

MAIN STREET INDUSTRIAL BUILDING
18501 MAIN STREET
CARSON, CA 90746

for:
SSH HOLDINGS, LLC

OWNER
SSH HOLDINGS, LLC
BOB HSU MANAGING MEMBER
1460 W. FRANCISCO STREET
LOS ANGELES, CA 90501
Contact: HERBERT LEE
PROJECT MANAGER
PHONE: (949) 400-7676
hlee@ydhoo.com

ARCHITECT
MSA
23112 ALCALDE, SUITE "B"
LAGUNA HILLS, CA 92653
PHONE: (949) 584-5426 FAX: (949) 788-5210
Contact: MICHAEL SCHAFER
PRESIDENT
mschafer@msa-corp.net

PARKING SUMMARY

Ground Floor Offices, Storage Mezzanine, Manufacturing and Warehouse			
Use	Square Feet	Parking Ratio	No. of Parking Spaces Required
Ground Floor Office	3,680	1:300 (1 space per 300 square feet of gross floor area)	12
Suite A 2,000 SF			
Suite B 1,000 SF			
Storage Mezzanine	2,500	1:1,500	2
Office Mezzanine			
Manufacturing	10,000	1:500	20
Warehouse	17,471	1:1,500	12
	33,654		42 parking spaces required
			TOTAL provided: 46

Ground Floor Offices, Office Mezzanine and Warehouse			
Use	Square Feet	Parking Ratio	No. of Parking Spaces Required
Ground Floor Office	3,680	1:300 (1 space per 300 square feet of gross floor area)	12
Suite A 2,000 SF			
Suite B 1,000 SF			
Office Mezzanine	3,500	1:300	12
Suite A and B			
Manufacturing	0	1:500	0
Warehouse	26,471	1:1,500	18
	33,654		42 parking spaces required
			TOTAL provided: 46

** 12 IS 25% OF TOTAL PARKING. PER CITY OF CARSON GREEN CODE. LETS ADD A NOTE :12 (3 EV AND 9 FUTURE EV STALL)

SITE / BUILDING DATA

SITE DATA:

- LOT: 68,889 SF (1.58 ACRES)
- BUILDING AREA: 30,464 SF (FOOTPRINT)
- Lot COVERAGE: 44.22 %
- FLOOR TO AREA RATIO: 48.85%

LANDSCAPE INTERIOR PARKING AREA = 10,397 SF
MIN. 5% LANDSCAPE = 520 SF
LANDSCAPE AREA: 5,654 SF
LANDSCAPE COVERAGE: 8.2 %
HARDSCAPE COVERAGE: 32,771 S.F. = 47.5 %

BUILDING AREA: 33,654 SF

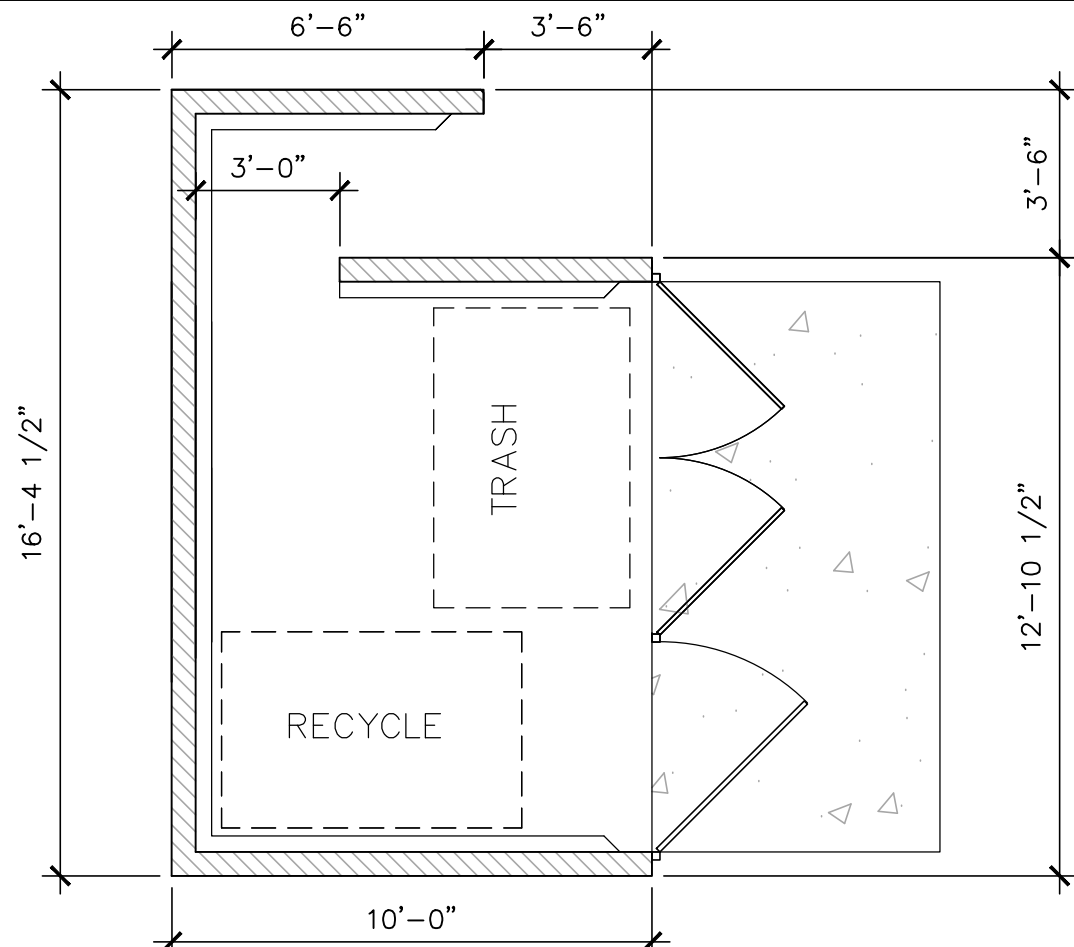
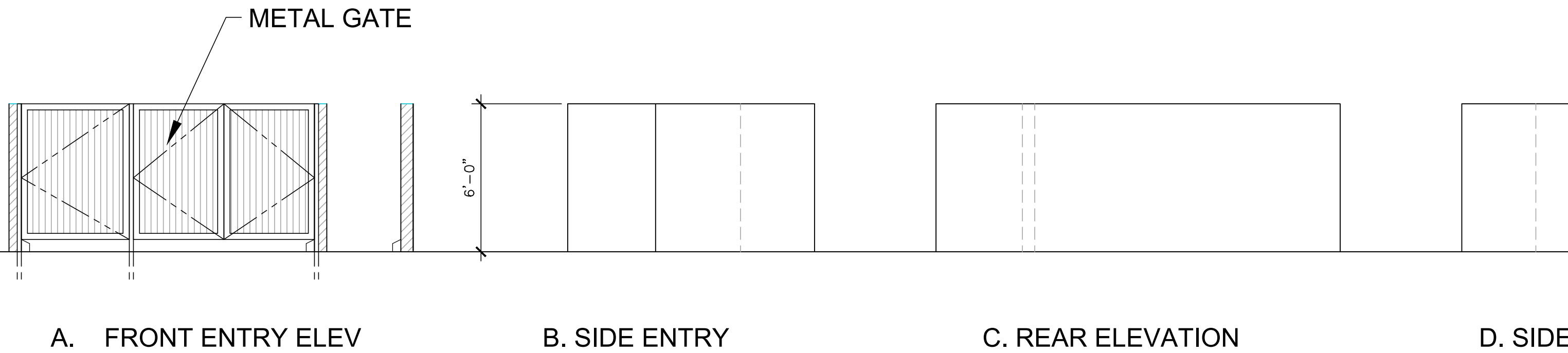
SUITE A: GROUND FLOOR OFFICE 2,680 SF
MEZZANINE FLOOR 2,500 SF
WAREHOUSE/MANUFACTURING 15,302 SF
TOTAL AREA 20,482 SF

SUITE B: FUTURE GROUND FLOOR OFFICE 1,000 SF
FUTURE MEZZ FLOOR OFFICE *FUTURE *1,000 SF
WAREHOUSE/MANUFACTURING 11,172 SF
TOTAL AREA 13,172 SF

** MEZZANINE AREA IS LESS THAN 1/3 OF THE AREA OF THE FLOOR IT IS ON AND CAN BE ENCLOSED BECAUSE IT HAS TWO EXITS, ONE OF WHICH IS PROTECTED AND EXITS DIRECTLY OUTSIDE.

TYP OF CONSTRUCTION: III-B
SPRINKLERED: YES - ESFR
ALLOWABLE HEIGHT (503) 75'
ALLOWABLE # OF STORIES(503) 3
BASIC ALLOWABLE AREA (CHAPS) 70,000 S.F.

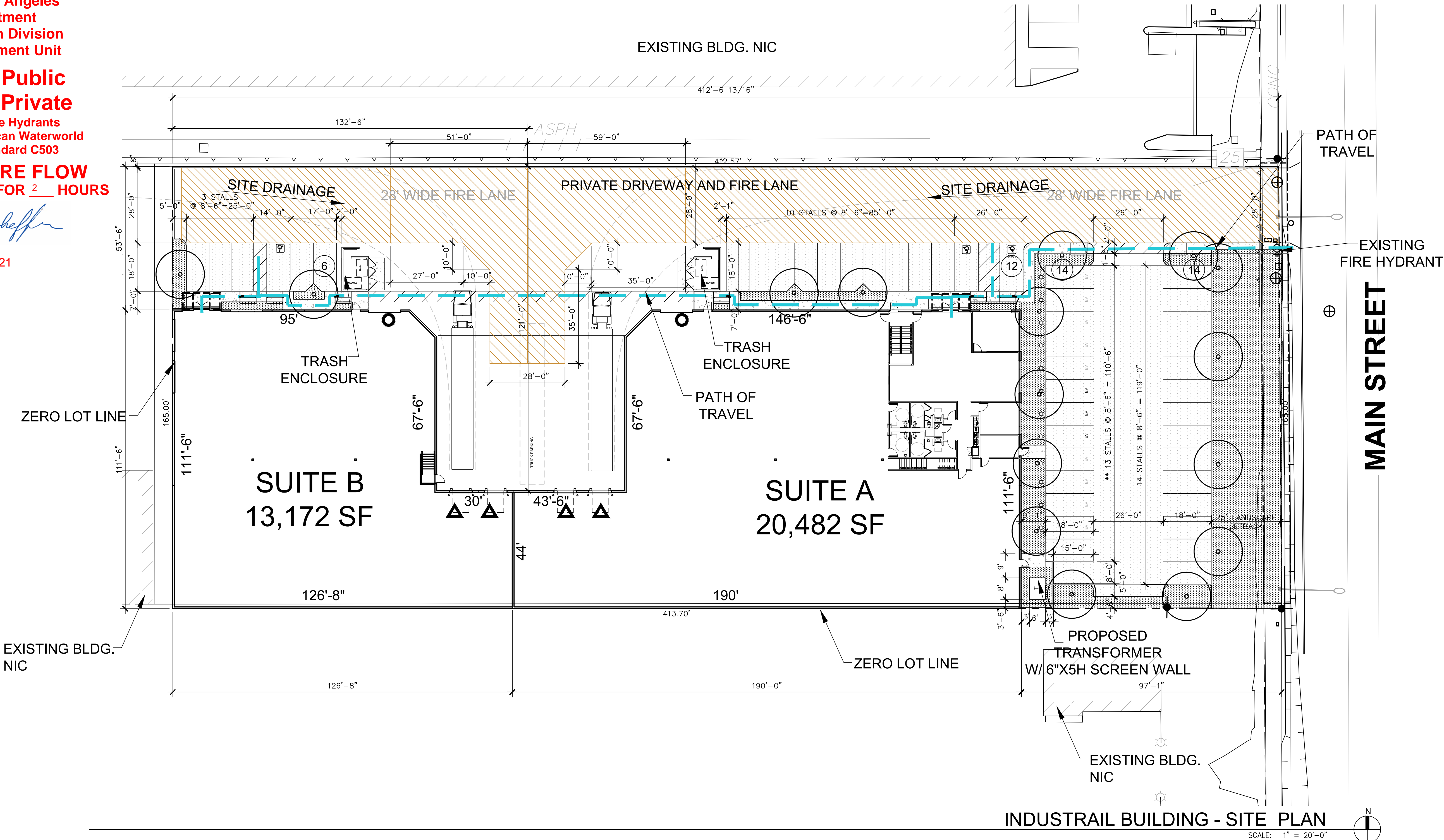
County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
APPROVED
ACCESS REQUIREMENT ONLY
Nancy Radeheffer
07/20/2021



TRASH ENCLOSURE PLAN & ELEVATIONS

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

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
Install ___ Public
Install ___ Private
6"x 4"x 2 1/2" Fire Hydrants
Confirming to American Waterworks
Association Standard C503
REQUIRED FIRE FLOW
2,000 GPM @ 20PSI FOR 2 HOURS
Nancy Radeheffer
07/20/2021



NOTE: SITE PLAN SHALL MEET ALL ENGINEERING & NPDES REQUIREMENTS

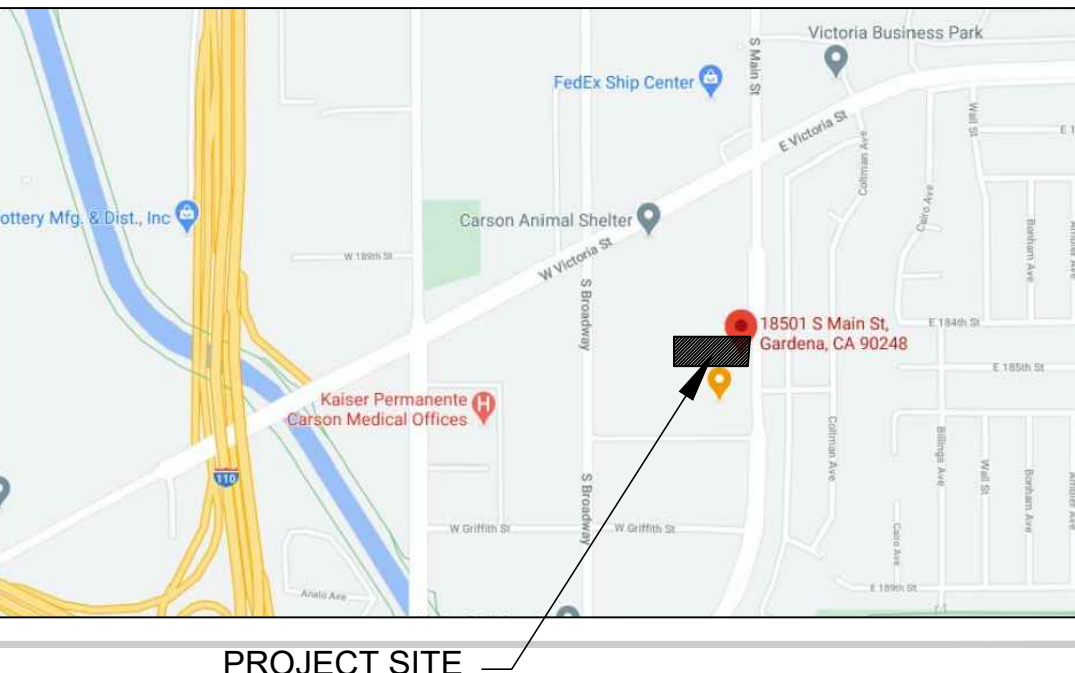
SITE LEGEND

- POLE MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS. FOR BASE DETAIL SEE 20/A8.1a.
- WALLPACK LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- TRANSFORMER WITH CONCRETE PAD, SEE ELECTRICAL DRAWINGS. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- 28" WIDE FIRE LANE (HATCHED).
- PARKING STALL COUNT TOTAL.
- DOCK HIGH TRUCK DOOR
- GRADE LEVEL TRUCK DOOR
- FIRE HYDRANT (VERIFY LOCATION WITH CIVIL DRAWINGS)
- P.I.V. WITH TAMPER, SEE FIRE PROTECTION DRAWINGS
- E.V. PROVIDED ELECTRIC VEHICLE STALL (3 STALLS) LEVEL TWO OR LEVEL 3 CHARGER (DC FAST CHARGE)
- E.V. FUTURE ELECTRIC VEHICLE STALL (9 STALLS) PROVIDE CORDIT AND JBOX AS REQUIRED.

SITE PLAN GENERAL NOTES

- REFER TO LANDSCAPE DRAWING FOR CONCRETE WALKS, PAVING, BERMS, LANDSCAPING AND IRRIGATION.
- REFER TO CIVIL DRAWINGS FOR SITE GRADING, DRAINAGE, CATCH BASINS, PAVING DETAILS, SITE UTILITIES, CURB AND GUTTER SWALES, FIRE HYDRANT LOCATIONS AND HORIZONTAL CONTROL DIMENSIONS.
- PLANS FOR FIRE HYDRANTS AND FIRE SPRINKLERS MUST BE REVIEWED AND APPROVED BY THE FIRE DEPARTMENT.
- FIRE HYDRANTS SHALL BE INSTALLED IN ACCORDANCE WITH THE LOCAL FIRE DEPARTMENT STANDARDS.
- ⊕ DENOTES FIRE HYDRANT LOCATION WITH BOLLARDS PER LOCAL FIRE DEPARTMENT STANDARDS.
- AUTOMATIC FIRE SPRINKLER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH THE FOLLOWING STANDARD(S):
 - A. NFPA 13 - COMMERCIAL
 - B. NFPA 13.21 - GENERAL STORAGE
 - C. NFPA 231C - RACK STORAGE OF MATERIALS
- ALL PARKING STALL STRIPING SHALL BE PER LOCAL JURISDICTION STANDARDS.
- ⊠ DENOTES PARKING STALL FOR THE PHYSICALLY DISABLED (9'-0" WIDE X 18'-0" LONG) WITH A 5'-0" WIDE LOADING AREA. PROVIDE AN 8'-0" WIDE LOADING AREA AT VAN PARKING.
- FIRE LANE TO BE CONTINUOUSLY PAVED TO ACCOMMODATE 40,000 POUNDS.
- FIRE LANE SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 13'-6".
- SITE DRAINAGE SHALL NOT FLOW ACROSS PEDESTRIAN WALKWAYS.
- ALL DIMENSIONS ARE TO BE FACE OF CONCRETE WALL, FACE OF CONCRETE CURB, PROPERTY LINE, OR CENTERLINE OF PARKING STALL UNLESS NOTED OTHERWISE.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS.
- REFER TO CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS.
- CONCRETE WALK SHALL RECEIVE EXPANSION JOINTS AT 15'-0" O.C. MAX. AND CONTROL JOINTS AT 15'-0" O.C. MAX. AND CONTROL JOINTS AT 5'-0" O.C. BETWEEN EXPANSION JOINTS UNLESS NOTED OTHERWISE.

VICINITY MAP



Planning
Architecture
Interiors
Construction Management
Development Services
MSA
23112 Alcalde Drive
Suite "B"
Laguna Hills, CA 92653
www.mssociatesinc.com

PROFESSIONAL STAMP
CONSULTANT

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18501 MAIN STREET
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for:
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1460 W. FRANCISCO STREET LOS ANGELES, CA 90501

PLAN ISSUE DATES	
REV.	DESCRIPTION
01-20-21	CONCEPTUAL DESIN
02-03-21	CONCEPTUAL DESIN
03-15-21	CONCEPTUAL DESIN
05-26-21	RE-SUBMITTAL
06-17-21	Planning
	RE-SUBMITTAL

PA / PM: MKS
DRAWN BY: JRM
REVIEWED BY: MKS
MSA JOB NO.: 00-0000

SITE PLAN

A1.0

07.28.21 PLANNING SUBMITTAL

DATE OF FIELD SURVEY
JULY 23, 2020.

TAX PARCEL NO.
7339-013-009

TITLE INFORMATION

THE TITLE INFORMATION SHOWN HEREON IS PER PRELIMINARY REPORT FOR TITLE INSURANCE NO. 00700393-997-BOC DATED MAY 13, 2020 AS PREPARED BY TIGOR TITLE, NEWPORT BEACH, CA [TITLE OFFICER: BOB TAYLOR, TELEPHONE: (714) 289-6402] NO RESPONSIBILITY OF CONTENT, COMPLETENESS OR ACCURACY OF SAID PRELIMINARY REPORT IS ASSUMED BY THIS MAP OR THE SURVEYOR.

RECORD OWNER

ROBERT SAN-KUIE HSU, TRUSTEE OF THE SURVIVOR'S TRUST UNDER THE HSU FAMILY TRUST ESTABLISHED AUGUST 04, 1995, AS TO AN UNDIVIDED 50.00% INTEREST.

ROBERT SAN-KUIE HSU, TRUSTEE OF THE NON-GST EXEMPT MARITAL TRUST UNDER THE HSU FAMILY TRUST ESTABLISHED AUGUST 04, 1995, AS TO AN UNDIVIDED 36.6167% INTEREST, AND

ROBERT SAN-KUIE HSU, TRUSTEE OF THE CREDIT TRUST UNDER THE HSU FAMILY TRUST ESTABLISHED AUGUST 04, 1995, AS TO AN UNDIVIDED 13.3833% INTEREST.

LEGAL DESCRIPTION

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

THAT PORTION OF THE NORTH HALF OF LOT 122 OF TRACT 4671, IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE 30 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF A LINE EXTENDING SOUTHERLY FROM A POINT IN THE NORTHERLY LINE OF SAID LOT, DISTANT THEREON 422.57 FEET WESTERLY FROM THE NORTHEAST CORNER OF SAID LOT TO A POINT IN THE SOUTHERLY LINE OF SAID NORTH HALF, DISTANT THEREON 423.70 FEET WESTERLY FROM THE EASTERLY LINE OF SAID LOT.

TITLE EXCEPTIONS AND EASEMENTS

A-B TAXES

- 1 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.
- 2 EASEMENT GRANTED TO DOMINGUEZ WATER COMPANY FOR THE PURPOSE OF PUMPING PLANTS, RIGHT OF WAY FOR PIPES AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED IN BOOK 936, PAGE 287 OFFICIAL RECORDS.
(DOCUMENT AFFECTS - CANNOT BE PLOTTED FROM RECORD)
- 3 EASEMENT RESERVED BY TITLE INSURANCE AND TRUST COMPANY FOR THE PURPOSE OF POLE LINES AND PIPES AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT RECORDED IN BOOK 8147, PAGE 98 OFFICIAL RECORDS.
(DOCUMENT AFFECTS - CANNOT BE PLOTTED FROM RECORD)
- 4 EASEMENT GRANTED TO COUNTY OF LOS ANGELES FOR THE PURPOSE OF PUBLIC ROAD AND HIGHWAY AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT: RECORDED FEBRUARY 07, 1957 IN BOOK 33382, PAGE 446 OFFICIAL RECORDS.
(DOCUMENT DOES NOT AFFECT - FALLS WITHIN STREET RIGHT-OF-WAY - PLOTTED AS [A])
- 5 TITLE COMPANY STATEMENT.
- 6 NOT A SURVEY ITEM.
- 7 ANY RIGHTS OF THE PARTIES IN POSSESSION OF A PORTION OF, OR ALL OF, SAID LAND, WHICH RIGHTS ARE NOT DISCLOSED BY THE PUBLIC RECORDS.
- 8 TITLE COMPANY STATEMENT.

FLOOD ZONE INFORMATION

THE LAND SHOWN ON THIS SURVEY LIES ENTIRELY WITHIN FLOOD ZONE "X" (SHADED), BEING DESCRIBED AS "AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD" PER FLOOD INSURANCE RATE MAP (FIRM) - COMMUNITY PANEL NUMBER 06037C1935F, DATED SEPTEMBER 26, 2008.

TOPOGRAPHIC INFORMATION

THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED PHOTOGRAMMETRICALLY FROM AERIAL PHOTOGRAPHY DATED JULY 24, 2020 BY INLAND AERIAL SURVEYS INC.

BENCHMARK NOTE

THE CONTOURS AND ELEVATIONS SHOWN HEREON ARE BASED ON THE FOLLOWING BENCHMARK:

BM NO.: 718479 ELEV.: 26.513' (COUNTY OF LOS ANGELES BENCHMARK)

DATUM: NAVD 88

DESCRIPTION: L&BN IN E CB 19.2M(63') S/O BOR @ SE COR VICTORIA ST & MAIN ST

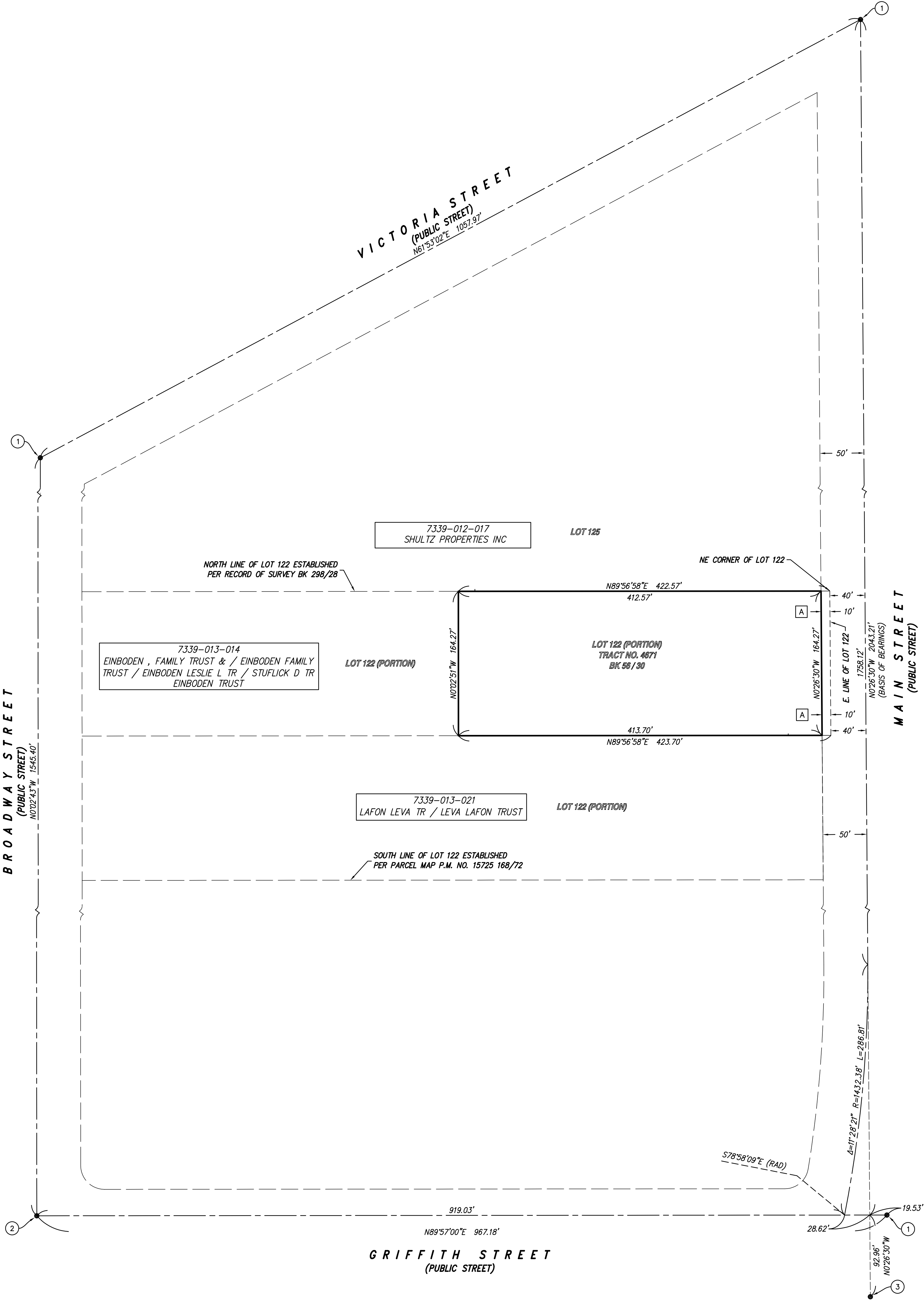
CONTOUR INTERVAL=1'

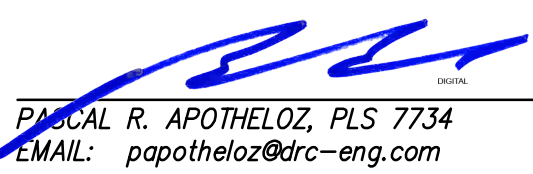


BASIS OF BEARINGS

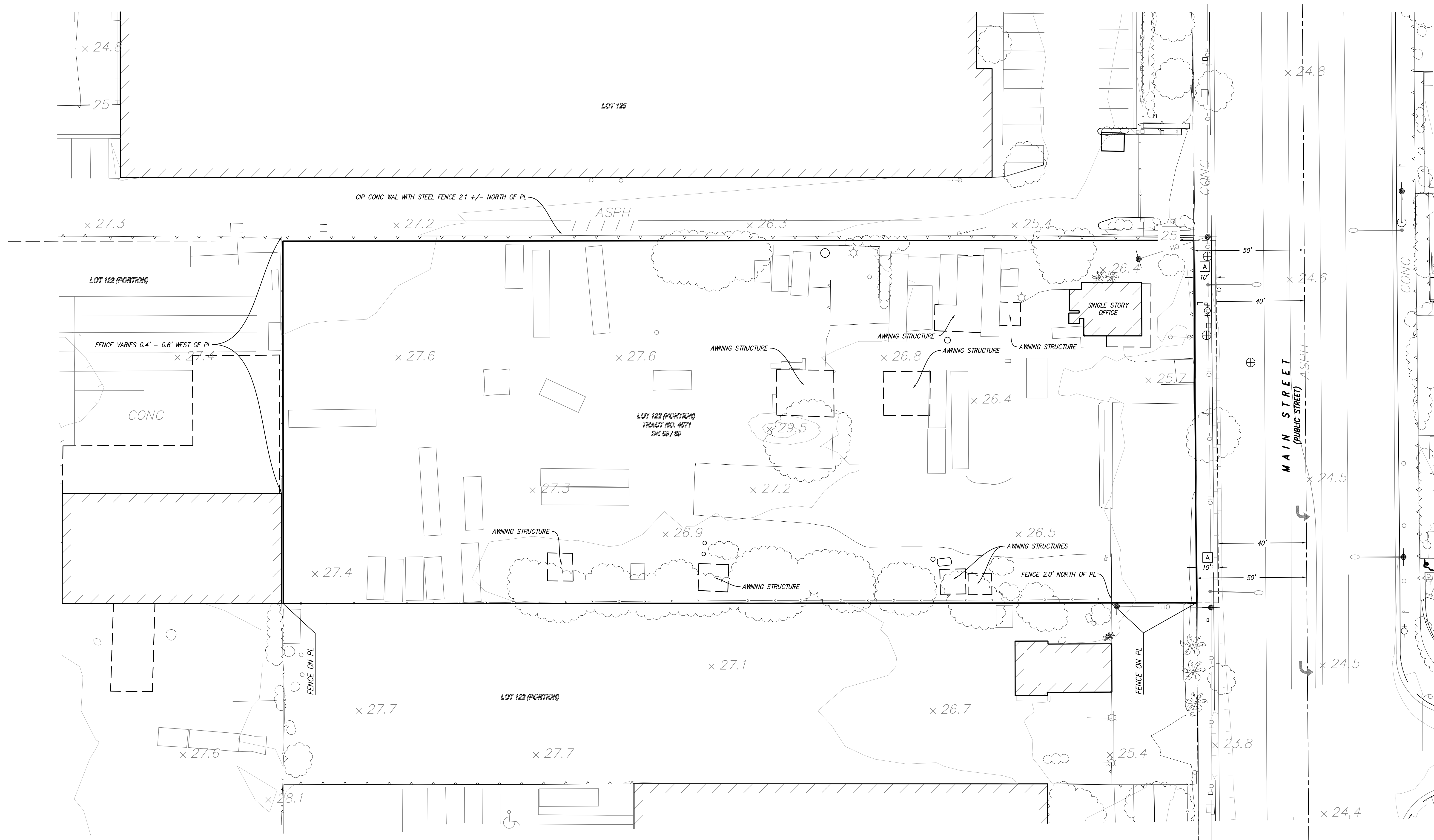
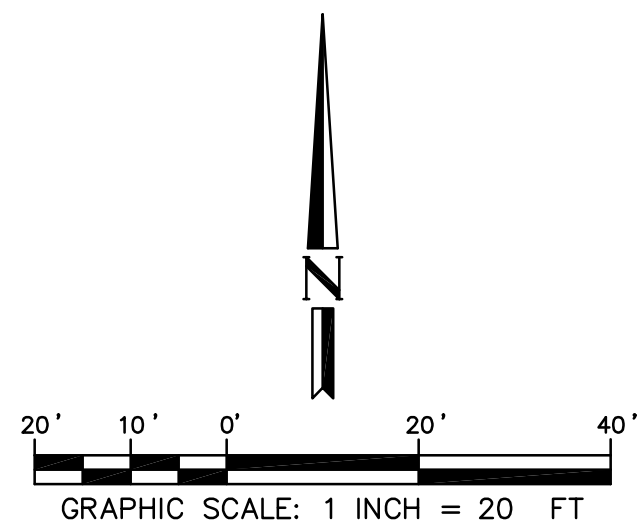
THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF MAIN STREET AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 298, PAGES 28, BEING NORTH 00°26'30" WEST.

MONUMENT AND ESTABLISHMENT NOTES

- INDICATES FOUND MONUMENT AS NOTED BELOW.
- ① INDICATES FOUND LEAD, TACK, AND TAG PER RECORD OF SURVEY 298/28.
- ② INDICATES FOUND LEAD AND TACK PER MAP 15195, P.M.B. 163/47.
- ③ INDICATED FOUND LEAD AND TACK; NO REFERENCE, ACCEPTED AS THE ON THE SOUTHERLY PROLONGATION OF THE CENTERLINE OF MAIN STREET.



ENCUMBRANCE MAP 18501 MAIN STREET CARSON, CALIFORNIA			
TITLE & BOUNDARY INFORMATION			
SURVEYOR'S CERTIFICATE THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION.			
 PASCAL R. APOTHELOZ, PLS 7734 EMAIL: papotheloz@drc-eng.com			
DATE: 04/27/2021			
NO. 1	REVISION:	DATE: 04/27/2021	ISSUE: FINAL
1	ADDED LABELS	DATE: 08/06/2020	
			DRAWN: MDS CHECKED: PRA
			DRAWING FILE: 20-543enc101
			PROJECT NO.: 20-543
			160 S. Old Springs Road, Ste. 210 Anaheim Hills, California 92808 (714) 685-6860
Civil Engineering/Land Surveying/Land Planning			SHEET NUMBER: 1 OF 2 SHEETS SCALE: 1" = 60'



LINE LEGEND

	PROPERTY LINE
	CENTER LINE
	RIGHT-OF-WAY LINE
	UNDERLYING LOT LINE
	EASEMENT
	FENCE
	OVERHEAD LINES
	BUILDING FOOTPRINT

SYMBOL LEGEND

	BUSH
	FIRE HYDRANT
	GUY ANCHOR
	LIGHT POLE
	PALM TREE
	POWER POLE
	SIGN
	STREET LIGHT
	TREE

ABBREVIATIONS

ASPH	ASPHALT
CONC	CONCRETE

ENCUMBRANCE MAP
18501 MAIN STREET
CARSON, CALIFORNIA

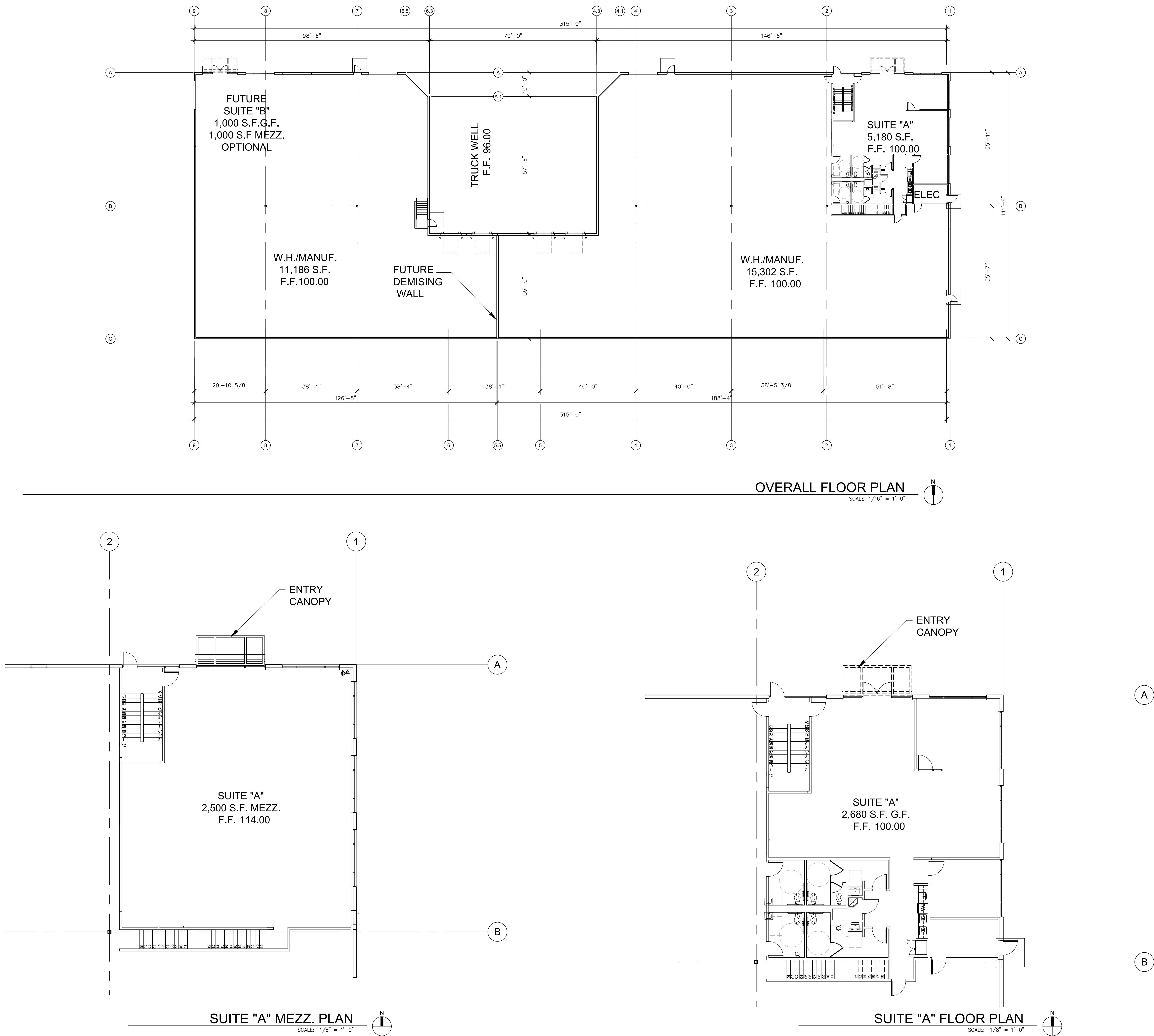
TOPOGRAPHIC INFORMATION

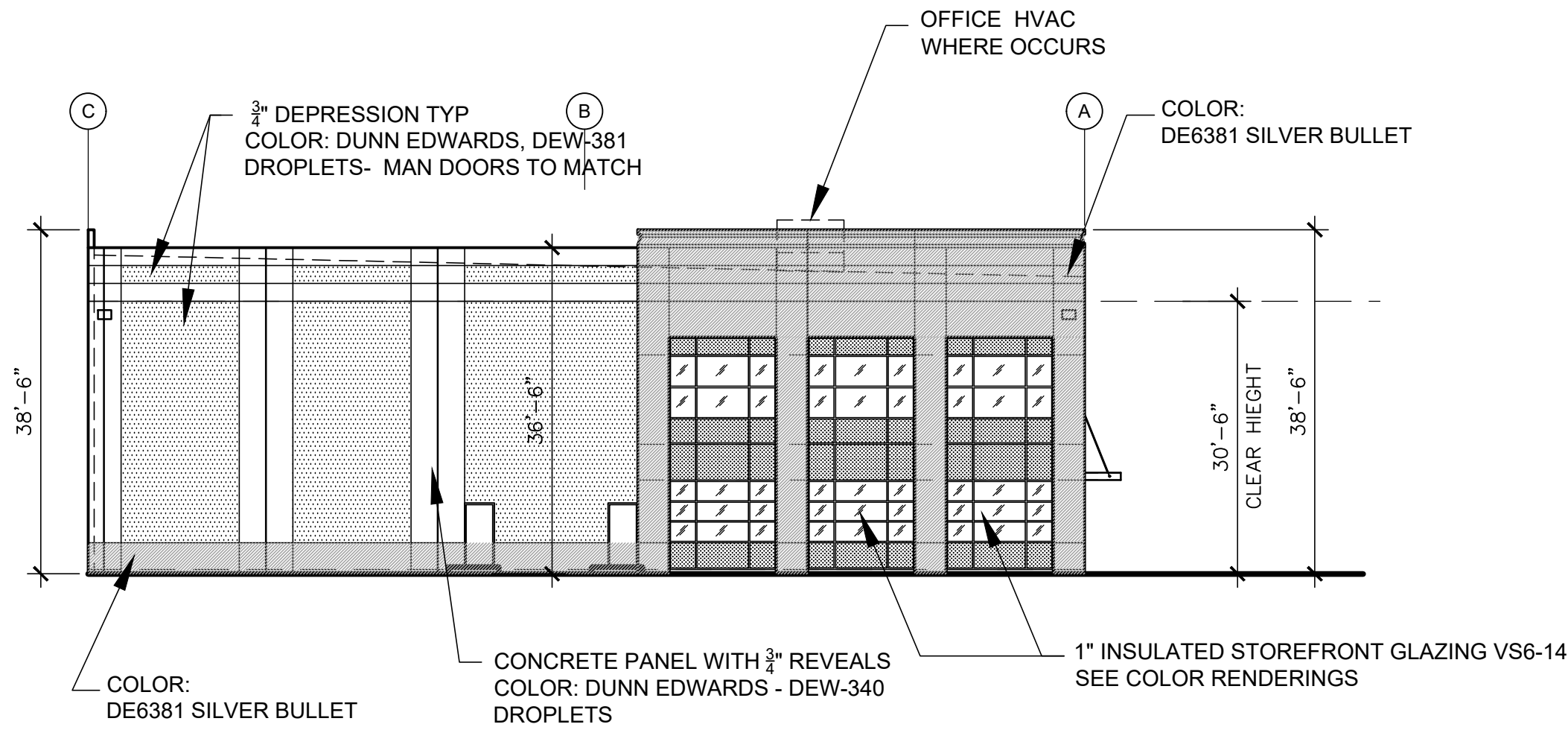
NO.	REVISION	DATE	ISSUE
1	ADDED LABELS	04/27/2021	FINAL
		DATE: 08/06/2020	
		CHECKED: PRA	DRAWN: MDS
		DRAWING FILE: 20-543enc101	
		PROJECT NO.: 20-543	
		SHEET NUMBER:	2
		OF 2 SHEETS	
		SCALE: 1" = 20'	

Civil Engineering/Land Surveying/Land Planning

160 S. Old Springs Road, Ste. 210
Anaheim Hills, California 92808
(714) 685-6860

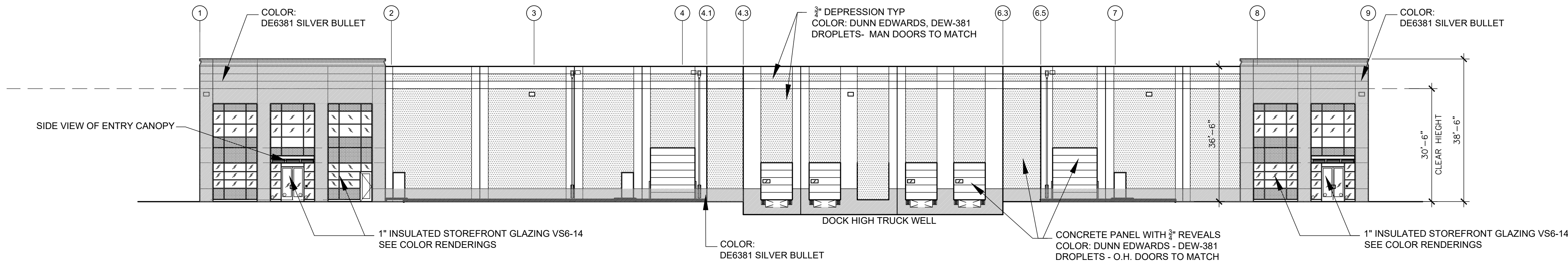
PA / PM:	MKS
DRAWN BY:	JRM
REVIEWED BY:	MKS
MSA JOB NO.:	00-0000





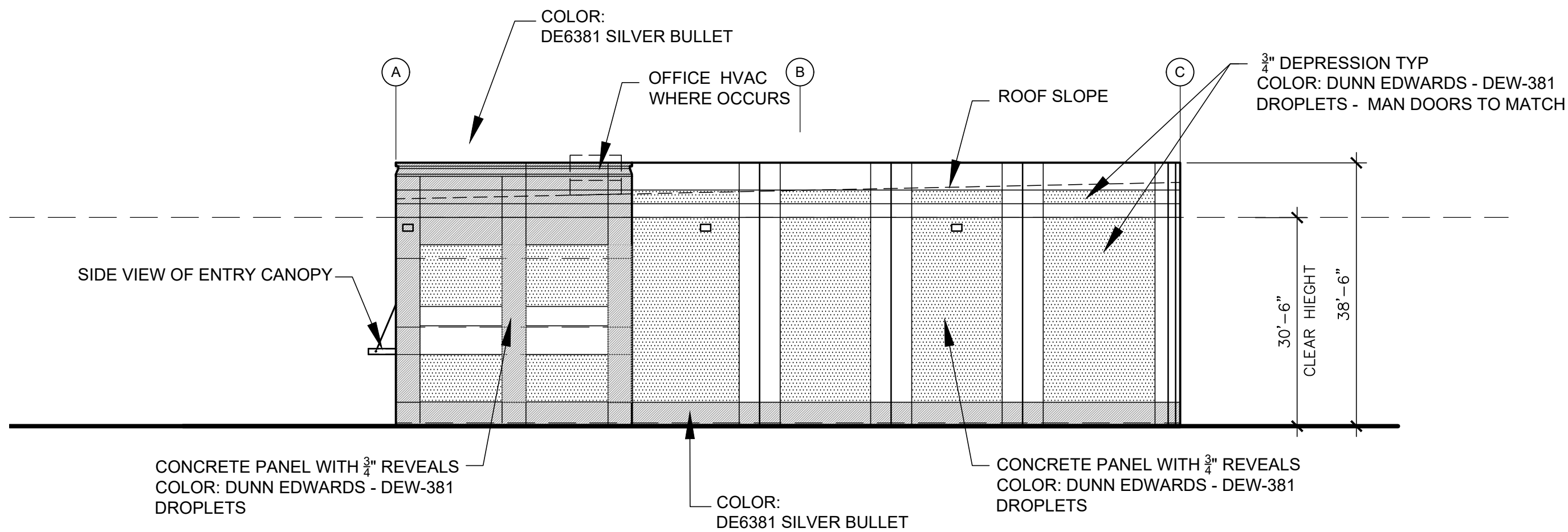
OVERALL EAST MAIN STREET ELEVATION

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



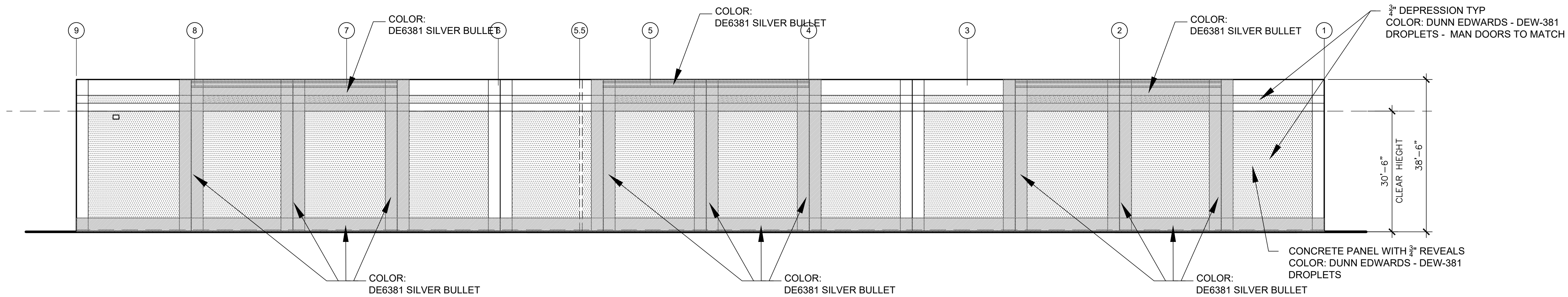
OVERALL NORTH ELEVATION

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



OVERALL WEST ELEVATION

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

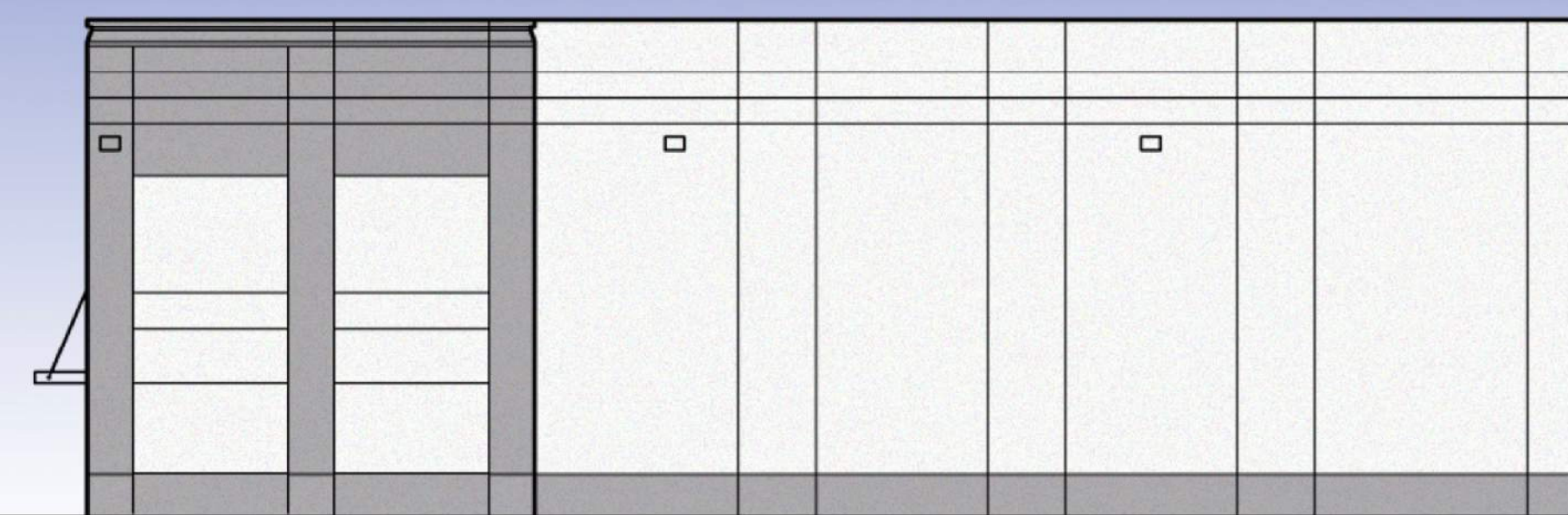
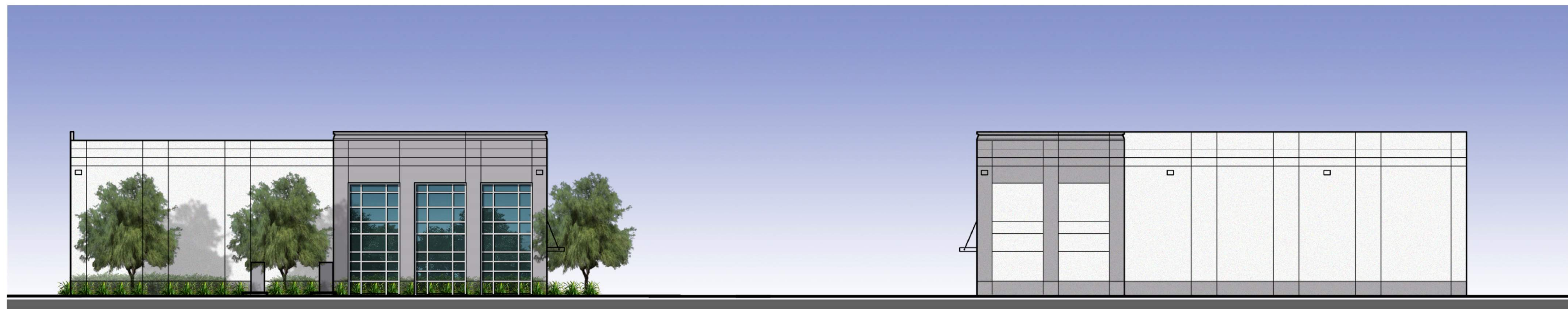


OVERALL SOUTH ELEVATION

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

PLAN ISSUE DATES	
REV.	DESCRIPTION
01-20-21	CONCEPTUAL DESIN REV1
02-03-21	CONCEPTUAL DESIN REV2
03-15-21	CONCEPTUL DESIN RE-SUBMITTAL
05-26-21	Planning SUBMITTAL
06-17-21	Planning RE-SUBMITTAL

PA / PM:	MKS
DRAWN BY:	JRM
REVIEWED BY:	MKS
MSA JOB NO.:	00-0000



MSA

PROFESSIONAL STAMP

CONSULTANT

MIN STREET INDUSTRIAL
18501 MAIN STREET
CARSON, CA. 90746
for:

SSH HOLDINGS, LLC
1450 W. FRANCISCO STREET LOS ANGELES, CA. 90501

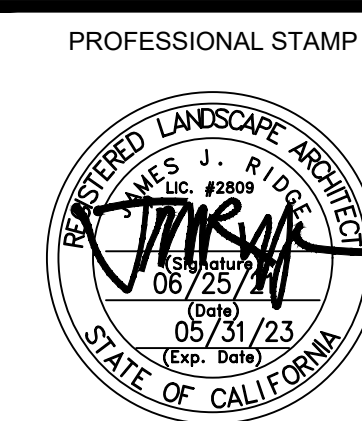
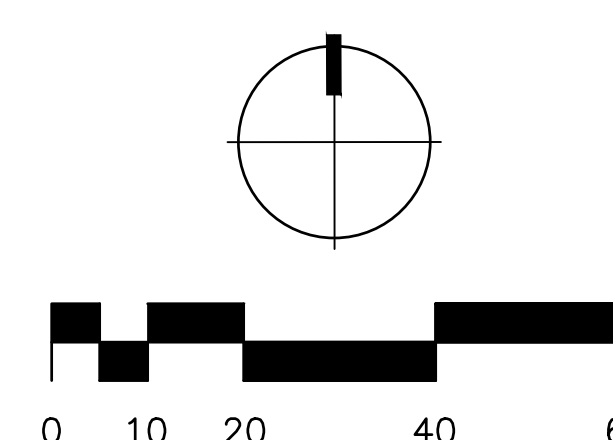
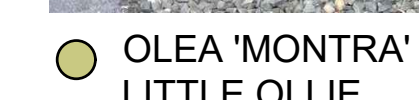
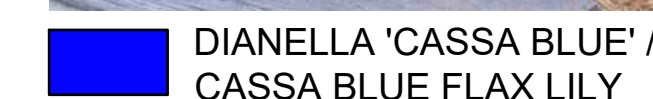
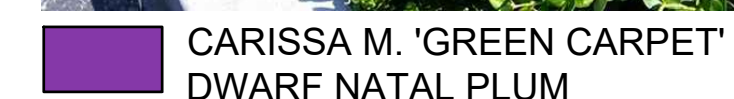
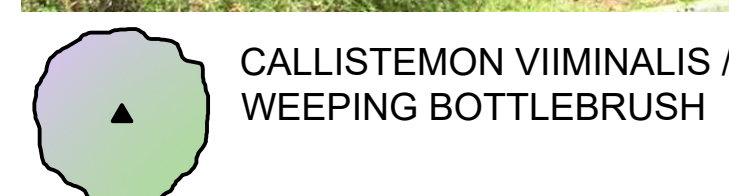
PLAN ISSUE DATES	
DATE	DESCRIPTION
01-20-2	CONCEPTUAL DESIN REV1
01-203-22-20	CONCEPTUAL DESIN REV2

DATE: 11/11/2011	DATE: 11/11/2011
TIME: 11:00 AM	TIME: 11:00 AM
TESTER: JRM	TESTER: JRM
SA JOB NO.: 00-0000	SA JOB NO.: 00-0000

LEVATIONS

A3.0

07.28.21 PLANNING SUBMITTAL

[illegible]

MAIN STREET INDUSTRIAL
18501 MAIN STREET
CARSON, CA. 90746

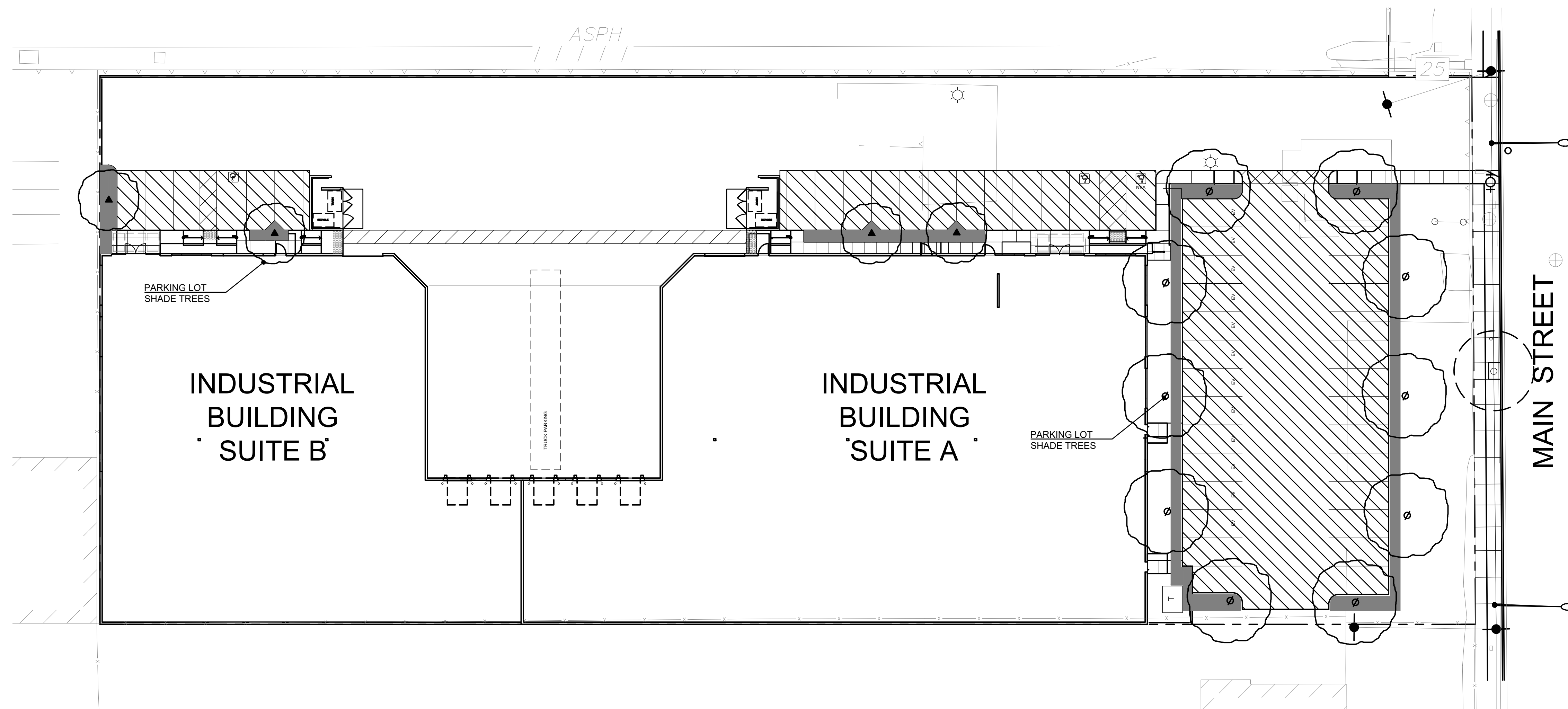
for :
SSH HOLDINGS, LLC
1450 W FRANCISCO STREET LOS ANGELES CA 90501

PRELIMINARY LANDSCAPE PLAN

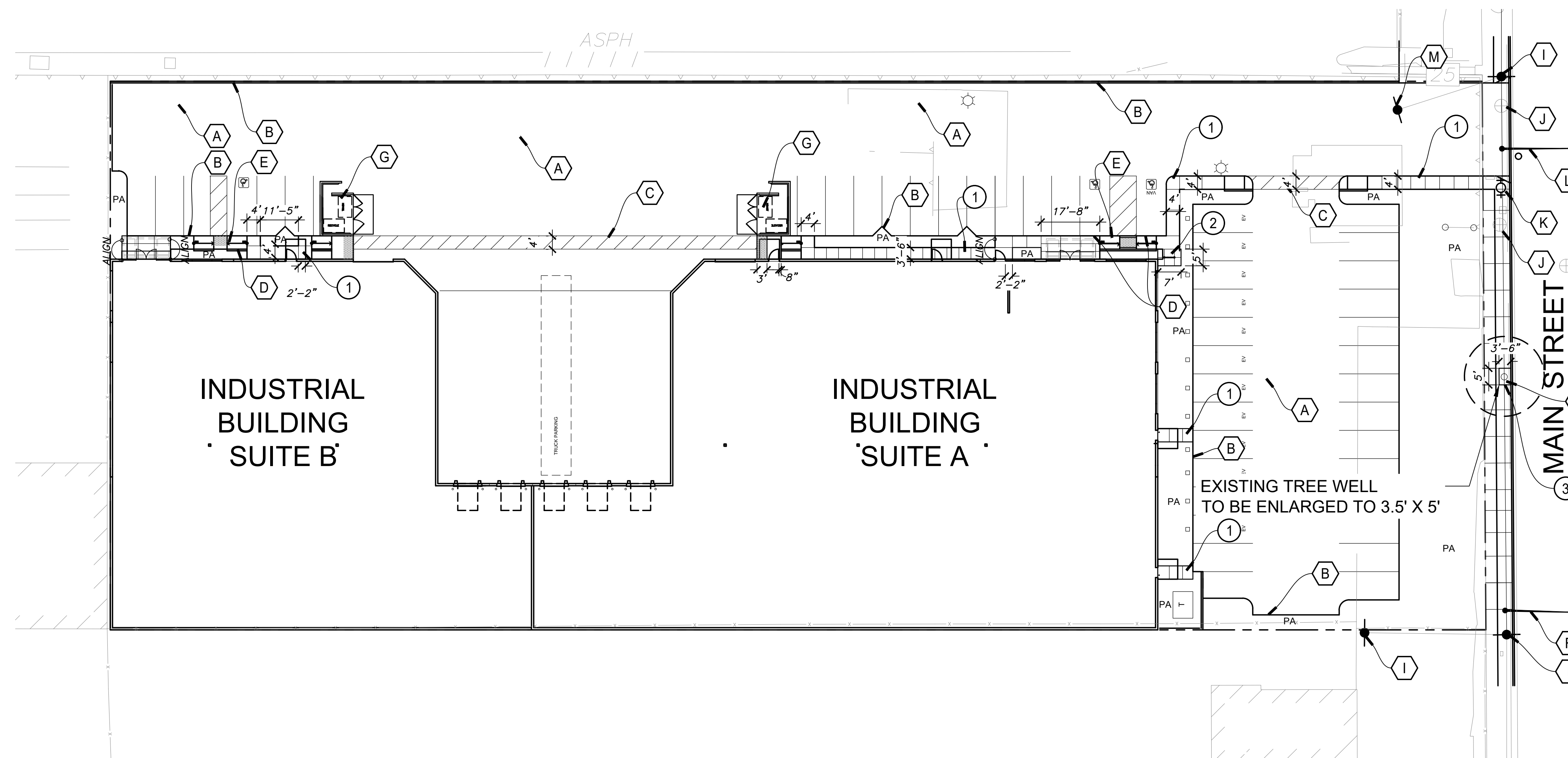
PLAN ISSUE DATES		
REV.	DATE	DESCRIPTION
	12-03-20	SCHEMATIC DESIGN
	04-27-21	PLAN CHECK REVISION

PA / PM:	RG
DRAWN BY:	LA/RG
REVIEWED BY:	JR
MSA JOB NO.:	00-0000



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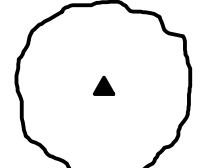
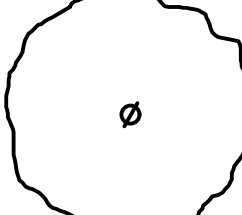


PRELIMINARY LANDSCAPE CALCULATIONS PLAN

















PRELIMINARY LANDSCAPE TECHNICAL PLAN

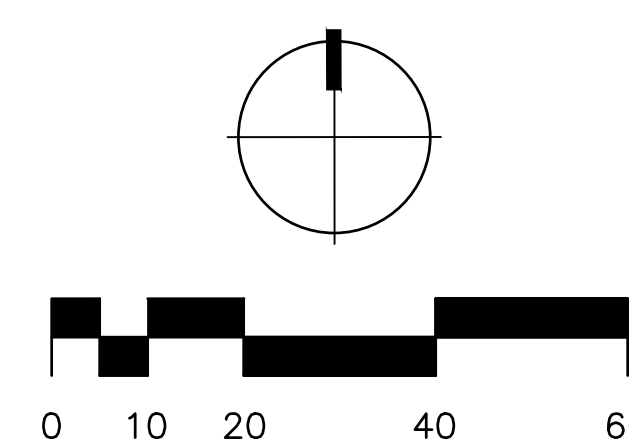
LANDSCAPE CALCULATIONS	
INTERIOR PARKING AREA: 10,744 S.F.	
INTERIOR PARKING LANDSCAPE AREA (MIN. 5% OF INTERIOR PARKING AREA REQUIRED):	
- REQUIRED: 537 S.F.	
- PROVIDED: 1,469 S.F. (14%)	
	PARKING AREA LANDSCAPE: 1,469 SF.
	PARKING AREA: 10,744 SF.

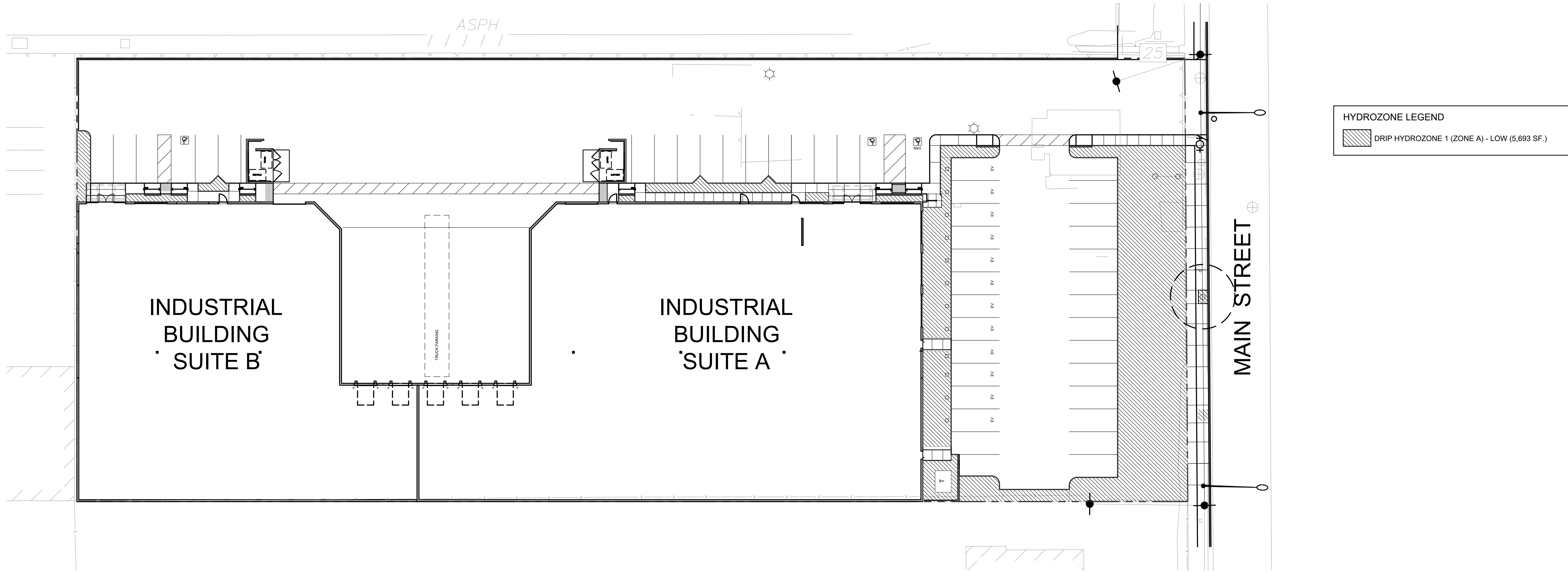
PROPOSED TREE LEGEND		
SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	CALLISTEMON VIMINALIS	WEEPING BOTTLEBRUSH
	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW
NOTE: TREE SYMBOLS SHOWN AS MATURE SIZE OF TREES AT 10 YEARS.		

HARDSCAPE KEYNOTES	
KEY	DESCRIPTION
①	CONCRETE WALK
②	BIKE RACK
③	NEW TREE WELL

REFERENCE KEYNOTES		
KEY	DESCRIPTION	DETAIL
	A.C. PAVING	PER CIVIL ENG. PLANS
	CONCRETE CURB	PER CIVIL ENG. PLANS
	PAVEMENT STRIPING	PER CIVIL ENG. PLANS
	ADA STALL SIGNAGE	PER CIVIL ENG. PLANS
	ACCESSIBLE RAMP	PER CIVIL ENG. PLANS
	(E) STREET LIGHT	TO REMAIN
	TRASH ENCLOSURE	PER ARCH PLANS
	(E) PODOCARPUS STREET TREE	TO REMAIN
	(E) POWER POLE	TO REMAIN
	(E) MANHOLE	TO REMAIN
	(E) FIRE HYDRANT	TO REMAIN
	(E) STREET LIGHT	TO BE RELOCATED
	(E) POWER POLE	TO BE RELOCATED

SYMBOL LEGEND	
SYMBOL	DESCRIPTION
	CONTRACTION JOINT
<i>PA</i>	PLANTING AREA





Appendix A Water Efficient Landscape Worksheet

Reference Evapotranspiration (ETa)			Project Type			Non-Residential			0.45
Hydrozone # / Planting Description ^a	Plant Factor (PF)	39.7 Irrigation Method ^b	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU) ^d		
Regular Landscape Areas									
1- Shrub Drip (LOW)	0.3	Drip	0.81	0.37	5693	2109	51899		
					Totals	5693	2109	51899	
Special Landscape Areas									
						0	0	0	
							ETWU Total ^e	51,899	
							Maximum Allowed Water Allowance (MAWA) ^f	63,057	

^a Hydrozone# / Planting Description e.g.
1) Front lawn
2) Low water use planting
3) Medium water use planting

^b Irrigation Method
1) Overhead Spray
2) Drip

ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	2109
Total Area	5693
Average ETAF	0.37

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	2109 (B+D)
Total Area	5693 (A+C)
Average ETAF	0.37 (B+D) ÷ (A+C)

^c Irrigation Efficiency
1) 0.73 for Spray Head
2) 0.81 for Drip

^d ETWU (Annual Gallons Required) =
Eto x 0.62 x ETAF x Area
Where 0.62 is a conversion factor to change acre-inches per acre per year to gallons per square foot per year

CITY OF CARSON MWEL0 NOTES

FINAL IRRIGATION PLANS WILL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS AND WILL COMPLY WITH ALL CITY OF CARSON MWEL0 REQUIREMENTS INCLUDING:

ALL PLANTS ARE LOW WATER USE.

ALL PLANTING AREAS HAVE A PLANT FACTOR OF 0.3.

IRRIGATION WILL BE IN-LINE DRIP TUBING WITH AN IRRIGATION EFFICIENCY OF .81.

AGRONOMIC SOILS TESTING WILL BE DONE AFTER MASS GRADING IS COMPLETE AND WILL BE SUBMITTED WITH CERTIFICATION OF COMPLETION.

THERE IS ONLY (1) HYDROZONE PROPOSED. ALL PLANTS ARE LOW WATER USE.

NO INVASIVE PLANTS ARE PROPOSED. THE PLANT LIST HAS BEEN REVIEWED AGAINST THE CALIFORNIA INVASIVE PLANT COUNCIL'S "DON'T PLANT A PEST" BROCHURE.

PLANT FACTORS USED ON THE PLANT LEGEND ARE NOTED FROM WUCOLS.

MATURE PLANT SPREAD IS NOTED FROM 'SUNSET WESTERN GARDEN'.

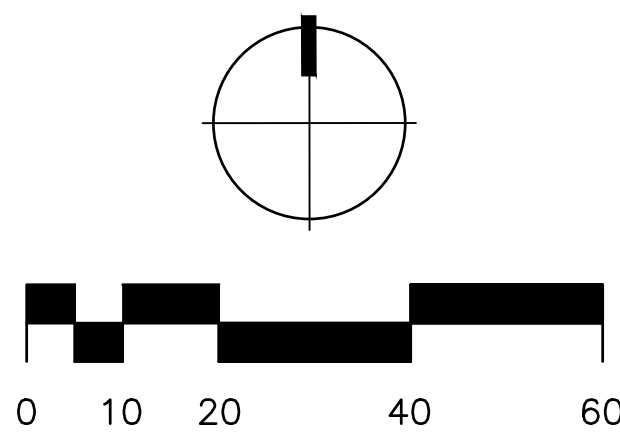
PRESSURE REGULATING DEVICES ARE REQUIRED IS WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

CHECK VALVES OR ANIT-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

WATER CONSERVATION NOTES

THE FOLLOWING WATER CONSERVATIN TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:

- WATER CONSERVING PLANTS AND PLANTS NATIVE TO HOT, DRY SUMMERS TO BE UTILIZED IN 75% OF THE TOTAL PLANTED AREA.
- USE OF HYDROZONES WITH PLANTS GROUPED BASED UPON AMOUNT OF WATER NEEDED TO SUSTAIN THEM.
- MULCH 3/4" - 1" SIZE UTILIZED IN THE LANDSCAPE; 3" DEPTH MINIMUM.
- SOIL AMENDMENTS UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL.
- AUTOMATIC IRRIGATION SYSTEM ADJUSTED SEASONALLY AND WITH WATERING HOURS BETWEEN 10:00 P.M. AND 6:00 A.M.
- IRRIGATION SYSTEM DESIGNED TO WATER DIFFERENT AREAS OF THE LANDSCAPE BASED ON WATERING NEED.
- IRRIGATION DESIGN SENSITIVE TO SLOPE FACTORS.
- RAIN SENSORS USED IN CONJUNCTION WITH THE AUTOMATIC IRRIGATION SYSTEM.
- RECOMMENDATIONS GIVEN FOR ANNUAL IRRIGATION SCHEDULE.
- LANDSCAPE WATER USE CERTIFICATION WITH SUPPORTING DATA IN COMPLIANCE WITH STATE OF CALIFORNIA WATER EFFICIENCY ORDINANCE FOR APPROVAL SHALL BE SUBMITTED WITH LANDSCAPE CONSTRUCTION DOCUMENT SUBMITTAL TO THE CITY.
- AN AUTOMATIC IRRIGATION SYSTEM WILL BE PROVIDED WITH ALL EQUIPMENT SUITABLE FOR THE USE OF RECLAIMED WATER AND HEALTH DEPARTMENT REQUIREMENTS RELATIVE TO RECLAIMED USE WILL APPLY TO THE PROJECT.
- ONLY LOW VOLUME OR SUBSURFACE IRRIGATION SHALL BE USED TO IRRIGATE ANY VEGETATION WITHIN TWENTY-FOUR INCHES OF AN IMPERMEABLE SURFACE UNLESS THE ADJACENT IMPERMEABLE SURFACES ARE DESIGNED AND CONSTRUCTED TO CAUSE WATER TO DRAIN ENTIRELY INTO A LANDSCAPED AREA.



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CONCEPTUAL
WATER
CONSERVATION
PLAN

PLAN ISSUE DATES	
REV.	DESCRIPTION
12-03-20	SCHEMATIC DESIGN
04-27-21	PLAN CHECK REVISION

PA / PM:	RG
DRAWN BY:	LA/RG
REVIEWED BY:	JR
MSA JOB NO.:	00-0000

L3.1