PROJECT DATA

PROPERTY INFORMATION

ASSESSOR'S ID NO: 77336-003-043
ADDRESS: 20601 S MAIN ST
CARSON CA 90745

PROPERTY TYPE: VACANT LAND

PROPERTY BOUNDARY DESCRIPTION
*TR=PARCEL MAP AS PER BK 62
P 68 OF PM LOT 4

EXISTING ZONE: ML-ORL-D
LIGHT MANUF. W/DESIGN OVERLAY
LAND USE: TRUCK TERMINAL

NET SITE AREA	=624,200 sf/ 14.33 AC
FOOTPRINT AREA	=46,525 sf
OFFICE	=14,050 sf
WAREHOUSE	=39,500 sf
TOTAL BUILDING SQUARE FOOTAGE	= 53,550
NET COVERAGE 46,525/624,200.25	=7.4 %
NET F.A.R. 53,550/624,200.25	=8.5%

WAREHOUSE =39,500sf / 1500 sf =27 PARKING

OFFICE 1 STORY =7,025 sf
OFFICE 2 STORY =7,025 sf
TOTAL OFFICE =14,050 sf/300 sf = 47 PARKING

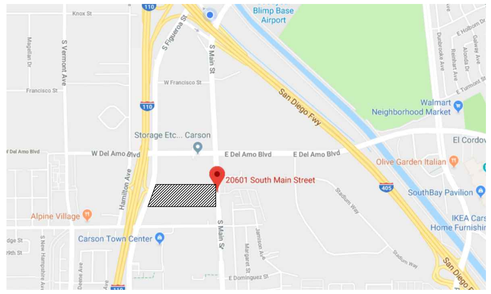
TOTAL PARKING REQUIRED =74

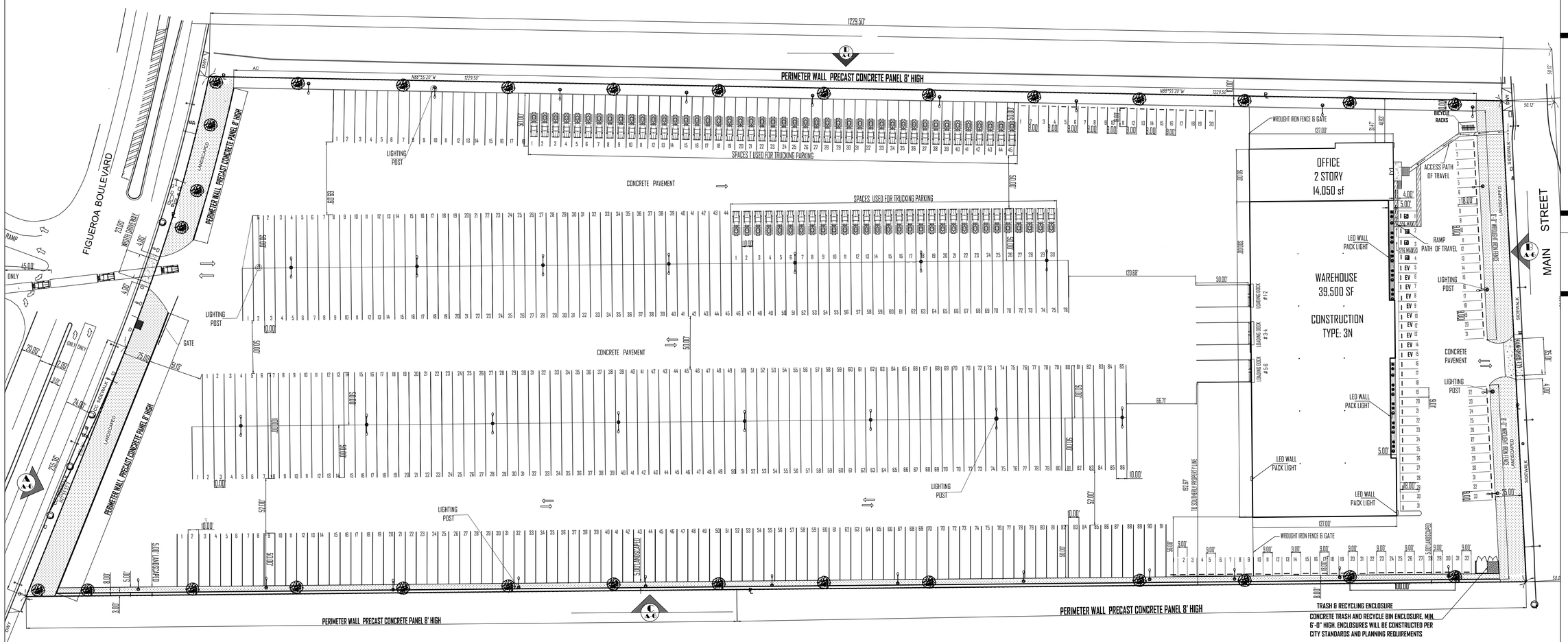
TOTAL PARKING PROVIDED= 115 PARKING SPACES (9'x18')
INCLUDING 4 HANDICAP AND 10 ELECTRICAL VEHICLE (EV) CHARGING

TRUCK PARKING SPACE = 75 SPACES
PARKING CONTAINERS 50'x10' LONG = 400 SPACES
LOADING DOCK 50'x12' =6 SPACES

LANDSCAPED AREA = 23,575 SF

VICINITY MAP





GENERAL NOTES	9164.5 DESIGN STANDARDS FOR TRASH AND RECYCLING AREAS.
• THE PROPERTY IS LOCATED ON A ORL (ORGANIC REFUSE LANDFILL) • "BEEPING OF TRUCKS" SHALL BE PROHIBITED FROM 8:00PM TO 7:00 AM • NO TRUCK ACCESS SHALL BE PROVIDED TO AND FROM MAIN STREET(PASSENGER VEHICLE ONLY). THE 2 DRIVEWAYS ON MAIN STREET WILL ONLY ACCOMMODATE PASSENGER VEHICLES • TORRANCE BOULEVARD AND MAIN STREET SHALL NOT BE USED BY PROJECT TRUCKS	• 9164.5 DESIGN STANDARDS FOR TRASH AND RECYCLING AREAS. • A. THE FOLLOWING STANDARDS SHALL BE MANDATORY IN CONNECTION WITH THE DESIGN AND CONSTRUCTION OF TRASH AND/OR RECYCLING AREAS. • 1. ALL TRASH AND RECYCLING AREAS SHALL INCLUDE A FOUR (4) INCH CONCRETE PAD. • 2. THE DESIGN AND CONSTRUCTION OF TRASH AND RECYCLING AREAS SHALL BE COMPATIBLE WITH SURROUNDING LAND USES. MATERIALS OF WALLS SHALL BE COMPATIBLE IN COLOR, TEXTURE AND APPEARANCE WITH THE MAIN STRUCTURE. • 3. RECYCLING AREAS SHALL BE SECURED TO PREVENT THE THEFT OF RECYCLABLE MATERIALS BY UNAUTHORIZED PERSONS. WHILE ALLOWING AUTHORIZED PERSONS ACCESS FOR DISPOSAL OF MATERIALS. • 4. RECYCLING AREAS OR THE BINS OR CONTAINERS PLACED THEREIN MUST PROVIDE PROTECTION AGAINST ADVERSE ENVIRONMENTAL CONDITIONS WHICH MIGHT RENDER THE COLLECTED MATERIALS UNMARKETABLE. • 5. DRIVEWAYS OR TRAVEL AISLES SHALL PROVIDE UNOBSTRUCTED ACCESS FOR COLLECTION VEHICLES AND PERSONNEL AND PROVIDE AT LEAST THE MINIMUM CLEARANCE REQUIRED BY THE COLLECTION METHODS AND VEHICLES UTILIZED BY THE HAULER IN THE AREA IN WHICH THE DEVELOPMENT PROJECT EXISTS. • 6. A SIGN CLEARLY IDENTIFYING ALL RECYCLING AND SOLID WASTE COLLECTION AND LOADING AREAS AND THE MATERIALS ACCEPTED THEREIN SHALL BE POSTED ADJACENT TO ALL POINTS OF ACCESS TO THE RECYCLING AREAS. • 7. THE PROPERTY OWNER IS RESPONSIBLE FOR ARRANGING THE PICK UP OF RECYCLABLE MATERIALS. RECYCLABLE MATERIAL SHALL NOT BE ALLOWED TO ACCUMULATE SUCH THAT A VISUAL OR PUBLIC HEALTH OR SAFETY NUISANCE IS CREATED. • 8. TRASH AND RECYCLING ENCLOSURES MAY NOT BE LOCATED IN ANY REQUIRED PARKING, LANDSCAPE OR SETBACK AREA. • 9. TRASH AND RECYCLING ENCLOSURES MAY NOT BE LOCATED IN ALLEYWAYS OR OTHER CITY OWNED RIGHT-OF-WAY, WHERE THEY MAY DISRUPT CIRCULATION PATTERNS.

SITE PLAN

SCALE :1"=40'-0"

0 40 80 120 160

REVISIONS: DATE:
1
2

KL FENIX CORPORATION

CIVIL ENGINEER

FELIPE SEGOVIA
2320 SANTA CRUZ CT
TORRANCE CA 90501
(310) 560 7409

REGISTERED PROFESSIONAL ENGINEER FELIPE SEGOVIA REC 41102 EXP. 03-31-21 STATE OF CALIFORNIA

DRAWN BY:

ADRIAN LOPEZ
ADRIAN@KLFENIX.COM
(562)519-5450

PROJECT ADDRESS:
20601 S MAIN ST
CARSON CALIFORNIA 90745

DRAWING:

SCALE:

DATE: 07/07/2020

SHEET #: A-2b

PLANTING NOTES

1. TRIM ALL TREES, INCLUDING STREET TREES, AS PART OF THIS CONTRACT.
2. THE CONTRACTOR SHALL MAINTAIN A QUALIFIED SUPERVISOR ON THE SITE AT ALL TIMES DURING CONSTRUCTION THROUGH COMPLETION OF PICK-UP WORK.
3. THE CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES LISTED FOR CONVENIENCE OF CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITIES DESIGNATED.
4. REMOVE ALL DEBRIS, WEEDS, EXCESS MATERIAL AND ROCKS LARGER THAN 1" IN DIAMETER FROM PLANTING AREAS PRIOR TO PREPARATION & AGAIN PRIOR TO PLANTING.
5. SEE DETAILS AND SPECIFICATIONS FOR STAKING METHOD, PLANT PIT DIMENSIONS, SOIL PREPARATION, AND BACKFILL REQUIREMENTS.
6. ALL PLANT MATERIALS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT.
8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 48 HOURS PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
9. GROUNDCOVER PLANTING SHALL BE CONTINUOUS UNDER ALL TREES AND SHRUBS. GROUNDCOVER SHALL BE PLANTED ACCORDING TO SPACING ON PLANT LEGEND.
10. TREES SHALL BE LOCATED A MINIMUM OF 5' FROM WALLS, OVERHEADS, WALKS, HEADERS, AND OTHER TREES WITHIN THE PROJECT. IF CONFLICTS ARISE BETWEEN SIZE OF AREAS AND PLANS, CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIALS.
11. THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, SUBMIT AT LEAST TWO (2) SAMPLES OF SITE SOIL FOR AGRICULTURAL SUITABILITY AND FERTILITY ANALYSIS AND AMENDMENT RECOMMENDATION TO: WALLACE LABORATORIES (310) 615-0116 , OR OTHER TESTING LABORATORY APPROVED BY THE CITY. ALL SAMPLES TO BE TAKEN FROM THE TOP 12"-18" OF SITE SOIL AFTER COMPLETION OF THE DEMOLITION AND ROUGH GRADING.
12. ALL PLANTING AREAS SHALL BE LOOSENED TO A DEPTH OF 8". APPLY 4 C.Y. OF ORGANIC AMENDMENT AND 15 LBS. OF 10-10-10 FERTILIZER PER 1000 S.F. AND BLEND WITH THE TOP 6" OF SOIL. THIS AMENDMENT IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
13. FOR ALL TREES AND SHRUB PLANTING, THE FOLLOWING PREPARED SOIL MIX SHALL BE USED FOR BACKFILL IN THE PLANTERS. THIS MIX IS FOR BIDDING PURPOSES, AND SHALL BE SUPERCEDED BY RECOMMENDATIONS OF THE SOIL ANALYSIS REPORT.
    SITE SOIL - 6 PARTS BY VOLUME
    ORGANIC AMENDMENT - 4 PARTS BY VOLUME
    SOIL CONDITIONER/FERTILIZER 10-10-10 - 1LB. PER C.Y. OF MIX
    IRON SULFATE - 2 LBS. PER C.Y. OF MIX

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSACPE DESIGN PLANS

NOTE: ONLY RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

NOTE: A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT

A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRADICTED

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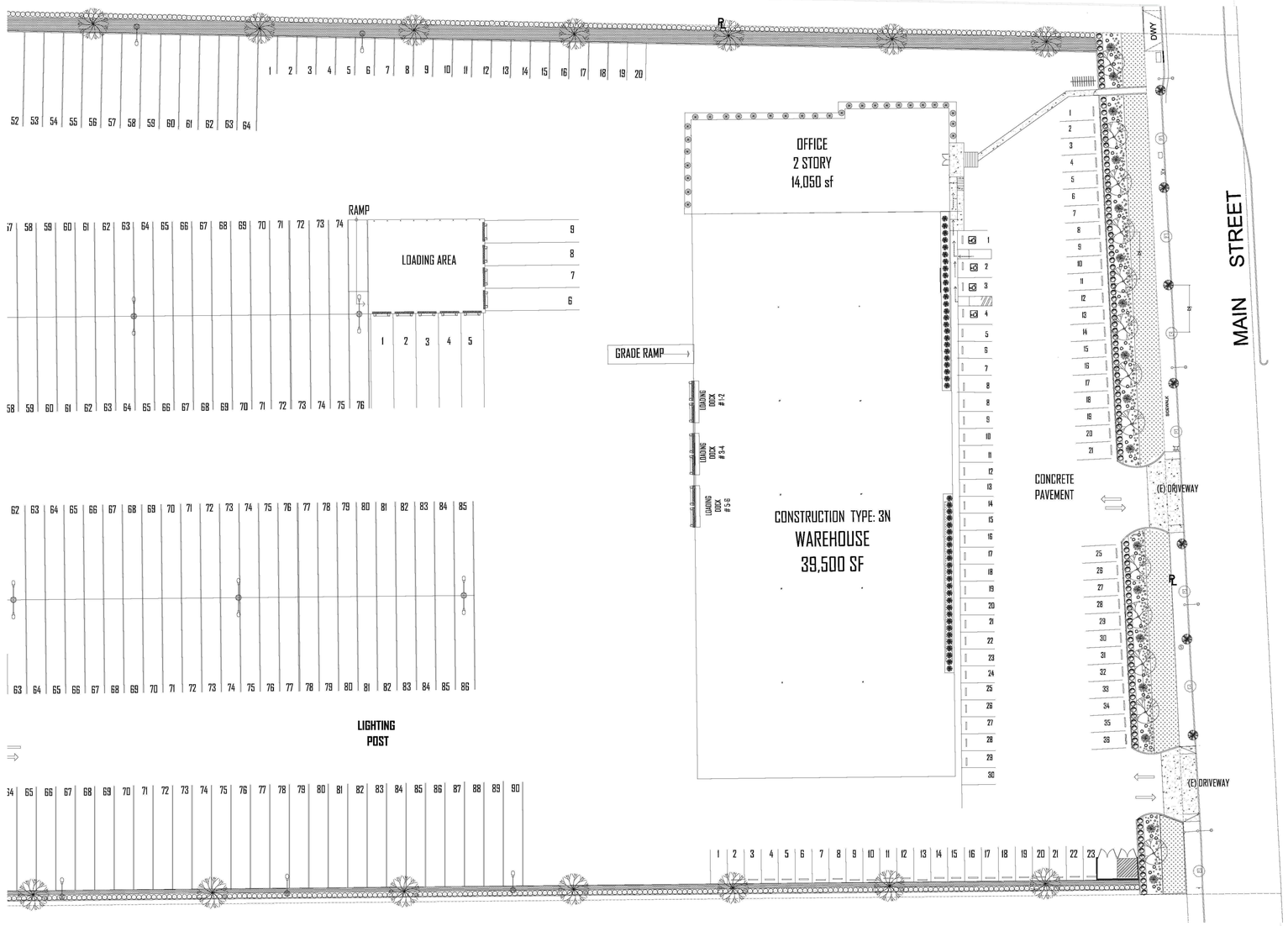
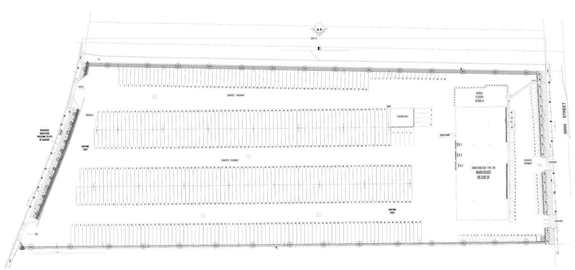


EAST END PLAN



CA PEPPER TREE

PALO VERDE TREE

WHITE ORCHID

GINGKO TREE

BAY LAUREL HEDGE

CONCHA CEANOTHUS

CENTURY PLANT

BLUE GAMMA GRASS

WEBERS AGAVE

CORAL ALOE

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BRISBANE BOX

MARINA STRAWBERRY TREE

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BLUE CHALK STICKS

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PLANTING LEGEND

SYMBOL	LATIN NAME	COMMON NAME	SIZE	REMARKS
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	GINKGO BILOBA	GINKGO TREE	36" BOX	
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	FOREST FLOOR MULCH			
	MARATHON II SOD			

N

GRAPHIC SCALE
1/32"=1'

GTA Design Group

Architects
Landscape Architects
Planners

2100 N. Sepulveda Blvd.
Suite 44,
Manhattan Beach, CA
90266

Tel (310) 546-5550
FAX (310) 546-9250

aga@agarchitecture.com
www.agarchitecture.com

Client (Owner's) Name

Project Name & Location
20601 S MAIN ST
CARSON, CA 90745

Drawing Name
PRELIMINARY PLANTING PLAN
SHEET B

Project Status

Scale 1/32"=1'

Date 3/17/2020

Revision:

No.	Description	Date

Drawing Number

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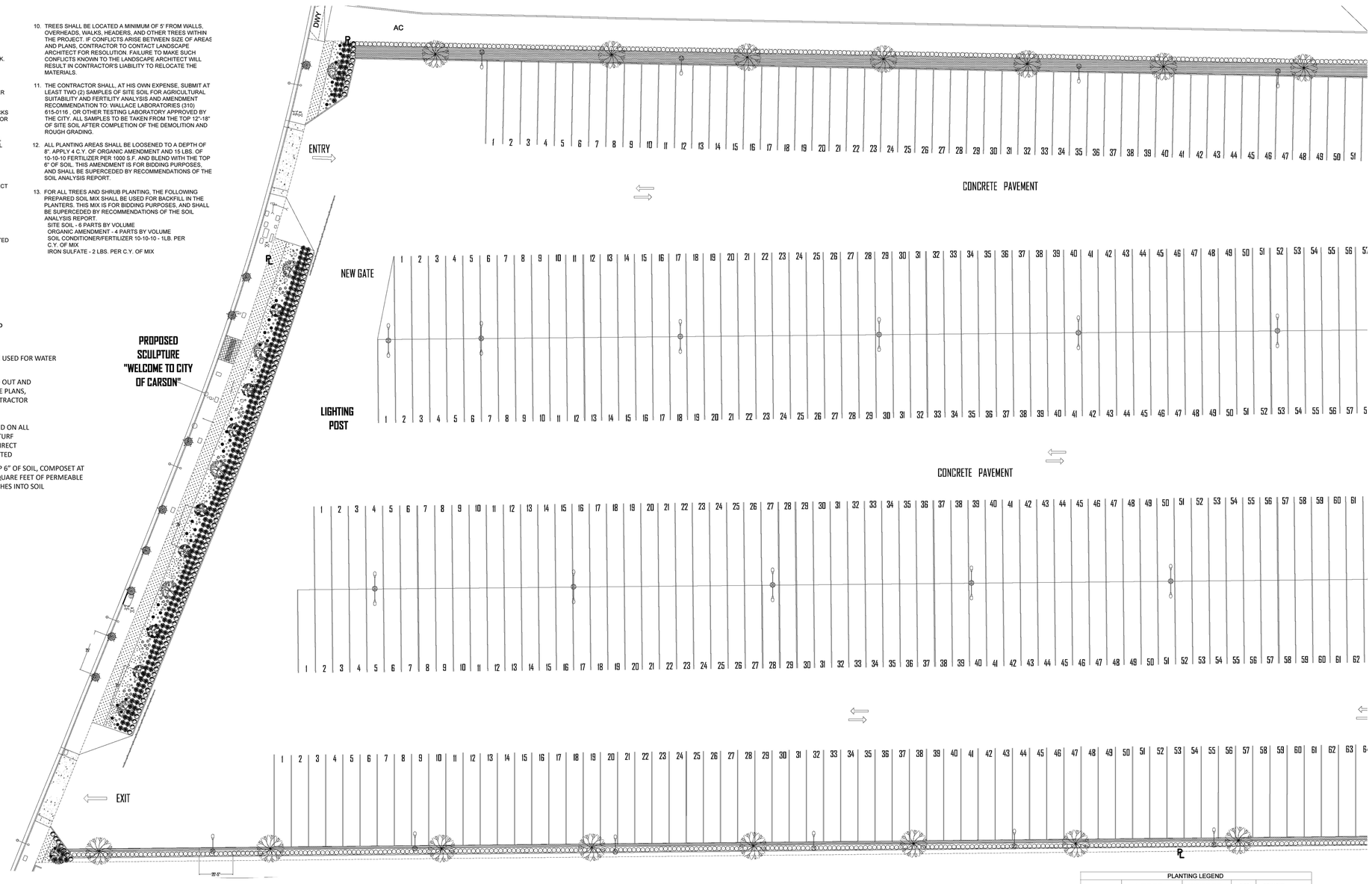
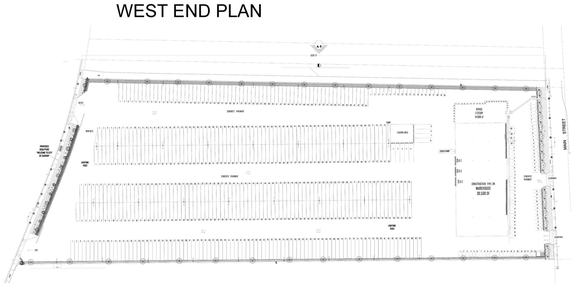


WEST END PLAN



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GRAPHIC SCALE
1/32"=1'

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2100 N. Sepulveda Blvd.
Suite 44,
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90266

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SHEET A

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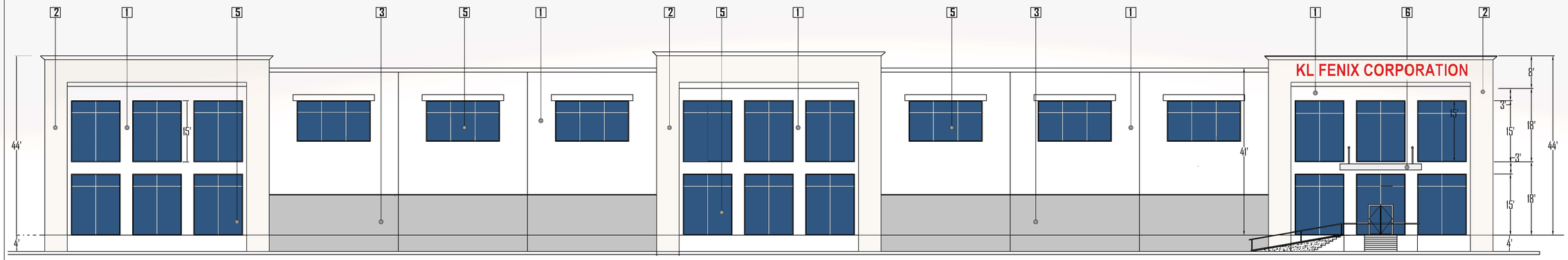
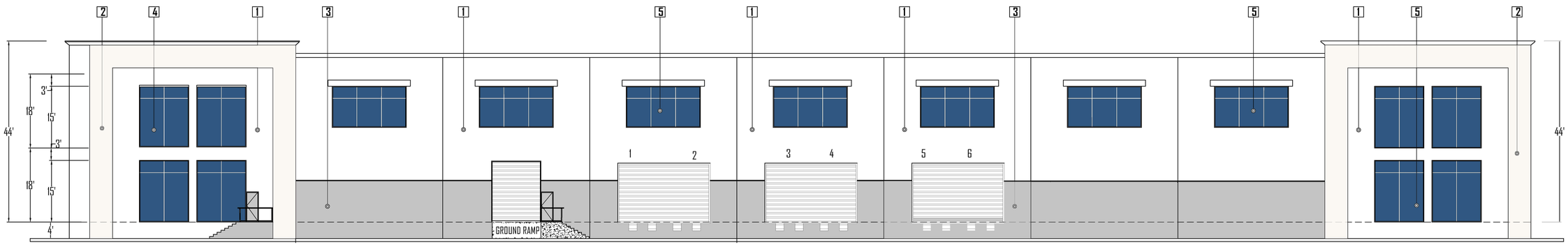


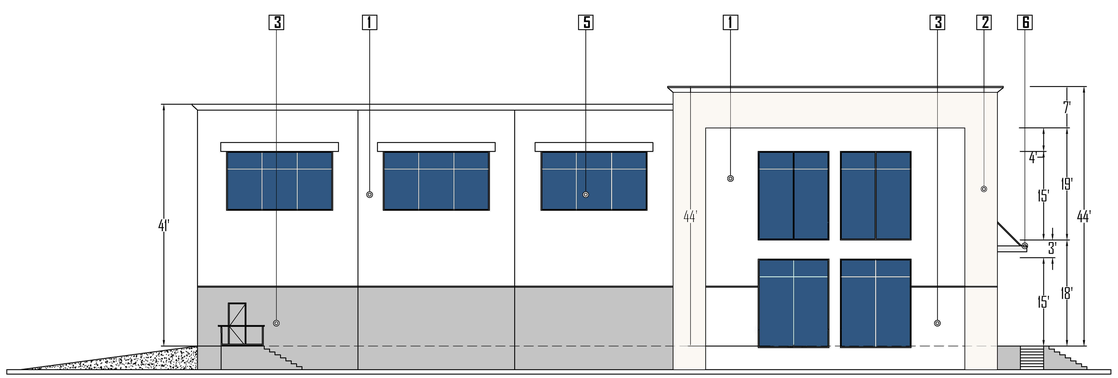
EAST ELEVATION

SCALE 3/32" = 1'-0"



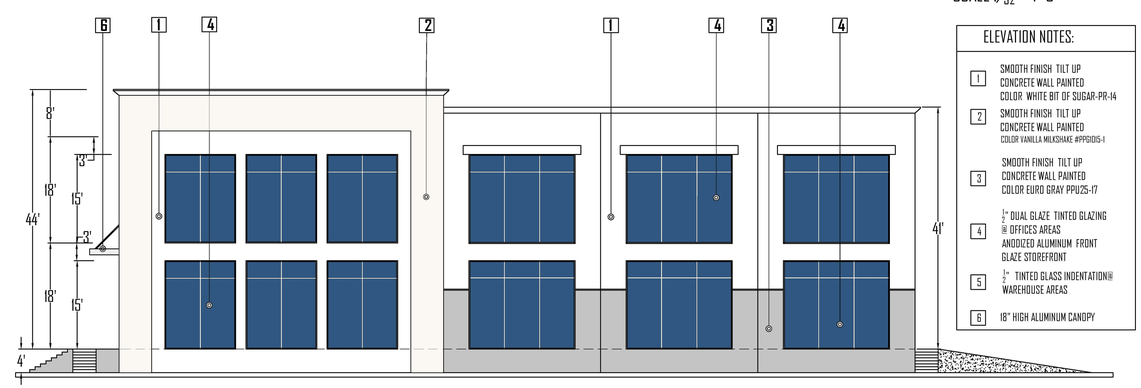
WEST ELEVATION

SCALE 3/32" = 1'-0"



SOUTH ELEVATION

SCALE 3/32" = 1'-0"



NORTH ELEVATION

SCALE 3/32" = 1'-0"

ELEVATION NOTES:

1. SMOOTH FINISH TILT UP CONCRETE WALL PAINTED COLOR WHITE BIT OF SUGAR-PR-14
2. SMOOTH FINISH TILT UP CONCRETE WALL PAINTED COLOR VANILLA MILKSHAKE #PPS1013-1
3. SMOOTH FINISH TILT UP CONCRETE WALL PAINTED COLOR EURO GRAY PPU25-17
4. 1/2" DUAL GLAZE TINTED GLAZING @ OFFICES AREAS ANODIZED ALUMINUM FRONT GLAZE STOREFRONT
5. 1/2" TINTED GLASS INDENTATION @ WAREHOUSE AREAS
6. 18" HIGH ALUMINUM CANOPY

REVISIONS: DATE:

1.

2.

KL FENIX CORPORATION

CIVIL ENGINEER

DRAWN BY:

ADRIAN LOPEZ
ADRIAN@KLFENIX.COM
(562)519-5450

PROJECT ADDRESS:

20601 S MAIN ST
CARSON CALIFORNIA 90745

DRAWING:

SCALE:

DATE: 03-16-2020

SHEET #:

A-7

RENDERING- MAIN ST

RENDERING- MAIN ST

RENDERING- FIGUEROA BLVD