

PACIFIC PARTNERS GROUP, LLC

Dr. Sohan Dua & Dr. Sanjiv Jain

PROPERTY INFO: 107. 109 & 111 N. WEST CHANNEL ROAD BRENTWOOD, CA 90402

CONSULTANTS

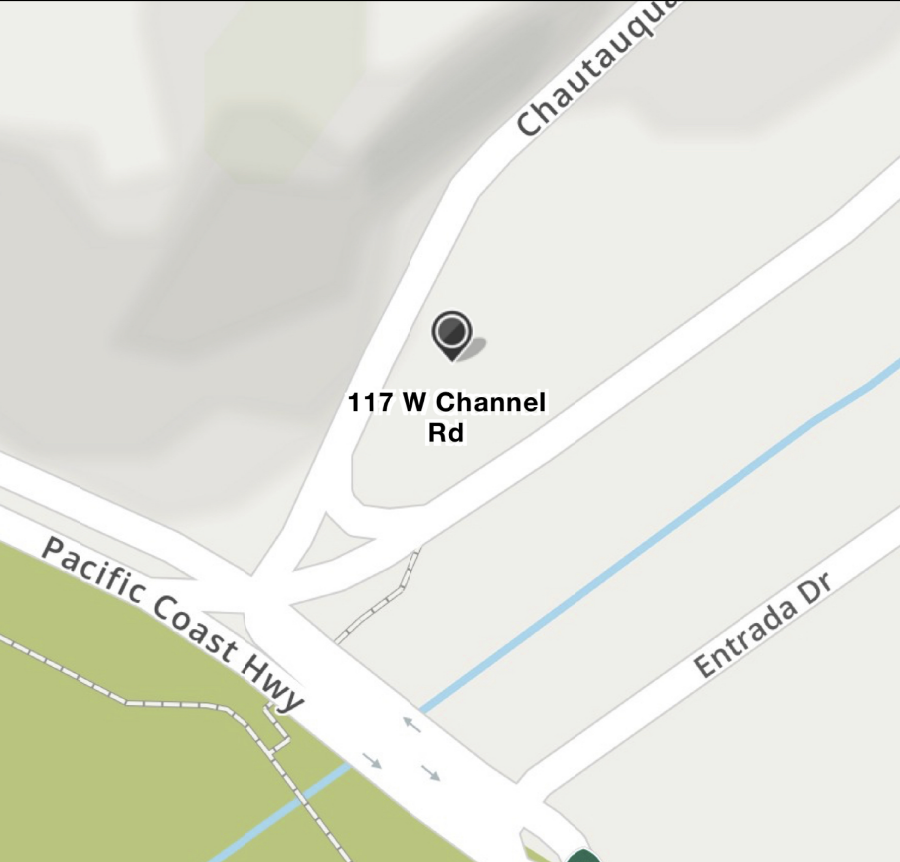
HENRY RAMIREZ, ASSOC.AIA 3790 LAVELL DR. LOS ANGELES, CA 90065 T. 323.401.3792

B.A.SIMS ENGINEERING, INC. 5150 E. PACIFIC COAST HIGHWAY, SUITE 200 LONG BEACH, CA 90804 T. 562.735.4955

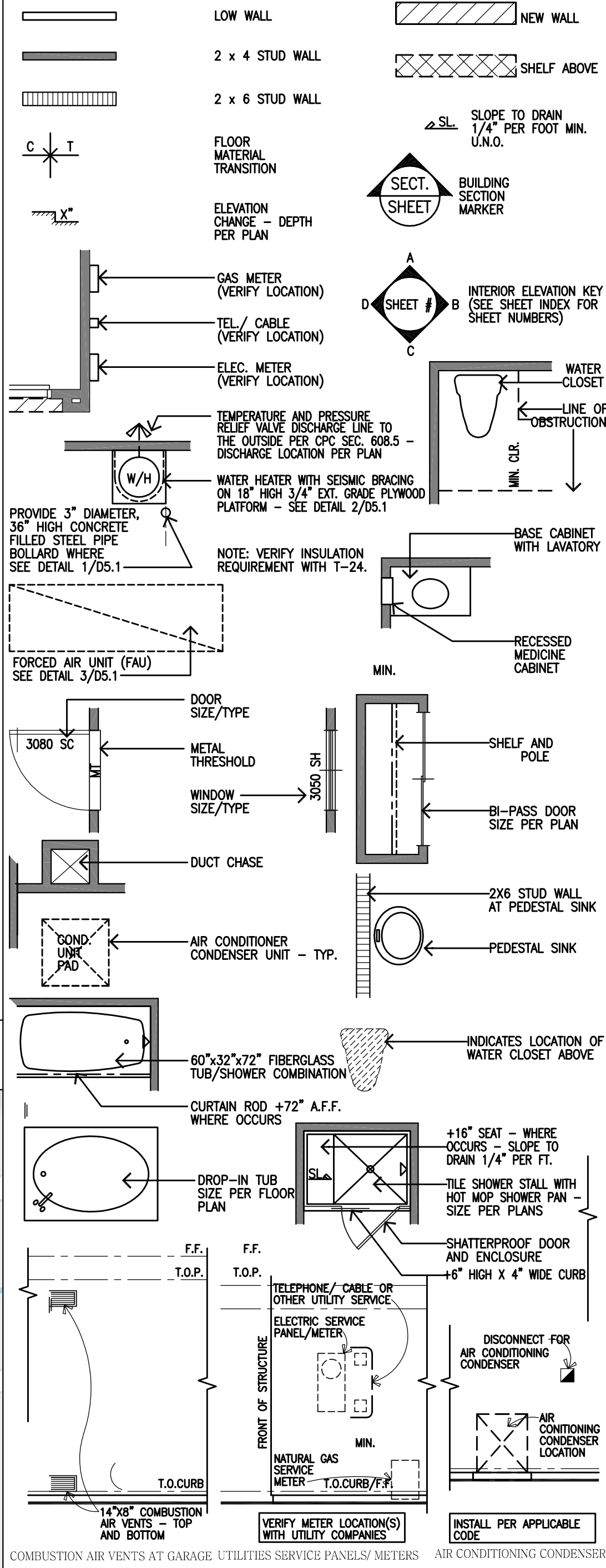
ALTERNATIVE ENERGY SYS. 3235 N. VERDUGO RD. GLENDALE, CA 91208 T. 818.957.7733

SANTOS PLANNING 29800 AGOURA RD. SUITE 207 AGOURA HILLS, CA 91301 T. 818.643.5955

VICINITY MAP



ARCH. SYMBOL LEGEND



PROJECT INFO:

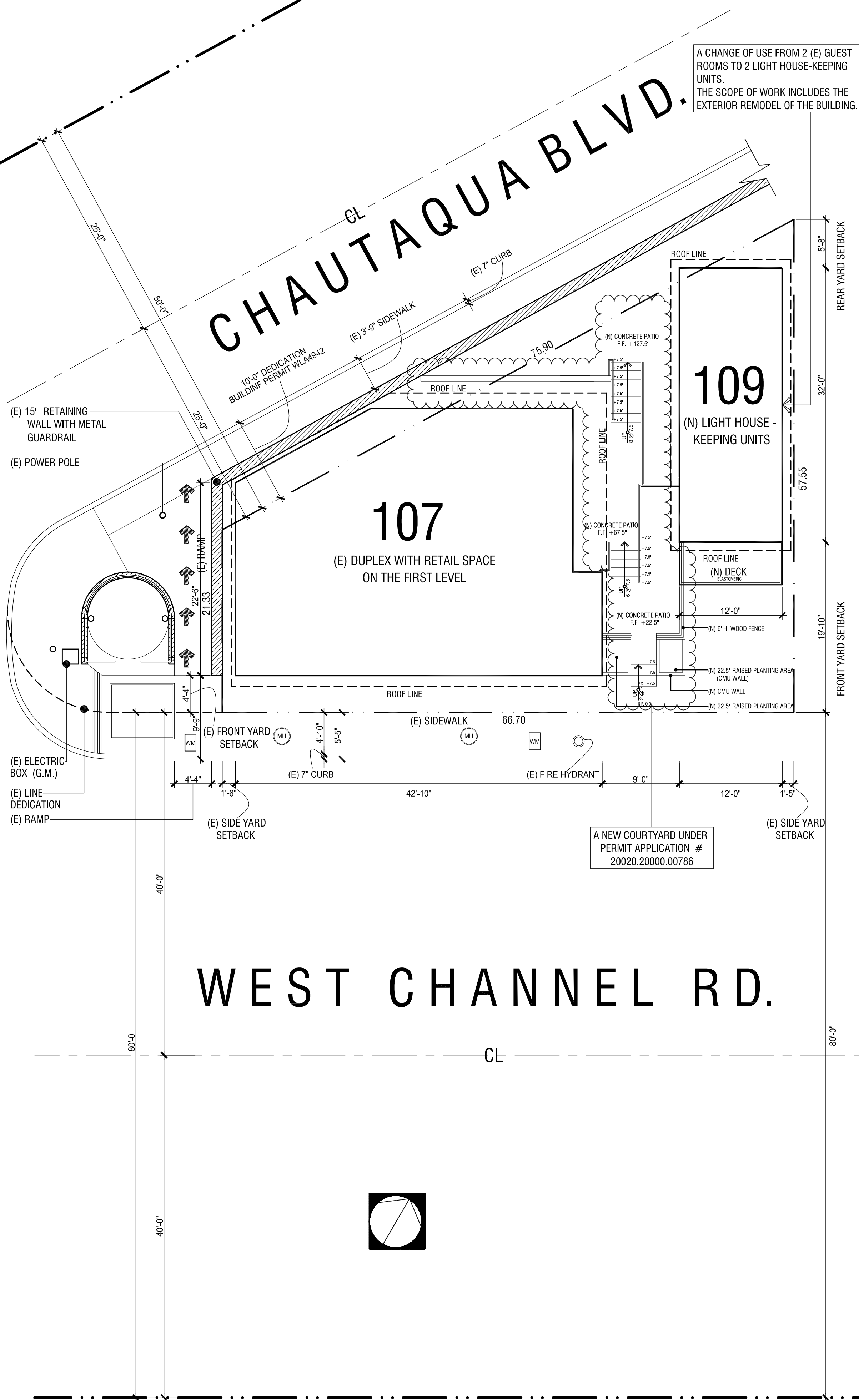
A. BUILDING OCCUPANCY GROUP : R2	
B. TYPE OF CONSTRUCTION : V	
C. GOVERNING CODES: All work shall comply with all applicable sections of the following codes:	
1. LABC 2020	
2. CBC 2020	
3. LARC 2020	
4. CRC 2020	
D. ZONING: C2-1XL	
E. LOT AREA: 2,629.30 SQ.FT.	
F. FLOOR AREA: 107 N. WEST CHANNEL BLDG.	
	EXISTING AREA
1ST LEVEL - RETAIL	296.00 SQ.FT.
2ND LEVEL - DUPLEX	946.93 SQ.FT.
TOTAL FLOOR AREA:	1,243.22 SQ.FT.
G. PARKING	EXISTING PROPOSED
	0 SPACES 0 SPACES
H. BUILDING HEIGHT	EXISTING PROPOSED
	20'-4" 20'-4"
	EXISTING AREA
1ST LEVEL - STORAGE	229.23 SQ.FT.
2ND LEVEL - GUEST ROOMS	384.00 SQ.FT.
TOTAL FLOOR AREA:	613.23 SQ.FT.
G. PARKING	EXISTING PROPOSED
	0 SPACES 0 SPACES
H. BUILDING HEIGHT	EXISTING PROPOSED
	21'-2" 21'-2"

INDEX

C.S.	COVER SHEET
A0	(N) SITE PLAN
A0.0	(E) AND (N) SITE PLAN
A1	(E) FLOOR PLANS - 109 BUILDING
A1.1	(N) FLOOR PLANS, DEMO PLANS & ROOF PLAN (109 BUILDING)
A2	(E) ELEVATIONS
A3	(N) ELEVATIONS
A4	(E) AND (N) ROOF PLANS (107 BUILDING)
A4.1	DEMO PLAN (107 BUILDING)
A5	(E) ELEVATIONS
A6	(N) ELEVATIONS
A7	MATERIAL SAMPLE
L1	LANDSCAPE PLAN

PLOT PLAN

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



NOTES:

- 1. THIS PROJECT IS 100% PRIVATELY FUNDED, AND IT IS NOT RECEIVING AN INCENTIVE TAX CREDIT, AND IT IS NOT PUBLIC HOUSING.
- 2. THE BUILDING PERMITS SHOWS THAT THE BUILDING PERMIT WAS ISSUED ON 1933. BASED ON THE SAME RECORD, THE BUILDING WAS PERMITTED ORIGINALLY AS 2 SLEEPING ROOM OR GUEST ROOMS.

SITE PLAN 1/8"=1'-0"

hR henryRAMIREZ

3790 LAVELL DR. LOS ANGELES, CA 90065 T. 323.401.3792

A.P.N. 4410.012.001

PROJECT INFO:

THE PROPOSED SCOPE OF WORK IS THE FOLLOWING: 1. A CHANGE OF USE TO CONVERT TWO EXISTING GUEST ROOMS INTO TWO LIGHT HOUSE-KEEPING UNITS. THE PROPOSED CHANGE OF USE IS AT 109 WEST CHANNEL ON THE SECOND LEVEL.

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- 2. REPLACE EXISTING WOOD SIDING AT THE 109 WEST CHANNEL PROPERTY FOR HARDIE PANEL VERTICAL SIDING WITH FIBER CEMENTS BATSS AND CEMENTITIOUS CORNER TRIM.
- 3. REPLACE AND ADD NEW WINDOWS AT THE 109 WEST CHANNEL PROPERTY (DIFFERENT SIZE AND LOCATION).
- 4. REPLACE EXISTING ROOF MATERIAL WITH COMPOSITION SHINGLE - CHARCOAL GRAY OR CORRUGATED METAL.

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- 5. REPLACE EXISTING WOOD SIDING AT THE 107 WEST CHANNEL PROPERTY FOR HARDIEPANEL VERTICAL SIDING WITH FIBER CEMENTS BATSS AND CEMENTITIOUS CORNER TRIM.
- 6. REPLACE AND ADD NEW WINDOWS AT THE 107 WEST CHANNEL PROPERTY (DIFFERENT SIZE AND LOCATION).
- 7. A NEW COURTYARD BETWEEN THE 107 AND 109 WEST CHANNEL BUILDINGS. THE COURTYARD INCLUDES, RETAINING WALLS, METAL GUARDRAILS AND FENCE.
- 8. TO PAINT ALL EXTERIORS IN ICY WHITE.

THE PROPOSED SCOPE OF WORK IS AT: 107 & 109 N. WEST CHANNEL ROAD. PACIFIC PALISADES, CA 90402 TRACT: TR 1719 BLOCK: NONE LOT: FR 165 APN: 4410.012.001 MAP REFERENCE: M B 21-162/163

FOR:

PACIFIC PARTNERS GROUP, LLC Dr. Sohan Dua & Dr. Sanjiv Jain 107 & 109 N. WEST CHANNEL ROAD PACIFIC PALISADES, CA 90402

REVISIONS:

DATE	OBSERVATION

DATE: 12.30.20

C.S.

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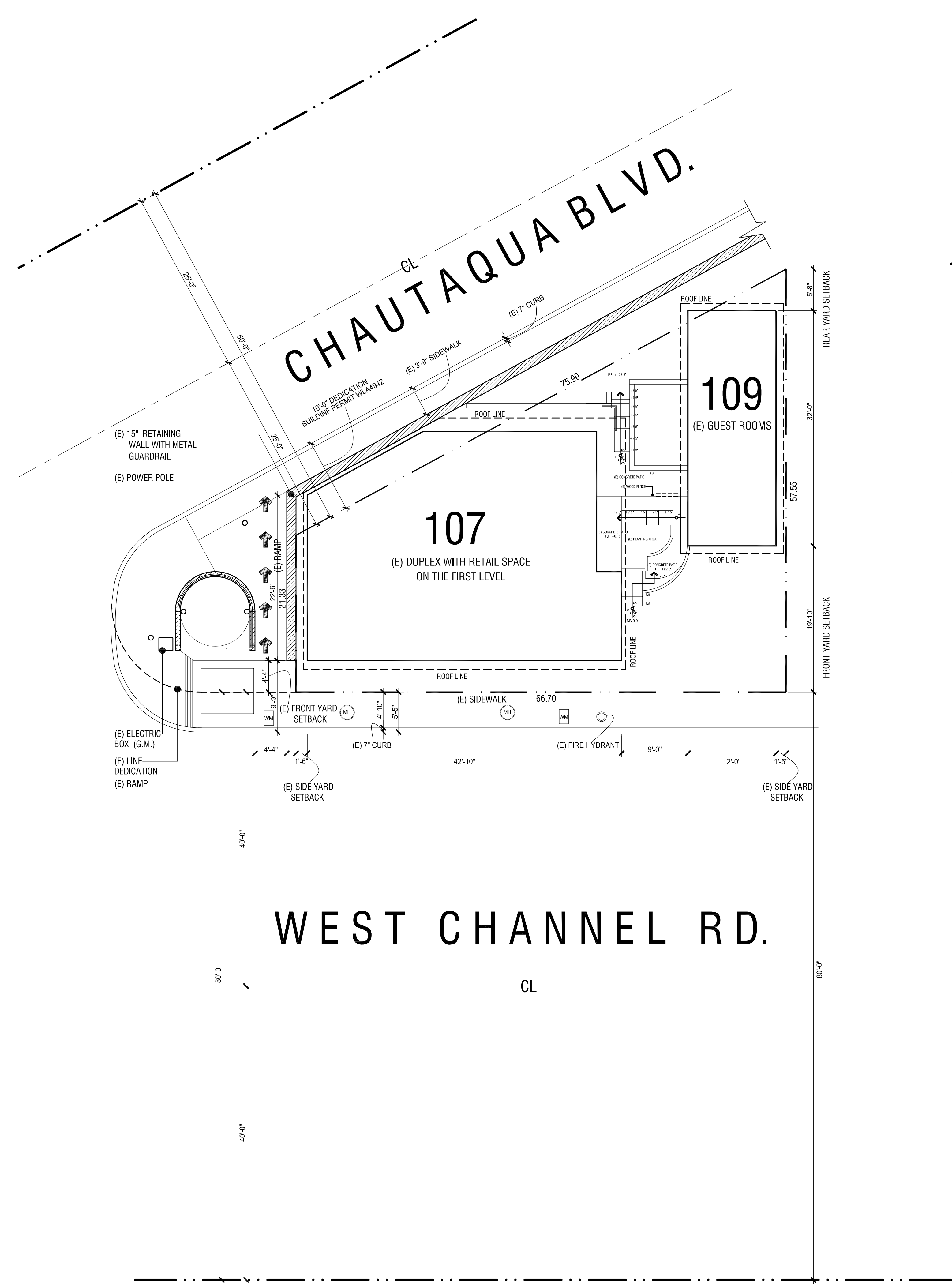
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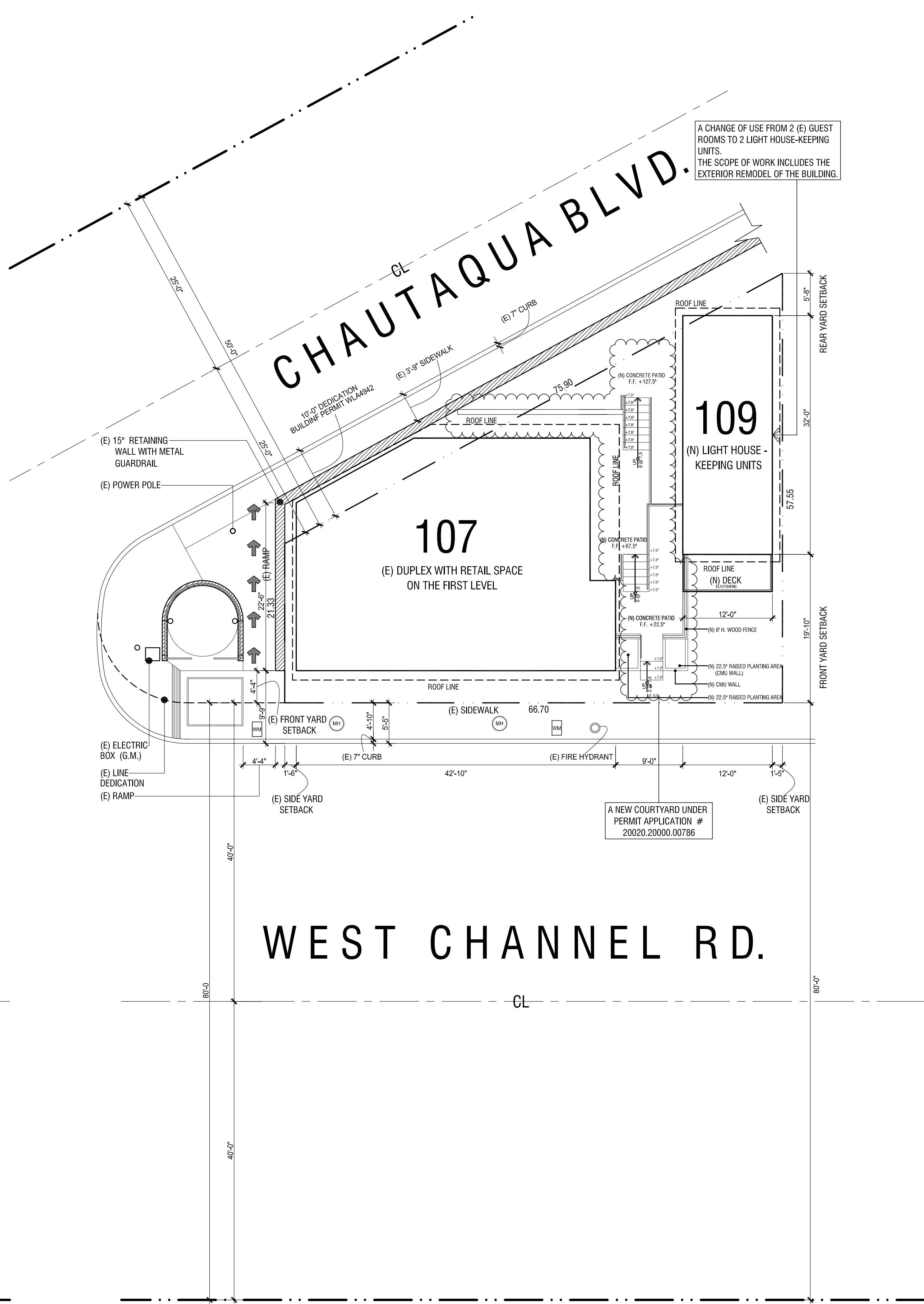
DATE: 12.30.20

A0.0



(E) SITE PLAN

1/8"=1'-0"



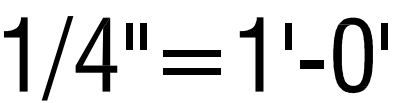
(N) SITE PLAN

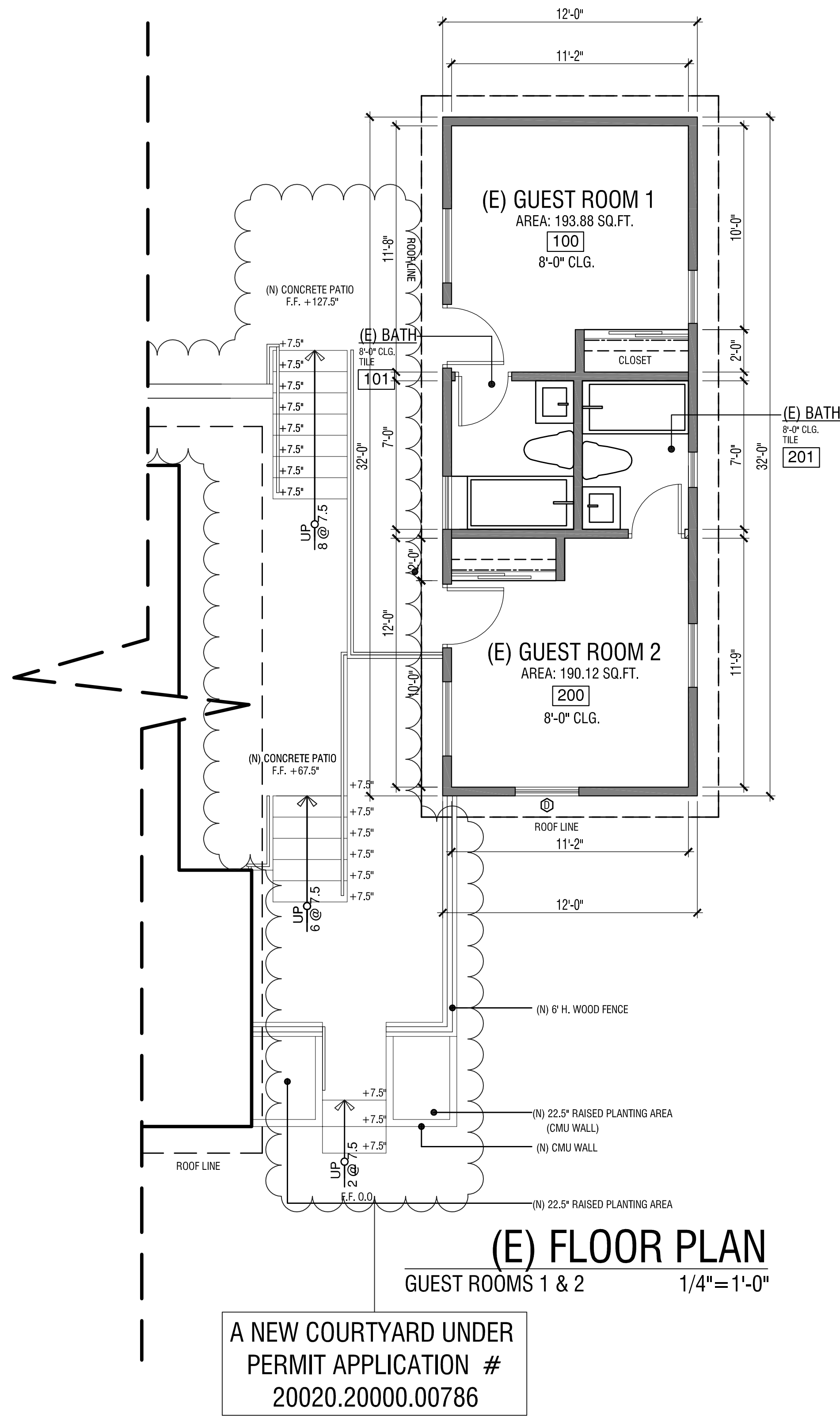
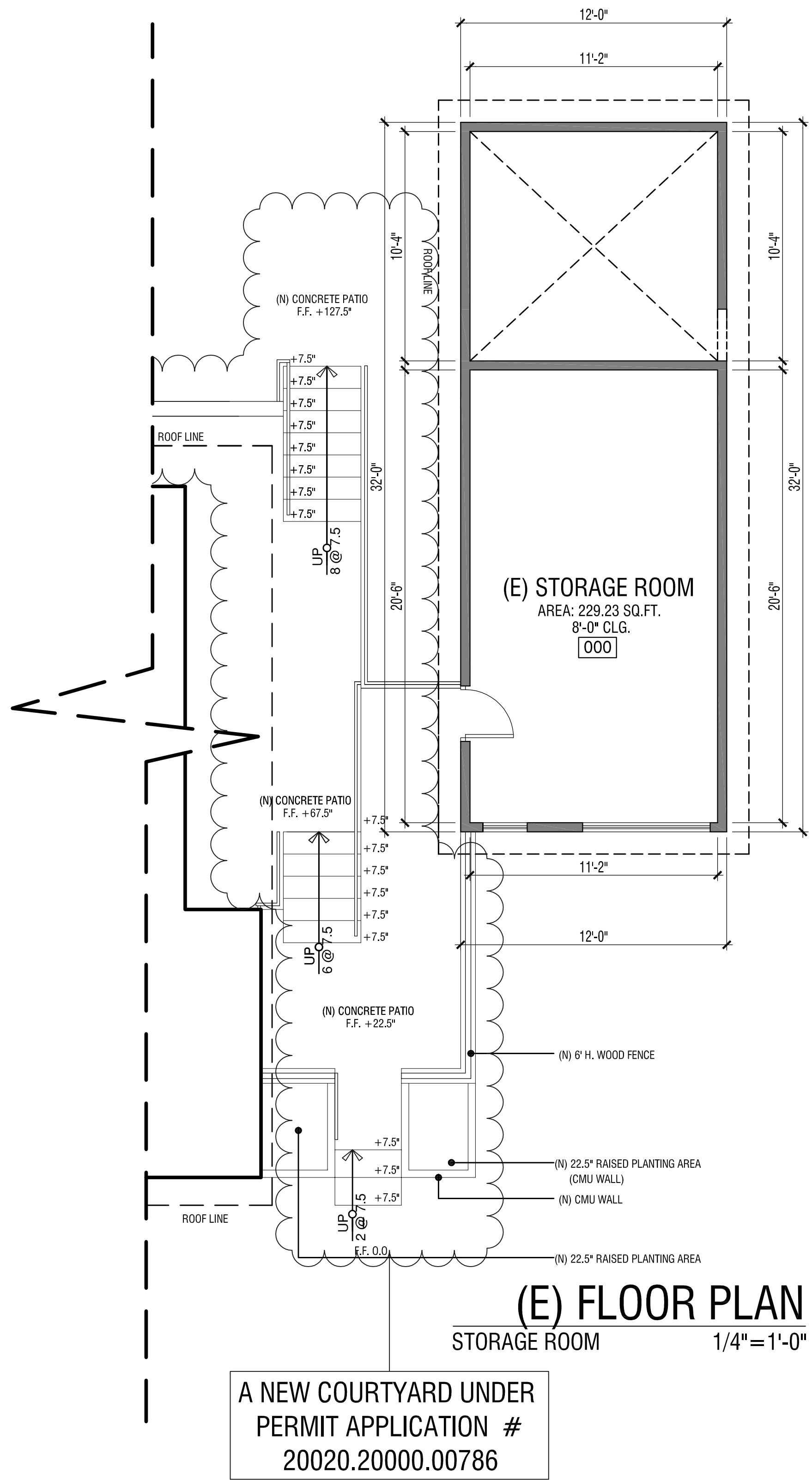
1/8"=1'-0"

henryRAMIREZ

A.P.N. 4410.012.001

A0





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PACIFIC PALISADES, CA 90402
TRACT: TR 1719
BLOCK : NONE
LOT : FR 165
APN: 4410.012.001
MAP REFERENCE: M B 21-162/163

FOR:

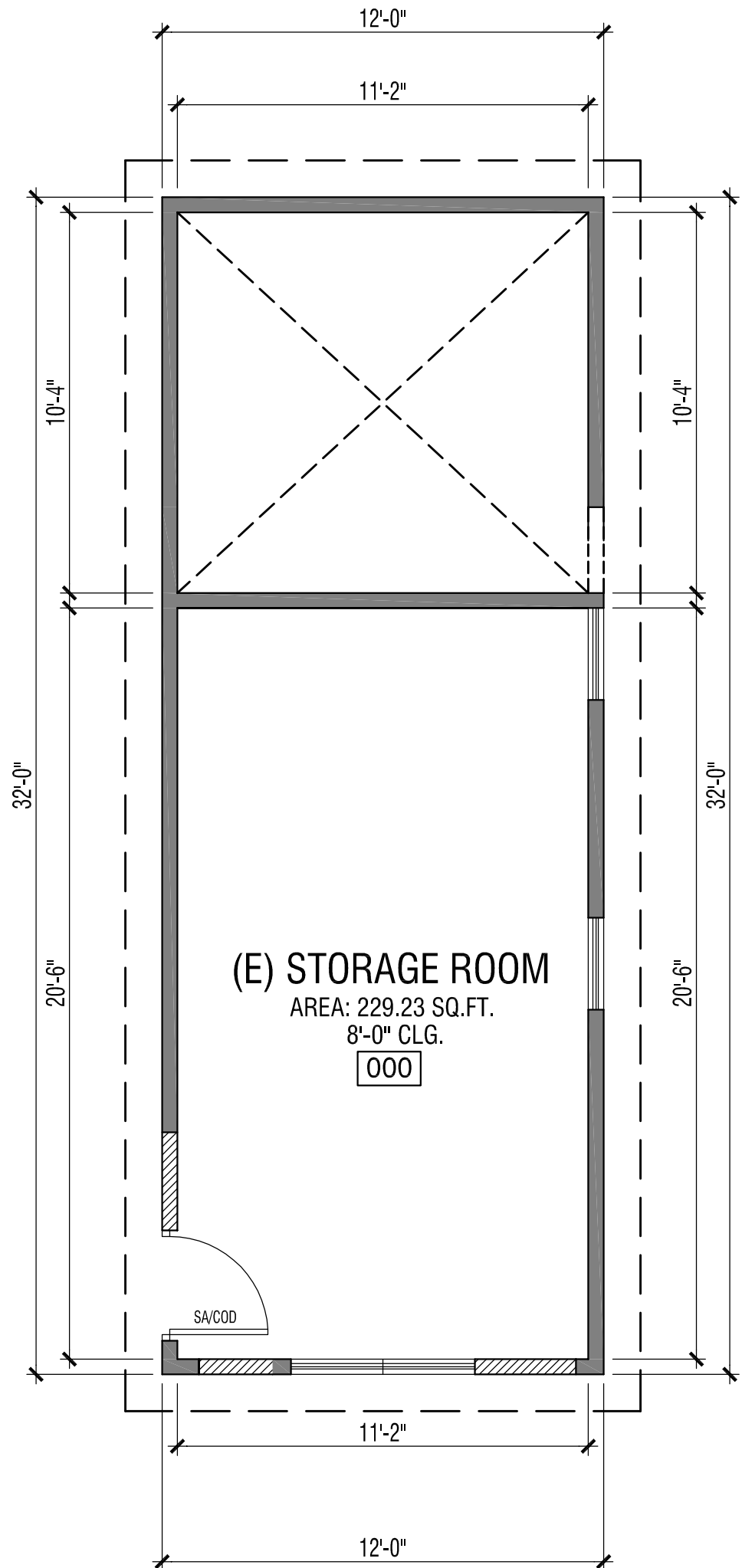
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PACIFIC PALISADES, CA
90402

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109



DEMO PLAN

1ST LEVEL 1/4"=1'-0"

LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING WALL BETWEEN UNITS A AND B
- EXISTING WALL TO BE DEMO

NOTES:

PART III: BUILDING CODE

A. GENERAL REQUIREMENTS

3.A. THE CONSTRUCTION SHALL NOT BE RESTRICT A 5'-0" CLEAR AND UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR TO THE LOCATION OF THE HOOK-UP. THE CONSTRUCTION SHALL NOT BE WITHIN 10'-0" OF ANY POWER LINES-WHETER OR NOT THE LINES ARE LOCATED ONTHE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.

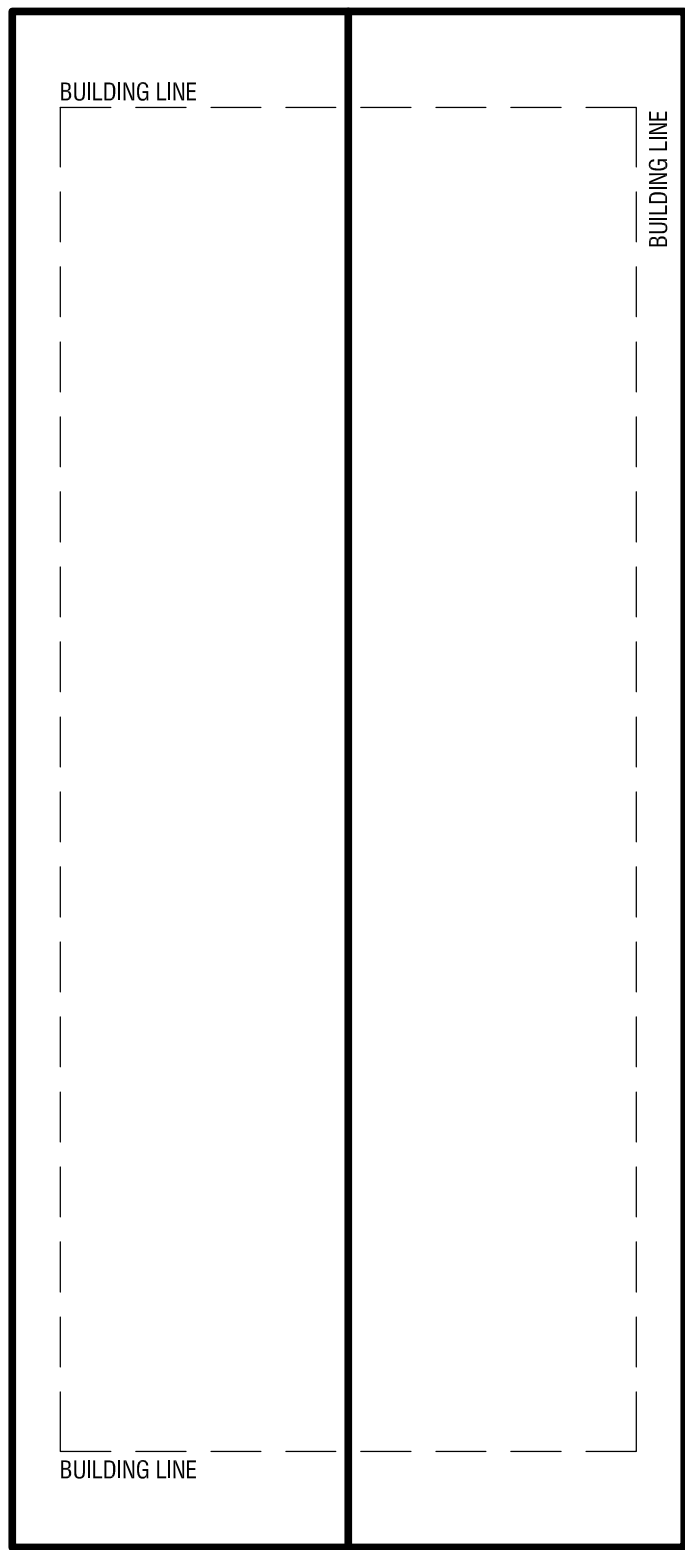
3.B. AN APPROVED SEISMIC GAS SHUTOFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINEON RTHE DOWNSTREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDINGOR STRUCTURE CONTAINING THE FUEL GAS PIPING.* (PER ORDINANCE 170,158) (INCLUDES COMMERCIAL ADDITIONS AND TI WORK OVER \$10,000.) SEPARATE PLUMBING PERMIT IS REQUIRED.

3.C. PROVIDE ULTRA-LOW FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.

3.D. A COPY OF THE EVALUATION REPORT AND/OR CONDITIONS OF LISTING SHALL BE MADE AVAILABLE AT THE JOB SITE.

I. INTERIOR ENVIRONMENT

10.A. EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION 1205.2 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 10 FOOT-CANDELS OVER THE AREA OF THE ROOMAT THE HEIGHT OF 30" ABOVE THE FLOOR LEVEL. (1205.1 AND 1205.3)



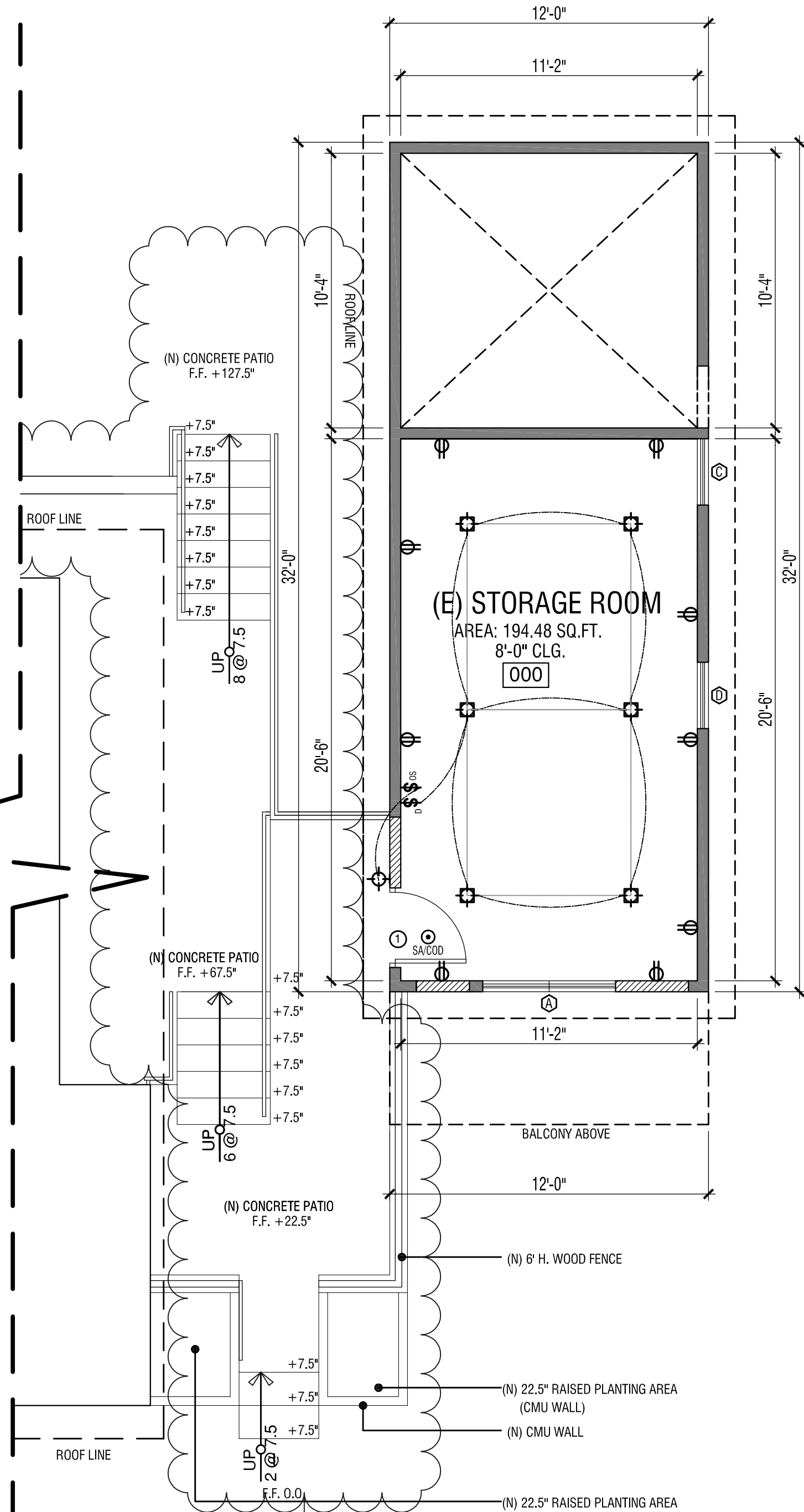
DEMO PLAN

2ND LEVEL 1/4"=1'-0"

(E) ROOF PLAN

1/4"=1'-0"

109



(N) FLOOR PLAN

STORAGE ROOM 1/4"=1'-0"

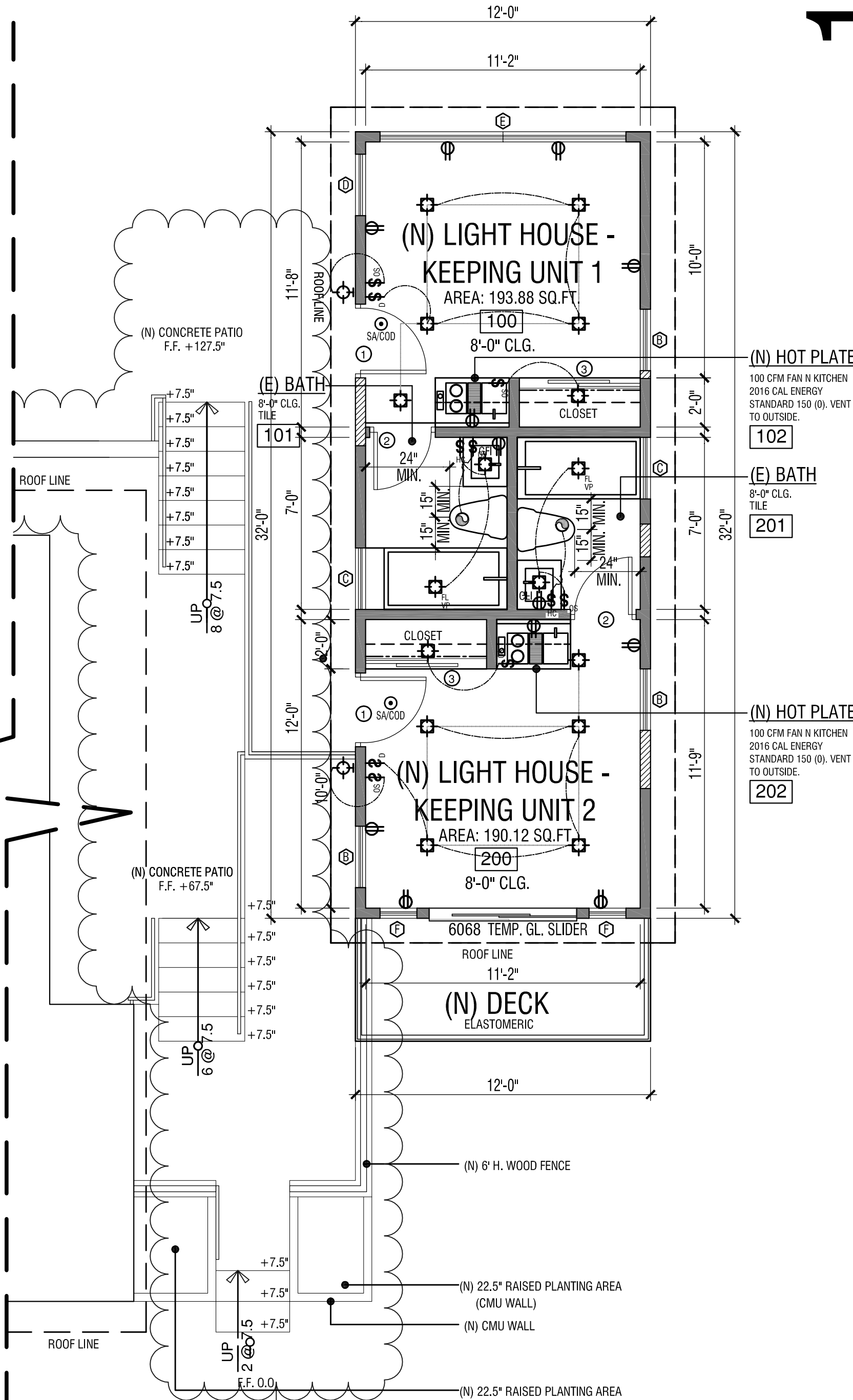
A NEW COURTYARD UNDER PERMIT APPLICATION # 20020.20000.00786

LEGEND

- EXISTING WALL
- NEW WALL
- EXISTING WALL BETWEEN UNITS A AND B
- EXISTING WALL TO BE DEMO

ELECTRICAL LEGEND			
EXHAUST FAN w. 1/2" CAPACITY OF 30 GPM. (MINIMUM) REQUIRED FOR ALL EXHAUSTED AIR FROM THIS	ELECT SWITCH	RECESSED HIGH EFFICACY DOWNLIGHT	
BATHROOM	ELECT SWITCH THREE WAY	RECESSED HIGH EFFICACY DOWNLIGHT	
EXHAUST FANS SHALL BE ENERGY STAR COMPLIANT AND CONTROLLED BY A HUMIDISTAT 4.586.1	ELECT SWITCH OCCUPANCY SENSOR	FUEL GAS	
DUPLEX OUTLET ARC-FAULT CIRCUIT INTERRUPTER	ELECT SWITCH HUMIDISTAT CONTROL	FUEL GAS	
DUPLEX OUTLET GROUND FAULT INTERRUPTER	HIGH EFFICACY LIGHT FIXTURE WALL MOUNTED		
	SMOKE DETECTOR/ALARM (WITH BATTERY BACK-UP)		
	COMBINATION SMOKE/ CARBON MONOXIDE DETECTOR/ ALARM		
	FLUORESCENT BOX		

109



(N) FLOOR PLAN

(N)LIGHT HOUSE-KEEPING UNITS 1 & 2 1/4"=1'-0"

A NEW COURTYARD UNDER PERMIT APPLICATION # 20020.20000.00786

WINDOW SCHEDULE	MATERIAL	EGRESS
A 5'-0"x6'-8" CASEMENT	VINYL	EGRESS
B 2'-6"x6'-8" CASEMENT	VINYL	
C 2'-6"x11'-8" CASEMENT	VINYL	EGRESS
D 2'-6"x4'-0" CASEMENT	VINYL	EGRESS
E 10'-0"x1'-0" FIXED	VINYL	

DOOR SCHEDULE	
1	3068 WOOD SOLID CORE
2	2868 WOOD SOLID CORE
3	6068 WOOD HOLLOW CORE - CLOSET

THIS IS AN EXTERIOR DOOR. THIS DOOR WILL BE THE ONLY DOOR REPLACED UNDER THIS PERMIT. AT LEAST ONE DOOR SHALL BE 36" WIDE BY 80" HIGH (R311.2)

ALL INTERIOR DOORS ARE BEING REPLACED UNDER BUILDING PERMIT # 20042.30000.03918 PROVIDE 32" WIDE DOORS AT THE INTERIOR ACCESSIBLE ROOMS. (6304.1)

NOTE:

- ONLY EXTERIOR DOORS ARE PART OF THIS BUILDING PERMIT
- DOOR 1 IS AN EXTERIOR DOOR (ENTRY DOOR), AND IT IS PART OF THIS BUILDING PERMIT APPLICATION.

hR

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3790 LAVELL DR.
LOS ANGELES, CA
90065
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PACIFIC PALISADES, CA 90402
TRACT: TR 1719
BLOCK: NONE
LOT: FR 165
APN: 4410.012.001
MAP REFERENCE: M B 21-162/163

FOR:

PACIFIC PARTNERS GROUP, LLC

Dr. Sohan Dua &
Dr. Sanjiv Jain

107 & 109 N. WEST CHANNEL ROAD
PACIFIC PALISADES, CA
90402

REVISIONS:

DATE	OBSERVATION

DATE:
12.30.20

A1.1

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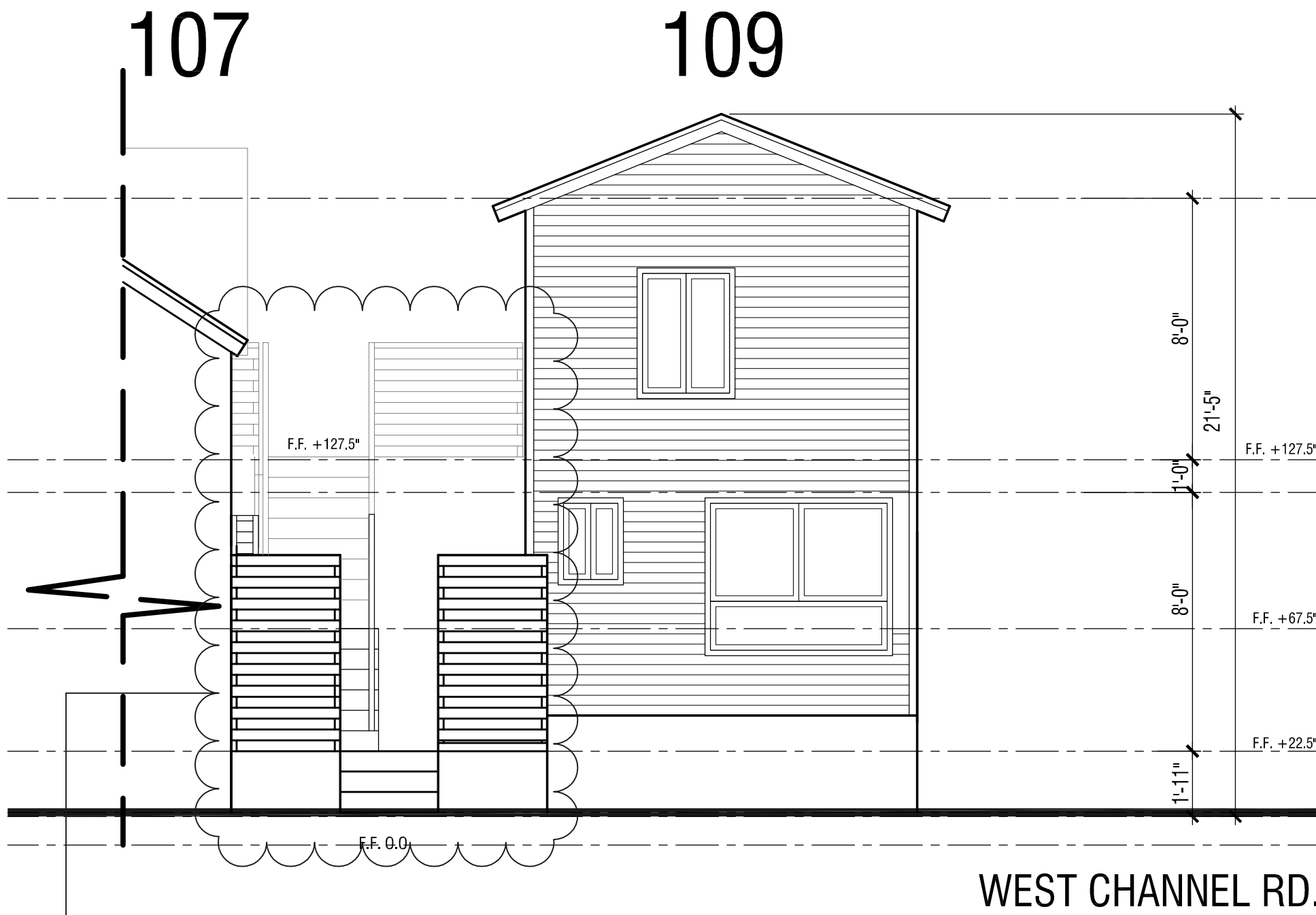
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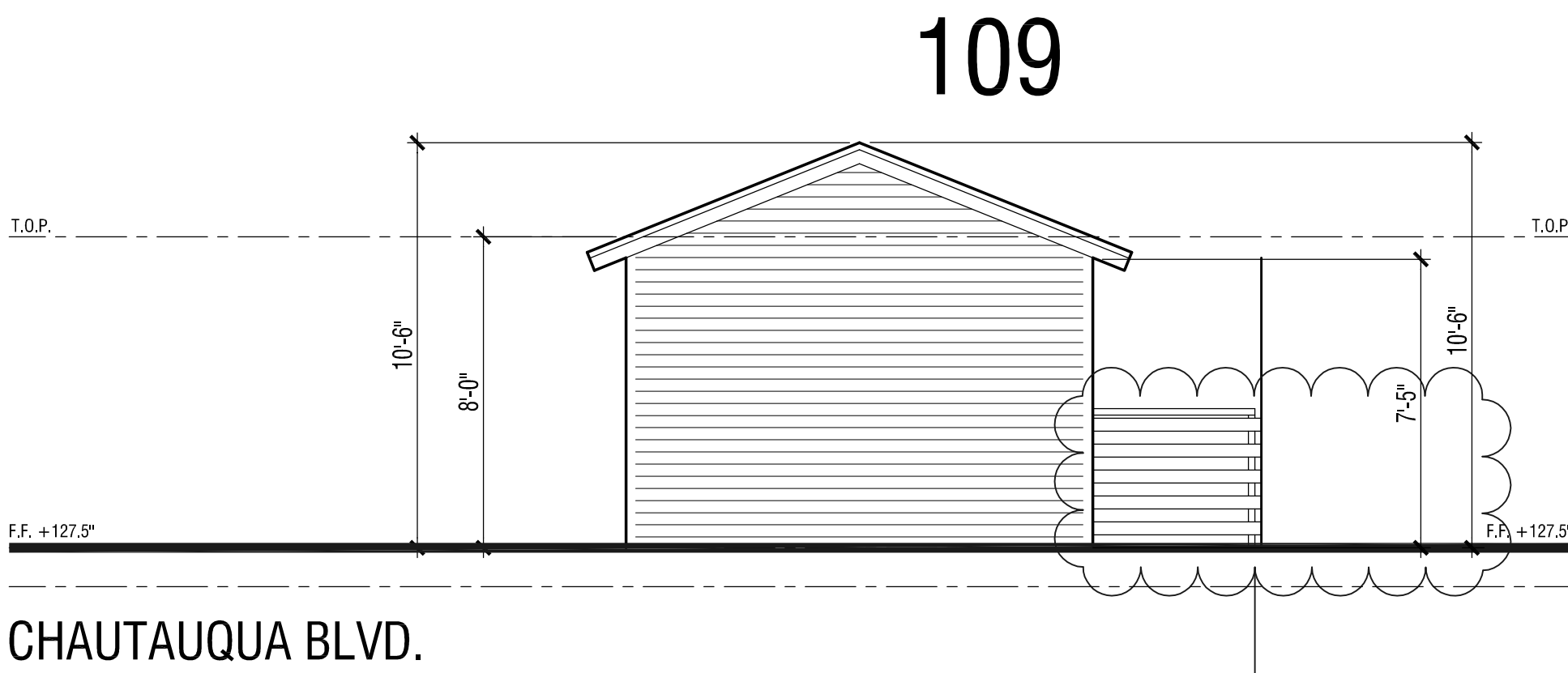
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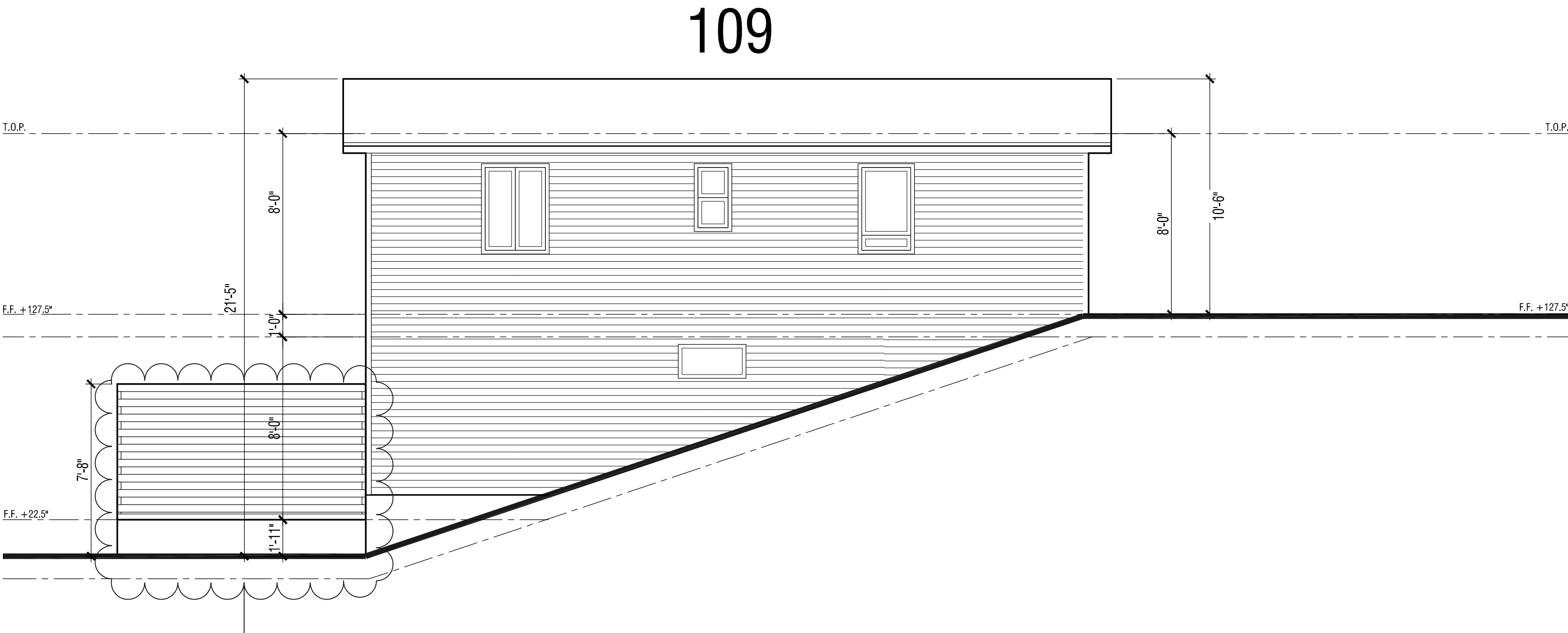
A NEW COURTYARD UNDER
PERMIT APPLICATION #
20020.20000.00786

(E) EAST ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



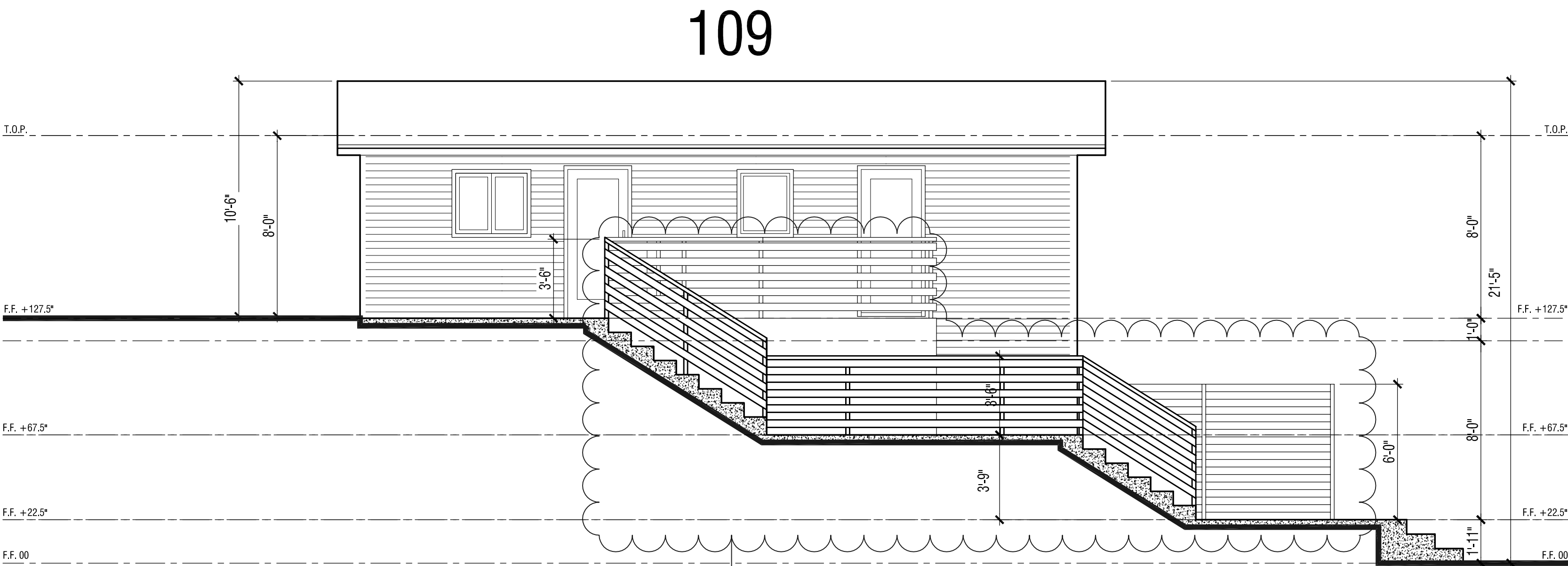
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(E) WEST ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



A NEW COURTYARD UNDER
PERMIT APPLICATION #
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(E) NORTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



A NEW COURTYARD UNDER
PERMIT APPLICATION #
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(E) SOUTH ELEVATION
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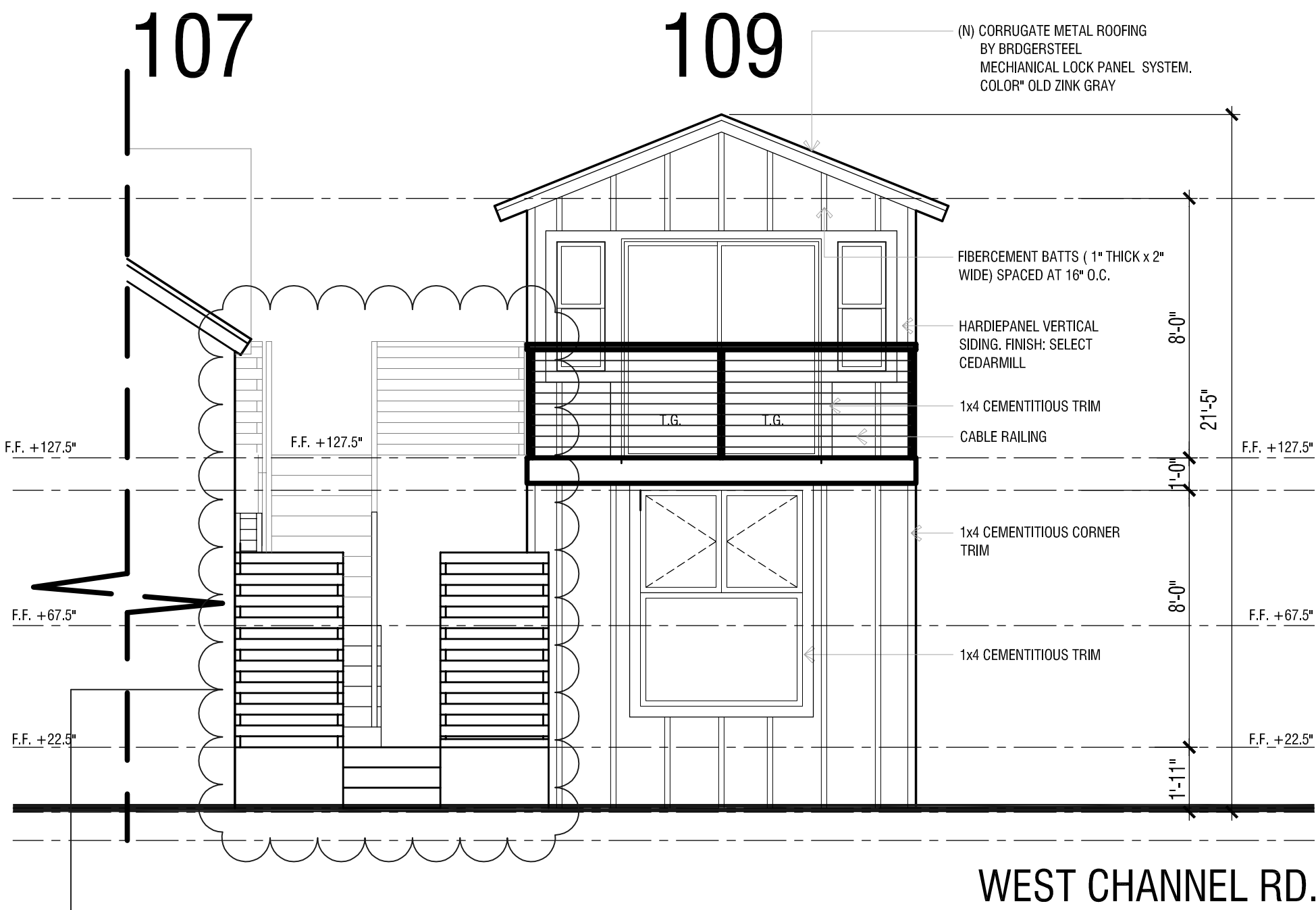
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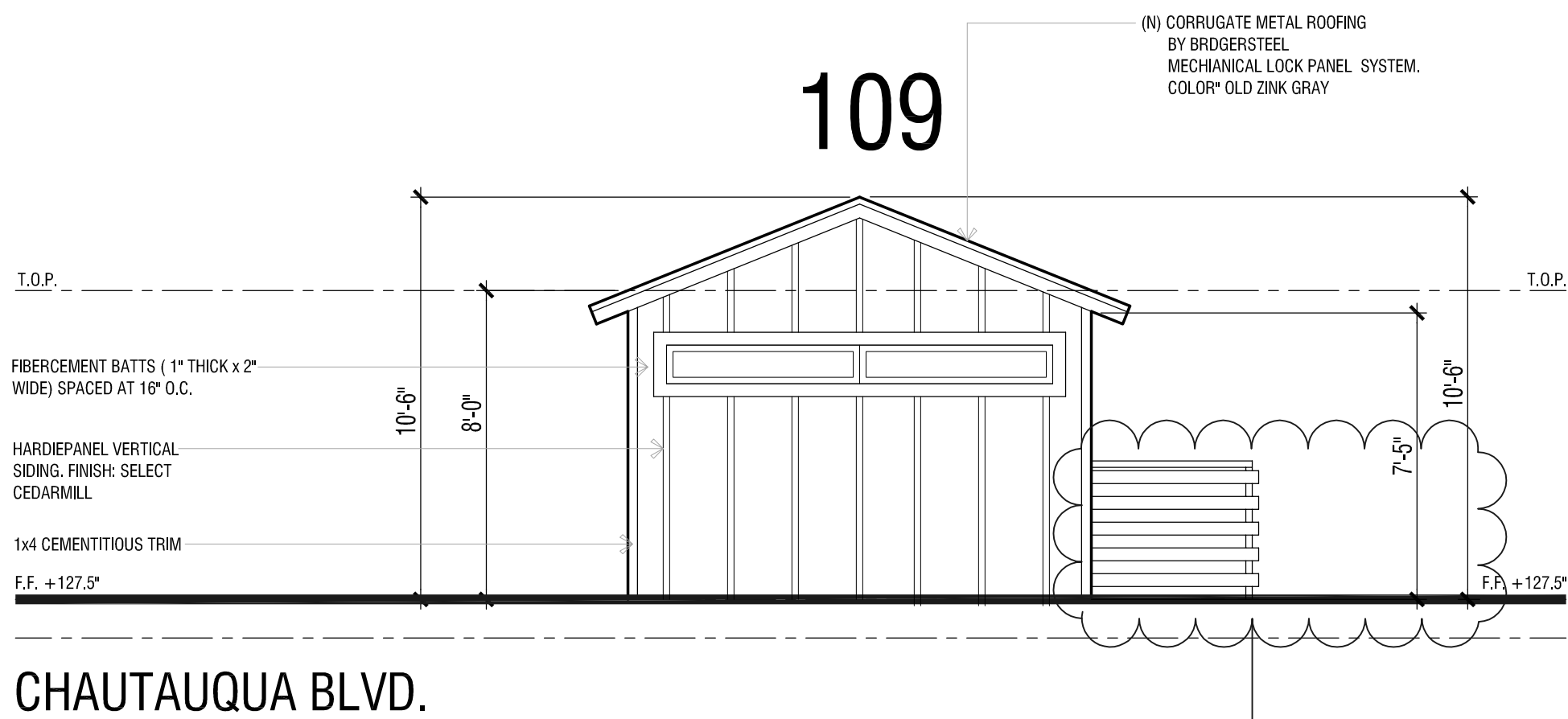
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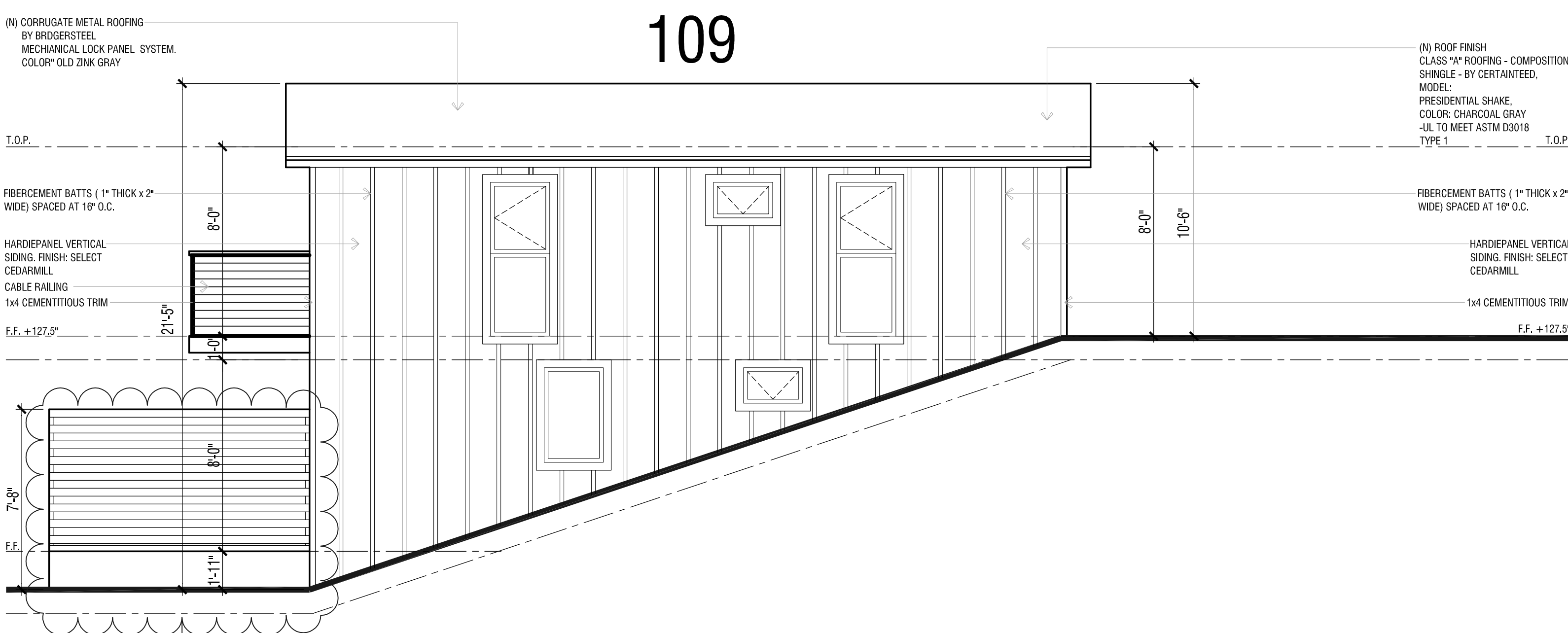
A NEW COURTYARD UNDER PERMIT APPLICATION # 20020.20000.00786

(N) EAST ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



A NEW COURTYARD UNDER PERMIT APPLICATION # 20020.20000.00786

(N) WEST ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



A NEW COURTYARD UNDER PERMIT APPLICATION # 20020.20000.00786

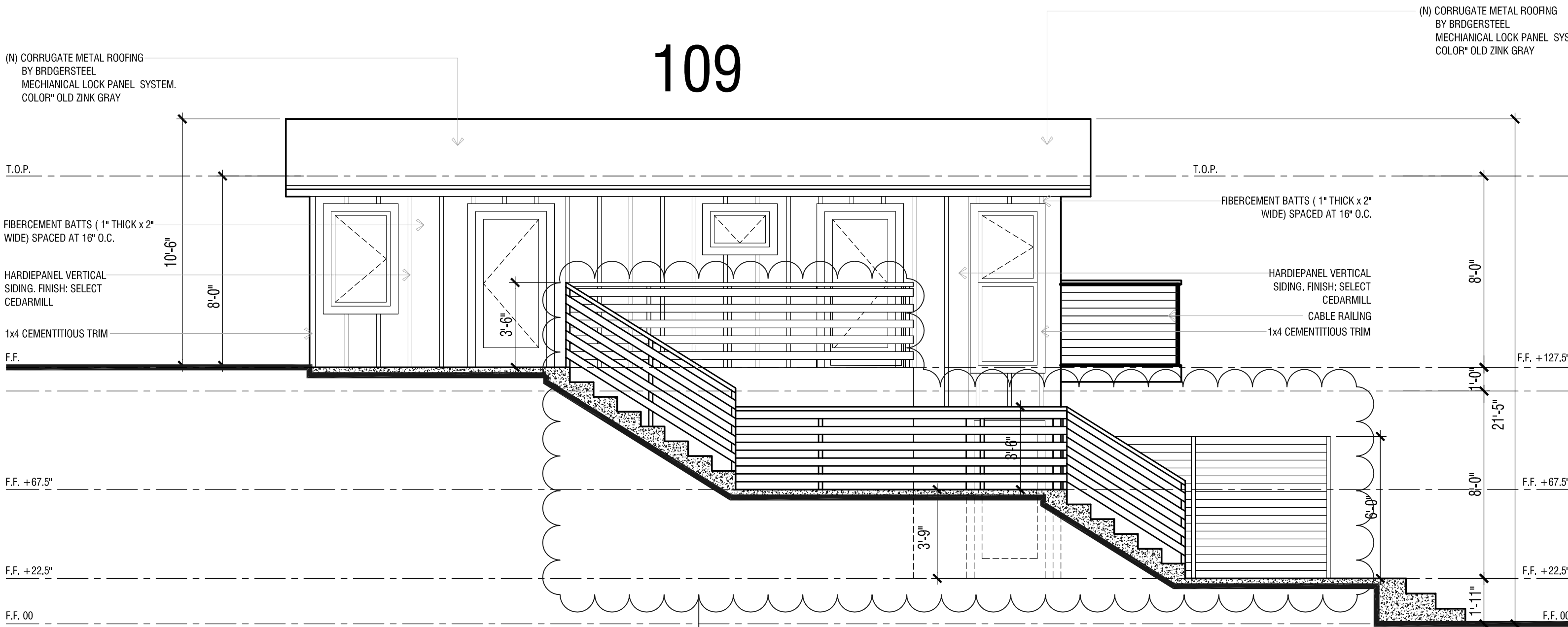
OPENING CALCULATIONS:

FACADE AREA : 399.64 SQ.FT.
OPENINGS AREA : 50.59 SQ.FT.

50.59 (OPENINGS AREA) X 100 / 399.64 = 12.65%

PERCENTAGE OF FACADE OPENINGS: 12.65%

(N) NORTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



A NEW COURTYARD UNDER PERMIT APPLICATION # 20020.20000.00786

OPENING CALCULATIONS:

FACADE AREA : 372.76 SQ.FT.
OPENINGS AREA : 80.00 SQ.FT.

80.00 (OPENINGS AREA) X 100 / 372.76 = 21.27%

PERCENTAGE OF FACADE OPENINGS: 21.27%

(N) SOUTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"

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2. REPLACE EXISTING WOOD SIDING AT THE 109 WEST CHANNEL PROPERTY FOR HARDIE PANEL VERTICAL SIDING WITH FIBER CEMENTS BATSS AND CEMENTITIOUS CORNER TRIM.

3. REPLACE AND ADD NEW WINDOWS AT THE 109 WEST CHANNEL PROPERTY (DIFFERENT SIZE AND LOCATION).

4. REPLACE EXISTING ROOF MATERIAL WITH COMPOSITION SHINGLE - CHARCOAL GRAY OR CORRUGATED METAL.

EXT. REMODEL 107 N. WEST CHANNEL

5. REPLACE EXISTING WOOD SIDING AT THE 107 WEST CHANNEL PROPERTY FOR HARDIEPANEL VERTICAL SIDING WITH FIBER CEMENTS BATSS AND CEMENTITIOUS CORNER TRIM.

5. REPLACE AND ADD NEW WINDOWS AT THE 107 WEST CHANNEL PROPERTY (DIFFERENT SIZE AND LOCATION).

7. A NEW COURTYARD BETWEEN THE 107 AND 109 WEST CHANNEL BUILDINGS. THE COURTYARD INCLUDES, RETAINING WALLS, METAL GUARDRAILS AND FENCE.

3. TO PAINT ALL EXTERIORS IN ICY WHITE

THE PROPOSED SCOPE OF WORK IS AT:
07 & 109 N. WEST CHANNEL ROAD,
PACIFIC PALISADES, CA 90402
TRACT: TR 1719
BLOCK : NONE
LOT : FR 165
APN: 4410.012.001
MAP REFERENCE: M B 21-162/163

FOR:

PACIFIC PARTNERS GROUP, LLC

Dr. Sohan Dua &
Dr. Sanjiv Jain

07 & 109 N. WEST CHANNEL ROAD
PACIFIC PALISADES, CA
90402

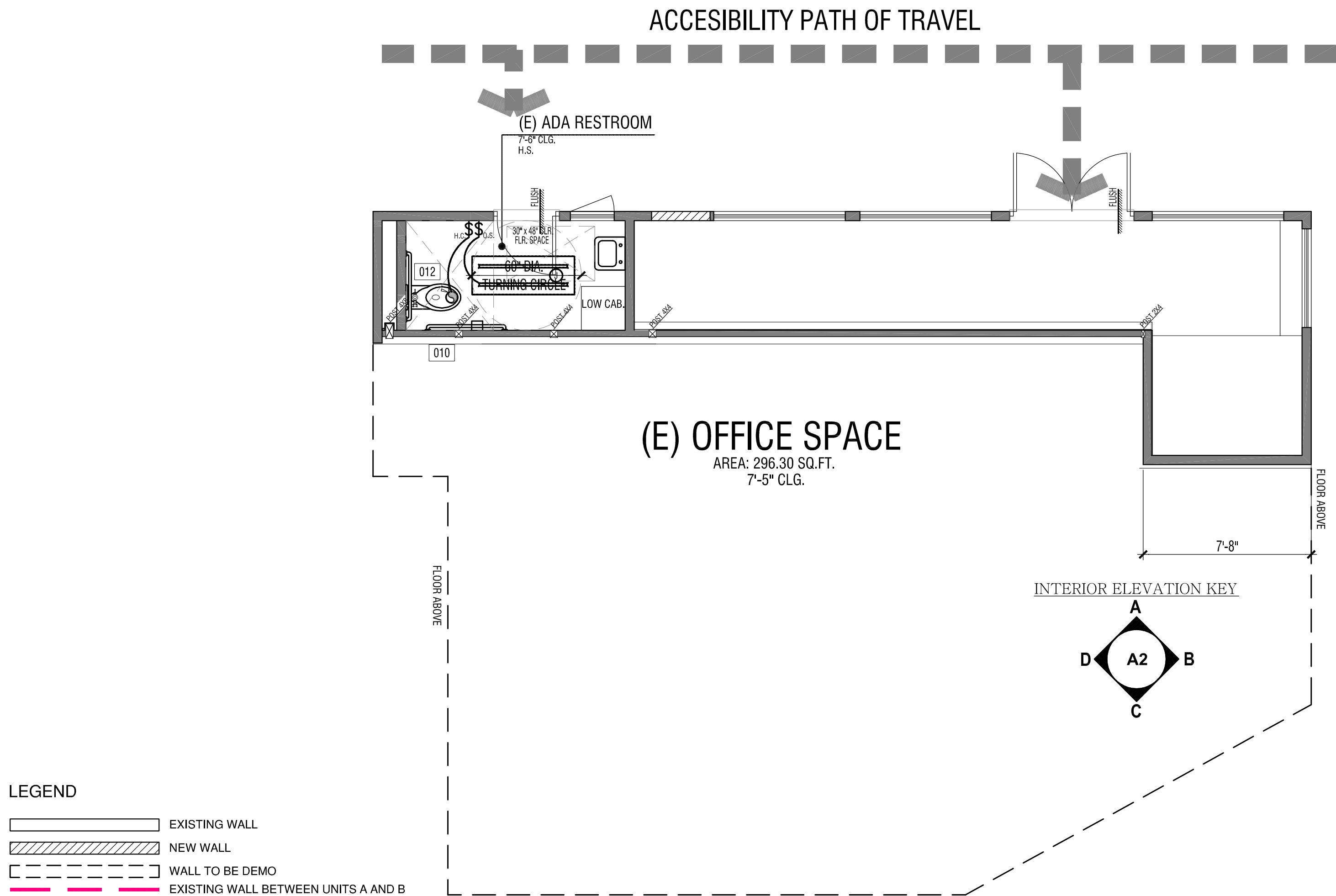
REVISIONS:

DATE	OBSERVATION

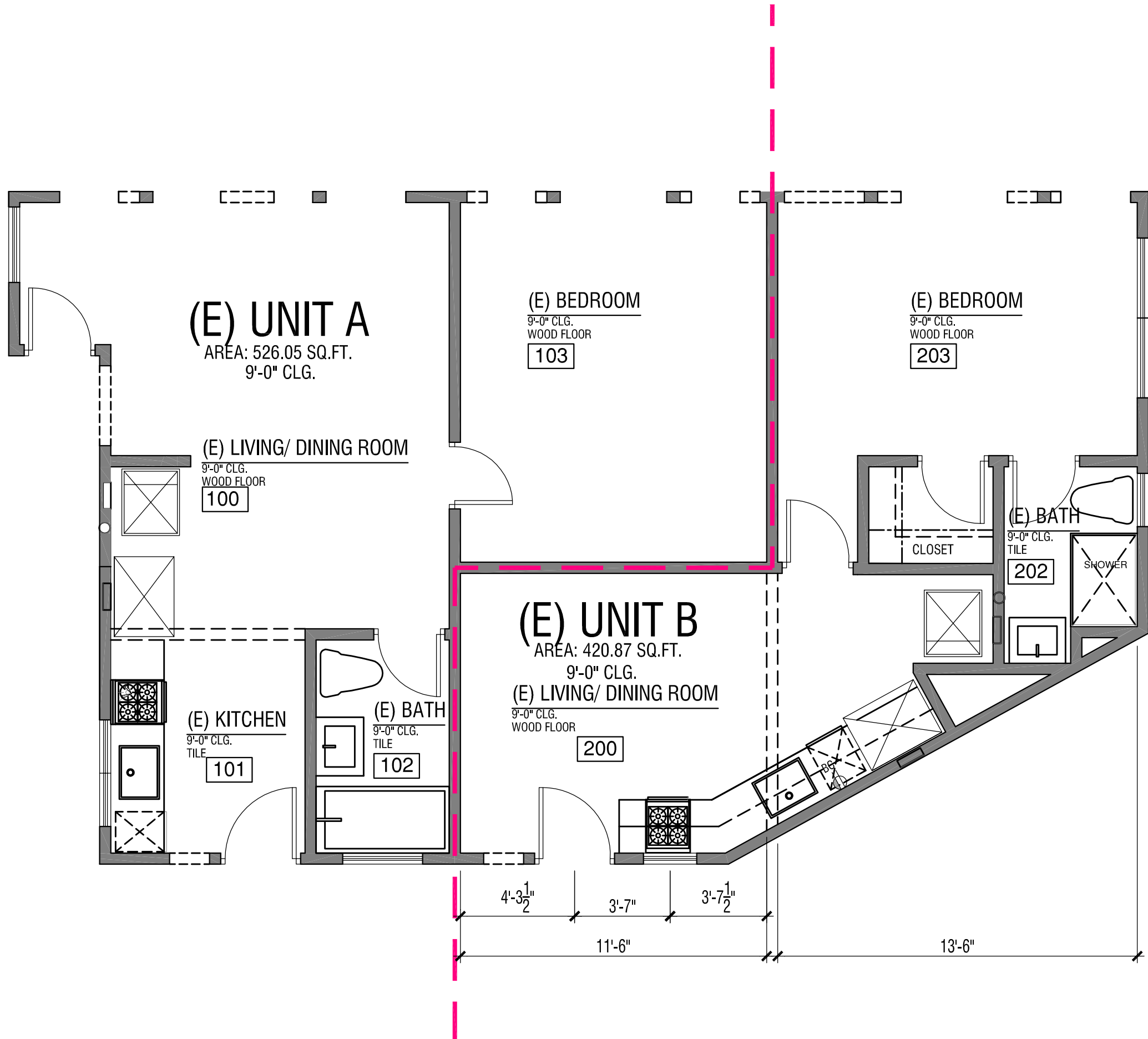
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12.30.20

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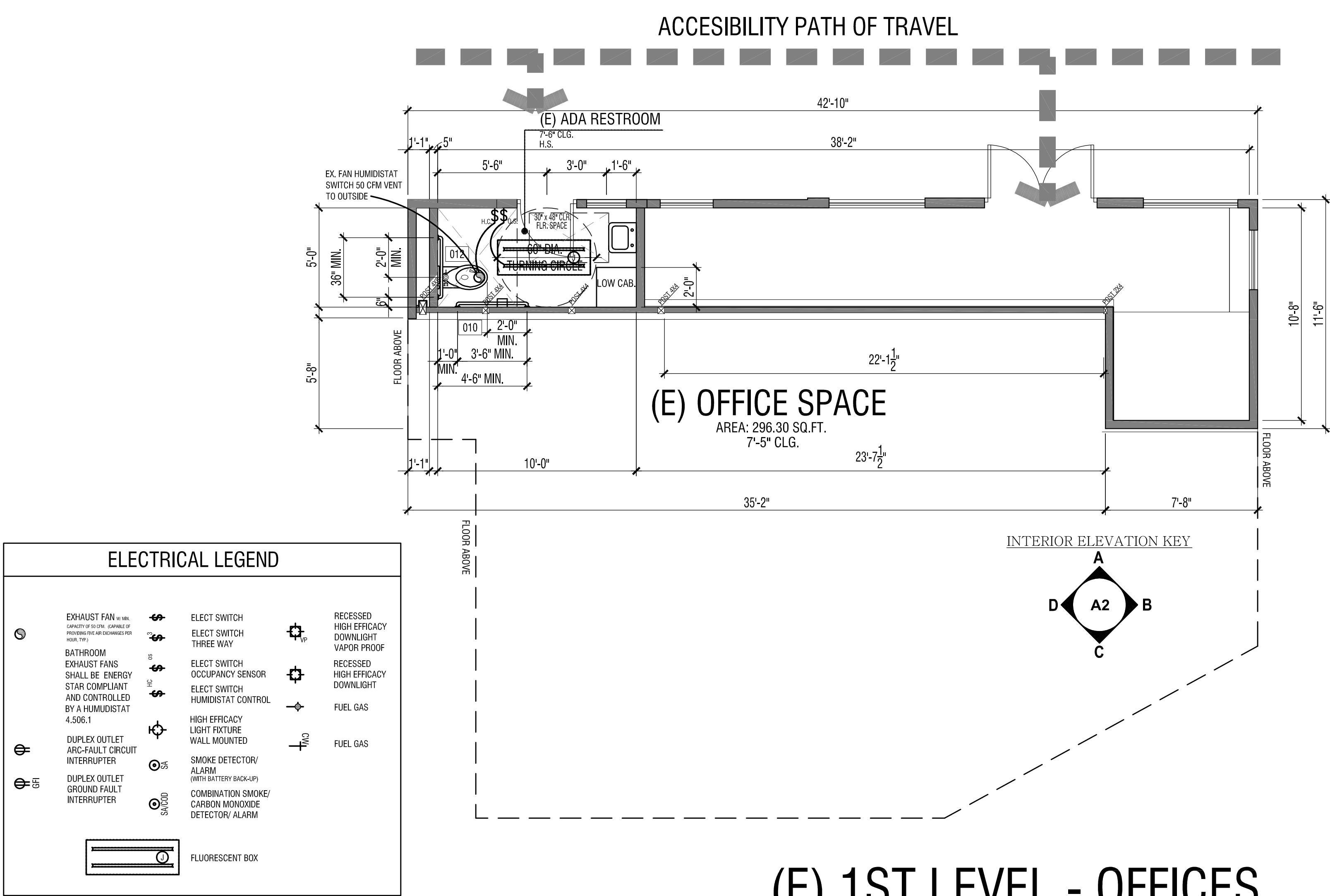


DEMO PLAN 1ST LEVEL

$$1/4'' = 1'-0''$$


DEMO PLAN 2ND LEVEL

$$1/4'' = 1'-0''$$



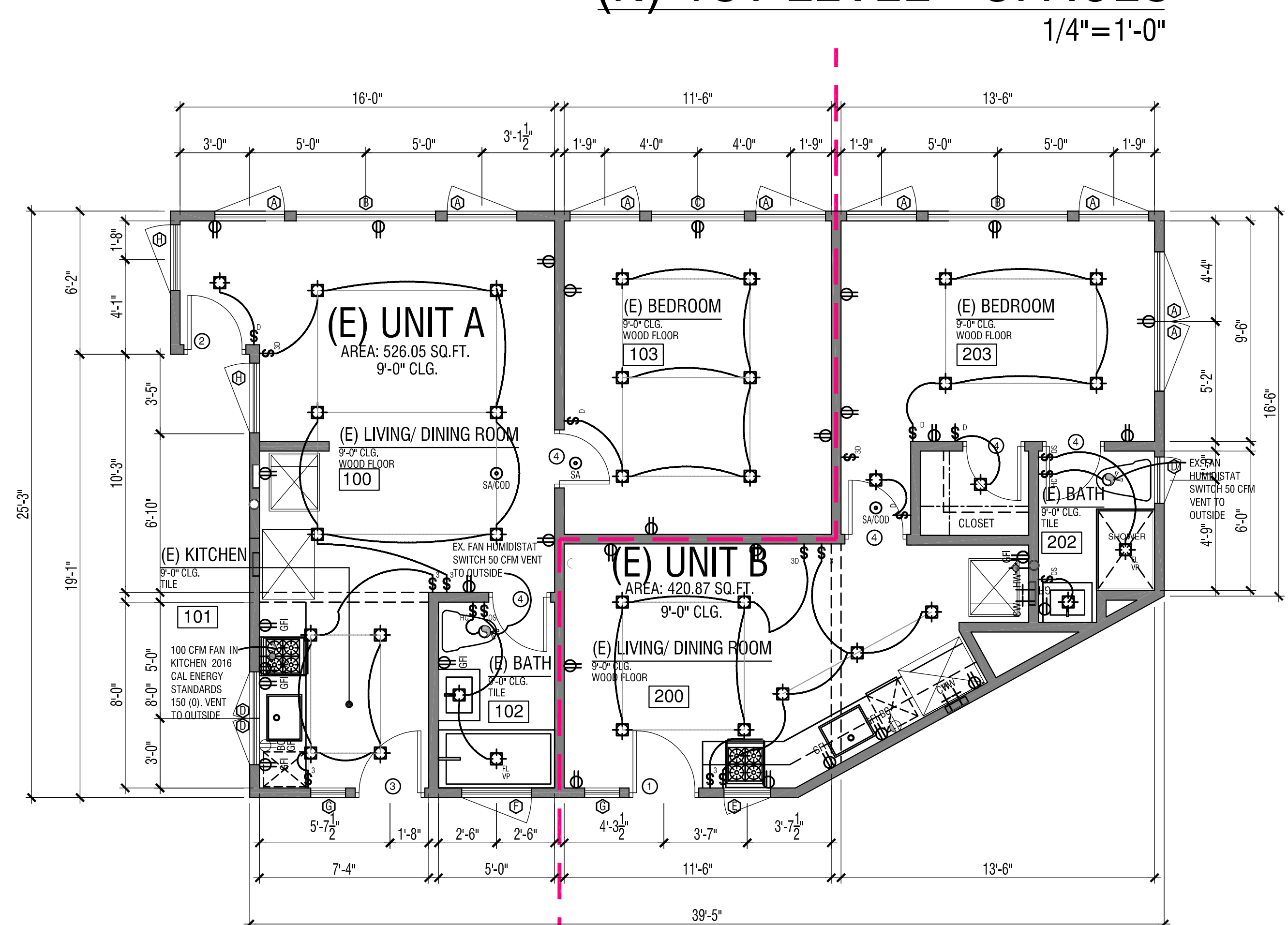
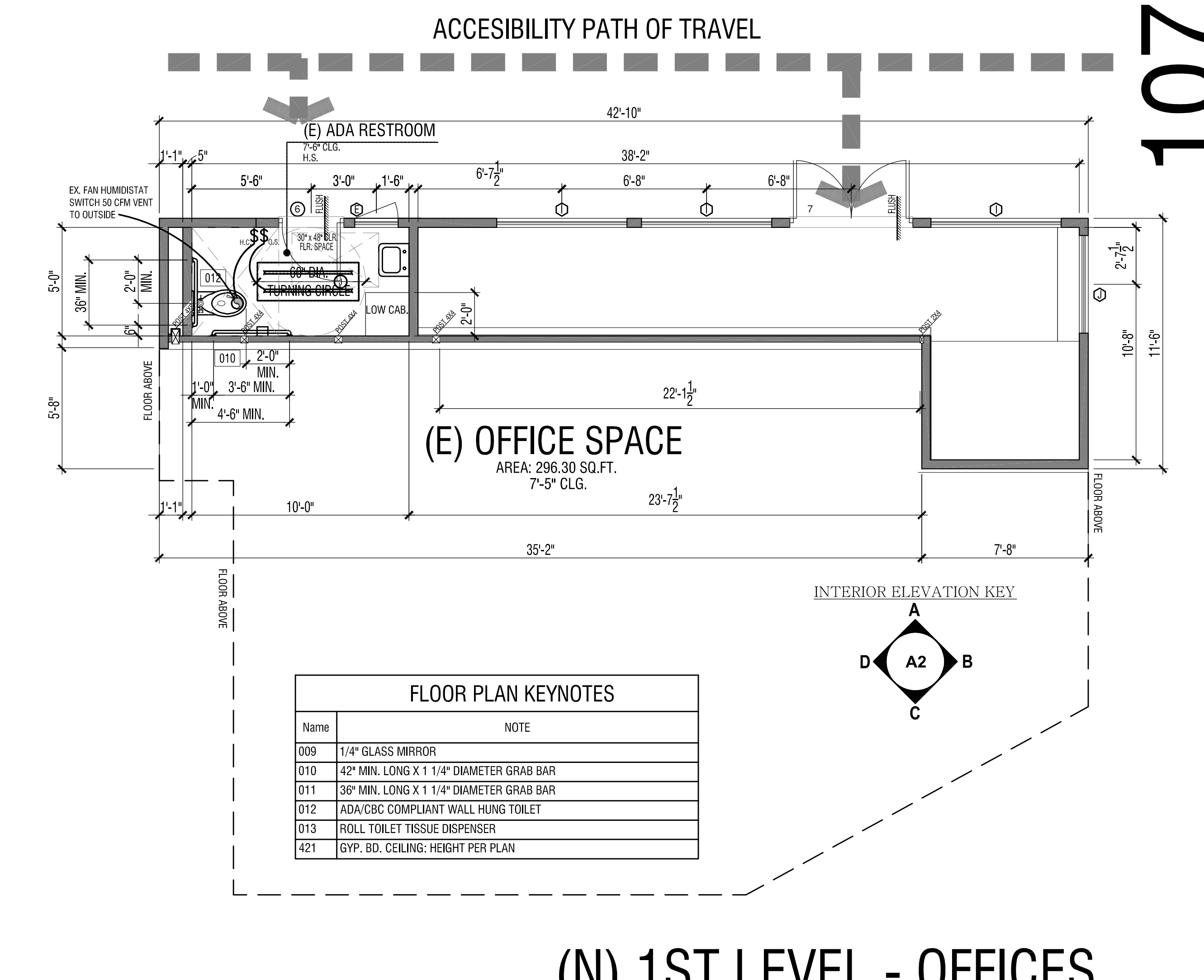
DOOR SCHEDULE			
1	3068	EGRESS	FRENCH DR. TEMP. GL.
2	2868		FRENCH DR. TEMP. GL.
3	2468		FRENCH DR. TEMP. GL.
4	2868		WOOD HOLLOW CORE
5	2868		WOOD HOLLOW CORE
6	3068	EGRESS	SOLID HOLLOW CORE
7	6068	EGRESS	TEMP. GL.

WINDOW SCHEDULE			MATERIAL	EGRESS
A	3'-0"x5'-0"	CASEMENT	VINYL	EGRESS
B	6'-0"x5'-0"	FIXED	VINYL	
C	4'-0"x5'-0"	FIXED	VINYL	
D	2'-0"x3'-0"	CASEMENT	VINYL	
E	2'-0"x2'-0"	CASEMENT TEMP. GL.	VINYL	
F	3'-0"x3'-0"	CASEMENT	VINYL	
G	1'-6"x6'-0"	FIXED TEMP. GL.	VINYL	
H	3'-0"x6'-0"	FIXED TEMP. GL.	VINYL	
I	6'-0"x6'-0"	FIXED TEMP. GL.	VINYL	
J	4'-0"x4'-0"	FIXED TEMP. GL.	VINYL	

LEGEND	
	EXISTING WALL
	NEW WALL
	WALL TO BE DEMO
	EXISTING WALL BETWEEN UNITS A AND B

(E) 2ND LEVEL - UNITS A & B

1/4"=1'-0"



(N) 2ND LEVEL - UNITS A & B

1/4"=1'-0"

hR

henryRAMIREZ

3790 LAVELL DR.
LOS ANGELES, CA
90065
T. 323.401.3792

A.P.N. 4410.012.001

PROJECT INFO:

THE PROPOSED SCOPE OF WORK IS THE FOLLOWING:

- A CHANGE OF USE TO CONVERT TWO EXISTING GUEST ROOMS INTO TWO LIGHT HOUSE-KEEPING UNITS. THE PROPOSED CHANGE OF USE IS AT 109 WEST CHANNEL ON THE SECOND LEVEL.
- REPLACE EXISTING WOOD SIDING AT THE 109 WEST CHANNEL PROPERTY FOR HARDIE PANEL VERTICAL SIDING WITH FIBER CEMENTS BATSS AND CEMENTITIOUS CORNER TRIM.
- REPLACE AND ADD NEW WINDOWS AT THE 109 WEST CHANNEL PROPERTY (DIFFERENT SIZE AND LOCATION).
- REPLACE EXISTING ROOF MATERIAL WITH COMPOSITION SHINGLE - CHARCOAL GRAY OR CORRUGATED METAL.
- REPLACE EXISTING WOOD SIDING AT THE 107 WEST CHANNEL PROPERTY FOR HARDIEPANEL VERTICAL SIDING WITH FIBER CEMENTS BATSS AND CEMENTITIOUS CORNER TRIM.
- REPLACE AND ADD NEW WINDOWS AT THE 107 WEST CHANNEL PROPERTY (DIFFERENT SIZE AND LOCATION).
- A NEW COURTYARD BETWEEN THE 107 AND 109 WEST CHANNEL BUILDINGS. THE COURTYARD INCLUDES, RETAINING WALLS, METAL GUARDRAILS AND FENCE.
- TO PAINT ALL EXTERIORS IN ICY WHITE.

THE PROPOSED SCOPE OF WORK IS AT:

107 & 109 N. WEST CHANNEL ROAD.
PACIFIC PALISADES, CA 90402
TRACT: TR 1719
BLOCK: NONE
LOT: FR 165
APN: 4410.012.001
MAP REFERENCE: M B 21-162/163

FOR:

PACIFIC PARTNERS GROUP, LLC
Dr. Sohan Dua &
Dr. Sanjiv Jain

107 & 109 N. WEST CHANNEL ROAD
PACIFIC PALISADES, CA
90402

REVISIONS:

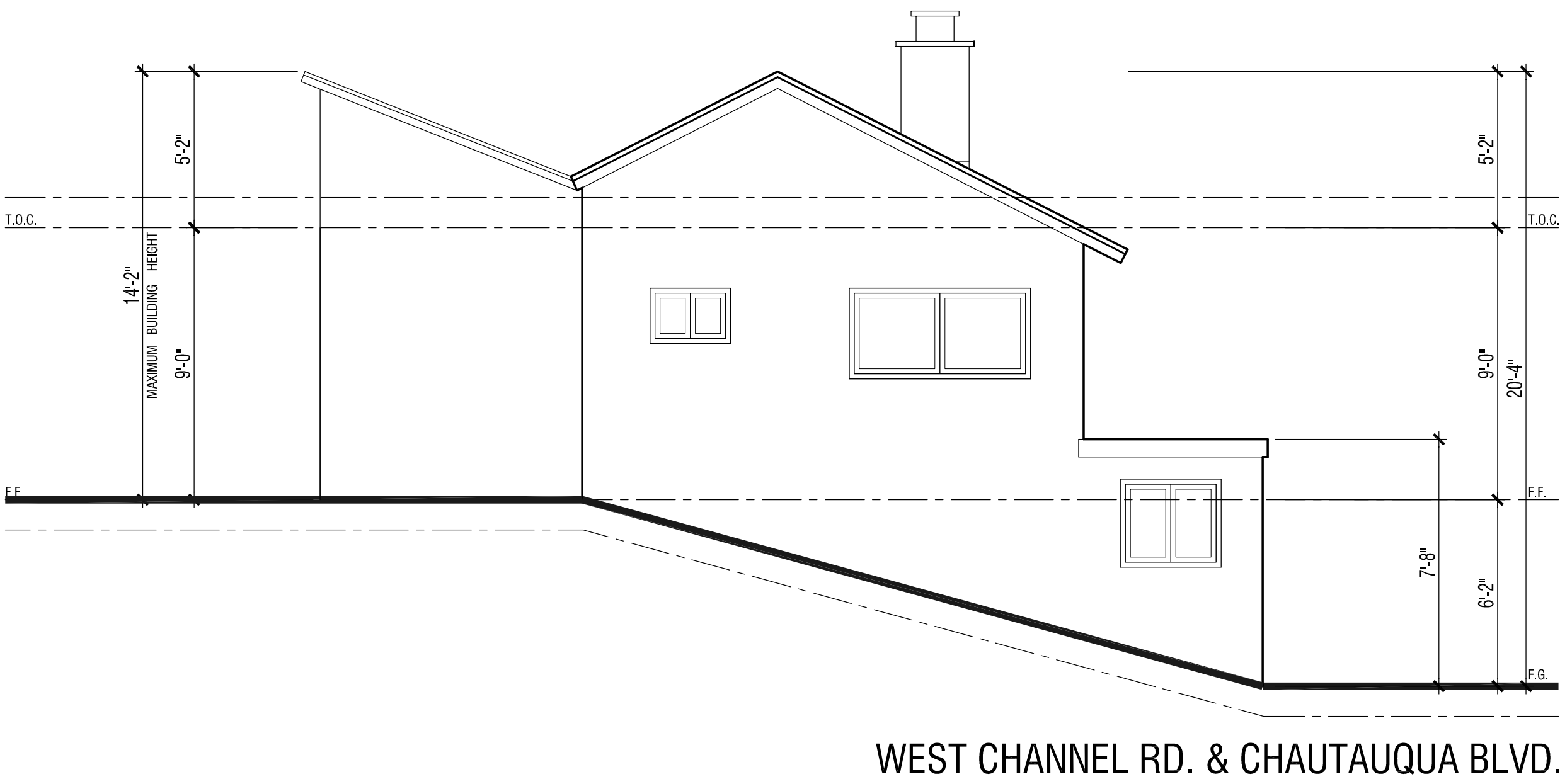
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DATE: 12.30.20

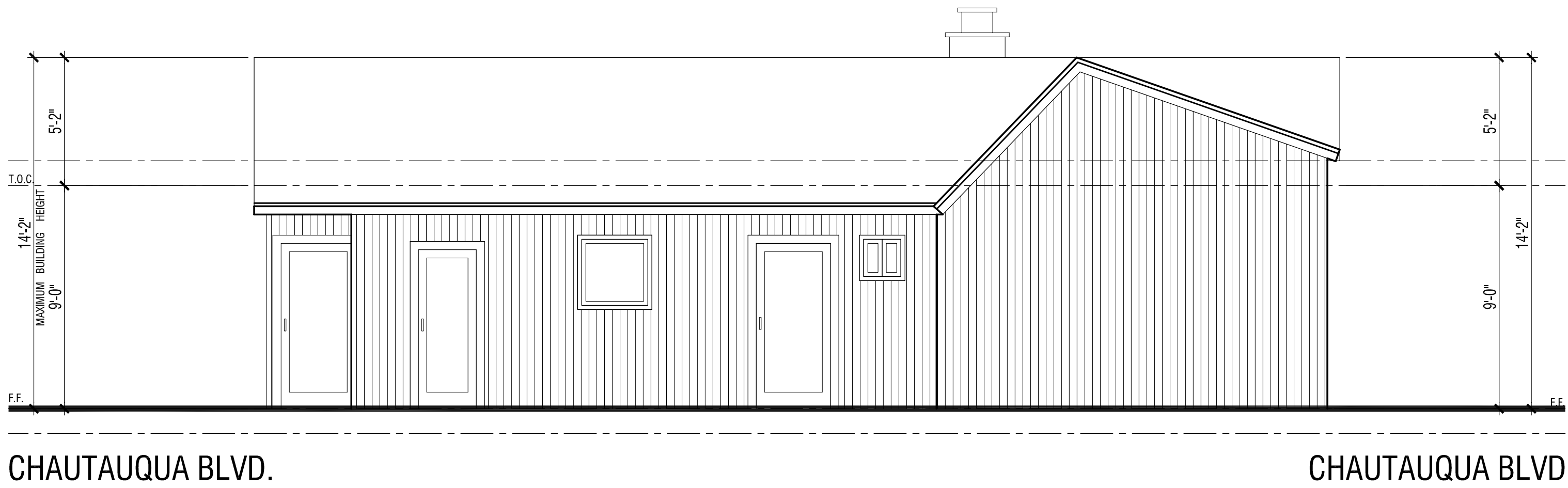
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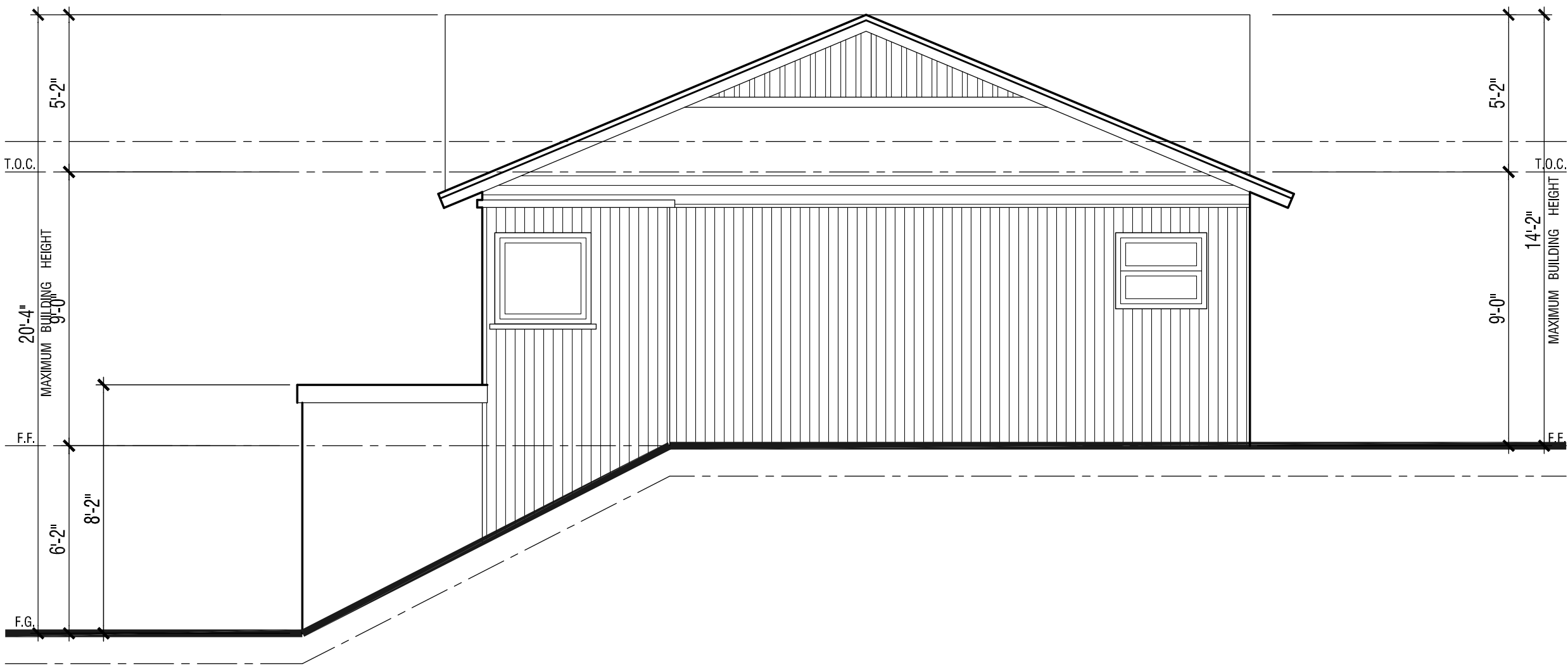
(E) EAST ELEVATION
FRONT ELEVATION SCALE: 1/4" = 1'-0"



(E) SOUTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



(E) WEST ELEVATION
REAR ELEVATION SCALE: 1/4" = 1'-0"



(E) NORTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"

PROJECT INFO:
THE PROPOSED SCOPE OF WORK IS THE FOLLOWING:

1. A CHANGE OF USE TO CONVERT TWO EXISTING GUEST ROOMS INTO TWO LIGHT HOUSE-KEEPING UNITS. THE PROPOSED CHANGE OF USE IS AT 109 WEST CHANNEL ON THE SECOND LEVEL.

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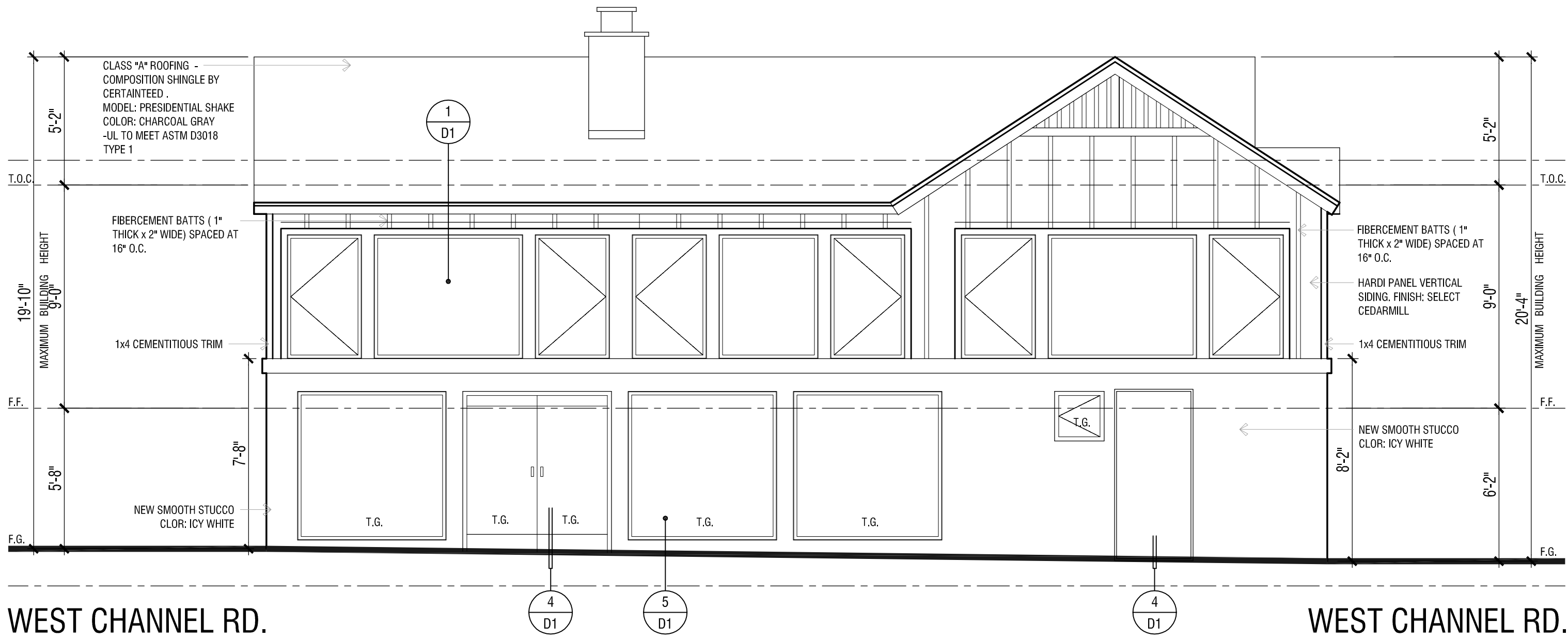
FOR:

PACIFIC PARTNERS GROUP, LLC
Dr. Sohan Dua &
Dr. Sanjiv Jain

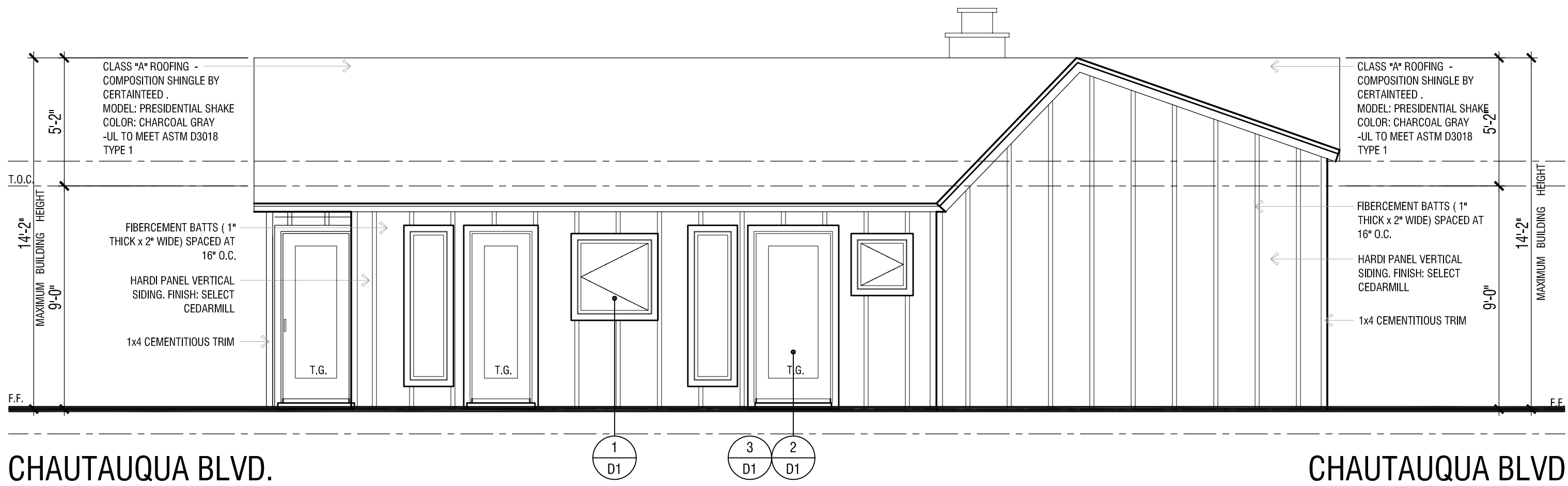
107 & 109 N. WEST CHANNEL ROAD
PACIFIC PALISADES, CA
90402

REVISIONS:

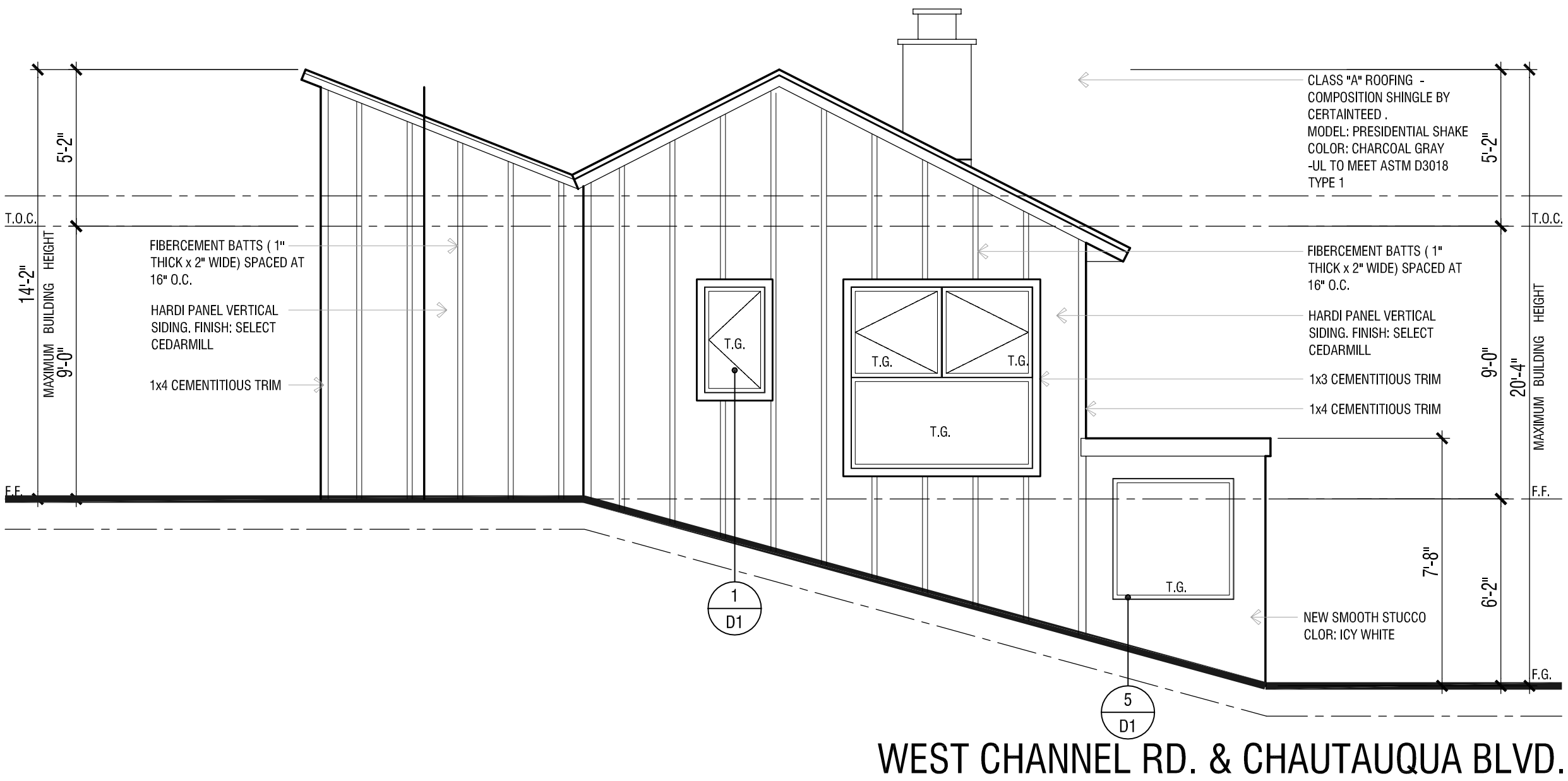
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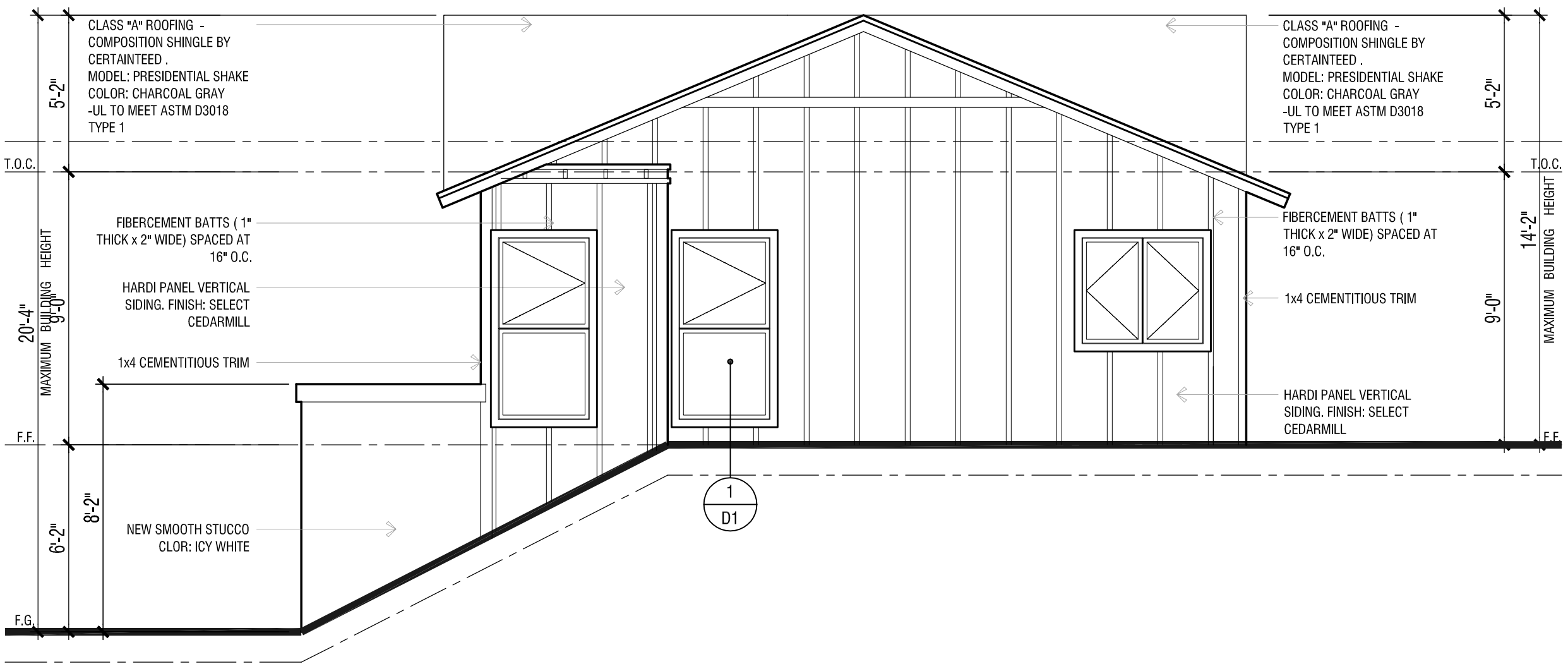
(N) EAST ELEVATION
FRONT ELEVATION SCALE: 1/4" = 1'-0"



(N) WEST ELEVATION
REAR ELEVATION SCALE: 1/4" = 1'-0"



(N) SOUTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"



(N) NORTH ELEVATION
SIDE ELEVATION SCALE: 1/4" = 1'-0"

PROJECT INFO:
THE PROPOSED SCOPE OF WORK IS THE FOLLOWING:

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8. TO PAINT ALL EXTERIORS IN ICY WHITE.

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PACIFIC PALISADES, CA 90402
TRACT: TR 1719
BLOCK: NONE
LOT: FR 165
APN: 4410.012.001
MAP REFERENCE: M B 21-162/163

FOR:

PACIFIC PARTNERS GROUP, LLC
Dr. Sohan Dua &
Dr. Sanjiv Jain

107 & 109 N. WEST CHANNEL ROAD
PACIFIC PALISADES, CA
90402

REVISIONS:

DATE	OBSERVATION

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Dr. Sohan Dua &
Dr. Sanjiv Jain

107 & 109 N. WEST CHANNEL ROAD
PACIFIC PALISADES, CA
90402

REVISIONS:

DATE	OBSERVATION

DATE: 12.30.20

A7



JAMES HARDIE
HARDIEPANEL VERTICAL
SIDING, FINISH: SELECT
CEDARMILL
COLOR: ICY WHITE



JAMES HARDIE
HARDIEPANEL VERTICAL
SIDING, FINISH: SELECT
CEDARMILL
COLOR: ICY WHITE

(N) EAST ELEVATION

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



(N) CORRUGATED METAL
BY BRIDGERSTEEL
MECHANICAL LOCK PANEL SYSTEM
COLOR: OLD ZINK GRAY



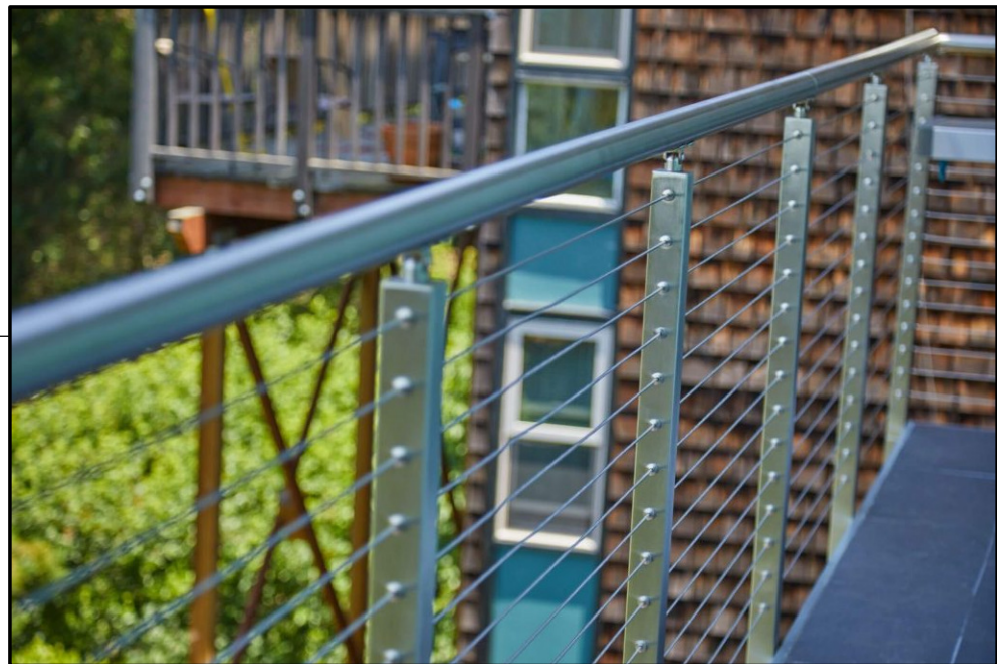
(N) ROOF FASCIA
CORRUGATED METAL
BY BRIDGERSTEEL
MECHANICAL LOCK PANEL SYSTEM
COLOR: OLD ZINK GRAY



(N) CABLE RAILING
BY VIEWRAIL
COLOR: BRUSH NICKEL






(N) CABLE RAILING
BY VIEWRAIL
COLOR: BRUSH NICKEL



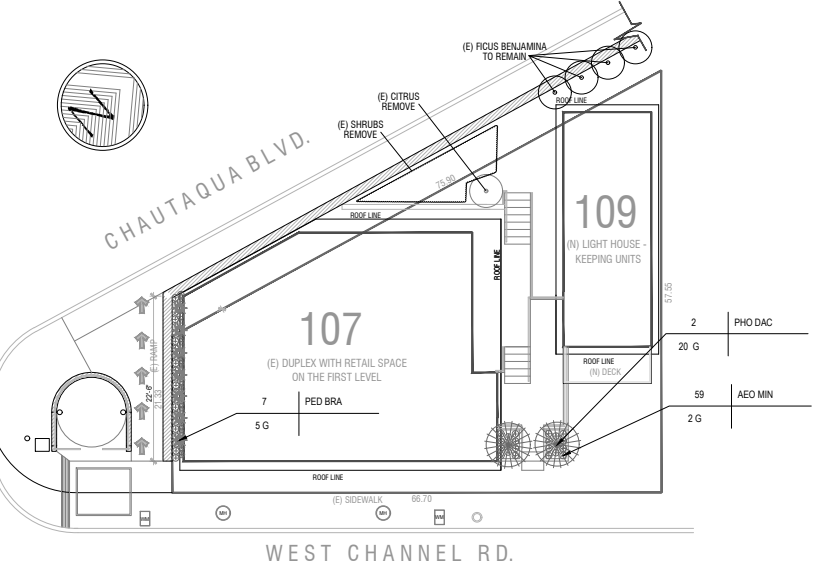
(N) CABLE RAILING
BY VIEWRAIL
COLOR: BRUSH NICKEL

107 & 109

PLANT LEGEND

TREES					
SYMBOL	ABBREV.	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
	PHO DAC	2	20 GAL	PHOENIX DACTYLIFERA (M)	MEDJOOOL DATE PALM
SHRUBS					
SYMBOL	ABBREV.	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
	AEO MIN	59	2 GAL	AEONIUM 'MINT SAUCER' (L)	MINT SAUCER AEONIUM
	PED BRA	7	5 GAL	PEDILANTHUS BRACTEATUS (L)	TALL SLIPPER PLANT

WULCOLS WATER USE SYMBOLS: (L) LOW WATER, (M) MODERATE WATER
GROUND COVER NOTES: ALL PLANTERS TO RECEIVE 2" DEEP STANDARD PEA GRAVEL MULCH





LANDSCAPE PLAN



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

IRRIGATION LEGEND

SUB-SURFACE IRRIGATION

	HUNTER	ACZ-075REMOTE CONTROL DRIP ZONE KIT WITH FILTER AND PRESSURE REGULATOR
	HUNTER	PLD-06-12 DRIP LINE TUBING 0.6 GPH EMITTERS at 12" ON CENTER SPACING- ALL TUBING SHALL BE INSTALLED ON GRADE W/ 9" WIRE STAKES FIVE (4) FEET ON CENTER. VERIFY THE LAYOUT AND 14" ON CENTER SPACING IN THE FIELD PRIOR TO STARTING WORK. INSTALL ON GRADE DRIP IRRIGATION SYSTEM PER MANUFACTURER'S SPECIFICATIONS.



IRRIGATION UTILITIES

	NIBCO	NF841CA- 1" BRONZE BALL VALVE
	HUNTER	HC-100-FLOW 1" FLOW SENSOR




IRRIGATION CONTROLLER

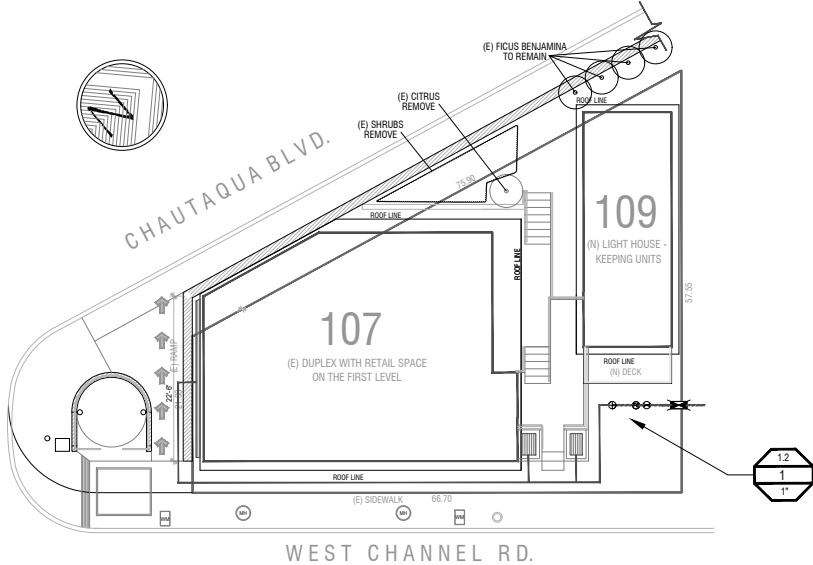
	HUNTER	PRO-C MODULAR- 12 STATION W/ SOIL CLK. SENSOR
-------------------------------------------------------------------------------------	--------	-----------------------------------------------

IRRIGATION PIPING

	NON-PRESSURE LATERAL SCH. 40 PVC PIPE. FOR SIZES - BURY MIN. 12" BELOW GRADE
	PRESSURE MAINLINE SCH. 40 PVC PIPE. BURY MIN. 24" BELOW GRADE

VALVE CALLOUT

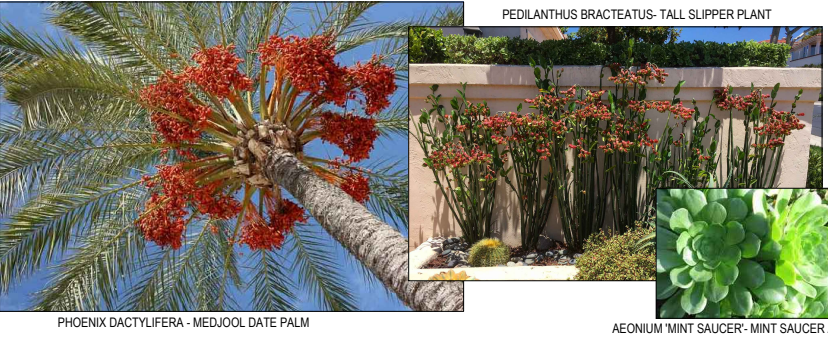
	GALLONS PER HOUR
	CONTROLLER STATION NUMBER
	CONTROL VALVE SIZE



IRRIGATION PLAN

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

NOTICE
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PHOENIX DACTYLIFERA - MEDJOOOL DATE PALM

AEONIUM 'MINT SAUCER' - MINT SAUCER AEONIUM



OLWYN KINGERY
LANDSCAPE DESIGN
P.O. BOX 765
NEWBURY PARK, CALIFORNIA 91319
805.279.9119 VOICE

DATE: 12/29/20
REVISIONS:
PRINT DATE:

HILL 1308
L2 LANDSCAPE PLAN

SCALE: 1/8"=1'-0"
L1
LANDSCAPE
PACIFIC PARTNERS GROUP, LLC
DR. SOHAN DUA & DR. SANJIV JAIN
107, 109, 111 WEST CHANNEL ROAD BRENTWOOD CA. 90402
APN# 4410-012-001 TRACT 1719 LOT FR 165