

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/CUTTERS, 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, AND 72 SQ.FT. PORCH; APN: 7335-022-035
- EACH UNIT TO HAVE ITS OWN SET OF UTILITIES THAT INCLUDE THE FOLLOWING:
 - TANK-LESS WATER HEATER
 - 200 ELECTRICAL PANEL
 - A/C & FAU CONDENSERS

PROJECT DATA

9

(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 / 18,689.0 = .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
∅	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	RECEPTACLE	
CER	CERAMIC	HOR	HORIZONTAL	SPEC	SPECIFICATION
CI	CAST IRON	HGT	HEIGHT	(S)STL	(STAINLESS) STEEL
CLG	CEILING	ID	INSIDE DIA	SSK	SERVICE SINK
CLKG	CALKING	INSUL	INSULATION	STD	STANDARD
CLR	CLEAR	INT	INTERIOR	SUSP	SUSPENDED
CONC	CONCRETE	JT	JOINT	SYM	SYMMETRICAL
CONST	CONST CONSTRUCTION	LAM	LAMINATE(D)	T	TREAD
CONT.	CONTINUOUS	LAV	LAVATORY	TB	TOWEL BAR
CTR	CENTER	LT	LIGHT	TEL	TELEPHONE
DBL	DOUBLE	MC	MEDICINE CAB	T&G	TOUNGE & GROOVE
DF	DRINKING FOUNTAIN	MECH	MECHANICAL	THK	THICK
DIA	DIAMETER	MEMB	MEMBRANE	TOT	TOTAL
DIM	DIMENSION	MNT	MOUNT(ED)	TPD	TOILET PAPER
DN	DOWN	N	NORTH		DISPENSER
DR	DOOR	NIC	NOT IN CONTRACT	TYP	TYPICAL
DWG	DRAWING	NOM	NOMINAL	UNF	UNFINISHED
E	EACH	NTS	NOT TO SCALE	UNLESS	OTHERWISE
EA	EACH	OBS	OBSCURE		NOTED
EL	ELEVATION	OC	ON CENTER	UR	URINAL
ELEC	ELECTRICAL	OPNG	OPENING	VERT	VERTICAL
EMER	EMERGENCY	OPP	OPPOSITE	W	WEST
ENCL	ENCLOSURE	PRCST	PRECAST	WDW	WINDOW
EQPT	EQUIPMENT	PL	PLATE	W/	WITH
EX	EXISTING	P	PLASTIC	WC	WATER CLOSET
EXPO	EXPOSED	PLAS	PLASTER	WD	WOOD
EXP	EXPANSION	PLYWD	PLYWOOD	W/O	WITHOUT
EXT	EXTERIOR	PR	PAIR	WP	WATERPROOF
FA	FIRE ALARM	PNT	PAINT(ED)	WR	WATER RESISTANT
FDN	FOUNDATION	PTD/R	PAPER TOWEL	WGT	WEIGHT
FE(C)	FIRE EXTINGUISHER		DISPENSER/RECEPTACLE		
FIN	FIRE HOSE CAB		PARTITION		
FINISH	FINISH				
FL	FLOOR (LINE)				
FLASH	FLASHING				

ABBREVIATIONS

8

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
562-481-6286
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

7

- 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

4

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

5

ARCHITECTURAL	COVER SHEET
CS	TOPOGRAPHIC SURVEY
TS	SITE PLANS
A1	SITE 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

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:
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

DESIGNER	OSCAR SANCHEZ
CONTRACTOR	LAKWOOD CA. 90712
CUSTOMER	
ENGINEER	

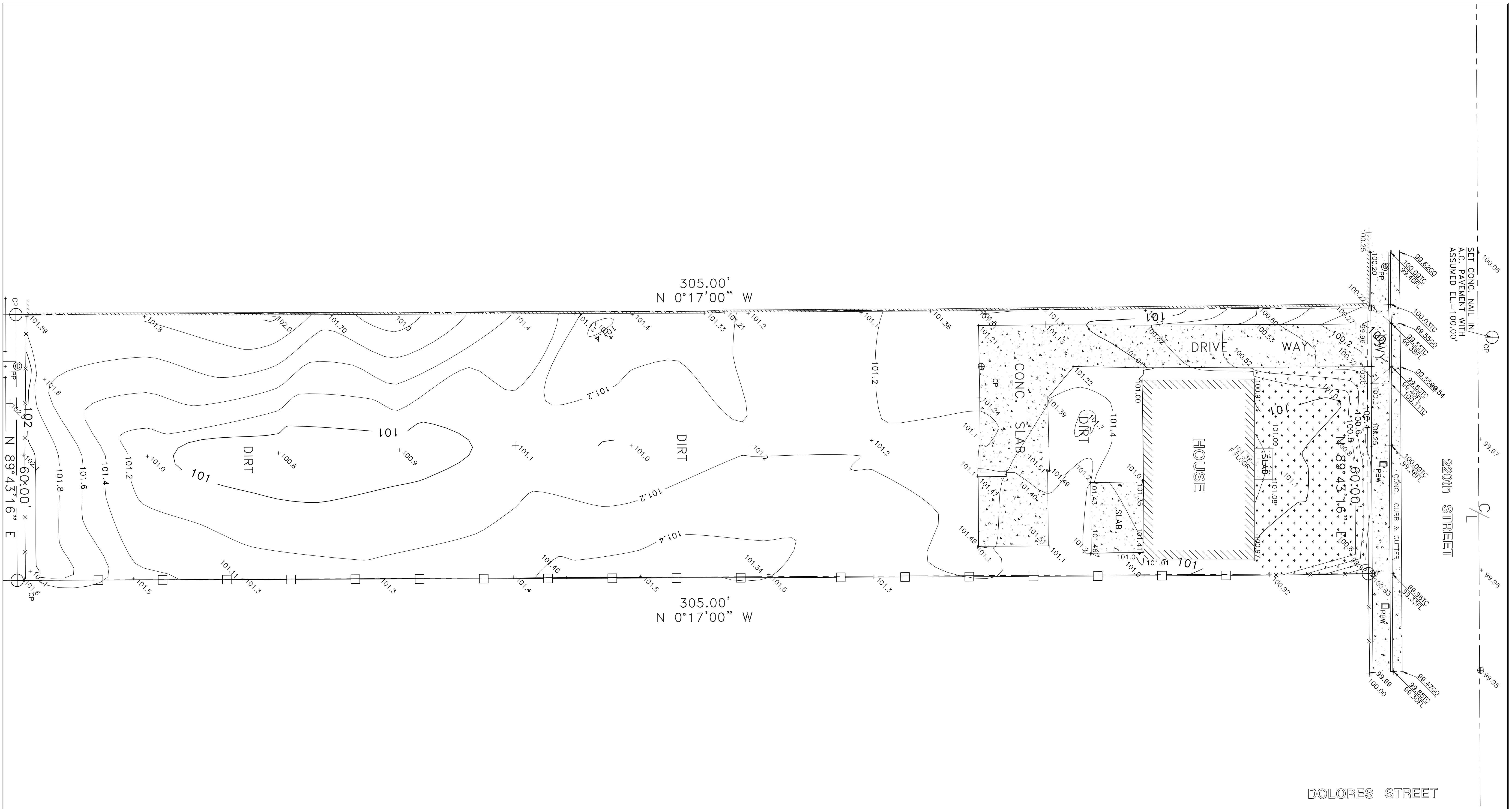
REV.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		

DRAWN BY : O.SANCHEZ
DATE : 08/3/2022

REVIEWED : A.PEREZ
DATE : 3/17/2023

JOB NO. : 21-222 220TH

PAGE CS



NOTE REGARDING TOPO SURVEY:
 THE PURPOSE OF THIS TOPO SURVEY IS TO SHOW THE SURFACE ELEVATIONS AND RELATIVE POSITIONS OF THE IMPROVEMENTS WITH IN THE LIMITS OF THE PROPERTY DESCRIBED AS THE EAST 60 FT OF THE WEST 237.05 FT OF THE EAST 635 FT OF LOT 28, TRACT No. 2982, M.B. 35, PG. 31. THIS TOPOGRAPHIC SURVEY IS NOT INTENDED FOR ANY USE OTHER THAN THE IMPROVEMENT OF SAID PROPERTY.

NOTE REGARDING ELECTRONIC FILES:
 THIS MAP MAY BE PROVIDED IN AN ELECTRONIC FORMAT UPON REQUEST ONLY. THE DELIVERY OF THE ELECTRONIC FILE DOES NOT CONSTITUTE THE DELIVERY OF CESS Inc. PROFESSIONAL WORK PRODUCT. THE SIGNED PRINTED COPY DELIVERED WITH THE ELECTRONIC FILE CONSTITUTES PROFESSIONAL WORK PRODUCT OF CESS Inc. AND IN THE EVENT THE ELECTRONIC FILE IS ALTERED, THE SIGNED PRINT MUST BE REFERRED TO, FOR THE ORIGINAL AND CORRECT SURVEY INFORMATION. CESS Inc. & ARTURO CORDERO, P.L.S., SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE OR FOR ANY PRODUCTS DERIVED FROM THE ELECTRONIC FILE WHICH ARE NOT REVIEWED AND SIGNED BY THE AFOREMENTIONED PROFESSIONAL LAND SURVEYOR.

LEGEND	
	BLOCK WALL
	LOT LINE
	CHAIN LINK FENCE
	WOOD FENCE
TOW	= TOP OF WALL
TOE	= TOE OF SLOPE
PP	= POWER POLE
CP	= CONTROL POINT
C/L	= CONTROL LINE
PBW	= PULL BOX WATER METER
WV	= WATER VALVE
GO	= EDGE OF GUTTER
TC	= TOP OF CURB
FL	= FLOW LINE
	= CONCRETE
	= GRASS
	= TREE

BENCH MARK:
 ASSUMED ELEVATION IS 100.00 FEET AT FD. CONCRETE NAIL BY THE MIDDLE OF 220th STREET ACROSS THE DRIVE WAY OF THE PROPERTY AS SHOWN.

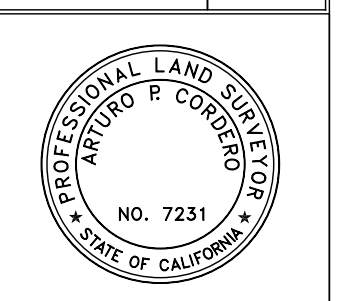
SCALE: 1" = 10.00'

OWNER:
 GRACIELA VIVIAN

LOCATION:
 222 E. 220th STREET
 CARSON, CA 90745

DESCRIPTION:
 PORTION OF LOT 28, TRACT No. 2982
 M.B. 35, PG. 31
 APN: 7335-022-035

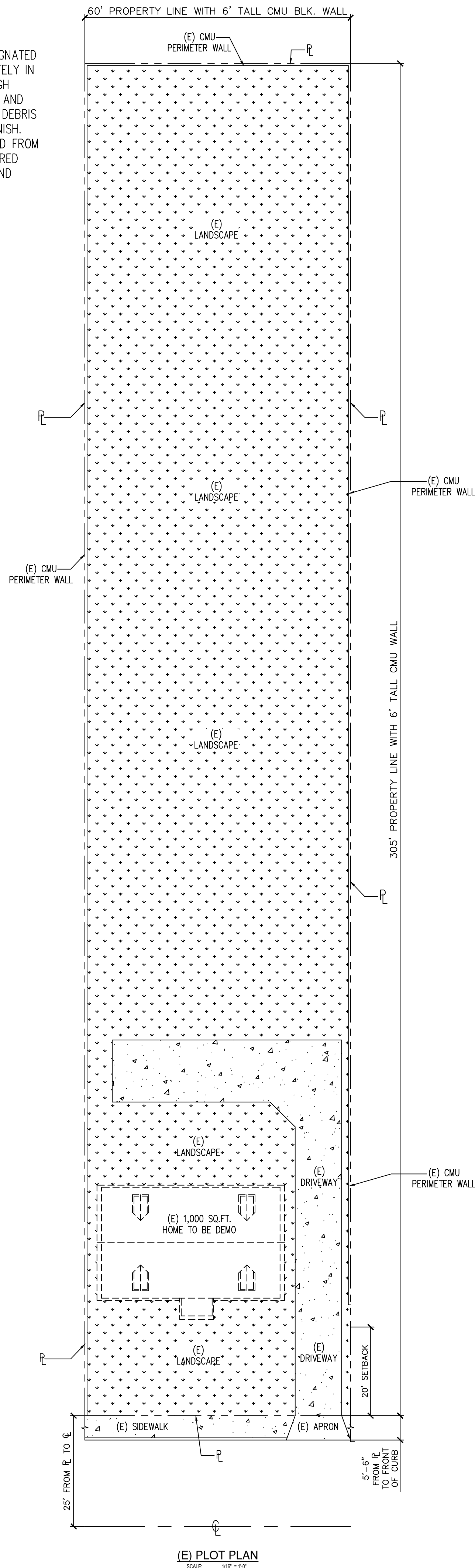
SURVEYOR:
 CORDERO ENG'G & SURVEYING SERVICES, INC.
 P.O. Box 4756, Carson CA 90749
 Tel. No. (310)835-1725



DRAWN BY:	ARTURO P. CORDERO	CHECKED BY:	ARTURO P. CORDERO
JOB NUMBER:	CESS-2020-03	DATE SURVEYED:	APRIL 11, 2020
SCALE:	1.0" = 10.00'	SHEET:	1 OF 1
DATE DRAWN:	APRIL 18, 2020		
NO.	REVISION DESCRIPTION	DATE:	

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
- 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.
- (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 / 18,689.0 = .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.

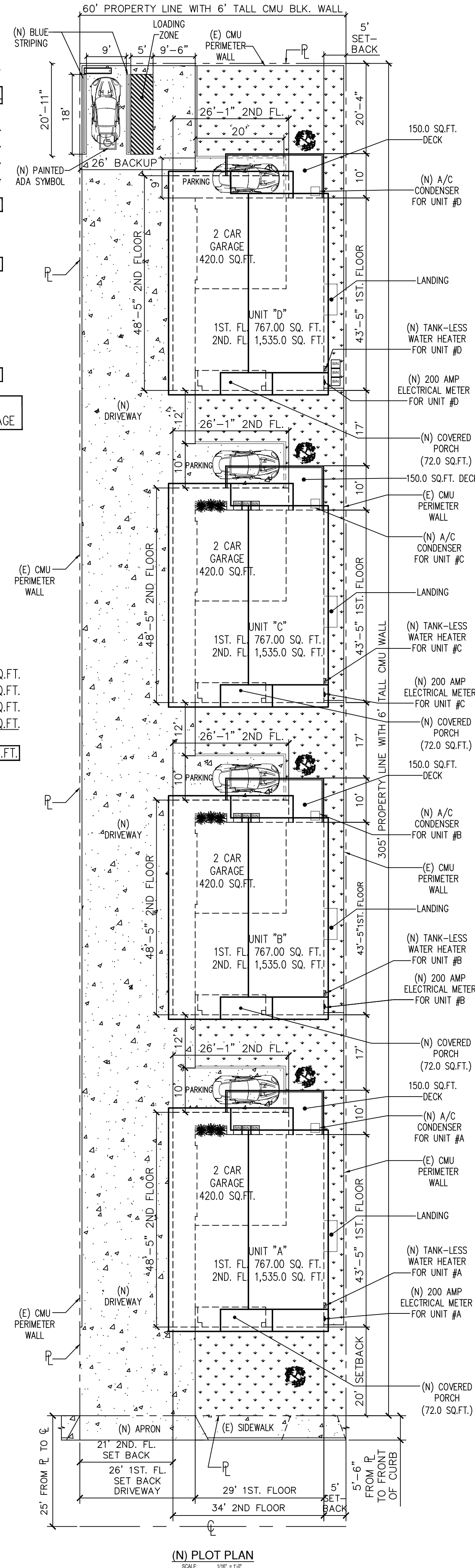
- BUILDING A (OCCUPANCY USE: R-3 & U)
UNIT #1 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.
- BUILDING B (OCCUPANCY USE: R-3 & U)
UNIT #2 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.
- BUILDING C (OCCUPANCY USE: R-3 & U)
UNIT #3 TOTAL
LIVING SPACE: 2,302.0 SQ.FT.
- BUILDING D (OCCUPANCY USE: R-3 & U)
UNIT #4 TOTAL
LIVING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

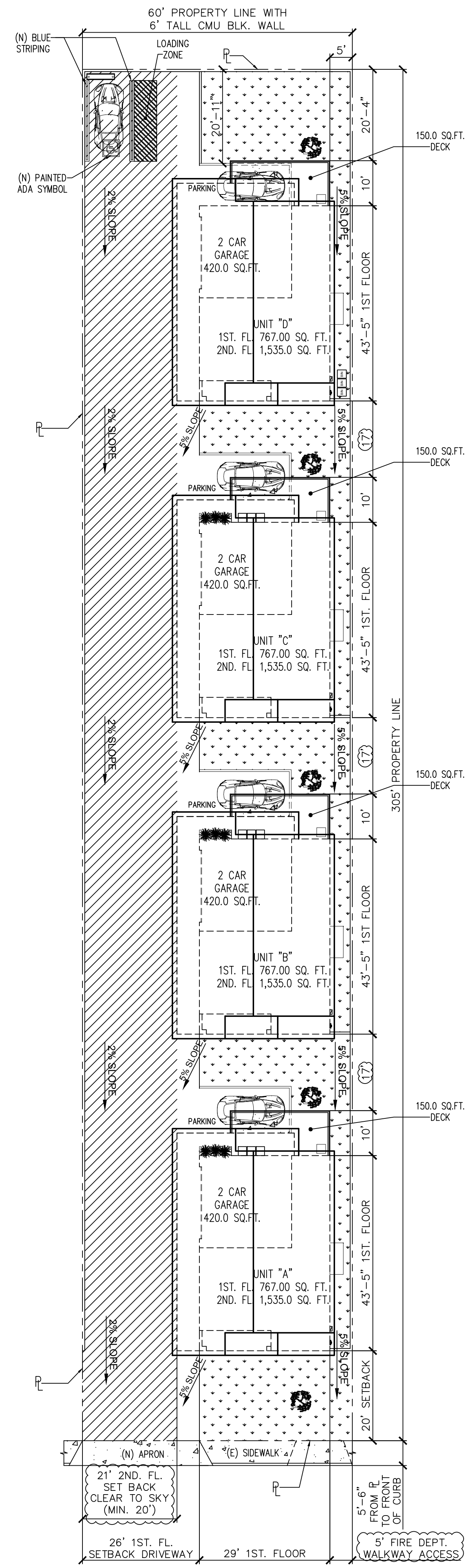
LANDSCAPE/HARDSCAPE:
LOT SIZE: 18,689.00 SQ.
TOTAL LANDSCAPE AREA: 4,010.00 SQ.FT.
TOTAL HARDSCAPE AREA: 9,248.0 SQ.FT.

SITE PLAN LEGEND

- CONCRETE HARDSCAPE
- GRASS LANDSCAPE
- 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					
REV. 11					
REV. 12					
REV. 13					
REV. 14					
REV. 15					
REV. 16					
REV. 17					
REV. 18					
REV. 19					
REV. 20					
REV. 21					
REV. 22					
REV. 23					
REV. 24					
REV. 25					
REV. 26					
REV. 27					
REV. 28					
REV. 29					
REV. 30					
REV. 31					
REV. 32					
REV. 33					
REV. 34					
REV. 35					
REV. 36					
REV. 37					
REV. 38					
REV. 39					
REV. 40					
REV. 41					
REV. 42					
REV. 43					
REV. 44					
REV. 45					
REV. 46					
REV. 47					
REV. 48					
REV. 49					
REV. 50					
REV. 51					
REV. 52					
REV. 53					
REV. 54					
REV. 55					
REV. 56					
REV. 57					
REV. 58					
REV. 59					
REV. 60					
REV. 61					
REV. 62					
REV. 63					
REV. 64					
REV. 65					
REV. 66					
REV. 67					
REV. 68					
REV. 69					
REV. 70					
REV. 71					
REV. 72					
REV. 73					
REV. 74					
REV. 75					
REV. 76					
REV. 77					
REV. 78					
REV. 79					
REV. 80					
REV. 81					
REV. 82					
REV. 83					
REV. 84					
REV. 85					
REV. 86					
REV. 87					
REV. 88					
REV. 89					
REV. 90					
REV. 91					
REV. 92					
REV. 93					
REV. 94					
REV. 95					
REV. 96					
REV. 97					
REV. 98					
REV. 99					
REV. 100					



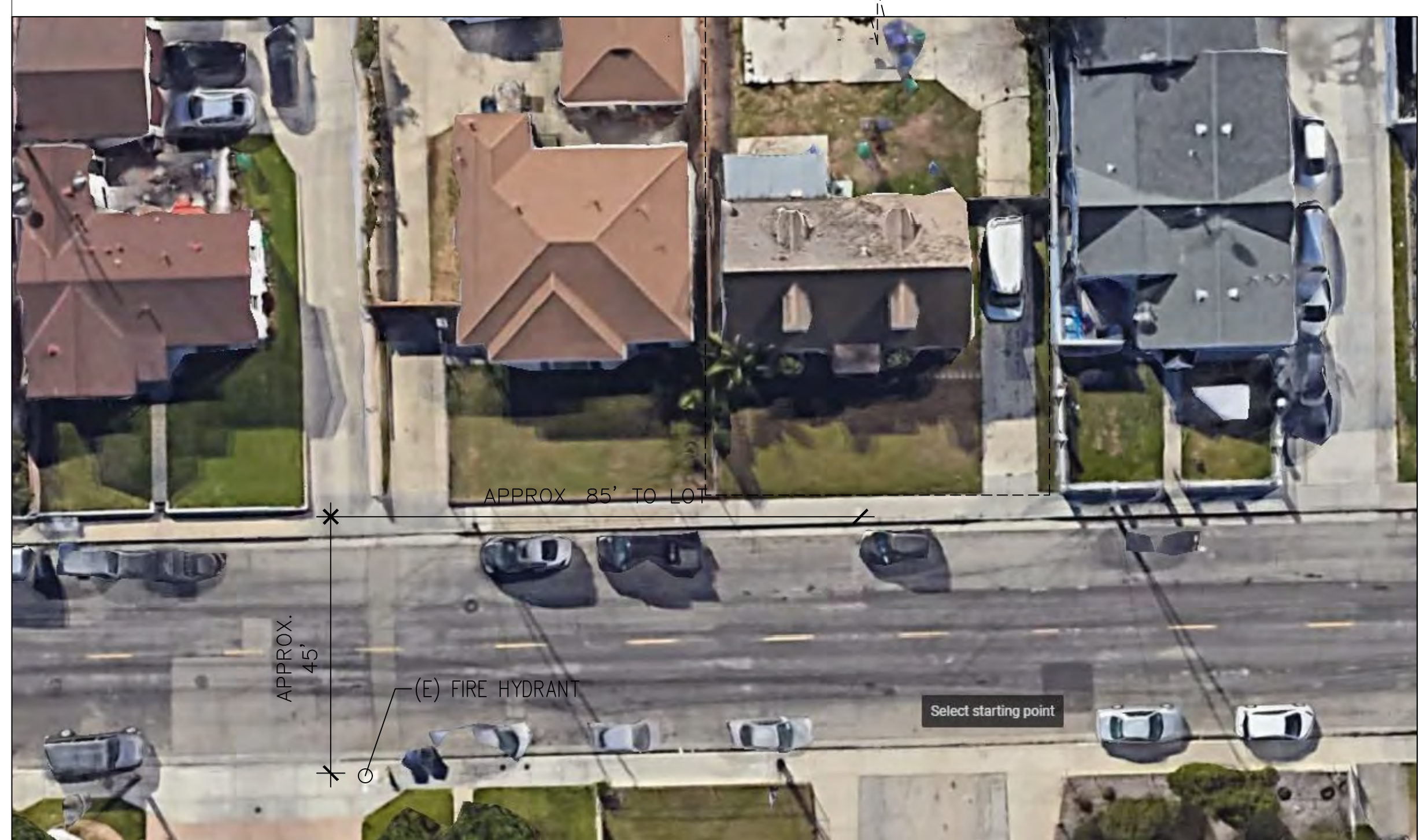
FIRE DEPT. NOTES:

- 1.) THE REQUIRED FIRE FLOW FOR FIRE HYDRANTS AT THIS LOCATION IS _____ GPM, AT 20 PSI RESIDUAL PRESSURE, FOR A DURATION OF _____ 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

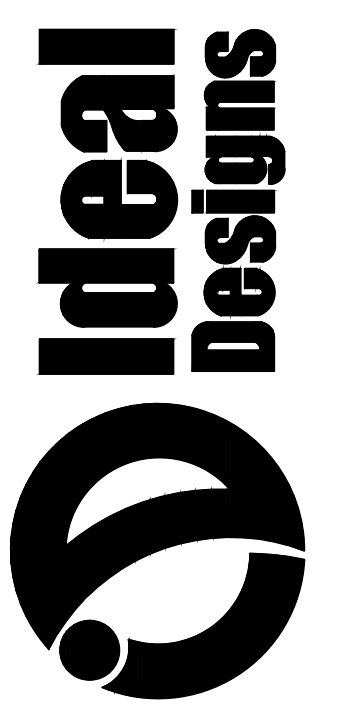
- 21' WIDE FIRE VEHICLE ACCESS "CLEAR TO SKY" (20' MINIMUM)
- LANDSCAPE
- CONCRETE HARDSCAPE
- ROOF LINE
- BUILDING OUTLINE
- PROPERTY LINE

SUBJECT PROPERTY



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

2452 Pacific Ave.
Long Beach CA, 90806
(562) 481. 6289
IDEALDESIGN6848@GMAIL.COM



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

FIRE DEPT. SITE PLAN

REV.	REVISION DESCRIPTION	DATE	DESIGNER	CONTRACTOR	CUSTOMER	ENGINEER
1			OSCAR SANCHEZ			
2			LAKELWOOD CA, 90712			
3						
4						
5						

DRAWN BY : O.SANCHEZ
DATE : 08/3/2022
REVIEWED : A.PEREZ
DATE : 2/7/2023

JOB NO. : 21-222 220TH

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	1'-2" X 2'-3"	
	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.

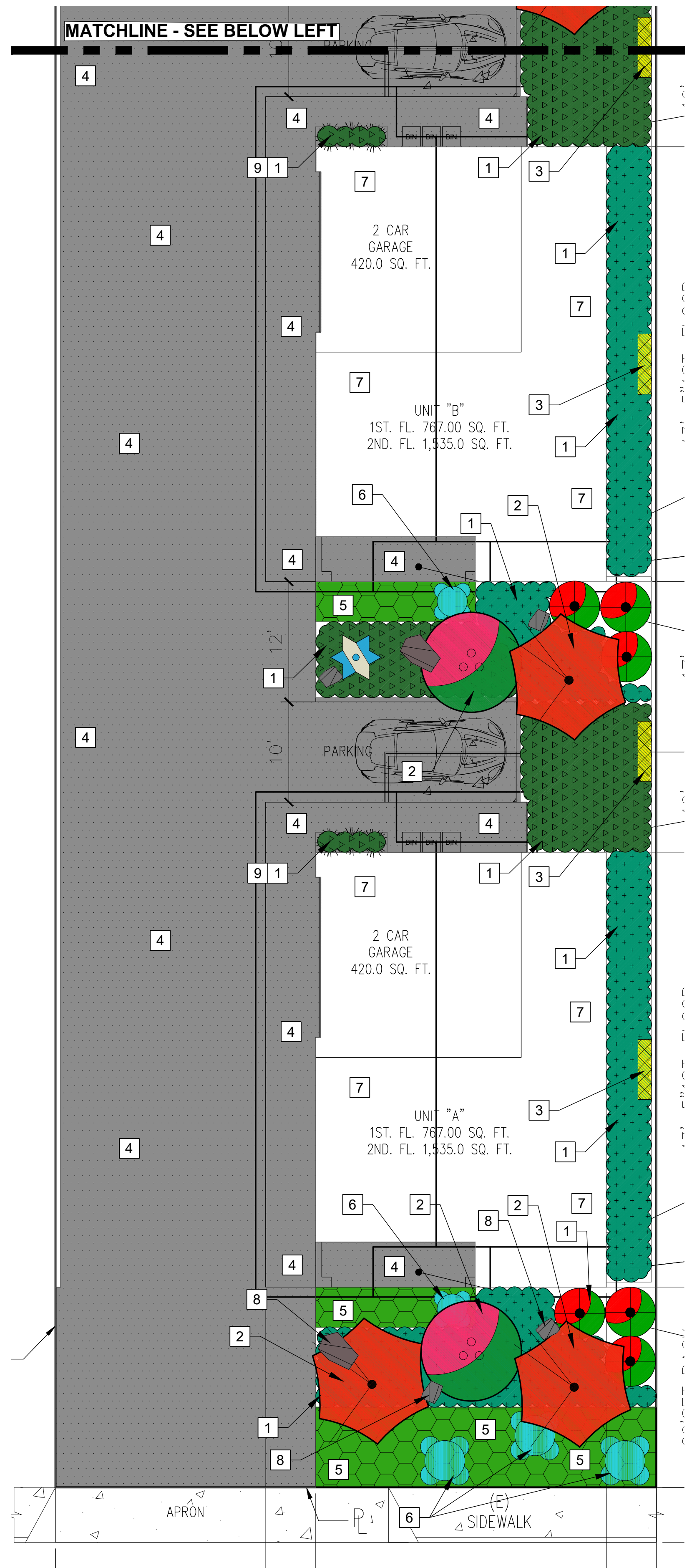
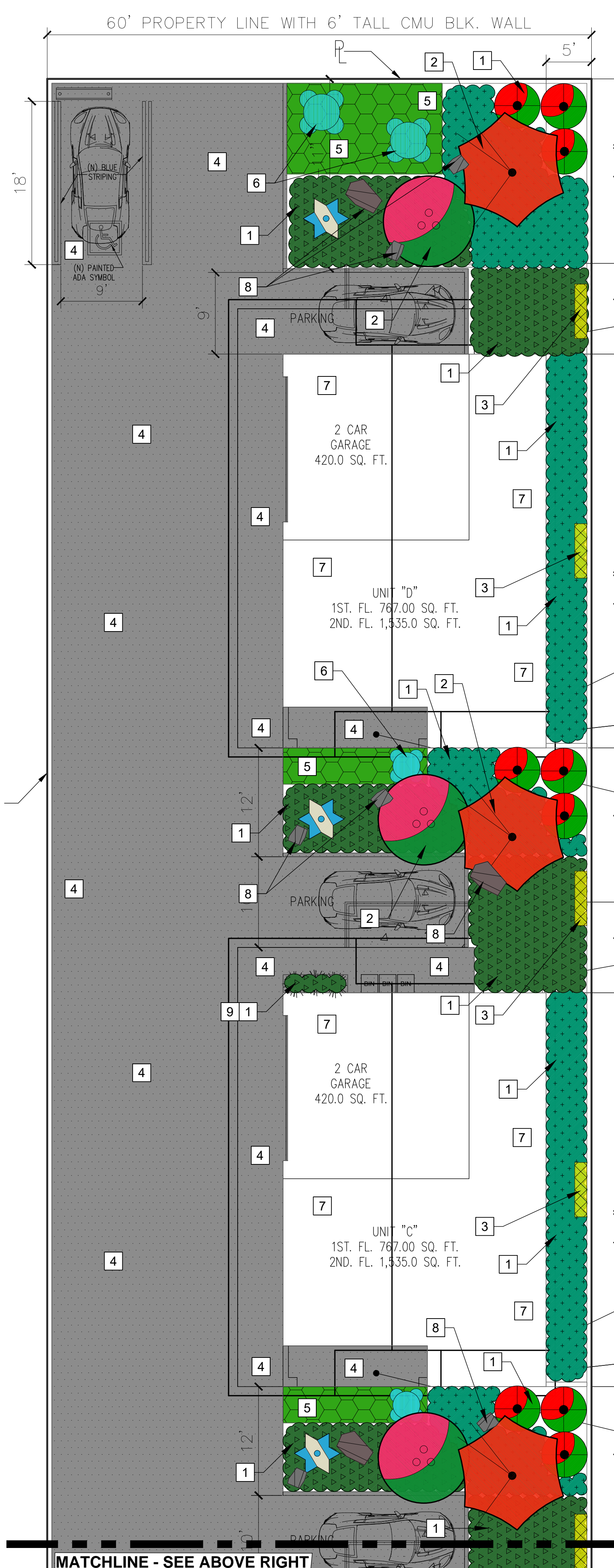
PRELIMINARY LANDSCAPE KEYNOTES

- 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

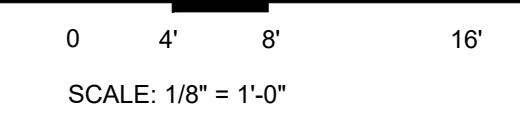
NOTE:
 I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE PRELIMINARY LANDSCAPE DESIGN PLAN. SEE PRELIMINARY WELO CALCULATIONS SHEET ON L-4 WITH FULL WELO STATEMENT AND PROPOSED IRRIGATION EQUIPMENT.



L-1 PRELIMINARY LANDSCAPE PLAN

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

DATE: 01/23/23



JON DAVID CICCHETTI
 LANDSCAPE ARCHITECT
 140 LINDEN AVENUE, SUITE 286
 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



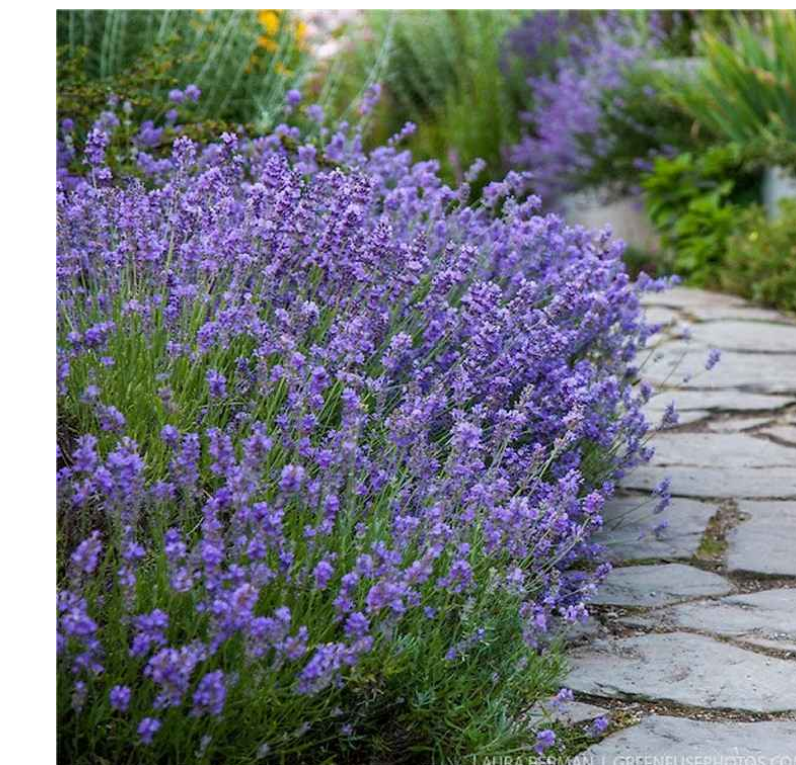
ARBUTUS UNEDO COMPACTA
DWARF STRAWBERRY TREE



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

JDC
Landscape
Architects

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



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 =				3,488		28,047 Total Gallons per year	
						Total ETWU = 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

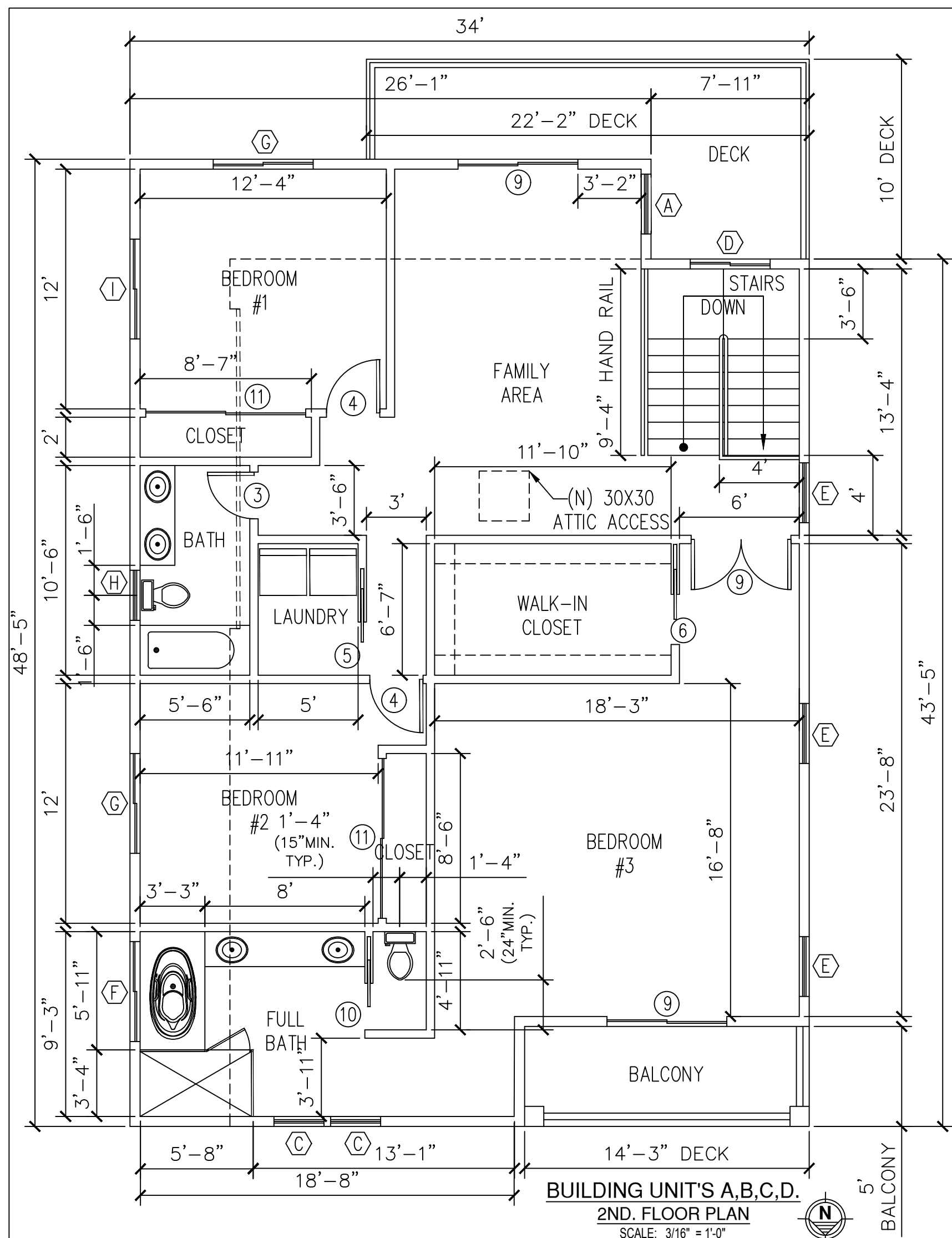
L-4 - PRELIMINARY WATER EFFICIENT WORKSHEET AND WELO COMPLIANCE

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

DATE:01/23/23



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



SHOWER / BATH NOTES

- 1.) SHOWER COMPARTMENTS AND WALLS ABOVE BATHTUB WITH SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 6' ABOVE FLOOR. (R307.2)
- 2.) CEMENT, FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SHALL BE USED AS 'BASE FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL AND CEILING PANELS IN SHOWER AREAS. (R702.4.2)
- 3.) ALL SHOWERS AND TUB-SHOWERS SHALL HAVE A PRESSURE BALANCE, THERMOSTATIC MIXING VALVE, OR A COMBINATION PRESSURE BALANCE/THERMOSTATIC MIXING TYPE VALVE.
- 4.) AS OF JANUARY 1, 2014, SB 407 REQUIRES THAT NONCOMPLIANT PLUMBING FIXTURES IN RESIDENTIAL AND COMMERCIAL PROPERTIES BUILT ON OR BEFORE JANUARY 1, 1994, BE REPLACED WITH WATER-CONSERVING PLUMBING FIXTURES WHEN THE PROPERTY IS UNDERGOING ADDITIONS, ALTERATION OR IMPROVEMENTS.

NOTE: MAXIMUM PLUMBING FLOWRATES TO COMPLY WITH THE 2022 CGBC SECTION 4.303

ALL PLUMBING FIXTURES AND FITTINGS SHALL COMPLY WITH 2019 CGBC SECTION 4.303:

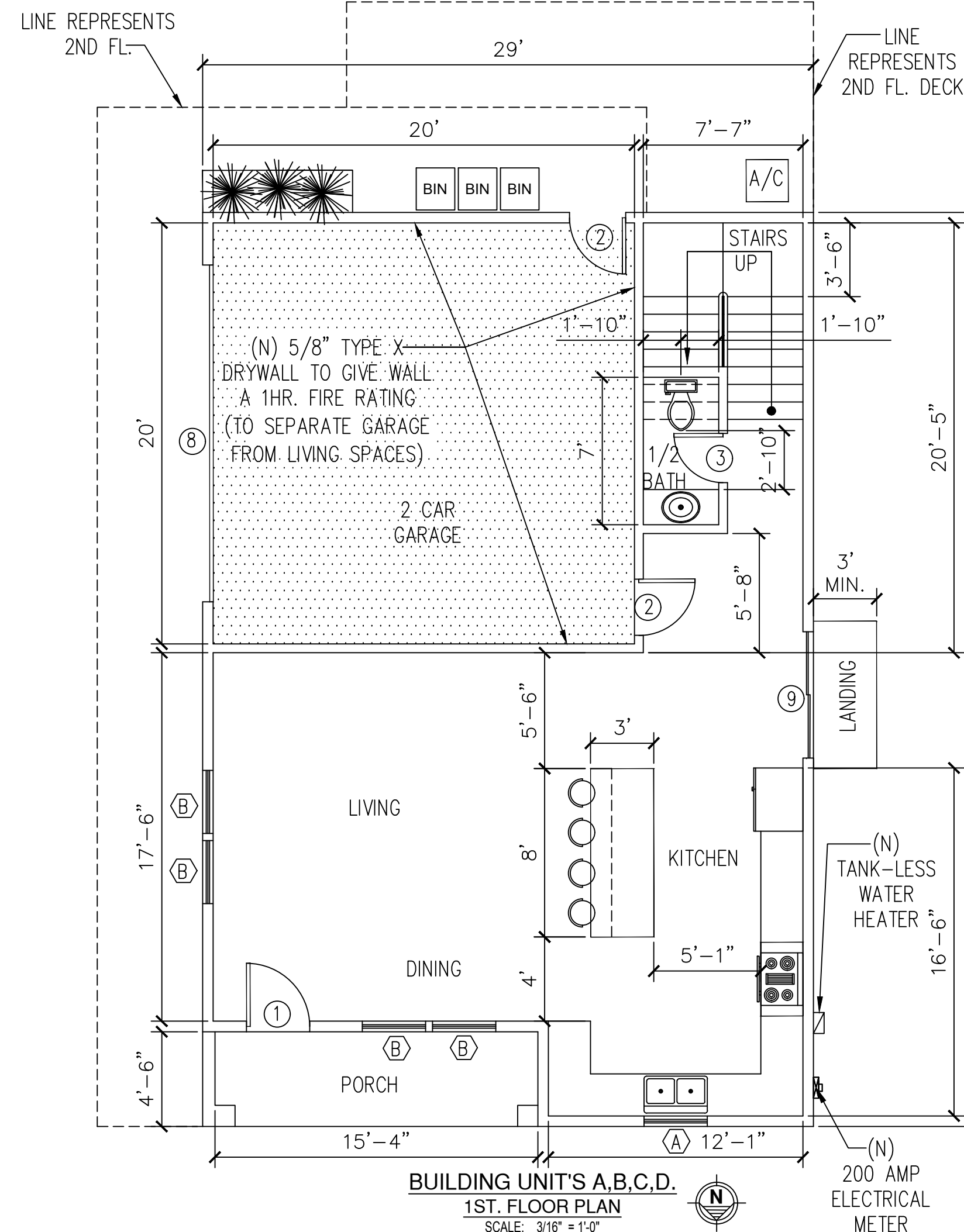
- A. WATER CLOSETS SHALL NOT EXCEED 1.28 GALLONS PER FLUSH
- B. URINALS SHALL NOT EXCEED 0.5 GALLONS PER FLUSH
- C. SHOWERHEADS SHALL HAVE A MAXIMUM FLOW RATE OF 2.0 GALLONS PER MINUTE AT 80 PSI
- D. LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GALLONS PER MINUTE AT 60 PSI
- E. KITCHEN FAUCETS SHALL NOT EXCEED 1.8 GALLONS PER MINUTE AT 60 PSI.

NEW ATTIC ACCESS NOTE

- 1.) ATTIC AREAS HAVING AN AREA EXCEEDING 30 S.F. AND A CLEAR HEADROOM OF 30" SHALL HAVE AN OPENING OF NOT LESS THAN 22"x30". A MINIMUM CLEAR HEADROOM OF 30" SHALL BE PROVIDED ABOVE THE ACCESS OPENING. (R807.1)

FLOOR PLAN LEGEND

- NEW WALLS
- (N) 1/2 GYPSUM BOARD DRYWALL TO GIVE A 1 HR. SEPARATION BETWEEN THE GARAGE & DWELLING ABOVE.



ELECTRICAL SYMBOLS LEGEND

- WALL MOUNTED LIGHT (E) = EXISTING (N) = NEW (R) = REMODEL
- ELECTRICAL SWITCH = VACANCY SENSOR SWITCH LED CAN LIGHTS
- T.V. ANTENNA
- ELECTRICAL OUTLET = DIMMER SWITCH 200 AMP ELECTRICAL PANEL PANEL SIZE TO BE DETERMINED BY ELECTRICAL CONTRACTOR)
- PHONE JACK
- HOSE BIBB =PHOTO CONTROL / MOTION SENSOR
- EXHAUST FAN SHALL BE ENERGY STAR RATED, CEILING MOUNTED LIGHT w/ VENT 50 CFM MIN. INTERNUTTENT w/ HUMIDISTAT
- "COMBINATION" SMOKE AND CARBON MONOXIDE ALARM SHALL BE INTERCONNECTED HARD-WIRED WITH BATTERY BACKUP."
- SMOKE DETECTOR HARDWIRED w/ BATTERY BACK UP

SMOKE ALARM NOTES:

- 1.) SMOKE ALARM SHALL BE INTERCONNECTED HARD-WIRE w/ BATTERY BACKUP AND SHALL BE INSTALLED IN ACCORDANCE w/ NFPA 72"
- 2.) SMOKE ALARMS SHALL BE TESTED & MAINTAINED IN ACCORDANCE w/ MANUFACTURER INSTRUCTIONS. SMOKE ALARMS SHALL BE REPLACED AFTER 10 YEARS FROM THE DATE OF MANUFACTURED MARKED ON THE UNIT.
- 3.) CONVENTIONAL IONIZATION SMOKE ALARMS THAT ARE SOLELY BATTERY AND HAVE A SILENCE FEATURE.

ROOM FINISH SCHEDULE

NAME	FLOOR	BAS.	WALLS	CEILING	CAB.	REMARKS
KITCHEN	TILE FLOOR		SMOOTH COAT/ 5/8" DRYWALL	5/8" DRYWALL		TILE TO BE SELECTED BY OWNER
BEDROOMS	HARD WOOD FLOOR		SMOOTH COAT/ 5/8" DRYWALL	5/8" DRYWALL		WOOD TO BE SELECTED BY OWNER

WINDOW SCHEDULE

CONTRACTORS TO VERIFY OPENINGS

SYM.	SIZE	THK.	GLAZING	MATERIAL	TYPE	REMARKS
(A)	36"X36"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL	SINGLE-HUNG	WINDOW MEETS MIN. EGRESS REQUIREMENTS; SELECTED BY OWNER
(B)	30"X54"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL	SINGLE-HUNG	SELECTED BY OWNER
(C)	30"X42"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL TEMP. GL.	SINGLE-HUNG	BATHROOM WINDOW SHALL HAVE SAFETY GLAZING; SELECTED BY OWNER
(D)	48"X48"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL	SINGLE-HUNG	SELECTED BY OWNER
(E)	36"X54"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL	SINGLE-HUNG	SELECTED BY OWNER
(F)	60"X36"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL TEMP. GL.	SLIDER	BATHROOM WINDOW SHALL HAVE SAFETY GLAZING; SELECTED BY OWNER
(G)	60"X48"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL	SLIDER	SELECTED BY OWNER
(H)	30"X36"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL TEMP. GL.	SLIDER	BATHROOM WINDOW SHALL HAVE SAFETY GLAZING; SELECTED BY OWNER
(I)	60"X24"	1 3/8"	DBL. LOW "E" U-F=.30 / SHGC=.23	VINYL	SLIDER	SELECTED BY OWNER

NOTE: WINDOW #G MEETS EMERGENCY ESCAPE OR RESCUE SEC. 310.4 CRC

NOTE:

1. PROVIDE HOUSE STREET NUMBER VISIBLE AND LEGIBLE FROM STREET.
2. THE DISCHARGE OF POLLUTANTS TO ANY STORM DRAINAGE SYSTEM IS PROHIBITED. NO SOLID WASTE, PETROLEUM BYPRODUCTS, SOIL PARTICULATE, CONSTRUCTION WASTE MATERIALS, OR WASTEWATER GENERATED ON CONSTRUCTION SITES OR BY CONSTRUCTION ACTIVITIES SHALL BE PLACED, CONVEYED OR DISCHARGED INTO THE STREET, GUTTER OR STORM DRAIN SYSTEM.

DOOR SCHEDULE

SYM.	SIZE	THK.	FRAME	MATERIAL	TYPE	REMARKS
(1)	3'-0" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	DOOR w/ SECURITY LOCK
(2)	2'-8" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	DOOR w/ PRIVACY LOCK; SELF CLOSING GARAGE ENTRY DOOR SHALL HAVE A 20 MIN. FIRE RATING
(3)	2'-4" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	DOOR w/ PRIVACY LOCK;
(4)	2'-8" X 6'-8"	1 3/8"	WOOD	WOOD	SWING	DOOR w/ PRIVACY LOCK;
(5)	2'-8" X 6'-8"	1 3/8"	WOOD	WOOD	POCKET	LAUNDRY DOOR WITH VENTS
(6)	2'-6" X 6'-8"	1 3/8"	WOOD	WOOD	POCKET	CLOSET DOOR w/ NO LOCK
(7)	2'-2'-6X6'-8"	1 3/8"	WOOD	WOOD	SWING	DOOR w/ PRIVACY LOCK;
(8)	16'-0" X 7'-0"	1 3/8"	WOOD	WOOD	ROLL-UP	GARAGE DOOR
(9)	6'-0" X 6'-8"	1 3/8"	WOOD	WOOD	SLIDER	TEMP. GLASS w/ SECURITY LOCK
(10)	2'-4" X 6'-8"	1 3/8"	WOOD	WOOD	POCKET	DOOR w/ PRIVACY LOCK;
(11)	8'-0" X 6'-8"	1 3/8"	WOOD	WOOD	SLIDER	CLOSET DOOR w/ NO LOCK

2452 Pacific Ave.
Long Beach CA. 90806
(562) 481-6289
IDEALDESIGN6848@GMAIL.COM



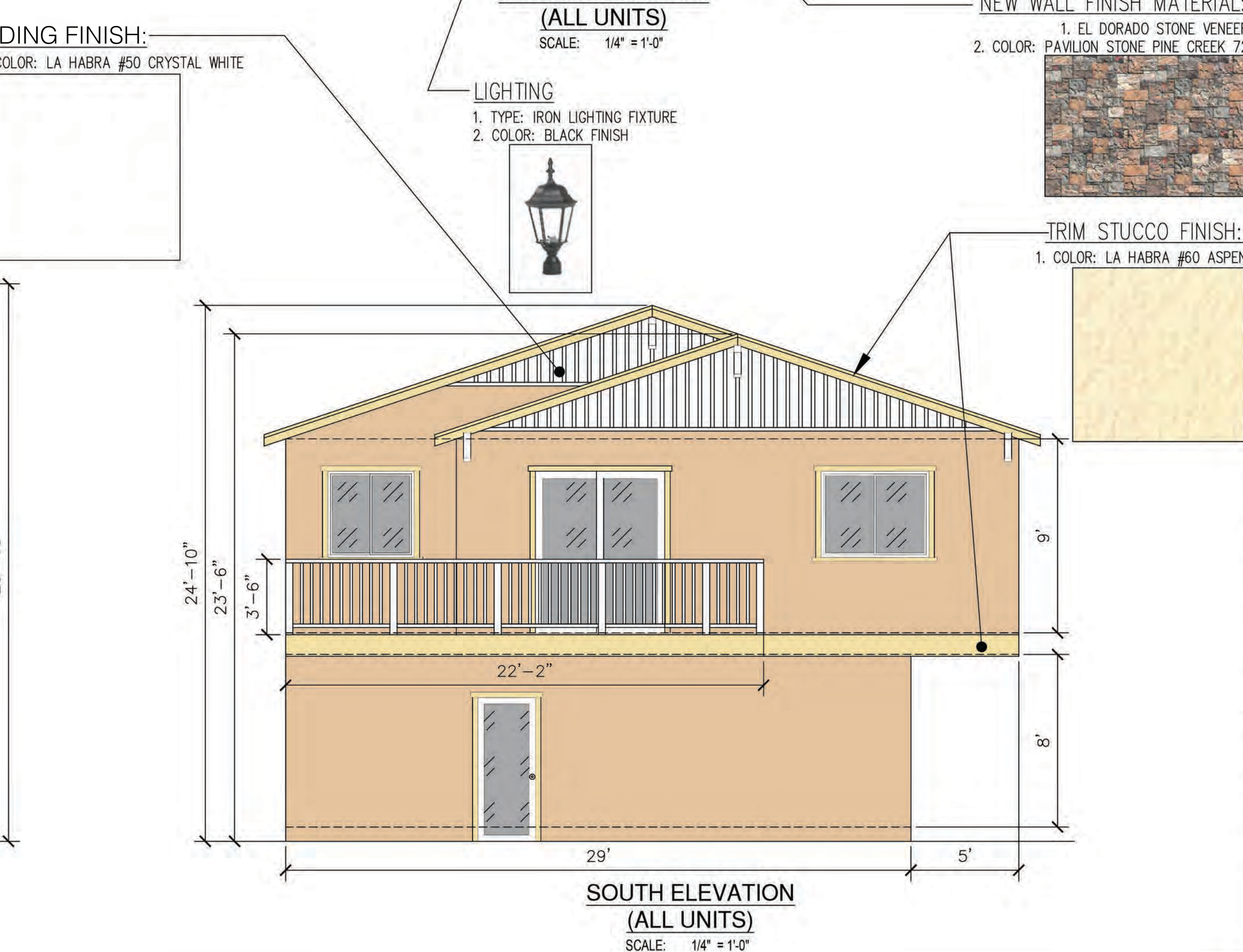
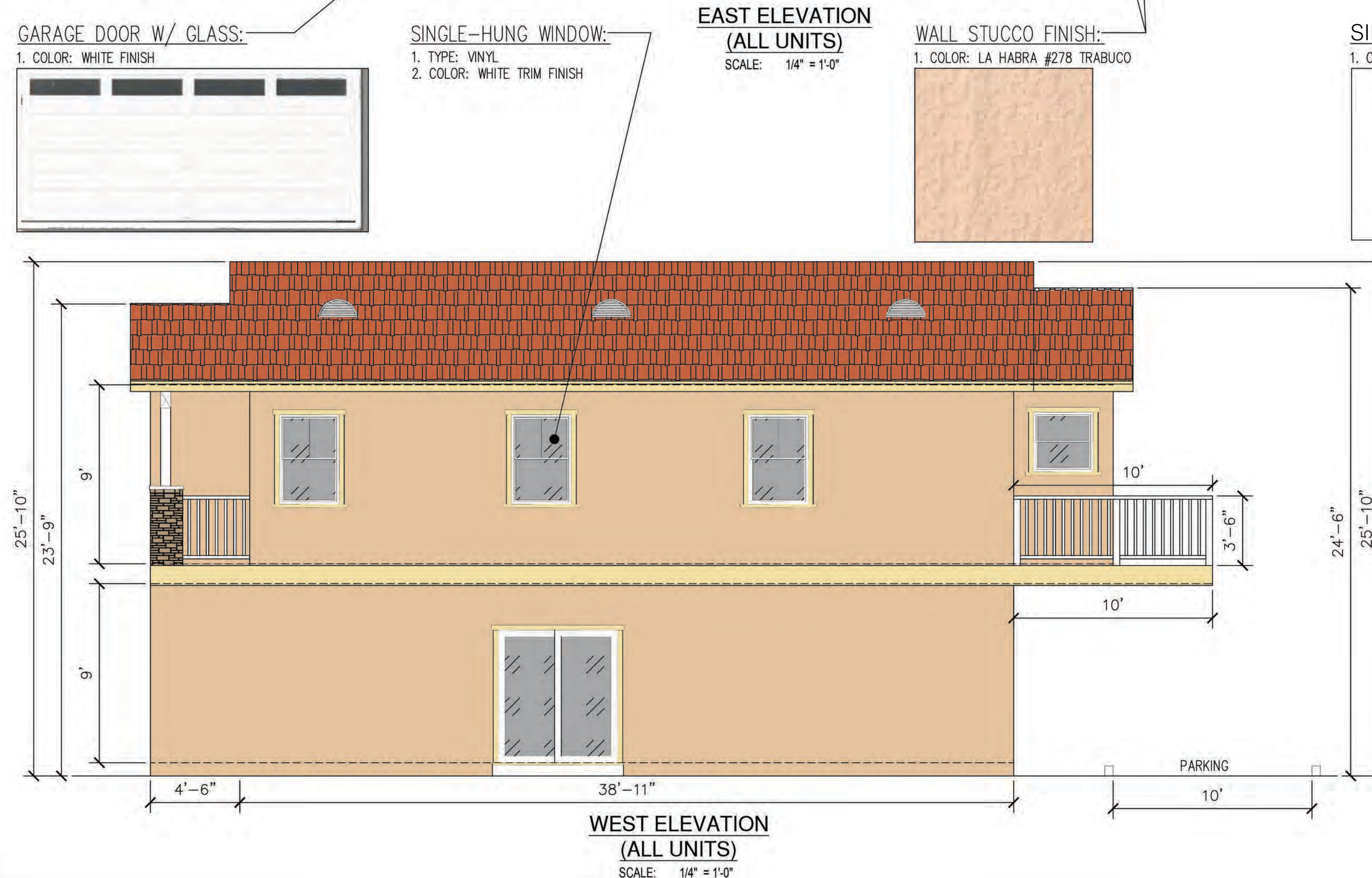
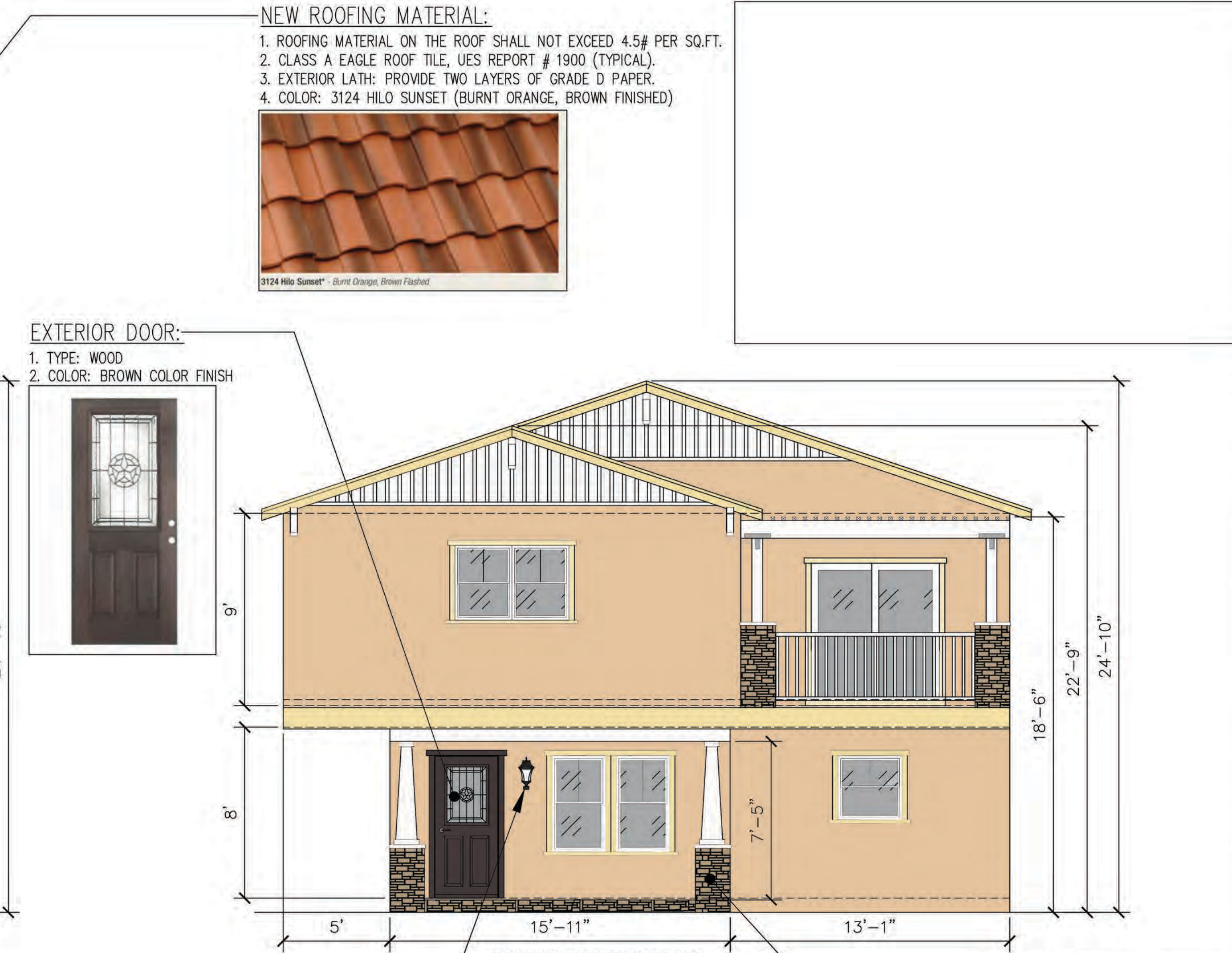
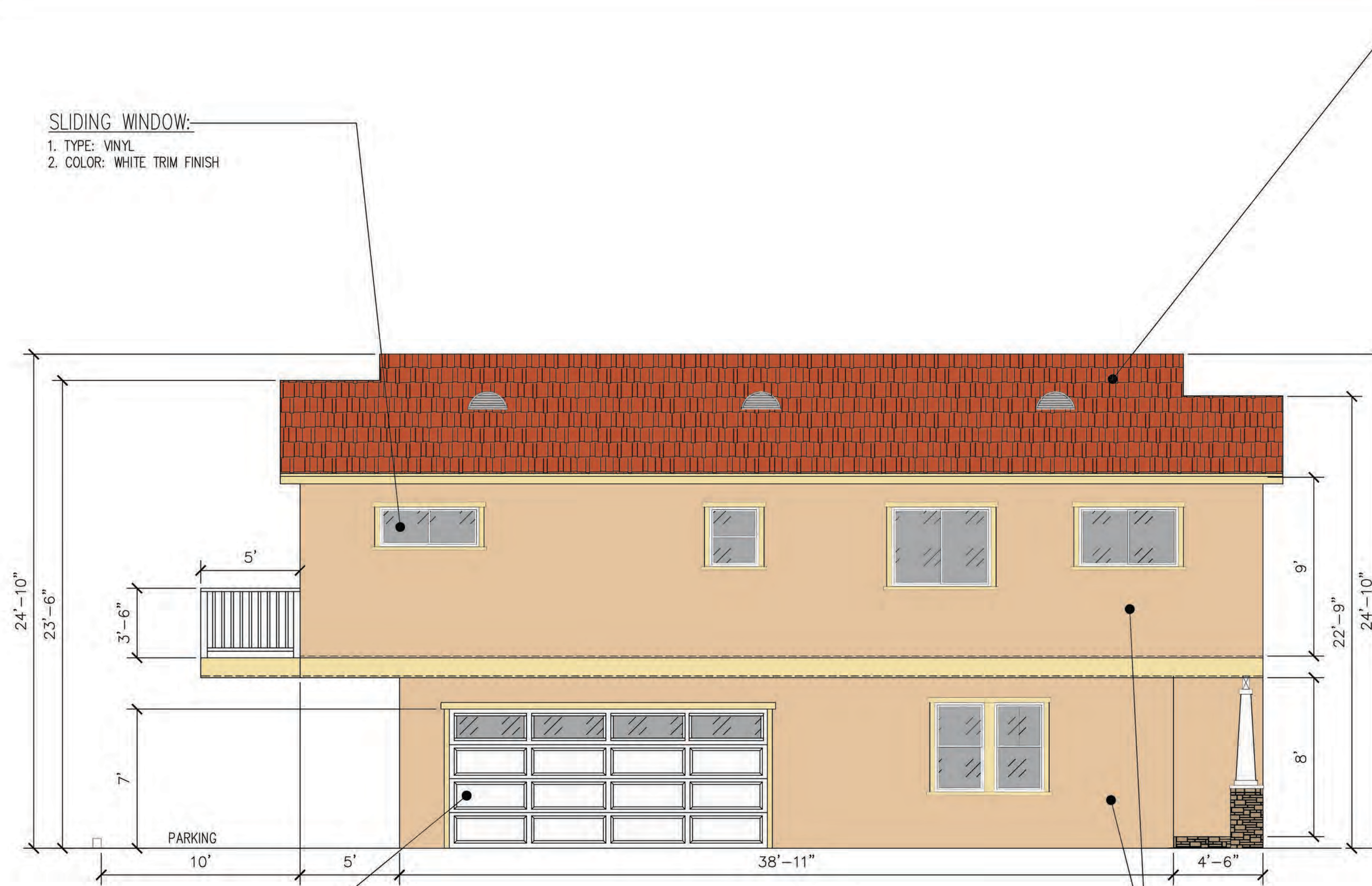
4 HOUSES
222 E. 220th St.
Carson, Ca. 90745
(N) FL. PLANS (REFLECTS ALL UNITS)

OSCAR SANCHEZ LAKEWOOD CA. 90712	DESIGNER	CONTRACTOR	CUSTOMER	ENGINEER
-------------------------------------	----------	------------	----------	----------

REV.	REVISION DESCRIPTION	DATE

DRAWN BY : O.SANCHEZ
DATE : 08/3/2022
REVIEWED : A.PEREZ
DATE : 3/17/2023

JOB NO. : 21-222 220TH



- NEW ROOFING MATERIAL:**
1. ROOFING MATERIAL ON THE ROOF SHALL NOT EXCEED 4.5# PER SQ.FT.
 2. CLASS A EAGLE ROOF TILE, UES REPORT # 1900 (TYPICAL).
 3. EXTERIOR LATH: PROVIDE TWO LAYERS OF GRADE D PAPER.
 4. COLOR: 3124 HILO SUNSET (BURNT ORANGE, BROWN FINISHED)



- EXTERIOR DOOR:**
1. TYPE: WOOD
 2. COLOR: BROWN COLOR FINISH



- SLIDING WINDOW:**
1. TYPE: VINYL
 2. COLOR: WHITE TRIM FINISH

- SINGLE-HUNG WINDOW:**
1. TYPE: VINYL
 2. COLOR: WHITE TRIM FINISH

- WALL STUCCO FINISH:**
1. COLOR: LA HABRA #278 TRABUCO



- SIDING FINISH:**
1. COLOR: LA HABRA #50 CRYSTAL WHITE



- NEW WALL FINISH MATERIAL:**
1. EL DORADO STONE VENEER
 2. COLOR: PAVILION STONE PINE CREEK 72



- LIGHTING**
1. TYPE: IRON LIGHTING FIXTURE
 2. COLOR: BLACK FINISH



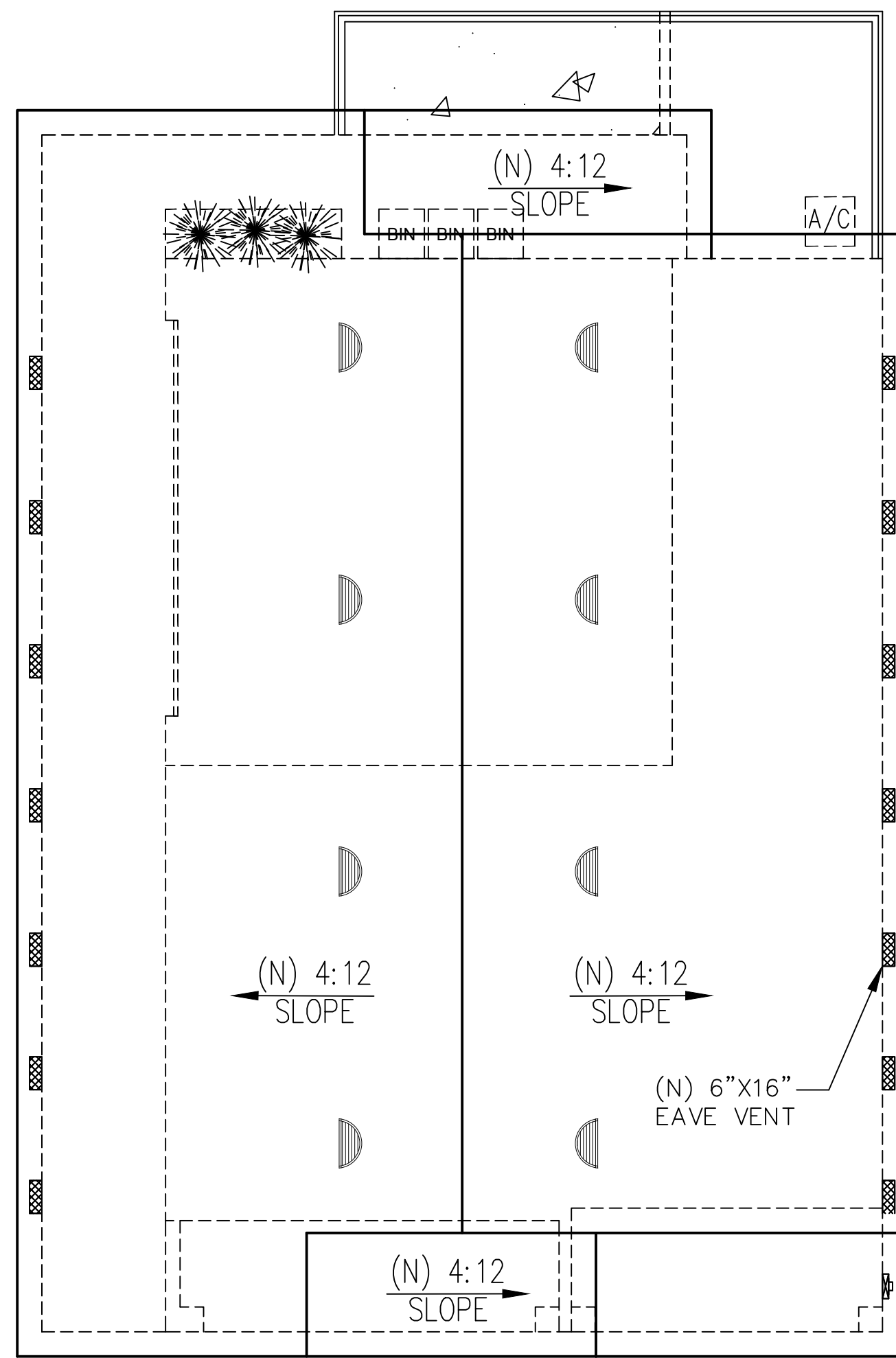
- TRIM STUCCO FINISH:**
1. COLOR: LA HABRA #60 ASPEN



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

COLORED ELEVATIONS W/ MATERIAL BOARD
(REFLECTS ALL UNITS)

DESIGNER	OSCAR SANCHEZ
CONTRACTOR	LAKELWOOD CA, 90712
CUSTOMER	
ENGINEER	
DATE	
REVISION DESCRIPTION	
REV.	DATE
1	08/3/2022
2	2/7/2023
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	



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