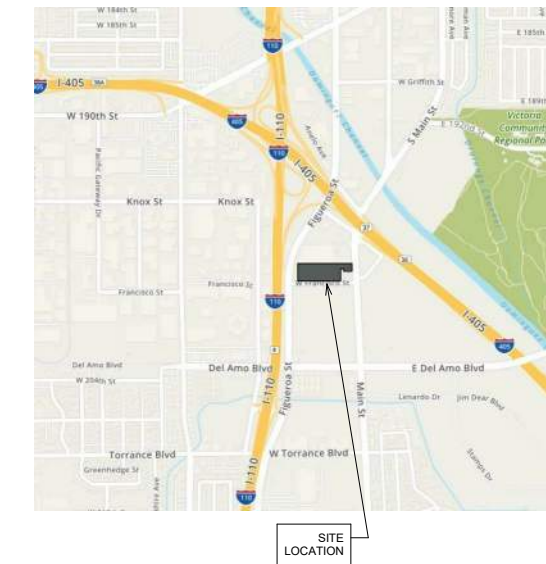


PROJECT SUMMARY:

PROJECT NAME: WM CARSON TRANSFER STATION UPGRADES
 PROJECT ADDRESS: 321 WEST FRANCISCO STREET, CARSON, CA 90745
 PROJECT OWNER: USA WASTE OF CALIFORNIA, INC.
 321 WEST FRANCISCO STREET, CARSON, CA 90745
 SITE CONTACT: CHRISTIAN SAPONG
 (562) 257-8397
 csapong@wm.com

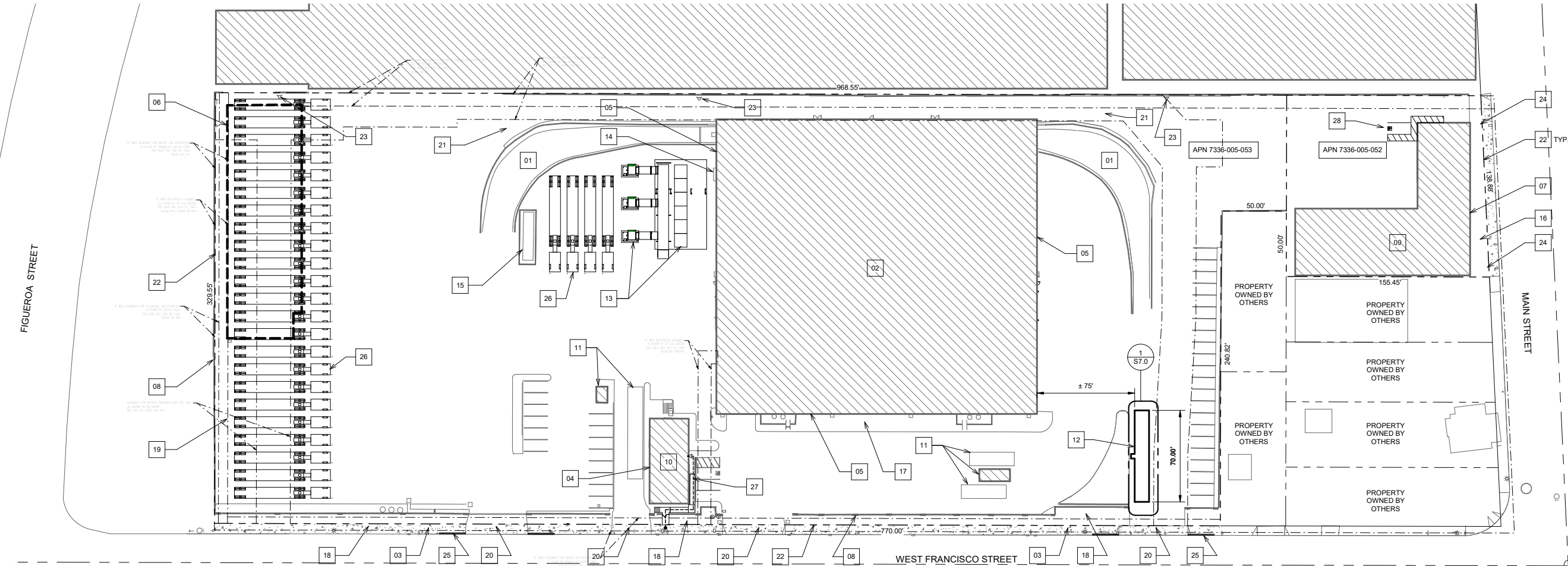
EXISTING ZONING: MH-D (INDUSTRIAL ZONE, MANUFACTURING, HEAVY)
 GENERAL PLAN: MIXED USE - BUSINESS PARK (INDUSTRIAL LAND USES)
 SCOPE OF WORK APNS: 7336-005-053 (5.93 ACRES) AND 7336-005-052 (0.48 ACRES)
 EXISTING BUILDING AREAS: TRANSFER STATION (TYPE IIB, S-1 OCCUPANCY, SPRINKLERED) 54,000 SF
 TWO-STORY OFFICE (TYPE VB, B OCCUPANCY, NON-SPRINKLERED) 4,000 SF
 MATERIAL PROCESSING (TYPE IIB, F1 OCCUPANCY, NON-SPRINKLERED) 7,500 SF
 MAINTENANCE SHOP (TYPE VB, B/S-1 OCCUPANCIES, SPRINKLERED) 10,000 SF
 (E) SCALEHOUSES 450 SF
 TOTAL 75,950 SF
 PROPOSED BUILDING AREAS: (E) TRANSFER STATION (TYPE IIB, S-1 OCCUPANCY, SPRINKLERED) 54,000 SF
 (E) TWO-STORY OFFICE (TYPE VB, B OCCUPANCY, NON-SPRINKLERED) 4,000 SF
 (E) MAINTENANCE SHOP (TYPE VB, B/S-1 OCCUPANCIES, SPRINKLERED) 10,000 SF
 (E) SCALEHOUSES 450 SF
 TOTAL 68,450 SF
 EXISTING PARKING: 39 STALLS PROVIDED SUFFICIENT FOR SITE OPERATIONS (EXISTING)
 FLOOR/AREA RATIO (FAR): 68,450 SF / (5.93 + 0.48 ACRES) = 24.5%

VICINITY MAP:

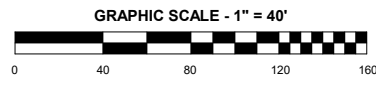


CONCEPT SITE PLAN KEYNOTES

- | | | | | |
|--|--|--|---|--|
| 01 (E) TUNNEL RAMP | 06 DEMO (E) MATERIAL PROCESSING BLDG. AND EQUIPMENT INSIDE (EXIST. SLAB TO REMAIN) | 12 NEW 11'x70' TRUCK SCALE AT GRADE FOR OUTBOUND TRACTOR TRAILERS | 18 ENHANCED / REVITALIZED LANDSCAPING ALONG WEST FRANCISCO STREET FRONTAGE IN FRONT OF (E) MASONRY WALL (SEE LANDSCAPING PLANS) | 24 REMOVE (E) DAMAGED STEEL SIGN STRUCTURE AND (E) FLAGPOLE ALONG MAIN STREET |
| 02 (E) TRANSFER STATION BUILDING (55,321 SF) W/ 47' RIDGE HEIGHT (TYPE IIB, S-1 OCCUPANCY) | 07 REPAINT EASTERN FAÇADE OF EXISTING OFFICE BLDG. AND ADD NEW METAL PANELING TO MATCH TRANSFER STATION | 13 NEW VENTILATION EQUIPMENT FOR TRANSFER STATION BUILDING FOR DUST AND ODOR CONTROL | 19 NEW LANDSCAPING ALONG INSIDE OF (E) MASONRY WALL ALONG THE WEST PROPERTY LINE TO SCREEN TRUCKS (SEE LANDSCAPING PLANS) | 25 PAINT CURB RED FOR MINIMUM 20' EACH SIDE OF DRIVEWAYS |
| 03 (E) CONCRETE SIDEWALK (CITY OWNED) | 08 POWERWASH (E) MASONRY FENCE AND REPAIR (E) METAL PICKETS AND NEW EXPANDED METAL SCREENING APPLIED PER LANDSCAPE PLANS | 14 (E) ELECTRICAL EQUIPMENT TO REMAIN | 20 (E) DRIVEWAY | 26 TRUCK STAGING ONSITE (EXISTING RECONFIGURED) |
| 04 RENOVATE INTERIOR OF (E) OFFICE BLDG AND REPAIR EXTERIOR AND ADD NEW METAL PANELING AT ROOF TO MATCH TRANSFER STATION | 09 (E) OFFICE BLDG. / MAINTENANCE SHOP (TYPE VB - B/S-1 OCCUPANCIES) | 15 (E) FUEL TANK | 21 (E) ONSITE DRIVEWAY FOR FIRE ACCESS | 27 PUBLIC ACCESS / ACCESSIBLE PATH OF TRAVEL FROM PUBLIC RIGHT-OF-WAY (NEW RAMPS PER SEPARATE PERMIT FOR 2-STORY OFFICE REMODEL) |
| 05 ADD NEW EXTERIOR METAL PANELING ON EAST, WEST AND SOUTH ELEVATIONS | 10 (E) TWO-STORY OFFICE (TYPE VB - B OCCUPANCY) | 16 NEW LANDSCAPING ALONG MAIN STREET FRONTAGE | 22 PROPERTY LINE | 28 NEW ACCESSIBLE STALL AT MAINTENANCE OFFICE (PER SEPARATE PERMIT FOR MAINT. OFFICE REMODEL) |
| | 11 (E) SCALE AND SCALEHOUSE | 17 (E) ONSITE LANDSCAPING | 23 (E) FIRE HYDRANT | |



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



REVISIONS

DATE	2/17/2020	BY	REVISIONS
1			

SEAL

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

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SITE PLAN

WM CARSON TRANSFER STATION UPGRADES

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

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

G:\Shared Drawings\DWG\PROJECTS\WM\PROJECTS\19212_19 Upgrade_Carson_CAD\Plan_Cad\Spec\Drawings\19212_WM_Carson_Upgrade_2020-05-17.dwg 3/17/2020 6:38:20 PM

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME
	LC	Lophostemon confertus	Brisbane Box
STREET TREES	CODE	BOTANICAL NAME	COMMON NAME
	SL	Lagerstroemia indica	Crape Myrtle
	TS	Schinus terebinthifolius	Brazilian Pepper
	XE	Eucalyptus x	Eucalyptus
	XF	Ficus nitida	Weeping Fig
	XS	Schinus terebinthifolius	Brazilian Pepper

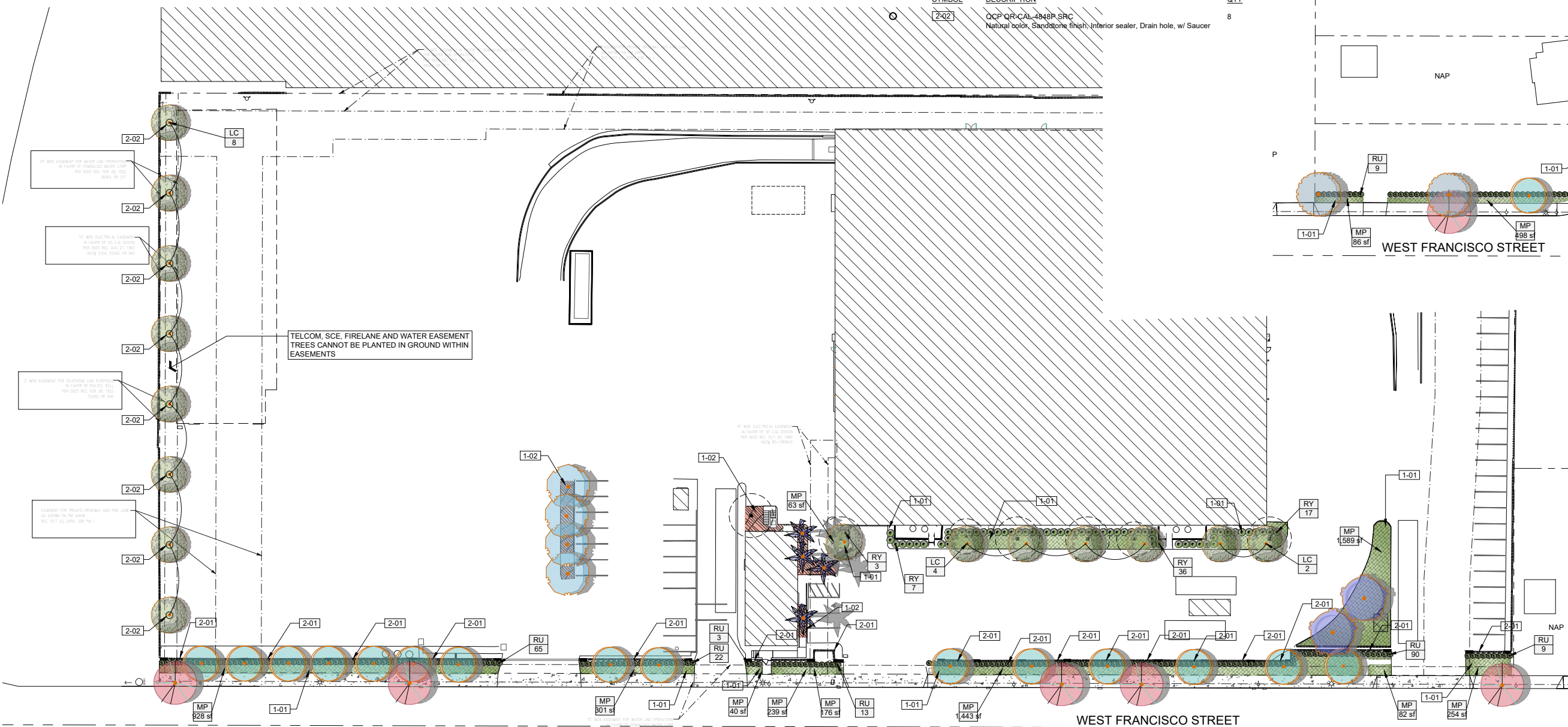
TREES TO REMAIN	CODE	BOTANICAL NAME	COMMON NAME
	EA	Afrocarpus gracilior	Fern Pine
	EK	Archontophoenix cunninghamiana	Multi-Trunk King Palm
	EC	Cupaniopsis anacardioides	Carrot Wood Tree
	EE	Eucalyptus citriodora	Lemon Scented Gum
	EX	Eucalyptus x	Eucalyptus
	ES	Schinus terebinthifolius	Brazilian Pepper

SHRUBS	CODE	BOTANICAL NAME	COMMON NAME
	PX	Philodendron x 'Xanadu'	Philodendron
	RY	Rhaphiolepis umbellata	Yedda Hawthorn
	RU	Rhaphiolepis umbellata 'Minor Gulf Green' TM	Gulf Green Indian Hawthorn

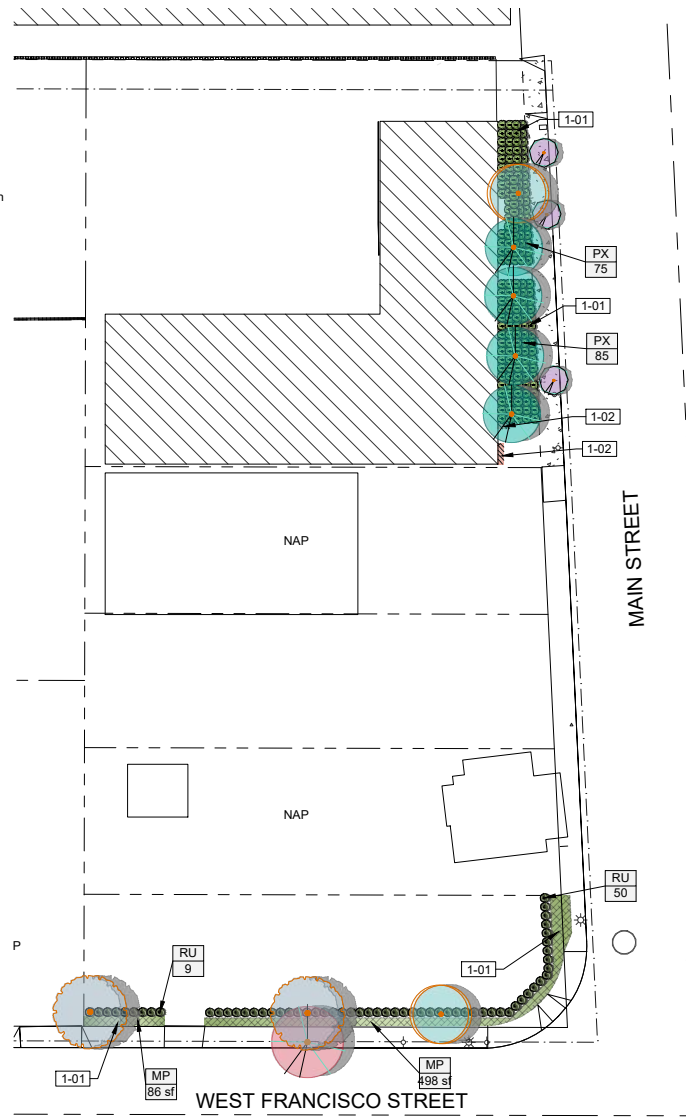
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	MP	Myoporum parvifolium	Trailing Myoporum

REFERENCE NOTES SCHEDULE		
SYMBOL	DESCRIPTION	QTY
1-01	1 DEMOLITION All existing shrubs turf and ground cover are to be removed.	
1-02	1 DEMOLITION Existing landscape to remain	980 sf
2-01	2 LAYOUT Existing ±6' tall Masonry Block fence with 3' tall segments of picket fencing supplemented with new expanded Expanded Metal Mesh 3/16 #0032-S Fit between top and bottom rail of existing iron fence. Spot welds at 4' on center. Paint to match existing fencing.	
2-02	2 LAYOUT OCP QR-CAL-484R SRC Natural color, Sandstone finish, Interior sealer, Drain hole, w/ Saucer	8

SEE SHEET L.1.1 FOR COMPLETE SCHEDULE



NOTE:
ALL EXISTING TREES SHALL BE TRIMMED, PRUNED AND MAINTAINED IN A CLEAN AND PROFESSIONAL MANNER NOT TO OVERHAND THE ROADWAY OR SIDEWALK.
FOR SIDEWALK REPLACEMENT: ANY SIDEWALK REPLACEMENT REQUIRING THE CUTTING OF ROOTS OVER 2" SHALL ALSO INCLUDE TREE REMOVAL AND REPLACEMENT WITH APPROVED TREE.



CCA
CUMMINGS CURLEY
AND
ASSOCIATES, INC.
3653 Long Beach Boulevard, Suite 300
Long Beach, California 90807
Tel: 562.424.8182
Fax: 562.424.8183
TX: 5357 TX: 377204 CUM 519

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

BY: RLC
REVISION:
CITY COMMENTS:
DATE: 02.25.2020
SEAL:
REGISTERED LANDSCAPE ARCHITECT
Robert L. Curley No. 303
12-31-21
02-25-20
STATE OF CALIFORNIA

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

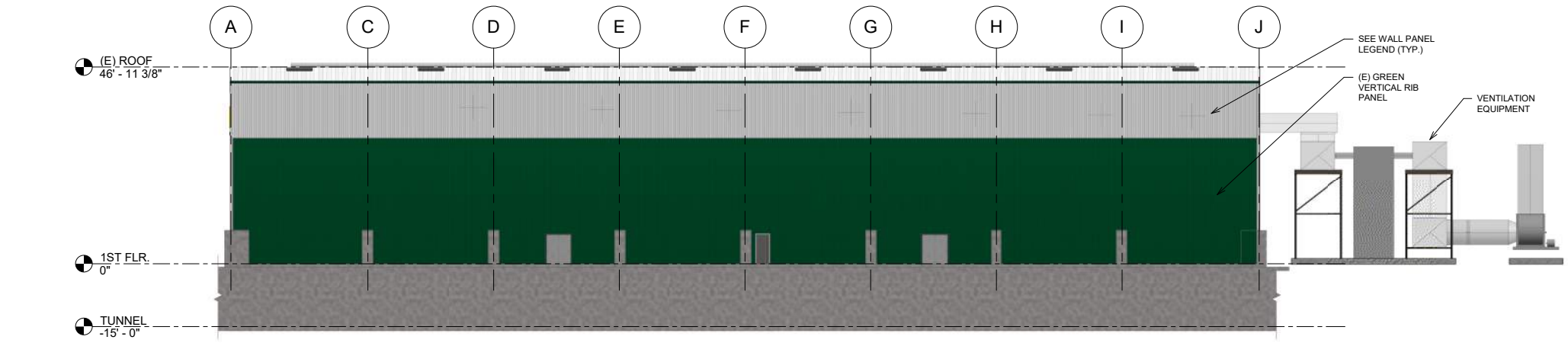
JOB NUMBER: 19-10169
DESIGNED BY: RLC
DRAWN BY: RLC
DATE: 12/18/2019
SHEET NUMBER: L1.0

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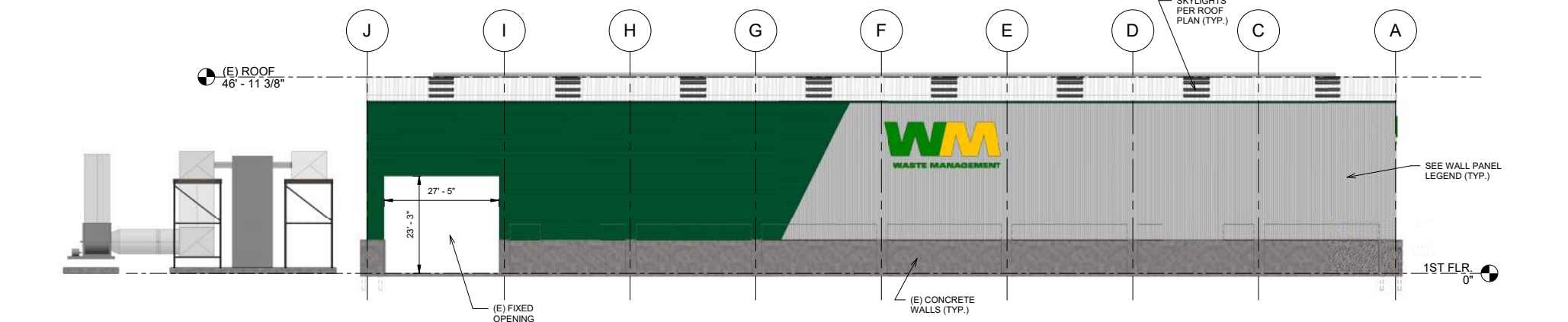
REVISION	
DATE	BY

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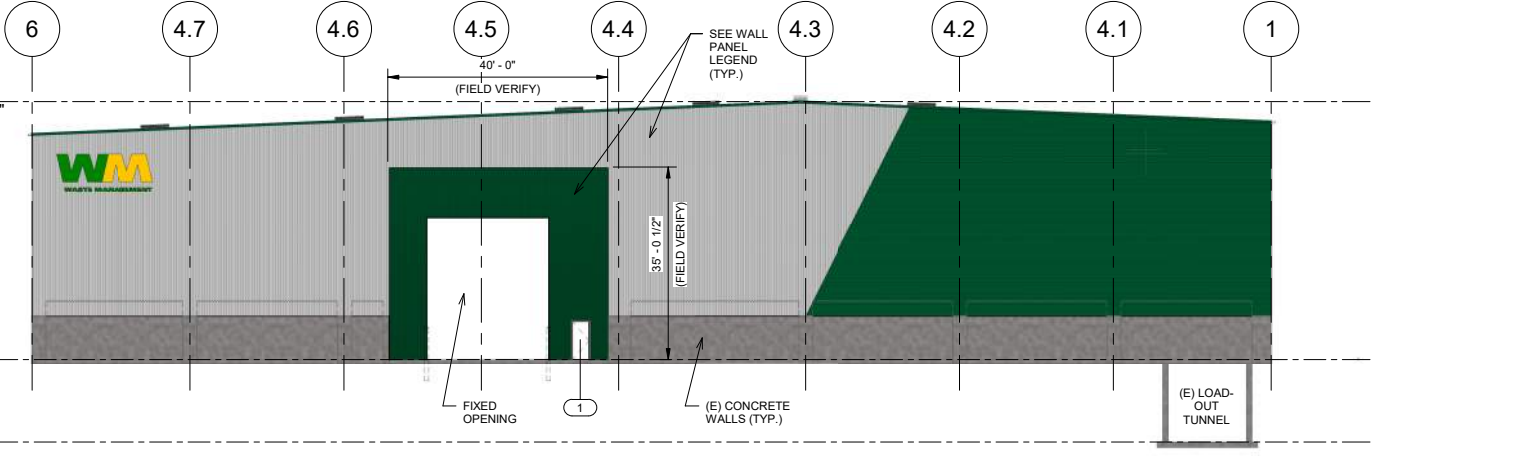
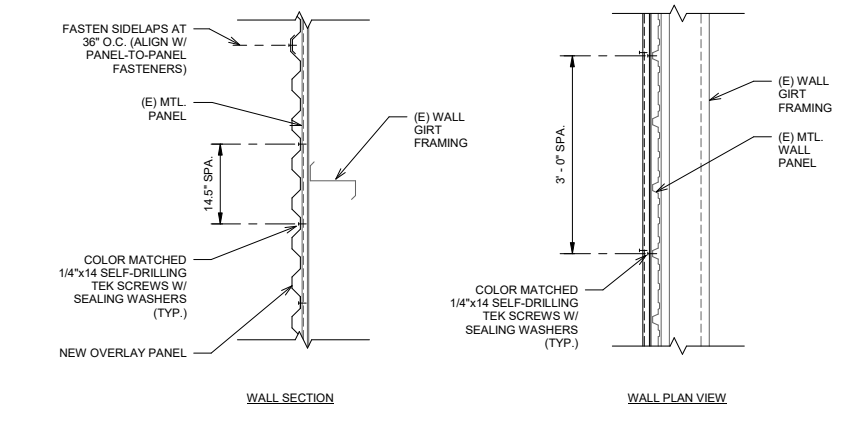
REGISTERED PROFESSIONAL ENGINEER
ROBERT A. TAMACCO
S5607
STRUCTURAL
STATE OF CALIFORNIA
1/13/2020



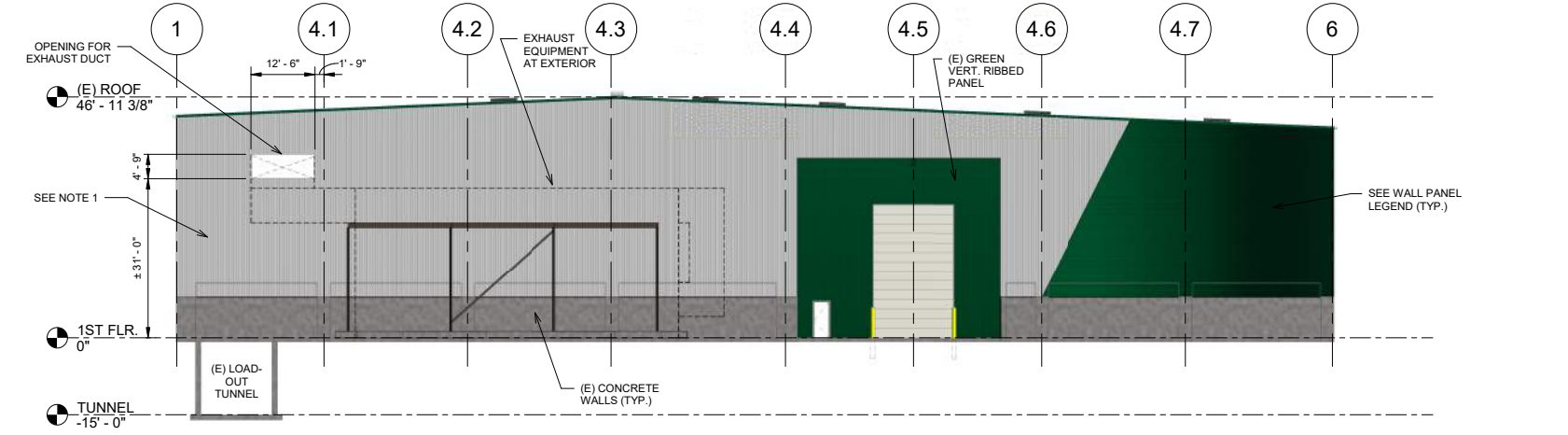
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EXTERIOR ELEVATION - NORTH
1/16" = 1'-0"



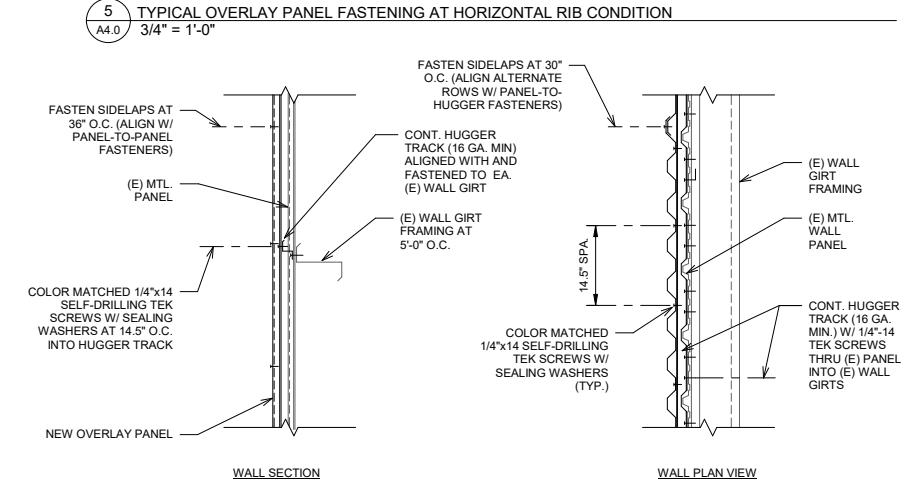
2
A4.0
EXTERIOR ELEVATION - SOUTH
1/16" = 1'-0"



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



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

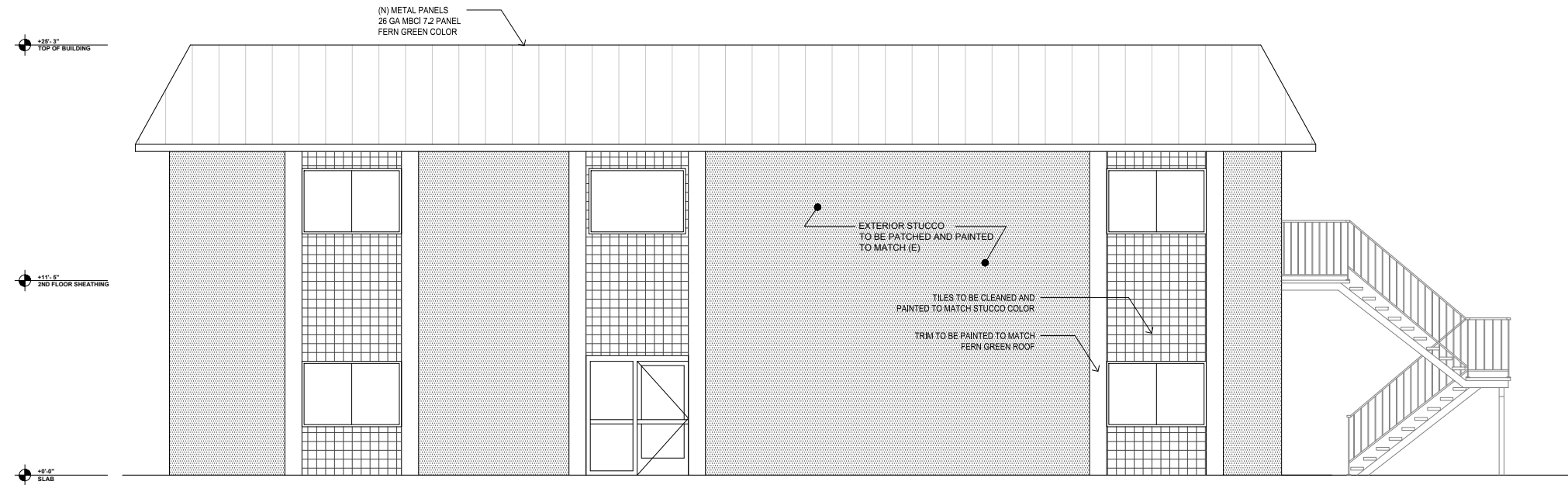


BUILDING ELEVATIONS
FOR
WM CARSON TRANSFER STATION UPGRADES
USA WASTE OF CALIFORNIA, INC.
321 W. FRANCISCO STREET
CARSON, CA 90745

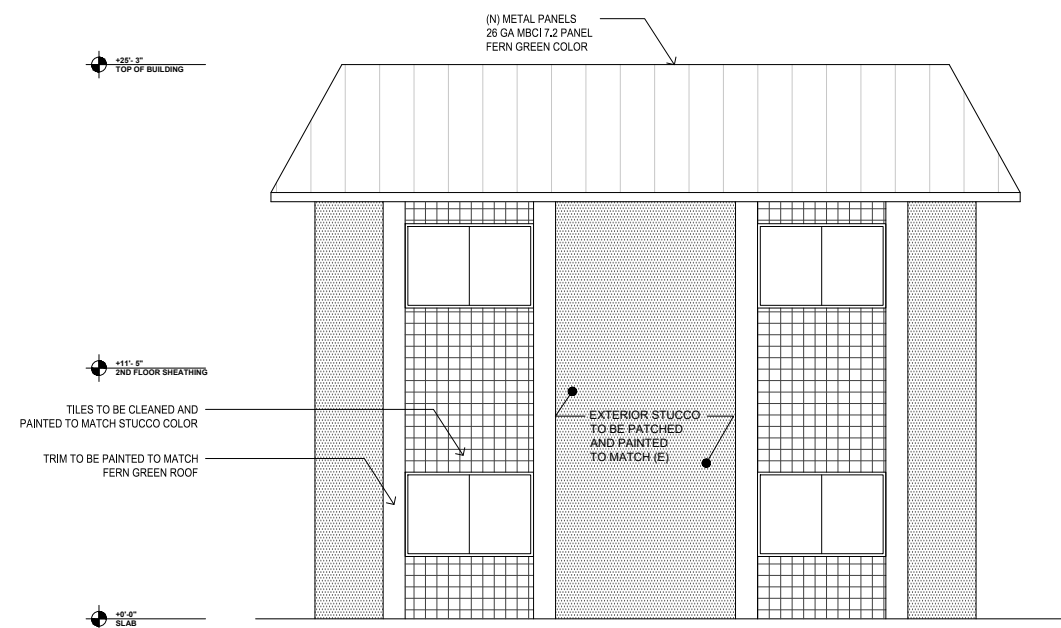
JOB NUMBER	19212
DESIGNED BY	RT
DRAWN BY	LM
DATE	1/13/2019
SHEET NUMBER	A4.0

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PLAN NOTES



EXISTING TWO-STORY OFFICE BLDG. - EAST ELEVATION 1
SCALE: 1/4"=1'-0"



EXISTING TWO-STORY OFFICE BLDG. - SOUTH ELEVATION 2
SCALE: 1/4"=1'-0"

CONTRACTOR:

DBKO
 DESIGN · BUILD
 1480 BROADWAY #2519
 SAN DIEGO, CA 92101
 (619) 307-9770

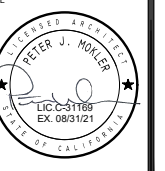
DESIGNER:
MOKLER
 Architects
 Peter J. Mokler & Associates, Inc.
 P.O. Box 14 San Pedro, CA 90733
 562.317.2337 www.mokler.com

OWNER:

WM
 321 WEST FRANCISCO STREET
 CARSON, CA 90745

REVISION	LP
PLAN CHECK REVISIONS	
DATE	3/6/20

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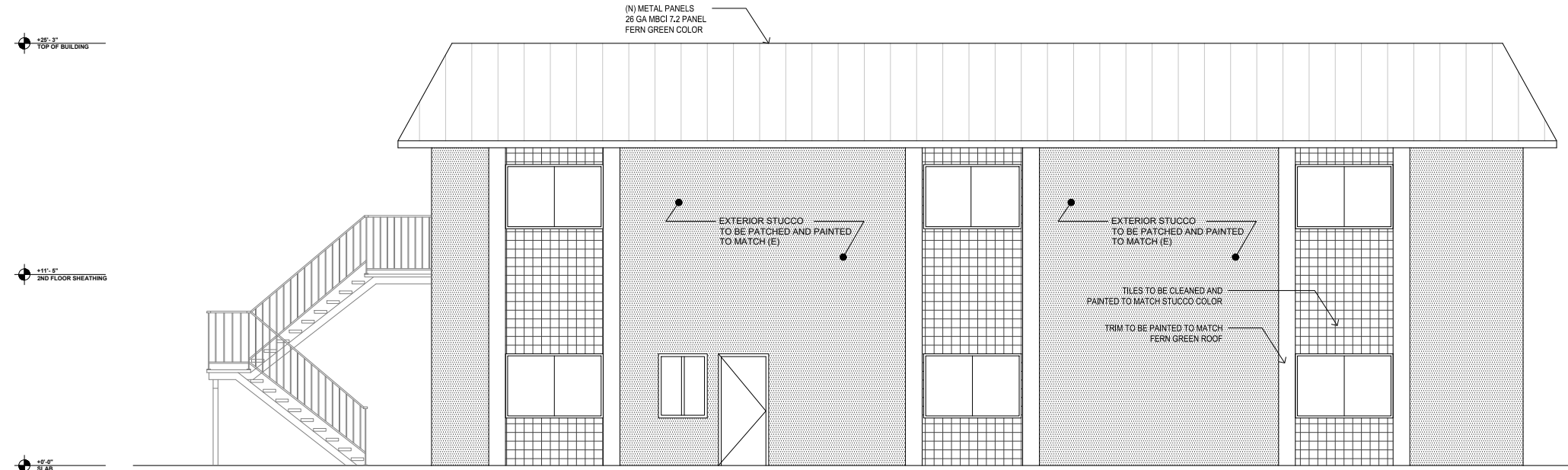


EXTERIOR ELEVATIONS
 FOR
WM CARSON TRANSFER STATION UPGRADES
 USA WASTE OF CALIFORNIA, INC.
 321 WEST FRANCISCO STREET
 CARSON, CA 90745

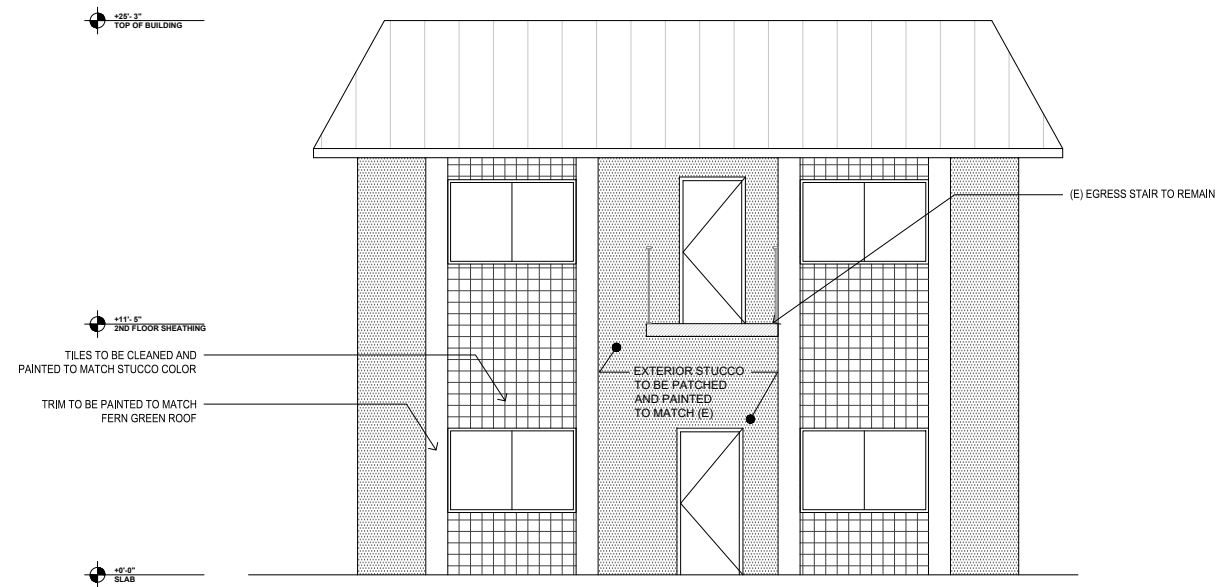
JOB NUMBER	19212
DESIGNED BY	LP
DRAWN BY	LP
DATE	01-13-2020

SHEET NUMBER
A-401

PLAN NOTES



EXISTING TWO-STORY OFFICE BLDG. - WEST ELEVATION ①
SCALE: 1/4"=1'-0"



EXISTING TWO-STORY OFFICE BLDG. - NORTH ELEVATION ②
SCALE: 1/4"=1'-0"

CONTRACTOR:

DBKO
 DESIGN · BUILD
 1480 BROADWAY #2519
 SAN DIEGO, CA 92101
 (619) 307-9770

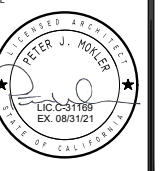
DESIGNER:
MOKLER
 Architects
 Peter J. Mokler & Associates, Inc.
 P.O. Box 14 San Pedro, CA 90733
 562.337.2337 www.mokler.com

OWNER:

WM
 321 WEST FRANCISCO STREET
 CARSON, CA 90745

REVISION	LP
PLAN CHECK REVISIONS	
DATE	3/6/20

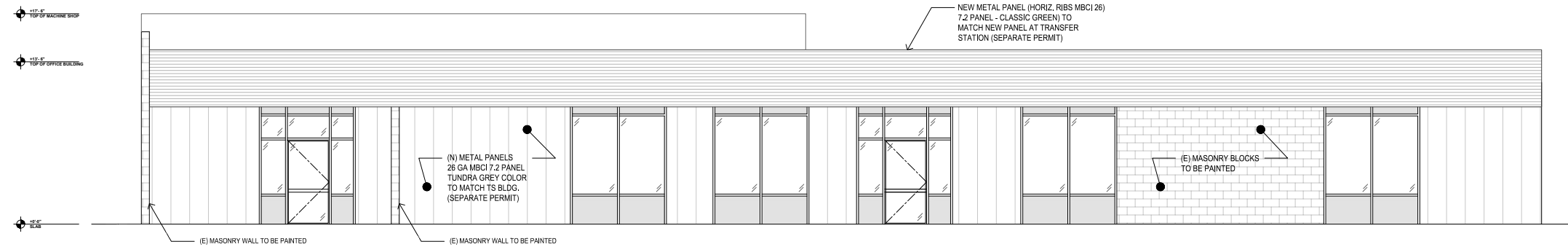
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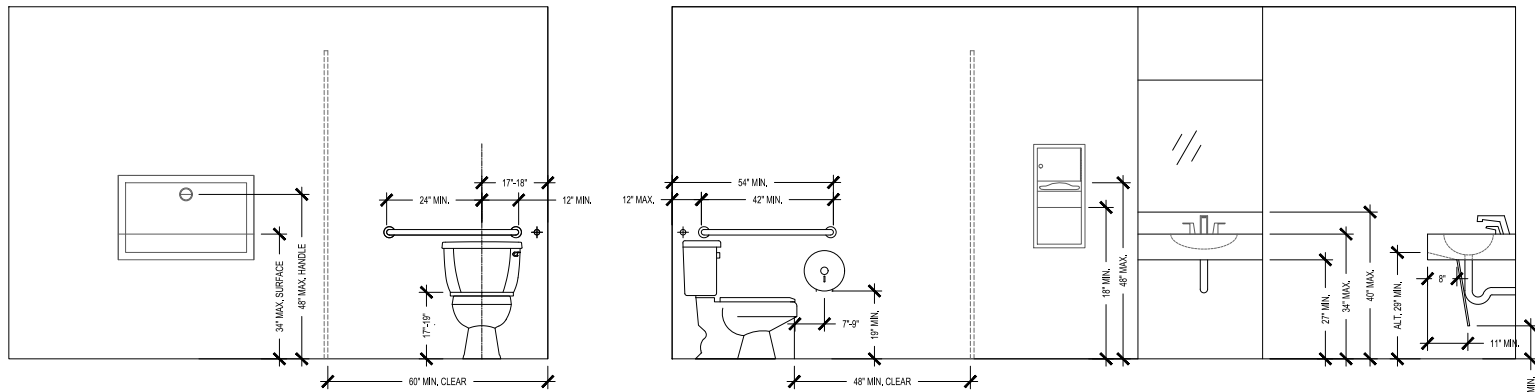
EXTERIOR ELEVATIONS
 FOR
WM CARSON TRANSFER STATION UPGRADES
 USA WASTE OF CALIFORNIA, INC.
 321 WEST FRANCISCO STREET
 CARSON, CA 90745

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

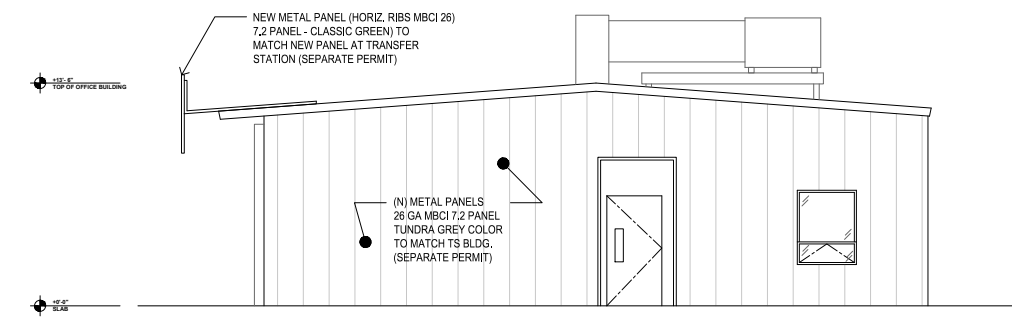
SHEET NUMBER
A-402



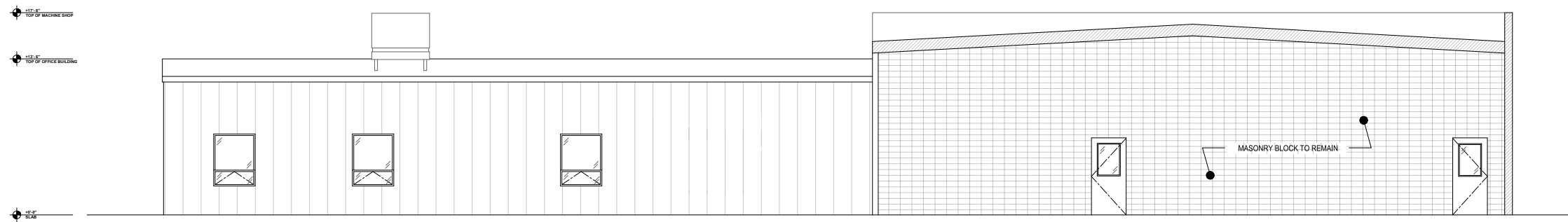
EXISTING ONE-STORY OFFICE / MAINTENANCE BLDG. - EAST ELEVATION SCALE: 3/16"=1'-0" **1**



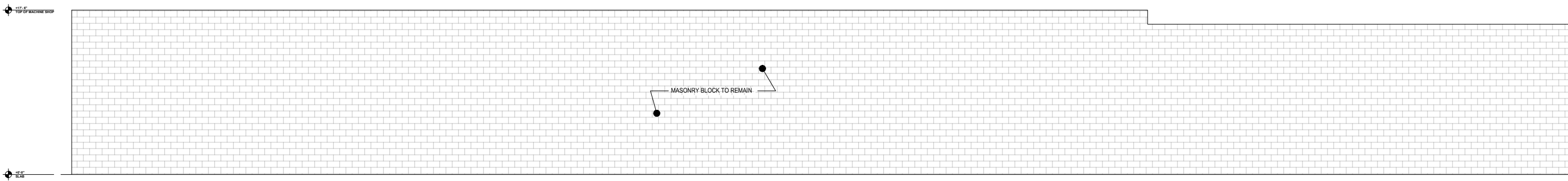
ADA RESTROOM CLEARANCES SCALE: 1/2"=1'-0" **5**



(E) ONE-STORY OFFICE / MAINTENANCE BLDG. - NORTH ELEVATION SCALE: 3/16"=1'-0" **2**



EXISTING ONE-STORY OFFICE / MAINTENANCE BLDG. - WEST ELEVATION SCALE: 3/16"=1'-0" **3**



EXISTING ONE-STORY OFFICE / MAINTENANCE BLDG. - SOUTH ELEVATION SCALE: 3/16"=1'-0" **4**

CONTRACTOR:

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

DESIGNER:
MOKLER
 Architects
 Peter J. Mokler & Associates, Inc.
 P.O. Box 14, San Pedro, CA 90733
 918.317.2337 www.mokler.com

OWNER:

WM
 321 WEST FRANCISCO STREET
 CARSON, CA 90745

REVISION
 LP
 PLAN CHECK REVISIONS

DATE
 3/16/20

SEAL

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

JOB NUMBER
 #####

DESIGNED BY
 LP

DRAWN BY
 LP

DATE
 01-14-2020

SHEET NUMBER
A-401



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



VIEW ALONG WEST FRANCISCO STREET LOOKING NORTHWEST
AT EXISTING TRANSFER STATION



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



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



VIEW ALONG FIGUEROA STREET LOOKING EAST
TOWARDS EXISTING SITE