PROJECT SUMMARY:

PROJECT NAME: WM CARSON TRANSFER STATION UPGRADES

PROJECT ADDRESS: 321 WEST FRANCISCO STREET, CARSON, CA 90745

PROJECT OWNER: USA WASTE OF CALIFORNIA, INC.
321 WEST FRANCISCO STREET, CARSON, CA 90745

SITE CONTACT: CHRISTIAN SAPONG
(562) 257-8397
csapong@wm.com

EXISTING ZONING: MH-D (INDUSTRIAL ZONE, MANUFACTURING, HEAVY)

GENERAL PLAN: MIXED USE - BUSINESS PARK (INDUSTRIAL LAND USES)

SCOPE OF WORK APN'S: 7336-005-053 (5.93 ACRES) AND 7336-005-052 (0.48 ACRES)

EXISTING BUILDING AREAS:

TRANSFER STATION (TYPE IIB, S-1 OCCUPANCY, SPRINKLERED)	54,000 SF
TWO-STORY OFFICE (TYPE VB, B OCCUPANCY, NON-SPRINKLERED)	4,000 SF
MATERIAL PROCESSING (TYPE IIB, F1 OCCUPANCY, NON-SPRINKLERED)	7,500 SF
MAINTENANCE SHOP (TYPE VB, B/S-1/ OCCUPANCIES, SPRINKLERED)	10,000 SF
(E) SCALEHOUSES	450 SF
TOTAL	75,950 SF

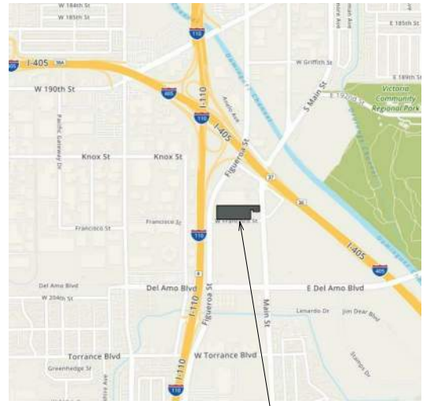
PROPOSED BUILDING AREAS:

(E) TRANSFER STATION (TYPE IIB, S-1 OCCUPANCY, SPRINKLERED)	54,000 SF
(E) TWO-STORY OFFICE (TYPE VB, B OCCUPANCY, NON-SPRINKLERED)	4,000 SF
(E) MAINTENANCE SHOP (TYPE VB, B/S-1/ OCCUPANCIES, SPRINKLERED)	10,000 SF
(E) SCALEHOUSES	450 SF
TOTAL	68,450 SF

EXISTING PARKING: 39 STALLS PROVIDED SUFFICIENT FOR SITE OPERATIONS (EXISTING)

FLOOR/AREA RATIO (FAR): 68,450 SF / (5.93 + 0.48 ACRES) = 24.5%

VICINITY MAP:



CONCEPT SITE PLAN KEYNOTES

01 (E) TUNNEL RAMP

02 (E) TRANSFER STATION BUILDING (55,321 SF) W/ 47' RIDGE HEIGHT (TYPE IIB, S-1 OCCUPANCY)

03 (E) CONCRETE SIDEWALK (CITY OWNED)

04 RENOVATE INTERIOR OF (E) OFFICE BLDG AND REPAINT EXTERIOR AND ADD NEW METAL PANELING AT ROOF TO MATCH TRANSFER STATION

05 ADD NEW EXTERIOR METAL PANELING ON EAST, WEST AND SOUTH ELEVATIONS

06 DEMO. (E) MATERIAL PROCESSING BLDG. AND EQUIPMENT INSIDE (EXIST. SLAB TO REMAIN)

07 REPAINT EASTERN FACADE OF EXISTING OFFICE BLDG. AND ADD NEW METAL PANELING TO MATCH TRANSFER STATION

08 POWERWASH (E) MASONRY FENCE AND REPAINT (E) METAL PICKETS AND NEW EXPANDED METAL SCREENING APPLIED PER LANDSCAPE PLANS

09 (E) OFFICE BLDG. / MAINTENANCE SHOP (TYPE VB - B/S-1 OCCUPANCIES)

10 (E) TWO-STORY OFFICE (TYPE VB - B OCCUPANCY)

11 (E) SCALE AND SCALEHOUSE

12 NEW 11'x70' TRUCK SCALE AT GRADE FOR OUTBOUND TRACTOR TRAILERS

13 NEW VENTILATION EQUIPMENT FOR TRANSFER STATION BUILDING FOR DUST AND ODOR CONTROL

14 (E) ELECTRICAL EQUIPMENT TO REMAIN

15 (E) FUEL TANK

16 NEW LANDSCAPING ALONG MAIN STREET FRONTAGE

17 (E) ONSITE LANDSCAPING

18 ENHANCED / REVITILIZED LANDSCAPING ALONG WEST FRANCISCO STREET FRONTAGE IN FRONT OF (E) MASONRY WALL (SEE LANDSCAPING PLANS)

19 NEW LANDSCAPING ALONG INSIDE OF (E) MASONRY WALL ALONG THE WEST PROPERTY LINE TO SCREEN TRUCKS (SEE LANDSCAPING PLANS)

20 (E) DRIVEWAY

21 (E) ONSITE DRIVEWAY FOR FIRE ACCESS

22 PROPERTY LINE

23 (E) FIRE HYDRANT

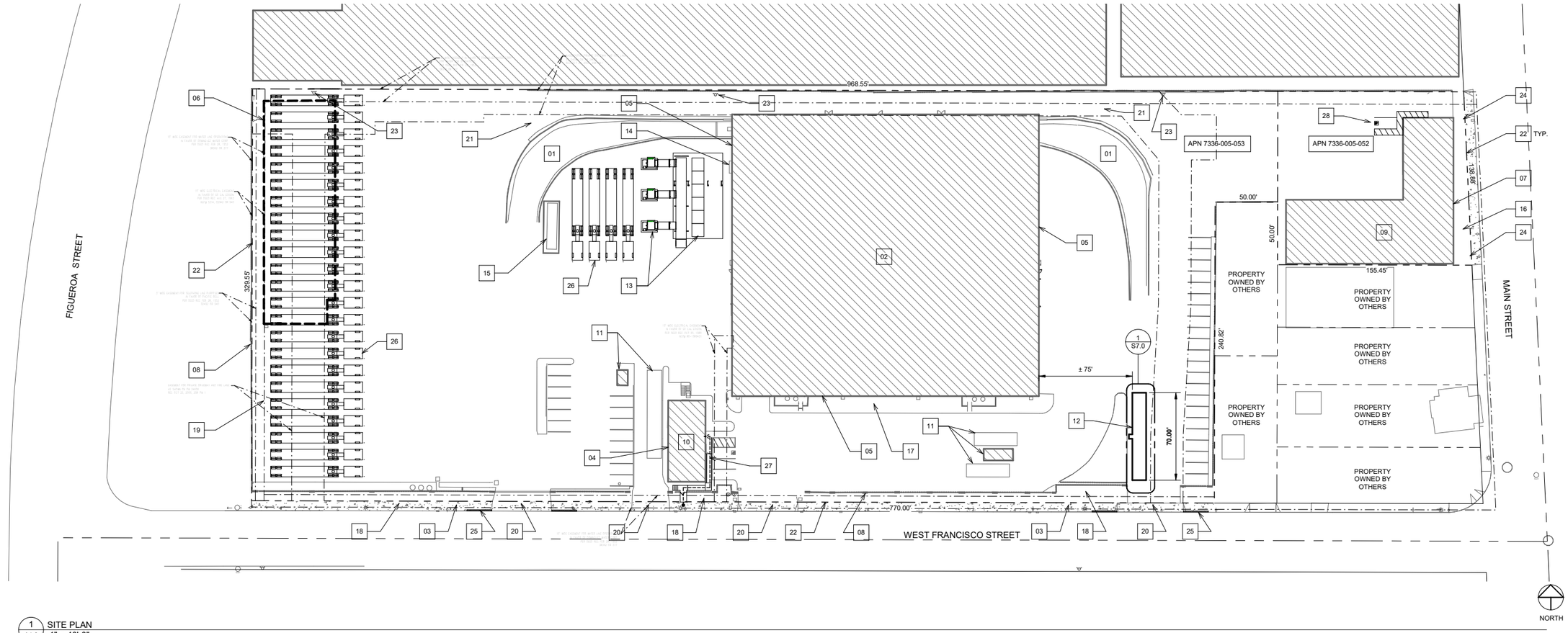
24 REMOVE (E) DAMAGED STEEL SIGN STRUCTURE AND (E) FLAGPOLE ALONG MAIN STREET

25 PAINT CURB RED FOR MINIMUM 20' EACH SIDE OF DRIVEWAYS

26 TRUCK STAGING ONSITE (EXISTING RECONFIGURED)

27 PUBLIC ACCESS / ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY (NEW RAMPS PER SEPARATE PERMIT FOR 2-STORY OFFICE REMODEL)

28 NEW ACCESSIBLE STALL AT MAINTENANCE OFFICE (PER SEPARATE PERMIT FOR MAINT. OFFICE REMODEL)



1 A1.0 SITE PLAN
1" = 40'-0"

GRAPHIC SCALE - 1" = 40'
0 40 80 120 160

EXHIBIT C

DBKO DESIGN + BUILD
1480 BROADWAY #2619
SAN DIEGO, CA 92101
(619) 307-9770

WM WASTE MANAGEMENT
321 WEST FRANCISCO STREET
SAN DIEGO, CA 90745
(714) 588-0590

DATE	REVISION	BY
2/17/2020	1 REVISIONS	

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SEAL

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. TAMACCIO
S5607
STRUCTURAL
STATE OF CALIFORNIA
2/17/2020

SITE PLAN

WM CARSON TRANSFER STATION UPGRADES
FOR
USA WASTE OF CALIFORNIA, INC.
321 W. FRANCISCO STREET
CARSON, CA 90745

JOB NUMBER	19212
DESIGNED BY	RT
DRAWN BY	LM
DATE	1/13/2019
SHEET NUMBER	A1.0

G:\Shared drives\DBKOinquiry\PROJECTS\WM\PROJECTS\19212_TS Upgrades -Carson, CA\Plans, Calcs & Specs\Drawings\19212-WM Carson Upgrades_2020-03-17.rvt
3/17/2020 6:28:29 PM

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	LC	Lophostemon confertus	Brisbane Box
STREET TREES	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	SL	Lagerstroemia indica	Crape Myrtle
	TS	Schinus terebinthifolius any required replacements shall be Pink Trumpet Tree – Handroanthus 24" Box	Brazilian Pepper
TREES TO BE REMOVED	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	XE	Eucalyptus x Tree encroaches into bulding. Tree to be removed for structure protection	Eucalyptus
	XF	Ficus nitida Tree encroaches into bulding. Tree to be removed for structure protection. Invasive species.	Weeping Fig
	XS	Schinus terebinthifolius Tree encroaches into bulding. Tree to be removed for structure protection	Brazilian Pepper

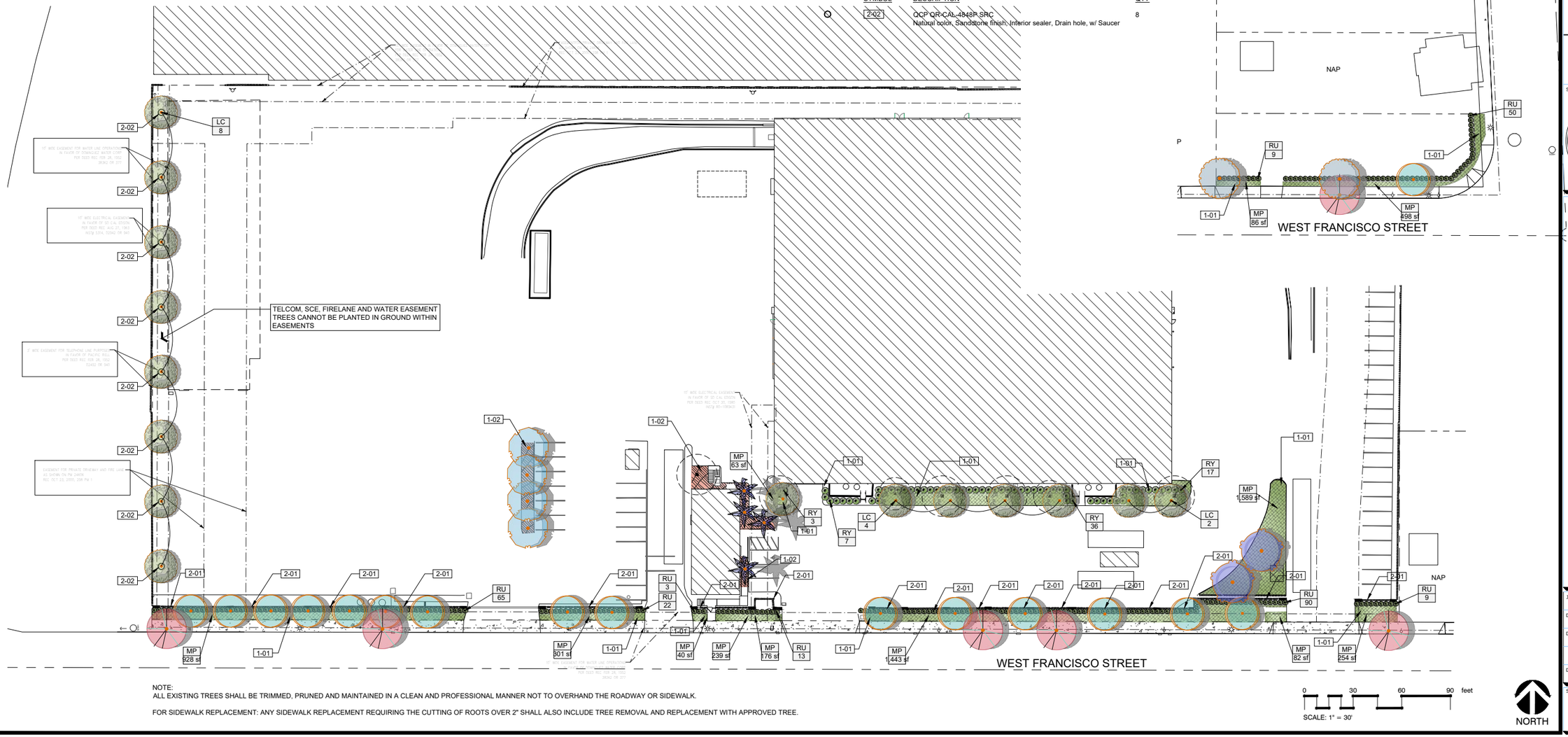
TREES TO REMAIN	CODE	BOTANICAL NAME	COMMON NAME
	EA	Afrocarpus gracilior Existing trees that are to remain shall have tree protection per municipal Code. (6' chain link fencing at dripline of canopy + 5', with signage.)	Fern Pine
	EK	Archontophoenix cunninghamiana Existing trees that are to remain shall have tree protection per municipal Code. (6' chain link fencing at dripline of canopy + 5', with signage.)	Multi-Trunk King Palm
	EC	Cupaniopsis anacardioides Existing trees that are to remain shall have tree protection per municipal Code. (6' chain link fencing at dripline of canopy + 5', with signage.)	Carrot Wood Tree
	EE	Eucalyptus citriodora Existing trees that are to remain shall have tree protection per municipal Code. (6' chain link fencing at dripline of canopy + 5', with signage.)	Lemon Scented Gum
	EX	Eucalyptus x Existing trees that are to remain shall have tree protection per municipal Code. (6' chain link fencing at dripline of canopy + 5', with signage.)	Eucalyptus
	ES	Schinus terebinthifolius Existing trees that are to remain shall have tree protection per municipal Code. (6' chain link fencing at dripline of canopy + 5', with signage.)	Brazilian Pepper

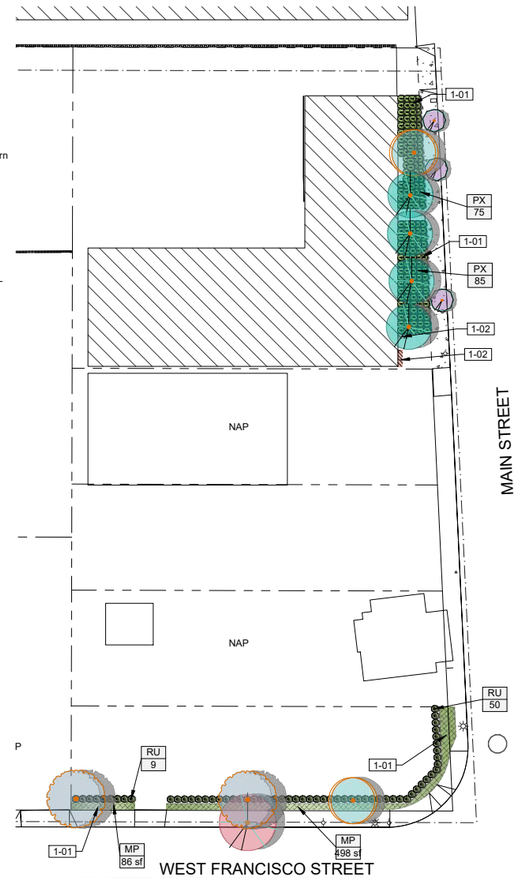
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	PX	Philodendron x `Xanadu`	Philodendron
	RY	Rhaphiolepis umbellata	Yedda Hawthorn
	RU	Rhaphiolepis umbellata `Minor Gulf Green` TM	Gulf Green Indian Hawthorn
GROUND COVERS	**CODE**	**BOTANICAL NAME**	**COMMON NAME**
	MP	Myoporum parvifolium	Trailing Myoporum

REFERENCE NOTES SCHEDULE

SYMBOL	1 DEMOLITION DESCRIPTION	QTY
1-01	All existing shrubs turf and ground cover are to be removed.	
SYMBOL	**1 DEMOLITION DESCRIPTION**	**QTY**
1-02	Existing landscape to remain	980 sf
SYMBOL	**2 LAYOUT DESCRIPTION**	**QTY**
2-01	Existing ±6' tall Masonry Block fence with 3' tall segments of picket fencing supplemented with new expanded Expanded Metal Mesh 3/16 #0032-S Fit between top and bottom rail of existing iron fence. Spot welds at 4" on center. Paint to match exisitng fencing.	
SYMBOL	**2 LAYOUT DESCRIPTION**	**QTY**
2-02	QCP QR-CAL-4848P SRC Natural color, Sandstone finish, Interior sealer, Drain hole, w/ Saucer	8

SEE SHEET L1.1 FOR COMPLETE SCHEDULE





NOTE:
ALL EXISTING TREES SHALL BE TRIMMED, PRUNED AND MAINTAINED IN A CLEAN AND PROFESSIONAL MANNER NOT TO OVERHAND THE ROADWAY OR SIDEWALK.

FOR SIDEWALK REPLACEMENT: ANY SIDEWALK REPLACEMENT REQUIRING THE CUTTING OF ROOTS OVER 2" SHALL ALSO INCLUDE TREE REMOVAL AND REPLACEMENT WITH APPROVED TREE.

0 30 60 90 feet
SCALE: 1" = 30'

NORTH

CCA INC
CUMMINGS CURLEY AND ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
3633 Long Beach Boulevard, Suite 300
Long Beach, California 90807
TEL: 562.424.8182
CA 3583 AZ 301.00 NV 578
TX 3337 UT 3773054 CLARB 319

WM
WASTE MANAGEMENT
321 WEST FRANCISCO STREET
SAN DIEGO, CA 90745
(714) 588-0590

BY	REVISION	DATE
RLC	CITY COMMENTS	02.25.2020

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM, CORPORATION, OR ANY OTHERS ON EXTENSIONS OF THIS PROJECT OR FOR ANY USE ON ANY OTHER PROJECT, EXCEPT BY AGREEMENT WITH OR WRITTEN PERMISSION FROM THE ENGINEER. ANY SUCH USE FOR A SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SEAL

REGISTERED LANDSCAPE ARCHITECT Robert L. Curley No. 5245 STATE OF CALIFORNIA
12-31-21 RENEWAL DATE
02-25-20 DATE

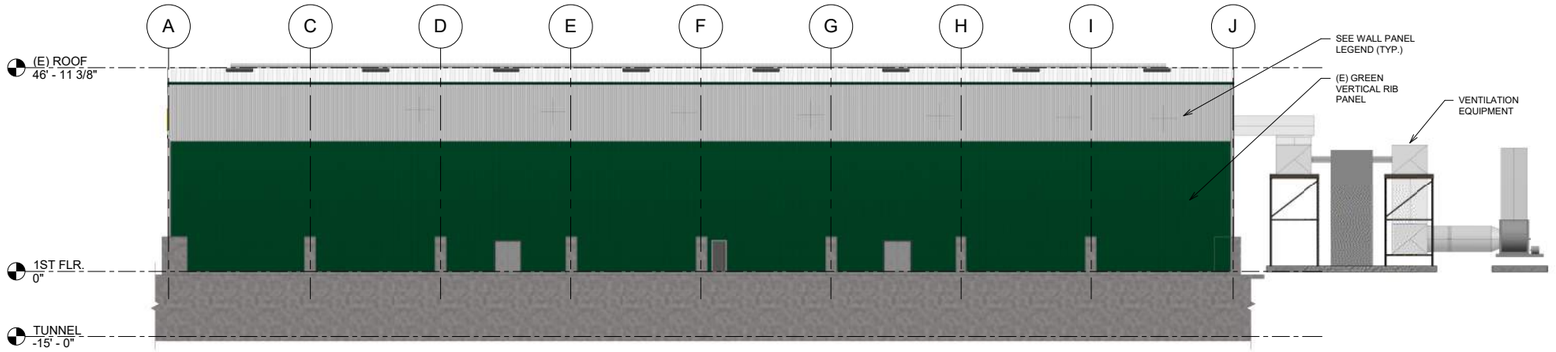
PLANTING PLAN

WM CARSON TRANSFER STATION UPGRADES

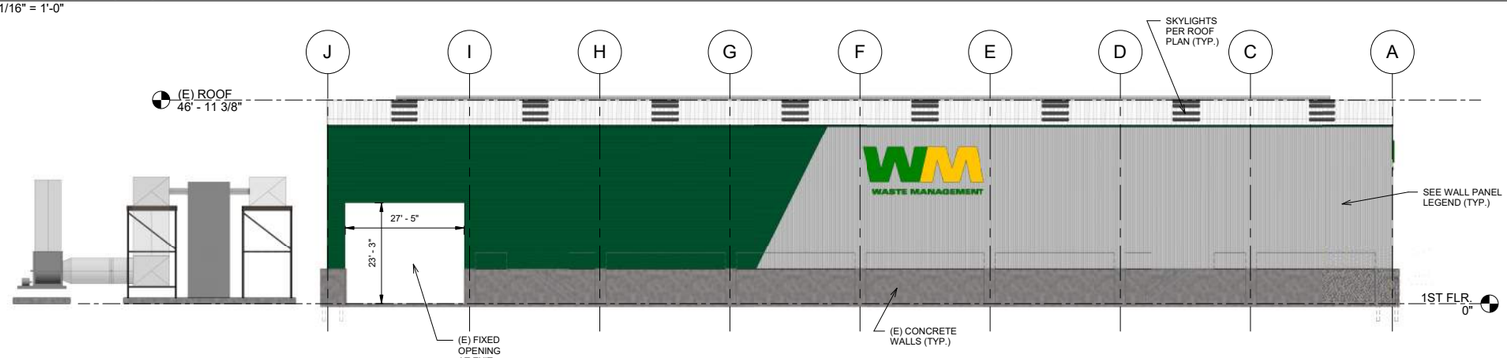
FOR
USA WASTE OF CALIFORNIA, INC.
321 W. FRANCISCO STREET
CARSON, CA 90745

JOB NUMBER	19-10169
DESIGNED BY	RLC
DRAWN BY	RLC
DATE	12/18/2019
SHEET NUMBER	L1.0

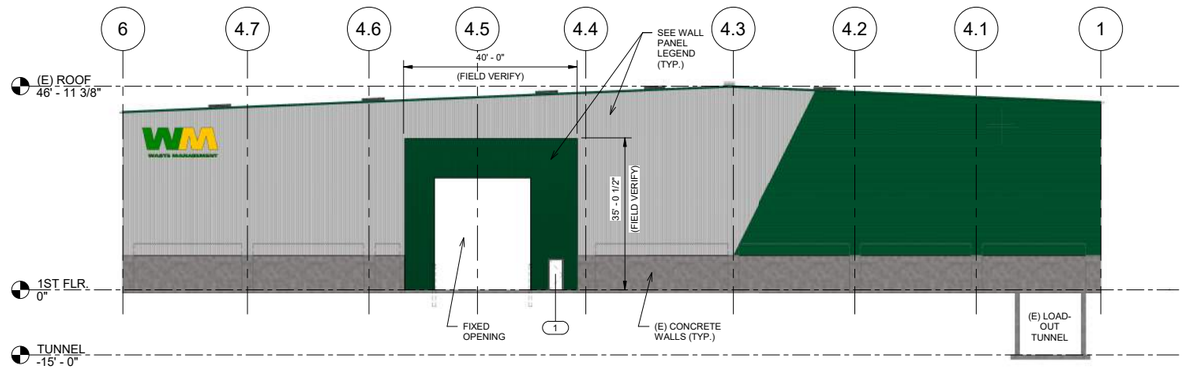
12/11/2019 9:33:48 PM
G:\Shared drives\SBK\Company\PROJECTS\WM\PROJECTS\19212_TS Upgrades - Carson, CA\Plans, Cales & Specs\Drawings\19212-WM Carson Upgrades_2019-12-03.rvt



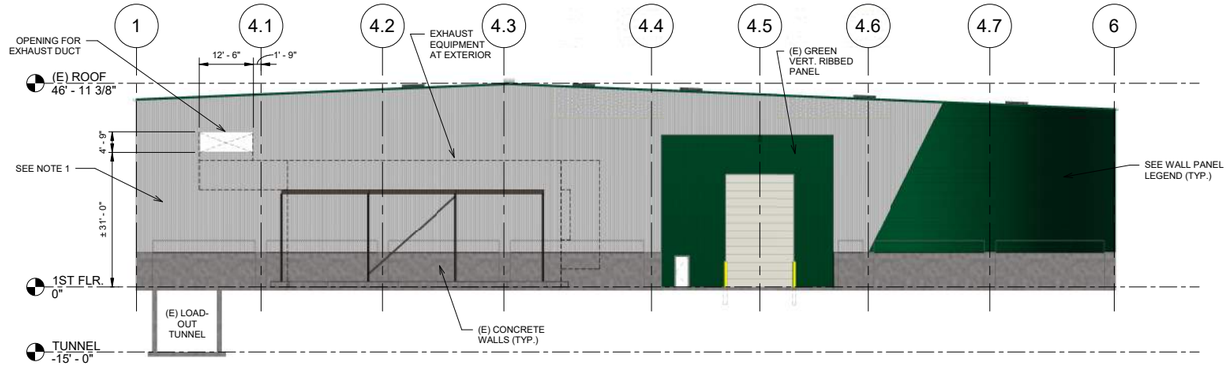
1 A4.0 EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



2 A4.0 EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



3 A4.0 EXTERIOR ELEVATION - EAST
1/16" = 1'-0"



4 A4.0 EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

WALL PANEL LEGEND

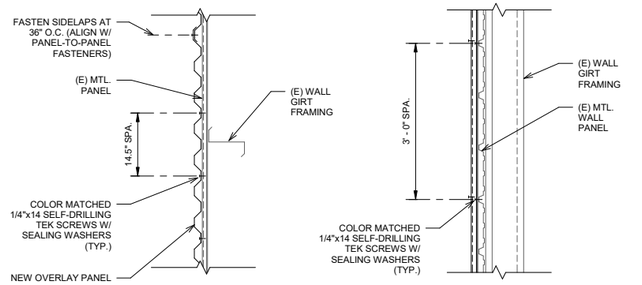
MBCI 7.2 HORIZONTAL RIBBED PANEL (CLASSIC GREEN)

NEW - MBCI 7.2 VERTICAL RIBBED PANEL (CLASSIC GREEN)
EXISTING - PRB VERTICAL RIBBED PANEL

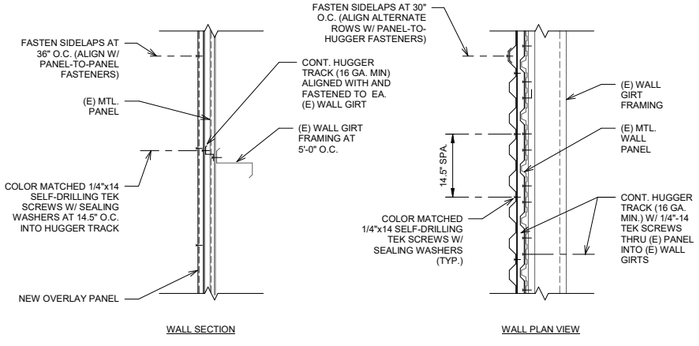
MBCI 7.2 VERTICAL RIBBED PANEL (TUNDRA GREY)



MBCI 7.2 PANEL PROFILE (26 GA. MIN.)



5 A4.0 TYPICAL OVERLAY PANEL FASTENING AT HORIZONTAL RIB CONDITION
3/4" = 1'-0"



6 A4.0 TYPICAL OVERLAY PANEL FASTENING AT VERTICAL RIB CONDITION
3/4" = 1'-0"

DBKO DESIGN - BUILD
1480 BROADWAY #2619
SAN DIEGO, CA 92101
(619) 307-9770

WASTE MANAGEMENT
321 WEST FRANCISCO STREET
SAN DIEGO, CA 90745
(714) 588-0590

BY	REVISION	DATE

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED AND ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SEAL

REGISTERED PROFESSIONAL ENGINEER
ROBERT A. TAMACOD
S5607
STRUCTURAL
STATE OF CALIFORNIA
1/15/2020

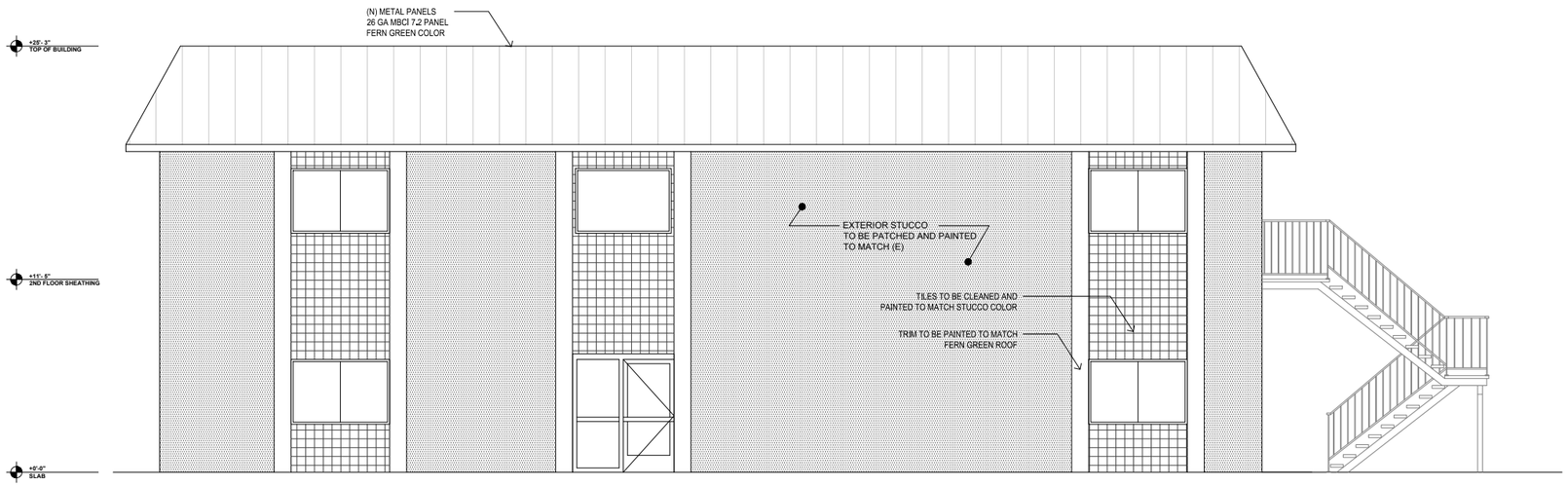
BUILDING ELEVATIONS

WM CARSON TRANSFER STATION UPGRADES

FOR
USA WASTE OF CALIFORNIA, INC.
321 W. FRANCISCO STREET
CARSON, CA 90745

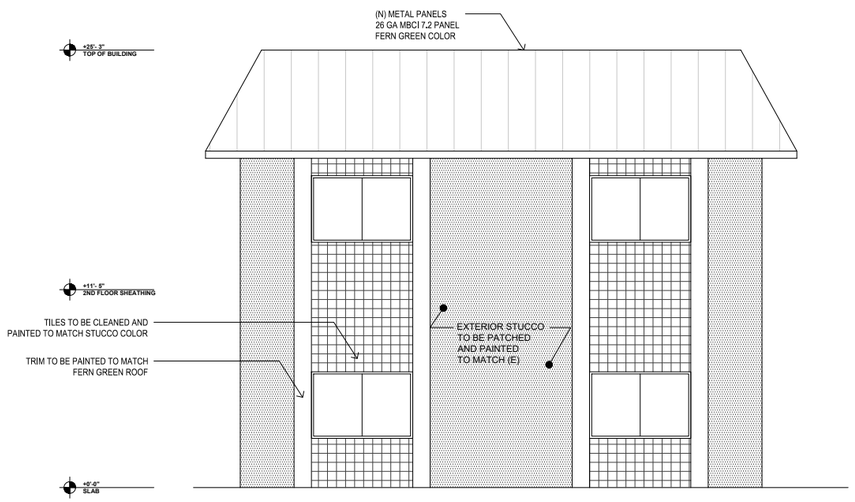
JOB NUMBER	19212
DESIGNED BY	RT
DRAWN BY	LM
DATE	1/13/2019
SHEET NUMBER	A4.0

G:\Shared Drives\DBKOCompany\PROJECTS\WM\PROJECTS\19212_TS Upgrades -Carson, CA\Plans, Cales & Specs\Drawings\19212-WM Carson Upgrades_2020-01-09.rvt
1/13/2020 2:46:12 AM



EXISTING TWO-STORY OFFICE BLDG. - EAST ELEVATION 1

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



EXISTING TWO-STORY OFFICE BLDG. - SOUTH ELEVATION 2

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

PLAN NOTES

CONTRACTOR:
DBKO DESIGN - BUILD
1480 BROADWAY #2619
SAN DIEGO, CA 92101
(619) 307-9770

DESIGNER:
MOKLER Architects
Peter J. Mokler & Associates, Inc.
P.O. Box 14 San Pedro, CA 90733
818.317.2337 www.mokarc.com

OWNER:
WM
321 WEST FRANCISCO STREET
CARSON, CA 90745

DATE	REVISION	BY
3/6/20	PLAN CHECK REVISIONS	LP

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION, AT ANY TIME, FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION AND FOR ANY USE ON ANY OTHER PROJECT, ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SEAL

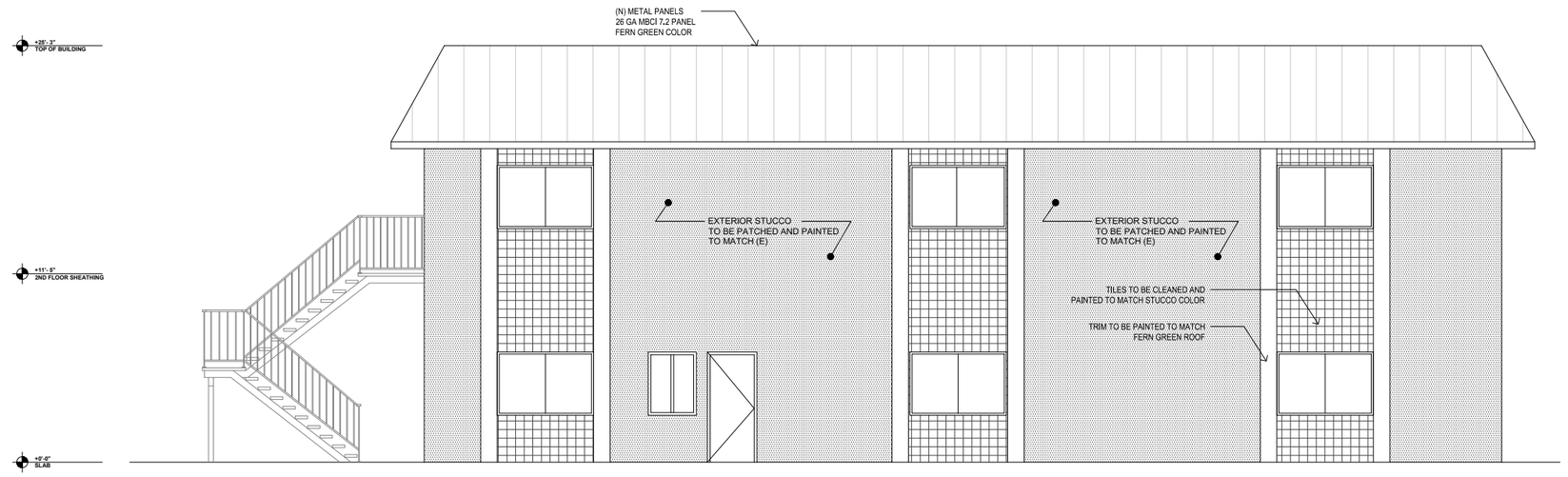
LICENSED ARCHITECT PETER J. MOKLER LIC. C-31169 EX. 08/31/21 STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

WM CARSON TRANSFER STATION UPGRADES
FOR
USA WASTE OF CALIFORNIA, INC.
321 WEST FRANCISCO STREET
CARSON, CA 90745

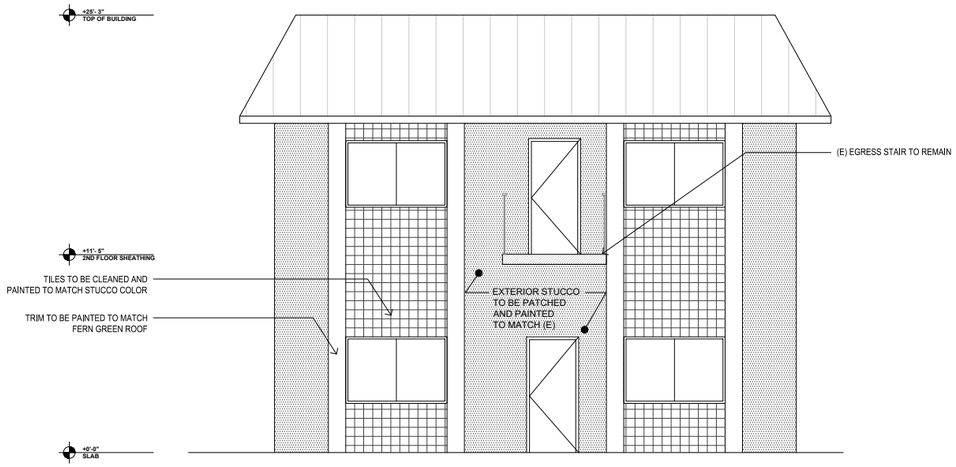
JOB NUMBER	19212
DESIGNED BY	LP
DRAWN BY	LP
DATE	01-13-2020
SHEET NUMBER	A-401

Project Status



EXISTING TWO-STORY OFFICE BLDG. - WEST ELEVATION 1

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



EXISTING TWO-STORY OFFICE BLDG. - NORTH ELEVATION 2

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

PLAN NOTES

CONTRACTOR:
DBKO DESIGN - BUILD
1480 BROADWAY #2619
SAN DIEGO, CA 92101
(619) 307-9770

DESIGNER:
MOKLER Architects
Peter J. Mokler & Associates, Inc.
P.O. Box 14 San Pedro, CA 90733
818.317.2337 www.mokarc.com

OWNER:
WM
321 WEST FRANCISCO STREET
CARSON, CA 90745

DATE	REVISION	BY
3/6/20	⚠ PLAN CHECK REVISIONS	LP

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY ANY PERSON, FIRM OR CORPORATION, AT ANY TIME, FOR ANY PURPOSE OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED. ANY REUSE WITHOUT WRITTEN VERIFICATION AND ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SEAL

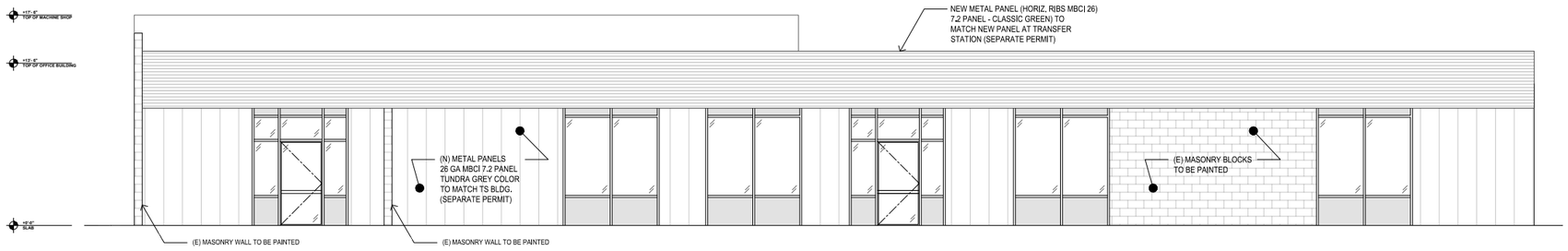
LICENSED ARCHITECT
PETER J. MOKLER
LIC. C-31169
EX. 08/31/21
STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

WM CARSON TRANSFER STATION UPGRADES
FOR
USA WASTE OF CALIFORNIA, INC.
321 WEST FRANCISCO STREET
CARSON, CA 90745

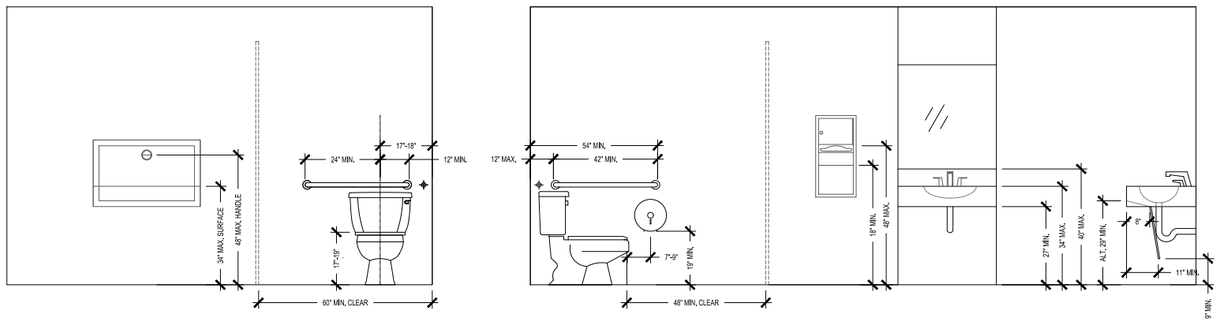
JOB NUMBER	19212
DESIGNED BY	LP
DRAWN BY	LP
DATE	01-13-2020
SHEET NUMBER	A-402

Project Status



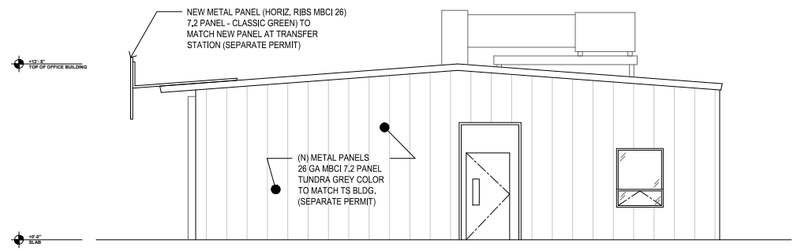
EXISTING ONE-STORY OFFICE / MAINTENANCE BLDG. - EAST ELEVATION 1

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



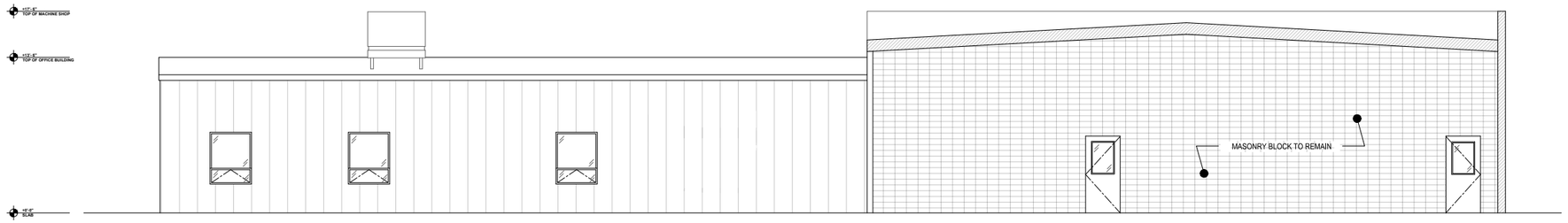
ADA RESTRROM CLEARANCES 5

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



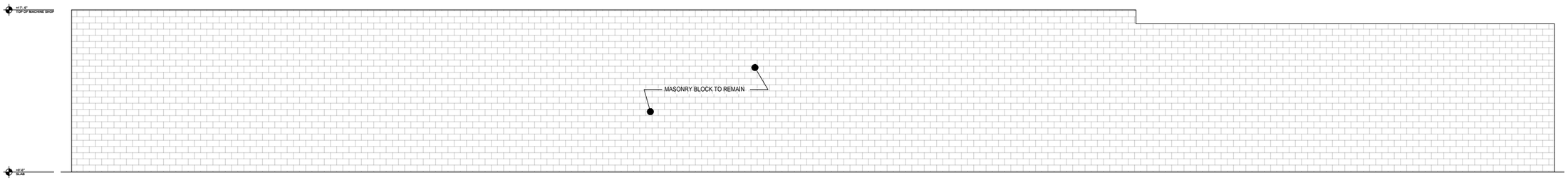
(E) ONE-STORY OFFICE / MAINTENANCE BLDG. - NORTH ELEVATION 2

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



EXISTING ONE-STORY OFFICE / MAINTENANCE BLDG. - WEST ELEVATION 3

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



EXISTING ONE-STORY OFFICE / MAINTENANCE BLDG. - SOUTH ELEVATION 4

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

Project Status

CONTRACTOR:

DBKO DESIGN - BUILD

1480 BROADWAY #2619
SAN DIEGO, CA 92101
(619) 307-9770

DESIGNER:

MOKLER Architects

Peter J. Mokler & Associates, Inc.
P.O. Box 14 San Pedro, CA 90733
818.317.2337 www.mokarc.com

OWNER:

WM

321 WEST FRANCISCO STREET
CARSON, CA 90745

DATE	REVISION	BY
3/6/20	⚠1 PLAN CHECK REVISIONS	LP

ANY INFORMATION OR DATA ON THIS DRAWING IS NOT INTENDED TO BE SUITABLE FOR REUSE BY WM OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY THE ENGINEER FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO THE ENGINEER.

SEAL

PETER J. MOKLER — LICENSED ARCHITECT — LIC. C-31169 EX. 08/31/21 — STATE OF CALIFORNIA

EXTERIOR ELEVATIONS

WM CARSON TRANSFER STATION UPGRADES
FOR
USA WASTE OF CALIFORNIA, INC.
19803 MAIN STREET
CARSON, CA 90745

JOB NUMBER ######
DESIGNED BY LP
DRAWN BY LP
DATE 01-14-2020

SHEET NUMBER
A-401



VIEW ALONG WEST FRANCISCO STREET LOOKING NORTHEAST AT EXISTING TWO-STORY OFFICE BUILDING AND TRANSFER STATION



VIEW ALONG WEST FRANCISCO STREET LOOKING NORTHWEST AT EXISTING TRANSFER STATION



VIEW AT INTERSECTION OF WEST FRANCISCO AND MAIN STREETS (NW CORNER)



VIEW ALONG MAIN STREET LOOKING SOUTHWEST AT EXISTING ONE-STORY OFFICE / MAINTENANCE BUILDING



VIEW ALONG FIGUEROA STREET LOOKING EAST TOWARDS EXISTING SITE