



**Tuesday, February 24, 2026**  
701 East Carson Street, Carson, CA 90745  
Helen Kawagoe Council Chambers, 2nd Floor  
6:30 p.m.

**AGENDA**  
**REGULAR MEETING OF THE**  
**PLANNING COMMISSION**

Members:	Dianne Thomas Chair	Louie Diaz Vice Chair	Frederick Docdocil
	Carlos Guerra	Del Huff	DeQuita Mfume
	Clarence Johnson	Leticia Wilson	
Alternates:	Jaime Monteclaro		
Staff:	Nathan Freeman Community and Economic Development Director	McKina Alexander Planning Manager	Chris Palmer, AICP Economic Dev. Manager
	Benjamin Jones Asst. City Attorney	Laura Gonzalez Planning Secretary	

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**This Agenda and corresponding staff reports can be found on the City of Carson website at [www.carsonca.gov](http://www.carsonca.gov)**

***“In accordance with the Americans with Disabilities Act of 1990, if you require a disability related modification or accommodation to attend or participate in this meeting, including auxiliary aids or services, please call the City Clerk’s office at 310-952-1720 at least 48 hours prior to the meeting.” (Government Code Section 54954.2)***

**PUBLIC INFORMATION**

The public may address the members of the Planning Commission on matters within the jurisdiction of the Planning Commission or on any items on the agenda of the Planning Commission during the designated public comment periods. There will be two oral communication sessions: one for Agendized Items (comment about items ON the agenda) and the other non-Agendized items (comment about items NOT on the agenda). The Oral Communications portion of the agenda is limited to a duration of one hour unless otherwise approved by the Planning Commission. Comment time is normally 3 minutes depending on the number of speakers.

**IF YOU ARE NOT ABLE TO ATTEND THE MEETING IN-PERSON, PUBLIC COMMENTS CAN BE SUBMITTED BEFORE THE MEETING VIA:**

- **Email:** [planning@carsonca.gov](mailto:planning@carsonca.gov) (up to 3 hours prior to the start of the meeting).
- **Written:** Delivered to the Planning Division at City Hall (up to 3 hours prior to the start of the meeting).

Emailed and written comments received by the Planning Division may not be read aloud during the meeting but will be provided to the Board and incorporated into the record.

**PUBLIC VIEWING OF THIS MEETING WILL BE AVAILABLE BY:**

- **Livestream:** [www.carsonca.gov](http://www.carsonca.gov)
- **YouTube:** [www.youtube.com/@CityofCarsonCalifornia](http://www.youtube.com/@CityofCarsonCalifornia)
- **Cable TV:** Spectrum (Channel 35) and ATT (Channel 99)

**RULES OF DECORUM:**

1. *No person attending a Public Meeting shall engage in disorderly or boisterous conduct, including but not limited to applause, whistling, stamping of feet, booing, or making any loud, threatening, profane, abusive, personal, impertinent, or slanderous utterance-that disturbs, disrupts, or otherwise impedes the orderly conduct of the meeting.*
  2. *All remarks by members of the public shall be addressed to the Mayor or the Chair and not to any other member of the public or to any single Council, Board or Commission Member unless in response to a question from that Member.*
  3. *Signs, placards, banners, or other similar items shall not be permitted in the audience during a Public Meeting if the presence of such item disturbs, disrupts or otherwise impedes the orderly conduct of the meeting.*
  4. *All persons attending a Public Meeting shall remain seated in the seats provided, unless addressing the body at the podium or entering or leaving the meeting.*
  5. *All persons attending a Public Meeting shall obey any lawful order of the Presiding Officer to enforce the Rules of Decorum.*
- *Treat everyone courteously*
  - *Listen to others respectfully*
  - *Exercise self-control*
  - *Give open-minded consideration to all viewpoints*
  - *Focus on the issues and avoid personalizing debate*
  - *Embrace respectful disagreement and dissent as democratic rights that are inherent components of an inclusive public process and rolls for forging sound decisions*

**1. CALL TO ORDER: PLANNING COMMISSION**

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**2. ROLL CALL**

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**3. FLAG SALUTE**

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**4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

## **5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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The public may at this time address the members of the Planning Commission on any matters within the jurisdiction of the Planning Commission. No action may be taken on non-agendized items except as authorized by law. Speakers are requested to limit their comments to no more than three minutes each, speaking once.

## **6. APPROVAL OF MINUTES**

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- 6.A. APPROVAL OF MINUTES - JANUARY 27, 2026  
RECOMMENDED ACTION  
— APPROVE the minutes as listed.

## **7. PRESENTATIONS**

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- 7.A. BUILDING AND SAFETY/ TRANSTECH ENGINEERING SEMI-ANNUAL UPDATE

## **8. NEW PUBLIC HEARING**

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- 8.A. CONSIDER ADOPTION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD) NO. 0001-26 TO MODIFY DOR NO. 1952-23 AS TO THE FAÇADE OF THE SHOWROOM BUILDING OF AN EXISTING HYUNDAI CAR DEALERSHIP LOCATED AT 2205 E. 223RD STREET (APN 7315-040-013)  
RECOMMENDED ACTION  
— 1. OPEN the public hearing, take public comment, and CLOSE the public hearing; and  
— 2. ADOPT Resolution No. 26-2899, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD) NO. 0001-26 TO MODIFY DOR NO. 1952-23 AS TO THE FAÇADE OF THE SHOWROOM BUILDING OF AN EXISTING HYUNDAI CAR DEALERSHIP LOCATED AT 2205 E. 223RD STREET (APN 7315-040-013)."

## **9. MANAGER'S REPORT**

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## **10. ORAL COMMUNICATIONS (COMMISSIONERS)**

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## **11. ADJOURNMENT**

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*Date Posted: February 19, 2026*



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# Report to Planning Commission

Tuesday, February 24, 2026, 6:30 PM

APPROVAL OF MINUTES 6A.

TO: Planning Commission  
FROM: McKina Alexander, Planning Manager  
PREPARED BY: Laura Gonzalez, Planning Secretary  
SUBJECT: APPROVAL OF MINUTES - JANUARY 27, 2026

## **I. SUMMARY**

The Planning Division is seeking approval of the following minutes:

- Tuesday, January 27, 2026

## **II. RECOMMENDATION**

APPROVE the minutes as listed.

## **III. ATTACHMENTS**

1. Minutes, January 27, 2026

## **Attachments**

[Minutes 1-27-26.pdf](#)



**CITY OF CARSON  
MINUTES  
PLANNING COMMISSION  
JANUARY 27, 2026**

**1. CALL TO ORDER: PLANNING COMMISSION**

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The meeting was called to order at 6:31 p.m. by Chair Dianne Thomas in the Helen Kawagoe Council Chambers, Carson City Hall, 701 E. Carson Street, Carson, California 90745.

**2. ROLL CALL**

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Planning Secretary Laura Gonzalez noted the roll:

Planning Commissioners Present: Chair Dianne Thomas, Vice Chair Louie Diaz, Commissioner Del Huff, Commissioner DeQuita Mfume, Commissioner Clarence Johnson, Commissioner Leticia Wilson, Commissioner Frederick Docdocil

Planning Commissioner Absent: Commissioner Carlos Guerra, Commissioner Jaime Monteclaro

Also Present: Community and Economic Development Director Nathan Freeman, Planning Manager McKina Alexander, Economic Development Manager Chris Palmer, Assistant City Attorney Benjamin Jones

**3. FLAG SALUTE**

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Vice Chair Diaz led the Pledge of Allegiance.

**4. ORAL COMMUNICATIONS FOR MATTERS NOT LISTED ON THE AGENDA**

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None.

**5. ORAL COMMUNICATIONS FOR NON-PUBLIC HEARING ITEMS LISTED ON THE AGENDA (MEMBERS OF THE PUBLIC)**

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None.

**6. APPROVAL OF MINUTES**

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- 6.A. APPROVAL OF MINUTES - DECEMBER 9, 2025 (REGULAR MEETING)  
RECOMMENDED ACTION  
— APPROVE the minutes as listed.

**Motion To Approve submitted by Louie Diaz seconded by Del Huff resulting in 7-0-0-0-0**

- 6.B. APPROVAL OF MINUTES - DECEMBER 17, 2025 (SPECIAL MEETING)  
RECOMMENDED ACTION  
— APPROVE the minutes as listed.

**Motion To Approve submitted by Louie Diaz seconded by DeQuita Mfume resulting in 6-0-1-0-0  
Abstained by Frederick Docdocil**

**7. NEW PUBLIC HEARING**

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7.A. CONSIDER ADOPTING A RESOLUTION RECOMMENDING CITY COUNCIL APPROVAL OF AN ADDENDUM TO THE GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPTION OF THE CARSON CIVIC CENTER SPECIFIC PLAN

RECOMMENDED ACTION

- 1. CONDUCT a public hearing on the Carson Civic Center Specific Plan (SP No. 01-26) and related Addendum to the 2040 General Plan Update EIR; and
- 2. ADOPT Resolution No. 26-2897, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THAT THE CITY COUNCIL APPROVE AN ADDENDUM TO THE CARSON 2040 GENERAL PLAN UPDATE ENVIRONMENTAL IMPACT REPORT AND ADOPT THE CARSON CIVIC CENTER SPECIFIC PLAN (SP No. 01-26)."

Vice Chair Diaz - Is this anticipated to be built in phases?

Director Freeman - It was always anticipated this would be developed in phases. We don't know how many phases at this point. Community Development is going to be the one that dictates how many phases this gets built out in.

Vice Chair Diaz - Is this all going to be funded through the general fund?

Director Freeman - Ideally, we would put this out on a request for proposals to bring a master developer who potentially could build all of this at their cost.

Commissioner Huff - You mentioned that the center could accommodate 2,000 people. Is there going to be enough underground parking?

Director Freeman - Because of the limited space that we have on the surface, most if not all the parking requirements would be handled via subterranean parking.

Commissioner Wilson - How does the city plan on managing the property and the relationship between the developer that's eventually chosen to build the project?

Director Freeman - Everything is subject to change. The idea right now is that at some point we issue a request for proposals to bring on a master developer. It's not the city's intent to sell any of these properties. We would enter a long-term ground lease, probably 50 years or longer. That's how we would continue to maintain not just ownership but some level of control of the entire campus.

Commissioner Huff - How will that impact the Double-Tree Hotel?

Director Freeman - This would not replace the Double-Tree Hotel. The Double Tree is on a separate property. The Civic Center campus is owned by the city. The Double Tree is not part of this Specific Plan.

Commissioner Huff - So would we have two hotels?

Director Freeman - Yes

Commissioner Johnson - is there a goal for getting the project done?

Director Freeman - It's going to take some time. We still have some homework to do with staff before this gets presented to City Council. We feel this is an inspirational piece that we can use to drive the type of development that we want in the downtown area. This development will spur on other developments and will create ancillary economic benefits for the city as well.

Vice Chair Diaz - Will this go out to the union workforce as well?

Director Freeman - We do encourage local labor. I don't anticipate that being an issue but that will be something we have to discuss in the future.

Commissioner Wilson - Will there be any community outreach before it goes to council?

Director Freeman - We don't have any planned community outreach. The planning commission is one piece of that opportunity for the community to get involved and to voice their opinion. There will be other opportunities for the community to get involved before it goes back before city council.

Chair Thomas - With subterranean parking and all the earthquakes in California, what are we thinking here?

Director Freeman - If subterranean is constructed in accordance with the California Building Code it's very safe.

Brandon Kotler - I'm speaking on behalf of myself and not on behalf of Fairing or any of the other entity. It's not often that you have city staff members who so dramatically and aggressively try to set the tone for the private development community. I can tell you that's an amazing way of going around the project of this importance. This planning commission has often approved projects of much less grandeur recognizing the value it brings to the community. There's also part of the city led by the City Council, the Planning Commission, and city staff itself that reflect the idea that Carson deserves better, that Carson should not just take what is provided to them either historically or by the community at large, but that Carson should kind of put its foot down and say we deserve exactly the same things as any of the other spectacular communities. When you have city staff led by the City Manager and his team that have put forward a vision of this scale, I think you can be very confident that you are in fact putting out there that Carson deserves better. Whether or not the Civic Center gets developed exactly like the renderings, as the director mentioned, this is a vision. This is early in the process. I would simply ask you not to quite accept the first response you get from the private development community. Don't give up on your vision too quickly. You are going to hear a lot of negative things from the private community. You're going to hear comments about the subterranean parking and the costs associated with that. You don't need to give in right away. You have set the vision and I'm excited to see it take shape.

**Motion To Approve submitted by Louie Diaz seconded by Frederick Docdocil resulting in 7-0-0**

7.B. PUBLIC HEARING TO CONSIDER ADOPTION OF RESOLUTION NO. 26-2898, RECOMMENDING CITY COUNCIL APPROVAL OF AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A MIXED-USE PROJECT LOCATED AT 21207 SOUTH AVALON BOULEVARD

RECOMMENDED ACTION

- 1. OPEN the public hearing, TAKE public comment, and CLOSE the public hearing; and
- 2. ADOPT Planning Commission Resolution No. 26-2898, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON RECOMMENDING THE CARSON CITY COUNCIL APPROVE AMENDED AND RESTATED DEVELOPMENT AGREEMENT NO. 23-19 BETWEEN THE CITY OF CARSON, IMPERIAL AVALON, LLC, AND LENNAR HOMES OF CALIFORNIA, LLC FOR A MIXED-USE PROJECT LOCATED 21207 SOUTH AVALON BOULEVARD".

Chair Thomas - You mentioned apartment CD on the screen is subject to change.

Assistant City Attorney Jones - You could see a variation of one or two units in the number of one-bedroom studios versus the number of two plus bedrooms. The total would be subject to change based on those slight variations.

Commissioner Huff - Where are the affordable housing units that were part of this project?

Assistant City Attorney Jones - My understanding is that none of the park residents ended up taking that option. They all ended up taking the option where they could sell their coaches to the developer and receive relocation benefits in exchange for that and then move to other locations. All the mobile home park residents have relocated.

Dave Rand (Applicant) - I appreciate the attorney's detailed staff report. He mentioned this is just a recitation and memorialization of what has already been done for this project. We appreciate the work to amend, restate, and consolidate all these changes into one document.

Chair Thomas - Do you agree with all the DIF numbers and are you on board with that?

Dave Rand - Yes, we agree with the DIF numbers shown on the screen.

**Motion To Approve submitted by Louie Diaz seconded by Clarence Johnson resulting in 7-0-0-0-0**

**8. MANAGER'S REPORT**

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Director Freeman - Happy new year and thank you for your service to this community. I'd like to thank staff for the hard work they put in to make this agenda tonight possible. Kudos to Laura, McKina, and her entire planning team for a job well done tonight. As always, our goal and objective is to give you good information so you can make good decisions on behalf of our community.

City Manager David Roberts - I want to briefly say how thankful I am for your due diligence as you hear the reports that are given and the questions that you ask. The decisions that you all make obviously have a major impact on our city. You all have taken the vision and become mission-minded in your activity, in your due diligence, and review. We are thankful tonight that we could be part of history and see all these projects come to fruition. Making the city the jewel of South Bay is just another step closer to that dream and reality. I'm excited for what's coming ahead because this is just the beginning. We'll be bringing something quite unique, something globally recognized.

**9. ORAL COMMUNICATIONS (COMMISSIONERS)**

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Commissioner Wilson - I want to thank team Carson, everyone from our staff to our commissioners. I appreciate how everyone takes ownership of the community and refers to it as our community. We are committed and we see this as a team effort.

Commissioner Docdocil - I'm excited that we are off to a hot start for 2026. I think everybody agrees that the vision is amazing and I'm excited about what's to come. It makes the job easier when we are all pulling in the same direction. With everybody's participation and support it makes it so much easier and enjoyable.

Commissioner Huff - It's a pleasure to sit here and be part of this team. I agree with all the statements that have been made before me. Thank you for everything that you do and happy new year.

Commissioner Johnson - Happy to be here and excited about the projects and moving them forward.

Commissioner Mfume - I'm overjoyed about the Civic Center project. I live near so I'm going to enjoy the amenities. I'm proud to be here and be part of Carson.

Vice Chair Diaz - We shine when city staff provides us the detailed information and we do our due diligence to review everything. We are all stakeholders in this great city. We work well together. It's not always this way but at the end of the day we help move the city in the right direction with the visions that are coming before us. I also want to acknowledge the developers and applicants who have also learned what the city and the community need and are willing to work with staff to implement modifications in certain situations. We are moving in the right direction and 2026 is going to be better year than 2025.

Chair Thomas - Happy new year to everyone. We need to continue to be in prayer for Commissioner Guerra who is making sure his health is what it needs to be. We had an awesome MLK celebration. We will be celebrating Black History program on February 27th at the Event Center at 6:00 p.m. I appreciate everything that you do and I am thankful that I have the opportunity to be a part of it.

**10. ADJOURNMENT**

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The meeting was adjourned by Chair Dianne Thomas at 7:30 p.m.

\_\_\_\_\_  
Dianne Thomas, Chairperson

Attest

\_\_\_\_\_  
Laura Gonzalez, Secretary



# Report to Planning Commission

Tuesday, February 24, 2026, 6:30 PM

NEW PUBLIC HEARING 8A.

TO: Planning Commission  
FROM: McKina Alexander, Planning Manager  
PREPARED BY: Aaron Whiting, Associate Planner  
SUBJECT: CONSIDER ADOPTION OF A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD) NO. 0001-26 TO MODIFY DOR NO. 1952-23 AS TO THE FAÇADE OF THE SHOWROOM BUILDING OF AN EXISTING HYUNDAI CAR DEALERSHIP LOCATED AT 2205 E. 223RD STREET (APN 7315-040-013)

## PROJECT/APPLICATION INFORMATION

Project Summary:	A request for approval of a Modification of Conditions of Discretionary Permit (MOD) No. MOD-0001-26 (also known as Site Plan and Design Review (DOR) No. 00021-25), and for finding a CEQA exemption and permitting a request to modify the façade of the showroom building of an existing car dealership.
Project Location:	2205 E. 223RD STREET (APN 7315-040-013)
General Plan/Zoning:	Commercial Automotive (CA)
Project Applicant:	Ashley Lin
Project Owner:	Derek Frahmman, Brandon Steven Motors.

## I. OVERVIEW

### A. Introduction and Background

On February 27, 2024, the Planning Commission approved Site Plan and Design Review Application DOR No. 1952-23, authorizing the construction of a new service building, additional car wash buildings, related site improvements, and façade enhancements to the showroom at the Hyundai dealership located at 2205 E. 223rd Street. This approval allowed new cladding along the north elevation of the showroom and the addition of a parapet wall consisting of Aluminum Composite Material (ACM) paneling along the tower element. This feature would create the illusion of a larger building measuring 10.5 feet tall, 35 feet long, and approximately 31 feet wide. The height of the building would remain the same at 38.5 feet.

On November 6, 2025, the applicant submitted an application (which was originally assigned entitlement number DOR No. 00021-25) requesting to modify the design of the showroom facade. Application DOR No. 00021-25 was re-categorized to MOD No. 0001-26 for clarity and descriptive purposes aligning with the applicant's request to modify their previously approved DOR entitlement.

Condition No. 4 states "any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and prior to Building and Safety plan check submittal." Condition No. 6 states "a modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance."

A public hearing on the modification to the showroom facade is being required because the proposed modification extends beyond the design intent of the original approval of DOR No. 1952-23.

## B. Project Description

The project continues having a contemporary architectural design that incorporates a painted exterior insulation and finish system, clear anodized mullions, high-performance glazing, and decorative metal fascia. The proposed revisions would remove the Aluminum Composite Material (ACM) panel parapet element, eliminate the decorative cladding from the north and east elevations, and increase the height of the ACM paneling above the service area reception area by 3 feet. The revisions would result in the showroom building maintaining a similar shape to its current appearance as viewed from the street, while still providing an updated, modern appearance. No increase to the overall building height or footprint is proposed.

## C. History of Land Use Approvals for the Site

Following the Planning Commission's approval of DOR No. 1952-23, construction of all components of the scope of work has been completed, except for showroom façade improvement.

## D. Existing Conditions

The approximately 10-acre project site is located on the north side of 223<sup>rd</sup> Street adjacent to the I-405 Freeway between Wilmington Avenue and Alameda Street. The Hyundai car dealership is located on the same property as a Chevrolet dealership, with Hyundai occupying the western portion and Chevrolet on the east.

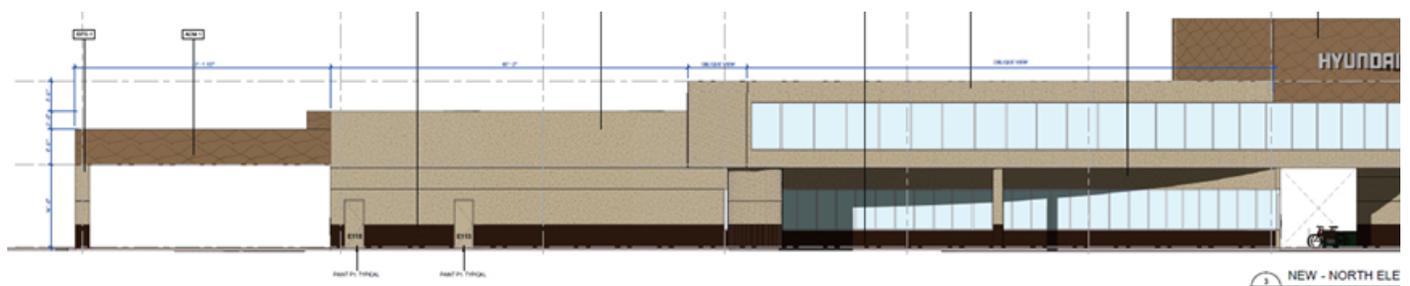
## E. Subsequent Modification of Conditions

CMC 9172.23(H) provides that after a Site Plan and Design Review Permit has been granted modification of the Development Plan and/or any conditions of the permit may be considered upon filing of an application by the owner of the subject property or his authorized representative in accordance with CMC 9173.1.

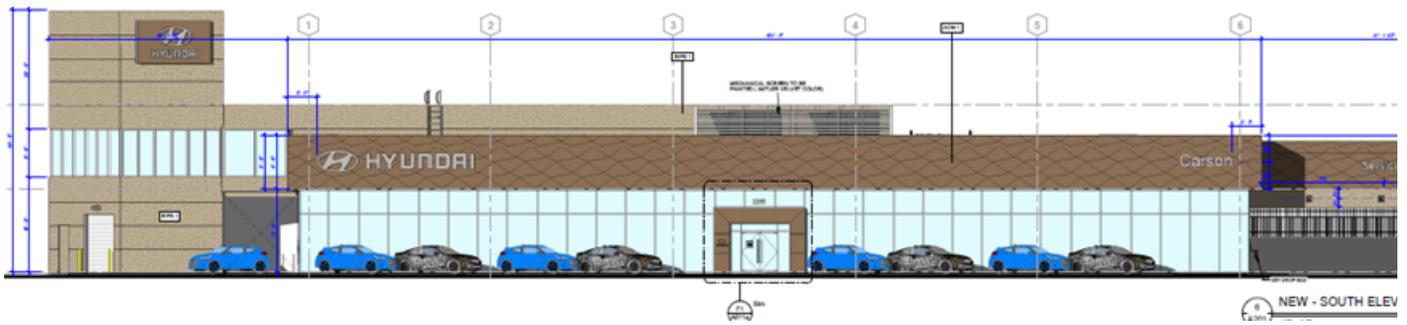
DOR 1952-23 South Elevation



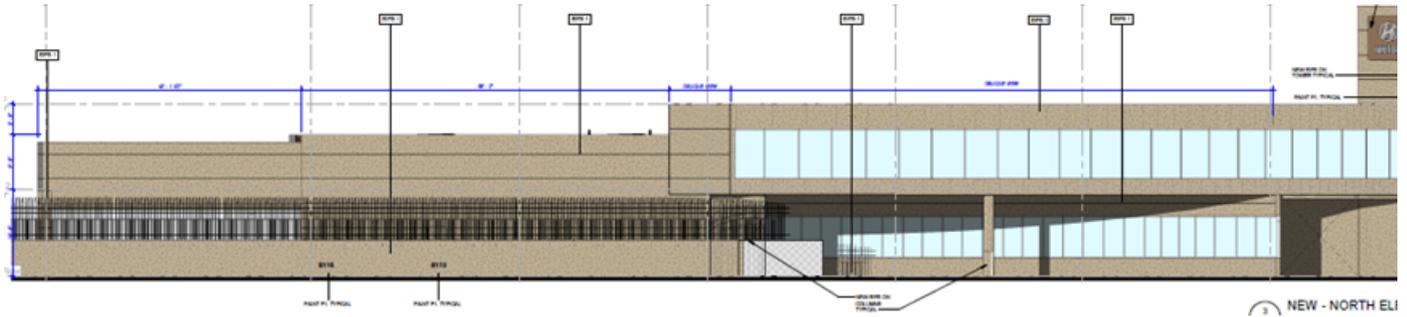
DOR 1952-23 North Elevation



Proposed South Elevation



Proposed North Elevation



- Zoning and General Plan Land Use Designation

The property is located within the Commercial Automotive (CA) Zone and has a General Plan Designation of General Commercial-CAD. The CA Zone is created primarily to maximize and group retail sales of new automobiles at dealerships and promote the development of an auto sales district with consistent and appealing landscaping, lighting, signage, and compatible architectural elements. The General Commercial-CAD General Plan Land Use Designation is used to promote a distinctive area of automobile sales facilities and other complementary retail uses as specified in the Zoning Code.

- Land Use Information

The project site is surrounded by a recreational vehicle dealership to the east, a motorcycle dealership to the west, and warehousing to the north and south. The property is currently developed as a car dealership.

The following table summarizes the surrounding land uses, zoning, general plan designations:

Land Use Summary Table			
	Existing Use	Zoning	General Plan
<b>Subject Site</b>	Car Dealership	Commercial Automotive (CA)	General Commercial, Commercial Automotive Overlay District (CAD)
<b>North of Subject Site Across I-405 Fwy</b>	Warehouse	Manufacturing, Light – Design Overlay (ML-D)	Industrial Light (IL)
<b>South of Subject Site Across 223rd St.</b>	Warehouse	Manufacturing, Light – Design Overlay (ML-D)	Industrial Light (IL)

<b>West of Subject Site</b>	Motorcycle Dealership	Commercial Automotive (CA)	General Commercial, Commercial Automotive Overlay District (CAD)
<b>East of Subject Site</b>	Recreational Vehicle Dealership	Commercial Automotive (CA)	General Commercial, Commercial Automotive Overlay District (CAD)

## II. **ANALYSIS**

### A. General Plan Consistency

The proposed project is consistent with the General Plan land use designation (General Commercial-CAD) of the site as the findings made in Resolution No. 24-2866 are still met based on the following:

- o The Land Use and Revitalization Element of the City of Carson General Plan includes Policy 11 “Foster development of the Commercial Automotive District (CAD) for automotive, light truck, motorcycle, and recreational vehicle sales facilities, or other major sales tax generating uses limiting other uses that may not be compatible or be detrimental to these principal uses” The proposed project meets this policy as it involves development of permitted uses to benefit a longstanding car dealership.
- o The Land Use Element of the City of Carson General Plan includes Policy 9: “Promote development of regional scale destinations, including retail, entertainment, hospitality, and office uses that serve the entire South Bay region, at the confluence of the region’s two major freeways, I-405 and I-110.” As previously mentioned, the project site is located adjacent to Interstate 405, making it a suitable area for such uses. Additionally, the subject project will improve the efficiency of the existing dealership.

### B. Site Plan and Design Review (MOD No. 0001-26 to DOR No. 1952-23)

Section 9172.23 of the CMC states that approval of a DOR requires affirmative findings based on the following criteria:

- a. Compatibility with the General Plan, any specific plans for the area, and surrounding uses.
- b. Compatibility of architecture and design with existing and anticipated development in the vicinity, including the aspects of site planning, land coverage, landscaping, appearance and scale of structures and open spaces, and other features relative to a harmonious and attractive development of the area.
- c. Convenience and safety of circulation for pedestrians and vehicles.
- d. Attractiveness, effectiveness and restraint in signing graphics and color.
- e. Development scheduling (if phased development) which will satisfy the above criteria in each phase.
- f. Conformance to any applicable design standards and guidelines which have been adopted pursuant to CMC [9172.15](#). Such design standards and guidelines may be generally applicable or may specify different requirements for different areas.

The proposed modification remains consistent with the CA zone and complies with the development standards required by the CMC including building height and setbacks as there are no changes to previously approved height or footprint of the subject building.

The proposed modification meets the criteria for site plan and design review approval pursuant to CMC 9172.23 and the findings made in affirmative in Resolution No. 24-2866 for DOR No. 1952-23 are still met and the related conditions of approval still apply.

## **V. ENVIRONMENTAL REVIEW**

The proposed modification request for approval of MOD No. 0001-26 to change the previously approved showroom façade design of an existing car dealership is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The proposed modification request for approval of MOD No. 0001-26 involves negligible or no expansion of use.

## **VII. PUBLIC HEARING NOTICE**

Public Notice (Attachment 3) was given in accordance with Part 7 of the CMC. Notice of public hearing was posted to the project site and mailed to property owners and occupants within a 750' radius by January 28, 2026. The agenda was posted at City Hall no less than 72 hours prior to the Planning Commission meeting.

## **VIII. CONCLUSION AND RECOMMENDATION**

- Open the public hearing, take public comment, and close the public hearing; and
- ADOPT Resolution No. 26-2899, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD) NO. 0001-26 TO MODIFY DOR NO. 1952-23 AS TO THE FAÇADE OF THE SHOWROOM BUILDING OF AN EXISTING HYUNDAI CAR DEALERSHIP LOCATED AT 2205 E. 223RD STREET (APN 7315-040-013)."

## **ATTACHMENTS**

- Development Plans
- Draft Resolution No. 26-2899
- Public Hearing Notice
- 750-ft. Radius Map

### **Attachments**

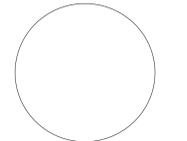
[DOR 00021\\_25 Project Plans](#)

[Resolution 26-2899 MOD 0001-26](#)

[Notice of Public Hearing](#)

[Radius Map](#)





**CODE GENERAL NOTES**

IN THE EVENT OF POWER SUPPLY FAILURE IN ROOMS, SPACES AND BUILDINGS THAT REQUIRE TWO OR MORE MEANS OF EGRESS, AN EMERGENCY ELECTRICAL SYSTEM FOR A DURATION OF NO LESS THAN 90 MINUTES WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN **BUILDING CODE 1008.3**.

ALL NEW BUILDINGS SHALL HAVE APPROVED RADIO COVERAGE FOR EMERGENCY RESPONDERS WITHIN THE BUILDING, BASED UPON THE EXISTING COVERAGE LEVELS OF THE PUBLIC SAFETY COMMUNICATION SYSTEMS UTILIZED BY THE JURISDICTION MEASURED AT THE EXTERIOR OF THE BUILDING. **FIRE CODE 510**.

**FIRE EXTINGUISHERS** - PORTABLE EXTINGUISHERS SHALL BE INSTALLED IN LOCATIONS AS REQUIRED BY **FIRE CODE 906**.

CURTAINS, DRAPES AND OTHER DECORATIVE MATERIALS SUSPENDED FROM THE WALLS OR CEILINGS SHALL MEET THE FLAME SPREAD PROPAGATION PERFORMANCE CRITERIA OF NFPA 701 IN ACCORDANCE WITH SECTION 807.3 OR BE NONCOMBUSTIBLE. **FIRE CODE 807**.

**EXIT SIGNS** - 1. THE LOCAL AHJ SHALL GIVE FINAL DETERMINATION ON THE QUANTITY AND LOCATION OF EXIT SIGNAGE. IN ANY EVENT, NO EXIT SIGN SHALL BE MOUNTED HIGHER THAN 16 FT ABOVE THE FINISH FLOOR.  
2. EXIT SIGNS SHALL BE ILLUMINATED AT ALL TIMES. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIES, UNIT EQUIPMENT OR AN ON-SITE GENERATOR.  
3. THE MEANS OF EGRESS TRAVEL, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED WITH A LIGHT INTENSITY OF NO LESS THAN 1 FOOT-CANDLE AT THE WALKING SURFACE AS REQUIRED BY **BUILDING CODE 1008.2**.

**FIRE ALARMS** - THE LOCAL AHJ SHALL GIVE FINAL DETERMINATION ON THE QUANTITY AND LOCATION OF ALL FIRE ALARM SYSTEMS AND DEVICES. THE FIRE ALARM SYSTEM SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE JURISDICTION OF THIS PROJECT. ANY DEVICE LOCATIONS SHOWN IN THESE DRAWINGS SHALL DEFER TO THE REQUIREMENTS OF THIS ENGINEER AND THE AHJ. YSM IS NOT QUALIFIED TO DESIGN THE FIRE ALARM SYSTEM. THE GC SHALL COORDINATE WITH THE AHJ FOR FINAL PLACEMENT OF DEVICES.

**EGRESS DOORS** - EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT AND NO MORE THAN 5 POUNDS OF PRESSURE IN ACCORDANCE WITH **BUILDING CODE 1010.1.19**.

**DUMPSTERS** - DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 1.5 CUBIC YARDS OR MORE SHALL NOT BE STORED IN BUILDINGS OR PLACED WITHIN 5 FEET OF COMBUSTIBLE ROOF EAVES, UNLESS AREAS CONTAINING DUMPSTERS OR CONTAINERS ARE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM. **FIRE CODE 304.3.3**.

**INTERIOR FINISHES** - INTERIOR WALL AND CEILING FINISHES SHALL BE CLASSIFIED IN ACCORDANCE WITH **BUILDING CODE 803** AND TABLE 803.3. **FIRE CODE 803**.

**FIRE DEPARTMENT CONNECTIONS** SHALL BE LOCATED ON THE STREET-ADDRESS SIDE OF BUILDINGS, FACING APPROVED FIRE APPARATUS ACCESS ROADS, WITHIN 150 FEET (VIA VEHICULAR ACCESS) OF AN ACCESSIBLE PUBLIC FIRE HYDRANT, AND AS CLOSE TO THE STREET CURB FACE AS POSSIBLE, FULLY VISIBLE AND RECOGNIZABLE FROM THE STREET. FIRE APPARATUS ACCESS ROAD OR NEAREST POINT OF FIRE DEPARTMENT VEHICLE ACCESS OR AS OTHERWISE APPROVED BY THE FIRE CODE OFFICIAL. FIRE DEPARTMENT CONNECTIONS SHALL BE LOCATED A MINIMUM OF 25 FEET (7600 MM) FROM THE STRUCTURE. **FIRE CODE 812.2**.

**THE MINIMUM TURNING RADIUS** SHALL BE NOT LESS THAN 32 FEET (9754 MM) MEASURED AT THE CENTERLINE OF THE REQUIRED ACCESS ROADWAY. **FIRE CODE 503.2.4**.

**PROVIDE APPROVED SIGNS** OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS NO PARKING - FIRE LANE. SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES (305 MM) WIDE BY 18 INCHES (457 MM) HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE POSTED ON ONE OR BOTH SIDES OF THE FIRE APPARATUS ROAD AS REQUIRED. **FIRE CODE 503.3**.

**FIRE APPARATUS ACCESS ROADS** SHALL NOT EXCEED 15 PERCENT IN GRADE. **FIRE CODE 503.2.7**.

**APPROVED BUILDING ADDRESS NUMBERS**, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. **FIRE CODE 505.1**.

**SPACING OF FIRE HYDRANTS** SHALL NOT EXCEED THE DISTANCES SPECIFIED IN **FIRE CODE C-105.2, 105.3 & C106**.

**ALL FIRE HYDRANTS** SHALL MEASURE 6" X 4" X 2-1/2"; BRASS OR BRONZE, CONFORMING TO AMERICAN WATER WORKS ASSOCIATION STANDARD C503, OR APPROVED EQUAL.

**SECURITY GATES** - WHEN SECURITY GATES ARE PROVIDED, MAINTAIN A MINIMUM ACCESS WIDTH OF 20 FEET. THE SECURITY GATE SHALL BE PROVIDED WITH AN APPROVED MEANS OF EMERGENCY OPERATION, AND SHALL BE MAINTAINED OPERATIONAL AT ALL TIMES AND REPLACED OR REPAIRED WHEN DEFECTIVE. ELECTRIC GATE OPERATORS, WHERE PROVIDED, SHALL BE LISTED IN ACCORDANCE WITH UL 325. GATES INTENDED FOR AUTOMATIC OPERATION SHALL BE DESIGNED, CONSTRUCTED AND INSTALLED TO COMPLY WITH THE REQUIREMENTS OF ASTM F2200. GATES SHALL BE OF THE SWINGING OR SLIDING TYPE. CONSTRUCTION OF GATES SHALL BE OF MATERIALS THAT ALLOW MANUAL OPERATION BY ONE PERSON. **FIRE CODE 503.6**.

EVERY APPLICATION FOR A BUILDING PERMIT SHALL BE ACCOMPANIED BY EVIDENCE INDICATING THAT THE PROPOSED STRUCTURE IS PROVIDED WITH A RELIABLE WATER SUPPLY CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW AS REQUIRED BY **FIRE CODE 507.1.1**.

**FIRE DEPARTMENT VEHICULAR ACCESS ROADS** MUST BE INSTALLED AND MAINTAINED IN A SERVICEABLE MANNER PRIOR TO AND DURING THE TIME OF CONSTRUCTION. **FIRE CODE 501.1**.

ALL REQUIRED PUBLIC FIRE HYDRANTS SHALL BE INSTALLED, TESTED AND ACCEPTED PRIOR TO BEGINNING CONSTRUCTION. **FIRE CODE 501.4**.

PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF 28 FEET, EXCLUSIVE OF SHOULDERS, EXCEPT FOR APPROVED SECURITY GATES IN ACCORDANCE WITH SECTION 503.6, AND AN UNOBSTRUCTED VERTICAL CLEARANCE "CLEAR TO SKY" FIRE DEPARTMENT VEHICULAR ACCESS TO WITHIN 150 FEET OF ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF THE BUILDING, AS MEASURED BY AN APPROVED ROUTE AROUND THE EXTERIOR OF THE BUILDING. **FIRE CODE 503.1.1, 503.2.1.2.1**.

**Signed & Sealed:**

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Rev	Date	Comments
B	7/29/25	BID ADDENDUM 3

**BID SET**

Every Contractor and Subcontractor, by submitting a bid for this project, declares that they have reviewed all aspects of this project, and that they have accepted the terms and conditions of the Bid Set, including all Addenda and industry standards, have included all work required to provide a complete project that meets all applicable building codes.

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- Items that can be reasonably inferred from contract documents.

**1 ARCH SITE PLAN**  
A100  
3/64" = 1'-0"

**ARCH SITE PLAN NOTES**

- SEE FINISH PLAN FOR SIDEWALK JOINTS AND FINISH PATTERNS
- SEE CIVIL SHEETS
- ALL LIGHTING WILL COMPLIANT LED LIGHTING AS GOST 2.0 STANDARDS. ALL EXTERIOR LIGHTING SHALL BE PAINTED ON BRONZE.
- IF ANY EXISTING LIGHTING IS TO REMAIN, IT MUST BE NEW LED LIGHTING, MATCH THE APPEARANCE / INTENT OF THE DESIGN MANUAL. POLES / HEADS MUST BE NEUTRAL COLOR, AND FRESH MUST BE IN GOOD CONDITION.

**PUBLIC FIRE FLOW CALCULATIONS**

THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 1,500 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 2 HOURS OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. **FIRE CODE 507.3 AND APPENDIX B105.2**.

THE REQUIRED FIRE FLOW IS BASED ON THE FOLLOWING CALCULATION:  
TYPE OF CONSTRUCTION PER THE BUILDING CODE I-B-B  
FIRE-FLOW CALCULATION AREA = 14,354 SQ.FT.  
FIRE FLOW BASED ON THE FIRE-FLOW CALCULATION AREA = 2,500 GPM  
REDUCTION FOR FIRE SPRINKLERS (MAXIMUM 50%) = 1,000 GPM  
TOTAL FIRE FLOW REQUIRED = 1,500 GPM

**SERVICE FRONT**



**SHOWROOM FRONT**



SCAN QR CODES TO SEE IMAGE.

SITE DATA	
LOT SIZE:	181,106 SQ.FT.
CONSTRUCTION TYPE:	PROPOSED VA
OCCUPANCY GROUP:	S1, S2, B1
BUILDING HEIGHT:	TWO w/ MEZZANINE
STORIES:	YES
FIRE SPRINKLER SYSTEM:	YES
TOTAL SERVICE BUILDING AREA:	25,362 SQ.FT.
SERVICE MAIN FLOOR:	12,463 SQ.FT.
PARTS:	3,919 SQ.FT.
SECOND FLOOR PARTS:	3,433 SQ.FT.
COMPRESSOR:	387 SQ.FT.
WASH TUNNEL:	886 SQ.FT.
TOTAL SHOWROOM BUILDING AREA:	19,759 SQ.FT.
SHOWROOM:	13,120 SQ.FT.
SERVICE DRIVE:	1,785 SQ.FT.
ACCESS TO SECOND FLOOR:	482 SQ.FT.
CARS DISPLAY:	4,392 SQ.FT.
TOTAL BUILDING AREA:	45,121 SQ.FT.
21% COVERAGE:	12,928 SQ.FT.
TOTAL LANDSCAPE AREA:	80,406 SQ.FT.
8% LANDSCAPE:	
TOTAL HARDSCAPE AREA:	

PARKING DATA	
PARKING REQUIRED:	PROPOSED SERVICE BUILDING AREA = 25,362 SQ.FT. PROPOSED SHOWROOM BUILDING AREA = 19,759 SQ.FT. REQUIRED BY BUILDING AREA (1/2,000 SQ.FT.) = 22.56 STALLS TOTAL PARKING REQUIRED 22.56 + = STALLS 23 REQUIRED
PARKING PROVIDED:	EV CHARGING: 6 STALLS PARKING: 22 STALLS ADA: 3 STALLS TOTAL PROVIDED: 31 STALLS
SHORT TERM BICYCLE PARKING:	1/10,000 SQ.FT. = 4 SPACES LONG TERM BICYCLE PARKING = 1/20,000 SQ.FT. = 2 LOCKER (PROVIDED 2 FOUR BIKE RACKS AND TWO LOCKERS)
REQUIRED EV CHARGING STATIONS:	26-50 - REQUIRE 2 (4.1004.1 - NUMBER OF REQUIRED EV SPACES) PROVIDED 4 (11B-12.1.4 EV STALLS (REQUIRES 1 TO BE VAN ACCESSIBLE))
REQUIRED CLEAN AIR VEHICLE/CAR POOL:	26-50 - REQUIRE 3 (TABLE 18.78.060-1 CLEAN AIR PARKING SPACES FOR NONRESIDENTIAL USES) PROVIDED 4 CAR POOL
REQUIRED ACCESSIBLE PARKING:	26-50 - REQUIRE 2 (2 ACCESSIBLE SPACES WITH 1 VAN SPACE) PROVIDED 3 WITH ONE BEING A VAN SPACE

HYUNDAI PARKING COUNT	
REQUIRED PARKING	27
REQUIRED EV CHARGER STATIONS	2
REQUIRED ACCESSIBLE EV CHARGER STATIONS	1
REQUIRED CLEAN AIR VEHICLES SPACES	3
REQUIRED ADA SPACES	2
PROVIDED PARKING	77
INVENTORY	237
<b>GRAND TOTAL</b>	<b>314</b>

Type	Count
PLANTING AREA	12,928 SF
PARKING AREA	37,000 SF
HARDSCAPE AREA	80,406 SF
CPC Parking Symbol - ADA	3
wheel_chp_675	18
<b>TOTAL SITE AREA</b>	<b>130,340 SF</b>

Client:  
**BRANDON STEVEN MOTORS**

3974 S. FIGUEROA ST. LOS ANGELES, CA. 90037

Project:  
**Hyundai Carson**

2205 E 223rd St, Carson, CA 90810

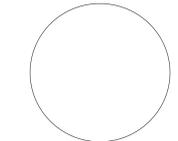
Project Number: 22096  
Drawn By: Author  
Checked By: Checker  
Approved By: Approver

Sheet Title:  
**ARCHITECTURAL SITE PLAN**

Sheet Number:  
**A100**







Signed & Sealed:

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Rev	Date	Comments

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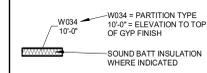
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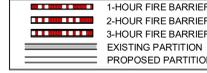
SCOPE OF WORK LEGEND	PLAN NOTES
<p>NOTE: THESE DESIGNATIONS ARE SPECIFIC TO EACH DRAWING SHEET. GC SHALL REVIEW SCOPE INDICATED ON EVERY SHEET.</p> <p>  HATCH REPRESENTS AREAS OUT OF PROJECT SCOPE. NO WORK SHALL BE DONE IN THESE AREAS, U.N.O.   IN-SCOPE WORK IS SPECIFICALLY DETAILED IN THE CONSTRUCTION DOCUMENTS.   HATCH REPRESENTS AREAS OF LIMITED SCOPE. SEE NOTE BELOW.            LIMITED SCOPE INCLUDES WALL PAINT, WALL BASE, ELECTRICAL DEVICE COVER PLATES &amp; DIFFUSERS, GRILLES, AND REGISTERS.            REPAIR AND PREP EXISTING CONSTRUCTION AS REQUIRED PRIOR TO PAINTING FOR "LIKE NEW" CONDITION. REPAIR/REPLACE WALL BASE &amp; ELECTRICAL DEVICE COVER PLATES AS REQUIRED. REPLACE DAMAGED DIFFUSERS AND GRILLES TO MATCH ADJACENT SPECIFICATION, AND CLEAN ALL DIFFUSERS AND GRILLES DETERMINED TO REMAIN. THESE ITEMS MUST BE VISIBLY INSPECTED BY THE GC TO DETERMINE SCOPE AND PRICE FOR THE CLIENT AT THE TIME OF BID. THESE ITEMS ARE NOT SPECIFICALLY INDICATED IN THIS SET OF CONSTRUCTION DOCUMENTS.         </p>	<ol style="list-style-type: none"> <li>SEE CODE PLAN FOR FIRE EXTINGUISHERS</li> <li>SEE SLAB PLANS FOR SLAB EDGES, INSETS, IMBEDS, AND MASONRY WALLS THAT FORM SLAB EDGES</li> <li>SEE ADA PLAN FOR ACCESSIBLE ROUTE, CLEARANCES AND FLOOR ELEVATION CHANGES</li> <li>SEE FRIE PLAN FOR FURNITURE, FIXTURES, MILLWORK, AND EQUIPMENT</li> <li>ALL DIMENSIONS ARE TO FACE OF GYP, FACE OF CMU, OR FACE OF STOREFRONT FRAMING UNLESS NOTED OTHERWISE.</li> <li>SEE FINISH PLAN FOR WALL TILE AND WOOD WALL PANEL LOCATIONS</li> <li>SEE PARTITION TYPES LEGEND FOR PARTITION SECTION AND DESCRIPTION</li> <li>PARTITIONS SHOWN ARE FOR ARCHITECTURAL COORDINATION. WHERE PROVIDED, REFER TO METAL STUD ENGINEERING DRAWINGS FOR STUD SIZES.</li> <li>TOP ELEVATION REPRESENTS TOP OF GYP FINISH. STUD FRAMING MAY CONTINUE TO DECK, OR BE BRACED TO DECK, AS REQUIRED BY ENGINEERED STUD DRAWINGS. GC SHALL FIELD COORDINATE WITH OTHER BUILDING SYSTEMS.</li> </ol> <p><b>METAL STUD ENGINEERING</b></p> <p>ALL METAL STUD CONSTRUCTION SHALL BE DESIGNED AND SEALED BY AN ENGINEER LICENSED IN THE JURISDICTION WHERE THIS PROJECT IS LOCATED. IF ENGINEERED STUD DRAWINGS AND CALCULATIONS ARE NOT PROVIDED BY THE DESIGN TEAM AS PART OF THE CONTRACT DOCUMENTS, THE GC AND ITS SUBCONTRACTOR SHALL PROVIDE STUD ENGINEERING DRAWINGS AND CALCULATIONS, SEALED BY AN ENGINEER, SUBMITTED TO THE DESIGN TEAM FOR REVIEW, AND SUBMITTED TO THE LOCAL AUTHORITY HAVING JURISDICTION AS REQUIRED.</p> <p>SEE STRUCTURAL DRAWINGS, STUD DRAWINGS, AND SPECIFICATIONS FOR DESIGN CRITERIA.</p> <p>NOT ALL STUD FRAMING MAY BE SHOWN. GC SHALL PROVIDE STUD FRAMING AT ALL LOCATIONS WHERE SHEATHING AND FINISHES ARE SHOWN THAT REQUIRE SUPPORT.</p> <ol style="list-style-type: none"> <li>THESE ITEMS, INCLUDING MEMBER SIZES, SPACING, AND CONNECTIONS, SHALL BE ENGINEERED:           <ol style="list-style-type: none"> <li>ALL EXTERIOR FRAMING</li> <li>INTERIOR AND EXTERIOR CONNECTIONS WHERE STUDS ARE HUNG FROM THE DECK OR STRUCTURE ABOVE</li> <li>INTERIOR FRAMING USED AS SUPPORT FOR ACCORDIAN PARTITIONS</li> <li>INTERIOR PARTITIONS TO DECK 1 FT IN HEIGHT OR TALLER</li> </ol> </li> <li>THESE ITEMS ARE THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUBCONTRACTOR AND DO NOT REQUIRE SEALED ENGINEERING (SUBJECT TO LOCAL AUTHORITY REQUIREMENTS):           <ol style="list-style-type: none"> <li>INTERIOR PARTITIONS LESS THAN 12 FT IN HEIGHT</li> <li>INTERIOR PARTITION OVERHEAD BRACING</li> <li>CONNECTIONS TO STRUCTURE ABOVE AND TO FLOOR, OF FLOOR MOUNTED INTERIOR PARTITIONS.</li> </ol> </li> <li>INTERIOR PARTITIONS TO RECEIVE TILE FINISH SHALL BE ENGINEERED FOR DEFLECTION L/360 PER ANSI 108.11 AS RECOMMENDED BY THE T.O.N.A. STUD SPACING AT INTERIOR TILED WALLS SHALL BE 16" O.C.</li> <li>OVERHEAD CONNECTIONS OF HANGING STUD FRAMING SHALL NOT USE POWER DRIVEN FASTENERS UNLESS APPROVED BY THE STUD ENGINEER OR PROJECT ENGINEER OF RECORD.</li> <li>DEFLECTION - REFER TO STRUCTURAL AND/OR STUD ENGINEERING DRAWINGS. IF NOT SHOWN, LIMIT DEFLECTION TO L/600 WHERE BACKING MASONRY OR STUCCO, AND L/360 WHEN BACKING EIFS OR METAL PANEL SIDING.</li> <li>UNLESS OTHERWISE INDICATED BY ENGINEERING DESIGN, STUD SPACING MAY BE 24" O.C.</li> <li>IN JURISDICTIONS REQUIRING NOA OR OTHER APPROVALS FOR SYSTEMS INCLUDING, BUT NOT LIMITED TO, EIFS, STUCCO, METAL PANELS, AND MASONRY VENEERS, THE NOA DESIGN WILL COVER. PLEASE REFER TO NOA NUMBERS SHOWN ELSEWHERE IN THESE DRAWINGS.</li> </ol>

STAMP APPROVAL AREA

**PARTITION SYMBOL LEGEND**



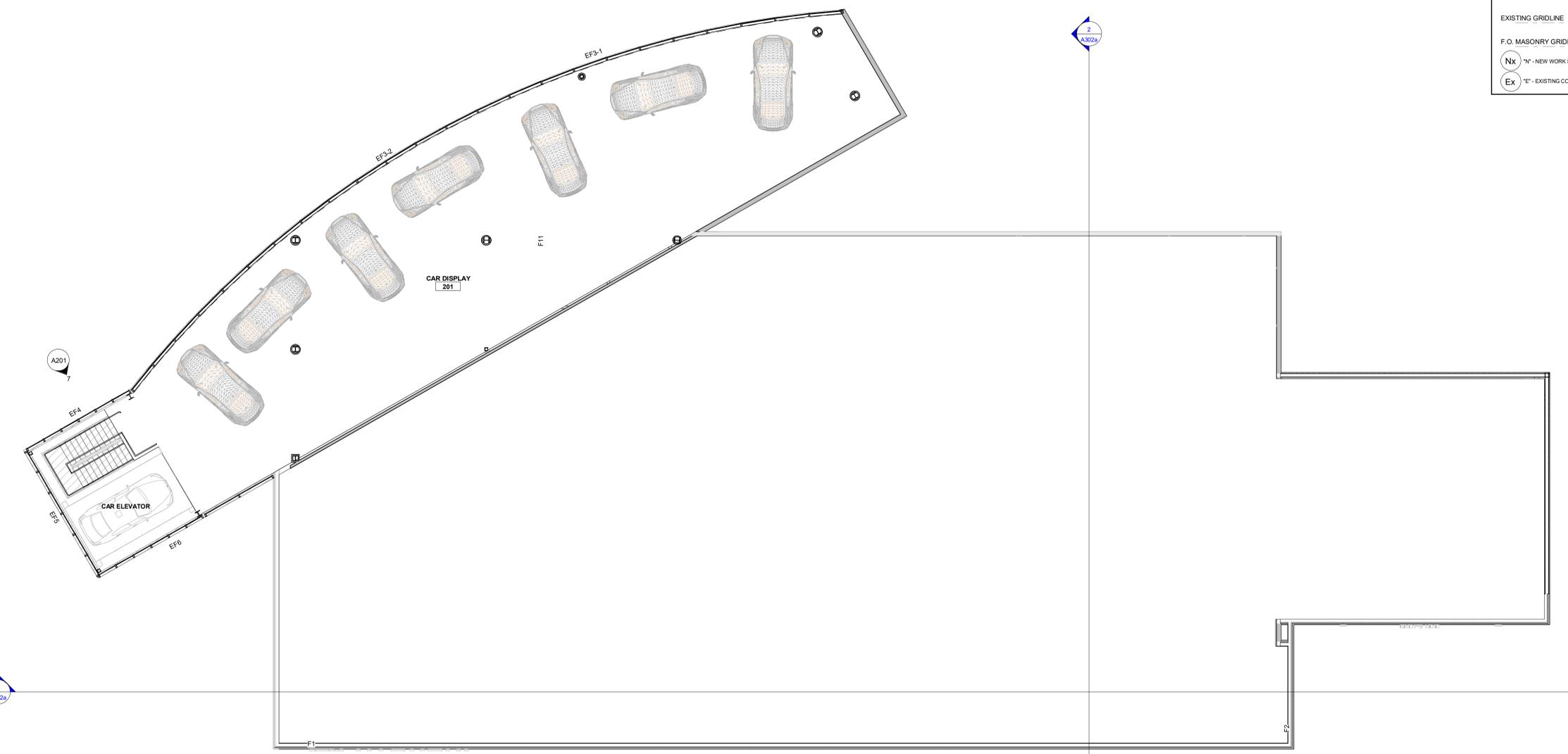
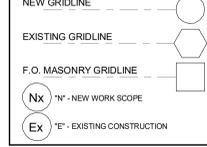
**PARTITION LEGEND**



**FIRE EQUIPMENT LEGEND**



**GRIDLINE TYPE LEGEND**



1  
A132a  
FLOOR PLAN - SECOND FLOOR  
1/8" = 1'-0"

Client:

**BRANDON STEVEN MOTORS**

3974 S. FIGUEROA ST. LOS ANGELES, CA. 90037

Project:

**Hyundai Carson**

2205 E 223rd St, Carson, CA 90810

Project Number: 22096  
 Drawn By: Author  
 Checked By: Checker  
 Approved By: Approver

Sheet Title:

**FLOOR PLAN - SECOND FLOOR-SHOWROOM**  
 Sheet Number:  
**A132a**



**POWER DATA PLAN LEGEND**

- 
- 
- 
- 
- 
- 

**PLAN NOTES**

1. POWER & DATA WAS NOT FIELD SURVEYED - GC TO FIELD VERIFY ALL EXISTING POWER & DATA OUTLETS PRIOR TO INSTALLATION.

STAMP APPROVAL AREA

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Rev	Date	Comments

**BID SET**

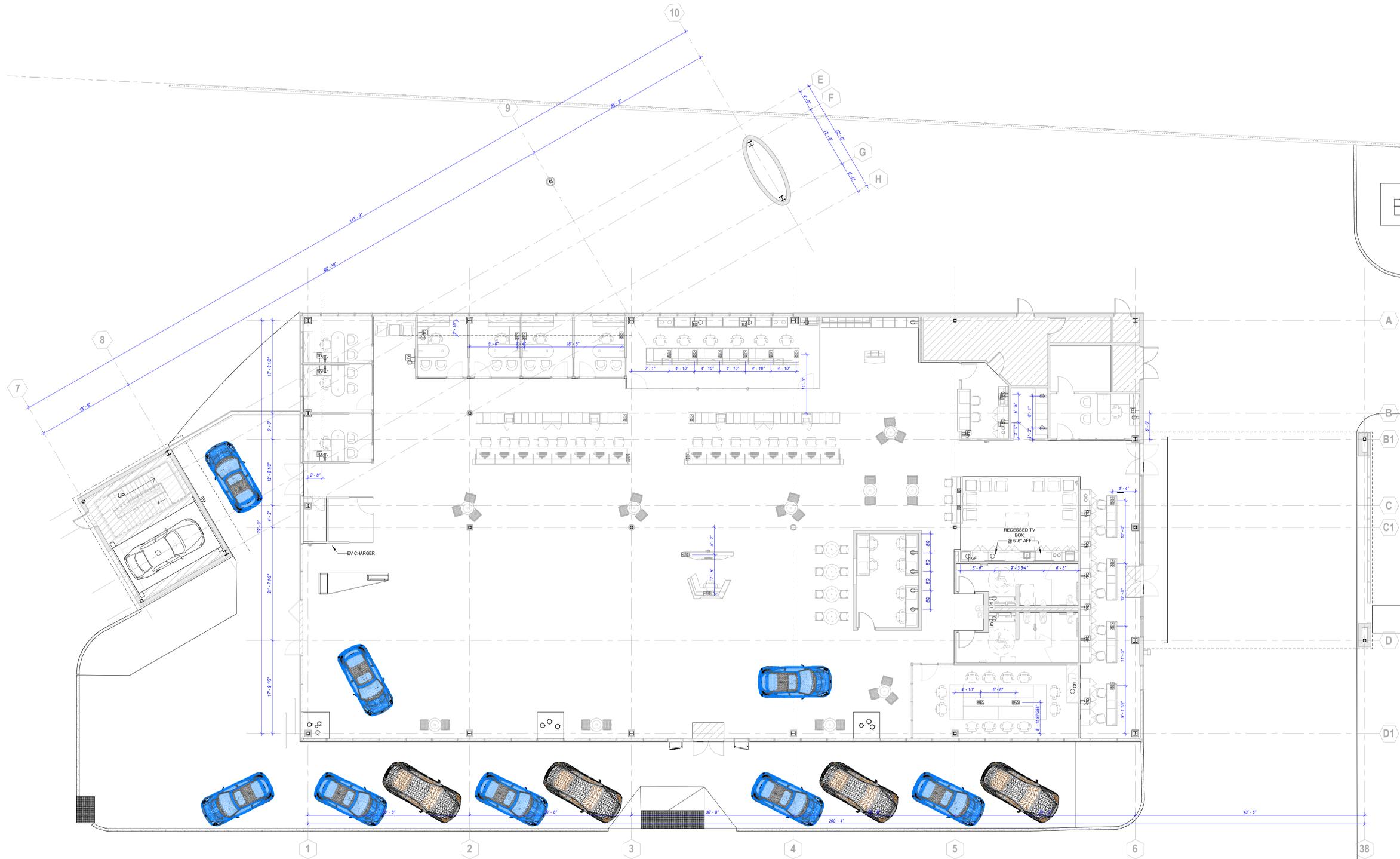
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**POWER AND DATA PLAN - FIRST FLOOR**

1  
A171  
1/8" = 1'-0"

Client:  
**BRANDON STEVEN MOTORS**

3974 S. FIGUEROA ST. LOS ANGELES, CA. 90037

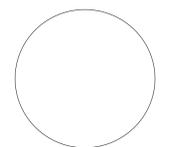
Project:  
**Hyundai Carson**

2205 E 223rd St, Carson, CA 90810

Project Number: 22096  
Drawn By: Author  
Checked By: Checker  
Approved By: Approver

Sheet Title:  
**POWER AND DATA - SHOWROOM**

Sheet Number:  
**A171**



STAMP APPROVAL AREA

**ROOF PLAN NOTES**

1. ALL EMERGENCY AND OVERFLOW DRAINS AND SCUPPERS SHALL BE INSTALLED TO BE BETWEEN 2" AND 4" ABOVE THEIR ASSOCIATED PRIMARY DRAIN OR SCUPPER. IN NO CASE SHALL ANY EMERGENCY DRAIN OR SCUPPER INLET BE LOCATED SO AS TO CREATE MORE THAN 2" OF WATER RETENTION ON THE ROOF.
2. ALL INTERNAL EMERGENCY ROOF DRAINS SHALL USE SEPARATE LEADERS FROM ANY PRIMARY DRAIN, AND SHALL LEAD TO DAYLIGHT.
3. ROOF DETAILS SHOWN ARE FOR REFERENCE. THE GC SHALL USE MANUFACTURER'S DETAILS AS REQUIRED TO MAINTAIN SYSTEM WARRANTY.
4. INSTALL WALK PADS AS RECOMMENDED BY ROOFING MANUFACTURER.
5. ROOF EQUIPMENT SHOWN FOR COORDINATION ONLY. SEE MECHANICAL SHEETS FOR UNIT DESIGNATIONS AND SPECIFICATIONS.
6. THE ROOFING SUBMITTAL MUST BE A COMPLETE SYSTEM. PARTIAL SUBMITTALS WILL BE REJECTED.

**BIDDING NOTES**

1. SEE THE ROOFING SPECIFICATION IN THE PROJECT MANUAL FOR MEMBRANE ROOFING SYSTEM. IF NO SPECIFICATION IS GIVEN, PRICE FIRESTONE ULTIMPLY THERMOPLASTIC SINGLE PLY 0.060, FULLY ADHERED, WHITE, 15 YR WARRANTY. INSULATION MAY BE MECHANICALLY ATTACHED, U.N.O.
2. ROOF DETAILS SHOWN ARE FOR REFERENCE. THE GC SHALL USE MANUFACTURER'S DETAILS AS REQUIRED TO MAINTAIN SYSTEM WARRANTY. ROOFING SUBCONTRACTORS ARE EXPECTED TO USE MANUFACTURER'S DETAILS. NO CHANGE ORDERS WILL BE ACCEPTED BASED ON THE "TYPICAL" ROOFING DETAILS SHOWN IN THESE DRAWINGS.
3. NOT ALL ROOF PENETRATIONS ARE CALLED OUT. BIDDER SHALL EXAMINE ALL DRAWINGS TO DETERMINE QUANTITIES OF PLUMBING VENTS, ELECTRICAL STUBS, AND ALL OTHER ROUTINE ROOF PENETRATIONS. LOCATIONS OF THESE SHALL BE FIELD COORDINATED.

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Rev	Date	Comments
B	7/29/25	BID ADDENDUM 3

**BID SET**

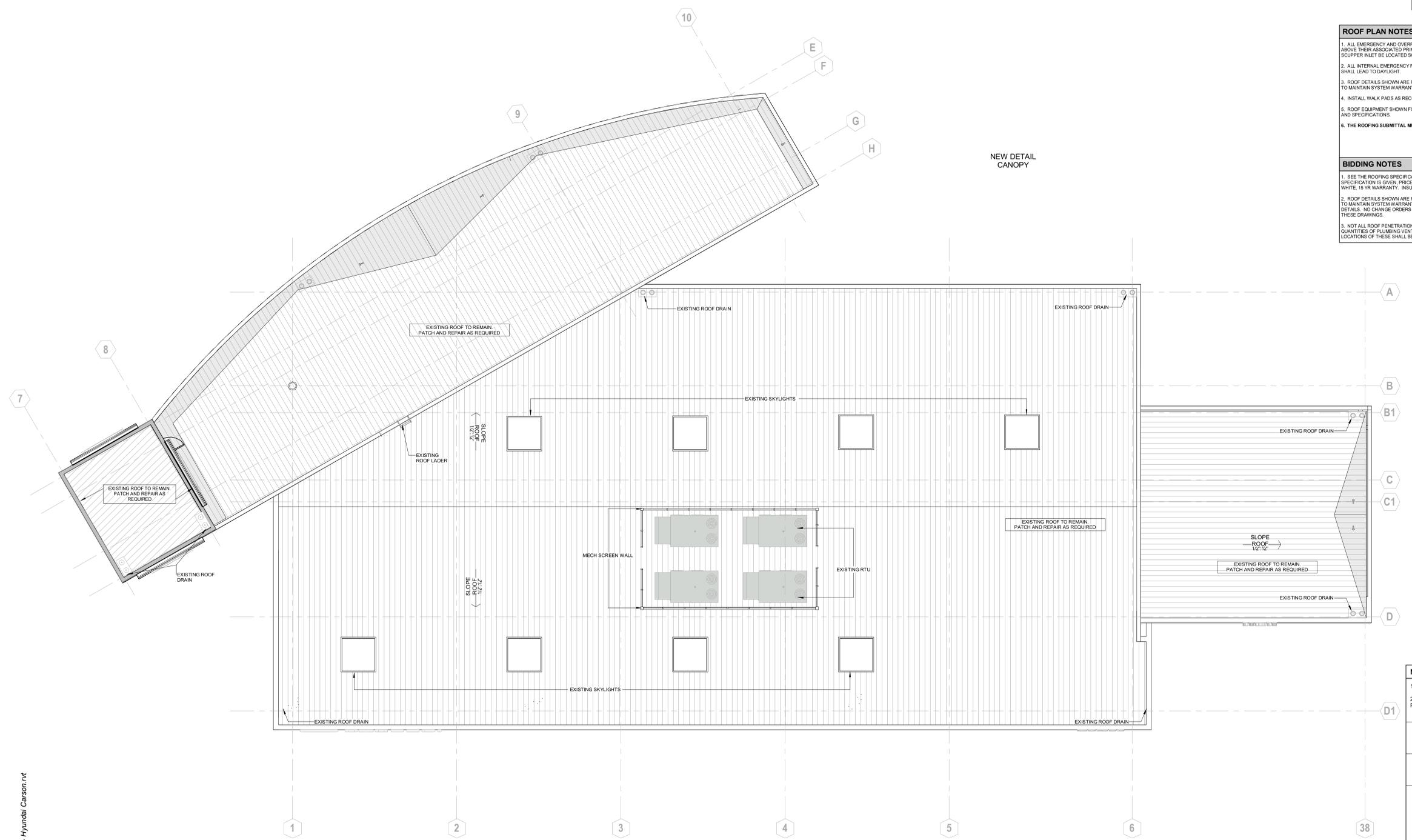
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**NOTES:**

1. ALL RTUs TO BE PRE-FINISHED WHITE
2. ELEVATION OF 0'-0" IS EQUAL TO X'-X" ABOVE FINISH FLOOR

← BUILT UP SLOPES

**WALK PADS**

RD	ROOF DRAIN	ERD	EMERGENCY ROOF DRAIN
DS	DOWNSPOUT	CB	CONDUCTOR BOX
THW	THROUGH-WALL SCUPPER		
RH	ROOF HATCH	RL	ROOF LADDER

**SCOPE OF WORK LEGEND**

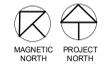
NOTE: THESE DESIGNATIONS ARE SPECIFIC TO EACH DRAWING SHEET. GC SHALL REVIEW SCOPE INDICATED ON EVERY SHEET.

- HATCH REPRESENTS AREAS OUT OF PROJECT SCOPE, NO WORK SHALL BE DONE IN THESE AREAS, U.N.O.
- IN-SCOPE WORK IS SPECIFICALLY DETAILED IN THE CONSTRUCTION DOCUMENTS.
- HATCH REPRESENTS AREAS OF LIMITED SCOPE, SEE NOTE BELOW.

**LIMITED SCOPE INCLUDES WALL PAINT, WALL BASE, ELECTRICAL DEVICE COVER PLATES & DIFFUSERS, GRILLES, AND REGISTERES:**

REPAIR AND PREP EXISTING CONSTRUCTION AS REQUIRED PRIOR TO PAINTING FOR "LIKE NEW" CONDITION. REPAIR/REPLACE WALL BASE & ELECTRICAL DEVICE COVER PLATES AS REQUIRED. REPLACE DAMAGED DIFFUSERS AND GRILLES TO MATCH ADJACENT SPECIFICATION. AND CLEAN ALL DIFFUSERS AND GRILLES DETERMINED TO REMAIN. THESE ITEMS MUST BE VISIBLY INSPECTED BY THE GC TO DETERMINE SCOPE AND PRICE FOR THE CLIENT AT THE TIME OF BID. THESE ITEMS ARE NOT SPECIFICALLY INDICATED IN THIS SET OF CONSTRUCTION DOCUMENTS.

1  
A191a  
1/8" = 1'-0"



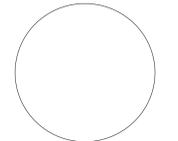
Client:  
**BRANDON STEVEN MOTORS**  
3974 S. FIGUEROA ST. LOS ANGELES, CA. 90037

Project:  
**Hyundai Carson**  
2205 E 223rd St, Carson, CA 90810

Project Number: 22096  
Drawn By: Author  
Checked By: Checker  
Approved By: Approver

Sheet Title:  
**ROOF PLAN - SHOWROOM**

Sheet Number:  
**A191a**



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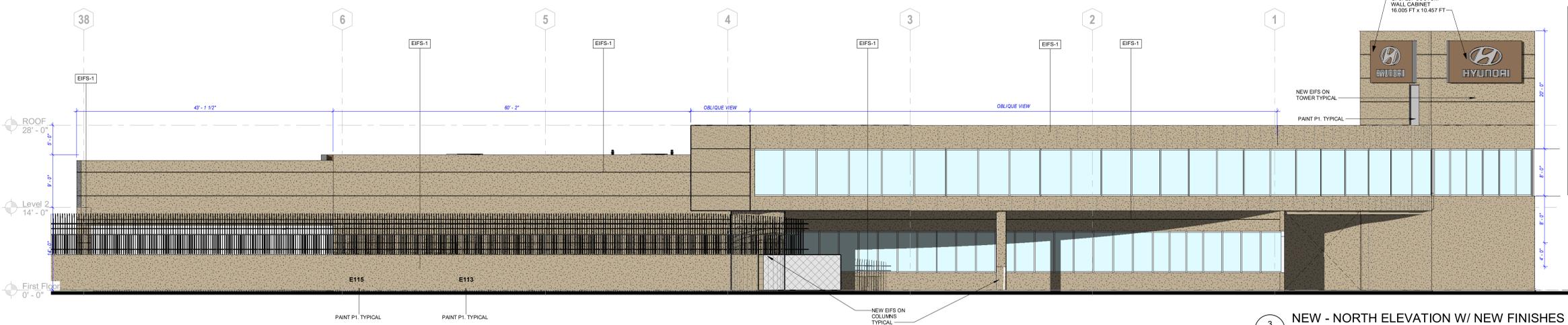
Rev	Date	Comments
A	7/22/25	BID ADDENDUM 2
D	Date 6	HMA REVIEW
F	12/19/25	SITE PLAN REVIEW

**BID SET**  
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**3 NEW - NORTH ELEVATION W/ NEW FINISHES**  
A201 1/8" = 1'-0"



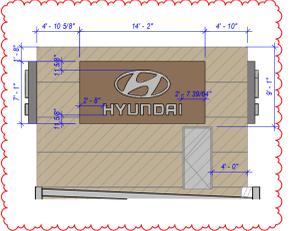
**7 NORTH WEST ELEVATION**  
A201 1/8" = 1'-0"

**EXTERIOR FINISHES CARSON HYUNDAI**

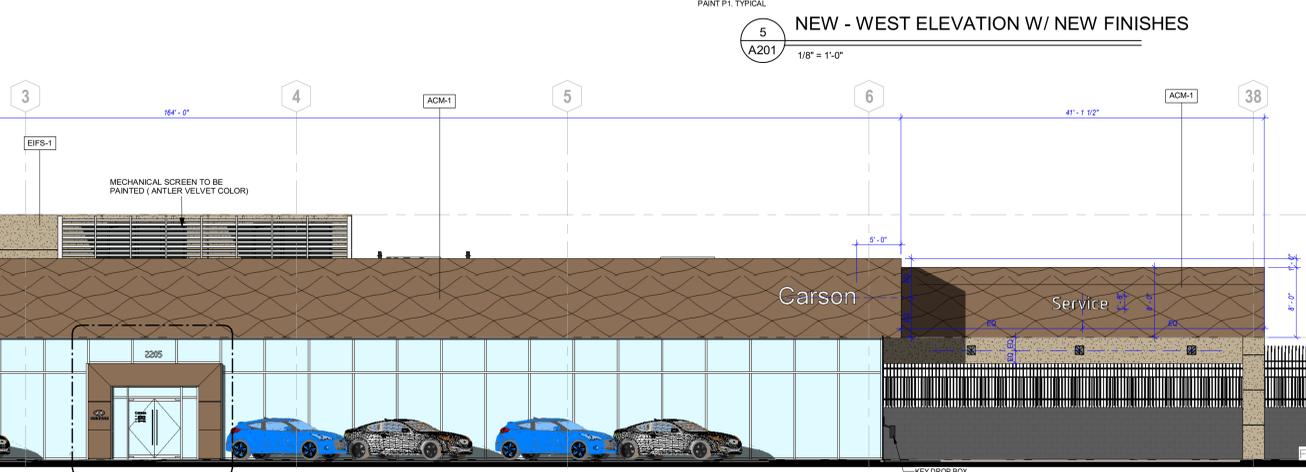
MARK	MATERIAL	MANUFACTURER	NUMBER/PRODUCT LINE	COLOR / PATTERN / NAME	SIZE / TYPE / SHEEN	REMARKS	CONTACTS
ACM-1	SHAPED SKY METAL FASCIA	HMA SURVEY VENDOR	PROPRIETARY PRODUCT AND COLOR	COMPLETE RAIN SCREEN ACM SYSTEM, BLACK, WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE	(SEE NOTE 1)	FASCIA AT SHOWROOM AND SERVICE DRIVE	CONTACT: JODY MUNSEY AT HMA SURVEY VENDOR 865-692 1242 X 3218 NOTES: 1) HMA HAS ESTABLISHED A NATIONAL VENDOR FOR THESE PRODUCTS. ALL SHAPED SKY ELEMENTS TO BE PROVIDED AND INSTALLED BY HMA SURVEY VENDOR
ACM-2	SHAPED SKY METAL CEILING PANELS	HMA SURVEY VENDOR	PROPRIETARY PRODUCT AND COLOR	2' X 2' METAL PANELS, BLACK WITH 4MM SHAPED SKY PANEL OVERLAY, BRONZE GRID, ARMSTRONG PRELUDE XL, 15/16" GRID COLOR: TECH BLACK	15/16" EXPOSED TEE (SEE NOTE 2)	LOWER CEILING IN "STEPPED" FASCIA DESIGN, CEILING ABOVE LEAD CAR DISPLAY PAD	2) CEILING PANELS, CONTRACTOR TO INSTALL CEILING GRID PER MANUFACTURER'S INSTRUCTIONS AND CAPABLE OF SUPPORTING CEILING PANEL SYSTEM WEIGHING 2 LBS/SF PLUS MECHANICAL LIGHTING FIXTURE, ETC. LOADS. 3) ENTRY ELEMENT, CONTRACTOR TO FRAME OPENING AROUND DOOR, PROVIDE CIRCUIT FOR SIGN
ACM-3	ENTRY ELEMENT	HMA SURVEY VENDOR	PROPRIETARY PRODUCT AND COLOR	COLOR: HYUNDAI NORTH AMERICA BRONZE	(SEE NOTE 3)	WRAP AT FRONT DOOR	CONTACT: JODY MUNSEY AT HMA SURVEY VENDOR 865-692 1242 X 3218
ACM-4	EXTERIOR ACM CLADDING	HMA SURVEY VENDOR	SERIES ONE RAINSCREEN ACM CLADDING	ACM: ALUCOBOND PE COLOR: PUEBLO TAN		EXTERIOR CLADDING AT SHOWROOM, WRITE-UP DRIVE SERVICE PARTS	CONTACT: JODY MUNSEY AT HMA SURVEY VENDOR 865-692 1242 X 3218
MAT-1	WALK OFF MAT	MATS, INC.	DUAL TRACK	COLOR: CHARCOAL GRAY	AS SPECIFIED BY LOCAL ARCHITECT	EXTERIOR ENTRANCES	CONTACT: MATS, INC. AT 800-628-7462 (800-MATS-INC)
GL-1	GLAZING SYSTEM, EXTERIOR CURTAIN WALL	KAWNEER 1600 WALL SYSTEM 2	FRAMELESS STRUCTURAL GLAZING	TINT: NONE MULLIONS: STRUCTURAL GLASS FIN		SHOWROOM	CONTACT: KAWNEER AT 770-449-5555
GL-2	GLAZING SYSTEM, EXTERIOR CURTAIN WALL	KAWNEER 1600 WALL SYSTEM 2	STRUCTURAL SILICONE GLAZED (SSG)	TINT: NONE MULLIONS: CLEAR ANODIZED ALUMINUM		SHOWROOM	
P-1	PAINT EXTERIOR	SHERWIN WILLIAMS		COLOR: ANTLER VELVET #SW9111 EXTERIOR FINISH: SEMI-GLOSS		EXTERIOR WALLS, DOORS, FRAMES	CONTACT: SHERWIN WILLIAMS AT 800-474-3794
P-2	PAINT EXTERIOR	SHERWIN WILLIAMS		COLOR: KAFFEE #SW104 EXTERIOR FINISH: SEMI-GLOSS		4'-0" BASE AT EXTERIOR WALLS OF SERVICE PARTS	
EIFS-1	EXTERIOR INSULATION AND FINISH SYST.	LOCAL SUPPLIER	DRAINAGE TYPE	TO BE PAINTED P-1		EXTERIOR WALLS	



**4 NEW - EAST ELEVATION W/ NEW FINISHES**  
A201 1/8" = 1'-0"



**8 NORTH EAST ELEVATION**  
A201 1/8" = 1'-0"



**5 NEW - WEST ELEVATION W/ NEW FINISHES**  
A201 1/8" = 1'-0"



**6 NEW - SOUTH ELEVATION W/ NEW FINISHES**  
A201 1/8" = 1'-0"

Client:  
**BRANDON STEVEN MOTORS**  
3974 S. FIGUEROA ST. LOS ANGELES, CA. 90037

Project:  
**Hyundai Carson**  
2205 E 223rd St, Carson, CA 90810

Project Number: 22096  
Drawn By: Author  
Checked By: Checker  
Approved By: Approver

Sheet Title:  
**PROPOSED BUILDING ELEVATIONS - SHOWROOM**  
**A201**



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Rev	Date	Comments
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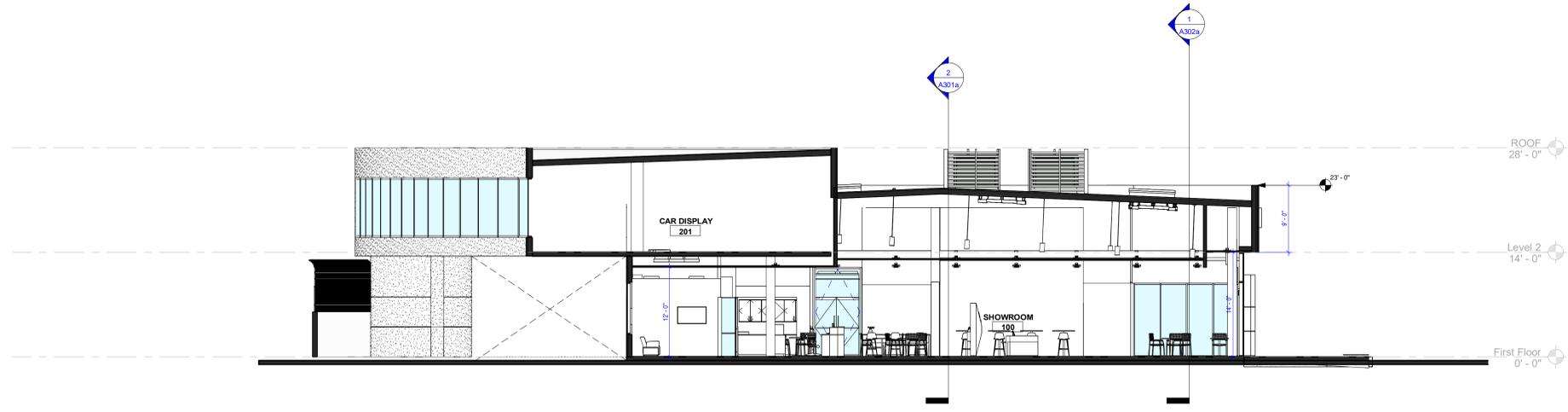
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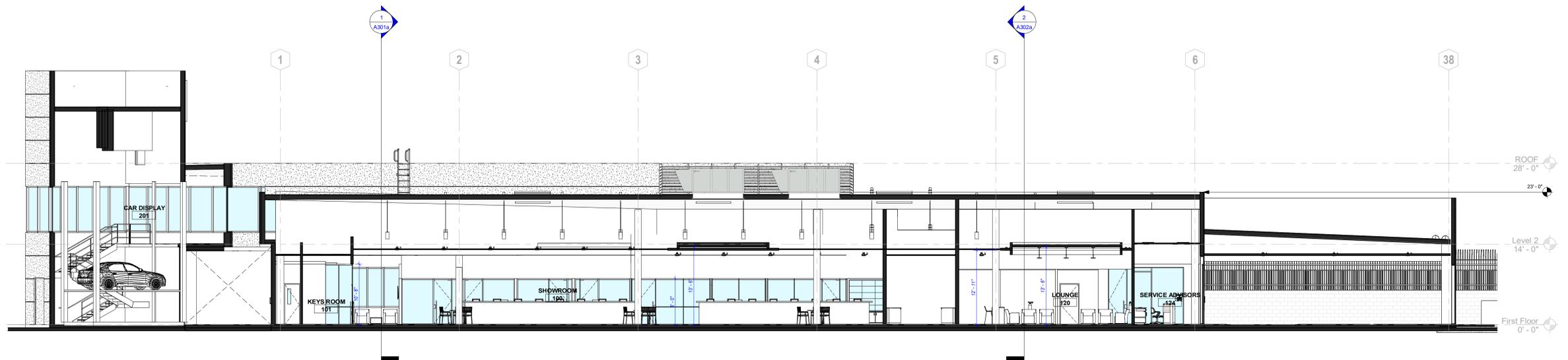
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**1 BUILDING SECTION 1**  
A301a 1/8" = 1'-0"



**2 BUILDING SECTION 2**  
A301a 1/8" = 1'-0"

Client:  
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Project:  
**Hyundai Carson**  
2205 E 223rd St, Carson, CA 90810

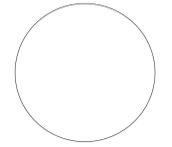
Project Number: 22096  
Drawn By: Author  
Checked By: Checker  
Approved By: Approver

Sheet Title:  
**BUILDING SECTIONS SHOWROOM**  
Sheet Number:  
**A301a**





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Ground Signs  
Art represents approximation of sign appearance.  
Ground sign to be installed on new foundation.  
Exact location of sign to be determined. Final location of sign subject to municipality approval.  
Ground sign recommendation/pricing assumes installation in earth, without obstructions, on level grade. Dealer to locate private utilities, and identify location. Attempt to install ground sign on existing foundation, this requires a survey to confirm adaptability, approval by an engineer(s), and municipality. Dealer to provide 120 volt, 20 amp dedicated circuit to sign. Directionals are NON-illuminated.  
If an engineer alters quoted signage a change order will be provided to the dealer.  
Copy on and placement of any signs, including directional signs, to be verified by dealer.  
Dealer to supply above to GC, architect, and other construction team members.  
Wind - ACCESSEI 7-22 94 mph, Miles - 2763 Zone - 2 (San Fran 399 miles)

**Pylon 1**

GDSI-DIR-48  
9.79 sq. ft.

Single-Sided  
Non-Illuminated

GDSI-4-P-12  
41.94 sq. ft.

Signage may require a variance (i.e., Sign Program).  
Exact location of sign to be determined.

<b>HYUNDAI</b>	CA01P Hyundai Carson 2205 E 223rd St. Carson, CA 90810	CAM: M. Gross AGI Rep: NSA / D. Ivanov Drawn By: YSM	Scale: N/A Date: 09/25/2025	<b>AGI</b>
----------------	--	--	--------------------------------	------------

Ground Signs  
Art represents approximation of sign appearance.  
Ground sign to be installed on new foundation.  
Exact location of sign to be determined. Final location of sign subject to municipality approval.  
Ground sign recommendation/pricing assumes installation in earth, without obstructions, on level grade. Dealer to locate private utilities, and identify location. Attempt to install ground sign on existing foundation, this requires a survey to confirm adaptability, approval by an engineer(s), and municipality. Dealer to provide 120 volt, 20 amp dedicated circuit to sign. Directionals are NON-illuminated.  
If an engineer alters quoted signage a change order will be provided to the dealer.  
Copy on and placement of any signs, including directional signs, to be verified by dealer.  
Dealer to supply above to GC, architect, and other construction team members.  
Wind - ACCESSEI 7-22 94 mph, Miles - 2763 Zone - 2 (San Fran 399 miles)

**Pylon 2**

GDSI-4-P-12  
41.94 sq. ft.

Exact location of sign to be determined.  
Signage may require a variance (i.e., Sign Program).

<b>HYUNDAI</b>	CA01P Hyundai Carson 2205 E 223rd St. Carson, CA 90810	CAM: M. Gross AGI Rep: NSA / D. Ivanov Drawn By: YSM	Scale: N/A Date: 09/25/2025	<b>AGI</b>
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Rendering based upon 100% set from Steve McArdle/Jose Alcivar 8/21/25. Dealer is responsible for verifying that this brandbook matches final architectural plans. Ground sign to be installed on new foundation.  
Exact location of sign to be determined. Final location of sign subject to municipality approval.  
Ground sign recommendation/pricing assumes installation without obstructions, on level grade.  
Attempt to install ground sign on existing foundation, this requires a survey to confirm adaptability, approval by an engineer(s), and municipality.  
Dealer to provide 120 volt, 20 amp dedicated circuit to signage.  
If an engineer alters quoted signage a change order will be provided to the dealer.  
Copy on and placement of any directional signs to be verified by dealer.  
Dealer to supply above to GC, architect, and other construction team members.

San Diego Fwy

Hyundai GDSI-135

Hyundai GDSI-135

Service

Hyundai GDSI-135

Hyundai

Entry Element

Dealer Name

Directional

Pylon 1  
GDSI-4-P-12

E 223rd St

Pylon 2  
GDSI-4-P-12

<b>HYUNDAI</b>	CA01P Hyundai Carson 2205 E 223rd St. Carson, CA 90810	CAM: M. Gross AGI Rep: NSA / D. Ivanov Drawn By: YSM	Scale: N/A Date: 09/25/2025	<b>AGI</b>
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**Removals and disposals by AGI:**

- Remove Service logo and letters, HCL-24 SC-18.
- Remove Dealer name, DB-30.
- Remove Pylon, HP-10-12.
- Remove Entry Element, HEG-12
- Remove fascia sign, Hyundai HF-SM

<b>HYUNDAI</b>	CA01P Hyundai Carson 2205 E 223rd St. Carson, CA 90810	CAM: M. Gross AGI Rep: NSA / D. Ivanov Drawn By: YSM	Scale: N/A Date: 09/25/2025	<b>AGI</b>
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**Removals and disposals by Dealer:**

- Remove Hyundai and blue box, facing freeway, HBB-256.
- Remove parking sign.

<b>HYUNDAI</b>	CA01P Hyundai Carson 2205 E 223rd St. Carson, CA 90810	CAM: M. Gross AGI Rep: NSA / D. Ivanov Drawn By: YSM	Scale: N/A Date: 09/25/2025	<b>AGI</b>
----------------	--	--	--------------------------------	------------

**Freeway sign: Dealer to paint pole Antler Velvet SW 9111. Otherwise, leave existing Chevy/Hyundai freeway sign as-is.**

<b>HYUNDAI</b>	CA01P Hyundai Carson 2205 E 223rd St. Carson, CA 90810	CAM: M. Gross AGI Rep: NSA / D. Ivanov Drawn By: YSM	Scale: N/A Date: 09/25/2025	<b>AGI</b>
----------------	--	--	--------------------------------	------------

Client:  
**BRANDON STEVEN  
MOTORS**

3974 S. FIGUEROA ST. LOS  
ANGELES, CA. 90037

Project:  
**Hyundai  
Carson**

2205 E 223rd St, Carson, CA  
90810

Project Number: 22096  
Drawn By: QL  
Checked By: -  
Approved By: -

Sheet Title:  
**SIGNAGE**

Sheet Number:  
**A901**



**CARSONSCAPE**  
Model Water Efficient Landscape Ordinance  
(MWEO)

**MWEO WATER EFFICIENT LANDSCAPE WORKSHEET**

Reference Evapotranspiration (ET<sub>o</sub>) = 39.7 (annual ET<sub>o</sub> per State Reference Table)

Hydrozone # (Planting Description)	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
(A) Low water	0.2	Drip	0.81	0.25	7038	1760	43320
(B) Low water	0.2	Bubbler	0.81	0.25	115	29	714
					Totals	(A) 1760	(B) 714
<b>Special Landscape Areas</b>							
					1		
					1		
					1		
					Totals	(C) 0	(D) 0
						<b>ETWU TOTAL</b>	44034
						<b>Maximum Applied Water Allowance (MAWA)</b>	83036

**Hydrozone #/Planting Description**  
E.g.  
1) roof lawn  
2) low water use plantings  
3) medium water use planting

**Irrigation Method**  
overhead spray  
or drip

**Irrigation Efficiency (IE)**  
0.75 for spray head  
or drip 0.81 for drip

**ETAF (Annual Gallons Required) =**  
 $ET_o \times 0.62 \times ETAF \times Area$   
Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

**MAWA (Annual Gallons Allowed) =**  $(E_{ho}) / (0.62) [ETAF \times LA] + (I - ETAF) \times SLA$   
Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

**Regular Landscape Areas**

Total ETAF x Area	(B)	1789
Total Area	(A)	7153
Average ETAF	B/A	0.25

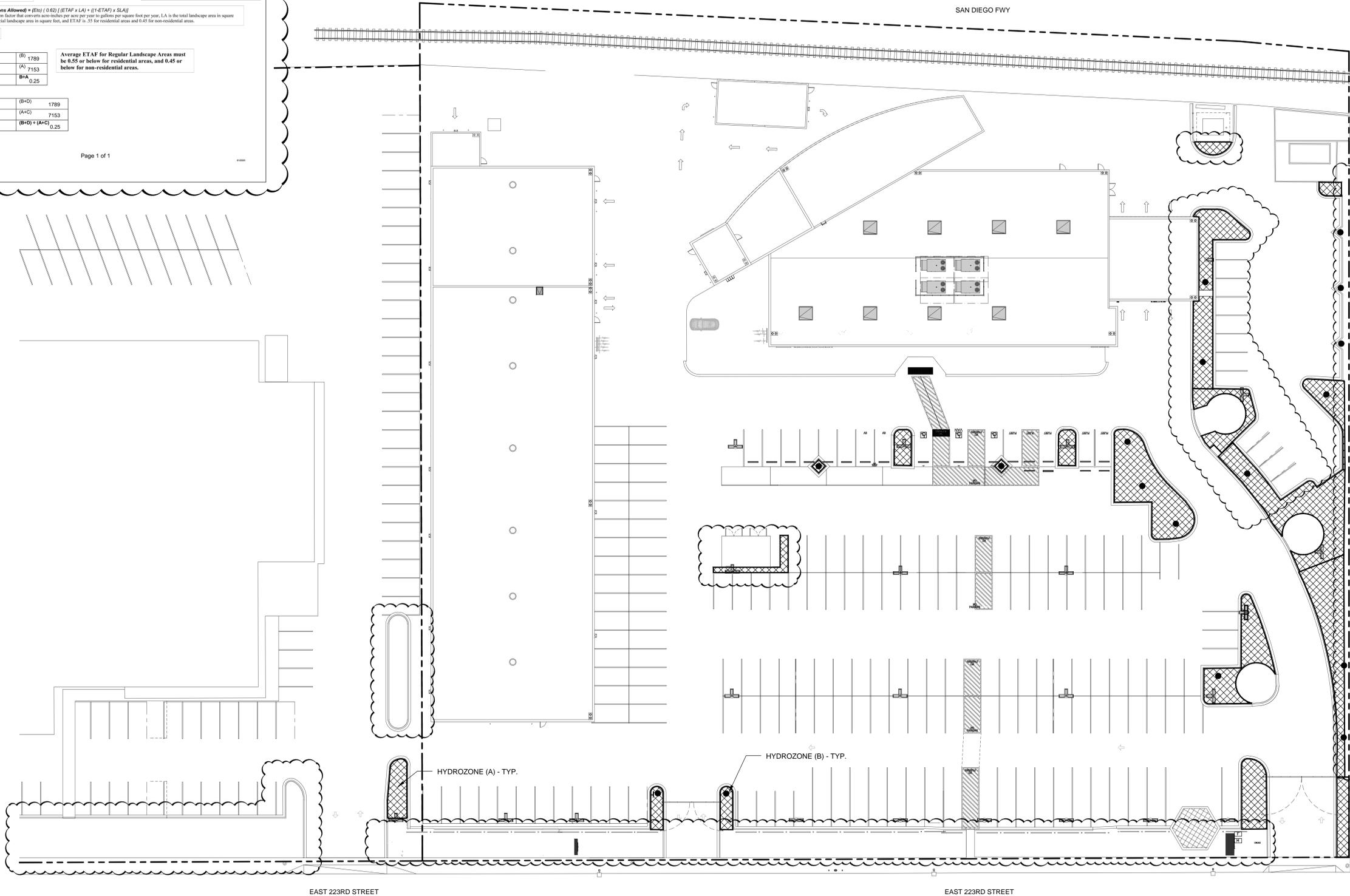
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

**All Landscape Areas**

Total ETAF x Area	(B+D)	1789
Total Area	(A+C)	7153
Sitewide ETAF	(B+D) / (A+C)	0.25

**HYDROZONE LEGEND**

- HYDROZONE (A) - DRIP / SHRUBS & GROUNDCOVER / LOW WATER USE
- HYDROZONE (B) - BUBBLERS / TREES / LOW WATER USE



1320 Elsworth Industrial Blvd  
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Atlanta GA 30318  
404-248-4555 tel  
404-355-8394 fax

305 N. Coast Hwy  
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Client:

**Brandon Steven Motors**

2205 E 223rd St, Carson, CA 91810

Project:

**Hyundai Carson**

2205 E 223rd St, Carson, CA 91810

Project Number: 22096  
Drawn By: MS  
Checked By: JM  
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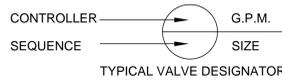
Sheet Title:  
**HYDROZONE PLAN & MWEO WATER EFFICIENT WORKSHEET**

Sheet Number:  
**L-0.1**



MAIN LINE AND RELATED EQUIPMENT

-  RAINBIRD PEB SERIES REMOTE CONTROL VALVE, SIZE PER PLAN
-  RAINBIRD XCZ-100-PRB-COM DRIP REMOTE CONTROL VALVE
-  RAINBIRD #33-DLRC QUICK COUPLER VALVE IN BOX
-  SPEARS 2000 SERIES TRUE UNION BALL VALVE PER LINE SIZE
-  FLOW SENSOR RAINBIRD FS-100-B
-  MASTER VALVE SUPERIOR 3100-100
-  FEBCO 825YA 1.5" BACKFLOW PREVENTER - INSTALL PER LOCAL CODE LOCATION IS APPROXIMATE, FINAL LOCATION SHALL BE DETERMINED IN THE FIELD BY THE OWNER REPRESENTATIVE.
-  NEW IRRIGATION CONTROLLER HUNTER PRO-C WITH ADDITIONAL MODULAR, EZ-DECORDER AND WSS (WIRELESS SOLAR SYNC SENSOR). WALL MOUNT AS DIRECTED BY THE OWNER REPRESENTATIVE. LOCATION IS APPROXIMATE. FINAL LOCATION SHALL BE DETERMINED IN THE FIELD BY THE OWNER REPRESENTATIVE.
-  NEW 1.5" DEDICATED LANDSCAPE IRRIGATION SUB-WATER METER. LOCATION IS APPROXIMATE. FINAL LOCATION SHALL BE DETERMINED IN THE FIELD BY THE CONTRACTOR.
-  DENOTES MAIN LINE PIPE SIZE
-  DENOTES SLEEVE PIPE SIZE
-  SLEEVE PIPING, SCHEDULE 40 PVC PIPE, SIZE PER PLAN, DEPTH AS NECESSARY
-  NEW MAIN LINE PIPING, SCHEDULE 40 PVC PIPE, SIZE PER PLAN, 18" COVER
-  SPRINKLER LATERAL PIPING, CLASS 200 PVC PIPE, SIZE PER PLAN, 12" COVER. ALL PIPING UNDER PAVING SHALL BE SCHEDULE 40 PVC PIPE
-  DENOTES PIPE SIZE



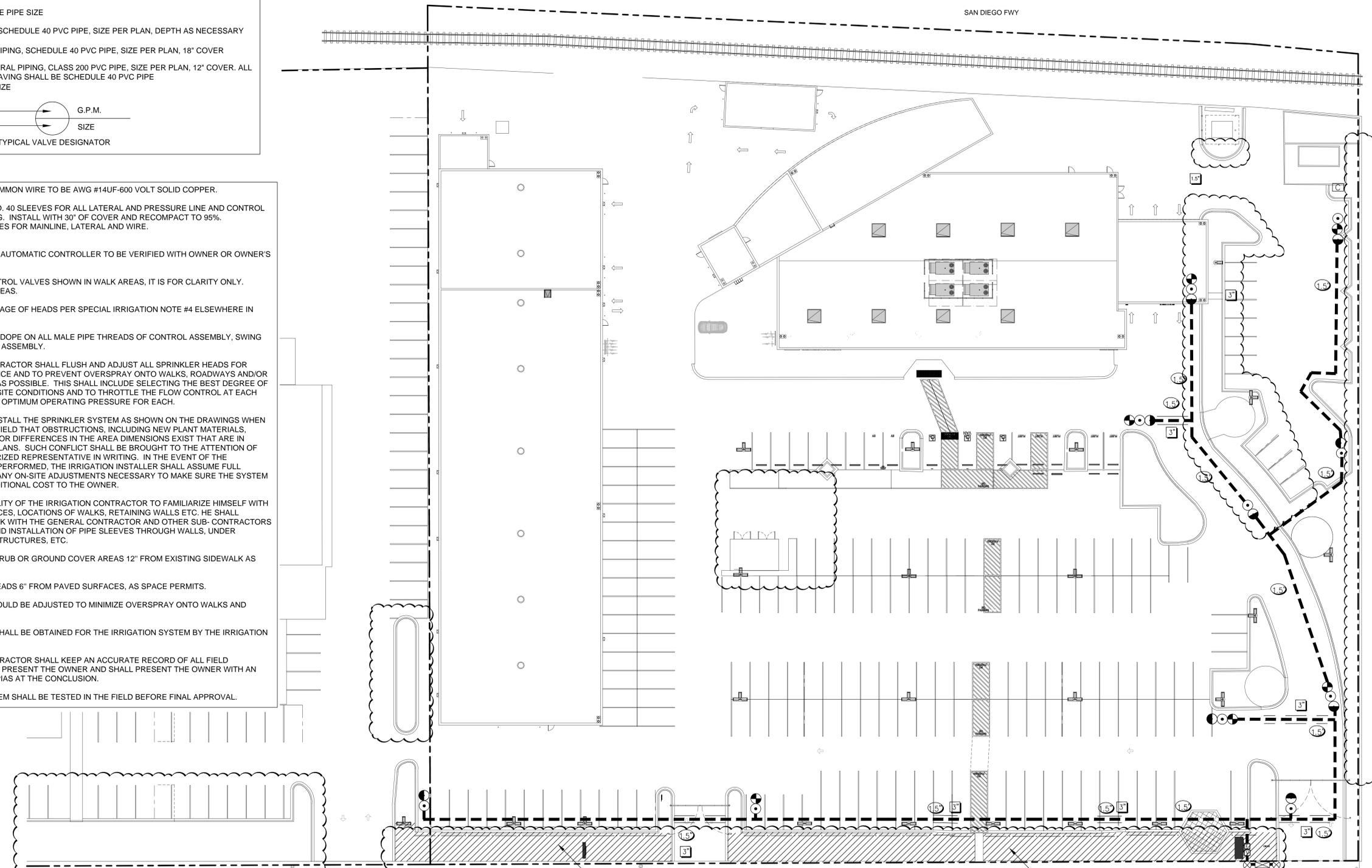
GENERAL NOTES:

1. ALL CONTROL AND COMMON WIRE TO BE AWG #14UF-600 VOLT SOLID COPPER.
2. PROVIDE P.V.C. SCHED. 40 SLEEVES FOR ALL LATERAL AND PRESSURE LINE AND CONTROL WIRING UNDER PAVING. INSTALL WITH 30" OF COVER AND RECOMPACT TO 95%. USE SEPARATE SLEEVES FOR MAINLINE, LATERAL AND WIRE.
3. ACTUAL LOCATION OF AUTOMATIC CONTROLLER TO BE VERIFIED WITH OWNER OR OWNER'S REPRESENTATIVE.
4. IF MAINLINE AND CONTROL VALVES SHOWN IN WALK AREAS, IT IS FOR CLARITY ONLY. ROUTE IN PLANTED AREAS.
5. STOP ALL BACK DRAINAGE OF HEADS PER SPECIAL IRRIGATION NOTE #4 ELSEWHERE IN THIS SHEET.
6. USE TEFLON TAPE OR DOPE ON ALL MALE PIPE THREADS OF CONTROL ASSEMBLY, SWING JOINT AND BACKFLOW ASSEMBLY.
7. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, ROADWAYS AND/OR BUILDINGS, AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH.
8. DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, INCLUDING NEW PLANT MATERIALS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT ARE IN CONFLICT WITH THE PLANS. SUCH CONFLICT SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE IN WRITING. IN THE EVENT OF THE NOTIFICATION IS NOT PERFORMED, THE IRRIGATION INSTALLER SHALL ASSUME FULL RESPONSIBILITY FOR ANY ON-SITE ADJUSTMENTS NECESSARY TO MAKE SURE THE SYSTEM PERFORMS AT NO ADDITIONAL COST TO THE OWNER.
9. IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATIONS OF WALKS, RETAINING WALLS ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB- CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
10. INSTALL VALVES IN SHRUB OR GROUND COVER AREAS 12" FROM EXISTING SIDEWALK AS SPACE PERMITS.
11. INSTALL ALL SPRAY HEADS 6" FROM PAVED SURFACES, AS SPACE PERMITS.
12. ALL SPRAY HEADS SHOULD BE ADJUSTED TO MINIMIZE OVERSPRAY ONTO WALKS AND MAXIMIZE COVERAGE.
13. A PLUMBING PERMIT SHALL BE OBTAINED FOR THE IRRIGATION SYSTEM BY THE IRRIGATION CONTRACTOR.
14. THE IRRIGATION CONTRACTOR SHALL KEEP AN ACCURATE RECORD OF ALL FIELD REVISIONS AND SHALL PRESENT THE OWNER AND SHALL PRESENT THE OWNER WITH AN "AS-BUILT" SET OF SEPIAS AT THE CONCLUSION.
15. THE IRRIGATION SYSTEM SHALL BE TESTED IN THE FIELD BEFORE FINAL APPROVAL.

NOTE:  
 \*I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.\*  
 John Massoud

- NOTES:
1. "A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES."
  2. "A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, THE DESIGNER OF THE IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT."
  3. "AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION."
  4. "A LANDSCAPE WASTE DIVERSION PLAN SHALL BE COMPLETED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION."
  5. SOIL MANAGEMENT PLAN WILL BE SUBMITTED AFTER CONSTRUCTION.
  6. SEE CIVIL PLANS FOR GRADING DESIGN.

TOTAL LANDSCAPE AREA = ±7,153 S.F.



CONTRACTOR TO PATCH AND REPAIR ALL EXISTING LATERALS AND IRRIGATION HEADS SERVING IN THIS LANDSCAPE AREA FOR 100% COVERAGE. - TYP.

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Rev	Date	Comments

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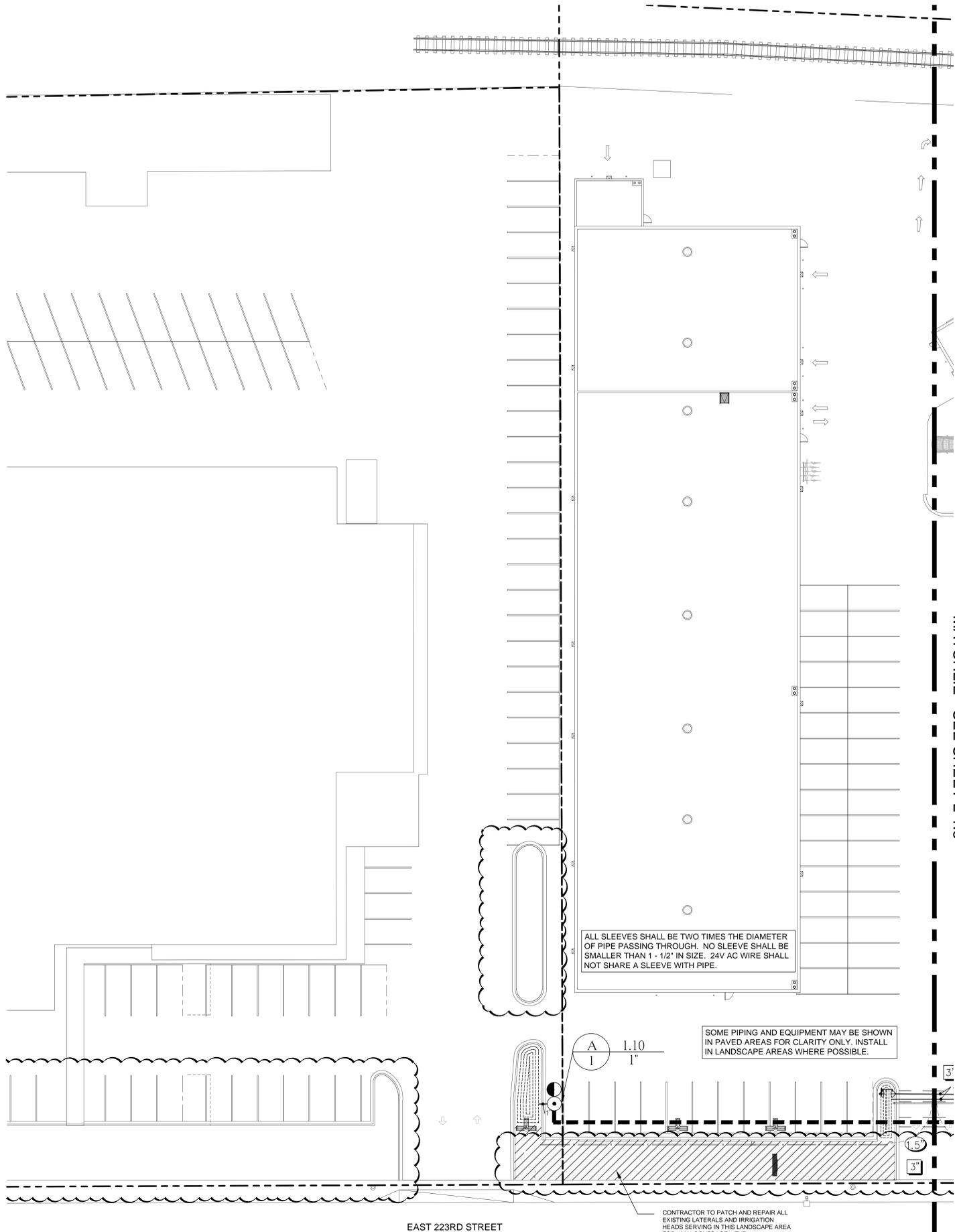
Project:  
**Hyundai Carson**  
 2205 E 223rd St, Carson, CA 91810

Project Number: 22096  
 Drawn By: MS  
 Checked By: JM  
 Approved By: JM

Sheet Title:  
**OVERALL IRRIGATION MAINLINE PLAN**  
 Sheet Number:

**L1.1**





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*John Massoud*

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  - — — NEW MAIN LINE PIPING, SCHEDULE 40 PVC PIPE, SIZE PER PLAN, 18" COVER
  - — — SPRINKLER LATERAL PIPING, CLASS 200 PVC PIPE, SIZE PER PLAN, 12" COVER. ALL PIPING UNDER PAVING SHALL BE SCHEDULE 40 PVC PIPE
  - — — DENOTES PIPE SIZE
- CONTROLLER ——— G.P.M.  
 SEQUENCE ——— SIZE
- TYPICAL VALVE DESIGNATOR

**XF SERIES DRIPLINE**

SYMBOL	MFGR.	MODEL	GPH	SPACING	COIL LENGTH
	RAINBIRD DRIP	XFS-09-12-100	.90	12"	100'
LANDSCAPE DRIPLINE WITH COPPER SHIELD, 0.9 GPH EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL PER MANUFACTURER RECOMMENDATIONS.					
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**ROOT WATERING SYSTEM**

SYMBOL	MFGR.	MODEL	NOZZLE	PSI	G.P.M.	RADIUS
	RAINBIRD RWS	B-C-1402	DEEP WELL	15-70	.50	N/A

**SIZING CHART**

PVC	SYMBOL	GPM
3/4"		0-7
1"		7-13
1 1/4"		13-23
1 1/2"		23-32
2"		32-53
2 1/2"		53-74
3"		74-116

**PIPE SIZING NOTES**

1. REFER TO IRRIGATION LEGEND ON THIS SHEET FOR GPM OF DISTRIBUTION HEADS.
2. REFER TO ADJACENT SIZING CHART TO DETERMINE PIPE SIZING WHERE SYMBOLS ARE NOT SHOWN.
3. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".
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**SCH 40 PVC SLEEVING**

SLEEVE SIZE	NO. OF WIRES	PIPE SIZE
1 1/4"	1-4 WIRES	1/2"
1 1/2"	5-10 WIRES	3/4"
2"	12-20 WIRES	1"
2 1/2"	21-30 WIRES	1 1/4"



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Project Number: 22096  
 Drawn By: MS  
 Checked By: JM  
 Approved By: JM

Sheet Title:  
**ENLARGED IRRIGATION PLAN**

Sheet Number:  
**L-1.2**





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Drawn By: MS  
Checked By: JM  
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Sheet Title:

**ENLARGED IRRIGATION PLAN**

Sheet Number:

**L-1.3**



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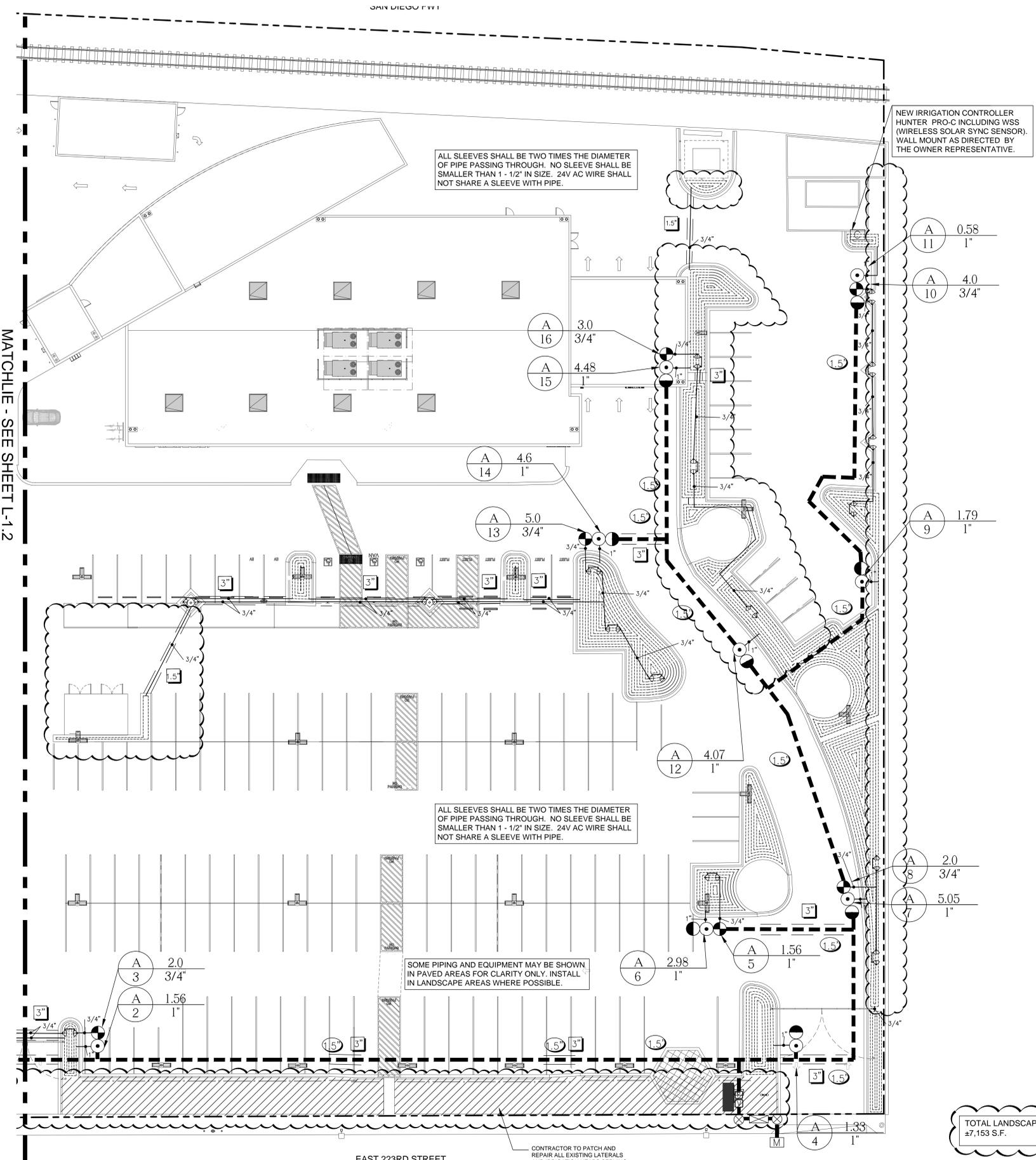
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*John Massoud*



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MATCHLINE - SEE SHEET L-1.2

**PLANTING NOTES**

- LANDSCAPE CONTRACTOR SHALL PROCURE AND RESERVE TREES AND PLANT MATERIAL AT START OF CONTRACT TO ENSURE AVAILABILITY AND QUALITY.
- PLANT COUNT IN LEGEND IS APPROXIMATE AND FOR THE PURPOSE OF ESTIMATING ONLY. PLANTS ARE SHOWN DIAGRAMMATICALLY ON PLAN THEREFORE PLANT SPACING IN PLANTING NOTES TAKES PRECEDENCE TO PLANTS SHOWN ON THE PLAN. CONTRACTOR IS TO CALCULATE QUANTITY OF PLANTS CALLED FOR AND INSTALL ALL THAT ARE SHOWN ON PLAN AT THE SPACING IN THE LEGEND.
- COLOR NURSERY IMAGES OF TREES AND SHRUBS/GROUND COVER SHALL BE SUBMITTED AS PART OF THE LANDSCAPE SUBMITTAL AS REQUIRED BY THE LANDSCAPING SPECIFICATIONS 32 95 00. IMAGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT/ARCHITECT FOR APPROVAL (3) WEEKS MINIMUM PRIOR TO PLANTING. IMAGES SHALL INCLUDE TREE HEIGHT (WITH PERSON IN PHOTO), WIDTH AND CALIPER AND SHRUB/GROUND COVER HEIGHT AND WIDTH.
- ALL PLANTING MATERIAL SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT DURING THE FINAL PUNCH LIST WALK-THROUGH.
- ALL LANDSCAPE PLANTING, IRRIGATION AND PAVING ON THE PROPERTY AND IN THE PUBLIC RIGHT-OF-WAY DAMAGED BY CONTRACTOR DURING CONSTRUCTION SHALL BE REPLACED AND APPROVED BY OWNER'S REPRESENTATIVE AND THE CITY BEFORE 100% COMPLETION OF CONSTRUCTION.
- PLANTS ARE SHOWN DIAGRAMMATICALLY ON PLAN. PLANTING SPECIFICATIONS AND PLANTING NOTES TAKE PRECEDENCE.
- SPREAD 2" LAYER OF "WALK ON BARK" AS SUPPLIED BY WICKES FOREST INDUSTRIES, KELLOGG SUPPLY, SEQUOIA FOREST PRODUCTS, OR EQUAL APPROVED BY THE OWNER'S REPRESENTATIVE. MULCH SHALL BE INSTALLED UNDER AND IN BETWEEN ALL NEW TREES, SHRUBS, GROUND COVER SO AS TO LEAVE SOIL COMPLETELY COVERED WITH MULCH. PULL MULCH AWAY FROM BASE OF TREES AND PLANTS. MULCH SHALL BE PER THE LANDSCAPE SPECIFICATIONS. A PHYSICAL SAMPLE OF THE MULCH SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT/ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. SEE LANDSCAPING SPECIFICATIONS 32 95 00 FOR MULCH SIZE.
- FINISH GRADE SHALL BE 2" BELOW ALL WALKS/CURBS FOR AREAS TO RECEIVE SHRUB AND/OR GROUND COVER. THEN THE MULCH IS APPLIED ON TOP OF THE FINISH GRADE.
- FINISH GRADE SHALL SLOPE 2% AWAY FROM THE BUILDING.
- ALL NEW AND EXISTING PLANTING AREAS SHALL BE FREE OF CONSTRUCTION DEBRIS, ROCKS, FORM BOARDS, WEEDS ETC. SEE LANDSCAPING SPECIFICATIONS 32 95 00.
- WATER PERCOLATION -- CONTRACTOR TO DIG A TEST PLANTING PIT, 3'-0" SQUARE AND 3'-0" DEEP. FILL PIT WITH WATER UP TO 2'-0" FROM BOTTOM AND MARK LOCATION AND CHECK LEVEL IN 24 HOURS. IF STANDING WATER IS PRESENT, CONTRACTOR TO CONTACT OWNER, OWNER'S REP AND LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT WILL GIVE WRITTEN AND VERBAL DIRECTION ON HOW TO RESOLVE ISSUE.
- PRIOR TO PLANTING A TREE, FILL THE HOLE WITH 10 GALLONS OF WATER. LET DRAIN, AMEND AND AFTER PLANTING, EACH TREE SHALL BE WATERED WITH A MINIMUM OF 20 GALLONS OF WATER. REPEAT THE WATERING TWICE IN THE NEXT 3 DAYS, NOT SOONER THAN AT 24-HOUR INTERVALS.
- CONDUCT TWO (2) SOIL TESTS PER EACH OF THE TWO(2) SOIL TEST LOCATIONS MARKED ON THE PLANTING PLAN WITH THE SYMBOL: FOR A TOTAL OF FOUR(4) SOIL TESTS. THE FIRST TWO (2) TESTS ON SITE SHALL BE CONDUCTED AFTER ROUGH GRADING IS COMPLETE AND THE SECOND TWO (2) TESTS BEFORE PLANTING COMMENCES, BUT AFTER IRRIGATION INSTALLMENT AND SOIL AMENDMENTS HAVE BEEN APPLIED. THESE TESTS ARE TO DETERMINE RECOMMENDED AMOUNTS OF FERTILIZER AND HARMFUL SUBSTANCES, IF ANY. SEE SPECIFICATIONS FOR SOIL TESTING INFORMATION OF EXISTING AND IMPORTED SOIL.
- DURING SOIL PREPARATION, AMEND WITH GYPSUM (AGRICULTURAL CALCIUM SULFATE CA SO4) PER AMOUNT RECOMMENDED BY THE SOIL TEST RESULTS. SEE SPECIFICATIONS FOR FURTHER INFORMATION.
- GENERAL CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE LANDSCAPE CONTRACTOR, OWNER'S REPRESENTATIVE AND THE GENERAL CONTRACTOR TO DISCUSS LANDSCAPE ISSUES BEFORE START OF CONSTRUCTION AND DEMOLITION OF TREES AND PLANTS.
- ALL TREES PLANTED WITHIN 6' OF ANY HARDSCAPE AREAS (STREET, CURBS, DRIVEWAYS, AND SIDEWALKS). THE ROOT BARRIER SHOULD EXTEND 5' ON EITHER SIDE OF THE TREE TRUNK FOR A TOTAL LENGTH OF 10'. THERE SHALL BE A ROOT BARRIER ON TWO SIDES OF THE TREE. INSTALL BARRIERS FROM BARRIERS FROM DEEP ROOT, (800) 766-8835. SEE TREE PLANTING DETAIL FOR TYPICAL INSTALLATION.
- FOR (36" BX, 24" BX, & 15 GAL.) TREES PLANTED WITHIN THE LIMIT OF: CURBS AND DRIVEWAYS USE MODEL#UB18-2
- FOR (36" BX, 24" BX, & 15 GAL.) TREES PLANTED WITHIN THE LIMIT OF: SIDEWALKS AND CONCRETE DRAINAGE SWALES USE MODEL#LB12-2
- FOR PERMALOC EDGING SEE PLANTING PLANS WITH THE SYMBOL: FOR EDGING LOCATION. SEE LANDSCAPE DETAIL AND SPECIFICATION.

**DEMOLITION / TREE PROTECTION NOTES**

- Before the start of demolition, the Contractor shall contact the Owner's Representative and a pre-construction meeting shall be scheduled. During this meeting, all site conditions including the locations of existing plants and Construction Documents shall be reviewed. Failure to call for said meeting implies acceptance by the Contractor of trees to be preserved in their existing condition as well as any liability for removing trees and other plant materials that are designated "Protect in Place".
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- Wherever possible leave water source for watering trees and keep ground around all trees sufficiently moist until the end of the project. Create watering basins within the root zone of all trees to remain. Contractor to follow Tree Protection (01532 section 1.08) and Landscape Specifications (02900).
- All landscape debris removed shall be mulched/shredded and the material should recycled/disposed of off site. Do not use debris from removed landscape debris as the final cover mulch material for new planting areas.
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**NOTE:**  
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN."

*John Massoud*

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- SOIL MANAGEMENT PLAN WILL BE SUBMITTED AFTER CONSTRUCTION.
- SEE CIVIL PLANS FOR GRADING DESIGN.

TOTAL LANDSCAPE AREA = ±7,153 S.F.

**TREE LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS FACTOR	QUANTITY
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	LOW	11
	PARKINSONIA X DESERT MUSEUM	DESERT MUSEUM PALO VERDE	24" BOX	LOW	4
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	14' BTH	LOW	2
	EXISTING TREES	EXISTING PALM TREE TO REMAIN AND PROTECT IN PLACE	LOCATION IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED IN FIELD.		



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Project:

**Hyundai  
Carson**

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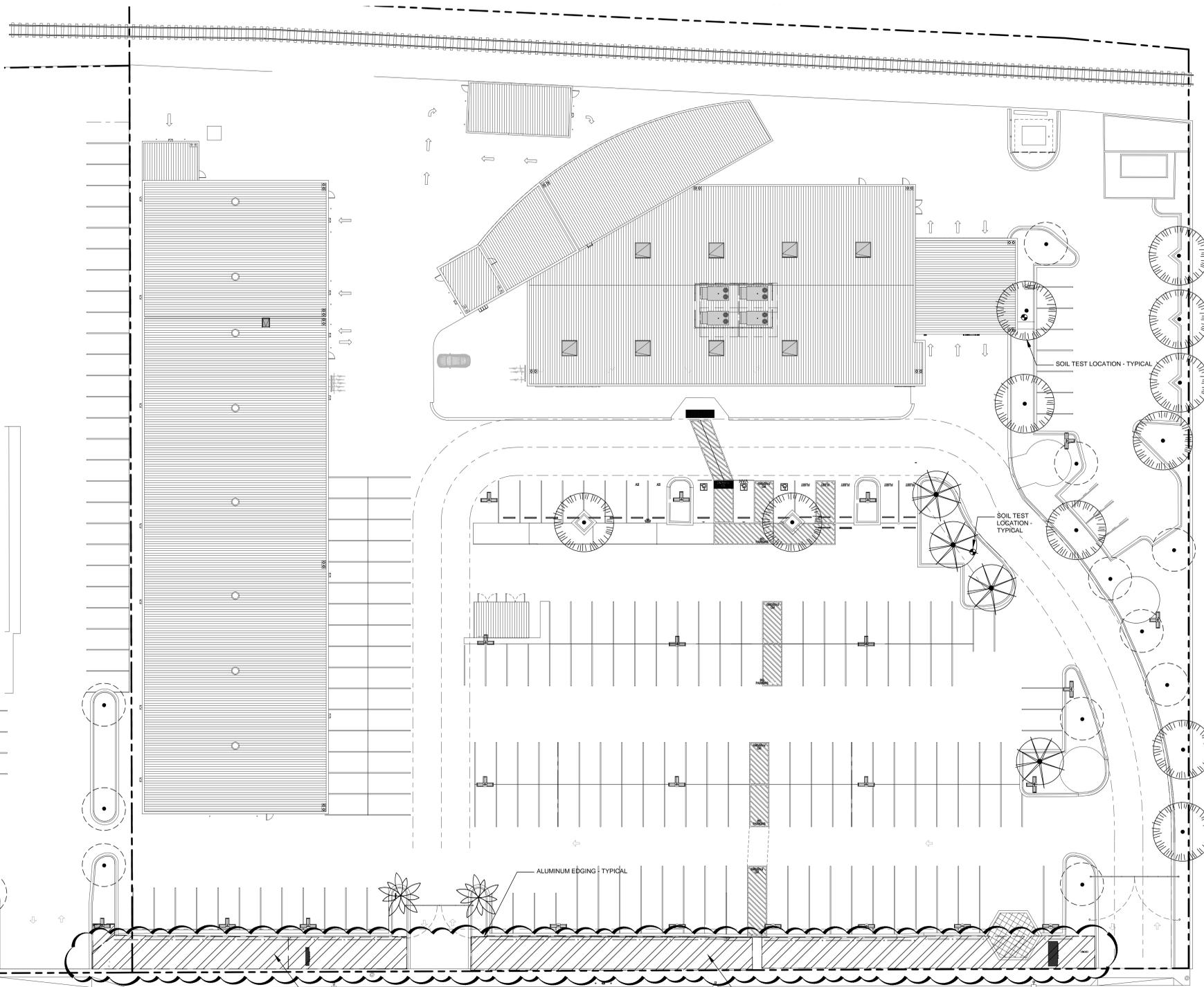
Project Number: 22096  
Drawn By: MS  
Checked By: JM  
Approved By: JM

Sheet Title:

**OVERALL TREE  
PLANTING PLAN**

Sheet Number:

**L-2.1**



CONTRACTOR TO PATCH AND REPAIR ALL EXISTING TURF IN THIS AREA FOR 100% PLANT COVERAGE - TYP.

CONTRACTOR TO PATCH AND REPAIR ALL EXISTING TURF IN THIS AREA FOR 100% PLANT COVERAGE - TYP.



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*John Massoud*

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TOTAL LANDSCAPE AREA = ±7,153 S.F.

**TREE LEGEND**

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	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	14" BTH	LOW	2
	<b>EXISTING TREES</b>				
	EXISTING PALM TREE TO REMAIN AND PROTECT IN PLACE LOCATION IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED IN FIELD.				

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS FACTOR	QUANTITY
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL.	30" O.C.	LOW	5
	AGAVE DESMETTIANA 'VARIEGATA'	SMOOTH AGAVE	5 GAL.	30" O.C.	LOW	3
	DIANELLA TASMANICA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	16" O.C.	LOW	276
	DIANELLA TASMANICA 'VARIEGATA'	WHITE STRIPED TASMAN FLAX LILY	1 GAL.	30" O.C.	LOW	67
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<b>GROUND COVER</b>						
	LANTANA MONTEVIDENSIS 'ALBA'	WHITE TRAILING LANTANA	5 GAL.	5" O.C.	LOW	137
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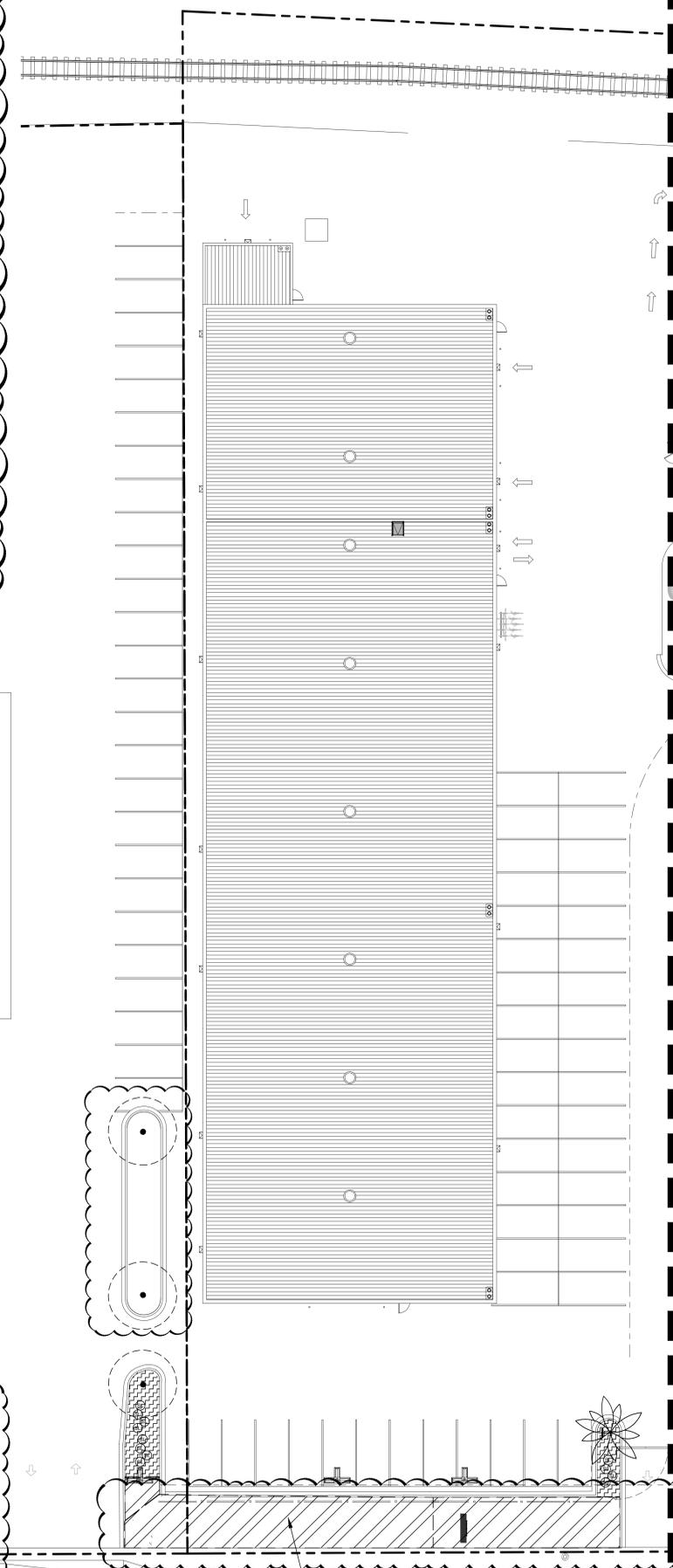
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Client:  
**Brandon Steven Motors**  
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Project:  
**Hyundai Carson**  
2205 E 223rd St, Carson, CA 91810

Project Number: 22096  
Drawn By: MS  
Checked By: JM  
Approved By: JM

Sheet Title:  
**ENLARGED PLANTING PLAN**  
Sheet Number:  
**L-2.2**



MATCHLINE - SEE SHEET L-2.3

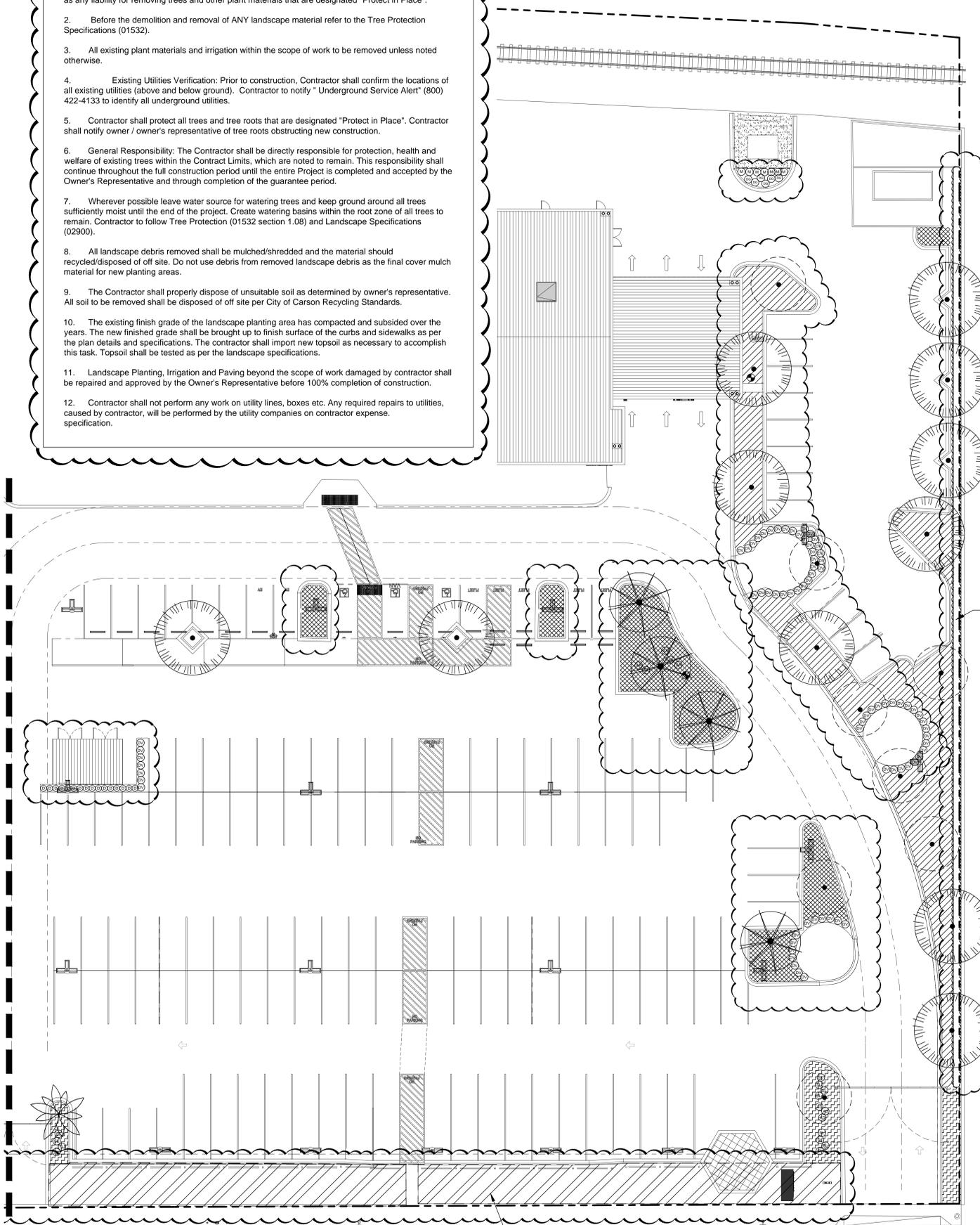
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EAST 223RD STREET

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MATCHLINE - SEE SHEET L-2.3



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	<b>EXISTING TREES</b>				
	EXISTING PALM TREE TO REMAIN AND PROTECT IN PLACE LOCATION IS APPROXIMATE. FINAL LOCATION TO BE DETERMINED IN FIELD.				

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS FACTOR	QUANTITY
<b>SHRUBS</b>						
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL.	30" O.C.	LOW	5
	AGAVE DESMETTIANA 'VARIEGATA'	SMOOTH AGAVE	5 GAL.	30" O.C.	LOW	3
	DIANELLA TASMANICA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL.	16" O.C.	LOW	276
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2205 E 223rd St, Carson, CA 91810

Project:  
**Hyundai Carson**  
2205 E 223rd St, Carson, CA 91810

Project Number: 22096  
Drawn By: MS  
Checked By: JM  
Approved By: JM

Sheet Title:  
**ENLARGED PLANTING PLAN**

Sheet Number:  
**L-2.3**





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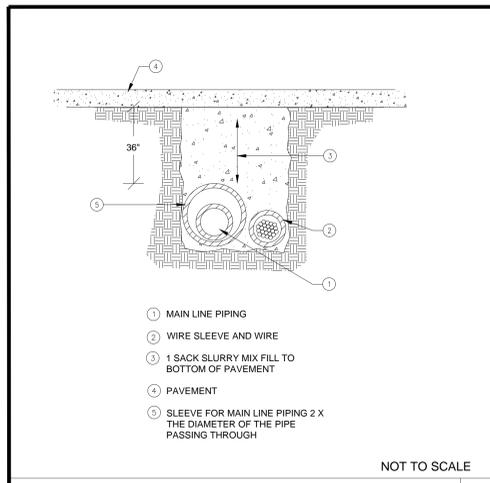
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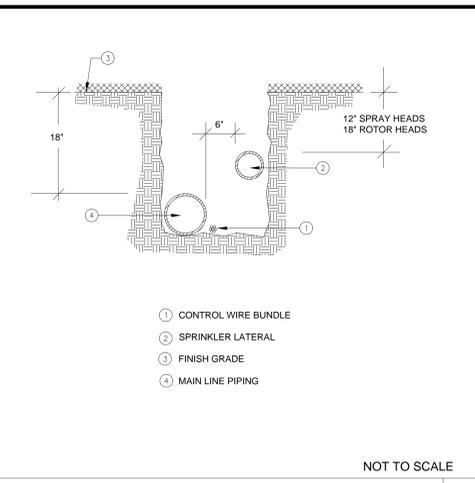
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- 1 MAIN LINE PIPING
- 2 WIRE SLEEVE AND WIRE
- 3 1 SACK SLURRY MIX FILL TO BOTTOM OF PAVEMENT
- 4 PAVEMENT
- 5 SLEEVE FOR MAIN LINE PIPING 2 X THE DIAMETER OF THE PIPE PASSING THROUGH

NOT TO SCALE

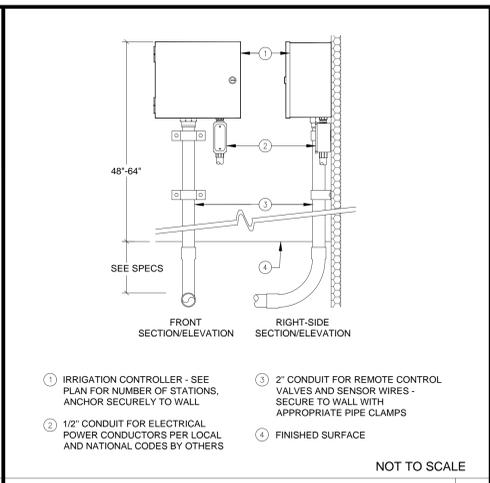
**TRENCHING UNDER PAVING** 5



- 1 CONTROL WIRE BUNDLE
- 2 SPRINKLER LATERAL
- 3 FINISH GRADE
- 4 MAIN LINE PIPING

NOT TO SCALE

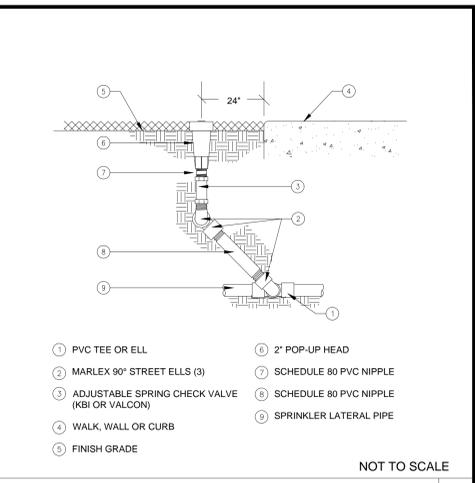
**PIPE PLACEMENT AND TRENCHING** 4



- 1 IRRIGATION CONTROLLER - SEE PLAN FOR NUMBER OF STATIONS, ANCHOR SECURELY TO WALL
- 2 2" CONDUIT FOR REMOTE CONTROL VALVES AND SENSOR WIRES - SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS
- 3 1/2" CONDUIT FOR ELECTRICAL POWER CONDUCTORS PER LOCAL AND NATIONAL CODES BY OTHERS
- 4 FINISHED SURFACE
- 5 2" CONDUIT FOR REMOTE CONTROL VALVES AND SENSOR WIRES - SECURE TO WALL WITH APPROPRIATE PIPE CLAMPS
- 6 2" POP-UP HEAD
- 7 SCHEDULE 80 PVC NIPPLE
- 8 SCHEDULE 80 PVC NIPPLE
- 9 SPRINKLER LATERAL PIPE

NOT TO SCALE

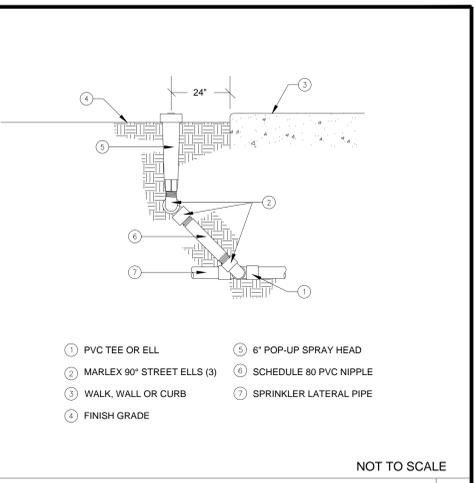
**CONTROLLER-WALL MOUNT** 3



- 1 PVC TEE OR ELL
- 2 MARLEX 90° STREET ELLS (3)
- 3 ADJUSTABLE SPRING CHECK VALVE (KBI OR VALCON)
- 4 WALK, WALL OR CURB
- 5 FINISH GRADE
- 6 2" POP-UP HEAD
- 7 SCHEDULE 80 PVC NIPPLE
- 8 SCHEDULE 80 PVC NIPPLE
- 9 SPRINKLER LATERAL PIPE

NOT TO SCALE

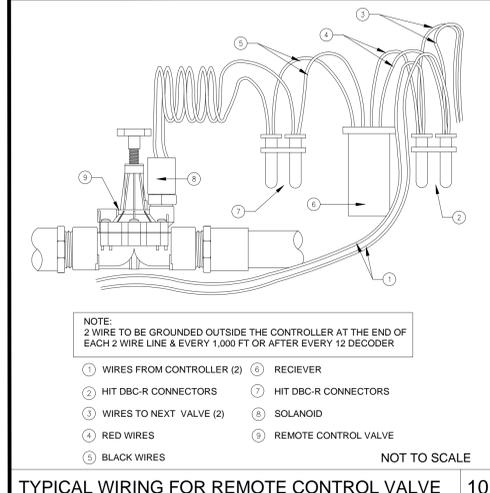
**POP-UP BUBBLER HEAD** 2



- 1 PVC TEE OR ELL
- 2 MARLEX 90° STREET ELLS (3)
- 3 WALK, WALL OR CURB
- 4 FINISH GRADE
- 5 6" POP-UP SPRAY HEAD
- 6 SCHEDULE 80 PVC NIPPLE
- 7 SPRINKLER LATERAL PIPE

NOT TO SCALE

**POP-UP SHRUB HEAD** 1

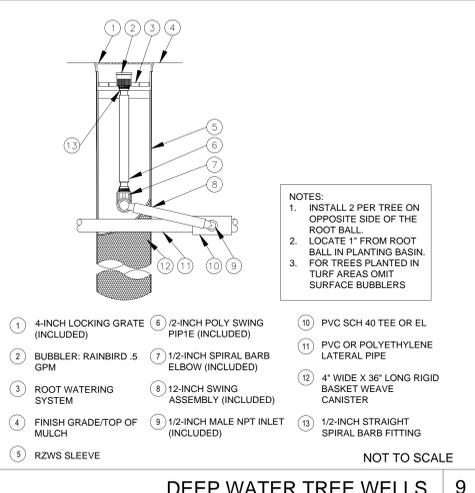


NOTE:  
2 WIRE TO BE GROUNDED OUTSIDE THE CONTROLLER AT THE END OF EACH 2 WIRE LINE & EVERY 1,000 FT OR AFTER EVERY 12 DECODER

- 1 WIRES FROM CONTROLLER (2)
- 2 HIT DBC-R CONNECTORS
- 3 WIRES TO NEXT VALVE (2)
- 4 RED WIRES
- 5 BLACK WIRES
- 6 RECIEVER
- 7 HIT DBC-R CONNECTORS
- 8 SOLAENOID
- 9 REMOTE CONTROL VALVE

NOT TO SCALE

**TYPICAL WIRING FOR REMOTE CONTROL VALVE** 10

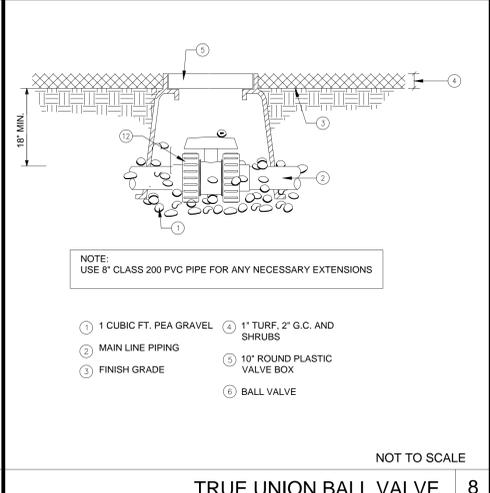


NOTES:  
1. INSTALL 2 PER TREE ON OPPOSITE SIDE OF THE ROOT BALL.  
2. LOCATE 1" FROM ROOT BALL IN PLANTING BASIN.  
3. FOR TREES PLANTED IN TURF AREAS OMIT SURFACE BUBBLERS

- 1 4-INCH LOCKING GRATE (INCLUDED)
- 2 BUBBLER: RAINBIRD 5 GPM
- 3 ROOT WATERING SYSTEM
- 4 FINISH GRADE/TOP OF MULCH
- 5 RZWS SLEEVE
- 6 1/2-INCH POLY SWING PIPE (INCLUDED)
- 7 1/2-INCH SPIRAL BARB ELBOW (INCLUDED)
- 8 12-INCH SWING ASSEMBLY (INCLUDED)
- 9 1/2-INCH MALE NPT INLET (INCLUDED)
- 10 PVC SCH 40 TEE OR EL
- 11 PVC OR POLYETHYLENE LATERAL PIPE
- 12 4" WIDE X 36" LONG RIGID BASKET WEAVE CANISTER
- 13 1/2-INCH STRAIGHT SPIRAL BARB FITTING

NOT TO SCALE

**DEEP WATER TREE WELLS** 9

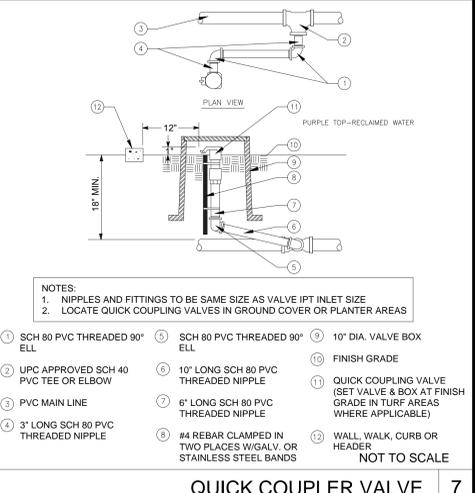


NOTE:  
USE 8" CLASS 200 PVC PIPE FOR ANY NECESSARY EXTENSIONS

- 1 1 CUBIC FT. PEA GRAVEL
- 2 MAIN LINE PIPING
- 3 FINISH GRADE
- 4 1" TURF, 2" G.C. AND SHRUBS
- 5 10" ROUND PLASTIC VALVE BOX
- 6 BALL VALVE

NOT TO SCALE

**TRUE UNION BALL VALVE** 8

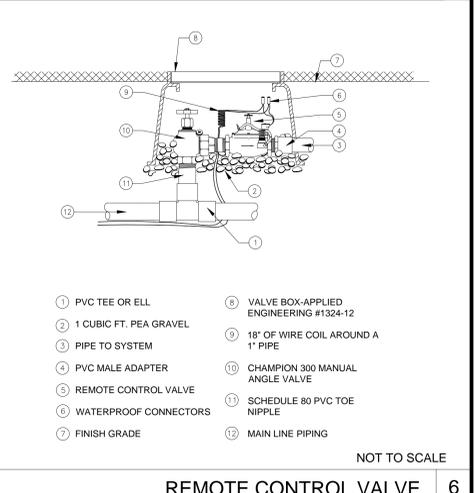


NOTES:  
1. NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE INLET SIZE  
2. LOCATE QUICK COUPLING VALVES IN GROUND COVER OR PLANTER AREAS

- 1 SCH 80 PVC THREADED 90° ELL
- 2 UPC APPROVED SCH 40 PVC TEE OR ELBOW
- 3 PVC MAIN LINE
- 4 3" LONG SCH 80 PVC THREADED NIPPLE
- 5 SCH 80 PVC THREADED 90° ELL
- 6 10" LONG SCH 80 PVC THREADED NIPPLE
- 7 6" LONG SCH 80 PVC THREADED NIPPLE
- 8 #4 REBAR CLAMPED IN TWO PLACES W/ GALV. OR STAINLESS STEEL BANDS
- 9 10" DIA. VALVE BOX
- 10 FINISH GRADE
- 11 QUICK COUPLING VALVE (SET VALVE & BOX AT FINISH GRADE IN TURF AREAS WHERE APPLICABLE)
- 12 WALL, WALK, CURB OR HEADER

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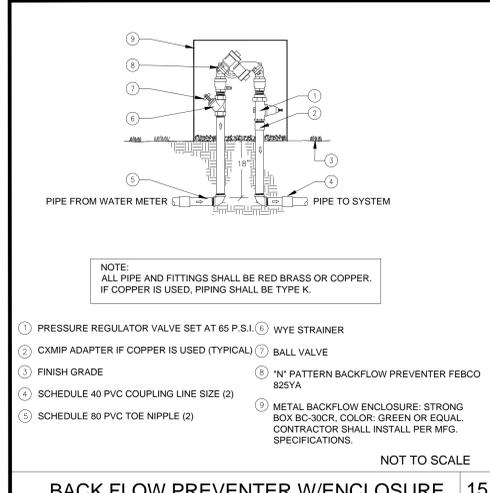
**QUICK COUPLER VALVE** 7



- 1 PVC TEE OR ELL
- 2 1 CUBIC FT. PEA GRAVEL
- 3 PIPE TO SYSTEM
- 4 PVC MALE ADAPTER
- 5 REMOTE CONTROL VALVE
- 6 WATERPROOF CONNECTORS
- 7 FINISH GRADE
- 8 VALVE BOX-APPLIED ENGINEERING #1324-12
- 9 18" OF WIRE COIL AROUND A 1" PIPE
- 10 CHAMPION 300 MANUAL ANGLE VALVE
- 11 SCHEDULE 80 PVC TOE NIPPLE
- 12 MAIN LINE PIPING

NOT TO SCALE

**REMOTE CONTROL VALVE** 6

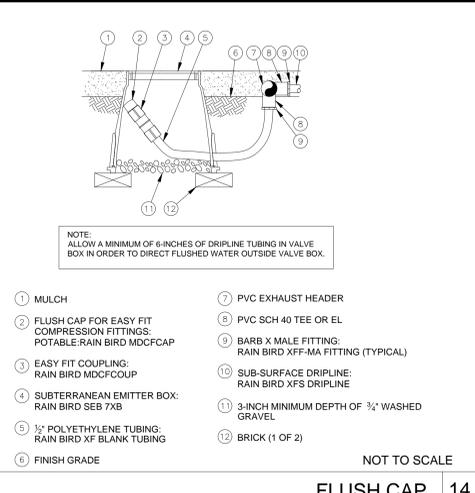


NOTE:  
ALL PIPE AND FITTINGS SHALL BE RED BRASS OR COPPER. IF COPPER IS USED, PIPING SHALL BE TYPE K.

- 1 PRESSURE REGULATOR VALVE SET AT 65 P.S.I.
- 2 CMXP ADAPTER IF COPPER IS USED (TYPICAL)
- 3 FINISH GRADE
- 4 SCHEDULE 40 PVC COUPLING LINE SIZE (2)
- 5 SCHEDULE 40 PVC TOE NIPPLE (2)
- 6 WYE STRAINER
- 7 BALL VALVE
- 8 "N" PATTERN BACKFLOW PREVENTER FEBCO 825YA
- 9 METAL BACKFLOW ENCLOSURE: STRONG BOX BC-30CR, COLOR: GREEN OR EQUAL. CONTRACTOR SHALL INSTALL PER MFG. SPECIFICATIONS.

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**BACK FLOW PREVENTER W/ENCLOSURE** 15

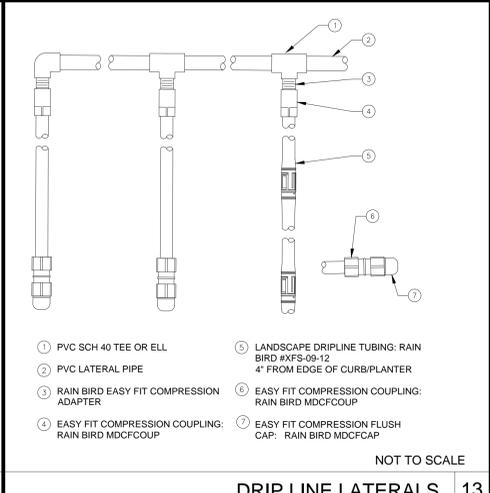


NOTE:  
ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

- 1 MULCH
- 2 FLUSH CAP FOR EASY FIT COMPRESSION FITTINGS: POTABLE: RAIN BIRD MDCFCAP
- 3 EASY FIT COUPLING: RAIN BIRD MDCFCOUP
- 4 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 5 1/2" POLYETHYLENE TUBING: RAIN BIRD XF BLANK TUBING
- 6 FINISH GRADE
- 7 PVC EXHAUST HEADER
- 8 PVC SCH 40 TEE OR EL
- 9 BARB X MALE FITTING: RAIN BIRD XFF-MA FITTING (TYPICAL)
- 10 SUB-SURFACE DRIPLINE: RAIN BIRD XFS DRIPLINE
- 11 3-INCH MINIMUM DEPTH OF 3/4" WASHED GRAVEL
- 12 BRICK (1 OF 2)

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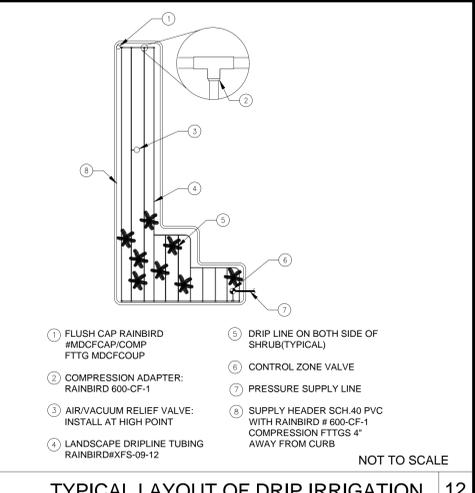
**FLUSH CAP** 14



- 1 PVC SCH 40 TEE OR ELL
- 2 PVC LATERAL PIPE
- 3 RAIN BIRD EASY FIT COMPRESSION ADAPTER
- 4 EASY FIT COMPRESSION COUPLING: RAIN BIRD MDCFCOUP
- 5 LANDSCAPE DRIPLINE TUBING: RAIN BIRD XFS-09-12 4" FROM EDGE OF CURB/PLANTER
- 6 EASY FIT COMPRESSION COUPLING: RAIN BIRD MDCFCOUP
- 7 EASY FIT COMPRESSION FLUSH CAP: RAIN BIRD MDCFCAP

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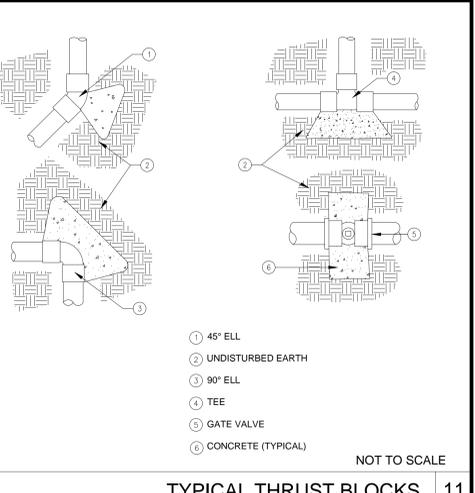
**DRIPLINE LATERALS** 13



- 1 FLUSH CAP RAINBIRD #MDCFCAP/COMP FTTG MDCFCOUP
- 2 COMPRESSION ADAPTER: RAINBIRD 600-CF-1
- 3 AIR/VACUUM RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINT
- 4 LANDSCAPE DRIPLINE TUBING RAINBIRD XFS-09-12
- 5 DRIP LINE ON BOTH SIDE OF SHRUB (TYPICAL)
- 6 CONTROL ZONE VALVE
- 7 PRESSURE SUPPLY LINE
- 8 SUPPLY HEADER SCH-40 PVC WITH RAINBIRD # 600-CF-1 COMPRESSION FITTINGS 4" AWAY FROM CURB

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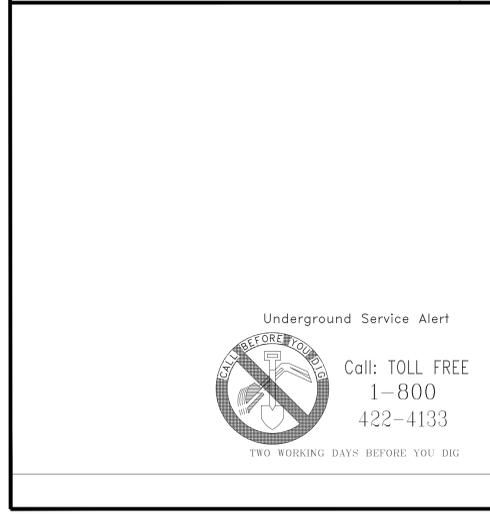
**TYPICAL LAYOUT OF DRIPL IRRIGATION** 12



- 1 45° ELL
- 2 UNDISTURBED EARTH
- 3 90° ELL
- 4 TEE
- 5 GATE VALVE
- 6 CONCRETE (TYPICAL)

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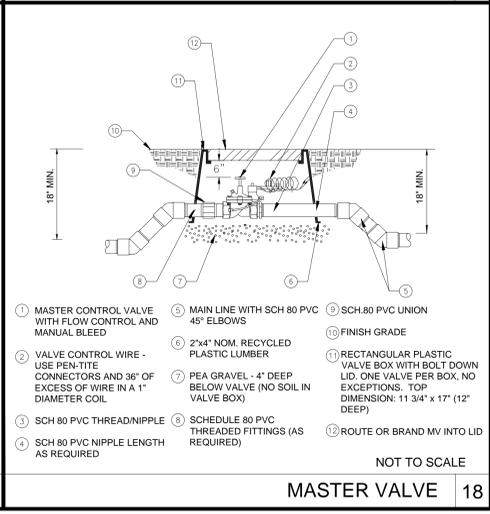
**TYPICAL THRUST BLOCKS** 11



- 1 FINISH GRADE
- 2 VALVE BOX PER PLAN
- 3 CONTROL WIRES WITH 12" MIN. SERVICE COIL AND WATERPROOF WIRE SPLICE CONNECTORS - WIRE COLORS PER SPECIFICATIONS
- 4 FLOW SENSOR PER SPECIFICATIONS
- 5 PVC 45 DEGREE ELL (TYP.)
- 6 MINIMUM 10x PIPE DIAMETER UPSTREAM & MINIMUM 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
- 7 PVC 45 DEGREE ELL (TYP.) BUSH DOWN TO FLOW METER SIZE AS NECESSARY
- 8 PVC MAINLINE - LENGTH AS REQUIRED - SEE SPECIFICATIONS FOR TYPE AND DEPTH
- 9 GRAVEL (1 CU. FT.)
- 10 CONTINUOUS BRICK SUPPORTS
- 11 VALVE BOX EXTENSIONS
- 12 AS REQUIRED

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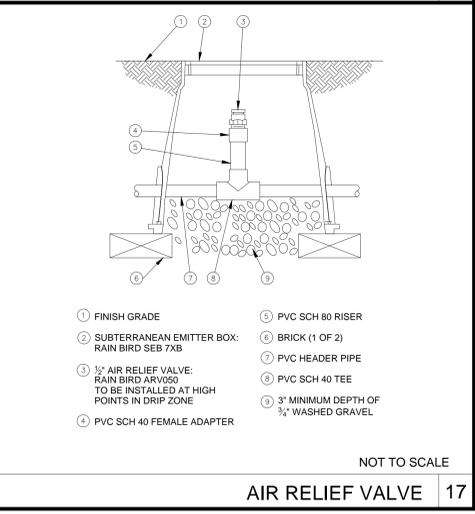
**FLOW SENSOR** 19



- 1 MASTER CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED
- 2 VALVE CONTROL WIRE - USE PEN-TITE CONNECTORS AND 36" OF EXCESS OF WIRE IN A 1" DIAMETER COIL
- 3 SCH 80 PVC THREAD/NIPPLE
- 4 SCH 80 PVC NIPPLE LENGTH AS REQUIRED
- 5 MAIN LINE WITH SCH 80 PVC 45° ELBOWS
- 6 2"x4" NOM. RECYCLED PLASTIC LUMBER
- 7 PEA GRAVEL - 4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
- 8 SCHEDULE 80 PVC THREADED FITTINGS (AS REQUIRED)
- 9 SCH 80 PVC UNION
- 10 FINISH GRADE
- 11 RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX. NO EXCEPTIONS. TOP DIMENSION: 11 3/4" x 17" (12" DEEP)
- 12 ROUTE OR BRAND MV INTO LID

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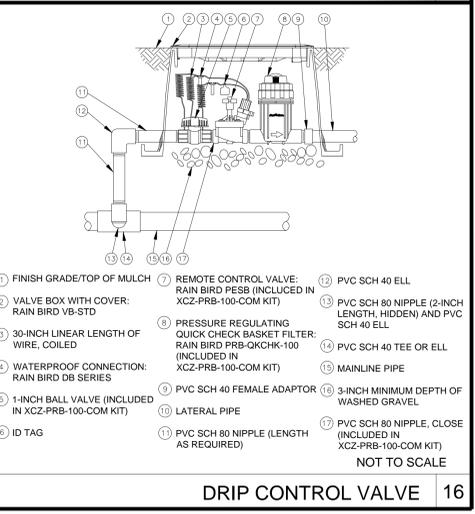
**MASTER VALVE** 18



- 1 FINISH GRADE
- 2 SUBTERRANEAN EMITTER BOX: RAIN BIRD SEB 7XB
- 3 1/2" AIR RELIEF VALVE: RAIN BIRD ARV050 TO BE INSTALLED AT HIGH POINTS IN DRIP ZONE
- 4 PVC SCH 40 FEMALE ADAPTER
- 5 PVC SCH 80 RISER
- 6 BRICK (1 OF 2)
- 7 PVC HEADER PIPE
- 8 PVC SCH 40 TEE
- 9 3" MINIMUM DEPTH OF 3/4" WASHED GRAVEL

NOT TO SCALE

**AIR RELIEF VALVE** 17



- 1 FINISH GRADE/TOP OF MULCH
- 2 VALVE BOX WITH COVER: RAIN BIRD VB-STD
- 3 30-INCH LINEAR LENGTH OF WIRE, COILED
- 4 WATERPROOF CONNECTION: RAIN BIRD DB SERIES
- 5 1-INCH BALL VALVE (INCLUDED IN XCZ-PRB-100-COM KIT)
- 6 ID TAG
- 7 REMOTE CONTROL VALVE: RAIN BIRD PRESS (INCLUDED IN XCZ-PRB-100-COM KIT)
- 8 PRESSURE REGULATING QUICK CHECK BASKET FILTER: RAIN BIRD PRB-QKCHK-100 (INCLUDED IN XCZ-PRB-100-COM KIT)
- 9 PVC SCH 40 FEMALE ADAPTOR
- 10 LATERAL PIPE
- 11 PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- 12 PVC SCH 40 ELL
- 13 PVC SCH 80 NIPPLE (2-INCH LENGTH, HIDDEN) AND PVC SCH 40 ELL
- 14 PVC SCH 40 TEE OR ELL
- 15 MAINLINE PIPE
- 16 3-INCH MINIMUM DEPTH OF WASHED GRAVEL
- 17 PVC SCH 80 NIPPLE, CLOSE (INCLUDED IN XCZ-PRB-100-COM KIT)

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**DRIPL CONTROL VALVE** 16

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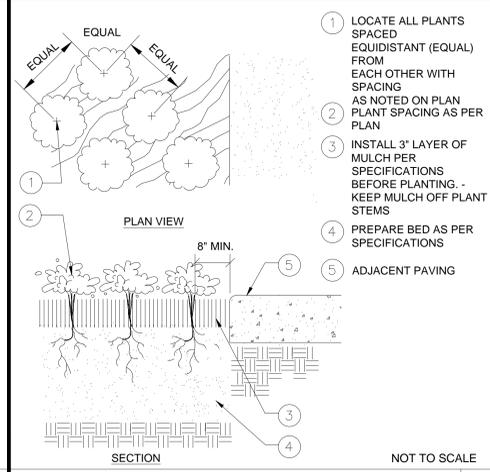
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Project Number: 22096  
Drawn By: MS  
Checked By: JM  
Approved By: JM

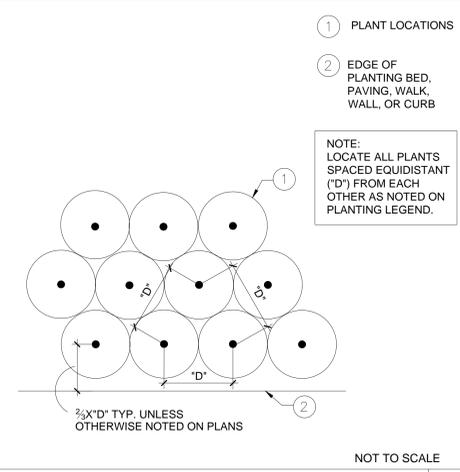
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**IRRIGATION DETAILS**

Sheet Number:  
**L-3.1**



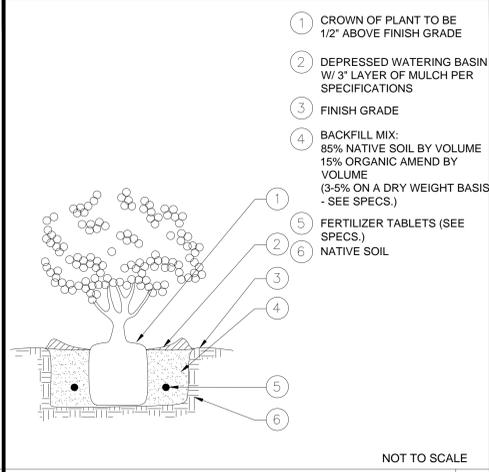
- 1 LOCATE ALL PLANTS SPACED EQUIDISTANT (EQUAL) FROM EACH OTHER WITH SPACING AS NOTED ON PLAN
- 2 PLANT SPACING AS PER PLAN
- 3 INSTALL 3" LAYER OF MULCH PER SPECIFICATIONS BEFORE PLANTING. - KEEP MULCH OFF PLANT STEMS
- 4 PREPARE BED AS PER SPECIFICATIONS
- 5 ADJACENT PAVING

G.C. SPACING/PLANTING 4 NOT TO SCALE



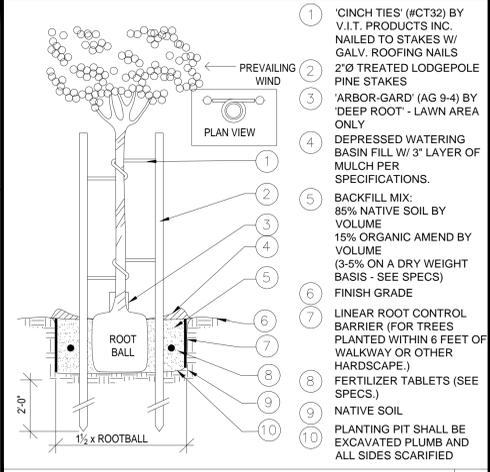
- 1 PLANT LOCATIONS
  - 2 EDGE OF PLANTING BED, PAVING, WALK, WALL, OR CURB
- NOTE:  
LOCATE ALL PLANTS SPACED EQUIDISTANT ("D") FROM EACH OTHER AS NOTED ON PLANTING LEGEND.

SHRUB SPACING 3 NOT TO SCALE



- 1 CROWN OF PLANT TO BE 1/2" ABOVE FINISH GRADE
- 2 DEPRESSED WATERING BASIN W/ 3" LAYER OF MULCH PER SPECIFICATIONS
- 3 FINISH GRADE
- 4 BACKFILL MIX: 85% NATIVE SOIL BY VOLUME 15% ORGANIC AMEND BY VOLUME (3-5% ON A DRY WEIGHT BASIS - SEE SPECS.)
- 5 FERTILIZER TABLETS (SEE SPECS.)
- 6 NATIVE SOIL

SHRUB PLANTING 2 NOT TO SCALE



- 1 'CINCH TIES' (#CT32) BY V.I.T. PRODUCTS INC. NAILED TO STAKES W/ GALV. ROOFING NAILS
- 2 2"Ø TREATED LODGEPOLE PINE STAKES
- 3 'ARBOR-GARD' (AG 9-4) BY 'DEEP ROOT' - LAWN AREA ONLY
- 4 DEPRESSED WATERING BASIN FILL W/ 3" LAYER OF MULCH PER SPECIFICATIONS.
- 5 BACKFILL MIX: 85% NATIVE SOIL BY VOLUME 15% ORGANIC AMEND BY VOLUME (3-5% ON A DRY WEIGHT BASIS - SEE SPECS.)
- 6 FINISH GRADE
- 7 LINEAR ROOT CONTROL BARRIER (FOR TREES PLANTED WITHIN 6 FEET OF WALKWAY OR OTHER HARDSCAPE.)
- 8 FERTILIZER TABLETS (SEE SPECS.)
- 9 NATIVE SOIL
- 10 PLANTING PIT SHALL BE EXCAVATED PLUMB AND ALL SIDES SCARIFIED

TREE PLANTING - DOUBLE STAKED 1 NOT TO SCALE

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Project:  
**Hyundai Carson**

2205 E 223rd St, Carson, CA 91810

Project Number: 22096  
Drawn By: MS  
Checked By: JM  
Approved By: JM

Sheet Title:  
**PLANTING DETAILS & SOILS REPORT**

Sheet Number:  
**L-3.2**





Signed & Sealed:

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Sheet Title:  
**IRRIGATION SPECIFICATIONS**

Sheet Number:  
**L4.1**

SECTION 02810  
 LANDSCAPE IRRIGATION SYSTEM

1.0 GENERAL

1.1 DESCRIPTION:

- A. Division 1 applies to this Section. Provide all labor, materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with furnishing, delivery, and installation of the Work of this Section, complete as shown on the Drawings and/or specified herein.
- B. Work in This Section: Principal items include:
  1. Irrigation mains.
  2. Laterals.
  3. Sprinkler heads.
  4. Control valves.
  5. Coupler valves, etc.
  6. Automatic controllers.
- C. Related Work Not In This Section: Examine all Sections for Work related to Work of this Section; principal items of which are:
  1. Section 01532 - Tine Protection
  - Section 02900 - Landscape
  - Section 02970 - Landscape Maintenance

1.2 QUALITY ASSURANCE AND REQUIREMENTS:

- A. Permits and Fees: Contractor shall obtain and pay for any and all permits and all inspections as required.
- B. Manufacturer's Directions: The manufacturer's directions and detailed drawings shall be followed in all cases where the manufacturers of articles used in this contract furnish directions covering points not shown in the Drawings and Specifications.
- C. Ordinances and Regulations: All local, municipal and state laws, and rules and regulations governing or relating to any portion of this Work are hereby incorporated into and made a part of these Specifications, and their provisions shall be carried out by the Contractor. Anything contained in these Specifications shall not be construed to conflict with any of the above rules and regulations or requirements of the same. However, when these Specifications and Drawings call for, or describe materials, workmanship, or construction of a better quality, higher standard, or larger size than is required by the above rules and regulations, the provisions of these Specifications and Drawings shall take precedence.
- D. Explanation of Drawings:
  1. Due to the scale of the Drawings, it is not possible to indicate all offsets, fittings, sleeves, etc. which may be required. The Contractor shall carefully investigate the structural and finished conditions affecting all of his Work and plan his Work accordingly, furnishing such fittings, etc., as may be required to meet such conditions. Drawings are diagrammatic and indicative of the Work to be installed. The Work shall be installed in such a manner as to avoid conflicts between irrigation systems, planting, and architectural features.
  2. All Work called for on the Drawings by notes or details shall be furnished and installed whether or not specifically mentioned in Specifications.
  3. Contractor shall not willfully install the irrigation system as shown on the Drawings when it is obvious in the field that obstructions, grade differences or discrepancies in area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the Owner's authorized representative. In the event this notification is not performed, Contractor shall assume full responsibility for any revision necessary.
  4. Work of this Section which is affected with the Work of other trades shall be coordinated as necessary.
- E. Underwriters Laboratories: Electrical wiring, controls, motors, and devices shall be UL listed and so labeled.

1.3 SUBMITTALS:

- A. (SD\_60) Materials List:
  1. The Contractor shall furnish the articles, equipment, materials, or processes specified by name in Drawings and Specifications. No substitutions will be allowed without prior written acceptance by the Architect.
  2. Complete material list shall be submitted prior to performing any Work. Material list shall include manufacturer, model number, and description of all materials and equipment to be used.
  3. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense.
  4. Approval of any item, alternate, or substitute indicated only that the product or products apparently meet the requirements of the Drawings and Specifications of the basis of the information or samples submitted.
  5. Manufacturer's warranties shall not relieve Contractor of his liability under the guarantee. Such warranties shall only supplement the guarantee.
  6. If equipment is as specified, no manufacturer descriptive catalogs are necessary in submital.
- B. Record Drawings:
  1. Contractor shall provide and keep up to date and complete "as-built" record set of black line Xerox prints which shall be corrected daily and shown every change from the original Drawings and Specifications and exact "as-built" locations, sizes, and kinds of equipment. Prints for these purposes may be obtained from the Architect at cost. This set of Drawings shall be kept on the site and shall be used only as a record set.
  2. These Drawings shall also serve as Work progress sheets and shall be the basis for measurement and payment for Work completed. These Drawings shall be available at all times for site reviews and shall be kept in a location designated by the Architect. Should the record as, built progress sheets not be available for review or not up to date at the time of any site reviews, it will be assumed that no Work has been completed and the Contractor will be assessed the cost of that site visit at the current billing rate of the Architect. No other inspections shall take place prior to payment of that assessment.
  3. The Contractor shall make neat and legible notations on the as-built progress sheets daily as Work proceeds, showing the Work as actually installed. For example, should a piece of equipment be installed in a location that does not match the plan, the Contractor must indicate that equipment has been relocated in a graphic manner so as to match the original symbols as indicated in the irrigation legend. The relocated equipment and dimensions will then be transferred to the original as-built plan at the proper time.
  4. Before the date of the final site review, Contractor shall transfer all information from the as-built prints to mylar showing all information from the as-built plans. The dimensions shall be made so as to be easily readable even on the final controller chart (See Section C below) The original mylar as-built plan shall be submitted to the Architect for approval prior to the making of the controller chart.
  5. The Contractor shall dimension from two permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following items:
    - a. Connection to existing water lines.
    - b. Connection to existing electrical power.
    - c. Gate valves.
    - d. Routing of sprinkler pressure lines. (Dimension max. 100' along routing.)
    - e. Sprinkler control valves.
    - f. Routing of control wiring.
    - g. Quick coupling valves.
    - h. Other related equipment as directed by the Architect.
  6. On or before the date of the final site review, the Contractor shall deliver the corrected and completed mylars to the Architect. Delivery of the mylars will not relieve the Contractor of the responsibility of furnishing required information that may be omitted from the Drawings.
- C. Controller Charts:
  1. Record Drawings shall be approved by the Architect before controller charts are prepared.
  2. Provide one controller chart for each controller supplied.
  3. The chart shall show the area controlled by the automatic controller and shall be the maximum size which the controller door will allow.
  4. The chart is to be a reduced drawing of the actual as-built system, of a maximum size that will fit inside controller housing, double sided if required for readability.
  5. The chart shall be a blackline print and a different color shall be used to indicate area of coverage for each station, using pastel or transparent colors.
  6. When completed and approved, the chart shall be hermetically sealed between two pieces of plastic, each piece being a minimum 20 mils.
  7. These charts shall be completed and approved prior to final acceptance of the irrigation system.
- D. Operation and Maintenance Manuals:
  1. Prepare and deliver to the Architect within 10 calendar days prior to completion of construction, two hard cover binders with three rings containing the following information:
    - a. Index sheets stating Contractor's address and telephone number, list of equipment with name and addresses of local manufacturer's representative.
    - b. Catalog and part sheets on all materials and equipment installed under this Contract.
    - c. Guarantee statement.
    - d. Complete operating and maintenance instruction on all major equipment.
  2. In addition to the above mentioned maintenance manuals, provide the Owner's maintenance personnel with instructions for major equipment, and show evidence in writing to the Architect at the conclusion of the project that this service has been rendered.
- E. Equipment to Be Furnished:
  1. At time of final acceptance, Irrigation Contractor shall deliver to the City:
    - a. Two (2) keys for opening valve boxes.
    - b. Two (2) keys for each automatic controller.
    - c. Hose and Swivel Assemblies: Supply one (1) set of hose and swivel assemblies for every five (5) quick coupler valves installed.
    - d. Two special wrenches suitable for operating each type of shut-off valve installed.
    - e. Tools for disassembly and assembly, or adjustment, of each type equipment used in this installation requiring such special tools.
    - f. Operating instructions and parts lists, as printed by each manufacturer of each type equipment installed. Refer to "Material" section of the specifications and legend on the drawings.
    - g. List of equipment with names and addresses of local manufacturer representatives.
    - h. "As-built" drawings and controller charts.
  2. The above mentioned equipment shall be turned over to the Owner at the conclusion of the project. Before final acceptance can occur, evidence that the Owner has received material must be shown to Architect.

1.4 PRODUCT DELIVERY, STORAGE, AND HANDLING:

- A. Contractor is cautioned to exercise care in handling, loading, unloading, and storing of PVC pipe and fittings. All PVC pipe shall be transported in a vehicle which allows the length of pipe to lie flat so as not to subject it to undue bending or concentrated external load at any point. Any section of pipe that has been dented or damaged will be discarded and, if installed shall be replaced with new piping.

1.5 SUBSTITUTIONS:

- A. Substitutions: If the Irrigation Contractor wishes to substitute any equipment or materials for those equipment or materials listed on the Irrigation Drawings and Specifications, he may do so by providing the following information to the Architect for approval, in conformance with Section 01340.
  1. Provide a statement indicating the reason for making the substitution. Use a separate sheet of paper for each item to be substituted.
  2. Provide descriptive catalog literature, performance charts and flow charts for each item to be substituted.
  3. Provide the amount of cost savings if the substituted item is approved.
  4. Approval of any item as a substitution or alternate is for design only, based on information or samples provided by the Contractor.
  5. Contractor shall be responsible for the total performance of such substitution to equal or surpass the original in every respect.
  6. If the substitution proves to be unsatisfactory in the opinion of the Architect, Contractor shall remove such Work and replace it with originally specified item, including installation as part of the Work of this Section.
- B. Architect Responsibility: Architect shall have the sole responsibility for accepting or rejecting any substituted item as approved equal to equipment and materials listed on the Irrigation Drawings and Specifications.

1.6 GUARANTEE:

- A. The one (1) year guarantee for sprinkler irrigation system shall be made in accordance with Section 01700. A copy of the guarantee form shall be included in the operations and maintenance manual.

2.0 PRODUCTS

2.1 MATERIALS:

- A. Materials for irrigation installation shall be new materials and as specified unless specifically approved in writing by the Owner's representative as equal products. They shall conform to provisions of the Drawings and Specifications.
- B. Pipe & Fittings:
  1. Pressure Main Line Piping and Fittings: Sizes 2, 1/2" and smaller shall be Schedule 40 PVC, on surface Schedule 40 galvanized pipe and fittings.
  2. Non-Pressure Lines (buried): Shall be PVC Class 200.
  3. Plastic fitting shall be the schedule of pipe being fitted (Sch. 40 and 80), PVC II, N.S.F. rated. Plastic fitting shall be polyvinyl chloride (PVC) high impact, extruded from B.F. Goodrich Geon 8702 A similar and equal to Lanco Industries, Stokes Mfg. Co., or equal, and PVC solvent weld cement as recommended by pipe manufacturers.
  4. All pipe and fittings shall conform to specific requirements as follows:
    - a. PVC (Solvent Weld):
      - (i) Pipe: Manufactured from virgin polyvinyl chloride compound in accordance with ASTM D 1785or ASTM D 2241, cell classification 12454B, hydrostatic design stress rating not less than 2,000 P.S.I.
      - (ii) Fittings (Solvent weld or thread): Standard weight, schedule 40, side gated, injection molded PVC complying with ASTM D 2466, cell classification 12454B, including threads when required.
      - (iii) PVC nipples shall be schedule 80 with machine threads.
      - (iv) All PVC pipe must be labeled with the following markings:
        - (a) Manufacturer's name.
        - (b) Nominal pipe size.
        - (c) Schedule or class.
        - (d) Pressure rating in A.S.T. (Not required on drip tubing).
        - (e) NSF National Sanitation Foundation approval (Not required on drip tubing).
        - (f) Date of extrusion.
      - (v) Solvent cement and primer for PVC solvent\_weld pipe and fittings shall be of type and installation method prescribed by the manufacturer.
    - b. Galvanized Pipe and Fittings:
      - (a) Pipe shall be galvanized steel, American National Standard Institute (ANSI), Schedule 40 galvanized, mild steel screwed pipe.
      - (b) Fittings: Scribed beaded malleable iron, or 125 pound cast iron, flanged.
      - (c) Unions 2" and Smaller: Ground joint pattern.
      - (d) Unions (Larger Than 2"): Flanged type, packed with 1/16" thick fiber gaskets.
- C. Quick Coupling Valves: Valves shall be as shown in legend and details.
- D. Hose and Swivel Assemblies: Supply 1 set of hose and swivel assemblies for every 5 quick coupling valves.
- E. Sprinkler Heads: Heads shall be of the adjustable type, sizes, and designations as shown on Drawings, or equal, and shall be sized, selected, and placed in a manner to achieve complete water coverage of areas to be watered.
- F. True Union Ball Valves: Valves shall be as shown in the plans and legend.
- G. True Union Ball Boxes: Boxes shall be round plastic valve boxes with locking covers, manufactured by Brooks or Carson or equal, and shall be of size and type as called out on the Drawings and in the details.
- H. Remote Controller and Valves: Shall be as indicated in the legend and on the drawings.
- I. Boxes For Remote Control Valves: Boxes shall be rectangular plastic boxes with locking covers, manufactured by Brooks or Carson or equal.
- J. Controller: Controller shall be as shown in legend and plans.
- K. Water Meter: Water Meter shall be as shown in legend and plans.
- L. Electrical:
  1. High Voltage: All high voltage electrical service required for automatic controller and other equipment noted on Drawing for irrigation system will be provided by others. Irrigation Contractor shall be responsible for final connection.
  2. Low Voltage: Connections between controller and remote control valves shall be made with direct burial AWG\_UF, 600 volt wire, insulation thickness 3/64", utilizing low density high molecular weight polyethylene insulation. Splices, where permitted, shall be waterproofed using Rainbird, Pen, Jite, or JM\_DEB connectors or fusible heat shrinking tubing and housed in a box. Boxes for other irrigation may be utilized for this purpose. Wire sizing shall be a minimum of #14\_UF, 600 volt underground wiring. Common wire is to be white in color, and all others a different color.
- M. Copper Pipe and Copper Fittings: Pipe and fittings shall be provided wherever local codes require its use, as for example under building slabs and attached to parking structure roofs.

3.0 EXECUTION

3.1 WORK PROCEDURES:

- A. Contractor shall follow local building codes, customary practices and as follows:
- B. General: The Contractor shall connect to existing water supply as shown on the Drawings and as necessary to carry out the intent of the Drawings and Specifications. Check location of lines, valves, other underground utilities, etc., and receive approval of Owner's representative before any installation. The Contractor shall check and verify existing water pressure and available garbage before starting Work and shall inform the Architect if not adequate as designed.
- C. Trenches, Subgrades, and Backfill: Excavate trenches, prepare subgrade and backfill true to line and grade with sufficient room for pipe fittings, testing, and inspection operations. Cut bottom of trench so that pipe barrel rests uniformly on trench bottom. Do not backfill until pipe system has been subjected to a hydrostatic test as specified.
- D. Depth: Depth of coverage for irrigation piping shall be as follows:
  1. Main lines \_ 18 inches minimum depth.
  2. Lateral lines \_ 12 inches minimum depth.
  3. Where subslab conflicts, install as deep as possible.
  4. 24 inch depth for all lines under driveways.
- E. Backfill: Backfill trenches after acceptance of Work with suitable approved material, tamping soil around pipe, and thoroughly water setting all trench fills. Trenches under walks and roads shall be backfilled in accordance with General and Special Conditions of the Specifications. Whenever subsidence of trenches occurs, the Contractor shall be responsible for restoring all to final grade.
- F. Control Valves: Locate control valves in close proximity to walks or to accessible areas; control valves shall never be more than 12" from walks or nearest access as indicated on Drawings and in a manner to make them accessible to manual operations without interference of water spray from heads.
- G. Quick Coupling Valves: Install all quick coupling valves as indicated on Drawings and to conform to the full intent and meaning of the Drawings and the Specifications.
- H. Pipe: All pipe shall be laid true and accurate to grade with full length of pipe section lying solidly on a firm base. If grade or joint of pipe is disturbed after laying, it shall be taken up and relaid.
  1. Clean interior of pipe thoroughly and remove all dirt or foreign matter before lowering pipe into trench, and keep clean during operation by plugs or other approved method. The ends of all threaded pipe shall be reamed out full size and with a long taper reamer so as to be partially self-mouthed and perfectly smooth. All offsets shall be made with fittings. All water lines shall be thoroughly flushed out before the heads are installed.
  2. Threads on pipe shall be cut with sharp clean dies to conform to American Standards Association Specifications and so that not more than 2 threads are left exposed on the pipe.
  3. Joints in all screwed metallic and metallic to plastic piping shall be made by applying specified pipe joint compound tape to the threaded end with one\_half inch lapping before screwing joints together.
  4. Do not lay pipe in water or mud. Keep ends of pipe securely closed when work is not in operations to prevent water or other matter from entering the lines.
  5. Long runs of PVC pipe shall be slightly snaked in the trench to allow for contraction.
  6. Replace without cost to the Owner any pipe that is found to be defective.
  7. Provide unions and fittings as necessary to make all connections to existing lines and to complete Work as intended on the Drawings.
  8. Install electric couplings and flanges as required at the junction of pipes or fittings made of dissimilar metal.
  9. Risers to sprinkler heads shall be schedule 80 PVC, or as shown in the details, and offset from laterals as indicated on the Drawings.
  10. All sprinkler heads next to walks, paths, parking areas, and any areas where people normally walk shall be the pop-up type. No fixed sprinkler risers shall be installed next to such walks, paths, or parking areas.
  11. Solvent weld joints will be made as follows:
    - a. Good square cuts, clean and free of debris and shavings and moisture.
    - b. Main Line Only: Apply p, 70 Weldon or equal. Finish make up of joint using Weldon 711 or equal. Hot glue will not be permitted.
- I. Tests: Test all sprinkler mains after pipe is laid and joint completed by submitting to a pressure test of 125 p.s.i. static pressure in the presence of the Owner's representative. Do not backfill any trench until the Owner's representative has approved the test. Repair any leaks until lines meet test requirements and the Owner's representative's approval. All laterals shall be tested under main pressure for leaks; any leaks shall be repaired. All tests with the exception of the laterals shall be for a duration of 4 hours with a maximum drop of 4 psi allowed.
- J. Flushing of System:
  1. After all new sprinkler pipe lines and risers are in place and connected, all necessary diversion Work has been completed, and prior to installation of sprinkler heads, the control valves shall be opened and full head of water used to flush out the system.
  2. Sprinkler heads shall be installed only after flushing of the system has been accomplished to the complete satisfaction of the Architect.
- K. Sprinkler Heads: Install sprinkler heads as directed. Where they adjoin the edges of walks, set turf pop-up heads in 2" from edge and shrub and rotor heads 6" from edge. Special conditions for installing heads shall be as shown on the Drawings.
  1. Space the sprinkler heads as shown on Drawings or as directed and as necessary to gain full water coverage of the sprinkler areas. Adjust heads as necessary, changing sizes and nozzles until Work is approved.
  2. Add sprinkler heads as needed or as directed for full water coverage of all areas without extra cost to the Owner.
  3. Make final adjustments of all sprinkler heads after soil has settled.
- L. Finish Grade: Bring all areas excavated for the installation to a neat and true finish grade to match adjoining areas.
- M. Completion: Leave entire installation in complete working order, free from any and all defects in material, workmanship, or finish, regardless of any discrepancies and/or omissions in Drawings and Specifications.

3.2 TEMPORARY REPAIRS:

- A. Owner reserves the right to make temporary repairs as necessary to keep the sprinkler system equipment in operating condition. The exercise of this right by the Owner shall not relieve the Contractor of his responsibility under the terms of the guarantee as herein specified.

3.3 MAINTENANCE:

- A. The entire sprinkler irrigation system shall be under full automatic operation for a period of seven days prior to any planting.

3.4 CLEANUP:

- A. Clean-up shall be performed as each portion of Work progresses. Refuse and excess dirt shall be removed from the site, all walks and paving shall be broomed or washed down, and any damage sustained to the Work of others shall be repaired and Work returned to its original condition.



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**LANDSCAPE  
SPECIFICATIONS**

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**L4.2**

## SECTION 02300

### LANDSCAPING

#### PART 1 - GENERAL

1.01 DESCRIPTION: Division 1 applies to this Section. Provide all labor, materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing all operations in connection with the installation of the Work of this Section, complete as shown on the Drawings and/or specified herein.

##### A. Work In This Section: Principal items include:

1. Examine all other Sections for Work related to those other Sections and required to be included in this Section.
2. Fine grading in landscaping areas.
3. Landscaping.
4. Rodent and vermin control.
5. Soil Testing and Soil Preparation
6. Plants and Planting
7. Staking
8. Herbicide
9. Watering and maintenance

##### B. Related Work Not In This Section:

1. Section 01532 - Tree Protection
2. Section 02810 - Irrigation
3. Section 02310 - Landscape Maintenance

1.02 SUBMITTALS: Refer to Section 01300 for procedures.

A. Materials list: Submit complete material list prior to performing any work. Material list shall include manufacturer, model number, and description of all materials and equipment to be used. The Contractor shall also furnish the articles, equipment, materials, or processes specified by name in Drawings and Specifications. For Tree Submittals, provide photo image, height, canopy, width and caliper at 4" height. A nursery worker shall stand next to the tree in the image for a sense of scale. For Shrub, Groundcover and Vine Submittals, provide photo image, height and width of the entire plant. No substitutes will be allowed without prior written acceptance. Equipment or materials installed or furnished without prior approval of the Architect may be rejected and the Contractor required to remove such materials from the site at his own expense. All cut sheets, nursery images of trees and samples of materials shall be submitted 3 weeks prior to installation.

##### B. Manufacturer's Product Specification Cut Sheets/Data:

1. Provide 6 copies for all materials
2. Submit manufacturer's standard printed product data for all items, referenced to article number in this specification for which each item is being submitted.
3. Submit manufacturer's printed installation instruction and manuals.
4. Material Safety Data Sheets (MSDS): For all products used.

##### C. Required Manufacturer's Product Specification Cut Sheets (Physical Samples):

Delivery may begin upon approval of Cut Sheets/Samples or as directed by Owner's Representative. Submit Samples in the form of Cut Sheets and Physical samples as required by the Landscape Architect or Owner's Representative and store on the site until furnishing of material is complete. Samples and Cut Sheets required are listed below:

1. Irrigation Equipment (see Section 02810)
2. Submit 'bagged' samples of each of the following, (2) samples of each, accompanied by (6) copies of the manufacturer's specification cut sheets:

- Physical Samples of Bark Mulch
- Decomposed Granite/Stabilizer
- Decorative Rock/Pea Gravel
- Planting Mix, and Soil Amendments. NOTE: Approved samples of each to remain on site until furnishing of materials is complete. Delivery may begin upon approval of all submittals or as directed by Owner's Representative.
- 3. Cut Sheets for Tree Root Control Barriers and Aluminum Edging
- 4. Cut Sheets for Tree Stakes/Weed Whip Guards
- 5. There shall be at least one (1) photograph of each species of tree, shrub, vine and ground cover to be planted. All photographs shall be taken with a person or a scale in each photo next to the plant. Include with the photographs of all trees a notation of caliper, canopy width and height of each species of tree. If there are multiple boxes or gallon sizes of the same plant, include separate information for each container sized tree.
- 6. Fertilizer Analysis: also provide labels of each fertilizer used and the quantities used in each application
- 7. Soil Amendment Analysis
- 8. Analysis of Imported Topsoils and Sand
- 9. Cut Sheets of Herbicides, Pesticides and Fungicides: Furnish manufacturer's certification by the USDA, description of ingredients, and recommendations for usage and application rates for each material to be used and dates of application
- 10. Additives, Fertilizers, and Herbicides and 2.02 Staking Material. Cut Sheets shall be provided for all other products noted in Part 2, 2.01 Soil

D. Certificates: The Contractor shall submit, at time of delivery, to the Inspector of Record (IOR), delivery receipts or tickets of all amendments and soil additives, reflection actual quantities and types of materials delivered to the project site. Delivery receipts or tickets shall include the name of the project and the date of the actual delivery. Four (4) copies of all receipts/tickets shall be forwarded to the Architect, by the Contractor. Approval of types and quantities by the IOR and Architect are required prior to working in or spreading any amendments or soil additives.

E. Prior to being placed on maintenance-Refer to Section 3.06 "Inspection, Start of Maintenance" - the Contractor shall submit a schedule of all activities planned during the maintenance period. This shall be accepted by the Grounds Supervisor prior to the start of the maintenance period. All schedule changes shall be documented and accepted by the Grounds Supervisor.

F. Prior to the date of the final walk-through, the Contractor shall acquire from the Grounds Supervisor approved reproducible prints and shall produce the final record from the job record set of all changes made to all plans during construction, label said prints "As-Built" and deliver to the Grounds Supervisor and as required by any Local Agency. Prior to the date of final inspection, the Contractor shall deliver to the Grounds Supervisor the "Landscape and Irrigation Guarantee" as required. Said Guarantee shall be on the Contractor's letterhead and dated the scheduled final acceptance date.

G. All turnover items noted in other specification sections shall be delivered prior to the final walk-through.

H. Supply a monthly record of all herbicides, insecticides, fertilizers, and disease control chemicals with rates and amounts used noted.

1.03 PROTECTION OF WORK: The Contractor shall be responsible for protection of all adjacent finished surfaces and materials, both interior and exterior, while performing all landscape and irrigation operations, including maintenance. These finishes and materials shall be cleaned and returned to as-new condition when work is completed.

1.04 GUARANTEES AND REPLACEMENTS: Refer to Section 01780.

A. Shrubs: Guarantee shrubs from the time of installation to the end date of the 90 day Maintenance Period.

B. Trees: Guarantee all trees to live in a healthy condition for (1) one year from the end date of the Maintenance Period. Dead or unhealthy trees shall be replaced within 10 days after notification of Contractor by the Owner's Representative or the Architect.

C. Dead and Non-Vigorous Plants: As soon as weather permits, replace all dead plants and all plants not in a vigorous condition as noted at the end of the Maintenance Period.

D. Replacements: Plants used for replacement shall be the same kind and size as specified on the Planting Plan. They shall be furnished, planted, and fertilized as specified at no additional cost to the Owner. Replacement plants shall be maintained for a period of time equal to the original maintenance period. They shall be in excellent condition following the replacement and maintenance.

E. Provide Certificate of Compliance from authority having jurisdiction indicating approval of plants, fertilizer and herbicide mixture. Plant Materials: Described by ASTM Z60.1; free of disease or hazardous insects.

#### PART 2 - PRODUCTS

##### 2.01 SOIL ADDITIVES, FERTILIZERS, LANDSCAPE MATERIALS, AND HERBICIDES:

A. Mulch: "Walk-On-Bark" as supplied by Wickes Forest Industries, Kellogg Supply, Sequoia Forest Products, or equal. The mulch shall consist of fibrous, woody bark mixture of varied particle size.

B. Prepared Planting Mix for Backfill in all Planting Pits Except Raised Plantings: Materials and amounts specified here are anticipated. This amendment is for bidding purposes and shall be superseded by recommendation of soil test/analysis report. Mix shall be the following materials thoroughly mixed:

By volume: 30% GroMulch and 70% excavated soil

Plus 2 lb. 12\_12\_12 commercial fertilizer per cubic yard of mix.

Plus: 3 lb. Agricultural grade gypsum per cubic yard of mix

Plus: 2 lb. Iron sulfate per cubic yard of mix

C. Ammonium Sulfate: Shall be standard brand (NH4) ZSO4.

D. Urea Formaldehyde: 35\_0\_0 shall be standard brand, as approved by the Architect.

E. Iron Sulfate: Shall be standard brand 20% Fe.

F. Vitamin B1 Root Hormone: Hormone shall be Superthrive, Hormex, or equal approved by the Architect.

G. Nitrolozed Fir bark Fines: Fines shall be "Forest Humus" as sold by Kellogg Company, or equal approved by the Architect.

H. Commercial Fertilizer: Fertilizer shall be 12\_12\_12, standard commercial brand as approved by the Architect. Nitrogen for this mix shall be derived from 2% ammonia, 5% urea, and 14% urea formaldehyde.

I. Gro Mulch: Mulch shall be as manufactured by the Kellogg Co.

J. Herbicide: Herbicide shall be Roundup or equal approved by the Architect.

K. Fertilizer Tablets: Agriform per manufacturer's recommendations.

L. Agricultural Gypsum: Gypsum shall be agricultural calcium sulfate CaSO4 approved by Landscape Architect. This shall only be used in clay or adobe soils.

M. Mycorrhizal Fungal Inoculant: Plant and Tree Saver Transplant manufactured by Plant Health Care, Inc. or equal.

N. Soil Sulfur: Agricultural grade sulfur containing a minimum of 99% sulfur (expressed as elemental).

O. Decomposed Granite: Samples shall be submitted to the Architect, Landscape Architect and Owner's Representative for approval.

P. Decomposed Granite Stabilizer.

##### 2.02 STAKING MATERIAL:

A. Stakes: Stakes for larger plant material shall be 2" diameter x 10' 0" long lodge pole stakes, actual dimension.

B. Ties: Ties shall be V.I.T. Cinch Ties, Model #CT32 For 24" box trees.

C. Tree Trunk Guards: Guards shall be Arbor Guard by Deep Root, (714) 898\_0563, or equal approved by the Architect and shall be installed on the trunks of all trees in lawn areas.

D. Root Control Barrier: All 48" box, 36" box, 24" box and 15 gallon trees planted within 6' of any landscape areas (sidewalks, walls, concrete drainage swales, curbs, driveways or any other structure) shall include root barriers, root barriers shall extend 5' on either side of the trunk for a total length of 10'. Root barriers are as follows:

1. 36" box trees, 24" box trees, and 15 gallon trees - Model # UB 18-2 available from DeepRoot, (800) 766-8835
2. 48" box trees - Model # UB 24-2 available from DeepRoot, (800) 766-8835

##### 2.03 PLANT MATERIALS:

###### E. Quality and Size:

1. Quality and size of all plants shall be No. 1 grade. They shall be fresh, vigorous, of normal growth, free of disease, insects, insect eggs and larvae, with strong root systems.
2. Sizes of plants shall be as stated on the planting plan. No root bound or undersized materials shall be allowed.
3. Protect and maintain plant material in a healthy and vigorous condition until planted.
4. Do not install plant material when ambient temperatures may drop below 35 degrees F or rise above 90 degrees F.
5. Do not place plants in containers or asphalt paving when outdoor temperature exceed 100 degrees F, for a period exceeding 16 hours.

B. Pruning: Pruning shall not be done prior to delivery except by special approval of the Architect.

1. Tree Trimmer Qualifications: Company specializing in pruning trees with proof of ISA Arborist Certification and ISA Tree Worker Certification.

2. Tree Pruning: ISA - Pruning Standards for Shade Trees.

C. Inspection: Inspection of plant materials required by City, State, or Federal authorities shall be a responsibility of the Contractor, and he shall obtain permits or certificates prior to delivery of plants to site.

D. Plant Marking: Each plant shall be clearly marked with a waterproof tag as to its botanical name as required by California State Agricultural Laws.

E. Deliver, store, protect and handle products to site under provisions of Section 01600 - Materials and Equipment.

##### 2.04 IMPORTED TOPSOIL:

A. Class A Topsoil: good class A topsoil should be used as in the following definition. The soil must have good structure. If necessary, the soil can be conditioned to help improve the physical soil properties.

1. Topsoil shall be free of roots. Clods and stones larger than 1-inch in the greatest dimension, pockets of coarse sand, noxious weeds such as nut grass roots and nodules, sticks, brash and other litter. It shall not be infested with nematodes or other undesirable insects or plant disease organisms.

2. Topsoil shall be friable and have sufficient structure in order to give good tilth and aeration to the soil. Total pore space content on a volume/volume basis shall be at least 15 percent when moisture is present at field capacity. Soil shall have a field capacity of at least 15 percent by weight.

3. Gradation limits - Soil shall be a sandy loam, loam, or clay loam. The definition of soil texture shall be per the USDA classification scheme.

B. Quality controls: All topsoils to be imported for the planting areas shall receive an "Agricultural Suitability Analysis" of soil before being placed in the planting areas. Soil shall be tested from the source site. There shall be 1 (one) test from each source site. After delivery to site the soil shall again receive 1 (one) soil test before final placement. These tests are to be collected at the site, by Wallace Labs; analysis and recommendations made by Wallace Laboratories, 365 Coral Circle, El Segundo CA 90245, Ph. (310) 615-0116 Fax (310) 640-8863. Tests shall be submitted to the architect for approval before placing soils. Tests shall include the following:

1. Must include pH measurement in the Saturation Extract, Electro conductivity of the saturation extract and Sodium Adsorption Ratio of the saturation extract. The approved procedures are the following:

PH Method 21  
Saturation Extract Method 2  
Sodium Adsorption Ratio Method 20b

Methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils."

2. The following nutrients and elements must be determined with an approved extraction method. Interpretation data must be given citing concentrations, which are considered to be low, medium and high: boron, calcium, copper, iron, magnesium, manganese, molybdenum, phosphorus, potassium, sodium, sulfur, and zinc.

The approved methods are those cited by the Council on Soil Testing and Plant Analysis and those methods currently used by soil scientists and agronomists and published in Communications in Soil Science and Plant Analysis, Soil Science and Soil Science Society of America Journal. Approved methods are Mellich Number 3, Bray Pt, Bray P2, Olsen P, DTPA, ammonium acetate, ammonium bicarbonate-DTPA, wid hot water extract for boron.

3. The saturated extract must be analyzed for calcium, magnesium, sodium, boron, chloride, nitrate, and sulfate.

4. The following trace metals must be measured by the DTPA extract: Aluminum, arsenic, cadmium, chromium, cobalt, lead, lithium, nickel, selenium, silver, strontium, tin and vanadium.

5. The presence of calcium carbonate and/or magnesium carbonate must be determined by commonly used methods.

6. Soil Texture and Organic Matter content may be estimated or determined by commonly used methods.

7. Interpretation of nutritional deficiencies or excesses and potential toxicities must be given.

8. If required, determine the following by methods approved by the American Society of Agronomy as published in the Methods of Soil Analysis, methods of the United States Salinity Laboratory as published in the Agricultural Handbook Number 60 entitled "Diagnosis and Improvement of Saline and Alkali Soils," and bulk density of clods by the method published in Soil Science, vol 155, 325-330 (1993):

9.

Exchangeable Ammonium cation  
Base Saturation  
Cation Exchange Capacity  
Carbonates Determination  
Soil Bulk Density (Compaction)  
Sand, Silt and Clay determination  
Water Infiltration Rate

Elemental determinations to be made according to methods approved by the EPA or by the American Society of Agronomy.

##### C. Possible sources of class A topsoil:

1. Excavations or grading of native topsoil from undeveloped areas.
2. Excavations or grading of topsoil from previously landscaped or formed areas.
3. Excavations or grading of topsoil from previously non-landscaped or non-farmed areas if the soil is thoroughly evaluated for potential toxic materials.
4. Soil supply companies supplying natural topsoil without excessive amending
5. Manufacturing of topsoil with less desirable soil as long as the soil has matured and developed the characteristics of class topsoil.

##### D. Contractor Responsibilities:

1. Provide inspections, tests and similar quality control services as specified below. The contractor will pay cost for these services.
2. Employ and pay an independent agency to perform specified quality control services.
3. Owner will engage and pay for services of an independent agency to perform inspections and tests, which are not required by the specification.
4. Retest where results of required inspections, tests or similar services prove unsatisfactory workmanship and materials and do not indicate compliance with specifications regardless of whether the tests and services where not the responsibility of the contractor will be paid by the Contractor.

E. Owner Responsibility: Owner will provide and pay for inspections, tests and similar quality control services not specified.

##### F. Duties of Testing Agency:

1. Retest where results of required inspections, tests or similar services prove unsatisfactory workmanship and materials and do not indicate compliance with specifications regardless of whether the tests and services where not the responsibility of the contractor will be paid by the Contractor.
2. Independent testing agency engaged to perform inspections, sampling and testing of materials shall cooperate with architect and contractor in performance of its duties and shall provide qualified personnel to perform required inspections and tests.
3. Agency shall notify architect, owner and contractor promptly if irregularities or deficiencies observed in the work or materials during performance of its services.
4. Agency is not authorized to release, revoke, alter or enlarge requirements of specifications or approves or accepts any portion of work or materials.
5. Agency shall not perform any duties of contractor.

##### G. Submittals

1. Independent testing agency shall submit written report of each inspection, test or similar service to architect and owner unless contractor is responsible for service. If contractor is responsible for service, submit written report of each inspection, test or similar service through contractor.

2. Each source of topsoil shall be tested with representative submittal samples and at various depths. Soil shall be tested from the source site. There shall be a 1 (one) test from each source site. After delivery to site the soil shall again receive 1 (one) soil test before final placement. The owner reserves the right to test delivered materials at owner's expense. If any delivered material fails to meet the specifications, the material will be promptly removed from the site at the contractor's expense. The contractor shall pay for the testing of any materials not meeting specifications.

#### PART 3 - EXECUTION

##### 3.01 FINE GRADING

A. Where any portion of irrigation system is installed after grading and fertilizing has been performed, refill and re-fertilize upper portion of backfill as specified herein.

B. Fine Grading: Upon completion of rough grading, perform required fine grading of planted areas.

1. Before and during preliminary fine grading, dig out and remove all weeds and grasses. Dispose of off-site at Contractor's expense.
2. Remove all rocks larger than one half (1/2) inch in upper 8" of soils.
3. Do not work the soil when moisture content is such that excessive compaction will occur, nor when soil is so dry that clods will not break readily.
4. Apply water, if necessary, to provide ideal density for cross-tilling and for planting.
5. Grade so as to anticipate or match the certified finished grades and swales.
  - a. Remove or redistribute excess soil before the application of fertilizer and mulch.
  - b. Where soil is to be replaced by plants and/or mulch, make allowance to prevent efficiency in the depth of mulch when final grading is completed.
  - c. Excess soil generated from the planting holes and not used as backfill or in establishing the final grades shall be removed from the site.

C. Grades and Elevations: When weed abatement, soil preparation and amending is completed, and the soil has dried so as to be readily worked, fine grade planting areas to elevations shown on Contract Drawings.



Signed & Sealed:

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#### SECTION 02970 LANDSCAPE MAINTENANCE

##### PART 1 - GENERAL

###### 1.1 SCOPE OF WORK

- A. Work Specified in this Section: Furnish all labor, material, equipment, and services required to maintain the landscape in an attractive condition as specified herein for a period of 90 calendar days.
- B. Related Work Specified in Other Sections:
  - 1. Section 02900: Landscape Planting.
- C. Definition: The word Architect as used herein shall refer to the Landscape Architect or the Owner's authorized representative.

###### 1.2 QUALITY ASSURANCE

- A. The Contractor's representatives and employees shall be experienced in landscape maintenance.
- 1.3.90 CALENDAR DAY MAINTENANCE PERIOD
  - A. The Contractor shall continuously maintain all areas involved in this Contract during the progress of work. Maintenance period shall not start until all elements of construction, planting, and irrigation for the entire project are in accordance with Plans and specifications.
    - 1. A prime requirement is that groundcover areas shall have been planted and mulched.
    - 2. The Contractor's maintenance period will be extended if the provisions required within the Plans and specifications are not fulfilled. Project may not be segmented into maintenance phases.
    - 3. The Contractor shall request a Pre-Maintenance inspection by the Owner and Architect at the completion of the installation process.
    - 4. The Maintenance Period shall begin upon successful completion of the Pre-Maintenance walk-through punch list and acceptance of the landscape installation by the Owner.
    - 5. If such criteria are met to the satisfaction of the Owner, a field notification will be issued to the Contractor to establish the effective beginning date of the maintenance period.
    - 6. The Maintenance Period continues for 90 calendar days until final acceptance of the work by the Owner. Improper maintenance or poor condition of any planting at the termination of the scheduled maintenance period may cause postponement of the final completion date of the Contract.
  - C. In order to carry out the plant maintenance work, the Contractor shall furnish sufficient people and adequate equipment to perform the work during the maintenance period.
  - D. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants or do weed control or other work, as determined necessary by the Owner, will not be credited as one of the maintenance period working days.

###### 1.4 GUARANTEE AND REPLACEMENT

- A. Guarantee: All plant material installed under the contract shall be guaranteed for a period of one year. Any plant found to be dead or in poor condition due to faulty materials or workmanship, as determined solely by the Architect, shall be replaced by the Contractor at his expense.
  - 1. Replacement: Any materials found to be dead, missing, or in poor condition during the Maintenance period shall be replaced immediately.
  - 2. The Architect shall be the sole judge as to the condition of material.
  - 3. The Contractor shall replace material rejected during the Guarantee period within ten (10) days of written notification by the Owner.

##### PART 2 - PRODUCTS

###### 2.1 MATERIALS

- A. All materials used shall either conform to landscape specifications in other sections or shall otherwise be acceptable to the Owner.
- B. The Owner shall be given a monthly record of all herbicides, insecticides, and disease control chemicals used. Failure to provide such a record will continue maintenance period until compliance occurs.

##### PART 3 - EXECUTION

###### 3.1 MAINTENANCE

- A. Maintenance shall be performed according to the following standards:
  - 1. All areas shall be weeded and cultivated at intervals of not more than ten (10) days.
  - 2. Weeding, edging, trimming, fertilization, spraying, and pest control, as may be required, shall be included in the maintenance period.
  - 3. Cleaning of adjacent street gutters shall be included as part of maintenance.
  - 4. The Contractor shall be responsible for maintaining adequate protection of the area.
    - a. Damaged areas shall be repaired at the Contractor's expense.
- B. The Contractor shall be responsible for reporting to the Owner any conditions beyond his control that prevent or have negative impact on the work required herein.

###### 3.2 TREE AND SHRUB CARE

- A. Hand Watering
  - 1. Apply enough water so that moisture penetrates throughout root zone and only as frequently as necessary to maintain healthy growth.
    - a. It is not necessary to maintain soils in a constantly wet condition.
  - b. Contractor shall be responsible for familiarizing himself with the particular water requirements for the various plantings and shall be responsible for hand watering to optimum minimum levels.
  - c. Any damage to the plantings caused by over-watering or under-watering shall be the responsibility of the Contractor to replace at no cost to Owner.
- 2. Maintain a water basin around newly planted plants so that water can be applied to moisturize throughout the root zone. At the end of the maintenance period these basins shall be flattered out to match surrounding grades.
- 3. When hand watering - Use a fan spray nozzle to break the water force.
- B. Staking and Guying: Stakes and guys shall remain in place until final acceptance and are to be continuously inspected and adjusted to prevent girdling of trunks or branches and to prevent rubbing that causes bark wounds and to allow trees to sway freely. Stakes and guys are to be removed when trees become sufficiently well rooted or after one year. When stakes or guys are removed, tree heads may be thinned to reduce wind load.
- C. Weed Control: Keep all areas, including basins and areas between plants, free of weeds.
  - 1. Use recommended legally approved herbicides only when mechanical removal methods are not feasible.
  - 2. Avoid frequent soil cultivation next to trees or shrubs that destroys shallow roots.
  - 3. Use mulches to help prevent weed seed germination.
- D. Insect and Disease Control: Maintain control of insect infestations. The preferred method of control shall be biological control, or with non-toxic, biodegradable, organic materials. If stronger materials are needed, only materials that are recommended by a licensed Pest Control Advisor and are EPA approved and regulated shall be used. Only registered and licensed Pest Control Operators shall apply insecticide or chemical applications. Notify Owner a minimum of five (5) working days before any chemical applications.
- E. Fertilization
  - 1. Fertilize all planting areas as follows:
    - a. Commencement of maintenance period - 10 lbs./1,000 sq. ft. with GroPower Plus.
    - b. At the end of the first 30-day maintenance period - 5 lbs./1000 sq. ft. with GroPower Plus.
    - c. At the end of the maintenance period and at 30-day intervals should maintenance period be extended - 10 lbs./1000 sq. ft. with GroPower Plus.
    - d. Avoid applying fertilizer to root balls and bases of main stems; rather, spread fertilizer evenly around plants to drip line. Distribute fertilizer evenly over turf or groundcover areas to avoid patchy coloration.
  - F. Replacement of Plants: Replace dead, dying, and missing plants with plants of a size, condition, and variety acceptable to Architect or Owner at Contractor's expense.

###### 3.3 GROUND COVER CARE AND DECORATIVE POTS

- A. Weed Control: Control weeds preferably with mechanical methods, and also with preemergent herbicides and selective systemic herbicides. Hoe weeds as little as possible since this may result in plant damage. Foot traffic in planted areas shall be minimized, and any soil compaction shall be loosened immediately.
- B. Hand Watering: Water enough so that moisture penetrates throughout root zone and only as frequently as necessary to maintain healthy growth.
  - a. It is not necessary to maintain soils in a constantly wet condition.
  - b. Contractor shall be responsible for familiarizing himself with the particular water requirements for the various plantings and shall be responsible for hand watering to optimum minimum levels.
  - c. Any damage to the plantings caused by over-watering or under-watering shall be the responsibility of the Contractor to replace at no cost to Owner.
  - d. When hand watering - Use a fan spray nozzle to break the water force.
- C. Trash: Remove trash weekly. Remove any debris, clippings or branches produced by maintenance activities within 8 hours.
- D. Edging and Trimming: Edge ground cover to keep in bounds and trim top growth as necessary to achieve an overall even appearance.
- E. Replacement: Replace dead and missing plants at Contractor's expense.

END OF SECTION

END OF SECTION

##### 3.06 FINAL INSPECTION:

- A. Owner's representative shall make a final inspection upon completion of the specified Maintenance Period.
- B. Contractor shall request final inspection in writing a minimum of 10 calendar days prior to anticipated date of inspection.
- C. All areas shall be weed-free, rodent/vermin free, with healthy growth and full turf/lawn establishment at the final inspection.

- 3.08 CLEAN UP: Upon completion of all construction and before final acceptance, the Contractor shall broom clean entire paved area. All tools, surplus materials, equipment, debris, and rubbish shall be removed from the site and the site shall be left in a clean, neat condition such as to meet the approval of the Owner's Representative and/or the Architect. During the Maintenance Period, all hardscape/paving areas and gutters shall be clear of debris, leaves, trash etc.

##### 3.03 PLANTING:

###### A. General:

- 1. Verify that soils test has been conducted to confirm that amendments have been properly installed prior to commencing planting. Verify that any heads or any parts of the irrigation system damaged by tilling has been repaired, and complete system is operational.
- 2. Plant all materials as soon as site is available and weather conditions are suitable.
- 3. Do not plant when weather conditions are unfavorable to good work.

###### B. Tree and Large Shrub Planting:

- 1. Stake plant locations and get approval before excavating pits, making necessary adjustments as directed. Excavate all one gallon and larger plant pits to dimensions shown below.
- 2. Excavate pits for all plants as shown on the planting details. Tree pits shall be of such a depth that after planting and settling, the crown of the plant shall be at or slightly above its original line of grade and the ball shall sit on compacted soil. The following are minimum sizes for shrub and tree pits:
  - a. 1 gallon plants: 12" diameter hole, depth per detail.
  - b. 5 gallon plants: 24" diameter hole, depth per detail.
  - c. 15 gallon plants: 30" diameter hole, depth per detail.
  - d. Boxed trees shall be twice the width of the root ball or a minimum of one foot all around, whichever is greater.
- 3. Set in Agriform fertilizer tablets per manufacturer's recommendations.
- 4. Compact backfill in bottom of pit and tamp firmly. Set plants in center of pits in vertical position so that the soil level of the crown of the plant is flush with or slightly higher than the finish grade after the soil has settled. Backfill with prepared soil mix as described above.
- 5. Do not spread amendments/prepared soil mix until approval of delivered materials has been received from the IOR and Owner's Representative.
- 6. Form a shallow basin around the edge of tree ball by depressing the soil slightly below the finish grade. Do not raise basin rim above general finished grade. Keep basin within the edges of the tree ball. Each basin shall be of a depth to hold at least two (2) inches of water.
- 7. Apply root hormone to each tree as follows:
  - a. Construct tree basins at rim or outer edge of the tree ball so that the water will stay on the top of the ball.
  - b. Apply root hormone at a rate of 2 ounces to 2 gallons of water. Pour it on the top of the tree ball within the basin rim. Immediately after applying root hormone, fill the tree basin with water and allow it to settle within the soil. Repeat applications of clear water once or twice, depending on the condition of the tree ball or as directed by the Architect or Owner's Representative.
  - c. Tree balls shall be set in their pits before application of root hormone and shall be mulched immediately after its application and its irrigation into the ball.
  - d. Apply a second feeding of root hormone in the same manner and amount as above during the maintenance period or within 30 days after the tree is planted, whichever is longer.
  - e. Each tree with a trunk of 12" diameter or less, in a lawn or where string trimmers are used, shall receive a tree trunk guard, to installed per manufacturer's specifications.

###### C. Shrub Installation:

- 1. Plant shrubs in areas as designated on the Drawings.
- 2. Grade shrub and ground cover areas 2" below top of walks and curb. Float to a smooth, uniform grade as shown on Drawings. All areas shall slope to drain.
- 3. Where no grades are shown, establish a smooth and continuous grade between existing or fixed controls such as walks, curbs, catch basins and elevations at steps or buildings. Roll, scarify, rake and level as necessary to make a true, even surface. All finish grades shall meet the approval of the Architect or Owner's Representative before installation of ground cover. All grades shall slope to drain.
- 4. Loosen soil to a depth of 12" in shrub area and grade to remove ridges and depressions. Remove any additional stones and foreign matter over one half (1/2) inch in diameter from upper 8" of soil. Float areas to finish grade. Apply soil conditioners as specified above, mixing thoroughly into the soil to the depths indicated.
- 5. Do not pile soil around the crown of any plant. Smooth soil around plants and leave all areas in a neat and clean condition.
- 6. Water with a light spray.
- D. Mulching: Apply Walk on Bark or approved equal to all planting areas to a depth of four inches (3"), unless decomposed granite is noted to be placed between plant material - see Plan) Mulch shall not be piled upon plant stems and trunks.
- E. Grading: Grade areas around plants to finish grades and dispose of excess soil off the site.
- F. Pruning: Prune plants according to standard horticultural practice as needed or as directed by the Architect or Owner's Representative.
  - 1. Tree Trimmer Qualifications: Company specializing in pruning trees with proof of ISA Arborist Certification and ISA Tree Worker Certification.
  - 2. Tree Pruning: ISA - Pruning Standards for Shade Trees.
- G. Staking: Stake all trees as shown on Drawings and details with stakes on the windward side of trees. Tie stakes so as to avoid abrasion of the tree. All nursery stakes and ties shall be removed after planting.

##### 3.04 INSPECTION, START OF MAINTENANCE:

- A. Inspection: An inspection shall be made of all planted areas by the Owner's Representative or by the Architect when the landscape installation complete. The maintenance period will begin after approval by the Owner's Representative or the Architect. Contractor shall give at least 7 days' notice in advance of the inspection time. If the Owner wants early completion of any portion of the project, start maintenance for that portion may begin following inspection and approval by the Owner's Representative or the Architect.
- B. Maintenance Period:
  - 1. The 90-day Maintenance Period begins at the end of the substantial construction completion date for the entire project.
  - 2. The Maintenance Period shall be 90 calendar days.
  - 3. Any day when the Contractor fails to adequately maintain plantings, replace unsuitable plants, control weeds, trash or other work as determined necessary by the Grounds Supervisor, will not be credited as one of the plant maintenance days.

##### 3.05 MAINTENANCE OF LANDSCAPE AREAS

###### A. Maintenance:

- 1. Before the start of the 90-day Maintenance Period, the Contractor is responsible for maintaining the installation. This period of maintenance responsibility is not part of the 90 day Maintenance Period that begins when the entire project is installed, inspected, and approved for "Start of Maintenance. If the Contractor fails the final inspection, the 90-Day Maintenance Period will begin when the Owner's Representative and the Architect are satisfied that the project is ready for "Start of Maintenance.
- 2. If the Maintenance Period is extended beyond the 90 Day time because of rejection by the Owner's Representative or by the Architect, or for whatever reason, then the entire installation will remain the responsibility of the Contractor unless otherwise determined by the Owner's Representative.
- 3. The year's guarantee of the trees begins at the end of the Maintenance Period. Any rejected material shall be replaced and the 90-Day Maintenance Period shall be started from that time for the replaced material only.
- 4. Maintain trees and plants in a vigorous, thriving condition by watering, cultivating, pruning, spraying, and any other necessary operation. Keep all shrubs free of weeds. Remove weed roots and stolons from the soil before planting and as necessary after planting.
- 5. No stripping of lower branches ("raising-up") of young trees shall be permitted. Lower branches shall be retained in a "tipped back" or pinched condition with as much foliage as possible to promote caliper trunk growth (tapered trunk). Lower branches can be cut flush with the trunk only after the tree is able to stand erect without staking or other support. Sucker growth shall be removed if deemed appropriate by the Grounds Supervisor. Any pruning shall be conducted by a Certified Arborist.
- 6. Prune trees to select and develop permanent scaffold branches that are smaller in diameter than the trunk or branch to which they are attached which have vertical spacing of from 18" to 48" and radial orientation so as not to over lay one another; to eliminate diseased or damaged growth; to eliminate narrow V-shaped branch forks that lack strength; to reduce topping and wind damage by thinning out crowns; to maintain growth within space limitations; to maintain a natural appearance; to balance crown with roots. Any pruning shall be conducted by a Certified Arborist.
- 7. Evergreen trees shall be thinned out and shaped when necessary to prevent wind and storm damage. The primary pruning of deciduous trees shall be done during the dormant season. Damaged trees or those that constitute health or safety hazards shall be pruned at any time of the year as required to eliminate these conditions. Any pruning shall be conducted by a Certified Arborist.
- 8. Tree trunks shall be protected at all times from any damage by maintenance equipment. Do not allow weed whippers to touch tree trunks.
- 9. The objectives of shrub pruning are the same as for trees. Shrubs shall not be clipped into balled or boxed forms unless such is required by the design and directed by the Grounds Supervisor.
- 10. All pruning cuts shall be made to lateral branches or buds or flush with the trunk, "Stubbing" will not be permitted.
- 11. Maintain all planting areas by watering, weeding, replanting, and other necessary operations. Keep planting areas free from weeds by removing roots and stolons and keeping the area in a clean and acceptable condition through the end of the Maintenance Period.
- 12. The Contractor shall check weekly all systems for proper operation. Lateral lines shall be flushed out after removing the last sprinkler head or two at each end of the lateral. All heads are to be adjusted as necessary for unimpeded coverage.

Client:	
<b>Brandon Steven Motors</b>	
2205 E 223rd St, Carson, CA 91810	
Project:	
<b>Hyundai Carson</b>	
2205 E 223rd St, Carson, CA 91810	
Project Number:	22096
Drawn By:	MS
Checked By:	JM
Approved By:	JM
Sheet Title:	
<b>LANDSCAPE &amp; LANDSCAPE MAINTENANCE SPECIFICATIONS</b>	
Sheet Number:	
<b>L4.3</b>	



Signed & Sealed:

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Rev	Date	Comments
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**Troller Mayer Associates, Inc**

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SECTION 01532  
 TREE PROTECTION

1.01 SUMMARY:

- A. Provide all labor, materials, equipment, services, and miscellaneous and incidental work to provide all TREE PROTECTION as indicated on the Drawings and as specified including:
  1. Protection and welfare of all existing trees that are to remain, including trimming, cabling, and repair of such trees as necessary.
  2. Contractor shall submit tree maintenance plans including temporary irrigation system for Owner's Representative's approval.
  3. Completely coordinate all Work.
- B. Related Sections:
  1. Section 01500 - Construction Facilities and Temporary Controls.
  2. Section 02060 - Demolition.

1.02 DEFINITIONS:

- A. "Injury" is defined, without limitation, as any bruising, scarring, tearing, or breaking of roots, branches or trunk.
- B. "Drip line" is defined as the outermost limits of the tree canopy.

1.03 QUALITY ASSURANCE:

- A. General Responsibility: The Contractor shall be directly responsible for protection and welfare of existing trees within the Contract Limits, which are noted to remain. This responsibility shall continue throughout the full construction period until the entire Project is completed and accepted by Owner and through completion of the guarantee period.
- B. Qualifications of Workmen: only a certified arborist or certified tree worker shall perform Trimming. Provide at least one person approved by Owner who shall be present at all times during tree protection and trimming operations, who shall be thoroughly familiar with the type of work involved, and who shall direct all protection and trimming work.
  1. All tree trimming on this project shall be under the direction of Owner's Representative.
  2. Pruning of mature trees shall be considered as part of this project at the discretion of the Landscape Architect and/or Owner's Representative.
- C. Reference Standards: Published specifications, standards, tests, or recommended methods of trade, industry or governmental organization apply to work of the Section.
  1. International Society of Arboriculture (ISA) "Guide for Establishing Values of Tree and Other Plants," prepared by the Council of Tree and Landscape Appraisers (CTLA).
  2. "Cabling, Bracing and Guying Standards for Shade Trees", as published by the National Arborist Association (NAA), 174 RT 101, Bedford, New Hampshire, 03102.
  3. International Society of Arboriculture (I.S.A.) - *Tree Pruning Guidelines*.

1.04 SUBMITTALS:

- A. Refer to Section 01300 for procedure.
- B. Pruning.
- C. Moving Equipment.
- D. Guying materials.
- E. Fencing materials.
- F. Maintenance plan.

1.05 JOB CONDITIONS:

- A. Prior to performing any work of the Contract, Contractor shall call for a site meeting with the Owner's Representatives. This meeting shall occur prior to construction of any nature on site. The purpose of the meeting shall be to establish the conditions of all existing trees to be preserved or relocated upon receipt of the site by the Contractor. Failure to call for said meeting implies acceptance by the Contractor of trees to be preserved in their existing condition.
- B. Sequencing Schedule: Coordinate and cooperated with other trades to enable work to proceed as rapidly and efficiently as possible.

1.06 GUARANTEE:

- A. Contractor shall guarantee that all plants covered by the provisions of this Section will be in a healthy and flourishing condition of active growth 1 year from the date of Substantial Completion.
- B. During the warranty period the Contractor shall be liable for damages to all trees covered by the provisions of this Section and shall pay compensation to Owner.
  1. Contractor shall reimburse Owner for loss of trees due to damage or lack of care (See Section 1.13 - Repair Compensation).
  2. For trees injured, but not a complete loss to Owner, the Owner's Representative shall determine the amount of penalty.
- C. Contractor will not be held responsible for failures due to neglect by Owner, vandalism, etc., during the warranty period. Report such conditions to Owner's Representative.

1.07 TREE PROTECTION FENCING:

- A. Tree Protection Fence: Eight (8) foot high cyclone fence, sturdy and capable of acting as a barrier against objects, vehicles, etc., on site during construction process. It shall be constructed and designed so as to allow for relocations as required and shall have gate access to inside for care of tree. It shall be continuously maintained and repaired as necessary. Metal shall be galvanized with posts set in 12" diameter x 24" depth footings with top rails.
- B. Install tree protection fencing around trees to be preserved at their dripline or at a minimum of 15' from the tree's trunk. Stands of trees may be fenced as a group. Fencing shall remain until landscape work has commenced, and it shall then be removed as directed by the Owner's Representative.
- C. During the course of construction, relocation of the fence may be required to facilitate construction. The Contractor shall do so as directed by the Owner's Representative at no additional expense to the Owner and reset if necessary.

1.08 PROTECTION OF TREES:

- A. Water: Provide ample water supply of potable quality and sufficient quantity for all operations required under this section.
- B. The existing trees to be preserved presently are in excellent condition. Trees shall not be allowed to deteriorate and shall be maintained in a healthy and vigorous condition during the course of construction and maintenance period.
- C. During the course of construction the Contractor shall take all necessary precautions, as outlined herein, to protect the existing trees to be preserved from injury or death. Protection shall be given to the roots, trunk, and foliage of all existing trees to remain.
- D. Trees subject to the provisions of this Section, which have been injured, shall be repaired immediately by an approved, certified arborist. Repair may include removal of rough edges and sprung bark and severely injured branches as directed by the Owner's Representative.
- E. Tree protection fencing shall be installed for the protection of existing trees to be preserved. No construction, demolition, or work of any nature will be allowed within the fenced area without prior written approval by the Owner's Representative.
  1. Approval by the Owner's Representative for work within the fenced area shall not release the Contractor from any of the provisions specified herein for the protection of existing trees to be preserved.
  2. During the course of construction of approved work within the fenced area, no roots larger than two (2") inches in diameter shall be cut without prior written approval by the Owner's Representative.
- F. During construction the existing site surface drainage patterns shall not be altered within the area of drip line or in compliance with the development plans.
- G. Contractor shall not alter the existing water table within area of drip line during rough grading (as directed by Owner's Representative.)
- H. Take necessary measures to maintain healthy living conditions for existing trees to be preserved. Such measures shall include but not be limited to periodic washing of leaves for the removal of dust, etc.
- I. Do not permit the following within the drip line of any existing tree to be preserved:
  1. Storage or parking of automobiles or other vehicles.
  2. Stockpiling of building materials or refuse of excavated materials.
  3. Skinning or bruising of bark.
  4. Use of trees as support posts, power poles, or signposts; anchorage for ropes, guy wires, or power lines; or other similar functions.
  5. Dumping of poisonous materials on or around trees and roots. Such material includes but is not limited to paint, petroleum products, dirty water, concrete slurry, or other deleterious materials.
  6. Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches, and other miscellaneous excavation without prior written approval by Owner's Representative.
  7. Damage to trunk, limbs, or foliage caused by maneuvering vehicles or stacking material or equipment too close to tree.
  8. Compaction of the root area by movement of trucks or grading machines; storage equipment, gravel, earth fill, or construction supplies, etc.
  9. Excessive water or heat from equipment, utility line construction, or burning of trash under or near shrubs or trees.
  10. Damage to root system from flooding, erosion, and excessive wetting and drying resulting from dewatering and other operations.

J. Excavation Around Trees:

1. Excavation or fill within drip lines of trees shall be done only where absolutely necessary and with the direction of the Owner's Representative.
2. Where trenching for utilities is required within drip lines, it shall be under the supervision and direction of the Owner's Representative. Trenching within a tree's dripline area may require the use of hand tools.
3. Where excavation for new construction is required within drip line of trees, hand excavation may be required to minimize damage to root system. Damaged roots or roots requiring removal that are larger than 2" diameter shall be cleanly cut by a hand saw. Cuts shall be made back to healthy root tissue.
4. Exposed roots and soil areas shall not be allowed to dry out before permanent backfill is placed. Temporary earth cover or organic mulch shall be provided, or roots shall be packed with wet peat moss or four layers of wet, untreated burlap and temporarily supported and protected from damage until permanently covered with backfill. The cover over the roots shall be wetted to the point of runoff daily. When complete, install broken concrete retaining walls as shown on Plan Details wherever the grade around a tree to be saved is higher of lower by 6' from the existing grade. See Planting Plan and Details.
5. Pruning may be required to balance loss to root system caused by damage or cutting of root system. Thinning shall not exceed 30 percent of existing foliage and shall be directed by the Owner's Representative.

1.09 TREE PRUNING:

Pruning: Trees, which require pruning shall be inspected by Owner's Representative and the Contractor before starting work this work. All Pruning shall be in accordance with the standards of the International Society of Arboriculture or as directed by the Owner's Representative. A sample tree shall serve as a guide in the pruning of the remaining trees.

1.10 TREE REMOVAL:

Trees designated for removal shall be removed to a point at least 1' (one foot) or more below subgrade. Refer to Spec. Sect. 02060, Demolition. Trees shall not be felled but cut down in sections and lowered to the ground to minimize damage to other trees and planting and protect against injury to anyone in the vicinity.

1.11 TREE REMOVAL:

- A. The Owner's Representative and the Contractor's Arborist will identify limbs and roots, which are to be trimmed.
- B. The Owner's Representative shall direct the removal of branches from trees and large shrubs that are to remain if required clearing for new construction.
- C. Dead and damaged trees that are determined by the Owner's Representative and arborist to be incapable of restoration to normal growth pattern shall be removed.
- D. Cut evenly, using proper tools and skilled workmen, to achieve neat severance with the least possible damage to the tree.
- E. In the case of root cuts, apply wet burlap or other protection, approved as noted herein, to prevent drying out, and maintain them in a wet condition as long as necessary for temporary protection.

1.12 IRRIGATION SYSTEM:

- A. Protect existing irrigation system from damage. Wherever possible leave water source for watering trees and keep ground around all trees to remain in the area sufficiently moist until the end of project.

1.13 REPAIR COMPENSATION:

- A. Damage to existing tree crowns or roots over 2 inches in diameter shall be immediately reported to Owner's Representative in writing, and, at the direction of the Owner's Representative, repaired immediately at the Contractor's expense by an approved, certified arborist.
- B. The Owner's Representative shall direct repair of trees damaged by construction operations. Repairs shall be made promptly after damage occurs to prevent progressive deterioration of damaged trees.
- C. Any tree to remain which is damaged or destroyed owing to the Contractor's negligence or failure to provide adequate protection shall be compensated for in accordance with "The Guide for Establishing Values of Trees and Other Plants" as produced by the International Society of Arboriculture.
- D. Maintenance including watering, fertilizing, pruning, pest control, and other care to bring the replacement tree to the same general condition of original item shall be the responsibility of the Contractor.
- E. Damaged tree limbs or trees which have died as a result of injury during construction shall remain the property of Owner and shall remain or be removed by the Contractor as directed by Owner's Representative.

1.14 MAINTENANCE:

- A. Contractor shall be responsible to perform periodic inspections of existing trees to be preserved and submit written proposals to the Owner's Representative for additional maintenance work as may be required to ensure the health and general well-being of the trees. Contractor shall retain, at the direction of the Owner's Representative additional specialists as may be required to perform this work.
- B. Irrigation: During construction the existing trees to be preserved shall, at the directions of the Owner's Representative, be irrigated to a minimum of 3' depth. Quantities and lengths of time are variable and shall depend upon climactic conditions or per the direction of the Owner's Representative.

END OF SECTION

Client:  
**Brandon Steven Motors**  
 2205 E 223rd St, Carson, CA 91810

Project:  
**Hyundai Carson**  
 2205 E 223rd St, Carson, CA 91810

Project Number: 22096  
 Drawn By: MS  
 Checked By: JM  
 Approved By: JM

Sheet Title:  
**TREE PROTECTION SPECIFICATIONS**

Sheet Number:  
**L-4.1**

**CITY OF CARSON**  
**PLANNING COMMISSION**  
**RESOLUTION NO. 26-2899**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CARSON FINDING A CEQA EXEMPTION AND CONDITIONALLY APPROVING MODIFICATION OF CONDITIONS OF APPROVAL OF A DISCRETIONARY PERMIT (MOD) NO. 0001-26 TO MODIFY DOR NO. 1952-23 AS TO THE FAÇADE OF THE SHOWROOM BUILDING OF AN EXISTING HYUNDAI CAR DEALERSHIP LOCATED AT 2205 E. 223RD STREET (APN 7315-040-013).**

**WHEREAS**, on November 6, 2025, the Department of Community Development, Planning Division received an application from Ashley Lin for a modification to DOR No. 1952-23 which was conditionally approved by adoption of Planning Commission Resolution No. 24-2866 on February 27<sup>th</sup>, 2024, to allow the construction of a new service building, additional miscellaneous buildings for car washing, site improvements, and modifications to the showroom façade at the Hyundai dealership location on the property described in Exhibit A. The application for the modification was originally assigned entitlement number DOR No. 00021-25, and subsequently re-categorized to Modification of Conditions of Approval of a Discretionary Permit (MOD) No. 0001-26; and

**WHEREAS**, the applicant's requested modification is to change the design of the showroom building of an existing new car dealership; and

**WHEREAS**, studies and investigations were made and a staff report with recommendations was submitted, and the Planning Commission, upon giving the required notice, did on the twenty-fourth day of February 2026, conduct a duly noticed public hearing as required by law to consider said modification of conditions of discretionary permit. Notice of the hearing was originally posted and mailed to property owners and properties within a 750-foot radius of the project site by January 28, 2026; and

**NOW, THEREFORE, THE PLANNING COMMISSION OF THE CITY OF CARSON, CALIFORNIA, HEREBY RESOLVES AS FOLLOWS:**

**SECTION 1.** The Planning Commission finds that the foregoing recitals are true and correct and are incorporated herein by reference.

**SECTION 2.** With respect to Modification of Conditions of Approval of a Discretionary Permit No. 0001-26, the Planning Commission finds as follows:

- a) Condition No. 4 of the conditions of approval of DOR No. 1952-23 states, "[a]ny substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal". Condition No. 6 states "a modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized

representative in accordance with Section 9173.1 of the Zoning Ordinance.” Similarly, CMC 9172.23(H)(1) provides, “[a]fter a Site Plan and Design Review Permit has been granted modification of the Development Plan and/or any conditions of the permit, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his authorized representative in accordance with CMC 9173.1.”

- b) The proposed modifications would remove the Aluminum Composite Material panel parapet element, eliminate the decorative cladding from the north and east elevations, and increase the height of the ACM paneling above the service area reception area by 3 feet, as compared to the design that was approved by DOR No. 1952-23. The revisions would result in the showroom building maintaining a similar shape to its current appearance as viewed from the street, while still providing an updated, modern appearance. No increase to the overall building height or footprint is proposed. The findings made in Resolution No. 24-2866 are still met with the proposed modifications, and said findings are hereby incorporated herein by this reference as though set forth in full.

**SECTION 3.** The proposed project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1), Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The key consideration is whether the project involves negligible or no expansion of use. The proposed project (MOD No. 0001-26) involves negligible or no expansion of use, as the proposed modifications would merely remove the Aluminum Composite Material (ACM) panel parapet architectural element, eliminate the decorative cladding from the north and east elevations, and increase the height of the ACM paneling above the service area reception area by 3 feet, as compared to the design that was approved by DOR No. 1952-23. The revisions would result in the showroom building maintaining a similar shape to its current appearance as viewed from the street, while still providing an updated, modern appearance. No increase to the overall building height or footprint is proposed. A Notice of Exemption shall be filed with the County Clerk of the County of Los Angeles pursuant to the California Environmental Quality Act.

**SECTION 4.** Based on the findings and conclusions set forth above, the Planning Commission, in acting upon and deciding the application for Modification of Conditions of a Discretionary Permit No. 0001-26, hereby approves a modification to the façade of the showroom building of an existing new car dealership, as depicted and described in the staff report and development plans, subject to the Conditions of Approval contained in Exhibit B.

**SECTION 5.** This decision of the Planning Commission shall become effective and final 15 days after the date of the action unless an appeal is filed within that time in accordance with Section 9173.4 of the Zoning Ordinance.

**SECTION 6.** The Secretary of the Planning Commission shall certify to the adoption of this Resolution.

**APPROVED** and **ADOPTED** this 24<sup>th</sup> day of February 2026.

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**CHAIRPERSON**

**ATTEST:**

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**SECRETARY**

**Exhibit A: Legal Description [to be attached]**  
**Exhibit B: Conditions of Approval [to be attached]**

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

The Land referred to herein below is situated in the City of Carson, County of Los Angeles, State of California, and is described as follows:

THAT PORTION OF LOT 5 IN BLOCK "C" OF SUBDIVISION OF A PART OF THE RANCHO SAN PEDRO, (ALSO KNOWN AS DOMINGUEZ COLONY), IN THE CITY OF CARSON, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAPS RECORDED IN BOOK 1 PAGES 601 AND 602, AND BOOK 32 PAGES 97 AND 98, OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF

SAID COUNTY, BOUNDED AS FOLLOWS:

ON THE NORTH BY THE SOUTHERLY LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED TO THE STATE OF CALIFORNIA AS RECORDED IN BOOK D-748 PAGE 676 OF OFFICIAL RECORDS OF SAID COUNTY, (NOW KNOWN AS THE SAN DIEGO FREEWAY) ON THE SOUTH BY A LINE WHICH IS PARALLEL WITH AND DISTANT NORTHERLY 50 FEET, MEASURED AT RIGHT ANGLE FROM THE CENTERLINE OF 223RD STREET AS SAID CENTERLINE IS SHOWN ON COUNTY SURVEYOR'S MAP NO. B-793, SHEET 2, ON FILE IN THE OFFICE OF THE COUNTY ENGINEER; ON THE WEST BY THE WESTERLY LINE OF SAID LOT 5; AND ON THE EAST BY A LINE WHICH IS AT RIGHT ANGLES TO SAID LAST MENTIONED CENTERLINE, AND PASSES THROUGH A POINT IN SAID CENTERLINE, DISTANT EASTERLY ALONG SAID CENTERLINE 1225.59 FEET FROM THE INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY PROLONGATION OF SAID WESTERLY LINE OF LOT 5.

APN: 7315-040-013

**CITY OF CARSON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION  
CONDITIONS OF APPROVAL  
EXHIBIT "B"**

**MOD NO. 0001-26 TO DOR NO. 1952-23**

**I. GENERAL CONDITIONS**

1. The approved Resolution, including the Conditions of Approval contained herein, and signed Affidavit of Acceptance, shall be copied in their entirety, and placed directly onto a separate plan sheet behind the cover sheet of the development plans prior to Building and Safety plan check submittal. Said copies shall be included in all development plan submittals, including any revisions and the final working drawings.
  2. The applicant, property owner, and/or successor to whom these project entitlements are assigned ("Developer") shall submit two complete sets of plans that conform to all the Conditions of Approval to be reviewed and approved by the Planning Division prior to the issuance of a building permit.
  3. The applicant shall comply with all city, county, state and federal regulations applicable to this project.
  4. Any substantial project revisions will require review and approval by the Planning Commission. Any revisions shall be approved by the Planning Division prior to Building and Safety plan check submittal.
  5. The applicant and property owner shall sign an Affidavit of Acceptance form and submit the document to the Planning Division within 30 days of receipt of the Planning Commission Resolution.
  6. A modification of these conditions, including additions or deletions, may be considered upon filing of an application by the owner of the subject property or his/her authorized representative in accordance with Section 9173.1 of the Zoning Ordinance.
  7. It is further made a condition of this approval that if any condition is violated or if any law, statute ordinance is violated, this permit may be revoked by the Planning Commission or City Council, as may be applicable; provided the Developer has been given written notice to cease such violation and has failed to do so for a period of thirty days.
  8. Precedence of Conditions. If any of these Conditions of Approval alter a commitment made by the Developer in another document, the conditions enumerated herein shall take precedence unless superseded by a Development Agreement, which shall govern over any conflicting provisions of any other approval.
  9. City Approvals. All approvals by City, unless otherwise specified, shall be by the department head of the department requiring the condition. All agreements, covenants, easements, deposits and other documents required herein where City is a party shall be in a form approved by the City Attorney. The Developer shall pay the cost for review and approval of such agreements and deposit necessary funds pursuant to a deposit agreement.
  10. Deposit Account. A trust deposit account shall be established for all deposits and fees required in all applicable conditions of approval of the project. The trust deposit shall be maintained with no deficits. The trust deposit shall be governed by a deposit agreement. The trust deposit
-

account shall be maintained separate from other City funds and shall be non-interest bearing. City may make demands for additional deposits to cover all expenses over a period of 60 days and funds shall be deposited within 10 days of the request therefor, or work may cease on the Project.

11. The applicant shall remove the property line dividing the Hyundai and Chevrolet dealerships from the project plans, prior to the issuance of building permits.
  12. Prior to the issuance of building permits, on site customer parking shall be clearly identified on the project plans either by special signage, or paint, subject to the satisfaction of the Community Development Director.
  13. Indemnification. The applicant, owner, and tenant(s), for themselves and their successors in interest (“Indemnitors”), agree to defend, indemnify and hold harmless the City of Carson, its agents, officers and employees, and each of them (“Indemnitees”) from and against any and all claims, liabilities, damages, losses, costs, fees, expenses, penalties, errors, omissions, forfeitures, actions, and proceedings (collectively, “Claims”) against Indemnitees to attack, set aside, void, or annul any of the project entitlements or approvals that are the subject of these conditions, and any Claims against Indemnitees which are in any way related to Indemnitees’ review of or decision upon the project that is the subject of these conditions (including without limitation any Claims related to any finding, determination, or claim of exemption made by Indemnitees pursuant to the requirements of the California Environmental Quality Act), and any Claims against Indemnitees which are in any way related to any damage or harm to people or property, real or personal, arising from Indemnitors’ operations or any of the project entitlements or approvals that are the subject of these conditions. The City will promptly notify Indemnitors of any such claim, action or proceeding against Indemnitees, and, at the option of the City, Indemnitors shall either undertake the defense of the matter or pay Indemnitees’ associated legal costs or shall advance funds assessed by the City to pay for the defense of the matter by the City Attorney. In the event the City opts for Indemnitors to undertake defense of the matter, the City will cooperate reasonably in the defense, but retains the right to settle or abandon the matter without Indemnitors’ consent. Indemnitors shall provide a deposit to the City in the amount of 100% of the City’s estimate, in its sole and absolute discretion, of the cost of litigation, including the cost of any award of attorneys’ fees, and shall make additional deposits as requested by the City to keep the deposit at such level. If Indemnitors fail to provide or maintain the deposit, Indemnitees may abandon the action and Indemnitors shall pay all costs resulting therefrom and Indemnitees shall have no liability to Indemnitors.
  14. ***Interim Development Impact Fee:*** In accordance with Article XI (Interim Development Impact Fee Program) of the Carson Municipal Code (“CMC”), the applicant, property owner, and/or successor to whom these project entitlements are assigned (“Developer”) shall be responsible for payment of one-time interim development impact fees (“IDIF”) at the applicable amounts/rates detailed below for each square foot of commercial development constructed for the project. If the project increases or decreases regarding the square footage constructed, the total IDIF amount will be adjusted accordingly at the applicable rate. Additionally, subject to the review, verification, and approval of the Community Development Director, the applicant *may* be eligible for development impact fee credits for demolition of an existing permitted structure or structures. To be eligible for credits, **prior to demolition**, please make the credit request with James Nguyen at [jnguyen@carsonca.gov](mailto:jnguyen@carsonca.gov) in the Community Development Department. Awarded fee credits shall reduce the final development impact fee amount and are applied when
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development impact fees are due. Final IDIF rates and amounts are calculated and due prior to issuance of the building permit(s). No building permit shall be issued prior to the full payment of the required IDIF amount, which payment shall be made in one lump sum installment. IDIF amounts/rates are subject to adjustment every July 1<sup>st</sup> based on State of California Construction Cost Index (Prior March to Current March Adjustment), per CMC Section 11500. IDIF amounts/rates for commercial development have been set at \$6.03 per square foot for Fiscal Year 2023-24, effective July 1, 2023, through June 30, 2024. Based on these rates, the Developer would be responsible for payment of IDIF in the amount of \$152,932.86 for the proposed project, calculated as follows: 25,362 square feet X \$6.03 per square foot = \$152,932.86. However, if the IDIF for the project is not paid by the end of the 2023-24 fiscal year (i.e., by June 30, 2024), a new IDIF rate/amount will apply for the period of July 1, 2024, through June 30, 2025, based on the IDIF rate for Fiscal Year 2024-25, and so on for subsequent fiscal year(s).

***Notice of Imposition of Interim Development Impact Fees; Right to Protest***

Pursuant to CMC Section 11503, Developer is hereby notified of the IDIF imposed on the project, as described and in the amount stated above. In accordance with Government Code Section 66020, Developer may protest the imposition of the IDIF on the project by complying with the requirements set forth in CMC 11900. Any such protest shall be filed within ninety (90) days after the effective date of the City's approval/conditional approval of the project.

If you have any questions or comments regarding this notice, please contact James Nguyen at [jnguyen@carsonca.gov](mailto:jnguyen@carsonca.gov) or (310) 952-1700 ext. 1310.

**II. AESTHETICS**

1. There shall be no deviation of architectural design or details from the approved set of plans. Any alteration shall be first approved by the Planning Division.
2. Any roof-mounted equipment shall be screened to the satisfaction of the Planning Division.
3. Graffiti shall be removed from all areas within twenty-four (24) hours of written notification by the City of Carson, including graffiti found on perimeter walls. Should the graffiti problem persist more than twice in any calendar year, the matter may be brought before the Planning Commission for review and further consideration of site modification (i.e. fencing, landscaping, chemical treatment, etc.).
4. The proposed project site shall be maintained free of debris, litter and inoperable vehicles at all times. The subject property shall be maintained to present an attractive appearance to the satisfaction of the Planning Division.

**III. LANDSCAPE/IRRIGATION**

1. Comply with the provisions of Section 9168.1 (Adoption of Water Efficient Landscape Ordinance) and 9138.14 (Automobile/Vehicle Service) of the Zoning Ordinance.
  2. Landscaping shall be provided with a permanently installed, automatic irrigation system and operated by an electrically-timed controller station set for early morning or late evening irrigation.
  3. The proposed irrigation system shall include best water conservation practices.
  4. Installation, maintenance, and repair of all landscaping shall be the responsibility of the property owner.
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5. Prior to Issuance of Building Permit, the applicant shall submit two sets of landscape and irrigation plans drawn, stamped, and signed by a licensed landscape architect. Such plans are to be approved by the Planning Division.

#### **IV. LIGHTING**

1. Shall provide adequate lighting for the parking areas.
2. All exterior lighting shall be provided in compliance with the standards pursuant to Section 9137.1 (Exterior Lighting) of the Zoning Ordinance.
3. Such lights are to be directed on-site in such a manner as to not create a nuisance or hazard to adjacent street and properties, subject to the approval of the Planning Division.

#### **V. TRASH**

1. A trash enclosure shall be provided on site, at a location approved by the Planning Division.
2. Trash collection shall comply with the requirements of the City's trash collection company.

#### **VI. BUSINESS LICENSE**

1. All parties involved in the subject project including but not limited to contractors and subcontractors are required to obtain a city business license per Section 6310 of the Carson Municipal Code.

#### **VII. BUILDING DIVISION**

1. The second sheet of building plans is to list all conditions of approval and to include a copy of the Planning Commission Decision letter. This information shall be incorporated into the plans prior to the first submittal for plan check.
  2. Plans prepared in compliance with the current Building Code shall be submitted to Building Division for review prior permit issuance.
  3. Fees shall be paid to the County of Los Angeles Sanitation District prior to issuance of the building permit.
  4. The building shall be addressed as 2203 E. 223<sup>rd</sup> Street, and an application to assign unit numbers shall be filed with the City prior to plan check submittal.
  5. In accordance with paragraph 5538(b) of the California Business and Professions Code, plans are to be prepared and stamped by a licensed architect.
  6. Structural calculations prepared under the direction of an architect, civil engineer or structural engineer shall be provided.
  7. A geotechnical and soils investigation report is required, the duties of the soils engineer of record, as indicated on the first sheet of the approved plans, shall include the following:
    - a. Observation of cleared areas and benches prepared to receive fill;
    - b. Observation of the removal of all unsuitable soils and other materials;
    - c. The approval of soils to be used as fill material;
    - d. Inspection of compaction and placement of fill;
    - e. The testing of compacted fills; and
    - f. The inspection of review of drainage devices.
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8. The owner shall retain the soils engineer preparing the Preliminary Soils and/or Geotechnical Investigation accepted by the City for observation of all grading, site preparation, and compaction testing. Observation and testing shall not be performed by other soils and/or geotechnical engineer unless the subsequent soils and/or geotechnical engineer submits and has accepted by the City, a new Preliminary Soils and/or Geotechnical Investigation.
  9. A grading and drainage plan shall be approved prior to issuance of the building permit. The grading and drainage plan shall indicate how all storm drainage including contributory drainage from adjacent lots is carried to the public way or drainage structure approved to receive storm water.
  10. Stormwater Planning Program LID Plan Checklist (MS4-1 FORM) completed by Engineer of Record shall be copied on the first sheet of Building Plans and on the first sheet of Grading Plans. The form can be found at the following link <https://www.dropbox.com/scl/fo/up1jbcg2e9sv4i0t6vrp3/CARSON-LID-PLAN-CHECKLIST-MS4-1-FORM.pdf?rlkey=1y5bsf2iladt6mzv56qgyz7cj&dl=0>
  11. All State of California disability access regulations for accessibility shall be complied with.
  12. At least one accessible parking space shall be on the shortest route to the accessible entrance of the service building per Section 11B-208.3.1.
  13. The property shall be surveyed, and the boundaries marked by a land surveyor licensed by the State of California.
  14. Foundation inspection will not be made until the excavation has been surveyed and the setbacks determined to be in accordance with the approved plans by a land surveyor licensed by the State of California. THIS NOTE IS TO BE PLACED ON THE FOUNDATION PLAN IN A PROMINENT LOCATION.
  15. Separate permit is required for each miscellaneous structure including but not limited to the detailed canopy and carwash tunnel. Unless these miscellaneous structures are designed as one with the service building (or with the existing showroom building) under the provisions of Section 705.3, each structure is subject to the fire-resistance rating requirements for the exterior walls per Section 705.5 and 705.8.
  16. Fire-resistance rating requirements for exterior walls based on fire separation distance of 0 to 30 feet shall comply with Table 705.5 of the Building Code.
  17. Maximum area of exterior wall openings and degree of open protection based on fire separation distance of 0 to 30 feet shall comply with Table 705.8 of the Building Code.
  18. Parts storage room on mezzanine level shall be open and unobstructed to the room in which such mezzanine is located per Section 505.2.3 of the Building Code, unless otherwise qualified for the exceptions under this section. Intermediate level not complying with the mezzanine provisions shall be considered as a story; thus, making the service building a 2-story structure.
  19. Separate application and plan review is required for Electrical plans.
  20. Separate application and plan review is required for Mechanical plans.
  21. Separate application and plan review is required for Plumbing plans.
  22. Plumbing fixtures shall be provided as required by the Chapter 4 of the California Plumbing Code. Additional fixtures may be required if not in compliance.
  23. Project shall comply with the CalGreen Non-Residential mandatory requirements.
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24. Because the service building requires at least 9 parking spaces, Electrical Vehicle Charging Station shall be provided per CalGreen Section 5.106.5.3.1 and at one of the EVCS shall comply with accessibility requirements per Section 11B-228.3.
  25. All fire sprinkler hangers must be designed, and their location approved by an engineer or an architect. Calculations must be provided indicating that the hangers are designed to carry the tributary weight of the water filled pipe plus a 250-pound point load. A plan indication this information must be stamped by the engineer or the architect and submitted for approval prior to issuance of the building permit.
  26. Separate permit is required for Fire Sprinklers.
  27. Building permits shall not be issued until the final map has been prepared to the satisfaction of the Building Official.
  28. Repair garages shall be constructed in accordance with the California Fire Code and Sections 406.2 and 406.8.
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## NOTICE OF PUBLIC HEARING

**ADDRESS ANY COMMUNICATIONS TO:  
COMMUNITY DEVELOPMENT DEPARTMENT – PLANNING DIVISION  
701 EAST CARSON STREET  
CARSON, CALIFORNIA 90745**

### **Design Overlay Review (DOR) No. 00021-25**

The Planning Commission of the City of Carson, California, will conduct a public hearing, at which time you may be present and be heard to consider Design Overlay Review No. No. 00021-25 for finding a CEQA exemption and permitting a request to modify the façade of the showroom building of an existing new car dealership. at 2205 E. 223<sup>rd</sup> St. The proposed project site is located in the Commercial, Automotive (CA) zone with a General Plan Land Use designation of Commercial Automotive District.

The proposed project is exempt to the provisions of the California Environmental Quality Act (CEQA) Guidelines under Categorical Exemption Section 15302 – Existing Facilities and will not have a significant effect on the environment.

If you challenge the approval or denial of this project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Planning Commission, at or prior to, the public hearing. If you are no longer the owner of the property, please forward this notice of hearing to the current owner.

Address any communications or comments regarding the project to Aaron Whiting, Associate Planner at [planning@carsonca.gov](mailto:planning@carsonca.gov) or call (310) 952-1700, Extension 1315. Documents related to the proposed project are on file with the City of Carson Planning Division.

TIME: 6:30 P.M., Tuesday, February 24<sup>th</sup>, 2026

PLACE: Helen Kawagoe Council Chambers, 2<sup>nd</sup> Floor  
Carson City Hall  
701 East Carson Street  
Carson, California 90745

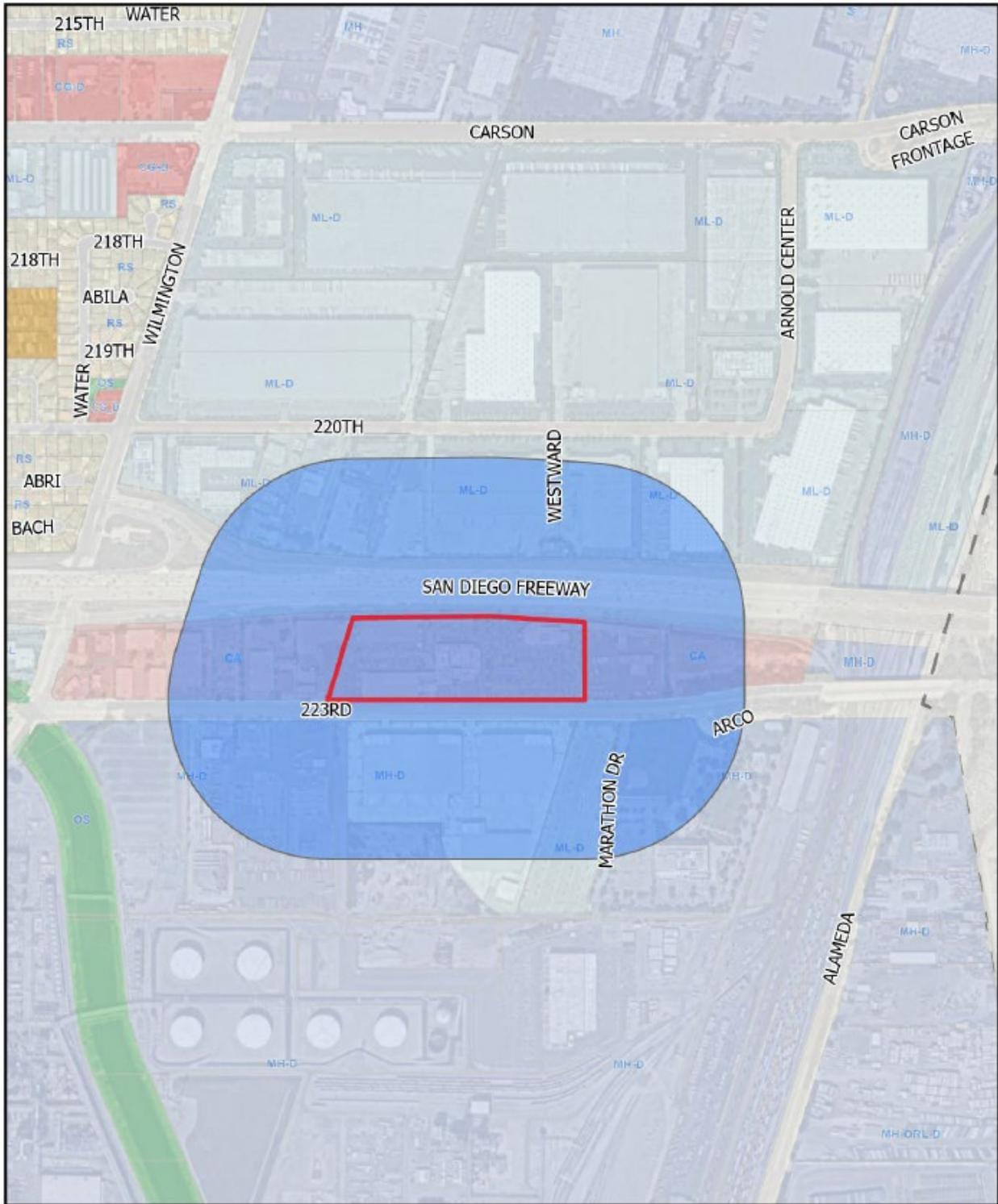
APPLICANT: Ashley Lin  
305 N. Coast Highway, Suite L  
Laguna Beach, CA 92651

DATED: This 28<sup>th</sup> day of January 2026

*K. Bradshaw*

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Dr. Khaleah K. Bradshaw, City Clerk  
City of Carson, California



Radius Map: 750 foot radius  
 2205 E. 223<sup>rd</sup> Street

