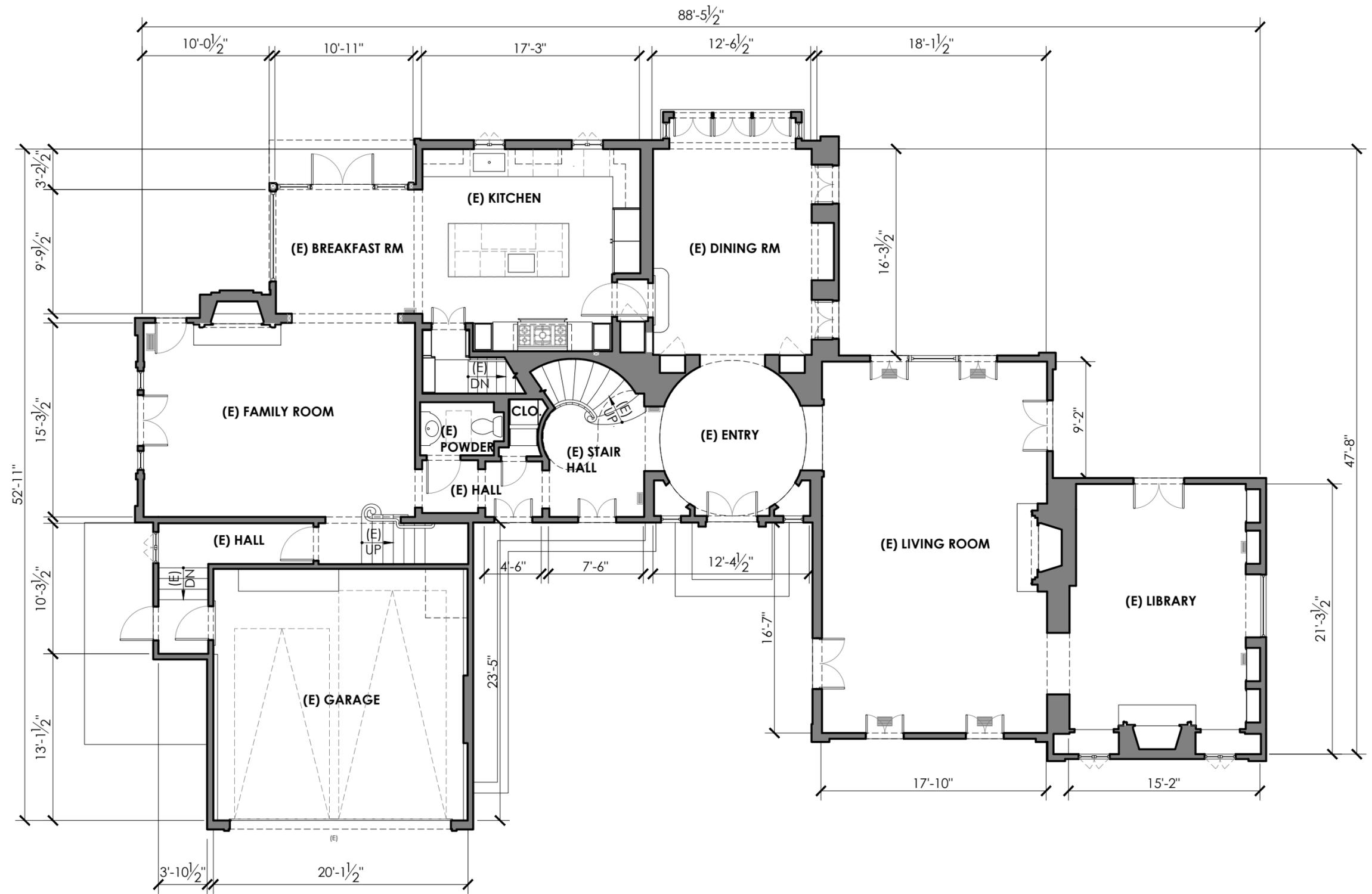
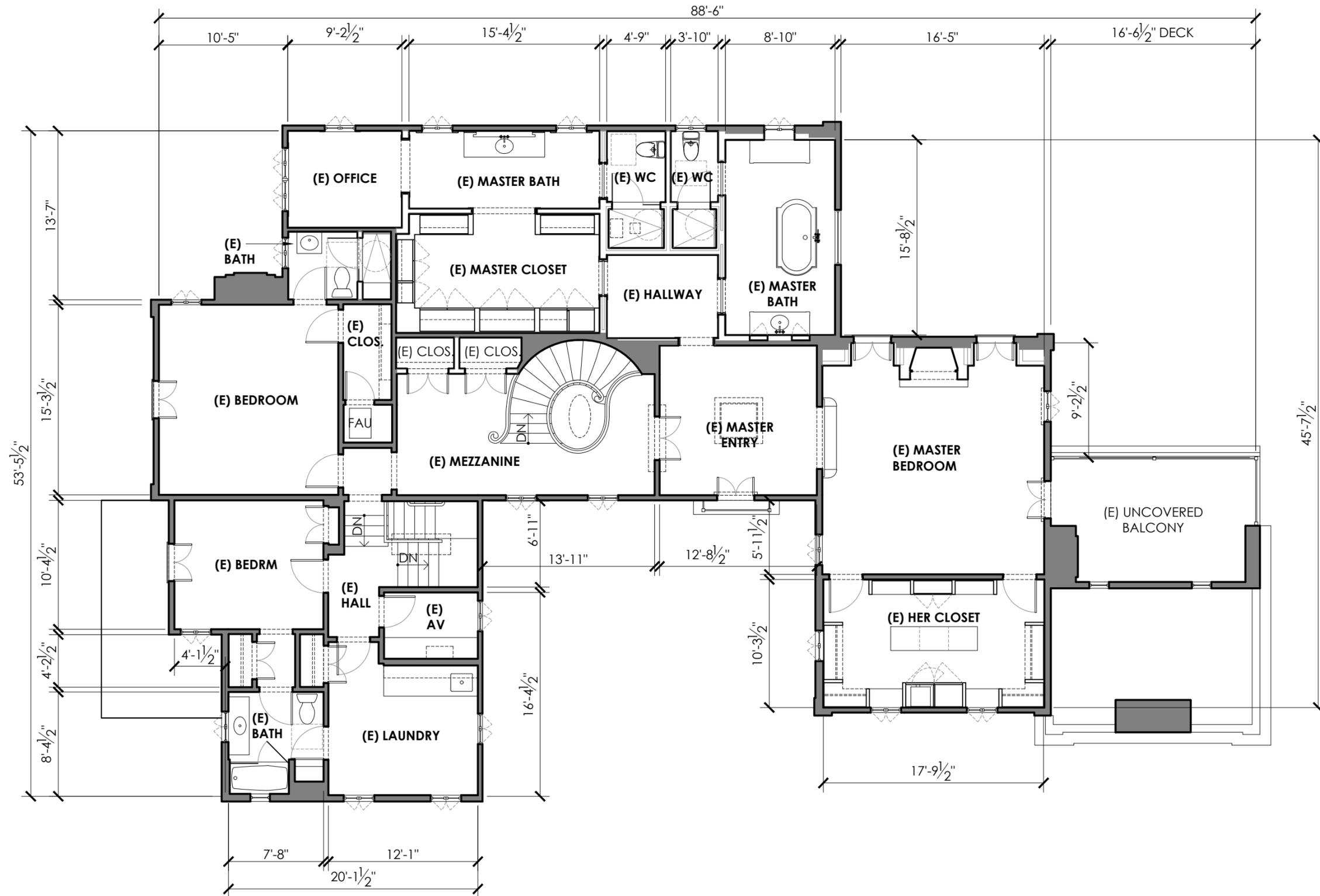
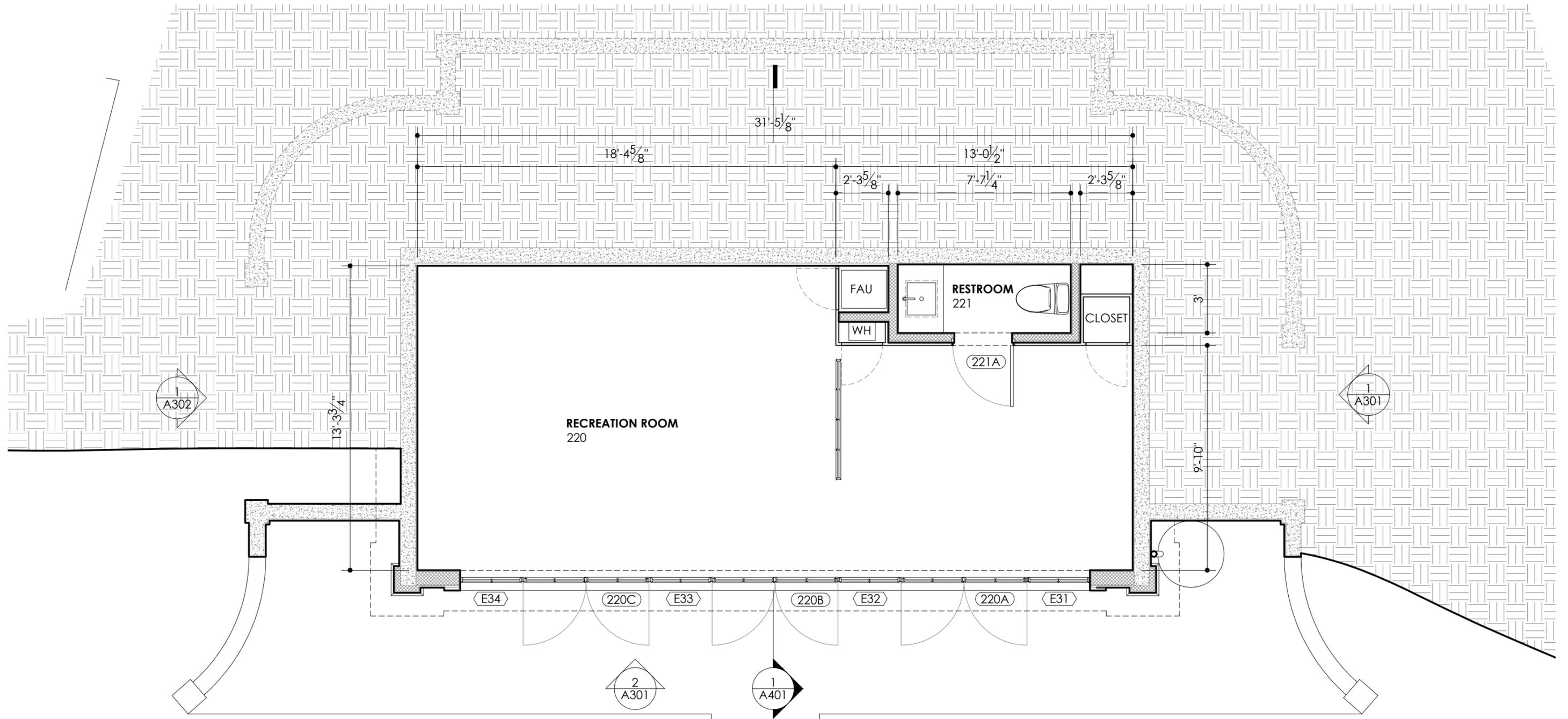


LOT SIZE	17,677.03 SF	
FLOOR AREA	5,421 SF	0.31 F.A.R.
BUILDING FOOT PRINT	3,596 SF	20% OF LOT COVERAGE (BLDG FOOTPRINT / LOT SIZE)
HARDSCAPE	4,635 SF	46% OF LOT COVERAGE (BLDG + HARDSCAPE / LOT SIZE)
# OF PARKING SPACES	2 COVERED, 3 UNCOVERED	

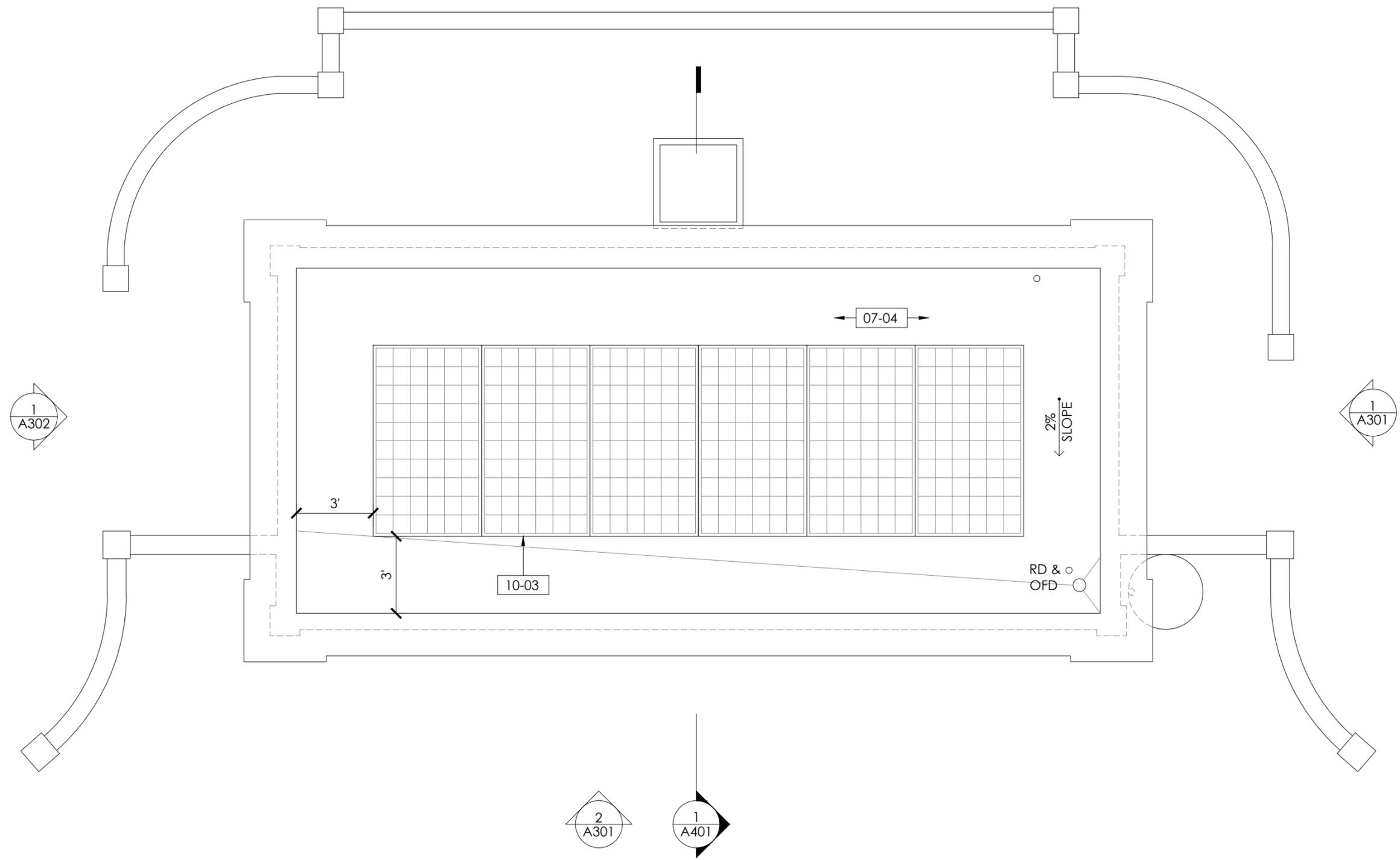






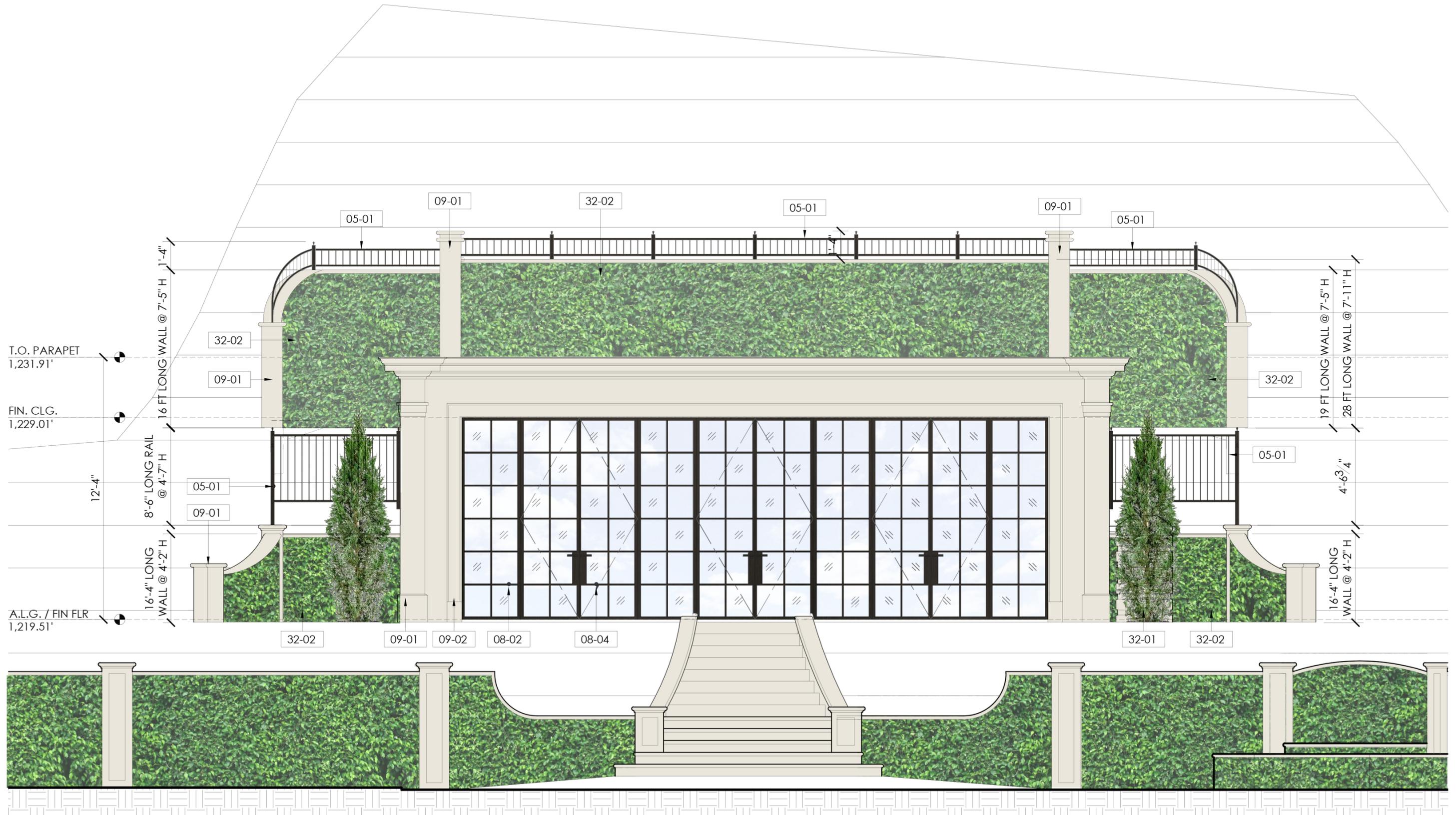
RESIDENTIAL FLOOR AREA - RECREATION ROOM

NEW DETACHED RECREATION ROOM: 419 SF
 TOTAL PROPOSED BUILDING AREA: 419 SF

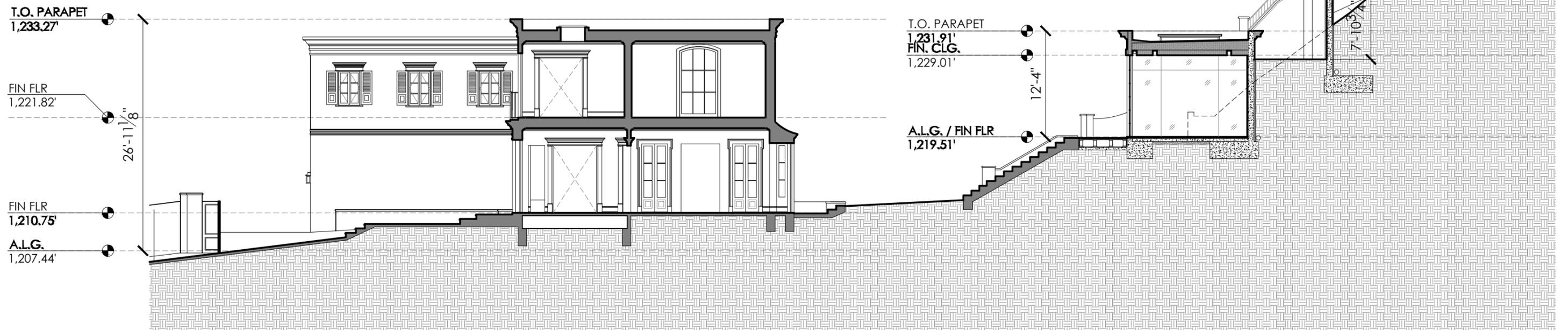


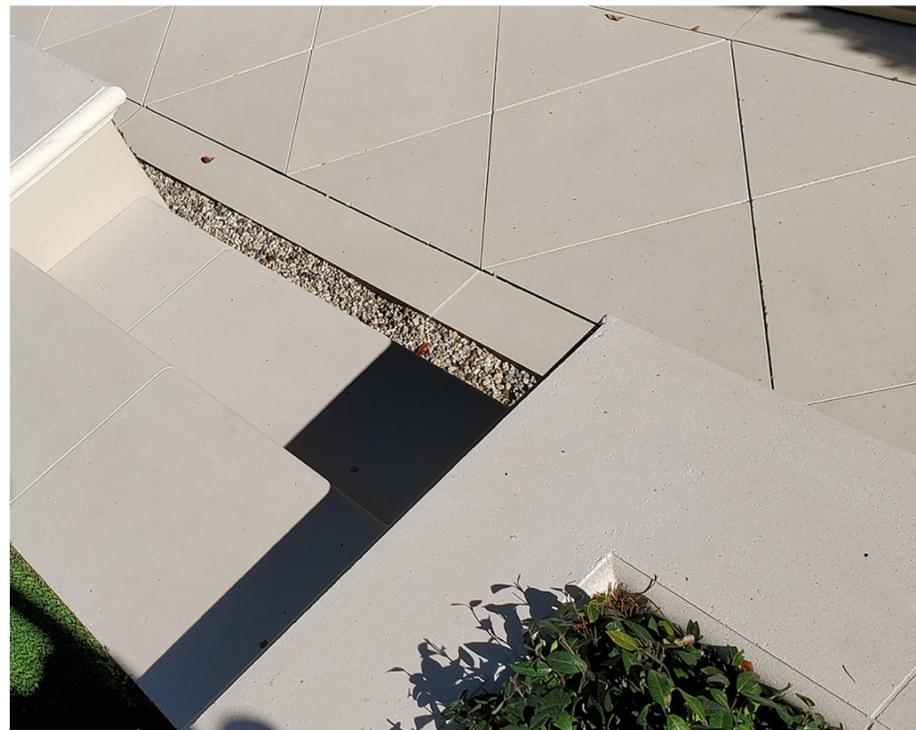
07-04 SIKA SARNAFIL ENERGY SMART G410 TAN ROOFING, ESR#1157, SEE A030 & A031

10-03 SOLAR PANEL

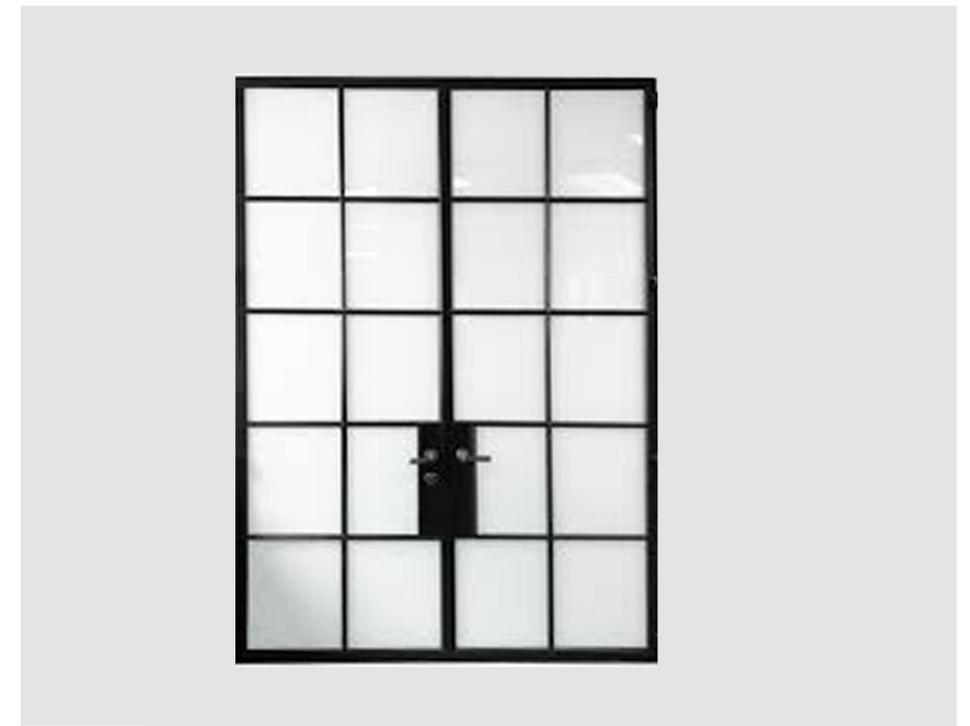


- 05-01 STEEL GUARDRAIL, PTD, SEE E-10
 - 08-02 WINDOW, SEE E-10
 - 08-04 DOOR, SEE E-10
 - 09-01 7/8" SMOOTH TROWELED PLASTER, PTD
 - 09-02 CAST STONE MOLDING, SPEC
 - 32-01 LID RAIN BARREL, SEE E-5
 - 32-02 CREEPING FIG 75%+ SCREENING PER GUIDELINE #68
- SEE E-10.1 MATERIAL SHEET 50 FOR COLOR REFERENCE

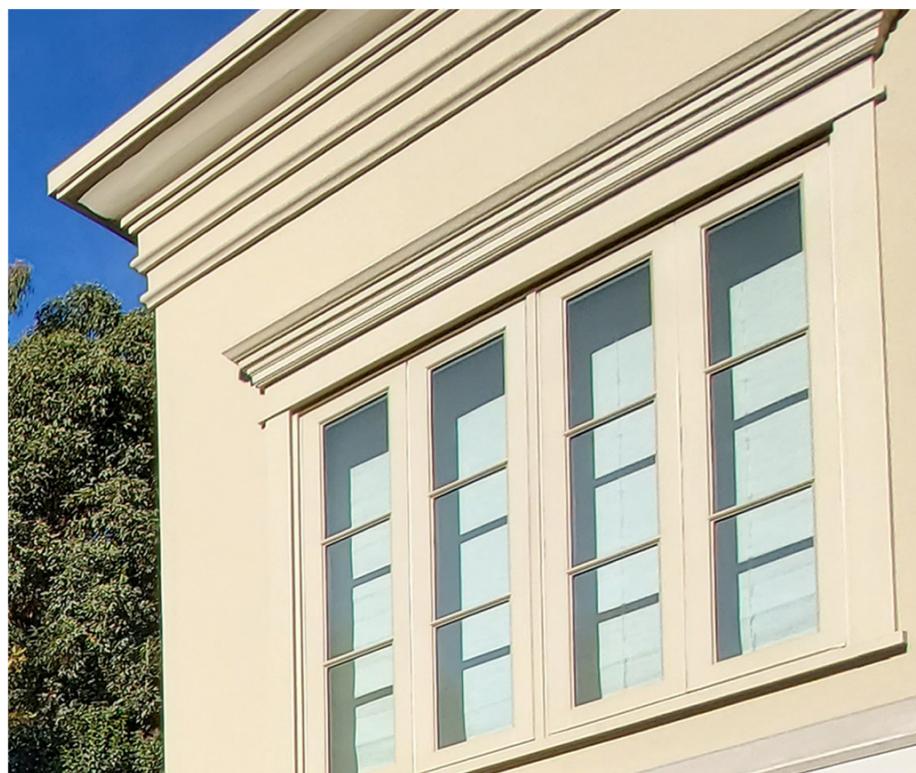
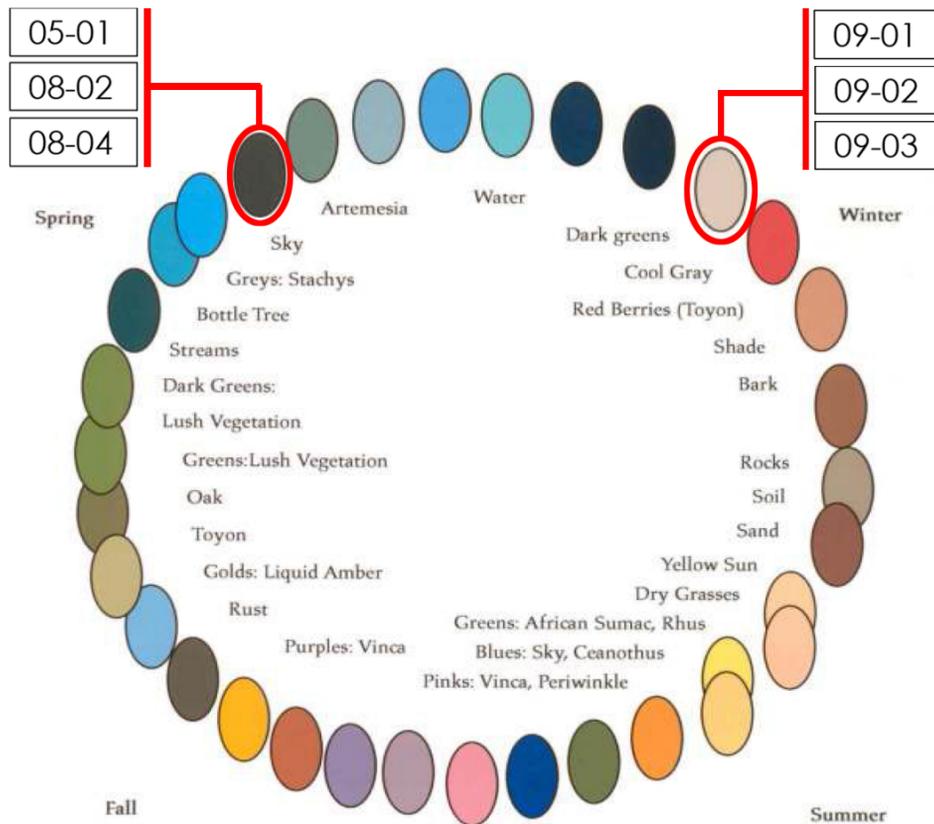




09-02 CAST STONE MOLDING TO MATCH EXISTING
09-03 CAST STONE PAVING TO MATCH EXISTING



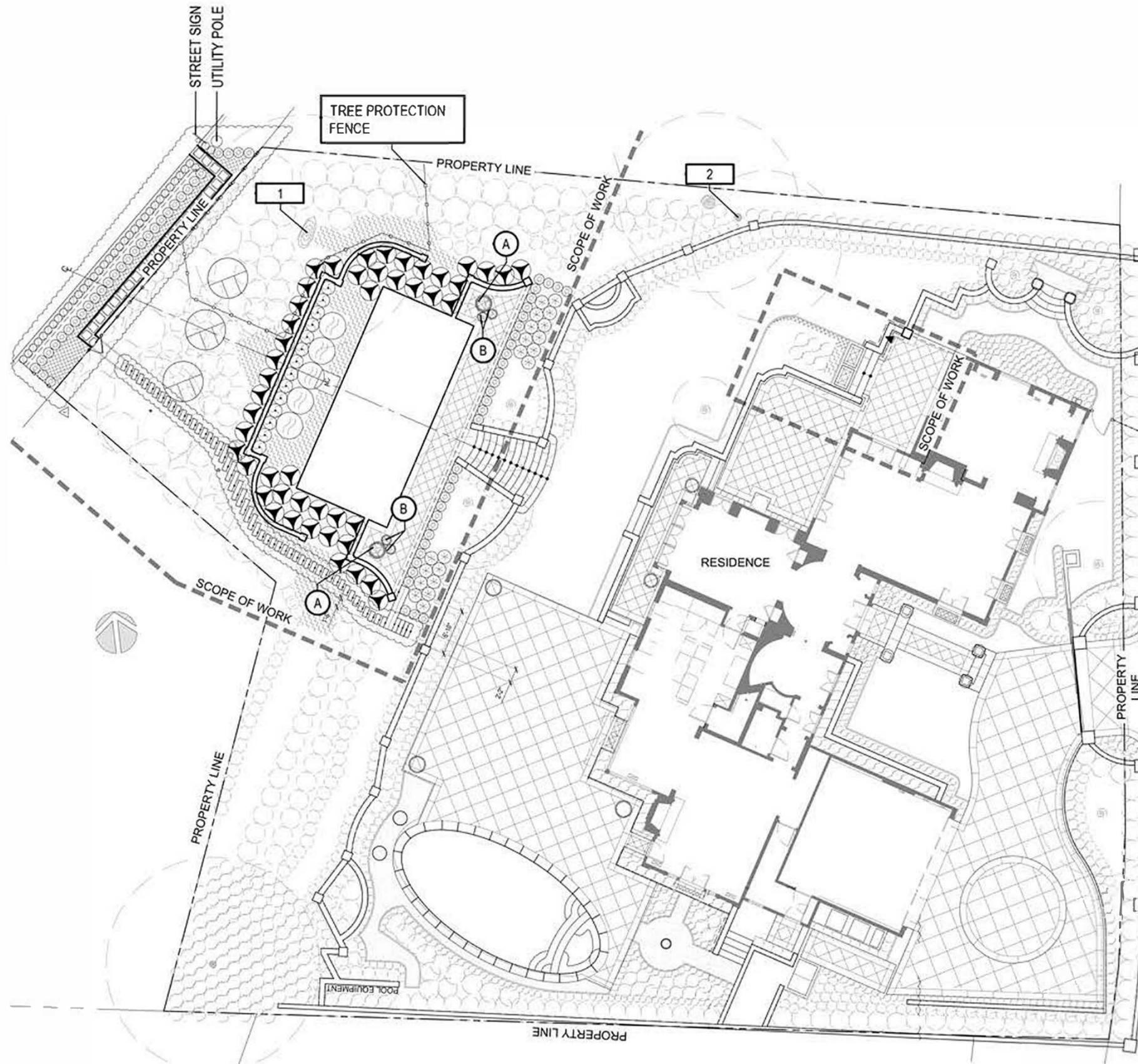
08-02 PAINTED STEEL WINDOW W/ CLEAR GLASS
08-04 PAINTED STEEL DOOR W/ CLEAR GLASS



09-01 SMOOTH TROWELED PLASTER TO MATCH (E)



05-01 PAINTED STEEL GUARDRAIL TO MATCH EXISTING



BOWMONT DRIVE

PLANTING LEGEND: Trees				
SYMBOL	NAME	SIZE	QTY	DETAIL
	Existing Tree Protect in Place	-	-	-
	Lyonothamnus floribundus ssp. asplenifolius Santa Cruz Island Ironwood	15 gal per plan	3	H / L3.02
	Linear Root Barrier by Deep Root			H / L3.02
	Metal header: Border Flex by Border Concepts. Color: Black			

PLANTING LEGEND: Vines					
SYMBOL	NAME	WATER REQUIREMENT	SIZE	QTY	DETAIL
	Ficus pumila Creeping Fig	Mod	5 Gal. per plan	1	F, I / L3.02

PLANTING LEGEND: Ground Cover and Turf					
SYMBOL	NAME	WATER REQUIREMENT	SIZE	QTY	DETAIL
	1/4" - 3/8" Del Rio Gravel Sunburst Decorative Rock (626.446.4994) or approved equal	-	-	-	-
	Trachelospermum asiaticum Asian Jasmine	Mod	1 Gal. @ 12" O.C.	126 Sq. Ft.	A, B, C / L3.02
	Trachelospermum jasminoides Star Jasmine	Mod	1 Gal. @ 12" O.C.	290 Sq. Ft.	A, B, C / L3.02

PLANTING NOTES
1. In all shrub and groundcover areas apply 2" layer of forest floor bark mulch per Aguinaga Fertilizer Company, Inc. Contractor shall submit sample to landscape architect for approval.
2. All clearance data per City of Irvine tree planting standards and guidelines.
3. Plant quantities are for REFERENCE ONLY, Contractor to provide and install all plant material shown on drawings.

PROTECTED EXISTING TREE LEGEND	
NUMBER	NAME
1	Juglans californica - California Black Walnut Protect in Place
2	Quercus agrifolia - Coast Live Oak Protect in Place

PLANTING LEGEND: Shrubs							
SYMBOL	NAME	WATER REQUIREMENT	INSTALLATION SIZE	QTY	SIZE @ MATURITY	YEARS TO MATURITY	DETAIL
	Existing shrub Protect in place	-	-	-	-	-	-
	Buxus species Match existing	Mod	5 Gal. @ 14" O.C.	37	4'-5' Tall 2'-3' Wide	15-25 Years	A, B, C / L3.02
	Camellia japonica 'Nuccio's Gem' Nuccio's Gem Camellia	Mod	15 Gal @ 36" O.C.	47	6'-8' Tall 6'-8' Wide	10 Years	A, B, C / L3.02
	Ficus nitida Ficus	Mod	24" Box @ 24" O.C.	14	10'-30' Tall 3'-5' Wide	10-20 Years	A, B, C / L3.02
	Gardenia jasminoides 'Radicans' Miniature Gardenia	Mod	5 Gal. @ 12" O.C.	0	6'-1' Tall 2'-3' Wide	5 Years	A, B, C / L3.02
	Ligustrum japonicum 'Texanum' Waxleaf Privet	Mod	15 Gal @ 18" O.C.	67	6'-9' Tall 4'-6' Wide	10-20 Years	A, B, C / L3.02
	Osmanthus fragrans Sweet Olive	Mod	24" Box @ 36" O.C.	5	10'-20' Tall 8'-10' Wide	10-20 Years	A, B, C / L3.02
	Rosa Hybrid Tea 'Pope John Paul II' Pope John Paul II Hybrid Tea Rose	Mod	5 Gal. @ 24" O.C.	20	4'-5' Tall 3'-4' Wide	5 Years	A, B, C / L3.02

PLANTED POT LEGEND									
POT	SYMBOL	PLANT MATERIAL	SIZE plants	QTY. per pot	QTY. total	MFR	MODEL color/finish	SIZE pot	QTY pot
A		Citrus lemon To be selected by contractor for form and symmetry of canopy	24" Box	1	5	Longshadow (618.893.4831)	Longwood 27 Planter Color: Kaffe- Integral, LS0038	27" x 31"H	2
		Lobulana maritima Sweet Alyssum	4" Pots @ 6" O.C.	11	33				
B		Buxus species - to match existing Sphere topiary	5 Gal	1	2	Longshadow (618.893.4831)	Shawnee 15 Planter Color: Kaffe- Integral, LS0038	15" x 19"H	4
		Cyclamen - Color: White White Cyclamen	4" Pots @ 6" O.C.	1	2				



CONTROL WIRE CONDUIT SIZING CHART				
SLEEVE SIZE	2" MIN.	2-1/2"	3"	4"
WIRES IN SLEEVE	0-16	17-24	25-40	41-48

IRRIGATION SLEEVE SIZING CHART							
PIPE SIZE	3/4"	1"	1-1/4"	1-1/2"	2"	2-1/2"	3"
SLEEVE SIZE	3"	3"	3"	4"	4"	4"	6"

IRRIGATION SLEEVE AND CONDUIT NOTES	
1.	Sleeves are required for all irrigation pipe and control wire conduit under paving (typical). Refer to Irrigation Sleeve Sizes and Control Wire Conduit Charts for appropriate sleeve and conduit sizing.
2.	For drawing clarity, not all irrigation sleeves are sized but shall be installed and included as part of the contractor's bid. Also, for drawing clarity, not all conduits and irrigation sleeves are shown. Contractor is responsible for installation for sleeves and conduits of appropriate size under all paved areas as well as all sleeve pipes and conduits that are shown on the drawings.
3.	The irrigation contractor shall be responsible for familiarizing themselves with all differences in grade, location of seatwalls, location of retaining walls, etc. The contractor shall be responsible for coordinating all irrigation work with the general contractor, electrical contractor, and all other subcontractors for the location and the installation of irrigation related sleeves through walls, structures, under roadways, paving, etc.

IRRIGATION DESIGN COMPLIANCE NOTE	
The irrigation system shown on these plans has been prepared in compliance with the State of California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO)	

EQUIPMENT LOCATION NOTE	
1.	All irrigation equipment, piping and valve locations, etc. shown within paved areas are for design clarification and shall only be installed in planting areas (typical).
2.	Locations of automatic controller, backflow preventer, master valve, and flow sensor are approximate. Owner's representative shall determine final and precise positioning of above grade installation of irrigation equipment. Contractor to stake out all above grade irrigation equipment locations for review by owner's representative. Owner approval to be obtained prior to installation. Contractor shall provide minor adjustments of above grade irrigation equipment locations at no additional cost to the owner. If owner approval is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the equipment locations as deemed necessary by owner's representative and all costs associated with those revisions.
3.	Locations of remote control valves and gate valves are approximate. Owner's representative shall determine final and precise positioning of above grade installation of remote control valves and gate valves. Contractor to stake out all remote control valve and gate valve locations for review by owner's representative. Owner approval to be obtained prior to installation. See irrigation details for additional installation information. Contractor shall provide minor adjustments of remote control valve and gate valve locations at no additional cost to the owner. If owner approval is not received prior to beginning installation, the irrigation contractor shall assume full responsibility for all revisions to the remote control valve and gate valve locations as deemed necessary by owner's representative and all costs associated with those revisions.

IRRIGATION LEGEND			
SYMBOL	RAD	MANF.	MODEL NO. WITH NOZZLE SIZE & TYPE
F			
H			
Q			
A			
	15'-19'	Hunter	MP2000-360 on PRO-06-PRS40-CV
	15'-19'	Hunter	MP2000-90 on PRO-06-PRS40-CV
	15'-19'	Hunter	MP2000-270 on PRO-06-PRS40-CV
	-	RainBird	RWS-B-C-1402 (.50 GPM)
	-	RainBird	1402 on 1802 w/ PA-80
	-	RainBird	1401 on 1802 w/ PA-80
	2.5/4'	RainBird	SQ-HLF on 1804-SAM-PRS
	2.5/4'	RainBird	SQ-QTR on 1804-SAM-PRS
		Netafim (Ex. Shrub)	Existing Irrigation Dripline - Techline CV Dripline TLCV6-18 Contractor shall modify to fit new planting as needed
		Netafim	TLSOV - Manual Flush Valve
		Netafim	Drip Connector
		Febco	825YA 1 1/2" Reduced Pressure Backflow Preventer
		Nibco	T-111 Gate Valve - Line Size 2 1/2" and smaller.
		Superior	3300 - 1 1/2" Normally Open Master Valve
		RainBird	MJ-100B - 1" Flow Meter
		RainBird	EFB-CP-PRS-D
		RainBird	XCZ-PRB-100-COM 2-20 GPM XCZ-PRB-150-COM 15-40 GPM
		RainBird	Existing Rain Sensor
		RainBird	Existing Controller to Remain
			Existing Mainline
			Lateral Line
			PVC Sleeves
IRRIGATION VALVE CALLOUT:		LATERAL LINE SIZING CHART	
		NOTE: THE LATERAL SIZE BETWEEN TWO IDENTICAL TICK MARKS SHALL BE SIZED THE SAME. MINIMUM PIPE SIZE IS 3/4\".	