

WATER USE CALCULATIONS:

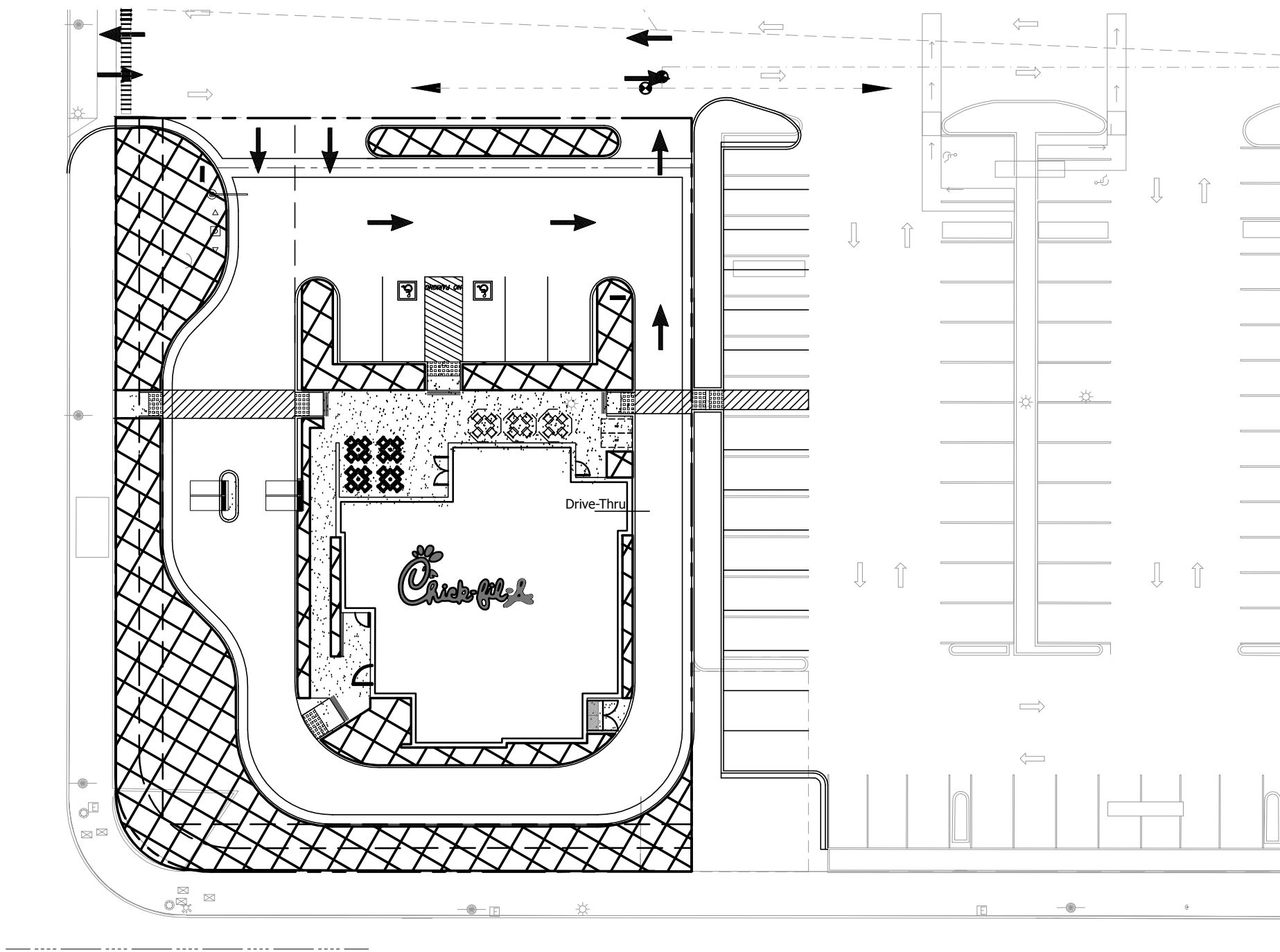
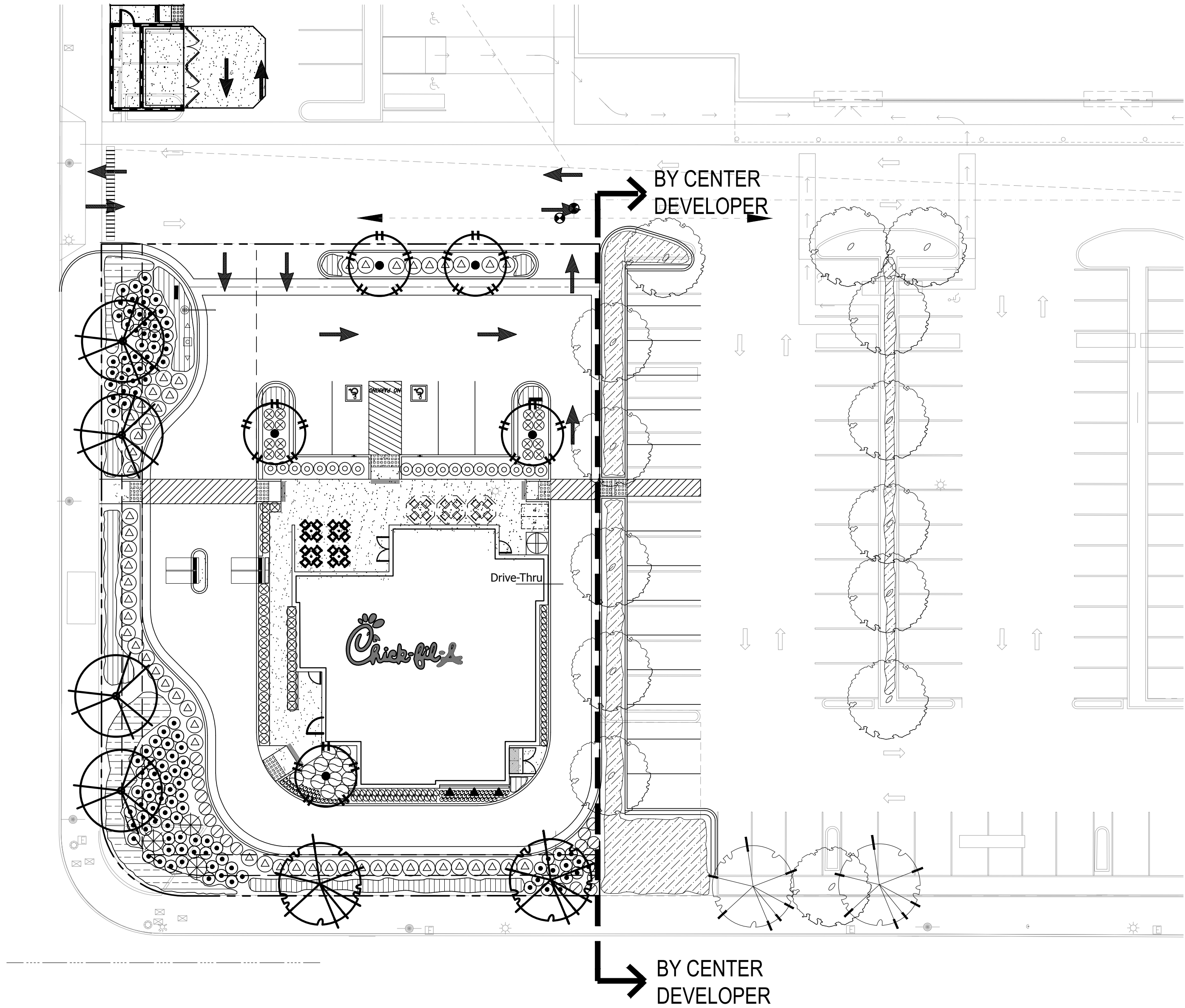
PROJECT LANDSCAPE AREA:	5,377 SQUARE FEET
MAXIMUM WATER BUDGET:	• (ETO) (0.55) (AREA) (.62) • (46.5) (0.55) (5,377) (.62) • 85,260 (GALLONS/YEAR)
ESTIMATED WATER USE: HYDROZONE 1 (BUBBLERS)	• (ETO) (K/C) (AREA) (.62) / (IE) • (46.5) (40) (44) (.62) / (.75) • 677 (GALLONS/YEAR)
ESTIMATED WATER USE: HYDROZONE 2 (DRIP)	• (ETO) (K/C) (AREA) (.62) / (IE) • (46.5) (40) (5,377) (.62) / (.61) • 76,553 (GALLONS/YEAR)
TOTAL ESTIMATED WATER USE:	• 77,230 (GALLONS/YEAR)

PLANTING LEGEND OFF-SITE-BY OTHERS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
TREES						
	CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE	15 GALLON	14	STANDARD	MED
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX	2	STANDARD	LOW
	LAGERSTROEMIA INDICA 'NEAR EAST'	CRAPE MYRTLE	24" BOX	1	STANDARD	MED
SHRUBS						
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	6	3'-6" O.C.	MED
GROUNDCOVERS						
	GROUNDCOVER PER CENTER DEVELOPER	--	--	1350 S.F.	--	LOW

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS
TREES						
	GEIJERA PARVIFOLIA	AUSTRALIAN WILLOW	24" BOX	2	STANDARD	LOW
	LAGERSTROEMIA INDICA 'NEAR EAST'	CRAPE MYRTLE	24" BOX	5	STANDARD	MED
	PODOCARPUS GRACILIOR	FERN PINE	15 GALLON	4	STANDARD	MED
SHRUBS / VINES						
	AGAVE VILMORINIANA	OCTOPUS AGAVE	15 GALLON	3	AS SHOWN	LOW
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	BOTTLEBRUSH	5 GALLON	20	3'-0" O.C.	MED
	DIANELLA TASMANICA 'VARIEGATA'	BLUE FLAX LILY	5 GALLON	47	2'-6" O.C.	MED
	DIETES BICOLOR	FORTNIGHT LILY	5 GALLON	54	3'-6" O.C.	MED
	FESTUCA MAIREI	ATLAS FESCUE	5 GALLON	17	3'-0" O.C.	MED
	LAVANDULA DENTATA	FRENCH LAVENDER	5 GALLON	12	3'-6" O.C.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	115	3'-0" O.C.	LOW
	PHORIUM 'FIREBIRD'	NEW ZEALAND FLAX	5 GALLON	1	3'-0" O.C.	MED
	PHORMIUM 'JACK SPRATT'	DWARF NEW ZEALAND FLAX	5 GALLON	80	2'-0" O.C.	MED
	SANSEVIERIA TRIFASCIATA 'VARIEGATA'	MOTHER-IN-LAWS TONGUE	5 GALLON	52	1'-6" O.C.	LOW
	PANDOREA JASMINOIDES	PINK BOWER VINE	5 GALLON	3	REMOVE FROM STAKE ATTACH TO TRELLIS	MED
GROUNDCOVERS						
	FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	634 S.F.	10" O.C.	LOW
	LIRIOPE MUSCARI	LILY TURF	5 GALLON	45 S.F.	2'-0" O.C.	LOW
	PHORIUM 'TINY TIGER'	NEW ZEALAND FLAX	1 GALLON	521 S.F.	1'-4" O.C.	LOW



PLANTING NOTES

- A. CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION.
- B. ALL TREES SHALL HAVE A MINIMUM 1 1/2" CALIPER AT A POINT 6 INCHES ABOVE ROOT BALL. ALL OTHER MEASUREMENTS SUCH AS NUMBER OF CANES, BALL SIZES, QUALITY DESIGNATIONS, ETC. SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF CALIFORNIA NURSERY ASSOCIATION SPECIFICATIONS.
- C. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY D. CONTRACTOR.
- E. SEE PLANTING DETAILS FOR PLANTING AND STAKING REQUIREMENTS.
- F. SITE UTILITIES AND OTHER OBJECTS SHALL BE SCREENED FROM VIEW WITH LANDSCAPE WHEREVER POSSIBLE.
- G. FINISH GRADE TO BE 2" BELOW CURB OR WALK FOR GROUND COVER AREAS.
- H. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF UTILITIES. REPAIR TO INCLUDE ALL DAMAGED IRRIGATION AND PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- I. ALL TREES WITHIN 7' OF HARDSCAPE ELEMENTS, SUCH AS CURBS, WALLS, BUILDINGS OR WALKS, SHALL BE PROVIDED WITH DEEP ROOT BARRIER CONTROL DEVICES OR APPROVED EQUAL.
- J. ALL DRIVEWAYS, ALLEYS AND STREET INTERSECTIONS TO HAVE SIGHT VISIBILITY CLEARANCE BETWEEN 24" TO 6'-10" CLEAR.
- K. ALL PLANTING AND IRRIGATION ON THIS PROJECT SHALL ADHERE TO CITY OF WEST HILLS LANDSCAPE STANDARDS.
- L. ALL EXISTING SHRUBS TO BE REMOVED.
- M. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, FERTILIZING, WEEDING, ROLLING, MOWING, EDGING, RESEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. CONTACT STORE MANAGER FOR ONE YEAR SERVICE CONTRACT. CONTRACTOR TO WALK LANDSCAPE AND IRRIGATION W/STORE MANAGER TO ENSURE EVERYTHING IS IN WORKING ORDER AND THAT THE PLANTS ARE HEALTHY AND IS READY TO BE TAKEN OVER BY ANOTHER MAINTENANCE COMPANY IF APPLICABLE.
- N. REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.
- O. ALL SHRUB AREAS TO BE TOP DRESSED WITH 3" LAYER OF FINE SHREDDED REDWOOD BARK. ALL TOP DRESSING TO BE INSTALLED TO TOP OF WALK.

LANDSCAPE CALCULATIONS

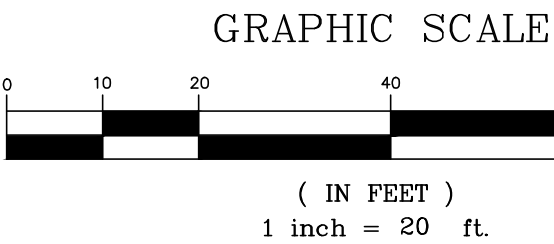
LOT AREA:	38,809 S.F.
ON-SITE LANDSCAPE AREA:	(13.8%) 5,377 S.F.
TOTAL LANDSCAPE AREA:	5,377 S.F.
SHRUB AREA:	5,377 S.F.
TURF AREA:	0 S.F.

HYDROZONE PLAN

NO SCALE

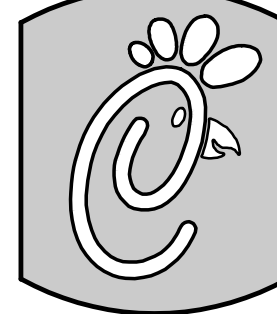
HYDROZONE MAP

SYMBOL	DESCRIPTION	AREA
	LOW/MEDIUM PLANTING	5,377 S.F.



PRELIMINARY PLAN

1"= 20'-0"



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SHEET TITLE:
PRELIMINARY
PLAN

VERSION: 8.6
ISSUE DATE: 03-2014

Job No. : 14-145

Store : 03739

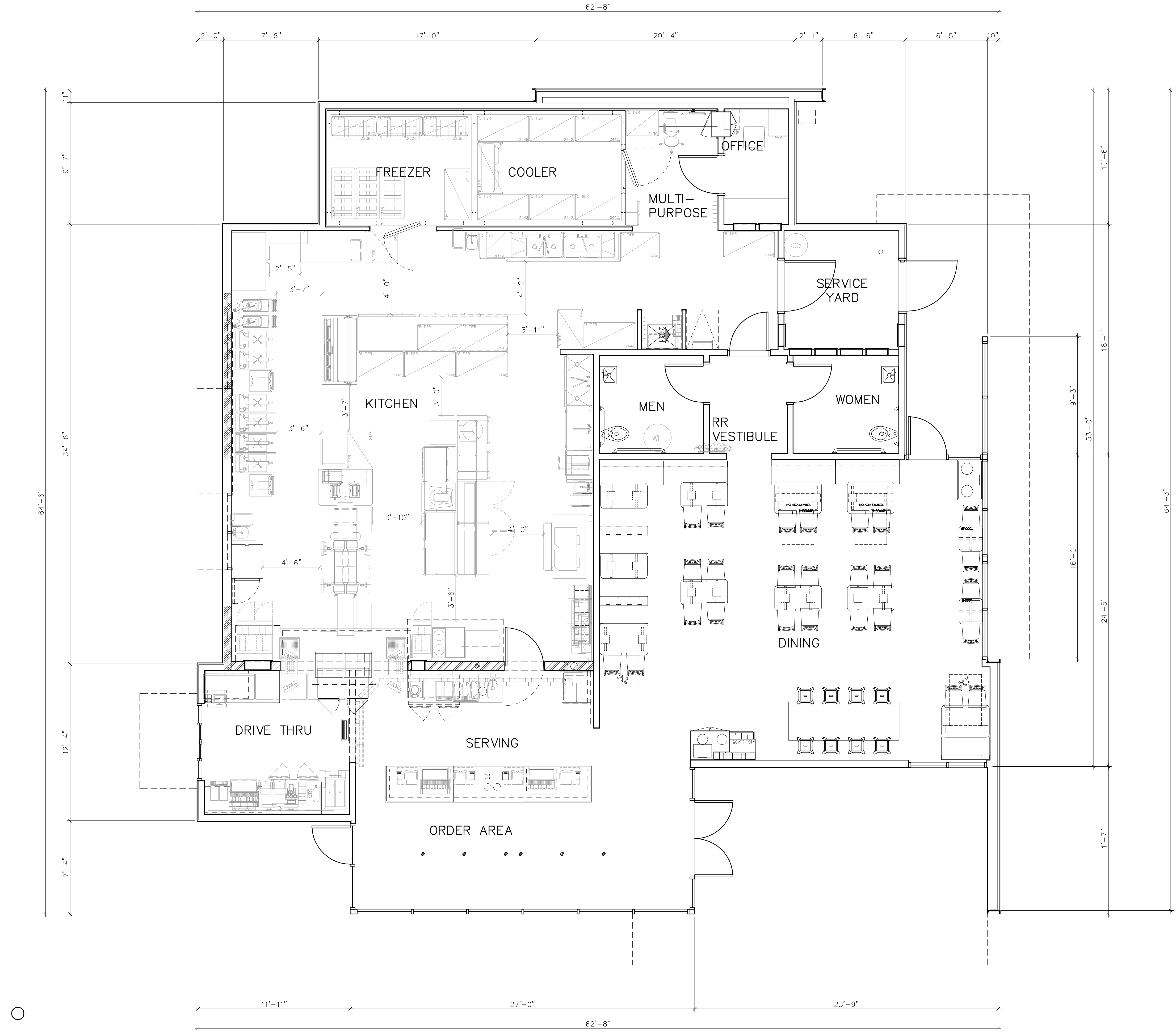
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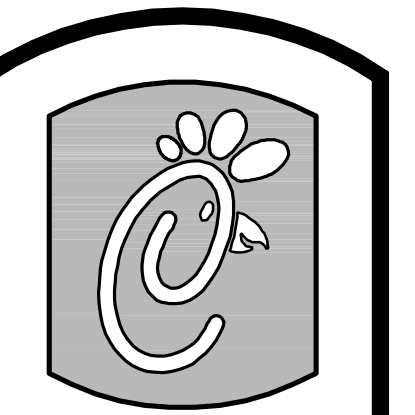
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I FLOOR PLAN
1/4" = 1'-0"



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SHEET TITLE
FLOOR PLAN

VERSION: 8.6
ISSUE DATE: 03-2014

Job No. : 14-145
Store : 03739
Date : 03/04/16
Drawn By : A.M.
Checked By: R.H.

Sheet
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LEGEND:

3/8"X 4 1/2" EYE SCREW ANCHORS
(INSTALL 2X SOLID BLOCKING
BETWEEN STUDS TO ATTACH
ANCHOR)
RE: IIA1.8

PIPE SUPPORTS:
PROVIDE PIPE SUPPORTS AS
SHOWN ON PLUMBING WITH WEAR
PAD BY ROOFING MANUFACTURER

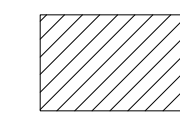
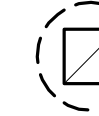
PIPING PENETRATION
REFRIGERATION/ELECTRICAL
RE: I2A1.8

WATER HEATER FLUE
COMBUSTION AIR VENTS
RE: MECHANICAL

EXHAUST FAN
RE: MECHANICAL

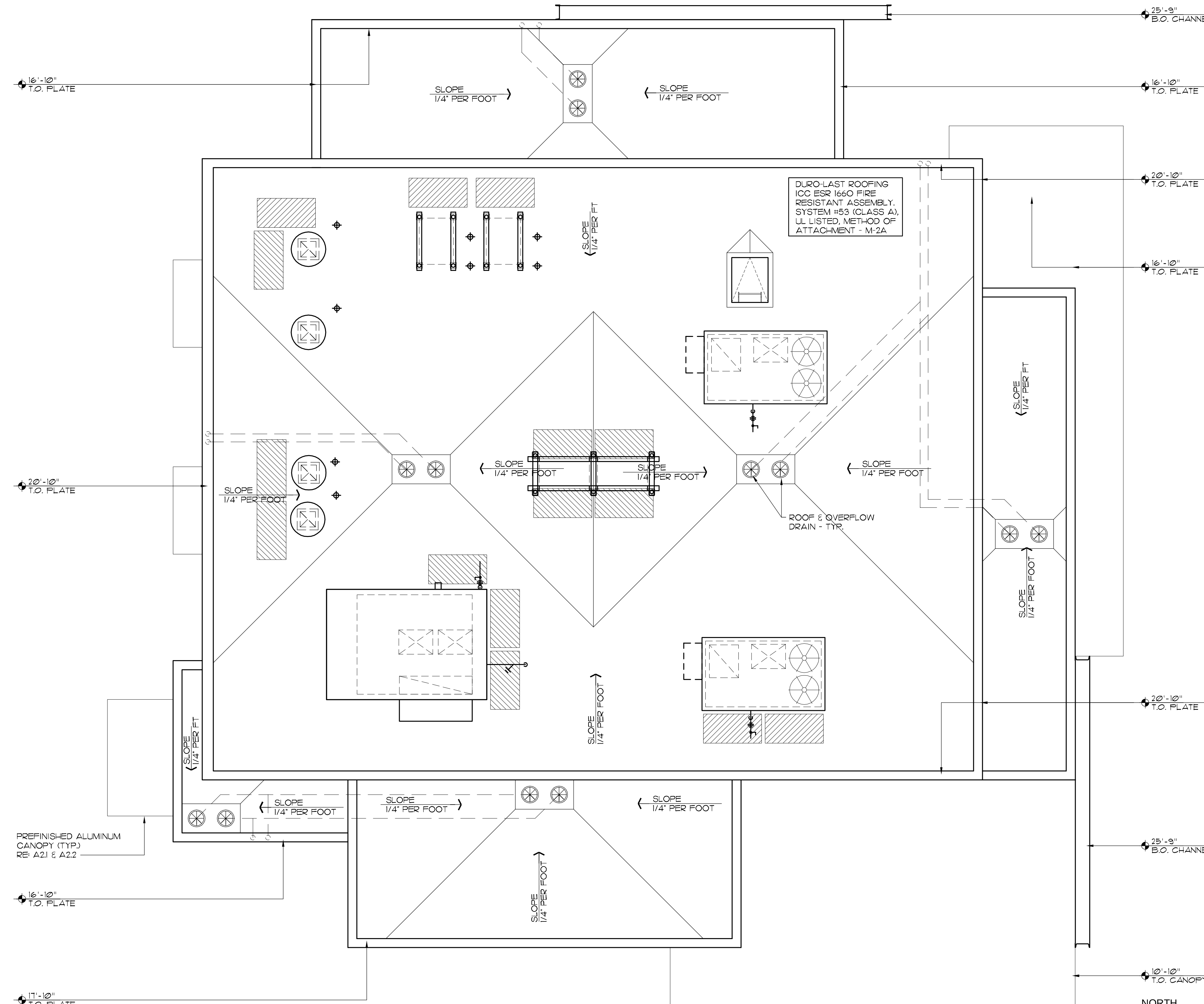
PLUMBING VENT
RE: PLUMBING

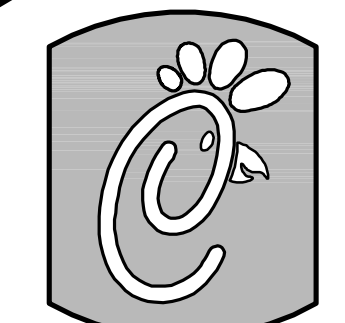
WALK PAD - COLOR
GRAY (TYP)



GENERAL NOTES:

- CRICKETS SHALL BE CONSTRUCTED OF RIGID INSULATION AS REQUIRED TO PROVIDE SLOPE OF 1/8" PER FOOT MIN.
- PAINT ALL EXPOSED GAS PIPING ON ROOF DARK BRONZE (2 COATS).
- ALL CONDENSATE LINES SHALL BE INSTALLED TO PROVIDE POSITIVE DRAINAGE. GENERAL CONTRACTOR SHALL PROVIDE BLOCKING AS REQUIRED TO ELIMINATE SAGGING.
- NOT USED.
- HORIZONTAL ROOFING MEMBRANE(S) SHALL BE WHITE.
- VERTICAL ROOFING MEMBRANE(S) SHALL BE TAN.
- WALK-PAD MEMBRANES SHALL BE GRAY.
- THICKNESS REQUIRED FOR RIGID ROOF INSULATION BOARD TO MEET REGIONAL ENERGY REQUIREMENTS. RE: SPECIFICATIONS
NOTE TO GC: R-VALUE MAY VARY DEPENDING ON MANUFACTURER. ESTIMATE R-5.5 PER INCH OF THICKNESS.





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SHEET TITLE
ROOF PLAN

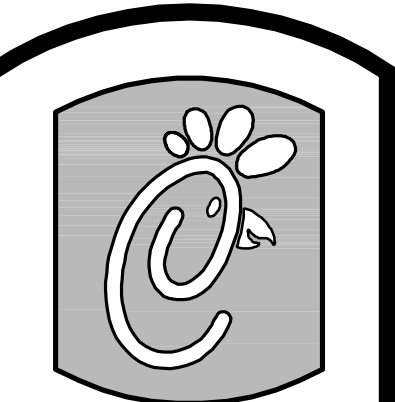
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EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
(A-1)	ALUMINUM AWNING - COVERED COLOR - SILVER MIST (MATTE) SIZE 8'-0" LENGTH (V.I.F.) x 4'-6" DEPTH	(PT-10)	PAINT #10 SHERWIN WILLIAMS - #SW 7549 "STUDIO TAUPE", FLAT FINISH
(STC-1)	STUCCO #1 TO MATCH SHERWIN WILLIAMS #SW 7541 "GRECIAN IVORY"	(PT-11)	PAINT #11 SHERWIN WILLIAMS - #SW 7541 "GRECIAN IVORY", FLAT FINISH
(STC-2)	STUCCO #2 TO MATCH SHERWIN WILLIAMS #SW 7549 "STUDIO TAUPE"	(PT-12)	PAINT #12 SHERWIN WILLIAMS - #SW 7068 "GRIZZLE GRAY", FLAT FINISH
(STC-3)	STUCCO #3 TO MATCH SHERWIN WILLIAMS #SW7068 "GRIZZLE GRAY"	(PT-21)	PAINT #21 TO MATCH PRECISION COATINGS #2280 "SILVER MIST"
(ST-1)	STOREFRONT KAWNEER COLOR - CLEAR ANODIZED ALUM.	(HDT-1)	HARDIE TRIM JAMES HARDIE, 4/4 HARDIETRIM NT3 SMOOTH BOARDS, 5.5" W.X 12'-0" L. X 3/4" T. COLOR: TIMBER BARK



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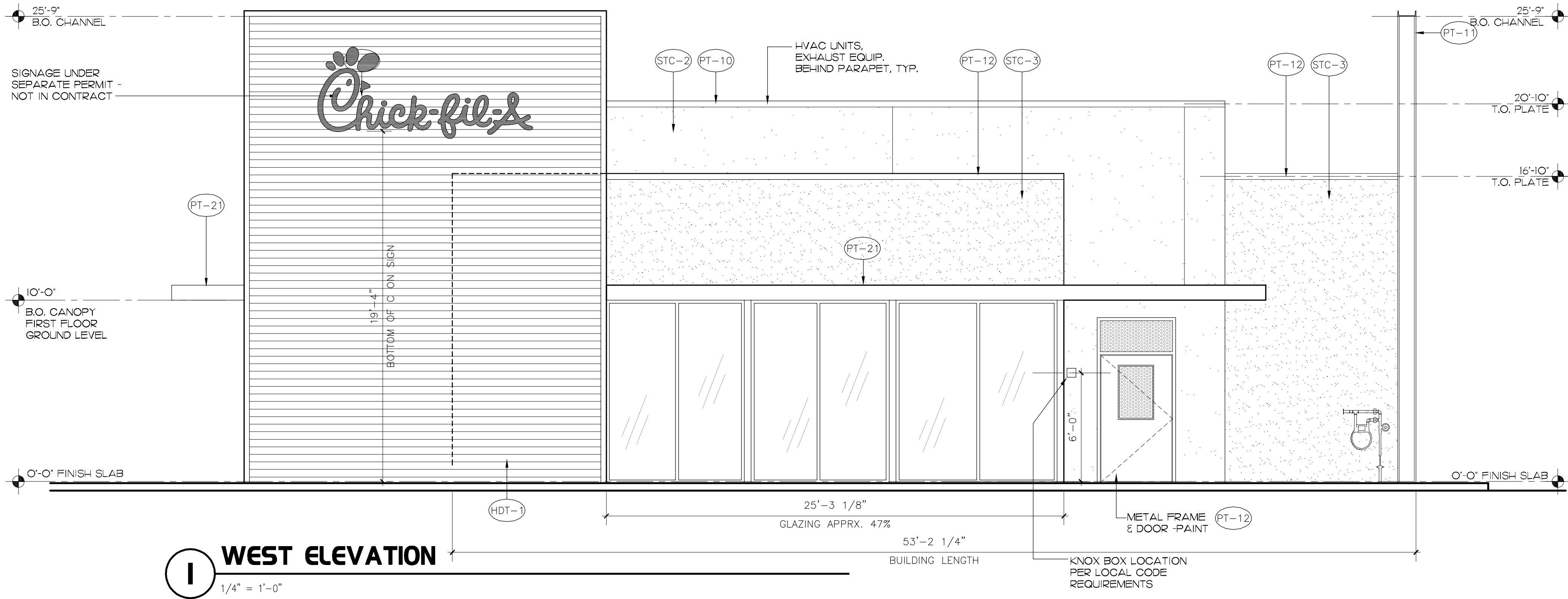
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EXTERIOR
ELEVATIONS

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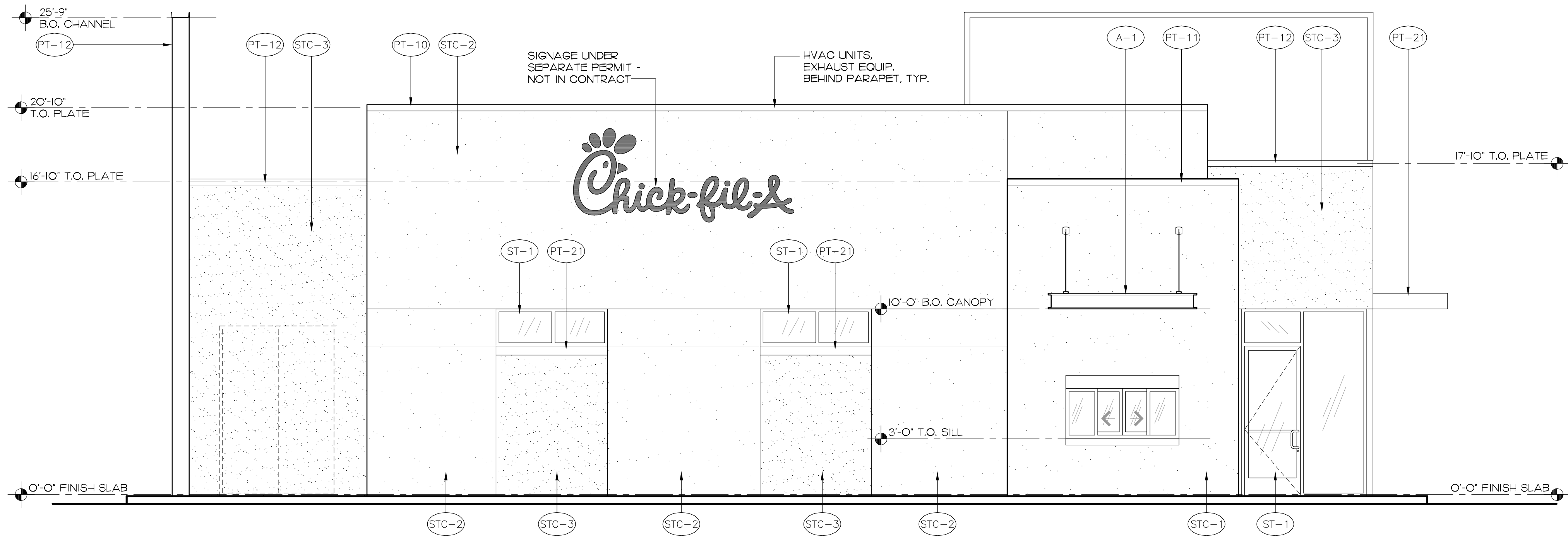
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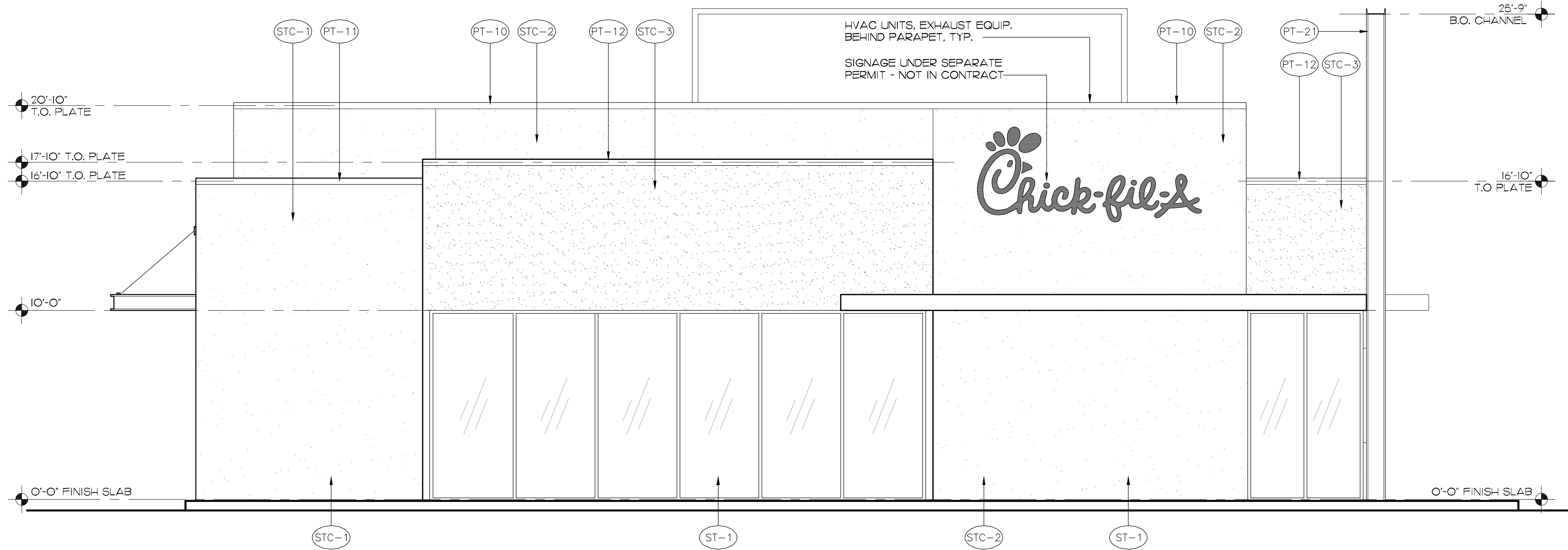
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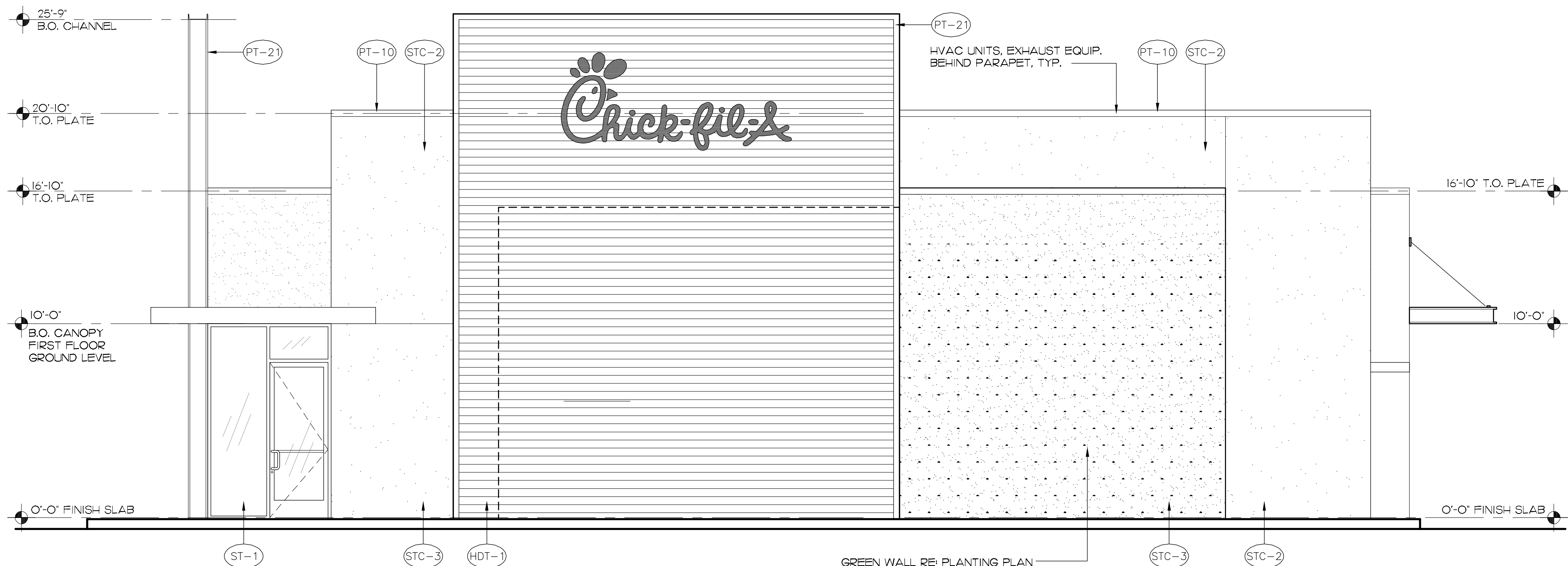
1 WEST ELEVATION
1/4" = 1'-0"



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

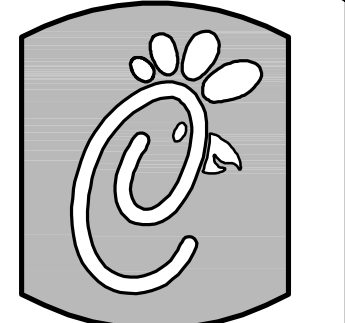


1 NORTH ELEVATION
1/4" = 1'-0"



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

EXTERIOR FINISHES - FOR STOREFRONT GLAZING - SEE GLASS SCHEDULE & INTERIOR ELEVATIONS			
A-1	ALUMINUM AWNING - COVERED COLOR - SILVER MIST (MATTE) SIZE 8'-0" LENGTH (V.I.F.) x 4'-6" DEPTH	PT-10	PAINT #10 SHERWIN WILLIAMS - #SW 7549 "STUDIO TAUPE", FLAT FINISH
STC-1	STUCCO #1 TO MATCH SHERWIN WILLIAMS #SW 7541 "GRECIAN IVORY"	PT-11	PAINT #11 SHERWIN WILLIAMS - #SW 7541 "GRECIAN IVORY", FLAT FINISH
STC-2	STUCCO #2 TO MATCH SHERWIN WILLIAMS #SW 7549 "STUDIO TAUPE"	PT-12	PAINT #12 SHERWIN WILLIAMS - #SW 7068 "GRIZZLE GRAY", FLAT FINISH
STC-3	STUCCO #3 TO MATCH SHERWIN WILLIAMS #SW7068 "GRIZZLE GRAY"	PT-21	PAINT #21 TO MATCH PRECISION COATINGS #2280 "SILVER MIST"
ST-1	STOREFRONT KAWNEER COLOR - CLEAR ANODIZED ALUM.	HDT-1	HARDIE TRIM JAMES HARDIE, 4/4 HARDIETRM NT3 SMOOTH BOARDS, 5.5" W.X 12'-0" L. X 3/4" T. COLOR: TIMBER BARK



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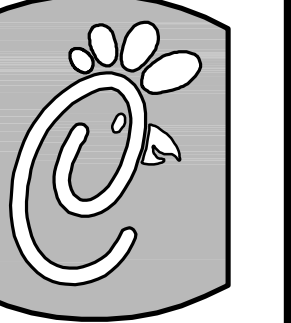
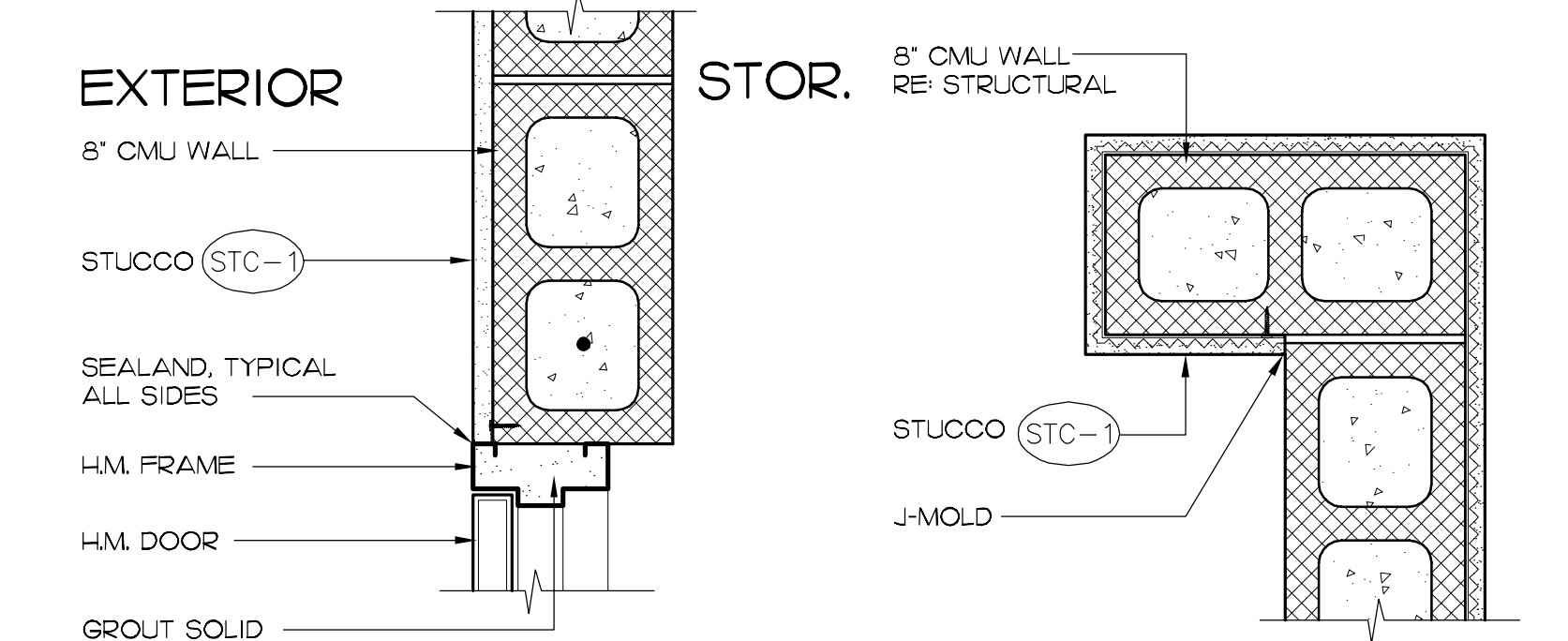
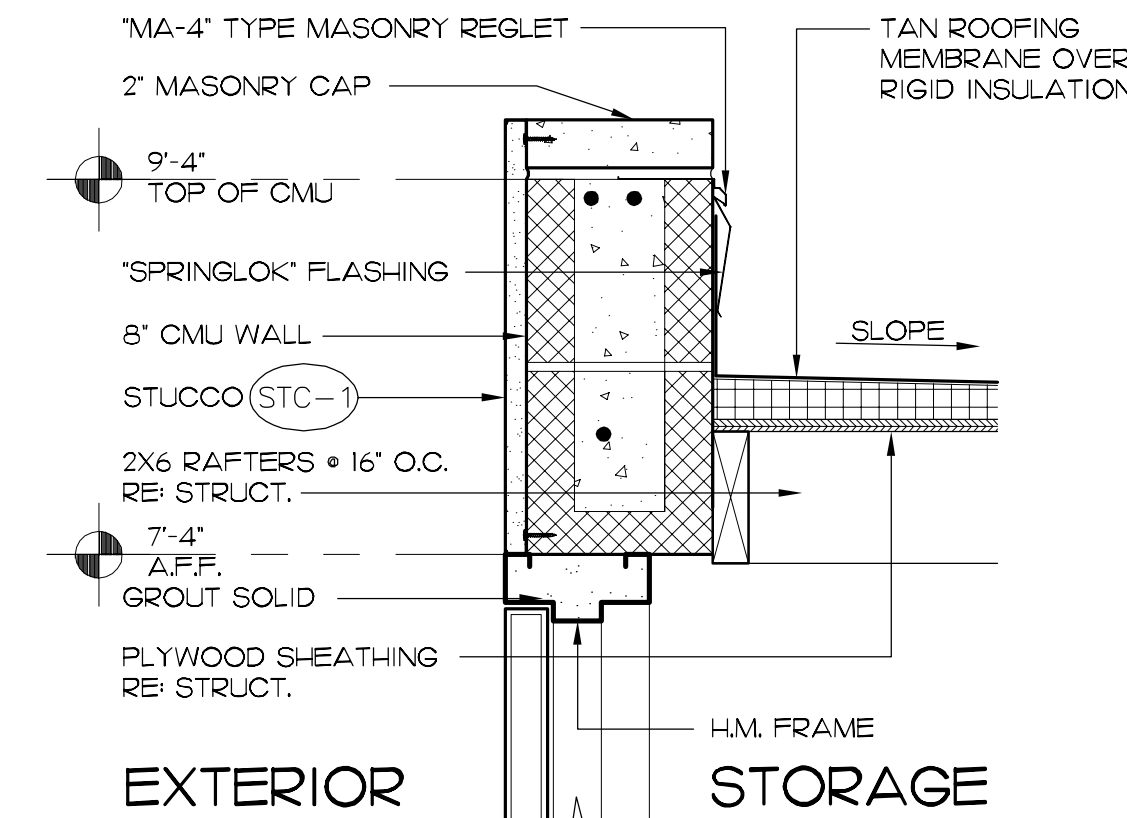
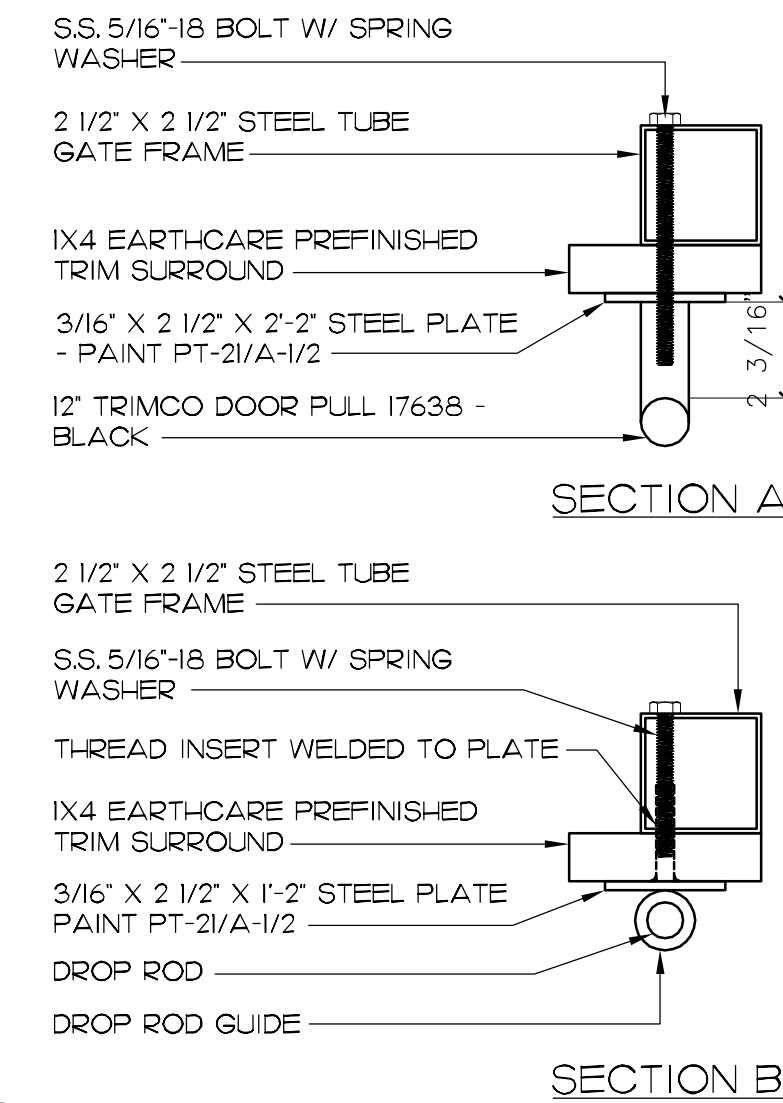
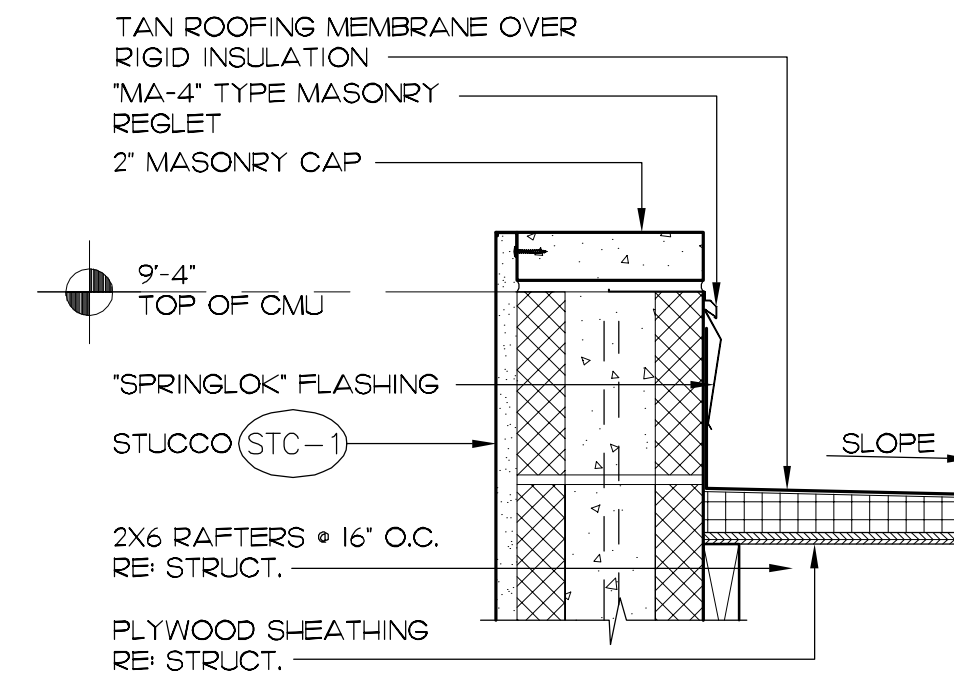
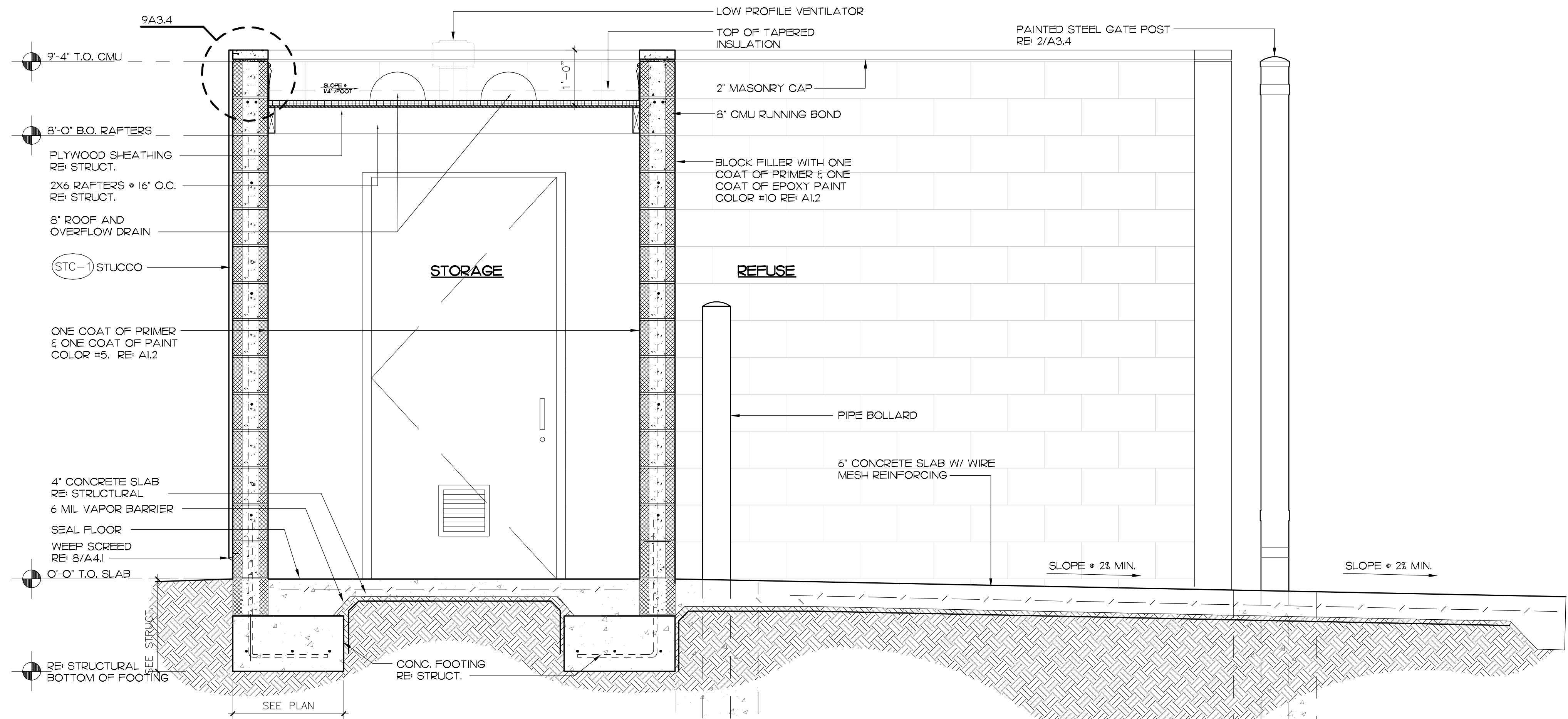
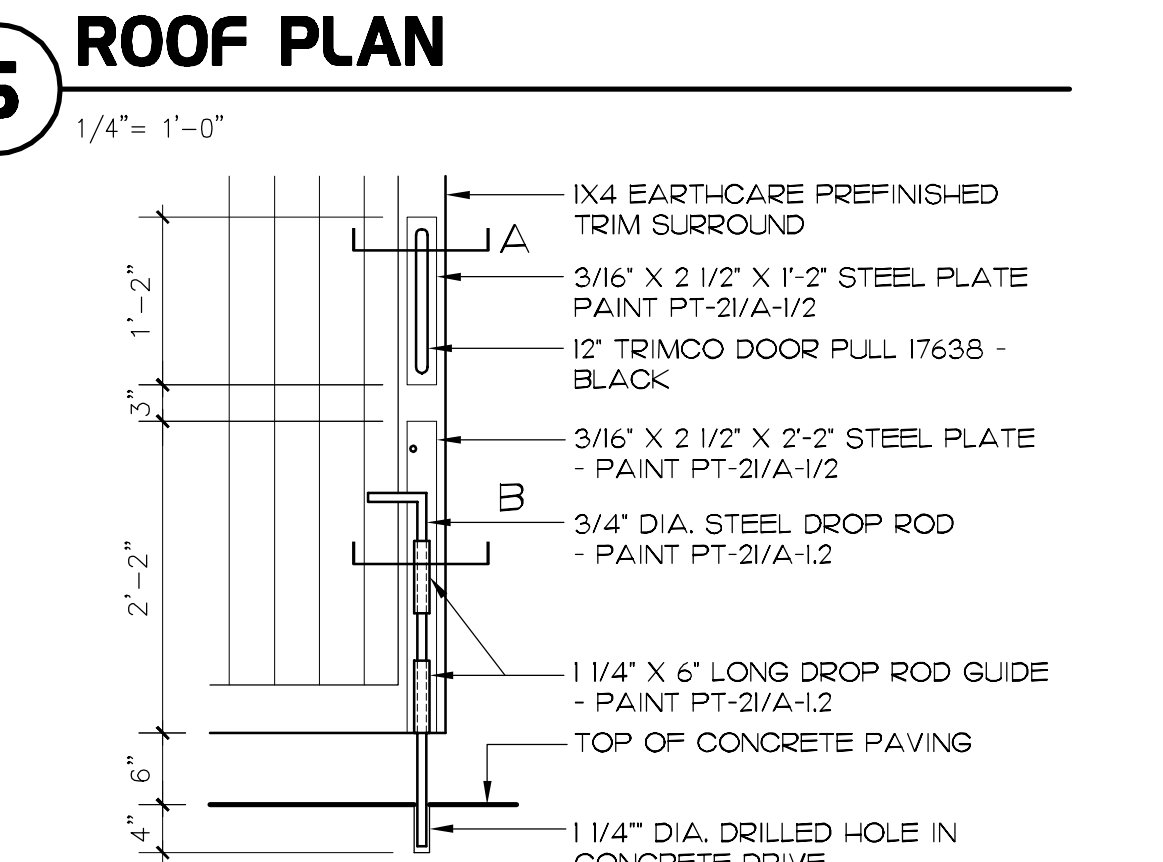
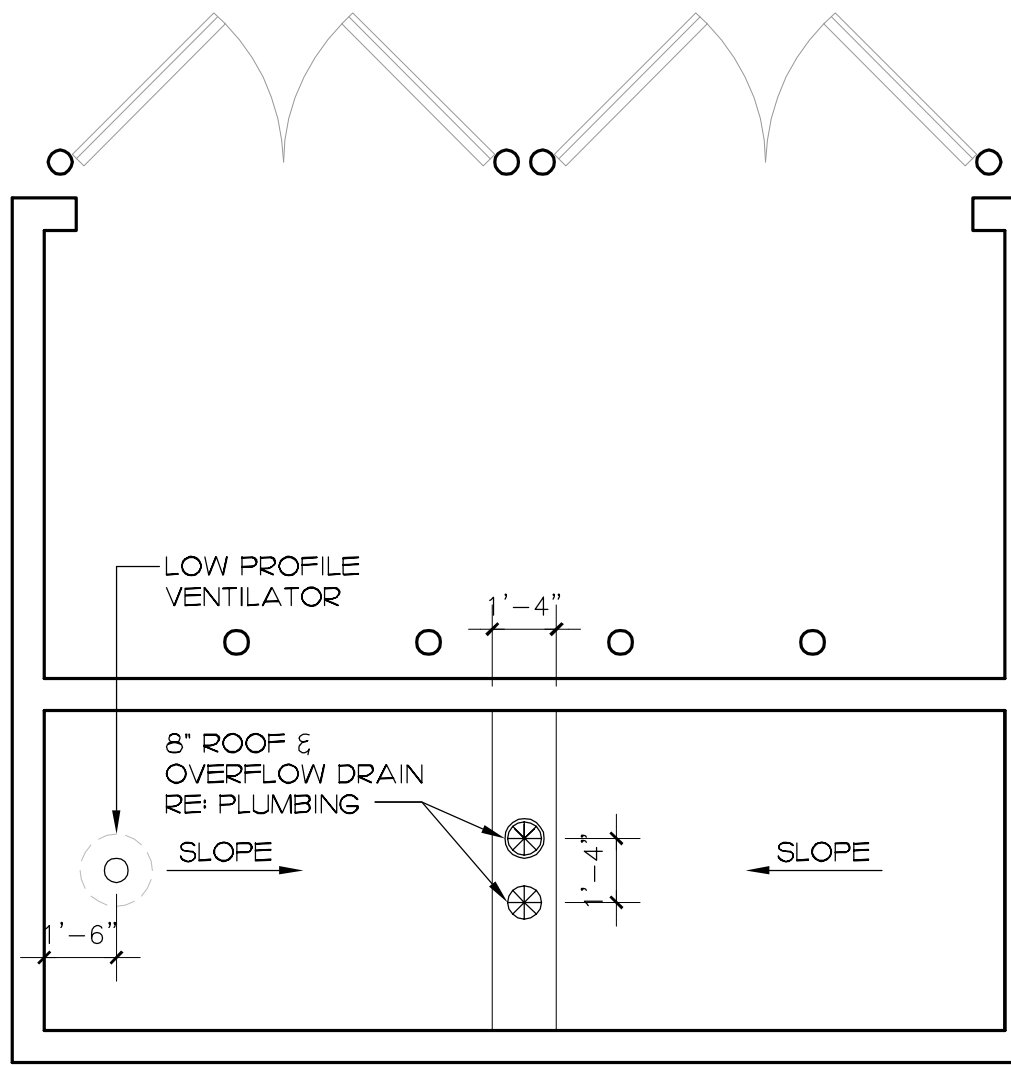
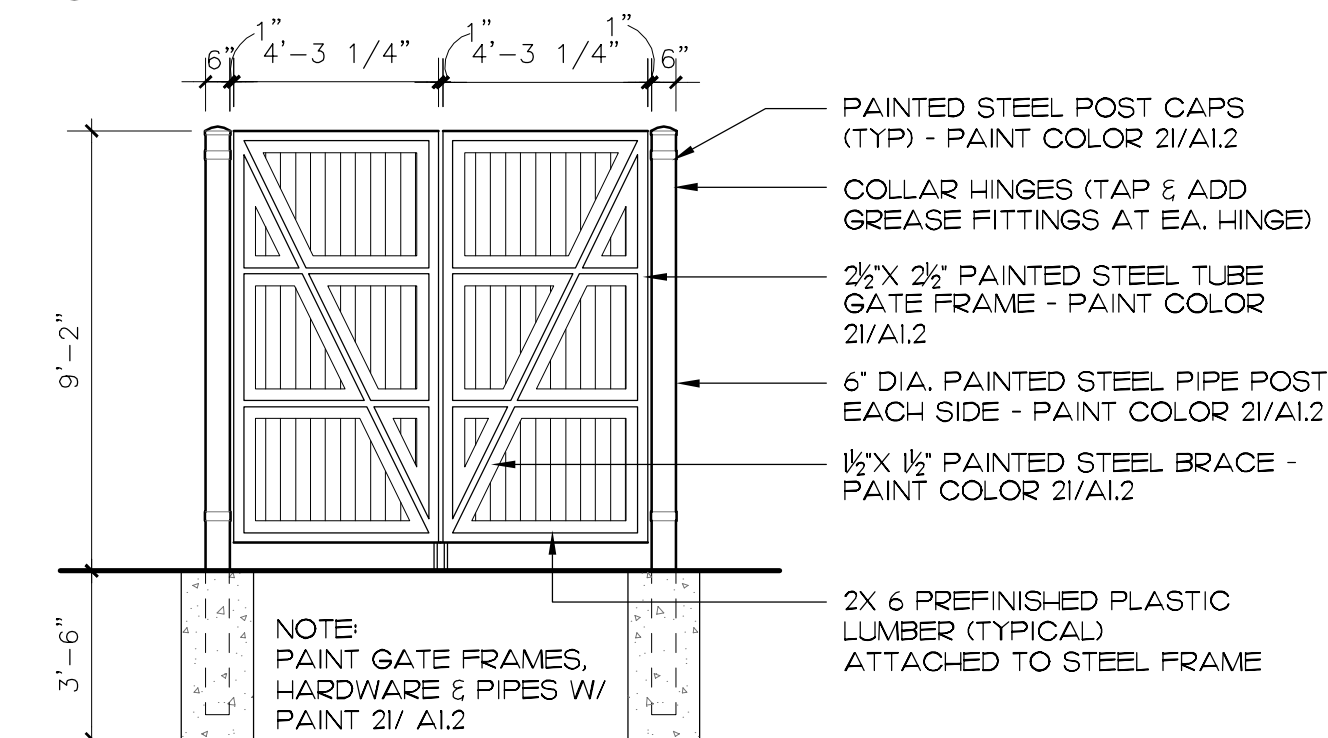
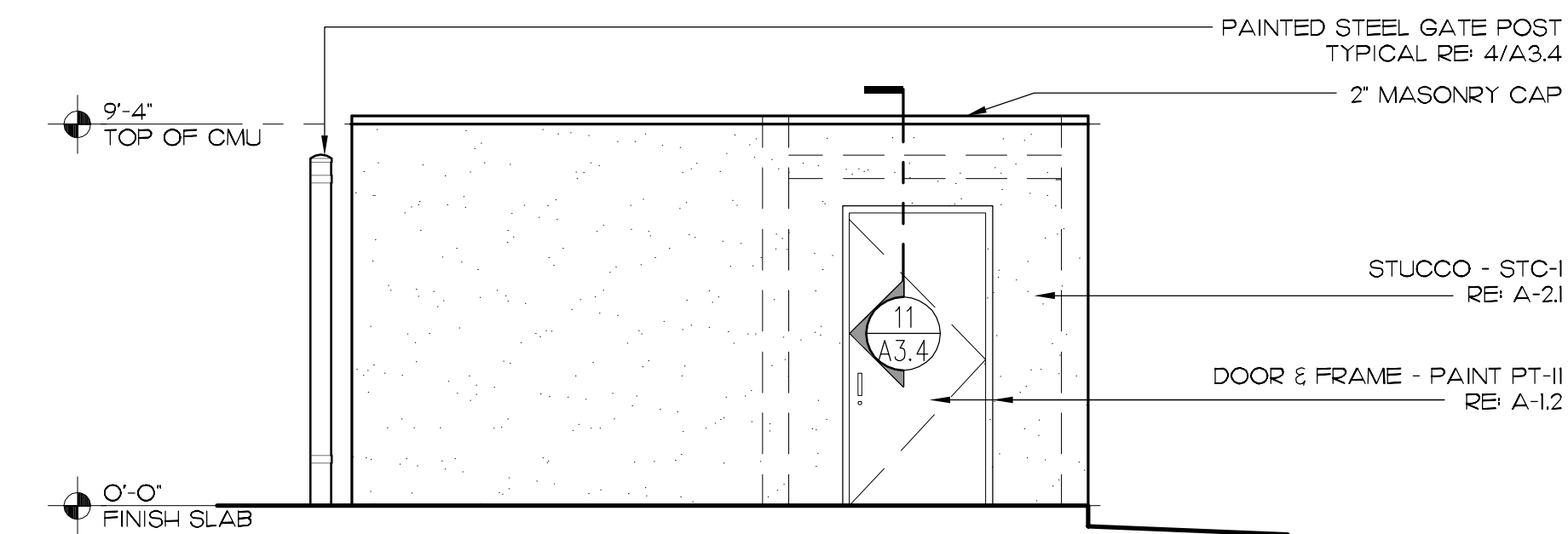
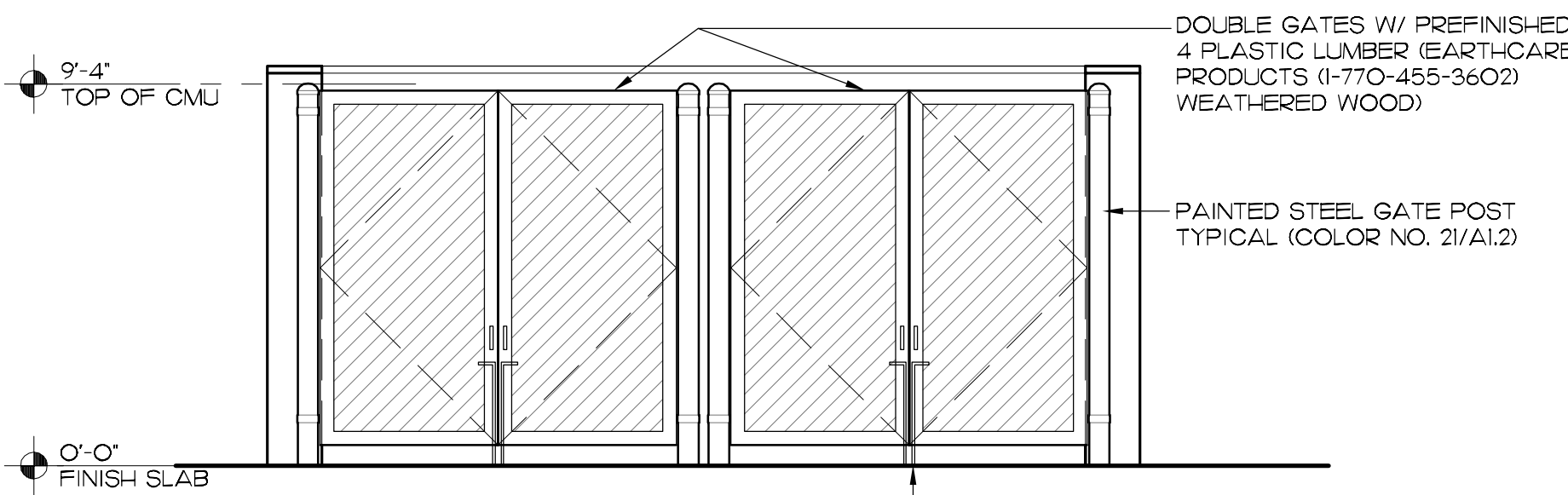
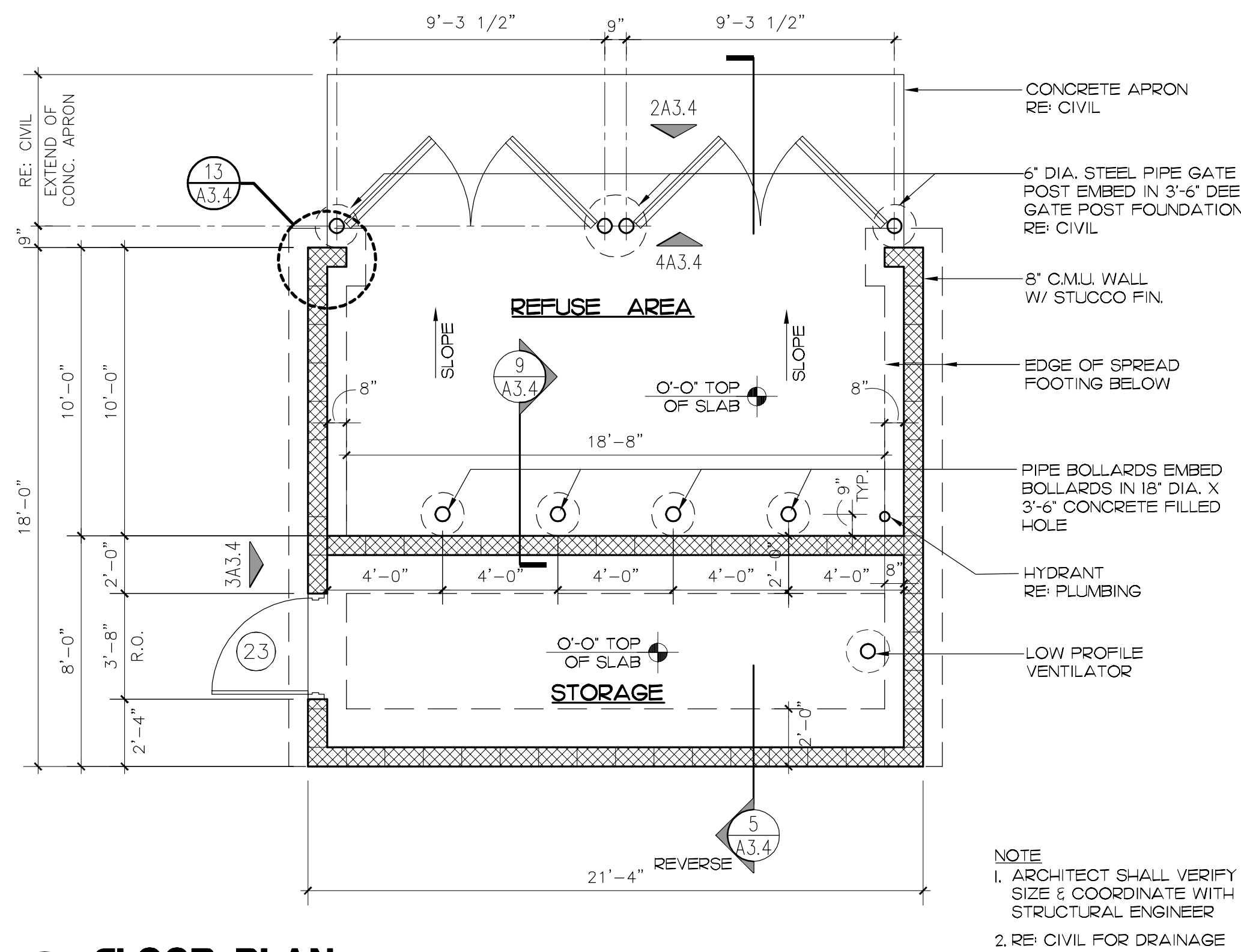
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