

Linden Point Mixed Use Project

3101 Allan Ave.
West Sacramento, CA 95691



PROJECT NOTES

- BUILDING DATA:**
Occupancy Type: 1st Floor Buildings A- Group B, 1st Floor Building B- Group M&B
Occupancy Type: 2nd & 3rd Floor Buildings A&B - Group R2
Construction Type: V
Fire Sprinklers: S
Allowable Stories: 25%-50% Of Lot Size
- CODE REQUIREMENTS:**
- The work shall comply with all laws and regulations as required by the State of California and the City of West Sacramento, and all other agencies having jurisdiction over the Work.
 - The work shall comply with the applicable requirements of the following codes and standards:
 - A. 2016 California Building Code (based on the 2015 International Building Code) with City of West Sacramento Amendments.
 - B. 2016 California Electrical Code (based on 2014 National Electrical Code) with City of West Sacramento Amendments.
 - C. 2016 California Mechanical Code (based on 2015 Uniform Mechanical Code) with City of West Sacramento Amendments.
 - D. 2016 California Plumbing Code (based on 2015 Uniform Plumbing Code) with City of West Sacramento Amendments.
 - E. 2016 California Energy Code with City of West Sacramento Amendments.
 - F. 2016 California Fire Code (based on 2015 International Fire Code) with City of West Sacramento Amendments.
 - G. 2016 California Green Building Standards Code with City of West Sacramento Amendments.
 - H. 2016 California Reference Standards Code with City of West Sacramento Amendments.
 - The work shall comply with the current applicable model codes including all amendments adopted by the State of California, the City of West Sacramento, and all other agencies having jurisdiction over the Work.
 - The Contractor shall obtain all applicable permits from the agencies having jurisdiction of the work prior to commencing the Work.
 - All work on public property requires separate permits issued by all agencies having jurisdiction over the Work. The Contractor is responsible for repairing or replacing damage to public property caused as a result of the construction of the Work.
 - The following Drawings shall be prepared by the Contractor for Deferred Submittal to the City of West Sacramento for review and permitting:
 - A. [List of drawings]
 - B. [List of drawings]
 - Construction shall comply with the City of West Sacramento limitations of construction hours.
- PROJECT NOTES:**
- The Contractor shall fully review the Construction Documents prior to commencing the Work. The Construction Documents [drawings, calculations and reports] shall include the following:
 - A. Construction Documents:
 - 1. Civil Drawings
 - 2. Landscape Drawings
 - 3. Architectural Drawings
 - 4. Structural Drawings
 - 5. Mechanical Drawings
 - 6. Plumbing Drawings
 - 7. Electrical Drawings
 - 8. Energy Compliance Drawings
 - B. Additional Documents or Drawings:
 - Only complete building systems and subsystems that have been coordinated with the Work of all of the applicable design disciplines shall be constructed or installed.
 - Where conflicts occur between the Drawings of any of the design disciplines, the most restrictive interpretation of the overall design shall govern the Work. The Architect shall resolve the design conflicts based on the Design Intent.
 - The Contractor shall coordinate all Changes to the Work that vary from the Construction Documents prior to the fabrication, installation or construction of the affected Work.
 - Symbol references are typical and apply equally to similar conditions, unless otherwise noted or otherwise referenced in the Drawings.
 - Keynote references are typical and apply equally to similar conditions, unless otherwise noted or otherwise referenced in the Drawings.
 - Detail references are typical and apply equally to similar conditions, unless otherwise noted or otherwise referenced in the Drawings.
 - Do not scale the Drawings.
 - All dimensions shall be field verified. Discrepancies shall be brought to the attention of the Architect prior to the fabrication, installation or construction of the affected Work.
 - See the Site Plan, Floor Plans and Roof Plan for information regarding horizontal dimensions.
 - See the Exterior Elevations, Sections and Interior Elevations for information regarding the vertical dimensions.
 - Horizontal dimensions are to face of framing (includes plywood shear panels), face of concrete or face of masonry.
 - Vertical dimensions are to top of concrete structural slab, top of gypsum concrete topping slab and to top of plywood roof sheathing. Vertical dimensions do not include finish floor materials.

ZONING INFORMATION

PROPERTY INFORMATION:
Project Address: 3101 Allen Ave. West Sacramento, CA 95691
Legal Description: SUBDIVISION MAP NO. 2782-3-A, FILED IN 11-BM-96.
Assessors Parcel No.: APN: 045-490-007-000
Zoning District: C - Commercial
General Plan Designation: C - Commercial
General Plan Sub Area: NO
General Plan Max Height: 65 ft
General Plan Maximum FAR: 50% of Lot Size
Existing Lot Size: 41,400 sq. ft., .95 acre.

Proposed Building Cover Area: 5,106 sq. ft.
Existing Use: Vacant Lot
Proposed Use: Mixed Use (Commercial 1st Floor "C")
Proposed No. of Units: Mixed Use (Multi-Unit Residential 2nd, 3rd, 4th & 5th Floor)
(6) 1st Flr Commercial, 2nd 3rd Flr Residential (Live Work)
(2) 1st Flr Commercial Only
(8) 2nd, 3rd, 4th & 5th Flr Residential Only Flats

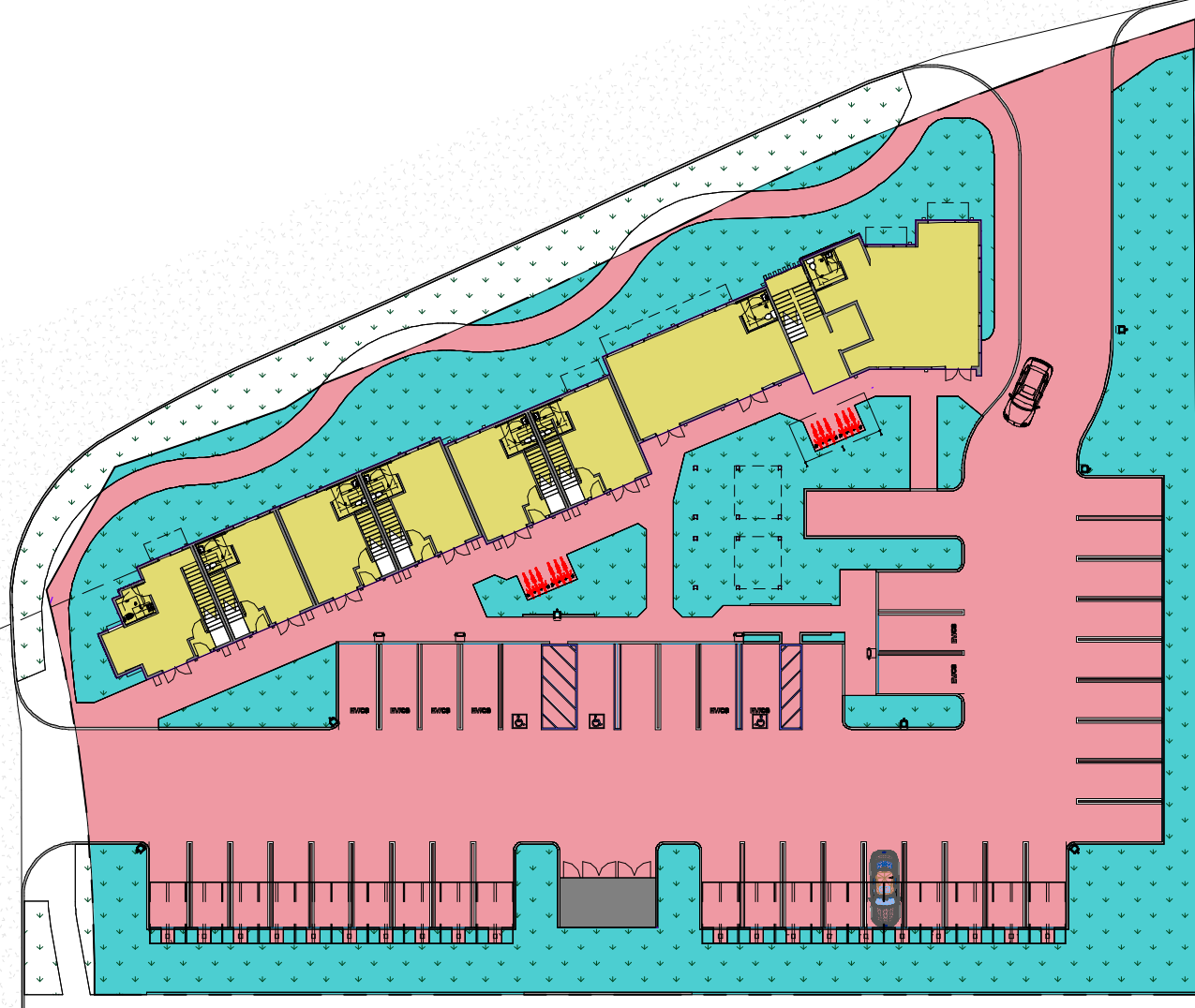
Environmental Status: No
Coastal Zone: No
Special Areas: No

ZONING CONFORMANCE MATRIX:

Nonresidential Development:	Code Section:	Required:	Proposed:
Minimum Setbacks:			
Front [Minor Arterial "Linden Rd"]	17.09.030	0 FT	+30 FT
Side [Local Road "Allan Ave"]		0 FT	+18 FT
Side [Abutting Commercial]		0 FT	+45 FT
Rear [Abutting Residential]		0 FT	+70 FT
Maximum Height of Structure:	17.09.030	65 FT	57 FT
Maximum Floor Area Ratio:		0.5=20,700 S.F	0.47=19,537 S.F
Min Amount of Required Landscaping:	17.25.040	25%	34.3%
Landscape Screening:	17.25		
Front [Street]		(Streetscapes)Southport Design Guidelines	
Side [Street]		(Streetscapes)Southport Design Guidelines	
Side [Abutting Commercial]	17.25.030	9' Planter	9' Planter
Rear [Abutting Residential]	17.25.030	15' Planter	15' Planter
Mech Equipment Screening:	17.22.130	Yes	Parapet Screens
Refuse Storage Areas:	17.22.120	Wall&Gate&Screen&Roof	Wall&Gate&Screen &Roof
Minimum Open Space Required :	17.22.090		
Private Open Space		50sq.ft/Unit=50*14=700sq.ft	1,061 sq.ft
Common Open Space		100sq.ft/Unit=100*14=1400sq.ft	3,718 sq.ft
Underground Utilities:			
Signs:	17.29		Deferred

AREA TABULATIONS

LOT AREA COVERAGE			
NAME	AREA	TOTAL SITE AREA = 41,400 SF	
		% OF TOTAL SITE	
BUILDING FOOT PRINT	5,106	12.4%	
PAVED AREA	21,852	52.8%	
PLANTED AREA	14,207	34.3%	
TRASH	235	0.5%	



PARKING CALCULATION:

BUILDING USE	Code Section	CRITERIA	REQD	PROVIDED
2 Bedrooms Units	17.27.040	1.25 per 1Unit=18	18	24 18 Carport 6 Open Parking
Guest Parking		1 per 10 Units	2	2
Commercial Spaces		1 per 400 sq.ft.	13	15
Total			33	41
PARKING BREAKDOWN				
EVCS	17.27.090	1 per 5 Parking Spaces	7	8
Accessible Parking	C.B.C 2016		2	2 1 (Standard) 1 (VAN)
EVCS Accessible Parking			N/A	1 (Standard & VAN)
Loading Parking Space	17.27.080	1/10 or more residential units 1 in excess of 10,000 sq.ft of commercial space	1 0	1
Bicycle Parking	17.27.070	Short-Term=5% of REQD Parking + 4 per Establishment Long-Term= 1 per 5 Residential Units + 1 per 25 Vehicle Parking Space	6 5	6 Covered 6 Covered
Total				12 Covered

STANDARD VEHICLE PARKING SPACE = 9' X 18'
LOADING SPACE = 10' X 30'
BICYCLE PARKING SPACE = 5' X 6'

SHEET INDEX

ARCHITECTURAL

- A0.00 COVER SHEET
- A0.01 PERSPECTIVES
- A0.02 SITE PLAN
- A0.03 BUILDING AREA CALCULATIONS
- A1.00 OVERALL FLOOR PLANS - 1ST, 2ND & 3RD FLOORS
- A1.01 OVERALL FLOOR PLANS - 4TH & 5TH FLOORS
- A1.10 1ST FLOOR PARTIAL FLOOR PLANS
- A1.11 2ND FLOOR PARTIAL FLOOR PLANS
- A1.12 3RD FLOOR PARTIAL FLOOR PLANS
- A1.13 4TH & 5TH FLOOR PLANS
- A1.20 PARTIAL ROOF PLANS
- A2.01 BUILDING ELEVATIONS
- A2.02 BUILDING ELEVATIONS
- A3.01 BUILDING SECTIONS
- A5.00 CARPORT PLAN AND ELEVATIONS

CIVIL

1/1 Topographic Survey

LANDSCAPE

L0.01 Preliminary Landscape Plan

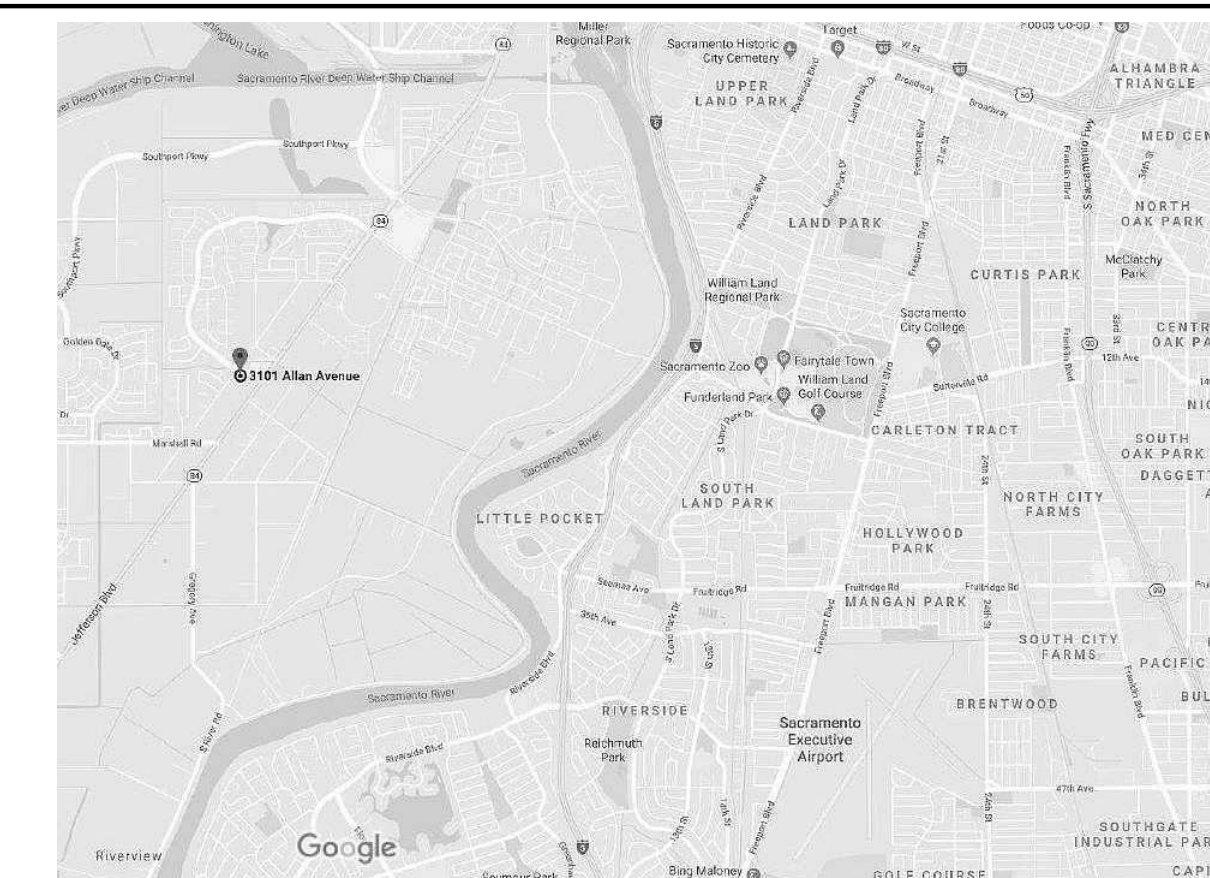
PROJECT TEAM

OWNER
Sal & Victor Hassan
2860 N Santiago Blvd
Orange CA 92867

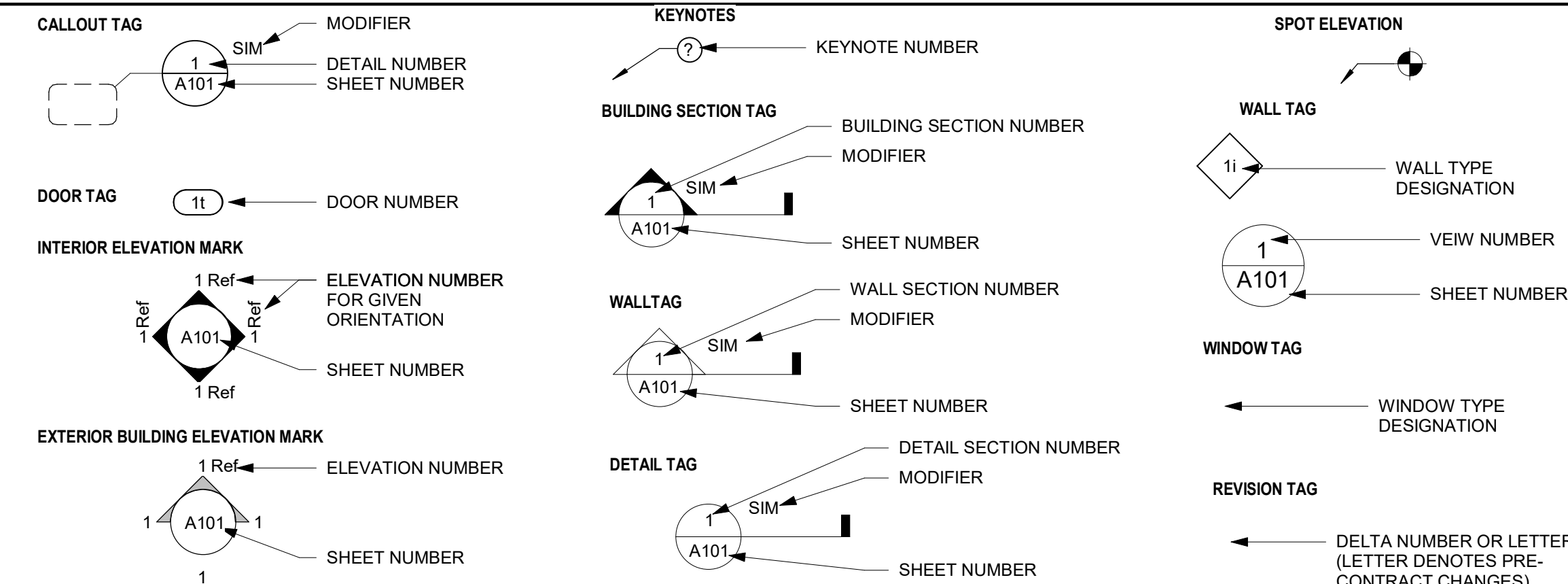
ARCHITECT / APPLICANT
Archissance
20261 SW Acacia Street
Suite 240
Newport Beach, CA 92630
Office (949) 215-1544 EXT 101
Samir Hijazi
Cell (949) 295-8381

SURVEYOR
JTS Engineering Consultants, INC.
1808 J Street
Sacramento, CA 95811
916.441.6700

VICINITY MAP



SYMBOLS



ARCHISSANCE



20261 SW Acacia Street
Suite 240
Newport Beach | CA | 92660
(949)215-1544

info@archissance.com
www.archissance.com

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PROJECT

Mixed Use Development Project

PROJECT ADDRESS

3101 Allan Ave.
West Sacramento, CA 95691

OWNER

Sal & Victor Hassan
2860 N Santiago Blvd
Orange CA 92867

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE COVER SHEET

PROJECT NO. 18022

DRAWN BY RS

CHECKED BY SH

SCALE As indicated

DATE: 5-6-19

SHEET NUMBER

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PERSPECTIVES

PROJECT NO. 18022

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SCALE

DATE: 5-6-19

SHEET NUMBER

A0.01

Scale

Unit Areas

Unit 1					
Name	Number	Zoning	Occupancy	Area	
Unit 1	1st Floor	C	M	548 SF	
Unit 1	2nd Floor	R2.5	R2	430 SF	
Unit 1	3rd Floor	R2.5	R2	562 SF	
				1531 SF	

Unit 2					
Name	Number	Zoning	Occupancy	Area	
Unit 2	1st Floor	C	M	480 SF	
Unit 2	2nd Floor	R2.5	R2	423 SF	
Unit 2	3rd Floor	R2.5	R2	517 SF	
				1420 SF	

Unit 3					
Name	Level	Zoning	Occupancy	Area	
Unit 3	1st Floor	C	M	483 SF	
Unit 3	2nd Floor	R2.5	R2	494 SF	
Unit 3	3rd Floor	R2.5	R2	576 SF	
				1554 SF	

Unit A4					
Name	Level	Zoning	Occupancy	Area	
Unit 4	1st Floor	C	M	479 SF	
Unit 4	2nd Floor	R2.5	R2	491 SF	
Unit 4	3rd Floor	R2.5	R2	576 SF	
				1546 SF	

Unit 5					
Name	Level	Zoning	Occupancy	Area	
Unit 5	1st Floor	C	M	481 SF	
Unit 5	2nd Floor	R2.5	R2	423 SF	
Unit 5	3rd Floor	R2.5	R2	588 SF	
				1411 SF	

Unit 6					
Name	Level	Zoning	Occupancy	Area	
Unit 6	1st Floor	C	M	481 SF	
Unit 6	2nd Floor	R2.5	R2	427 SF	
Unit 6	3rd Floor	R2.5	R2	588 SF	
				1417 SF	

Unit A					
Name	Level	Zoning	Occupancy	Area	
Unit A	1st Floor	C	M	819 SF	
				819 SF	

Unit B					
Name	Level	Zoning	Occupancy	Area	
Unit B	1st Floor	C	M	1004 SF	
				1004 SF	

Unit 7					
Name	Level	Zoning	Occupancy	Area	
Unit 7	FLAT			1093 SF	
				1093 SF	

Unit 8					
Name	Level	Zoning	Occupancy	Area	
Unit 8	FLAT			1058 SF	
				1058 SF	

Unit 9					
Name	Level	Zoning	Occupancy	Area	
Unit 9	FLAT	R2.5	R2	1092 SF	
				1092 SF	

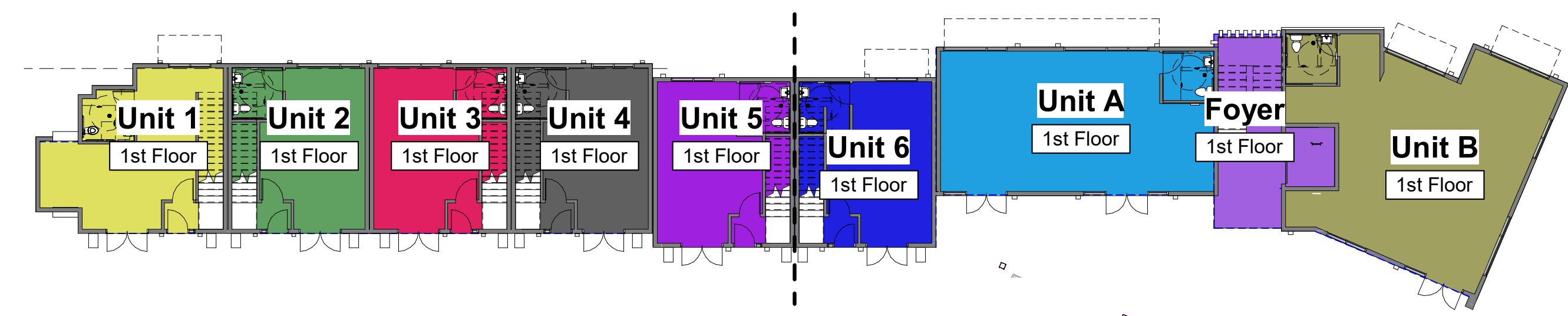
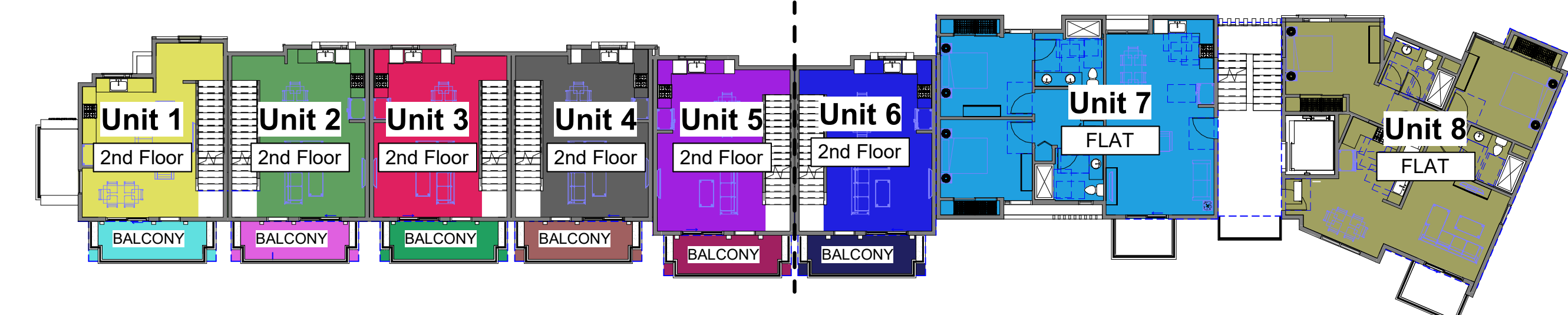
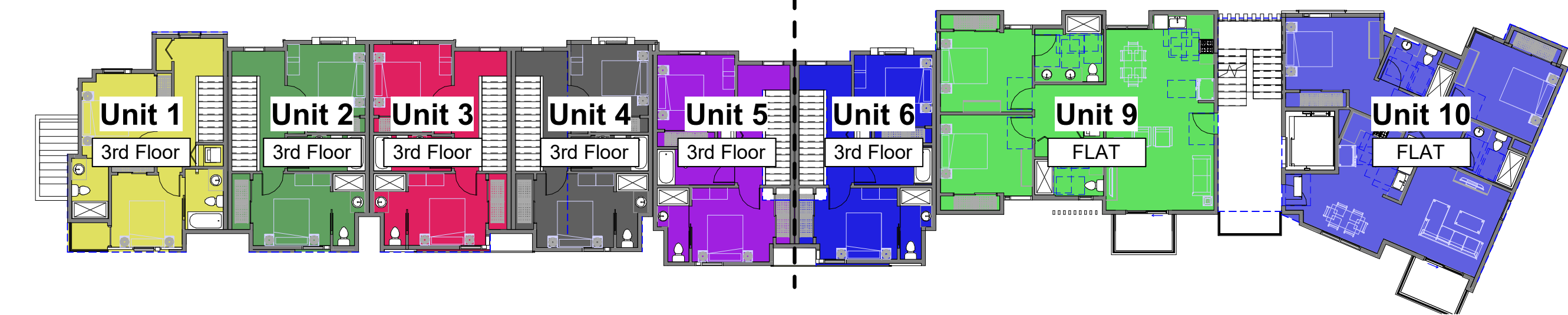
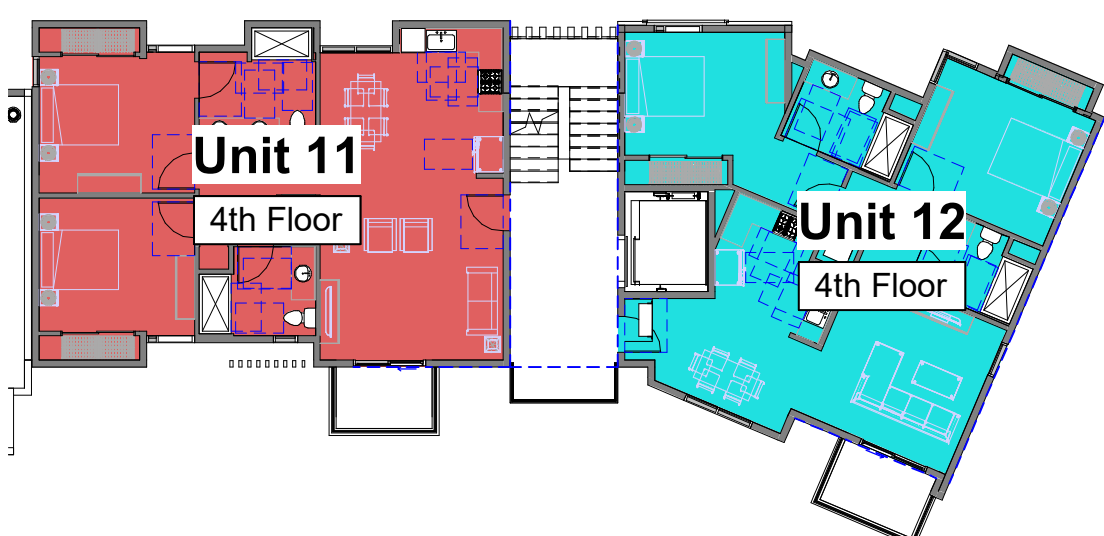
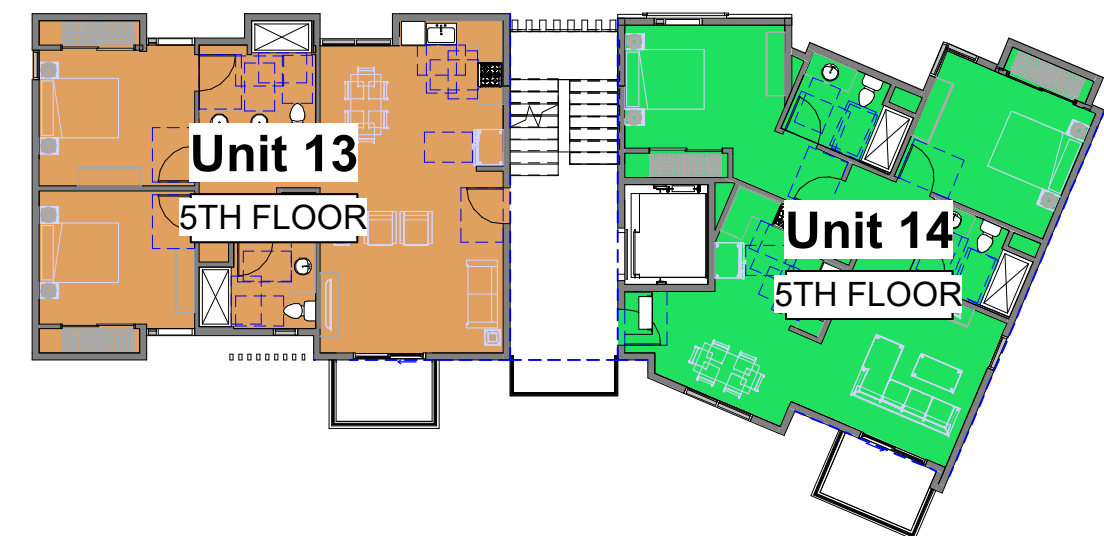
Unit 10					
Name	Level	Zoning	Occupancy	Area	
Unit 10	FLAT	R2.5	R2	1094 SF	
				1094 SF	

Unit 11					
Name	Level	Zoning	Occupancy	Area	
Unit 11	4th Floor	R2.5	R2	1091 SF	
				1091 SF	

Unit 12					
Name	Level	Zoning	Occupancy	Area	
Unit 12	4th Floor	R2.5	R2	1090 SF	
				1090 SF	

Unit 13					
Name	Level	Zoning	Occupancy	Area	
Unit 13	5th Floor	R2.5	R2	1091 SF	
				1091 SF	

Unit 14					
Name	Level	Zoning	Occupancy	Area	
Unit 14	5th Floor	R2.5	R2	1099 SF	
				1099 SF	

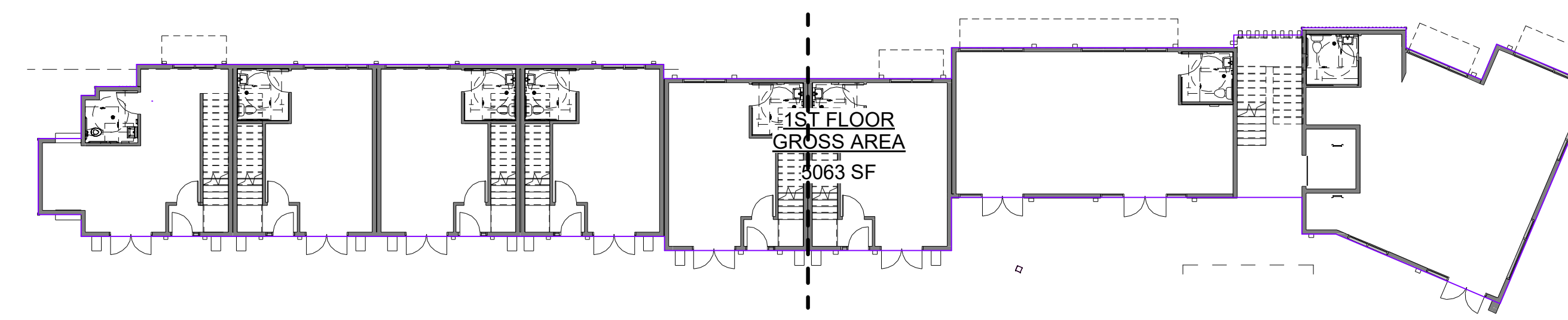
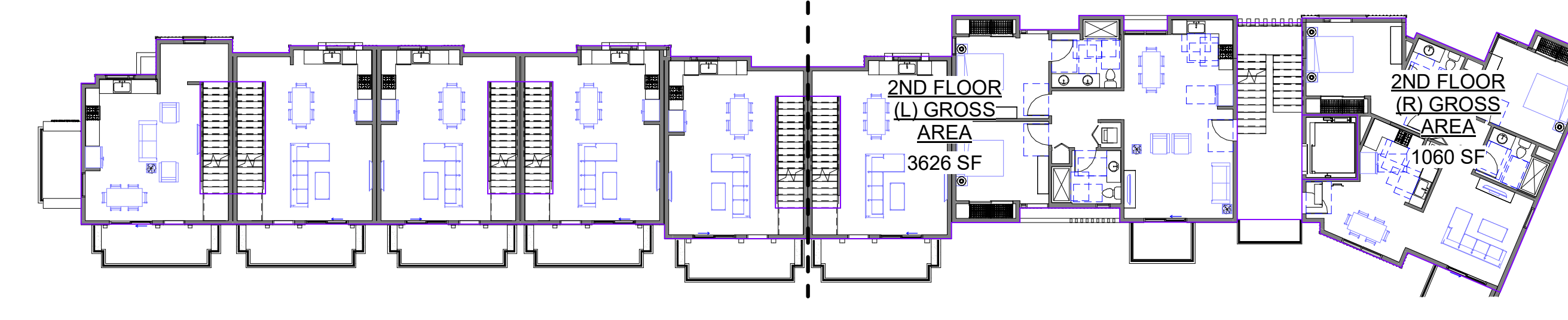
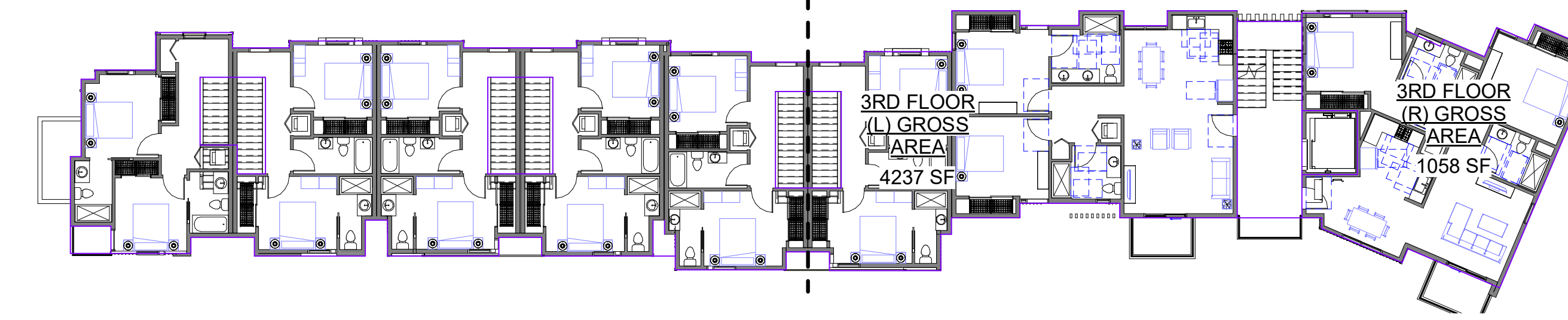
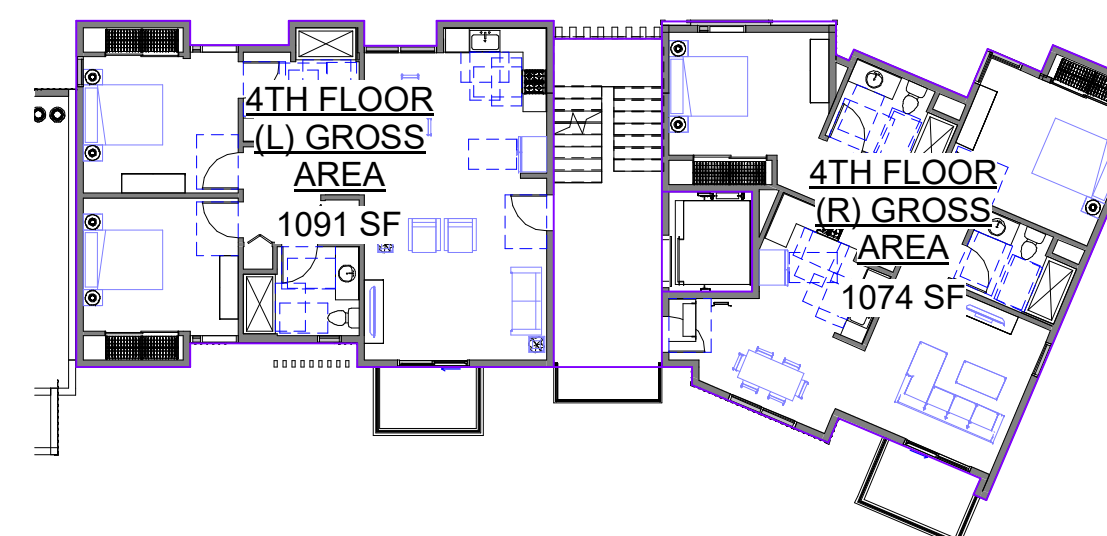
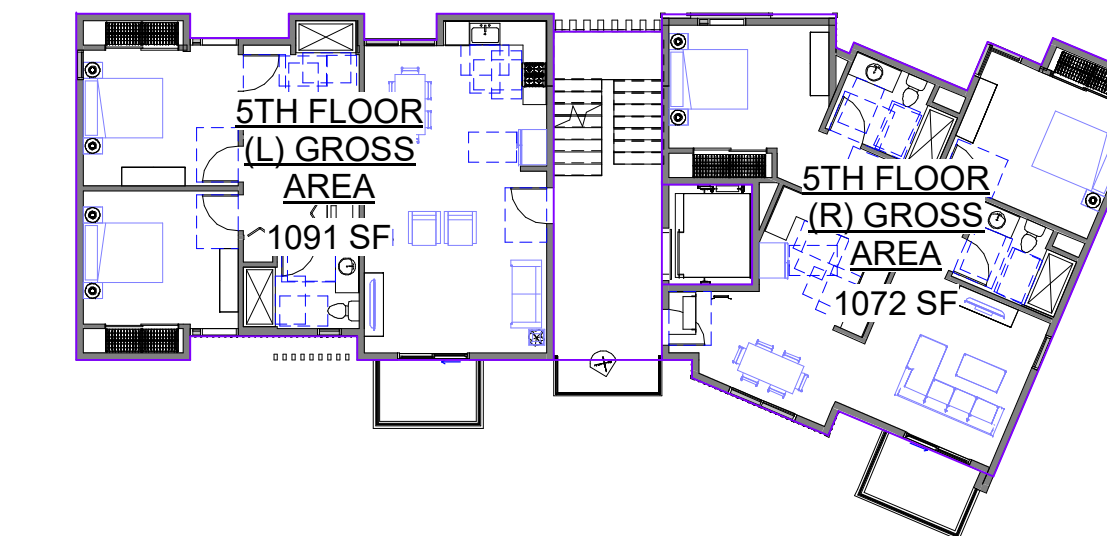


Building Areas Per Floor

OVERALL GROSS BUILDING AREA				
Name	Area	Occupancy	Level	
1ST FLOOR GROSS AREA	5063 SF	M	LEVEL 1	
2ND FLOOR (L) GROSS AREA	3626 SF	R2	LEVEL 2	
2ND FLOOR (R) GROSS AREA	1060 SF	R2	LEVEL 2	
3RD FLOOR (L) GROSS AREA	4237 SF	R2	LEVEL 3	
3RD FLOOR (R) GROSS AREA	1058 SF	R2	LEVEL 3	
4TH FLOOR (L) GROSS AREA	1091 SF	R2	LEVEL 4	
4TH FLOOR (R) GROSS AREA	1074 SF	R2	LEVEL 4	
5TH FLOOR (R) GROSS AREA	1072 SF	R2	LEVEL 5	
5TH FLOOR (L) GROSS AREA	1091 SF	R2	LEVEL 5	
Total	19372 SF			

Group "M" Area			
Name	Area	Occupancy	
1ST FLOOR GROSS AREA	5063 SF	M	
Total	5063 SF		

Group "R2" Area			
Name	Area	Occupancy	
2ND FLOOR (L) GROSS AREA	3626 SF	R2	
2ND FLOOR (R) GROSS AREA	1060 SF	R2	
3RD FLOOR (L) GROSS AREA	4237 SF	R2	
3RD FLOOR (R) GROSS AREA	1058 SF	R2	
4TH FLOOR (L) GROSS AREA	1091 SF	R2	
4TH FLOOR (R) GROSS AREA	1074 SF	R2	
5TH FLOOR (R) GROSS AREA	1072 SF	R2	
5TH FLOOR (L) GROSS AREA	1091 SF	R2	
Total	14309 SF		



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2860 N Santiago Blvd
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PLANNING REVIEW
REVISIONS

SHEET TITLE
BUILDING AREA CALCULATIONS

PROJECT NO. 18022
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CHECKED BY Checker
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DATE: 5-6-19
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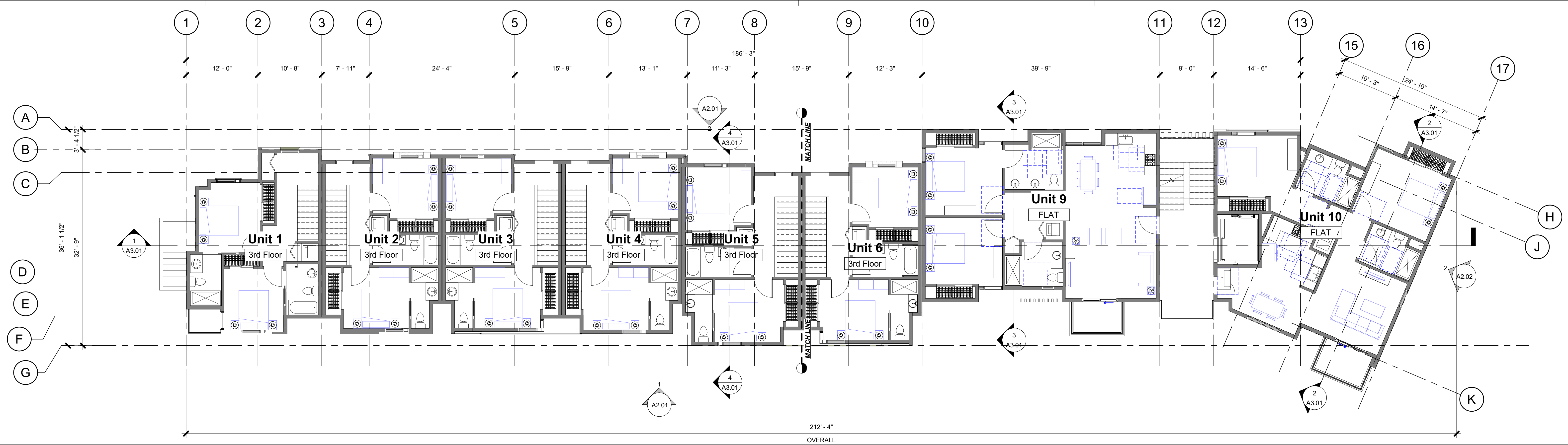
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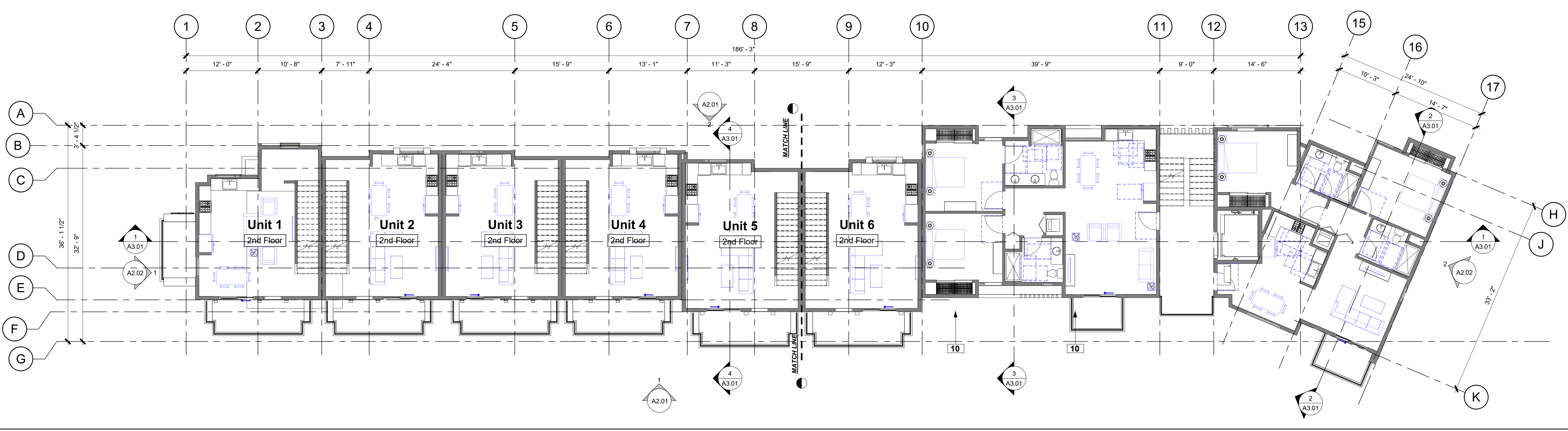
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 OVERALL FLOOR PLANS - 1ST, 2ND & 3RD FLOORS

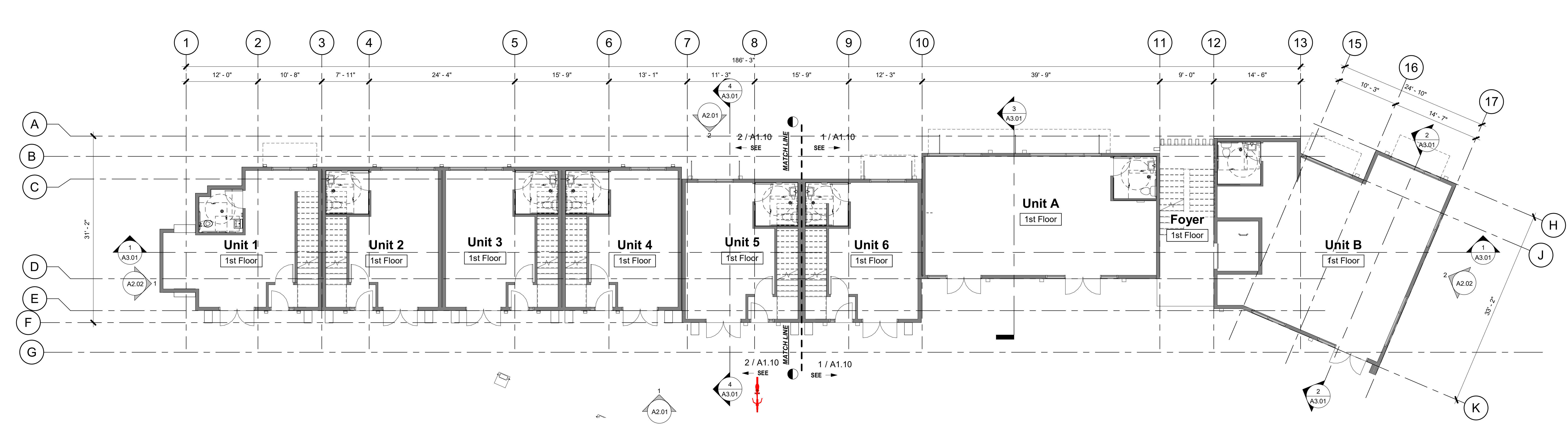
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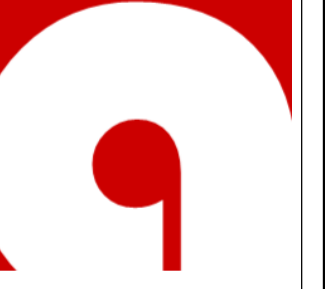
OVERALL FLOOR PLAN - 3RD FLOOR SCALE 1/8" = 1'-0" 3



OVERALL FLOOR PLAN - 2ND FLOOR SCALE 1/8" = 1'-0" 2



OVERALL FLOOR PLAN - 1ST FLOOR SCALE 1/8" = 1'-0" 1



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SHEET TITLE
OVERALL FLOOR PLANS - 4TH & 5TH FLOORS

PROJECT NO. 18022

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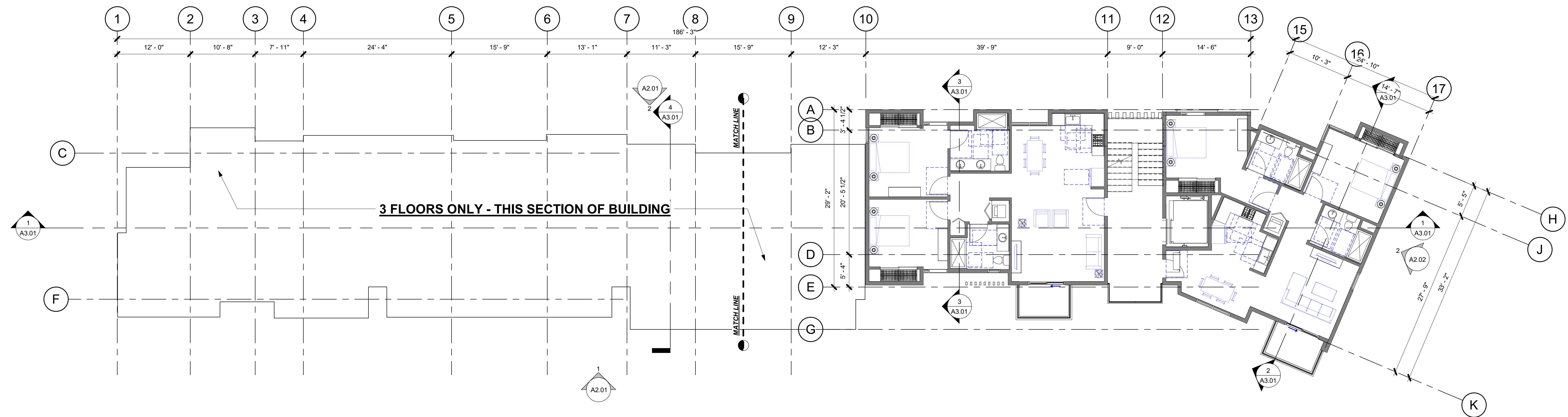
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SHEET NUMBER

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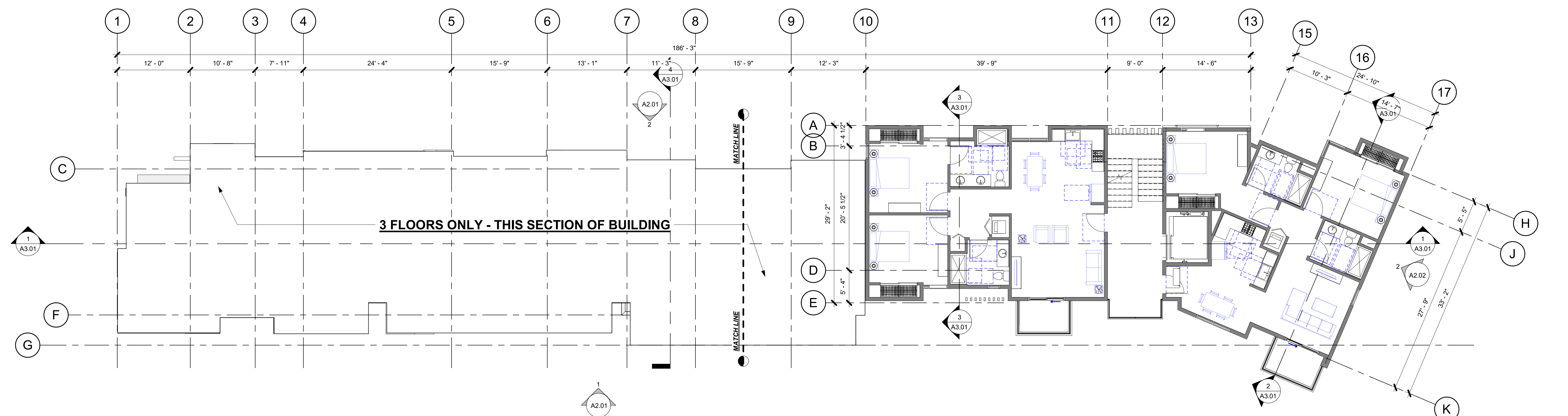
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OVERALL FLOOR PLAN - 5TH FLOOR

SCALE
1/8" = 1'-0"

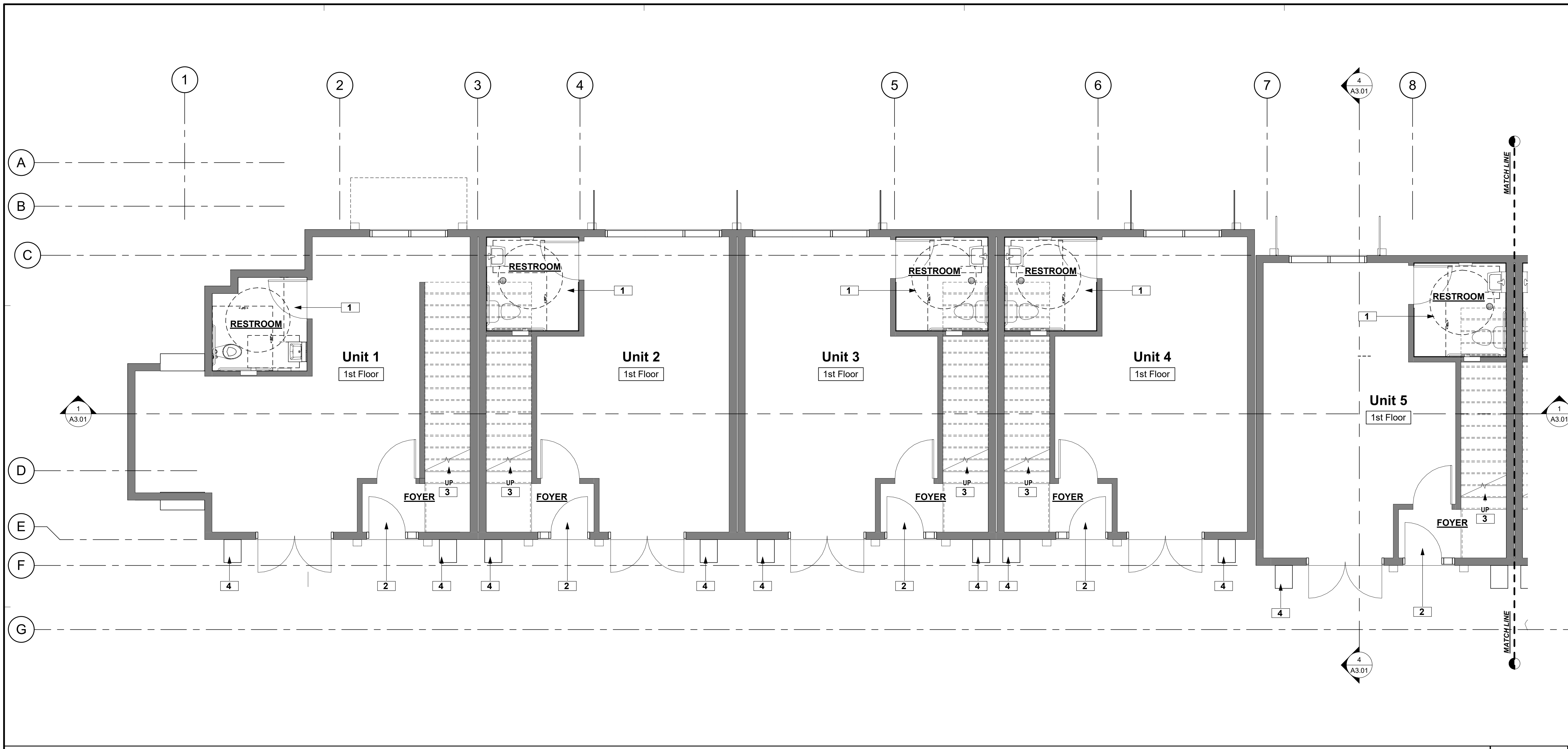
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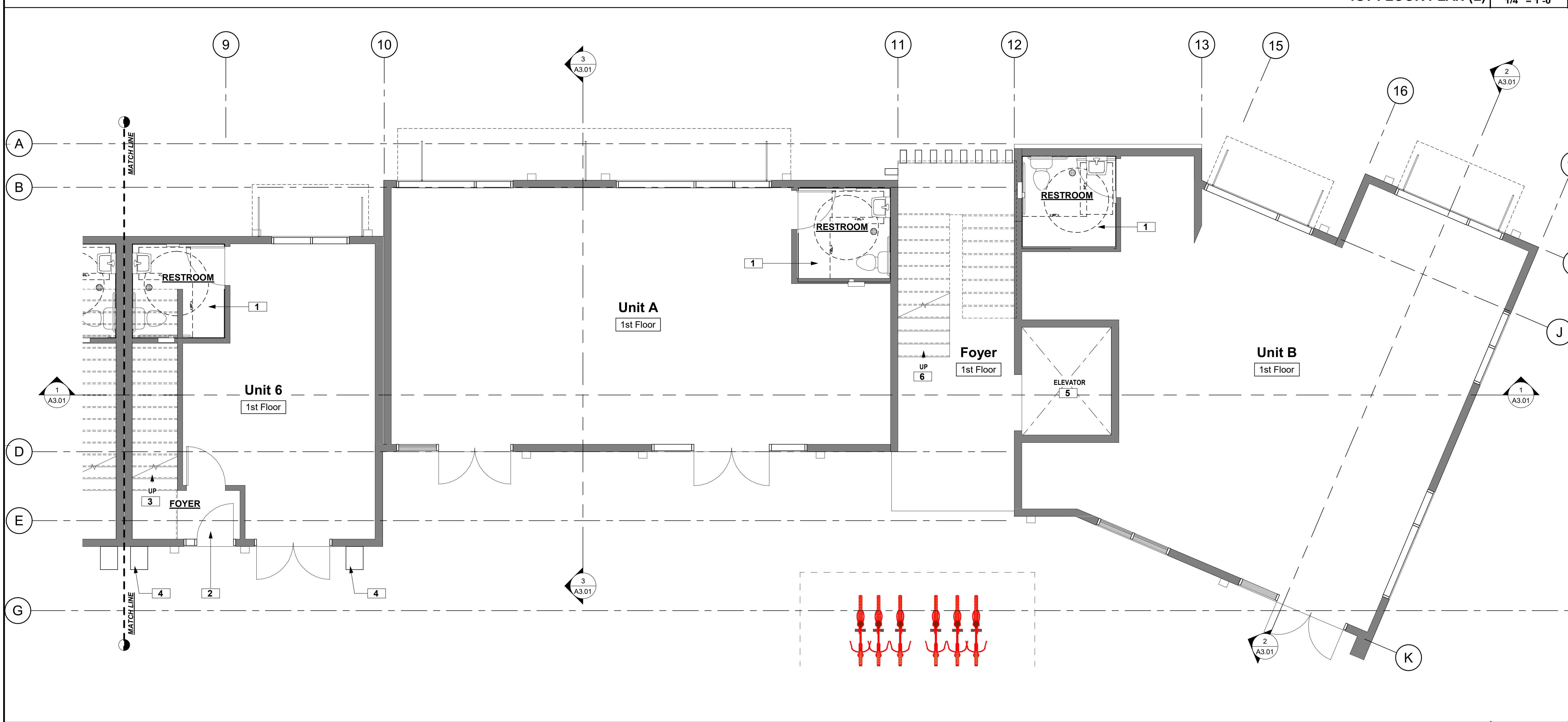
OVERALL FLOOR PLAN - 4TH FLOOR

SCALE
1/8" = 1'-0"

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1ST FLOOR PLAN (L) SCALE 1/4" = 1'-0" 2



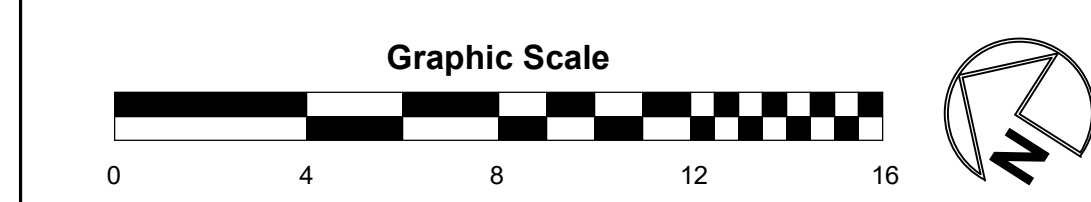
1ST FLOOR PLAN (R) SCALE 1/4" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

- PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
- EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.F. FRAMING)
- INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING U.O.O.
- THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF CHAPTER 8, INTERIOR FINISHES OF 2013 CBC THIS INCLUDES BUT NOT NECESSARILY LIMITED TO:
- WALL AND CEILING FINISHES
- INTERIOR FLOOR FINISH
- DECORATIVE MATERIALS AND TRIM
- INSULATION
- ACOUSTICAL CEILING SYSTEMS
- CRRC 0698-0694
- MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS IN TOILET ROOMS, BEHIND MOP SINK, AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS
- PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS
- FOR FLOORING FINISH SEE MATERIAL FINISH SCHEDULE
- ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS
- F.O.F. - FACE OF FRAMING
- CLR OR CLEAR - DIMENSION IS FINISH TO FINISH
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
- FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5

FLOOR PLAN LEGEND & KEYNOTES

- = DOWNSPOUT, SEE:
- UL ASSEMBLIES:
 1 HR DOUBLE STUD PARTY WALLU-305
 1HR EXTERIOR WALLU303
 INTERIOR PARTITIONSU309
 1 HR ROOFL512
- SF-1DEX-O-TEX (WEATHERWARE) DECK COATING AND UNDERLAY SYSTEM.
 Weatherwear is a fire retardant system, with a One Hour Fire Resistant Construction Rating and it is approved by the following agencies:
 1. International Code Council (ICC), Class A
 2. Fire Retardant Roof Covering, Report No. ESR-1757.
 3. City of Los Angeles Research Report No. 2360.
- 1 Accessible Restroom, see enlarged plans.
 - 2 Foyer to residential unit above.
 - 3 Stair to residential unit above.
 - 4 Architectural projection.
 - 5 Elevator to service 5 floors.
 - 6 Stairs to service 5 floors.
 - 7 Deck with weather proof coating system typ.100 sq.ft. min. area.



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20261 SW Acacia Street
 Suite 240
 Newport Beach | CA | 92660
 (949)215-1544
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CONSULTANT

STAMP

PROJECT

Mixed Use Development Project

PROJECT ADDRESS

3101 Allan Ave.
 West Sacramento, CA 95691

OWNER

Sal & Victor Hassan
 2860 N Santiago Blvd
 Orange CA 92667

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION

SHEET TITLE

1ST FLOOR PARTIAL FLOOR PLANS

PROJECT NO.

18022

DRAWN BY

RS

CHECKED BY

SH

SCALE

1/4" = 1'-0"

DATE

5-6-19

SHEET NUMBER

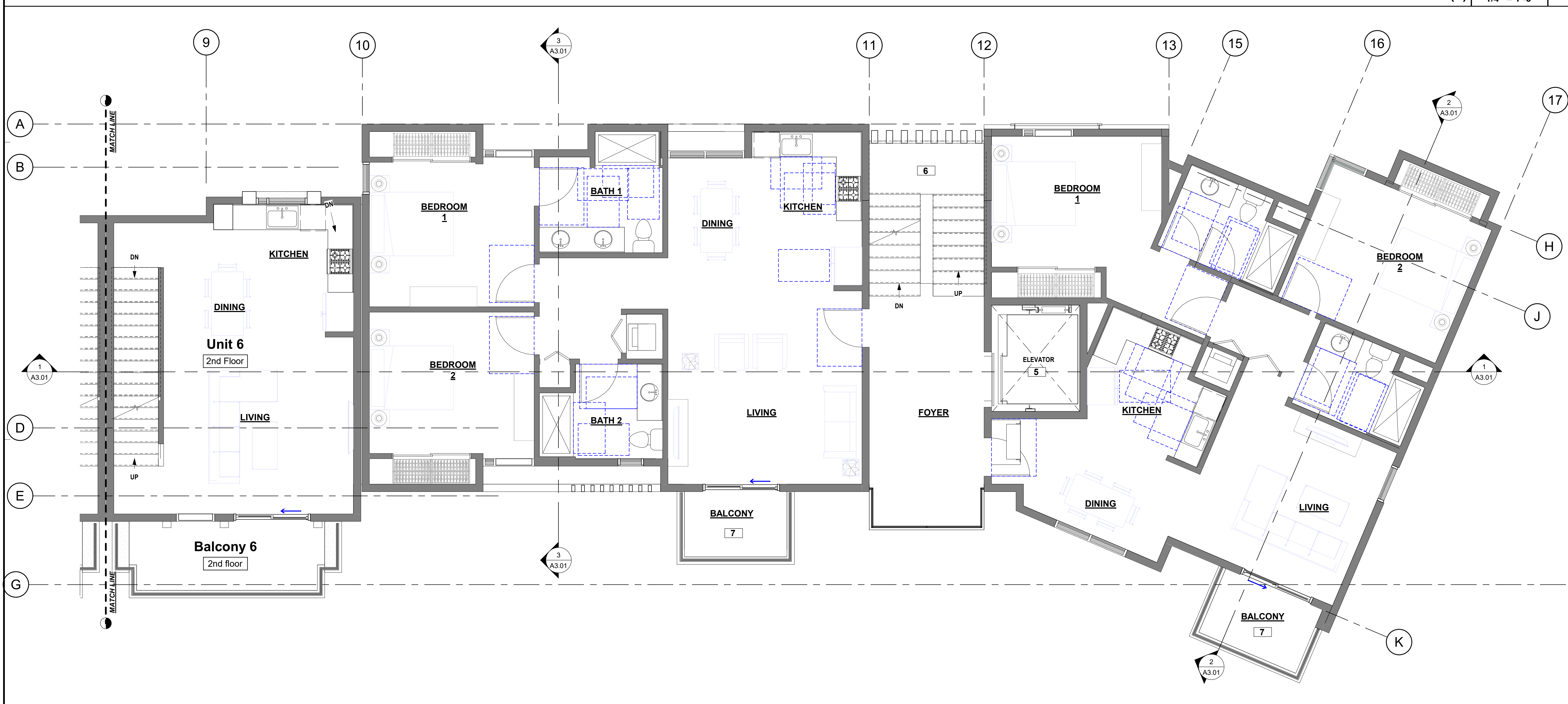
A1.10

Scale

1/4" = 1'-0"



2ND FLOOR PLAN (L) SCALE 1/4" = 1'-0" 2



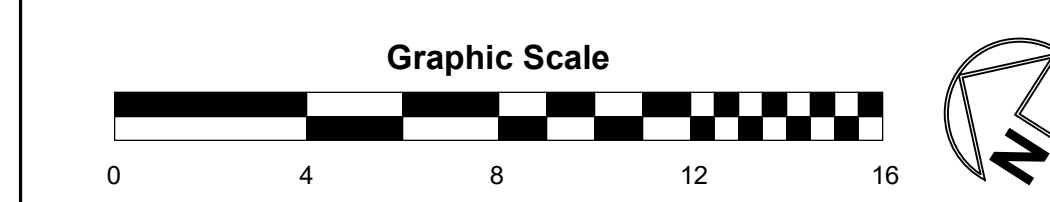
2ND FLOOR PLAN (R) SCALE 1/4" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

1. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
2. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.F. FRAMING).
3. INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.F. FRAMING).
4. THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF CHAPTER 8, INTERIOR FINISHES OF 2013 CBC. THIS INCLUDES BUT NOT NECESSARILY LIMITED TO:
- WALL AND CEILING FINISHES
- INTERIOR FLOOR FINISH
- DECORATIVE MATERIALS AND TRIM
- INSULATION
- ACOUSTICAL CEILING SYSTEMS
5. CRRC 0608-2034
6. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS IN TOILET ROOMS, BEHIND MOP SINK, AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
7. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS.
8. FOR FLOORING FINISH SEE MATERIAL FINISH SCHEDULE.
9. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS.
10. F.O.F. - FACE OF FRAMING
11. CLR OR CLEAR - DIMENSION IS FINISH TO FINISH
12. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
13. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5

FLOOR PLAN LEGEND & KEYNOTES

- DOWNSPROUT, SEE:
- UL ASSEMBLIES:
- 1 HR DOUBLE STUD PARTY WALLU-305
 - 1HR EXTERIOR WALLU303
 - INTERIOR PARTITIONSU309
 - 1 HR ROOFL512
- SF-1DEX-O-TEX (WEATHERWARE) DECK COATING AND UNDERLAY SYSTEM.
- Weatherware is a fire retardant system, with a One Hour Fire Resistant Construction Rating and it is approved by the following agencies:
1. International Code Council (ICC), Class A
 2. Fire Retardant Roof Covering, Report No. ESR-1757.
 3. City of Los Angeles Research Report No. 2360.
- 1 Accessible Restroom, see enlarged plans.
- 2 Foyer to residential unit above.
- 3 Stair to residential unit above.
- 4 Architectural projection.
- 5 Elevator to service 5 floors.
- 6 Stairs to service 5 floors.
- 7 Deck with weather proof coating system typ. 100 sq. ft. min. area.



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20261 SW Acacia Street
Suite 240
Newport Beach | CA | 92660
(949)215-1544
info@archissance.com
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PROJECT

Mixed Use Development Project

PROJECT ADDRESS

3101 Allan Ave.
West Sacramento, CA 95691

OWNER

Sal & Victor Hassan
2860 N Santiago Blvd
Orange CA 92867

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

2ND FLOOR PARTIAL FLOOR PLANS

PROJECT NO.

18022

DRAWN BY

RS

CHECKED BY

SH

SCALE

1/4" = 1'-0"

DATE:

5-6-19

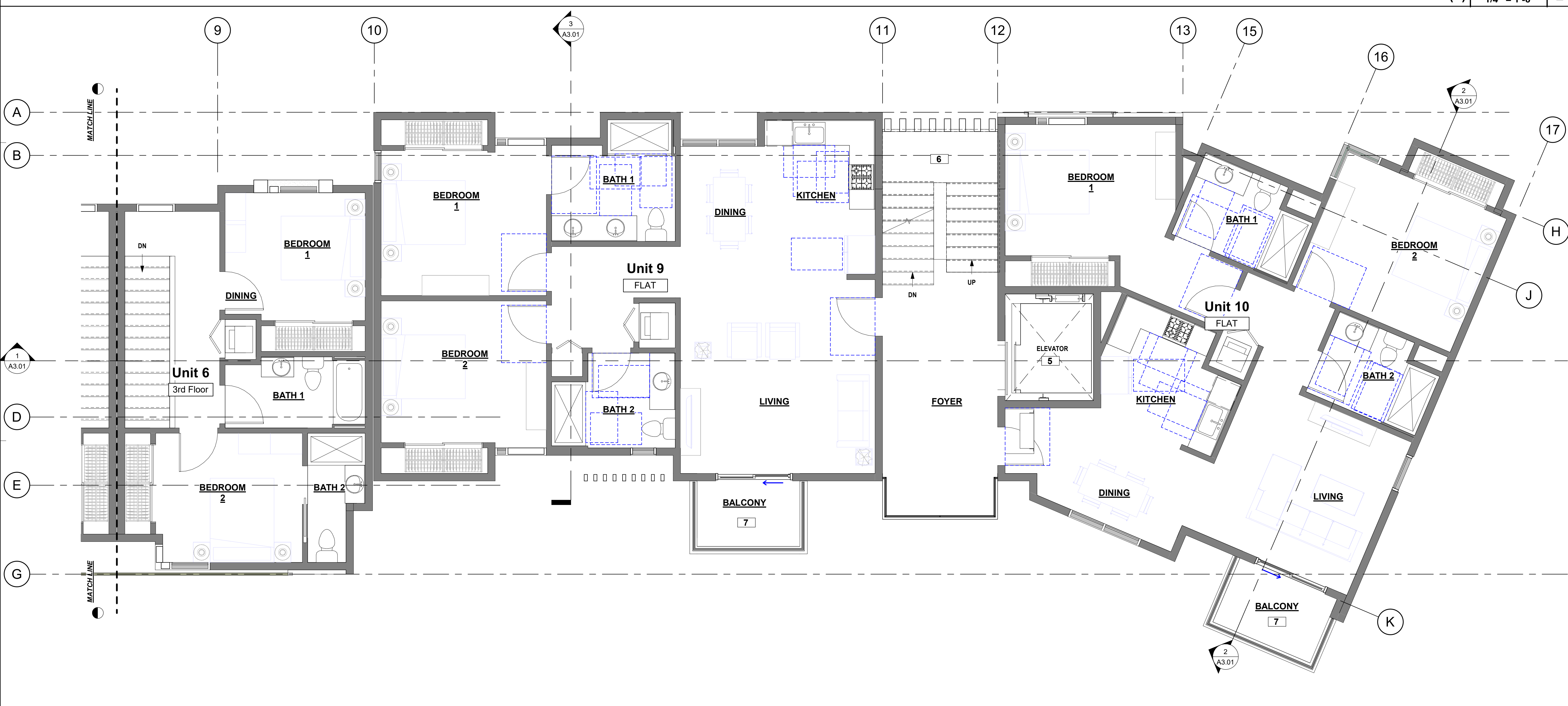
SHEET NUMBER

A1.11

Scale 1/4" = 1'-0"



3rd FLOOR PLAN (L) SCALE 1/4" = 1'-0" 2



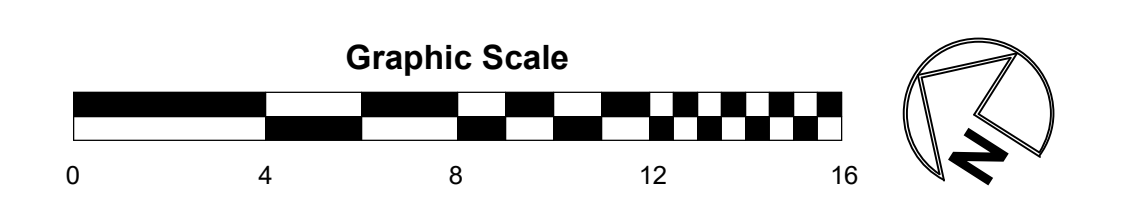
3rd FLOOR PLAN (R) SCALE 1/4" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

- PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
- EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.F. FRAMING).
- INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING U.O.
- THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF CHAPTER 8, INTERIOR FINISHES OF 2013 CBC. THIS INCLUDES BUT NOT NECESSARILY LIMITED TO:
WALL AND CEILING FINISHES
INTERIOR FLOOR FINISH
DECORATIVE MATERIALS AND TRIM
INSULATION
ACOUSTICAL CEILING SYSTEMS
CRRC 0698-0034
- MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS, FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS IN TOILET ROOMS, BEHIND MOP SINK AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
- PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS FOR FLOORING FINISH SEE MATERIAL FINISH SCHEDULE.
- ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS.
- F.O.F. - FACE OF FRAMING
- CLR OR CLEAR - DIMENSION IS FINISH TO FINISH
- SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
- FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5

FLOOR PLAN LEGEND & KEYNOTES

- DOWNSPOUT, SEE:
- UL ASSEMBLIES:
 1 HR DOUBLE STUD PARTY WALLU-305
 1HR EXTERIOR WALLU303
 INTERIOR PARTITIONS.....U309
 1 HR ROOFL512
- SF-1DEX-O-TEX (WEATHERWARE) DECK COATING AND UNDERLAY SYSTEM
 Weatherware is a fire retardant system, with a One Hour Fire Resistant Construction Rating and it is approved by the following agencies:
 1. International Code Council (ICC), Class A
 2. Fire Retardant Roof Covering, Report No. ESR-1757.
 3. City of Los Angeles Research Report No. 2360.
- 1 Accessible Restroom, see enlarged plans.
 2 Foyer to residential unit above.
 3 Stair to residential unit above.
 4 Architectural projection.
 5 Elevator to service 5 floors.
 6 Stairs to service 5 floors.
 7 Deck with weather proof coating system typ. 100 sq.ft. min. area.



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 Suite 240
 Newport Beach | CA | 92660
 (949)215-1544

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PROJECT ADDRESS

3101 Allan Ave.
 West Sacramento, CA 95691

OWNER

Sai & Victor Hassan
 2860 N Santiago Blvd
 Orange CA 92867

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

3RD FLOOR PARTIAL FLOOR PLANS

PROJECT NO.

18022

DRAWN BY

RS

CHECKED BY

SH

SCALE

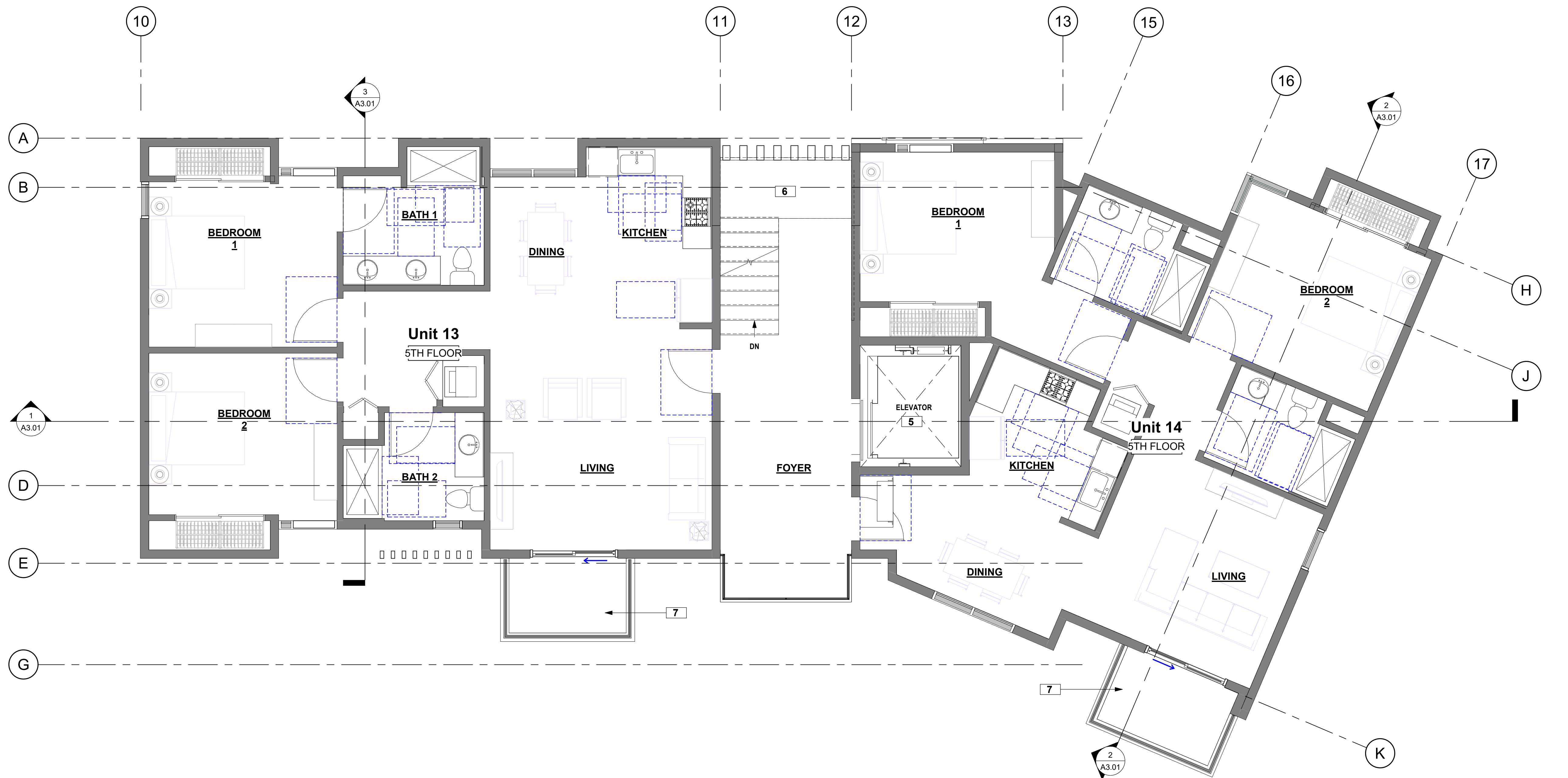
1/4" = 1'-0"

DATE

5-6-19

SHEET NUMBER

A1.12



5TH FLOOR PLAN SCALE 1/4" = 1'-0" 2



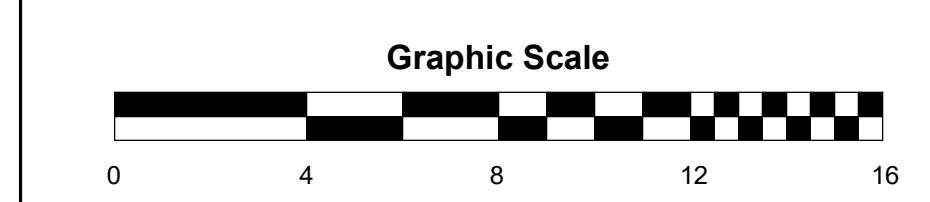
4TH FLOOR PLAN SCALE 1/4" = 1'-0" 1

FLOOR PLAN GENERAL NOTES

1. PLAN DIMENSIONS ARE BASED ON WOOD STUDS.
2. EXTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING (F.O.F. FRAMING).
3. INTERIOR WALL DIMENSIONS ARE TAKEN TO FACE OF FRAMING U.O.
4. THIS PROJECT HAS BEEN DESIGNED TO CONFORM TO THE REQUIREMENTS OF CHAPTER 8, INTERIOR FINISHES OF 2013 CBC. THIS INCLUDES BUT NOT NECESSARILY LIMITED TO:
WALL AND CEILING FINISHES
INTERIOR FLOOR FINISH
DECORATIVE MATERIALS AND TRIM
INSULATION
ACOUSTICAL CEILING SYSTEMS
CRRC 0609-0034
5. MOISTURE RESISTANT GYPSUM TO BE USED IN TOILET ROOMS, FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS IN TOILET ROOMS. BEHIND MOP SINK AND ADJACENT TO COOLERS. FOR SPECIFIC SUBSTRATE REQUIREMENTS, REFER TO INTERIOR ELEVATIONS.
6. PROVIDE BLOCKING AS REQ'D FOR ALL EQUIPMENT AND ACCESSORIES. PROVIDE CLEAR SILICONE SEALANT FOR ALL WALL TRANSITIONS FOR FLOORING FINISH SEE MATERIAL FINISH SCHEDULE
7. ALL MATERIALS AND APPLICATION TO MEET OR EXCEED LOCAL OR STATE REQUIREMENTS
8. F.O.F. - FACE OF FRAMING
9. CLR OR CLEAR - DIMENSION IS FINISH TO FINISH
10. SHOWER COMPARTMENTS AND WALLS ABOVE BATH TUBS WITH SHOWER HEADS INSTALLED SHALL BE FINISHED WITH A SMOOTH, NONABSORBANT SURFACE TO A HEIGHT OF NOT LESS THAN 72" ABOVE THE FLOOR.
11. FLAME SPREAD INDEX AND SMOKE-DEVELOPED INDEX FOR INSULATION SHALL BE IN ACCORDANCE WITH SECTIONS R302.10.1 THROUGH R302.10.5

FLOOR PLAN LEGEND & KEYNOTES

- DOWNSPOUT, SEE:
- UL ASSEMBLIES:
- 1 HR DOUBLE STUD PARTY WALLU-305
 - 1HR EXTERIOR WALLU303
 - INTERIOR PARTITIONS.....U309
 - 1 HR ROOFL512
- SF-1DEX-O-TEX (WEATHERWARE) DECK COATING AND UNDERLAY SYSTEM.
- Weatherwear is a fire retardant system, with a One Hour Fire Resistant Construction Rating and it is approved by the following agencies:
1. International Code Council (ICC), Class A
 2. Fire Retardant Roof Covering, Report No. ESR-1757.
 3. City of Los Angeles Research Report No. 2360.
- 1 Accessible Restroom, see enlarged plans.
 - 2 Foyer to residential unit above.
 - 3 Stair to residential unit above.
 - 4 Architectural projection.
 - 5 Elevator to service 5 floors.
 - 6 Stairs to service 5 floors.
 - 7 Deck with weather proof coating system typ. 100 sq. ft. min. area.
- Floor Plan Legend
1/4" = 1'-0"



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20261 SW Acacia Street
Suite 240
Newport Beach | CA | 92660
(949)215-1544

info@archissance.com
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PROJECT

Mixed Use Development Project

PROJECT ADDRESS

3101 Allan Ave.
West Sacramento, CA 95691

OWNER

Sai & Victor Hassan
2860 N Santiago Blvd
Orange CA 92867

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE

4TH & 5TH FLOOR PLANS

PROJECT NO. 18022

DRAWN BY RS

CHECKED BY SH

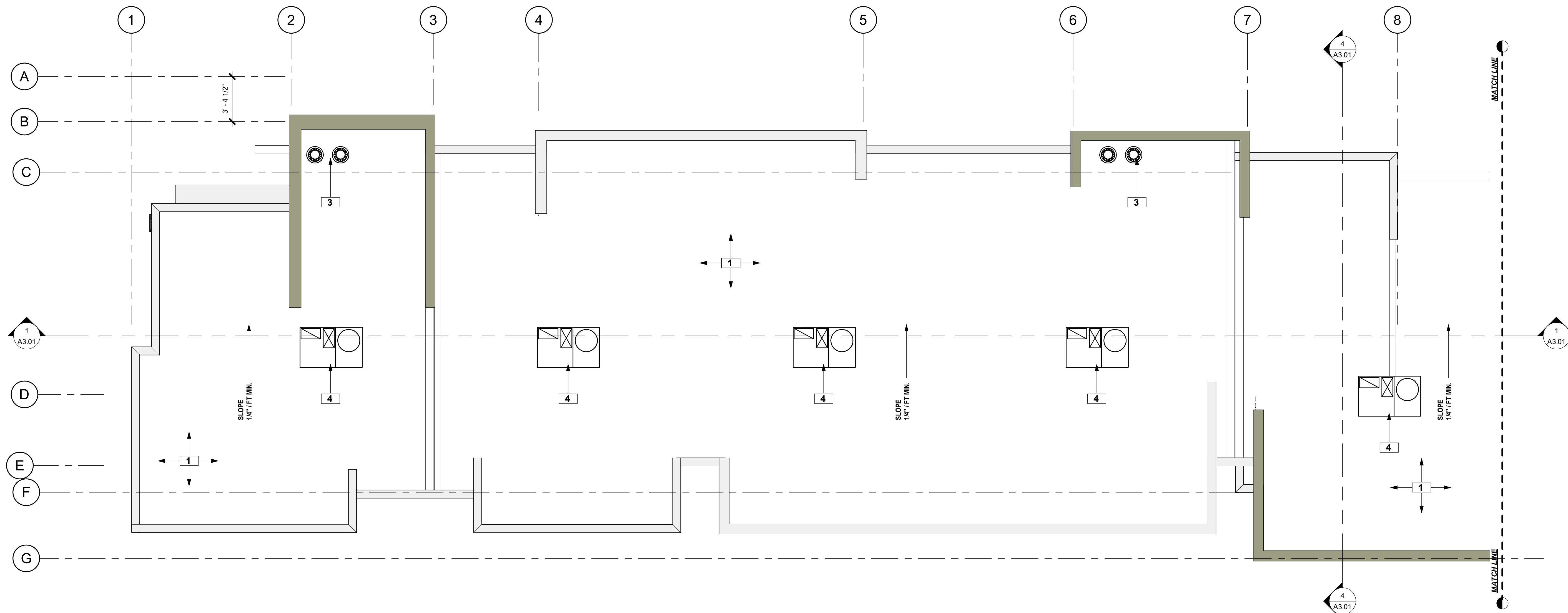
SCALE 1/4" = 1'-0"

DATE 5-6-19

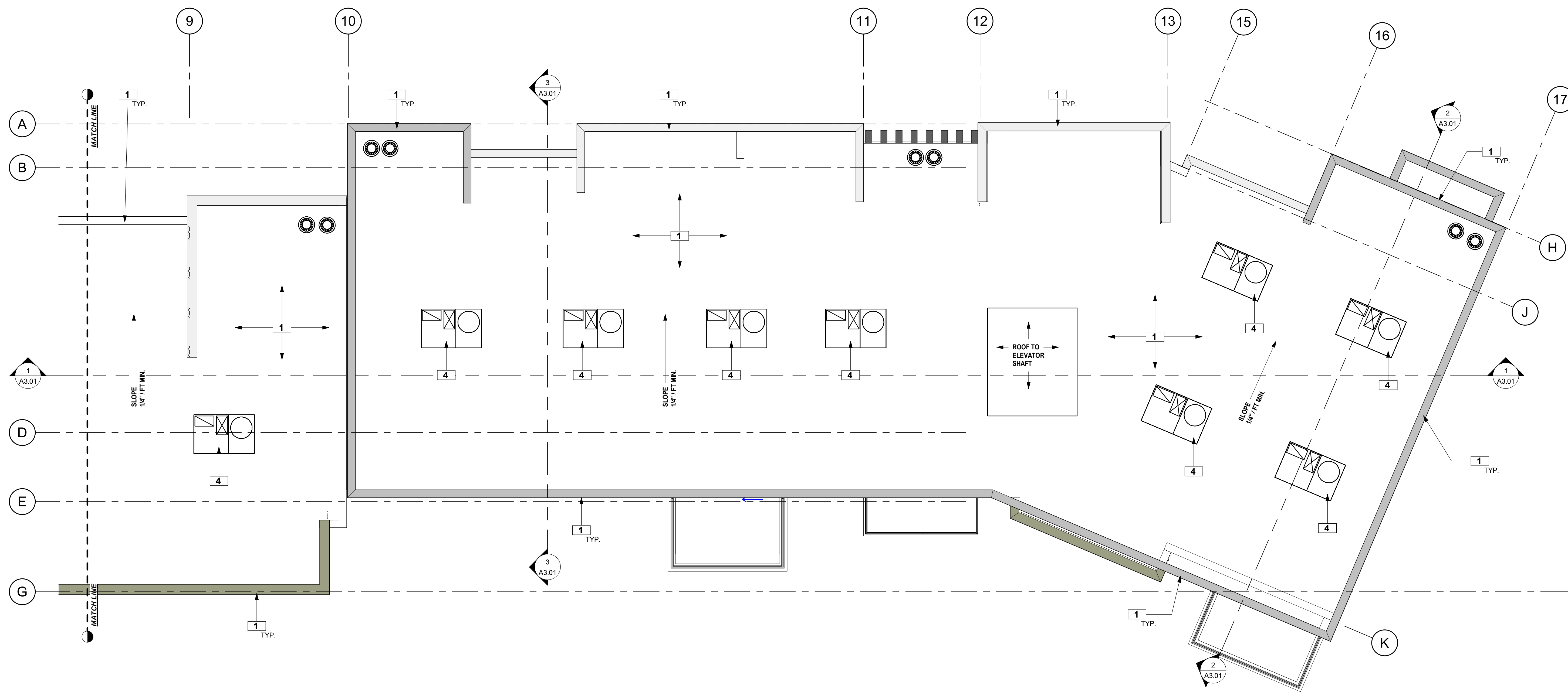
SHEET NUMBER

A1.13

Scale 1/4" = 1'-0"



ROOF PLAN (L) SCALE 1/4" = 1'-0" 2



ROOF PLAN (R) SCALE 1/4" = 1'-0" 1

ROOF LEGEND

T.O.R.
22'-0" A.F.F.

ROOF ELEVATION CALL-OUT A.F.F. = ABOVE FIRST FLOOR LEVEL 0'-0"

----- LINE OF EXTERIOR WALL BELOW

SEE:

ROOF PLAN GENERAL NOTES

NOTE: MANUFACTURER -
ICC - ES REPORT ESR - 1900
SEE FOR ADDITIONAL SPECIFICATIONS

FINISH DATUM FLOOR ELEVATION (FIRST FLOOR) = 0'-0" (SEE CIVIL FINISH GRADING PLAN FOR "ABOVE SEA LEVEL" ELEVATION CALL-OUTS)

T.O.R. = TOP OF ROOF FINISH
T.O.W. = TOP OF FRAMING OR CONCRETE WALL
ALL LAYOUT DIMENSIONS ARE TO FACE OF FRAMING

ROOF PLAN KEYNOTES

NOTE: ALL ITEMS MAY NOT BE SHOWN ON THIS SHEET

- 1 METAL WALL CAP - PAINT TO MATCH EXTERIOR WALL COLOR
- 2 CLASS 'A' BUILT-UP ROOFING SYSTEM MIN. SLOPE 1/4" / FT
- 3 ROOF DRAIN TO INTERIOR DRAINPIPE
- 4 ROOFTOP HVAC UNIT ON FACTORY BUILD CURB
- 5 METAL WALL MOUNTED SUN SHADE SYSTEM, SEE ELEVATIONS
- 6
- 7

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20261 SW Acacia Street
Suite 240
Newport Beach | CA | 92660
(949)215-1544

info@archissance.com
www.archissance.com

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PROJECT

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PROJECT ADDRESS

3101 Allan Ave.
West Sacramento, CA 95691

OWNER

Sal & Victor Hassan
2860 N Santiago Blvd
Orange CA 92667

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION

SHEET TITLE

PARTIAL ROOF PLANS

PROJECT NO. 18022

DRAWN BY RS

CHECKED BY SH

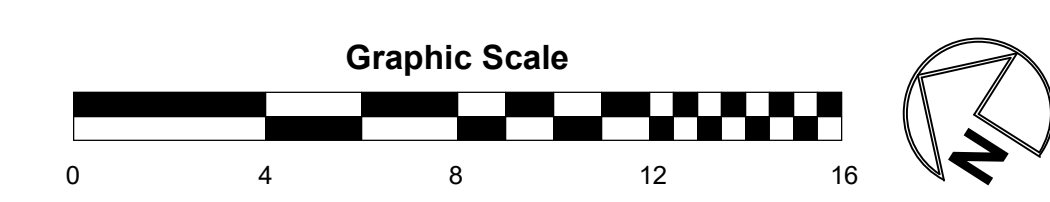
SCALE As indicated

DATE: 5-6-19

SHEET NUMBER

A1.20

Scale As indicated





NORTH ELEVATION SCALE 1/8" = 1'-0" 2



SOUTH ELEVATION SCALE 1/8" = 1'-0" 1

Exterior Finishes And Materials				
Mark	Description	Finish	Color	Comments
PL-1	Cement Plaster (Stucco)	Semi-Smooth	Dunn-Edwards Paints LRV 83- White	DET649 Carrara
PL-2	Cement Plaster (Stucco)	Semi-Smooth	Dunn-Edwards Paints LRV 44- Beige	DET632 Flour Sack
M-1	Metal Cladding AEP SPAN	Factory Finish	Slate Gray	U-Panel
M-2	Metal Cladding AEP SPAN	Factory Finish	Sage Green	U-Panel
M-3	Metal Cladding AEP SPAN	Factory Finish	Old Town Gray	Flat Sheet System
M-4	Metal Cladding AEP SPAN	Factory Finish	Sage Green	Flat Sheet System
M-5	Carport Structure	Factory Finish	Old Town Gray	Steel Structure
SP-1	Solar Panel	Factory Finish		PV System
GL-1	Clear Glazing Panel	Factory Finish		
GL-2	Opaque Glazing Panel	Factory Finish		
S-1	Arcadia Aluminum	Factory Finish	Clear Anodized	
D-1	Metal Door & Frame	Field Paint	Dunn-Edwards Paints LRV 15- Dark Grey	DET611 Iron-ic
L-1	Building Mounted Light Fixture with Full Cut-off	Factory Finish	Clear Anodized	
L-2	Pole Mounted Light Fixture with Full Cut-off	Factory Finish	Clear Anodized	

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PROJECT ADDRESS

3101 Allan Ave.
West Sacramento, CA 95691

OWNER

Sai & Victor Hassan
2860 N Santiago Blvd
Orange CA 92667

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NO. 18022

DRAWN BY Author

CHECKED BY Checker

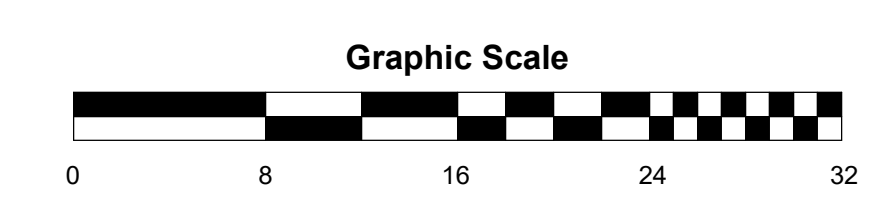
SCALE As indicated

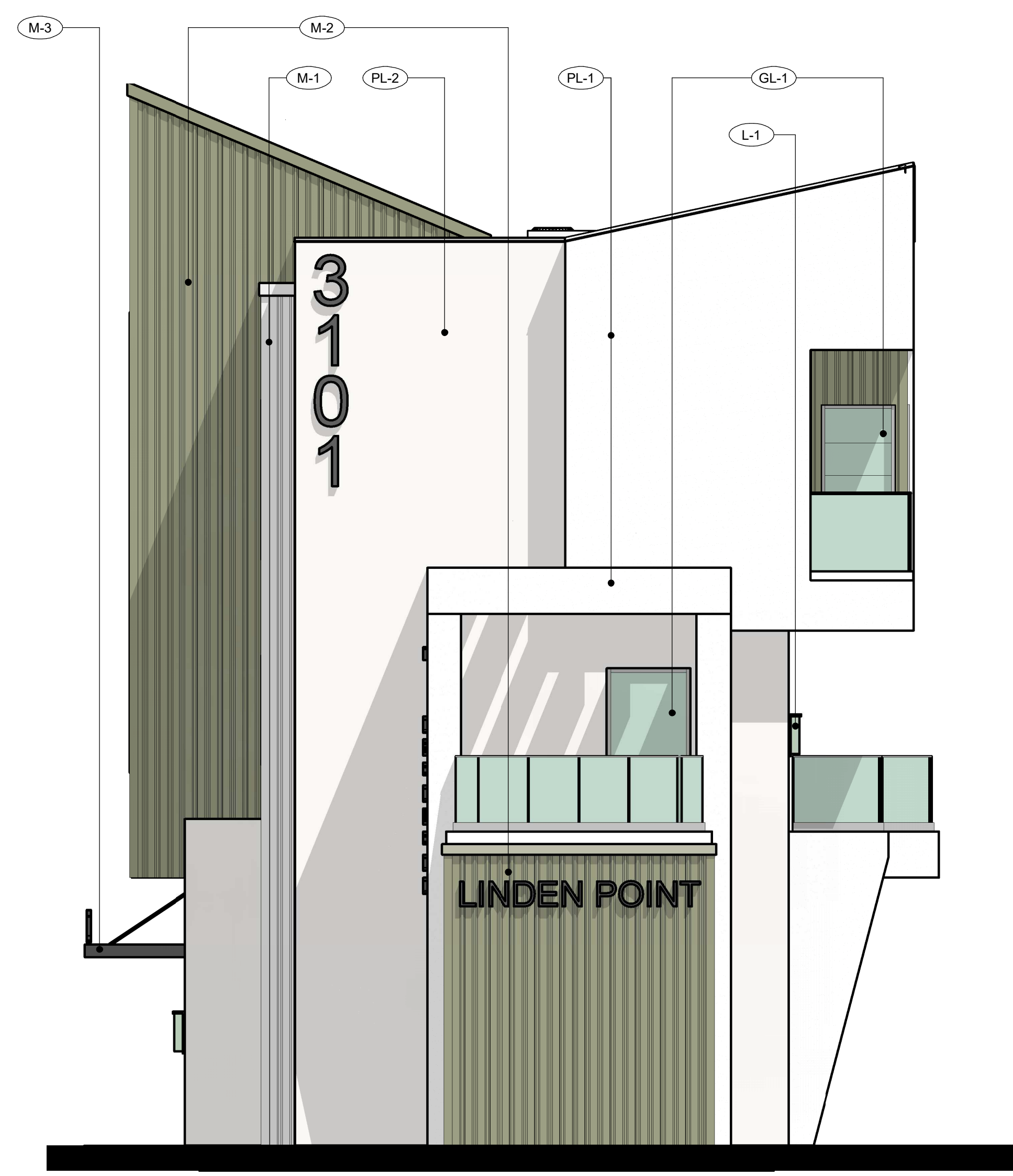
DATE: 5-6-19

SHEET NUMBER

A2.01

Scale As indicated





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



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

Exterior Finishes And Materials				
Mark	Description	Finish	Color	Comments
PL-1	Cement Plaster (Stucco)	Semi-Smooth	Dunn-Edwards Paints LRV 63- White	DET649 Carrara
PL-2	Cement Plaster (Stucco)	Semi-Smooth	Dunn-Edwards Paints LRV 44- Beige	DET632 Flour Sack
M-1	Metal Cladding AEP SPAN	Factory Finish	Slate Gray	U-Panel
M-2	Metal Cladding AEP SPAN	Factory Finish	Sage Green	U-Panel
M-3	Metal Cladding AEP SPAN	Factory Finish	Old Town Gray	Flat Sheet System
M-4	Metal Cladding AEP SPAN	Factory Finish	Sage Green	Flat Sheet System
M-5	Carport Structure	Factory Finish	Old Town Gray	Steel Structure
SP-1	Solar Panel	Factory Finish		PV System
GL-1	Clear Glazing Panel	Factory Finish		
GL-2	Opaque Glazing Panel	Factory Finish		
S-1	Arcadia Aluminum	Factory Finish	Clear Anodized	
D-1	Metal Door & Frame	Field Paint	Dunn-Edwards Paints LRV 15- Dark Grey	DET611 Iron-ic
L-1	Building Mounted Light Fixture with Full Cut-off.	Factory Finish	Clear Anodized	
L-2	Pole Mounted Light Fixture with Full Cut-off.	Factory Finish	Clear Anodized	



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PROJECT ADDRESS
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 West Sacramento, CA 95691

OWNER
 Sai & Victor Hassan
 2860 N Santiago Blvd
 Orange CA 92667

PLANNING REVIEW
REVISIONS

NO.	DESCRIPTION

SHEET TITLE
BUILDING ELEVATIONS

PROJECT NO. 18022
 DRAWN BY RS
 CHECKED BY SH
 SCALE As indicated
 DATE: 5-6-19
 SHEET NUMBER
A2.02
 Scale As indicated

BUILDING SECTION KEYNOTES

NOTE: ALL ITEMS MAY NOT BE SHOWN ON THIS SHEET

- 1 METAL WALL CAP - PAINT TO MATCH EXTERIOR WALL COLOR
- 2 CLASS 'A' BUILT-UP ROOFING SYSTEM
- 3 R-30 BATT INSULATION
- 4 R-19 BATT INSULATION
- 5 TJI JOISTS PER STRUCTURAL DRAWINGS
- 6 POURED IN PLACE CONCRETE FOUNDATION PER STRUCTURAL DRAWINGS
- 7 POURED IN PLACE CONCRETE FLOOR SLAB PER STRUCTURAL DRAWINGS
- 8 CONCRETE SIDEWALK PER CIVIL & STRUCTURAL DRAWINGS
- 9 1 HR RATED WALL TO EXTENT TO BOTTOM OF ROOF SHEATHING
- 10 WOOD FRAMED STAIR SYSTEM AND RAILING
- 11 ALUMINUM WINDOW SYSTEM
- 12 ALUMINUM STOREFRONT SYSTEM
- 13 ALUMINUM PATIO DOOR SYSTEM
- 14 ROOF DRAIN TO INTERIOR DRAINPIPE
- 15 ROOFTOP HVAC UNIT ON FACTORY BUILD CURB
- 16 WOODFRAMED FINWALL W/ CEMENT PLASTER FINISH
- 17 42" HIGH GLASS RAIL
- 18 METAL CLADDING, AEP SPAN FLAT SHEET SYSTEM
- 19 METAL FRAME / CONCRETE STAIR SYSTEM
- 20 METAL WALL MOUNTED SUN SHADE SYSTEM, SEE ELEVATIONS

ARCHISSANCE



20261 SW Acacia Street
Suite 240
Newport Beach | CA | 92660
(949)215-1544
info@archissance.com
www.archissance.com

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CONSULTANT

STAMP

PROJECT

Mixed Use Development Project

PROJECT ADDRESS

3101 Allan Ave.
West Sacramento, CA 95691

OWNER

Sai & Victor Hassan
2860 N Santiago Blvd
Orange CA 92867

PLANNING REVIEW

REVISIONS

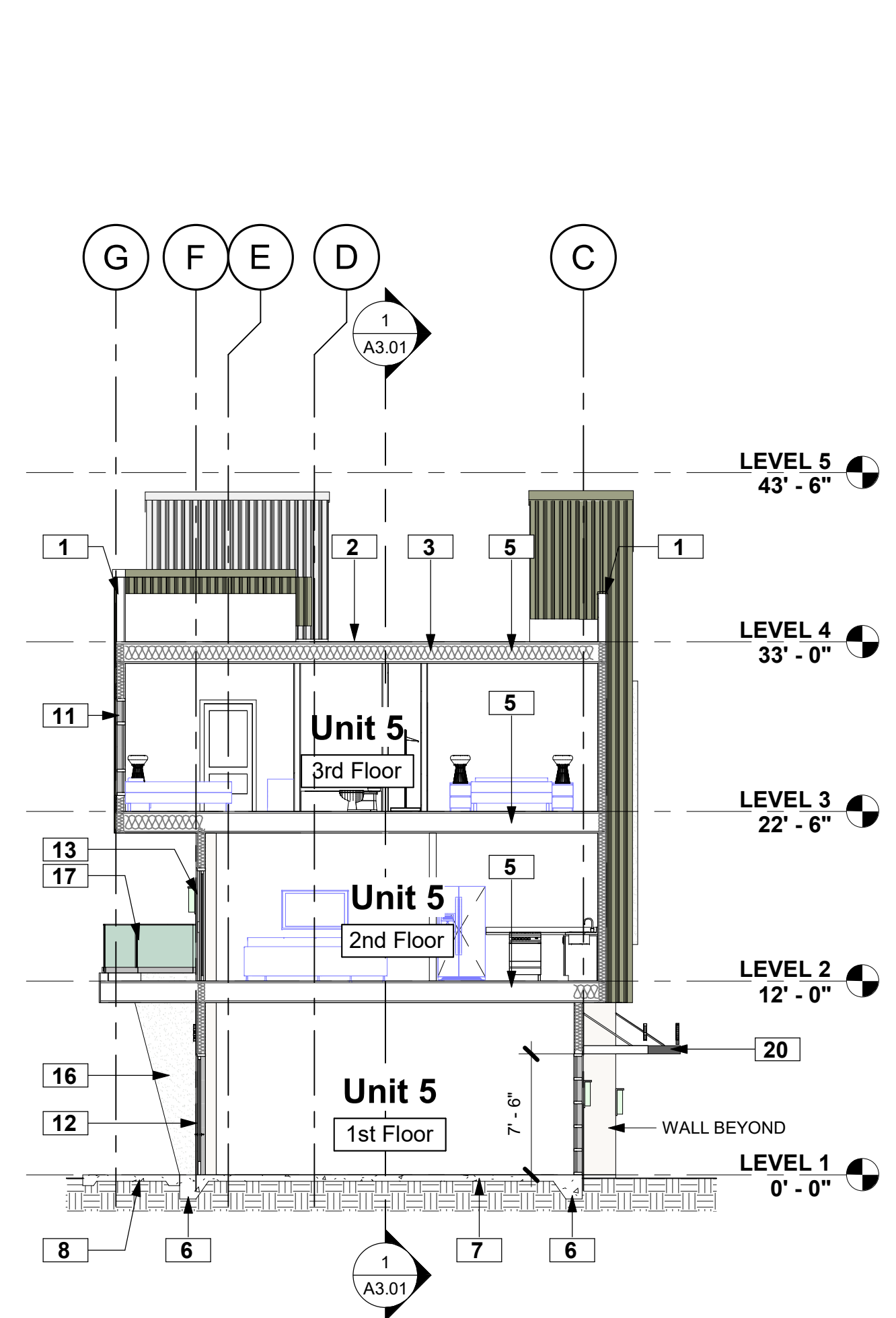
NO.	DESCRIPTION

SHEET TITLE

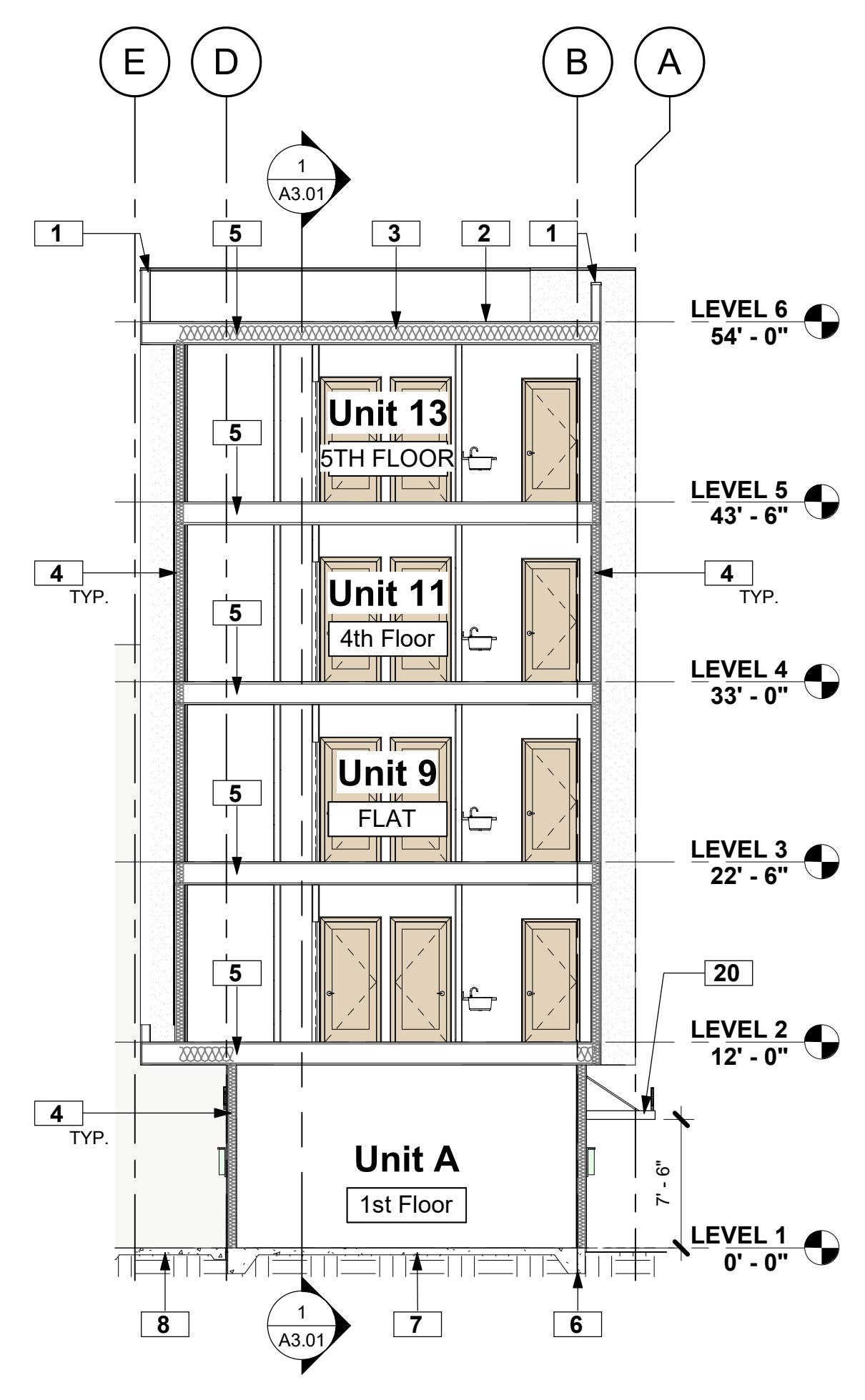
BUILDING SECTIONS

PROJECT NO. 18022
DRAWN BY: RS
CHECKED BY: SH
SCALE: As indicated
DATE: 5-6-19
SHEET NUMBER

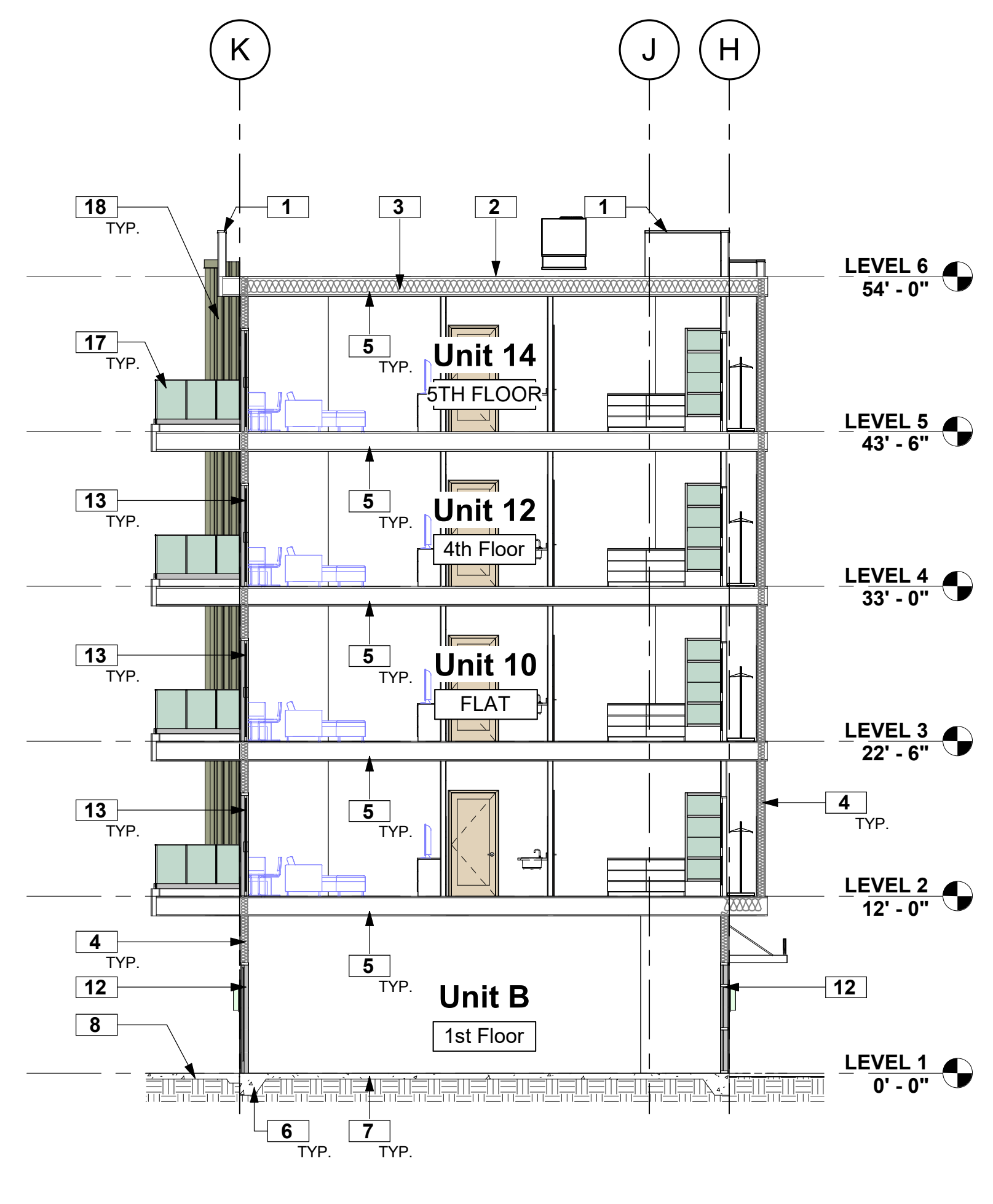
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Scale: As indicated



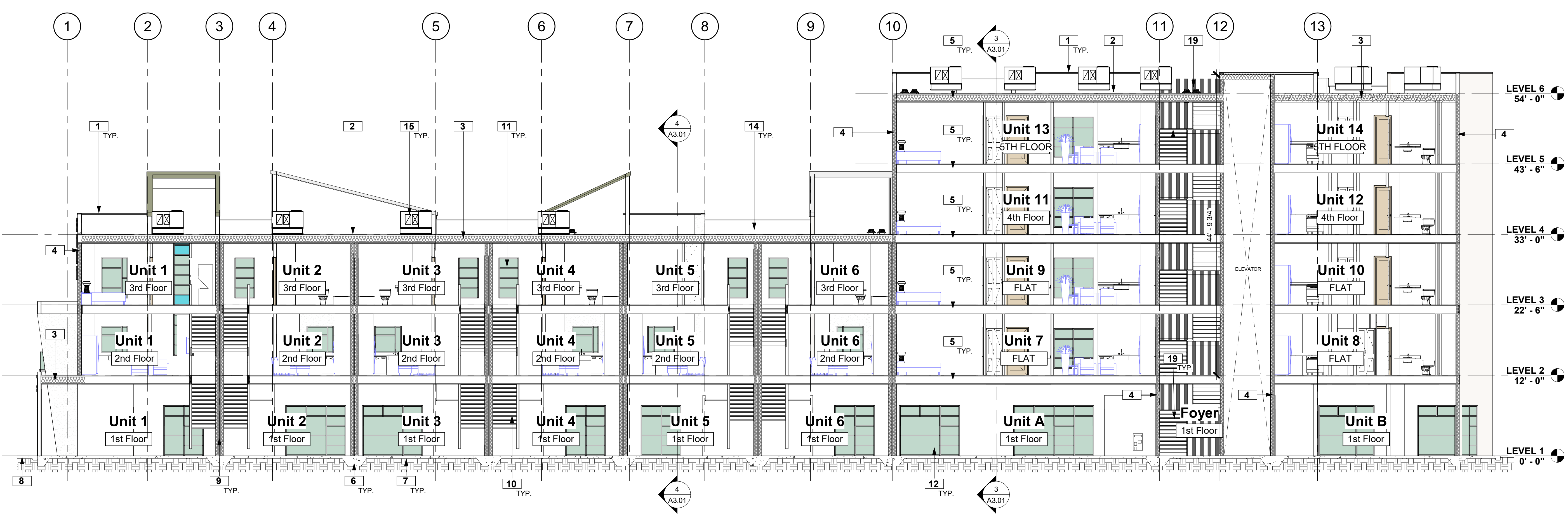
CROSS SECTION 4 SCALE 1/8" = 1'-0" 4



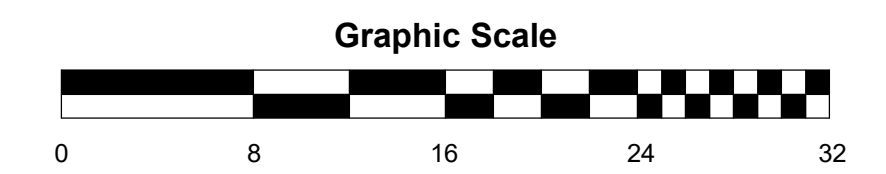
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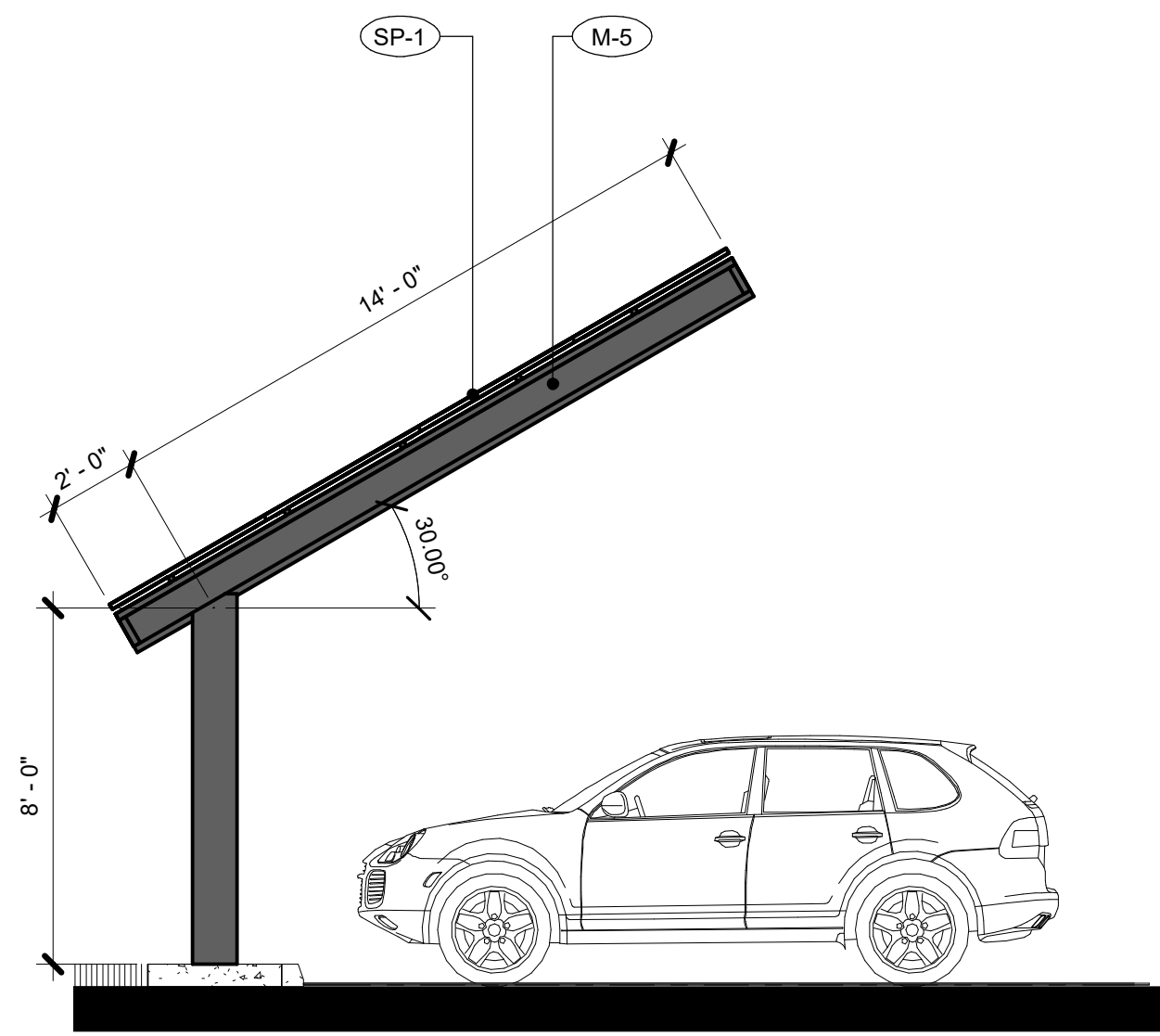


CROSS SECTION 2 SCALE 1/8" = 1'-0" 2

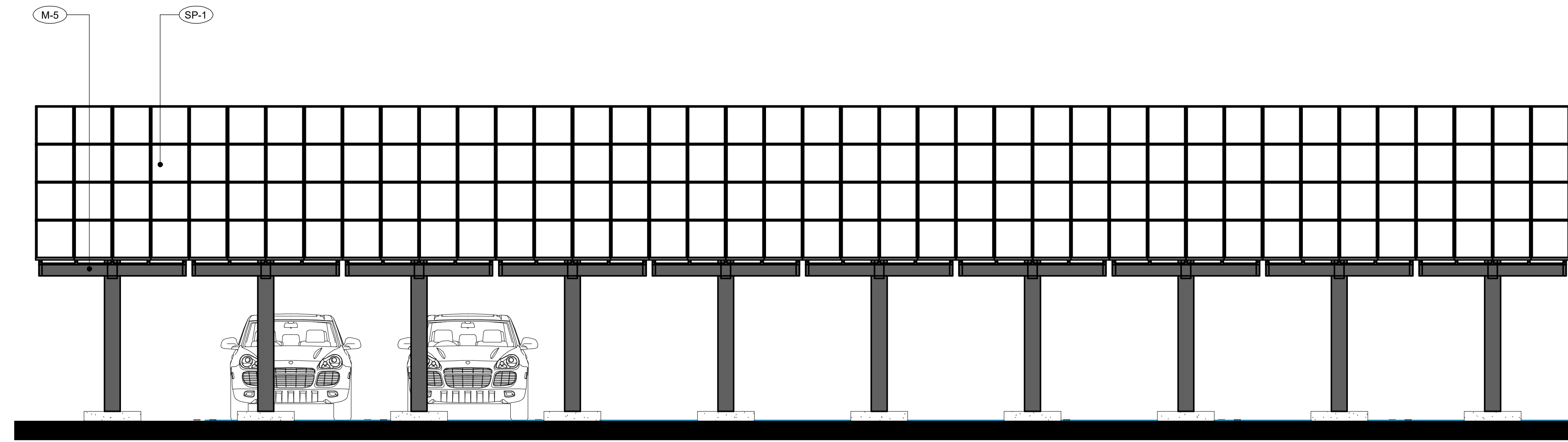


LONGITUDINAL SECTION SCALE 1/8" = 1'-0" 1

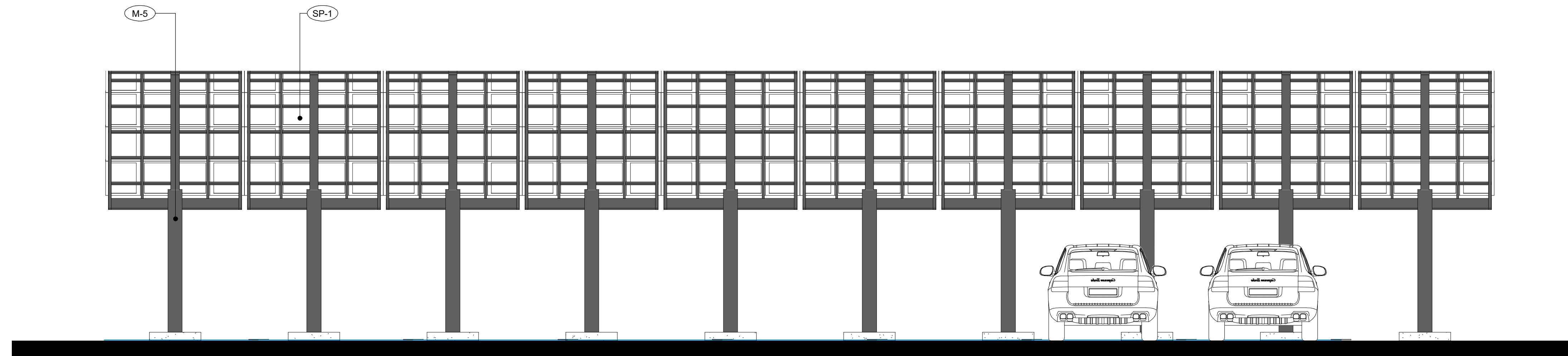




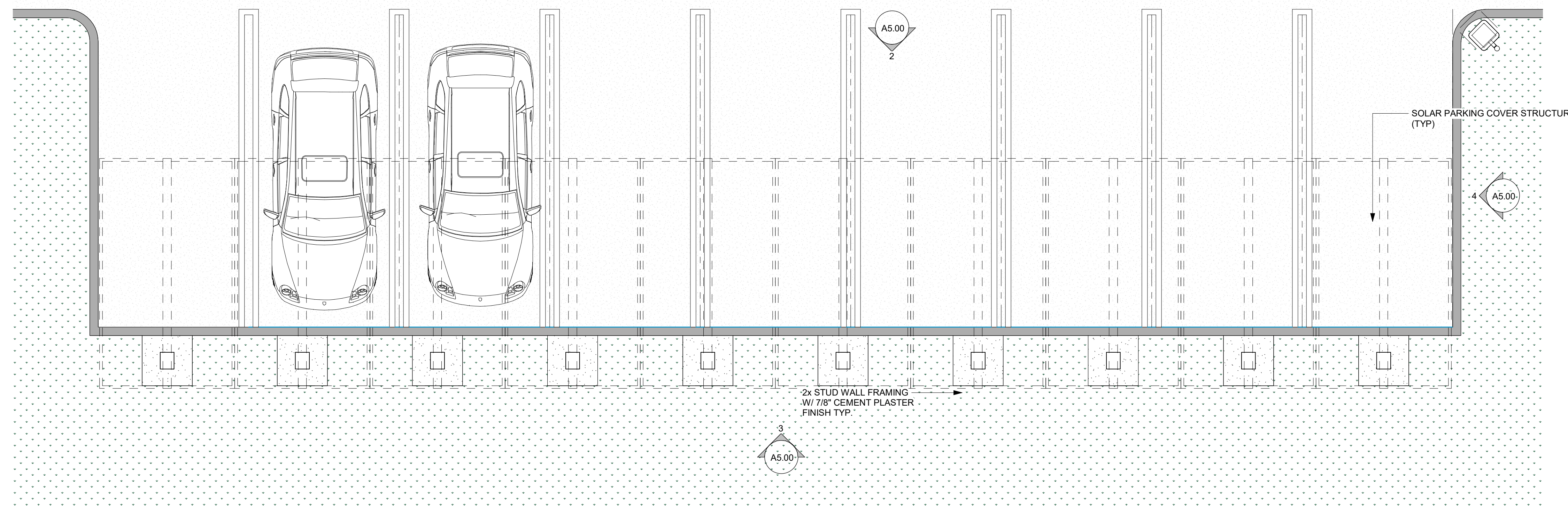
SOLAR PARKING COVER SIDE SCALE 1/4" = 1'-0" 4



SOLAR PARKING COVER REAR SCALE 1/4" = 1'-0" 3



SOLAR PARKING COVER FRONT SCALE 1/4" = 1'-0" 2



TYPICAL SOLAR PARKING COVER SCALE 1/4" = 1'-0" 1

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PROJECT ADDRESS

3101 Allan Ave.
 West Sacramento, CA 95691

OWNER

Sal & Victor Hassan
 2860 N Santiago Blvd
 Orange CA 92667

PLANNING REVIEW

REVISIONS

NO.	DESCRIPTION

SHEET TITLE
CARPOT PLAN AND ELEVATIONS

PROJECT NO. 18022

DRAWN BY RS

CHECKED BY SH

SCALE 1/4" = 1'-0"

DATE: 5-6-19

SHEET NUMBER

A5.00

Scale 1/4" = 1'-0"



Conceptual Landscape Plan SCALE 3/32" = 1'-0" 1

SYMBOL	COMMON NAME/BOTANICAL	AVERAGE H/W	QUANTITY	REGION 2 WUCOLS RATING CENTRAL VALLEY
	Maple "Autumn Blaze" / Acer x freemania "Jeffersed"	65/40	20	Moderate/ Medium
	Maple "Red Sunset" / Acer rubrum	50/40	4	Moderate/ Medium
	Maple "Autumn Flame" / Acer rubrum	50/50	19	Moderate/ Medium

SYMBOL	BOTANICAL / COMMON NAME	SIZE
	Silverberry Escallonia	Water-wise Plants
	Violet Trumpet Vine	Water-wise Plants
	Common White Jasmine	Water-wise Plants

- LANDSCAPE & IRRIGATION IMPROVEMENT REQUIREMENTS:**
- Plans shall be submitted to and approved by city prior to issuance of a building permit. No significant or substantive changes to approved landscaping or irrigation plans shall be made without prior written approval by director and landscape designer. Substantial changes shall require approval of Zoning Administrator or Planning Commission, whichever granted approval of project.
 - Landscape and irrigation improvements shall comply with Arboricultural and Landscape Standards & Specifications as required by Department of Public Works.
 - Landscape materials shall not be located such that, at maturity:
 - They interfere with safe sight distances for vehicular, bicycle or pedestrian traffic;
 - The conflict with overhead or underground utility lines, overhead lights or walkway lights; or
 - They block pedestrian or bicycle ways.
 - Evidence of completion of required landscaping and irrigation improvements shall be submitted to the city on a landscape certification form. Form shall be submitted to the city prior to issuance of an occupancy permit for new construction.
 - If mature trees that are required to be planted as city conditions of approval, or approved plans, or if mature trees that are considered specimen trees are removed, or if the trees are permanently disfigured or mutilated beyond their ability to regrow to an acceptable for that specific variety, then those trees shall be replaced and, whenever possible, with equivalent size and specie per the projects city approved plans.
 - Landscape improvement plans shall be harmonious with architectural design and demonstrate a recognizable pattern or theme for the overall development by choice and location of materials. Landscape plans shall conform to the following:
 - Plant materials shall be selected for energy efficiency and drought tolerance; adaptability and relationship to Huntington Beach environment; color, form and pattern; ability to provide shade; soil retention, fire resistiveness, etc. Overall landscape plan shall be integrated with all elements of the project, such as buildings, parking lots and streets, to achieve desirable micro-climate and minimize energy demand and water use.
 - Use of crushed rock or gravel for large area coverage shall be avoided.
 - Non-turf areas, such as shrub beds, shall be top dressed with bark chip mulch or approved alternative.
 - Where shrubs or low-level vegetation are used, vegetative matter are used, vegetative matter at full maturity shall cover at least 75% of actual planted area.
 - Use of landscape materials shall be designed to minimize sun exposure of paved surfaces and structures.
 - Irrigation systems shall be in accordance with the city water efficient landscape requirements of West Sacramento Chapter 17.35 and Department of Public Works Arboricultural Standards & Specifications.
 - Turf areas shall be minimized. Proposed turf areas shall be planted with field grown established drought-tolerant sod. Seeding may be allowed by the director.
 - 75% of all shrubs, except those used for ground cover, shall be minimum 5 gallon size.
 - Ground cover areas shall be planted with well-rooted cuttings or container stock.
 - All landscape areas shall be provided with permanent underground, electrically automated irrigation system, designed to provide complete and adequate coverage to sustain and promote healthy plant life.
 - Irrigation system shall not cause water to spray onto or cause water, mud or debris to flow across public sidewalk.
 - Pop-up sprinkler heads shall be required directly adjacent to all pedestrian or vehicular surfaces and located in areas that avoid vehicle overhang.
 - Refuse storage areas screened on three sides by a six foot masonry wall and equipped with gate, or located within building, shall be provided prior to occupancy.
 - Locations, horizontal dimensions and general design parameter of refuse storage areas shall be prescribed by the director.
 - Trash area shall not face a street or be located in required setback.
 - Design and materials used shall harmonize with main structure.
 - All parking area lighting shall be energy efficient and designed so as not to produce glare on adjacent residential properties. Security lighting shall be designed in areas accessible to public during nighttime hours, and such lighting shall be on a time clock or photo sensor system.

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3101 Allan Ave.
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OWNER

Sai & Victor Hassan
2860 N Santiago Blvd
Orange CA 92867

PLANNING REVIEW

REVISIONS

SHEET TITLE
Conceptual
Landscape Plan

PROJECT NO. 18022

DRAWN BY RS

CHECKED BY SH

SCALE As indicated

DATE: 5-6-19

SHEET NUMBER

L0.01
Scale As indicated

