

Perry Site

CARSON, CA



Sheet List Table

Sheet Number	Sheet Title
DESIGN SET: PERRY STREET	
A0.0	COVER SHEET & SHEET INDEX
A1.0	SITE KEY MAP & INFORMATION
A1.1	FIRE ACCESS SITE PLAN
A1.2	WASTE MANAGEMENT SITE PLAN
A1.3	UTILITY SCREENING TYPICAL
A1.4	PERSPECTIVE
A2.0	ELEVATIONS
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A2.3	ELEVATIONS
A3.0	ELEVATION OFFSET ANALYSIS
A3.1	ELEVATION OFFSET ANALYSIS
A3.2	ELEVATION OFFSET ANALYSIS
A3.3	ELEVATION OFFSET ANALYSIS
A3.4	ELEVATION OFFSET ANALYSIS
A3.5	ELEVATION OFFSET ANALYSIS
A3.6	ELEVATION OFFSET ANALYSIS
A3.7	ELEVATION OFFSET ANALYSIS
A4.0	BUILDING PLANS
A4.1	BUILDING PLANS
A4.2	BUILDING PLANS
A4.3	BUILDING PLANS
A5.0	UNIT PLANS
A5.1	UNIT PLANS
A5.2	UNIT PLANS

CIVIL SHEET INDEX

TTM-1	Site Utilization Map
TTM-2	Vesting Tentative Tract Map
TTM-3	Conceptual Grading Plan
TTM-4	Conceptual Utility Plan
TTM-5	Street Cross Sections

LANDSCAPE SHEET INDEX

L-1	Preliminary Landscape Plan
L-2	Landscape Buffer Preliminary Plan
L-3	Community Open Space Preliminary Plan
L-4	Preliminary Landscape Planting Plan
L-5	Open Space and landscape Notes
L-6	Existing Tree Removal Plan
L-7	Wall and Fence Plan with Details



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

COVER SHEET & SHEET INDEX
PERRY SITE

A0.0



Overall Site Summary	
Site Area	2.80 Acres
Total Dwelling Units	62 du
Gross Density	22.1 Du/Ac
Existing Zoning / Land Use	Specific Plan Storage
Proposed Zoning / Land Use	Specific Plan Residential

Building Summary					
Building Type	Quantity	Building Footprint Area		Gross Building Area	
		Area per Bldg	Total Area	Area per Bldg	Total Area
Building A - 4 Plex	2	2,635 sf	5,270 sf	8,004 sf	16,008 sf
Building B - 6 Plex	5	4,377 sf	21,885 sf	13,321 sf	66,605 sf
Building C - 8 Plex	2	5,526 sf	11,052 sf	16,898 sf	33,796 sf
Building D - 8 Plex	1	5,842 sf	5,842 sf	17,787 sf	17,787 sf
Total			44,049 sf		134,196 sf
Building Lot Coverage				36.1%	

Garage Area	27,911 sf
FAR (Using Total Building Area)	1.10
FAR (Excluding Garage Area)	0.87

Unit Plan Summary						
Plan	Bed	Net Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Rowtowns - P1	2	1,210 sf	4	6.5%		
Rowtowns - P2	2	1,168 sf	4	6.5%		
Rowtowns - P3	3	1,525 sf	27	43.5%		
Rowtowns - P4	4	1,783 sf	27	43.5%		
Total			62	100%	98,828 sf	1,594 sf

Unit Mix		
	Quantity	%
2 Bedroom Total	8	12.9%
3 Bedroom Total	27	43.5%
4 Bedroom Total	27	43.5%
Total	62	100.0%

Parking Summary - Perry Street Specific Plan			
Parking Required	Quantity	Ratio Req'd	Spaces Req'd
2 Bed	8	2.00 Spaces/Unit	16
3 Bed	27	2.00 Spaces/Unit	54
4 Bed	27	2.00 Spaces/Unit	54
Guests	62	.20 Spaces/Unit	13
Total Residential Parking Req'd		2.2 Spaces/Unit	137

Parking Provided		
	Ratio Provided	Spaces Provided
Garage Spaces	2.00	124
Driveway Spaces	0.00	0
On Site Spaces	0.42	26
Total Residential Parking Provided	2.42	150

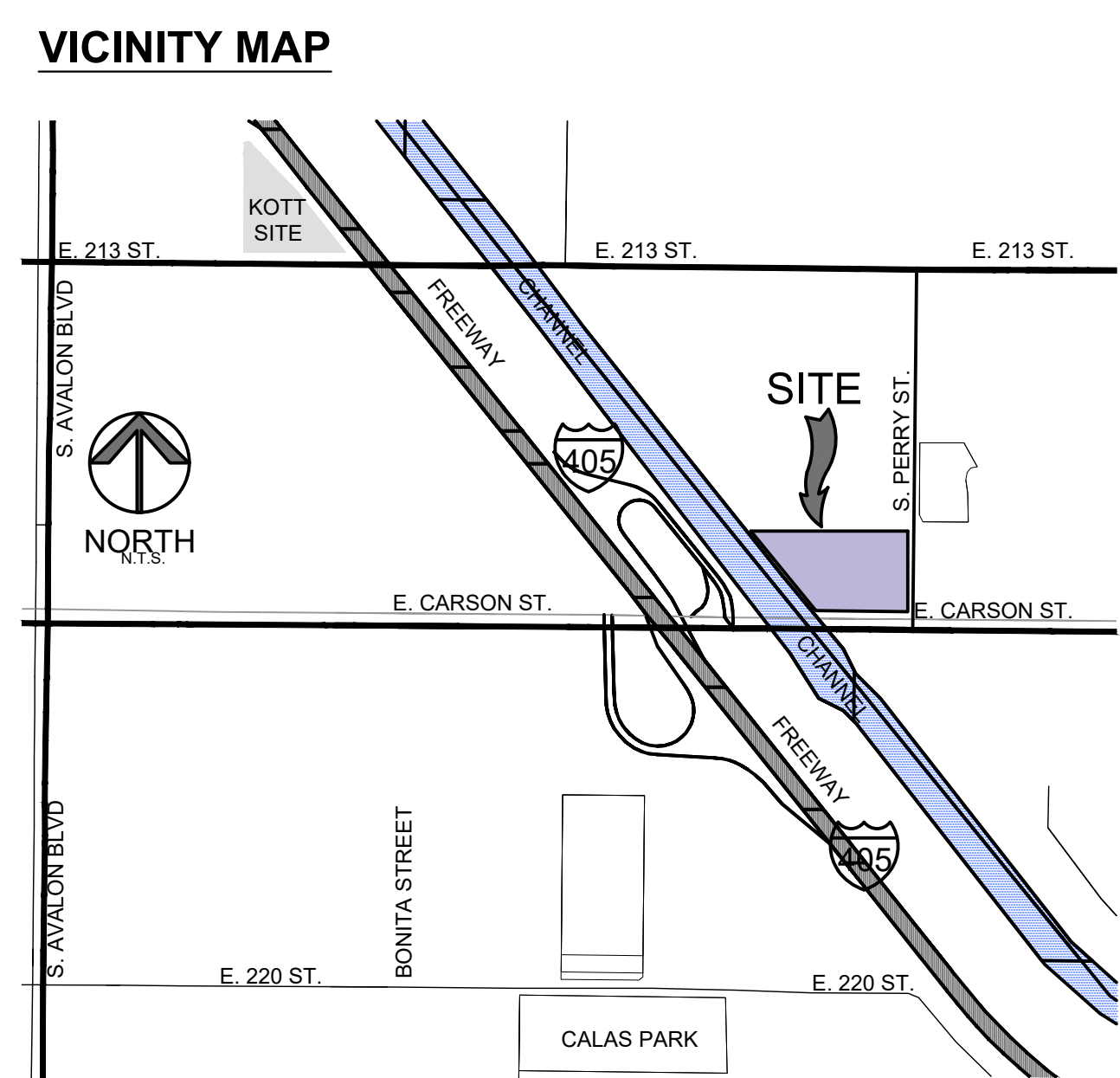
Accessible Parking Required		
	Ratio Req'd	Spaces Req'd
Resident Open Spaces	5%	2

Open Space Summary		
	Quantity	Average
Private Open Space (Decks)	4,722 sf	76 sf/Unit
Common Open Space	29,071 sf	469 sf/Unit
Total Open Space	33,793 sf	545 sf/Unit

- SITE PLAN KEYNOTES**
- 1 PROPERTY LINE
 - 2 TRASH ENCLOSURE
 - 3 PERPENDICULAR PARKING SPACE (9'X18')
 - 4 ACCESSIBLE PARKING SPACE (9'X18')
 - 5 ACCESSIBLE PATH OF TRAVEL
- NOTE: ALL NON-ADA COMPLIANT SIDEWALK RAMPS ABUTTING THE PROJECT SITE WILL BE UPGRADED TO CURRENT CODE

LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TYPICAL PERPENDICULAR & ACCESSIBLE PARKING SPACE
- ACCESSIBLE UNIT
- UNIT ENTRY
- Building Number
- Building Type

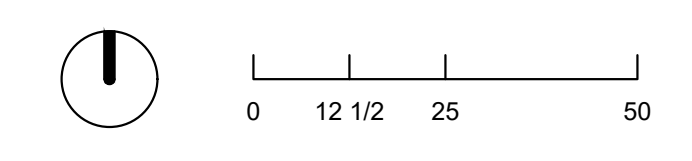


Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

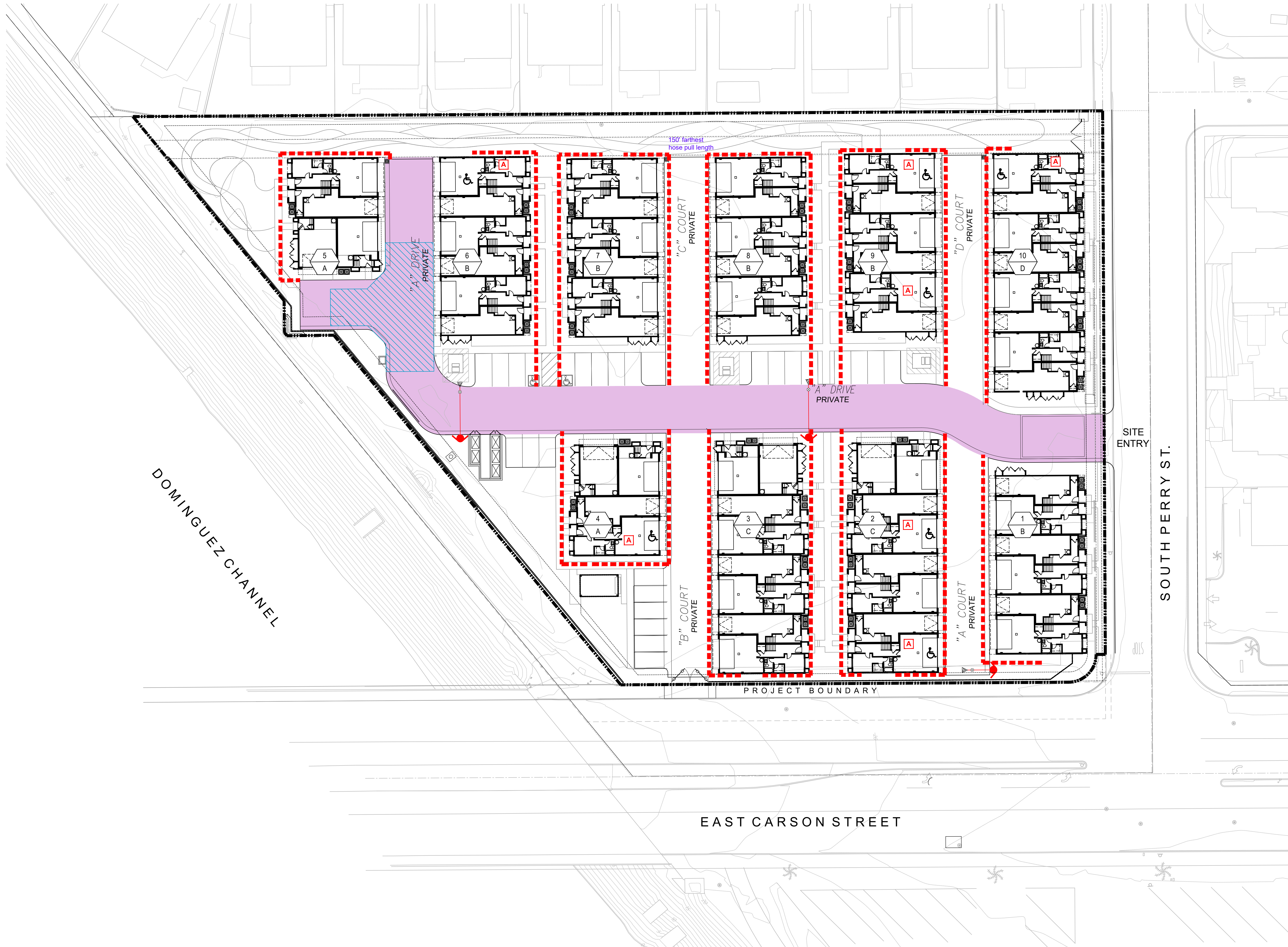
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
FEBRUARY 05, 2025



SITE KEY MAP & INFORMATION

A1.0



LEGEND

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

150'-0" MAX. HOSE PULL DISTANCE

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

FIRE HAMMER HEAD (CLEAR TO SKY AND UNOBSTRUCTED)

FIRE HYDRANT PER CIVIL



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

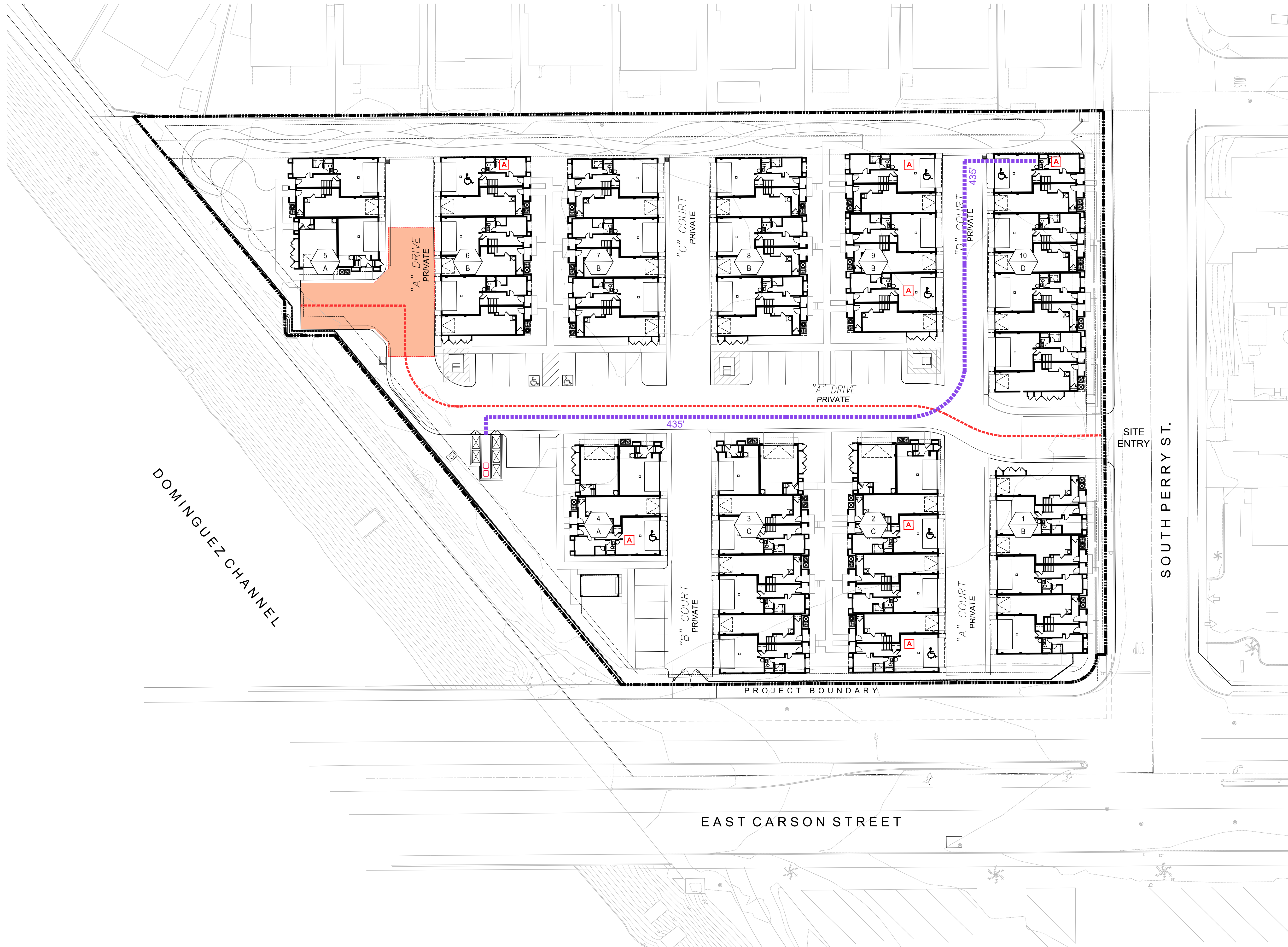
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

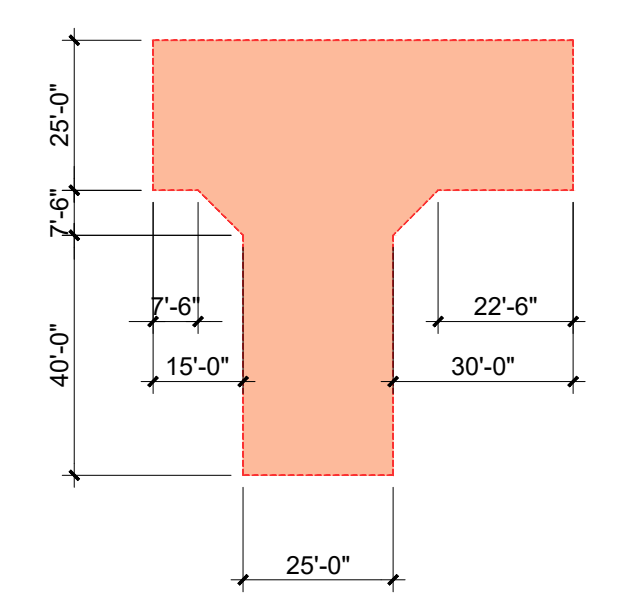


FIRE ACCESS SITE PLAN

A1.1

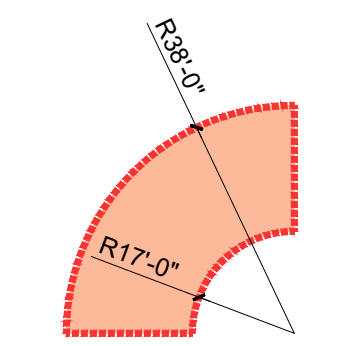


LEGEND



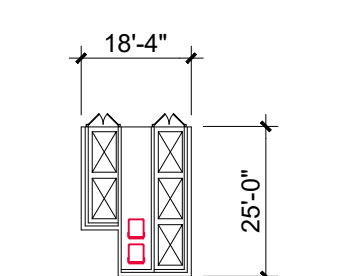
TRASH TRUCK TURN-AROUND
SANITATION TRUCK HAMMERHEAD TURN
AREA 14' MINIMUM VERTICAL CLEARANCE

TRASH TRUCK TURNING RADIUS



TRASH TRUCK ROUTE

TRASH PATH OF TRAVEL - 435 FEET



TRASH ENCLOSURE
TWO 96 GALLON ORGANIC BINS
TWO 3 C.Y. WASTE BINS
THREE 3 C.Y. RECYCLING BINS*
*BASED ON PROJECT'S OPERATIONAL QUANTITIES

PRODUCT D				
SOLID WASTE CALCULATIONS (REQUIRED)				
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 96 GALLON CARTS	
62	0.012	0.744	1	
TRASH ENCLOSURES				
SOLID WASTE CALCULATIONS (PROVIDED)				
TOTAL 3 C.Y. BINS REQ'D / WK	PICKUPS /WK	BINS REQ'D PER PICKUP	TOTAL BINS PROV'D PER PICKUP	
5	2	2.5	2	
RECYCLING CALCULATIONS				
TOTAL 3 C.Y. BINS REQ'D / WK	PICKUPS /WK	BINS REQ'D PER PICKUP	TOTAL BINS PROV'D PER PICKUP	
5	2	2.5	3*	
*Bin count based on project operational quantities				
ORGANICS CALCULATIONS				
No. OF 96 GALLON CARTS REQ'D / WK	PICKUPS /WK	No. OF 96 GALLON CARTS REQ'D	No. OF 96 GALLON CARTS PROV'D	
1	1	1	2	

- NOTES:
1. Trash enclosure will be covered for stormwater purposes.
 2. 2 bins are proposed for waste, and 3 bins are proposed for recycling (5 bins total). The actual configuration of bins will be assigned once the project operation quantities are established.

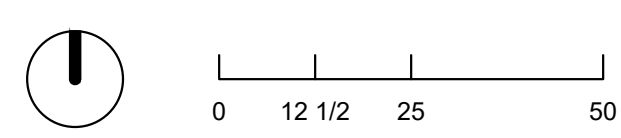


Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

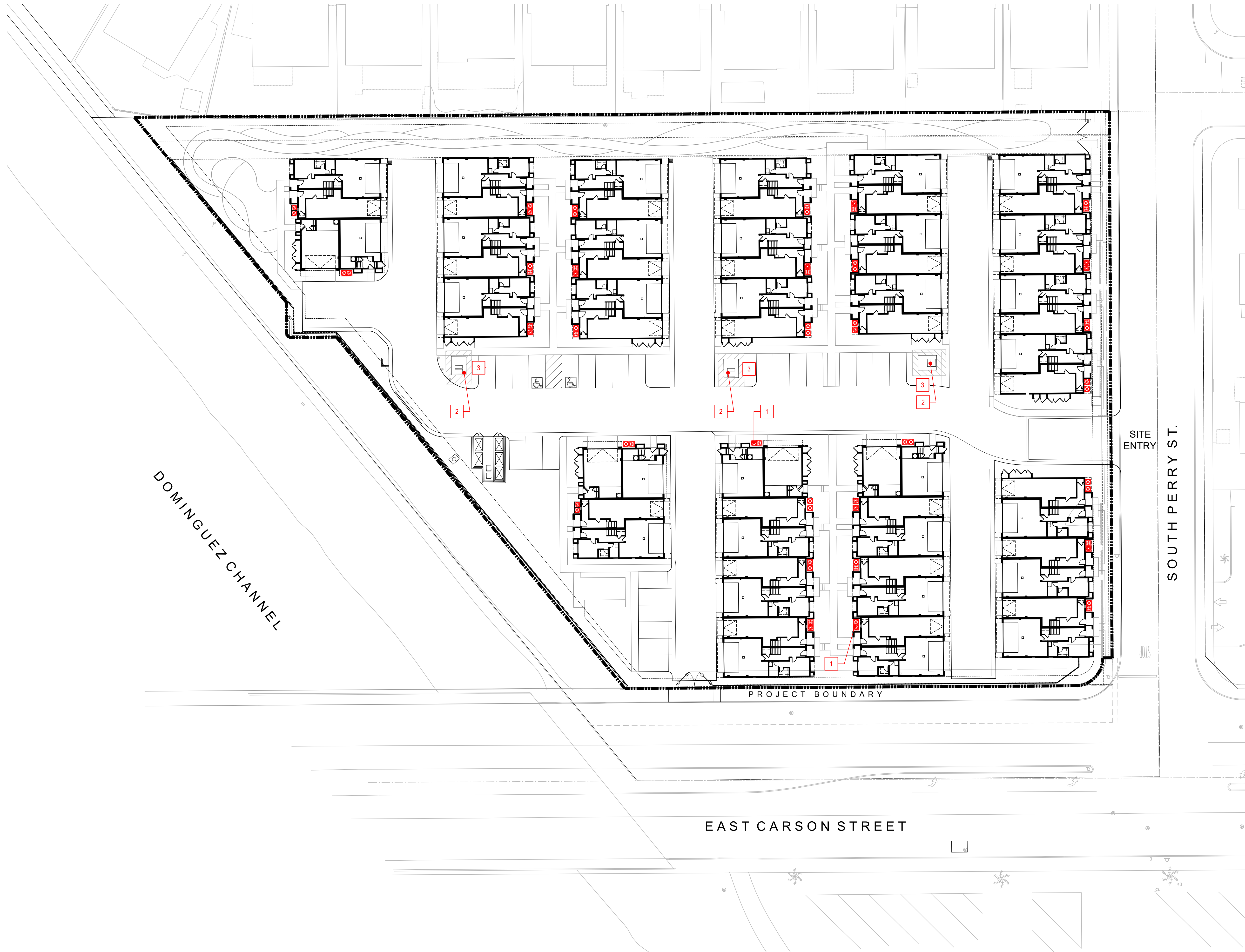
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025



WASTE MANAGEMENT SITE PLAN

A1.2



LEGEND

UTILITY EXHIBIT KEYNOTES	
1	CONDENSERS
2	TRANSFORMERS
3	LANDSCAPE SCREENING

NOTE: SEE LANDSCAPE DRAWINGS FOR MORE DETAIL



UTILITY SCREENING - TYPICAL

3/32" = 1'-0"

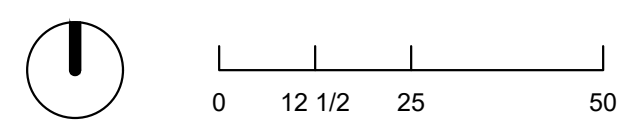


Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025



UTILITY SCREENING TYPICAL

A1.3

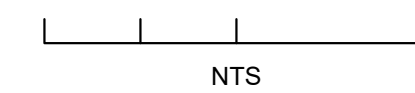


Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025



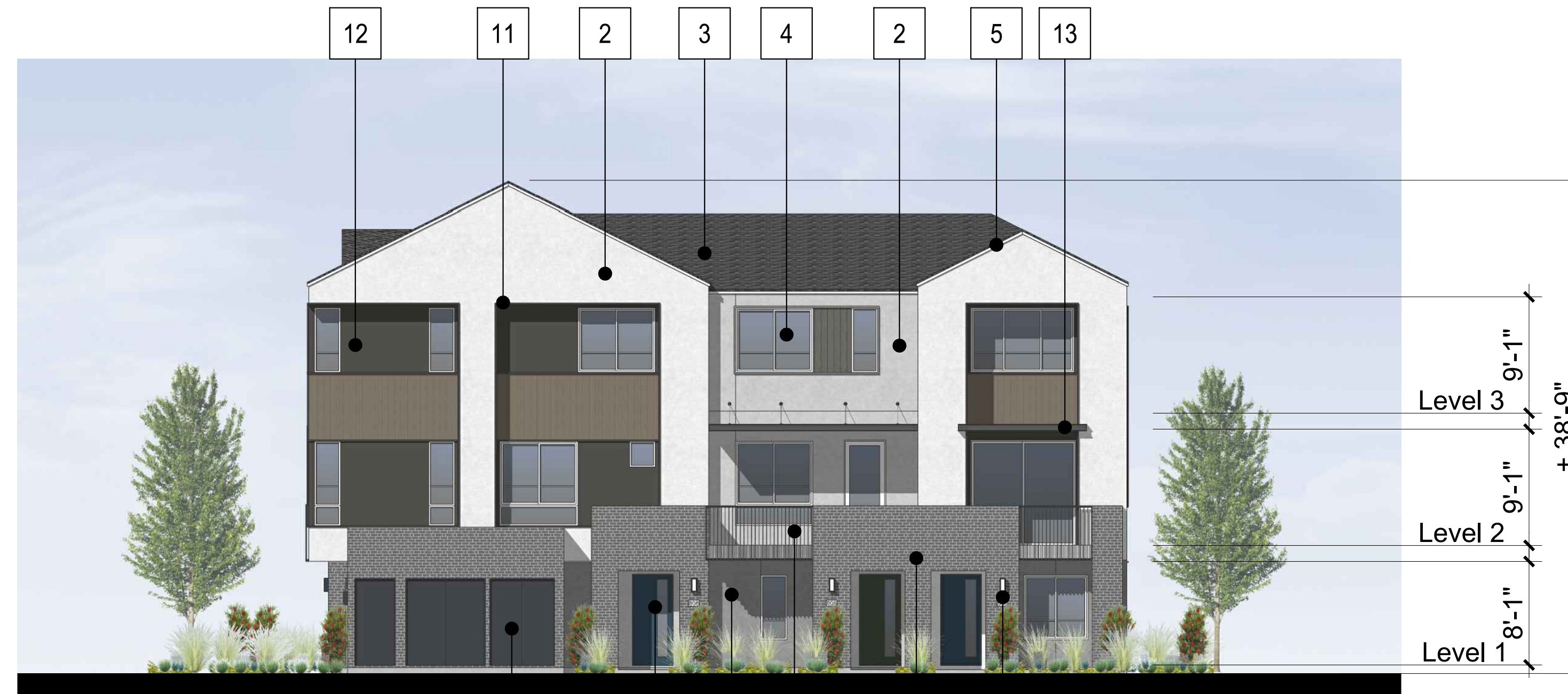
PERSPECTIVE
BUILDING C

A1.4



2

LEFT



10

8

12

6

14

7

FRONT

Level 3
9'-1"
Level 2
9'-1"
Level 1
8'-1"
± 38'-9"



RIGHT



12

1

1

9

2

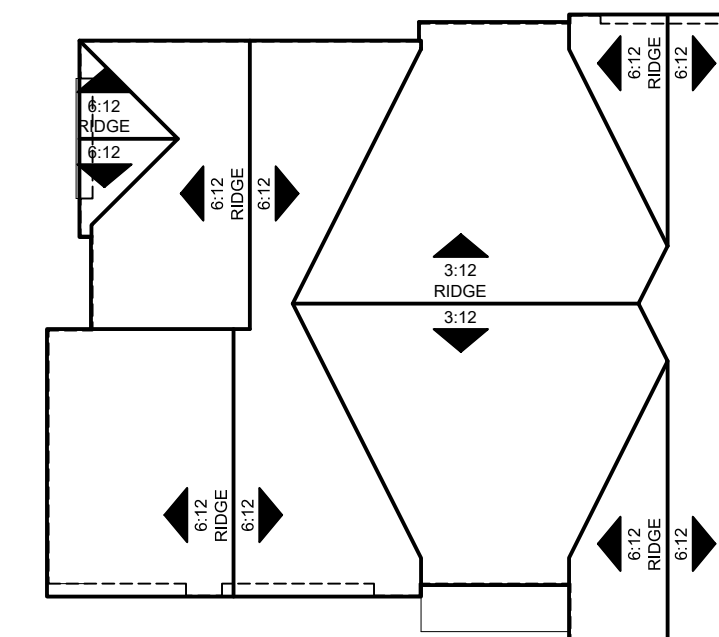
REAR

30'-0" Max. Eave Height

MATERIAL LEGEND

- 1. VERTICAL SIDING
- 2. STUCCO
- 3. ASPHALT SHINGLE ROOF
- 4. VINYL WINDOWS
- 5. FASCIA
- 6. METAL RAILING
- 7. DECORATIVE LIGHTS & ADDRESS SIGN
- 8. FIBERGLASS ENTRY DOOR
- 9. METAL SECTIONAL GARAGE DOOR
- 10. UTILITY CLOSET DOORS
- 11. FOAM TRIM W/ STUCCO OVER
- 12. SMOOTH STUCCO

- 13. METAL AWNING
- 14. BRICK VENEER



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



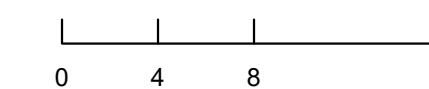
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATIONS
BUILDING A - SCHEME 1

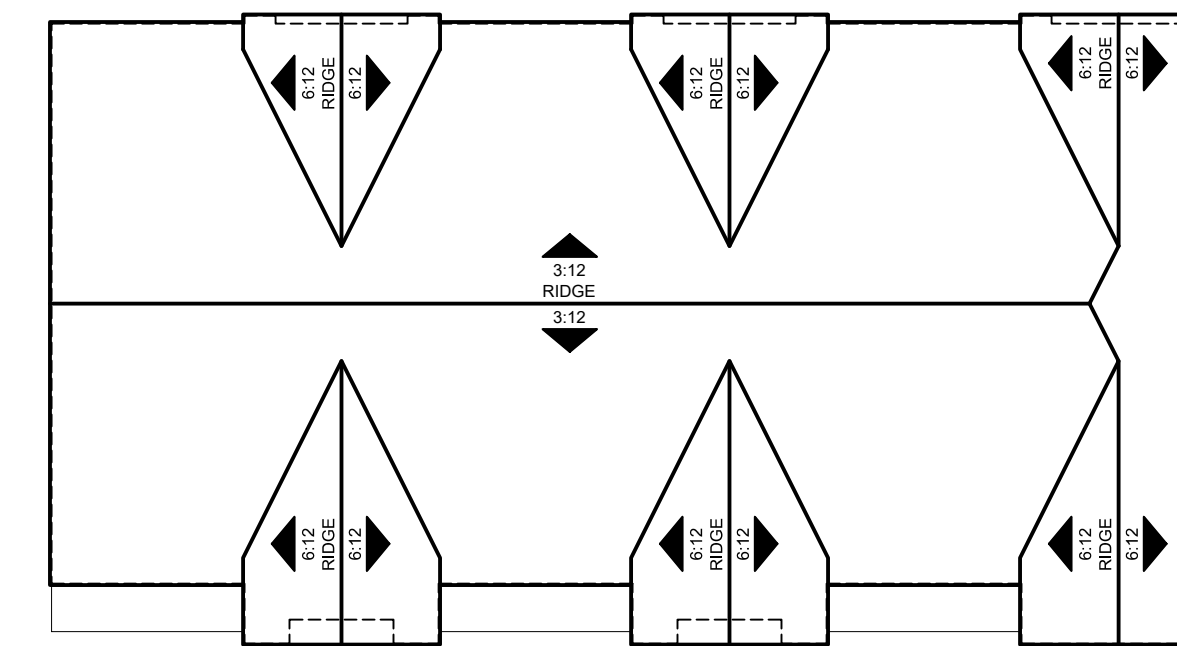
A2.0



MATERIAL LEGEND

- 1. VERTICAL SIDING
- 2. STUCCO
- 3. ASPHALT SHINGLE ROOF
- 4. VINYL WINDOWS
- 5. FASCIA
- 6. METAL RAILING
- 7. DECORATIVE LIGHTS & ADDRESS SIGN
- 8. FIBERGLASS ENTRY DOOR
- 9. METAL SECTIONAL GARAGE DOOR
- 10. UTILITY CLOSET DOORS
- 11. FOAM TRIM W/ STUCCO OVER
- 12. SMOOTH STUCCO

- 13. METAL AWNING
- 14. BRICK VENEER
- 15. CORRUGATED COPPER PANEL



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



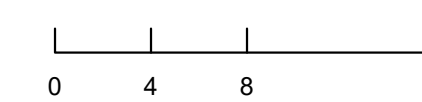
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATIONS
BUILDING B - SCHEME 2

A2.1



2

LEFT



10

2

7

14

6

8

FRONT

Level 3
9'-1"

Level 2
9'-1"

Level 1
8'-1"

± 38'-9"



RIGHT



12

1

1

30'-0" Max. Eave Height

2

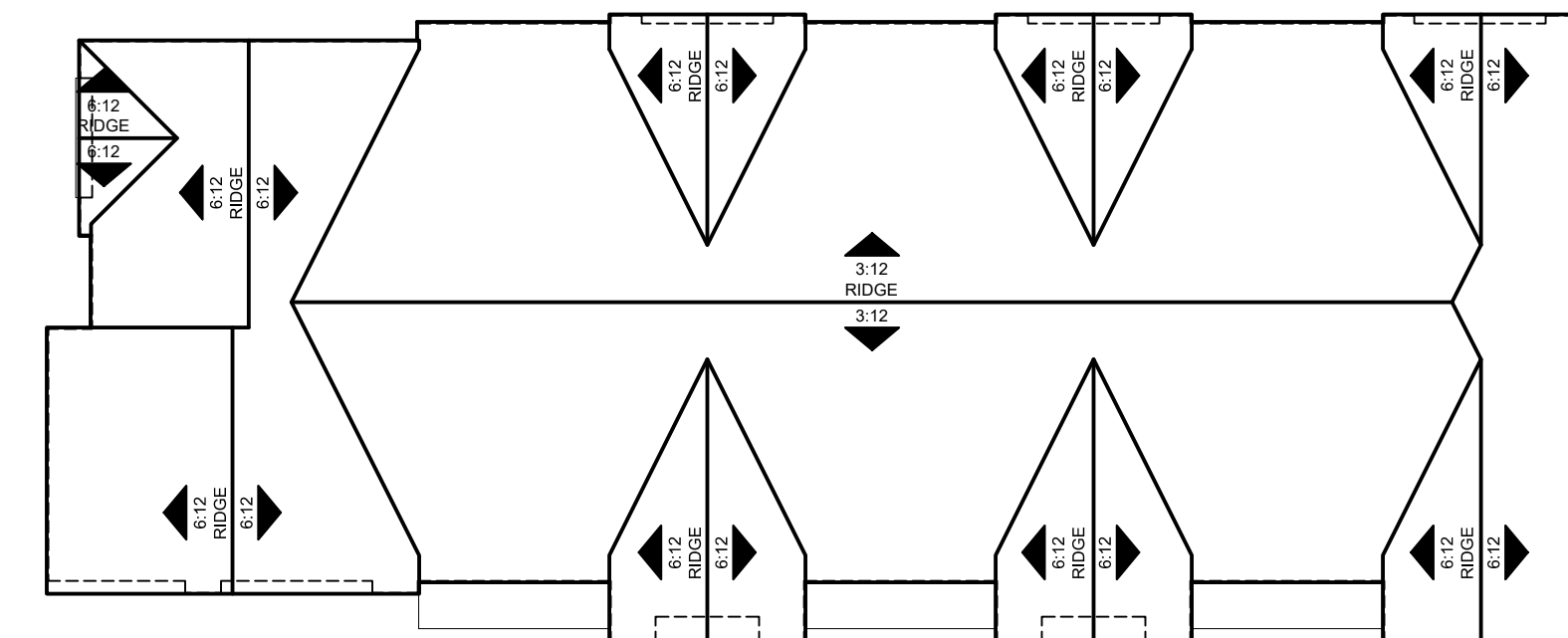
9

REAR

MATERIAL LEGEND

- 1. VERTICAL SIDING
- 2. STUCCO
- 3. ASPHALT SHINGLE ROOF
- 4. VINYL WINDOWS
- 5. FASCIA
- 6. METAL RAILING
- 7. DECORATIVE LIGHTS & ADDRESS SIGN
- 8. FIBERGLASS ENTRY DOOR
- 9. METAL SECTIONAL GARAGE DOOR
- 10. UTILITY CLOSET DOORS
- 11. FOAM TRIM W/ STUCCO OVER
- 12. SMOOTH STUCCO

- 13. METAL AWNING
- 14. BRICK VENEER



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



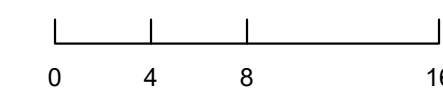
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATIONS
BUILDING C - SCHEME 1

A2.2



10 LEFT



14 6 7 8 11 FRONT



RIGHT

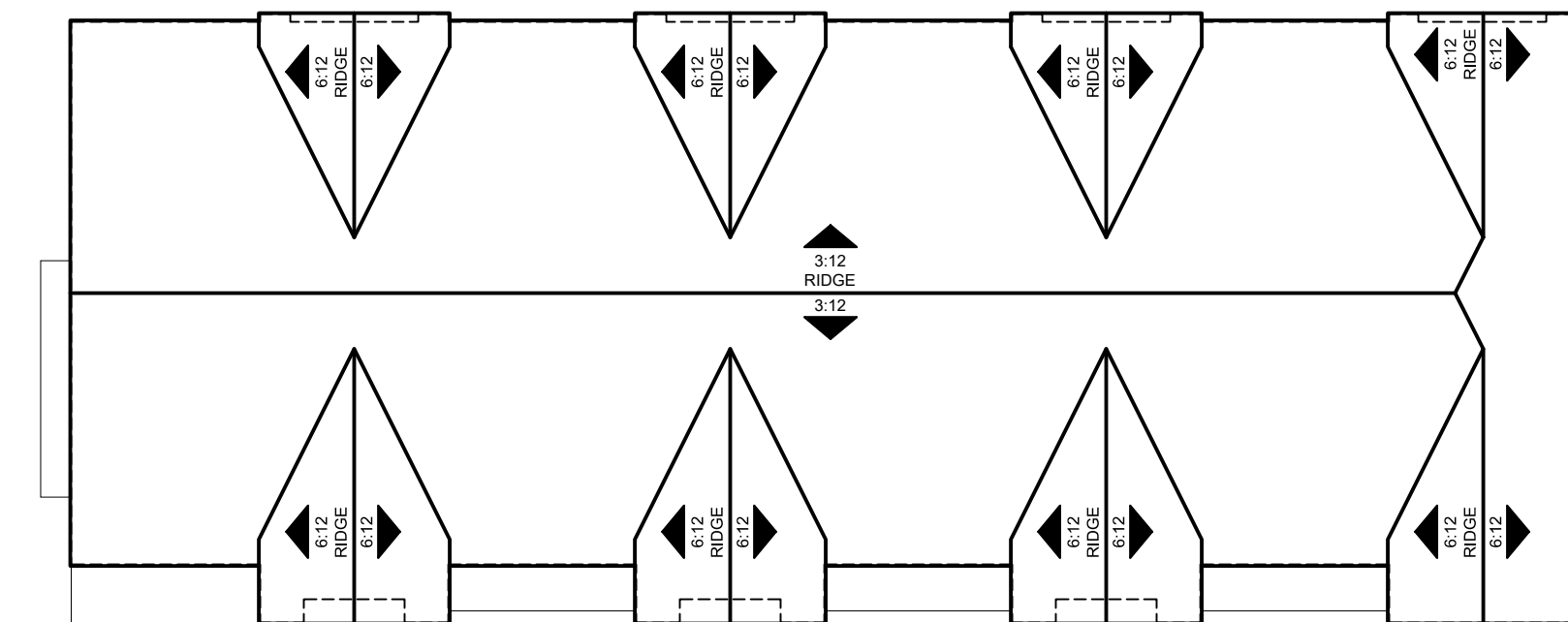


2 9 15 REAR

MATERIAL LEGEND

- 1. VERTICAL SIDING
- 2. STUCCO
- 3. ASPHALT SHINGLE ROOF
- 4. VINYL WINDOWS
- 5. FASCIA
- 6. METAL RAILING
- 7. DECORATIVE LIGHTS & ADDRESS SIGN
- 8. FIBERGLASS ENTRY DOOR
- 9. METAL SECTIONAL GARAGE DOOR
- 10. UTILITY CLOSET DOORS
- 11. FOAM TRIM W/ STUCCO OVER
- 12. SMOOTH STUCCO

- 13. METAL AWNING
- 14. BRICK VENEER
- 15. CORRUGATED COPPER PANEL



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



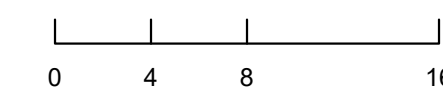
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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

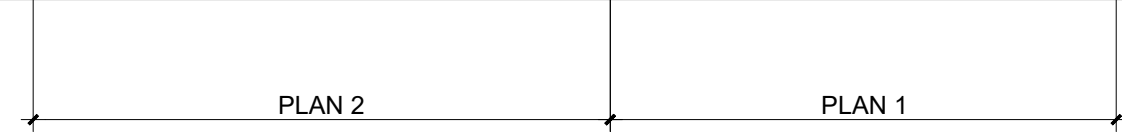


ELEVATIONS
BUILDING D - SCHEME 2

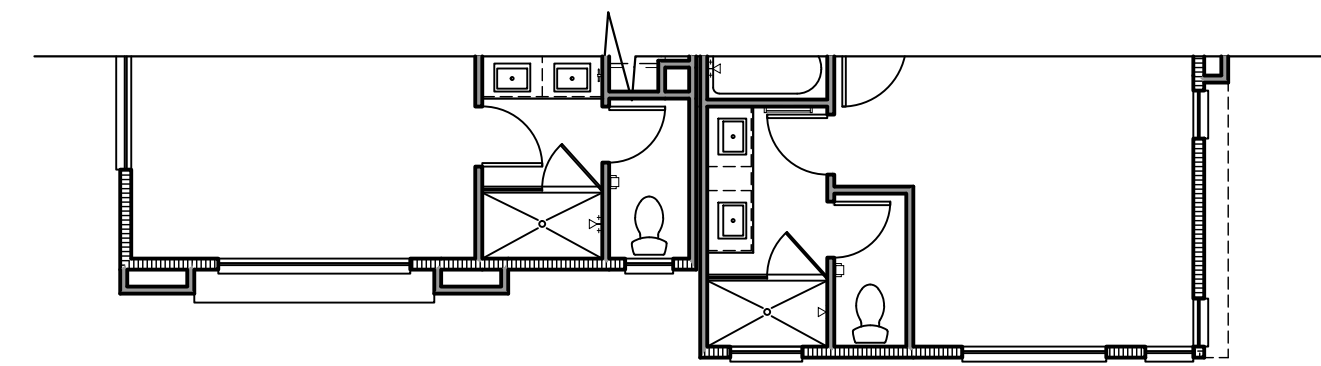
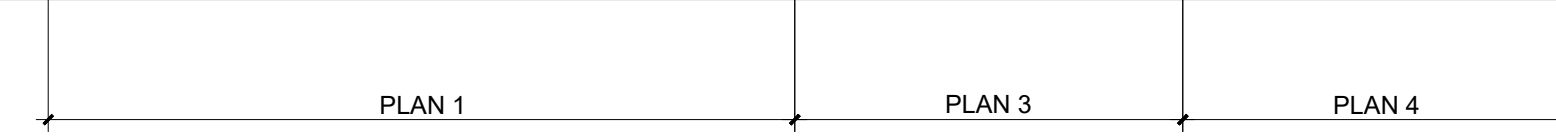
A2.3



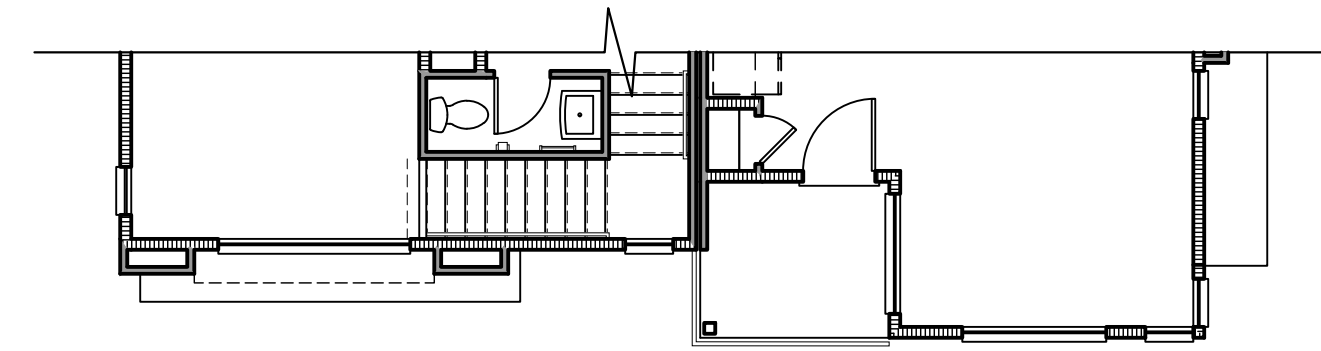
LEFT



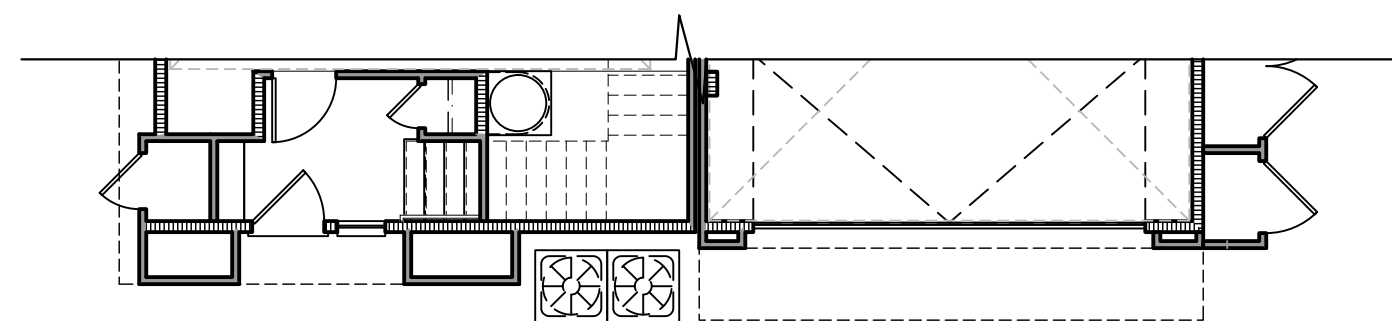
FRONT



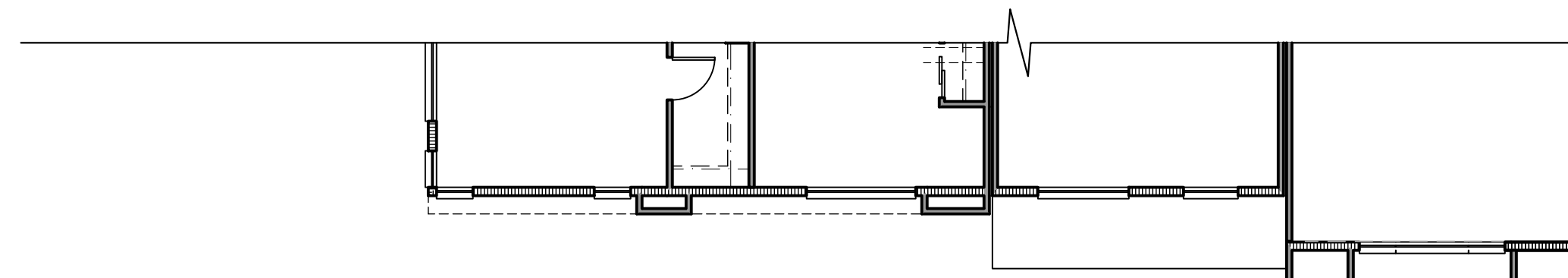
Level 3



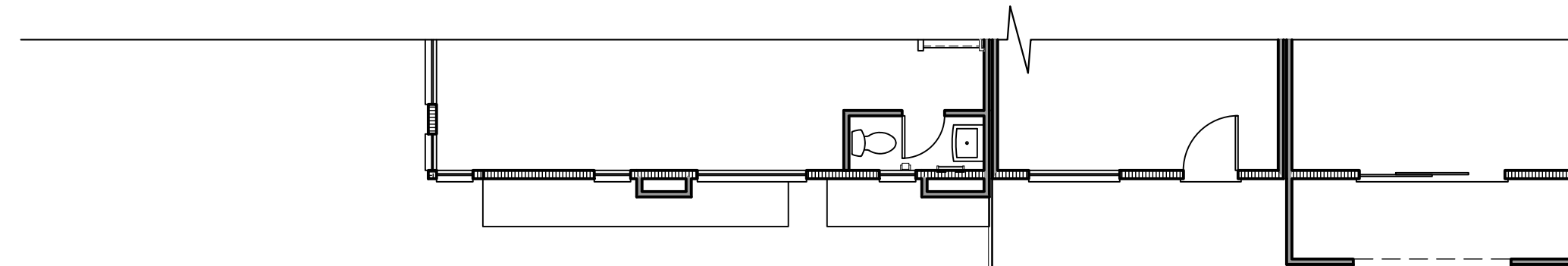
Level 2



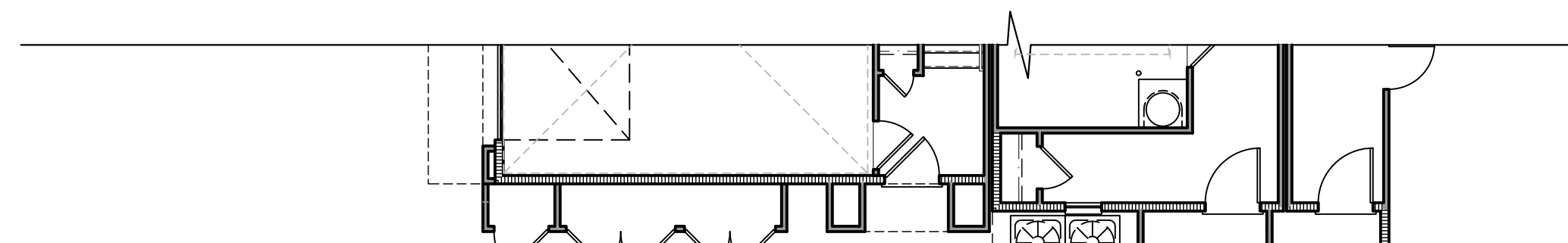
Level 1



Level 3



Level 2



Level 1



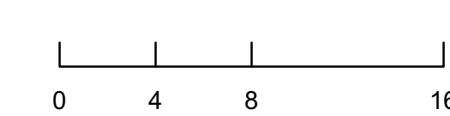
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATION OFFSET ANALYSIS
BUILDING A

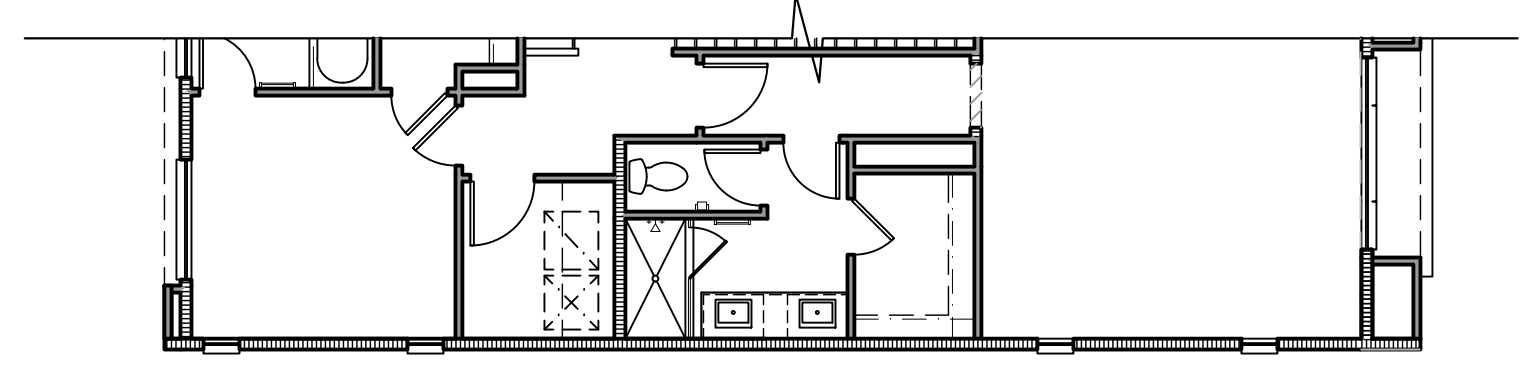
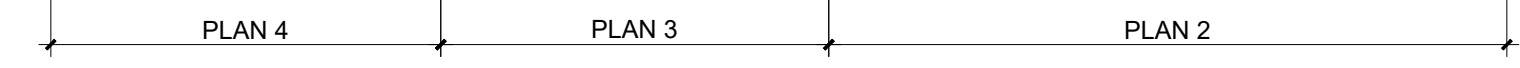
A3.0



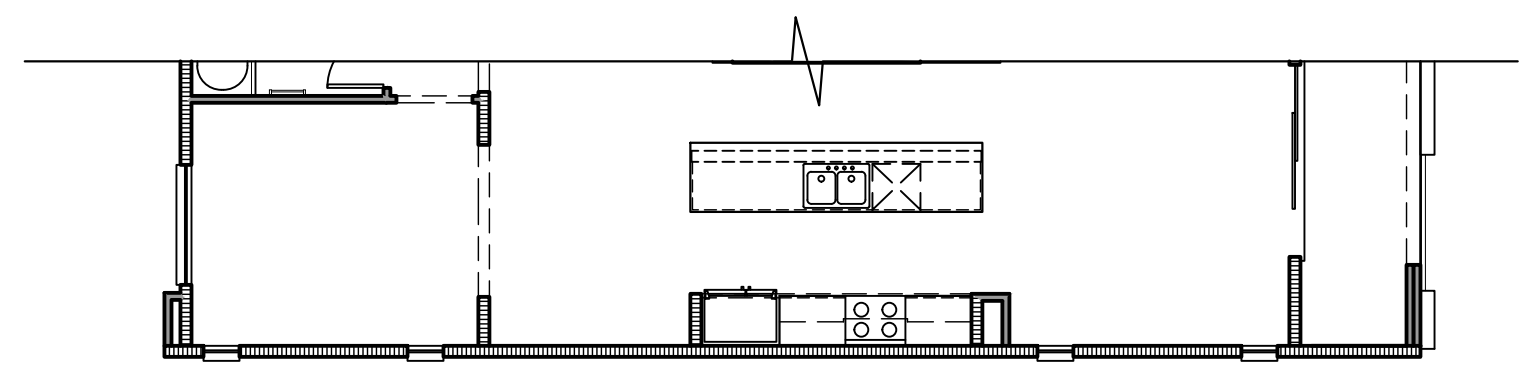
RIGHT



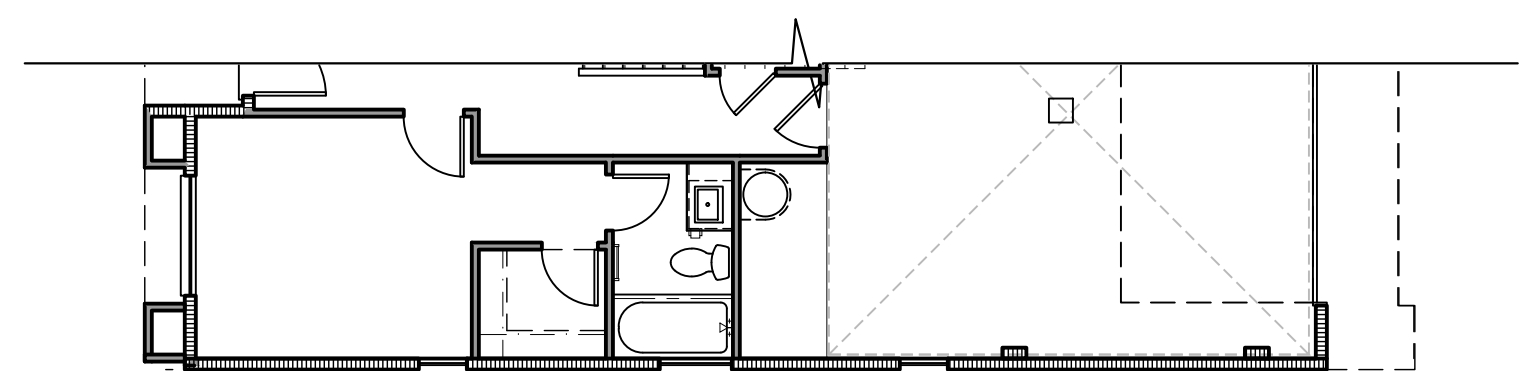
REAR



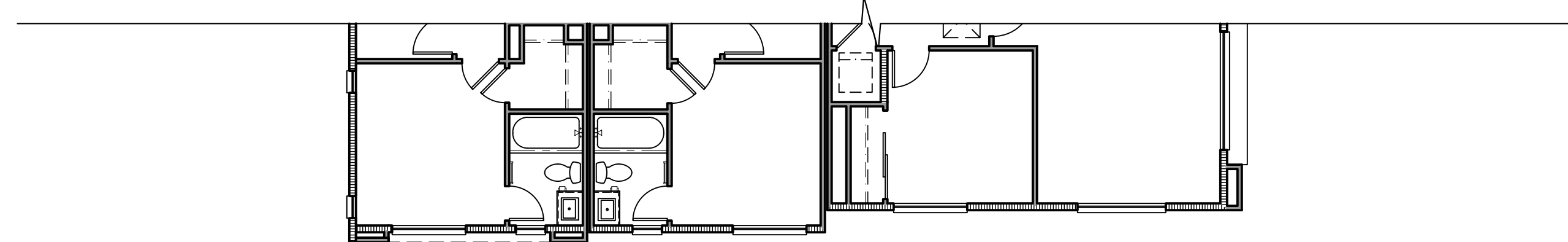
Level 3



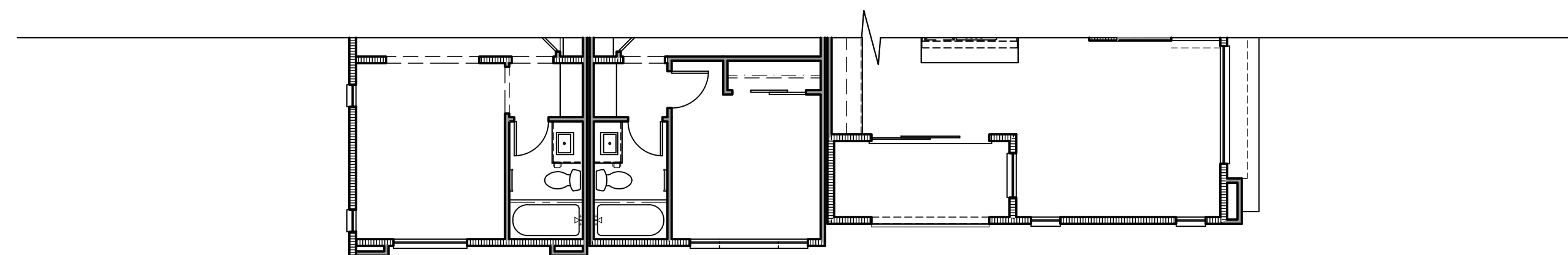
Level 2



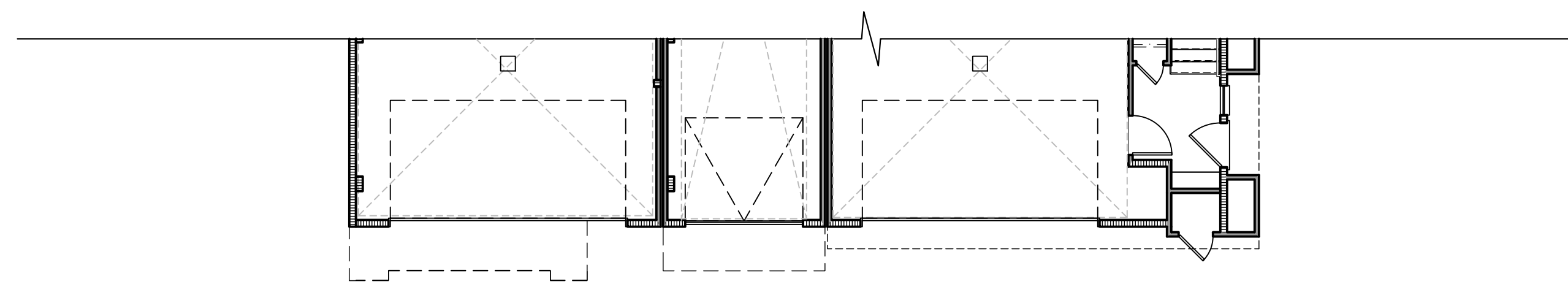
Level 1



Level 3



Level 2



Level 1



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATION OFFSET ANALYSIS
BUILDING A

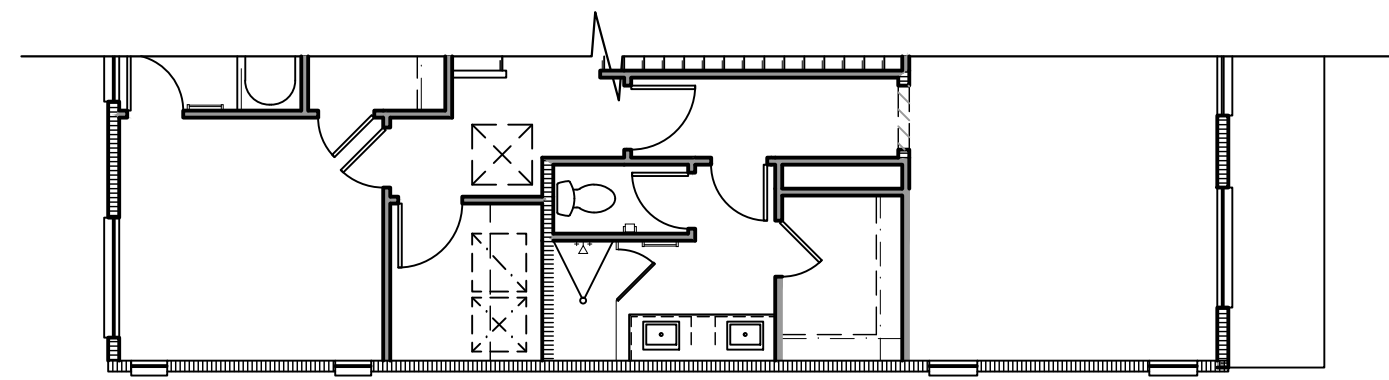
A3.1



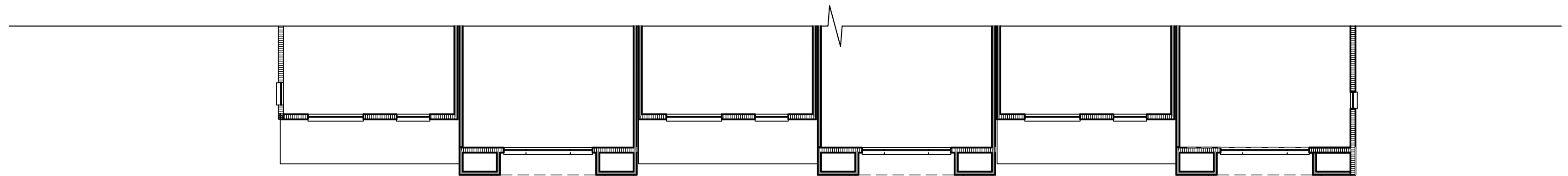
LEFT



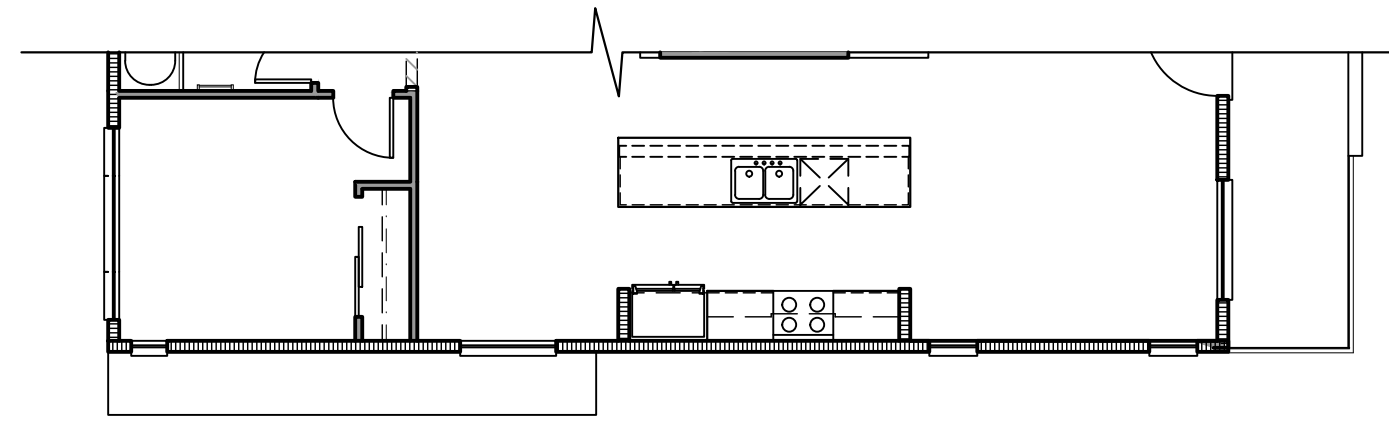
FRONT



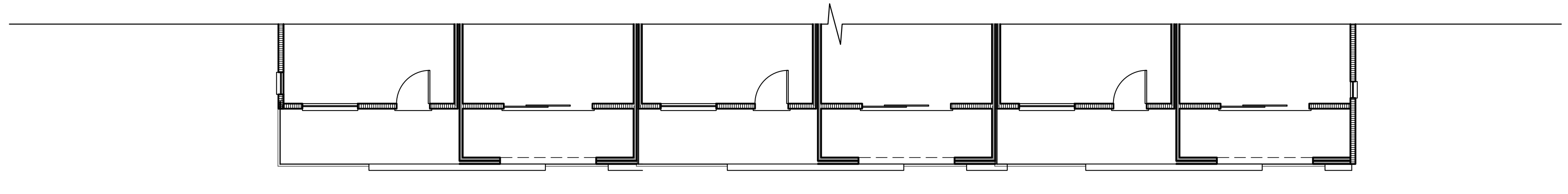
Level 3



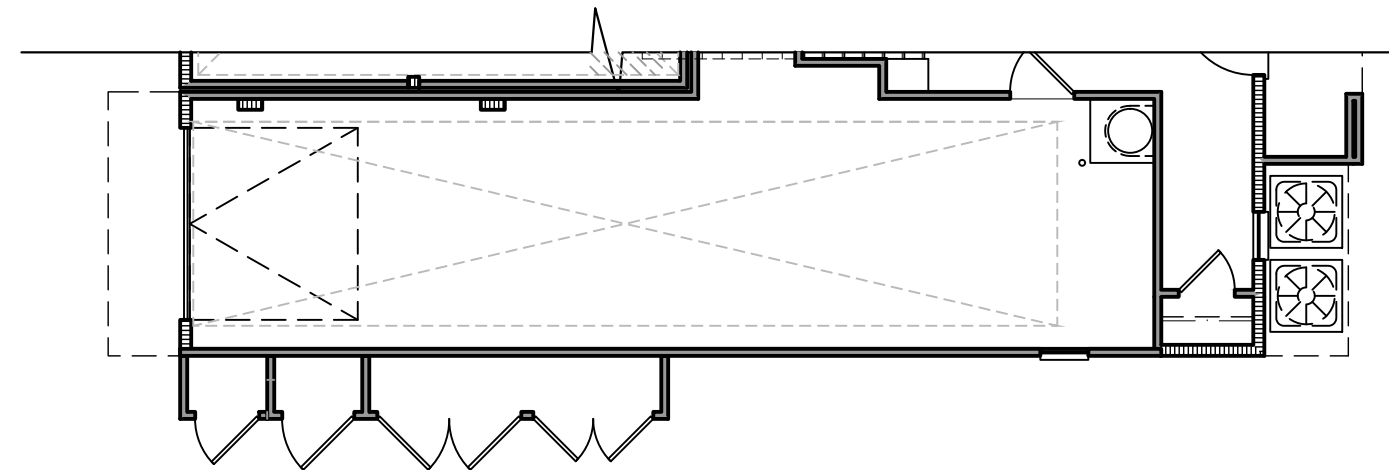
Level 3



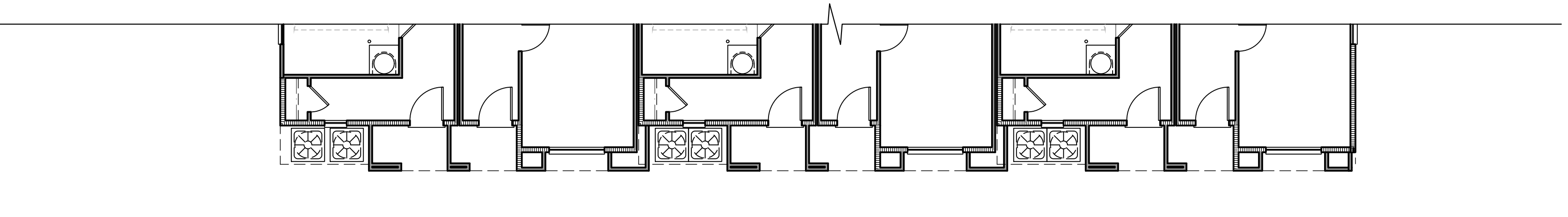
Level 2



Level 2



Level 1



Level 1



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATION OFFSET ANALYSIS
BUILDING B

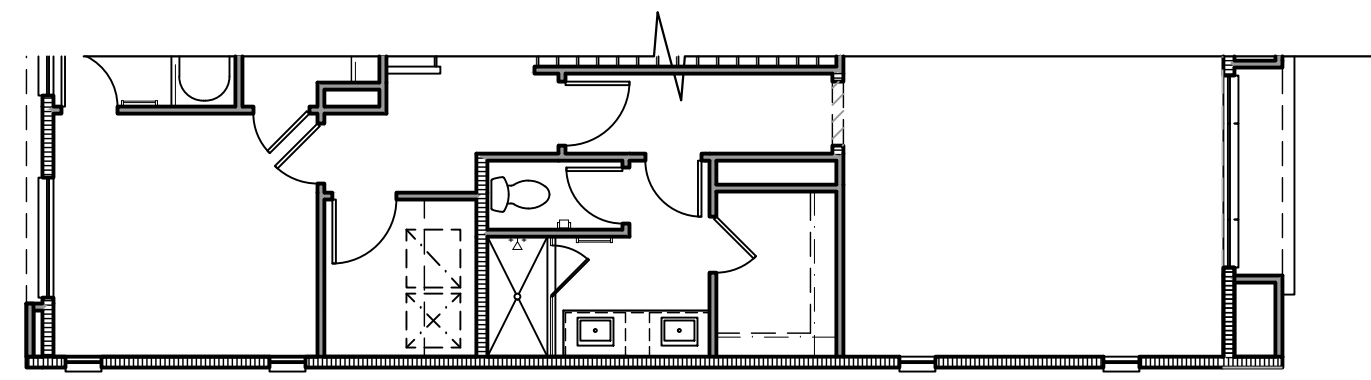
A3.2



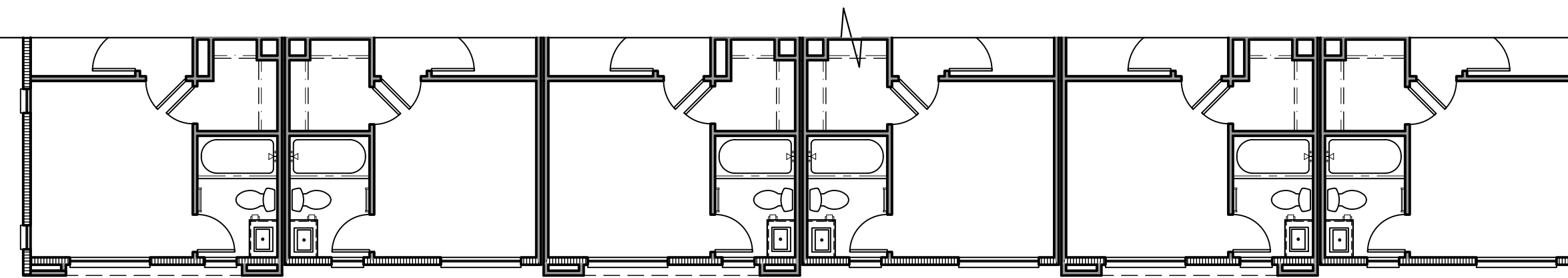
RIGHT



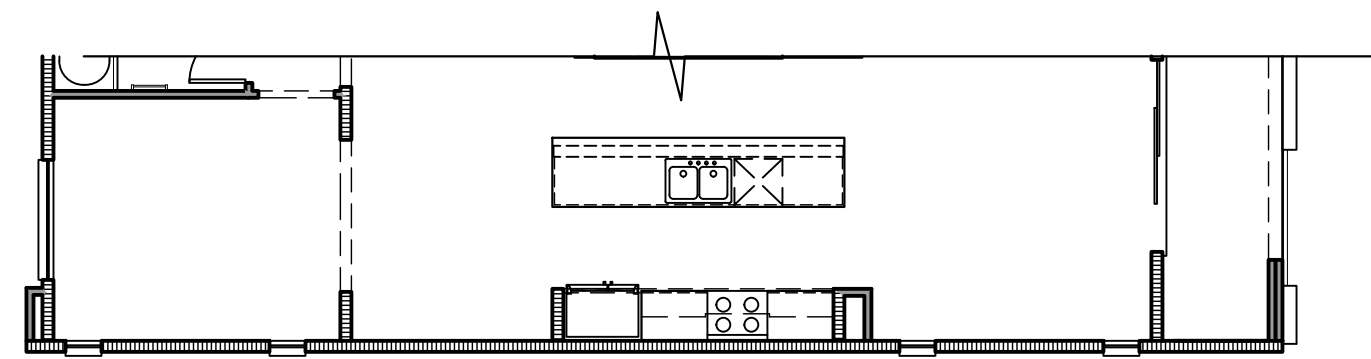
REAR



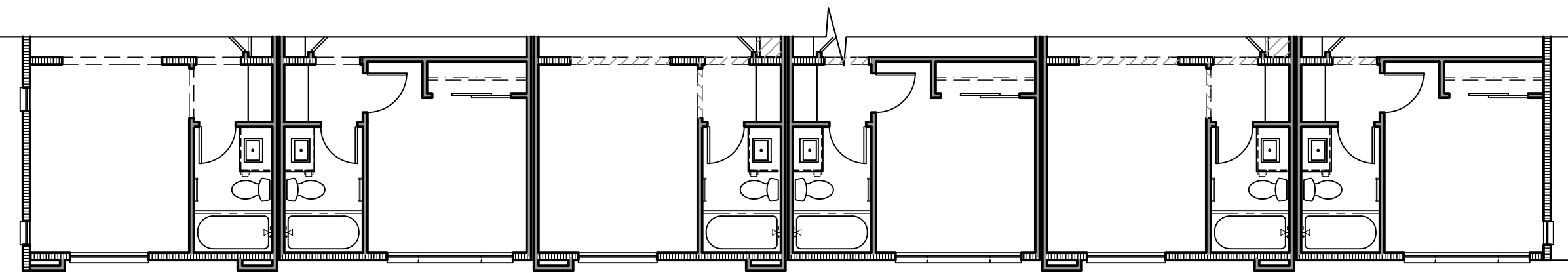
Level 3



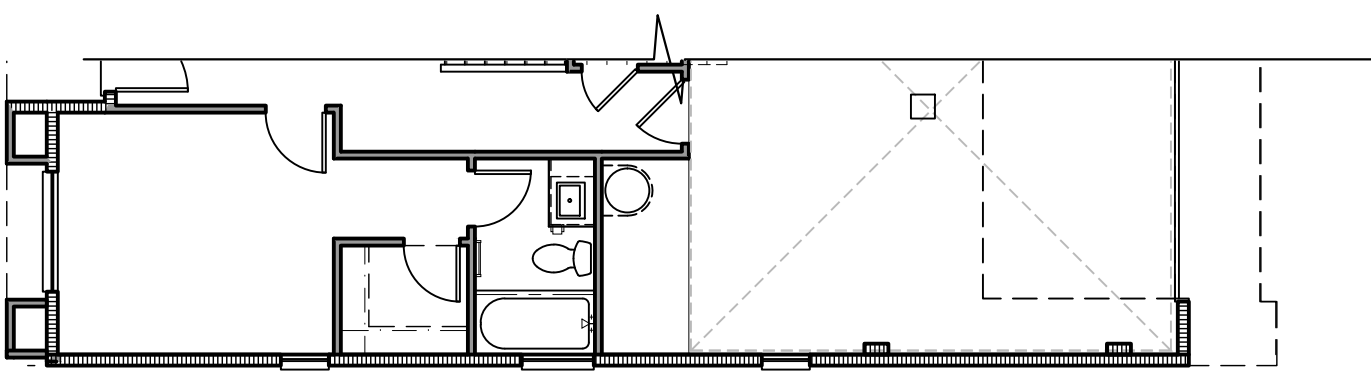
Level 3



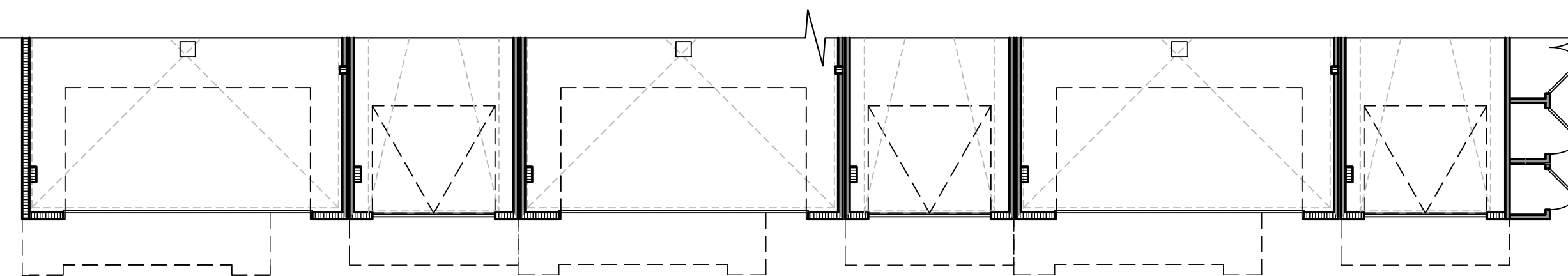
Level 2



Level 2



Level 1



Level 1



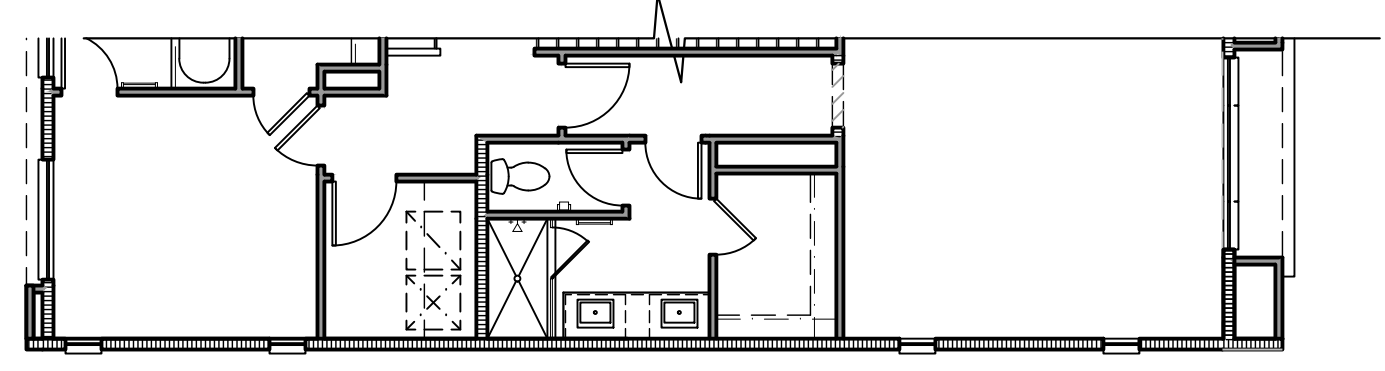
RIGHT



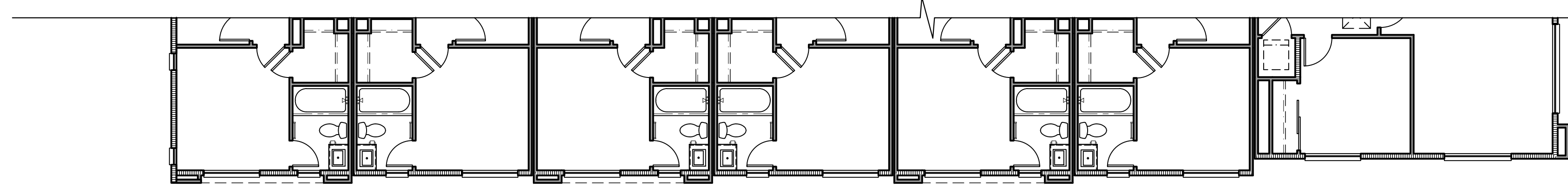
FRONT

PLAN 4

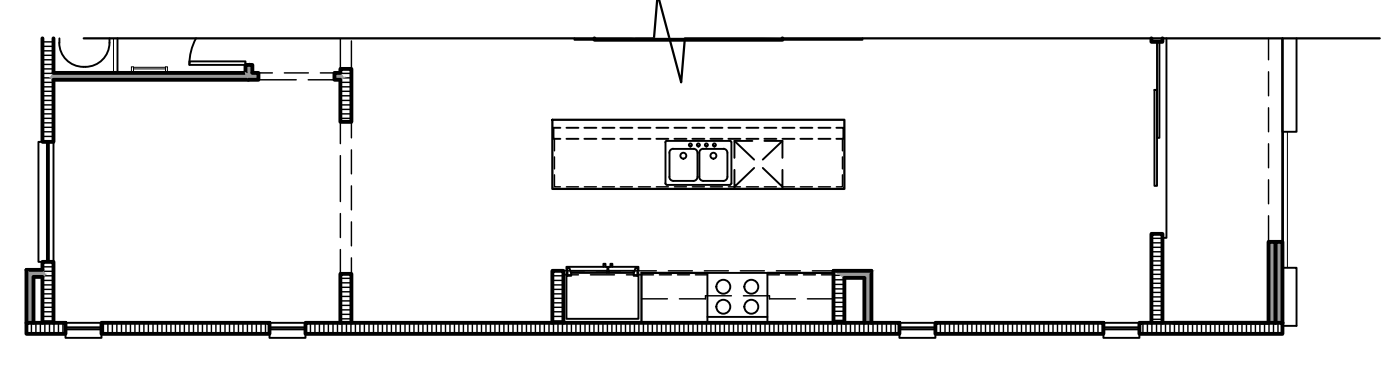
PLAN 4 PLAN 3 PLAN 4 PLAN 3 PLAN 4 PLAN 3 PLAN 2



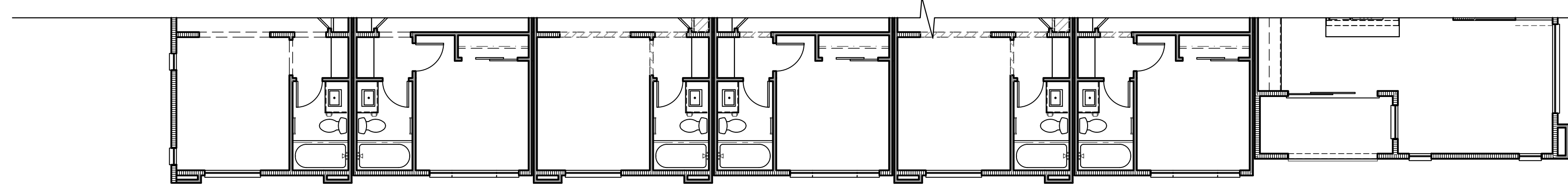
Level 3



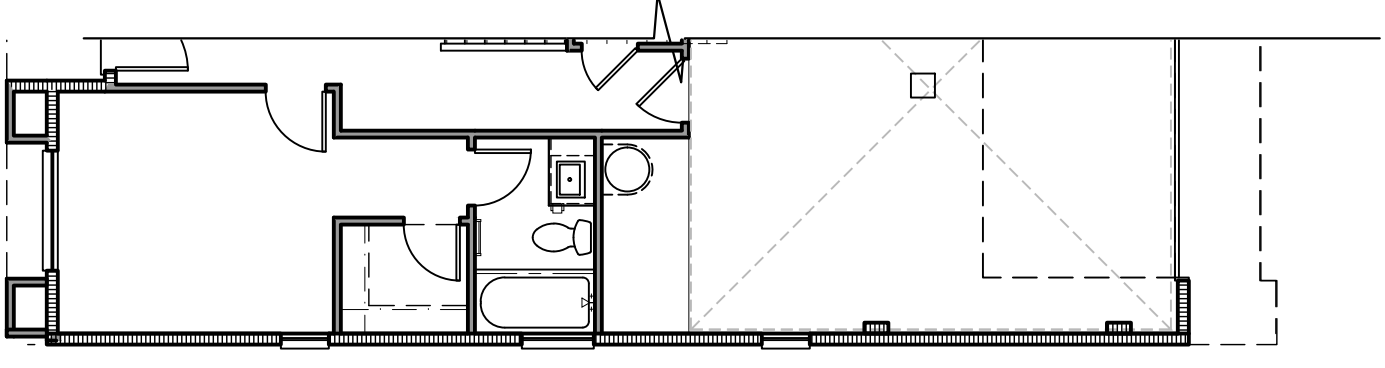
Level 3



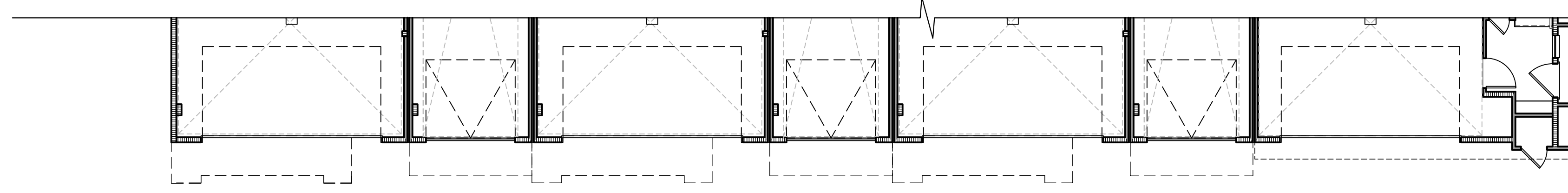
Level 2



Level 2



Level 1



Level 1



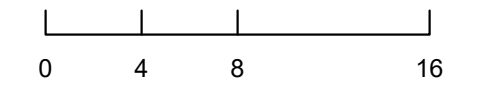
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATION OFFSET ANALYSIS
BUILDING C

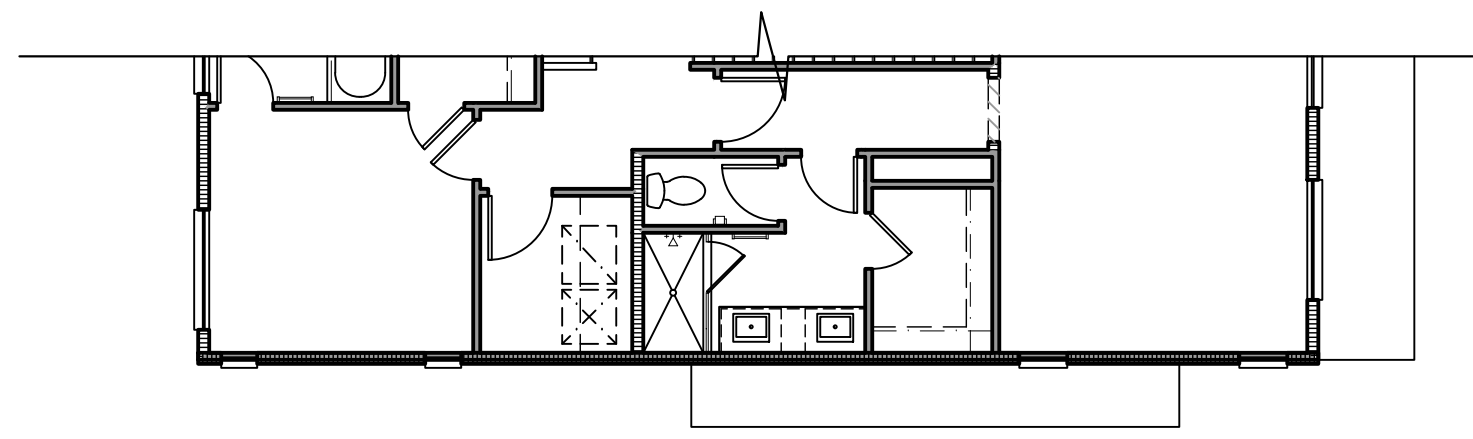
A3.5



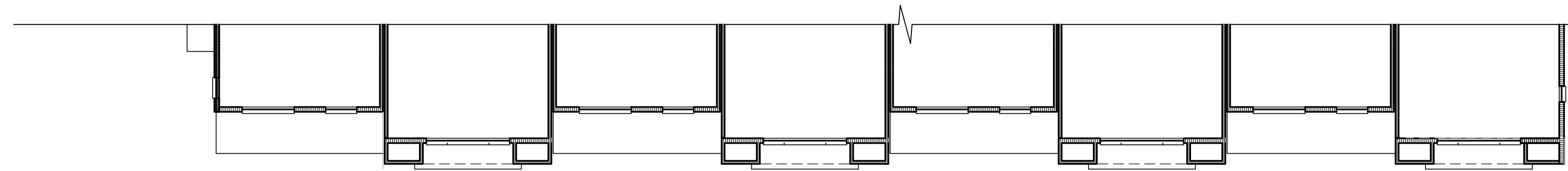
LEFT



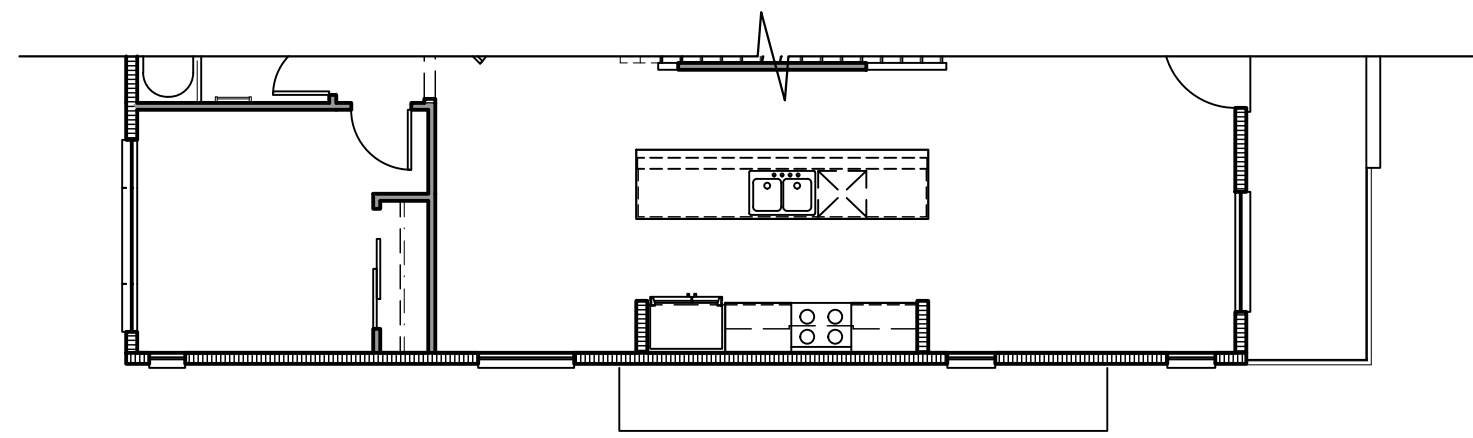
FRONT



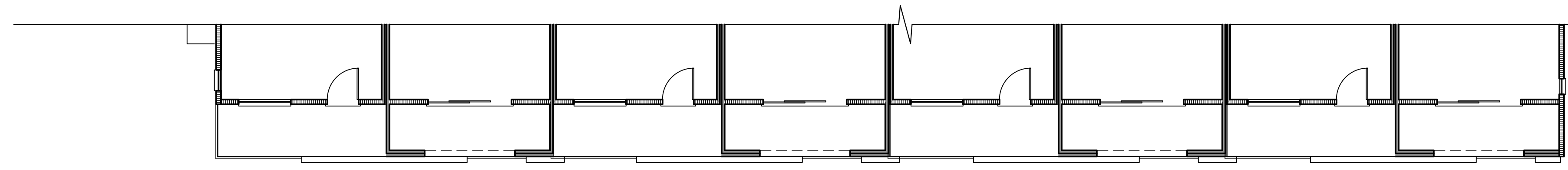
Level 3



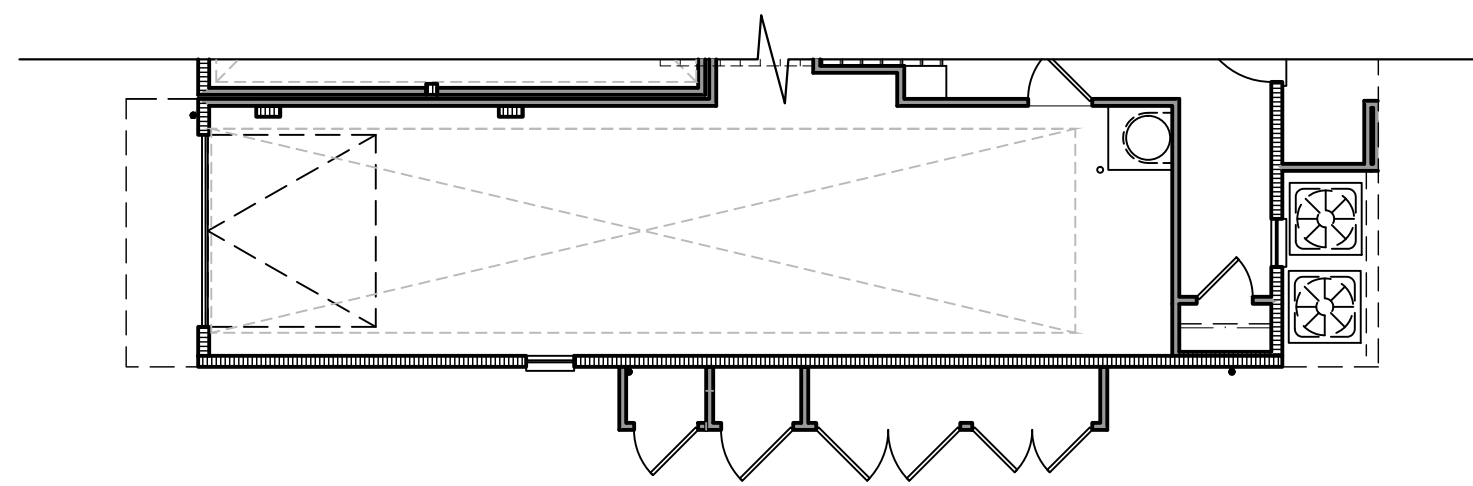
Level 3



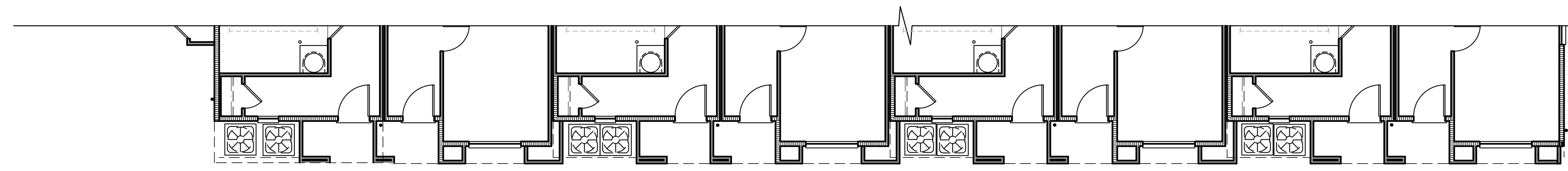
Level 2



Level 2



Level 1



Level 1



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



ELEVATION OFFSET ANALYSIS
BUILDING D

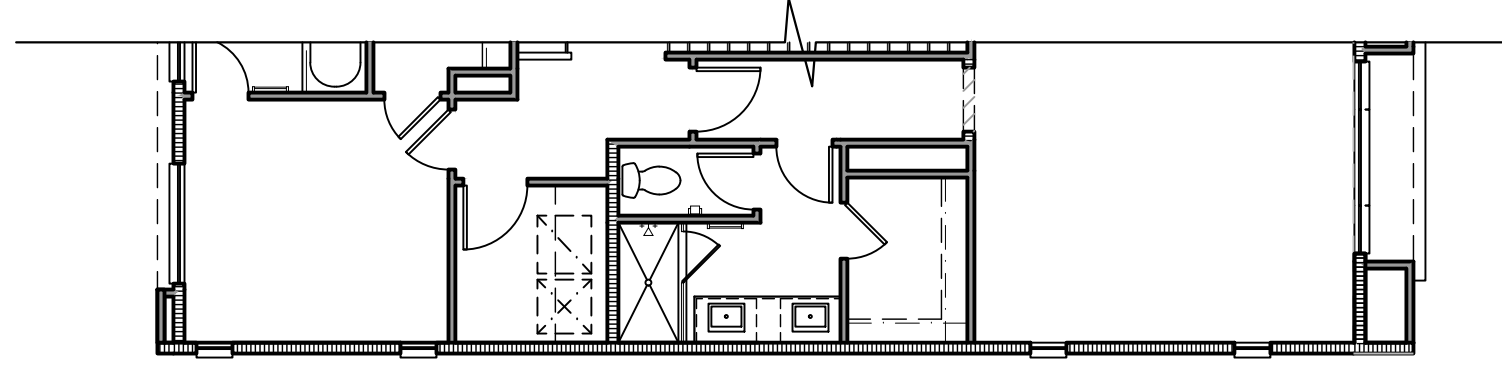
A3.6



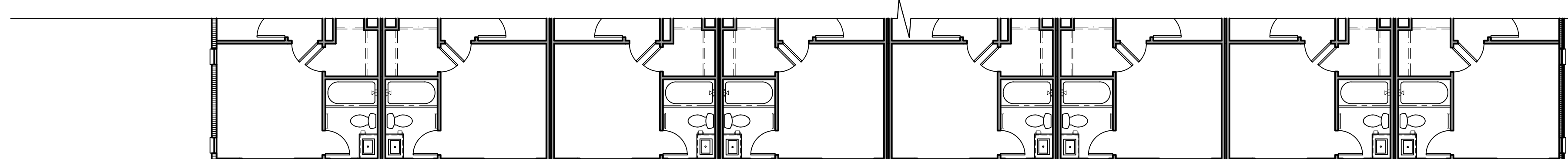
RIGHT



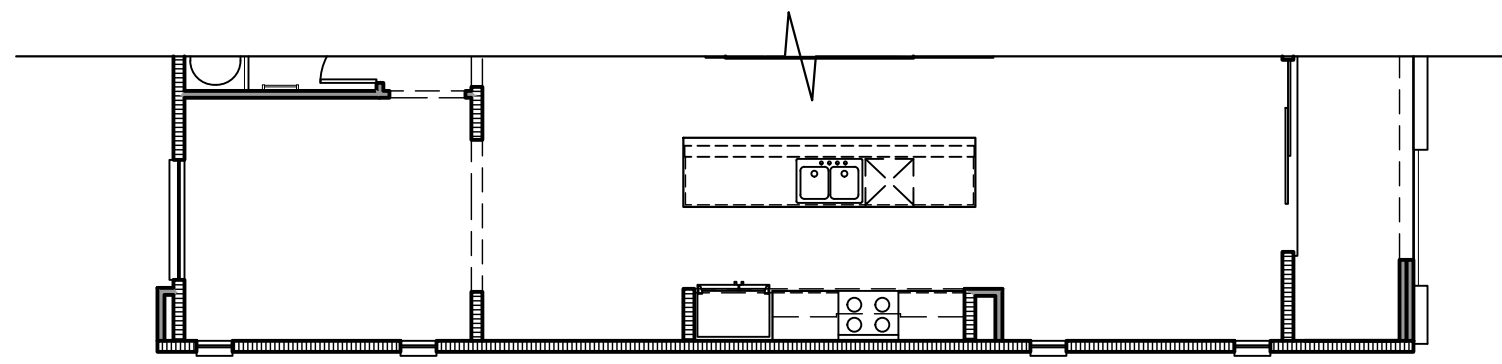
REAR



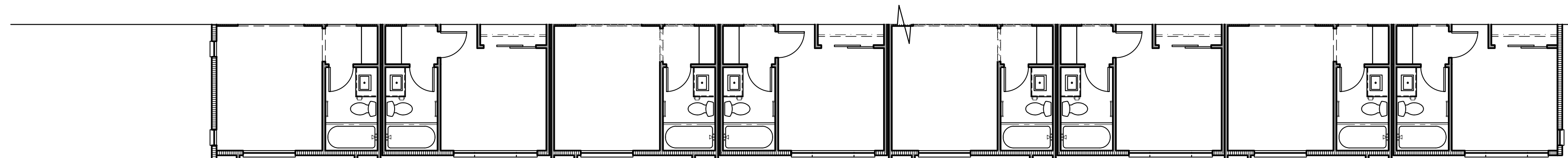
Level 3



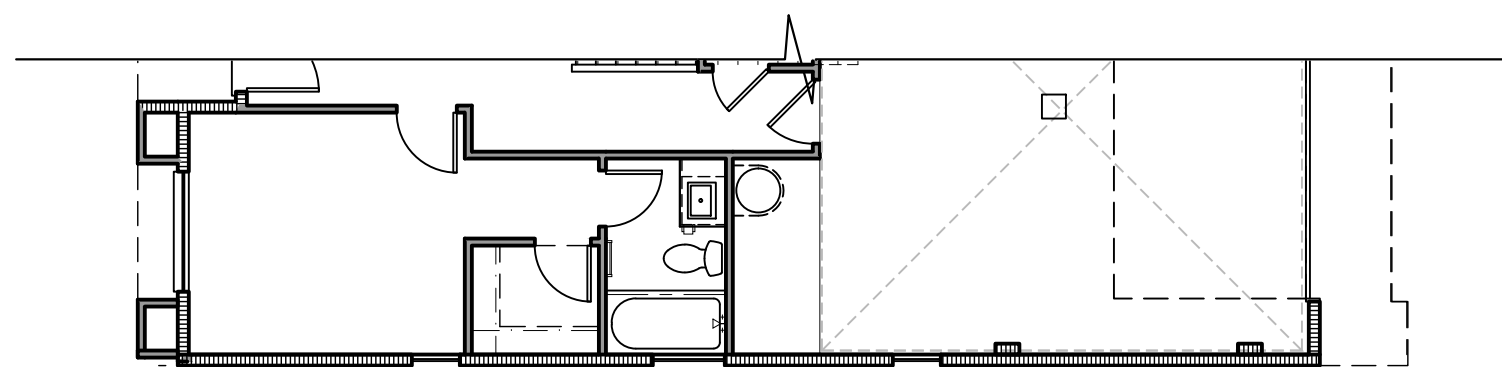
Level 3



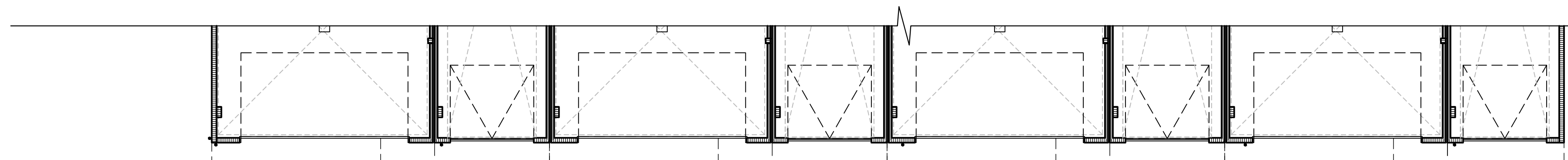
Level 2



Level 2



Level 1



Level 1



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

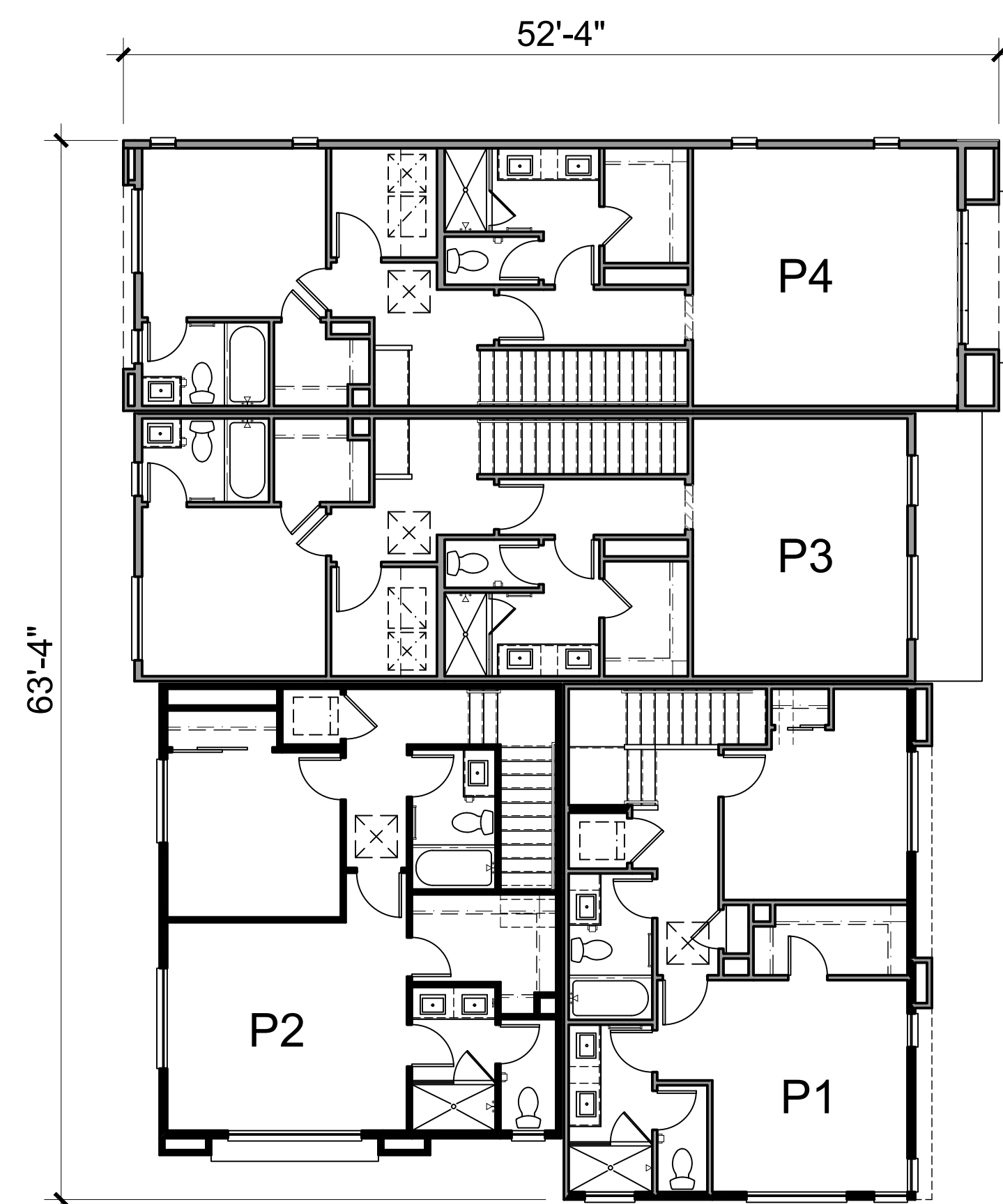
SCHEMATIC DESIGN
JANUARY 15, 2025

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

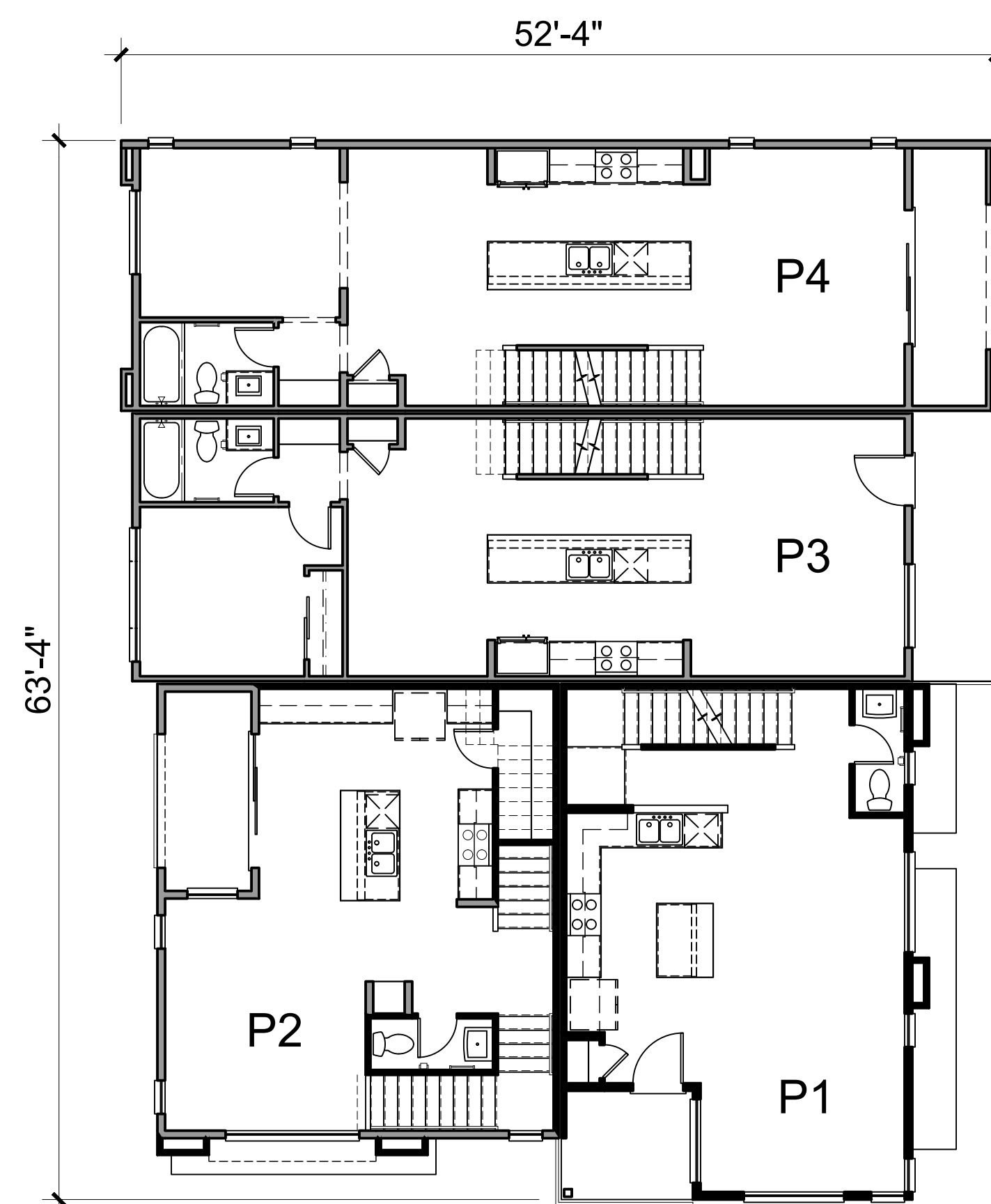


ELEVATION OFFSET ANALYSIS
BUILDING D

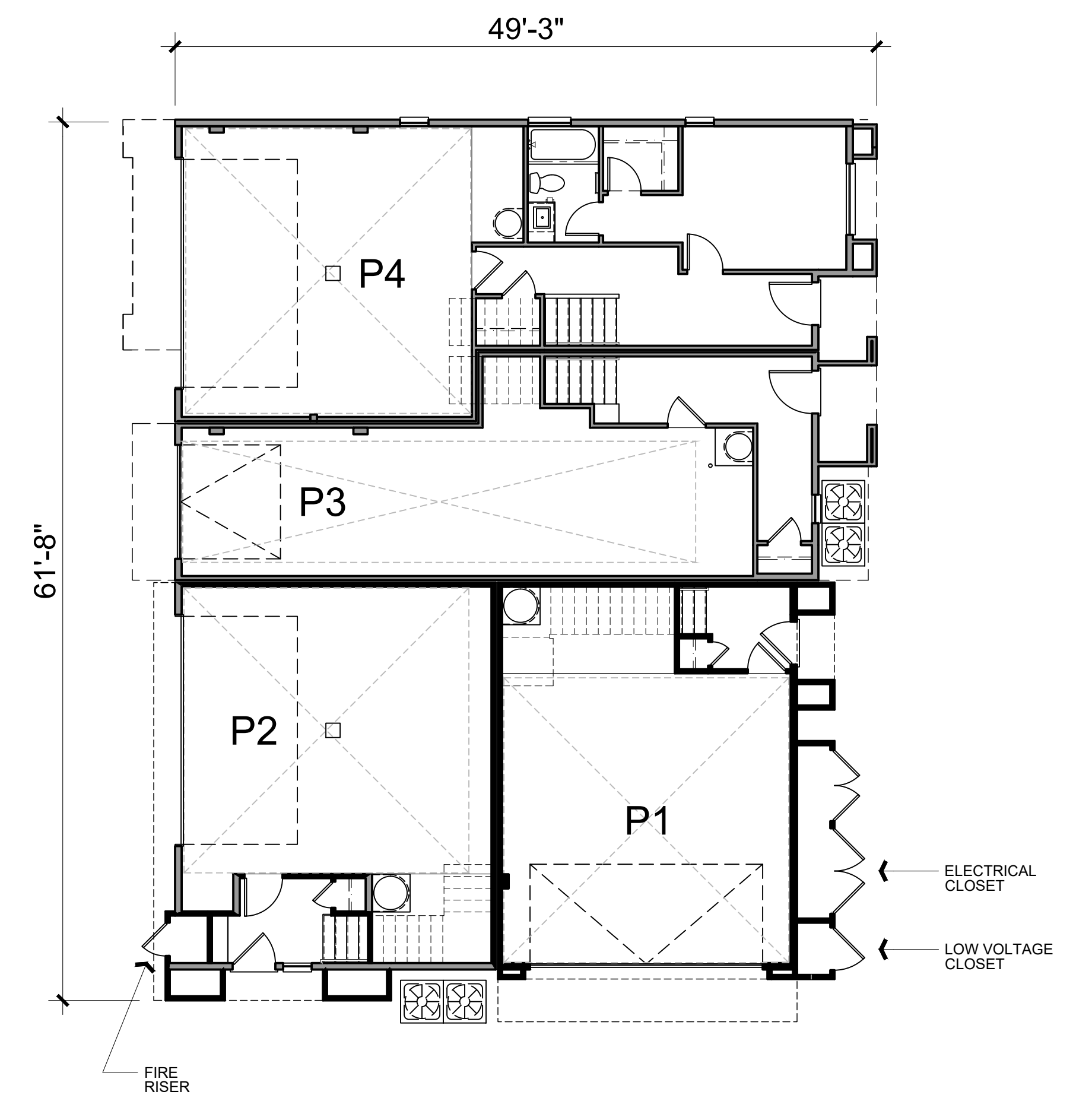
A3.7



THIRD FLOOR
2769 SQ. FT.



SECOND FLOOR
2600 SQ. FT.



FIRST FLOOR
2635 SQ. FT.



Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

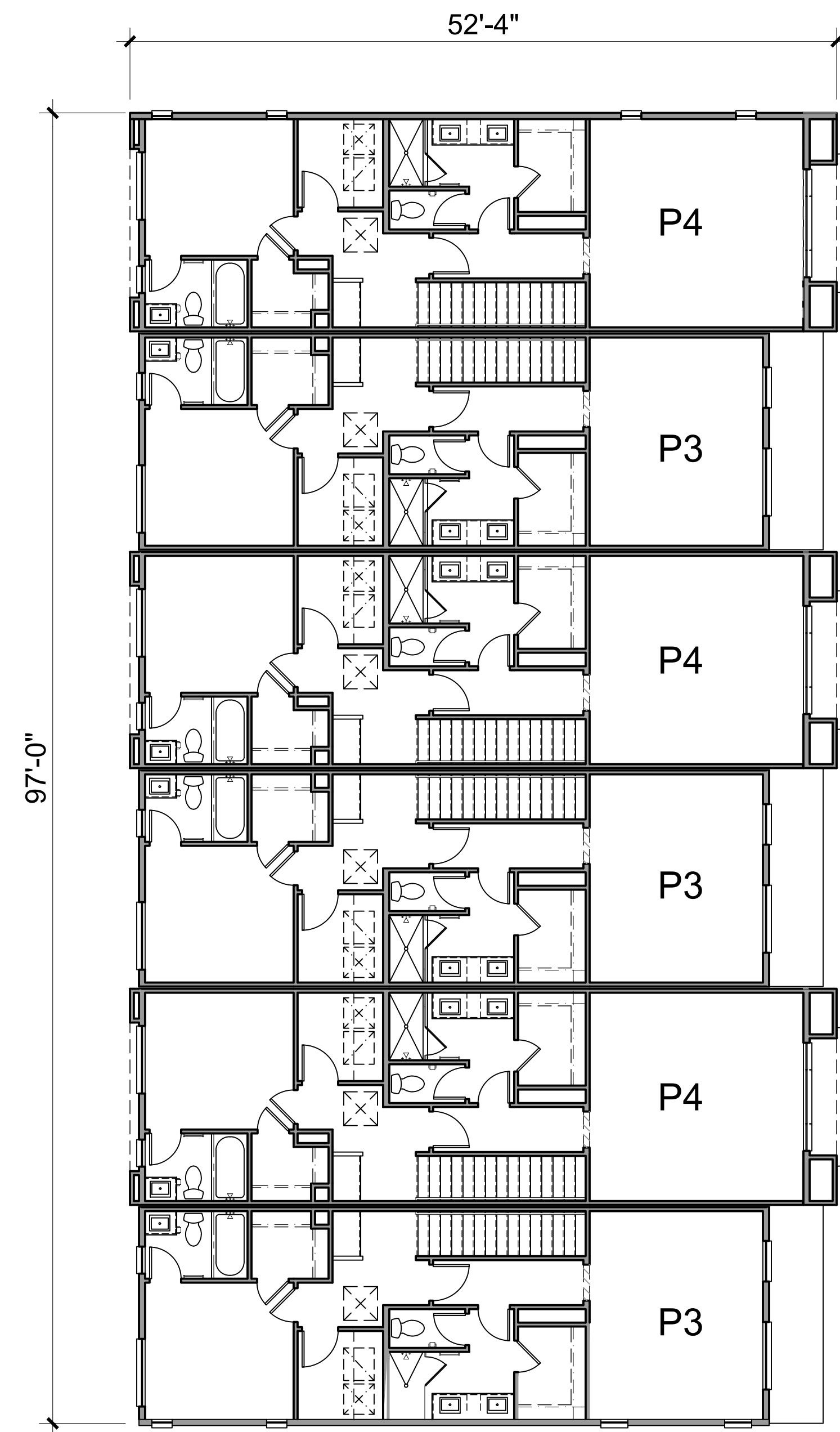
SCHEMATIC DESIGN
JANUARY 15, 2025

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

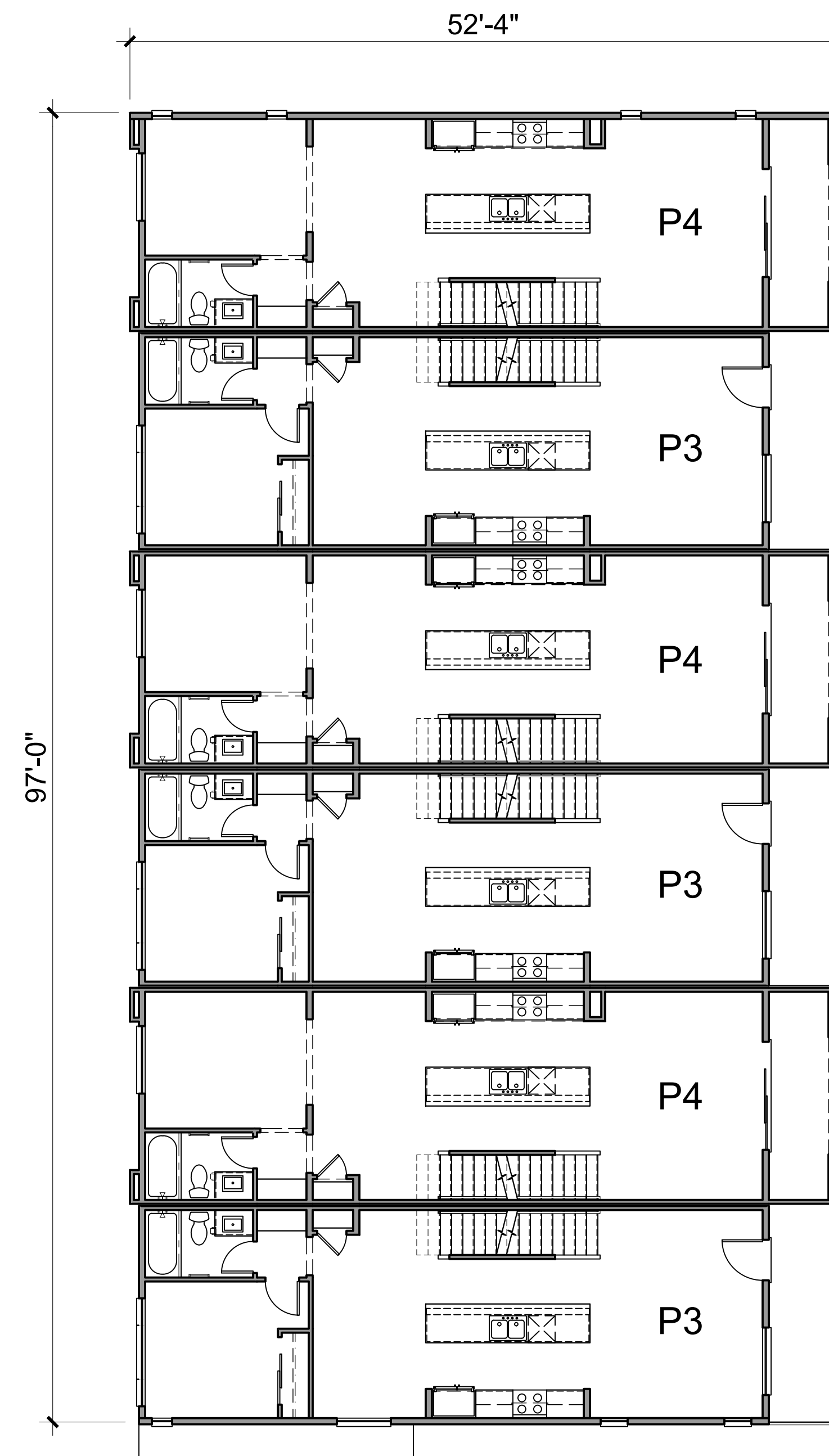


BUILDING PLANS
BUILDING A

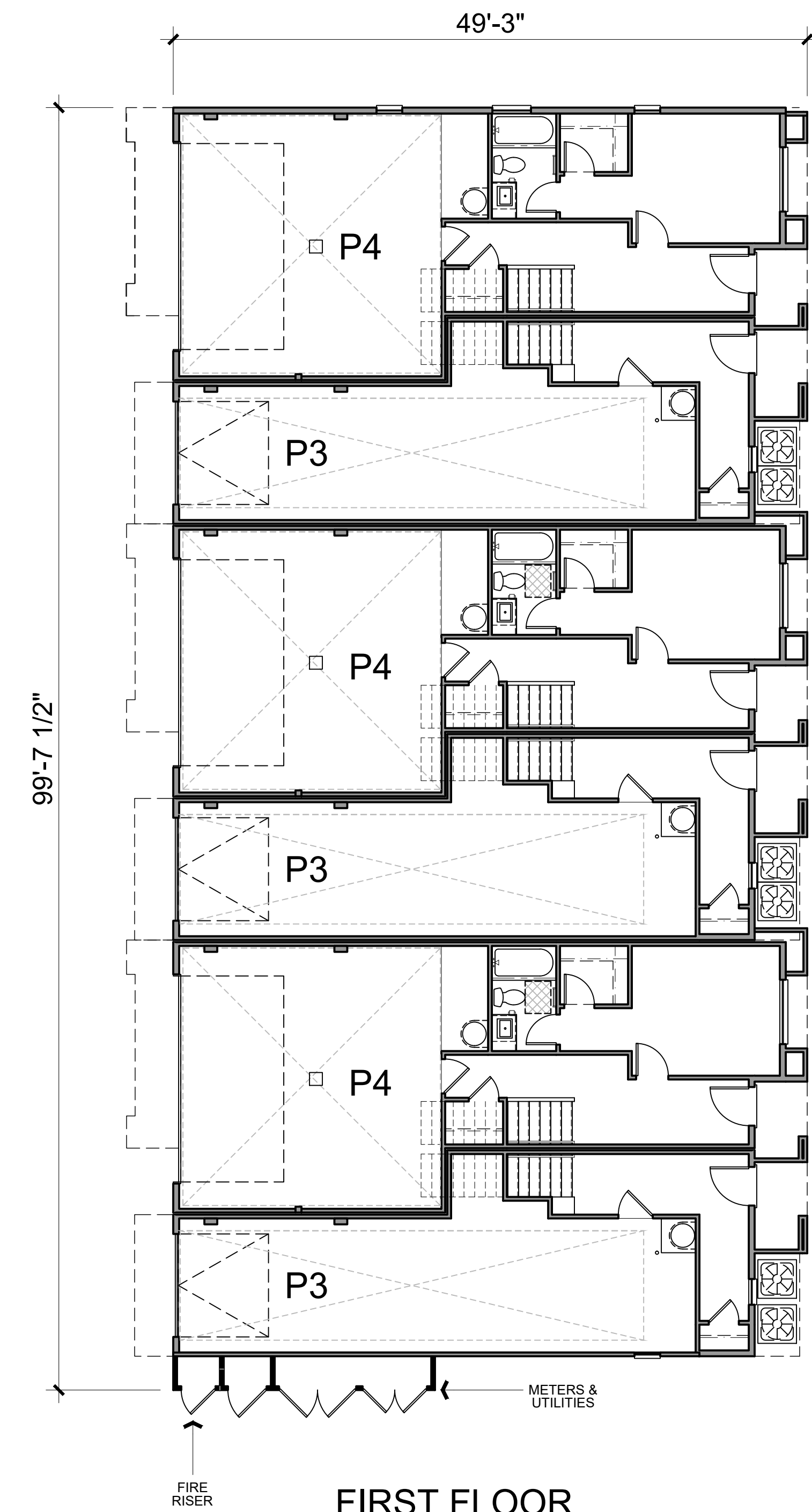
A4.0



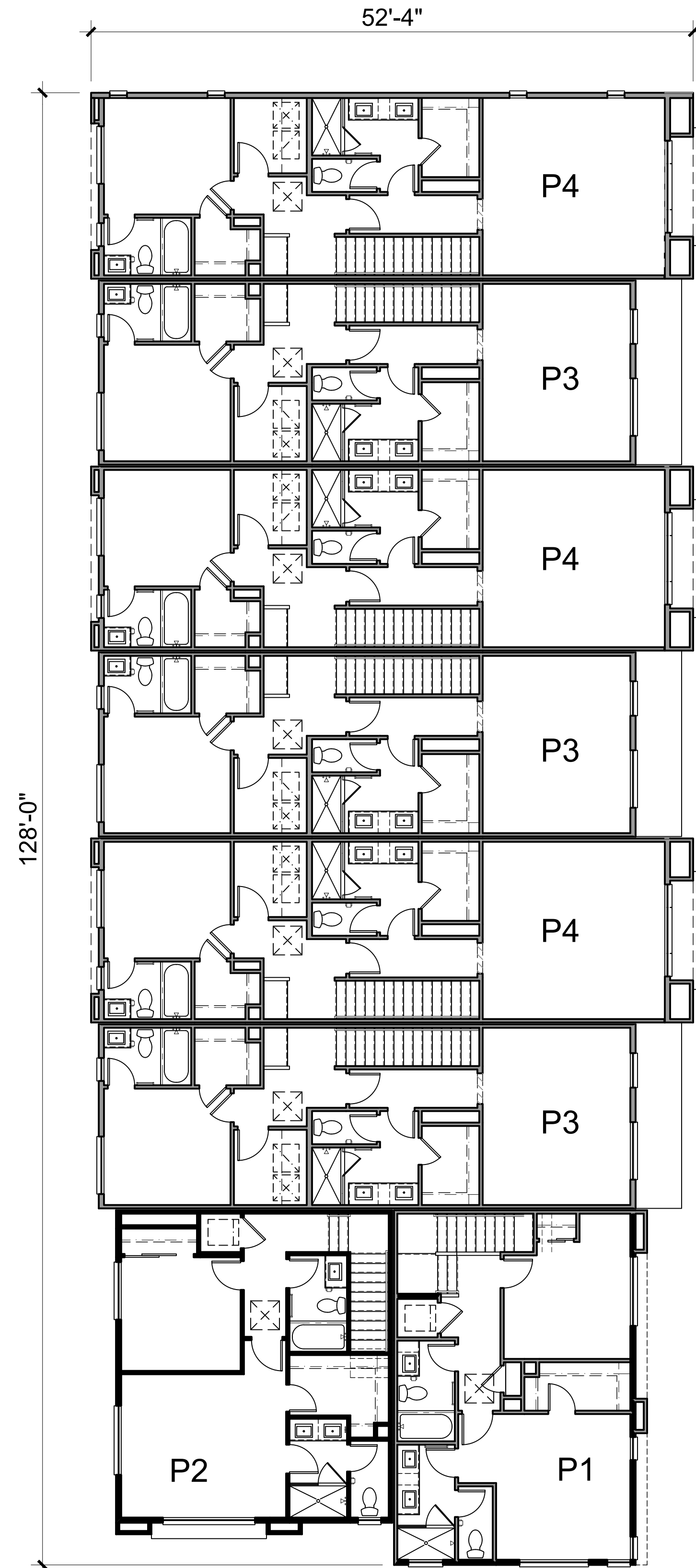
THIRD FLOOR
4542 SQ. FT.



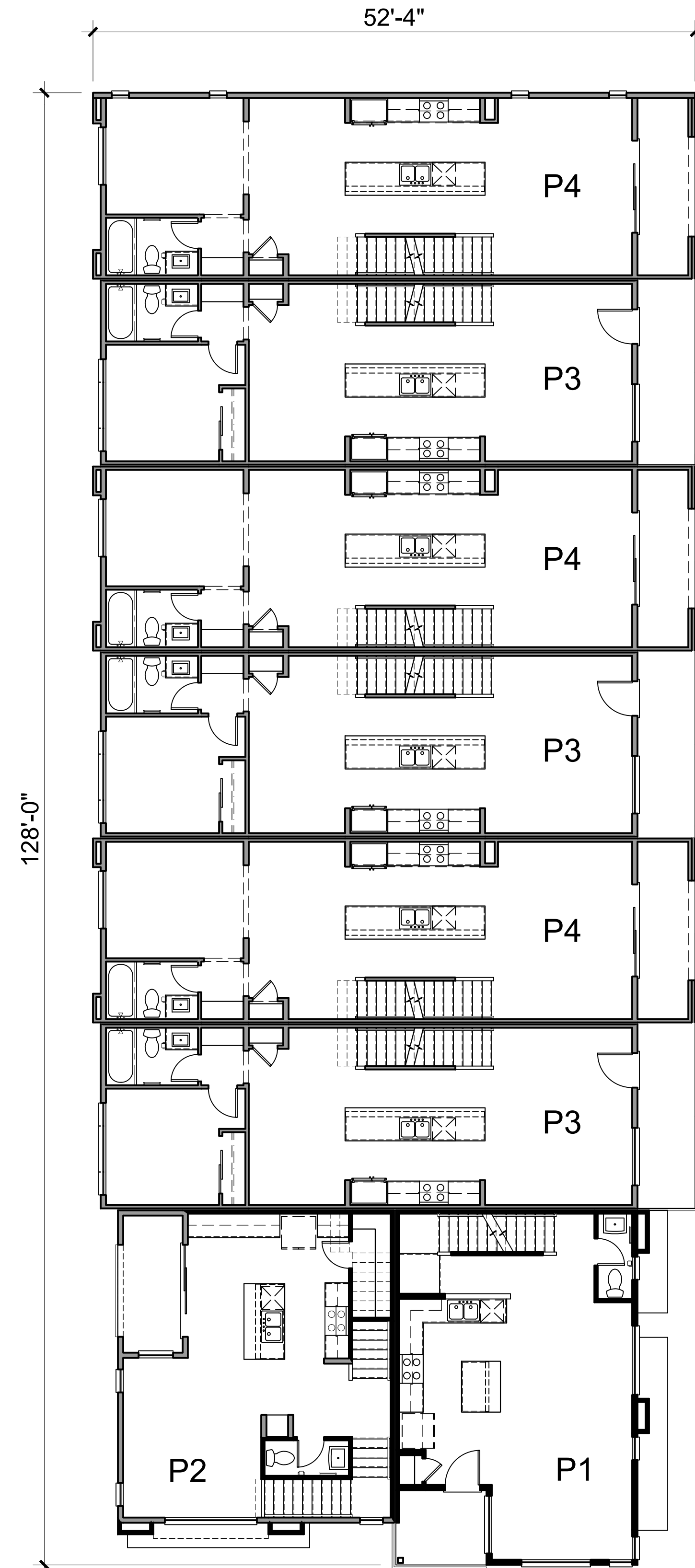
SECOND FLOOR
4402 SQ. FT.



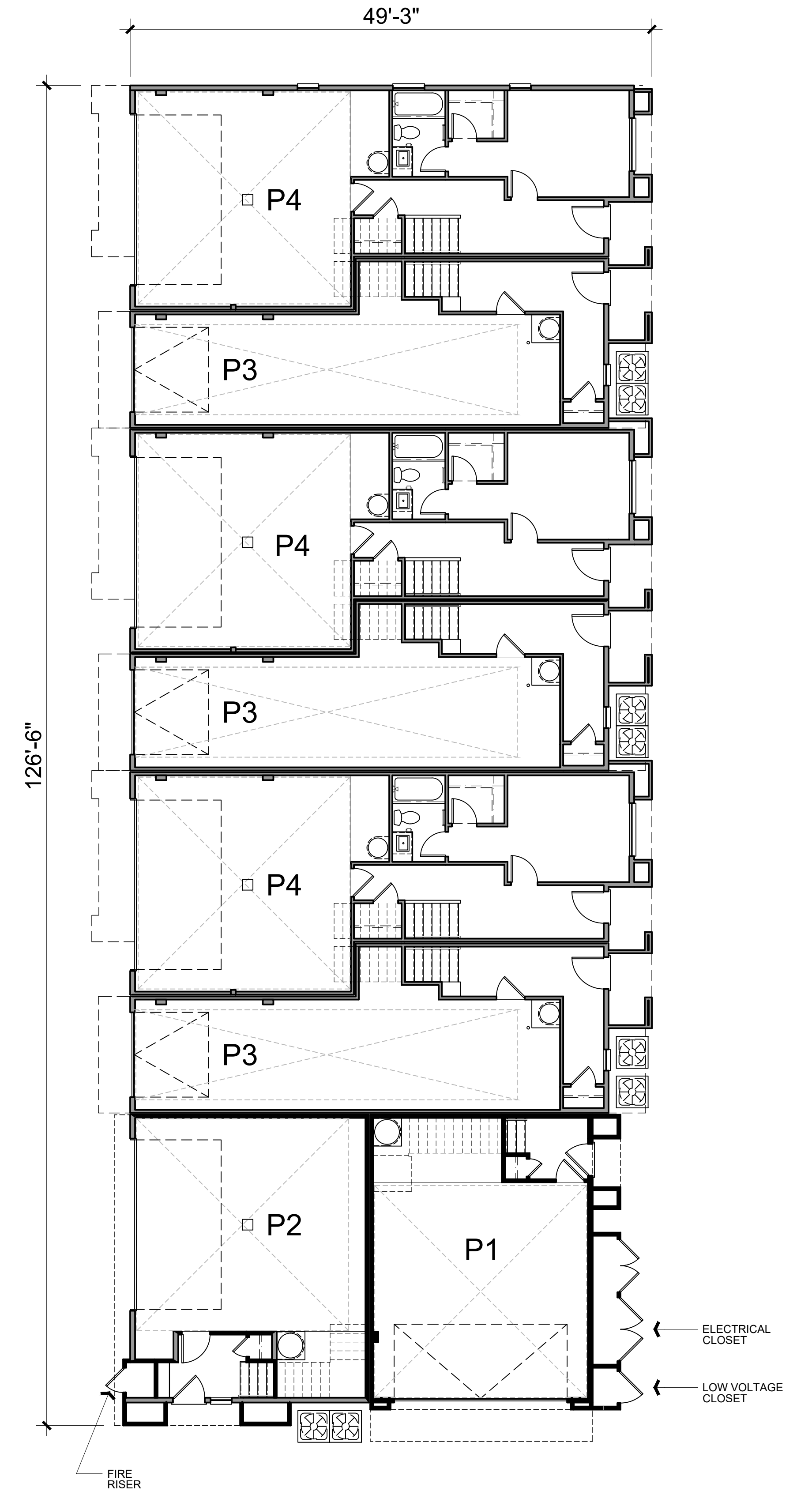
FIRST FLOOR
4377 SQ. FT.



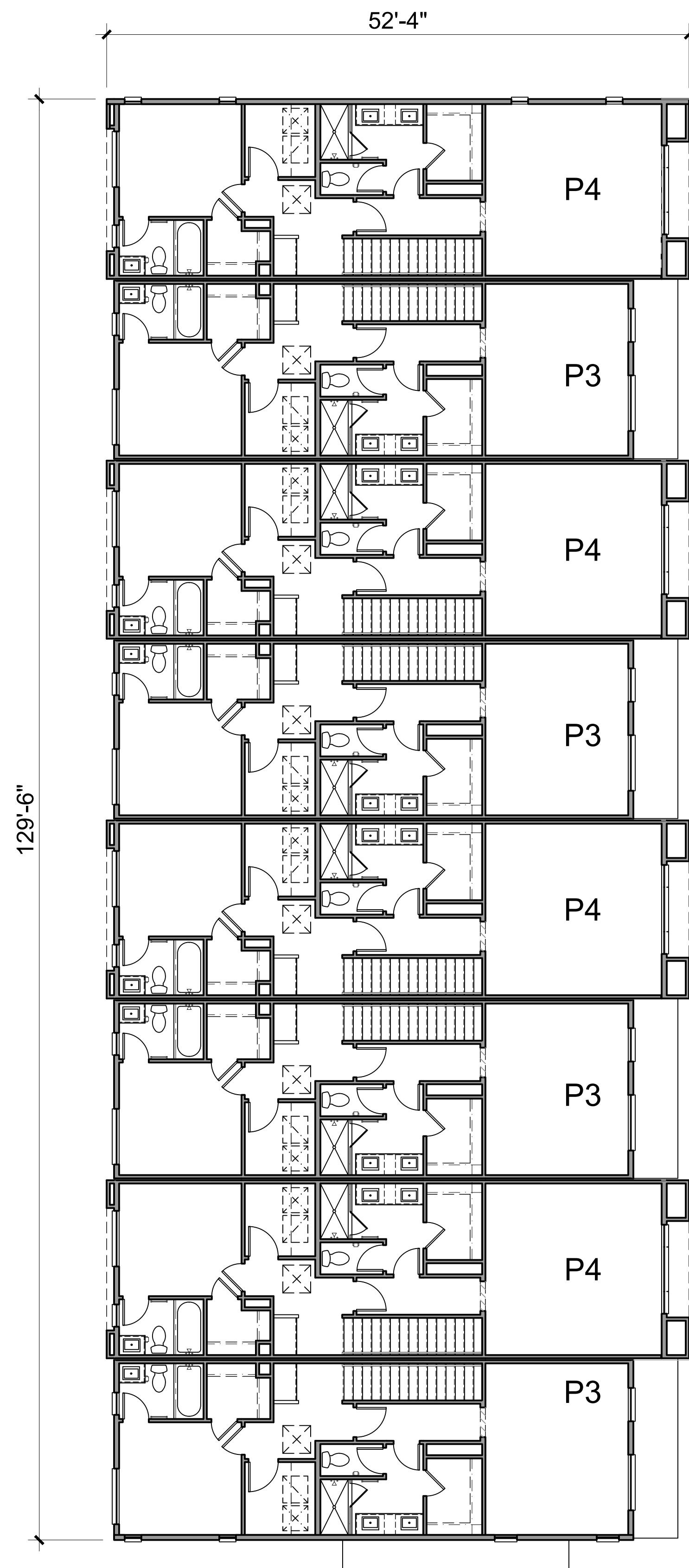
THIRD FLOOR
5818 SQ. FT.



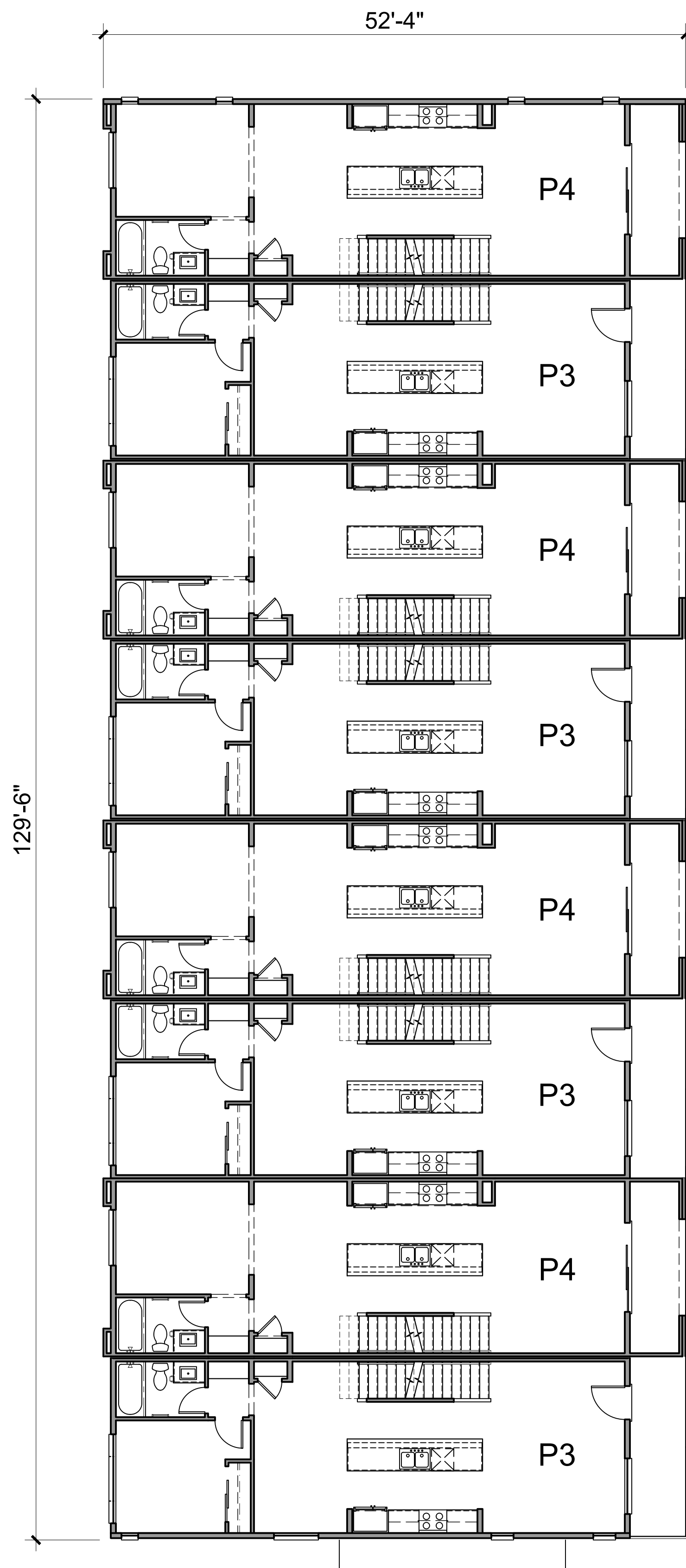
SECOND FLOOR
5554 SQ. FT.



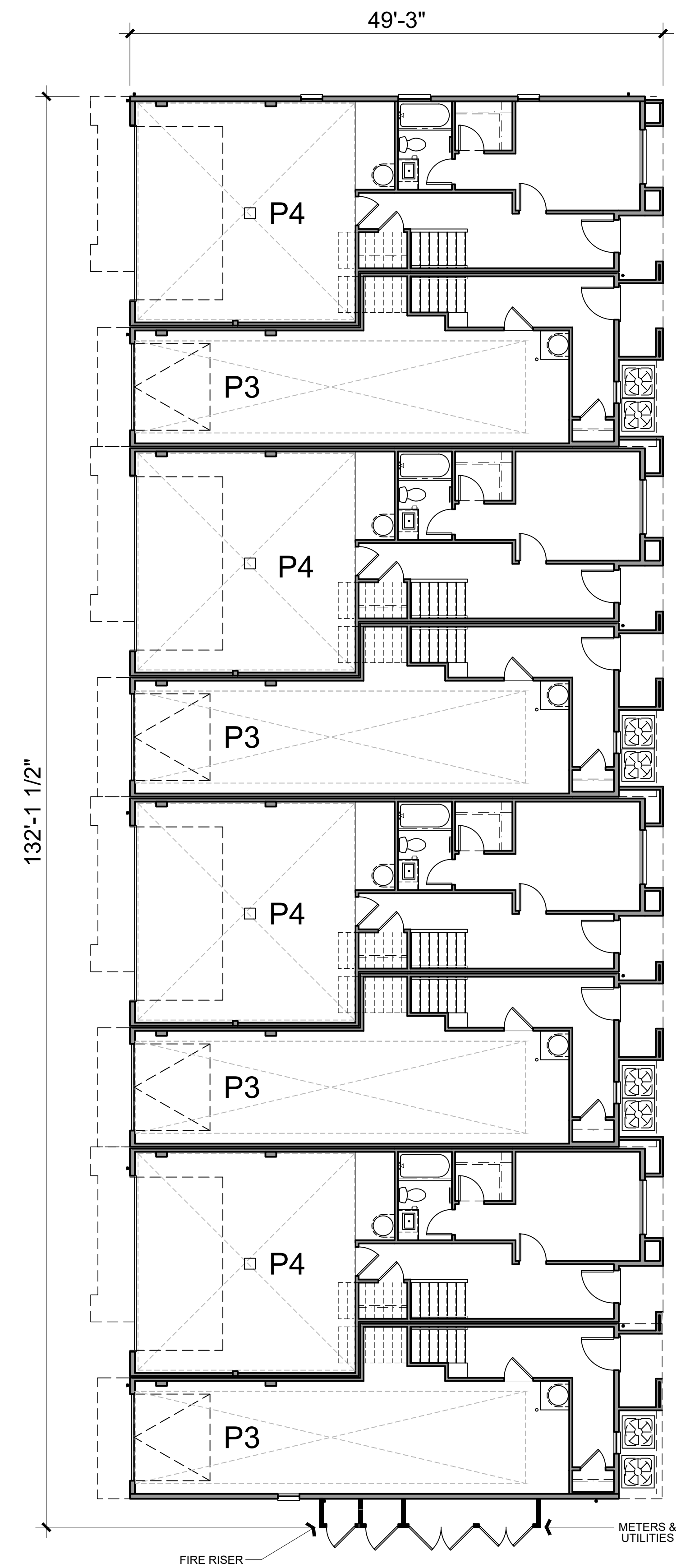
FIRST FLOOR
5526 SQ. FT.



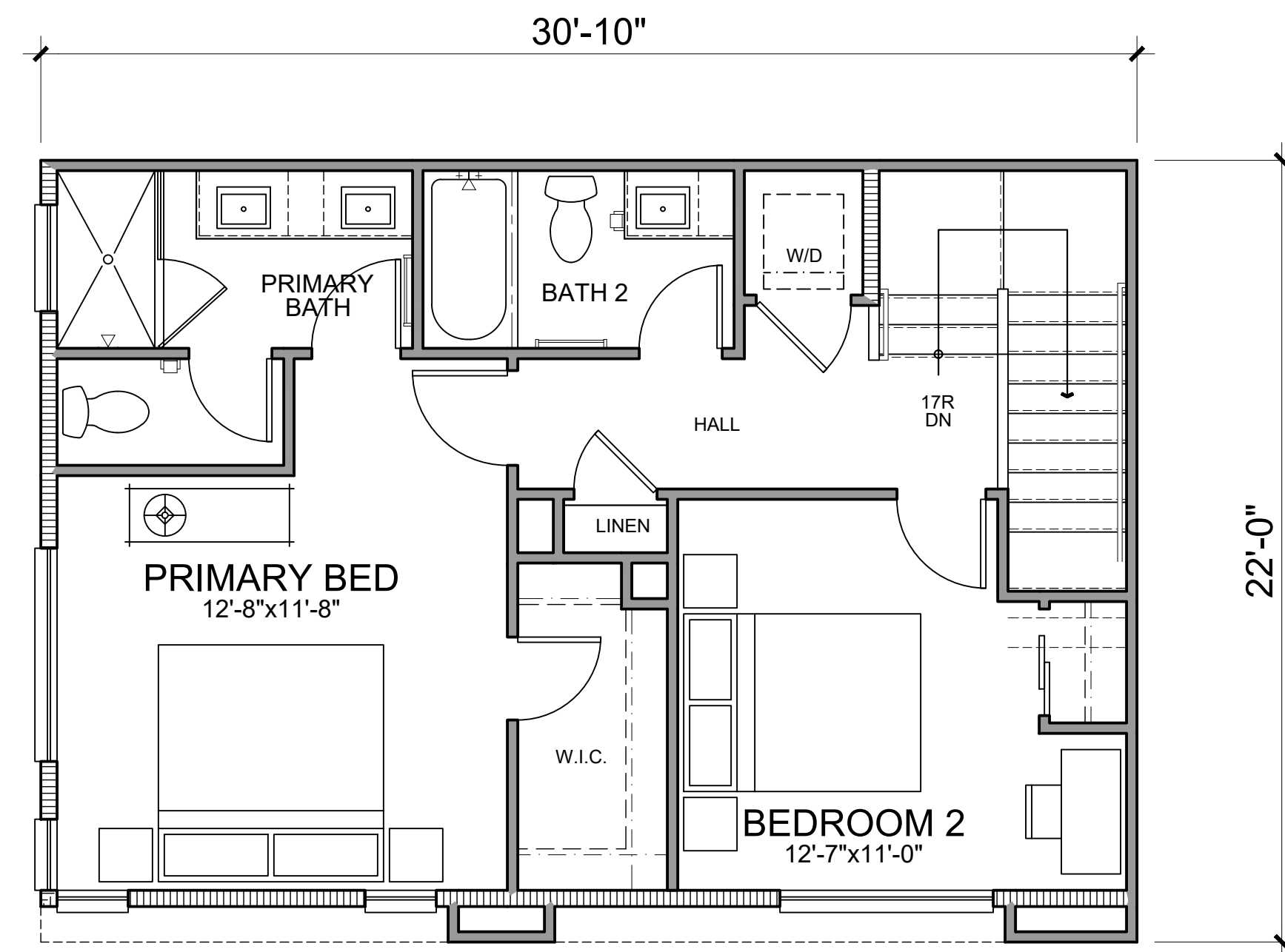
THIRD FLOOR
6068 SQ. FT.



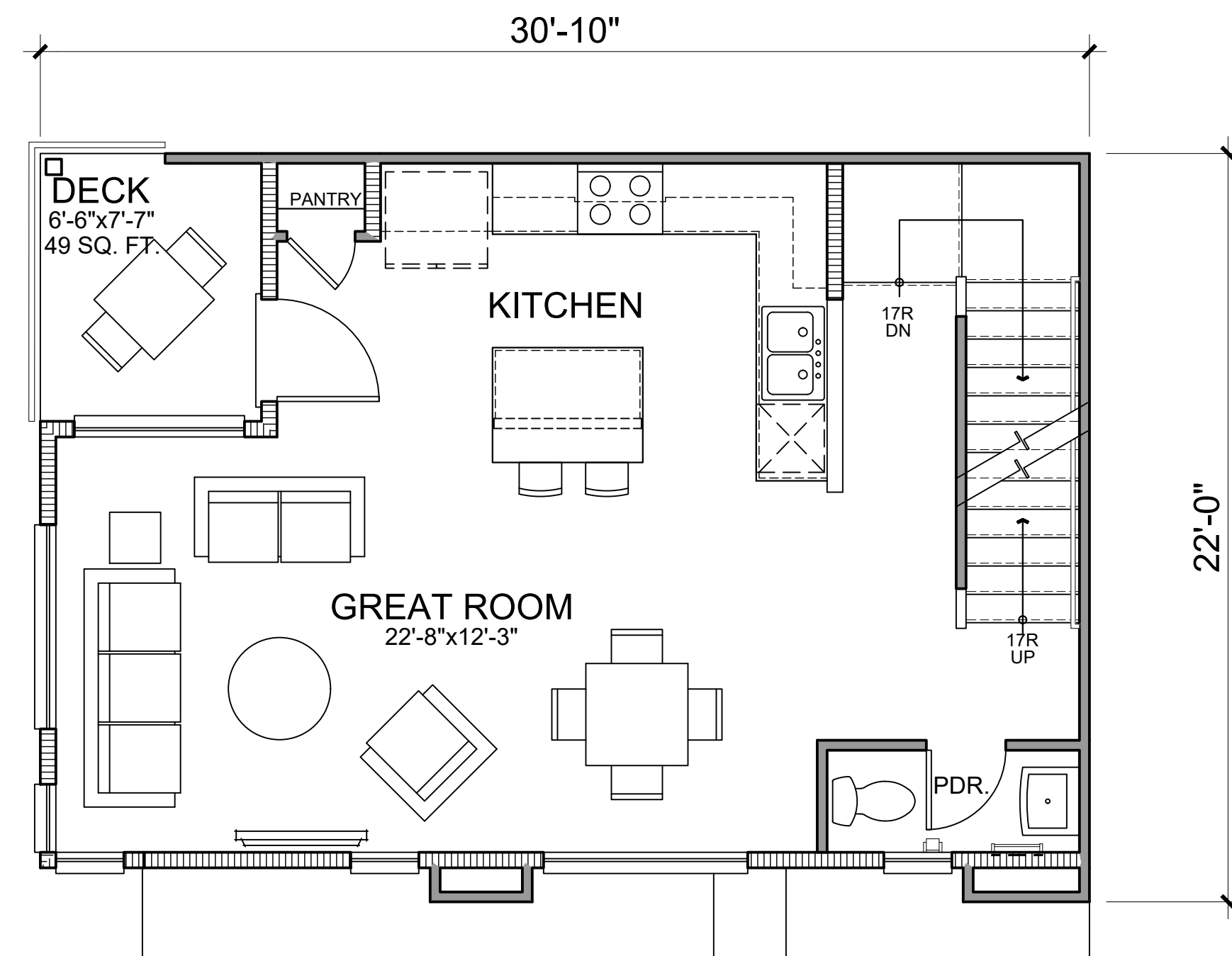
SECOND FLOOR
5877 SQ. FT.



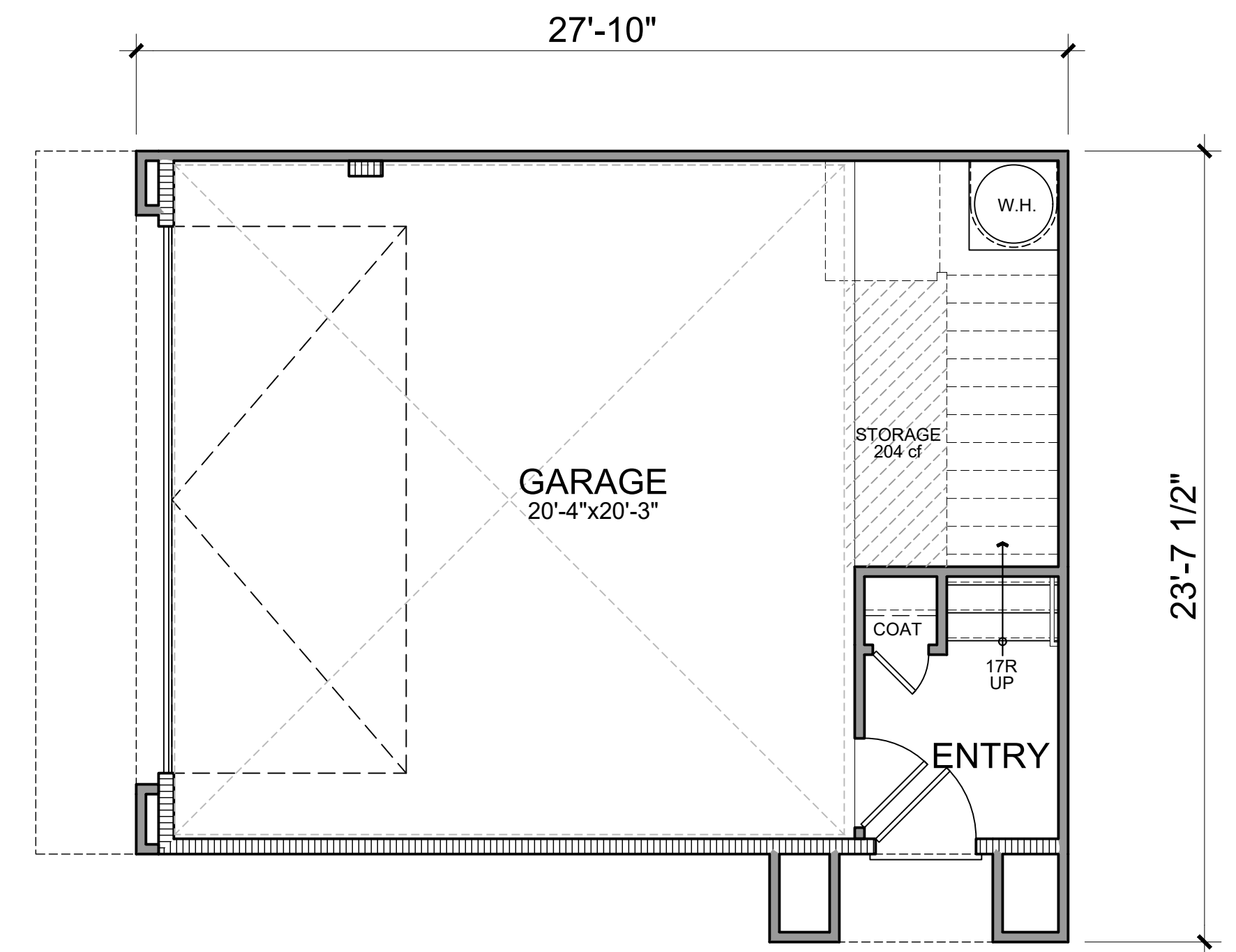
FIRST FLOOR
5842 SQ. FT.



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

PLAN 1 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	103 SQ. FT.
SECOND FLOOR	557 SQ. FT.
THIRD FLOOR	551 SQ. FT.
TOTAL	1210 SQ. FT.
DECK	49 SQ. FT.
GARAGE	486 SQ. FT.



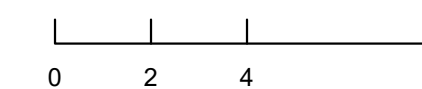
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

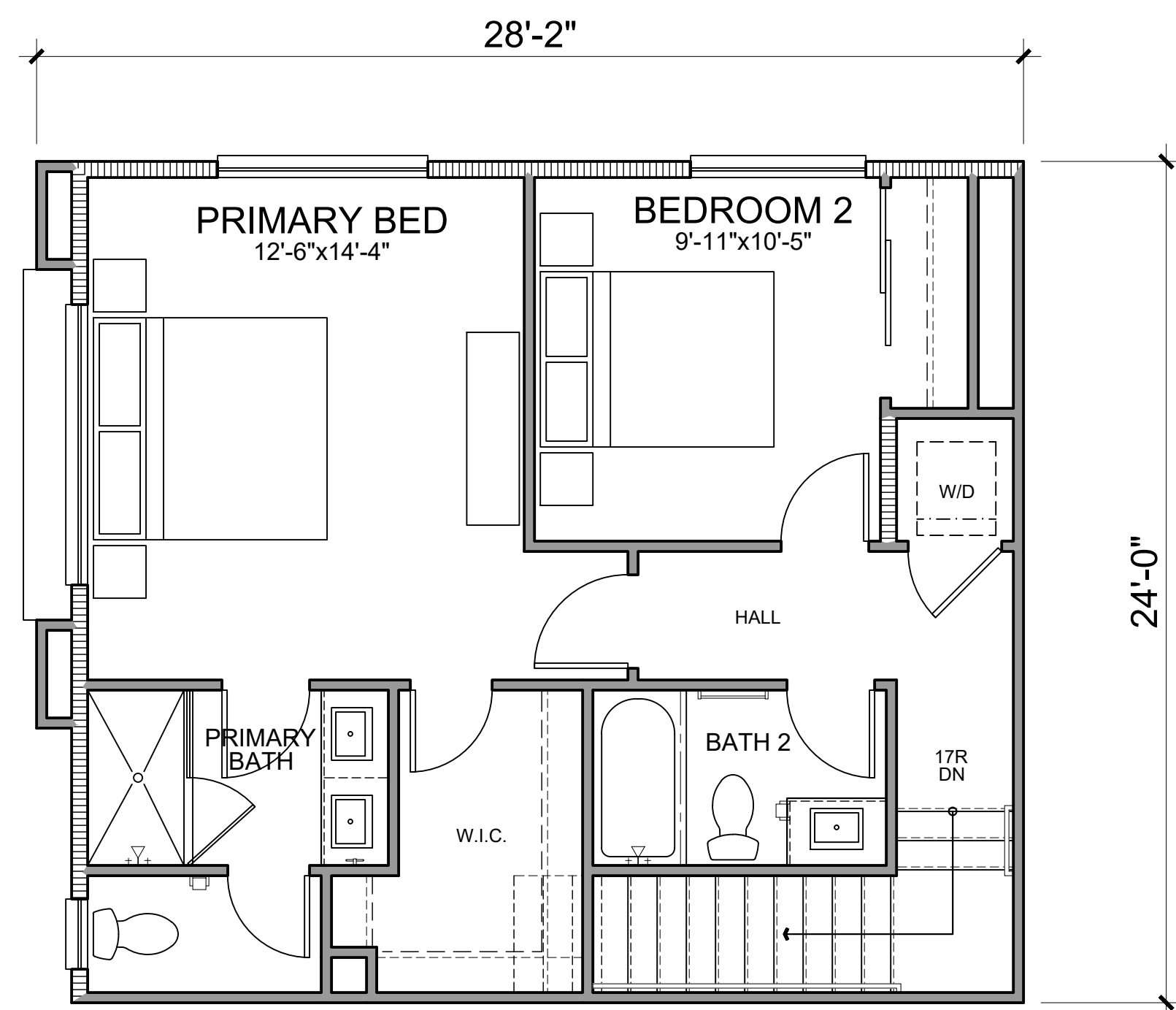
SCHEMATIC DESIGN
JANUARY 15, 2025

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

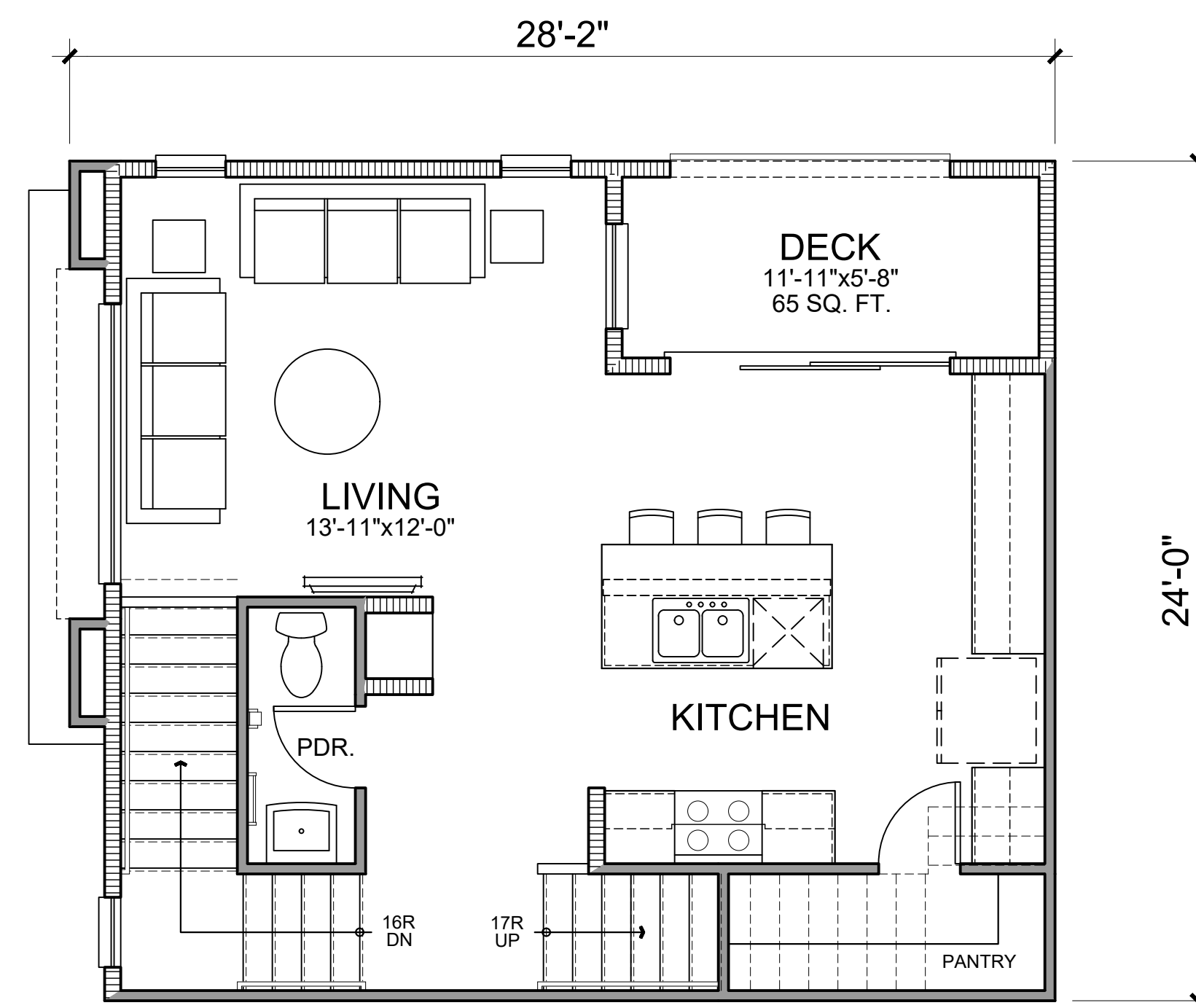


UNIT PLANS
PLAN 1

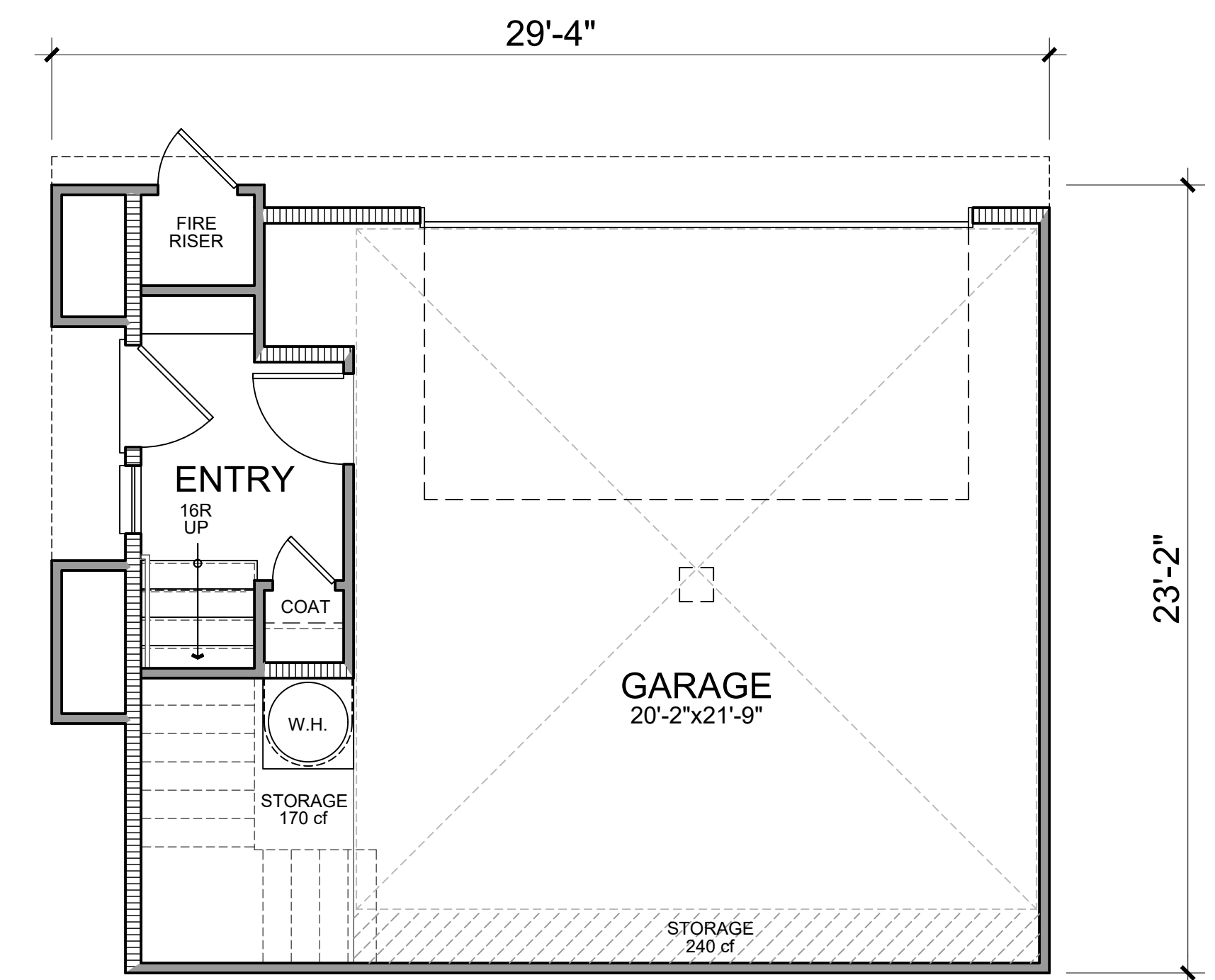
A5.0



THIRD FLOOR

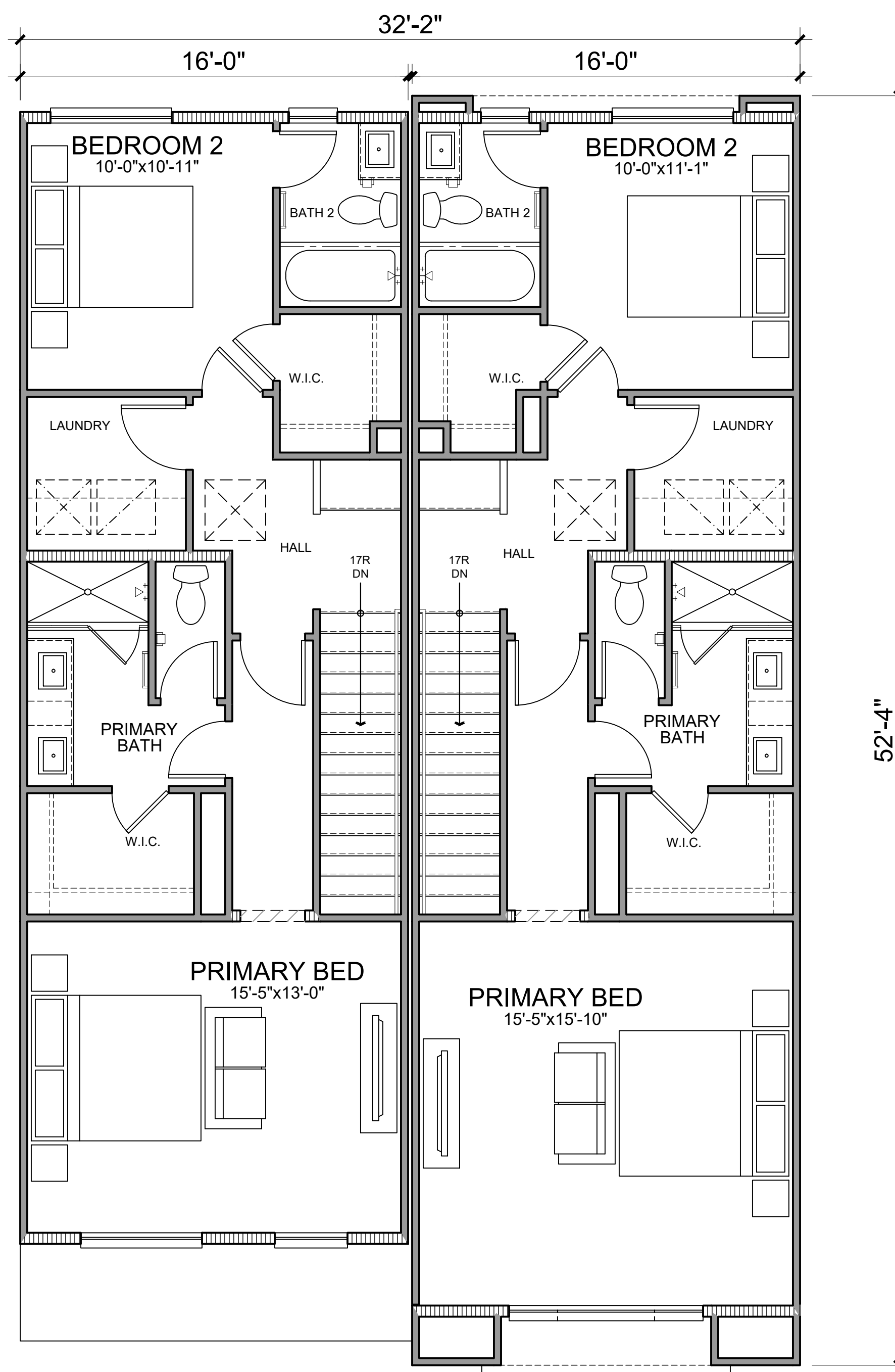


SECOND FLOOR

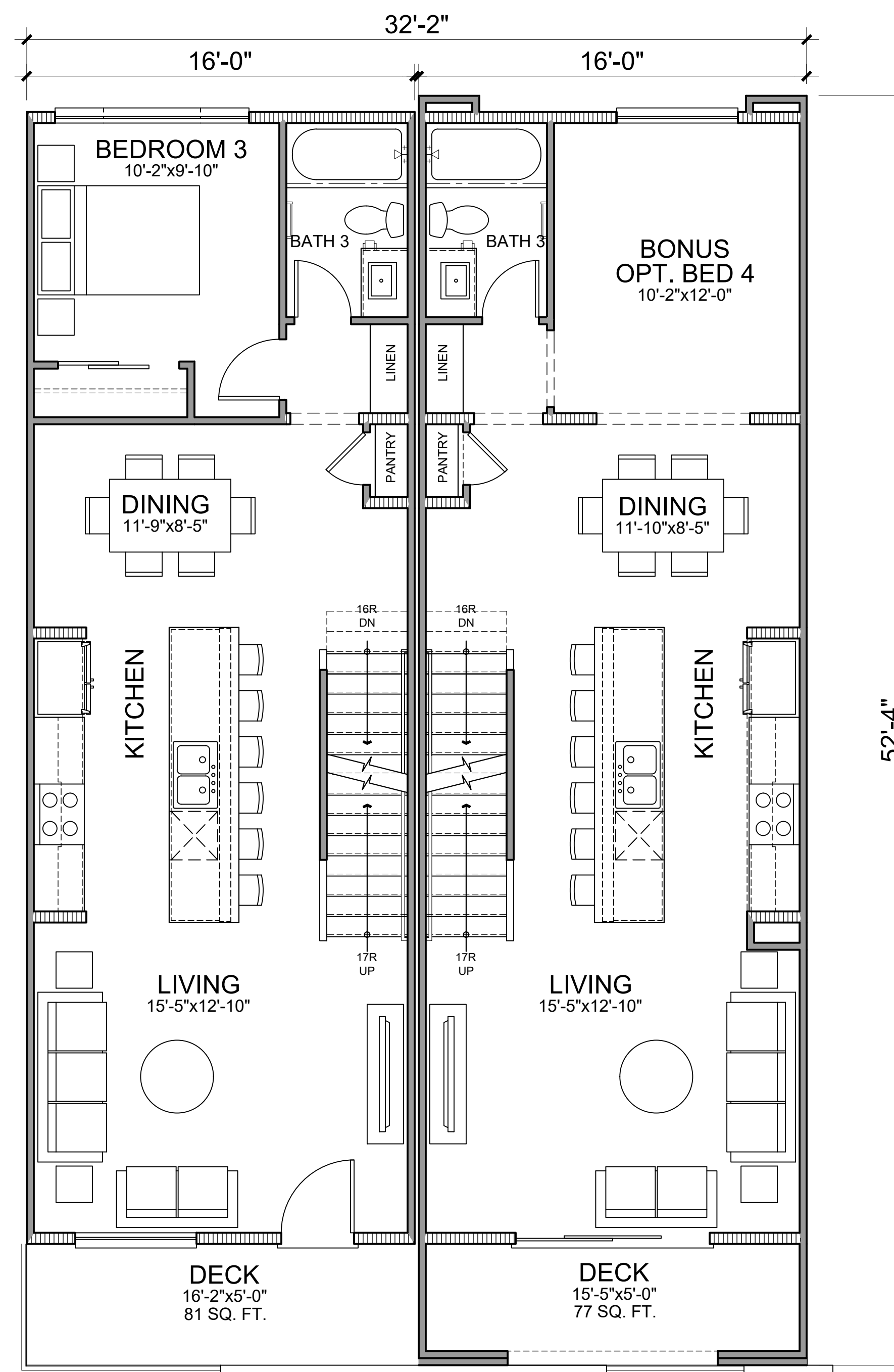


FIRST FLOOR

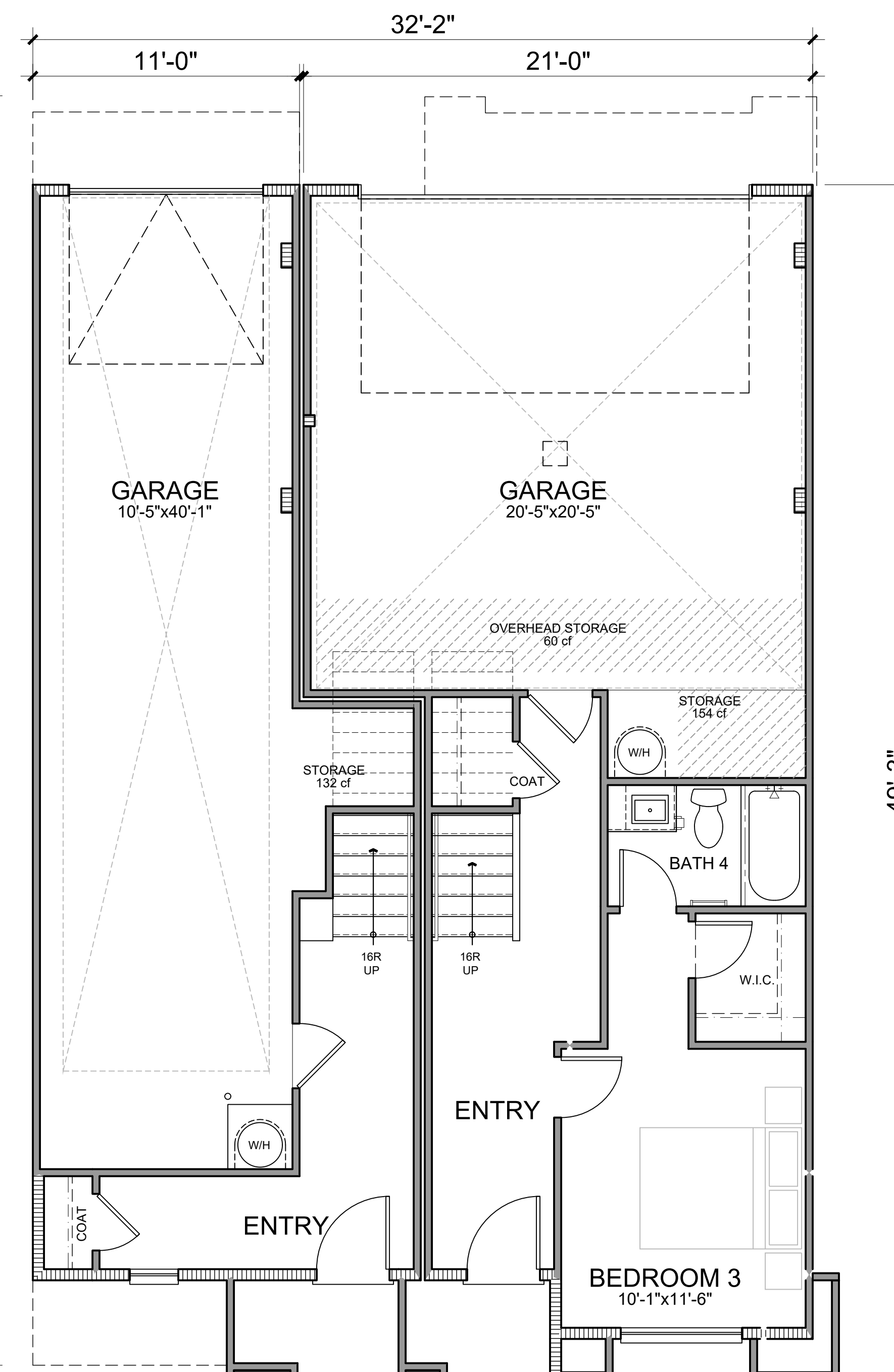
PLAN 2 - NET S.F.	
2 BD / 2.5 BA	
FIRST FLOOR	104 SQ. FT.
SECOND FLOOR	495 SQ. FT.
THIRD FLOOR	568 SQ. FT.
TOTAL	1168 SQ. FT.
DECK	65 SQ. FT.
GARAGE	491 SQ. FT.



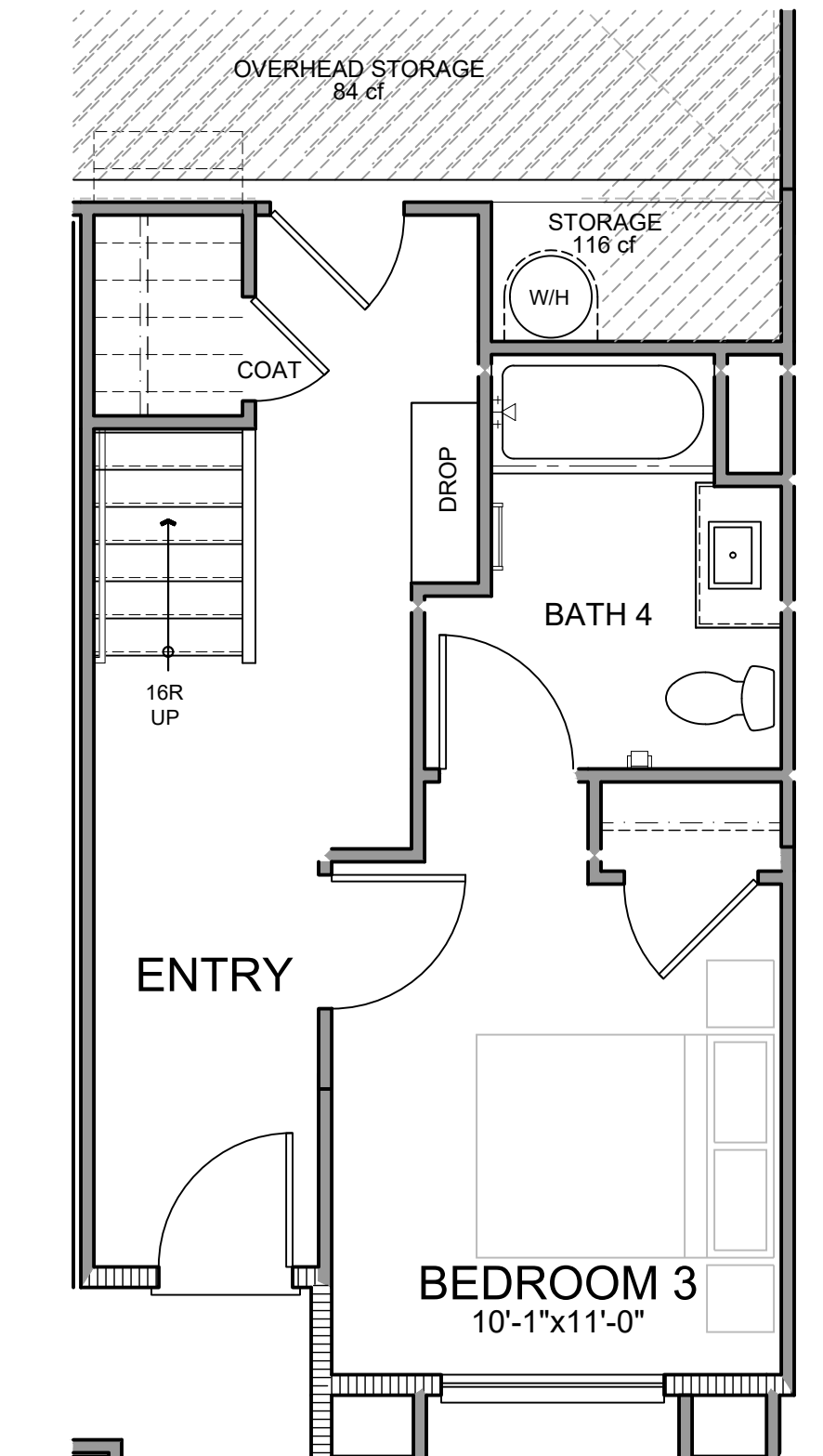
PLAN 3 PLAN 4
THIRD FLOOR



PLAN 3 PLAN 4
SECOND FLOOR



PLAN 3 PLAN 4
FIRST FLOOR



PLAN 4
(ACCESSIBLE)
FIRST FLOOR

PLAN 3 - NET S.F.	
3 BD / 3 BA	
FIRST FLOOR	154 SQ. FT.
SECOND FLOOR	705 SQ. FT.
THIRD FLOOR	665 SQ. FT.
TOTAL	1525 SQ. FT.
DECK	81 SQ. FT.
GARAGE	443 SQ. FT.

PLAN 4 - NET S.F.	
3 BD + BONUS / 4 BD, 3.5 BA	
FIRST FLOOR	368 SQ. FT.
SECOND FLOOR	705 SQ. FT.
THIRD FLOOR	709 SQ. FT.
TOTAL	1783 SQ. FT.
DECK	77 SQ. FT.
GARAGE	446 SQ. FT.



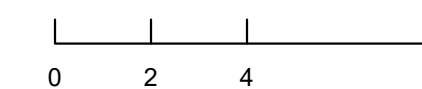
Architecture + Planning
888.456.5849
ktgy.com

21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

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



UNIT PLANS
PLAN 3 & 4

A5.2