

- LEGEND :**
- AREA OF ADDITION
 - BUILDING LINE
 - PROP. LINE
 - LANDSCAPE AREA (1,246 s.f.)
 - OUTDOOR / PARKING LIGHT
(MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY.)

- SCOPE OF WORK**
- DEMOLITION OF AN EXISTING HOUSE AND ATTACHED GARAGE
 - NEW CONSTRUCTION OF 3 NEW STAKED 3 STORY UNITS WITH 3 BEDROOMS 2 BATHROOMS EACH UNIT .
 - NEW ATTACHED 2 CAR GARAGE AND 4 SURFACE UNCOVER PARKING (6 TOTAL PARKING)

LEGAL DESCRIPTION:
TRACT # 5282 , LOT 15

APN
2459-001-015

CALCS.

- LANDSCAPE :**
- REQUIRED : 7750 X 15% = 1162 S.F.
- PROVIDED : A: 640 S.F.
B: 473 S.F.
C: 373 S.F.
D: 265 S.F.
- TOTAL : 1751 S.F
- OPEN SPACE :**
- UNIT # 1 : 330 S.F. (@ SITE SETBACK FROM DINING AREA)
UNIT # 2 : TERRACE: 200 S.F.
UNIT # 3 : TERRACE: 200 S.F.
- NOTE : COMMENT OPEN SPACE NOT REQ. SINCE PRIVATE OPEN SPACE IS 200 S.F.

BLDG. SUMMARY

- LOT SIZE : 7,750 S.F.
- FLOOR AREA :
 - * 1 ST FLOOR : 1963 s.f.
 - UNIT # 1 : 1,400 S.F.
 - LOBBY : 170 S.F.
 - GARAGE : 393 S.F.
 - * 2 ND FLOOR : 2130 s.f.
 - UNIT # 1 : 1,760 S.F.
 - LOBBY : 170 S.F.
 - BALCONY : 200 S.F.
 - * 3 RD FLOOR : 2130 s.f.
 - UNIT # 1 : 1,760 S.F.
 - LOBBY : 170 S.F.
 - BALCONY : 200 S.F.

- ZONE : R3
- OCCUPANCY GROUP : R-3
- CONSTRUCTION TYPE: V-B
- PARKING : 6
- LANDSCAPE AREA : 1,751 / 7750 = 0.22 = 22%
- LOT COVERAGE :
 - 1 ST FLOOR : 1963
 - COVER TERRACE : 200
 - (1963+200) / 7750 = 0.28 = 28%

SITE PLAN

1/8"=1'-0" 3

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D.K.D DESIGNS
ARCHITECTURE
PLANNING
INTERIORS

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310/254-6154 Email: kaceemamir@gmail.com

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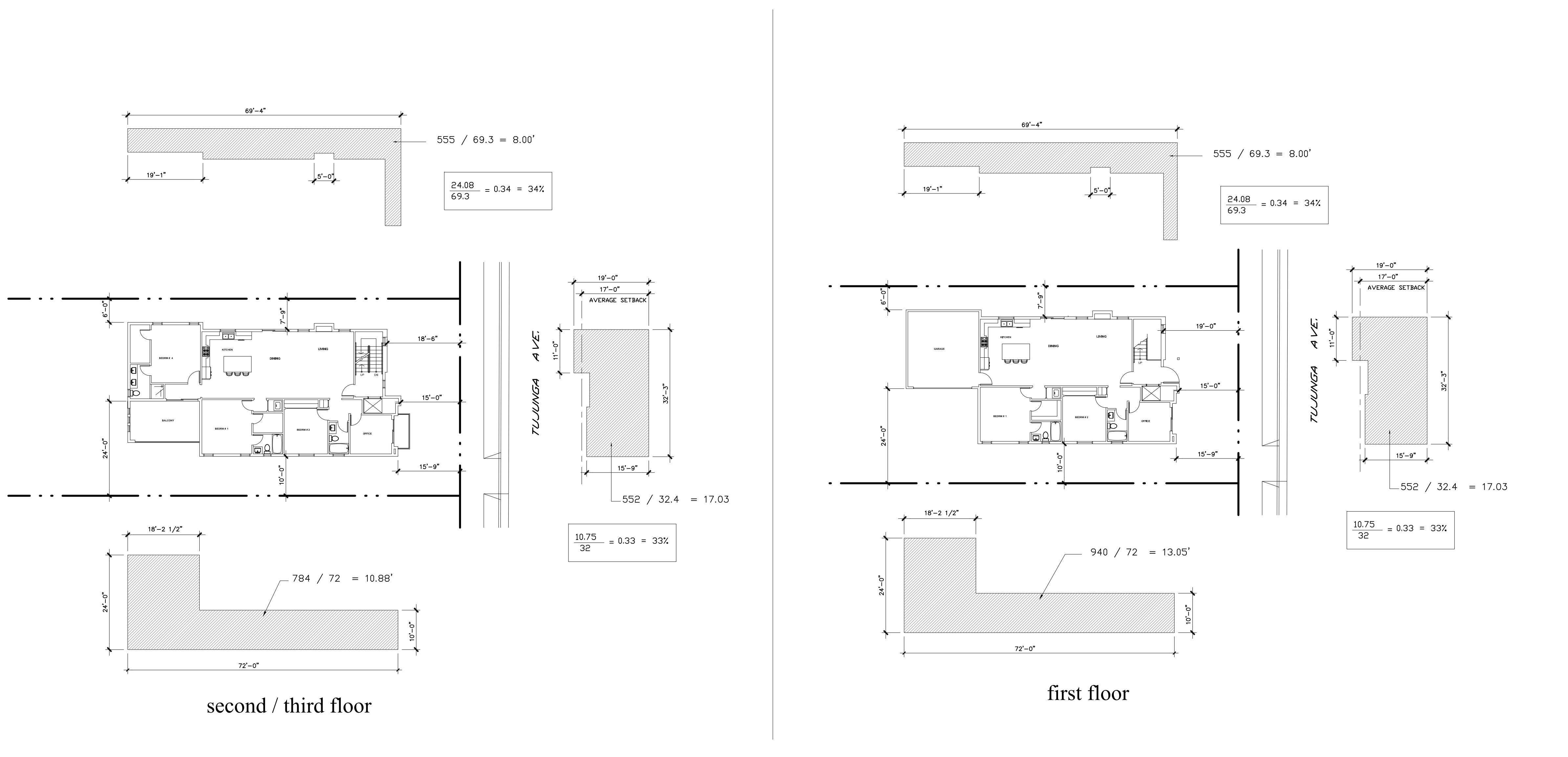
SITE PLAN NOTE



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10044

PHASE
C/D DRAWING
A1.0

DATE
JULY 1, 2024



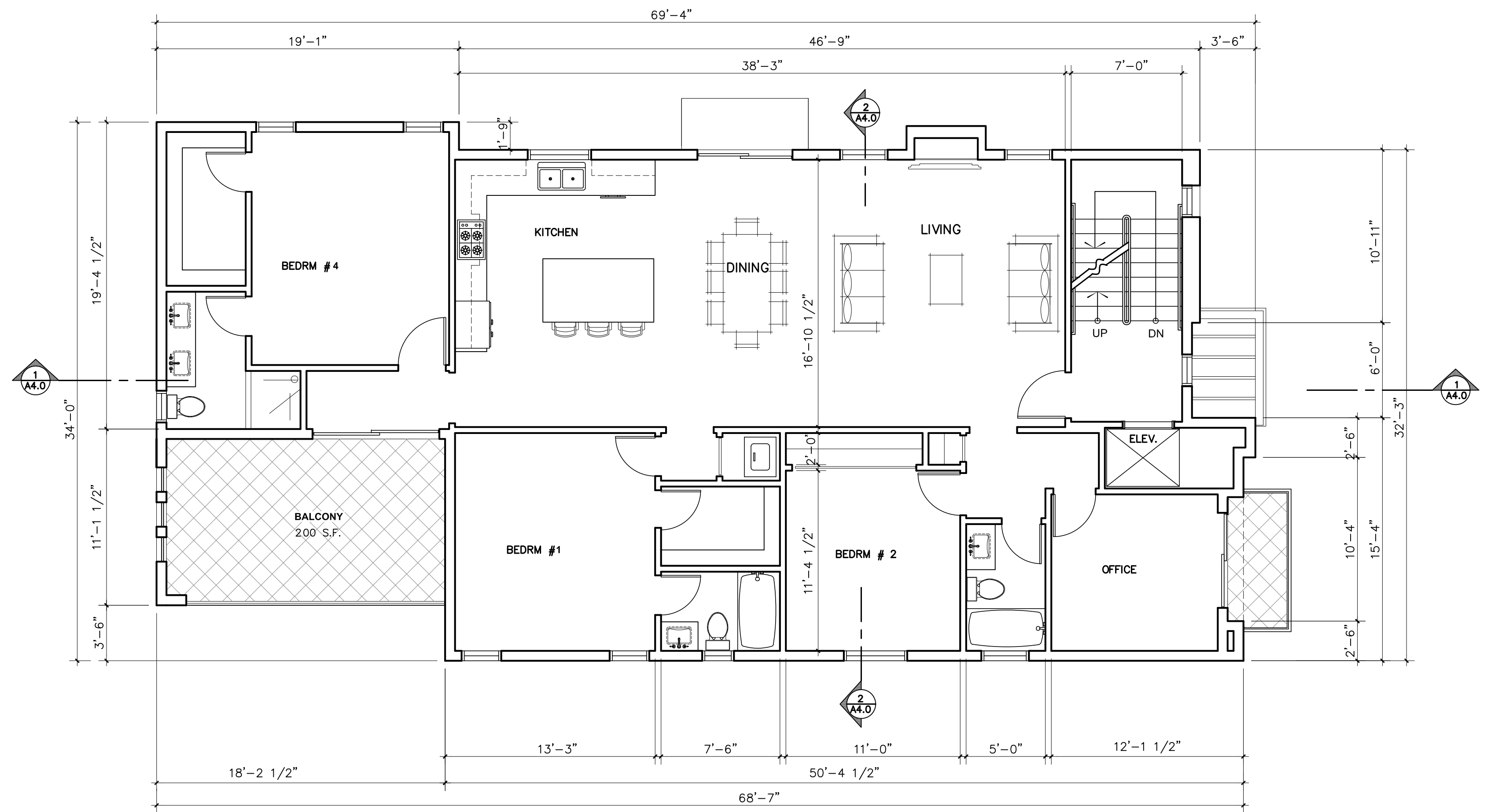
AVERAGE SETBACK CALC.

1/16"=1'-0" 2

NOTE

N.T.S.

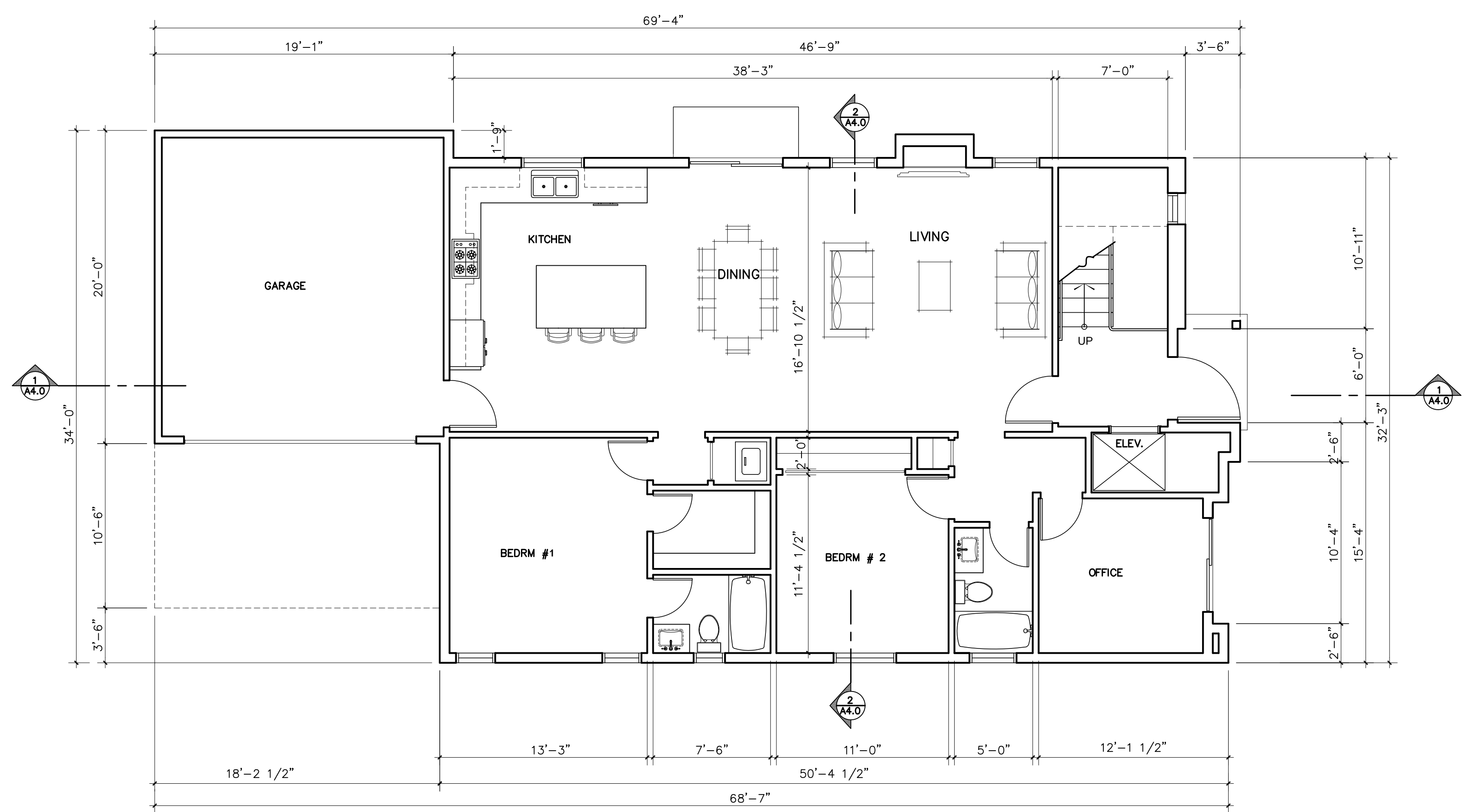
1



SECOND FLOOR PLAN (unit # 2)

3/16"=1'-0"

2



FIRST FLOOR PLAN (unit # 1)

3/16"=1'-0"

1

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FLOOR PLAN



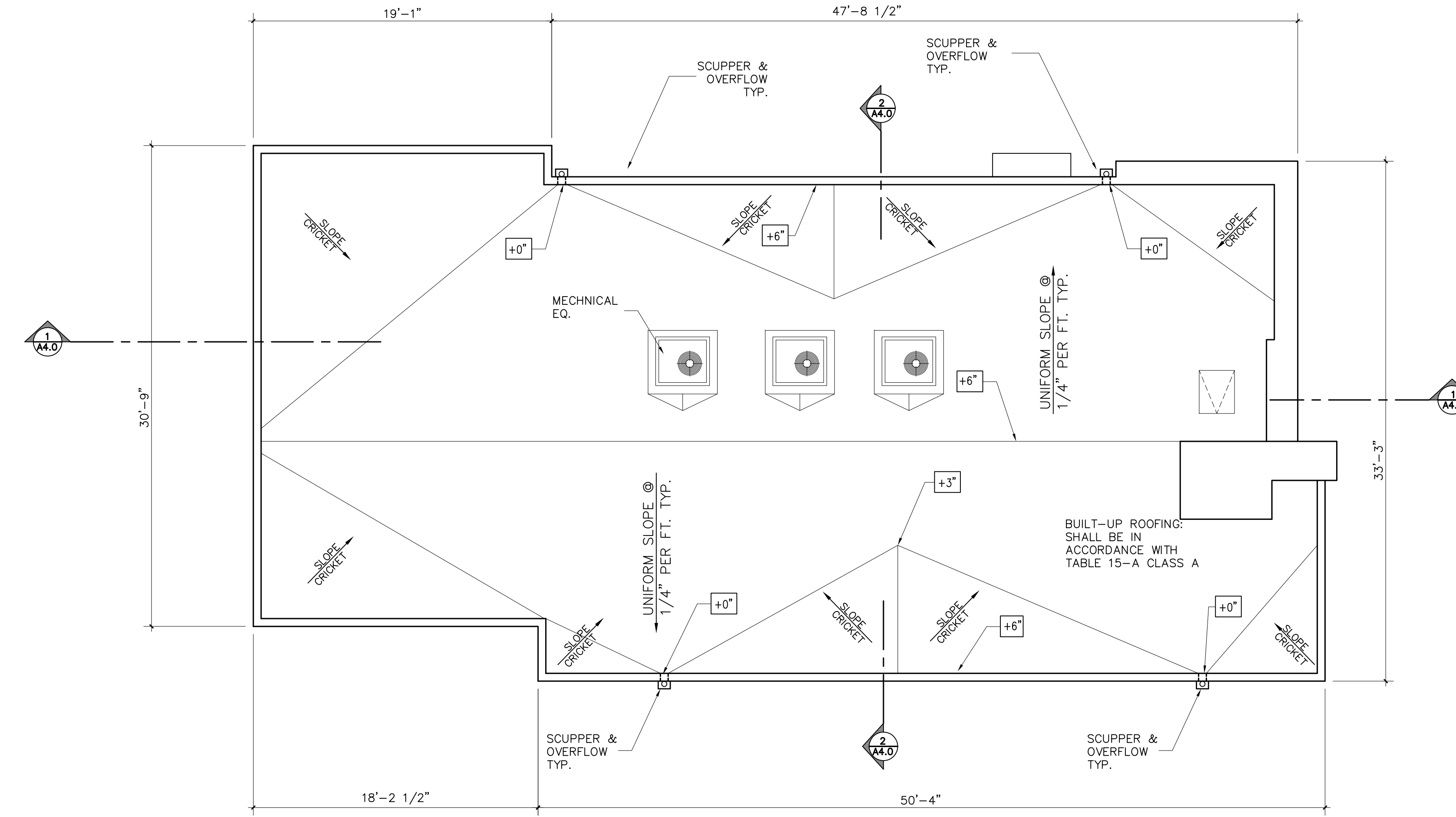
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JULY 1, 2024

A2.0

NO.	DATE	DESCRIPTION



ROOF PLAN

3/16"=1'-0" 2

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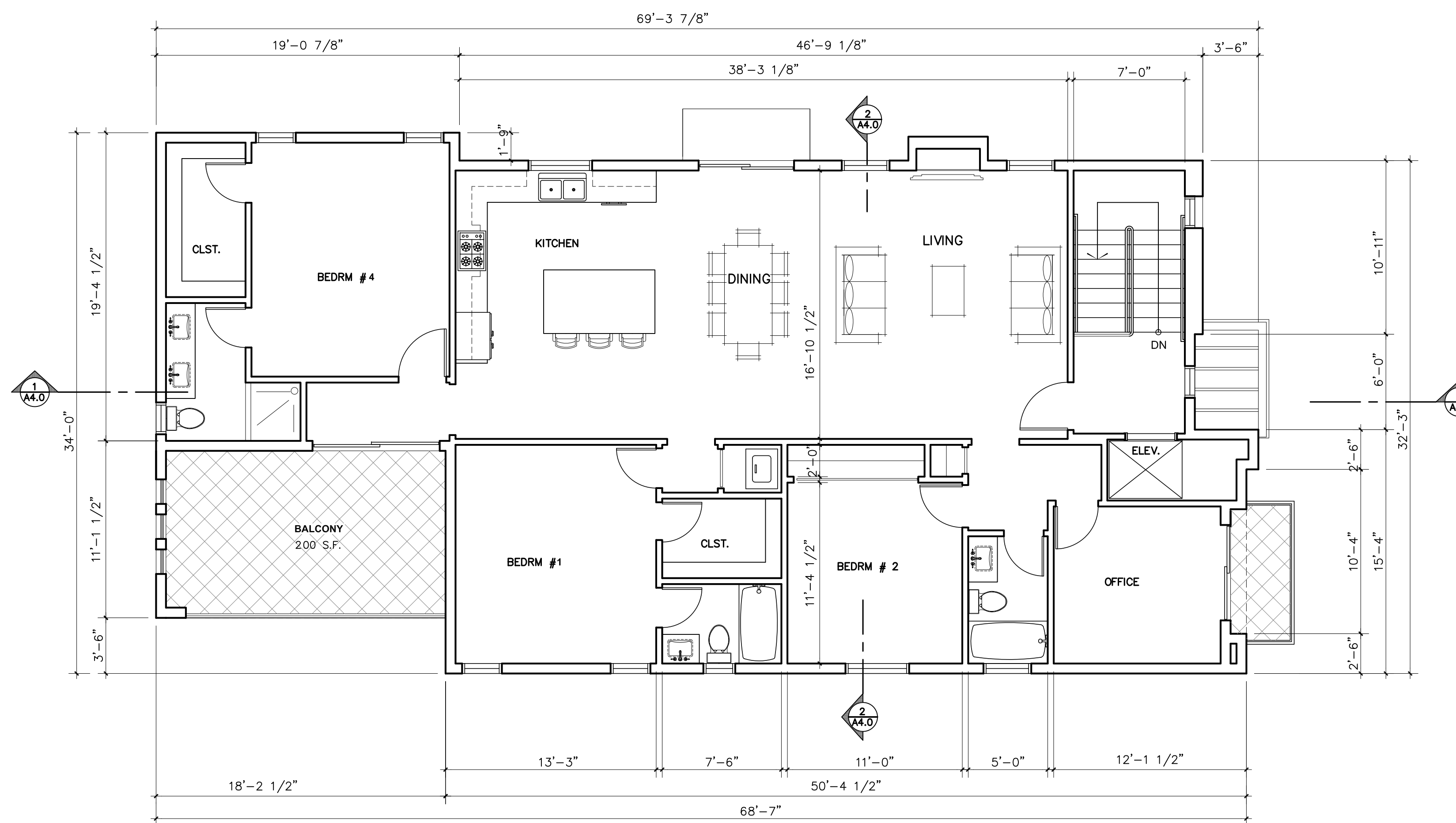
FLOOR PLAN
ROOF PLAN



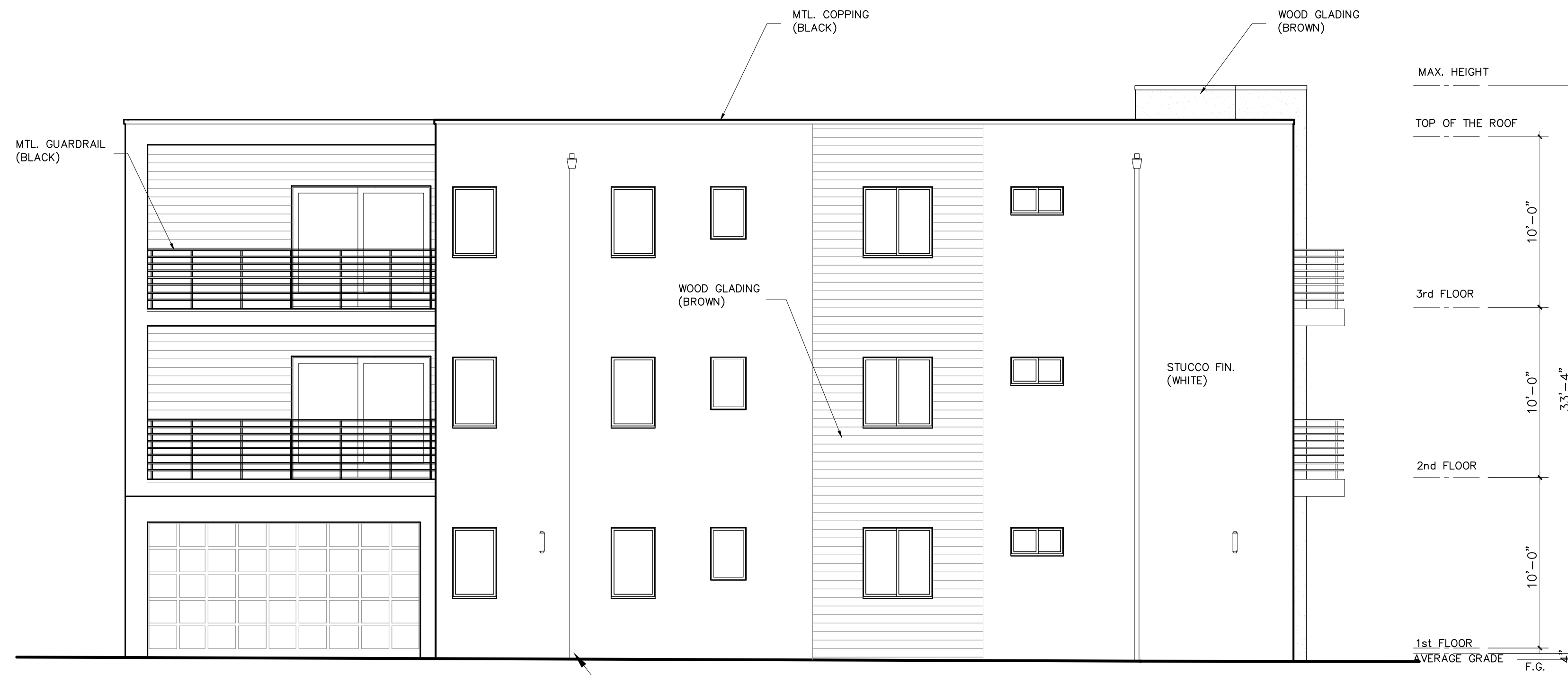
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PHASE C/D	DRAWING
DATE JULY 1, 2024	A2.1

THIRD FLOOR PLAN (unit # 3)

3/16"=1'-0" 1



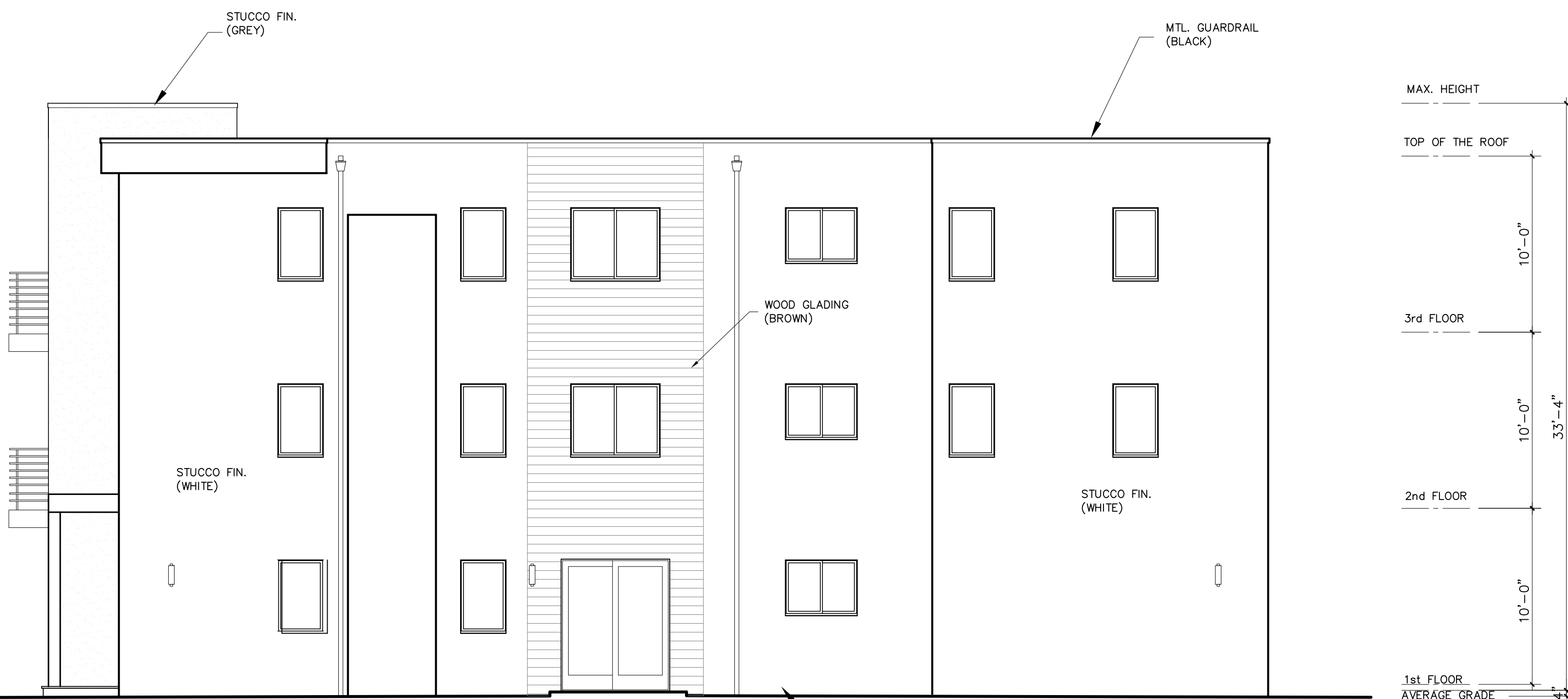
NO.	DATE	DESCRIPTION



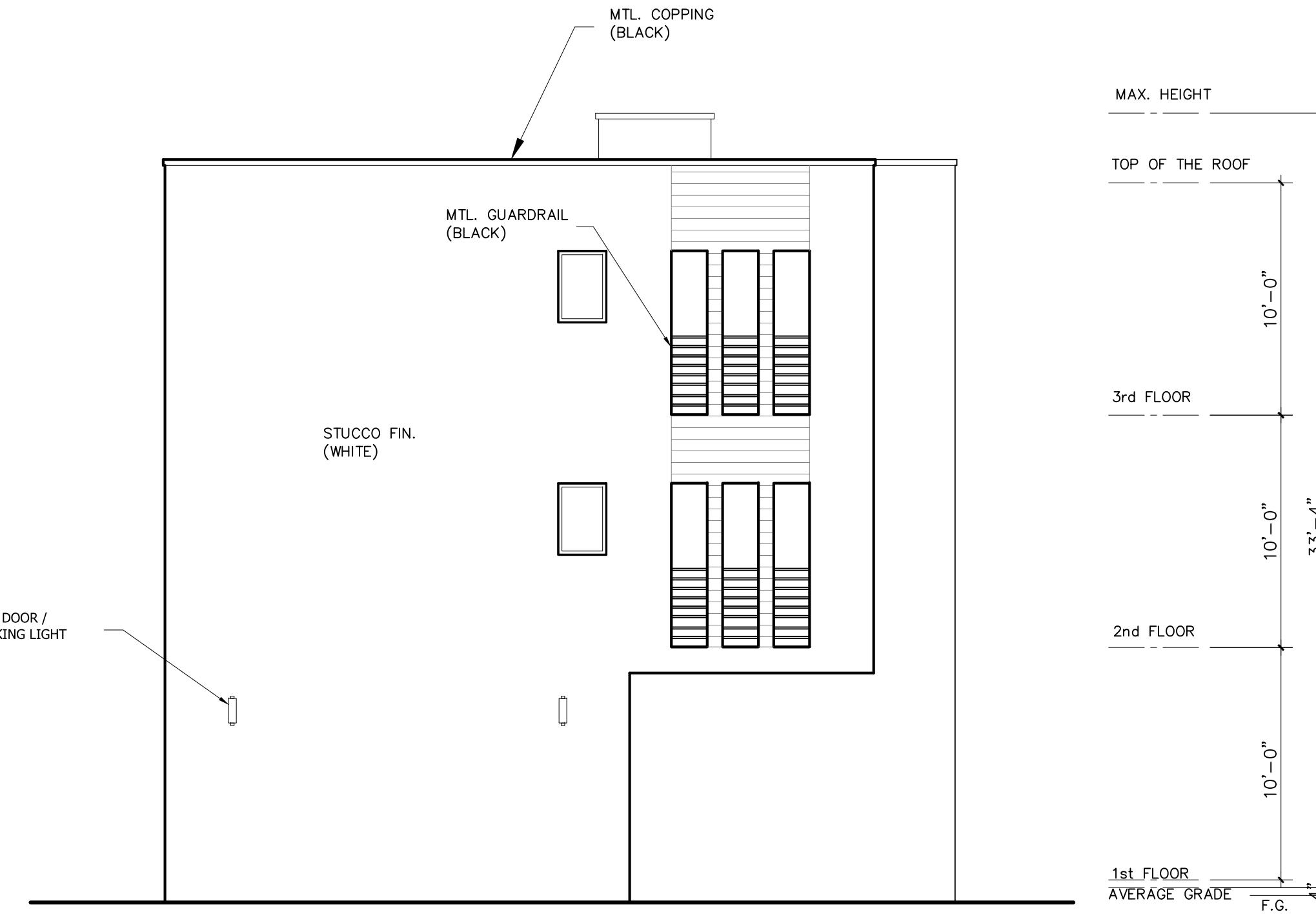
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

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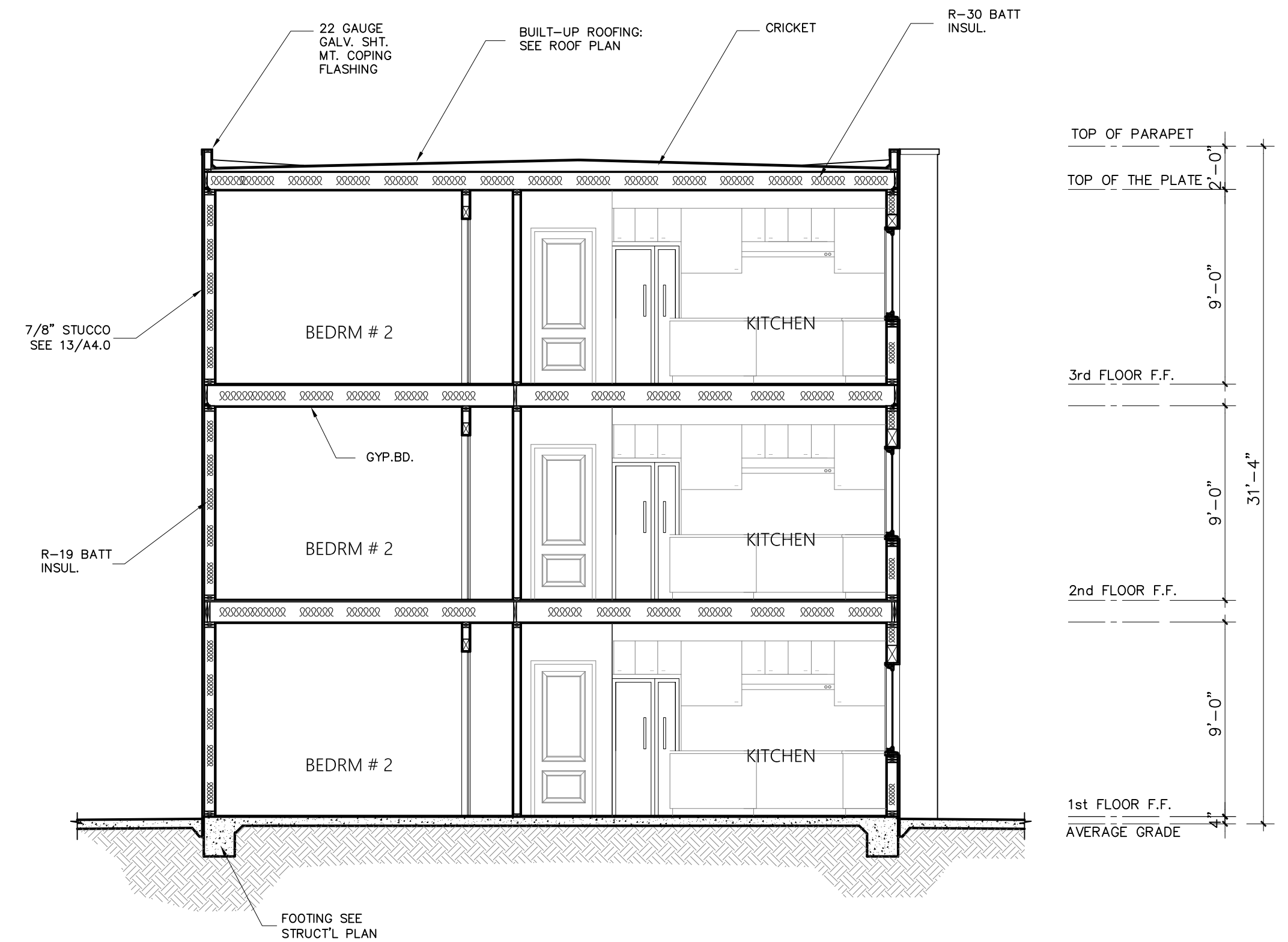
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ELEVATIONS

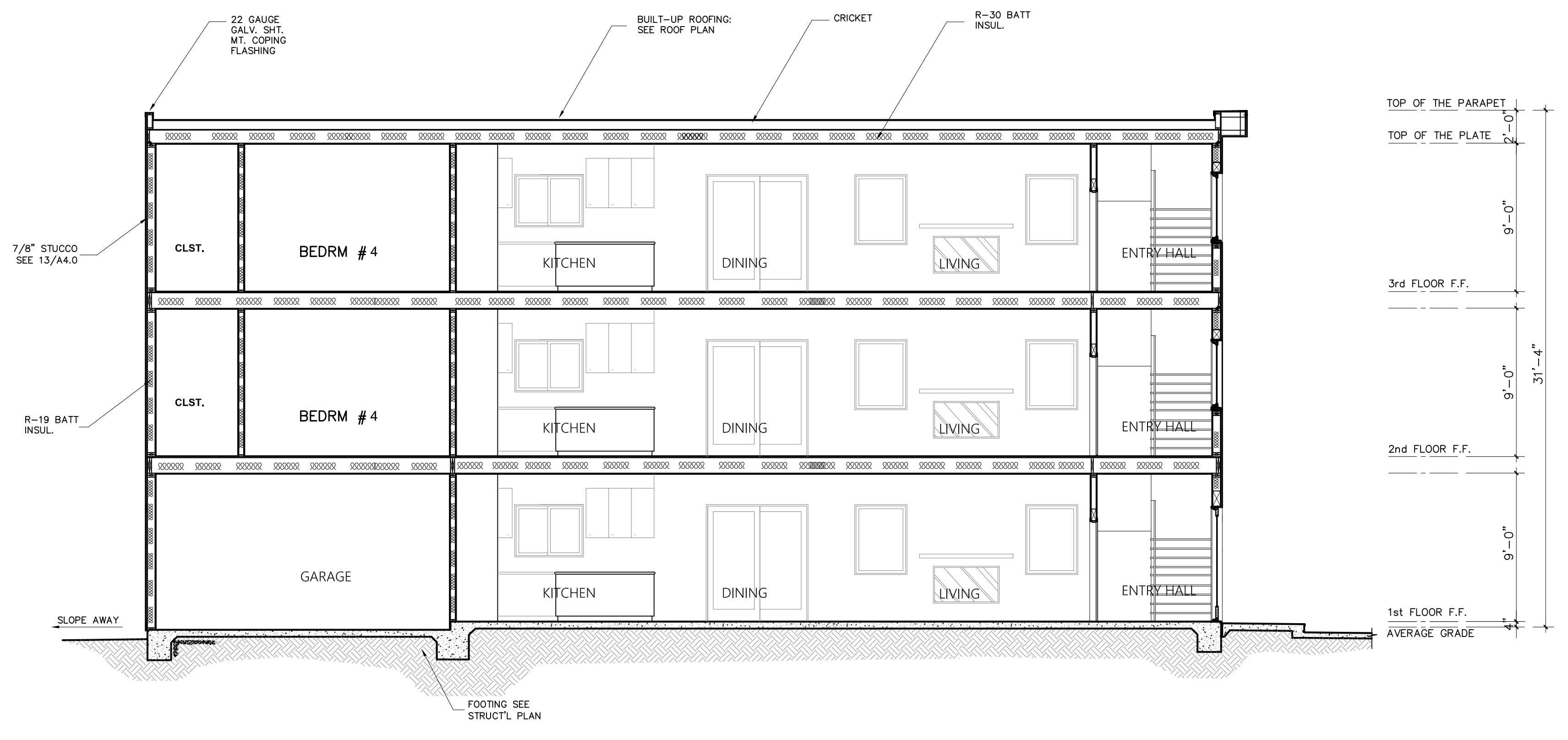
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SECTION

3/16"=1'-0" 2



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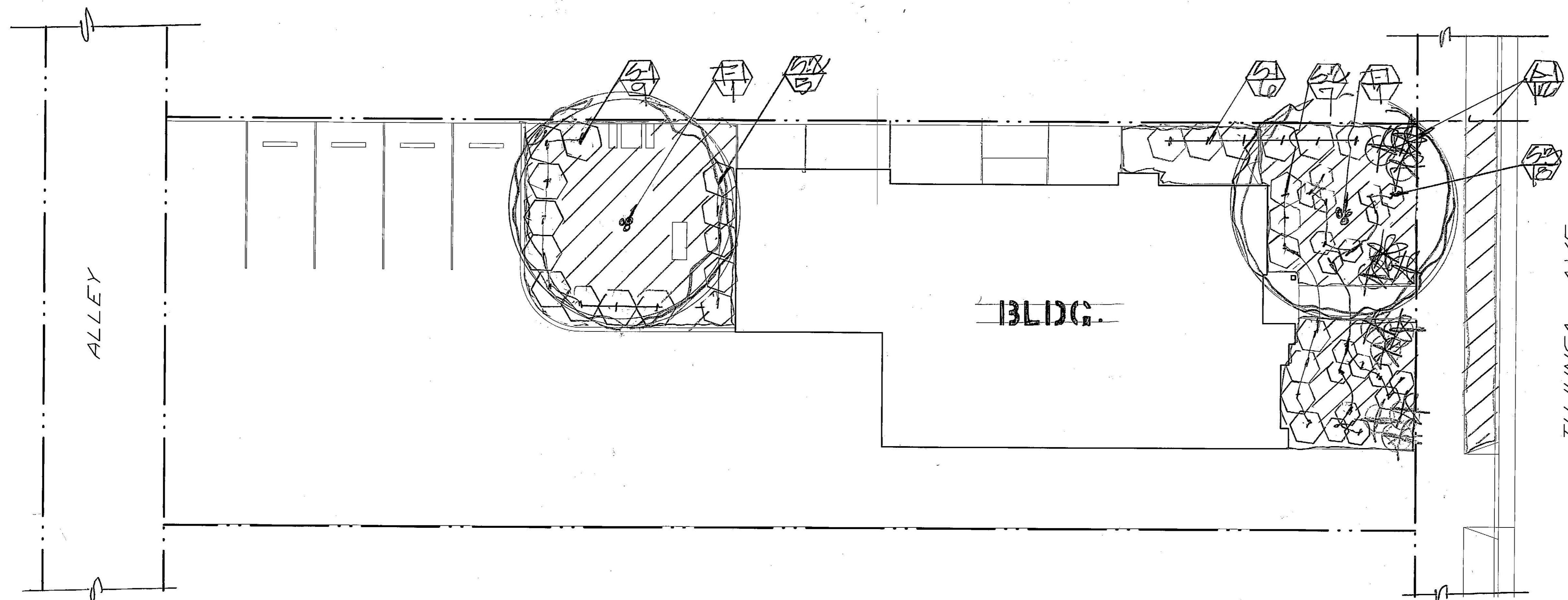
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SECTION

3/16"=1'-0" 1

SECTION

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PHASE C D	DRAWING
DATE JULY 1, 2024	A4.0



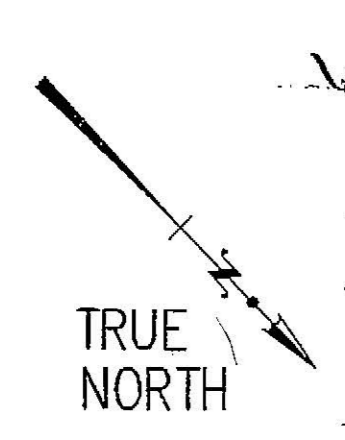
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WATER USEABLE (WU) PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
LW T-1	OLEA EUROPAEA 'SMIA HILL'	FRUITLESS OLIVE	5'x6'	12	-
LW G-1	DROSERIA VISCOSA	HORSEEE BUSH	5'x6'	15	5' O.C.
LW G-2	ALYSSUM HAEREDTII	BLUE HIBISCUS	5'x6'	12	4' O.C.
LW G-3	LEWISIA ALBA	BLUE FLAME AGAVE	5'x6'	15	3' O.C.
LW A-1	DIETES BICOLOR	FORTNIGHT LILY	5'x6'	12	RANDOM
LW G-4	GROUND COVER = SENECIO SERPENS	BLUE SENECIO	PLANT AS NEEDED	AS NEEDED	12' O.C.

- LEGEND**
- PROPOSED TREE
 - PROPOSED SHRUB
 - PROPOSED ACCENT
 - PROPOSED GROUND COVER.
 - PLANT SYMBOL QUANTITY

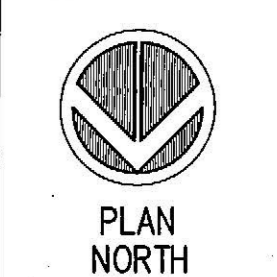
A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT FOR TURF AREAS, SEEDING OR NOOKING GROUND COVER, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRAINDICATED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATES OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PLANTING AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

PLANTING PLAN

MWECO COMPLIANCE STATEMENT
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



LARRY G. TISON & ASSOCIATES
LARRY G. TISON, A.S.L.A.
LANDSCAPE ARCHITECTURE
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205
818-241-9169

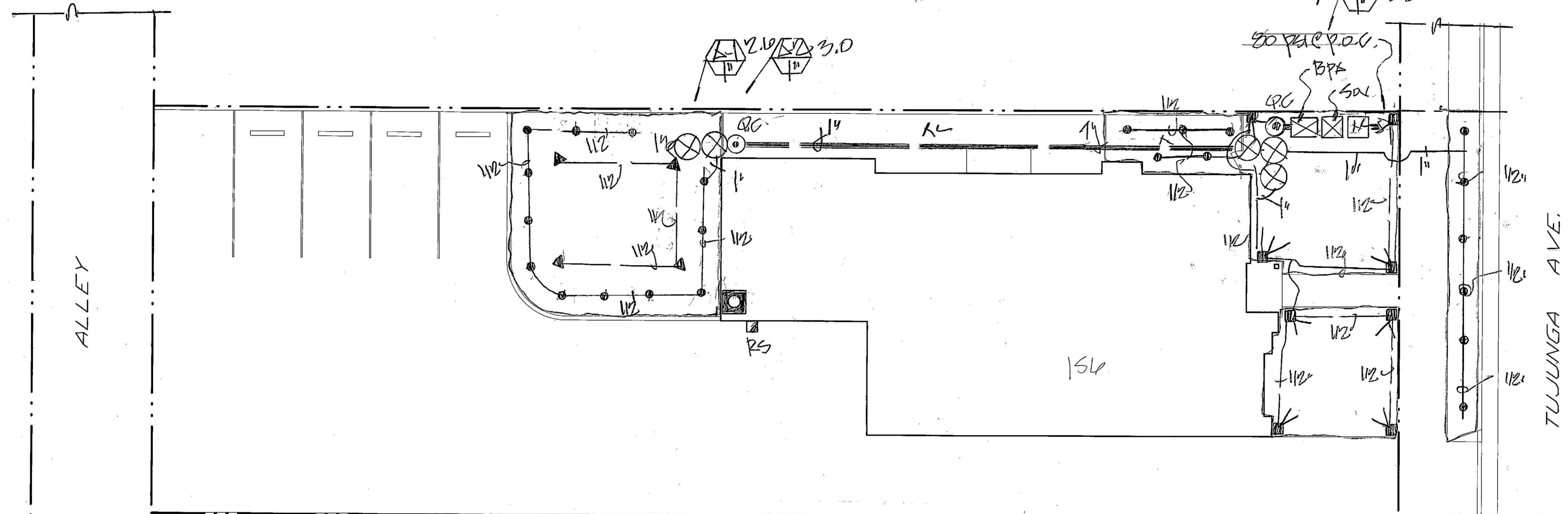


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PHASE: C/D DRAWING

NO.	DATE	DESCRIPTION

SPRINKLER HEADS

SYMBOL	DESCRIPTION	MODEL NO.	GRAB	DEPTH	POL
●	RAINBIRD BUBBLER	1212-1401	.25	-	50
▼	" " POP-UP SPRINKLER	1212-122442	.65	12"	50



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Water Efficient Landscape Worksheet | 5/21/24

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)	
Regular Landscape Areas								
5/11/24	.35	S	.75	.4	100	40	1,203	
5/11/24	.3	S	.81	.37	192	70.7	12,247	
5/11/24	.3	S	.81	.37	55	20.4	1,054	
5/11/24	.3	S	.81	.37	108	39.7	8,009	
5/11/24	.3	S	.75	.4	2518	1007.4	3,2833	
Totals						1651	251.7	51,071
Special Landscape Areas								
					1			
					1			
					1			
					1			
					1			
Totals						(C)	(D)	
ETWU Total								51,071
Maximum Allowed Water Allowance (MAWA)								11,477

- LEGEND**
- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME 8 STATION)
 - RAIN SENSOR (RAINBIRD RSD-BEX)
 - BACKFLOW PREVENTER (FEBCO 825-Y-1.1")
 - QUICK-COUPLER (RAINBIRD 84LC)
 - VALVE (RAINBIRD PEB SERIES)
 - VALVE NO. / GPM VALVE SIZE
 - LATERAL LINE / SCHED 40 PVC
 - MAINLINE / SCHED 40 PVC
 - SHUT-OFF VALVE
 - IRRIGATION METER

CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.
MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY. TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.
PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITHIN THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS; IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION; CERTIFICATION OF INSTALLATION; IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

IRRIGATION PLAN



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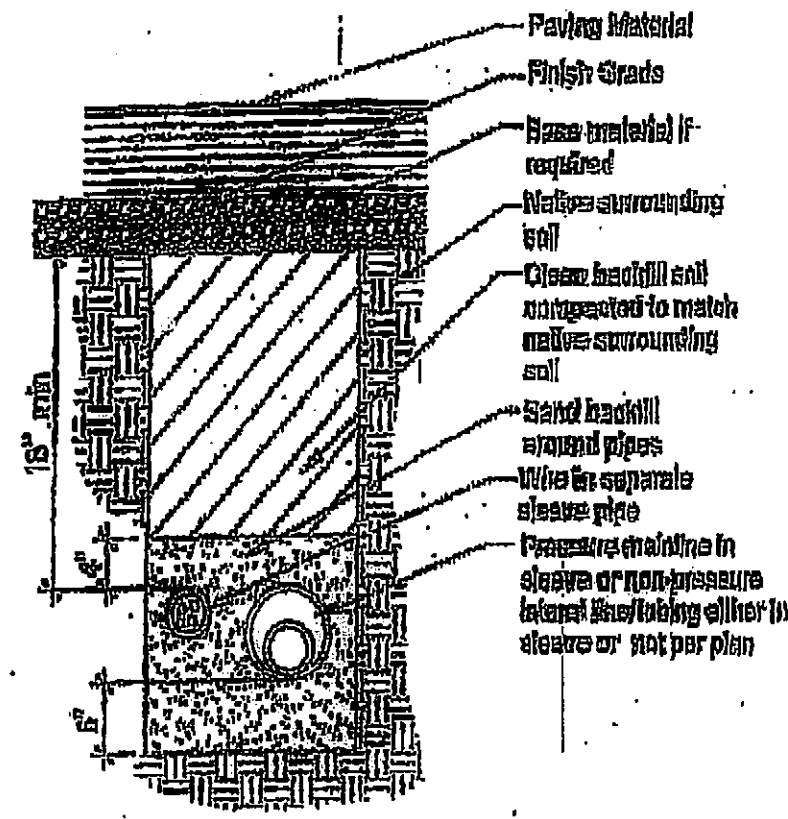
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(51.7)(.0.75)(.55)(1081.10)
MAWA = 11,477 GPM
ETWU = 51,071 GPM

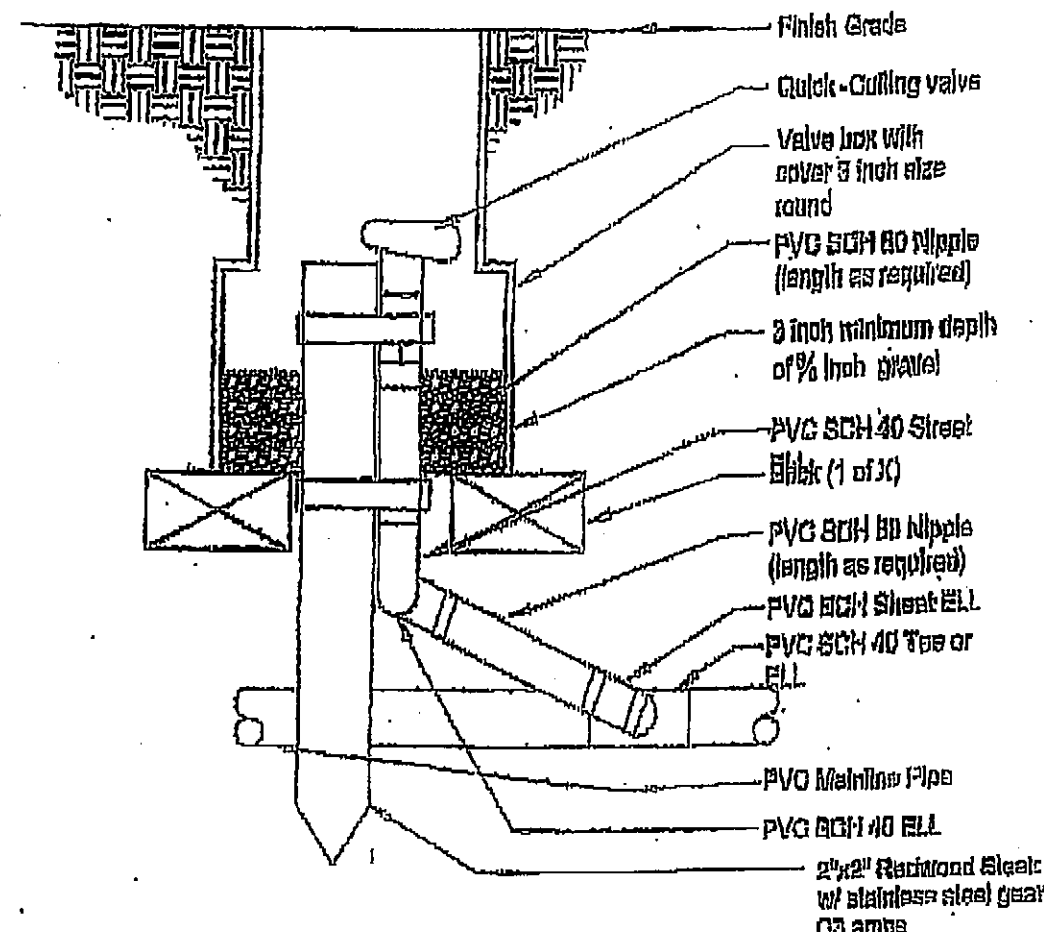
ETAF Calculations
S = SPRINKLER
B = BUBBLER

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area	251.7	Total ETAF x Area	251.7
Total Area	1651	Total Area	1651
Average ETAF	.39	Sitewide ETAF	.39

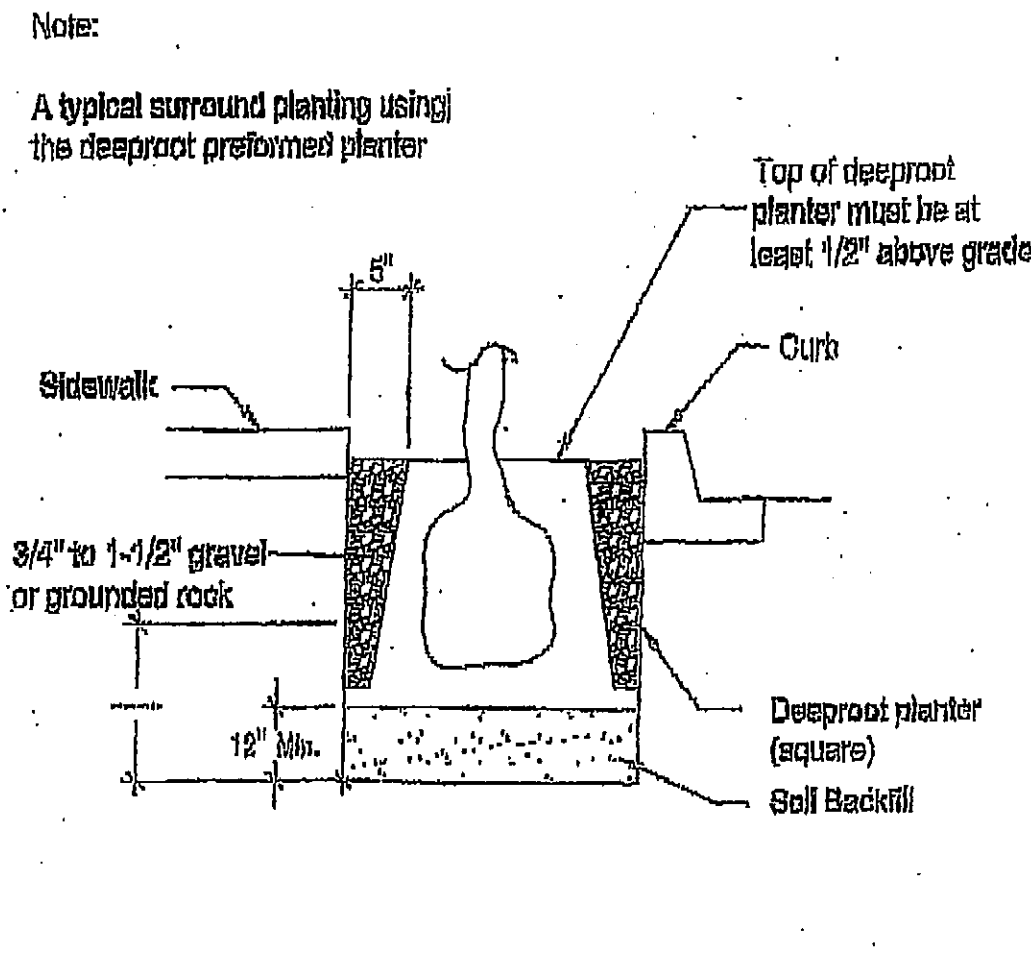
Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.



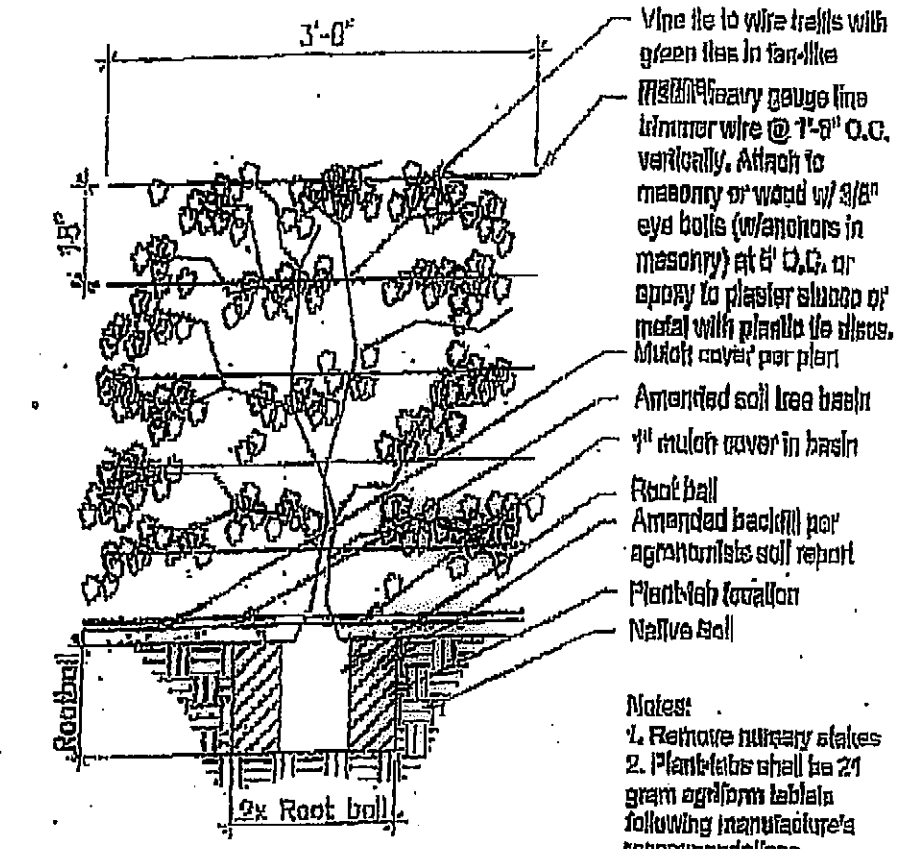
Pipe & wire trenching



Quick coupling valve



Tree Root barriers



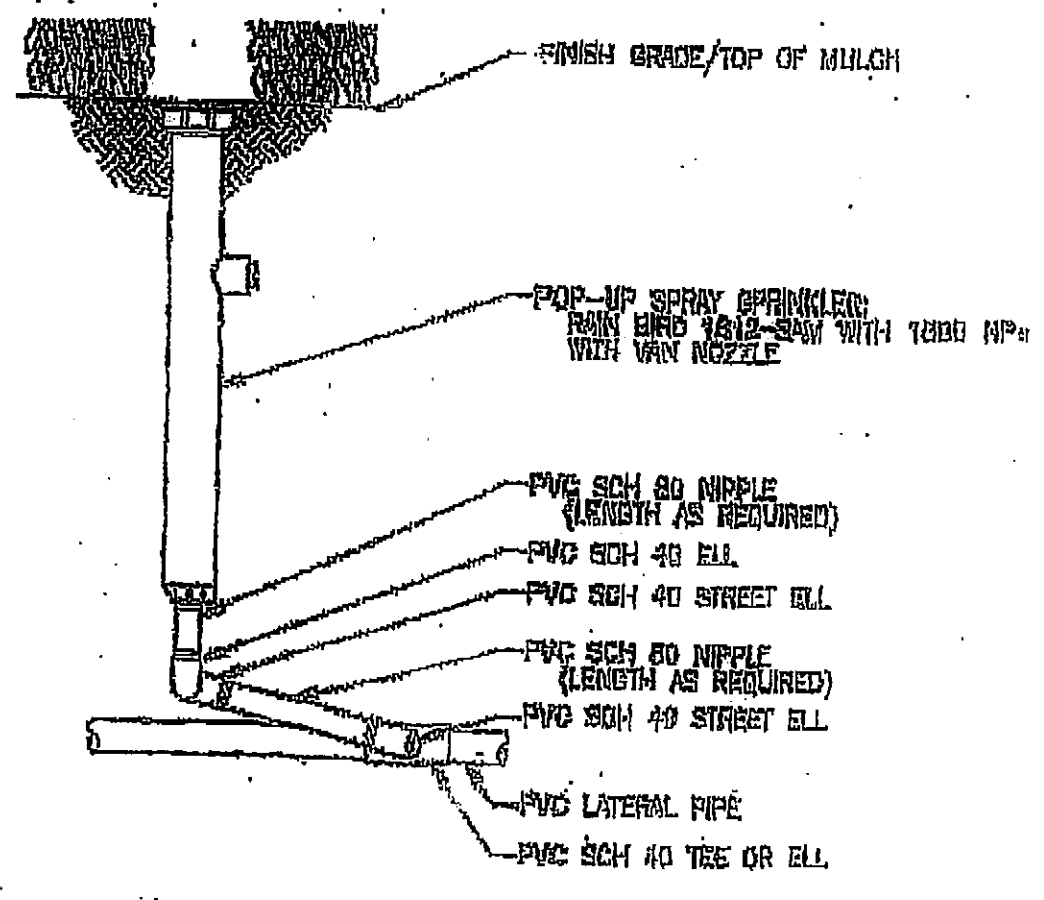
Vine planting detail

- Contractor shall verify plant count for bidding purposes.
- Ground cover indicated by shall be continuous under shrub.
- Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
- Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
- The following amendments shall be uniformly broadcast and thoroughly incorporate to a depth of 12" min. by rototiller equal amount per 1,000 sq. ft. Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.
- Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

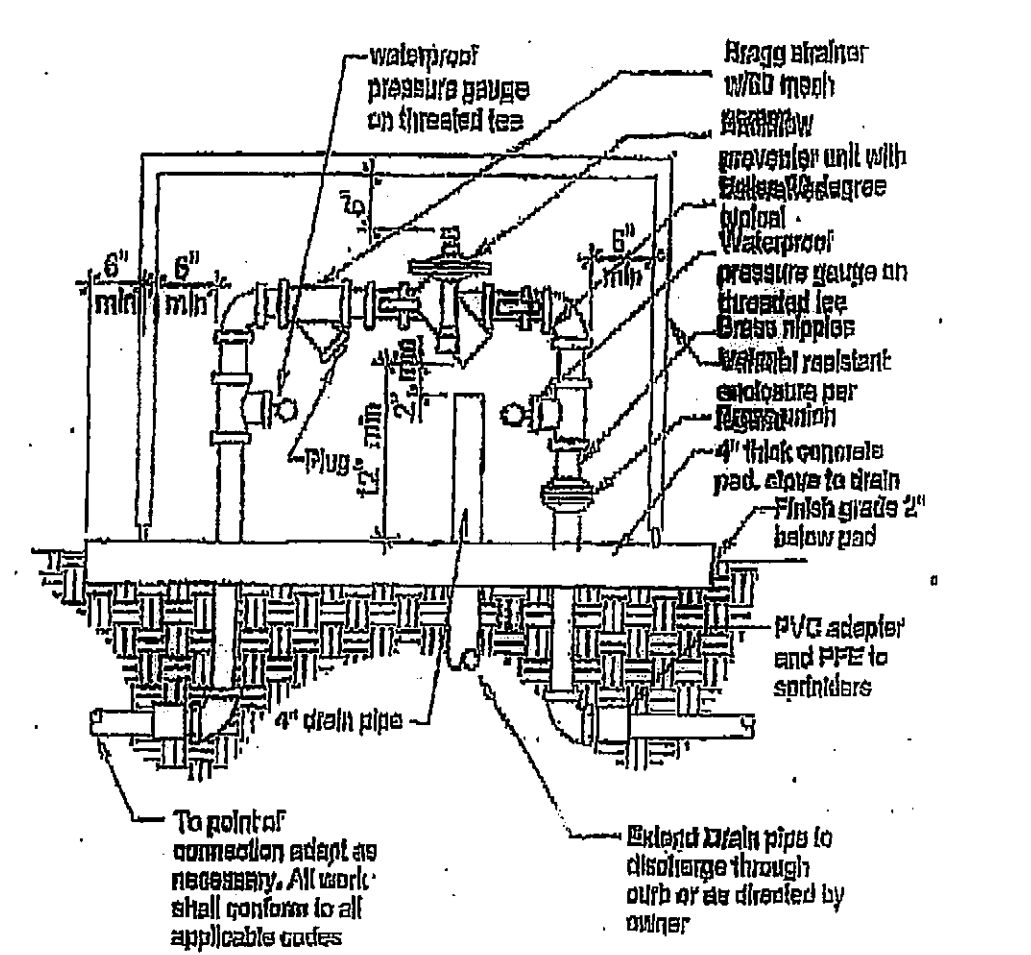
Landscape Notes

Soil Texture	Moisture ratio per inch								
	0-6"	6-12"	12-18"	18-24"	24-30"	30-36"	36-42"	42-48"	48-60"
Coarse Sandy (S)	2.00	2.00	3.00	1.80	1.80	1.00	1.00	0.60	
Medium sandy soil over compacted clay	1.75	1.00	1.25	1.00	1.00	0.75	0.75	0.40	
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40	
Light Sandy (compacted surface)	1.25	0.75	1.00	0.50	0.75	0.60	0.60	0.30	
Unknown Soil	1.80	0.60	0.80	0.60	0.60	0.30	0.40	0.20	
Light clay over compacted soil	0.60	0.60	0.50	0.25	0.40	0.15	0.30	0.10	
Light clay over	0.30	0.25	0.15	0.10	0.12	0.05	0.10	0.05	

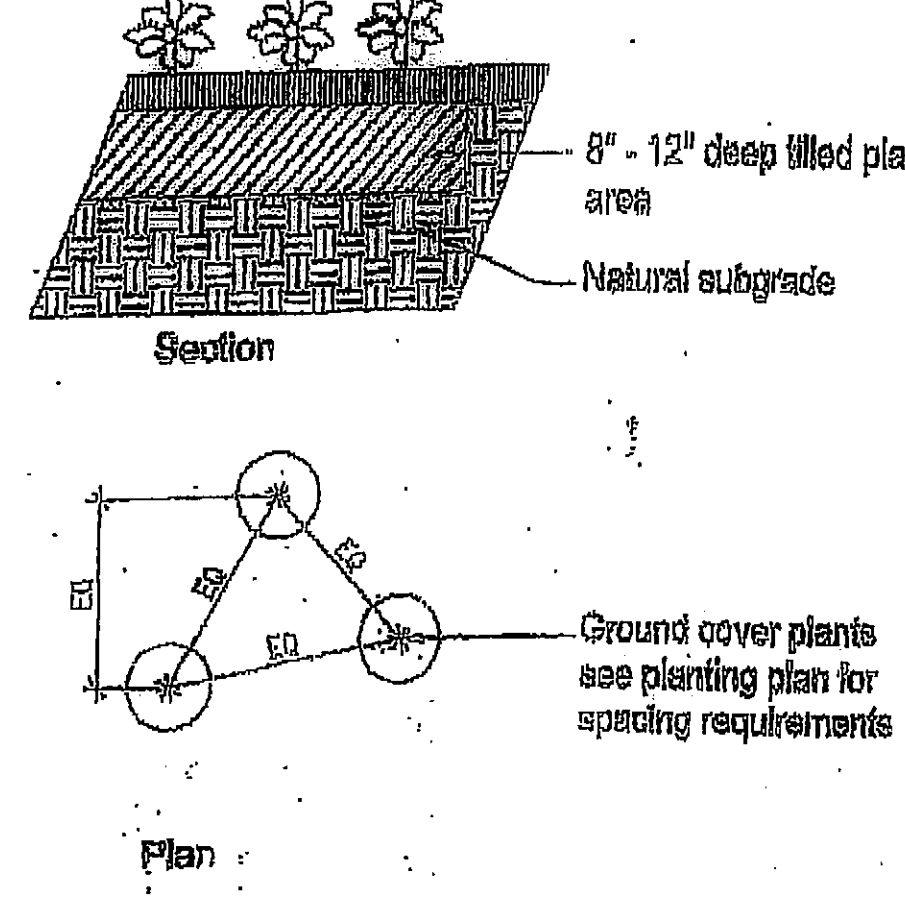
Soil characteristics



POP-UP SPRAY SPRINKLER



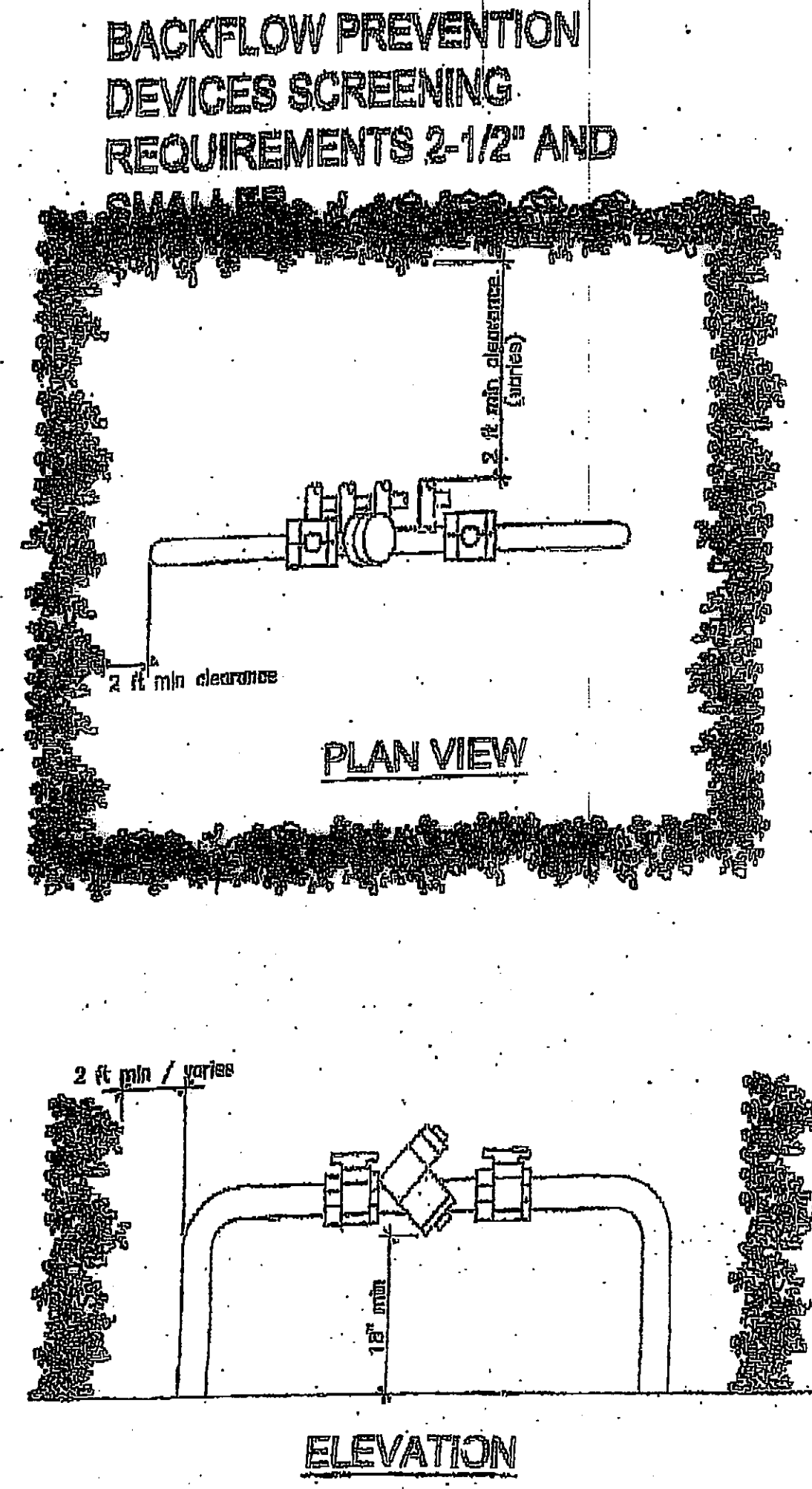
Backflow preventer



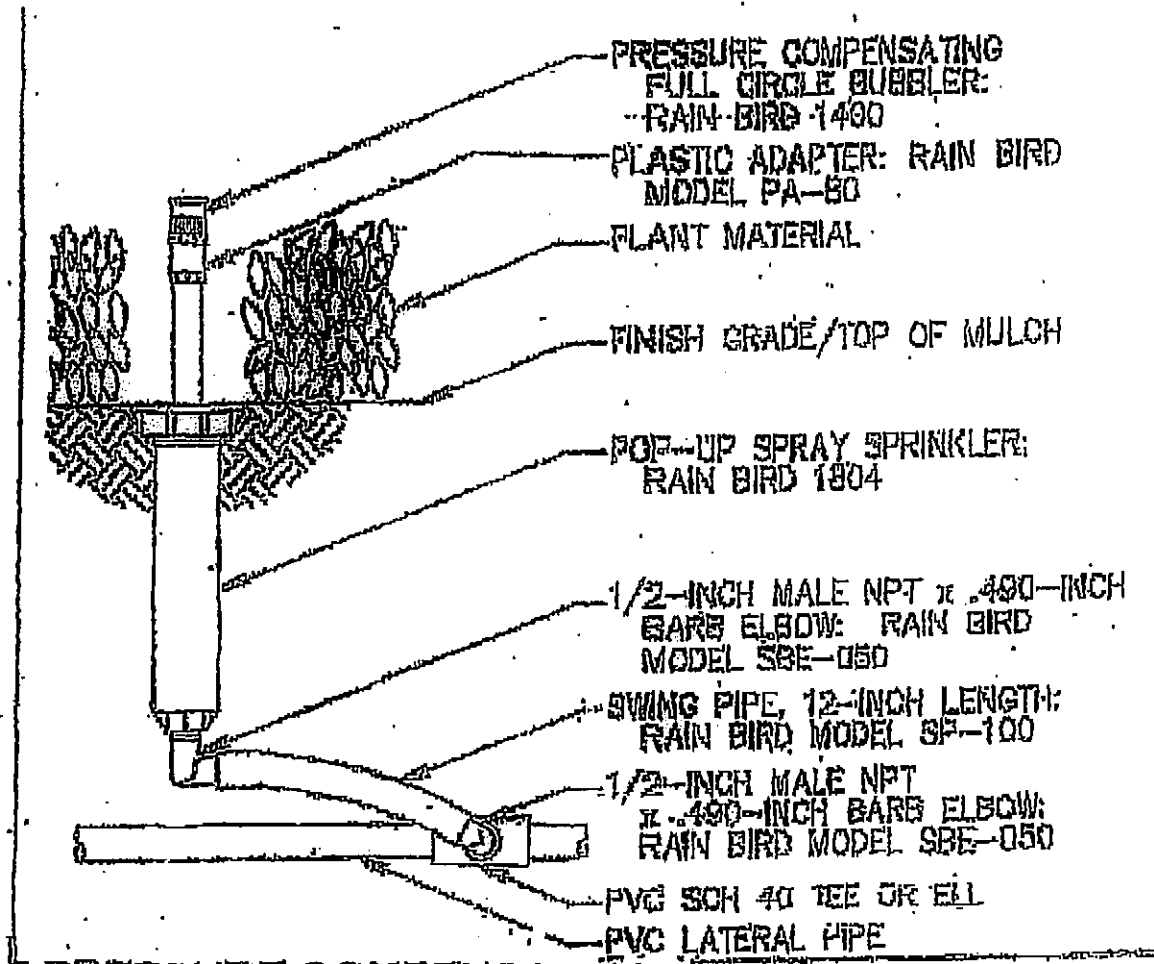
Ground Cover planting detail

- All Irrigation lines under drives to be installed in pvc sleeve @ 12" depth min.
 - Locate all RCV's and MB's in planting areas. (typ.)
 - Jet all lines and trenches under paving 60% min.
 - install remote control valve in ametek 12" box or equal (one valve per box) & marked "irrigation", located boxes in ground cover areas whenever possible and a min. 12" from paving or curbs.
 - The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
 - The contractor shall warrant that the system will be a free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.
- Note: All other requirements to be per city standards and specifications.

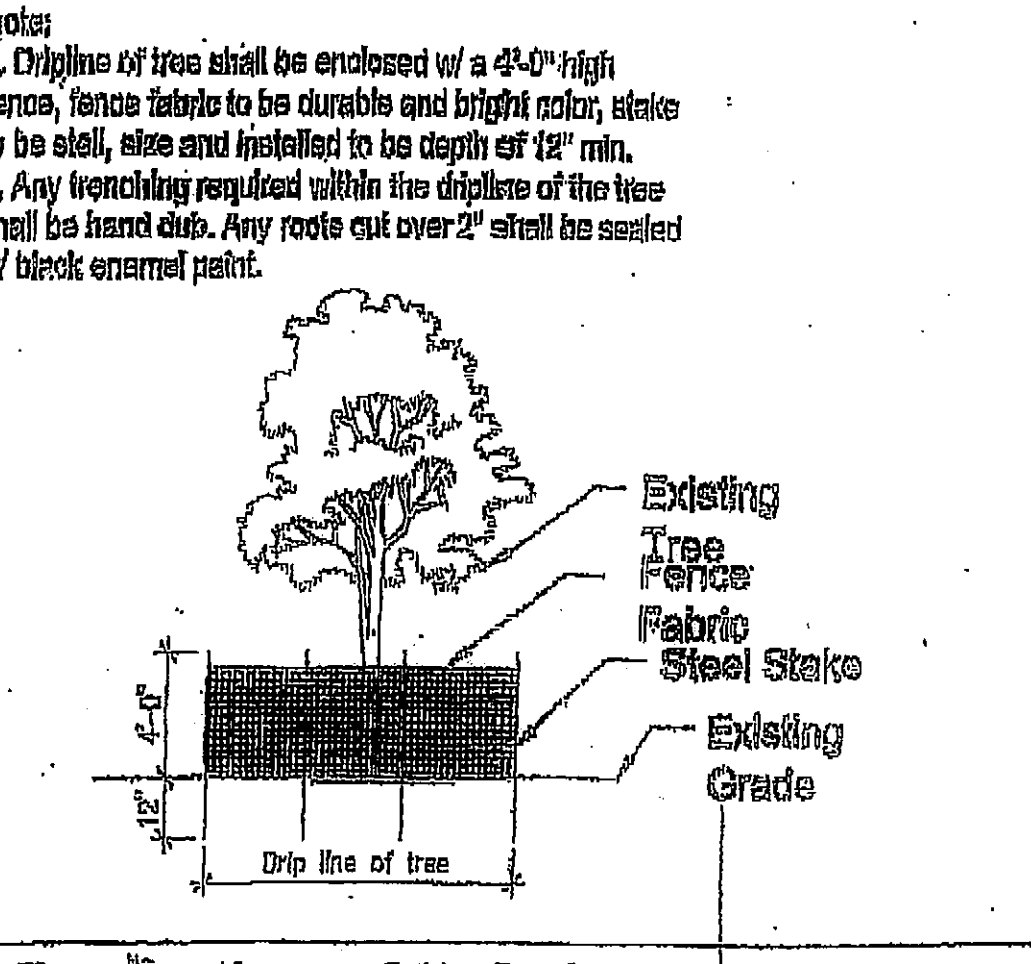
Irrigation notes



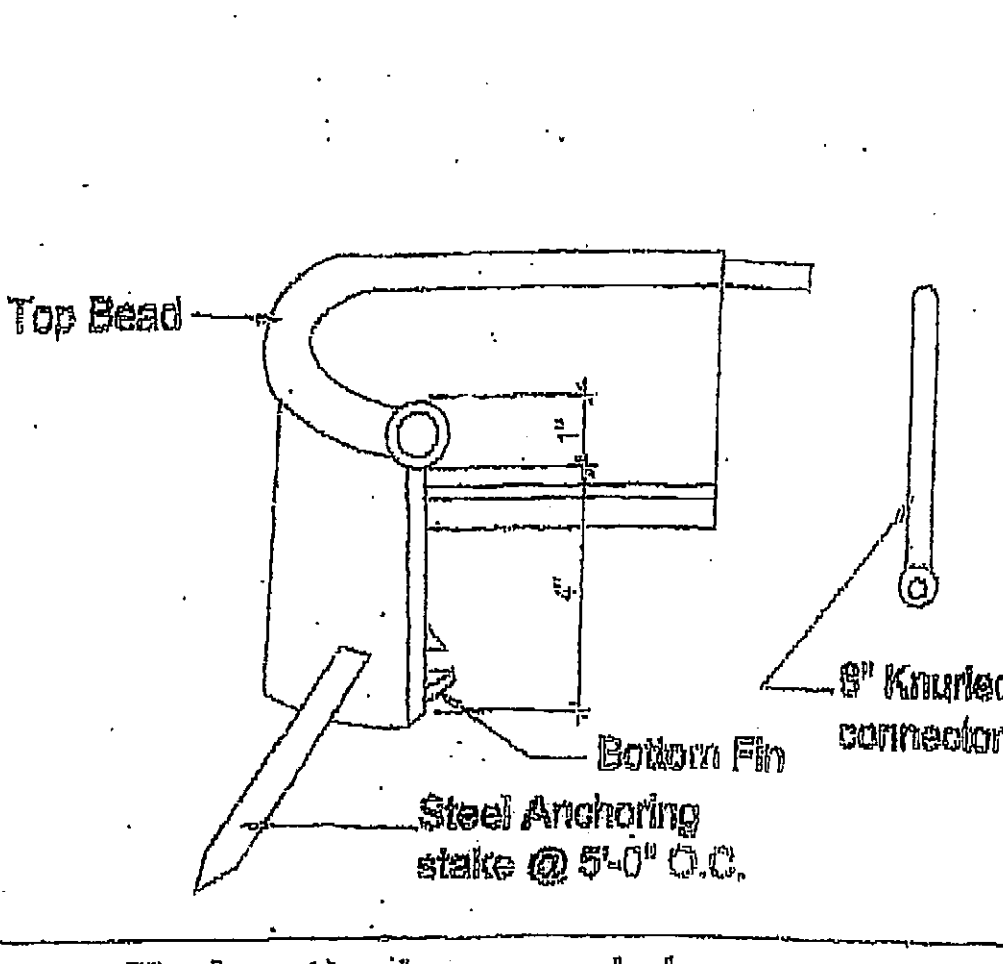
BACKFLOW DEVICE SCREENING DETAIL



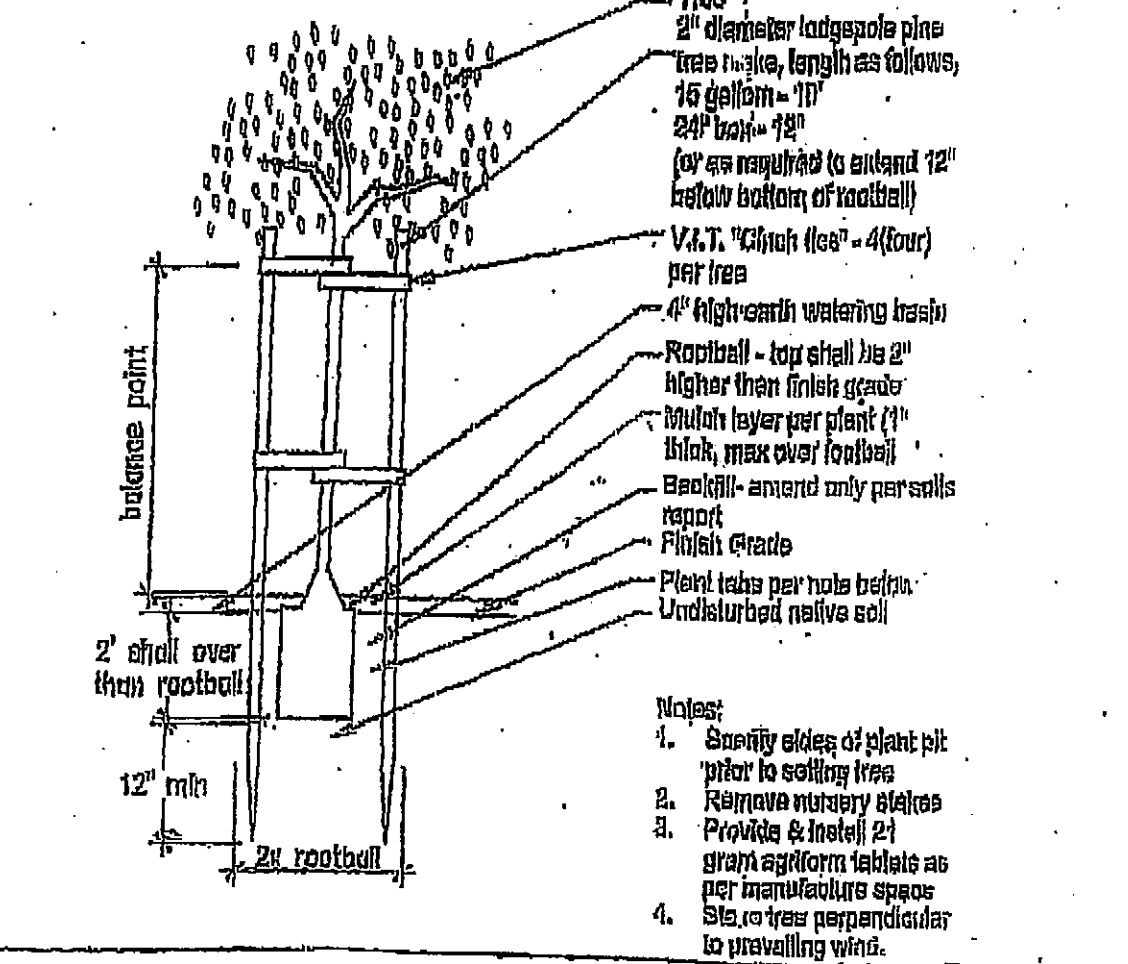
PRESSURE COMPENSATING FULL-CIRCLE BUBBLER



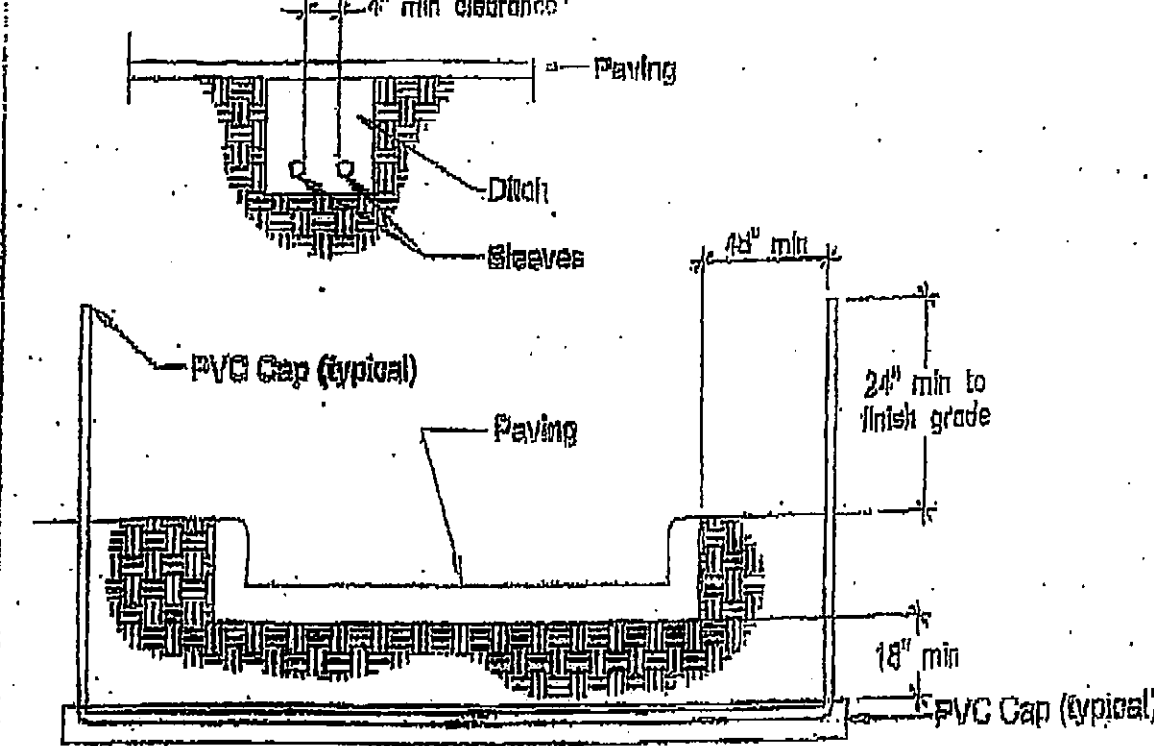
Projection of Existing Tree



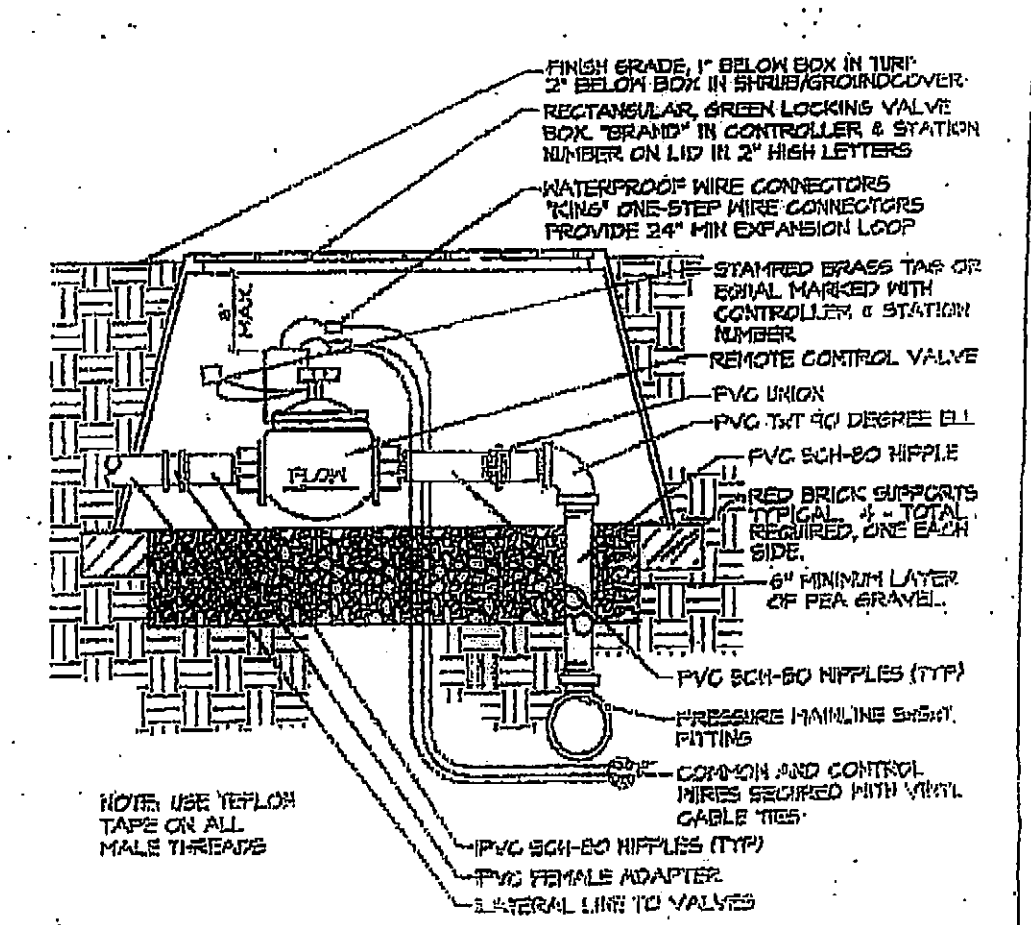
Polyethylene edging



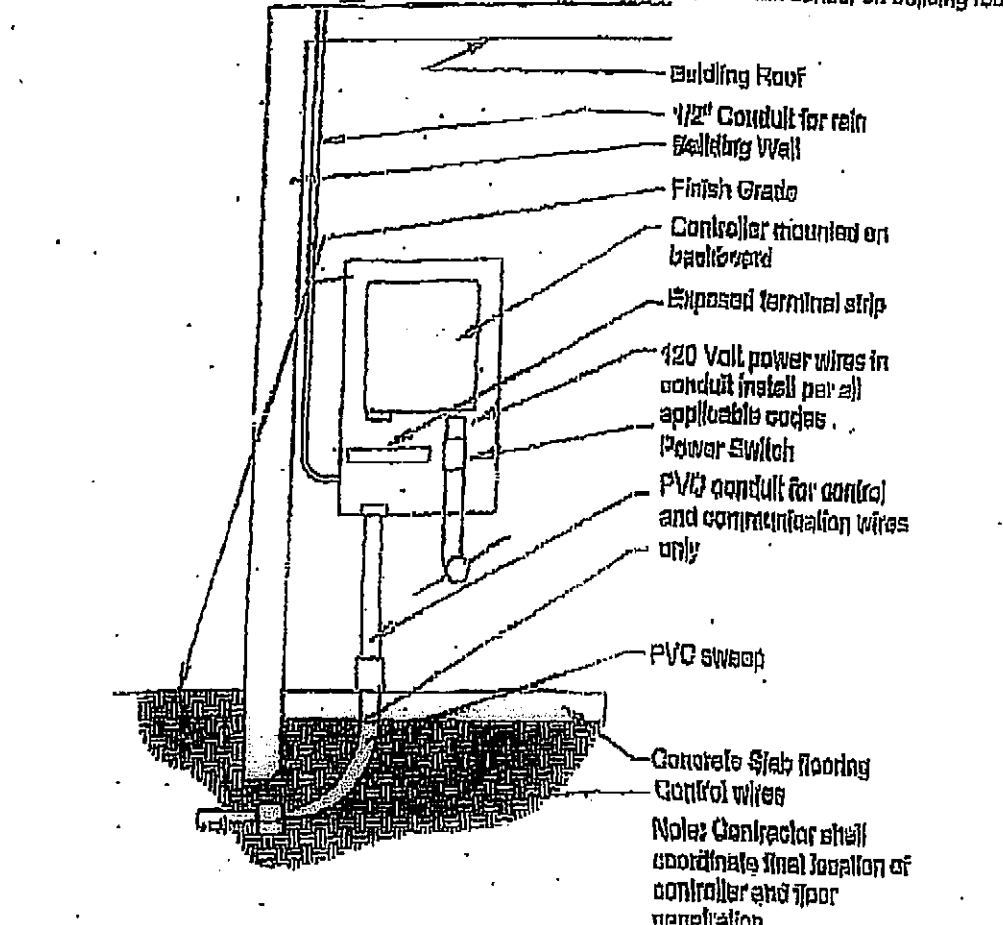
Tree staking detail



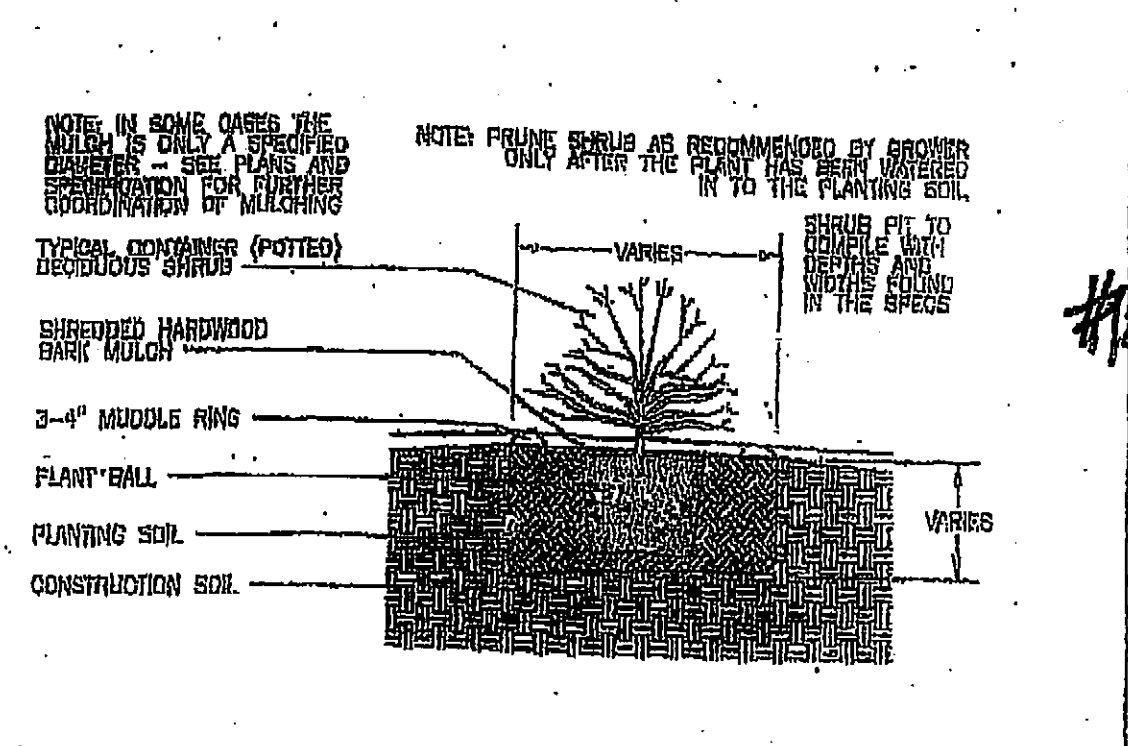
Sleeving



REMOTE CONTROL VALVE



Solid-state Controller



CONTAINER SHRUB PLANTING DETAIL

Revisions

**LANDSCAPE DETAIL
&
SPECIFICATION PLAN**

LARRY G. TISON & ASSOCIATES
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Note: Use details as applicable to this project only.

DRAWN: LOT CHECKED: A
DATE: _____
JOB NO.: _____
SHEET: 1-3