	360	-						-	128,166	128,526
Level 3									133,224	133,224
Level 4									133,224	133,224
TOTAL	**1,830**	**5,907**	**4,485**	**2,425**	**809**	**322**	**1,170**	**1,170**	**512,062**	**530,180**

*NOTE: Residential space includes vertical and horizontal circulation (corridors, passageways, stairs, elevators), meter rooms and storage

PKG STR 'AB' Area (GSF)	
Level 1	49,194
Level 2	46,893
Level 3	46,893
Level 4	46,893
Level 5	46,893
Level 6	9,192
TOTAL	**245,958**

RESIDENTIAL BUILDING 'AB'	
CONSTRUCTION TYPE:	V-A (4 STORIES)
OCCUPANCY	R-2
GROSS AREA (S.F.)	530,180
PARKING STRUCTURE 'AB'	
CONSTRUCTION TYPE:	I-A (6 STORIES)
OCCUPANCY	S-2
GROSS AREA (S.F.)	245,958
TOTAL RES & PKG	776,138

BUILDING C-D

Imperial Avalon - Building C-D Combo 10.17.22

4 Story Wrap Residential

LEVEL	STUDIO	1BR										2BR					TOTAL
	S1	A0	A1	A1A	A2	A3	A4	A5	A6	A7	A8	B1	B2	B3	B4	B5	
4	9	20	4	0	17	0	0	0	0	3	3	7	8	1	1	8	81
3	9	20	4	0	17	0	0	0	0	3	3	7	8	1	1	8	81
2	9	20	3	0	15	0	0	0	0	3	3	6	8	0	1	5	73
1	8	20	5	0	18	0	1	1	0	3	3	1	1	0	0	4	65
	35	80	16	0	67	0	1	1	0	12	12	21	25	2	3	25	**300**
Totals	35	189										76					
	11.7%	26.7%	5.3%	0.0%	22.3%	0.0%	0.3%	0.3%	0.0%	4.0%	4.0%	7.0%	8.3%	0.7%	1.0%	8.3%	**100%**
	11.7%	63.0%										25.3%					

SITE: 214,112.2 SF 4.92 ACRES 61 du/ac

DWELLING UNIT INFO					UNIT	AVG
Unit	**Unit SF**	**Qty.**	**%**	**SF TOT.***	TOTAL	**SF**
S1	552	35	11.7%	19,320	35	**552**
A0	596	80	26.7%	47,680	189	**678**
A1	767	16	5.3%	12,272		
A1A	710	0	0.0%	0		
A2	737	67	22.3%	49,379		
A3	700	0	0.0%	0		
A4	705	1	0.3%	705		
A5	783	1	0.3%	783		
A6	751	0	0.0%	0		
A7	697	12	4.0%	8,364		
A8	749	12	4.0%	8,988		
B1	1,126	21	7.0%	23,646	76	**1113**
B2	1,106	25	8.3%	27,650		
B3	1,246	2	0.7%	2,492		
B4	1,005	3	1.0%	3,015		
B5	1,111	25	8.3%	27,775		
Avg.	**774**	**300**	**100.0%**	**232,069**		

*RESIDENTIAL UNIT NET AREA

PARKING SUMMARY			
Unit	**Count**	**Ratio***	**Stalls**
Studio	35	1.25	44
1 BR	189	1.50	284
2 BR	76	1.70	129
Total	**300**	**1.52**	**457**

*Inclusive of Guest stalls at 1 per 4 units

Restaurant	9,000	0.0025	23
* sqft excludes BOH			**480**

PARKING PROVIDED	
SURFACE PARKING	
For Restaurants	17
For Guests	14
Surface Total	**31**
PARKING STRUCTURE	
Level	**Stalls**
1	81
2	93
3	93
4	93
5	81
Structure total	**441**
TOTAL	**472**

PRIVATE O.S. (AREA, SF)		
Unit	**DECK**	**TOT.**
S1	0	0
A0	52	4,160
A1	42	672
A1A	42	0
A2	52	3,484
A3	57	0
A4	56	56
A5	50	50
A6	84	0
A7	51	612
A8	68	816
B1	42	882
B2	52	1,300
B3	57	114
B4	56	168
B5	50	1,250
TOTAL		**13,564**

AMENITIES	
Leasing / Mail	2,556
Fitness	2,425
Fitness Mez.	1,226
Co-working	2,556
Club	2,172
Pool Equip	867
Total	**9,246**

Restaurants	6,625
Rest Ext Dining	3,375
Total	10,000

Building 'CD' Area (GSF)

	Leasing & Mail (partial dbl vol)	Fitness (dbl vol)	Co-working	Club + Pool Eq + RR	Restaurant (dbl vol)	Residential*	Building Area
Level 1	2,556	2,467	2,556	3,038	6,809	68,466	85,892
Level 2	-	1,226			-	74,558	75,784
Level 3						84,287	84,287
Level 4						84,287	84,287
TOTAL	**2,556**	**3,693**	**2,556**	**3,038**	**6,809**	**311,598**	**330,250**

*NOTE: Residential space includes vertical and horizontal circulation (corridors, passageways, stairs, elevators), meter rooms and storage

PKG STR 'CD' Area (GSF)	
Level 1	33,857
Level 2	32,823
Level 3	32,823
Level 4	32,823
Level 5	29,302
TOTAL	**161,628**

RESIDENTIAL BUILDING 'CD'	
CONSTRUCTION TYPE:	V-A (4 STORIES)
OCCUPANCY	R-2
GROSS AREA (S.F.)	330,250
PARKING STRUCTURE CD	
CONSTRUCTION TYPE:	I-A (5 STORIES)
OCCUPANCY	S-2
GROSS AREA (S.F.)	161,628
TOTAL RES & PKG	491,878

GENERAL DISCLAIMER

THESE CONCEPTUAL ARCHITECTURAL PLANS ARE FOR PLANNING & DEVELOPMENT PURPOSES ONLY. REVISIONS MAY BE REQUIRED DUE TO FURTHER REQUIREMENTS, INVESTIGATION FROM GOVERNING AGENCIES AND BUILDING CODE ANALYSIS. DIMENSIONS SHOWN ARE APPROXIMATE AND ARE BASED UPON THE INFORMATION AND SURVEYS AVAILABLE. PLEASE REFER TO CIVIL SURVEYS, DRAWINGS AND EXHIBITS FOR TECHNICAL INFORMATION AND MEASUREMENTS. PLEASE REFER TO THE LANDSCAPE ARCHITECT'S DRAWINGS AND EXHIBITS FOR ALL LANDSCAPE PLANTING, IRRIGATION, DESIGN AND SPECIFICATIONS.

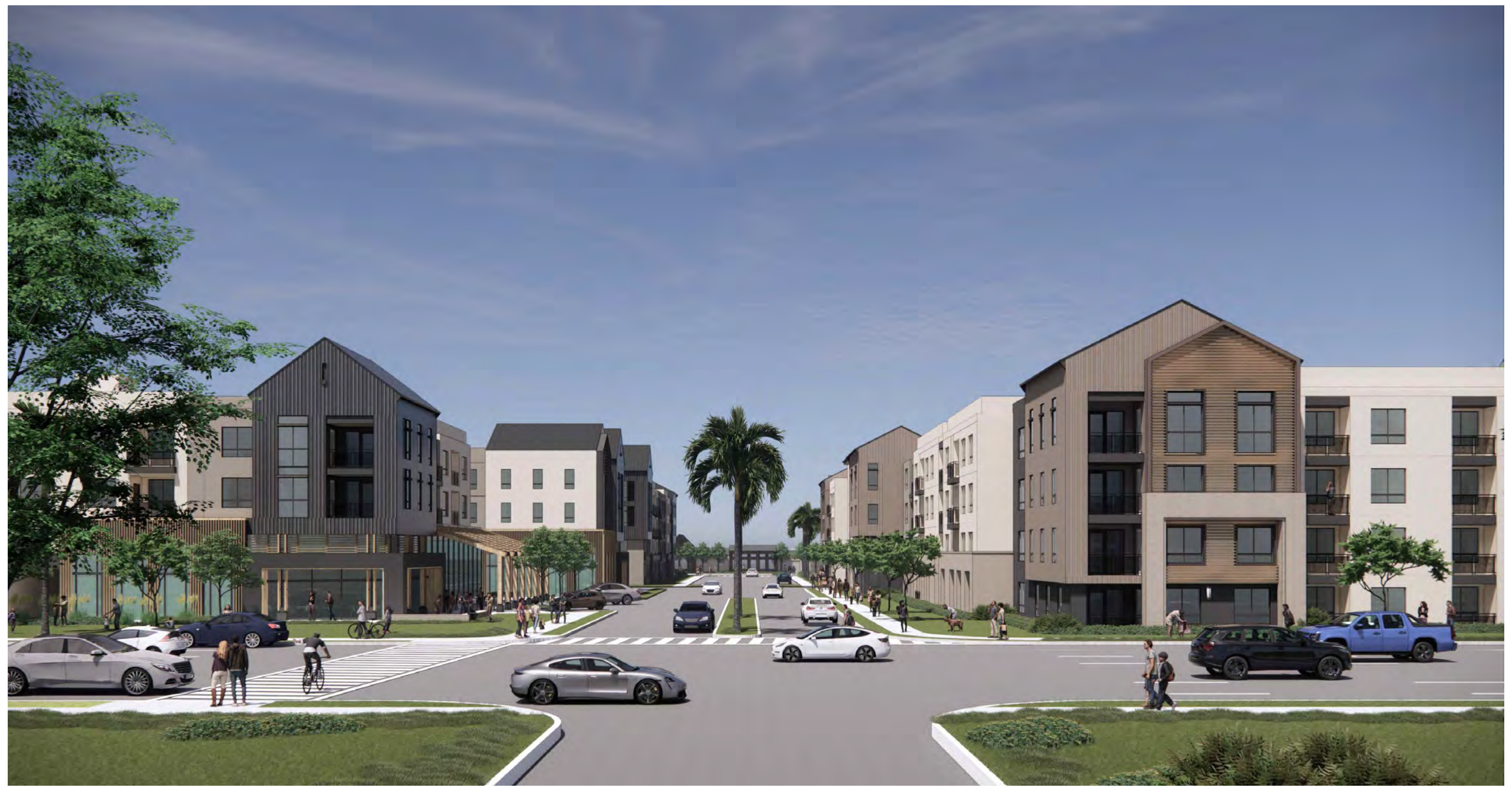
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA 90745

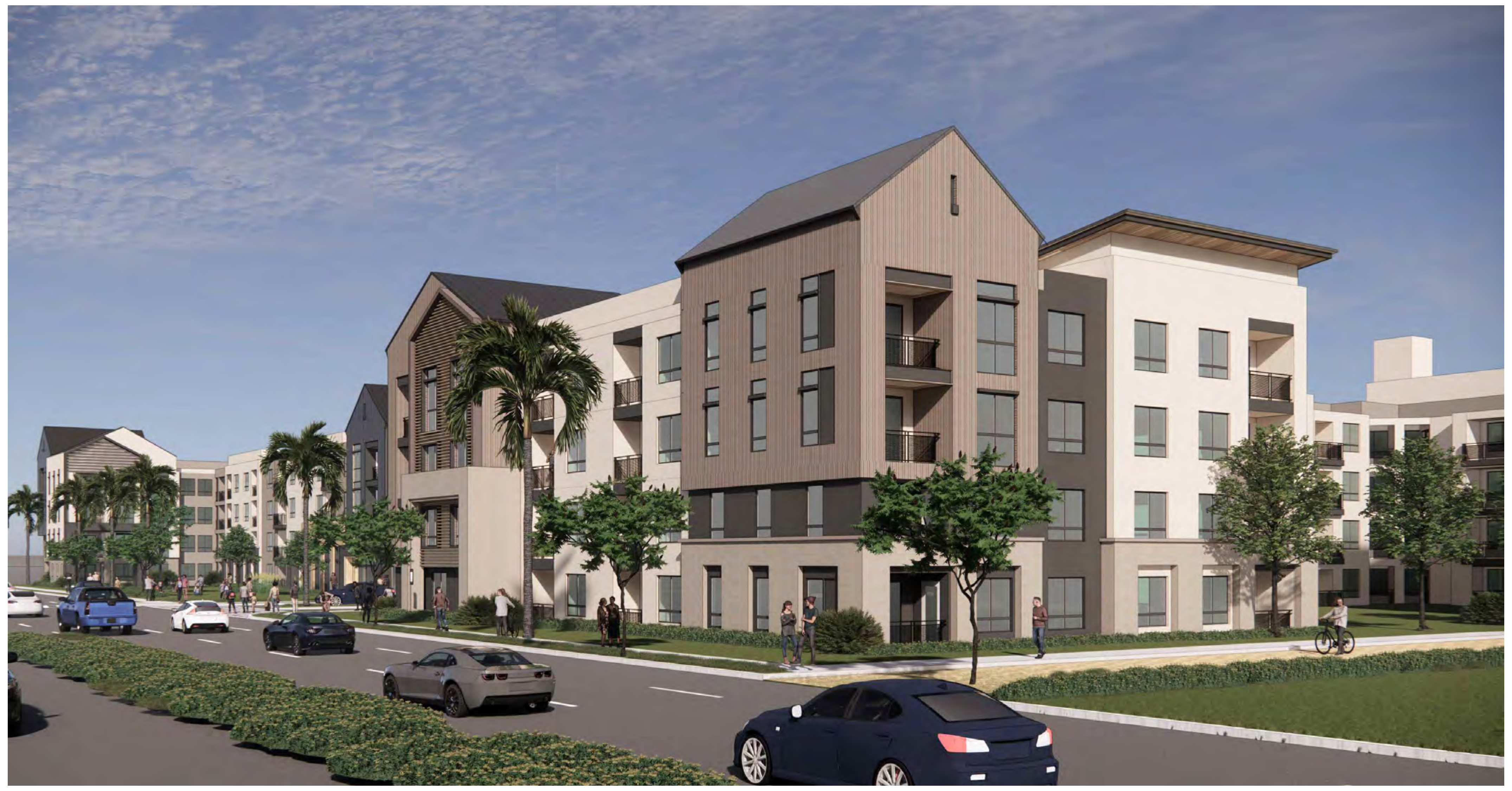
MIXED-USE BUILDINGS A-B & C-D
Project Information - Unit Summary, Parking Analysis

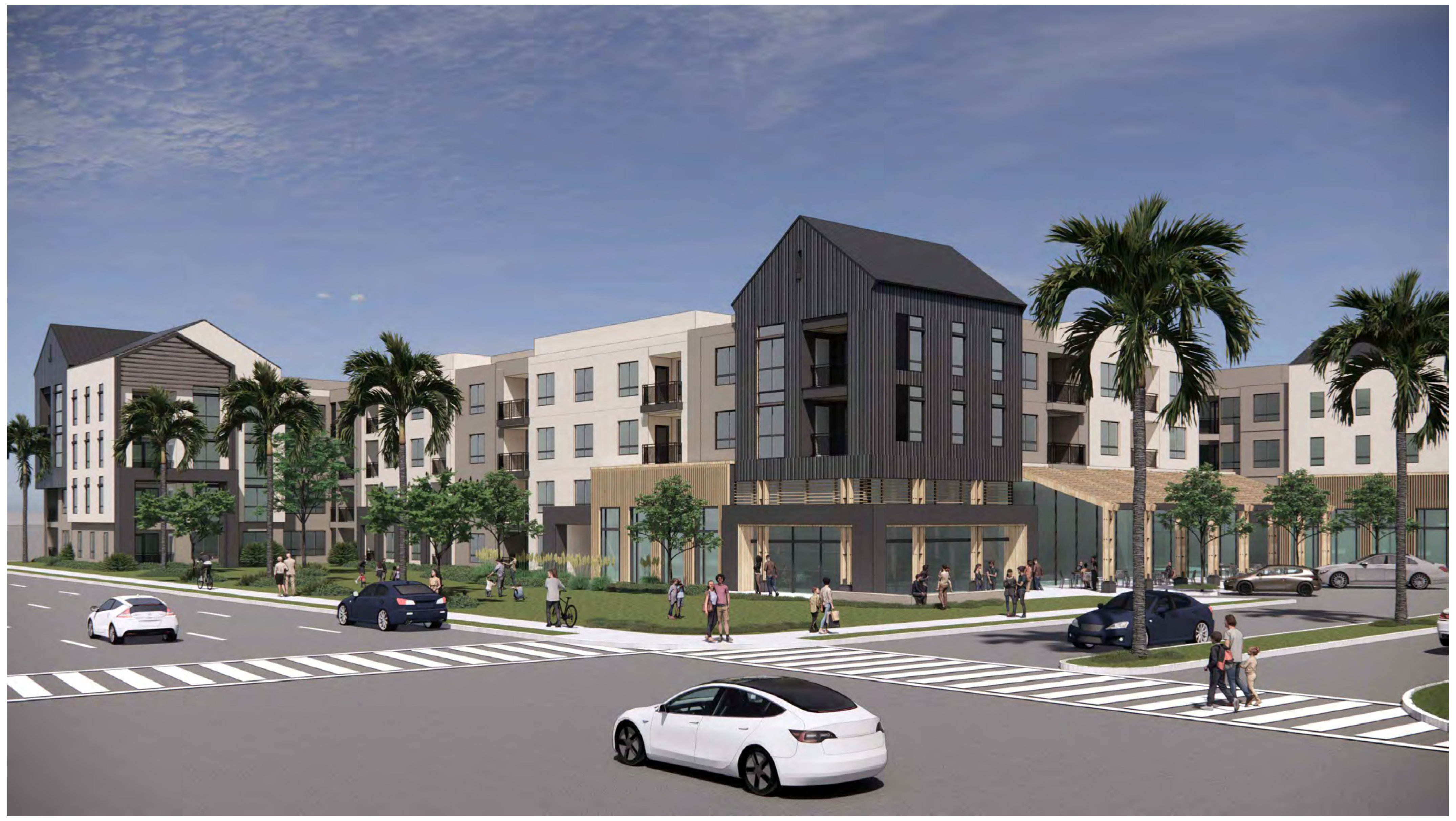
Architecture.
Design.
Relationships.

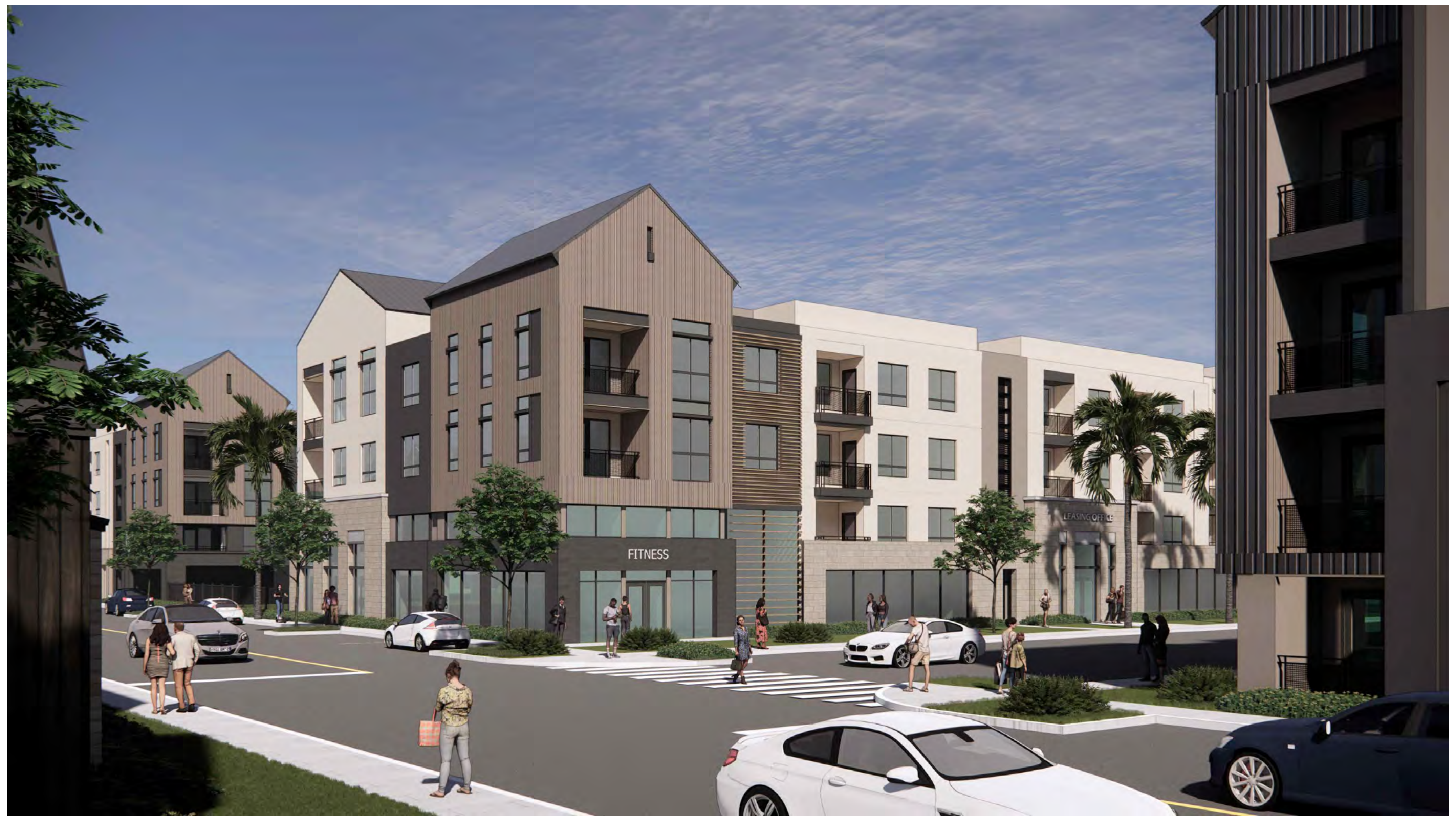
A1.1

Scale NTS
Job No. 2019-298
Date 10-21-2022


S. AVALON VIEW TOWARDS WEST 1

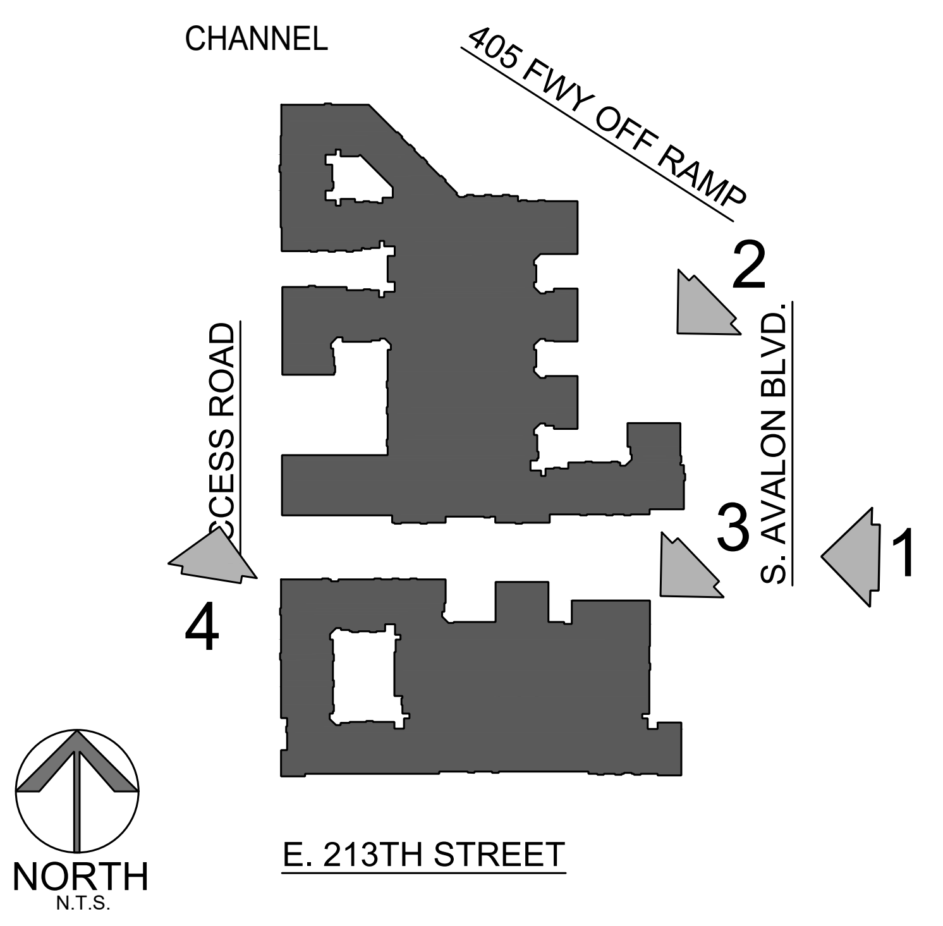

S. AVALON VIEW LOOKING SOUTH WEST 2


VIEW FROM S. AVALON LOOKING SOUTH WEST / RESTAURANT 3



VIEW FROM ACCESS ROAD LOOKING NORTH EAST 4

KEY MAP


CHANNEL
405 FWY OFF RAMP
2
ACCESS ROAD
S. AVALON BLVD.
3
1
4
NORTH
N.T.S.
E. 213TH STREET

Thursday, October 20, 2022 2:04:15 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_AP1.0 - AP1.1 PERSPECTIVES.DWG

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

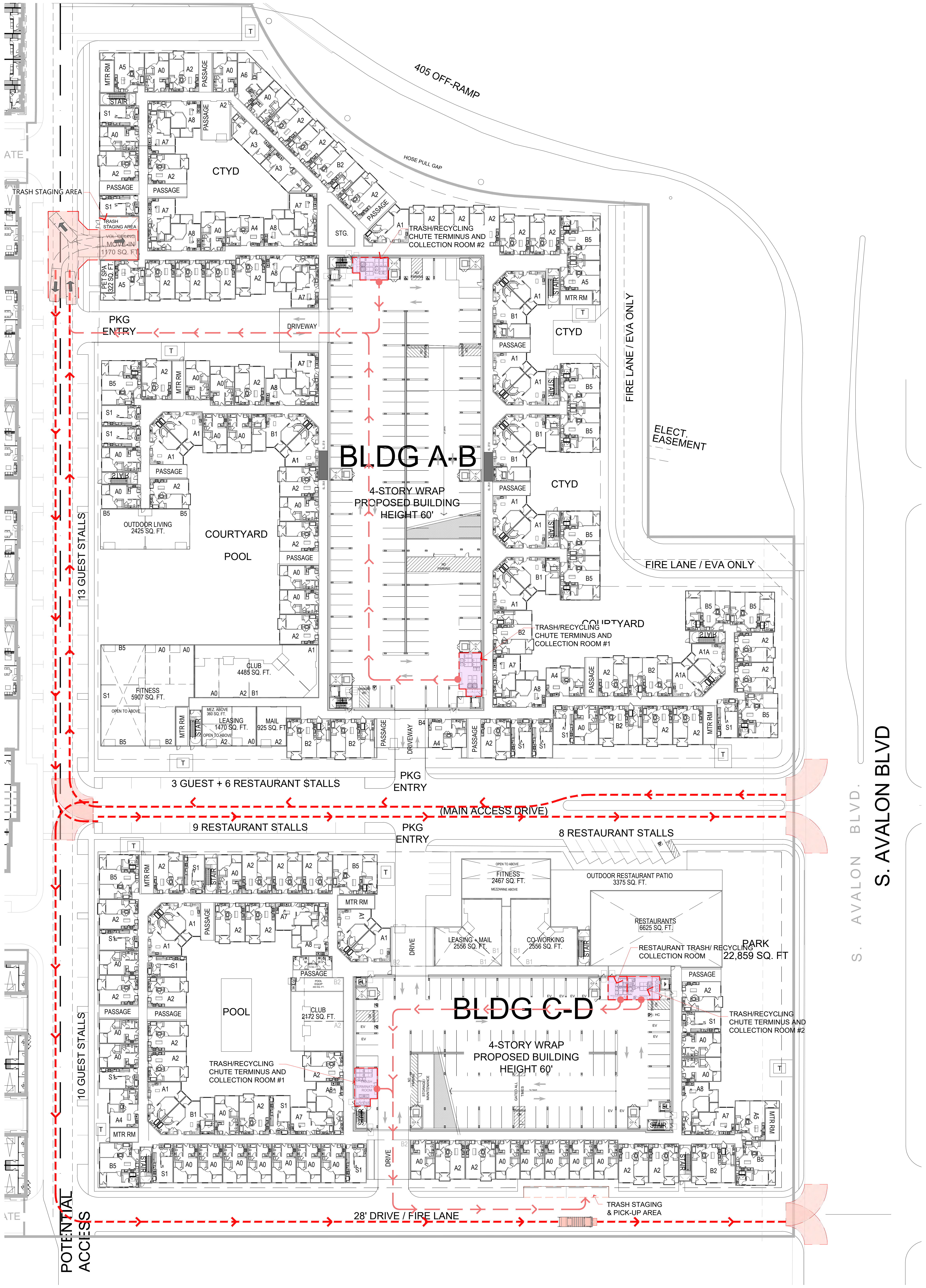
CARSON, CA 90745

RESIDENTIAL BUILDING A-B
Conceptual Perspectives

Architecture.
Design.
Relationships.

A1.2

Scale	0" = 00'
Job No.	2019-298
Date	10-21-2022


405 OFF-RAMP
HOSE PULL GAP
CTYD
TRASH STAGING AREA
TRASH/RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #2
PKG ENTRY
DRIVEWAY
CTYD
FIRE LANE / EVA ONLY
ELECT. EASEMENT
BLDG A-B
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
COURTYARD
POOL
OUTDOOR LIVING 2426 SQ. FT.
13 GUEST STALLS
CTYD
FIRE LANE / EVA ONLY
COURTYARD
TRASH/RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #1
CLUB 4485 SQ. FT.
FITNESS 5907 SQ. FT.
LEASING 1470 SQ. FT.
MAIL 925 SQ. FT.
3 GUEST + 6 RESTAURANT STALLS
PKG ENTRY
(MAIN ACCESS DRIVE)
9 RESTAURANT STALLS
PKG ENTRY
8 RESTAURANT STALLS
S. AVALON BLVD
S. AVALON BLVD.
FITNESS 2467 SQ. FT.
OUTDOOR RESTAURANT PATIO 3375 SQ. FT.
RESTAURANTS 6625 SQ. FT.
LEASING + MAIL 2556 SQ. FT.
CO-WORKING 2556 SQ. FT.
RESTAURANT TRASH/ RECYCLING COLLECTION ROOM
PARK 22,859 SQ. FT
BLDG C-D
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
TRASH/RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #2
POOL
CLUB 2172 SQ. FT.
TRASH/RECYCLING CHUTE TERMINUS AND COLLECTION ROOM #1
10 GUEST STALLS
TRASH STAGING & PICK-UP AREA
28' DRIVE / FIRE LANE
POTENTIAL ACCESS

BUILDING A-B TRASH SUMMARY

SOLID WASTE CALCUALTIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of TRASH	No. of PICK-UPS PER	**No. of 4 C.Y. BINS REQ'D /ROOM**
464	0.5	116	3 : 1	39	10	2	3	**2**

RECYCLING CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	TOTAL UNCOMPACTED (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of TRASH	No. of PICK-UPS PER	**No. of 4 C.Y. BINS REQ'D /ROOM**
464	0.5	116	116	29	2	3	**5**

ORGANICS CALCULATIONS

UNITS	GALLONS / WEEK	TOTAL(GAL / WEEK)	NUMBER OF 64 GALLON CARTS	No. of TRASH	No. of PICK-UPS PER	**64 GAL. CARTS REQ'D /ROOM**
464	3	1392	22	2	3	**4**

BUILDING C-D TRASH SUMMARY

SOLID WASTE CALCUALTIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	COMPACTION RATIO	COMPACTED TRASH (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of TRASH	No. of PICK-UPS PER	**No. of 4 C.Y. BINS REQ'D /ROOM**
300	0.5	75	3 : 1	25	7	2	3	**1**

RECYCLING CALCULATIONS

UNITS	C.Y./WK /UNIT	TOTAL C.Y. (50%)	TOTAL UNCOMPACTED (C.Y.)	No. of 4 C.Y. BINS REQ'D	No. of TRASH	No. of PICK-UPS PER	**No. of 4 C.Y. BINS REQ'D /ROOM**
300	0.5	75	75	19	2	3	**3**

ORGANICS CALCULATIONS

UNITS	GALLONS / WEEK	TOTAL(GAL / WEEK)	NUMBER OF 64 GALLON CARTS	No. of TRASH	No. of PICK-UPS PER	**64 GAL. CARTS REQ'D /ROOM**
300	3	900	14	2	3	**3**

NARRATIVE: BUILDING A-B

THE WRITTEN SOLID WASTE DISPOSAL AND RECYCLING MANAGEMENT PLAN FOR THE RESIDENTIAL BUILDING 'B' IS EXPLAINED AS FOLLOWS:

TRASH TRUCK ROUTING
TRUCKS WILL ENTER INTO THE PROJECT AT AVALON BLVD, CONTINUE ALONG (PRIMARY ACCESS DRIVE) , TURN RIGHT ONTO (SECONDARY ACCESS DRIVE) , CONTINUE ALONG DRIVE AND PARK ADJACENT TO THE TRASH STAGING AREAS AND COMMENCE OPERATIONS. AFTER COMPLETING PICK-UP, TRUCKS WILL TURN AROUND AT DEDICATED MOVE-IN AREA, AND EXIT THE PROPERTY VIA SAME ROUTE TO AVALON BLVD.

TRASH ROOMS FOR BUILDING A-B
SOLID WASTE: A MIN. TOTAL OF SIX (4) 4-CUBIC YARD TRASH BINS ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (2) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (2) 4-CUBIC YARD TRASH BINS.
RECYCLABLE: A MIN. TOTAL OF (10) 4-CUBIC YARD RECYCLE BINS ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (5) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (5) 4-CUBIC YARD TRASH BINS.
ORGANICS: A MIN. TOTAL OF (8) 64-GALLON ORGANIC CART ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (4) 64-GALLON CART;
TRASH ROOM #2 WILL HAVE (4) 64-GALLON CART.

DIMENSIONS FOR TRASH ROOM #1 ARE +/- 18'-8" X 23'-0" (429 S.F.);
DIMENSIONS FOR TRASH ROOM #2 ARE +/- 18'-8" X 29'-10" (558 S.F.)

NARRATIVE: BUILDING C-D

THE WRITTEN SOLID WASTE DISPOSAL AND RECYCLING MANAGEMENT PLAN FOR THE RESIDENTIAL BUILDING 'B' IS EXPLAINED AS FOLLOWS:

TRASH TRUCK ROUTING
TRUCKS WILL ENTER INTO THE PROJECT AT AVALON BLVD, CONTINUE ALONG (MAIN ACCESS DRIVE) , TURN LEFT ONTO (SECONDARY ACCESS DRIVE) , TURN LEFT ONTO FIRE LANE/ DRIVE AND PARK ADJACENT TO THE TRASH STAGING AREAS AND COMMENCE OPERATIONS. AFTER COMPLETING PICK-UP, TRUCKS PROCEED FORWARD TOWARDS AVALON BLVD WHERE THEY WILL EXIT THE PROPERTY.

TRASH ROOMS FOR BUILDING C-D
SOLID WASTE: A MIN. TOTAL OF SIX (2) 4-CUBIC YARD TRASH BINS ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (1) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (1) 4-CUBIC YARD TRASH BINS.
RECYCLABLE: A MIN. TOTAL OF (6) 4-CUBIC YARD RECYCLE BINS ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (3) 4-CUBIC YARD TRASH BINS;
TRASH ROOM #2 WILL HAVE (3) 4-CUBIC YARD TRASH BINS.
ORGANICS: A MIN. TOTAL OF (6) 64-GALLON ORGANIC CART ARE TO BE ON SITE AT ALL TIMES FOR THREE TIMES A WEEK PICK-UP SCHEDULE.
TRASH ROOM #1 WILL HAVE (3) 64-GALLON CART;
TRASH ROOM #2 WILL HAVE (3) 64-GALLON CART.

DIMENSIONS FOR TRASH ROOM #1 ARE +/- 19'-2" X 25'-4" (473 S.F.);
DIMENSIONS FOR TRASH ROOM #2 ARE +/- 19'-2" X 20'-10" (400 S.F.)
DIMENSIONS FOR RETAIL TRASH ROOM ARE +/- 19'-2" x 15'-8" (300 S.F.)

COLLECTION WILL BE VIA RECYCLABLE AND COMPACTED SOLID WASTE TRASH CHUTES LOCATED WITHIN TWO SEPARATE ENCLOSURES IN THE PARKING STRUCTURE AT EACH LEVEL. THE TWO TRASH TERMINATION ROOMS WILL PROVIDE FOR SOLID WASTE TRASH BINS AT EACH TRASH ROOM FOR THREE TIMES A WEEK PICK UP.
TENANTS WILL NOT ACCESS THE TRASH TERMINATION ROOMS DIRECTLY, BUT THROUGH TRASH-CHUTE ROOMS LOCATED AT EVERY LEVEL OF THE BUILDING OFF THE RESIDENTIAL CORRIDORS.
THE TRASH CHUTES WILL CONTAIN A MECHANISM THAT WILL ALLOW COMPLETE SHUT-OFF IN ORDER TO REMOVE / REPLACE THE BINS AS THEY REQUIRE EMPTYING AND LIMIT ACCESS TO ALL OTHER FLOORS WHEN ANY ONE CHUTE DOOR IS OPENED. A PORTER WILL BE REQUIRED TO MONITOR THE TRASH LEVELS THROUGHOUT THE DAY AS A PART OF DAILY DUTIES. A VEHICLE APPROPRIATE FOR TOWING TRASH BINS WILL BE PART OF CONTRACTING WITH THE SERVICE PROVIDER.

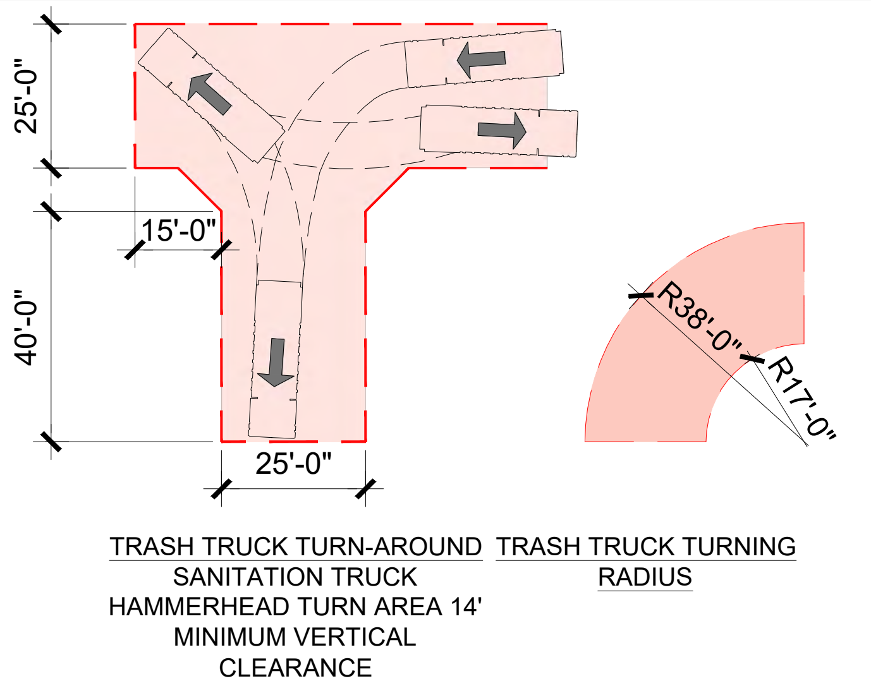
STAGING AREA
THE STAGING AREA (EITHER OUTSIDE OR ENCLOSED) IS FOR THE COLLECTION OF ALL BINS IN CLOSE PROXIMITY TO WHERE THE HAULER (TRASH TRUCK) WILL PICK-UP THE BINS.

MAINTENANCE OF TRASH ROOMS
THE MAINTENANCE OF THE TRASH ROOMS WILL BE MONITORED AND MANAGED BY PROPERTY MANAGEMENT.

ROLL OUT SERVICE AND PICK-UP
TRASH COLLECTION BINS WILL BE MOVED FROM THE TWO TRASH ROOMS AT LEVEL 1 (PARKING STRUCTURE) WITH AN APPROPRIATE RETRIEVAL VEHICLE (STINGER-TRUCK). THE PROPERTY OWNER WILL CONTRACT FOR THE PROPERTY MANAGEMENT COMPANY TO PROVIDE ON-SITE TRASH MANAGEMENT TO ENSURE THAT FULL BINS ARE REPLACED WITH EMPTY ONES. A SERVICE PROVIDER WILL BE CONTRACTED BY THE PROPERTY OWNER TO EMPTY THE BINS AS NECESSARY PER SCHEDULE.

THE RENTAL / OWNERSHIP OF THE BINS AND THE TRASH SERVICE FOR THE TENANTS WILL BE PAID FOR BY THE BUILDING OWNER.
THE SERVICE PROVIDER WILL BE CONTRACTED TO PROVIDE STINGER-TRUCK SERVICE FOR CONVEYANCE OF BINS TO THE STAGING AREA AND COLLECTION OF BINS FROM THE STAGING AREA.

LEGEND


25'-0"
15'-0"
40'-0"
25'-0"
R38'-0"
R17'-0"

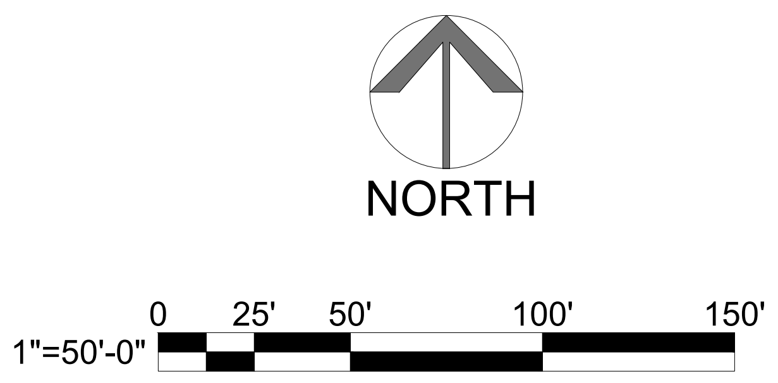
TRASH TRUCK TURN-AROUND SANITATION TRUCK HAMMERHEAD TURN AREA 14' MINIMUM VERTICAL CLEARANCE

TRASH TRUCK TURNING RADIUS

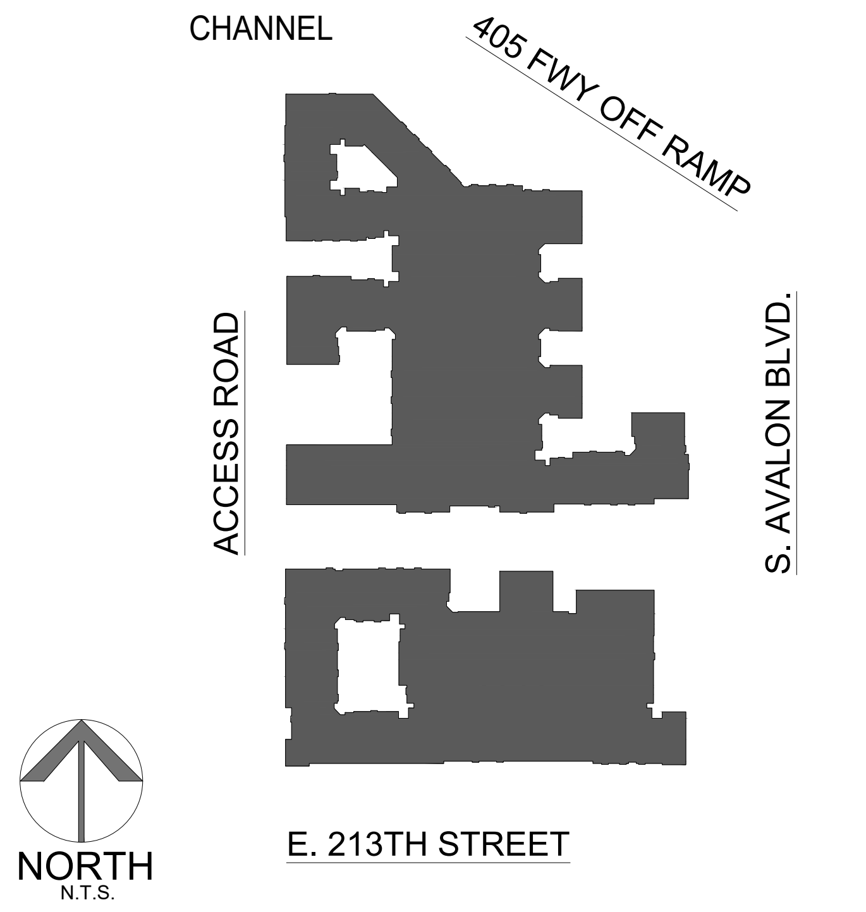
🟥	TRASH TRUCK
← - - -	TRASH TRUCK ROUTE
← — —	STINGER TRUCK ROUTE
🟪	TRASH/RECYCLING CHUTE TERMINUS AND COLLECTION ROOM

GENERAL NOTES

1. PLEASE SEE TABLE IN THIS SHEET FOR TRASH GENERATION STANDARDS
2. A DESIGNATED STAGING AREA SHALL BE AVAILABLE ON SERVICE DAYS FROM 6 A.M. TO 6 P.M.
3. A MINIMUM VERTICAL CLEARANCE OF 25 FEET SHALL BE PROVIDED AT STAGING AREA FOR BIN SERVICE CLEARANCE
4. A MINIMUM OF 13 FEET VERTICAL CLEARANCE SHALL BE PROVIDED FOR SCOUT TRUCK
5. ALL STAGING AREAS ARE TO BE ON SITE. NO STREET STAGING IS PERMITTED.
6. ALL DRIVEWAY AND STAGING AREAS MUST BE ABLE TO SUSTAIN A MINIMUM GROSS WEIGHT OF 60,000 LBS. PER VEHICLE.
7. MAXIMUM SIZE OF BIN SHALL BE 4 CUBIC YARDS
8. MAXIMUM NUMBER OF PICK-UPS IS 2 TIMES PER WEEK.
9. SCOUT OR STINGER TRUCK CIRCULATION IS TO BE ON-SITE.
10. BACKING UP NOT ALLOWED
11. SATELLITE TRASH TAKEN TO TRASH ROOMS
12. TRASH ENCLOSURE AREA SHALL BE FULLY ROOFED OR DRAINED INTO A WATER QUALITY INLET TO PREVENT DISCHARGE OF SPILLED CONTAMINANTS INTO STORM DRAIN SYSTEM.


NORTH
0
25'
50'
100'
150'
1"=50'-0"

KEY MAP


CHANNEL
405 FWY OFF RAMP
ACCESS ROAD
S. AVALON BLVD.
NORTH
N.T.S.
E. 213TH STREET

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

MIXED-USE BUILDINGS A-B & C-D
Waste Management Site Plan

Architecture.
Design.
Relationships.

A1.3

Scale	1" = 50'
Job No.	2019-298
Date	10-21-2022

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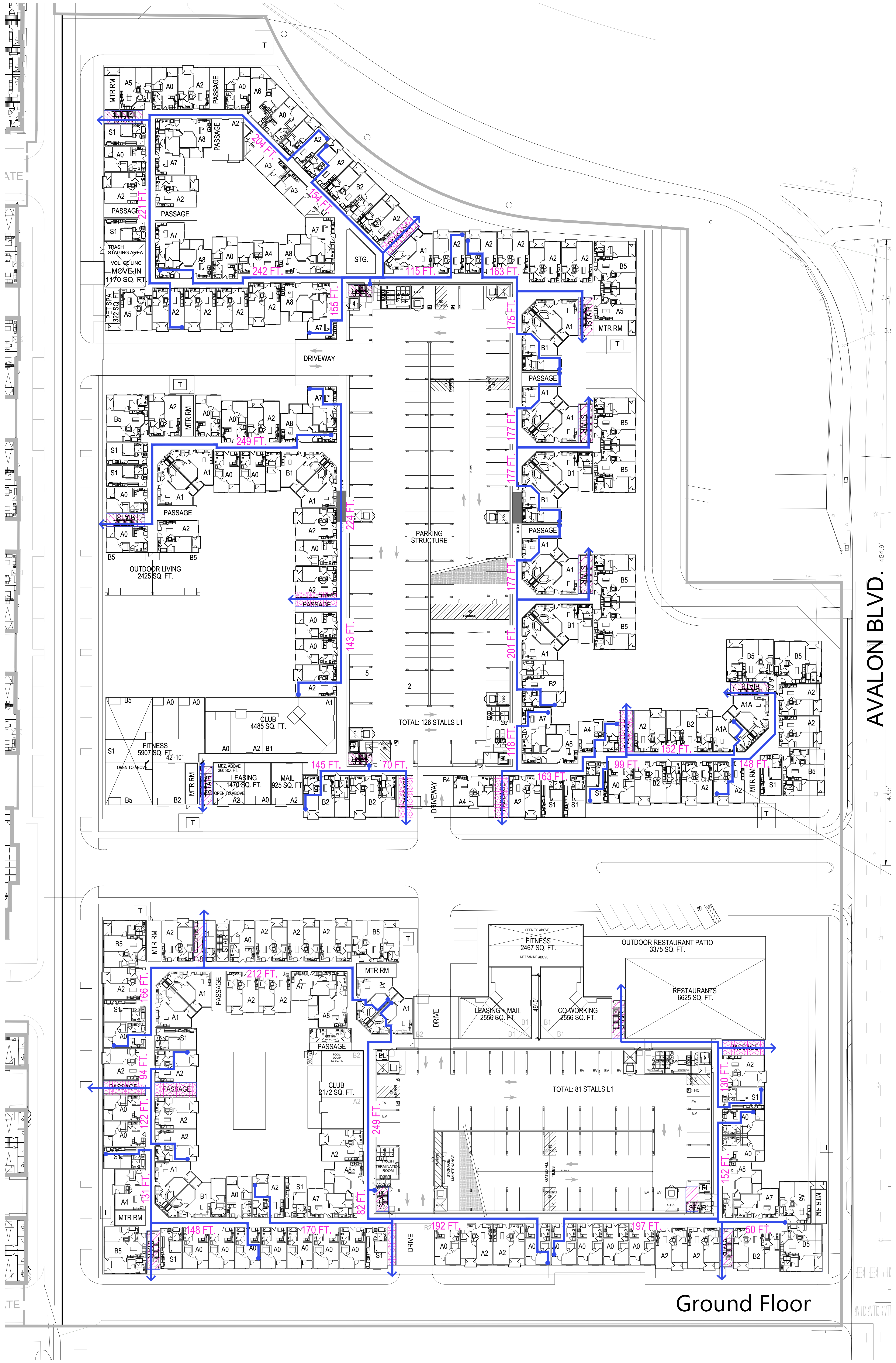
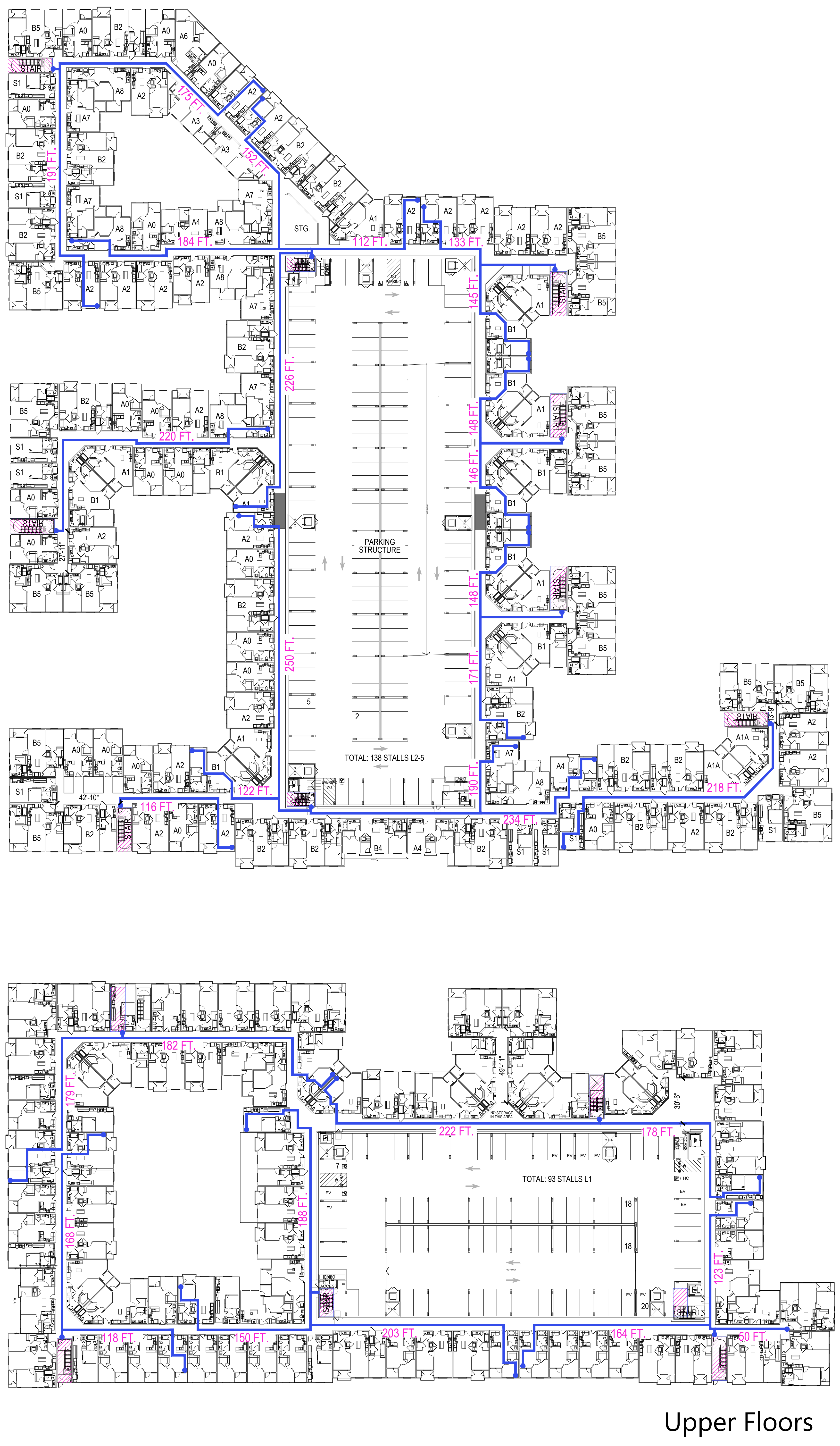

AVALON BLVD.
PARKING STRUCTURE
TOTAL: 126 STALLS L1
TOTAL: 81 STALLS L1
DRIVEWAY
CLUB 4488 SQ. FT.
FITNESS 5907 SQ. FT.
LEASING 1470 SQ. FT.
MAIL 925 SQ. FT.
OUTDOOR LIVING 2425 SQ. FT.
TRASH STAGING AREA
MOVE-IN 1170 SQ. FT.
PET SPA
OUTDOOR RESTAURANT PATIO 3375 SQ. FT.
RESTAURANTS 6625 SQ. FT.
FITNESS 2467 SQ. FT.
LEASING / MAIL 2556 SQ. FT.
CO-WORKING 2556 SQ. FT.
CLUB 2172 SQ. FT.
PASSAGE
STAIR
MTR RM
STG.
DRIVE

Ground Floor


PARKING STRUCTURE
TOTAL: 138 STALLS L2-5
TOTAL: 93 STALLS L1
STG.
STAIR

Upper Floors

GENERAL NOTES

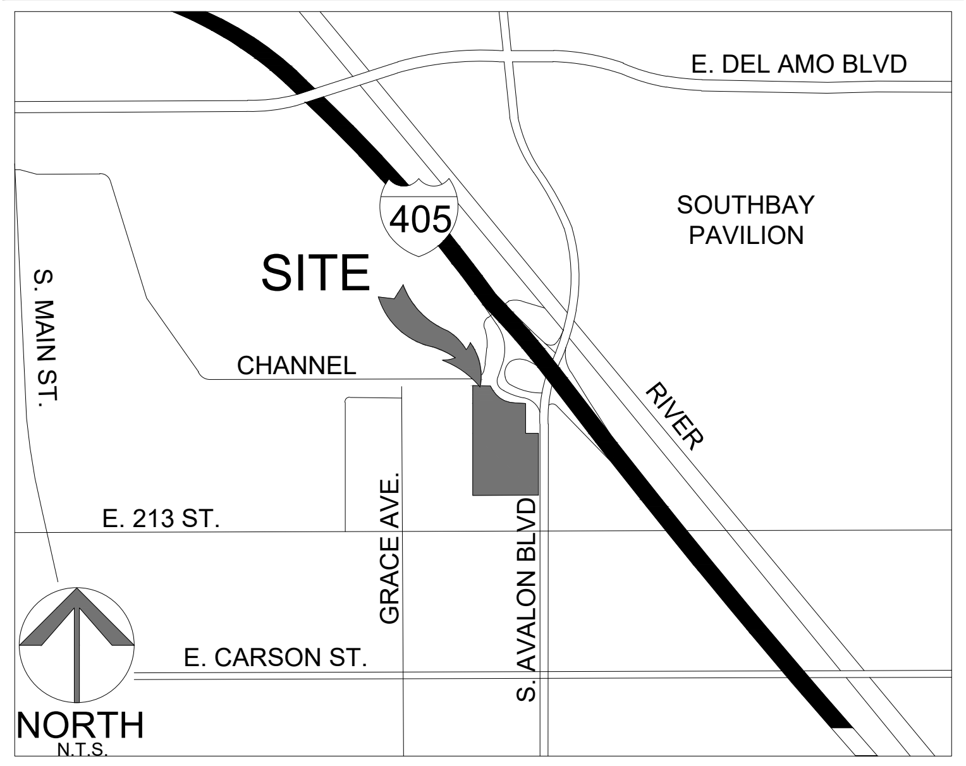
1. EXIT ACCESS TRAVEL DISTANCES SHOWN ARE MEASURED FROM THE MOST REMOTE POINT WITHIN EACH DWELLING UNIT TO EITHER AN EXTERIOR EXIT STAIRWAY OR EXIT DISCHARGE AS PER CBC SECTION 1016.
2. THE MAXIMUM LENGTHS OF EXIT ACCESS TRAVEL PER OCCUPANCY ARE LISTED BELOW AS PER CBC TABLE 1016.1:
   A: 250 FEET (WITH SPRINKLER SYSTEM)
   B: 300 FEET (WITH SPRINKLER SYSTEM)
   R: 250 FEET (WITH SPRINKLER SYSTEM)
   S-2: 400 FEET (WITH SPRINKLER SYSTEM)
3. EGRESS THROUGH AN INTERVENING SPACE SHALL COMPLY WITH SECTION 1014.2
4. THE COMMON PATH OF EGRESS TRAVEL SHALL NOT EXCEED THE FOLLOWING DISTANCES PER SECTIONS 1014.3 AND 1028.8:
   A: 75 FEET*
   B: 100 FEET*
   R-2: 125 FEET*
   S-2: 100 FEET*
   (* = PROVIDED THAT THE BUILDING IS PROTECTED THROUGHOUT WITH AN APPROVED AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1 OR 903.3.1.2)
5. SEE ELECTRICAL DRAWINGS AND ARCHITECTURAL REFLECTED CEILING PLANS FOR ADDITIONAL INFORMATION REGARDING EXIT SIGNS.
6. EXIT ACCESS (SECTION 1002): THAT PORTION OF A MEANS OF EGRESS SYSTEM THAT LEADS FROM ANY OCCUPIED PORTION OF A BUILDING OR STRUCTURE TO AN EXIT.
7. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED TO A LEVEL OF NOT LESS THAN ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. SECTION 1006.2
8. THE MEAN OF EGRESS ILLUMINATION SHALL BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF A POWER SUPPLY FAILURE, AN AUTOMATIC EMERGENCY ELECTRICAL SYSTEM SHALL BE PROVIDED PER SECTION 1006.3.
9. APPROVED EXIT SIGNS SHALL BE LOCATED AS NECESSARY TO CLEARLY INDICATE THE DIRECTION OF EGRESS TRAVEL AS REQUIRED BY BUILDING CODE 1011.1; AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED AS REQUIRED BY SECTION 1011.3 IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTIONS 1011.5 AND 1011.6. NOTE: ADDITIONAL EXIT SIGNS MAY BE REQUIRED AT THE TIME OF FIELD INSPECTION.
10. IN THE EVENT OF POWER FAILURE AN EMERGENCY ELECTRICAL SYSTEM SHALL ILLUMINATE EXIT SIGNS FOR A DURATION OF NOT LESS THAN 90 MINUTES IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 1011.6.3

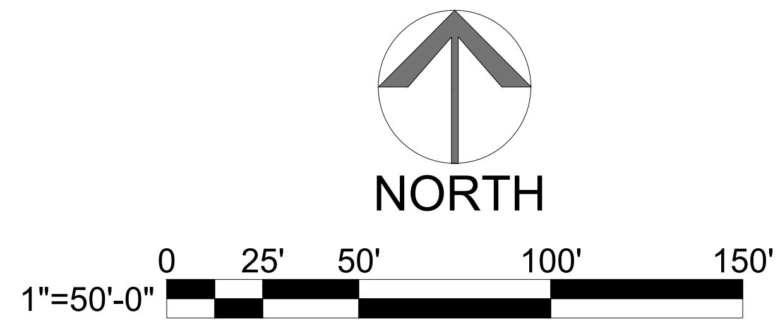
LEGEND

▨	2-HOUR VERTICAL EXIT ENCLOSURE
▦	2-HOUR EXIT PASSAGEWAY
→	EXIT PATH

NOTE: MAXIMUM TRAVEL DISTANCE FROM UNIT TO EXIT TO PUBLIC WAY SHALL NOT EXCEED 250 FEET.

VICINITY MAP


E. DEL AMO BLVD
SOUTHBAY PAVILION
405
SITE
S. MAIN ST.
CHANNEL
RIVER
E. 213 ST.
GRACE AVE.
S. AVALON BLVD.
E. CARSON ST.
NORTH
N.T.S.


NORTH
0
25'
50'
100'
150'
1"=50'-0"

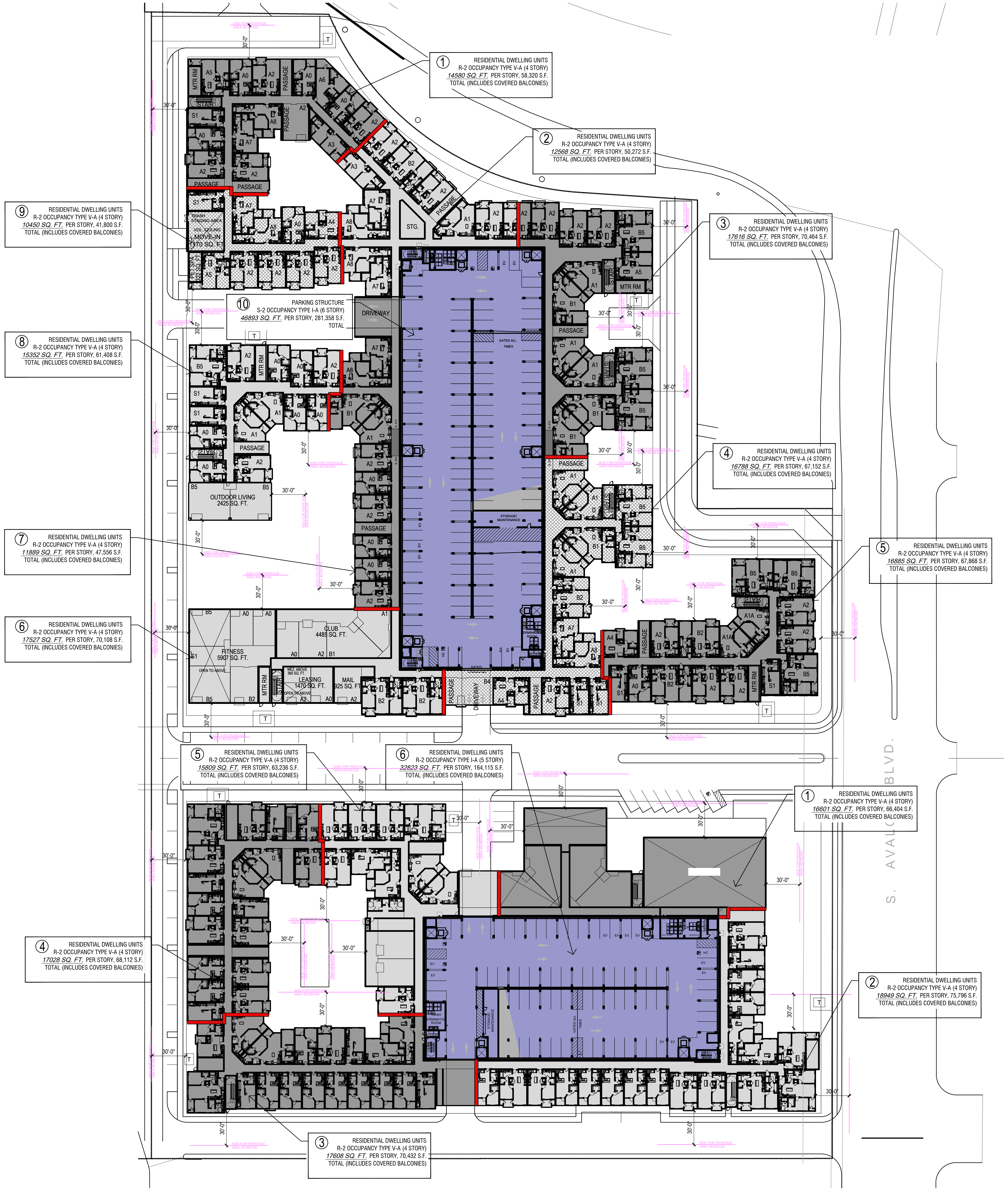
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA 90745

MIXED-USE BUILDINGS A-B & C-D
Egress Plan

Architecture.
Design.
Relationships.

A1.4

Scale 1" = 50'
Job No. 2019-298
Date 10-21-2022



① RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
14580 SQ. FT. PER STORY, 58,320 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

② RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
12568 SQ. FT. PER STORY, 50,272 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

③ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
17616 SQ. FT. PER STORY, 70,464 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑨ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
10450 SQ. FT. PER STORY, 41,800 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑩ PARKING STRUCTURE
S-2 OCCUPANCY TYPE I-A (6 STORY)
46893 SQ. FT. PER STORY, 281,358 S.F.
TOTAL

⑧ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
15352 SQ. FT. PER STORY, 61,408 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

④ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
16788 SQ. FT. PER STORY, 67,152 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑦ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
11889 SQ. FT. PER STORY, 47,556 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑤ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
16885 SQ. FT. PER STORY, 67,868 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑥ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
17527 SQ. FT. PER STORY, 70,108 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑤ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
15809 SQ. FT. PER STORY, 63,236 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

⑥ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE I-A (5 STORY)
32823 SQ. FT. PER STORY, 164,115 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

① RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
16601 SQ. FT. PER STORY, 66,404 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

④ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
17028 SQ. FT. PER STORY, 68,112 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

② RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
18949 SQ. FT. PER STORY, 75,796 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

③ RESIDENTIAL DWELLING UNITS
R-2 OCCUPANCY TYPE V-A (4 STORY)
17608 SQ. FT. PER STORY, 70,432 S.F.
TOTAL (INCLUDES COVERED BALCONIES)

LEGEND

▥ FIRE AREA SEPARATION

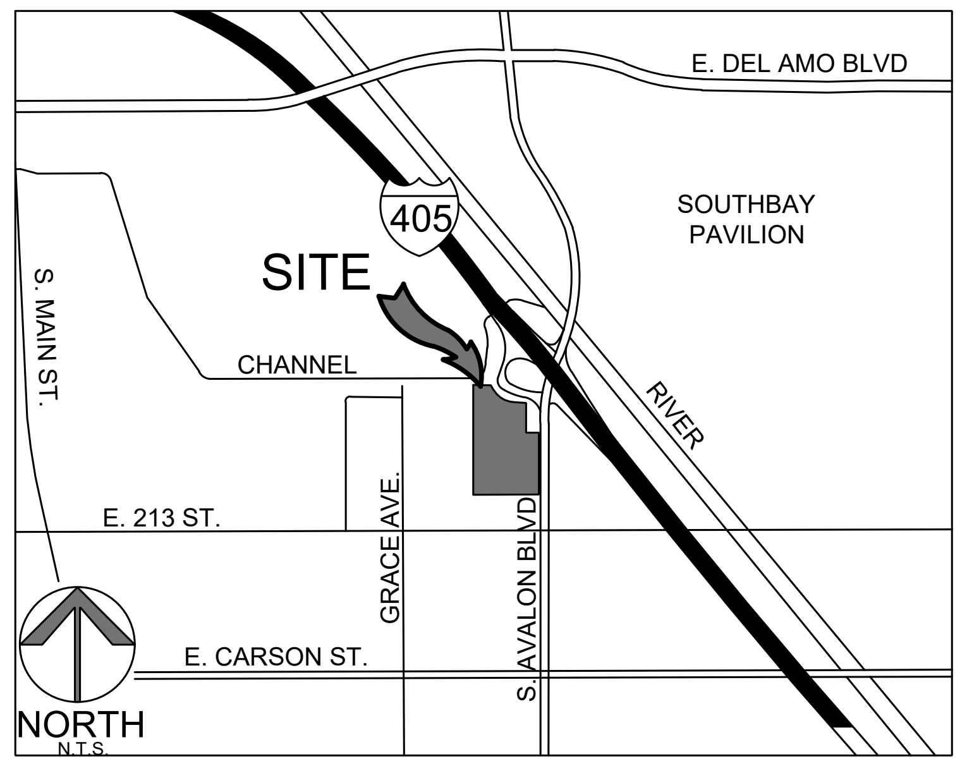
2019 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA - TYPE V-A CONSTRUCTION

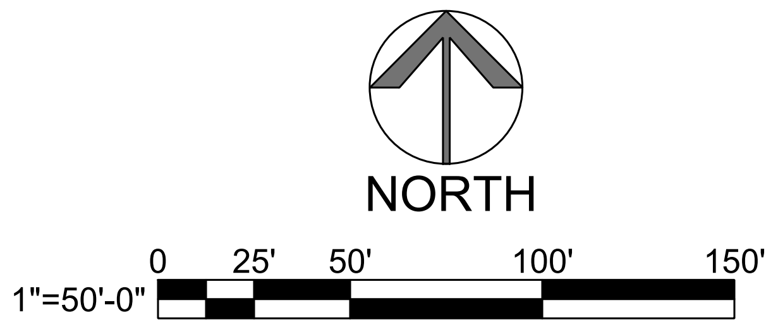
Building Use	Occup. Group	Const. Type	Sprinklers (903.3.1.1)	Allowable Ht / Stories	Height Provided	Allowable Building Area				Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (4-St)
						Tab. 506.2	Nonsprinklered (Sec. 506.2.3)	Frontage Increase (Sec. 506.3)	Sec 506.2.3		
Parking Structure	S-2	I-A	NFPA 13	UL	8 Tiers	UL		-	-	UL	-
Leasing Office	B	V-A	NFPA 13	60' / 4 St.	2 St.	54,000		-	-	54,000	-
Recreation/Fitness	A-3	V-A	NFPA 13	60' / 3 St.	2 St.	11,500		-	-	11,500	-
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	60' / 4 St.	[36,000	+ (12,000	x 0)] x	2	72,000	18,000
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	60' / 4 St.	[36,000	+ (12,000	x 0.25)] x	2	78,000	19,500
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	60' / 4 St.	[36,000	+ (12,000	x 0.50)] x	2	84,000	21,000

NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increase, AND area increase
- SM = 36,000 based on without height increase (since 4 story allowed per CBC Table 504.4)
- Frontage Increase *If=[F/P-0.25]W/30;* (0-1 side = 0 sf increase; 2 sides = 3,000 sf increase; 3 sides = 6,000 sf increase)
- 2019 CBC Section 510.2 & 510.4 allows multiple stories below a horizontal assembly (podium)
- Highest occupiable floor level is less than 75' above lowest level of fire department access and therefore building is not considered a High-rise per Section 202
- Building corridors shall comply with the requirements of CBC Section 1020
- Building Exit Passageways shall comply with the requirements of CBC Section 1024
- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.4

VICINITY MAP





Thursday, October 20, 2022 2:08:22 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A1.5 FIRE AREA PLAN.DWG

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

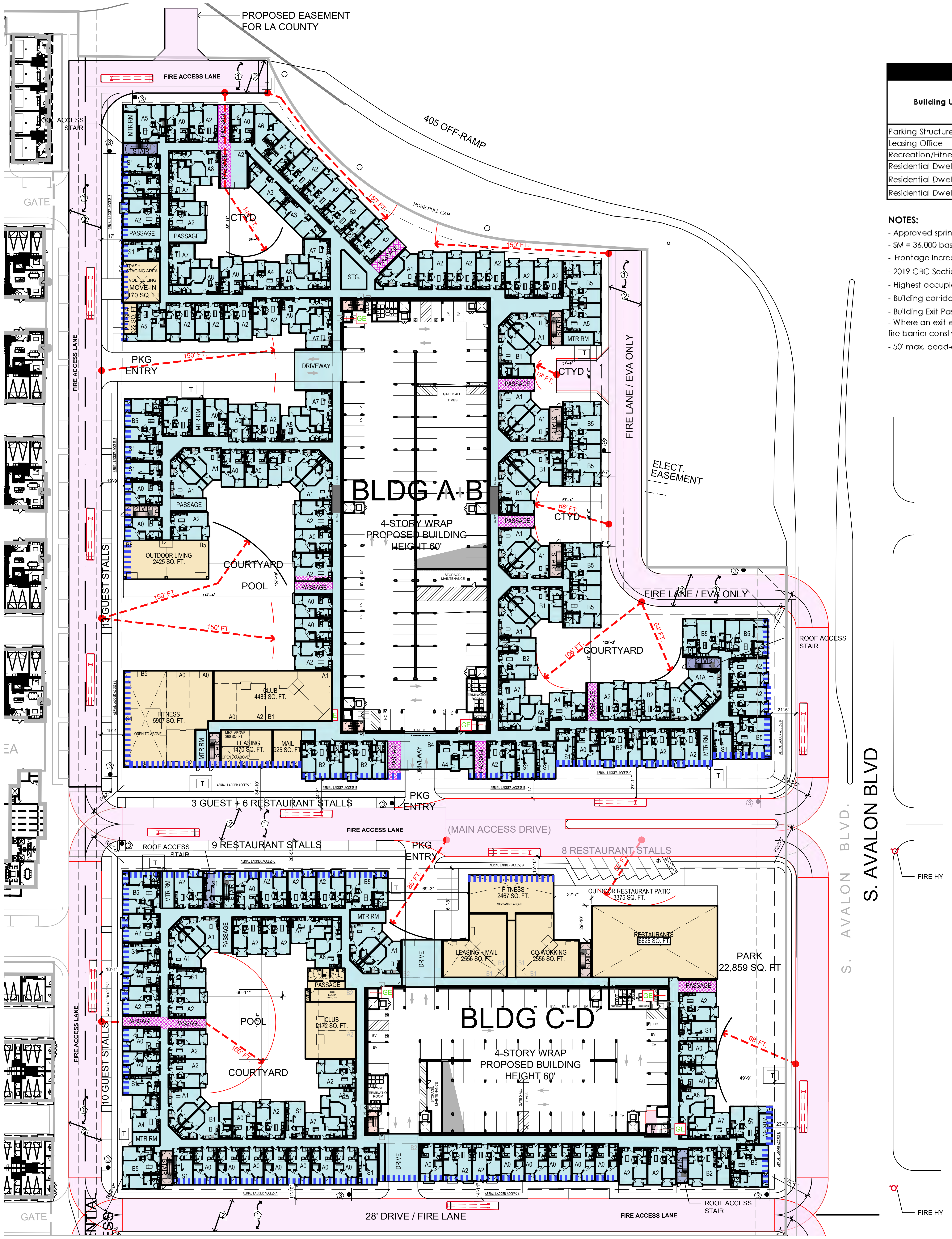
CARSON, CA 90745

MIXED-USE BUILDINGS A-B & C-D
Fire Area Plan

Architecture.
Design.
Relationships.

A1.5

Scale	1" = 50'
Job No.	2019-298
Date	10-21-2022


PROPOSED EASEMENT
FOR LA COUNTY
FIRE ACCESS LANE
ROOF ACCESS STAIR
405 OFF-RAMP
HOSE PULL GAP
150' FT
CTYD
PKG ENTRY
FIRE ACCESS LANE
GATE
DRIVEWAY
BLDG A-B
4-STORY WRAP
PROPOSED BUILDING
HEIGHT 60'
FIRE LANE / EVA ONLY
ELECT. EASEMENT
OUTDOOR LIVING 2425 SQ. FT.
COURTYARD
POOL
GUEST STALLS
FITNESS 5907 SQ. FT.
CLUB 4485 SQ. FT.
LEASING 1470 SQ. FT.
MAIL 925 SQ. FT.
COURTYARD
ROOF ACCESS STAIR
3 GUEST + 6 RESTAURANT STALLS
PKG ENTRY
FIRE ACCESS LANE
(MAIN ACCESS DRIVE)
ROOF ACCESS STAIR
9 RESTAURANT STALLS
8 RESTAURANT STALLS
FITNESS 2467 SQ. FT.
OUTDOOR RESTAURANT PATIO 3375 SQ. FT.
LEASING - MAIL 2556 SQ. FT.
CO-WORKING 2556 SQ. FT.
RESTAURANTS 6625 SQ. FT.
PARK 22,859 SQ. FT
DRIVE
BLDG C-D
4-STORY WRAP
PROPOSED BUILDING
HEIGHT 60'
POOL
COURTYARD
CLUB 2172 SQ. FT.
10 GUEST STALLS
FIRE ACCESS LANE
28' DRIVE / FIRE LANE
FIRE ACCESS LANE
ROOF ACCESS STAIR
S. AVALON BLVD
S. AVALON BLVD.
FIRE HY
FIRE HY

2019 CBC - BUILDING CODE ANALYSIS - HEIGHT AND AREA - TYPE V-A CONSTRUCTION											
Building Use	Occup. Group	Const. Type	Sprinklers (903.3.1.1)	Allowable Ht / Stories	Height Provided	Allowable Building Area				Max Bldg Area per Bldg Section	Avg. Bldg Area per Story (4-St)
						Tab. 506.2	Nonsprinklered (Sec. 506.2.3)	Frontage Increase (Sec. 506.3)	Sec 506.2.3		
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Leasing Office	B	V-A	NFPA 13	60' / 4 St.	2 St.	54,000		-	-	54,000	-
Recreation/Fitness	A-3	V-A	NFPA 13	60' / 3 St.	2 St.	11,500		-	-	11,500	-
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	60' / 4 St.	[36,000	+ (12,000	x 0)] x	2	72,000	18,000
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	60' / 4 St.	[36,000	+ (12,000	x 0.25)] x	2	78,000	19,500
Residential Dwelling Units	R-2	V-A	NFPA 13	60' / 4 St.	60' / 4 St.	[36,000	+ (12,000	x 0.50)] x	2	84,000	21,000

NOTES:

- Approved sprinklers (NFPA 13) used for Height and Story increase, AND area increase
- SM = 36,000 based on without height increase (since 4 story allowed per CBC Table 504.4)
- Frontage Increase *If=[F/P-0.25]W/30;* (0-1 side = 0 sf increase; 2 sides = 3,000 sf increase; 3 sides = 6,000 sf increase)
- 2019 CBC Section 510.2 & 510.4 allows multiple stories below a horizontal assembly (podium)
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- Where an exit enclosure is extended to an exit discharge or a public way by an exit passageway, the exit enclosure shall be separated from the exit passageway by a fire barrier constructed in accordance with CBC Section 707 or a horizontal assembly constructed in accordance with Section 711, or both.
- 50' max. dead-end corridor where the building is equipped with an approved automatic fire sprinkler system (NFPA 13) per CBC Section 1020.4

RESIDENTIAL BUILDING 'AB'	
CONSTRUCTION TYPE:	V-A (4 STORIES)
OCCUPANCY	R-2
GROSS AREA (S.F.)	530,136
PARKING STRUCTURE 'AB'	
CONSTRUCTION TYPE:	I-A (6 STORIES)
OCCUPANCY	S-2
GROSS AREA (S.F.)	245,958
TOTAL RES & PKG	776,094

RESIDENTIAL BUILDING 'CD'	
CONSTRUCTION TYPE:	V-A (4 STORIES)
OCCUPANCY	R-2
GROSS AREA (S.F.)	330,250
PARKING STRUCTURE CD	
CONSTRUCTION TYPE:	I-A (5 STORIES)
OCCUPANCY	S-2
GROSS AREA (S.F.)	161,628
TOTAL RES & PKG	491,878

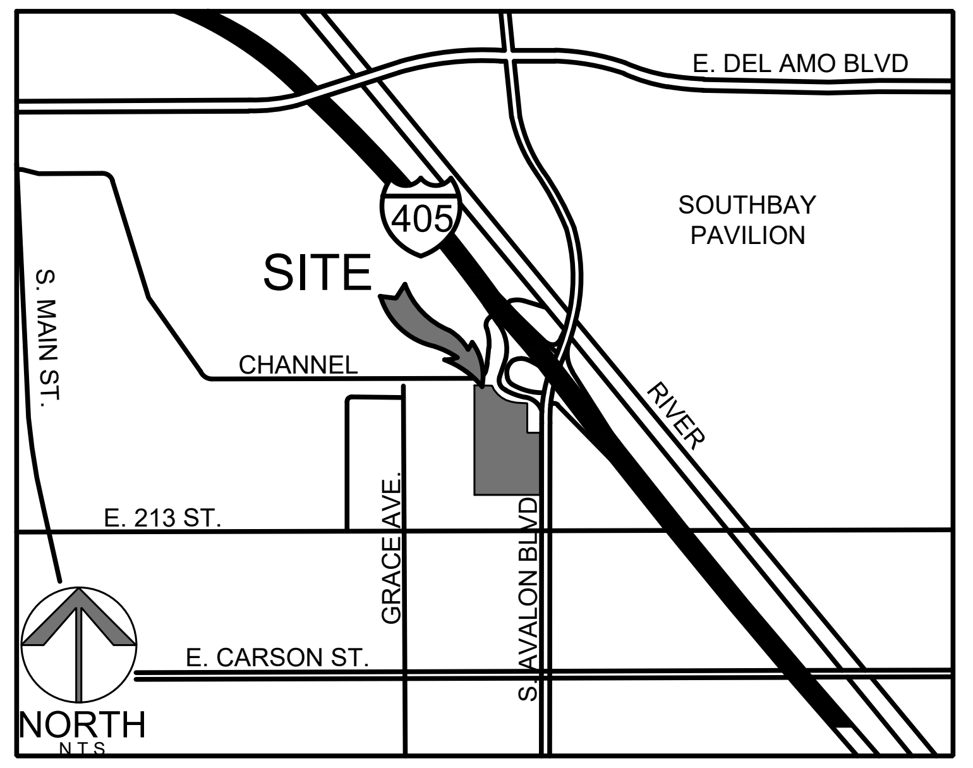
LEGEND

▭	FIRE APPARATUS
28' 14' 14' R32'-0"	FIRE ACCESS ROAD MINIMUM WIDTH = 28'-0" WITH MINIMUM TURNING RADIUS = 32'-0" AT CENTERLINE
●	BUILDING ADDRESS IDENTIFICATION LOCATIONS WITH MINIMUM OF 4" HIGH WITH MINIMUM STROKE WIDTH OF 1/2". FINAL COUNT AND LOCATION SHALL BE FINALIZED WITH THE LOCAL JURISDICTION AND THE FIRE CODE OFFICIAL
GE	GURNEY SIZED ELEVATOR(S)
┻	FIRE LANE SIGN PER DETAIL
○	EXISTING PUBLIC FIRE HYDRANT
●	NEW PUBLIC FIRE HYDRANT
●	NEW STANDPIPE OUTLET (BUILDING FACE MOUNTED)
←- - -●	150'-0" MAX. HOSE PULL DISTANCE
■ ■ ■ ■	FIRE AREA SEPARATION WALL
▮▮▮▮▮▮▮▮	AERIAL TRUCK LADDER ACCESS TO BUILDING (REFER TO DETAIL)
🟨	BUILDING FOOTPRINT - GROUND FLOOR RETAIL OR LEASING/AMENITY (WITH RESIDENTIAL ABOVE)
🟦	BUILDING FOOTPRINT - RESIDENTIAL R2 OCCUPANCY, 4 STORIES TYPE V-A CONSTRUCTION, SPRINKLERED THROUGHOUT
▨	2-HOUR FIRE RATED EXIT CORRIDOR
🟪	EXIT STAIR (ROOF ACCESS WHERE NOTED)
🟥	EXIT STAIR
▭	28'-0" WIDE FIRELANE

SITE KEYNOTES

1	ALL-WEATHER DRIVEWAY / FIRELANE
2	PAINT CURB RED (AND SURFACE WHERE NO CURB)
3	INSTALL "NO PARKING - FIRE LANE" SIGN

VICINITY MAP


E. DEL AMO BLVD
SOUTHBAY PAVILION
405
SITE
CHANNEL
S. MAIN ST.
RIVER
E. 213 ST.
GRACE AVE
S. AVALON BLVD
E. CARSON ST.
NORTH
N.T.S.

NORTH

1"=50'-0" 0 25' 50' 100' 150'

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

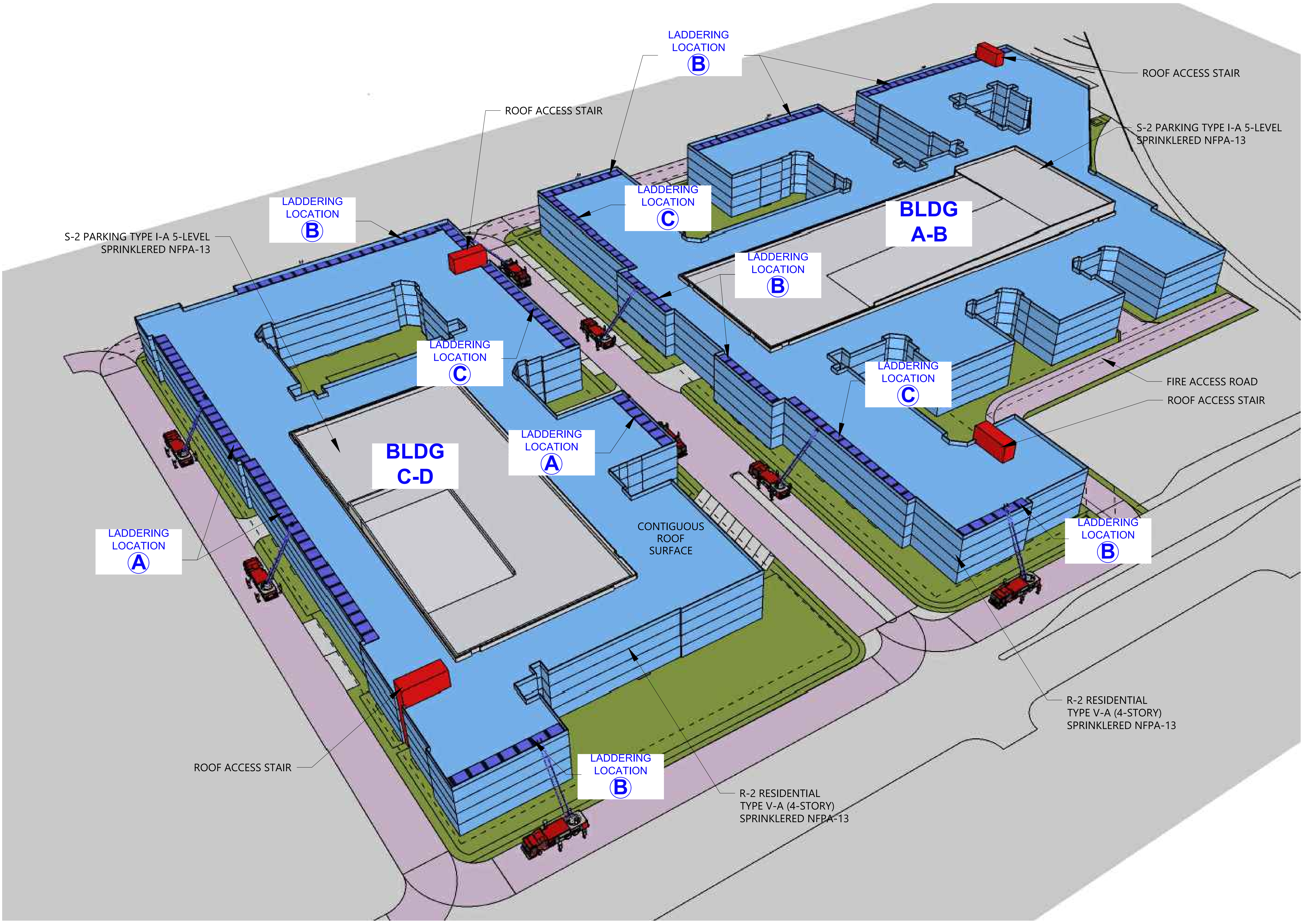
CARSON, CA 90745

MIXED-USE BUILDINGS A-B & C-D
Fire Access Site Plan

Architecture.
Design.
Relationships.

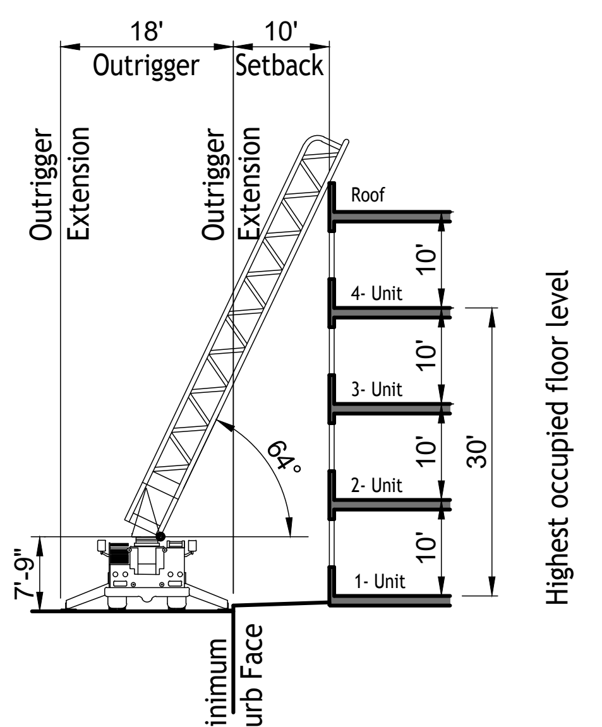
A1.6

Scale	1" = 50'
Job No.	2019-298
Date	10-21-2022

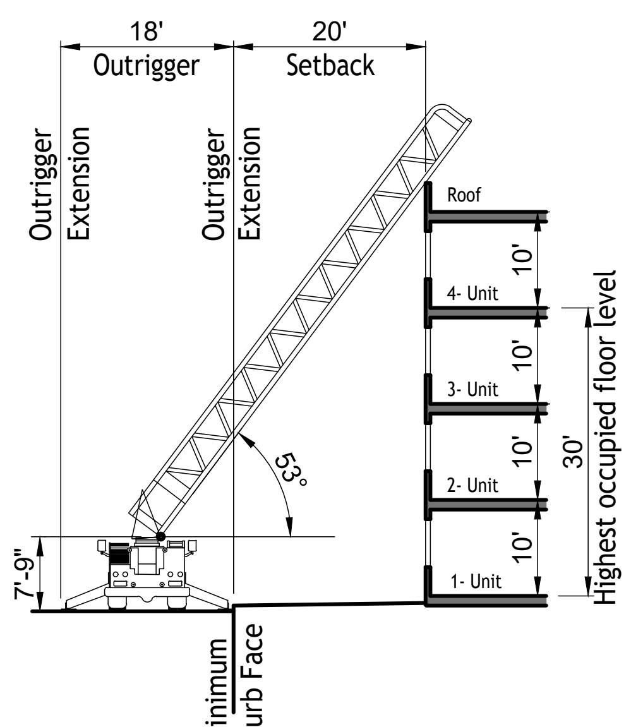

LADDERING LOCATION Ⓑ
ROOF ACCESS STAIR
ROOF ACCESS STAIR
S-2 PARKING TYPE I-A 5-LEVEL SPRINKLERED NFPA-13
LADDERING LOCATION Ⓑ
LADDERING LOCATION Ⓒ
BLDG A-B
S-2 PARKING TYPE I-A 5-LEVEL SPRINKLERED NFPA-13
LADDERING LOCATION Ⓑ
LADDERING LOCATION Ⓒ
LADDERING LOCATION Ⓒ
FIRE ACCESS ROAD
ROOF ACCESS STAIR
BLDG C-D
LADDERING LOCATION Ⓐ
LADDERING LOCATION Ⓐ
CONTIGUOUS ROOF SURFACE
LADDERING LOCATION Ⓑ
R-2 RESIDENTIAL TYPE V-A (4-STORY) SPRINKLERED NFPA-13
ROOF ACCESS STAIR
LADDERING LOCATION Ⓑ
R-2 RESIDENTIAL TYPE V-A (4-STORY) SPRINKLERED NFPA-13

ROOF ACCESS / AERIAL LADDERING DIAGRAM

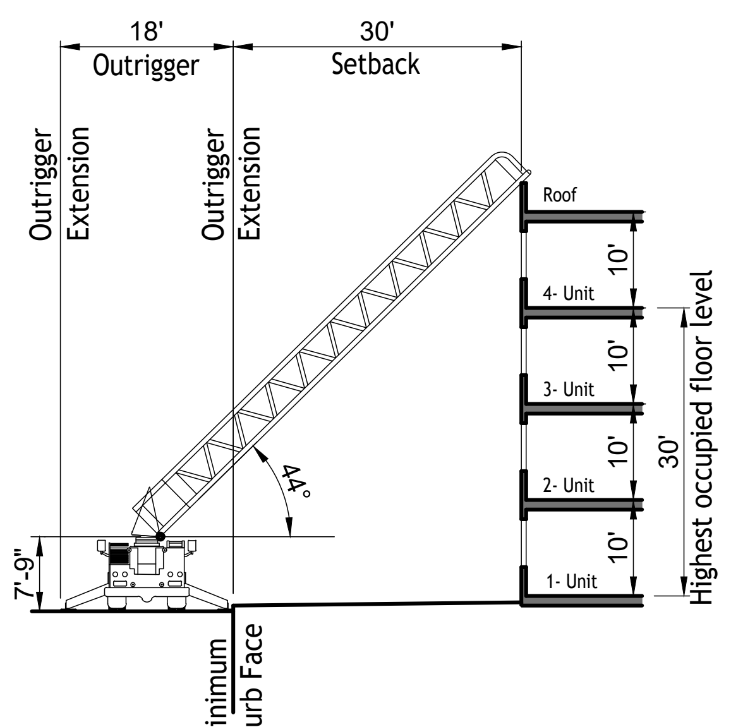
N.T.S.


18' Outrigger
10' Setback
Outrigger Extension
Outrigger Extension
Roof
4- Unit
3- Unit
2- Unit
1- Unit
10'
10'
10'
10'
30'
Highest occupied floor level
64°
7'-9"
Minimum Curb Face

AERIAL LADDER ACCESS A


18' Outrigger
20' Setback
Outrigger Extension
Outrigger Extension
Roof
4- Unit
3- Unit
2- Unit
1- Unit
10'
10'
10'
10'
30'
Highest occupied floor level
53°
7'-9"
Minimum Curb Face

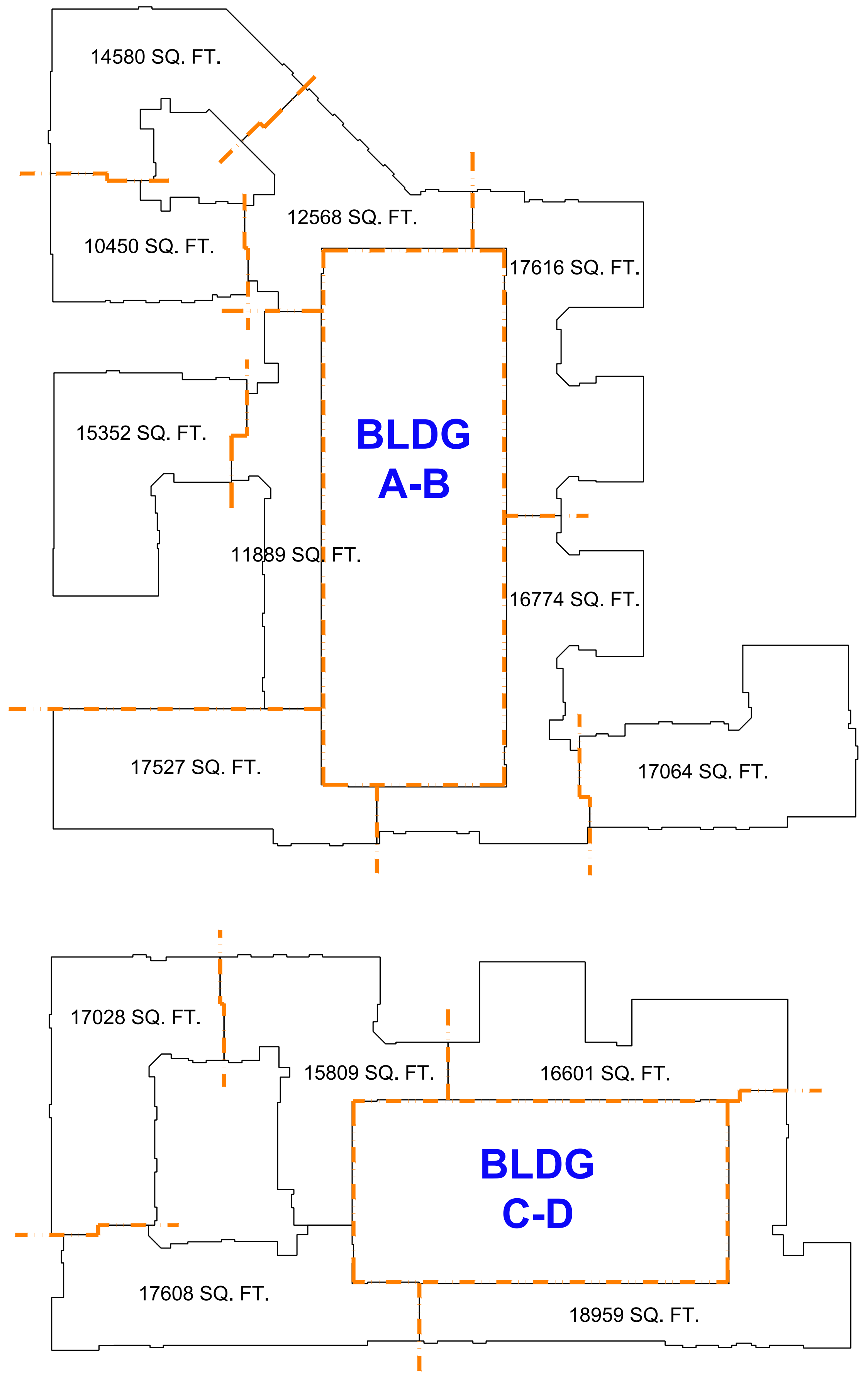
AERIAL LADDER ACCESS B


18' Outrigger
30' Setback
Outrigger Extension
Outrigger Extension
Roof
4- Unit
3- Unit
2- Unit
1- Unit
10'
10'
10'
10'
30'
Highest occupied floor level
44°
7'-9"
Minimum Curb Face

AERIAL LADDER ACCESS C

AERIAL TRUCK LADDERING
(AT SPECIFIED LADDERING LOCATIONS: A & B

N.T.S.


14580 SQ. FT.
12568 SQ. FT.
10450 SQ. FT.
17616 SQ. FT.
15352 SQ. FT.
BLDG A-B
11889 SQ. FT.
16774 SQ. FT.
17527 SQ. FT.
17064 SQ. FT.
17028 SQ. FT.
15809 SQ. FT.
16601 SQ. FT.
BLDG C-D
17608 SQ. FT.
18959 SQ. FT.

NORTH

FIRE AREA CALCULATIONS

N.T.S.

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

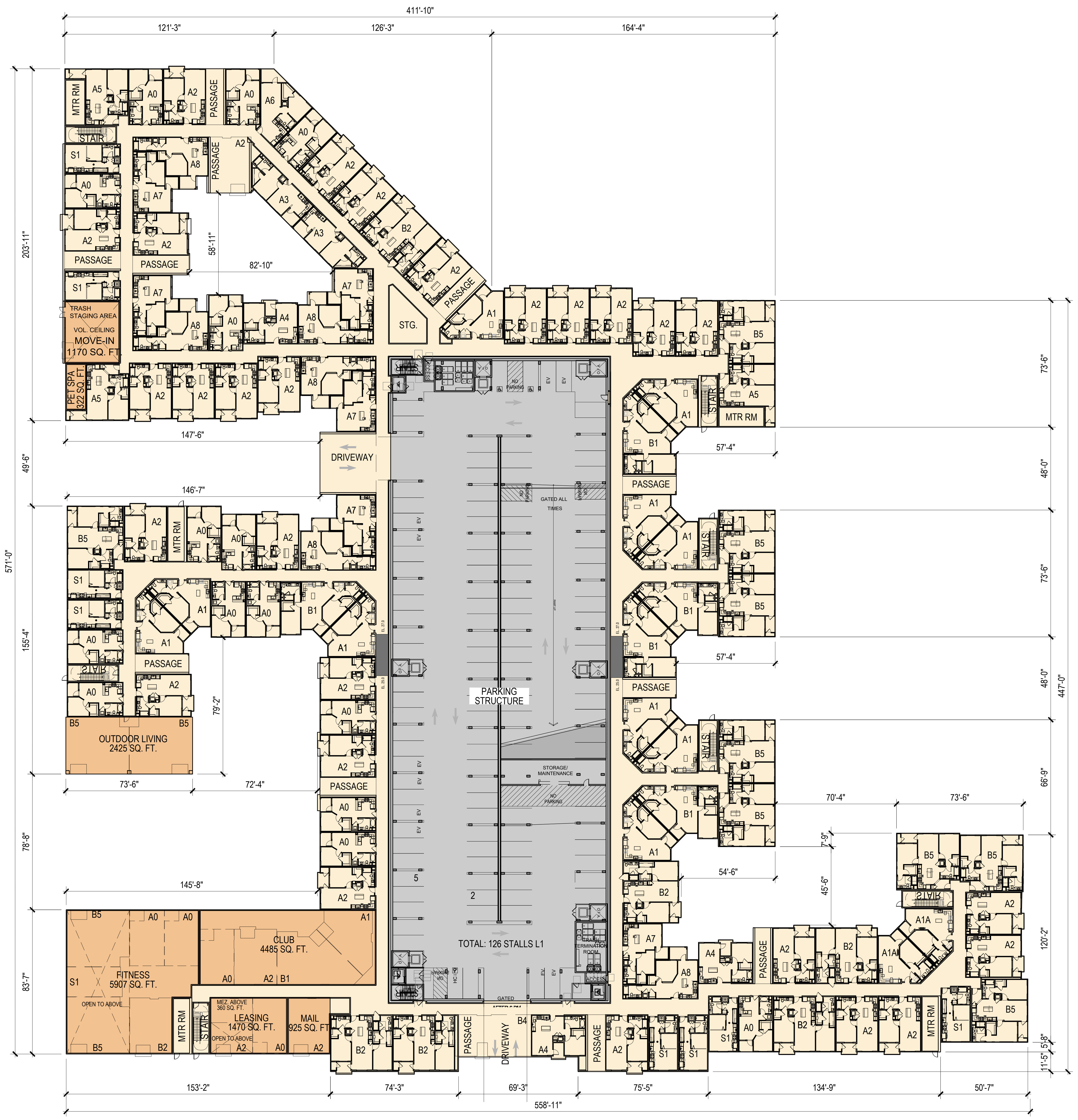
CARSON, CA 90745

MIXED-USE BUILDINGS A-B & C-D
Fire Access Information

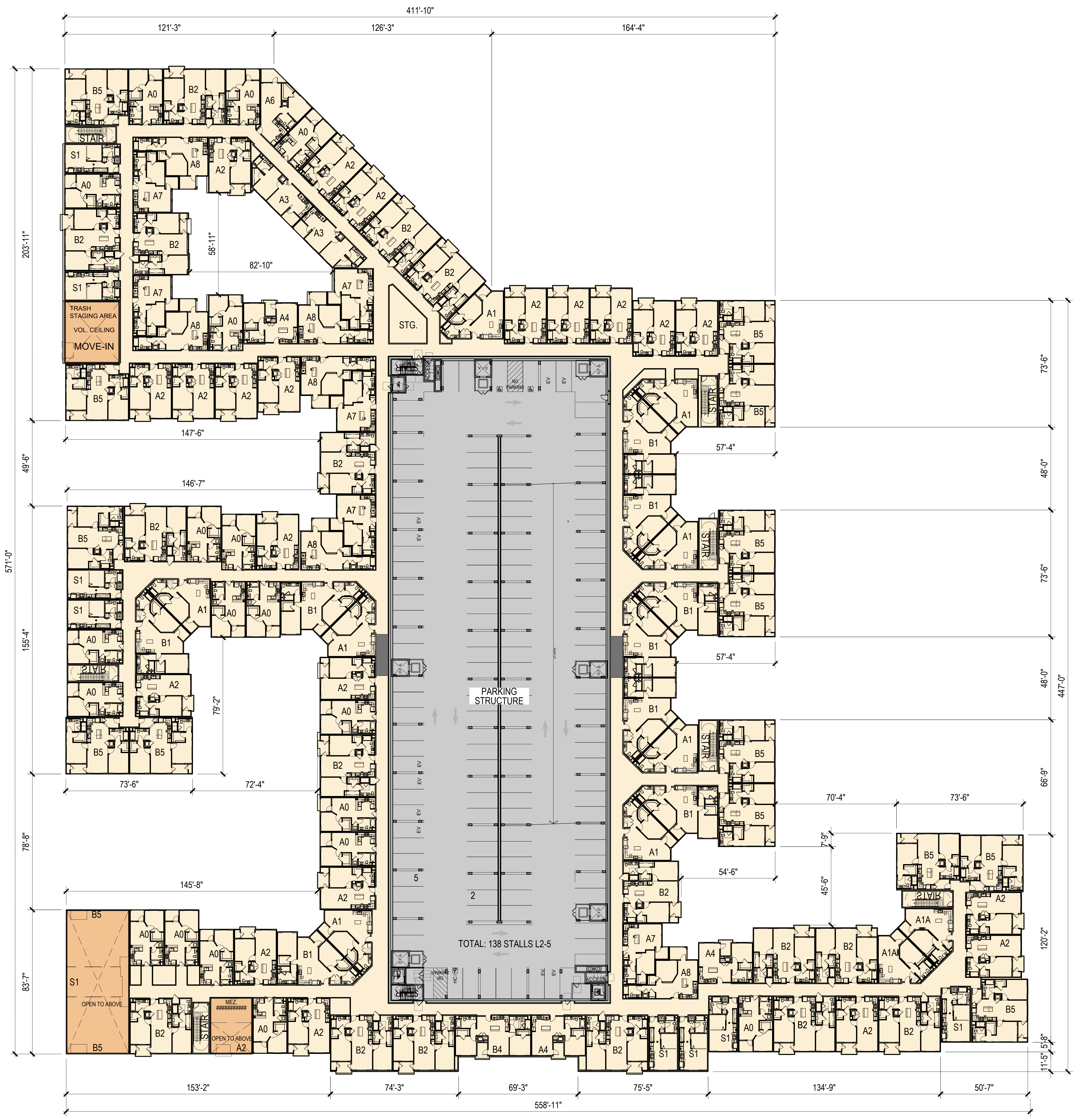
Architecture.
Design.
Relationships.

A1.7

Scale	
Job No.	2019-298
Date	10-21-2022

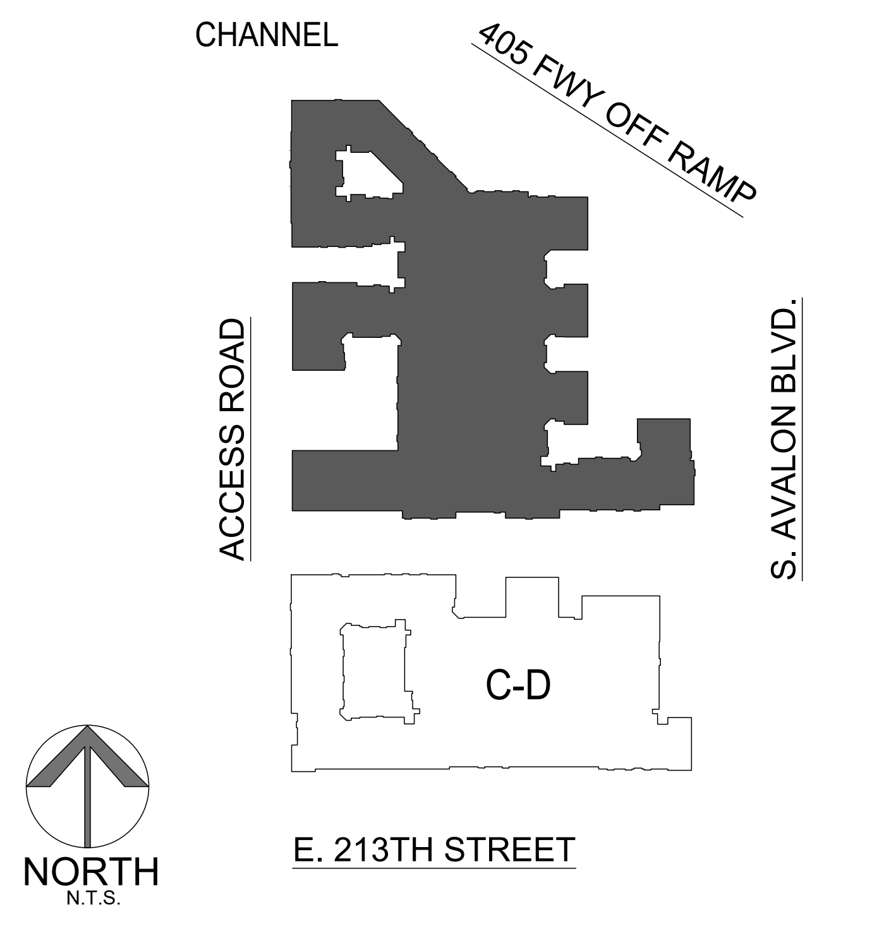

411'-10"
121'-3"
126'-3"
164'-4"
203'-11"
56'-11"
82'-10"
571'-0"
49'-6"
155'-4"
78'-8"
83'-7"
147'-6"
146'-7"
145'-8"
73'-6"
72'-4"
79'-2"
73'-6"
48'-0"
66'-9"
120'-2"
447'-0"
57'-4"
54'-6"
70'-4"
45'-6"
7'-9"
153'-2"
74'-3"
69'-3"
75'-5"
134'-9"
50'-7"
558'-11"
11'-5"
MTR RM
STAIR
PASSAGE
TRASH STAGING AREA
VOL. CEILING
MOVE-IN
1170 SQ. FT.
PET SPA
322 SQ. FT.
STG.
DRIVEWAY
PARKING STRUCTURE
GATED ALL TIMES
STORAGE/ MAINTENANCE
NO PARKING
TOTAL: 126 STALLS L1
OUTDOOR LIVING
2425 SQ. FT.
FITNESS
5907 SQ. FT.
CLUB
4485 SQ. FT.
LEASING
1470 SQ. FT.
MAIL
925 SQ. FT.
MEZ. ABOVE
360 SQ. FT.
OPEN TO ABOVE
GATED
A0
A1
A1A
A2
A3
A4
A5
A6
A7
A8
B1
B2
B4
B5
S1

LEVEL 1


411'-10"
121'-3"
126'-3"
164'-4"
203'-11"
56'-11"
82'-10"
571'-0"
49'-6"
155'-4"
78'-8"
83'-7"
147'-6"
146'-7"
145'-8"
73'-6"
72'-4"
79'-2"
73'-6"
48'-0"
66'-9"
120'-2"
447'-0"
57'-4"
54'-6"
70'-4"
45'-6"
7'-9"
153'-2"
74'-3"
69'-3"
75'-5"
134'-9"
50'-7"
558'-11"
STAIR
TRASH STAGING AREA
VOL. CEILING
MOVE-IN
STG.
PARKING STRUCTURE
TOTAL: 138 STALLS L2-5
MEZ.
OPEN TO ABOVE
A0
A1
A1A
A2
A3
A4
A6
A7
A8
B1
B2
B4
B5
S1

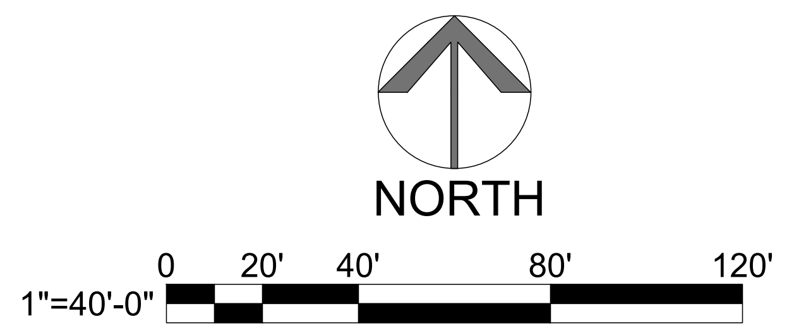
LEVEL 2

KEY MAP


CHANNEL
405 FWY OFF RAMP
ACCESS ROAD
S. AVALON BLVD.
C-D
E. 213TH STREET
NORTH
N.T.S.

LEGEND

🟨	RESIDENTIAL
🟧	LEASING / AMENITY
⬜	PARKING STRUCTURE
▨	RETAIL / RESTAURANT


NORTH
0
20'
40'
80'
120'
1"=40'-0"

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

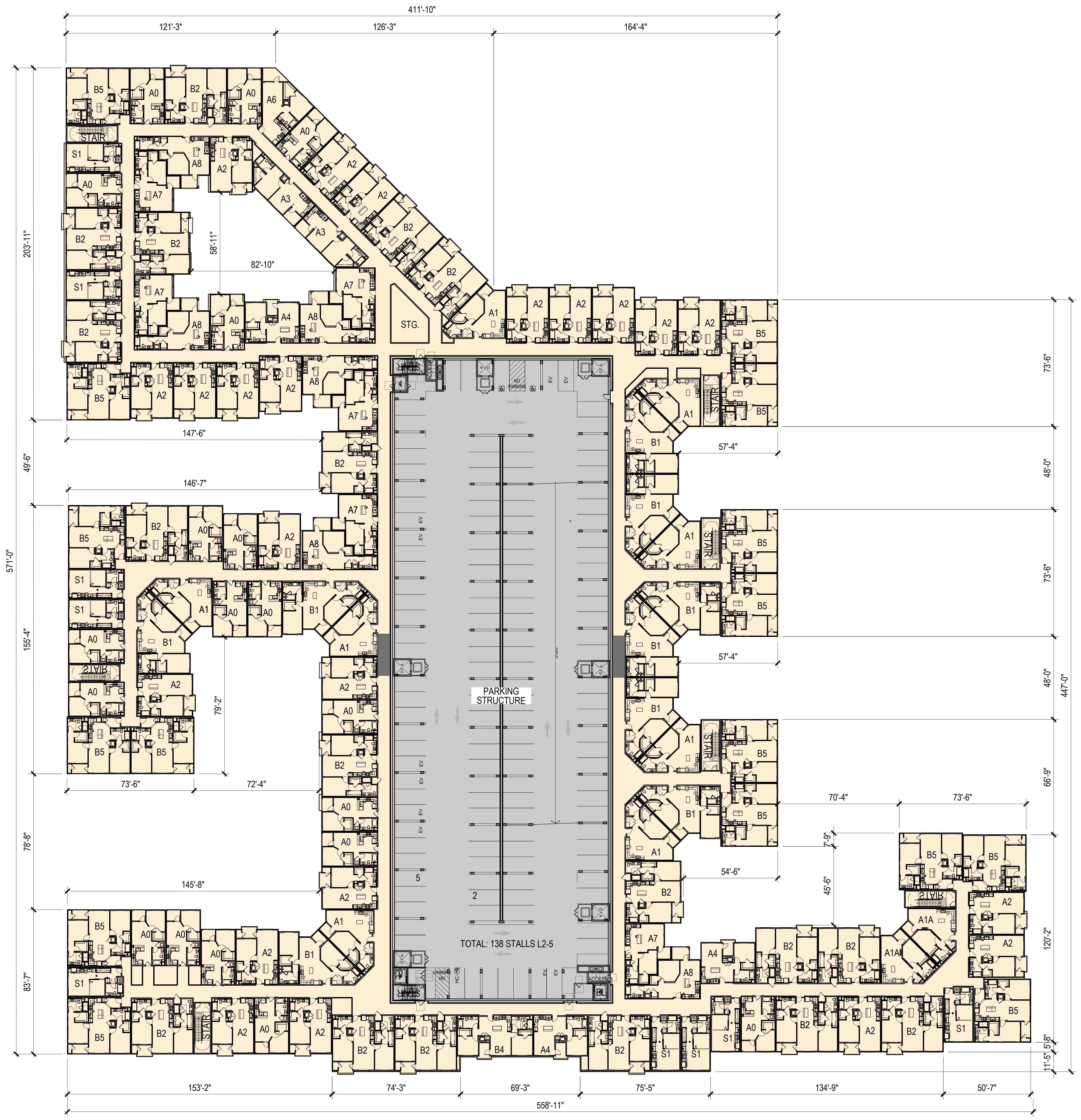
BUILDING COMPOSITE PLANS
Building A-B

Architecture.
Design.
Relationships.

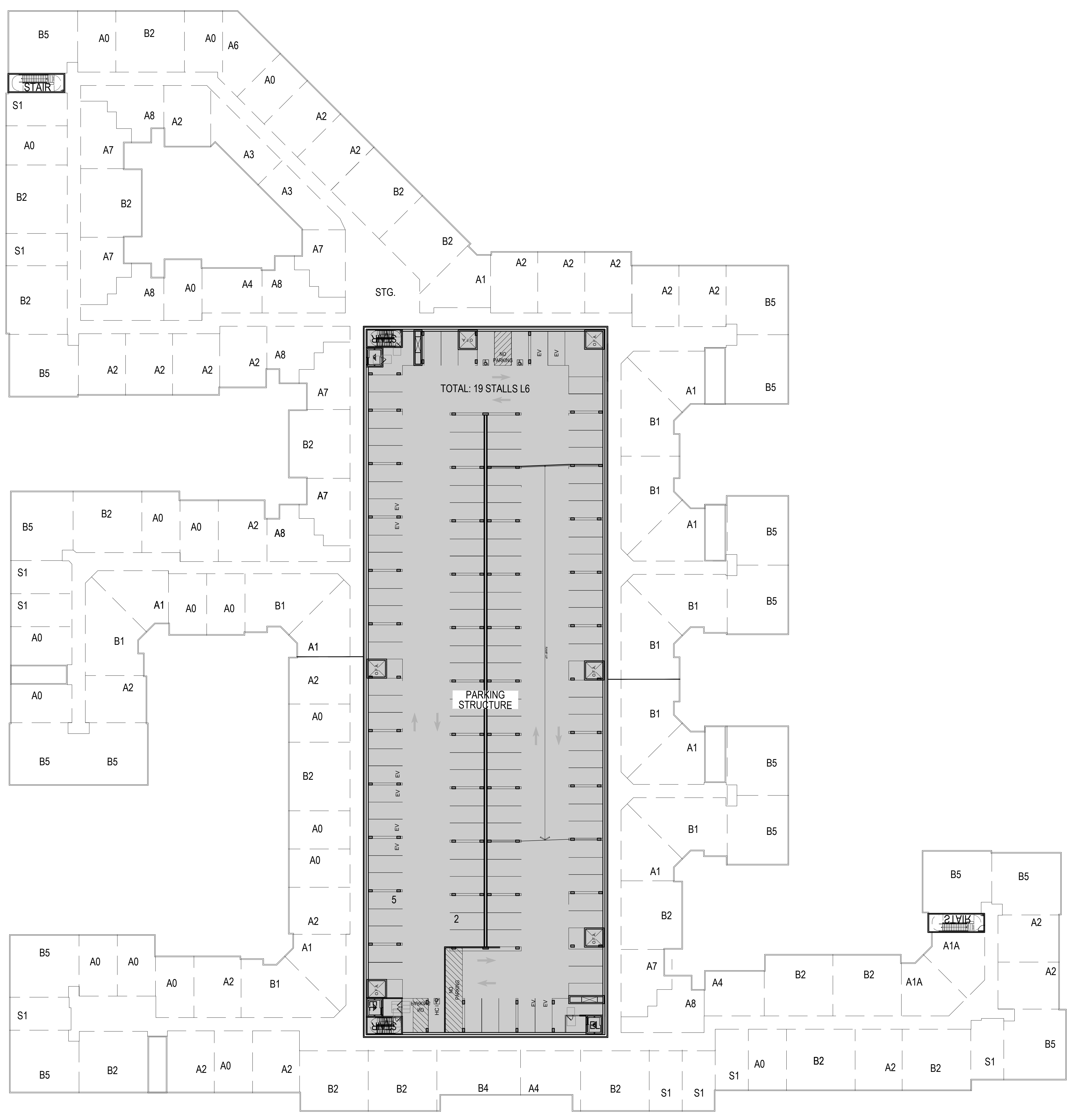
A2.0

Scale 0" = 00'
Job No. 2019-298
Date 10-21-2022

Thursday, October 20, 2022 2:14:29 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A2.0 - A3.1 BLDG COMP PLANS.DWG

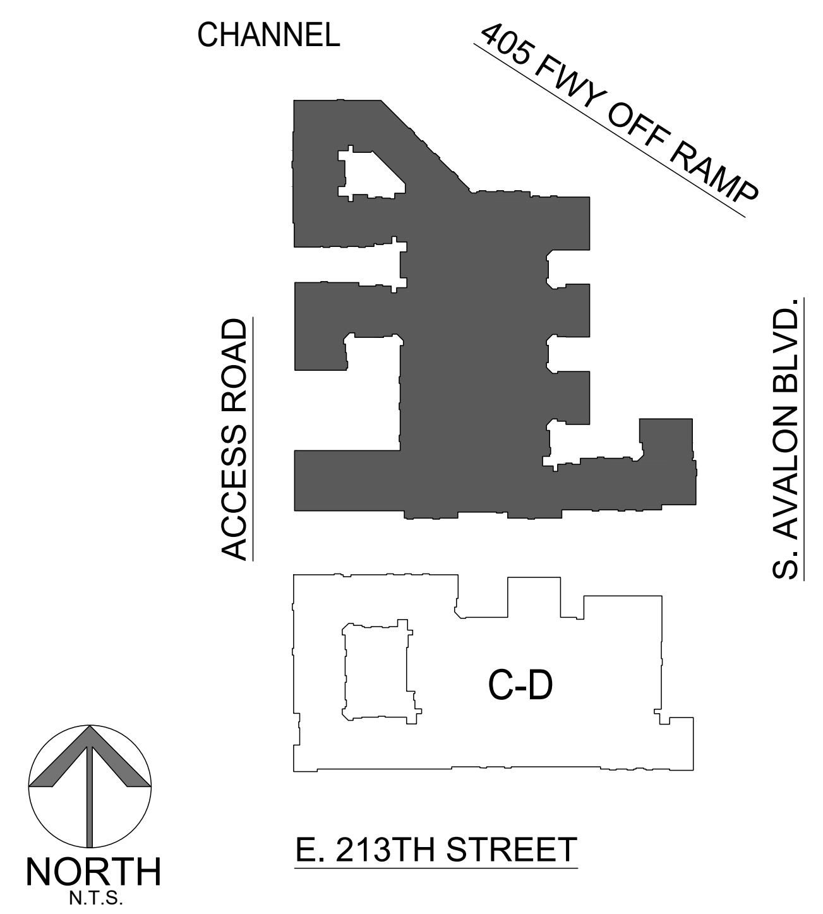

411'-10"
121'-3"
126'-3"
164'-4"
203'-11"
49'-6"
155'-4"
78'-8"
83'-7"
571'-0"
147'-6"
146'-7"
145'-8"
56'-11"
82'-10"
79'-2"
73'-6"
72'-4"
57'-4"
57'-4"
54'-6"
70'-4"
73'-6"
7'-8"
45'-6"
73'-6"
48'-0"
73'-6"
48'-0"
66'-9"
120'-2"
11'-5 5/8"
447'-0"
153'-2"
74'-3"
69'-3"
75'-5"
134'-9"
50'-7"
558'-11"
STAIR
STG.
PARKING STRUCTURE
TOTAL: 138 STALLS L2-5

LEVEL 3-4


STAIR
STG.
TOTAL: 19 STALLS L6
PARKING STRUCTURE

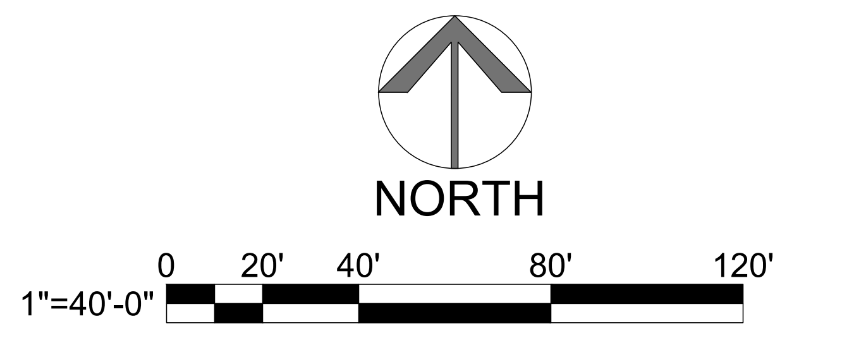
ROOF

KEY MAP


CHANNEL
405 FWY OFF RAMP
ACCESS ROAD
S. AVALON BLVD.
C-D
E. 213TH STREET
NORTH
N.T.S.

LEGEND

🟨	RESIDENTIAL
🟧	LEASING / AMENITY
⬜	PARKING STRUCTURE
▨	RETAIL / RESTAURANT


NORTH
0
20'
40'
80'
120'
1"=40'-0"

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

BUILDING COMPOSITE PLANS
Building A-B

Architecture.
Design.
Relationships.

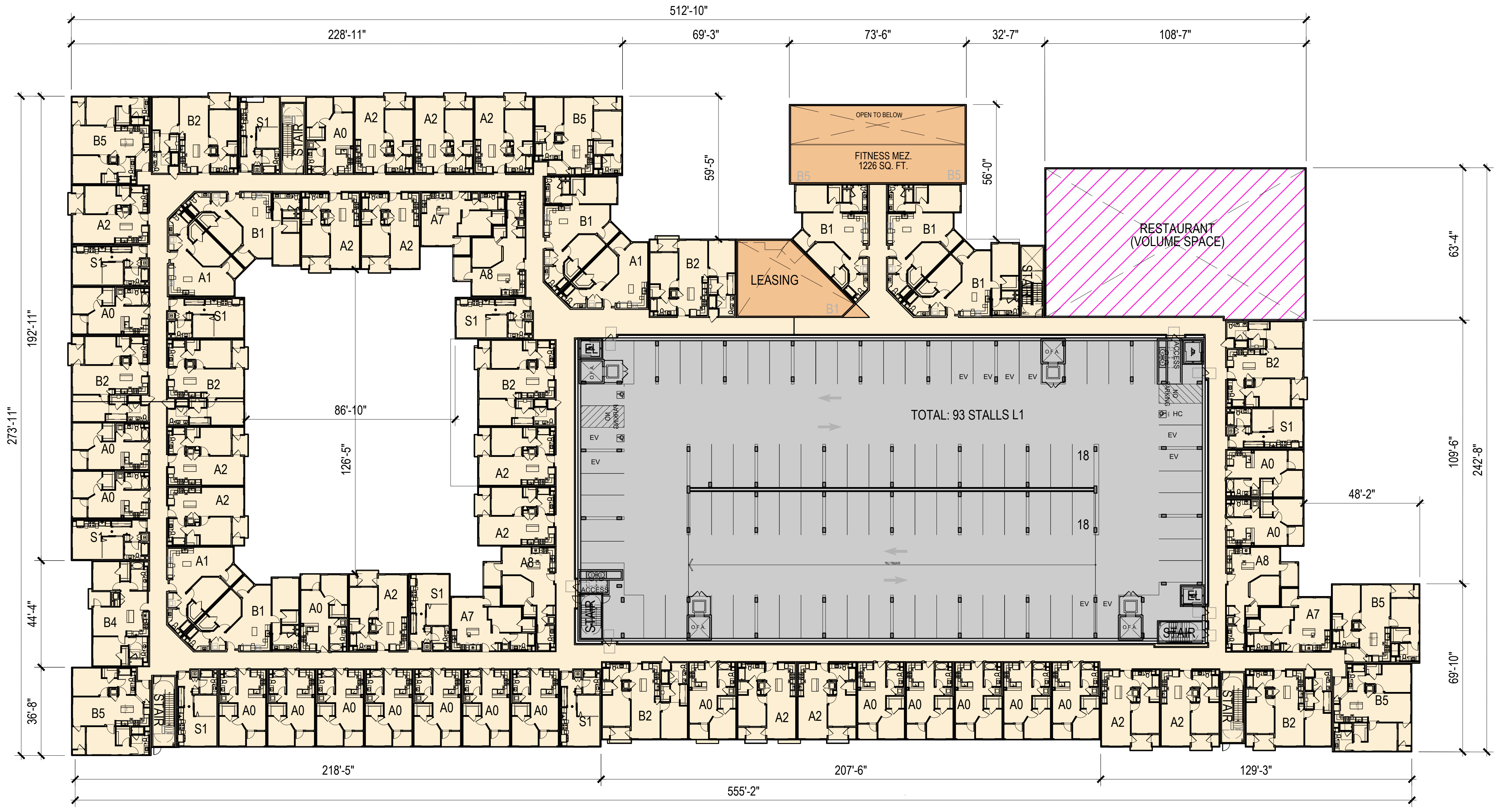
A2.1

Scale 1" = 40'
Job No. 2019-298
Date 10-21-2022

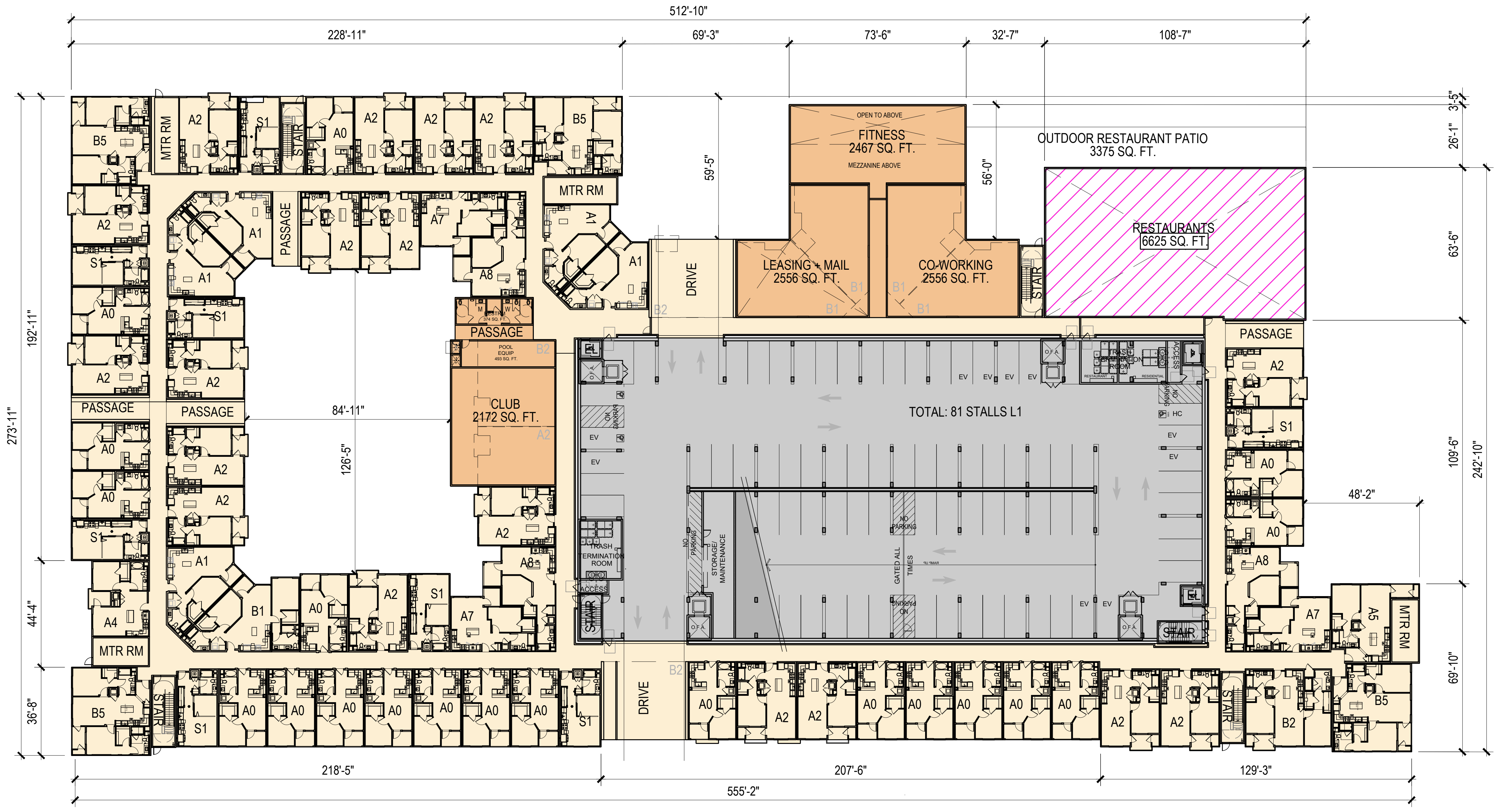
Thursday, October 20, 2022 2:14:53 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A2.0 - A3.1 BLDG COMP PLANS.DWG

LEGEND

- ▭ RESIDENTIAL
- ■ LEASING / AMENITY
- ■ PARKING STRUCTURE
- ▨ RETAIL / RESTAURANT

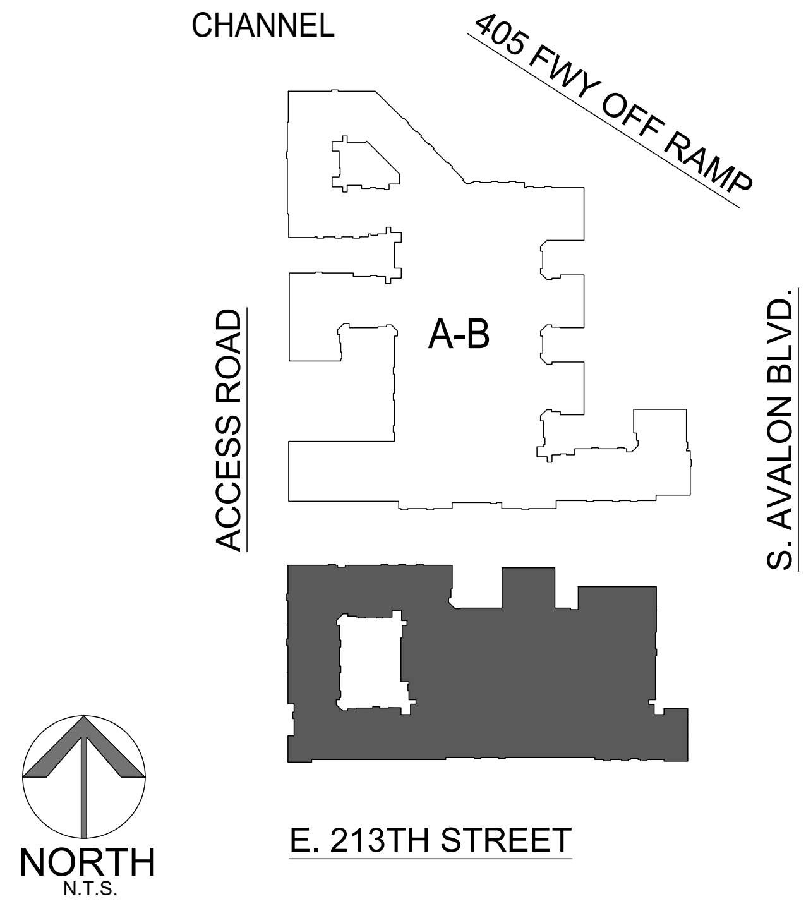

512'-10"
228'-11"
69'-3"
73'-6"
32'-7"
108'-7"
OPEN TO BELOW
FITNESS MEZ. 1226 SQ. FT.
RESTAURANT (VOLUME SPACE)
LEASING
TOTAL: 93 STALLS L1
STAIR
86'-10"
126'-5"
192'-11"
273'-11"
44'-4"
36'-8"
59'-5"
56'-0"
63'-4"
109'-6"
242'-8"
69'-10"
48'-2"
218'-5"
207'-6"
129'-3"
555'-2"

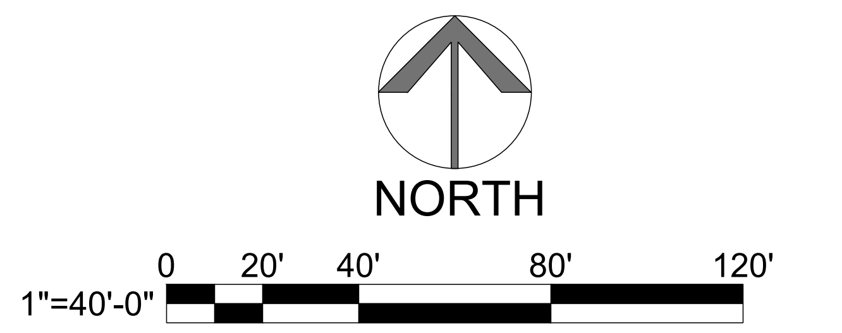
LEVEL 2


512'-10"
228'-11"
69'-3"
73'-6"
32'-7"
108'-7"
OPEN TO ABOVE
FITNESS 2467 SQ. FT.
MEZZANINE ABOVE
OUTDOOR RESTAURANT PATIO 3375 SQ. FT.
RESTAURANTS 6625 SQ. FT.
LEASING + MAIL 2556 SQ. FT.
CO-WORKING 2556 SQ. FT.
DRIVE
MTR RM
PASSAGE
CLUB 2172 SQ. FT.
TOTAL: 81 STALLS L1
STAIR
84'-11"
126'-5"
192'-11"
273'-11"
44'-4"
36'-8"
59'-5"
56'-0"
26'-1"
63'-6"
109'-6"
242'-10"
69'-10"
48'-2"
218'-5"
207'-6"
129'-3"
555'-2"

LEVEL 1

KEY MAP


CHANNEL
405 FWY OFF RAMP
A-B
ACCESS ROAD
S. AVALON BLVD.
NORTH
N.T.S.
E. 213TH STREET


NORTH
0
20'
40'
80'
120'
1"=40'-0"

Thursday, October 20, 2022 2:16:16 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A2.0 - A3.1 BLDG COMP PLANS.DWG

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

BUILDING COMPOSITE PLAN
Building C-D

AO Architecture. Design. Relationships.

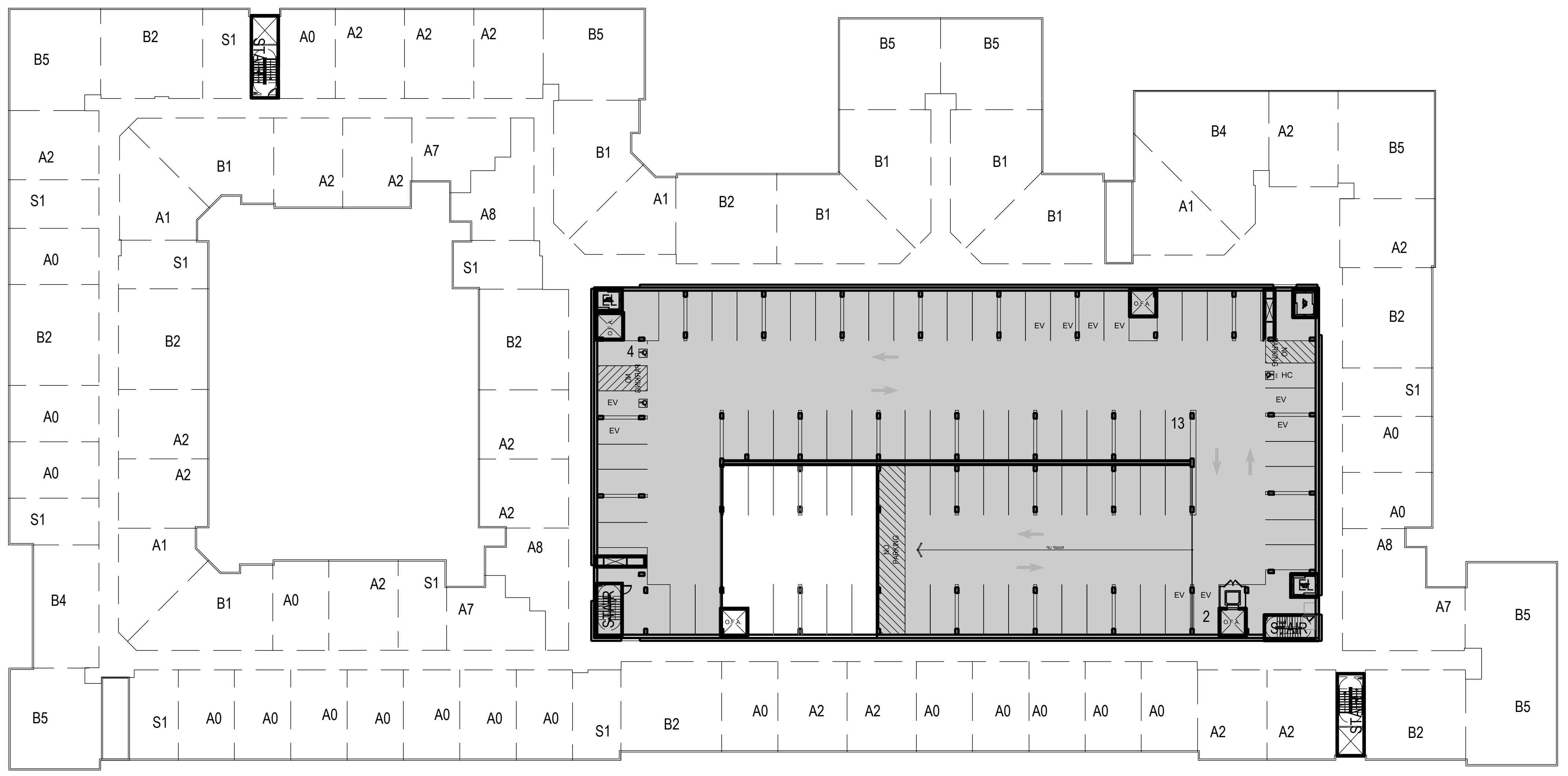
A3.0

Scale	1'-0" = 40'
Job No.	2019-298
Date	10-21-2022

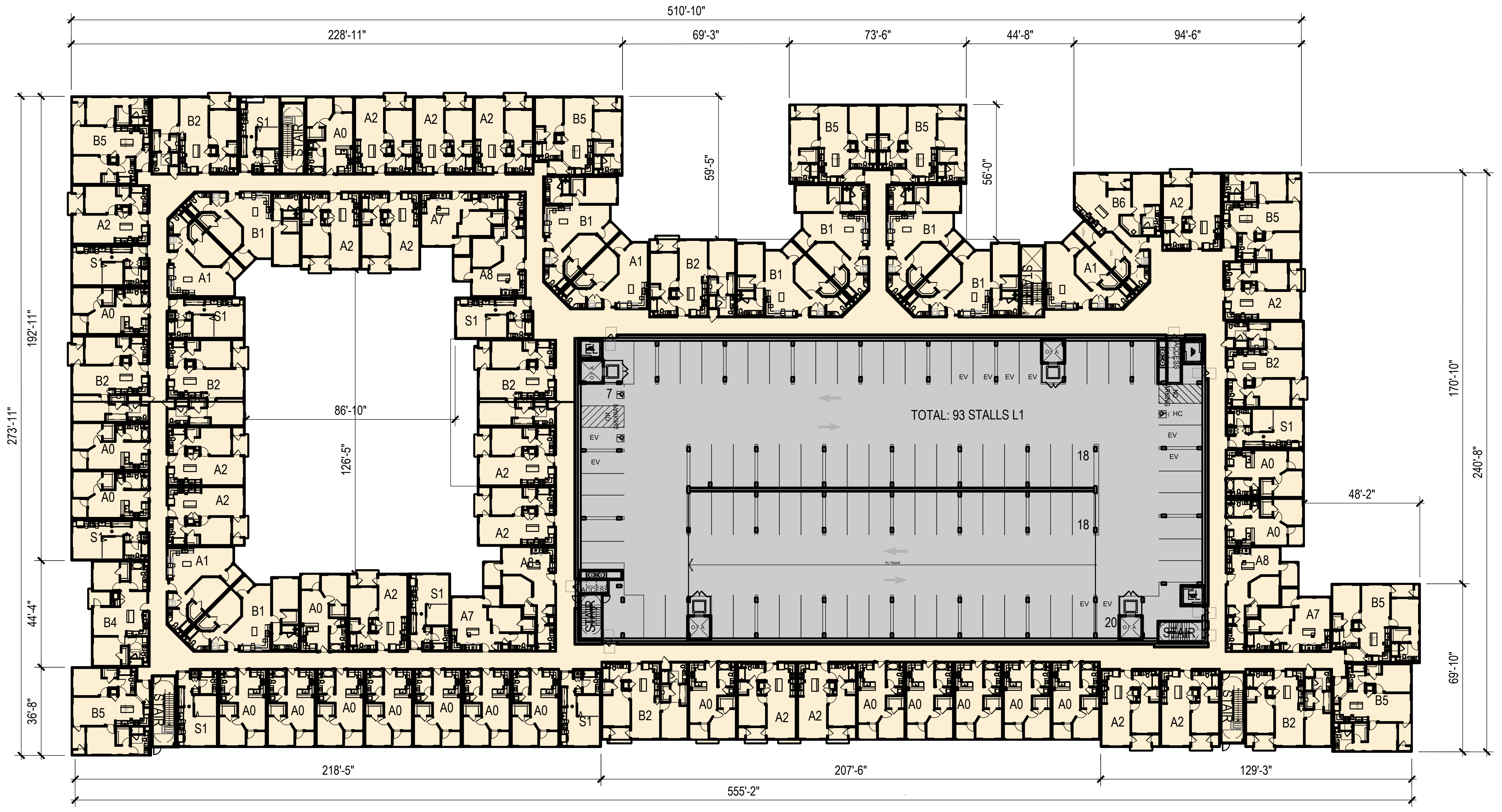
Thursday, October 20, 2022 2:16:41 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A2.0 - A3.1 BLDG COMP PLANS.DWG

LEGEND

▭	RESIDENTIAL
▭	LEASING / AMENITY
▭	PARKING STRUCTURE
▨	RETAIL / RESTAURANT

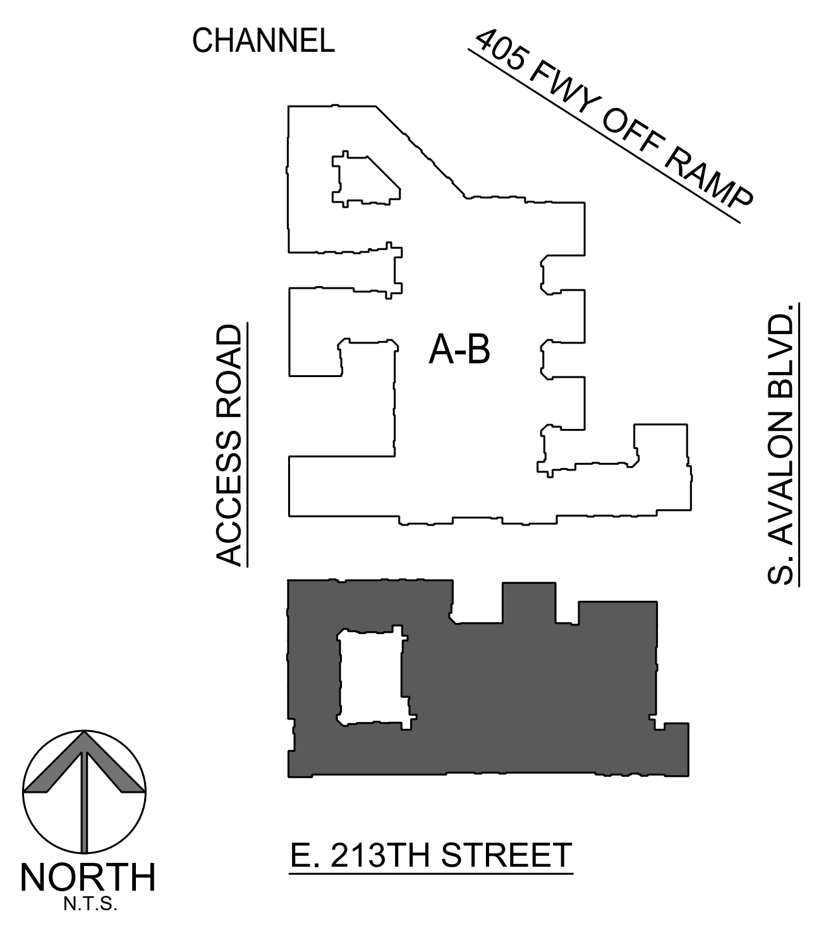

B5
B2
S1
A0
A2
A7
A8
A1
B1
B4
STAIR
EV
HC
4
13
2

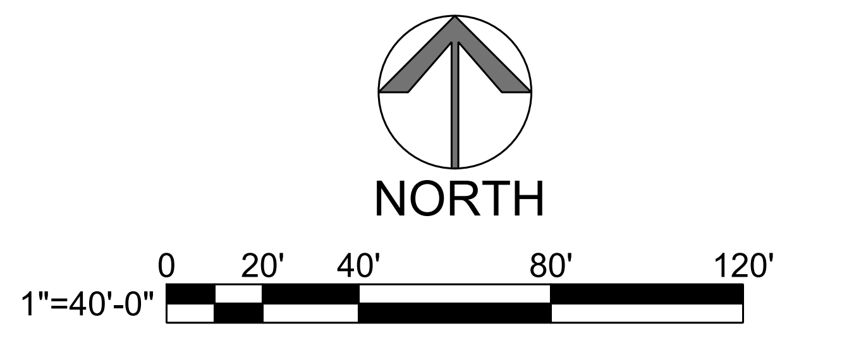
ROOF


510'-10"
228'-11"
69'-3"
73'-6"
44'-8"
94'-6"
59'-5"
56'-0"
192'-11"
273'-11"
44'-4"
36'-8"
86'-10"
126'-5"
170'-10"
240'-8"
48'-2"
69'-10"
218'-5"
207'-6"
129'-3"
555'-2"
TOTAL: 93 STALLS L1
18
18
7
20
EV
HC
STAIR
ACCESS
B5
B2
B6
S1
A0
A1
A2
A7
A8
B1
B4

LEVELS 3-4

KEY MAP


CHANNEL
405 FWY OFF RAMP
ACCESS ROAD
A-B
S. AVALON BLVD.
NORTH
N.T.S.
E. 213TH STREET


NORTH
0
20'
40'
80'
120'
1"=40'-0"

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

BUILDING COMPOSITE PLAN
Building C-D

AO Architecture. Design. Relationships.

A3.1

Scale	1'-0" = 40'
Job No.	2019-298
Date	10-21-2022

SKEWED ANGLE
ELEVATOR TOWER @+64'-5"
MAX. HEIGHT
± 62'-6"
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
F.G.
11'-1"
10'-1"
10'-1"
10'-1"
6 1 5 2 4 3 5 4 3 5 3 6 1
3 8 3 8 8 8

NORTH ELEVATION 1

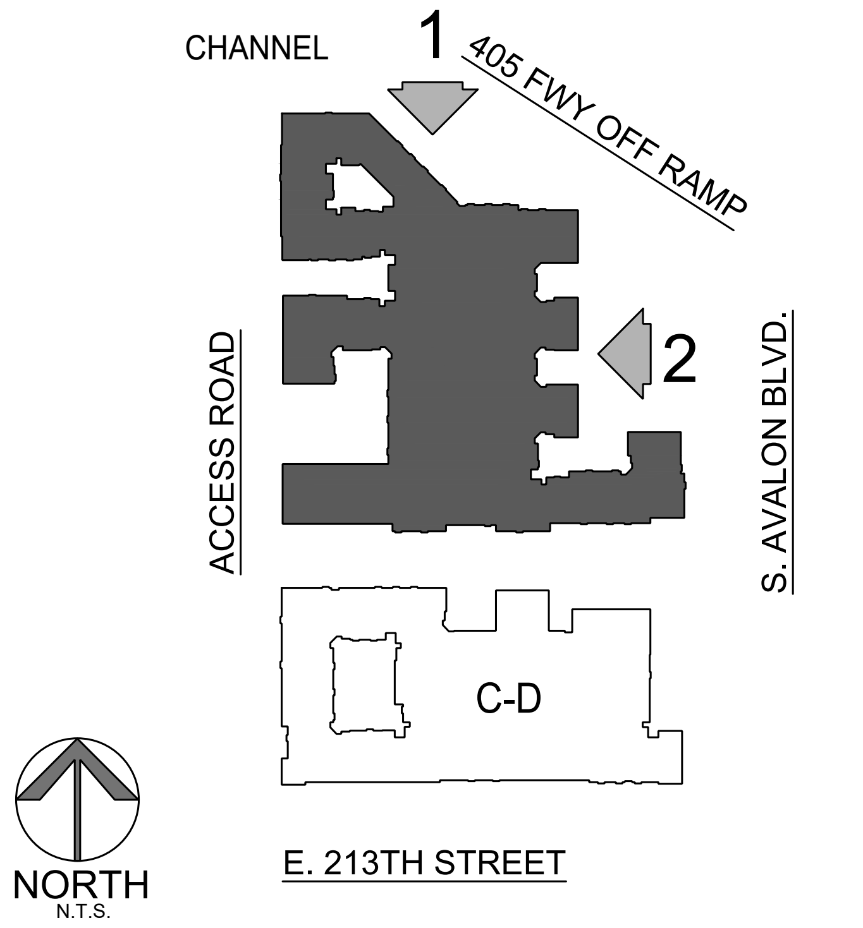
SKEWED ANGLE
ELEVATOR TOWER @+64'-5"
MAX. HEIGHT
± 62'-6"
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
F.G.
11'-1"
10'-1"
10'-1"
10'-1"
6 1 5 6 1 6 5 3 5 2 4 3 1 5 5 3 3 6 1
8 3 8 8 3 3 6 8 6 3 3

EAST ELEVATION 2

MATERIAL LEGEND

1	ROOF MATERIAL 'A'
2	ROOF MATERIAL 'B'
3	STUCCO (DARK GRAY)
4	STUCCO (TAN)
5	STUCCO (BEIGE)
6	ENHANCED MATERIAL 'A'
7	ENHANCED MATERIAL 'B'
8	ENHANCED MATERIAL 'C'
9	ENHANCED MATERIAL 'D'
10	ENHANCED MATERIAL 'E'

KEY MAP


CHANNEL
1
405 FWY OFF RAMP
2
ACCESS ROAD
S. AVALON BLVD.
C-D
E. 213TH STREET
NORTH
N.T.S.

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

MIXED-USE BUILDING A-B
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

Architecture.
Design.
Relationships.

A4.0

Scale 1" = 20'
Job No. 2019-298
Date 10-21-2022

6
1
5
4
5
5
1
6
5
6
2
ELEVATOR TOWER @+64'-5"
5
1
6
4
5
1
6
MAX. HEIGHT
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
11'-1"
10'-1"
10'-1"
10'-1"
± 62'-6"
F.G.
7
8
8
8
3
8
7
3
3
8
3

SOUTH ELEVATION 3

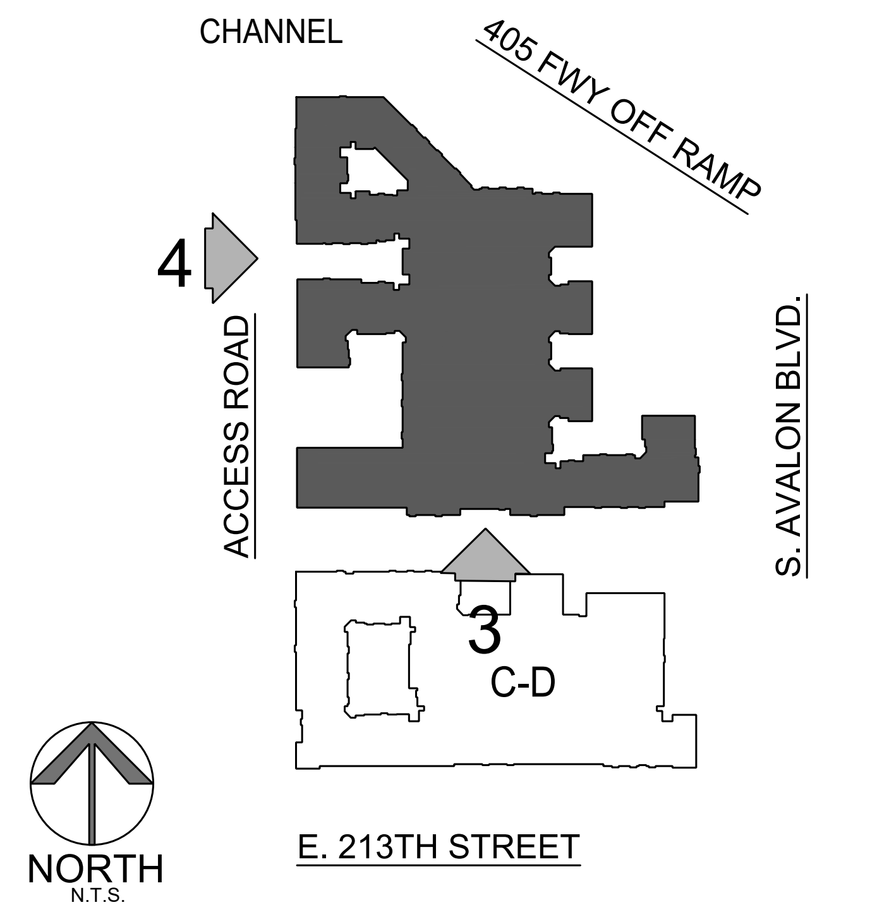
6
1
5
3
5
1
5
6
1
5
3
6
1
5
1
3
1
6
ELEVATOR TOWER @+64'-5"
MAX. HEIGHT
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
11'-1"
10'-1"
10'-1"
10'-1"
± 62'-6"
F.G.
3
8
8
8
8
7
8
7

WEST ELEVATION 4

MATERIAL LEGEND

1	ROOF MATERIAL 'A'
2	ROOF MATERIAL 'B'
3	STUCCO (DARK GRAY)
4	STUCCO (TAN)
5	STUCCO (BEIGE)
6	ENHANCED MATERIAL 'A'
7	ENHANCED MATERIAL 'B'
8	ENHANCED MATERIAL 'C'
9	ENHANCED MATERIAL 'D'
10	ENHANCED MATERIAL 'E'

KEY MAP


CHANNEL
405 FWY OFF RAMP
4
ACCESS ROAD
S. AVALON BLVD.
3
C-D
NORTH
N.T.S.
E. 213TH STREET

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

MIXED-USE BUILDING A-B
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

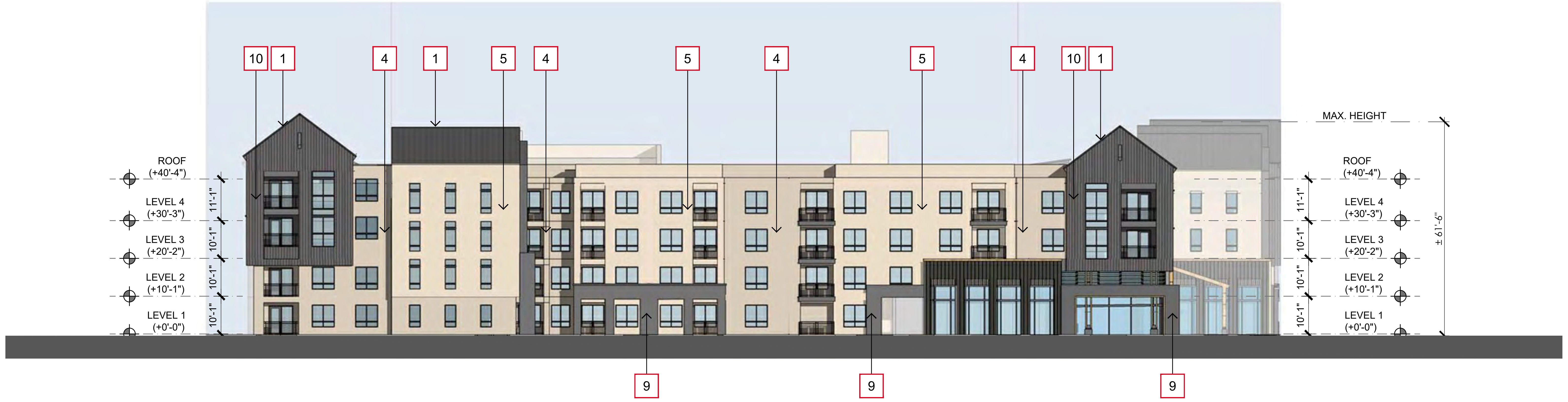
Architecture.
Design.
Relationships.

A4.1

Scale 1" = 20'
Job No. 2019-298
Date 10-21-2022

10
1
4
5
4
5
4
10
1
5
4
10
1
4
5
4
5
4
10
1
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
11'-1"
10'-1"
10'-1"
10'-1"
MAX. HEIGHT
± 61'-6"
9
9
9
9
3
10
10
10

NORTH ELEVATION 1

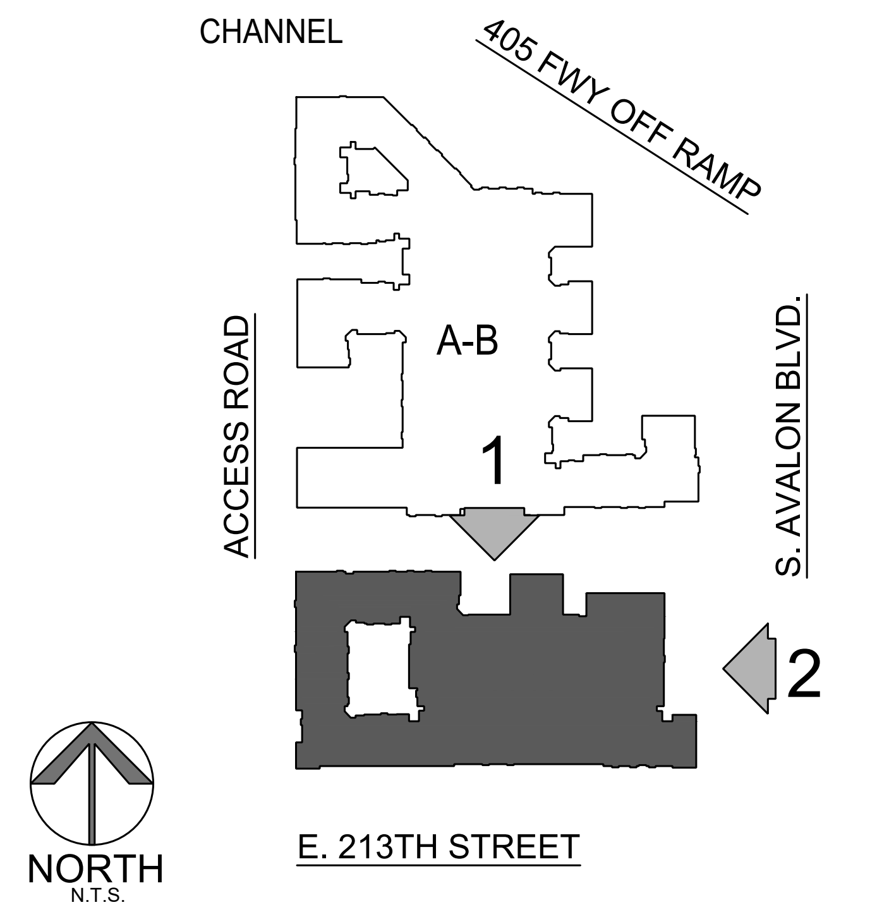

10
1
4
1
5
4
5
4
5
4
10
1
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
11'-1"
10'-1"
10'-1"
10'-1"
MAX. HEIGHT
± 61'-6"
9
9
9

EAST ELEVATION 2

MATERIAL LEGEND

1	ROOF MATERIAL 'A'
2	ROOF MATERIAL 'B'
3	STUCCO (DARK GRAY)
4	STUCCO (TAN)
5	STUCCO (BEIGE)
6	ENHANCED MATERIAL 'A'
7	ENHANCED MATERIAL 'B'
8	ENHANCED MATERIAL 'C'
9	ENHANCED MATERIAL 'D'
10	ENHANCED MATERIAL 'E'

KEY MAP


CHANNEL
405 FWY OFF RAMP
A-B
1
ACCESS ROAD
S. AVALON BLVD.
2
E. 213TH STREET
NORTH
N.T.S.

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

MIXED-USE BUILDING C-D
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

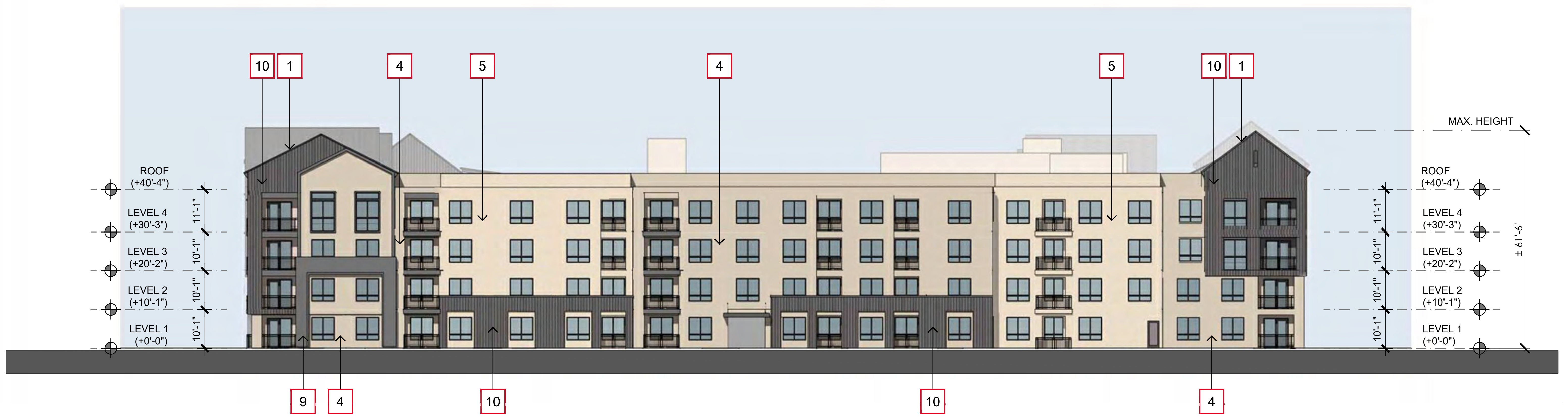
Architecture.
Design.
Relationships.

A4.2

Scale 1" = 20'
Job No. 2019-298
Date 10-21-2022

10
1
5
4
10
1
5
4
2
5
1
10
4
5
4
5
4
5
10
1
MAX. HEIGHT
± 61'-6"
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
11'-1"
10'-1"
10'-1"
10'-1"
4
10
4
3
4
10
10
4

SOUTH ELEVATION 3

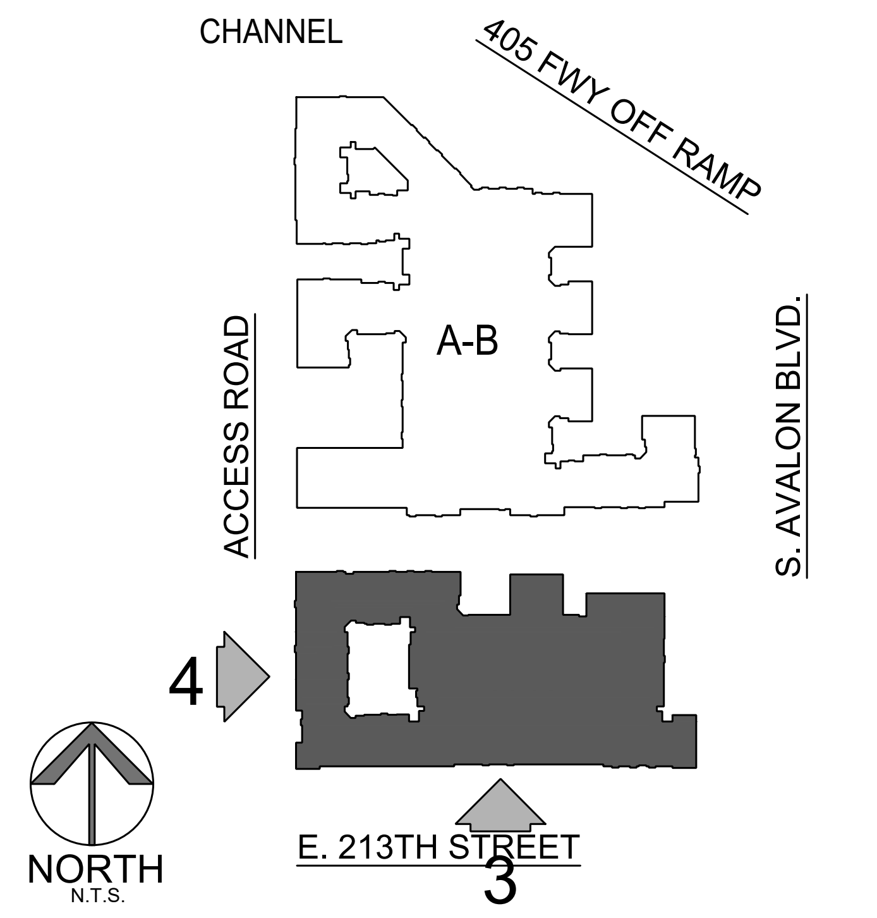

10
1
4
5
4
5
10
1
MAX. HEIGHT
± 61'-6"
ROOF (+40'-4")
LEVEL 4 (+30'-3")
LEVEL 3 (+20'-2")
LEVEL 2 (+10'-1")
LEVEL 1 (+0'-0")
11'-1"
10'-1"
10'-1"
10'-1"
9
4
10
10
4

WEST ELEVATION 4

MATERIAL LEGEND

1	ROOF MATERIAL 'A'
2	ROOF MATERIAL 'B'
3	STUCCO (DARK GRAY)
4	STUCCO (TAN)
5	STUCCO (BEIGE)
6	ENHANCED MATERIAL 'A'
7	ENHANCED MATERIAL 'B'
8	ENHANCED MATERIAL 'C'
9	ENHANCED MATERIAL 'D'
10	ENHANCED MATERIAL 'E'

KEY MAP


CHANNEL
405 FWY OFF RAMP
A-B
ACCESS ROAD
S. AVALON BLVD.
4
NORTH
N.T.S.
E. 213TH STREET
3

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

MIXED-USE BUILDING C-D
Conceptual Elevations

1"=20'-0" 0 10' 20' 40' 60'

Architecture.
Design.
Relationships.

A4.3

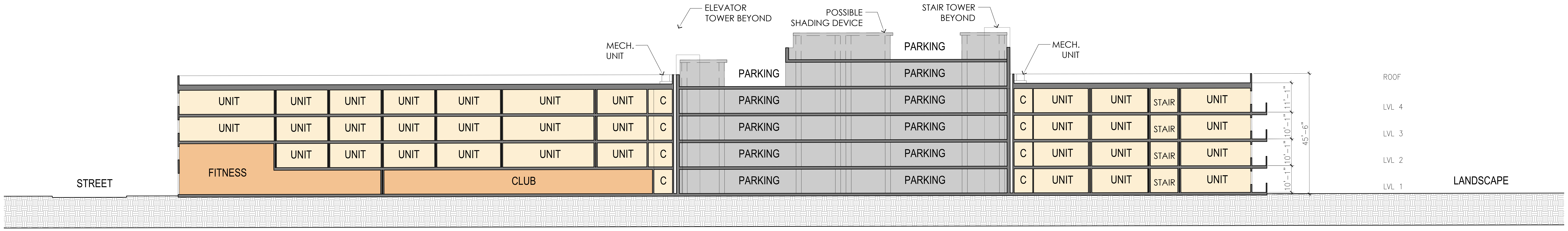
Scale	1" = 20'
Job No.	2019-298
Date	10-21-2022

LEGEND

- 🟨 RESIDENTIAL
- 🟧 LEASING / AMENITY
- ⬜ PARKING STRUCTURE
- ▨ RETAIL / RESTAURANT

BLDG C-D
UNITS BEYOND
STREET
MECH. UNIT
BLDG A-B
UNIT
C
UNIT
C
UNIT
C
DRIVEWAY
C
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
POSSIBLE SHADING DEVICE
PARKING
PARKING
PARKING
PARKING
PARKING
STOR.
6'-8"
PARKING
PARKING
PARKING
PARKING
PARKING
MECH. UNIT
C
UNIT
C
UNIT
C
UNIT
C
UNIT
UNITS BEYOND
RESIDENTIAL
PARKING
RESIDENTIAL

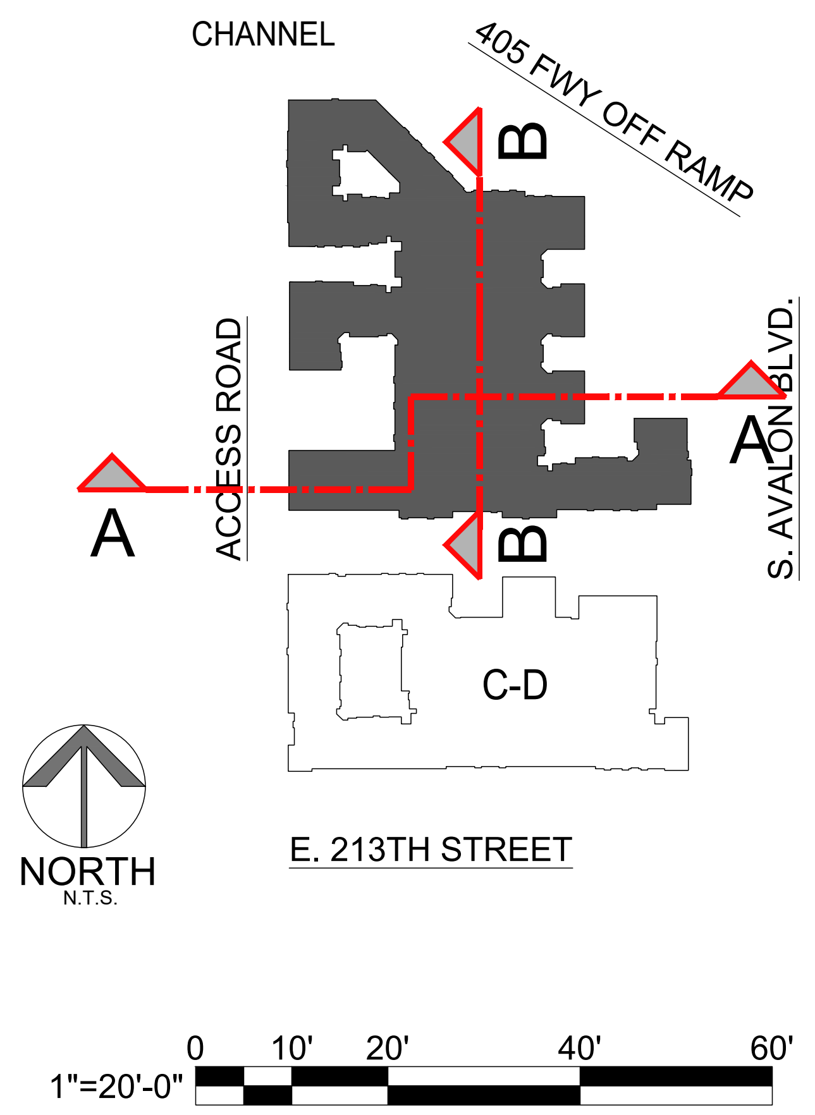
BUILDING SECTION B-B



ELEVATOR TOWER BEYOND
POSSIBLE SHADING DEVICE
STAIR TOWER BEYOND
MECH. UNIT
MECH. UNIT
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
PARKING
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
C
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
C
UNIT
UNIT
UNIT
UNIT
UNIT
UNIT
C
FITNESS
CLUB
C
STREET
C
UNIT
UNIT
STAIR
UNIT
C
UNIT
UNIT
STAIR
UNIT
C
UNIT
UNIT
STAIR
UNIT
C
UNIT
UNIT
STAIR
UNIT
11'-1"
10'-1"
10'-1"
10'-1"
45'-6"
ROOF
LVL 4
LVL 3
LVL 2
LVL 1
LANDSCAPE

BUILDING SECTION A-A

KEY MAP



CHANNEL
405 FWY OFF RAMP
ACCESS ROAD
S. AVALON BLVD.
A
A
B
B
C-D
NORTH
N.T.S.
E. 213TH STREET
0
10'
20'
40'
60'
1"=20'-0"

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

MIXED-USE BUILDING A-B
Conceptual Sections

Architecture.
Design.
Relationships.

A5.0

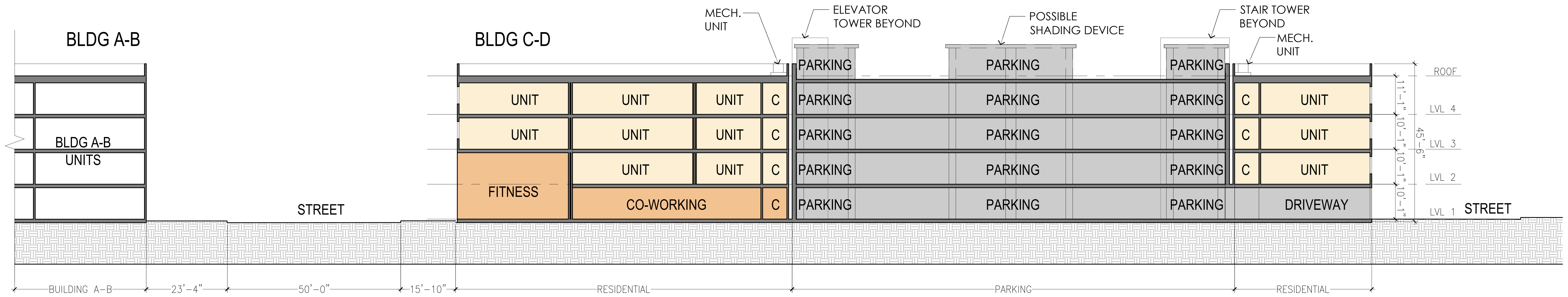
Scale 1" = 20'
Job No. 2019-298
Date 10-21-2022

LEGEND

- 🟨 RESIDENTIAL
- 🟧 LEASING / AMENITY
- ⬜ PARKING STRUCTURE
- ▨ RETAIL / RESTAURANT

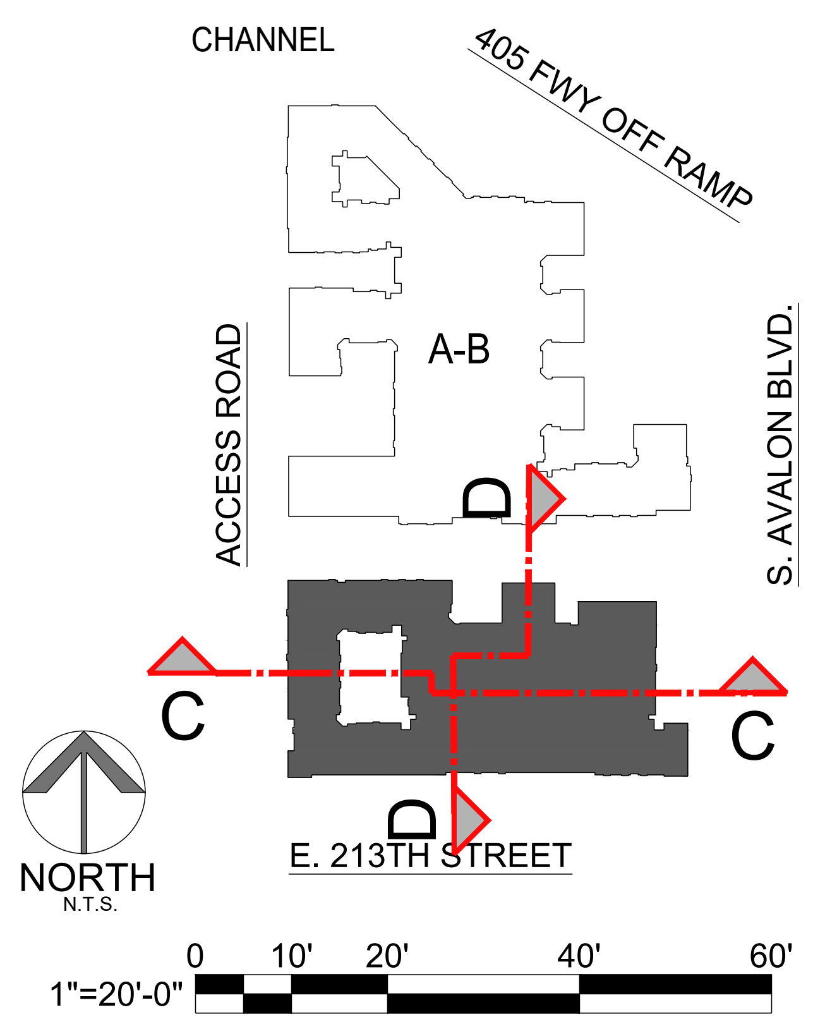
POSSIBLE
SHADING DEVICE
ELEVATOR
TOWER BEYOND
MECH.
UNIT
ELEVATOR
TOWER BEYOND
MECH.
UNIT
STREET
UNIT
C
UNIT
PASSAGE
PASSAGE
UNITS BEYOND
POOL COURTYARD
CLUB
PARKING
S AVALON BLVD
ROOF
LVL 4
LVL 3
LVL 2
LVL 1
11'-1"
10'-1"
10'-1"
10'-1"
45'-6"
RESIDENTIAL
COURTYARD
RESIDENTIAL
PARKING
RESIDENTIAL

BUILDING SECTION C-C


MECH.
UNIT
ELEVATOR
TOWER BEYOND
POSSIBLE
SHADING DEVICE
STAIR TOWER
BEYOND
MECH.
UNIT
BLDG A-B
BLDG C-D
BLDG A-B
UNITS
STREET
UNIT
C
FITNESS
CO-WORKING
PARKING
DRIVEWAY
STREET
ROOF
LVL 4
LVL 3
LVL 2
LVL 1
11'-1"
10'-1"
10'-1"
10'-1"
45'-6"
BUILDING A-B
23'-4"
50'-0"
15'-10"
RESIDENTIAL
PARKING
RESIDENTIAL

BUILDING SECTION D-D

KEY MAP


CHANNEL
405 FWY OFF RAMP
ACCESS ROAD
A-B
S. AVALON BLVD.
D
C
C
D
NORTH
N.T.S.
E. 213TH STREET
0
10'
20'
40'
60'
1"=20'-0"

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

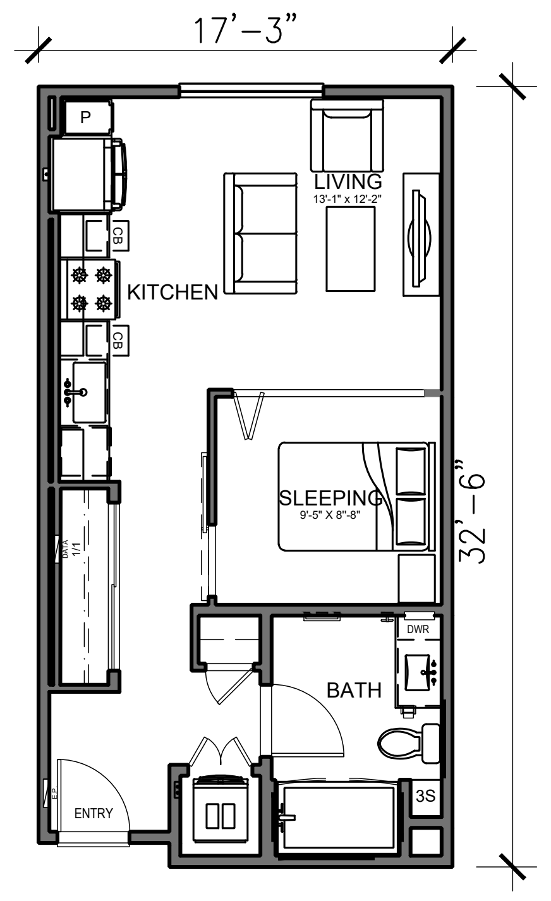
CARSON, CA 90745

MIXED-USE BUILDING C-D
Conceptual Sections

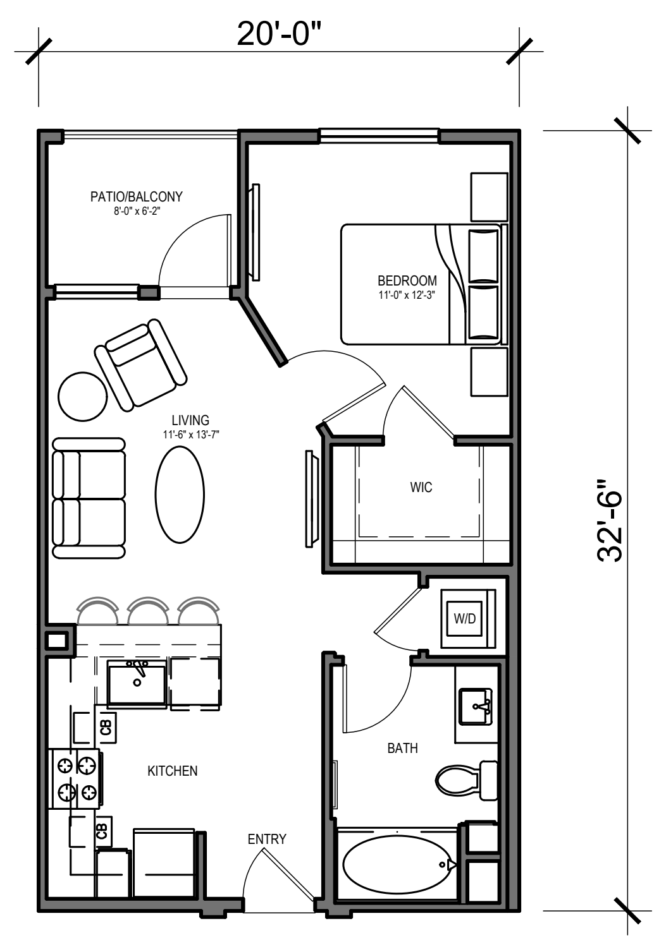
Architecture.
Design.
Relationships.

A5.1

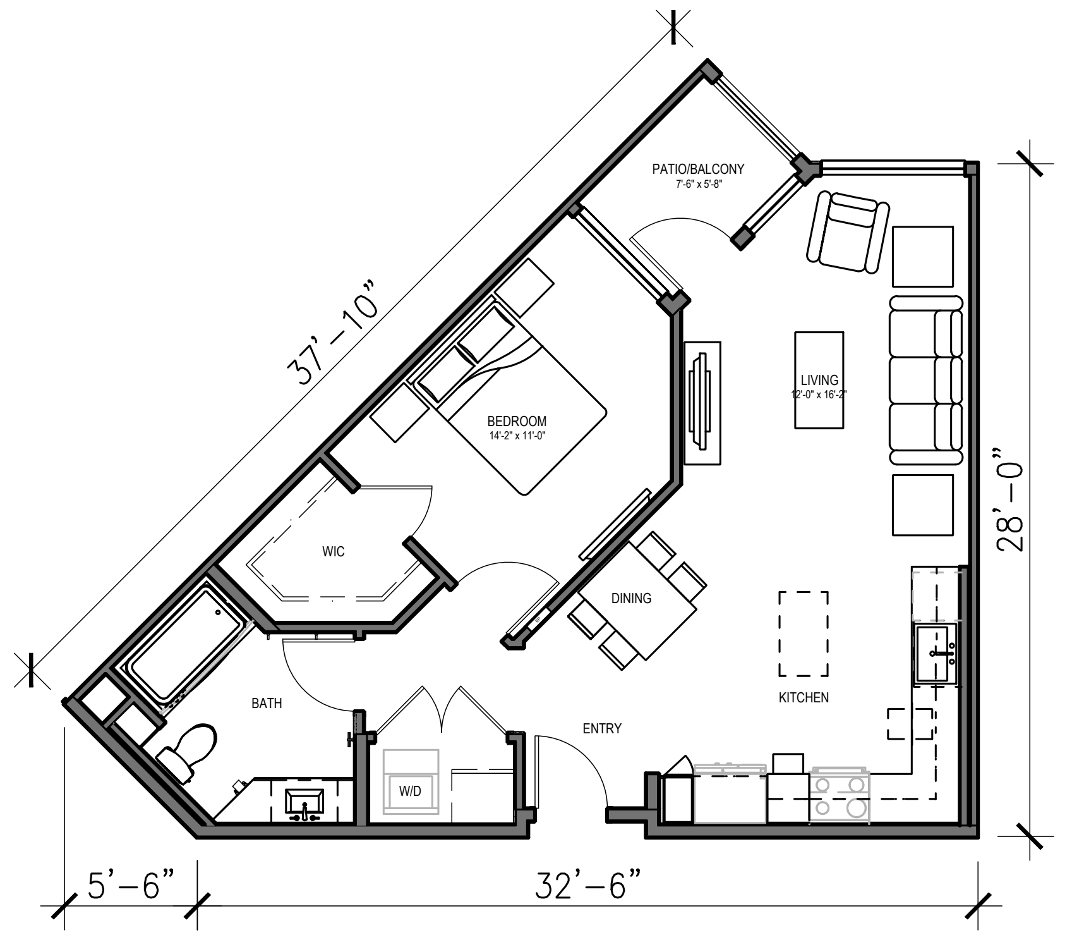
Scale	1" = 20'
Job No.	2019-298
Date	10-21-2022


17'-3"
32'-6"
LIVING
KITCHEN
SLEEPING
BATH
ENTRY

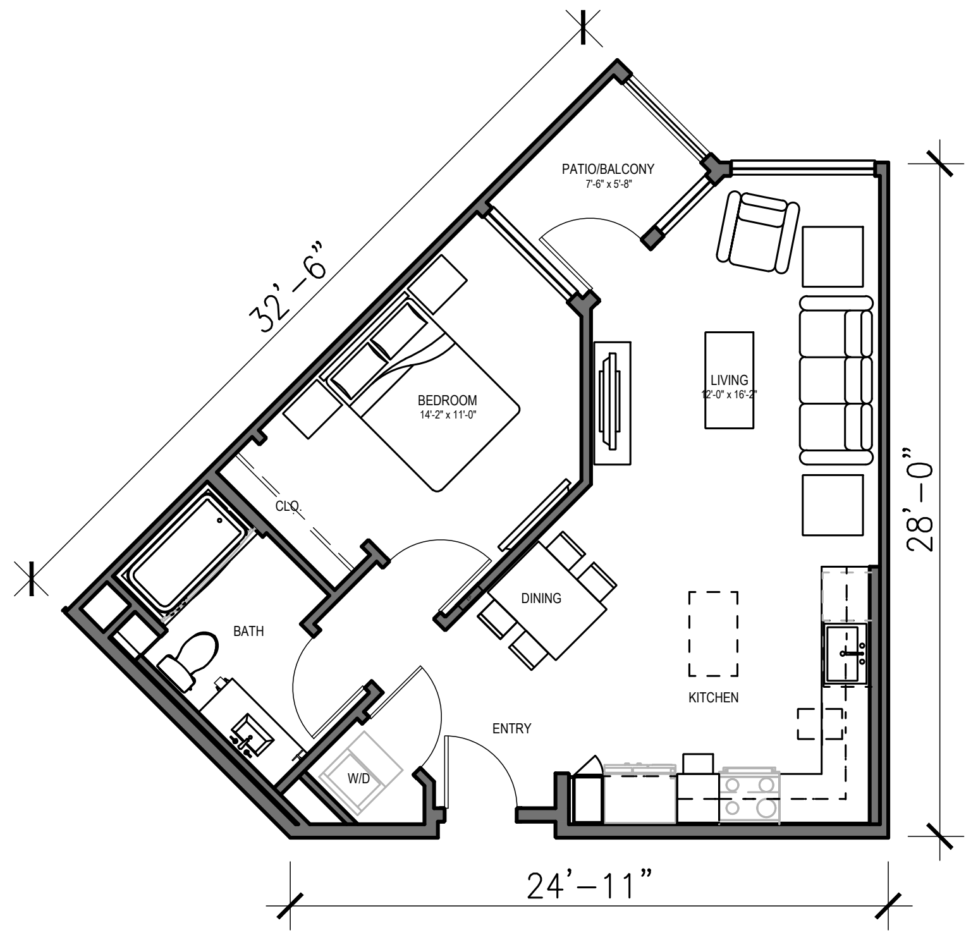
UNIT S1: STUDIO
LIVABLE AREA: 552 SQ. FT.
PATIO/BALCONY:


20'-0"
32'-6"
PATIO/BALCONY
BEDROOM
LIVING
WIC
W/D
KITCHEN
ENTRY
BATH

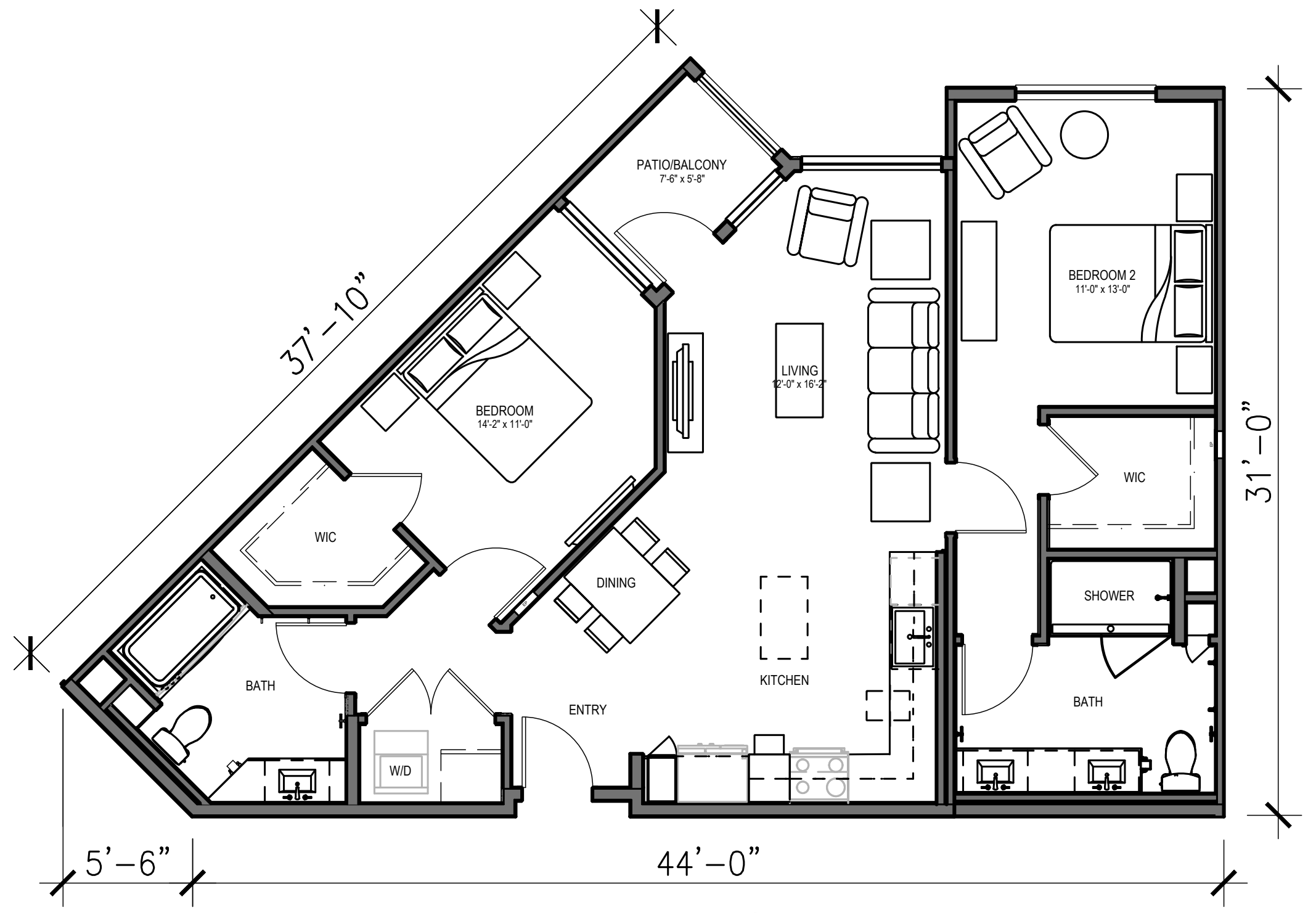
UNIT A0-Jr: 1BR / 1BA
LIVABLE AREA: 596 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.


37'-10"
28'-0"
5'-6"
32'-6"
PATIO/BALCONY
BEDROOM
LIVING
WIC
DINING
KITCHEN
BATH
W/D
ENTRY

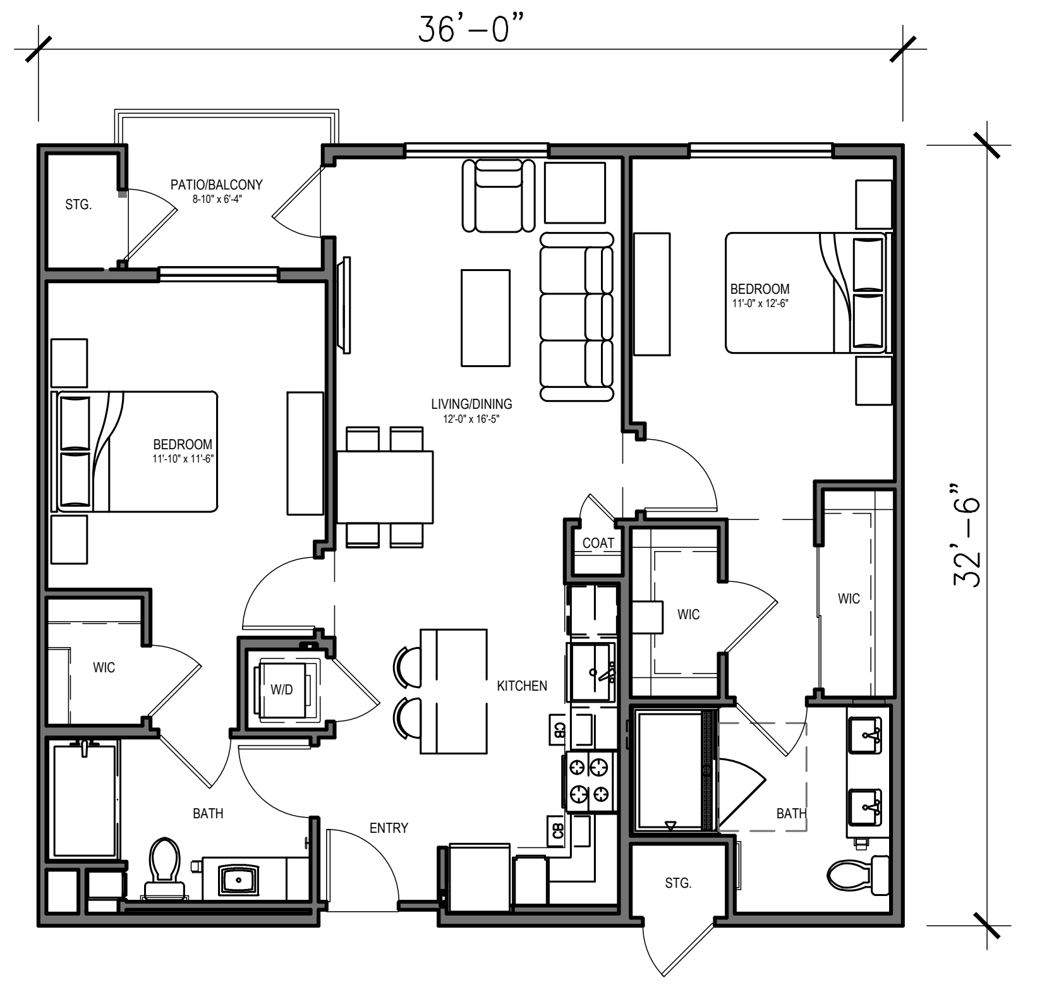
UNIT A1: 1BR / 1BA
LIVABLE AREA: 767 SQ. FT.
PATIO/BALCONY: 42 SQ. FT.


32'-6"
28'-0"
24'-11"
PATIO/BALCONY
BEDROOM
LIVING
DINING
KITCHEN
BATH
W/D
ENTRY

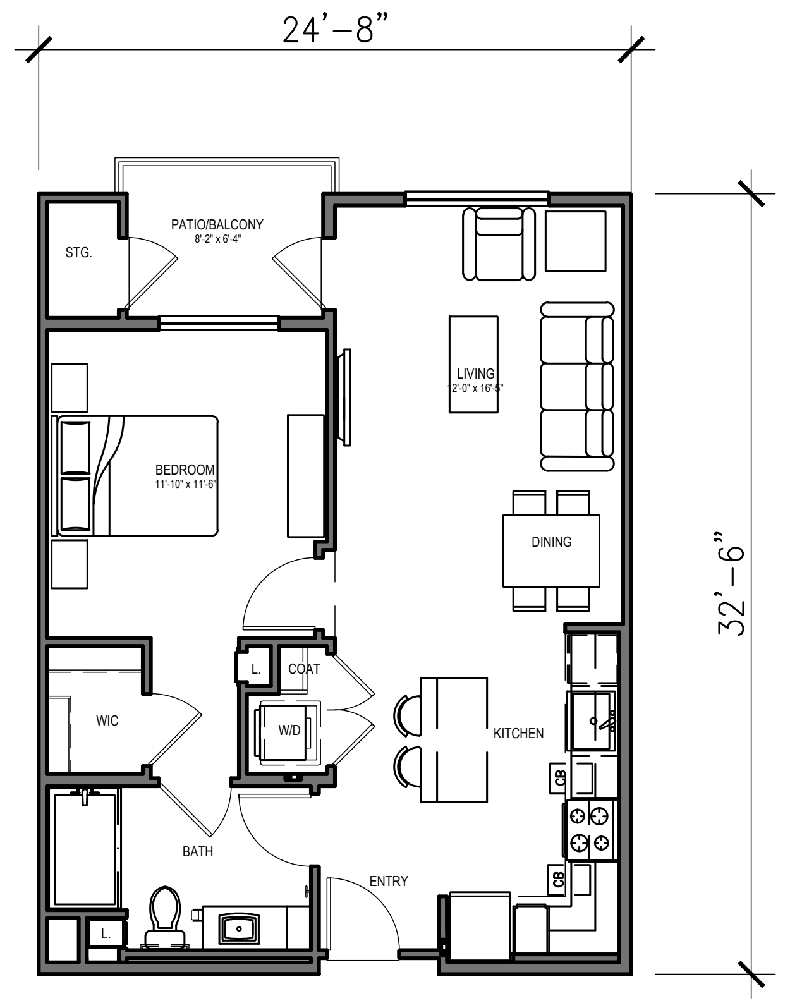
UNIT A1A: 1BR / 1BA
LIVABLE AREA: 710 SQ. FT.
PATIO/BALCONY: 42 SQ. FT.


37'-10"
31'-0"
5'-6"
44'-0"
PATIO/BALCONY
BEDROOM
BEDROOM 2
LIVING
WIC
DINING
KITCHEN
SHOWER
BATH
W/D
ENTRY

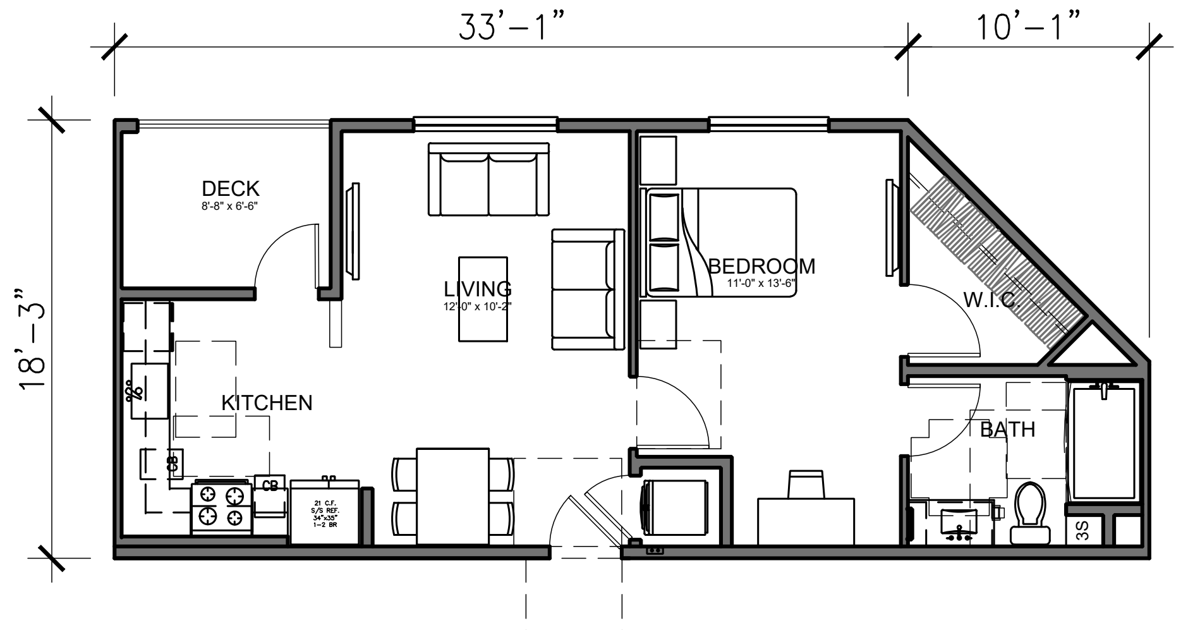
UNIT B1: 2BR / 2BA
LIVABLE AREA: 1126 SQ. FT.
PATIO/BALCONY: 42 SQ. FT.


36'-0"
32'-6"
STG
PATIO/BALCONY
BEDROOM
LIVING/DINING
COAT
WIC
W/D
KITCHEN
BATH
ENTRY
STG

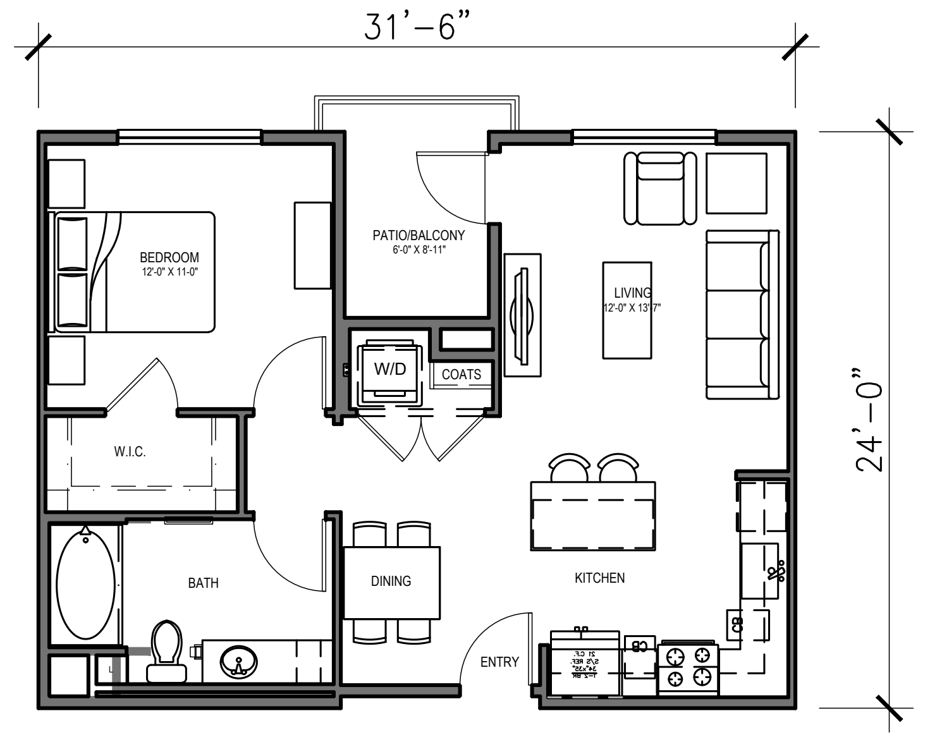
UNIT B2: 2BR / 2BA
LIVABLE AREA: 1106 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.


24'-8"
32'-6"
STG
PATIO/BALCONY
BEDROOM
LIVING
DINING
COAT
WIC
W/D
KITCHEN
BATH
ENTRY

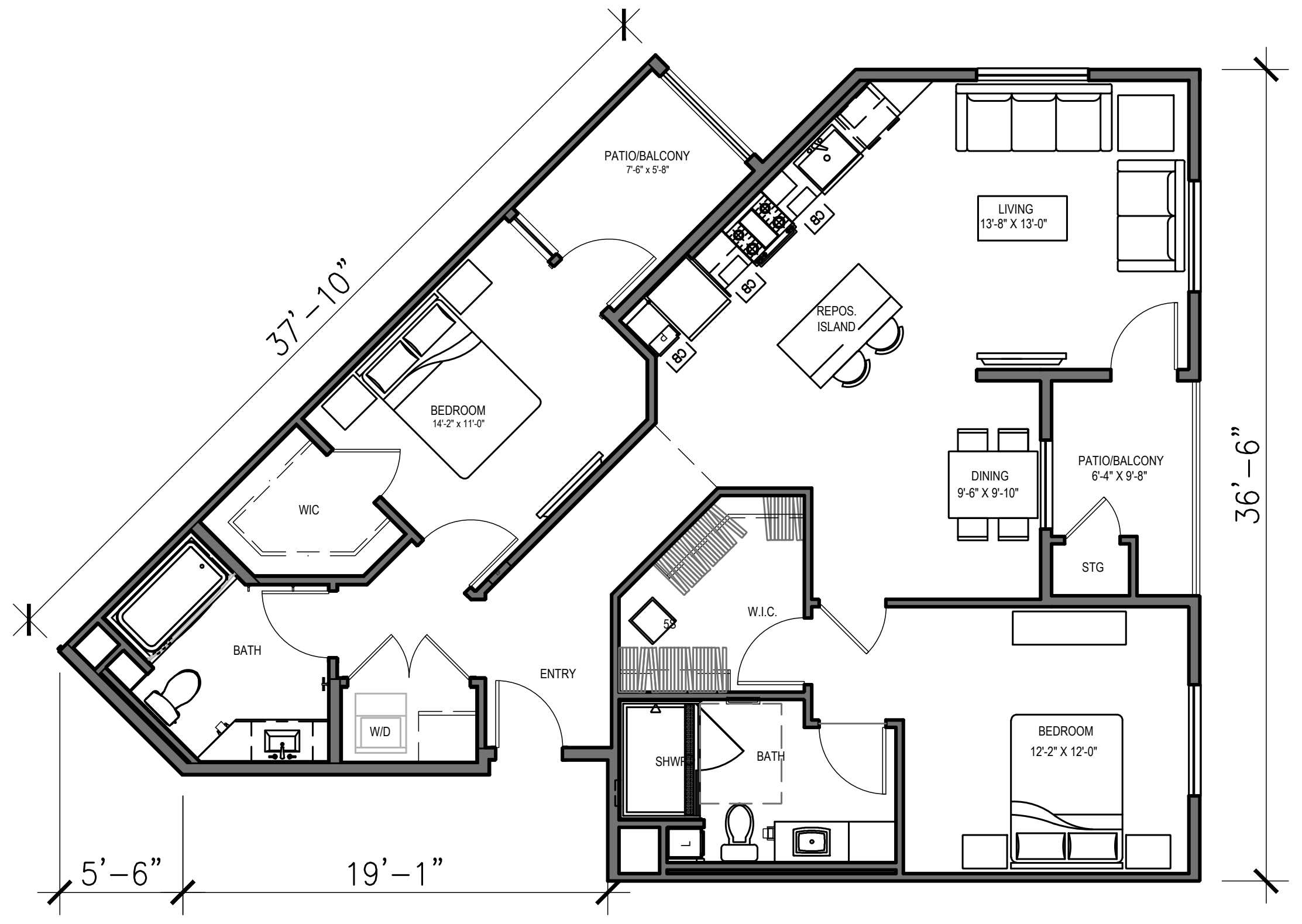
UNIT A2: 1BR / 1BA
LIVABLE AREA: 737 SQ. FT.
PATIO/BALCONY: 52 SQ. FT.


33'-1"
10'-1"
18'-3"
DECK
LIVING
BEDROOM
W.I.C
KITCHEN
BATH

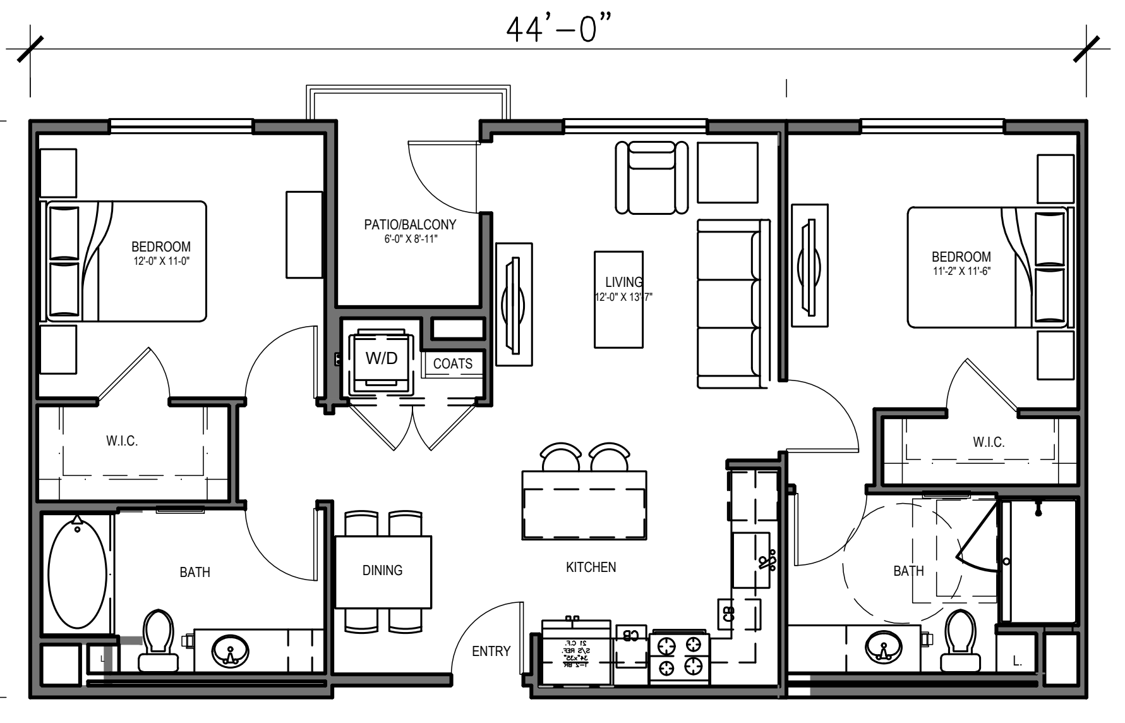
UNIT A3: 1 BED 1 BATH
LIVABLE AREA: 673 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.


31'-6"
24'-0"
BEDROOM
PATIO/BALCONY
LIVING
W/D
COATS
W.I.C
BATH
DINING
KITCHEN
ENTRY

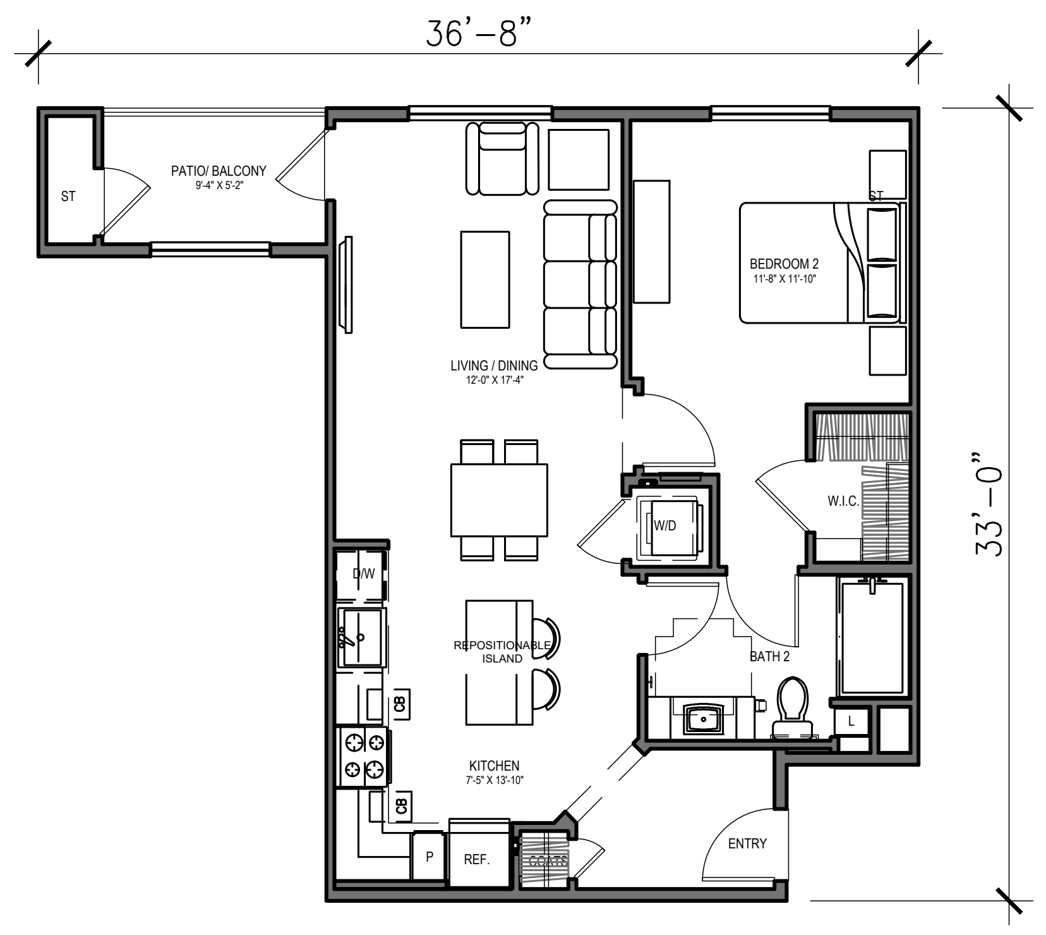
UNIT A4: 1BR / 1BA
LIVABLE AREA: 705 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.


37'-10"
36'-6"
5'-6"
19'-1"
PATIO/BALCONY
LIVING
REPOS ISLAND
BEDROOM
WIC
DINING
PATIO/BALCONY
STG
W.I.C
ENTRY
BATH
W/D
SHWR
BEDROOM

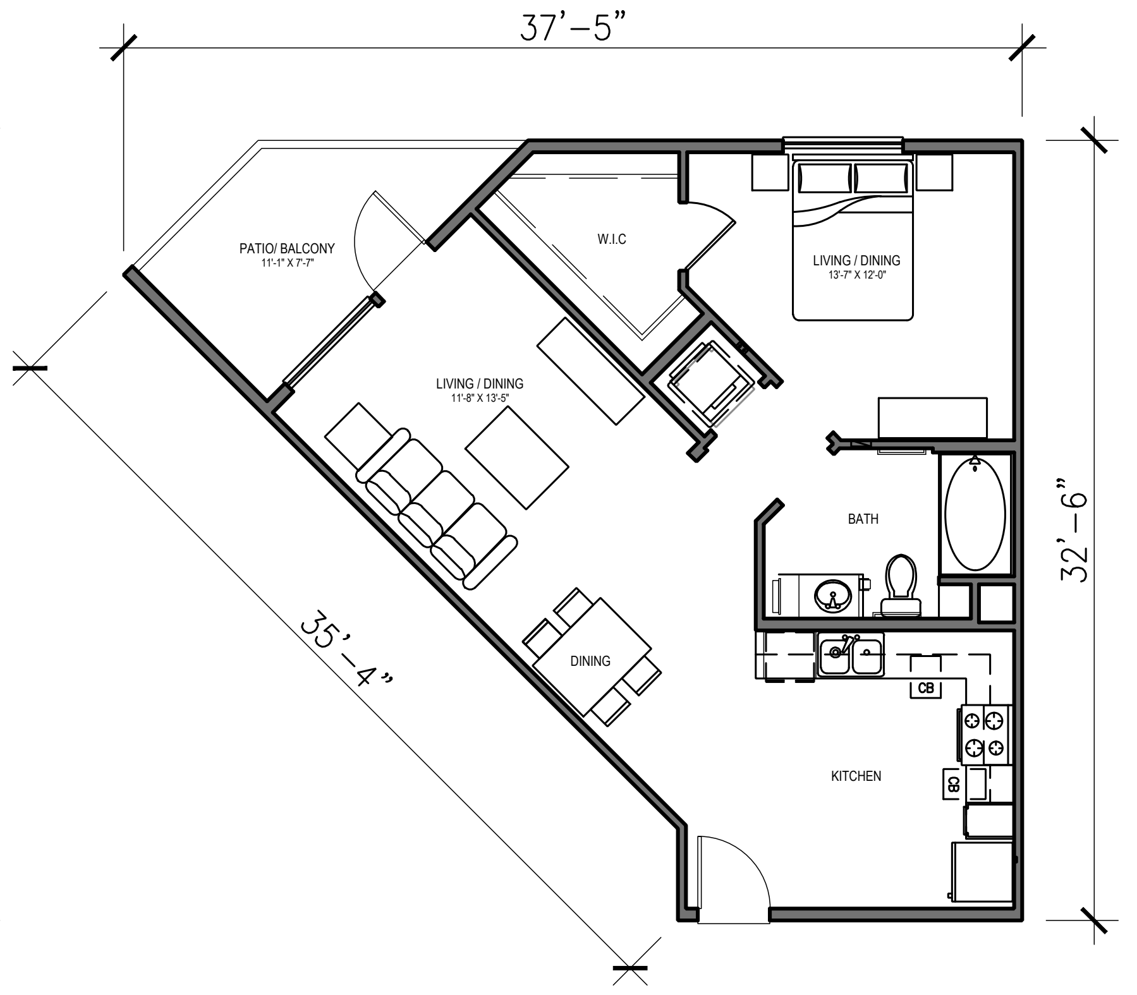
UNIT B3: 2BR / 2BA
LIVABLE AREA: 1246 SQ. FT.
PATIO/BALCONY: 57 SQ. FT.


44'-0"
24'-0"
BEDROOM
PATIO/BALCONY
LIVING
BEDROOM
W/D
COATS
W.I.C
W.I.C
BATH
DINING
KITCHEN
BATH
ENTRY

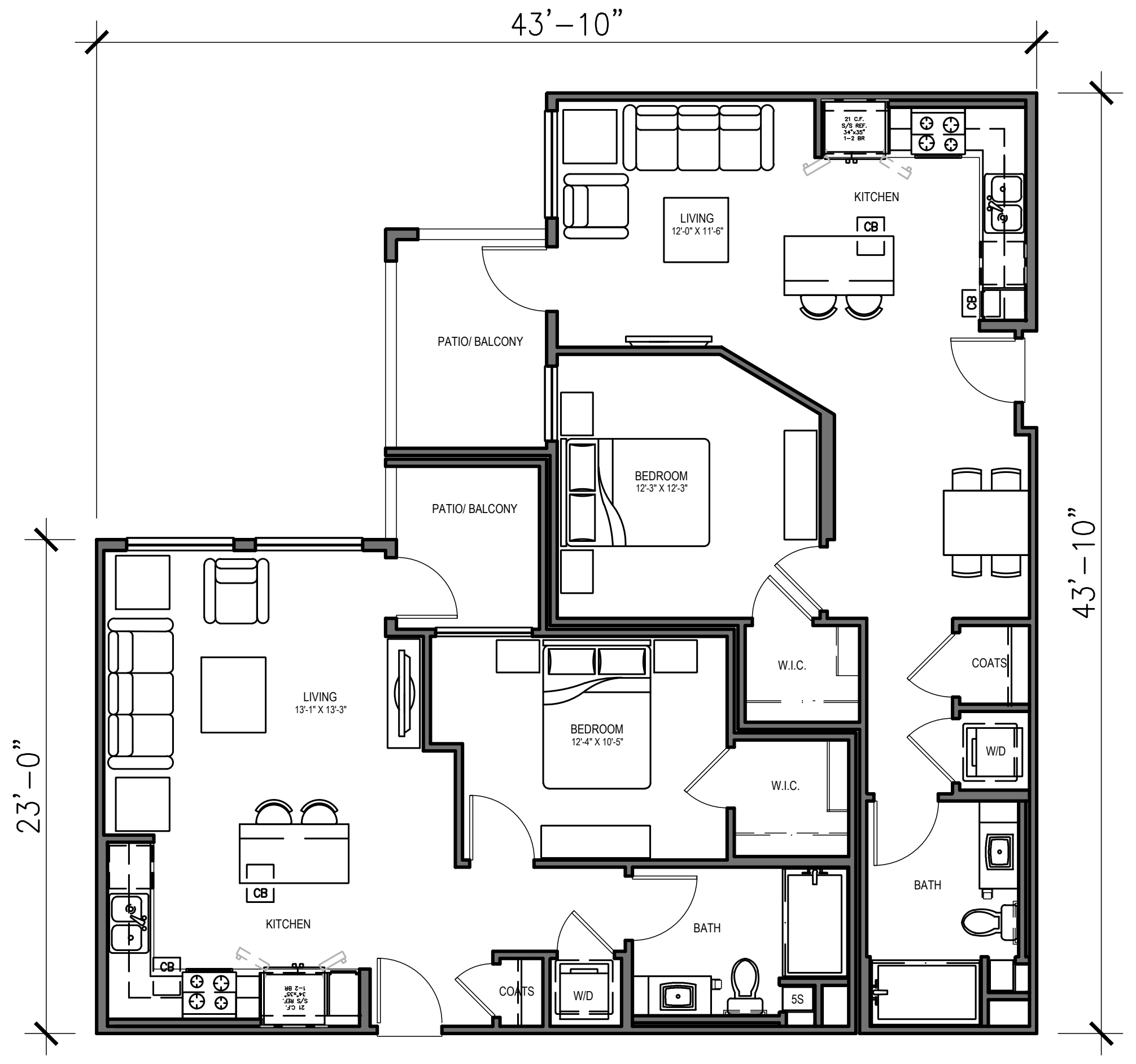
UNIT B4: 2BR / 2BA
LIVABLE AREA: 1005 SQ. FT.
PATIO/BALCONY: 56 SQ. FT.


36'-8"
33'-0"
ST
PATIO/BALCONY
BEDROOM 2
LIVING / DINING
W/D
W.I.C
REPOSITIONABLE ISLAND
BATH 2
KITCHEN
REF
ENTRY

UNIT A5: 1BR / 1BA
LIVABLE AREA: 783 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.

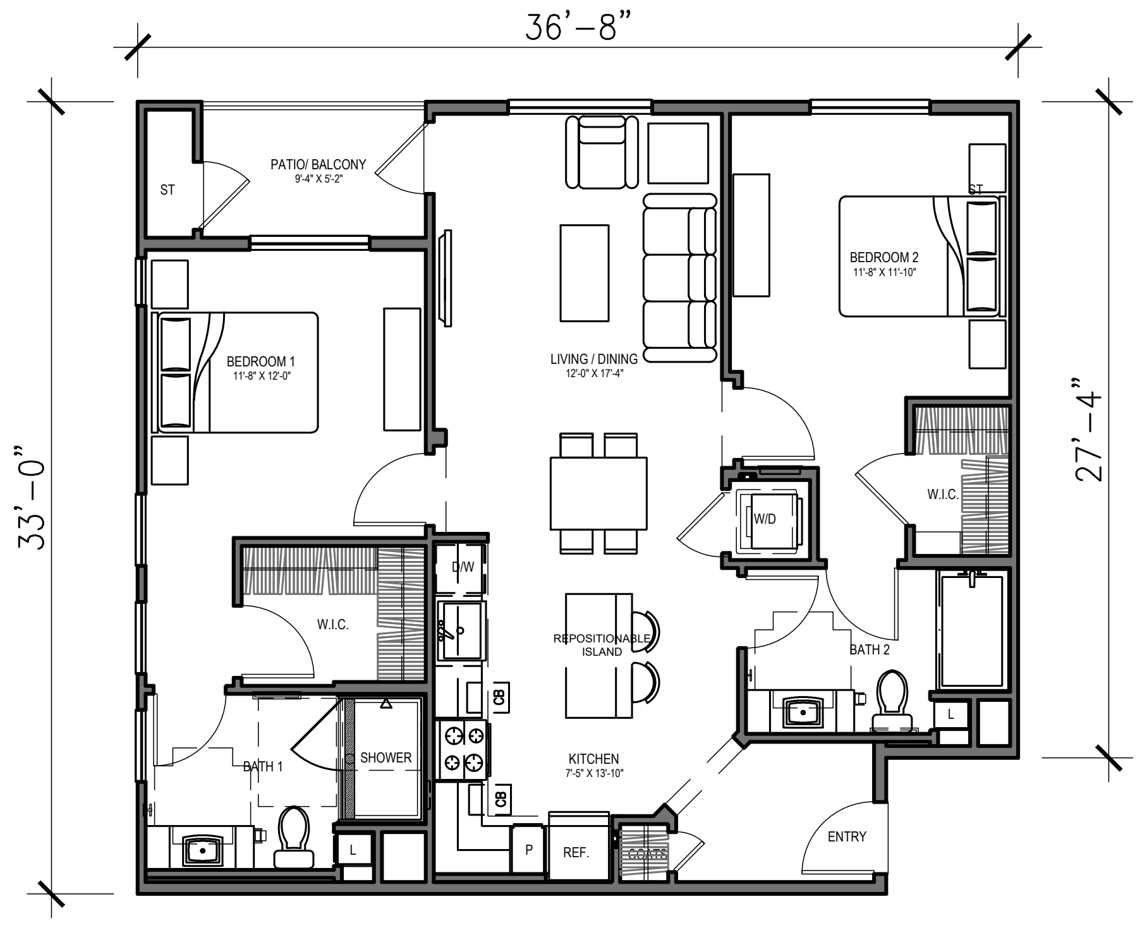

37'-5"
32'-6"
35'-4"
PATIO/BALCONY
W.I.C
LIVING / DINING
LIVING / DINING
BATH
DINING
KITCHEN

UNIT A6: 1BR / 1BA
LIVABLE AREA: 751 SQ. FT.
PATIO/BALCONY: 84 SQ. FT.

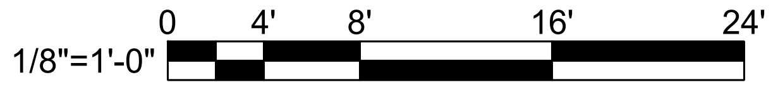

43'-10"
43'-10"
23'-0"
LIVING
KITCHEN
PATIO/BALCONY
BEDROOM
PATIO/BALCONY
LIVING
W.I.C
COATS
BEDROOM
W.I.C
W/D
KITCHEN
BATH
COATS
W/D
BATH

UNIT A7: 1BR / 1BA
LIVABLE AREA: 697 SQ. FT.
PATIO/BALCONY: 51 SQ. FT.

UNIT A8: 1BR / 1BA
LIVABLE AREA: 749 SQ. FT.
PATIO/BALCONY: 68 SQ. FT.


36'-8"
33'-0"
27'-4"
ST
PATIO/BALCONY
BEDROOM 1
LIVING / DINING
BEDROOM 2
W.I.C
W/D
W.I.C
REPOSITIONABLE ISLAND
SHOWER
BATH 1
BATH 2
KITCHEN
REF
ENTRY

UNIT B5: 2BR / 2BA
LIVABLE AREA: 1111 SQ. FT.
PATIO/BALCONY: 50 SQ. FT.


1/8"=1'-0"
0
4'
8'
16'
24'

Thursday, October 20, 2022 2:27:36 PM
R:\2019\2019-298 FARING CAPITAL IMPERIAL AVALON CARSON\03 DESIGN\02 SCHEMATIC\02 AUTOCAD\19-298_A6.0 UNIT PLANS.DWG

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

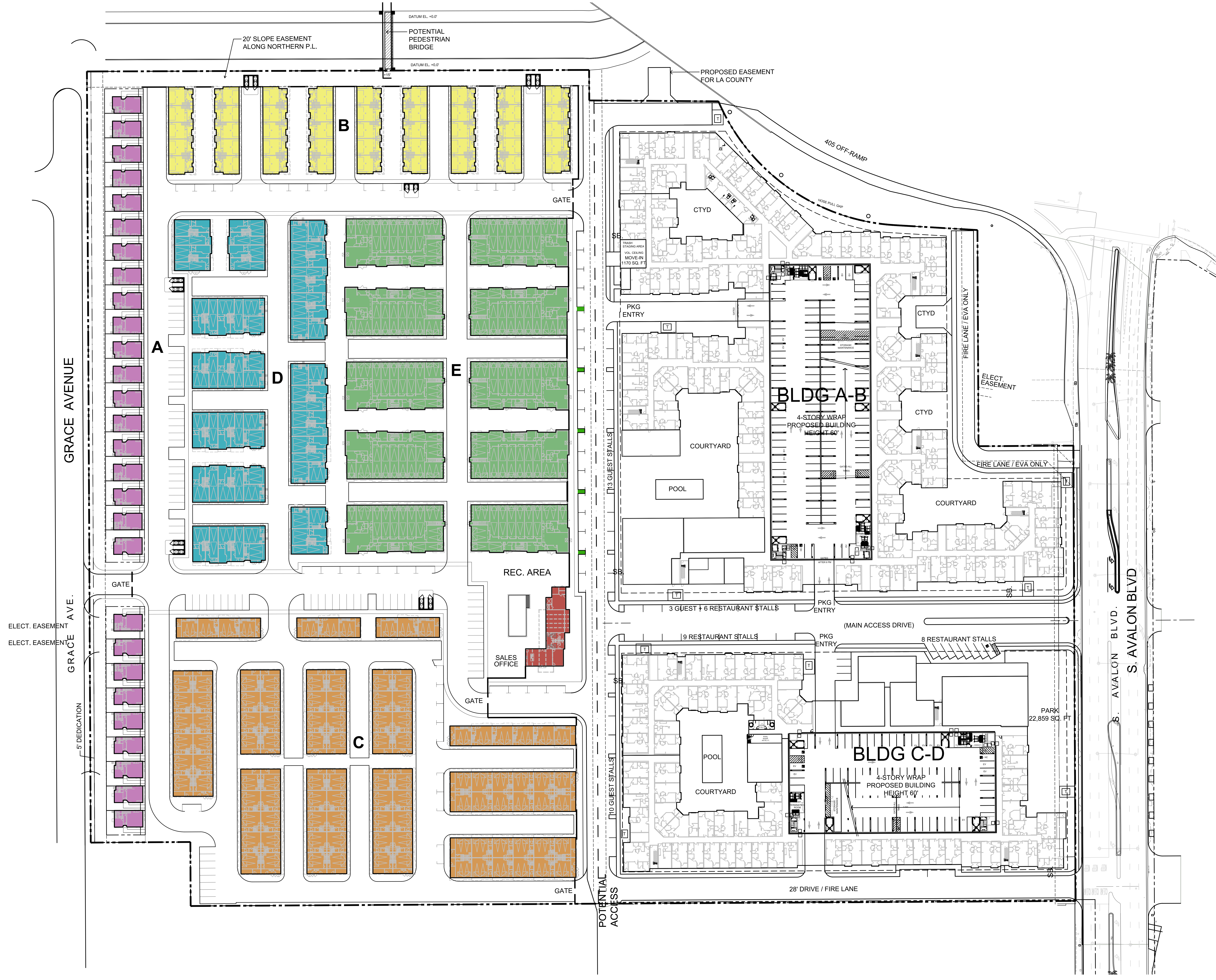
CARSON, CA 90745

RESIDENTIAL BUILDING
Dwelling Unit Floor Plans

Architecture.
Design.
Relationships.

A6.0

Scale	1/8" = 1'-0"
Job No.	2019-298
Date	10-21-2022


DATUM EL. +0.0'
POTENTIAL PEDESTRIAN BRIDGE
DATUM EL. +0.0'
20' SLOPE EASEMENT ALONG NORTHERN P.L.
PROPOSED EASEMENT FOR LA COUNTY
405 OFF-RAMP
HOSE PULL GAP
GRACE AVENUE
GRACE AVE.
A
B
C
D
E
GATE
GATE
GATE
GATE
GATE
REC. AREA
SALES OFFICE
ELECT. EASEMENT
ELECT. EASEMENT
5' DEDICATION
CTYD
CTYD
CTYD
PKG ENTRY
PKG ENTRY
PKG ENTRY
COURTYARD
POOL
COURTYARD
POOL
COURTYARD
BLDG A-B
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
BLDG C-D
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
13 GUEST STALLS
10 GUEST STALLS
3 GUEST + 6 RESTAURANT STALLS
9 RESTAURANT STALLS
8 RESTAURANT STALLS
(MAIN ACCESS DRIVE)
FIRE LANE / EVA ONLY
FIRE LANE / EVA ONLY
ELECT. EASEMENT
PARK 22,859 SQ. FT
28' DRIVE / FIRE LANE
POTENTIAL ACCESS
SB
TRASH STAGING AREA
VOL CEILING MOVE-IN 1170 SQ. FT
S. AVALON BLVD
S. AVALON BLVD.

LEGEND

COLOR	PRODUCT TYPE	SHEET SERIES
🟪	PRODUCT A	AA
🟨	PRODUCT B	AB
🟧	PRODUCT C	AC
🟦	PRODUCT D	AD
🟩	PRODUCT E	AE
🟥	CLUBHOUSE	AR

Site Summary	
Gross Site Area	27.21 AC
Net Site Area	13.90 AC
Dwelling Units*	351 DU
Net Density	25.3 DU/AC

Plan Summary

	#	Unit Area	Beds	%	Total S.F.	Avg. Net S.F.
Plan 1	14	1,732	3	4.0%	24,248	
Plan 2	14	1,808	3	4.0%	25,312	
Total A - SFD - 18 du/ac	**28**					
Plan 1	27	1,491	3	7.7%	40,257	
Plan 2	18	1,727	3	5.1%	31,086	
Total B - Townhomes - 23 du	**45**					
Plan 1	62	1,375	2	17.7%	85,250	
Plan 2	44	1,583	3	12.5%	69,652	
Total C - B2B - 25 du/ac	**106**					
Plan 1	10	1,213	2	2.8%	12,130	
Plan 2	10	1,211	2	2.8%	12,110	
Plan 3	21	1,538	3	6.0%	32,298	
Plan 4	21	1,760	4	6.0%	36,960	
Total D - Rowtowns - 25 du/a	**62**					
Plan 1	20	724	1	5.7%	14,480	
Plan 2	20	998	2	5.7%	19,960	
Plan 3	20	1,172	2	5.7%	23,440	
Plan 4	10	1,344	2	2.8%	13,440	
Plan 5	40	1,472	3	11.4%	58,880	
Total E-Stacked Flats - 32 du	**110**					
Grand Total	**351**			**100.0%**	**499,503**	**1,423**

Beds	#	%
1 Bedroom	20	5.7%
2 Bedroom	132	37.6%
3 Bedroom	178	50.7%
4 Bedroom	21	6.0%
Total	**351**	**100%**

Parking Summary

Required per Code	Spaces/ Unit	Spaces Req.
1 or more bedrooms	2.0	702
Guest	0.25	88
Total Required		790
Parking Provided	Spaces/ Unit	Spaces Provided
Garage Spaces		682
Guest Space		130
Total Provided Parking		812

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4131 Katella Ave
Los Alamitos, CA 90720

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

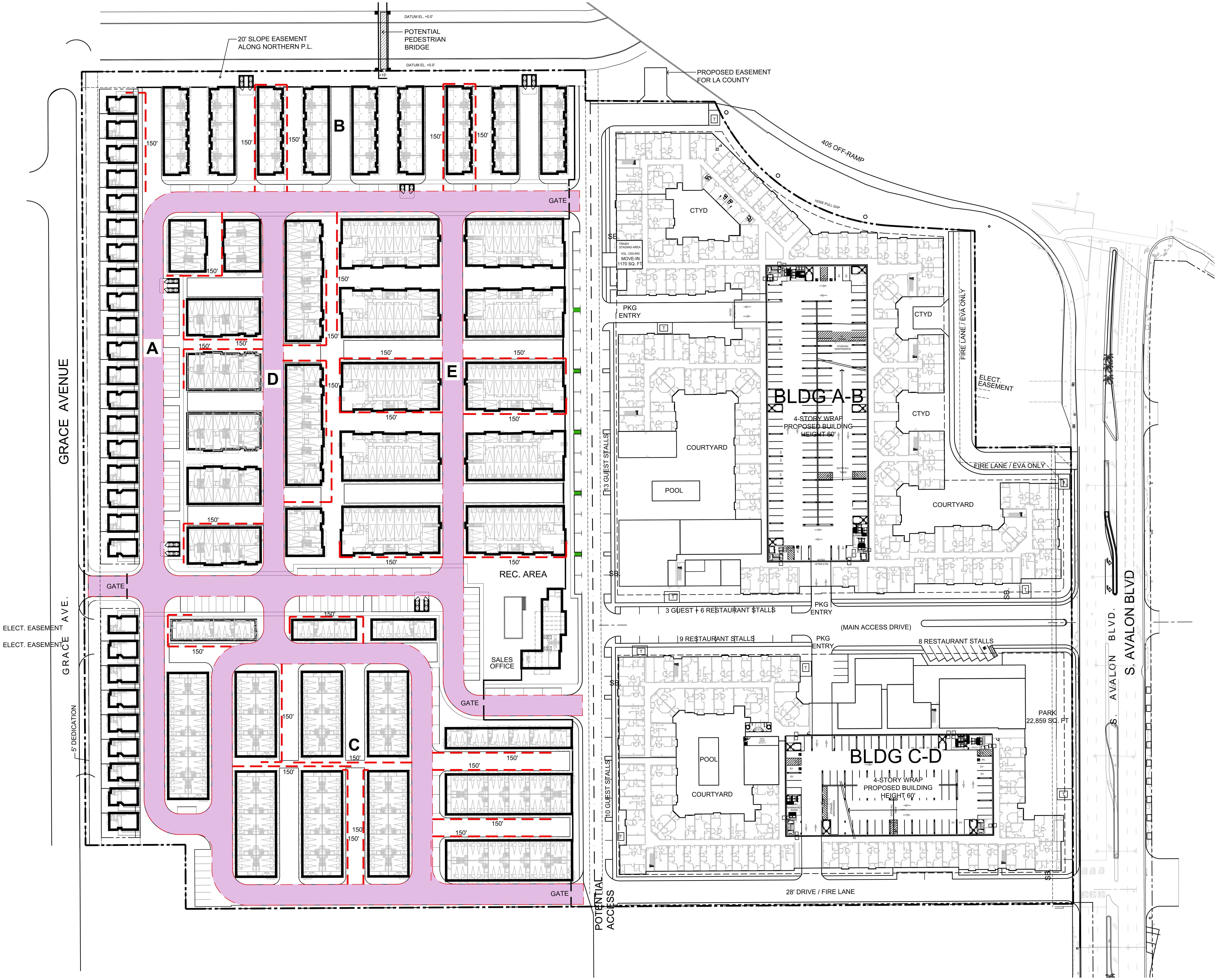
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

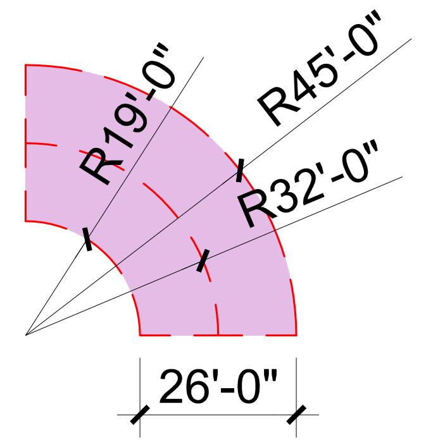
0 30 60 120

SITE KEY MAP & INFORMATION

B1.0


DATUM EL. +0.0'
20' SLOPE EASEMENT
ALONG NORTHERN P.L.
POTENTIAL
PEDESTRIAN
BRIDGE
DATUM EL. +0.0'
PROPOSED EASEMENT
FOR LA COUNTY
405 OFF-RAMP
HOSE PULL GAP
GRACE AVENUE
A
B
C
D
E
150'
GATE
REC. AREA
SALES
OFFICE
GATE
GATE
GATE
ELECT. EASEMENT
ELECT. EASEMENT
GRACE AVE.
5' DEDICATION
CTYD
TRASH
STAGING AREA
VOL. CEILING
MOVE-IN
1170 SQ. FT
PKG
ENTRY
BLDG A-B
4-STORY WRAP
PROPOSED BUILDING
HEIGHT 60'
COURTYARD
POOL
CTYD
CTYD
COURTYARD
FIRE LANE / EVA ONLY
FIRE LANE / EVA ONLY
ELECT.
EASEMENT
13 GUEST STALLS
SB
3 GUEST + 6 RESTAURANT STALLS
PKG
ENTRY
(MAIN ACCESS DRIVE)
9 RESTAURANT STALLS
PKG
ENTRY
8 RESTAURANT STALLS
PARK
22,859 SQ. FT
BLDG C-D
4-STORY WRAP
PROPOSED BUILDING
HEIGHT 60'
POOL
COURTYARD
10 GUEST STALLS
28' DRIVE / FIRE LANE
POTENTIAL
ACCESS
S. AVALON BLVD
S. AVALON BLVD.

LEGEND


R19'-0"
R45'-0"
R32'-0"
26'-0"

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

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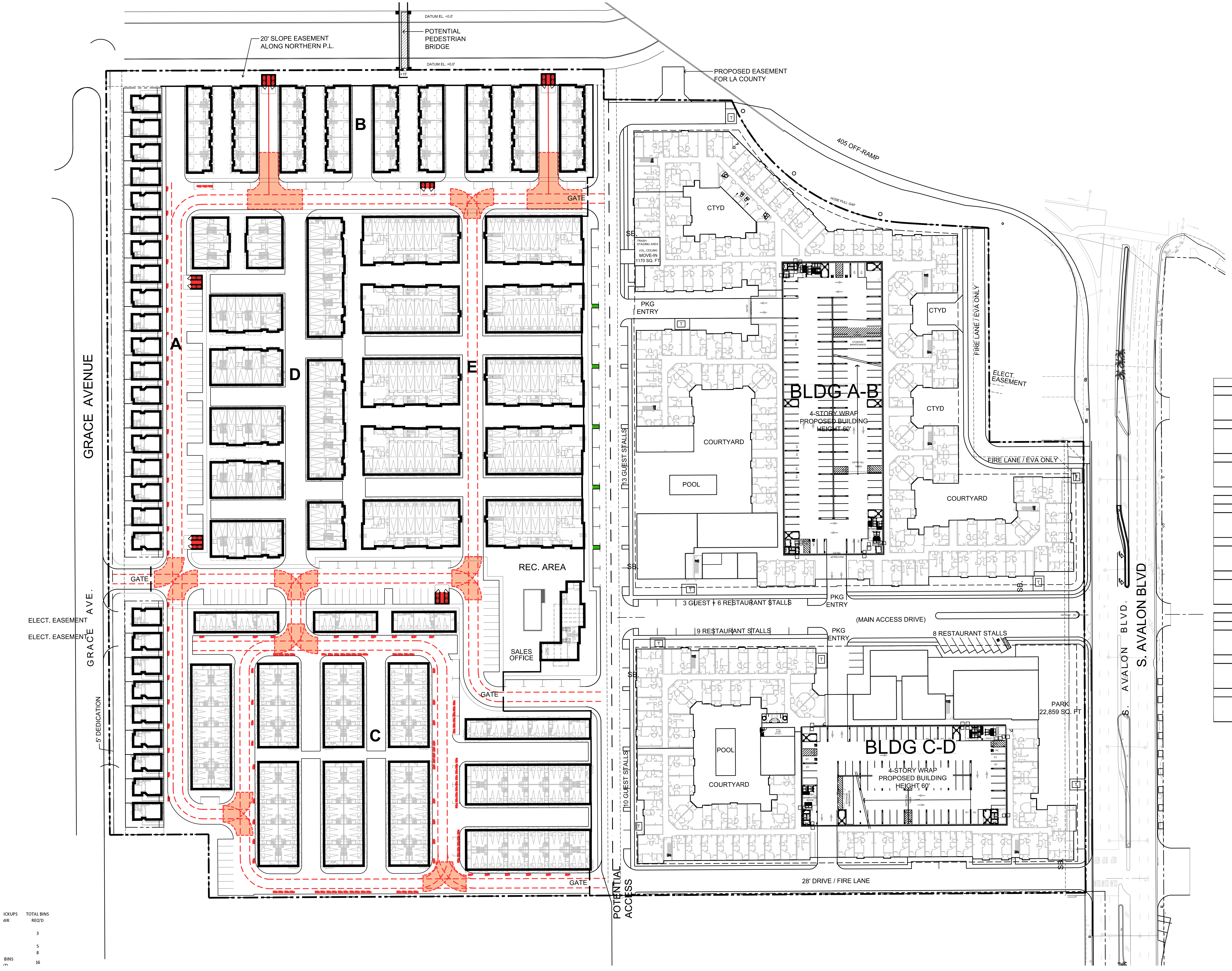
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

0 30 60 120

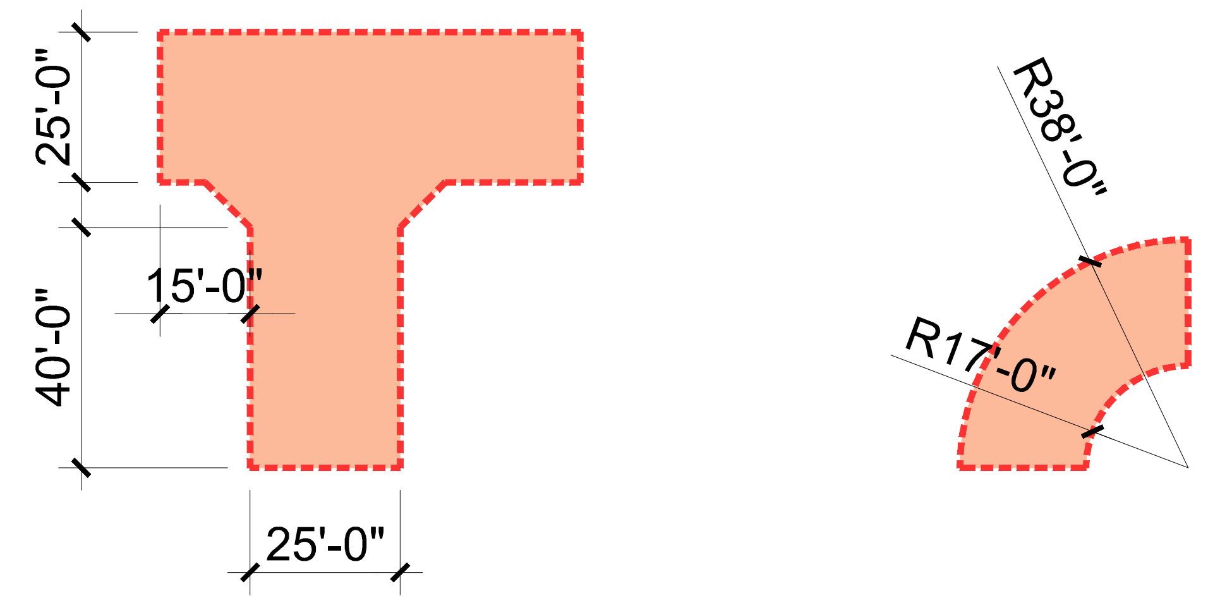
FIRE ACCESS SITE PLAN

B1.1


DATUM EL. +0.0'
20' SLOPE EASEMENT
ALONG NORTHERN P.L.
POTENTIAL
PEDESTRIAN
BRIDGE
PROPOSED EASEMENT
FOR LA COUNTY
405 OFF-RAMP
GRACE AVENUE
GRACE AVE.
ELECT. EASEMENT
ELECT. EASEMENT
5' DEDICATION
A
B
C
D
E
GATE
GATE
GATE
GATE
REC. AREA
SALES
OFFICE
CTYD
CTYD
CTYD
TRASH STAGING AREA
MOVE-IN
1170 SQ. FT
PKG
ENTRY
BLDG A-B
4-STORY WRAP
PROPOSED BUILDING
HEIGHT 60'
COURTYARD
POOL
COURTYARD
FIRE LANE / EVA ONLY
FIRE LANE / EVA ONLY
ELECT.
EASEMENT
13 GUEST STALLS
3 GUEST + 6 RESTAURANT STALLS
PKG
ENTRY
(MAIN ACCESS DRIVE)
9 RESTAURANT STALLS
PKG
ENTRY
8 RESTAURANT STALLS
PARK
22,859 SQ. FT
BLDG C-D
4-STORY WRAP
PROPOSED BUILDING
HEIGHT 60'
POOL
COURTYARD
10 GUEST STALLS
28' DRIVE / FIRE LANE
POTENTIAL
ACCESS
S. AVALON BLVD
AVALON BLVD.

ICKUPS /WK | TOTAL BINS REQ'D
3
5
8
BINS | 16

LEGEND


25'-0"
40'-0"
15'-0"
25'-0"
R38'-0"
R17'-0"

TRASH TRUCK TURN-AROUND
SANITATION TRUCK
HAMMERHEAD TURN AREA 14'
MINIMUM VERTICAL CLEARANCE

TRASH TRUCK TURNING RADIUS

- - - - -	TRASH TRUCK ROUTE
🟥 🟥 🟥	TRASH CANS. 64 GALLON TRASH AND RECYCLE, 32 GALLON ORGANICS
▨ ▨	TRASH ENCLOSURE

PRODUCT B			
SOLID WASTE CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
45	0.2	9	3
RECYCLING CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
45	0.2	9	3
ORGANICS CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 64 GALLON CARTS
45	0.012	0.54	2

PRODUCT D			
SOLID WASTE CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
62	0.2	12.4	5
RECYCLING CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
62	0.2	12.4	5
ORGANICS CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 64 GALLON CARTS
62	0.012	0.744	3

PRODUCT E			
SOLID WASTE CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
110	0.2	22	8
RECYCLING CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
110	0.2	22	8
ORGANICS CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 64 GALLON CARTS
110	0.012	1.32	5

TRASH ENCLOSURES			
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
16	2	8	8
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
16	2	8	8
ORGANICS CALCULATIONS			
No. OF 64 GALLON CARTS REQ'D	PICKUPS /WK	No. OF 64 GALLON CARTS REQ'D	No. OF 64 GALLON CARTS PROV'D
10	1	10	10

NOTES:
PRODUCTS A AND C TO HAVE INDIVIDUAL CART PICKUP WITH ONE 64 GALLON TRASH CART, ONE 64 GALLON RECYCLING CART, AND ONE 32 GALLON ORGANICS CART WITH ONE PICKUP PER WEEK.

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

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IMPERIAL AVALON, LLC
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Los Alamitos, CA 90720

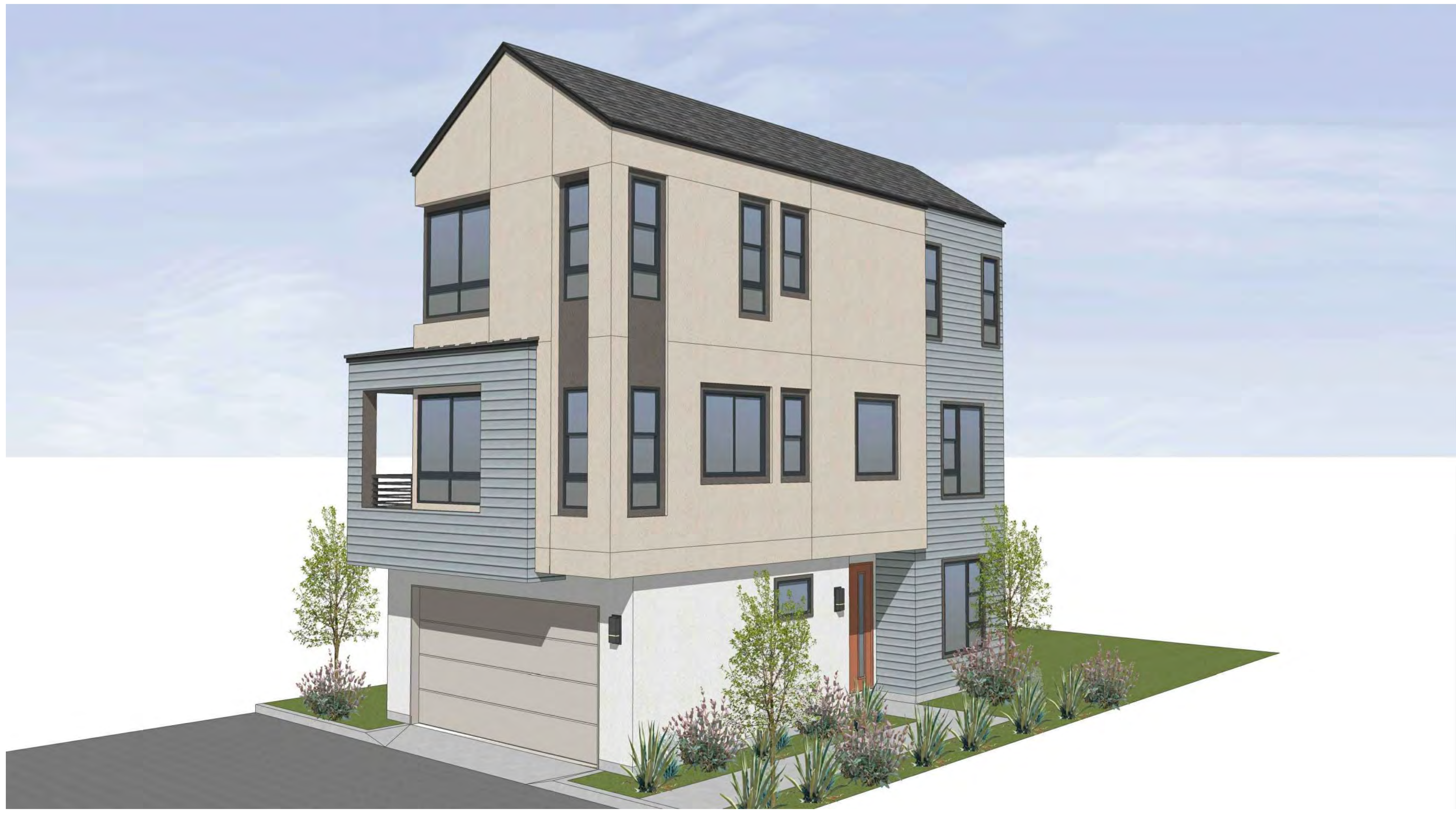
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

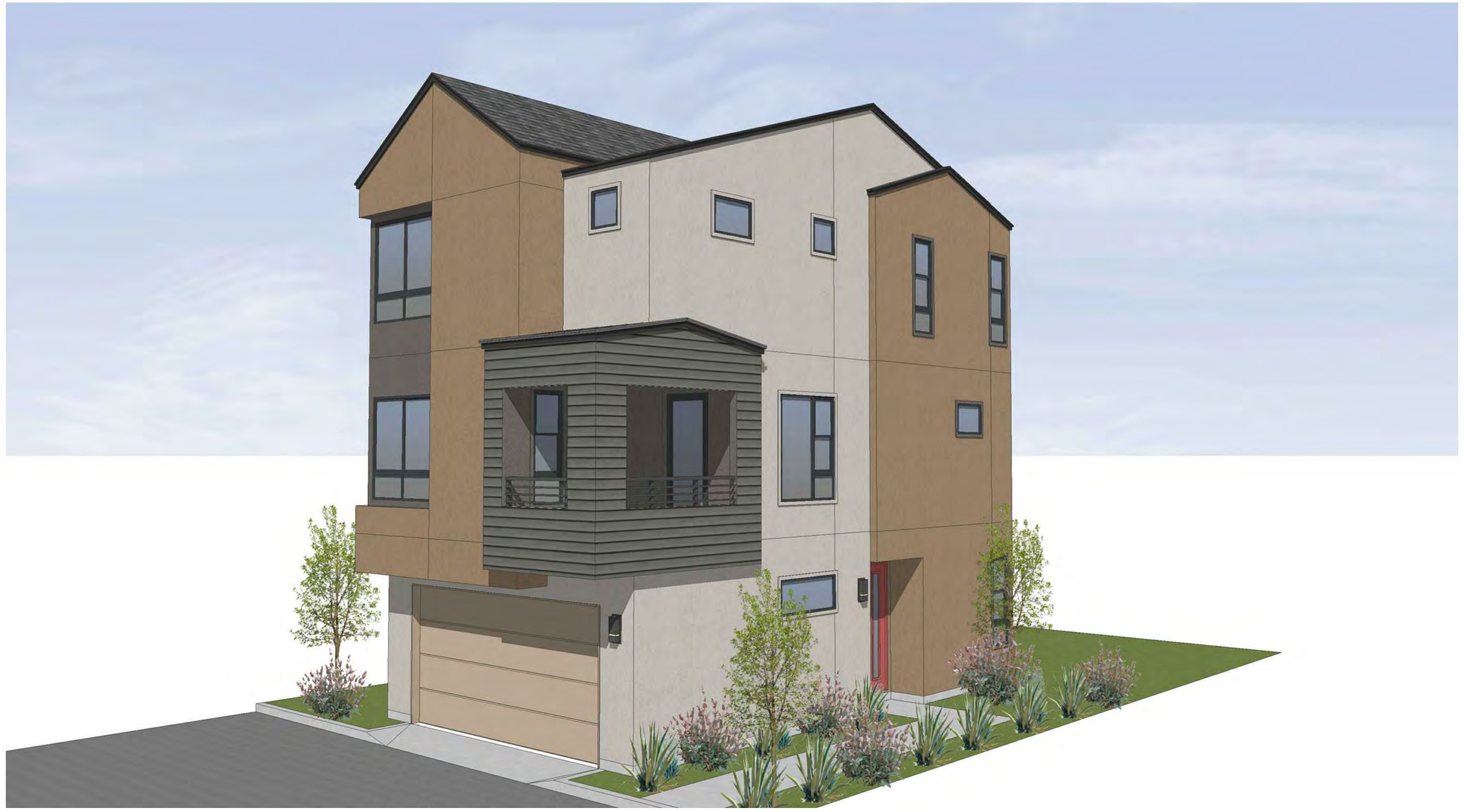
0 30 60 120

WASTE MANAGEMENT SITE PLAN

B1.2



PLAN 1



PLAN 2

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Los Alamitos, CA 90720

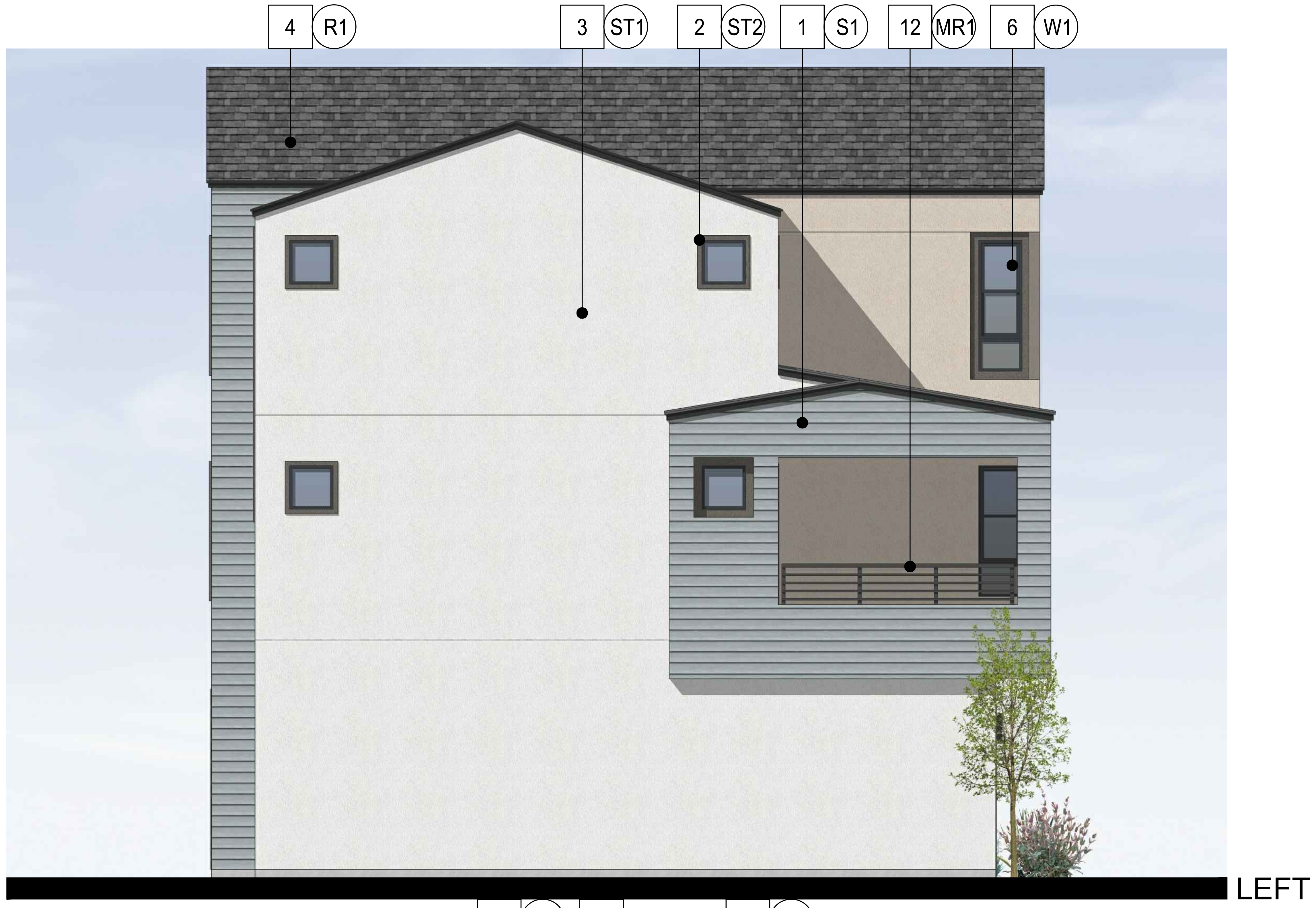
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA #2021-1298

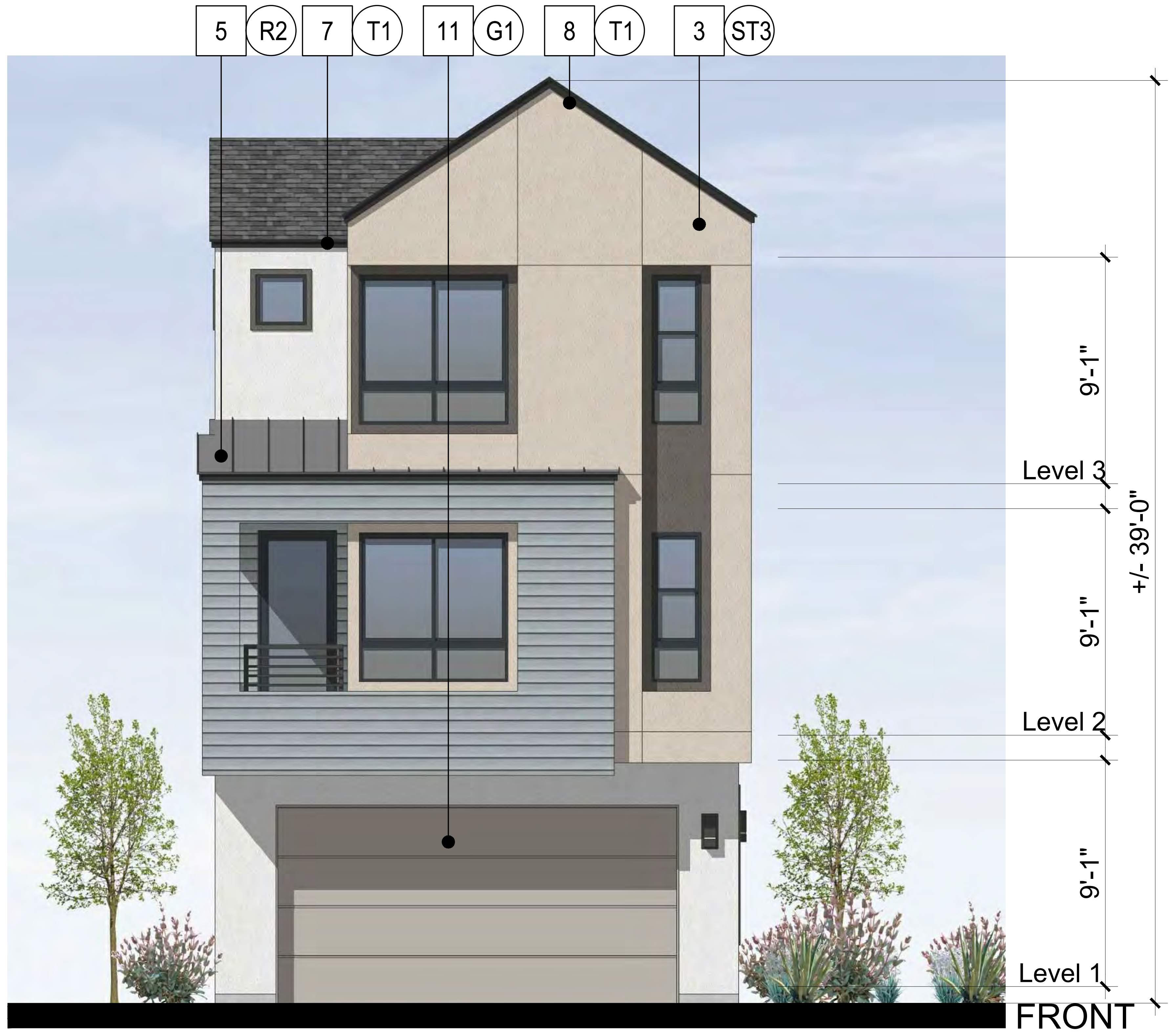
SCHEMATIC DESIGN
OCTOBER 21, 2022

NTS

PERSPECTIVES
PRODUCT A


4 R1
3 ST1
2 ST2
1 S1
12 MR1
6 W1

LEFT


5 R2
7 T1
11 G1
8 T1
3 ST3
Level 3
Level 2
Level 1
9'-1"
9'-1"
9'-1"
+/- 39'-0"

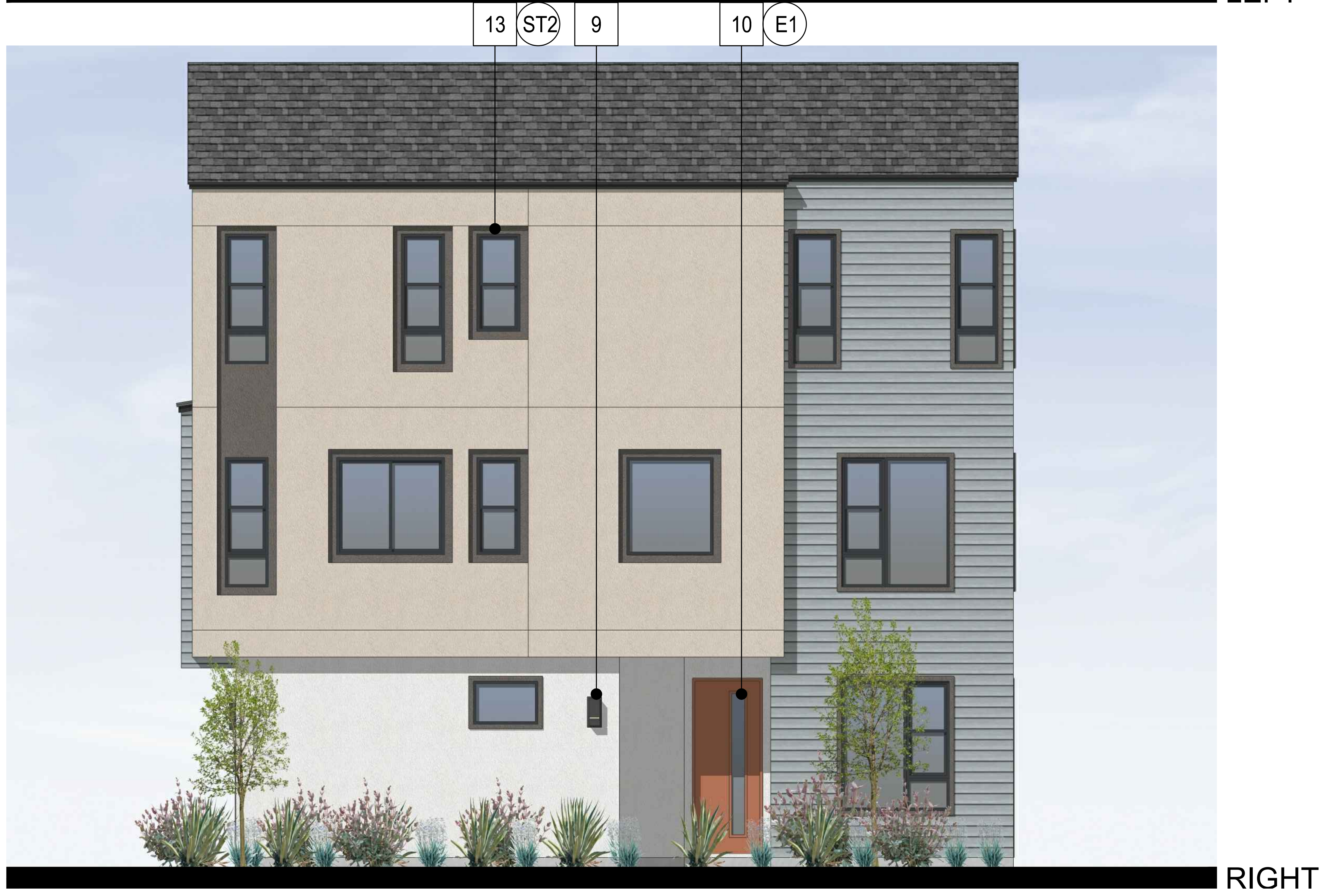
FRONT

MATERIAL LEGEND

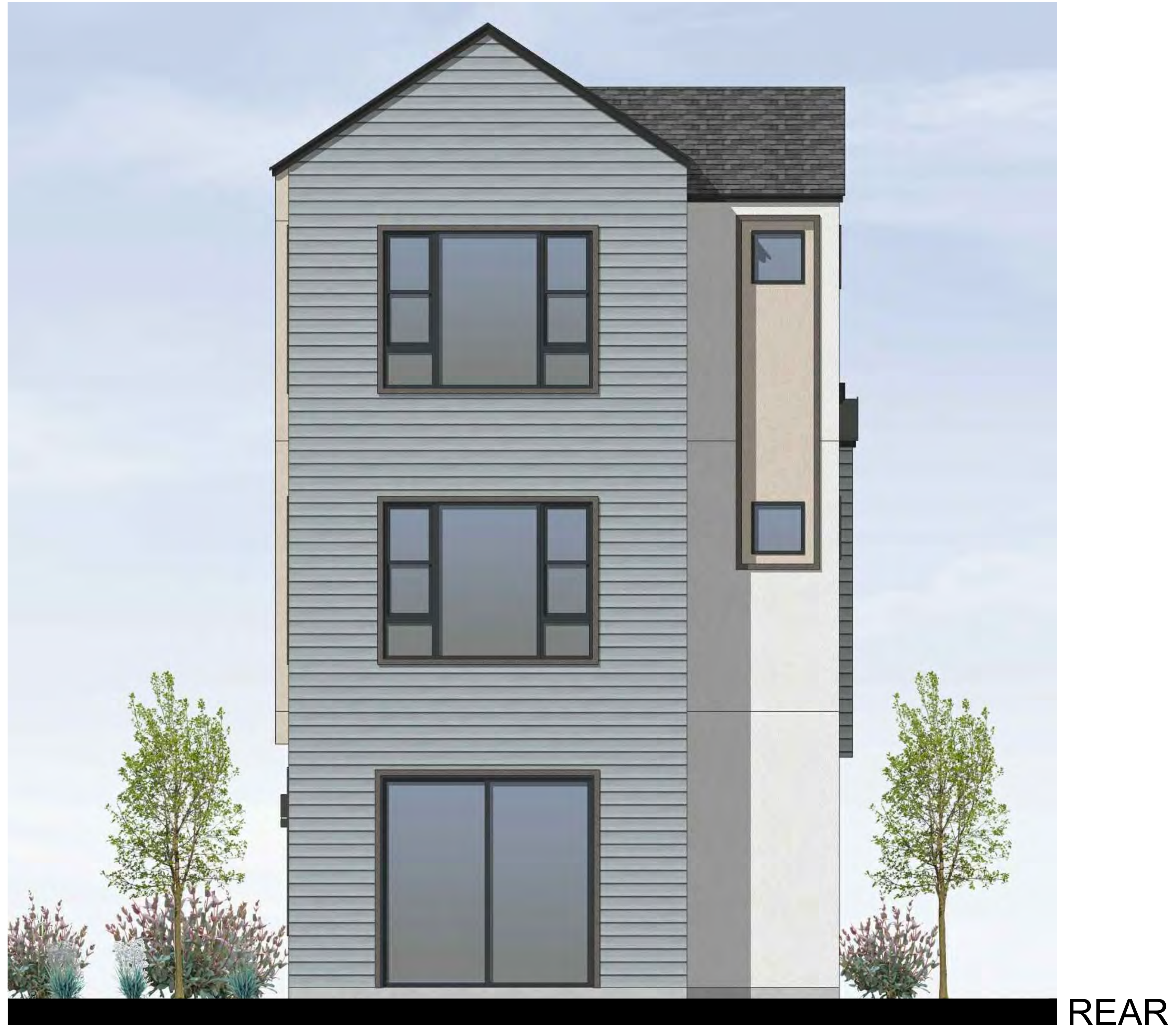
1. HORIZONTAL LAP SIDING
2. STUCCO TRIM
3. STUCCO
4. ASPHALT SHINGLES ROOF
5. STANDING SEAM METAL ROOF
6. VINYL WINDOWS
7. FASCIA
8. BARGE BOARD
9. DECORATIVE LIGHTS & ADDRESS SIGN
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. METAL RAILS
13. STUCCO REVEAL

COLOR SCHEDULE

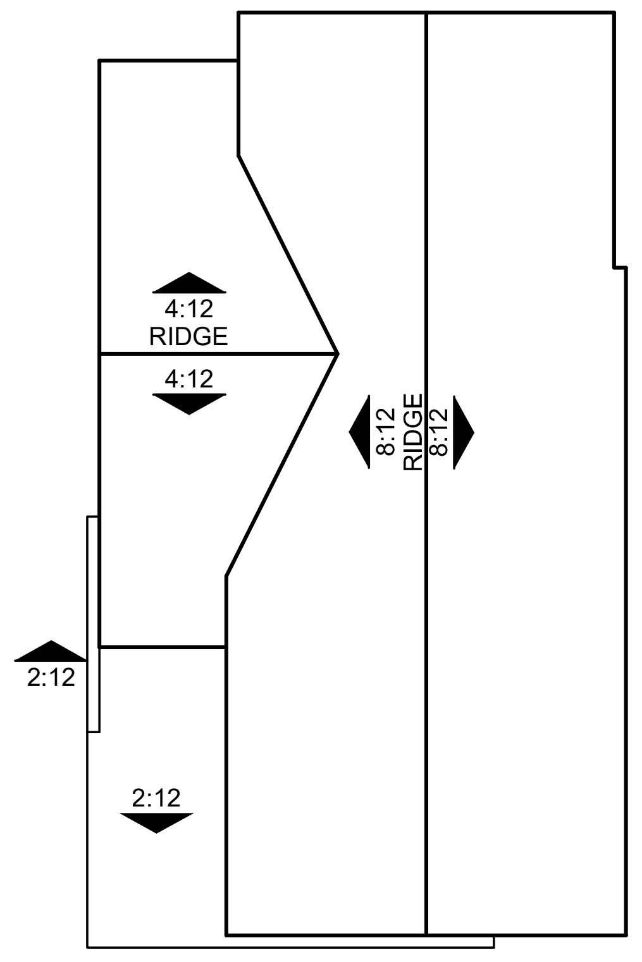
S1 - HORIZONTAL SIDING
T1 - TRIM
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
R2 - STANDING SEAM METAL ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
G1 - GARAGE
MR1 - METAL RAILS


13 ST2
9
10 E1

RIGHT



REAR


4:12
RIDGE
4:12
8:12
RIDGE
8:12
2:12
2:12

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

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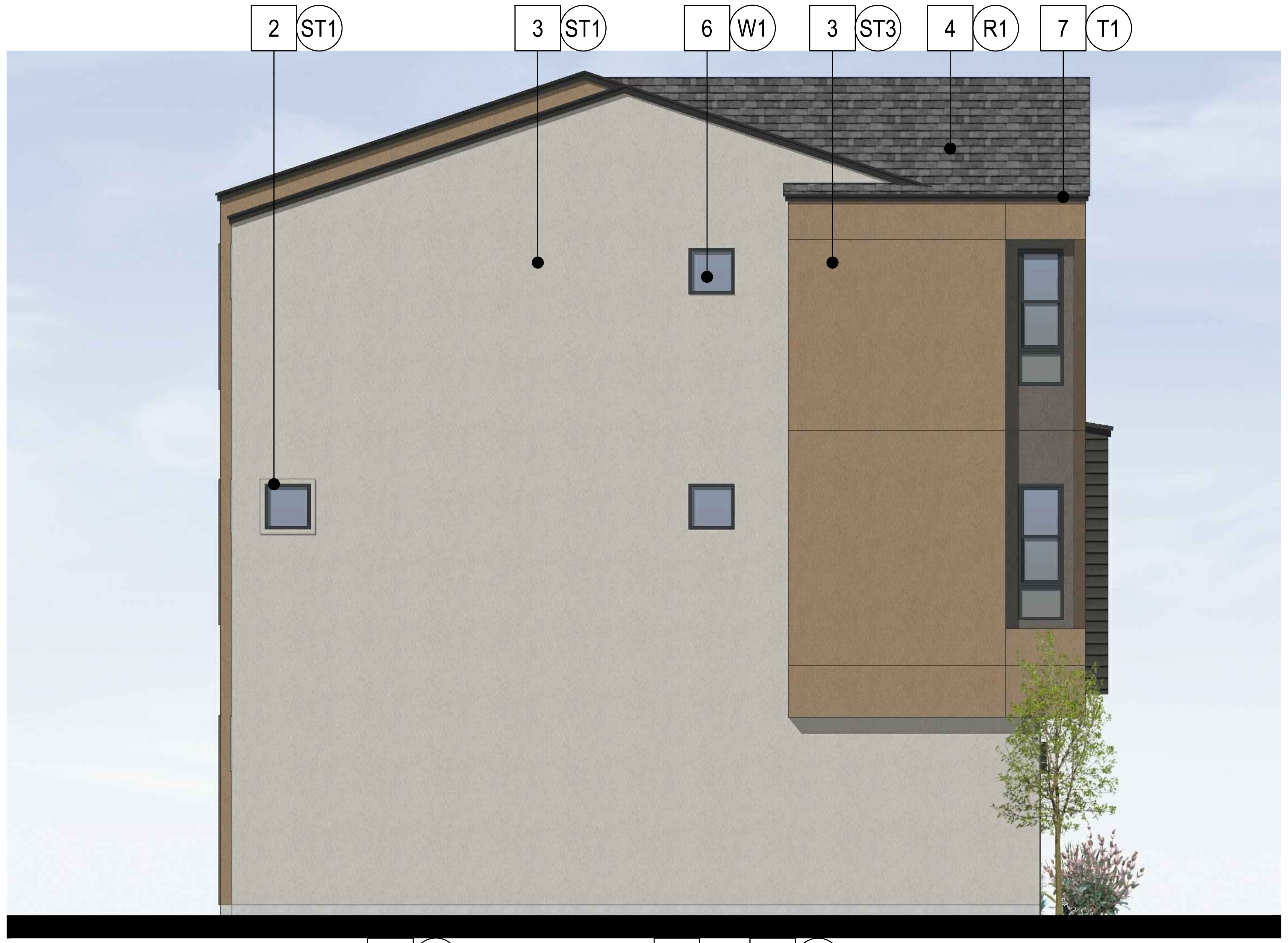
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

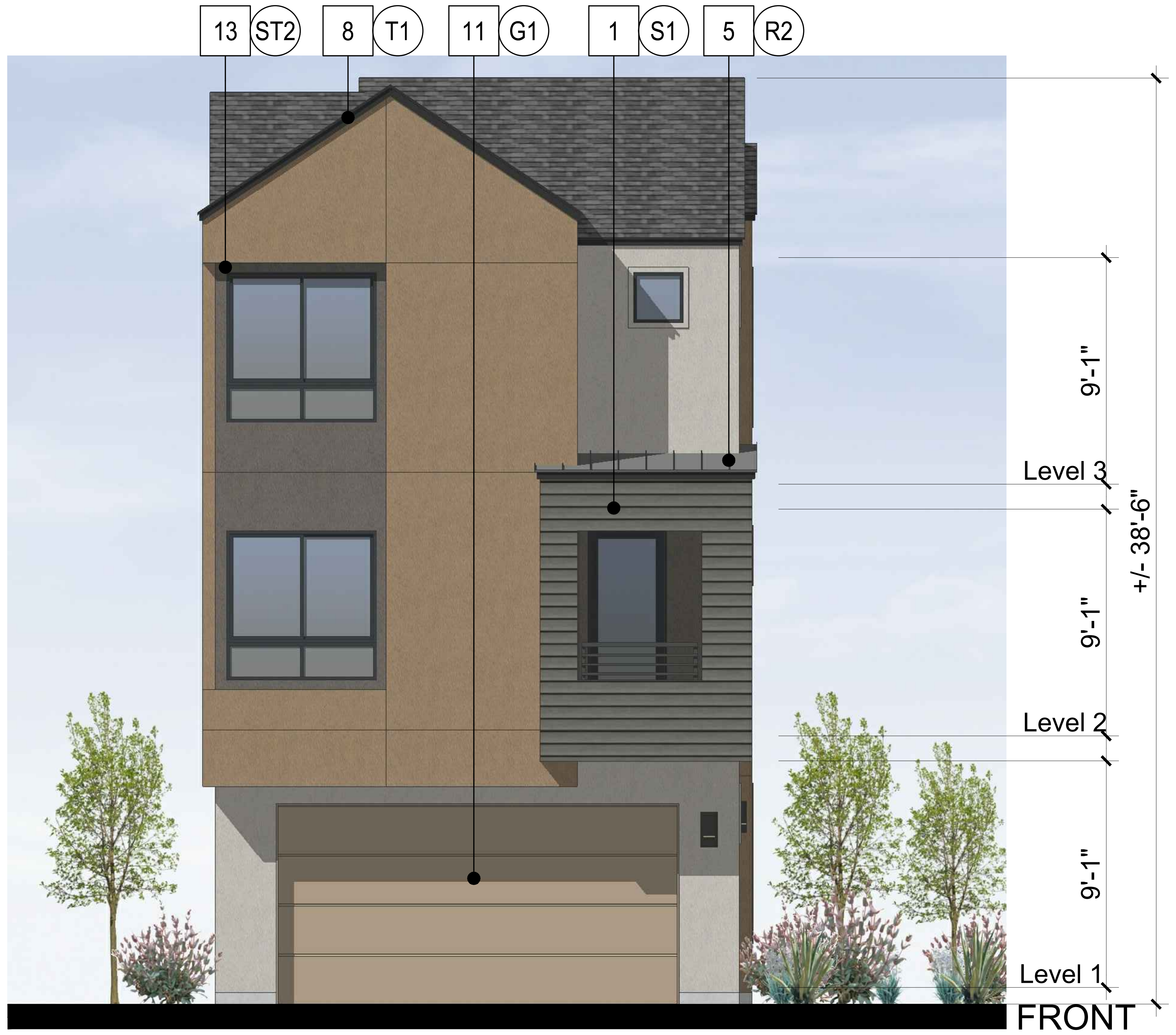
0 2 4 8

ELEVATIONS
PRODUCT A - PLAN 1

AA2


2 ST1
3 ST1
6 W1
3 ST3
4 R1
7 T1

LEFT


13 ST2
8 T1
11 G1
1 S1
5 R2
9'-1"
Level 3
9'-1"
Level 2
9'-1"
Level 1
+/- 38'-6"

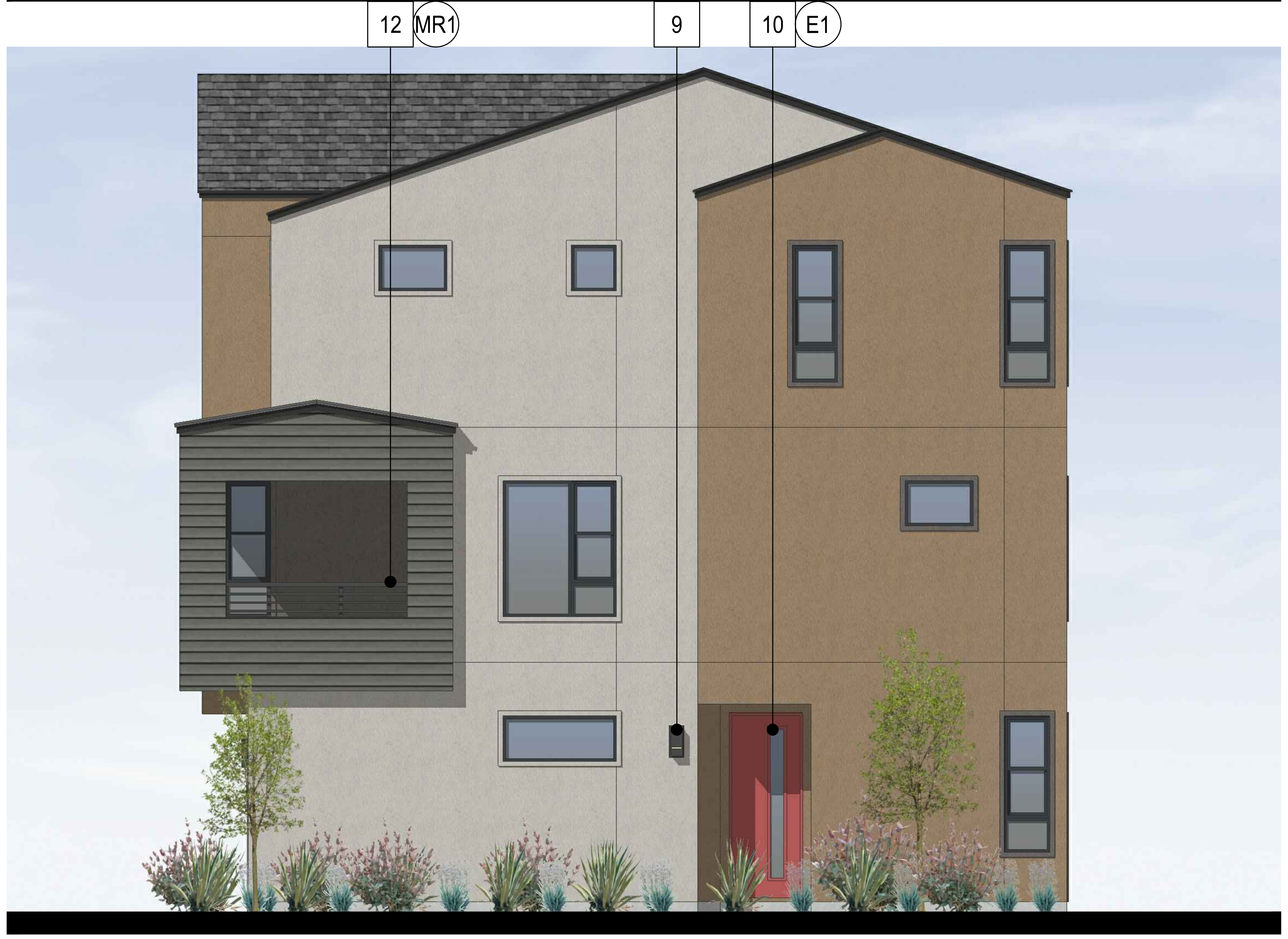
FRONT

MATERIAL LEGEND

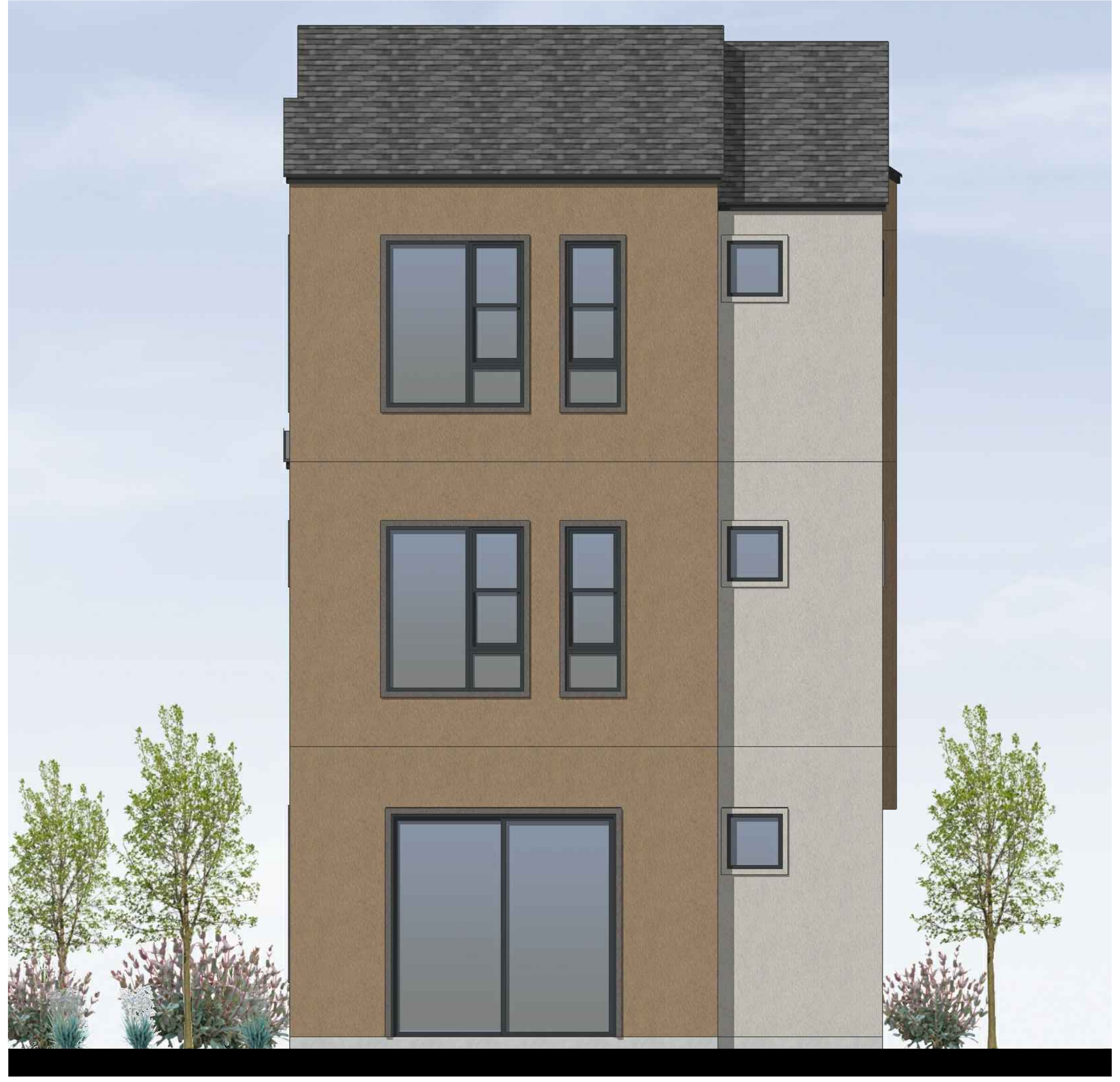
1. HORIZONTAL LAP SIDING
2. STUCCO TRIM
3. STUCCO
4. ASPHALT SHINGLES ROOF
5. STANDING SEAM METAL ROOF
6. VINYL WINDOWS
7. FASCIA
8. BARGE BOARD
9. DECORATIVE LIGHTS & ADDRESS SIGN
10. FIBERGLASS ENTRY DOOR
11. METAL SECTIONAL GARAGE DOOR
12. METAL RAILS
13. STUCCO REVEAL

COLOR SCHEDULE

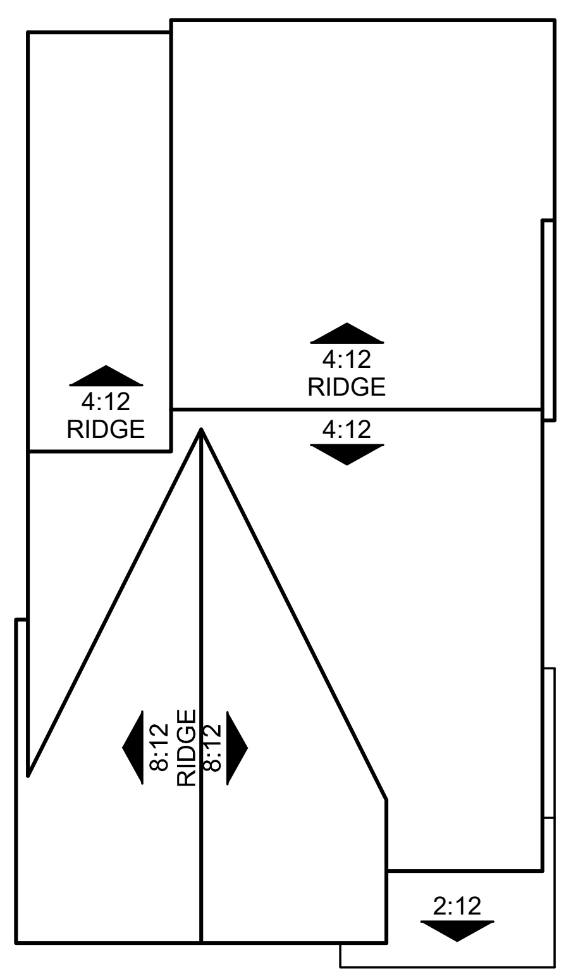
S1 - HORIZONTAL SIDING
T1 - TRIM
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
R2 - STANDING SEAM METAL ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
G1 - GARAGE
MR1 - METAL RAILS


12 MR1
9
10 E1

RIGHT



REAR


4:12
RIDGE
4:12
RIDGE
4:12
8:12
RIDGE
8:12
2:12

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

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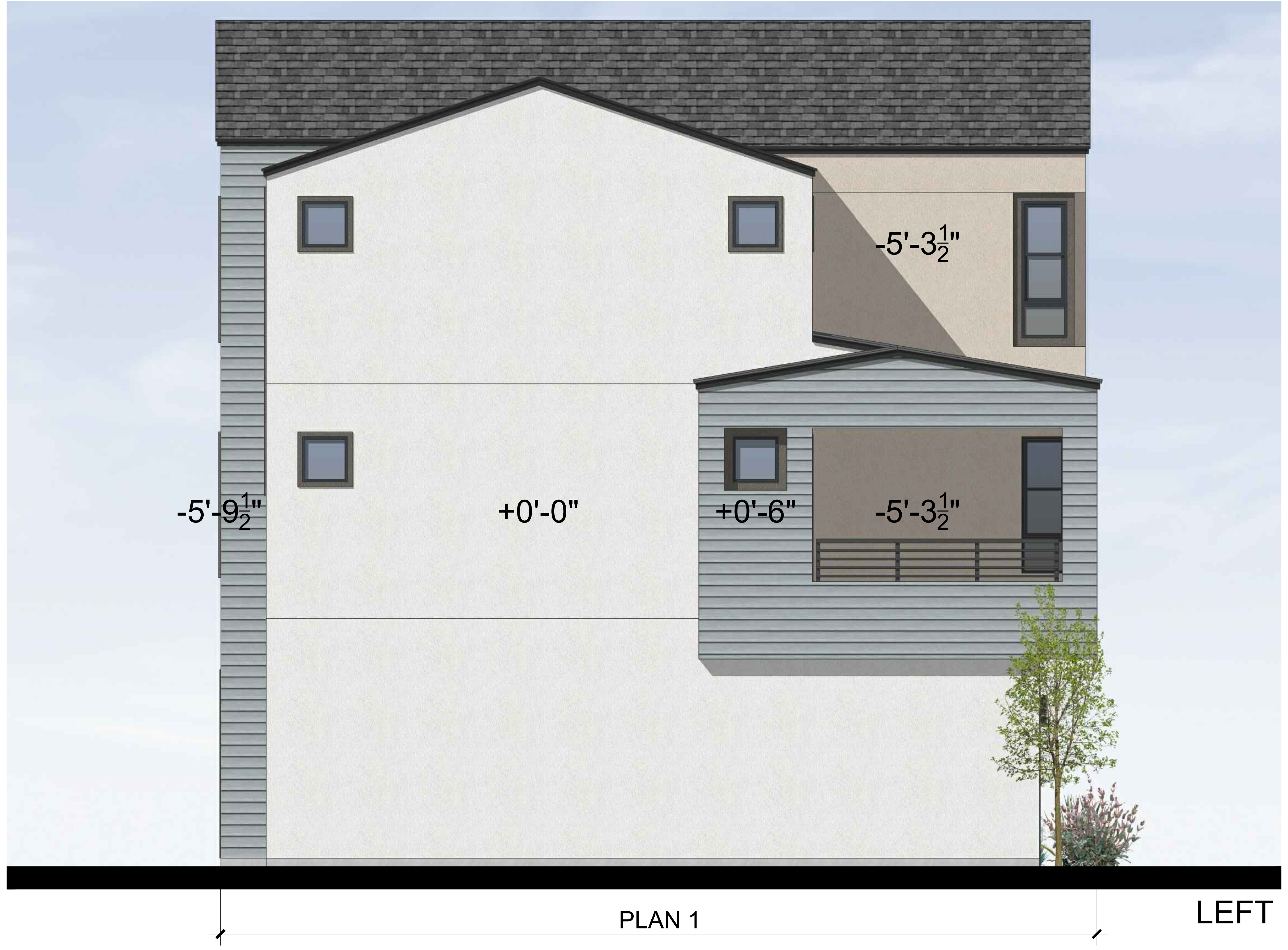
CARSON, CA #2021-1298

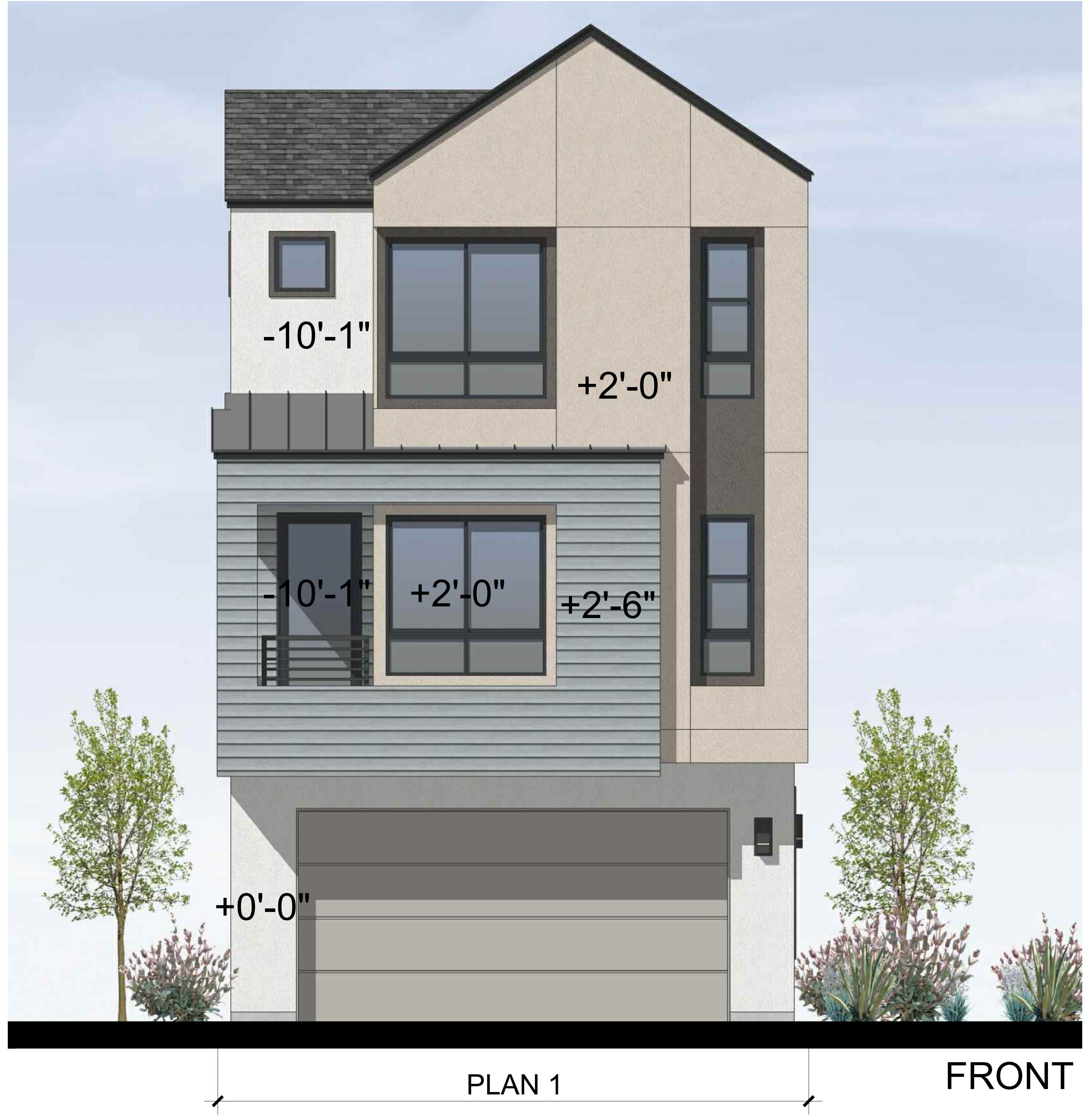
SCHEMATIC DESIGN
OCTOBER 21, 2022

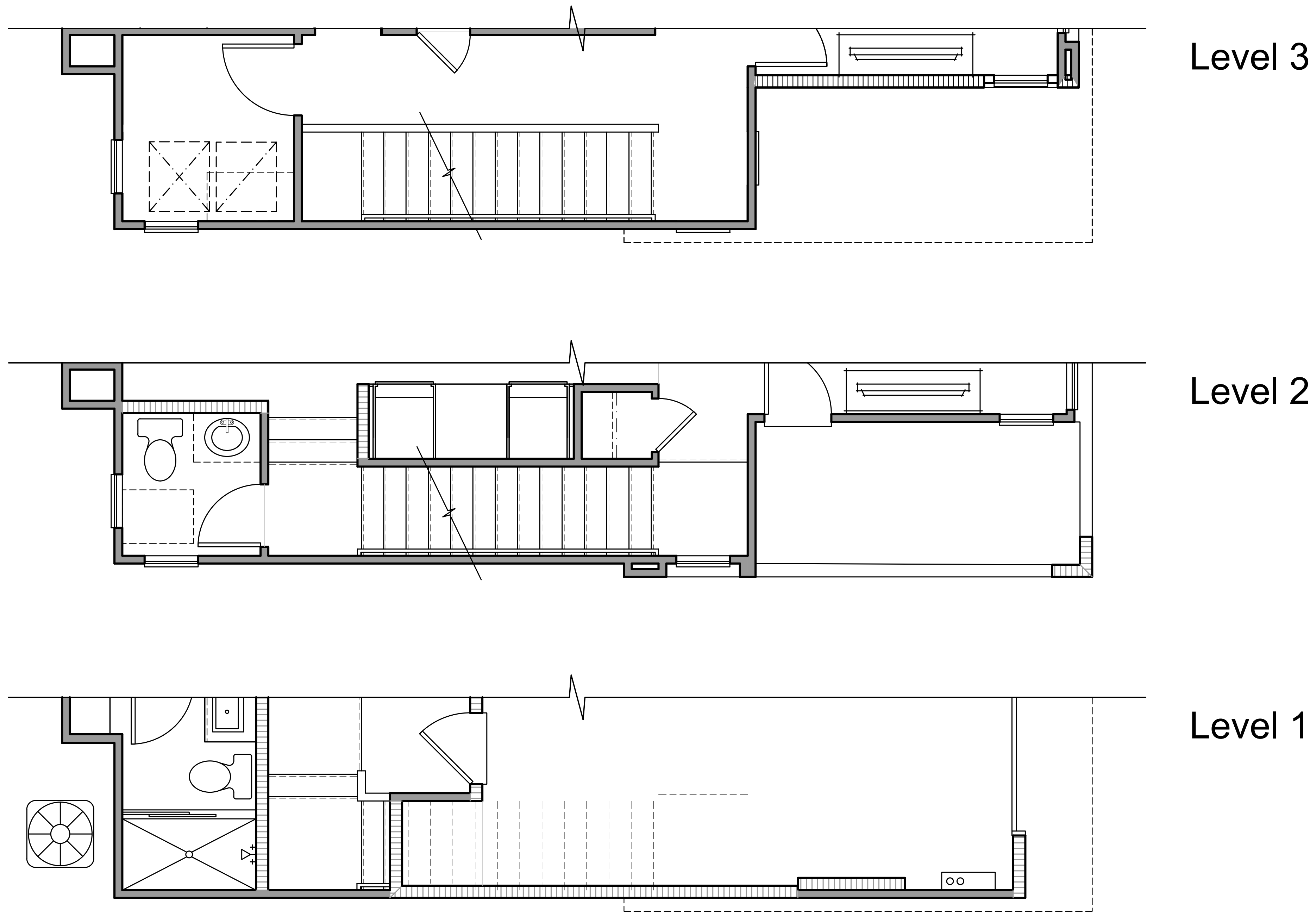
0 2 4 8

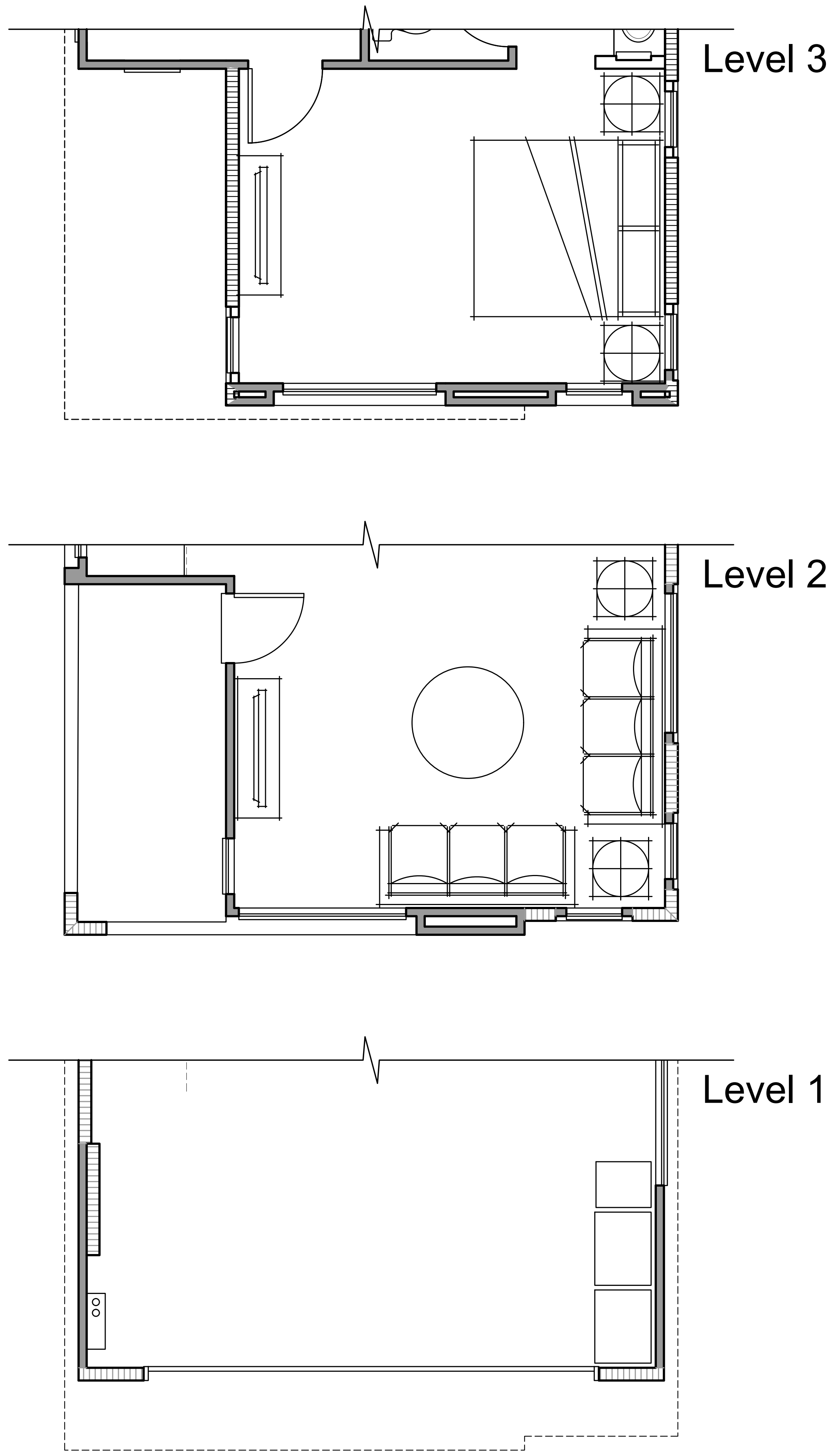
ELEVATIONS
PRODUCT A - PLAN 2

AA3


-5'-3½"
-5'-9½"
+0'-0"
+0'-6"
-5'-3½"
PLAN 1
LEFT


-10'-1"
+2'-0"
-10'-1"
+2'-0"
+2'-6"
+0'-0"
PLAN 1
FRONT


Level 3
Level 2
Level 1


Level 3
Level 2
Level 1

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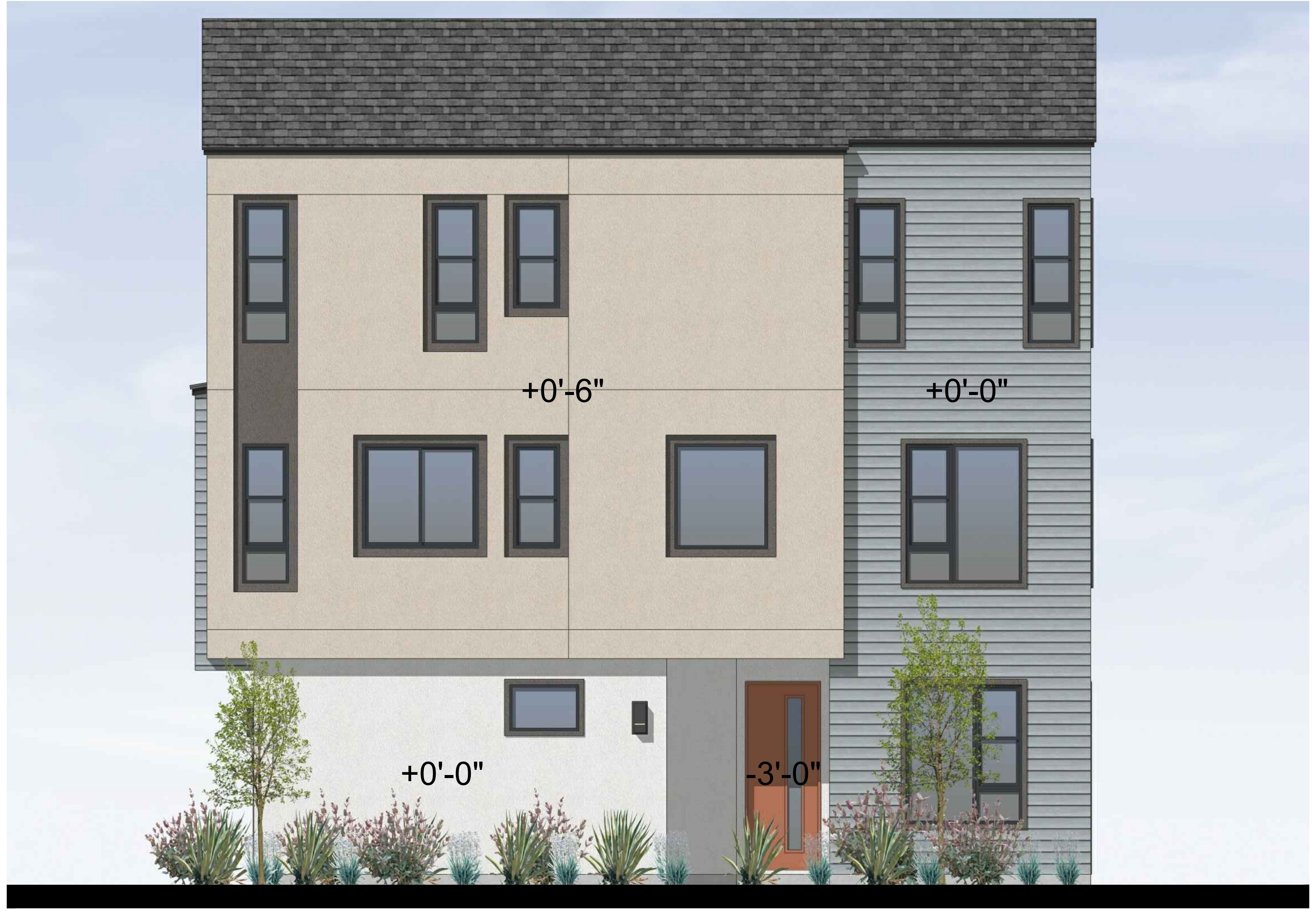
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

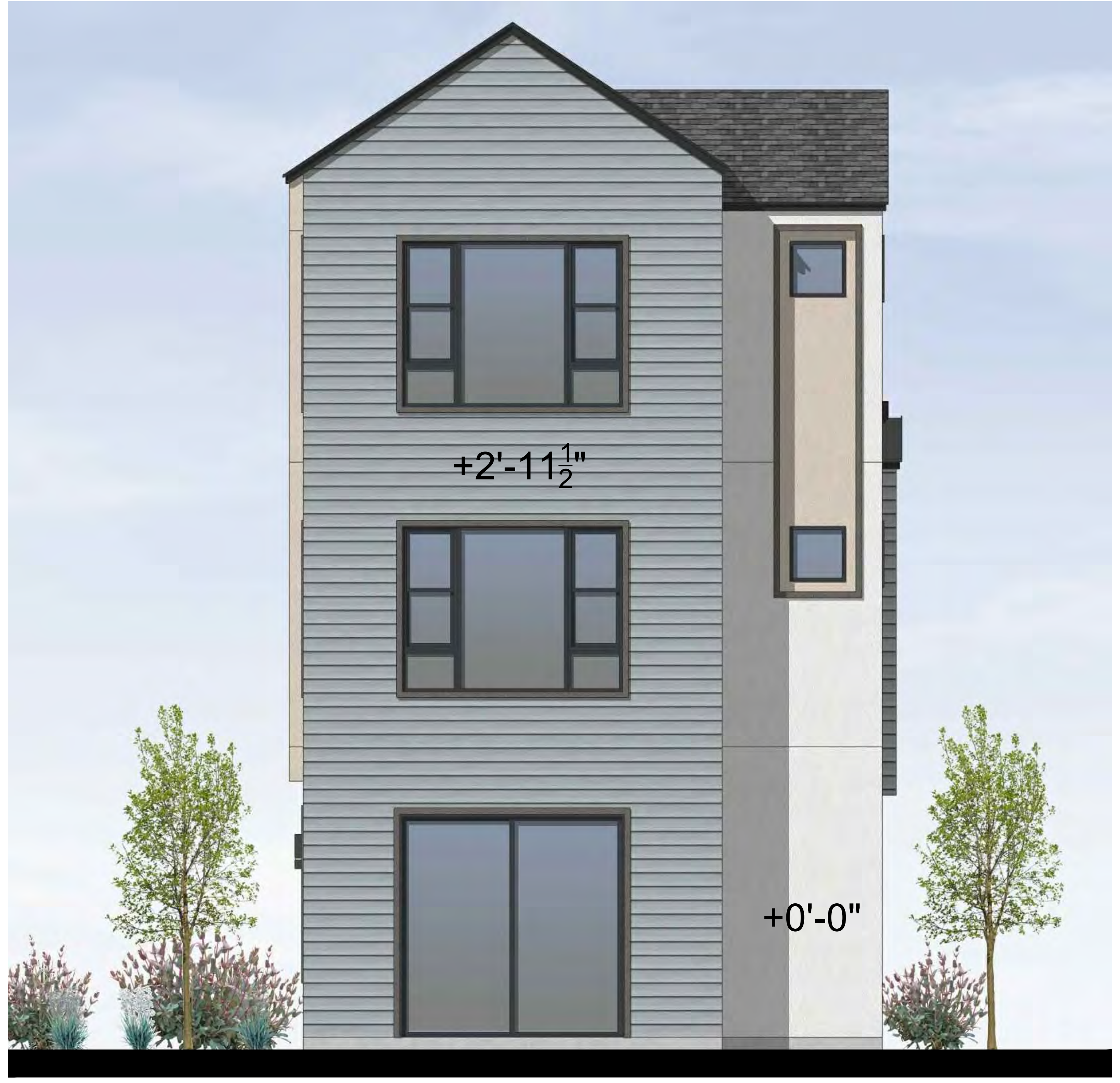
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT A - PLAN 1

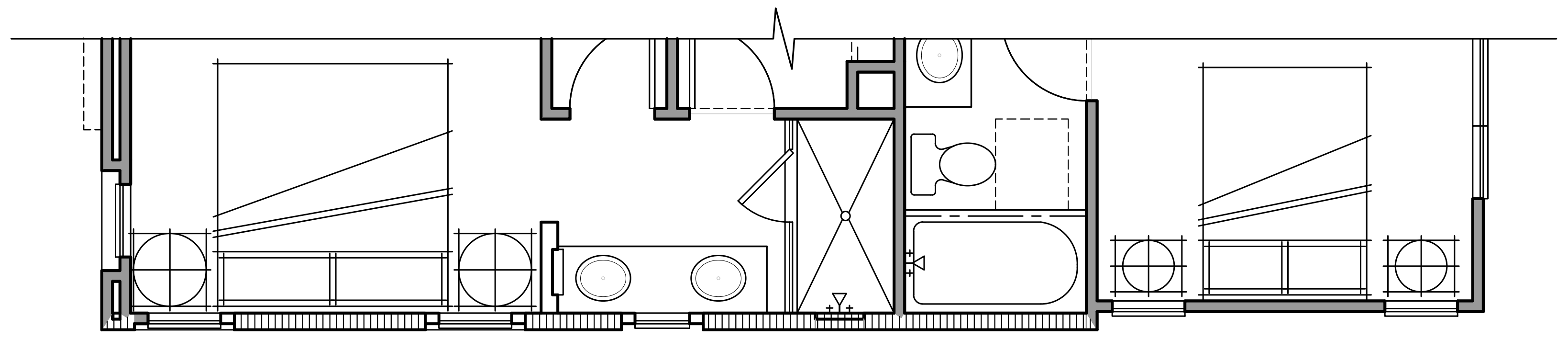
AA4



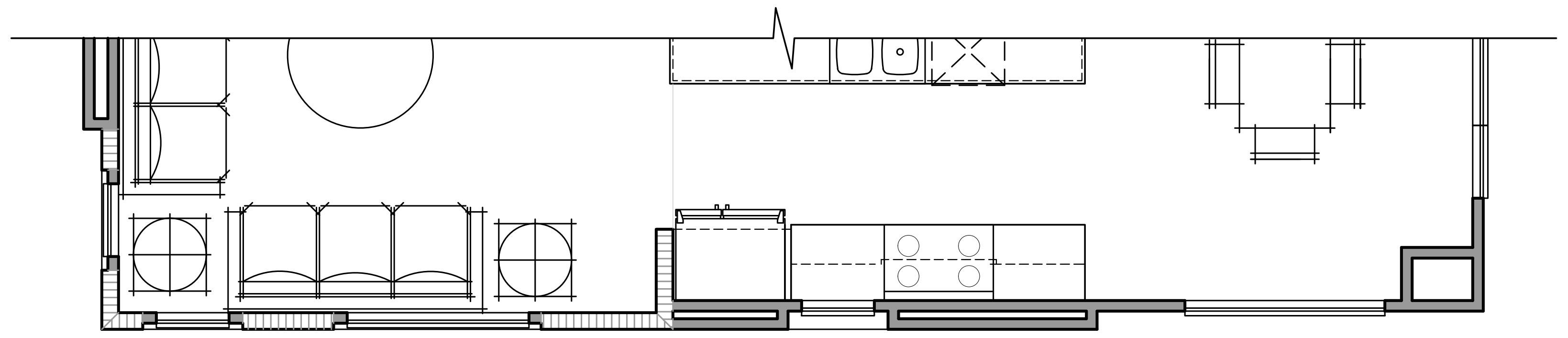
RIGHT



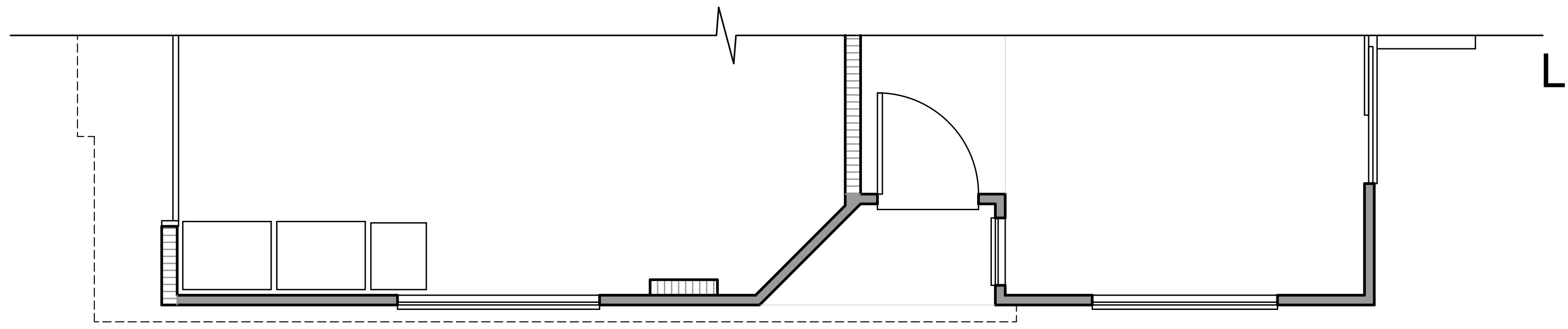
REAR



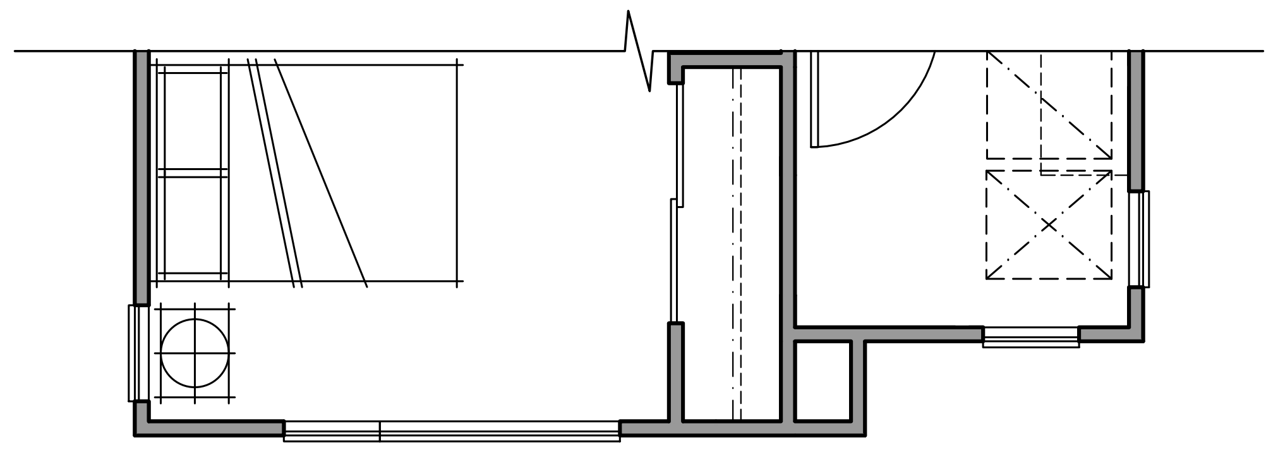
Level 3



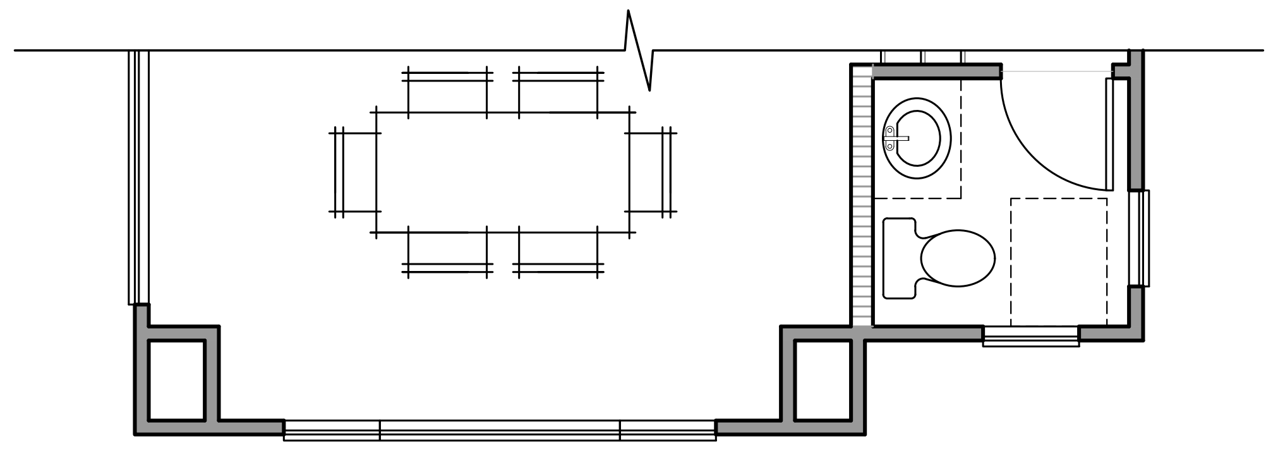
Level 2



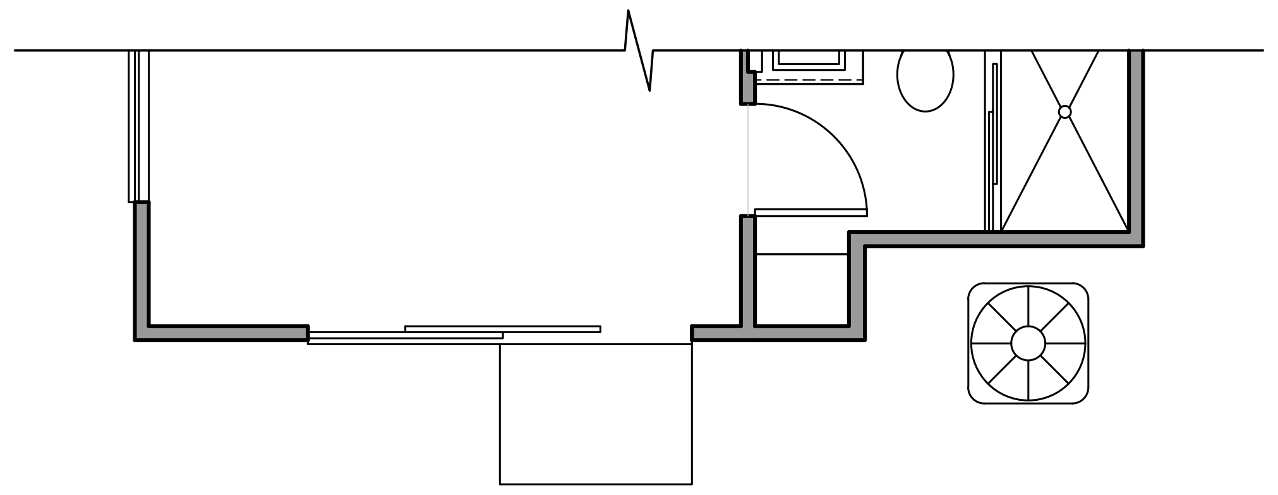
Level 1



Level 3



Level 2



Level 1

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OCTOBER 21, 2022

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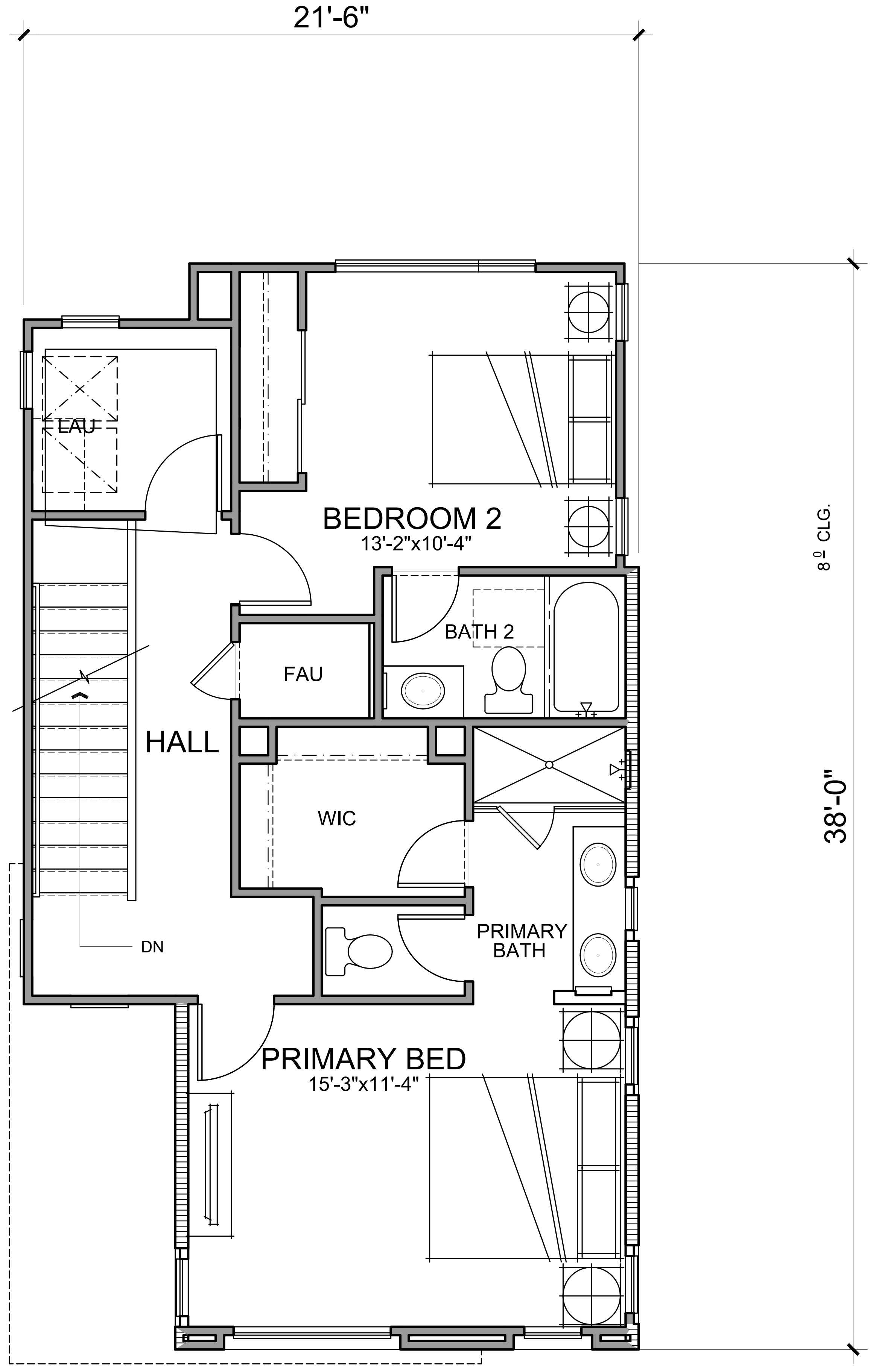
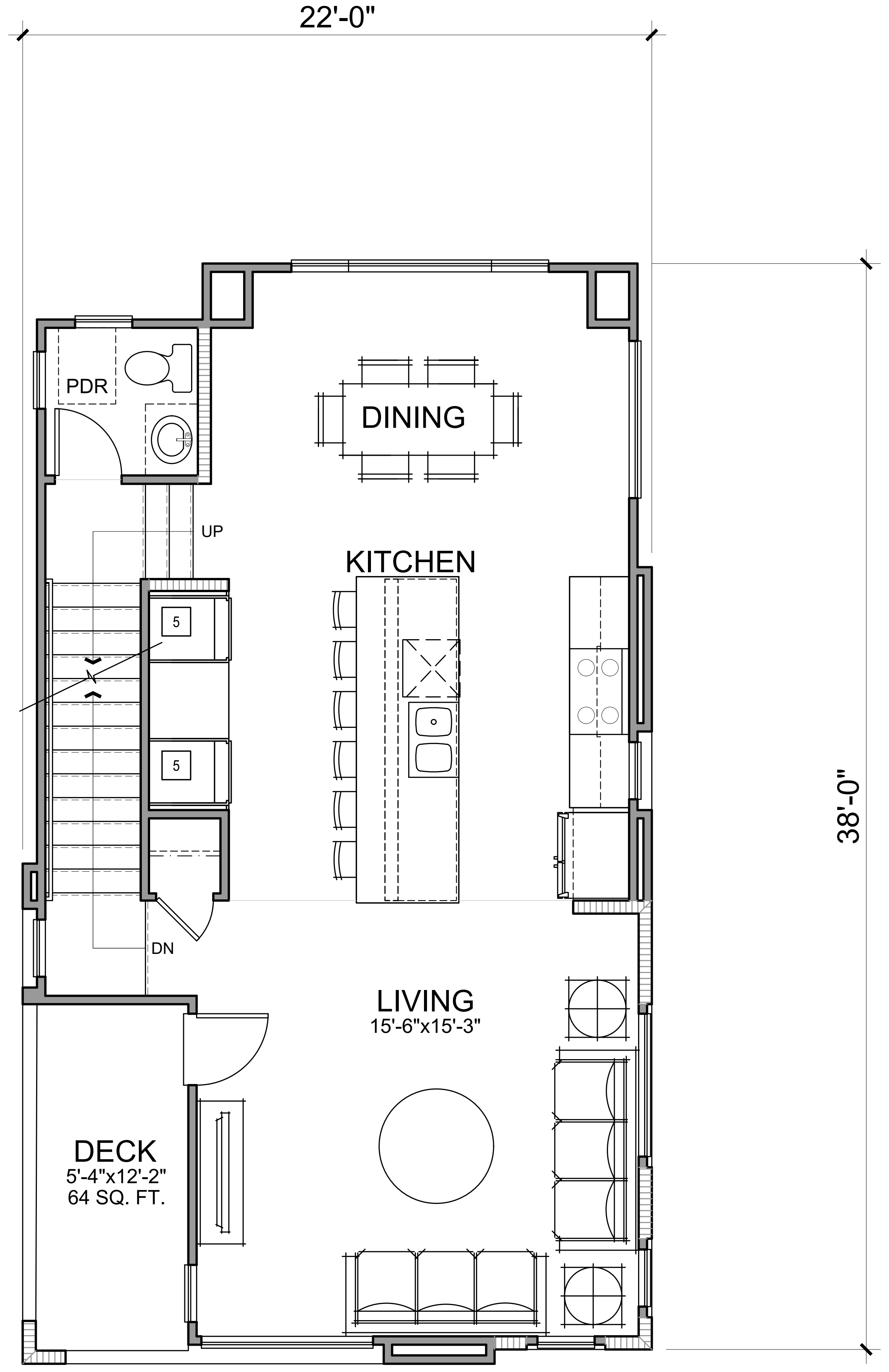
ELEVATION OFFSET ANALYSIS
PRODUCT A - PLAN 1

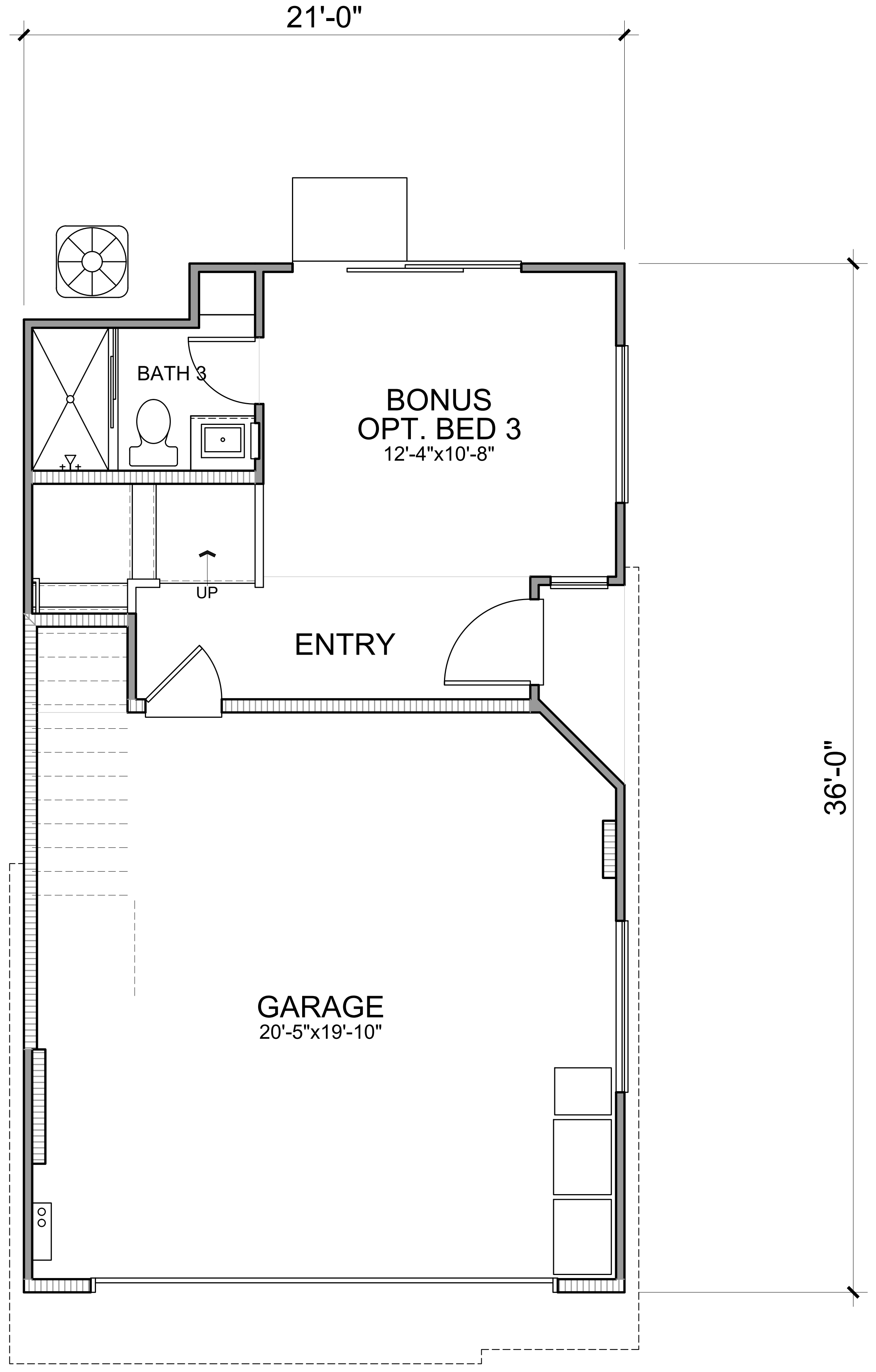
AA5


21'-6"
LAU
BEDROOM 2
13'-2"x10'-4"
BATH 2
FAU
HALL
WIC
PRIMARY BATH
DN
PRIMARY BED
15'-3"x11'-4"
8º CLG.
38'-0"

THIRD FLOOR


22'-0"
PDR
DINING
UP
KITCHEN
5
5
DN
LIVING
15'-6"x15'-3"
DECK
5'-4"x12'-2"
64 SQ. FT.
38'-0"

SECOND FLOOR


21'-0"
BATH 3
BONUS
OPT. BED 3
12'-4"x10'-8"
UP
ENTRY
GARAGE
20'-5"x19'-10"
36'-0"

FIRST FLOOR

PLAN 1 - GROSS S.F.	
2 BD + BONUS / 3 BD, 3.5 BA	
FIRST FLOOR	325 SQ. FT.
SECOND FLOOR	729 SQ. FT.
THIRD FLOOR	678 SQ. FT.
TOTAL	1732 SQ. FT.
DECK	64 SQ. FT.
GARAGE	423 SQ. FT.

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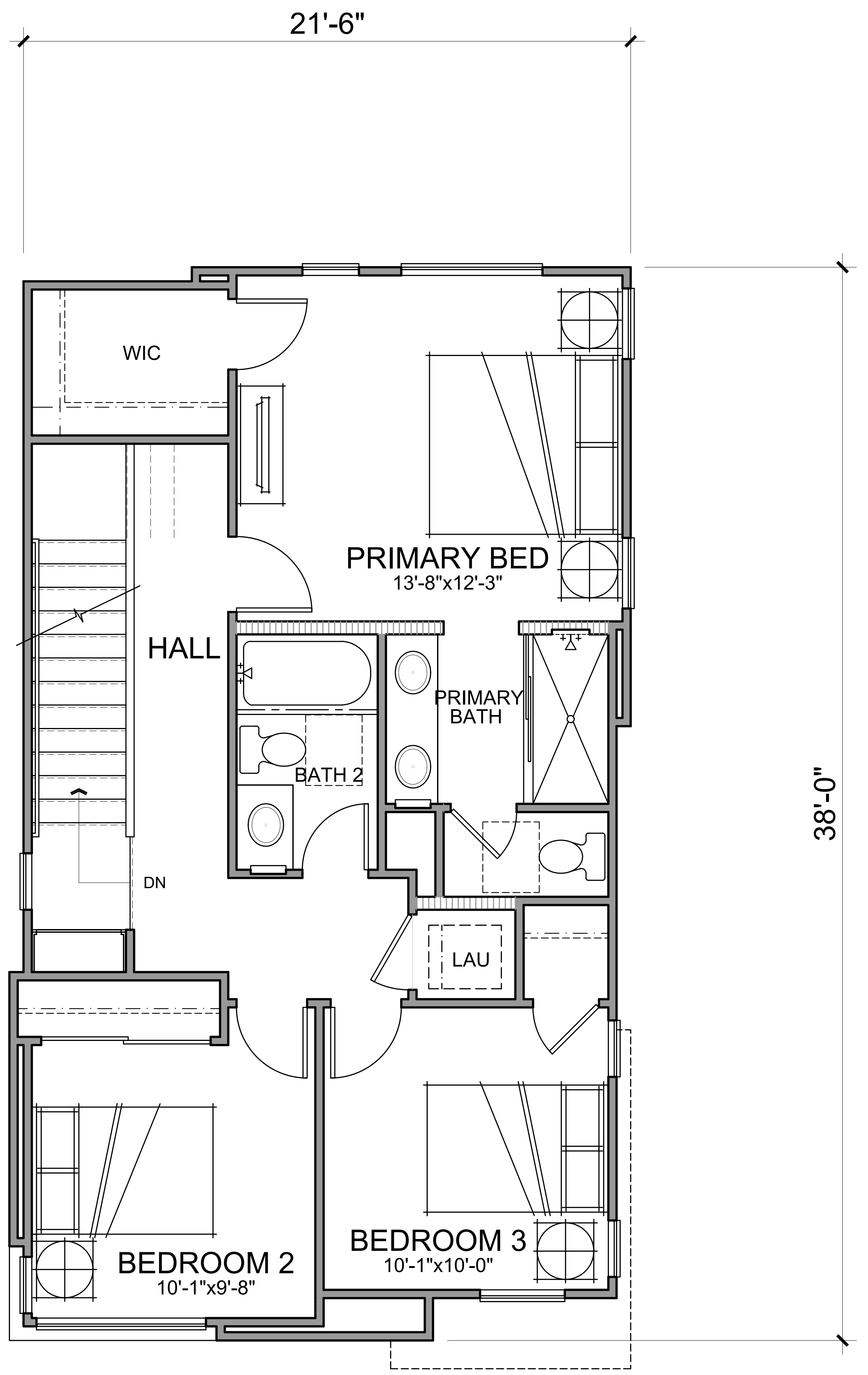
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

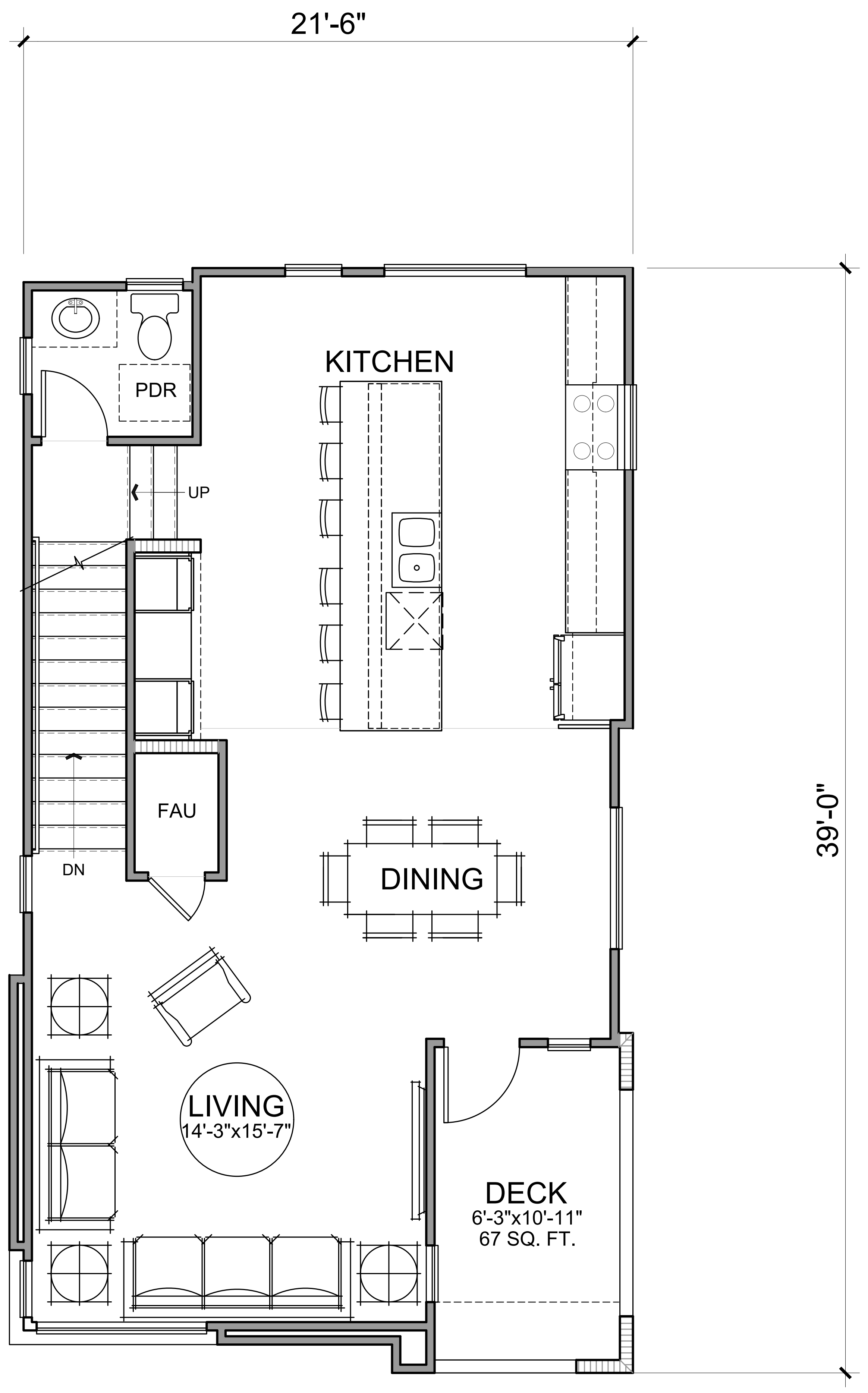
0 2 4 8

UNIT PLANS
PRODUCT A - PLAN 1

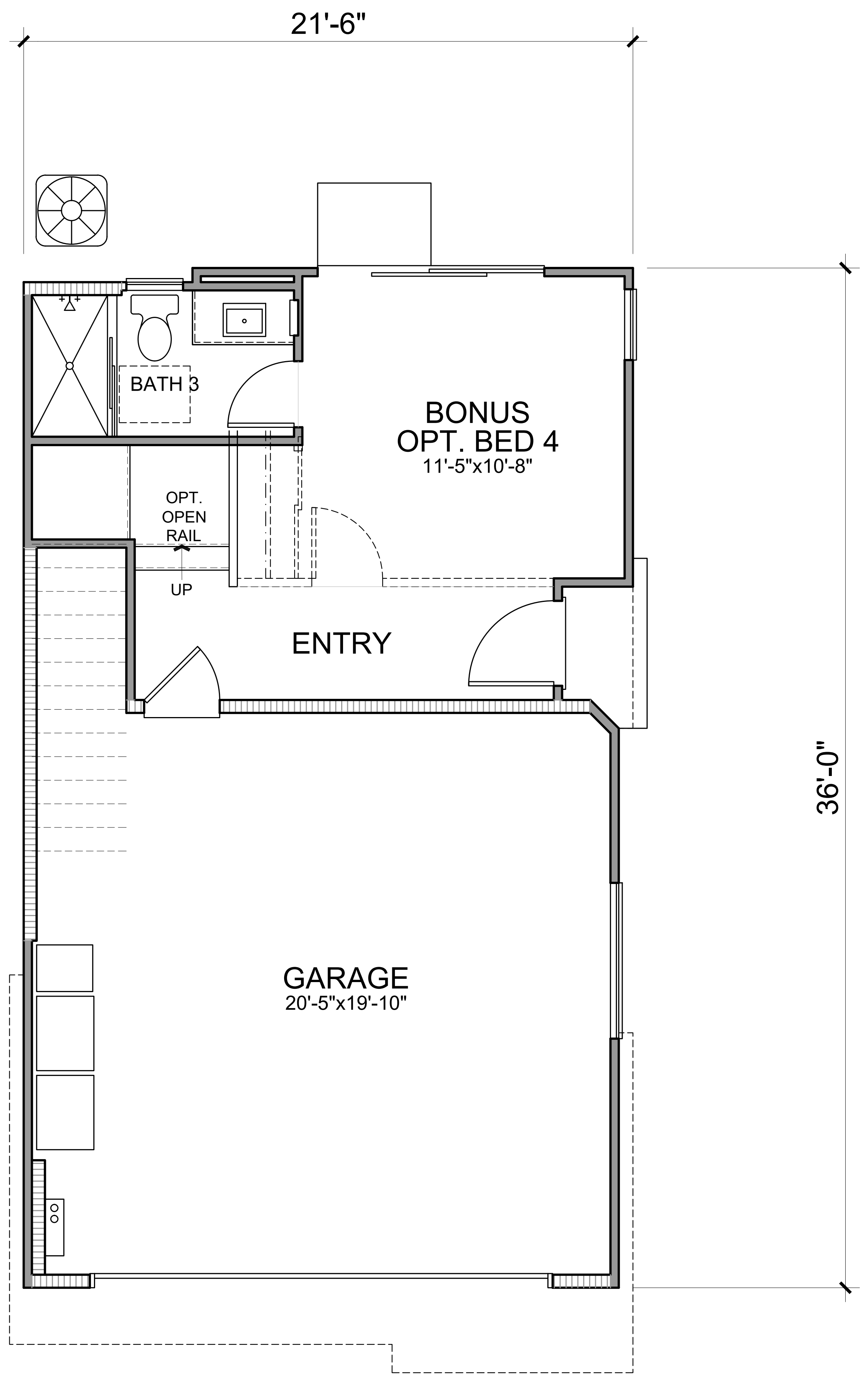
AA6


21'-6"
WIC
PRIMARY BED
13'-8"x12'-3"
HALL
PRIMARY BATH
BATH 2
DN
LAU
BEDROOM 2
10'-1"x9'-8"
BEDROOM 3
10'-1"x10'-0"
38'-0"

THIRD FLOOR


21'-6"
PDR
KITCHEN
UP
DN
FAU
DINING
LIVING
14'-3"x15'-7"
DECK
6'-3"x10'-11"
67 SQ. FT.
39'-0"

SECOND FLOOR


21'-6"
BATH 3
BONUS
OPT. BED 4
11'-5"x10'-8"
OPT. OPEN RAIL
UP
ENTRY
GARAGE
20'-5"x19'-10"
36'-0"

FIRST FLOOR

PLAN 2 - GROSS S.F.	
3 BD + BONUS / 4 BD, 3.5 BA	
FIRST FLOOR	339 SQ. FT.
SECOND FLOOR	732 SQ. FT.
THIRD FLOOR	736 SQ. FT.
TOTAL	1808 SQ. FT.
DECK	67 SQ. FT.
GARAGE	427 SQ. FT.

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OCTOBER 21, 2022

0 2 4 8

UNIT PLANS
PRODUCT A - PLAN 2

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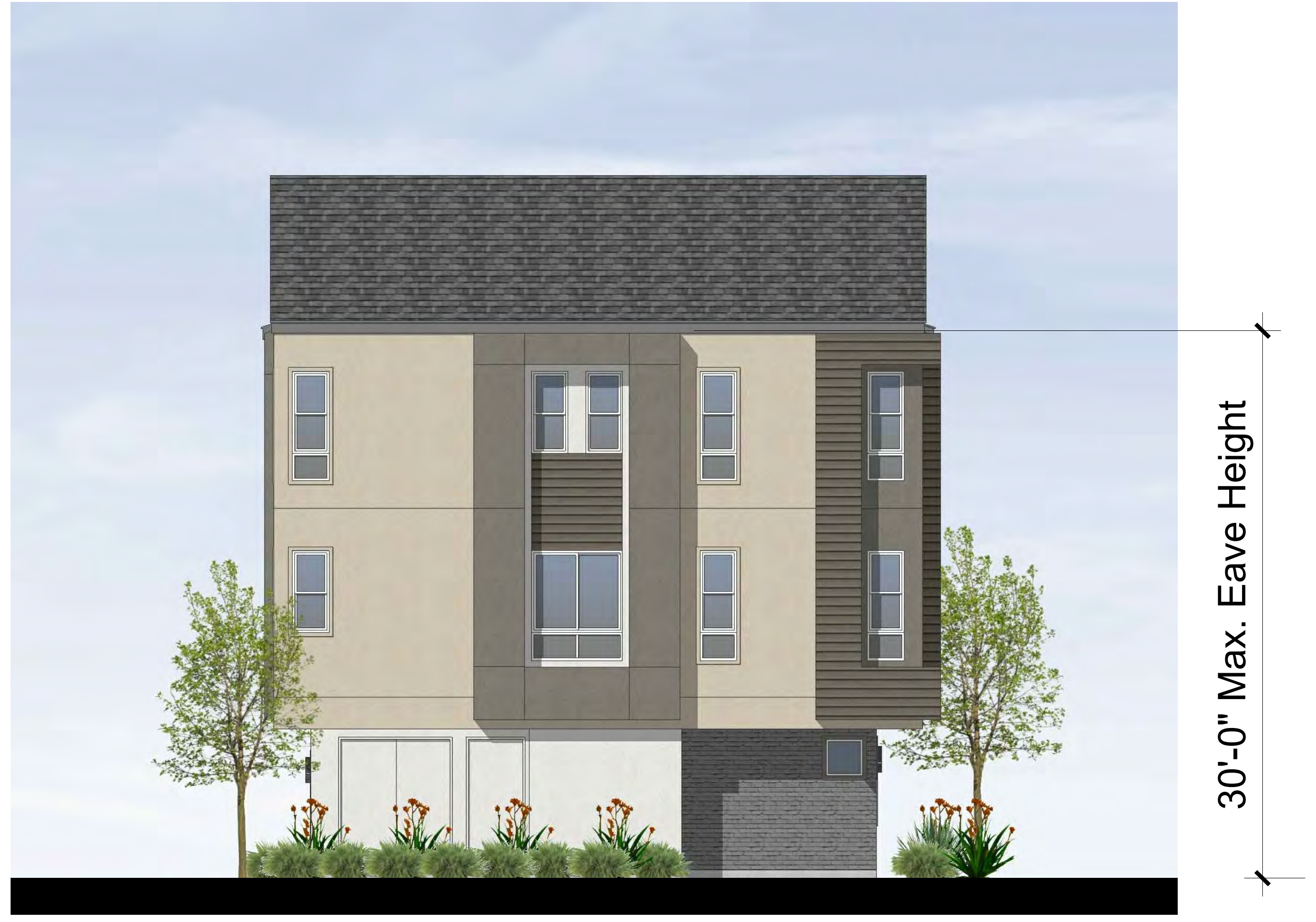
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

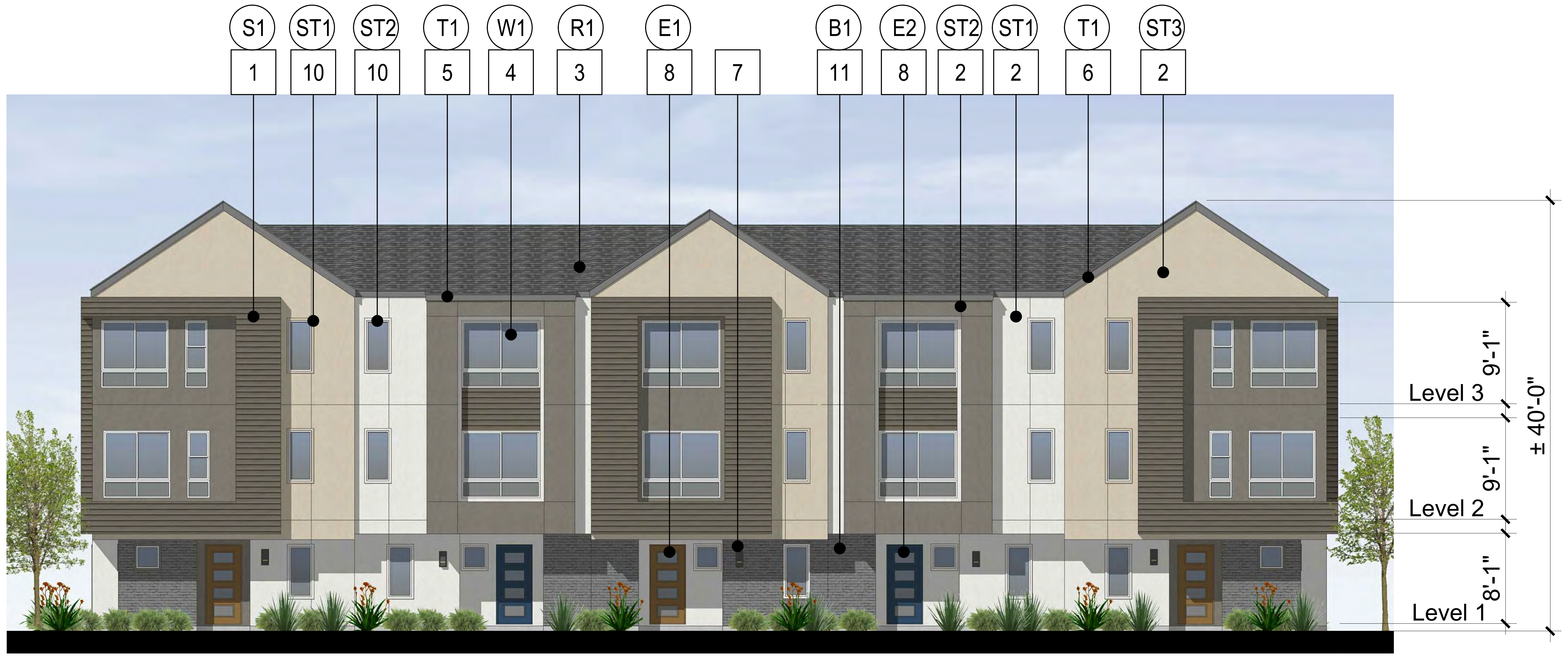
NTS

PERSPECTIVES
PRODUCT B - BUILDING A

AB1


30'-0" Max. Eave Height

LEFT


S1
1
ST1
10
ST2
10
T1
5
W1
4
R1
3
E1
8
7
B1
11
E2
8
ST2
2
ST1
2
T1
6
ST3
2
Level 3
Level 2
Level 1
9'-1"
9'-1"
8'-1"
± 40'-0"

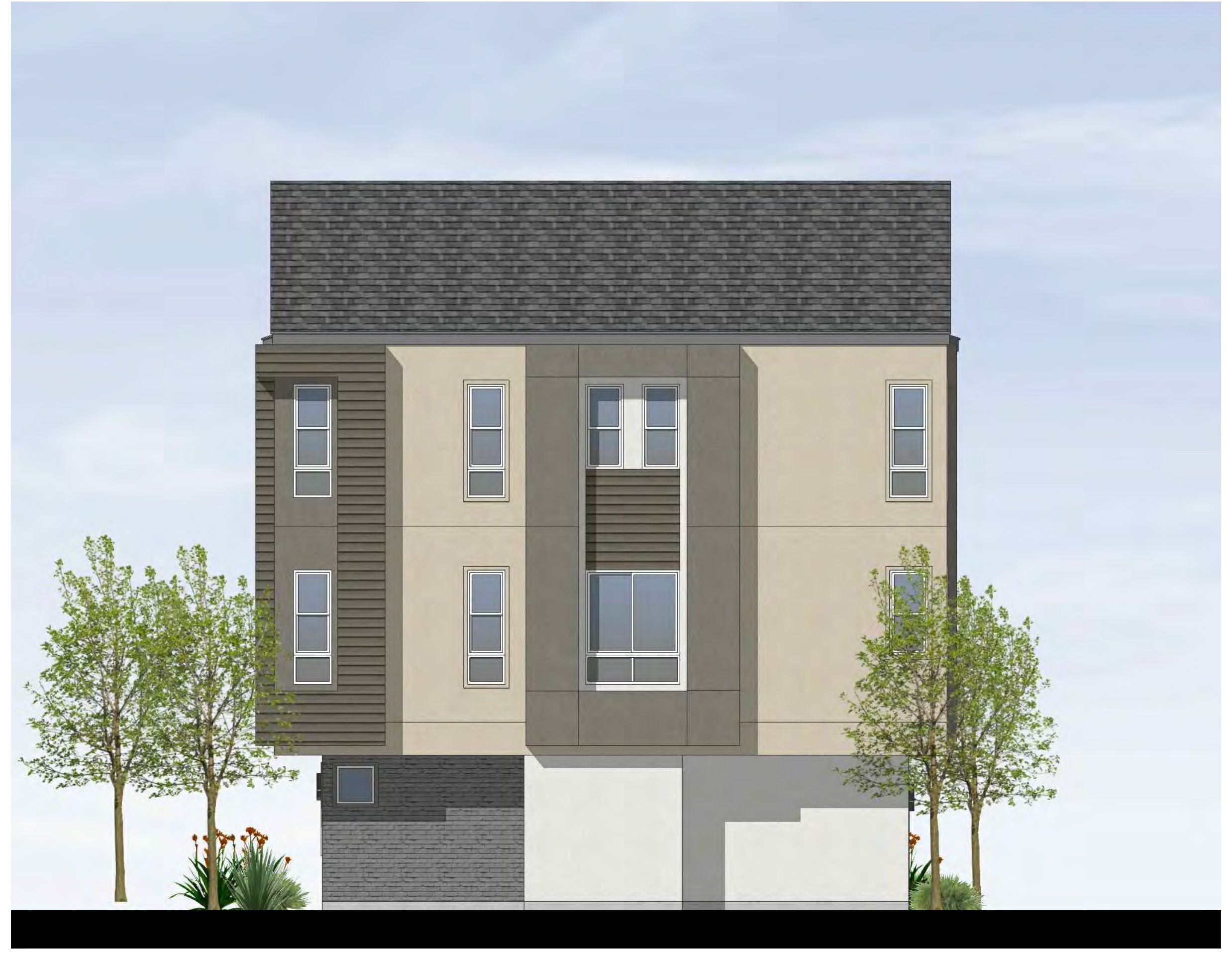
FRONT

MATERIAL LEGEND

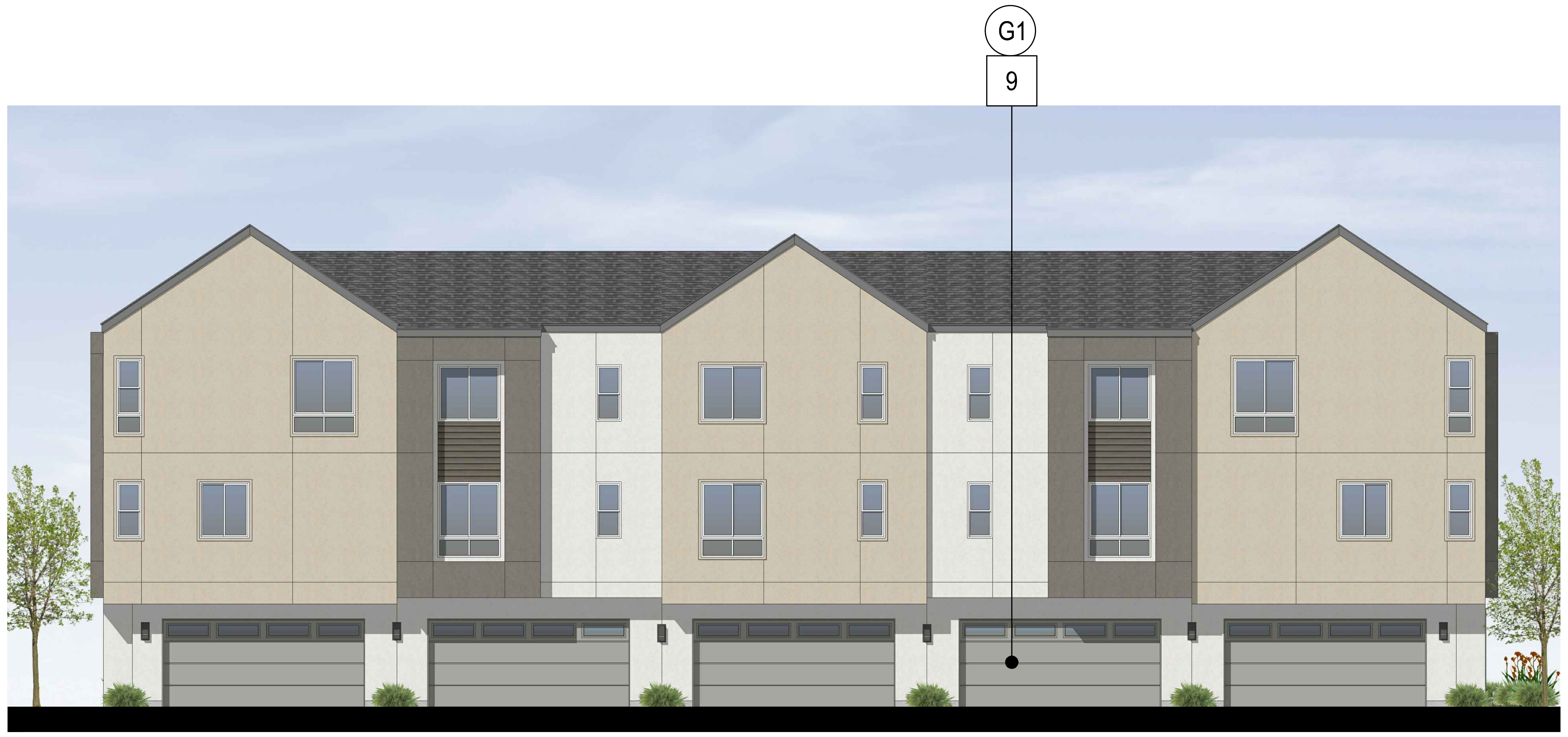
1. HORIZONTAL LAP SIDING
2. STUCCO
3. ASPHALT SHINGLE ROOF
4. VINYL WINDOWS
5. FASCIA
6. BARGE BOARD
7. DECORATIVE LIGHTS & ADDRESS SIGN
8. FIBERGLASS ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. STUCCO TRIM
11. BRICK VENEER

COLOR SCHEDULE

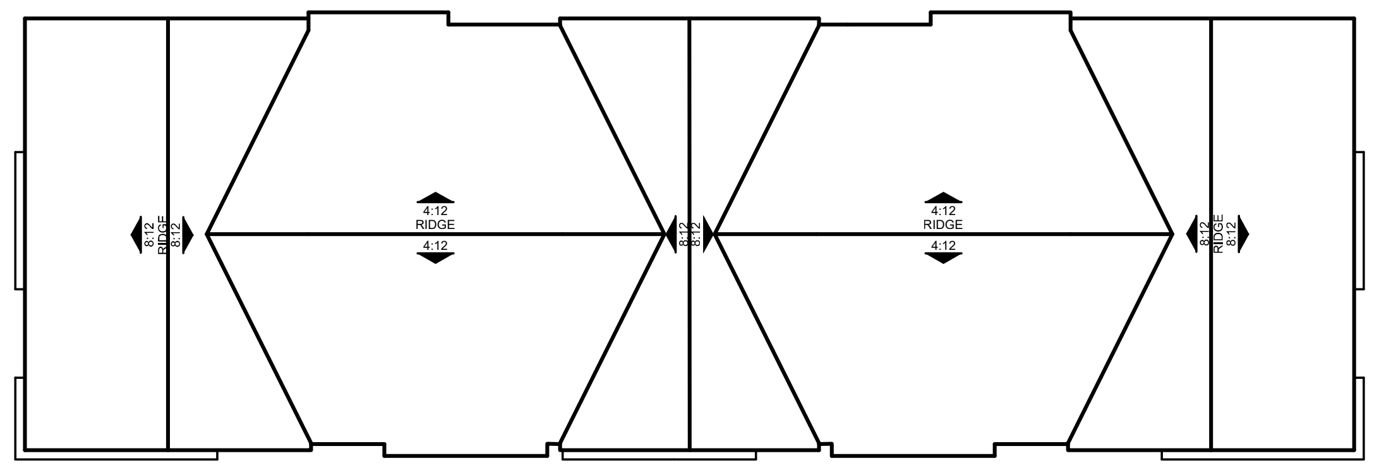
S1 - HORIZONTAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
T1 - TRIM
B1 - BRICK VENEER



RIGHT



REAR



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

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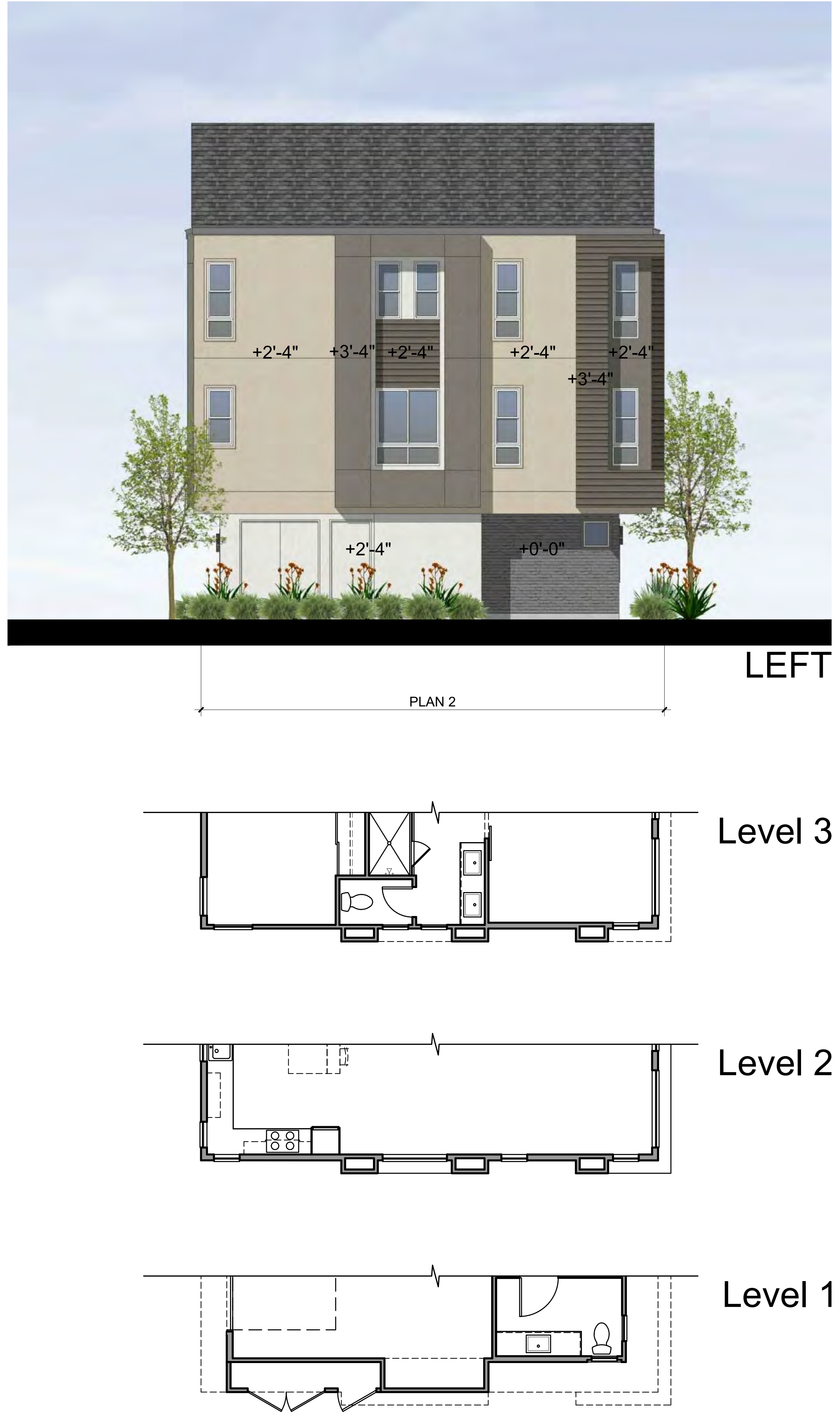
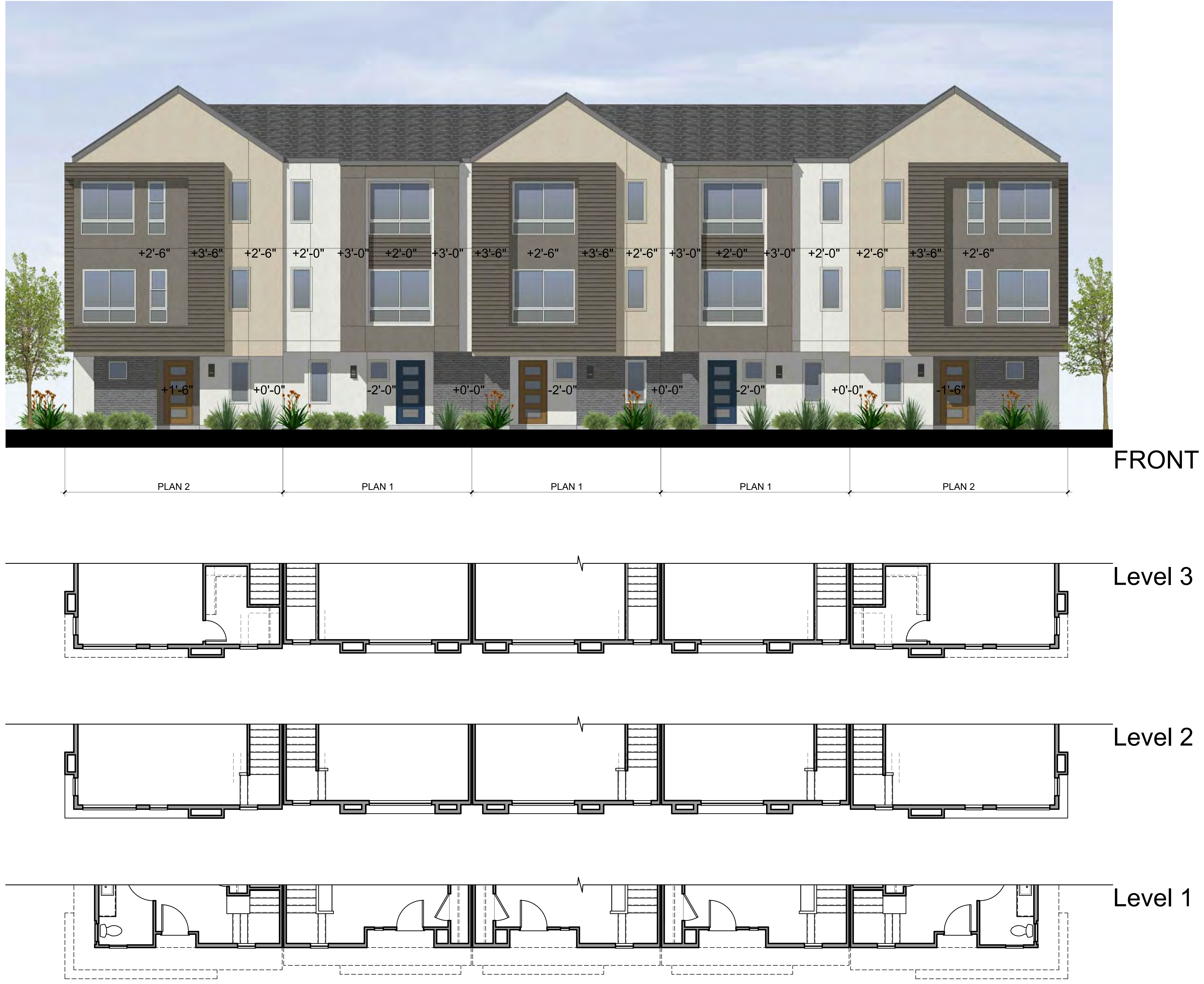
SCHEMATIC DESIGN
OCTOBER 21, 2022

0 4 8 16

ELEVATIONS
PRODUCT B - BUILDING A

AB2


+2'-4"
+3'-4"
+2'-4"
+2'-4"
+2'-4"
+3'-4"
+2'-4"
+0'-0"
LEFT
PLAN 2
Level 3
Level 2
Level 1


+2'-6"
+3'-6"
+2'-6"
+2'-0"
+3'-0"
+2'-0"
+3'-0"
+3'-6"
+2'-6"
+3'-6"
+2'-6"
+3'-0"
+2'-0"
+3'-0"
+2'-0"
+2'-6"
+3'-6"
+2'-6"
+1'-6"
+0'-0"
-2'-0"
+0'-0"
-2'-0"
+0'-0"
-2'-0"
+0'-0"
-1'-6"
FRONT
PLAN 2
PLAN 1
PLAN 1
PLAN 1
PLAN 2
Level 3
Level 2
Level 1

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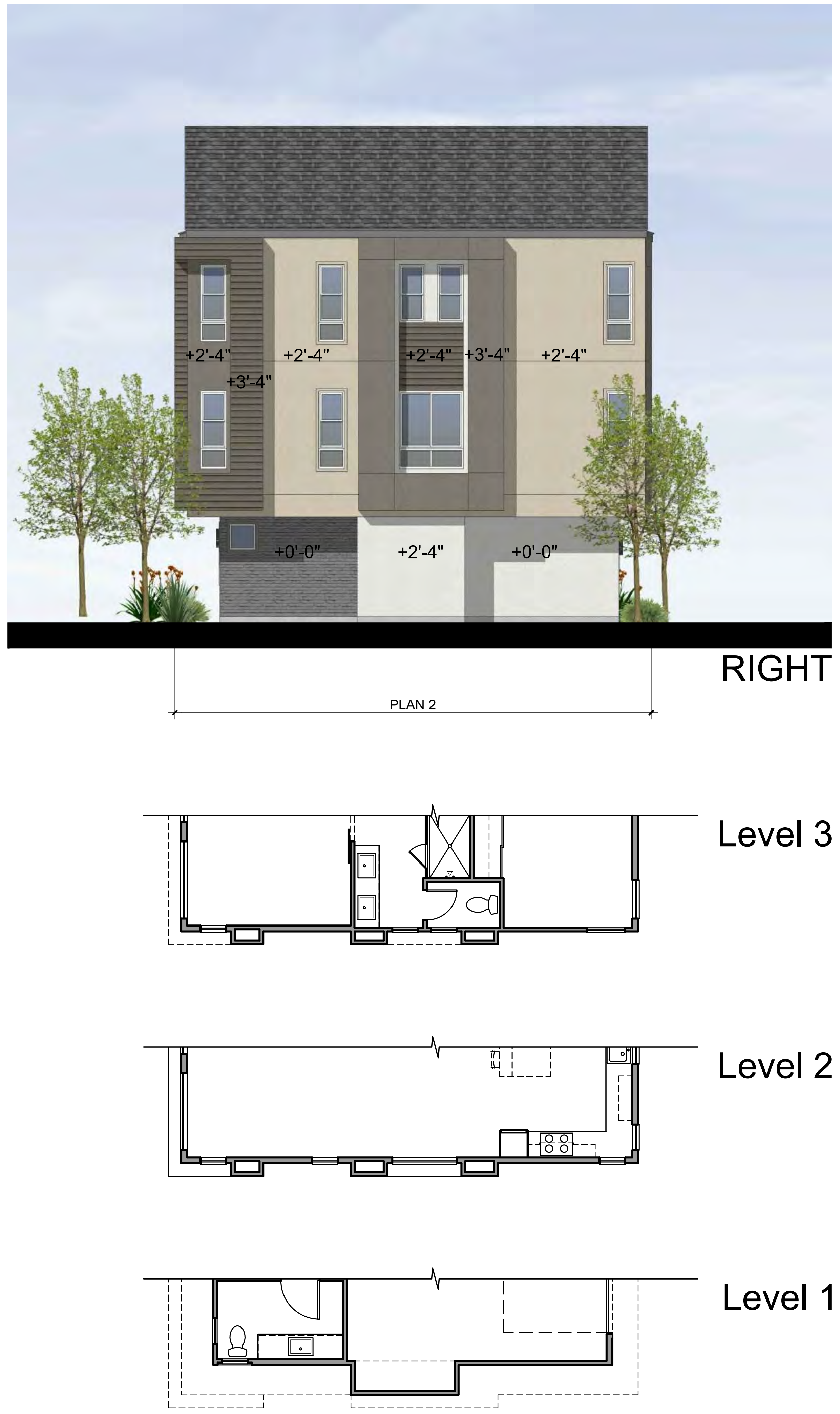
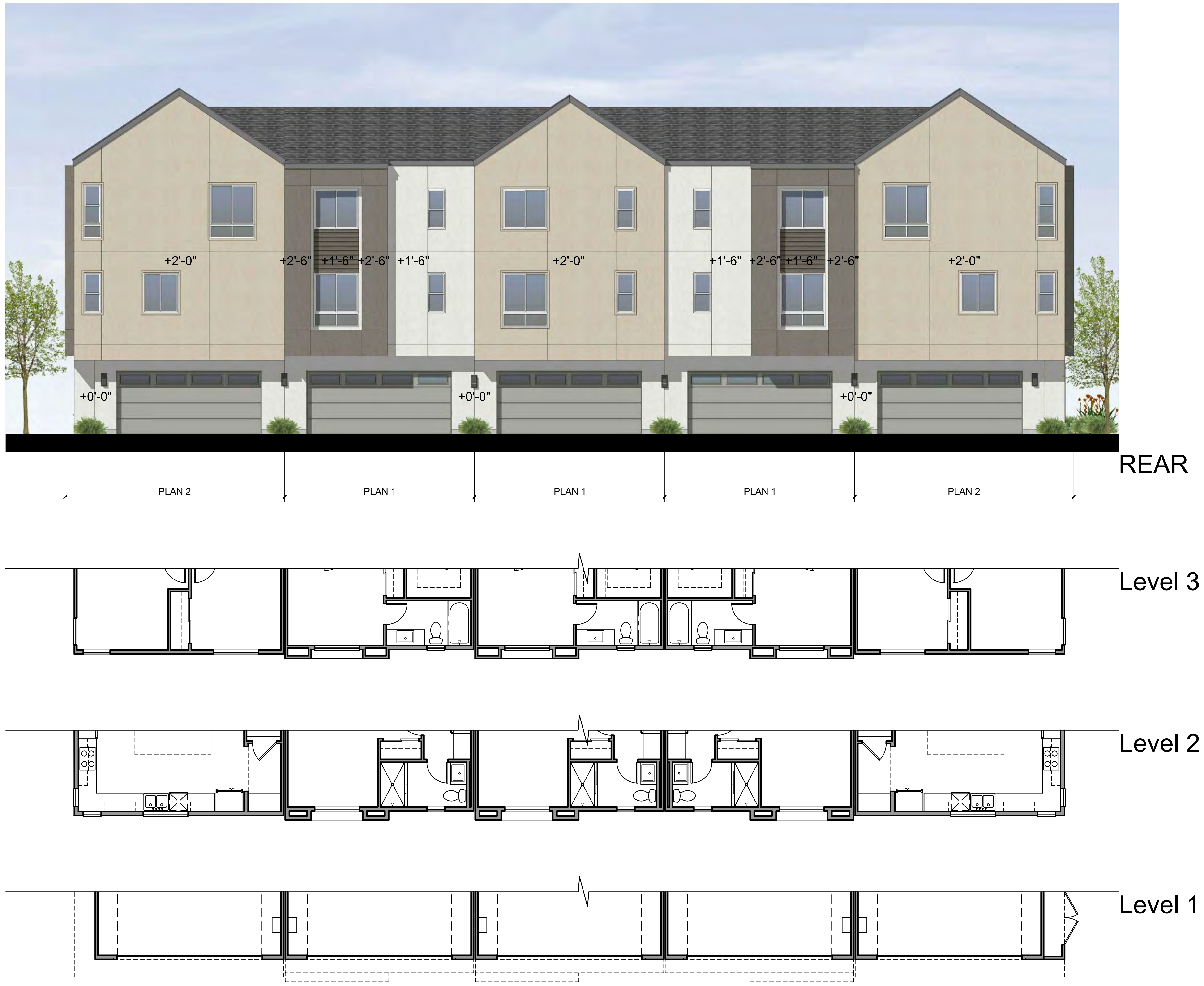
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT B - BUILDING A


+2'-4"
+2'-4"
+2'-4"
+3'-4"
+2'-4"
+3'-4"
+0'-0"
+2'-4"
+0'-0"
RIGHT
PLAN 2
Level 3
Level 2
Level 1


+2'-0"
+2'-6"
+1'-6"
+2'-6"
+1'-6"
+2'-0"
+1'-6"
+2'-6"
+1'-6"
+2'-6"
+2'-0"
+0'-0"
+0'-0"
+0'-0"
REAR
PLAN 2
PLAN 1
PLAN 1
PLAN 1
PLAN 2
Level 3
Level 2
Level 1

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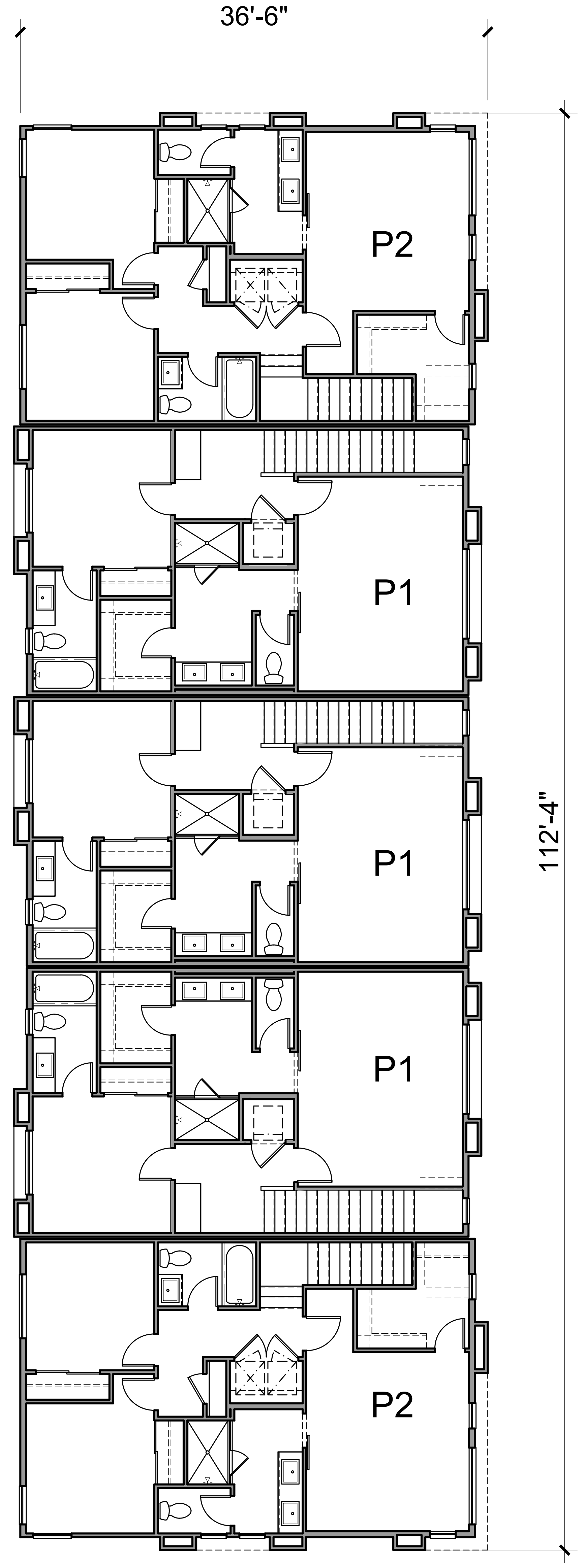
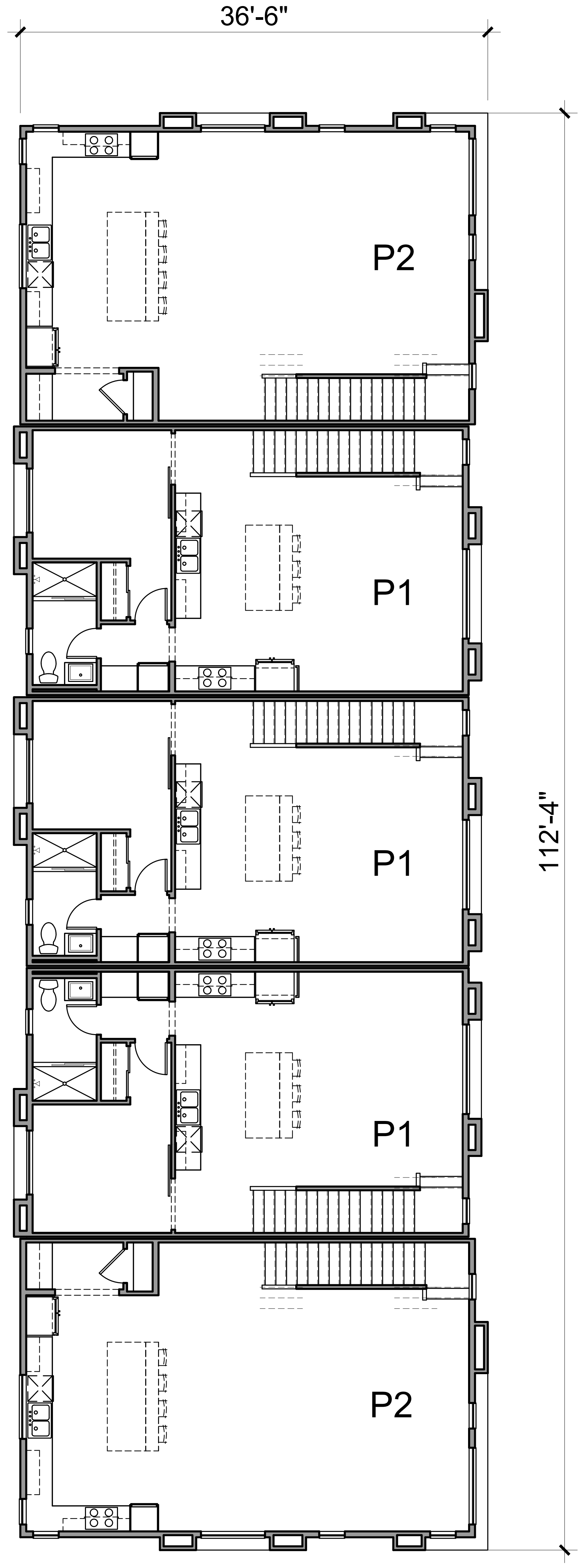
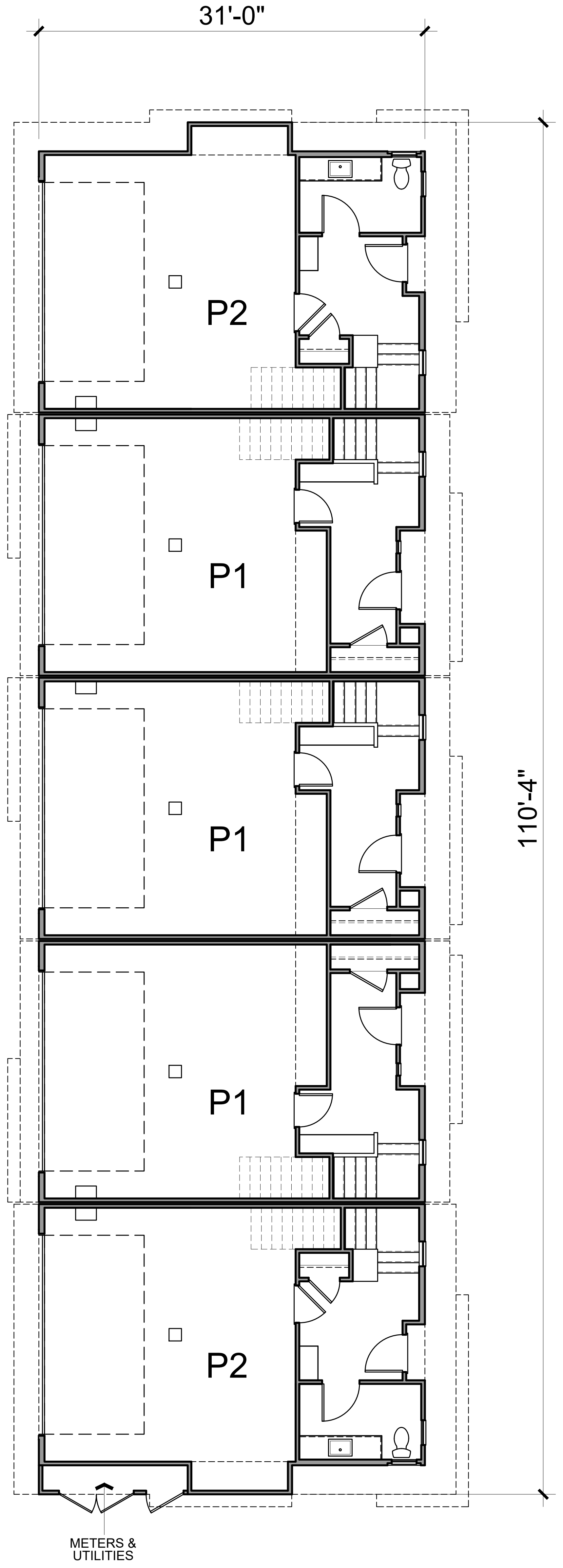
ELEVATION OFFSET ANALYSIS
PRODUCT B - BUILDING A


36'-6"
P2
P1
P1
P1
P2
112'-4"

THIRD FLOOR


36'-6"
P2
P1
P1
P1
P2
112'-4"

SECOND FLOOR


31'-0"
P2
P1
P1
P1
P2
110'-4"
METERS &
UTILITIES

FIRST FLOOR

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SCHEMATIC DESIGN
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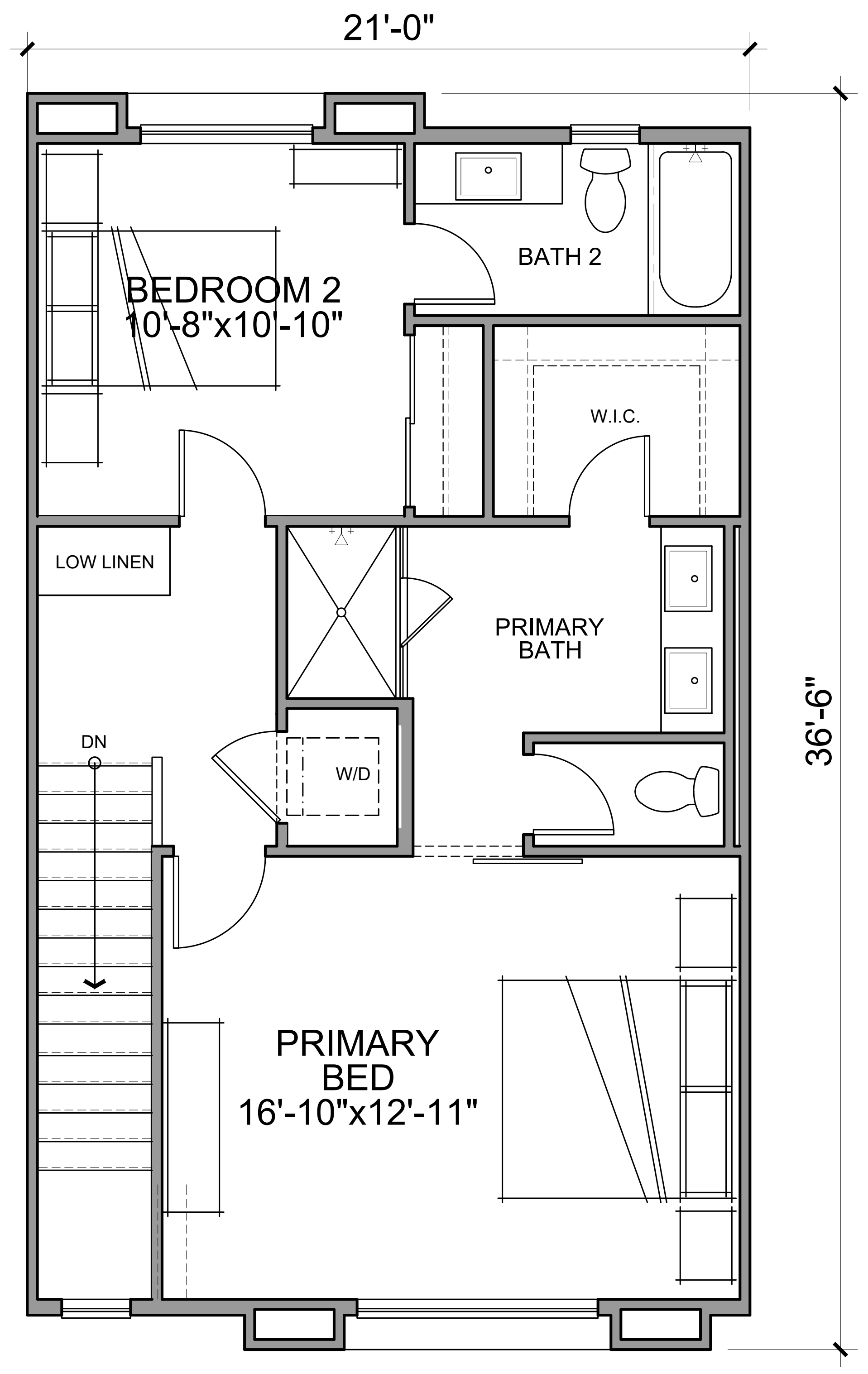
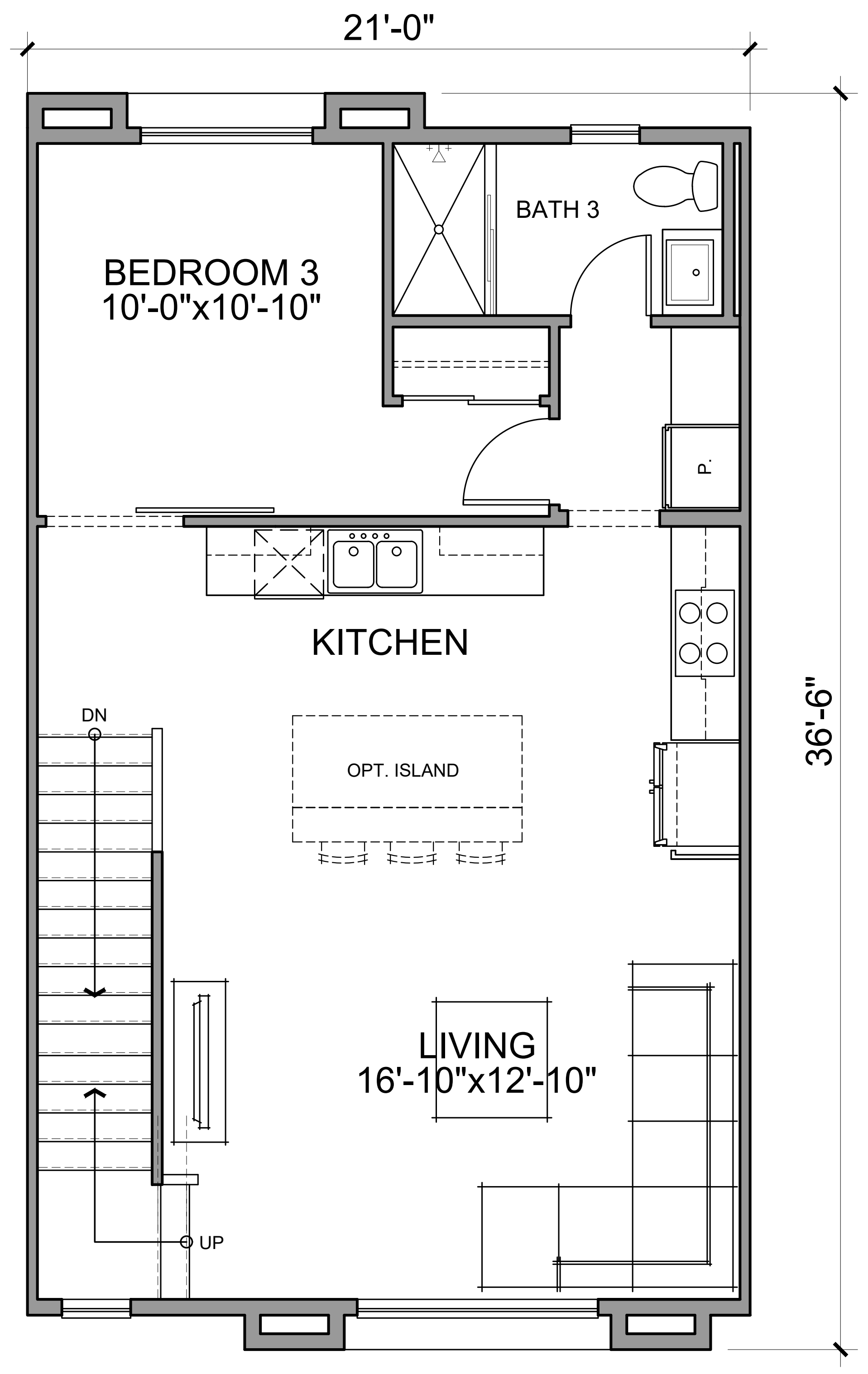
0 4 8 16

BUILDING PLANS
PRODUCT B - BUILDING A

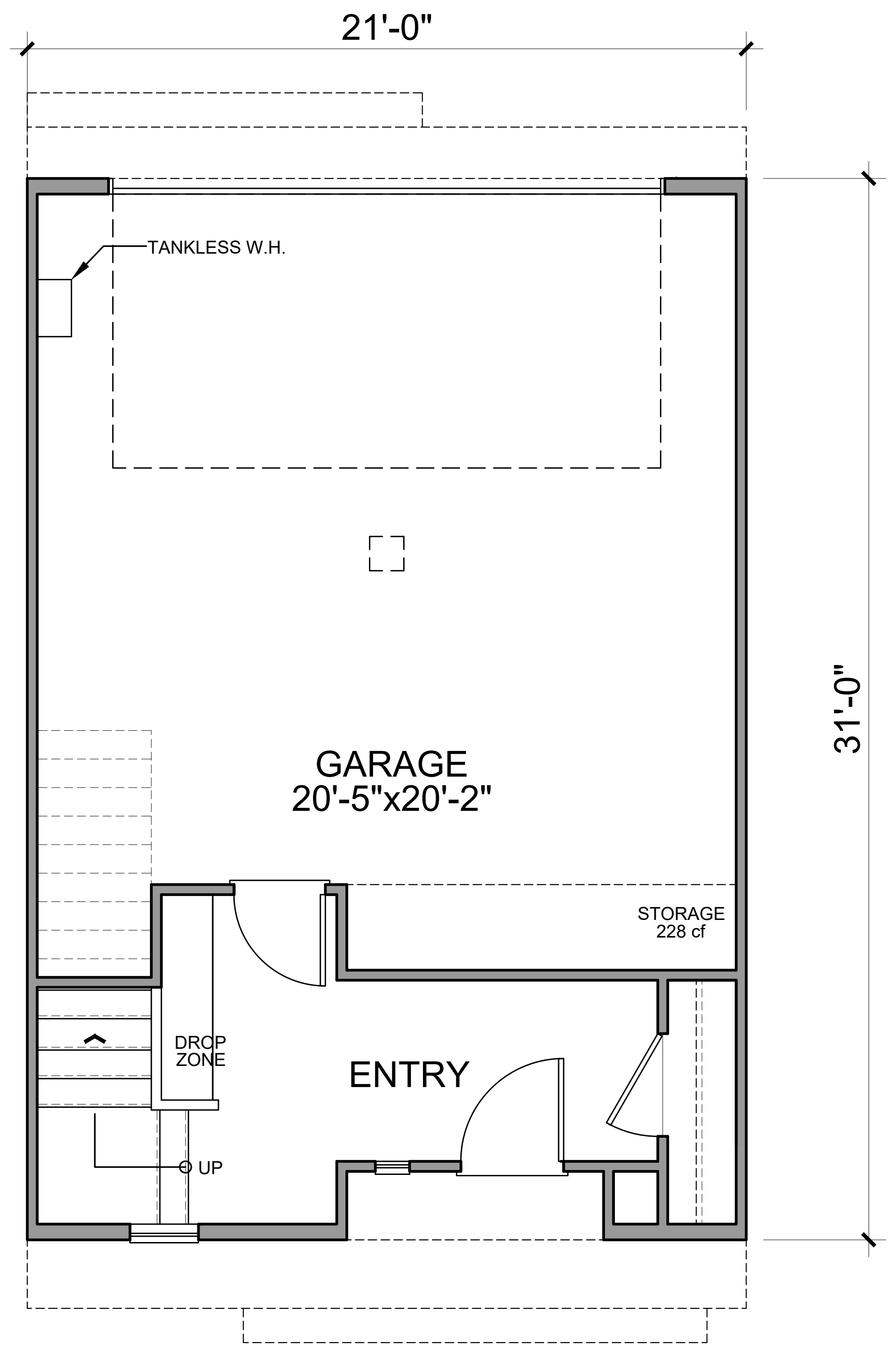
AB5


21'-0"
36'-6"
BEDROOM 2
10'-8"x10'-10"
BATH 2
W.I.C.
LOW LINEN
PRIMARY BATH
DN
W/D
PRIMARY BED
16'-10"x12'-11"

THIRD FLOOR


21'-0"
36'-6"
BEDROOM 3
10'-0"x10'-10"
BATH 3
P.
KITCHEN
DN
OPT. ISLAND
LIVING
16'-10"x12'-10"
UP

SECOND FLOOR


21'-0"
31'-0"
TANKLESS W.H.
GARAGE
20'-5"x20'-2"
STORAGE
228 cf
DROP ZONE
ENTRY
UP

FIRST FLOOR

PLAN 1 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	171 SQ. FT.
SECOND FLOOR	686 SQ. FT.
THIRD FLOOR	634 SQ. FT.
TOTAL	1491 SQ. FT.
DECK	N/A
GARAGE	449 SQ. FT.

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IMPERIAL AVALON, LLC
4131 Katella Ave
Los Alamitos, CA 90720

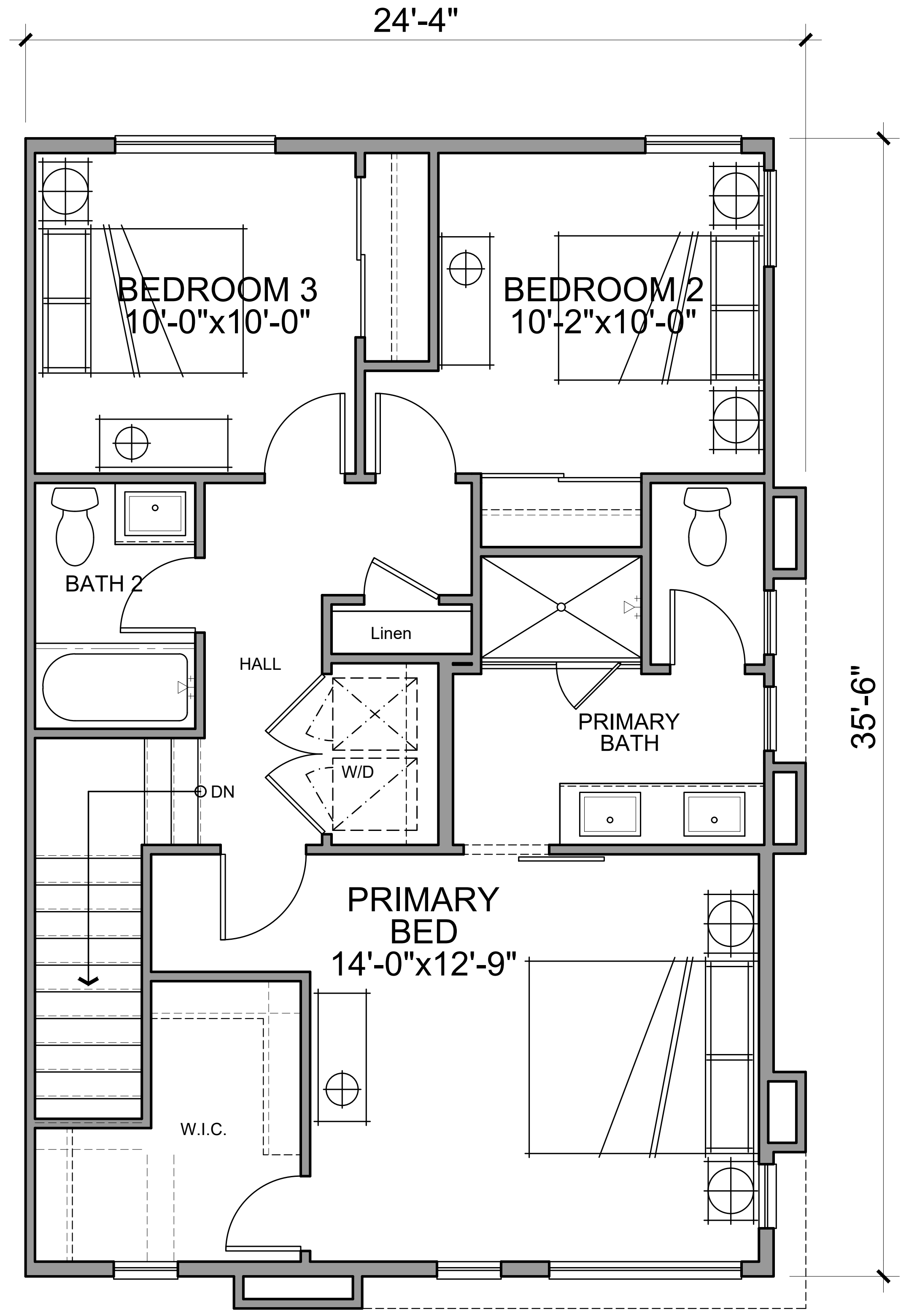
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

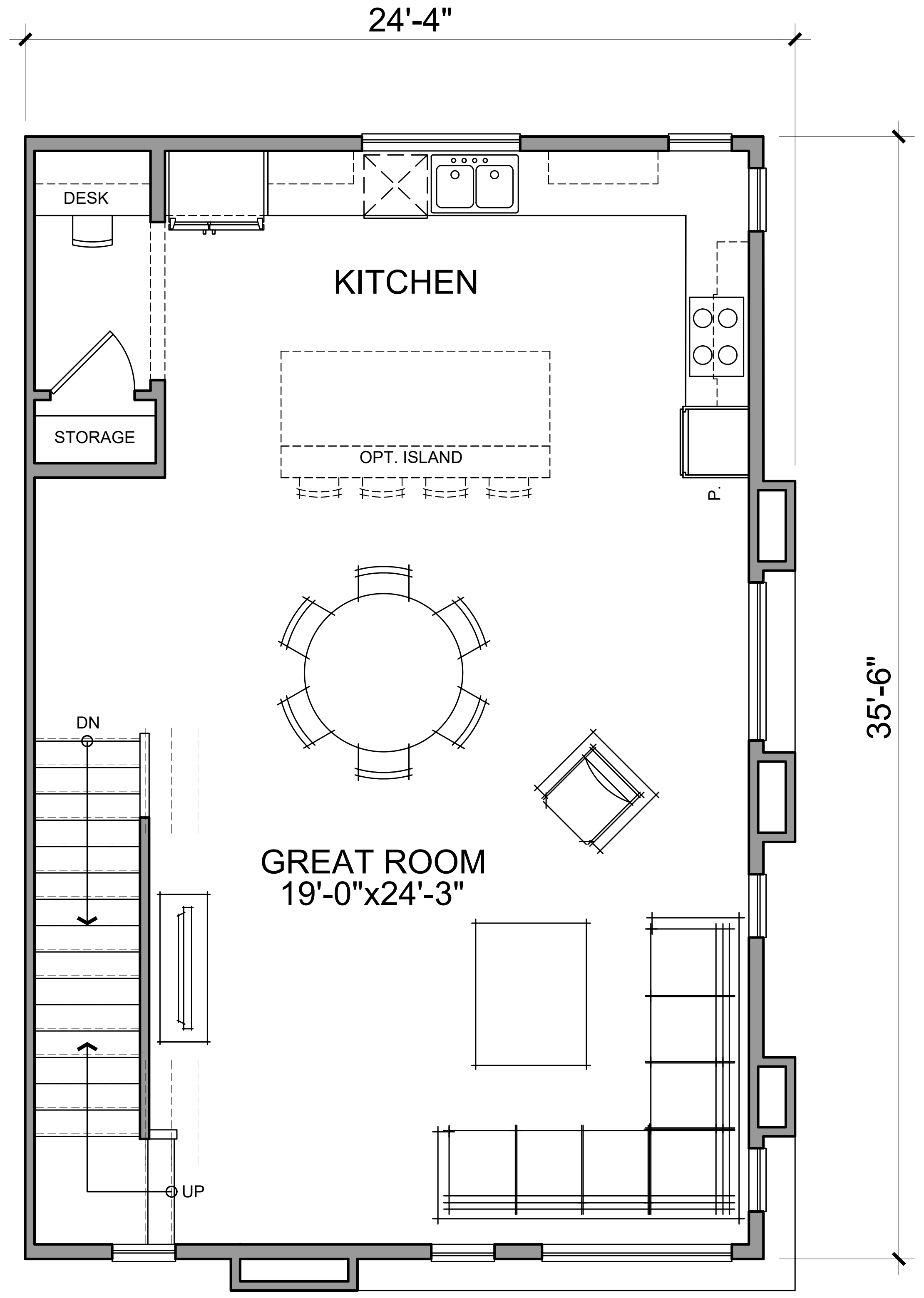
0 2 4 8

UNIT PLANS
PRODUCT B - PLAN 1

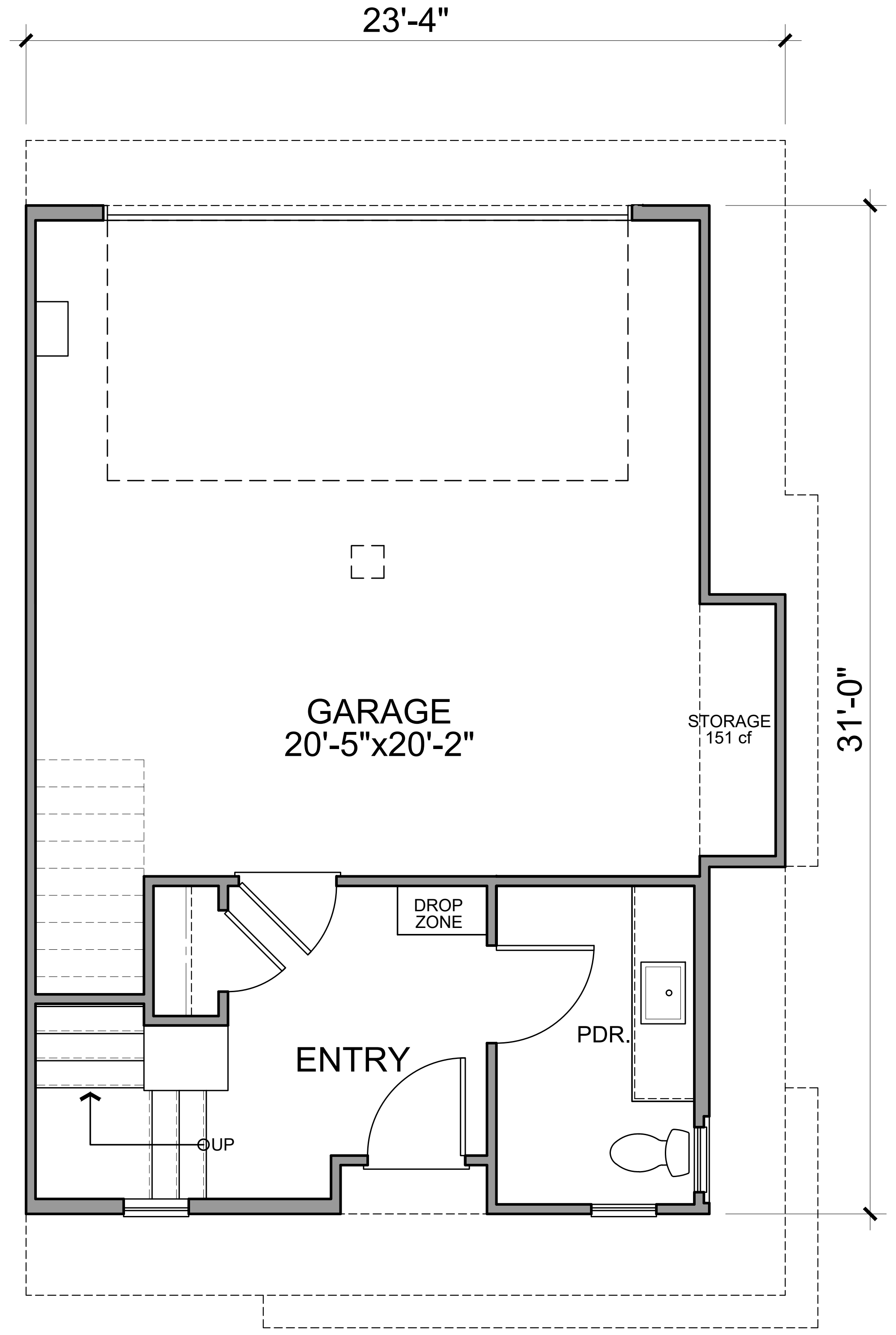
AB6


24'-4"
35'-6"
BEDROOM 3
10'-0"x10'-0"
BEDROOM 2
10'-2"x10'-0"
BATH 2
HALL
Linen
W/D
DN
PRIMARY BATH
PRIMARY BED
14'-0"x12'-9"
W.I.C.

THIRD FLOOR


24'-4"
35'-6"
DESK
STORAGE
KITCHEN
OPT. ISLAND
P.
DN
GREAT ROOM
19'-0"x24'-3"
UP

SECOND FLOOR


23'-4"
31'-0"
GARAGE
20'-5"x20'-2"
STORAGE
151 cf
DROP ZONE
ENTRY
PDR.
UP

FIRST FLOOR

PLAN 2 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	207 SQ. FT.
SECOND FLOOR	781 SQ. FT.
THIRD FLOOR	739 SQ. FT.
TOTAL	1727 SQ. FT.
DECK	N/A
GARAGE	442 SQ. FT.

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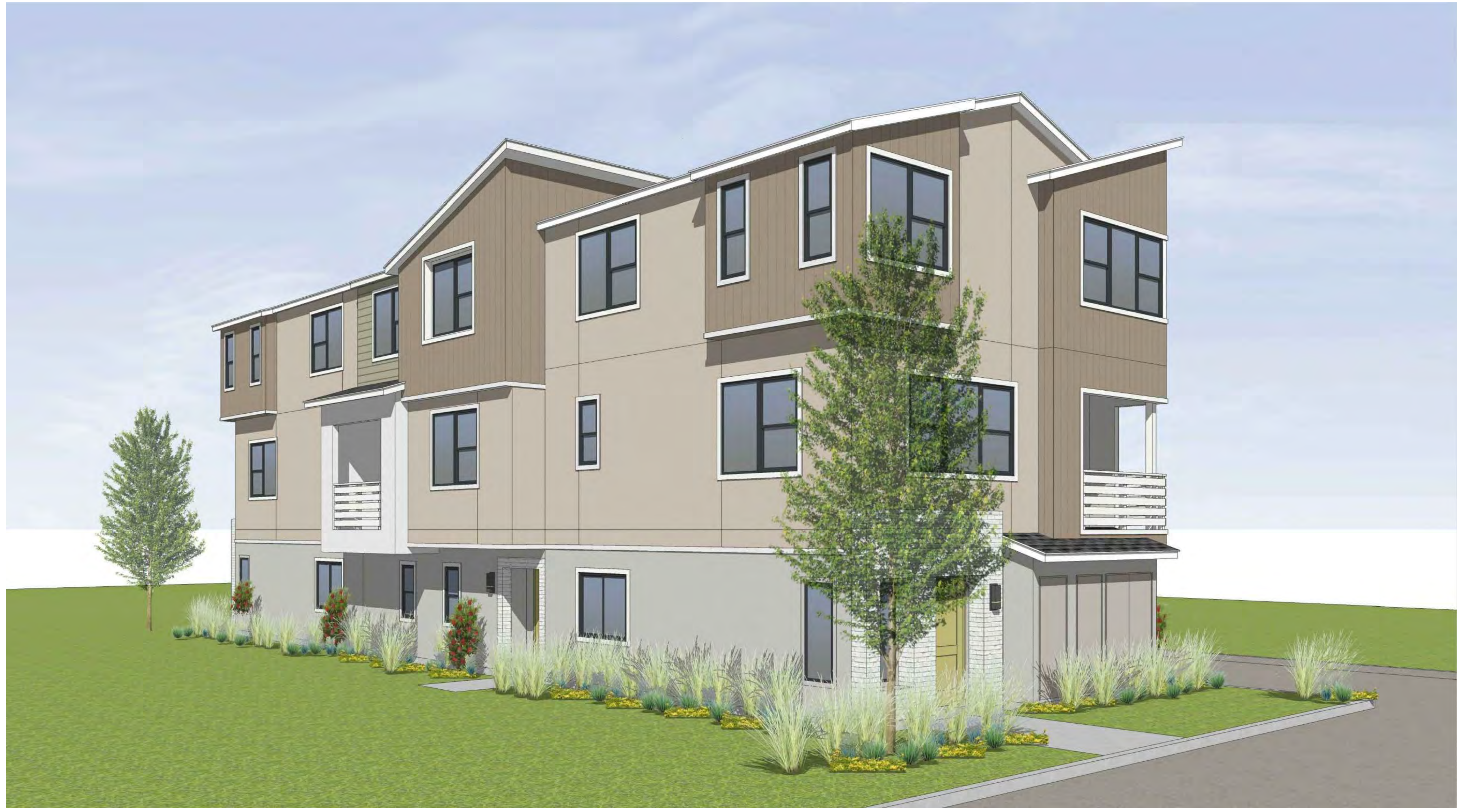
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

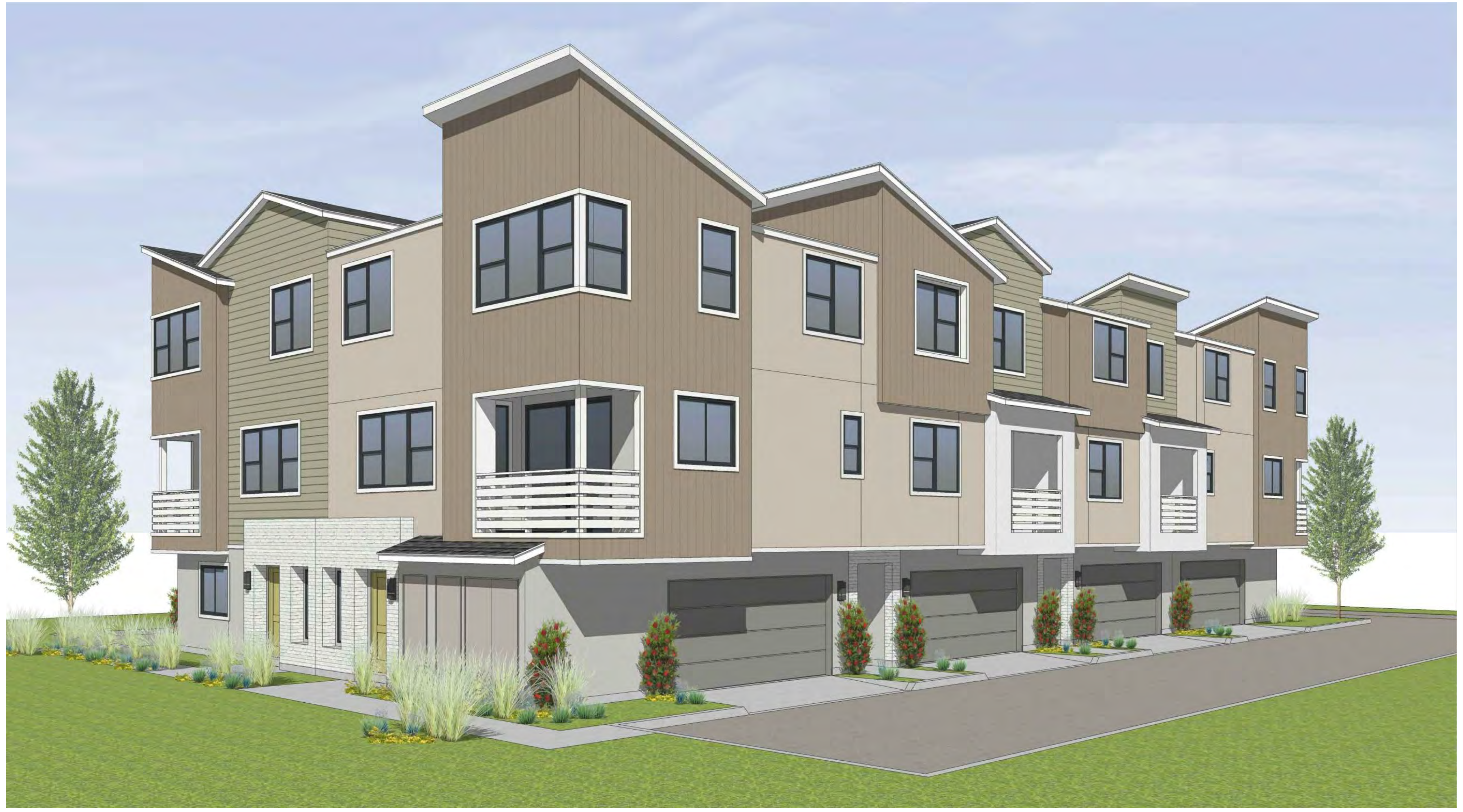
0 2 4 8

UNIT PLANS
PRODUCT B - PLAN 2

AB7



BUILDING A



BUILDING C

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IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA #2021-1298

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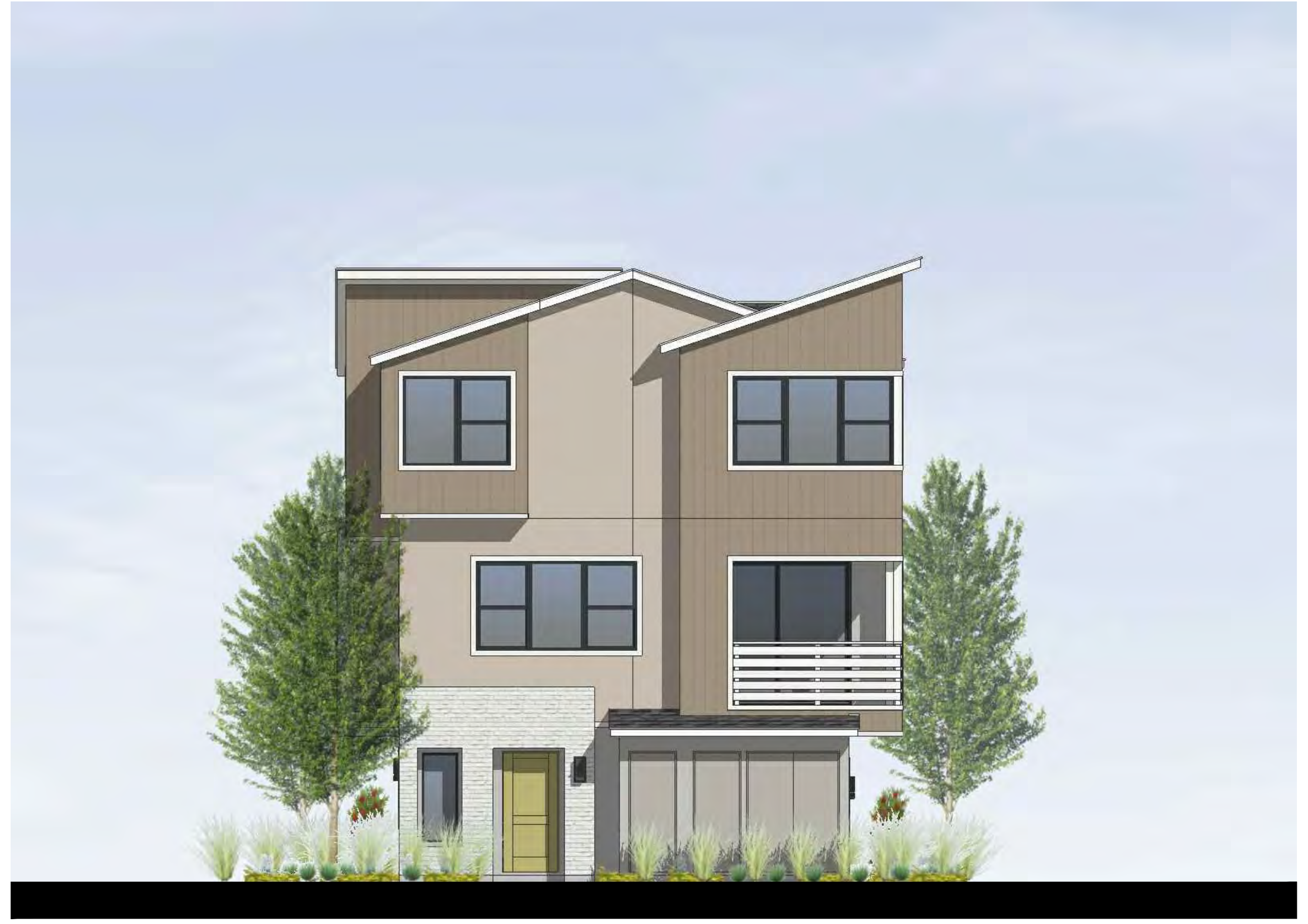
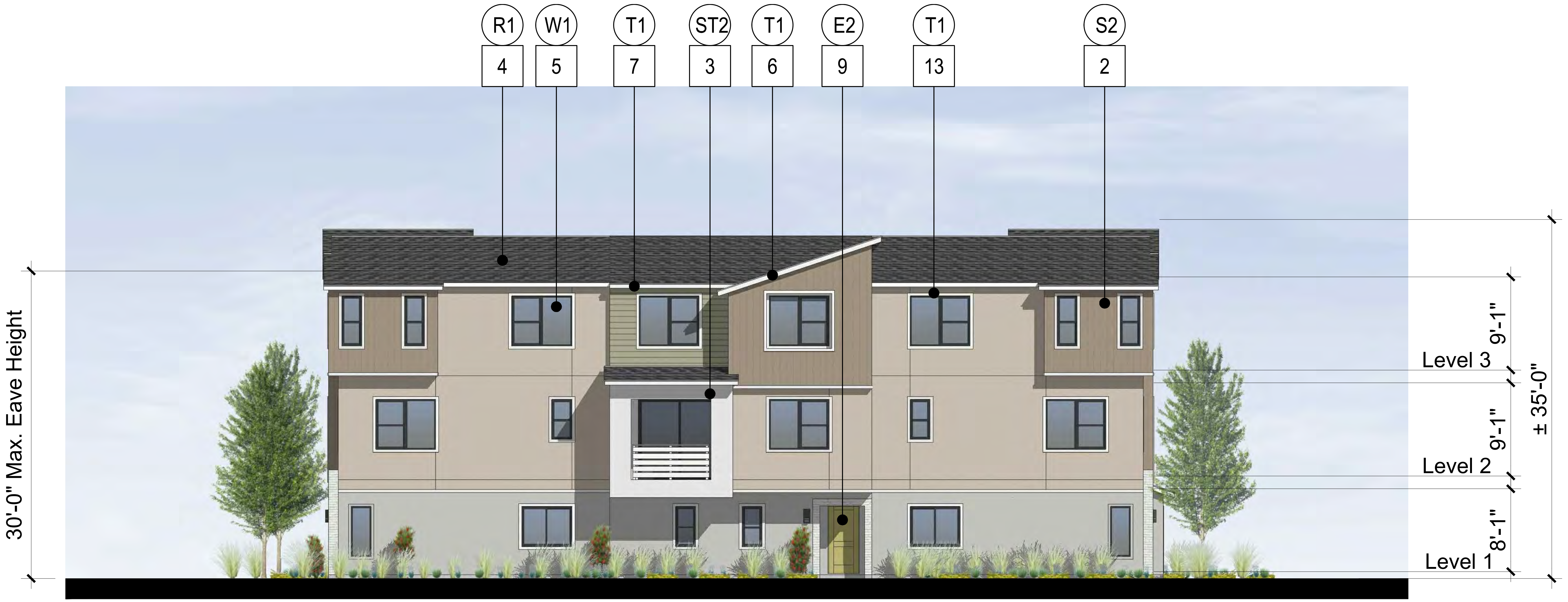
OCTOBER 21, 2022

NTS

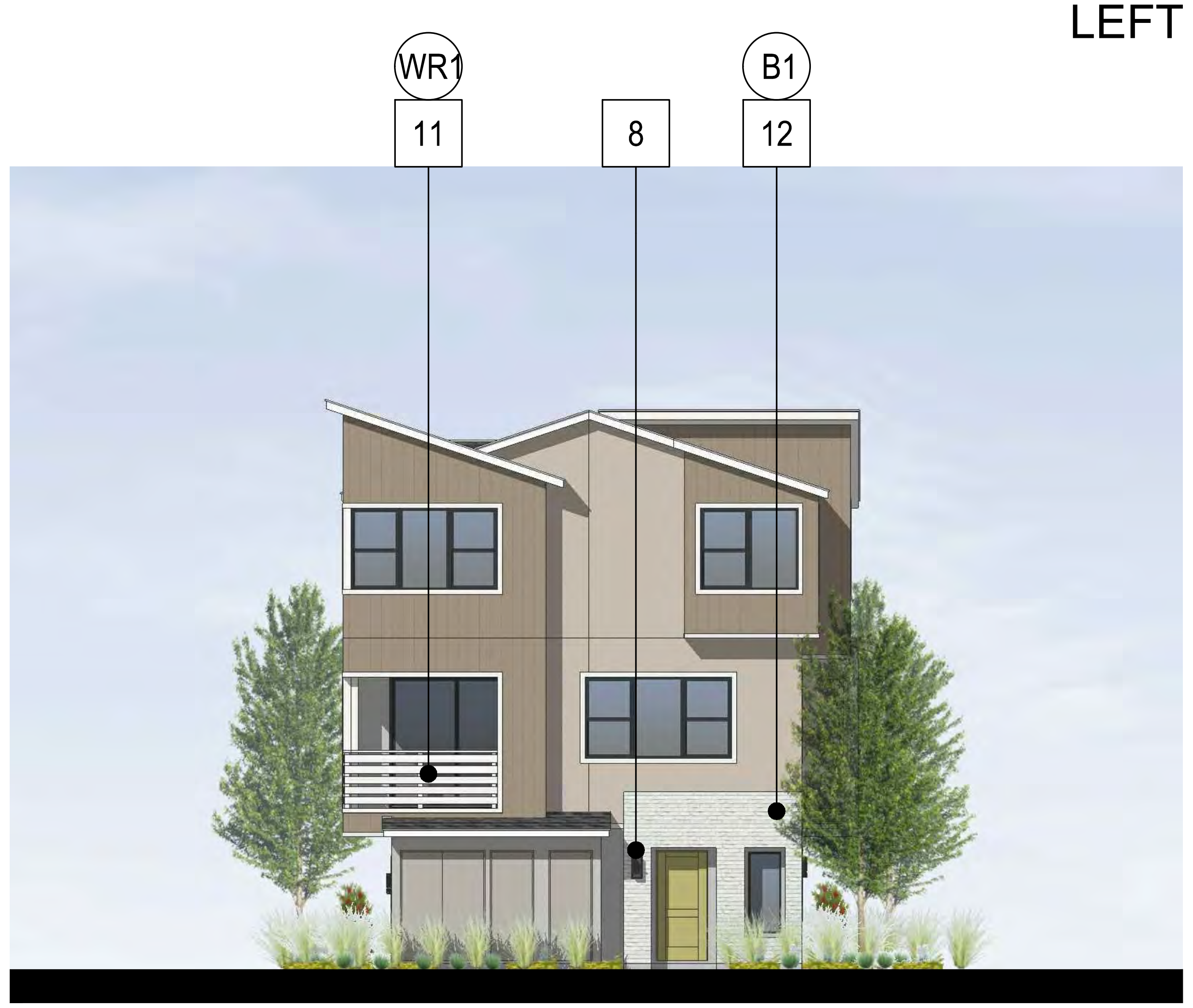
PERSPECTIVES
PRODUCT C



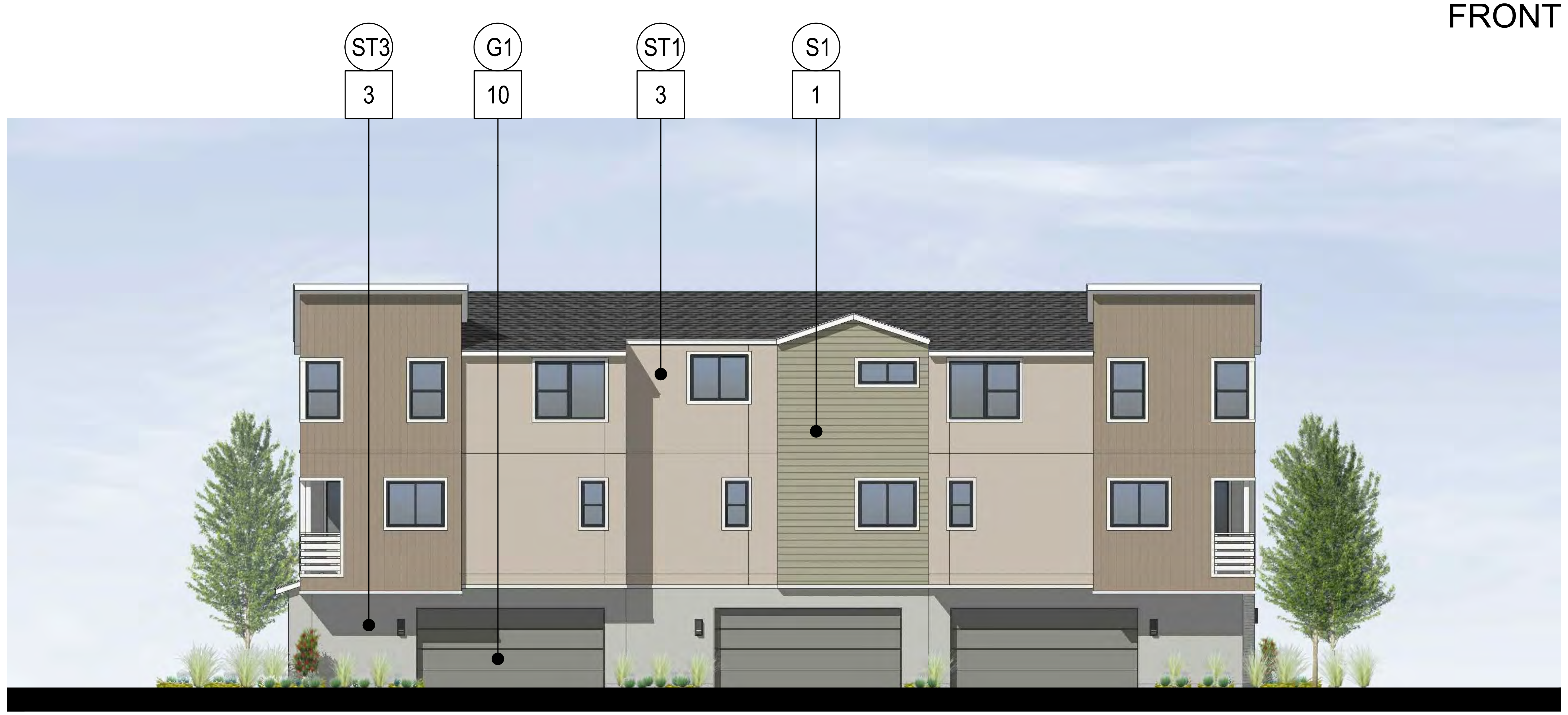
LEFT


R1
4
W1
5
T1
7
ST2
3
T1
6
E2
9
T1
13
S2
2
30'-0" Max. Eave Height
9'-1"
Level 3
9'-1"
Level 2
8'-1"
Level 1
± 35'-0"

FRONT


WR1
11
8
B1
12

RIGHT


ST3
3
G1
10
ST1
3
S1
1

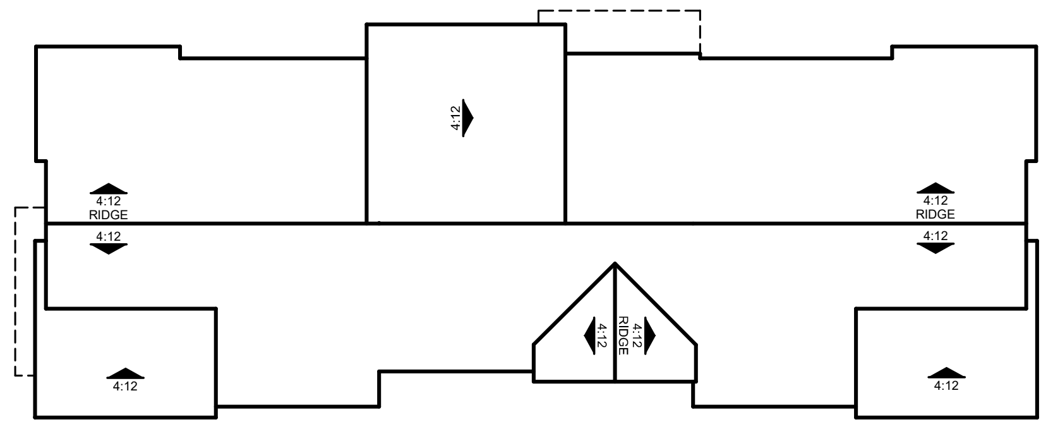
REAR

MATERIAL LEGEND

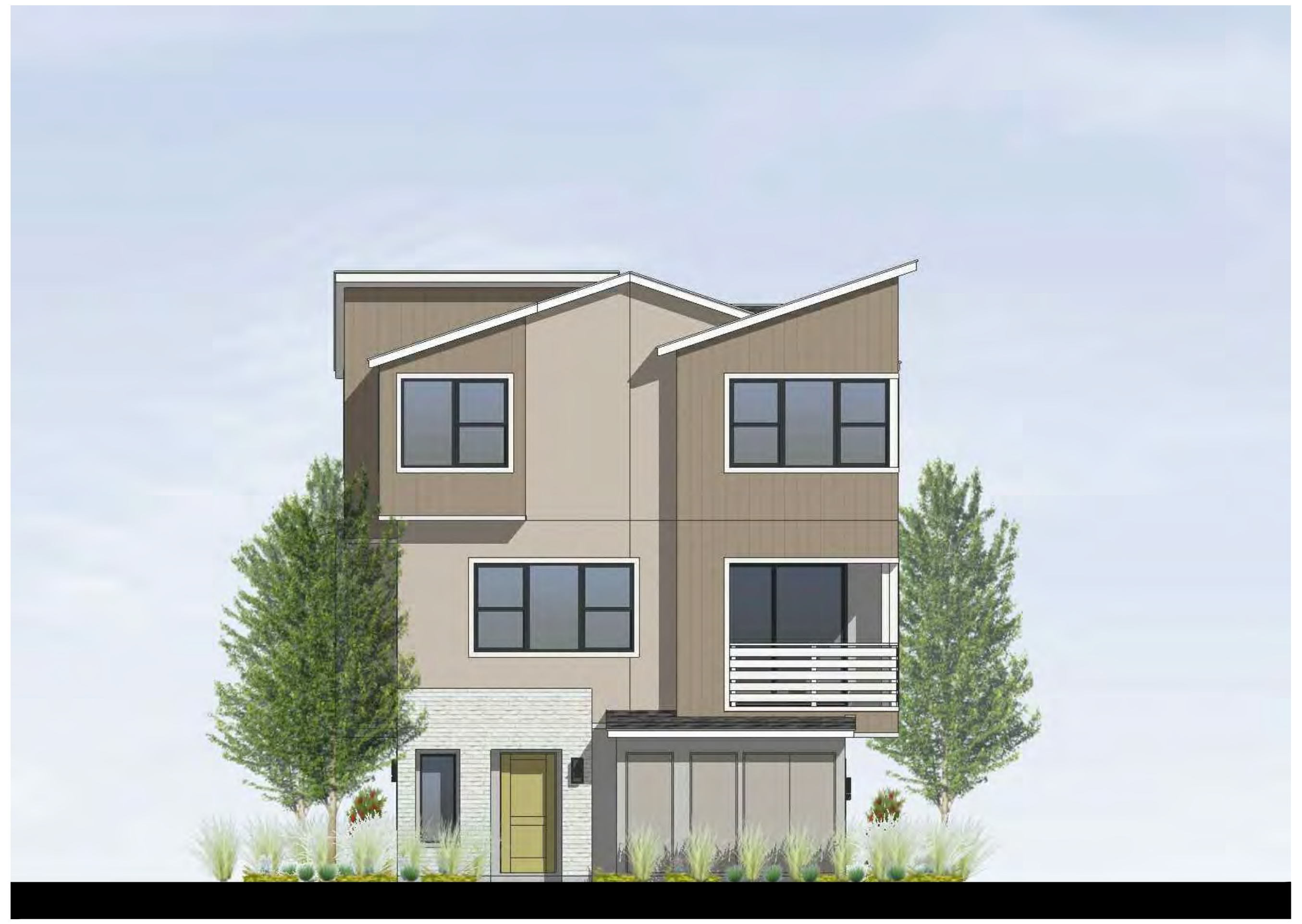
1. HORIZONTAL LAP SIDING
2. VERTICAL SIDING
3. STUCCO
4. ASPHALT SHINGLES ROOF
5. VINYL WINDOWS
6. FASCIA
7. BARGE BOARD
8. DECORATIVE LIGHTS & ADDRESS SIGN
9. FIBERGLASS ENTRY DOOR
10. METAL SECTIONAL GARAGE DOOR
11. WOODEN RAILS
12. BRICK VENEER
13. STUCCO TRIM

COLOR SCHEDULE

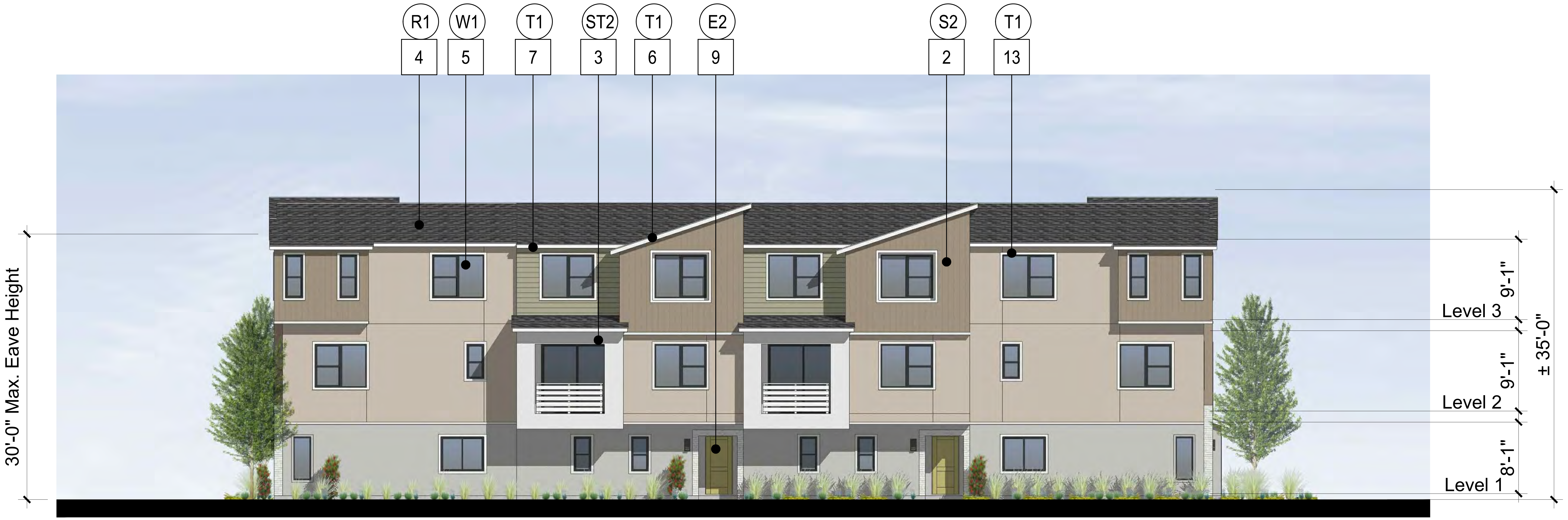
S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
WR1 - WOODEN RAILS
T1 - TRIM
B1 - BRICK VENEER



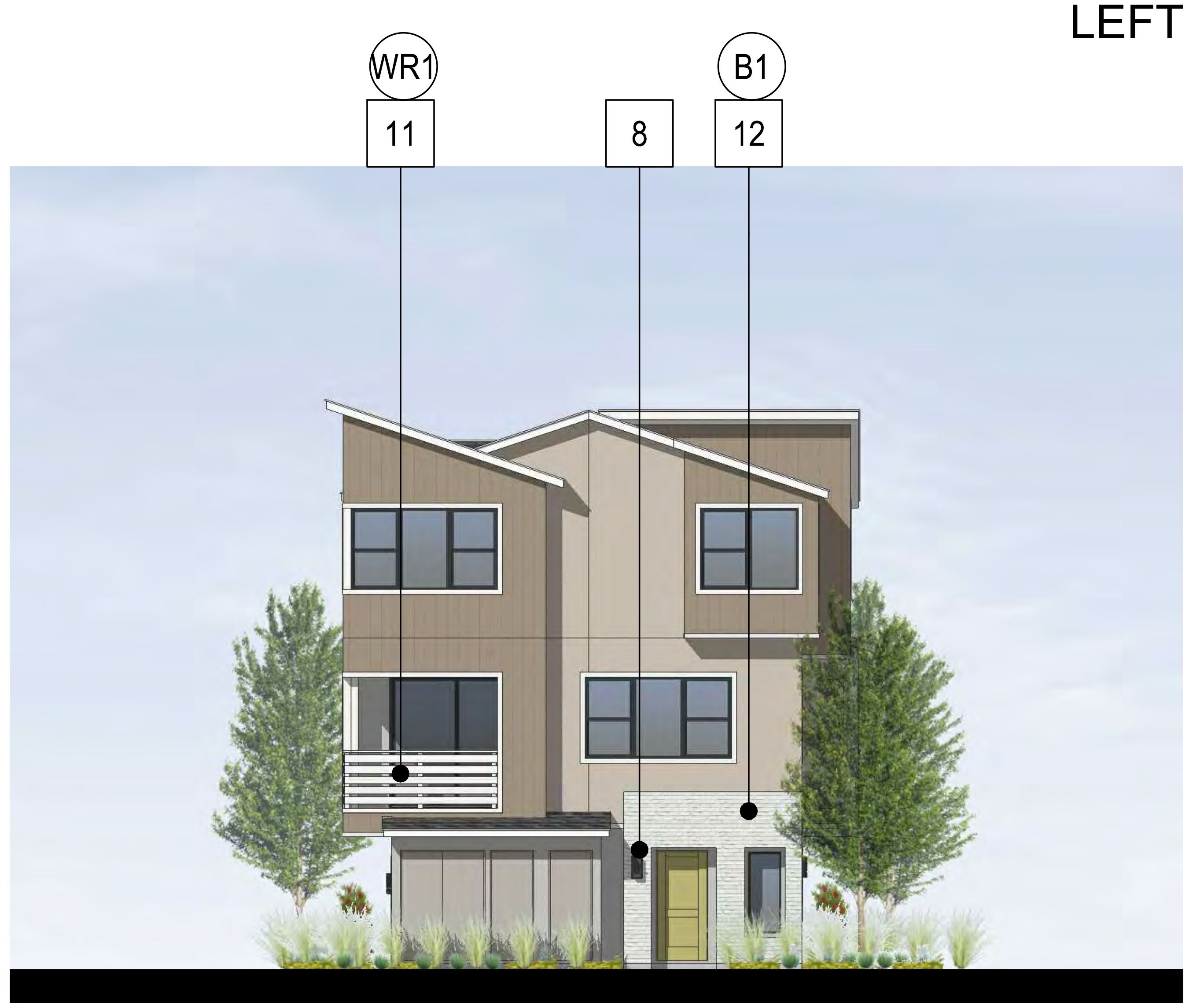
ROOF PLAN
SCALE: 1/16"=1'-0"



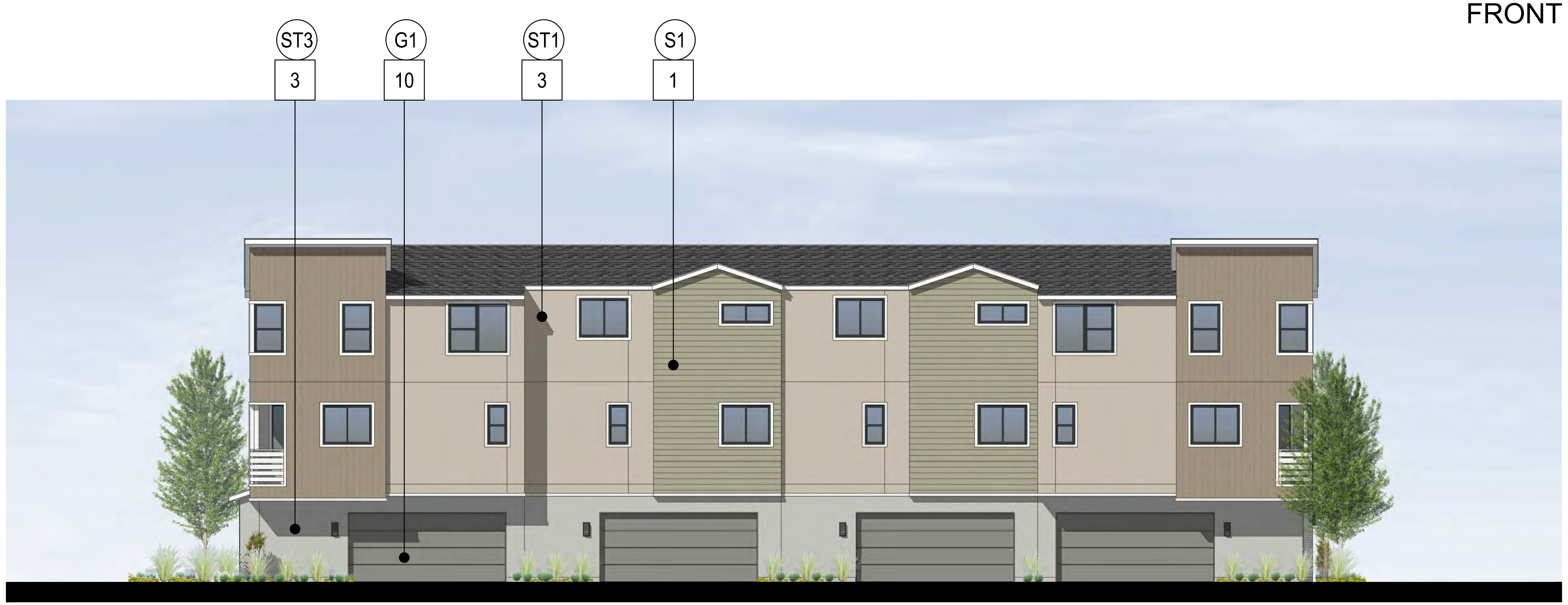
LEFT


R1
4
W1
5
T1
7
ST2
3
T1
6
E2
9
S2
2
T1
13
30'-0" Max. Eave Height
9'-1"
Level 3
9'-1"
Level 2
8'-1"
Level 1
± 35'-0"

FRONT


WR1
11
8
B1
12

RIGHT


ST3
3
G1
10
ST1
3
S1
1

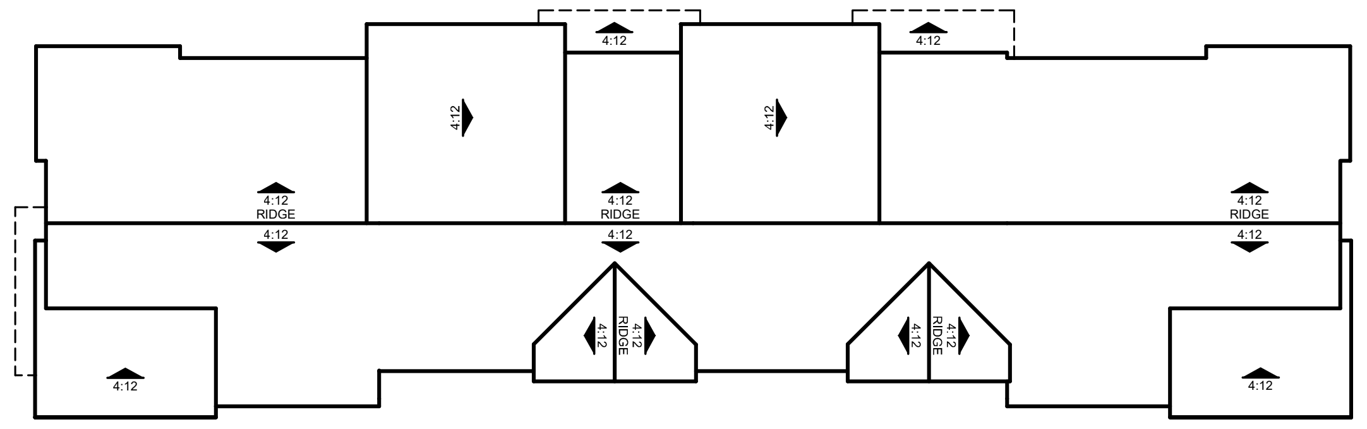
REAR

MATERIAL LEGEND

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

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
WR1 - WOODEN RAILS
T1 - TRIM
B1 - BRICK VENEER



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

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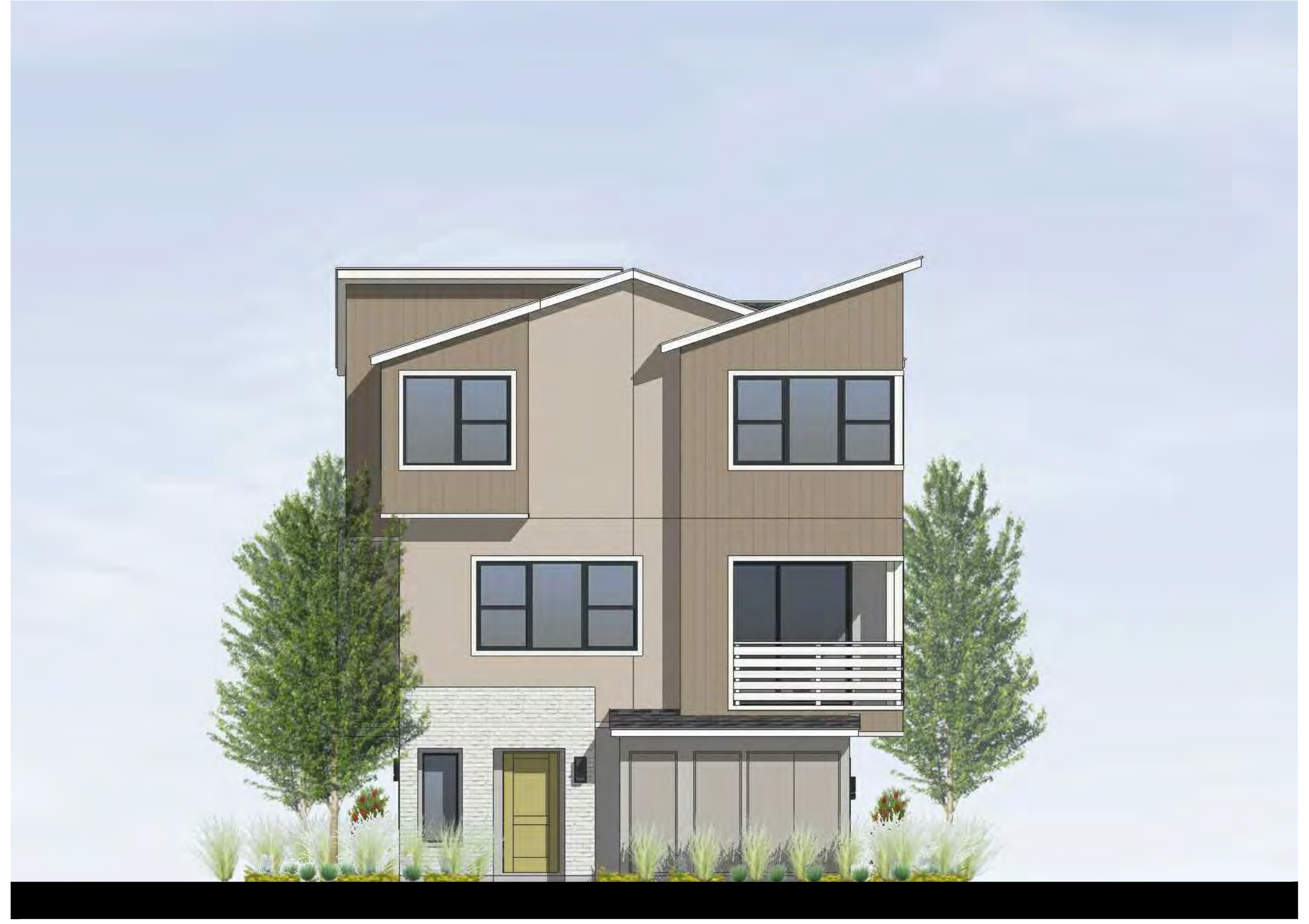
Los Alamitos, CA 90720

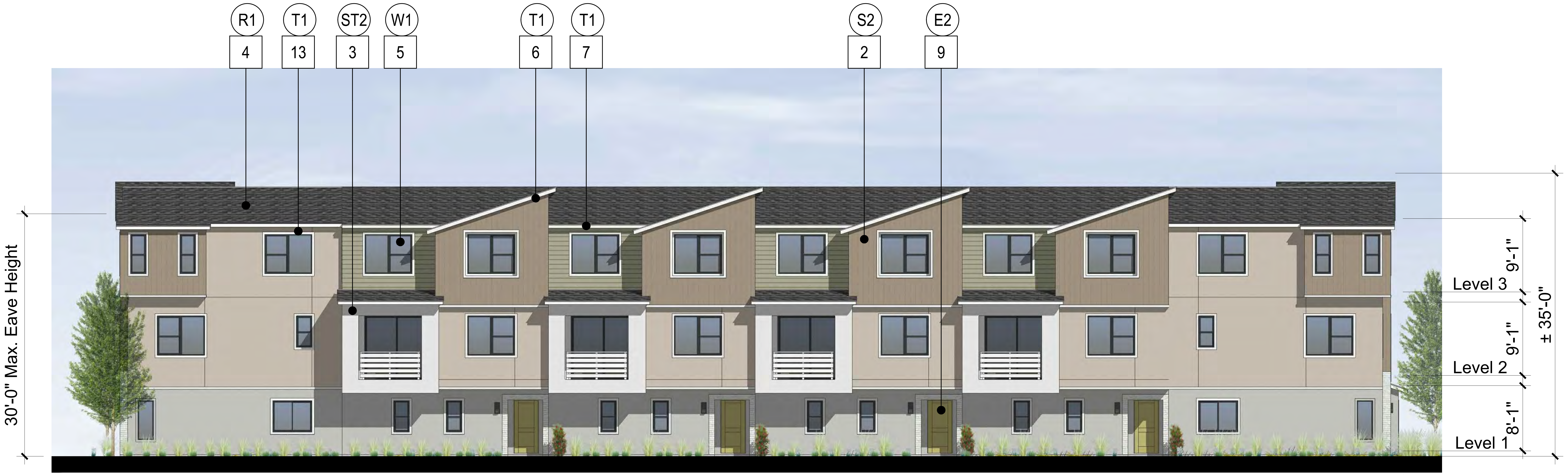
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

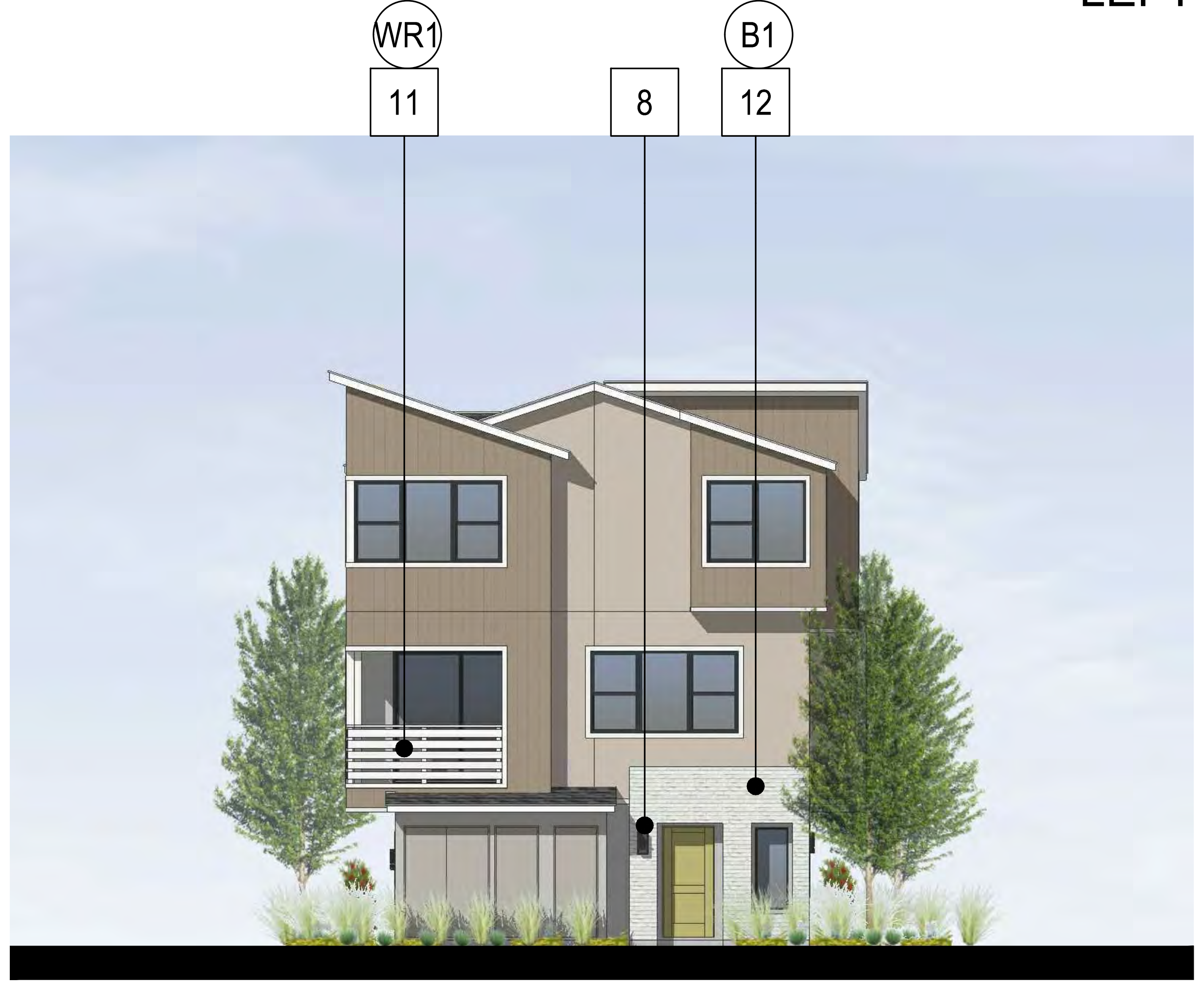
SCHEMATIC DESIGN
OCTOBER 21, 2022

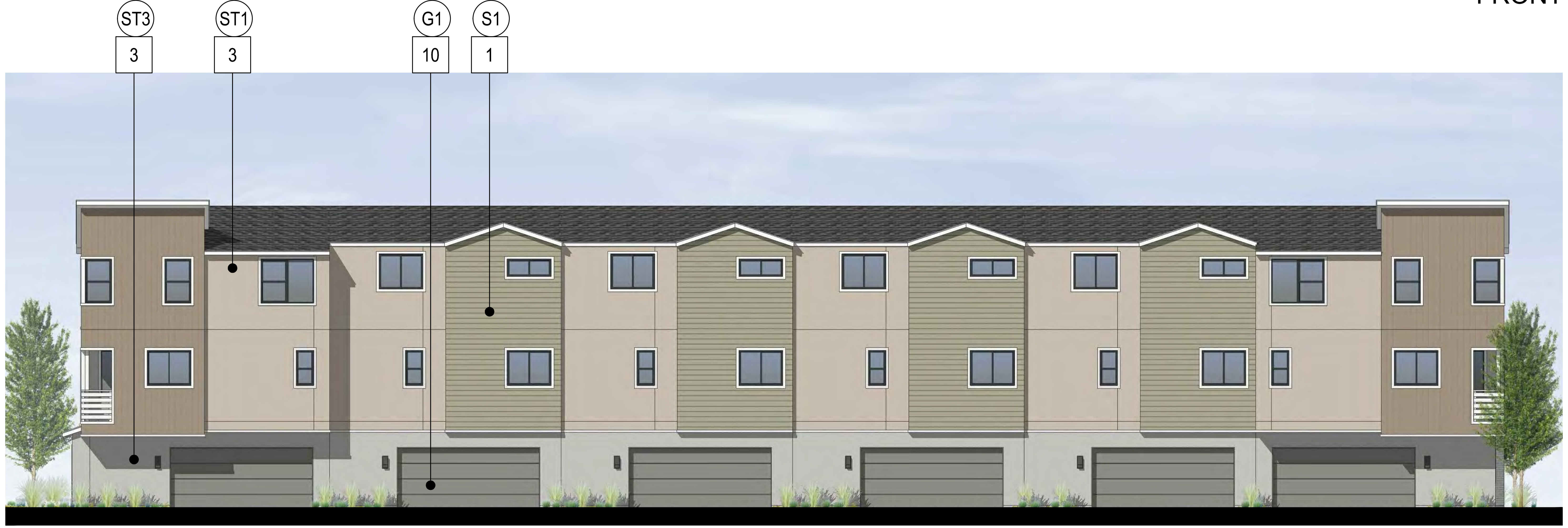
0 4 8 16

ELEVATIONS
PRODUCT C - BUILDING B


LEFT


R1
4
T1
13
ST2
3
W1
5
T1
6
T1
7
S2
2
E2
9
30'-0" Max. Eave Height
Level 3
Level 2
Level 1
9'-1"
9'-1"
8'-1"
± 35'-0"
FRONT


WR1
11
8
B1
12
RIGHT

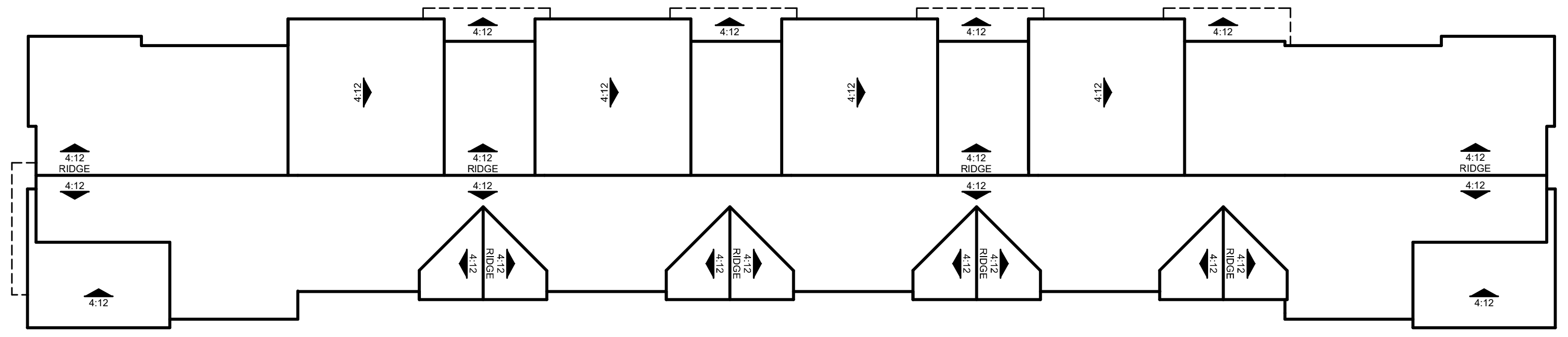

ST3
3
ST1
3
G1
10
S1
1
REAR

MATERIAL LEGEND

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

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
WR1 - WOODEN RAILS
T1 - TRIM
B1 - BRICK VENEER


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

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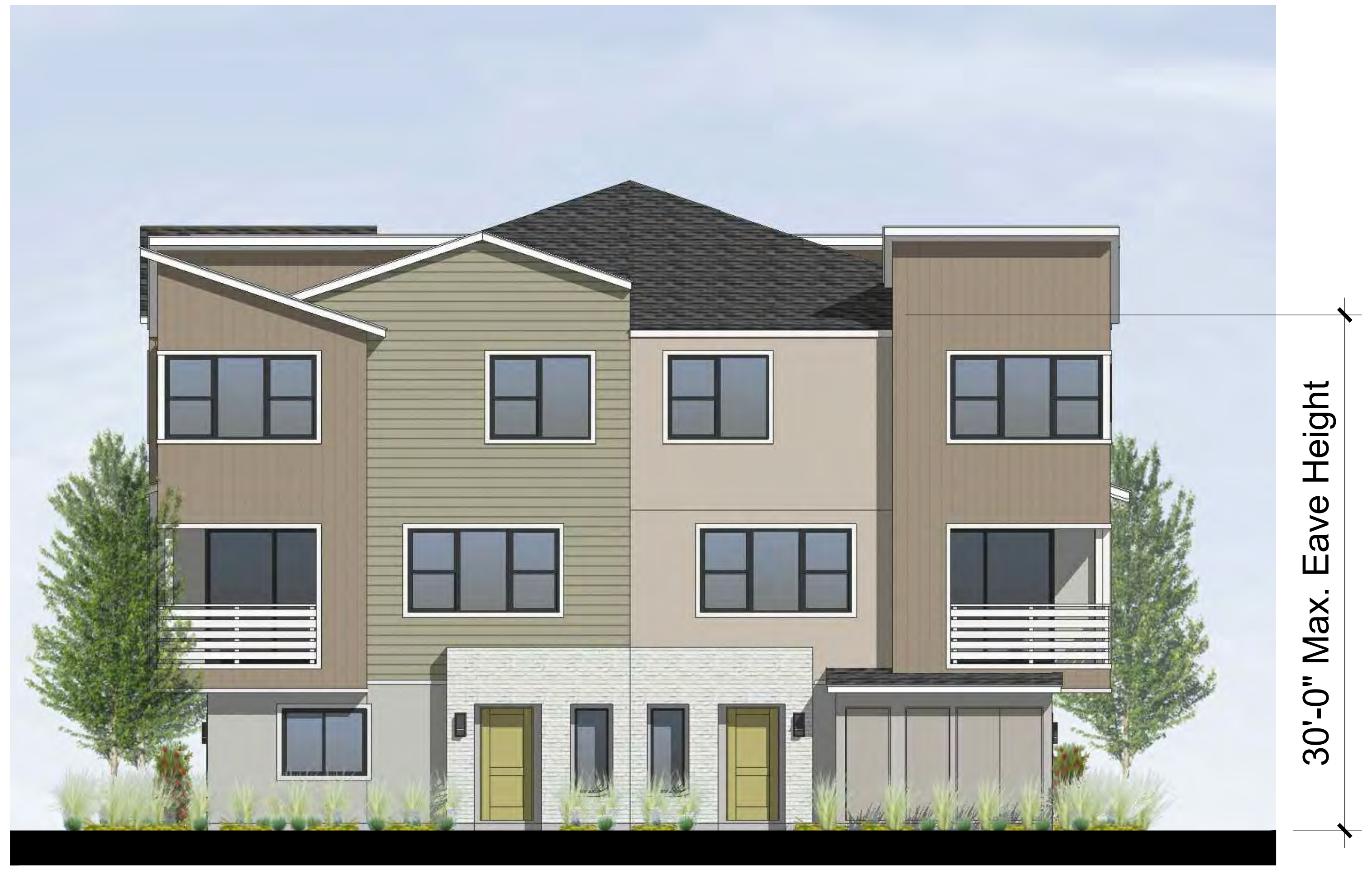
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

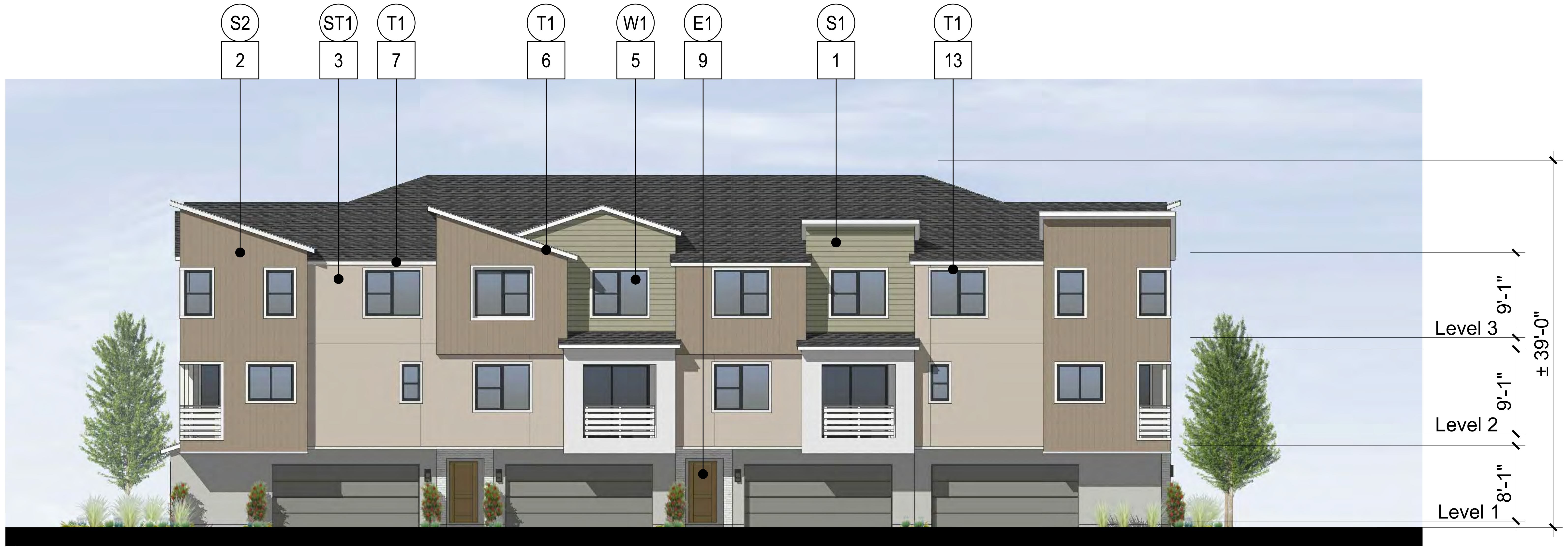
0 4 8 16

ELEVATIONS
PRODUCT C - BUILDING C

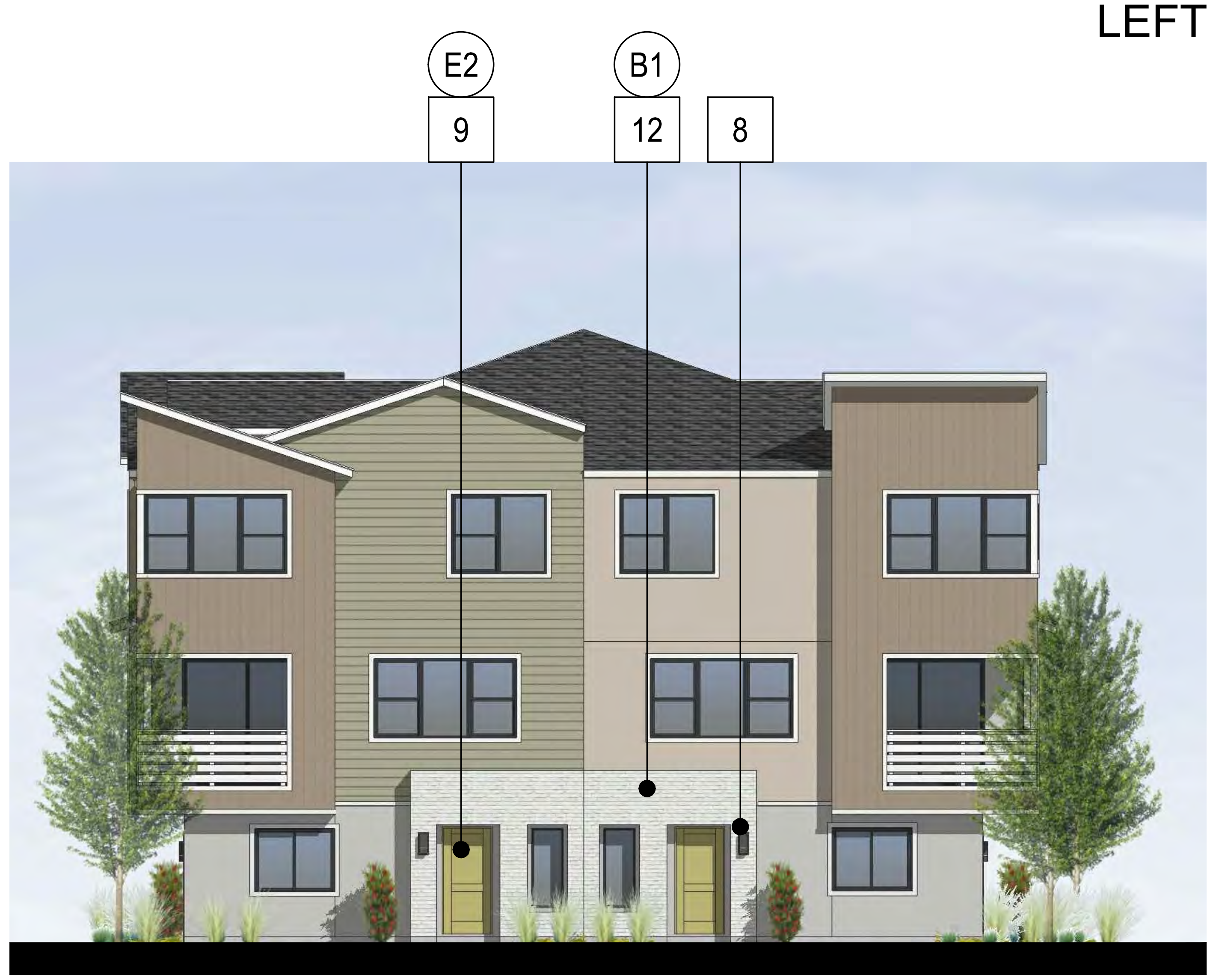
AC4


30'-0" Max. Eave Height

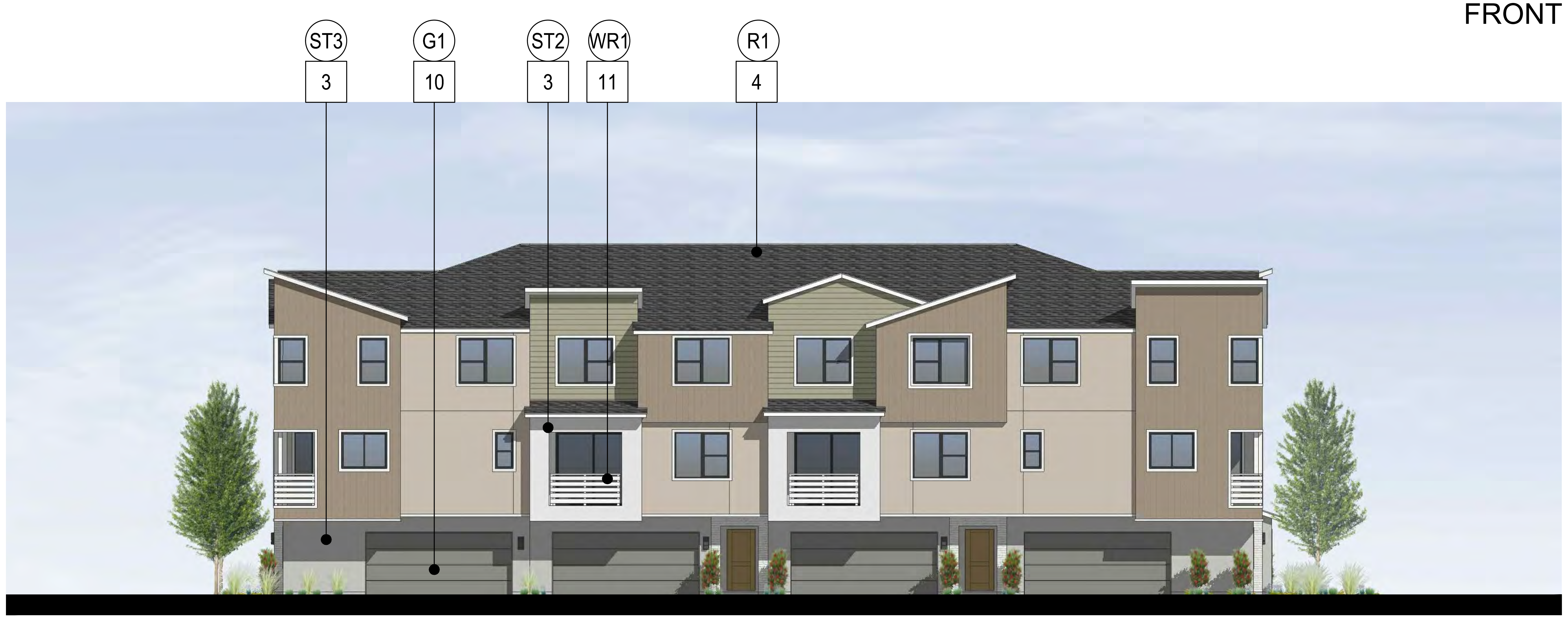
LEFT


S2
2
ST1
3
T1
7
T1
6
W1
5
E1
9
S1
1
T1
13
Level 3
Level 2
Level 1
9'-1"
9'-1"
8'-1"
± 39'-0"

FRONT



RIGHT


ST3
3
G1
10
ST2
3
WR1
11
R1
4

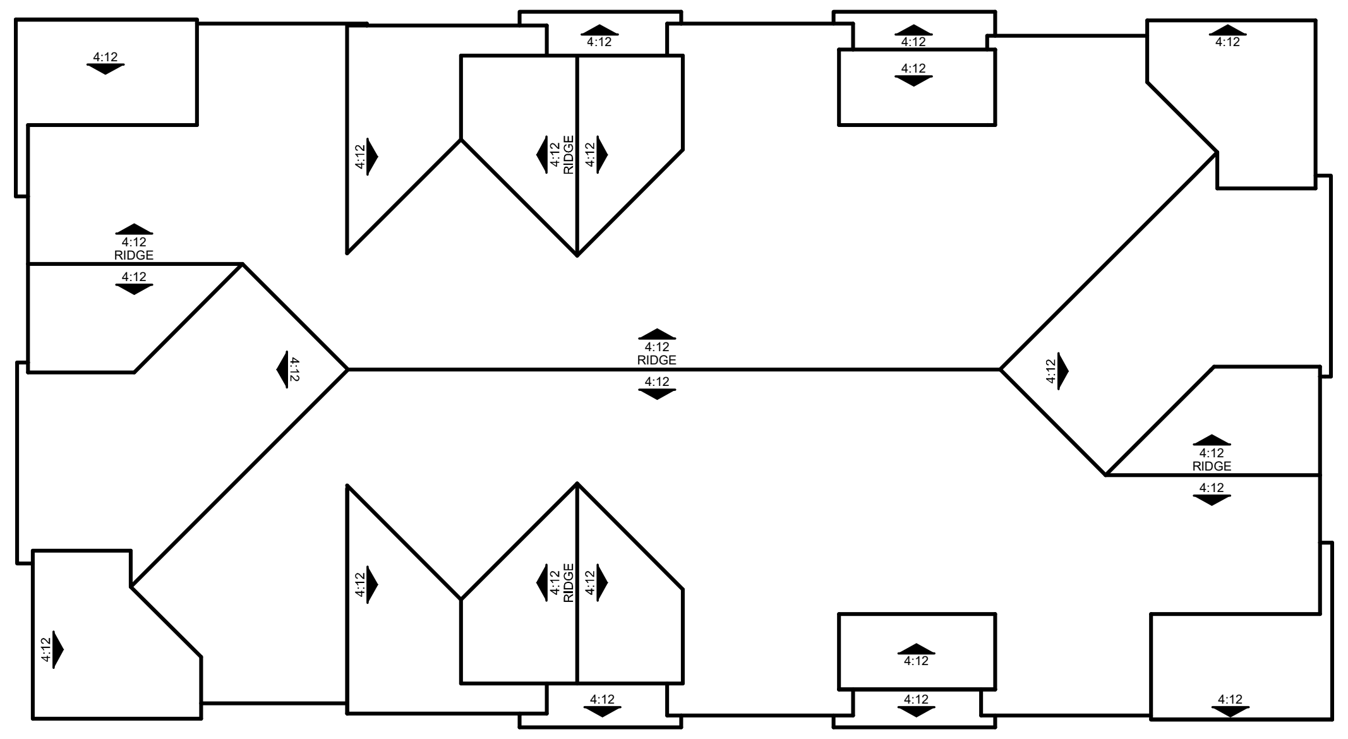
REAR

MATERIAL LEGEND

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

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
WR1 - WOODEN RAILS
T1 - TRIM
B1 - BRICK VENEER



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

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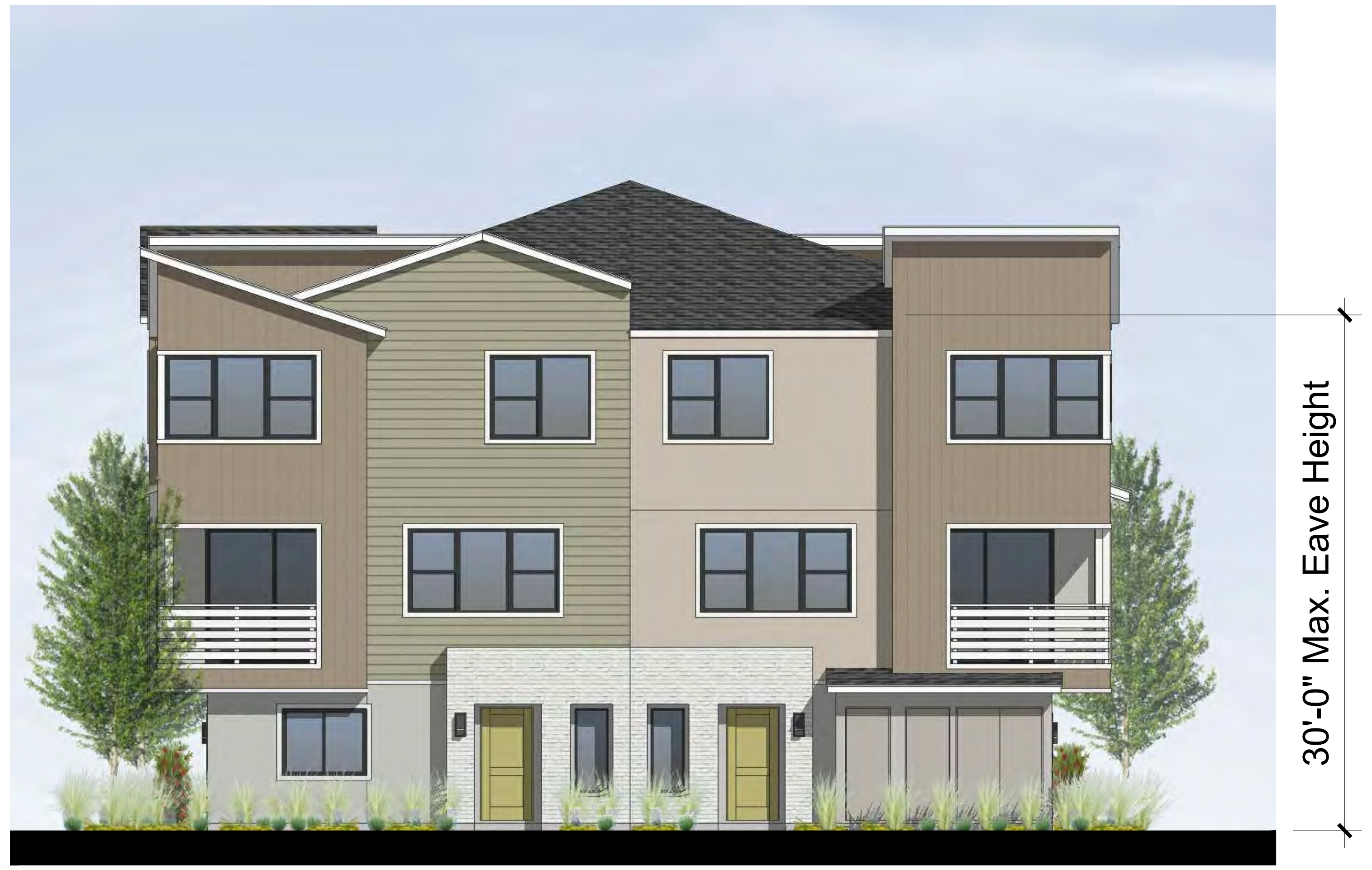
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

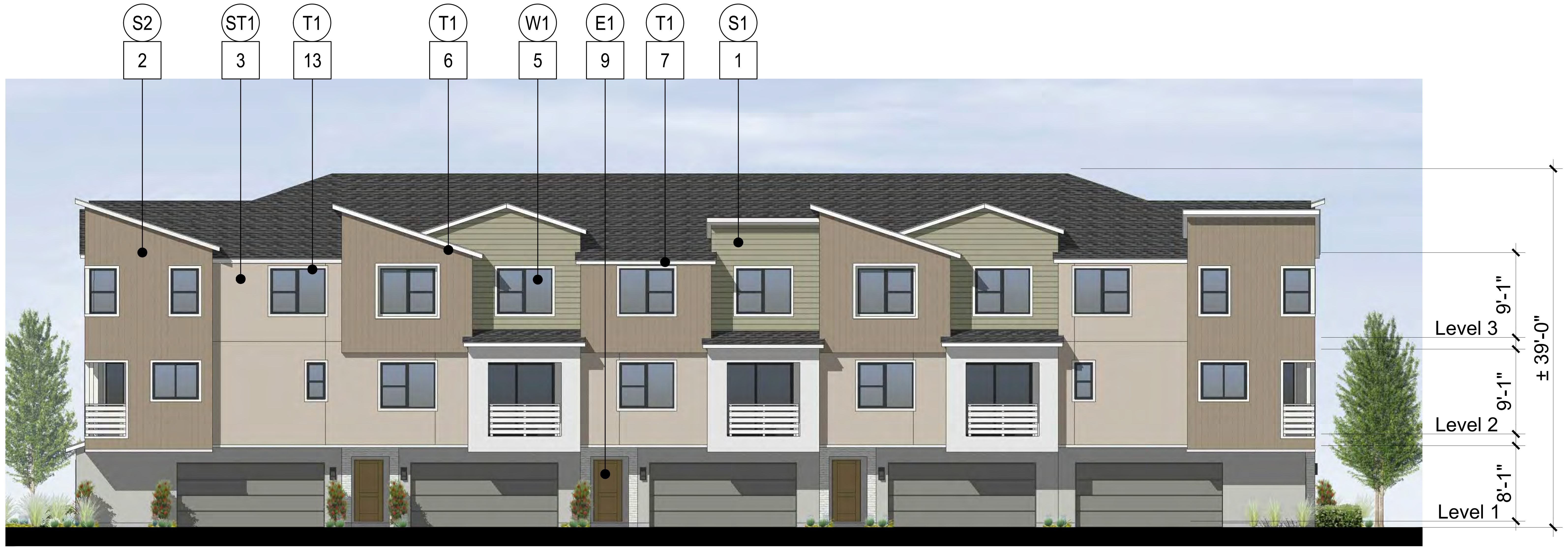
0 4 8 16

ELEVATIONS
PRODUCT C - BUILDING D

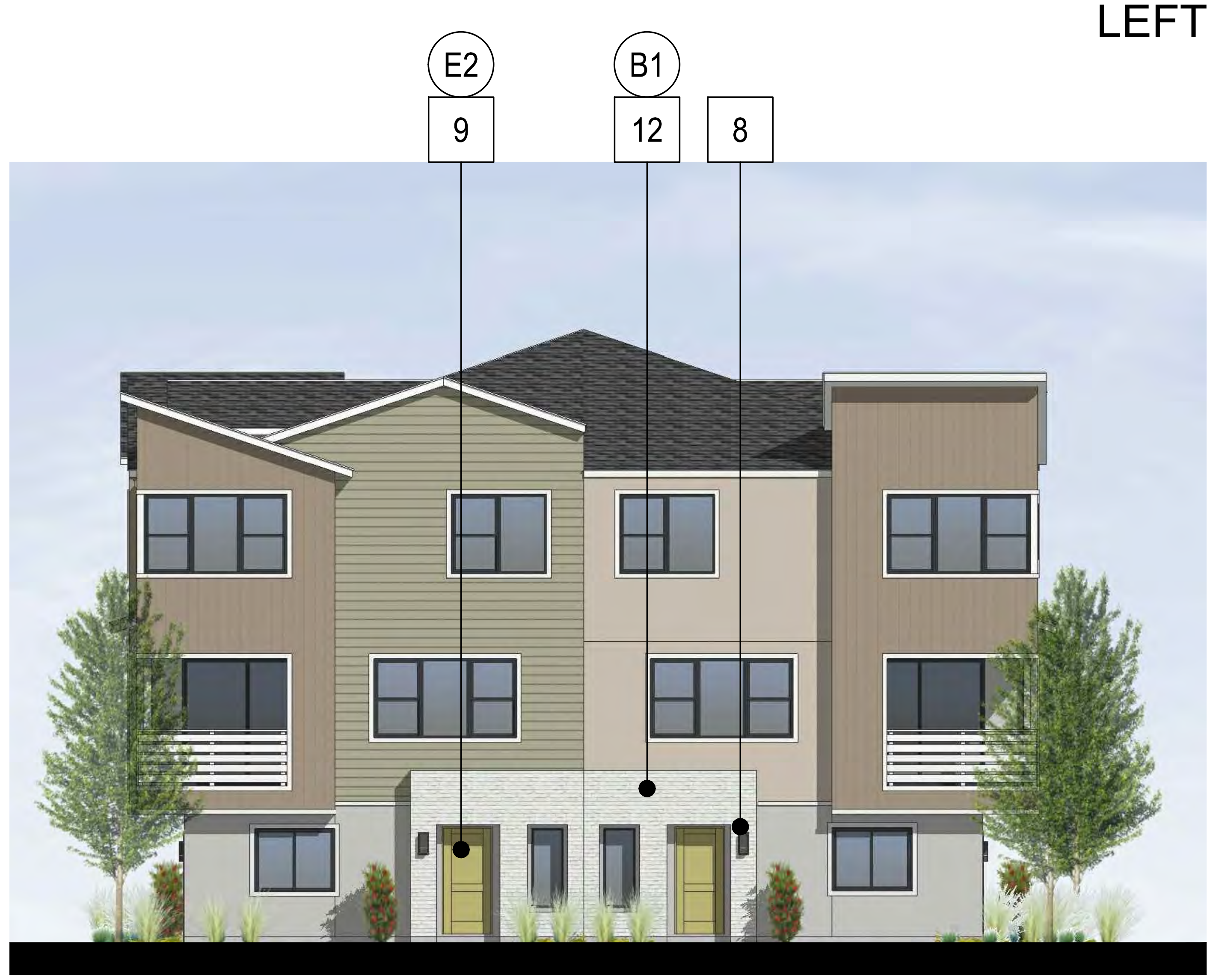
AC5


30'-0" Max. Eave Height

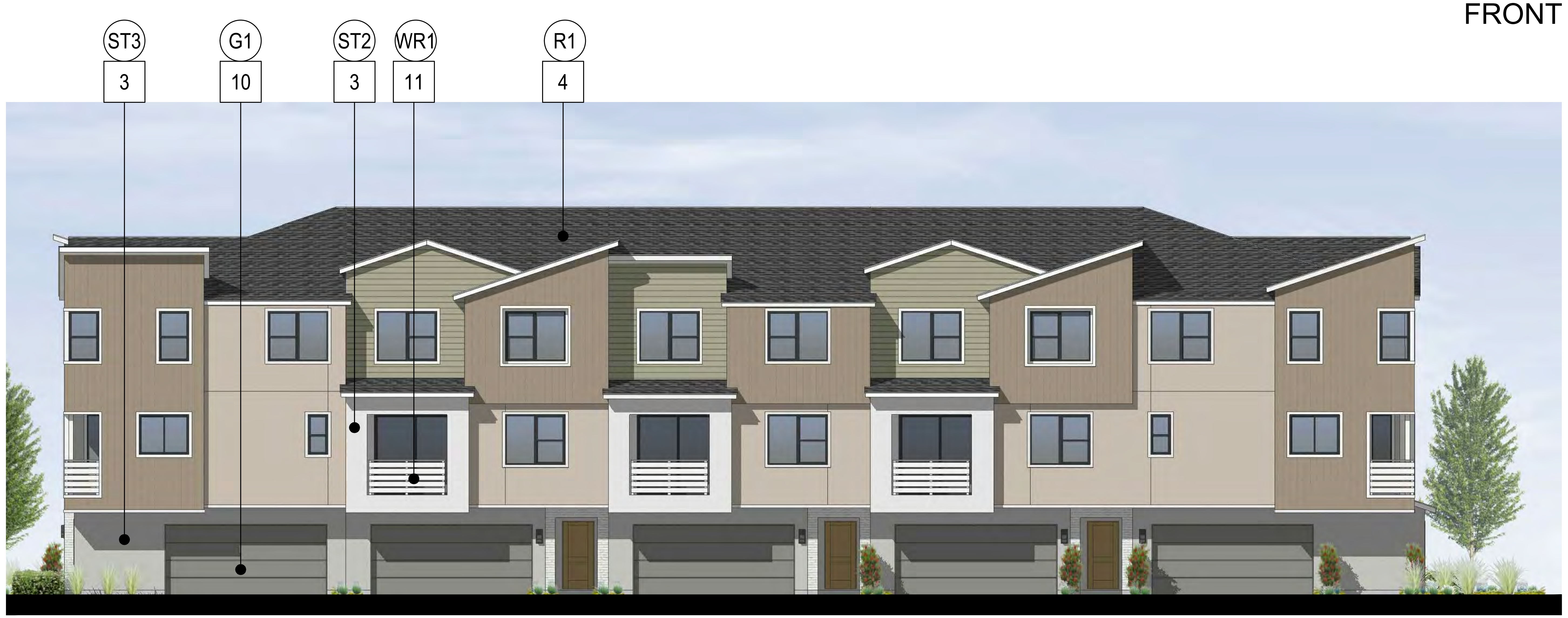
LEFT


S2
2
ST1
3
T1
13
T1
6
W1
5
E1
9
T1
7
S1
1
9'-1"
Level 3
9'-1"
Level 2
8'-1"
Level 1
± 39'-0"

FRONT



RIGHT


ST3
3
G1
10
ST2
3
WR1
11
R1
4

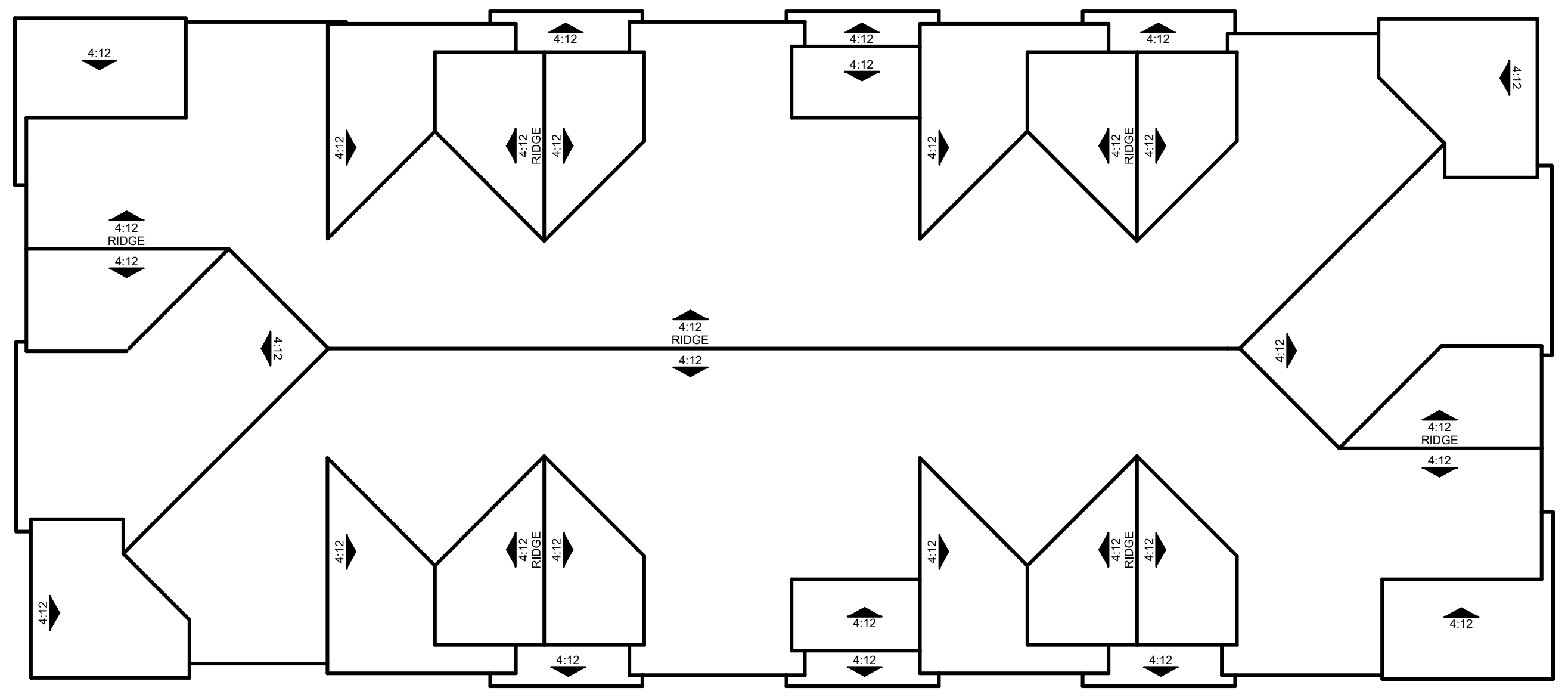
REAR

MATERIAL LEGEND

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

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
WR1 - WOODEN RAILS
T1 - TRIM
B1 - BRICK VENEER



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

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Los Alamitos, CA 90720

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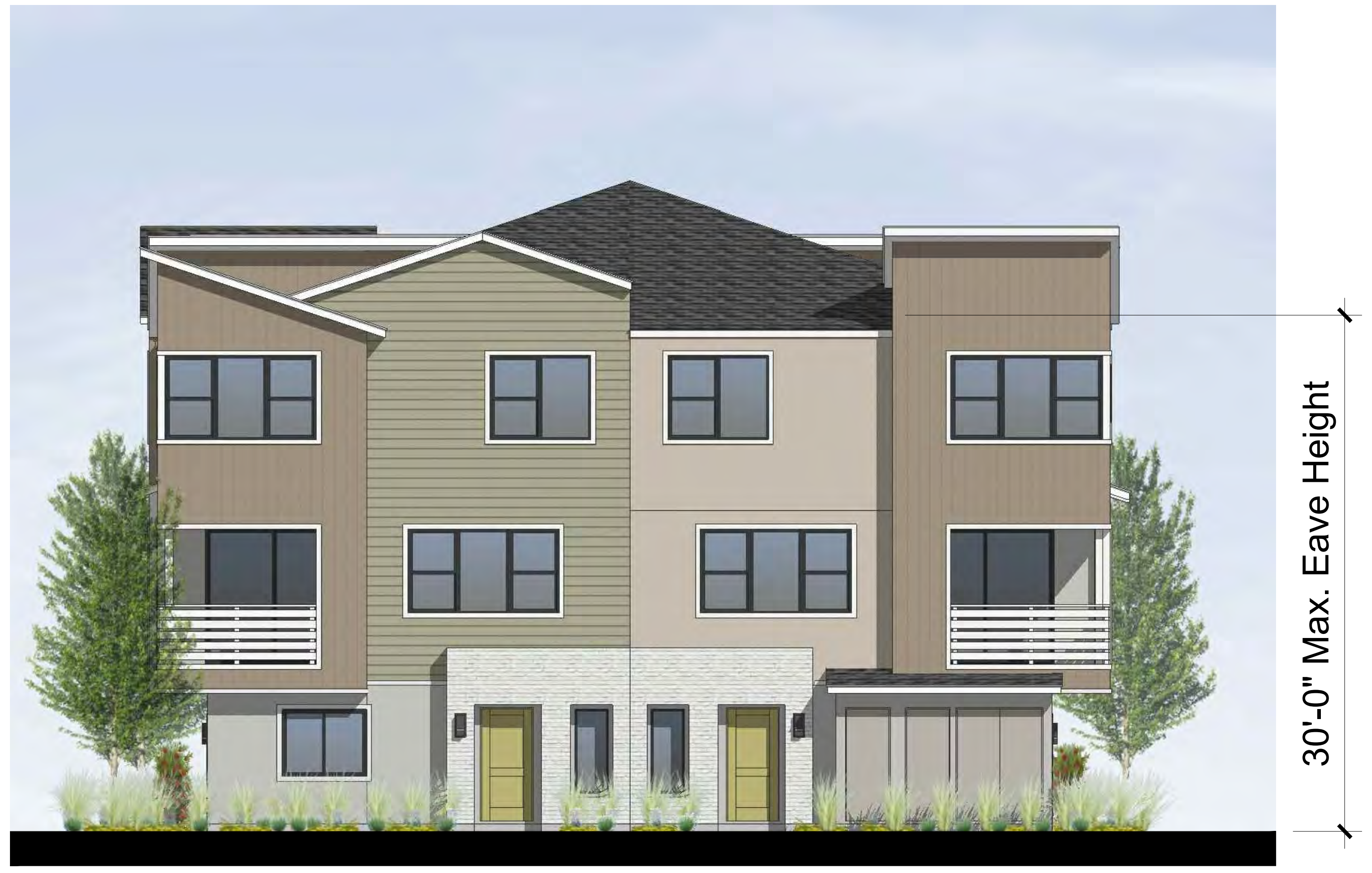
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

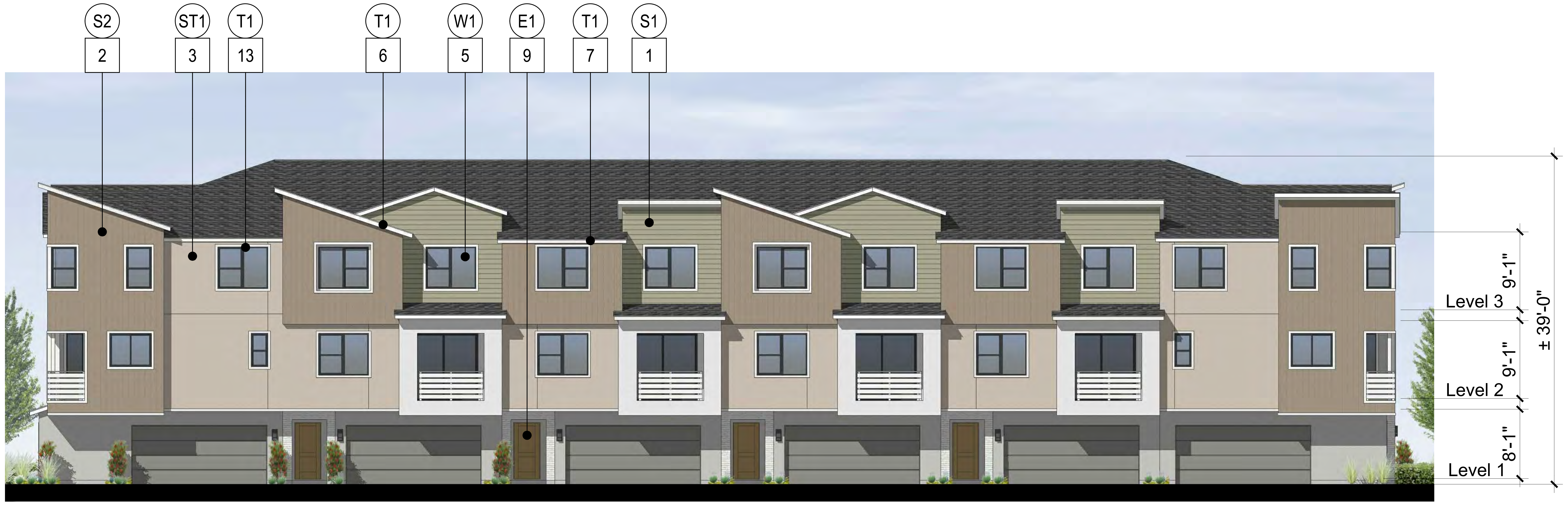
SCHEMATIC DESIGN
OCTOBER 21, 2022

0 4 8 16

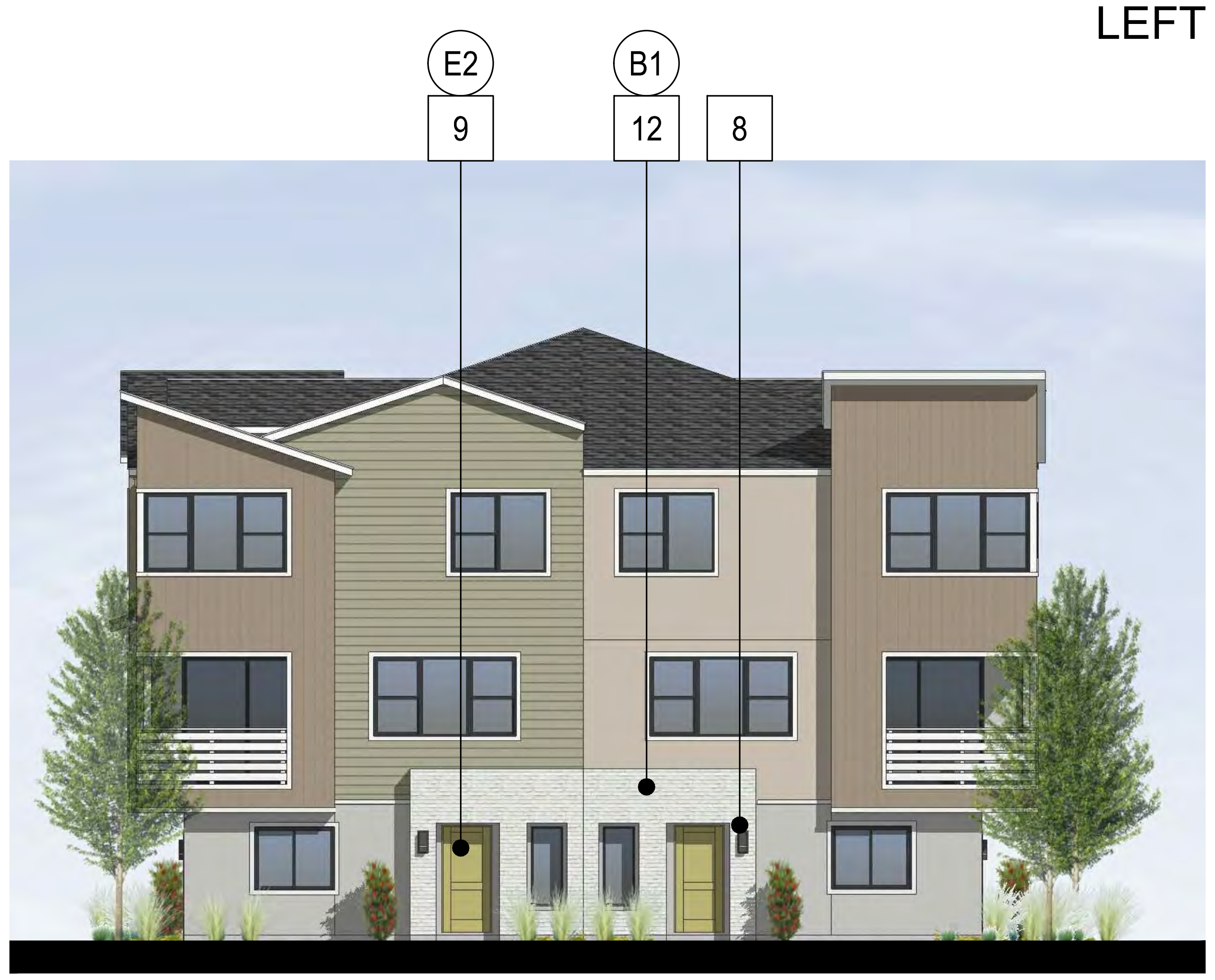
ELEVATIONS
PRODUCT C - BUILDING E


30'-0" Max. Eave Height

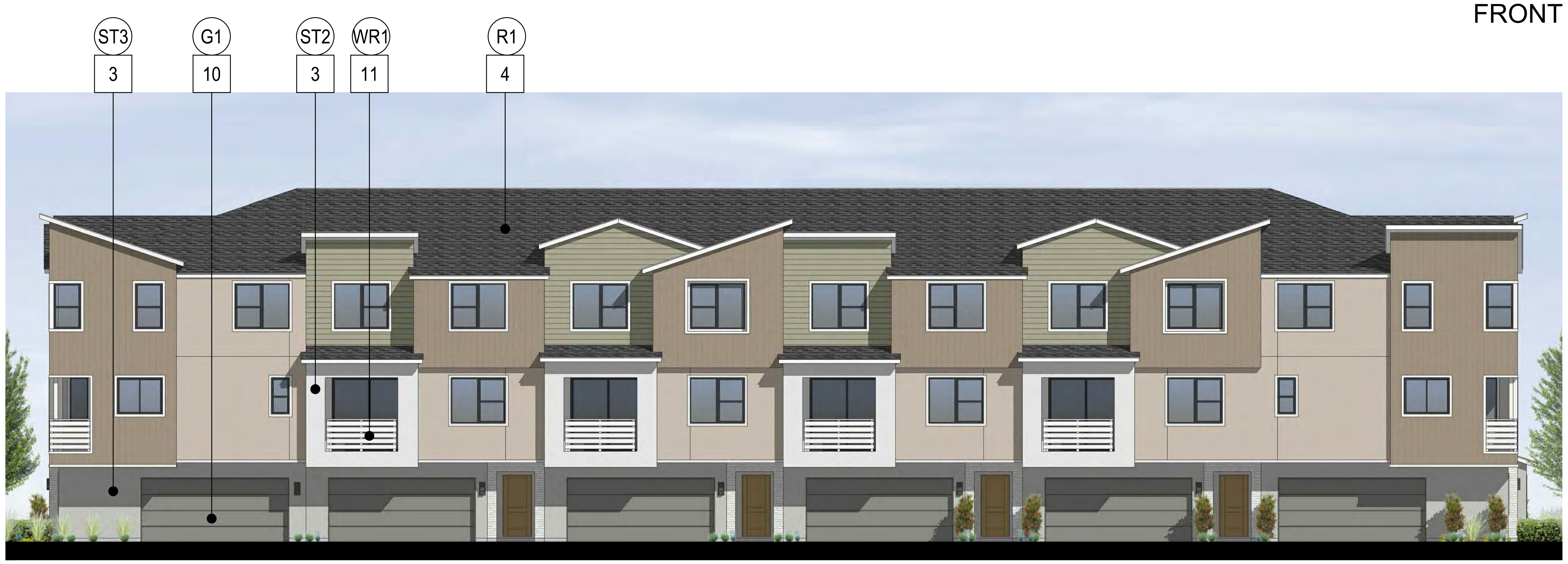
LEFT


S2
2
ST1
3
T1
13
T1
6
W1
5
E1
9
T1
7
S1
1
Level 3
Level 2
Level 1
9'-1"
9'-1"
8'-1"
± 39'-0"

FRONT



RIGHT


ST3
3
G1
10
ST2
3
WR1
11
R1
4

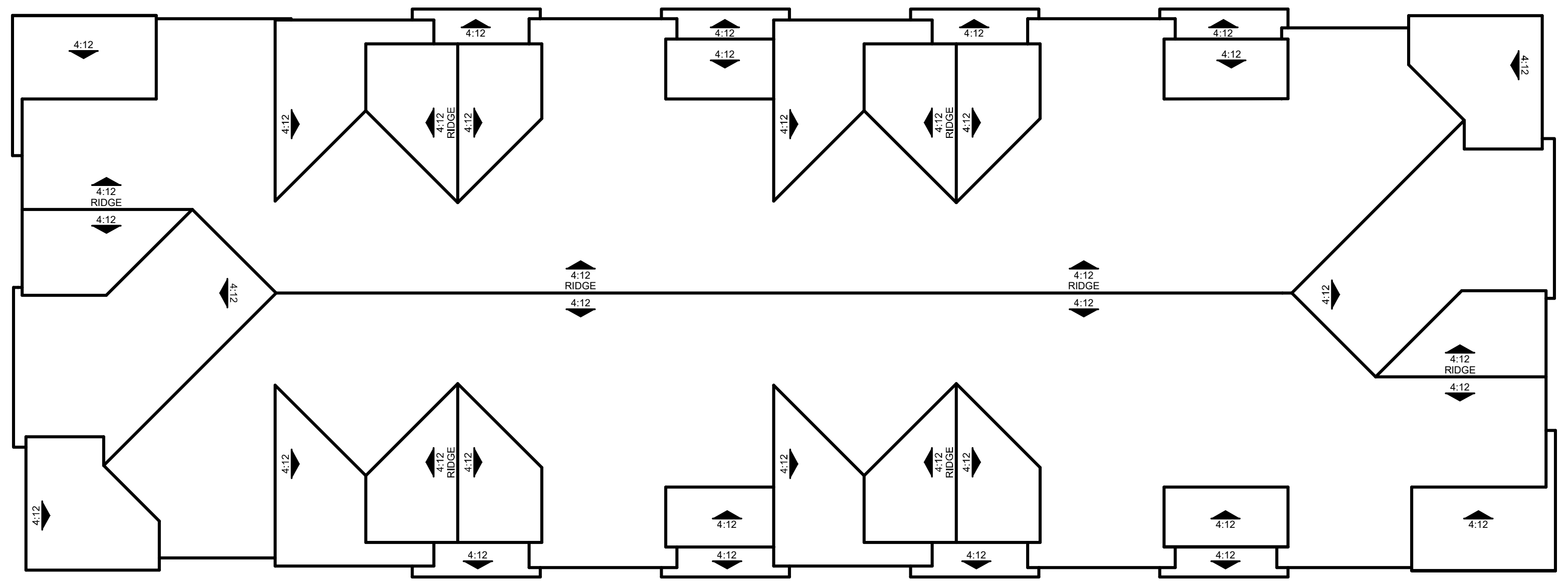
REAR

MATERIAL LEGEND

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

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
WR1 - WOODEN RAILS
T1 - TRIM
B1 - BRICK VENEER



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

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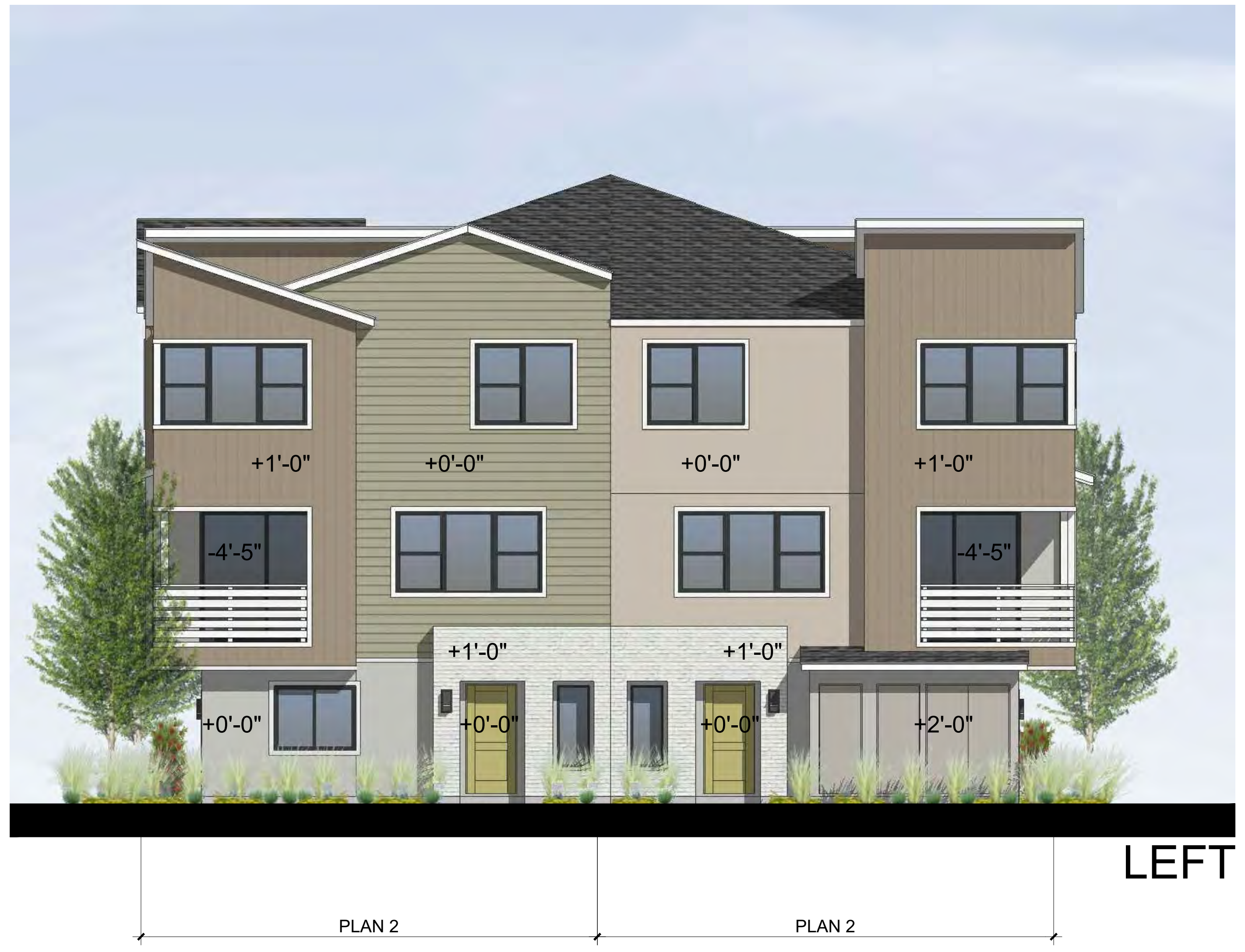
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

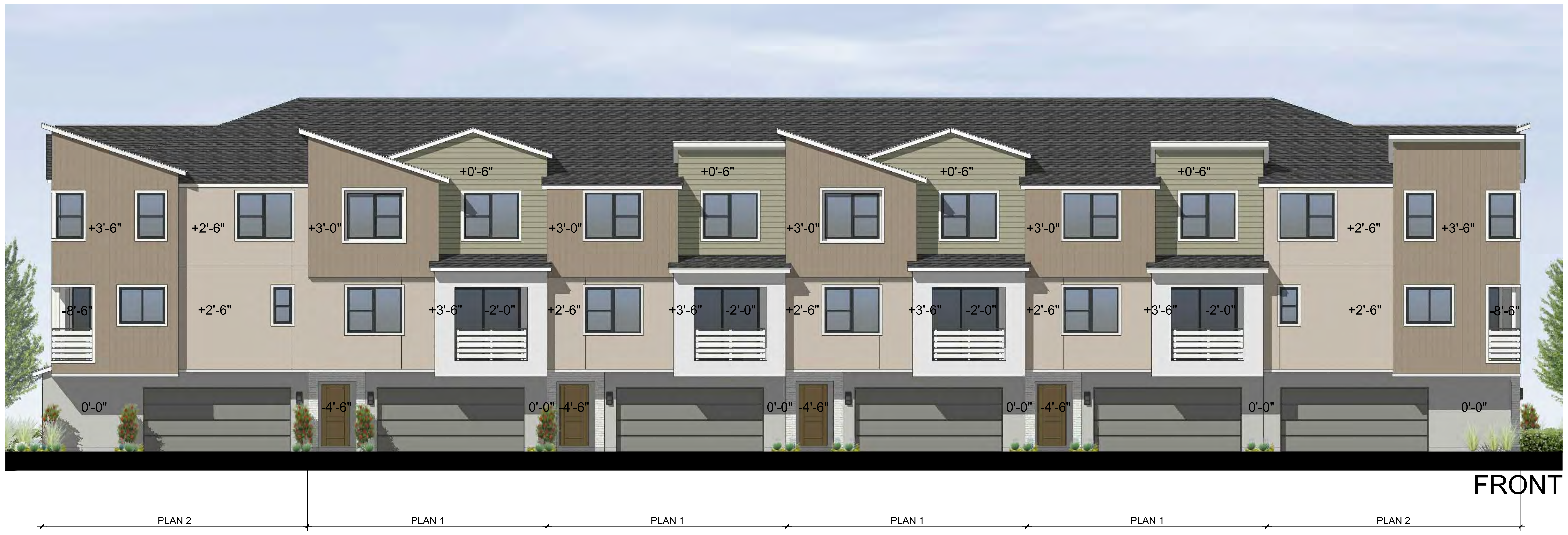
0 4 8 16

ELEVATIONS
PRODUCT C - BUILDING F

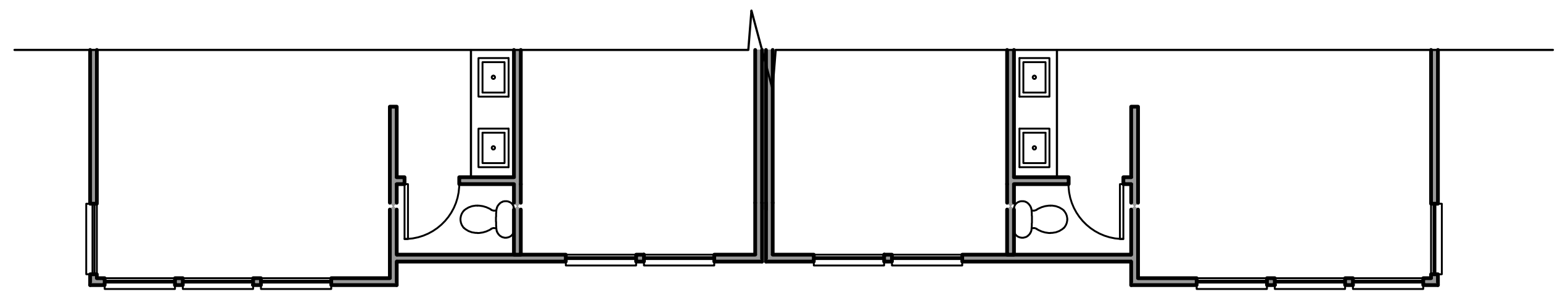
AC7


+1'-0"
+0'-0"
+0'-0"
+1'-0"
-4'-5"
-4'-5"
+1'-0"
+1'-0"
+0'-0"
+0'-0"
+0'-0"
+2'-0"
PLAN 2
PLAN 2

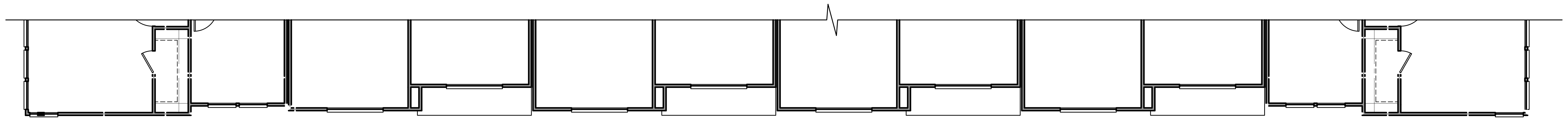
LEFT


+0'-6"
+0'-6"
+0'-6"
+0'-6"
+3'-6"
+2'-6"
+3'-0"
+3'-0"
+3'-0"
+3'-0"
+3'-0"
+2'-6"
+3'-6"
-8'-6"
+2'-6"
+3'-6"
-2'-0"
+2'-6"
+3'-6"
-2'-0"
+2'-6"
+3'-6"
-2'-0"
+2'-6"
+3'-6"
-2'-0"
+2'-6"
-8'-6"
0'-0"
-4'-6"
0'-0"
-4'-6"
0'-0"
-4'-6"
0'-0"
-4'-6"
0'-0"
0'-0"
PLAN 2
PLAN 1
PLAN 1
PLAN 1
PLAN 1
PLAN 2

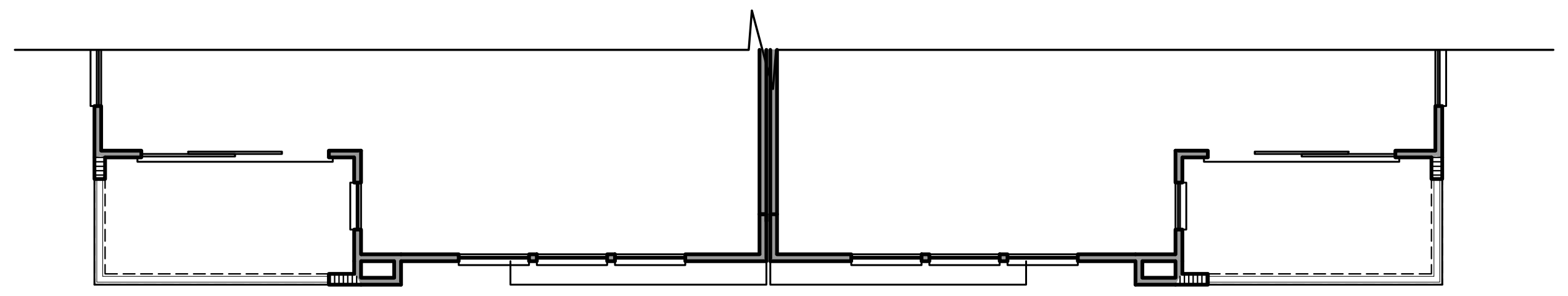
FRONT



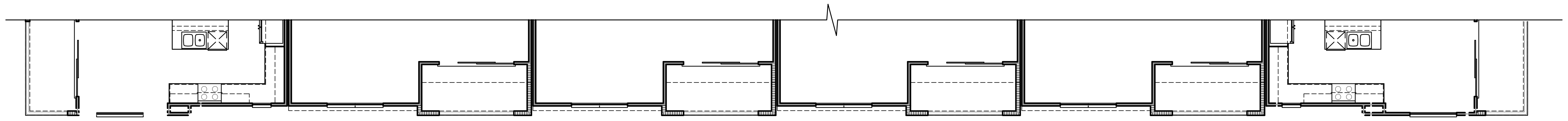
Level 3



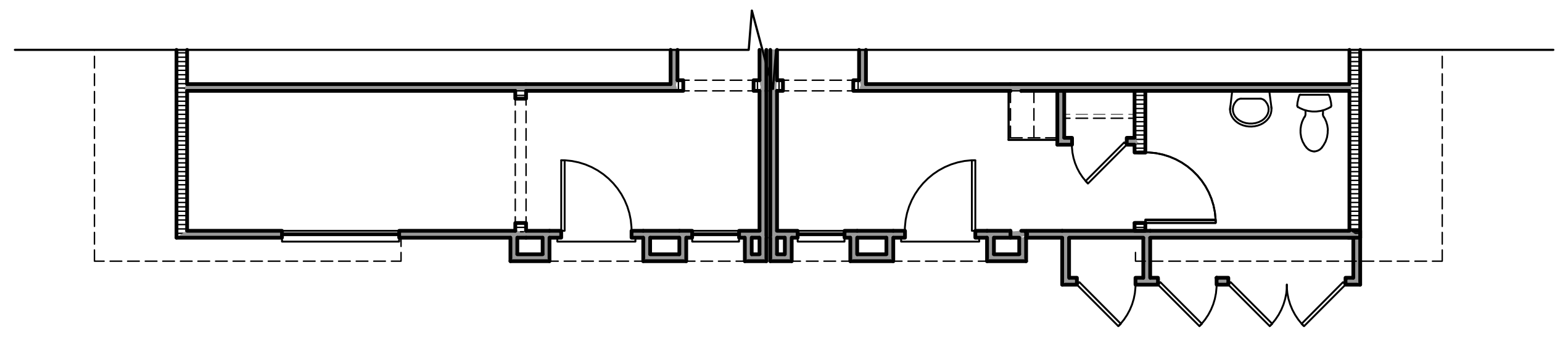
Level 3



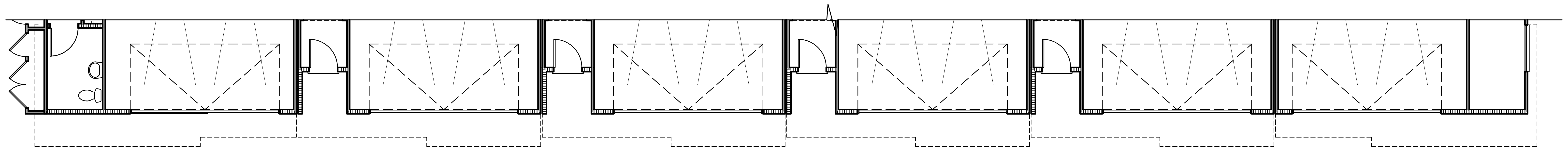
Level 2



Level 2



Level 1



Level 1

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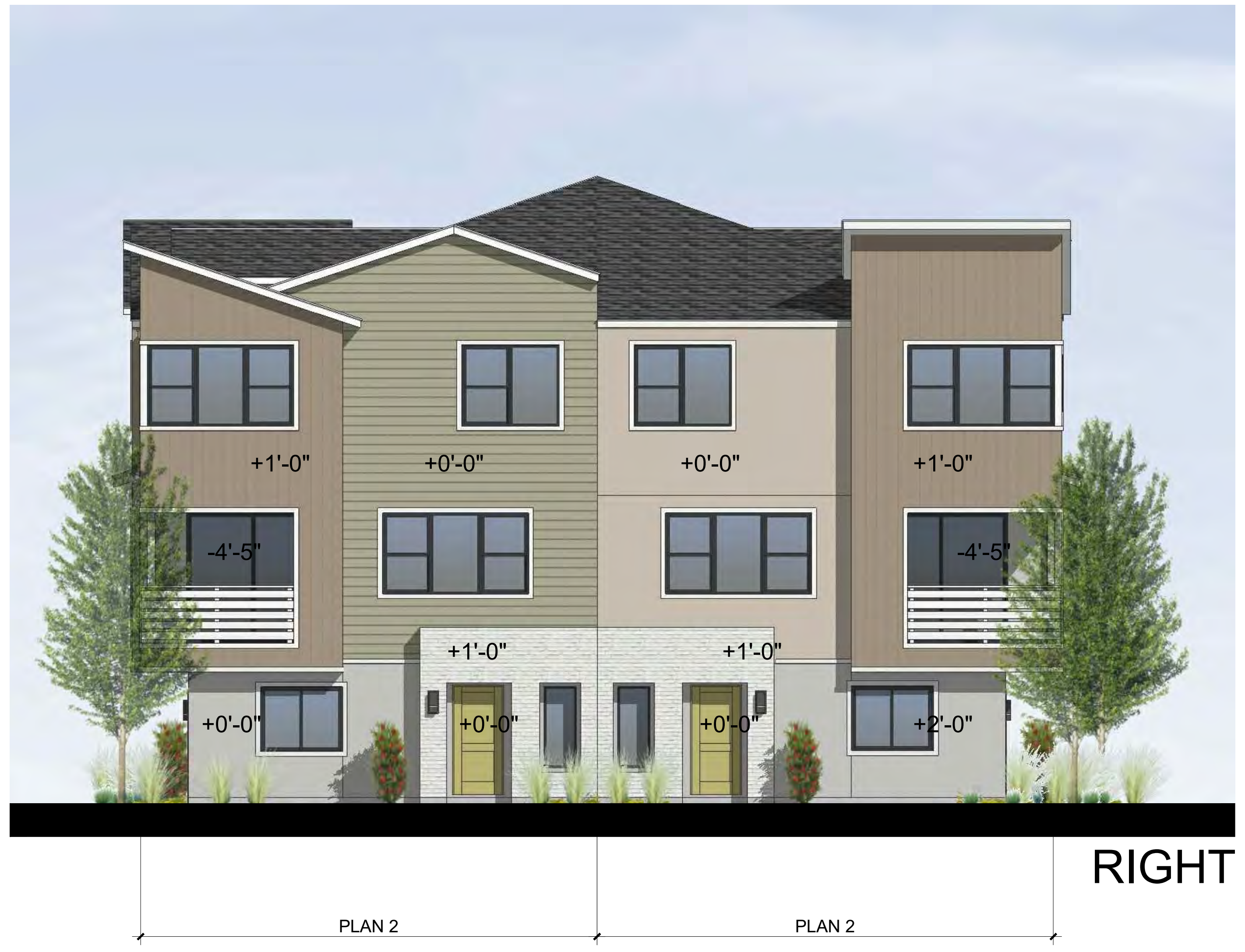
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

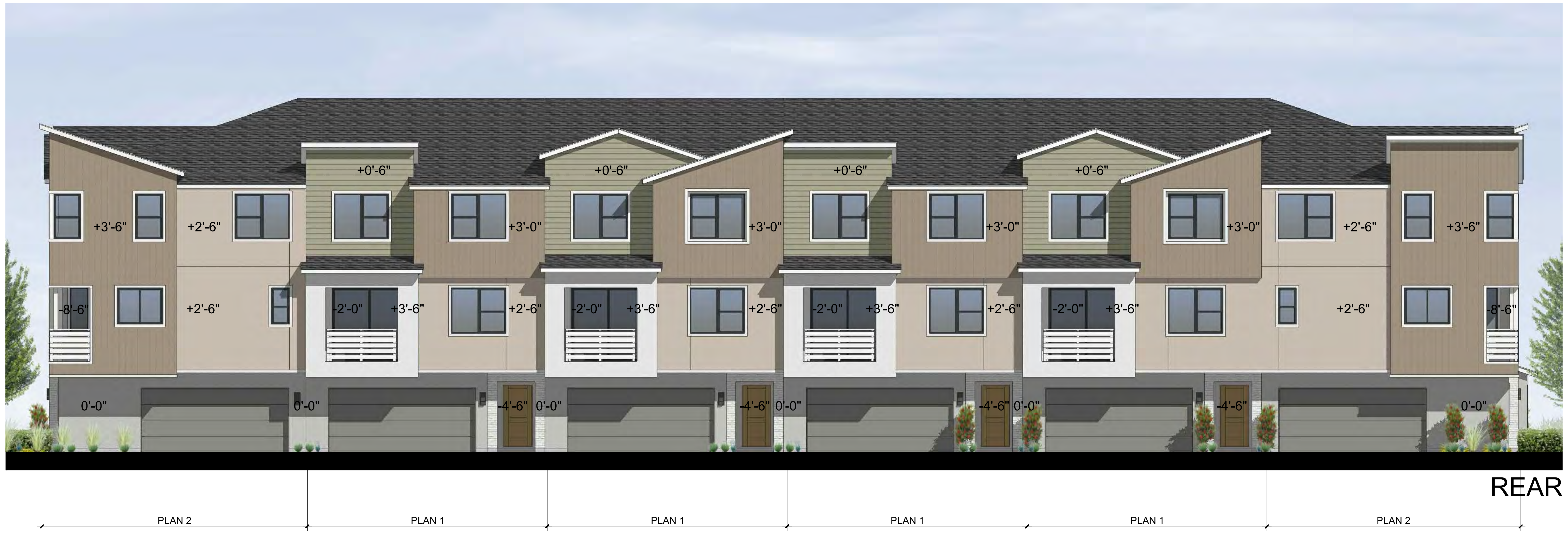
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT C - BUILDING F

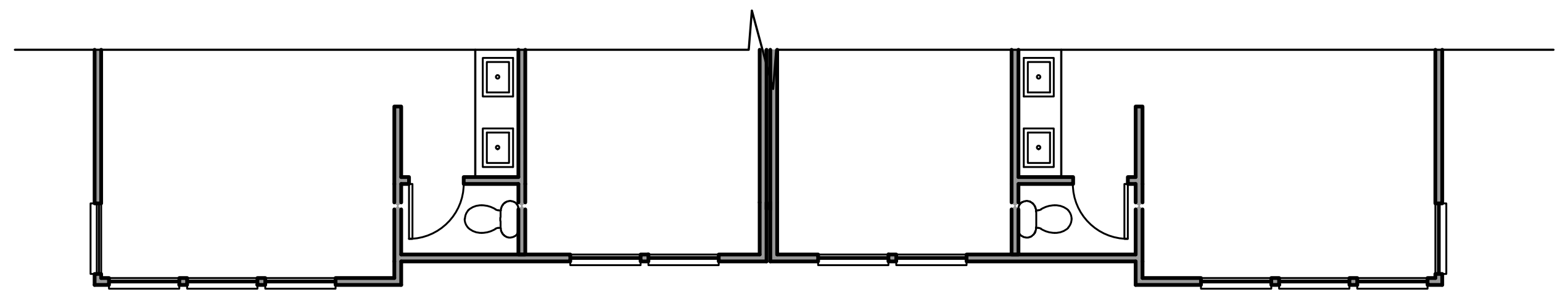
AC8


+1'-0"
+0'-0"
+0'-0"
+1'-0"
-4'-5"
-4'-5"
+1'-0"
+1'-0"
+0'-0"
+0'-0"
+0'-0"
+2'-0"
PLAN 2
PLAN 2

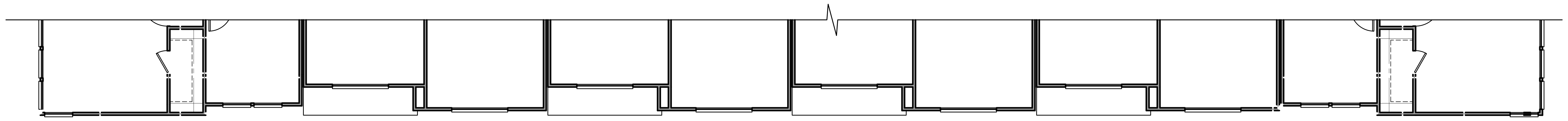
RIGHT


+0'-6"
+0'-6"
+0'-6"
+0'-6"
+3'-6"
+2'-6"
+3'-0"
+3'-0"
+3'-0"
+3'-0"
+3'-0"
+2'-6"
+3'-6"
-8'-6"
+2'-6"
-2'-0"
+3'-6"
+2'-6"
-2'-0"
+3'-6"
+2'-6"
-2'-0"
+3'-6"
+2'-6"
-2'-0"
+3'-6"
+2'-6"
-8'-6"
0'-0"
0'-0"
-4'-6"
0'-0"
-4'-6"
0'-0"
-4'-6"
0'-0"
-4'-6"
0'-0"
PLAN 2
PLAN 1
PLAN 1
PLAN 1
PLAN 1
PLAN 2

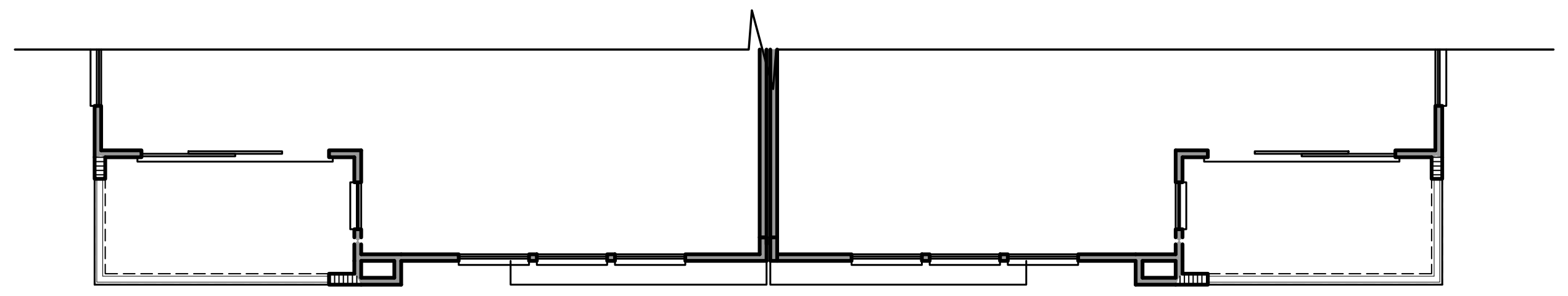
REAR



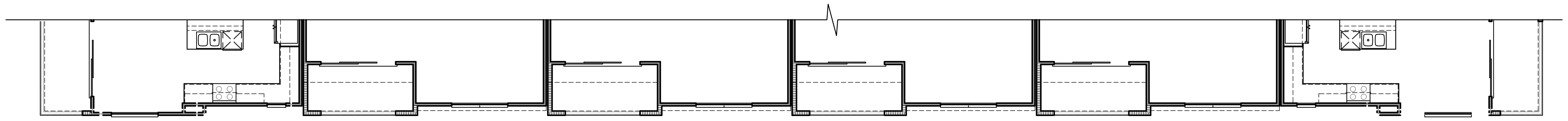
Level 3



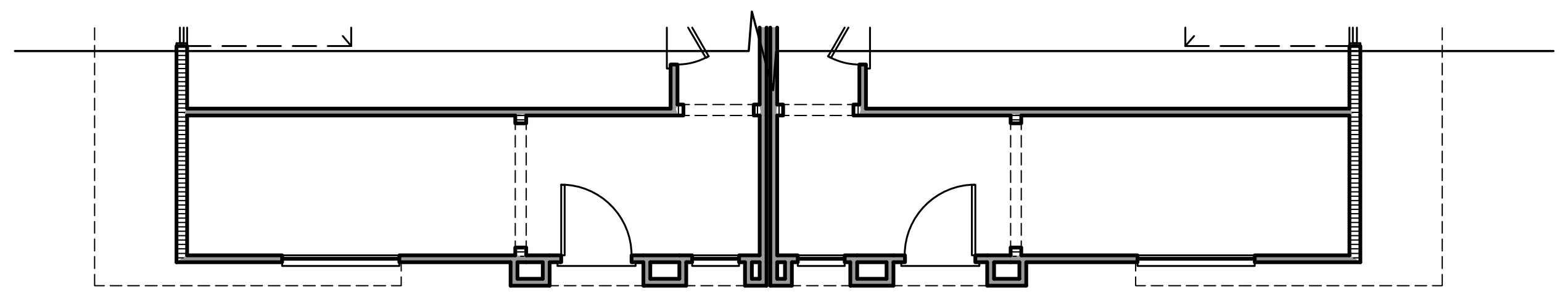
Level 3



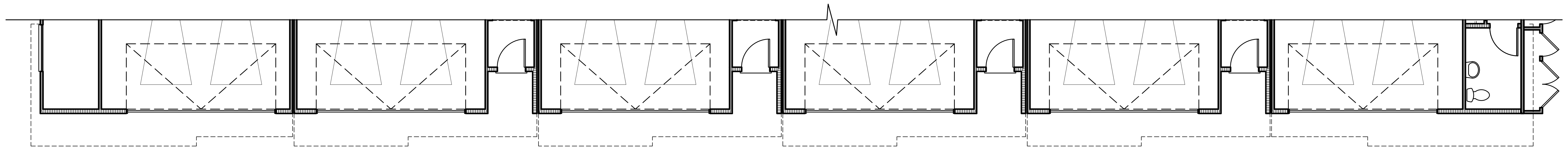
Level 2



Level 2



Level 1



Level 1

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CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

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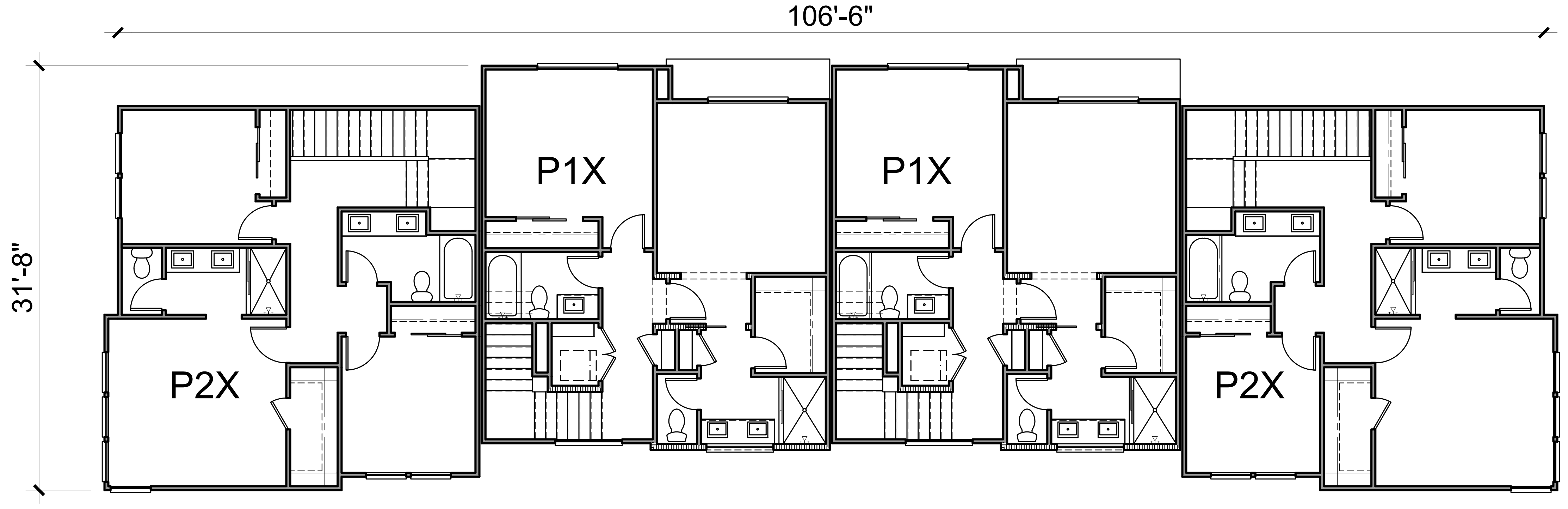
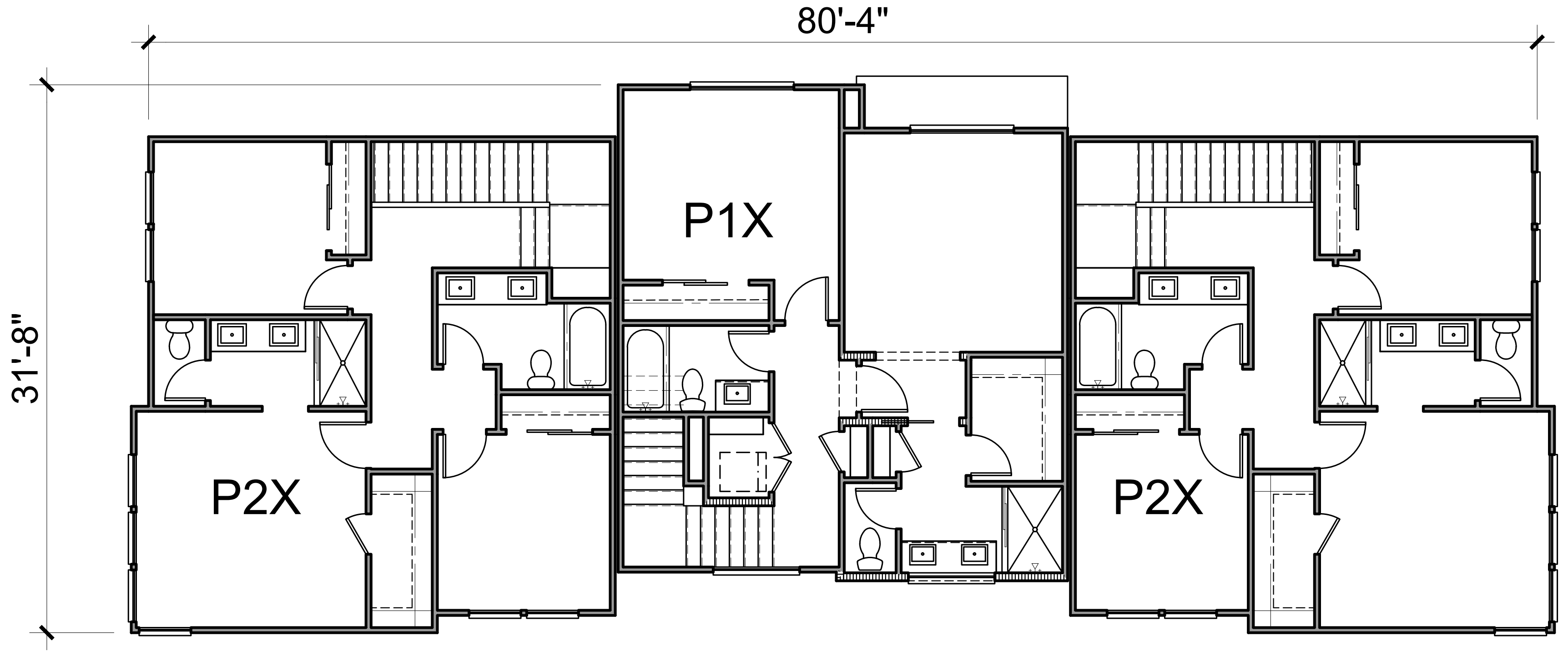
ELEVATION OFFSET ANALYSIS
PRODUCT C - BUILDING F

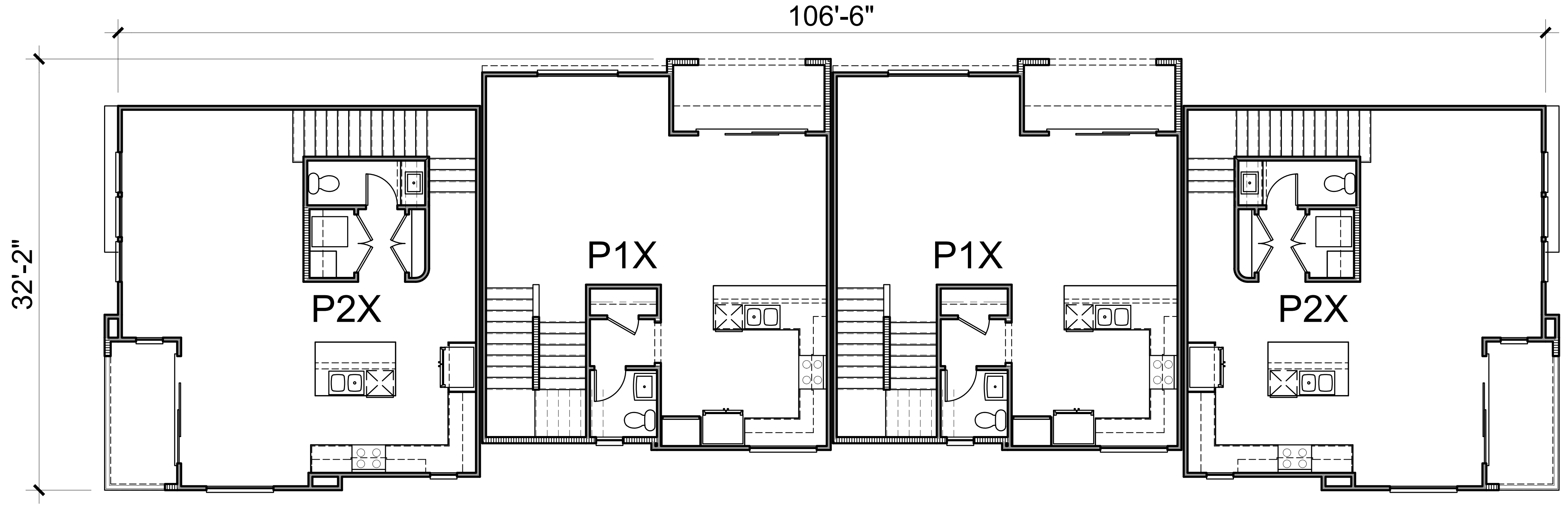
AC9


106'-6"
31'-8"
P1X
P1X
P2X
P2X

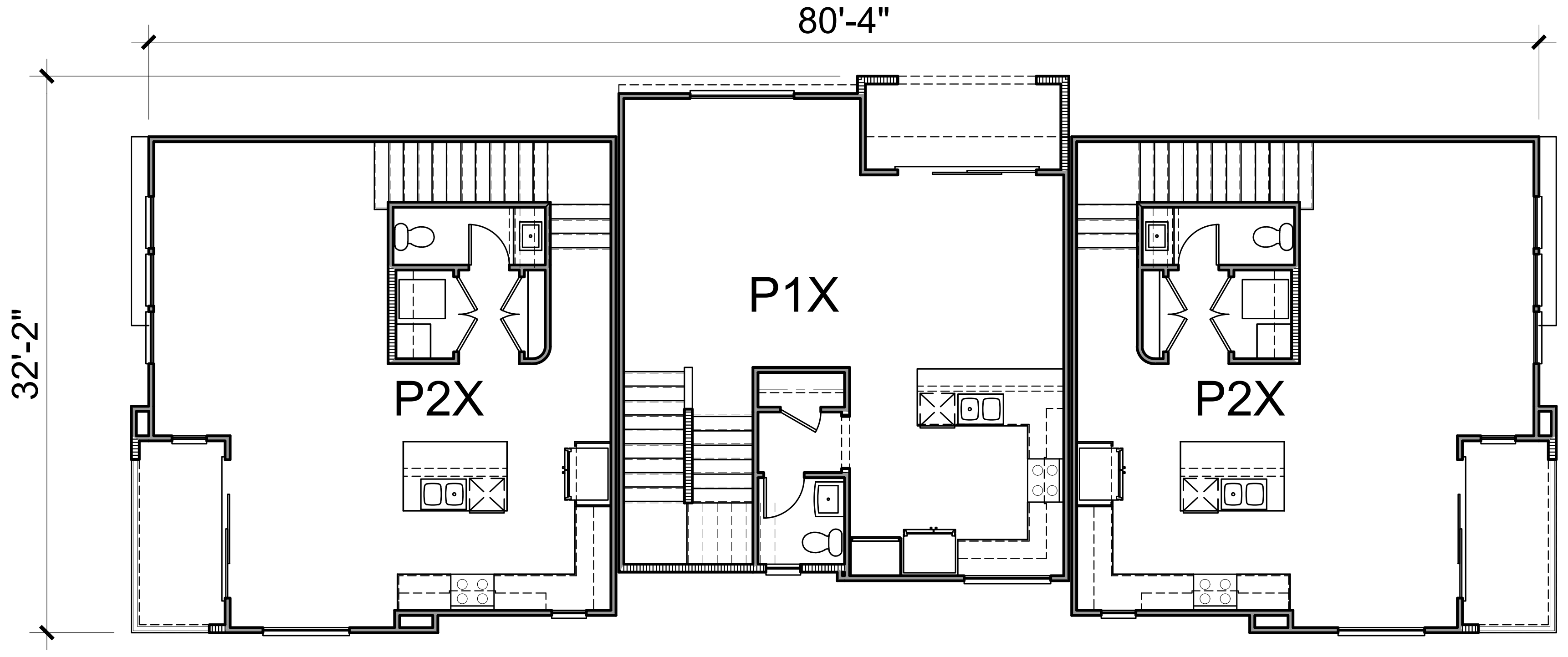
THIRD FLOOR


80'-4"
31'-8"
P1X
P2X
P2X

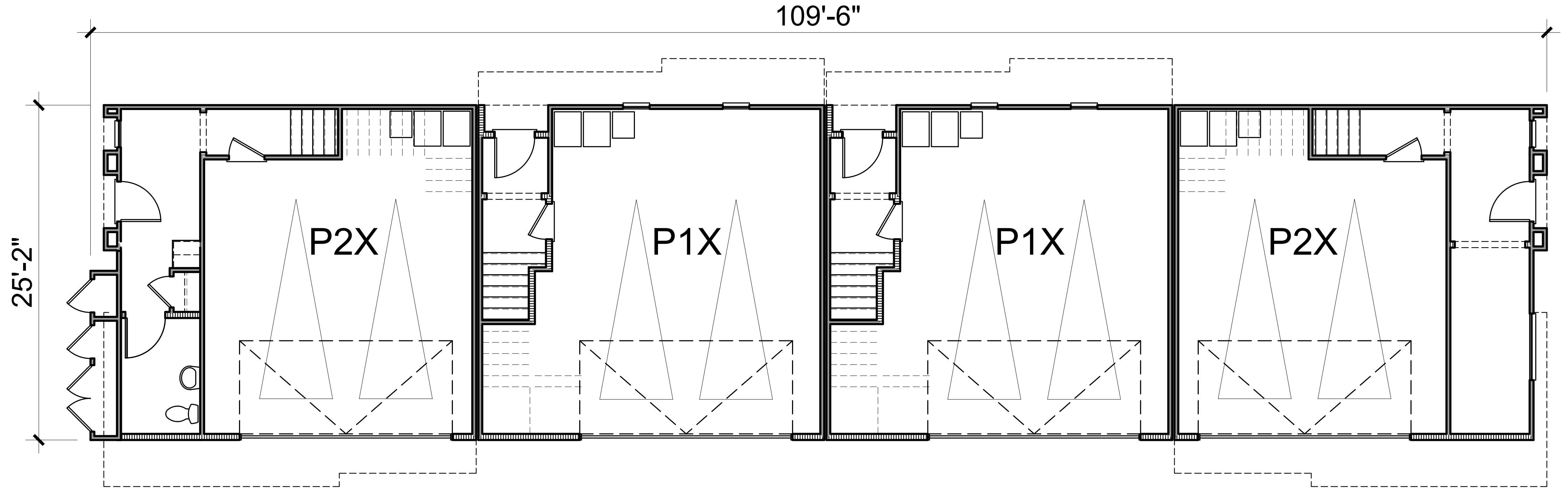
THIRD FLOOR


106'-6"
32'-2"
P1X
P1X
P2X
P2X

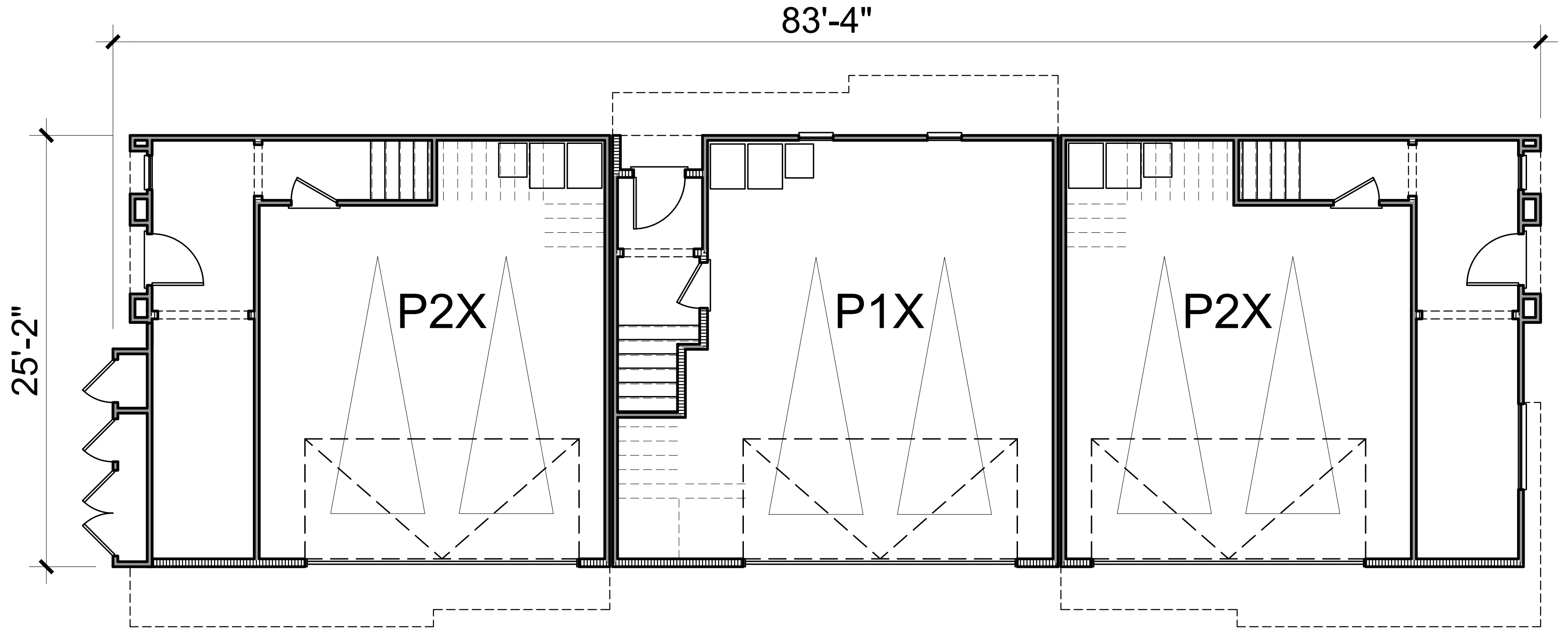
SECOND FLOOR


80'-4"
32'-2"
P1X
P2X
P2X

SECOND FLOOR


109'-6"
25'-2"
P2X
P1X
P1X
P2X

FIRST FLOOR
BUILDING B


83'-4"
25'-2"
P2X
P1X
P2X

FIRST FLOOR
BUILDING A

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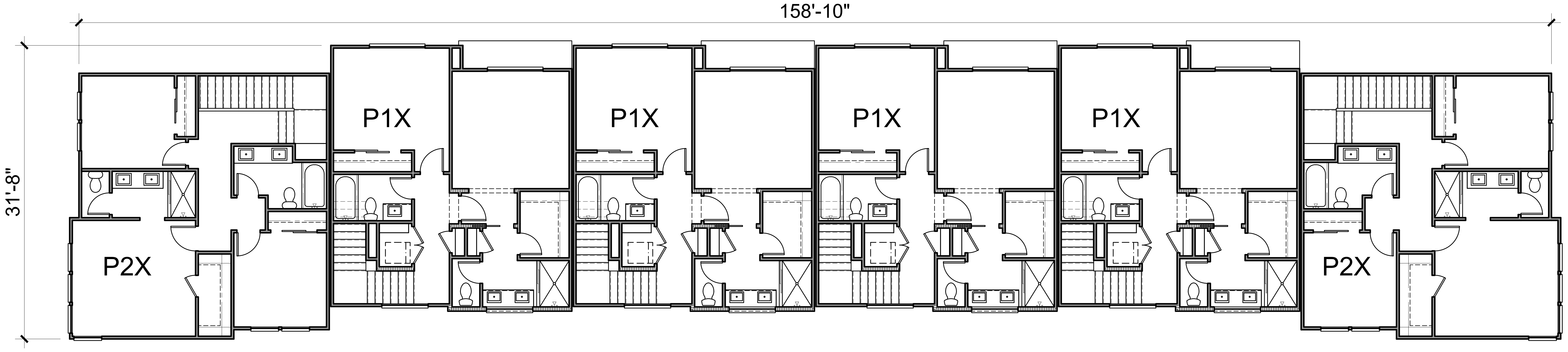
SCHEMATIC DESIGN
OCTOBER 21, 2022

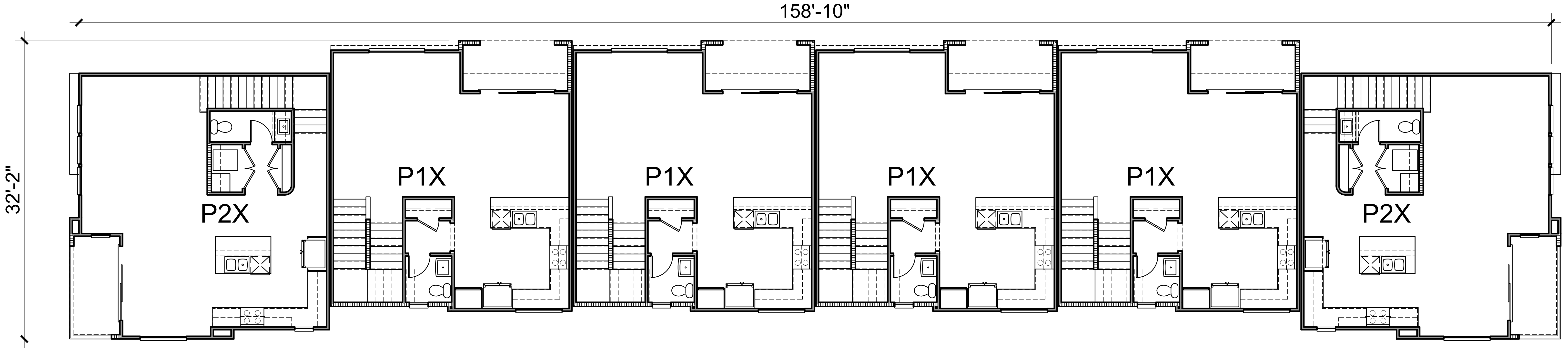
0 4 8 16

BUILDING PLANS
PRODUCT C - BUILDING A & B

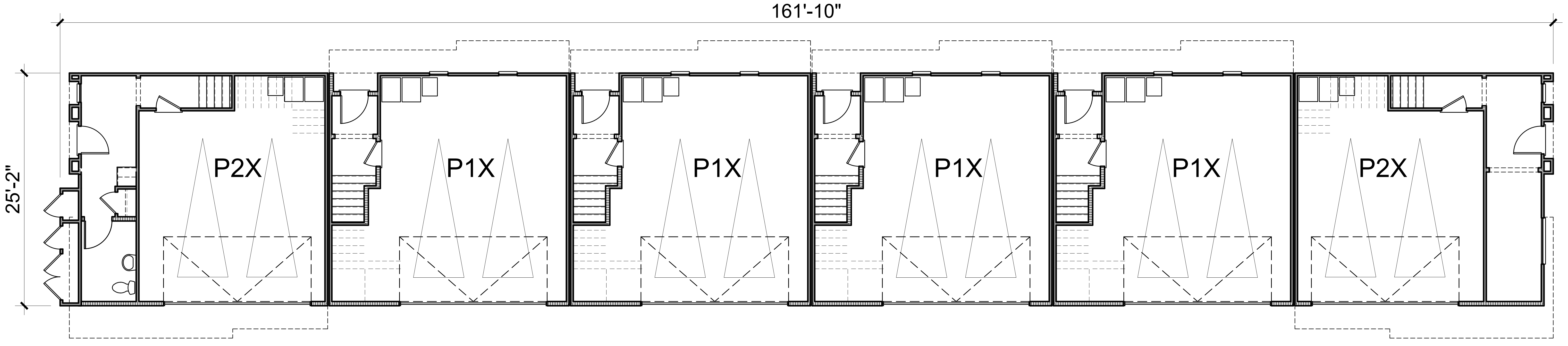
AC10


158'-10"
31'-8"
P2X
P1X
P1X
P1X
P1X
P2X

THIRD FLOOR


158'-10"
32'-2"
P2X
P1X
P1X
P1X
P1X
P2X

SECOND FLOOR


161'-10"
25'-2"
P2X
P1X
P1X
P1X
P1X
P2X

FIRST FLOOR

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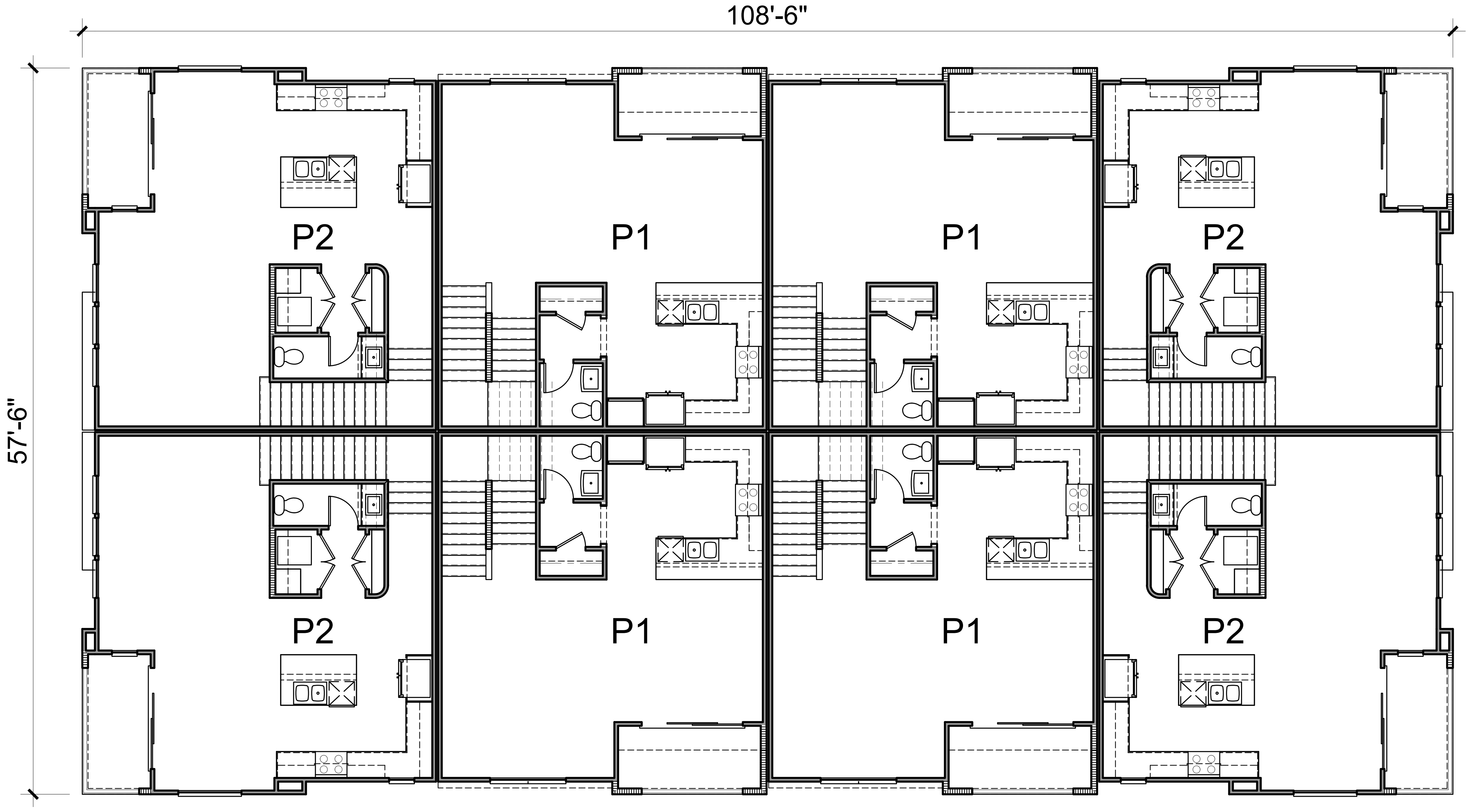
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

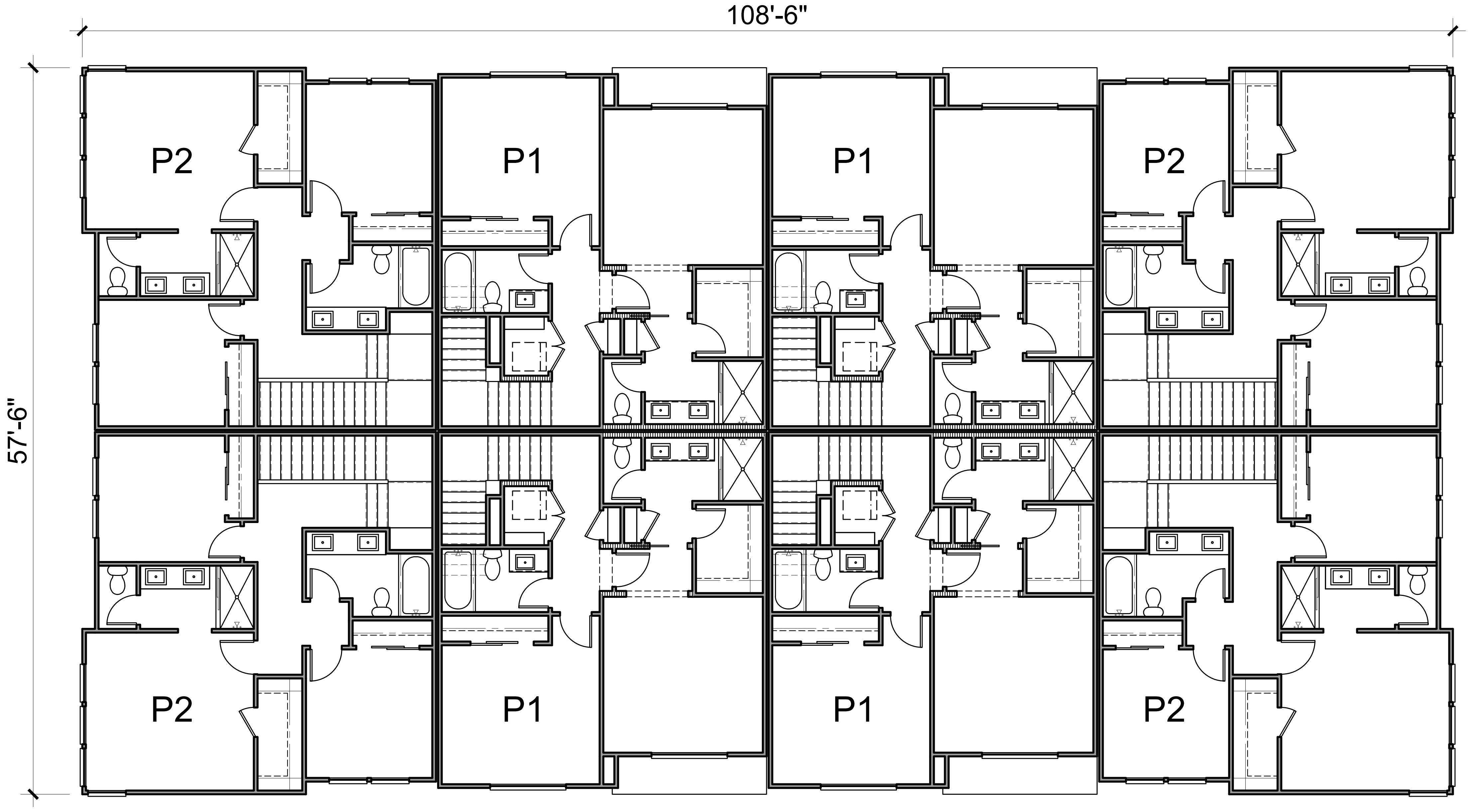
0 4 8 16

BUILDING PLANS
PRODUCT C - BUILDING C

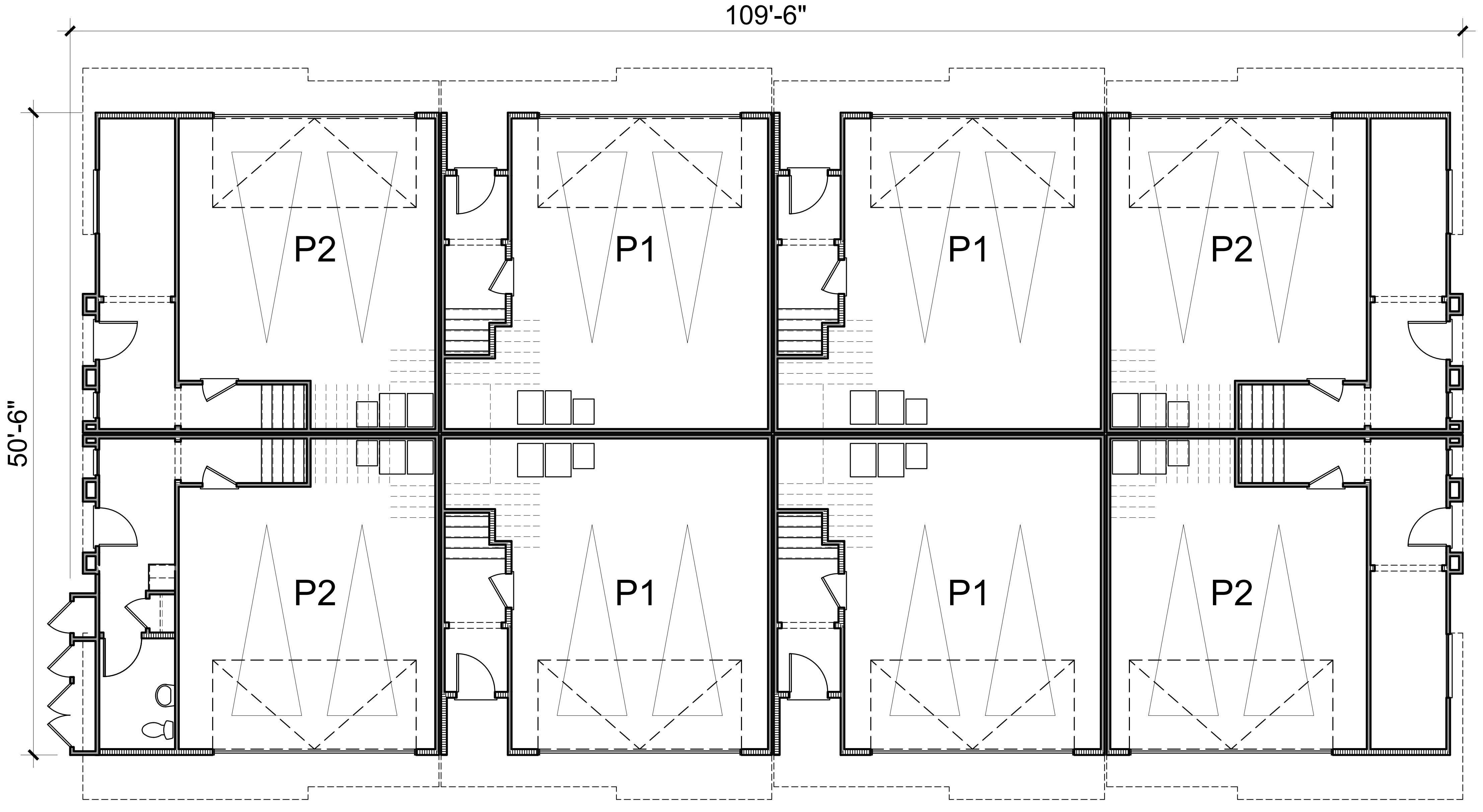
AC11


108'-6"
57'-6"
P2
P1
P1
P2
P2
P1
P1
P2

SECOND FLOOR


108'-6"
57'-6"
P2
P1
P1
P2
P2
P1
P1
P2

THIRD FLOOR


109'-6"
50'-6"
P2
P1
P1
P2
P2
P1
P1
P2

FIRST FLOOR

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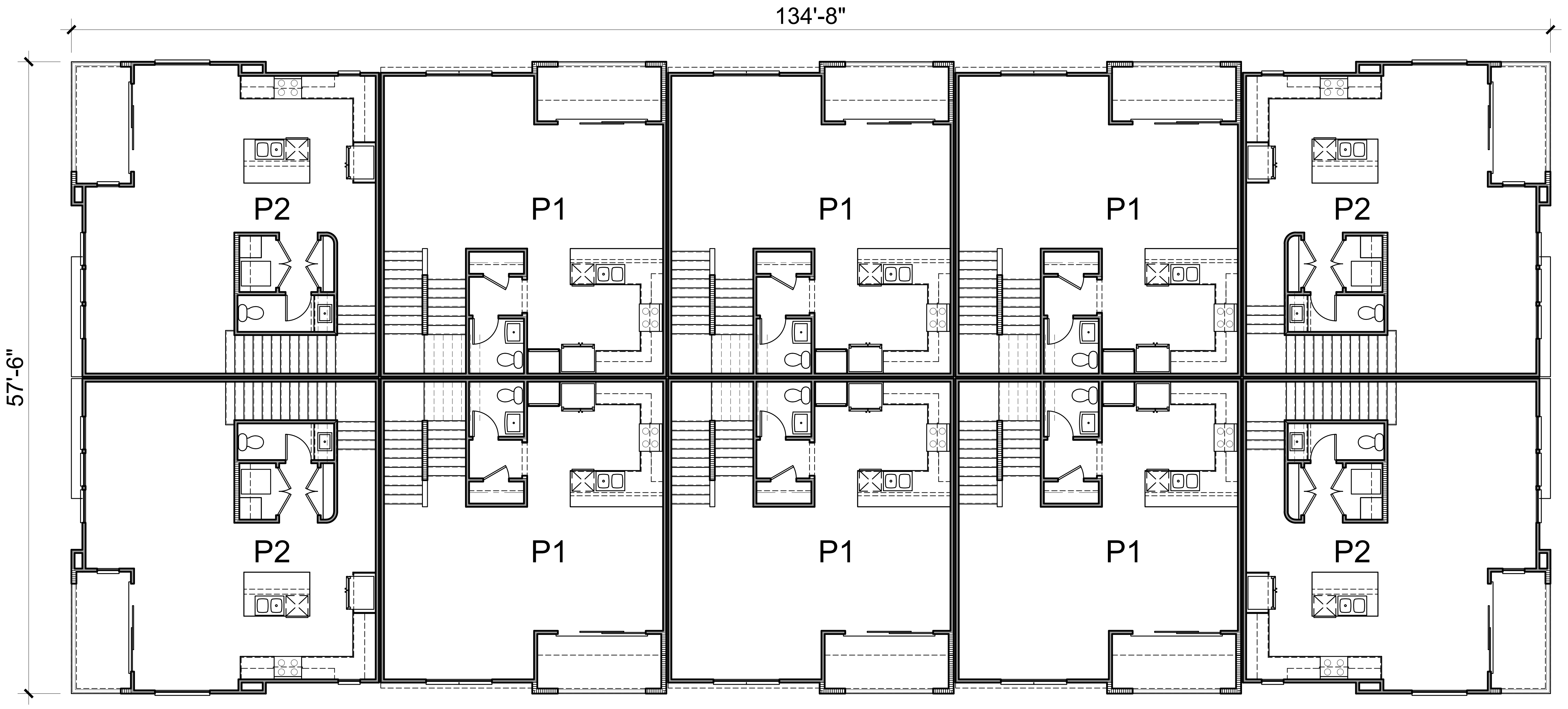
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

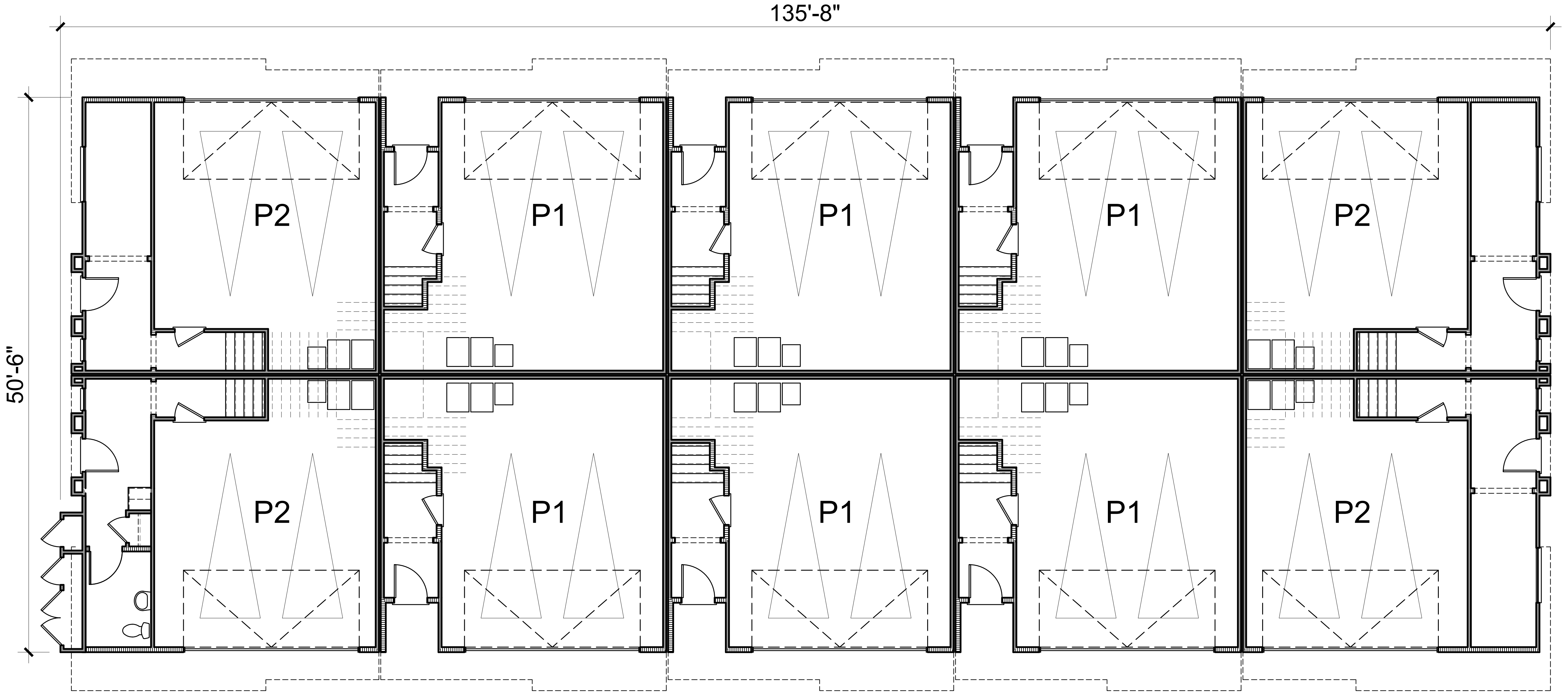
0 4 8 16

BUILDING PLANS
PRODUCT C - BUILDING D

AC12


134'-8"
57'-6"
P2
P1
P1
P1
P2
P2
P1
P1
P1
P2

SECOND FLOOR


135'-8"
50'-6"
P2
P1
P1
P1
P2
P2
P1
P1
P1
P2

FIRST FLOOR

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SCHEMATIC DESIGN
OCTOBER 21, 2022

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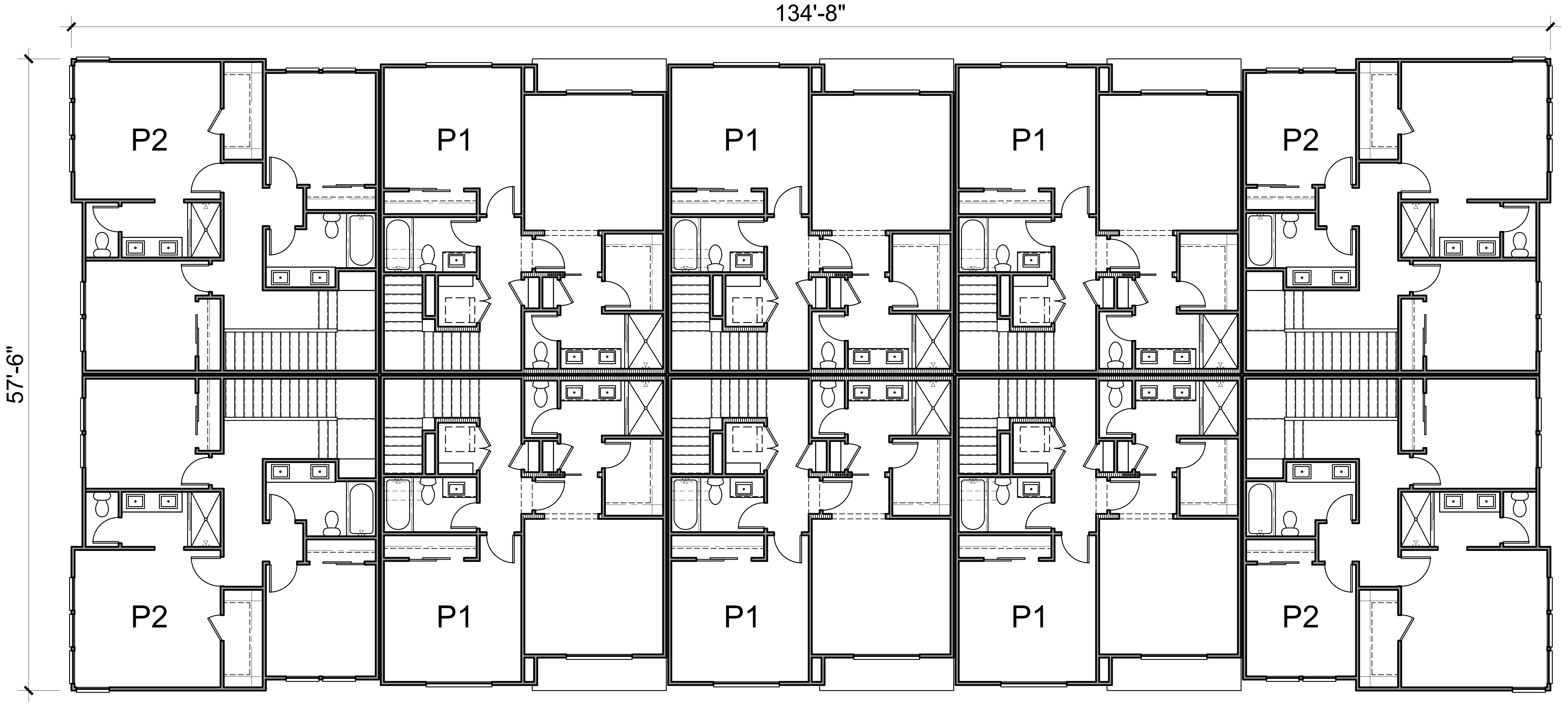
BUILDING PLANS
PRODUCT C - BUILDING E

AC13


134'-8"
57'-6"
P2
P1
P1
P1
P2
P2
P1
P1
P1
P2

THIRD FLOOR

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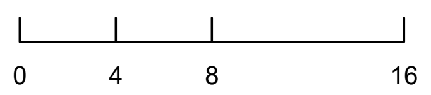
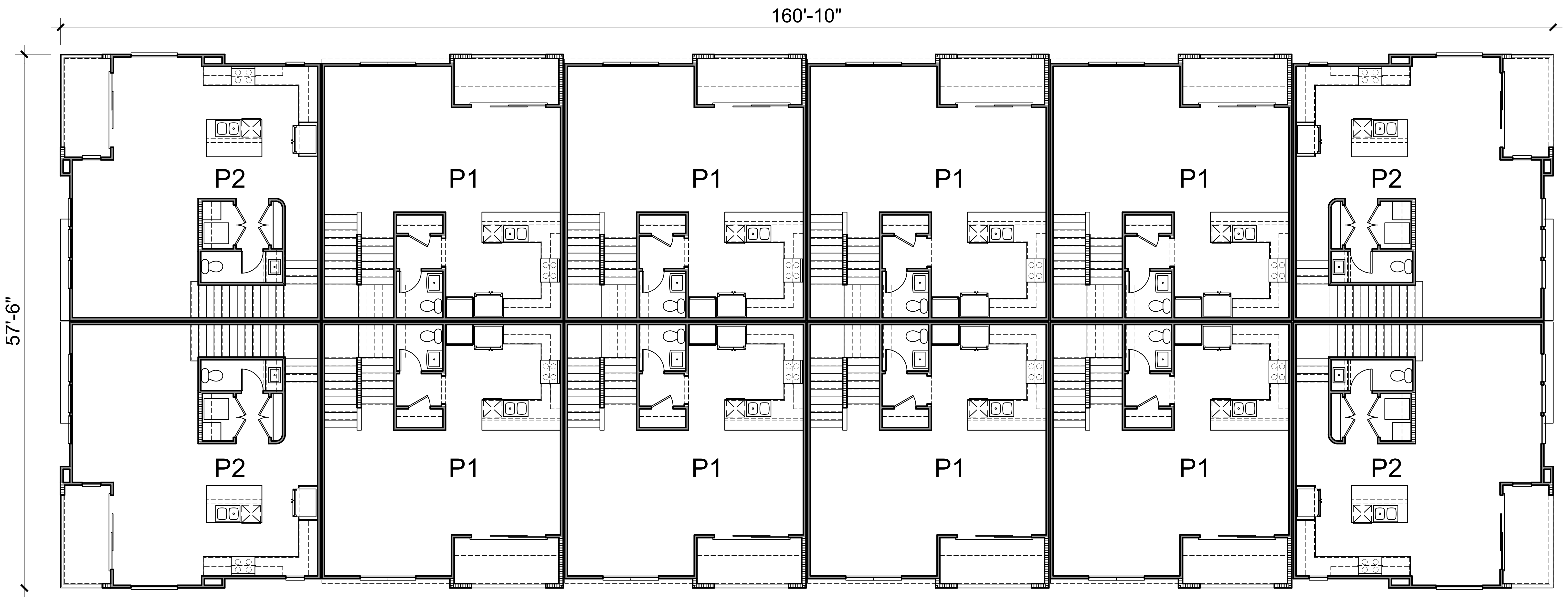
SCHEMATIC DESIGN
OCTOBER 21, 2022

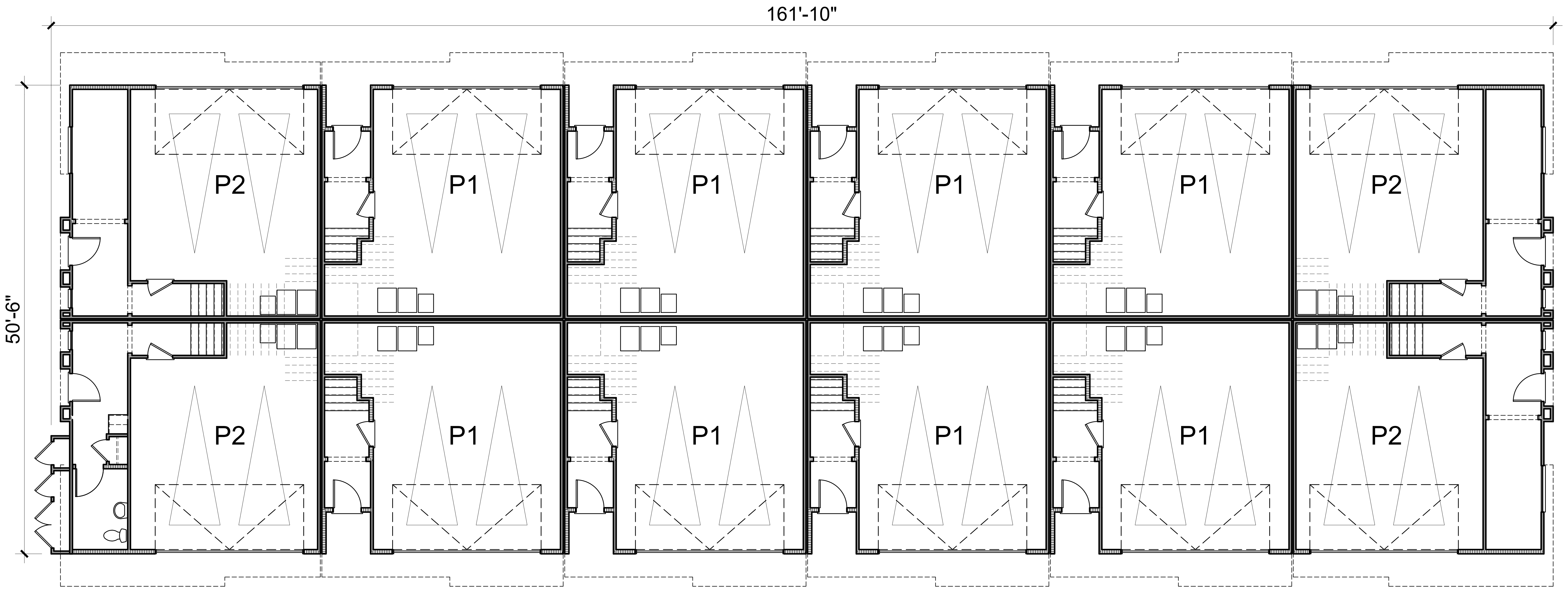


BUILDING PLANS
PRODUCT C - BUILDING E

AC14


160'-10"
57'-6"
P2
P1
P1
P1
P1
P2
P2
P1
P1
P1
P1
P2

SECOND FLOOR


161'-10"
50'-6"
P2
P1
P1
P1
P1
P2
P2
P1
P1
P1
P1
P2

FIRST FLOOR

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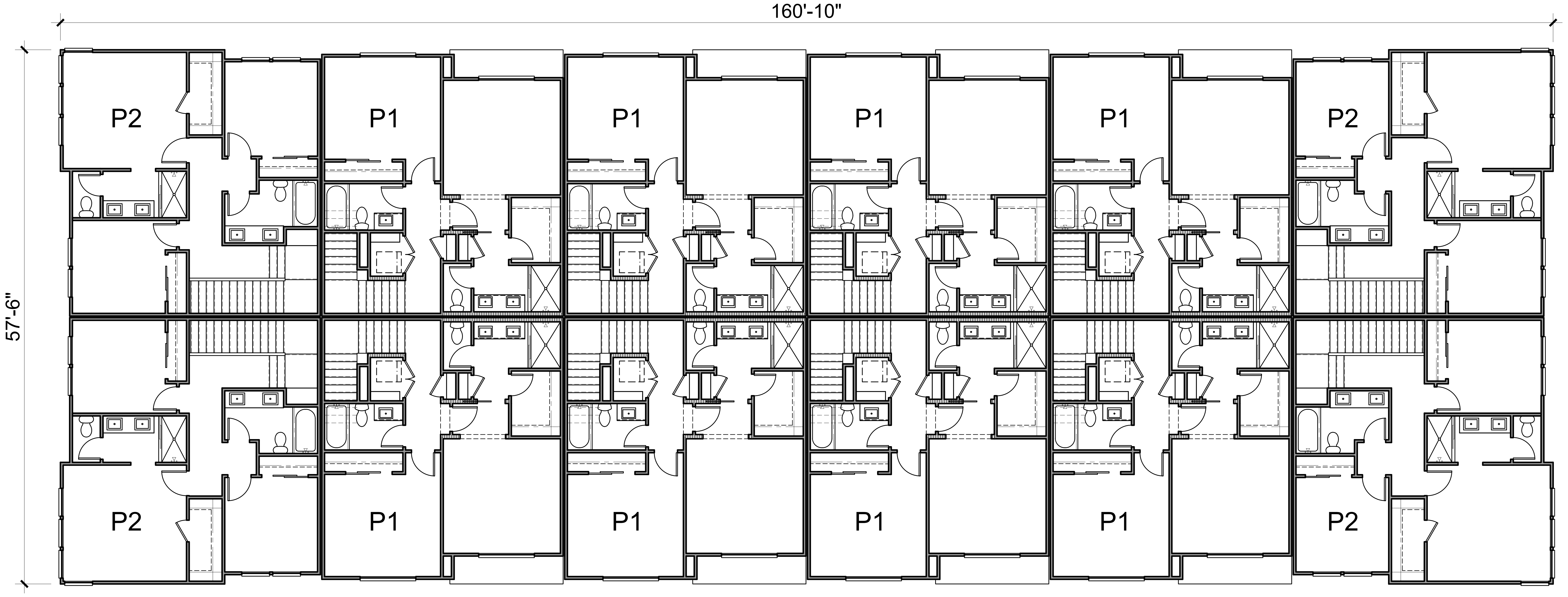
OCTOBER 21, 2022

0 4 8 16

BUILDING PLANS
PRODUCT C - BUILDING F

AC15


160'-10"
57'-6"
P2
P1
P1
P1
P1
P2
P2
P1
P1
P1
P1
P2

THIRD FLOOR

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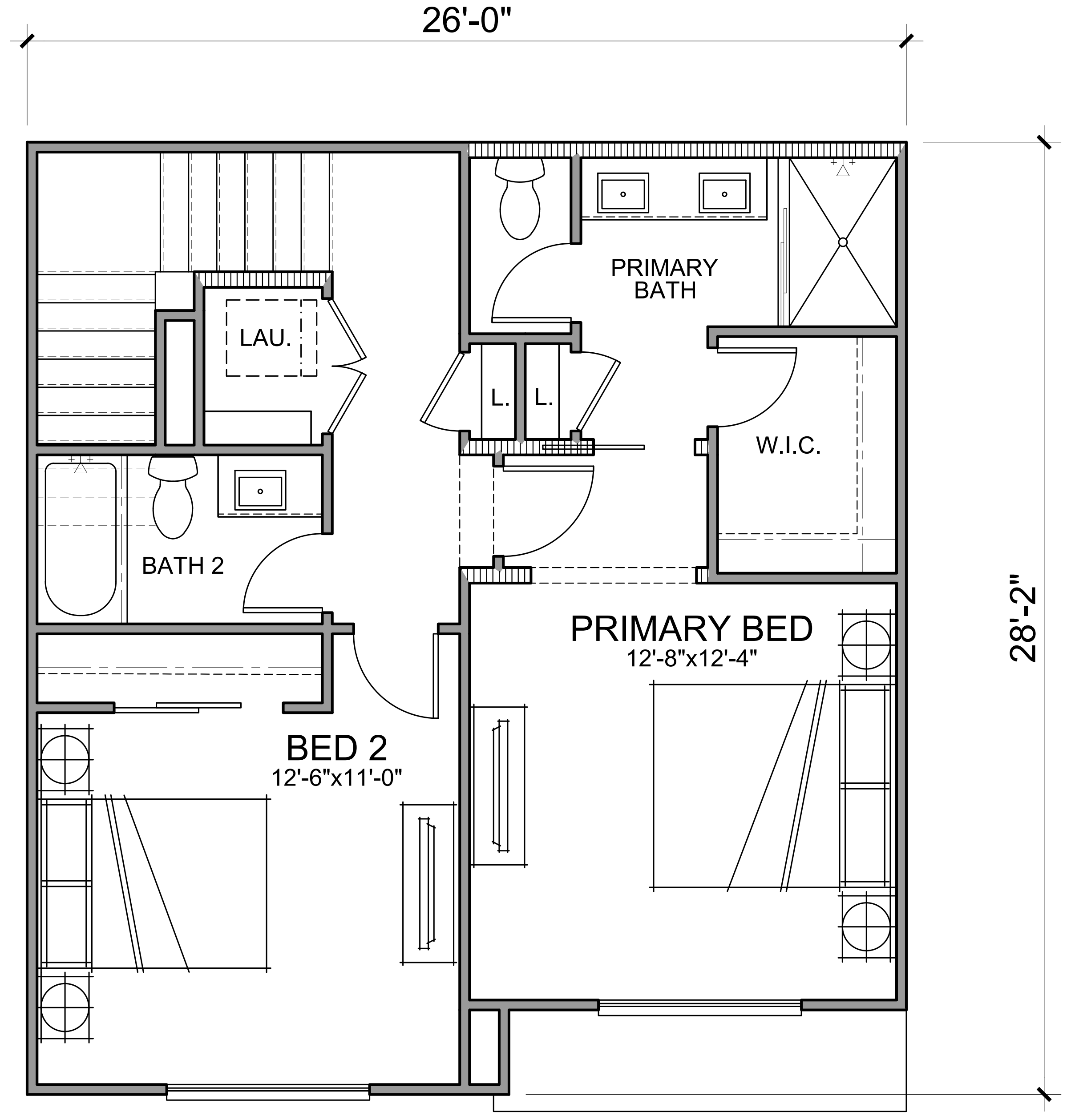
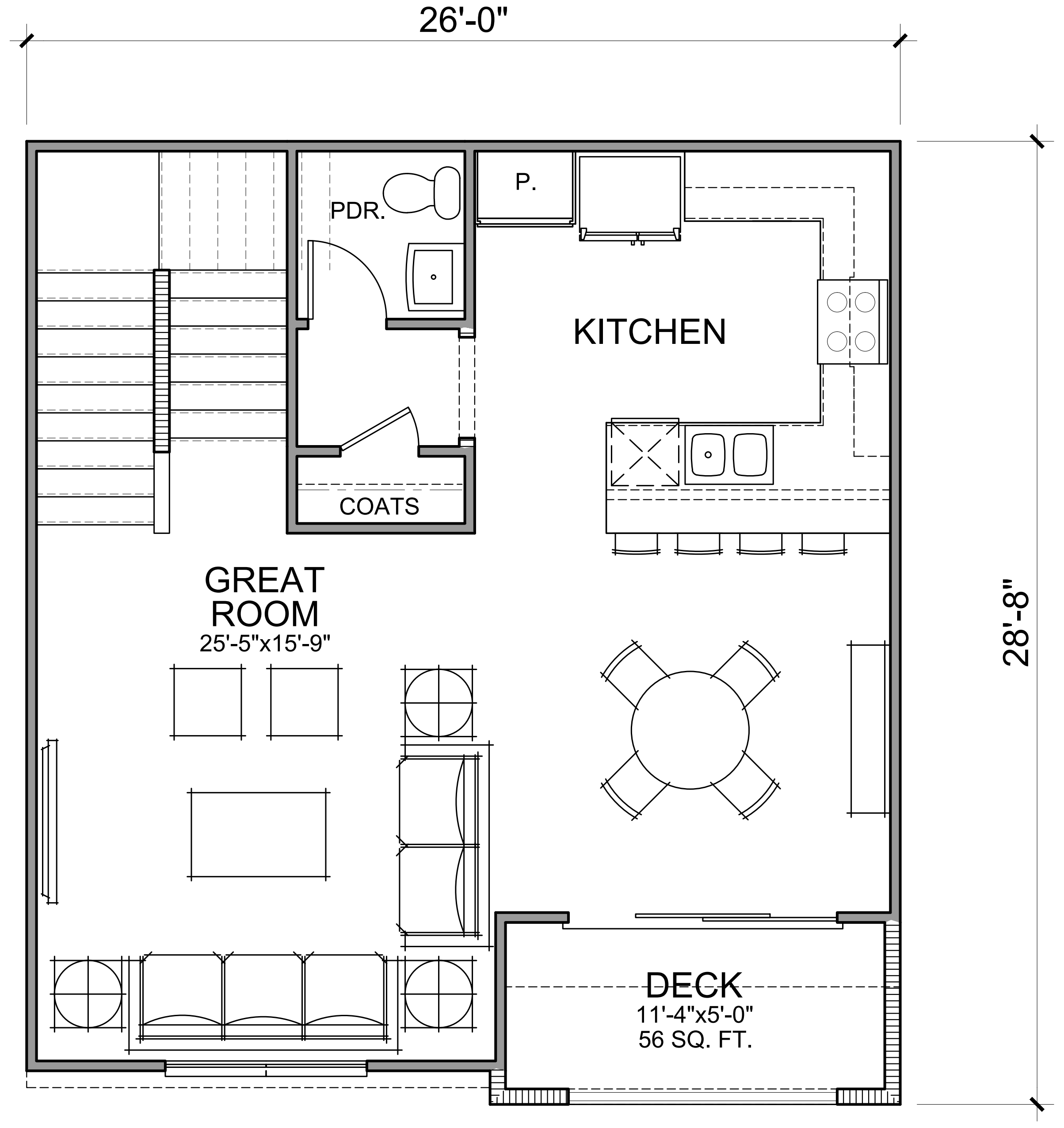
BUILDING PLANS
PRODUCT C - BUILDING F

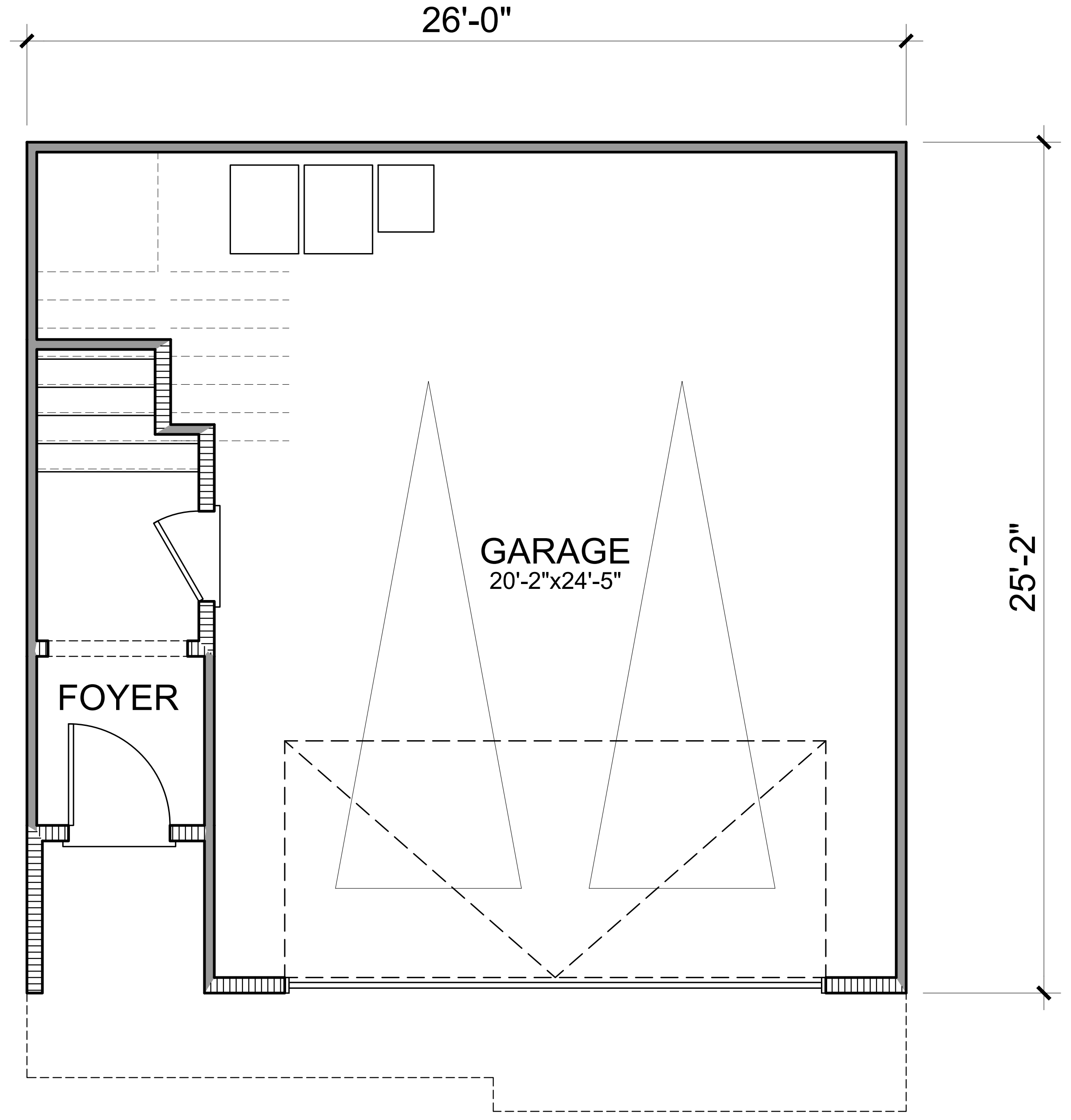
AC16


26'-0"
28'-2"
PRIMARY BATH
LAU.
L.
L.
W.I.C.
BATH 2
PRIMARY BED
12'-8"x12'-4"
BED 2
12'-6"x11'-0"

THIRD FLOOR


26'-0"
28'-8"
PDR.
P.
KITCHEN
COATS
GREAT ROOM
25'-5"x15'-9"
DECK
11'-4"x5'-0"
56 SQ. FT.

SECOND FLOOR


26'-0"
25'-2"
GARAGE
20'-2"x24'-5"
FOYER

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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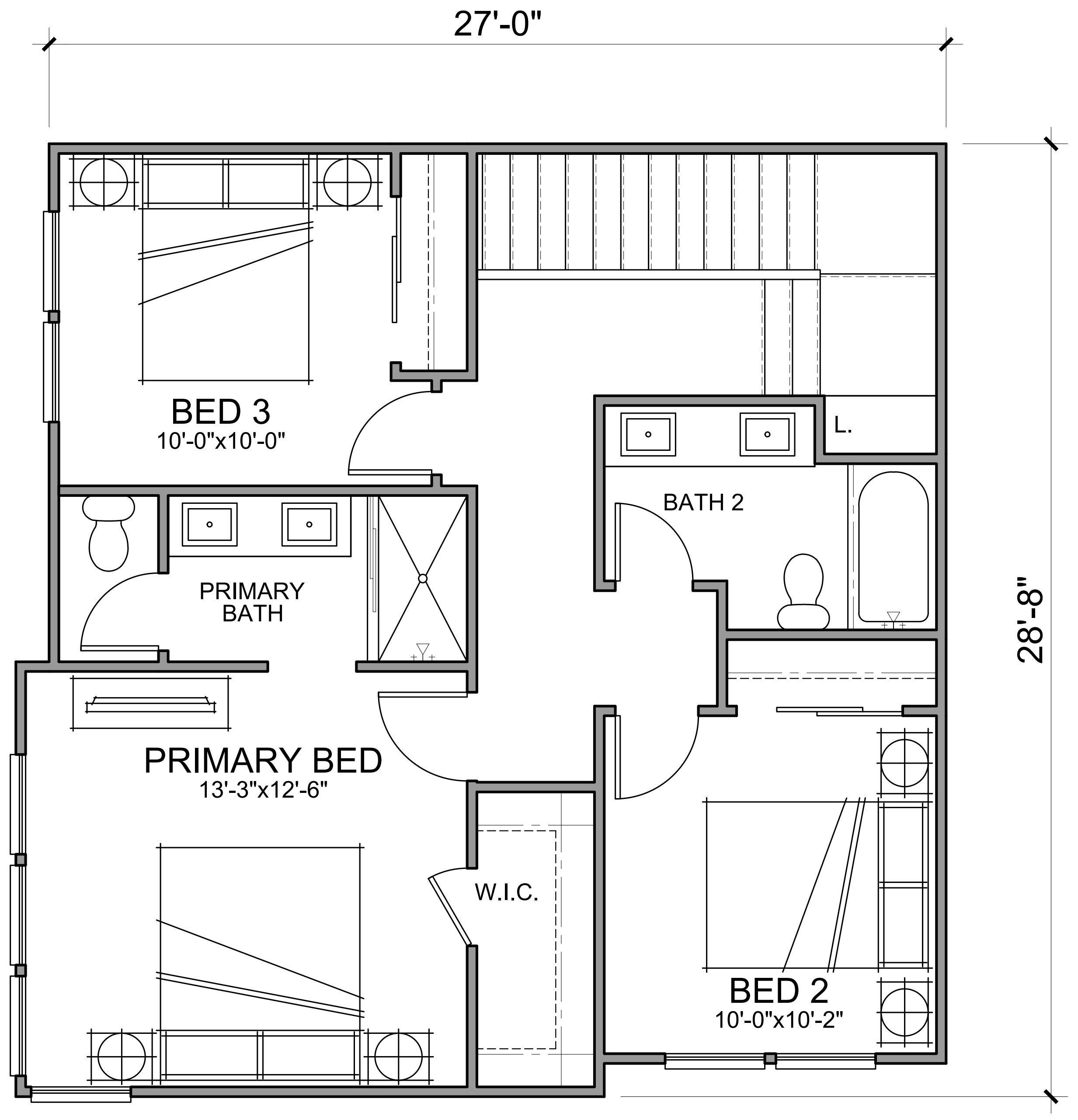
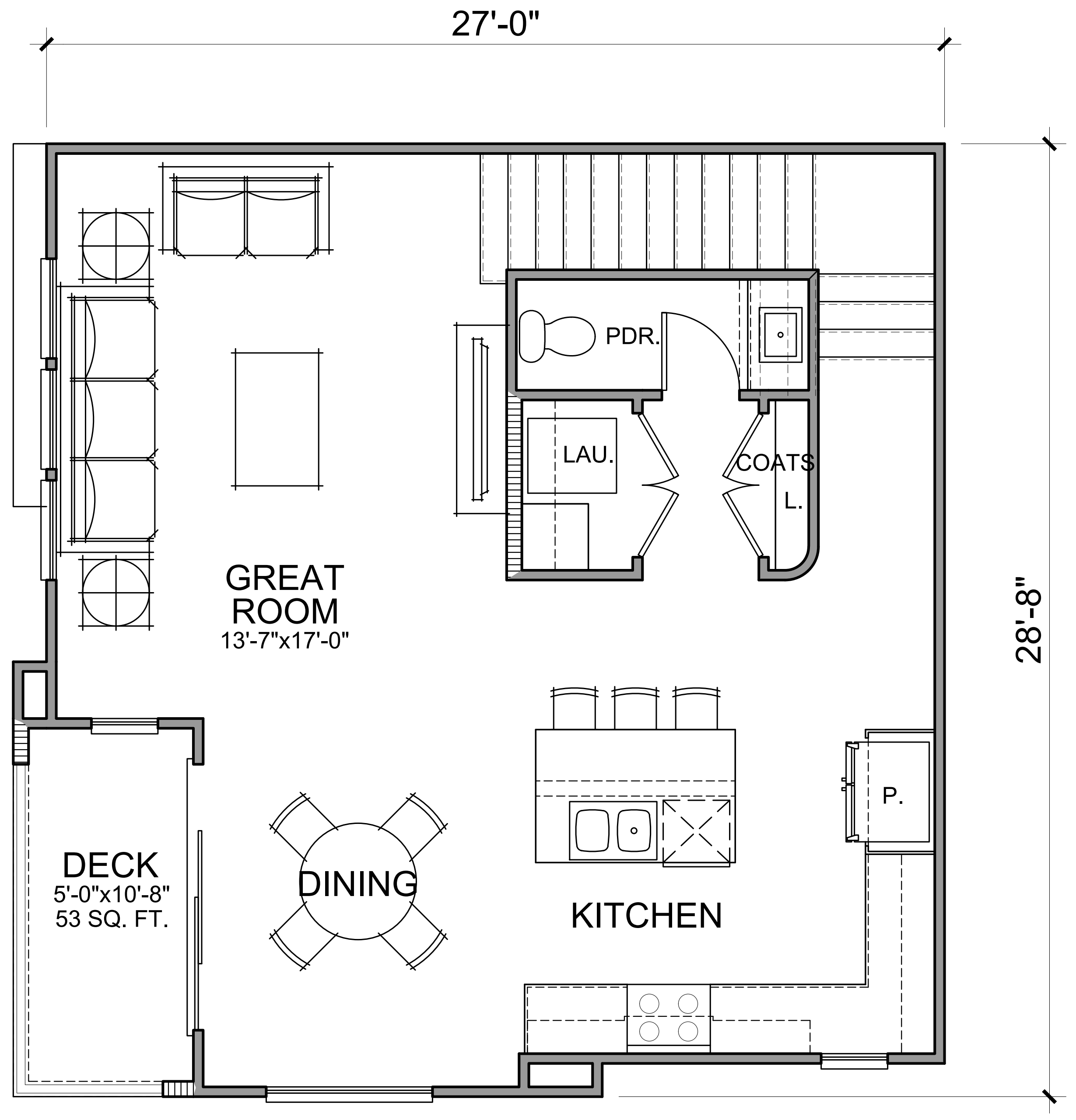
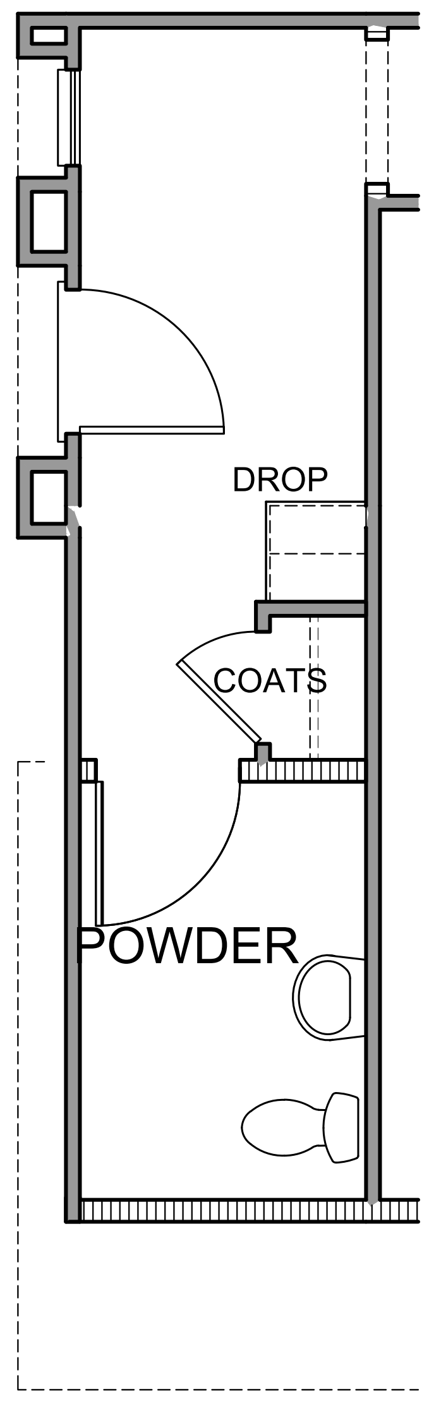
UNIT PLANS
PRODUCT C - PLAN 1


27'-0"
28'-8"
BED 3
10'-0"x10'-0"
L.
BATH 2
PRIMARY BATH
PRIMARY BED
13'-3"x12'-6"
W.I.C.
BED 2
10'-0"x10'-2"

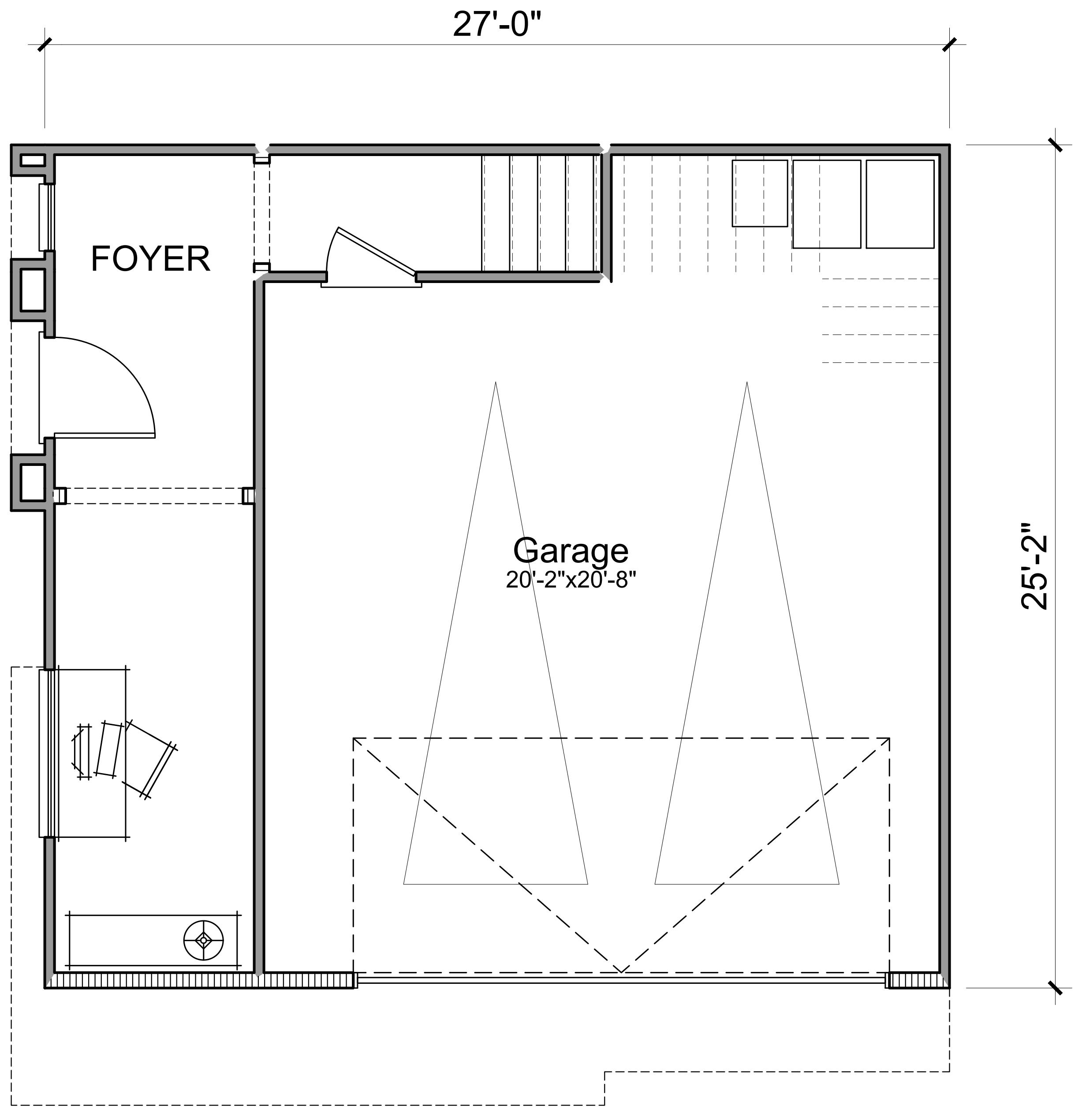
THIRD FLOOR


27'-0"
28'-8"
PDR.
LAU.
COATS
L.
GREAT ROOM
13'-7"x17'-0"
DECK
5'-0"x10'-8"
53 SQ. FT.
DINING
KITCHEN
P.

SECOND FLOOR


DROP
COATS
POWDER

ACCESSIBLE FIRST FLOOR


27'-0"
FOYER
Garage
20'-2"x20'-8"
25'-2"

FIRST FLOOR

PLAN 2 - NET S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	227 SQ. FT.
SECOND FLOOR	680 SQ. FT.
THIRD FLOOR	676 SQ. FT.
TOTAL	1583 SQ. FT.
DECK	53 SQ.FT.
GARAGE	416 SQ.FT.

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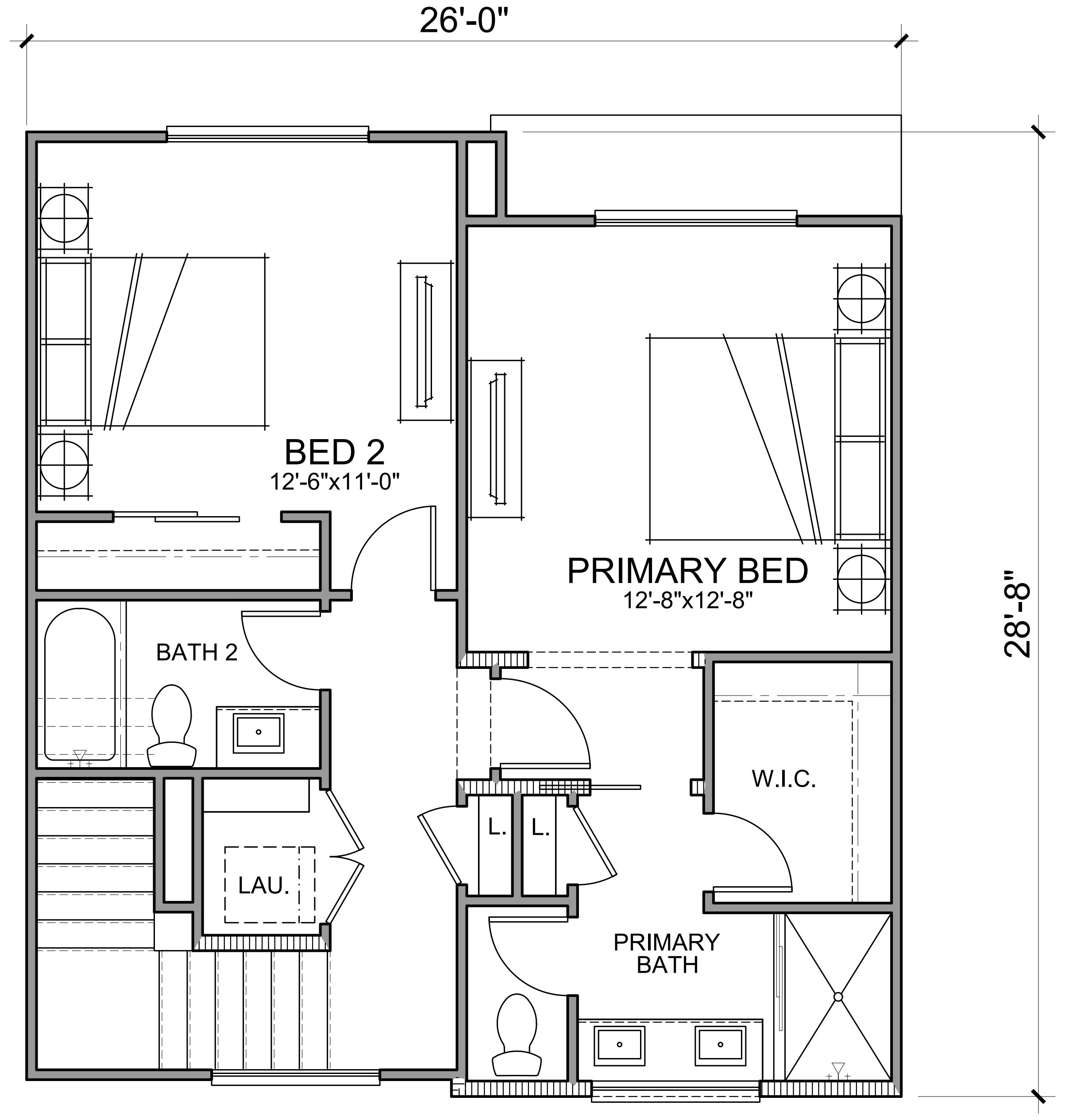
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

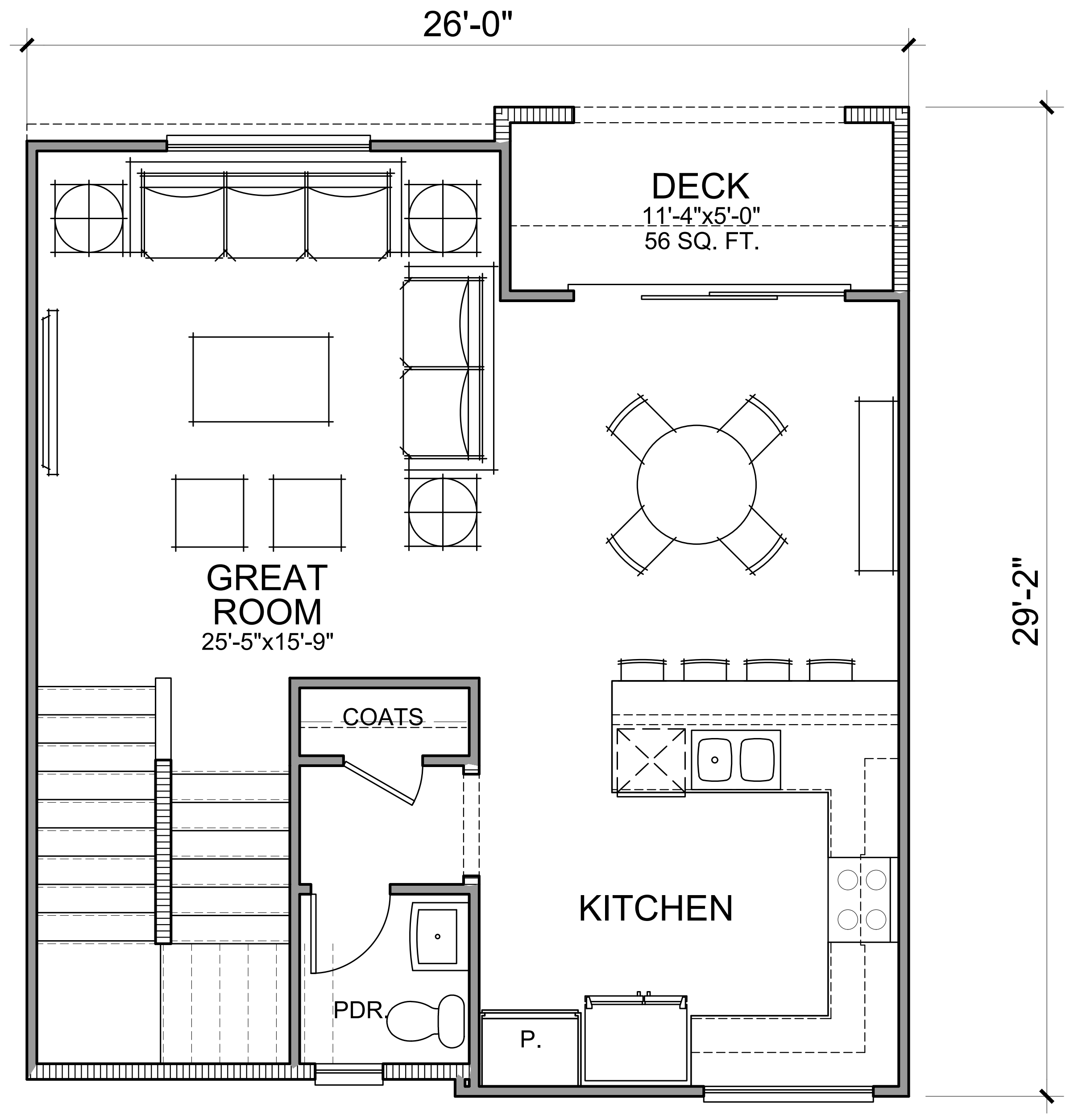
0 2 4 8

UNIT PLANS
PRODUCT C - PLAN 2

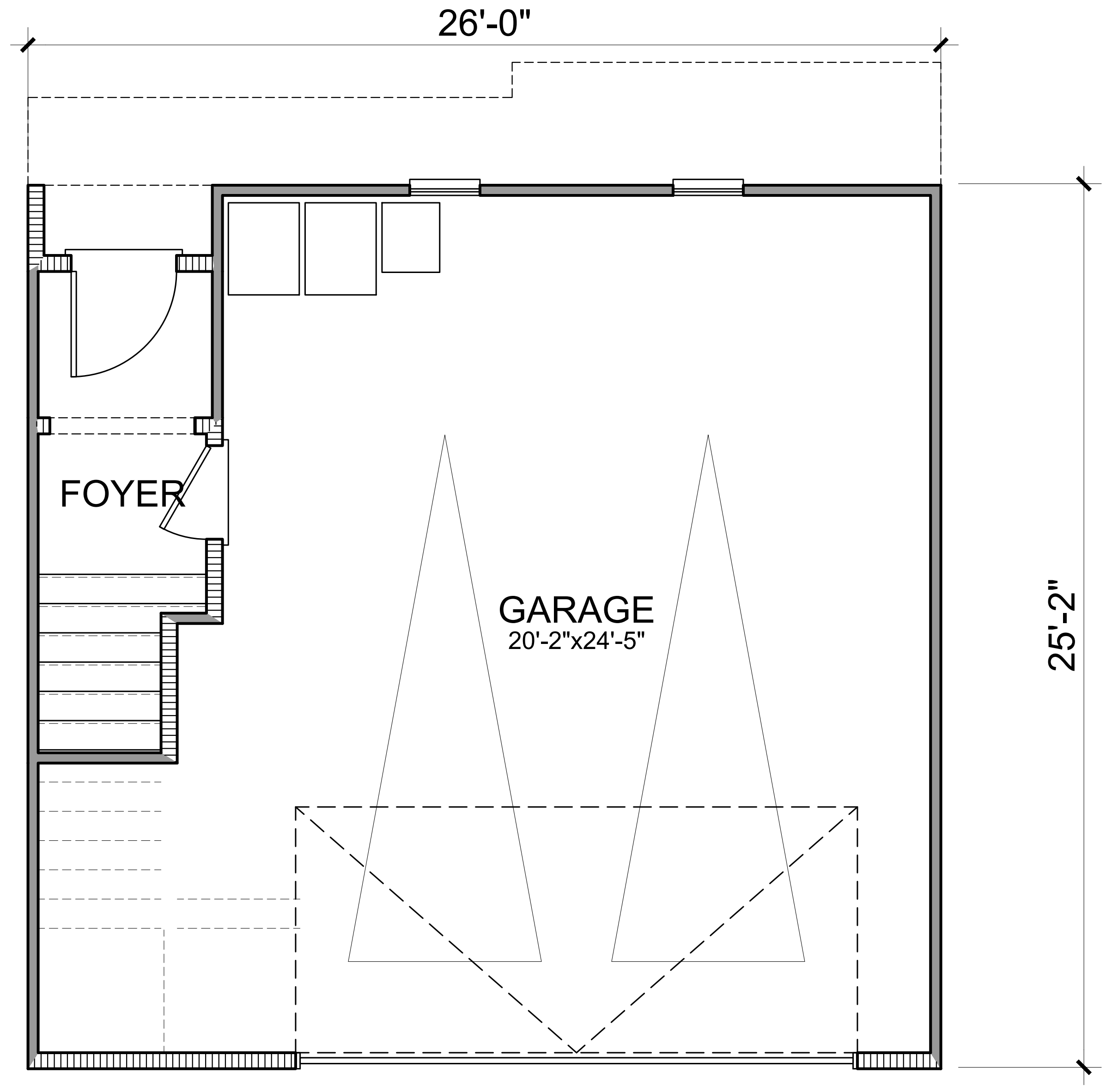
AC18


26'-0"
28'-8"
BED 2
12'-6"x11'-0"
PRIMARY BED
12'-8"x12'-8"
BATH 2
W.I.C.
L.
L.
LAU.
PRIMARY BATH

THIRD FLOOR


26'-0"
29'-2"
DECK
11'-4"x5'-0"
56 SQ. FT.
GREAT ROOM
25'-5"x15'-9"
COATS
KITCHEN
PDR
P.

SECOND FLOOR


26'-0"
25'-2"
FOYER
GARAGE
20'-2"x24'-5"

FIRST FLOOR

PLAN 1X - 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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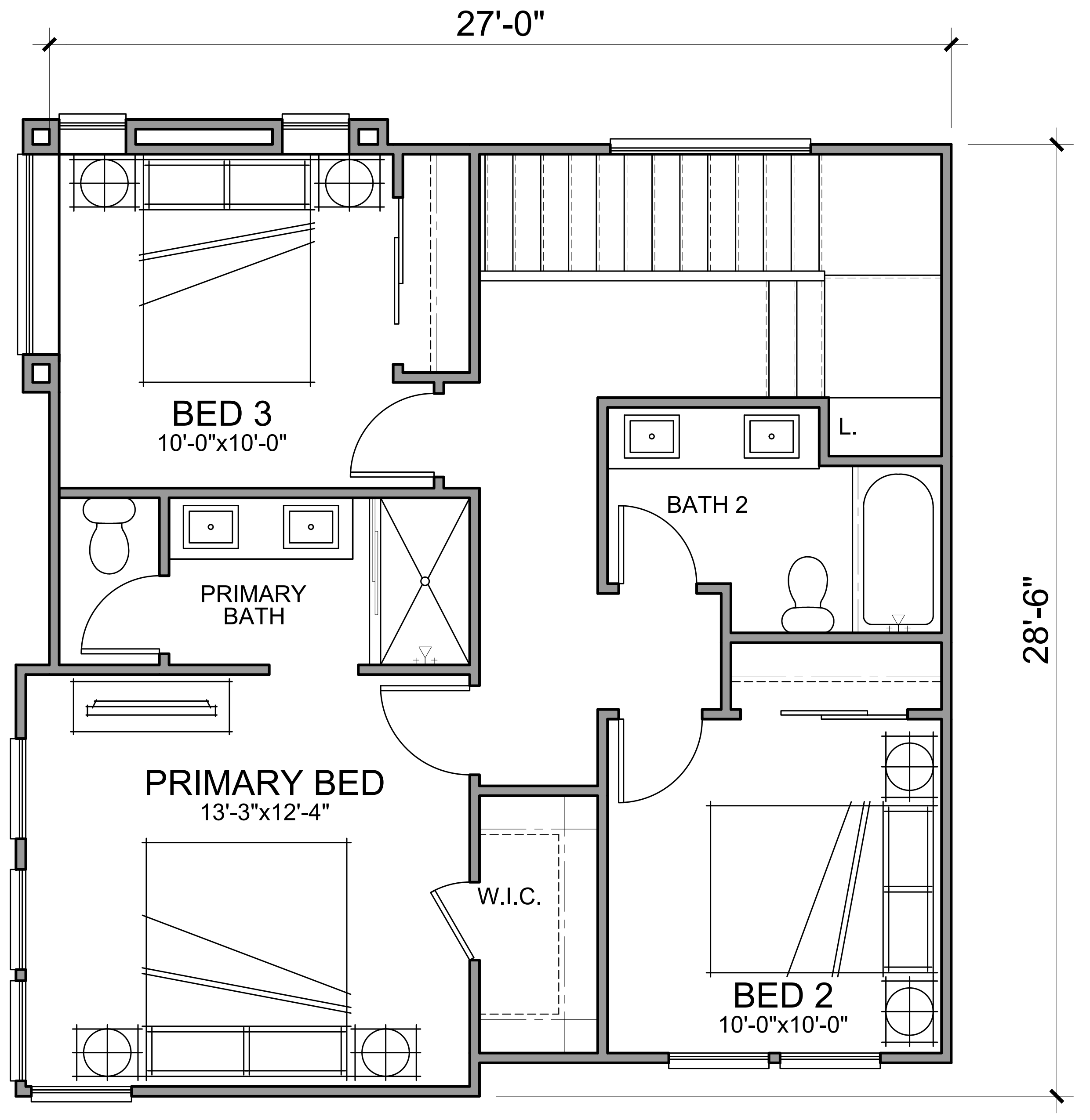
SCHEMATIC DESIGN
OCTOBER 21, 2022

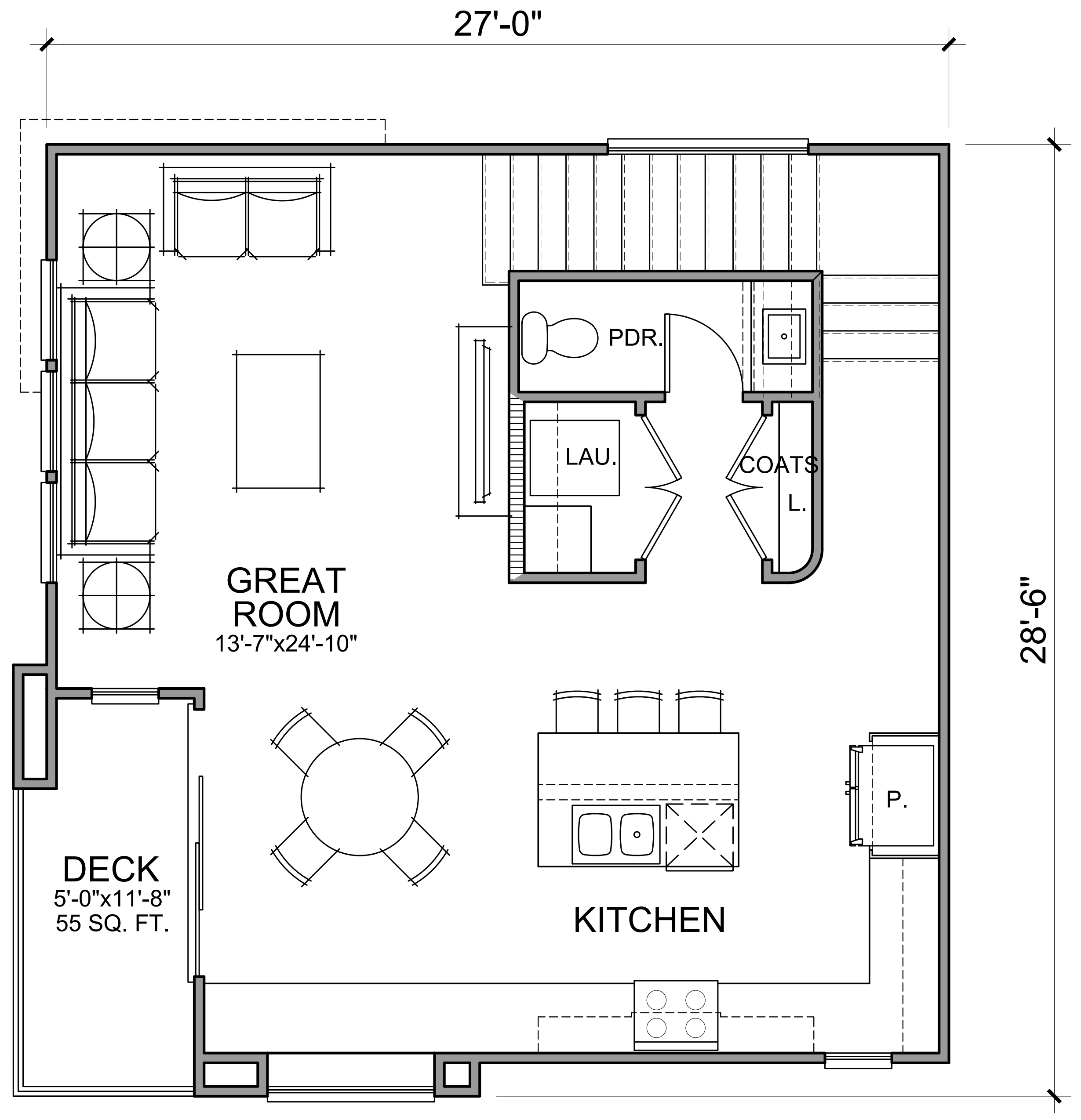
0 2 4 8

UNIT PLANS
PRODUCT C - PLAN 1X

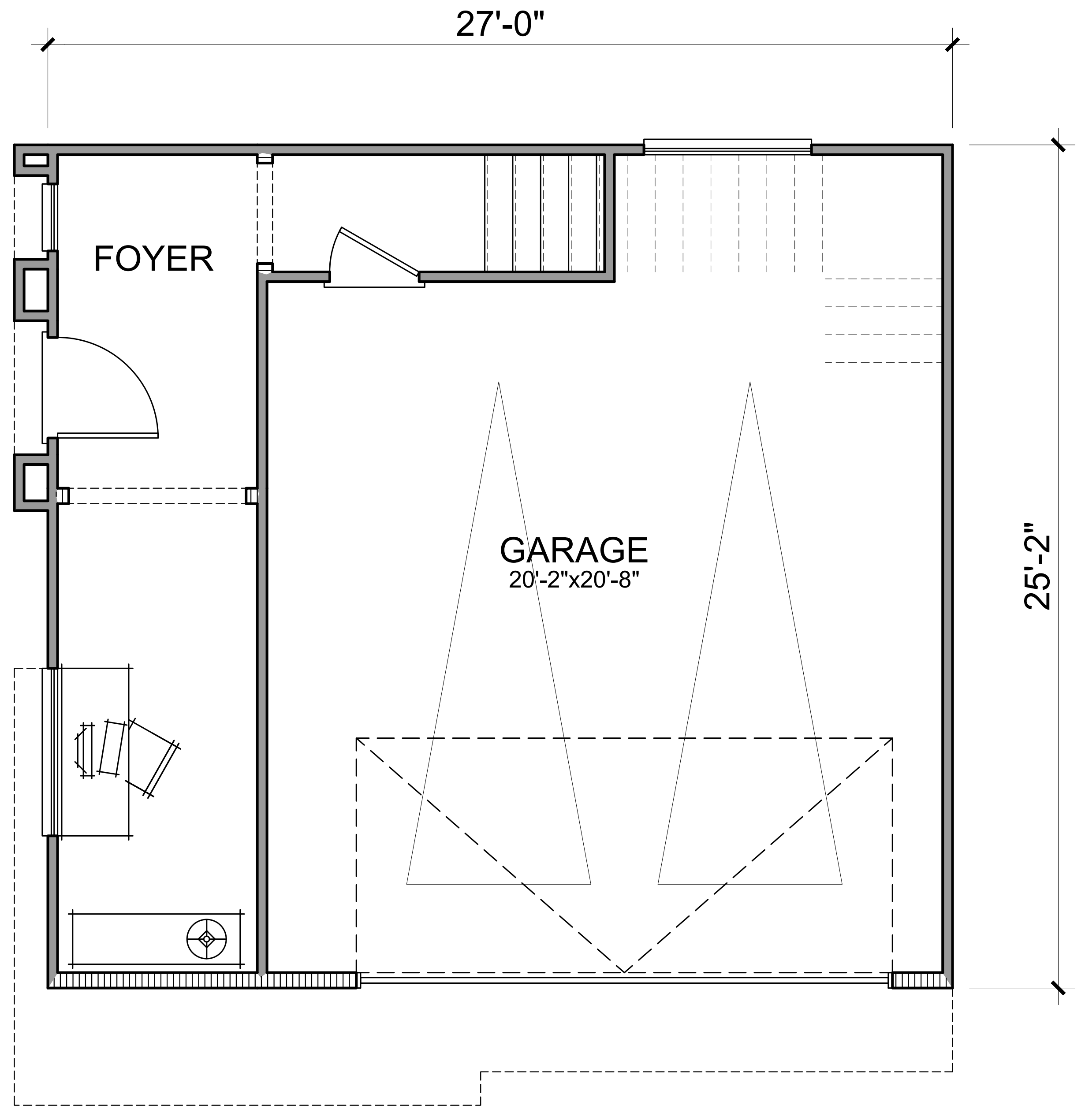
AC19


27'-0"
28'-6"
BED 3
10'-0"x10'-0"
L.
BATH 2
PRIMARY BATH
PRIMARY BED
13'-3"x12'-4"
W.I.C.
BED 2
10'-0"x10'-0"

THIRD FLOOR


27'-0"
28'-6"
PDR.
LAU.
COATS
L.
GREAT ROOM
13'-7"x24'-10"
P.
DECK
5'-0"x11'-8"
55 SQ. FT.
KITCHEN

SECOND FLOOR


27'-0"
25'-2"
FOYER
GARAGE
20'-2"x20'-8"

FIRST FLOOR

PLAN 2X - NET S.F.	
3 BD / 2.5 BA	
FIRST FLOOR	227 SQ. FT.
SECOND FLOOR	680 SQ. FT.
THIRD FLOOR	676 SQ. FT.
TOTAL	1583 SQ. FT.
DECK	55 SQ.FT.
GARAGE	416 SQ.FT.

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SCHEMATIC DESIGN
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0 2 4 8

UNIT PLANS
PRODUCT C - PLAN 2X

AC20

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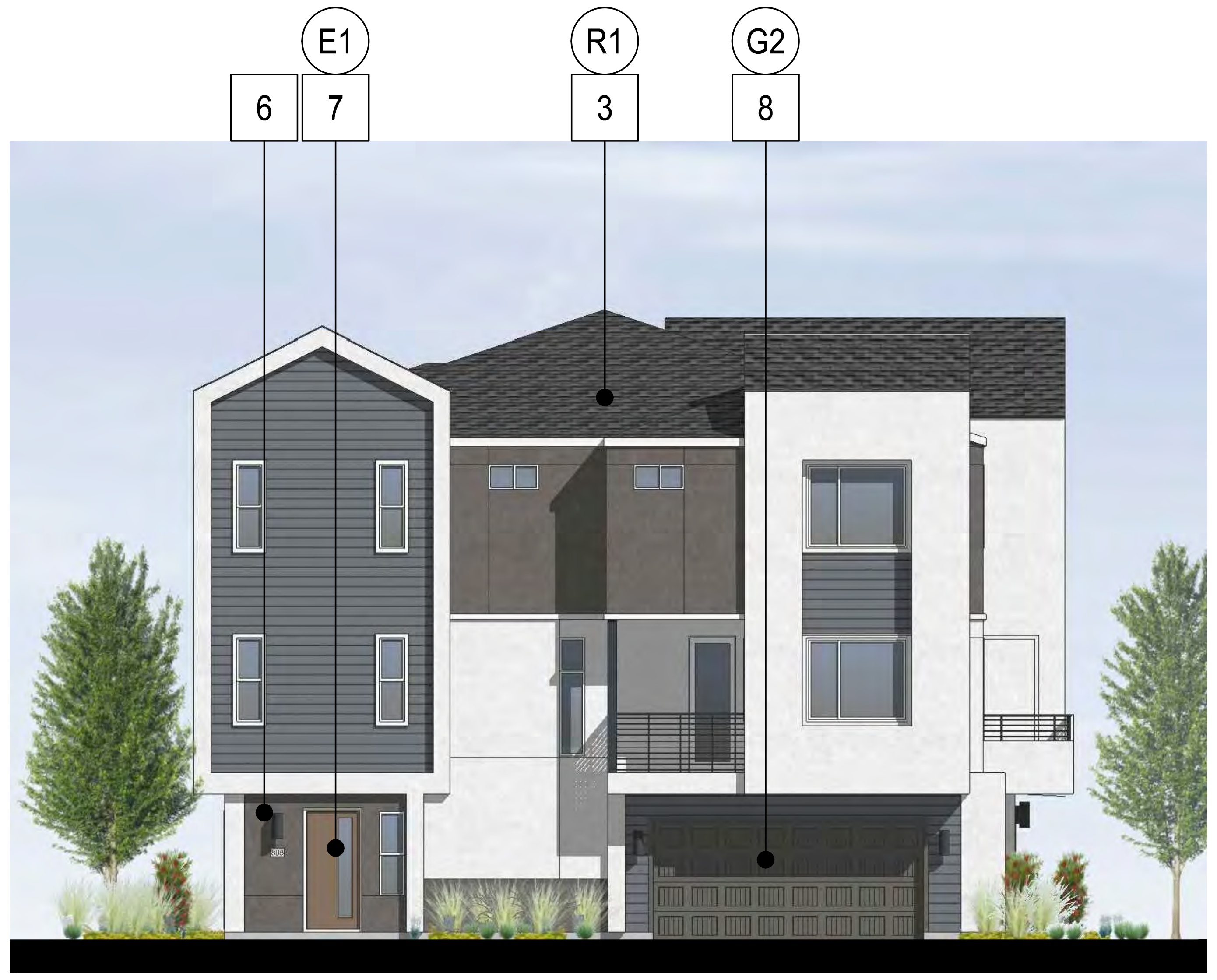
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

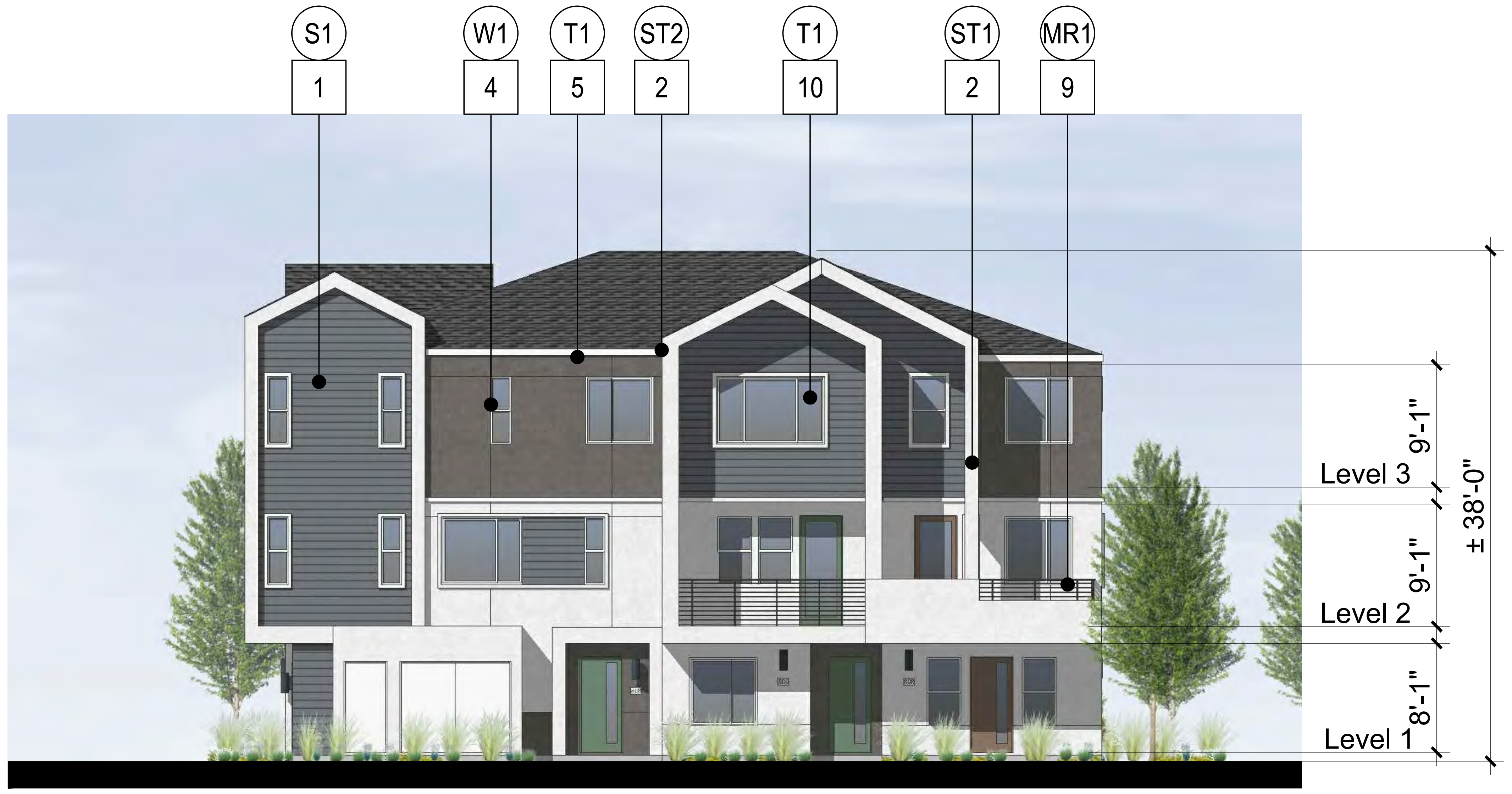
NTS

PERSPECTIVES
PRODUCT D - BUILDING A

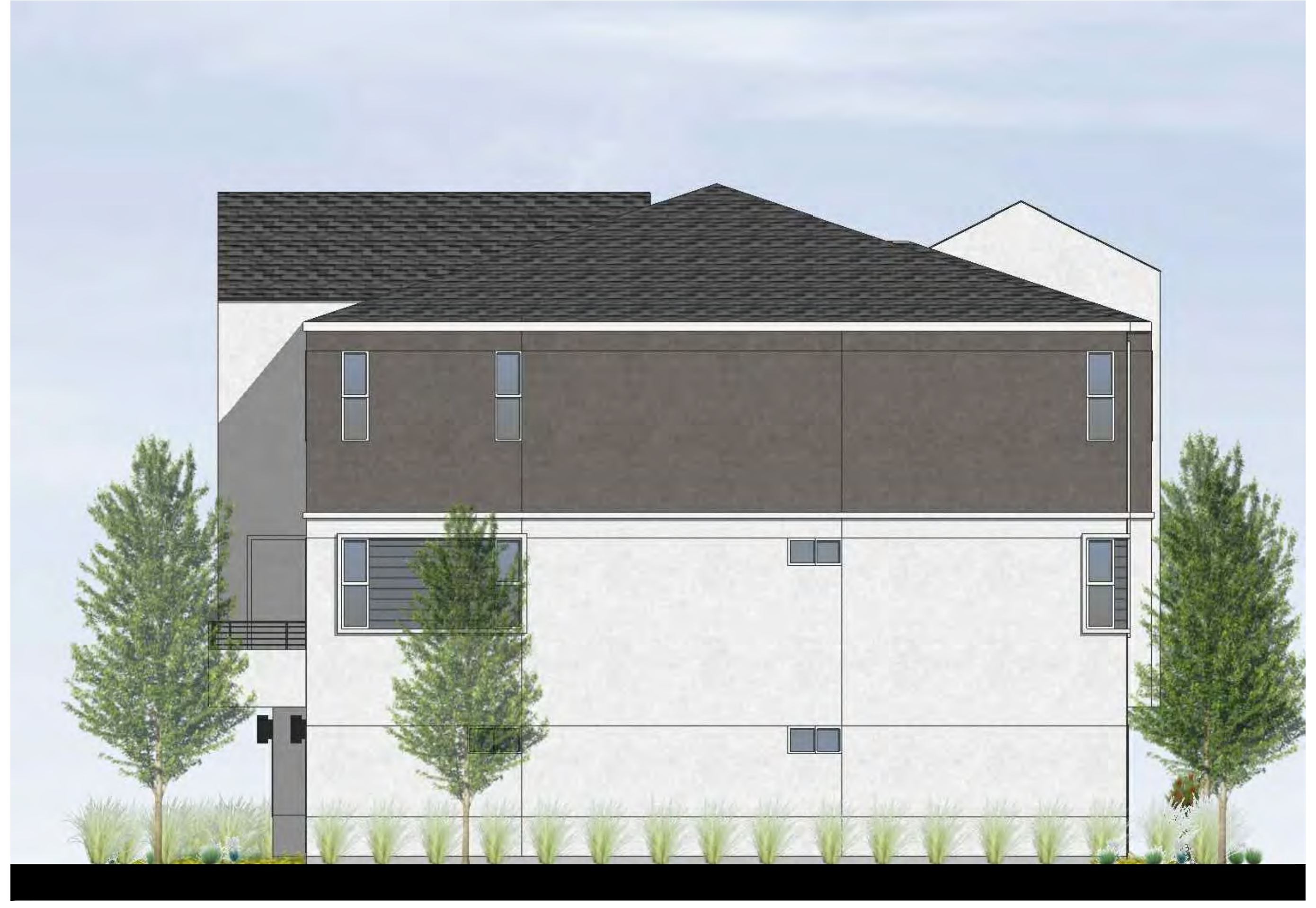
AD1


E1
R1
G2
6
7
3
8

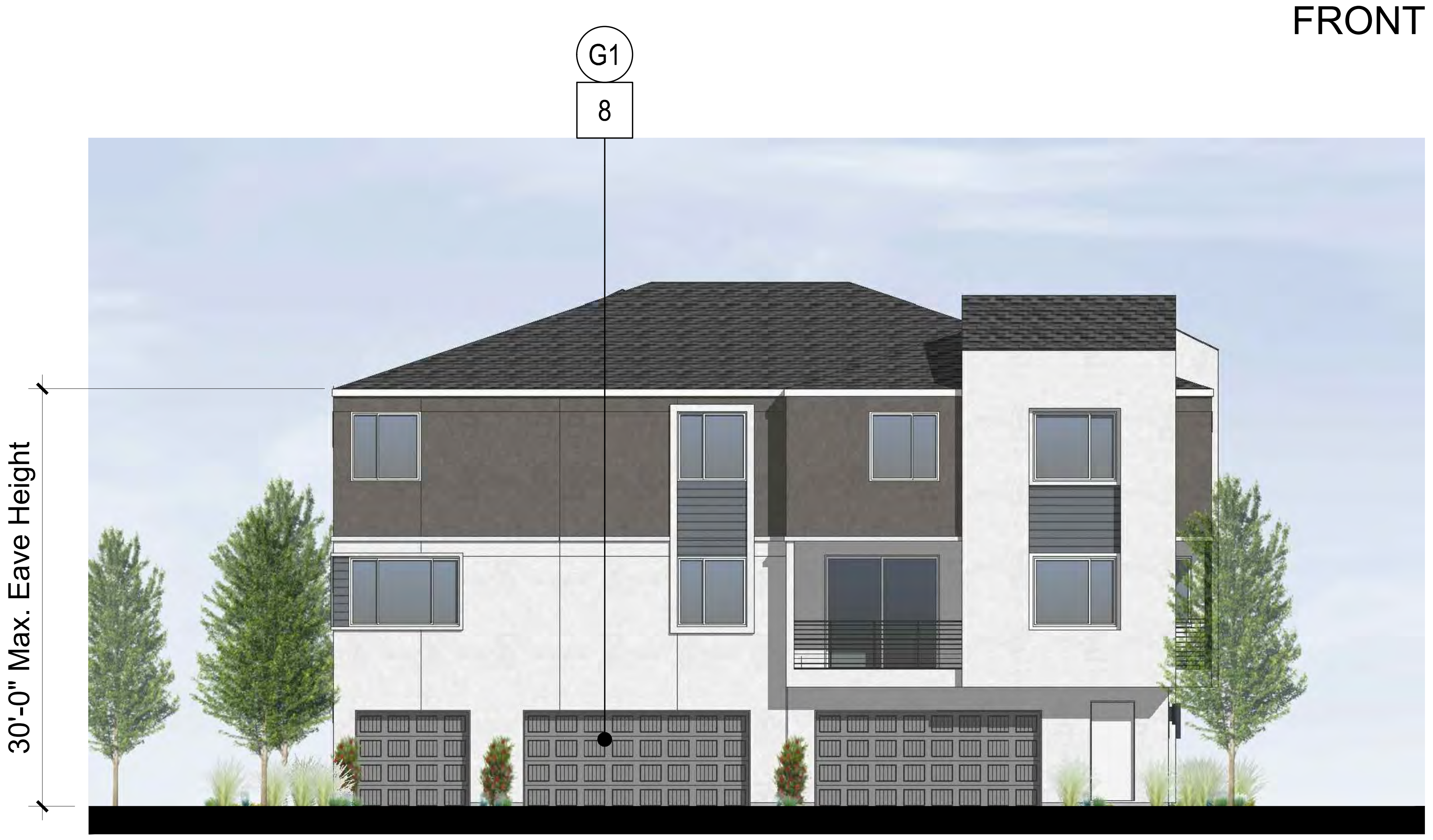
LEFT


S1
W1
T1
ST2
T1
ST1
MR1
1
4
5
2
10
2
9
9'-1"
Level 3
9'-1"
Level 2
8'-1"
Level 1
± 38'-0"

FRONT



RIGHT


G1
8
30'-0" Max. Eave Height

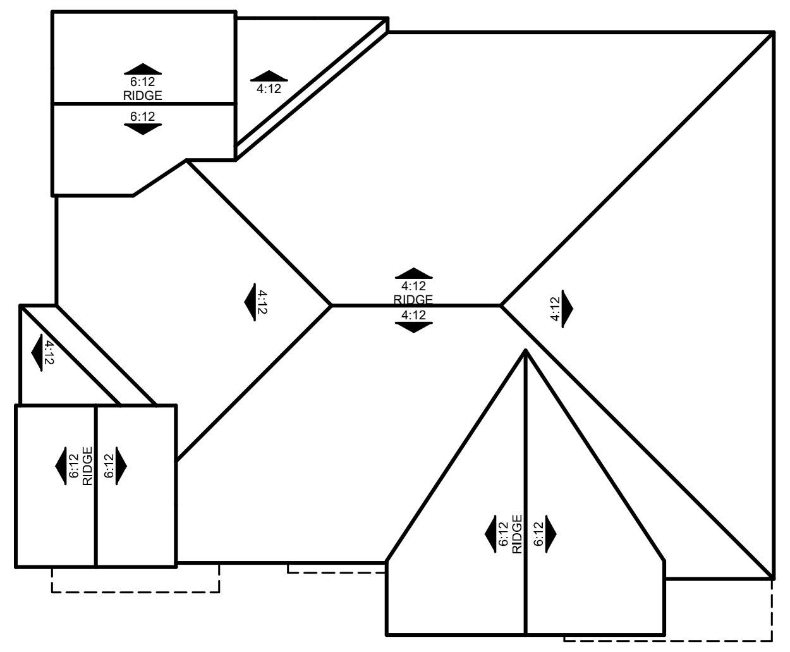
REAR

MATERIAL LEGEND

1. HORIZONTAL LAP SIDING
2. STUCCO
3. ASPHALT SHINGLES ROOF
4. VINYL WINDOWS
5. FASCIA
6. DECORATIVE LIGHTS & ADDRESS SIGN
7. FIBERGLASS ENTRY DOOR
8. METAL SECTIONAL GARAGE DOOR
9. METAL RAILS
10. STUCCO TRIM

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
G2 - GARAGE
MR1 - METAL RAIL
T1 - TRIM



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

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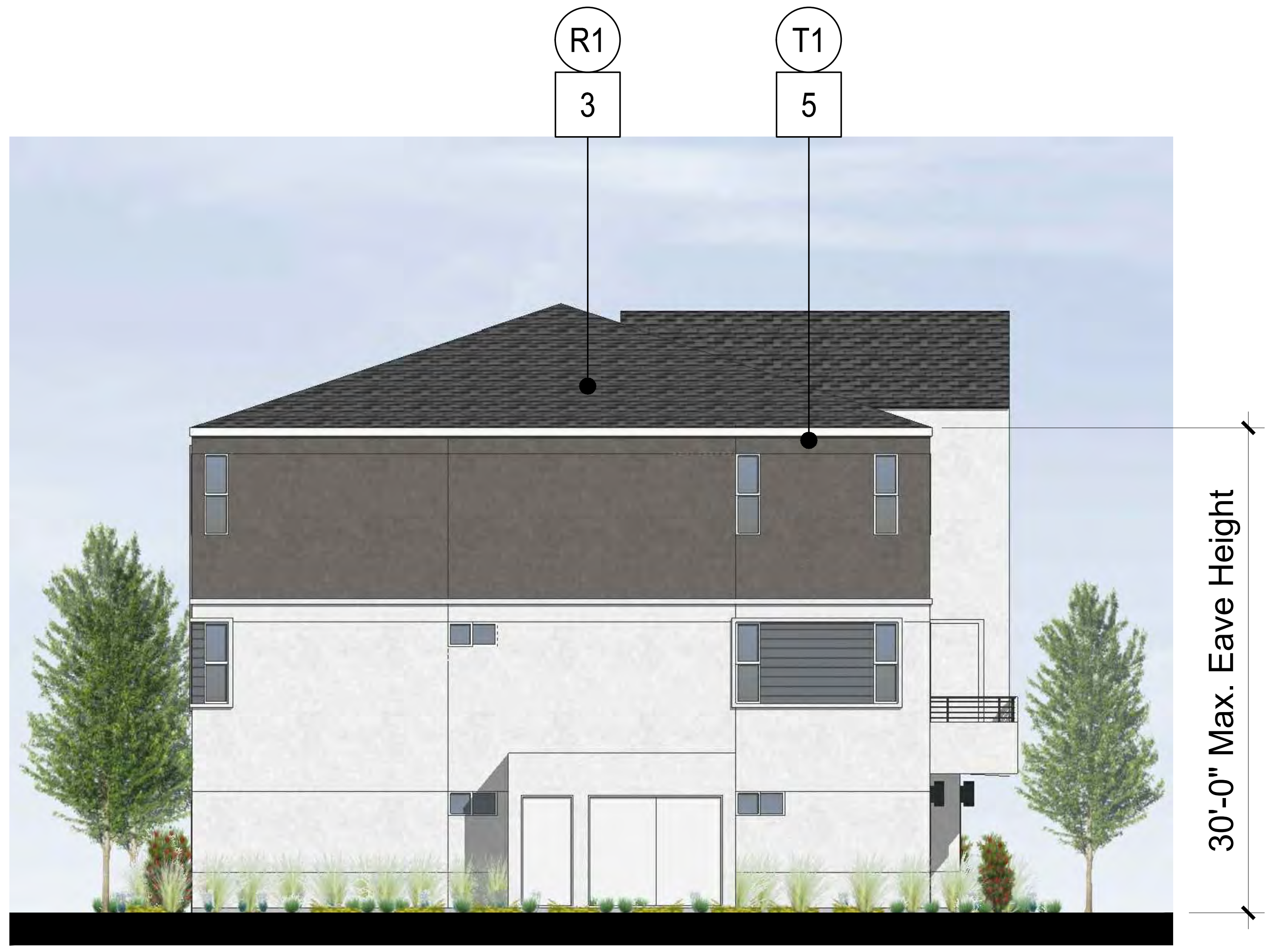
OCTOBER 21, 2022

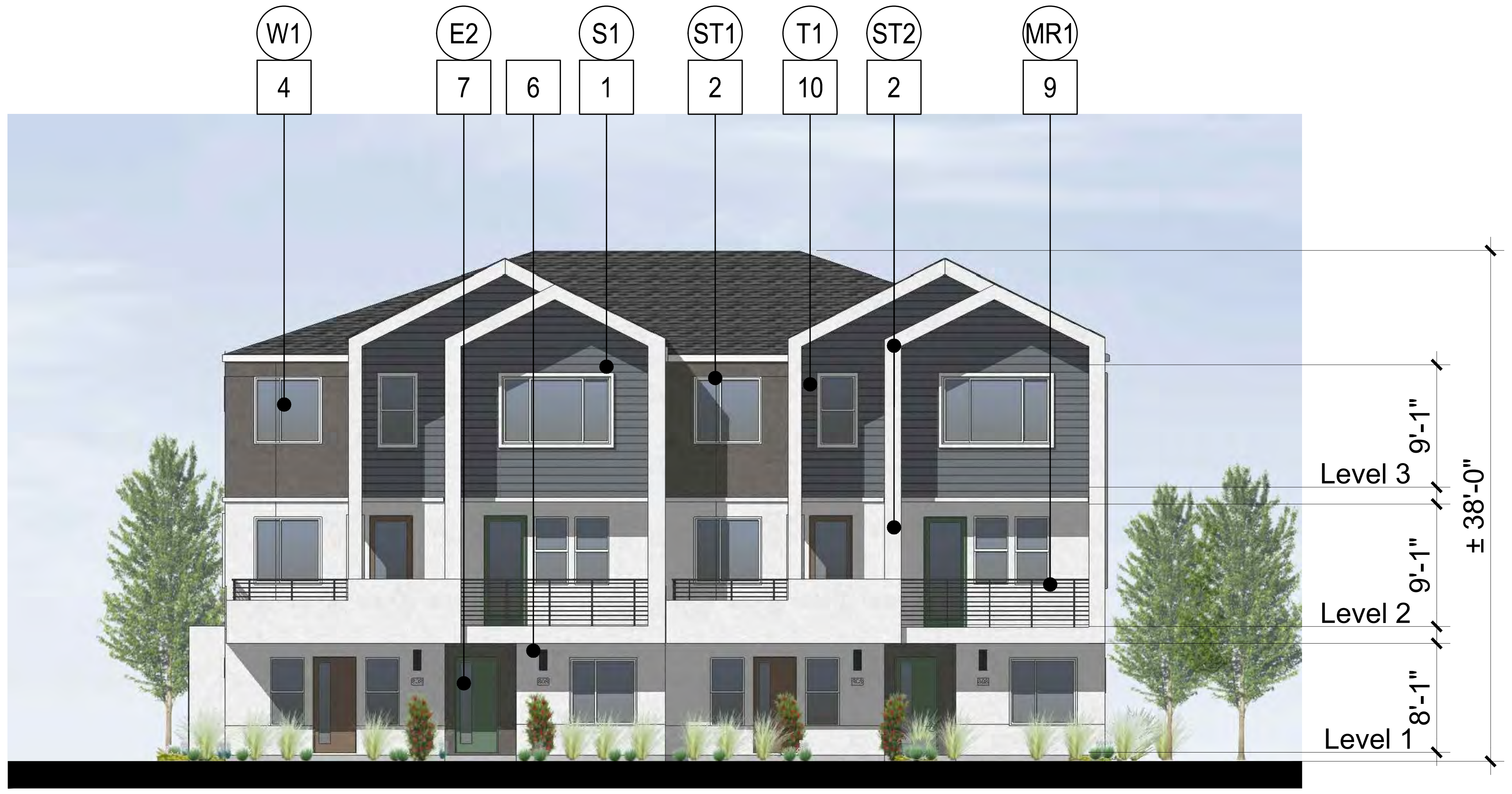
0 4 8 16

ELEVATIONS
PRODUCT D - BUILDING A

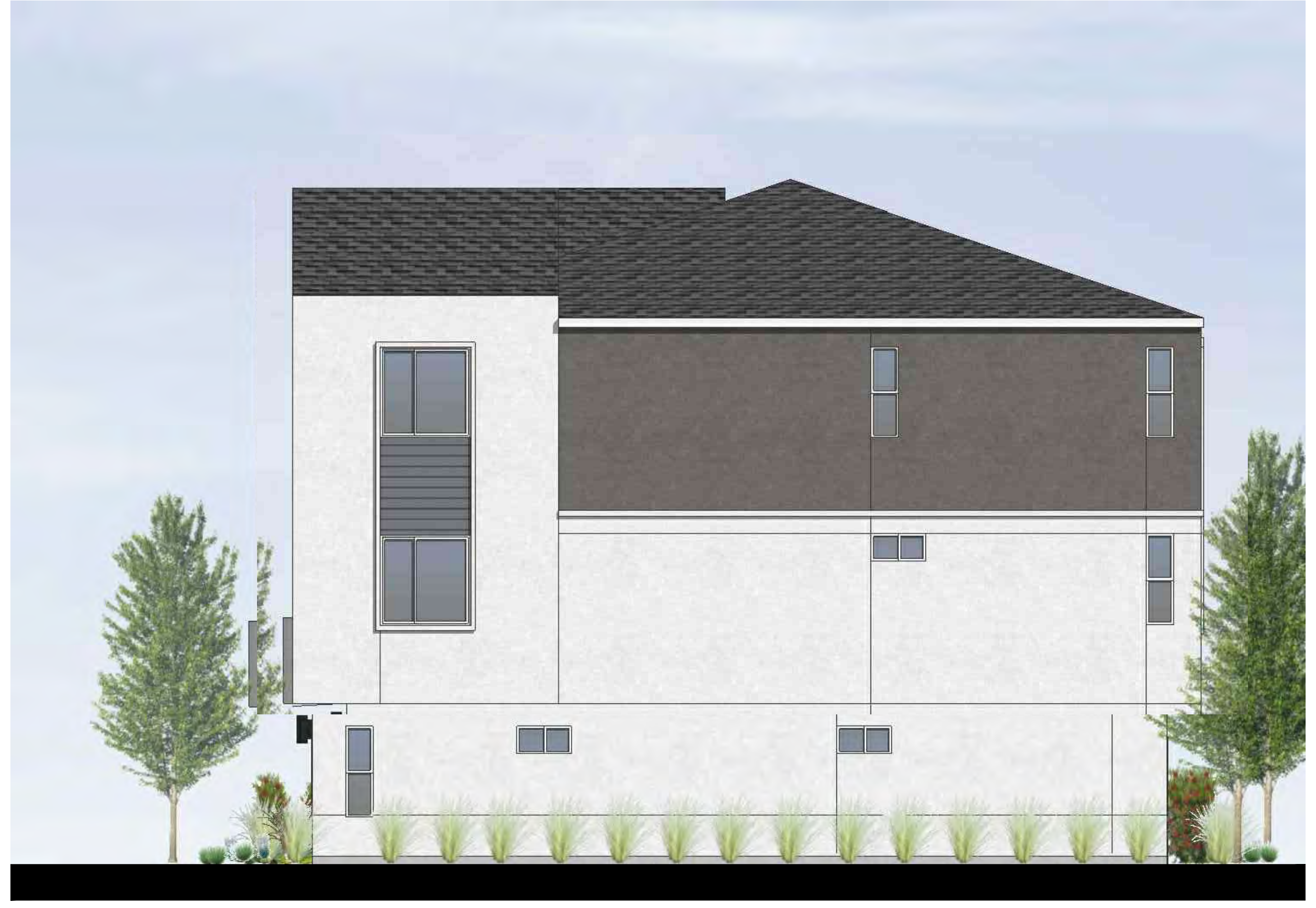
AD2


R1
3
T1
5
30'-0" Max. Eave Height

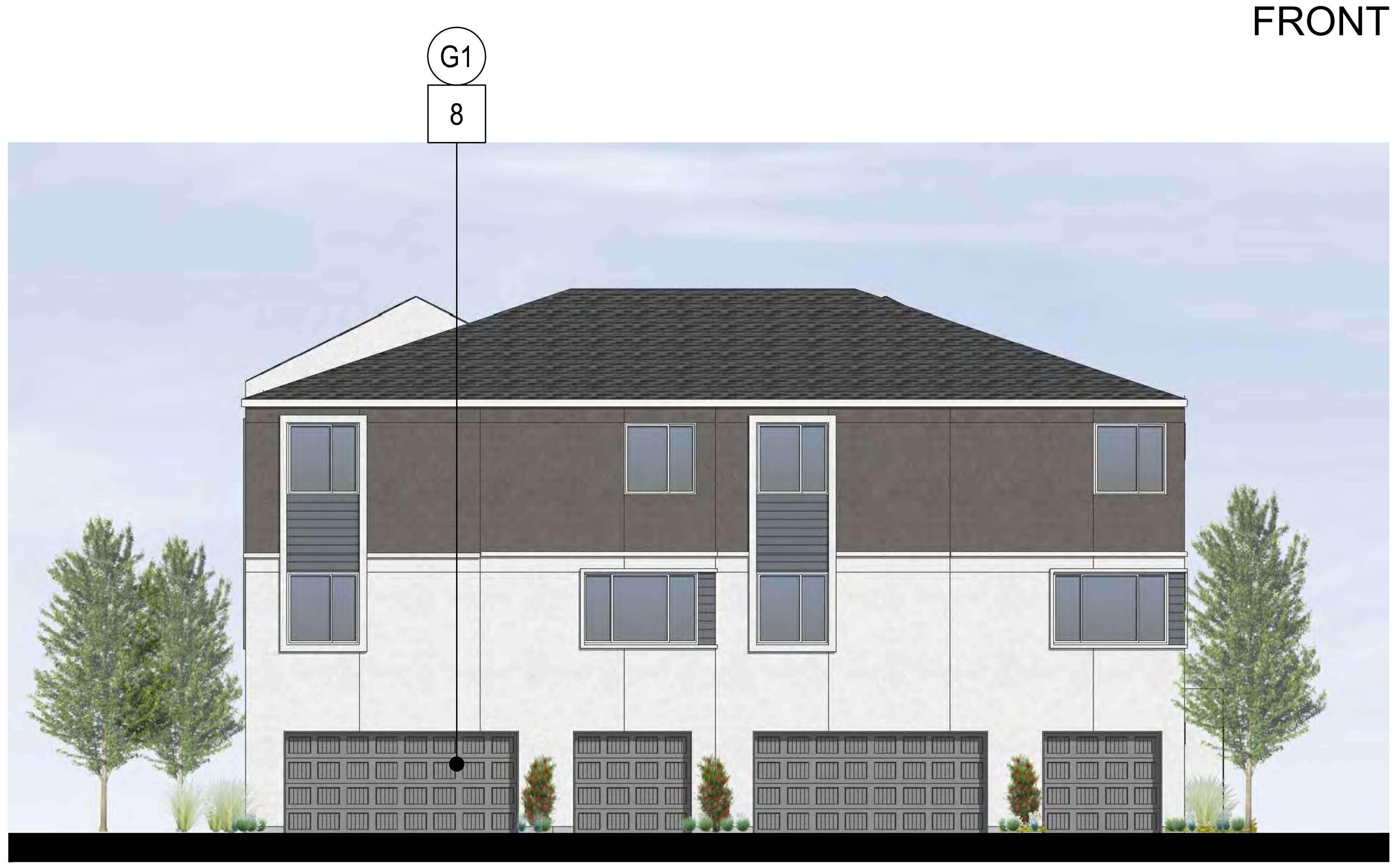
LEFT


W1
4
E2
7
6
S1
1
ST1
2
T1
10
ST2
2
MR1
9
9'-1"
Level 3
9'-1"
Level 2
8'-1"
Level 1
± 38'-0"

FRONT



RIGHT



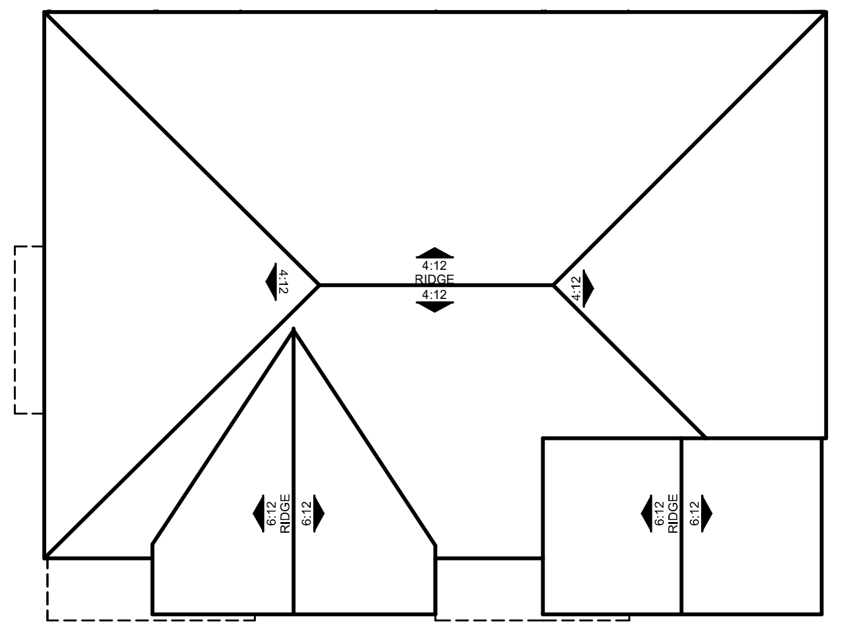
REAR

MATERIAL LEGEND

1. HORIZONTAL LAP SIDING
2. STUCCO
3. ASPHALT SHINGLES ROOF
4. VINYL WINDOWS
5. FASCIA
6. DECORATIVE LIGHTS & ADDRESS SIGN
7. FIBERGLASS ENTRY DOOR
8. METAL SECTIONAL GARAGE DOOR
9. METAL RAILS
10. STUCCO TRIM

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
G2 - GARAGE
MR1 - METAL RAIL
T1 - TRIM



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

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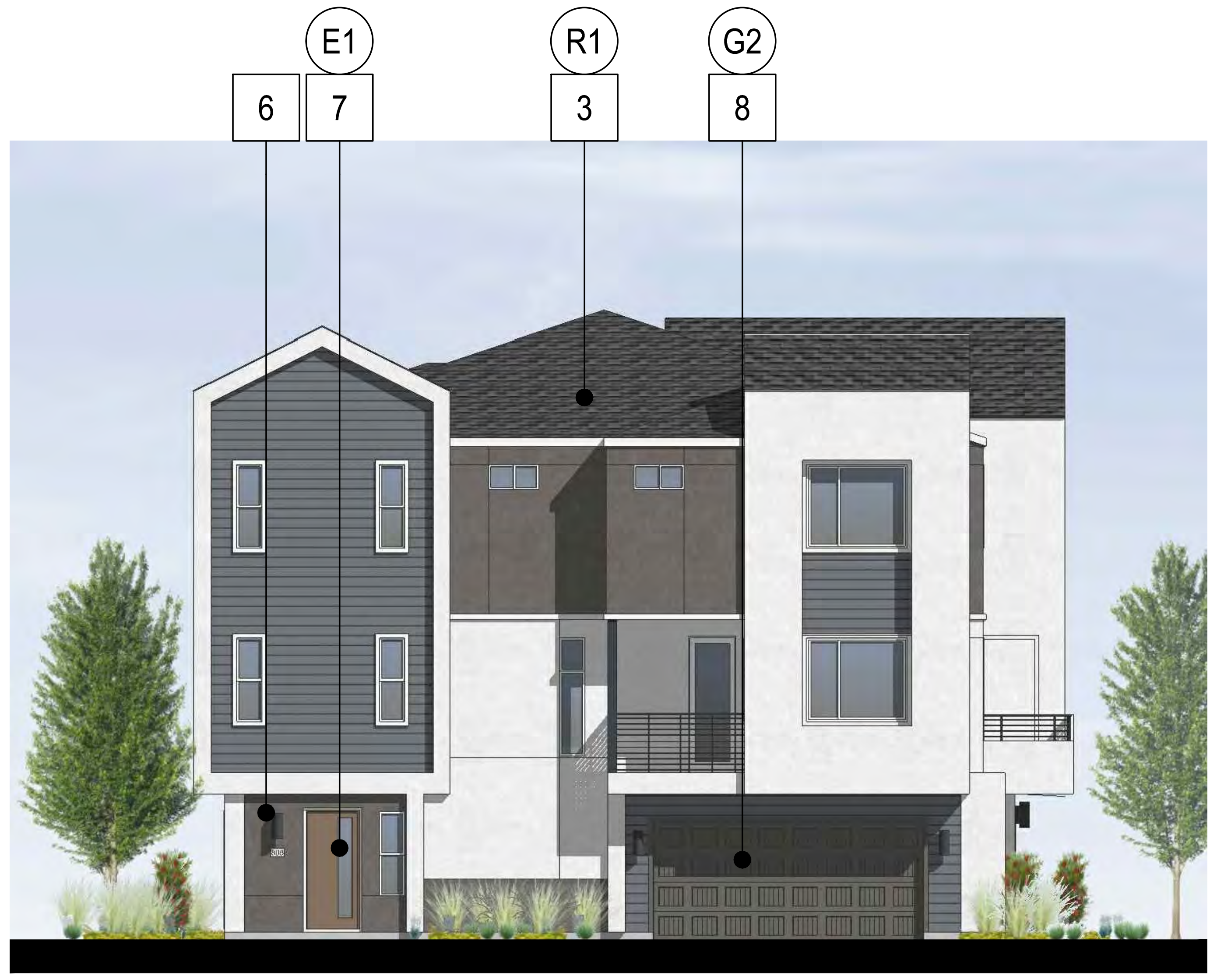
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

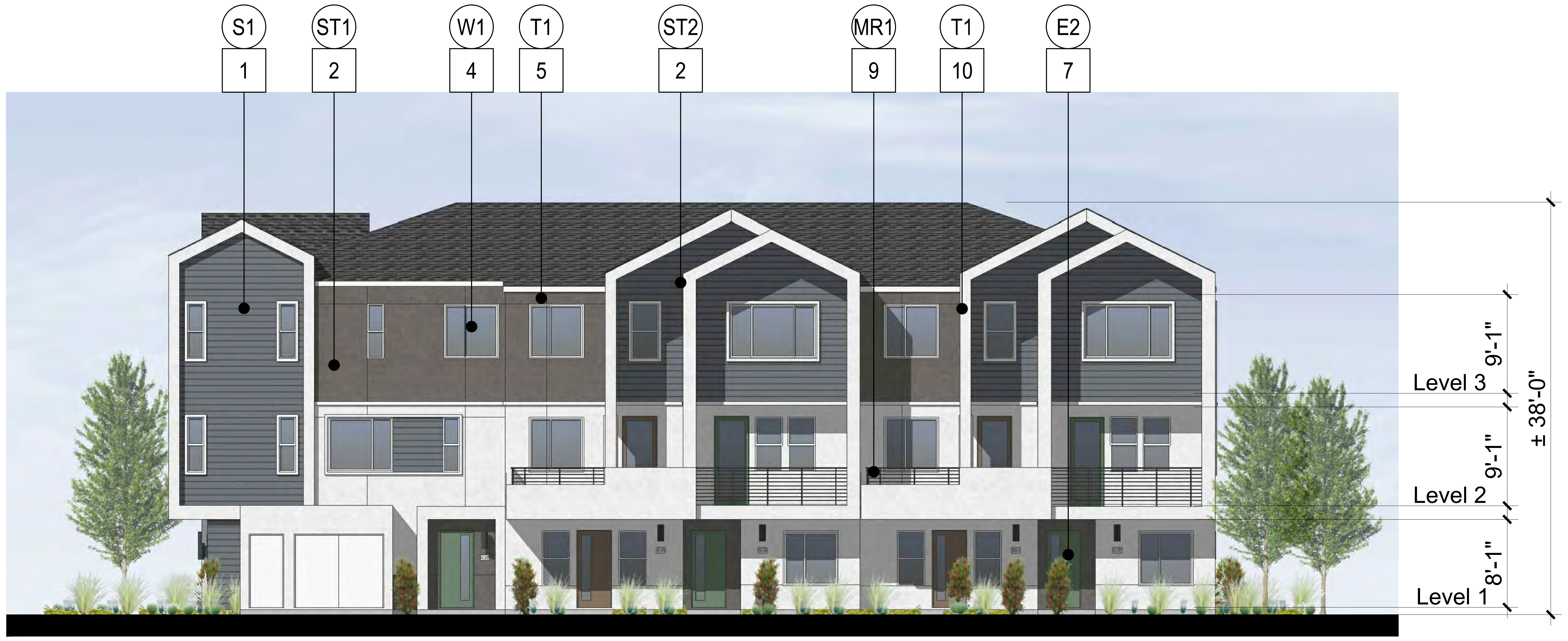
0 4 8 16

ELEVATIONS
PRODUCT D - BUILDING B

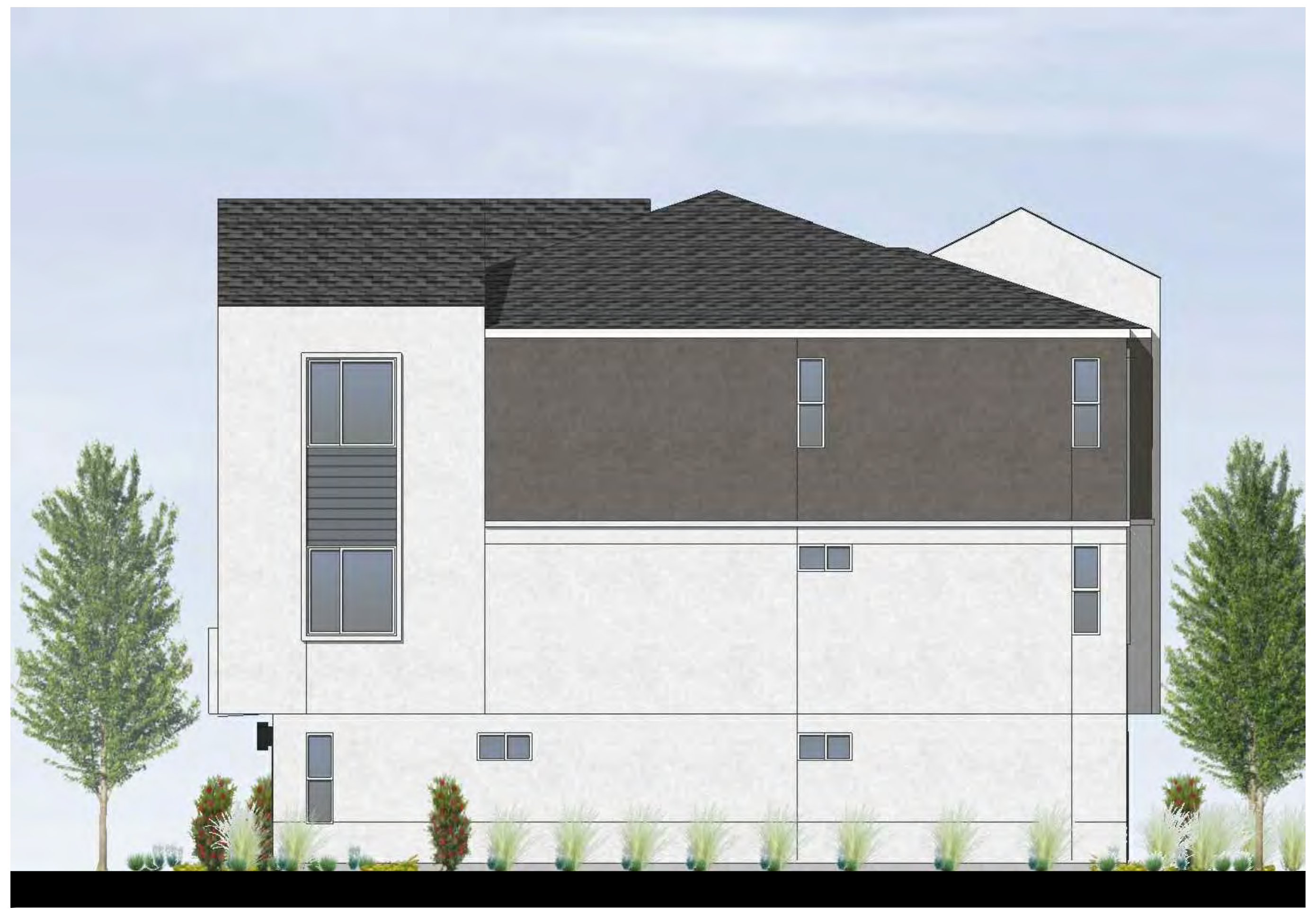
AD3


E1
R1
G2
6
7
3
8

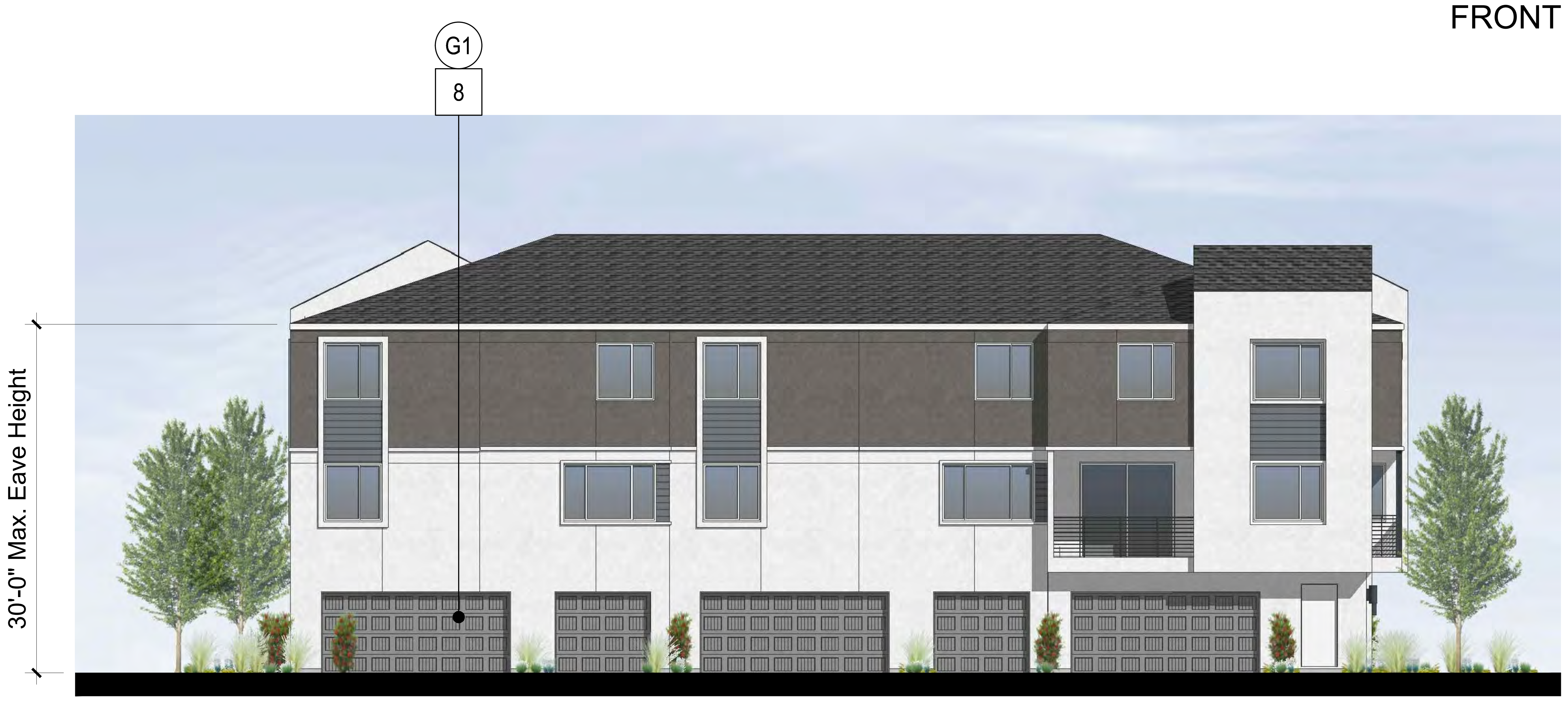
LEFT


S1
ST1
W1
T1
ST2
MR1
T1
E2
1
2
4
5
2
9
10
7
Level 3
Level 2
Level 1
9'-1"
9'-1"
8'-1"
± 38'-0"

FRONT



RIGHT


G1
8
30'-0" Max. Eave Height

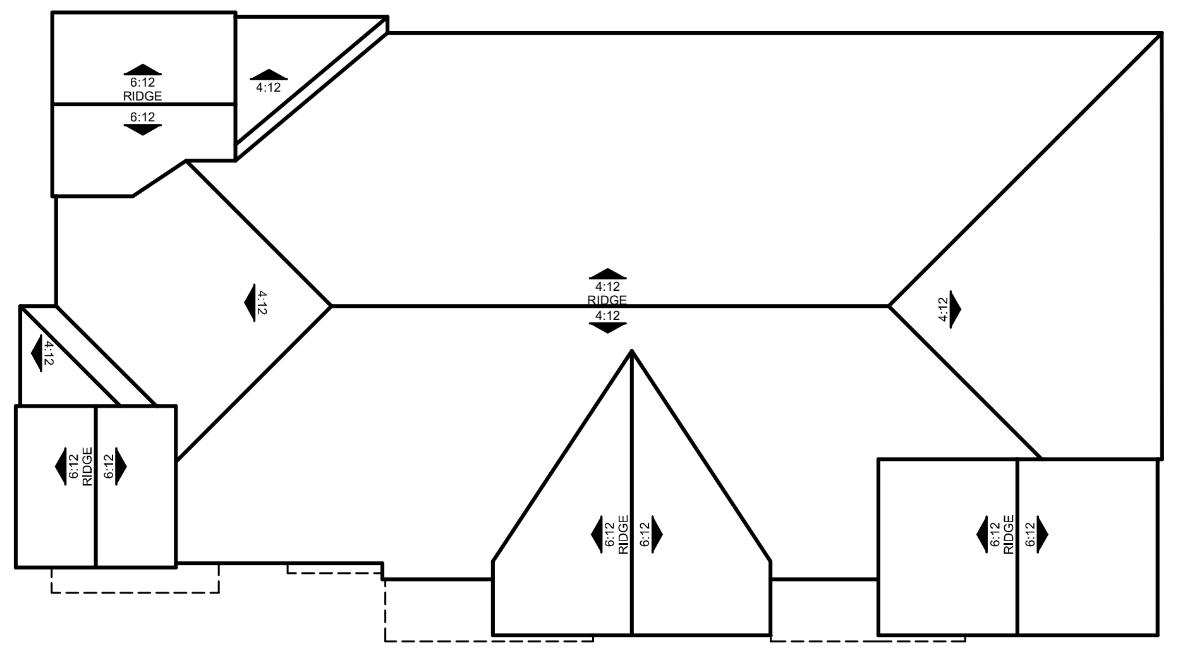
REAR

MATERIAL LEGEND

1. HORIZONTAL LAP SIDING
2. STUCCO
3. ASPHALT SHINGLES ROOF
4. VINYL WINDOWS
5. FASCIA
6. DECORATIVE LIGHTS & ADDRESS SIGN
7. FIBERGLASS ENTRY DOOR
8. METAL SECTIONAL GARAGE DOOR
9. METAL RAILS
10. STUCCO TRIM

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
G2 - GARAGE
MR1 - METAL RAIL
T1 - TRIM



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

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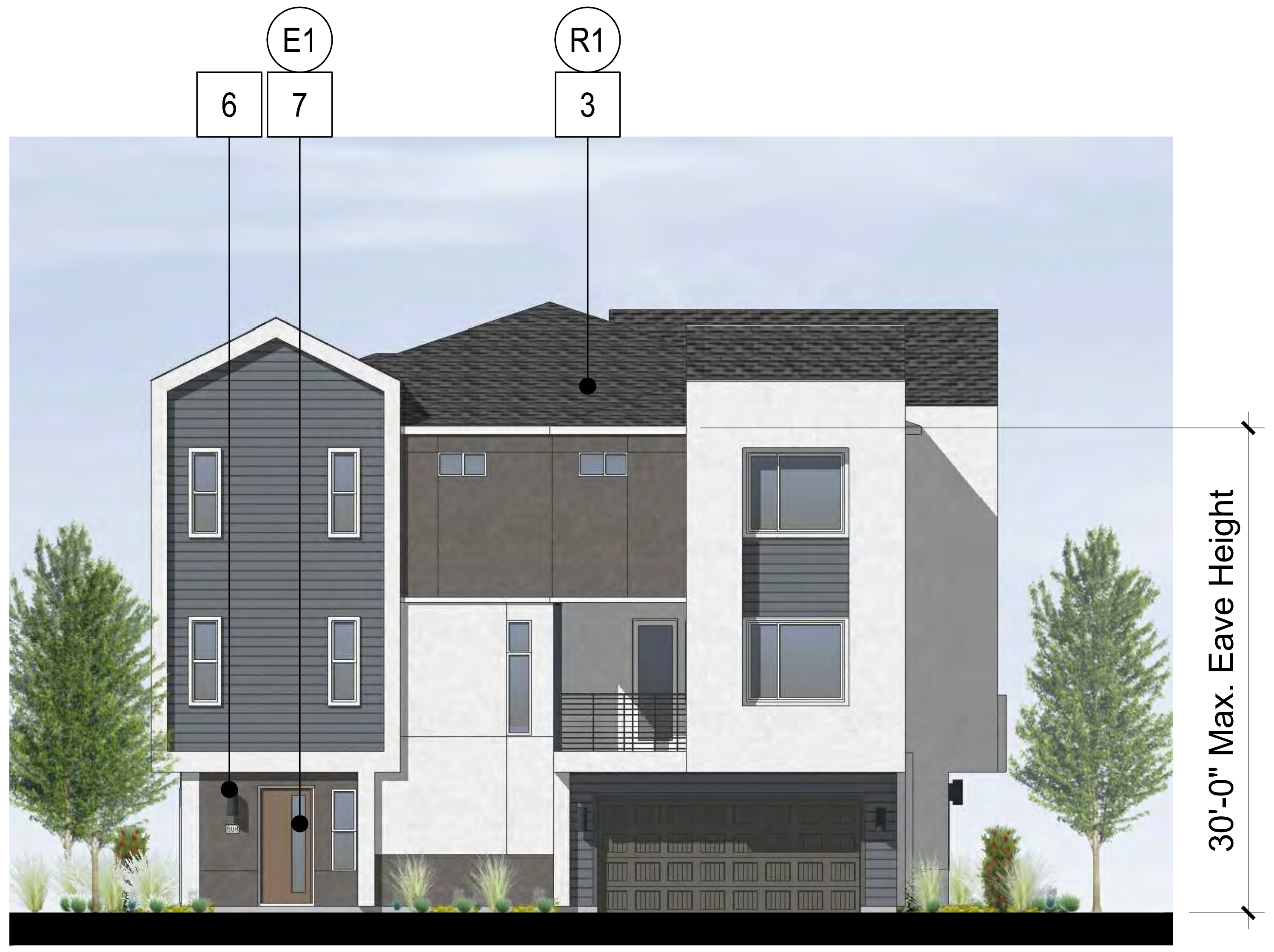
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

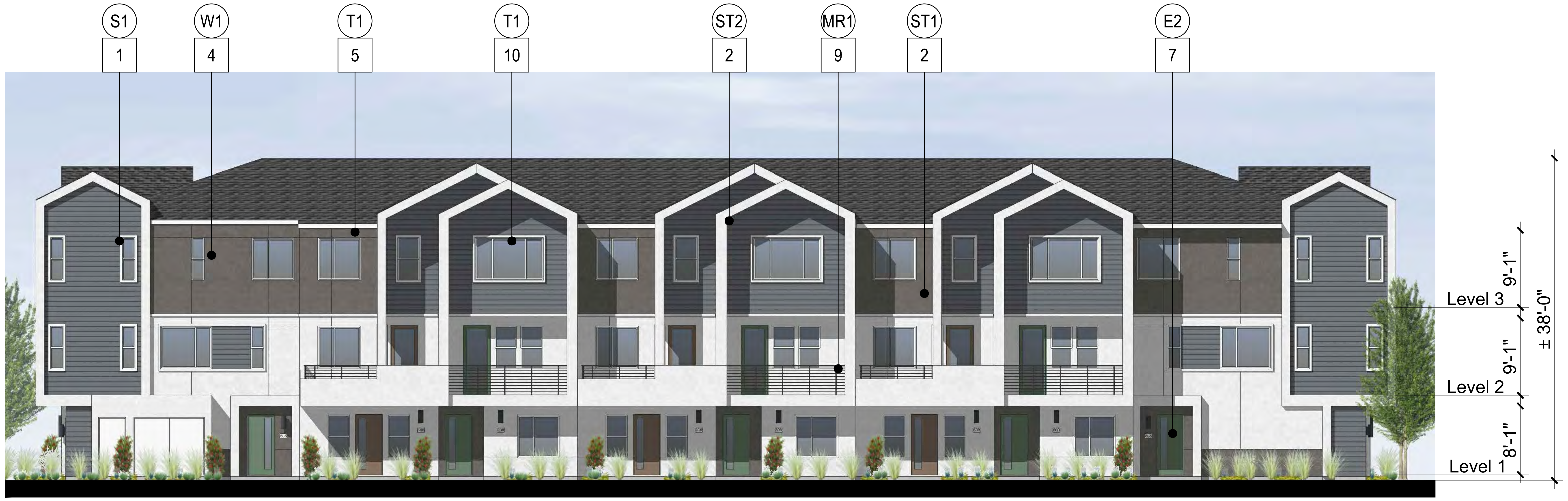
0 4 8 16

ELEVATIONS
PRODUCT D - BUILDING C

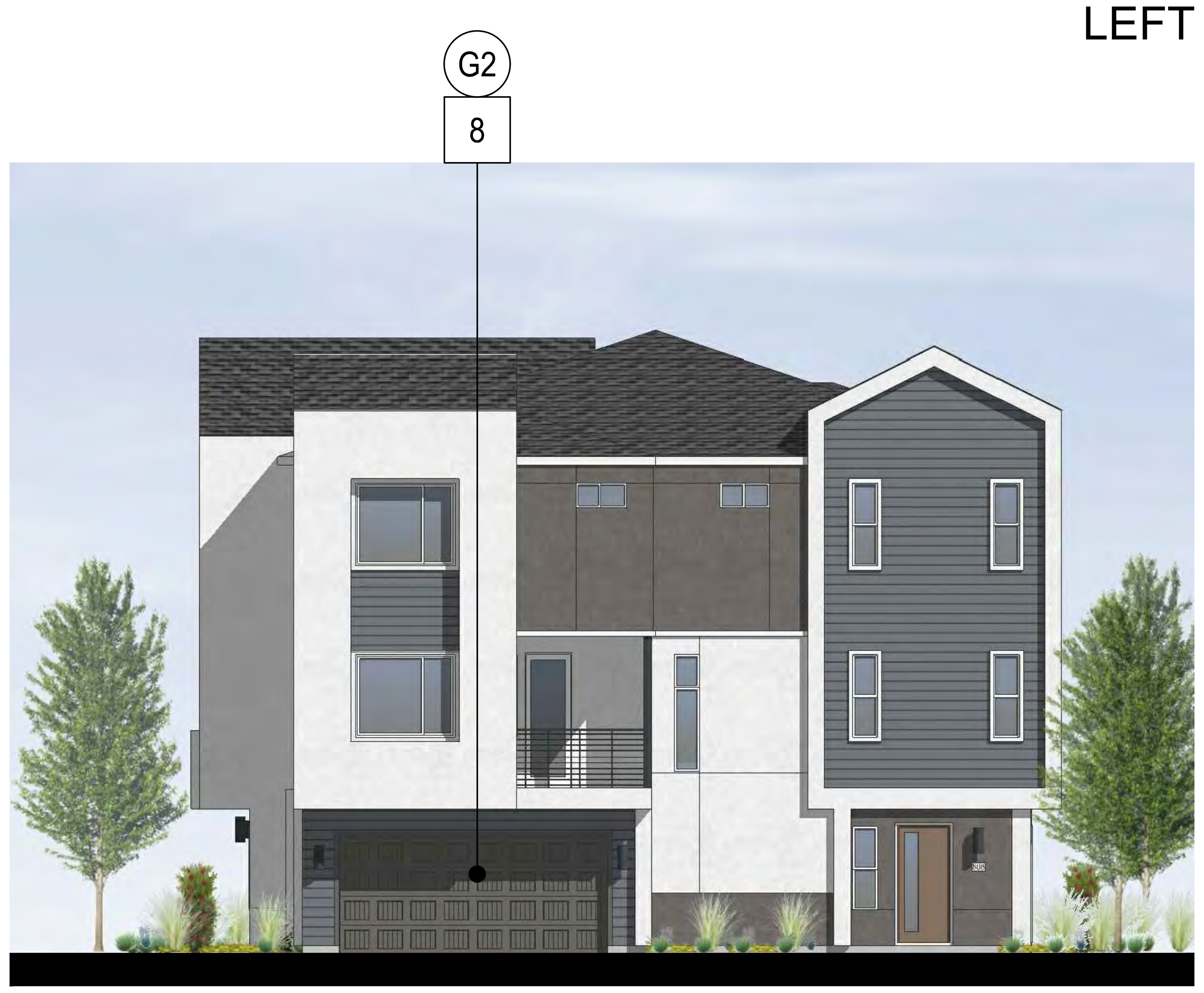
AD4


E1
6
7
R1
3
30'-0" Max. Eave Height

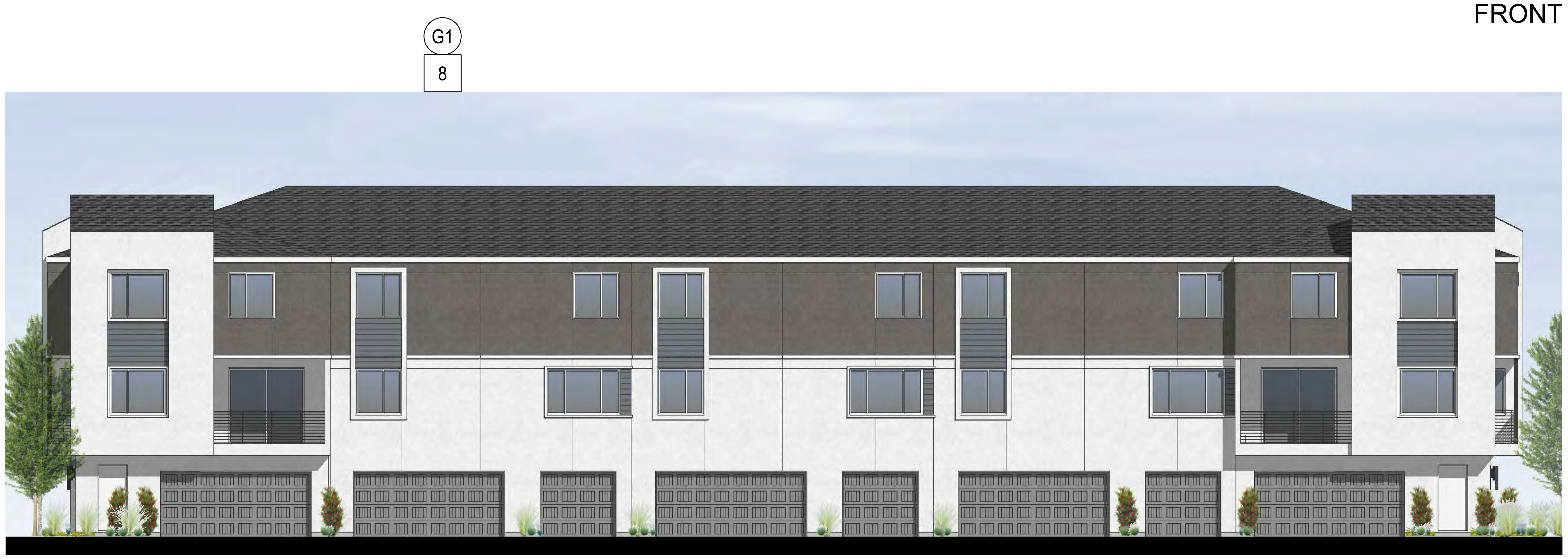
LEFT


S1
1
W1
4
T1
5
T1
10
ST2
2
MR1
9
ST1
2
E2
7
9'-1"
Level 3
9'-1"
Level 2
8'-1"
Level 1
± 38'-0"

FRONT



RIGHT



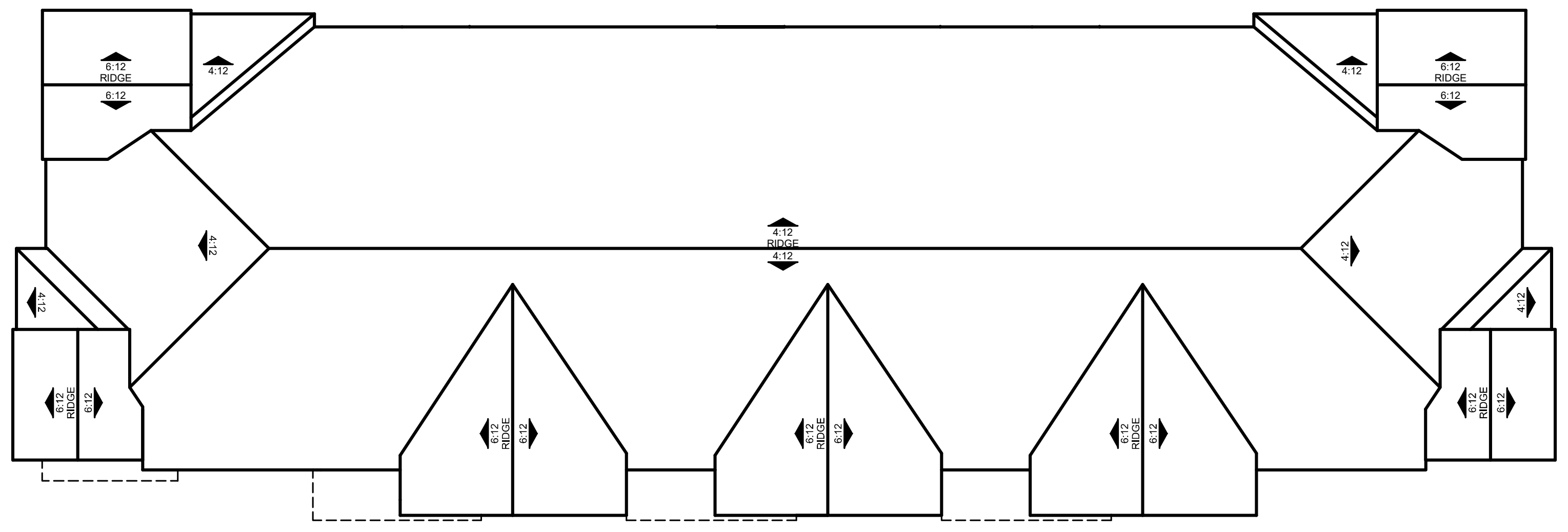
REAR

MATERIAL LEGEND

1. HORIZONTAL LAP SIDING
2. STUCCO
3. ASPHALT SHINGLES ROOF
4. VINYL WINDOWS
5. FASCIA
6. DECORATIVE LIGHTS & ADDRESS SIGN
7. FIBERGLASS ENTRY DOOR
8. METAL SECTIONAL GARAGE DOOR
9. METAL RAILS
10. STUCCO TRIM

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
ST1 - STUCCO 1
ST2 - STUCCO 2
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
E2 - ENTRY DOOR
G1 - GARAGE
G2 - GARAGE
MR1 - METAL RAIL
T1 - TRIM



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

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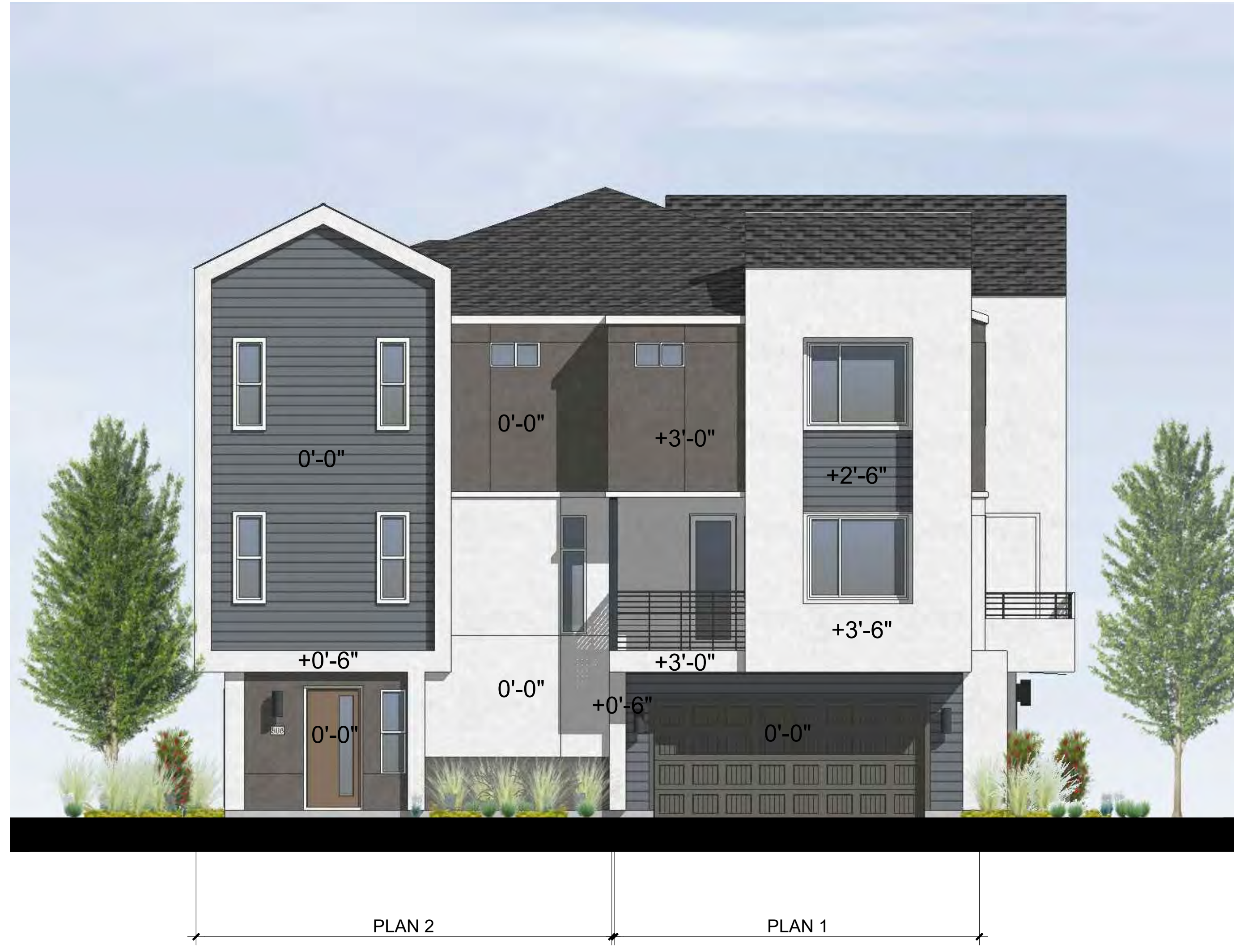
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

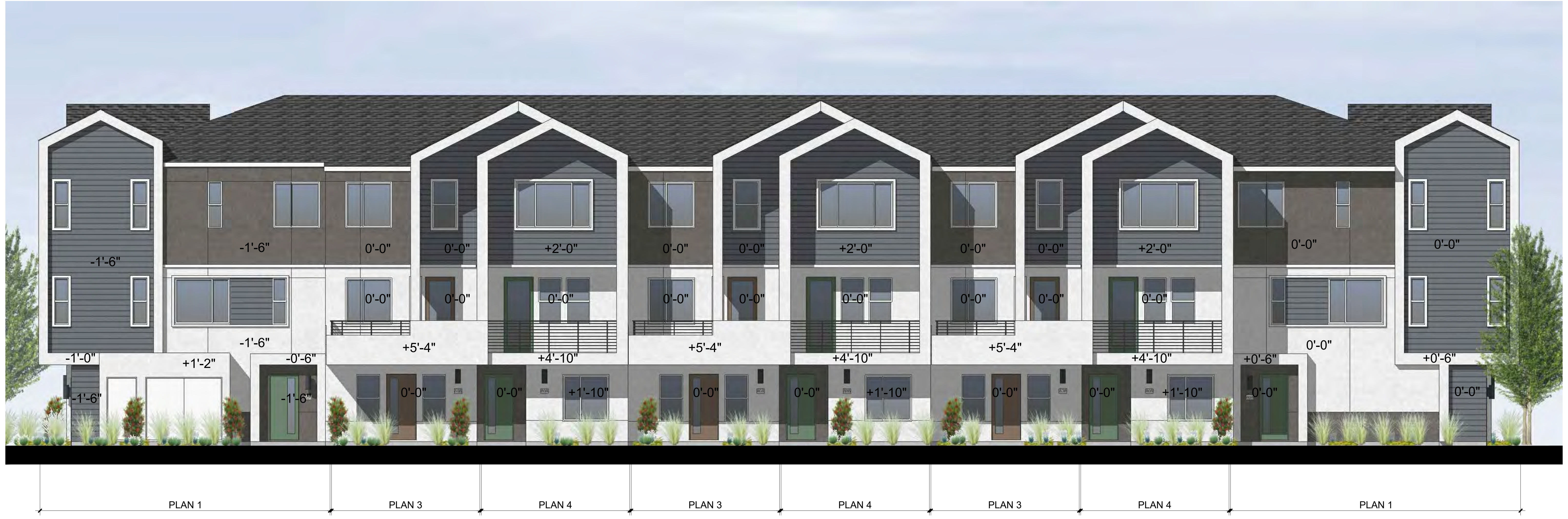
0 4 8 16

ELEVATIONS
PRODUCT D - BUILDING D

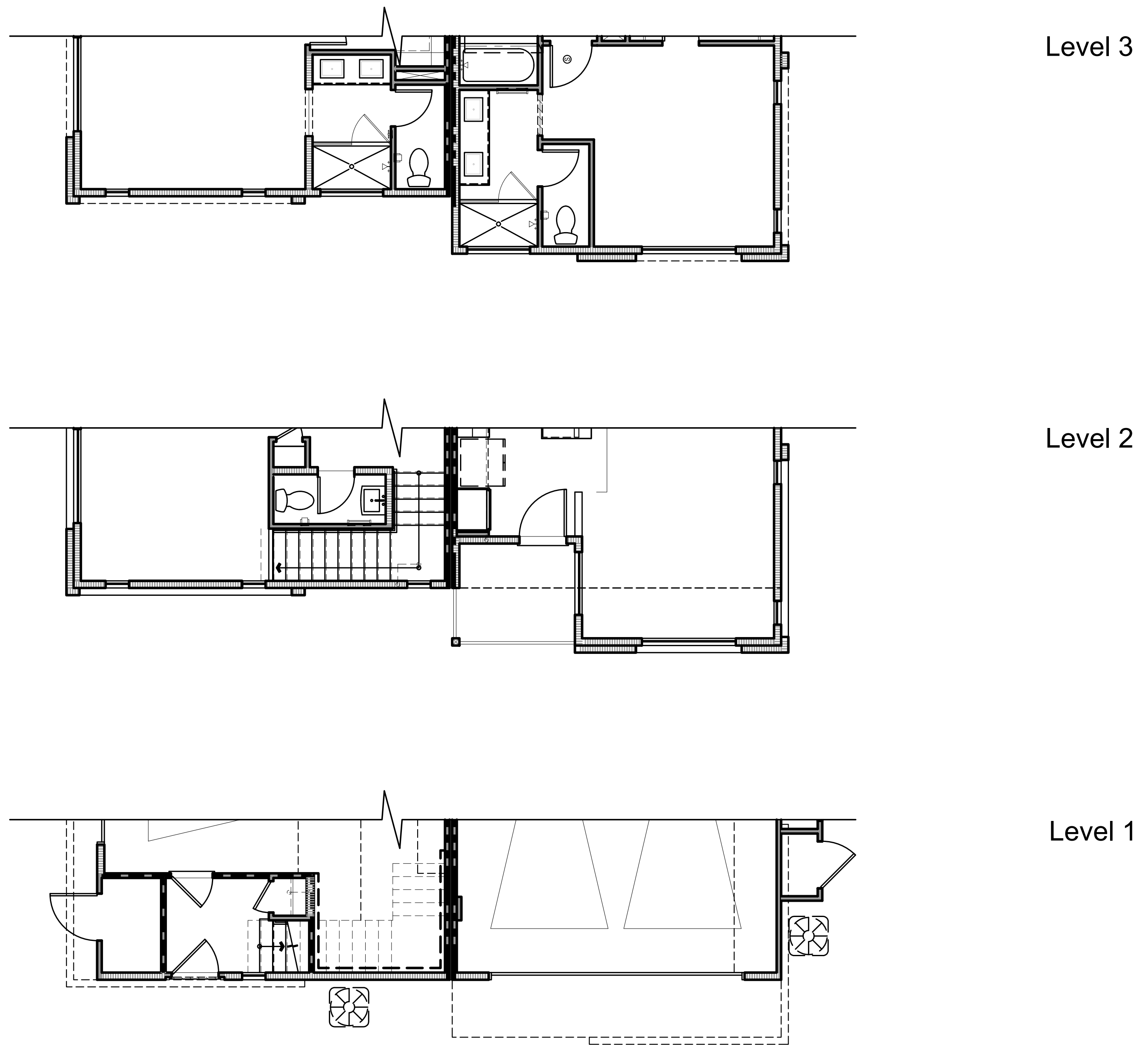
AD5

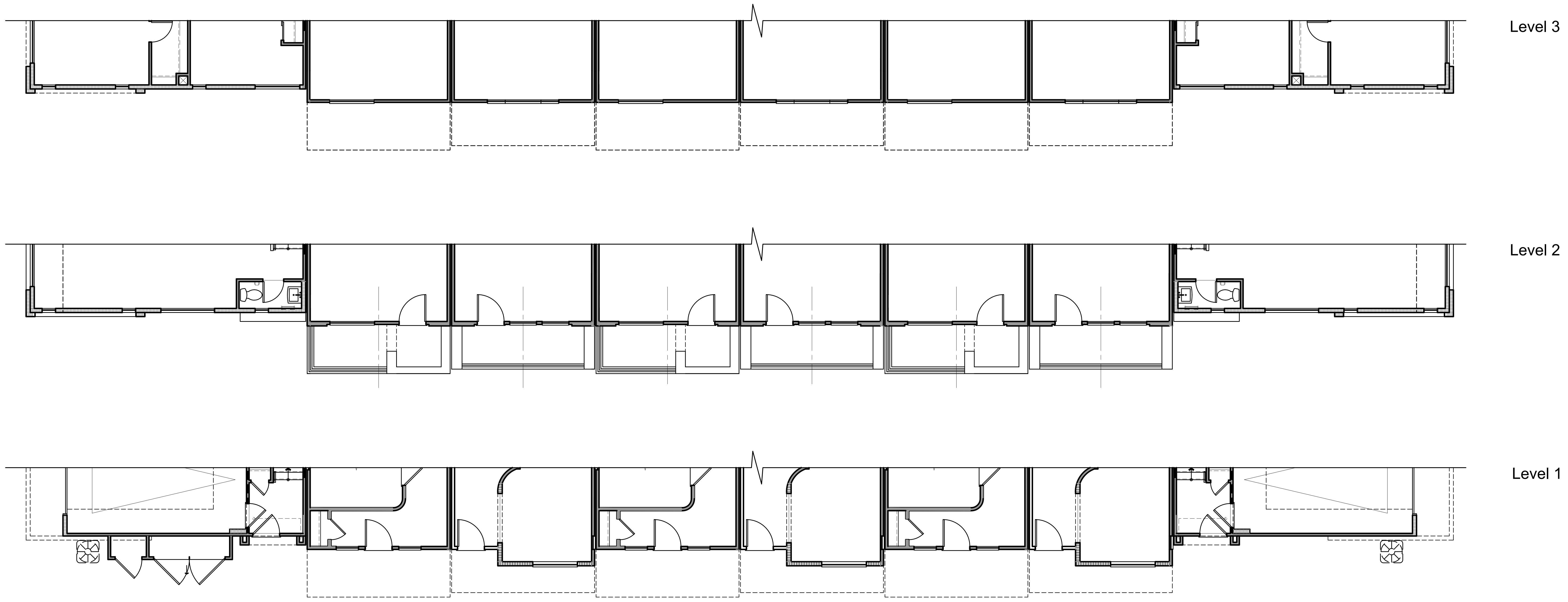

0'-0"
0'-0"
+3'-0"
+2'-6"
+3'-6"
+0'-6"
+3'-0"
0'-0"
+0'-6"
0'-0"
0'-0"
PLAN 2
PLAN 1

LEFT


-1'-6"
-1'-6"
0'-0"
0'-0"
+2'-0"
0'-0"
0'-0"
+2'-0"
0'-0"
0'-0"
+2'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
0'-0"
-1'-6"
-0'-6"
+5'-4"
+4'-10"
+5'-4"
+4'-10"
+5'-4"
+4'-10"
0'-0"
-1'-0"
+1'-2"
+0'-6"
+0'-6"
-1'-6"
-1'-6"
0'-0"
0'-0"
+1'-10"
0'-0"
0'-0"
+1'-10"
0'-0"
0'-0"
+1'-10"
0'-0"
0'-0"
PLAN 1
PLAN 3
PLAN 4
PLAN 3
PLAN 4
PLAN 3
PLAN 4
PLAN 1

FRONT


Level 3
Level 2
Level 1


Level 3
Level 2
Level 1

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ALTERNATIVE 3 (REDUCED DENSITY)

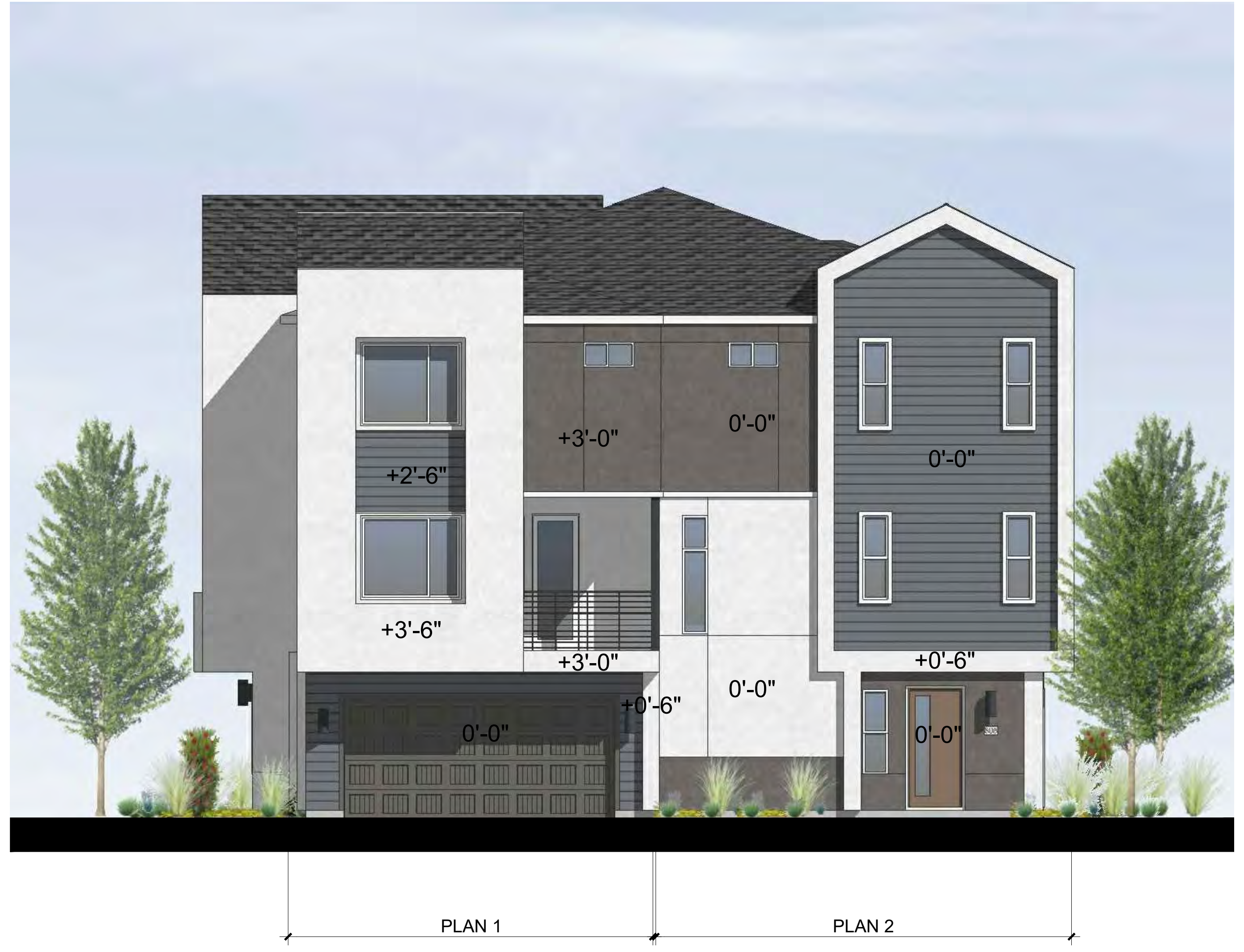
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

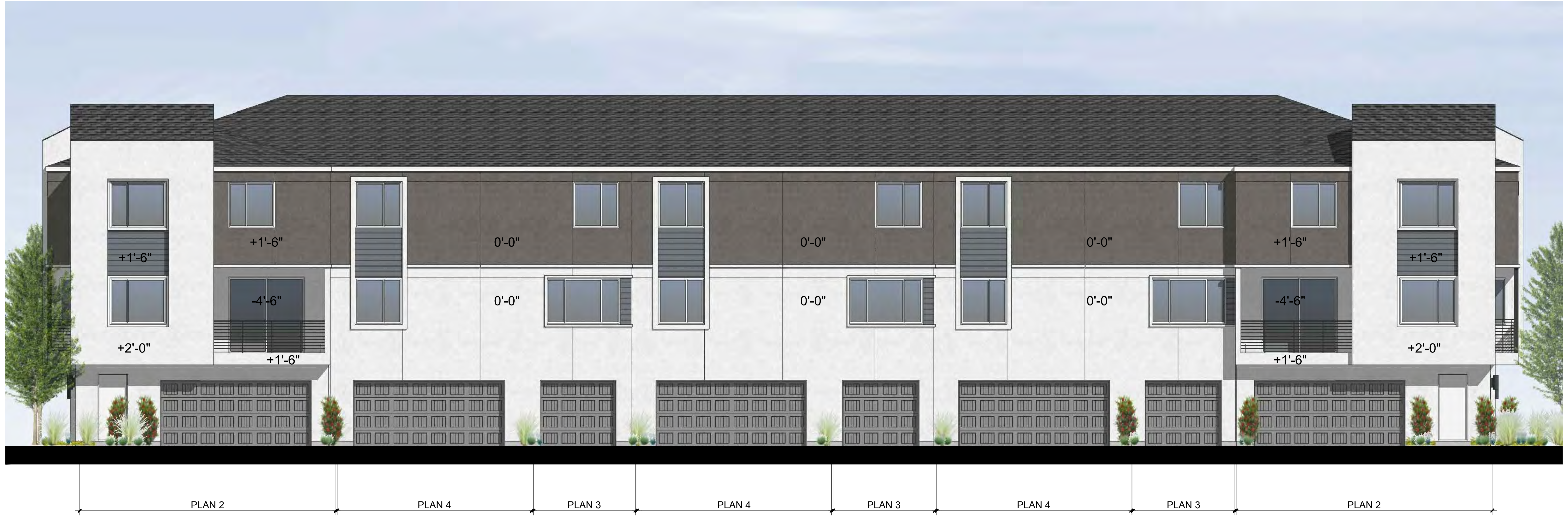
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT D - BUILDING D

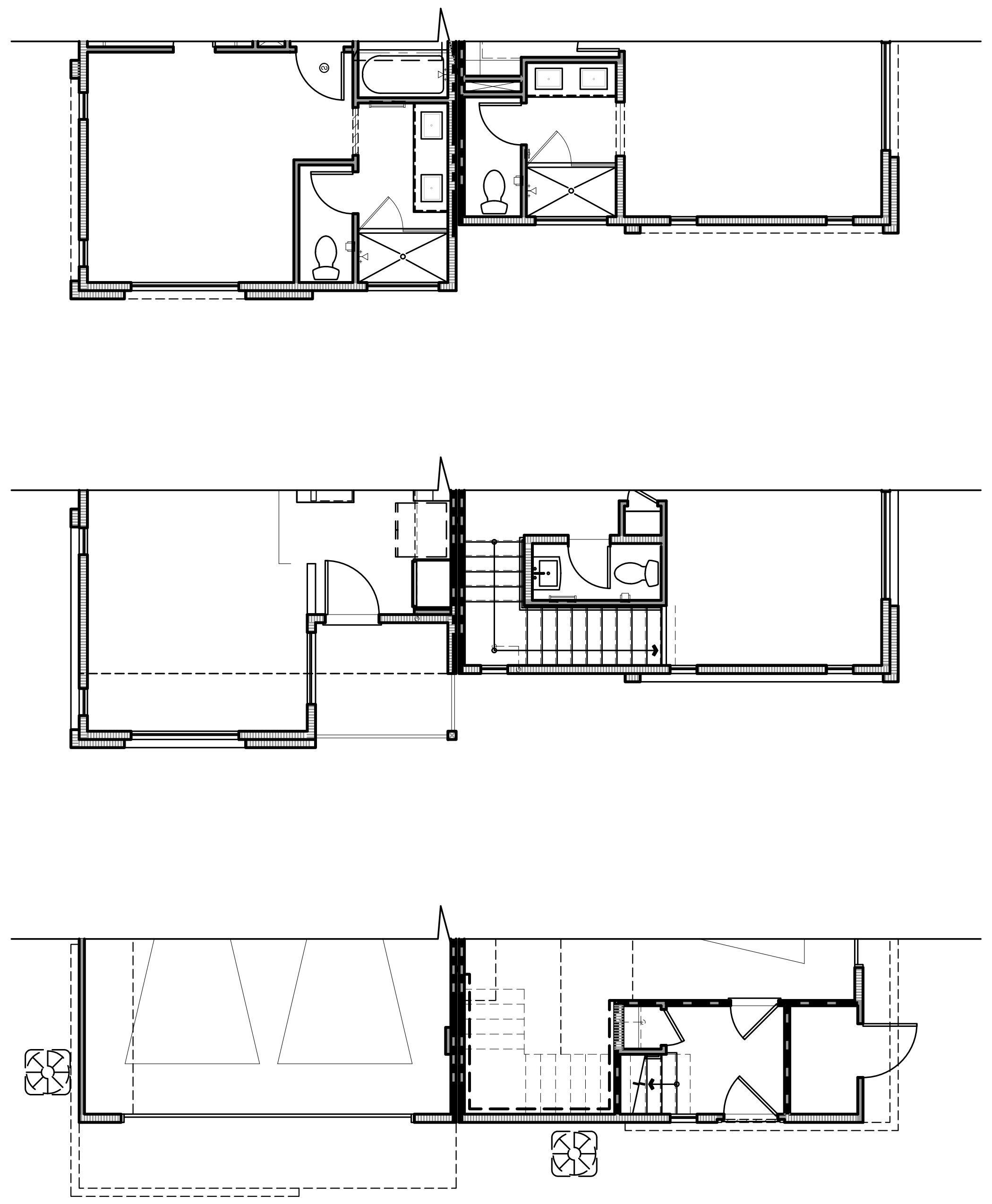
AD6

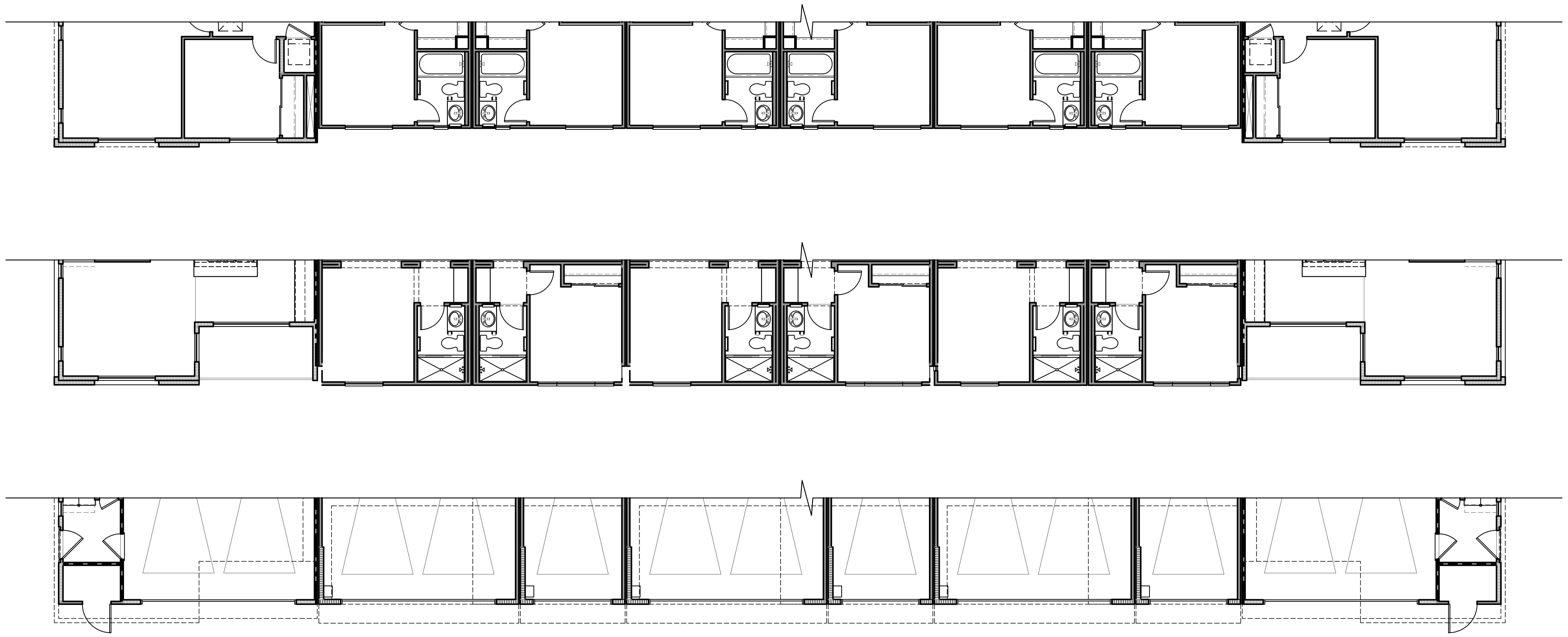

+3'-0"
0'-0"
+2'-6"
0'-0"
+3'-6"
+3'-0"
+0'-6"
0'-0"
+0'-6"
0'-0"
0'-0"
PLAN 1
PLAN 2

RIGHT


+1'-6"
+1'-6"
0'-0"
0'-0"
0'-0"
+1'-6"
+1'-6"
-4'-6"
0'-0"
0'-0"
0'-0"
-4'-6"
+2'-0"
+1'-6"
+1'-6"
+2'-0"
PLAN 2
PLAN 4
PLAN 3
PLAN 4
PLAN 3
PLAN 4
PLAN 3
PLAN 2

REAR





Level 3

Level 2

Level 1

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Los Alamitos, CA 90720

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

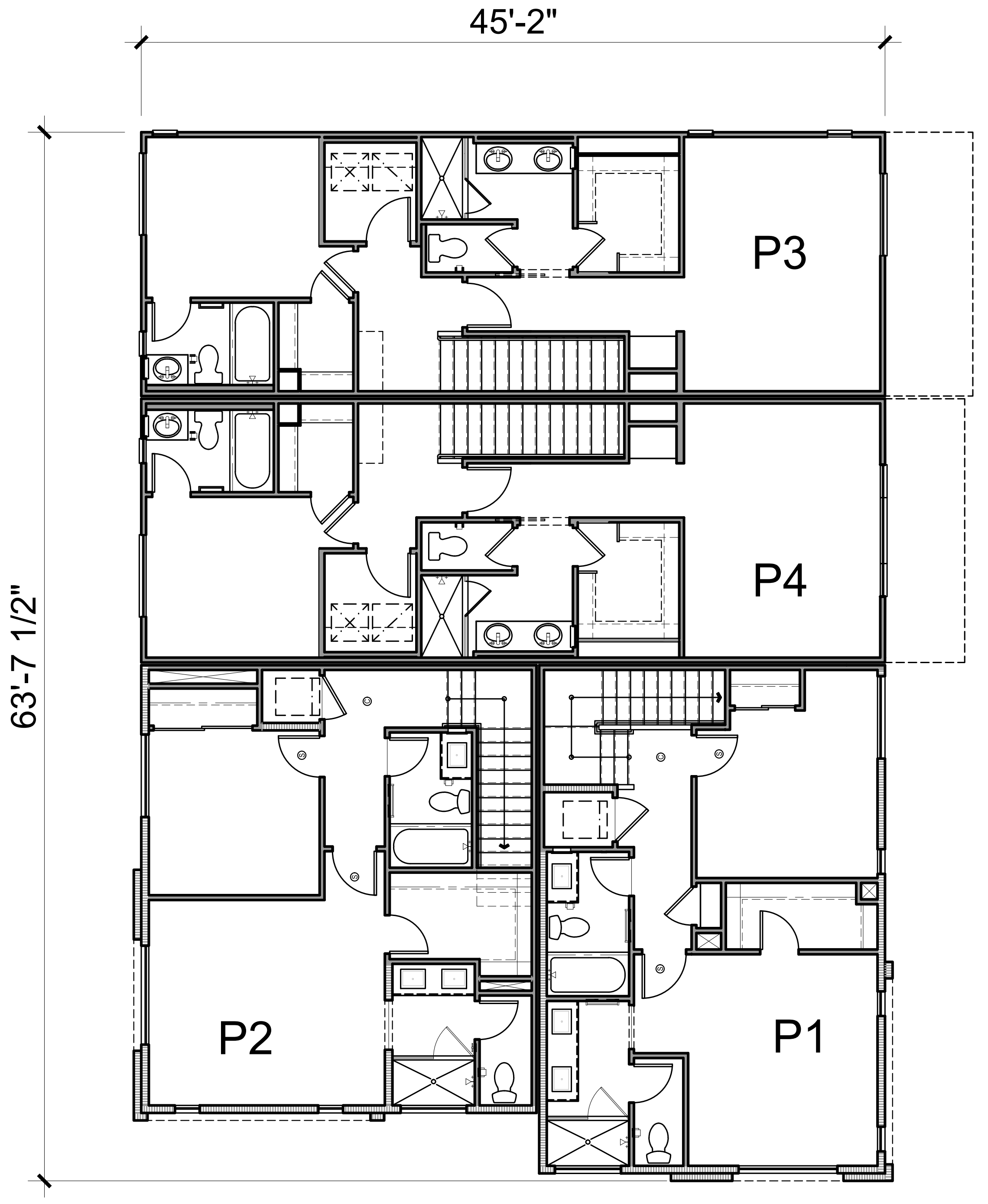
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

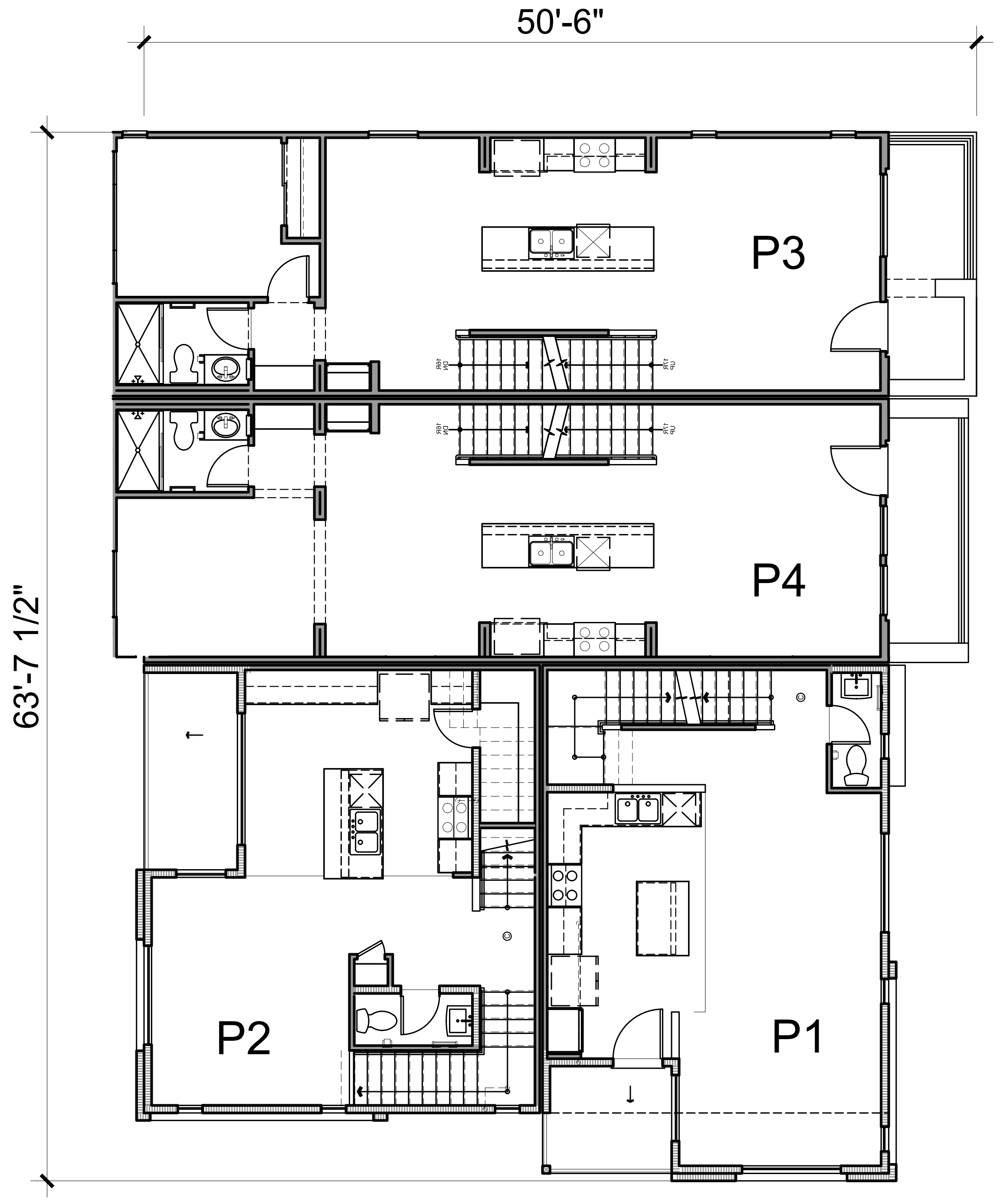
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT D - BUILDING D

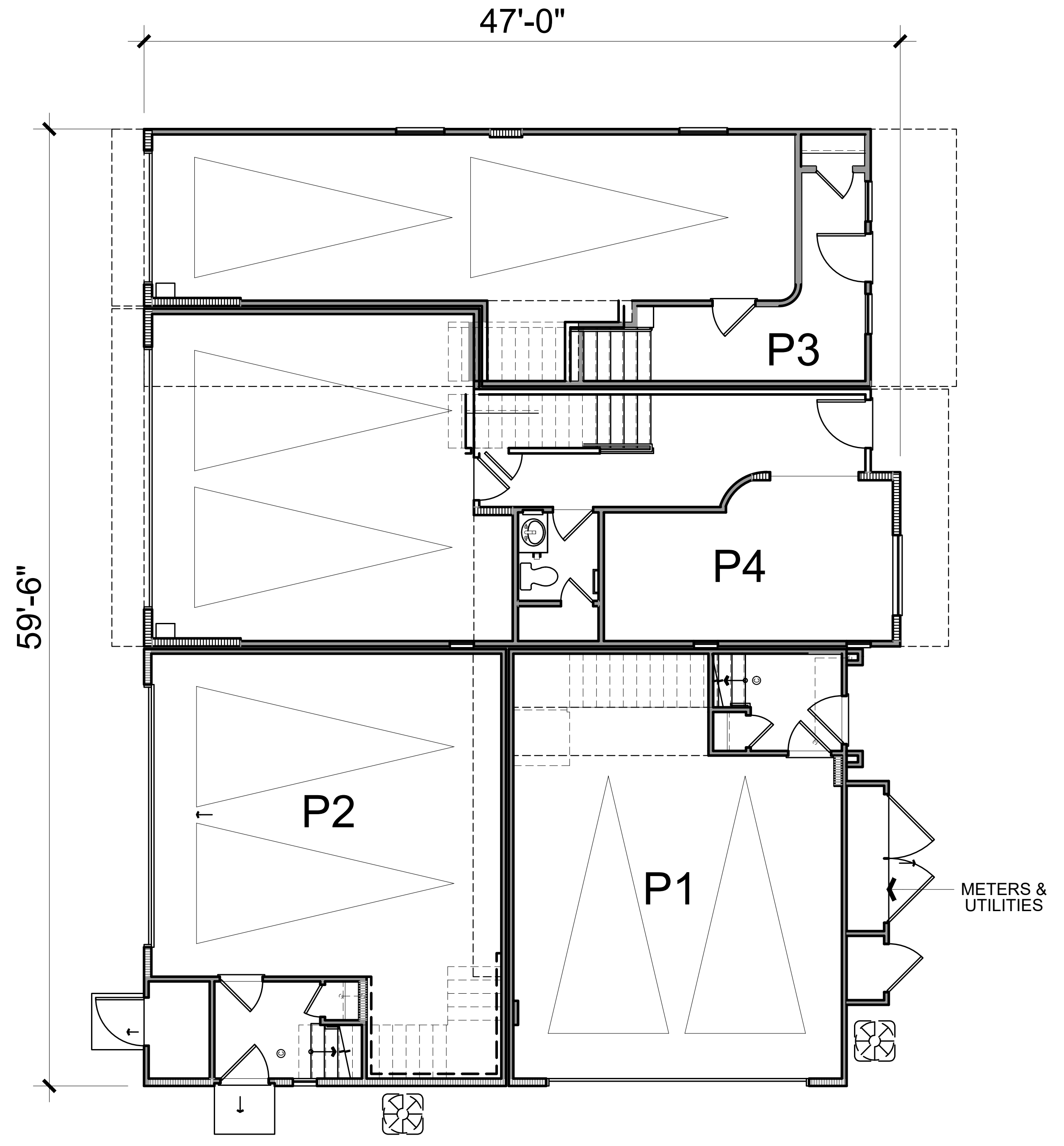
AD7


45'-2"
63'-7 1/2"
P3
P4
P2
P1

THIRD FLOOR


50'-6"
63'-7 1/2"
P3
P4
P2
P1

SECOND FLOOR


47'-0"
59'-6"
P3
P4
P2
P1
METERS &
UTILITIES

FIRST FLOOR

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888.456.5849
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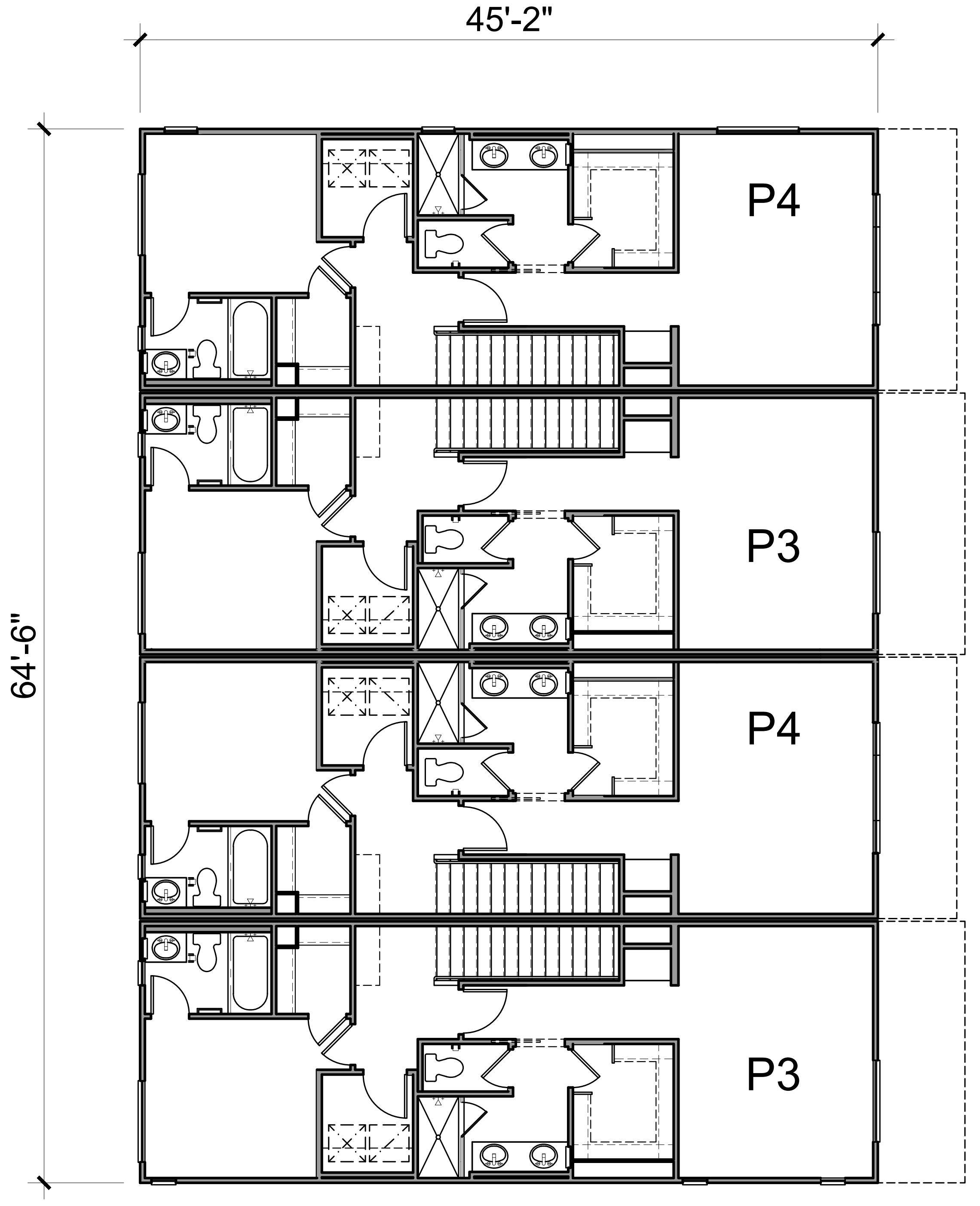
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

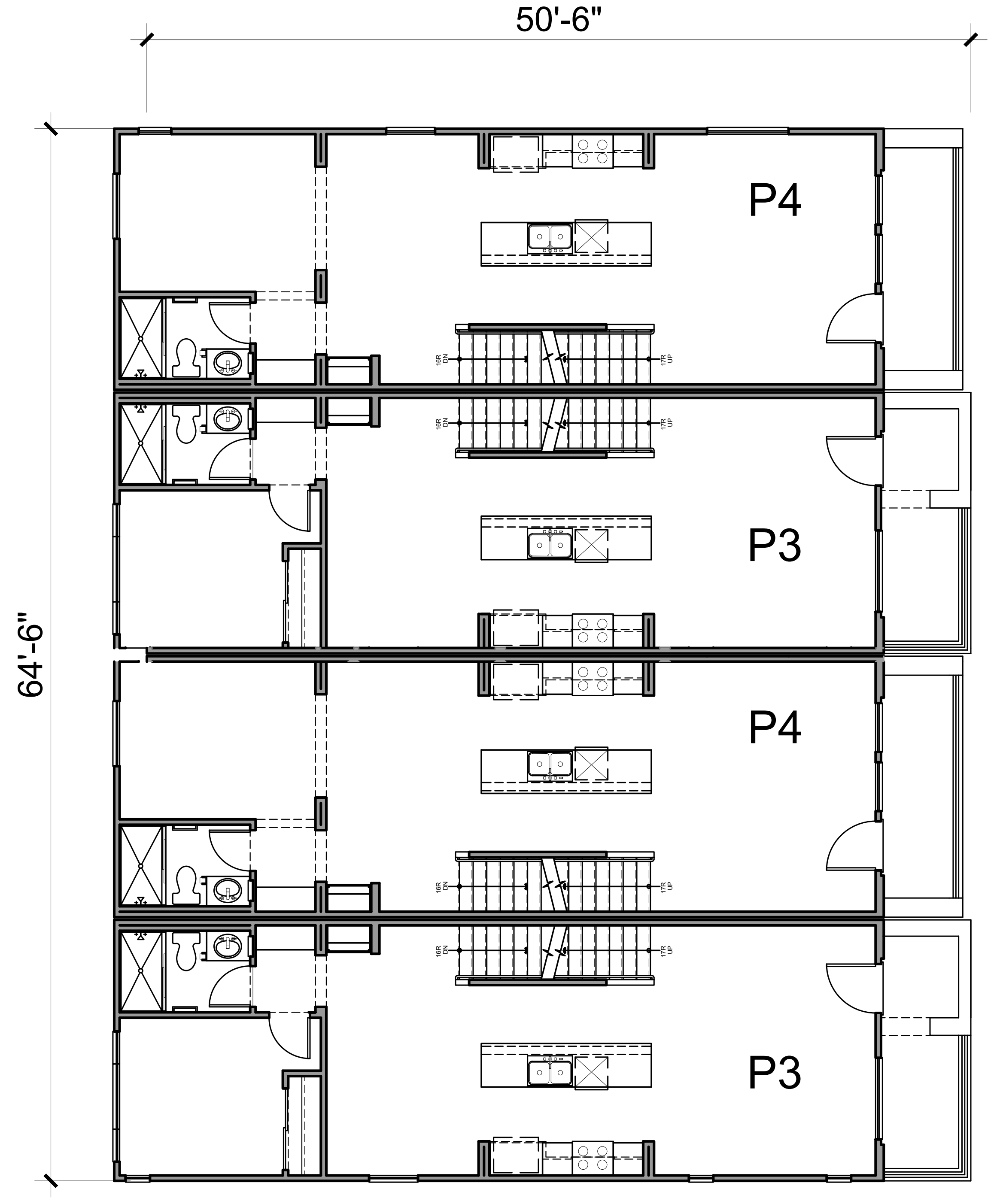
0 4 8 16

BUILDING PLANS
PRODUCT D - BUILDING A

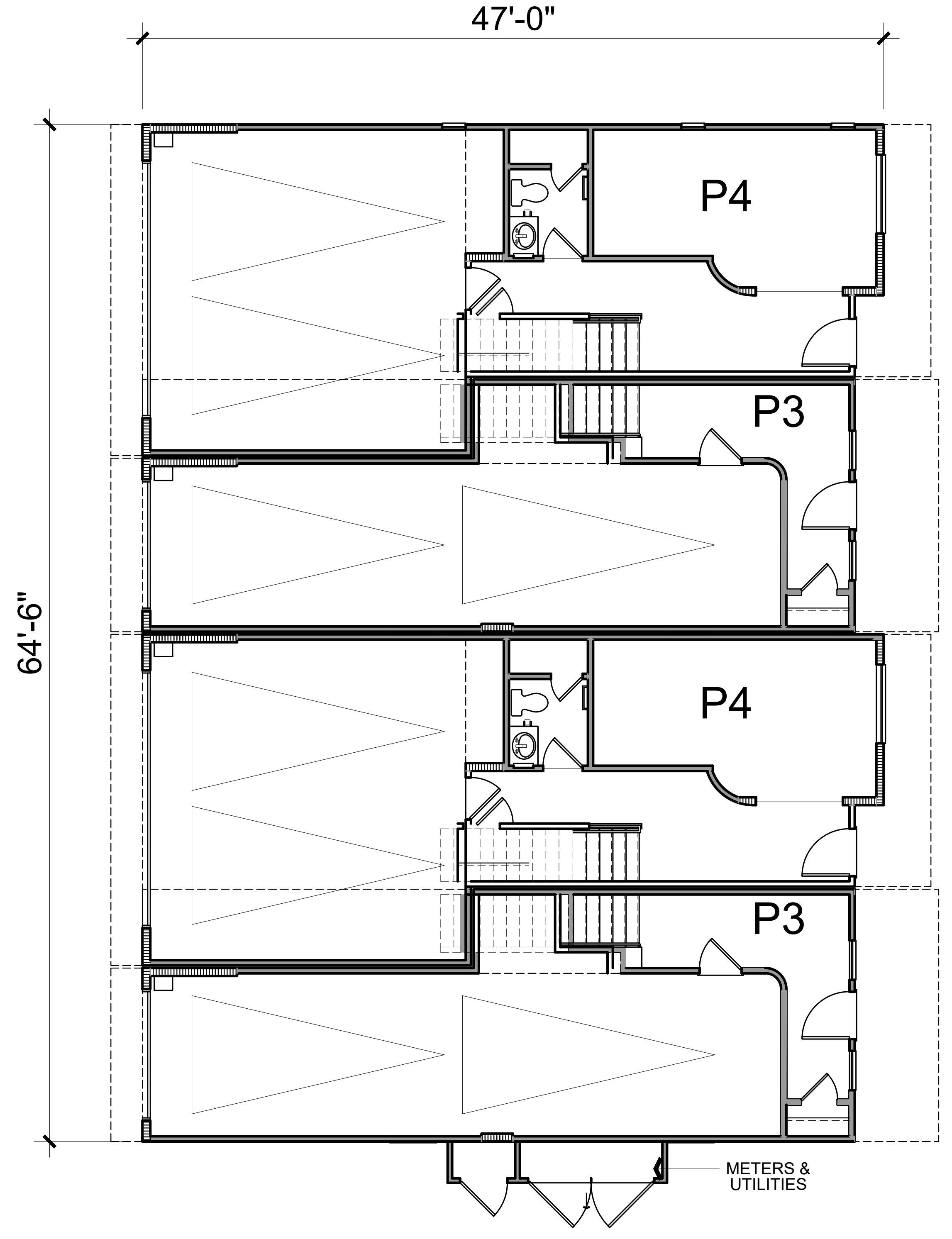
AD8


45'-2"
64'-6"
P4
P3
P4
P3

THIRD FLOOR


50'-6"
64'-6"
P4
P3
P4
P3

SECOND FLOOR


47'-0"
64'-6"
P4
P3
P4
P3
METERS & UTILITIES

FIRST FLOOR

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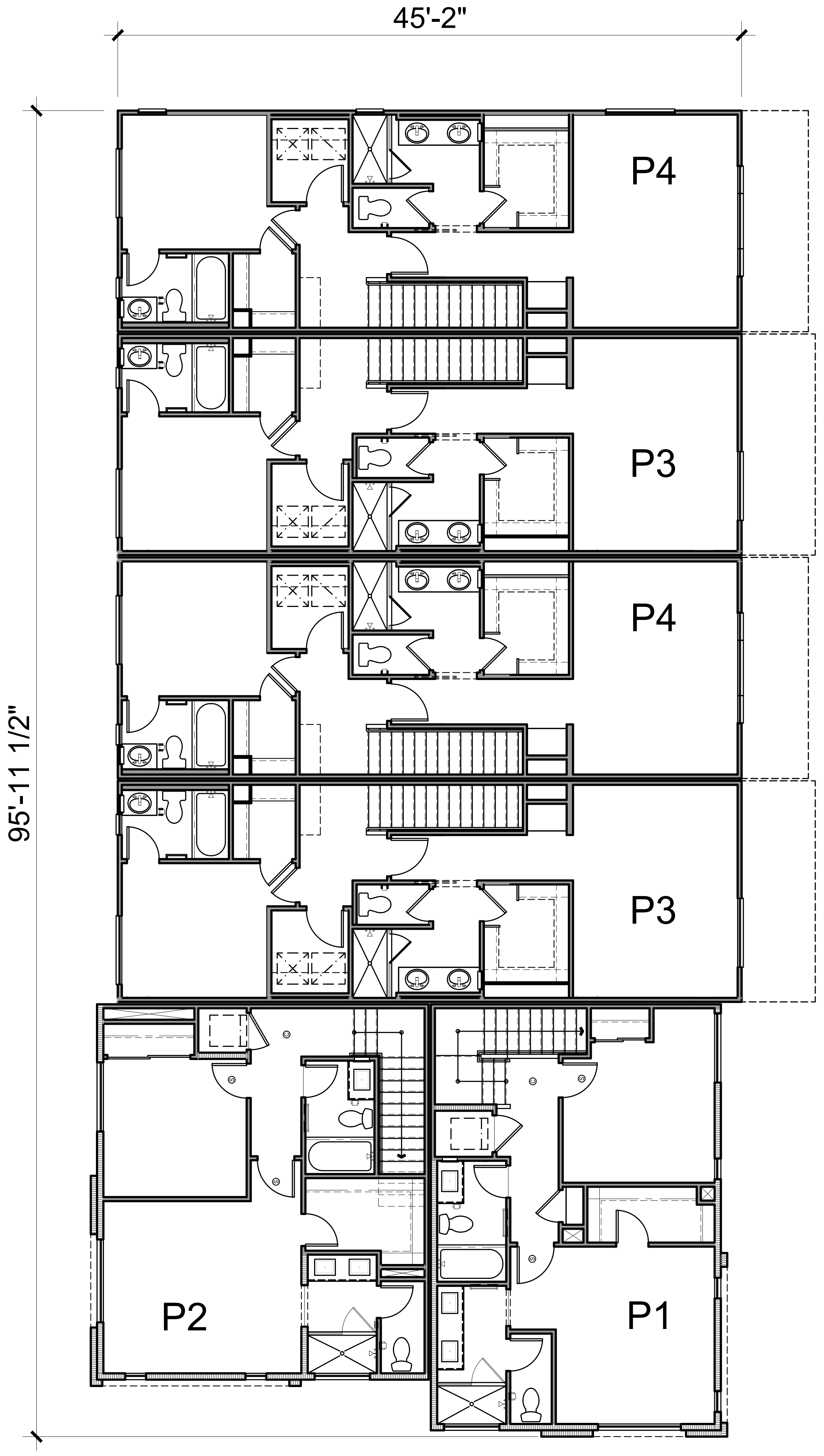
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

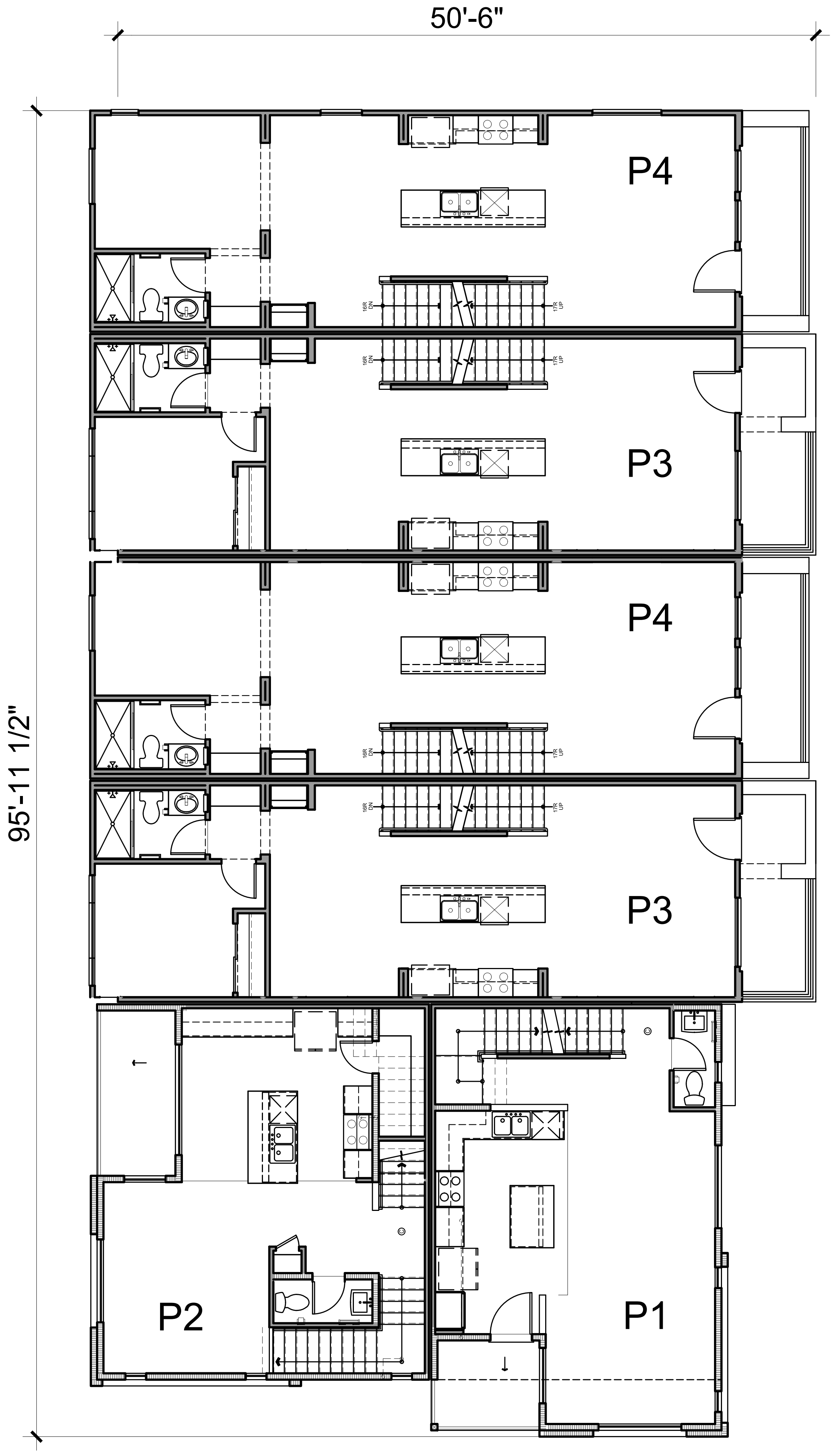
0 4 8 16

BUILDING PLANS
PRODUCT D - BUILDING B

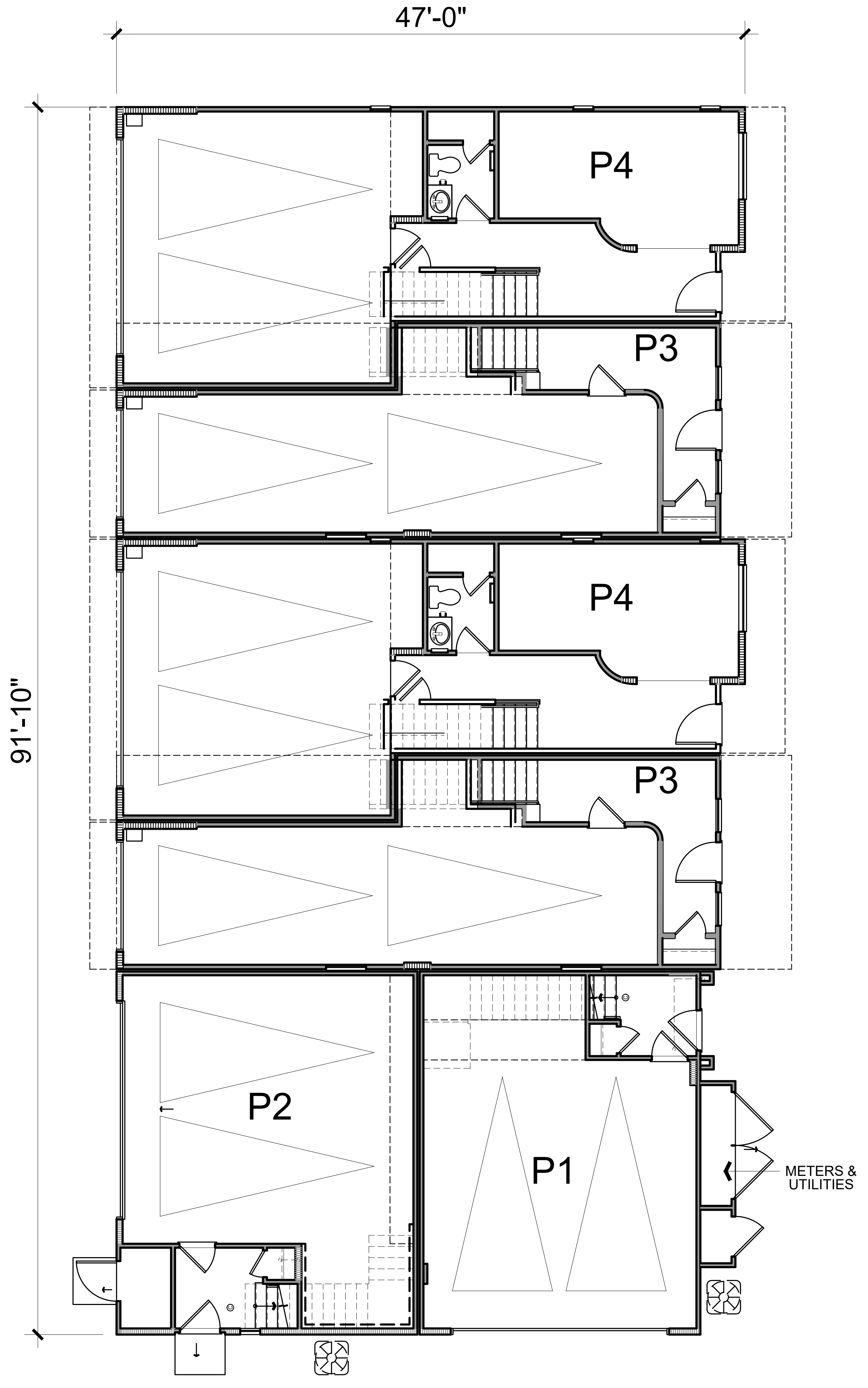
AD9


45'-2"
95'-11 1/2"
P4
P3
P4
P3
P2
P1

THIRD FLOOR


50'-6"
95'-11 1/2"
P4
P3
P4
P3
P2
P1

SECOND FLOOR


47'-0"
91'-10"
P4
P3
P4
P3
P2
P1
METERS & UTILITIES

FIRST FLOOR

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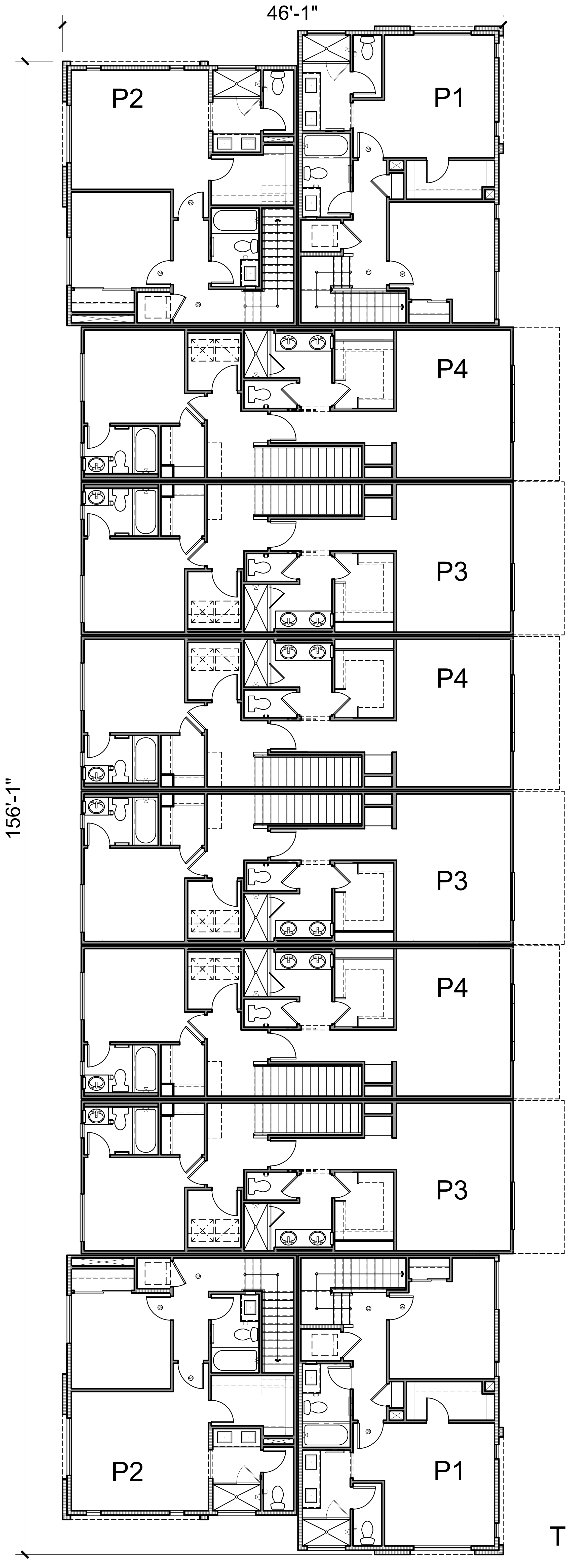
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

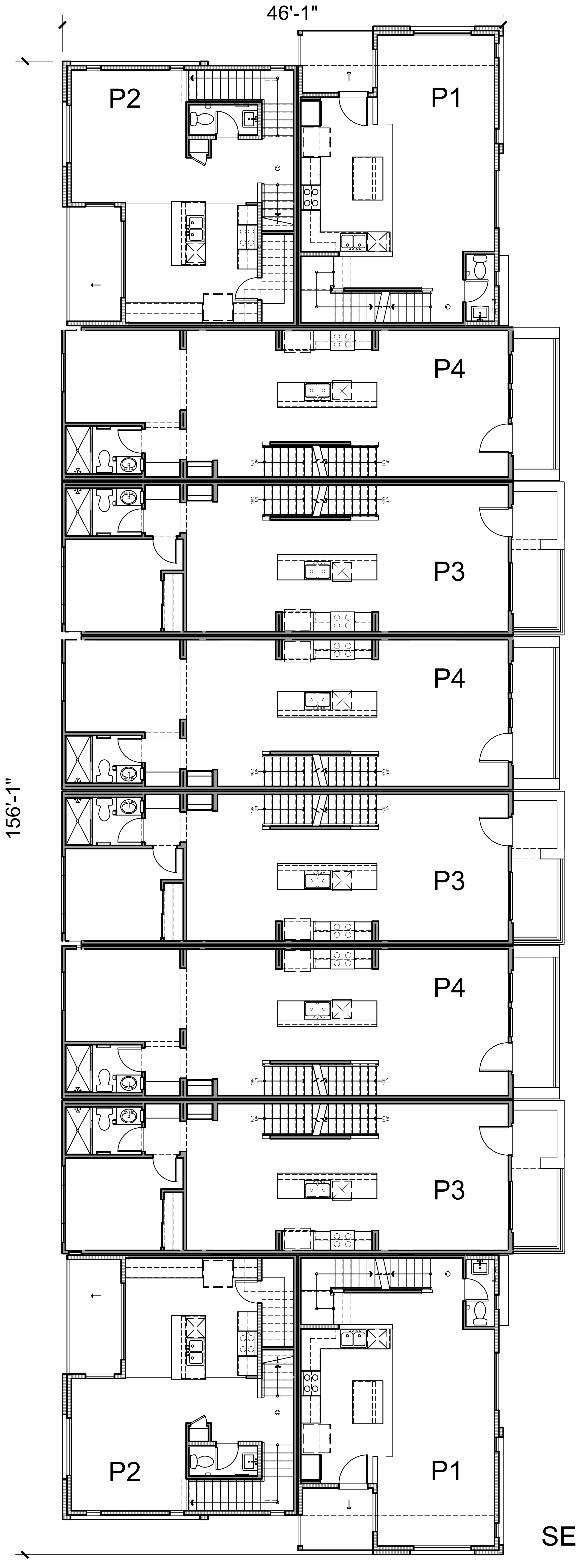
0 4 8 16

BUILDING PLANS
PRODUCT D - BUILDING C

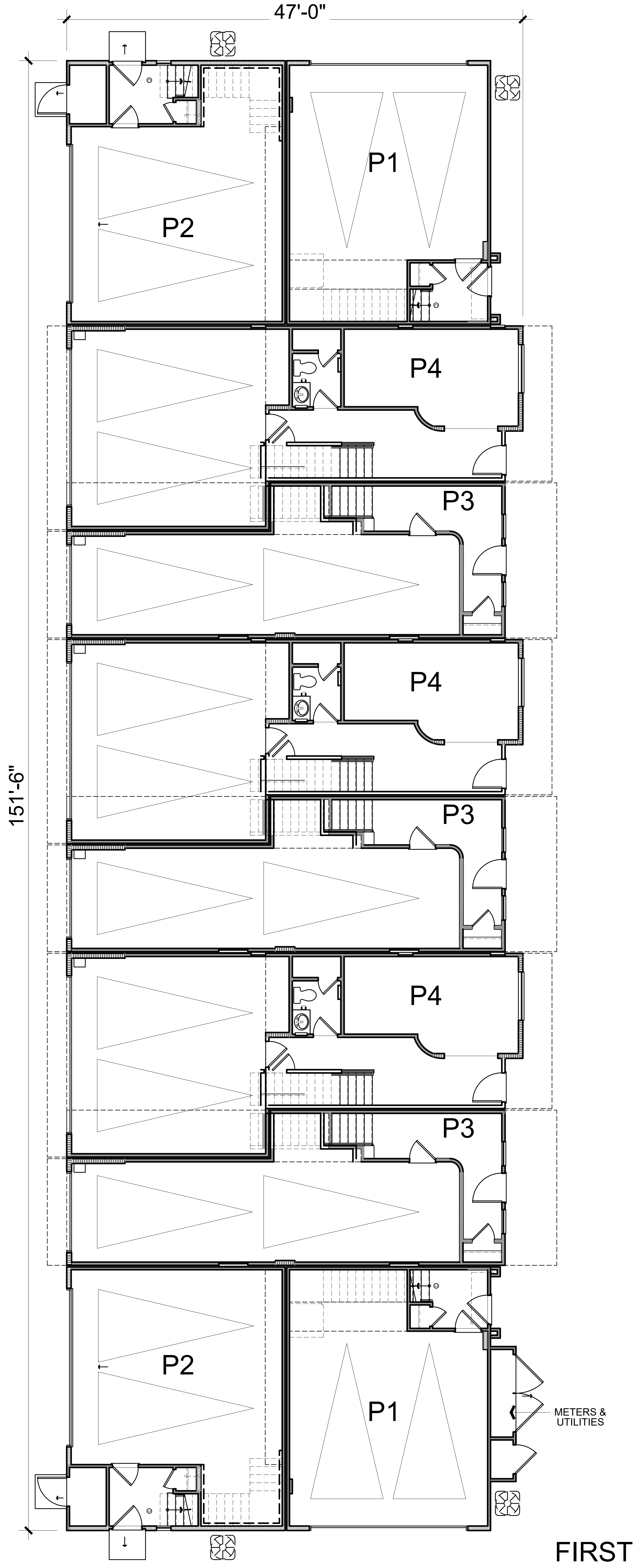
AD10


46'-1"
156'-1"
P2
P1
P4
P3
P4
P3
P4
P3
P2
P1

THIRD FLOOR


46'-1"
156'-1"
P2
P1
P4
P3
P4
P3
P4
P3
P2
P1

SECOND FLOOR


47'-0"
151'-6"
P1
P2
P4
P3
P4
P3
P4
P3
P2
P1
METERS &
UTILITIES

FIRST FLOOR

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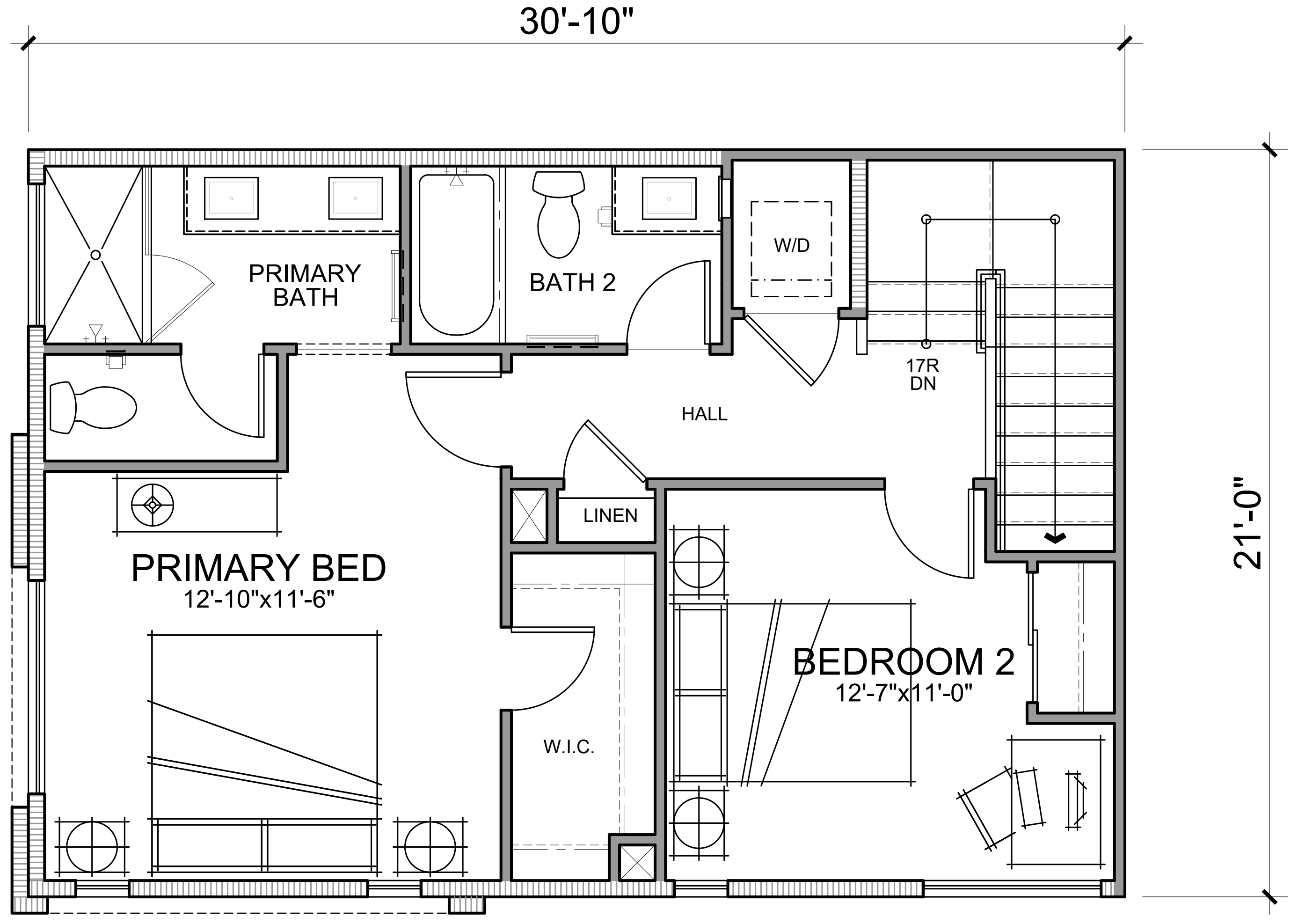
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

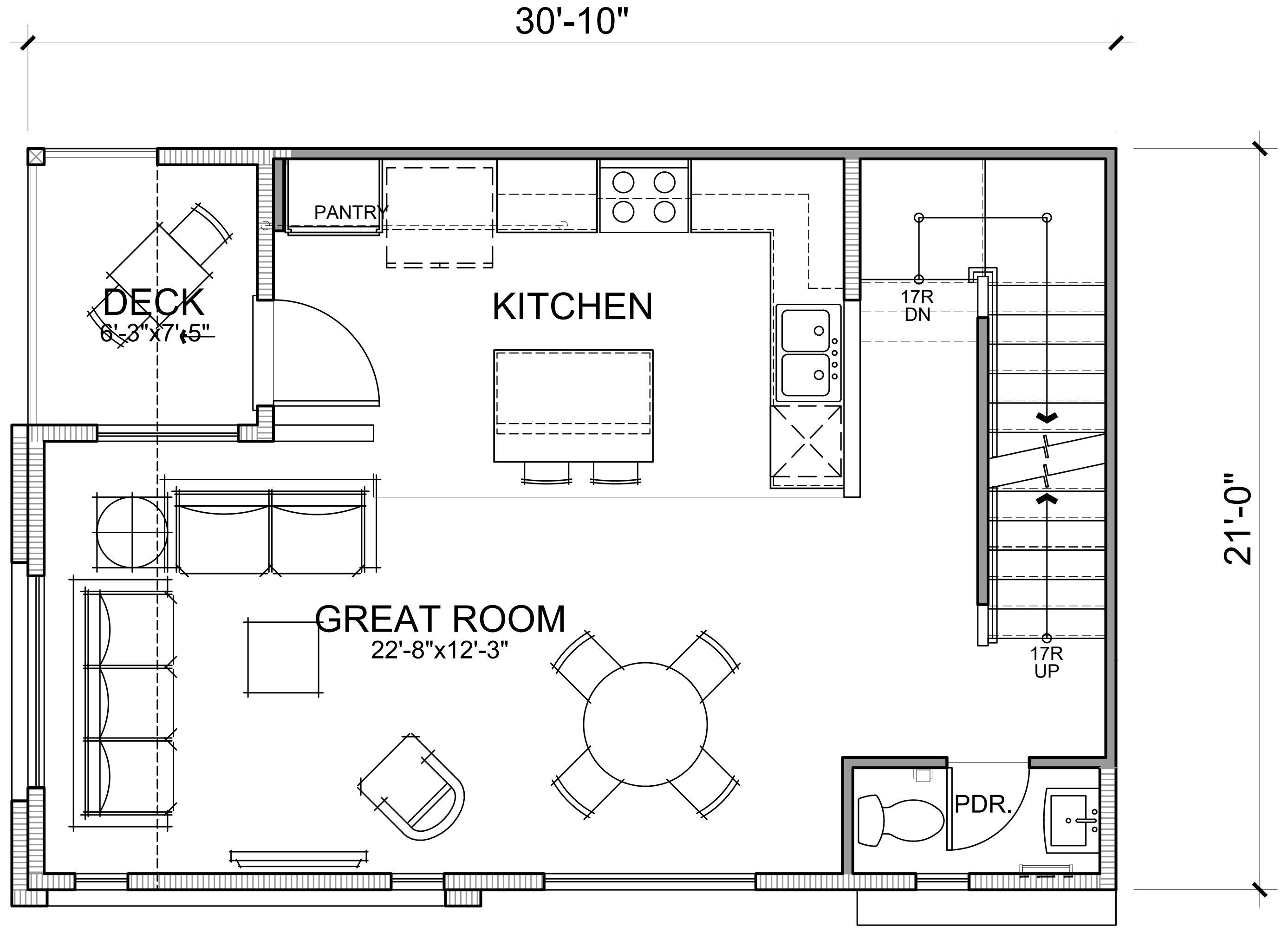
0 4 8 16

BUILDING PLANS
PRODUCT D - BUILDING D

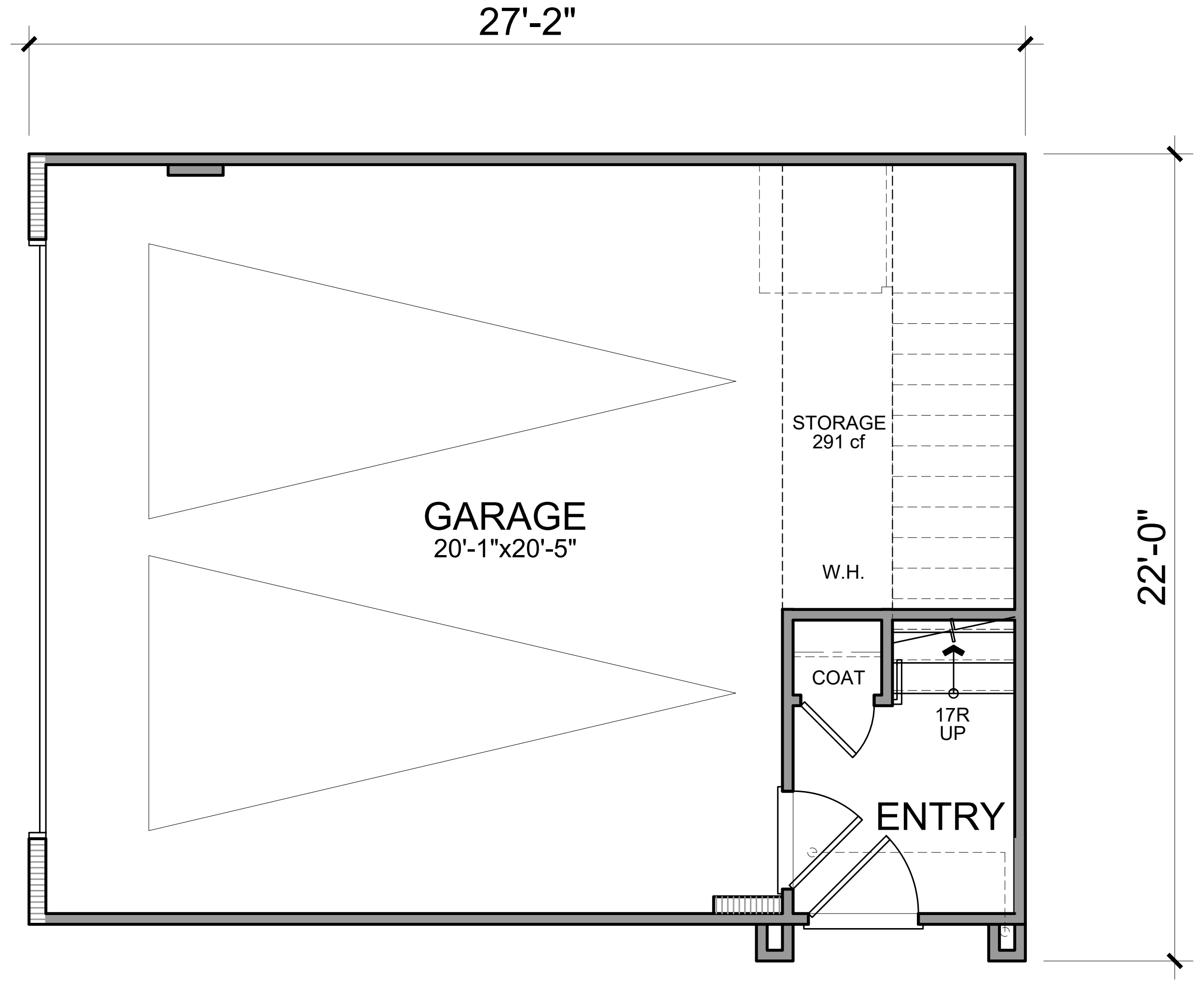
AD11


30'-10"
21'-0"
PRIMARY BATH
BATH 2
W/D
17R DN
HALL
LINEN
PRIMARY BED
12'-10"x11'-6"
BEDROOM 2
12'-7"x11'-0"
W.I.C.

THIRD FLOOR


30'-10"
21'-0"
DECK
6'-3"x7'-5"
PANTRY
KITCHEN
17R DN
GREAT ROOM
22'-8"x12'-3"
17R UP
PDR.

SECOND FLOOR


27'-2"
22'-0"
GARAGE
20'-1"x20'-5"
STORAGE
291 cf
W.H.
COAT
17R UP
ENTRY

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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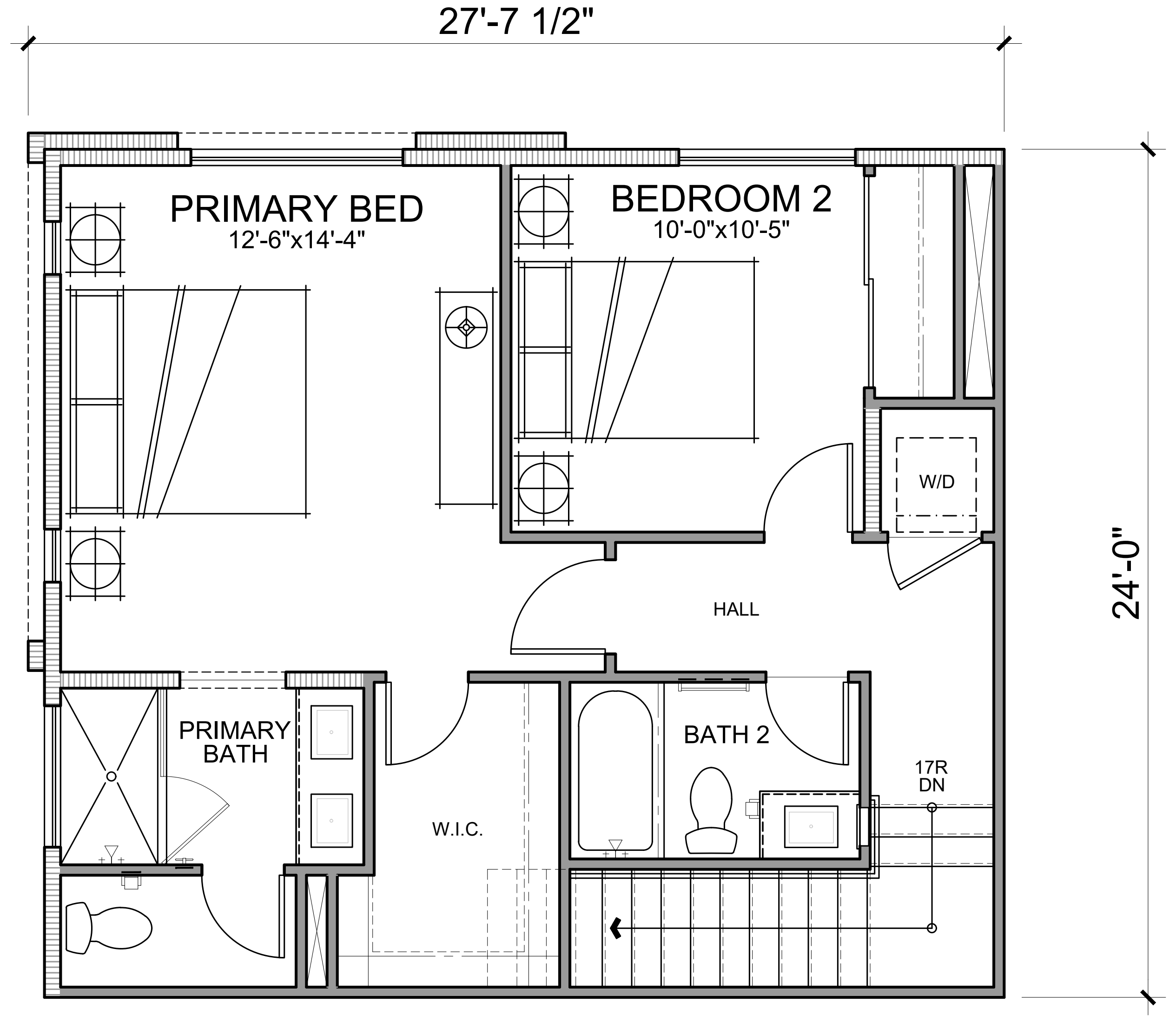
CARSON, CA #2021-1298

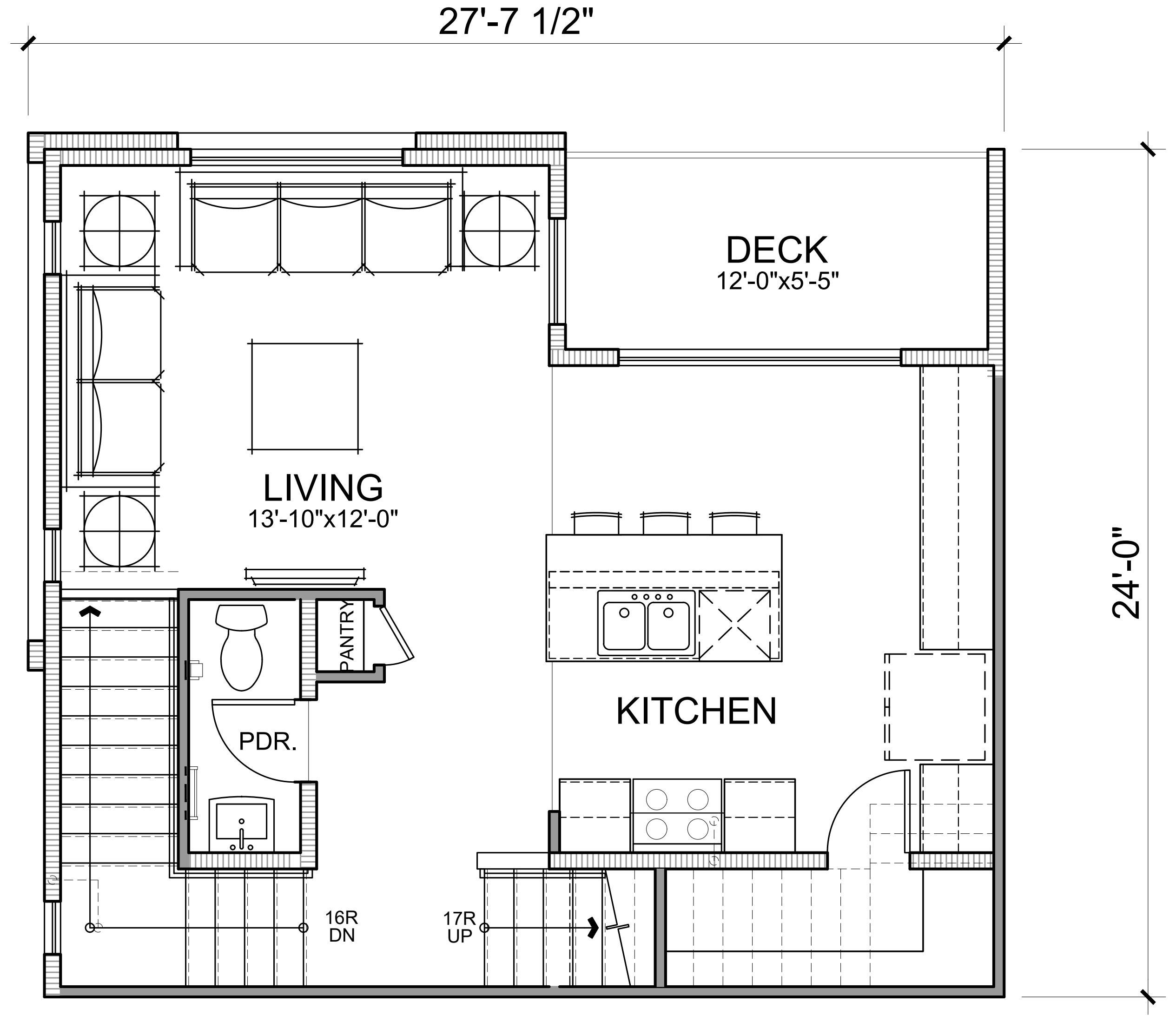
SCHEMATIC DESIGN
OCTOBER 21, 2022

0 2 4 8

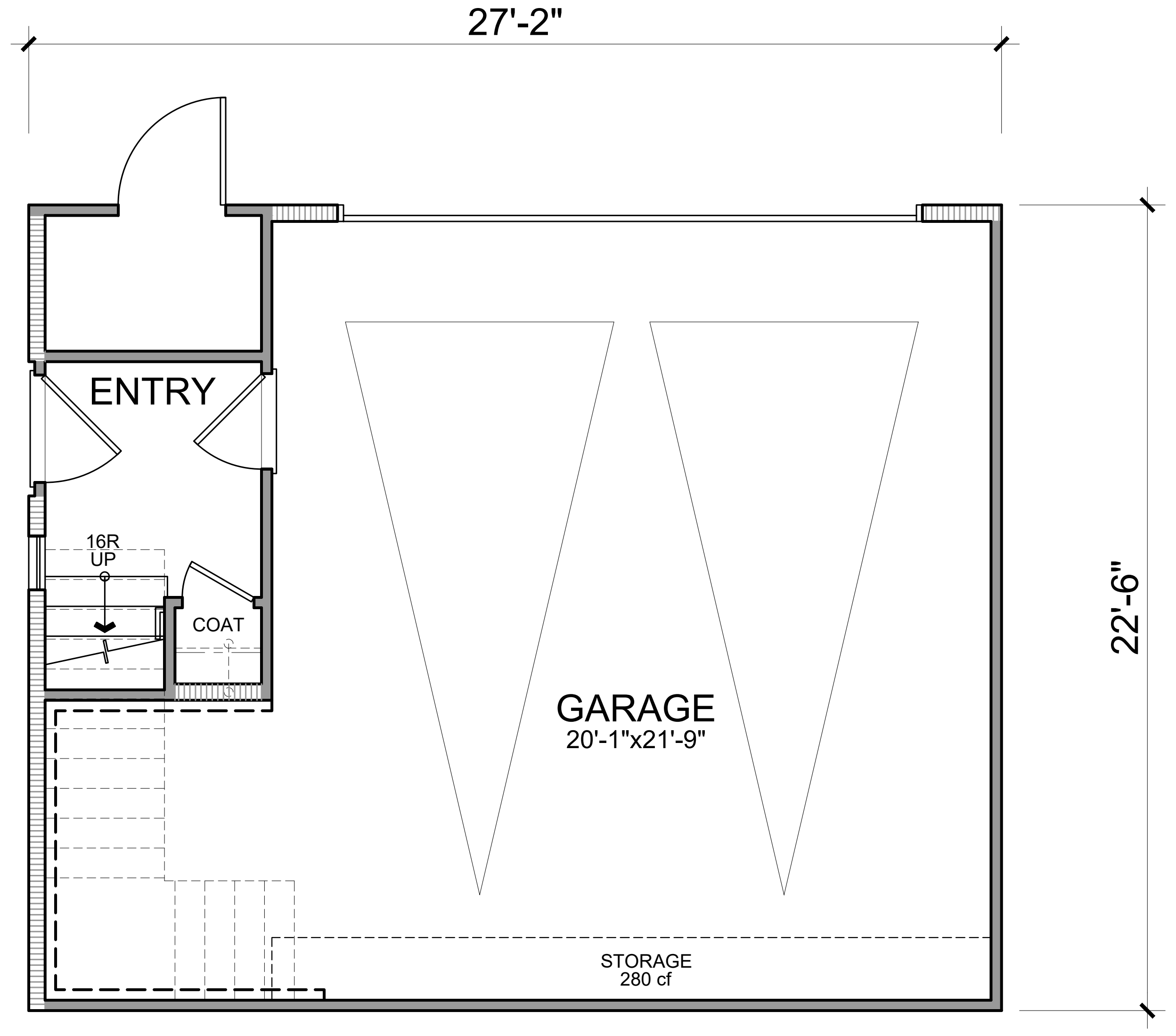
UNIT PLANS
PRODUCT D - PLAN 1


27'-7 1/2"
PRIMARY BED
12'-6"x14'-4"
BEDROOM 2
10'-0"x10'-5"
W/D
HALL
PRIMARY BATH
W.I.C.
BATH 2
17R DN
24'-0"

THIRD FLOOR


27'-7 1/2"
DECK
12'-0"x5'-5"
LIVING
13'-10"x12'-0"
PANTRY
PDR.
KITCHEN
16R DN
17R UP
24'-0"

SECOND FLOOR


27'-2"
ENTRY
16R UP
COAT
GARAGE
20'-1"x21'-9"
STORAGE
280 cf
22'-6"

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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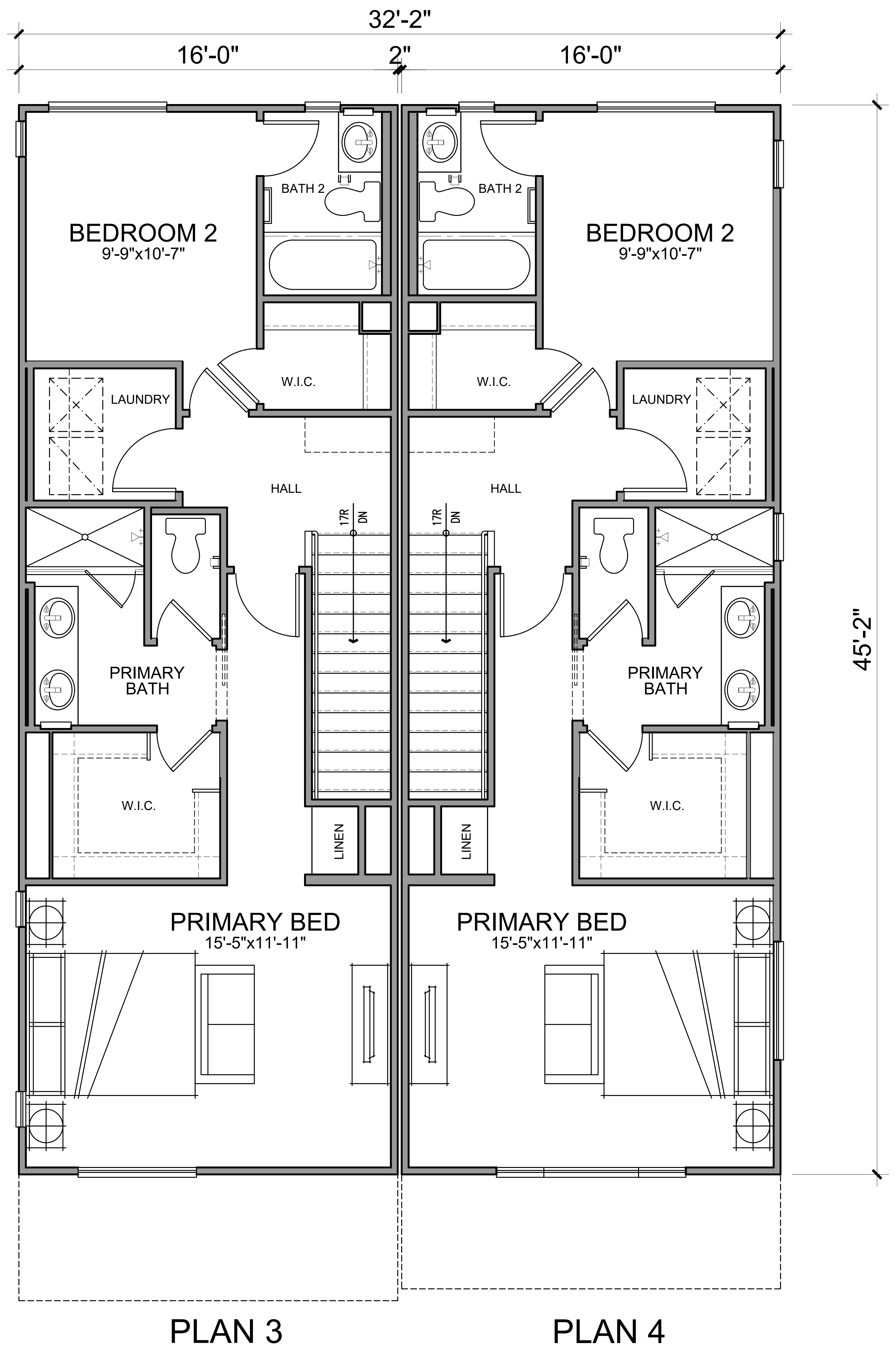
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

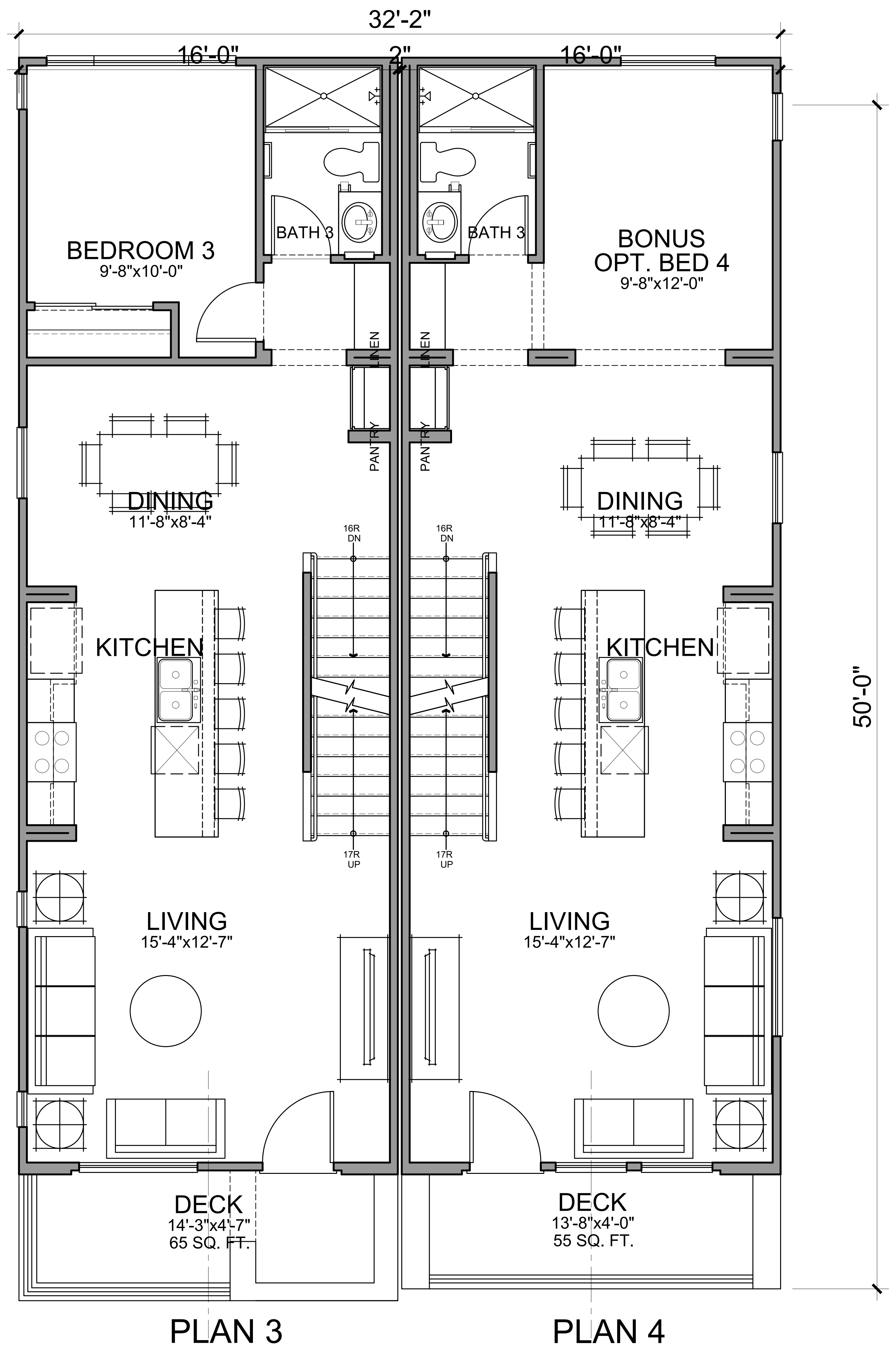
SCHEMATIC DESIGN
OCTOBER 21, 2022

0 2 4 8

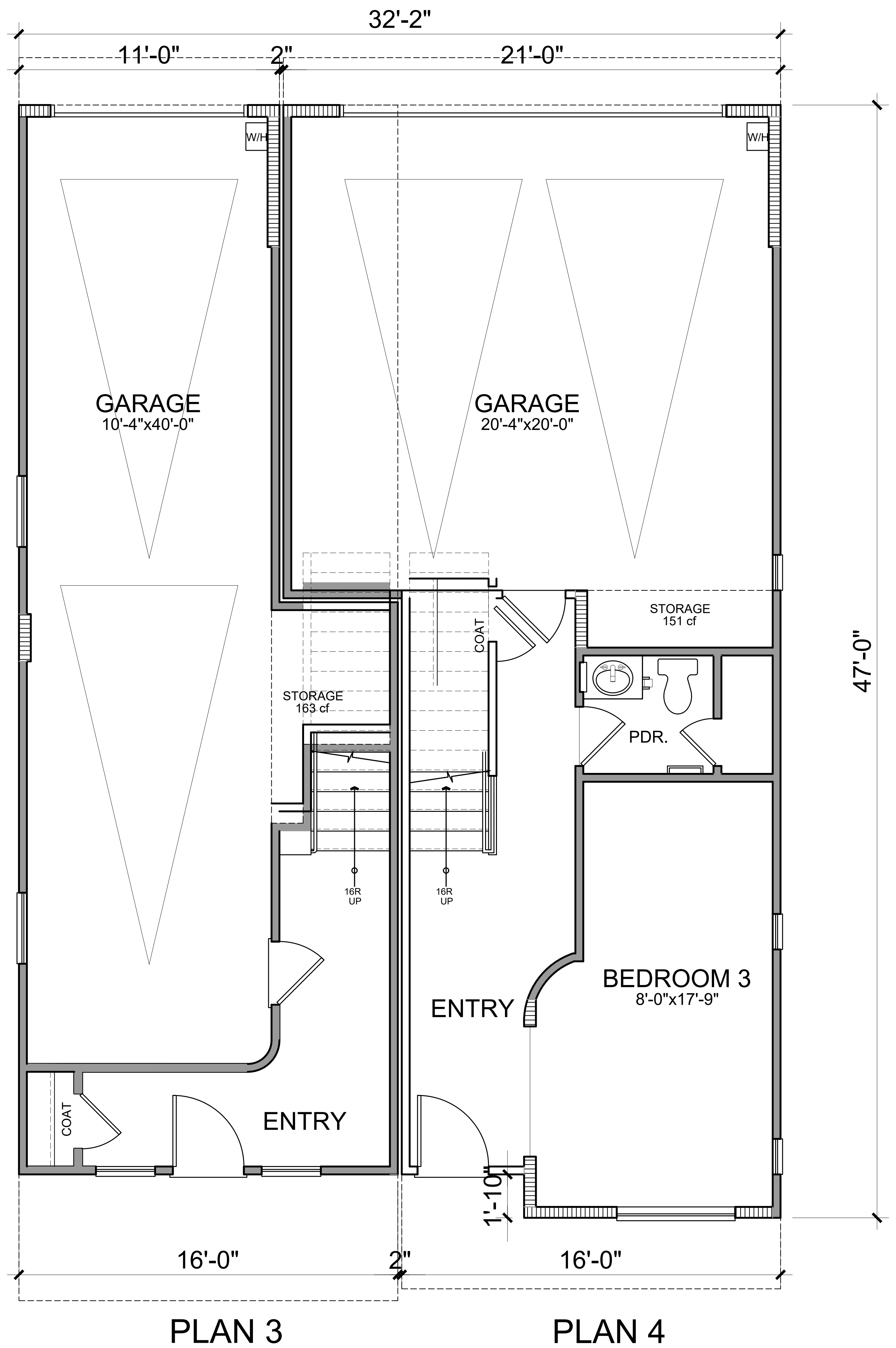
UNIT PLANS
PRODUCT D - PLAN 2


32'-2"
16'-0"
2"
16'-0"
BEDROOM 2
9'-9"x10'-7"
BATH 2
BATH 2
BEDROOM 2
9'-9"x10'-7"
W.I.C.
W.I.C.
LAUNDRY
LAUNDRY
HALL
HALL
17R DN
17R DN
PRIMARY BATH
PRIMARY BATH
W.I.C.
W.I.C.
LINEN
LINEN
PRIMARY BED
15'-5"x11'-11"
PRIMARY BED
15'-5"x11'-11"
45'-2"
PLAN 3
PLAN 4

THIRD FLOOR


32'-2"
16'-0"
2"
16'-0"
BEDROOM 3
9'-8"x10'-0"
BATH 3
BATH 3
BONUS
OPT. BED 4
9'-8"x12'-0"
LINEN
LINEN
PANTRY
PANTRY
DINING
11'-8"x8'-4"
DINING
11'-8"x8'-4"
16R DN
16R DN
KITCHEN
KITCHEN
17R UP
17R UP
LIVING
15'-4"x12'-7"
LIVING
15'-4"x12'-7"
DECK
14'-3"x4'-7"
65 SQ. FT.
DECK
13'-8"x4'-0"
55 SQ. FT.
50'-0"
PLAN 3
PLAN 4

SECOND FLOOR


32'-2"
11'-0"
2"
21'-0"
W/H
W/H
GARAGE
10'-4"x40'-0"
GARAGE
20'-4"x20'-0"
STORAGE
151 cf
COAT
STORAGE
163 cf
PDR.
16R UP
16R UP
ENTRY
BEDROOM 3
8'-0"x17'-9"
COAT
ENTRY
1'-10"
16'-0"
2"
16'-0"
47'-0"
PLAN 3
PLAN 4

FIRST FLOOR

PLAN 3 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	159 SQ. FT.
SECOND FLOOR	712 SQ. FT.
THIRD FLOOR	667 SQ. FT.
TOTAL	1538 SQ. FT.
DECK	70 SQ. FT.
GARAGE	444 SQ. FT.

PLAN 4 - NET S.F.	
3 BD + BONUS / 4 BD, 3.5 BA	
FIRST FLOOR	379 SQ. FT.
SECOND FLOOR	712 SQ. FT.
THIRD FLOOR	669 SQ. FT.
TOTAL	1760 SQ. FT.
DECK	61 SQ. FT.
GARAGE	425 SQ. FT.

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ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

0 2 4 8

UNIT PLANS
PRODUCT D - PLAN 3 & 4

AD14

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IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

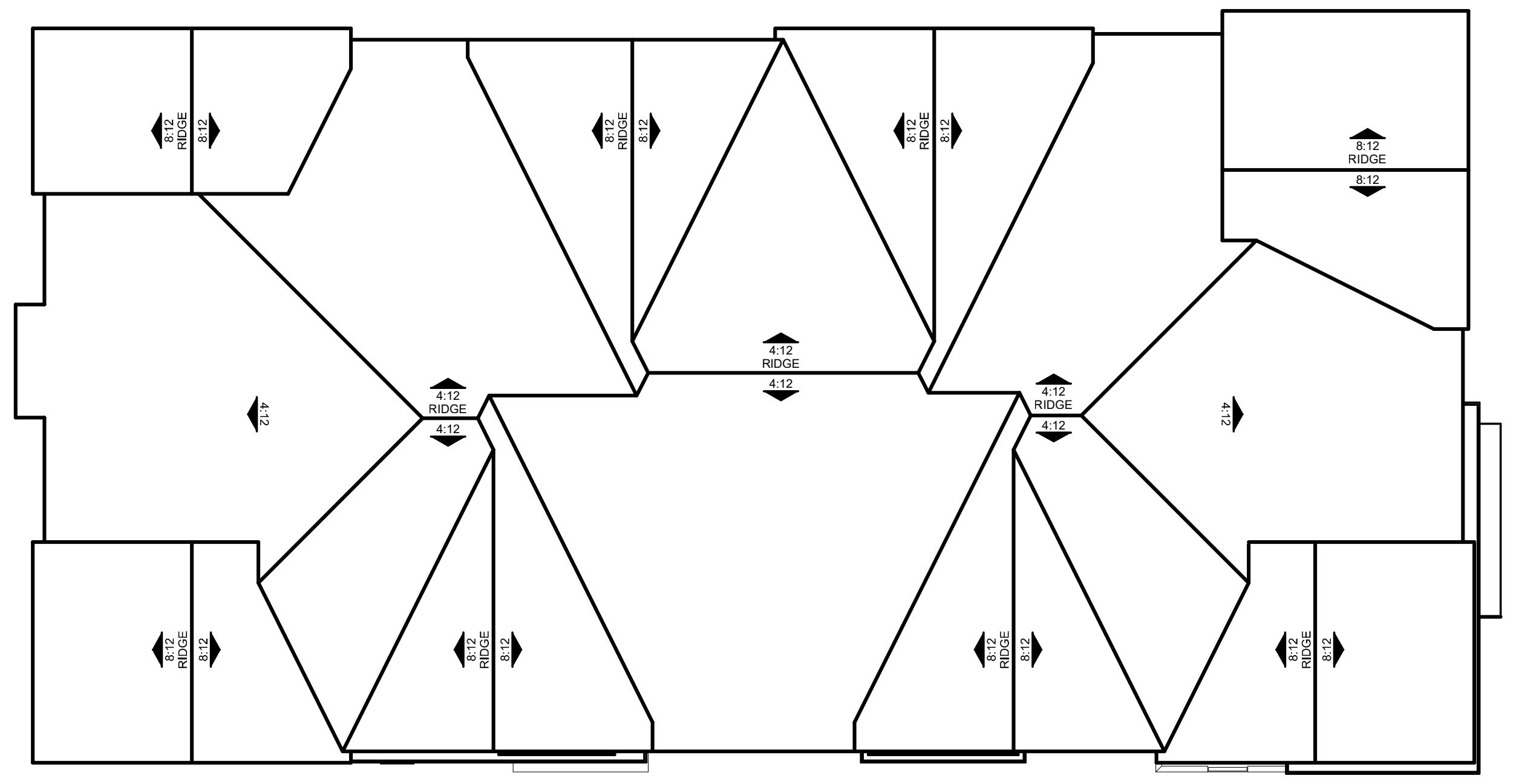
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

NTS

PERSPECTIVES
PRODUCT E - BUILDING A

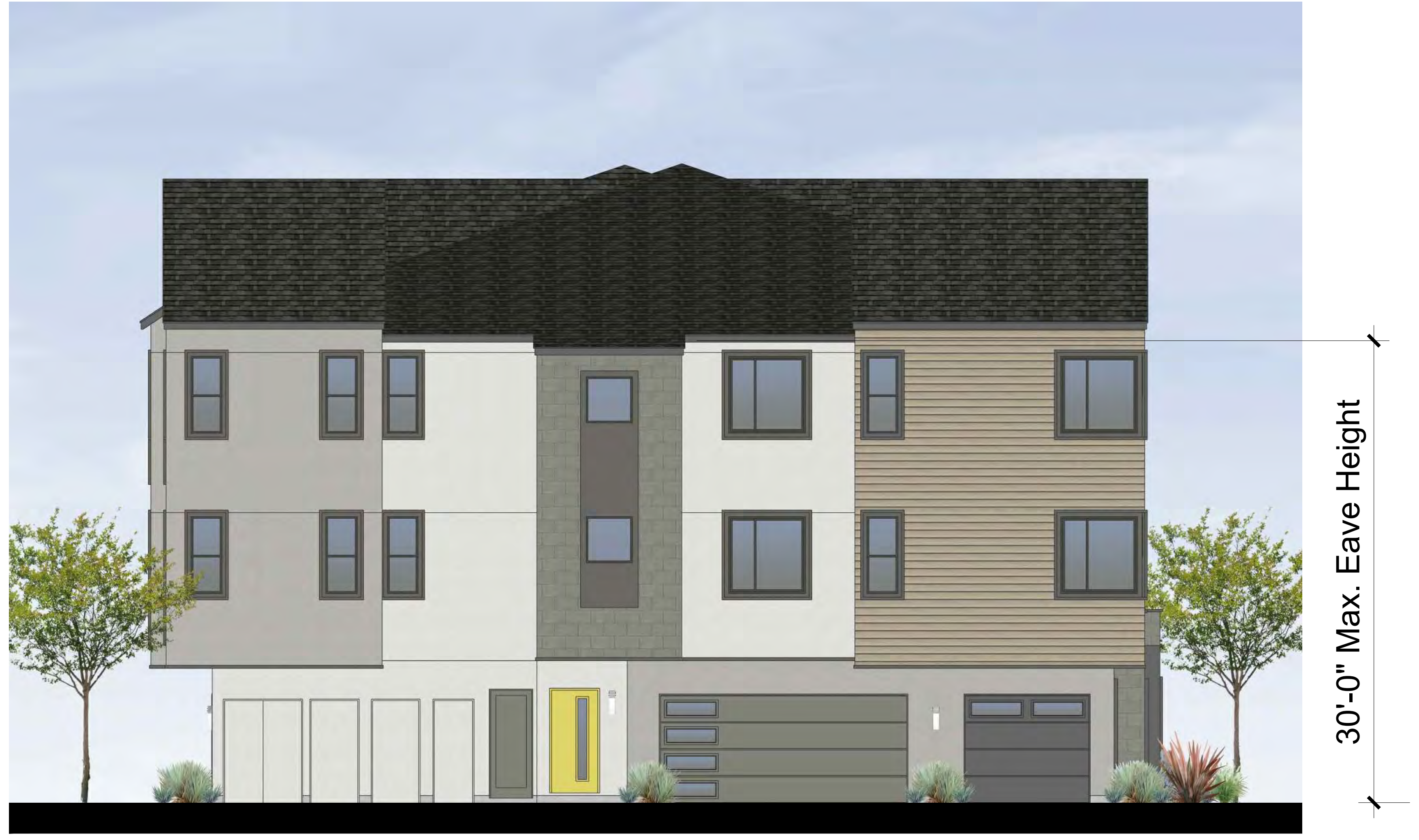
AE1



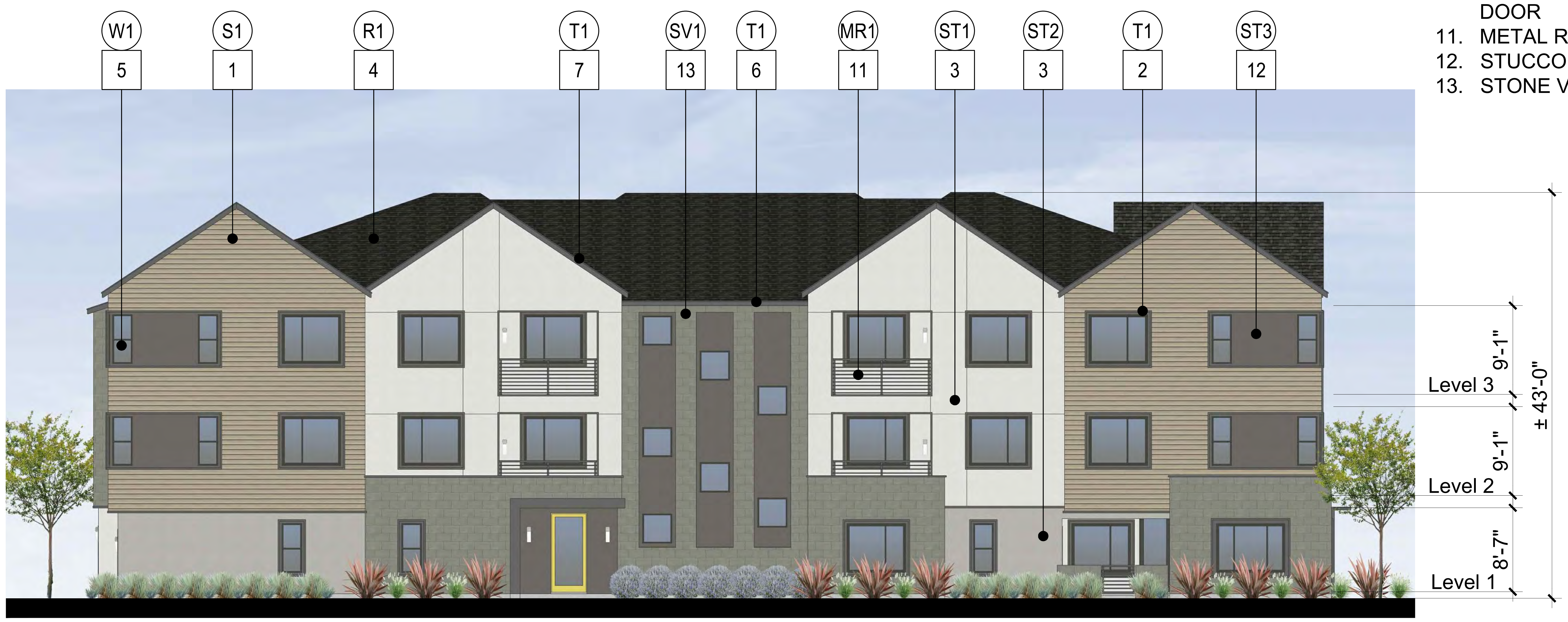
ROOF PLAN
SCALE: 1/16"=1'-0"

MATERIAL LEGEND

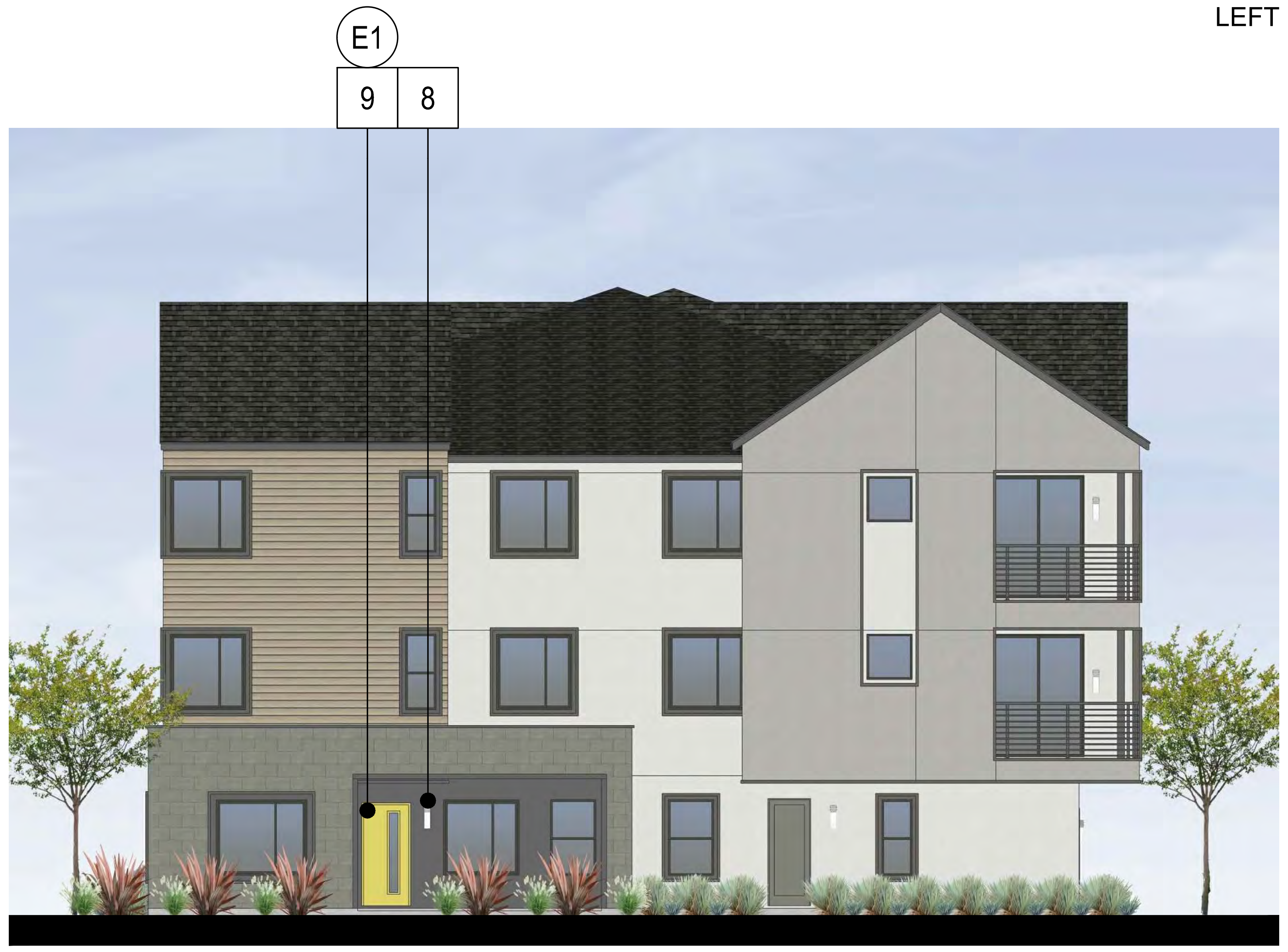
1. HORIZONTAL LAP SIDING
2. STUCCO TRIM
3. STUCCO
4. ASPHALT SHINGLE ROOF
5. VINYL WINDOWS
6. FASCIA
7. BARGE BOARD
8. DECORATIVE LIGHTS & ADDRESS SIGN
9. FIBERGLASS ENTRY DOOR
10. METAL SECTIONAL GARAGE DOOR
11. METAL RAILING
12. STUCCO REVEAL
13. STONE VENEER


30'-0" Max. Eave Height

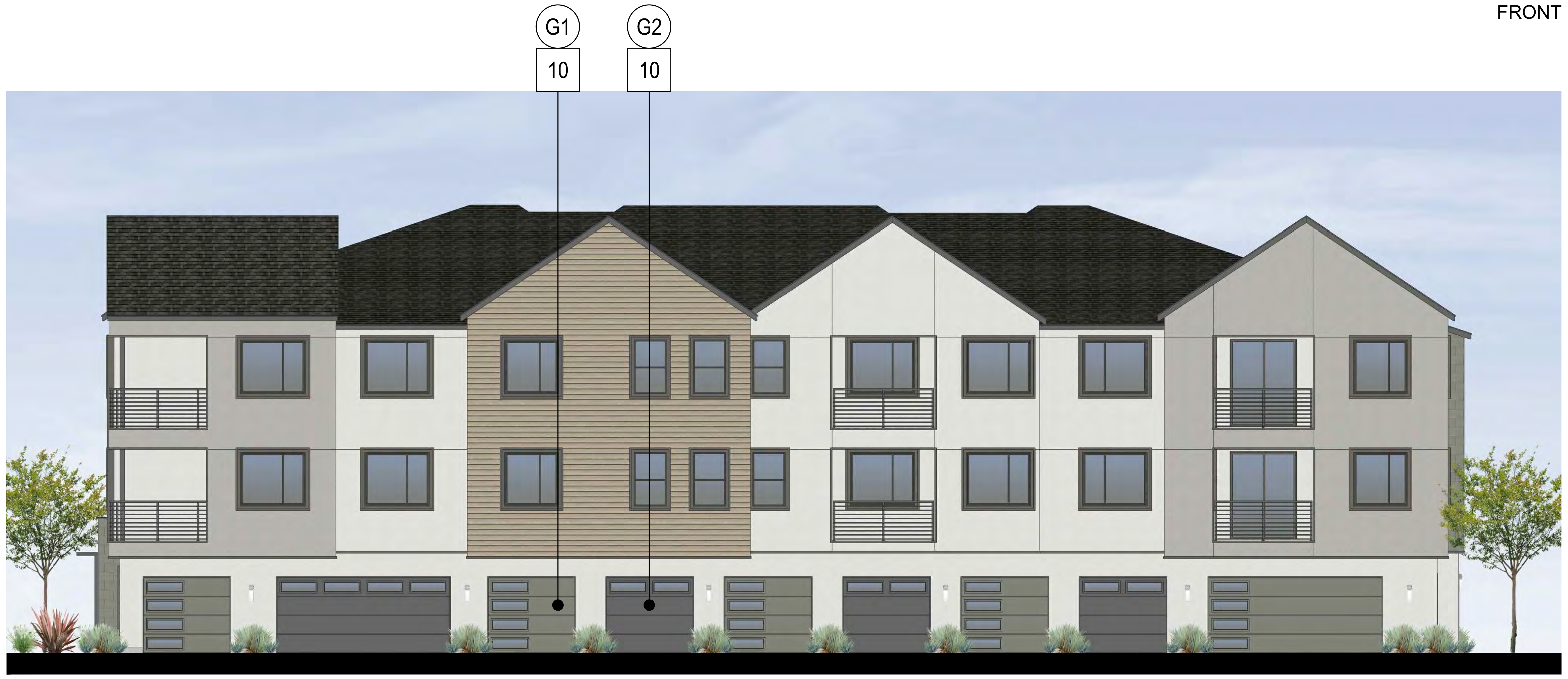
LEFT


W1
5
S1
1
R1
4
T1
7
SV1
13
T1
6
MR1
11
ST1
3
ST2
3
T1
2
ST3
12
Level 3
Level 2
Level 1
9'-1"
9'-1"
8'-7"
± 43'-0"

FRONT



RIGHT



REAR

COLOR SCHEDULE

S1 - HORIZONTAL SIDING
T1 - TRIM
ST1 - STUCCO 1
ST2 - STUCCO 2
ST3 - STUCCO 3
R1 - ASPHALT SHINGLE ROOF
W1 - WINDOW FRAME
E1 - ENTRY DOOR
G1 - GARAGE
G2 - GARAGE
MR1 - METAL RAIL
SV1 - STONE VENEER

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SCHEMATIC DESIGN
OCTOBER 21, 2022

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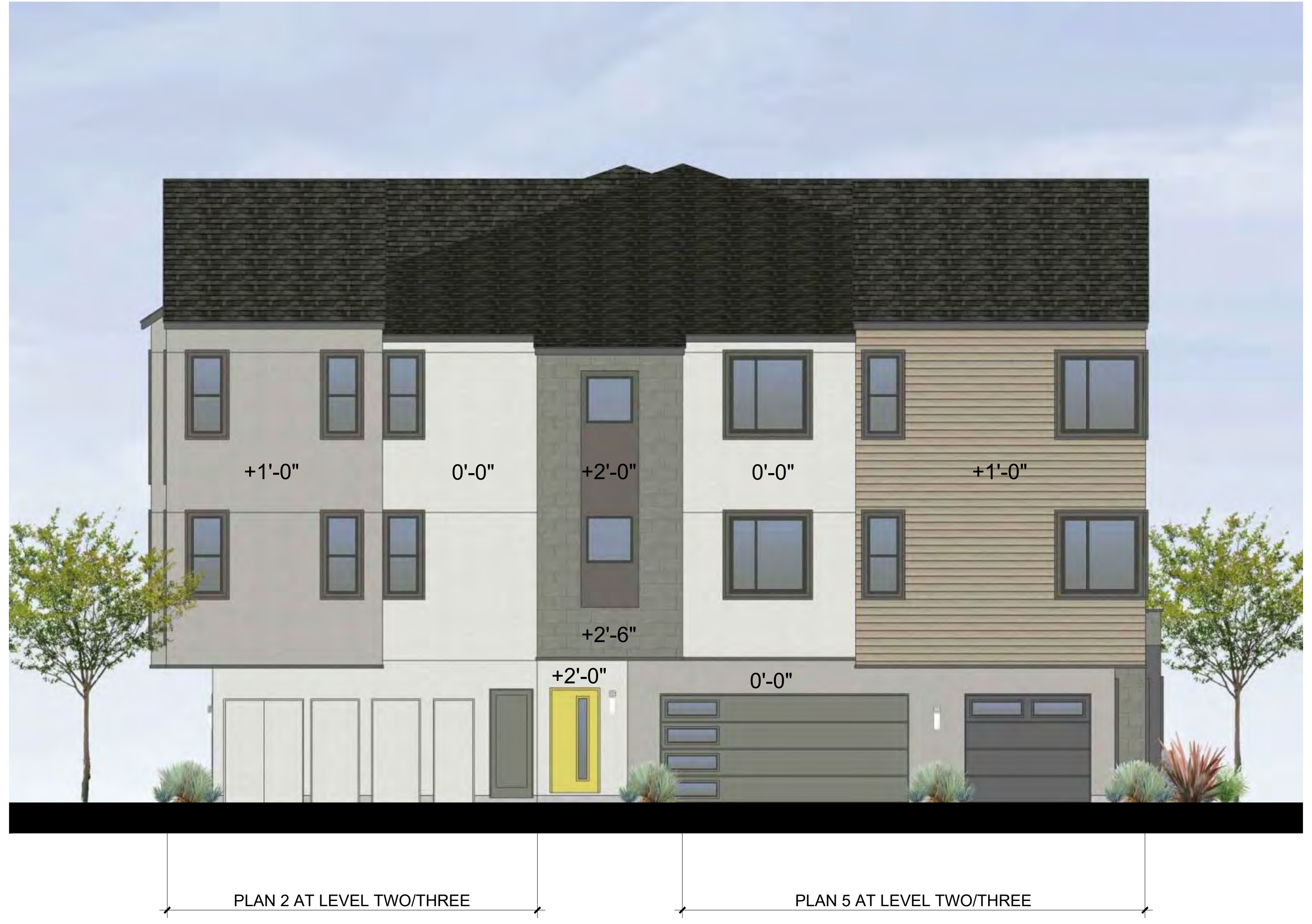
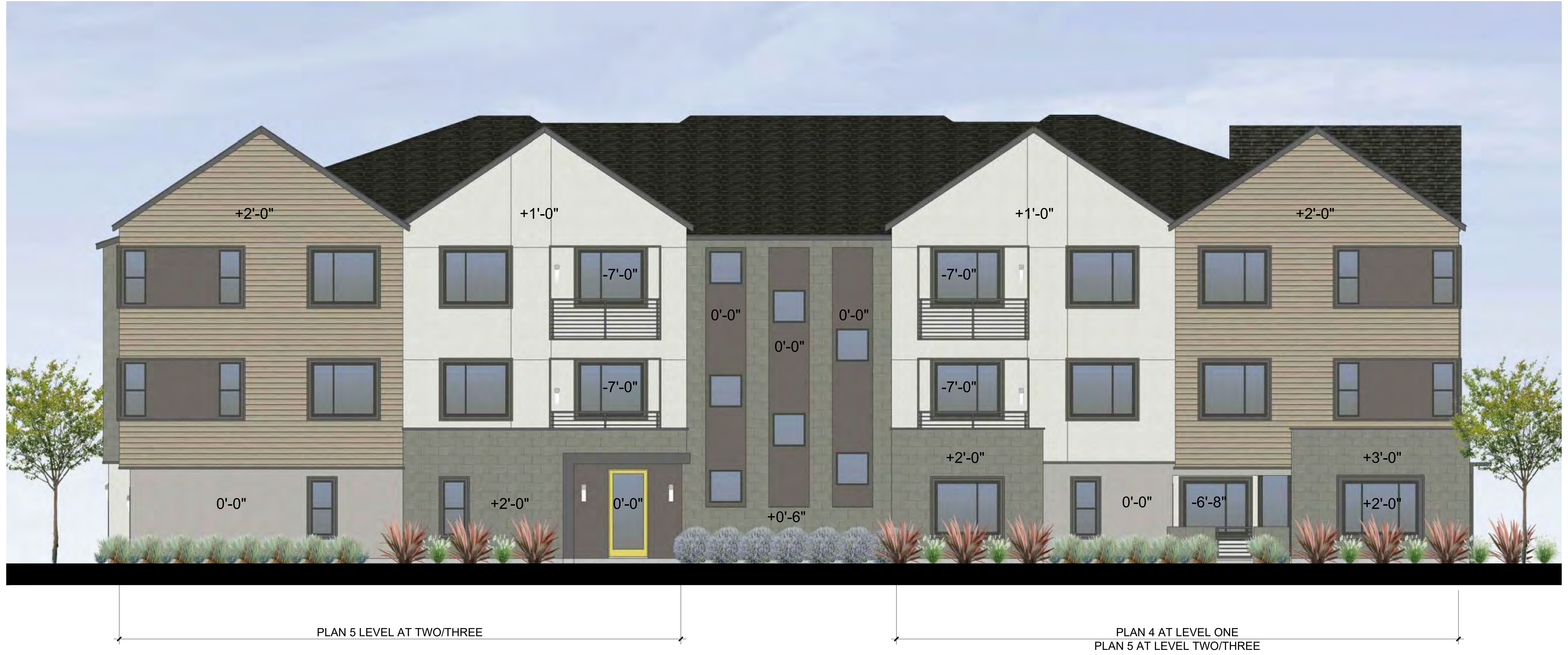
ELEVATIONS
PRODUCT E - BUILDING A

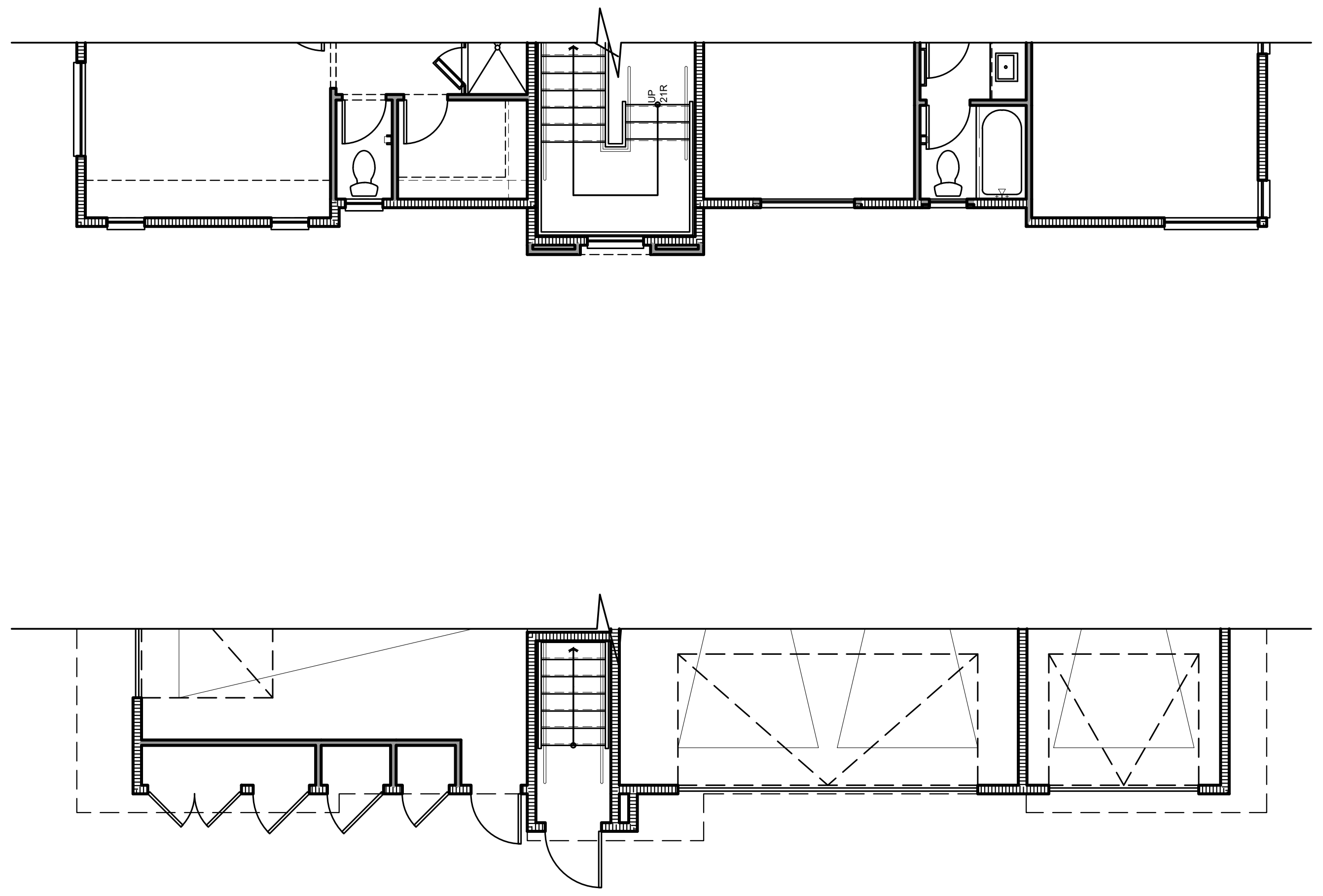
AE2

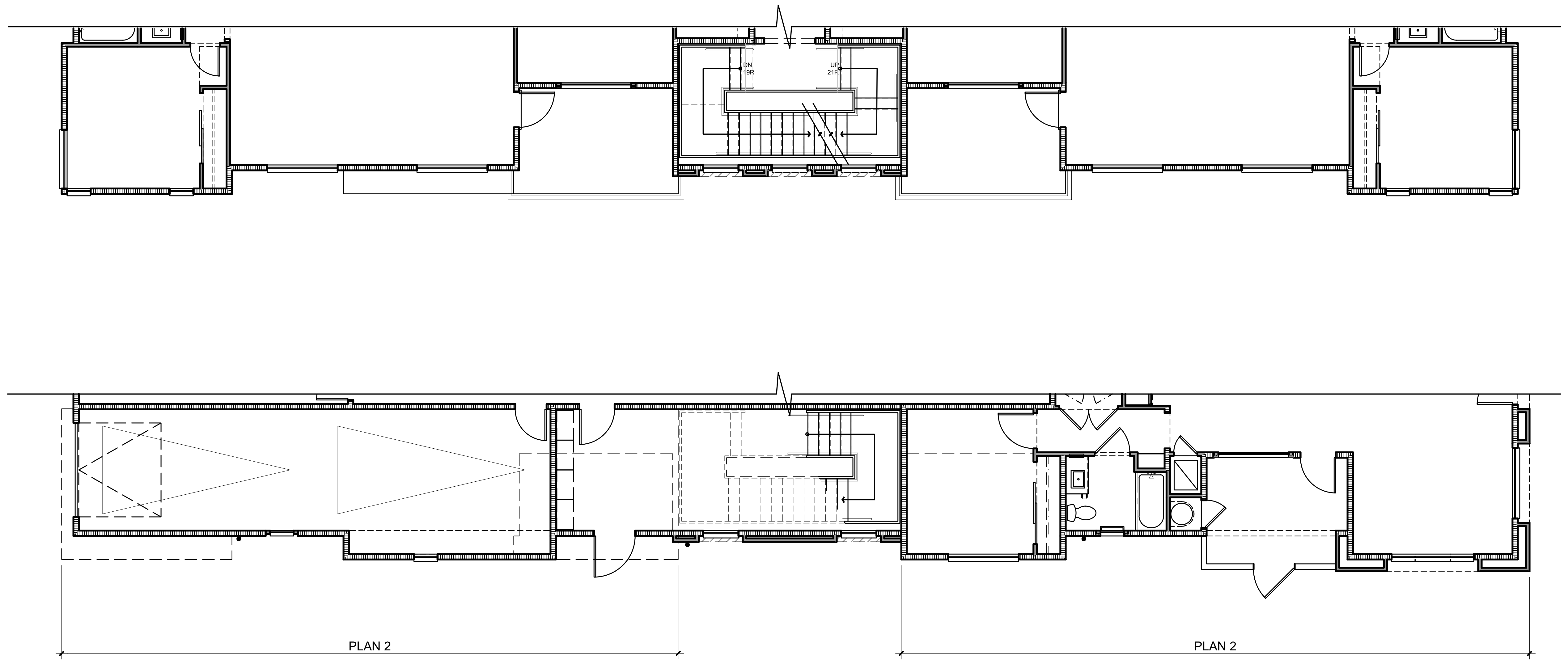

+1'-0"
0'-0"
+2'-0"
0'-0"
+1'-0"
+2'-6"
+2'-0"
0'-0"
PLAN 2 AT LEVEL TWO/THREE
PLAN 5 AT LEVEL TWO/THREE

LEFT


+2'-0"
+1'-0"
-7'-0"
0'-0"
0'-0"
0'-0"
-7'-0"
+1'-0"
-7'-0"
-7'-0"
+2'-0"
0'-0"
+2'-0"
0'-0"
+0'-6"
+2'-0"
0'-0"
-6'-8"
+3'-0"
+2'-0"
PLAN 5 LEVEL AT TWO/THREE
PLAN 4 AT LEVEL ONE
PLAN 5 AT LEVEL TWO/THREE

FRONT


Level 3
Level 2
Level 1


Level 3
Level 2
Level 1
PLAN 2
PLAN 2

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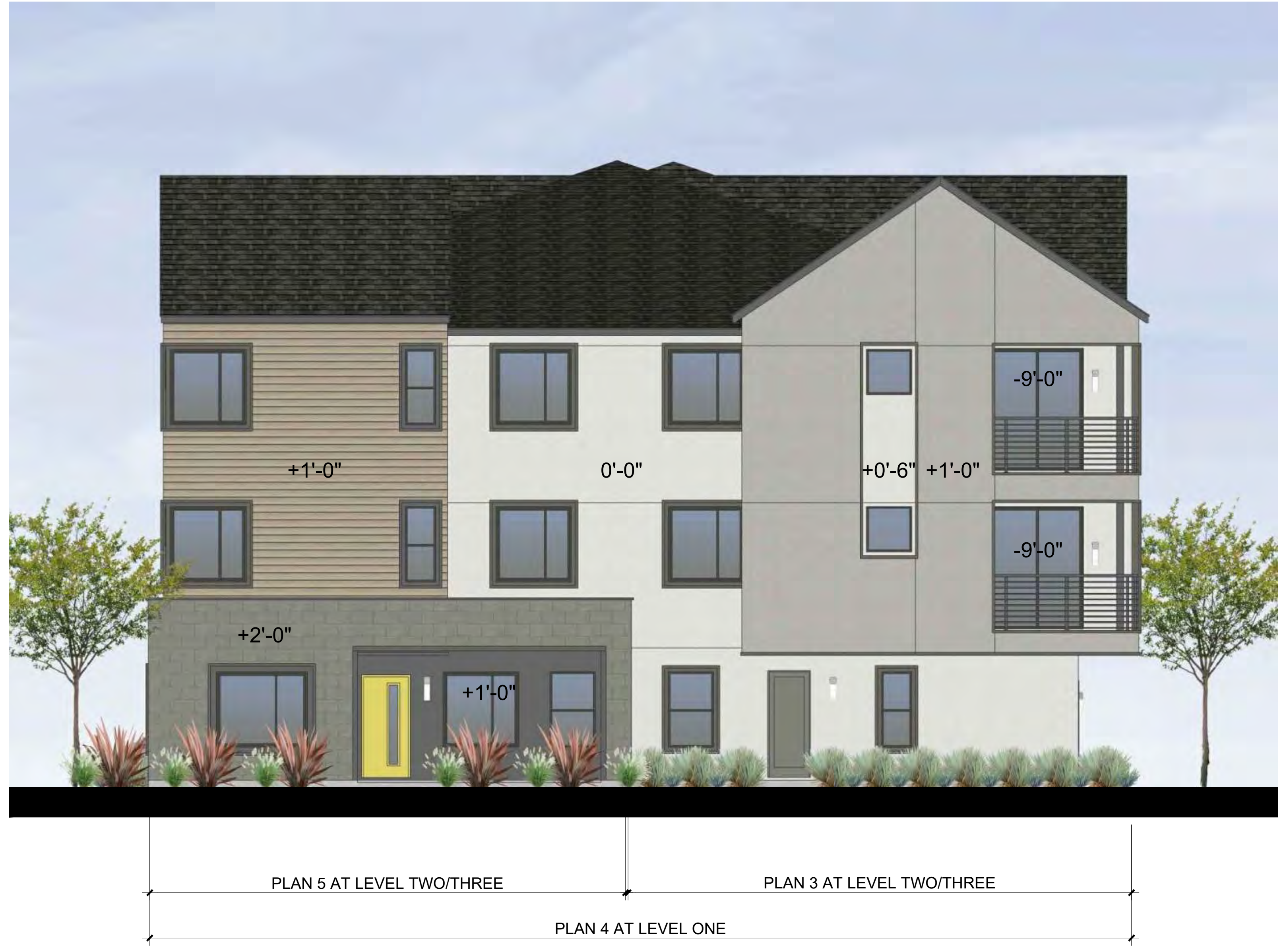
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

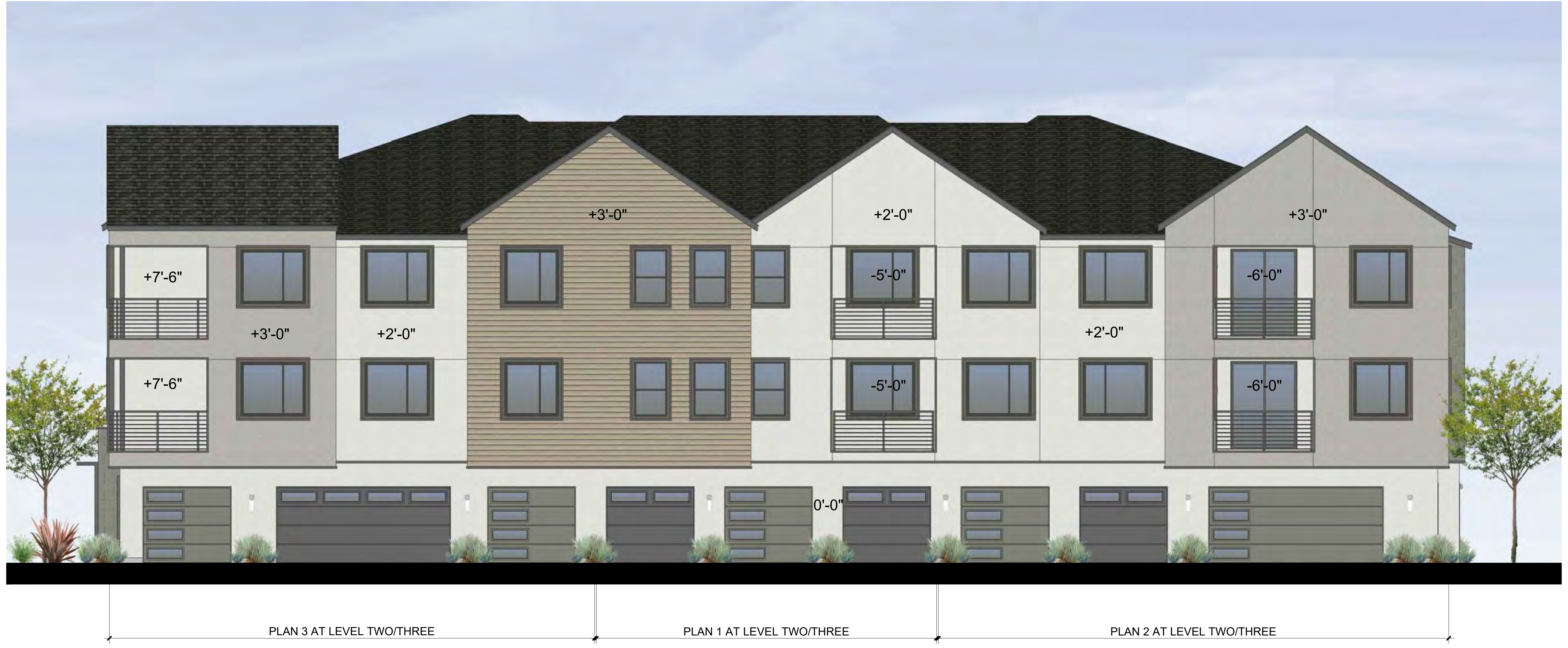
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT E

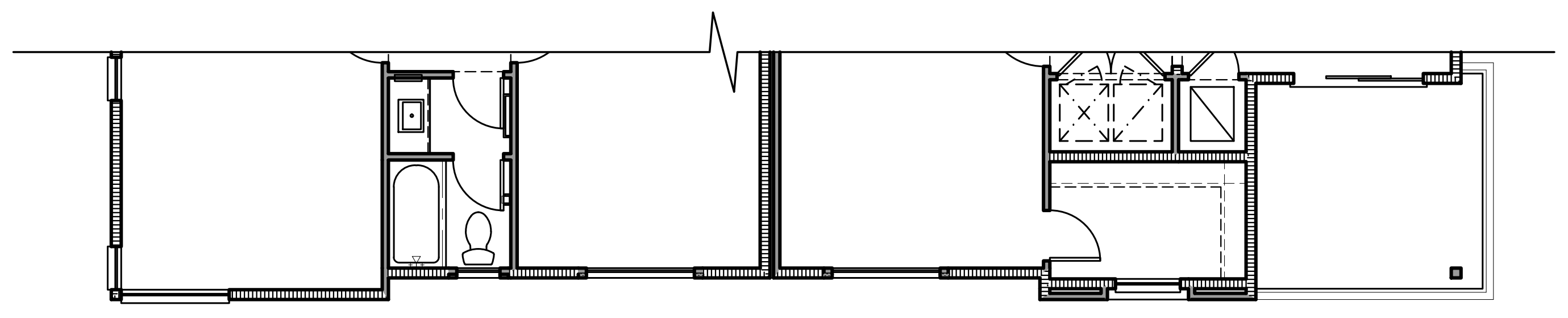
AE3


+1'-0"
0'-0"
-9'-0"
+0'-6"
+1'-0"
-9'-0"
+2'-0"
+1'-0"
PLAN 5 AT LEVEL TWO/THREE
PLAN 3 AT LEVEL TWO/THREE
PLAN 4 AT LEVEL ONE

RIGHT

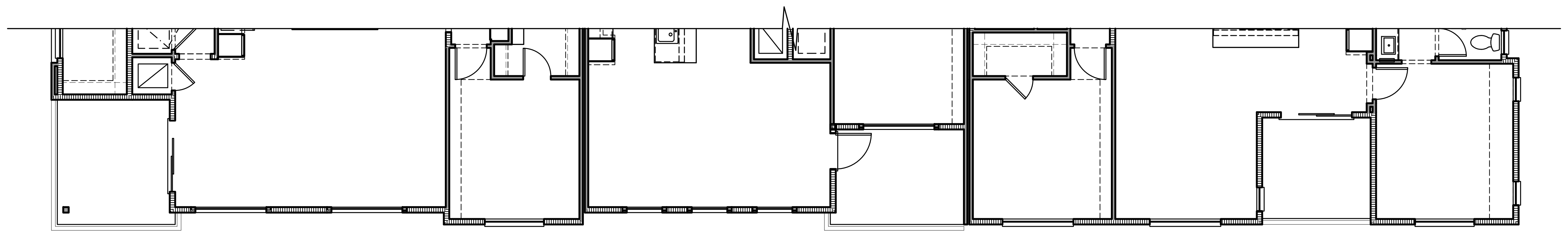

+3'-0"
+2'-0"
+3'-0"
+7'-6"
-5'-0"
-6'-0"
+3'-0"
+2'-0"
+2'-0"
+7'-6"
-5'-0"
-6'-0"
0'-0"
PLAN 3 AT LEVEL TWO/THREE
PLAN 1 AT LEVEL TWO/THREE
PLAN 2 AT LEVEL TWO/THREE

REAR



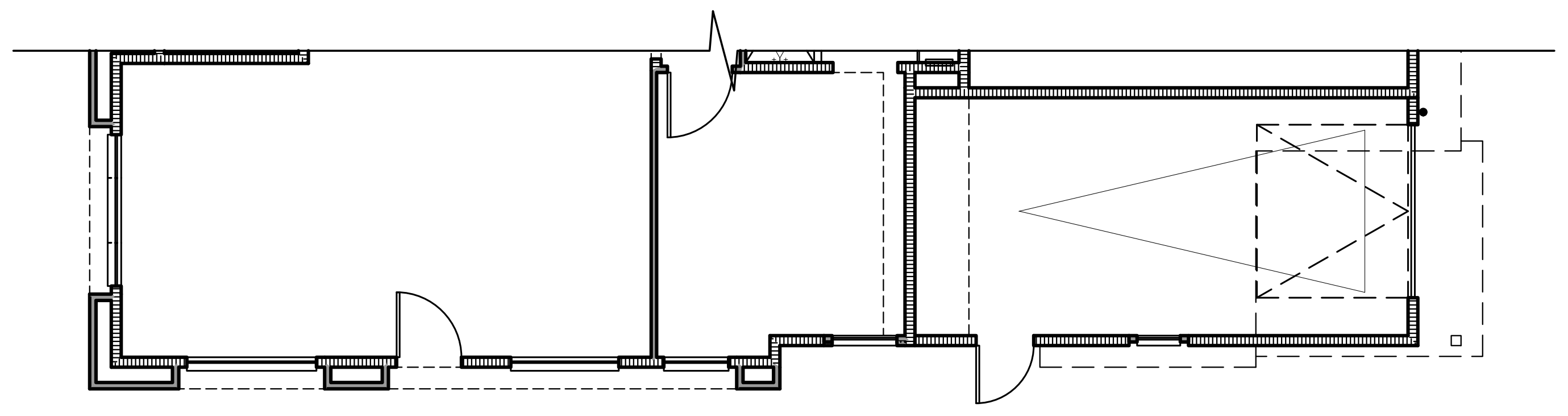
Level 3

Level 2

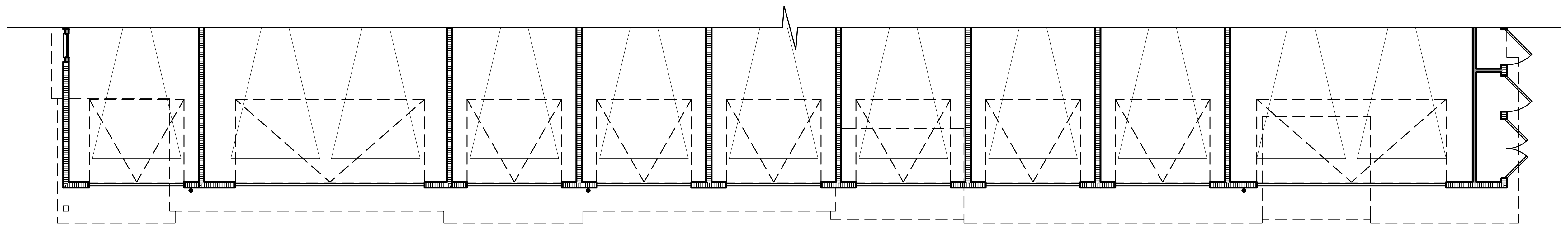


Level 3

Level 2



Level 1



Level 1

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Los Alamitos, CA 90720

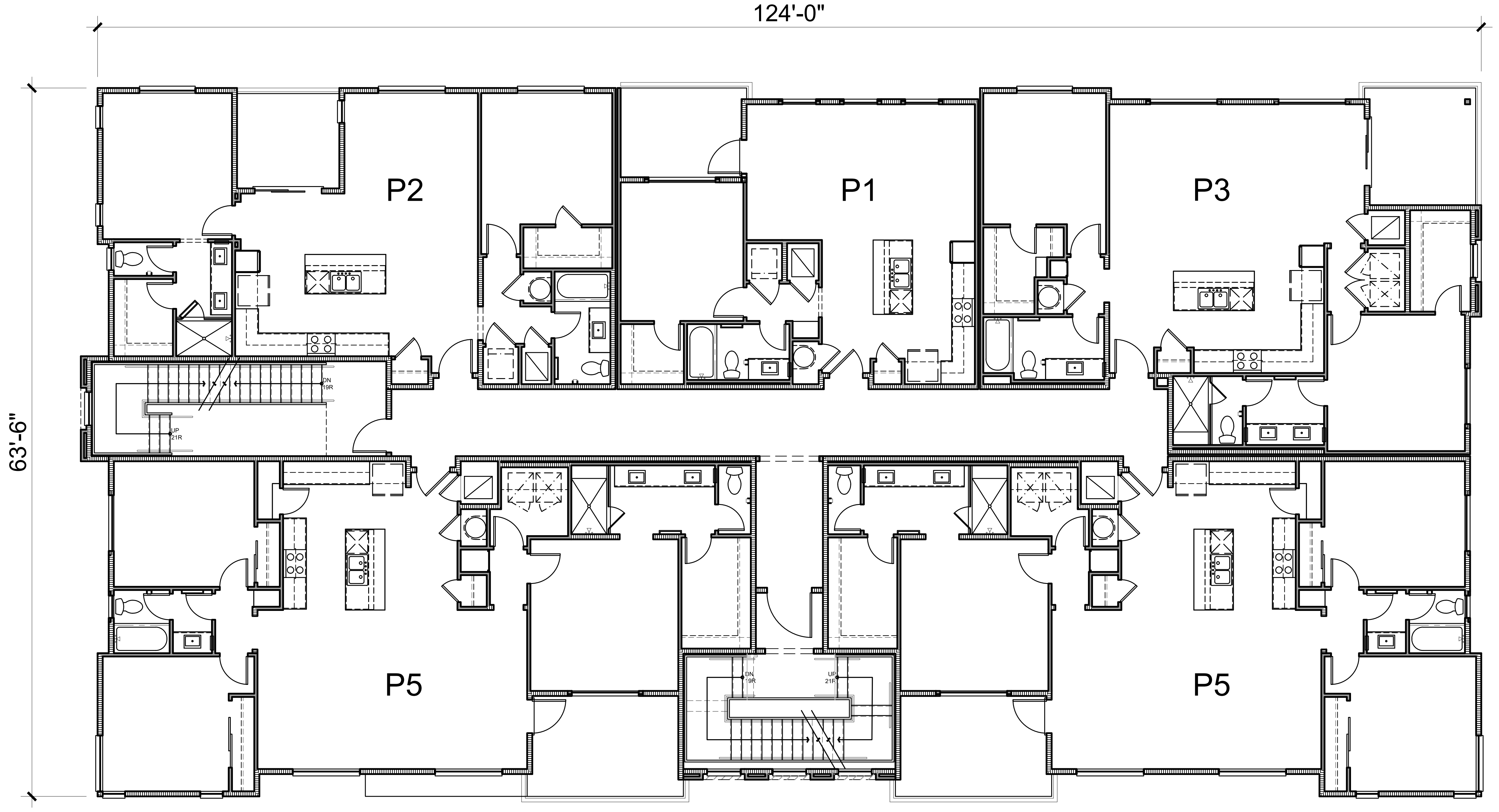
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

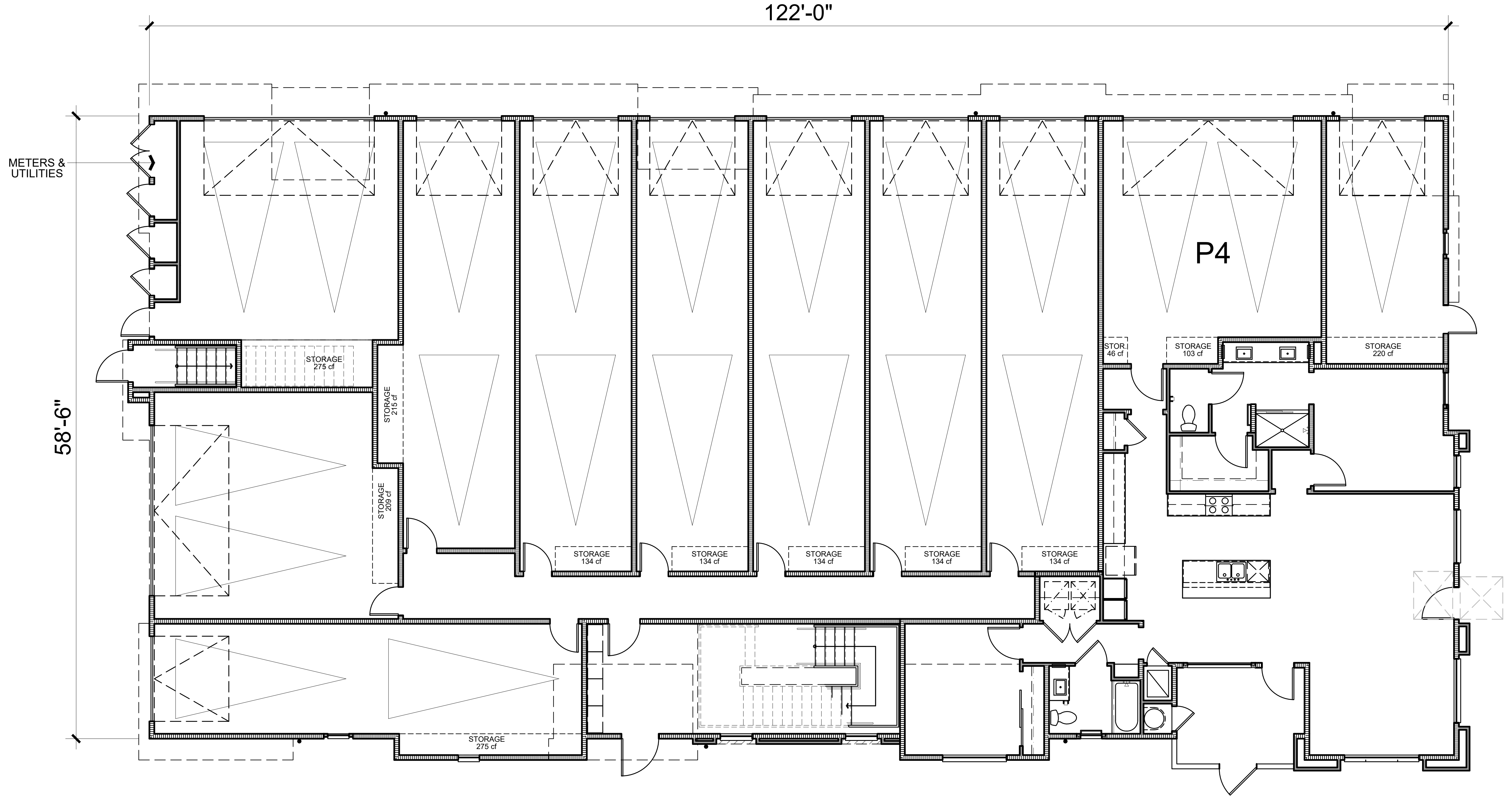
0 2 4 8

ELEVATION OFFSET ANALYSIS
PRODUCT E

AE4


124'-0"
63'-6"
P2
P1
P3
P5
P5

SECOND & THIRD FLOOR


122'-0"
58'-6"
METERS &
UTILITIES
P4
STORAGE
275 cf
STORAGE
215 cf
STORAGE
209 cf
STORAGE
134 cf
STORAGE
134 cf
STORAGE
134 cf
STORAGE
134 cf
STORAGE
134 cf
STOR.
46 cf
STORAGE
103 cf
STORAGE
220 cf
STORAGE
275 cf

FIRST FLOOR

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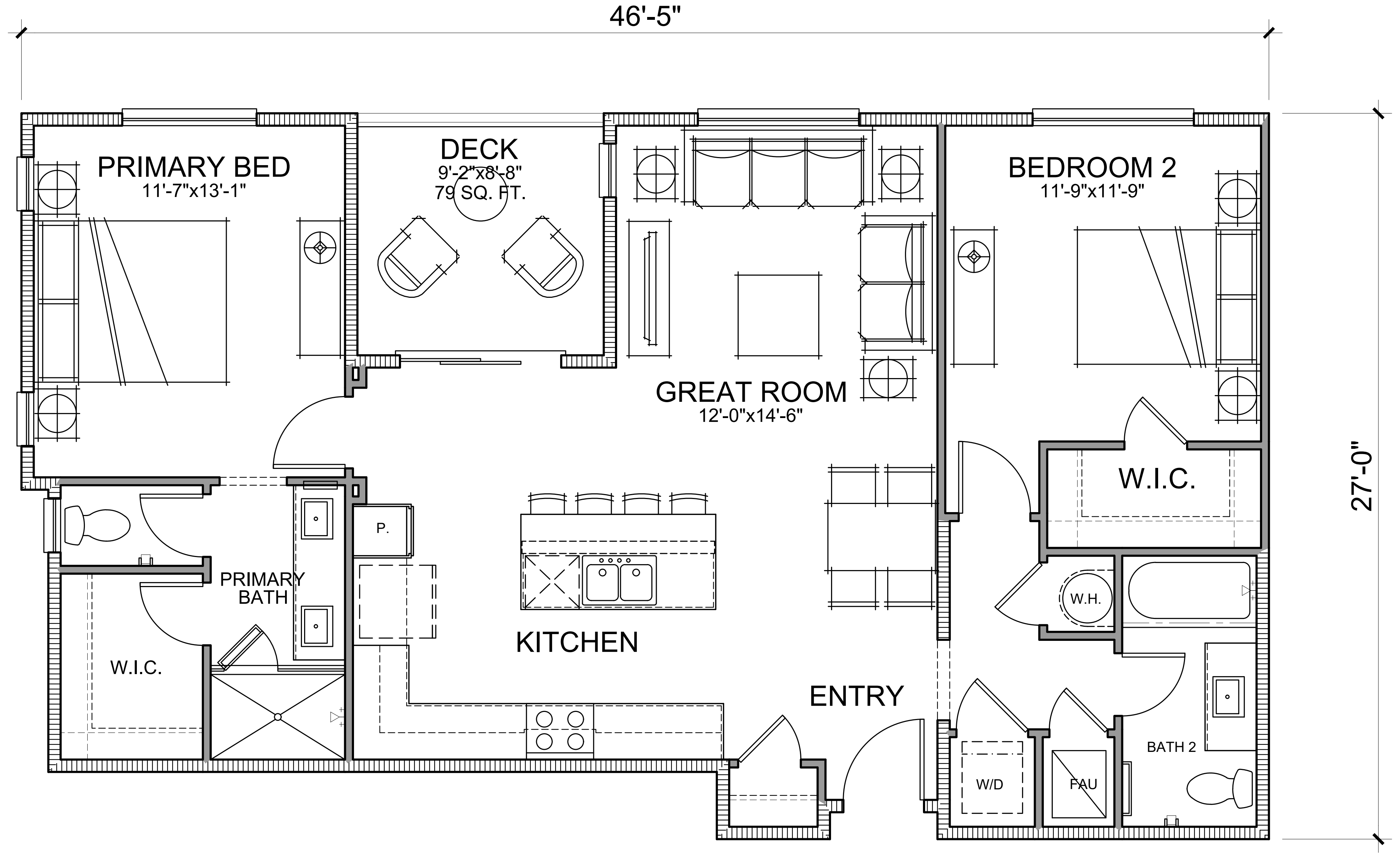
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

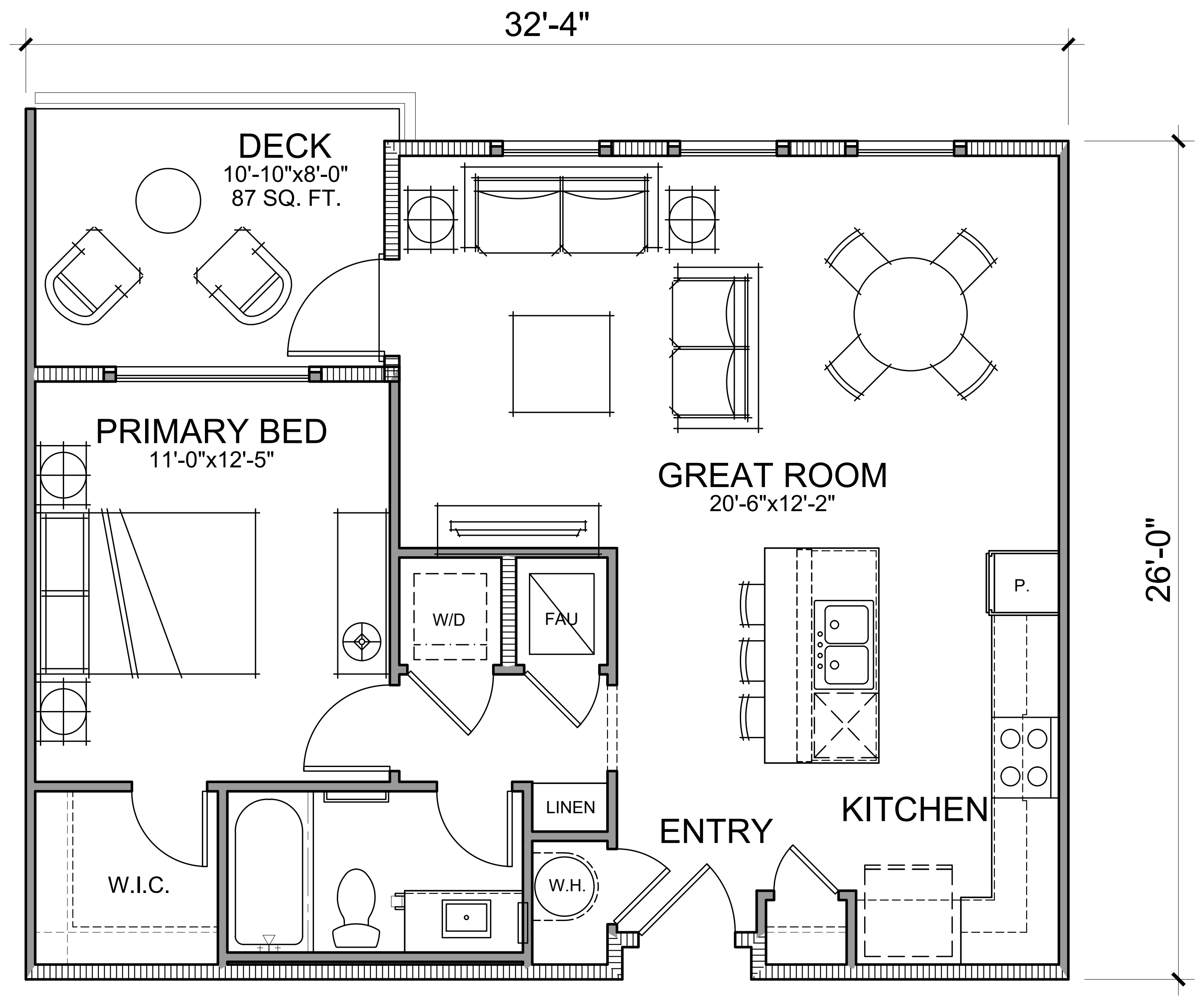
0 4 8 16

BUILDING PLANS
PRODUCT E - BUILDING A

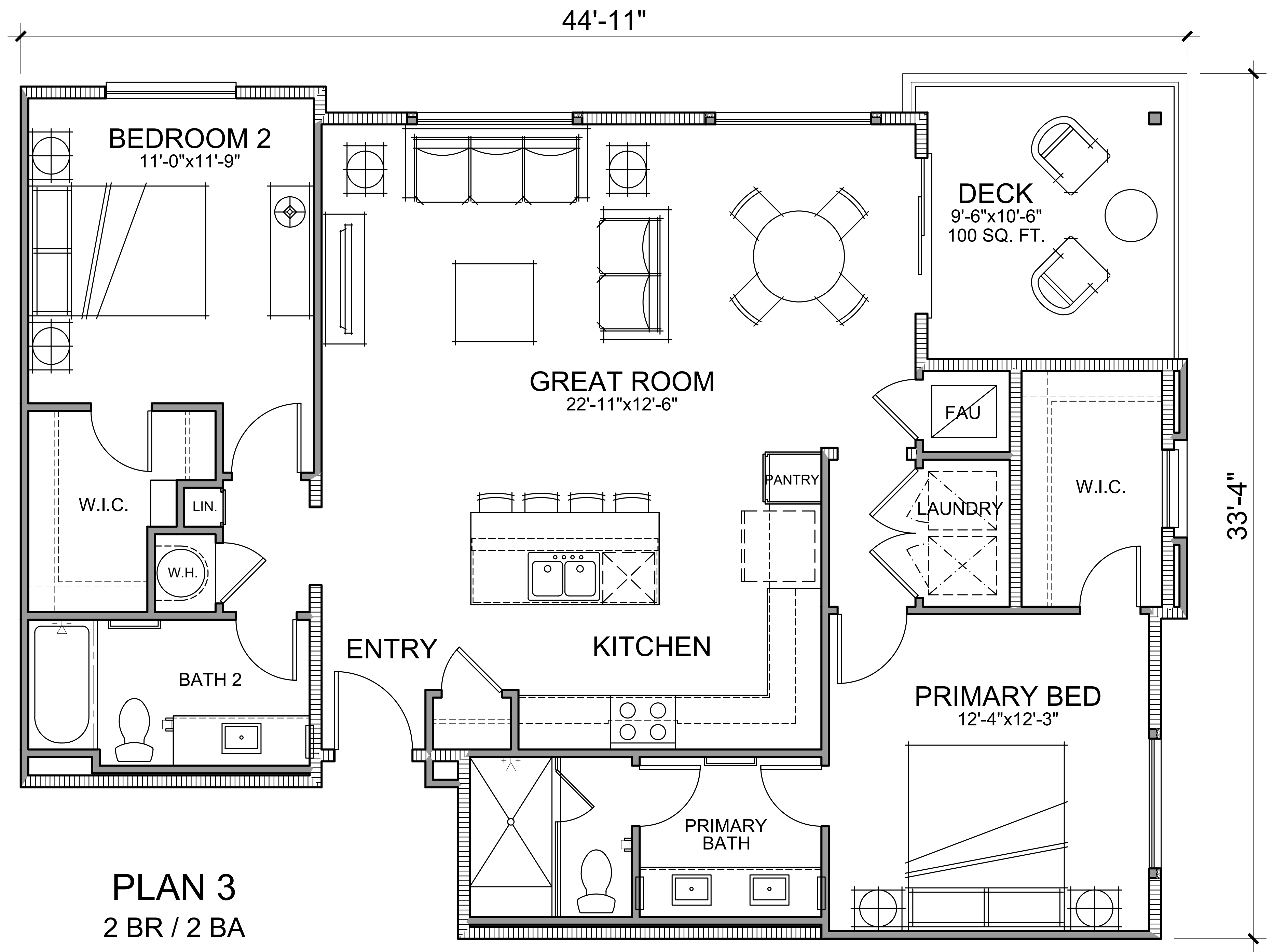
AE5


46'-5"
PRIMARY BED
11'-7"x13'-1"
DECK
9'-2"x8'-8"
79 SQ. FT.
GREAT ROOM
12'-0"x14'-6"
BEDROOM 2
11'-9"x11'-9"
W.I.C.
P.
PRIMARY BATH
W.I.C.
KITCHEN
ENTRY
W.H.
W/D
FAU
BATH 2
27'-0"

PLAN 2
2 BR / 2 BA
998 SQ. FT. NET


32'-4"
DECK
10'-10"x8'-0"
87 SQ. FT.
PRIMARY BED
11'-0"x12'-5"
GREAT ROOM
20'-6"x12'-2"
W/D
FAU
P.
LINEN
W.I.C.
W.H.
ENTRY
KITCHEN
26'-0"

PLAN 1
1 BR / 1 BA
724 SQ. FT. NET


44'-11"
BEDROOM 2
11'-0"x11'-9"
DECK
9'-6"x10'-6"
100 SQ. FT.
GREAT ROOM
22'-11"x12'-6"
FAU
W.I.C.
LIN.
W.H.
PANTRY
LAUNDRY
W.I.C.
ENTRY
KITCHEN
BATH 2
PRIMARY BED
12'-4"x12'-3"
PRIMARY BATH
33'-4"

PLAN 3
2 BR / 2 BA
1,172 SQ. FT. NET

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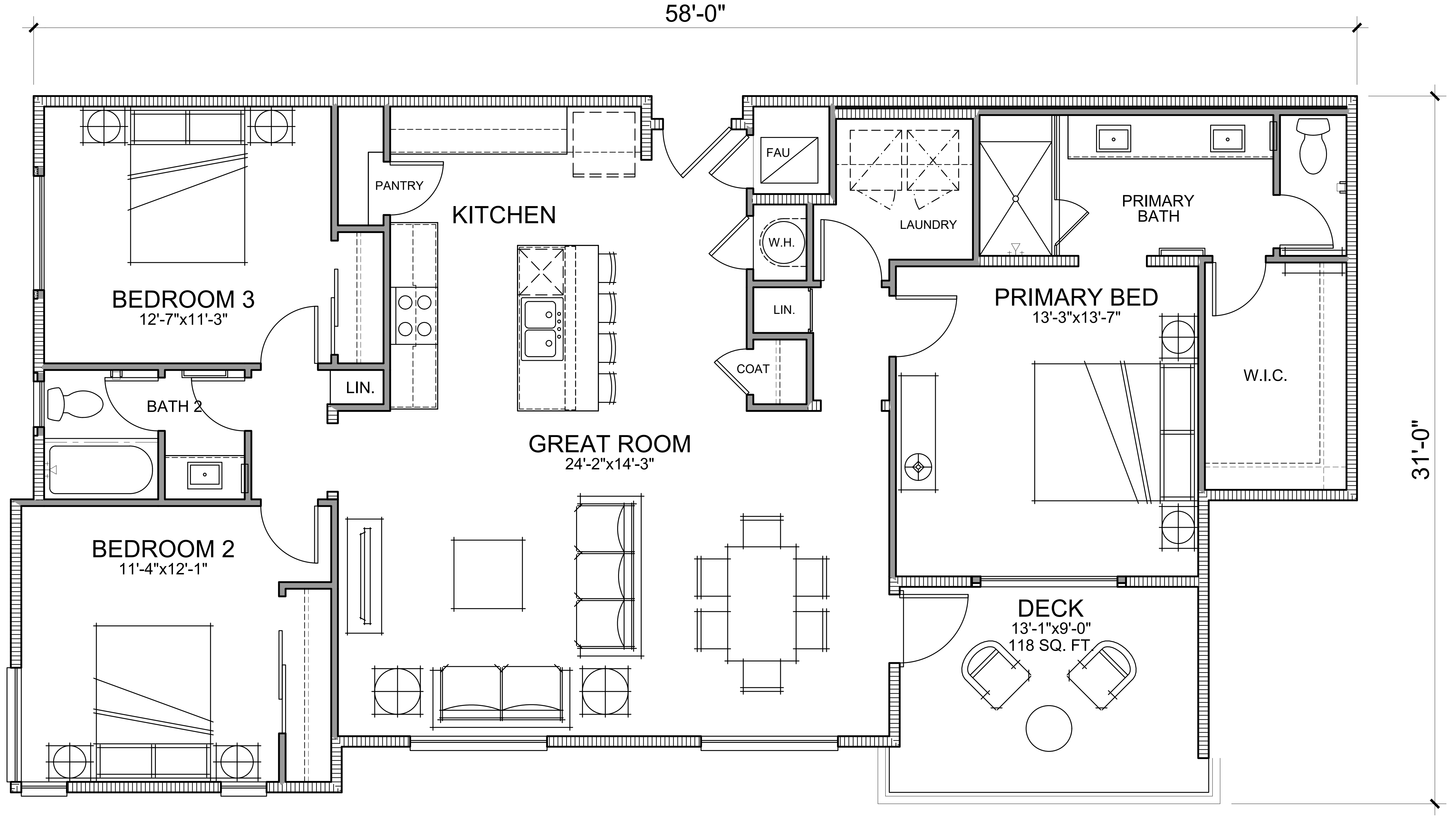
CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

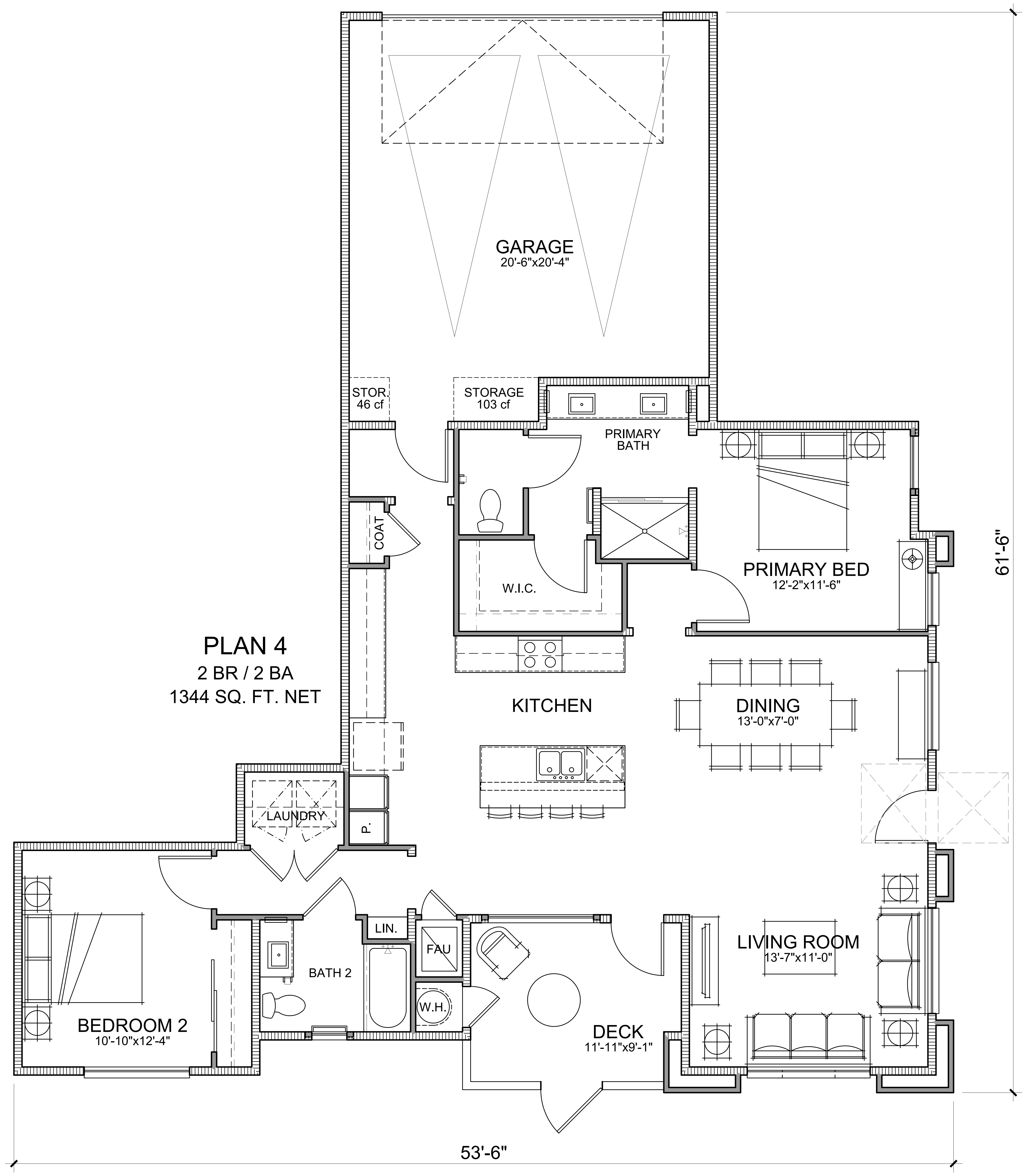
0 2 4 8

UNIT PLANS
PRODUCT E

AE6


58'-0"
31'-0"
PANTRY
KITCHEN
FAU
W.H.
LIN.
COAT
LAUNDRY
PRIMARY BATH
PRIMARY BED
13'-3"x13'-7"
W.I.C.
BEDROOM 3
12'-7"x11'-3"
BATH 2
LIN.
GREAT ROOM
24'-2"x14'-3"
BEDROOM 2
11'-4"x12'-1"
DECK
13'-1"x9'-0"
118 SQ. FT.

PLAN 5
3 BR / 2 BA
1,472 SQ. FT. NET


GARAGE
20'-6"x20'-4"
STOR.
46 cf
STORAGE
103 cf
PRIMARY BATH
COAT
W.I.C.
PRIMARY BED
12'-2"x11'-6"
61'-6"
KITCHEN
DINING
13'-0"x7'-0"
LAUNDRY
P.
BEDROOM 2
10'-10"x12'-4"
BATH 2
LIN.
FAU
W.H.
DECK
11'-11"x9'-1"
LIVING ROOM
13'-7"x11'-0"
53'-6"

PLAN 4
2 BR / 2 BA
1344 SQ. FT. NET

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CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

0 2 4 8

UNIT PLANS
PRODUCT E

AE7

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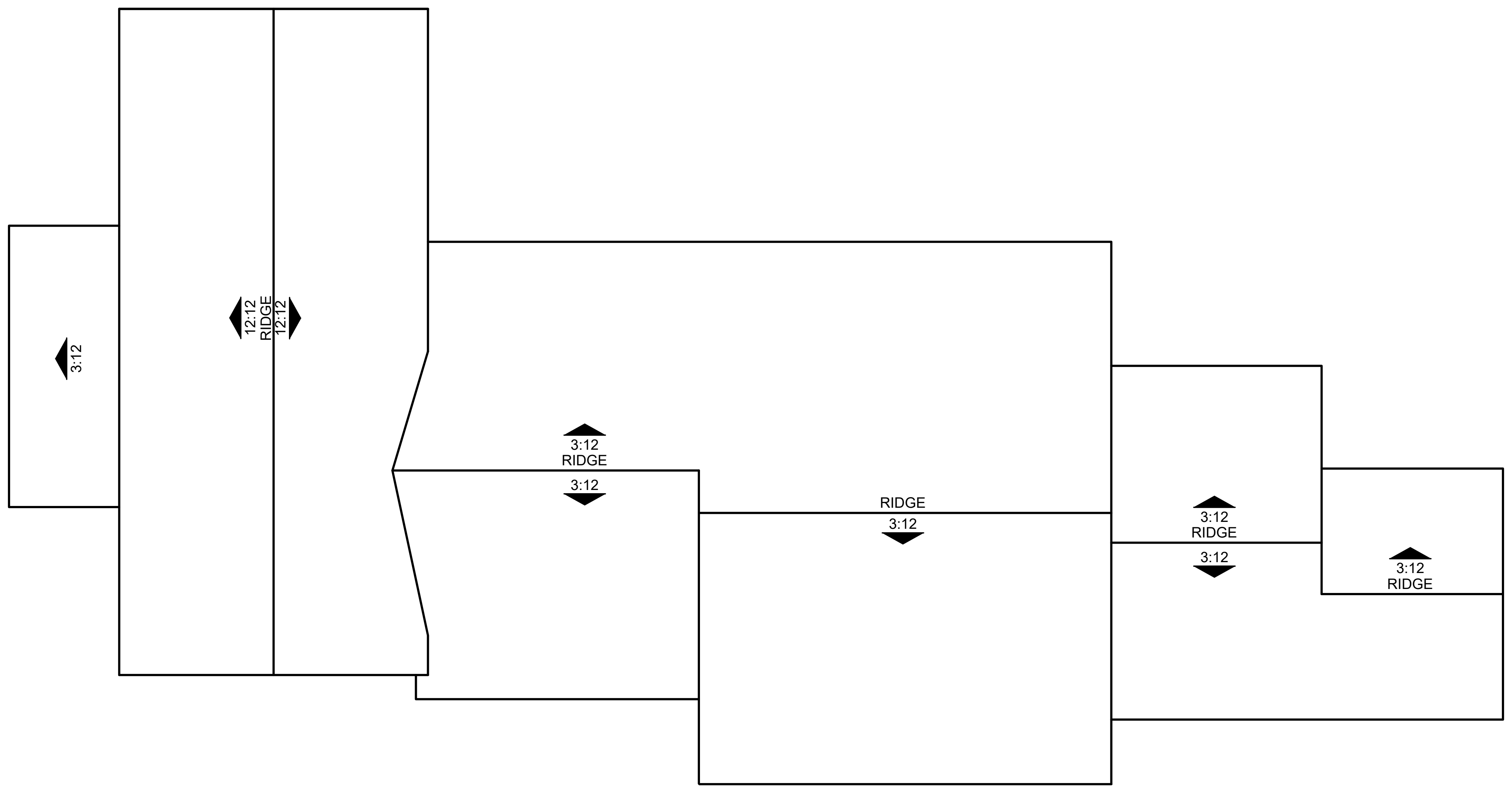
IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA #2021-1298

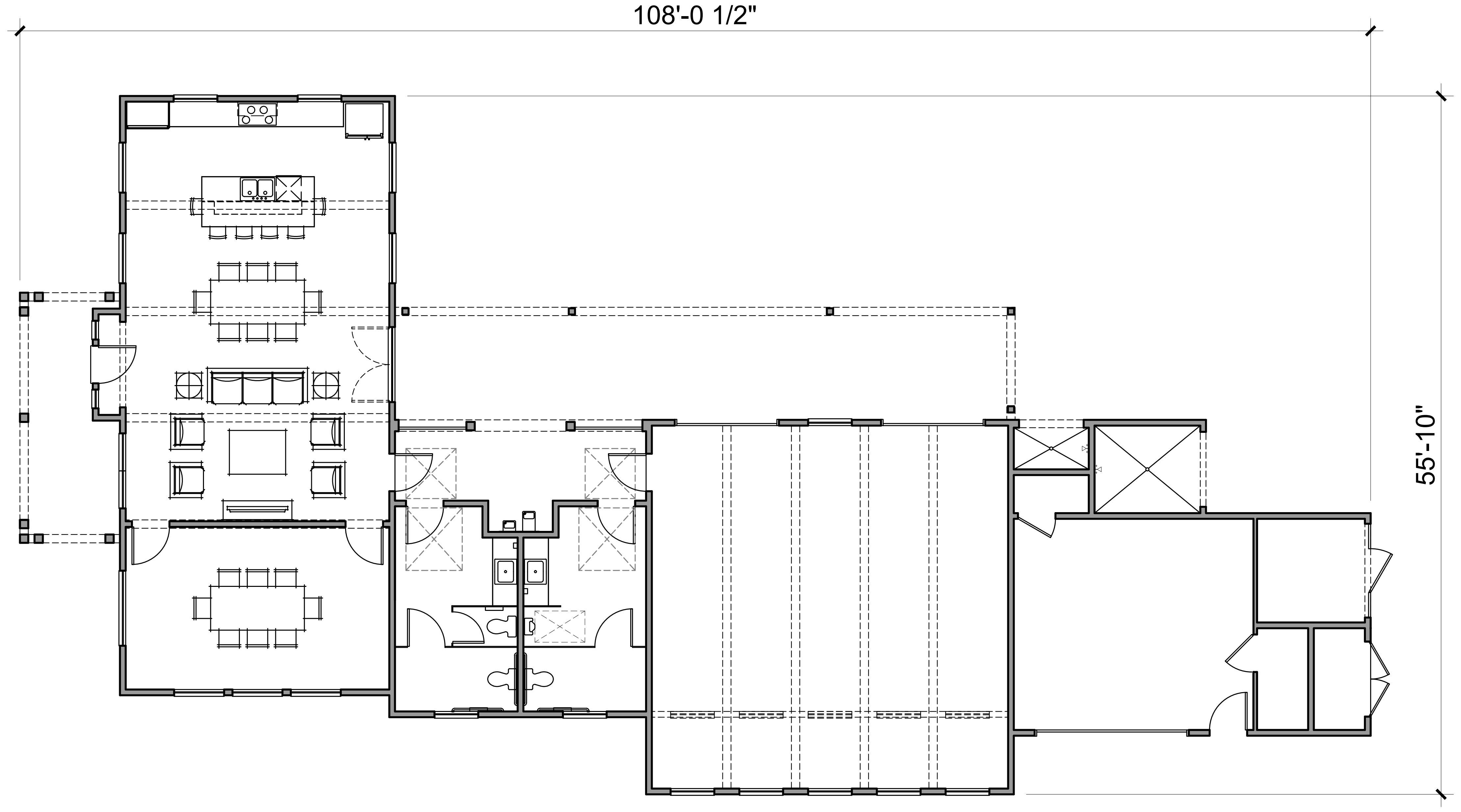
SCHEMATIC DESIGN
OCTOBER 21, 2022

NTS

PERSPECTIVES
CLUBHOUSE


3:12
12:12
RIDGE
12:12
3:12
RIDGE
3:12
RIDGE
3:12
3:12
RIDGE
3:12
3:12
RIDGE

ROOF PLAN


108'-0 1/2"
55'-10"

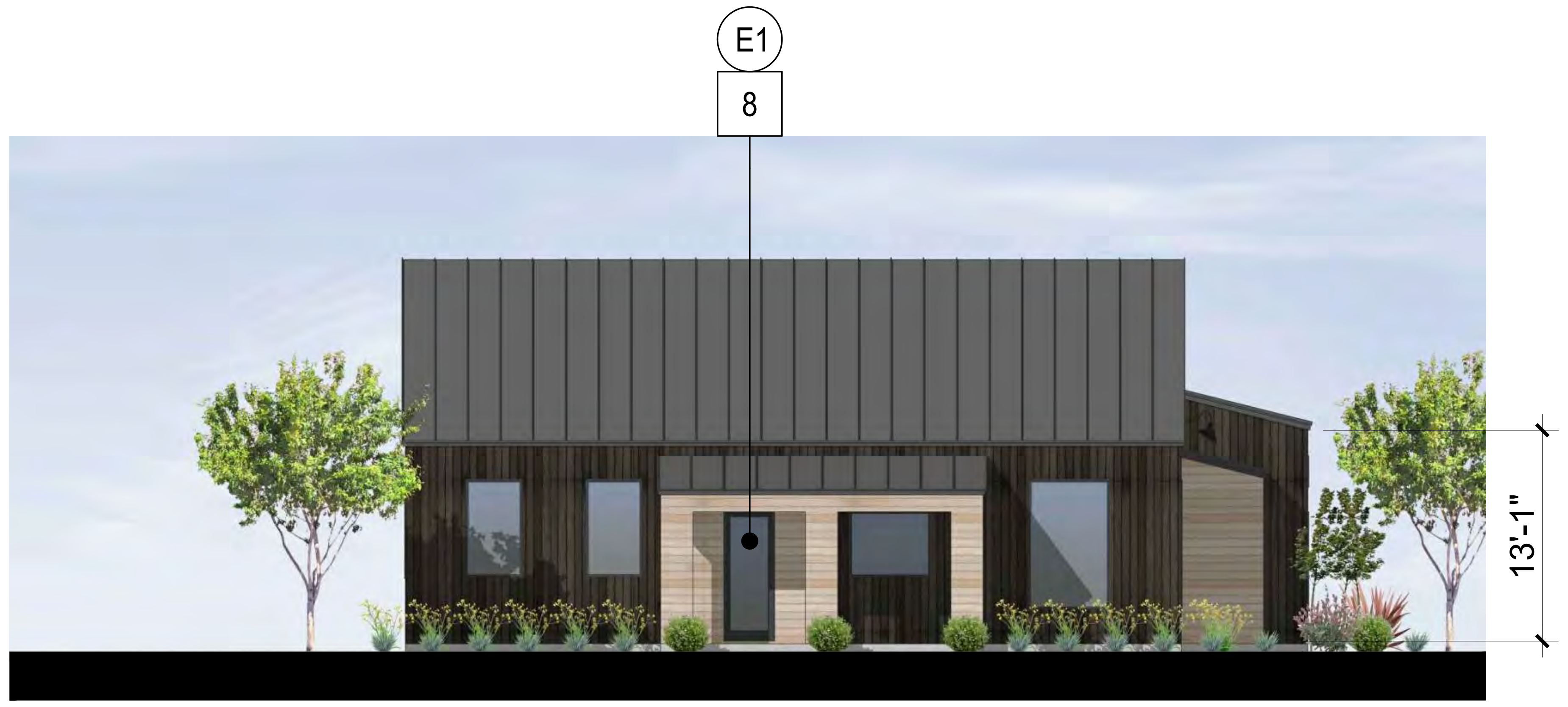
FLOOR PLAN
3642 SQ. FT. GROSS

MATERIAL LEGEND

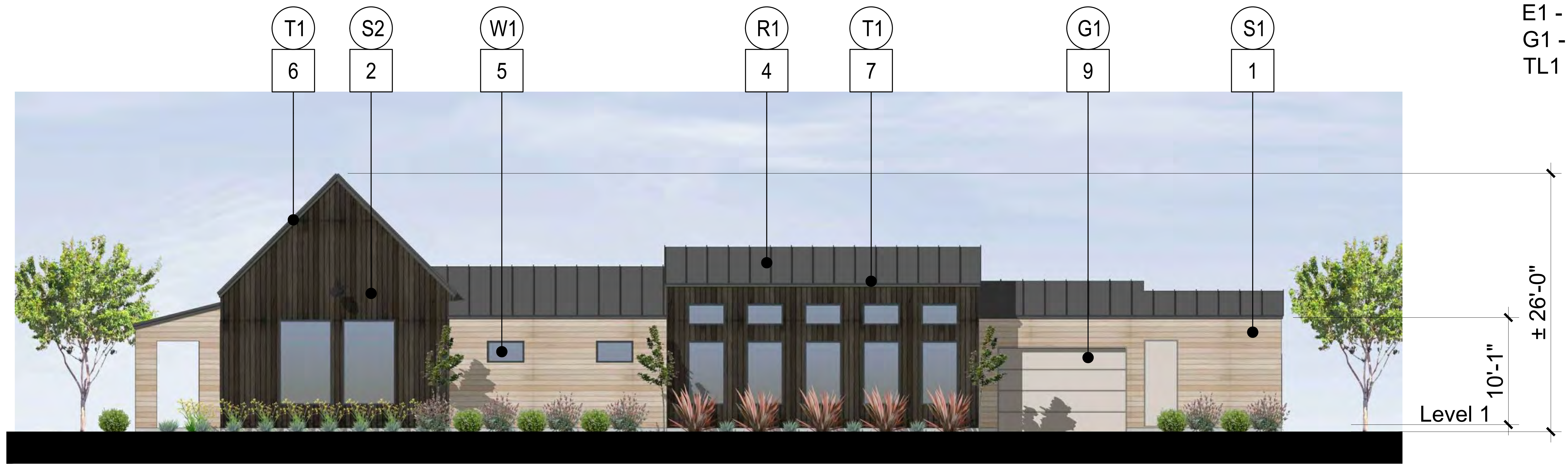
1. HORIZONTAL LAP SIDING
2. VERTICAL SIDING
3. STUCCO
4. STANDING SEAM METAL ROOF
5. VINYL WINDOWS
6. FASCIA
7. BARGE BOARD
8. ENTRY DOOR
9. METAL SECTIONAL GARAGE DOOR
10. SHOWER
11. UTILITY DOORS
12. 6x6 POSTS

COLOR SCHEDULE

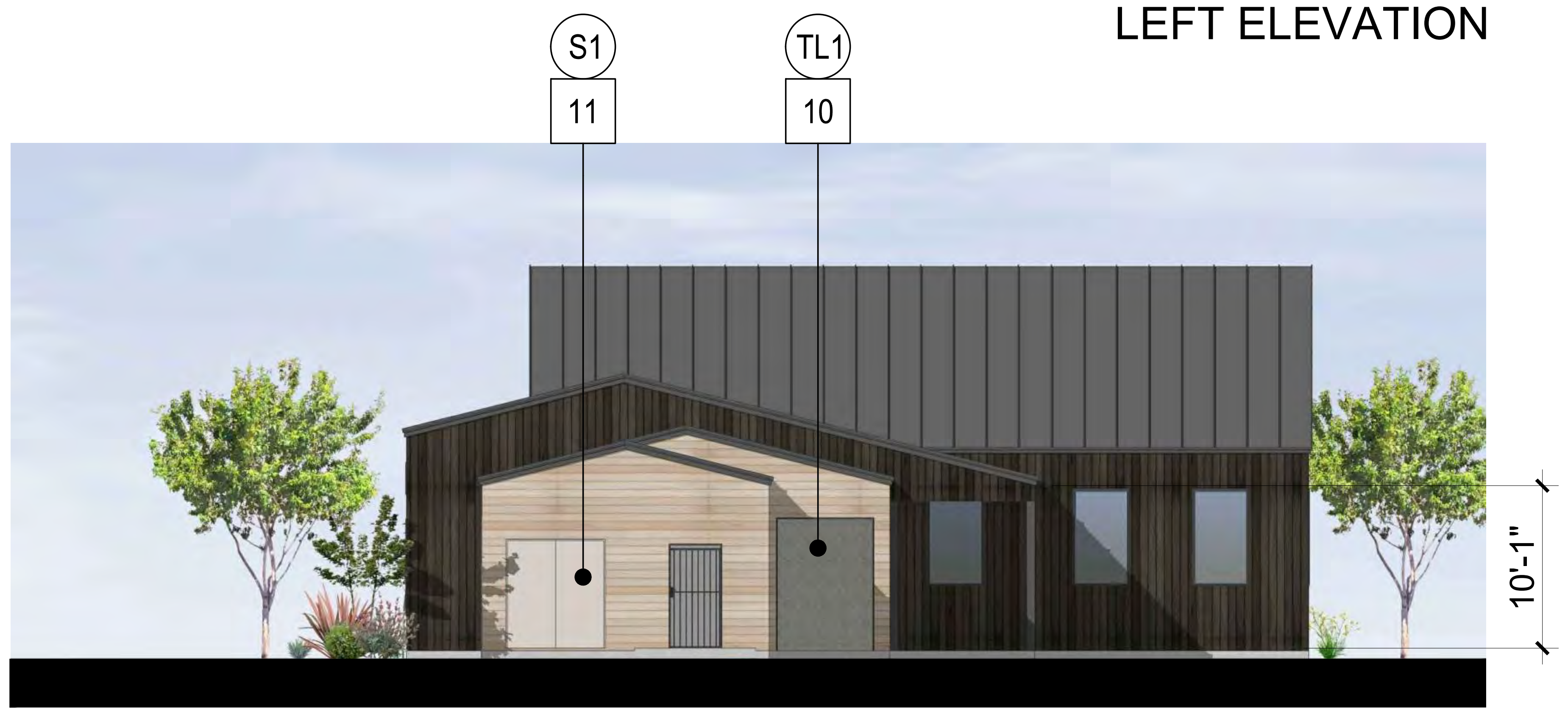
S1 - HORIZONTAL SIDING
S2 - VERTICAL SIDING
ST1 - STUCCO 1
R1 - STANDING SEAM METAL ROOF
W1 - WINDOW FRAME
T1 - TRIM
E1 - ENTRY DOOR
G1 - GARAGE
TL1 - TILE



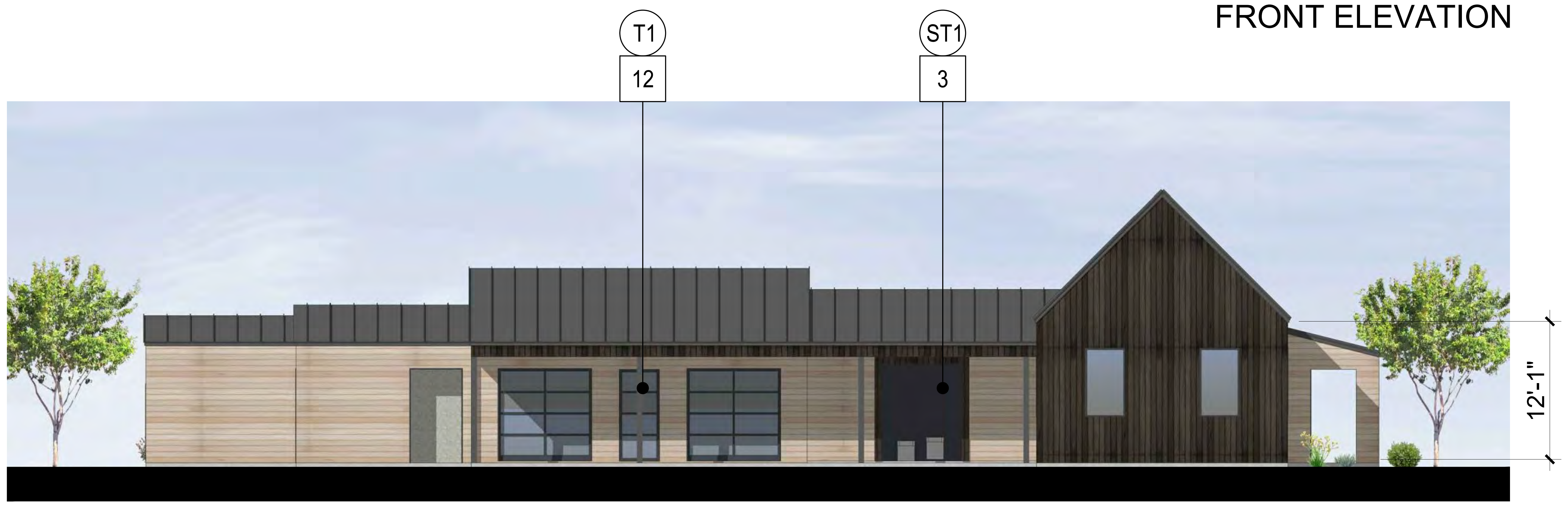
LEFT ELEVATION


T1
6
S2
2
W1
5
R1
4
T1
7
G1
9
S1
1
± 26'-0"
10'-1"
Level 1

FRONT ELEVATION


S1
11
TL1
10
10'-1"

RIGHT ELEVATION


T1
12
ST1
3
12'-1"

REAR ELEVATION

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CARSON, CA #2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

0 4 8 16

ELEVATIONS & FLOOR PLANS
CLUBHOUSE

SCHEME 1 (PLAN 1)

STUCCO 1
SW 7007, CEILING BRIGHT WHITE

STUCCO 2
SW 6005, FOLKSTONE

STUCCO 3
SW 6078, REALIST BEIGE

ASPHALT SHINGLE ROOF
GAF
TIMBERLINE HDZ - OYSTER GRAY

STANDING SEAM METAL ROOFING
MCELROY METAL
MERIDIAN - MATTE BLACK

HORIZONTAL LAP SIDING
SW 6255, MORNING FOG

ENTRY DOOR
SW 6341, RED CENT

TRIM
SW 6258, TRICORN
BLACK

METAL
SW 6991, BLACK
MAGIC

WINDOWS
BRONZE

GARAGE
SW 7641,
COLONNADE GRAY

SCHEME 2 (PLAN 2)

STUCCO 1
SW 7065, ARGOS

STUCCO 2
SW 6005, FOLKSTONE

STUCCO 3
SW 6144, DAPPER TAN

ASPHALT SHINGLE ROOF
GAF
TIMBERLINE HDZ - OYSTER GRAY

STANDING SEAM METAL ROOFING
MCELROY METAL
MERIDIAN - MATTE BLACK

HORIZONTAL LAP SIDING
SW 6201, THUNDEROUS

ENTRY DOOR
SW 6600, ENTICING
RED

TRIM
SW 6258, TRICORN
BLACK

METAL
SW 6991, BLACK
MAGIC

WINDOWS
BRONZE

GARAGE
SW 7513,
SANDERLING

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IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA # 2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

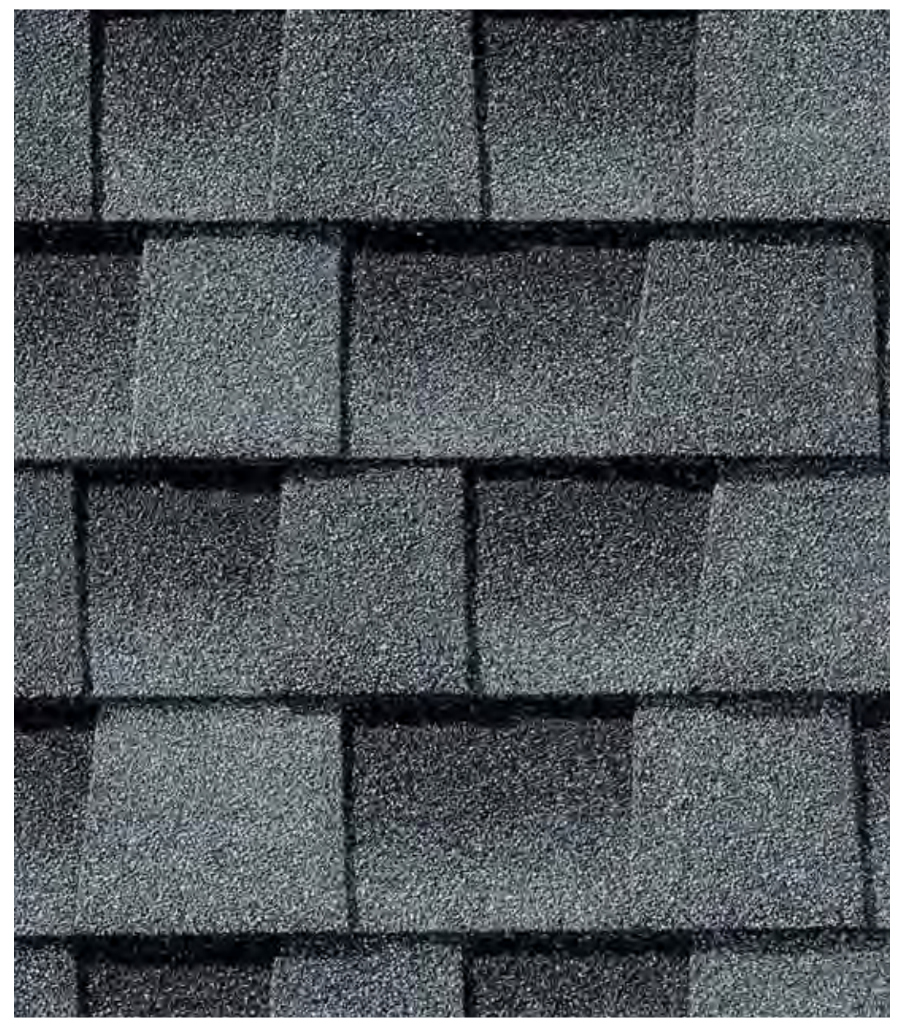
COLOR BOARD
PRODUCT A

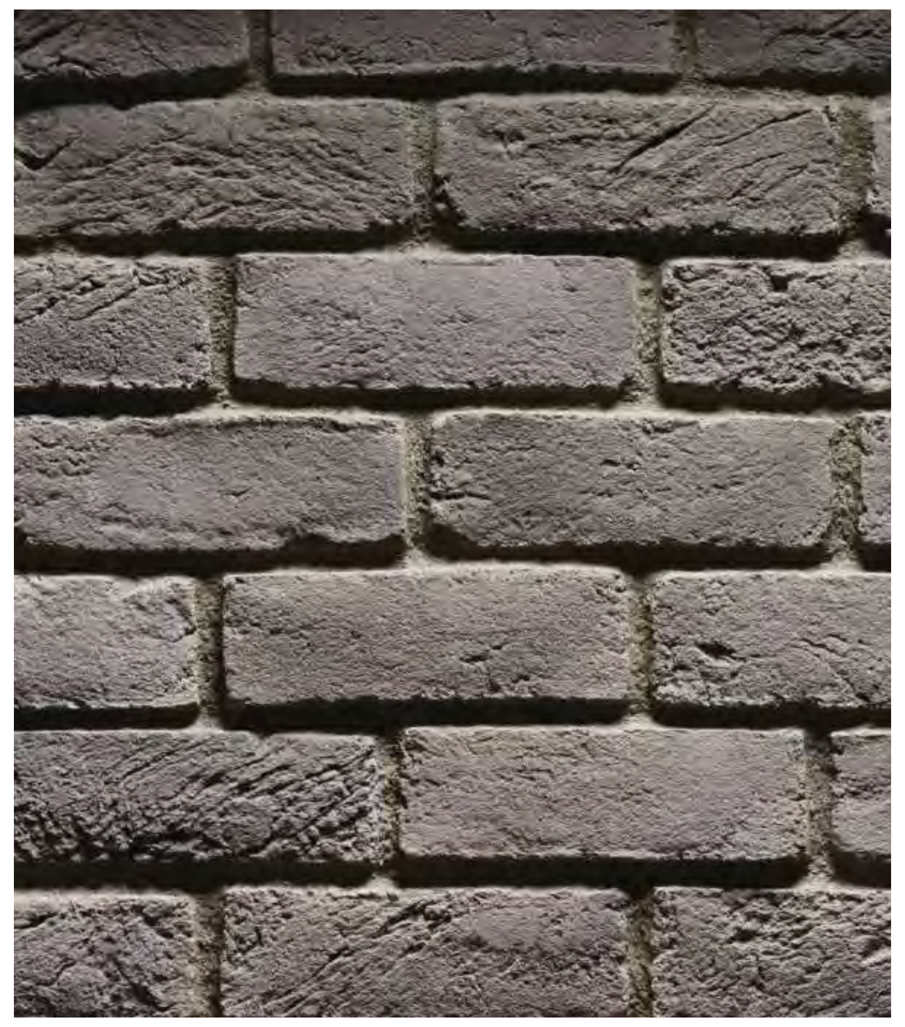
AM1

STUCCO 1
SW 7003, TOQUE WHITE

STUCCO 2
SW 9594, SETTLEMENT

STUCCO 3
SW 7738, CARGO PANTS


ASPHALT SHINGLE ROOF
GAF
TIMBERLINE HDZ - PEWTER GRAY


BRICK VENEER
CULTURED STONE
HANDMADE BRICK - CARBON

HORIZONTAL LAP SIDING
SW 7505, MANOR HOUSE

ENTRY DOOR 1
SW 2824, RENWICK GOLDEN OAK

ENTRY DOOR 2
SW 9176, DRESS BLUES

TRIM
SW 7067, CITYSCAPE

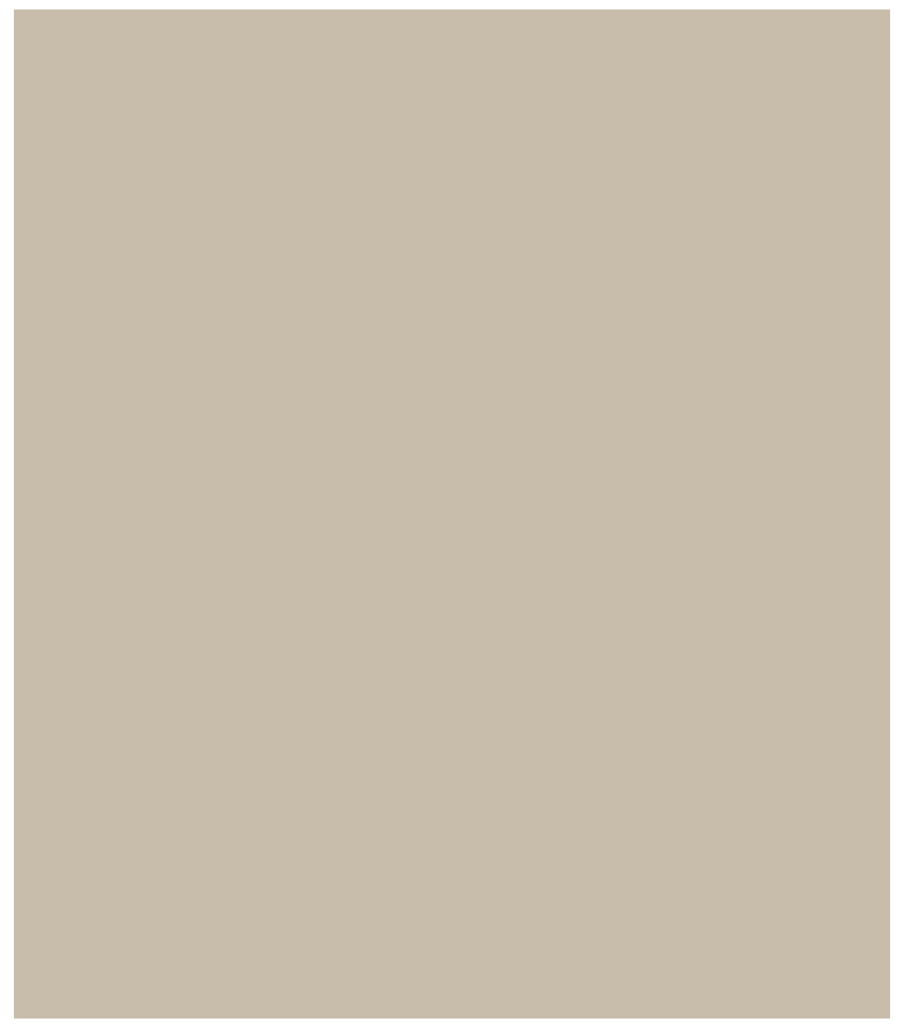
WINDOWS
WHITE OR EQUAL

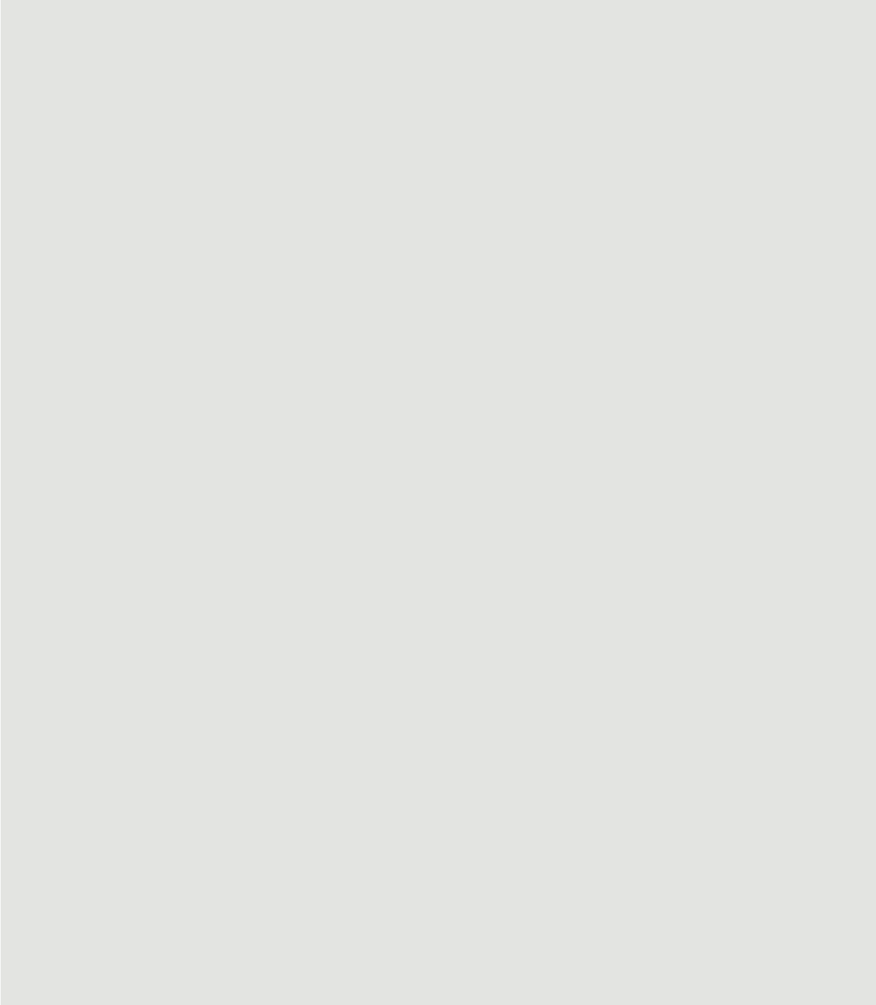
GARAGE
SW 9563, BEDROCK

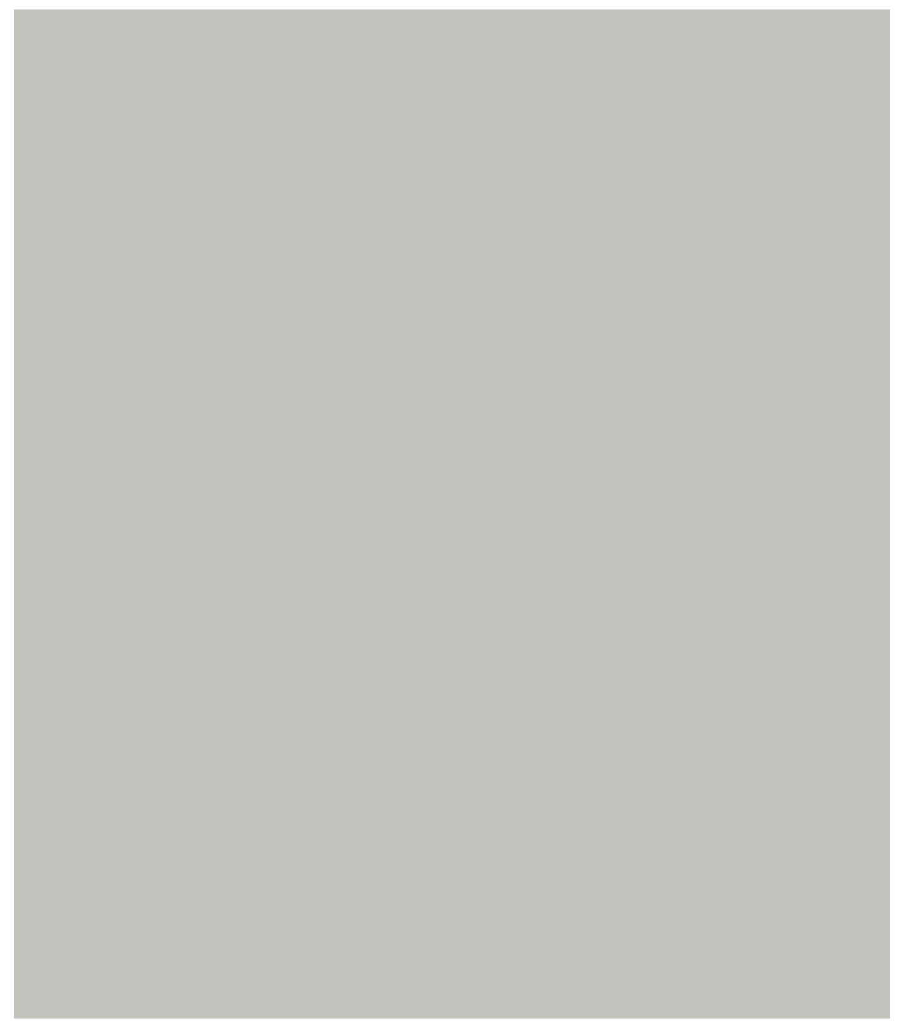
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA # 2021-1298

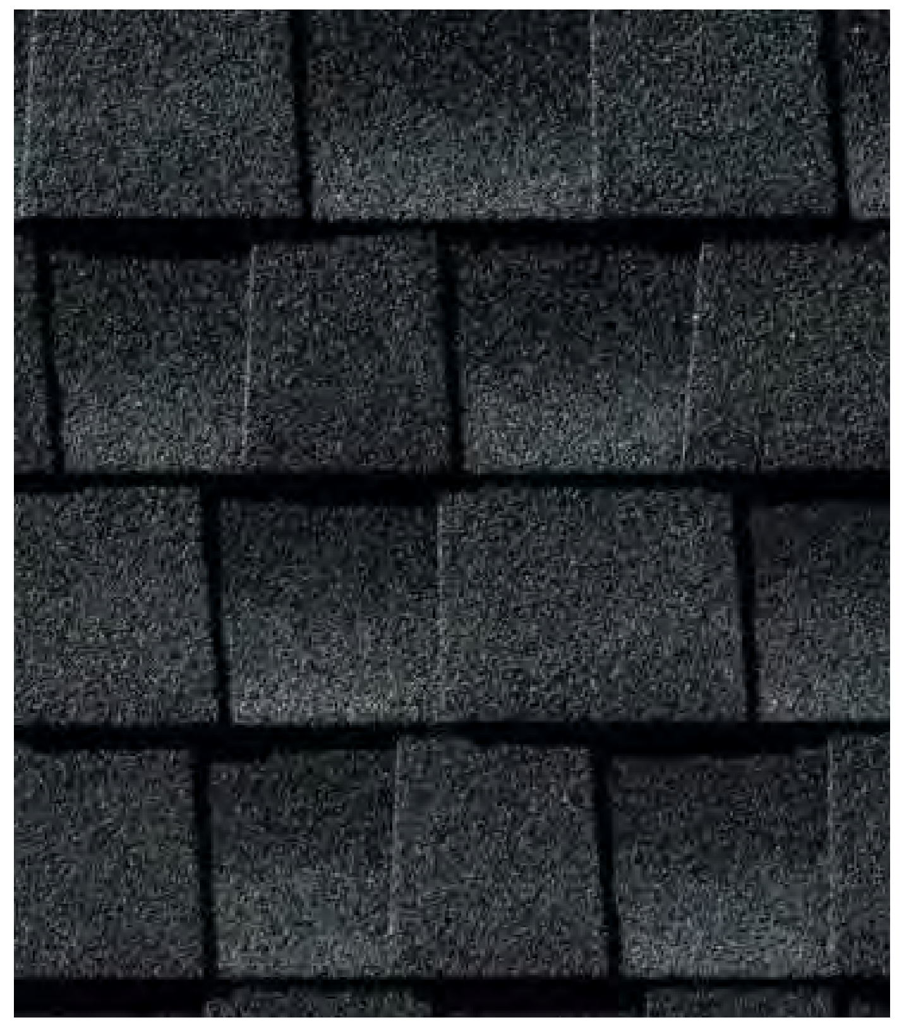
SCHEMATIC DESIGN
OCTOBER 21, 2022

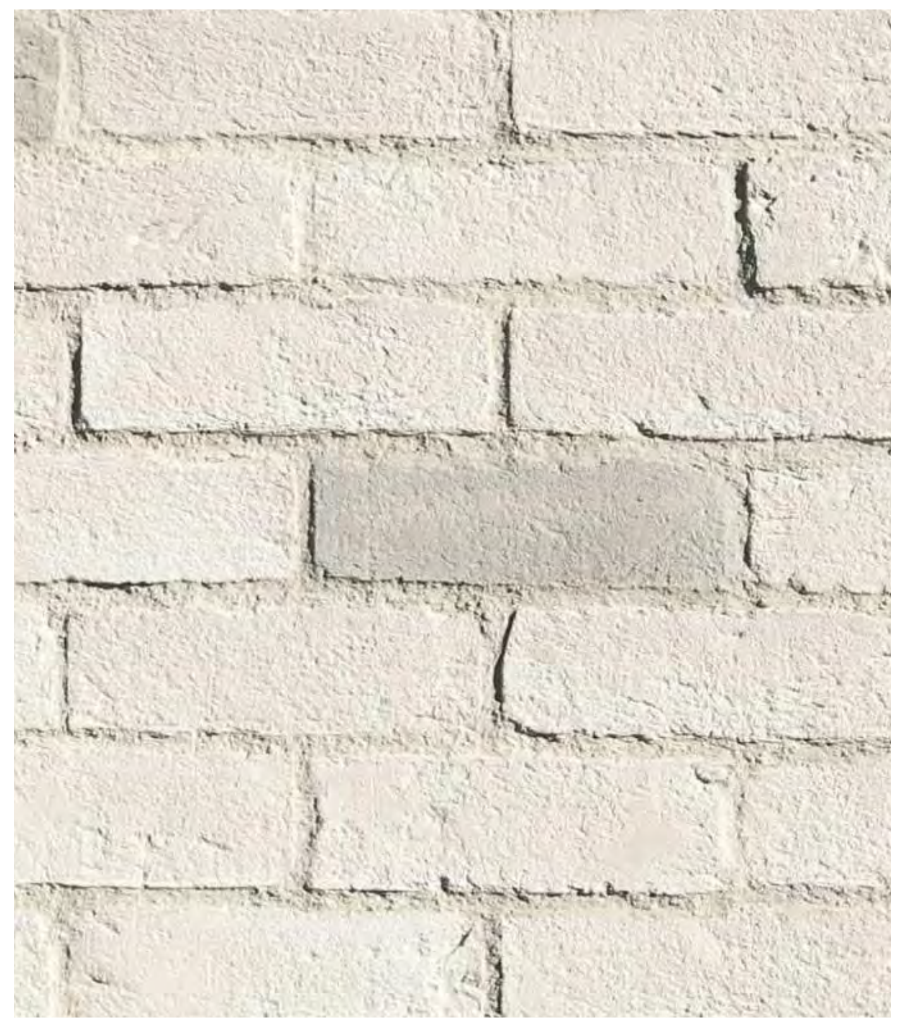
COLOR BOARD
PRODUCT B

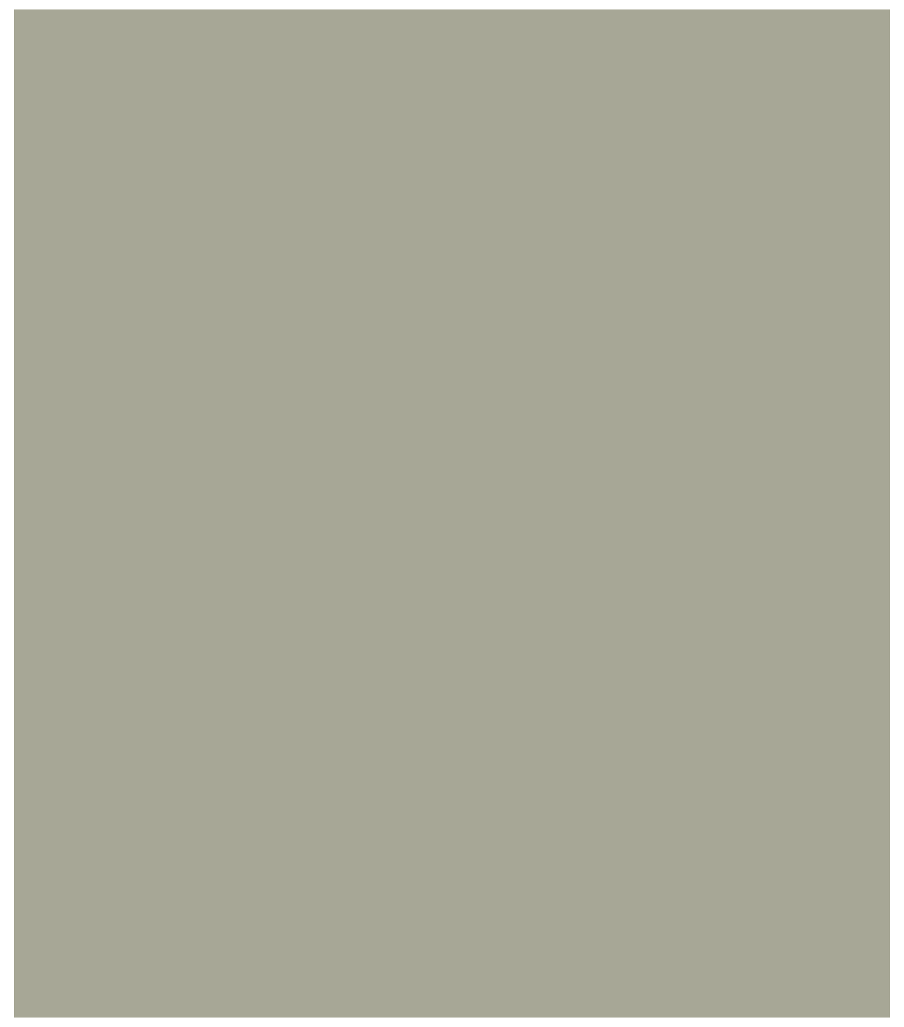

STUCCO 1
SW 9173, SHITAKE

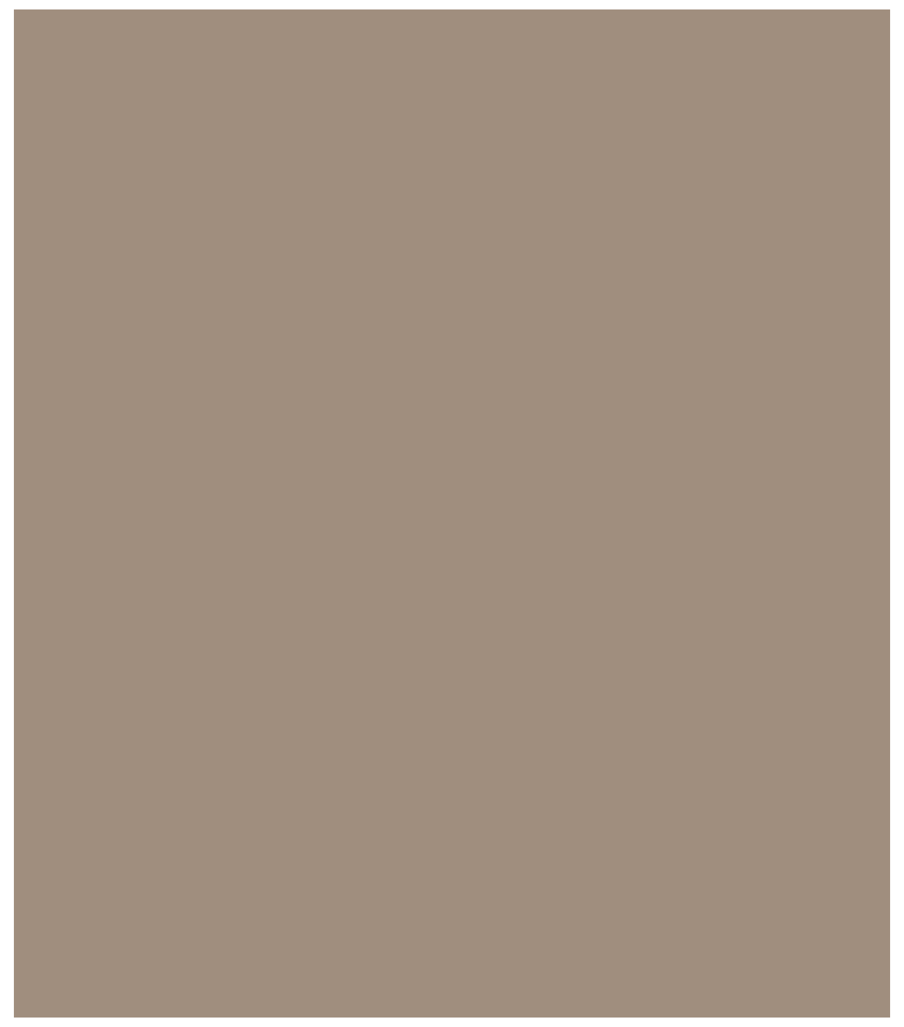

STUCCO 2
SW 6252, ICE CUBE

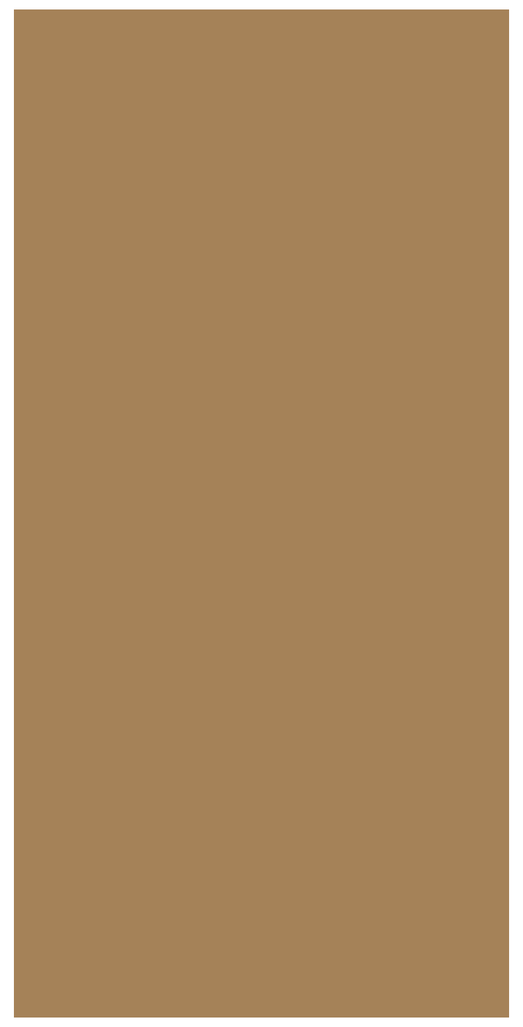

STUCCO 3
SW 7672, KNITTING NEEDLES

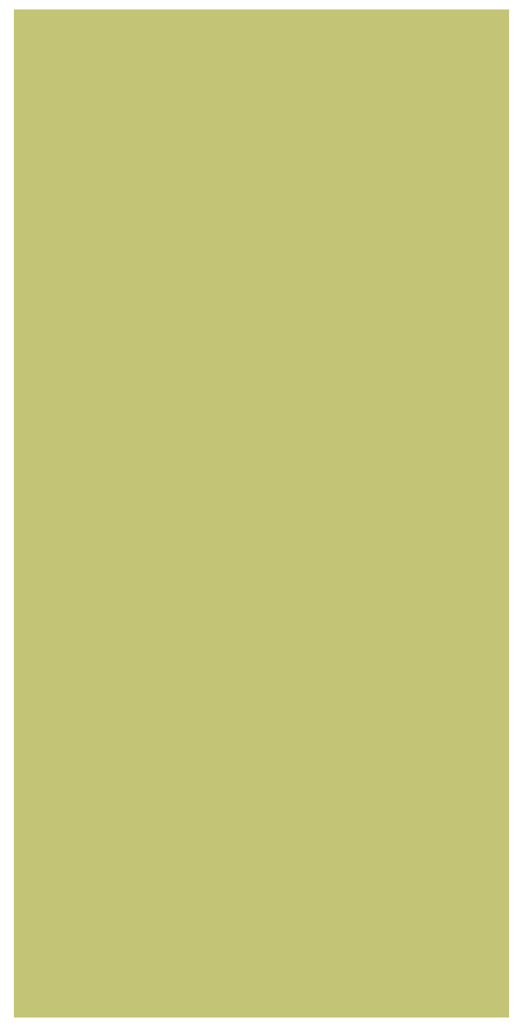

ASPHALT SHINGLE ROOF
GAF
TIMBERLINE HDZ - CHARCOAL

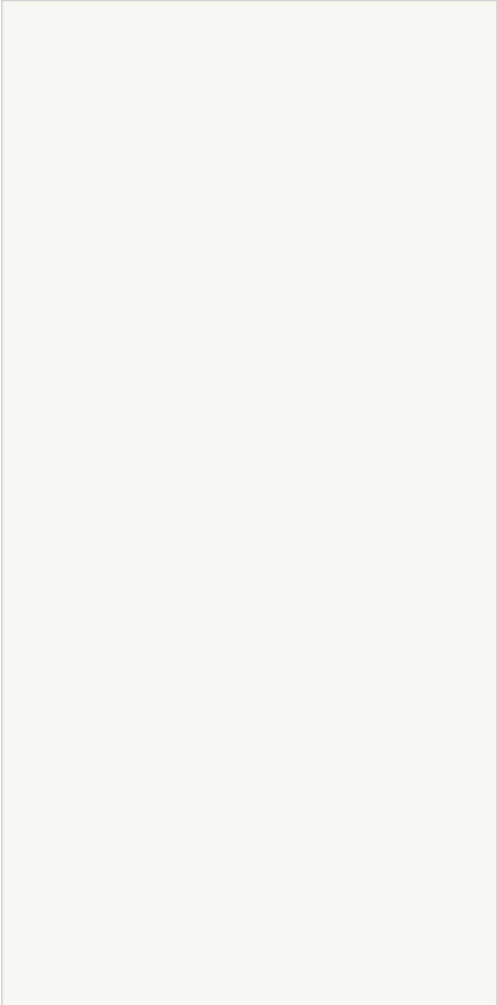

BRICK VENEER
ELDORADO STONE
TUNDRA BRICK - CHALK DUST

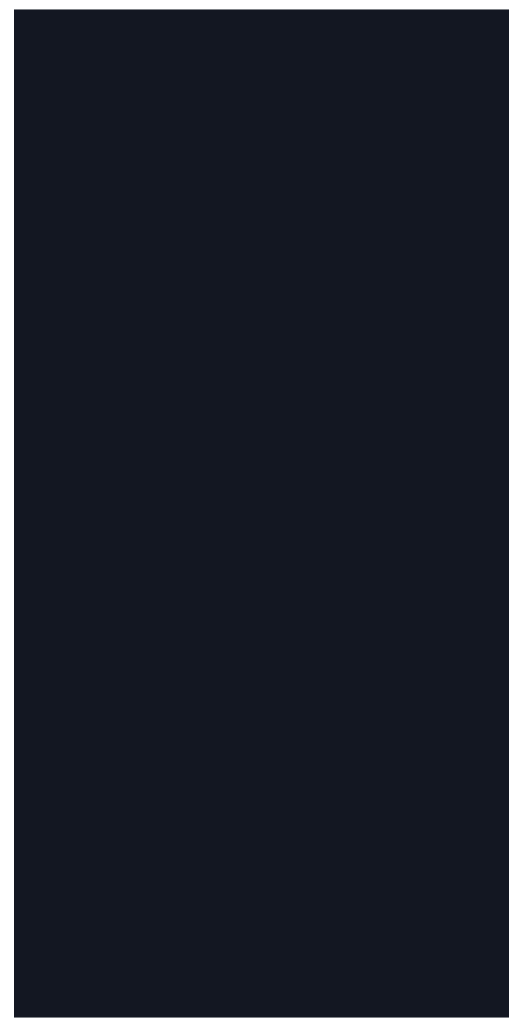

HORIZONTAL LAP SIDING
SW 9648, FROSTED FERN

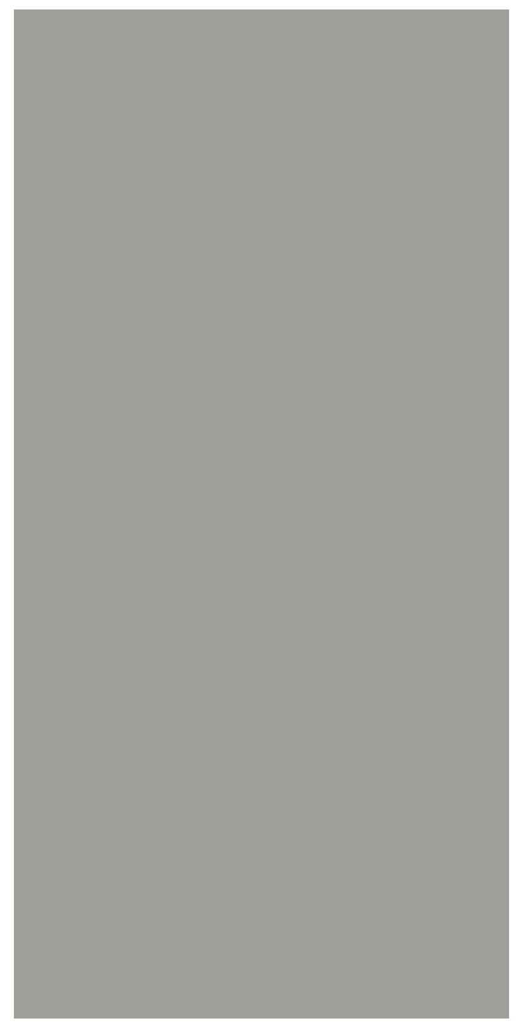

VERTICAL SIDING
SW 9084, COCOA WHIP

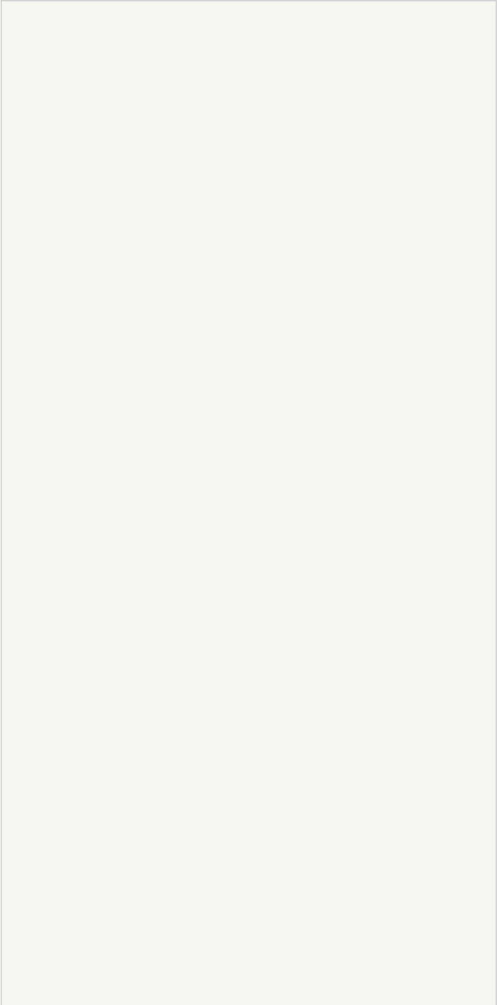

ENTRY DOOR 1
SW 2814,
ROOKWOOD
ANTIQUE GOLD


ENTRY DOOR 2
SW 6710, MELANGE
GREEN


TRIM
SW 7757, HIGH
REFLECTIVE WHITE


WINDOWS
BRONZE


GARAGE
SW 7655, STAMPED
CONCRETE


WOODEN RAILS
SW 7757, HIGH
REFLECTIVE WHITE

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ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA # 2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

COLOR BOARD
PRODUCT C

AM3

STUCCO 1
SW 6201, THUNDEROUS

STUCCO 2
SW 7757, HIGH REFLECTIVE WHITE

ASPHALT SHINGLE ROOF
GAF
TIMBERLINE HDZ - PEWTER GRAY

HORIZONTAL LAP SIDING
SW 6263, EXCLUSIVE PLUM

ENTRY DOOR 1
SW 9083, DUSTED TRUFFLE

ENTRY DOOR 2
SW 0015, GALLERY GREEN

TRIM
SW 7757, HIGH REFLECTIVE WHITE

METAL
SW 6992, INKWELL

WINDOWS
WHITE OR EQUAL

GARAGE 1
SW 9563, BEDROCK

GARAGE 2
SW 7674, PEPPERCORN

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ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA # 2021-1298

SCHEMATIC DESIGN
OCTOBER 21, 2022

COLOR BOARD
PRODUCT D

STUCCO 1
SW 9545, GHOSTED

STUCCO 2
SW 7016, MINDFUL GRAY

STUCCO 3
SW 7069, IRON ORE

ASPHALT SHINGLE ROOF
GAF
TIMBERLINE HDZ - CHARCOAL

STONE VENEER
CULTURED STONE
CAST-FIT - CARBON

HORIZONTAL LAP SIDING
SW 7503, STICKS AND STONES

VERTICAL SIDING
SW 9545, GHOSTED

ENTRY DOOR
SW 6704 HEP
GREEN

TRIM
SW 7069, IRON ORE

METAL
SW 7069, IRON ORE

WINDOWS
BRONZE

GARAGE 1
SW 9554, GOING
GREY

GARAGE 2
SW 7069, IRON ORE

STUCCO 1
SW 2739 CHARCOAL BLUE

HORIZONTAL LAP SIDING
SW 6065 BONA FIDE BEIGE

VERTICAL SIDING
SW 9605, CLOVE

STANDING SEAM METAL ROOFING
MCELROY METAL
MERIDIAN - MATTE BLACK

TILE
TRAVERTINE 2”X2”

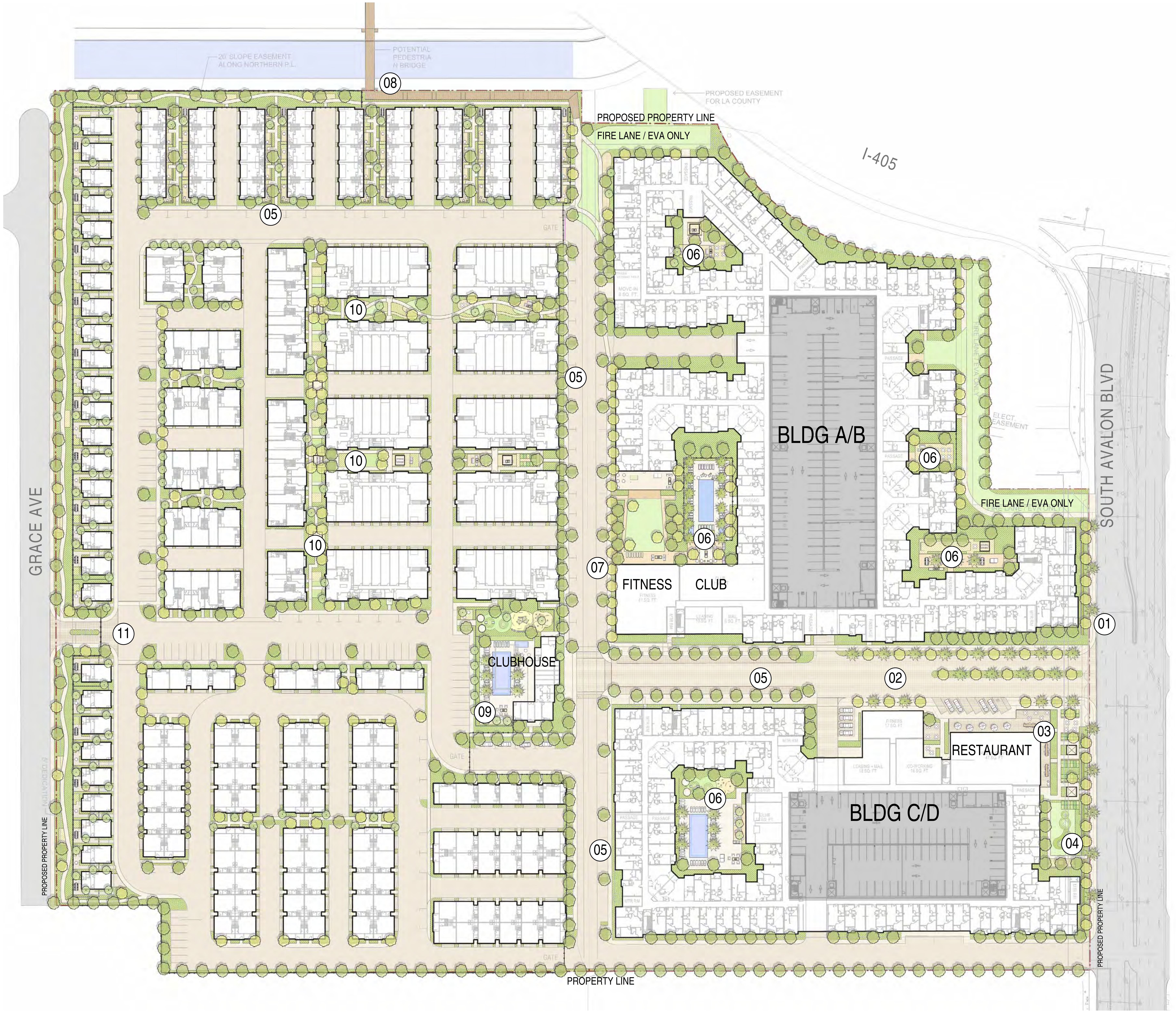
DOORS
SW 6198, SENSIBLE HUE

TRIM
SW 6991, BLACK MAGIC

METAL
SW 6991, BLACK MAGIC

WINDOWS
BRONZE

GARAGE
SW 6198, SENSIBLE HUE


20' SLOPE EASEMENT ALONG NORTHERN P.L.
POTENTIAL PEDESTRIA N BRIDGE
08
PROPOSED EASEMENT FOR LA COUNTY
PROPOSED PROPERTY LINE
FIRE LANE / EVA ONLY
I-405
05
GATE
06
10
05
BLDG A/B
06
ELECT EASEMENT
FIRE LANE / EVA ONLY
SOUTH AVALON BLVD
GRACE AVE
10
06
10
07
06
FITNESS
CLUB
11
01
CLUBHOUSE
05
02
09
03
RESTAURANT
GATE
06
BLDG C/D
05
04
PROPOSED PROPERTY LINE
PROPOSED PROPERTY LINE
GATE
PROPERTY LINE

LANDSCAPE PLAN KEY

01	IMPROVED STREETSCAPE WITH SIDEWALK AND STREET TREES PER CITY OF CARSON PUBLIC WORKS STANDARDS
02	SOUTH AVALON ENTRY DRIVE
03	RESTAURANT PATIO AREA
04	AVALON BLVD PARK
05	PARALLEL PARKING
06	RESIDENTIAL COURTYARD
07	STREETSCAPE WITH SHADED LANDSCAPE PARKWAYS AND PARALLEL PARKING
08	PEDESTRIAN BRIDGE CONNECTION
09	COMMUNITY CLUBHOUSE
10	TOWNHOME PEDESTRIAN PASEOS
11	GRACE AVENUE ENTRY DRIVE

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

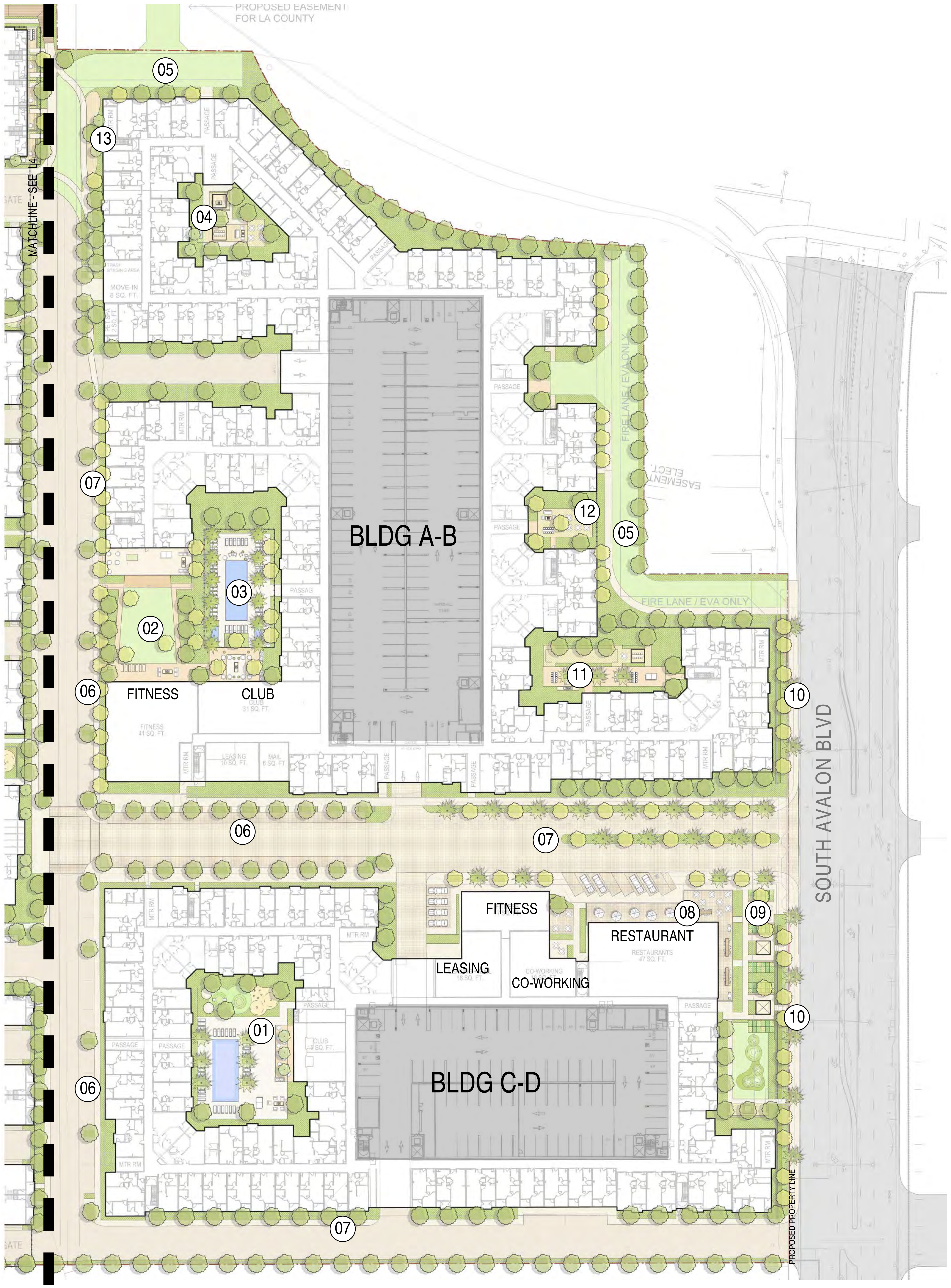
OVERALL LANDSCAPE PLAN - ALTERNATIVE 3

AO Architecture. Design. Relationships.

N

L.1

Scale 1"=60'
Job No. 2019-298
Date 10-21-2022


PROPOSED EASEMENT FOR LA COUNTY
MATCHLINE - SEE L4
GATE
05
13
04
MOVE-IN
8 SQ. FT.
PASSAGE
BLDG A-B
07
03
02
12
05
FIRE LANE / EVA ONLY
EASEMENT
11
06
FITNESS
CLUB
LEASING
MAIL
06
07
10
SOUTH AVALON BLVD
FITNESS
08
09
RESTAURANT
LEASING
CO-WORKING
01
10
BLDG C-D
06
07
PROPOSED PROPERTY LINE

LANDSCAPE PLAN KEY

01	PRIVATE RESIDENTIAL COURTYARD WITH POOL DECK, SHADED LOUNGE AREAS, GAMES TERRACE, FIRE FEATURE, CHILDREN'S PLAY AREA, AND ENHANCED PAVING
02	FITNESS AND CLUB TERRACE WITH LAWN, OUTDOOR LIVING SPACE, GAMES, DECK, LOUNGE AND FIRE FEATURES
03	PRIVATE RESIDENTIAL COURTYARD WITH POOL DECK, GATE AND FENCE, SHADED LOUNGE AREAS, FIRE FEATURE AND ENHANCED PAVING
04	PRIVATE RESIDENTIAL COURTYARD WITH SHADED LOUNGE AREAS, FIRE FEATURE AND ENHANCED PAVING
05	FIRE LANE / EVA LANE WITH DRIVABLE GRASS PAVING IN ACCORDANCE WITH LA COUNTY FIRE CODE
06	PARALLEL PARKING WITH ENHANCED PAVING
07	TREE-LINED STREETSCAPE
08	RESTAURANT PATIO AREA WITH ACCENT PLANTING, MOVABLE SEATING AND ABC BARRIER
09	AVALON BOULEVARD PARK WITH SHADE STRUCTURES, SEATING AREAS, GARDENS, AND CHILDREN'S PLAY AREA
10	SOUTH AVALON BLVD STREETSCAPE WITH 8' W SIDEWALK AND STREET TREES PER CITY OF CARSON PUBLIC WORKS STANDARDS
11	PRIVATE RESIDENTIAL COURTYARD WITH FENCE, SHADED LOUNGE AREAS, FIRE FEATURE, BOCCE COURT, AND ENHANCED PAVING
12	PRIVATE RESIDENTIAL COURTYARD WITH FENCE, SHADED LOUNGE AREAS, FIRE FEATURE, AND ENHANCED PAVING
13	SEATING AREAS ALONG WALKING PATHS

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

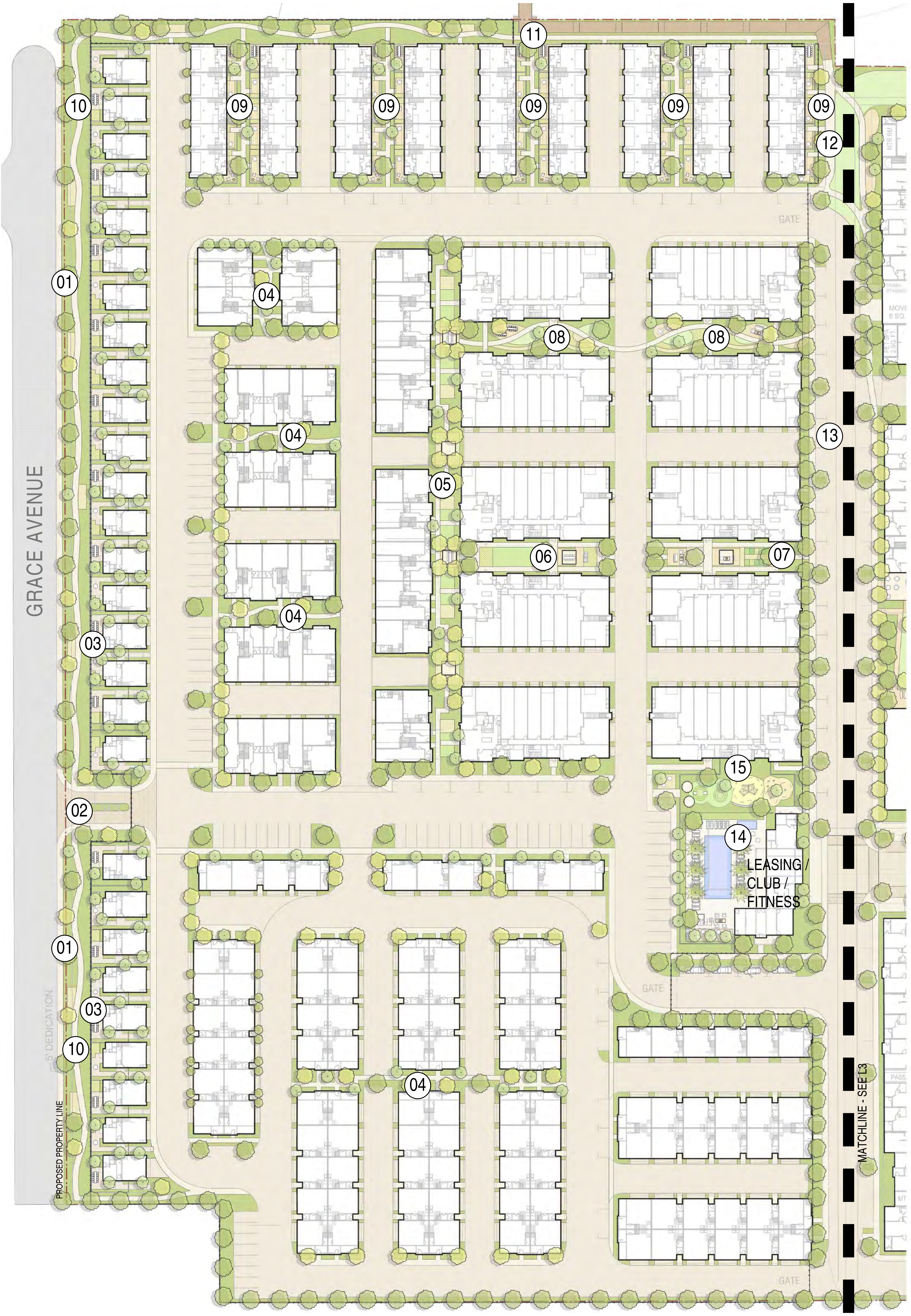
GROUND LEVEL ENLARGEMENT PLAN - EAST

AO Architecture. Design. Relationships.

N

L.2

Scale 1"=50'
Job No. 2019-298
Date 10-21-2022


11
10
09
09
09
09
09
12
GATE
01
04
08
08
04
13
05
GRACE AVENUE
06
07
04
03
15
02
14
LEASING / CLUB / FITNESS
01
GATE
03
10
5' DEDICATION
04
PROPOSED PROPERTY LINE
MATCHLINE - SEE L3
GATE

LANDSCAPE PLAN KEY

01	GRACE AVENUE STREETSCAPE WITH 5' W SIDEWALK AND STREET TREES PER CITY OF CARSON PUBLIC WORKS STANDARDS
02	GRACE AVENUE ENTRY WITH ENHANCED PAVING AND ACCENT TREES
03	SINGLE FAMILY HOMES WITH GATE AND FENCES, PRIVATE ENTRY WALKS AND PATIOS
04	TOWNHOME PEDESTRIAN PASEOS
05	TOWNHOME PEDESTRIAN PASEO WITH LAWN, SEATING AREAS AND SHADE STRUCTURES
06	TOWNHOME PEDESTRIAN PASEO WITH PRIVATE PATIOS, LAWN, SHADED STRUCTURE, AND BBQ GRILLS
07	TOWNHOME PEDESTRIAN PASEO WITH PRIVATE PATIOS, SHADED LOUNGE SEATING, SHADE STRUCTURE, FIRE FEATURE, AND COMMUNITY GARDEN
08	TOWNHOME PEDESTRIAN PASEO WITH PRIVATE PATIOS, MEANDERING PATHS, SHADED SEATING AREAS, LAWN, AND FIRE FEATURE
09	TOWNHOME PEDESTRIAN PASEOS WITH PRIVATE PATIOS
10	MEANDERING PATH / FITNESS TRAIL WITH SEATING NODES
11	ACCESSIBLE PEDESTRIAN BRIDGE TO ADJACENT PROPERTY
12	FIRE LANE / EVA ACCESS WITH WALKING PATHS AND SEATING AREAS
13	STREETSCAPE WITH TREE-LINED SIDEWALKS
14	FITNESS CENTER WITH GATE AND FENCE, POOL DECK, GAMES TABLES, SHADED LOUNGE SEATING, FIRE FEATURE
15	CHILDREN'S PLAY AREA

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

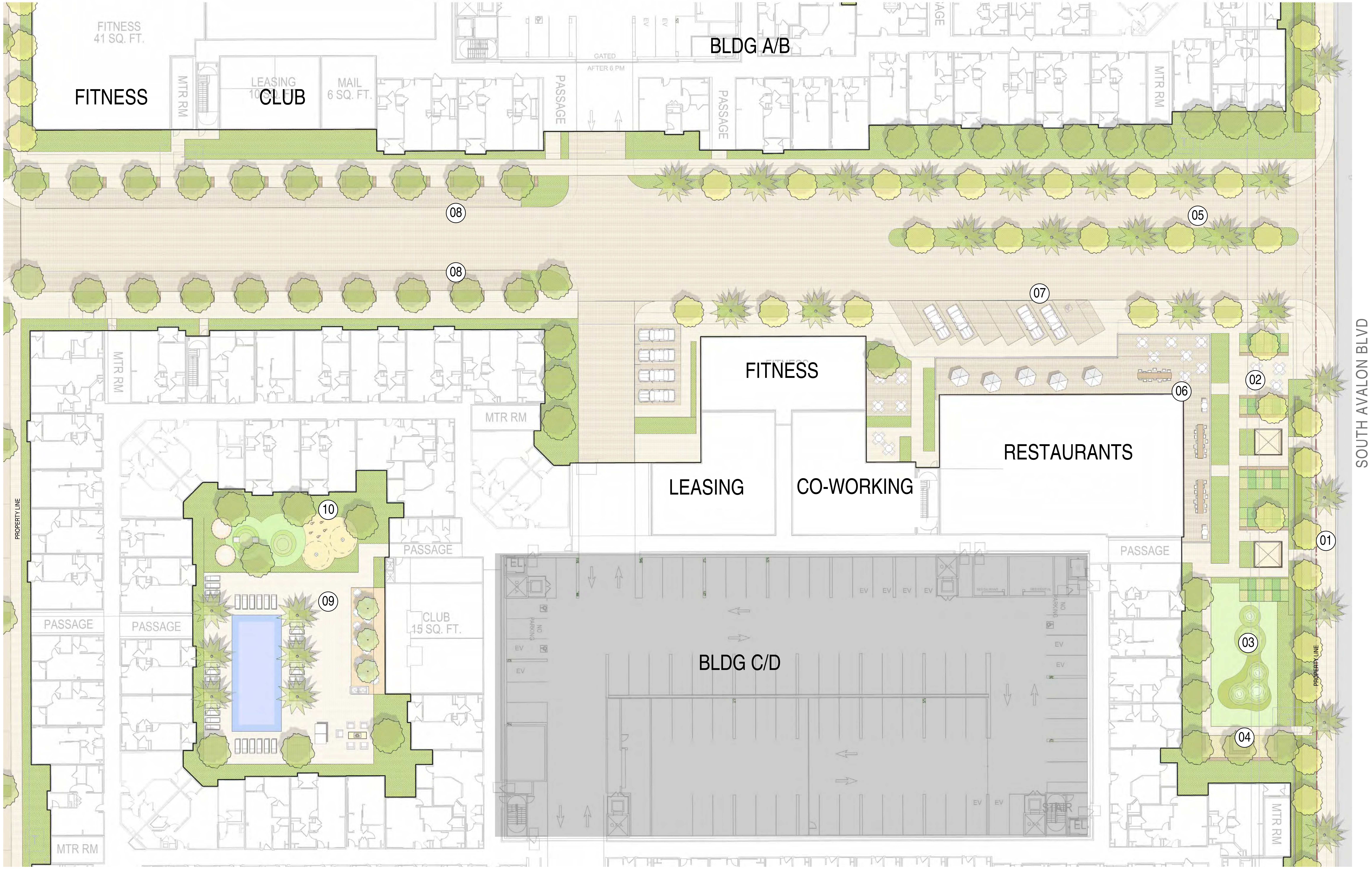
GROUND LEVEL ENLARGEMENT PLAN - WEST

Architecture.
Design.
Relationships.

N

L.3

Scale 1"=50'
Job No. 2019-298
Date 10-21-2022


FITNESS
41 SQ. FT.
FITNESS
MTR RM
LEASING
10 SQ. FT.
CLUB
MAIL
6 SQ. FT.
PASSAGE
GATED
AFTER 6 PM
PASSAGE
BLDG A/B
MTR RM
08
08
05
07
MTR RM
MTR RM
FITNESS
06
02
RESTAURANTS
LEASING
CO-WORKING
10
PASSAGE
PASSAGE
01
09
PROPERTY LINE
PASSAGE
PASSAGE
CLUB
15 SQ. FT.
EV
NO PARKING
BLDG C/D
03
PROPERTY LINE
04
STAIR
EL
MTR RM
MTR RM
SOUTH AVALON BLVD

LANDSCAPE PLAN KEY

01	IMPROVED STREETSCAPE WITH SIDEWALK AND STREET TREES PER CITY OF CARSON PUBLIC WORKS STANDARDS
02	AVALON BOULEVARD PARK WITH SHADE STRUCTURES, SEATING AREAS AND GARDENS
03	PUBLICLY ACCESSIBLE CHILDREN'S PLAY AREA
04	RESPITE PARK
05	SOUTH AVALON ENTRY DRIVE
06	RESTAURANT PATIO AREA WITH ACCENT PLANTINGS, MOVABLE SEATING AND ABC BARRIER
07	HEAD-IN ANGLED PARKING
08	PARALLEL PARKING
09	PRIVATE RESIDENTIAL COURTYARD WITH POOL DECK, SHADED LOUNGE AREAS, GAMES TERRACE, FIRE FEATURE, AND ENHANCED PAVING
10	PRIVATE COURTYARD CHILDREN'S PLAY AREA

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

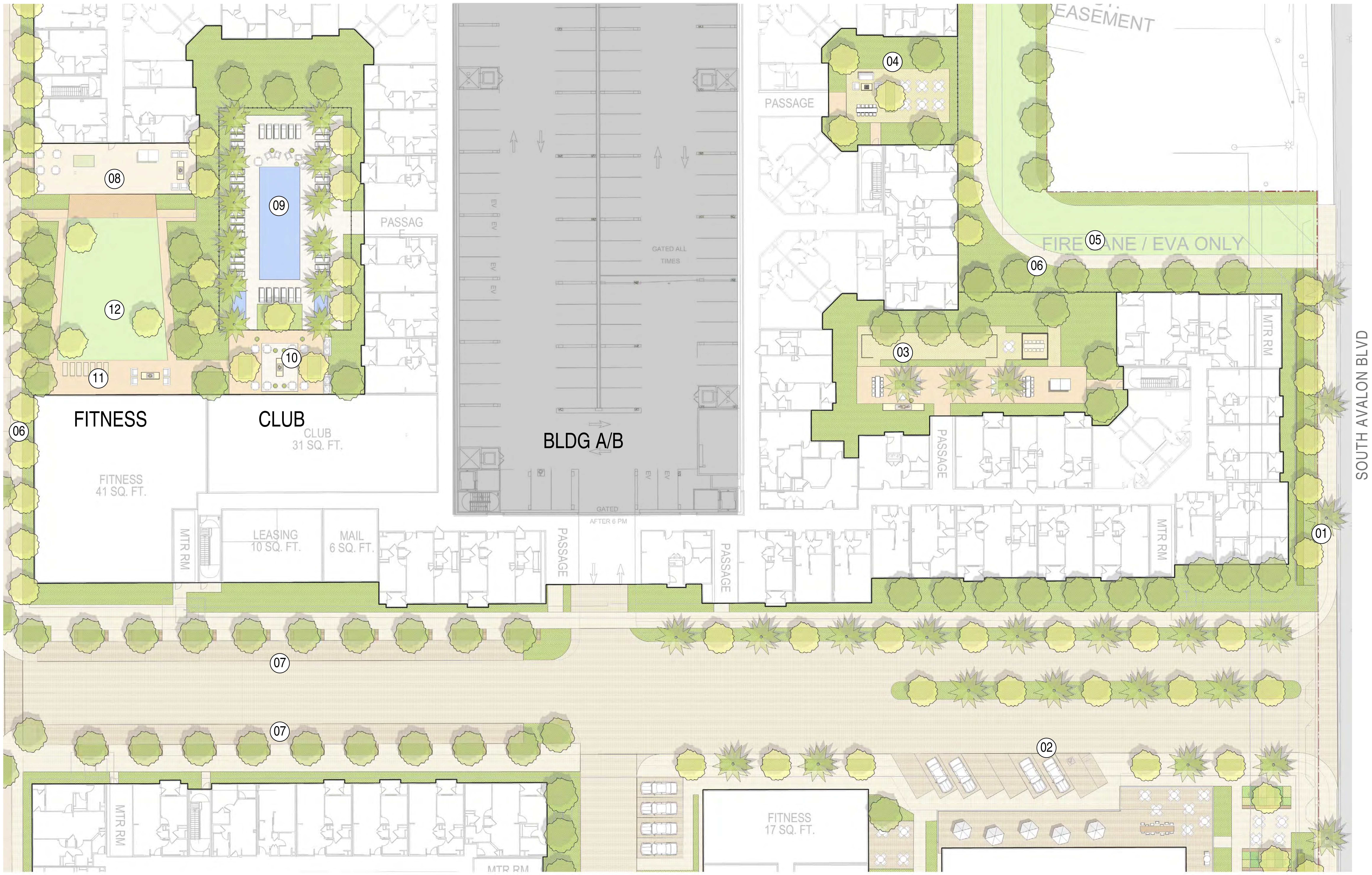
AVALON ENTRY ENLARGEMENT PLAN - SOUTH

Architecture.
Design.
Relationships.

N

L.4

Scale 1"=20'
Job No. 2019-298
Date 10-21-2022


EASEMENT
04
PASSAGE
08
09
PASSAG
12
10
11
FITNESS
CLUB
CLUB
31 SQ. FT.
FITNESS
41 SQ. FT.
BLDG A/B
GATED ALL TIMES
EV
GATED
AFTER 6 PM
LEASING
10 SQ. FT.
MAIL
6 SQ. FT.
MTR RM
PASSAGE
FIRE LANE / EVA ONLY
05
06
03
MTR RM
01
07
07
02
FITNESS
17 SQ. FT.
MTR RM
SOUTH AVALON BLVD

LANDSCAPE PLAN KEY

01	IMPROVED STREETSCAPE WITH SIDEWALK AND STREET TREES PER CITY OF CARSON PUBLIC WORKS STANDARDS
02	HEAD-IN ANGLED PARKING
03	RESIDENTIAL COURTYARD WITH BOCCEBALL, BBQ GRILLS, SHADE STRUCTURES AND LOUNGE SEATING
04	RESIDENTIAL COURTYARD WITH ENHANCED PAVING, FIRE FEATURE AND LOUNGE SEATING
05	FIRE LANE / EVA LANE WITH DRIVABLE GRASS PAVING IN ACCORDANCE WITH LA COUNTY FIRE CODE
06	TREE-LINED PEDESTRIAN PATHS
07	PARALLEL PARKING
08	OUTDOOR LIVING AREA WITH GAME TABLES AND MOVABLE SEATING
09	POOL DECK WITH, SPA, CABANAS, SHADED LOUNGE AREAS, DECK AND FIRE FEATURE
10	OUTDOOR CLUB LOUNGE AREA WITH FIRE FEATURE, BBQ GRILLS AND MOVABLE SEATING
11	FITNESS TERRACE AND DECK
12	FITNESS LAWN AND SHADE TREES

OJB

IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

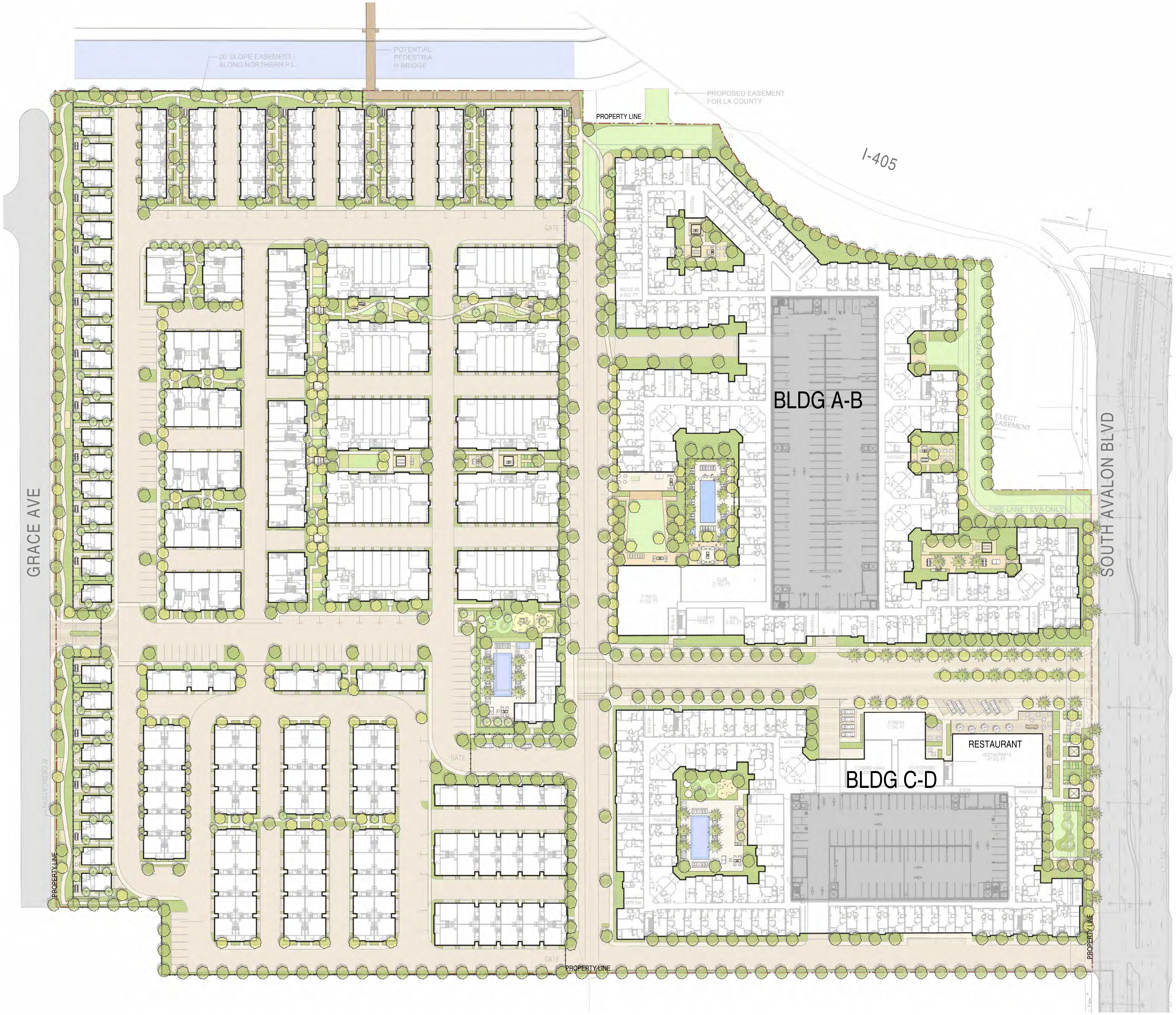
AVALON ENTRY ENLARGEMENT PLAN - NORTH

Architecture.
Design.
Relationships.

N

L.5

Scale 1"=20'
Job No. 2019-298
Date 10-21-2022


20' SLOPE EASEMENT ALONG NORTHERN P.L.
POTENTIAL PEDESTRIAN BRIDGE
PROPOSED EASEMENT FOR LA COUNTY
PROPERTY LINE
I-405
GATE
GRACE AVE
BLDG A-B
MOVE-IN 8 SQ. FT.
CLUB 3 SQ. FT.
FITNESS 41 SQ. FT.
LEASING 10 SQ. FT.
MAIL 6 SQ. FT.
PASSAGE
ELECT EASEMENT
FIRE LANE / EVA ONLY
SOUTH AVALON BLVD
BLDG C-D
RESTAURANT
RESTAURANTS 47 SQ. FT.
FITNESS 17 SQ. FT.
LEASING + MAIL
CO-WORKING
MTR RM
GATE
PROPERTY LINE
PROPERTY LINE
PROPERTY LINE

PRELIMINARY TREE LEGEND

	BOTANICAL NAME / COMMON NAME	SIZE	MATURE HEIGHT / SPREAD	WUCOLS
	INTERIOR TREES			
●	ARBUTUS MARINA / MARINA ARBUTUS	36" BOX AND 48" BOX	40-50'H X 25-40'W	L
●	GEIJERA PARVIFOLIA / AUSTRALIAN WILLOW		25-35'H x 20'W	L
●	OLEA EUROPAEA / FRUITLESS OLIVE		20-30'H X 15'-25' W	L
●	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		20-90'H X 40'W	L
●	QUERCUS AGRIFOLIA / COAST LIVE OAK		35-75'H x 35-50'W	L
●	ULMUS PARVIFOLIA 'DRAKE' / DRAKE ELM		40-50'H X 40'W	L
●	CERCIS OCCIDENTALIS / REDBUD		10-20'H X 10-15'W	L
●	LAGERSTROEMIA INDICA 'NATCHEZ' / NATCHEZ WHITE CRAPE MYRTLE		20'H X 20'W	L
	STREET TREES			
✱	PHOENIX DACTYLIFERA / TRUE DATE PALM	36" BOX AND 48" BOX	50-80'H X 20-40'W	L
●	LOPHOSTEMON CONFERTA / BRISBANE BOX		30-40' H X 15-25' W	L
●	TABEBUIA HETEROPHYLLA / PINK TRUMPET TREE		40-50' H X 35-50' W	M

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

PRELIMINARY TREE PLAN

AO Architecture. Design. Relationships.

N

L.6

Scale	1"=60'
Job No.	2019-298
Date	10-21-2022

TREES

Arbutus Marina
MARINA ARBUTUS (40-50'H X 25-40'W)
WATER USE: LOW

Geijera parvifolia
AUSTRALIAN WILLOW (25-35'H x 20'W)
WATER USE: LOW

Olea europaea
FRUITLESS OLIVE (20-30'H X 15'-25' W)
WATER USE: LOW

Platanus racemosa
CALIFORNIA SYCAMORE (20-90'H X 40'W)
WATER USE: LOW

Quercus agrifolia
COAST LIVE OAK (35-75'H x 35-50'W)
WATER USE: LOW

Ulmus parvifolia 'Drake'
DRAKE ELM (40-50'H X 40'W)
WATER USE: LOW

Cercis occidentalis
REDBUD (10-20'H X 10-15'W)
WATER USE: LOW

Lagerstroemia indica 'Natchez'
NATCHEZ WHITE CRAPE MYRTLE
(20'H X 20'W)
WATER USE: LOW

STREET TREES

Phoenix dactylifera
TRUE DATE PALM 50-80'H X 20-40'W)
WATER USE: LOW

Lophostemon conferta
BRISBANE BOX (30-40' H X 15-25' W)
WATER USE: LOW

Tabebuia heterophylla
PINK TRUMPET TREE (40-50' H X 35-50' W)
WATER USE: MED

FLOWERING PERENNIALS & GRASSES

Adiantum jordanii
CALIFORNIA MAIDENHAIR FERN (2.5'H X
WATER USE: LOW

Artemisia ludoviciana 'Silver
WHITE SAGE (1-2'H X SPREADING)
WATER USE: LOW

Asarum caudatum
WILD GINGER (1-2'H X 3'W)
WATER USE: LOW

Carex praegracilis
CALIFORNIA FIELD SEDGE (2-3'H X
WATER USE: LOW

Chondropetalum tactorum
SMALL CAPE RUSH (2-4' H X 3-4' W)
WATER USE: LOW

Salvia clevelandii
CLEVELAND SAGE (4-5'H)
WATER USE: LOW

Dianella tasmanica
DIANELLA (2'H X 2'W)
WATER USE: LOW

Festuca glauca 'Elijah Blue'
ELIJAH BLUE FESTUCA (1'H X 1-2' W)
WATER USE: LOW

Hypocalymma robustrum
SWAN RIVER MYRTLE (3-5' H X 3-4' W)
WATER USE: LOW

Juncus Patens
COMMON RUSH (2-3' H X 2-3' W)
WATER USE: MED

Lavandula dentata
FRENCH LAVENDER (2-3' H X 4-5' W)
WATER USE: LOW

Liriope muscari
GIANT LIRIOPE (12"-18" H)
WATER USE: MED

Leymus condensatus 'Canyon
CANYON PRINCE WILD RYE (2-3' H X
WATER USE: LOW

Lomandra longifolia 'Breeze'
LOMANDRA (2'H X 2-4'W)
WATER USE : LOW

Nephrolepis cordifolia 'California'
SWORD FERN (1'H X 1'W)
WATER USE: LOW

Phormium tenax 'Sea Jade'
SEA JADE FLAX (2'H X 2-3' W)
WATER USE: LOW

Santolina chamaecyparissus
SANTOLINA (1'-2 'H)
WATER USE: LOW

Gardenia jasminoides 'First
FIRST LOVE GARDENIA (3'-6'H)
WATER USE: MED

HERBS

Mentha
MINT (SPREADING)
WATER USE: MED

Origanum vulgare
OREGANO (1-2'H)
WATER USE: LOW

Rosmarinus officinalis
ROSEMARY (4-6'H X 4-5'W)
WATER USE: LOW

Salvia officinalis
COMMON SAGE (1-3'H)
WATER USE: MED

Thymus vulgaris
THYME (1-3'H)
WATER USE: LOW

EVERGREEN

Adenanthos 'Silver Haze'
SILVER HAZE WOOLLY BUSH (5'H X 5'W)
WATER USE: LOW

Arbutus unedo 'Compacta'
DWARF STRAWBERRY TREE(35'H X
WATER USE: LOW

Ceanothus 'Yankee Point'
CEANOTHUS (2-3'H)
WATER USE: MED

Eucalyptus 'Moon Lagoon'
FINE LEAFED MALLEE (4-8'H X 6-12'W)
WATER USE: LOW

Myrtus communis
TRUE MYRTLE (8-12' H X 8-12' W)
WATER USE: LOW

Olea europaea 'Little Olive'
DWARF OLIVE (4-6' H X 4-6' 'W)
WATER USE: LOW

Philodendron 'Xanadu'
KANADU PHILODENDRON (2-3'H X 3-4' W)
WATER USE: MED

Rosmarinus officinalis prostratus
PROSTRATE ROSEMARY (SPREADING)
WATER USE: LOW

Teucrium fruticans 'Azureum'
BUSH GERMANDER (4-5'H)
WATER USE: LOW

Westringia fruticosa
COAST ROSEMARY (4-6' H X 4-6' W)
WATER USE: LOW

SUCCULENTS

Aeonium canariensis
CANARY ISLAND ROSE (2-3' H X 2-3'
WATER USE: LOW

Agave attenuata 'Boutin Blue'
BLUE FOX TAIL AGAVE (3-4' H X 3-4'
WATER USE: LOW

Agave 'Blue Glow'
BLUE GLOW AGAVE (1-2' H X 2-3' W)
WATER USE: LOW

Aloe barbadensis
ALOE VERA (2'H)
WATER USE: LOW

Euphorbia characias. wulfenii
MEDITERRANEAN SPURGE (2'H X 2'W)
WATER USE: LOW

Euphorbia myrsinites
MYRTLE SPURGE(6" H X 2'W)
WATER USE: LOW

Portulacaria afra 'Prostrate Form'
DWARF ELEPHANT FOOT (6"H X 4-6'W)
WATER USE: LOW

Senecio serpens
BLUE FINGERS (6"-1'H)
WATER USE: LOW

Yucca Filamentosa
YUCCA (1-3'H X 2'W)
WATER USE: LOW

VINES

Cestrum nocturnum
NIGHT BLOOMING JASMINE (10'H X
WATER USE: MED

Rosa Floribunda 'Iceberg'
ICEBERG CLIMBING ROSE (15'H)
WATER USE: MED

Ficus pumila
CREEPING FIG (25'H X 30'W)
WATER USE: MED

Grewia occidentalis
LAVENDER STAR FLOWER (8-12'H X
WATER USE: MED

Petrea volubilis
QUEEN'S WREATH (6-12' H X 3-6' W)
WATER USE: MED

Parthenocissus quinquifolia
VIRGINIA CREEPER (40'H X 20' W)
WATER USE: MED

Trachelospermum jasminoides
STAR JASMINE (18-20' H)
WATER USE: MED

Vitis 'Roger's Red'
ROGER'S RED GRAPE (25-40'H X 15-
WATER USE: LOW

Wisteria Floribunda 'Royal Purple'
JAPANESE WISTERIA (10-30' H X 10-20'W)
WATER USE: MED

OJB

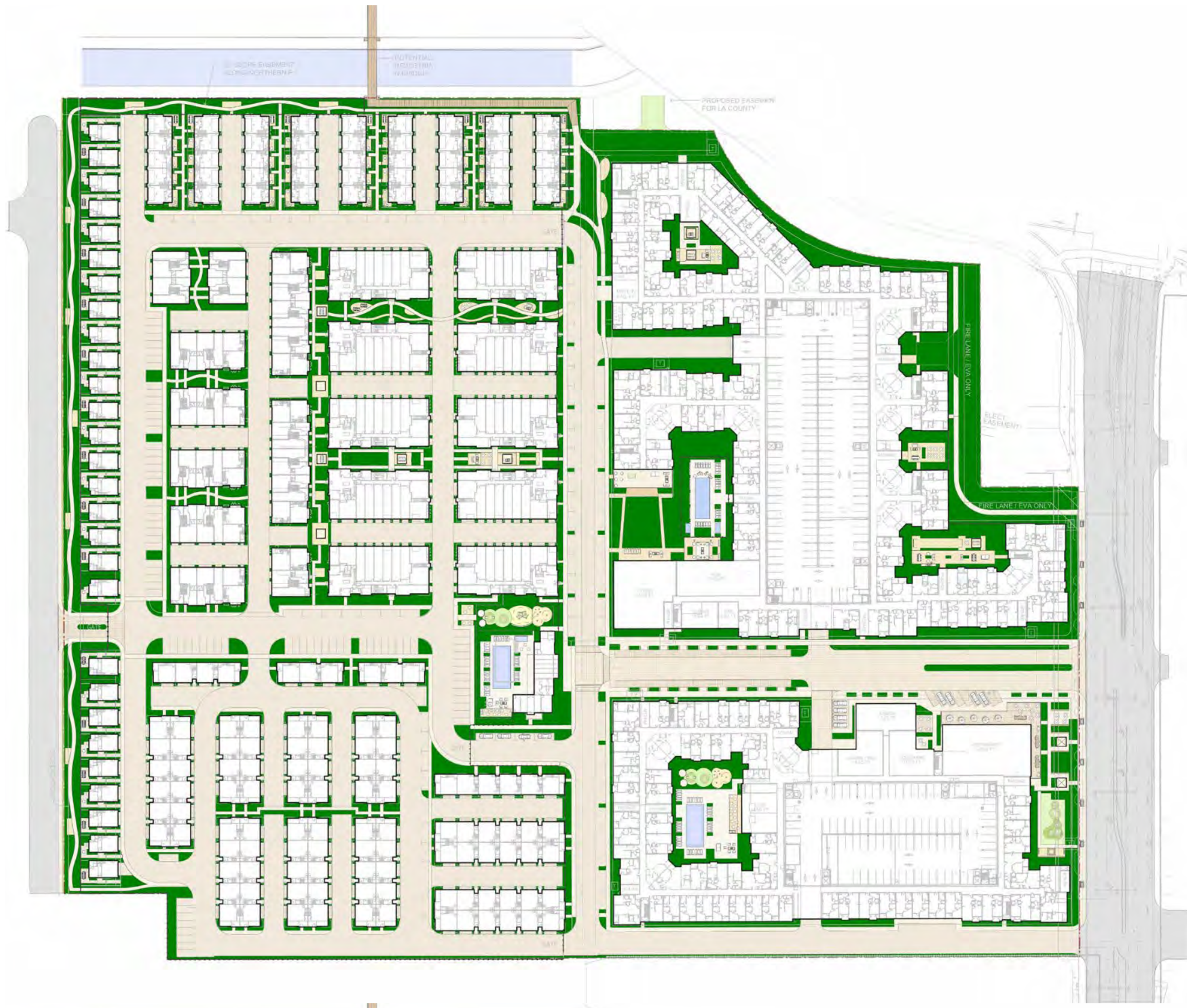
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA 90745

PLANTING PALETTE

Architecture.
Design.
Relationships.

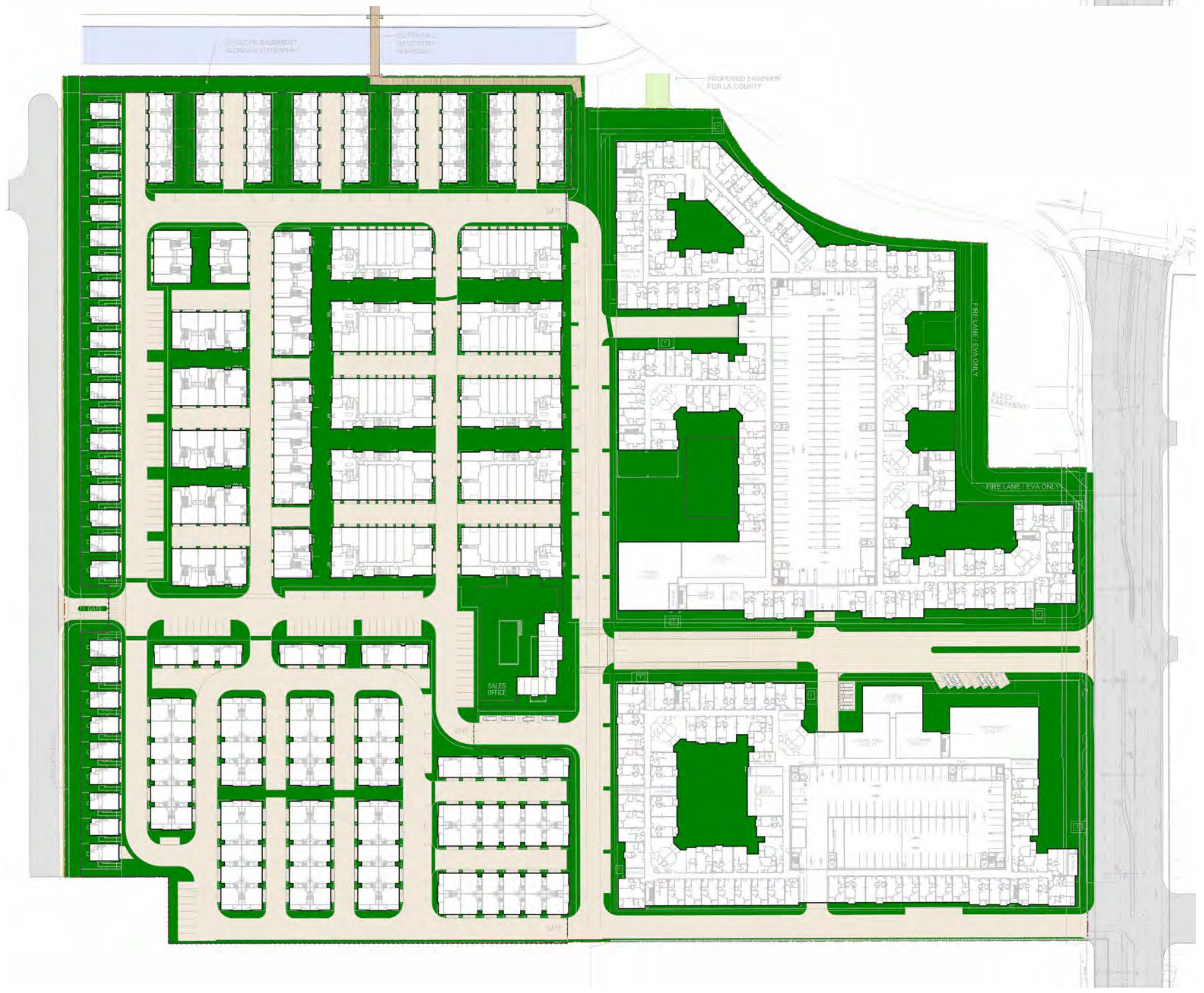
L.7

Scale	N/A
Job No.	2019-298
Date	10-21-2022



TOTAL LANDSCAPE AREA

PROJECT SUMMARY	
OVERALL SITE AREA:	**1,185,239 SF**
TOTAL LANDSCAPE AREA:	**200,219 SF**
SITE LANDSCAPE PERCENTAGE:	**17%**



USABLE OPEN SPACE AREA

USABLE OPEN SPACE (CMC 9126.28)	
OVERALL SITE AREA:	**1,185,239 SF**
PRIVATE DECKS, BACKYARDS AND BALCONIES: RE: ARCHITECTURE	84,539 SF
TOTAL USABLE OPEN SPACE:	376,931 SF
PERCENTAGE OF USABLE OPEN SPACE TO OVERALL SITE AREA:	31.8%

OPEN PARKING AREA

OPEN PARKING AREA LANDSCAPE REQUIREMENT (CMC 9162.52)	
PARKING SF:	36,648 SF X 5% = 1,832 SF OF LANDSCAPE REQUIRED (MINIMUM)
LANDSCAPE PROVIDED:	5,935 SF

LANDSCAPING AND OPEN SPACE NARRATIVE

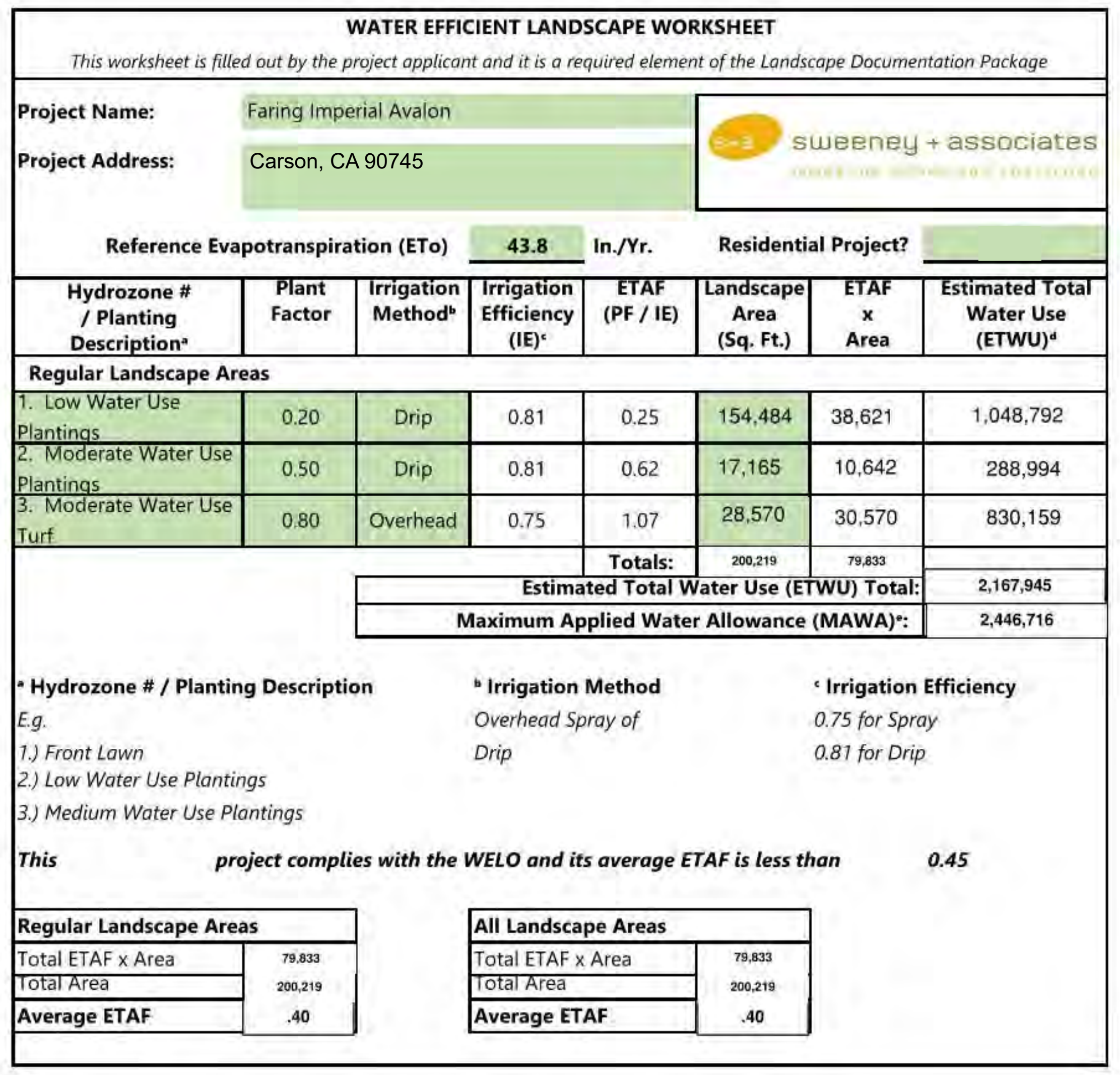
Located within the urban context, of the City of Carson, Imperial Avalon responds to the need of mixed-use development by creating an iconic architectural vocabulary and implementing strong vehicular and pedestrian connectivity to the neighboring communities and nearby uses.

The perimeter landscape is intended to encourage walkability and pedestrian uses and will be designed to blend into the surrounding community and streetscape character. Internal streetscape design will likewise encourage pedestrian connectivity to nearby commercial uses, residential amenities and park uses, while providing points of interest at key nodes. As distinguished from the exterior landscape, the interior courtyards and recreation areas will provide areas for both active and passive uses. Multi-use spaces with enhanced communal amenities will be provided to encourage social and private moments through the use of garden courtyards, swimming pools, BBQ areas, fire pits and play areas.

The Senior Living component of the project applies sensitivity and functionality to the pedestrian experience and creates moments of tranquility, reflection and opportunities for gathering, while introducing garden features that engage sensory experiences. The landscape will be designed with predominantly drought tolerant species, the use of natives and seasonal ornamental plantings providing interest in color and texture in locations with varieties of solar access. The landscape planting and irrigation will comply with requirements set forth by the City of Carson, CA. The irrigation design will be a fully automatic, underground water use and conservation system, with high efficiency and low precipitation rates, using an evapotranspiration weather-based control system. The selection of plant material is based on geographic, cultural, aesthetic and low maintenance considerations.

ENCROACHMENTS (CMC 9126.29)

EVERY PART OF A REQUIRED YARD OR OPEN SPACE SHALL BE OPEN AND UNOBSTRUCTED FROM FINISHED GRADE OR FLOOR SURFACE TO THE SKY EXCEPT FOR THE FACILITIES INDICATED BY THE TABLE IN CMC 9126.



WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package

Project Name: Faring Imperial Avalon

Project Address: Carson, CA 90745

sweeney + associates

Reference Evapotranspiration (ETo) 43.8 **In./Yr.** **Residential Project?**

Hydrozone # / Planting Description[a]	Plant Factor	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF / IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[d]
Regular Landscape Areas							
1. Low Water Use Plantings	0.20	Drip	0.81	0.25	154,484	38,621	1,048,792
2. Moderate Water Use Plantings	0.50	Drip	0.81	0.62	17,165	10,642	288,994
3. Moderate Water Use Turf	0.80	Overhead	0.75	1.07	28,570	30,570	830,159
				Totals:	200,219	79,833	
					Estimated Total Water Use (ETWU) Total:		2,167,945
					Maximum Applied Water Allowance (MAWA)[e]:		2,446,716

[a] Hydrozone # / Planting Description
E.g.
1.) Front Lawn
2.) Low Water Use Plantings
3.) Medium Water Use Plantings

[b] Irrigation Method
Overhead Spray of
Drip

[c] Irrigation Efficiency
0.75 for Spray
0.81 for Drip

This project complies with the WELO and its average ETAF is less than 0.45

Regular Landscape Areas	
Total ETAF x Area	79,833
Total Area	200,219
Average ETAF	.40

All Landscape Areas	
Total ETAF x Area	79,833
Total Area	200,219
Average ETAF	.40

Average ETAF for Regular Landscape Areas must be .55 or below for residential areas, and 0.45 or below for non-residential areas.

GENERAL DESIGN NOTES

1. THE LANDSCAPE PLAN WILL COMPLY WITH ALL CITY LANDSCAPE STANDARDS AND DESIGN GUIDELINES.
2. ALL LANDSCAPE SHALL BE MAINTAINED FREE OF ENCROACHMENT INTO ALL PUBLIC RIGHT OF WAY, UTILITIES, POWER LINES AND EASEMENTS.
3. 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.
4. ALL LANDSCAPE SHALL BE INSTALLED PER THE APPROVED SOILS REPORT RECOMMENDATIONS FOR SOIL COMPOSITION AND AMENDMENT.
5. THE LANDSCAPE SHALL COMPLY WITH ALL 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 ORDINANCES (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 AN 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, EVAPOTRANSPORATION 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 OF PLANT WILL NOT BE DETERMINED UNTIL DETAILED PLANS ARE PREPARED. IN SOME INSTANCES PLANT MATERIALS INDICATED MAY NOT BE USED AND WILL BE SUBJECT TO REPLACEMENT. IN THOSE CASES EQUAL OR LOWER WATER CONSUMPTION PLANTS WILL BE UTILIZED.

TREE SURVEY NOTES

NONE OF THE TREE SPECIES LISTED AS PROTECTED UNDER CITY OF LOS ANGELES AND COUNTY OF LOS ANGELES ORDINANCES ARE PRESENT ON THIS SITE. ALL EXISTING TREES ON-SITE ARE PROPOSED TO BE REMOVED WITH THE EXCEPTION OF EIGHT (8) JAPANESE BLACK PINES (PINUS THUNBERGIA) WHICH ARE SCHEDULED TO BE PROTECTED IN PLACE.

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

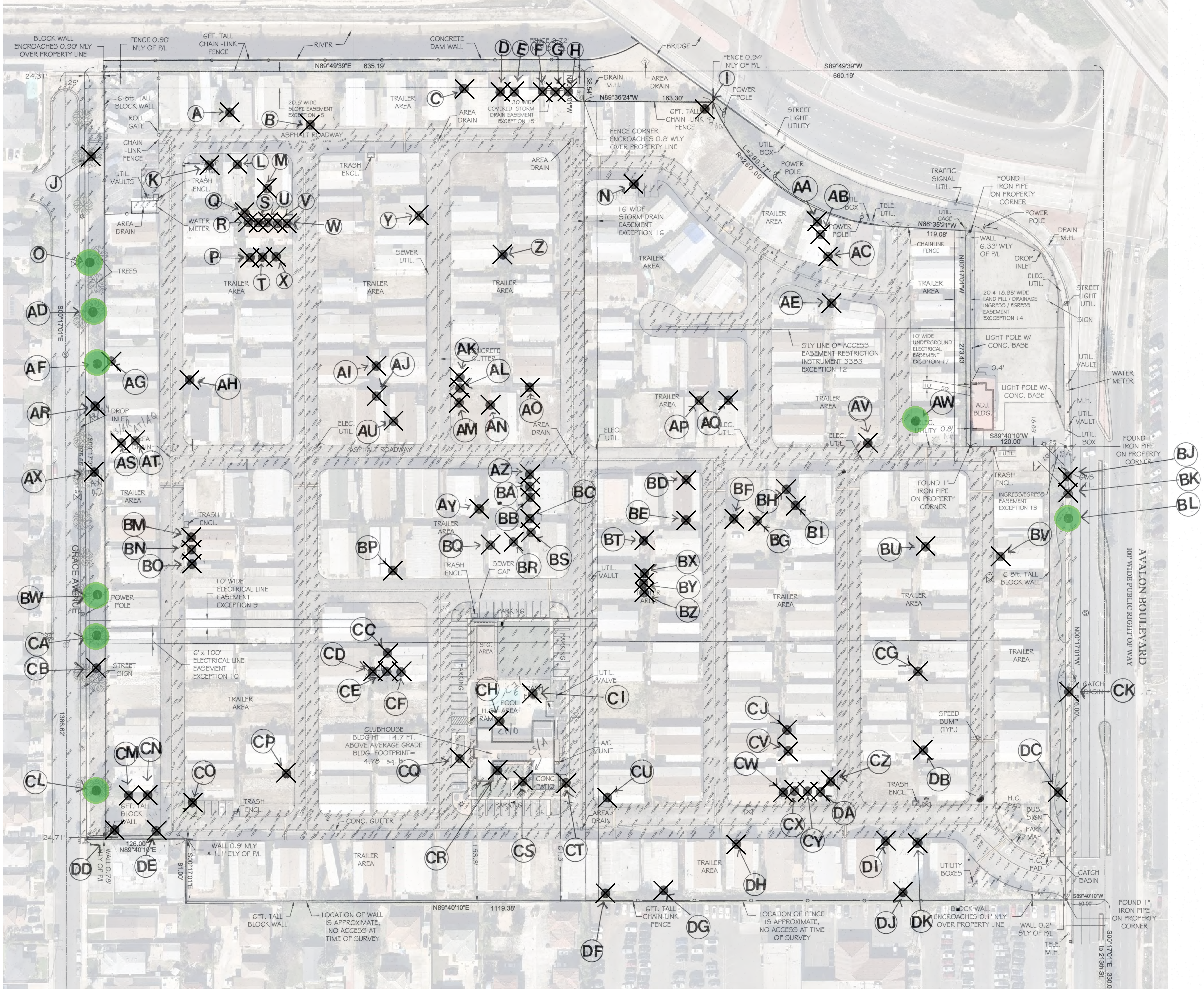
CARSON, CA 90745

LANDSCAPE NOTES

Architecture.
Design.
Relationships.

N

Scale N/A
Job No. 2019-298
Date 10-21-2022


BLOCK WALL ENCROACHES 0.90' N'LY OVER PROPERTY LINE
FENCE 0.90' N'LY OF P/L
6FT. TALL CHAIN-LINK FENCE
RIVER
CONCRETE DAM WALL
BRIDGE
FENCE 0.94' N'LY OF P/L
N89°49'39"E 635.19'
S89°49'39"W 660.19'
N89°36'24"W 163.30'
24.31'
6-8ft. TALL BLOCK WALL
ROLL GATE
CHAIN-LINK FENCE
UTIL. VAULTS
20.5' WIDE SLOPE EASEMENT EXCEPTION
ASPHALT ROADWAY
TRAILER AREA
AREA DRAIN
30' WIDE COVERED STORM DRAIN EASEMENT EXCEPTION 15
FENCE CORNER ENCROACHES 0.8' W'LY OVER PROPERTY LINE
6FT. TALL CHAIN-LINK FENCE
POWER POLE
STREET LIGHT UTILITY
TRASH ENCL.
WATER METER
16' WIDE STORM DRAIN EASEMENT EXCEPTION 16
TRAFFIC SIGNAL UTIL.
FOUND 1" IRON PIPE ON PROPERTY CORNER
N86°35'21"W 119.08'
WALL 6.33' W'LY OF P/L
DROP INLET
20' & 18.83' WIDE LAND FILL / DRAINAGE INGRESS / EGRESS EASEMENT EXCEPTION 14
S'LY LINE OF ACCESS EASEMENT RESTRICTION INSTRUMENT 3383 EXCEPTION 12
10' WIDE UNDERGROUND ELECTRICAL EASEMENT EXCEPTION 17
LIGHT POLE W/ CONC. BASE
ADJ. BLDG.
S89°40'10"W 120.00'
WATER METER
GRACE AVENUE
S00°17'01"E
1386.82'
AVALON BOULEVARD
100' WIDE PUBLIC RIGHT OF WAY
N00°17'01"W
10' WIDE ELECTRICAL LINE EASEMENT EXCEPTION 9
6' x 100' ELECTRICAL LINE EASEMENT EXCEPTION 10
STREET SIGN
CLUBHOUSE BLDG HT = 14.7 FT. ABOVE AVERAGE GRADE BLDG. FOOTPRINT = 4,781 sq.ft.
POOL AREA
PARKING
SPEED BUMP (TYP.)
INGRESS/EGRESS EASEMENT EXCEPTION 13
6 ft. TALL BLOCK WALL
CATCH BASIN
BUS SIGN
PARK MAP
H.C. PAD
UTILITY BOXES
WALL 0.9' N'LY & 1.1' E'LY OF P/L
WALL 0.78' N'LY OF P/L
126.00' N89°40'10"E
6FT. TALL BLOCK WALL
24.71'
N89°40'10"E 1119.38'
LOCATION OF WALL IS APPROXIMATE, NO ACCESS AT TIME OF SURVEY
6FT. TALL CHAIN-LINK FENCE
LOCATION OF FENCE IS APPROXIMATE, NO ACCESS AT TIME OF SURVEY
BLOCK WALL ENCROACHES 0.1' N'LY OVER PROPERTY LINE
WALL 0.2' S'LY OF P/L
FOUND 1" IRON PIPE ON PROPERTY CORNER
S89°40'10"W
A B C D E F G H I J K L M N O P Q R S T U V W X Y Z
AA AB AC AD AE AF AG AH AI AJ AK AL AM AN AO AP AQ AR AS AT AU AV AW AX AY AZ
BA BB BC BD BE BF BG BH BI BJ BK BL BM BN BO BP BQ BR BS BT BU BV BW BX BY BZ
CA CB CC CD CE CF CG CH CI CJ CK CL CM CN CO CP CQ CR CS CT CU CV CW CX CY CZ
DA DB DC DD DE DF DG DH DI DJ DK

EXISTING TREE INVENTORY

TAG	SPECIES	ACTION
A	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
B	FICUS ELASTICA *RUBBER TREE*	REMOVE
C	FICUS BENJAMINA *WEEPING FIG*	REMOVE
D	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
E	WASHINGTONIA ROBUSTA *MEXICAN FAN PALM*	REMOVE
F	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
G	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
H	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
I	JACARANDA MIMOSIFOLIA *JACARANDA*	REMOVE
J	PINUS THUNBERGIA *JAPANESE BLACK PINE*	REMOVE
K	LIQUIDAMBAR STYRACIFLUA *SWEET GUM*	REMOVE
L	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
M	FICUS BENJAMINA *WEEPING FIG*	REMOVE
N	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
O	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
P	MORUS ALBA *FRUITLESS MULBERRY*	REMOVE
Q	DIOSPYROS VIRGINIANA *PERSIMMON*	REMOVE
R	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
S	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
T	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	REMOVE
U	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
V	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
W	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
X	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
Y	TRACHYCARPUS FORTUNEI *CHINESE WINDMILL PALM*	REMOVE
Z	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AA	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
AB	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
AC	CITRUS LEMON *LEMON*	REMOVE
AD	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
AE	PINUS PINEA *ITALIAN STONE PINE*	REMOVE
AF	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
AG	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
AH	AURACARIA HETEROPHYLLA *NORFOLK ISLAND PINE*	REMOVE
AI	CITRUS SINENSIS *ORANGE TREE*	REMOVE
AJ	CITRUS LEMON *LEMON*	REMOVE
AK	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AL	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AM	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AN	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AO	ERIOBOTRYA JAPONICA *LOQUAT TREE*	REMOVE
AP	WASHINGTONIA ROBUSTA *MEXICAN FAN PALM*	REMOVE
AQ	WASHINGTONIA ROBUSTA *MEXICAN FAN PALM*	REMOVE
AR	PINUS MUGO *MUGO PINE*	REMOVE
AS	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AT	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
AU	FICUS BENJAMINA *WEEPING FIG*	REMOVE
AV	AURACARIA HETEROPHYLLA *NORFOLK ISLAND PINE*	REMOVE
AW	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
AX	ALBIZIA JULIBRISSIN *SILK FLOSS TREE*	REMOVE
AY	FICUS BENJAMINA V. VARIGATA *WEEPING FIG*	REMOVE
AZ	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BA	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BB	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BC	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BD	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
BE	CALLISTEMON VIMINALIS *BOTTLEBRUSH*	REMOVE
BF	CALLISTEMON VIMINALIS *BOTTLEBRUSH*	REMOVE
BG	PODOCARPUS HENKELII *YEW PINE*	REMOVE
BH	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
BI	MANGAFERA INDICA *MANGO*	REMOVE
BJ	XYLOSMA JAPONICA *XYLOSMA*	REMOVE
BK	XYLOSMA JAPONICA *XYLOSMA*	REMOVE
BL	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
BM	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
BN	WASHINGTONIA ROBUSTA *MEXICAN FAN PALM*	REMOVE
BO	WASHINGTONIA ROBUSTA *MEXICAN FAN PALM*	REMOVE
BP	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BQ	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BR	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BS	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
BT	CUPANIOPSIS ANACARDIOIDES *CARROTWOOD*	REMOVE
BU	CITRUS PARADISI *GRAPEFRUIT*	REMOVE
BV	CALLISTEMON VIMINALIS *BOTTLEBRUSH*	REMOVE
BW	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
BX	CUPRESSUS SEMPERVIRENS *ITALIAN CYPRESS*	REMOVE
BY	CUPRESSUS SEMPERVIRENS *ITALIAN CYPRESS*	REMOVE
BZ	CUPRESSUS SEMPERVIRENS *ITALIAN CYPRESS*	REMOVE
CA	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
CB	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
CC	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
CD	CITRUS SINENSIS *ORANGE TREE*	REMOVE
CE	FICUS ELASTICA *RUBBER TREE*	REMOVE
CF	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
CG	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
CH	CUPANIOPSIS ANACARDIOIDES *CARROTWOOD*	REMOVE
CI	CUPANIOPSIS ANACARDIOIDES *CARROTWOOD*	REMOVE
CJ	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
CK	CUPANIOPSIS ANACARDIOIDES *CARROTWOOD*	REMOVE
CL	PINUS THUNBERGIA *JAPANESE BLACK PINE*	PROTECT IN PLACE
CM	PINUS HALEPENSIS *ALEPPO PINE*	REMOVE
CN	AURACARIA HETEROPHYLLA *NORFOLK ISLAND PINE*	REMOVE
CO	FRAXINUS AUGUSTIFOLIA *RAYWOOD ASH*	REMOVE
CP	FICUS CARICA *EDIBLE FIG*	REMOVE
CQ	FICUS CARICA *EDIBLE FIG*	REMOVE
CR	AFROCARPUS FALCATA *AFROCARPUS*	REMOVE
CS	CALLISTEMON VIMINALIS *BOTTLEBRUSH*	REMOVE
CT	CALLISTEMON VIMINALIS *BOTTLEBRUSH*	REMOVE
CU	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
CV	ERIOBOTRYA JAPONICA *LOQUAT TREE*	REMOVE
CW	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	REMOVE
CX	TRACHYCARPUS FORTUNEI *CHINESE WINDMILL PALM*	REMOVE
CY	TRACHYCARPUS FORTUNEI *CHINESE WINDMILL PALM*	REMOVE
CZ	PHOENIX ROEBELENII *PIGMY DATE PALM*	REMOVE
DA	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
DB	JUNIPERUS CHINENSIS *HOLLYWOOD JUNIPER*	REMOVE
DC	LAGERSTROEMIA INDICA *CRAPE MYRTLE*	REMOVE
DD	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
DE	FRAXINUS AUGUSTIFOLIA *RAYWOOD ASH*	REMOVE
DF	CITRUS TANGERINA *TANGERINE*	REMOVE
DG	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
DH	SYZYGIUM AUSTRALE *EUGENIA*	REMOVE
DI	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE
DJ	SCHINUS TEREBENTHIFOLIUS *BRAZILIAN PEPPERTREE*	REMOVE
DK	SYAGRUS ROMANZOFFIANA *QUEEN PALM*	REMOVE

NOTE: (8) JAPANESE BLACK PINE / PINUS THUNBERGII ARE NOTED TO BE PROTECTED IN PLACE. THESE ARE REPORTED TO BE THRIVING WITH SIGNIFICANT HEIGHT AND CANOPY SIZE. OTHER REMAINING TREES ON SITE ARE EITHER IN POOR AND/OR DECLINING HEALTH, INSIGNIFICANT IN SIZE, INVASIVE, OR WOULD BE IN CONFLICT WITH BUILDING FOOTPRINTS AND/OR ROADWAYS. THESE ARE NOTED TO BE REMOVED.

OJB

IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

EXISTING TREE REMOVAL PLAN

Architecture.
Design.
Relationships.

N

L.9

Scale 1"=60'
Job No. 2019-298
Date 10-21-2022

NOTES:

CONTACT INFORMATION:

OWNER/ SUBDIVIDER	IMPERIAL AVALON LLC ATTN: DARREN EMBRY 4276 KATELLA AVENUE, #231 LOS ALAMITOS, CA 90720
SURVEYOR/ENGINEER . . .	PSOMAS ATTN: DANIEL L. RAHE, PLS 9425 555 SOUTH FLOWER STREET, SUITE 4200 LOS ANGELES, CA 90071 (213) 223–1400

PROJECT INFORMATION:

PROJECT ADDRESS.	21207 SOUTH AVALON BLVD CARSON, CA 90745
APN:	7337–001–025, 026, 027, 028 & 029
FLOOD ZONE:	SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA WITH REDUCED RISK DUE TO LEVEE) AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 06037C1935F, DATED SEPTEMBER 26, 2008, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.
AREA	BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS: 1,185,231 SQ. FT. = 27.2092 ACRES
PUBLIC EASEMENTS: . . .	THERE ARE PUBLIC EASEMENTS ON THE PROPERTY, SEE EXISTING CONDITIONS.

NOTES (CONT):

STREET DESIGNATION	AVALON BOULEVARD – EXISTING 100'; A MAJOR PUBLIC ROAD WITH 84' REQUIRED WIDTH GRACE AVENUE – EXISTING 55'; A LOCAL PUBLIC STREET WITH 40' REQUIRED WIDTH
ZONING	7337–001–025 CA (COMMERCIAL AUTOMOTIVE) 7337–001–026, –027, –028, –029 RM–8–D (RESIDENTIAL MULTI–FAMILY, 8 DWELLING UNITS/ACRE)
PROPOSED ZONING.	IMPERIAL AVALON SPECIFIC PLAN
EXISTING BUILDINGS AND IMPROVEMENTS.	ALL EXISTING BUILDINGS AND IMPROVEMENTS ON SITE TO BE DEMOLISHED.
EXISTING USE	RESIDENTIAL/MOBILE HOME PARK
PROPOSED USE	MIXED USE WITH 1,115 RESIDENTIAL UNITS, (INCLUDING UP TO 380 TOWNHOME/CONDOMINIUMS) AND COMMERCIAL
CONTOURS	EXISTING CONTOURS PER FARING SURVEY 2018
TREES	ALL EXISTING TREES WITHIN PROPERTY LINES ARE TO BE REMOVED OR REPLACED.
EXISTING PARKING	N/A
EARTHWORK/QUANTITIES . . .	CUT: 24,800 CY FILL: 125,000 CY 20% CONTINGENCY: 20,000 CY FINAL EARTHWORK: 120,000 CY
DRAINAGE	ALL ON–SITE DRAINAGE DEVICES TO BE MAINTAINED BY THE PRIVATE HOA AND/OR PRIVATE MAINTENANCE ENTITY FOR THE DEVELOPEMENT

LEGAL DESCRIPTION

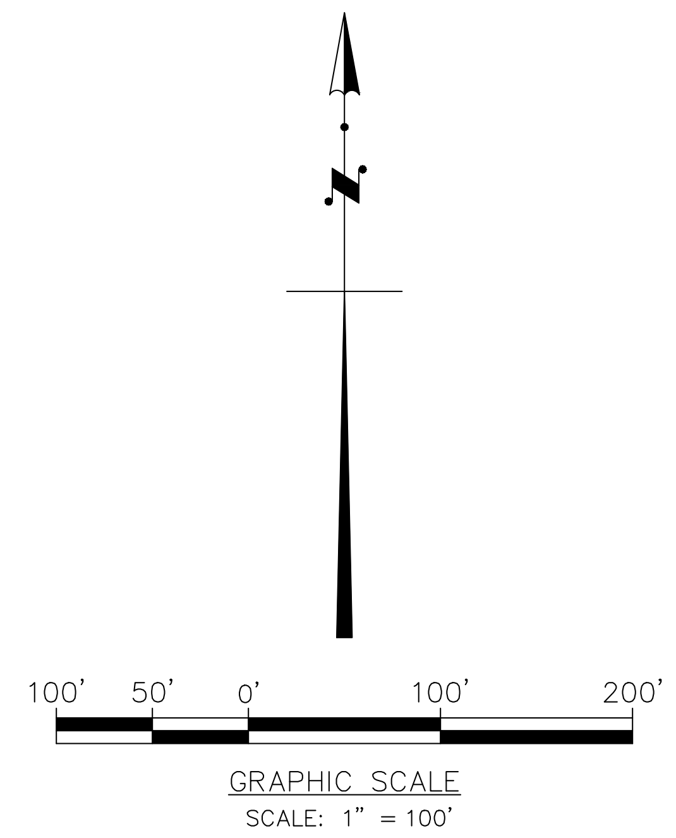
LOT 1, TRACT NO. 71206, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 1400, PAGES 1 THROUGH 6, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT NOTES:

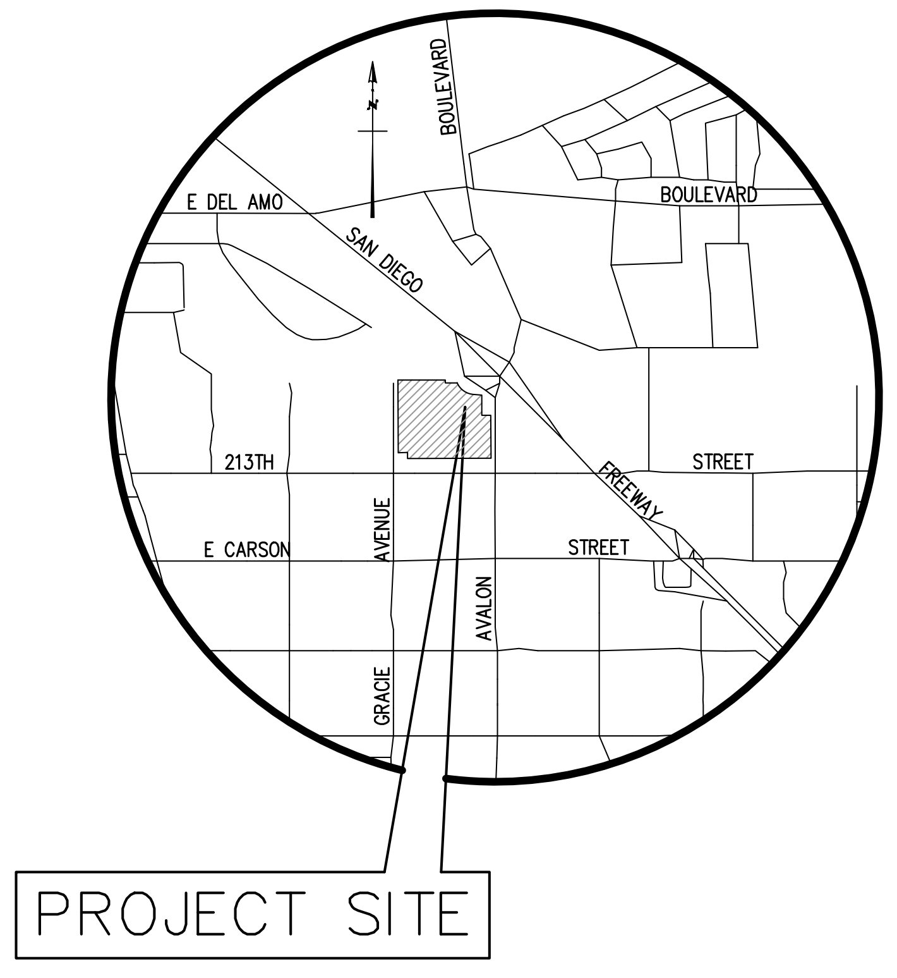
1. LOT SIZES AND CONFIGURATIONS ARE ILLUSTRATIVE ONLY AND WILL BE FINALIZED ON THE FINAL MAP.
2. UTILITIES ARE AVAILABLE AND SERVICING THE SITE.
3. SEWAGE DISPOSAL AND DRAINAGE TO BE PROVIDED BY THE CITY/COUNTY SYSTEMS.
4. SUBDIVIDER RESERVES THE RIGHT TO CONSOLIDATE LOTS.
5. ALL EXISTING BUILDINGS ARE TO BE DEMOLISHED.
6. PROPERTY IS NOT IN A SPECIAL HAZARD AREA.
7. PROPERTY IS NOT IN THE HILLSIDE GRADING AREA.
9. PROPERTY IS NOT IN A MUD–PRONE AREA.
10. PROPERTY IS IN A METHANE ZONE.
11. PROPERTY IS NOT IN A GEOLOGICALLY HAZARDOUS AREA.
12. NO RECREATION SITES, PARKS, OR TRAILS ARE PROPOSED.
13. INFORMATION REGARDING GRADING AND UTILITY IMPROVEMENTS/EASEMENTS SUBJECT TO THE CITY/COUNTY'S SUBSEQUENT DISCRETIONARY REVIEW AND APPROVAL.
14. NO PUBLIC STREETS PROPOSED WITHIN PROJECT SITE, WITH EXCEPTION OF 5' DEDICATION SHOWN HEREON.

LEGEND

	. . . . PROPERTY / BOUNDARY LINE
	. . . . STREET R/W LINE
	. . . . CURB LINE (FROM 1"=20' ON TO 1"=200')
	. . . . CURB LINE (1"=10', 1"=8', 1"=16')
	. . . . CENTER LINE
	. . . . FLOW LINE
	. . . . LOT LINE / PARCEL LINE
W	. . . . EASEMENT LINE (W=WIDTH)
AD	. . . . CONTOUR LINE (APPROXIMATE)
	. . . . BUILDING FOOT PRINT LINE
	. . . . OVERHANG LINE
×	. . . . FENCE LINE
	. . . . GUARD RAIL
	. . . . RETAINING WALL
	. . . . CONC. BLOCK WALL
	. . . . EDGE OF ASPHALT PAVING
SD	. . . . STORM DRAIN
XX"SD	. . . . STORM DRAIN (WITH SIZE INDICATED)
SS	. . . . SEWER LINE
XX"SS	. . . . SEWER LINE (WITH SIZE INDICATED)
W	. . . . WATER LINE
X"W	. . . . WATER LINE (WITH SIZE INDICATED)
G	. . . . GAS LINE
X"G	. . . . GAS LINE (WITH SIZE INDICATED)
COM	. . . . COMMUNICATIONS LINE
E	. . . . ELECTRICAL LINE
▨	. . . . FIRE LANE


N
100'
50'
0'
100'
200'

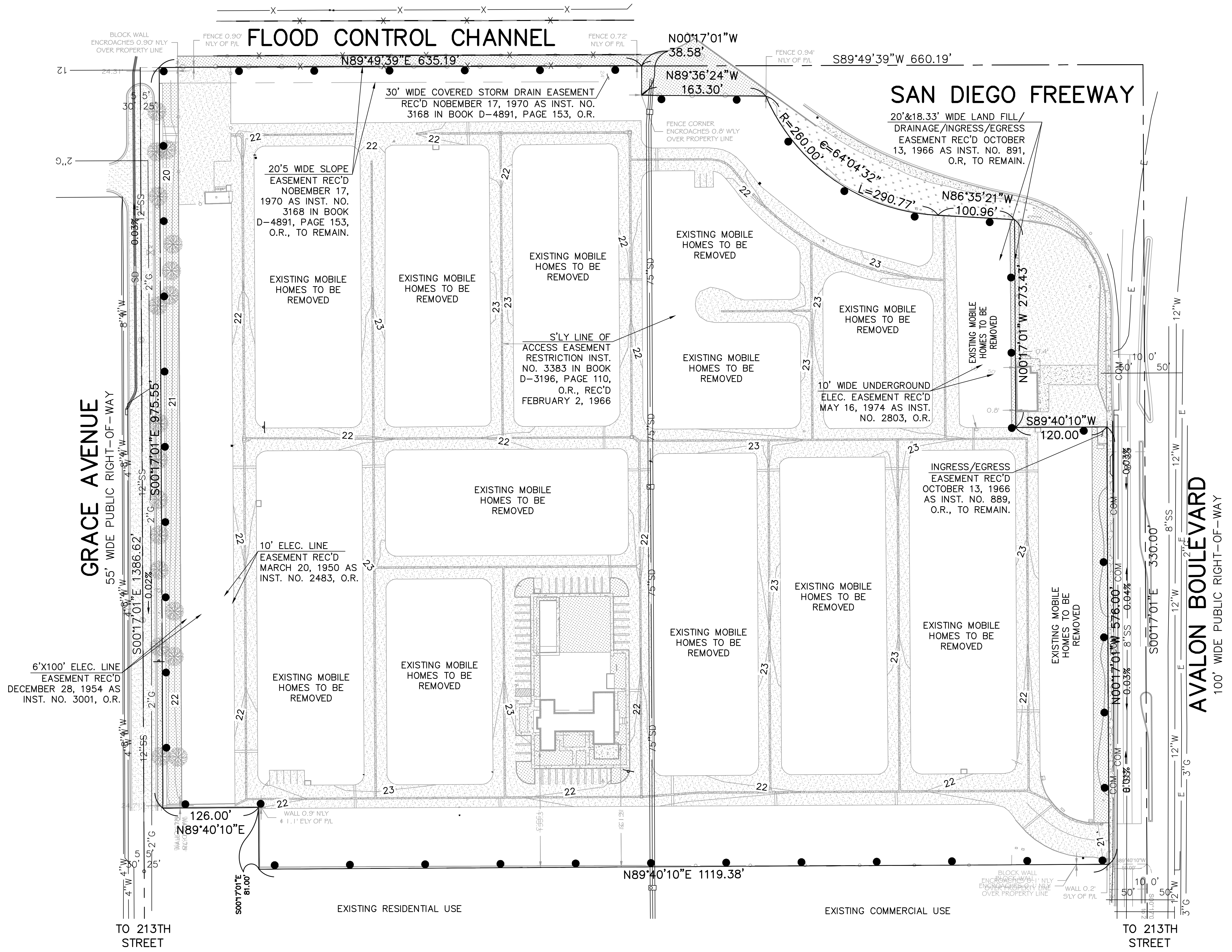
GRAPHIC SCALE
SCALE: 1" = 100'


BOULEVARD
E DEL AMO
SAN DIEGO
BOULEVARD
213TH
STREET
FREEWAY
E CARSON
AVENUE
STREET
AVALON
GRACE
PROJECT SITE

VICINITY MAP

NOT TO SCALE

EXISTING CONDITIONS


FLOOD CONTROL CHANNEL
BLOCK WALL ENCROACHES 0.90' N'LY OVER PROPERTY LINE
FENCE 0.90' N'LY OF P/L
FENCE 0.72' N'LY OF P/L
FENCE 0.94' N'LY OF P/L
N89°49'39"E 635.19'
N00°17'01"W 38.58'
N89°36'24"W 163.30'
S89°49'39"W 660.19'
SAN DIEGO FREEWAY
30' WIDE COVERED STORM DRAIN EASEMENT REC'D NOBEMBER 17, 1970 AS INST. NO. 3168 IN BOOK D–4891, PAGE 153, O.R.
FENCE CORNER ENCROACHES 0.8' W'LY OVER PROPERTY LINE
20'&18.33' WIDE LAND FILL/ DRAINAGE/INGRESS/EGRESS EASEMENT REC'D OCTOBER 13, 1966 AS INST. NO. 891, O.R, TO REMAIN.
R=260.00'
Δ=64°04'32"
L=290.77'
N86°35'21"W 100.96'
20'5 WIDE SLOPE EASEMENT REC'D NOBEMBER 17, 1970 AS INST. NO. 3168 IN BOOK D–4891, PAGE 153, O.R., TO REMAIN.
EXISTING MOBILE HOMES TO BE REMOVED
S'LY LINE OF ACCESS EASEMENT RESTRICTION INST. NO. 3383 IN BOOK D–3196, PAGE 110, O.R., REC'D FEBRUARY 2, 1966
10' WIDE UNDERGROUND ELEC. EASEMENT REC'D MAY 16, 1974 AS INST. NO. 2803, O.R.
N00°17'01"W 273.43'
S89°40'10"W 120.00'
INGRESS/EGRESS EASEMENT REC'D OCTOBER 13, 1966 AS INST. NO. 889, O.R., TO REMAIN.
GRACE AVENUE
55' WIDE PUBLIC RIGHT–OF–WAY
S00°17'01"E 975.55'
S00°17'01"E 1386.62'
10' ELEC. LINE EASEMENT REC'D MARCH 20, 1950 AS INST. NO. 2483, O.R.
6'X100' ELEC. LINE EASEMENT REC'D DECEMBER 28, 1954 AS INST. NO. 3001, O.R.
126.00'
N89°40'10"E
S00°17'01"E 81.00'
WALL 0.9' N'LY & 1.1' E'LY OF P/L
N89°40'10"E 1119.38'
N00°17'01"W 576.00'
S00°17'01"E 330.00'
AVALON BOULEVARD
100' WIDE PUBLIC RIGHT–OF–WAY
BLOCK WALL ENCROACHES 0.1' N'LY OVER PROPERTY LINE
WALL 0.2' S'LY OF P/L
EXISTING RESIDENTIAL USE
EXISTING COMMERCIAL USE
TO 213TH STREET
TO 213TH STREET

DANIEL L. RAHE No. 9425 SEAL	DESIGNED DRAFTED CHECKED	1	OCT 22	REVISE PER CLIENT COMMENTS	LTL	DLR	BENCHMARK : COUNTY OF LOS ANGELES BM NO. 7Y10526 DPW BM TAG IN WEST CATCH BASIN 2.7M S/O BCR @ SOUTHWEST CORNER AVALON BOULEVARD & 213TH STREET ELEV. 19.984 FEET ADJUSTMENT 2005 (NAVD88)	PSOMAS 555 South Flower Street, Suite 4300 Los Angeles, CA 90071 (213) 223–1400 (213) 223–1444 fax www.psomas.com
		REV	DATE	DESCRIPTION	BY	APP'D		

TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:

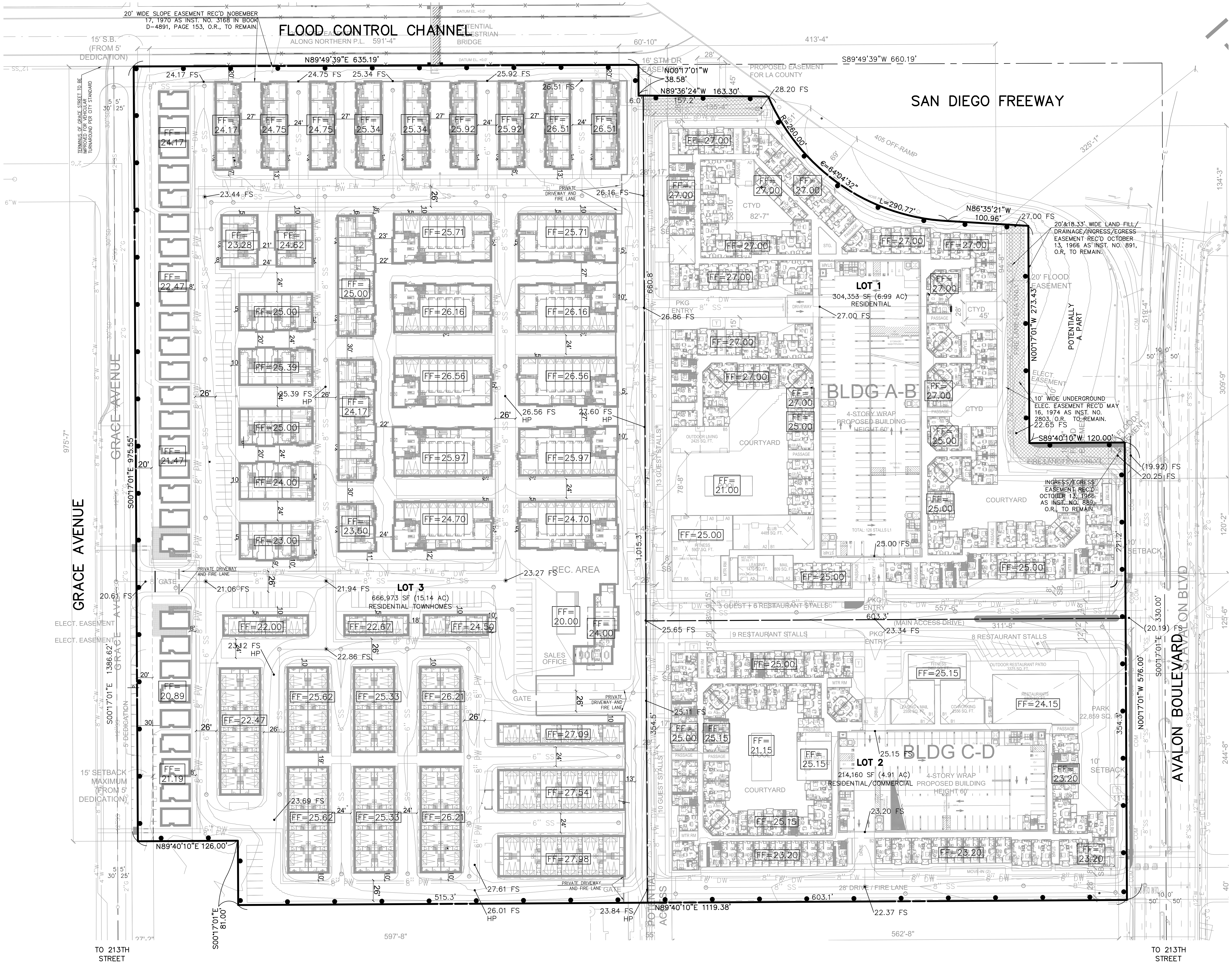
MAJOR LAND DIVISION
TENTATIVE TRACT NO. 83157
(FOR CONDOMINIUM PURPOSES)

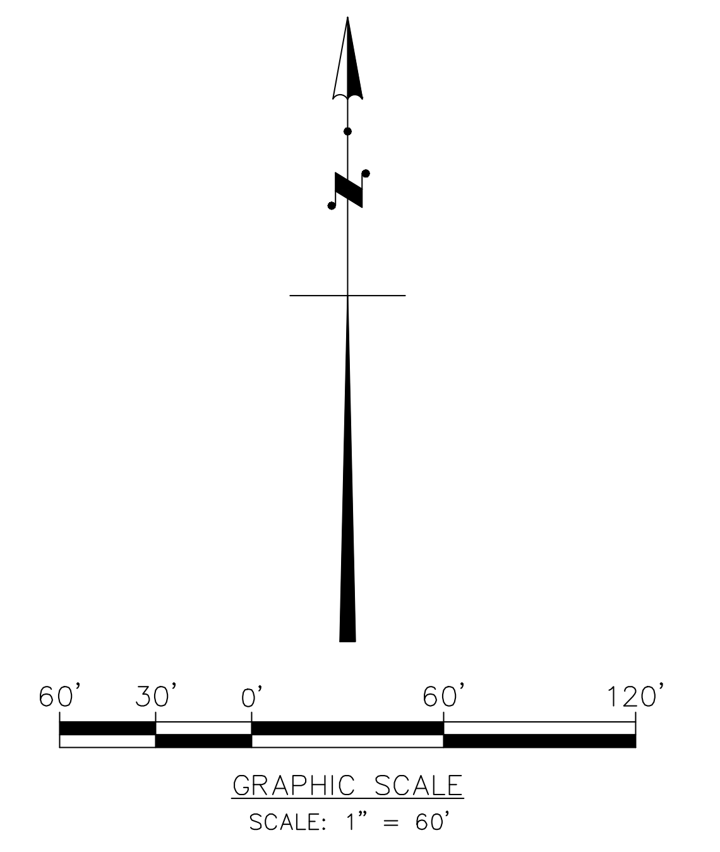
CITY OF CARSON
COUNTY OF LOS ANGELES
STATE OF CALIFORNIA

DATE: OCTOBER 21,2022
SCALE: 1" = 100'
PROJECT NUMBER 1IMP020100
SHEET V1
OF 2

Plotted – 10/24/2022 5:16:52 PM :: Saved – 10/24/2022 5:16:09 PM :: W:\1IMP020100\SURVEY\SUBDIVISION\TENTATIVE\SHEETS\PL–3TT01.dwg :: taylor.luna

PROPOSED CONDITIONS (GROUND LEVEL)


FLOOD CONTROL CHANNEL
20' WIDE SLOPE EASEMENT REC'D NOBEMBER 17, 1970 AS INST. NO. 3168 IN BOOK D-4891, PAGE 153, O.R., TO REMAIN.
15' S.B. (FROM 5' DEDICATION)
ALONG NORTHERN P.L. 591'-4"
N89°49'39"E 635.19'
413'-4"
16' STM DR EASEMENT
N00°17'01"W 38.58'
N89°36'24"W 163.30'
PROPOSED EASEMENT FOR LA COUNTY
S89°49'39"W 660.19'
28.20 FS
SAN DIEGO FREEWAY
405 OFF-RAMP
R=260.00'
Δ=64°04'32"
L=290.77'
N86°35'21"W 100.96'
27.00 FS
20'&18.33' WIDE LAND FILL/ DRAINAGE/INGRESS/EGRESS EASEMENT REC'D OCTOBER 13, 1966 AS INST. NO. 891, O.R., TO REMAIN.
20' FLOOD EASEMENT
POTENTIALLY A PART
N00°17'01"W 273.43'
10' WIDE UNDERGROUND ELEC. EASEMENT REC'D MAY 16, 1974 AS INST. NO. 2803, O.R., TO REMAIN.
22.65 FS
S89°40'10"W 120.00'
FIRE LANE/EVA ONLY
INGRESS/EGRESS EASEMENT REC'D OCTOBER 13, 1966 AS INST. NO. 889, O.R., TO REMAIN.
(19.92) FS
20.25 FS
LOT 1
304,353 SF (6.99 AC)
RESIDENTIAL
BLDG A-B
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
COURTYARD
CTYD
PKG ENTRY
26.86 FS
27.00 FS
25.00 FS
3 GUEST + 6 RESTAURANT STALLS
PKG ENTRY
603.3'
(MAIN ACCESS DRIVE)
23.34 FS
311'-8"
557'-8"
9 RESTAURANT STALLS
8 RESTAURANT STALLS
25.65 FS
(20.19) FS
LOT 2
214,160 SF (4.91 AC)
RESIDENTIAL/COMMERCIAL
BLDG C-D
4-STORY WRAP PROPOSED BUILDING HEIGHT 60'
25.15 FS
25.11 FS
23.20 FS
PARK 22,859 SQ. FT.
10' SETBACK
30' SETBACK
N00°17'01"W 576.00'
S00°17'01"E 330.00'
AVALON BOULEVARD
AVALON BLVD
28' DRIVE / FIRE LANE
603.1'
N89°40'10"E 1119.38'
22.37 FS
562'-8"
POTENTIAL ACCESS
LOT 3
666,973 SF (15.14 AC)
RESIDENTIAL TOWNHOMES
REC. AREA
SALES OFFICE
GATE
PRIVATE DRIVEWAY AND FIRE LANE
GRACE AVENUE
S00°17'01"E 975.55'
S00°17'01"E 1386.62'
ELECT. EASEMENT
15' SETBACK MAXIMUM (FROM 5' DEDICATION)
N89°40'10"E 126.00'
S00°17'01"E 81.00'
515.3'
597'-8"
TO 213TH STREET
24.17 FS
24.75 FS
25.34 FS
25.92 FS
26.51 FS
26.16 FS
23.44 FS
25.39 FS HP
26.56 FS HP
27.60 FS HP
23.27 FS
21.06 FS
21.94 FS
20.61 FS
23.12 FS HP
22.86 FS
23.69 FS
27.61 FS
26.01 FS HP
23.84 FS HP
FF=24.17
FF=24.75
FF=25.34
FF=25.92
FF=26.51
FF=23.28
FF=24.62
FF=22.47
FF=25.00
FF=25.39
FF=25.71
FF=26.16
FF=26.56
FF=25.97
FF=24.70
FF=24.17
FF=23.00
FF=24.00
FF=21.47
FF=23.50
FF=22.00
FF=22.67
FF=24.50
FF=20.00
FF=24.00
FF=20.89
FF=22.47
FF=21.19
FF=25.62
FF=25.33
FF=26.21
FF=27.09
FF=27.54
FF=27.98
FF=27.00
FF=21.00
FF=25.00
FF=25.15
FF=24.15
FF=21.15
FF=23.20


N
60' 30' 0' 60' 120'

GRAPHIC SCALE

SCALE: 1" = 60'

LEGEND

━━━━	PROPERTY / BOUNDARY LINE
━ ━ ━	STREET R/W LINE
━━━━	CURB LINE (FROM 1"=20' ON TO 1"=200')
══	CURB LINE (1"=10', 1"=8', 1"=16')
── ─ ──	CENTER LINE
────	FLOW LINE
────	LOT LINE / PARCEL LINE
═ ═ W ═	EASEMENT LINE (W=WIDTH)
── AD ──	CONTOUR LINE (APPROXIMATE)
╱╱╱╱	BUILDING FOOT PRINT LINE
- - - -	OVERHANG LINE
─×──×─	FENCE LINE
─□─□─	GUARD RAIL
══	RETAINING WALL
┼┼┼┼	CONC. BLOCK WALL
─╱╱─	EDGE OF ASPHALT PAVING
── SD ──	STORM DRAIN
── XX"SD ──	STORM DRAIN (WITH SIZE INDICATED)
── SS ──	SEWER LINE
── XX"SS ──	SEWER LINE (WITH SIZE INDICATED)
── W ──	WATER LINE
── X"W ──	WATER LINE (WITH SIZE INDICATED)
── G ──	GAS LINE
── X"G ──	GAS LINE (WITH SIZE INDICATED)
── COM ──	COMMUNICATIONS LINE
── E ──	ELECTRICAL LINE
▨	FIRE LANE

PROFESSIONAL LAND SURVEYOR
DANIEL L. RAHE
No. 9425
STATE OF CALIFORNIA
Daniel L Rahe
SEAL

DESIGNED					
DRAFTED					
CHECKED	1	OCT 22	REVISE PER CLIENT COMMENTS	LTL	DLR
	REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK : COUNTY OF LOS ANGELES BM NO. 7Y10526

DPW BM TAG IN WEST CATCH BASIN 2.7M
S/O BCR @ SOUTHWEST CORNER
AVALON BOULEVARD & 213TH STREET

ELEV. 19.984 FEET ADJUSTMENT 2005 (NAVD88)

PSOMAS
555 South Flower Street, Suite 4300
Los Angeles, CA 90071
(213) 223–1400 (213) 223–1444 fax
www.psomas.com

TENTATIVE TRACT MAP FOR SUBDIVISION AND CONDOMINIUM PURPOSES:

MAJOR LAND DIVISION
TENTATIVE TRACT NO. 83157
(FOR CONDOMINIUM PURPOSES)

CITY OF CARSON COUNTY OF LOS ANGELES STATE OF CALIFORNIA

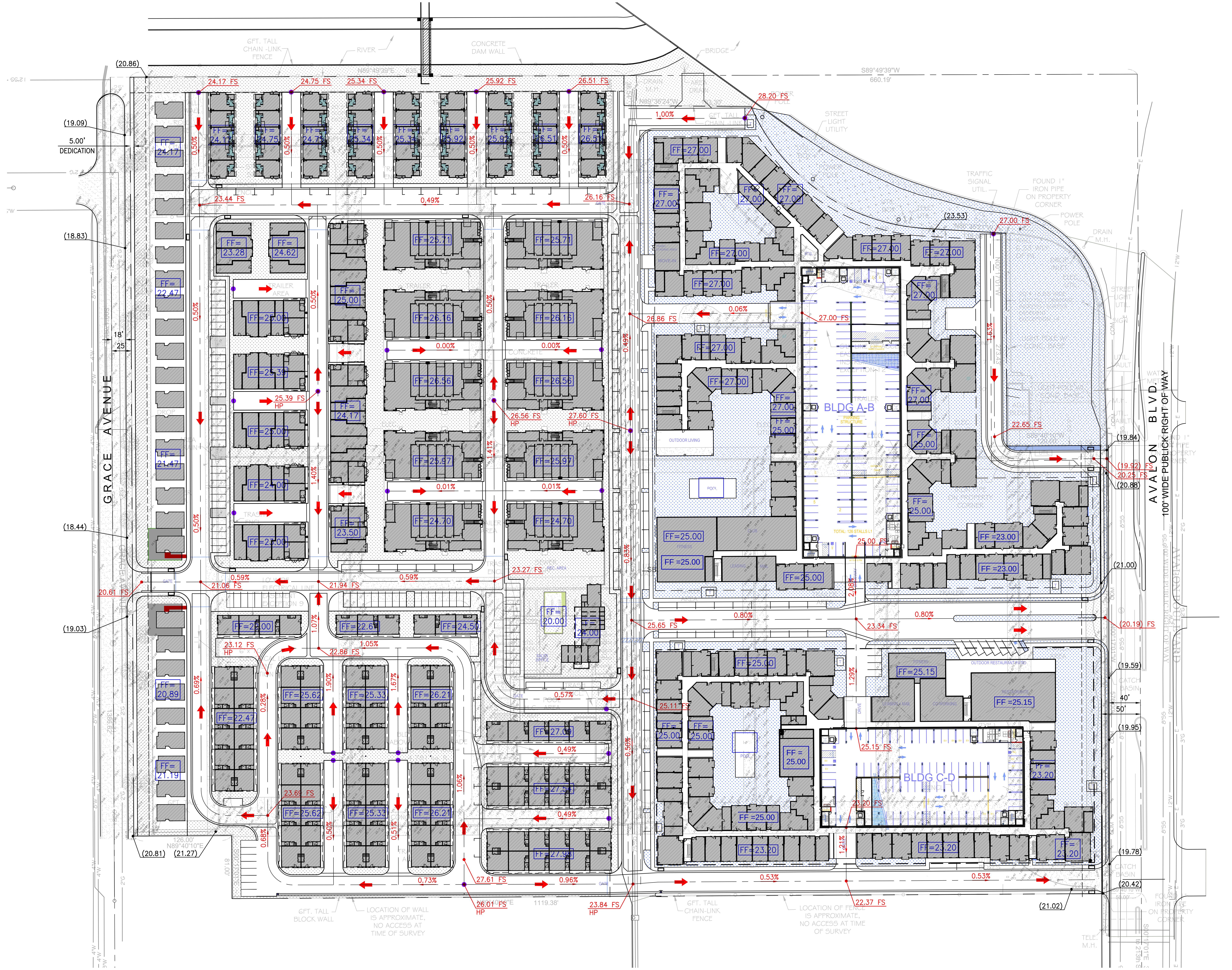
DATE: OCTOBER 21,2022

SCALE: 1" = 100'

PROJECT NUMBER 1IMP020100

SHEET **V2** OF 2

Plotted – 10/24/2022 5:17:32 PM :: Saved – 10/24/2022 5:16:09 PM :: W:\1IMP020100\SURVEY\SUBDIVISION\TENTATIVE\SHEETS\PL-3TT01.dwg :: taylor.luna


GRACE AVENUE
AVALON BLVD
100' WIDE PUBLICK RIGHT OF WAY
BLDG A-B
BLDG C-D
RIVER
BRIDGE
CONCRETE DAM WALL
6FT. TALL CHAIN-LINK FENCE
6FT. TALL BLOCK WALL
LOCATION OF WALL IS APPROXIMATE, NO ACCESS AT TIME OF SURVEY
LOCATION OF FENCE IS APPROXIMATE, NO ACCESS AT TIME OF SURVEY
STREET LIGHT UTILITY
TRAFFIC SIGNAL UTIL.
FOUND 1" IRON PIPE ON PROPERTY CORNER
POWER POLE
DRAIN M.H.
TELE. M.H.
5.00' DEDICATION
N89°49'39"E
S89°49'39"W 660.19'
N89°40'10"E 126.00'
1119.38'
OUTDOOR LIVING
POOL
OUTDOOR RESTAURANT SEATING
24.17 FS
24.75 FS
25.34 FS
25.92 FS
26.51 FS
28.20 FS
23.44 FS
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27.00 FS
26.86 FS
25.39 FS HP
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22.65 FS
25.00 FS
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20.61 FS
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23.34 FS
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FF=26.15
FF=26.56
FF=25.97
FF=24.70
FF=23.00
FF=25.15
FF=25.00
FF=23.20
FF=20.00
(20.86)
(19.09)
(18.83)
(18.44)
(19.03)
(20.81)
(21.27)
(23.53)
(19.84)
(19.92)
(20.88)
(21.00)
(19.59)
(19.95)
(19.78)
(20.42)
(21.02)
1.00%
0.49%
0.50%
0.06%
0.00%
0.01%
0.59%
0.80%
0.57%
0.53%
0.73%
0.96%

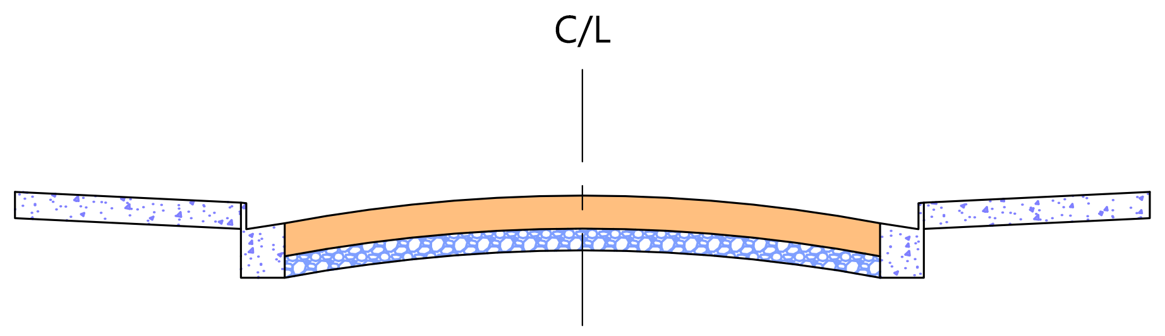
LEGEND

— — —	PROPERTY LINE
▨	PROPOSED BUILDING
➡	PROPOSED FLOW ARROW
1.00%	PROPOSED FLOW SLOPE
●	PROPOSED HIGH POINT

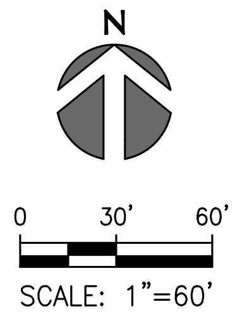
ESTIMATED EARTHWORK QUANTITIES		
CUT:	**4,050**	CUBIC YARDS
FILL:	**99,600**	CUBIC YARDS
25% CONTINGENCY:	**24,450**	CUBIC YARDS
NET **(FILL)**:	**120,000**	CUBIC YARDS

NOTES:

1. THE ESTIMATED QUANTITIES PROVIDED ABOVE ARE TO BE USED FOR JURISDICTIONAL PLAN CHECKING AND PERMITTING PURPOSES ONLY.
2. ESTIMATED EARTHWORK ABOVE IS BASED ON DESIGN FINISH GRADES TO EXISTING GRADES AND/OR CONTOURS AS PROVIDED ON THE BASE ON AVAILABLE SURVEY INFORMATION. FURTHER SURVEY IS NEED TO FINALIZE THE ESTIMATED EARTHWORK QUANITIES. THE ESTIMATED EARTHWORK DOES NOT ACCOUNT FOR THE THICKNESS OF PAVEMENTS, FOUNDATIONS AND SLABS ON GRADE, FOOTINGS BASEMENT LEVELS, CLEARING AND GRUBBING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION MEANS AND METHODS.
3. THE ESTIMATED EARTHWORK QUANTITIES DO NOT INCLUDE SHRINKAGE AND/OR EXPANSION FACTORS DUE TO COMPACTION OR OVER EXCAVATION QUANTITIES.
4. THE CONTRACTOR SHALL CALCULATE THEIR OWN EARTHWORK QUANTITIES NECESSARY FOR THEIR BID AND WORK.
5. ESTIMATED EARTHWORK QUANTITIES ABOVE ASSUME THAT ALL ONSITE MATERIALS ARE SUITABLE FOR BACKFILLING. HOWEVER, ACTUAL EXISTING ONSITE MATERIALS AND IMPORTED MATERIALS MUST FIRST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO INSTALLATION, REMOVAL, OR REPLACEMENT.
6. QUANTITIES ARE BASED ON THE ASSUMPTION THAT ALL EXISTING FILL SOIL TO REMAIN UNEXCAVATED SHALL BE IMPROVED IN PLACE PRIOR TO RECEIVING ANY COMPACTED FILL MATERIAL, AND AFTER SOIL IS REMOVED IN CUT AREA.



TYPICAL STREET SECTION



SCALE: 1"=60'

kpff
700 South Flower Street
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Los Angeles, CA 90017
O: 213.418.0201
www.kpff.com

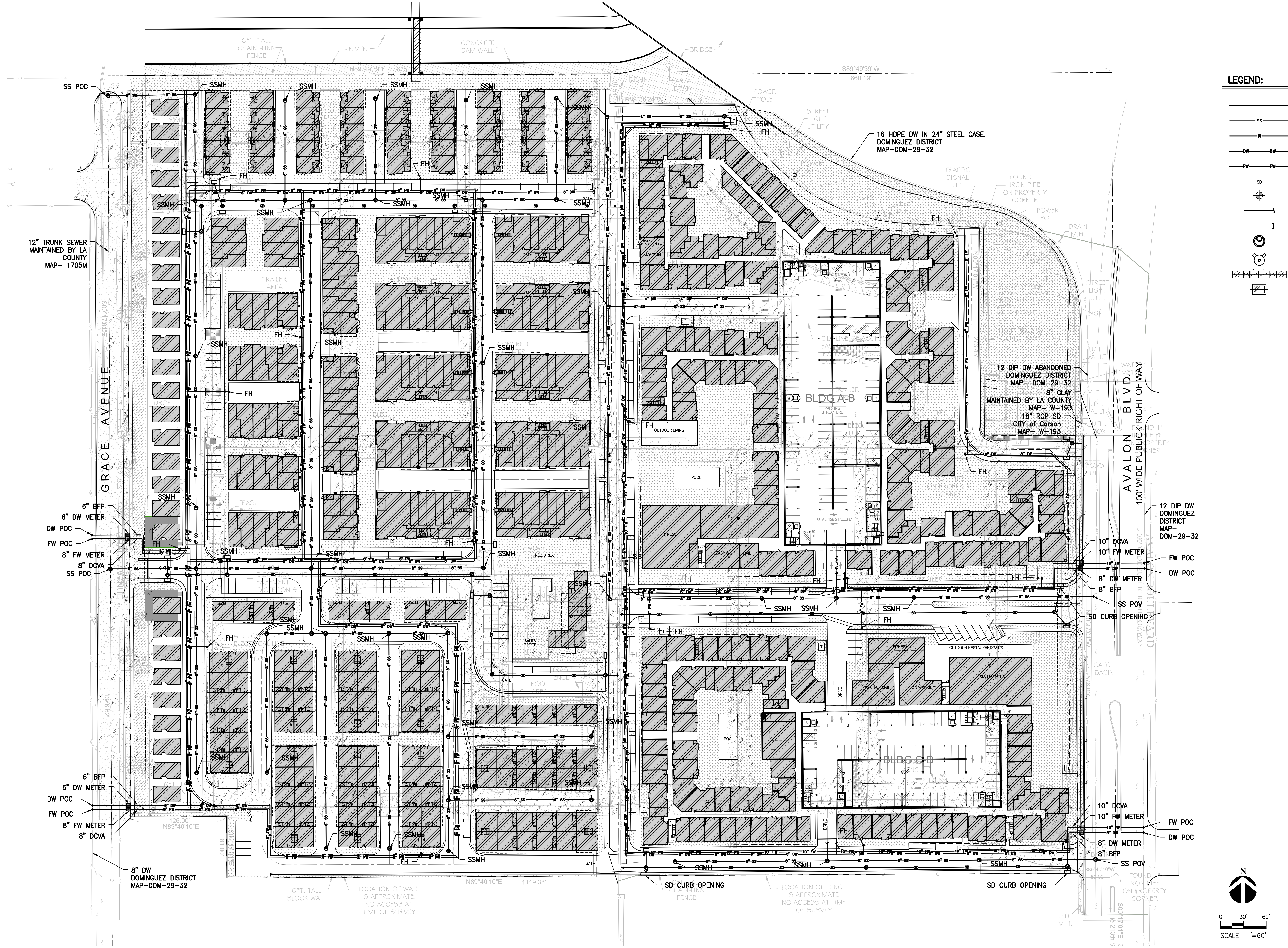
IMPERIAL AVALON MIXED USE
ALTERNATIVE 3 (REDUCED DENSITY)
CARSON, CA 90745

RESIDENTIAL BUILDING
Conceptual Grading Plan

Architecture.
Design.
Relationships.

C1.0

Scale 1" = 60'
Job No. 1900565
Date 10-19-2022


SS POC
SSMH
FH
12" TRUNK SEWER MAINTAINED BY LA COUNTY MAP- 1705M
GRACE AVENUE
6" BFP
6" DW METER
DW POC
FW POC
8" FW METER
8" DCVA
SS POC
8" DW DOMINGUEZ DISTRICT MAP-DOM-29-32
16 HDPE DW IN 24" STEEL CASE. DOMINGUEZ DISTRICT MAP-DOM-29-32
12 DIP DW ABANDONED DOMINGUEZ DISTRICT MAP- DOM-29-32
8" CLAY MAINTAINED BY LA COUNTY MAP- W-193
18" RCP SD CITY of Carson MAP- W-193
AVALON BLVD. 100' WIDE PUBLICK RIGHT OF WAY
12 DIP DW DOMINGUEZ DISTRICT MAP- DOM-29-32
10" DCVA
10" FW METER
FW POC
DW POC
8" DW METER
8" BFP
SS POV
SD CURB OPENING
BLDG A-B
BLDG C-D
POOL
OUTDOOR LIVING
FITNESS
CLUB
OUTDOOR RESTAURANT PATIO
RESTAURANTS
TRAILER AREA
TRASH
REC. AREA
SALES OFFICE
GATE
DRIVE
S89°49'39"W 660.19'
N89°49'39"E
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6FT. TALL CHAIN-LINK FENCE
RIVER
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BRIDGE
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STREET LIGHT UTILITY
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FOUND 1" IRON PIPE ON PROPERTY CORNER
DRAIN M.H.
6FT. TALL BLOCK WALL
LOCATION OF WALL IS APPROXIMATE. NO ACCESS AT TIME OF SURVEY
LOCATION OF FENCE IS APPROXIMATE. NO ACCESS AT TIME OF SURVEY
TELE. M.H.
N
0 30' 60'
SCALE: 1"=60'

LEGEND:

———	PROPERTY LINE
—SS—	SANITARY SEWER
—W—	WATER
—DW—	DOMESTIC WATER
—FW—	FIRE WATER
—SD—	STORM DRAIN
⌖	POINT OF CONNECTION
—⌇	COORDINATION POINT
—]	CAP OR PLUG
◎	UTILITY MANHOLE
⊕	FIRE HYDRANT
⊣⊢	BACKFLOW ASSEMBLY
▨	UTILITY METER VAULT

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IMPERIAL AVALON MIXED USE ALTERNATIVE 3 (REDUCED DENSITY)

CARSON, CA 90745

RESIDENTIAL BUILDING
Conceptual Utility Plan

AO Architecture. Design. Relationships.

C2.0

Scale 1" = 60'
Job No. 1900565
Date 10-19-2022