

| SYMBOLS   |  | ABBREVIATIONS   |  | PROJECT SCOPE   |  | SHEET INDEX   |  |
|---|--|---|--|---|--|---|--|
| <div><div><div><div><div>X</div><div>XX</div></div><div>ELEVATION REFERENCE SYMBOL</div></div><div><div><div>X</div><div>XXXX</div></div><div>FULL BUILDING SECTION CUT</div></div><div><div><div>X</div><div>XXXX</div></div><div>WALL SECTION CUT</div></div><div><div><div>X</div><div>XXXX</div></div><div>SIM</div><div>SPECIFIC CALL-OUT OF AN OBJECT, WALL, OR LOCATION OF WHICH IS TO BECOME DETAILED</div></div><div><div><div>X</div><div>XXXX</div></div><div>SIM</div><div>REFERENCE TO ENLARGED PLANS, ELEVATIONS, PARTIAL SECTIONS AND DETAILS</div></div><div><div><div>X</div></div><div>WINDOW SYMBOL</div></div><div><div><div>(VARIES)</div><div>SLOPE</div></div><div>SLOPES PER PLAN</div></div><div><div><div>X</div></div><div>GRID SYMBOL AND LINE</div></div><div><div><div>PL</div></div><div>PROPERTY LINE</div></div><div><div><div>⊕</div></div><div>CENTER LINE</div></div><div><div><div><div>X</div></div></div><div>REVISION DELTA</div></div><div><div><div><div>☁</div></div></div><div>REVISION CLOUD</div></div><div><div><div><div></div></div></div><div>ROOM NAME</div></div><div><div><div><div>X</div><div>XX</div><div>XX</div></div></div><div>VIEW CALLOUT</div></div><div><div><div><div>N</div></div></div><div>NORTH ARROW</div></div><div><div><div><div>8'-0"</div></div></div><div>RCP HEIGHT CALLOUT</div></div><div><div><div><div>401.3 FS</div></div></div><div>FINISH SURFACE HEIGHT CALLOUT</div></div><div><div><div><div>401.3 SS</div></div></div><div>SUB SLAB HEIGHT CALLOUT</div></div><div><div><div><div>2'-3"</div></div></div><div>FLOOR AND ROOF HEIGHT CALLOUT</div></div><div><div><div><div>CURB</div></div></div><div>SLAB STEP</div></div></div></div> |  | <div><div><div>A/C</div><div>AIR CONDITIONING</div></div><div><div>A.B.</div><div>ANCHOR BOLT</div></div><div><div>L</div><div>ANGLE</div></div><div><div>BM</div><div>BEAM</div></div><div><div>BLKG.</div><div>BLOCKING</div></div><div><div>BD</div><div>BOARD</div></div><div><div>BOT</div><div>BOTTOM</div></div><div><div>CAB</div><div>CABINET</div></div><div><div>CL</div><div>CENTER LINE</div></div><div><div>CLG</div><div>Ceiling</div></div><div><div>CLG. JST.</div><div>CEILING JOIST</div></div><div><div>CLR</div><div>CLEAR</div></div><div><div>CEM.</div><div>CEMENT</div></div><div><div>CHAM.</div><div>CHAMFER</div></div><div><div>CHAN.</div><div>CHANNEL</div></div><div><div>C.M.U.</div><div>CONCRETE MASONRY BLOCK</div></div><div><div>COL</div><div>COLUMN</div></div><div><div>CONT. GR.</div><div>CONSTRUCTION GRADE</div></div><div><div>CONT.</div><div>CONTINUOUS</div></div><div><div>CTR</div><div>CENTER</div></div><div><div>DEG</div><div>DEGREE</div></div><div><div>DET</div><div>DETAIL</div></div><div><div>DIA</div><div>DIAMETER</div></div><div><div>DIM</div><div>DIMENSION</div></div><div><div>DBL</div><div>DOUBLE</div></div><div><div>DBL. PL.</div><div>DOUBLE PLATE</div></div><div><div>DM</div><div>DESIGN MANAGER</div></div><div><div>DN</div><div>DOWN</div></div><div><div>DR</div><div>DOOR</div></div><div><div>D.S.</div><div>DOWNSPOUT</div></div><div><div>DTL</div><div>DETAIL</div></div><div><div>(E)</div><div>EXISTING</div></div><div><div>E.A.</div><div>EACH</div></div><div><div>ELEV.</div><div>ELEVATION</div></div><div><div>EQ</div><div>EQUAL</div></div><div><div>EXIST</div><div>EXISTING</div></div><div><div>EXT</div><div>EXTERIOR</div></div><div><div>F.O.M.</div><div>FACE OF MASONRY</div></div><div><div>F.O.S.</div><div>FACE OF STUD</div></div><div><div>FIN.</div><div>FINISH</div></div><div><div>F.F.</div><div>FINISH FLOOR</div></div><div><div>F.G.</div><div>FINISH GARDE</div></div><div><div>F.GL</div><div>FIXED GLASS</div></div><div><div>FLASH.</div><div>FLASHING</div></div><div><div>F.D.</div><div>FLOOR DRAIN</div></div><div><div>FLT. JST.</div><div>FLOOR JOIST</div></div><div><div>FTG.</div><div>FOOTING</div></div><div><div>G.I.</div><div>GALVANIZED IRON</div></div><div><div>GRD.</div><div>GRADE</div></div><div><div>GYP. BD.</div><div>GYP SUM BOARD</div></div><div><div>GC</div><div>GENERAL CONTRACTOR</div></div><div><div>HC</div><div>HOLLOW CORE</div></div><div><div>HDW</div><div>HARDWARE</div></div><div><div>HDR.</div><div>HEADER</div></div><div><div>HT.</div><div>HEIGHT</div></div><div><div>HM</div><div>HOLLOW METAL</div></div><div><div>HORIZ</div><div>HORIZONTAL</div></div><div><div>HR</div><div>HOUR</div></div><div><div>HT</div><div>HEIGHT</div></div><div><div>HVAC</div><div>HEATING, VENTILATING, AND AIR CONDITIONING*</div></div><div><div>INSUL.</div><div>INSULATION</div></div><div><div>INT.</div><div>INTERIOR</div></div><div><div>JAL.</div><div>JALOUSIE</div></div><div><div>LAM. PLASTIC</div><div>LAMINATED PLASTIC</div></div><div><div>LOUV.</div><div>LOUVER</div></div><div><div>LUM.</div><div>LUMINOUS</div></div><div><div>MFR.</div><div>MANUFACTURER</div></div><div><div>MATL.</div><div>MATERIAL</div></div><div><div>MAX</div><div>MAXIMUM</div></div><div><div>MDL</div><div>MODEL</div></div><div><div>MEP</div><div>"MECHANICAL, ELECTRICAL AND PLUMBING"</div></div><div><div>MIN</div><div>MINIMUM</div></div><div><div>(N)</div><div>NEW</div></div><div><div>N.G.</div><div>NATURAL GRADE</div></div><div><div>NIC</div><div>NOT IN CONTRACT</div></div><div><div>NL</div><div>NIGHT LIGHT</div></div><div><div>NTS</div><div>NOT TO SCALE</div></div><div><div>OC</div><div>ON CENTER</div></div><div><div>OD</div><div>OUTSIDE DIAMETER</div></div><div><div>O/</div><div>OVER</div></div><div><div>O.H.</div><div>OVERHEAD</div></div><div><div>PR</div><div>PAIR</div></div><div><div>PL</div><div>PLATE</div></div><div><div>PLYW.</div><div>PLYWOOD</div></div><div><div>P.L.</div><div>PROPERTY LINE</div></div><div><div>RAD</div><div>RADIUS</div></div><div><div>RAFT.</div><div>RAFTER</div></div><div><div>REF</div><div>REFERENCE</div></div><div><div>REQ'D</div><div>REQUIRED</div></div><div><div>R/S</div><div>RESAWN</div></div><div><div>REV</div><div>REVISION</div></div><div><div>RISER</div><div>RISER</div></div><div><div>R.D.</div><div>ROOF DRAIN</div></div><div><div>RO/S</div><div>ROUGH SAWN</div></div><div><div>R.O.</div><div>ROUGH OPENING</div></div><div><div>S/S</div><div>SAWSIZED</div></div><div><div>SC</div><div>SOLID CORE</div></div><div><div>S.C.</div><div>SELF CLOSING</div></div><div><div>SF</div><div>SQUARE FEET</div></div><div><div>SHT</div><div>SHEET</div></div><div><div>SIM</div><div>SIMILAR</div></div><div><div>SPEC</div><div>SPECIFICATION</div></div><div><div>SPLASH</div><div>SPLASH</div></div><div><div>SQ</div><div>SQUARE</div></div><div><div>SS</div><div>SOLID SURFACE</div></div><div><div>SST</div><div>STAINLESS STEEL</div></div><div><div>T</div><div>TEMPERED GLASS</div></div><div><div>TEMP</div><div>TEMPORARY</div></div><div><div>TR</div><div>TREAD</div></div><div><div>TYP</div><div>TYPICAL</div></div><div><div>UNO</div><div>UNLESS NOTED OTHERWISE</div></div><div><div>V.T.R.</div><div>VENT THRU ROOF</div></div><div><div>VIF</div><div>VERIFY IN FIELD</div></div><div><div>W.P.</div><div>WATERPROOFING</div></div><div><div>WDW.</div><div>WINDOW</div></div><div><div>W/</div><div>WITH</div></div><div><div>W/O</div><div>WITHOUT</div></div><div><div>WD</div><div>WOOD</div></div></div> |  | <div>NEW 2 STORY PRIMARY RESIDENCE WITH INFINITY POOL</div> <div>LEGAL DESCRIPTION</div> <div>TR=28765 POR OF 9 AND 90</div> <div>PROJECT DATA</div> <div>A.P.N.: 5616-021-036</div> <div>TRACT: ----</div> <div>ZONE: R-1R III</div> <div>SITE AREA: 9,778 S.F.</div> <div>LOT COVERAGE: 9,778 S.F. X 0.40 = 3,911 S.F. (MAX.)</div> <div>COVERAGE: 3,325 S.F.</div> <div>DECK (NOT INCLUDED) 473 S.F.</div> <div>POOL: 452 S.F.</div> <div>TOTAL: 3,777 S.F. (38.6%)</div> <div>OCCUPANCY: R-1/U</div> <div>CONSTRUCTION TYPE: TYPE V-B</div> <div>AVERAGE CURRENT SLOPE: 34.50%</div> <div>UNGRADED OPEN AREA: 3,960 S.F (40%)</div> <div>F.A.R. MAXIMUM: DISTRICT III 45% (9,778 S.F. X .45 = 4,400 S.F.)</div> <div>GARAGE 700 S.F. EXEMPT &gt;3,500 S.F.</div> <div>BUILDING AREAS:</div> <div>R-OCCUPANCY</div> <div>1ST FLOOR: 2,008 S.F.</div> <div>2ND FLOOR: 1,649 S.F.</div> <div>GARAGE: 697 S.F.</div> <div>TOTAL: 3,657 S.F.</div> <div>BUILDING HEIGHT: 24'- 10"</div> <div>SPRINKLERS: NO</div> <div>NUMBER OF STORIES: 2</div> <div>CLIMATE ZONE: 9</div> <div>HIGH FIRE HAZARD ZONE: YES</div> <div>FRONT SETBACK:</div> <div>REQUIRED FRONT SET BACK = 15'-0"</div> <div>PROVIDED FRONT SETBACK = 18'-0"</div> <div>BUILDING HEIGHT:</div> <div>ALLOWABLE MAX. BUILDING HEIGHT = 32'-0"</div> <div>PROPOSED MAX. BUILDING HEIGHT = 24'-10"</div> <div>NOTES:</div> <div>FINISH GRADE AROUND THE STRUCTURE/ADDITION SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 2% FOR A MINIMUM DISTANCE OF 10 FEET</div> <div>ZONING NOTES:</div> <div>1 - THERE ARE NO OAK, BAY, OR SYCAMORE TREES ON THE LOT OR WITHIN TWENTY (20) FEET OF THE SITE.</div> <div>2 - NO NEW ROOFTOP EQUIPMENT IS ALLOWED</div> <div>3 - THE FOLLOWING ITEMS SHALL BE ON A SEPARATE PERMIT:</div> <div>• RETAINING WALLS / BOUNDARY WALLS</div> <div>• POOLS / SPAS / JACUZZIS</div> <div>• FENCES / TRELLIS / PATIO COVERS</div> <div>• GRADING / DRAINAGE / EROSION</div> <div>LANDSCAPE:</div> <div>REQUIRED PERMANENTLY LANDSCAPED OPEN SPACE AREA = 40% = 3,911 SF</div> <div>PROPOSED PERMANENTLY LANDSCAPED OPEN SPACE AREA = 3,940 SF = 41%</div> <div>OAKMONT VIEW DR. GLENDALE, CA</div> <div>(E) FIRE HYDRANT</div> |  | <div>C COVER SHEET</div> <div>A000 TOPO SURVEY</div> <div>A001 SITE PLAN</div> <div>A002 GROUND FLOOR WITH ADJACENT PROPERTIES</div> <div>A003 SECOND FLOOR WITH ADJACENT PROPERTIES</div> <div>A100 FIRST FLOOR PLAN</div> <div>A101 SECOND FLOOR PLAN</div> <div>A102 ROOF PLAN</div> <div>A200 EXTERIOR ELEVATIONS</div> <div>A201 EXTERIOR ELEVATIONS</div> <div>A202 COLORED ELEVATIONS</div> <div>A203 COLORED ELEVATIONS</div> <div>A204 RENDERED PERSPECTIVES</div> <div>A205 RENDERED PERSPECTIVES</div> <div>A206 RENDERED PERSPECTIVES</div> <div>A300 BUILDING SECTIONS</div> <div>A301 NORTH SOUTH SITE SECTION</div> <div>A302 EAST WEST SITE SECTION</div> <div>A500 DOOR AND WINDOW SCHEDULE</div> <div>L-1 PLANTING PLAN</div> <div>L-2 IRRIGATION PLAN</div> <div>L-3 LANDSCAPE DETAILS &amp; SPECIFICATION PLAN</div> <div>APPLICABLE CODES</div> <div>2022 California Administrative Code</div> <div>2022 California Building Code Vol. 1 &amp; 2</div> <div>2022 California Residential Code</div> <div>2022 California Electrical Code</div> <div>2022 California Mechanical Code</div> <div>2022 California Plumbing Code</div> <div>2022 California Energy Code</div> <div></div> |  |



LEGEND

|         |                 |
|---------|-----------------|
| AC      | ASPHALT         |
| A-C     | AIR CONDITIONER |
| BW      | BACK OF WALK    |
| CB      | CATCH BASIN     |
| CE      | CHINESE ELM     |
| CS      | CRAWL SPACE     |
| CONC    | CONCRETE        |
| DS      | DOWN SPOUT      |
| EG      | EDGE GUTTER     |
| EM      | ELECTRIC METER  |
| EP      | EDGE PAVEMENT   |
| EUC     | EUCALYPTUS      |
| FIN FLR | FINISH FLOOR    |
| FL      | FLOW LINE       |
| GB      | GRADE BREAK     |
| GM      | GAS METER       |
| IP      | IRON PIPE       |
| L/TG    | LEAD/TAG        |
| LA      | LIQUID AMBER    |
| MAG     | MAGNOLIA        |
| PA      | PLANTER AREA    |
| P/L     | PROPERTY LINE   |
| PP      | POWER POLE      |
| SCO     | SEWER CLEAN OUT |
| SMH     | SEWER MANHOLE   |
| SYC     | SYCAMORE        |
| TC      | TOP OF CURB     |
| TG      | TOP OF GRATE    |
| TL      | TOP OF LANDING  |
| TSPT    | TOP OF STEP     |
| TW      | TOP OF WALL     |
| WH      | WATER HEATER    |
| WM      | WATER METER     |
| WS      | WINDOW SILL     |

|                    |  |
|--------------------|--|
| CENTERLINE         |  |
| PROPERTY LINE      |  |
| WIRE FENCE         |  |
| WOOD FENCE         |  |
| IRON FENCE         |  |
| OVERHEAD           |  |
| FLAGSTONE          |  |
| MASONRY WALL       |  |
| STONE WALL         |  |
| GRASS LINE         |  |
| WATER VALVE        |  |
| WATER METER        |  |
| GAS METER          |  |
| FLOW PATH          |  |
| POWER POLE         |  |
| GUY WIRE           |  |
| BENCHMARK          |  |
| STORM DRAIN        |  |
| SEWER MH           |  |
| SEWER CLEAN OUT    |  |
| STREET SIGN        |  |
| AREA, STREET LIGHT |  |
| DOWNSPOUT          |  |

AVERAGE SLOPE

PER THE CITY OF GLENDALE FORMULAE: S=0.00229 IL/A  
WHERE: S = AVERAGE SLOPE  
I = CONTOUR INTERVAL  
L = TOTAL LENGTH OF CONTOURS  
A = ACRES

| CONTOUR | LENGTH  |
|---------|---------|
| 515/27  | 499/14  |
| 514/36  | 498/145 |
| 513/43  | 497/138 |
| 512/49  | 496/122 |
| 511/57  | 495/98  |
| 510/67  | 494/96  |
| 509/76  | 493/96  |
| 508/86  | 492/97  |
| 507/116 | 491/97  |
| 506/195 | 490/96  |
| 505/172 | 489/94  |
| 504/178 | 488/93  |
| 503/165 | 487/90  |
| 502/226 | 486/84  |
| 501/154 | 485/24  |
| 500/150 |         |

TOTAL LENGTH = 3,314 LF

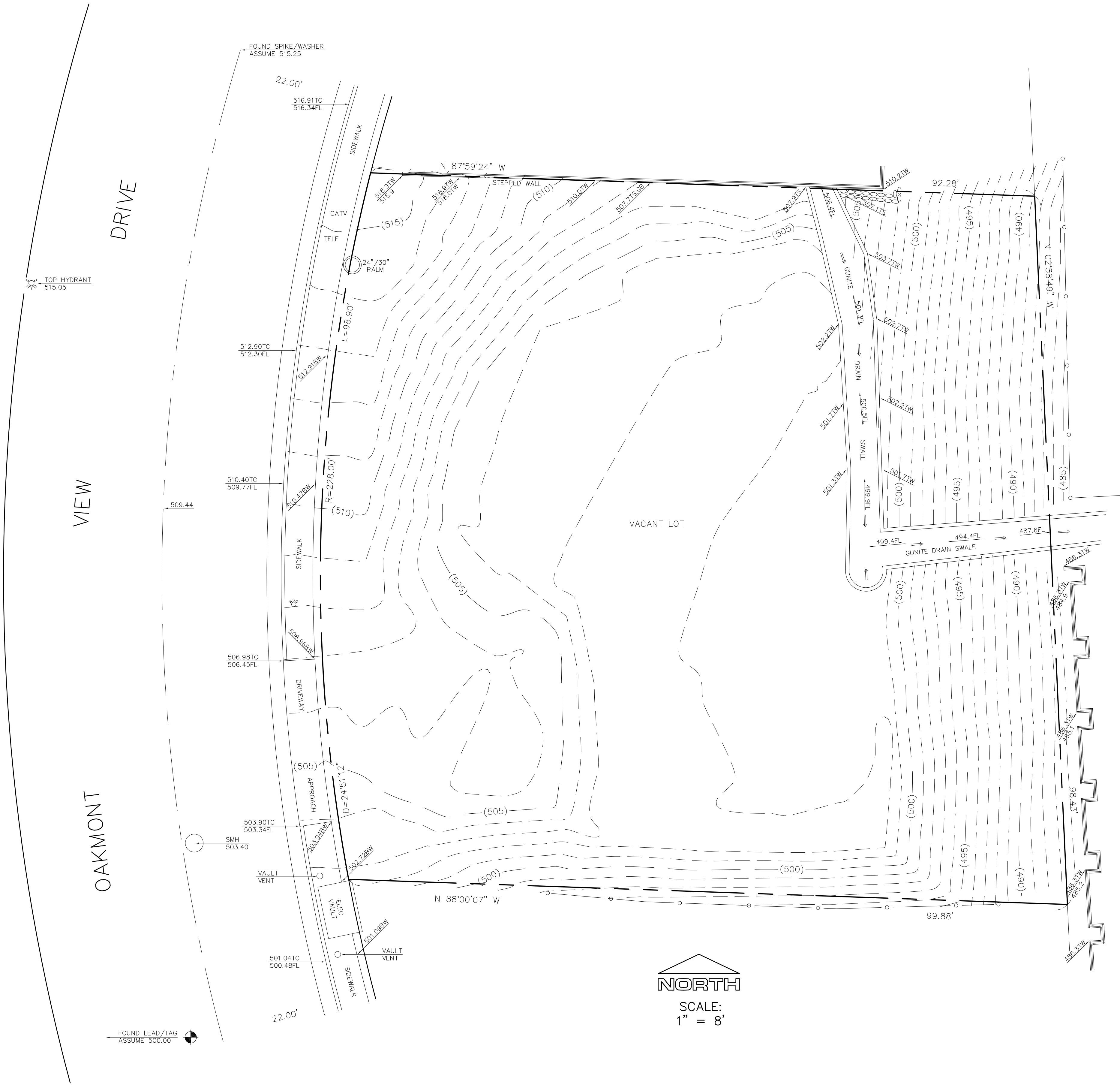
$$\frac{0.00229(1.0)(3,314)}{0.22}$$
$$=7.58906$$
$$\frac{7.58906}{0.22}$$
$$=34.5\%$$

NOTES:

- THIS SURVEY WAS PERFORMED ON 02-07-2022 AT THE REQUEST OF HAIK ALEXANIANS. THIS PLAN REPRESENTS THE SITE CONDITIONS OF THAT DAY.
- THIS SURVEY IS FOR TOPOGRAPHIC PURPOSES ONLY. PROPERTY LINES SHOWN HEREON WERE ESTABLISHED FROM RECORD MAP DATA UNLESS "PRECISE PROPERTY LINES ESTABLISHED" IS STATED BELOW. UNLESS STATED, PROPERTY LINES SHOWN HEREON ARE SHOWN FOR PICTORIAL PURPOSES ONLY. PROPERTY LINES SHOWN HEREON HAVE BEEN PRECISELY ESTABLISHED. SEE FILED "CORNER RECORD" OR "RECORD OF SURVEY" FOR ESTABLISHMENT.
- THE BENCHMARK USED FOR THIS SURVEY WAS ASSUMED TO BE 500.00 AT A FOUND LEAD/TAG AS SHOWN HEREON. IT HAS NO RELATION TO ANY CITY/COUNTY DATUM.
- UTILITIES SHOWN HEREON ARE THOSE VISIBLE ABOVE GROUND. NO ATTEMPT WAS MADE TO DETERMINE SUBSTRUCTURE UTILITY LINES.
- THIS PLAN IS CERTIFIED BY THE UNDERSIGNED ONLY IF "WET" STAMPED AND SIGNED.

VACANT LOT  
OAKMONT VIEW  
GLENDALE, CALIFORNIA

TOPOGRAPHIC SURVEY

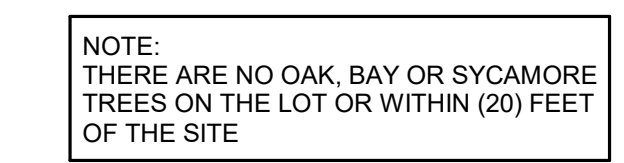


LEGAL DESCRIPTION: PORTIONS OF LOTS 89-90, TRACT 28765, MB 933/60-70  
APN: 5616 021 036  
LOT AREA: 9,778 SF

|                         |   |
|-------------------------|---|
| DRAWN BY<br>ACAD        | RM LAND SURVEYING   |
| SURVEY DATE<br>2-7-2022 | LAND SURVEYING~CIVIL ENGINEERING~DEVELOPMENT/CONSTRUCTION SERVICES            |
| PROJECT NO.<br>ALEXOAK  | P.O. BOX 1382, DUARTE, CA, VOICE/FAX 626 256 9047 EMAIL: RMLANDSURVEY@MSN.COM |







# AG-STUDIO



**ALEXANIANS RESIDENCE**  
OAKMONT VIEW DR.

|              |                |
|--------------|----------------|
| PROJECT:     | Project Number |
| FILE:        |                |
| DATE:        | Issue Date     |
| DRAWN BY:    | ARTIN GRIGORI  |
| SCALE:       | 1/8" = 1'-0"   |
| SHEET TITLE: |                |
| SITE PLAN    |                |

A001



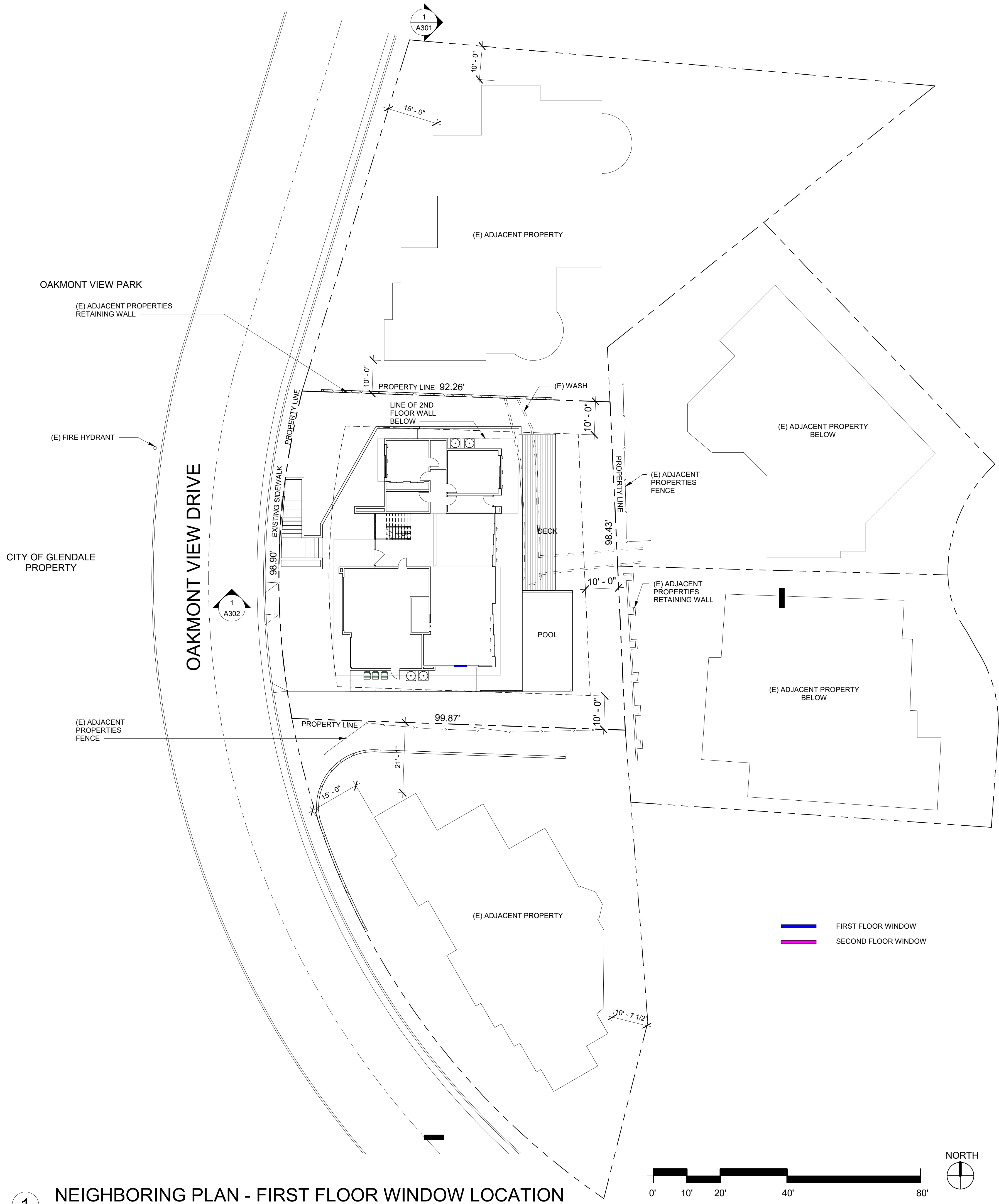
ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number  
FILE:  
DATE: Issue Date  
DRAWN BY: ARTIN GRIGORI  
SCALE: 1/16" = 1'-0"

SHEET TITLE:  
GROUND FLOOR WITH  
ADJACENT PROPERTIES

A002



1 NEIGHBORING PLAN - FIRST FLOOR WINDOW LOCATION  
1/16" = 1'-0"



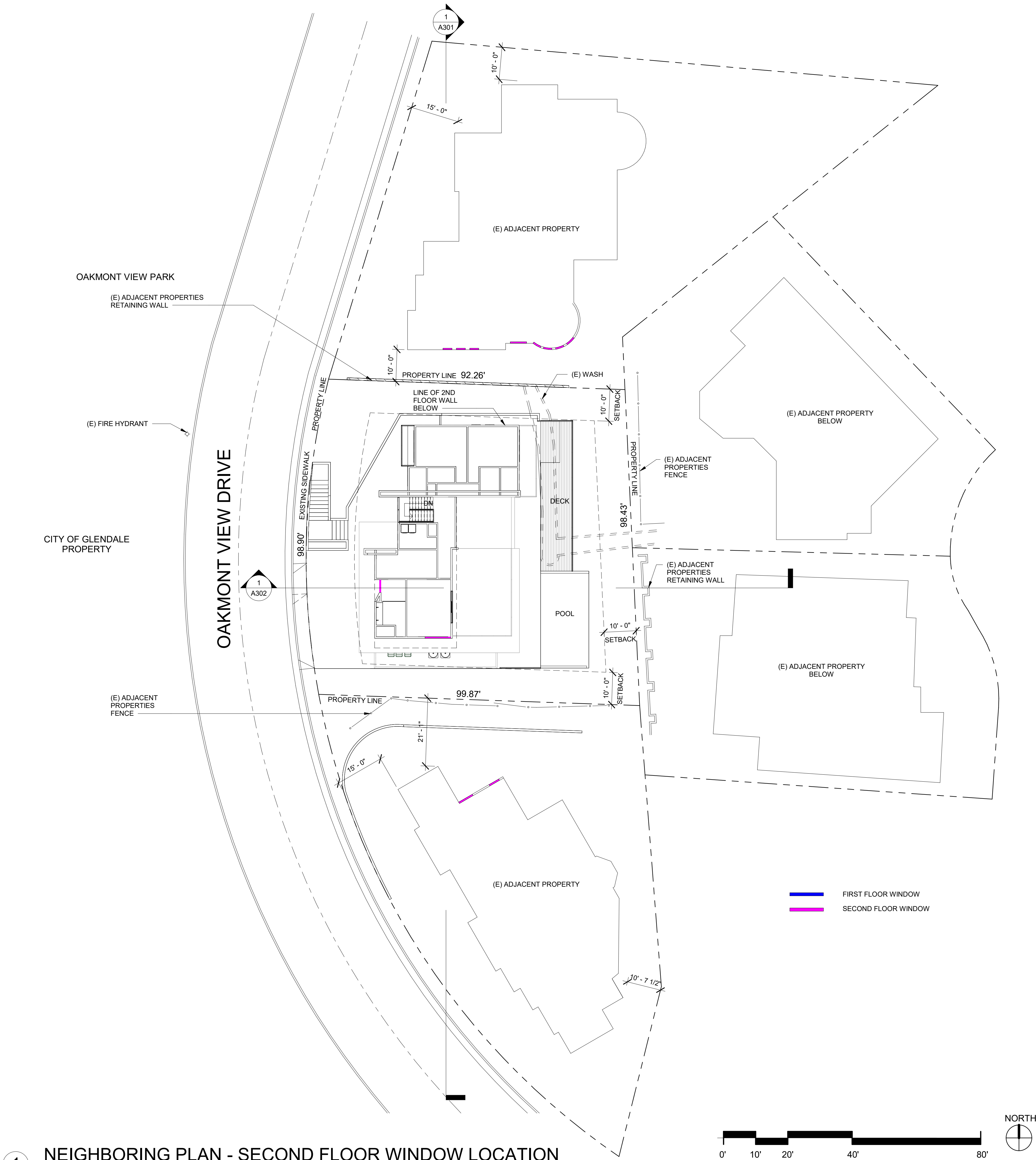
ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number  
FILE:  
DATE: Issue Date  
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SCALE: 1/16" = 1'-0"

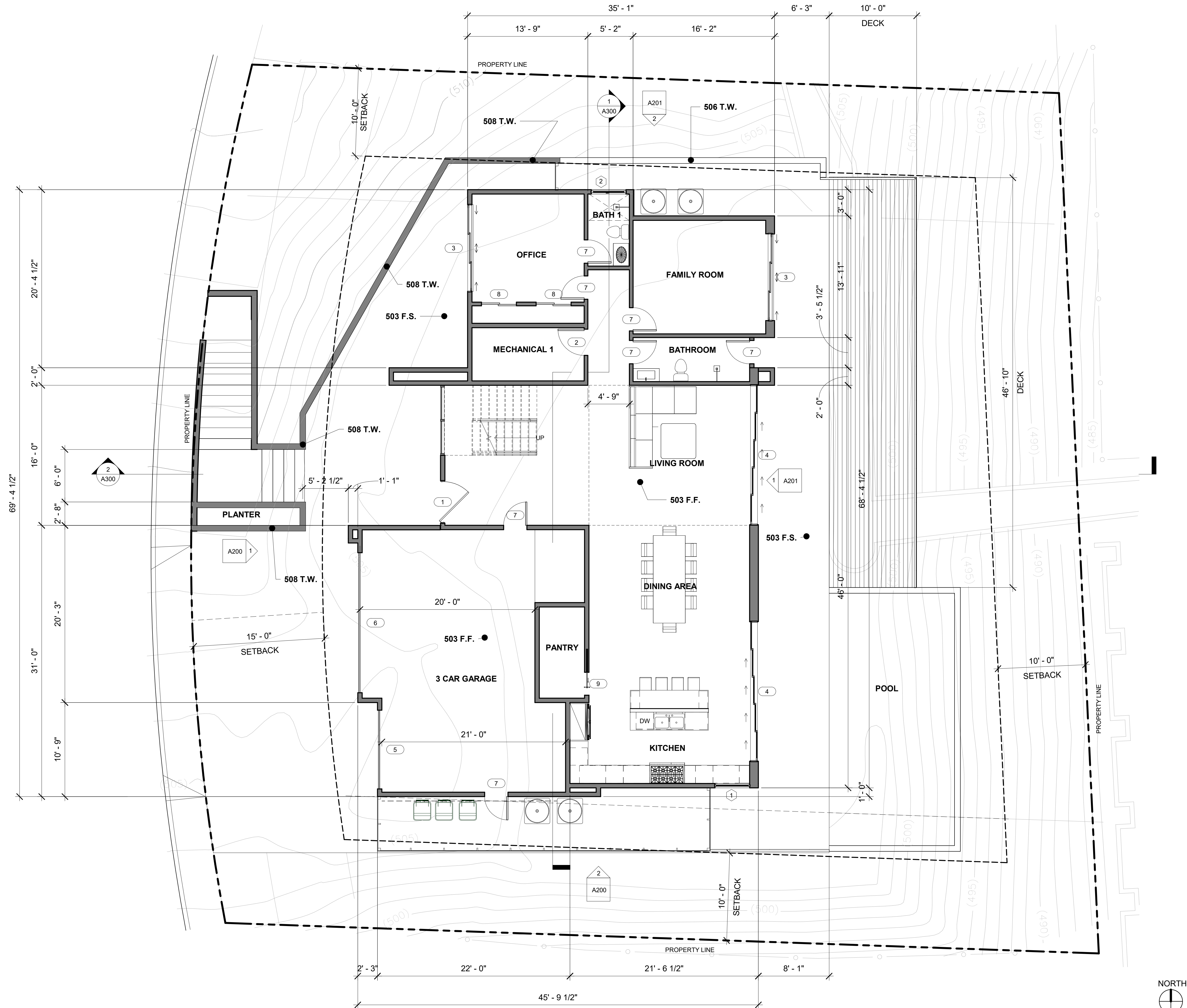
SHEET TITLE:  
SECOND FLOOR WITH  
ADJACENT PROPERTIES

A003

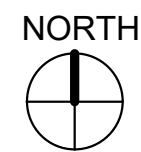


1 NEIGHBORING PLAN - SECOND FLOOR WINDOW LOCATION  
1/16" = 1'-0"

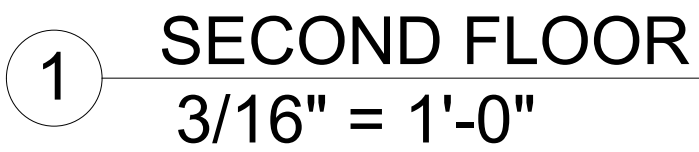




1 FIRST FLOOR PLAN  
3/16" = 1'-0"







NORTH

A circular compass rose with a vertical line and a horizontal line intersecting at the center. The top half of the vertical line is shaded black, and the right half of the horizontal line is shaded black. The word "NORTH" is written above the top half of the vertical line.



ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number

FILE:

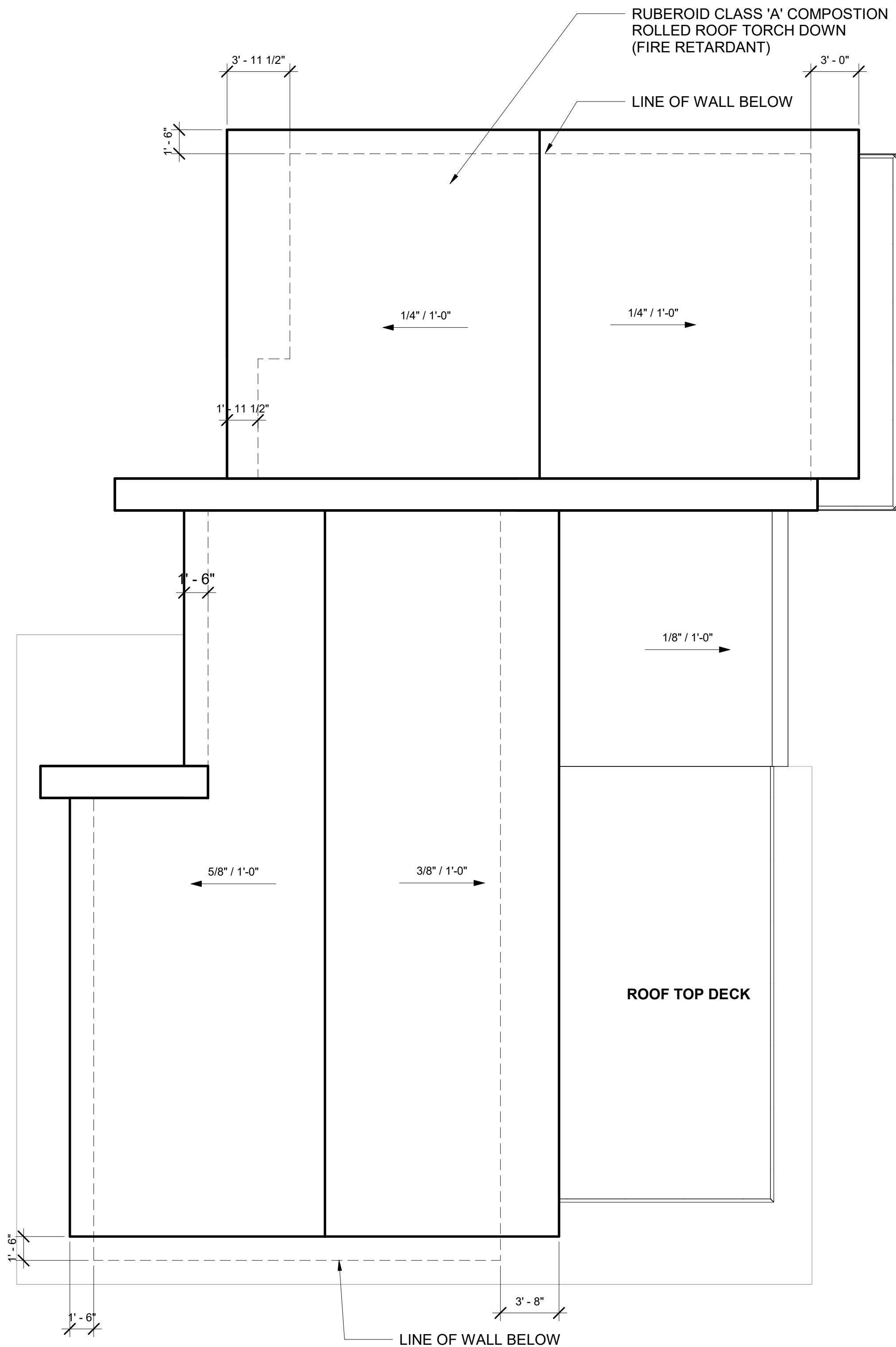
DATE: Issue Date

DRAWN BY: ARTIN GRIGORI

SCALE: 3/16" = 1'-0"

SHEET TITLE:

ROOF PLAN









ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number

FILE:

DATE: Issue Date

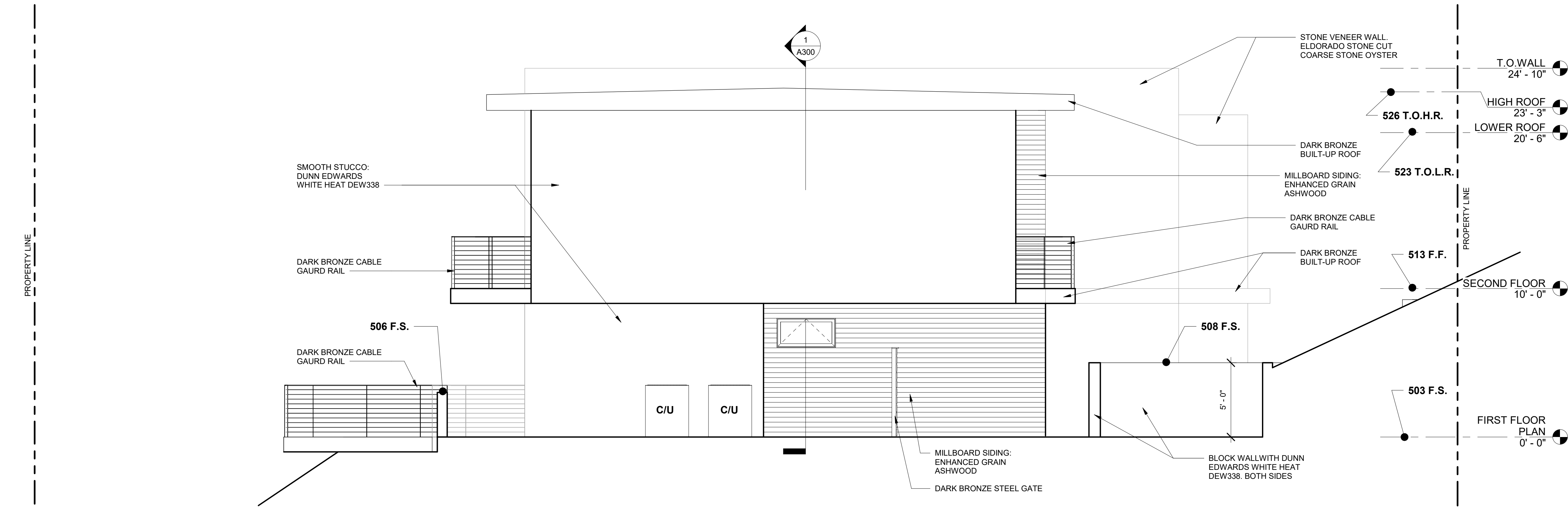
DRAWN BY: ARTIN GRIGORI

SCALE: 1/4" = 1'-0"

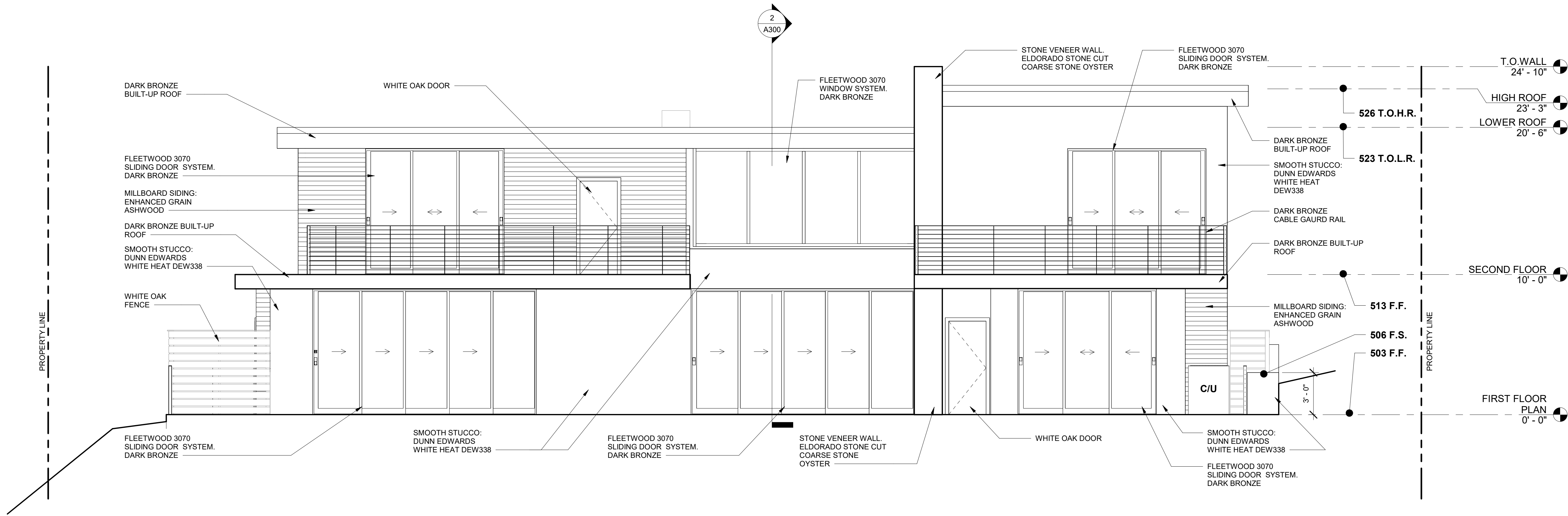
SHEET TITLE:

EXTERIOR ELEVATIONS

A201

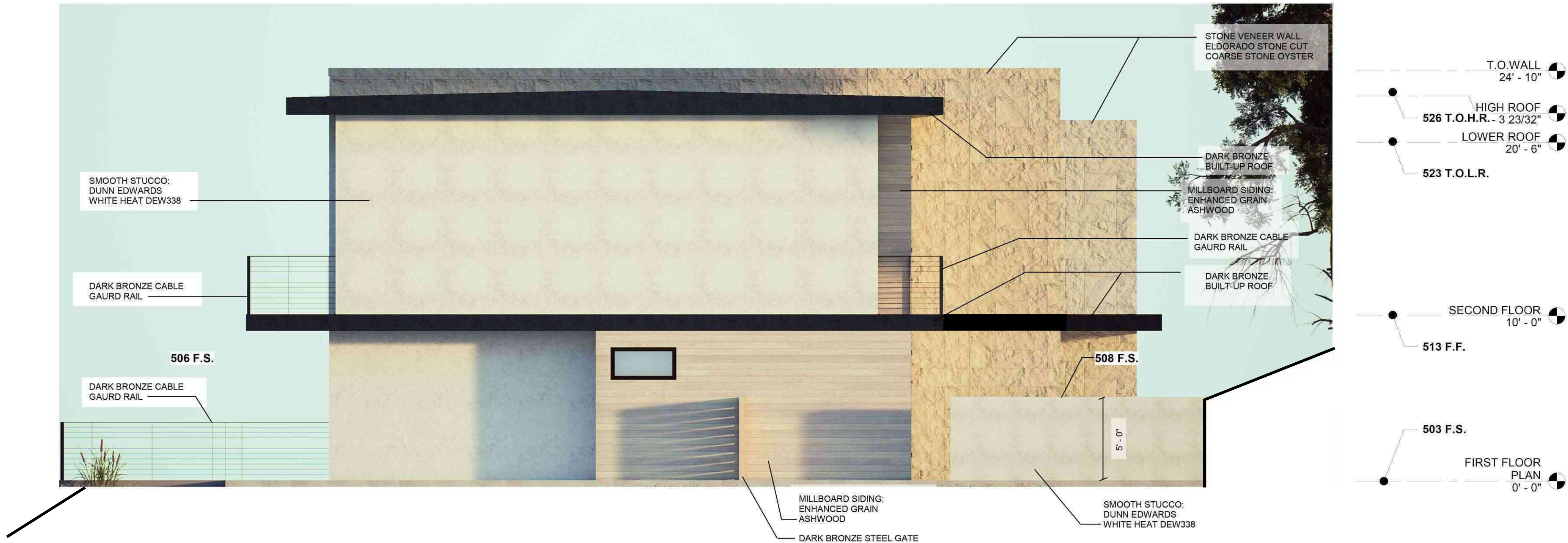


2 NORTH ELEVATION  
1/4" = 1'-0"

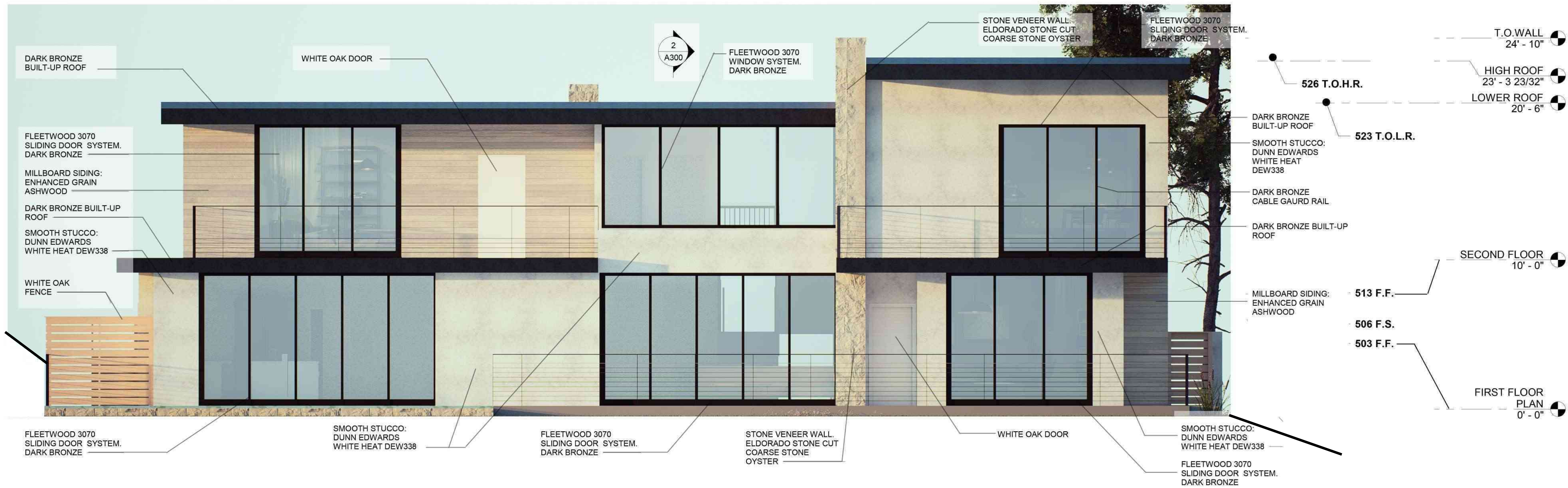


1 EAST ELEVATION  
1/4" = 1'-0"





2 NORTH ELEVATION  
1/4" = 1'-0"



1 EAST ELEVATION  
1/4" = 1'-0"

AG-Studio

ED ALEXANIAN  
STRUCTURAL  
ENGINEER

736 CORDOVA AVE.  
GLENDALE, CA. 91206

PHONE: 818 913-4046  
E-MAIL: edalexanians@yahoo.com

ALEXANIAN RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number

FILE:

DATE: Issue Date

DRAWN BY: ARTIN GRIGORI

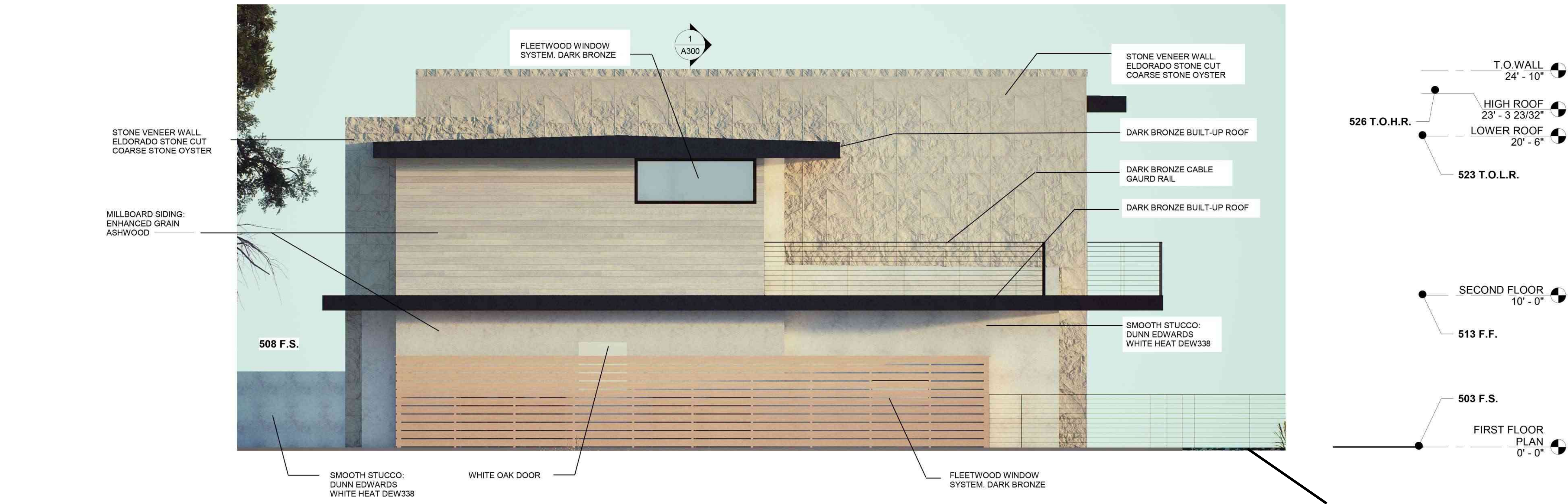
SCALE: 1/4" = 1'-0"

SHEET TITLE:

EXTERIOR ELEVATIONS

A202





2 SOUTH ELEVATION  
1/4" = 1'-0"



1 WEST ELEVATION  
1/4" = 1'-0"





PERPSECTIVE 3



PERPSECTIVE 2



PERPSECTIVE 1

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number  
FILE:  
DATE: Issue Date  
DRAWN BY: ARTIN GRIGORI  
SCALE: As indicated

SHEET TITLE:  
RENDERED PERSPECTIVES





PERPSECTIVE 2



PERPSECTIVE 1

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number  
FILE:  
DATE: Issue Date  
DRAWN BY: ARTIN GRIGORI  
SCALE:

SHEET TITLE:  
RENDERED PERSPECTIVES





PERPSECTIVE 2



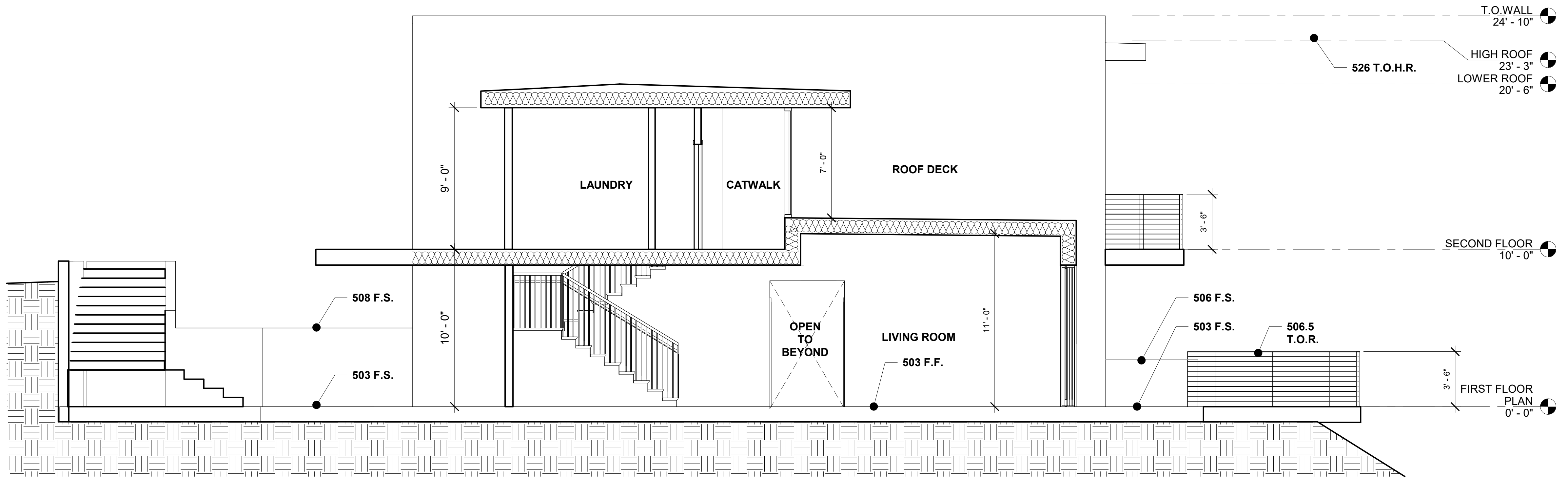
PERPSECTIVE 1

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

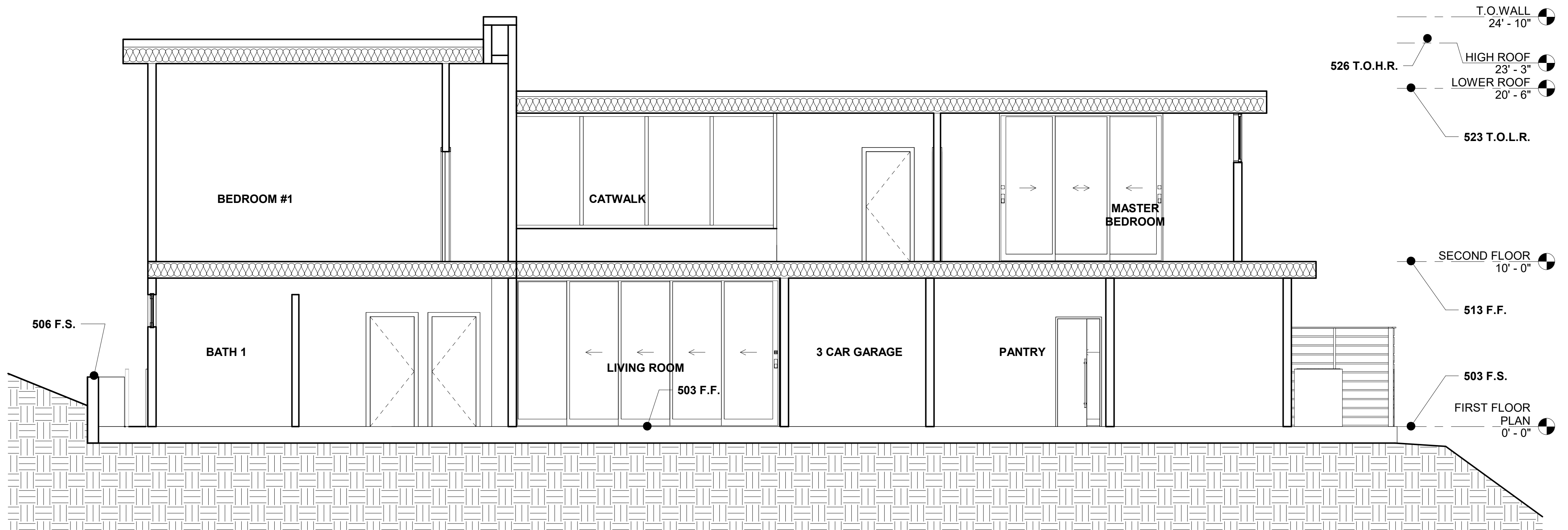
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SCALE:

SHEET TITLE:  
RENDERED PERSPECTIVES

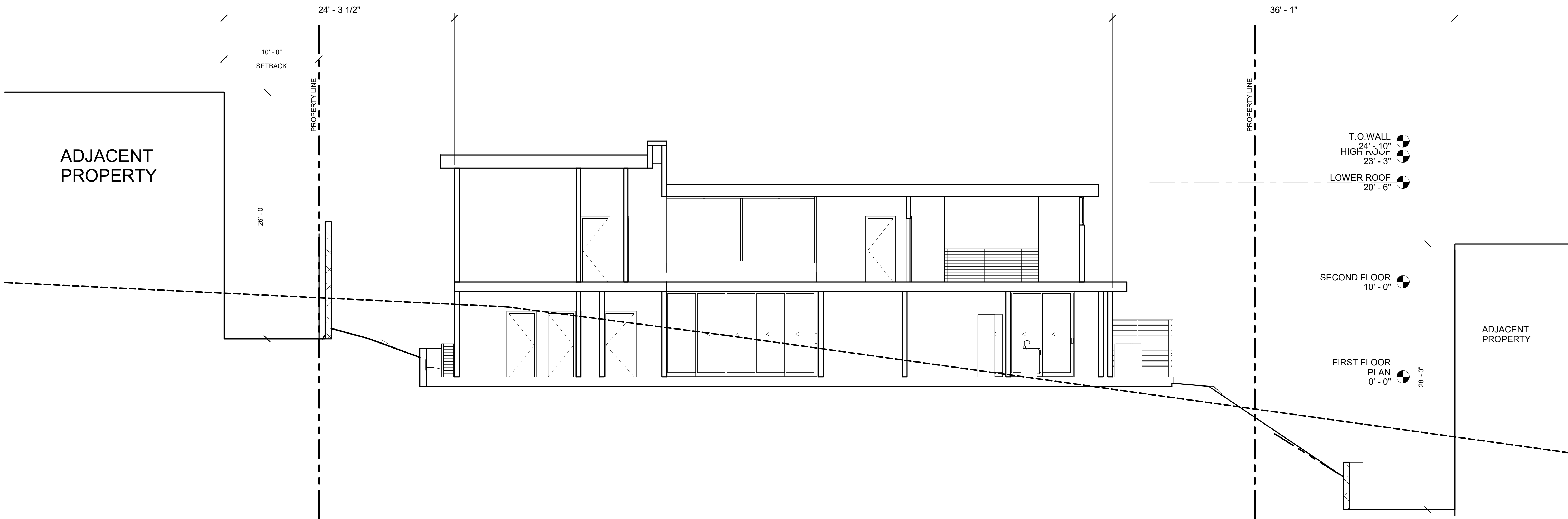


2 E/W SECTION  
1/4" = 1'-0"



1 N/S SECTION  
1/4" = 1'-0"





1 NORTH SOUTH SITE SECTION  
3/16" = 1'-0"

A301

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number

FILE:

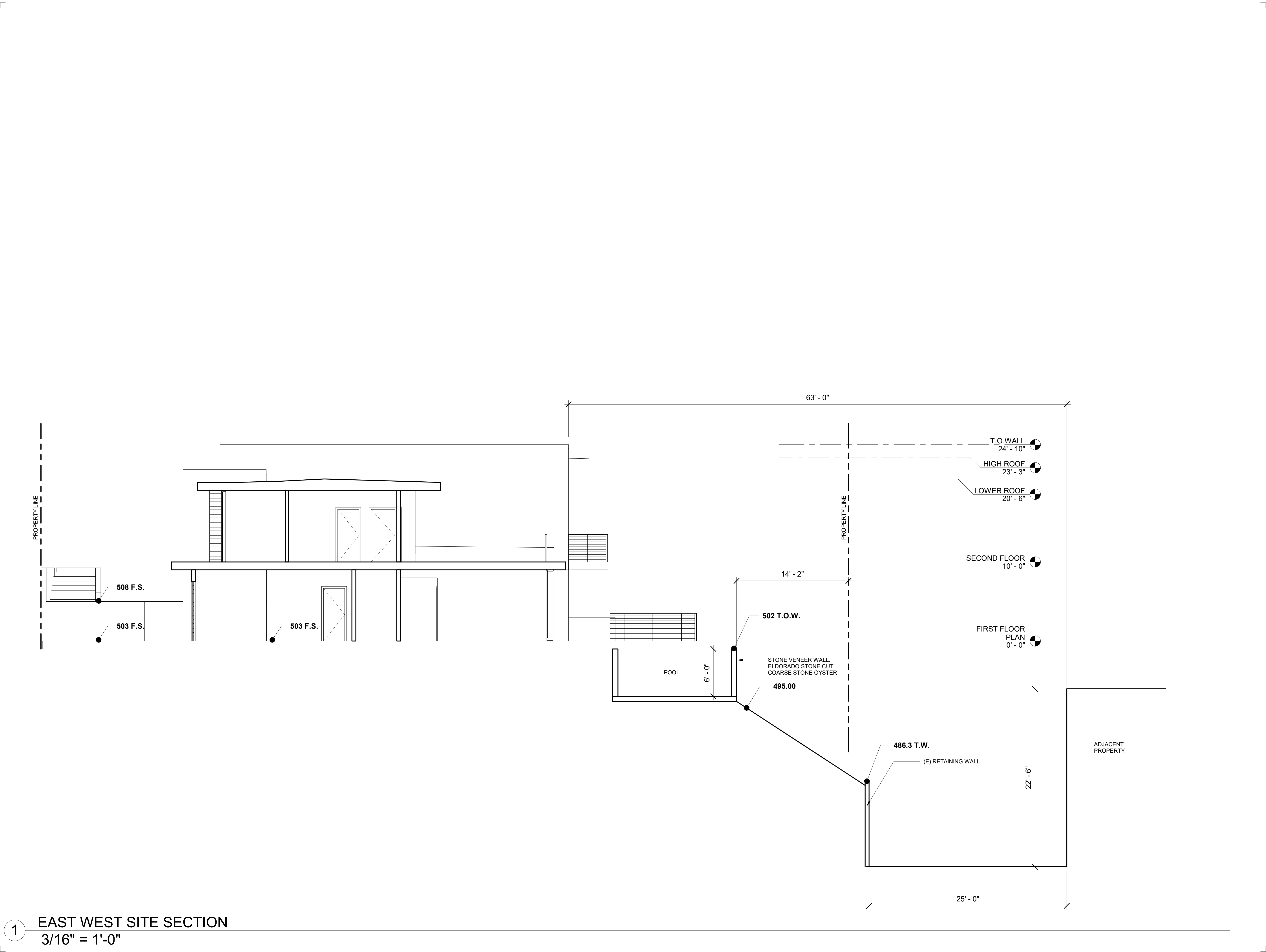
DATE: Issue Date

DRAWN BY: ARTIN GRIGORI

SCALE: 3/16" = 1'-0"

SHEET TITLE:  
NORTH SOUTH SITE SECTION

A301



Alex Studio

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

|            |  |
|------------|--|
| REVISIONS: |  |
|            |  |
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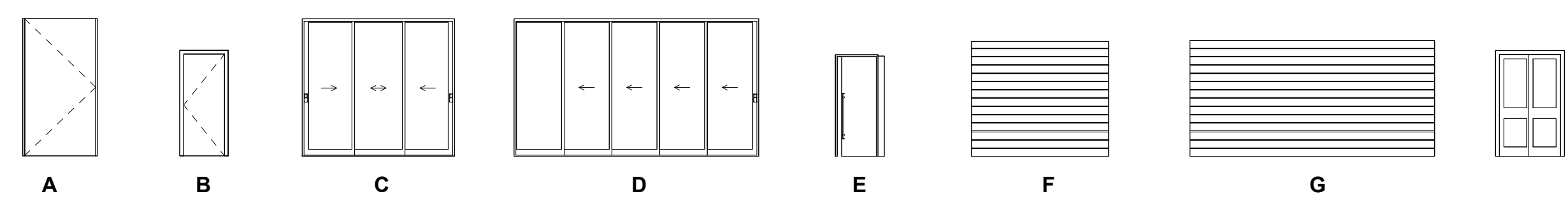
|           |                |
|-----------|----------------|
| PROJECT:  | Project Number |
| FILE:     |                |
| DATE:     | Issue Date     |
| DRAWN BY: | ARTIN GRIGORI  |
| SCALE:    | 3/16" = 1'-0"  |

SHEET TITLE:  
EAST WEST SITE SECTION

A302

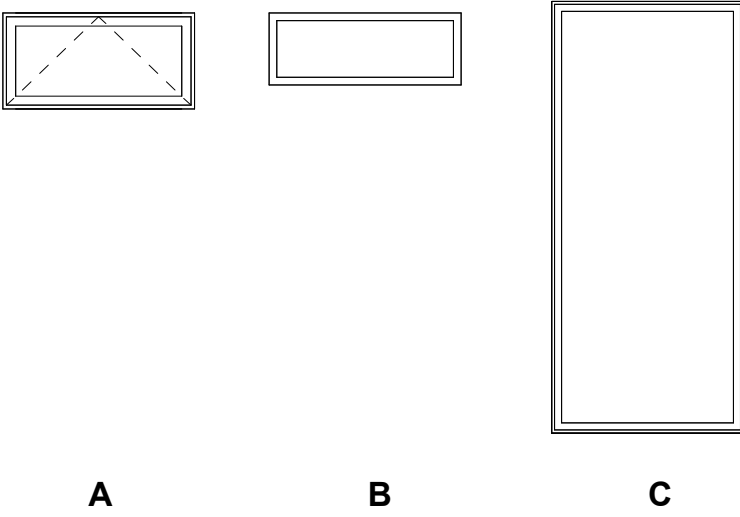


| DOOR SCHEDULE |           |                       |              |             |            |             |         |      |      |  |
|---------------|-----------|-----------------------|--------------|-------------|------------|-------------|---------|------|------|--|
| DOOR NUMBER   | DOOR TYPE | DOOR SIZE             | MANUFACTURER | Model       | FRAME TYPE | FIRE RATING | DETAILS |      |      | DESCRIPTION                                |
|               |           |                       |              |             |            |             | HEAD    | JAMB | SILL |  |
| 1             | A         | 5'-0"x9'-0"x1-3/4"    | Fleetwood    | 3070 SERIES |            |             |         |      |      | PIVOT DOOR, SOLID CORE WOOD FINISH         |
| 2             | B         | 36" x 80"             |              |             |            |             |         |      |      |  |
| 3             | C         | Fleetwood Slider 3070 | Fleetwood    | 3070        |            |             |         |      |      |  |
| 4             | D         | Fleetwood Slider 3070 | Fleetwood    | 3070        |            |             |         |      |      |  |
| 5             | F         | Garage_Door_1         |              |             |            |             |         |      |      |  |
| 6             | 6         | Garage_Door_2         |              |             |            |             |         |      |      |  |
| 7             | G         | 32" x 80"             |              |             |            |             |         |      |      | INTERIOR SOLID CORE WHITE OAK SLIDER DOORS |
| 8             | H         | 48" x 80"             |              |             |            |             |         |      |      |  |
| 9             | E         | 30" X 80"             | Pocket Door  |             |            |             |         |      |      |  |
| 10            | B         | 36" x 80"             |              |             |            |             |         |      |      | INTERIOR SOLID CORE WHITE OAK              |
| 11            | B         | 32" x 80"             |              |             |            |             |         |      |      | EXTERIOR SOLID CORE WHITE OAK              |



DOOR TYPES

| WINDOW SCHEDULE |      |         |         |              |  |               |
|-----------------|------|---------|---------|--------------|--|---------------|
| WINDOW NUMBER   | TYPE | WIDTH   | HEIGHT  | MANUFACTURER | DESCRIPTION                                  | Type Comments |
| 1               | B    | 4' - 0" | 1' - 6" | Fleetwood    | FIXED PICTURE WINDOW, DUAL PANE, DARK BRONZE | N             |
| 2               | A    | 4' - 0" | 2' - 0" | Fleetwood    | AWNING WINOW, DUAL PANE, DARK BRONZE         | N             |
| 3               | C    | 4' - 0" | 9' - 0" | Fleetwood    | FIXED PICTURE WINDOW, DUAL PANE, DARK BRONZE | N             |
| 4               | B    | 8' - 0" | 3' - 0" | Fleetwood    | FIXED PICTURE WINDOW, DUAL PANE, DARK BRONZE | N             |



WINDOW TYPES

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

PROJECT: Project Number

FILE:

DATE: Issue Date

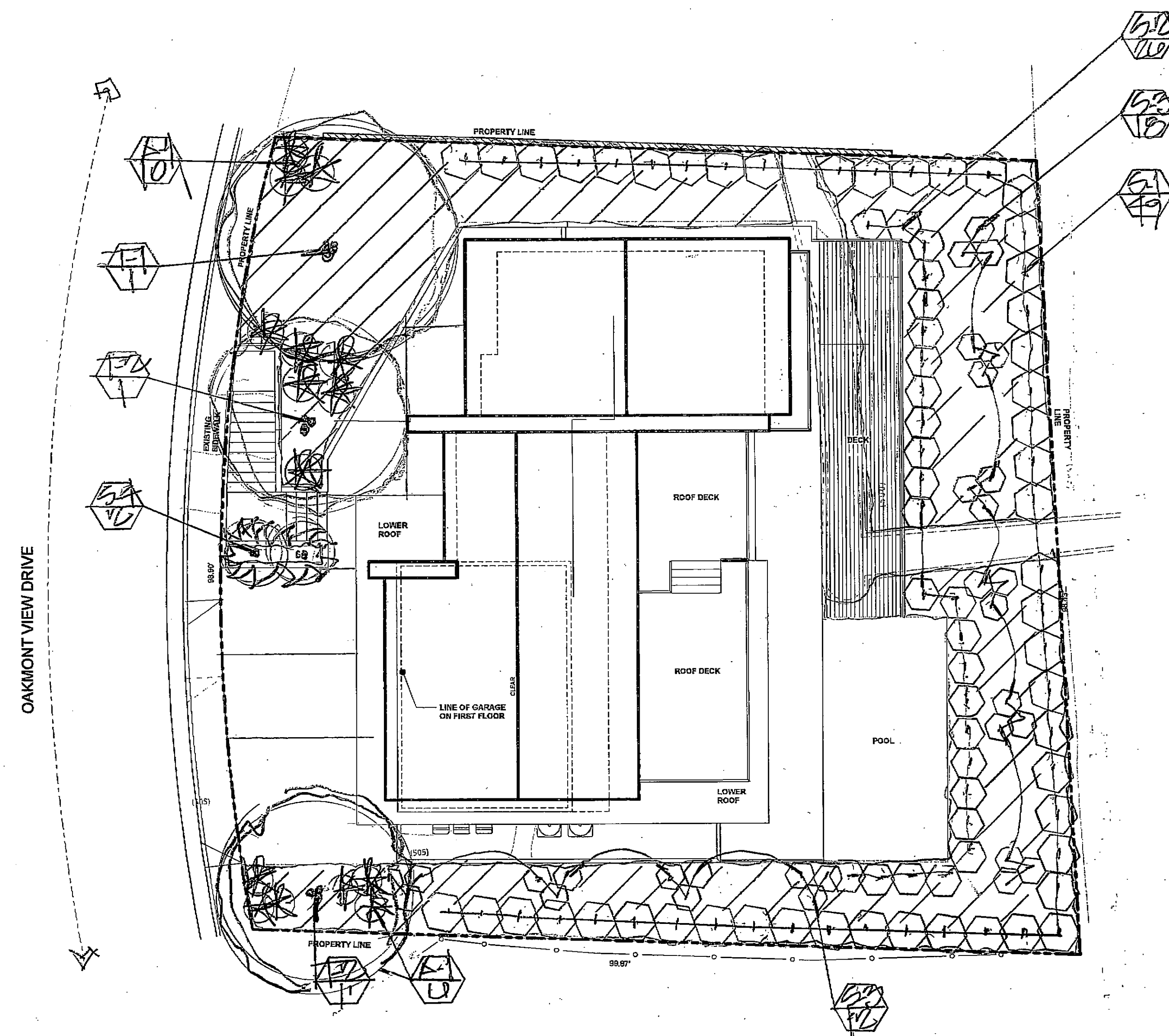
DRAWN BY: ARTIN GRIGORI

SCALE: As indicated

SHEET TITLE:

DOOR AND WINDOW SCHEDULE

A500



NORTH  
SCALE: 1"=10'-0"

WATER USAGE/VALUES

PLANT LIST

| SYMBOL          | BOTANICAL NAME            | COMMON NAME         | SIZE     | QTY       | SPACING |
|-----------------|---------------------------|---------------------|----------|-----------|---------|
| LW T-1          | QUERCUS LAEVOFOLIA        | COAST LIVEOAK       | 24" X 1  | 1         | -       |
| LW T-2          | OLEA EUROPAE 'SMALL HILL' | FRUITLESS OLIVE     | 24" X 1  | 1         | -       |
| LW S-1          | DOYALIS VISCOSA           | HORSERADISH BUSH    | 56" X 49 | 49        | 5' X 5' |
| LW S-2          | ALOE VERA HUBBARDII       | BLUE HIBISCUS       | 56" X 49 | 49        | 5' X 5' |
| LW S-3          | LEUCANTHEMUM 'CONFETTI'   | MULTI-COLOR LANTANA | 56" X 49 | 49        | 5' X 5' |
| LW S-4          | PERSEA VITACEA            | DRAGON TREE         | 15' X 12 | 12        | -       |
| LW S-5          | FESTUCA CALIFORNICA       | CALIFORNIA FESCUE   | 56" X 49 | 49        | RANDOM  |
| LW GROUND COVER | BROCHIA 'TWIN-Peaks'      | COYOTE BUSH         | FLAT     | 15' X 15' | 2' X 2' |

\* LW = LOW WATER USAGE/VALUES

\* INSTALL FIRE RETARDANT JUTE MESH

ON ALL SLOPE AREAS TO BE PLANTED.

\* LANDSCAPE AREA = 5,285 SQ. FT.

# LEGEND



PROPOSED TREE



PROPOSED SHRUB



PROPOSED ACCENT



PROPOSED GROUND COVER



PLANT SYMBOL QUANTITY

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

ALEXANIANS RESIDENCE  
OAKMONT VIEW DR.

REVISIONS:

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FILE:

DATE: 7-20-21

DRAWN BY: LAY

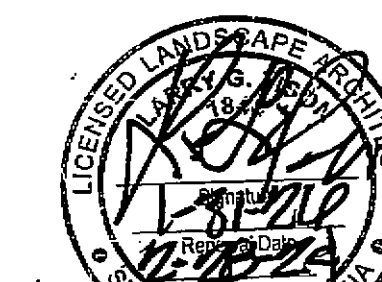
SCALE: 1/8"=10'-0"

SHEET TITLE:

PLANTING PLAN

WELLO COMPLIANCE

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

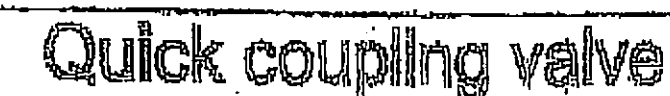


LARRY G. TISON & ASSOCIATES  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

L-1





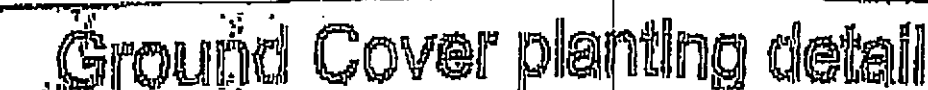
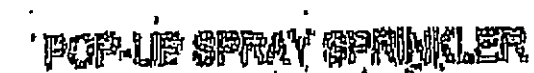


## Tree Root barriers

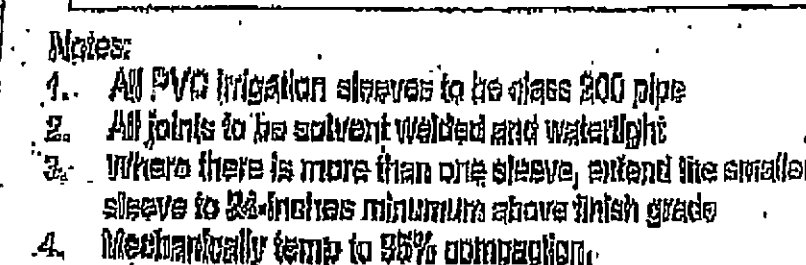
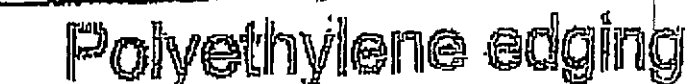
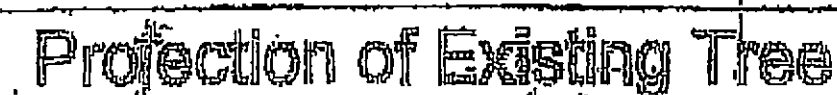
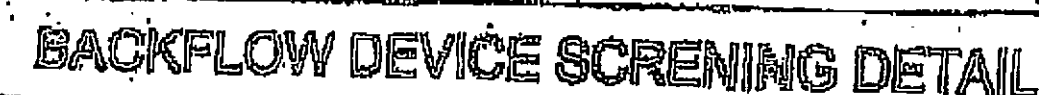


- ## Landscape Notes

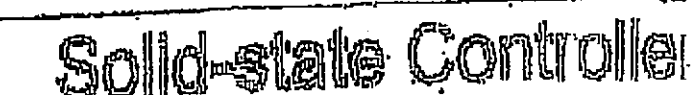
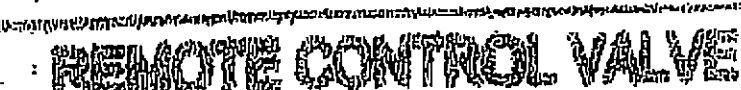
## Soil characteristics



- Note:** All other requirements to be per city standards and specifications.



## Sleeving





# LANDSCAPE DETAIL & SPECIFICATION PLAN

|                 |                   |
|-----------------|-------------------|
| WV: <b>GT</b>   | CHECKED: <b>2</b> |
| NO.: <b>111</b> |                   |
| ET              |                   |



# ALEXANIANS RESIDENCE OAKMONT VIEW DR.

**WHITE HEAT**

White Heat | DEW338  



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COARSE STONE  
OYSTER**

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Enhanced Grain: Ashwood,

**FLEETWOOD**  
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SERIES 3070

