

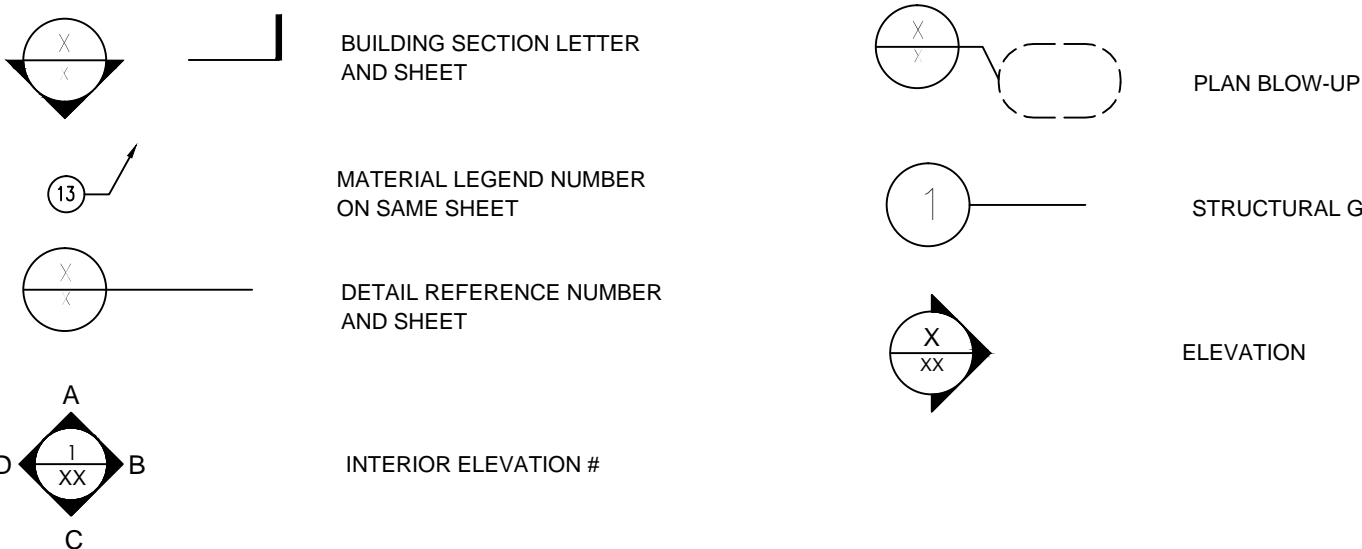
# CARRILLO RESIDENCE



## ARCHITECTURAL ABBREVIATIONS

∅	AT ANGLE CENTERLINE DIAMETER	EA EJ ELEC ENCL EQ EW (E) EXT	EACH EXPANSION JOINT ELECTRICAL ENCLOSURE EQUAL EACH WAY EXISTING EXTERIOR	MAX MB MC MECH MED MFG MIN MISC MTL	MAXIMUM MACHINE BOLT MEDICINE CABINET MECHANICAL MEDIUM MANUFACTURER MINIMUM MISCELLANEOUS METAL	SHT SHTG SHWR SIM SKL SL SLDG SQ STL STOR STRUCT	SHEET SHEATHING SHOWER SIMILAR SKYLIGHT SLIDER (WINDOW) SLIDING SQUARE STEEL STORAGE STRUCTURAL
BD	BOARD	FF	FORCED AIR UNIT	N	NORTH	T	TREAD
BLDG	BUILDING	FG	FIXED GLASS	NAT	NATURAL	T&B	TOP & BOTTOM
BLK	BLOCK	FM	FINISH	NIC	NOT IN CONTRACT	T&G	TONQUE AND GROOVE
BLKG	BLOCKING	FJ	FLOOR JOIST	NO	NUMBER	TC	TRASH COMPACTOR
BM	BEAM	FO	FACE OF	NTS	NOT TO SCALE	TO	TOP OF
BO	BOTTOM OF	FLR	FLOOR	O/	OVER	TOB	TOP OF BEAM
BOF	BOTTOM OF FRAMING	FLUOR	FLUORESCENT	OBS	OBSCURE	TOM	TOP OF MASONRY
BO	BOTTOM OF	FND	FOUNDATION	OC	ON CENTER	TOP	TOP OF PARAFET
BOBM	BOTTOM OF BEAM	FTG	FOOTING	OD	OUTSIDE DIAMETER	TOPL	TOP OF PLATE
		FWHS	FLATHEAD WOOD SCREW	OH	OVERHEAD	TO	TOP OF SHEETING
		FURR	FURRED	OPG	OPENING	THK	THICK
				OS	OVERFLOW SCUPPER	TMPR	TEMPERED GLASS
CAB	CABINET					TV	TELEVISION
CB	CATCH BASIN	GA	GAUGE			TYP	TYPICAL
CJ	CONTROL JOINT	GD	GARBAGE DISPOSAL	PERF	PERFORATE	UNO	UNLESS NOTED OTHERWISE
CLG	CEILING	GLB	GLU LAM BEAM	PL	PROPERTY LINE		
CLR	CLEAR	PL	PREFABRICATED STEEL	PLYWD	PLYWOOD		
CMU	CONCRETE MASONRY UNIT	GYP	GYPSPUM	PR	PAIR		
COL	COLUMN	GB	GYPSPUM BOARD	PVC	POLYVINYL CHLORIDE		
COMP	COMPOSITE SHINGLES	HDR	HEADER	PREFAB	PREFABRICATED		
CONC	CONCRETE			R	RADIUS/RISER	VIF	VERIFY IN FIELD
CONST	CONSTRUCTION	HGT	HEIGHT	RDWD	REDWOOD	W/	WITH
CONT	CONTINUOUS	HTR	HEATER	RDWD	REDWOOD	W/O	WITHOUT
CSK	COUNTER SINK	HVAC	HEATING/VENTILATING/ AIR CONDITIONING	REFR	REFRIGERATOR	WC	WATER CLOSET
CSMT	CASEMENT	HB	HOSE BIBB	REINF	REINFORCEMENT	WD	WOOD
CT	CERAMIC TILE	HW	HOT WATER	REQD	REQUIRED	WH	WATER HEATER
CTSK	COUNTERSINK					WI	WROUGHT IRON
CTR	CENTER	IN	INCH			WIN	WINDOW
CW	COLD WATER	INT	INTERIOR	INSUL	INSULATION	WP	WATERPROOF
						WR	WATER RESISTANT
DS	DOWNSPOUT					WWF	WELDED WIRE FABRIC
DBL	DOUBLE	JST	JOIST			WWM	WELDED WIRE MESH
DIA	DIAMETER						
DIA	DIAGONAL	LAM	LAMINATE				
DIM	DIMENSION	LAV	LAVATORY				
DN	DOWN						
DR	DOOR	MATL	MATERIAL				
DW	DISHWASHER						

## ARCHITECTURAL SYMBOLS



## GENERAL NOTES

A. ALL WORK SHALL CONFORM TO: (A) THE MINIMUM STANDARDS OF THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL RELATED DOCUMENTS PUBLISHED BY THE I.C.C. WHICH HAVE BEEN ADOPTED BY THE LOCAL GOVERNING AGENCY; (B) ALL REGULATIONS AND ORDINANCES OF ALL LOCAL GOVERNING AGENCIES; (C) ANY SPECIAL CONDITIONS REQUIRED BY THE LOCAL GOVERNING AGENCIES; AND (D) ALL CALIFORNIA STATE CODE AMENDMENTS (BUILDING STANDARDS CODE) TITLE 24.

THE APPLICABLE CODES WILL INCLUDE, BUT SHALL NOT BE LIMITED TO:

- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA PLUMBING CODE (CPC)
- 2013 CALIFORNIA ENERGY CODE (CENC)
- CITY OF GLENDALE CODE

B. ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED BY THE CONTRACTOR FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO, HE SHALL BE PROCEEDING AT HIS OWN RISK.

C. OMISSIONS FROM THE DRAWINGS AND SPECIFICATION OR THE MISDESCRIPTION OF THE WORK WHICH IS MANIFESTLY NECESSARY TO CARRY OUT THE INTENT OF THE DRAWINGS AND SPECIFICATIONS, OR WHICH IS CUSTOMARILY PERFORMED, SHALL NOT RELIEVE THE CONTRACTOR FROM PERFORMING SUCH OMITTED OR MISDESCRIBED DETAILS OF THE WORK AS IF FULLY AND COMPLETELY SET FORTH AND DESCRIBED IN THE DRAWINGS AND SPECIFICATIONS.

D. DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.

E. APPROVED NUMBERS OR ADDRESSES (PER CITY OF LOS ANGELES) SHALL BE PROVIDED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. CONTRACTOR SHALL COORDINATE THE LOCATION WITH THE ARCHITECT.

F. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL PLUMBING FIXTURES INCLUDING TOILETS, TUB/SHOWER, LAVATORIES, SINKS AND ALL APPROPRIATE FAUCETS, TRIM AND DRAINS. THE OWNER SHALL SELECT ALL COLORS, FINISH AND OPTIONS.

G. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE MECHANICAL HEATING AND DISTRIBUTION SYSTEM IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.

H. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL ELECTRICAL LIGHT FIXTURES (THEIR COLOR, TYPE AND FINISH), AND SWITCHPLATED AND OUTLETS (COLOR AND TYPE). THE CONTRACTOR SHALL VERIFY ALL LOCATIONS AND HEIGHTS OF ALL OUTLETS, LIGHTING FIXTURES, ETC. WITH THE ARCHITECT.

I. THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL KITCHEN APPLIANCES (COLOR, TYPE AND OPTIONS).

J. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION AND PROPER LOCATIONS OF ALL BATHROOM SPECIALTIES INCLUDING, BUT NOT LIMITED TO, MEDICINE CABINETS, MIRRORS, TOWEL BARS AND HOOKS, TOILET PAPER DISPENSER, SOAP DISH AND SHOWER ENCLOSURE.

K. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE DESIGN OF BUILT-IN CABINETS INCLUDING DOOR AND DRAWER LOCATIONS, TYPES OF HINGES, PULLS AND SLIDING HARDWARE. THE OWNER SHALL SELECT THE TYPE OF MATERIALS, COLOR AND FINISH FOR CABINETS.

L. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER FOR THE SELECTION OF ALL INTERIOR FINISHES INCLUDING FLOOR COVERINGS AND UNDERLAYMENTS, PAINT (INCLUDING NUMBER OF COATS), OTHER WALLCOVERINGS, BASE AND CASE, LAMINATES, TILE, ETC.

## PROJECT DATA

OWNER:	EDUARDO J. CARRILLO
PROJECT ADDRESS:	NO ADDRESS HAS BEEN ASSIGNED
NUMBER OF STORY:	TWO
LOT SIZE (AREA):	8,889 sq.ft.
LEGAL DESCRIPTION:	A.P.N. 5679-016-001 5679-016-002 5679-016-024

TRACT: 6759

LOTS: 148  
147  
170

ZONE:	R1R (RESTRICTED RESIDENTIAL FAR III)
OCCUPANCY GROUP:	R-3 & U-1
TYPE OF CONSTRUCTION:	V-B
MAX. HEIGHT ALLOWED:	32 FEET
PROPOSED BLDG. HEIGHT:	32 FEET

EXISTING NATURAL SLOPE	GREATER THAN 40%..... YES
AVERAGE NATURAL SLOPE:	60%
TOTAL ALLOWED F.A.R.	30% = ( 2,666 sq.ft.)
TOTAL PROPOSED F.A.R.	28% = ( 2,549 sq.ft.)
PROPOSED PAVING AREA:	12% = ( 1,063 sq.ft.)
PROPOSED LANDSCAPE AREA:	60% = ( 5,333 sq.ft.)
PROPOSED SETBACKS:	FRONT=15'-0" SIDE= 12'-6" REAR= 10'-0"

## FLOOR AREA ANALYSIS

GARAGE:	495 sq.ft.
STAIRCASE AREA:	150 sq.ft.
LAUNDRY ROOM:	32 sq.ft.
FIRST FLOOR:	1,429 sq.ft.
SECOND FLOOR:	938 sq.ft.

TOTAL GROSS AREA: 3,044 sq.ft.

NOTE: UP TO 500 sq.ft. OF GARAGE NOT PART OF GARAGE

F.A.R.:..... 2,549 sq.ft.

## SCOPE OF WORK:

CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY DWELLING ON VACANT LOTS

## VICINITY MAP

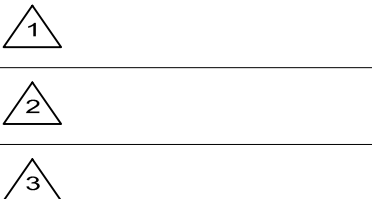


## SHEET INDEX

A-0.0	TITLE SHEET
T-1.0	TOPOGRAPHIC SURVEY MAP
L1.01	IRRIGATION PLAN
L1.02	IRRIGATION DETAILS
L2.01	LANDSCAPE PLAN (PLANTING PLAN)
L2.02	PLANTING DETAILS
A-1.1	SITE PLAN
A-1.2	SITE PLAN (CUT ARE TABULATION)
A-1.3	ENLARGED SITE PLAN (RETAINING WALL & ELEVATIONS)
A-2.0	GARAGE LEVEL
A-2.1	FIRST FLOOR
A-2.2	SECOND FLOOR
A-2.3	ROOF PLAN
A-2.4	DOOR AND WINDOW SCHEDULE
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A-4.1	SITE CROSS SECTIONS "A" & "B"
A-4.2	SITE CROSS SECTIONS "A" & "B"

## REVISION

MARK DATE REVISIONS



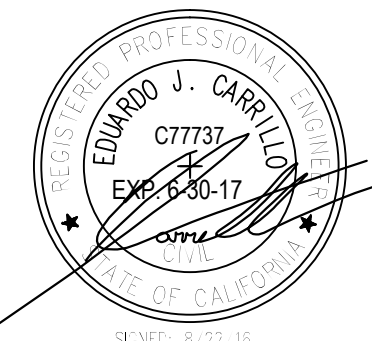
**EC + Associates**  
engineering  
8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:  
MR. EDUARDO J. CARRILLO  
ADDRESS:  
8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE  
PROJECT ADDRESS:  
VACANT LAND,  
GLENDALE CA 91205  
A.P.Ns. 5679-016-001  
5679-016-002  
5679-016-024

CHECK AND VERIFY ALL  
DIMENSIONS BEFORE  
PROCEEDING WITH THE  
WORK. REPORT  
DISCREPANCIES TO THE  
ENGINEER. ALL  
CONSTRUCTION SHALL  
CONFORM TO THE C.B.C.

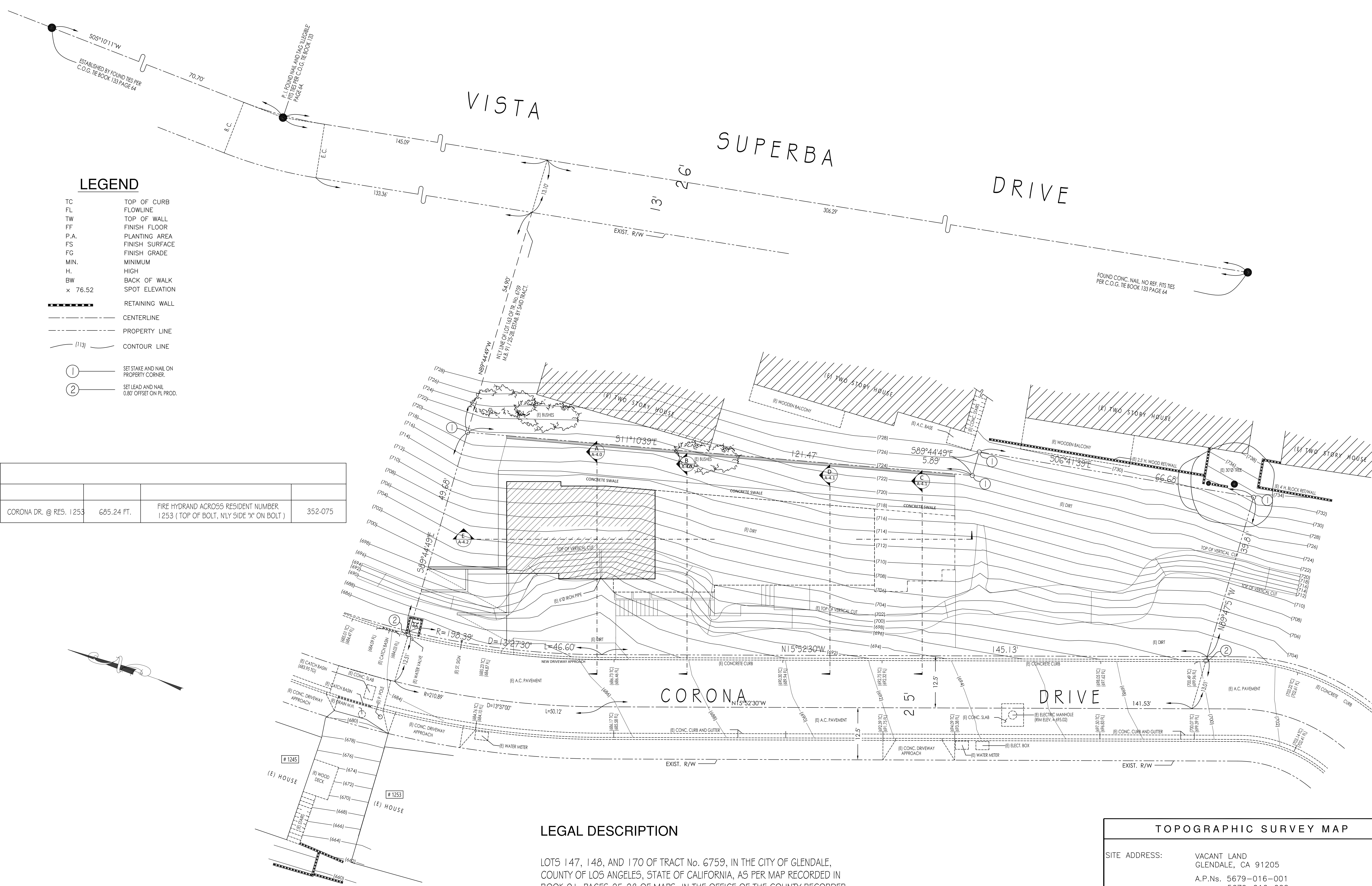
## TITLE SHEET



JOB #: 15-000	DRAWN: C77737 E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

**A-0.0**  
SHEET OF





LEGEND

- TC TOP OF CURB
- FL FLOWLINE
- TW TOP OF WALL
- FF FINISH FLOOR
- P.A. PLANTING AREA
- FS FINISH SURFACE
- FG FINISH GRADE
- MIN. MINIMUM
- H. HIGH
- BW BACK OF WALK
- x 76.52 SPOT ELEVATION

- RETAINING WALL
- CENTERLINE
- PROPERTY LINE
- CONTOUR LINE

- 1 SET STAKE AND NAIL ON PROPERTY CORNER.
- 2 SET LEAD AND NAIL 0.80' OFFSET ON PL PROD.

CORONA DR. @ RES. 1253	685.24 FT.	FIRE HYDRANT ACROSS RESIDENT NUMBER 1253 (TOP OF BOLT, NLY SIDE "X" ON BOLT)	352-075
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LEGAL DESCRIPTION

LOTS 147, 148, AND 170 OF TRACT No. 6759, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91, PAGES 25-28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TOPOGRAPHIC SURVEY MAP

SITE ADDRESS: VACANT LAND  
GLENDALE, CA 91205  
A.P.Ns. 5679-016-001  
5679-016-002  
5679-016-024

SCALE: 1"=10'

CITY OF GLENDALE



CARRILLO  
RESIDENCE  
Corona Drive  
Glendale, CA 91205

REVISIONS	DATE
1.	
2.	
3.	
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5.	
6.	
7.	
8.	

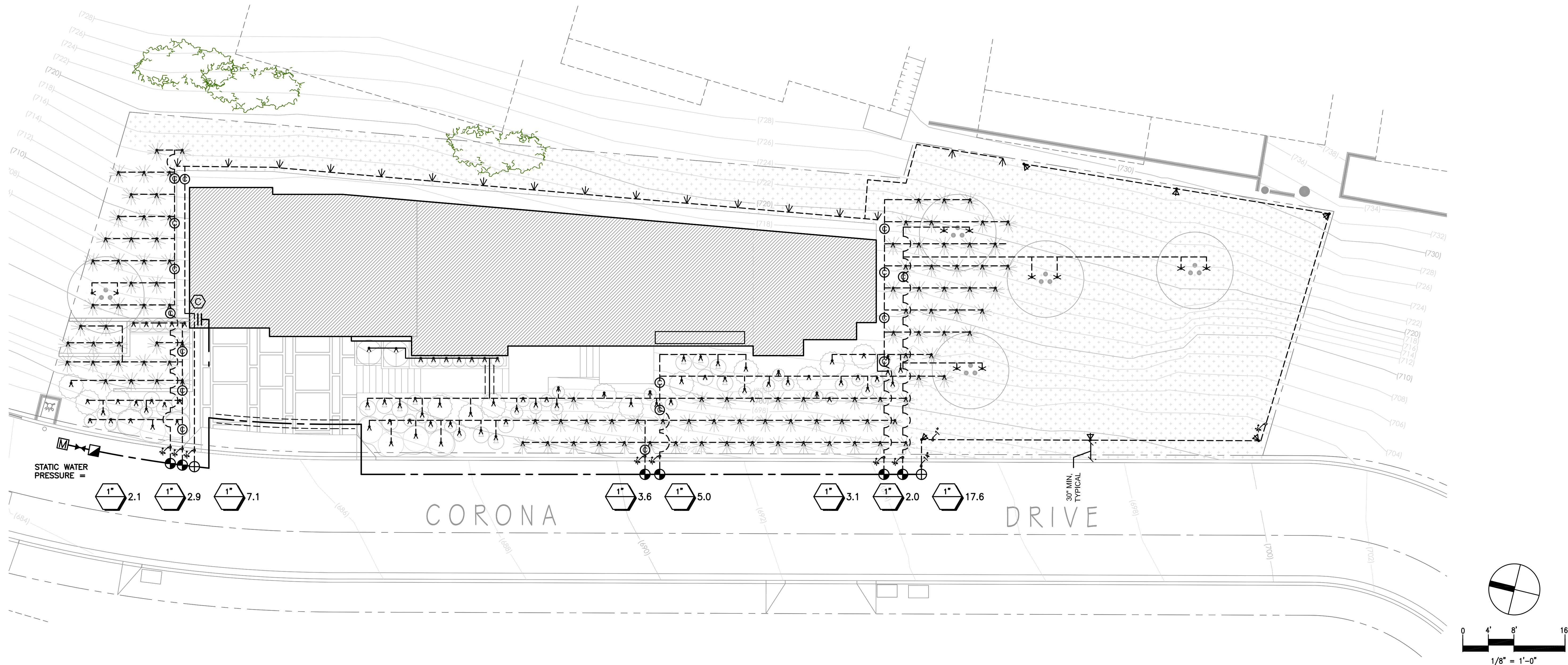
DRAWING STATUS:  
CONSTRUCTION DOCUMENTSDRAWN BY: JWM  
CHECKED BY:  
PROJECT NO. 15-0313  
DATE: 2016.06.01

SHEET CONTENTS:

IRRIGATION  
PLAN

SHEET NUMBER:

L1.01



## IRRIGATION NOTES

- DESIGN PRESSURE:** Irrigation design is based on a maximum demand of 17.6 GPM, and a minimum operating pressure of 00 PSI. The Contractor shall measure static pressure at the point of connection prior to installation. If the static pressure exceeds 000 PSI, install an inline pressure regulator as shown on the Backflow Preventor Detail, Sheet L1.02. Notify the Landscape Architect and Owner's Representative if the pressure is below the minimum operating pressure. Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified devices.
- VERIFY FIELD CONDITIONS:** Do 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 engineering. Such obstructions or differences shall be brought to the attention of the Owner's Representative. In the event this notification is not performed, the irrigation contractor shall assume the full responsibility for any revision necessary.
- PLAN VIEW DRAWING IS DIAGRAMMATIC:** Due to the scale of drawings, it is not possible to indicate or show all offsets, fittings, sleeves, which may be required. The Contractor shall carefully investigate the structural and finish conditions affecting all of this work and plan work accordingly, furnishing such fittings, sleeves, etc., as may be required to meet site conditions. Drawings are generally diagrammatic and indicative of the work to be installed. The Contractor shall install the work in such a manner as to avoid conflicts between irrigation systems, planting, other utilities and architectural features. Locations of trees to be planted takes precedence over irrigation pipes and equipment.
- MANUFACTURER'S DIRECTIONS:** 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.
- MATERIALS:** The Contractor shall furnish the articles, equipment, materials, or processes specified by name in the Drawings. A materials list shall be submitted prior to performing any work. Material list shall include manufacturer's name, model number, and description of all materials and equipment to be used. Substitutions of any equipment or materials for the equipment or materials listed on the Drawings may only be done with the written approval of the Owner's Authorized Representative. Equipment or materials installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
- BACKFLOW PREVENTION DEVICE:** All irrigation equipment installed shall be downstream of an approved, working Reduced Pressure type backflow prevention device as shown on plan.
- ANTI-DRAINAGE DEVICES:** Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur. Install inline check valves as indicated on the plans and in any other locations as needed to prevent low point drainage.
- PIPE AND FITTINGS:** PVC pipe class/schedule and sizes shall conform to those shown in irrigation equipment legend and sizing callouts. Substitution of smaller pipe sizes or different class/schedule is not permitted. PVC solvent weld fittings shall be Schedule 40. Solvent cement and primer shall be of type and installation methods prescribed by pipe manufacturer.
- NIPPLES AND RISERS:** Nipples and Risers shall be Schedule 80 PVC. Threaded ends shall be molded threads only. Machined threads not permitted.
- MAIN LINE LEAK TEST:** Test the entire main line piping system prior to the installation of valves for no less than 2 hours under hydrostatic pressure of 150 pounds per square inch and prove tight; apply pressure by a force pump provided by Contractor. If leaks develop, replace the joints, or pipe, and repeat test. Perform all tests prior to backfilling trenches. Perform test in presence of the Owner's Authorized Representative
- FIELD ADJUSTMENTS:** The Contractor may need to adjust the angles, directions and/or flowrate of the emitters/nozzles to obtain the intended coverage of the landscape area. The Contractor will provide any additional heads, special nozzles, or patterns to achieve proper coverage without additional cost to the Owner.
- FLUSH SYSTEM:** After all new irrigation system valves, pipelines and assemblies are in place and connected, and prior to installation of distribution tubing and emitters, the control valves shall be opened and a full head of water used to flush out the system.
- FINAL OBSERVATION:** The Contractor shall operate each system in its entirety for Owner's Authorized Representative at time of final observation. Any items deemed not acceptable by the Owner's Authorized Representative shall be reworked to the complete satisfaction of the Owner's Authorized Representative.
- TURNOVER:** Upon completion, furnish the following: Any required and necessary descriptive literature for installed equipment, manuals, operating instructions, and manufacturer's warranties. One (1) set of special tools required for removing, disassembling, and adjusting each type of device installed. Guarantee Form.
- IRRIGATION CHART:** A diagram of the irrigation plan showing all zones shall be provided and kept with the irrigation controller.

## IRRIGATION EQUIPMENT LEGEND

SYMBOL	MANUFACTURER AND MODEL	REFERENCES	
		DTL	SHEET
⊕	"RAIN BIRD" CONTROL VALVE "PEB", SIZE PER PLAN	C	L1.02
⊙	"RAIN BIRD" DRIP CONTROL ZONE	D	L1.02
▶	"NIBCO" T-113 BRONZE GATE VALVE W/ WHEEL HANDLE, SIZE PER MAINLINE SIZE	E	L1.02
▣	"WILKENS" 975XL, 1", LOCATION TO BE DETERMINED, INSTALL IN PLANTING AREA	F	L1.02
⊙	"RAIN BIRD" ESP4SMT w/ESPSM6 10-STATION CONTROLLER, WEATHER-BASED CONTROLLER	G	L1.02
⊙	"NDS" CHECK VALVE KSC-075-S, 3/4", INSTALL ON LATERAL LINE TO PREVENT DRAINAGE	-	-
M	DEDICATED IRRIGATION METER, INSTALLED BY GWP; 1" - CONFIRM LOCATION ON SITE	-	-
—	PRESSURIZED MAINLINE, 1 1/2", SCHEDULE 40 PVC; BURY PER TRENCHING DETAIL	H	L1.02
---	LATERAL LINE, SCHEDULE 40 PVC, BURY 12" MINIMUM BELOW FINISH GRADE	H	L1.02
---	LATERAL LINE, UVR PVC, SCHEDULE 40, 3/4", ON GRADE, WITH SCHED 40 PVC FITTING; STAKE PIPE TO GRADE AT 8' ON CENTER USING #4 REBAR J-HOOKS	-	-
---	SLEEVE (FOR MAINLINE, LATERALS, CONTROL WIRES), CLASS 315 PVC 2" THROUGH 4"; 2X DIAMETER OF SLEEVED PIPE(S)	H	L1.02
NOT SHOWN	VALVE BOXES, NDS OR EQUAL, WITH HINGED COVER, LARGE-SIZE WITH TWO DRIP CONTROL ZONE PER BOX AS SHOWN.	-	-
NOT SHOWN	CONTROL AND COMMON WIRE #14 AWG-UF (DIRECT BURIAL) SOLID COPPER WIRE (BURY WITH MAIN LINE) UL APPROVED; CONTROL VALVE WIRE SHALL HAVE A MINIMUM OF EIGHT (8) DIFFERENT COLOR CODES; ALL CONTROL WIRES FROM CONTROLLER TO VALVES TO BE CONTINUOUS (NO FIELD SPLICES ALLOWED). SCOTCHLOK SEAL PACK CONNECTORS OR DRI-SPLICE WIRE CONNECTOR AND SEALANT OR APPROVED EQUAL SHALL BE USED WHEN CONNECTION CONTROL WIRE TO CONTROL VALVES; INSTALL WIRES FOR ALL OPEN STATIONS ON CONTROLLER PLUS 4 EXTRA WIRES AT ENTIRE LENGTH	-	-

## IRRIGATION EMITTER LEGEND

SYMBOL	MANUFACTURER AND MODEL	PSI	GPM			REFERENCES	
			Q	H	F	DTL	SHEET
∨	"RAIN BIRD" BUBBLER PCT-05 ON 4" RISER (SCHED 80 PVC)	30	-	-	.08	A	L1.02
×	"RAIN BIRD" BUBBLER FULL CIRCLE 1401 4" RISER (SCH. 80 PVC)	30	-	-	.25	A	L1.02
∨	"RAIN BIRD" MPR NOZZLE -8H ON 12" RISER (SCHED 80 PVC)	30	-	.52	-	A	L1.02
∨	"RAIN BIRD" IMPACT ROTOR 2045-PJ-7LA ON 12" RISER (SCHED 80 PVC)	40	-	2.1	2.1	B	L1.02

SIZE  
NO. GPM  
STATION LABEL



WATER EFFICIENT LANDSCAPE ORDINANCE  
PROJECT INFORMATION

DATE:	MAY 31, 2016
TOTAL LANDSCAPE AREA:	5,758.6 SQ. FT.
PROJECT TYPE:	SINGLE-FAMILY RESIDENTIAL
WATER SUPPLY TYPE:	POTABLE WATER, GLENDALE WATER AND POWER
APPLICANT:	JEFF MAXWELL, PLA CA#5774 JMD LANDSCAPE ARCHITECTURE 330 ARDEN AVENUE, SUITE 130 GLENDALE, CA 91203 323-491-3808
PROPERTY OWNER:	EDUARDO J. CARRILLO 8207 BROOKGREEN RD. DOWNEY, CA 562-708-3586

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

LANDSCAPE DOCUMENTATION PACKAGE INCLUDES:

1. PROJECT INFORMATION	SHEET L1.02
2. WATER EFFICIENT LANDSCAPE WORKSHEET	SHEET L1.02
3. SOIL MANAGEMENT REPORT	(PROVIDED WITH CERT. OF COMPLETION)
4. LANDSCAPE DESIGN PLAN	SHEET L2.01
5. IRRIGATION DESIGN PLAN	SHEET L1.01
6. GRADING DESIGN PLAN	SEE CIVIL ENGINEERING

Upon project completion, a Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor.

An irrigation audit report shall be completed at the time of final inspection.

WATER EFFICIENT LANDSCAPE WORKSHEET

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)

- MAWA = (ETO) (0.62) [(0.45xLA)+(0.55xSLA)]
- MAWA=MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
  - ETO=REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
  - 0.55=ET ADJUSTMENT FACTOR (ETAF)
  - LA=LANDSCAPE AREA INCLUDES SPECIAL LANDSCAPE AREA (SQ.FT.)
  - 0.62=CONVERSION FACTOR (TO GALLONS PER SQ. FT.)
  - SLA=PORTION OF LANDSCAPE IDENTIFIED AS SPECIAL LANDSCAPE AREA (SQ.FT.)
  - 0.45=ADDITIONAL ET ADJUSTMENT FACTOR FOR SLA (1.0-0.55=0.45)

ETO =43.7  
LA =5,758.6 S.F.  
SLA =0  
MAWA = (43.7) (0.62) [(0.55x5,758.6) + (0.45x0)] = 85,812.9

MAXIMUM APPLIED WATER ALLOWANCE = 85,813 GALLONS PER YEAR

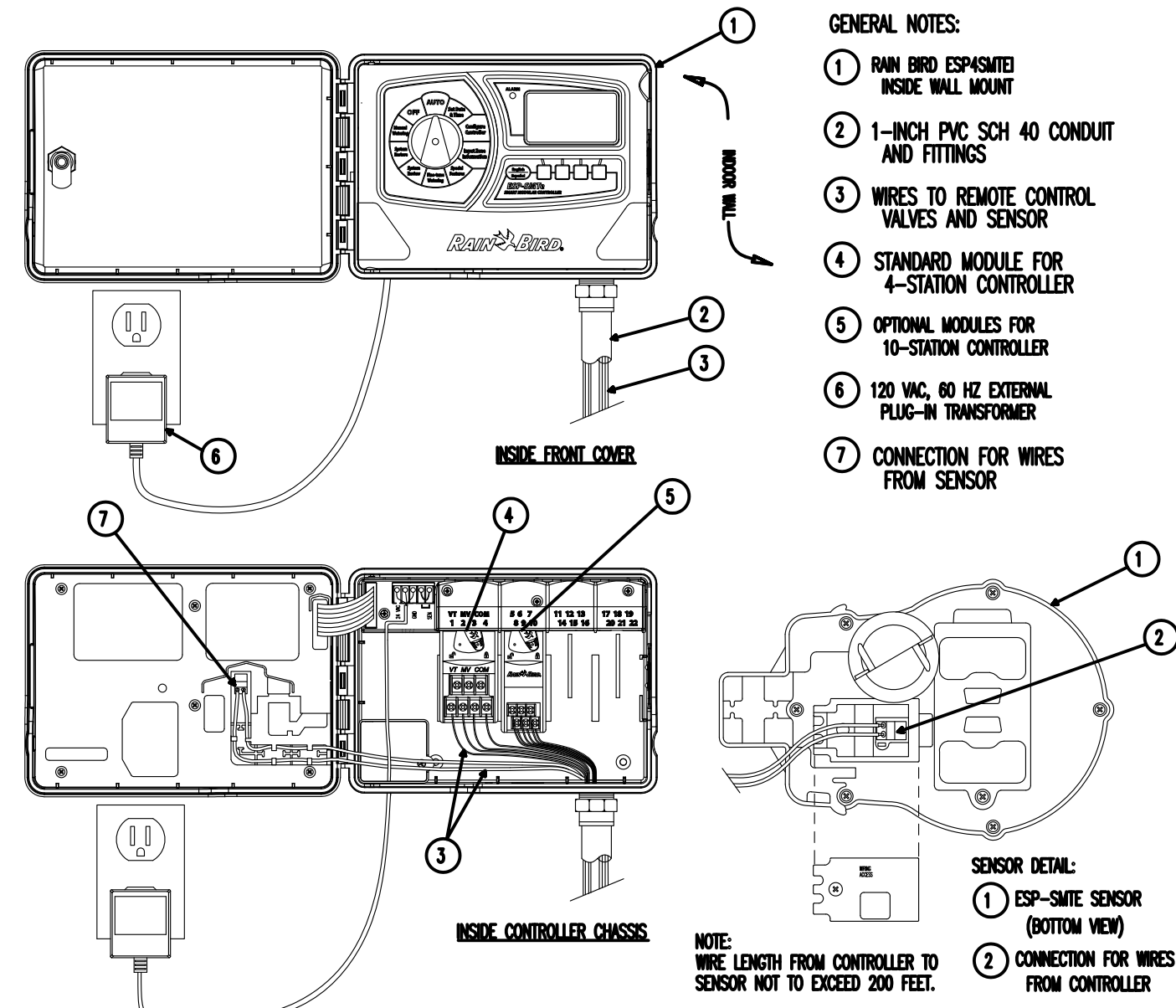
ESTIMATED TOTAL WATER USE (ETWU)

- ETWU = (ETO) (0.62) (ETAF x AREA)
- ETWU=ESTIMATED TOTAL WATER USE YEAR (GALLONS PER YEAR)
  - ETO=REFERENCE EVAPOTRANSPIRATION (INCHES PER YEAR)
  - PF=PLANT FACTOR FROM WUCOLS
  - 0.62=CONVERSION FACTOR
  - IE=IRRIGATION EFFICIENCY

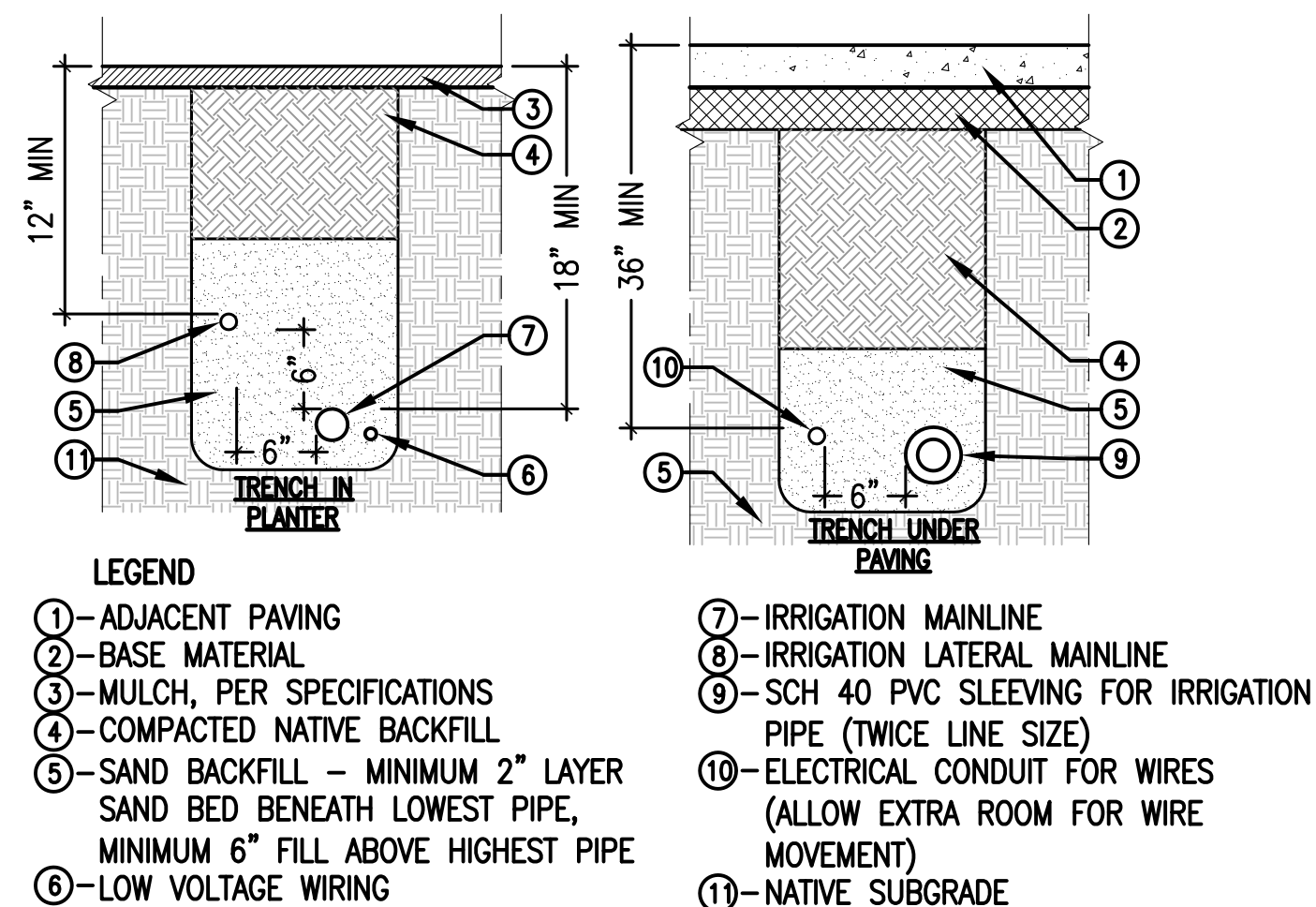
VALVE ZONE/ DESCRIPTION	WATER USE	PLANT FACTOR (PF)	IRR TYPE	IRR EFF (IE)	ETAF (PF/IE)	LANDSCAPE AREA (S.F.)	ETAF X AREA	EST. TOTAL WATER USE (ETWU)
1,2,4,5,6 ORNAMENTAL CONTAINER PLANTS	L	0.2	DRIP	0.81	0.37	2,463.6	912.4	24,721.8
7 TREE BUBBLERS	L	0.2	DRIP	0.81	0.37	56.4	20.9	566.0
3,8 HYDROSEED SLOPE (TEMP IRRIGATION)	L	0.2	SPRAY	0.75	0.27	3,238.6	863.6	23,399.1
TOTALS						5,758.6	1,797.0	48,687
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)								85,813

ETAF CALCULATIONS

TOTAL ETAF x AREA	1,797.0
TOTAL AREA	5,758.6
AVERAGE ETAF	0.31
AVERAGE ETAF < 0.55	

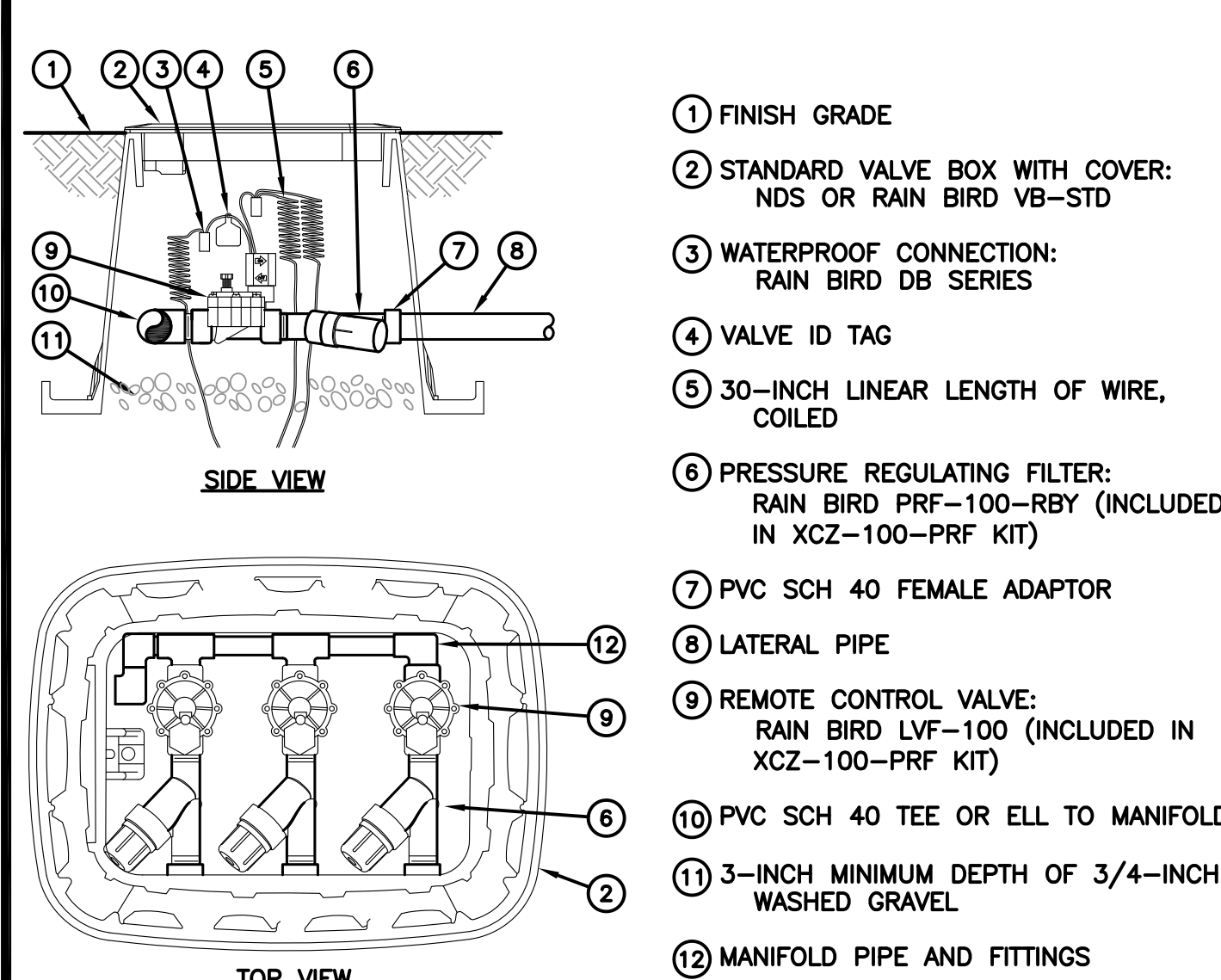


G CONTROLLER  
SCALE: NOT TO SCALE  
FILE: D-ESP4SMITE

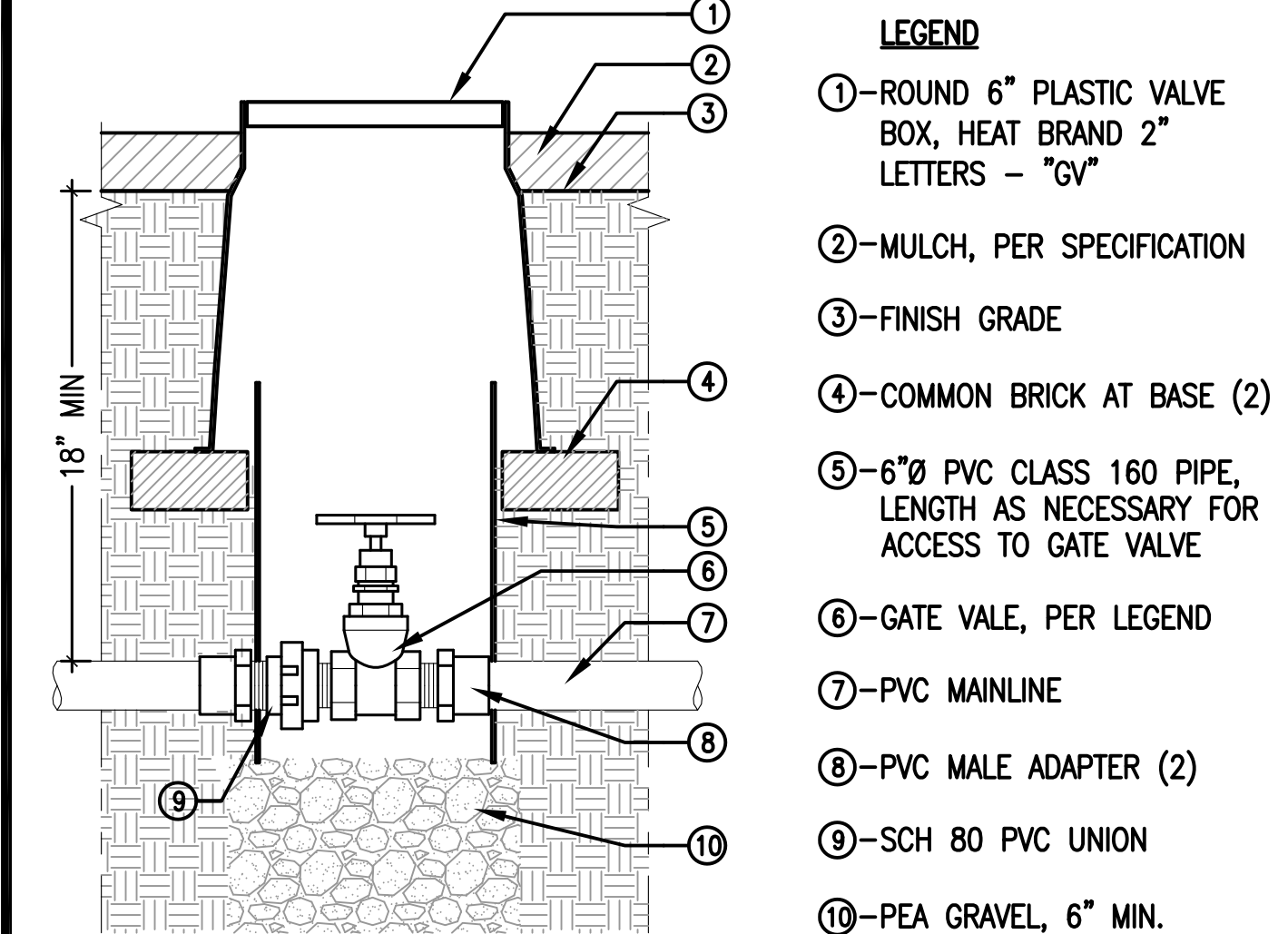


- NOTES:
- EXTEND ALL SLEEVING UNDERNEATH PAVING 12" MIN INTO PLANTERS
  - MAINLINE TRENCHING UNDERNEATH TREE DRIP LINES SHALL INCLUDE ROOT PRUNING. NO ROOT OVER 2" DIAMETER SHALL BE CUT WITHOUT APPROVAL BY THE OWNERS REP.

H TRENCHING  
SCALE: NOT TO SCALE  
FILE: D\_IRR-03

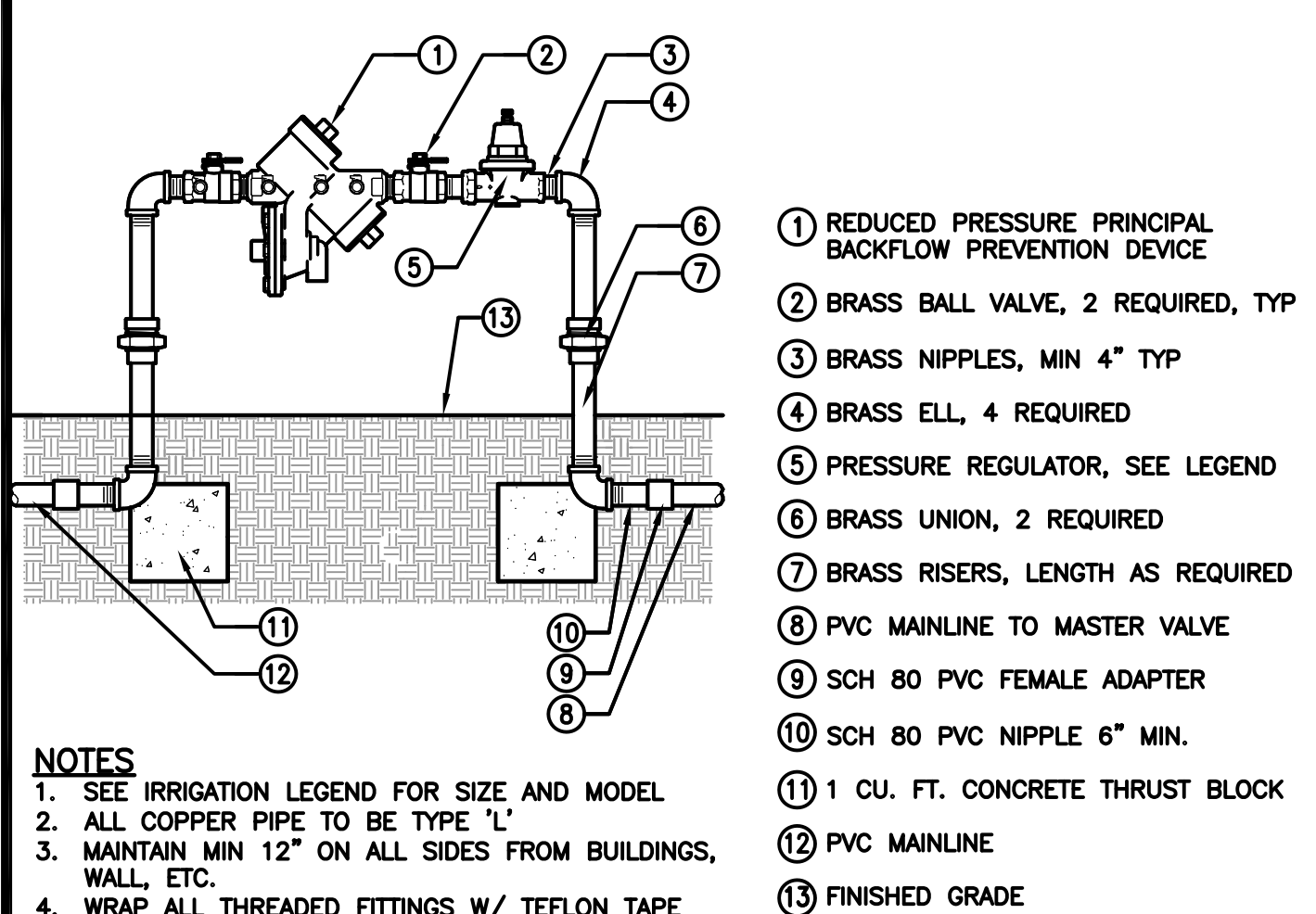


D DRIP VALVE ASSEMBLY  
SCALE: NOT TO SCALE  
FILE: X-XCZ-075-PRF - SQUARE



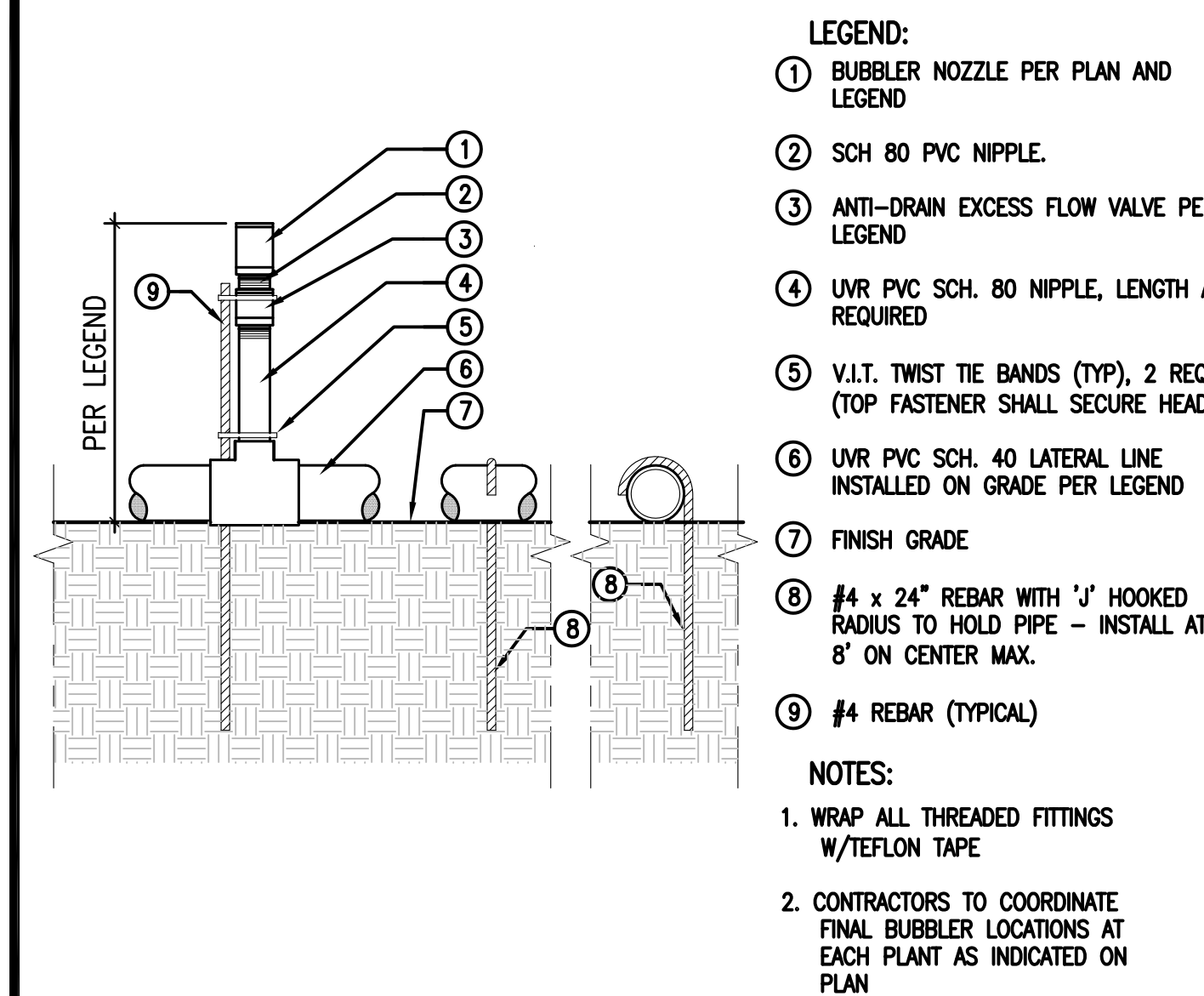
- NOTES:
- INSTALL VALVE BOX 1" ABOVE TOP OF MULCH
  - WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

E GATE VALVE  
SCALE: NOT TO SCALE  
FILE: D\_IRR-03

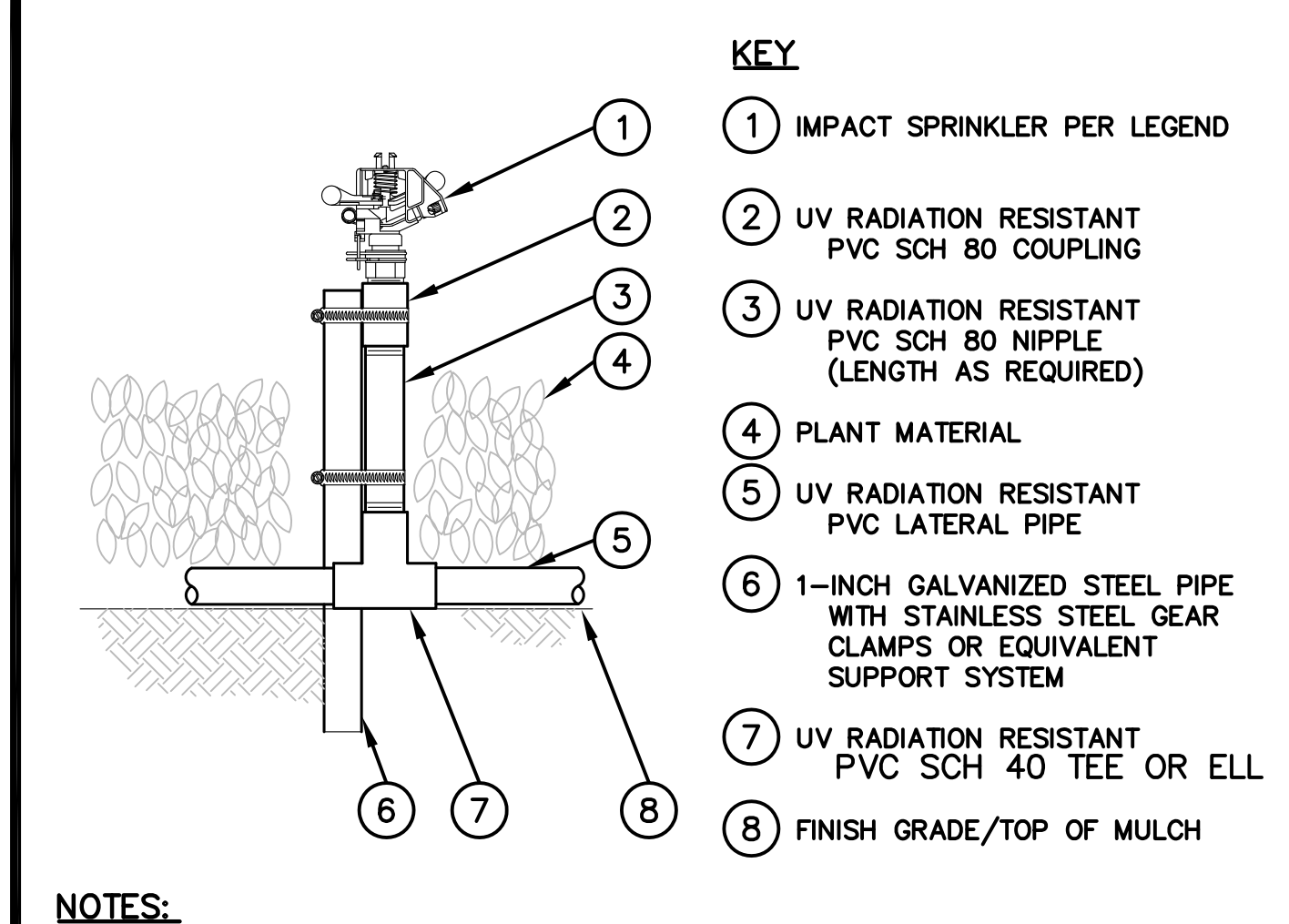


- NOTES:
- SEE IRRIGATION LEGEND FOR SIZE AND MODEL
  - ALL COPPER PIPE TO BE TYPE "L"
  - MAINTAIN MIN 12" ON ALL SIDES FROM BUILDINGS, WALL, ETC.
  - WRAP ALL THREADED FITTINGS W/ TEFLON TAPE

F REDUCED PRES. BACKFLOW DEV.  
SCALE: NOT TO SCALE  
FILE: D\_IRR-07

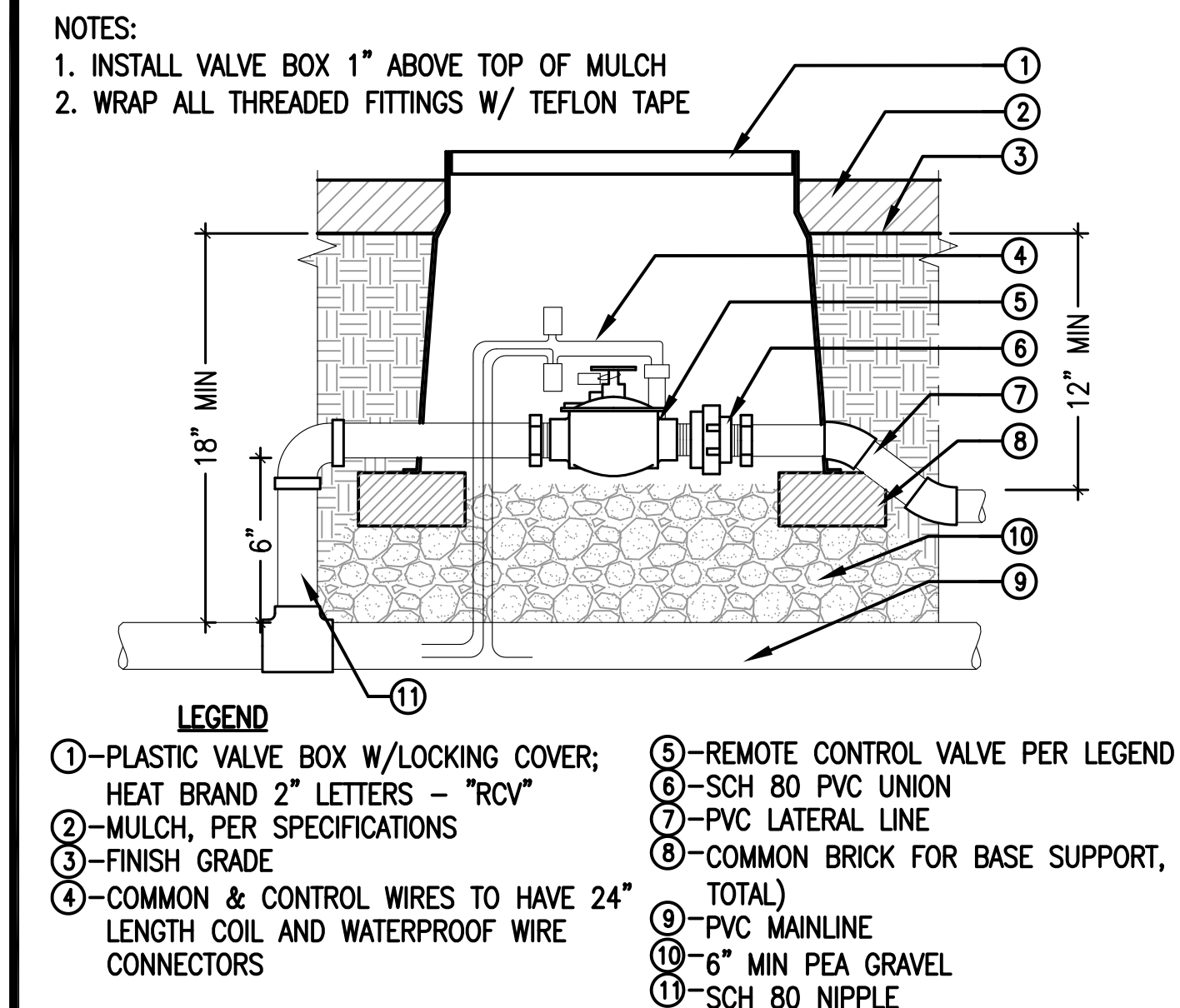


A SHRUB BUBBLER (ON-GRADE)  
SCALE: NOT TO SCALE  
FILE: D\_IRR02



- NOTES:
- A SWING PIPE ASSEMBLY MAY BE USED WITH FLOWS LESS THAN 4 GPM.
  - USE #4 X 24" REBAR ROD WITH "J" HOOKED RADIUS AT ONE END TO HOLD PIPE SECURELY IN PLACE. INSTALL AT INTERVALS OF 10 FEET.

B IMPACT ROTOR ON GRADE  
SCALE: NOT TO SCALE  
FILE: D-RB2045 ROTOR ON GRADE



C REMOTE CONTROL VALVE  
SCALE: NOT TO SCALE  
FILE: D\_IRR-04

REVISIONS	DATE
1.	
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DRAWING STATUS:  
CONSTRUCTION DOCUMENTS

DRAWN BY: JWM  
CHECKED BY:  
PROJECT NO. 15-0313  
DATE: 2016.06.01

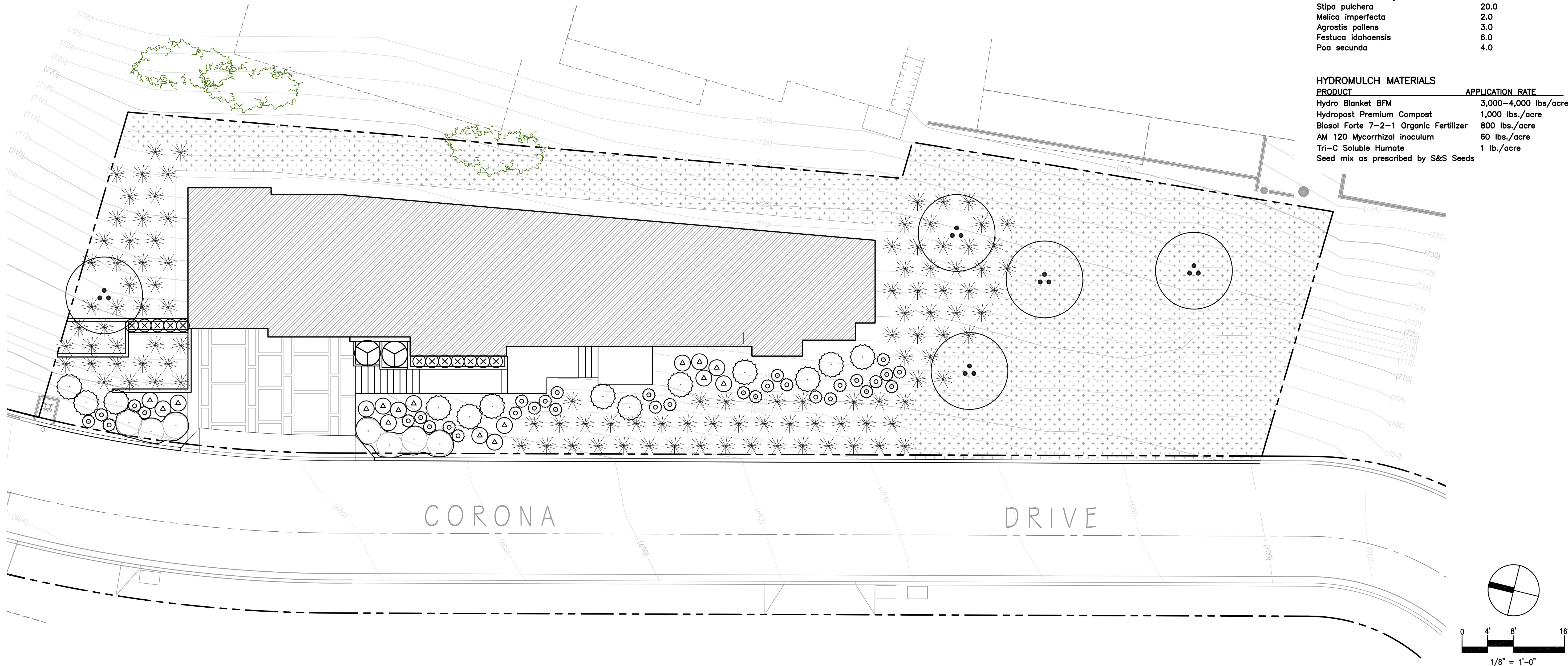
SHEET CONTENTS:

IRRIGATION  
DETAILS

SHEET NUMBER:

L1.02





HYDROSEED SEED MIX		
SPECIES	PURE LIVE SEED LBS/ACRE	
Festuca microstachys	6.0	
Stipa pulchera	20.0	
Melica imperfecta	2.0	
Agrostis pallens	3.0	
Festuca idahoensis	6.0	
Poa secunda	4.0	

HYDROMULCH MATERIALS	
PRODUCT	APPLICATION RATE
Hydro Blanket BFM	3,000–4,000 lbs/acre
Hydropost Premium Compost	1,000 lbs./acre
Biosol Forte 7–2–1 Organic Fertilizer	800 lbs./acre
AM 120 Mycorrhizal inoculum	60 lbs./acre
Tri–C Soluble Humate	1 lb./acre
Seed mix as prescribed by S&S Seeds	

HYDROSEED NOTES

- HYDROSEED INSTALLER: Contractor may subcontract with a California D–59 – Hydroseed Spraying Contractor for hydroseeded operations. The Landscape Contractor shall be responsible for the quality of all labor and materials as provided by subcontractors and suppliers, including seed mix, hydroslurry ingredients, and their applications.
- NOTICE TO PROCEED: Hydroseed shall be applied only after the completion and acceptance of the irrigation system installation and only after the completion and acceptance of weed eradication. All weeds will be cleared by the contractor prior to hydroseeding.
- SEED MIX: The seed mix shall be used as listed in the Seed Mix List indicated on the plans, and shall be sourced by S&S Seeds (805–684–0436).
- HYDROMULCH: The hydromulch shall contain all the ingredients as listed in the Hydromulch Ingredients list. No omissions or substitutions are permitted without prior authorization by the Owner's Representative. The Contractor shall provide invoices/purchase orders.
- STABILIZING EMULSION: The hydromulch contains erosion control stabilizing emulsion with a functional longevity of 8–12 months. Application shall not occur during rainy weather or when soil temperature is below 40 degrees F. Pedestrians or equipment shall not be permitted to enter areas where mixtures containing stabilizing emulsion have been applied.
- GERMINATION STAGE IRRIGATION: Commence watering one day after hydroseeding the planting areas. Water the area until the mulch fiber is moistened thoroughly. Do not saturate or wash the fiber or soil particles off the slopes. The contractor shall repair any hydroseed that erodes due to improper watering. Water the area with short and frequent cycles to maintain moisture content for maximum germination. At all times during operation, the irrigation system must be observed. Irrigation scheduling must be determined by air temperature, prevailing wind, soil texture, slope exposure, and other physical factors. It is imperative that the soil be kept moist at all times during the germination period. Irrigation may be supplemented with hand-watering if necessary to achieve equal coverage. The short, frequent watering cycles shall continue until the seedlings have grown beyond the germination stage.
- ESTABLISHMENT PERIOD IRRIGATION: The irrigation frequency shall be reduced and the duration of cycles increased. The watering schedule shall take into account all physical factors, and shall approximate watering once a day through completion of the maintenance period.

PLANTING NOTES

- EXISTING CONDITIONS: Contractor to verify all locations and conditions of site. Locate all existing utilities before construction begins. Coordinate all work with other trades.
- FINISH GRADE: Finish Grades shall be those indicated on the Drawings or as may be controlled by existing installations. Grades not otherwise indicated shall be uniform, straight levels, with no abrupt changes in the surface. Finish elevations shall be 1–1/2" below paved surfaces, mow strips, and curbs. Provide positive drainage away from all foundations and structures, without low spots or pockets.
- PLANT MATERIAL: Provide trees, shrubs, groundcovers, and vines of quantity, size, genus, species and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock." Provide healthy, vigorous stock, grown in a recognized nursery in accordance with good horticultural practice and free of disease, insects, etc., larvae, and defects such as girdling or bound roots, knots, sun-scald, injuries, abrasions or disfigurement.
- SUBSTITUTIONS: Substitutions are not permitted without written approval from the Owner's Authorized Representative. Substituted plant material installed or furnished without prior approval may be rejected and the Contractor may be required to remove such materials from the site at his own expense.
- PLANT MATERIAL APPROVALS: Before planting operations commence, all or a representative sampling of plant material shall be reviewed at the site by the Owner's Authorized Representative. Defective plants installed without such review shall be removed from the site upon request by the Owner's Representative and an acceptable plant substituted in its place. Provide two-week notice of plant arrival date of all plants prior to installation. Plant review will occur once (within span of one business day) for all plant material.
- LAYOUT: Plant layout shall be inspected and approved by the Owner's Authorized Representative prior to installation. This inspection may occur simultaneous to the plant inspection day.
- ROOT SYSTEMS: Contractor shall be responsible for inspection of all root systems on plant materials. Inspection shall include, but not be limited to, checking for rootbound stock, encircling roots at the perimeter of the container, girdling roots at the top surface of the rootball, and other defective root conditions. Such inspections shall include the complete removal of soil from one percent of plant material containers, or at least one plant from each nursery and each plant type. Contractor shall cut defective or potentially defective girdling, rootbound, and encircling roots and spread the root system into the surrounding backfill. The Contractor shall reject plants with excessively defective root systems.
- PRUNING: Contractor shall do no pruning without the specific approval of the Owner's Representative. Plants pruned without approval shall be replaced by the Contractor, if required.
- SOIL TESTING AND SOIL AMENDMENT: Contractor shall submit soil samples to a laboratory for analysis and amendment recommendations. Soil sampling to be conducted per laboratory protocol. Analysis shall include soil texture, infiltration rate, pH, soluble salts, sodium, percent organic matter, and recommendations for amendment. Contractor shall follow recommendations for soil amendment for the backfill mix for container plants and for turf and ground cover areas. Install Agriform or Best slow-release fertilizer tablets per manufacturer's recommendations. Tamp backfill mix under and around rootballs as necessary, do not over compact. For soils less than 6% organic matter in the top 6 inches of soil—except for hydroseeded slopes, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.
- FINISH GRADE RESTORATION: Restore finish grades by hand raking. Dispose of excess subgrade soil.
- BASINS: Construct basins as necessary to water plants. Remove basins from all plants under a permanent irrigation system prior to final inspection and finish grade the planting area. Basins for plants to be hand-watered shall remain in place. Basin bottoms shall drain to berm away from plant stem.
- WEED CONTROL TREATMENT: Prior to applying mulch, all planted areas (excluding turf) shall be treated with Regal Ronstar or equivalent per the manufacturer's specifications for pre-emergent treatment.
- MULCH: Place a three-inch (3") minimum layer of mulch in all exposed soil surfaces not exceeding 3:1 slope or where hydroseeding is designated; rake bark mulch top dress evenly to create a uniform surface and pull bark mulch top dress away from trunks or stalks of plants. Leave 18" bark-free collar around all tree trunks, 6" bark-free collar around shrubs.
- CLEANUP: After completion of all operations, Contractor shall remove all trash, excess soil and other debris. All walks and pavement shall be swept and washed clean, leaving the entire area in a neat, orderly condition.
- GUARANTEE: All shrub and groundcover materials shall be guaranteed to be in a healthy and thriving condition ninety (90) days after Final Acceptance. Guarantee of plant material is effective unless it can be proven, to the satisfaction of the Owner, that the unhealthy or non-thriving material is due to causes other than the Contractor's materials or workmanship. Replace all dead plants and plants not in vigorous condition immediately upon notification by Owner during Guarantee Period. Replaced plants shall be subsequently guaranteed by the contractor for an additional 90 days following date of replacement.

PLANT LEGEND

TREES		SIZE	WATER
	PROSOPIS GLANDULOSA – HONEY MESQUITE (MULTI–TRUNK)	24" BOX	L

SHRUBS		SIZE	WATER
	AGAVE AMERICANA – CENTURY PLANT	15 GAL.	L
	AGAVE ATTENUATA 'BLUE FLAME' – BLUE FLAME AGAVE	5 GAL	L
	ALOE STRIATA – CORAL ALOE	5 GAL.	L
	DIANELLA REVOLUTA 'LITTLE REV' – LITTLE REV FLAX LILLY	5 GAL.	L
	MUHLENBERGIA RIGENS – DEER GRASS	1 GAL.	L
	LANTANA MONTEVIDENSIS 'WHITE LIGHTENING'–TRAILING LANTANA	1 GAL.	L
	PHORMIUM TENAX 'ATROPURPUREUM COMPACTUM' – NZ FLAX	15 GAL.	L

HYDROSEED		
	HYDROSEED, WITH SOIL STABILIZATION MATRIX (SEE HYDROSEED LIST)	L

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN"

REVISIONS	DATE
1.	
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DRAWING STATUS:  
CONSTRUCTION DOCUMENTS

DRAWN BY: JWM  
CHECKED BY:  
PROJECT NO. 15-0313  
DATE: 2016.06.01

SHEET CONTENTS:

PLANTING  
PLAN

SHEET NUMBER:



REVISIONS	DATE
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DRAWING STATUS:  
CONSTRUCTION DOCUMENTS

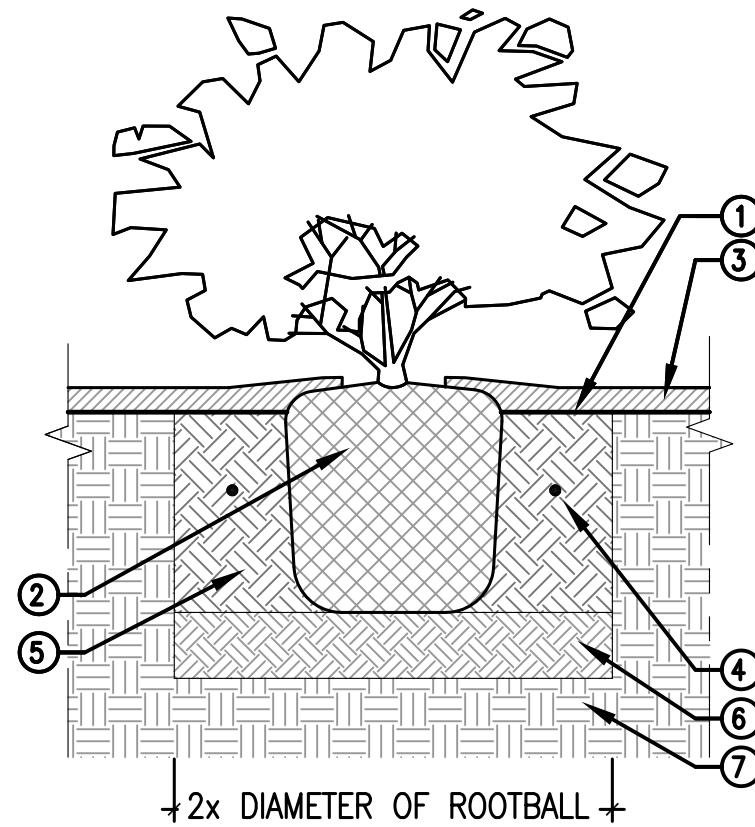
DRAWN BY: JWM  
CHECKED BY:  
PROJECT NO. 15-0313  
DATE: 2016.06.01

SHEET CONTENTS:

PLANTING  
DETAILS

SHEET NUMBER:

L2.02



LEGEND

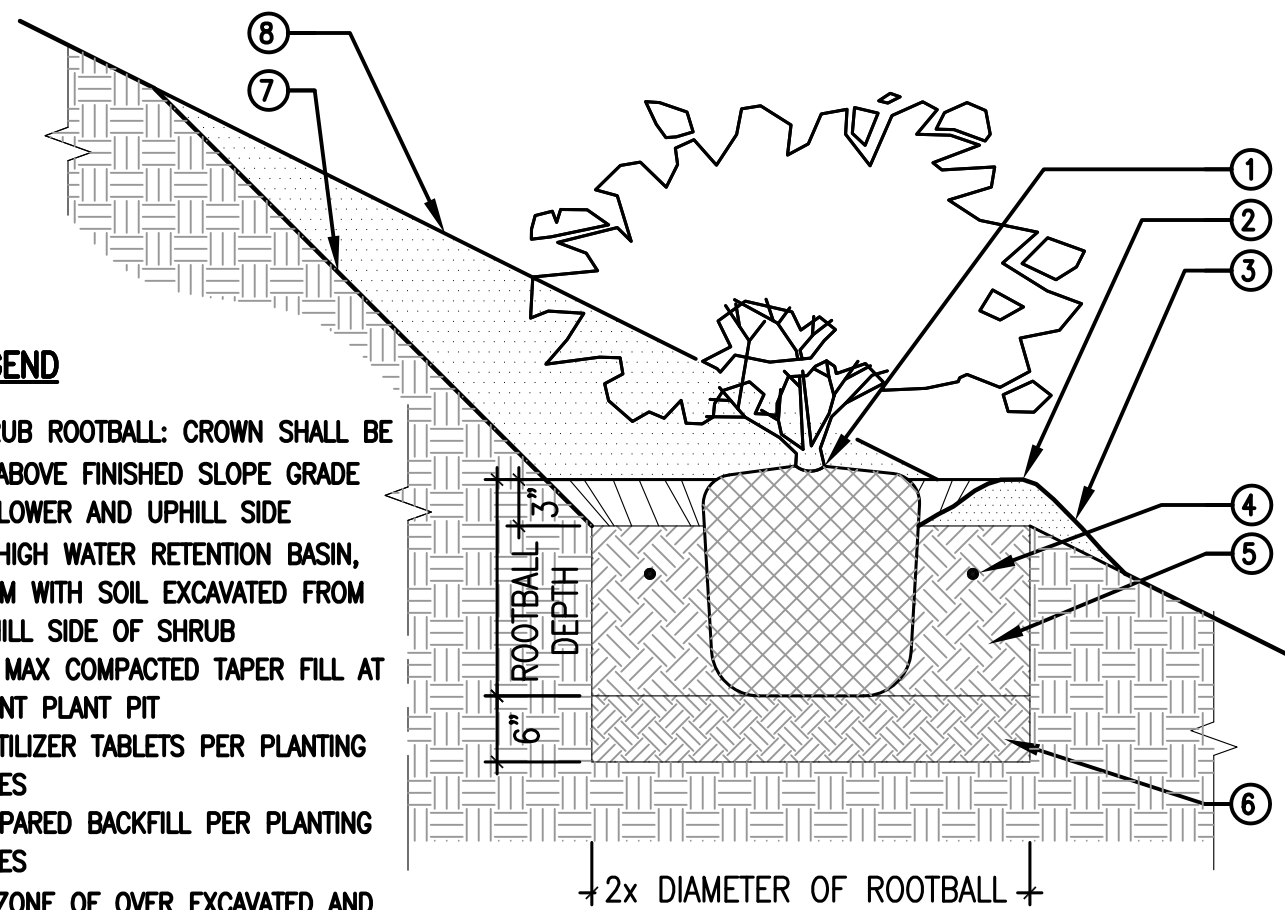
- ①—FINISH GRADE
- ②—ROOTBALL SET 1 1/2" ABOVE ADJACENT UNDISTURBED GRADE
- ③—MULCH PER SPECIFICATIONS; SET MULCH LAYER 1" ABOVE TOP OF ROOTBALL & 2" ABOVE FINISH GRADE
- ④—PLANT TABLETS PER PLANTING NOTES
- ⑤—BACKFILL MIX PER PLANTING NOTES
- ⑥—6" ZONE OF OVER-EXCAVATED AND RECOMPACTED NATIVE SOIL
- ⑦—NATIVE SUB-GRADE

NOTES:

1. KEEP MULCH 3" FROM STEM OF PLANT
2. CONTRACTOR MAY BUILD WATERING BASINS DURING MAINTENANCE PERIOD, BUT MUST REMOVE BASINS AT PROJECT TURN-OVER

A SHRUB PLANTING

SCALE: NOT TO SCALE  
FILE: D\_PLA-01



LEGEND

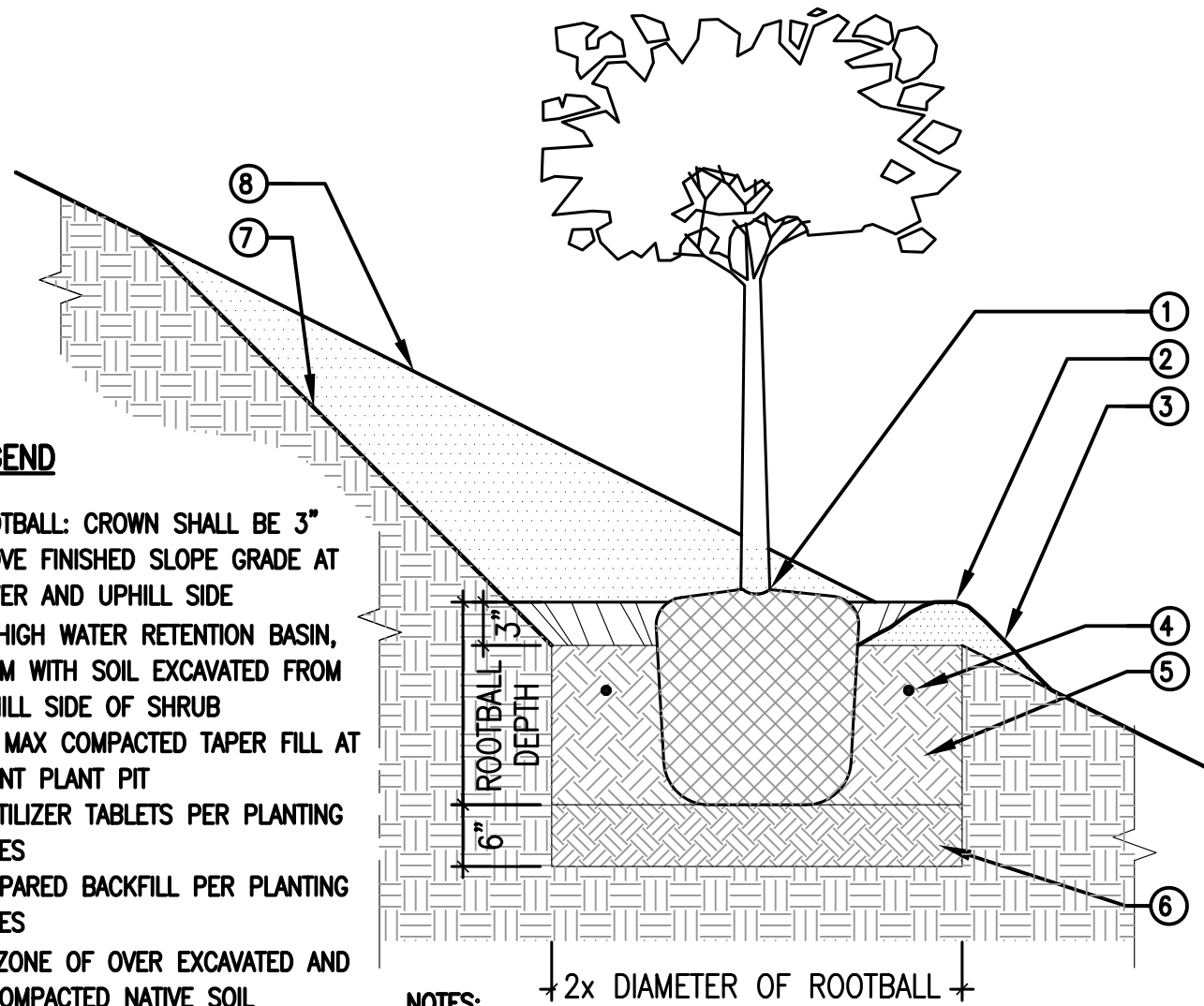
- ①—SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FINISHED SLOPE GRADE AT LOWER AND UPHILL SIDE
- ②—3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
- ③—1:1 MAX COMPACTED TAPER FILL AT FRONT PLANT PIT
- ④—FERTILIZER TABLETS PER PLANTING NOTES
- ⑤—PREPARED BACKFILL PER PLANTING NOTES
- ⑥—6" ZONE OF OVER EXCAVATED AND RECOMPACTED NATIVE SOIL
- ⑦—1:1 MAX CUT SLOPE BEHIND PLANT PIT
- ⑧—EXISTING SLOPE

NOTES:

1. KEEP MULCH 3" FROM STEM OF PLANT
2. CONTRACTOR MAY BUILD WATERING BASINS DURING MAINTENANCE PERIOD, BUT MUST REMOVE BASINS AT PROJECT TURN-OVER

B SHRUB PLANTING

SCALE: NOT TO SCALE  
FILE: D\_PLA-01



LEGEND

- ①—ROOTBALL: CROWN SHALL BE 3" ABOVE FINISHED SLOPE GRADE AT LOWER AND UPHILL SIDE
- ②—3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
- ③—1:1 MAX COMPACTED TAPER FILL AT FRONT PLANT PIT
- ④—FERTILIZER TABLETS PER PLANTING NOTES
- ⑤—PREPARED BACKFILL PER PLANTING NOTES
- ⑥—6" ZONE OF OVER EXCAVATED AND RECOMPACTED NATIVE SOIL
- ⑦—1:1 MAX CUT SLOPE BEHIND PLANT PIT
- ⑧—EXISTING SLOPE

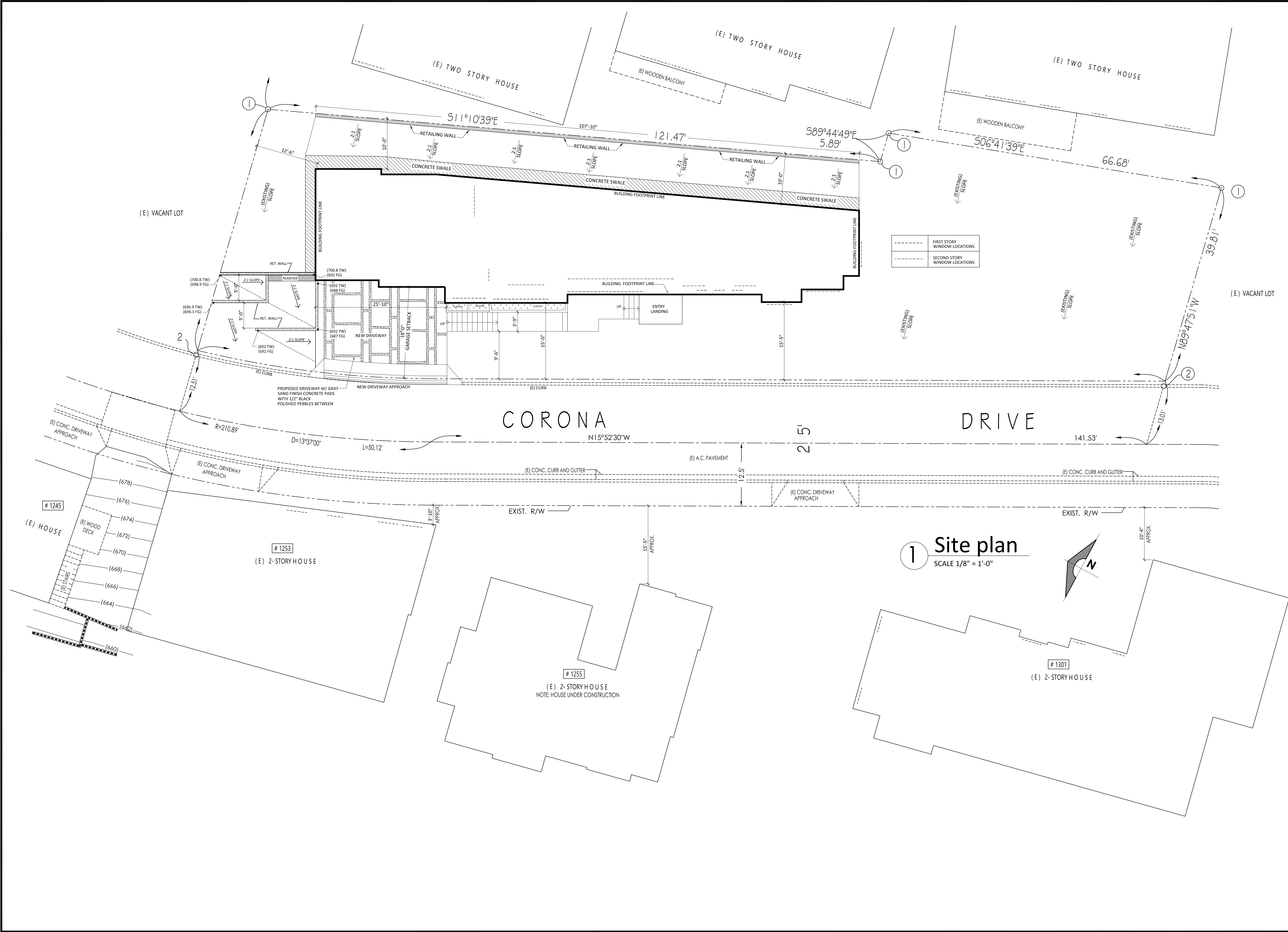
NOTES:

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2. CONTRACTOR MAY BUILD WATERING BASINS DURING MAINTENANCE PERIOD, BUT MUST REMOVE BASINS AT PROJECT TURN-OVER

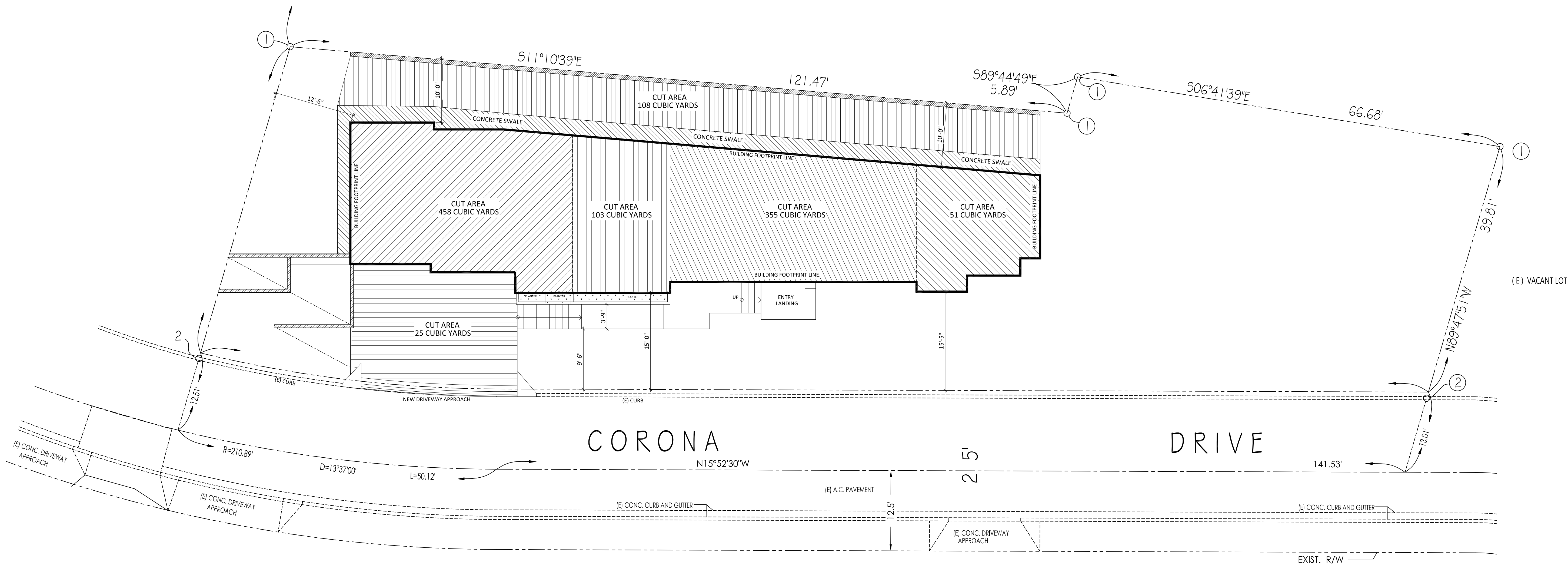
C TREE PLANTING ON SLOPE

SCALE: NOT TO SCALE  
FILE: D\_PLA-01









1 Site plan (CUT AREA)  
SCALE 1/8" = 1'-0"

TOTAL CUT AREA= 1,095 CUBIC YARDS

REVISION

MARK DATE REVISIONS

1

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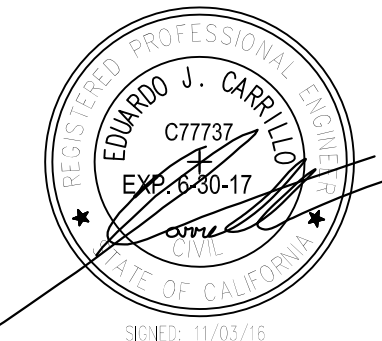
**EC + Associates**  
e n g i n e e r i n g  
8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:  
MR. EDUARDO J. CARRILLO  
ADDRESS:  
8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE  
PROJECT ADDRESS:  
VACANT LAND,  
GLENDALE CA 91205  
A.P.N.s. 5679-016-001  
5679-016-002  
5679-016-024

CHECK AND VERIFY ALL  
DIMENSIONS BEFORE  
PROCEEDING WITH THE  
WORK. REPORT  
DISCREPANCIES TO THE  
ENGINEER. ALL  
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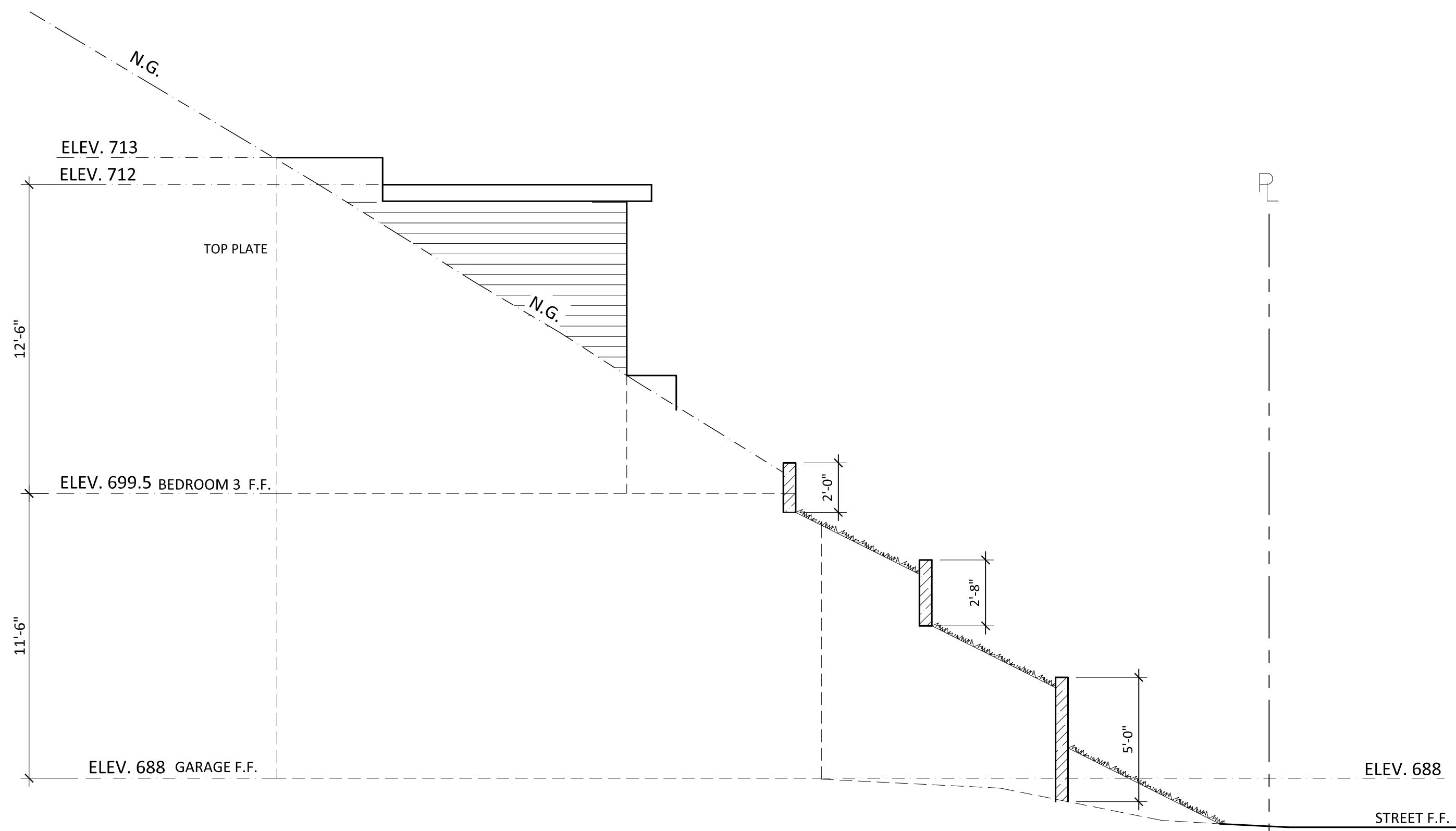
TITLE  
SITE PLAN  
(CUT AREA)



JOB #: 15-000	DRAWN: E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

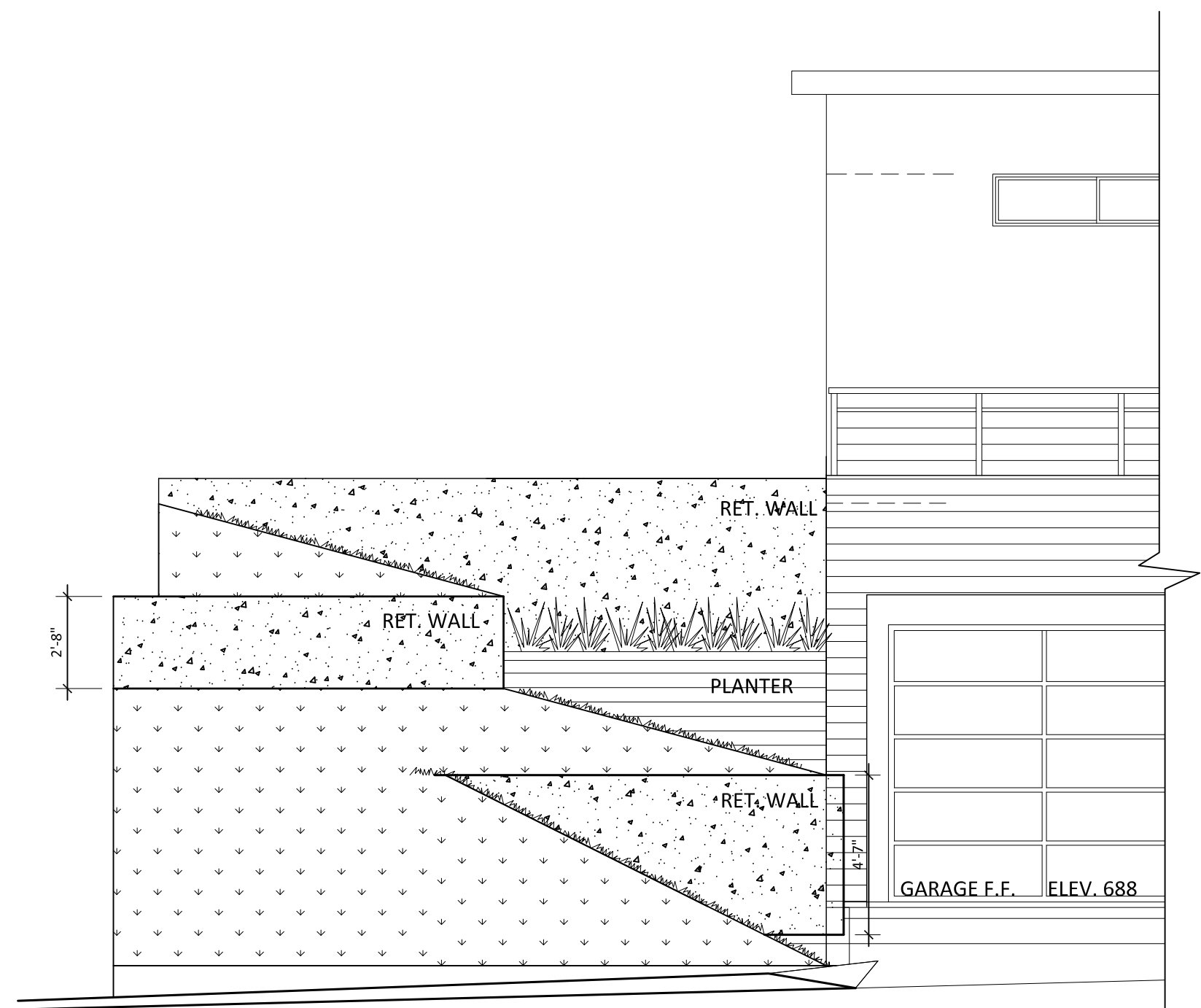
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SHEET OF





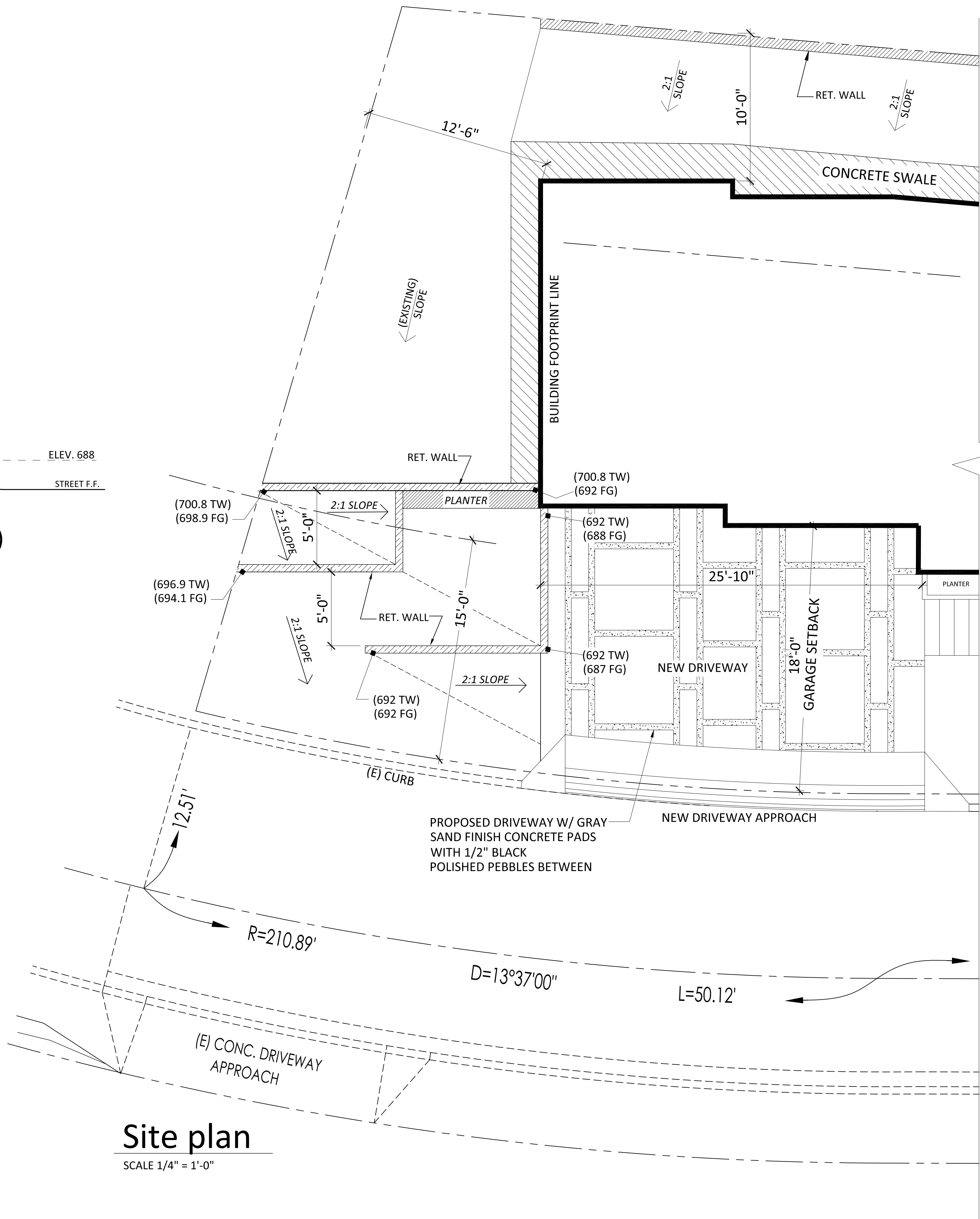
Retaining walls (Left side view)

SCALE 1/4" = 1'-0"



RETAINING WALL (FRONT VIEW)

SCALE 1/4" = 1'-0"



Site plan

SCALE 1/4" = 1'-0"

REVISION

MARK DATE REVISIONS

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**EC + Associates**  
e n g i n e e r i n g

8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:  
MR. EDUARDO J. CARRILLO

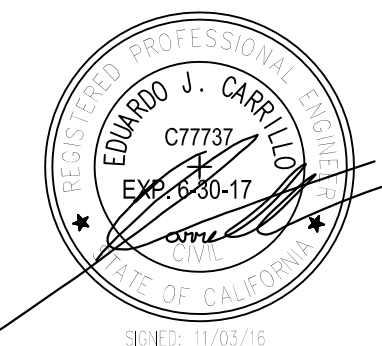
ADDRESS:  
8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE

PROJECT ADDRESS:  
VACANT LAND,  
GLENDALE CA 91205  
A.P.N.s. 5679-016-001  
5679-016-002  
5679-016-024

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TITLE  
RETAINING  
WALLS PLAN  
& ELEVATIONS

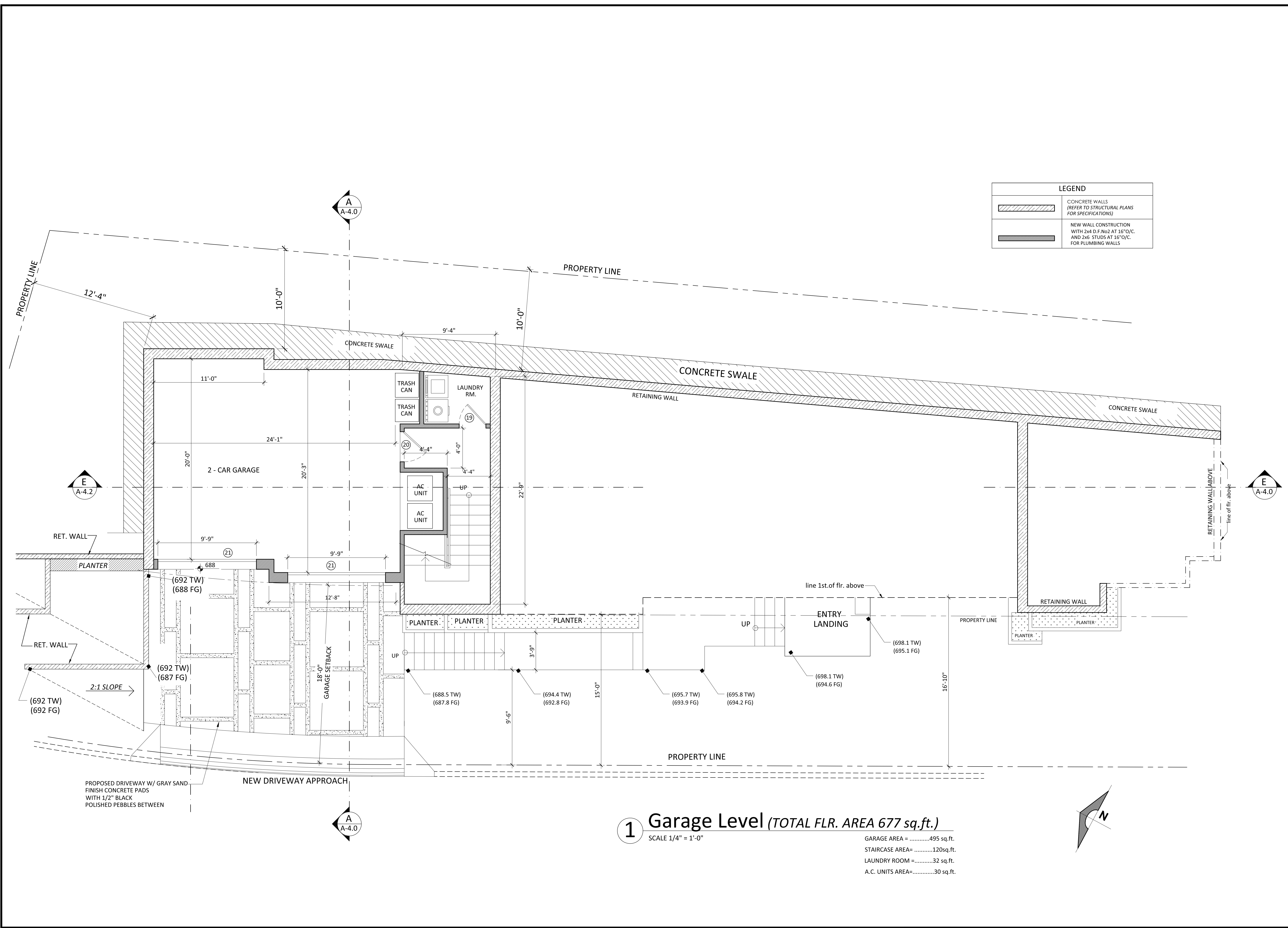


JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

A-1.3

SHEET OF





LEGEND	
	CONCRETE WALLS (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
	NEW WALL CONSTRUCTION WITH 2x4 D.F.No2 AT 16"O/C. AND 2x6 STUDS AT 16"O/C. FOR PLUMBING WALLS

1

Garage Level

(TOTAL FLR. AREA 677 sq.ft.)

SCALE 1/4" = 1'-0"

GARAGE AREA = .....495 sq.ft.

STAIRCASE AREA= .....120sq.ft.

LAUNDRY ROOM =.....32 sq.ft.

A.C. UNITS AREA=.....30 sq.ft.

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates

engineering

8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:

MR. EDUARDO J. CARRILLO

ADDRESS:

8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE

PROJECT ADDRESS:

VACANT LAND,  
GLENDALE CA 91205  
A.P.Ns. 5679-016-001  
5679-016-002  
5679-016-024

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ENGINEER. ALL  
CONSTRUCTION SHALL  
CONFORM TO THE C.B.C.

TITLE

GARAGE LEVEL

SINCE: 5/2016

JOB #:

15-000

DATE:

12 / 22 / 2015

DRAWN:

E.C.

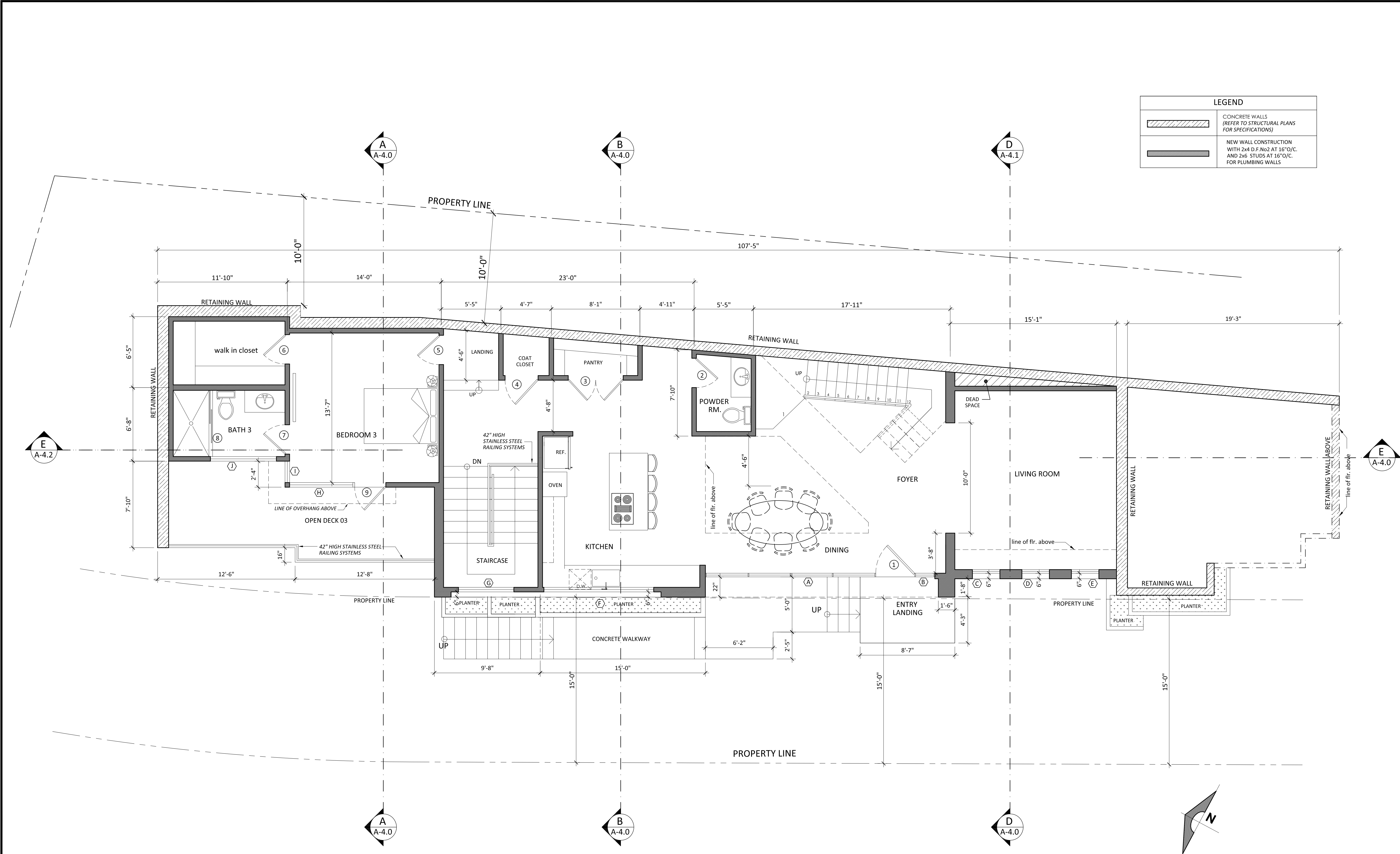
CHECKED:

E.C.

A-2.0

SHEET OF





LEGEND	
	CONCRETE WALLS (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
	NEW WALL CONSTRUCTION WITH 2x4 D.P. No.2 AT 16" O.C. AND 2x6 STUDS AT 16" O.C. FOR PLUMBING WALLS

**1** First floor plan (1,429 sq.ft.)  
SCALE 1/4" = 1'-0"  
OPEN DECK 03 .....= 176 sq.ft.

REVISION

MARK	DATE	REVISIONS
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3		

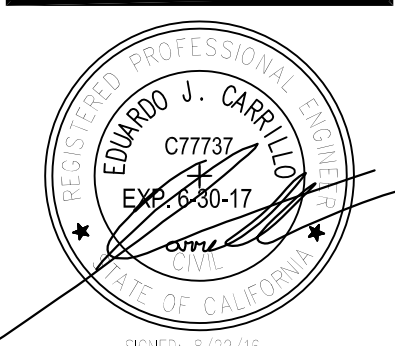
**EC + Associates**  
engineering  
8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:  
MR. EDUARDO J. CARRILLO  
ADDRESS:  
8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE  
PROJECT ADDRESS:  
VACANT LAND,  
GLENDALE CA 91205  
A.P.N.s. 5679-016-001  
5679-016-002  
5679-016-024

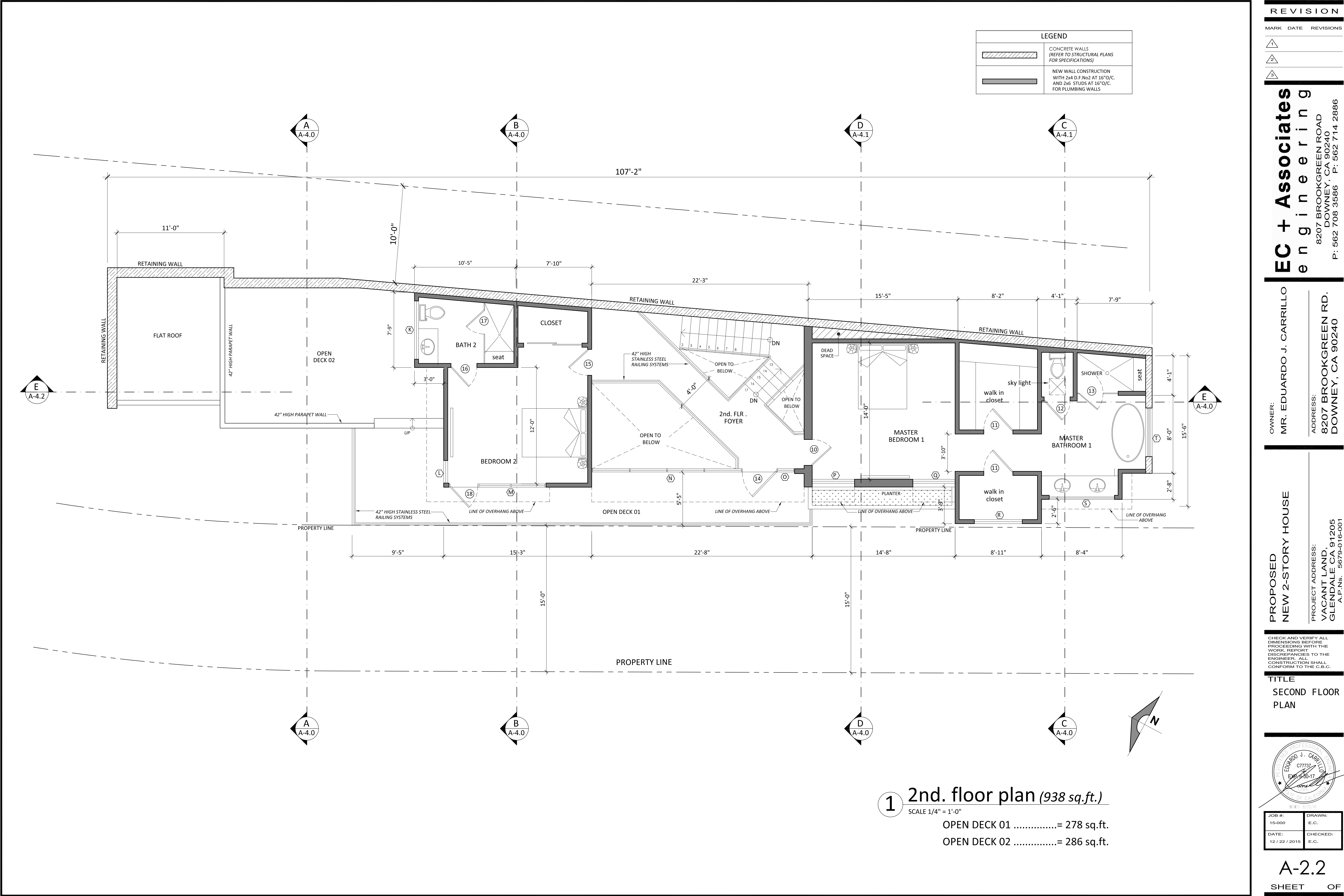
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DIMENSIONS BEFORE  
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WORK. REPORT  
DISCREPANCIES TO THE  
ENGINEER. ALL  
CONSTRUCTION SHALL  
CONFORM TO THE C.B.C.

TITLE  
FIRST FLOOR  
PLAN



JOB #:	DRAWN:
16-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.





LEGEND	
	CONCRETE WALLS (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
	NEW WALL CONSTRUCTION WITH 2x4 D.F.No2 AT 16"O/C. AND 2x6 STUDS AT 16"O/C. FOR PLUMBING WALLS

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

EC + Associates  
engineering

8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:

MR. EDUARDO J. CARRILLO

ADDRESS:

8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE

PROJECT ADDRESS:

VACANT LAND,  
GLENDALE CA 91205  
A.P.Ns. 5679-016-001  
5679-016-002  
5679-016-024

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ENGINEER. ALL  
CONSTRUCTION SHALL  
CONFORM TO THE C.B.C.

TITLE

SECOND FLOOR  
PLAN

JOB #:  
15-000

DATE:  
12 / 22 / 2015

DRAWN:  
E.C.

CHECKED:  
E.C.

1

2nd. floor plan (938 sq.ft.)

SCALE 1/4" = 1'-0"

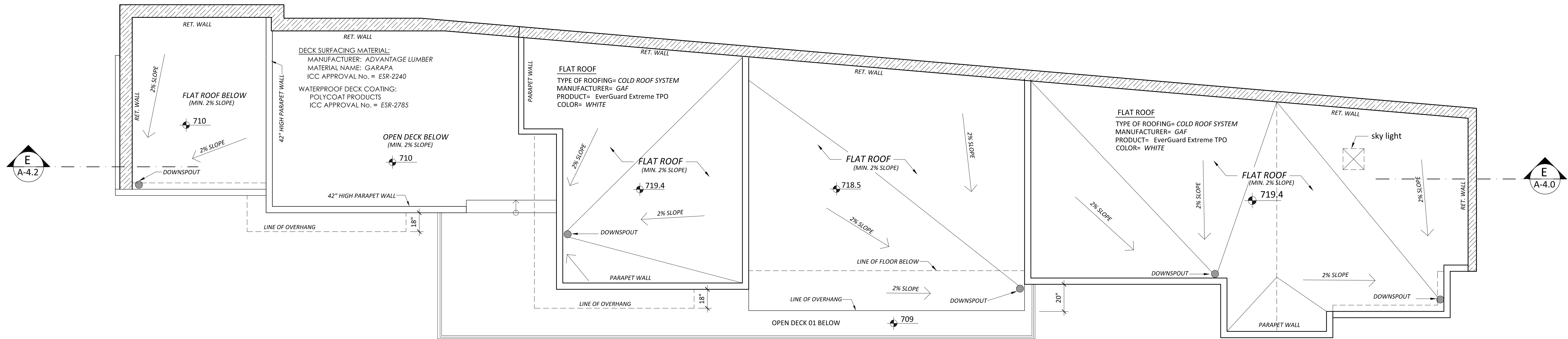
OPEN DECK 01 .....= 278 sq.ft.

OPEN DECK 02 .....= 286 sq.ft.

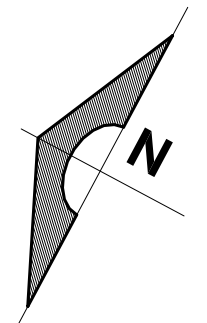
A-2.2

SHEET OF





1 Roof Plan  
SCALE 1/4" = 1'-0"



REVISION

MARK	DATE	REVISIONS
1		
2		
3		

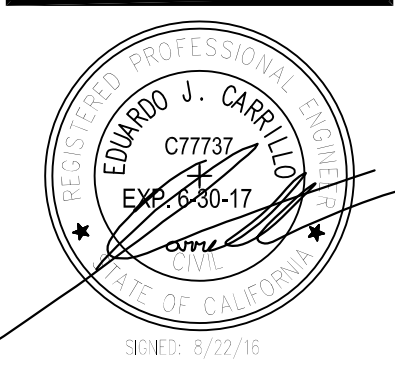
**EC + Associates**  
engineering  
8207 BROOKGREEN ROAD  
DOWNEY, CA 90240  
P: 562 708 3586 P: 562 714 2886

OWNER:  
MR. EDUARDO J. CARRILLO  
ADDRESS:  
8207 BROOKGREEN RD.  
DOWNEY, CA 90240

PROPOSED  
NEW 2-STORY HOUSE  
PROJECT ADDRESS:  
VACANT LAND,  
GLENDALE CA 91205  
A.P.N.s. 5679-016-001  
5679-016-002  
5679-016-024

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TITLE  
ROOF PLAN

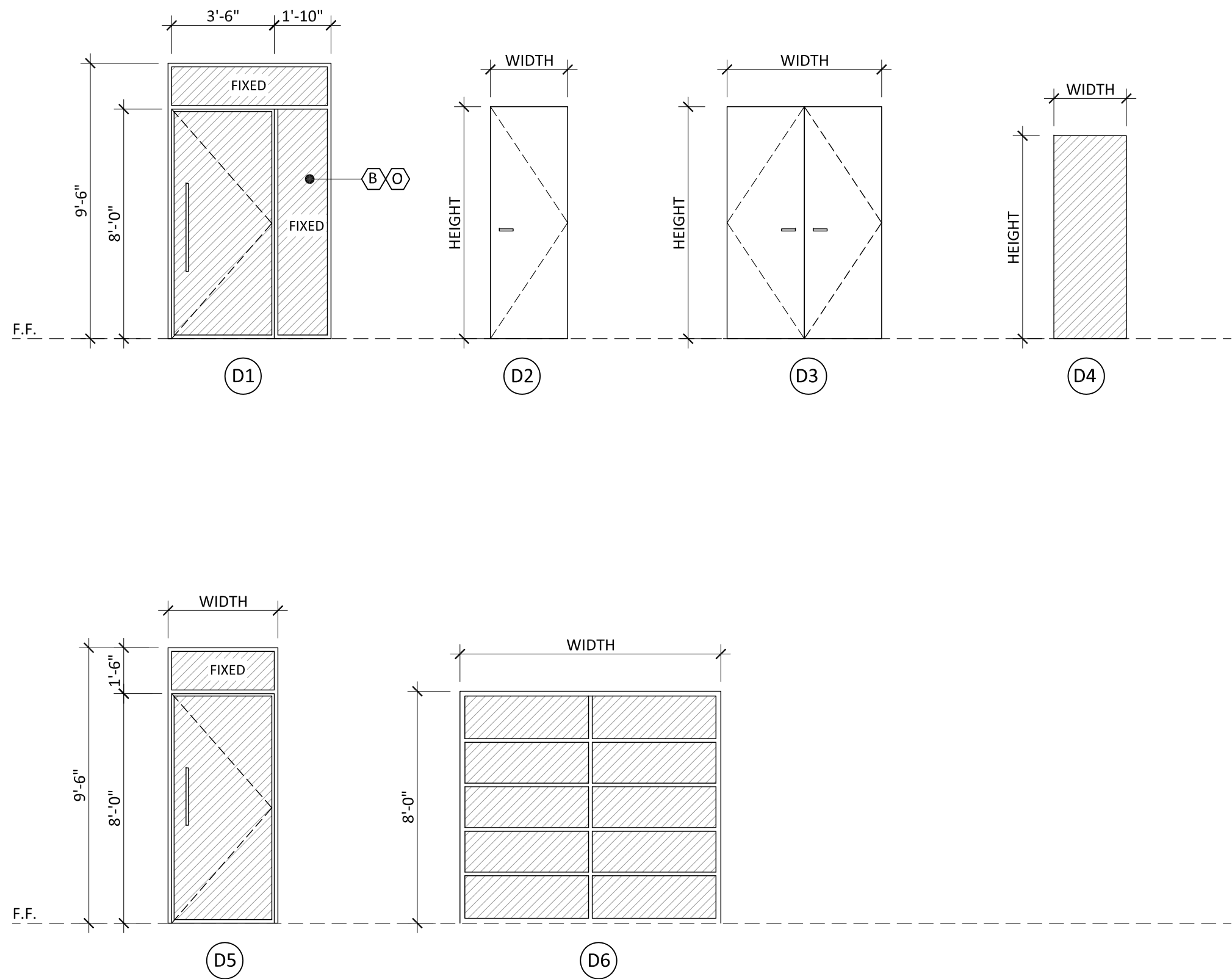


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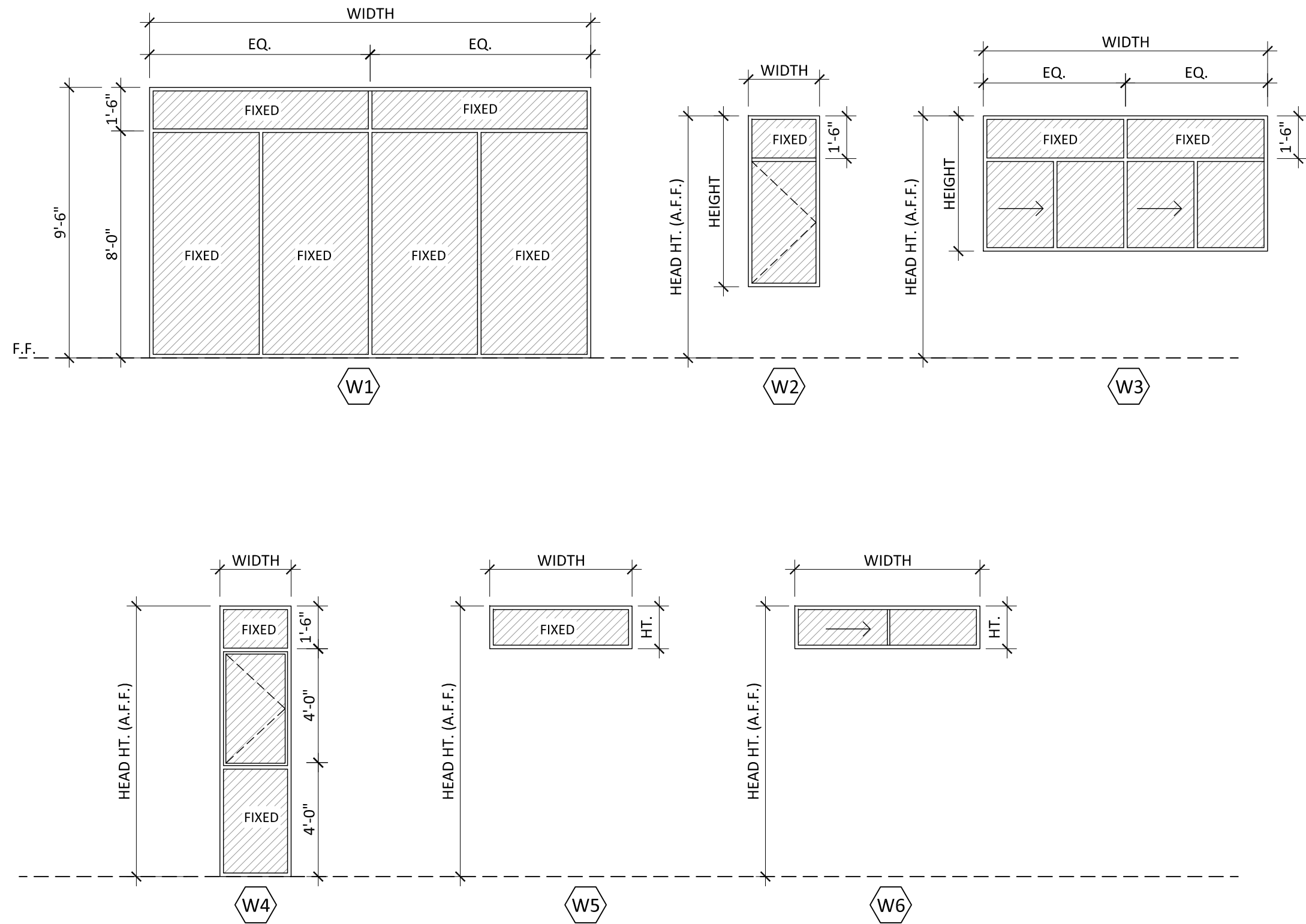
A-2.3  
SHEET OF



DOOR TYPE / VIEW FROM EXTERIOR SIDE



WINDOW TYPE / VIEW FROM EXTERIOR SIDE



DOOR SCHEDULE

SYM.	SIZE			TYPE		REMARKS
	W	H	THK.			
①	3'-6"	8'-0"	1-3/4"	D1	ALUM. GLASS PANEL	SWING, TEMP. GLASS , FRONT DOOR
②	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, POWDER ROOM
③	5'-0"	8'-0"	1-3/4"	D3	WOOD SOLID CORE FLUSH SLAB	SWING, 2-PANELS , PANTRY
④	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, COAT CLOSET
⑤	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, BEDROOM 3
⑥	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, WALK IN CLOSET BEDROOM 3
⑦	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, BATHROOM 3
⑧	2'-6"	7'-0"	—	D4	GLASS SHOWER DOOR	SLIDING, TEMPERED GLASS, DOOR & ENCLOSURE
⑨	2'-10"	8'-0"	1-3/4"	D5	ALUM. GLASS PANEL	SWING, TEMPERED GLASS , DECK 03
⑩	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, MASTER BEDROOM 1
⑪	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, WALK IN CLOSET MASTER BEDROOM 1
⑫	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, TOILET ROOM, MASTER BATHROOM 1
⑬	2'-6"	7'-0"	—	D4	GLASS SHOWER DOOR	SLIDING, TEMPERED GLASS, DOOR & ENCLOSURE
⑭	3'-6"	8'-0"	1-3/4"	D1	ALUM. GLASS PANEL	SWING, TEMP. GLASS , DECK 01
⑮	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, BEDROOM 2
⑯	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, BATHROOM 2
⑰	2'-6"	7'-0"	—	D4	GLASS SHOWER DOOR	SLIDING, TEMPERED GLASS, DOOR & ENCLOSURE
⑱	2'-10"	8'-0"	1-3/4"	D5	ALUM. GLASS PANEL	SWING, TEMPERED GLASS , DECK 01
⑲	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, LAUNDRY ROOM
⑳	2'-8"	8'-0"	1-3/4"	D2	WOOD SOLID CORE FLUSH SLAB	SWING, SELF CLOSING SELF LATCHING/TIGHT FIT. 20 MIN. FIRE RATED
㉑	9'-9"	8'-0"	—	D6	ALUM. GARAGE DOOR W/ GLASS PANELS	ROLL UP, GARAGE DOOR

WINDOW SCHEDULE

SYM.	SIZE			HEAD HT. (A.F.F.)	TYPE		REMARKS
	W	H	THK.				
Ⓐ	15'-6"	9'-6"	1-3/4"	9'-6"	W1	ALUM. CLAD, FIXED	TEMP. GLASS , ENTRY
Ⓑ	1'-10"	8'-0"	1-3/4"	8'-0"	W1	ALUM. CLAD, FIXED	TEMP. GLASS , ENTRY
Ⓒ	2'-6"	6'-0"	1-3/4"	8'-6"	W2	ALUM. CLAD, CASEMENT	LIVING ROOM
Ⓓ	2'-6"	6'-0"	1-3/4"	8'-6"	W2	ALUM. CLAD, CASEMENT	LIVING ROOM
Ⓔ	2'-6"	6'-0"	1-3/4"	8'-6"	W2	ALUM. CLAD, CASEMENT	LIVING ROOM
Ⓕ	10'-0"	4'-9"	1-3/4"	8'-6"	W3	ALUM. CLAD, SLIDER	KITCHEN
Ⓖ	5'-0"	4'-9"	1-3/4"	8'-6"	W3	ALUM. CLAD, SLIDER	STAIRCASE
Ⓗ	6'-0"	9'-6"	1-3/4"	9'-6"	W1	ALUM. CLAD, FIXED	TEMP. GLASS BEDROOM 3
Ⓘ	2'-0"	9'-6"	1-3/4"	9'-6"	W4	ALUM. CLAD, CASEMENT & FIXED	TEMP. GLASS BEDROOM 3
Ⓜ	6'-0"	1'-6"	1-3/4"	8'-6"	W3	ALUM. CLAD, SLIDER	BATHROOM 3
Ⓚ	6'-0"	1'-6"	1-3/4"	8'-6"	W3	ALUM. CLAD, SLIDER	BATHROOM 2
Ⓛ	2'-0"	9'-6"	1-3/4"	9'-6"	W4	ALUM. CLAD, CASEMENT & FIXED	TEMP. GLASS BEDROOM 2
Ⓜ	7'-0"	9'-6"	1-3/4"	9'-6"	W3	ALUM. CLAD, FIXED	TEMP. GLASS BEDROOM 2
Ⓝ	15'-6"	9'-6"	1-3/4"	9'-6"	W1	ALUM. CLAD, FIXED	TEMP. GLASS , DECK 01
ⓓ	1'-10"	8'-0"	1-3/4"	8'-0"	W1	ALUM. CLAD, FIXED	TEMP. GLASS , DECK 01
Ⓟ	4'-4"	6'-6"	1-3/4"	9'-6"	W3	ALUM. CLAD, SLIDER	MASTER BEDROOM 1
Ⓠ	4'-4"	6'-6"	1-3/4"	9'-6"	W3	ALUM. CLAD, SLIDER	MASTER BEDROOM 1
Ⓡ	5'-0"	1'-6"	1-3/4"	9'-6"	W5	ALUM. CLAD, FIXED	WALK IN CLOSET MASTER BED. 1
Ⓢ	6'-6"	1'-6"	1-3/4"	9'-6"	W6	ALUM. CLAD, SLIDER	MASTER BATHROOM 1
Ⓣ	5'-0"	1'-6"	1-3/4"	9'-6"	W5	ALUM. CLAD, FIXED	MASTER BATHROOM 1

NOTE:  
ALL EXTERIOR DOORS FRAME AND ALL WINDOWS FRAME TO BE COLOR BLACK

REVISION

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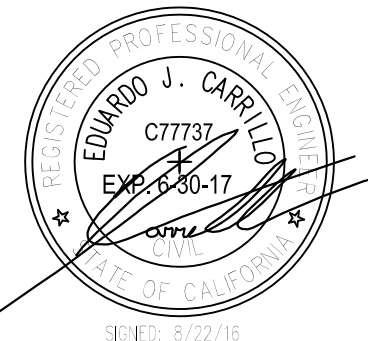
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GLENDALE CA 91205  
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TITLE  
WINDOW &  
DOOR  
SCHEDULE



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PROPOSED FINISH KEYNOTES

- 1- 7/8" EXTERIOR SMOOTH CEMENT STUCCO FINISH  
MANUFACTURE: A HABRA
- 2- SHOP FORM PRE-FINISHED METAL COPING CAP, COLOR TO MATCH WALL
- 3- DOORS AND WINDOWS  
THERMALLY IMPROVED ALUMINUM  
MANUFACTURER: MILGARD  
FRAME COLOR: BLACK  
STYLE: CONTEMPORARY
- 4- METAL DOWNSPOUT  
COLOR: DARK GRAY
- 5- STAINLESS STEEL RAILING SYSTEMS  
SQUARE POST WITH CABLE HOLDERS  
MANUFACTURE: ATLANTIS RAILING SYSTEM  
MODEL: SunRail™ Nautilus

- 7- CONCRETE WALLS  
COLOR: LIGHT BROWN  
FINISH: ROUGH
- 8- ALUMINUM GARAGE DOOR,  
AVANTE™ COLLECTION  
MANUFACTURE: CLOPAY  
FRAME COLOR: BLACK (ANODIZED)  
GLASS COLOR: WHITE ACRYLIC
- 9- COMPOSITE ALUMINUM  
PANEL CLADDING SYSTEM  
MANUFACTURE: AL13  
COLOR: ELEPHANT GREY
- 10- WOOD STRIP SIDING PANELS  
MANUFACTURE: ADVANTAGE-LUMBER  
PRODUCT: IPE RAINSCREEN SIDING
- 11- CONCRETE SLAB & STEPS  
COLOR: NATURAL COLOR  
FINISH: ROUGH

PROPOSED COLORS

- A- **DARK GRAY** (TUXEDO 3033L)  
BY: LA HABRA  
FINISH: SANTA BARBARA
- B- **GRAY** (BASALT 3015L)  
BY: LA HABRA  
FINISH: SANTA BARBARA
- C- **LIGHT GRAY** (PLATEAU 3019L)  
BY: LA HABRA  
FINISH: SANTA BARBARA

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- 3-

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WEST  
ELEVATION



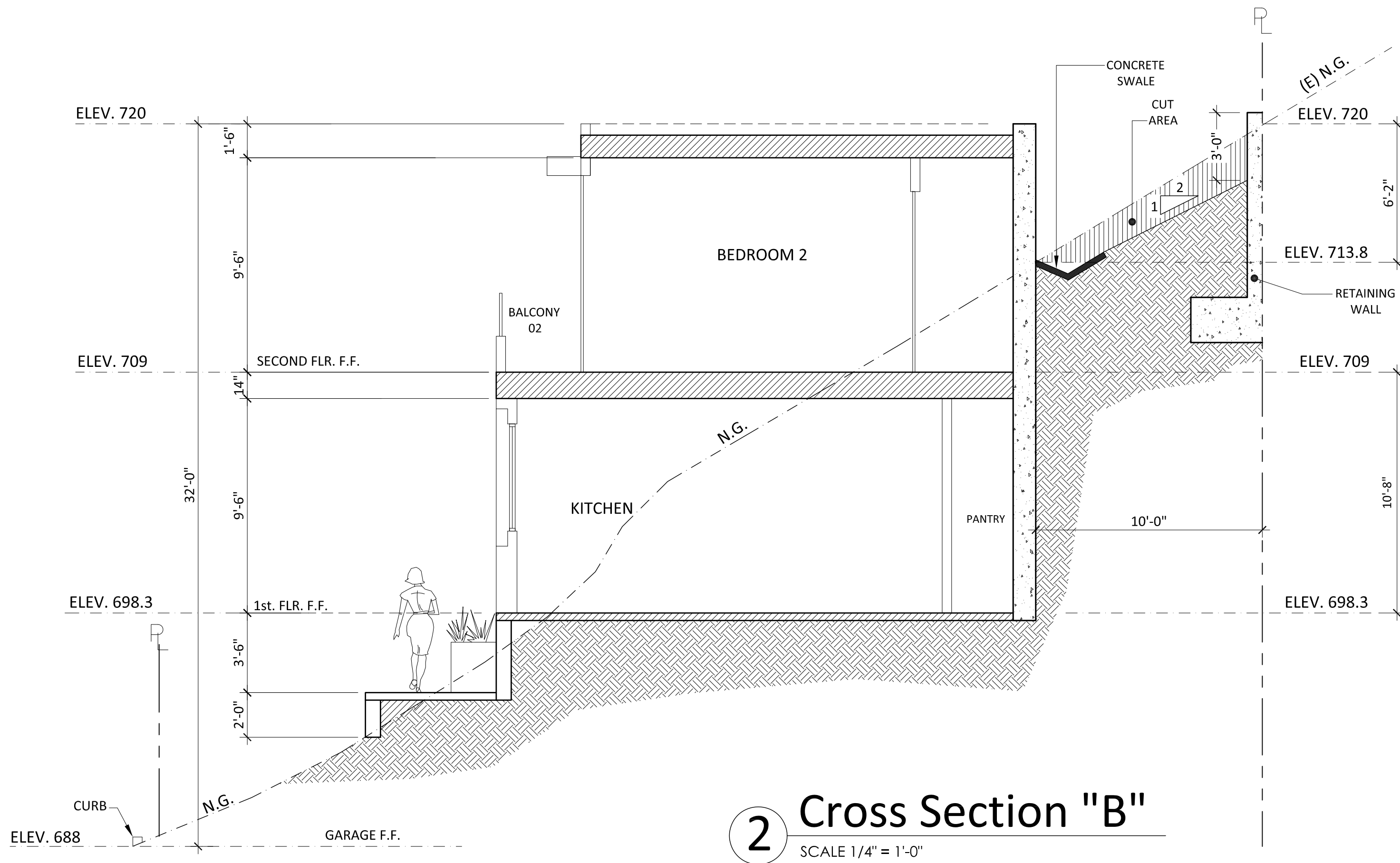
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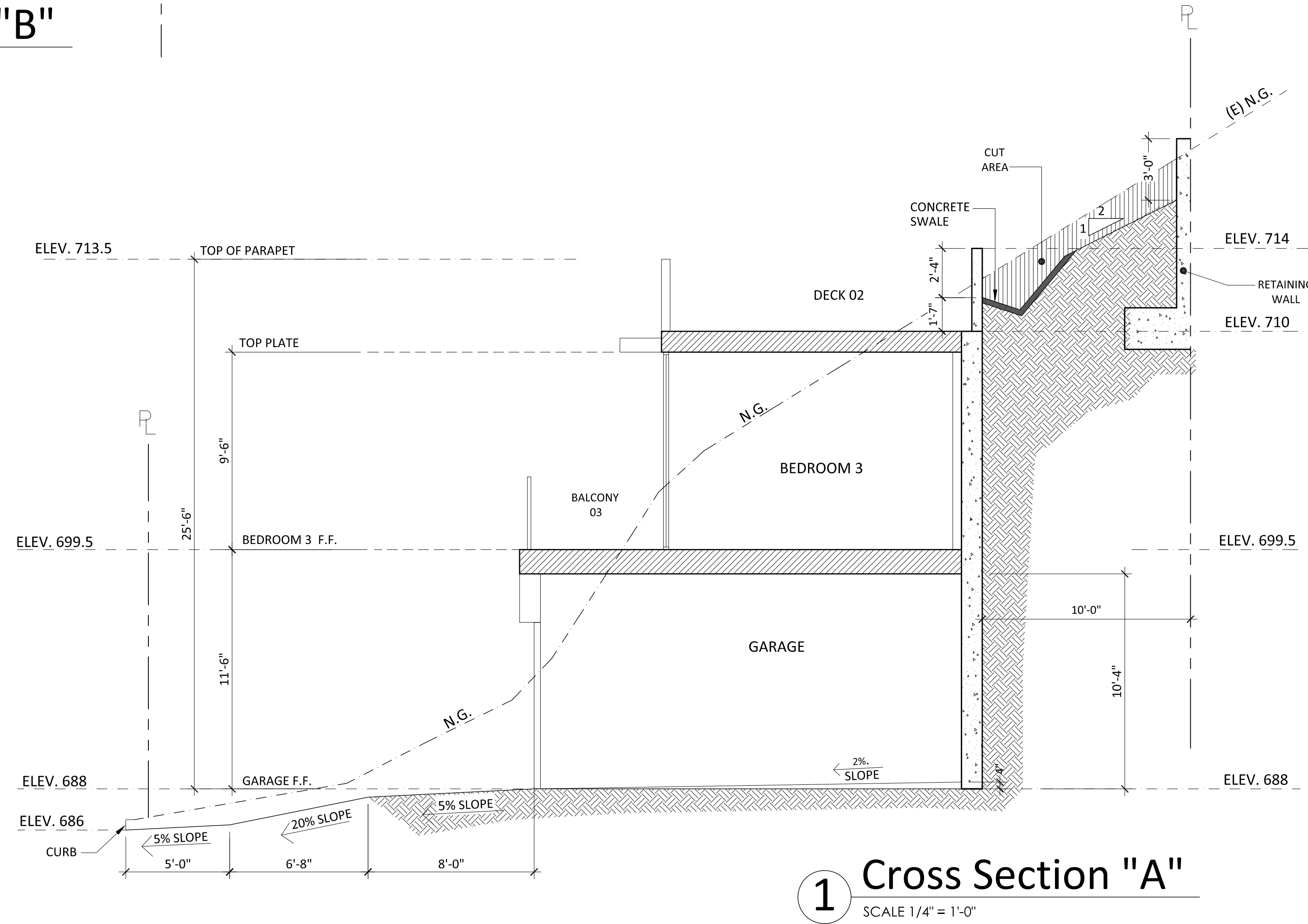






2 Cross Section "B"

SCALE 1/4" = 1'-0"



1 Cross Section "A"

SCALE 1/4" = 1'-0"

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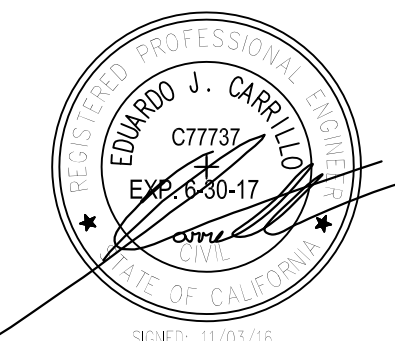
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CROSS  
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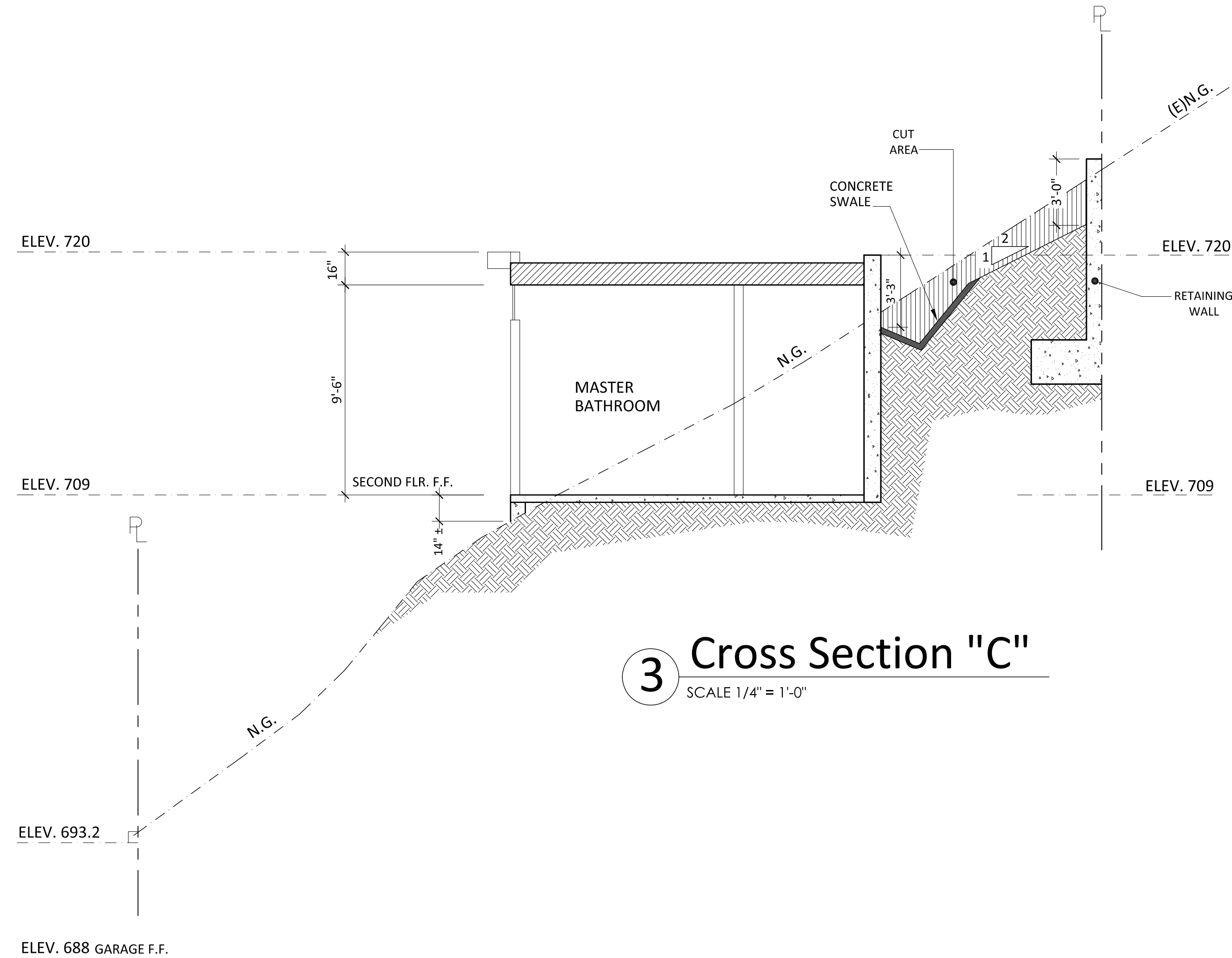
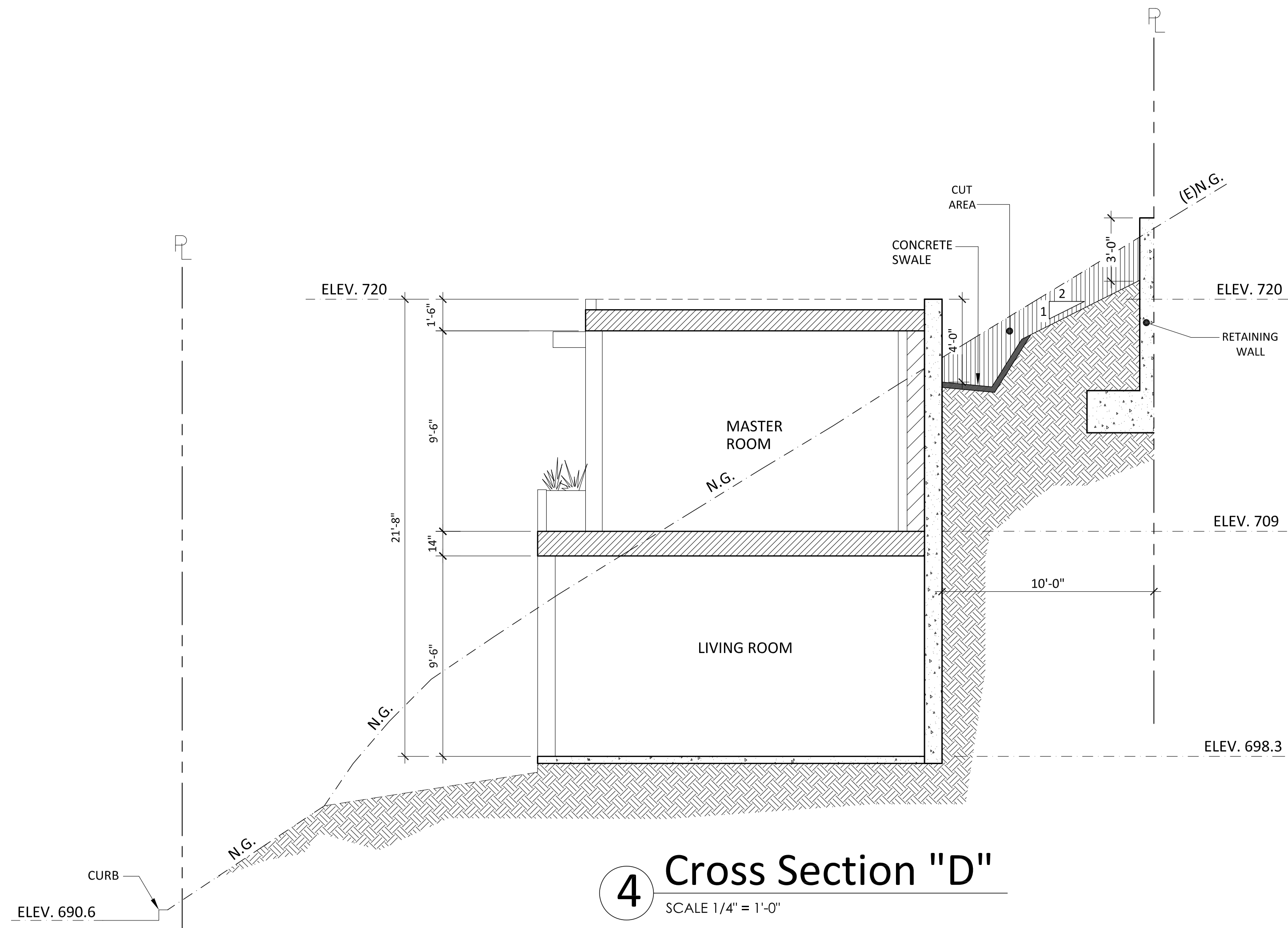


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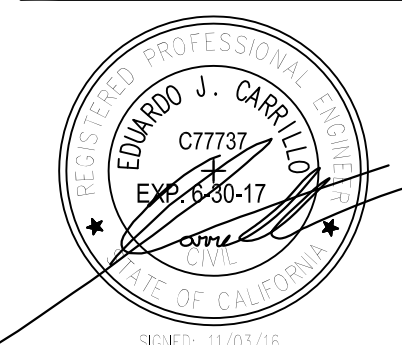
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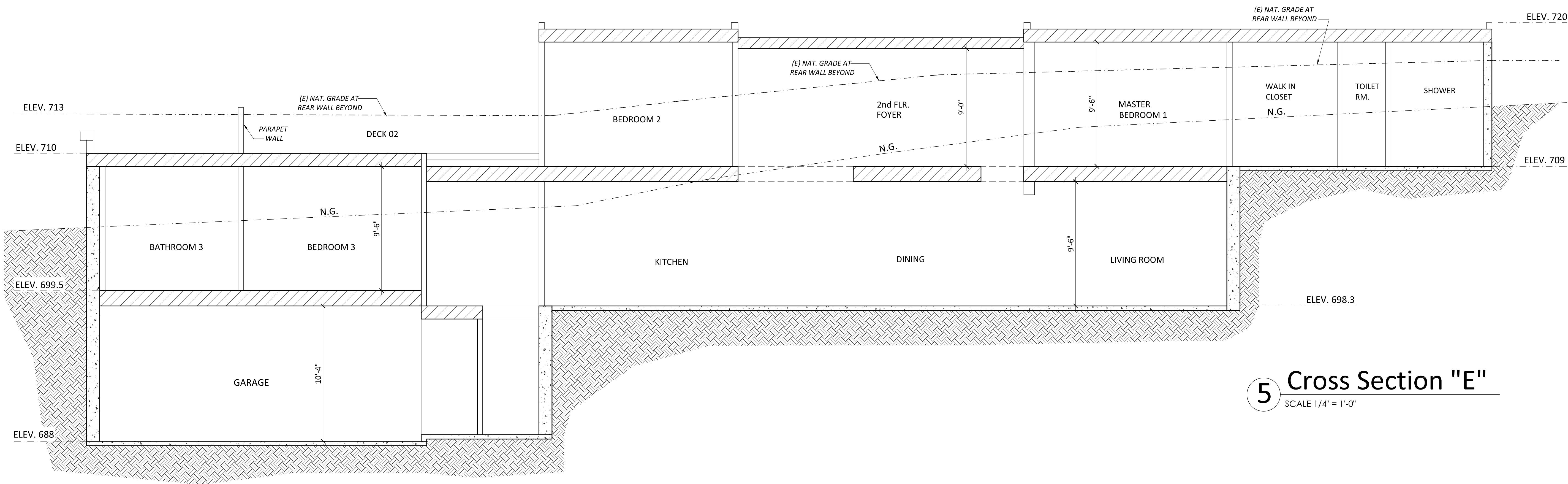


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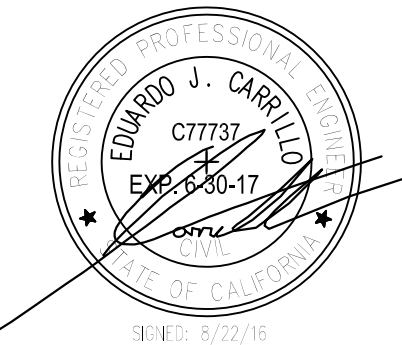
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