

CARSON LOFTS

21240-21250 SOUTH MAIN STREET, CARSON CA 90745



2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:
ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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Owner:
NANCY KIM

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

CONSULTANTS

| | |
|--|--|
| OWNER: NANCY KIM | ARCHITECT: NOLO DESIGN STUDIO 2173 LOMITA BLVD., SUITE # 201 LOMITA, CA 90717 PHONE: (310) 464-4044 E-MAIL: artashai@gmail.com |
| OWNER REPRESENTATIVES: | STRUCTURAL ENGINEER: |
| SURVEY: BRUCE BORNEMANN 1814 W 247TH ST. LOMITA, CA 90717 PHONE: (310) 467-2333 | MECHANICAL & PLUMBING ENGINEER: |
| GEOTECHNICAL CONSULTANT: | ELECTRICAL ENGINEER: |
| LANDSCAPE: | CIVIL ENGINEER: |

PROJECT SUMMARY

- ADDRESS: LOT A - 21250 SOUTH MAIN STREET, CARSON CA 90745
LOT B - 21240 SOUTH MAIN STREET, CARSON CA 90745
- CROSS STREET: MAIN STREET CORNER OF 213TH STREET
- APN, BLOCK & LOT: #7334-002-007 - (21240 MAIN STREET)
#7334-002-008 - (21250 MAIN STREET)
- ZONING: CG-D (CHANGE TO NEW SPECIFIC PLAN)
- PROJECT DESCRIPTION: 2 NEW 3-STORY BUILDINGS W/ PARKING AT GRADE: (30 FT. HIGH)
LOT A (21250 MAIN STREET) - 11 UNIT APARTMENT BLDG
LOT B (21240 MAIN STREET) - 8 UNIT APARTMENT BLDG
- CODES USED: 2019 CALIFORNIA BUILDING CODE
- 2020 COUNTY OF LOS ANGELES BUILDING CODE ALONG WITH ALL AMENDMENTS
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA ENERGY CODE - TITLE 24
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2020 COUNTY OF LOS ANGELES FIRE CODE
- EXISTING SITE CONDITIONS: VACANT LOT
- LOT AREA: LOT A = 12,033 SF (21250 MAIN STREET)
LOT B = 10,564 SF (21240 MAIN STREET)
TOTAL LOT AREA = 22,597 SF = 0.52 ACRE
- DENSITY: MAX. DENSITY DENSITY ALLOWED DENSITY PROVIDED
LOT A = 40 per Acre ; 11 UNITS 11 UNITS
LOT B = 40 per Acre ; 9 UNITS 8 UNITS
- OCCUPANCY: R2
- CONSTRUCTION TYPE: TYPE - VA
- SETBACKS: *SEE SITE PLAN
- NO. OF STORIES: 3
- BUILDING AREA: LOT A: 21250 MAIN STREET = 12,331
LOT B: 21240 MAIN STREET = 10,152
- LOT COVERAGE: LOT A: 21250 MAIN STREET = 7,049 SF (58.6 %)
LOT B: 21240 MAIN STREET = 5,888 SF (55.7 %)
- VEHICLE PARKING: 42 COVERED (NOT ENCLOSED) PARKING AREAS
- CA GREEN REQOTS: A) All plumbing fixtures shall comply with the requirements of the 2016 CGBSC SEC. 4.303
B) Plumbing fixtures @ fittings shall be installed in accordance with the applicable standards listed in the 2016 CPC, TABLE 1401.1
C) Irrigation controllers shall be weather based to adjust automatically

DEFERRED SUBMITTALS

- AUTOMATIC FIRE SPRINKLER PLANS.

APPLICABLE CODES

- 2019 CALIFORNIA BUILDING CODE - 2020 COUNTY OF LOS ANGELES BUILDING CODES ALONG WITH ALL AMENDMENTS
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA FIRE CODE
- 2019 CALIFORNIA ENERGY CODE - TITLE 24
- 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2020 COUNTY OF LOS ANGELES FIRE CODE

SCOPE OF WORK

- 2 NEW 3-STORY APARTMENT BUILDING WITH PARKING AT GRADE.
*** SEE T-002 FOR PROJECT DATA ***

NOTE

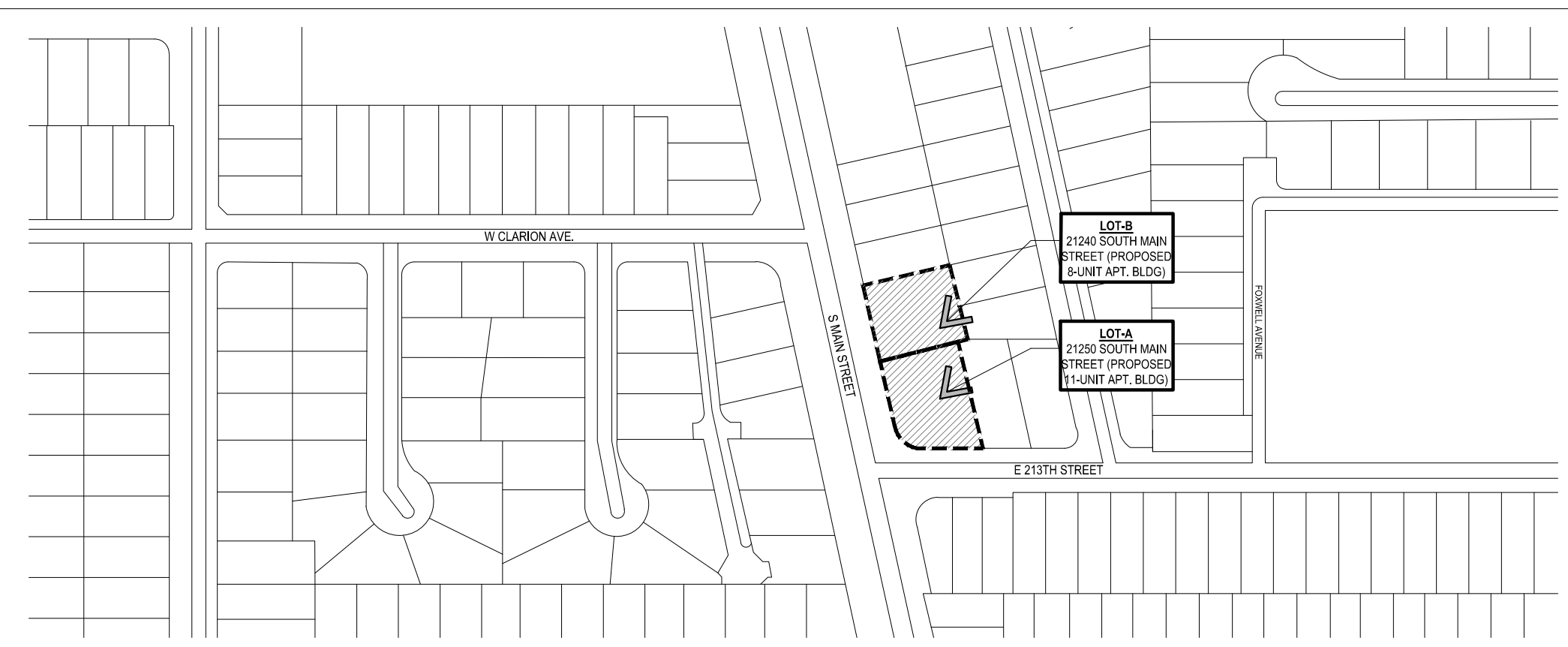
ABBREVIATIONS

| | | | | | |
|----------|----------------------------|----------|--|-----------|------------------------------|
| AC | AIR CONDITIONING | FIN. | FINISH | PL. | PLATE / PROPERTY LINE |
| ABV. | ABOVE | FK | FIXTURE | PLUMB. | PLUMBING |
| ADJ. | ADJUSTABLE | FL. | FLUORESCENT | PLYWD. | PLYWOOD |
| A.F.F. | ABOVE FINISH FLOOR | FLASH. | FLASHING | PR. | PAIR |
| AL. | ALUMINUM | F.L.R. | FLOOR | R. | RISER |
| ALT. | ALTERNATE | FND. | FOUNDATION | RAD. | RADIUS |
| ARCH. | ARCHITECT / ARCHED | FT. | FOOT / FEET | R.A.G. | RETURN AIR GRILL |
| ASSEMB. | ASSEMBLY | FTG. | FOOTING | R.D. | ROOF DRAIN |
| AUTO. | AUTOMATIC | FX. | FIXED | R.O. | ROUGH OPENING |
| B.A.L.C. | BALCONY | G.F.I. | GROUND FAULT INTERRUPTER | RAD. | RADIUS |
| BD. | BOARD | G.I. | GALVANIZED IRON | RECPT. | RECEPTACLE |
| BDRM. | BEDROOM | G.L.B. | GLULAM BEAM | REF. | REFRIGERATOR / REFERENCE |
| BLDG. | BUILDING | GA. | GAUGE | REG. | REGISTER |
| BLK. | BLOCK | GALV. | GALVANIZED | REINF. | REINFORCEMENT |
| BLKG. | BLOCKING | GL. | GLASS | REQ. | REQUIRED |
| BM. | BEAM | GND. | GROUND | REV. | REVERSE |
| C. | CARPET | GR. | GRADE | RM. | ROOM |
| C.I. | CONTROL JOINT | GYP. BD. | GYP. BOARD | S.A. | SMOKE ALARM |
| CAB. | CABINET | H.B. | HOSE BIB | S.C. | SOLID CORE |
| C.B.C. | CALIFORNIA BUILDING CODE | H.C. | HOLLOW CORE | S.H. | SINGLE HUNG |
| C.E.C. | CALIFORNIA ELECTRICAL CODE | HDR. | HEADER | SECT. | SECTION |
| CEM. | CEMENT | HGT. | HEIGHT | SH. | SHELF |
| CER. | CERAMIC | HE. | HIGH | SHT. | SHEET |
| C.F.C. | CALIFORNIA FIRE CODE | HOR. | HORIZONTAL | SHTG. | SHEATHING |
| CHG. | CHANGE | HR. | HOUR | SHWR. | SHOWER |
| CL. | CENTERLINE | HVAC | HEATING VENTILATION AND AIR CONDITIONING | SH. | SHOWER |
| CLF. | CEILING | I.A. | INSIDE DIAMETER | SL. | SLIDER |
| CLR. | CLEAR | IN. | INSIDE | SPEC. | SPECIFICATION |
| C.M.C. | CALIFORNIA MECHANICAL CODE | INCH. | INCH | SQ. | SQUARE |
| C.P.C. | CALIFORNIA PLUMBING CODE | INSUL. | INSULATION | STD. | STANDARD |
| COL. | COLUMN | INT. | INTERIOR | STL. | STEEL |
| COMP. | COMPOSITION | JST. | JOIST | STOR. | STORAGE |
| CONC. | CONCRETE | JT. | JOINT | STRUCT. | STRUCTURAL |
| CONSTR. | CONSTRUCTION | KIT. | KITCHEN | T. | TREAD |
| CONT. | CONTINUOUS | LAV. | LAVATORY | T. & G. | TONGUE & GROOVE |
| CTR. | CENTER | MAS. | MASONRY | T.B. | TOWEL BAR |
| C.O. | CASED OPENING | MAT. | MATERIAL | T.O.C. | TOP OF CURB |
| D. | DRYER | MAX. | MAXIMUM | T.O.D. | TOP OF DOOR |
| D.F. | DOUGLAS FIR | MCH. | MECHANICAL | T.O.M. | TOP OF MASONRY |
| DBL. | DOUBLE | MEMB. | MEMBRANE | T.O.P. | TOP OF PLATE |
| DET. | DETAIL | MFR. | MANUFACTURER | T.SHTG. | TOP OF SHEATHING |
| DIA. | DIAMETER | MIN. | MINIMUM | T.W. | TOP OF WALL |
| DIAG. | DIAGONAL | MIS. | MISCELLANEOUS | T.O. WIN. | TOP OF WINDOW |
| DM. | DIMENSION | MTD. | MOUNTED | TEMP. | TEMPERED |
| DISP. | DISPOSAL | MTS. | METAL THRESHOLD | THK. | THICK |
| DN. | DOWN | MT. | METAL | TR. | TRANSOM |
| DR. | DRYER | NAT. | NATURAL | TRANS. | TRANSFORMER |
| DS. | DOWNPOUT | NO. | NUMBER | TYP. | TYPICAL |
| DW. | DISHWASHER | N.I.A. | NOT IN CONTRACT | U.B.C. | UNIFORM BUILDING CODE |
| DWG. | DRAWING | N.T.S. | NOT TO SCALE | U.L. | UNDERWRITERS LABORATORY |
| E.J. | EXPANSION JOINT | N/A | NOT APPLICABLE | U.N.O. | UNLESS NOTED OTHERWISE |
| EACH. | EACH | NAT. | NATURAL | V.T.R. | VENT THROUGH ROOF |
| ELEC. | ELECTRIC | NAT. | NATURAL | VENT. | VENTILATION |
| ELEV. | ELEVATION | NO. | NUMBER | VERT. | VERTICAL |
| ENCL. | ENCLOSURE | O.C. | ON CENTER | VEST. | VESTIBULE |
| EQ. | EQUAL | O.A. | OUTSIDE DIAMETER | VOL. | VOLUME |
| EQUIP. | EQUIPMENT | O.I. | OVER | W. | WEST / WIDE / WIDTH / WASHER |
| EXP. | EXPOSED | OPNG. | OPENING | W.H. | WATER HEATER |
| EXST. | EXISTING | OPP. | OPPOSITE | W.I. | WROUGHT IRON |
| EXT. | EXTERIOR | P. | PANTRY / POLE | W.I.C. | WALK IN CLOSET |
| F.A.U. | FORCED AIR UNIT | P.L.A.M. | PLASTIC LAMINATE | W.R. | WATER RESISTANT |
| F.F. | FINISH FLOOR | P.T. | PRESSURE TREATED | W. | WITH |
| F.G. | FINISH GRADE | PERIM. | PERIMETER | WD. | WOOD |
| F.G. | FUEL GAS | PERP. | PERPENDICULAR | WP. | WATERPROOF |
| FGL. | FIBERGLASS | PH. | PHONE | WT. | WEIGHT |
| F.O.C. | FACE OF CONCRETE | | | | |
| F.O.F. | FACE OF FINISH | | | | |
| F.O.M. | FACE OF MASONRY | | | | |
| F.O.S. | FACE OF STUD | | | | |

SYMBOLS (PARTIAL LIST)

| | | | |
|------|--|------|---|
| (10) | COORDINATE LINE | (14) | WITH (DASHED LINES) KEYNOTE |
| (11) | BUILDING SECTION NUMBER SHEET NUMBER | (15) | WALL TYPE W/ LOCATION OF MULTIPLE LAYERS W/ NOTED |
| (12) | DETAIL NUMBER | (16) | REDUCER STRIP / FLOOR ASSEMBLY - SEE SCHEDULE |
| (13) | ELEVATION, X REFERENCE OR DATUM | (17) | FIRE RETARDANT SEALANT - SEE SCHEDULE |
| (14) | DOOR NUMBER | (18) | ROOM REFERENCE |
| (15) | WINDOW LETTER(S) | (19) | WOOD FINISH |
| (16) | REVISION NUMBER | (20) | WOOD CONTINUOUS |
| (17) | ACCESSORY NUMBER, REFER TO ACCESSORY SCHEDULE | (21) | WOOD BLOCKING |
| (18) | COLUMNS - SIZE AS NOTED ON STRUCTURAL SHEETS | (22) | PLYWOOD |
| (19) | FLUSH SURFACES THAT MEET | (23) | GYP. BD. |
| (20) | NOT IN CONTRACT BY OTHERS (N.I.C. HAS TO BE WRITTEN) | (24) | DETAIL NUMBER / LETTER SHEET NUMBER |
| (21) | | (25) | CONCRETE |

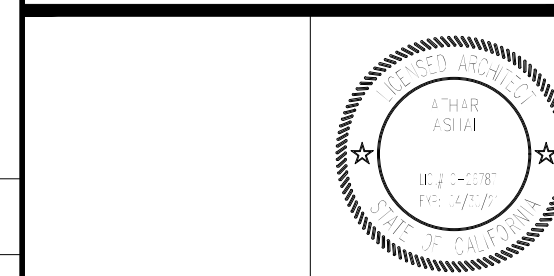
VICINITY MAP



PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
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| 3 | | |
| 4 | | |

Sheet Title :
TITLE SHEET

| | | | |
|---------|-----------|----------------|--------------|
| Scale : | AS NOTED | Job Number : | J-1908 |
| Date : | Aug2021 | Sheet Number : | |
| Drawn : | arkinhous | Checked : | CTV/RRJ |
| | | | T-001 |

RECIPROCAL EASEMENT AGREEMENT (REA)

- A REA for reciprocal access, parking, utilities, and waste disposal shall be recorded against both properties (APN 7334-002-007 and APN 7334-002-007) prior to the issuance of building permits.
- The City of Carson shall review and approve the REA prior to recordation.
- The REA shall take effect immediately upon recordation.
- The City of Carson shall be a named third-party beneficiary of the REA. The REA shall not be amended or terminated without prior written consent from the City of Carson.

PROJECT AREAS

BUILDING INFORMATION:

21250 Main Street, Carson CA

Lot Area: 12,033 sf
 Max. Density: 40 per Ac.
 Density Allowed: 11 units
 Density Proposed: 11 units

| Unit # | Type | Area | Balcony |
|--------------|----------|---------------|------------|
| 101 | 2B + 2Ba | 945 | 85 |
| 201 | 2B + 2Ba | 980 | 74 |
| 202 | 2B + 2Ba | 977 | 66 |
| 203 | 2B + 2Ba | 1,037 | 76 |
| 204 | 2B + 2Ba | 1,090 | 78 |
| 205 | 2B + 2Ba | 1,054 | 88 |
| 301 | 2B + 2Ba | 980 | 74 |
| 302 | 2B + 2Ba | 977 | 66 |
| 303 | 2B + 2Ba | 1,037 | 76 |
| 304 | 2B + 2Ba | 1,090 | 78 |
| 305 | 2B + 2Ba | 1,054 | 88 |
| TOTAL | | 11,221 | 849 |

Common open space 1,716
 Total open space 2,565

Parking required: 2.2 / unit 24
 Parking provided: 24

Common Floor Area
 1st Floor = 540 SF
 2nd Floor = 420 SF
 3rd Floor = 150 SF
TOTAL = 1,110 SF

Total Bldg. Floor Area
 11,221 + 1,110 = **12,331 SF**

Covered (not enclosed) Parking Area = **5,714 SF**

Lot Coverage = 7,049 SF (58.5%)

21240 Main Street, Carson CA

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

| Unit # | Type | Area | Balcony |
|--------------|----------|--------------|------------|
| 101 | 2B + 2Ba | 1,042 | 92 |
| 201 | 2B + 2Ba | 1,081 | 80 |
| 202 | 2B + 2Ba | 1,944 | 69 |
| 203 | 2B + 2Ba | 1,031 | 54 |
| 204 | 2B + 2Ba | 1,025 | 66 |
| 301 | 2B + 2Ba | 1,081 | 80 |
| 302 | 2B + 2Ba | 944 | 69 |
| 303 | 4B + 4Ba | 2,061 | 120 |
| TOTAL | | 9,209 | 630 |

Common open space 2,678
 Total open space 3,308

Parking required: 2.2 / unit 18
 Parking provided: 18

Common Floor Area
 1st Floor = 539 SF
 2nd Floor = 324 SF
 3rd Floor = 80 SF
TOTAL = 943 SF

Total Bldg. Floor Area
 9,209 + 943 = **10,152 SF**

Covered (not enclosed) Parking Area = **4,190 SF**

Lot Coverage = 5,888 SF (55.7%)

BUILDING INFORMATION:

LOT AREA = 22,597 (0.52 ACRES)
 MAX DENSITY = 40 UNITS / ACRE
 DENSITY ALLOWED = 20.8 UNITS (20 UNITS)
 DENSITY PROPOSED = 19 UNITS
 COMMON OPEN SPACE = 4,394 SF
 PRIVATE OPEN SPACE = 1,479 SF
 TOTAL OPEN SPACE = 5,873 SF (309 SF / UNIT)
 PARKING REQUIRED = 19 x 2.2 = 41.8 = 42 SPACES
 PARKING PROPOSED = 24 + 18 = 42 SPACES (INCLUDING 4 H/C)
 PROPOSED LOT COVERAGE = 7,049 + 5,888 = 12,937 SF (57.25%)
 PROPOSED BUILDING FLOOR AREA = 22,483 SF
 PROPOSED FAR = 1.0
 PROPOSED BLDG. HT. = 39 FT.
 (MEASURED TO ROOF LVL.)



2173 LOMITA BLVD. #201
 LOMITA CALIFORNIA 90717

Architect:

ART ASHAI, AIA

2173 LOMITA BLVD. #201
 LOMITA CALIFORNIA 90717
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Owner:

NANCY KIM

-

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

PROJECT INFORMATION:

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CARSON APARTMENTS
 21240 Main Street Carson, CA 90745
 21250 Main Street Carson, CA 90745

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



| Rev. # | Date/Issue | Notes |
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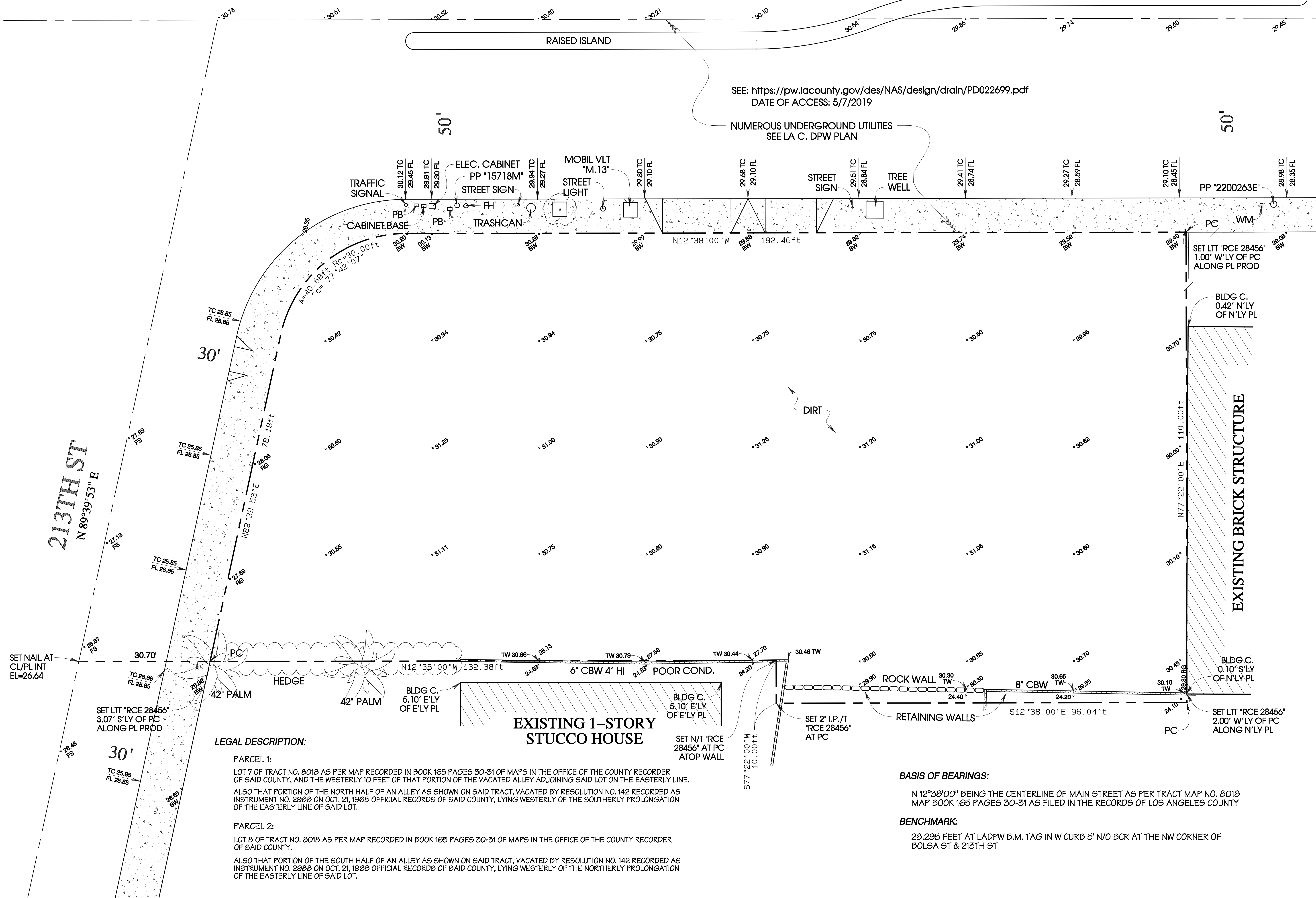
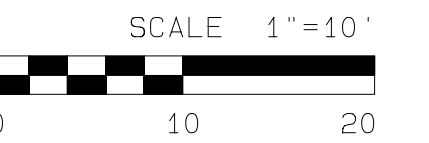
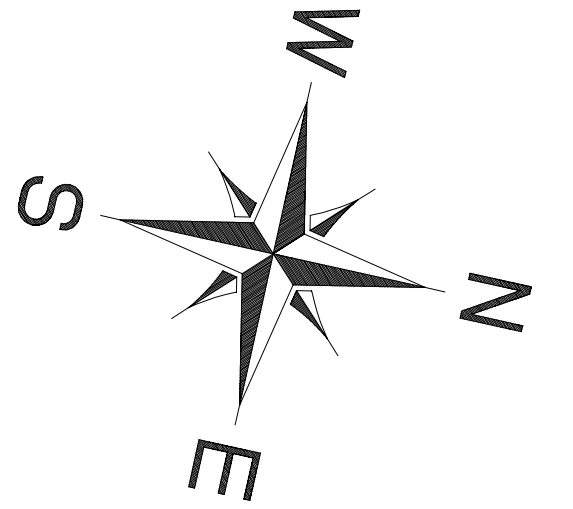
Sheet Title:
PROJ. AREAS AND SUMMARY

Scale: AS NOTED Job Number: J-1908
 Date: Aug2021 Sheet Number:
 Drawn: orkihous **T-002**
 Check'd: CTV/RRJ

PLOT DATE: 8/25/21

MAIN ST

N 12°38'00" W



SEE: <https://pw.lacounty.gov/des/NAS/design/drain/PD022699.pdf>
DATE OF ACCESS: 5/7/2019

NUMEROUS UNDERGROUND UTILITIES
SEE LA C. DPW PLAN

PREPARED FOR:
MARIGELA ALONZO GARCIA

DATE OF SURVEY:
MARCH 2019

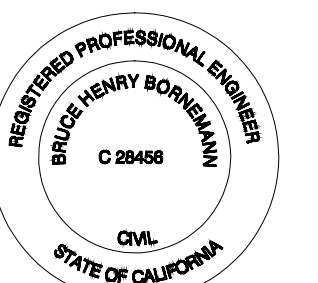
ASSESSOR'S ID NUMBER:
7334-002-007
7334-002-008

BOUNDARY / TOPOGRAPHIC SURVEY

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

MAP ISSUE DATE:
5/6/2019
DATE OF REVISION:
12/13/2019
COMMENTS:

REGISTERED CIVIL ENGINEER:
ALL MAPS, PLATS, REPORTS, DESCRIPTIONS,
OR OTHER DOCUMENTS ARE PREPARED
UNDER THE RESPONSIBLE CHARGE OF A
REGISTERED CIVIL ENGINEER, LICENSED TO
PRACTICE LAND SURVEYING IN THE STATE
OF CALIFORNIA, BRUCE H. BORNEMANN,
RCE 28456, PURSUANT TO THE PROFESSIONAL
LAND SURVEYOR'S ACT BUSINESS AND
PROFESSIONS CODE SECTION 8700.8805.



BRUCE BORNEMANN
(310) 467.2333
1814 W 247TH ST.
LOMITA, CA 90717

LEGAL DESCRIPTION:

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

PARCEL 2:
LOT 8 OF TRACT NO. 8018 AS PER MAP RECORDED IN BOOK 165 PAGES 30-31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE SOUTH HALF OF AN ALLEY AS SHOWN ON SAID TRACT, VACATED BY RESOLUTION NO. 142 RECORDED AS INSTRUMENT NO. 2988 ON OCT. 21, 1968 OFFICIAL RECORDS OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT.

EXISTING 1-STORY STUCCO HOUSE

BASIS OF BEARINGS:

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

BENCHMARK:

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

PROJECT INFORMATION:

WATER PURVEYOR:
CALIFORNIA WATER SERVICE COMPANY
TOTAL LANDSCAPE AREA : 3164 SQUARE FEET

PARCEL INFORMATION :
21240 MAIN STREET & 21250 MAIN STREET
CARSON, CA 90745

A.P.N. 7334-002-007
A.P.N. 7334-002-008

GENERAL NOTES:

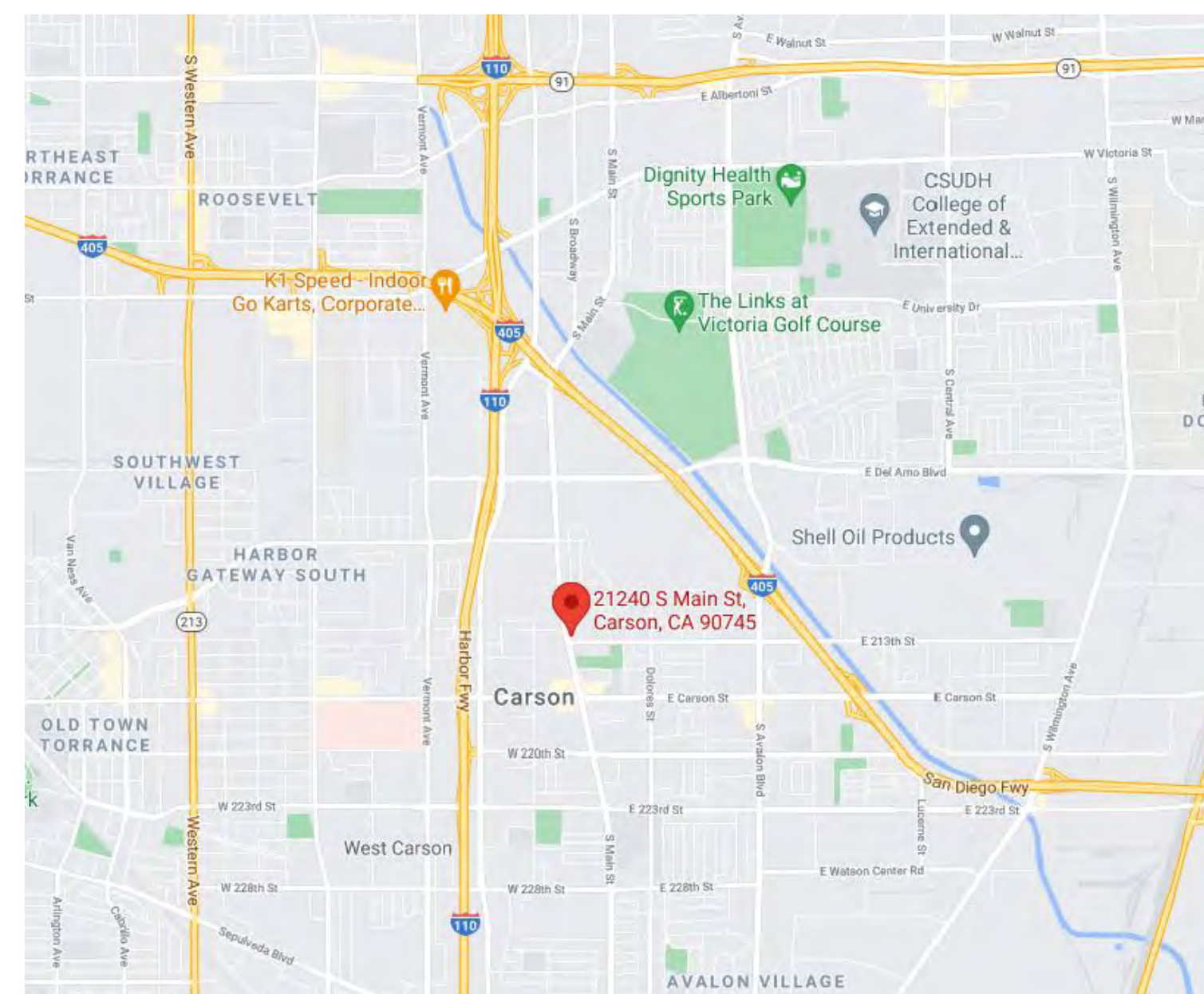
- OWNER TO MAINTAIN LANDSCAPE AND IRRIGATION SYSTEM
- STREET TREES WITHIN THE PUBLIC RIGHT-OF-WAY ARE TO BE PLANTED PER APPROVED STREET IMPROVEMENT PLANS.
- ALL HARDSCAPES, RETAINING WALLS, SWIMMING POOLS, AND/OR BLOCK WALLS MUST BE REVIEWED AND APPROVED UNDER A SEPARATE PERMIT.
- ALL PLANTS ARE IN COMPLIANCE WITH MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWEL0).
- CONTRACTOR TO PROTECT AND PRESERVE IN PLACE ALL EXISTING SURVEY MONUMENTS. ANY MONUMENT DISTURBED SHALL BE RESET BY A LICENSED LAND SURVEYOR AND THE APPROPRIATE CORNER RECORD MUST BE FILED WITH THE COUNTY OF LOS ANGELES.
- TREE CANOPIES ARE SHOWN AT FULL MATURITY.
- AUDIT SHALL BE IN ACCORDANCE WITH THE LATEST STATE OF CALIFORNIA LANDSCAPE WATER MANAGEMENT PROGRAM AS DESCRIBED IN THE LATEST LANDSCAPE IRRIGATION AUDITOR HANDBOOK. THE LANDSCAPE IRRIGATION AUDITS TO BE CONDUCTED BY A QUALIFIED INDIVIDUAL AND THE AUDIT SCHEDULE SHALL BE CONDUCTED AT LEAST ONCE EVERY FIVE YEARS IN ACCORDANCE WITH THE REQUIREMENTS OF TITLE 20, DIVISION 1 OF THE LOS ANGELES COUNTY CODE.
- TOTAL PROPOSED LANDSCAPE AREA: 3164 S.F.
- TOTAL TURF AREA = 0 S.F. IS 0% OF TOTAL LANDSCAPE AREA.
- TOTAL DROUGHT TOLERANT LANDSCAPING AREA = 3164 S.F. IS 100% OF THE TOTAL PROPOSED LANDSCAPE AREA.
- HYDROZONING IRRIGATION TECHNIQUES SHALL BE INCORPORATED INTO THE LANDSCAPE DESIGN.
- THIS PROJECT REQUIRES A LANDSCAPE PERMIT. PRIOR TO FINAL, CERTIFICATION FROM A LICENSED LANDSCAPE ARCHITECT SHALL BE PROVIDED TO THE BUILDING OFFICIAL. FINAL CERTIFICATION CAN BE OBTAINED AT THE FOLLOWING: <http://dpw.lacounty.gov/bsd/publications/index.cfm>

SHEET INDEX

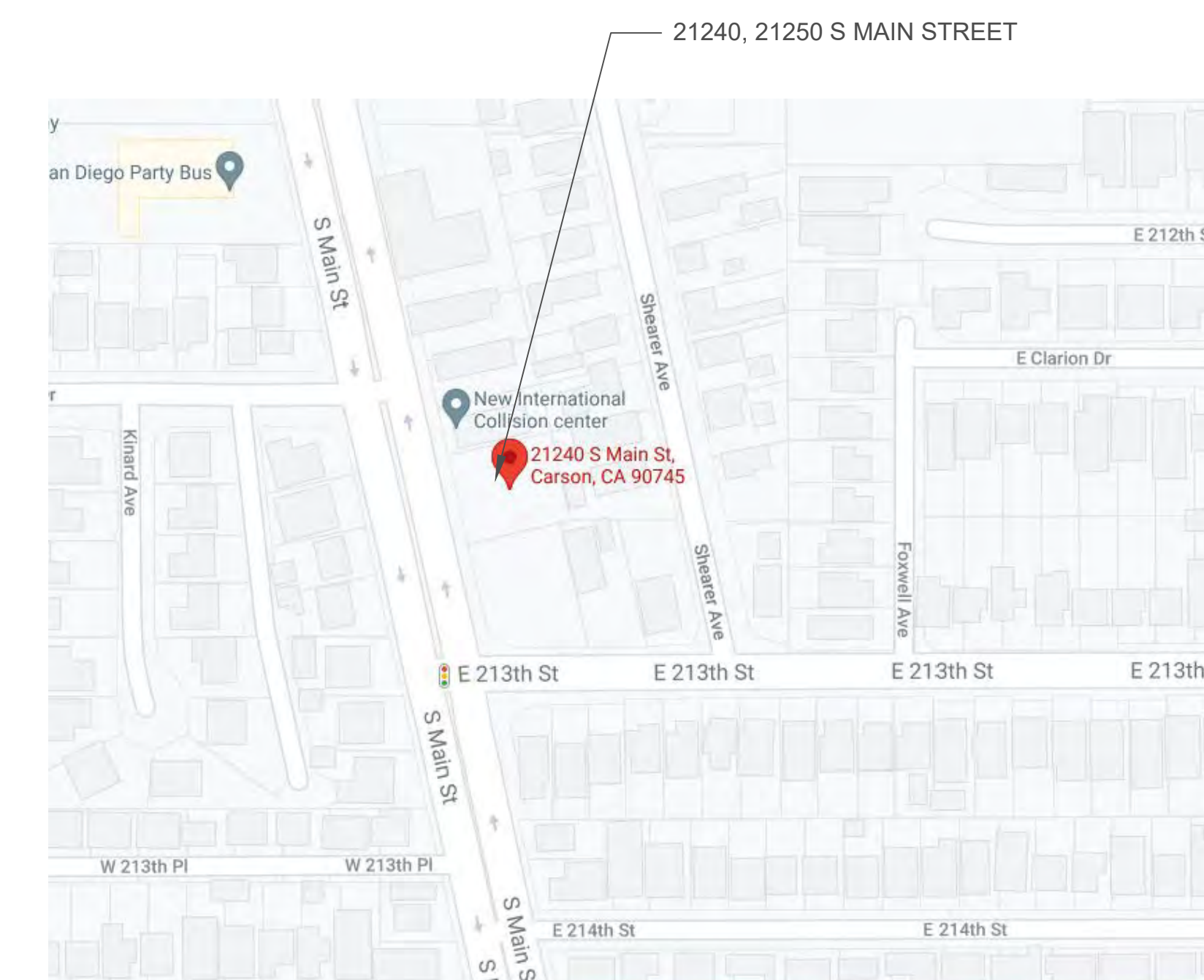
- L.0 TITLE SHEET
- L.1.0 CONCEPTUAL PLAN - GROUND FLOOR
- L.1.1 CONCEPTUAL PLAN - SECOND FLOOR
- L.2 PLANT PALETTE

| Site Information | | | | | | | | |
|---|-------------------|---|----------------------------|--------------|------------------------|---------------|--------------------------------------|---------------|
| Site Name → | | 21240-21250 MAIN ST., CARSON, CA 90745 | | | | | | |
| Site Type → | | Residential | Allowed ETAF: 0.55 | | | | | |
| Annual Eto (inches/yr) → | | 42.6 | | | | | | |
| Hydrozone or Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Hydrozone Area (sqft.) | ETAF x Area | Estimated Total Water Use (gal./yr.) | |
| Regular Landscape Areas | | | | | | | | |
| 1 | 0.3 | Low | Bubbler | 0.81 | 0.4 | 22 | 8 | |
| 2 | 0.3 | Low | Bubbler | 0.81 | 0.4 | 22 | 8 | |
| 3 | 0.3 | Low | Drip | 0.81 | 0.4 | 158 | 58 | |
| 4 | 0.3 | Low | Drip | 0.81 | 0.4 | 478 | 177 | |
| 5 | 0.3 | Low | Bubbler | 0.81 | 0.4 | 13 | 5 | |
| 6 | 0.3 | Low | Drip | 0.81 | 0.4 | 941 | 349 | |
| B1 | 0.3 | Low | Bubbler | 0.81 | 0.4 | 51 | 19 | |
| B2 | 0.3 | Low | Drip | 0.81 | 0.4 | 451 | 167 | |
| B3 | 0.3 | Low | Bubbler | 0.81 | 0.4 | 19 | 7 | |
| B4 | 0.3 | Low | Drip | 0.81 | 0.4 | 128 | 47 | |
| B5 | 0.3 | Low | Drip | 0.81 | 0.4 | 944 | 350 | |
| SUBTOTAL → | | | | | | 3,227 | 1,196 | 31,589 |
| Special Landscape Areas | | | | | | | | |
| 1 | | | | | | | 0 | |
| 1 | | | | | | | 0 | |
| 1 | | | | | | | 0 | |
| SUBTOTAL → | | | | | | 0 | 0 | 0 |
| Estimated Total Water Use (ETWU) → | | | | | | 31,589 | | |
| Maximum Allowed Water Allowance (MAWA) → | | | | | | 46,877 | | |
| ETAF Calculations | | Notes: | | | | | | |
| Regular Landscape Areas | | <p>Water Efficient Landscape Worksheet</p> <p>Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance</p> | | | | | | |
| Total ETAF x Area | | | | | | | | 1,196 |
| Total Area | | | | | | | | 3,227 |
| Average ETAF | | | | | | | 0.37 | |
| All Landscape Areas | | | | | | | | |
| Total ETAF x Area | | | | | | | 1,196 | |
| Total Area | | | | | | | 3,227 | |
| Site-wide ETAF | | | | | | | 0.37 | |

SITE WATER USE CALCULATIONS



VICINITY MAP



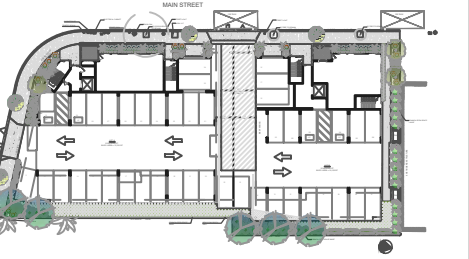
KEY MAP

CARSON LOFTS APARTMENTS
21240 MAIN STREET
& 21250 MAIN STREET
CARSON, CA 90745

VIRIDITAS DESIGN

Landscape Architecture

Anne Jones
RLA CA 5999
viriditasdesigngroup@gmail.com
2735 W. Avenue 33
Los Angeles, CA
323.377.1018



A.P.N. 7334-002-007
A.P.N. 7334-002-008

ARCHITECT:
NOLO DESIGN STUDIO
ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA, CA 90717
424.263.5688
artashai@gmail.com

REVISIONS

DATE:

MAY 27, 2021




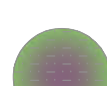

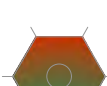





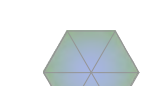



SCALE:

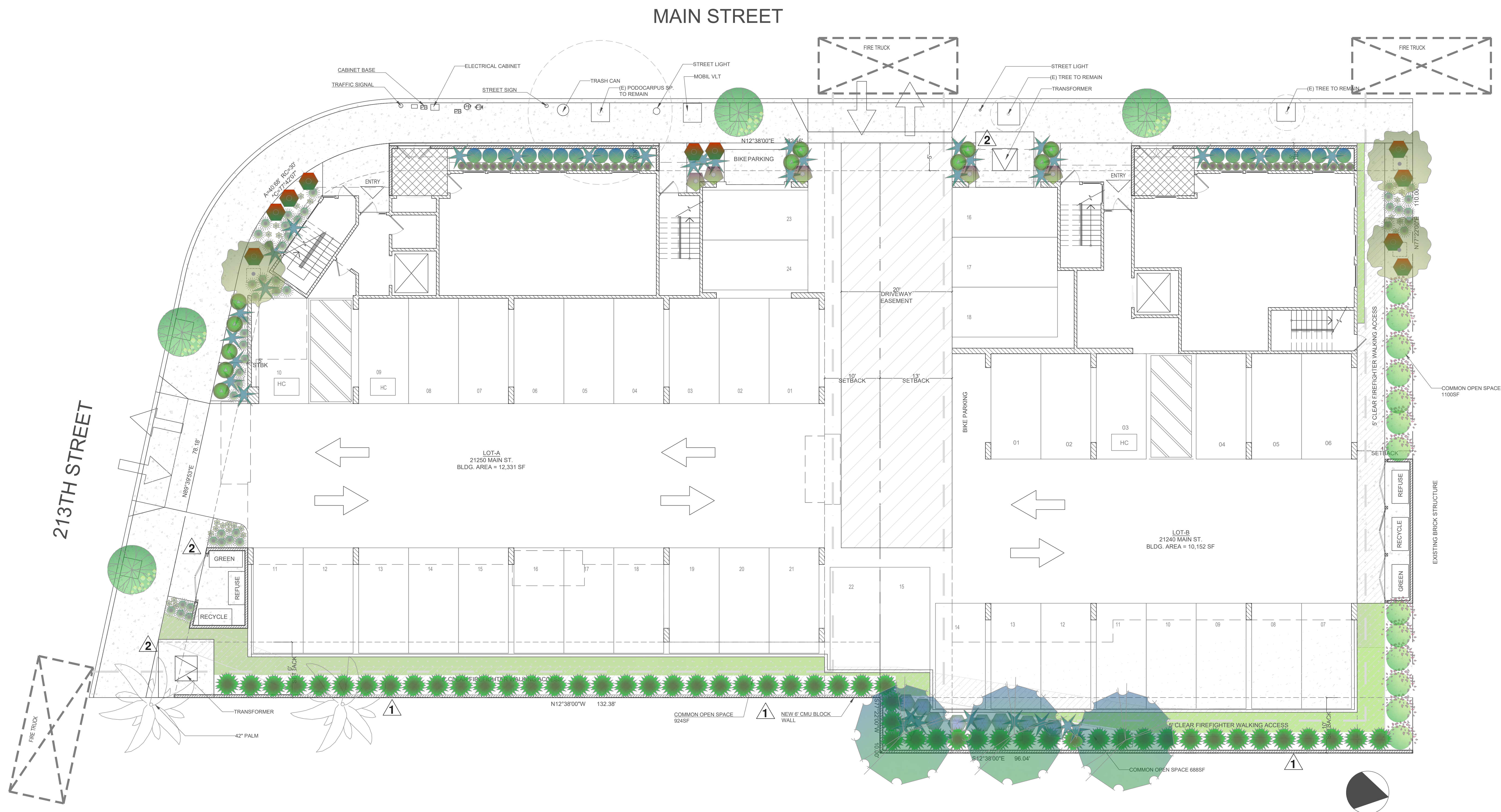
1/8" = 1'-0"

TITLE SHEET

L.0

PLANT LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE AT 5 YRS. | PLANT TYPE | WUCOLS RATING |
|--|-------------------------|----------------|--------------|---------------|
|  ACHILLEA MILLEFOLIUM | COMMON YARROW | 6" X 1" | GROUND COVER | 0.3/L |
|  AGAVE ATTENUATA | FOXTAIL AGAVE | 2' X 2' | SUCCULENT | 0.3/L |
|  ALOE STRIATA | CORAL ALOE | 2' X 18" | SUCCULENT | 0.3/L |
|  CAREX DIVULSA (TUMULICOLA) | BERKELEY SEDGE | 18" X 2' | GRASS LIKE | 0.3/L |
|  GREVILLEA LANIGERA 'COASTAL GEM' | COASTAL GEM | 1' X 3' | SHRUB | 0.3/L |
|  LANTANA 'NEW GOLD' | NEW GOLD LANTANA | 3' X 3' | SHRUB | 0.3/L |
|  LAURUS NOBILIS (SHRUB FORM) | SWEET BAY | 8' X 4' | SHRUB | 0.3/L |
|  LOMANDRA 'NYALLA' | NYALLA MAT RUSH | 3' X 3' | GRASS LIKE | 0.3/L |
|  RAPHIOLEPIS INDICA 'CLARA' | INDIAN HAWTHORN | 4' X 4' | SHRUB | 0.3/L |
|  WESTRINGIA 'BLUE GEM' | BLUE GEM COAST ROSEMARY | 6' X 3' | SHRUB | 0.3/L |
|  WESTRINGIA FRUTICOSA 'GREY BOX' | DWARE COAST ROSEMARY | 3' X 3' | SHRUB | 0.3/L |
|  WESTRINGIA FRUTICOSA 'MUNDII' | MUNDI COAST ROSEMARY | 18" X 3' | SHRUB | 0.3/L |
| TREES | | | | |
|  ARBUTUS MARINA - STANDARD FORM | STRAWBERRY TREE | 15' X 12' | TREE | 0.3/L |
|  GEIJERA PARVIFLORA | AUSTRALIAN WILLOW | 14' X 12' | TREE | 0.3/L |
|  PROPOSED PARKWAY TREE | N/A | N/A | TREE | N/A |



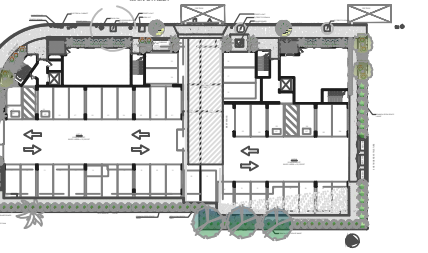
CONCEPTUAL LANDSCAPE PLAN - GROUND FLOOR
SCALE: 1/8" = 1'-0"

CARSON LOFTS APARTMENTS
21240 MAIN STREET
& 21250 MAIN STREET
CARSON, CA 90745

VIRIDITAS DESIGN

Landscape Architecture

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A.P.N. 7334-002-007
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ARCHITECT:

NOLO DESIGN STUDIO
ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA, CA 90717
424.263.5888
artashai@gmail.com

REVISIONS

1 AUGUST 13, 2021
2 OCTOBER 15, 2021

DATE:

MAY 27, 2021

SCALE:

1/8" = 1'-0"

CONCEPTUAL
PLAN GROUND
FLOOR

L.1.0

PLANT LEGEND

| BOTANICAL NAME | COMMON NAME | SIZE AT 5 YRS. | PLANT TYPE | WUCOLS RATING |
|--|-----------------------------------|----------------|------------|---------------|
|  ECHEVERIA 'VIOLET QUEEN' | VIOLET QUEEN 'HENS AND CHICKS' | 6" X 6" | SUCCULENT | 0.3/L |
|  ECHEVERIA 'ZORRO' | ZORRO ECHEVERIA | 18" X 1' | SUCCULENT | 0.3/L |
|  HARDENBERGIA VIOLACEA TRELLISED | PURPLE VINE LILAC | 6' X 3' | VINE | 0.3/L |
|  KALANCHOE 'OAK LEAF' | DWARF VELVET PLANT | 2' X 2' | SUCCULENT | 0.3/L |
|  PORTULACARIA AFRA MINIMA | ELEPHANT'S FOOD | >1' X 3' | SUCCULENT | 0.3/L |
|  RUSELLIA EQUISETIFORMIS | CORAL FOUNTAIN | 3' X 3' | PERENNIAL | 0.3/L |
|  TRADESCANTIA 'GREENLEE' | PALE PUMA SPIDERWORT | <1' X 4' | SUCCULENT | 0.3/L |
|  XEROSICYOS DANGUYI | SILVER DOLLAR VINE | <1' X 4' | SUCCULENT | 0.3/L |



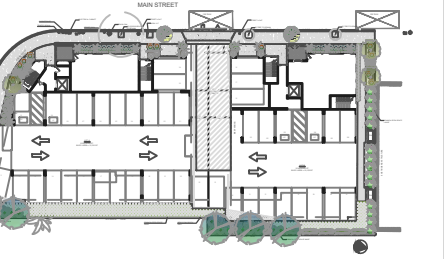
CONCEPTUAL LANDSCAPE PLAN -SECOND FLOOR
SCALE: 1/8" = 1'-0"

CARSON LOFTS APARTMENTS
21240 MAIN STREET
& 21250 MAIN STREET
CARSON, CA 90745

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Landscape Architecture

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RLA CA 5999
viriditasdesigngroup@gmail.com
2735 W. Avenue 33
Los Angeles, CA
323.377.1018



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NOLO DESIGN STUDIO
ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA, CA 90717
424.263.5688
artashai@gmail.com

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| | | |
| | | |
| | | |

DATE:

MAY 27, 2021

SCALE:

1/8" = 1'-0"

CONCEPTUAL
PLAN SECOND
FLOOR

L.1.1



ACHILLEA MILLEFOLIUM
COMMON YARROW



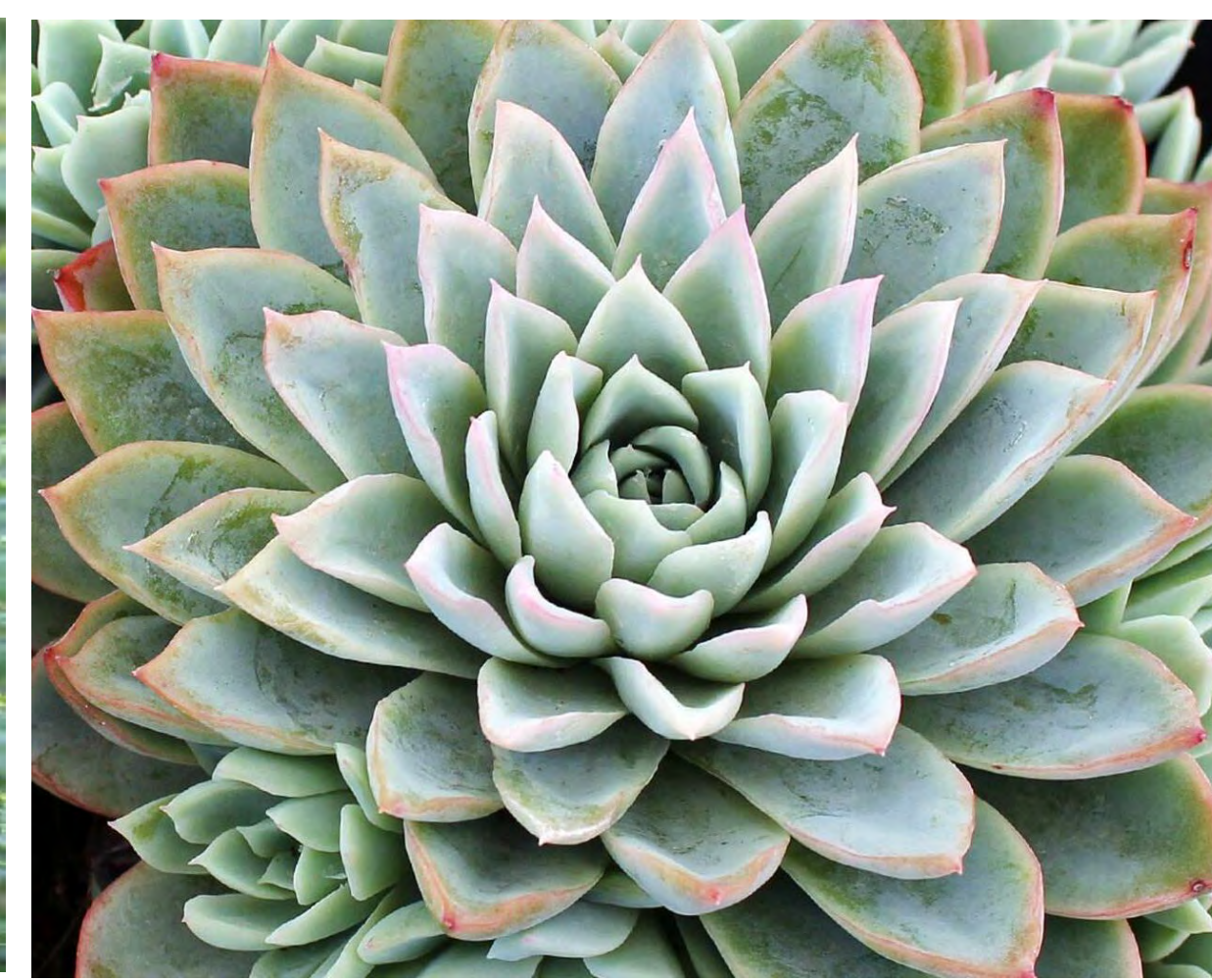
AGAVE ATTENUATA
FOXTAIL AGAVE



ALOE STRIATA
CORAL ALOE



CAREX TUMULICOLA (C. DIVULSA)
BERKELEY SEDGE



ECHEVERIA 'VIOLET QUEEN'
VIOLET QUEEN 'HENS AND CHICKS'



ECHEVERIA 'ZORO'
ZORO ECHEVERIA



GREVILLEA LANIGERA 'COASTAL GEM'
COASTAL GEM



HARDENBERGIA VIOLACEA
PURPLE VINE LILAC



KALANCHOE 'OAK LEAF'
DWARF ELEPHANT PLANT



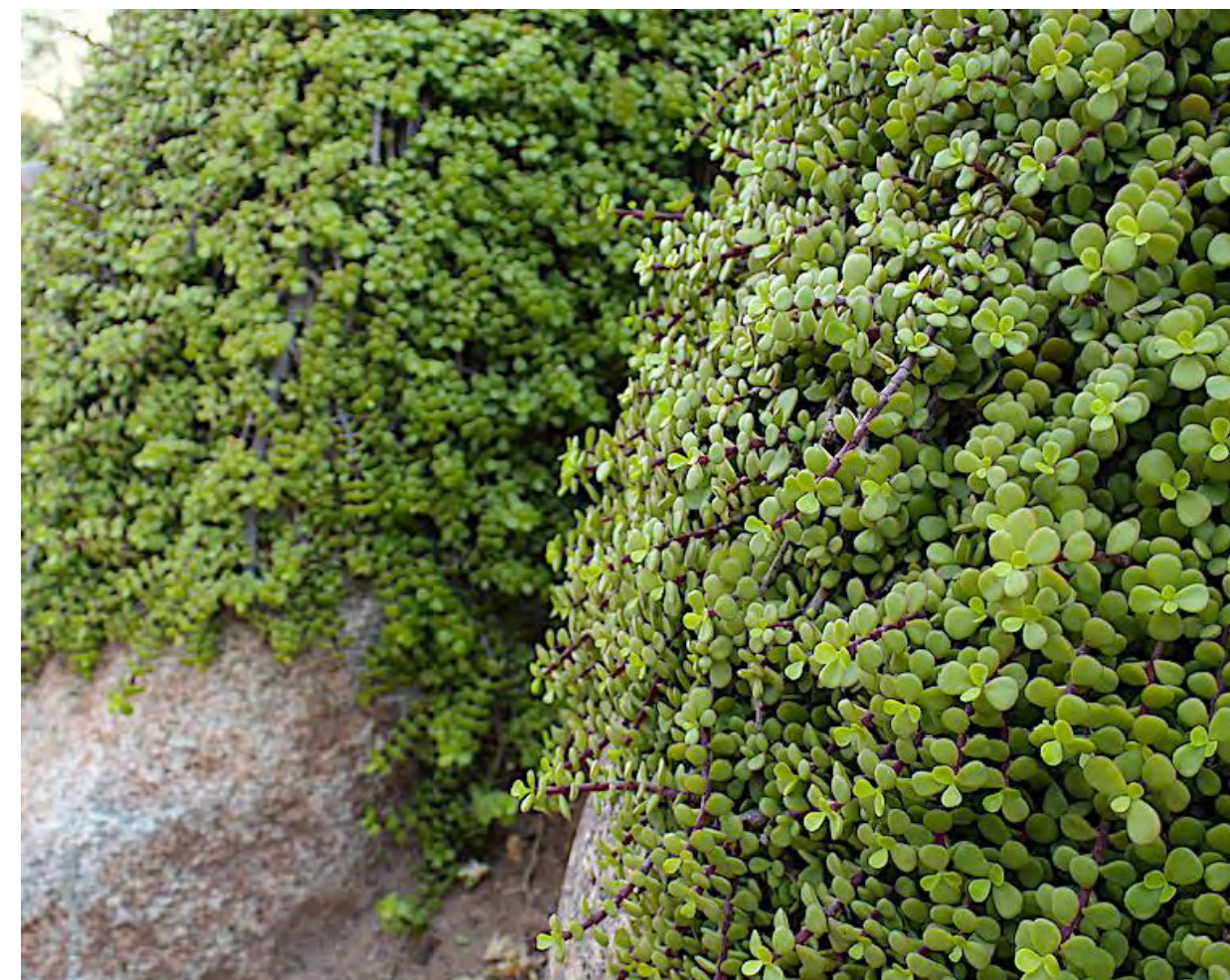
LANTANA 'NEW GOLD'
LANTANA GOLDEN YELLOW



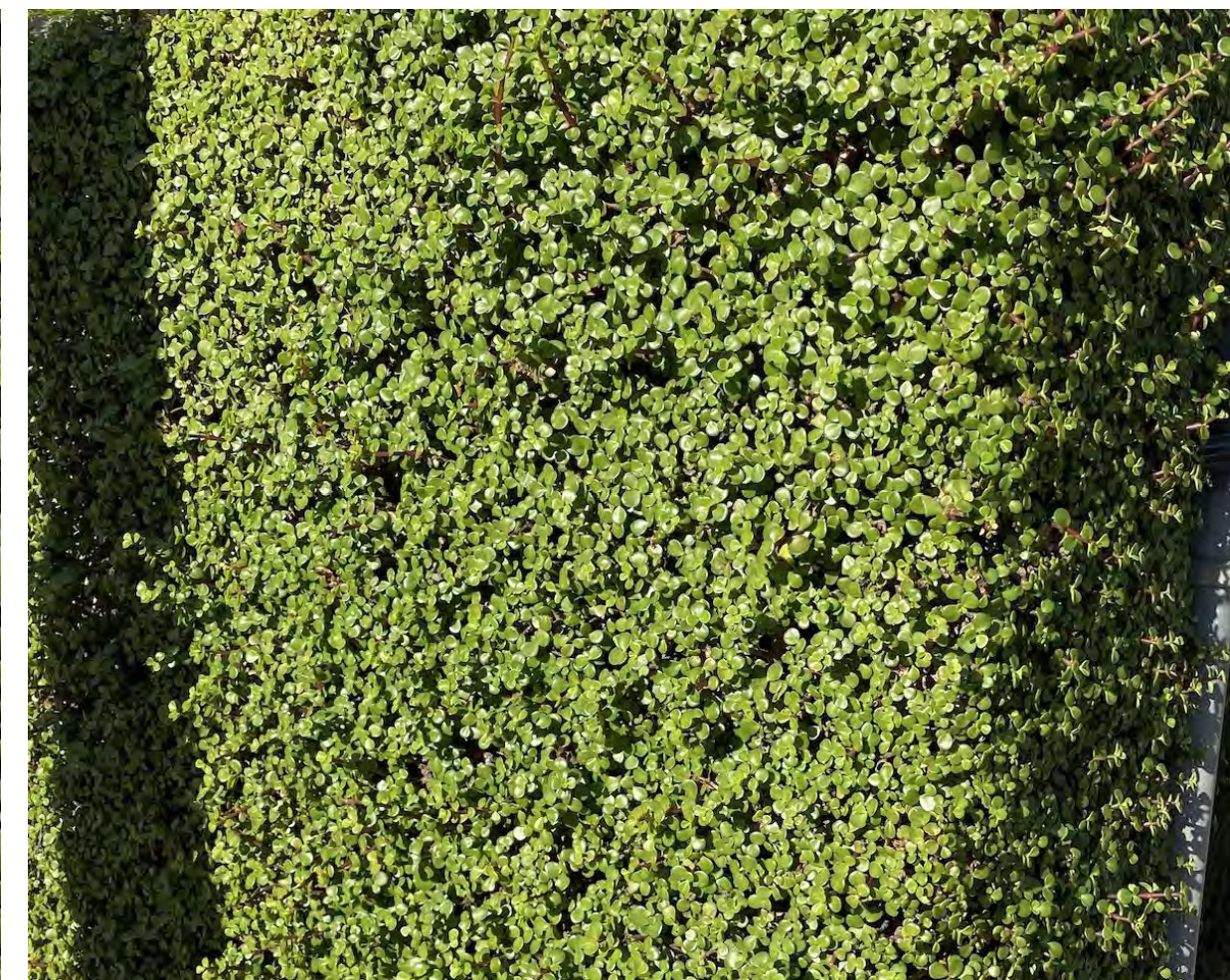
LAURIS NOBILIS (SHRUB)
SWEET BAY



LOMANDRA LOMGIFOLIA 'NYALLA'
NYALLA MAT RUSH



PORTULACARIA AFRA 'MINIMA'
ELEPHANT'S FOOD



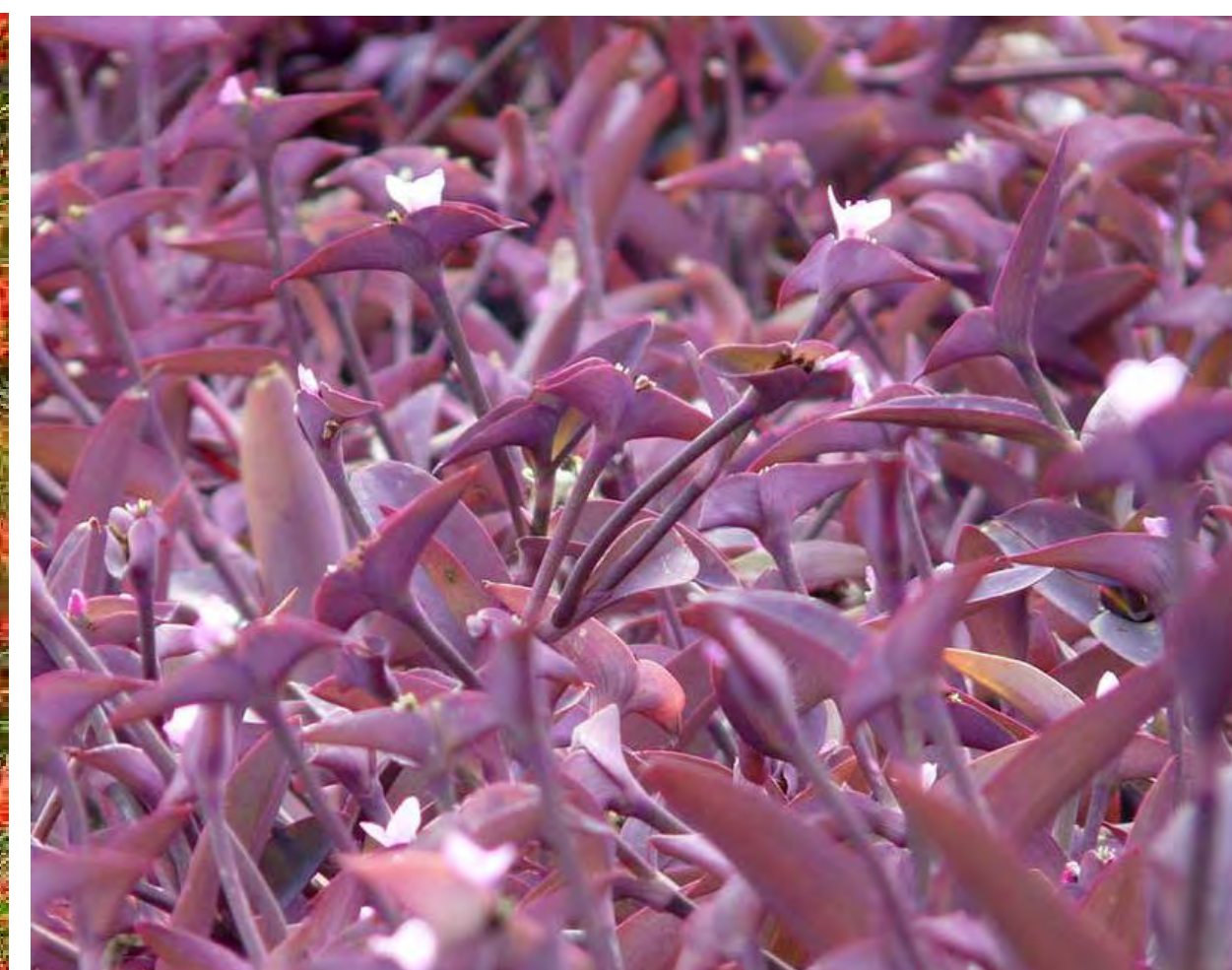
PORTULACARIA AFRA 'SKYSCRAPER'
NARROW ELEPHANT'S FOOD



RAPHIOLEPIS 'INDICA'
INDIA HAWTHORN



RUPELLIA EUISETIFORMIS
CORAL FOUNTAIN



TRADESCANTIA 'GREENLEE'
PALE PUMA SPIDERWORT



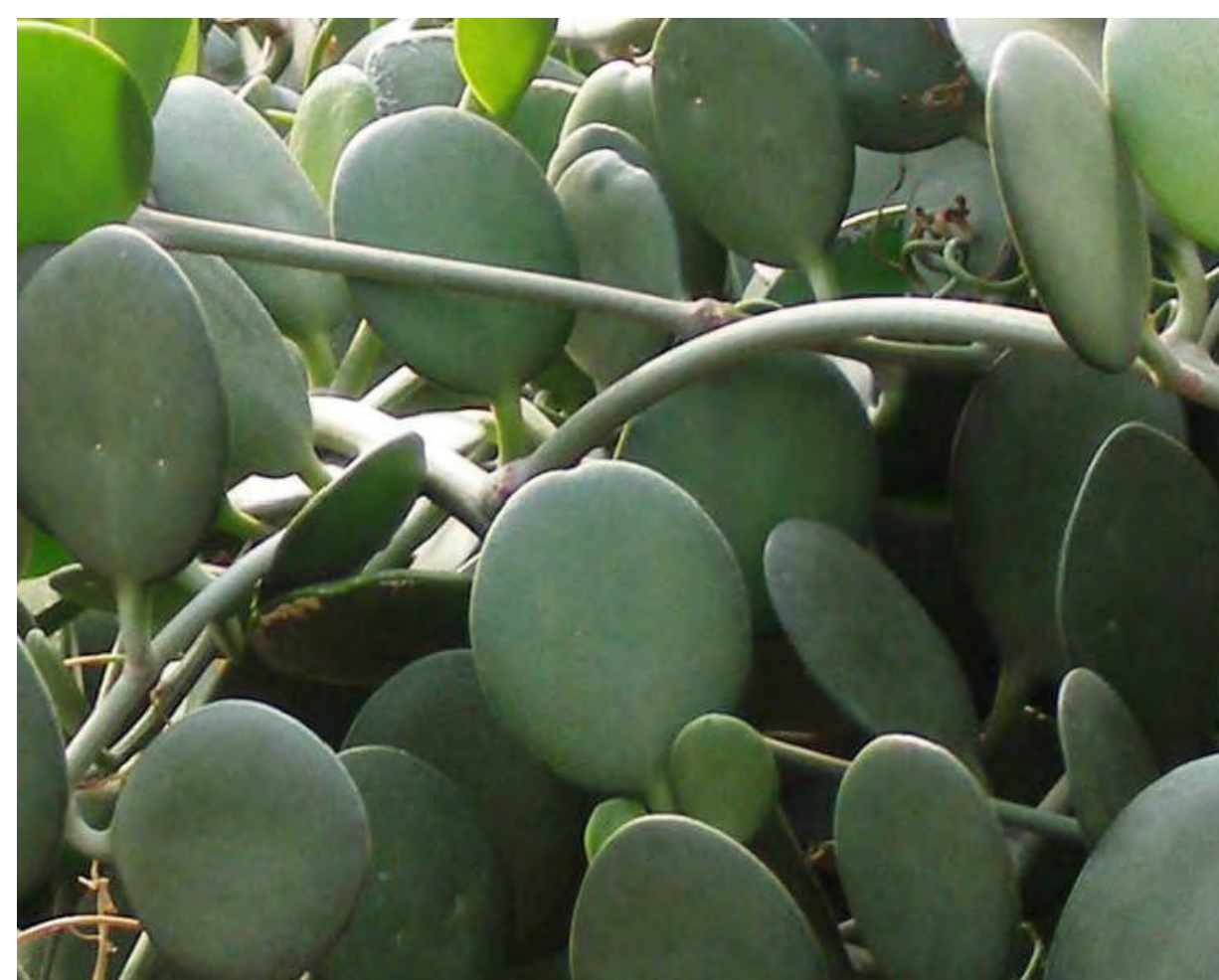
WESTRINGIA 'BLUE GEM'
BLUE GEM COAST ROSEMARY



WESTRINGIA FRUTICOSA 'GREY BOX'
DWARF COAST ROSEMARY



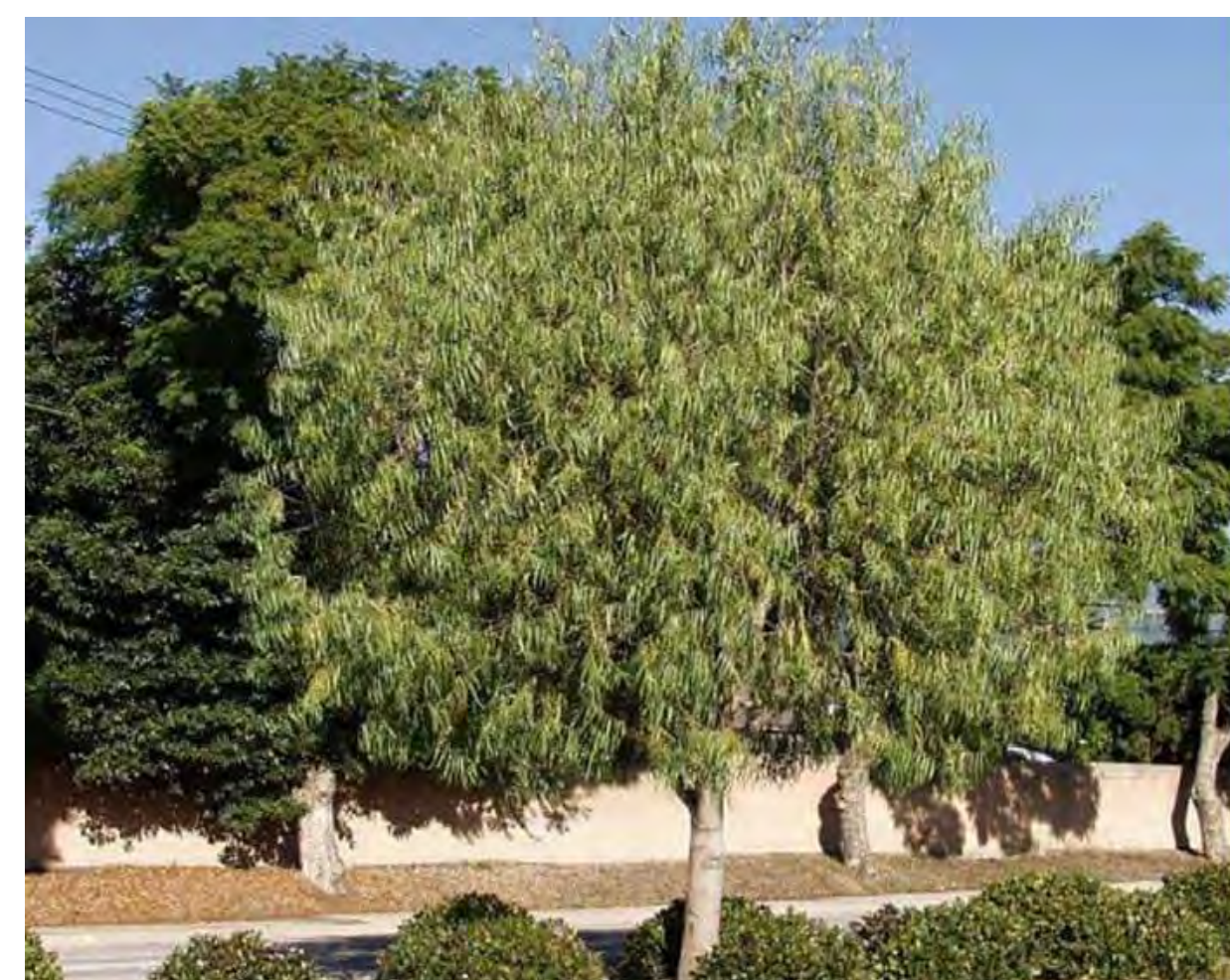
WESTRINGIA FRUTICOSA 'MUNDI'
LOW COAST ROSEMARY



XEROSICYOS DANGUYI
SILVER DOLLAR VINE



ARBUTUS UNEDO STD.
STRAWBERRY TREE



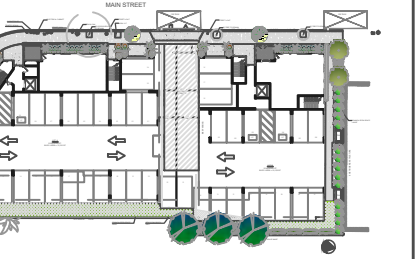
GEIJERA PARVIFLORA
AUSTRALIAN WILLOW

CARSON LOFTS APARTMENTS
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& 21250 MAIN STREET
CARSON, CA 90745

VIRIDITAS
DESIGN

Landscape Architecture

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A.P.N. 7334-002-007
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ARCHITECT:
NOLO DESIGN STUDIO
ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA, CA 90717
424.263.5888
artashai@gmail.com

REVISIONS

DATE:

MAY 27, 2021

SCALE:

N.T.S.

PLANT PALETTE

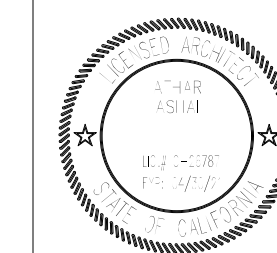
L.2

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

PROJECT INFORMATION:

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

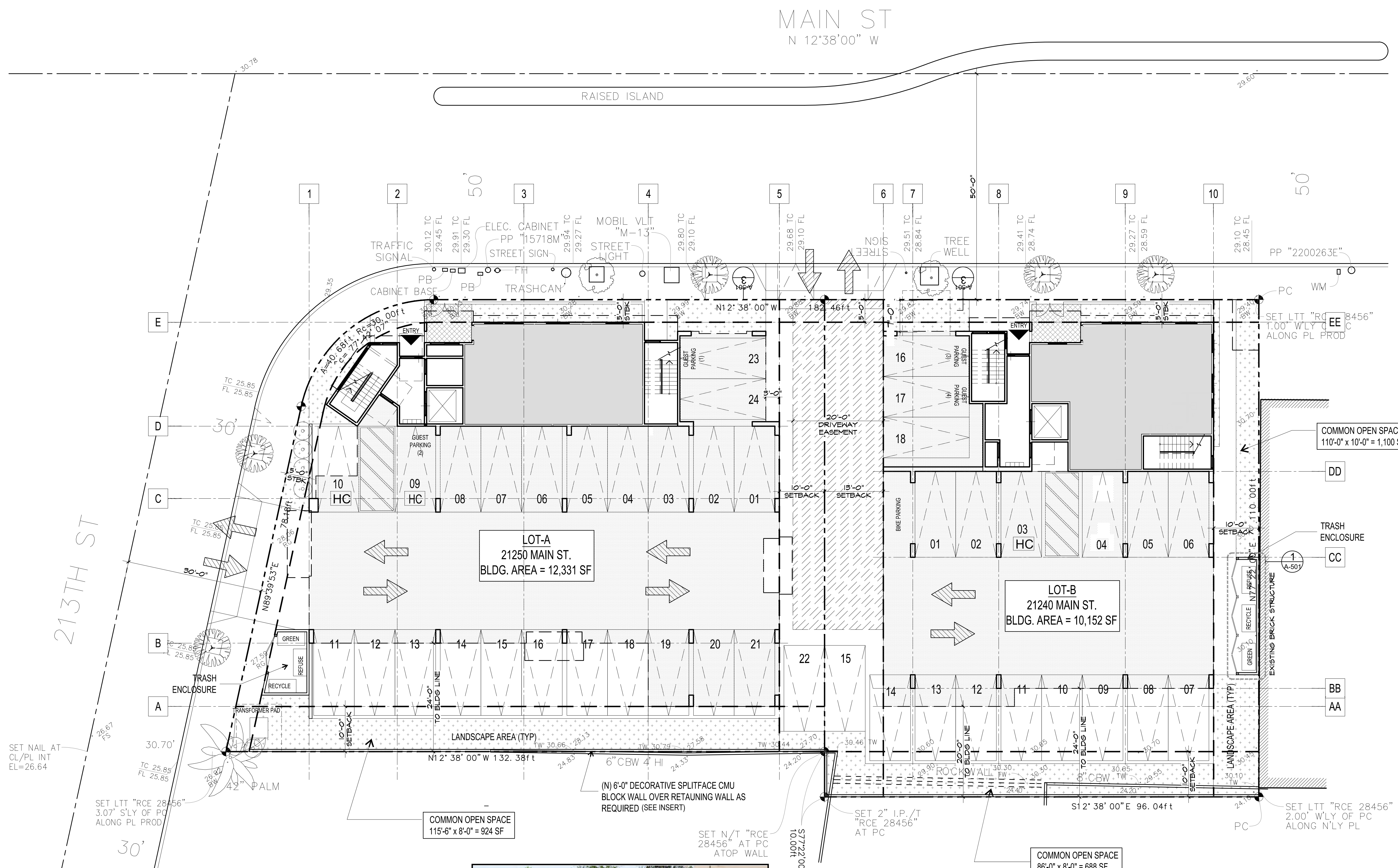
LEGAL DESCRIPTION:
APN: 7334-002-007
APN: 7334-002-008



| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

Sheet Title:
SITE PLAN

| | | | |
|----------|----------|---------------|--------|
| Scale: | AS NOTED | Job Number: | J-1908 |
| Date: | Aug2021 | Sheet Number: | |
| Drawn: | arkihaus | A-001 | |
| Check'd: | CTV/RRJ | | |



BLOCK WALL EXAMPLE

MAIN ST
N 12'38'00" W

2137TH ST

RAISED ISLAND

LOT-A
21250 MAIN ST.
BLDG. AREA = 12,331 SF

LOT-B
21240 MAIN ST.
BLDG. AREA = 10,152 SF

COMMON OPEN SPACE
115'-6" x 8'-0" = 924 SF

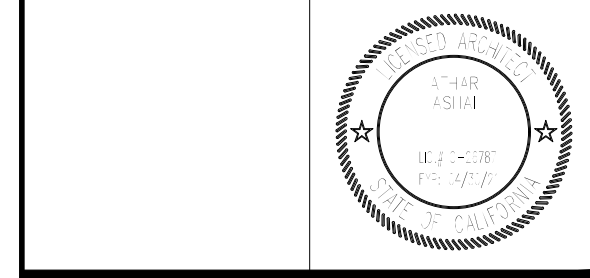
COMMON OPEN SPACE
86'-0" x 8'-0" = 688 SF

PLANNING NOTES

PROJECT INFORMATION:

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

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



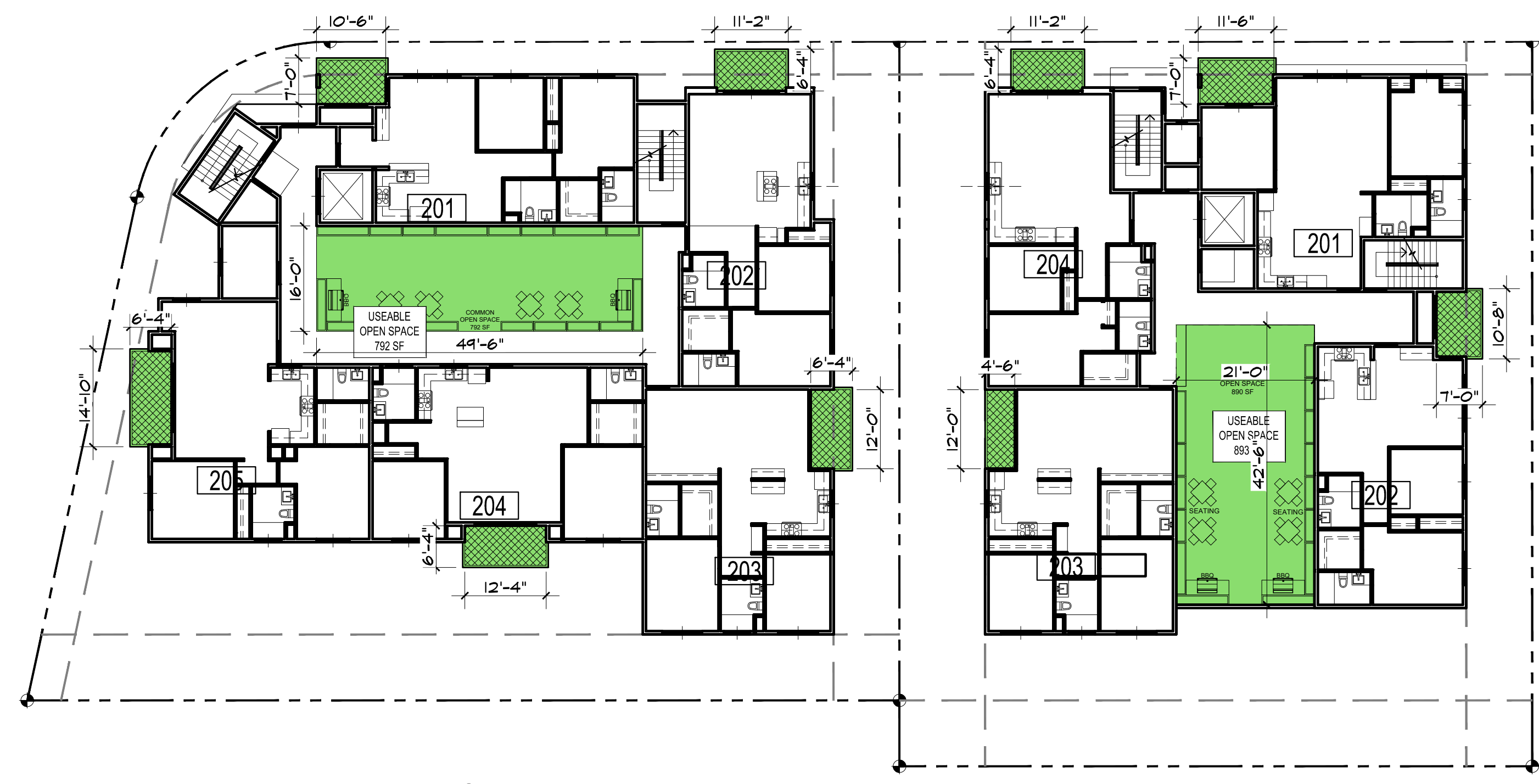
| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
| 2 | | |
| 3 | | |

Sheet Title:
OPEN SPACE

| | |
|------------------|--------------------|
| Scale: AS NOTED | Job Number: J-1908 |
| Date: Aug2021 | Sheet Number: |
| Drawn: orkihous | A-003 |
| Check'd: CTV/RRJ | |

| 21250 MAIN STREET (LOT A) – OPEN SPACE APN - 7334-02-07 | | | | 21240 MAIN STREET (LOT B) – OPEN SPACE APN – 7334-002-008 | | | |
|--|---------|--------|-------------------|--|---------|--------|-------------------|
| UNIT | WIDTH | DEPTH | AREA | UNIT | WIDTH | DEPTH | AREA |
| 101 | 10'-0" | 9'-0" | 90 S.F. | 101 | 10'-10" | 9'-0" | 98 S.F. |
| 201 | 10'-6" | 7'-0" | 74 S.F. | 201 | 11'-6" | 7'-0" | 81 S.F. |
| 202 | 11'-2" | 6'-4" | 71 S.F. | 202 | 10'-6" | 7'-0" | 74 S.F. |
| 203 | 12'-0" | 6'-4" | 76 S.F. | 203 | 12'-0" | 4'-6" | 54 S.F. |
| 204 | 12'-4" | 6'-4" | 78 S.F. | 204 | 11'-2" | 6'-4" | 71 S.F. |
| 205 | 14'-10" | 6'-4" | 94 S.F. | 301 | 11'-6" | 7'-0" | 81 S.F. |
| 301 | 10'-10" | 7'-0" | 76 S.F. | 302 | 9'-10" | 7'-0" | 69 S.F. |
| 302 | 11'-2" | 6'-4" | 71 S.F. | 303 | 12'-0" | 4'-6" | 54 S.F. |
| 303 | 12'-0" | 6'-4" | 76 S.F. | 303 | 11'-2" | 6'-4" | 71 S.F. |
| 304 | 12'-4" | 6'-4" | 78 S.F. | TOTAL PRIVATE OPEN SPACE | | | 653 s.f. |
| 305 | 14'-2" | 6'-4" | 90 S.F. | USEABLE | 42'-6" | 21'-0" | 893 S.F. |
| TOTAL PRIVATE OPEN SPACE | | | 874 S.F. | COMMON | | | 1,788 S.F. |
| USEABLE | 49'-6" | 16'-0" | 792 S.F. | | | | |
| COMMON | | | 924 S.F. | | | | |
| TOTAL | | | 2,590 S.F. | TOTAL | | | 3,334 S.F. |

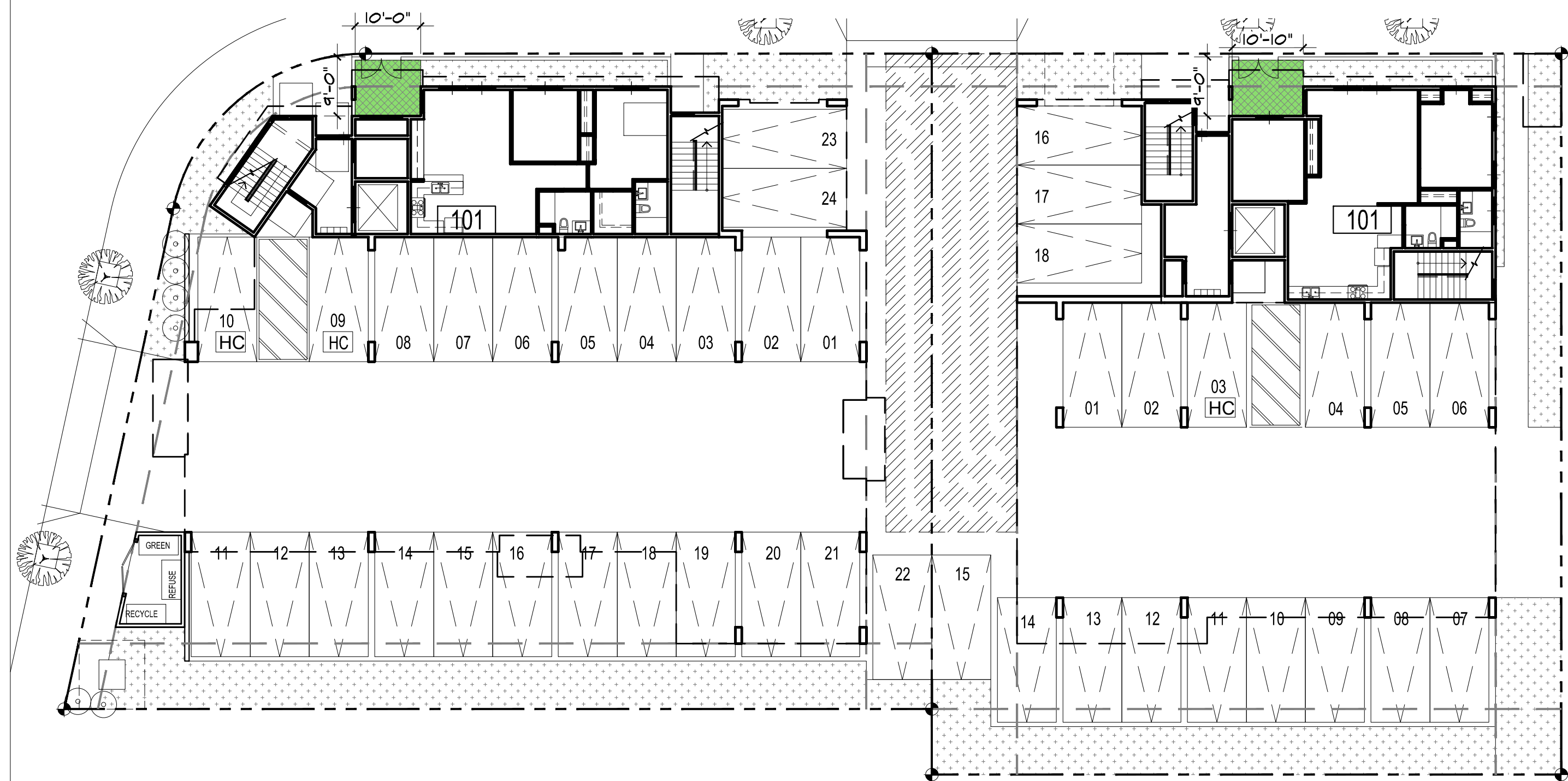
| 21250 MAIN STREET – LOT A SUMMARY OF OPEN SPACES | | | 21240 MAIN STREET – LOT B SUMMARY OF OPEN SPACES | | |
|---|---------|----------|---|---------|------------|
| FLOOR | SPACE | AREA | FLOOR | SPACE | AREA |
| 1 ST | PRIVATE | 90 S.F. | 1 ST | PRIVATE | 98 S.F. |
| | COMMON | 924 S.F. | | COMMON | 1,788 S.F. |
| TOTAL 1ST FLOOR: | | | 2,900 S.F. | | |
| 2 ND | PRIVATE | 393 S.F. | 2 ND | PRIVATE | 280 S.F. |
| | USEABLE | 792 S.F. | | USEABLE | 893 S.F. |
| TOTAL 2ND FLOOR: | | | 2,358 S.F. | | |
| 3 RD | PRIVATE | 391 S.F. | 3 RD | PRIVATE | 275 S.F. |
| | | | | | |
| TOTAL 3RD FLOOR: | | | 666 S.F. | | |
| TOTAL OPEN SPACE PROVIDED: | | | 5,924 S.F. | | |



2 SECOND FLOOR PLAN
SCALE: 1/16" = 1'-0"



3 THIRD FLOOR PLAN
SCALE: 1/16" = 1'-0"

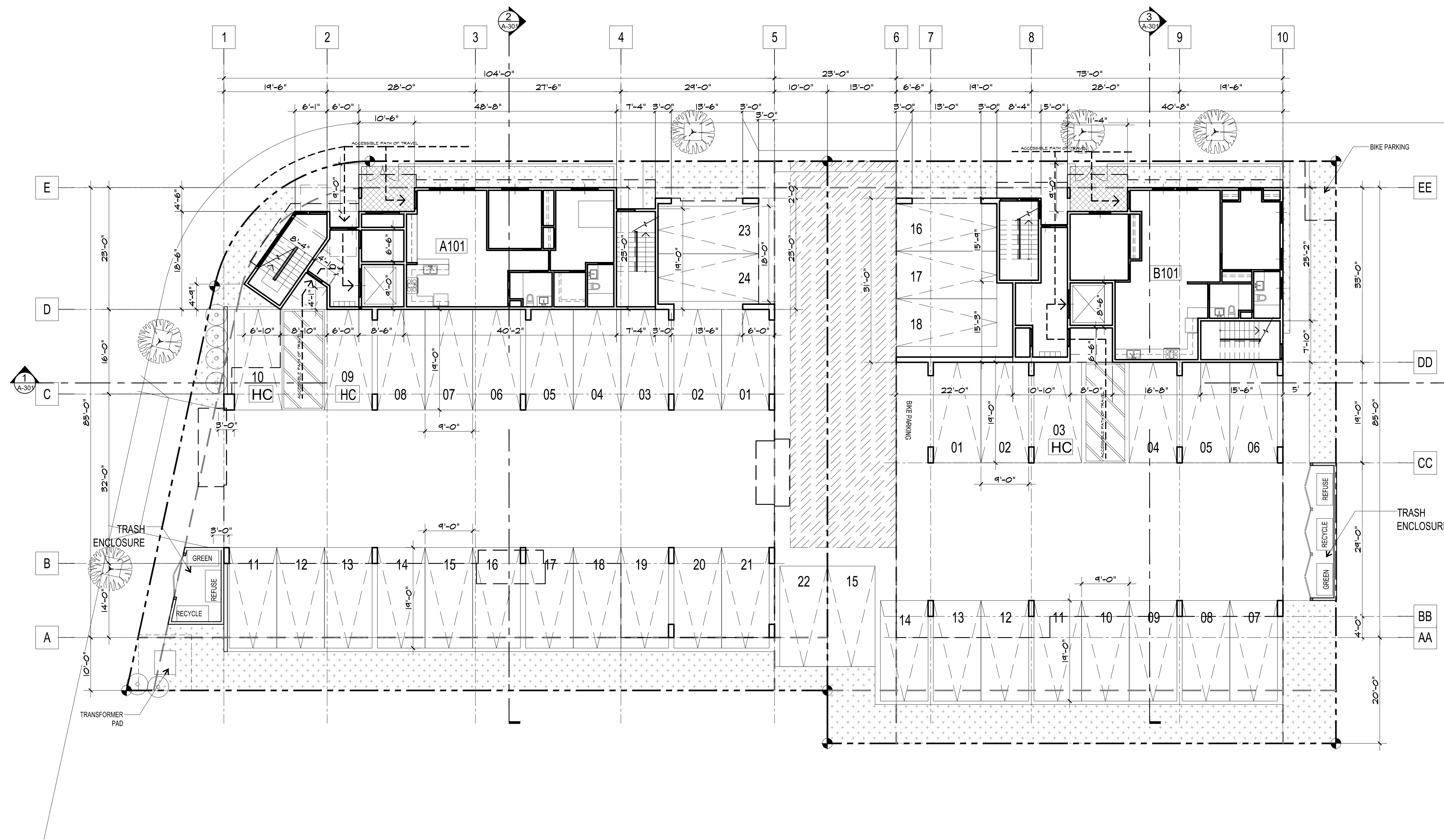
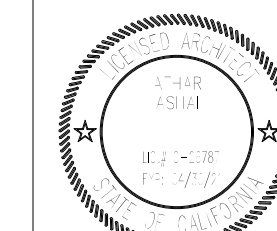


1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"

PROJECT INFORMATION:

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

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



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

TRASH CALCULATIONS FOR RESIDENTIAL

RESIDENTIAL / COMMERCIAL (RETAIL) CALCULATIONS

REQUIRED:
40% REFUSE/40% RECYCLE/20% ORGANICS

CUBIC YARD CALCULATIONS
(28) 2 BEDROOM = 56 BEDROOMS X 0.25 CUBIC YARD = 14 CUBIC YARD
(32) 1 BEDROOM = 32 BEDROOMS X 0.25 CUBIC YARD = 8 CUBIC YARD
CUBIC YARDS TRASH REQ. PER WEEK = 22 CUBIC YARD

SPLIT BY TRASH TYPE
REFUSE (60%) 8.8 CUBIC YARDS
RECYCLABLES (40%) 8.8 CUBIC YARDS
ORGANIC (20%) 8.8 CUBIC YARDS
= 22 CUBIC YARDS

DUMPSTER PROVIDED
REFUSE: TWO (3 YARD) BIN (SHARED) (PICKUP 2X A WEEK)
RECYCLABLES: TWO (3 YARD) BIN (SHARED) (PICKUP 2X A WEEK)
ORGANICS: ONE (3 YARD) BIN (SHARED) (PICKUP 2X A WEEK)

KEYNOTES

- FIRE ENGINEERING NOTES:
- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)
 - AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
 - PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 906.
 - ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C903, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION.
 - THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. (BUILDING CODE 1008.2.1)
 - THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BUILDING CODE 1008.3.4)
 - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL

PLAN NOTES

CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE WALLS, OPENINGS OR COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. (FIRE CODE 504.3 & 504.3.4)

WALL TYPES

| TYPE OF CONSTRUCTION I & V-A OCCUPANCY TYPE A ₁ , R ₁ , S ₂ | | | |
|---|----------------------|---|--------|
| TAG | LINE STYLE | DESCRIPTION | DETAIL |
| 1 | [Solid Line] | 10" - 12" THICK CONCRETE WALL - 3 HOUR RATED | |
| 2 | [Dashed Line] | 1 HOUR RATED CORRIDOR WALL | |
| 3 | [Dotted Line] | 2 HOUR RATED SHAFT WALL | |
| 4 | [Cross-hatched Line] | 1 HOUR RATED PARTY WALL | |
| | [Thin Solid Line] | NON-RATED WALL | |

| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
| 2 | | |
| 3 | | |

Sheet Title:
FIRST FLOOR PLAN

Scale: AS NOTED Job Number: J-1908
Date: Aug2021 Sheet Number:
Drawn: orkihous **A-101**
Check'd: CTV/RRJ

Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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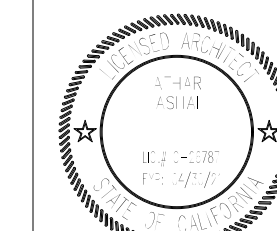
NANCY KIM

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

PROJECT INFORMATION:

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

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

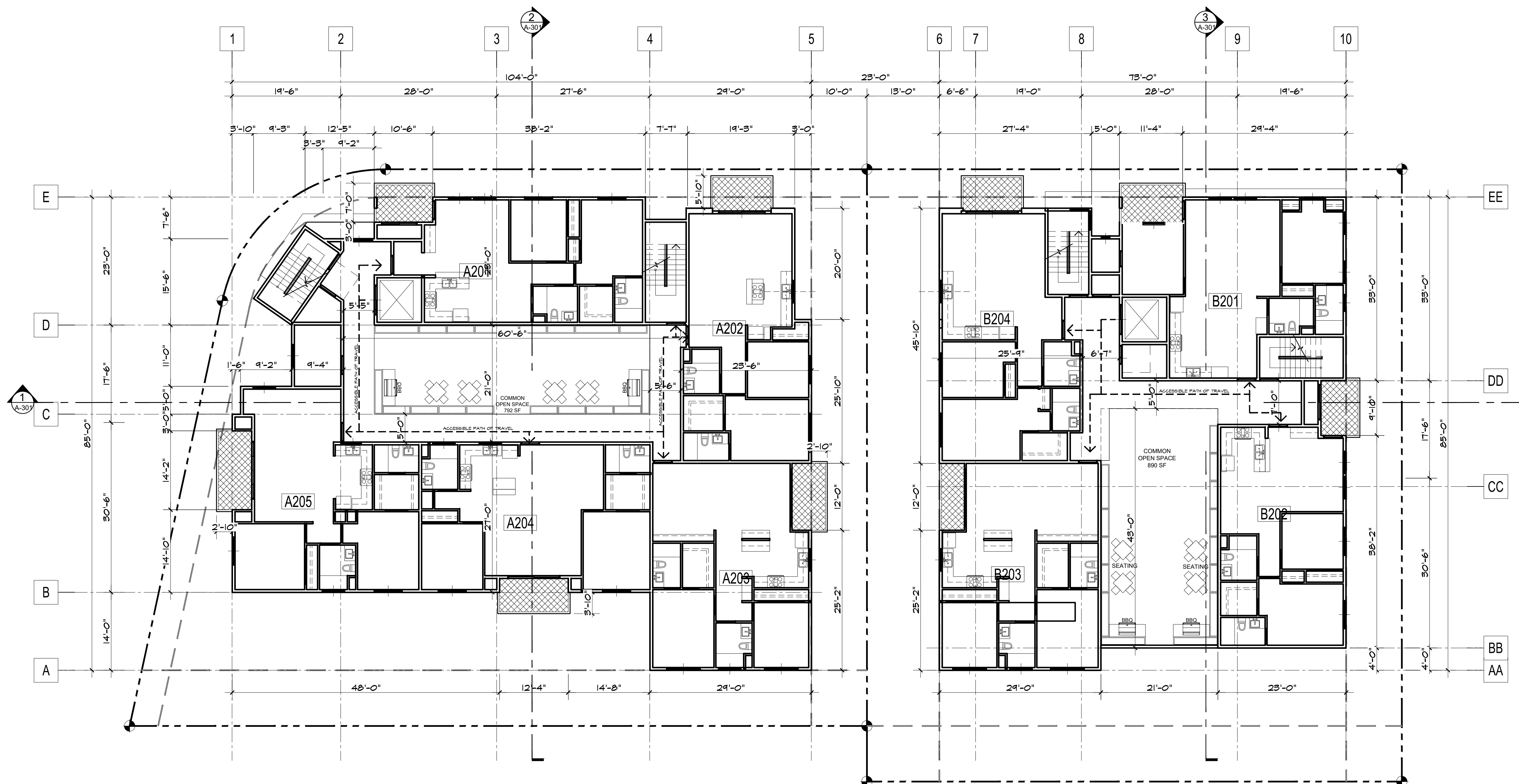


| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
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Sheet Title:
SECOND FLOOR PLAN

Scale: AS NOTED Job Number: J-1908
Date: Aug2021 Sheet Number:
Drawn: orkhaus
Check'd: CTV/RRJ **A-102**

PLOT DATE: 10/20/21



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

KEYNOTES

PLAN NOTES

FIRE ENGINEERING NOTES:

- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 506.
- ALL FIRE HYDRANTS SHALL MEASURE 6"x4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C500, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION.
- THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FLOOR-CANDLE AT THE WALKING SURFACE LEVEL. (BUILDING CODE 1008.2.1)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BUILDING CODE 1008.3.4)

WALL TYPES

| TYPE OF CONSTRUCTION I & V-A OCCUPANCY TYPE A ₂ /R ₂ /S ₂ | | | |
|---|------------|---|--------|
| TAG | LINE STYLE | DESCRIPTION | DETAIL |
| | — | 10" - 12" THICK CONCRETE WALL + 3 HOUR RATED | |
| | — | 1 HOUR RATED CORRIDOR WALL | |
| | — | 2 HOUR RATED SHAFT WALL | |
| | — | 1 HOUR RATED PARTY WALL | |
| | — | NON-RATED WALL | |

Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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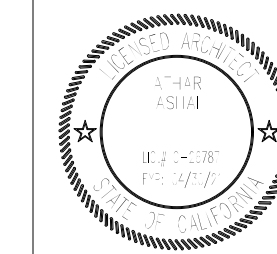
NANCY KIM

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

PROJECT INFORMATION:

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

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



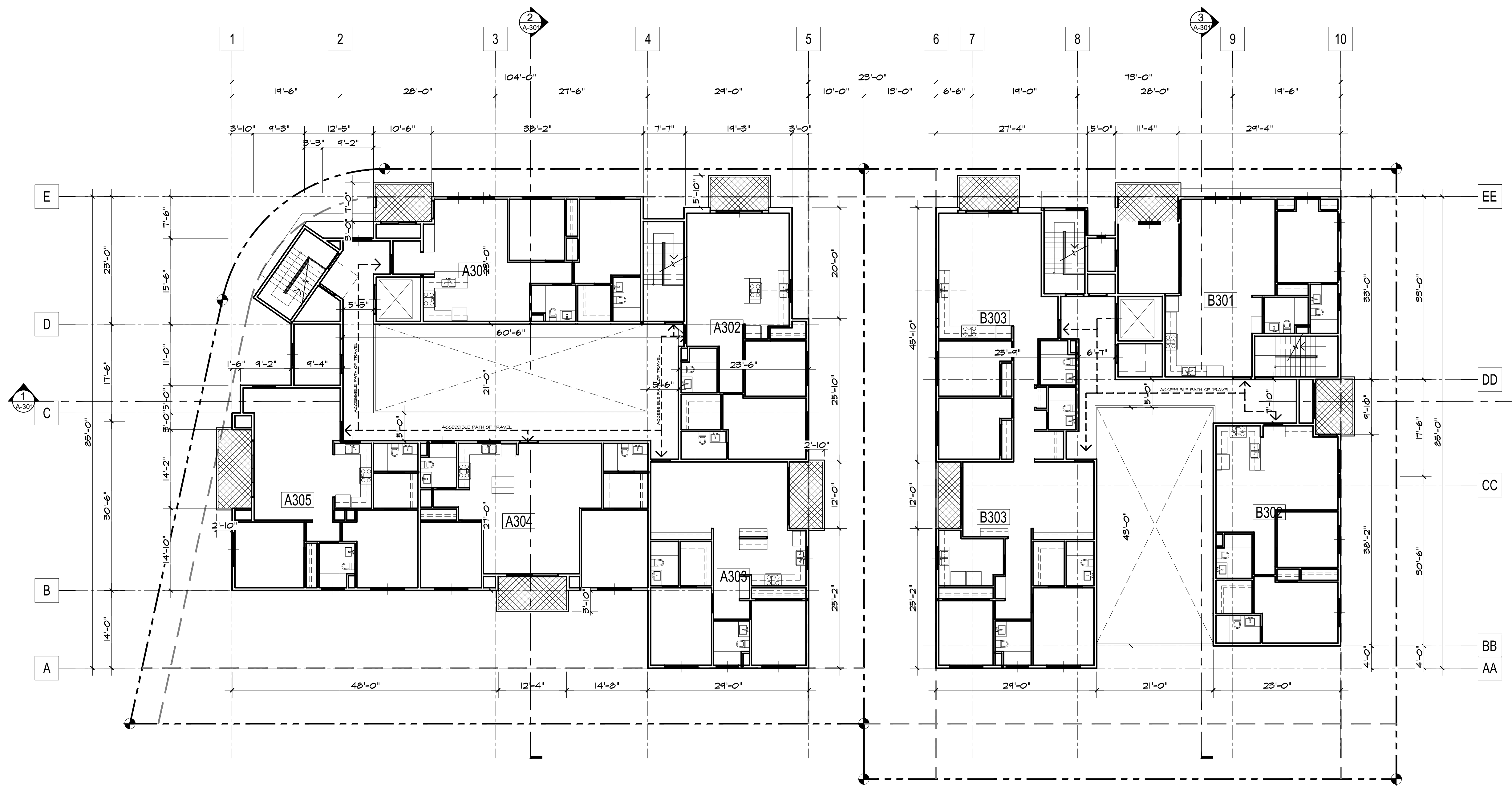
| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
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Sheet Title:
THIRD FLOOR PLAN

Scale : AS NOTED Job Number : J-1908
Date : Aug2021 Sheet Number :
Drawn : orkiaus
Check'd : CTV/RRJ

A-103

PLOT DATE: 10/20/2021



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

KEYNOTES

PLAN NOTES

FIRE ENGINEERING NOTES:

- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 506.
- ALL FIRE HYDRANTS SHALL MEASURE 6"X4"X12", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C003, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION.
- THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. (BUILDING CODE 1008.2.1)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BUILDING CODE 1008.3.4)

WALL TYPES

| TYPE OF CONSTRUCTION I & V-A OCCUPANCY TYPE A ₁ , R ₁ , S ₁ | | | |
|---|------------|---|--------|
| TAG | LINE STYLE | DESCRIPTION | DETAIL |
| A | | 10" - 12" THICK CONCRETE WALL - 3 HOUR RATED | |
| B | | 1 HOUR RATED CORRIDOR WALL | |
| C | | 2 HOUR RATED SHAFT WALL | |
| D | | 1 HOUR RATED PARTY WALL | |
| E | | NON-RATED WALL | |

Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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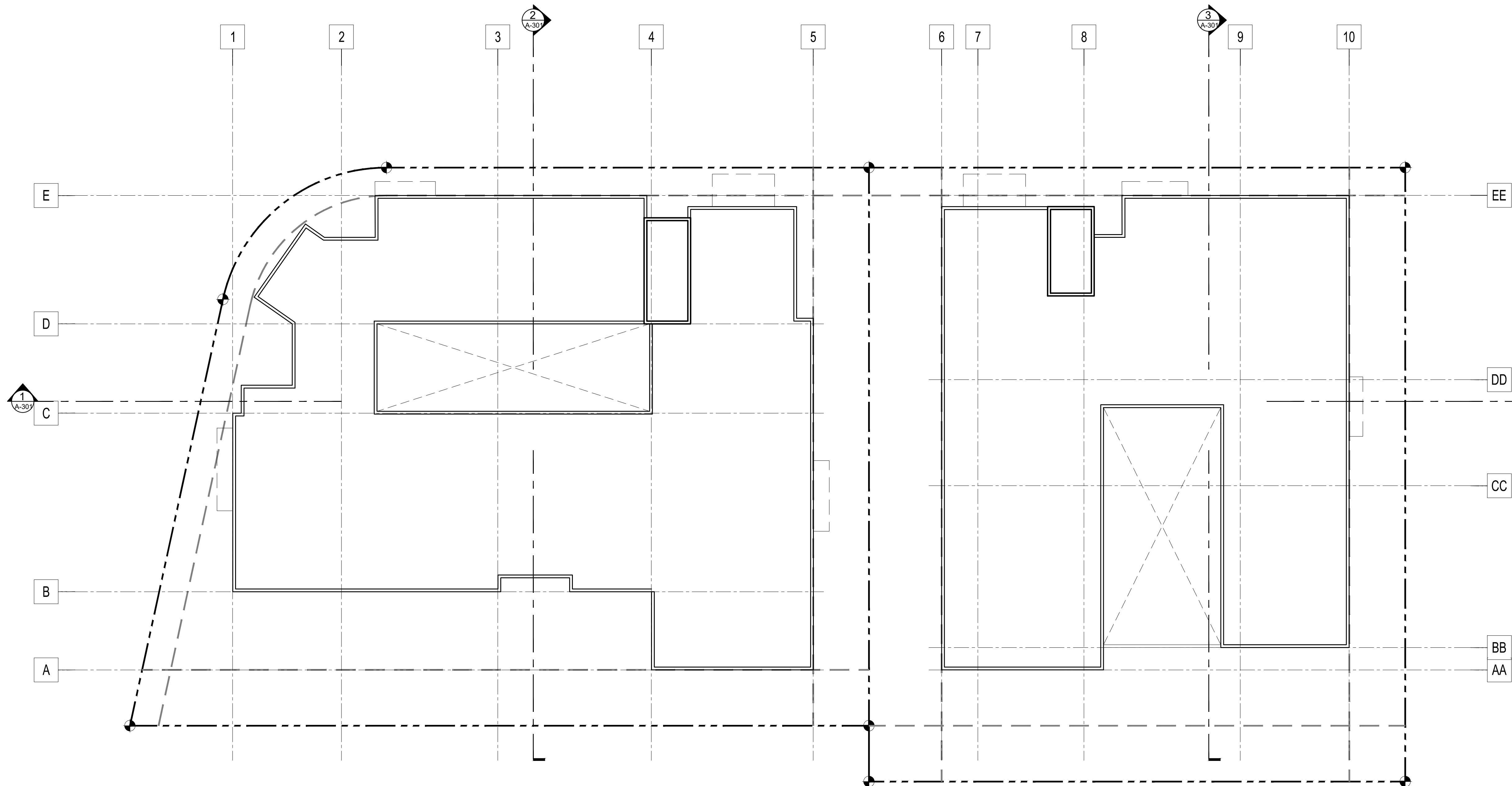
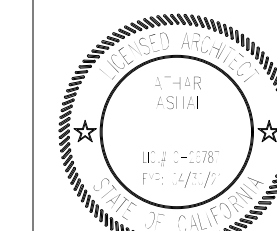
NANCY KIM

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

PROJECT INFORMATION:

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

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



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

KEYNOTES

PLAN NOTES

FIRE ENGINEERING NOTES:

- APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. (FIRE CODE 505.1)
- AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 508. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR.
- PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY FIRE CODE 508.
- ALL FIRE HYDRANTS SHALL MEASURE 6 1/4"x2-1/2", BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C603, OR APPROVED EQUAL, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE COUNTY OF LOS ANGELES FIRE DEPARTMENT REGULATION.
- THE MEANS OF EGRESS AND EXIT DISCHARGE SHALL BE ILLUMINATED AT ANY TIME THE BUILDING IS OCCUPIED WITH A LIGHT INTENSITY OF NOT LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE LEVEL. (BUILDING CODE 1008.2.1)
- THE POWER SUPPLY FOR MEANS OF EGRESS ILLUMINATION SHALL NORMALLY BE PROVIDED BY THE PREMISES' ELECTRICAL SUPPLY. IN THE EVENT OF POWER SUPPLY FAILURE, THE EMERGENCY POWER SYSTEM SHALL PROVIDE POWER FOR A DURATION OF NOT LESS THAN 90 MIN. AND SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. (BUILDING CODE 1008.3.4)

WALL TYPES

| TYPE OF CONSTRUCTION I & V-A OCCUPANCY TYPE A ₂ /R ₂ /S ₂ | | | |
|---|------------|---|--------|
| TAG | LINE STYLE | DESCRIPTION | DETAIL |
| 1 | — | 10" - 12" THICK CONCRETE WALL - 3 HOUR RATED | |
| 2 | — | 1 HOUR RATED CORRIDOR WALL | |
| 3 | — | 2 HOUR RATED SHAFT WALL | |
| 4 | — | 1 HOUR RATED PARTY WALL | |
| | — | NON-RATED WALL | |

Rev. # Date/Issue Notes

| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
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Sheet Title :

ROOF PLAN

Scale : AS NOTED Job Number : J-1908

Date : Aug2021 Sheet Number :

Drawn : orkihous

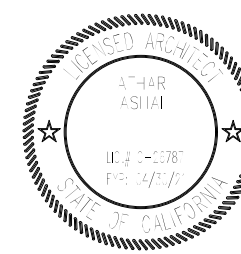
Check'd : CTV/RRJ

A-104

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |

Sheet Title:
**BUILDING A-
UNIT PLANS**

Scale : AS NOTED Job Number : J-1908
Date : Aug2021 Sheet Number :
Drawn : arkhous
Check'd : CTV/RRJ

A-111

PLOT DATE: 10/20/21

GENERAL NOTES

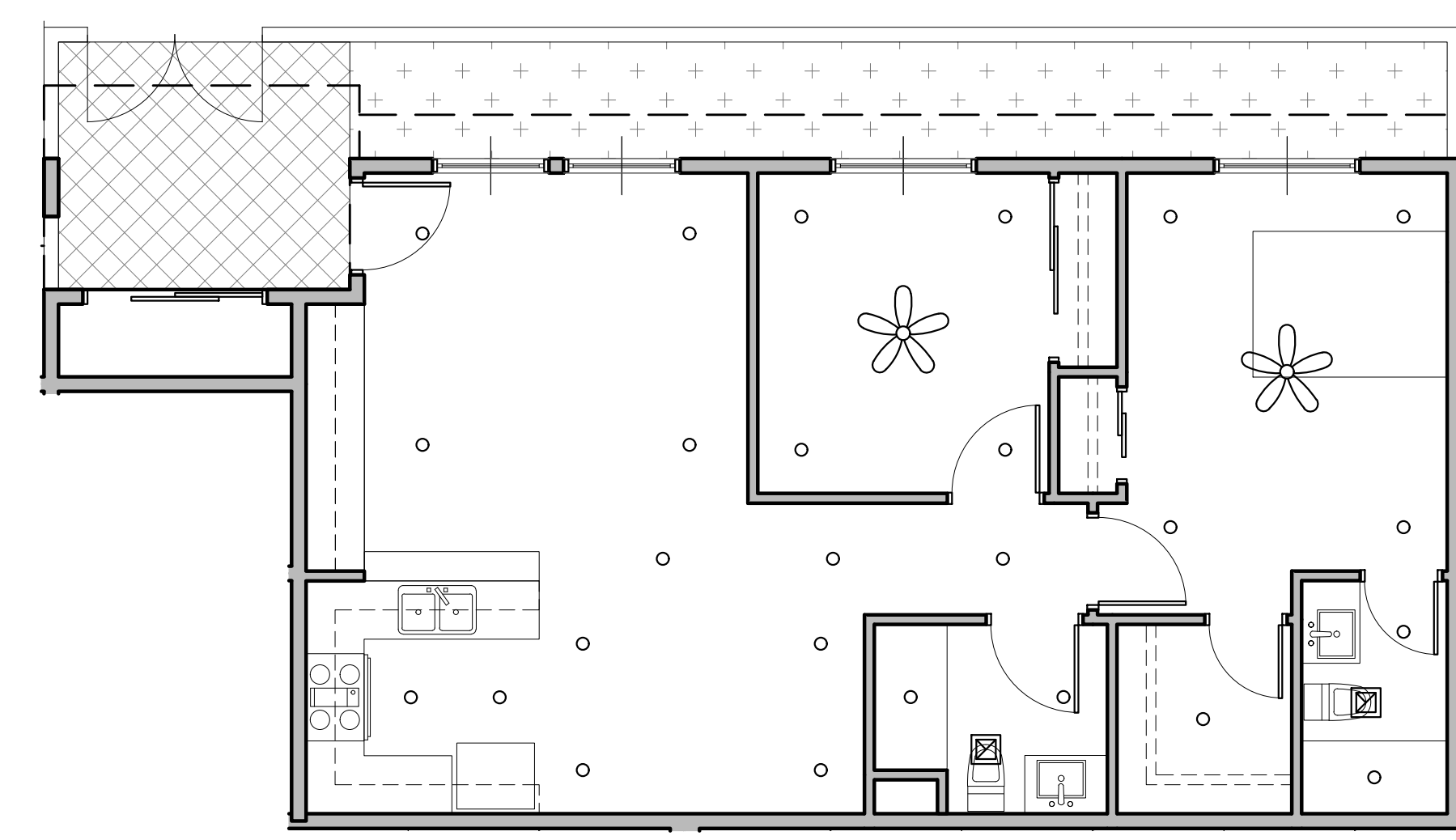
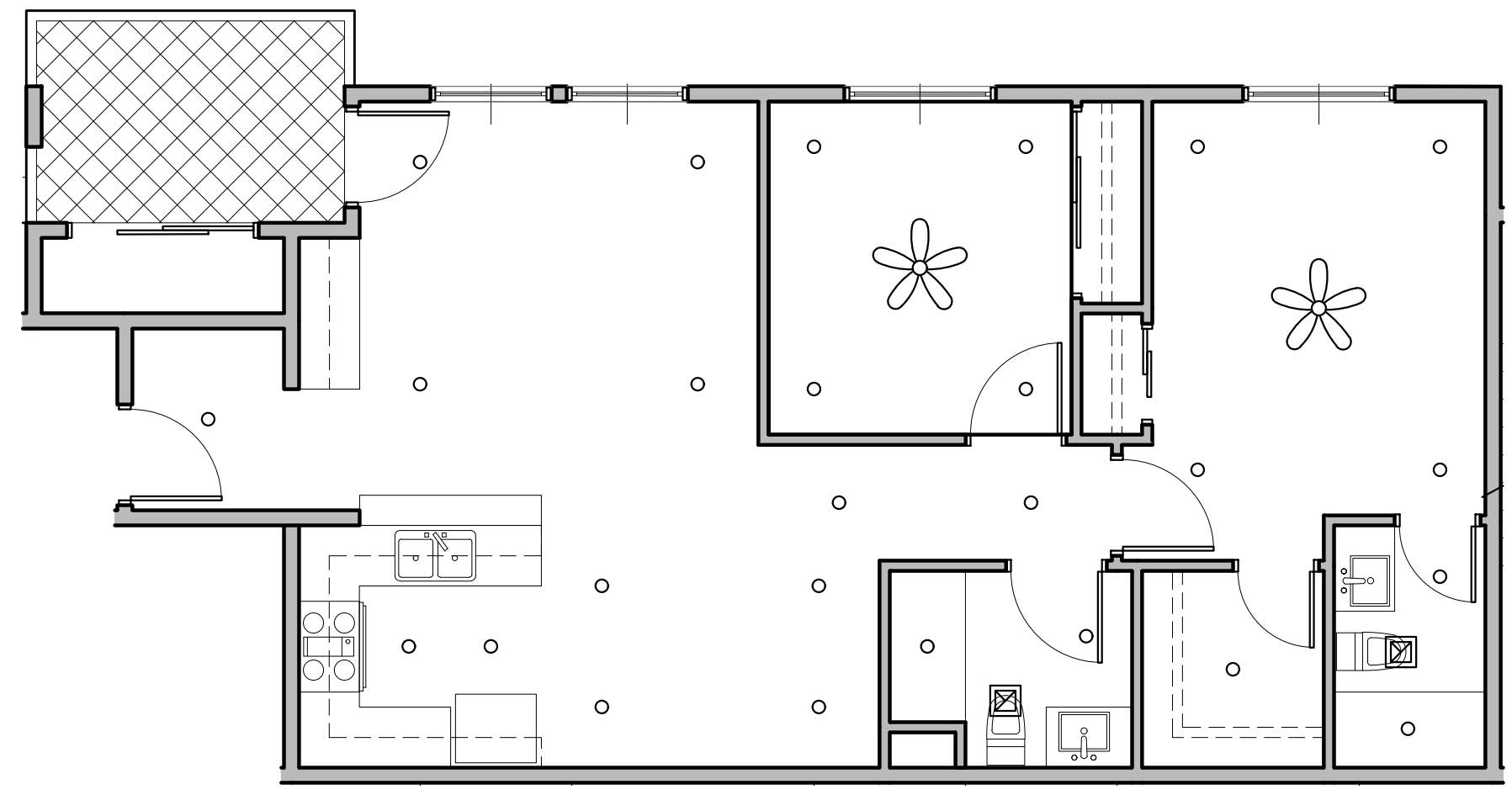
1. DWELLING UNITS ACCESSIBILITY. REFER TO SHEET A-
2. COMMON AND PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-
3. ALL TUB/SHOWER COMBOS WILL BE UTILIZED FIBERGLASS.
4. WALLS ARE PERMITTED TO BE OF NON-RATED CONSTRUCTION EXCEPTS AS GRAPHICALLY NOTED ON BUILDING COMPOSITE FLOOR PLANS.
5. UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFM60 PER SQUARE FOOT OF ENCLOSURE.
6. WATER HEATER UNIT MODEL SEE PLUMBING SCHEDULE
7. RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/C/LG CONDITIONS
8. DIMENSIONS ARE MEASURED FROM FACE OF STUD (POS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|----------|---|
| TYPE A | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYR X - TAPE, TEXTURE STUCCO FINISH |
| [Symbol] | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A-- |
| [Symbol] | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1132A. 4.1 |
| [Symbol] | FLOOR MATERIAL FLUSH TRANSITION |
| [Symbol] | INTERIOR ELEVATION KEY |
| [Symbol] | LIVING ROOM CARPET FLOOR FINISH - CEILING HEIGHT |
| [Symbol] | ROOM NAME FLOOR FINISH - CEILING HEIGHT |
| [Symbol] | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| [Symbol] | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| [Symbol] | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| [Symbol] | CEILING FAN |
| [Symbol] | SUPPLY AIR REGISTER |
| [Symbol] | SUPPLY AIR SIDE WALL REGISTER |
| [Symbol] | RETURN AIR REGISTER |
| [Symbol] | RETURN AIR SIDE WALL REGISTER |
| [Symbol] | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| [Symbol] | SMOKE DETECTOR |
| [Symbol] | CARBON MONOXIDE DETECTOR |
| [Symbol] | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A-- |

UNIT PLAN KEYNOTES

1. DOUBLE BOWL SINK WITH GARAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED. REFER TO SCHEDULE OF FINISHES.
2. UNDER-COUNTER 1" - 2" WIDE DISHWASHER (BOSCH) ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
3. REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
4. FREE STANDING RANGE AND OVER THE RANGE MICROWAVE (BOTH ENERGY STAR CERTIFIED) - VERIFY AND INSTALL APPLIANCES PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADAPTABLE REQUIREMENTS. PROVIDE 15" BREADBOARD EA SIDE.
5. 24" DEEP BASE CABINET WITH COUNTERTOP
6. 12" DEEP UPPER CABINET
7. ENERGY STAR WASHER AND DRYER - STACKED
8. VOID SPACE. FILL IN WITH INSULATION
9. ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
10. 32" x 60" TUB/SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
11. RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
12. FUTURE 6" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
13. FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
14. ELECTRIC PANEL - REFER TO ELECTRICAL DRAWINGS FOR SOME INFORMATION. HOLE AND SHELF LOCATE POLE 16" ABOVE FINISH FLOOR. PROVIDE 2x6 BLOCKING WITHIN
15. STUB BAY AT EACH END & CENTER OF POLE FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED 2x6 BLOCKING ACCORDINGLY.
16. GRAB BAR
17. CEILING MOUNTED HORIZONTAL FAN COIL UNIT. (SEE MECHANICAL PLANS) VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING DROPPED CEILING HEIGHT. PROVIDE MINIMUM REQUIRED MANUFACTURE ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT PANEL TO MATCH CEILING.
18. METAL THRESHOLD. FLOOR LEVEL CHANGES GREATER THAN 1/2" AT DOORWAYS SHALL BE BEVELED OR SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). REFER TO DETAILS AT ENTRY DOOR AT BALCONY SLIDING DOOR
19. UNIT DOOR BELL AT 48" AFF - SEE ELEC
20. ACCESSIBLE COMPLIANT LAVATORY
21. UNIT SIGNAGE
22. WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
23. DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0" ABOVE FINISH FLOOR TO TOP OF DISPLAY
24. 15" MIN. BREADBOARD
25. ENERGY STAR TANKLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING
26. SMOKE DETECTOR
27. CARBON MONOXIDE DETECTOR
28. 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
29. EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
30. 1HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
31. EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
32. GUTTER
33. SCUPPER
34. CEILING BREAK
35. 2" WIDE PVC SOFFIT VENT - SEE DETAIL
36. NOT USED

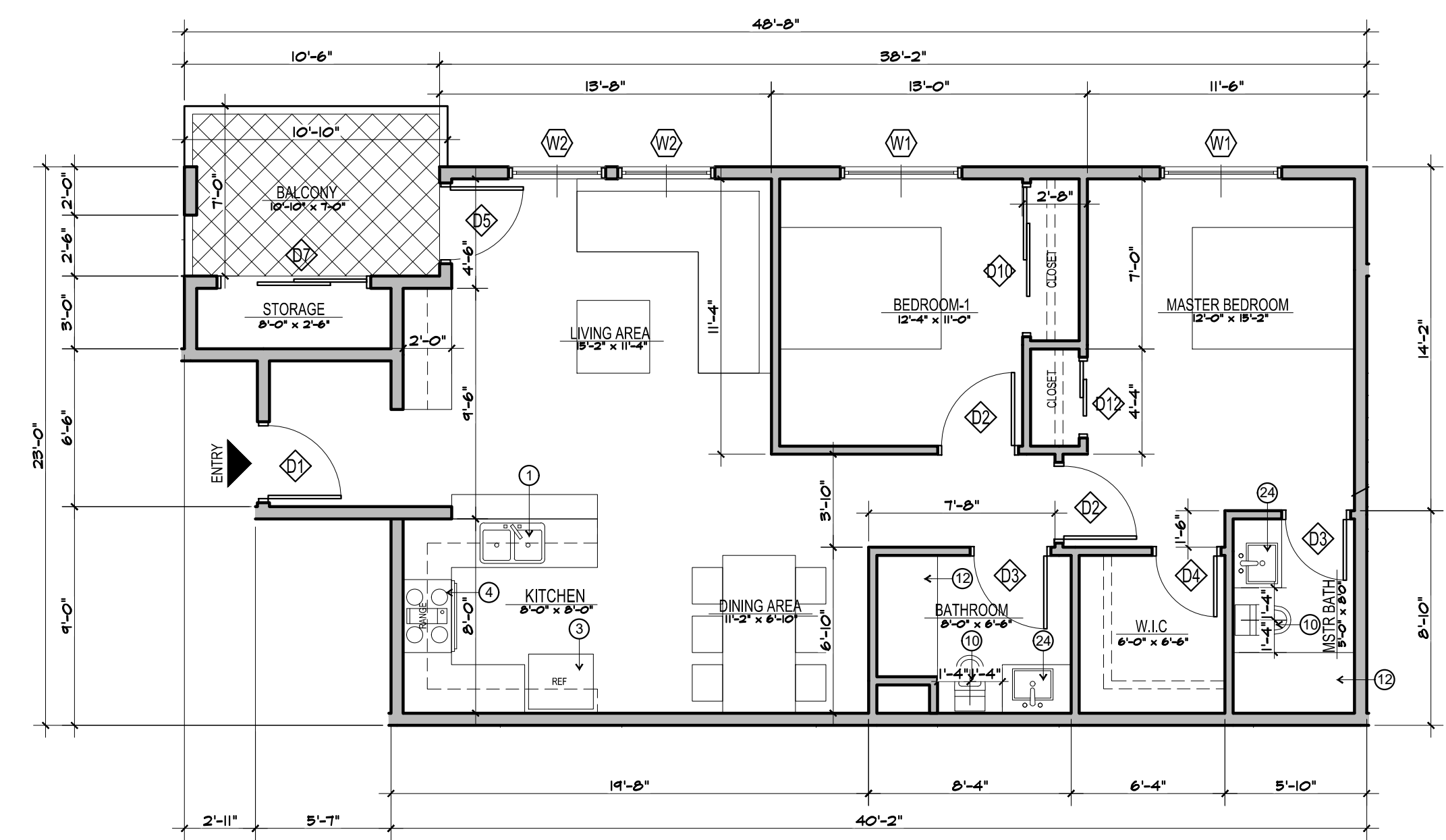


UNIT PLAN 201, 301 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 04

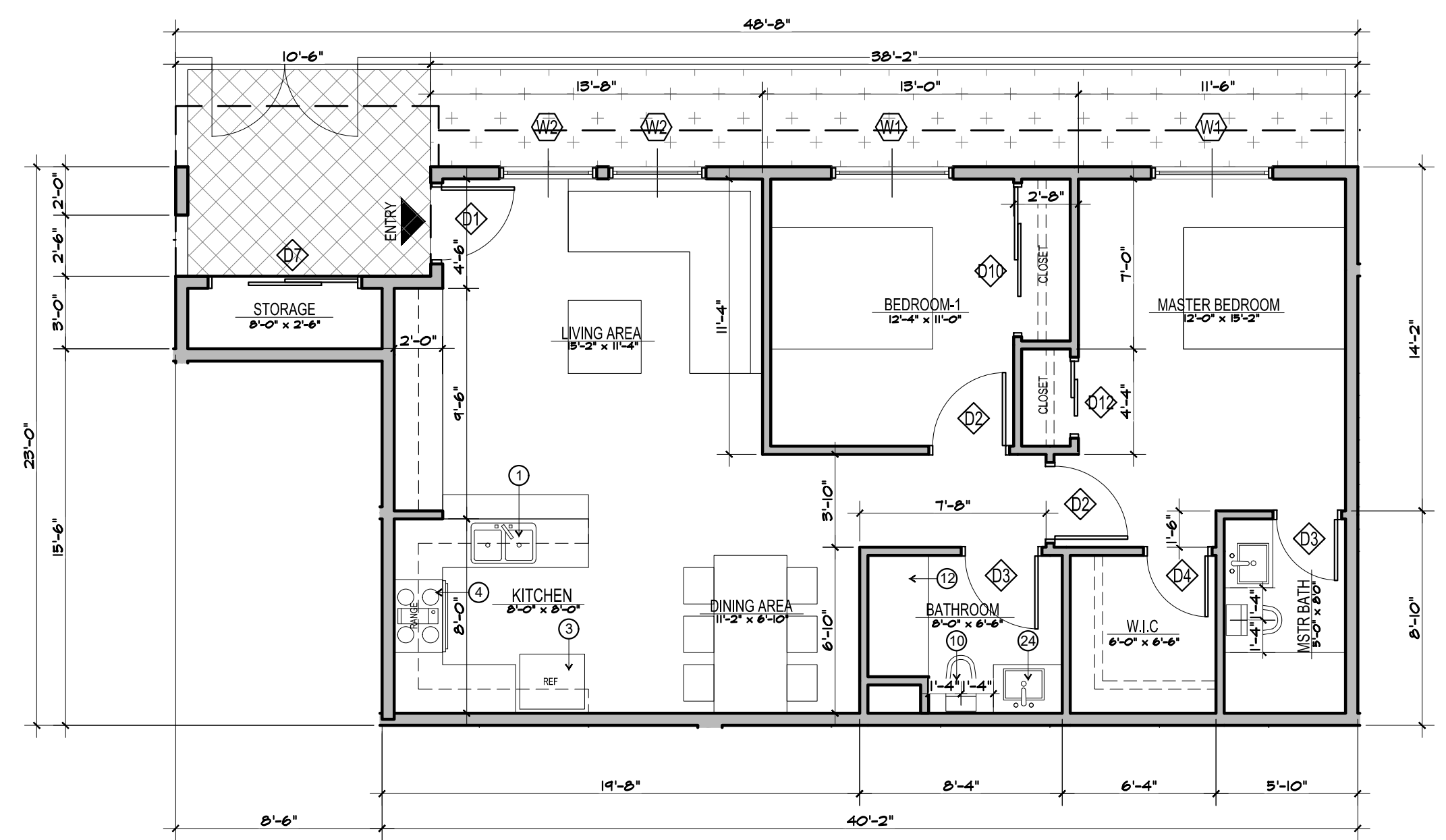
UNIT PLAN 101 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 02



UNIT PLAN 201, 301 - FLOOR PLAN

SCALE 3/16" = 1'-0" 03



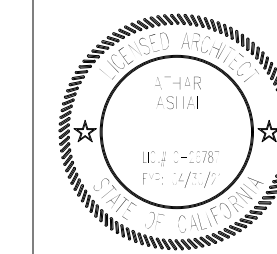
UNIT PLAN 101 - FLOOR PLAN

SCALE 3/16" = 1'-0" 01

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
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Sheet Title:
**BUILDING A-
UNIT PLANS**

Scale: AS NOTED Job Number: J-1908
Date: Aug2021 Sheet Number:
Drawn: arkihaus
Check'd: CTV/RRJ

A-112

PLOT DATE: 10/20/2021

GENERAL NOTES

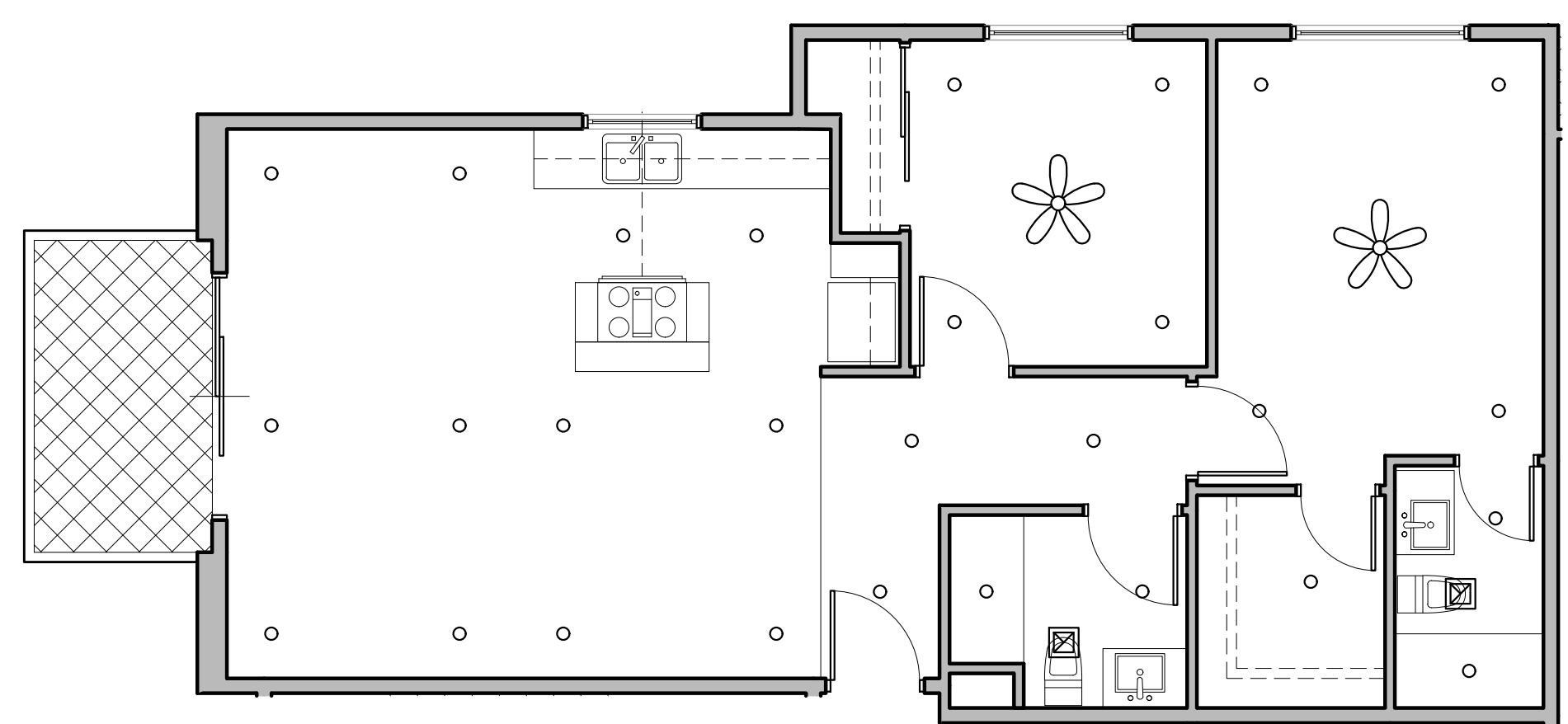
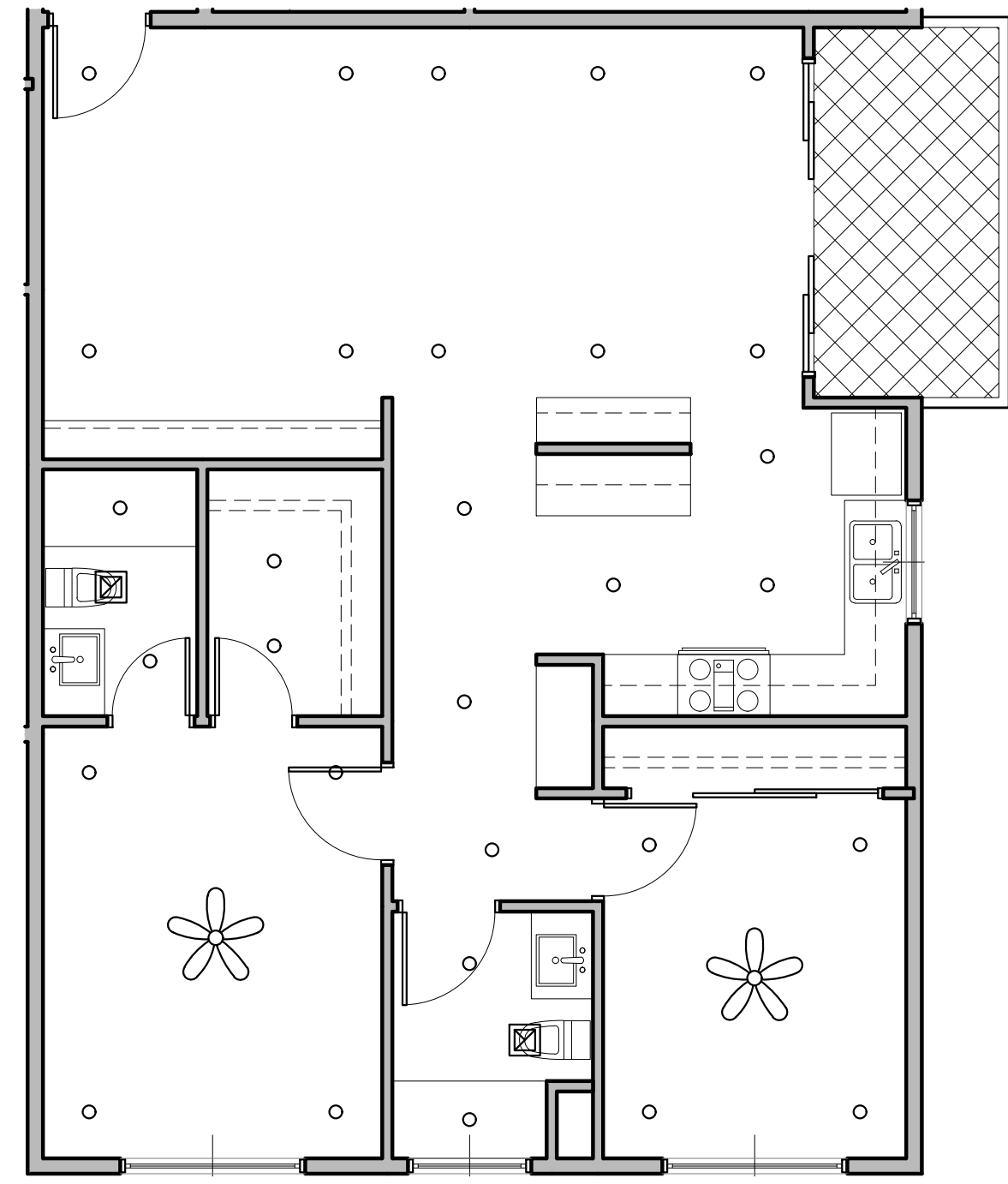
1. DWELLING UNITS ACCESSIBILITY. REFER TO SHEET A-
2. COMMON AN PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-
3. ALL TUB SHOWER COMBOS WILL BE UTILIZED FIBERGLASS.
4. WALLS ARE PERMITTED TO BE OF NON-RATED CONSTRUCTION EXCEPTS AS GRAPHICALLY NOTED ON BUILDING COMPOSITE FLOOR PLANS.
5. UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFM50 PER SQUARE FOOT OF ENCLOSURE.
6. WATER HEATER UNIT MODEL. SEE PLUMBING SCHEDULE.
7. RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/C/G CONDITIONS.
8. DIMENSIONS ARE MEASURED FROM FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|---------|---|
| TYPE A | 5/8" GYPSUM BOAR - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOAR - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYPR X - TAPE, TEXTURE STUCCO FINISH |
| | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A- |
| | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1132A. 4.1 |
| | FLOOR MATERIAL FLUSH TRANSITION |
| | INTERIOR ELEVATION KEY |
| | LIVING ROOM CARPET ROOM NAME FLOOR FINISH CEILING HEIGHT |
| | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| | CEILING FAN |
| | SUPPLY AIR REGISTER |
| | SUPPLY AIR SIDE WALL REGISTER |
| | RETURN AIR REGISTER |
| | RETURN AIR SIDE WALL REGISTER |
| | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A- |

UNIT PLAN KEYNOTES

1. DOUBLE BOWL SINK W/ WITH GARAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED. REFER TO SCHEDULE OF FINISHES.
2. UNDER-COUNTER W/ 24" WIDE DISHWASHER (BOSCH 36" ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED). PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
3. REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
4. FREE STANDING RANGE AND OVER THE RANGE MICROWAVE (BOTH ENERGY STAR CERTIFIED) - VERIFY AND INSTALL APPLIANCES PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADAPTABLE REQUIREMENTS. PROVIDE 15" BREADBOARD EA SIDE.
5. 24" DEEP BASE CABINET WITH COUNTERTOP
6. 12" DEEP UPPER CABINET
7. ENERGY STAR WASHER AND DRYER - STACKED
8. VOID SPACE. FILL IN WITH INSULATION
9. ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
10. 32" x 60" TUB SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
11. RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
12. FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
13. FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
14. ELECTRIC PANEL - REFER TO ELECTRICAL DRAWINGS FOR SOME INFORMATION
15. HOLE AND SHELF. LOCATE POLE 16" ABOVE FINISH FLOOR. PROVIDE 2x4 BLOCKING WITHIN STUD BAY AT EACH END & CENTER OF POLE FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED IN BLOCKING ACCORDINGLY.
16. GRAB BAR
17. CEILING MOUNTED HORIZONTAL FAN COIL UNIT. (SEE MECHANICAL PLANS) VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING SLOPED CEILING HEIGHT. PROVIDE MINIMUM REQUIRED MANUFACTURE ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT PANEL TO MATCH CEILING.
18. METAL THRESHOLD. FLOOR LEVEL CHANGES GREATER THAN 1/2" AT DOORWAYS SHALL BE BEVELED OR SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). REFER TO DETAILS AT ENTRY DOOR AT BALCONY SLIDING DOOR
19. UNIT DOOR BELL AT 48" AFF - SEE ELEC
20. ACCESSIBLE COMPLIANT LAVATORY
21. UNIT SIGNAGE
22. WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
23. DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0" ABOVE FINISH FLOOR TO TOP OF DISPLAY
24. 15" MIN. BREADBOARD
25. ENERGY STAR TANKLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING
26. SMOKE DETECTOR
27. CARBON MONOXIDE DETECTOR
28. 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
29. EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
30. 1HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
31. EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
32. GUTTER
33. SCUPPER
34. CEILING BREAK
35. 2" WIDE PVC SOFFIT VENT - SEE DETAIL
36. NOT USED

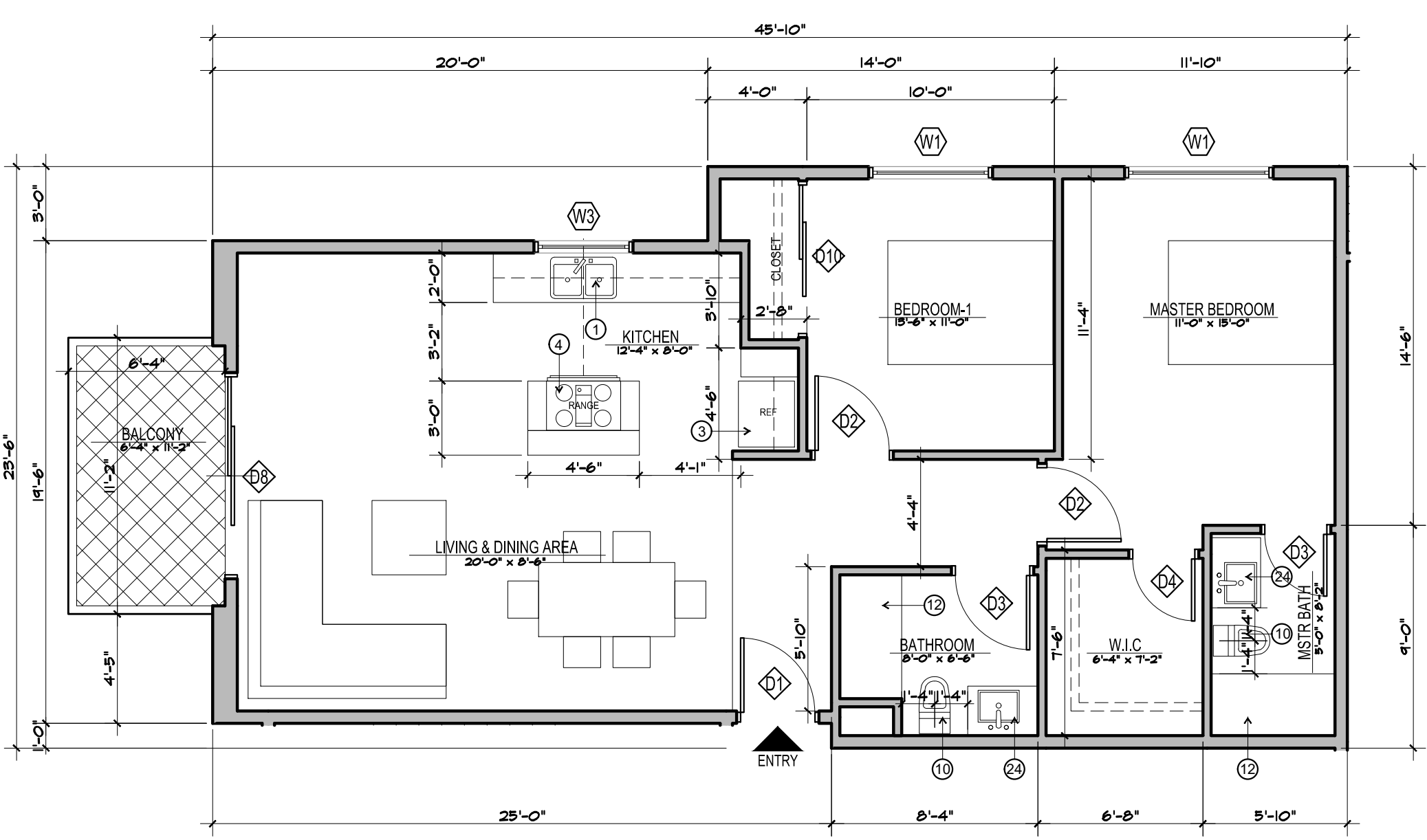
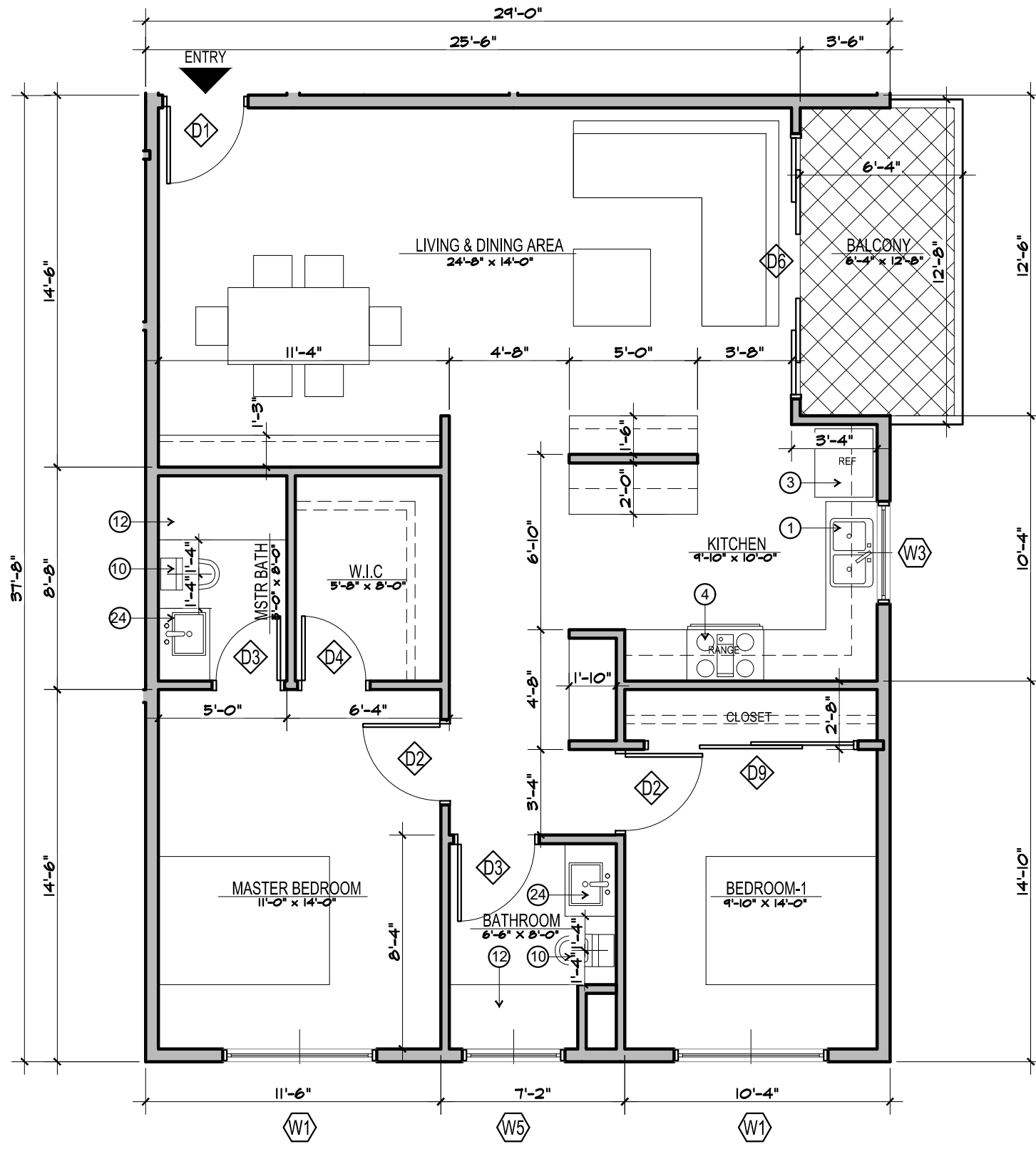


UNIT PLAN 203, 303 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 04

UNIT PLAN 202, 302 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 02



UNIT PLAN 203, 303 - FLOOR PLAN

SCALE 3/16" = 1'-0" 03

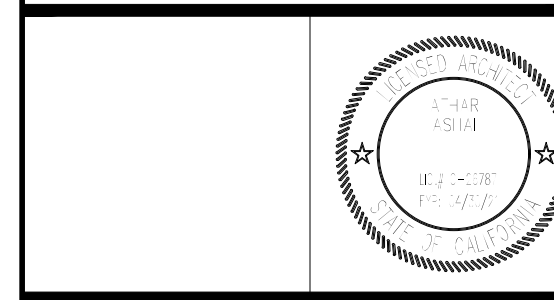
UNIT PLAN 202, 302 - FLOOR PLAN

SCALE 3/16" = 1'-0" 01

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
| 2 | | |
| 3 | | |
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Sheet Title:
**BUILDING A-
UNIT PLANS**

| | | | |
|----------|----------|---------------|--------|
| Scale: | AS NOTED | Job Number: | J-1908 |
| Date: | Aug2021 | Sheet Number: | |
| Drawn: | arkihaus | A-113 | |
| Checked: | CTV/RRJ | | |

GENERAL NOTES

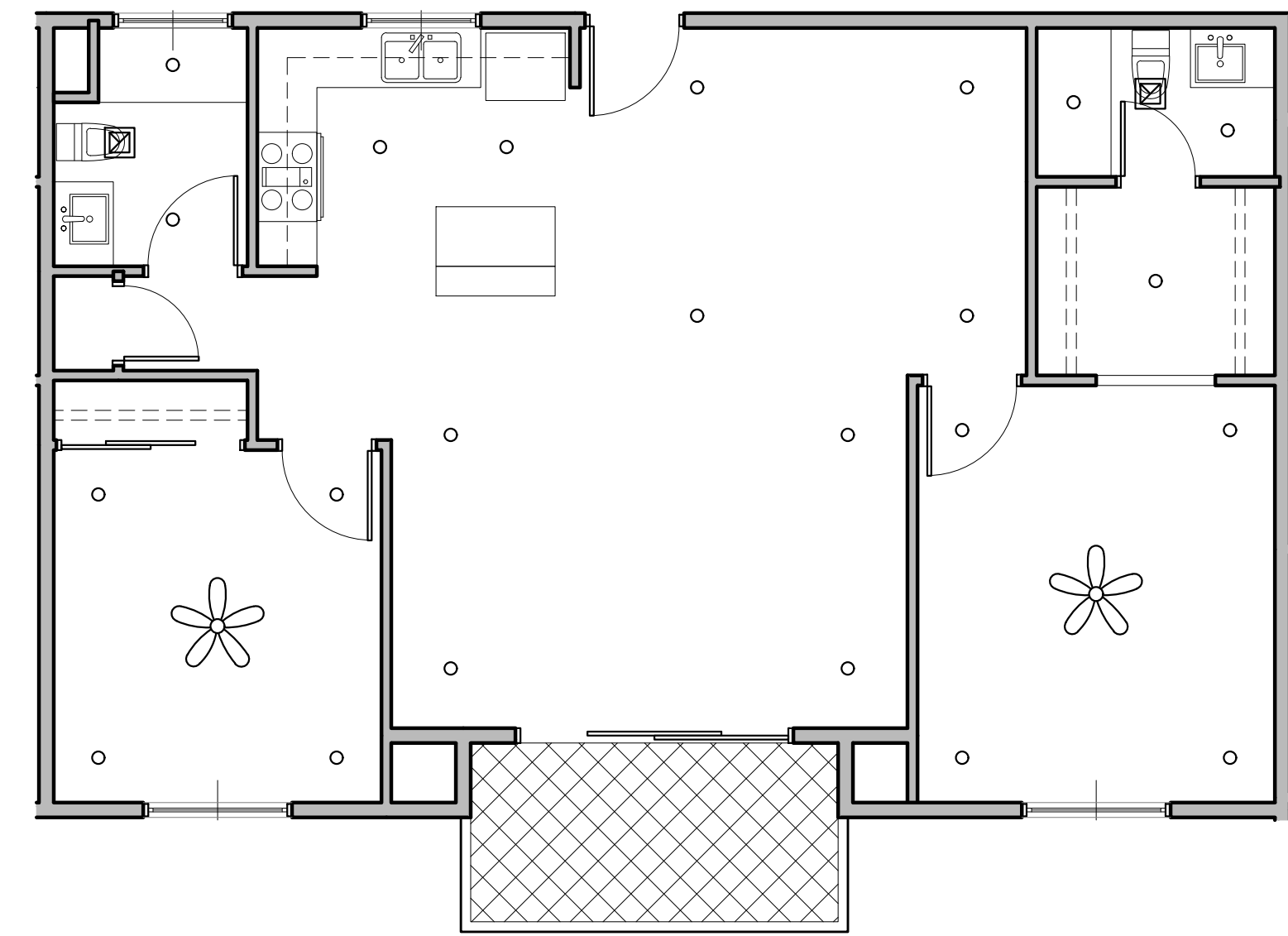
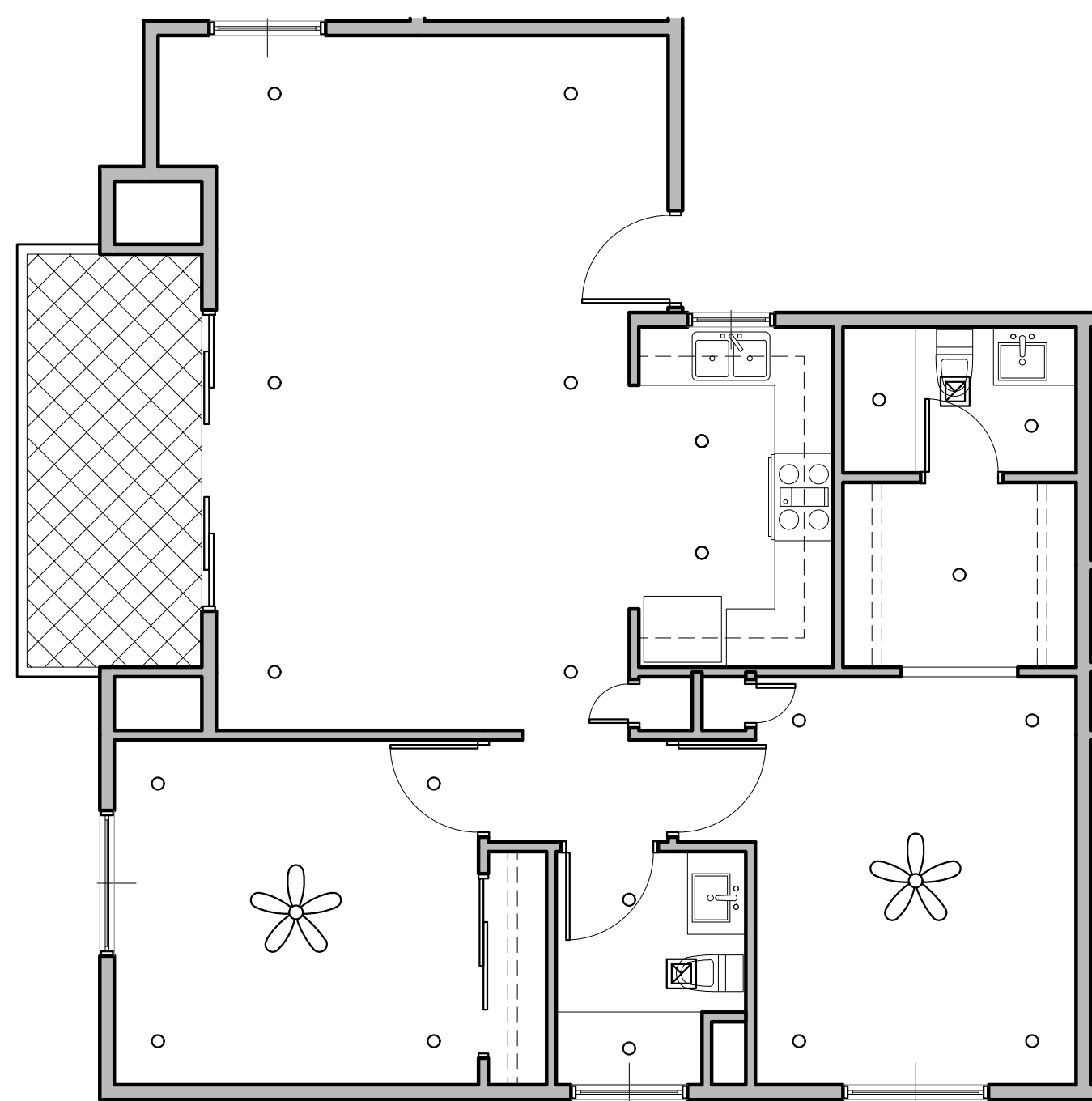
- DWELLING UNITS ACCESSIBILITY. REFER TO SHEET A-COMMON AN PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-4.
- ALL TUB SHOWER COMBOS WILL BE UTILIZED FBERGLASS.
- WALLS ARE PERMITTED TO BE OF NON-RATED CONSTRUCTION EXCEPTS AS GRAPHICALLY NOTED ON BUILDING COMPOSITE FLOOR PLANS.
- UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFM50 PER SQUARE FOOT OF ENCLOSURE.
- WATER HEATER UNIT MODEL. SEE PLUMBING SCHEDULE.
- RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/CLG CONDITIONS.
- DIMENSIONS ARE MEASURED FROM FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|----------|---|
| TYPE A | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYPR X - TAPE, TEXTURE STUCCO FINISH |
| [Symbol] | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A- |
| [Symbol] | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/4" HIGHER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1132A.4.1 |
| [Symbol] | FLOOR MATERIAL FLUSH TRANSITION |
| [Symbol] | INTERIOR ELEVATION KEY |
| [Symbol] | LIVING ROOM ROOM NAME CARPET FLOOR FINISH 2'-0" CEILING HEIGHT |
| [Symbol] | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| [Symbol] | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| [Symbol] | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| [Symbol] | CEILING FAN |
| [Symbol] | SUPPLY AIR REGISTER |
| [Symbol] | SUPPLY AIR SIDE WALL REGISTER |
| [Symbol] | RETURN AIR REGISTER |
| [Symbol] | RETURN AIR SIDE WALL REGISTER |
| [Symbol] | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| [Symbol] | SMOKE DETECTOR |
| [Symbol] | CARBON MONOXIDE DETECTOR |
| [Symbol] | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A- |

UNIT PLAN KEYNOTES

- DOUBLE BOWL SINK, W WITH GARAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED. REFER TO SCHEDULE OF FINISHES.
- UNDER-COUNTER 1" - 24" WIDE DISHWASHER (BOSCH 24" ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED). PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
- REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
- FREE STANDING RANGE AND OVER THE RANGE MICROWAVE (BOTH ENERGY STAR CERTIFIED) - VERIFY AND INSTALL APPLIANCE'S MANUFACTURER'S REQUIREMENTS. PROVIDE ADAPTABLE REQUIREMENTS. PROVIDE 15" BREADBOARD EA SIDE.
- 24" DEEP BASE CABINET WITH COUNTERTOP
- 12" DEEP UPPER CABINET
- ENERGY STAR WASHER AND DRYER - STACKED
- VOID SPACE. FILL IN WITH INSULATION
- ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
- 32" x 60" TUB SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
- RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
- FUTURE W/ GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
- FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
- ELECTRIC PANEL - REFER TO ELECTRICAL DRAWINGS FOR SOME INFORMATION. POLE AND SHELF. LOCATE POLE 6" ABOVE FINISH FLOOR. PROVIDE 2x6 BLOCKING WITHIN STUD BAY AT EACH END & CENTER OF POLE. FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED 2x6 BLOCKING ACCORDINGLY.
- GRAB BAR
- CEILING MOUNTED HORIZONTAL FAN COIL UNIT. (SEE MECHANICAL PLANS) VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING DROPPED CEILING HEIGHT. PROVIDE MINIMUM REQUIRED MANUFACTURE ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT PANEL TO MATCH CEILING.
- METAL THRESHOLD. FLOOR LEVEL CHANGES GREATER THAN 1/2" AT DOORWAYS SHALL BE BEVELED OR SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). REFER TO DETAILS AT ENTRY DOOR AT BALCONY SLIDING DOOR
- UNIT DOOR BELL AT 48" AFF - SEE ELEC
- ACCESSIBLE COMPLIANT LAVATORY
- UNIT SIGNAGE
- WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
- DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0" ABOVE FINISH FLOOR TO TOP OF DISPLAY
- 15" MIN. BREADBOARD
- ENERGY STAR TANKLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
- EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
- 1HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
- EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
- GUTTER
- SCUPPER
- CEILING BREAK
- 2" WIDE PVC SOFFIT VENT - SEE DETAIL
- NOT USED

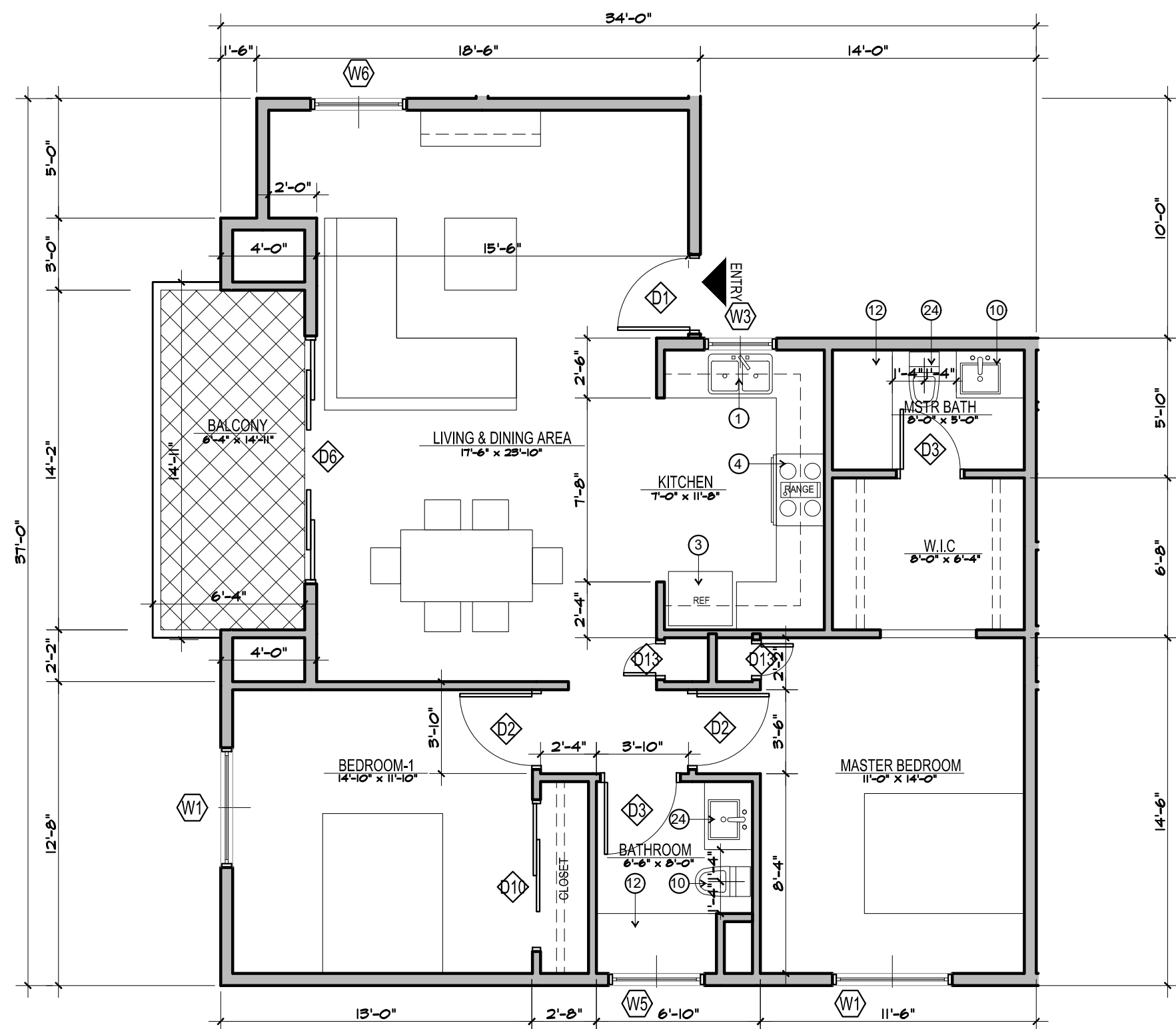


UNIT PLAN 205, 305 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 04

UNIT PLAN 204, 304 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 02

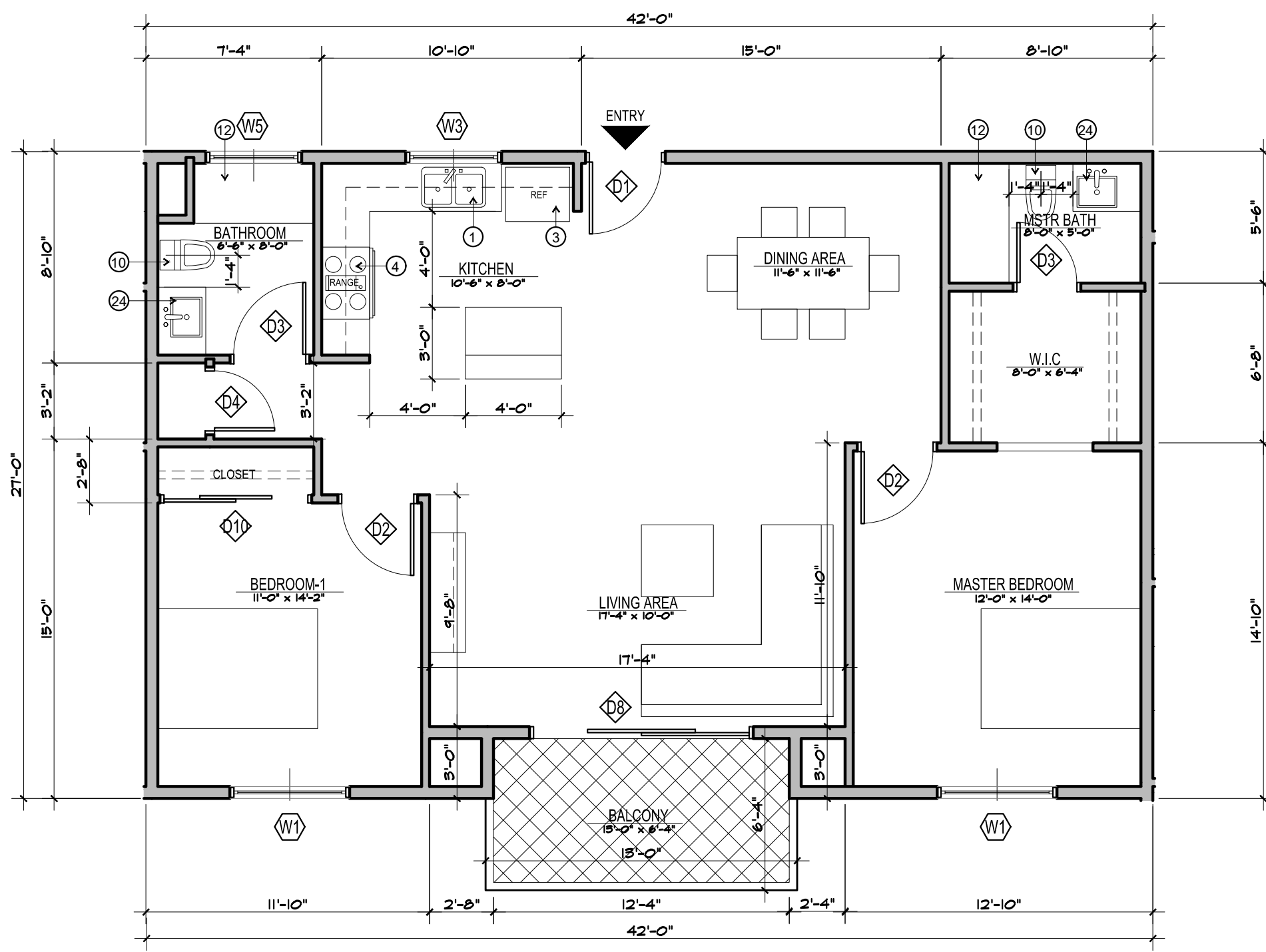


UNIT PLAN 205, 305 - FLOOR PLAN

SCALE 3/16" = 1'-0" 03

UNIT PLAN 204, 304 - FLOOR PLAN

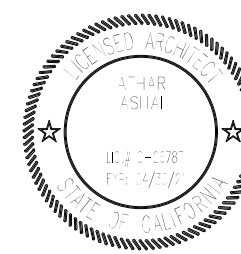
SCALE 3/16" = 1'-0" 01



PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
|--------|------------|-------|
| 1 | | |
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Sheet Title :
**BUILDING B-
UNIT PLANS**

| | |
|-------------------|---------------------|
| Scale : AS NOTED | Job Number : J-1908 |
| Date : Aug2021 | Sheet Number : |
| Drawn : arkihaus | A-121 |
| Check'd : CTV/RRJ | |

GENERAL NOTES

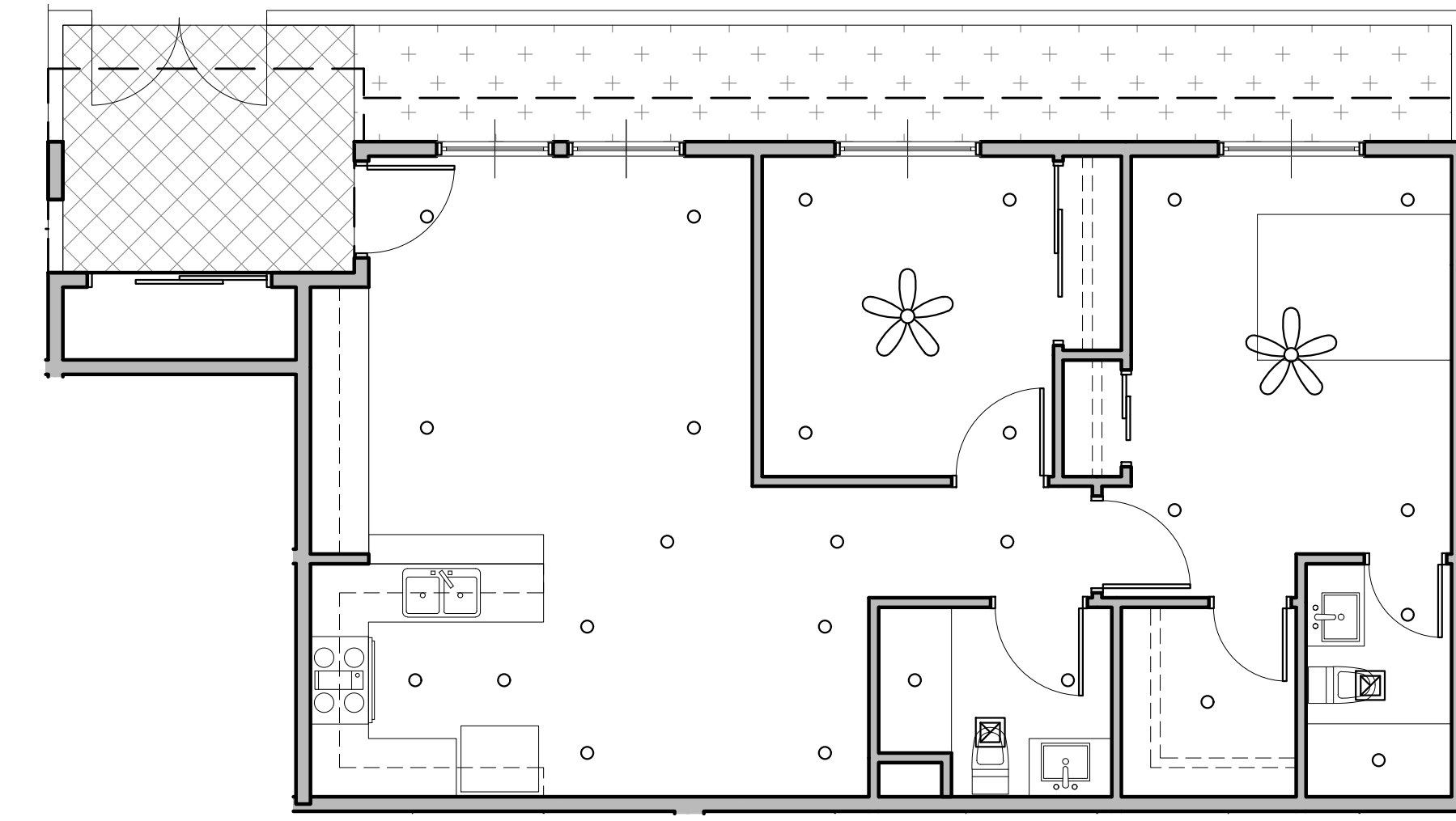
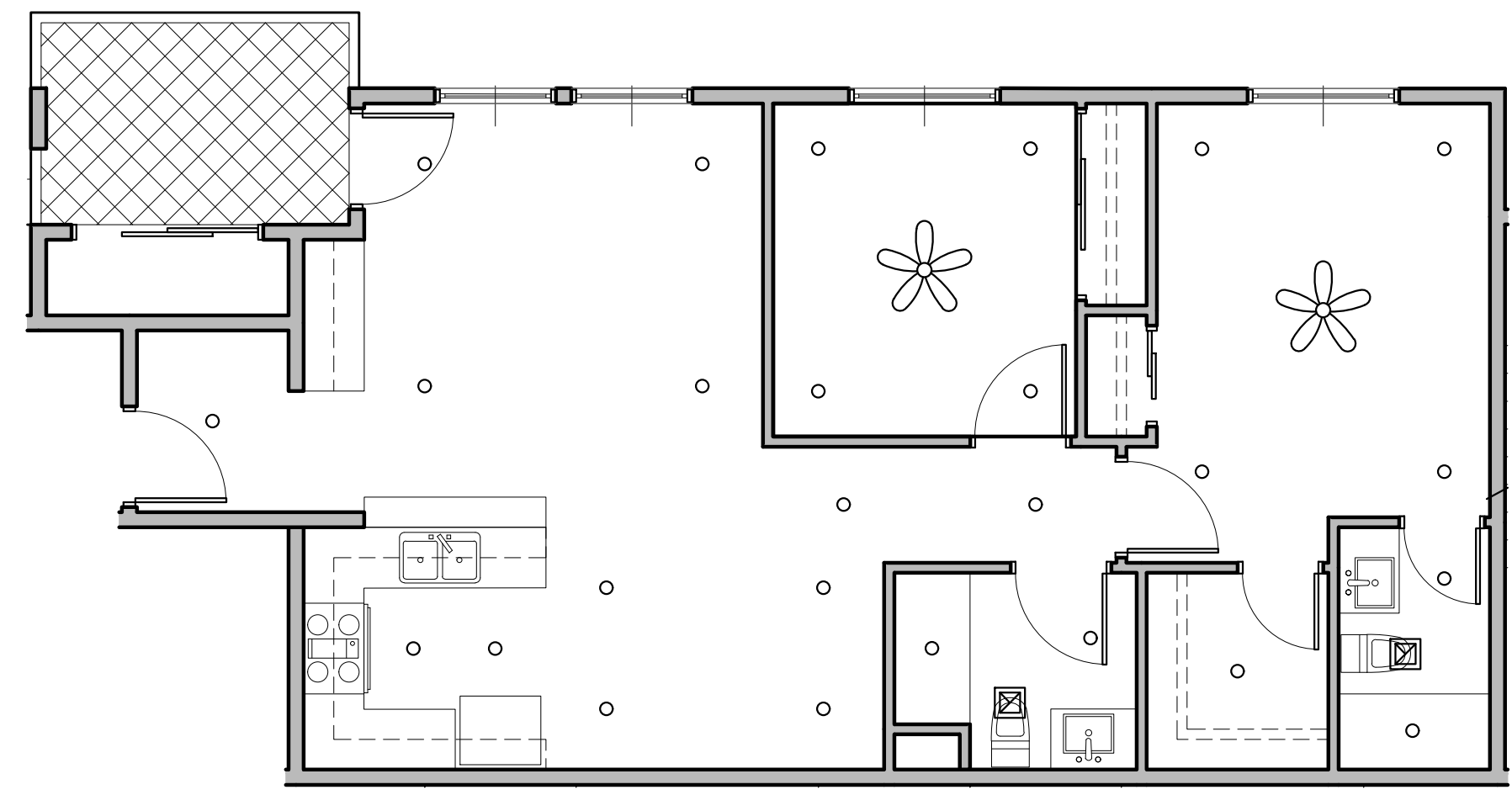
- DWELLING UNITS ACCESSIBILITY. REFER TO SHEET A-COMMON AN PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-
- ALL TUB/SHOWER COMBOS WILL BE UTILIZED FIBERGLASS.
- WALLS ARE PERMITTED TO BE OF NON-RATED CONSTRUCTION EXCEPTS AS GRAPHICALLY NOTED ON BUILDING COMPOSITE FLOOR PLANS.
- UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFMS PER SQUARE FOOT OF ENCLOSURE.
- WATER HEATER UNIT MODEL. SEE PLUMBING SCHEDULE.
- RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/C/LG CONDITIONS.
- DIMENSIONS ARE MEASURED FROM FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|----------|---|
| TYPE A | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYPR X - TAPE, TEXTURE STUCCO FINISH |
| [Symbol] | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A- |
| [Symbol] | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2" HIGHER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1122A.4.1 |
| [Symbol] | FLOOR MATERIAL FLUSH TRANSITION |
| [Symbol] | INTERIOR ELEVATION KEY |
| [Symbol] | LIVING ROOM ROOM NAME CARPET FLOOR FINISH 8'-17" CEILING HEIGHT |
| [Symbol] | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| [Symbol] | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| [Symbol] | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| [Symbol] | CEILING FAN |
| [Symbol] | SUPPLY AIR REGISTER |
| [Symbol] | SUPPLY AIR SIDE WALL REGISTER |
| [Symbol] | RETURN AIR REGISTER |
| [Symbol] | RETURN AIR SIDE WALL REGISTER |
| [Symbol] | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| [Symbol] | SMOKE DETECTOR |
| [Symbol] | CARBON MONOXIDE DETECTOR |
| [Symbol] | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A- |

UNIT PLAN KEYNOTES

- DOUBLE BOWL SINK. W WITH GARAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTIBLE REQUIREMENTS WHERE NOTED/ REFER TO SCHEDULE OF FINISHES.
- UNDER-COUNTER 1" - 24" WIDE DISHWASHER (BOSCH 24" ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED). PROVIDE ADAPTIBLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
- REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTIBLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
- FREE STANDING RANGE AND OVER THE RANGE MICROWAVE (BOTH ENERGY STAR CERTIFIED) - VERIFY AND INSTALL APPLIANCES PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADAPTIBLE REQUIREMENTS. PROVIDE 15" BREADBOARD EA SIDE.
- 24" DEEP BASE CABINET WITH COUNTERTOP
- 12" DEEP UPPER CABINET
- ENERGY STAR WASHER AND DRYER - STACKED
- VOID SPACE. FILL IN WITH INSULATION
- ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
- 32" x 60" TUB/SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
- RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
- FUTURE 48" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
- FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
- ELECTRIC PANEL - REFER TO ELECTRICAL DRAWINGS FOR SOME INFORMATION. POLE AND SHELF. LOCATE POLE 6" ABOVE FINISH FLOOR. PROVIDE 2X6 BLOCKING WITHIN
- STUB BAY AT EACH END & CENTER OF POLE FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED BY BLOCKING ACCORDINGLY.
- GRAB BAR
- CEILING MOUNTED HORIZONTAL FAN COIL UNIT. (SEE MECHANICAL PLANS) VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING DROPPED CEILING HEIGHT. PROVIDE MINIMUM REQUIRED MANUFACTURE ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT PANEL TO MATCH CEILING.
- METAL THRESHOLD. FLOOR LEVEL CHANGES GREATER THAN 1/2" AT DOORWAYS SHALL BE BEVELED OR SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). REFER TO DETAILS AT ENTRY DOOR AT BALCONY SLIDING DOOR
- UNIT DOOR BELL AT 48" AFF - SEE ELEC
- ACCESSIBLE COMPLIANT LAVATORY
- UNIT SIGNAGE
- WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
- DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0". ABOVE FINISH FLOOR TO TOP OF DISPLAY
- 15" MIN. BREADBOARD
- ENERGY STAR TANKLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING.
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
- EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
- 1HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
- EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
- GUTTER
- SCUPPER
- CEILING BREAK
- 2" WIDE PVC SOFFIT VENT - SEE DETAIL
- NOT USED

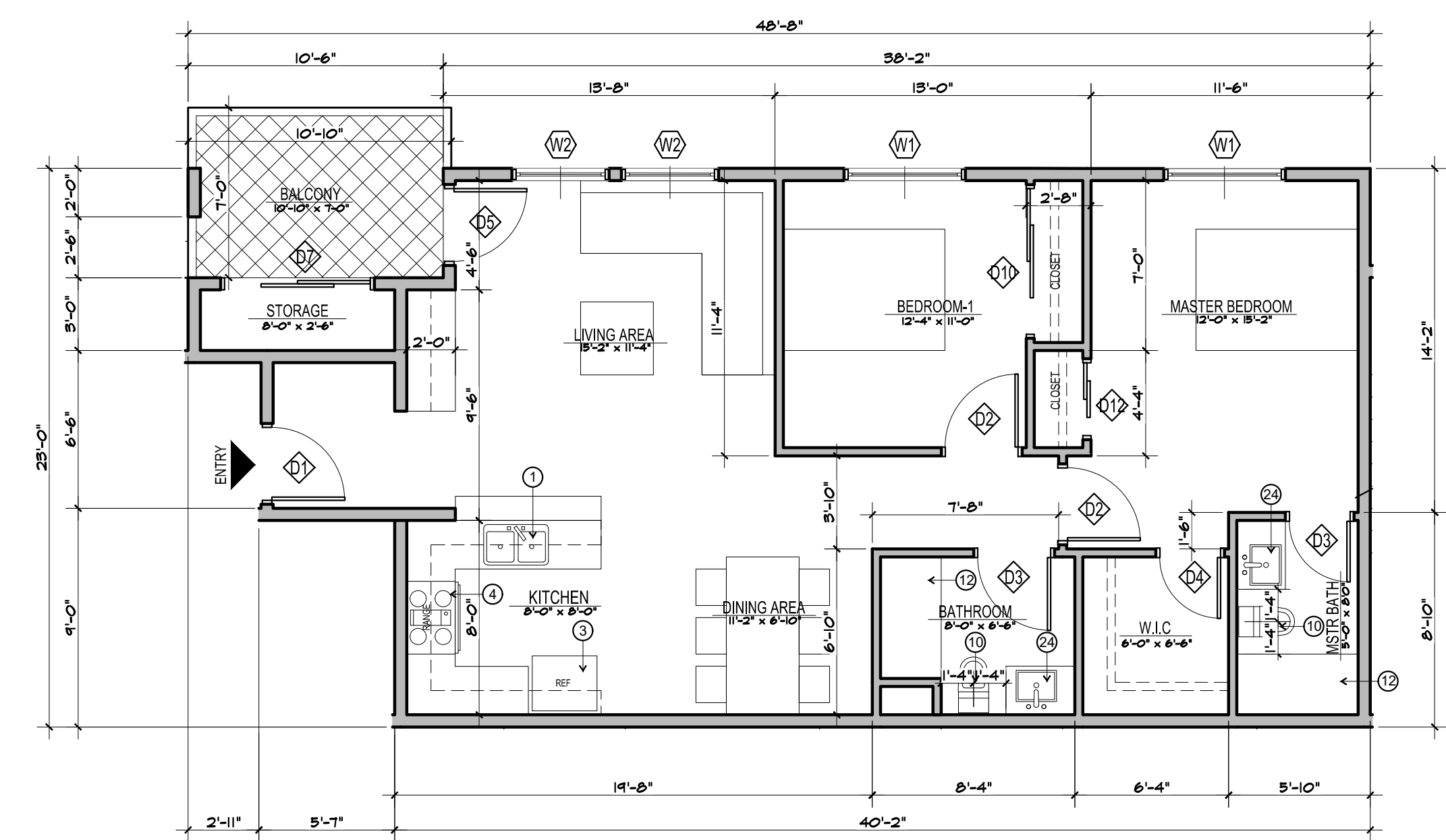


UNIT PLAN 201, 301 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 04

UNIT PLAN 101 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 02

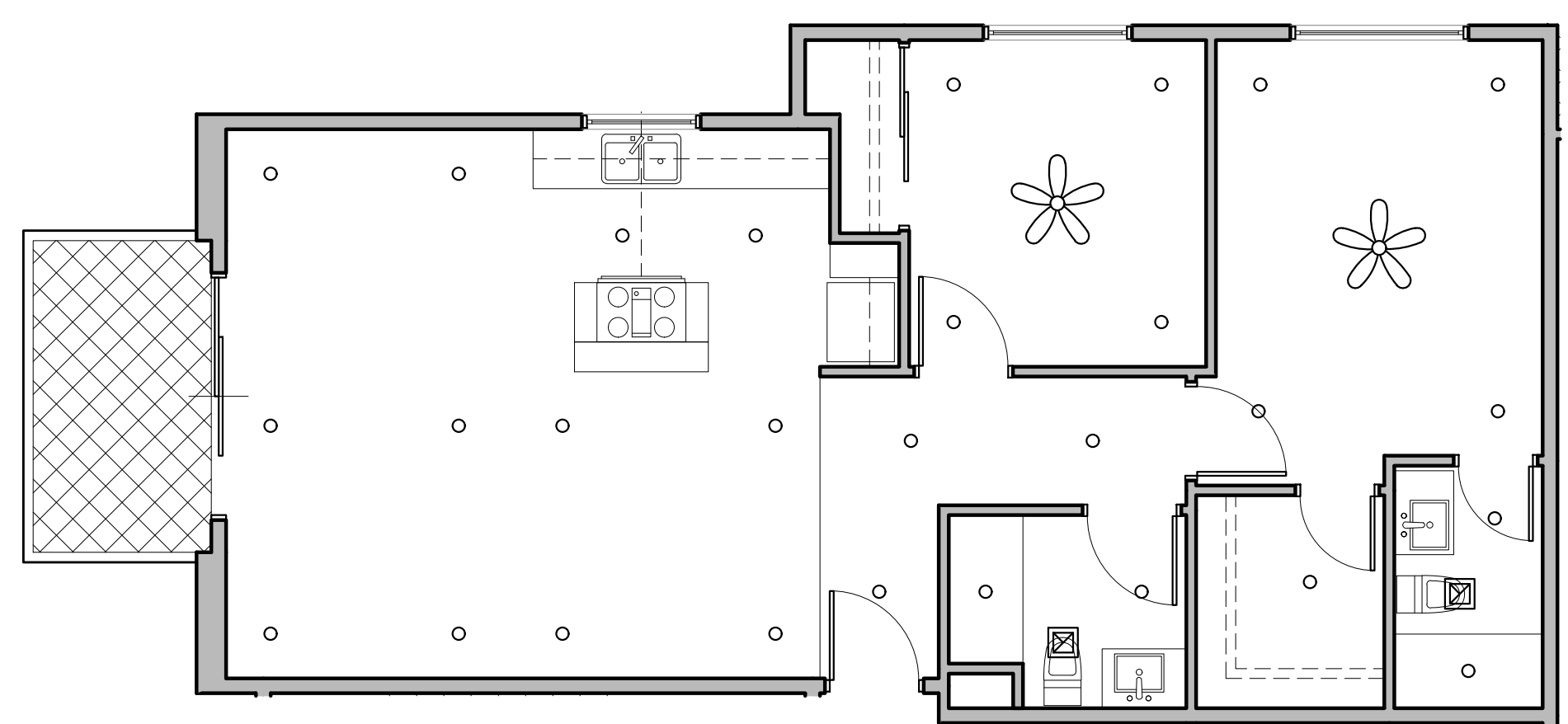
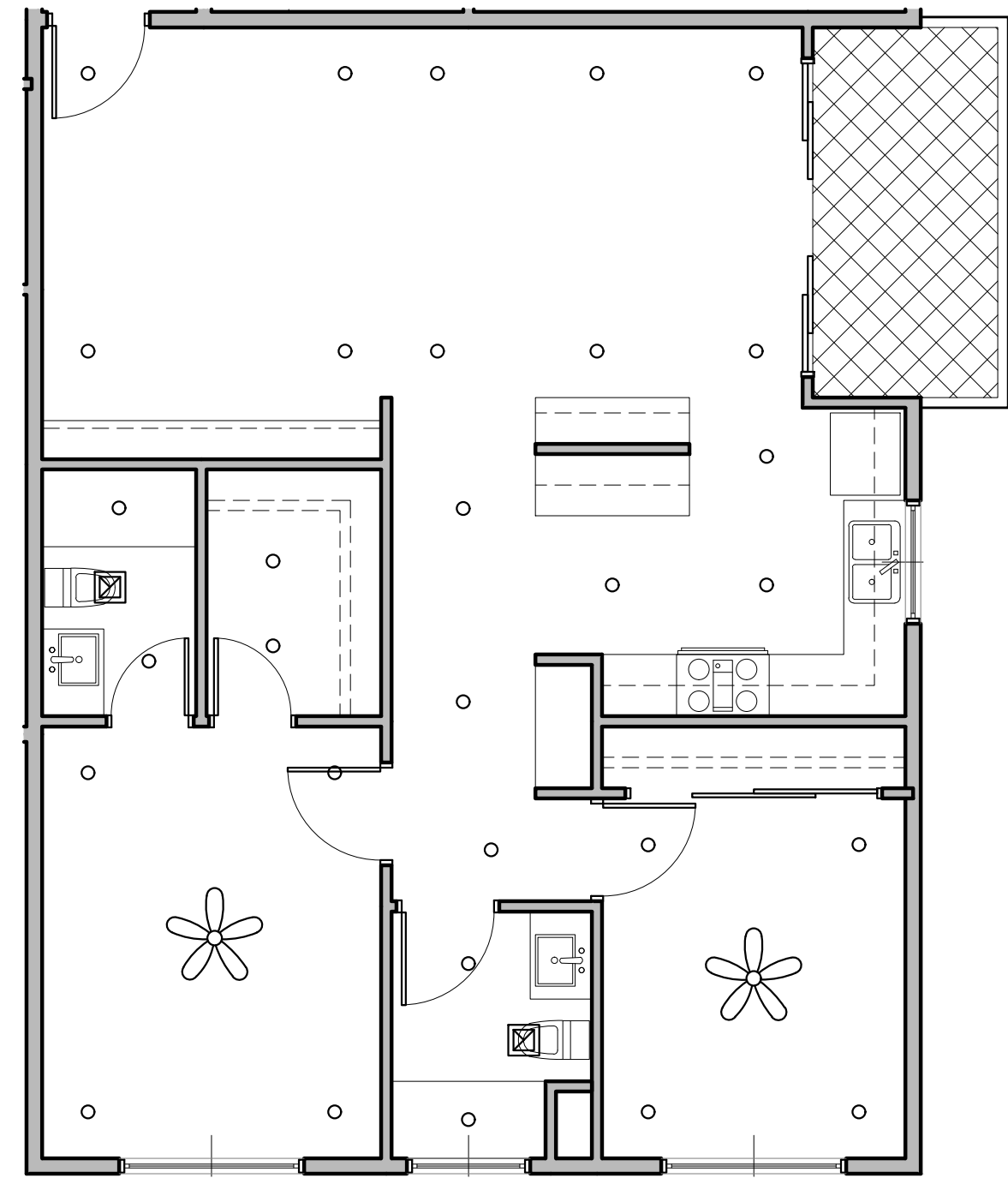


UNIT PLAN 201, 301 - FLOOR PLAN

SCALE 3/16" = 1'-0" 03

UNIT PLAN 101 - FLOOR PLAN

SCALE 3/16" = 1'-0" 01



GENERAL NOTES

1. DIMELLING UNITS ACCESSIBILITY. REFER TO SHEET A-
2. COMMON AN PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-
3. ALL TUB/SHOWER COMBOS WILL BE UTILIZED FIBERGLASS.
4. WALLS ARE PERMITTED TO BE OF NON-RATED CONSTRUCTION EXCEPTS AS GRAPHICALLY NOTED ON BUILDING COMPOSITE FLOOR PLANS.
5. UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFM50 PER SQUARE FOOT OF ENCLOSURE.
6. WATER HEATER UNIT MODEL. SEE PLUMBING SCHEDULE.
7. RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/CLG CONDITIONS.
8. DIMENSIONS ARE MEASURED FROM FACE OF STUD (POS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|----------|---|
| TYPE A | 5/8" GYPSUM BOAR - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOAR - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYPR X - TAPE, TEXTURE STUCCO FINISH |
| [Symbol] | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A-- |
| [Symbol] | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 2 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1132A. 4.1 |
| [Symbol] | FLOOR MATERIAL FLUSH TRANSITION |
| [Symbol] | INTERIOR ELEVATION KEY |
| [Symbol] | LIVING ROOM CARPET FLOOR FINISH - CEILING HEIGHT |
| [Symbol] | ROOM NAME FLOOR FINISH - CEILING HEIGHT |
| [Symbol] | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| [Symbol] | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| [Symbol] | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| [Symbol] | CEILING FAN |
| [Symbol] | SUPPLY AIR REGISTER |
| [Symbol] | SUPPLY AIR SIDE WALL REGISTER |
| [Symbol] | RETURN AIR REGISTER |
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| [Symbol] | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| [Symbol] | SMOKE DETECTOR |
| [Symbol] | CARBON MONOXIDE DETECTOR |
| [Symbol] | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A-- |

UNIT PLAN KEYNOTES

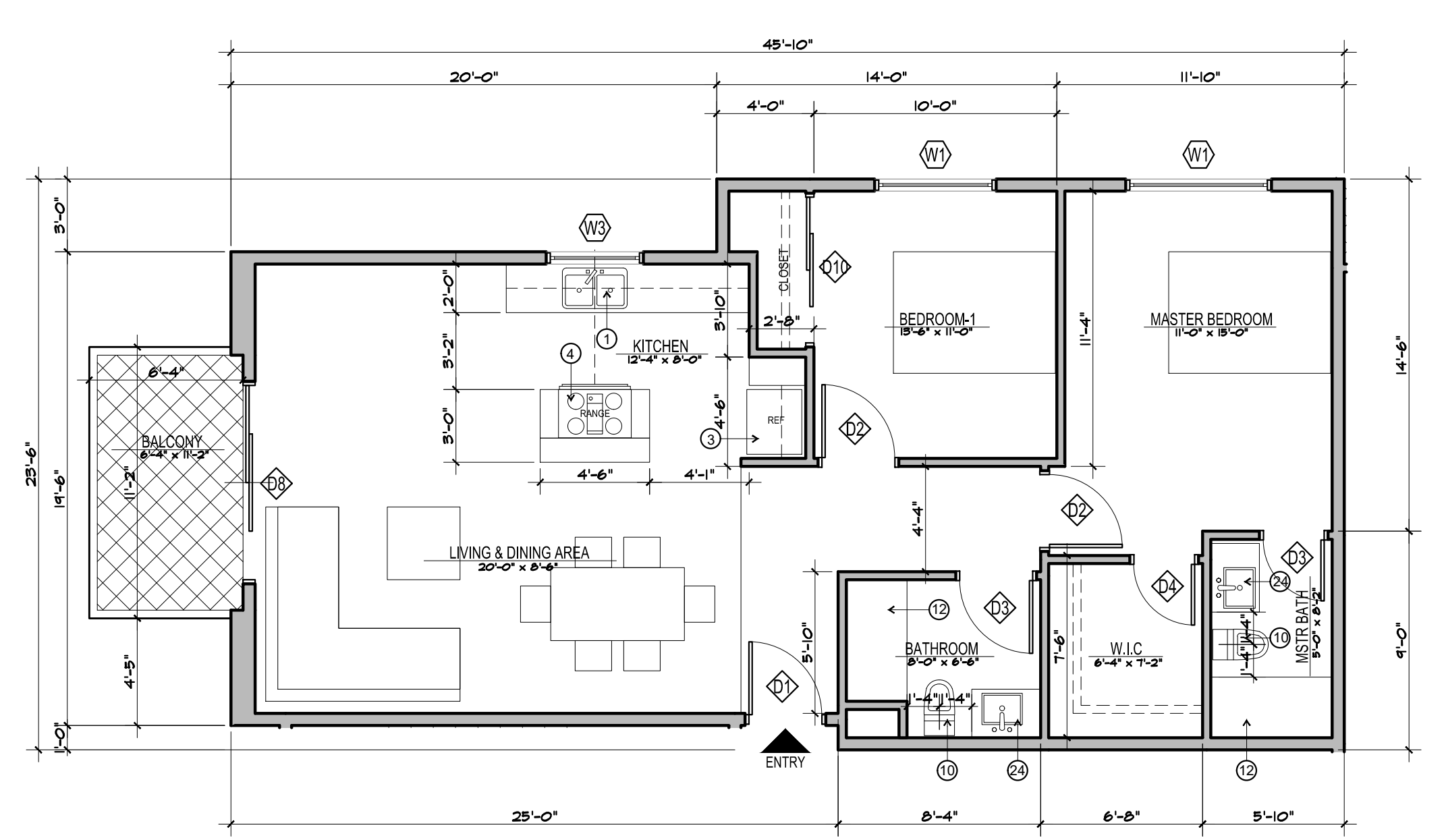
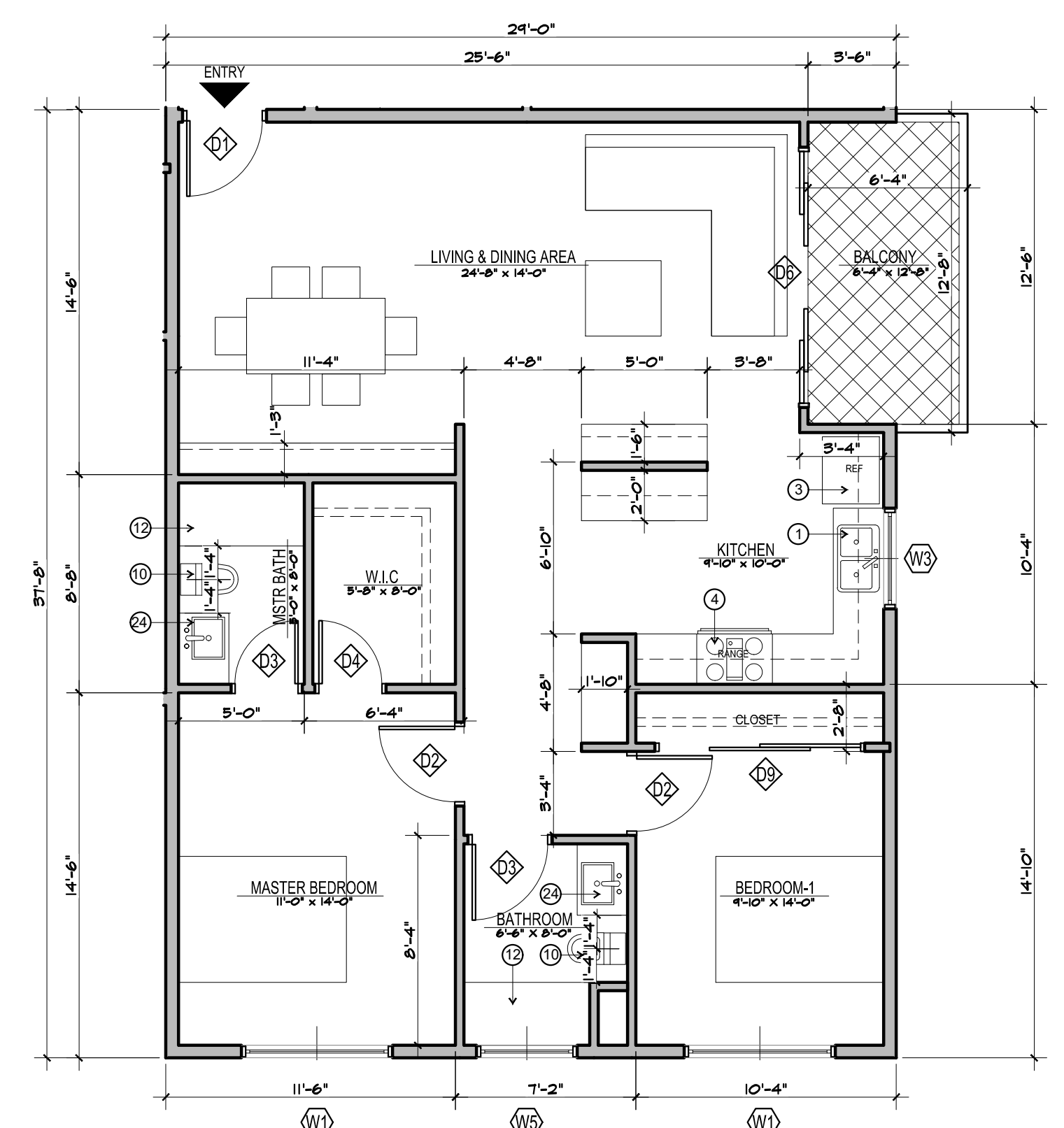
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2. UNDER-COUNTER V - 24" WIDE DISHWASHER (BOSCH) ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
3. REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
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5. 24" DEEP BASE CABINET WITH COUNTERTOP
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7. ENERGY STAR WASHER AND DRYER - STACKED
8. VOID SPACE. FILL IN WITH INSULATION
9. ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
10. 32" x 60" TUB/SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
11. RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
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15. HOLE AND SHELF - LOCATE POLE 6" ABOVE FINISH FLOOR. PROVIDE 2x4 BLOCKING WITHIN STUD BAY AT EACH END & CENTER OF POLE FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED IN BLOCKING ACCORDINGLY.
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20. ACCESSIBLE COMPLIANT LAVATORY
21. UNIT SIGNAGE
22. WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
23. DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0". ABOVE FINISH FLOOR TO TOP OF DISPLAY
24. 15" MIN. BREADBOARD
25. ENERGY STAR TANKLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING.
26. SMOKE DETECTOR
27. CARBON MONOXIDE DETECTOR
28. 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
29. EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
30. 1HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
31. EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
32. GUTTER
33. SCUPPER
34. CEILING BREAK
35. 2" WIDE PVC SOFFIT VENT - SEE DETAIL
36. NOT USED

UNIT PLAN 203 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 04

UNIT PLAN 202, 302 - REFLECTED CEILING PLAN

SCALE 3/16" = 1'-0" 02



UNIT PLAN 203 - FLOOR PLAN

SCALE 3/16" = 1'-0" 03

UNIT PLAN 202, 302 - FLOOR PLAN

SCALE 3/16" = 1'-0" 01



2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717

Architect:
ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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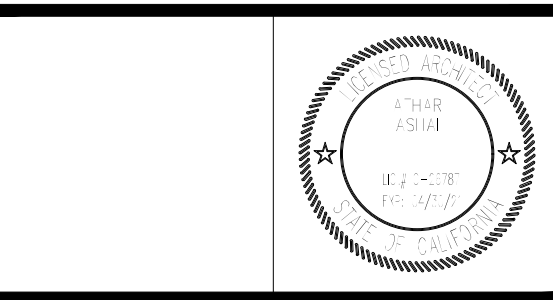
Owner:
NANCY KIM

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

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
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Sheet Title :
**BUILDING B-
UNIT PLANS**

Scale : AS NOTED Job Number : J-1908

Date : Aug2021 Sheet Number :

Drawn : arkihaus

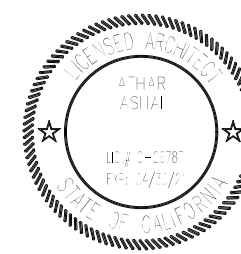
Check'd : CTV/RRJ **A-122**

PLOT DATE: 10/20/2021

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
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Sheet Title:
**BUILDING B-
UNIT PLANS**

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|----------|----------|---------------|--------|
| Scale: | AS NOTED | Job Number: | J-1908 |
| Date: | Aug2021 | Sheet Number: | |
| Drawn: | arkihaus | A-123 | |
| Check'd: | CTV/RRJ | | |

PLOT DATE: 10/20/21

GENERAL NOTES

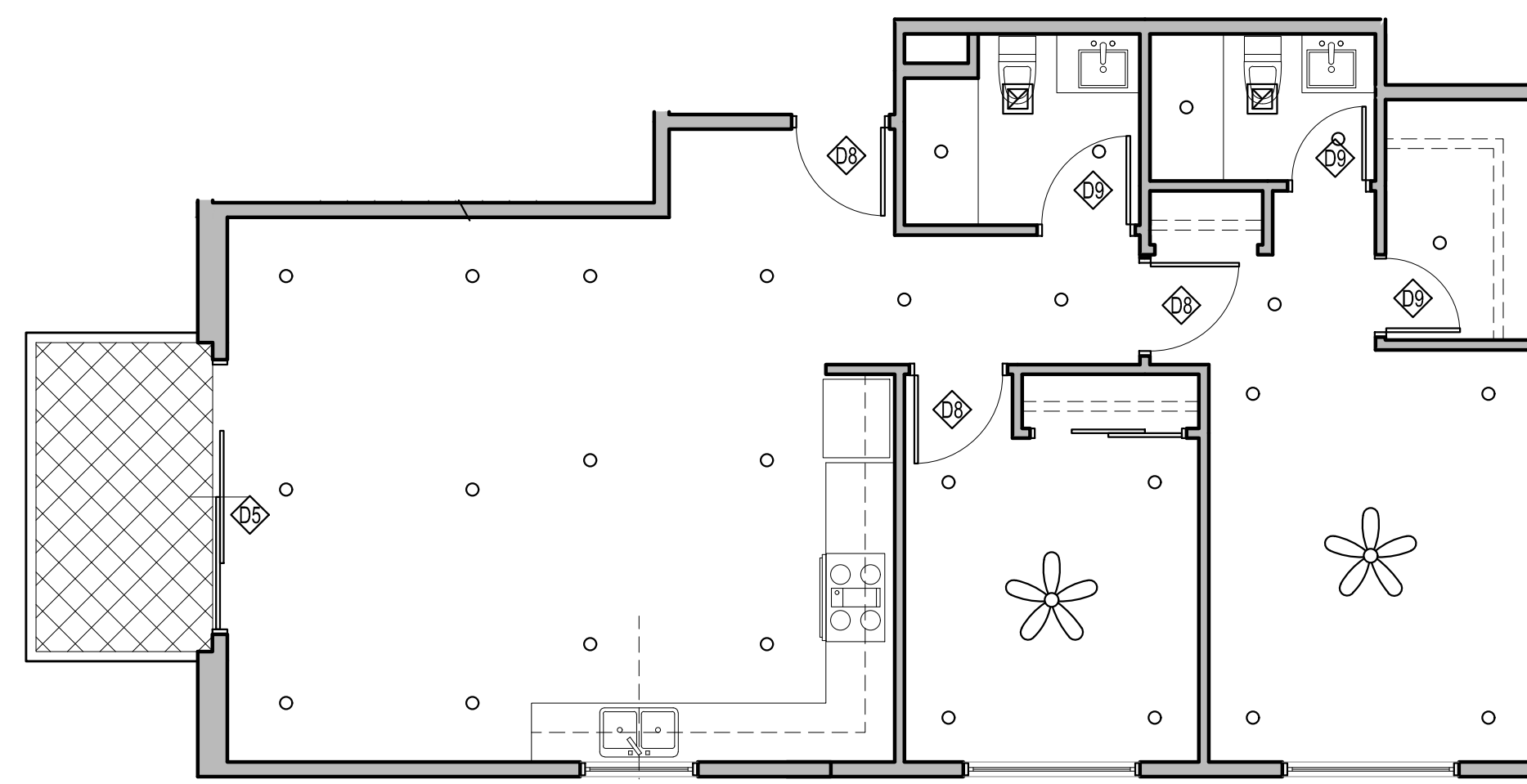
1. DWELLING UNITS ACCESSIBILITY. REFER TO SHEET A-
2. COMMON AND PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-
3. ALL TUB/SHOWER COMBOS WILL BE UTILIZED FIBERGLASS
4. WALLS ARE PERMITTED TO BE OF NON-RATED CONSTRUCTION EXCEPTS AS GRAPHICALLY NOTED ON BUILDING COMPOSITE FLOOR PLANS.
5. UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFM50 PER SQUARE FOOT OF ENCLOSURE.
6. WATER HEATER UNIT MODEL. SEE PLUMBING SCHEDULE
7. RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/CLG CONDITIONS
8. DIMENSIONS ARE MEASURED FROM FACE OF STUD (POS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|---------|---|
| TYPE A | 5/8" GYPSUM BOAR - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOAR - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYPR X - TAPE, TEXTURE STUCCO FINISH |
| | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A- |
| | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1132A. 4.1 |
| | FLOOR MATERIAL FLUSH TRANSITION |
| | INTERIOR ELEVATION KEY |
| | ROOM NAME FLOOR FINISH CEILING HEIGHT |
| | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| | CEILING FAN |
| | SUPPLY AIR REGISTER |
| | SUPPLY AIR SIDE WALL REGISTER |
| | RETURN AIR REGISTER |
| | RETURN AIR SIDE WALL REGISTER |
| | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A- |

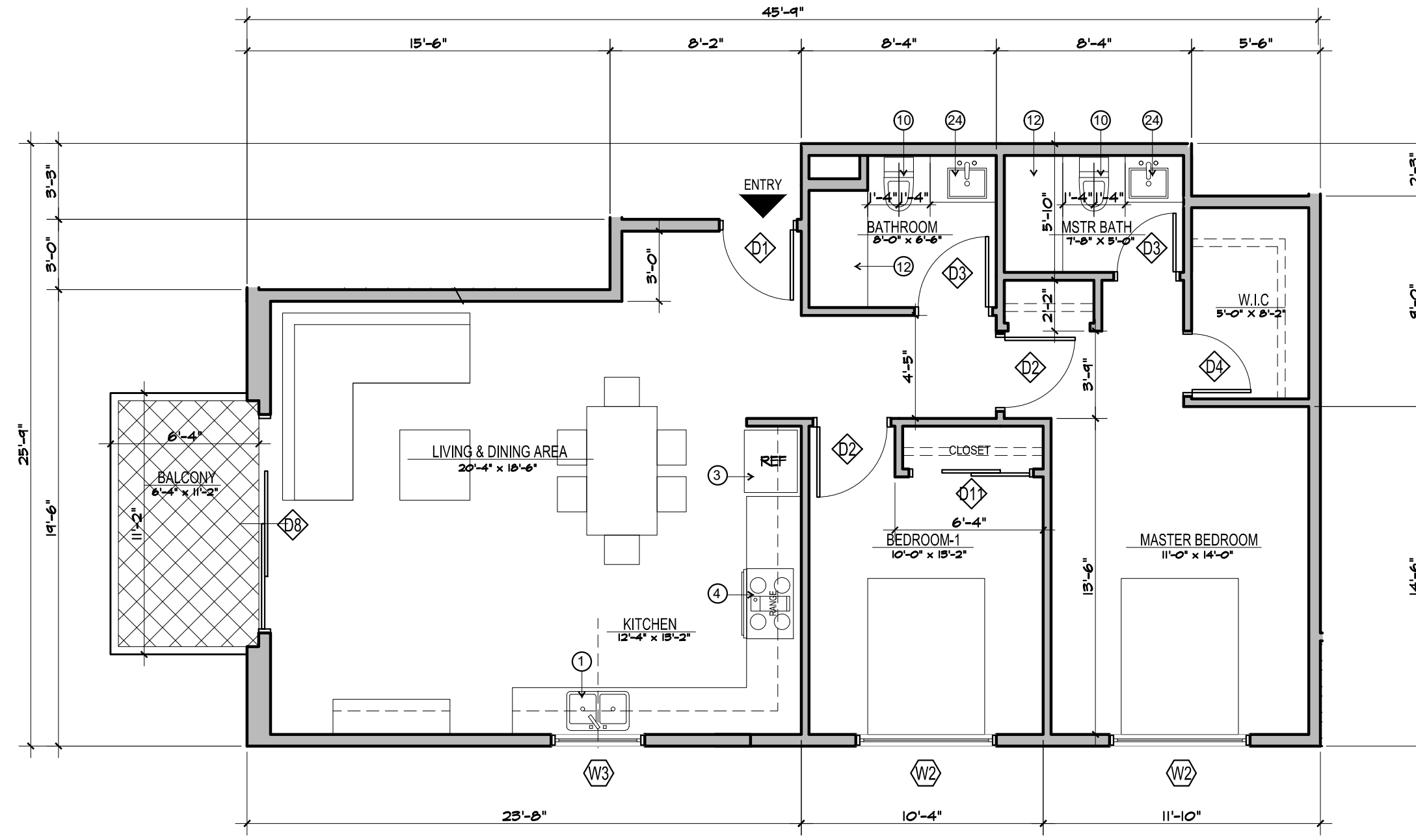
UNIT PLAN KEYNOTES

1. DOUBLE BOWL SINK W/ WITH GARAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED. REFER TO SCHEDULE OF FINISHES.
2. UNDER-COUNTER W - 24" WIDE DISHWASHER (BOSCH 24" ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED). PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
3. REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
4. FREE STANDING RANGE AND OVER THE RANGE MICROWAVE (BOTH ENERGY STAR CERTIFIED) - VERIFY AND INSTALL APPLIANCE'S MANUFACTURER'S REQUIREMENTS. PROVIDE ADAPTABLE REQUIREMENTS. PROVIDE 15" BREADBOARD EA SIDE.
5. 24" DEEP BASE CABINET WITH COUNTERTOP
6. 12" DEEP UPPER CABINET
7. ENERGY STAR WASHER AND DRYER - STACKED
8. VOID SPACE, FILL IN WITH INSULATION
9. ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
10. 32" x 60" TUB/SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
11. RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
12. FUTURE W/ GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
13. FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
14. ELECTRIC PANEL - REFER TO ELECTRICAL DRAWINGS FOR SOME INFORMATION POLE AND SHELF. LOCATE POLE 6" ABOVE FINISH FLOOR. PROVIDE 2x6 BLOCKING WITHIN
15. STUD BAY AT EACH END & CENTER OF POLE. FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED 2x6 BLOCKING ACCORDINGLY.
16. GRAB BAR
17. CEILING MOUNTED HORIZONTAL FAN COIL UNIT. (SEE MECHANICAL PLANS) VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING DROPPED CEILING HEIGHT. PROVIDE MINIMUM REQUIRED MANUFACTURE ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT PANEL TO MATCH CEILING.
18. METAL THRESHOLD. FLOOR LEVEL CHANGES GREATER THAN 1/2" AT DOORWAYS SHALL BE BEVELED OR SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (50% SLOPE). REFER TO DETAILS AT ENTRY DOOR AT BALCONY SLIDING DOOR
19. UNIT DOOR BELL AT 48" AFF - SEE ELEC
20. ACCESSIBLE COMPLAINT LAVATORY
21. UNIT SIGNAGE
22. WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
23. DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0" ABOVE FINISH FLOOR TO TOP OF DISPLAY
24. 15" MIN. BREADBOARD
25. ENERGY STAR FANLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING
26. SMOKE DETECTOR
27. CARBON MONOXIDE DETECTOR
28. 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
29. EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
30. 1HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
31. EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
32. GUTTER
33. SCUPPER
34. CEILING BREAK
35. 2" WIDE PVC SOFFIT VENT - SEE DETAIL
36. NOT USED



UNIT PLAN 204 - REFLECTED CEILING PLAN

SCALE
3/16" = 1'-0" 02



UNIT PLAN 204 - FLOOR PLAN

SCALE
3/16" = 1'-0" 01

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
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Sheet Title:
**BUILDING B-
UNIT PLANS**

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|--------|----------|---------------|---------|
| Scale: | AS NOTED | Job Number: | J-1908 |
| Date: | Aug2021 | Sheet Number: | |
| Drawn: | arkihaus | Check'd: | CTV/RRJ |

A-124

PLOT DATE: 10/20/21

GENERAL NOTES

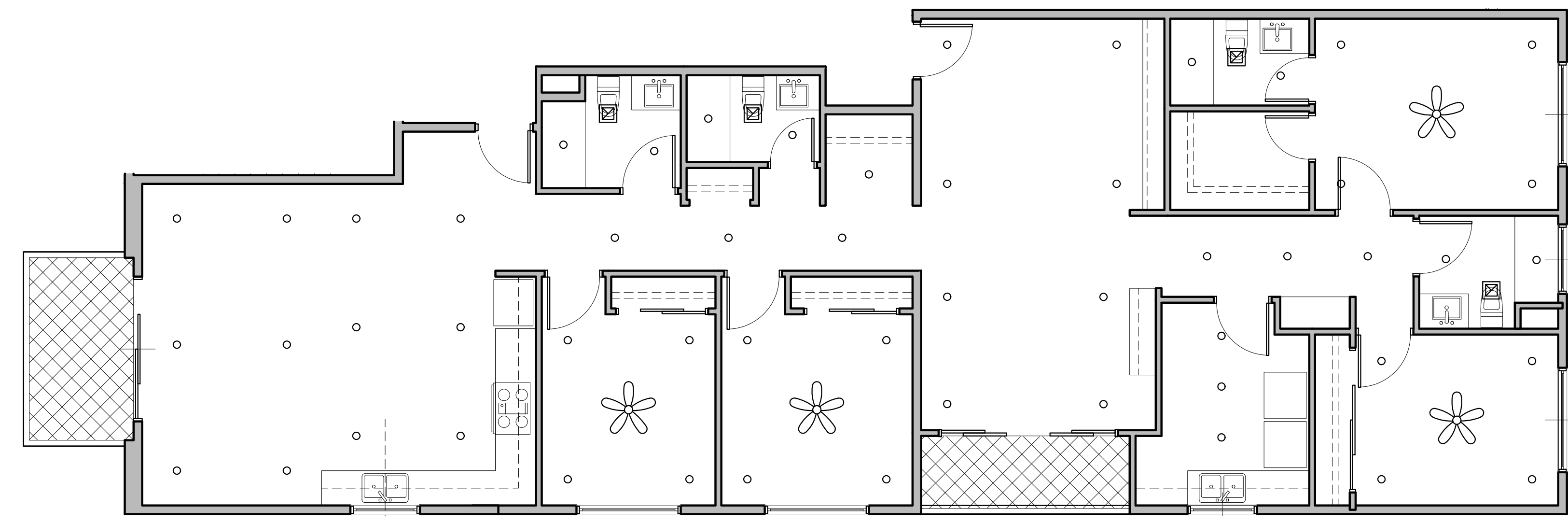
- DWELLING UNITS ACCESSIBILITY. REFER TO SHEET A.
- COMMON IN PUBLIC AREAS ACCESSIBILITY. REFER TO SHEETS A- AND A-.
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- UNITS SHALL HAVE AT LEAST A MINIMUM LEAKAGE OF 0.30 CFM50 PER SQUARE FOOT OF ENCLOSURE.
- WATER HEATER UNIT MODEL. SEE PLUMBING SCHEDULE.
- RECESSED LIGHTING SHALL BE "BOXED IN" AT FIRE RATED FLOOR/CLG CONDITIONS.
- DIMENSIONS ARE MEASURED FROM FACE OF STUD (FOS) UNLESS NOTED OTHERWISE.

UNIT PLAN LEGEND

| ELEMENT | DESCRIPTION |
|---------|--|
| TYPE A | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SATIN LEVEL FIN |
| TYPE B | 5/8" GYPSUM BOARD - TAPE, TEXTURE AND PAINT - SEMI GLOSS LEVEL 4 FIN |
| TYPE C | EXTERIOR SOFFIT 5/8" GYP BOARD TYR X - TAPE, TEXTURE STUCCO FINISH |
| | LIMIT OF SOFFIT ABOVE - HEIGHT PER FLOOR PLAN. REFER TO DET 14 & 15A. |
| | FLOOR LEVEL AT DOORS SHALL NOT BE MORE THAN 1/4" INCH LOWER THAN THRESHOLD AT THE DOORWAY PER C.B.C. SECTION 1008.1.6 AND 1132A. 4.1 |
| | FLOOR MATERIAL FLUSH TRANSITION |
| | INTERIOR ELEVATION KEY |
| | ROOM NAME |
| | FLOOR FINISH |
| | CEILING HEIGHT |
| | DOOR NUMBER - REFER TO DOOR SCHEDULE |
| | WINDOW TYPE - REFER TO WINDOW SCHEDULE |
| | RECESSED LIGHT FIXTURE (AT AND IC RATED) |
| | CEILING FAN |
| | SUPPLY AIR REGISTER |
| | SUPPLY AIR SIDE WALL REGISTER |
| | RETURN AIR REGISTER |
| | RETURN AIR SIDE WALL REGISTER |
| | EXHAUST AIR REGISTER / FAN - ENERGY STAR COMPLIANT - SEE MECH |
| | SMOKE DETECTOR |
| | CARBON MONOXIDE DETECTOR |
| | WALL TYPE SYMBOL - SEE SCHEDULE ON SHEET A- AND A- |

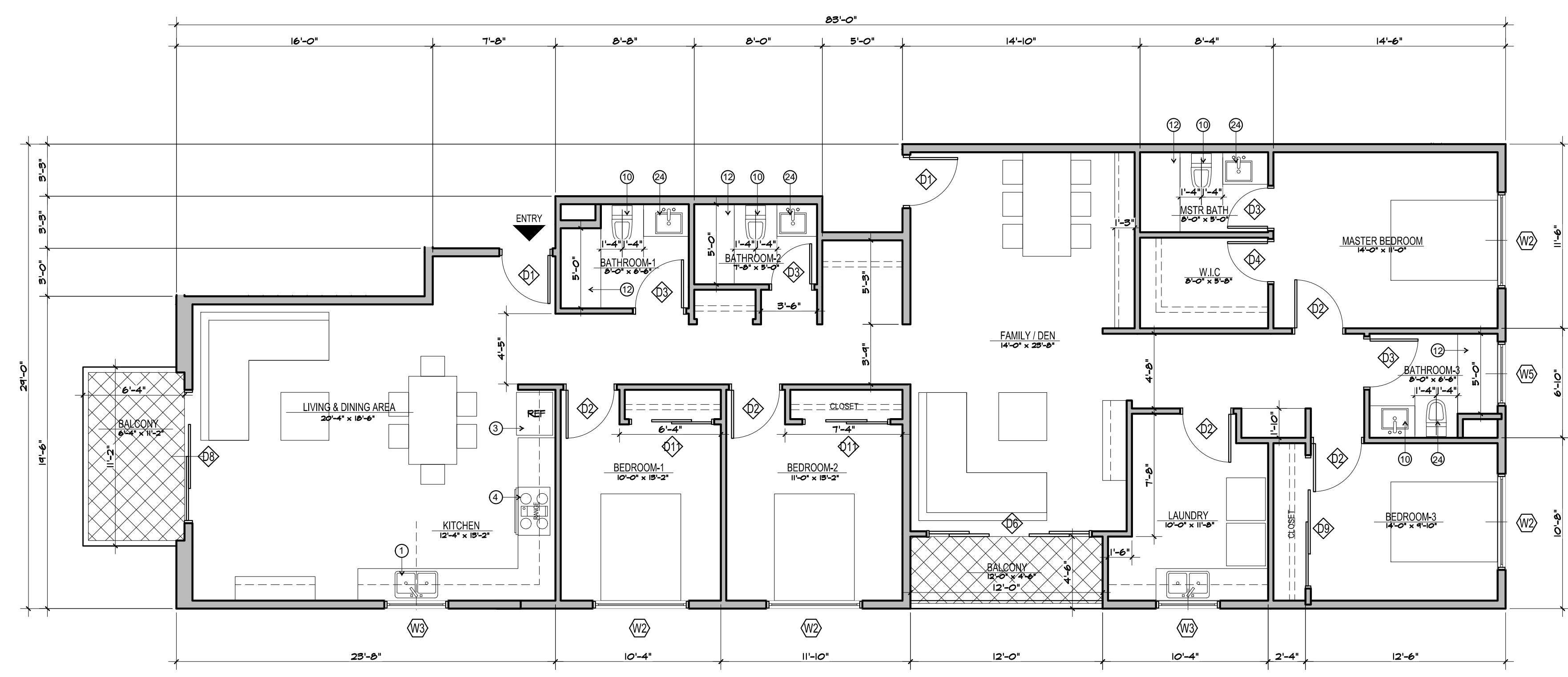
UNIT PLAN KEYNOTES

- DOUBLE BOWL SINK W/ WITH GARAGE DISPOSAL & HOLE FOR DISHWASHER AIR GAP. PROVIDE ADAPTABLE REQUIREMENTS WHERE NOTED. REFER TO SCHEDULE OF FINISHES.
- UNDER-COUNTER W - 24" WIDE DISHWASHER (BOSCH 24" ADA OR APPROVED EQUAL. ENERGY STAR CERTIFIED). PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
- REFRIGERATOR SPACE. PROVIDE COLD WATER STUB-OUT IN RECESSED WALL BOX FOR ICE MAKER. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY. PROVIDE ADAPTABLE REQUIREMENTS. REFER TO SCHEDULE OF FINISHES.
- FREE STANDING RANGE AND OVER THE RANGE MICROWAVE (BOTH ENERGY STAR CERTIFIED) - VERIFY AND INSTALL APPLIANCES PER MANUFACTURER'S REQUIREMENTS. PROVIDE ADAPTABLE REQUIREMENTS. PROVIDE 15" BREADBOARD EA SIDE.
- 24" DEEP BASE CABINET WITH COUNTERTOP
- 12" DEEP UPPER CABINET
- ENERGY STAR WASHER AND DRYER - STACKED
- VOID SPACE. FILL IN WITH INSULATION
- ULTRA-LOW FLUSH TOILET - REFER TO DETAIL FOR ACCESSIBILITY REQUIREMENTS
- 32" x 60" TUB/SHOWER - VERIFY UNIT DIMENSIONS WITH MANUFACTURER PRIOR TO FRAMING
- RECESSED MEDICINE CABINET. PROVIDE 1-HR RATED WALL RECESS WHERE OCCURS IN 1-HR RATED WALL ASSEMBLY
- FUTURE 40" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
- FUTURE 42" GRAB BAR. PROVIDE SOLID BLOCKING CONCEALED WITHIN WALL CENTERED ON BAR LOCATION
- ELECTRIC PANEL - REFER TO ELECTRICAL DRAWINGS FOR SOME INFORMATION POLE AND SHELF. LOCATE POLE 60" ABOVE FINISH FLOOR. PROVIDE 2x6 BLOCKING WITHIN
- STUD BAY AT EACH END & CENTER OF POLE FOR POLE HARDWARE. VERIFY SHELF BRACKETS & PROVIDE CONCEALED BY BLOCKING ACCORDINGLY.
- GRAB BAR
- CEILING MOUNTED HORIZONTAL FAN COIL UNIT. (SEE MECHANICAL PLANS) VERIFY UNIT DIMENSIONS AND CLEARANCE REQUIREMENTS PRIOR TO FRAMING AND SETTING DROPPED CEILING HEIGHT. PROVIDE MINIMUM REQUIRED MANUFACTURE ACCESS PANEL COMPATIBLE WITH F.C.U. PAINT PANEL TO MATCH CEILING.
- METAL THRESHOLD. FLOOR LEVEL CHANGES GREATER THAN 1/4" AT DOORWAYS SHALL BE BEVELED OR SLOPED NOT GREATER THAN ONE UNIT VERTICAL IN TWO UNITS HORIZONTAL (5% SLOPE). REFER TO DETAILS AT ENTRY DOOR AT BALCONY SLIDING DOOR
- UNIT DOOR BELL AT 48" AFF - SEE ELEC
- ACCESSIBLE COMPLIANT LAVATORY
- UNIT SIGNAGE
- WATER SUB METER AT HIGH LEVEL INSIDE CEILING SPACE WITH CEILING ACCESS - SEE PLUMBING
- DUAL REMOTE WATER METER DISPLAY. MOUNT HT. AT 4'-0" ABOVE FINISH FLOOR TO TOP OF DISPLAY
- 15" MIN. BREADBOARD
- ENERGY STAR TANKLESS WATER HEATER. SEE PLUMBING DRAWINGS. VERIFY REQUIRED CLEARANCES WITH MFR PRIOR TO FRAMING
- SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- 42" HIGH GUARD RAIL - REFER TO EXTERIOR ELEVATIONS.
- EXTERIOR LOW WALL - REFER TO EXTERIOR ELEVATION
- 1-HR RATED SHAFT - CONTRACTOR TO VERIFY WITH MECHANICAL DRAWINGS
- EXTERIOR EXHAUST LOUVER - SEE MECHANICAL
- GUTTER
- SCUPPER
- CEILING BREAK
- 2" WIDE PVC SOFFIT VENT - SEE DETAIL.
- NOT USED



UNIT PLAN 303 - REFLECTED CEILING PLAN

SCALE
3/16" = 1'-0" 02



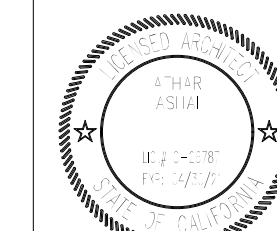
UNIT PLAN 303 - FLOOR PLAN

SCALE
3/16" = 1'-0" 01

PROJECT INFORMATION:

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

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

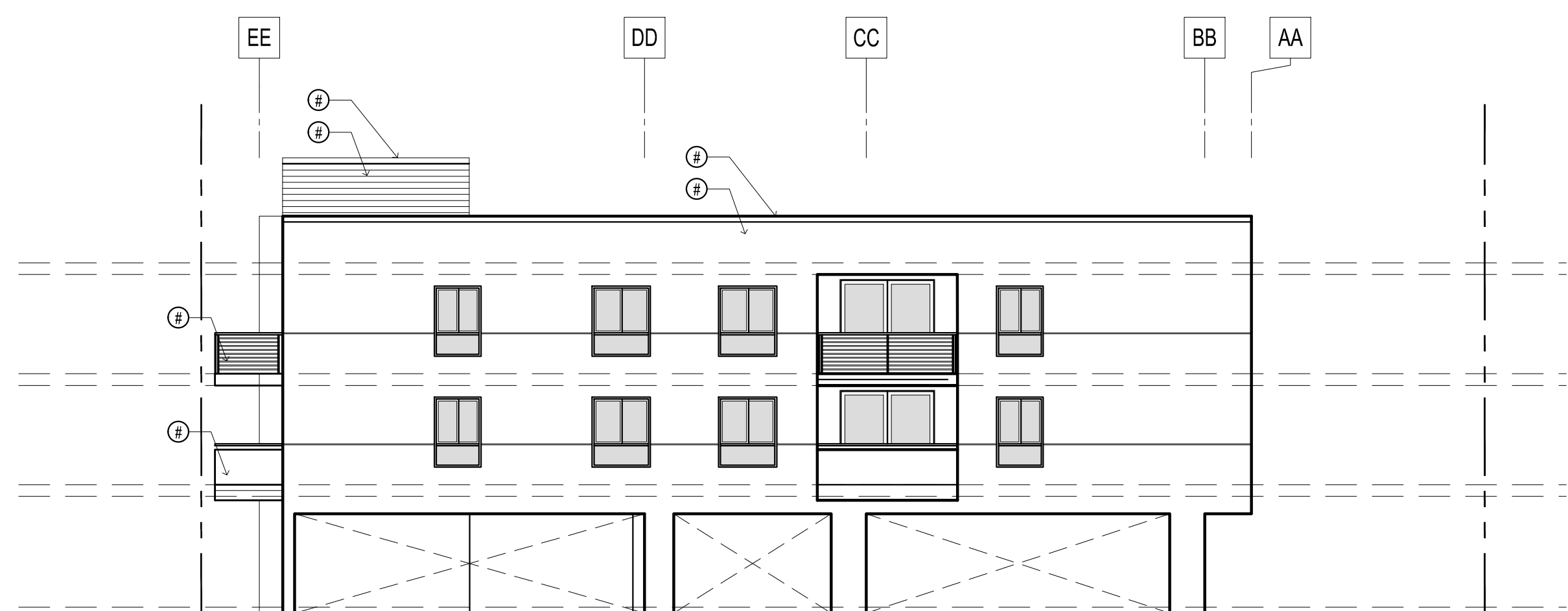


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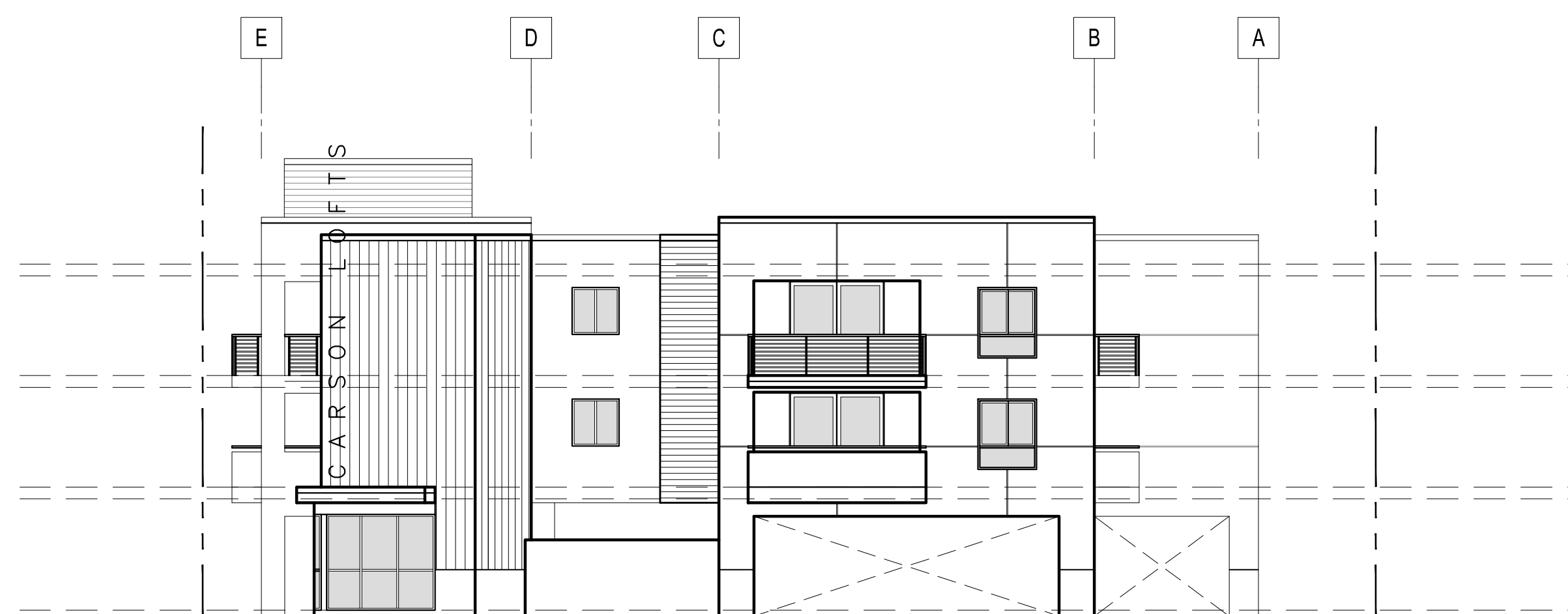
Sheet Title:
ELEVATIONS

Scale: AS NOTED Job Number: J-1908
Date: Aug2021 Sheet Number:
Drawn: orkihaus
Check'd: CTV/RRJ **A-201**

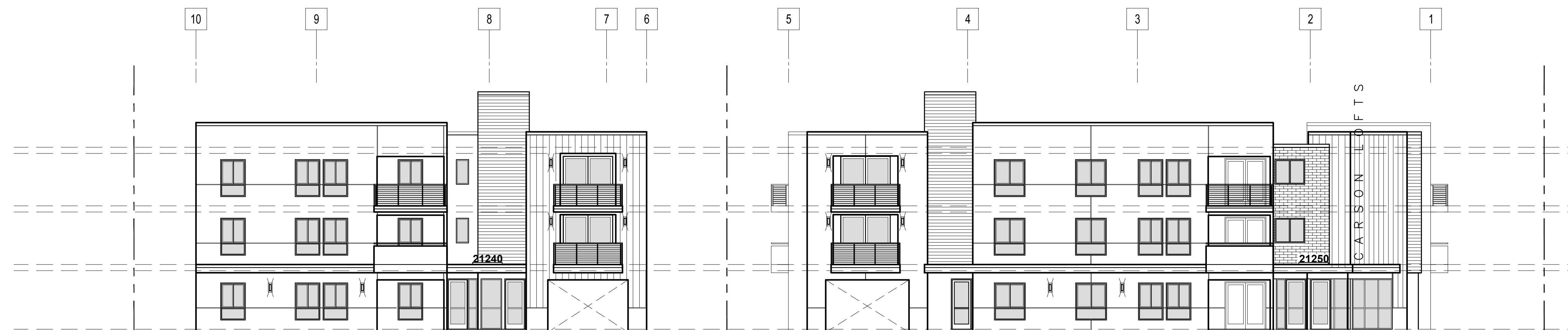
PLOT DATE: 10/20/21



3 SOUTH ELEVATION (FIRE LANE)
SCALE: 3/32" = 1'-0"



2 SOUTH ELEVATION (21250 MAIN ST.)
SCALE: 3/32" = 1'-0"



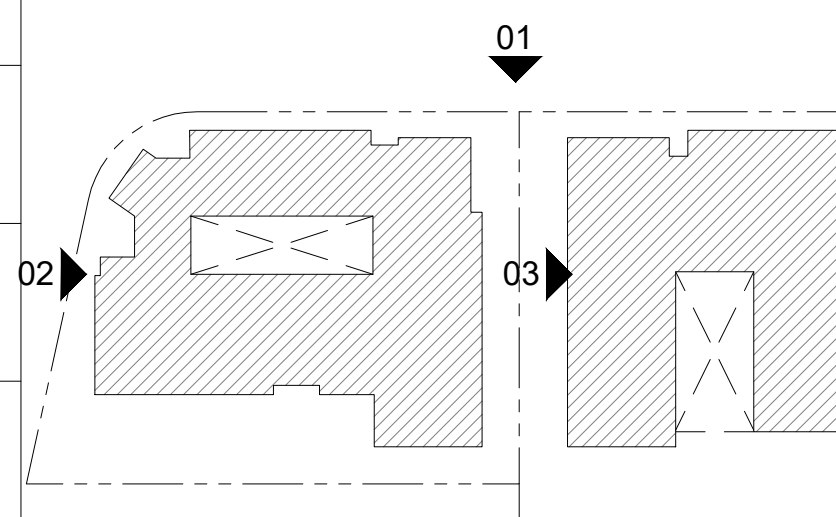
1 WEST ELEVATION (MAIN STREET)
SCALE: 3/32" = 1'-0"

KEYNOTES

ELEVATION REFERENCES

KEYPLAN

| HATCH STYLE | DESCRIPTION | DETAIL |
|-------------|-------------|--------|
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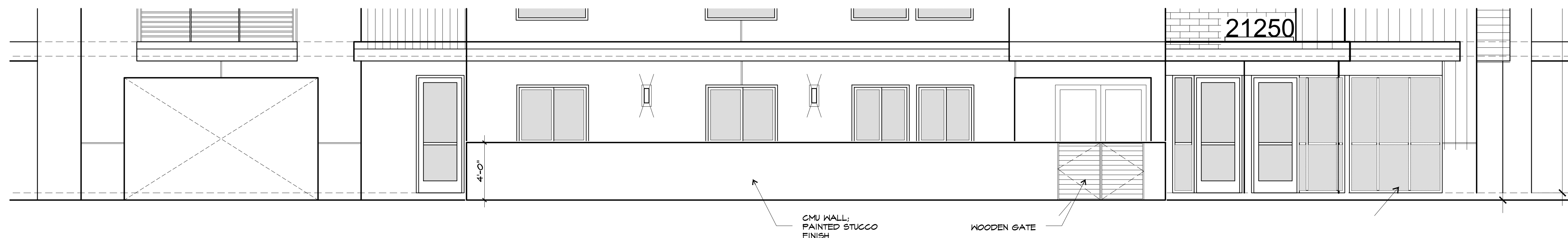
Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

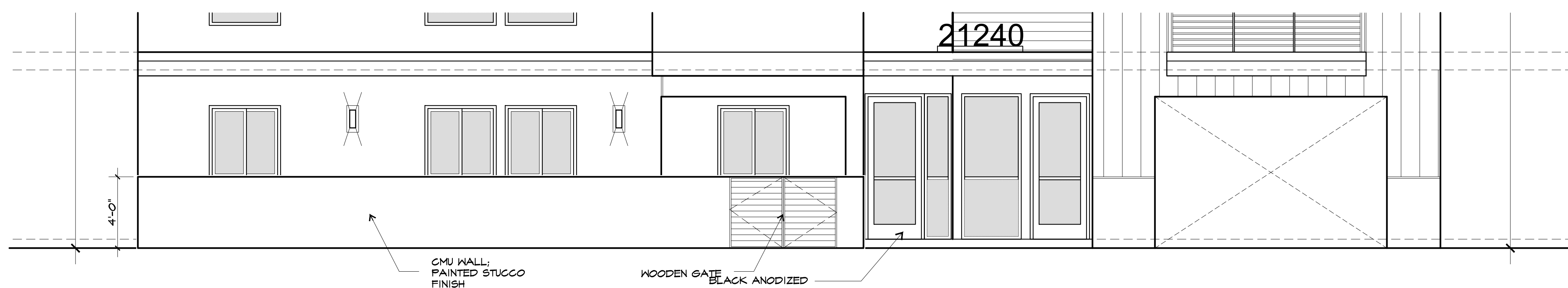
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Owner:

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② BLOW-UP ELEVATION (21250 MAIN STREET)
SCALE: 1/4" = 1'-0"



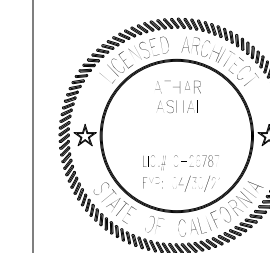
① BLOW-UP ELEVATION (21240 MAIN STREET)
SCALE: 1/4" = 1'-0"

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

PROJECT INFORMATION:

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

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



| Rev. # | Date/Issue | Notes |
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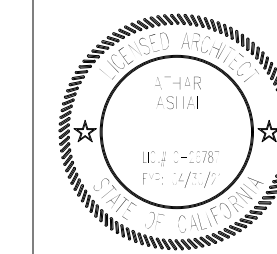
Sheet Title:
**BLOW-UP
ELEVATIONS**

Scale: AS NOTED Job Number: J-1908
Date: May 2021 Sheet Number:
Drawn: orkihous **A-201.1**
Check'd: CTV/RRJ

PROJECT INFORMATION:

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

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



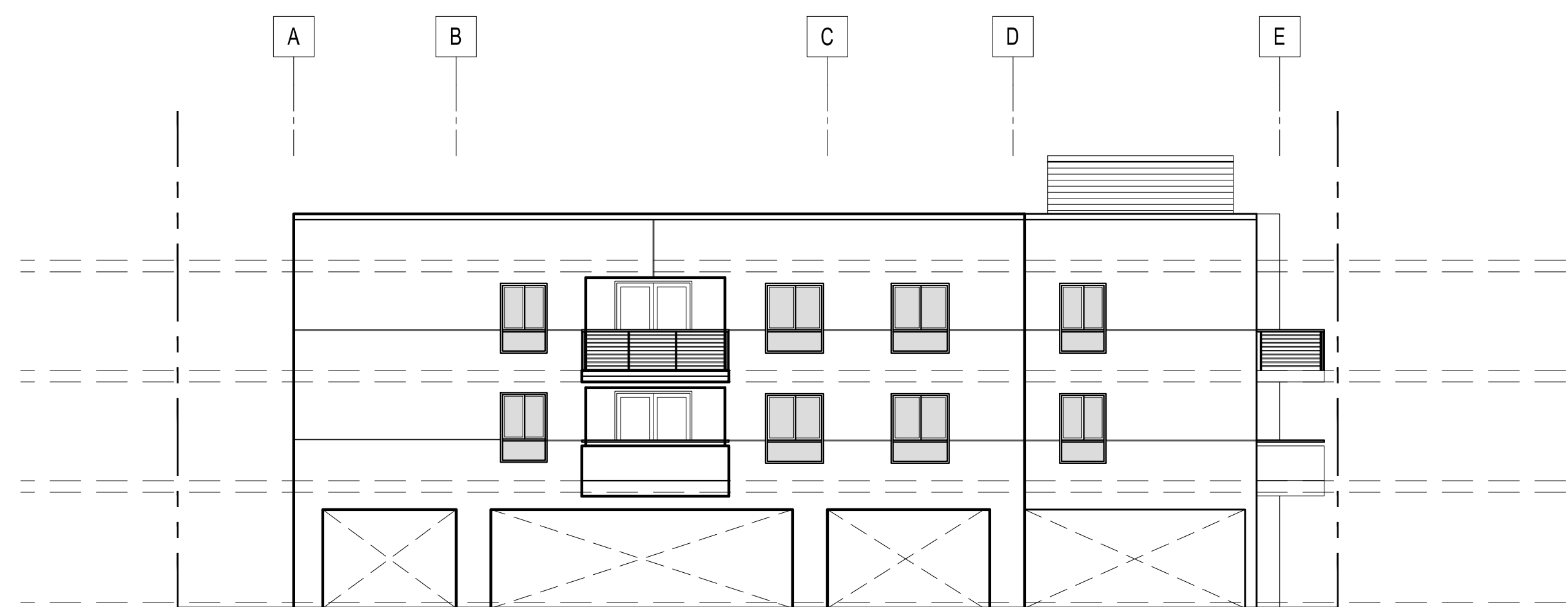
| Rev. # | Date/Issue | Notes |
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Sheet Title:
ELEVATIONS

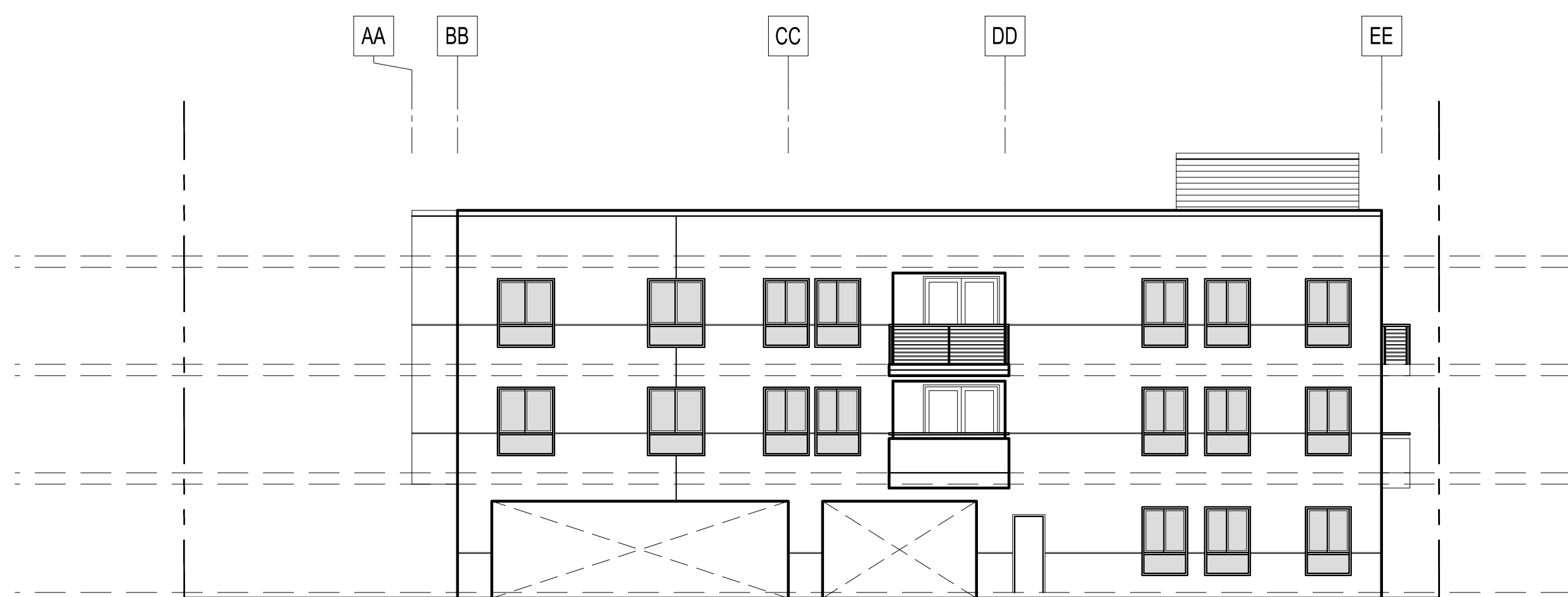
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Date: Aug2021 Sheet Number:
Drawn: orkihaus
Check'd: CTV/RRJ

A-202

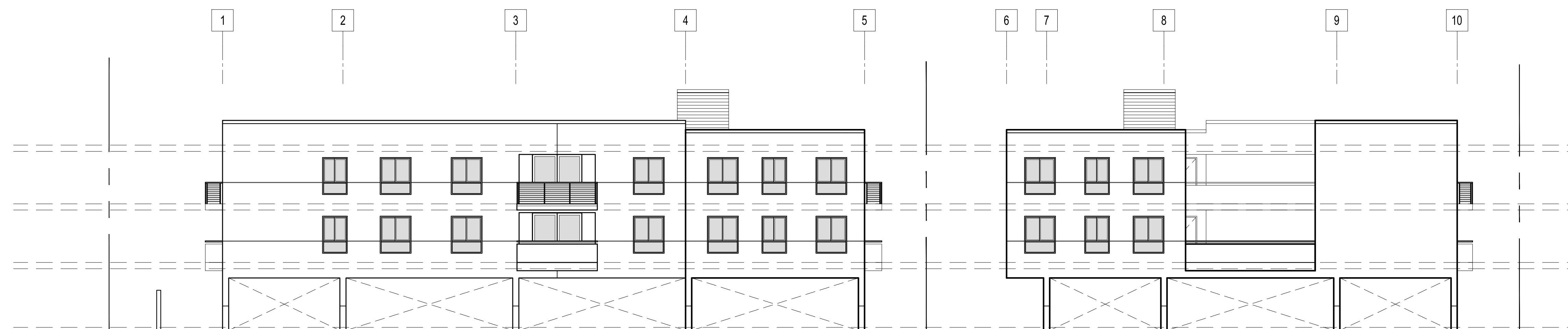
PLOT DATE: 10/20/21



3 NORTH ELEVATION (FIRE LANE)
SCALE: 3/32" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/32" = 1'-0"



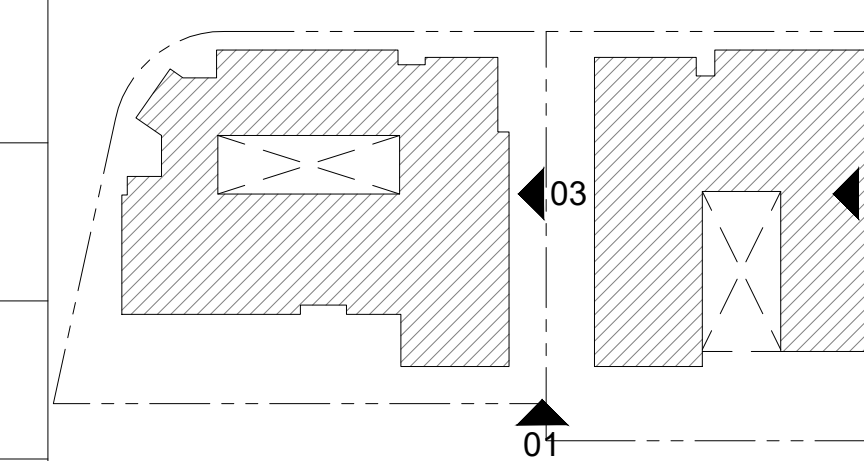
1 EAST ELEVATION
SCALE: 3/32" = 1'-0"

KEYNOTES

ELEVATION REFERENCES

KEYPLAN

| HATCH STYLE | DESCRIPTION | DETAIL |
|-------------|-------------|--------|
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Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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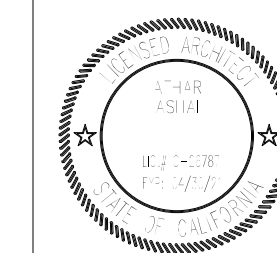
NANCY KIM

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

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

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



| Rev. # | Date/Issue | Notes |
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Sheet Title :

RENDERINGS

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| Scale : AS NOTED | Job Number : J-1908 |
| Date : Aug2021 | Sheet Number : |
| Drawn : orkihous | A-202.1 |
| Check'd : CTV/RRJ | |

PLOT DATE: 10/20/21



SOUTHWEST RENDERING



NORTHWEST RENDERING

Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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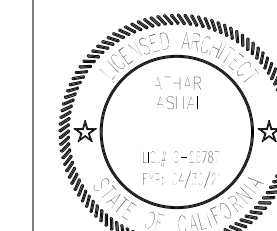
NANCY KIM

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

PROJECT INFORMATION:

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Sheet Title :

SECTIONS

Scale : AS NOTED Job Number : J-1908
Date : Aug2021 Sheet Number :
Drawn : arkihaus
Check'd : CTV/RRJ

A-301

PLOT DATE: 10/20/21

BUILDING SECTION GENERAL NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURERS PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
2. FIRE-RATED WALLS, FLOOR/CEILING AND ROOF/CEILING AND ROOF/CEILING ASSEMBLIES MAY VARY BASED ON THE ACTUAL LOCATION OF A UNIT WITHIN THE BUILDING. SEE COMPOSITE BUILDING PLANS AND CONSTRUCTION NOTES FOR ADDITIONAL INFORMATION.
3. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER CBC SECTION 310.8.711 AND DETAILS ON SHEETS ___ AND ___.
4. REFER TO SHEETS ___ FOR WALL SUMMARY AND FIRE RESISTANCE DESIGN SCHEDULE.

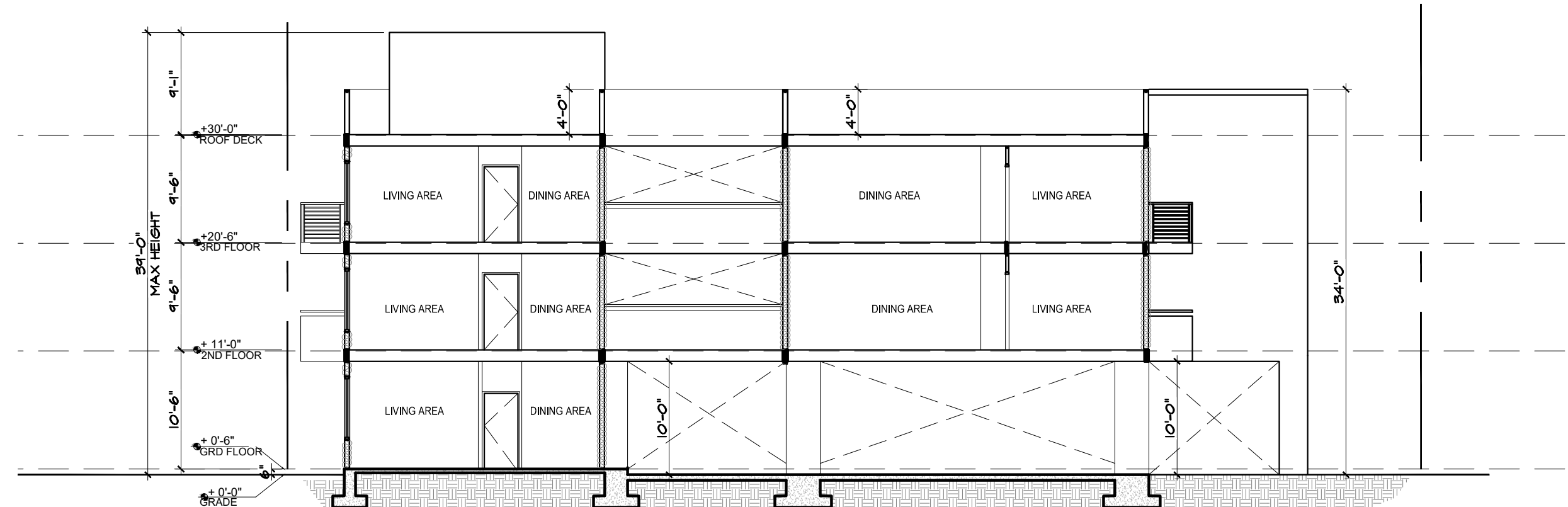
BUILDING INSULATION

| ELEMENT | INSULATION REQUIREMENT |
|---|--------------------------|
| EXTERIOR WALL ASSEMBLIES | REFER TO TITLE 24 REPORT |
| INTERIOR CEILING ASSEMBLIES W/ ATTIC SPACE ABOVE: | REFER TO TITLE 24 REPORT |
| FLOOR/CEILING ASSEMBLIES OVER GARAGE: | REFER TO TITLE 24 REPORT |
| INTERIOR OCCUPANCY SEPARATION WALL ASSEMBLIES: | REFER TO TITLE 24 REPORT |

NOTE: REFER TO SPECIFICATION SECTION - FOR ADDITIONAL INFORMATION

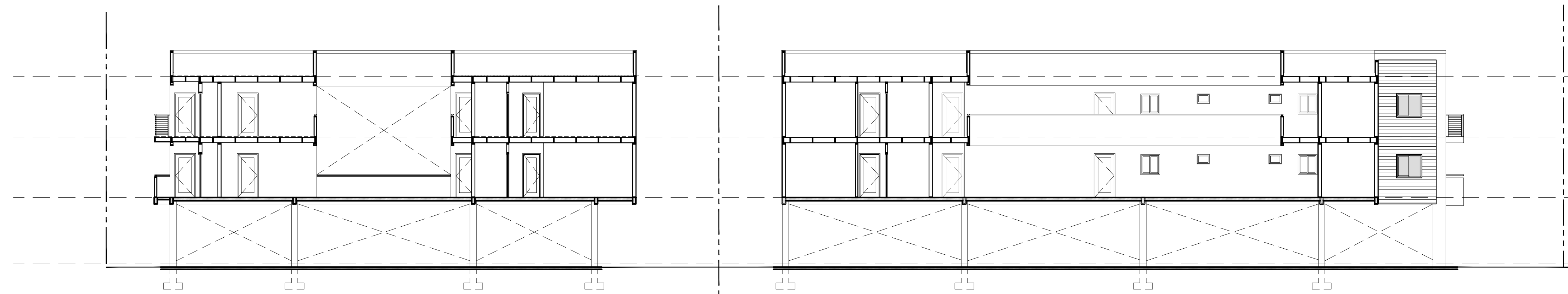
BUILDING SECTION KEYNOTES

- 1 1-HOUR RATED EXTERIOR WALL FOR TYPE VB CONSTRUCTION REFER TO
- 2 3-HOUR RATED EXTERIOR WALL FOR TYPE I-A CONSTRUCTION - REFER TO
- 3 1-HOUR RATED FIRE PARTITION (DWELLING UNIT SEPARATION) PER C.B.C. SECTION 419.2 & 708 - REFER TO DETAIL
- 4 1-HOUR RATED SHAFT WALL ENCLOSURE FOR TYPE I-A CONSTRUCTION - REFER TO DETAIL
- 5 3-HOUR RATED INTERIOR LOAD BEARING WALL FOR TYPE I-A CONSTRUCTION - REFER TO DETAIL
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SECTION B

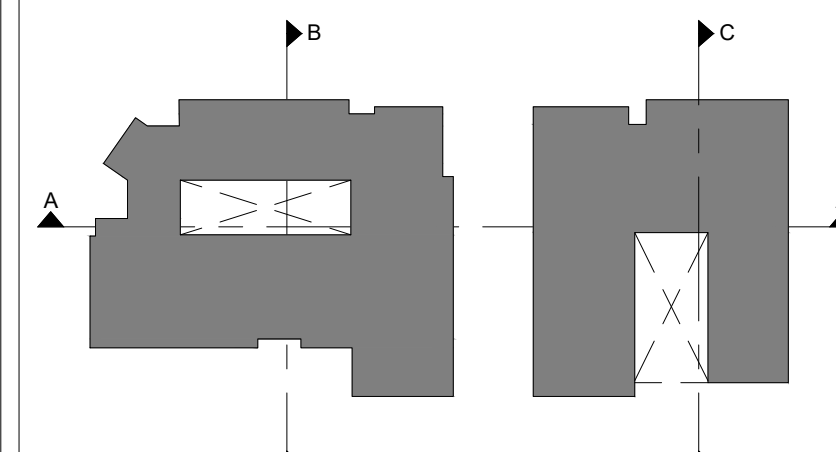
SCALE 3/32" = 1'-0" 01



SECTION A

SCALE 3/32" = 1'-0" 01

KEYPLAN



Architect:

ART ASHAI, AIA
2173 LOMITA BLVD. #201
LOMITA CALIFORNIA 90717
PHONE: 424-263-5888
email: artashai@gmail.com

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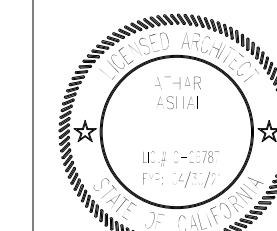
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Sheet Title :

SECTIONS

Scale : AS NOTED Job Number : J-1908
Date : Aug2021 Sheet Number :
Drawn : arkihaus
Check'd : CTV/RRJ

A-302

PLOT DATE: 10/20/21

BUILDING SECTION GENERAL NOTES

1. THESE BUILDING SECTIONS ARE PROVIDED TO ILLUSTRATE THE ARCHITECTURAL RELATIONSHIPS BETWEEN STRUCTURAL ELEMENTS, INTERIOR VOLUME CONFIGURATIONS AND BUILDING PROFILES. REFER TO THE STRUCTURAL PLANS AND TRUSS MANUFACTURER'S PLANS AND CALCULATIONS FOR ALL FRAMING AND TRUSS INFORMATION.
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3. ALL SHAFTS AND VERTICAL OPENINGS SHALL BE PROTECTED PER CBC SECTION 310.8.711 AND DETAILS ON SHEETS ___ AND ___.
4. REFER TO SHEETS ___ FOR WALL SUMMARY AND FIRE RESISTANCE DESIGN SCHEDULE.

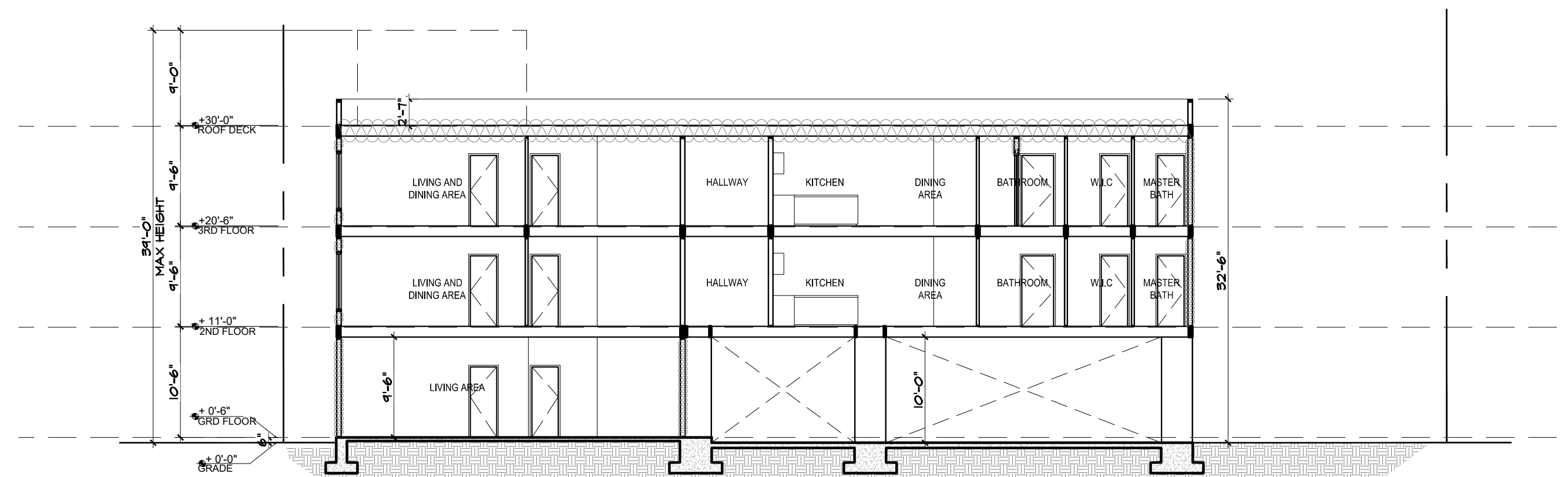
BUILDING INSULATION

| ELEMENT | INSULATION REQUIREMENT |
|---|--------------------------|
| EXTERIOR WALL ASSEMBLIES | REFER TO TITLE 24 REPORT |
| INTERIOR CEILING ASSEMBLIES W/ ATTIC SPACE ABOVE: | REFER TO TITLE 24 REPORT |
| FLOOR/CEILING ASSEMBLIES OVER GARAGE: | REFER TO TITLE 24 REPORT |
| INTERIOR OCCUPANCY SEPARATION WALL ASSEMBLIES: | REFER TO TITLE 24 REPORT |

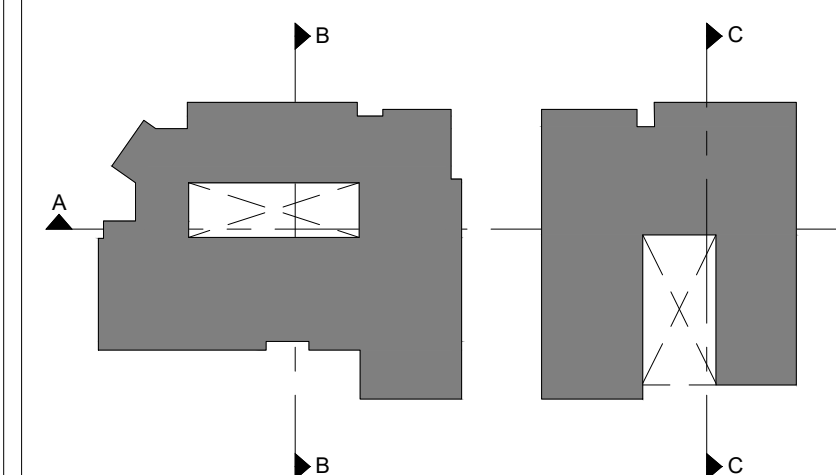
NOTE: REFER TO SPECIFICATION SECTION - FOR ADDITIONAL INFORMATION

BUILDING SECTION KEYNOTES

- 1 1-HOUR RATED EXTERIOR WALL FOR TYPE VB CONSTRUCTION REFER TO
- 2 3-HOUR RATED EXTERIOR WALL FOR TYPE IA CONSTRUCTION - REFER TO
- 3 1-HOUR RATED FIRE PARTITION (DWELLING UNIT SEPARATION) PER C.B.C. SECTION 419.2 & 708 - REFER TO DETAIL
- 4 1-HOUR RATED SHAFT WALL ENCLOSURE FOR TYPE 1-A CONSTRUCTION - REFER TO DETAIL
- 5 3-HOUR RATED INTERIOR LOAD BEARING WALL FOR TYPE IA CONSTRUCTION - REFER TO DETAIL
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KEYPLAN



GENERAL NOTES:

- ALL GRADING AND CONSTRUCTION SHALL CONFORM TO APPENDIX CHAPTER 33 AND CHAPTER 71 (LATEST EDITION) OF THE LOS ANGELES COUNTY BUILDING CODE UNLESS SPECIFICALLY NOTED ON THESE PLANS.
- ANY MODIFICATIONS OF OR CHANGES TO APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
- NO GRADING SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING OFFICIAL. A PRE-GRADING MEETING AT THE SITE IS REQUIRED BEFORE THE START OF THE GRADING WITH THE FOLLOWING PEOPLE PRESENT: OWNER, GRADING CONTRACTOR, DESIGN CIVIL ENGINEER, SOILS ENGINEER, GEOLOGIST, COUNTY GRADING INSPECTOR(S) OR THEIR REPRESENTATIVES, AND WHEN REQUIRED THE ARCHEOLOGIST OR OTHER JURISDICTIONAL AGENCIES. PERMITTEE OR HIS AGENT ARE RESPONSIBLE FOR ARRANGING PRE-GRADE MEETING AND MUST NOTIFY THE BUILDING OFFICIAL AT LEAST TWO BUSINESS DAYS PRIOR TO PROPOSED PRE-GRADE MEETING.
- APPROVAL OF THESE PLANS REFLECT SOLELY THE REVIEW OF PLANS IN ACCORDANCE WITH THE LOS ANGELES COUNTY BUILDING CODE AND DOES NOT REFLECT ANY POSITION BY THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS REGARDING THE STATUS OF ANY TITLE ISSUES RELATING TO THE LAND ON WHICH THE IMPROVEMENTS MAY BE CONSTRUCTED. ANY DISPUTES RELATING TO TITLE ARE SOLELY A PRIVATE MATTER NOT INVOLVING THE COUNTY OF LOS ANGELES OR THE DEPARTMENT OF PUBLIC WORKS.
- ALL GRADING AND CONSTRUCTION ACTIVITIES SHALL COMPLY WITH LOS ANGELES COUNTY CODE, TITLE 12, SECTION 2.12.030 THAT CONTROLS AND RESTRICTS NOISE FROM THE USE OF CONSTRUCTION AND GRADING EQUIPMENT FROM THE HOURS OF 8:00 PM TO 6:30 AM, AND ON SUNDAYS AND HOLIDAYS. (MORE RESTRICTIVE CONSTRUCTION ACTIVITY TIMES MAY GOVERN, AS REQUIRED BY THE DEPARTMENT OF REGIONAL PLANNING AND SHOULD BE SHOWN ON THE GRADING PLANS WHEN APPLICABLE.)
- CALIFORNIA PUBLIC RESOURCES CODE (SECTION 5097.98) AND HEALTH AND SAFETY CODE (SECTION 7050.5) ADDRESS THE DISCOVERY AND DISPOSITION OF HUMAN REMAINS. IN THE EVENT OF DISCOVERY OR RECOGNITION OF ANY HUMAN REMAINS IN ANY LOCATION OTHER THAN A DEDICATED CEMETERY, THE LAW REQUIRES THAT GRADING IMMEDIATELY STOPS AND NO FURTHER EXCAVATION OR DISTURBANCE OF THE SITE, OR ANY NEARBY AREA WHERE HUMAN REMAINS MAY BE LOCATED, OCCUR UNTIL THE FOLLOWING HAS BEEN MEASURES HAVE BEEN TAKEN:
 - THE COUNTY CORONER HAS BEEN INFORMED AND HAS DETERMINED THAT NO INVESTIGATION OF THE CAUSE OF DEATH IS REQUIRED, AND
 - IF THE REMAINS ARE OF NATIVE AMERICAN ORIGIN, THE DESCENDANTS FROM THE DECEASED NATIVE AMERICANS HAVE MADE A RECOMMENDATION FOR THE MEANS OF TREATING OR DISPOSING, WITH APPROPRIATE DIGNITY, OF THE HUMAN REMAINS AND ANY ASSOCIATED GRAVE GOODS.
- THE LOCATION AND PROTECTION OF ALL UTILITIES IS THE RESPONSIBILITY OF THE PERMITTEE.
- ALL EXPORT OF MATERIAL FROM THE SITE MUST GO TO A PERMITTED SITE APPROVED BY THE BUILDING OFFICIAL OR A LEGAL DUMPSITE. RECEIPTS FOR ACCEPTANCE OF EXCESS MATERIAL BY A DUMPSITE ARE REQUIRED AND MUST BE PROVIDED TO THE BUILDING OFFICIAL UPON REQUEST.
- A COPY OF THE GRADING PERMIT AND APPROVED GRADING PLANS MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
- SITE BOUNDARIES, EASEMENTS, DRAINAGE DEVICES, RESTRICTED USE AREAS SHALL BE LOCATED PER CONSTRUCTION STAKING BY FIELD ENGINEER OR LICENSED SURVEYOR. PRIOR TO GRADING, AS REQUESTED BY THE BUILDING OFFICIAL, ALL PROPERTY LINES, EASEMENTS, AND RESTRICTED USE AREAS SHALL BE STAKED.
- NO GRADING OR CONSTRUCTION SHALL OCCUR WITHIN THE PROTECTED ZONE OF ANY OAK TREE AS REQUIRED PER TITLE CHAPTER 22.56 OF THE LOS ANGELES COUNTY ZONING CODE. THE PROTECTED ZONE SHALL MEAN THAT AREA WITHIN THE DRIP LINE OF AN OAK TREE EXTENDING THERE FROM A POINT AT LEAST FIVE FEET OUTSIDE THE DRIP LINE, OR 15 FEET FROM THE TRUNK(S) OF A TREE, WHICHEVER IS GREATER.
- THE STANDARD RETAINING WALL DETAILS SHOWN ON THE GRADING PLANS ARE FOR REFERENCE ONLY. STANDARD RETAINING WALLS ARE NOT CHECKED, PERMITTED, OR INSPECTED PER THE GRADING PERMIT. A SEPARATE RETAINING WALL PERMIT IS REQUIRED FOR ALL STANDARD RETAINING WALLS.

NOTE: THIS NOTE ONLY APPLIES TO STANDARD RETAINING WALLS. GEOGRID FABRIC AND SEGMENTAL RETAINING WALLS DO NOT REQUIRE A SEPARATE RETAINING WALL PERMIT. DETAILS AND CONSTRUCTION NOTES FOR ALL GEOGRID WALLS MUST BE ON THE GRADING PLAN.

- A PREVENTIVE PROGRAM TO PROTECT THE SLOPES FROM POTENTIAL DAMAGE FROM BURROWING RODENTS IS REQUIRED PER SECTION 3307.6 OF THE LOS ANGELES COUNTY BUILDING CODE. OWNER IS TO INSPECT SLOPES PERIODICALLY FOR EVIDENCE OF BURROWING RODENTS AND A FIRST EVIDENCE OF THEIR EXISTENCE SHALL EMPLOY AN EXTERMINATOR FOR THEIR REMOVAL.
- IF GRADING AUTHORIZED BY THIS PLAN IS TO EXTEND THROUGH THE RAINY SEASON, NOVEMBER 1 THROUGH APRIL 15 OF THE FOLLOWING YEAR, SEPARATE UPDATED PLANS FOR EROSION CONTROL MUST BE SUBMITTED PRIOR TO OCTOBER PER SECTION 3319.3 OF THE LOS ANGELES COUNTY BUILDING CODE.
- TRANSFER OF RESPONSIBILITY: IF THE CIVIL ENGINEER, THE SOILS ENGINEER, OR THE ENGINEERING GEOLOGIST OF RECORD IS CHANGED DURING GRADING, THE WORK SHALL BE STOPPED UNTIL THE REPLACEMENT HAS AGREED IN WRITING TO ACCEPT THEIR RESPONSIBILITY WITHIN THE AREA OF TECHNICAL COMPETENCE FOR APPROVAL UPON COMPLETION OF THE WORK. IT SHALL BE THE DUTY OF THE PERMITTEE TO NOTIFY THE BUILDING OFFICIAL IN WRITING OF SUCH CHANGE PRIOR TO THE RECOMMENCEMENT OF SUCH GRADING.

INSPECTION NOTES:

- THE PERMITTEE OR HIS AGENT SHALL NOTIFY THE BUILDING OFFICIAL AT LEAST ONE WORKING DAY IN ADVANCE OF REQUIRED INSPECTIONS AT FOLLOWING STAGES OF THE WORK. (SECTION 3317 OF THE BUILDING CODE.)
 - INITIAL.** WHEN THE SITE HAS BEEN CLEARED OF VEGETATION AND UNAPPROVED FILL HAS BEEN SCARIFIED, BENCHED OR OTHERWISE PREPARED FOR FILL. FILL SHALL NOT BE PLACED PRIOR TO THIS INSPECTION. NOTE: PRIOR TO ANY CONSTRUCTION ACTIVITIES, INCLUDING GRADING, ALL STORM WATER POLLUTION PREVENTION MEASURES INCLUDING EROSION CONTROL DEVICES WHICH CONTAIN SEDIMENTS MUST BE INSTALLED.
 - ROUGH.** WHEN APPROXIMATE FINAL ELEVATIONS HAVE BEEN ESTABLISHED; DRAINAGE TERRACES, SWALES AND BERMS INSTALLED AT THE TOP OF THE SLOPE; AND THE STATEMENTS REQUIRED IN THIS SECTION HAVE BEEN RECEIVED.
 - FINAL.** WHEN GRADING HAS BEEN COMPLETED; ALL DRAINAGE DEVICES INSTALLED; SLOPE PLANTING ESTABLISHED, IRRIGATION SYSTEMS INSTALLED AND THE AS-BUILT PLANS, REQUIRED STATEMENTS, AND REPORTS HAVE BEEN SUBMITTED AND APPROVED.

- IN ADDITION TO THE INSPECTION REQUIRED OF THE BUILDING OFFICIAL FOR REGULAR GRADING, REPORTS AND STATEMENTS SHALL BE SUBMITTED TO THE BUILDING OFFICIAL IN ACCORDANCE WITH SECTIONS 3317 AND 3318 OF THE LOS ANGELES COUNTY BUILDING CODE.
- ALL GRADED SITES MUST HAVE DRAINAGE SWALES, BERMS, AND OTHER DRAINAGE DEVICES INSTALLED PRIOR TO ROUGH GRADING APPROVAL PER SECTION 3317.6 OF THE LOS ANGELES COUNTY BUILDING CODE.
- THE GRADING CONTRACTOR SHALL SUBMIT THE STATEMENT TO THE GRADING INSPECTOR AS REQUIRED BY SECTION 3318.1 OF THE LOS ANGELES COUNTY BUILDING CODE AT THE COMPLETION OF ROUGH GRADING.
- FINAL GRADING MUST BE APPROVED BEFORE OCCUPANCY OF BUILDINGS WILL BE ALLOWED PER SECTION 3318 OF THE LOS ANGELES COUNTY BUILDING CODE.

DRAINAGE NOTES:

- ROOF DRAINAGE MUST BE DIVERTED FROM GRADED SLOPES.
- PROVISIONS SHALL BE MADE FOR CONTRIBUTORY DRAINAGE AT ALL TIMES.
- ALL CONSTRUCTION AND GRADING WITHIN A STORM DRAIN EASEMENT ARE TO BE DONE PER PRIVATE DRAIN PD NO. OR MISCELLANEOUS TRANSFER DRAIN MTD NO.
- ALL STORM DRAIN WORK IS TO BE DONE UNDER CONTINUOUS INSPECTION BY THE FIELD ENGINEER. WEEKLY STATUS REPORTS SHALL BE SUBMITTED BY THE FIELD ENGINEER TO THE LOCAL BUILDING AND SAFETY DISTRICT OFFICE.

STORMWATER POLLUTION PLAN NOTES

- EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
- ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON-SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES OR WIND.
- STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
- FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
- EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON-SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
- TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
- SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEPED UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
- ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
- AS THE PROJECT OWNER OR AUTHORIZED AGENT OF THE OWNER, I HAVE READ AND UNDERSTAND THE REQUIREMENTS LISTED ABOVE, NECESSARY TO CONTROL STORM WATER POLLUTION FROM SEDIMENTS, EROSION, AND CONSTRUCTION MATERIALS, AND I CERTIFY THAT I WILL COMPLY WITH THESE REQUIREMENTS.

PRINT NAME _____ (OWNER OR AUTHORIZED AGENT OF THE OWNER)
 SIGNATURE _____ DATE _____ (OWNER OR AUTHORIZED AGENT OF THE OWNER)

THE FOLLOWING BMPs AS OUTLINED IN, BUT NOT LIMITED TO, THE BEST MANAGEMENT PRACTICE HANDBOOK, CALIFORNIA STORMWATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA 1993, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY COUNTY INSPECTORS)

| | |
|---|--|
| CA001-DEWATERING OPERATIONS | ESC20-GEOTEXTILES AND MATS |
| CA002-PAVING OPERATIONS | ESC21-DUST CONTROLS |
| CA003-STRUCTURE CONSTRUCTION AND PAINTING | ESC22-TEMPORARY STREAM CROSSING |
| CA010-MATERIAL DELIVERY AND STORAGE | ESC23-CONSTRUCTION ROAD STABILIZATION |
| CA011-MATERIAL USE | ESC24-STABILIZED CONSTRUCTION ENTRANCE |
| CA012-SPILL PREVENTION AND CONTROL | ESC30-EARTH DIKE |
| CA020-SOLID WASTE MANAGEMENT | ESC31-TEMPORARY DRAINS AND SWALES |
| CA021-HAZARDOUS WASTE MANAGEMENT | ESC32-SLOPE DRAIN |
| CA022-CONTAMINATED SOIL MANAGEMENT | ESC40-OUTLET PROTECTION |
| CA023-CONCRETE WASTE MANAGEMENT | ESC41-CHECK DAMS |
| CA030-VEHICLE AND EQUIPMENT CLEANING | ESC42-SLOPE ROUGHENING/TERRACING |
| CA031-VEHICLE AND EQUIPMENT FUELING | ESC50-SILT FENCE |
| CA032-VEHICLE AND EQUIPMENT MAINTENANCE | ESC51-STRAW BALE BARRIERS |
| CA040-EMPLOYEE/SUBCONTRACTOR TRAINING | ESC52-SAND BAG BARRIERS |
| ESC01-SCHEDULING | ESC53-BRUSH OR ROCK FILTER |
| ESC02-PRESERVATION OF EXISTING VEGETATION | ESC54-STORM DRAIN INLET PROTECTION |
| ESC10-SEEDING AND PLANTING | ESC55-SEDIMENT TRAP |
| ESC11-MULCHING | ESC56-SEDIMENT BASIN |

LEGEND

- C.B. - - - - - CATCH BASIN
- C.F. - - - - - CURB FACE
- CONC. - - - - - CONCRETE
- DWY. - - - - - DRIVEWAY
- F.F. - - - - - FINISHED FLOOR
- F.G. - - - - - FINISHED GRADE
- F.H. - - - - - FIRE HYDRANT
- F.L. - - - - - FLOW LINE
- F.S. - - - - - FINISHED SURFACE
- G.B. - - - - - GRADE BREAK
- H.P. - - - - - HIGH POINT
- MAX. - - - - - MAXIMUM
- MIN. - - - - - MINIMUM
- P.L. - - - - - PROPERTY LINE
- PVMT. - - - - - PAVEMENT
- R. - - - - - RADIUS
- T.C. - - - - - TOP OF CURB
- T.C.B. - - - - - TOP OF CATCH BASIN
- T.W. - - - - - TOP OF WALL
- INV. - - - - - INVERT
- CL. - - - - - CENTER LINE

- - - - - EXISTING CONTOUR
- - - - - PROPOSED CONTOUR
- (634) - - - - - EXISTING ELEVATION
- 634 - - - - - PROPOSED ELEVATION
- - - - - FENCE
- ⊙ - - - - - FIRE HYDRANT
- - - - - - FLOW LINE
- ↘ - - - - - SLOPE
- ▭ - - - - - CONCRETE
- ▭ - - - - - PROPOSED WALL
- ▭ - - - - - EXISTING WALL
- ▭ - - - - - RIDGE LINE
- - - - - GRADE BREAK LINE

LEGAL DESCRIPTION

PARCEL 1:

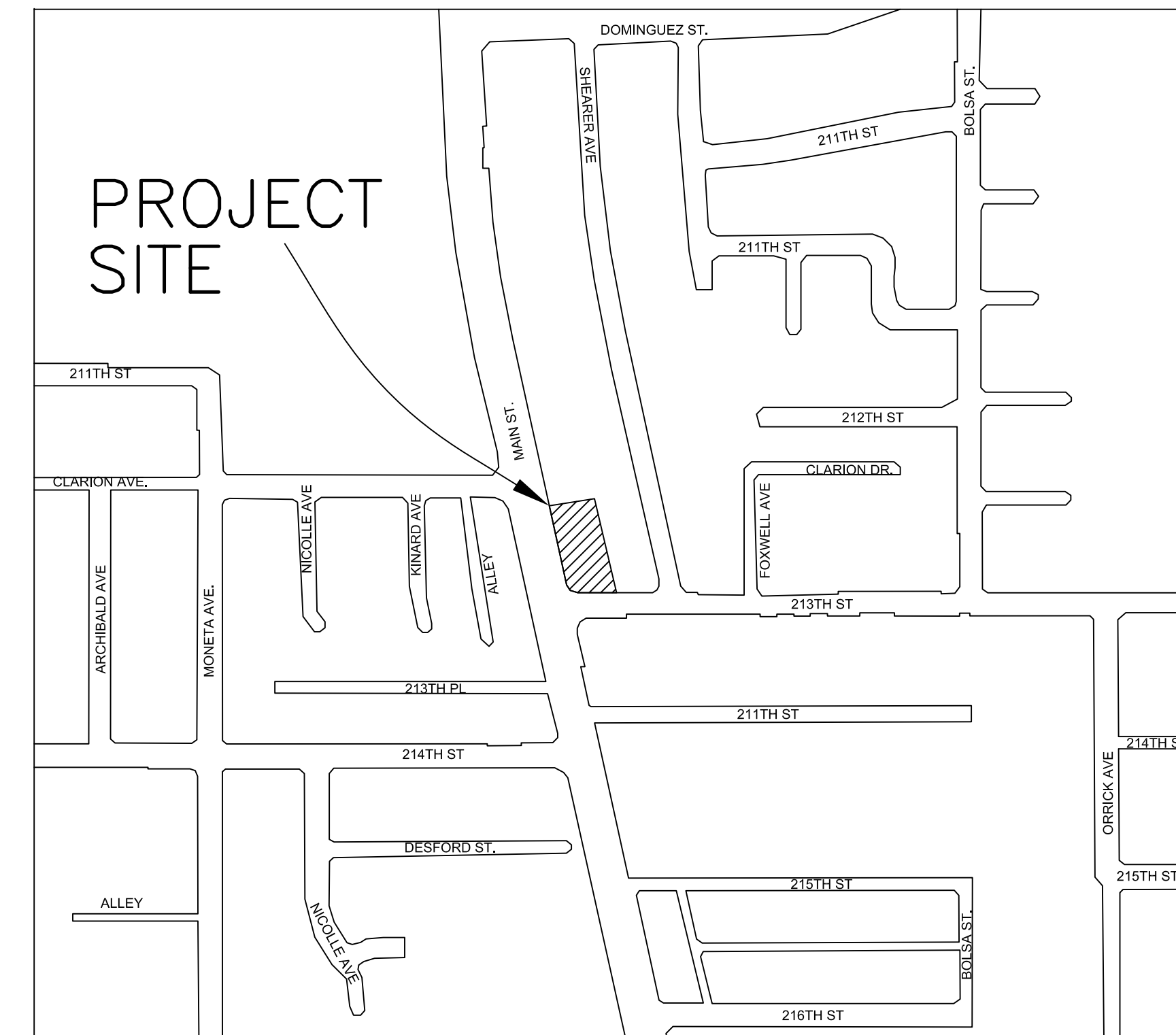
LOT 7 OF TRACT NO. 8018 AS PER MAP RECORDED IN BOOK 165 PAGES 30-31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AND THE WESTERLY 10 FEET OF THAT PORTION OF THE VACATED ALLEY ADJOINING SAID LOT ON THE EASTERLY LINE.

ALSO THAT TRACT NO. 8018 AS PER MAP RECORDED IN BOOK 165 PAGES 30-31 OF MAPS IN THE OFFICE OF THE COUNTY, LIVING WESTERLY OF THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT.

PARCEL 2:

LOT 8 OF TRACT 8018 AS PER MAP RECORDED IN BOOK 165 PAGES 30-31 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ALSO THAT PORTION OF THE SOUTH HALF OF AN ALLEY AS SHOWN ON SAID TRACT, VACATED BY RESOLUTION NO 142 RECORDED AS INSTRUMENT NO. 29088 ON OCT. 21, 1968 OFFICIAL RECORDS OF SAID COUNTY, LYING WESTERLY OF THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT.



VICINITY MAP
NOT TO SCALE

CONSTRUCTION NOTES

- INSTALL 12"x12" GRATE DRAIN(ALHABRA FDRY. STD. 2011)
- 4" DIA. PVC PIPE(SCHEDULE 40)
- 6" CONC. ON COMPACTED PAVEMENT
- 6' HIGH CONC BLOCK WALL PER APPROVED ARCHITECTURAL PLANS.
- LANDSCAPE AREA PER APPROVED LANDSCAPE PLANS.
- CONST. 4" DIA CAST IRON PRESSURED PIPE
- DUAL PUMPING SYSTEM PER SEPARATE PERMIT
- CONST. CONC DRIVEWAY PER APWA STD PLAN

ADDITIONAL NOTES

- THIS GRADING PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF JEFF DAUN. IT SHALL NOT BE TRANSFERRED TO OR USED BY A THIRD PARTY WITHOUT THE PRIOR WRITTEN CONSENT OF THIS OFFICE.
- THE GEOTECHNICAL REPORT PREPARED BY NORCAL ENGINEERING, DATED JANUARY 25, 2005 (PROJECT NO. 11869-05) IS PART OF THIS GRADING PLAN AND THE CONTRACTOR SHALL COMPLY WITH ALL ITS RECOMMENDATIONS AND REQUIREMENTS.
- ALL DRAINAGE PIPES TO BE PVC SCHEDULE 40 MINIMUM OR EQUIVALENT WITH 4" MINIMUM DIAMETER
- RETAINING WALLS REQUIRES SEPARATE PERMIT.
- CURB DRIAN REQUIRES SEPARATE PERMIT FROM ENGINEERING DEPT.
- THE CONTRACTOR SHALL COMPLY WITH CITY OF CARSON ORDINANCE RELATED TO STANDARD URBAN STORMWATER MITIGATION PLAN (STATE OF CALIFORNIA MANDATED) AND COMPLY WITH NPDES PERMIT REQUIREMENTS.
- THE SOILS ENGINEER OF RECORDS SHALL INSPECT AND APPROVE THE FOUNDATION EXCAVATIONS BEFORE STEEL OR CONCRETE IS PLACED.
- FOR DETAIL OF THE FOOTING AND FOUNDATION, REFER TO THE APPROVED STRUCTURAL AND ARCHITECTURAL DRAWINGS.
- VOLUME OF CUT AND FILL
 CUT : 1,500 C.Y.
 FILL : 1,500 C.Y.
 OVER EX : _____

**GPC NO. XXXXXXXX
CUP XXXXXX**

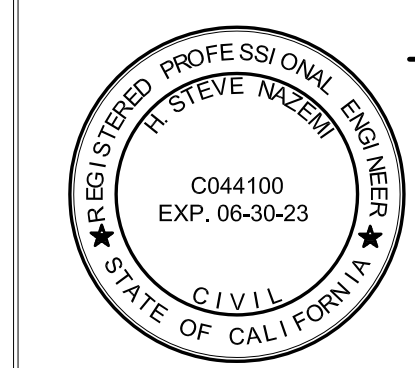


SOILS ENGINEER:
GSS INC.
11823 SAUNSON AVE #46
SANTA FE SPRING, CA 90670
TEL: (562) 696-6062

APPROVAL RECOMMENDED BY: _____
APPROVED BY: _____ **DATE:** _____
CITY OF CARSON

| REVISION | DATE |
|----------|-------|
| △ | _____ |
| △ | _____ |
| △ | _____ |

PROPERTY OWNER:
NANCY KIM
21240-21250 MAIN STREET
CARSON, CA 90745

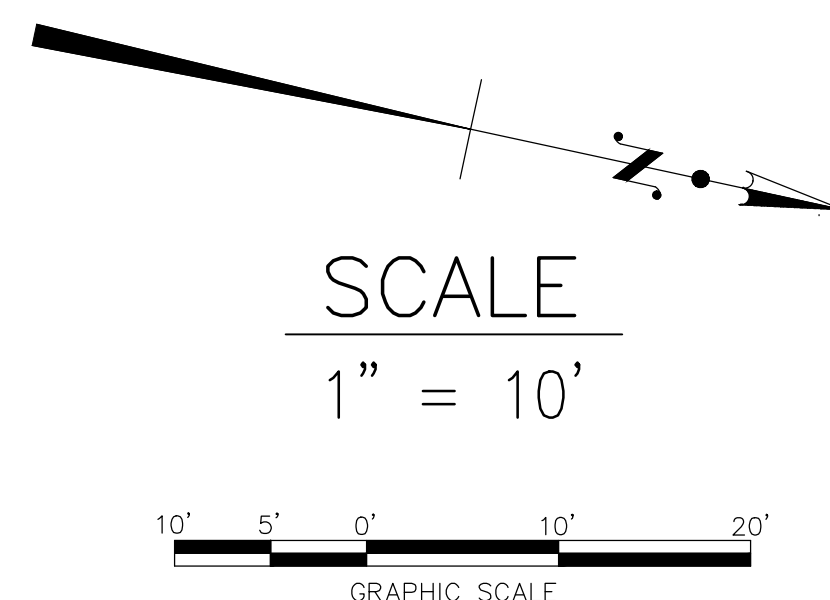
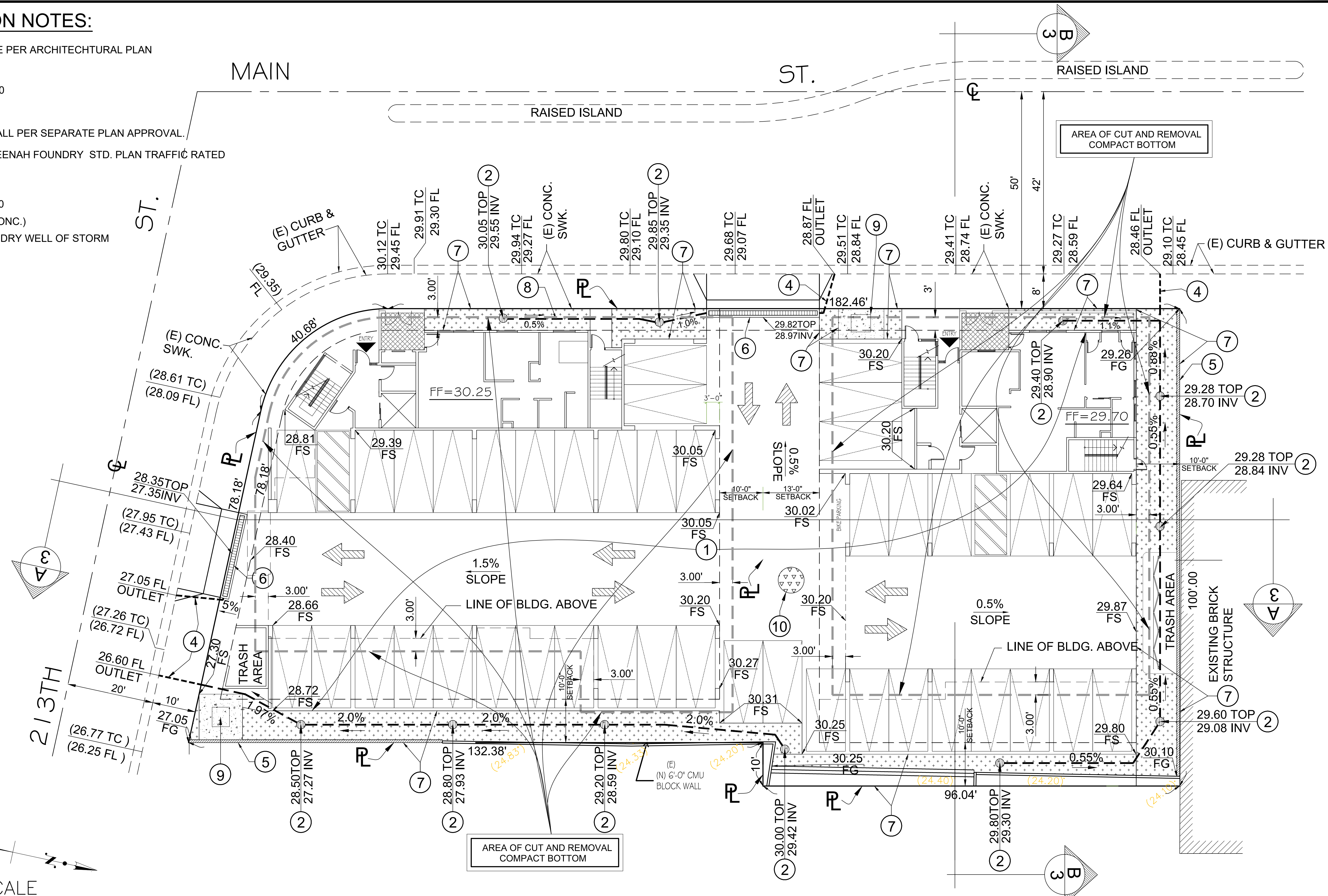


DHS & ASSOCIATES, INC.
275 CENTENNIAL WAY, #205
TUSTIN, CA 92780-3709
(714) 665-6569
H. STEVE NAZEMI 10/08/2021
DATE

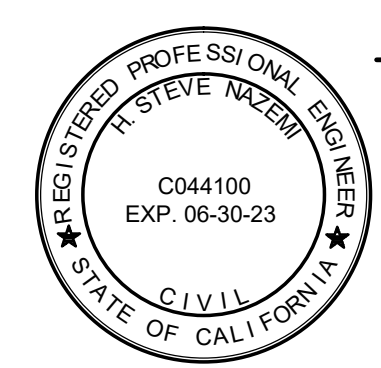
| GRADING AND DRAINAGE PLAN FOR 7 DETACHED TOWNHOUSES | |
|---|---|
| SCALE: 1"=10' | DRAWN BY: S.N. |
| DATE: 10/08/2021 | REVISED: |
| TR53709 | 21240-21250 MAIN STREET CARSON, CA 90745 |
| SHEET 1 OF 2 | JOB NO. |

CONSTRUCTION NOTES:

- ① CONC. SLAB ON GRADE PER ARCHITECTURAL PLAN
- ② AREA DRAIN 4" DIA.
- ③ 4" DIA. PVC PIPE SCH.40
- ④ 4" DIA. CIP
- ⑤ CONST BLOCK/RET. WALL PER SEPARATE PLAN APPROVAL.
- ⑥ TRENCH DRAIN PER NEENAH FOUNDRY STD. PLAN TRAFFIC RATED R-4996-A1
- ⑦ GRADE & LANDSCAPE
- ⑧ 3" DIA. PVC PIPE SCH.40
- ⑨ TRANSFORMER PAD(CONC.)
- ⑩ INSTALL INFILTRATION DRY WELL OF STORM WATER MITIGATION



| REVISION | DATE |
|----------|------|
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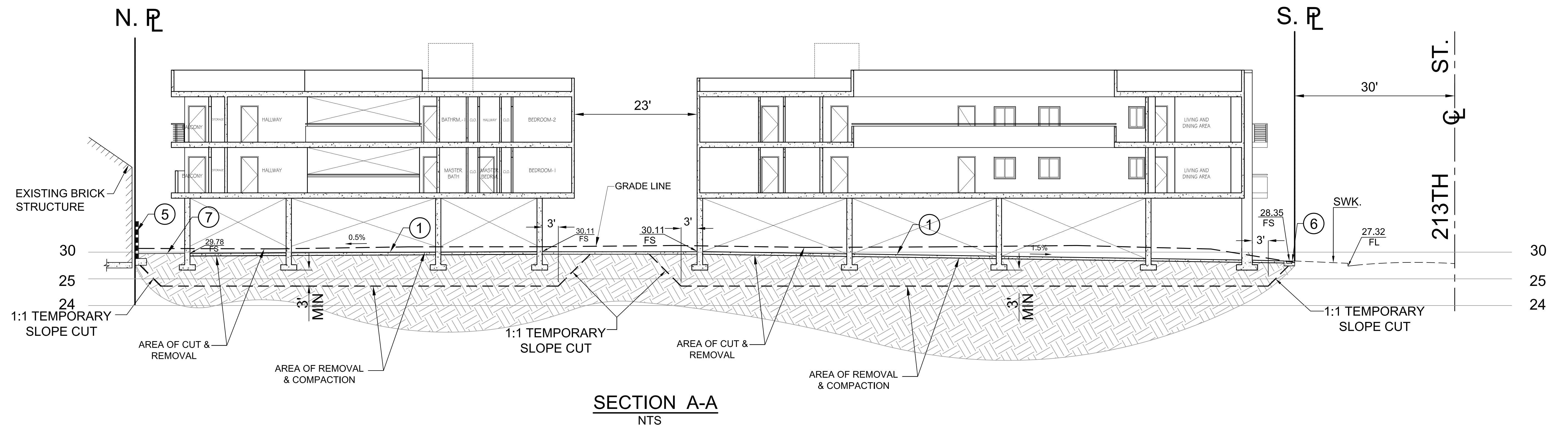
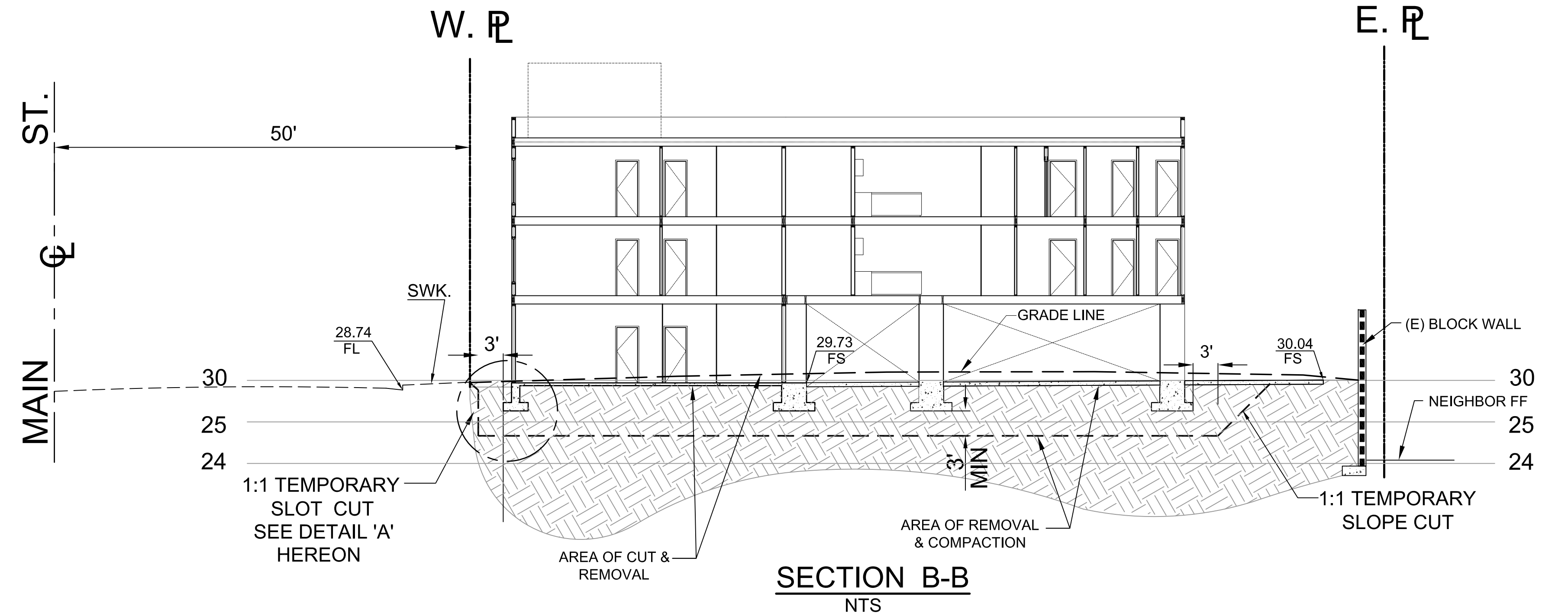
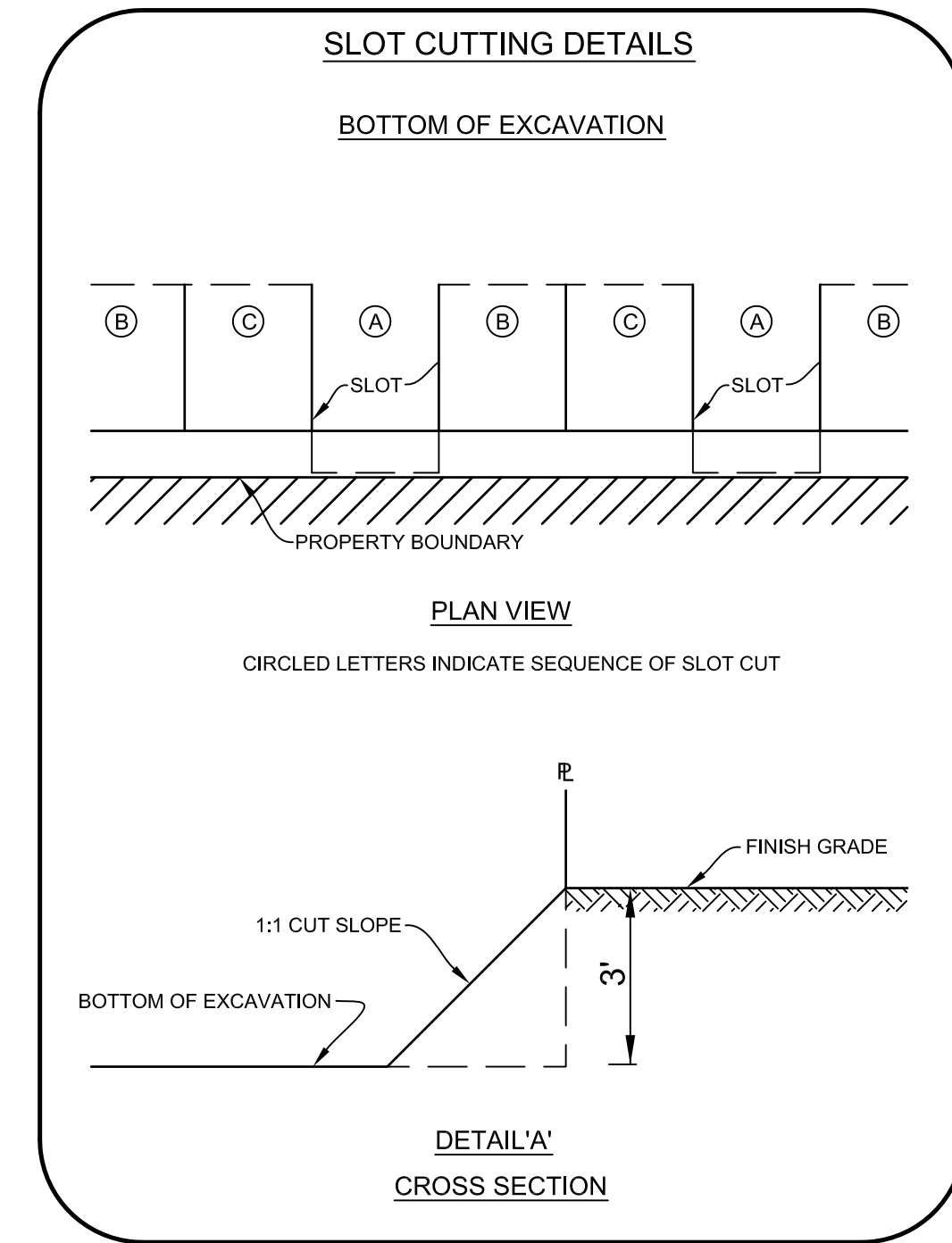


DHS & ASSOCIATES, INC.
 275 CENTENNIAL WAY, #205
 TUSTIN, CA 92780-3709
 (714) 665-6569
 H. STEVE NAZEMI
 10/20/2021
 DATE

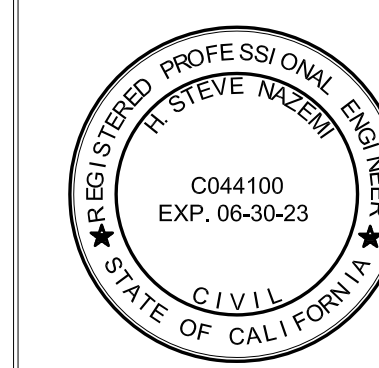
| GRADING AND DRAINAGE PLAN FOR 7 DETACHED TOWNHOUSES | |
|--|----------------|
| SCALE: 1"=10' | DRAWN BY: S.N. |
| DATE: 10/08/2021 | REVISED: |
| 21240-21250 MAIN STREET CARSON, CA 90745 | |
| SHEET 2 OF 3 | JOB NO. |

CONSTRUCTION NOTES:

- ① CONC. SLAB ON GRADE PER ARCHITECTURAL PLAN
- ② AREA DRAIN 4" DIA.
- ③ 4" DIA. PVC PIPE SCH.40
- ④ 4" DIA. CIP
- ⑤ CONST BLOCK/RET. WALL PER SEPARATE PLAN APPROVAL.
- ⑥ TRENCH DRAIN PER NEENAH FOUNDRY STD. PLAN TRAFFIC RATED R-4996-A1
- ⑦ GRADE & LANDSCAPE
- ⑧ 3" DIA. PVC PIPE SCH.40



| REVISION | DATE |
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DHS & ASSOCIATES, INC.
 275 CENTENNIAL WAY, #205
 TUSTIN, CA 92780-3709
 (714) 665-6569
 H. STEVE NAZEMI
 DATE: 10/05/2021

| GRADING AND DRAINAGE PLAN FOR 7 DETACHED TOWNHOUSES | |
|---|----------------|
| SCALE: 1"=10' | DRAWN BY: S.N. |
| DATE: 10/08/2021 | REVISED: |
| 21240-21250 MAIN STREET CARSON, CA 90745 | |
| SHEET 3 OF 3 | JOB NO. |