

CARRILLO RESIDENCE



REVISION

MARK	DATE	REVISIONS
△		
△		
△		

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

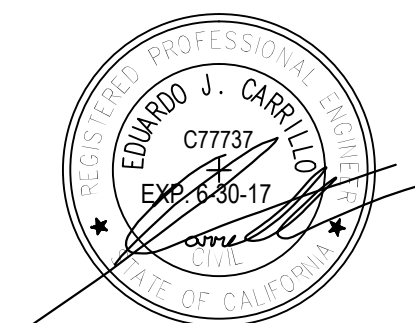
OWNER: MR. EDUARDO J. CARRILLO
 ADDRESS: 8207 BROOKGREEN RD., DOWNEY, CA 90240

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



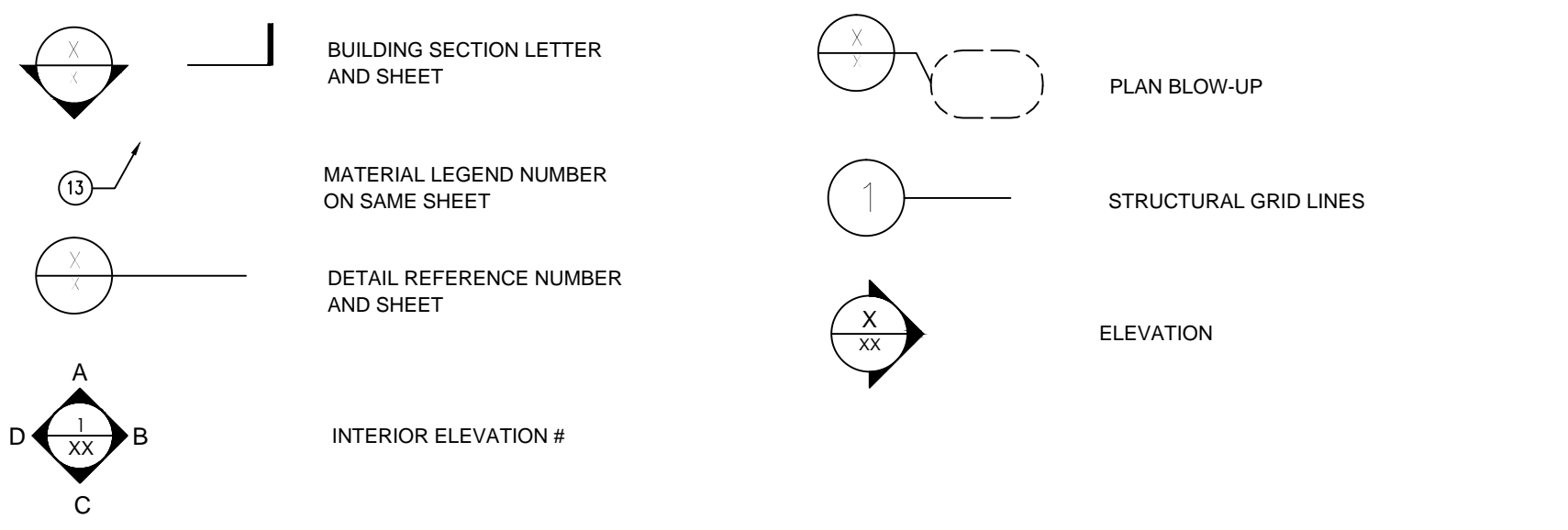
JOB #: 15-000	DRAWN: C7737
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-0.0
 SHEET OF

ARCHITECTURAL ABBREVIATIONS

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

ARCHITECTURAL SYMBOLS



GENERAL NOTES

- 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
- 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.
 - 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.
 - DIMENSIONS SHOWN SHALL TAKE PRECEDENCE OVER DRAWINGS SCALE OR PROPORTION. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER SMALLER SCALE DRAWINGS.
 - 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.
 - 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.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND INSTALLATION OF THE MECHANICAL HEATING AND DISTRIBUTION SYSTEM IN COMPLIANCE WITH APPLICABLE CODES AND REGULATIONS.
 - 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.
 - THE CONTRACTOR SHALL COORDINATE WITH OWNER FOR THE SELECTION OF ALL KITCHEN APPLIANCES (COLOR, TYPE AND OPTIONS).
 - 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.
 - 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.
 - 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:

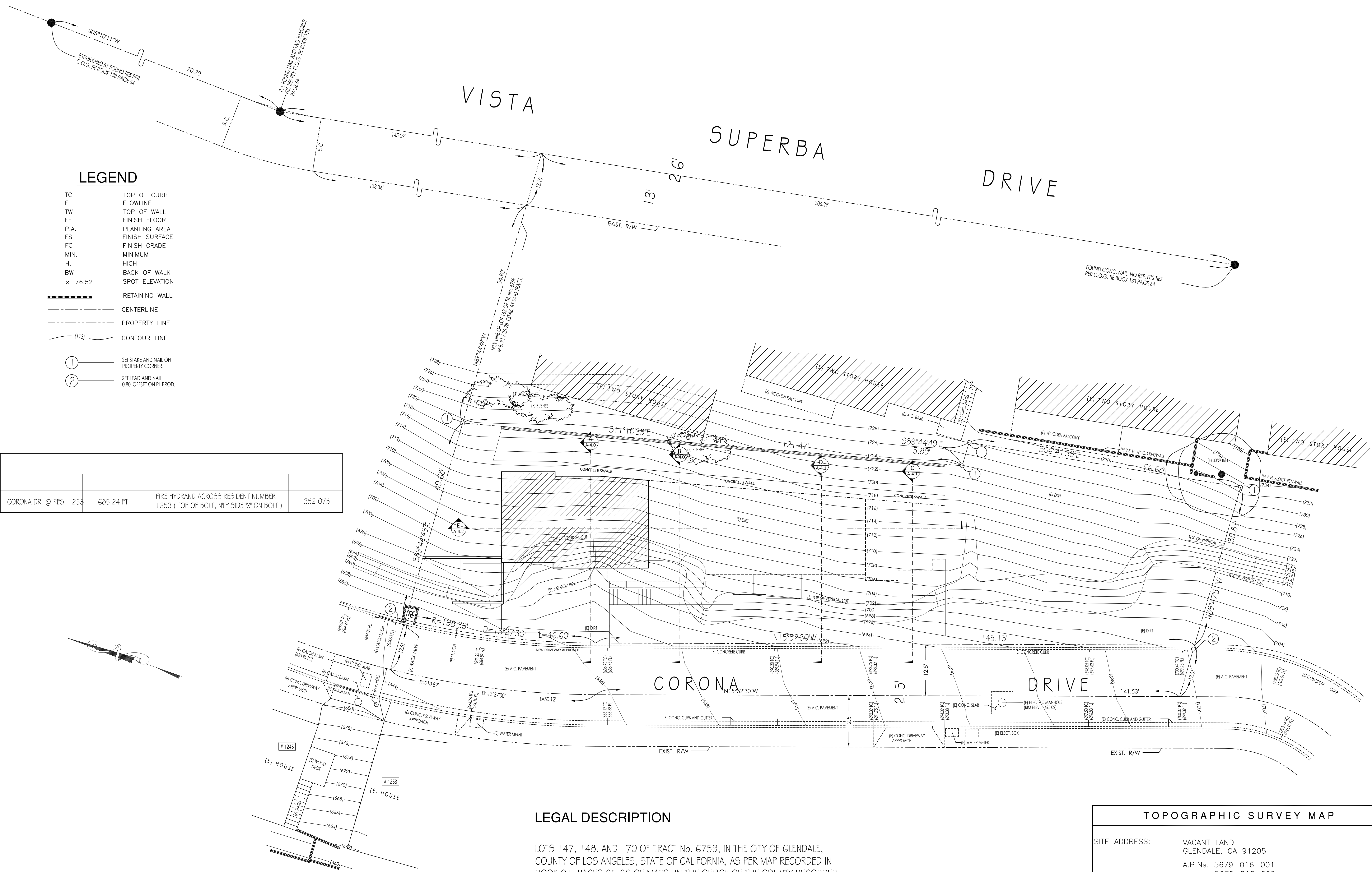
CONSTRUCTION OF A NEW TWO STORY SINGLE FAMILY DWELLING ON VACANT LOTS

VICINITY MAP



SHEET INDEX

- A-0.0 TITLE SHEET
- T-1.0 TOPOGRAPHIC SURVEY MAP
- L1.0 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
- A-3.1 WEST EXTERIOR ELEVATION
- A-3.2 NORTH & SOUTH EXTERIOR ELEVATIONS
- A-4.0 SITE CROSS SECTIONS "A" & "B"
- A-4.1 SITE CROSS SECTIONS "A" & "B"
- A-4.2 SITE CROSS SECTIONS "A" & "B"



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
- (113) 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

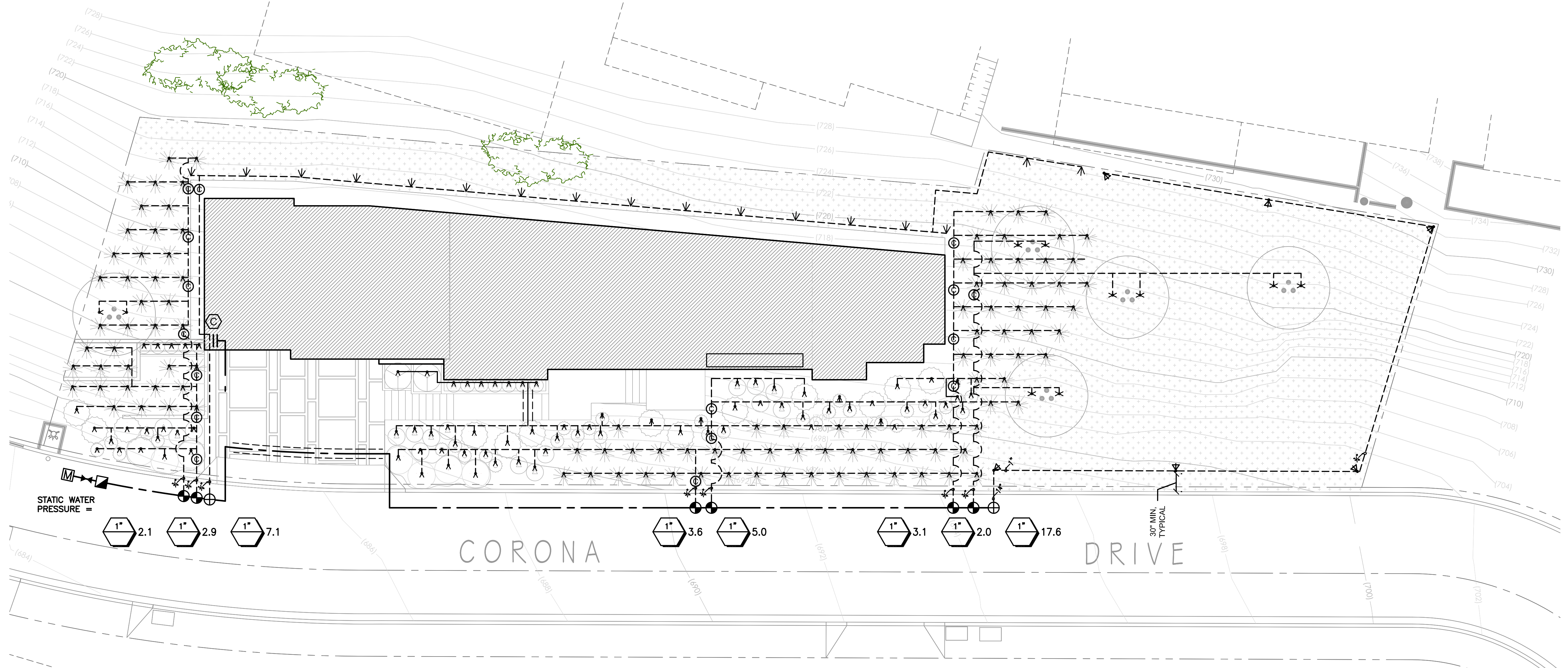
LOTS 147, 148, AND 170 OF TRACT No. 6759, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 91, PAGES 25-28 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

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



IRRIGATION NOTES

- DESIGN PRESSURE:** Irrigation design is based on a maximum demand of 17.6 GPM, and a minimum operating pressure of 40 PSI. The Contractor shall measure static pressure at the point of connection prior to installation. If the static pressure exceeds 400 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 machined 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 DRIP-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



REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	



DRAWING STATUS:
CONSTRUCTION DOCUMENTS

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

SHEET CONTENTS:

IRRIGATION PLAN

SHEET NUMBER:

L1.01

**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"
Jeff Maxwell 05/21/2016

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 = (ET_o) (0.62) [(0.45xLA)+(0.55xSLA)]
- MAWA=MAXIMUM APPLIED WATER ALLOWANCE (GALLONS PER YEAR)
 - ET_o =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)

ET_o =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

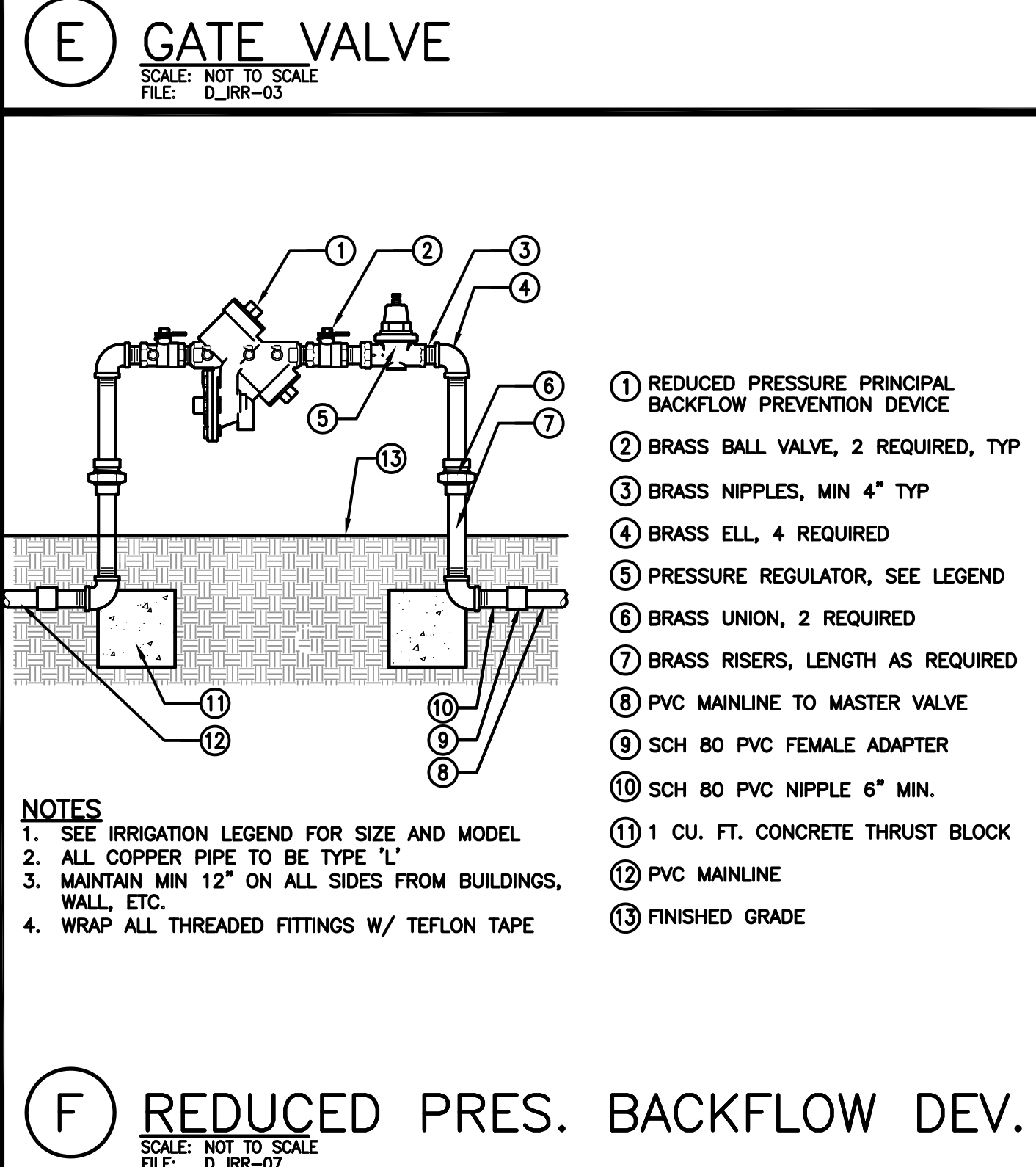
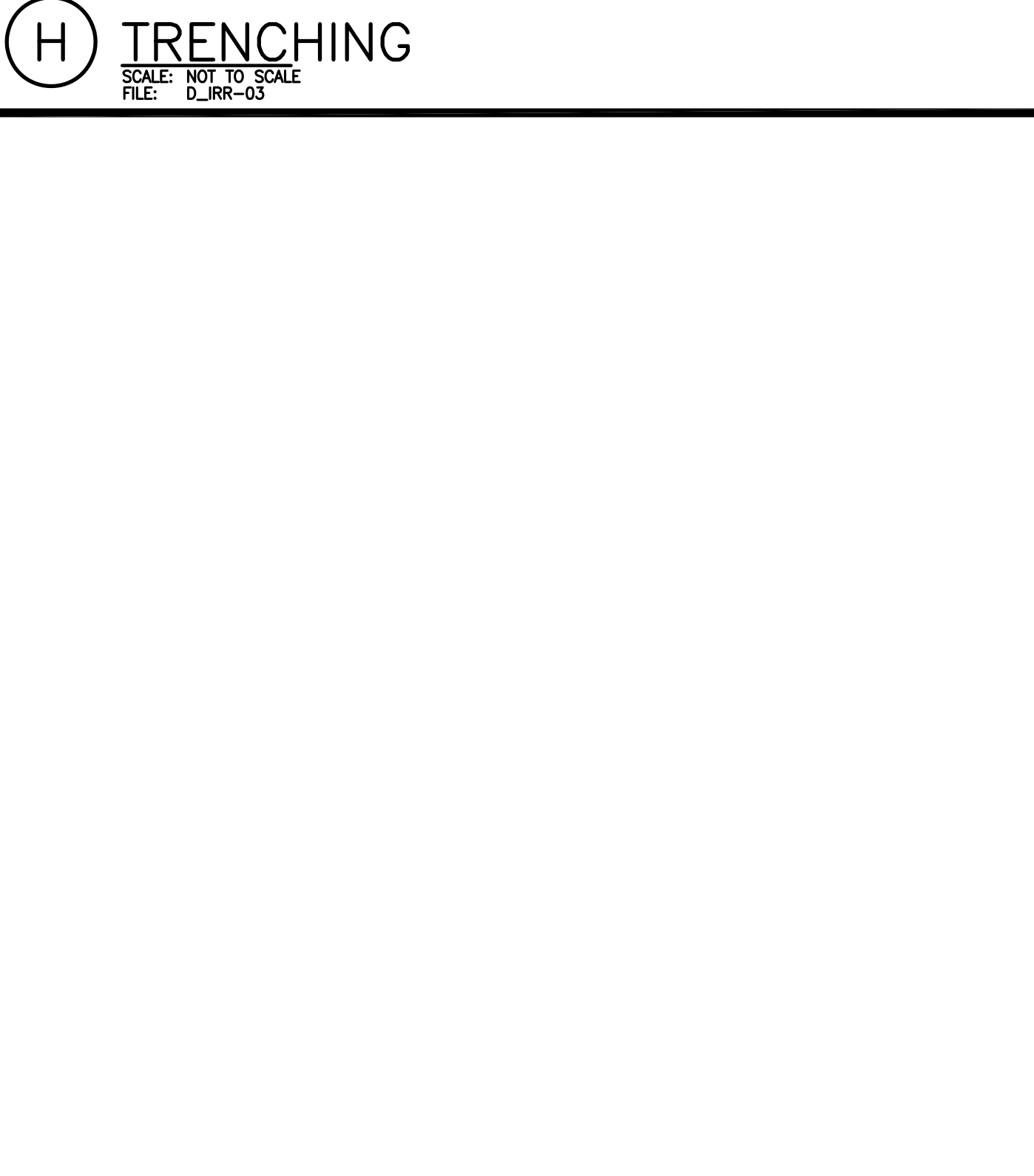
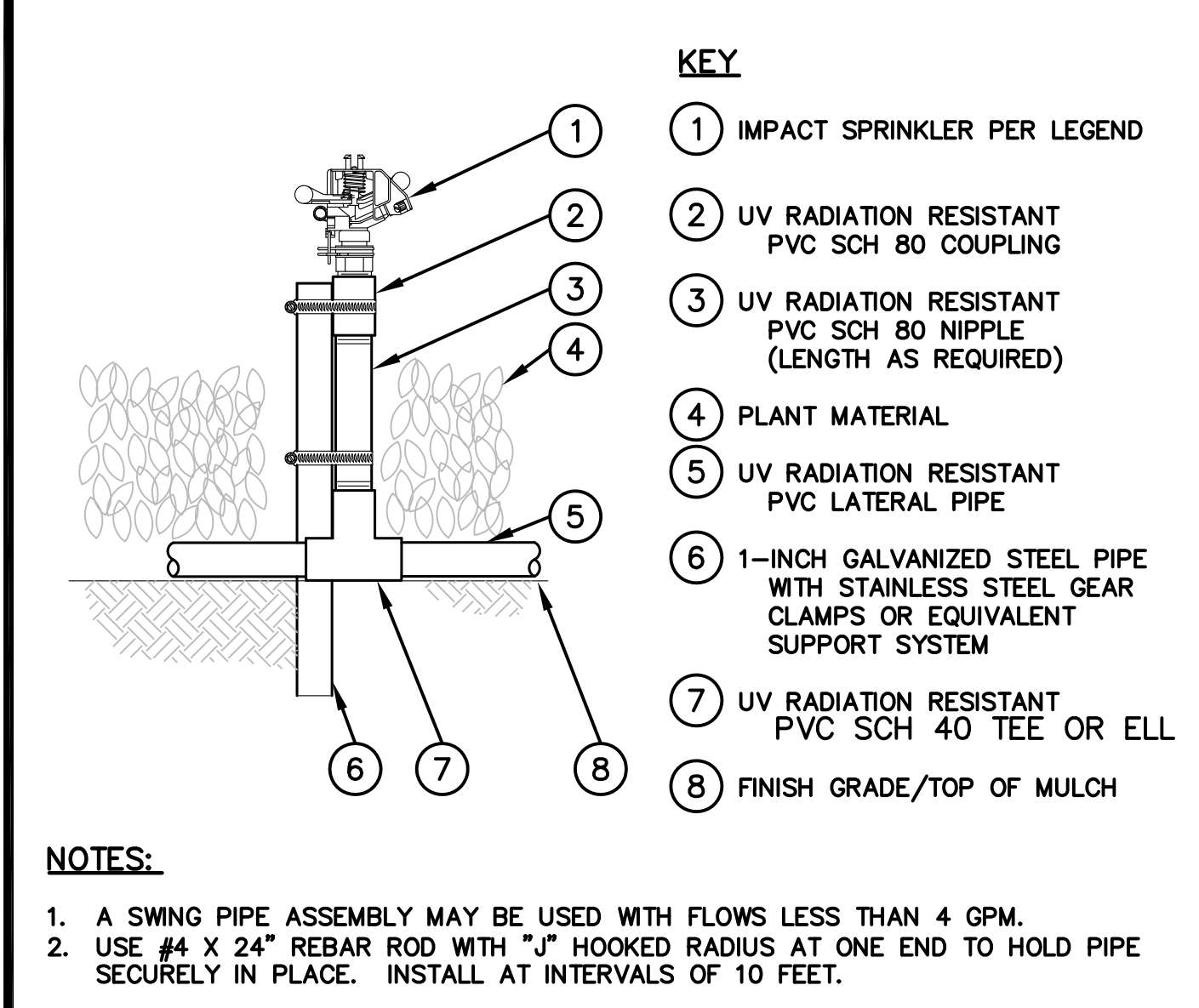
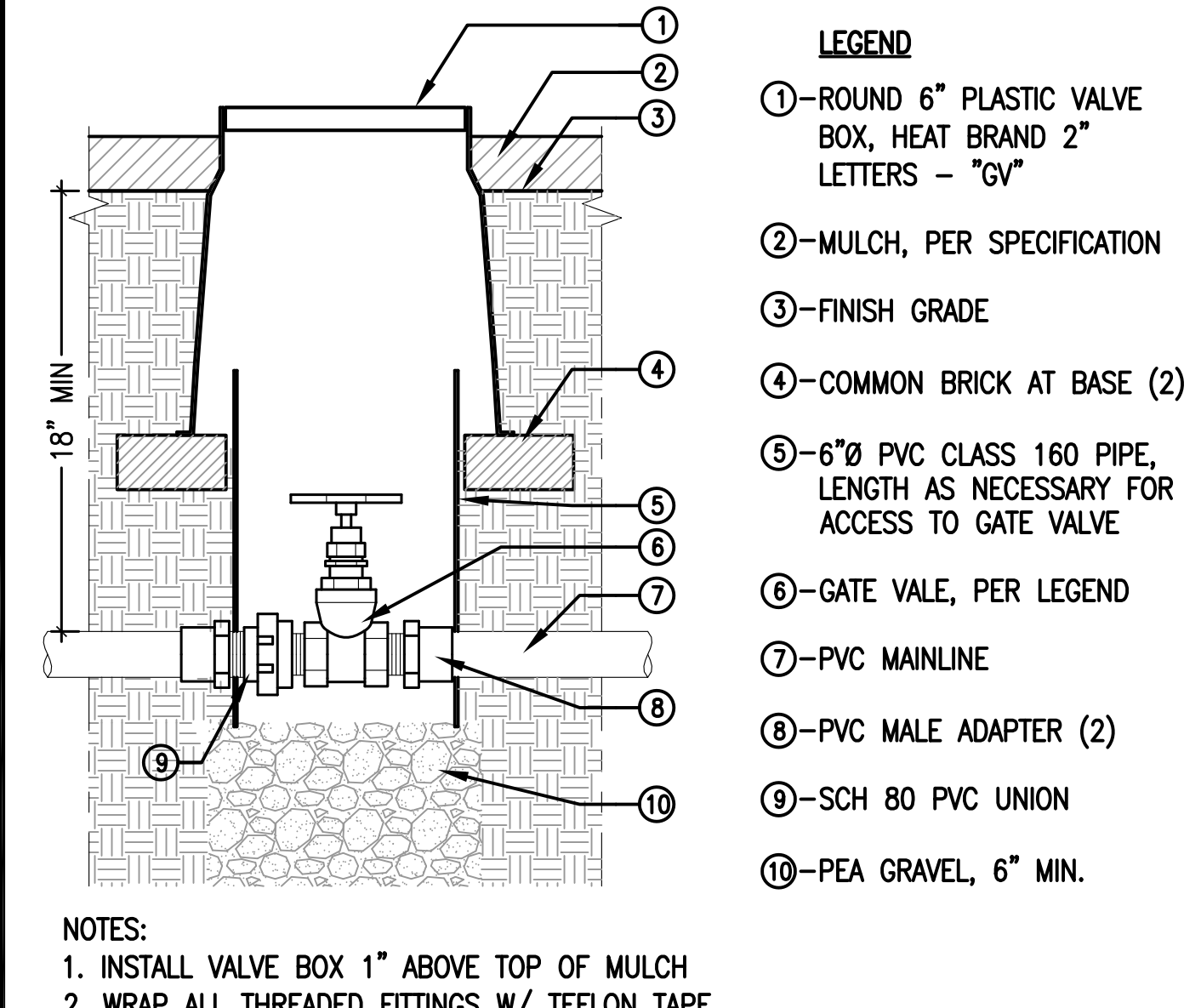
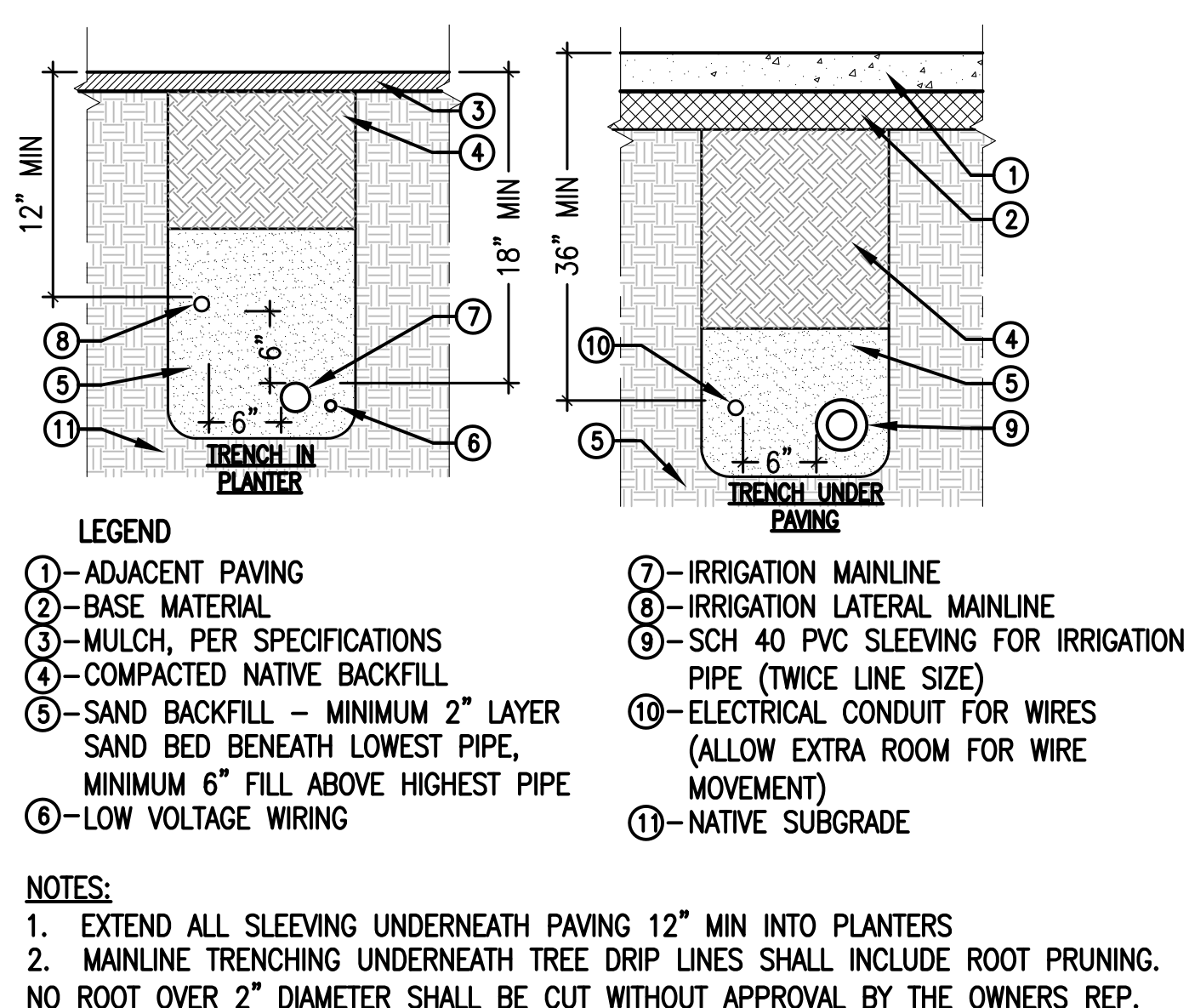
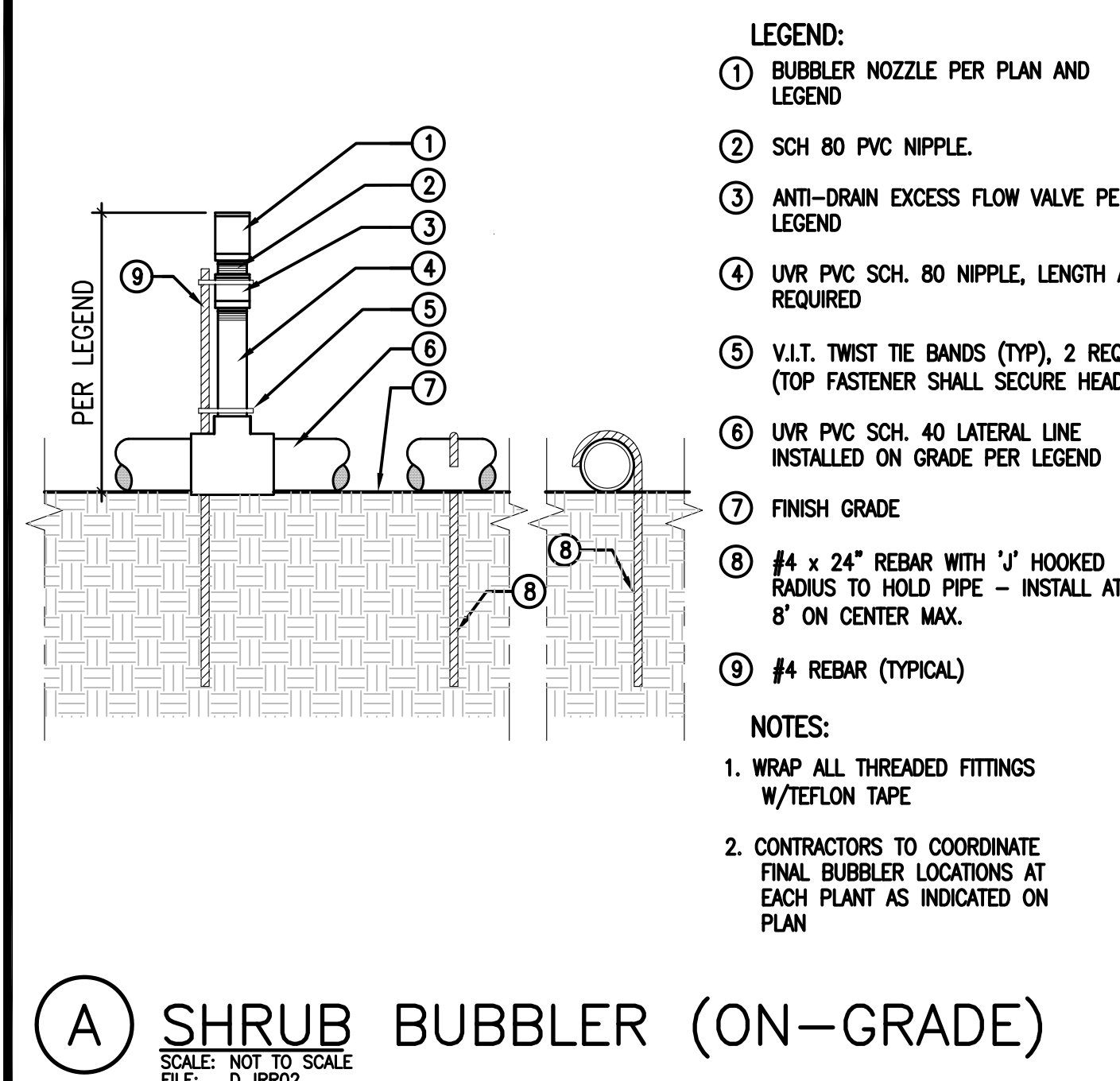
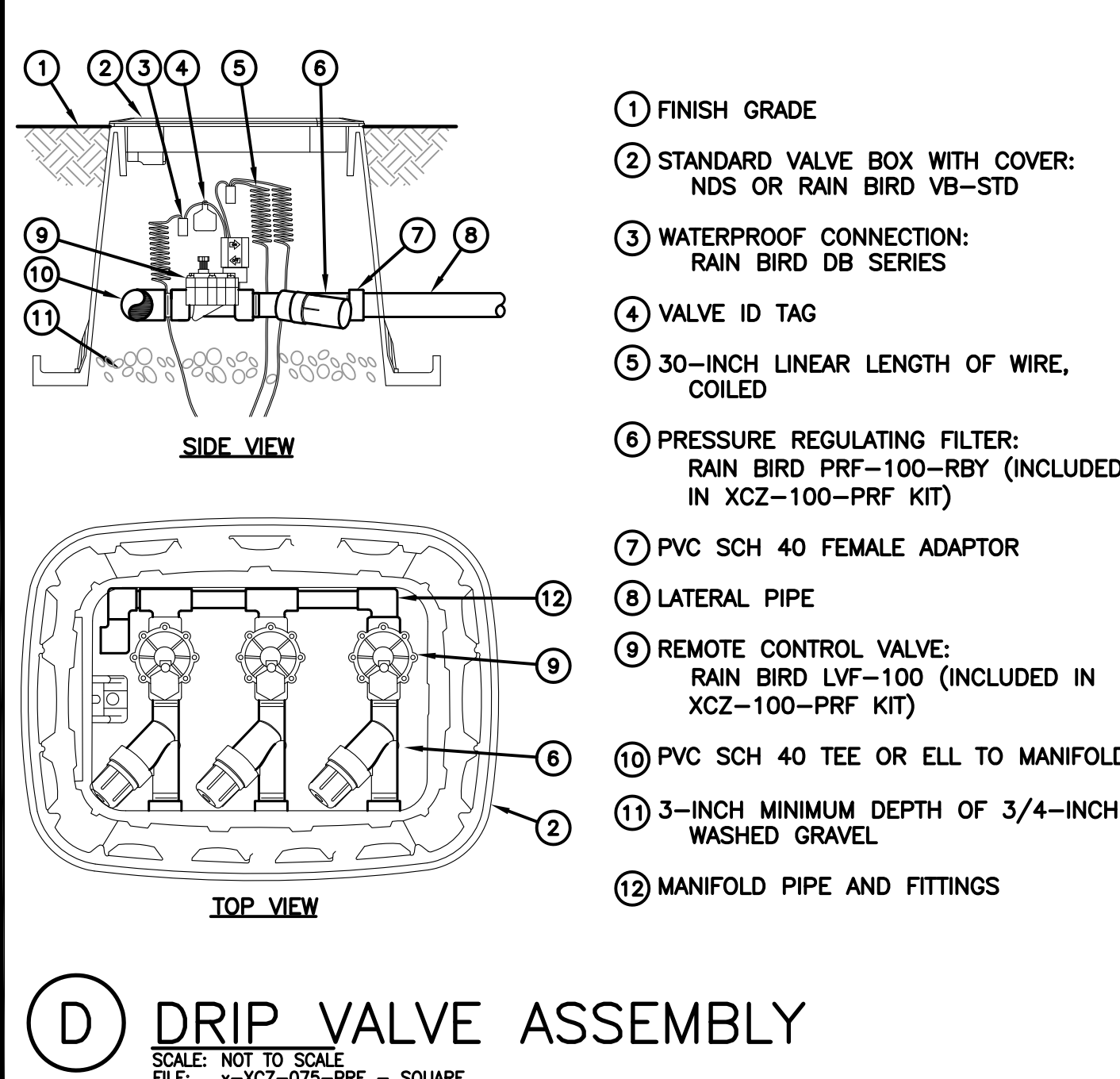
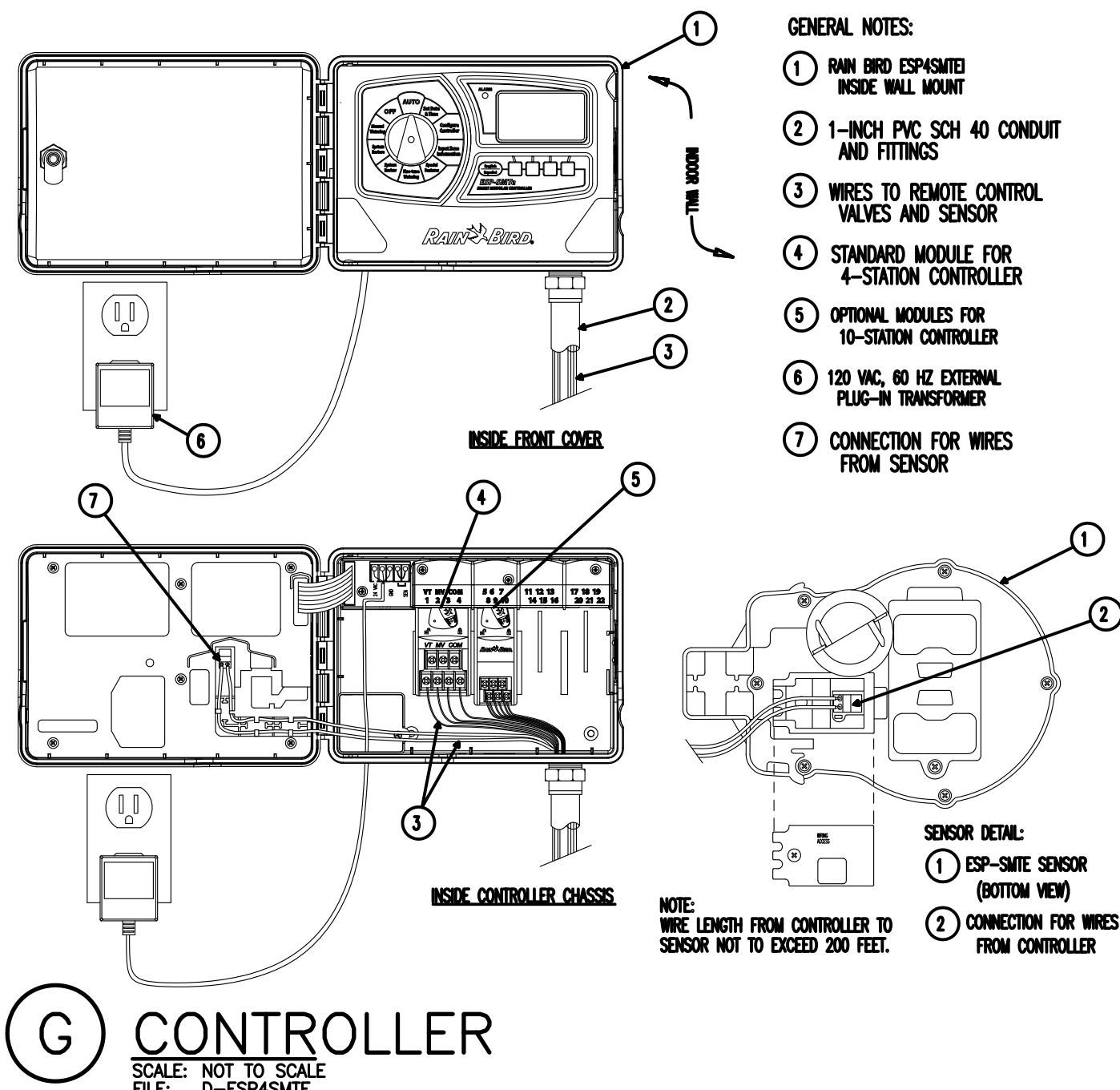
ESTIMATED TOTAL WATER USE (ETWU)

- ETWU = (ET_o) (0.62) (ETAF x AREA)
- ETWU =ESTIMATED TOTAL WATER USE YEAR (GALLONS PER YEAR)
 - ET_o =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	



JMD
LANDSCAPE ARCHITECTURE

330 ARDEN AVENUE, STE 103
GLENDALE, CA 91203
323.491.3808
WWW.JMD-A.COM

CARRILLO RESIDENCE
Corona Drive
Glendale, CA 91205

REVISIONS	DATE
1.	
2.	
3.	
4.	
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DRAWING STATUS:
CONSTRUCTION DOCUMENTS

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

IRRIGATION DETAILS

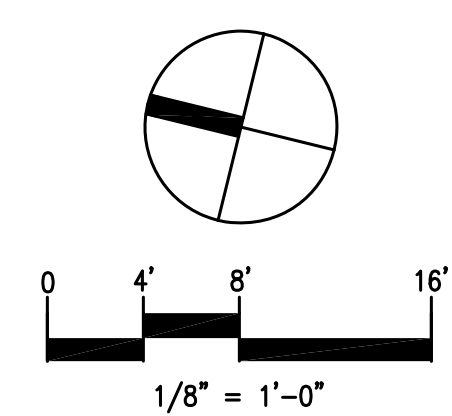
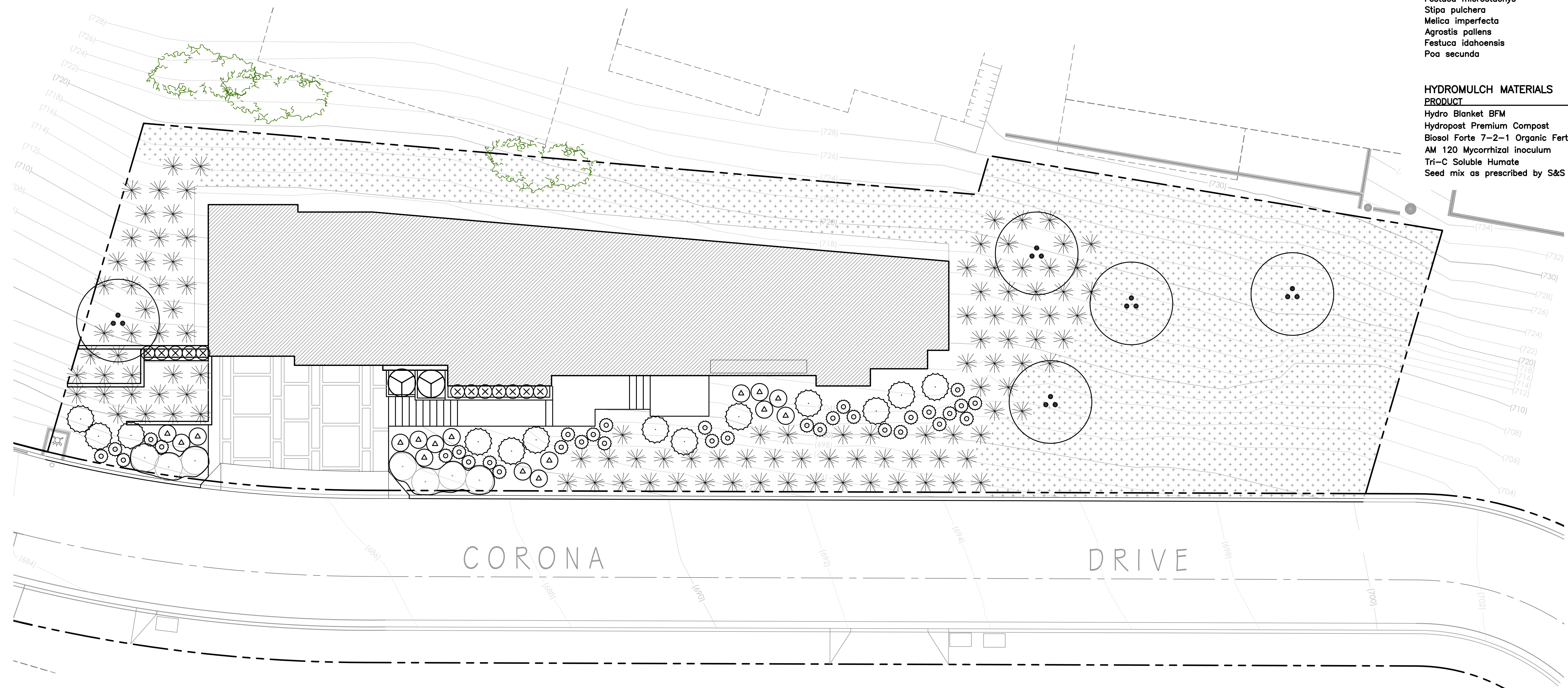
SHEET NUMBER:
L1.02

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 hydroseed 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 LIGHTNING'-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
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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:

L2.01

REVISIONS	DATE
1.	
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CONSTRUCTION DOCUMENTS

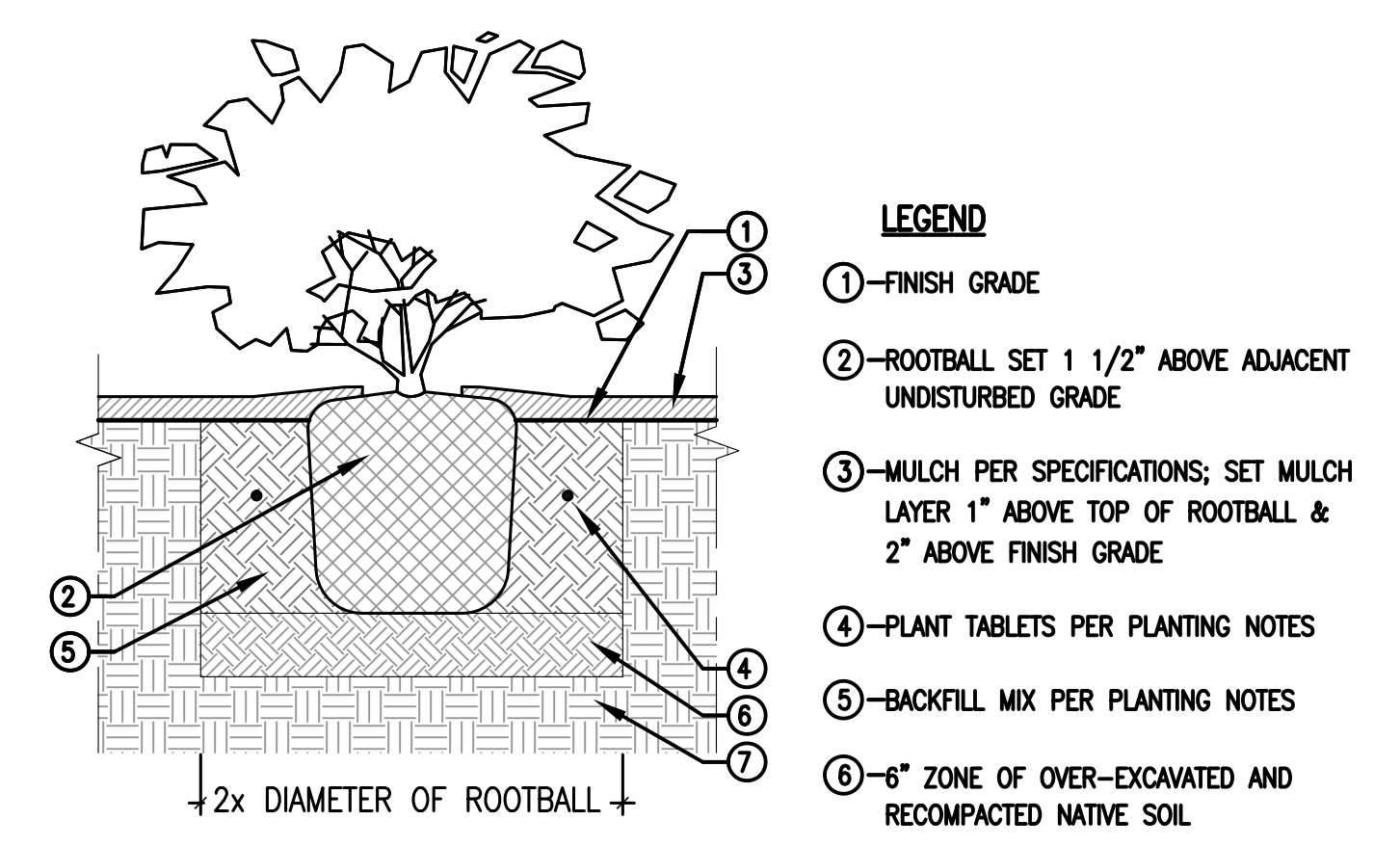
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CHECKED BY:
PROJECT NO. 15-0313
DATE: 2016.06.01

SHEET CONTENTS:

PLANTING DETAILS

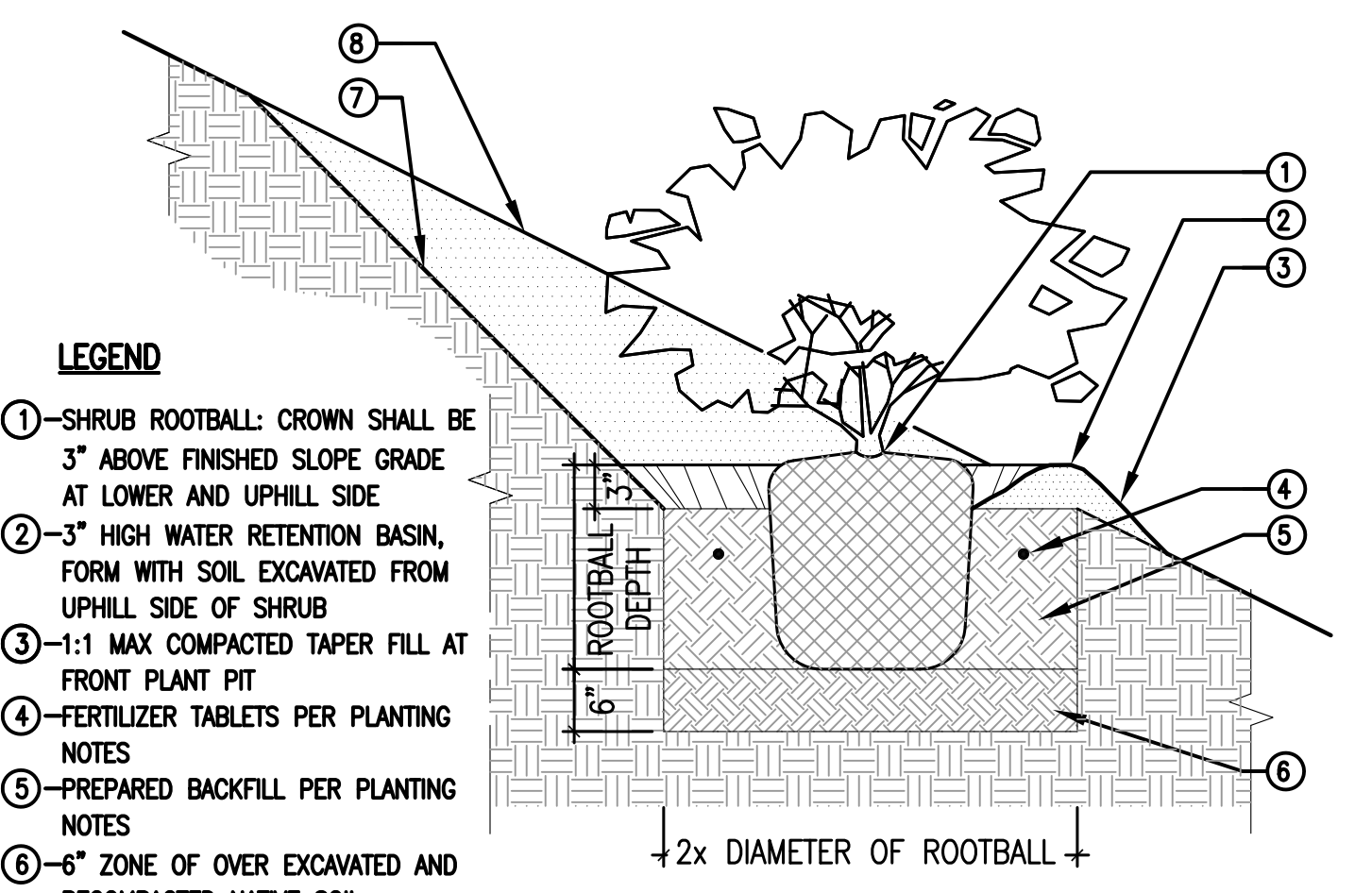
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L2.02



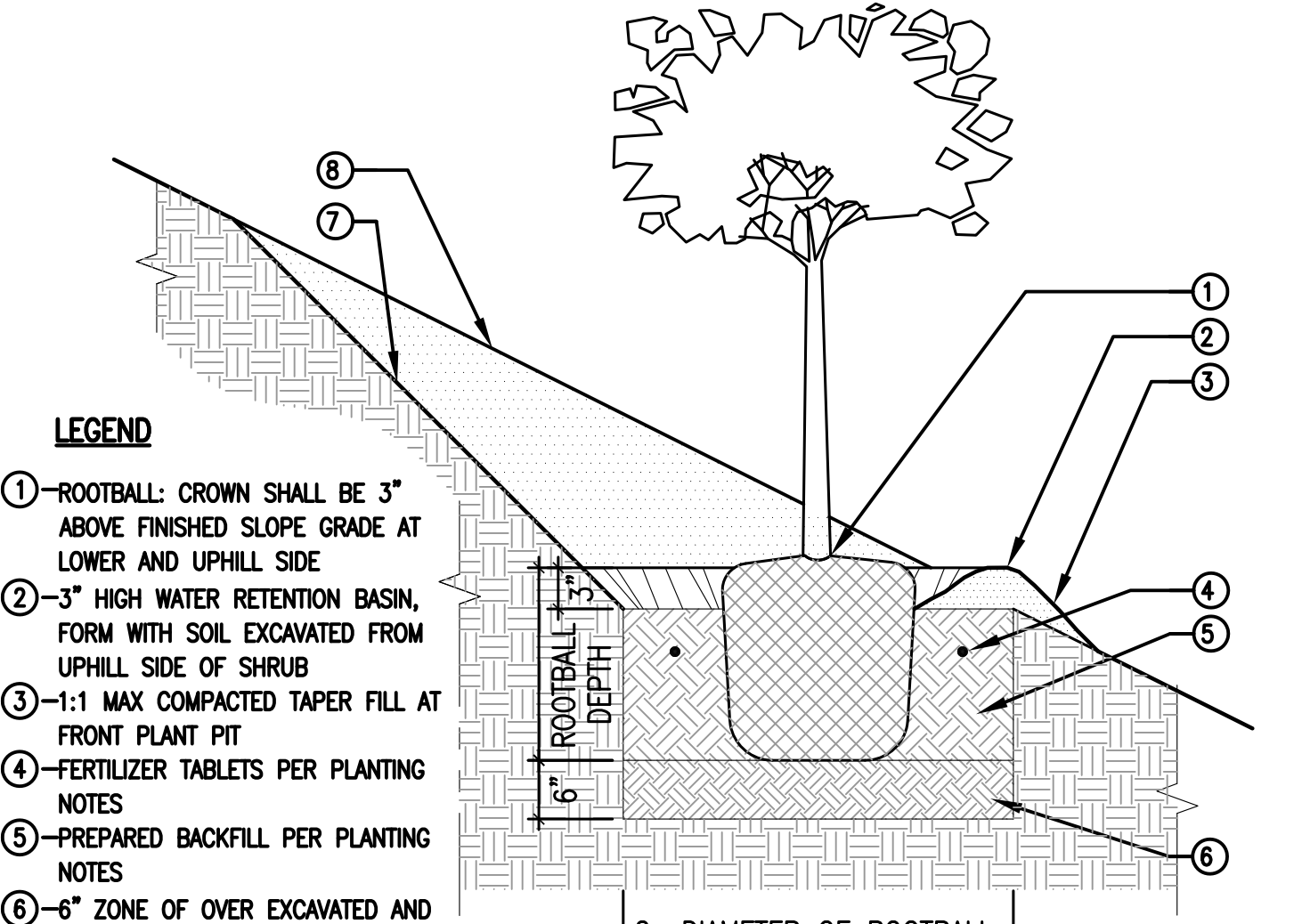
- LEGEND**
- ①—FINISH GRADE
 - ②—ROOTBALL SET 1 1/2" ABOVE ADJACENT UNDISTURBED GRADE
 - ③—MULCH PER SPECIFICATIONS; SET MULCH LAYER 1" ABOVE TOP OF ROOTBALL & 2" ABOVE FINISH GRADE
 - ④—PLANT TABLETS PER PLANTING NOTES
 - ⑤—BACKFILL MIX PER PLANTING NOTES
 - ⑥—6" ZONE OF OVER-EXCAVATED AND RECOMPACTED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



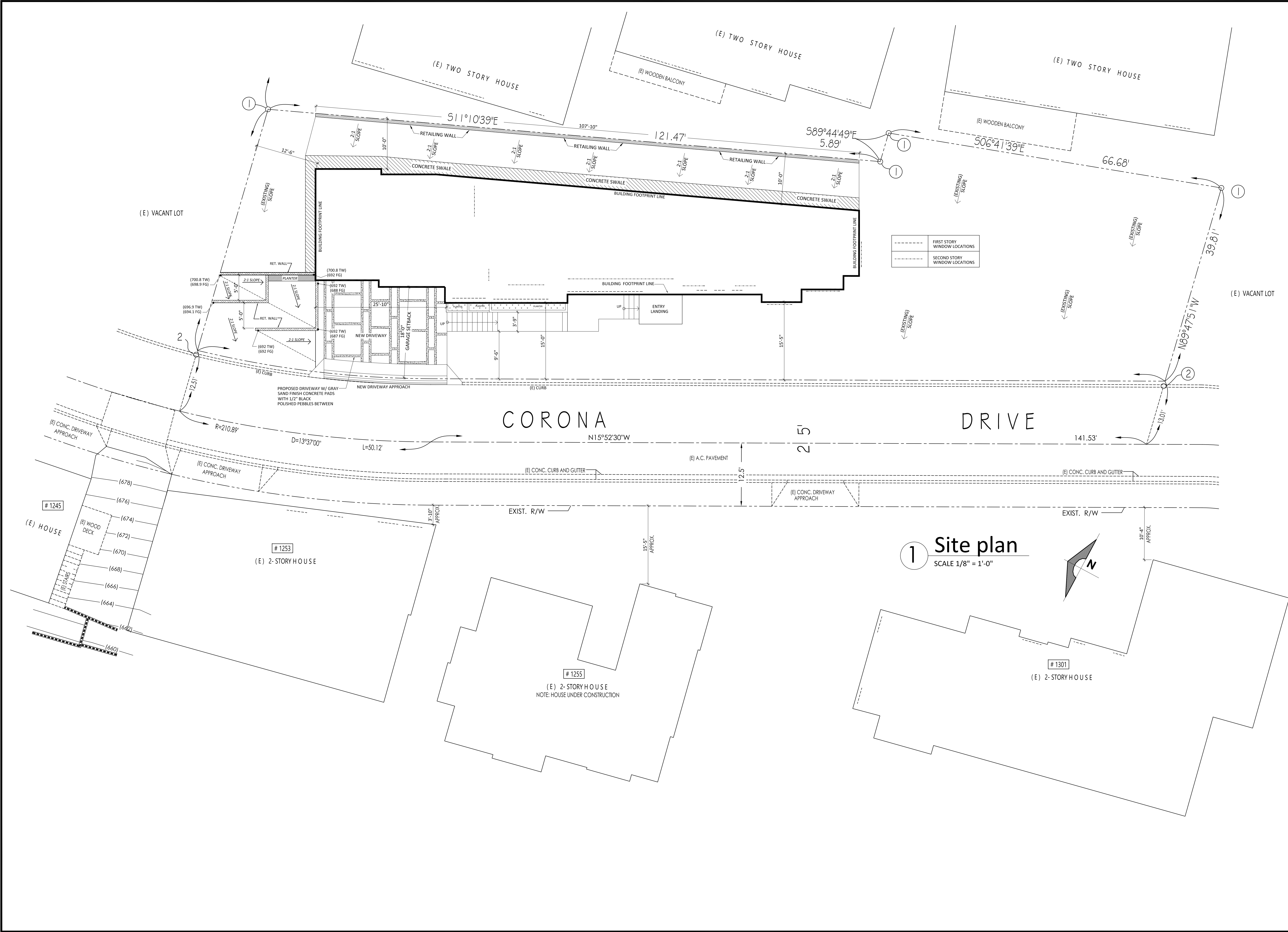
- LEGEND**
- ①—SHRUB ROOTBALL: CROWN SHALL BE 3" ABOVE FINISHED SLOPE GRADE AT LOWER AND UPHILL SIDE
 - ②—3" HIGH WATER RETENTION BASIN, FORM WITH SOIL EXCAVATED FROM UPHILL SIDE OF SHRUB
 - ③—1:1 MAX COMPACTED TAPER FILL AT FRONT PLANT PIT
 - ④—FERTILIZER TABLETS PER PLANTING NOTES
 - ⑤—PREPARED BACKFILL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

C TREE PLANTING ON SLOPE
SCALE: NOT TO SCALE
FILE: D_PLA-01



1 Site plan
SCALE 1/8" = 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

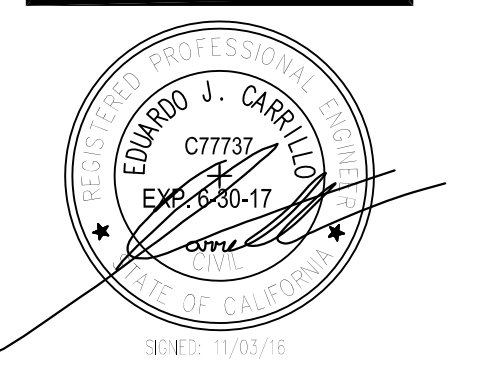
ADDRESS:
8207 BROOKGREEN RD.
DOWNEY, CA 90240

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

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

TITLE
SITE PLAN



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

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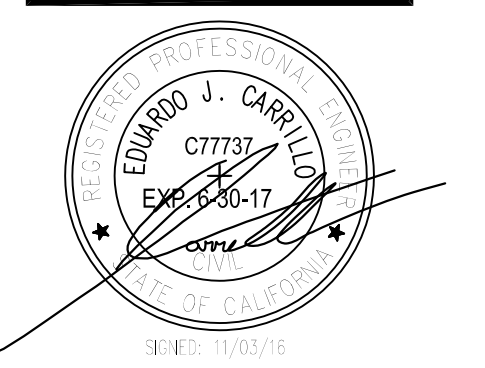
EC + Associates
engineering
 8207 BROOKGREEN ROAD
 DOWNEY, CA 90240
 P: 562 708 3586 P: 562 714 2886

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

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 GLENDALE CA 91205
 A.P.N.s. 5679-016-001
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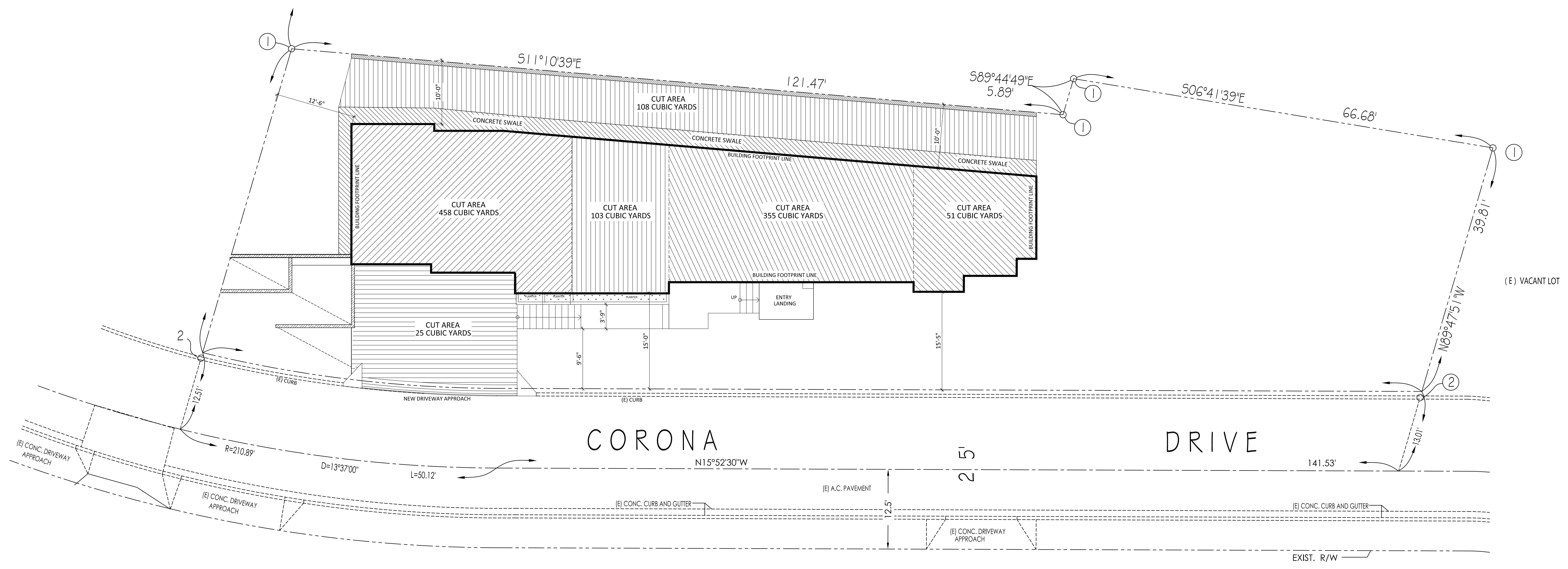
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TITLE
 SITE PLAN
 (CUT AREA)



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

A-1.2
 SHEET OF



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

TOTAL CUT AREA= 1,095 CUBIC YARDS

REVISION		
MARK	DATE	REVISIONS
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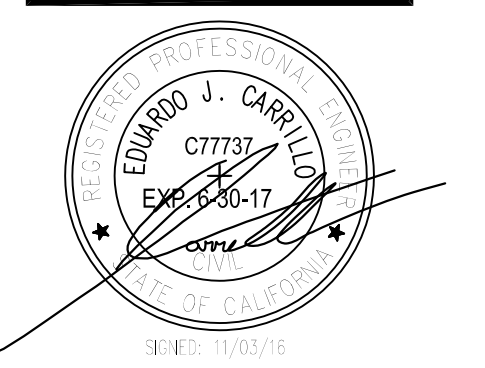
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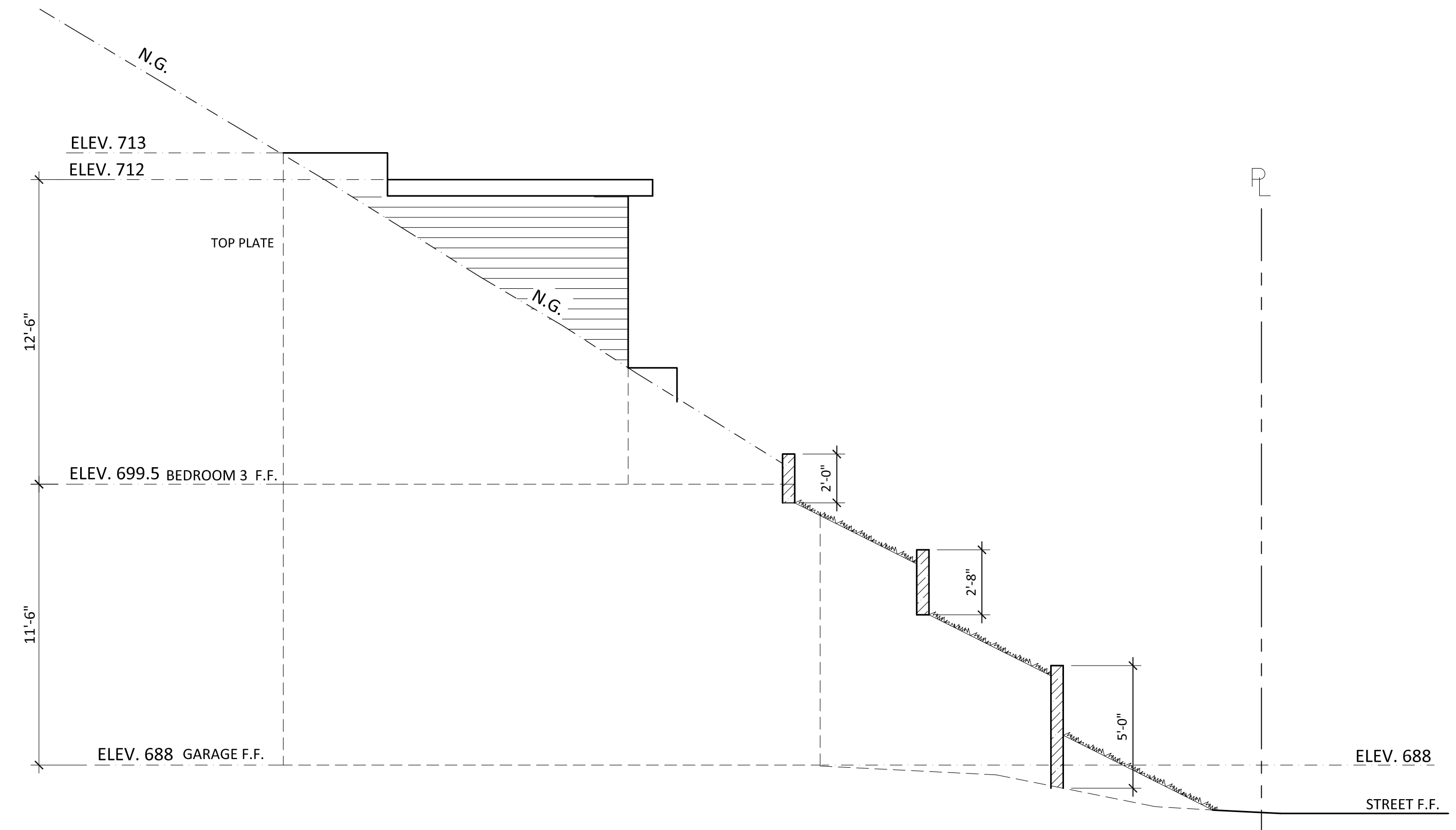
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TITLE
 RETAINING WALLS PLAN & ELEVATIONS

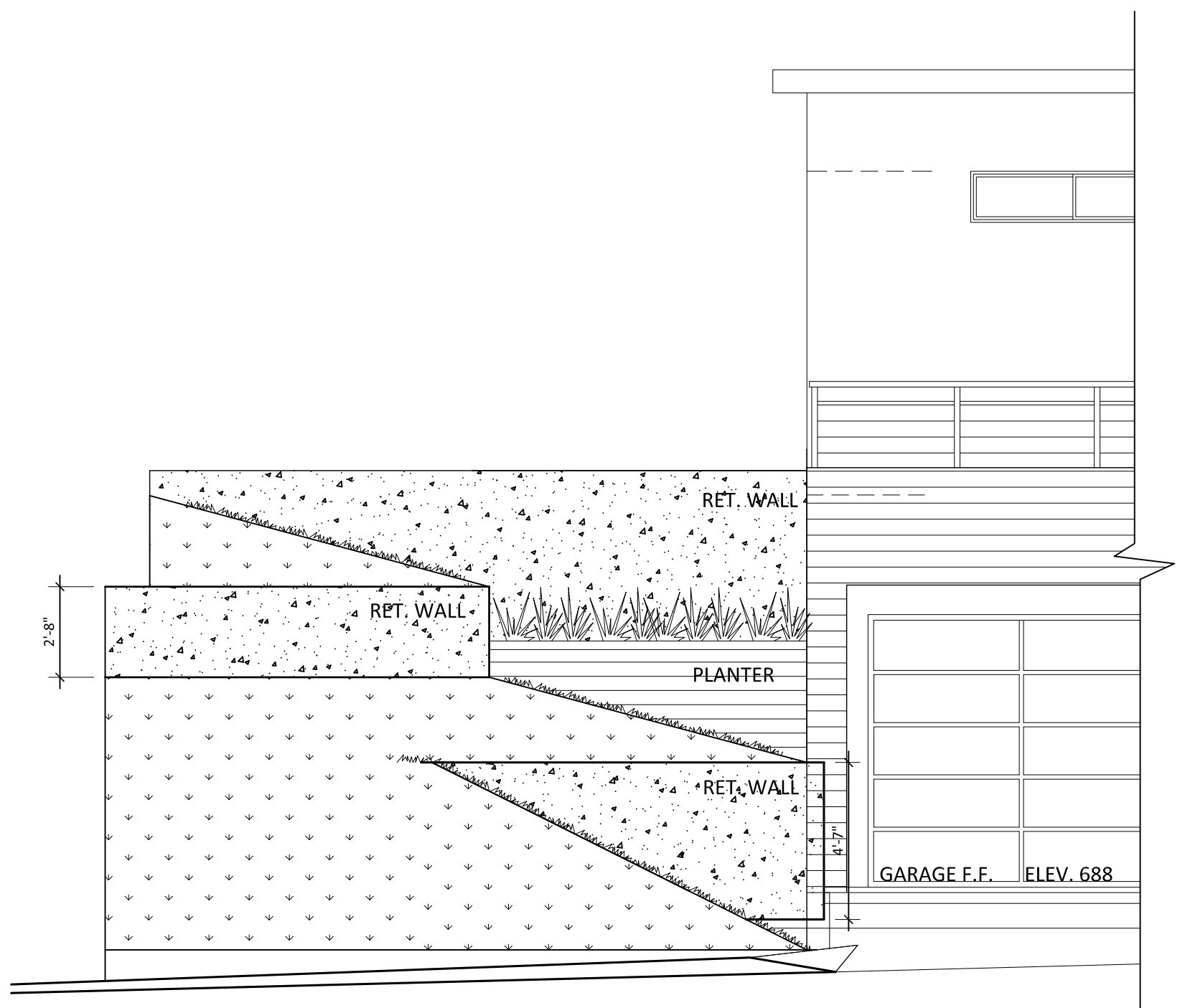


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DATE: 12 / 22 / 2015	CHECKED: E.C.

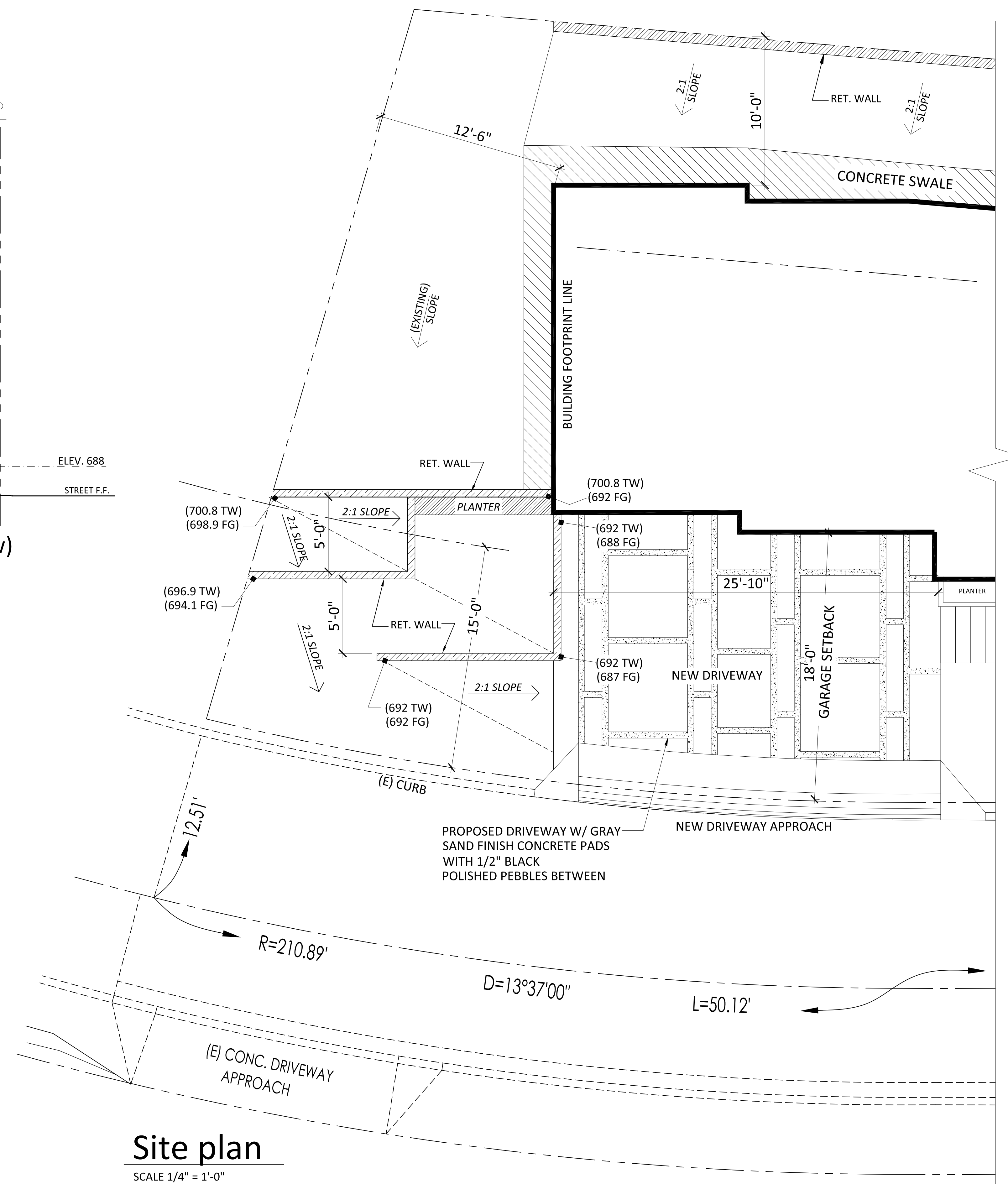
A-1.3
 SHEET OF



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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2		
3		

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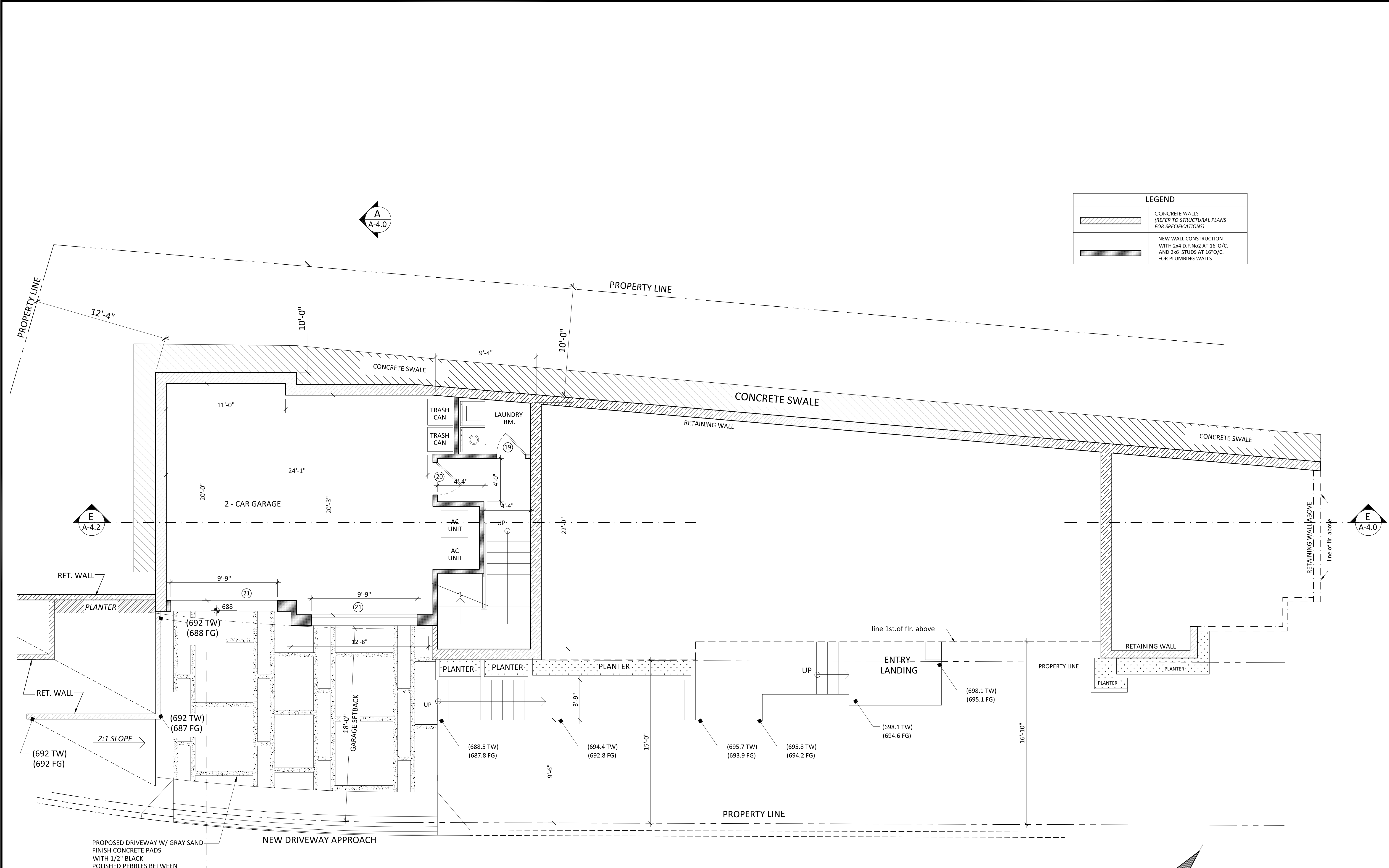
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TITLE
 GARAGE LEVEL



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DATE:	CHECKED:
12 / 22 / 2016	E.C.

A-2.0
 SHEET OF



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		
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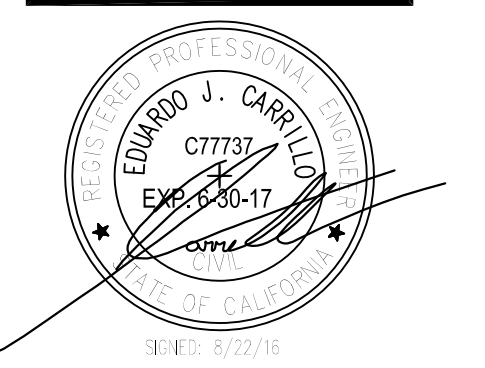
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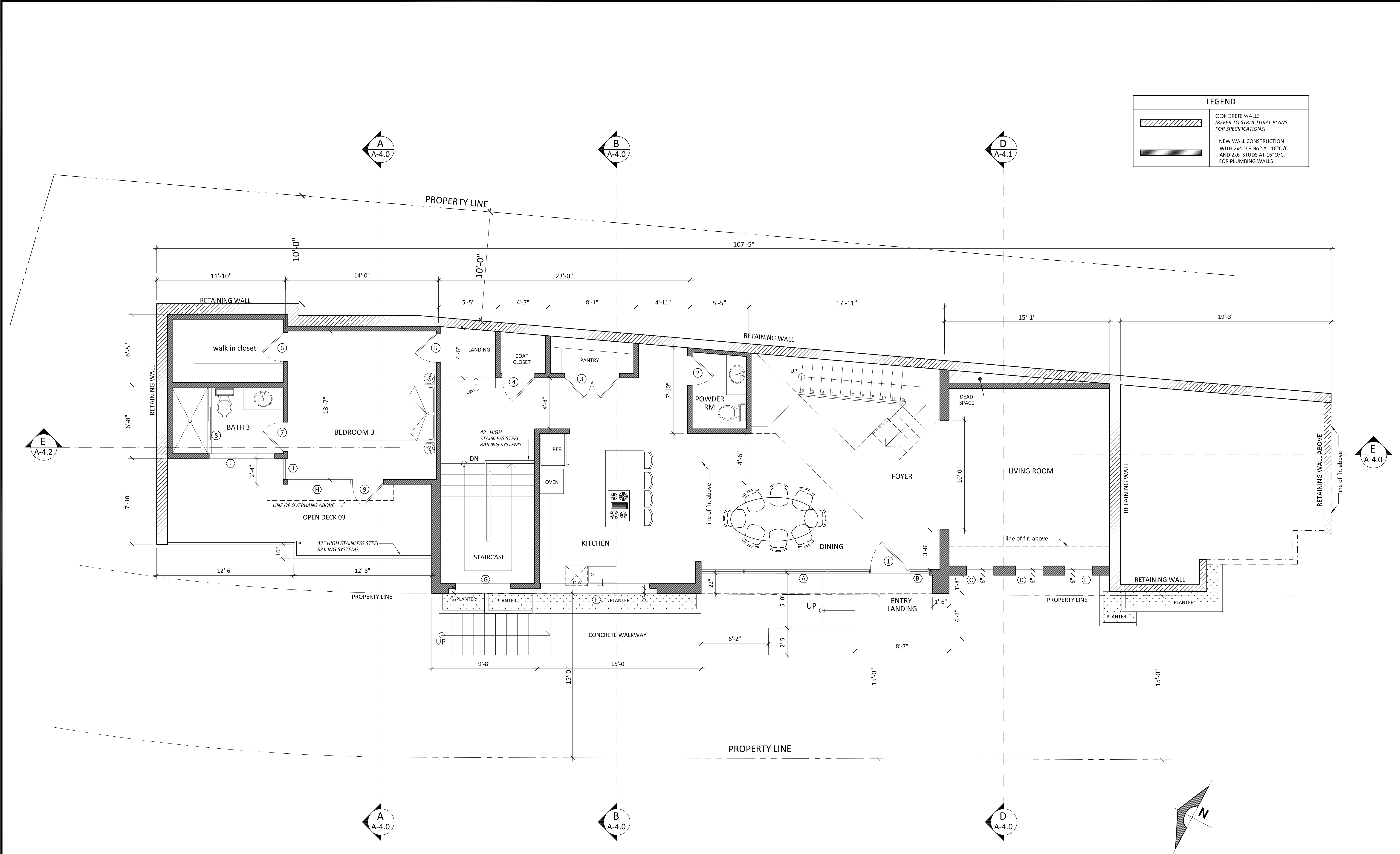
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TITLE
 FIRST FLOOR
 PLAN



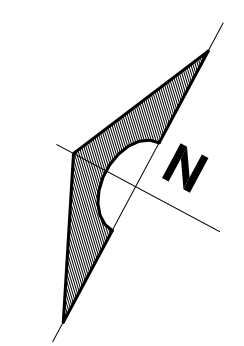
JOB #: 15-000	DRAWN: E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-2.1
 SHEET OF



LEGEND	
	CONCRETE WALLS (REFER TO STRUCTURAL PLANS FOR SPECIFICATIONS)
	NEW WALL CONSTRUCTION WITH 2x4 D.F. #62 AT 16\"/>

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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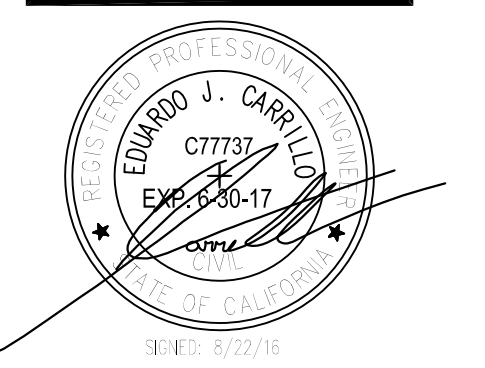
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 P: 562 708 3586 P: 562 714 2886

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

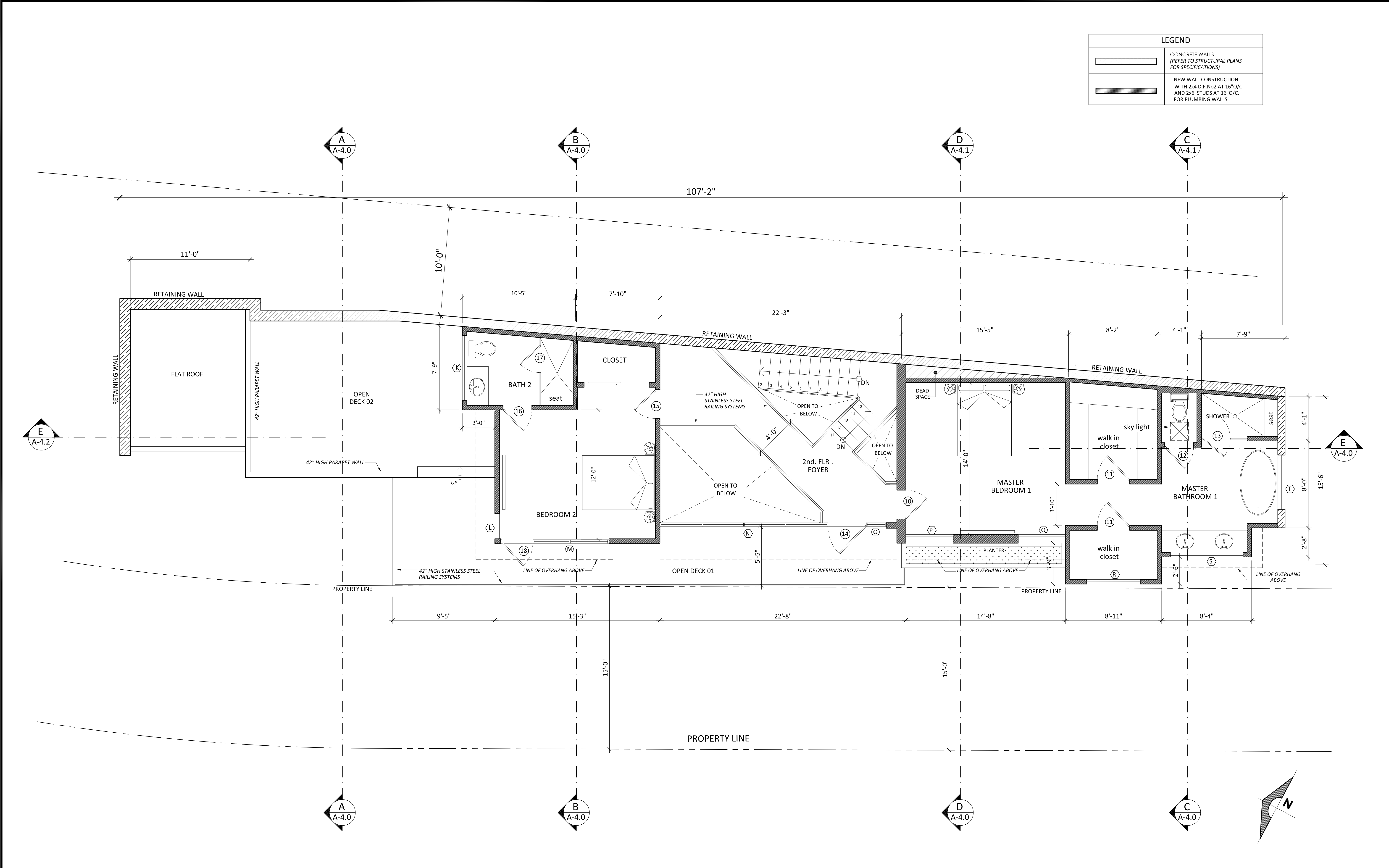
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
 SECOND FLOOR PLAN

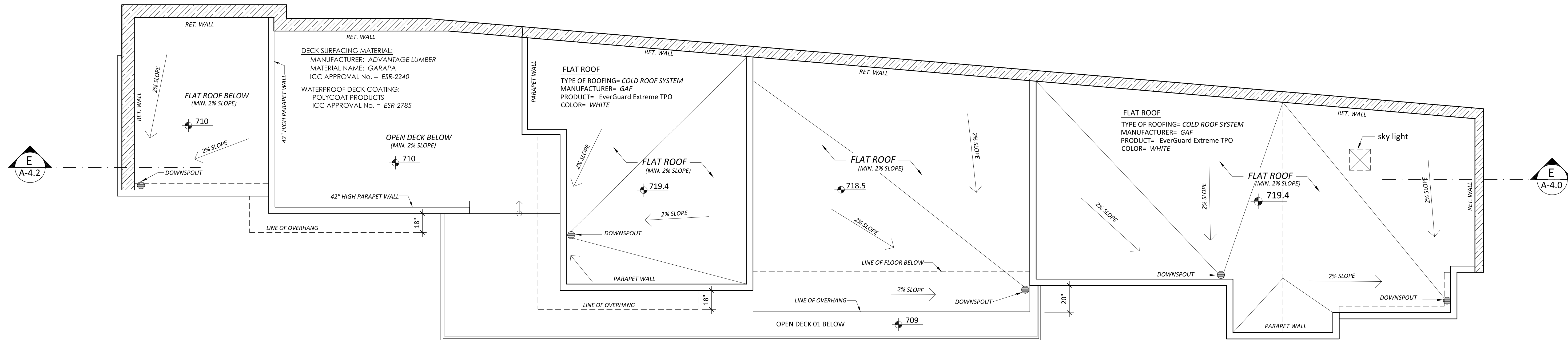


JOB #:	DRAWN:
15-000	E.C.
DATE:	CHECKED:
12 / 22 / 2015	E.C.

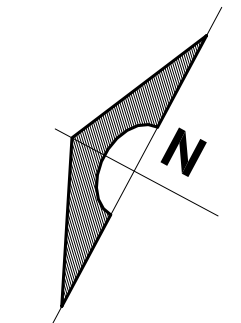
A-2.2
 SHEET OF



1 2nd. floor plan (938 sq.ft.)
 SCALE 1/4" = 1'-0"
 OPEN DECK 01 = 278 sq.ft.
 OPEN DECK 02 = 286 sq.ft.



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



REVISION		
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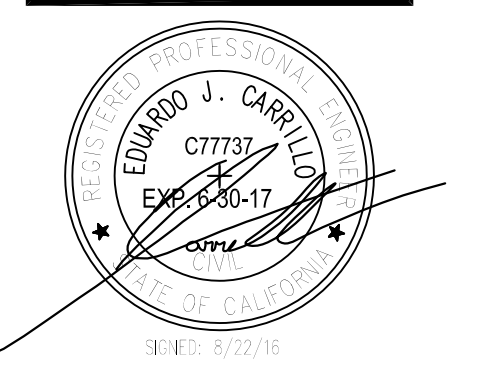
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P: 562 708 3586 P: 562 714 2886

OWNER:
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ADDRESS:
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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

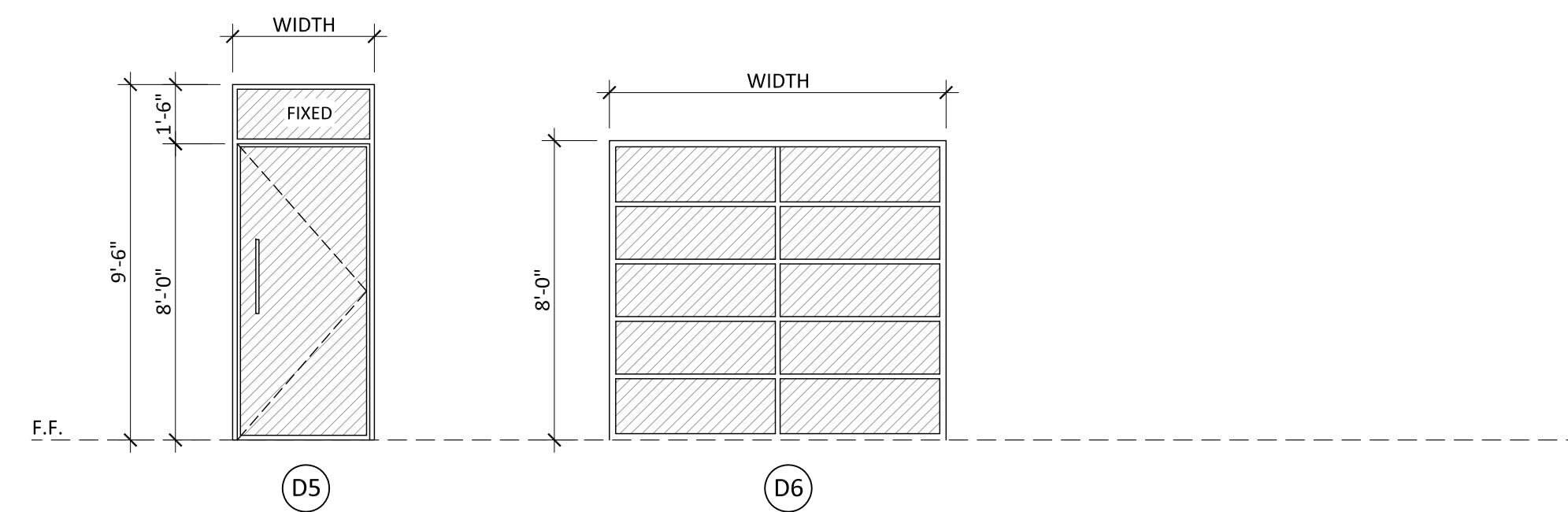
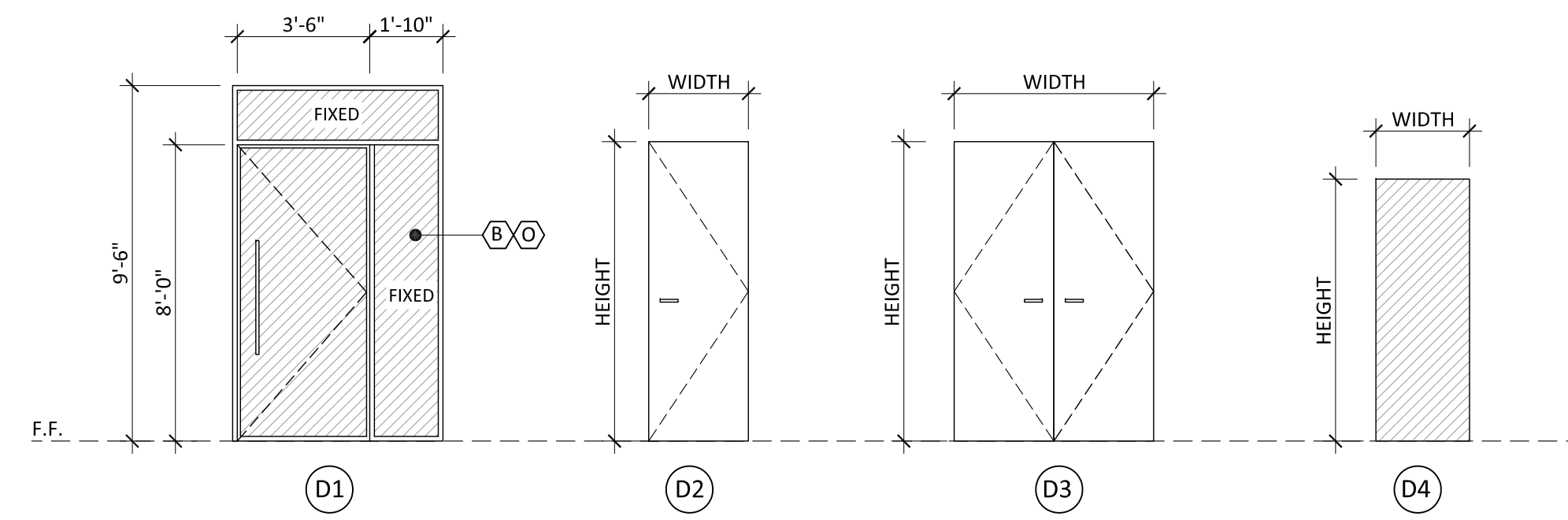
CHECK AND VERIFY ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT DISCREPANCIES TO THE ENGINEER. ALL CONSTRUCTION SHALL CONFORM TO THE C.B.C.

TITLE
ROOF PLAN

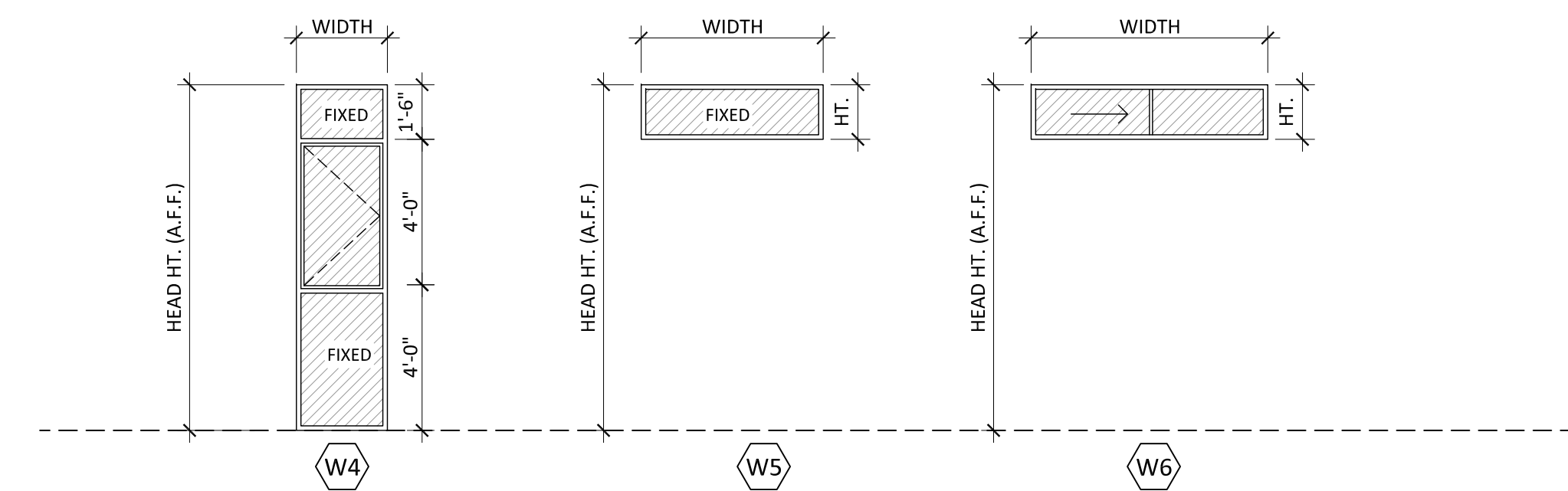
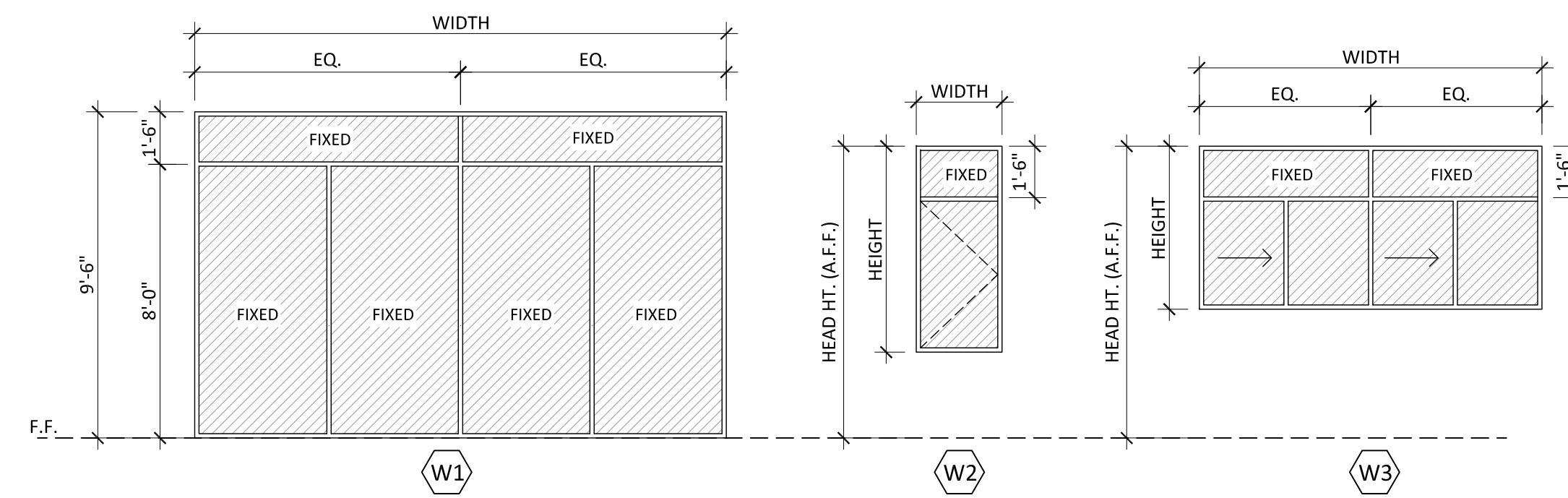


JOB #: 15-000	DRAWN: E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

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

MARK	DATE	REVISIONS
1		
2		
3		

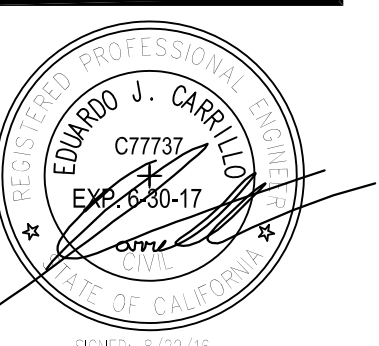
EC + Associates
engineering
8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

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

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
WINDOW &
DOOR
SCHEDULE



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

A-2.4
SHEET OF

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

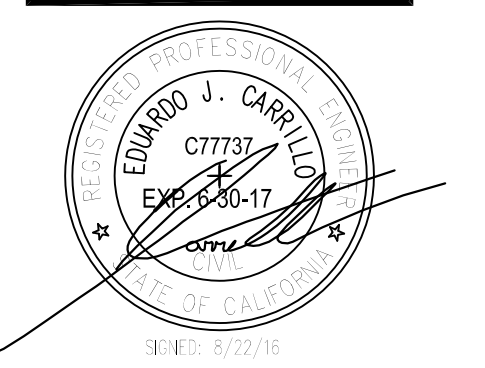
EC + Associates
 engineering
 8207 BROOKGREEN ROAD
 DOWNEY, CA 90240
 P: 562 708 3586 P: 562 714 2886

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
 WEST
 ELEVATION



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

A-3.1
 SHEET OF

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

PROPOSED COLORS

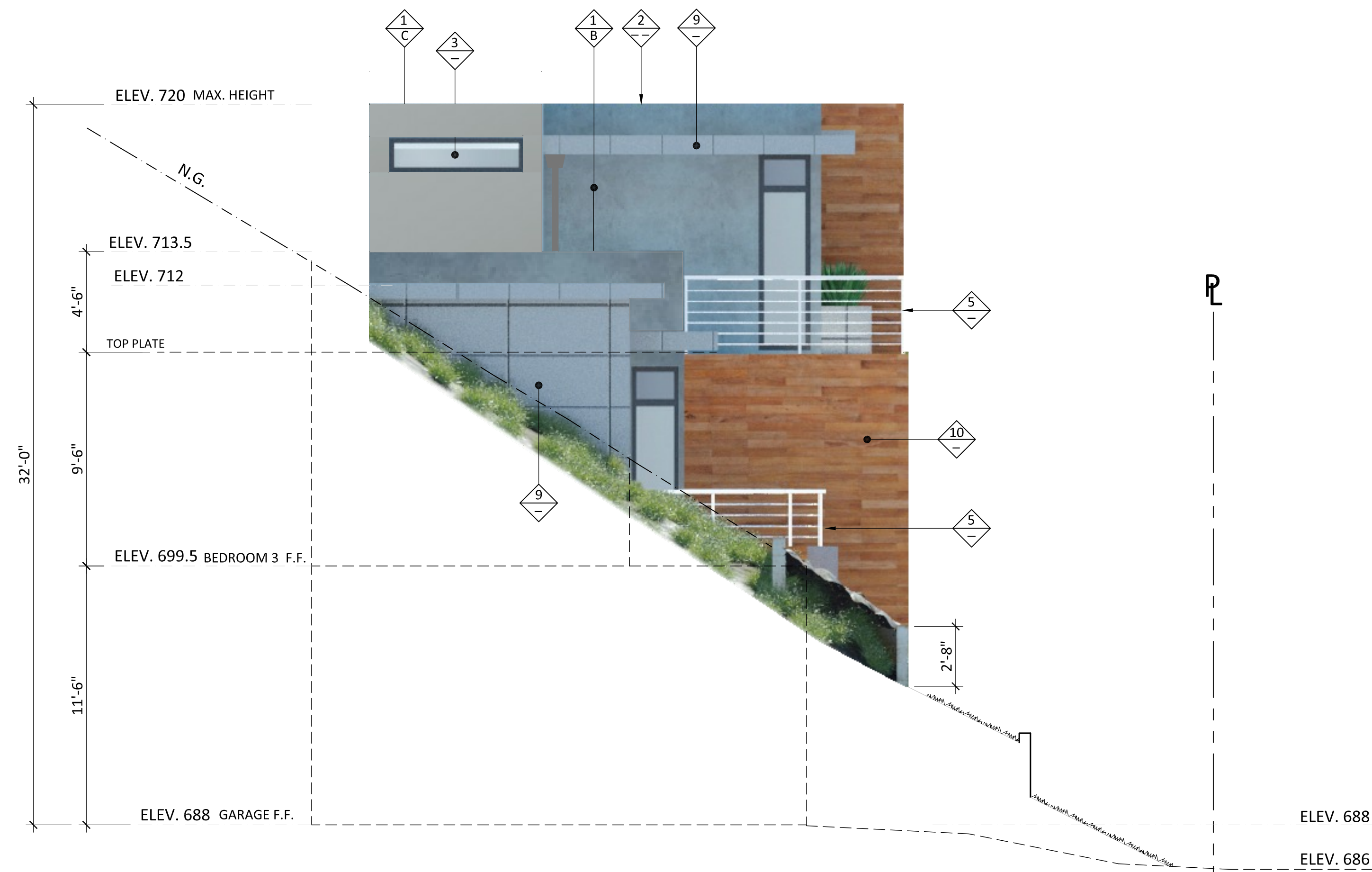
- 7 CONCRETE WALLS COLOR: LIGHT BROWN FINISH: ROUGH
- 8 ALUMINUM GARAGE DOOR, AVANTE™ COLLECTION MANUFACTURE: CLOPAY FRAME COLOR: BLACK (ANODIZED) GLASS COLOR: WHITE ACRYLIC
- 9 COMPOSITE ALUMINUM PANEL CLADDING SYSTEM MANUFACTURE: AL13 COLOR: ELEPHANT GREY
- 10 WOOD STRIP SIDING PANELS MANUFACTURE: 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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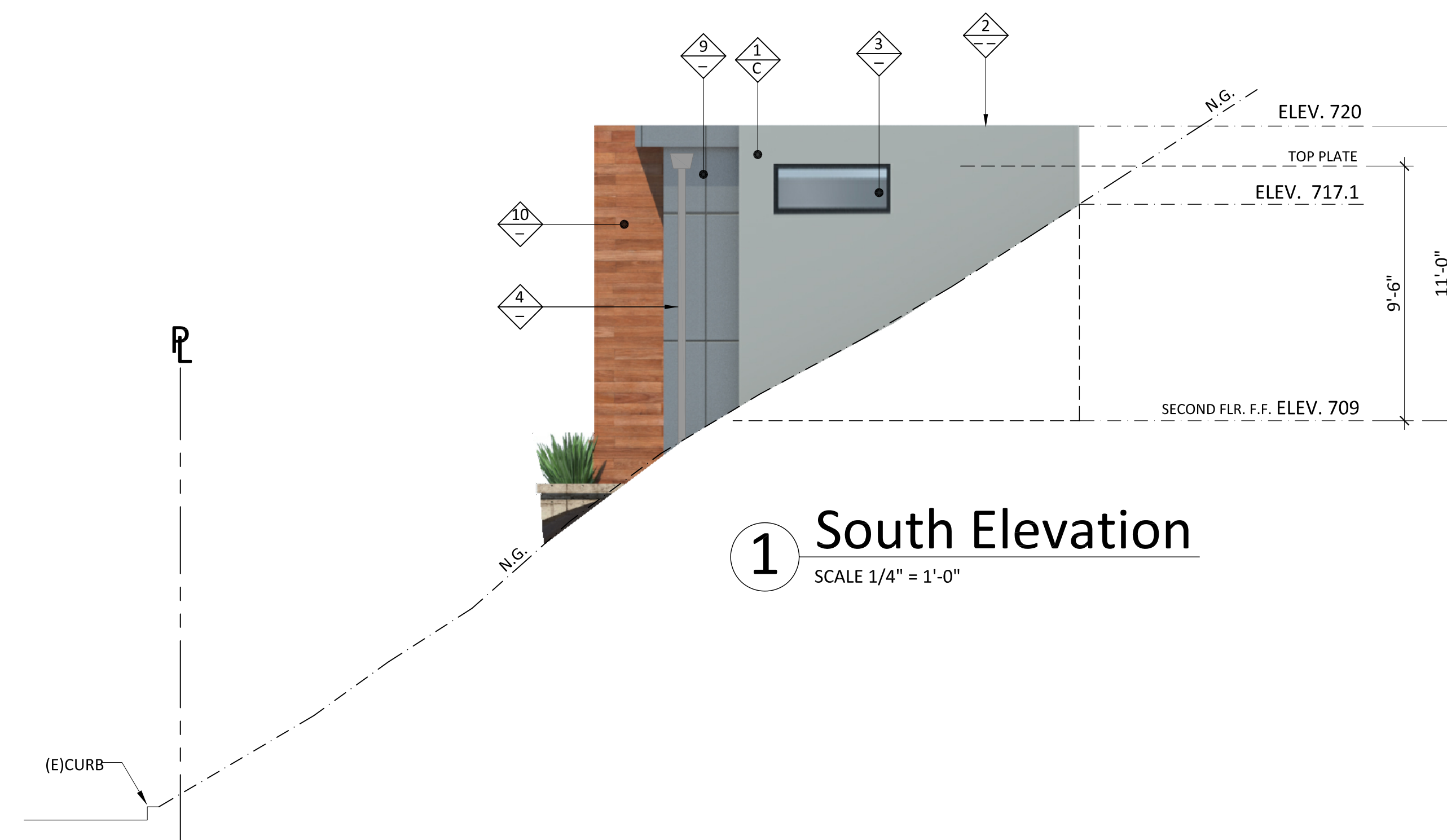
2 North Elevation
SCALE 1/4" = 1'-0"

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

PROPOSED COLORS

- 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
- 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



1 South Elevation
SCALE 1/4" = 1'-0"

REVISION

MARK	DATE	REVISIONS
1		
2		
3		

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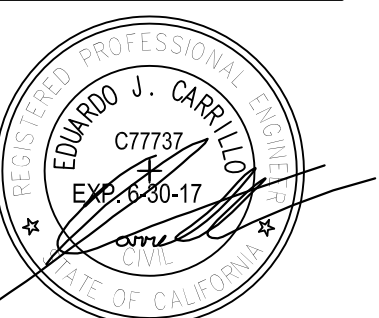
OWNER:
MR. EDUARDO J. CARRILLO
ADDRESS:
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DOWNEY, CA 90240

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
NORTH &
SOUTH
ELEVATION



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

REVISION		
MARK	DATE	REVISIONS
1		
2		
3		

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 engineering

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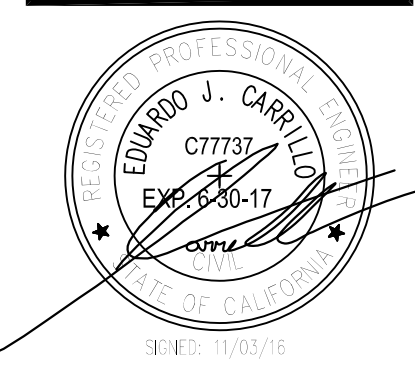
ADDRESS:
 8207 BROOKGREEN RD.
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PROPOSED
 NEW 2-STORY HOUSE

PROJECT ADDRESS:
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 GLENDALE CA 91205
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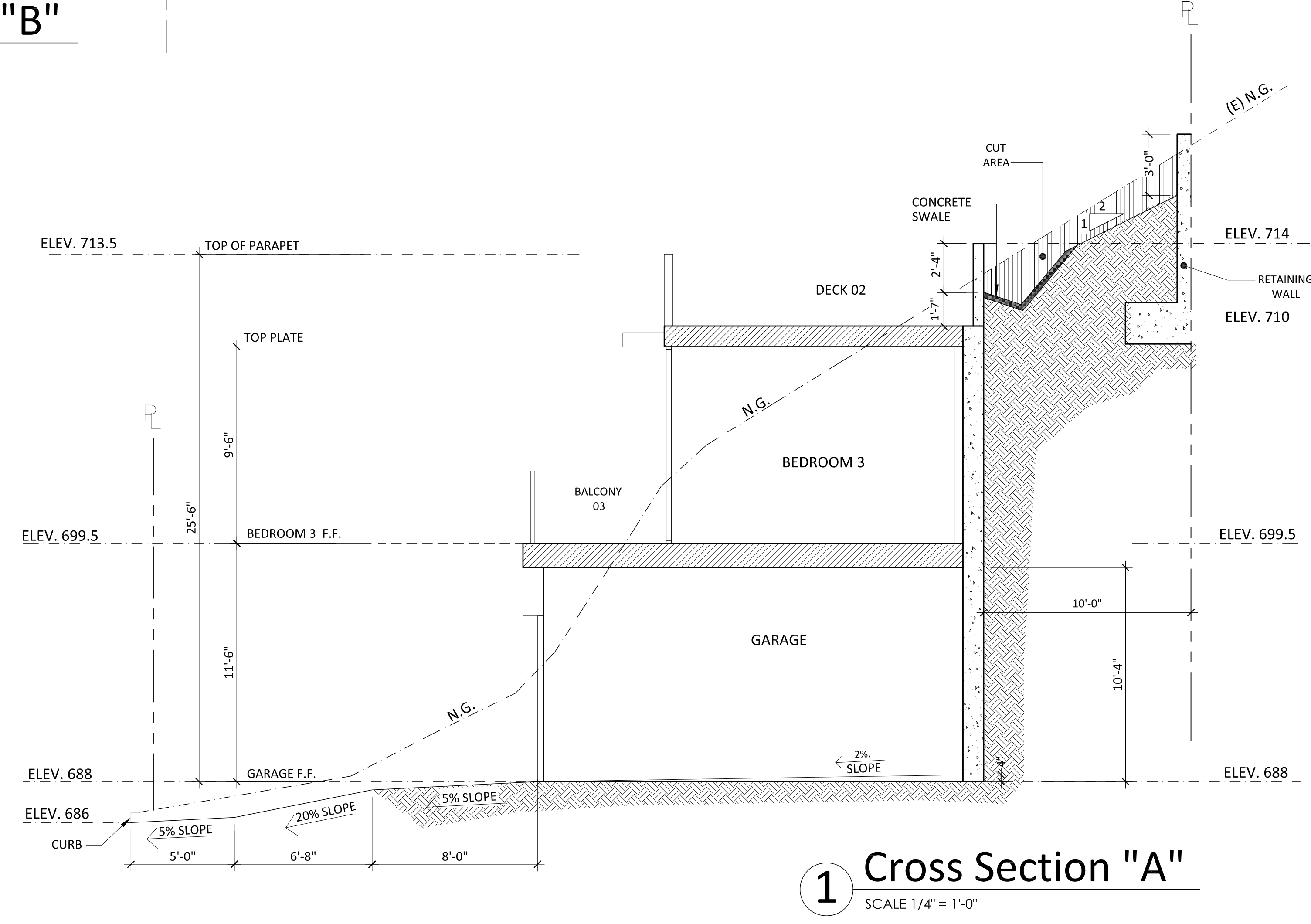
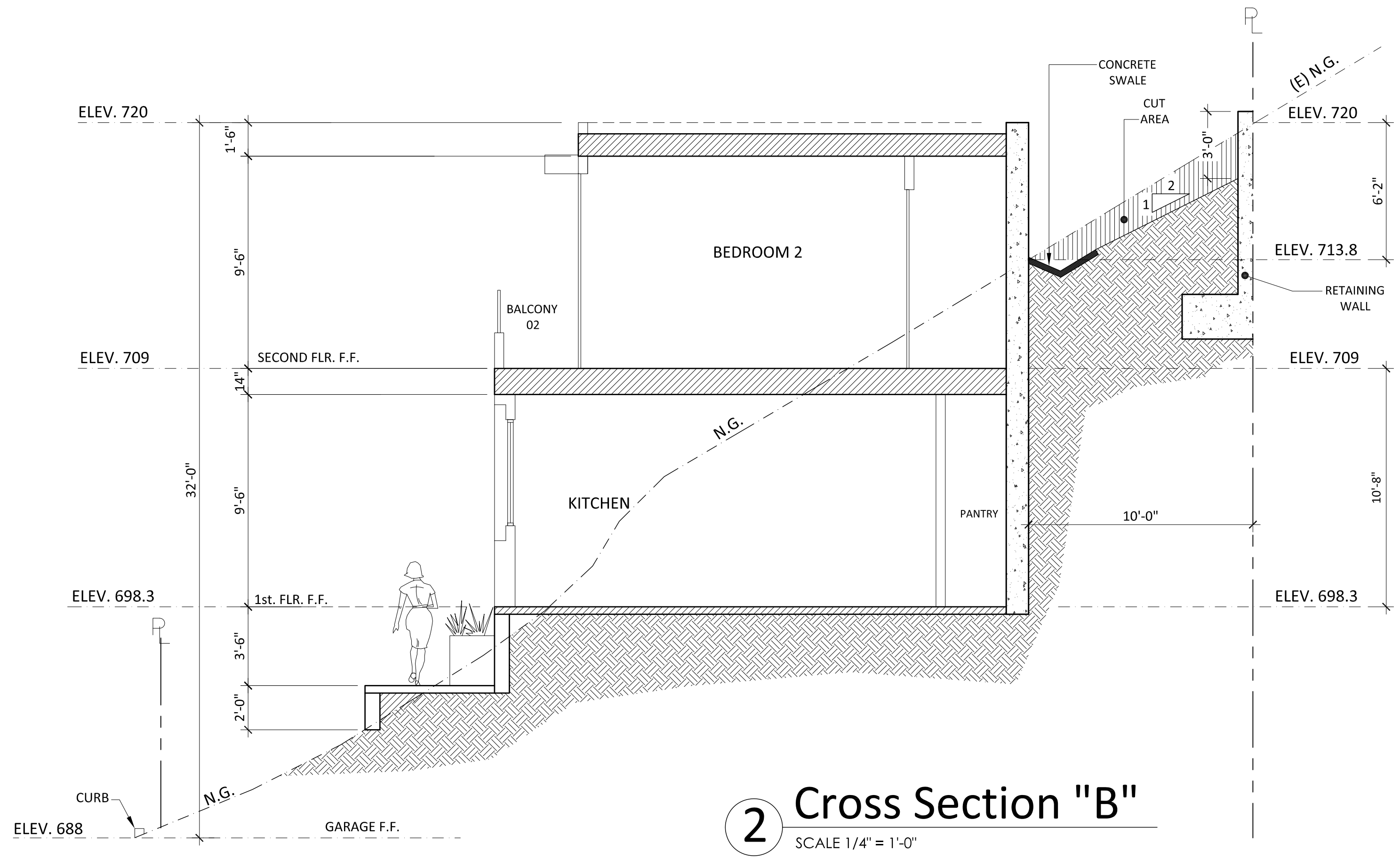
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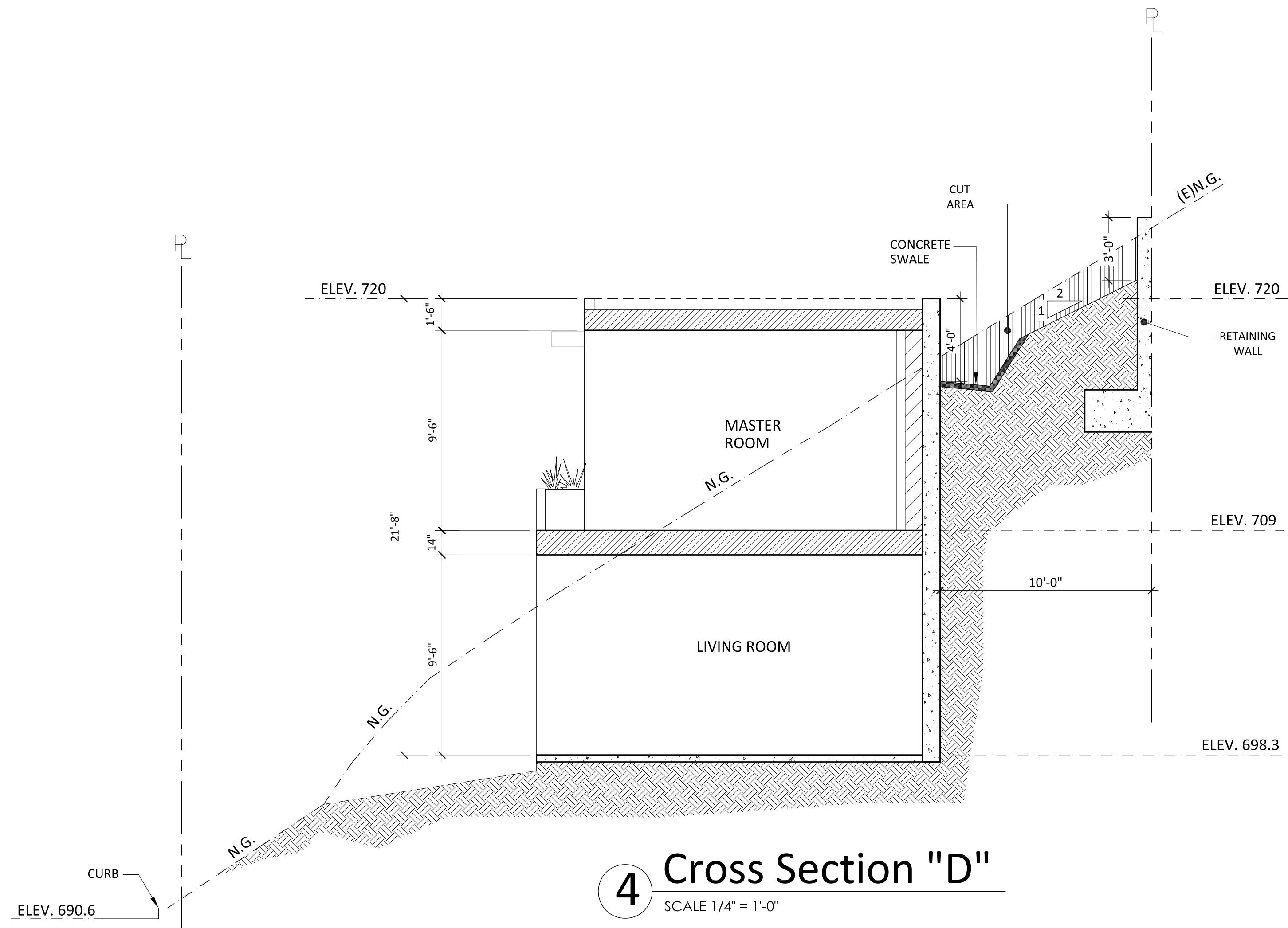
TITLE
 CROSS SECTIONS



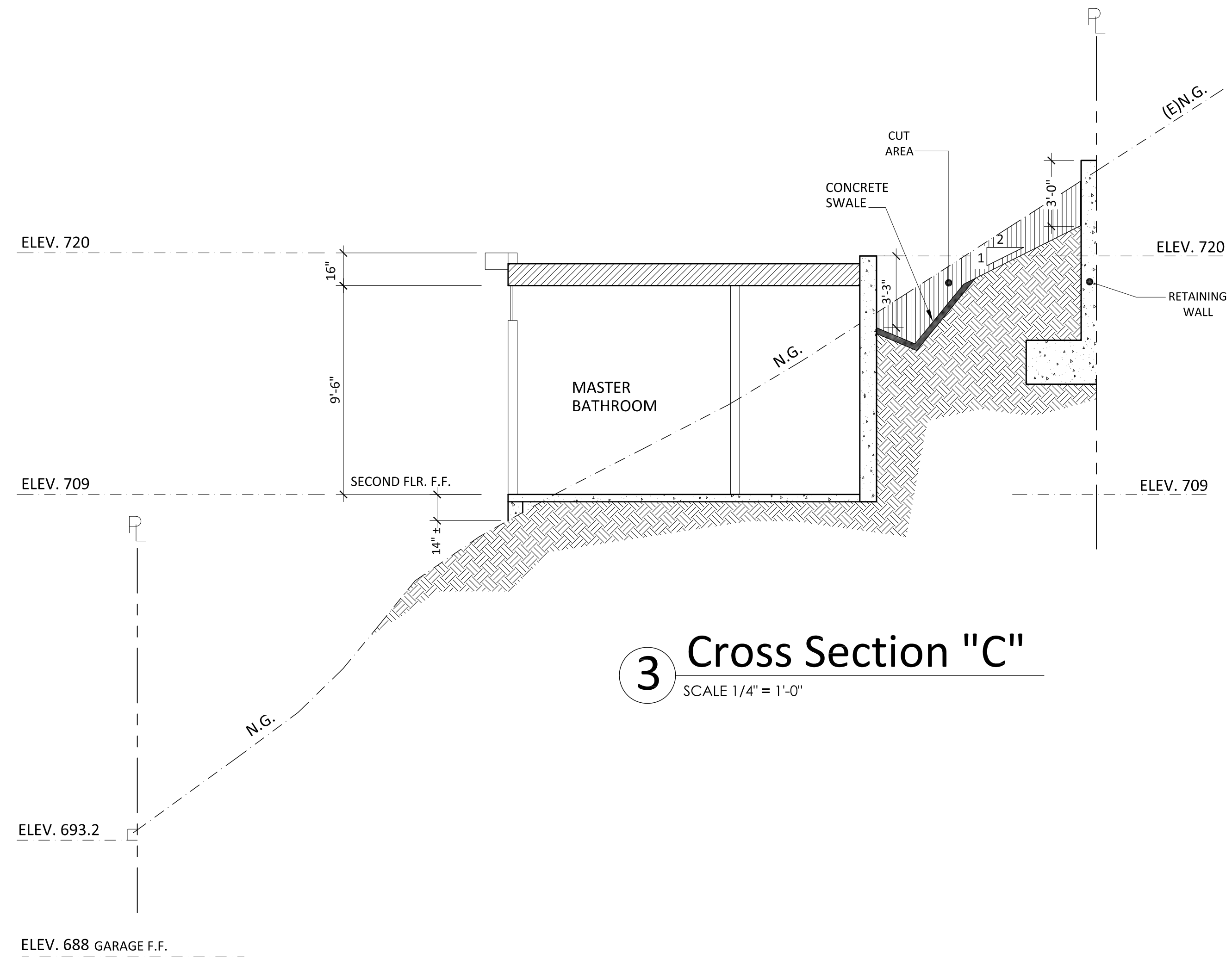
JOB #: 15-000	DRAWN: E.C.
DATE: 12 / 22 / 2015	CHECKED: E.C.

A-4.0
 SHEET OF





4 Cross Section "D"
SCALE 1/4" = 1'-0"



3 Cross Section "C"
SCALE 1/4" = 1'-0"

REVISION		
MARK	DATE	REVISIONS
1		
2		
3		

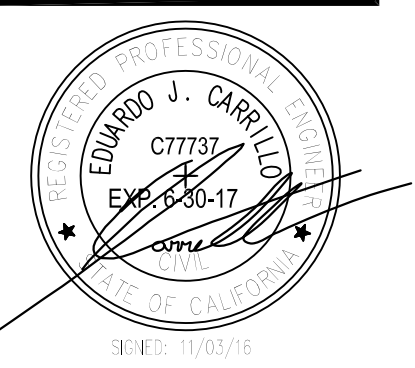
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8207 BROOKGREEN ROAD
DOWNEY, CA 90240
P: 562 708 3586 P: 562 714 2886

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TITLE
CROSS SECTIONS



JOB #: 15-000	DRAWN: E.C.
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REVISION		
MARK	DATE	REVISIONS
1		
2		
3		

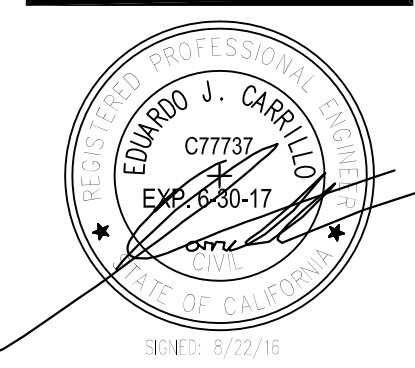
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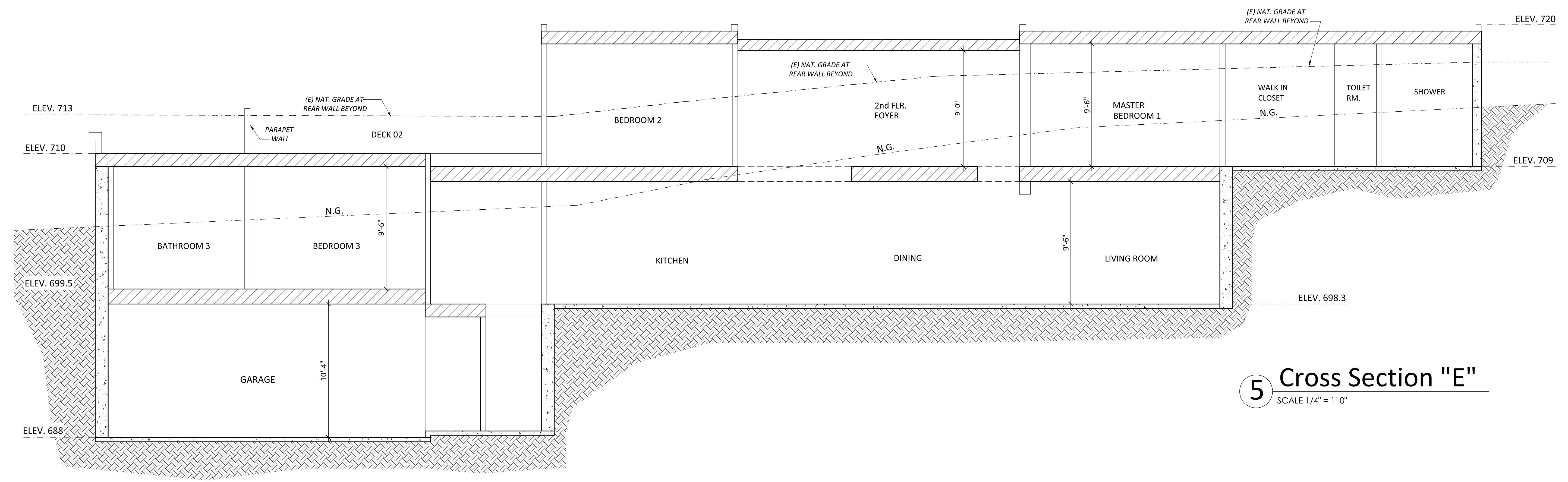
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TITLE
 CROSS SECTION



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

A-4.2
 SHEET OF



5 Cross Section "E"
 SCALE 1/4" = 1'-0"