Perry Site

CARSON, CA

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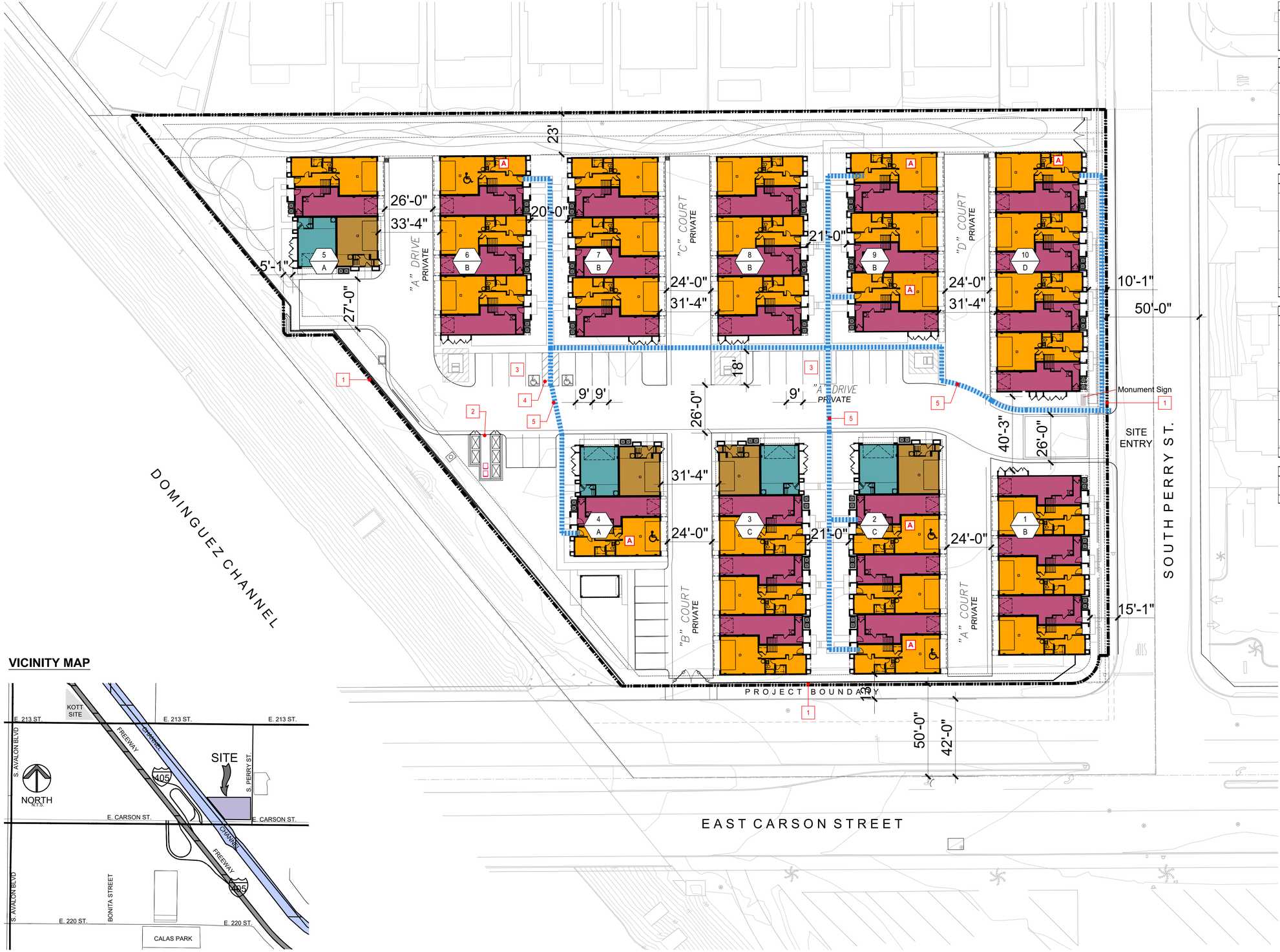
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

COVER SHEET & SHEET INDEX
PERRY SITE

A0.0

ATTACHMENT NO. 1



VICINITY MAP

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

Building Summary					
Building Type	Quantity	Building Footprint Area		Gross Building Area	
		Area per Bldg	Total Area	Area per Bldg	Total Area
Building A - 4 Plex	2	2,635 sf	5,270 sf	8,004 sf	16,008 sf
Building B - 6 Plex	5	4,377 sf	21,885 sf	13,321 sf	66,605 sf
Building C - 8 Plex	2	5,526 sf	11,052 sf	16,898 sf	33,796 sf
Building D - 8 Plex	1	5,842 sf	5,842 sf	17,787 sf	17,787 sf
Total			44,049 sf		134,196 sf
Building Lot Coverage			36.1%		
Garage Area					27,911 sf
FAR (Using Total Building Area)					1.10
FAR (Excluding Garage Area)					0.87

Unit Plan Summary						
Plan	Beds	Net Unit Area	Quantity	%	Total Net Area	Avg. Unit Size
Rowtowns - P1	2	1,210 sf	4	6.5%		
Rowtowns - P2	2	1,168 sf	4	6.5%		
Rowtowns - P3	3	1,525 sf	27	43.5%		
Rowtowns - P4	4	1,783 sf	27	43.5%		
Total			62	100%	98,828 sf	1,594 sf
Unit Mix			Quantity	%		
2 Bedroom Total			8	12.9%		
3 Bedroom Total			27	43.5%		
4 Bedroom Total			27	43.5%		
Total			62	100.0%		

Parking Summary - Perry Street Specific Plan			
Parking Required	Quantity	Ratio Req'd	Spaces Req'd
2 Bed	8	*2.00 Spaces/Unit*	16
3 Bed	27	*2.00 Spaces/Unit*	54
4 Bed	27	*2.00 Spaces/Unit*	54
Guests	62	*.20 Spaces/Unit*	13
Total Residential Parking Req'd		2.2 Spaces/Unit	137
Parking Provided		Ratio Provided	Spaces Provided
Garage Spaces		2.00	124
Driveway Spaces		0.00	*0*
On Site Spaces		0.42	*26*
Total Residential Parking Provided		2.42	150
Accessible Parking Required		Ratio Req'd	Spaces Req'd
Resident Open Spaces	26	5%	2

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

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. TRASH ENCLOSURE
3. PERPENDICULAR PARKING SPACE (9'X18')
4. ACCESSIBLE PARKING SPACE (9'X18')
5. ACCESSIBLE PATH OF TRAVEL

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

LEGEND

- PLAN 1
- PLAN 2
- PLAN 3
- PLAN 4
- PROPERTY LINE
- ACCESSIBLE PATH OF TRAVEL
- TYPICAL PERPENDICULAR & ACCESSIBLE PARKING SPACE (18'-0" x 9'-0")
- A — ACCESSIBLE UNIT
- UNIT ENTRY
- 1 / A — Building Number / Building Type

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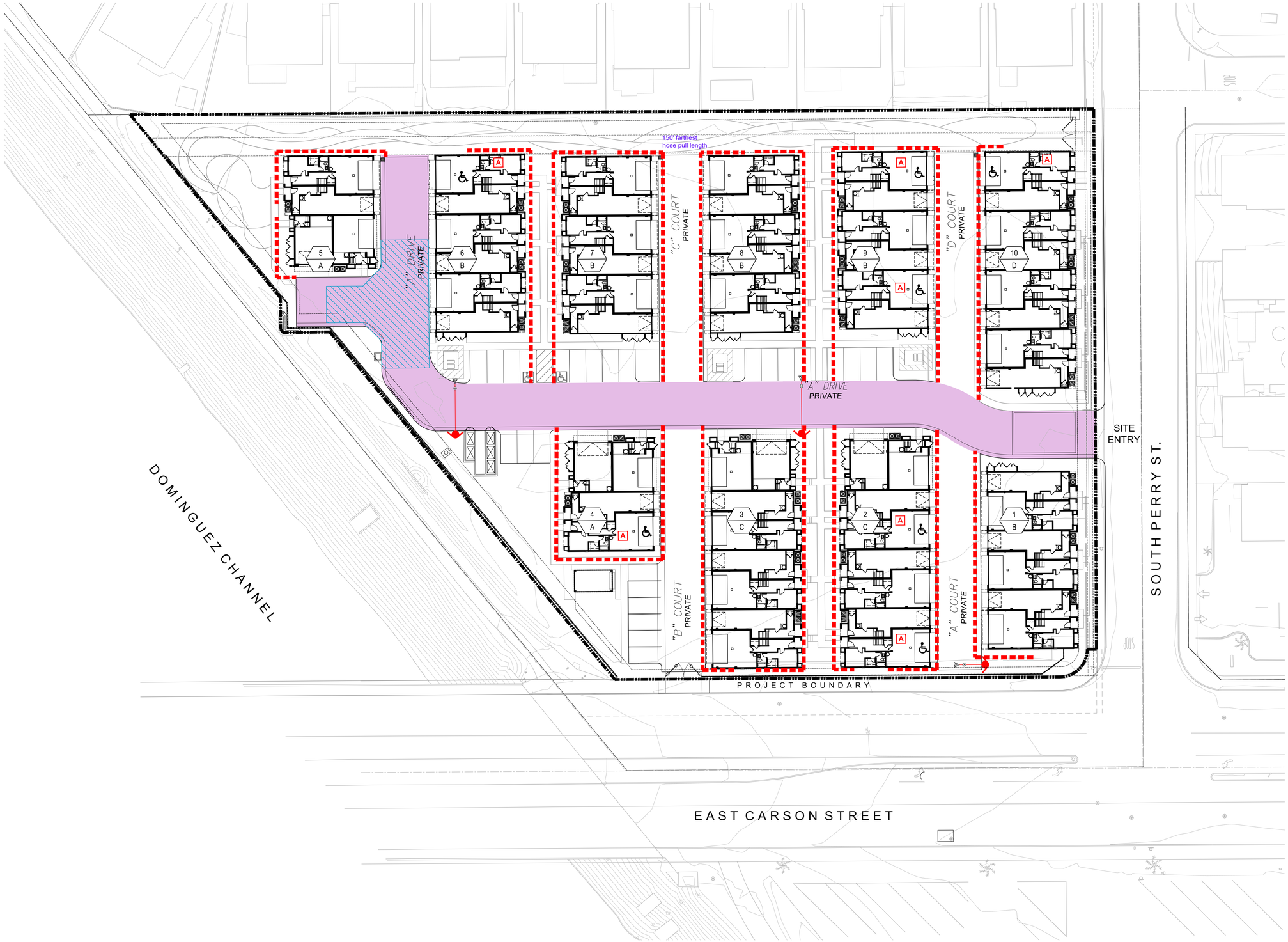
0 12 1/2 25 50

SITE KEY MAP & INFORMATION

A1.0



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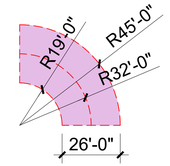
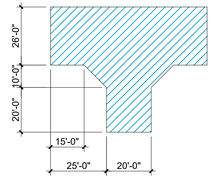


FIRE ACCESS ROAD MINIMUM WIDTH = 26'-0" WITH MINIMUM TURNING RADIUS = 32'-0" AT CENTERLINE

150'-0" MAX. HOSE PULL DISTANCE

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



FIRE HAMMER HEAD
(CLEAR TO SKY AND UNOBSTRUCTED)

FIRE HYDRANT PER CIVIL

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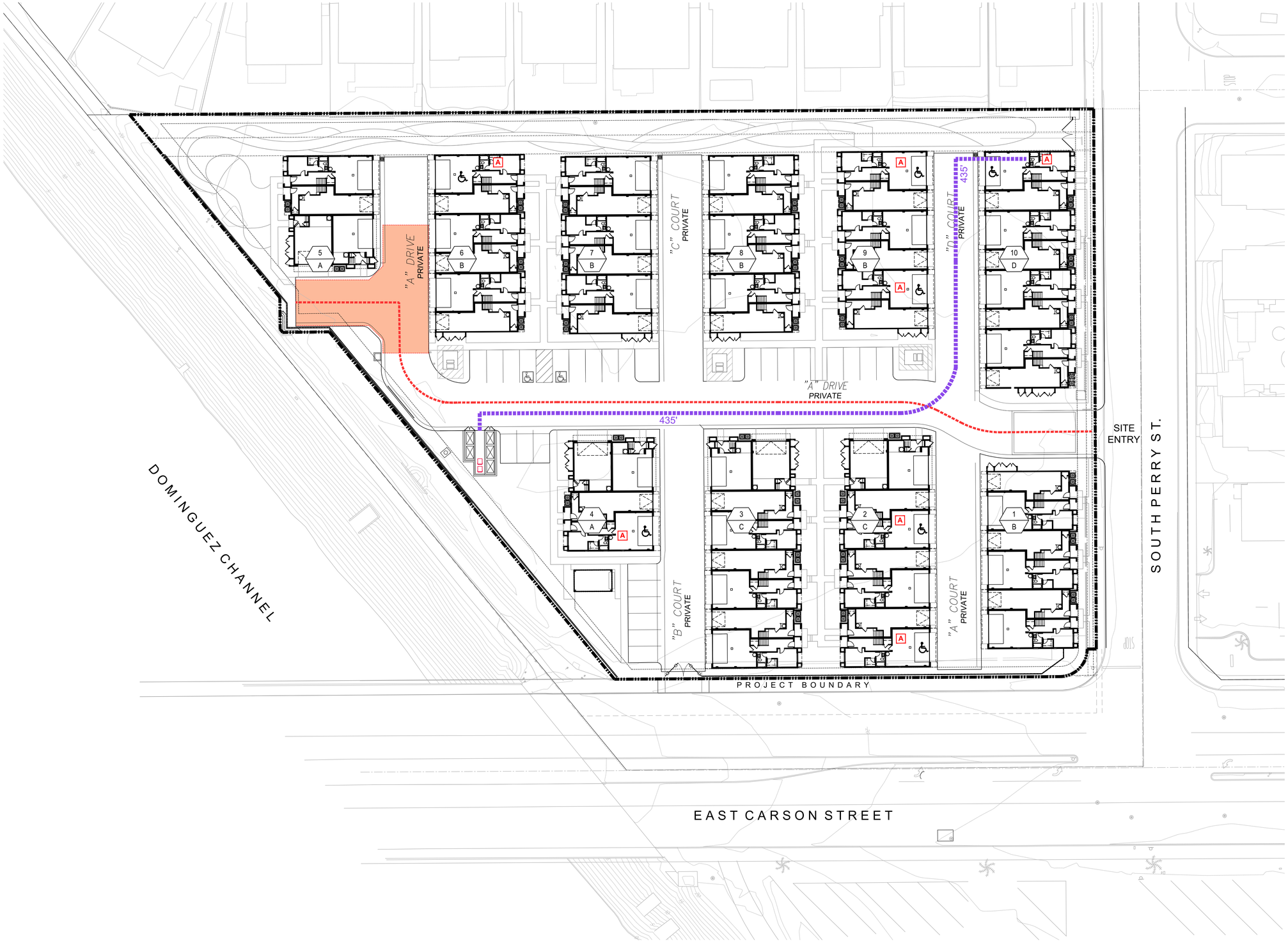
0 12 1/2 25 50

FIRE ACCESS SITE PLAN

A1.1



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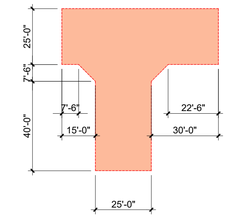
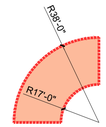


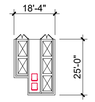
TRASH TRUCK TURN-AROUND
SANITATION TRUCK HAMMERHEAD TURN
AREA 14' MINIMUM VERTICAL CLEARANCE

TRASH TRUCK TURNING RADIUS



TRASH TRUCK ROUTE

TRASH PATH OF TRAVEL - 435 FEET



TRASH ENCLOSURE

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

PRODUCT D			
SOLID WASTE CALCULATIONS (REQUIRED)			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
62	0.2	12.4	5
RECYCLING CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 3 C.Y. BINS REQ'D
62	0.2	12.4	5
ORGANICS CALCULATIONS			
UNITS	C.Y./WK /UNIT	TOTAL C.Y./WK	No. OF 96 GALLON CARTS
62	0.012	0.744	1

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

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

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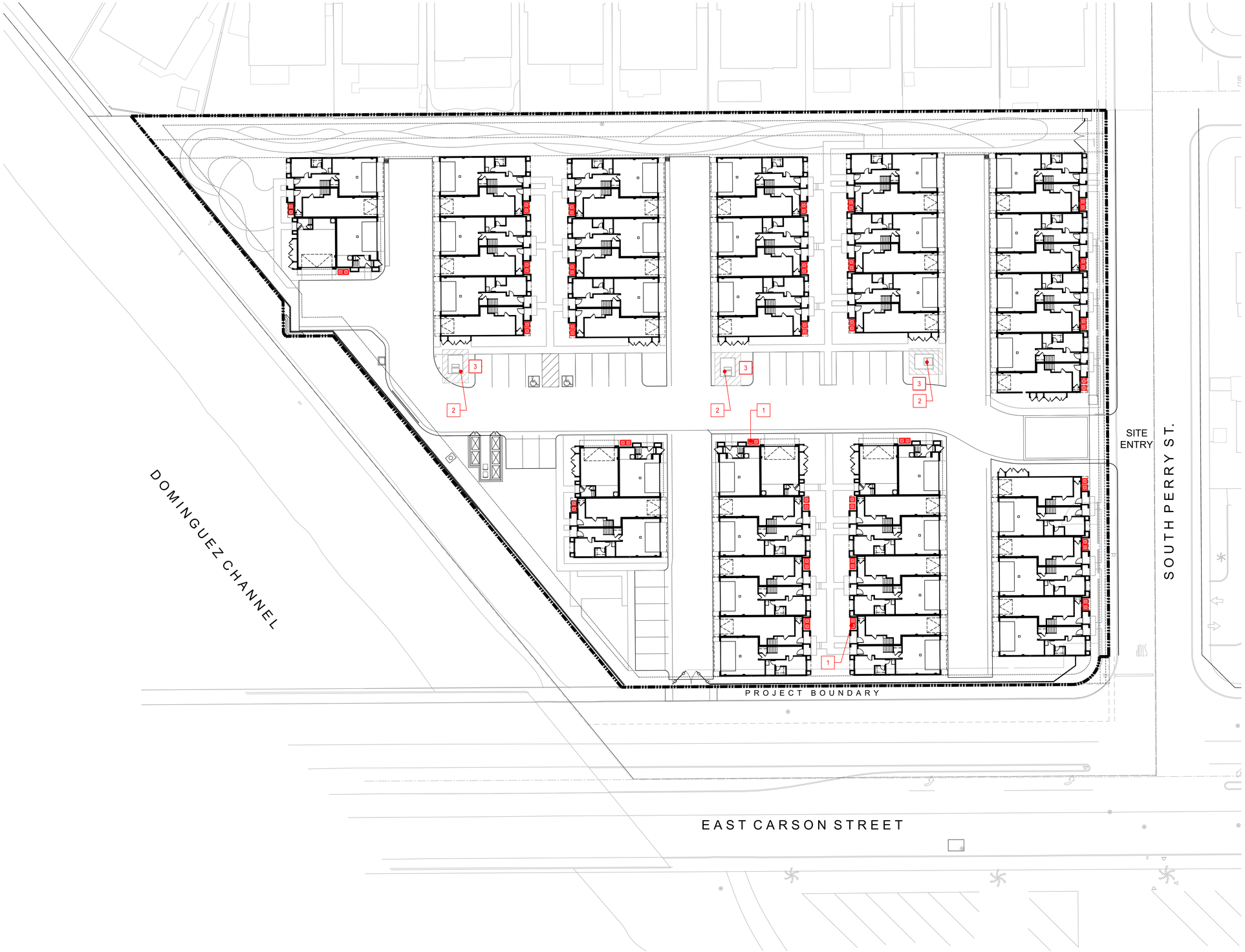
0 12 1/2 25 50

WASTE MANAGEMENT SITE PLAN

A1.2



LEGEND

UTILIITY EXHIBIT KEYNOTES	
1	CONDENSERS
2	TRANSFORMERS
3	LANDSCAPE SCREENING

NOTE: SEE LANDSCAPE DRAWINGS FOR MORE DETAIL

UTILITY SCREENING - TYPICAL

3/32" = 1'-0"

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UTILITY SCREENING TYPICAL

A1.3

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NTS

PERSPECTIVE
BUILDING C

A1.4

LEFT

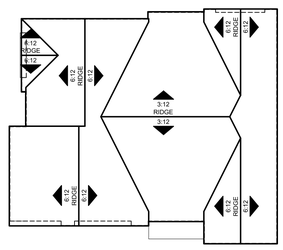
FRONT

RIGHT

REAR

MATERIAL LEGEND

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



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

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SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATIONS
BUILDING A - SCHEME 1

A2.0

LEFT

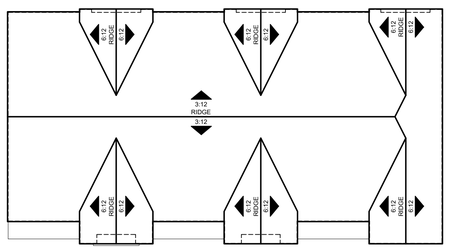
FRONT

RIGHT

REAR

MATERIAL LEGEND

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



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

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SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATIONS
BUILDING B - SCHEME 2

A2.1

LEFT

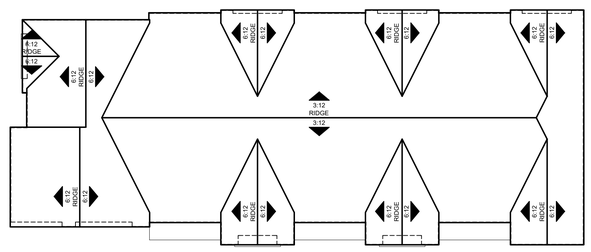
FRONT

RIGHT

REAR

MATERIAL LEGEND

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



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

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SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATIONS
BUILDING C - SCHEME 1

A2.2

LEFT

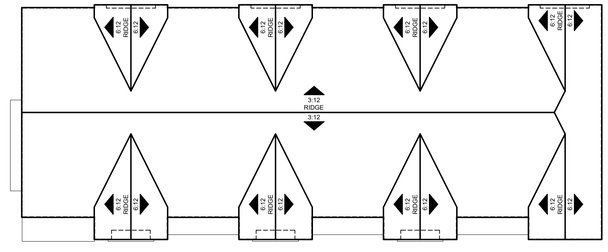
FRONT

RIGHT

REAR

MATERIAL LEGEND

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



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

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SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATIONS
BUILDING D - SCHEME 2

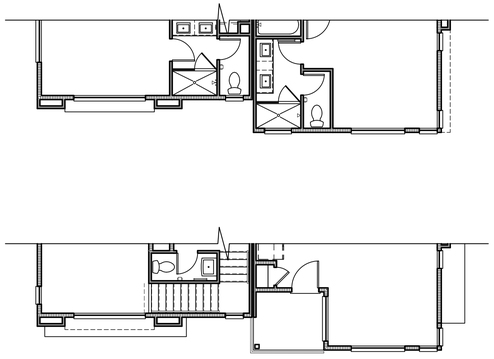
A2.3

LEFT

PLAN 2 PLAN 1

FRONT

PLAN 1 PLAN 3 PLAN 4



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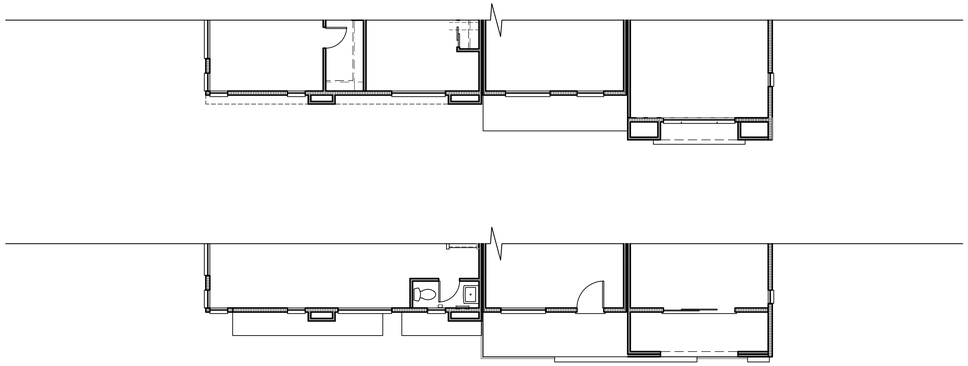

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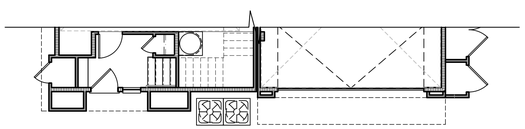
Level 2

Level 2



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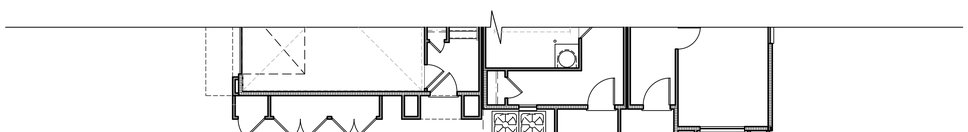

Level 1

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SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING A

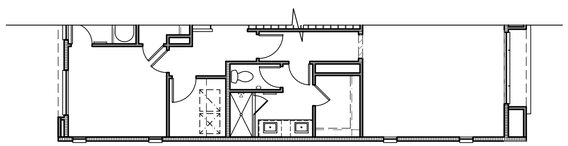
A3.0

RIGHT

PLAN 4

REAR

PLAN 4 PLAN 3 PLAN 2



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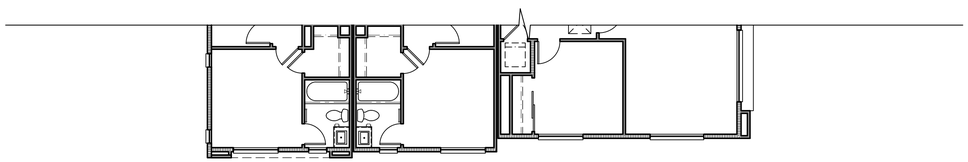

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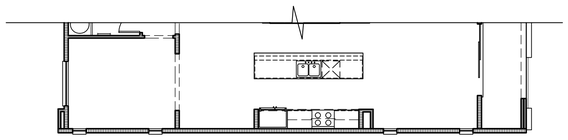

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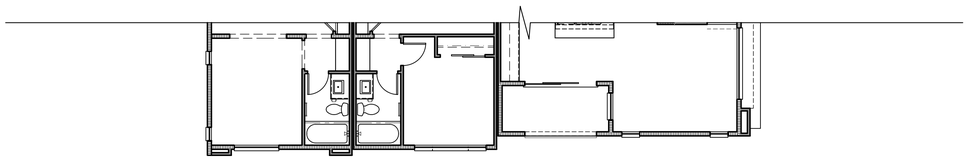

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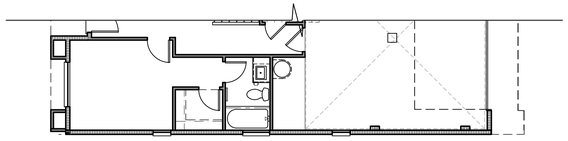

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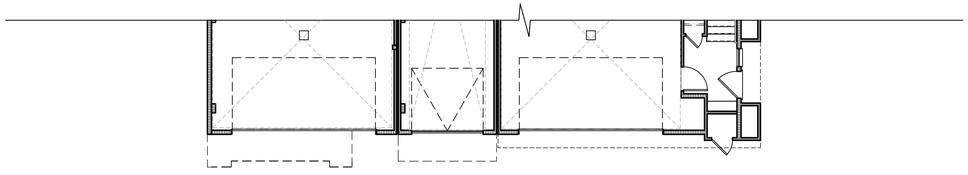

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SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING A

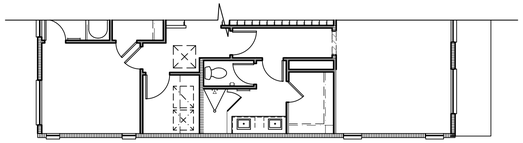
A3.1

LEFT

PLAN 3

FRONT

PLAN 3 | PLAN 4 | PLAN 3 | PLAN 4 | PLAN 3 | PLAN 4



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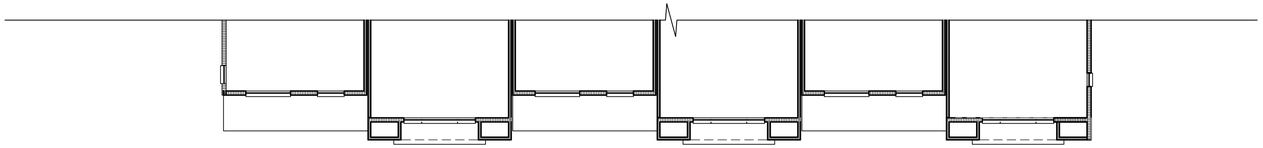
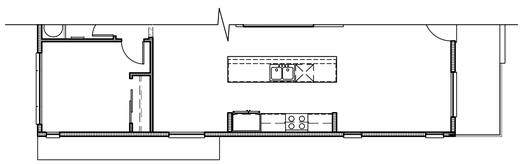


Level 3



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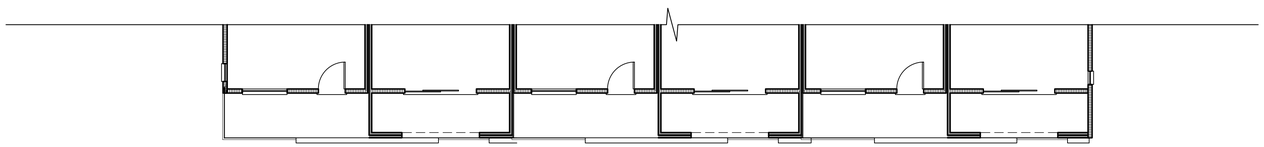

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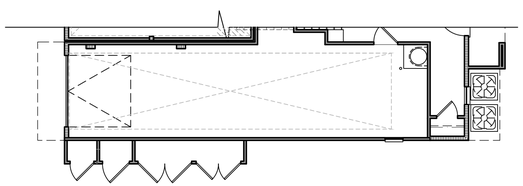

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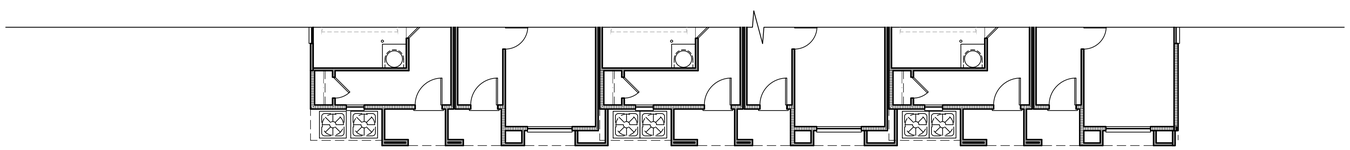

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21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING B

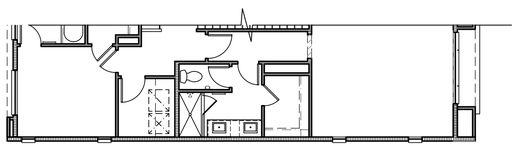
A3.2

RIGHT

PLAN 4

REAR

PLAN 4 | PLAN 3 | PLAN 4 | PLAN 3 | PLAN 4 | PLAN 3



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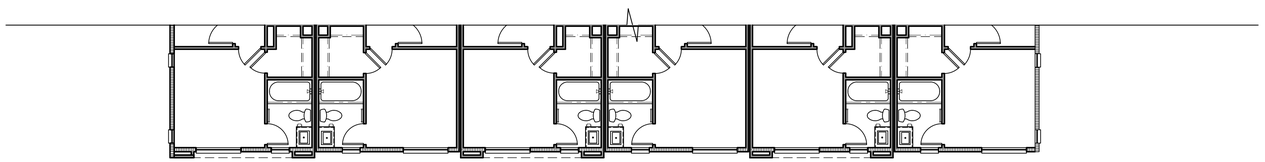

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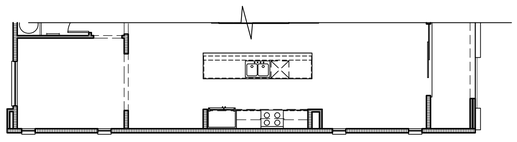

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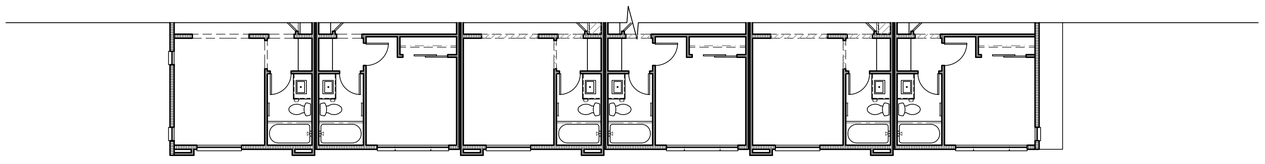

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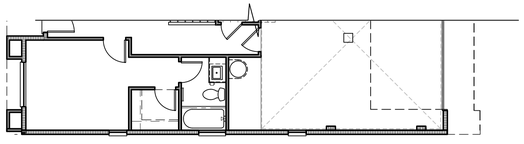

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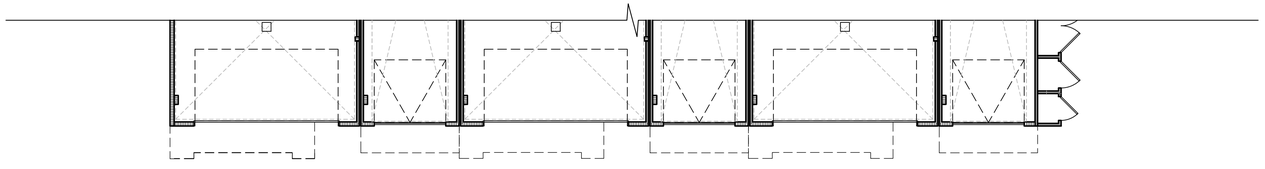

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21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING B

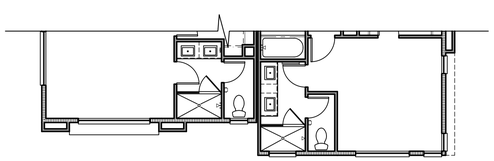
A3.3

LEFT

PLAN 2 | PLAN 1

FRONT

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



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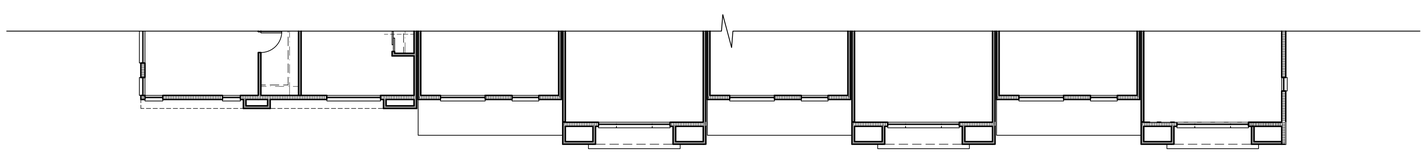

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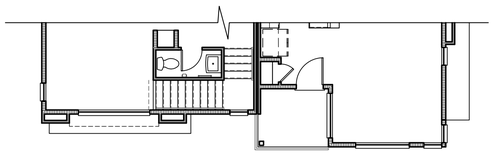

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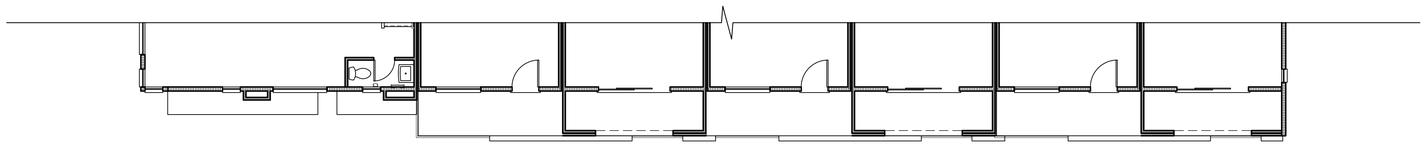

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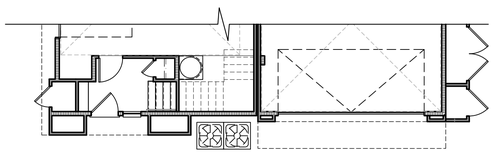
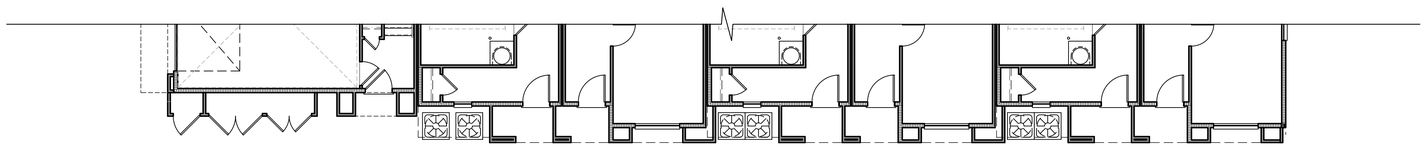


Level 1



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PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING C

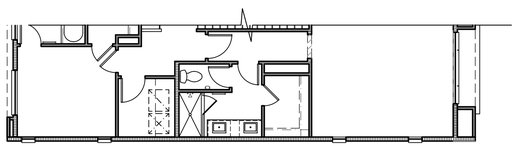
A3.4

RIGHT

PLAN 4

FRONT

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



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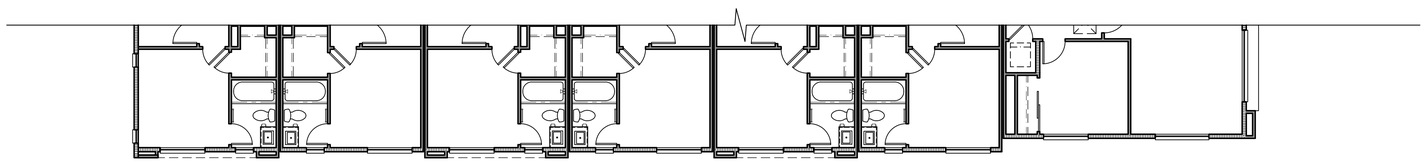

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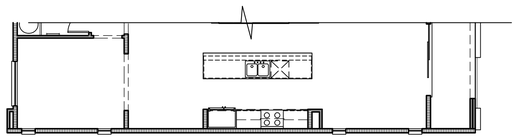

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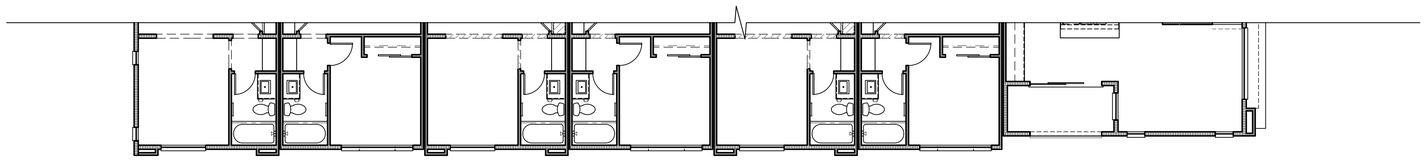

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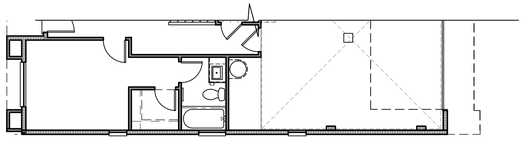
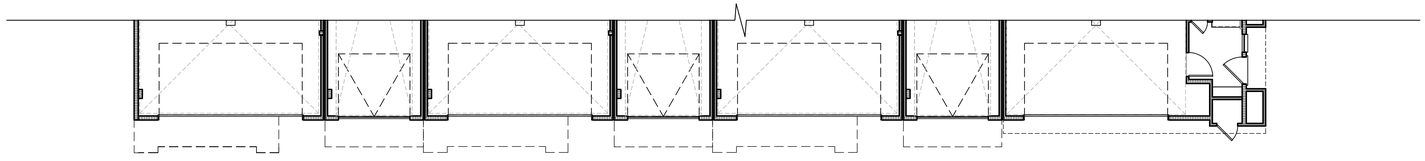


Level 1



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PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING C

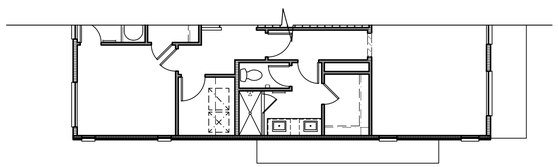
A3.5

LEFT

PLAN 3

FRONT

PLAN 3 | PLAN 4 | PLAN 3 | PLAN 4 | PLAN 3 | PLAN 4 | PLAN 3 | PLAN 4



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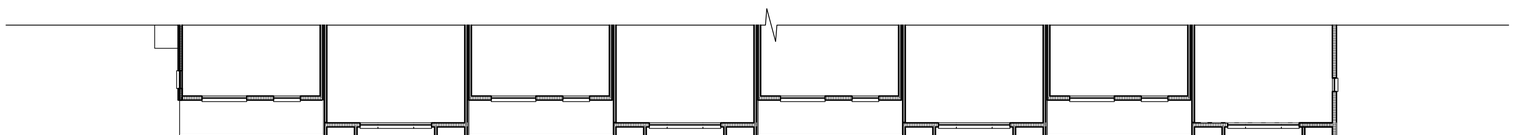

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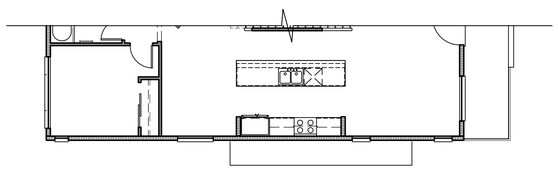

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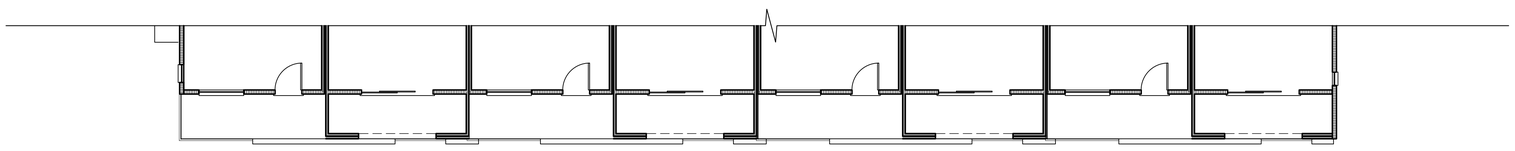

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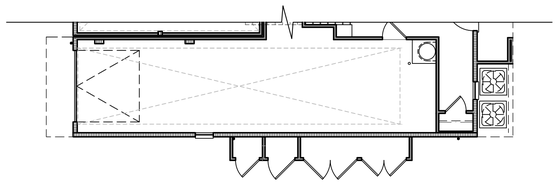

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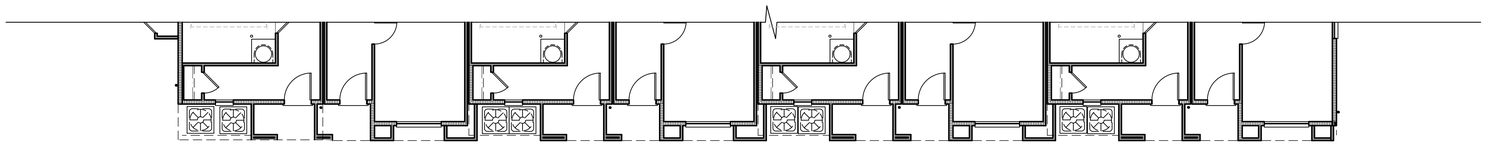

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PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING D

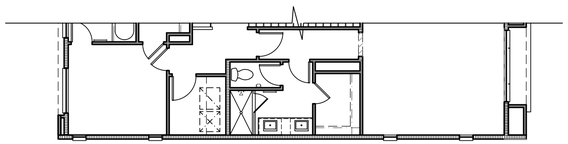
A3.6

RIGHT

PLAN 4

REAR

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



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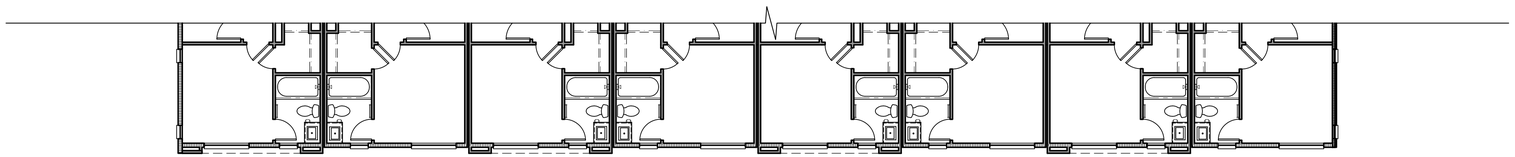

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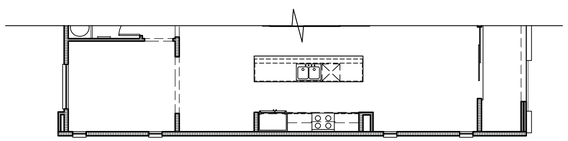

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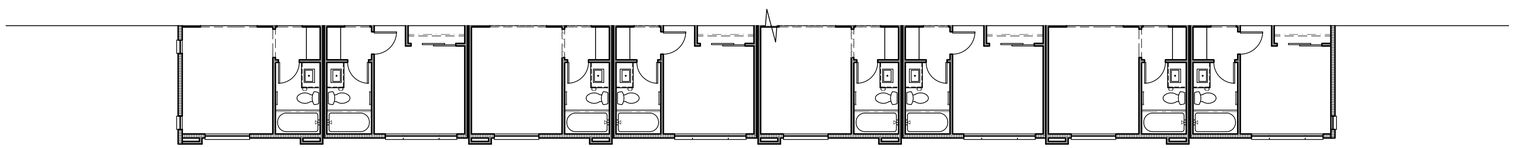

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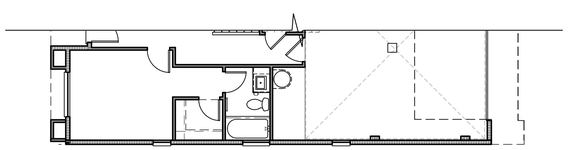

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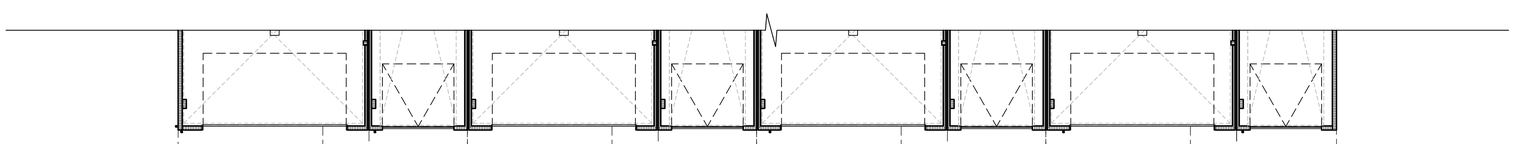

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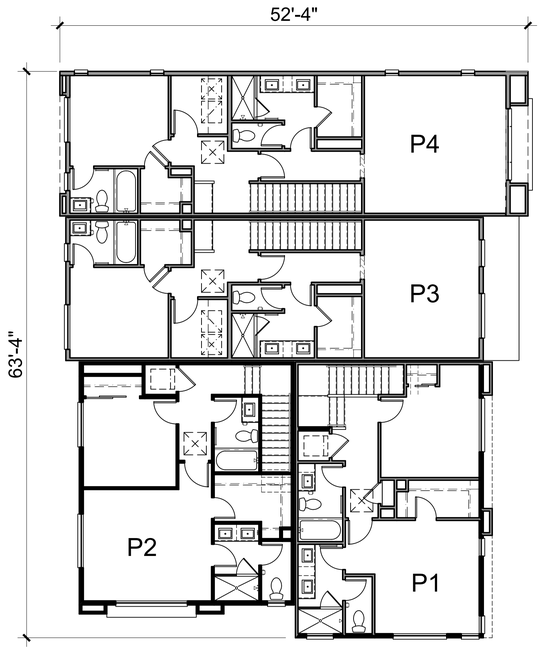
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

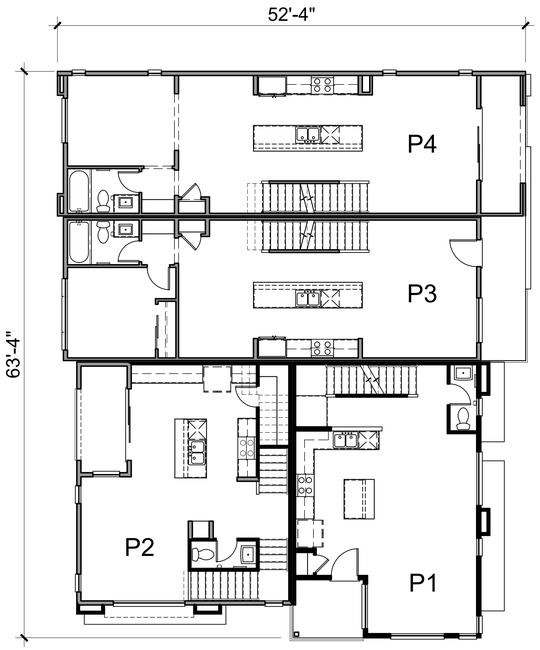
SCALE: 1/8" = 1'-0"
0 4 8 16

ELEVATION OFFSET ANALYSIS
BUILDING D

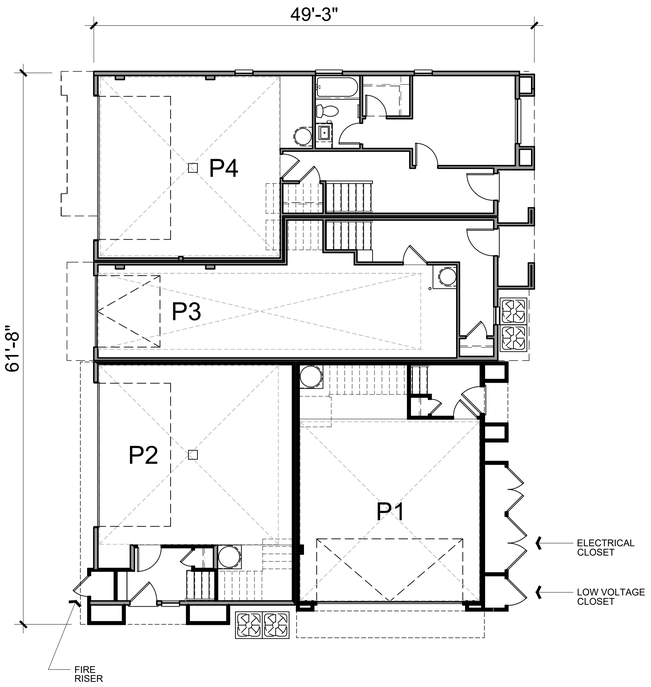
A3.7



THIRD FLOOR
2769 SQ. FT.



SECOND FLOOR
2600 SQ. FT.



FIRST FLOOR
2635 SQ. FT.

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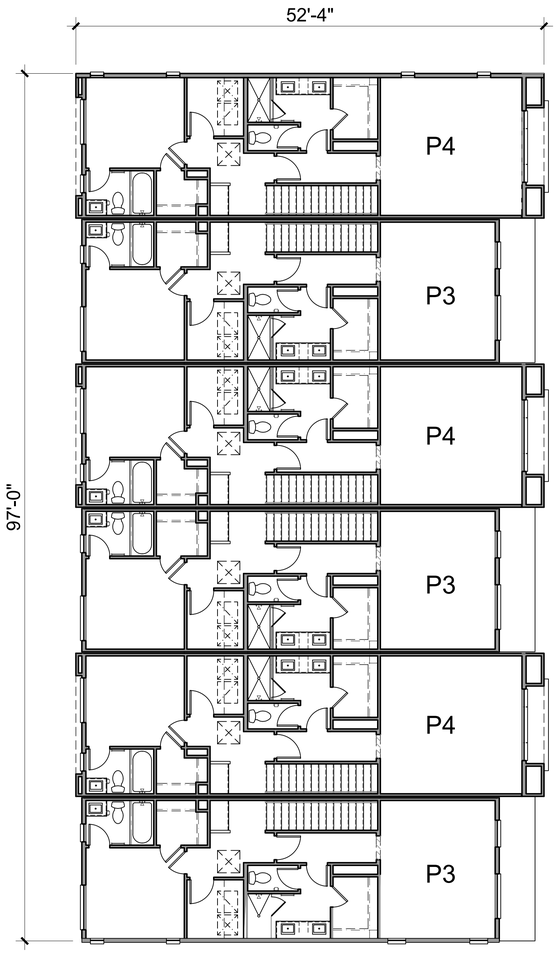
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

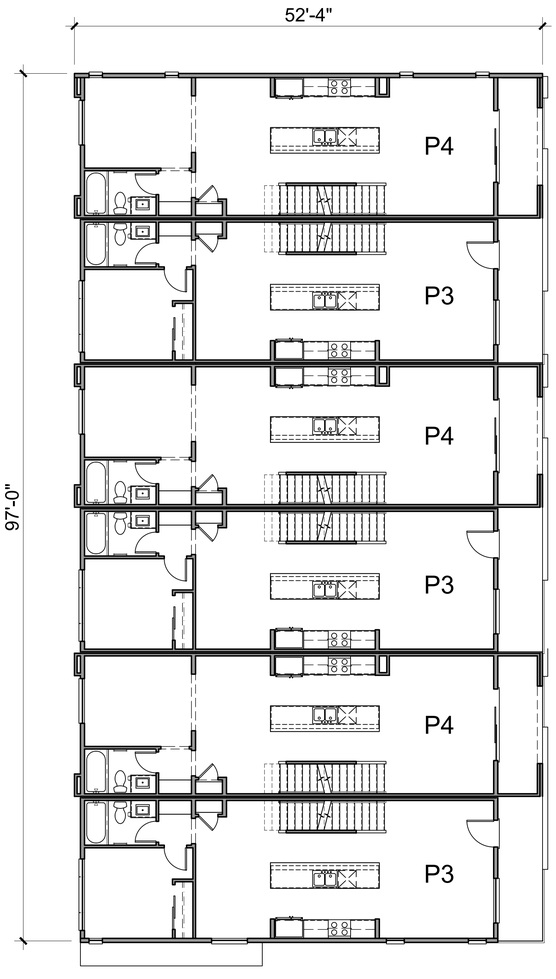
SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING PLANS
BUILDING A

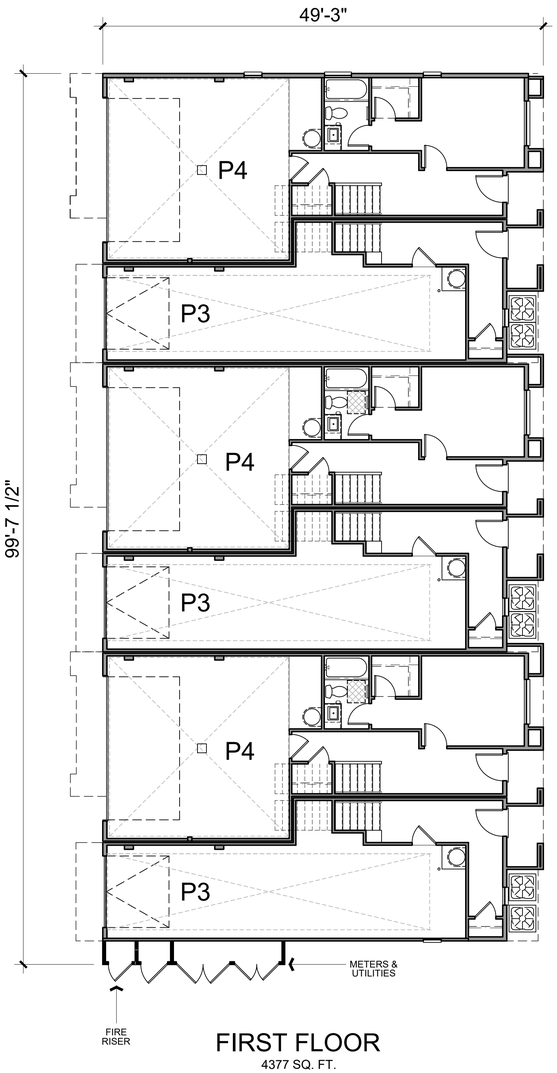
A4.0



THIRD FLOOR
4542 SQ. FT.



SECOND FLOOR
4402 SQ. FT.



FIRST FLOOR
4377 SQ. FT.

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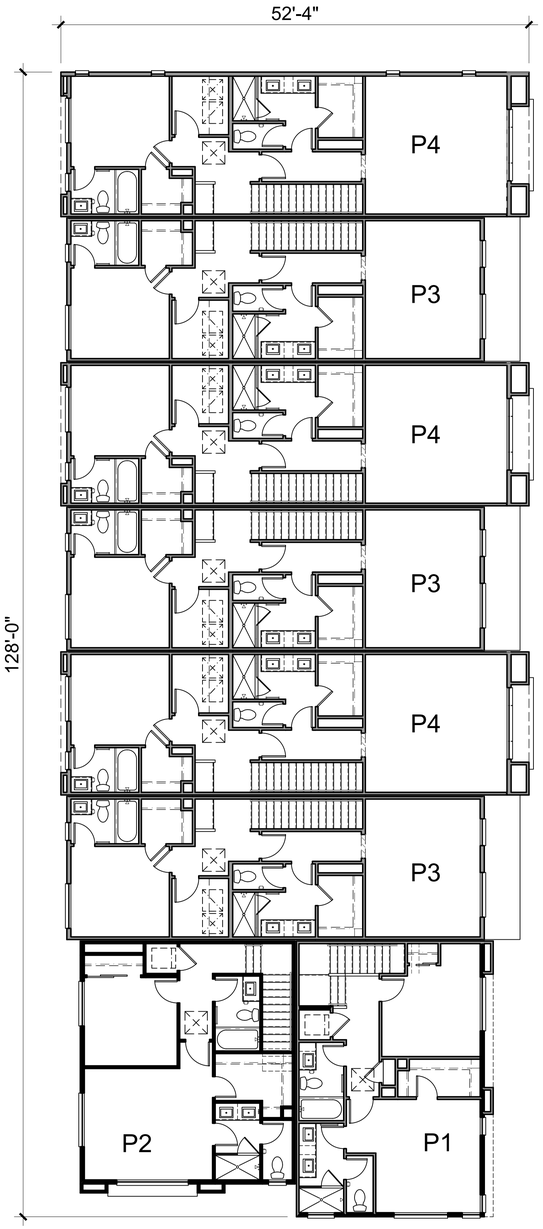
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

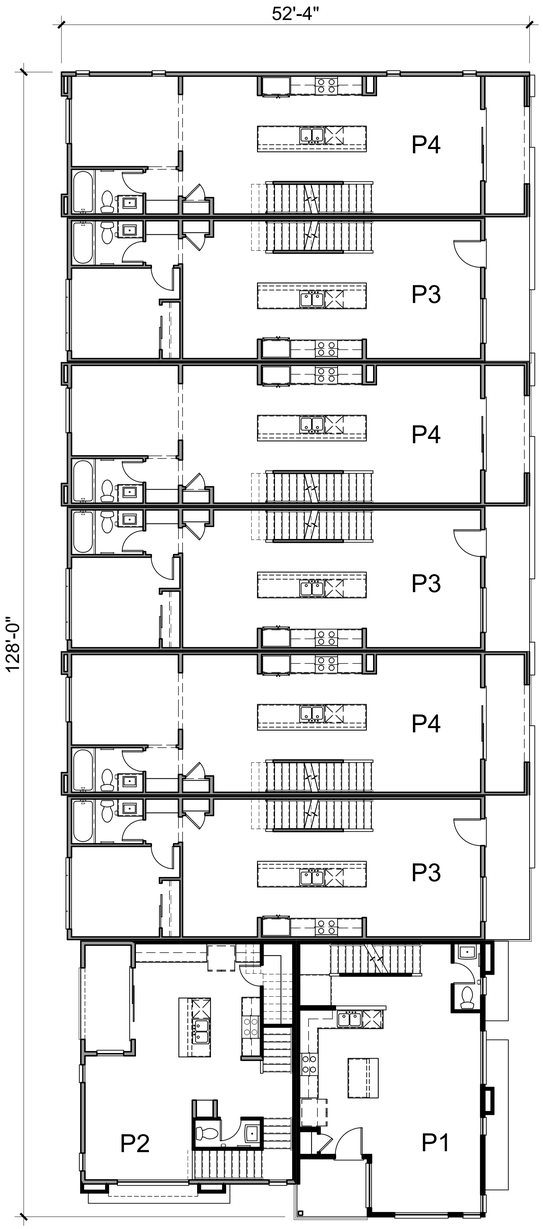
SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING PLANS
BUILDING B

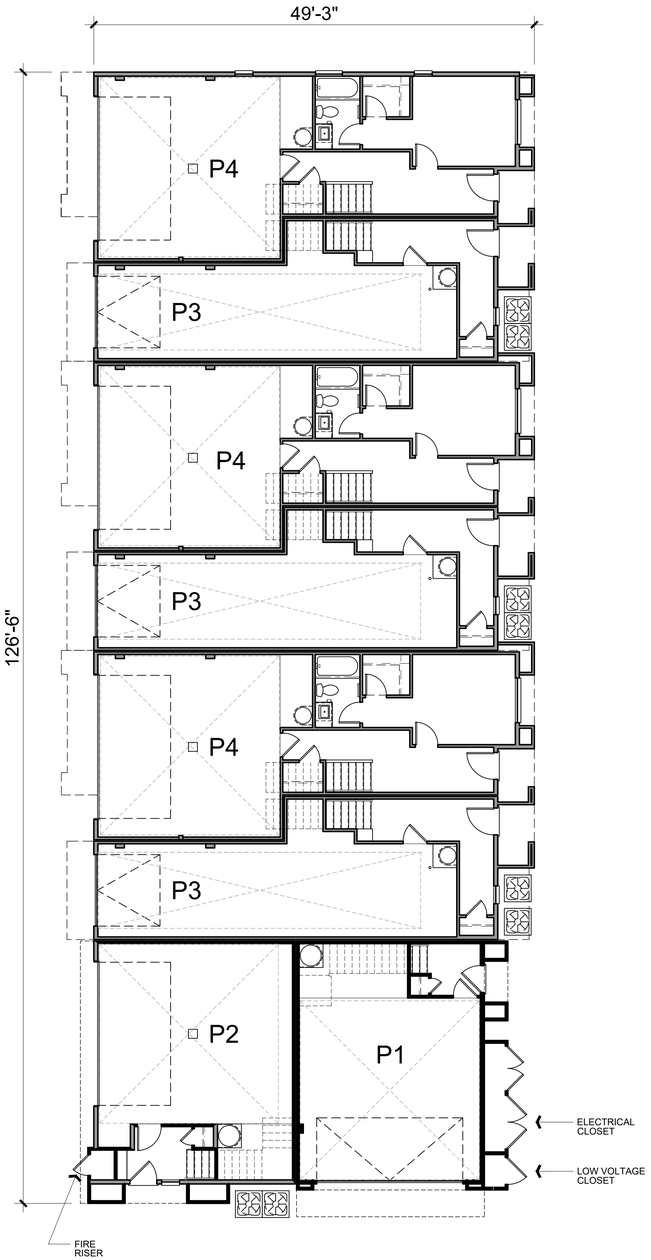
A4.1



THIRD FLOOR
5818 SQ. FT.



SECOND FLOOR
5554 SQ. FT.



FIRST FLOOR
5526 SQ. FT.

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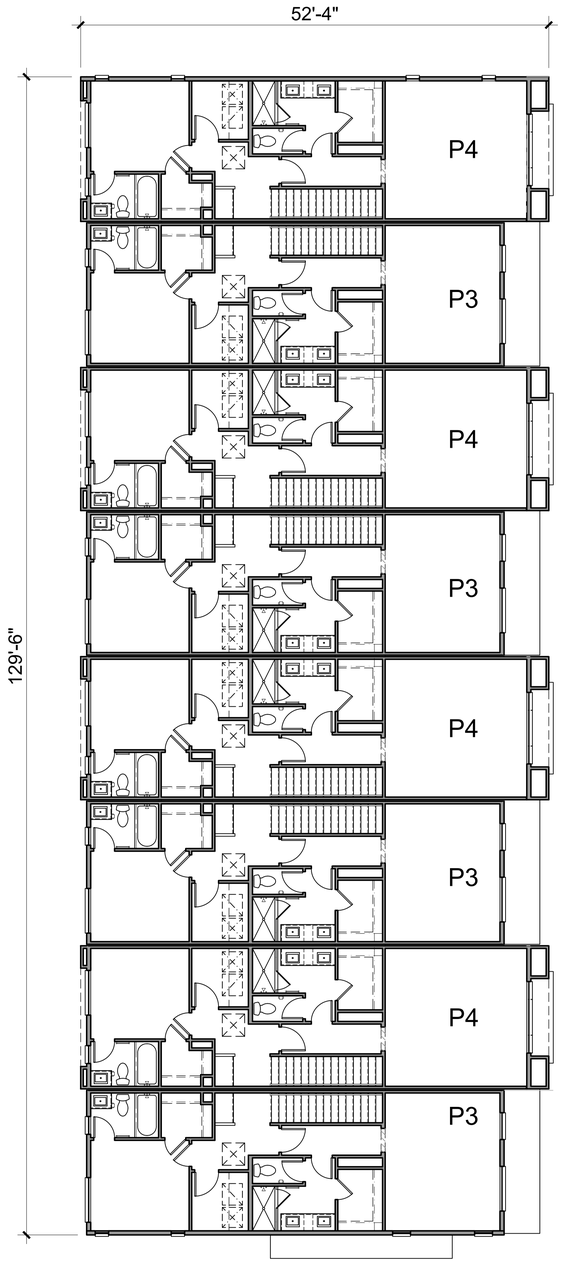
SCHEMATIC DESIGN
JANUARY 15, 2025

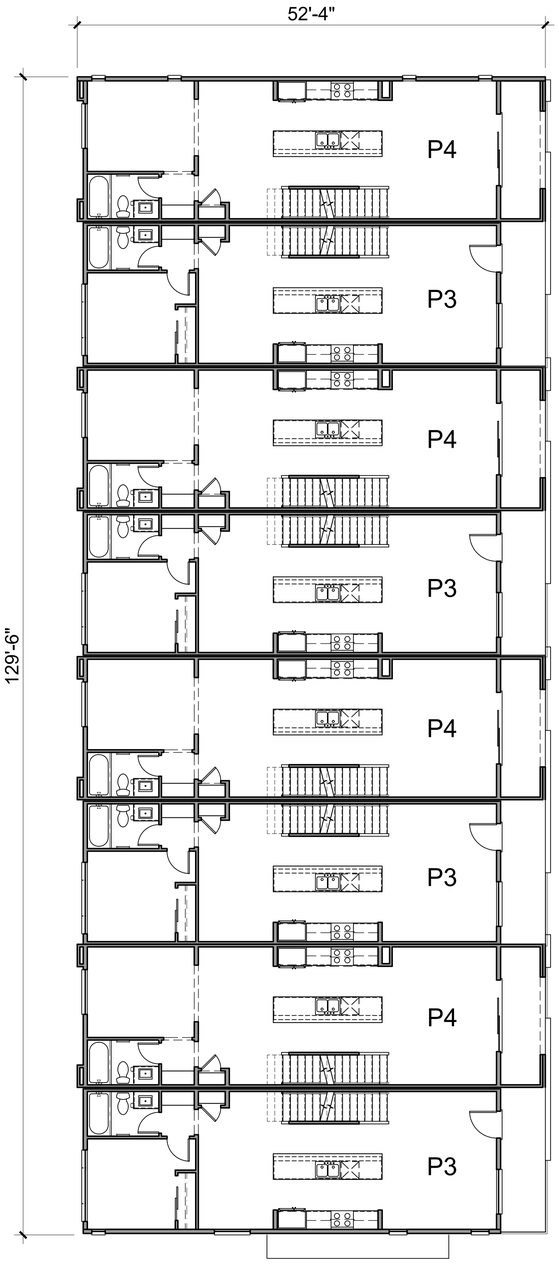
SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING PLANS
BUILDING C

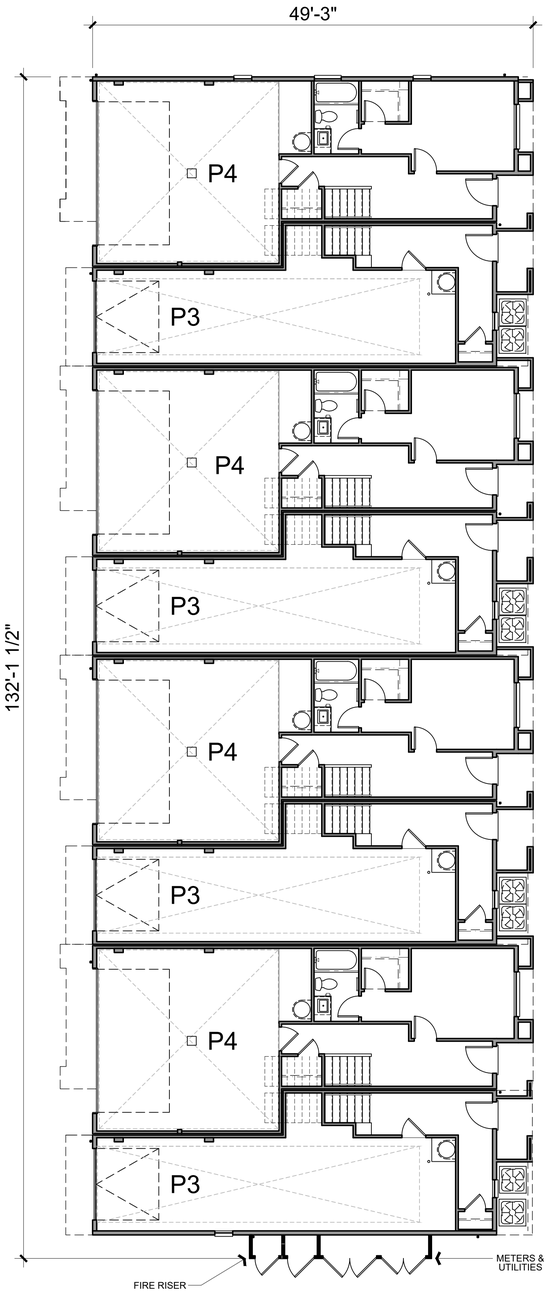
A4.2



THIRD FLOOR
6068 SQ. FT.



SECOND FLOOR
5877 SQ. FT.



FIRST FLOOR
5842 SQ. FT.

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21611 PERRY ST, LLC

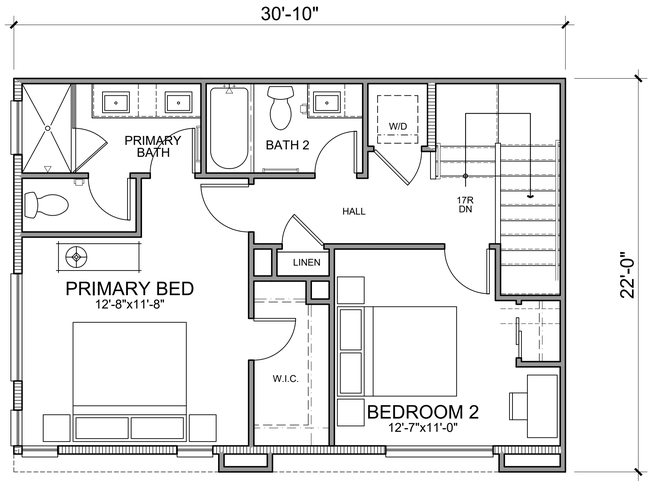
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

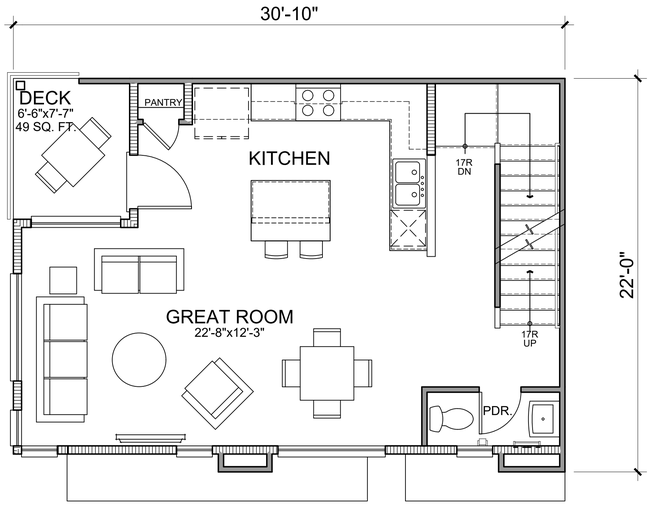
SCALE: 1/8" = 1'-0"
0 4 8 16

BUILDING PLANS
BUILDING D

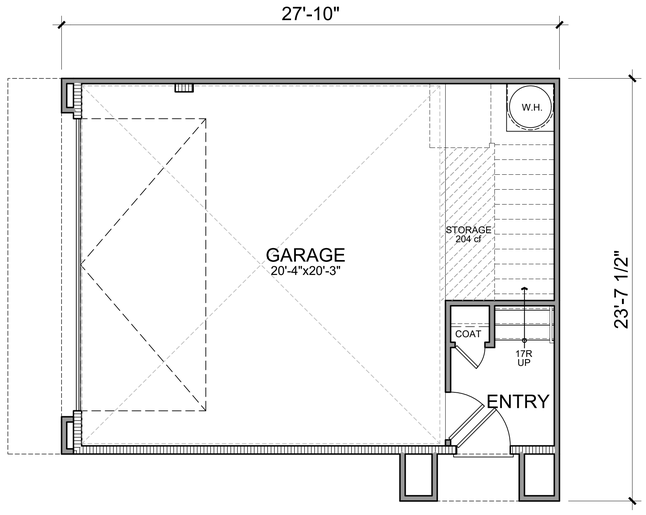
A4.3



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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

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21611 PERRY ST, LLC

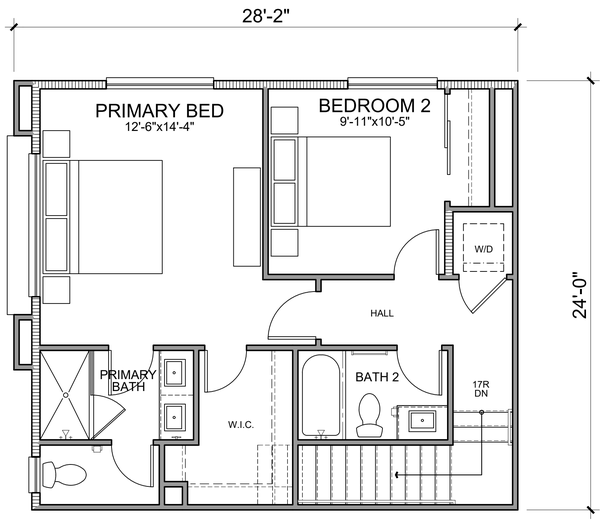
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

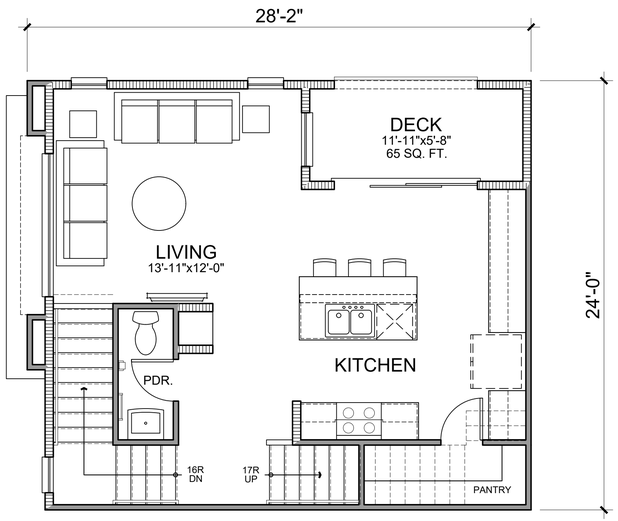
SCALE: 1/4" = 1'-0"
0 2 4 8

UNIT PLANS
PLAN 1

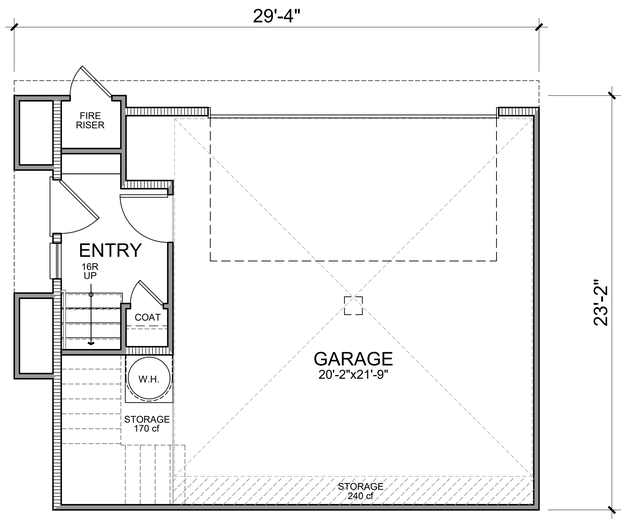
A5.0



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

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

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21611 PERRY ST, LLC

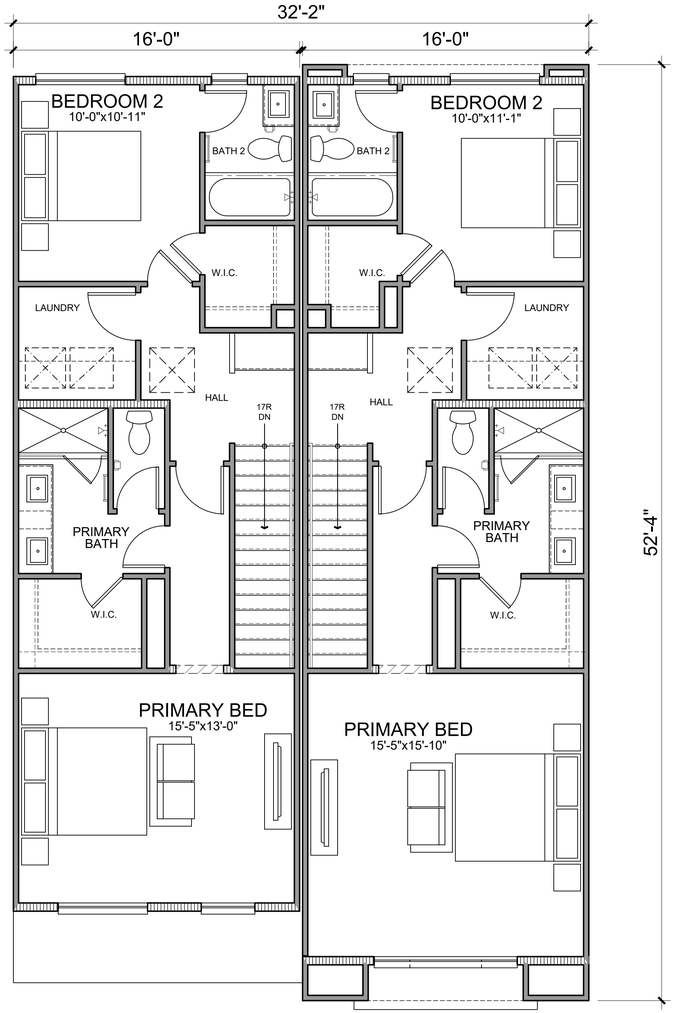
PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/4" = 1'-0"
0 2 4 8

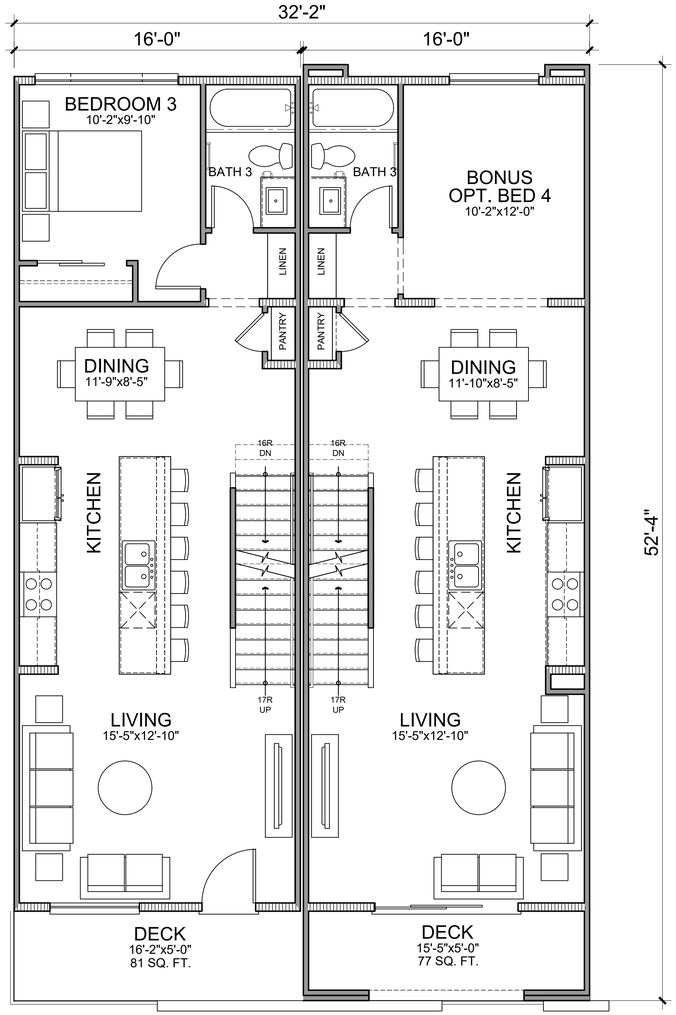
UNIT PLANS
PLAN 2

A5.1



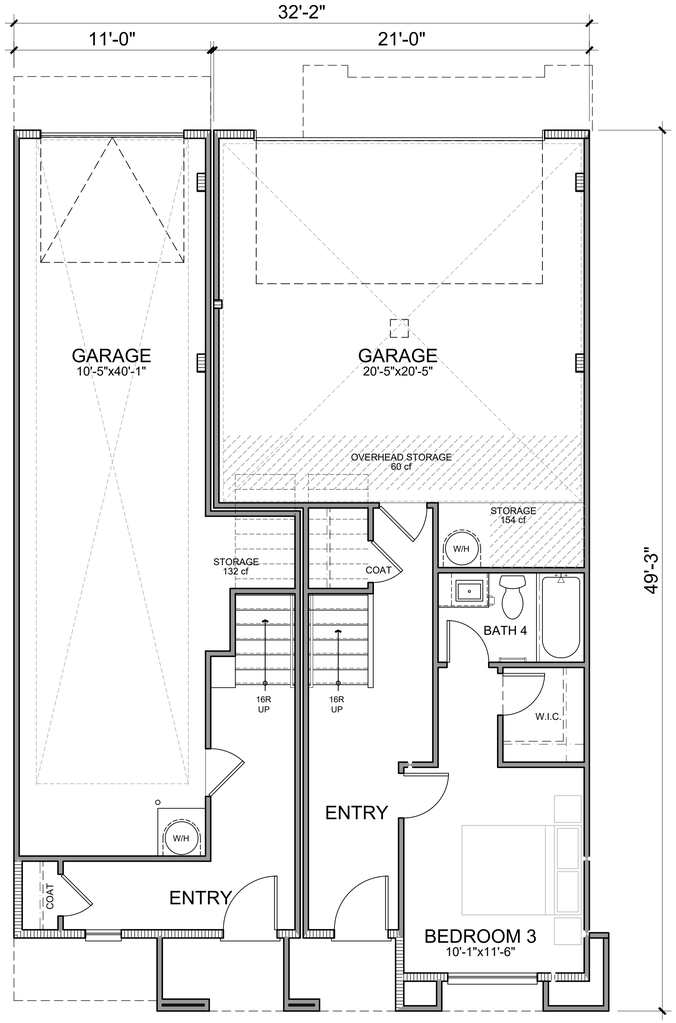
PLAN 3 PLAN 4

THIRD FLOOR



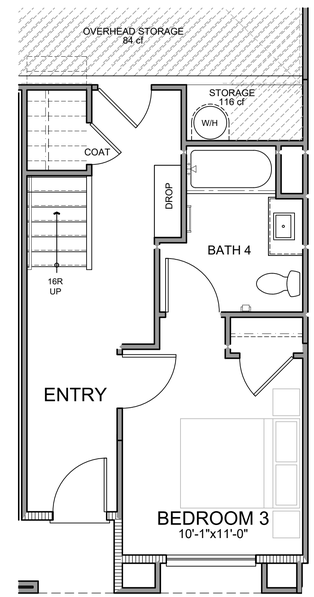
PLAN 3 PLAN 4

SECOND FLOOR



PLAN 3 PLAN 4

FIRST FLOOR



PLAN 4
(ACCESSIBLE)

FIRST FLOOR

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

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

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21611 PERRY ST, LLC

PERRY STREET
CARSON, CA #2024-0578

SCHEMATIC DESIGN
JANUARY 15, 2025

SCALE: 1/4" = 1'-0"
0 2 4 8

UNIT PLANS
PLAN 3 & 4

A5.2

VESTING TENTATIVE TRACT MAP 84598
FOR CONDOMINIUM PURPOSES

NOTES

CONTACT INFORMATION:

OWNER/. . . . . 21611 PERRY STREET, LLC
SUBDIVIDER ATTN: VINCE MANZENBERGER
659 N. ROBERTSON BOULEVARD
WEST HOLLYWOOD, CA. 90069

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

PROJECT INFORMATION:

PROJECT ADDRESS . . . . . 21611 S. PERRY STREET
CARSON, CA. 90745

APN: . . . . . 7327-010-014 AND 7327-010-015

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

AREA . . . . . BASED UPON RECORD BEARINGS AND DISTANCES AS SHOWN HEREON, THE AREA IS:
122,102 S.F. = 2.80 ACRES

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

STREET DESIGNATION . . . . . ACCESS ON THE WEST SIDE OF PERRY STREET, A 50' WIDE PUBLICLY DEDICATED STREET

GENERAL PLAN DESIGNATION . . CORRIDOR MIXED USE

ZONING: . . . . . CARSON, LOS ANGELES, CA.
ZONE: CA – PERRY STREET SPECIFIC PLAN
(ORD. 22-2218)

ENTITLEMENT PERMITS . . . . . VTTM 84598

PROPOSED ZONING . . . . . PERRY STREET SPECIFIC PLAN

EXISTING BUILDING
AND IMPROVEMENTS . . . . . NO EXISTING BUILDINGS. ANY EXISTING DRIVEWAY/WALKWAYS TO BE DEMOLISHED

EXISTING USE . . . . . VACANT LAND

PROPOSED USE . . . . . 62 RESIDENTIAL UNITS, TOWNHOME/CONDOMINIUMS

CONTOURS . . . . . EXISTING CONTOURS PER RJ LUNG SURVEY 2024

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

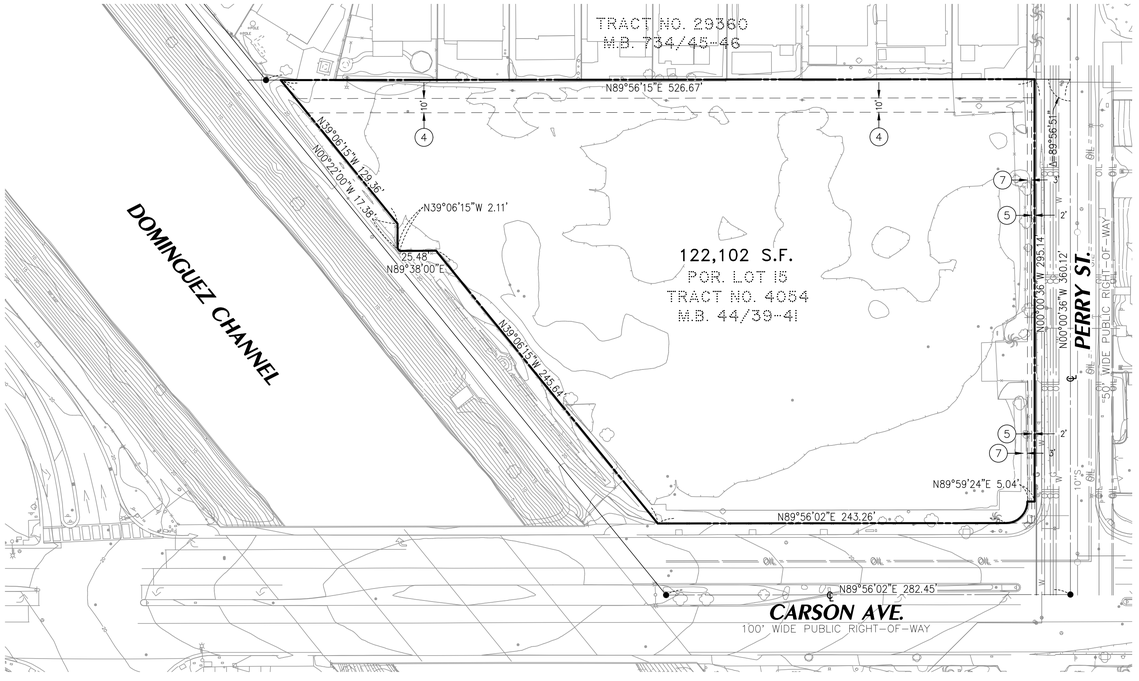
EXISTING PARKING . . . . . N/A

EARTHWORK/QUANTITIES . . . . CUT: 380 CY
FILL: 5,400 CY
FINAL EARTHWORK: 5,780 CY

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

PROJECT NOTES:

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



EASEMENT NOTES

ITEMS NUMBERS WITH A CIRCLE (◯) REFLECT ITEMS WHICH ARE PLOTTED HEREON:

2. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPELINES
RECORDING DATE: SEPTEMBER 23, 1930
RECORDING NO: BOOK 10027, PAGE 310 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PIPELINES AND WATER DISTRIBUTION SYSTEM
RECORDING DATE: NOVEMBER 09, 1922
RECORDING NO: BOOK 1515, PAGE 265 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

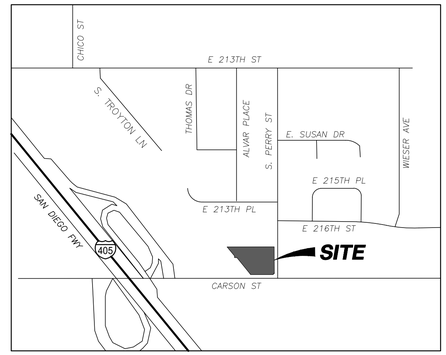
④ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: POLE LINES
RECORDING DATE: JUNE 07, 1962
RECORDING NO: 6424, BOOK D1640, PAGE 796 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

⑤ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC ROAD AND HIGHWAY
RECORDING DATE: DECEMBER 19, 1967
RECORDING NO: 2944 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

⑦ EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
PURPOSE: PUBLIC STREET OR HIGHWAY
RECORDING DATE: NOVEMBER 04, 1975
RECORDING NO: 3450 OF OFFICIAL RECORDS
AFFECTS: A PORTION OF SAID LAND AS MORE PARTICULARLY DESCRIBED IN SAID DOCUMENT

0 25 50 100
SCALE: 1" = 50'

VICINITY MAP



N.T.S.

SHEET INDEX:

SHEET NO.	DESCRIPTION
TTM-1	SITE UTILIZATION MAP
TTM-2	VESTING TENTATIVE TRACT MAP
TTM-3	CONCEPTUAL GRADING PLAN
TTM-4	CONCEPTUAL UTILITY PLAN
TTM-5	STREET CROSS SECTIONS

LEGEND

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

BENCHMARK:

LOS ANGELES COUNTY PUBLIC WORKS BENCHMARK NO. 7Y11316
ELEVATION: 18.479
DATUM: NAVD 88 (2013)

DESCRIPTION:
LACO BM TAG IN SOUTH CURB 3.3' W/O BCR @ SOUTHWEST CORNER OF 213TH ST & PERRY ST

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING BETWEEN CORS CONTROL STATION "HBCO" AND STATION "CSDH" BEING PER RECORDS ON FILE IN THE OFFICE OF THE LOS ANGELES COUNTY SURVEYOR.

PREPARED UNDER THE SUPERVISION OF:

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

1/15/2025
DATE

REGISTERED PROFESSIONAL ENGINEER
SEAN SWANSON
NO. 95596
Exp. 03/31/26
CIVIL
STATE OF CALIFORNIA

REVISION	
DATE	DESCRIPTION

APPLICANT:
21611 PERRY STREET, LLC
659 N. ROBERTSON BLVD
WEST HOLLYWOOD, CA 90069
(424) 332-1111

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
SITE UTILIZATION MAP
FOR CONDOMINIUM PURPOSES

DESIGNED BY:	LL/TS/SS	DATE:	1/15/25	CITY FILE NO.:	SHEET TTM-1
DRAFTED BY:	LL/TS				
CHECKED BY:	SS				

W.O. 3916-192X

DATE: Jan. 15, 2025 12:45:56 PM FILE: F:\1374\Planning\TR_84598\Exh_TTM\Sht-1_TTM 84598.dwg

TRACT NO. 29860
M.B. 734/45-46

LEGEND

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

LEGAL DESCRIPTION

IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA BEING THAT PORTION OF LOT 15 OF TRACT NO. 4054, AS PER MAP RECORDED IN BOOK 44, PAGES 39 THROUGH 41, INCLUSIVE, OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PROJECT SUMMARY

LOT NUMBERS	TOTAL LOTS	AREA (AC)	GROSS %	PROPOSED LAND USE	COMMENTS
1	1	2.80	100.00 %	RESIDENTIAL MFD	
DEVELOPMENT AREA GROSS		2.80	LOT 1	22 DU/AC GROSS DENSITY (62DU/2.80AC)	

NOTE: SEE SHEET TTM-5 FOR CROSS SECTIONS

APPLICANT:
21611 PERRY STREET, LLC
659 N. ROBERTSON BLVD
WEST HOLLYWOOD, CA 90069
(424) 332-1111

PREPARED BY:
HUNSAKER & ASSOCIATES IRVINE, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ Ph: (949) 583-1010 ▪ Fx: (949) 583-0759

REVISION	
DATE	DESCRIPTION

CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
VESTING TENTATIVE TRACT MAP FOR CONDOMINIUM PURPOSES

DESIGNED BY: LL/TS/SS
DRAFTED BY: LL/TS
CHECKED BY: SS
DATE: 1/15/25
CITY FILE NO.:
SHEET TTM-2

W.O.: 3916-192X

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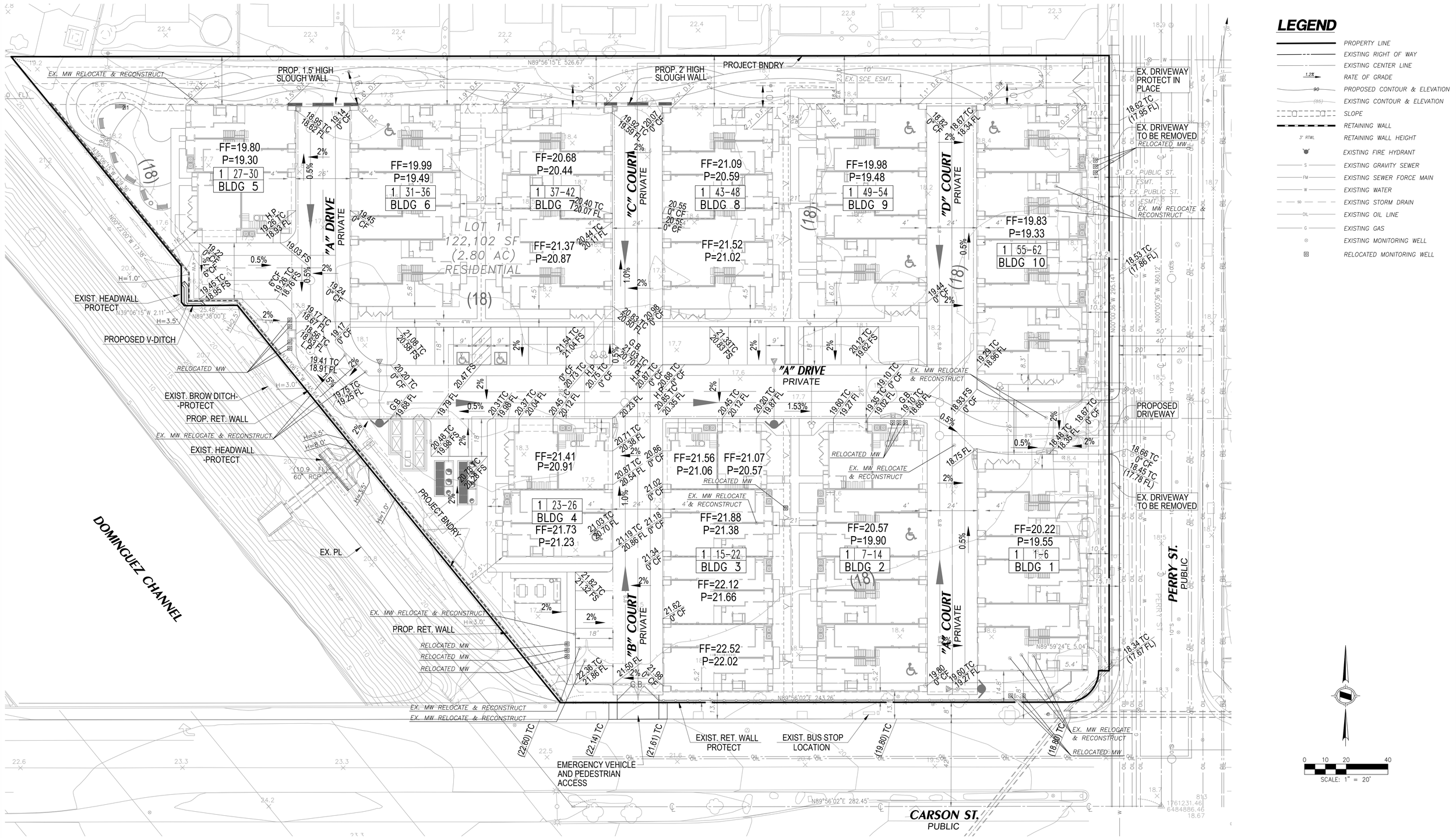

APPLICANT:	PREPARED BY:	REVISION	
21611 PERRY STREET, LLC 659 N. ROBERTSON BLVD WEST HOLLYWOOD, CA 90069 (424) 332-1111	HUNSAKER & ASSOCIATES IRVINE, INC. PLANNING ▪ ENGINEERING ▪ SURVEYING Three Hughes ▪ Irvine, CA 92618 ▪ Ph: (949) 583-1010 ▪ Fx: (949) 583-0759	DATE	DESCRIPTION

CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
CONCEPTUAL GRADING PLAN FOR CONDOMINIUM PURPOSES

DESIGNED BY: LL/TS/SS	DATE: 1/15/25	CITY FILE NO.:	SHEET TTM-3
DRAFTED BY: LL/TS			
CHECKED BY: SS			

W.O.: 3916-192X

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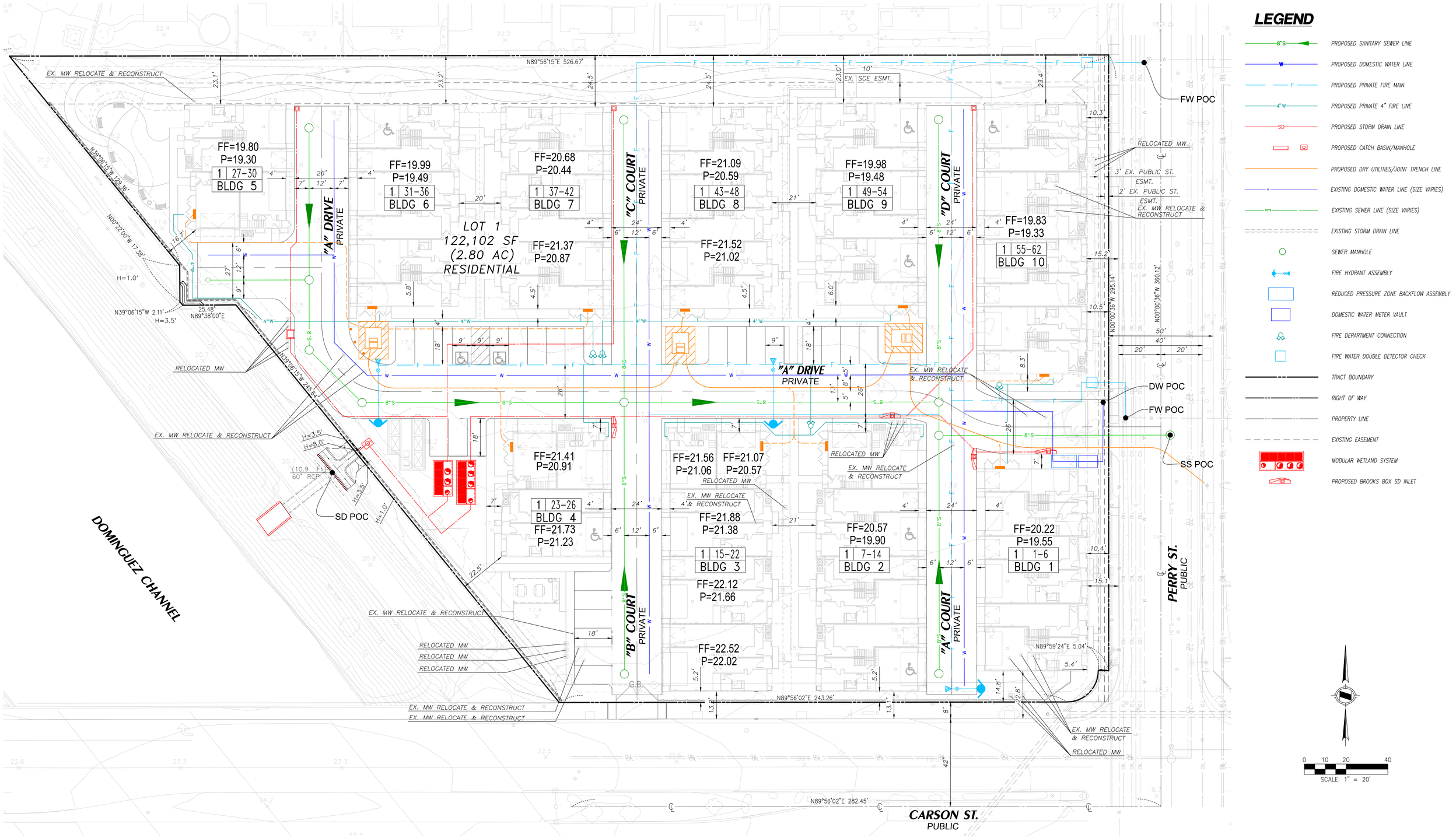

APPLICANT:
21611 PERRY STREET, LLC
659 N. ROBERTSON BLVD
WEST HOLLYWOOD, CA 90069
(424) 332-1111

PREPARED BY:
HUNSAKER & ASSOCIATES
IRVINE, INC.
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

REVISION	
DATE	DESCRIPTION

CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
CONCEPTUAL UTILITY PLAN FOR CONDOMINIUM PURPOSES

DESIGNED BY: LL/TS/SS	DATE: 1/15/25	CITY FILE NO.:	SHEET TTM-4
DRAFTED BY: LL/TS			
CHECKED BY: SS			

W.O. 3916-192X

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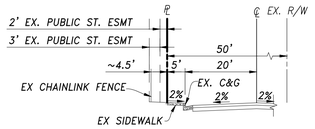
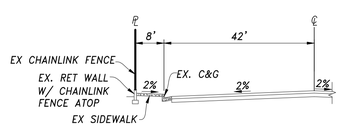
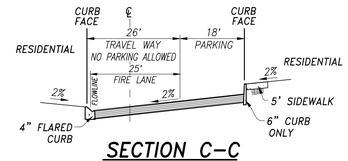


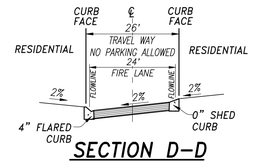
SECTION A–A
PERRY STREET
NTS



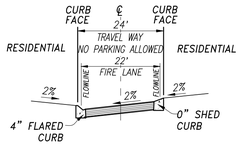
SECTION B–B
CARSON STREET
NTS



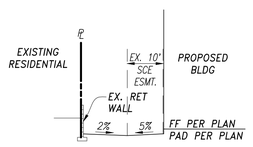
SECTION C–C
TYPICAL PRIVATE DRIVE W/ HEAD–IN PARKING
NTS



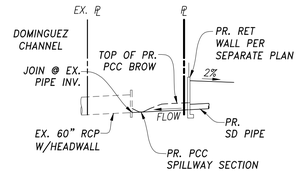
SECTION D–D
TYPICAL PRIVATE COURT
NTS



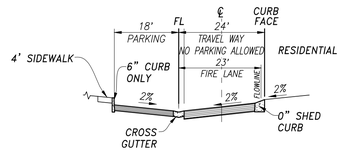
SECTION E–E
TYPICAL PRIVATE COURT
NTS



SECTION F–F
NORTHERLY EDGE
NTS



SECTION G–G
PCC BROW DITCH TO EX. STORM DRAIN
NTS



SECTION H–H
TYPICAL PRIVATE COURT W/CROSS GUTTER & HEAD–IN PARKING
NTS

NOTE:
SEE SHEET TTM–2 FOR PLAN VIEW CROSS SECTION LOCATIONS

APPLICANT:
21611 PERRY STREET, LLC
659 N. ROBERTSON BLVD
WEST HOLLYWOOD, CA 90069
(424) 332–1111

PREPARED BY:
HUNSAKER & ASSOCIATES
I R V I N E , I N C .
PLANNING ▪ ENGINEERING ▪ SURVEYING
Three Hughes ▪ Irvine, CA 92618 ▪ PH: (949) 583-1010 ▪ FX: (949) 583-0759

REVISION	
DATE	DESCRIPTION

CITY OF CARSON

VESTING TENTATIVE
TRACT NO. 84598
STREET CROSS SECTIONS FOR CONDOMINIUM PURPOSES

DESIGNED BY: LL/TS/SS	DATE: 1/15/25	CITY FILE NO.:	SHEET TTM–5
DRAFTED BY: LL/TS			
CHECKED BY: SS			

W.O.: 3916–192X

DATE: Jan. 15, 2025 12:46:33 PM FILE: F:\1374\Planning\TR_84598\Exh_TTM\Sht–5_TTM 84598.dwg

LEGEND

1. Community Open Space Primary
2. Entry
3. Emergency Pedestrian and Vehicle Access
4. Pedestrian Paseo
5. Enhanced Paving at Entry
6. Landscape Buffer (SCE Easement)
7. Sidewalk
8. Unit Entry
9. Utility Access Gate
10. Community Monument Signage
11. Catch Basin
12. MWS Stormwater Unit
13. Trash Enclosure
14. Storm Drain Manhole Community
15. Mail

ADA Units

ADA Path of Travel

21611 PERRY STREET

PERRY SITE - PRELIMINARY LANDSCAPE PLAN

CARSON, CA

0 10' 20' 40'

Scale: 1"= 20'-0"

01.15.25

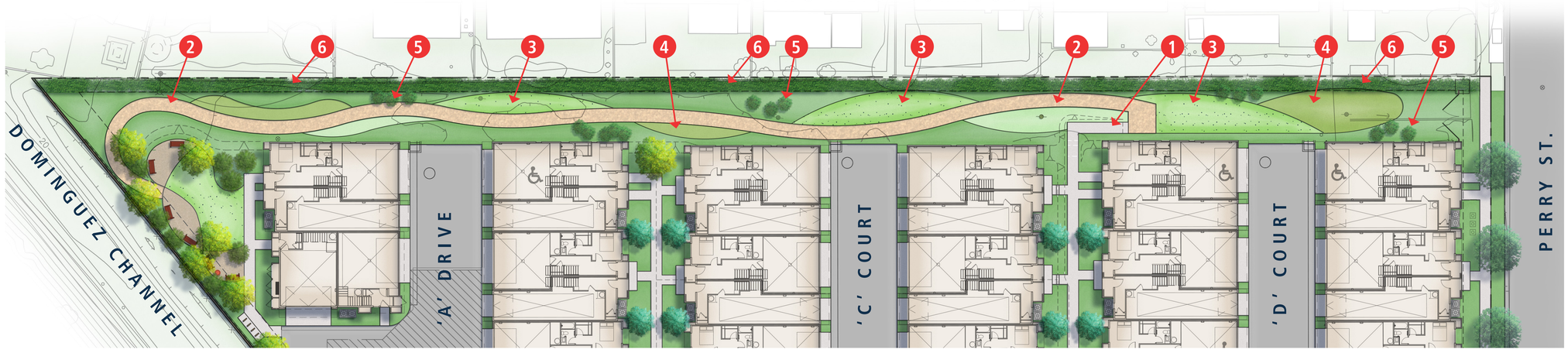
L-1

C2 Collaborative

LEGEND

1. Sidewalk
2. Decomposed granite trail
3. Lawn area
4. Plant massing
5. Accent shrubs
6. Screen hedge

EXISTING NEIGHBORHOOD



21611 PERRY STREET

PERRY SITE - LANDSCAPE BUFFER PRELIMINARY LANDSCAPE PLAN

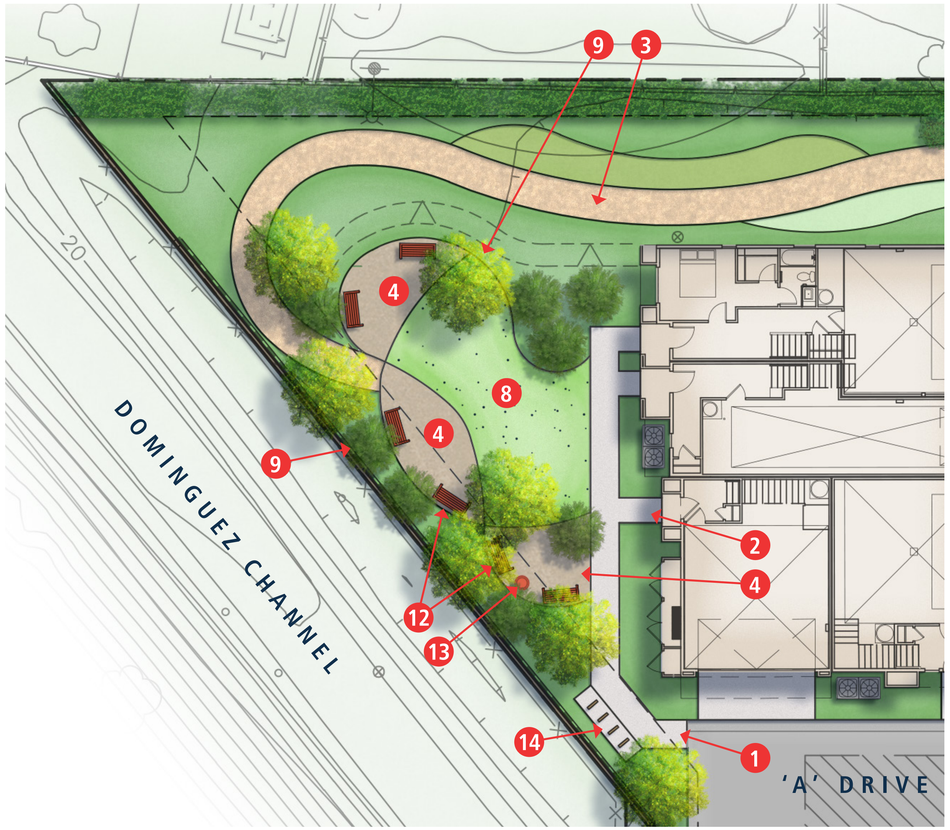
CARSON, CA

0 10' 20' 40'
Scale: 1" = 20'-0"

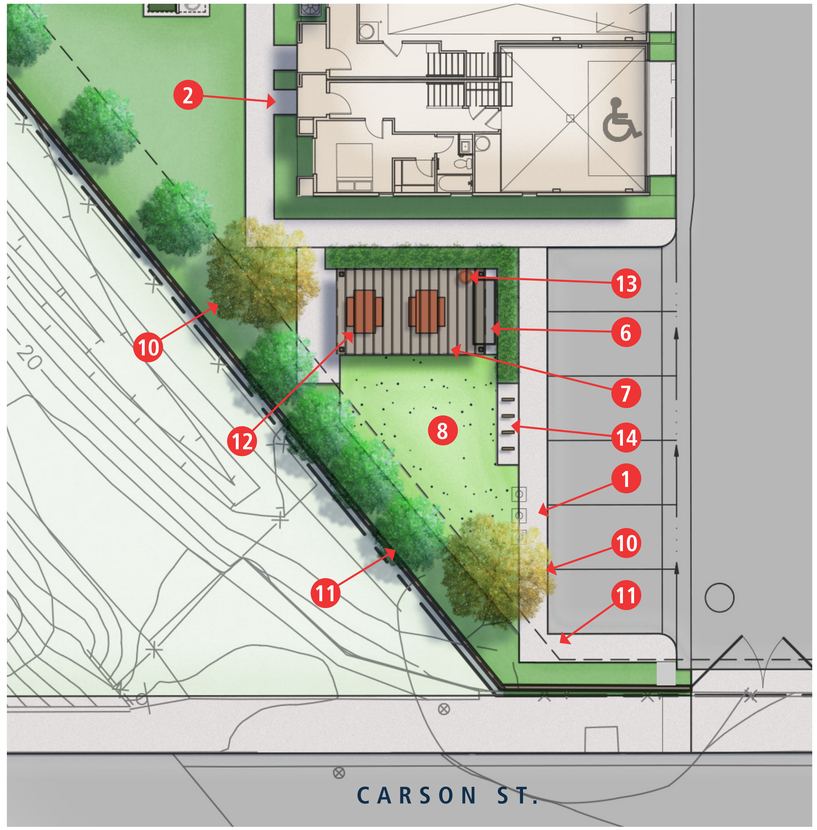
01.15.25

L-2

C2 Collaborative



CONTEMPLATIVE GARDEN



NEIGHBORHOOD PARK

LEGEND

1. Sidewalk
2. Unit entry
3. Decomposed granite trail
4. Seating area with enhanced paving
5. Outdoor dining
6. Barbecue island
7. Overhead shade structure
8. Lawn area
9. Accent trees
10. Large accent tree
11. Background screen tree
12. Site furnishing
13. Trash / recycling receptacle
14. Bike Rack

CONCEPTUAL PLANT PALETTE

TREES

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE
LARGE ACCENT			
Olea europaea	Olive	Low	Field Dug
Pistacia chinensis 'Red Push'	Chinese Pistache	Med.	24" Box
Platanus spp.	Sycamore	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box
PERIMETER			
Podocarpus gracilior	Fern Tree	Med.	24" Box
Ulmus parviflora 'True Green'	Chinese Elm	Med.	24" Box
COURTYARD			
Arbutus 'Marina'	Strawberry Tree	Low	24" Box
Magnolia g. 'Little Gem'	Little Gem Mangolia	Med.	24" Box
Laurus nobilis 'Saratoga'	Sweet Bay	Low	24" Box
ACCENT			
Arbutus 'Marina'	Strawberry Tree	Low	24" Box
Geijera parviflora	Australian Willow	Low	24" Box
Lagerstroemia indica	Crape Myrtle	Low	24" Box
Rhus Lancea	African Sumac	Low	24" Box
BACKGROUND			
Tristania conferta	Brisbane Box	Med.	24" Box
Elaeocarpus decipiens	Japanese Blueberry Tree	Med.	24" Box

SHRUBS

SCIENTIFIC NAME	COMMON NAME	WUC.	SIZE	SPACING
Agave spp.	Agave	Low	1 Gal.	36" O.C.
Aloe spp.	Aloe	Low	1 Gal.	36" O.C.
Bougainvillea spp.	Bougainvillea	Low	5 Gal.	18" O.C
Callistemon vim. 'Little John'	Little John Bottlebrush	Low	5 Gal.	36" O.C.
Carex divulsa	Grassland Sedge	Low	5 Gal.	18" O.C.
Carex praegracilis	California Field Sedge	Med.	5 Gal.	24" O.C.
Carissa m. 'Green Carpet'	Green Carpet Natal Plum	Low	5 Gal.	18" O.C.
Ceanothus 'Yankee Point'	Ceanothus	Low	1 Gal.	24" O.C.
Cistus spp.	Rockrose	Low	5 Gal.	36" O.C.
Cotoneaster dameri 'Lowfast'	Bearberry Cotoneaster	Low	5 Gal.	24" O.C.
Dianella spp.	Flax Lilies	Low/Med.	1 Gal.	30" O.C.
Feijoa sellowiana	Pineapple Guava	Low	5 Gal.	60" O.C.
Festuca glauca 'Elijah Blue'	Elijah Blue Festuca	Low	5 Gal.	36" O.C.
Hesperaloe parviflora	Red/Yellow Yucca	Low	5 Gal.	36" O.C.
Ilex vomitoria	Yaupon	Med.	5 Gal.	36" O.C.
Lantana spp.	Lantana	Low	1 Gal.	24" O.C.
Lavandula spp.	Lavender	Low	5 Gal.	30" O.C.
Leucophylium frutescens	Texas Ranger	Low	5 Gal.	36" O.C.
Ligustrum japonicum 'Texanum'	Japanese Privet	Med.	5 Gal.	36" O.C.
Liriope muscari	Giant Lirope	Med.	1 Gal.	24" O.C.
Lomandra spp.	Mat Rush	Low/Med.	1 Gal.	30" O.C.
Olea europaea 'Little Olive'	Dwarf Olive	Low	1 Gal.	24" O.C.
Pittosporum tobira var.	Variegated Pittosporum	Med.	5 Gal.	30" O.C.
Podocarpus macrophyllus 'Maki'	Shrubby Yew Pine	Med.	5 Gal.	48" O.C.
Rhaphiolepis 'Majestic Beauty'	Majestic Beauty	Med.	5 Gal.	36" O.C.
Rhaphiolepis indica 'Clara'	Indian Hawthorn	Low	5 Gal.	36" O.C.
Rhaphiolepis umbellata 'Minor'	Yeddo Hawthorn	Low	5 Gal.	36" O.C.
Salvia leucantha 'Santa Barbara'	Santa Barbara Sage	Low	5 Gal.	24" O.C.
Trachelospermum jasminoides	Star Jasmine	Med.	5 Gal.	24" O.C.
Verbena lilacina 'De La Mina'	Cedros Island Verbena	Low	5 Gal.	24" O.C.
Westringia fruticosa	Coast Rosemary	Low	5 Gal.	48" O.C.
Westringia 'Morning Light'	Coast Rosemary	Low	5 Gal.	30" O.C.

GROUNDCOVERS

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

VINES

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

TURF

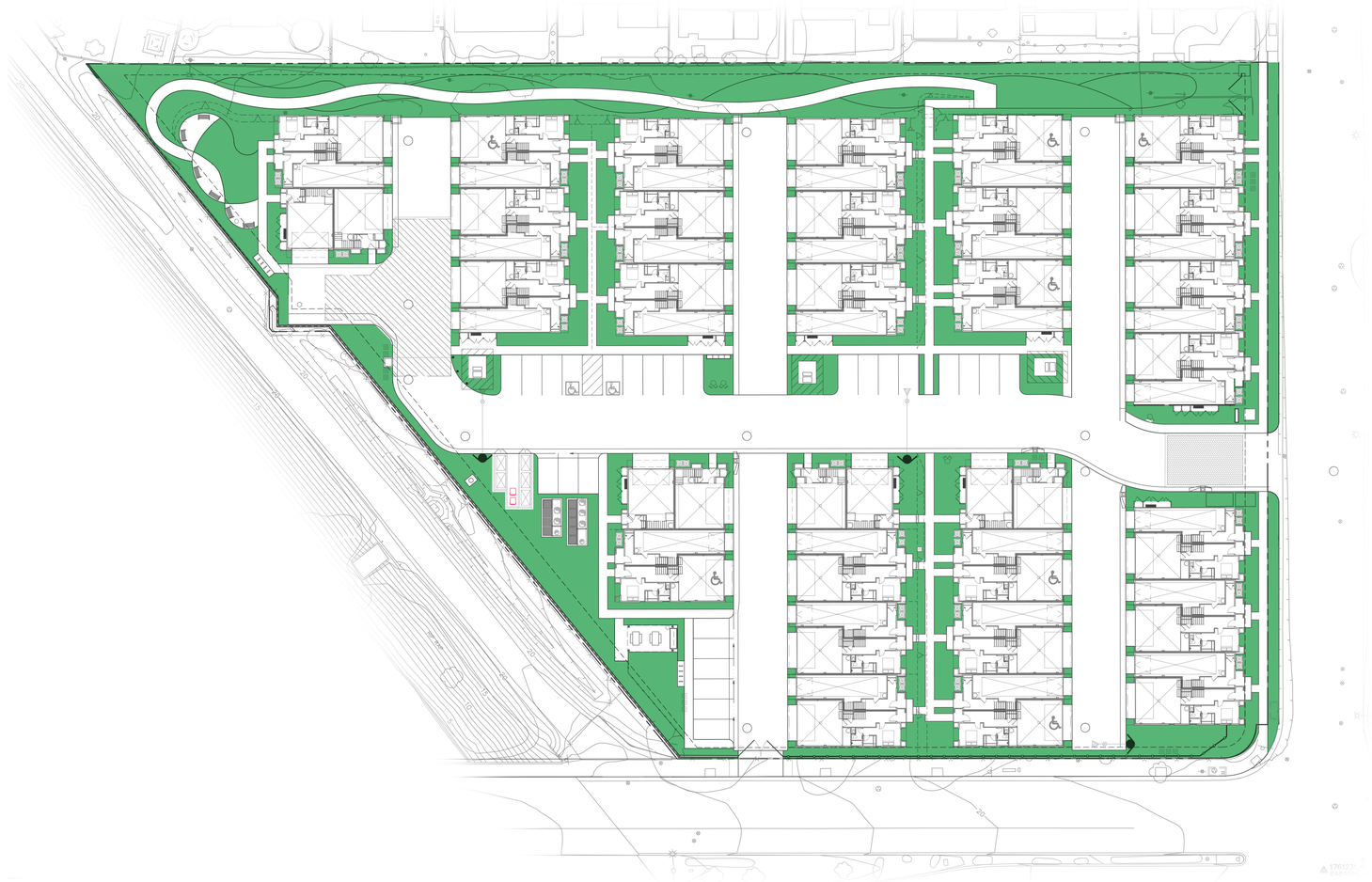
	WUC.	SIZE
TifTuf A-G SOD Farms	High	Sod

NOTE

Aluminum edging at turf areas

0 15' 30' 60'

Scale: 1"=30'-0"



GENERAL DESIGN NOTES

1. The landscape plan will comply with all City Landscape Standards and Design Guidelines.
2. All landscape shall be maintained free of encroachment unto all public right of way, utilities, power lines and easements.
3. All required landscape areas (including public right-of-way) shall be maintained by owner. The landscape areas shall be maintained per City of Carson requirements.
4. All landscape shall be installed per the approved soils report recommendations for soil composition and amendment.
5. The landscape shall comply with separation and clear zones relative to existing site utilities, landscape and proposed utilities.

IRRIGATION DESIGN NOTES

The irrigation system will be a fully automatic underground drip system. Backflow prevention devices will be installed to meet all local and city applicable codes. The irrigation system will be designed and constructed to meet and or exceed model water efficient landscape ordinance (MWELO). Water conservation products (high efficiency / low precipitation) and an evapotranspiration (ET) weather based control system will be incorporated into the system design.

PLANTING DESIGN NOTES

The selection of plant material is based on cultural, aesthetic, and maintenance considerations. All planting areas shall be prepared with appropriate soil amendments, fertilizers, and appropriate supplements based upon a soils report from and agricultural suitability soil sample taken from the site. Ground covers or bark mulch shall fill in between the shrubs to shield the soil from the sun, evapotranspiration and run-off. All the flower and shrub beds shall be mulched to a 3" depth to help conserve water, lower the soil temperature and reduce weed growth. The shrubs shall be allowed to grow in their natural forms. All landscape improvements shall follow the City of Carson guidelines.

WATER CONSERVING LANDSCAPE

Water conserving landscaping will be utilized as required by city and state mandate SB1881 characteristics such as exposure, light intensity, soil analysis, site drainage, and irrigation. Proper plant selection based on site characteristics will enhance the plants likelihood of becoming established in the site and reduce potential incidences of low vigor, excessive maintenance, disease, or death.

PLANT PALETTE NOTES

The preliminary planting palette represents proposed, and or suggested plants for the project. The exact species or plant will not be determined until detailed plans are prepared. In some instances plant materials indicated may not be used and will be subjected to replacement. In those cases equal or lower water consumption plants will be utilized.

TREE SURVEY NOTES

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

TOTAL LANDSCAPE AREA

Overall Site Area:	121,968 SF
Total Landscape Area:	29,071 SF
Site Landscape Percentage:	24%

USABLE OPEN SPACE AREA

Overall Site Area:	121,968 SF
Usable Open Space:	29,071 SF
Private Open Space: (Deck)	4,722 SF
Total Usable Open Space:	33,793 SF

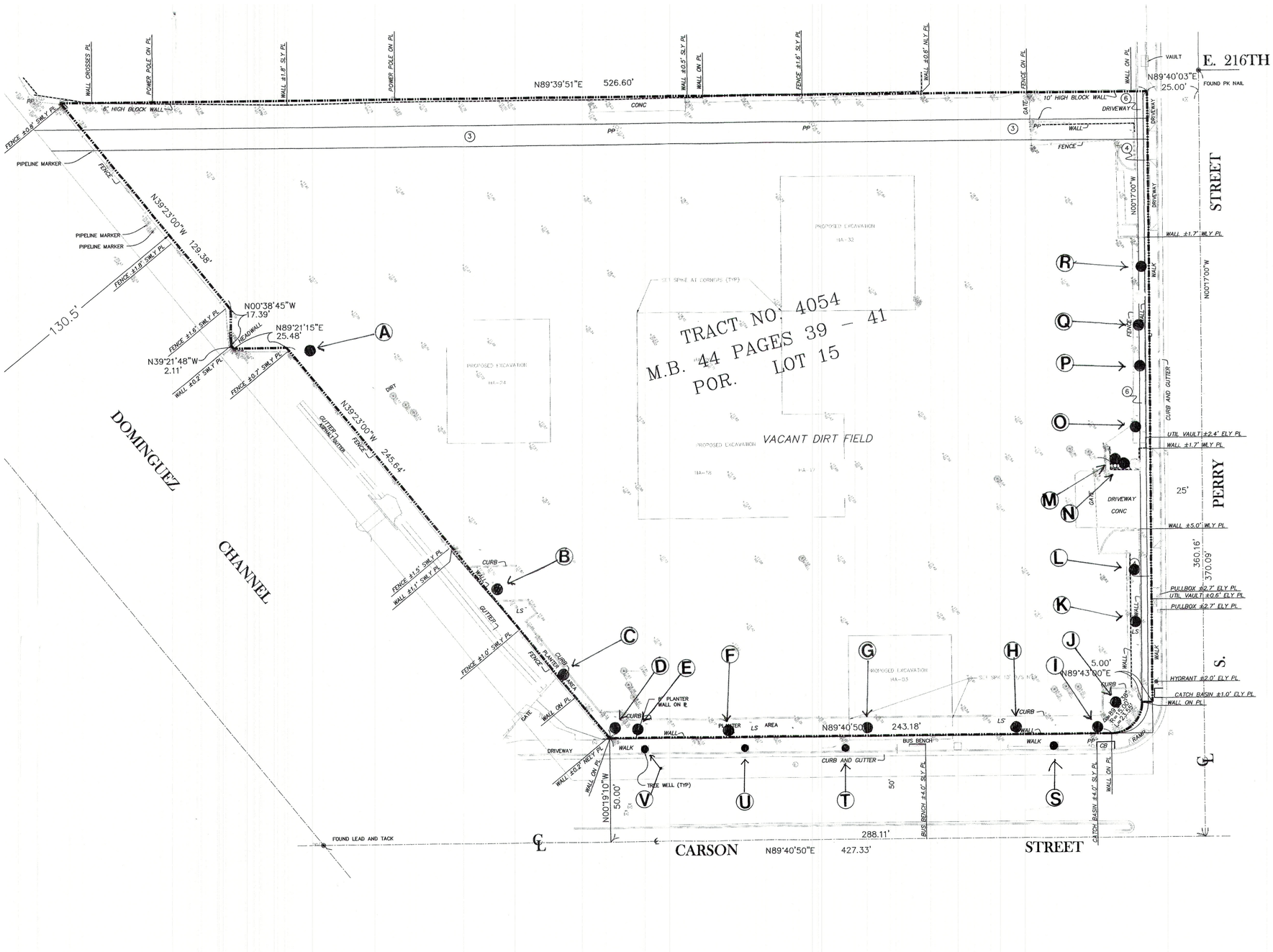
PARKING AREA

Open Parking Area Landscape Requirement (5% of Parking)

Parking:	4,364 SF
Landscape Provided:	218 SF

HARDSCAPE AREA

Pedestrian Paving:	12,529 SF
Vehicular Paving:	31,156 SF
Total Paving Area:	43,685 SF



TREE INVENTORY

Trees AA - AP are planted alongside Avalon Boulevard.

LETTER	SPECIES	DSH	HEIGHT	DIA. NORTH/ SOUTH	DIA. EAST/ WEST	NOTES
A.	Carrotwood *Cupaniopsis anacardiodes*	2.0",2.6",3.0" 3.5",3.6",4.1"	16'	19'	14'	Shrub form. Thriving.
B.	Canary Island Pine *Pinus canariensis*	18.9"	31'	25'	19'	Thriving.
C.	Yew Pine *Afrocarpus falcatus*	11.1"	30'	19'	27'	Thriving.
D.	Canary Island Pine *Pinus canariensis*	16.0"	36'	30'	23'	Thriving.
E.	Carrotwood *Cupaniopsis anacardiodes*	10.4"	17'	18'	21'	Thriving.
F.	Carrotwood *Cupaniopsis anacardiodes*	11.8"	17'	16'	24'	Thriving.
G.	Carrotwood *Cupaniopsis anacardiodes*	5.0",5.8",5.9" 6.5",7.7"	15'	13'	14'	Thriving.
H.	Carrotwood *Cupaniopsis anacardiodes*	8.5",14.1"	16'	18'	23'	Thriving.
I.	Mexican Fan Palm *Washingtonia robusta*	13.8"	9'	6'	6'	Juvenile plant. Robust.
J.	Canary Island Pine *Pinus canariensis*	14.9"	43'	20'	20'	Thriving.
K.	Carrotwood *Cupaniopsis anacardiodes*	9.0",14.6" 14.8"	16'	20'	21 1/2'	Thriving.
L.	Carrotwood *Cupaniopsis anacardiodes*	8.5",9.5" 11.6"	17'	21 1/2'	22'	Thriving.
M.	Mexican Fan Palm *Washingtonia robusta*	18.2"	27'	8'	8'	Robust.
N.	Mexican Fan Palm *Washingtonia robusta*	20.4"	36'	9'	9'	Robust.
O.	Carrotwood *Cupaniopsis anacardiodes*	14.1"	17'	21 1/2'	22 1/2'	Thriving.
P.	Carrotwood *Cupaniopsis anacardiodes*	8.8"	11'	12'	12 1/2'	Sparse. Struggling.
Q.	Carrotwood *Cupaniopsis anacardiodes*	9.6"	16'	20'	19 1/2'	Thriving.
R.	Carrotwood *Cupaniopsis anacardiodes*	9.6"	15'	17'	17 1/2'	Thriving.
MUNICIPAL TREES						
S.	Carrotwood *Cupaniopsis anacardiodes*	12.2"	19'	17'	23'	Struggling. Weedy.
T.	Carrotwood *Cupaniopsis anacardiodes*	11.9"	19'	18'	19'	Marginal.
U.	Carrotwood *Cupaniopsis anacardiodes*	7.1"	25'	9'	19'	Leggy but thriving.
V.	Carrotwood *Cupaniopsis anacardiodes*	6.5"	23'	14'	14'	Leggy but thriving.

NOTE

All existing trees to be removed, unless required otherwise per COA's.

EXISTING NEIGHBORHOOD

'A' DRIVE

'C' COURT

'D' COURT

'A' DRIVE

'B' COURT

'A' COURT

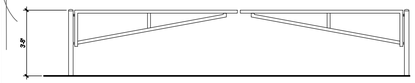
DOMINGUEZ CHANNEL

PERRY ST.

CARSON ST.

LEGEND

- Community Wall / Fence (Freestanding / Retaining) 6'-0" Height Min.
- Tubular Steel Vehicular Access Gate 6'-0" Height
- Tubular Steel Fence - 6'-0" Height
- Utility Access Gate



21611 PERRY STREET

PERRY SITE - WALL AND FENCE CONCEPTUAL PLAN

CARSON, CA

0 30' 60' 120'

Scale: 1" = 60'-0"

01.15.25

L-7

C2 Collaborative