

4 HOUSES

222 E. 220th St.
Carson Ca. 90745

GENERAL NOTES

- THE CONSTRUCTION SHALL NOT RESTRICT A FIVE-FOOT CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL-BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN TEN FEET OF ANY POWER LINES--WHETHER OR NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/ OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING.
- PROVIDE LOW CONSUMPTION WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- PROVIDE 72" HIGH NON-ABSORBENT WALL ADJACENT TO SHOWER AND APPROVED SHATTER-RESISTANT MATERIALS FOR SHOWER ENCLOSURE." 91.807.1.3, 91.2406.4(5), 91.1115B.9.6,7,8
- ALL CONSTRUCTION WASTE AND DEBRIS MUST BE CONTAINERIZED AT ALL TIMES
- A RE-INSPECTION FEE WILL BE CHARGED FOR AN INSPECTION WHICH IS NOT ACCESSIBLE, OR APPROVAL PLANS ARE NOT ON SITE, OR JOB IS NOT READY.
- FINAL APPROVAL REQUIRED BY THE PUBLIC WORKS DEPARTMENT FOR STREET IMPROVEMENTS, CURB CORES, CURB/GUTTERS, ETC. SEPARATE PUBLIC WORKS PERMIT REQUIRED FOR DRIVEWAYS, APPROACH TO DRIVEWAY, SEWER LATERALS AND ANY WORK IN RIGHT OF WAY.
- A SURVEY SHALL BE PROVIDED BY A LICENSED SURVEYOR ON STRUCTURES WHICH DEFINE PROPERTY LINES, SET BACKS, DESIGNATED PARKLAND OR STREET RIGHT-OF-WAY.
- DUST CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.

SCOPE OF WORK

- DEMO EXISTING SINGLE-FAMILY HOME 1,000.0 SQ.FT.
 - (N) 2,302 SQ.FT. 2-STORY RENTAL HOMES (4-BUILDINGS; 4-UNITS TOTAL). EACH DWELLING TO HAVE 420 SQ.FT. 2-CAR GARAGE, KITCHEN, LIVING ROOM, 3-BEDROOMS, LAUNDRY ROOM, LOFT AREA, 2.5 BATHS, 150 SQ.FT. OPEN SPACE DECK, 71 SQ.FT. BALCONY, 72 SQ.FT. PORCH, AND 213 CU.FT. OF ENCLOSED PRIVATE STORAGE
 - EACH UNIT TO HAVE ITS OWN SET OF UTILITIES THAT INCLUDE THE FOLLOWING:
 - TANK-LESS WATER HEATER
 - 200 ELECTRICAL PANEL
 - A/C & FAU CONDENSERS
- ASSESSOR #: 7335-022-035

REQUIRED PARKING:
13 SPACES
PROPOSED PARKING:
13 SPACES
(4-TWO CAR GARAGES & 4-OUTSIDE PARKING SPOTS, 1 ADA)

LOT SIZE: 18,869.00 SQ.

PROJECT DATA

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(N) 1ST FL. OF UNIT #A: 767.0 SQ.FT.
(N) 1ST FL. OF UNIT #B: 767.0 SQ.FT.
(N) 1ST FL. OF UNIT #C: 767.0 SQ.FT.
(N) 1ST FL. OF UNIT #D: 767.0 SQ.FT.

(N) 1ST FL. TOTAL: 3,068.0 SQ.FT.

(N) UNIT #A TWO-CAR GARAGE: 420.0 SQ.FT.
(N) UNIT #B TWO-CAR GARAGE: 420.0 SQ.FT.
(N) UNIT #C TWO-CAR GARAGE: 420.0 SQ.FT.
(N) UNIT #D TWO-CAR GARAGE: 420.0 SQ.FT.

TOTAL NON-LIVING SPACE: 1,680.0 SQ.FT.

TOTAL NON-LIVING SPACE: 1,680.0 SQ.FT.
TOTAL 1ST FL. LIVING SPACE: +3,068.0 SQ.FT.
TOTAL BUILDING FOOTPRINT: 4,748.0 SQ.FT.

(N) UNIT #A COVERED PORCH: 72.0 SQ.FT.
(N) UNIT #B COVERED PORCH: 72.0 SQ.FT.
(N) UNIT #C COVERED PORCH: 72.0 SQ.FT.
(N) UNIT #D COVERED PORCH: 72.0 SQ.FT.

TOTAL PORCHES: 288.0 SQ.FT.

TOTAL COVERED AREAS: 6,426.0 SQ.FT.
6,426.0 / 18,869.0 = .344 = 34% LOT COVERAGE

(N) 2ND FL. OF UNIT #A: 1,535.0 SQ.FT.
(N) 2ND FL. OF UNIT #B: 1,535.0 SQ.FT.
(N) 2ND FL. OF UNIT #C: 1,535.0 SQ.FT.
(N) 2ND FL. OF UNIT #D: 1,535.0 SQ.FT.

(N) 2ND FL. TOTAL: 6,140.0 SQ.FT.

(N) 2ND. FL. BALCONY OF UNIT #A: 71.0 SQ.FT.
(N) 2ND. FL. BALCONY OF UNIT #B: 71.0 SQ.FT.
(N) 2ND. FL. BALCONY OF UNIT #C: 71.0 SQ.FT.
(N) 2ND. FL. BALCONY OF UNIT #D: 71.0 SQ.FT.

TOTAL BALCONY: 284.0 SQ.FT.

(N) 2ND. FL. OPEN DECK OF UNIT #A: 150.0 SQ.FT.
(N) 2ND. FL. OPEN DECK OF UNIT #B: 150.0 SQ.FT.
(N) 2ND. FL. OPEN DECK OF UNIT #C: 150.0 SQ.FT.
(N) 2ND. FL. OPEN DECK OF UNIT #D: 150.0 SQ.FT.

TOTAL OPEN DECK: 600.0 SQ.FT.

&	AND	FLOOR	FLUORESCENT	QT	QUARRY TILE
<	ANGLE	FOC	FACE OF CONC	R	RISER
@	AT	FOF	FACE OF FIN	RAD	RADIUS
C.L.	CENTERLINE	FOS	FACE OF STUBS	REIN	REINFORCED
ø	DIA OR ROUND	FPRF	FIREPROOF	REQ	REQUIRED
#	POUND OR NO.	FTG	FOOTING	RESIL	RESILIENT
#	ACOUS	FURR	FURRING	RO	ROUGH OPENING
ADJ	ADJUSTABLE	GALV	GALVANIZED	RWD	REDWOOD
A/C	AIR CONDITIONING	GB	GRAB BAR	S	SOUTH
AL	ALUMINUM	GL	GLASS	SC	SOLID CORE
APX	APPROXIMATE	GR	GRADE (GROUND)	SD	SEAT COVER
BD	BOARD	GYP	GYP SUM	SD	SOAP DISPENSER
BLK	BLOCK	HC	HOLLOW CORE	SHT	SHEET
BOT	BOTTOM	HND	HANDICAPPED	SIM	SIMILAR
CAB	CABINET	HBD	HARDBOARD	SND/R	SANITARY NAPKIN
CPT	CARPET	HDW	HARDWARE		DISPENSER/RECEPTACLE
CEM	CEMENT	HM	HOLLOW METAL		SPECIFICATION (S)STL (STAINLESS) STEEL
CER	CERAMIC	HOR	HORIZONTAL		SSK SERVICE SINK
CI	CAST IRON	HGT	HEIGHT		STD STANDARD
CLG	CEILING	ID	INSIDE DIA		SUSP SUSPENDED
CLKG	CALKING	INSUL	INSULATION		SYM SYMMETRICAL
CLR	CLEAR	INT	INTERIOR		T TREAD
CONC	CONCRETE	INT	INTERIOR		TB TOWEL BAR
CONST	CONSTRUCTION	JT	JOINT		TEL TELEPHONE
CONT.	CONTINUOUS	LAM	LAMINATE(D)		T&G TOUNGE & GROOVE
CTR	CENTER	LAV	LAVATORY		THK THICK
DBL	DOUBLE	LT	LIGHT		TOT TOTAL
DF	DRINKING FOUNTAIN	MC	MEDICINE CAB		TPD TOILET PAPER DISPENSER
	DIAMETER	MECH	MECHANICAL		TYP TYPICAL
DIM	DIMENSION	MEMB	MEMBRANE		UNF UNFINISHED
DN	DOWN	MTL	METAL		UNLESS OTHERWISE NOTED
DR	DOOR	MIR	MIRROR		UR URINAL
DWG	DRAWING	MNT	MOUNT(ED)		VERT VERTICAL
E	EAST	N	NORTH		W WEST
EA	EACH	NIC	NOT IN CONTRACT		WDW WINDOW
EL	ELEVATION	NOM	NOMINAL		W/ WITH
ELEC	ELECTRICAL	NTS	NOT TO SCALE		WC WATER CLOSET
EMER	EMERGENCY	OBS	OBSOLETE		WD WOOD
ENCL	ENCLOSURE	OC	ON CENTER		W/O WITHOUT
EQ	EQUAL	OD	OUTSIDE DIA		WP WATER
EQPT	EQUIPMENT	OPNG	OPENING		WR WATER RESISTANT
EX	EXISTING	OPP	OPPOSITE		WGT WEIGHT
EXPO	EXPOSED	PRCST	PRECAST		
EXP	EXPANSION	PL	PLATE		
EXT	EXTERIOR	P	PLASTIC		
FA	FIRE ALARM	PLAS	PLASTER		
FDN	FOUNDATION	PLYWD	PLYWOOD		
FE(C)	FIRE EXTINGUISHER CABINET	PR	PAIR		
	FIN	PNT	PAINT(ED)		
	FLASH	PTD/R	PAPER TOWEL		
		PR	DISPENSER/RECEPTACLE		
		PTN	PARTITION		

ABBREVIATIONS

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ELECTRICAL SYMBOLS LEGEND

- WALL MOUNTED LIGHT
- ELECTRICAL SWITCH
- T.V. ANTENNA
- ELECTRICAL OUTLET
- PHONE JACK
- CEILING MOUNTED LIGHT
- SMOKE DETECTOR
- CEILING MOUNTED LIGHT w/ VENT
- PROPOSED NEW ADDITION
- EXISTING WALLS, DOORS, WINDOWS TO BE REMOVED
- EXISTING WALLS, DOORS, WINDOWS TO REMAIN
- ELECTRICAL PANEL (PANEL SIZE TO BE DETERMINED BY ELECTRICAL CONTRACTOR)
- 200 AMP

SYMBOL LEGEND **6**

IDEAL DESIGNS-ID, INC.
2452 PACIFIC AVE.
LONG BEACH, CA. 90806
OSCAR SANCHEZ - ARCH. DESIGNER
562-481-626
CASTILLO ENGINEERING
1205 PINE AVE. SUITE 201
LONG BEACH, CA. 90813
JOSE C. RAMIREZ - LIC. #: C91046
562-961-5600
LRG ENERGY DESIGN
1207 W. 112TH STREET
LOS ANGELES, CA. 90044
LAWRENCE GORDON
323-955-9827
CORDERO ENG'G AND SURVEYING SERVICES, INC.
P.O. BOX 4756, CARSON CA. 90749
ARTURO P. CORDERO- LIC. #: 7231
310-835-1725
LANDSCAPE DESIGNER:
140 LINDEN AVE., SUITE 286
LONG BEACH, CA. 90802
562-989-1880
LANDSCAPE PLANS PREPARED BY:
JON DAVID CICHETTI

PROJECT CONSULTANTS

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- ALL WORK SHALL COMPLY WITH APPLICABLE FEDERAL LAWS, STATE STATUTES, LOCAL ORDINANCES, AND THE REGULATIONS OF AGENCIES HAVING JURISDICTION. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR COMPLYING WITH THE CONSTRUCTION SAFETY ORDERS AND THE GENERAL INDUSTRIAL SAFETY ORDERS OF THE STATE DIVISION OF INDUSTRIAL SAFETY. THE REGULATIONS OF THE FEDERAL AND STATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATIONS, AND SUCH OTHER AGENCIES GOVERNING THE CONTRACTOR'S ACTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HOLD HARMLESS THE ARCHITECT FOR ANY DAMAGES AND / OR PENALTIES RESULTING FROM HIS FAILURE TO COMPLY WITH SAID LAWS, STATUTES, ORDINANCES, AND REGULATIONS.
 - THE DESIGN, ADEQUACY AND SAFETY OF ERECTION BRACING, SHORING, TEMPORARY SUPPORTS, ETC., IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR, AND HAS NOT BEEN CONSIDERED BY THE ARCHITECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THE STABILITY OF THE STRUCTURE PRIOR TO THE APPLICATION OF ALL SHEAR WALLS, ROOF AND FLOOR DIAPHRAGMS AND FINISH MATERIALS. HE SHALL PROVIDE THE NECESSARY BRACING TO PROVIDE STABILITY PRIOR TO THE APPLICATION OF THE AFOREMENTIONED MATERIALS. OBSERVATION VISITS TO THE SITE BY THE ARCHITECT SHALL NOT INCLUDE INSPECTION OF THE ABOVE ITEMS.
- CODE:
2022 CRC (California Residential Code)
2022 CBC (California Building Code)
2022 GREEN BUILDING STANDARDS (CalGreen)
2022 OMC (California Mechanical Code)
2022 OPC (California Plumbing Code)
2022 OEC (California Electrical Code)
2022 BUILDING ENERGY EFFICIENCY STANDARDS
- SEPARATE PERMITS ARE REQ. FOR ELEC. MECH. PLUMBING

NOTES

THESE PLANS AND INCORPORATED DESIGNS EMBODIED THEREON ARE THE PERSONAL PROPERTY OF "IDEAL DESIGNS AND ASSOCIATES" THE USE OF THESE PLANS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION AND REPRODUCTION IS RESTRICTED TO SUCH USE. PUBLICATION AND REPRODUCTION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND DESIGNS REMAIN WITH "IDEAL DESIGNS AND ASSOCIATES" VISUAL CONTACT WITH THEM CONSTITUTES PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

SIGNATURE ACKNOWLEDGES SUBJECT PLANS APPROVED AS OF _____

ALL PLANS FURNISHED PRIOR TO SAID DATE ARE TO BE CONSIDERED INVALID.

NOTES

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ARCHITECTURAL	COVER SHEET
CS	TOPOGRAPHIC SURVEY
TS	SITE PLANS
A1	FIRE DEPT. SITE PLAN
A1.1	PRELIMINARY LANDSCAPE
L1	PRELIMINARY PLANT PALETTE IMAGERY
L2	PRELIMINARY MATERIALS BOARD
L3	PRELIMINARY WATER EFFICIENT WORKSHEET & WELO COMPLIANCE
L4	(N) FL. PLANS (REFLECTS ALL UNITS)
A2	COLOR ELEVATIONS W/ MATERIAL BOARD (REFLECTS ALL UNITS)
A3	ROOF PLAN (REFLECTS ALL UNITS)
A4	

SHEET INDEX	1
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EXISTING SINGLE-FAM RES. (ONE-STORY) TO BE DEMOLISHED;
(N) HOMES (4-BUILDINGS; 4-UNITS TOTAL)
TWO-STORY STUCCO BUILDINGS
ASSESSOR # : 7335-022-035
TRACT : 2982
LOT : 28
MAPSHEET :
ZONING: RM-12-D
LOT SIZE: 18,689
FIRE DISTRICT NO. 1
OCCUPANCY USE: R3 | U
TYPE OF CONSTRUCTION: V-B

LEGAL DESCRIPTION **2**

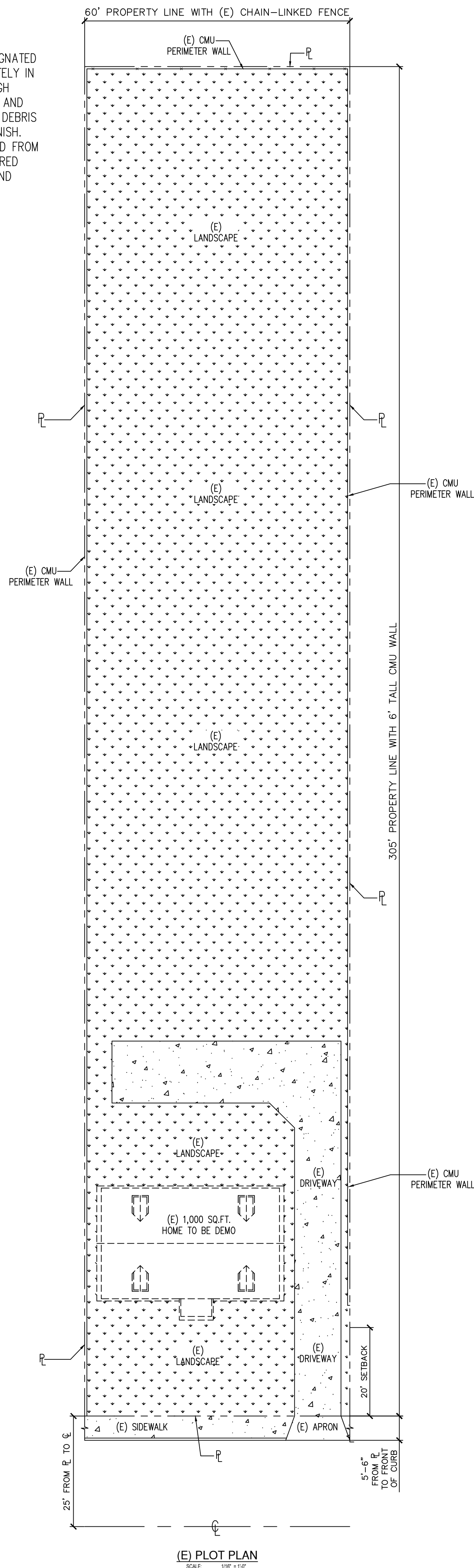
Graciela Vivian
222 E. 220th St.
Carson, Ca. 90745
Phone: 714-906-0591

OWNER INFORMATION **3**

OSCAR SANCHEZ LAKEWOOD CA. 90712	DESIGNER	CONTRACTOR	CUSTOMER	ENGINEER
REV. 1	DATE	REVISION DESCRIPTION	REV. 2	DATE
1			1	
DRAWN BY : O.SANCHEZ DATE : 08/3/2022				
REVIEWED : A.FEREZ DATE : 3/17/2023				
JOB NO. : 21-222 220TH				
PAGE CS				

DEMOLITION NOTES

DEMOLITION CONTRACTOR SHALL RELOCATE REUSABLE MATERIALS TO DESIGNATED SALVAGE AREA, NON-USEABLE MATERIALS SHALL BE PLACED APPROPRIATELY IN REFUSE BIN AND SHALL BE COVERED AT NIGHT AND DURING RELATIVE HIGH WINDS, RAIN, ETC. REFUSE BIN SHALL BE COVERED DURING TRANSFER TO AND FROM DUMP SITE. CONTRACTOR TO BE LIABLE FOR REFUSE SPILLING. ALL DEBRIS TO BE HAULED AWAY AND CLEAN-UP SHALL BE COMPLETE TO BROOM FINISH. EXISTING MATERIALS AND OR STRUCTURE TO REMAIN SHALL BE PROTECTED FROM DUST, PAINT CHIPPING, ETC., BY USE OF PLASTIC OR WHATEVER IS REQUIRED FOR PROPER PROTECTION. EXISTING STRUCTURES SHALL HAVE BRACING AND SHORING AS REQUIRED TO PROTECT THE EXISTING STRUCTURE. PROVIDE DE-WATERING FACILITIES FOR CONSTRUCTION AS REQUIRED. COORDINATE AS-BUILT INFORMATION, STRUCTURAL, ETC. TO ARCHITECT AS REQUIRED.



SITE PLAN LEGEND

- CONCRETE HARDSCAPE
- GRASS LANDSCAPE
- CHAIN-LINKED FENCE
- ROOF LINE
- BUILDING OUTLINE
- PROPERTY LINE

- (N) 1ST FL. OF UNIT #A: 767.0 SQ.FT.
- (N) 1ST FL. OF UNIT #B: 767.0 SQ.FT.
- (N) 1ST FL. OF UNIT #C: 767.0 SQ.FT.
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(N) 1ST FL. TOTAL: 3,068.0 SQ.FT.

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6,426.0 / 18,689.0 = .344 = 34% LOT COVERAGE

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- (N) 2ND FL. OF UNIT #D: 1,535.0 SQ.FT.

(N) 2ND FL. TOTAL: 6,140.0 SQ.FT.

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- (N) 2ND. FL. BALCONY OF UNIT #C: 71.0 SQ.FT.
- (N) 2ND. FL. BALCONY OF UNIT #D: 71.0 SQ.FT.

TOTAL BALCONY: 284.0 SQ.FT.

- (N) 2ND. FL. OPEN DECK OF UNIT #A: 150.0 SQ.FT.
- (N) 2ND. FL. OPEN DECK OF UNIT #B: 150.0 SQ.FT.
- (N) 2ND. FL. OPEN DECK OF UNIT #C: 150.0 SQ.FT.
- (N) 2ND. FL. OPEN DECK OF UNIT #D: 150.0 SQ.FT.

TOTAL OPEN DECK: 600.0 SQ.FT.

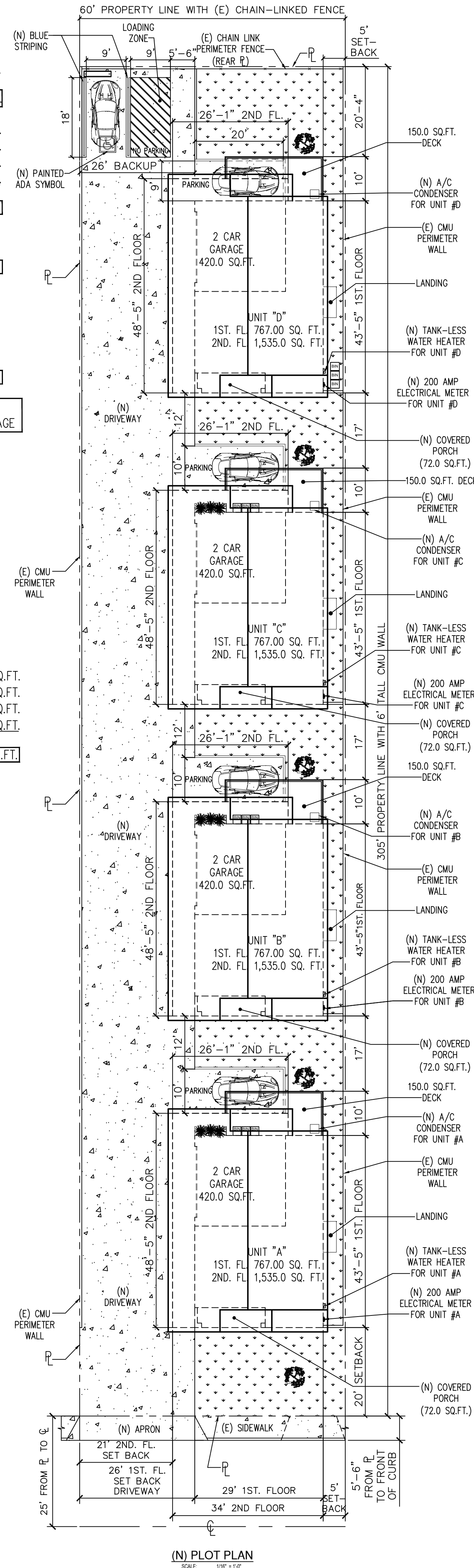
- BUILDING A (OCCUPANCY USE: R-3 & U)
UNIT #1 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.
- BUILDING B (OCCUPANCY USE: R-3 & U)
UNIT #2 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.
- BUILDING C (OCCUPANCY USE: R-3 & U)
UNIT #3 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.
- BUILDING D (OCCUPANCY USE: R-3 & U)
UNIT #4 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.

REQUIRED PARKING: 13 SPACES
PROPOSED PARKING: 13 SPACES
(4-TWO CAR GARAGES & 4-OUTSIDE GUEST PARKING SPACES, 1 ADA)

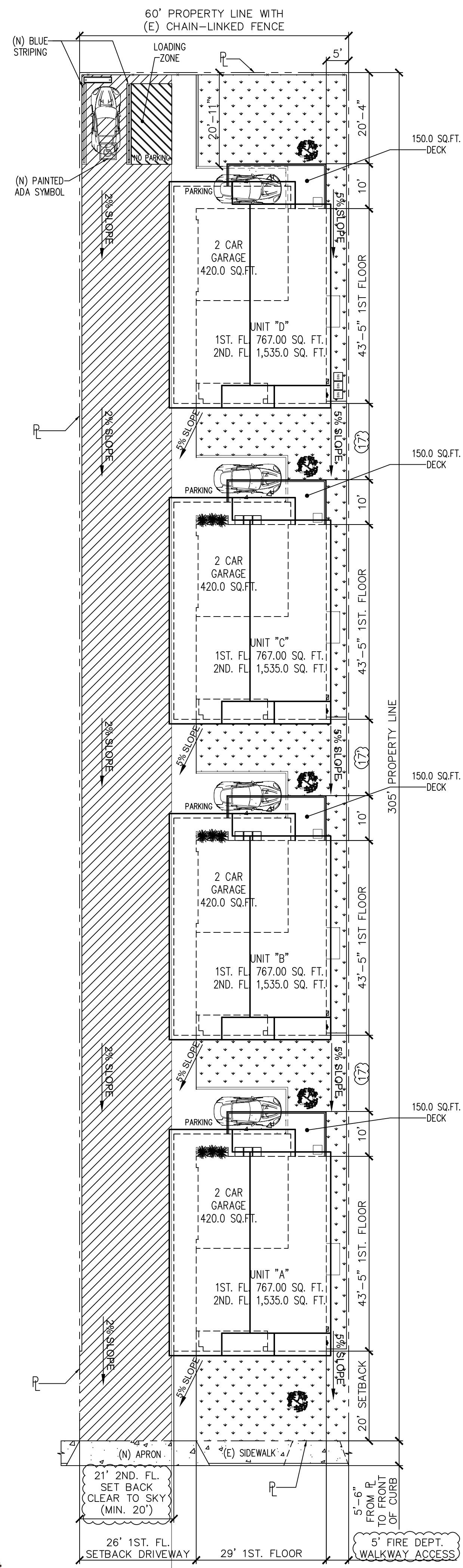
LANDSCAPE/HARDSCAPE:
LOT SIZE: 18,689.00 SQ.
TOTAL LANDSCAPE AREA: 4,010.00 SQ.FT.
TOTAL HARDSCAPE AREA: 9,248.0 SQ.FT.

SITE PLAN LEGEND

- CONCRETE HARDSCAPE
- GRASS LANDSCAPE
- CHAIN-LINKED FENCE
- ROOF LINE
- BUILDING OUTLINE
- PROPERTY LINE



REVISION DESCRIPTION	DATE	DESIGNER	CONTRACTOR	CUSTOMER	ENGINEER
REV. 1					
REV. 2					
REV. 3					
REV. 4					
REV. 5					
REV. 6					
REV. 7					
REV. 8					
REV. 9					
REV. 10					
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FIRE DEPT. NOTES:

- 1.) THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS 500 GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF 1 HR OVER AND ABOVE MAXIMUM DAILY DOMESTIC DEMAND. FIRE CODE 507.3, APPENDIX B105.1(1) AND APPENDIX B105.1(2).
- 2.) APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCH. FIRE CODE 505.1.
- 3.) AN AUTOMATIC RESIDENTIAL FIRE SPRINKLER SYSTEM FOR TOWNHOUSES SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH SECTION R313.1 OR NFPA 13D.

SITE PLAN LEGEND

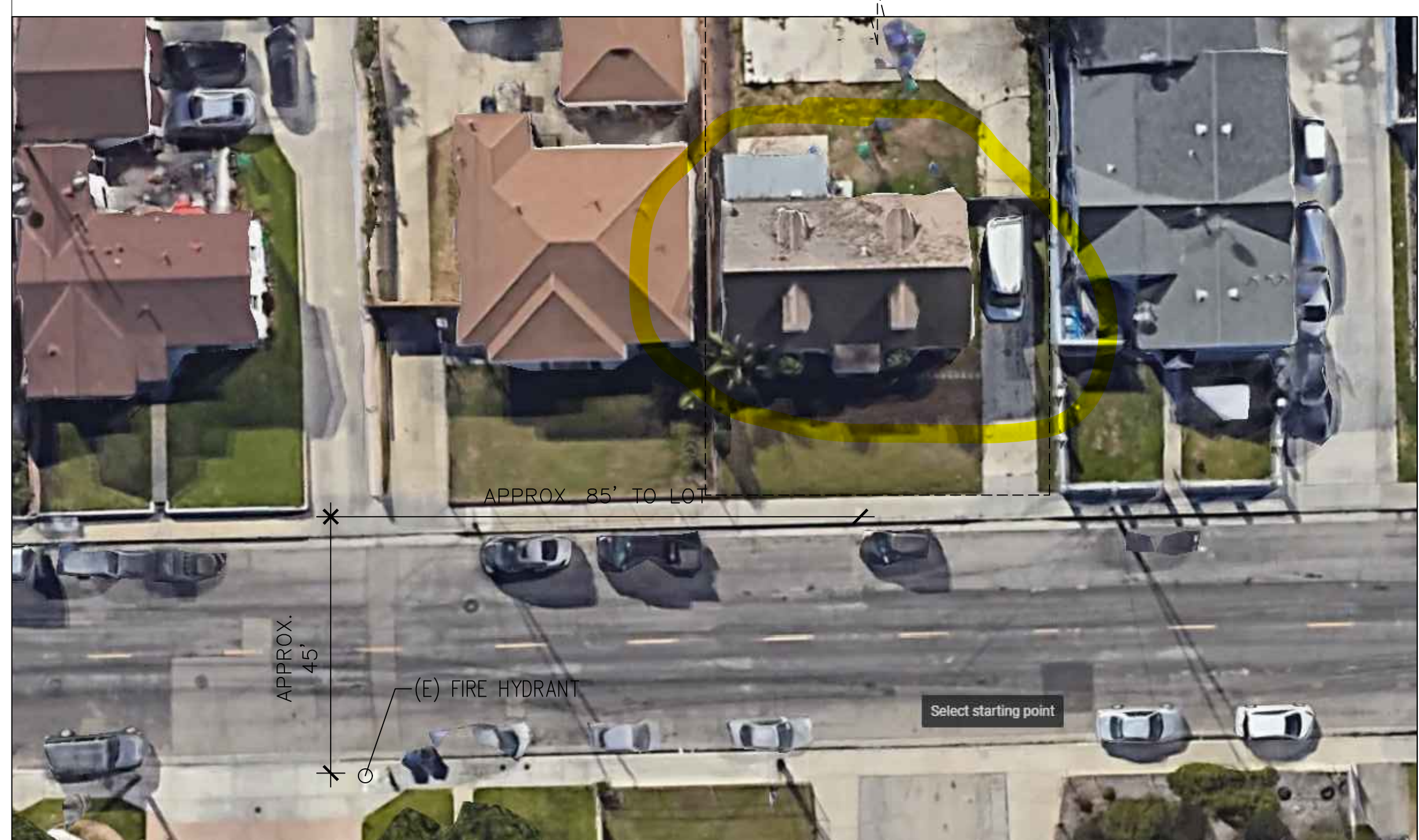
- 21" WIDE FIRE VEHICLE ACCESS "CLEAR TO SKY" (20' MINIMUM)
- LANDSCAPE
- CONCRETE HARDSCAPE
- CHAIN-LINKED FENCE
- ROOF LINE
- BUILDING OUTLINE
- PROPERTY LINE
- Existing Fire Hydrant

FIRE DEPT. PLOT PLAN
SCALE: 1/8" = 1'-0"

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
REQUIRED FIRE FLOW
500 GPM @ 20PSI FOR 2 HOURS
Nancy Rodeheffer, FPEA II
06/21/2023

County of Los Angeles
Fire Department
Fire Prevention Division
Land Development Unit
APPROVED
ACCESS REQUIREMENT ONLY
Nancy Rodeheffer
06/21/2023

SUBJECT PROPERTY



VICINITY MAP (APPROX. 130' LINEAR FT. FIRE HYDRANT TO SUBJECT PROPERTY)

REV.	REVISION DESCRIPTION	DATE	DESIGNER	CONTRACTOR	CUSTOMER	ENGINEER
1						
2						
3						
4						
5						

DRAWN BY : O.SANCHEZ
DATE : 06/3/2022
REVIEWED : A.PEREZ
DATE : 2/7/2023

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	HYDROZONE	REMARKS	PLANTED SIZE (HEIGHT X WIDTH)	MATURE SIZE (HEIGHT X WIDTH)
	PUNICA GRANATUM 'WONDERFUL'	WONDERFUL POMEGRANATE	24" BOX	6	LOW / L-2	STANDARD DECIDUOUS (EDIBLE) FLOWERING ACCENT	6'-10" X 3'-5"	10' X 10'
	ACCA SELLOWIANA	PINEAPPLE GUAVA	24" BOX	5	LOW / L-2	MULTI-TRUNK EVERGREEN (EDIBLE) FLOWERING ACCENT	5'-6" X 3'-4"	18'-25" X 18'-25"
DROUGHT TOLERANT SHRUBS / GROUND COVERS / PERENNIALS / ORNAMENTAL GRASSES / VINES								
	AGAVE AMERICANA 'MEDIOPICTA ALBA'	CENTURY PLANT	5 GAL. @ 5' O.C.	4	VERY LOW / L-1	SUCCULENT ACCENT - STRIPED	3'-4" X 4'-5"	
	AGAVE PARRYI	ARTICHOKE AGAVE	1 GAL. @ 3' O.C.	1,325 S.F. (244)	VERY LOW / L-1	SUCCULENT ACCENT	1'-2" X 2'-3"	18"-24" X 24"-36"
	ARISTIDA PURPUREA	PURPLE THREE-AWN	1 GAL. @ 2' O.C.		VERY LOW / L-1	NATIVE ORNAMENTAL GRASS		
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	1 GAL. @ 3' O.C.		VERY LOW / L-1	EVERGREEN FLOWERING GROUND COVER	1'-2" X 2'-3"	
	ECHVEERIA 'AFTERGLOW'	AFTERGLOW ECHEVERIA	1 GAL. @ 2' O.C.		VERY LOW / L-1	SUCCULENT GROUND COVER	1'-2" X 1'-2"	
	ARBUTUS UNEDO 'COMPACTA'	DWARF STRAWBERRY BUSH	1 GAL. @ 5' O.C.	15	LOW / L-1	FRUITING EVERGREEN SHRUB (EDIBLE)	3'-4" X 4'-5"	
	ALOE VERA	MEDICINAL ALOE	1 GAL. @ 3' O.C.	1,545 S.F. (285)	LOW / L-1	SUCCULENT FLOWERING ACCENT	3'-4" X 4'-5"	
	KALANCHOE LUCIAE	PADDLE PLANT	1 GAL. @ 3' O.C.		LOW / L-1	SUCCULENT FLOWERING ACCENT	1'-2" X 2'-3"	
	LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVENDER	1 GAL. @ 3' O.C.		LOW / L-1	FLOWERING EVERGREEN SHRUB	1'-2" X 2'-3"	
	FESTUCA GLAUCA 'ELIJAH BLUE'	ELIJAH BLUE FESCUE	1 GAL. @ 1' O.C.		LOW / L-1	BLUE ORNAMENTAL GRASS	8"-12" X 8"-12"	
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL. @ 3' O.C.		LOW / L-1	BLUE SUCCULENT GROUND COVER	10"-1" X 2'-3"	
	SEDUM NUSSBAUMERIANUM	STONECROP	1 GAL. @ 2' O.C.		LOW / L-1	ORANGE SUCCULENT GROUND COVER	8"-9" X 2'-3"	
	CITRUS 'IMPROVED MEYER'	IMPROVED MEYER LEMON	15 GAL.	8	MODERATE / M-3	FLOWERING EVERGREEN ESPALIER ON STEEL CABLE TRELLIS (EDIBLE)	6' X 6' (6' SQ. TRELLIS)	

SYMBOL	DESCRIPTION	QUANTITY	REMARKS
	NEW VEHICULAR PAVING AND NEW PEDESTRIAN PAVING/PORCHES BY OTHERS	9,248 S.F.	SEE ARCHITECTURAL PLANS FOR MATERIAL, COLOR AND FINISH
	NEW ARTIFICIAL TURF AT PORCH/PATIO AND PRIVATE/Common OPEN SPACES	698 S.F.	ARTIFICIAL TURF SYSTEM WITH FALL PADS TO BE SELECTED BY OWNER
	NEW DECORATIVE ACCENT BOULDERS IN LANDSCAPE PLANTER AREAS	5 - (4' SIZE) 10 - (2' SIZE)	LANDSCAPE BOULDERS - TO BE SELECTED BY OWNER

NOTE: LANDSCAPE OPEN SPACE AREAS INCLUDE ARTIFICIAL TURF FOR PEDESTRIAN ACCESS AND AS SEATING AREAS FOR EACH UNIT AND AT COMMON OPEN SPACES AT THE FRONT AND REAR OF THE PROJECT SITE. OPEN SPACES INCLUDE ACCENT BOULDERS, OUTDOOR SEATING AND OTHER SITE FURNISHINGS. ALL LANDSCAPE AREAS TO INCLUDE 3" DEEP ORGANIC MULCH. SOIL ON-SITE TO BE AMENDED PER DEFERRED SOILS TESTING AFTER SIGNIFICANT GRADING ON-SITE IS COMPLETED.

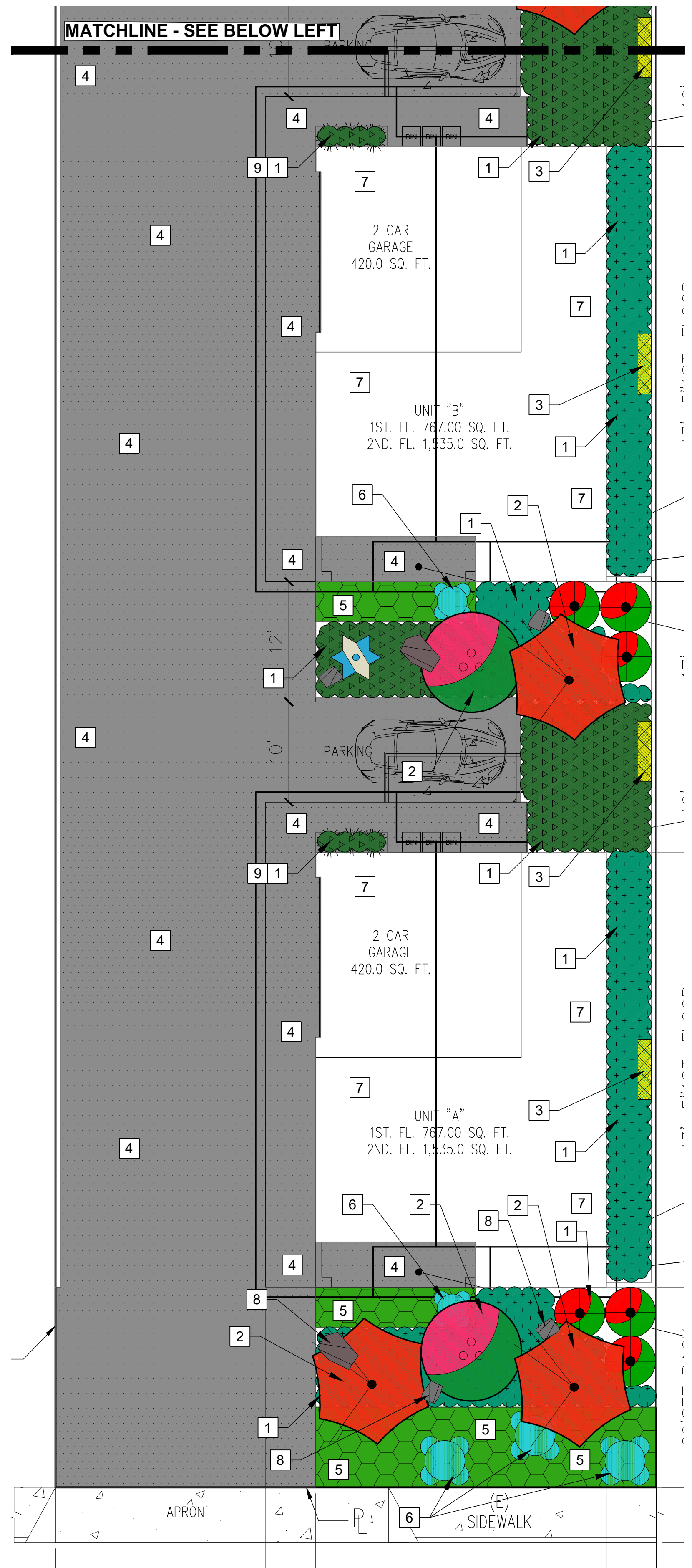
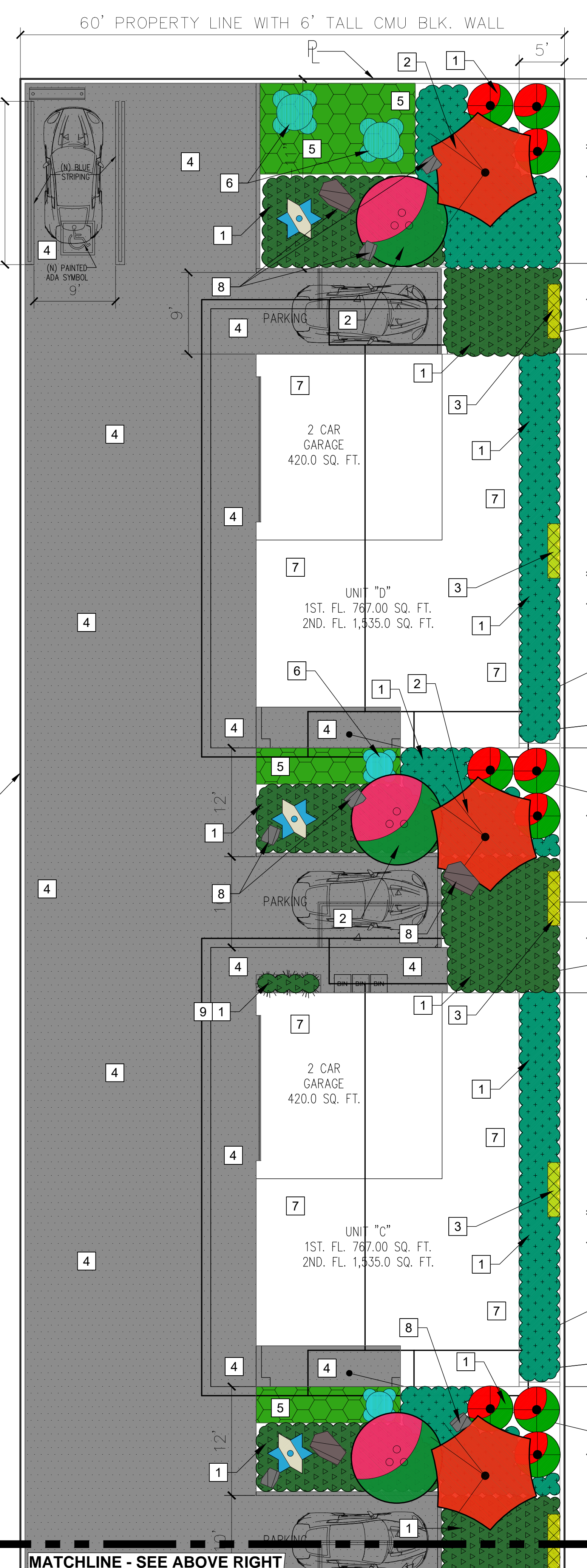
PRELIMINARY LANDSCAPE KEYNOTES

- NEW DROUGHT TOLERANT LANDSCAPE (3,312 S.F.) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET - LOW WATER USE - L-1
- NEW DROUGHT TOLERANT TREES (11 TOTAL - EDIBLE) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET - LOW WATER USE - SLA/L-2
- NEW DROUGHT TOLERANT ESPALIERS (8 TOTAL - EDIBLE - FREESTANDING TRELLIS) - SEE SHEET L-2 FOR PLANT PALETTE - SEE PLANTING LEGEND THIS SHEET - MODERATE WATER USE - SLA/M-3
- NEW PAVING - VEHICULAR PAVING AT DRIVE AISLE AND PARKING SPACES - PEDESTRIAN PAVING AT PORCHES - BY OTHERS - SEE ARCHITECTURAL PLANS
- NEW ARTIFICIAL TURF AT PATIOS AND COMMON SPACES WITH FALL PADS - TO BE SELECTED BY OWNER
- NEW PRIVATE AND COMMON OPEN SPACE SEATING - TABLES WITH CHAIRS - TO BE SELECTED BY OWNER
- NEW RESIDENTIAL BUILDING - SEE ARCHITECTURAL PLANS
- NEW DECORATIVE LANDSCAPE BOULDERS (LARGE = 4' / SMALL = 2') - SEE PLANTING LEGEND THIS SHEET
- NEW PLANTER POTS - 2' HIGH BY 2' DEEP BY 96" LONG - TO BE SELECTED BY OWNER

ADDITIONAL LANDSCAPE NOTES:
 TOTAL PROJECT SITE AREA: 18,300 S.F.
 TOTAL NEW LANDSCAPE AREA: 4,010 S.F. (21.9% OF PROJECT SITE AREA)
 TOTAL NEW PLANTER AREAS: 3,312 S.F. (18.1% OF PROJECT SITE AREA)
 TOTAL EXISTING LANDSCAPE AREA TO REMAIN: 0 S.F.
 TOTAL PROPOSED ARTIFICIAL TURF LANDSCAPE AREA: 698 S.F.
 TOTAL PRIVATE OPEN SPACE AREA (SEE ARCH PLANS): 884 S.F.
 TOTAL OUTDOOR/Common AREA OPEN SPACES: 698 S.F.
 TOTAL OPEN SPACE: 1,546 S.F. (8.5% OF PROJECT SITE AREA)
 TOTAL TREE REMOVALS: 0
 PROPOSED NEW TREES: 11 WITHIN LIMIT OF WORK
 TOTAL BUILDING AREA: 4,718 S.F. (25.8% OF PROJECT SITE AREA)
 TOTAL HARDSCAPE AREA: 9,248 S.F. (50.5% OF PROJECT SITE AREA)

TYPE OF CONSTRUCTION: NEW LANDSCAPE AT A NEW MULTI-UNIT RESIDENTIAL SITE (WELO IS APPLICABLE)
 WATER: POTABLE WATER
 WATER PURVEYOR: CALWATER - RANCHO DOMINGUEZ DISTRICT (310) 257-1400

NOTE:
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE DESIGN PLAN. SEE PRELIMINARY WELO CALCULATIONS SHEET ON L-4 WITH FULL WELO STATEMENT AND PROPOSED IRRIGATION EQUIPMENT.



L-1 PRELIMINARY LANDSCAPE PLAN

4 UNIT - 222 E. 220th STREET, CARSON, CA. 90745

DATE: 01/23/23

SCALE: 1/8" = 1'-0"



JON DAVID CICCHETTI
 LANDSCAPE ARCHITECT
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 LONG BEACH, CA 90802
 (562) 969-1880



PUNICA GRANATUM 'WONDERFUL'
WONDERFUL POMEGRANATE
EDIBLE FRUIT TREE / DECIDUOUS FLOWERING ACCENT



ACCA SELLOWIANA
PINEAPPLE GUAVA
EDIBLE FRUIT TREE / EVERGREEN FLOWERING ACCENT



AGAVE AMERICANA 'MEDIO-PICTA ALBA'
WHITE STRIPED CENTURY PLANT



AGAVE PARRYI
ARTICHOKE AGAVE



ARISTIDA PURPUREA
PURPLE THREE-AWN



ROSMARINUS OFFICINALIS 'PROSTRATUS'
PROSTRATE ROSEMARY



ECHEVERIA 'AFTERGLOW'
AFTERGLOW ECHEVERIA



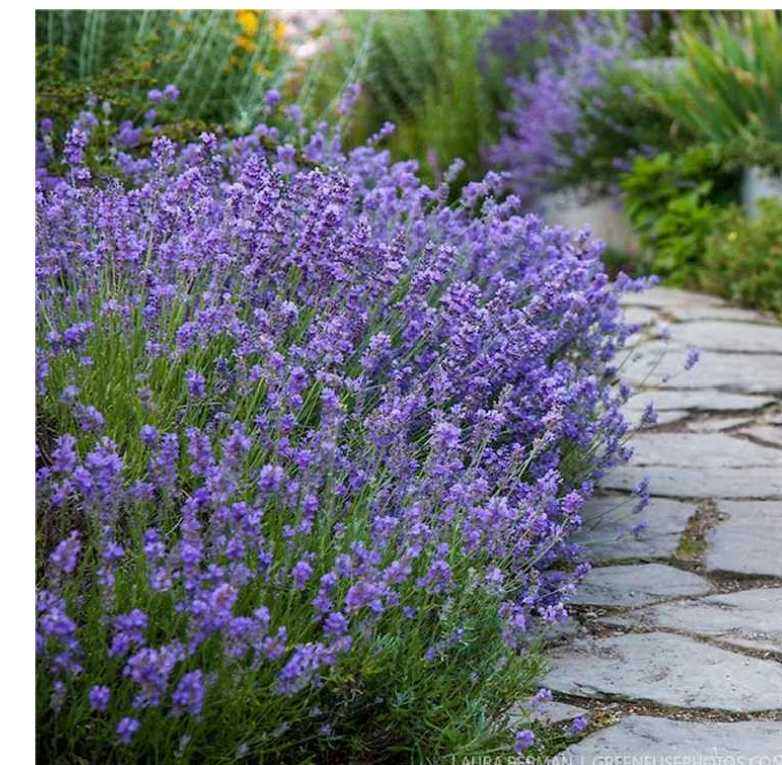
ARBUTUS UNEDO COMPACTA
DWARF STRAWBERRY TREE



ALOE VERA
MEDICINAL ALOE



KALANCHOE LUCIAE
PADDLE PLANT



LAVANDULA ANGUSTIFOLIA 'MUNSTEAD'
MUNSTEAD ENGLISH LAVENDER



FESTUCA GLAUCA
BLUE FESCUE



SENECIO SERPENS
BLUE CHALKSTICKS



SEDUM NUSSBAUMERIANUM
STONECROP



CITRUS ESPALIER ON FREE
STANDING PRE-FAB TRELLIS

DATE:01/23/23

L-2 - PRELIMINARY PLANT PALETTE IMAGERY

4 UNIT - 222 E. 220th STREET, CARSON, CA. 90745



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ARTIFICIAL TURF AT PORCH/PATIO AND PRIVATE/COMMON OPEN SPACES - TYPE TO BE SELECTED BY OWNER



VINE CABLE TRELLIS SYSTEM
DIAMOND PATTERN



MISSION COBBLE - STONE MULCH AT ACCENTS, POTS AND SUCCULENT
ACCENT PLANTS - SIZE: 1"-5"



PALE SUNSET LANDSCAPE BOULDERS - ACCENTS WHERE SHOWN ON
PLANS - SIZES: LARGE = 4' / MEDIUM = 2'



COMPOSTED ORGANIC MULCH (WOOD CHIPS)
3" DEEP LAYER AT ALL PLANTER LOCATIONS NOT
RECEIVING NEW MISSION COBBLE STONE MULCH



PRE-CAST CONCRETE PLANTER
24" TALL X 24" WIDE X 96" LONG RECTANGLE
COLOR: TO BE SELECTED BY OWNER



COMMON AND PRIVATE OPEN SPACE SEATING - SIZE, TYPE, MATERIALS AND COLORS TO BE SELECTED BY OWNER

L-3 - PRELIMINARY MATERIALS BOARD

4 UNIT - 222 E. 220th STREET, CARSON, CA. 90745

DATE: 01/23/23



JON DAVID CIOCHETTI
LANDSCAPE ARCHITECT
140 LINDEN AVENUE, SUITE 286
LONG BEACH, CA 90802
(562) 969-1880

CIMIS Station #174 Eto Long Beach (Closest Station) - Carson - Los Angeles Basin				
	Monthly Average Eto	Daily Average Eto	Monthly % (Of Total Year)	Monthly % (Of Peak July)
January	1.97	0.064	4.33%	34.38%
February	2.46	0.087	5.40%	42.93%
March	3.71	0.120	8.15%	64.75%
April	4.60	0.153	10.11%	80.28%
May	4.99	0.161	10.96%	87.09%
June	4.99	0.166	10.96%	87.09%
July	5.73	0.185	12.59%	100.00%
August	5.52	0.178	12.13%	96.34%
September	4.51	0.150	9.91%	78.71%
October	3.23	0.104	7.10%	56.37%
November	2.13	0.071	4.68%	37.17%
December	1.68	0.054	3.69%	29.32%
Yearly Total	45.52	0.125	100.00%	N/A

Water Efficient Landscape Worksheet							
Project Name & Address:		Carson 4 Unit - 222 E. 220th Street, Carson, CA 90745					
Irrigation System 'A'							
Maximum Applied Water Allowance Calculation							
Total MAWA = (Eto x 0.55 x LA in SF x 0.62 + (Eto x 1.0 x SLA in SF x 0.62) = Gallons per Year for LA+SLA							
Where:							
MAWA = Maximum Applied Water Allowance (gallons per year)							
Eto = Reference Evapotranspiration (Appendix A) (inches per year)							
0.55 = ET Adjustment Factor (ETAF) for Residential Site							
1.0 = ET Adjustment Factor (ETAF) for Special Landscape Area							
LA = Landscape Area (SF=square feet)							
0.62 = Conversion factor (to gallons per square foot)							
SLA = Special Landscape Area (square feet)							
Billing Unit = 1 Hundred Cubic feet (HCF) or 748 gallons							
MAWA Calculation:							
	Eto		ETAF		LA or SLA (SF)	Conversion	MAWA (Gallons per Year)
MAWA for LA =	45.10	x	0.55	x	3,312	x	0.62 = 50,936
MAWA for SLA =	45.10	x	1.00	x	304	x	0.62 = 8,500
					Total Area (SF) =	3,616	Total MAWA = 59,436 Gal/Yr.
							= 79 Billing units

Water Efficient Landscape Worksheet						
Project Name & Address:		Carson 4 Unit - 222 E. 220th Street, Carson, CA 90745				
Irrigation System 'A'						
Estimated Total Water Use Calculation						
KI = Landscape Coefficient			Kd = Density Factor (range = 0.5 to 1.3) (See WUCOLS for density ranges)			
LA = Landscape Area (square feet)			Ks = Species Factor (range = 0 to 1.0)			
0.62 = Conversion factor (gallons/ square foot)			Kmc = Microclimate Factor (range = 0.5 to 1.4) (See WUCOLS)			
IE = Irrigation Efficiency = IME x DU			KI = .4 (Ks) * .95 (Kd) * .90 (Kmc) = .35			
IME = Irrigation Management Efficiency (90%)			WUCOLS IV: https://ucanr.edu/sites/WUCOLS/			
DU = Distribution Uniformity of Irrigation head						
ETWU Calculation: Eto x KI x LA in SF x 0.62 = Gallons per Year						
	Eto		SLA		Conversion	ETWU (Gallons Per Year)
SLA / Special Landscape Area - L-2 - Edible Trees	45.52	x	176	x	0.62	= 4,967
SLA / Special Landscape Area - M-3 - Edible Espaliers	45.52	x	128	x	0.62	= 3,612
	Eto	KI	LA	Conversion	IE	ETWU (Gallons Per Year)
L-1 - Low and Very Low Water Using Shrubs	45.52	x	0.20 x 3,312	x	0.62	= 23,080
Total ETWU =						28,047 Total Gallons per year
						37 Billing units

ETWU / MAWA / WELO SUMMARY
The ETWU (28,047 gallons per year) is less than the MAWA (59,436 gallons per year). (47.2%)
The project's Landscape Estimated Total Water Use complies with the City of Carson Water Efficient Landscape Ordinance (WELO)
*Trees and Espaliers are assigned 16 s.f. per Tree or Espalier and are calculated in the project ETWU landscape area of coverage (Bubblers)

Sprinkler Head Types	Average Precipitation Rate	Distribution Uniformity of Irrigation Head
Sub-surface Dripline Tubing	0.8"/hr.	0.90
Sub-surface Bubbler	1.5"/hr.	0.90
Sub-surface EcoMat Dripline	0.83"/hr.	0.90

ETAF Calculations		
Regular Landscape Areas		
Total ETAF x Area	817.78	
Total Area	3,312.00	
Average ETAF	0.25	(Less than .55) WELO Compliant
All Landscape Areas		
Total ETAF x Area	993.78	
Total Area	3,488.00	
Sitewide ETAF	0.28	(Less than 1.0) WELO Compliant

PRELIMINARY LANDSCAPE AND IRRIGATION STATEMENT (WELO):

I HAVE COMPLIED WITH THE CRITERIA OF THE LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE PLAN. THE NEW IRRIGATION SYSTEM IS TO UTILIZE A WEATHER BASED 'SMART' IRRIGATION CONTROLLER WITH A NEW WEATHER SENSOR AND NEW DEDICATED IRRIGATION SUB-METER WITH FLOW SENSING. SHRUBS WILL BE IRRIGATED WITH SUB-SURFACE DRIP LINE TUBING AND POINT TO POINT EMITTERS ON DEDICATED CONTROL VALVES WITH PRESSURE REGULATORS AND DRIP FILTERS. POINT TO POINT DRIP EMITTERS WILL BE USED WHERE NECESSARY FOR LARGER SHRUBS AND TREES. TREES WILL BE PROVIDED WITH DEDICATED CONTROL VALVES WITH 2 LOW FLOW BUBBLERS PER TREE FOR MONTHLY DEEP ROOT WATERING. PROPOSED NEW IRRIGATION EQUIPMENT IS LISTED BELOW FOR REFERENCE. ARTIFICIAL TURF TO HAVE SPRAY SYSTEM FOR CLEANING ONLY.

PROPOSED NEW IRRIGATION EQUIPMENT:
NEW IRRIGATION-ONLY SUB-METER WITH FLOW SENSING WITH NORMALLY OPEN MASTER VALVE - HUNTER HC-FLOW METER / SUPERIOR 3300
NEW IRRIGATION SUB-SURFACE DRIPLINE SYSTEM - GPH HEAVY WALL DRIPLINE AND DRIP ACCESSORIES
NEW IRRIGATION SUB-SURFACE BUBBLERS - HUNTER ROOT ZONE WATERING SYSTEM
NEW IRRIGATION SUB-SURFACE POINT TO POINT DRIP SYSTEM WITH PRESSURE REGULATING EMITTERS AND BUG CAPS
NEW IRRIGATION CONTROL VALVES - HUNTER ICZ-101 (DRIP) AND ICV-101G (BUBBLER) VALVES WITH PRESSURE REGULATION AND FILTRATION
NEW IRRIGATION CONTROL VALVES - HUNTER ICV-101G (SPRAY) VALVES WITH PRESSURE REGULATION
NEW IRRIGATION ACCESSORIES - IRRIGATION VALVES FOR DRIP AND BUBBLER SYSTEMS SHALL INCLUDE 150 MESH STAINLESS STEEL FILTERS
NEW IRRIGATION CONTROLLER - HUNTER PHC 'SMART' WIFI CONTROLLER WITH WIRELESS WEATHER SENSOR AND ACTIVE FLOW MONITORING
NEW IRRIGATION GATE VALVES - NIBCO T-113 BRASS GATE VALVES FOR PARTIAL OR COMPLETE SYSTEM SHUTDOWN

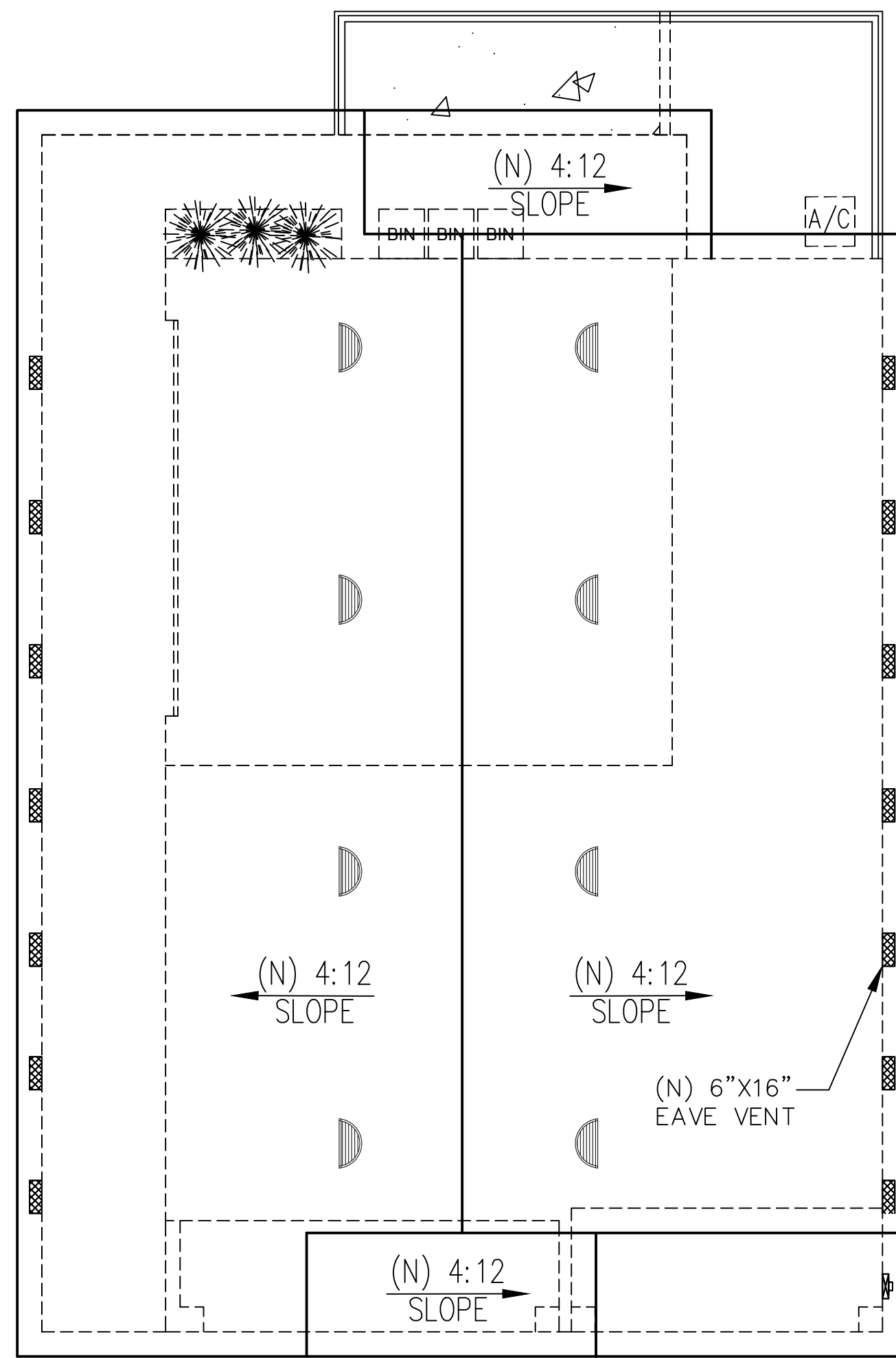
L-4 - PRELIMINARY WATER EFFICIENT WORKSHEET AND WELO COMPLIANCE

4 UNIT - 222 E. 220th STREET, CARSON, CA. 90745

DATE:01/23/23



JON DAVID CIOCHETTI
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140 LINDEN AVENUE, SUITE 286
LONG BEACH, CA 90802
(562) 969-1880



BUILDING A,B,C,D.
ROOF PLAN
 SCALE: 3/16" = 1'-0"

NEW AREA ATTIC VENTILATION (CALC. FOR EVERY BUILDING):

(N) ATTIC AREA 1,535.0 S.F.
 VENT AREA CALCULATION $1,535.0/150 = 8.33$ S.F.
 $10.233 \times 144 = 1,473.60$ S.I.

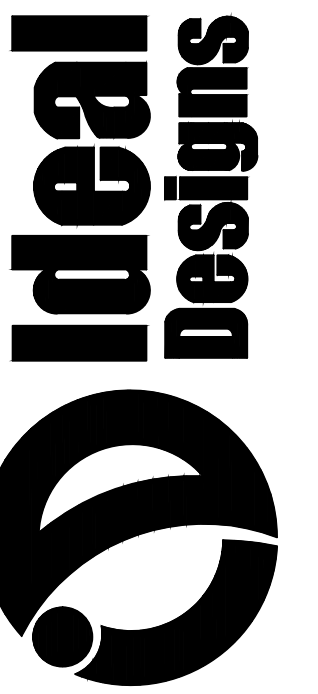
PROVIDED:

8 - DORMER VENTS 24"X12" 720 S.I.
 (90 S.I. NET FREE PER VENT)
 14 - EAVE VENT 6"X16" 588 S.I.
 (42 S.I. NET FREE PER VENT)
 2 - GABLE VENT 14"X18" 220 S.I.
 (110 S.I. NET FREE PER VENT)

TOTAL 1,528 S.I.

PROVIDE ATTIC VENTILATION W/ CORROSION RESISTANT WIRE MESH W/ OPENINGS OF 1/4" IN DIMENSION.

2452 Pacific Ave.
 Long Beach CA. 90806
 (562) 481. 6269
 IDEALDESIGN6848@GMAIL.COM



4 HOUSES
 222 E. 220th St.
 Carson, Ca. 90745

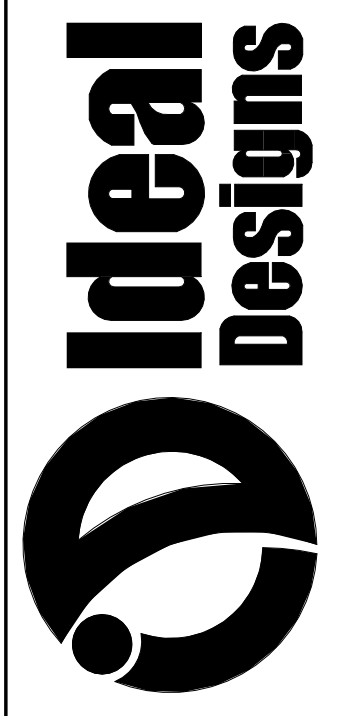
ROOF PLAN (REFLECTS ALL UNITS)

DESIGNER	OSCAR SANCHEZ LAKEWOOD CA. 90712
CONTRACTOR	
CUSTOMER	
ENGINEER	

JOB NO. : 21-222 220TH



2452 PACIFIC AVE
 LONG BEACH, 90806
 (562) 481 - 6269
 (562) 920 - 2708



RESIDENCE
 222 E. 220TH ST.
 CARSON, CA. 90745

RENDERINGS

REV.	REVISION DESCRIPTION	DATE	DESIGNER	CONTRACTOR	CUSTOMER

DESIGNED BY: J. PEREZ
 DATE: 09/13/22
 REVIEWED:
 DATE:
 JOB NO.:



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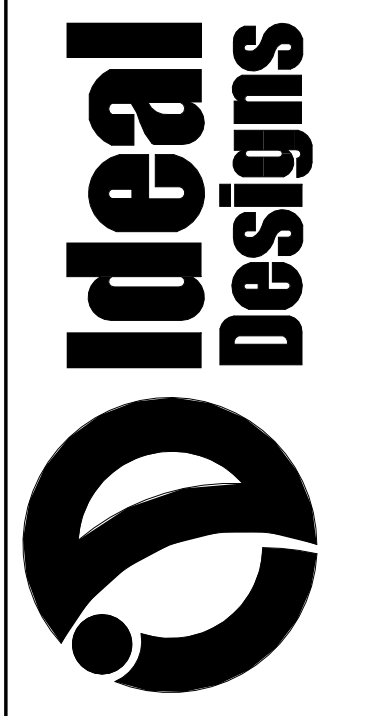
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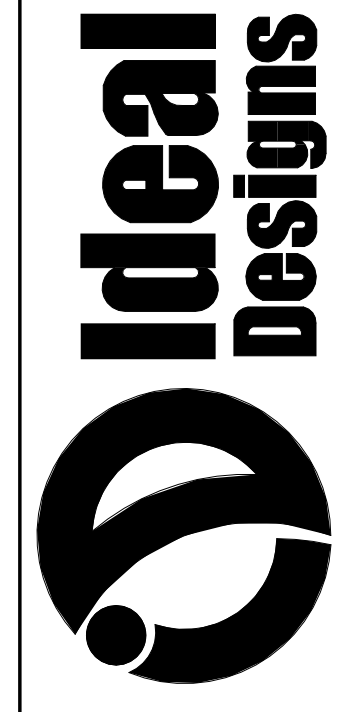
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RENDERINGS

J. PEREZ

DESIGNER

CONTRACTOR

CUSTOMER

DATE

REVISION DESCRIPTION

REV.

DRAWN BY : J. PEREZ
 DATE : 09/13/22

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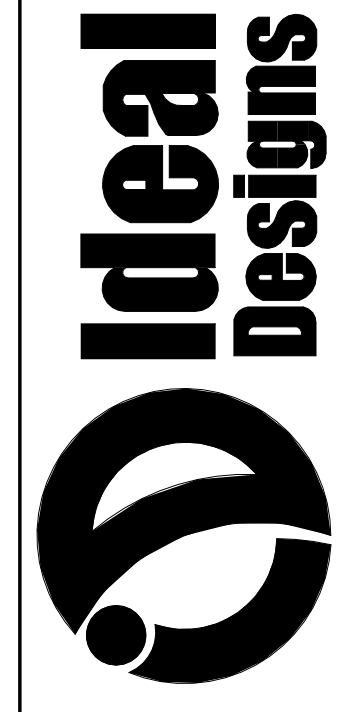
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DESIGNER

DATE

REVISION DESCRIPTION

REV.

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DATE : 09/13/22

REVIEWED :
 DATE :

JOB NO. :

**PAGE
 R10**