



**CITY OF CARSON**  
**PLANNING COMMISSION STAFF REPORT**

**PUBLIC HEARING:** February 23, 2021

**SUBJECT:** Site Plan and Design Review (DOR) No. 1835-20

**APPLICANT:** Belshaw, LLC  
 C/o Marc Abazari  
 8117 W. Manchester Ave., Suite 455  
 Playa Del Rey, California 90230

**PROPERTY OWNER:** Belshaw, LLC  
 C/o Marc Abazari  
 8117 W. Manchester Ave., Suite 455  
 Gardena, California 90248

**REQUEST:** Consider approval of a Site Plan and Design Review No. 1835-20 for a proposed addition to an existing warehouse.

**PROPERTY INVOLVED:** 20700 Belshaw Avenue

**COMMISSION ACTION**

<b>AYE</b>	<b>NO</b>		<b>AYE</b>	<b>NO</b>	
		<b>Chairperson Thomas</b>			<b>Monteclaro</b>
		<b>Vice Chair Palmer</b>			<b>Thomas</b>
		<b>Diaz</b>			<b>Rashad</b>
		<b>Guerra</b>			
		<b>Huff</b>			<b>Alt.</b> <b>Alt.</b> <b>Alt.</b>

***Item No. 5B***

**On the regularly scheduled Planning Commission meeting of January 26, 2021, the public hearing was adjourned to the Planning Commission regular meeting of February 23, 2021.**

**I. Introduction**

Applicant and Property Owner

Belshaw, LLC  
C/o Marc Abazari  
8117 W. Manchester Ave., Suite 455  
Playa Del Rey, California 90230

Property Owner

Belshaw, LLC  
C/o Marc Abazari  
8117 W. Manchester Ave., Suite 455  
Playa Del Rey, California 90230

**II. Project Description**

The applicant, Belshaw LLC, requests approval of DOR No. 1835-20 to add 1,970 square feet of warehouse space and 1,005 square feet of included mezzanine office space with related site improvements to an existing 10,033-square-foot, tilt-up single-story warehouse. The warehouse expansion will be used to continue existing uses such as warehouse and office.

Carson Municipal Code Section 9172.23 (Site Plan and Design Review) requires Planning Commission review of projects within the Design Overlay District involving any expansion, addition, alteration or repair to an existing structure, or other construction if the estimated cost of the work is \$50,000 or more and the work involves changes in exterior architectural design, landscaping design or parking facilities.

**III. Project Site and Surrounding Land Uses**

The subject property site is located in the ML-D zone and is designated Light Industrial under the Land Use Element of the General Plan. The subject property is located east of the South Bay Pavilion (Leapwood Avenue) and west of the Shell Oil Distribution Center (Annalee Avenue) between Del Amo Boulevard and Dominguez Street.

Land uses surrounding the proposed project site are primarily light-industrial uses.



Figure (a) Project Site in context to surrounding zoning.

The following table provides a summary of information regarding the project site:

Site Information	
General Plan Land Use	Light Industrial
Zone District	ML-D (Manufacturing, Light; Design Overlay District)
Site Size	26,995 Square feet (.62 ac)
Present Use and Development	Warehouse and Office
Surrounding Uses/Zoning	North: Light Industrial, ML-D South: Light Industrial, ML-D East: Light Industrial, ML-D West: Light Industrial, ML-D
Access	Ingress/Egress: Belshaw Avenue

#### **IV. Analysis**

##### **Site History**

The subject property was developed with the existing concrete tilt-up building in 1973 and has historically been occupied with its current uses: warehouse and office. The two existing tenants, Trust Express and Boxi Inc., have occupied the site since 2016 (warehouse) and 2019 (office) respectively.

Prior to 2016, the following businesses occupied the site as office uses: Group One Sales & Marketing (marketing consulting services), Ehlert Publishing Group, Inc. (magazine and book publisher; and operated a bookstore), and Poole Publications Inc. (newspaper and magazine publisher).



### Site Plan

The subject property measures approximately 0.62 acres. The proposed addition to the existing 10,033 square foot building is for approximately 1,970 square feet of new ground floor area, to be used for warehouse purposes, and 1,005 square feet of new office space that will be included within the added area on a mezzanine level. The existing parking lot will be repaved, restriped and configured with new trees interspersed the parking stalls and landscape refurbished. One additional street tree with permanent irrigation will be placed adjoining the western (front) property line.

### Access

The project has existing pedestrian and vehicular access from Belshaw Avenue.

### Fencing

No new fence/wall is being proposed.

### Parking & Traffic

Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 750 square feet of gross floor area for warehouse space and 1 space for every 300 square feet of office space. The existing warehouse/office and proposed warehouse and mezzanine office addition require 22 parking spaces: 12 for warehouse ( $8,813 \text{ sf}/750 = 12$ ) and 10 for office ( $2,934 \text{ sf}/300 = 10$ ). The applicant proposes 24 parking spaces; 20 standard stalls, 2 ADA compliant parking stalls and 2 compact stalls.

### Building and Architecture

The proposed addition will continue the existing architectural style and the entire structure will be re-painted to improve the design aesthetic. The proposed addition project is compatible with the surrounding area in that it is in keeping with the existing on-site use and other light-industrial uses located within the vicinity.

### Signage

Carson Municipal Code Section 9146.7 (Signs) allows two square feet of signage for every one linear foot of lot frontage for the first one hundred (100) feet, plus one-half ( $1/2$ ) times the frontage in excess of one hundred (100) feet. The existing warehouse facility has approximately 145 feet of lot frontage along Belshaw Avenue allowing 290

(calculations) square feet of signage. The applicant has not proposed signage at this time.

#### Landscaping

Carson Municipal Code Section 9162.52 (Landscaping Requirements) requires automobile parking facilities and any parking facilities visible from the public right-of-way to have interior landscaping with permanent irrigation of not less than 5%. The applicant proposes to upgrade the existing landscape palette by adding eleven trees throughout the parking lot and tall shrubs within the existing front yard setback area. A total of 4,699 square feet of landscape will be provided which totals about 17.4% of the land area.

A new 24-inch box Strawberry Tree will be installed within the existing parkway adjacent to Belshaw Avenue. Existing permanent irrigation utilizing best water conservation practices is provided for both on-site and off-site landscaped areas.

### **V. CFD/DIF Discussion**

***Interim Development Impact Fee:*** In accordance with Article XI of the Carson Municipal Code (Interim Development Impact Fee Program) and the current Fiscal Year 2020-2021 fees (effective through June 30, 2021) the applicant must pay an estimated one-time development impact fee of \$7,616.00 (2,975 sq. ft X \$2.56 per square foot of new industrial construction) to fund the development's proportional share of city-wide capital infrastructure improvements. The development impact fee amount may be reduced if the applicant is eligible for development impact fee credits for the demolition of an existing permitted structure or structures.

***Funding Mechanism for Ongoing Services / Community Facilities District:*** The applicant, property owner, and/or successor to whom these project entitlements are assigned is responsible to establish a funding mechanism to provide an ongoing source of funds for city services including the maintenance of parks, roadways, and sidewalks. A uniformed-standardized rate for ongoing city services was adopted by the City pursuant to Resolution No. 19-009 and accompanying Fiscal Impact Analysis ("FIA") report. Under the adopted Resolution and FIA report, the subject property falls under Industrial Zone 1 with a rate of \$2,616.10 per acre per year. However, no CFD is required because the project is below the threshold. In general, building additions would trigger CFD if the increase to on-site square footage is greater than 100%. The proposed addition is less than half of the existing square footage.

### **VI. Zoning and General Plan Consistency**

The proposed project is consistent with the standards of the ML (Manufacturing, Light) zoning designation and Light Industrial General Plan land use designation and will remain consistent with the surrounding uses.

### **VII. Environmental Review**

The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - Existing Facilities (Class 1). Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination.

Per CEQA Guidelines Section 15301(e)(1), Class 1 includes “additions to existing structures provided the addition will not result in an increase of more than 50% of the floor area of the structures before the addition, or 2,500 square feet, whichever is less.” The project proposes an addition of 1,970 square feet of building ground floor area (which area will include 1,0005 square feet of mezzanine level office space) to the existing 10,033 square foot single-story structure. Based on the foregoing, staff has determined that the project meets the criteria set forth in subparagraph (e)(1) of Guidelines Section 15301.

### **VIII. Public Notice**

Notice of public hearing was posted to the project site on January 13, 2021. Notices were mailed to property owners and occupants within a 750’ radius and posted to the project site by January 14, 2021. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

### **IX. Recommendation**

That the Planning Commission:

- **ADOPT** Resolution No. 21-\_\_\_\_, entitled “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON APPROVING SITE PLAN AND DESIGN OVERLAY REVIEW NO. 1835-20 FOR A PROPOSED ADDITION TO AN EXISTING WAREHOUSE AT 20700 BELSHAW AVENUE”

### **X. Exhibits**

1. Draft Resolution
  - A. *Legal Description*
  - B. *Conditions of Approval*
2. Development Plans

Prepared by: McKina Alexander, Associate Planner

**CITY OF CARSON**  
**PLANNING COMMISSION**

**RESOLUTION NO. 21-**

**A RESOLUTION OF THE PLANNING COMMISSION OF  
THE CITY OF CARSON APPROVING SITE PLAN AND  
DESIGN OVERLAY REVIEW NO. 1835-20, FOR A  
PROPOSED WAREHOUSE AND MEZZANINE OFFICE  
ADDITION TO AN EXISTING WAREHOUSE/OFFICE AT  
20700 BELSHAW AVENUE**

**WHEREAS**, on August 10, 2020, the Department of Community Development received an application from Marc Abazari of Belshaw LLC for real property located at 20700 Belshaw Avenue and legally described in Exhibit “A” attached hereto, requesting approval of Design Overlay Review No. 1835-20 to add warehouse area and mezzanine office space to an existing warehouse/office facility; and

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the 26th day of January, 2021, **adjourned due to lack of quorum to the Planning Commission regular meeting of February 23, 2021**. Notice of the hearing was posted and mailed to property owners and properties within a 750-foot radius of the project site by January 14, 2021.

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY FINDS, RESOLVES AND ORDERS AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct, and are incorporated herein by reference.

**SECTION 2.** The Planning Commission finds as follows:

- a) The proposed project is consistent with the General Plan of the City of Carson. The project site has a General Plan Land Use designation of Light Industrial and the existing tilt-up warehouse and proposed addition are compatible with the surrounding uses.
- b) The proposed project is compatible in architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures, open spaces, and other features relative to a harmonious and attractive development of the area. The proposed addition to the existing 10,033 square foot single-story building is for approximately 1,970 square feet of new ground floor area, to be used for warehouse purposes, and 1,005 square feet of new office space which will be included within the added area on a mezzanine level. The existing parking lot will be repaved, restriped and configured with new trees interspersed the parking stalls and landscape refurbished. One additional street tree with permanent irrigation will be placed adjoining the western (front) property line. The project is compatible with the surrounding area in that it is in keeping with other light-industrial single-story warehouses/offices in the vicinity using similar materials, massing, articulation and fenestration.

- c) The proposed development will have adequate street access for pedestrian and vehicles, and also adequate capacity for parking and traffic. Carson Municipal Code Section 9162.21 (Parking Spaces Required) requires 1 parking space for every 750 square feet of gross floor area for warehouse space and 1 space for every 300 square feet of office space. The existing warehouse/office and proposed warehouse and mezzanine office addition require 22 parking spaces: 12 for warehouse (8,813 sf/750 = 12) and 10 for office (2,934 sf/300 = 10). The applicant proposes 24 parking spaces; 20 standard stalls, 2 ADA compliant parking stalls and 2 compact stalls. The proposed project will adequately accommodate safe and convenient circulation for pedestrians and vehicles. The project site will have vehicular and pedestrian access from Belshaw Avenue.
- d) No signage is proposed for the project. Existing signage complies with applicable Carson Municipal Code provisions, and exhibits attractiveness, effectiveness and restraint in signing graphics and color.
- e) The proposed development will be in one phase (i.e., will not be a phased development).
- f) The required findings pursuant to Section 9172.23 (D), “Site Plan and Design Review”, can be and are made in the affirmative.

**SECTION 3.** The proposed project is categorically exempt under Class 1 (Existing Facilities) pursuant to Section 15301 of the California Environmental Quality Act. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use beyond that existing at the time of the lead agency's determination. A notice of exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

**SECTION 4.** Design Overlay Review No. 1835-20 complies with the City’s Zoning Ordinance and General Plan and is consistent with the intent of Article IX, Chapter 1, Section 9172.23 (Site Plan and Design Review) of the Carson Municipal Code.

**SECTION 5.** The Planning Commission of the City of Carson, based on the findings noted above, does hereby approve Design Overlay Review No. 1835-20 for the proposed addition to an existing warehouse/office building at 20700 Belshaw Ave, subject to the Conditions of Approval contained in Exhibit “B,” attached hereto.

**SECTION 6.** This decision of the Planning Commission shall become effective and final 15 days from the date of the action, in accordance with Section 9173.33 of the Zoning Ordinance, unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

**SECTION 7.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**PASSED, APPROVED and ADOPTED** this 26th day of January, 2021.

\_\_\_\_\_  
**CHAIRPERSON**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY**



## EXHIBIT "A"

### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 10, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 3224, FILED IN [BOOK 43, PAGE 28](#) OF PARCEL MAPS, OF OFFICIAL RECORDS OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS, MINERALS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER SAID LAND LYING BELOW A DEPTH OF 500 FEET FROM THE SURFACE, WITHOUT HOWEVER, THE RIGHT OF SURFACE ENTRY, AS RESERVED IN A DEED RECORDED NOVEMBER 8, 1963 AS [INSTRUMENT NO. 5444](#), IN BOOK D2250, PAGE 752, OFFICIAL RECORDS.

[APN: 7381-025-047](#)

**CITY OF CARSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

**EXHIBIT "B"  
CONDITIONS OF APPROVAL  
DESIGN OVERLAY REVIEW NO. 1835-20**

**A. GENERAL CONDITIONS**

1. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code and the current Fiscal Year 2020-2021 fees (effective through June 30, 2021), the applicant, property owner, and/or successor to whom these project entitlements are assigned or transferred ("Developer") shall be responsible for payment of a one-time development impact fee at the rate of \$2.56 per square foot of industrial building constructed. The Developer will therefore be responsible for one-time development impact fees of **\$7,616.00** (2,975 ft. X \$2.56/ sq. ft. = \$7,616.00). If the Project increases or decreases in size, the development impact fee amount will be adjusted accordingly at the same rate.

Additionally, subject to the review, verification, and approval of the Community Development Director, the Developer may be eligible for development impact fee credits for demolition of an existing permitted structure or structures. Awarded fee credits shall reduce the final development impact fee amount and are applied when development impact fees are due. Final development impact fee amounts are calculated and due prior to issuance of a building permit in one lump sum installment. Fees are subject to adjustments every July 1 based on State of California Construction Cost Index (Prior March to Current March Adjustment). No building permits shall be issued prior to the full payment of the amount.

See the following City webpage for additional information:  
<https://ci.carson.ca.us/communitydevelopment/IDIFProgram.aspx>

2. If building permits for Site Plan and Design Review No. 1835-20 are not issued within **two years** of the effective date of the City's approval of the entitlement, said permits shall be declared null and void unless an extension of time is previously approved by the Planning Commission.
3. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
4. The applicant shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
5. Developer shall comply with all city, county, state and federal regulations applicable to this project.
6. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.

7. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the adopted Planning Commission Resolution.
8. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Carson Zoning Ordinance ("Zoning Ordinance").
9. If Developer violates any of these Conditions of Approval or any applicable law in connection with the project or the entitlement that is the subject of these Conditions of Approval, the entitlement may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
10. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
11. City Approvals. All approvals by City, unless otherwise specified, shall be by the head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
12. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.
13. Indemnification. The applicant, property owner, and tenant(s), for themselves and their successors in interest ("Indemnitors"), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them ("Indemnitees") from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, "Claims") against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees' review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors' operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees' associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney.

In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors' consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City's estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys' fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.

## **B. AESTHETICS**

14. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
15. Down spouts shall be interior to the structure or architecturally integrated into the structure to the satisfaction of the Planning Division.
16. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
17. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls and fences. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
18. The subject property shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.
19. No outdoor storage of materials shall be permitted on the subject property at any time.

## **C. LANDSCAPE/IRRIGATION**

20. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
21. Installation of 6" x 6" concrete curbs are required around all landscaped planter areas, except for areas determined by National Pollutant Discharge Elimination System (NPDES) permit or other applicable condition of approval that requires certain landscaped areas to remain clear of concrete curbs for more efficient storm water runoff flow and percolation. Revised landscaping and irrigation plans shall be subject to review and approval by the Planning Division should subsequent modifications be required by other concerned agencies regarding the removal of concrete curbs.
22. The proposed irrigation system shall adhere to best water conservation practices.
23. Installation, maintenance, and repair of all landscaping shall be the responsibility of Developer.

24. Plant tall shrubs within the existing front yard landscaped area located adjacent to the west side of the southerly parking stall area to provide additional screening and enhance the street view aesthetics.
25. Plant eleven (11) trees throughout the parking area to provide shading of the parking facilities.
26. All new and retrofitted landscape of 500 square feet or greater is subject to the Model Water Efficient Landscape Ordinance (MWELo) per Department of Water Resources Title 23, Chapter 2.7.
27. Maintenance and repair of all landscaping shall be the responsibility of Developer.
28. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

**D. LIGHTING**

29. Developer shall provide adequate lighting for the parking areas.
30. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9147.1 of the Zoning Ordinance.
31. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

**E. PARKING/TRAFFIC**

32. All driveways shall remain clear. No encroachment into driveways shall be permitted.
33. All areas used for movement, parking, loading, or storage of vehicles shall be paved and in accordance with Section 9162.0 of the Zoning Ordinance.

**F. TRASH**

34. Trash collection from the project site shall comply with the requirements of the City's trash collection company.

**G. UTILITIES**

35. All utilities and aboveground equipment shall be constructed and located pursuant to Section 9146.8 of the Zoning Ordinance, unless otherwise provided for in these conditions.
36. Any aboveground utility cabinet or equipment cabinet shall be screened from the public right-of-way by a decorative block wall or landscaping, to the satisfaction of the Planning Division.

**H. BUILDING AND SAFETY DIVISION**

37. Applicant shall submit development plans for plan check review and approval.
38. Developer shall obtain all appropriate building permits and an approved final inspection for the proposed project.

39. Prior to issuance of building permit, proof of worker's compensation and liability insurance for Developer must be on file with the Los Angeles County Building and Safety Division.

**I. FIRE DEPARTMENT**

40. The proposed development shall obtain approval and comply with all Los Angeles County Fire Department requirements.

**J. ENGINEERING SERVICES DEPARTMENT – CITY OF CARSON**

41. The street dedication and street improvement requirements of CMC §9161.1 and §9161.3 through §9161.7 shall not apply due to the exceptions stated in [CMC § 9161.2](#), except as otherwise required by these conditions.

42. Any existing off-site improvements damaged during the construction shall be removed and reconstructed per City of Carson PW Standard Drawings and to the satisfaction of the City Engineer.

43. A construction permit is required for any work to be done in the public right-of-way.

44. A construction bond for all work to be done within the public right of way shall be submitted by Developer and approved by Engineering Division prior to issuance of any permit by Engineering Division.

45. Proof of Worker's Compensation and Liability Insurance shall be submitted to the City prior to issuance of any permit by Engineering Division.

46. The Developer shall submit a copy of **approved** Grading plans on bond paper to the City of Carson – Engineering Division, prior to issuance of grading permits.

47. The Developer shall submit an electronic copy of **approved** plans (*such as, Sewer, Street and/or Storm Drain Improvements, whichever applies*), to the City of Carson – Engineering Division, prior to the issuance of construction permits.

**K. PUBLIC WORKS**

**Parkway Landscape**

**48. Plant one approved parkway tree along Belshaw Avenue as identified on the approved site and landscape plans pursuant to the City of Carson PW Standard Drawings Nos. 117, 132, 133, and 134. Examples of approved street trees for this project are Pink Trumpet, Strawberry Tree, and Chitalpa.**

**L. BUSINESS LICENSE**

49. All parties involved in the subject project, including but not limited to contractors and subcontractors, shall obtain a City business license as required by Section 6310 of the Carson Municipal Code.

# PROJECT DESCRIPTION

SCOPE OF WORK  
ADDITION TO THE EXISTING WAREHOUSE

## FLOOR AREA:

EXISTING BUILDING: 10,033 SF.  
NEW ADDITION: 2,975 SF.  
(Warehouse: 1,970 SF., Mezzanine Office: 1,005 SF.)  
TOTAL AREA: 13,008 SF.

FAR: 0.5 MAX  
LOT SIZE: 27,115 X 0.5 = 13,557.5 SF

## PARKING ANALYSIS:

INDUSTRIAL USE  
(SMALL DOCK HIGH LOADING FACILITY)

WAREHOUSE : 1/ 750 sf.  
OFFICE: 1/300 sf.

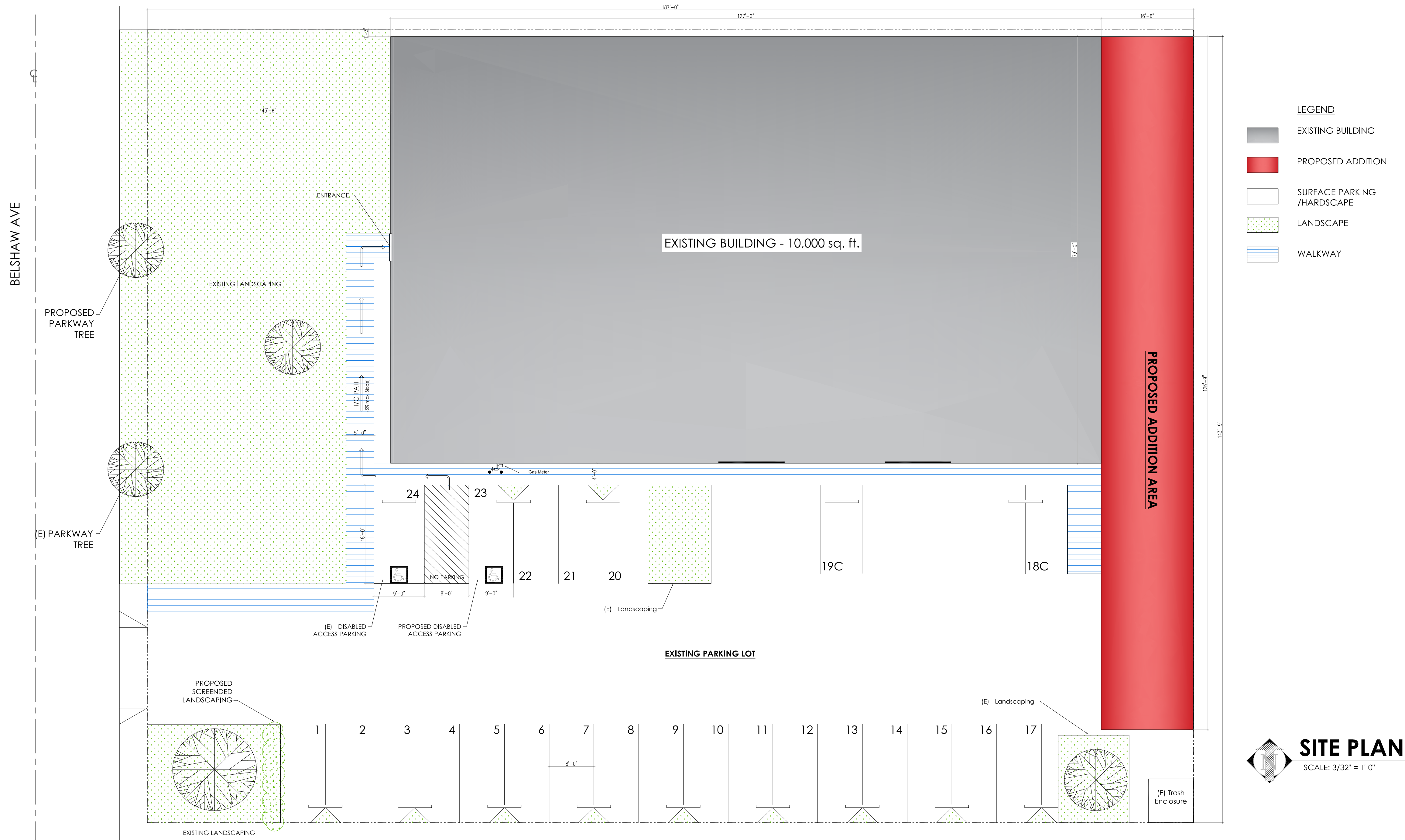
WAREHOUSE AREA  
EXISTING 6,843 sf.  
NEW 1,970 sf.  
TOTAL 8,813 sf.

8,813 / 750 = 12

OFFICE AREA  
EXISTING 1,929 sf.  
NEW 1,005 sf.  
TOTAL 2,934 sf.  
2,934 / 300 = 10

TOTAL REQUIRED: 12 + 10 = 22

TOTAL PROVIDED: 24



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

# 20700 BELSHAW AVE. CARSON, CA 90746

## BUILDING CODE

**BUILDING CODE:**  
THIS PROJECT SHALL COMPLY WITH 2020 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA PLUMBING CODE, CALIFORNIA ENERGY CODE, TITLE 24, CAL GREEN CODE, AND 2017 COUNTY OF LOS ANGELES BLDG, ELECTRICAL, MECHANICAL & PLUMBING CODES

THESE PLANS ARE NOT VALID UNLESS SIGNED BY THE ARCHITECT OR STRUCTURAL ENGINEER, DEPT. OF BUILDING & SAFETY, OR CITY OFFICIALS.

**SPECIAL NOTE:**  
THE ABOVE DRAWING AND SPECIFICATIONS AND IDEAS, DESIGNS AND ARRANGEMENT REPRESENTED THEREBY ARE AND SHALL REMAIN THE PROPERTY OF THE PAYA DESIGN STUDIO AND NO PART THEREOF SHALL BE COPIED, DISCLOSED TO OTHERS OR USED IN CONNECTION WITH ANY WORK OR PROJECT OTHER THAN THE SPECIFIC PROJECT FOR WHICH THEY HAVE BEEN DEVELOPED WITHOUT THE WRITTEN CONSENT OF THE DESIGNER. VISUAL CONTACT WITH THESE DRAWINGS OR SPECIFICATIONS SHALL CONSTITUTE CONCLUSIVE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

**BUILDING CODE SUPERSEDE PLANS**

## PROJECT INFORMATION

PROJECT NAME/OWNER: ENTER COMPUTER - TEL: 310-605-0101  
PROJECT ADDRESS: 20700 BELSHAW AVE.  
CARSON CA, 90746

**LEGAL DESCRIPTION :**  
LOT AREA: 27,115 sq.ft. BOOK 43, PAGE 28 of PM LOT 10  
APN: 7381-025-047

Landscape Area: 4,407 sq.ft. (16% Lot Coverage)  
Parking Area: 10,304 sq.ft. (38% Lot Coverage)  
Building Area: 12,404 sq.ft. (46% Lot Coverage)

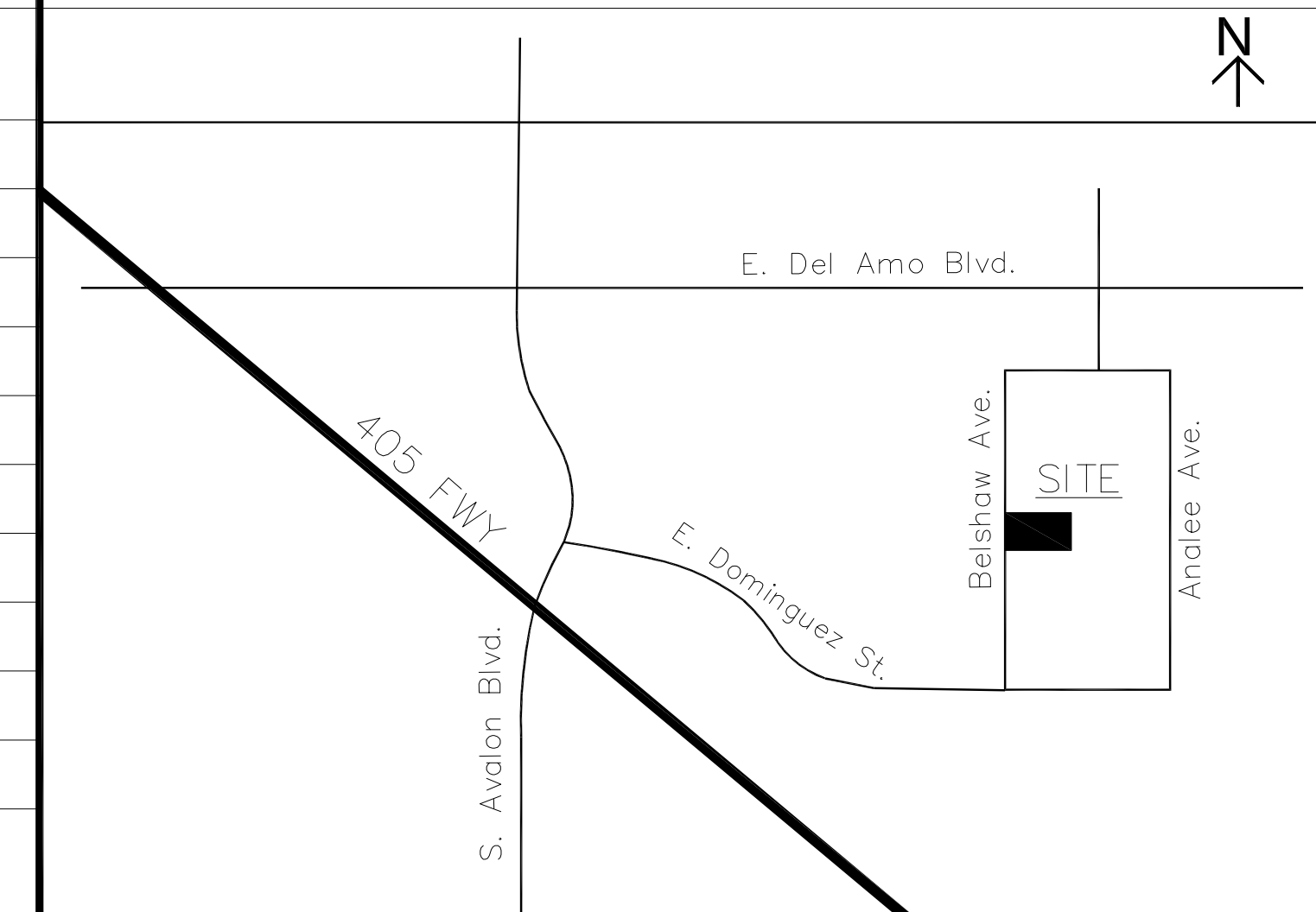
Building Construction Type : Type III-B  
Project Occupancy Group: S-1  
Number of Stories: 1

**EXHIBIT NO. 2**

## SHEET INDEX

Architectural	
A-1.0	SITE PLAN & GENERAL INFORMATION
A-1.1	EXISTING FLOOR PLAN
A-1.2	PROPOSED FLOOR PLAN
A-3.0	ELEVATIONS

## VICINITY MAP



No	Revision Description	Date

--

PROJECT ADDRESS:  
**20700 Belshaw Ave, Carson, CA 90746**

PROJECT DESCRIPTION:  
**ADDITION TO THE EXISTING WAREHOUSE**

PROJECT TITLE:

SHEET TITLE:  
**SITEPLAN**

DRAWING SCALE

OWNER:  
**ENTER COMPUTER**

PROJECT APN NUMBER:  
**7381-025-047**

PROJECT JOB NUMBER:  
**B-012-2020**

SHEET NUMBER:  
**A-1.0**

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## DEMOLITION INFORMATION

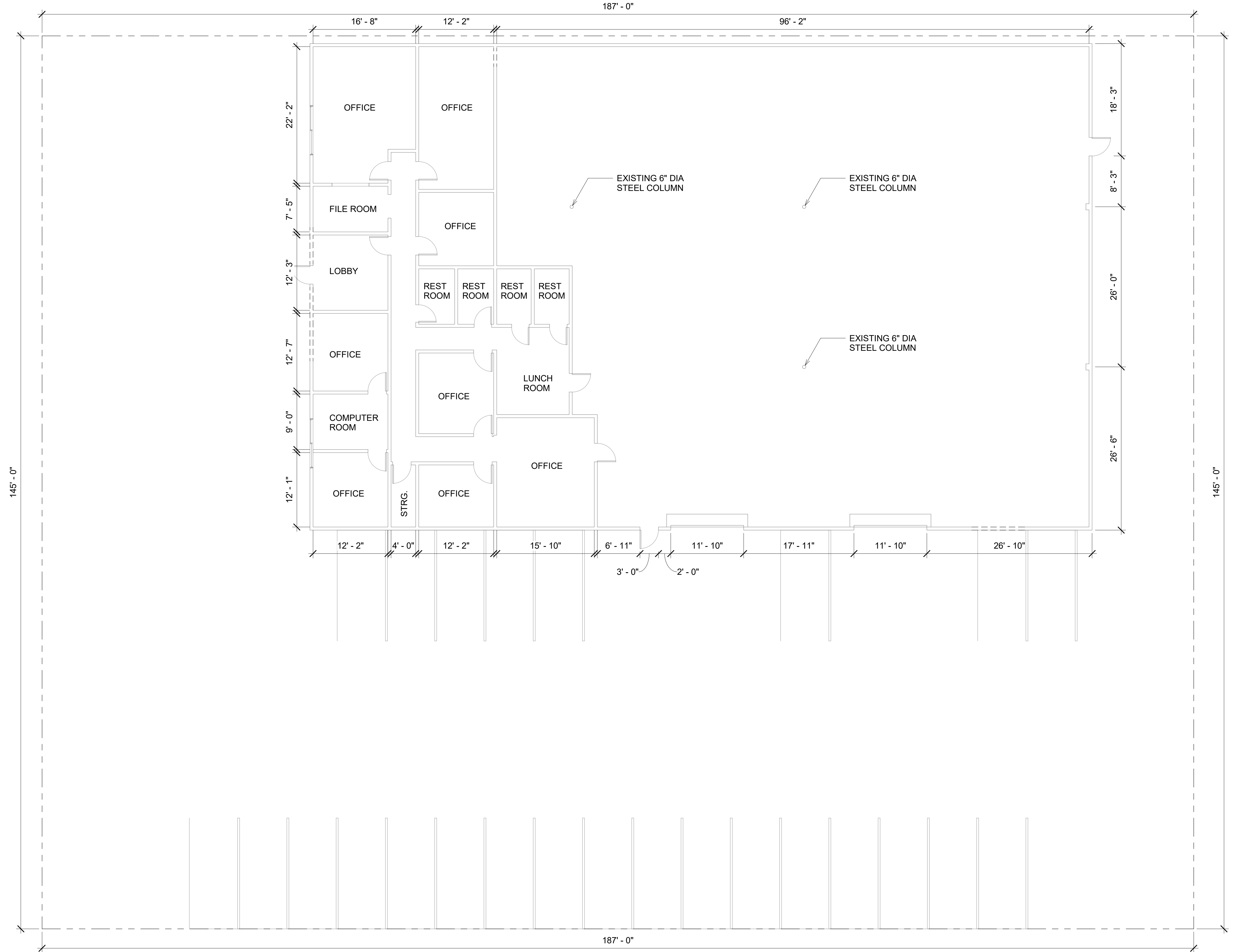
- 30" CLEAR WIDTH FOR WATER CLOSET TO COMPARTMENT AND 24" CLEARANCE IN FRONT FOR BATHROOM.
  - GLAZING: GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) PROTECTION FOR ALL 125V, SINGLE PHASE, 15 & 20 AMP BATHROOM AND OUTDOOR RECEPTACLES.
  - ALL OUTLETS IN BEDROOM SHALL BE PROVIDED WITH ARC- FAULT CIRCUIT INTERRUPTER. WATER HEATER MUST BE STRAPPED TO WALL IN TWO PLACES, ONE IS THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS. PROVIDE ULTRA FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION MAX 1.6 GAL. EXISTING SHOWERHEADS AND TOILETS MUST BE PIPING. ADAPTED FOR LOW WATER CONSUMPTION. PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISANT MATERIALS FOR SHOWER ENCLOSURE. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FULL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OF STRUCTURE CONTAINING THE FUEL GAS PROVIDE RECEPTACLES ON WALLS OVER 2' WIDE, WITHIN 6' OF OPENING AND SO THAT NO POINT ALONG WALL IS MORE THAN 6' FROM A RECEPTACLE.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- WALLS 2' WIDE OR GREATER SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12' APART, AND A MAX OF 6' FROM END OF WALLS OR OPENING.
- IN THE KITCHEN AND DINING AREA, A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THEN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET. ALL OUTLETS IN KITCHEN AND DINING AREA SERVING COUNTERTOP SURFACES SHALL BE ONE SWITCHED LIGHT FIXTURE OR SWITCH LIGHTING OUTLET SHALL BE INSTALLED IN EVERY HABITABLE ROOM, BATHROOM, STAIRWAY, HALL, ATTACHED GARAGE, AND AT OUTDOOR ENTRANCES. PROVIDE GROUND-FAULT CIRCUIT-INTERRUPTER FOR ALL RECEPTACLES INSTALLED IN BATHROOMS.

## GENERAL ARCHITECTURAL NOTES

- 30" CLEAR WIDTH FOR WATER CLOSET TO COMPARTMENT AND 24" CLEARANCE IN FRONT FOR BATHROOM.
  - GLAZING: GLAZING IN HAZARDOUS LOCATIONS SHALL BE TEMPERED. GROUND-FAULT CIRCUIT-INTERRUPTERS (GFI) PROTECTION FOR ALL 125V, SINGLE PHASE, 15 & 20 AMP BATHROOM AND OUTDOOR RECEPTACLES.
  - ALL OUTLETS IN BEDROOM SHALL BE PROVIDED WITH ARC- FAULT CIRCUIT INTERRUPTER. WATER HEATER MUST BE STRAPPED TO WALL IN TWO PLACES, ONE IS THE UPPER 1/3 OF THE TANK AND ONE IN THE LOWER 1/3 OF THE TANK. THE LOWER POINT SHALL BE A MINIMUM OF 4" ABOVE THE CONTROLS. PROVIDE ULTRA FLUSH WATER CLOSET FOR ALL NEW CONSTRUCTION MAX 1.6 GAL. EXISTING SHOWERHEADS AND TOILETS MUST BE PIPING. ADAPTED FOR LOW WATER CONSUMPTION. PROVIDE 70" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISANT MATERIALS FOR SHOWER ENCLOSURE. ALL SHOWERS AND TUB-SHOWERS SHALL HAVE EITHER A PRESSURE BALANCE OR A THERMOSTATIC MIXING VALVE. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FULL GAS LINE ON THE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OF STRUCTURE CONTAINING THE FUEL GAS PROVIDE RECEPTACLES ON WALLS OVER 2' WIDE, WITHIN 6' OF OPENING AND SO THAT NO POINT ALONG WALL IS MORE THAN 6' FROM A RECEPTACLE.
- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- WALLS 2' WIDE OR GREATER SHALL HAVE AN OUTLET. OUTLETS SHALL BE SPACED NO MORE THAN 12' APART, AND A MAX OF 6' FROM END OF WALLS OR OPENING.
- IN THE KITCHEN AND DINING AREA, A RECEPTACLE SHALL BE PROVIDED FOR EACH COUNTER SPACE WIDER THEN 12" SO THAT NO POINT IS MORE THAN 24" FROM AN OUTLET. ALL OUTLETS IN KITCHEN

- = EXISTING WALL  
 - - - - = DEMOLISHED WALL  
 - - - - = PROPERTY LINE

○ EXISTING AND DEMO WALL  
 3/16" = 1'-0"



① EXISTING PLAN  
 1/8" = 1'-0"



No	Revision	Description	Date

PROJECT ADDRESS:  
**20700 Belshaw Ave, Carson, CA 90746**

PROJECT DESCRIPTION:  
**ADDITION TO THE EXISTING WAREHOUSE**

PROJECT TITLE:

SHEET TITLE:  
**EXISTING FLOOR PLAN**

DRAWING SCALE  
**As indicated**

OWNER:  
**ENTER COMPUTER**

PROJECT APN NUMBER:  
**7381-025-047**

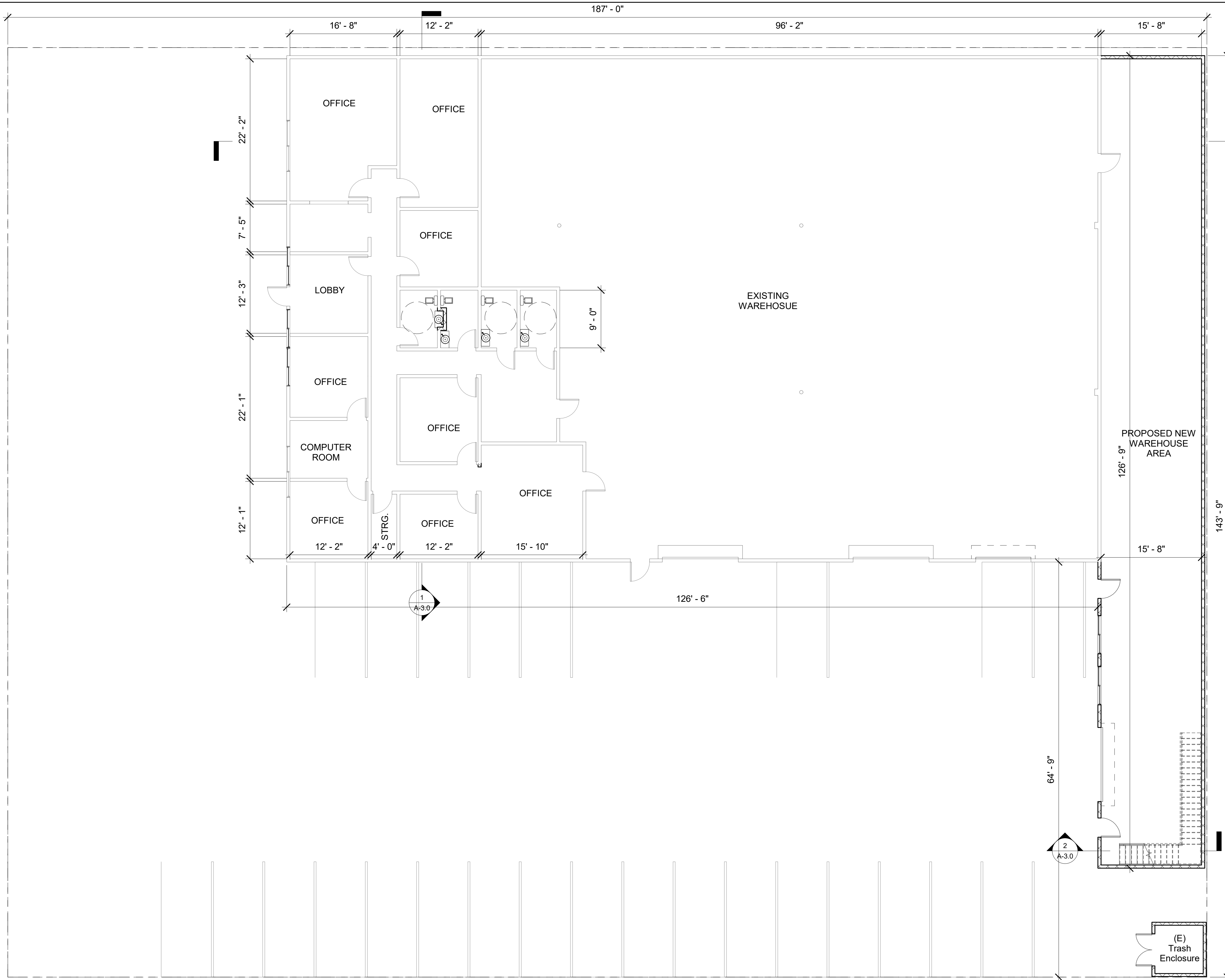
PROJECT JOB NUMBER:  
**B-012-2020**

SHEET NUMBER:  
**A-1.1**

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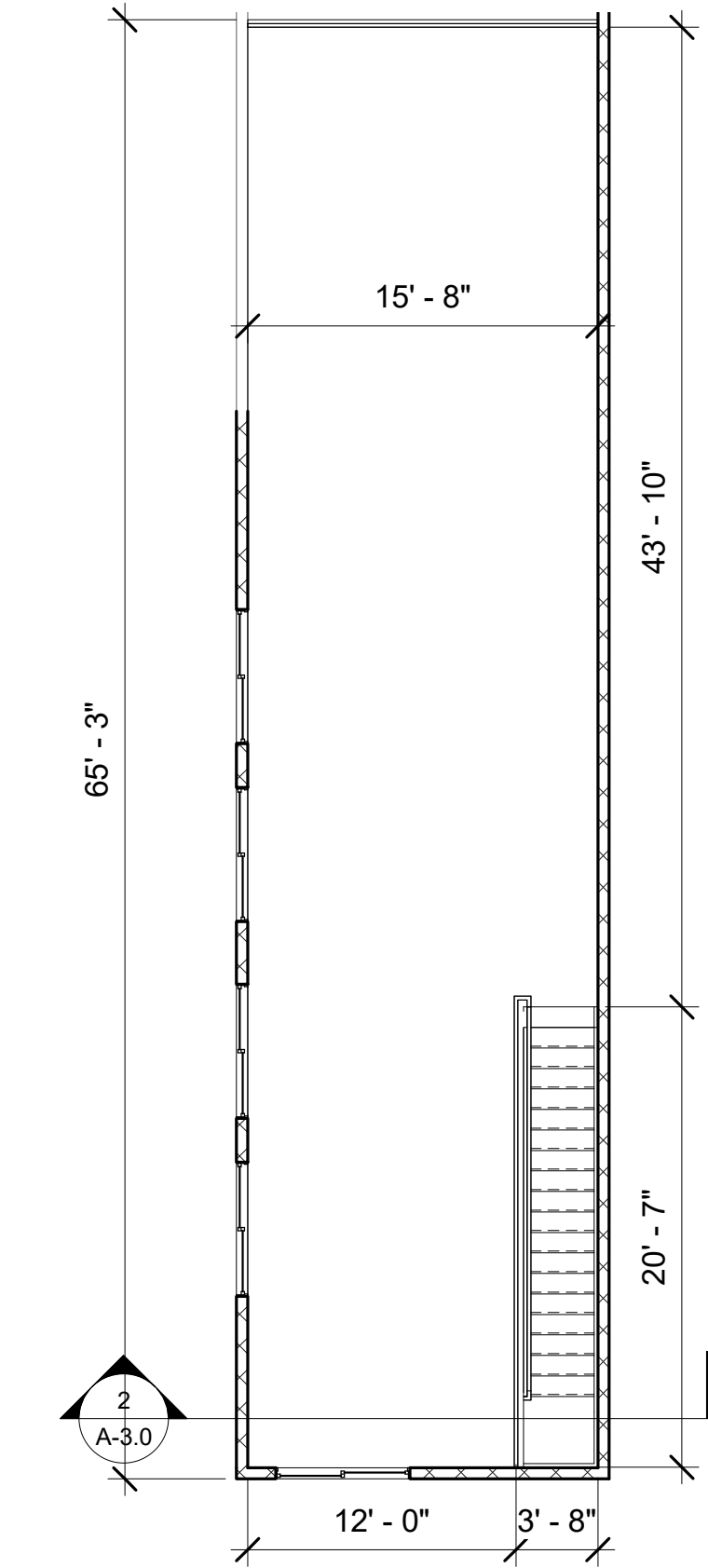
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NEW DOORS SCHEDULE					
Family	Mark	Count	Height	Width	
Single-Flush		1	3	8' - 0"	3' - 0"
M_Door-Overhead-Rolling		3	1	15' - 0"	11' - 6 13/16"
M_Door-Overhead-Rolling		4	1	15' - 0"	8' - 7 5/16"
Single-Flush		5	1	6' - 0"	2' - 6"
Single-Flush		6	1	6' - 0"	2' - 6"
Grand total: 7					

NEW WINDOWS SCHEDULE				
Family	Type Mark	Count	Height	Width
M_Sliding with Trim	B	10	4' - 6"	6' - 0"
Grand total: 10				



1 PROPOSED FIRST LEVEL FLOOR PLAN  
1/8" = 1'-0"

### COMERCIAL DEMOLITION NOTE

1. PARTIAL DEMOLITION OF A RESIDENTIAL STRUCTURE IN ASSOCIATION WITH A CONSTRUCTION PROJECT IS ONLY PERMITTED WHERE INDICATED ON THE APPROVED PLANS. ANY DEMOLITION WORK BEYOND THAT SHOWN ON THE APPROVED PLANS MAY RESULT IN A STOP WORK ORDER (CBC APPENDIX CHAPTER 1 SEC. 113.2) AND/OR REVOCATION OF THE PERMIT (CBC APPENDIX CHAPTER 1 SEC. 105.6).  
2. REMOVE ALL EXISTING CONSTRUCTIONS AND FINISHES NECESSARY FOR THE COMPLETION OF THE WORK AS DEPICTED ON THE DRAWINGS, INCLUDING BUT NOT LIMITED TO, ITEMS SHOWN ON THE PLANS WITH THE SYMBOLS DESIGNATED ON LEGEND. NECESSARY DISCONNECTS AND ALTERATIONS TO EXISTING MECHANICAL AND ELECTRICAL SYSTEMS SHALL BE INCLUDED. PATCH AS REQUIRED ALL CONSTRUCTIONS TO REMAIN IN ACCORDANCE WITH THE CONTRACT DRAWINGS. WHERE CONTRACTOR IS DESIGNATED TO MAKE REMOVALS, DISPOSITION OF MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY WITH OWNER, THE DISPOSITION AND REMOVAL OF ANY COMPONENTS OF SALVAGEABLE VALUE.

### NOTES FOR CONTRACTOR

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS. THE OWNER, DESIGNER OR ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES. DO NOT SCALE DIMENSIONS, WHERE NO DIMENSIONS ARE PROVIDED, CONSULT WITH OWNER, DESIGNER, OR ENGINEER FOR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.  
ALL (E) DIMENSIONS SHOWN APPROXIMATE. THE CONTRACTOR SHALL VERIFY ALL (E) DIMENSIONS IN FIELD.  
THE CONTRACTOR SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES—WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.  
ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE PER CITY STANDARDS.

2 PROPOSED SECOND LEVEL FLOOR PLAN  
1/8" = 1'-0"

- = EXISTING WALL
- = NEW WALL
- EXISTING AND NEW WALL  
3/16" = 1'-0"



No	Revision Description	Date

PROJECT ADDRESS:  
**20700 Belshaw Ave, Carson, CA 90746**

PROJECT DESCRIPTION:  
**ADDITION TO THE EXISTING WAREHOUSE**

PROJECT TITLE:

SHEET TITLE:  
**PROPOSED FLOOR PLANS**

DRAWING SCALE:  
**As indicated**

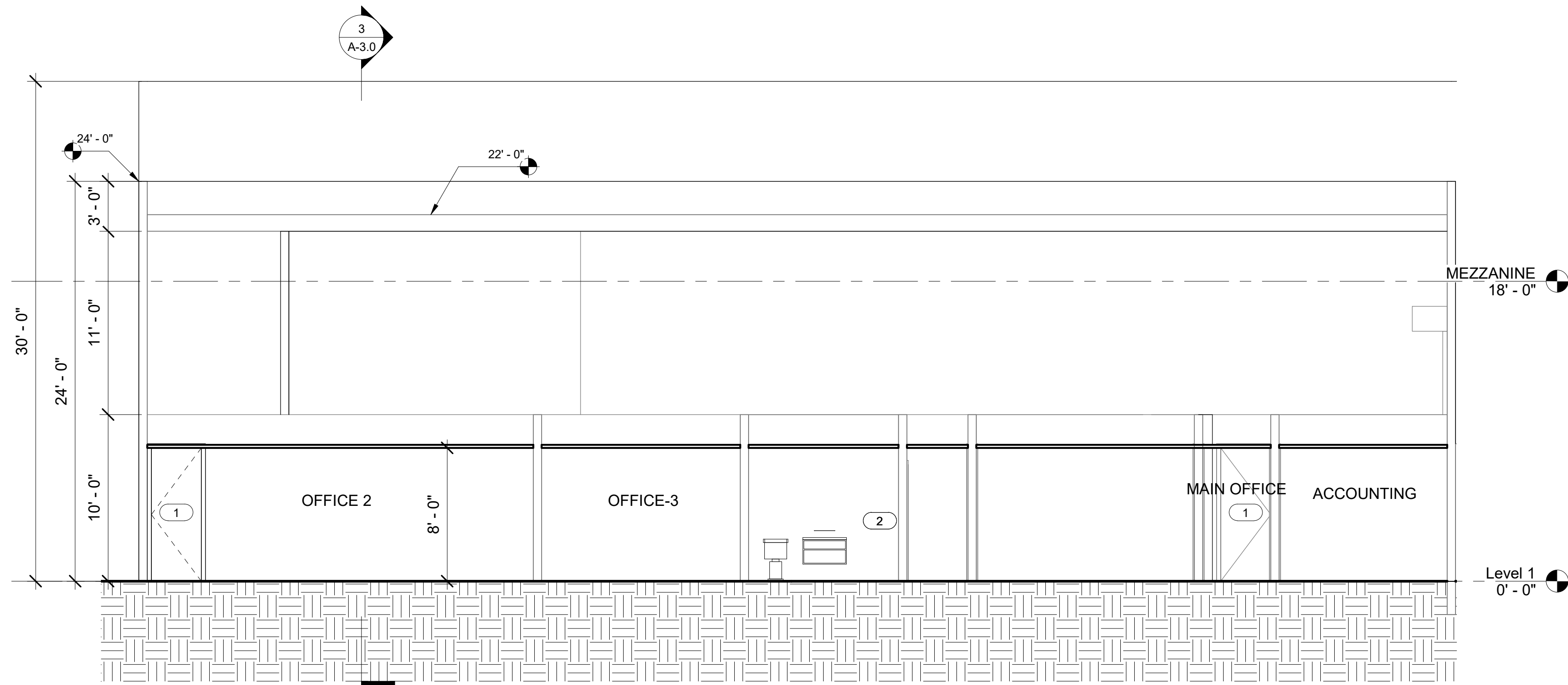
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PROJECT APN NUMBER:  
**7381-025-047**

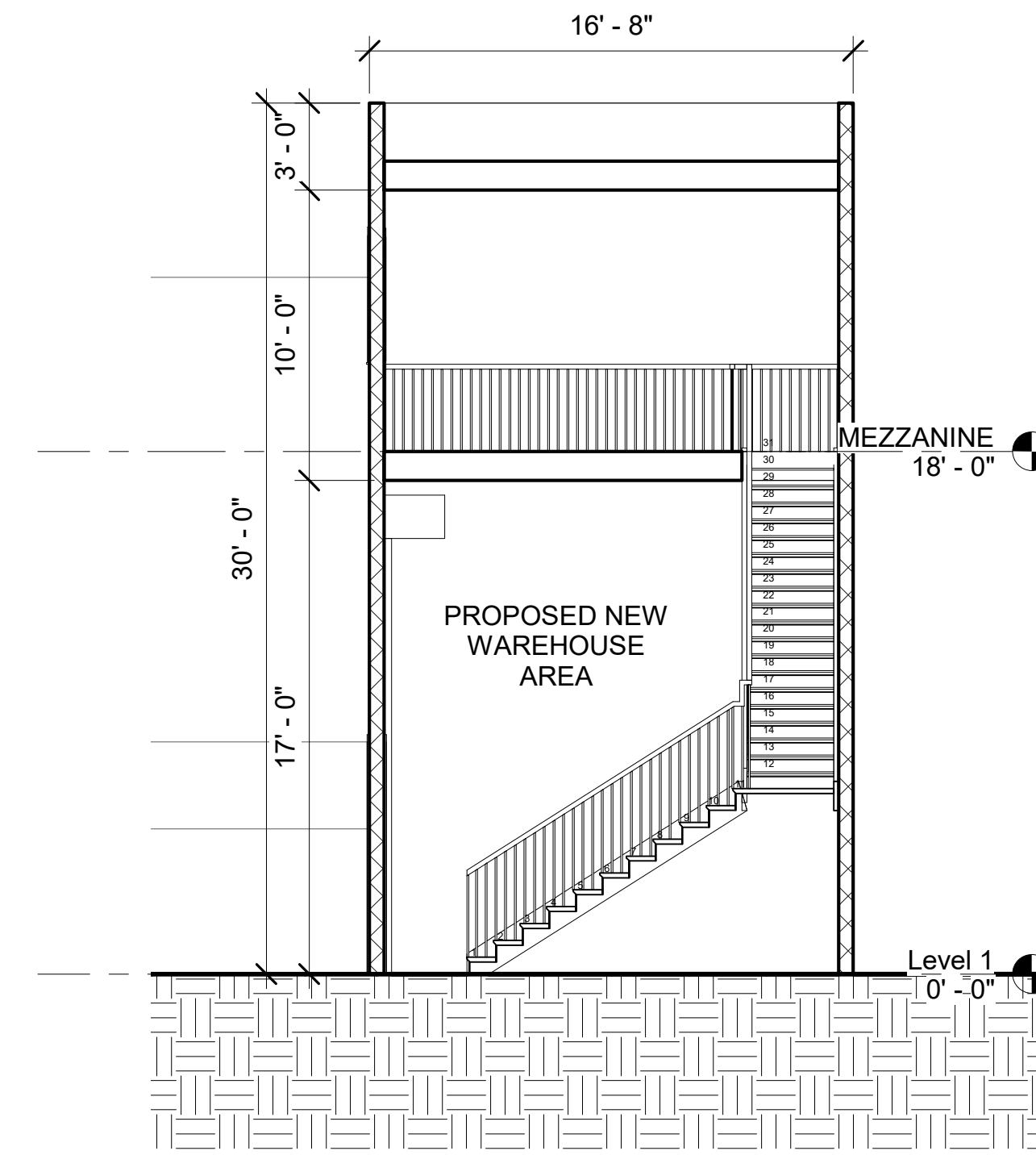
PROJECT JOB NUMBER:  
**B-012-2020**

SHEET NUMBER:  
**A-2.0**

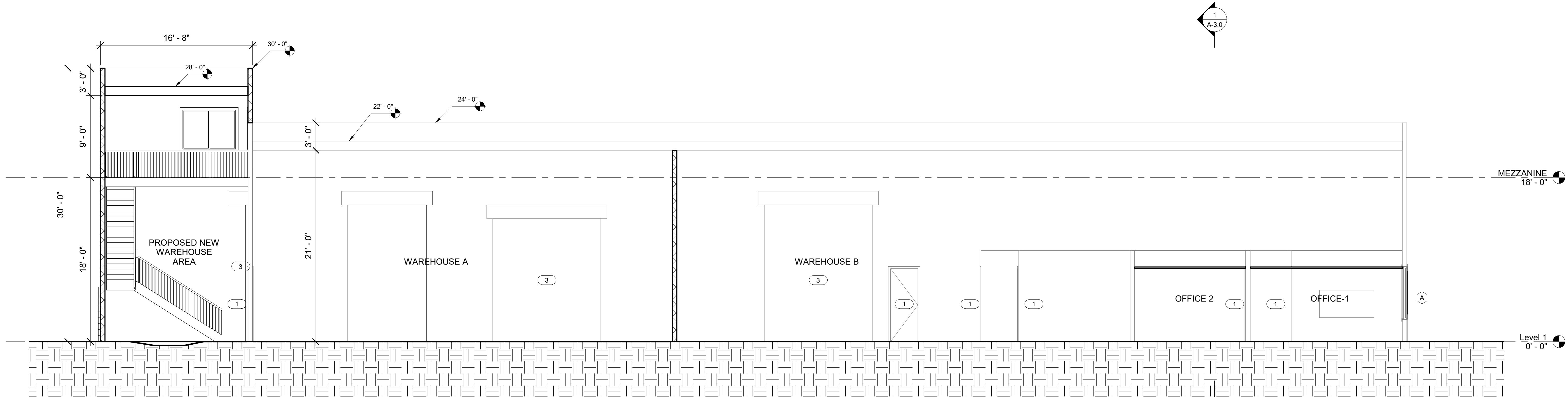
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① Section 1  
3/16" = 1'-0"



② Section 2  
3/16" = 1'-0"



③ Section 3  
3/16" = 1'-0"

No	Revision Description	Date

PROJECT ADDRESS:  
**20700 Belshaw Ave, Carson, CA 90746**

PROJECT DESCRIPTION:  
**ADDITION TO THE EXISTING WAREHOUSE**

PROJECT TITLE:

SHEET TITLE:  
**SECTIONS**

DRAWING SCALE  
**3/16" = 1'-0"**

OWNER:  
**ENTER COMPUTER**

PROJECT APN NUMBER:  
**7381-025-047**

PROJECT JOB NUMBER:  
**B-012-2020**

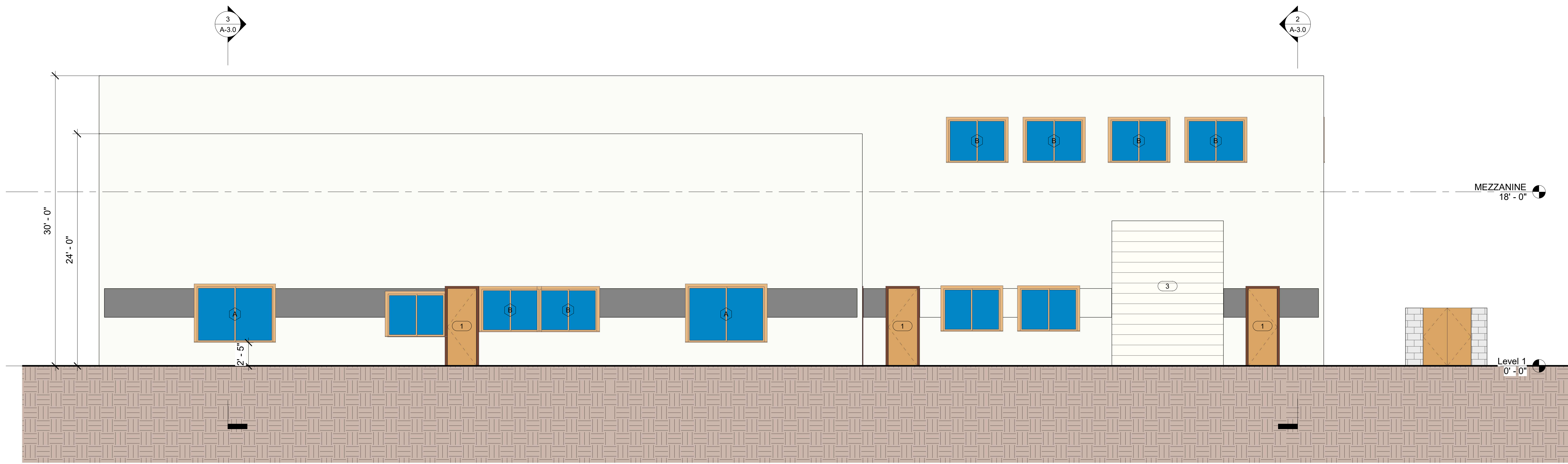
SHEET NUMBER:  
**A-3.0**

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 PROJECT ADDRESS: 20700 Belshaw Ave, Carson, CA 90746  
 PROJECT DESCRIPTION: ADDITION TO THE EXISTING WAREHOUSE  
 PROJECT TITLE:  
 OWNER: ENTER COMPUTER  
 PROJECT APN NUMBER: 7381-025-047  
 PROJECT JOB NUMBER: B-012-2020  
 SHEET NUMBER: A-3.0  
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① East  
3/16" = 1'-0"



② West  
3/16" = 1'-0"

No	Revision Description	Date

PROJECT ADDRESS:  
**20700 Belshaw Ave, Carson, CA 90746**

PROJECT DESCRIPTION:  
**ADDITION TO THE EXISTING WAREHOUSE**

PROJECT TITLE:

SHEET TITLE:  
**ELEVATIONS (EW)**

DRAWING SCALE  
**3/16" = 1'-0"**

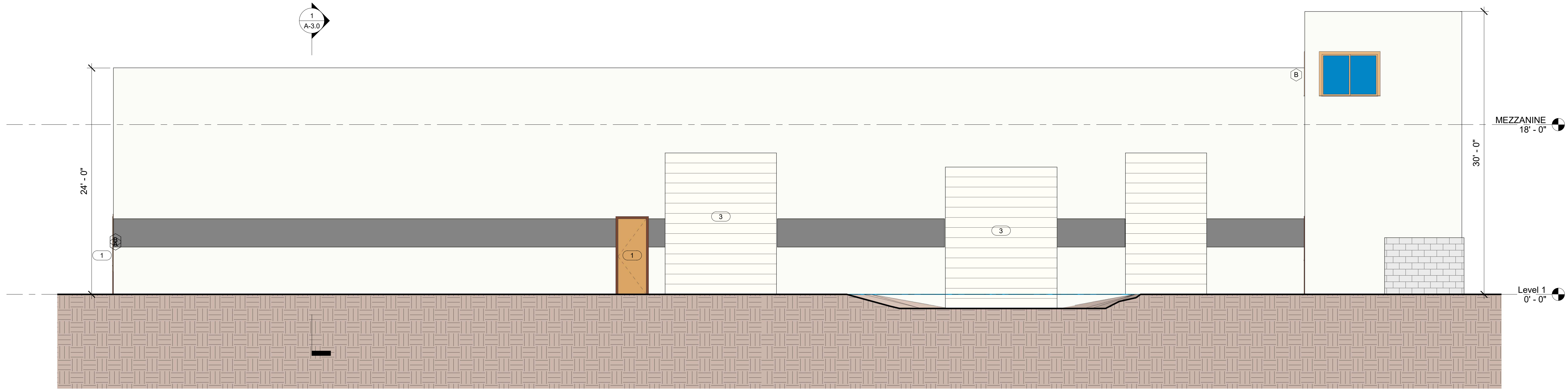
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PROJECT APN NUMBER:  
**7381-025-047**

PROJECT JOB NUMBER:  
**B-012-2020**

SHEET NUMBER:  
**A-4.0**

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1 South  
3/16" = 1'-0"



2 North  
3/16" = 1'-0"

No	Revision Description	Date

PROJECT ADDRESS:  
**20700 Belshaw Ave, Carson, CA 90746**

PROJECT DESCRIPTION:  
**ADDITION TO THE EXISTING WAREHOUSE**

PROJECT TITLE:

SHEET TITLE:  
**ELEVATIONS (SN)**

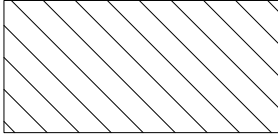
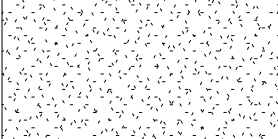

DRAWING SCALE  
**3/16" = 1'-0"**

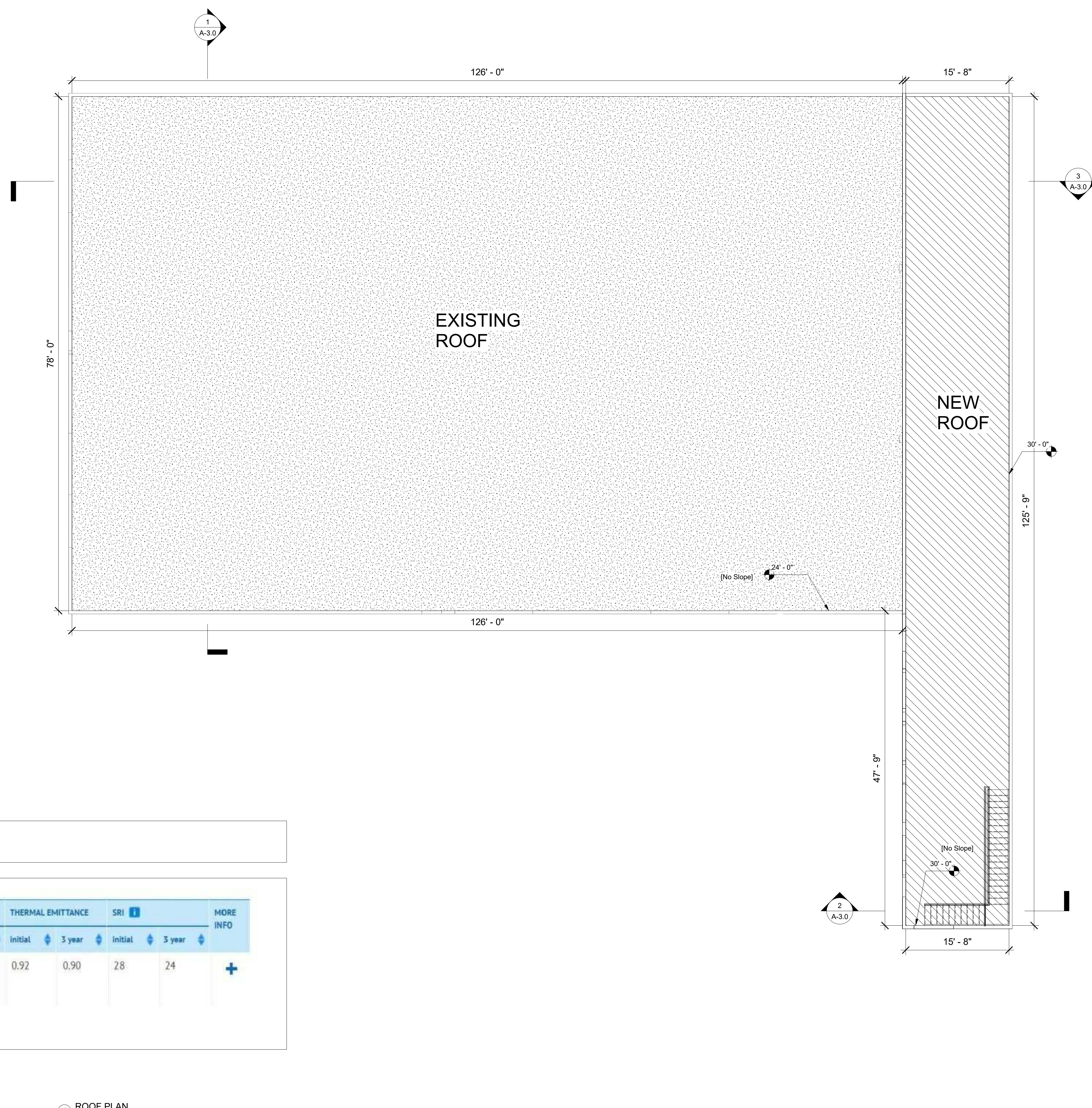
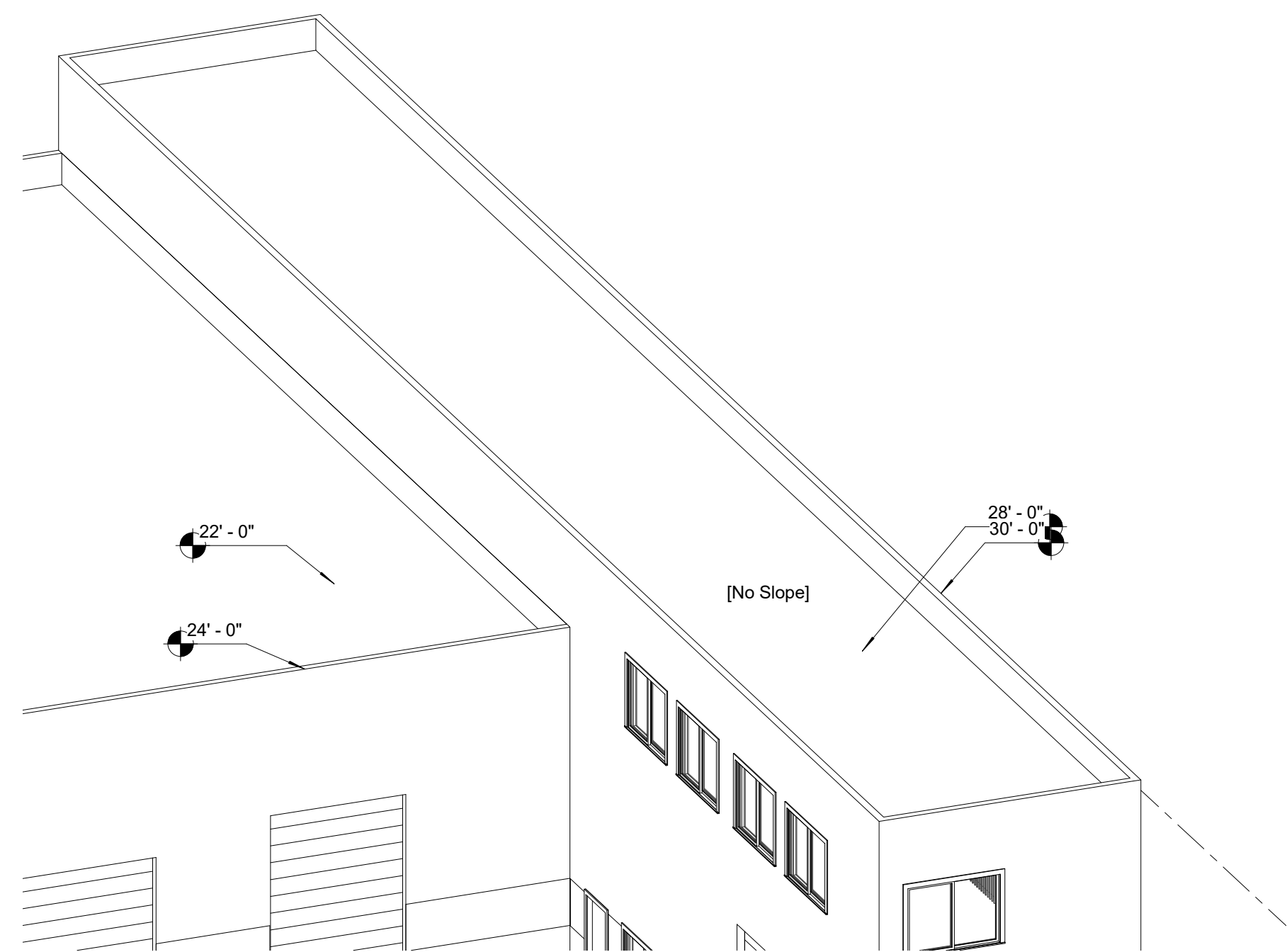
OWNER:  
**ENTER COMPUTER**

PROJECT APN NUMBER:  
**7381-025-047**

PROJECT JOB NUMBER:  
**B-012-2020**

SHEET NUMBER:  
**A-4.1**


-  = NEW ROOF
-  = EXISTING ROOF
-  ROOF Pattern  
3/8" = 1'-0"



### ROOF INFORMATION

CRRC PROD. ID	MANUFACTURER: BRAND MODEL	PRODUCT TYPE	COLOR	SOLAR REFLECTANCE		THERMAL EMITTANCE		SRI		MORE INFO
				Initial	3 year	Initial	3 year	Initial	3 year	
0668-0055	CertainFeed Corporation: Landmark Solaris® Aged Cedar	Steep Slope: Asphalt Shingles	Grey	0.26	0.24	0.92	0.90	28	24	+

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



14320 VENTURA BLVD.  
SHERMAN OAKS, CA 91423  
818-418-4277  
rez@payadesignstudio.com

No	Revision Description	Date

**PROJECT ADDRESS:**  
20700 Belshaw Ave, Carson, CA 90746

**PROJECT DESCRIPTION:**  
ADDITION TO THE EXISTING WAREHOUSE

**PROJECT TITLE:**

**SHEET TITLE:**  
NEW ROOF PLAN

**DRAWING SCALE:**  
As indicated

**OWNER:**  
ENTER COMPUTER

**PROJECT APN NUMBER:**  
7381-025-047

**PROJECT JOB NUMBER:**  
B-012-2020

**SHEET NUMBER:**  
A-5.0

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**OWNER:**  
 MARC ABAZARI  
 20700 BELSHAW AVE.  
 CARSON, CA.  
 90746

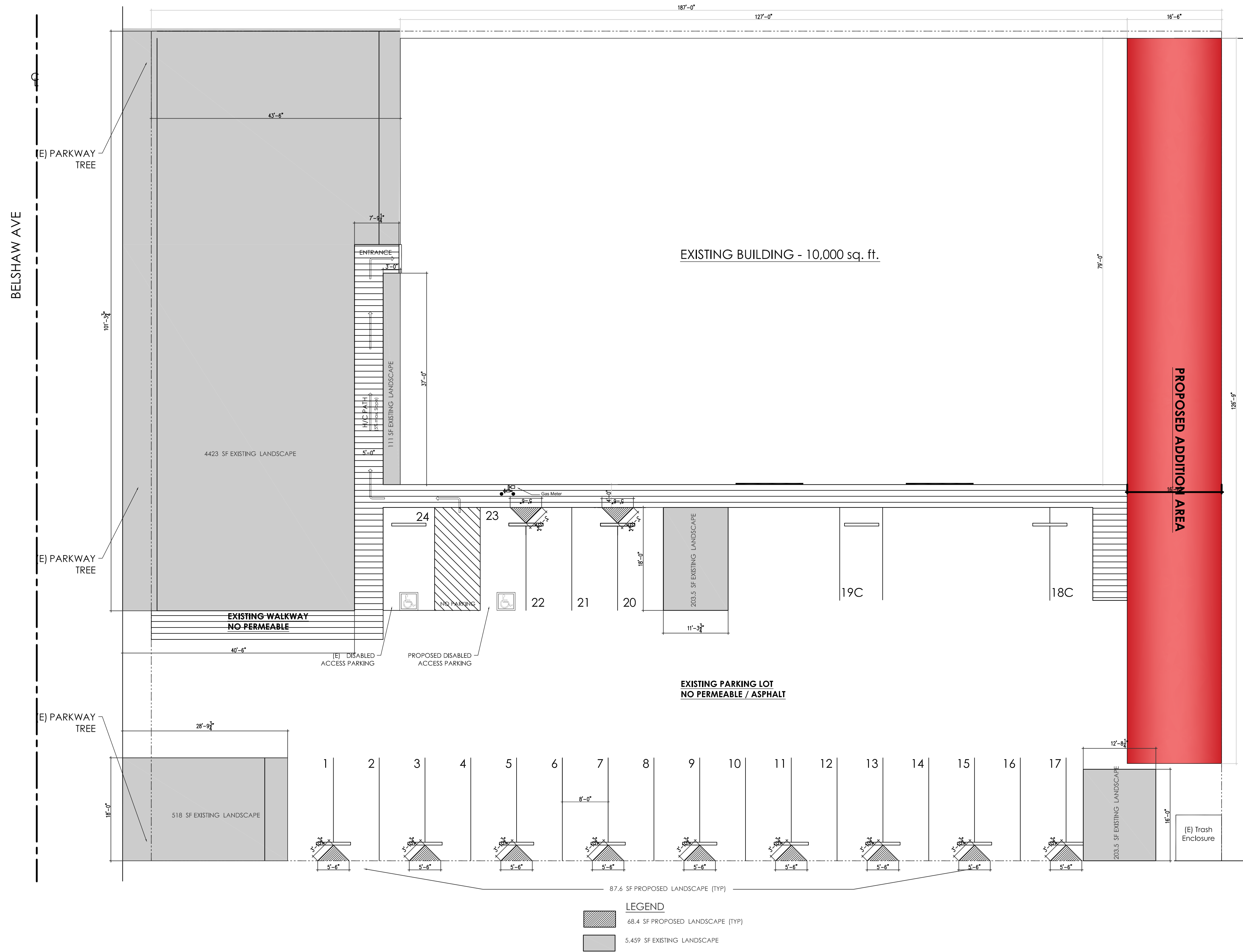
**PROJECT:**  
 COMMERCIAL WAREHOUSE  
 20700 BELSHAW AVE,  
 CARSON, CA.  
 90746

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**SHEET TITLE:**  
 LANDSCAPE AREA

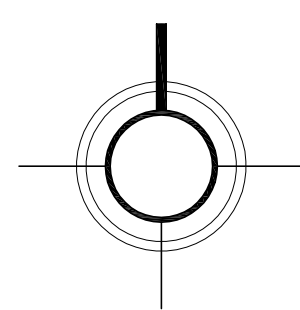
START DATE:	DEC. 12, 2020
REVISION DATE 01:	REV. 01
REVISION DATE 02:	REV. 02
REVISION DATE 03:	REV. 03
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2020-12-1

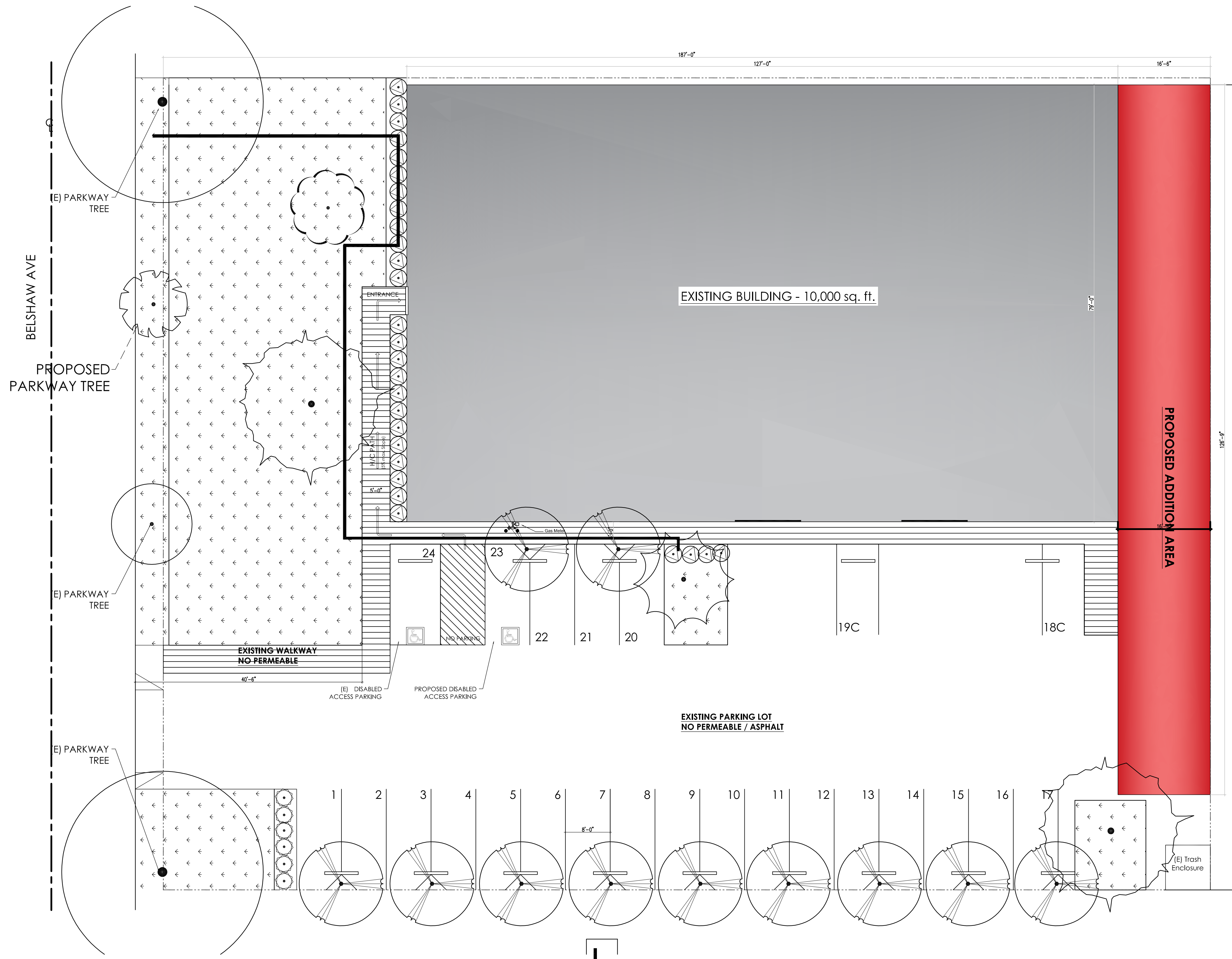
**L-0**



**LANDSCAPE AREA**

SCALE: 1" = 10'-0"  
 0 10 20





**PLANTING PLAN**

SCALE: 1" = 10'-0"  
0 10 20

**TREE LEGEND**

SYMBOL	COMMON NAME BOTANICAL NAME SIZE / QUANTITY / SIZE AT MATURITY / WUCOLS
	EUCALYPTUS EUCALYPTUS 2 - TO REMAIN / PROTECT IN PLACE
	ARBUTUS 'MARINA' STRAWBERRY 24 INCH BOX / 1 / PER CITY OF CARSON STREET TREES
	OLEA OLIVE 1 - EXISTING TO REMAIN / PROTECT IN PLACE / LOW
	PINUS CANARIENSIS CANRY ISLAND PINE 1 - EXISTING TO REMAIN / PROTECT IN PLACE / LOW
	3- EXISTING FIGUS STREET TREES TO REMAIN PROTECT IN PLACE
	ZELKOVA SERRATA 'CITY SPRITE' COMPACT SAWLEAF ZELKOVA 24 INCH BOX / 11 / 25' TALL X 18' WIDE / LOW

**SHRUB LEGEND**

SYMBOL	BOTANICAL NAME COMMON NAME QUANTITY / SIZE / SIZE AT MATURITY / WUCOLS
	RHAPHIOLEPIS INDICA INDIA HAWTHORN 20 EXISTING TO REMAIN / LOW
	RHAPHIOLEPIS U. 'MINOR' DWARF YEDDO HAWTHORN 6 / 5 GAL / 3-4' TALL X 3-4' WIDE / LOW

**GROUNDCOVER LEGEND**

SYMBOL	COMMON NAME BOTANICAL NAME SIZE / QUANTITY / WUCOLS
NO SYMBOL	MULCH ORGANIC 3" LAYER IN ALL BEDS
	REMOVE EXISTING LAWN AND REPLACE WITH CAREX DIVULSA BERKELY SEDGE PLUGS / PLANT @ 12" O.C. EQ. SPACING / LOW

**LEGEND**

	EXISTING BUILDING
	PROPOSED ADDITION
	SURFACE PARKING / HARDSCAPE
	LANDSCAPE
	WALKWAY



**ZELKOVA S. 'CITY SPRITE'**  
COMPACT SAWLEAF ZELKOVA



**RHAPHIOLEPIS I. 'MINOR'**  
DWARF YEDDO HAWTHORN



**CAREX DIVULSA - LAWN REPLACEMENT**  
BERKELY SEDGE ( CAN BE MOWED)



THE OFFICE OF  
**SUSAN E. MCEOWEN**  
LANDSCAPE ARCHITECT #2180  
A CALIFORNIA CORPORATION  
19197 Golden Valley Road, #924  
Santa Clarita, CA 91387  
Office Telephone: (661) 212-3335  
Email Address: susan@landarch.us

**OWNER:**  
MARC ABAZARI  
20700 BELSHAW AVE.  
CARSON, CA. 90746

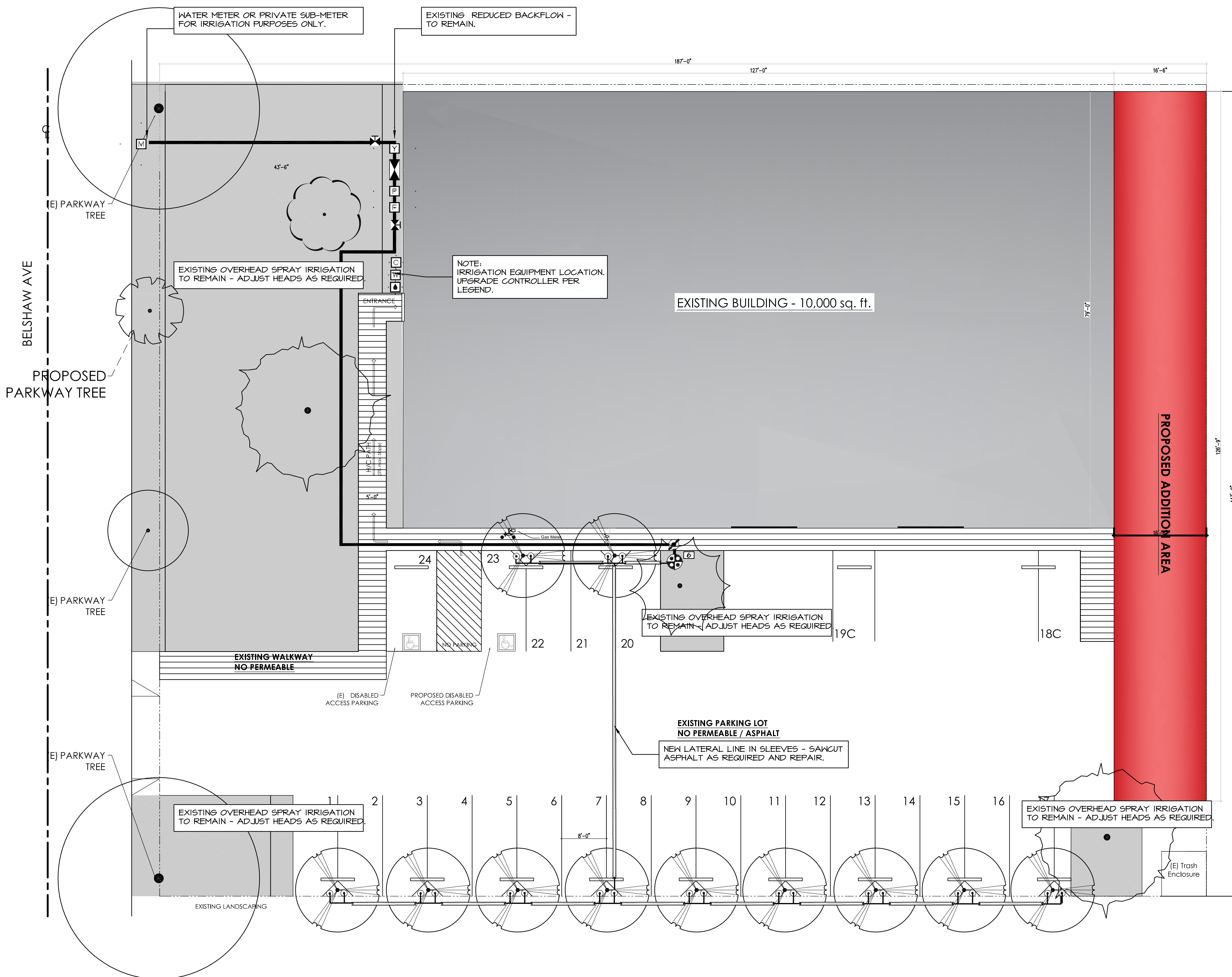
**PROJECT:**  
COMMERCIAL WAREHOUSE  
20700 BELSHAW AVE,  
CARSON, CA. 90746

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**SHEET TITLE:**  
PLANTING PLAN

START DATE:	DEC. 12, 2020
REVISION DATE 01:	REV. 01
REVISION DATE 02:	REV. 02
REVISION DATE 03:	REV. 03
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2020-12-1

**L-1**



**IRRIGATION LEGEND**

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
M	ANY	WATER METER	N/A
POC	N/A	POINT OF CONNECTION	N/A
V	ZURN WILKINS	50XL 1/2"	L-3 / 7
		DESCRIPTION: 1/2" LEAD-FREE CAST BRONZE WYE TYPE STRAINER	
	ZURN WILKINS	MODEL 375XL 1/2"	L-3 / 7
		DESCRIPTION: 1/2" BACKFLOW PREVENTION DEVICE	
P	ZURN WILKINS	500XL 1/2"	L-3 / 7
		DESCRIPTION: 1/2" PRESSURE REDUCING VALVE / POTABLE WATER LINES	

	RAIN BIRD	100-PESB-PRS-D	L-3 / 4
		DESCRIPTION: 1" REMOTE CONTROL VALVE WITH SCRUBBER / PSI CTL.	
	RAIN BIRD	XGZ-LF-100-PRF	L-3 / 4
		DESCRIPTION: LOW FLOW CONTROL ZONE KIT	
	NIBCO / EQUAL	LINE SIZE	N/A
		DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX	
	NIBCO / EQUAL	LINE SIZE	N/A
		DESCRIPTION: GATE VALVE IN YARD BOX	
	RAIN BIRD	33DRLC	L-3 / 8
		DESCRIPTION: QUICK COUPLER VALVE	
	IRRITROL	MC-8E (BLUE) SERIES	L-3 / 13
		DESCRIPTION: 8 STATION OUTDOOR CONTROLLER	
	IRRITROL	GL-MI (GL-100-WIRELESS KIT)	L-3 / 11
		DESCRIPTION: IRRITROL WIRELESS RECEIVER MODULE	
	IRRITROL	GL-MI (GL-100-WIRELESS KIT)	L-3 / 12
		DESCRIPTION: IRRITROL WIRELESS WEATHER SENSOR	
	ANY	FVG SCH. 40 UV RESISTANT	N/A
		SIZE: ABOVE GRADE / UV RESISTANT / SIZE PER PLAN	
	ANY	FVG CLASS 315 PLASTIC PIPE	N/A
		SIZE: 1-1/2" MAIN LINE	
	RAIN BIRD	RWS-M-B-C-140I	XXX
		NOTE: ROOT WATERING SYSTEM WITH FILTER FABRIC SOCK / 0.25 GPM	
	N/A	PIPE SLEEVING	N/A
		NOTE: OVERSIZE SLEEVE AS NECESSARY FOR IRRIGATION PIPE(S).	
	IRRIGATION	TO REMAIN	
		NOTE: EXISTING IRRIGATION TO REMAIN - ADJUST HEADS AS REQUIRED	

**ZONE CALCULATIONS**

ZONE:	6
SIZE:	1"
TYPE:	TREE
PSI:	30
GPM:	11.0
TYPE:	BBLR
COUNT:	22

**ROOT WATER ZONE**

ZONE:	1	← ZONE NUMBER
SIZE:	1"	← VALVE SIZE
TYPE:	TREE	← AREA TYPE
PSI:	30	← PSI / VALVE
GPM:	5.0	← GAL / MIN.
TYPE:	BBLR	← RWS (BBLR)
COUNT:	10	← BBLR COUNT
		← LOCATION

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**CARSON, CA.**  
**90746**

**PROJECT:**  
**COMMERCIAL WAREHOUSE**  
**20700 BELSHAW AVE,**  
**CARSON, CA.**  
**90746**

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**SHEET TITLE:**  
**IRRIGATION PLAN**

START DATE:	DEC. 12, 2020
REVISION DATE 01:	REV. 01
REVISION DATE 02:	REV. 02
REVISION DATE 03:	REV. 03
DRAWN BY:	SEM
CHECKED BY:	SEM
FILE NUMBER:	2020-12-1

**WATER PURVEYOR**  
 CALIFORNIA WATER SERVICE COMPANY  
 2652 W 25TH STREET  
 TORRANCE, CA. 90505  
 310.251.1400  
 POTABLE WATER  
 WATER PRESSURE: 80 PSI

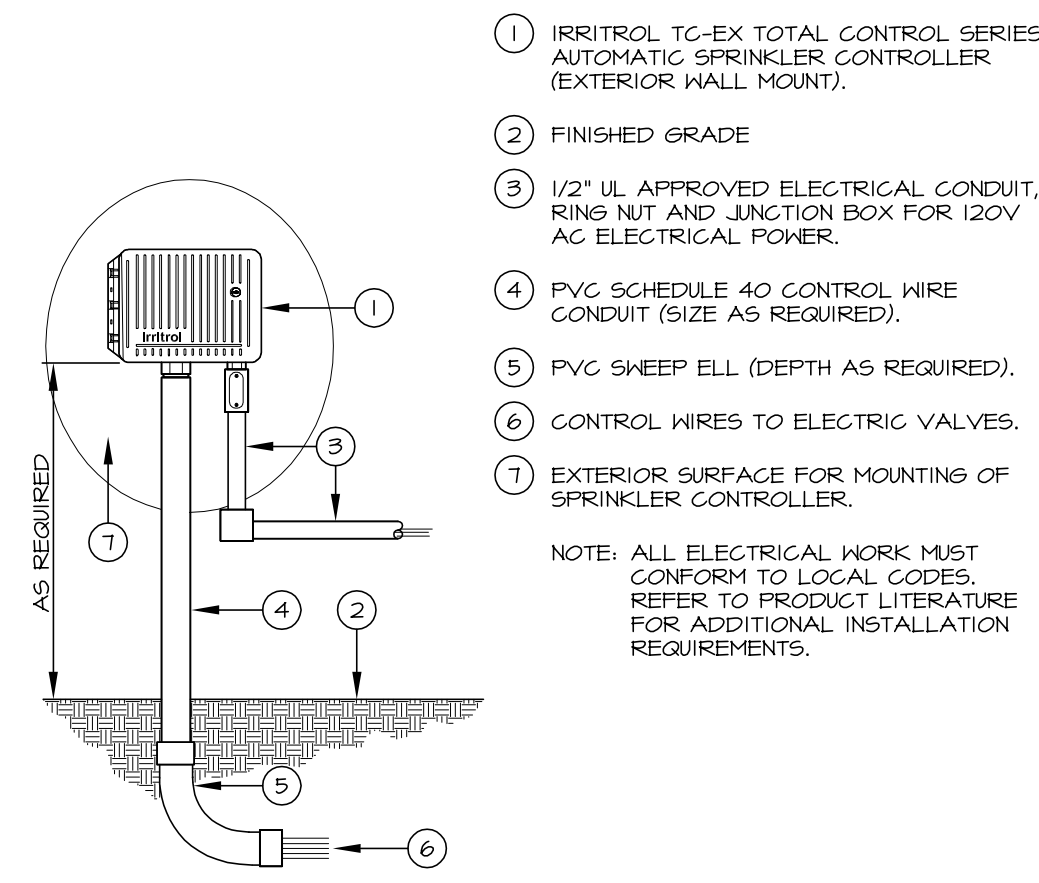
**LANDSCAPE DOCUMENTATION**  
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

*Susan E. McEowen*  
 DEC. 15, 2020

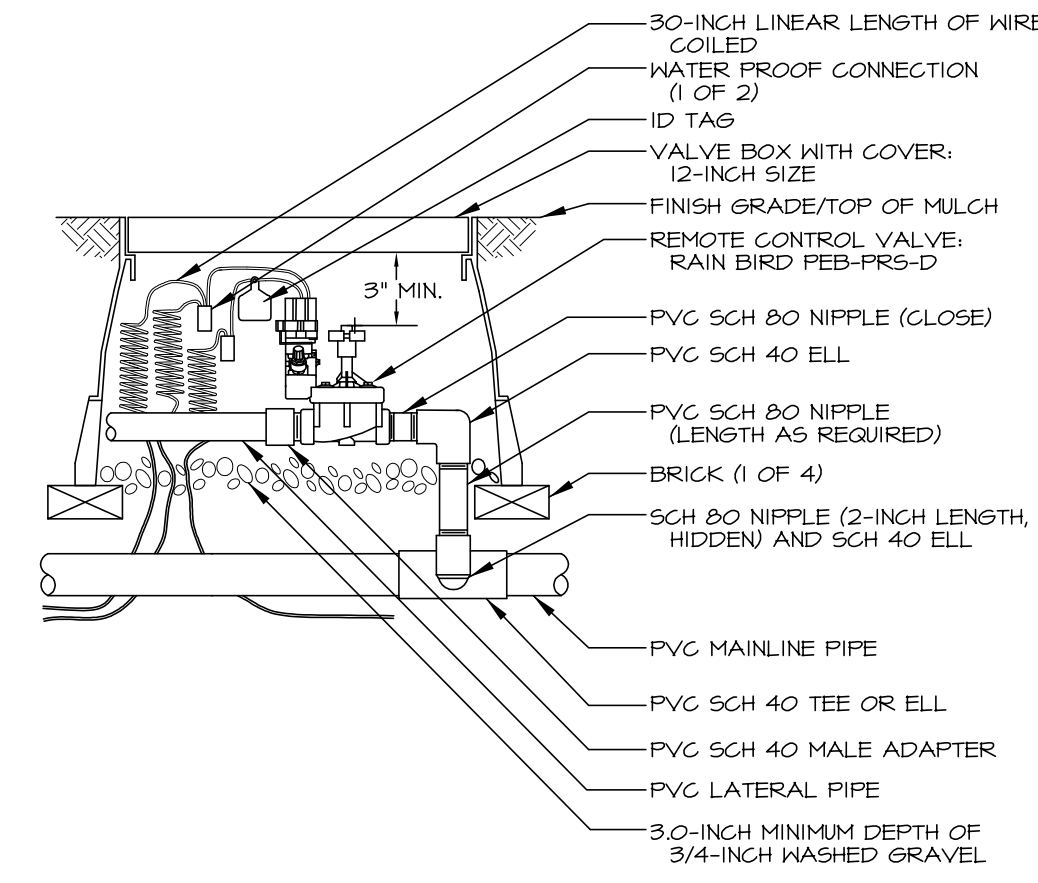


**L-2**

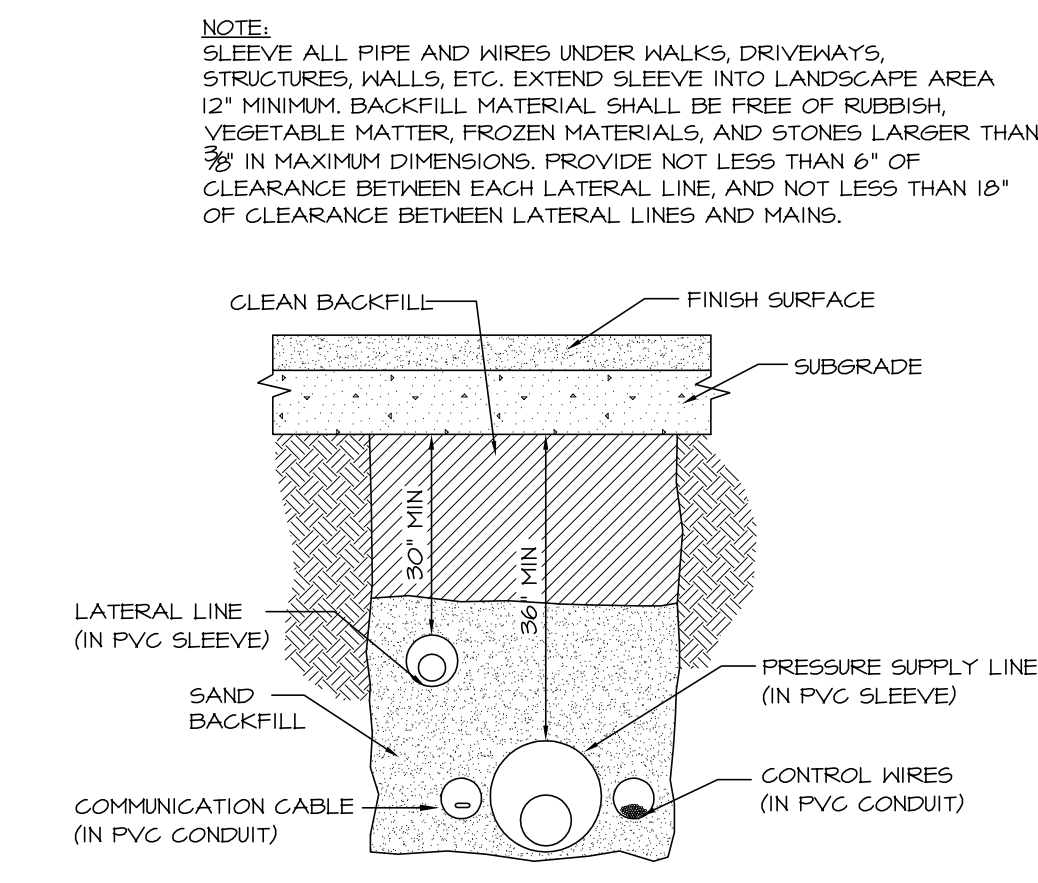




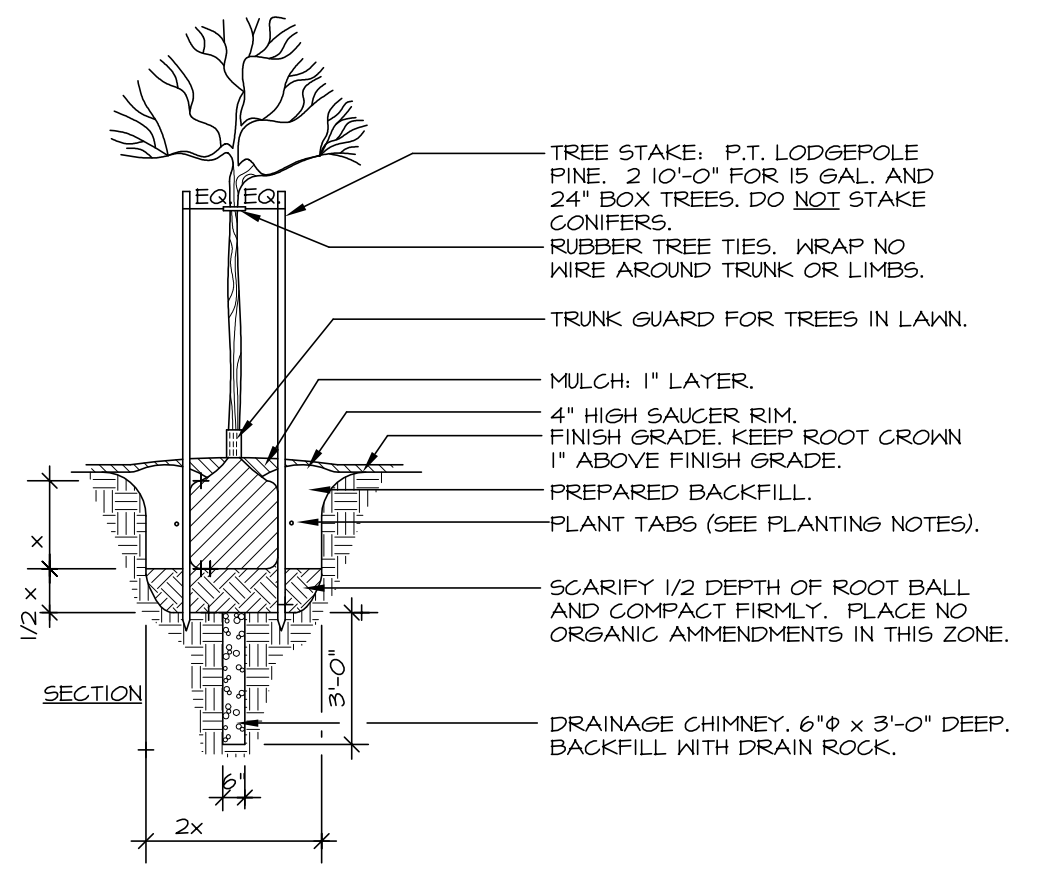
**13 IRRIGATION CONTROLLER / EXTERIOR**  
NO SCALE



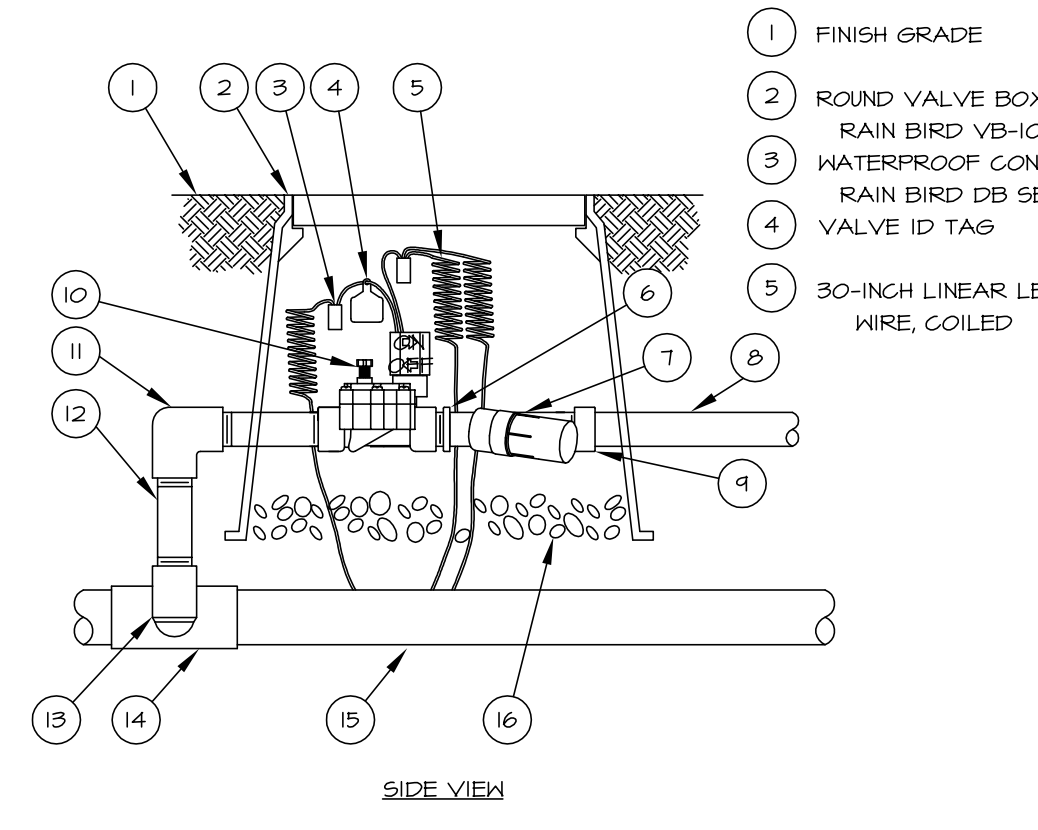
**9 REMOTE CONTROL VALVE**  
NO SCALE



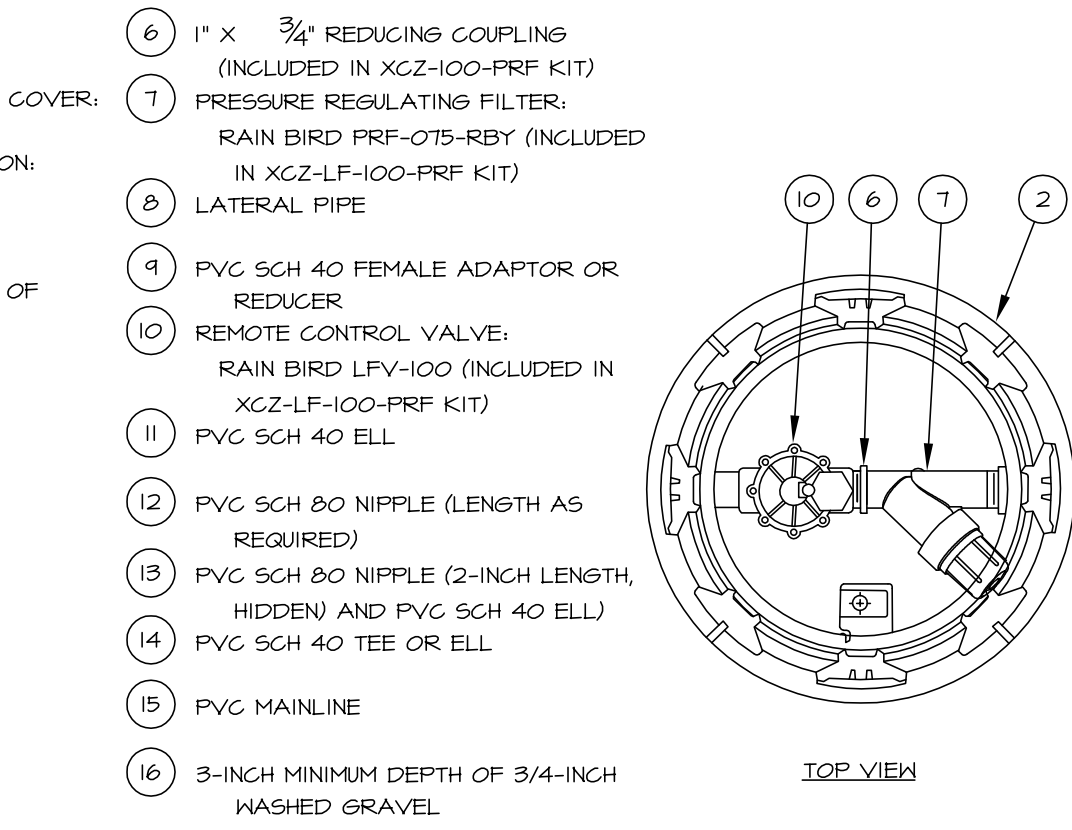
**5 TRENCHING - UNDER HARDSCAPE**  
NO SCALE



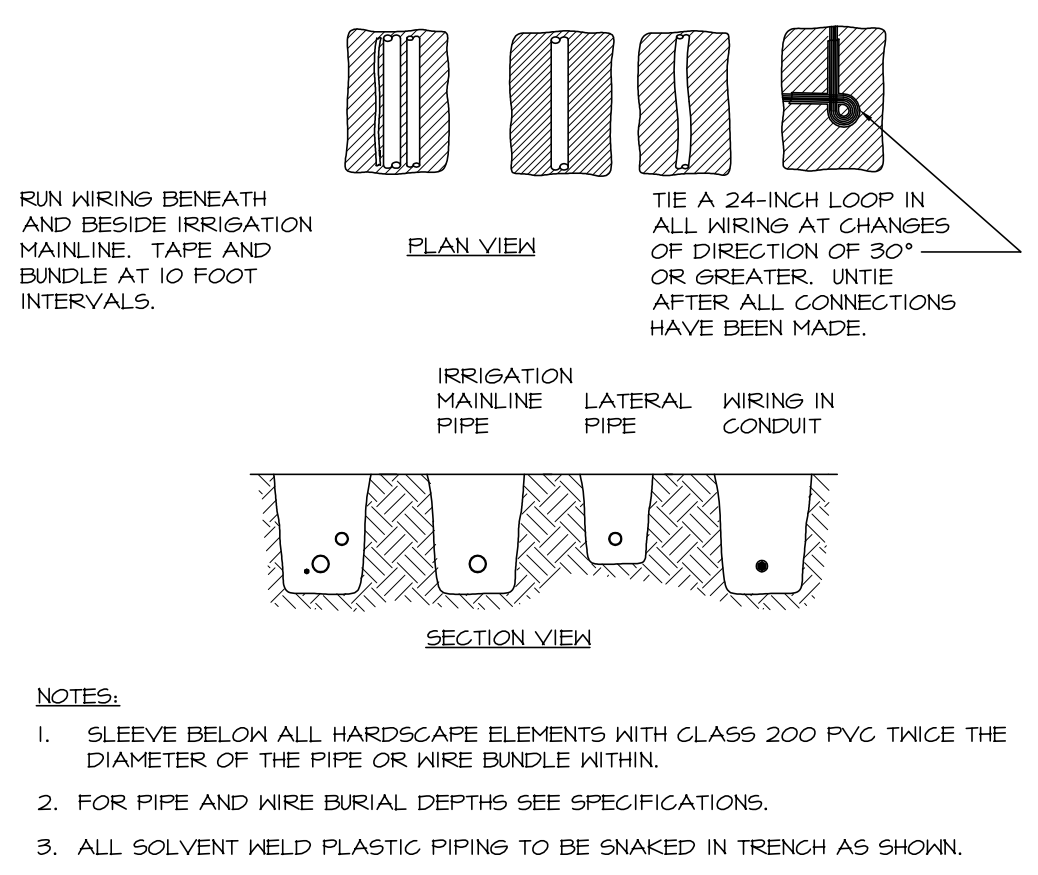
**1 TREE PLANTING DETAIL**  
NO SCALE



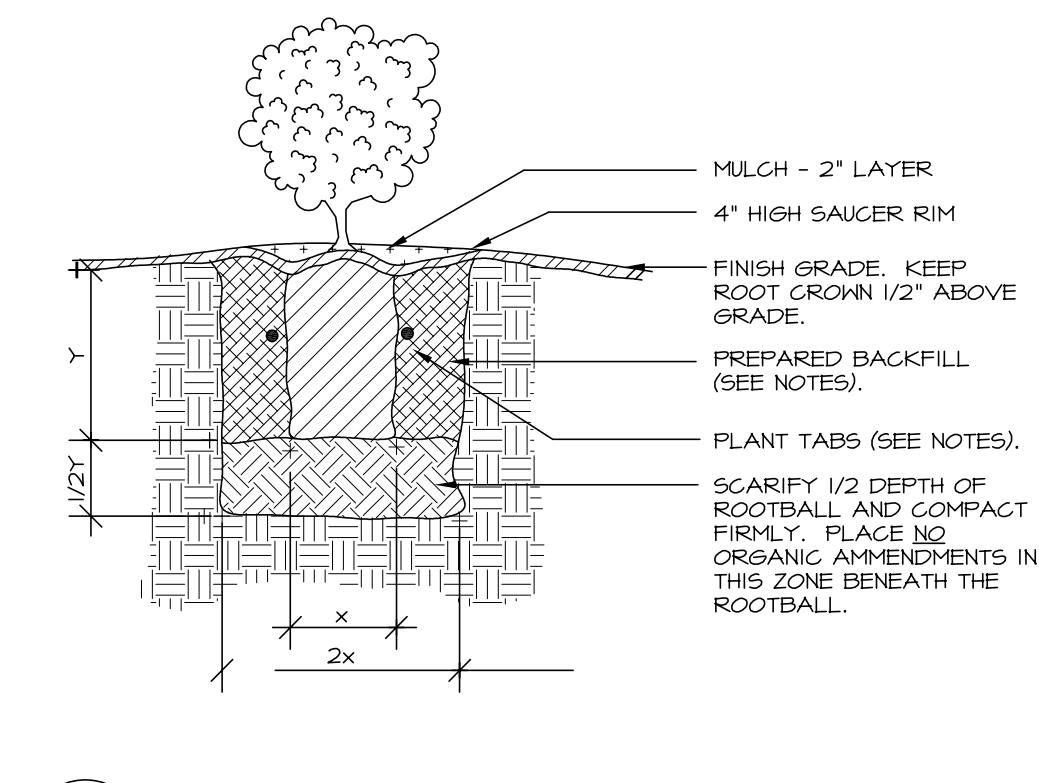
**14 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE



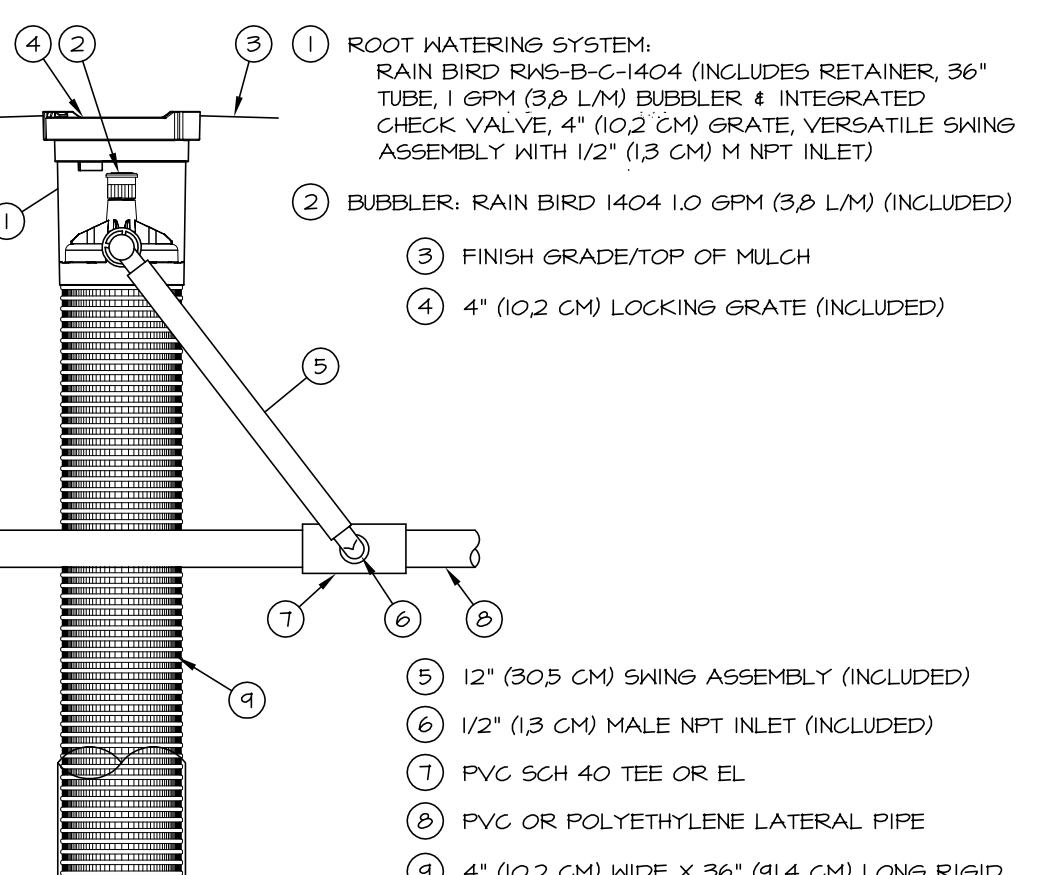
**14 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE



**9 REMOTE CONTROL VALVE**  
NO SCALE



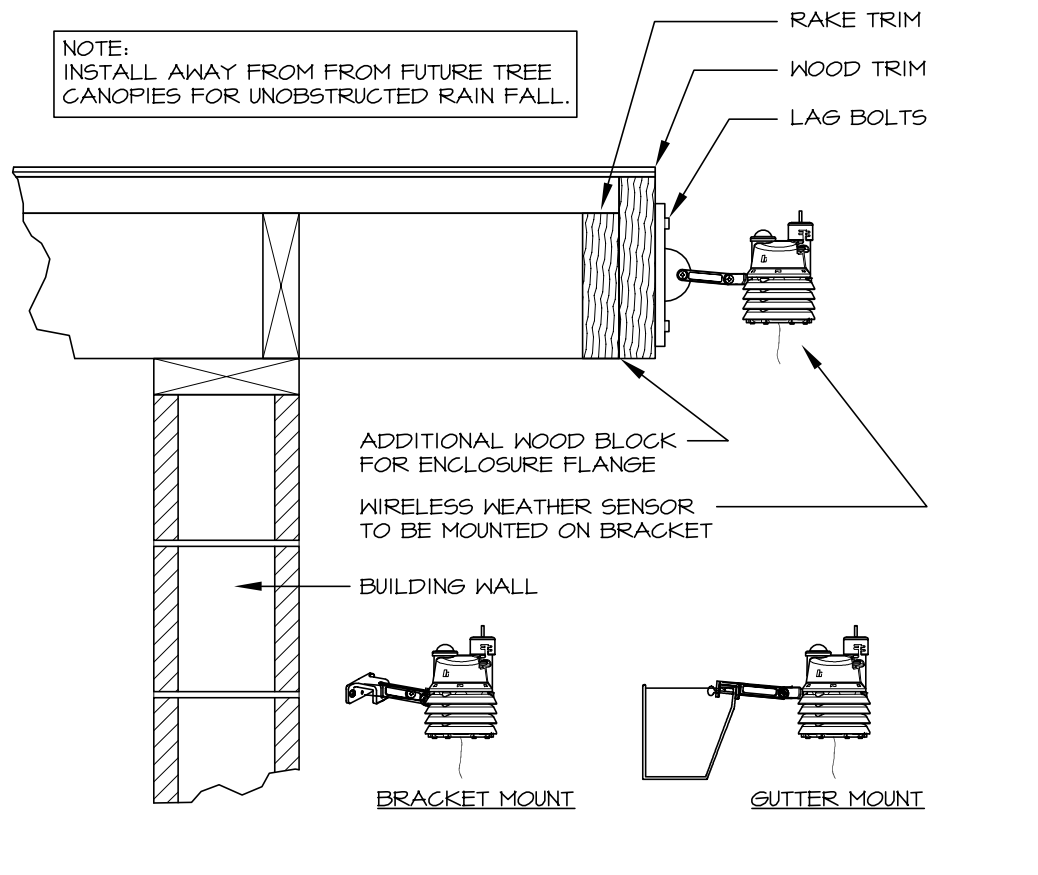
**2 SHRUB PLANTING DETAIL**  
NO SCALE



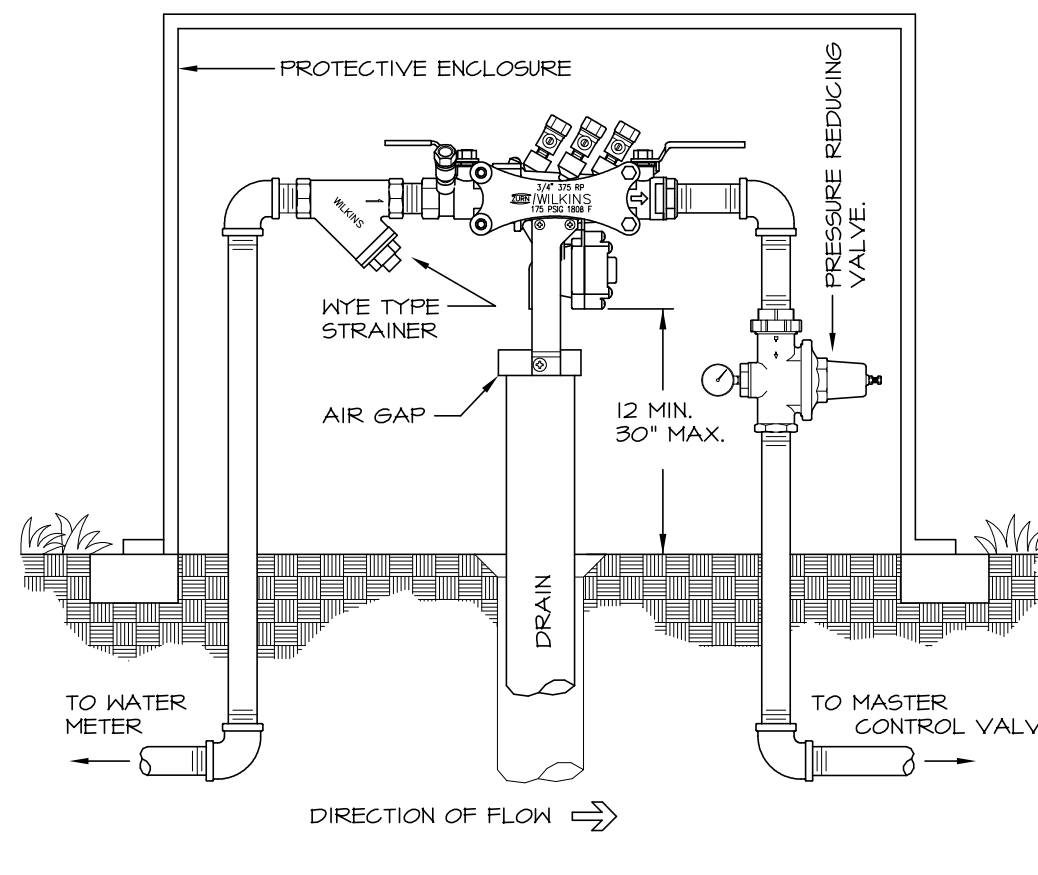
**14 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE



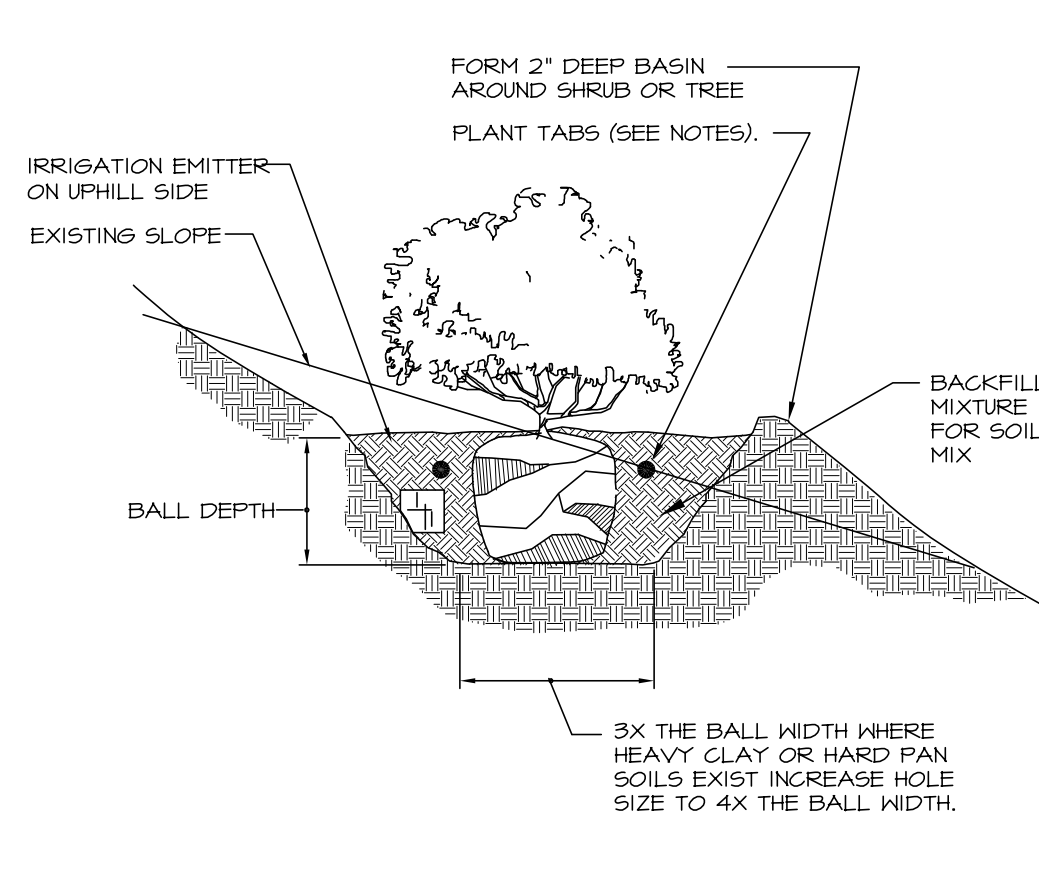
**14 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE



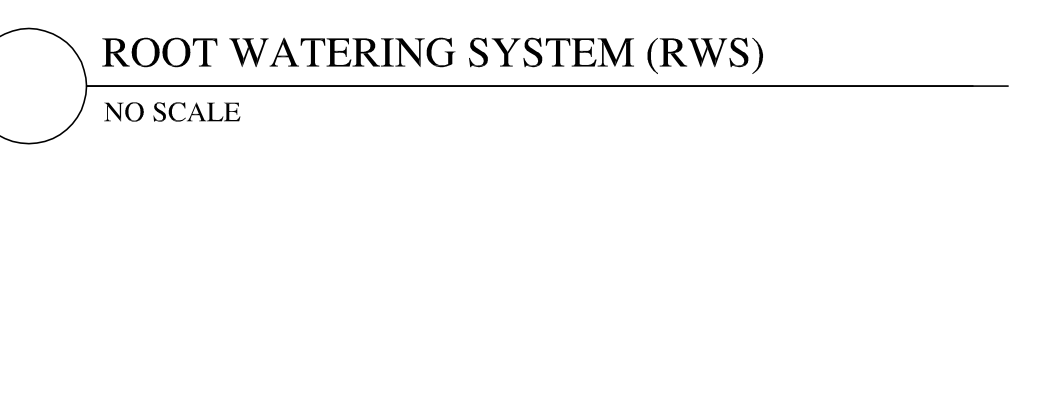
**11 WIRELESS WEATHER SENSOR MOUNTING**  
NO SCALE



**7 REDUCED PRESSURE BACKFLOW DEVICE**  
NO SCALE



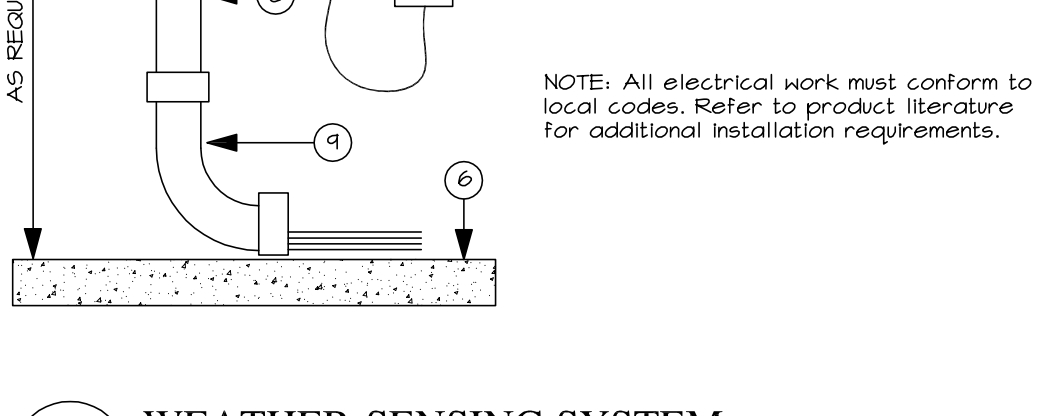
**3 SLOPE PLANTING DETAIL**  
NO SCALE



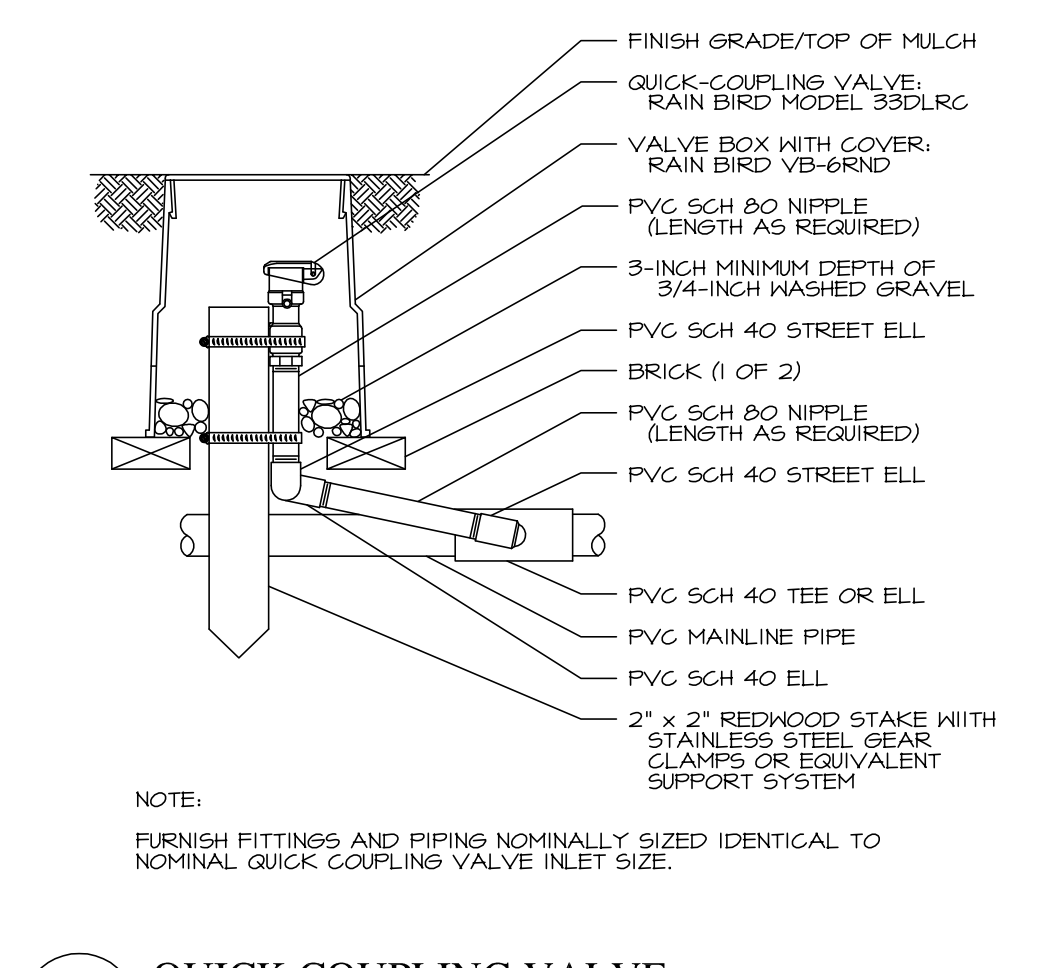
**14 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE



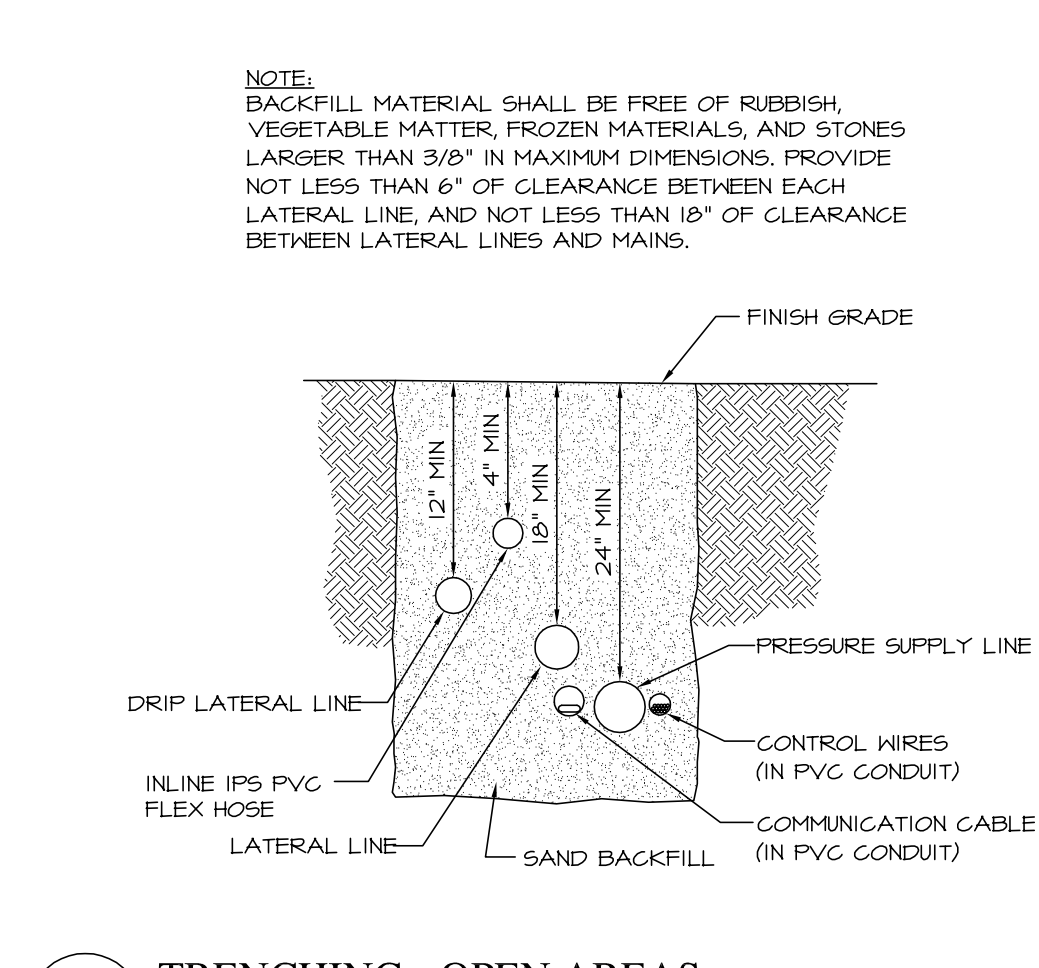
**12 WEATHER-SENSING SYSTEM**  
NO SCALE



**11 WIRELESS WEATHER SENSOR MOUNTING**  
NO SCALE



**7 REDUCED PRESSURE BACKFLOW DEVICE**  
NO SCALE



**3 SLOPE PLANTING DETAIL**  
NO SCALE

**14 CONTROL ZONE KIT IN ROUND VALVE BOX**  
NO SCALE

**12 WEATHER-SENSING SYSTEM**  
NO SCALE

**11 WIRELESS WEATHER SENSOR MOUNTING**  
NO SCALE

**7 REDUCED PRESSURE BACKFLOW DEVICE**  
NO SCALE

**3 SLOPE PLANTING DETAIL**  
NO SCALE

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SHEET TITLE:  
**DETAILS**

START DATE:	DEC. 12, 2020
REVISION DATE 01:	REV. 01
REVISION DATE 02:	REV. 02
REVISION DATE 03:	REV. 03
DRAWN BY:	SEM
CHECKED BY:	
FILE NUMBER:	2020-121

**L-3**

# WALLACE LABORATORIES, LLC

365 Coral Circle  
El Segundo, CA 90245  
phone (310) 615-0116 fax (310) 640-6863  
December 18, 2020

Susan McEowen, susan@landarch.us  
Susan E. McEowen Landscape  
19197 Golden Valley Road, # 924  
Santa Clarita, CA 91387

RE: Soil Management Report for  
Commercial Warehouse, 20700 Belshaw Ave., Carson CA  
Received Dec. 17, 2020, Our ID No. 20-355-13, Front, 12-18"

Dear Susan,

The pH is moderately alkaline at 7.61. Salinity is modest at 0.63 millimho/cm

Nitrogen, phosphorus, iron, magnesium and boron are moderate. Potassium and sulfur are low. Manganese, zinc and copper are high. Aluminum is moderate. The concentrations of common non-essential heavy metals are low.

Available sodium is low. SAR (sodium adsorption ratio) is 0.3.

Aluminum restricts growth by interfering with the metabolism of phosphorus and calcium. It causes stunting and discoloration. Foliage may turn a dull gray green. Aluminum is high in poorly aerated soil and in overly acidic soils. Soluble calcium helps to reduce the toxicity of aluminum.

The texture is loamy sand. Based on the non-gravel fraction, it contains 87.1% sand, 8.1% silt and 4.8% clay. The gravel content is 10.1%.

Soil organic matter is low at 0.56% on a dry weight basis. The carbon:nitrogen ratio is good at 10.7.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is good at 3.40 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

### Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Potassium sulfate (0-0-50) - 8 pounds  
Triple super phosphate (0-45-0) - 3 pounds  
Agricultural gypsum - 10 pounds

Organic soil amendment - about 4 cubic yards, sufficient for 4% to 5% soil organic matter on a dry weight basis

### Soil Analyses Plant Analyses Water Analyses

Susan E. McEowen Landscape, December 18, 2020, page 2

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Potassium sulfate (0-0-50) - 1/3 pound  
Triple super phosphate (0-45-0) - 1/4 pound  
Agricultural gypsum - 1/2 pound

Organic soil amendment - about 20% by volume, sufficient for 4% to 5% soil organic matter on a dry weight basis

Organic soil amendment:

- Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.
- The pH of the material shall be between 6 and 7.5.
- The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste extract.
- Boron content of the saturated extract shall be less than 1.0 part per million.
- Silicon content (acid-insoluble ash) shall be less than 50%.
- Calcium carbonate shall not be present if to be applied on alkaline soils.
- Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.
- Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.
- Sludge-based materials are not acceptable.
- Carbon:nitrogen ratio is less than 25:1.
- The compost shall be aerobic without malodorous presence of decomposition products.
- The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

arsenic	12	copper	100	selenium	20
cadmium	15	lead	200	silver	10
chromium	150	mercury	10	vanadium	50
cobalt	30	molybdenum	20	zinc	200
		nickel	100		

Higher amounts of salinity or boron may be present if the soils are to be preleached to reduce the excess or if the plant species will tolerate the salinity and/or boron.

### Soil Analyses Plant Analyses Water Analyses

Susan E. McEowen Landscape, December 18, 2020, page 3

For site maintenance, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter.

Monitor the site with periodic soil and leaf tissue testing. Adjust the maintenance program as needed.

Sincerely,

Garn A. Wallace, Ph. D.  
GAW:n

WALLACE LABS	SOILS REPORT	Print Date	Dec. 18, 2020	Receive Date	12/17/20
<b>365 Coral Circle</b>	Location	Commercial Warehouse, 20700 Belshaw Ave., Carson CA			
<b>El Segundo, CA 90245</b>	Requester	Susan McEowen, Susan McEowen Landscape Architect, Inc.			
<b>(310) 615-0116</b>	graphic interpretation: *	very low, ** low, *** moderate			
<b>ammonium bicarbonate/DTPA</b>				**** high, ***** very high	
extractable - mg/kg soil	Sample ID Number	20-353-13			
Interpretation of data	Sample Description	Front, 12-18"			
low medium high	<b>elements</b>				graphic
0 - 7 8-15 over 15	phosphorus	9.92	**		
0-60 60 -120 121-180	potassium	56.30	**		
0 - 4 4 - 10 over 10	iron	4.97	***		
0-0.5 0.6- 1 over 1	manganese	3.85	****		
0 - 1 1 - 1.5 over 1.5	zinc	4.89	****		
0- 0.2 0.3- 0.5 over 0.5	copper	0.96	****		
0-0.2 0.2- 0.5 over 1	boron	0.24	***		
	calcium	443.10	****		
	magnesium	67.32	***		
	sodium	8.45	*		
	sulfur	3.57	*		
	molybdenum	0.03	****		
	nickel	0.17	*		
		1.31	***		
		0.06	*		
		1.56	*		
		0.14	*		
		0.05	*		
		0.08	*		
		1.31	**		
		nd	*		
		nd	*		
		0.04	*		
		nd	*		
		2.10	*		
		0.03	*		
		0.24	*		
		7.61	****		
		0.63	**		
				millieq/l	
		98.2	4.9		
		14.6	1.2		
		13.7	0.6		
		14.0	0.4		
			7.1		
			0.5		
			4.4		
			1.6		
			11.9		
			0.7		
			4.5		
			0.16	*	
			0.3	*	
			1		
			3.40		
			loamy sand	gravel > 2 mm	
			87.1%	10.1%	
			8.1%	gravel > 1/4 inch	
			4.8%	1.7%	
			no	gravel > 1/2 inch	
			0.026%	0.0%	
			0.281%		
			10.7		
			0.56%		
			0.8%		
			12.8%		

Elements are expressed as mg/kg dry soil or mg/l for saturation extract.

pH and ECe are measured in a saturation paste extract. nd means not detected.

Analytical data determined on soil fraction passing a 2 mm sieve.

## GENERAL PLANTING NOTES

- THE WORK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE ALL LABOR, EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO COMPLETE THE FINISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE SPECIFIED.
- THE CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
- ALL SOIL USED DURING THE GRADING OPERATION SHALL BE LOOSE, FRIABLE SOIL OF THE SAME QUALITY AS EXISTING SOIL.
- ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, FREE FROM DISEASE AND INSECT INFESTATION, AND NOT ROOT BOUND.
- PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE PLANTS WILL BE REJECTED BY THE OWNER OR HIS REPRESENTATIVE IF DEEMED UNSATISFACTORY.
- FINISH GRADE IS FINAL GRADE, WITH SMOOTH, UNIFORM SURFACE, WEED FREE, READY FOR PLANTING. PLANTING AREA FINAL GRADE SHALL BE 1 1/2" BELOW ADJACENT PAVED SURFACES.
- NO PLANT SHALL BE PLANTED UNTIL IRRIGATION WORK IS COMPLETE, TESTED AND APPROVED OR UNTIL SOIL PREPARATION AND FINAL GRADE IS ESTABLISHED.
  - 6 PARTS ON SITE SOIL (BY VOLUME)
  - 4 PARTS NITROLIZED FIR SHAVINGS (BY VOLUME)
  - 2 POUNDS 10-10-10 COMMERCIAL FERTILIZER (PER CUBIC YARD MIX)
  - 10 POUNDS AGRICULTURE GYPSUM (PER CUBIC YARD MIX)
  - 2 POUNDS IRON SULFATE (PER CUBIC YARD OF MIX)
- RIP ALL PLANTING AREAS TO A DEPTH OF 6" AND TILL WITH THE FOLLOWING MATERIALS (PER 100 SQUARE FEET):
  - 4 CUBIC YARDS NITROLIZED FIR SHAVINGS
  - 30 POUNDS 20-20-20 COMMERCIAL FERTILIZER (10% SLOW RELEASE)
  - 100 POUNDS AGRICULTURAL GYPSUM
- AFTER SETTLING PLANTS, BACK-FILL MATERIALS SHALL BE SOAKED TO SETTLE. THE TOP OF THE ROOT BALL SHALL BE 1" ABOVE FINISHED GRADE AFTER SETTLING OCCURS.
- THE OWNER OR HIS REPRESENTATIVE SHALL BE NOTIFIED 48 HOURS PRIOR TO THE FOLLOWING STAGES OF CONSTRUCTION INSPECTION:
  - AFTER TREE AND SHRUBS HAVE BEEN SPOTTED - PRIOR TO EXCAVATION OF PLANTING HOLES.
  - UPON COMPLETION OF ALL PLANTING FOR APPROVAL TO BEGIN MAINTENANCE.
  - ONCE A WEEK PRIOR TO END OF MAINTENANCE.
- DO NOT WILLFULLY INSTALL ANY PLANT MATERIAL AS PER DESIGN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN SITE CONDITIONS EXISTED THAT WAS NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE OR OTHERWISE THE CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL REVISIONS.
- AFTER ALL WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE PROJECT FOR A 90 DAY MAINTENANCE PERIOD BY WATERING, WEEDING, MULCHING, CULTIVATING, FERTILIZING AT 30, 60, AND 90 DAYS INTO THE MAINTENANCE PERIOD. USE 10-20-10 COMMERCIAL FERTILIZER PER MANUFACTURER'S RECOMMENDATIONS, AND ANY OTHER OPERATION NECESSARY FOR THE UPKEEP OF THE PROJECT.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR THE FOLLOWING PERIODS OF TIME:
  - 1 YEAR FOR TREES
  - 6 MONTHS FOR SHRUBS
  - 30 DAYS FOR GROUNDCOVERS
- THE GUARANTEE SPECIFIED ABOVE DOES NOT HOLD FOR PLANT LOSS DUE TO POOR MAINTENANCE BY THE OWNER OR DUE TO VANDALISM BEFORE OR AFTER FINAL ACCEPTANCE.
- ALL TREES SPECIFIED ON PLAN SHALL BE GUYED PER PLAN DETAILS.

## GENERAL IRRIGATION NOTES

- THE IRRIGATION SYSTEM DESIGN IS BASED ON THE STATIC WATER PRESSURE, PER THE LOCAL WATER DISTRICT, OF 66 PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ABOVE AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- THIS DESIGN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. INSTALL A MINIMUM LAYER OF 6" OF CLEAN FILL SAND BELOW PAVED AREAS.
- BEFORE ANY WORK COMMENCES, A CONFERENCE SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR, REGARDING GENERAL REQUIREMENTS FOR THIS WORK.
- THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND HE IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.
- THE CONTRACTOR AGREES THAT HE SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR AGREES TO DEFEND AND INDEMNIFY AND HOLD OWNER AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCES OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN IN THE DRAWINGS WHEN IT IS OBVIOUS, IN THE FIELD, THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ON TO WALKS, ROADWAYS, AND / OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS 1" ABOVE FINISHED GRADE.
- ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
- ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED IN THE PLANS.
- 110 / 120 VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL HOOKUP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLERS, SHING JOINTS, AND VALVE ASSEMBLIES.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
- IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL THE LOCAL CODES AND ORDINANCES FOR NON-POTABLE WATER USAGE. HE SHALL TAG ALL PARTS OF THE IRRIGATION SYSTEM AS REQUIRED FOR NON-POTABLE WATER USAGE (IF REQUIRED).
- STOP ALL BACK-DRAINAGE OF HEADS WITH CHECK VALVES IN RISERS. ADJUST TO RECOMMENDED PRESSURE PER MANUFACTURE'S SPECIFICATIONS.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL AND STATE CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
- THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK INDICATED ON THE PLAN.
- THE IRRIGATION SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE.
- UPON COMPLETION OF WORK, ALL MATERIALS, EQUIPMENT, AND WASTE SHALL BE REMOVED FROM THE SITE TO THE OWNER'S SATISFACTION.
- THE IRRIGATION SYSTEM SHALL BE DEEMED INCOMPLETE UNTIL ALL HEADS, VALVES, AND RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS THAT PREVAIL AT THE SITE.
- BACK FILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
- ALL PIPING SHALL CONFORM TO IRRIGATION LEGEND.
- PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC PIPE.
- INITIAL BACK-FILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" DIAMETER.
- SUPPLY 05 PART OF THIS CONTRACT THE FOLLOWING TOOLS:
  - ONE WRENCH FOR DISASSEMBLY OF EACH TYPE OF SPRINKLER HEAD SUPPLIED.
  - TWO KEYS FOR THE CONTROLLER.

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These drawings are not final and shall not be used for construction purposes until signed by Susan E. McEowen, Landscape Architect #2180. These plans and all contained thereon are an original, unpublished work and may not be duplicated, published or used in whole or part without prior written consent by Susan E. McEowen.

SHEET TITLE:  
**NOTES**

START DATE:	DEC. 12, 2020
REVISION DATE 01:	REV. 01
REVISION DATE 02:	REV. 02
REVISION DATE 03:	REV. 03
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