

ORANGE POLICE NON-RESIDENTIAL REQUIREMENTS
THE CITY OF ORANGE MUNICIPAL CODE SECTION 15.52 REQUIRES THAT ALL BUILDING WITHIN THE CITY MEET SPECIFIC SECURITY STANDARDS (ORDINANCE # 6-22). THE FOLLOWING ITEMS SHALL BE REQUIRED ON ANY NEW OR REMODELED COMMERCIAL BUILDING/TENANT SPACE
STRIKE PLATE - 16 GAUGE SCREWS- 3" IN WOOD FRAMED JAMBS ALUMINUM JAMB REINFORCED
NON-REMOVABLE HINGE PINS (NRP) ON OUT SWINGING DOORS
OPERABLE WINDOW/SLIDING DOORS SHALL HAVE PASSED C.M.B.S.O. FORCED ENTRY TEST
EXTERIOR DOORS - 16 GAUGE HOLLOW METAL OR SOLID CORE WOOD
EXTERIOR DOOR HARDWARE SHALL COME FROM CURRENT CITY OF ORANGE APPROVED PRODUCTS LIST
ONE MOTION LEVER HARDWARE. DEADBOLT FUNCTION REQUIRED ON ALL EXTERIOR DOORS (UNLESS PANIC REQUIRED)
SOLID STEEL CYLINDER GUARD/APPROVED ESCUTCHEON REQUIRED
EXTERIOR PAIR OF DOORS REQUIRE AUTOMATIC 5/8" METAL FLUSH BOLTS AT HEAD & THRESHOLD
DOUBLE DOORS WITH PANIC HARDWARE REQUIRE FULL LENGTH ASTRAGAL APPROVED BY THE POLICE DEPARTMENT
OFFICE SUITE DOORS IN MULTI-OCCUPANCY/TENANT BUILDING TO BE SECURED AS EXTERIOR DOORS (I.E. -DEADBOLT)
SKYLIGHTS SHALL BE PROTECTED BY RATED BURGLARY/IMPACT GLAZING, OR APPROVED BURGLAR BARS
HVAC OR AIR DUCT/VENT REQUIRE BURGLAR BARS/SCREEN ON ANY OPENING EXCEEDING 96 SQUARE INCHES
[IRON BARS AT LEAST 3/4 IN ROUND OR 1 IN FLAT STEEL MATERIAL SPACED NO MORE THAN 5 INCHES APART & SECURELY FASTENED]
BUILDING ADDRESS NUMBERS SHALL BE ILLUMINATED, CONTRAST AND BETWEEN 8 AND 12 INCHES IN HEIGHT
LIGHTING AT EXTERIOR DOORWAYS SHALL BE MAINTAINED MINIMUM 1 FC. AT GROUND WITH VANDAL PROOF LENSES
LIGHTING ON PARKING & ACCESS AREAS SHALL BE MAINTAINED MINIMUM 1 FC. AT GROUND WITH VANDAL PROOF LENSES
ANY EXTERIOR CHANGES TO EXISTING BUILDING T.I.'S MUST MEET SECURITY ORDINANCE REQUIREMENTS
CRIME PREVENTION BUREAU (714)-744-7327 OR (714) 744-7555

DR. DOMINIC VETERINARY

SHEET INDEX

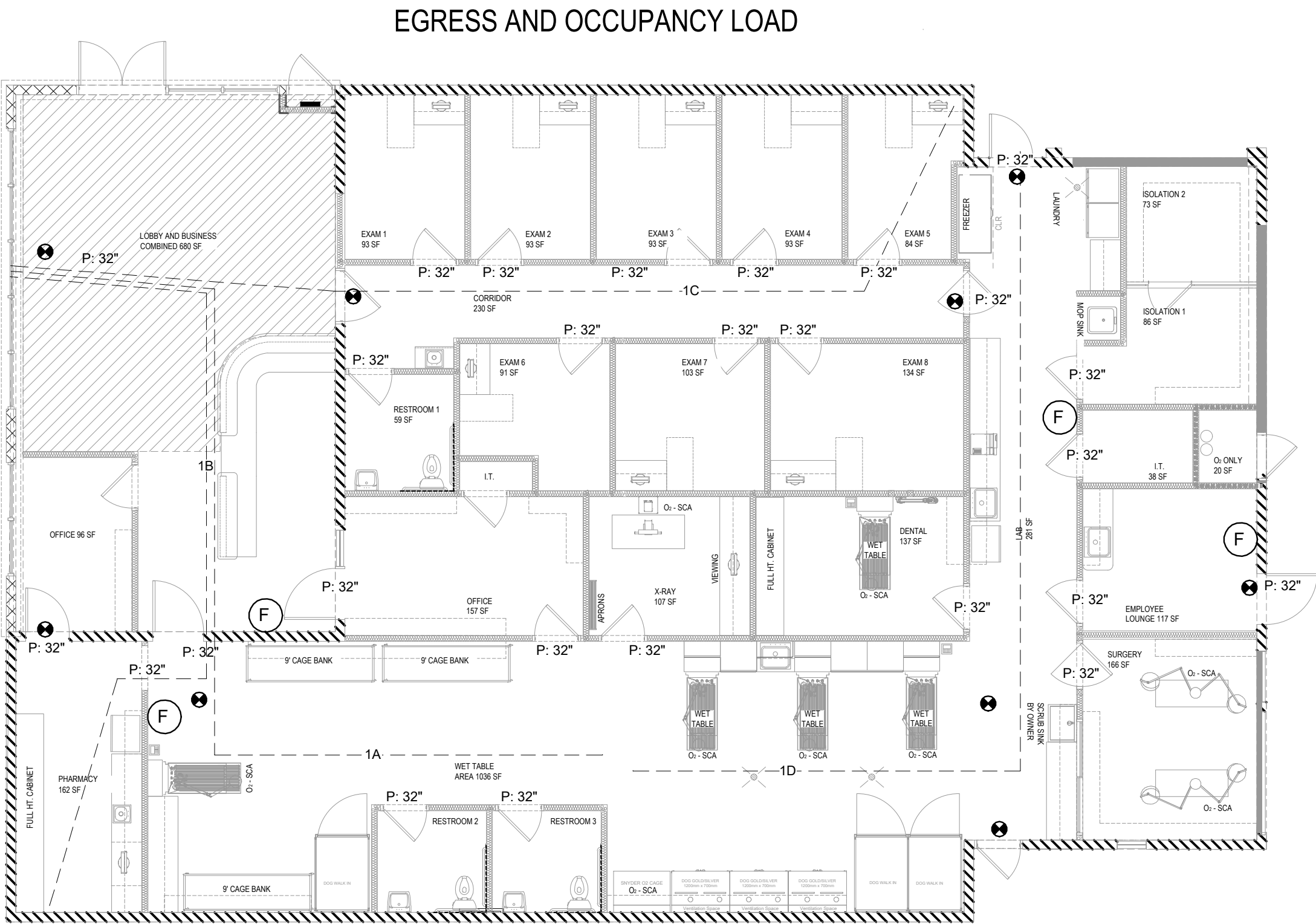
0.0	TITLE
SP	PROPOSED SITE PLAN
SP1	EXISTING SITE PLAN
A1.0	FLOOR PLAN
A1.2	BUILDING 1 ELEVATIONS
A1.3	BUILDING 2 ELEVATIONS
A1.4	COLOR PALLETTE EXTERIOR
E1.2	SITE LIGHTING
L1.0	LANDSCAPING PLAN
L1.1	LANDSCAPING PLAN
L2.0	LANDSCAPING PLAN
1-5	TRAFFIC ENGINEERING

OCCUPANCY CALCULATIONS					
OCCUPANCY TYPE	AREA	SF PER OCC.	SF PER OCC LOBBY 1:15	OCC. LOAD	
BUSINESS AREAS	4790 SF	150	479 S.F/15=32	60	
TOTAL:	→ 4790 SF - 479 (LOBBY) = 4137SF @ 150 PER OCC= 30 OCC + LOBBY = 60 OCC TOTAL				
FIXTURE CALCULATIONS					
OCCUPANCY: BUSINESS - B		→ OCCUPANTS: 4790/200=24 OCC		(12 MALE 12 FEMALE)	
BUILDINGS FOR THE TRANSACTION OF BUSINESS, OFFICE BUILDINGS, OFFICE SERVICES BUILDINGS, RETAIL BUILDINGS, OFFICE SERVICES BUILDINGS, MERCHANDISE OFFICE BUILDINGS, BANKS, COURT REGISTRATION, AND EMPLOYEES					
	WATER CLOSET		LAVATORIES		DRINKING FOUNTAIN OR BOTTLE FILLER
	MALE	FEMALE	MALE	FEMALE	OTHER
REQUIRED:	1	1	1	1	1 SERVICE SINK
PROVIDED:	1	1	1	1	3
PROVIDED:	1	2	1	2	1 BOTTLE FILLER

PROJECT INFORMATION & BUILDING CODE DATA
PROJECT NAME: DOMINIC
ADDRESS: 1012 N. TUSTIN ORANGE
PROPOSED USE: VETERINARY OFFICE
SCOPE OF WORK: GENERAL VETERINARY OFFICE, NEW PARTITION WALLS, PLUMBING, ELECTRICAL, MECHANICAL
ZONING DISTRICT: ----
CONSTRUCTION TYPE: VB
OCCUPANCY: "B" VETERINARY
NUMBER OF STORIES: ONE STORY
AUTOMATIC FIRE SPRINKLER SYSTEM: NONE
ACTUAL TENANT SPACE AREA : 4616 SQ. FT.
REQUIRED PARKING: 1 PER 200 SQ. FT. OF FLOOR AREA
PARKING PROVIDED: 23 STALLS PROVIDED AND 1 HANDICAP STALLS

EGRESS DISTANCES	
PER 2015 INTERNATIONAL BUILDING CODE, TABLE 1011.2, EXIT ACCESS TRAVEL DISTANCE WITH SPRINKLER SYSTEM - 300'	
PATH ID	TRAVEL DISTANCE
1A	73'
1B	62'
1C	73'
1D	694*

LIFE SAFETY LEGEND	
SYMBOL	DESCRIPTION
⦿	EXIT LIGHTS
➔	EGRESS TRAVEL PATH
P: 32"	PROVIDED EGRESS WIDTH
ⓕ	FIRE EXTINGUISHER CABINET



*I CERTIFY THAT THE PRIMARY PATH OF TRAVEL TO THE SPECIFIC AREA OF ALTERATION, STRUCTURAL REPAIR OR ADDITION FROM THE PUBLIC WAY OR ACCESSIBLE PARKING SPACE AS INDICATED ON THE PLANS DOES NOT INCLUDE STEPS OR A SLOPE EXCEEDING 1:20 EXCEPT WHERE ACCESS IS PROVIDED BY A RAMP WITH 1:12 MAXIMUM SLOPE, ACCESSIBLE ELEVATOR OR OTHERWISE GRANTED BY AN UNREASONABLE HARSHIP EXEMPTION. I UNDERSTAND THAT IF THE PRIMARY PATH OF TRAVEL IS FOUND NOT TO BE AS INDICATED, SIGNIFICANT DELAYS MAY RESULT.

FURTHERMORE, I CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND THAT THE AREA OF SPECIFIC NEW ALTERATION, STRUCTURAL REPAIR OR ADDITION, INCLUDING A PRIMARY ENTRANCE TO THE EXISTING BUILDING AND, WHEN APPLICABLE, SANITATION FACILITIES, DRINKING FOUNTAINS, SIGNS AND PUBLIC TELEPHONES SERVING THE AREA COMPLIES WITH CURRENT CALIFORNIA TITLE 24 ACCESSIBILITY REQUIREMENTS.

SIGNATURE TITLE
ERIK JORDAN 6-38-24

PRINT NAME DATE

FIRE DEPARTMENT NOTES	PROJECT SUMMARY	BUILDING DEPT NOTES	DEFERRED SUBMITTALS	VICINITY MAP
1. Fire Department final inspection required. Schedule all inspections 72 hours in advance by calling fire inspector 2. Provide 2A 10BC minimum rated fire extinguishers to be located on each level within 75 feet of travel distance from all areas. Travel distance is 30 feet in areas having flammable liquids. 3. Exit doors shall be operable from the inside without the use of a key or any special knowledge or effort. Provide self-releasing locking devices on exit doors 4. A sign that reads "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" with a minimum one (1) inch letters shall be provided adjacent to the main exit (1) door only 5. "EXIT" signs shall be in block letters, a minimum of six (6) inches high with a stroke of not less than 3/4 inch. Luminance on face of sign shall be 50 LUX. 6. "EXIT" signs shall be electrically illuminated and energized from separate circuits. Show on electrical plan(s). One of the above circuits shall be part of the emergency lighting system 7. Exit signs shall be provided in accordance with current editions of C.B.C. and C.F.C. Show location on floor or reflected ceiling plans). 8. Storage, dispensing, or use of any flammable or combustible liquids, flammable gases, and hazardous chemicals shall comply with Uniform Fire Code requirements. 9. Medical gas systems shall comply with N.F.P.A. Standard 99 (if applicable to this build) 10. An approved knock box must exist on the building or a knock box must be provided for the building. CFC 506 11. The Fire Sprinkler System requirements and/or modifications require a separate plan check submittal and approval. 12. Fire extinguishers must be installed per CFC Section 906. Start the placement of fire extinguisher near the exterior exit doors. Mount the fire extinguisher in a visible and accessible location, 3 3/4" to 5' above the finish floor to the handle. Buildings with multiple floors must have at least one fire extinguisher per floor. 13. Light Hazard (offices, classrooms, churches, assembly rooms, residential) Occupancies require "2A10BC" fire extinguishers. The maximum coverage area is 5,000 sq. ft per extinguisher and the maximum travel distance is 75'. 14. All doors designated as exits, must be equipped with panic or lever type hardware. CFC 1010.1.9 SEE ALSO - QR1 FOR FIRE DEPARTMENT NOTES	PREVIOUS OCCUPANCY VANILLA SHELL EXISTING FLOOR AREA 3951 EXISTING GROSS ADDED FLOOR AREA 834 S.F. NEW GROSS TOTAL FLOOR AREA 4790 GROSS OCCUPANCY GROUP B OCCUPANT LOAD 60 SITE CONSTRUCTION V-B NUMBER OF STORIES 1 FIRE SPRINKLERS NO 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE	1. HVAC UNITS ARE EXISTING ON ROOF. DUCTWORK ALTERATION ONLY. 2. ALL EXTERIOR SIGNAGE UNDER SEPARATE PERMIT. 3. FIRE SPRINKLER MODIFICATIONS IF REQUIRED, SHALL BE UNDER SEPARATE PERMIT. 4. FLAMMABLE, HAZARDOUS MATERIALS SHALL NOT BE STORED ON PROPERTY. 5. MEDICAL GASSES WILL BE INSTALLED. 6. NEW DOORS TO, AND WITHIN AREA OF WORK SHALL BE ACCESSIBLE 7. 1ST FLOOR ENTRANCE SCOPE OF WORK ADDITION OF 815 S.F. PLUS, INTERIOR T.I. GENERAL VETERINARY OFFICE, FROM VANILLA SHELL. LEVEL 3 - O2 MEDICAL GASSES WILL BE INSTALLED. EXISTING ROOFTOP MECHANICAL EQUIPMENT WILL BE USED. ALTERATION/NEW DUCTING ONLY. EXISTING T-BAR REPAIR AS NECESSARY NO STRUCTURAL CHANGES.	CONTACTS	DATE SCALE 1/4" = 1' DRAWN BY CHECKED BY SHEET



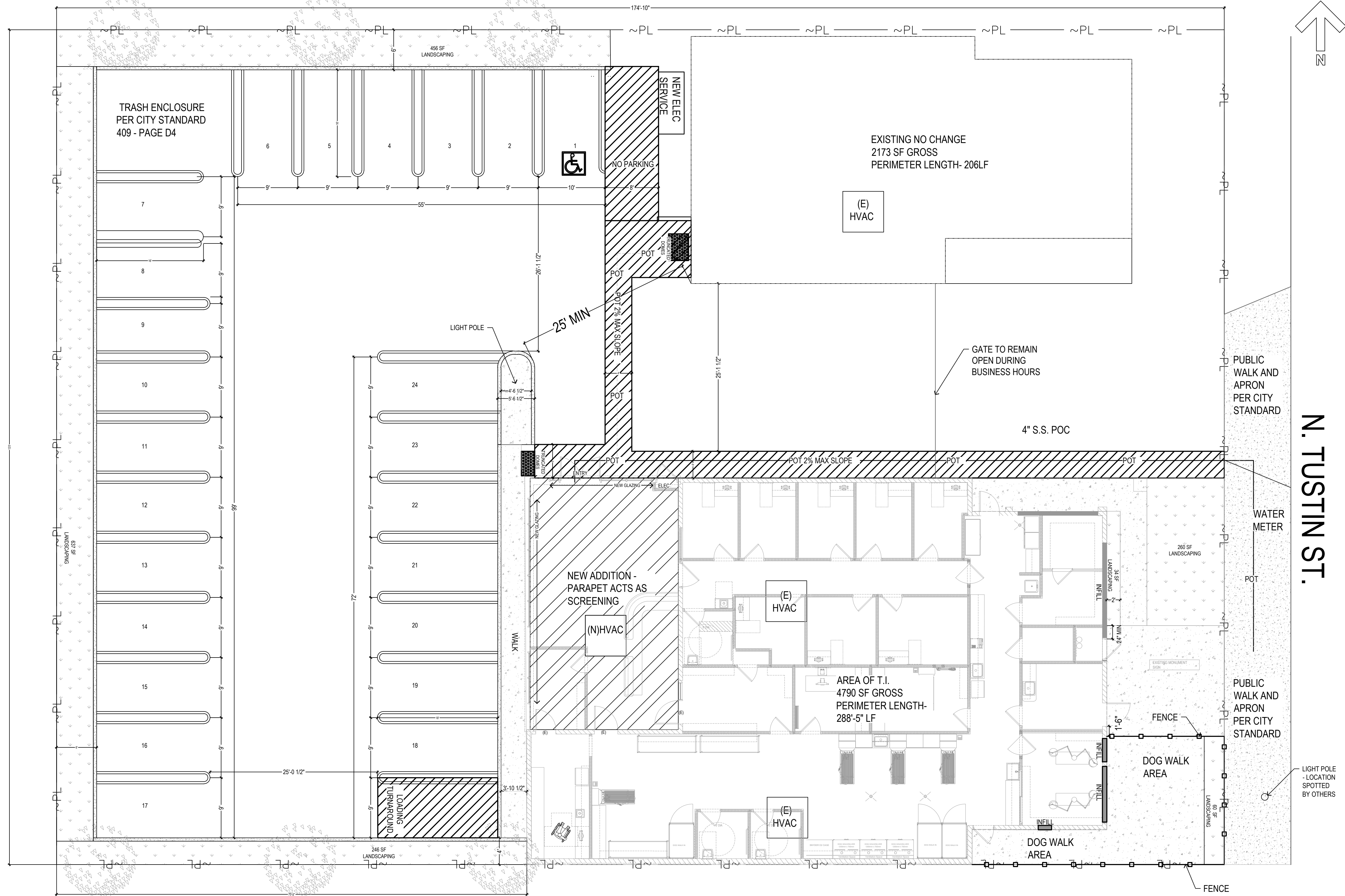
ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92009
LIC. B - 669244
562-989-3350

ALL RIGHTS RESERVED

-IMPORTANT NOTE-
The ideas/designs included herein are the sole property of All County Construction, and protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. **Use by any other contractor requires a full release of liability prior to permit issuance.**
Discrepancies must be brought to the attention of designer prior to construction
ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION

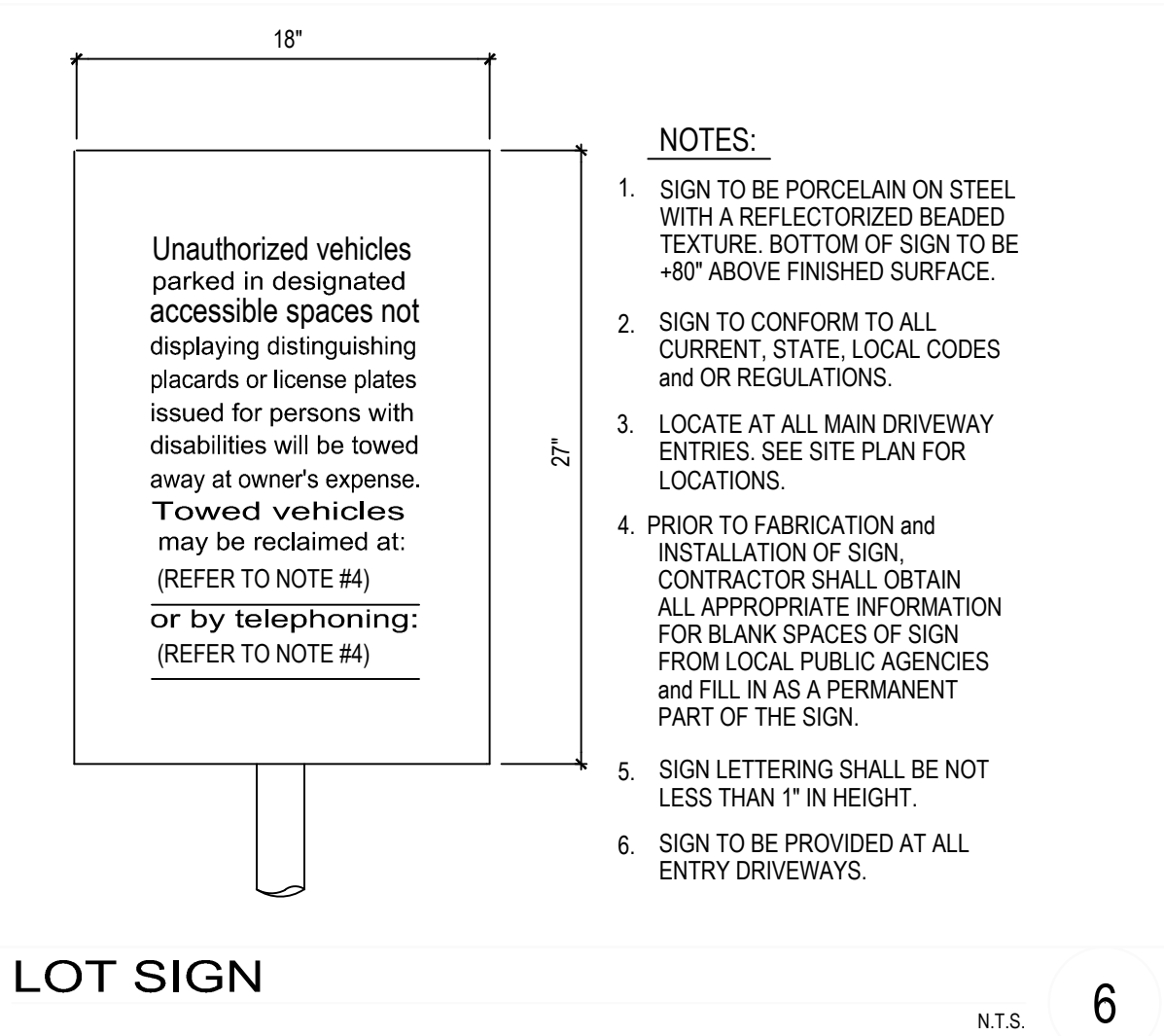
DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

N. SHATTUCK PL.

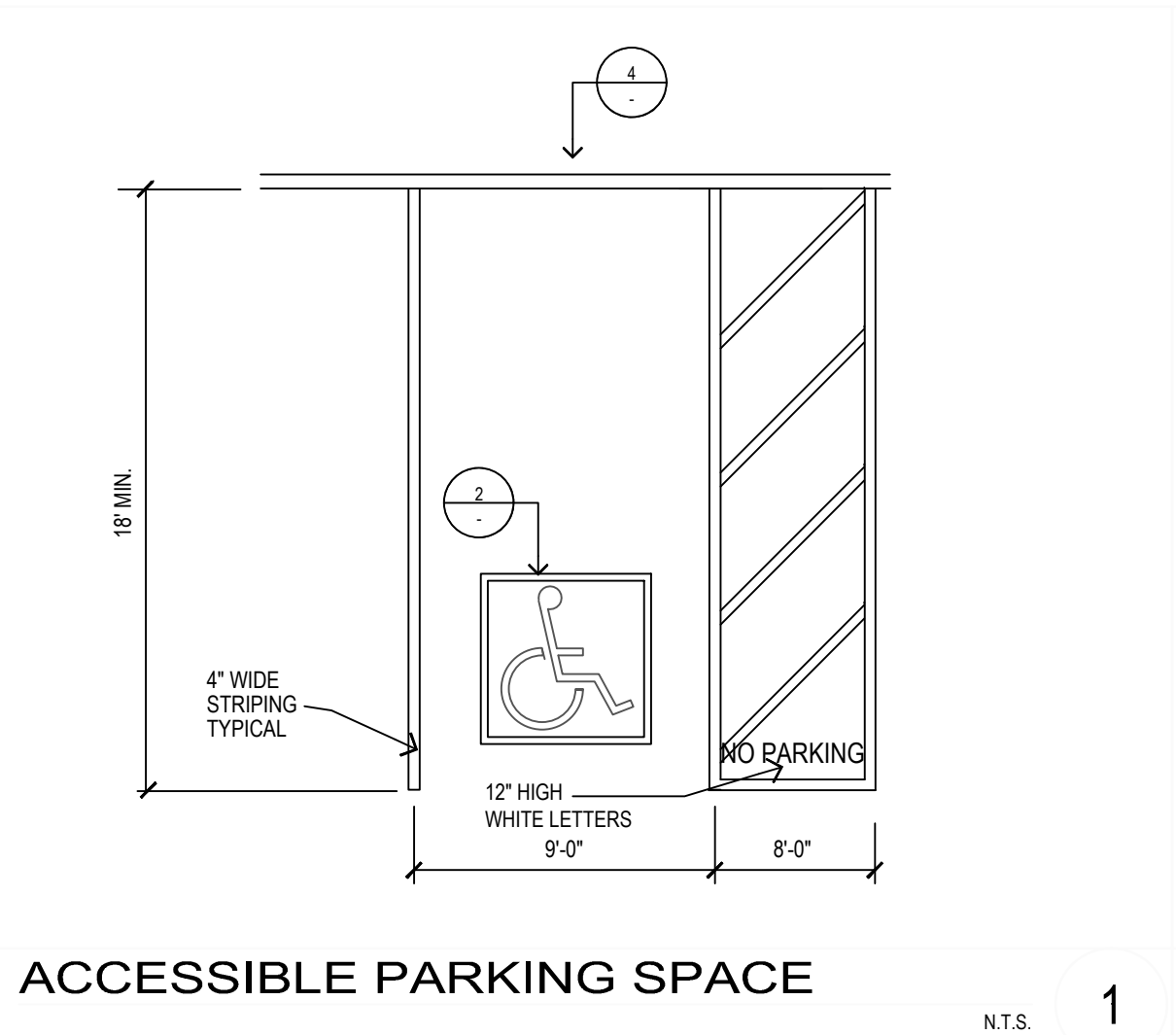


PERIMETER SITE - 599'-0"
PERIMETER VET BUILDING - 288'-5"
PERIMETER SPORTING - 206'-0"
LANDSCAPING TOTAL S.F. - 1688

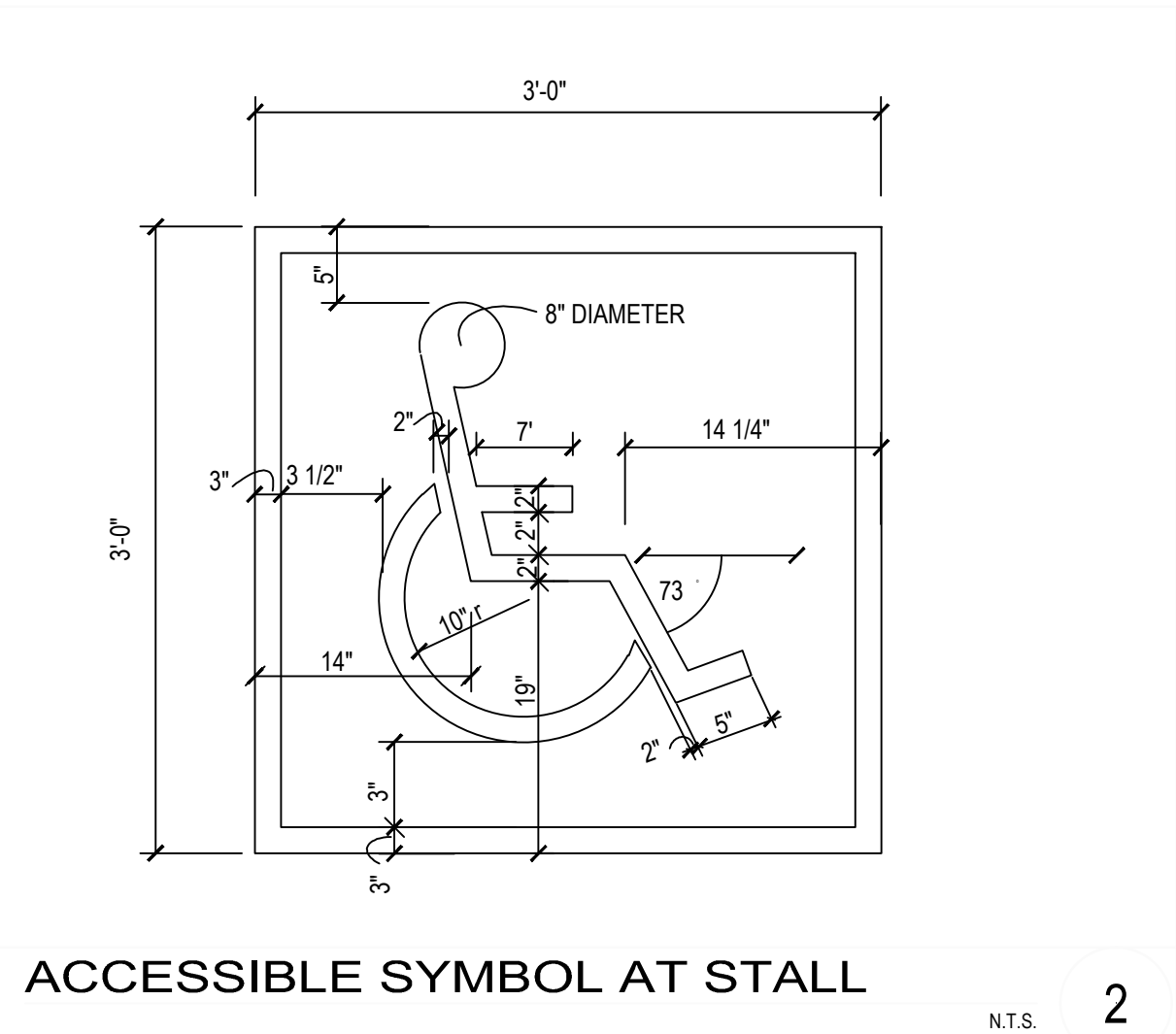
N. TUSTIN ST.



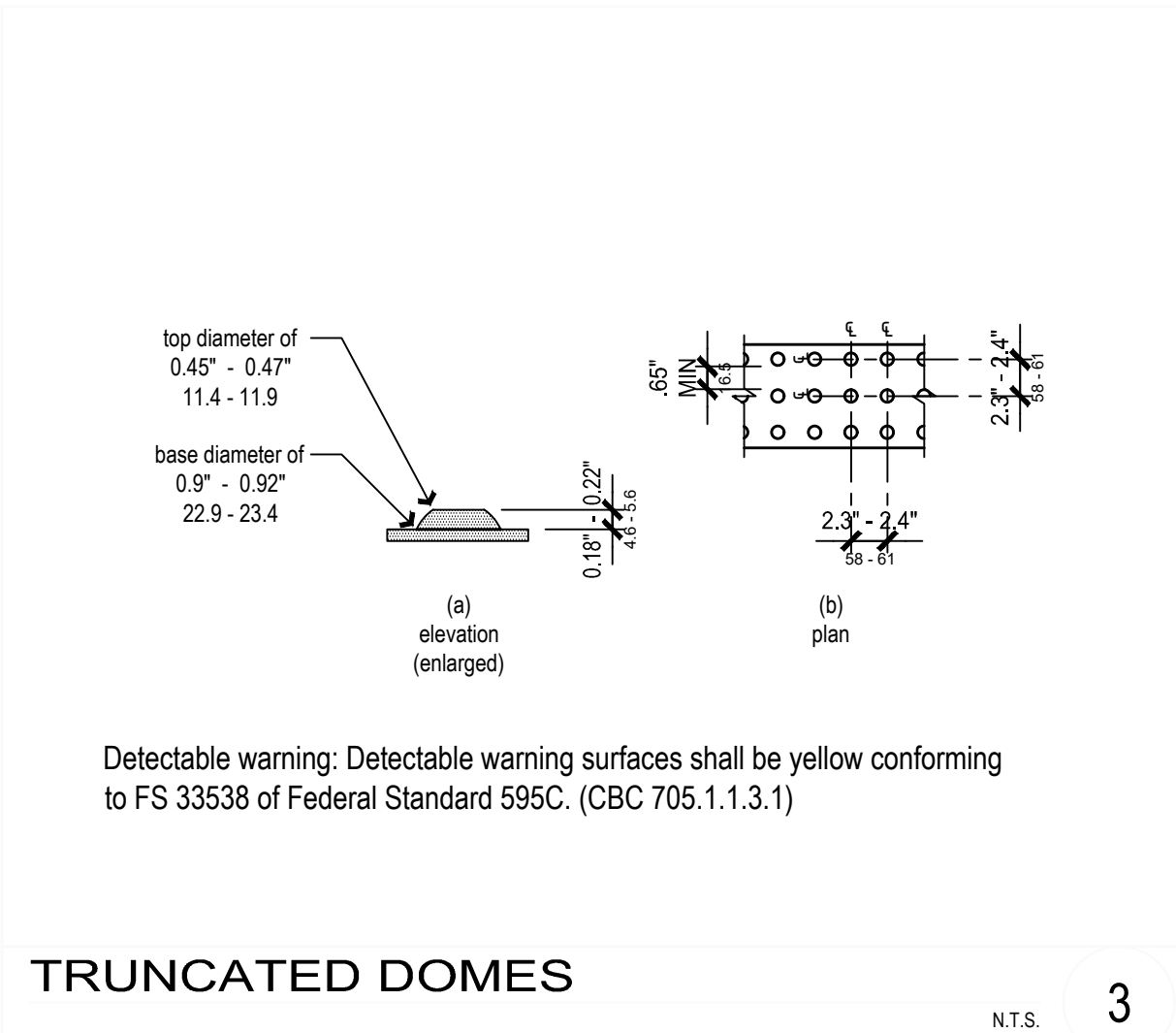
LOT SIGN N.T.S. 6



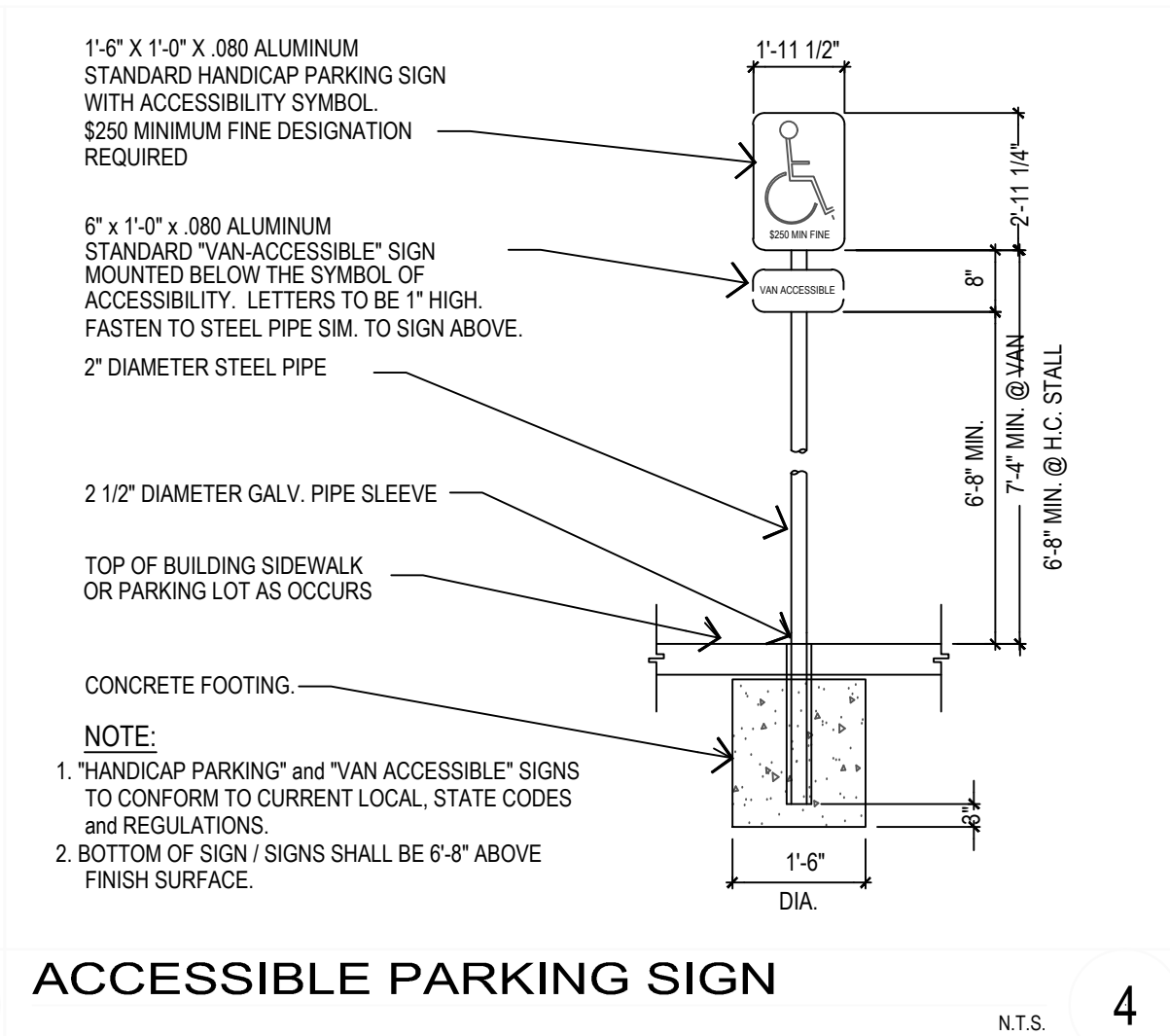
ACCESSIBLE PARKING SPACE N.T.S. 1



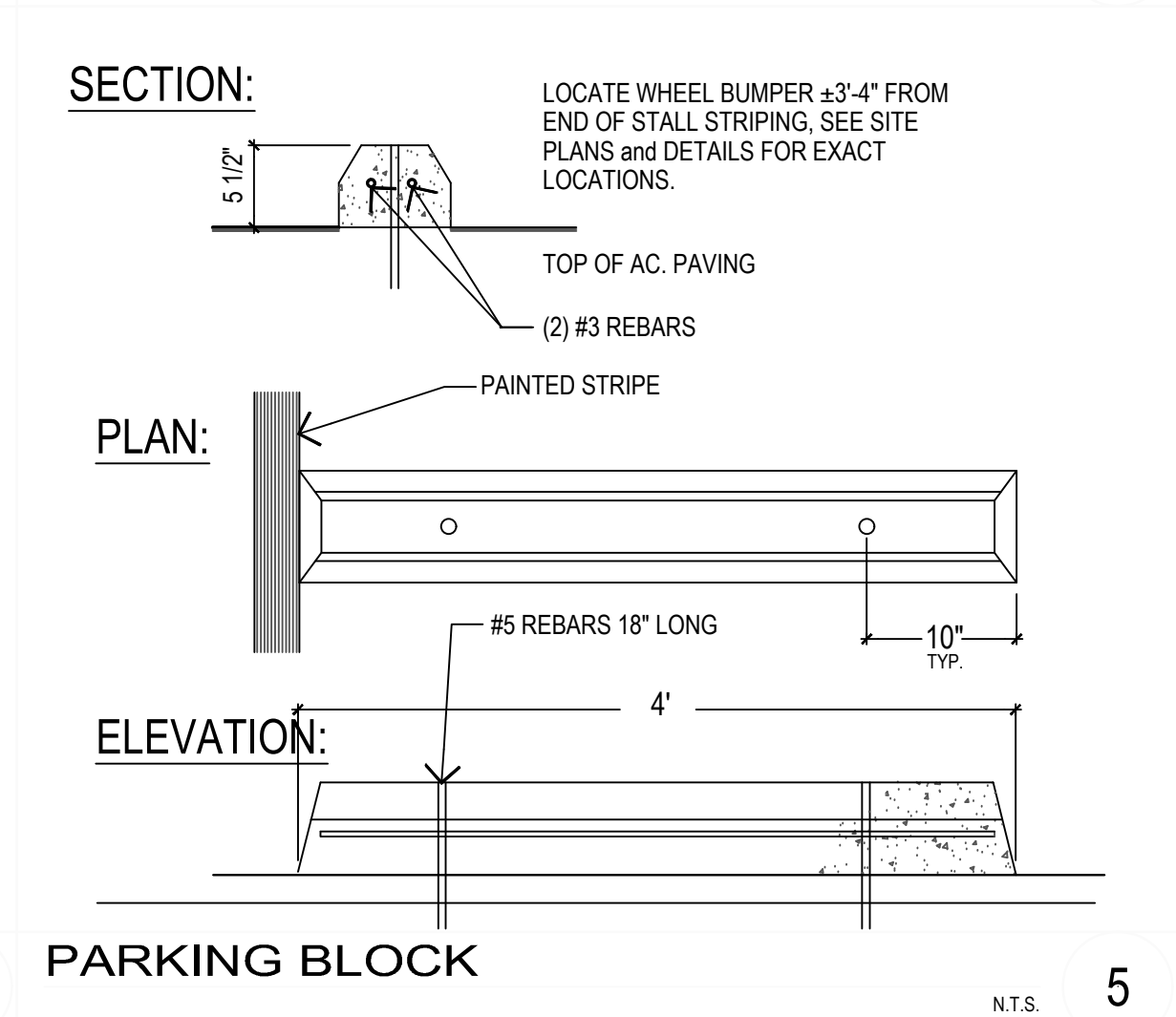
ACCESSIBLE SYMBOL AT STALL N.T.S. 2



TRUNCATED DOMES N.T.S. 3

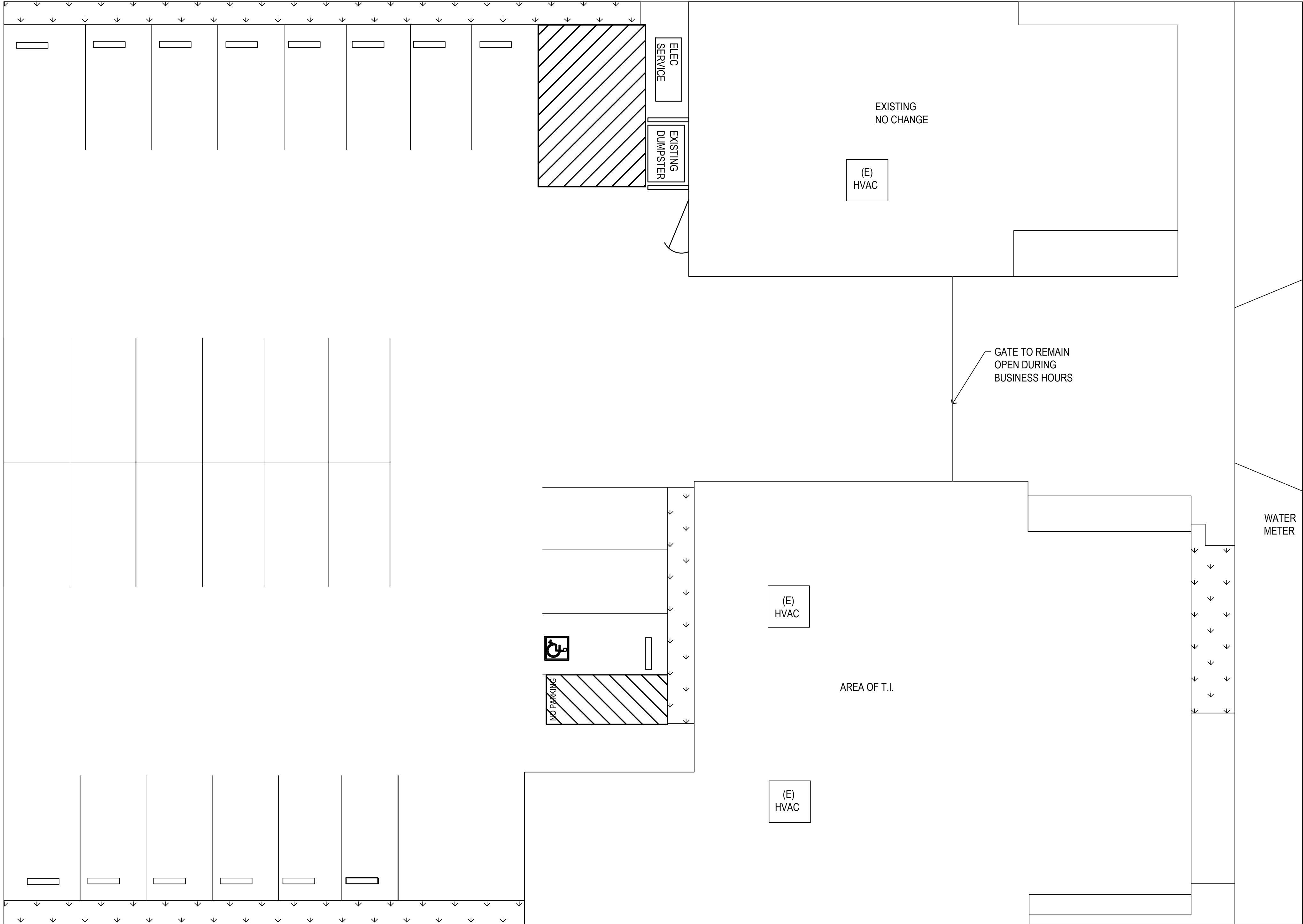


ACCESSIBLE PARKING SIGN N.T.S. 4



PARKING BLOCK N.T.S. 5

N. SHATTUCK PL.



N. TUSTIN ST.



ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92609
LIC. B - 669244
562-989-3350

ALL RIGHTS RESERVED

-IMPORTANT NOTE-
The ideas/designs included herein are the sole property of All County Construction, and protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. **Use by any other contractor requires a full release of liability prior to permit issuance. Discrepancies must be brought to the attention of designer prior to construction.**
ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY

SHEET
EXISTING

SP2

DOOR SCHEDULE															
DOOR								FRAME		HARDWARE					COMMENTS
DOOR NUMBER	WIDTH	HEIGHT	THICK-NESS	MATERIAL	CORE	FIRE RATING	FINISH	MATERIAL	BRAND	PIVOT HINGE	KEYED	SELF CLOSER	"L" LEVER HANDLE	SWEEP	
1	6'-0"	6'-8"	1-3/4"	GLASS	GLASS	NO	ANOD.	AL.	N/A	YES	YES	YES	NO	NO	NEW STOREFRONT TEMPERED
2	3'-0"	6'-8"	1-3/4"	STEEL	SOLID	20 MIN.	PAINT	STEEL	N/A	NO	YES	YES	YES	YES	EXISTING STEEL UTILITY
3	3'-0"	6'-8"	1-3/4"	GLASS	GLASS	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	SINGLE LT. FRENCH WITH TEMPERED GLASS
4	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	
5	3'-0"	6'-8"	1-3/4"	HDBD		NO	PAINT	STEEL	TIMELY	NO	NO	NO	NO	NO	BANG DOOR
6	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	PEEKABOO WINDOW
7	3'-0"	6'-8"	-	-	-	-	-	STEEL	TIMELY	-	-	-	-	-	BLANK DOOR FRAME ONLY. NO DOOR
8	3'-0"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	STEEL FRAME WITH PEEKABOO WINDOW
9	3'-6"	6'-8"	1-3/4"	HDBD	SOLID	NO	PAINT	STEEL	TIMELY	NO	NO	NO	YES	NO	

1. ACCESSIBLE SIGNAGE SHALL BE PROVIDED AT ALL NEW TOILET FACILITIES AND EXITS. SEE SIGNAGE SCHEDULE. SIGNS TO HAVE RAISED LETTERS PLUS BRAILLE, AND ARE TO BE INSTALLED 48" MIN. TO 60" MAX. AFF, ADJACENT TO LATCH SIDE OF DOOR.

1. ALL NEW DOORS SHALL COMPLY WITH CBC 2022.
2. DOOR HARDWARE SHALL BE LEVER OR PUSH TYPE, MOUNTED 34" TO 48" ABOVE THE FLOOR. ALL DOORS TO ACCESSIBLE SPACES SHALL BE 34" WIDE MIN.
3. MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS FOR EXTERIOR DOORS AND 5 POUNDS FOR INTERIOR DOORS. SUCH PUSH OR PULL EFFORT SHALL BE APPLIED AT RIGHT ANGLES TO HINGER DOORS. AT REQUIRED FIRE DOORS, MAX. OPERATING FORCE SHALL BE 30 LBS. MAX.
4. PER CBC 11B, IF THE DOOR IS NOT A CUMULATIVE LOAD, THERE SHALL BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR OR LANDING SHALL BE NOT MORE THAN 1/2" LOWER THAN THE THRESHOLD OR THE DOORWAY.
5. THE LOWER 18" OF ALL DOORS SHALL BE SMOOTH AND UNINTERRUPTED TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR. ALL DOORS WITHOUT CURBS, TRAPS OR HAZARDOUS CONDITION. NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.

A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE ON OR ADJACENT TO THE DOOR STATING:
THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED.

THE SIGN SHALL BE IN LETTERS 1" HIGH (25 MM) HIGH ON A CONTRASTING BACKGROUND

6. NEW INTERIOR DOORS AT ALL AREAS TO BE 1-1/2" SOLID CORE WOOD DOOR WITH FINISHES PER SCHEDULE, PROVIDE FRAMES
THAT MEET FINISHES PER SCHEDULE (CONFORM WITH THE SITE SUPERINTENDENT PRIOR TO ORDERING).

7. ALL GLASS & SLIDING GLASS DOOR HARDWARE TO BE HAFEL OR EQUAL (AS APPLICABLE) TO PROTECT FROM DAMAGE.

8. MOUNT HARDWARE UNITS AT HEIGHTS INDICATED IN WOODWARD STANDARD 1.5.1XXX HARDWARE LOCATIONS FOR FLUSH, ETC., WOOD
DOORS*, EXCEPT AS REQUIRED FOR ACCESSIBILITY UNDER TITLE 24.

9. PROVIDE ALL CYLINDER TYPE LEVER HARDWARE WITH BRUSHED FINISH FOR ALL HARDWARE. HINGES TO BE 4-1/2" X 1-1/2" HINGE
LOCKS SHALL BE AS REQUIRED FOR ACCESSIBILITY UNDER TITLE 24.

10. INSTALL PERKO #254A OR EQUAL ADA TITLE 24 APPROVED ALUMINUM TRANSITION STRIPS @ DOORWAYS BETWEEN FLOORING
DIFFERENT TYPES, AND AS REQUIRED.

11. PROVIDE DOOR SEALS AS NOTED ON DOOR SCHEDULE *

12. EXIT ACCESS DOORS TO HAVE LEVER HARDWARE, WHICH RETRACTS BOTH LOCKS IN A SINGLE OPERATION.

13. DOOR SIGNS TO BE 3/8" POLYCARBONATE W/ MECHANICAL ATTACHMENT. PROVIDE CONTRASTING COLORS AND VERIFY SIGN
COLORS WITH OWNER

1. 3 NEW UNISEX RESTROOMS WILL BE PROVIDED IN THE SUITE:
2. WATER-CLOSET / FAUCET CONTROLS SHALL BE OPERABLE WITH ONE HAND AND DO NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
3. LAVATORIES SHALL COMPLY WITH THE FOLLOWING:
 - a. A MINIMUM OF 30" x 48" CLEAR SPACE IS PROVIDED IN FRONT OF THE LAVATORY.
 - b. THE CLEAR SPACE BENEATH LAVATORIES IS A MINIMUM OF 29" HIGH x 30" WIDE x 8" DEEP AT THE TOP AND 9" HIGH x 30" WIDE x 17" DEEP AT THE BOTTOM. THE MAXIMUM HEIGHT OF THE BASIN / COUNTER TOP IS 34" HEIGHT MAX.
 - c. ALL HOT WATER AND DRAIN PIPES UNDER THE LAVATORY ARE INSULATED.
 - d. FAUCET CONTROLS HAVE AN OPERATING FORCE OF NOT GREATER THAN 5 POUNDS.
 - e. FLOORS ARE TO BE SLIP-RESISTANT.
4. GRAB BARS SHALL BE PROVIDED. FASTENERS AND MOUNTING SUPPORT MUST BE ABLE TO WITHSTAND 250 POUNDS POINT LOAD BEARING SHEAR AND TORSION.
5. THE ENTRY TO EACH UNISEX RESTROOM SHALL BE IDENTIFIED BY A 12" X 14" THICK SIGN WITH ETCHED UNISEX SYMBOL: 12" DIAMETER CIRCULAR ARROW WITH EQUILATERAL TRIANGLE & VERTX POINTING UP.

1. ALL METAL STUDS SHALL BE 25 GA AT 24" ON CENTER FULL HEIGHT TO 40" ABOVE EXISTING GYP. BD. CEILING SOFFIT, AND BRACED ABOVE WITH DIAGONAL STEEL STUDS AT 48" ON CENTER, STRAGGER EACH SIDE.
2. PROVIDE FRAMING COMPONENTS COMPLYING WITH ASTM F45/ASTM C840. ALL METAL COMPONENTS TO HAVE G-40 HOT DIP GALVANIZED COATING PER ASTM A 525. ALL METAL FASTENERS TO BE CORROSION RESISTANT.
3. PROVIDE 5/8" X 3/4" TYPE X GYP BOARD TO EACH SIDE OF ALL NEW STUD WALLS PER ASTM C 360. PROVIDE WATER RESISTANT GYPSUM BOARD AT ALL PLUMBING WALLS. ENSURE ALL JOINTS ARE FIREPAIRED AND SMOOTH. FINISH WITH AN ORANGE-PEEL TEXTURE. VERIFY WITH SITE SUPERINTENDENT.
4. PROVIDE **SQUARE** CORNER BEAD AT ALL VERTICAL GYP. BD. CORNERS AND **SQUARE** CORNER BEAD AT ALL HORIZONTAL EDGES.
5. PAINTING AND DRYWALL SUB-CONTRACTORS TO ENSURE ALL FINISHES ARE SMOOTH AND WASHABLE. INTERIOR FINISHES (INCLUDING CARPET AND VINYL COMPOSITION TILE) TO CONFORM TO CHAPTER 8 OF THE CBC CLASS 1; FLAME SPREAD INDEX 200 MAX; SMOKE DEVELOP RATING 450 MAX. ALL DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME RETARDANT CONDITION.
6. COORDINATE CARPET LAYOUT WITH COMMERCIAL CARPET IN ROOMS IDENTIFIED. ENSURE COMPLIANCE WITH CR 104, SECTION 9.02E DOWNS. (SEE FINISH SCHEDULE)
7. FLOORING CONTRACTOR SHALL PREPARE ALL SUBSTRATES, INCLUDING CEMENTITIOUS FEATHERING/FLOATING, AS REQUIRED, INCLUDING ALL TRENCH PATCH AREAS, ROUGH & UNEVEN, ETC. SLABS (SEE SCOPE OF WORK)
8. NEW FLOORING SHALL BE INSTALLED IN ROOMS NOTED. ALL JOINTS TO BE SEALED PER MANUFACTURER'S INSTRUCTIONS. COLOR TO BE CONFIRMED BY OWNER PRIOR TO INSTALLATION. (SEE FINISH SCHEDULE (AS APPLICABLE)). PROVIDE APPROVED SEALER TO CONCRETE FLOOR SLAB AREAS WHERE NEW, PATCHED OR EXHIBITING EVIDENCE OF MOISTURE OFF-GASING OR DISCOLORATION.
9. REFER TO INTERIOR MATERIALS AND FINISHES LIST. CONFIRM ALL TILE, PLASTIC LAMINATE, WALL AND FLOORING SELECTIONS WITH OWNER PRIOR TO ORDERING.

Spaces frequented only by service personnel for maintenance, repair or occasional monitoring of equipment shall not be required to comply with these requirements or to be on an accessible route. Machinery spaces include, but are not limited to, elevator pits or elevator penthouses; mechanical, electrical or communications equipment rooms; piping or equipment catwalks; water or sewage treatment pump rooms and stations; electric substations and transformer vaults; and highway and tunnel utility facilities.

All or any portion of a space used only by employees and only for work. Corridors, toilet rooms, kitchenettes and break rooms are not employee work areas.

Employee workstations shall be on an accessible route complying with Division 4. Spaces and elements within employee workstations shall only be required to comply with Sections 11B-207.1, 11B-215.3, 11B-302, 11B-303, and 11B-404.2.3. Common use circulation paths within employee workstations shall comply with Section 11B-206.2.8

All countertops shall be 28-34" a.f.f. except "Employee Work Areas" as described above.

Except as provided in Sections 11B-403.5.2 and 11B-403.5.3, the clear width of walking surfaces shall be 36 inches (914 mm) minimum.

Exceptions:

1. The clear width shall be permitted to be reduced to 32 inches (813 mm) minimum for a length of 24 inches (610 mm) maximum provided that reduced width segments are separated by segments that are 48 inches (1219 mm) long minimum and 36 inches (914 mm) wide minimum.

2. The clear width for walking surfaces in corridors serving an occupant load of 10 or more shall be 44 inches (1118 mm) minimum.
3. The clear width for sidewalks and walks shall be 48 inches (1219 mm) minimum. When, because of right-of-way restrictions, natural barriers or other existing conditions, the enforcing agency determines that compliance with the 48-inch (1219 mm) clear sidewalk width would create an unreasonable hardship, the clear width may be reduced to 36 inches (914 mm).
4. The clear width for aisles shall be 36 inches (914 mm) minimum if serving elements on only one side, and 44 inches (1118 mm) minimum if serving elements on both sides.
5. The clear width for accessible routes to accessible toilet compartments shall be 44 inches (1118 mm) except for door-opening widths and door swings.

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.

Class A = Flame spread index 0-25; smoke-developed index 0-450.

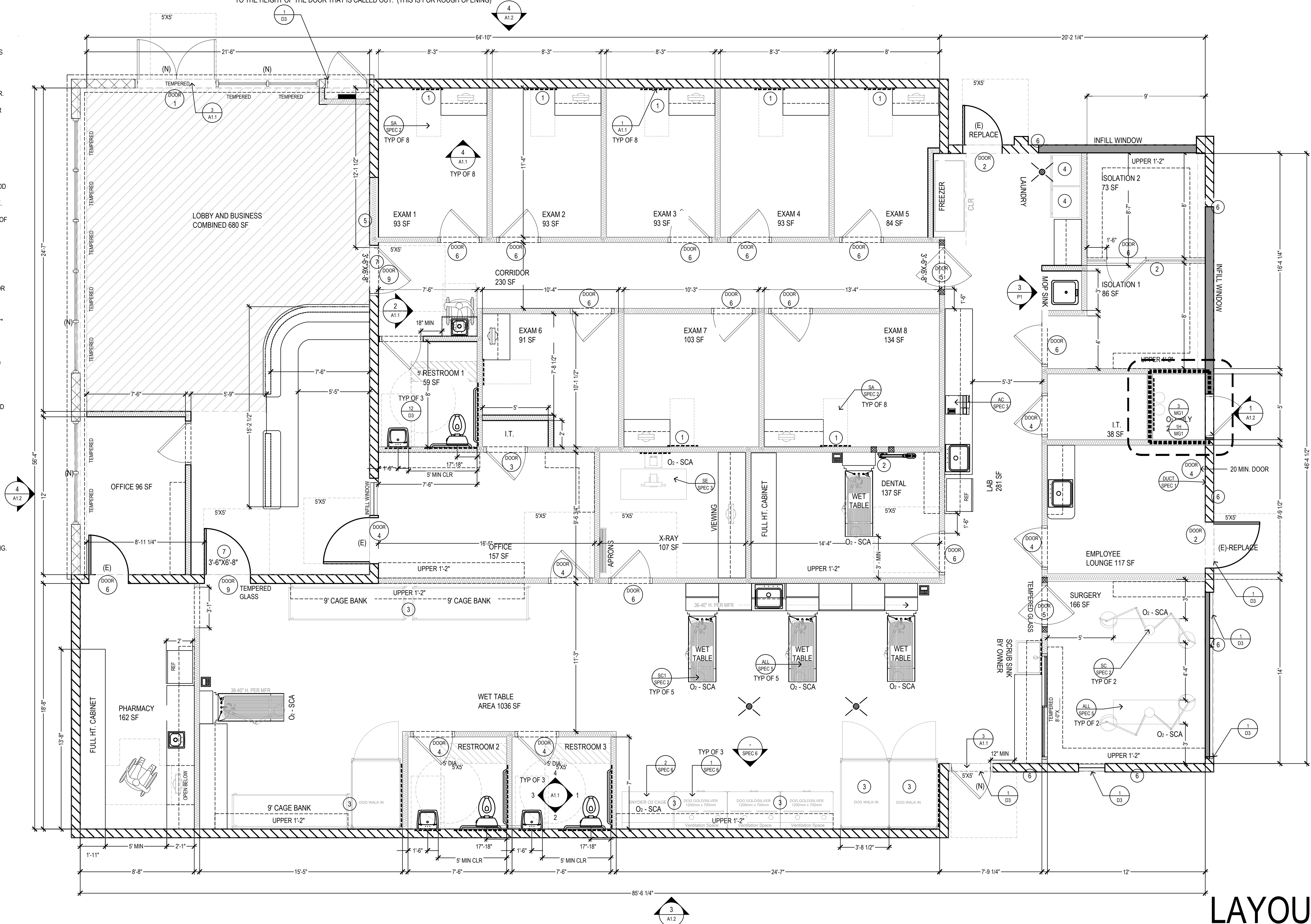
Class B = Flame spread index 26-75; smoke-developed index 0-450.

Class C = Flame spread index 76-200; smoke-developed index 0-450.

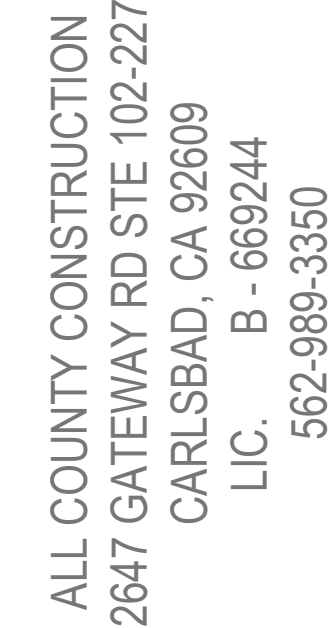
CLASSIFICATIONS IN CBC T - 803.11
SUSPENDED CEILINGS SHALL BE INSTALLED PER BU-011. SUSPENDED CEILING
AND LIGHTING SYSTEM SHALL BE LIMITED TO 6 FT. BELOW THE STRUCTURAL
DECK UNLESS THE LATERAL BRACING IS DESIGNED BY A LICENSED ENGINEER OF
ARCHITECT. (CBC 808)
GRAB BAR, SHOWER SEATS AND DRESSING BENCH SEAT SYSTEMS SHALL BE
DESIGNED TO RESIST A SINGLE CONCENTRATED LOAD OF 250 LBS APPLIED IN
ANY DIRECTION AT ANY POINT ON THE GRAB BAR OR SEAT AS TO PRODUCE THE
MAXIMUM LOAD EFFECT. (CBC 1607.8.2, ASCE 4.5.2)

HOLLOW METAL FRAMES FOR BANG DOORS (DOUBLE SWING DOOR) TO THE WIDTH OF THE DOOR ADD 2 1/4" AND FOR THE HEIGHT OF THE DOOR CALLED ADD 4 1/4" (THIS IS FOR THE ROUGH OPENING)

POCKETS DOOR. - DOUBLE THE DOOR WIDTH THAT IS CALLED OUT AND ADD 2 1/4" AND ADD 4 1/4" TO THE HEIGHT OF THE DOOR THAT IS CALLED OUT. (THIS IS FOR ROUGH OPENING)



- ① FOLDING EXAM TABLE. PROVIDE BACKING. SPOTTED BY OWNER (SEE SA SPEC 2)
- ② WALL MOUNTED DENTAL X-RAY
- ③ CAGES AS INSTALLED BY SUPPLIER. SUPPLIER TO ADJUST CAGE LEGS. NO PLATFORM REQUIRED - SEE A1.1 REV1
- ④ STACKED WASHER/DRYER BY OWNER (2)
- ⑤ BOTTLE FILLER - 40" MAX TO OPERABLE PARTS SEE SPEC 1
- ⑥ REMOVE AND REPLACE STUCCO. SEAL WINDOWS AND DOORS PER 1/D3. SEE STUCCO NOTES QR/1
- ⑦ CUT CMU WALL TO INSTALL NEW DOOR AND FRAME. SEE STRUCTURAL DRAWINGS
- ⑧



-IMPORTANT NOTE-

The ideas/designs included herein are the sole property of All County Construction, and are to be protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. **Use by any other contractor requires a full release of liability prior to permit issuance.** Discrepancies must be brought to the attention of designer prior to construction.

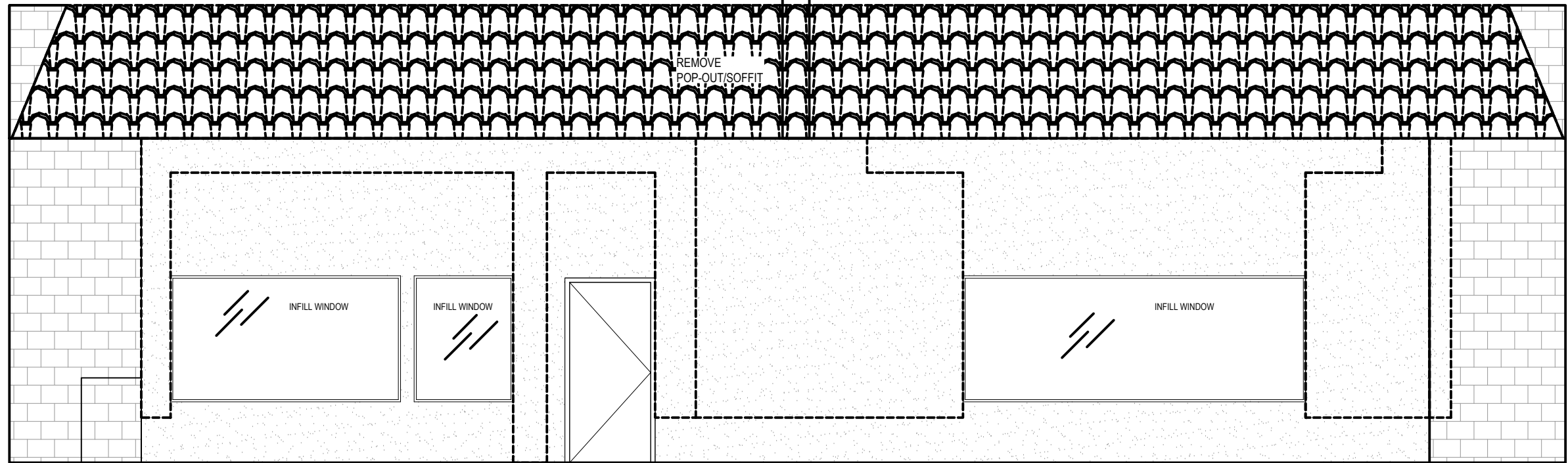
ALL DIMENSIONS SUB LEFT TO JOB SITE VERIFICATION

DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

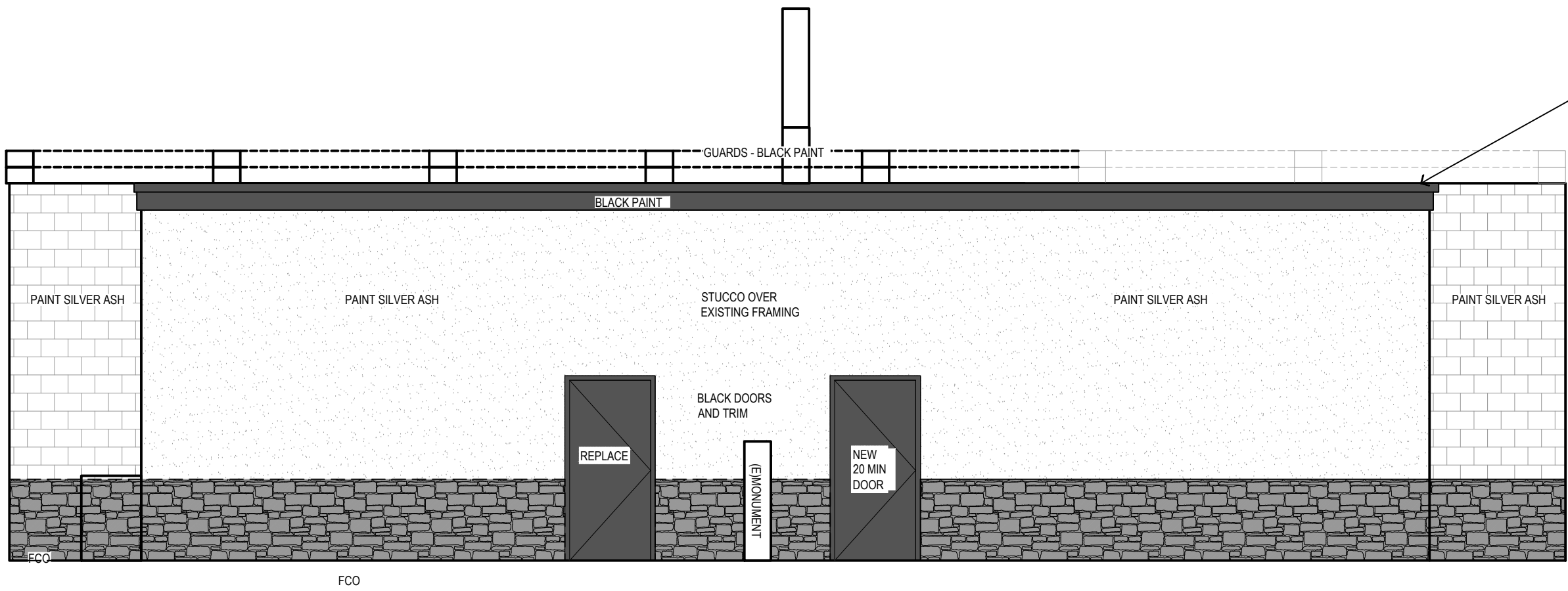
DATE	
SCALE	$1/4" = 1'$
DRAWN BY	
CHECKED BY	
SHEET	

LAYOUT

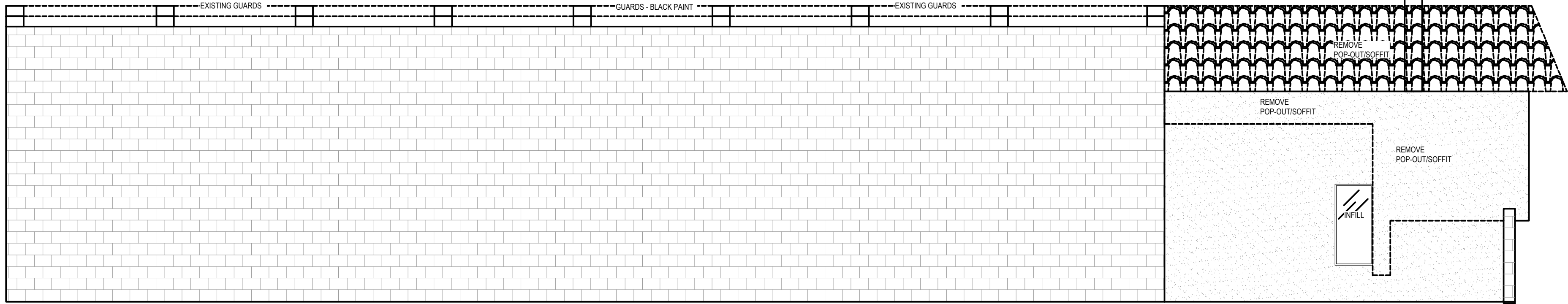
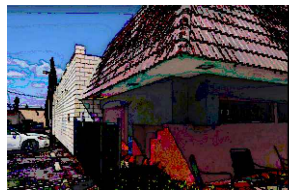
A1.0



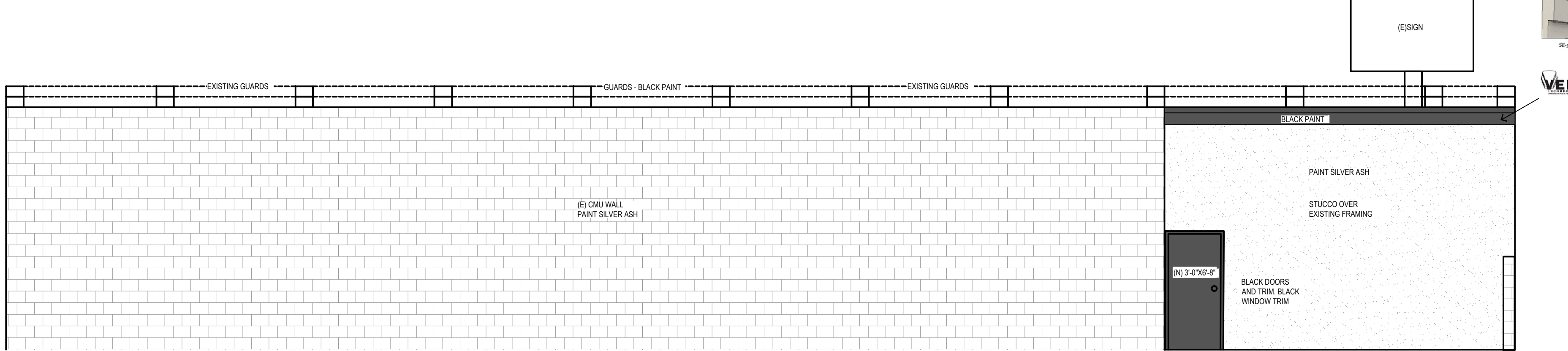
EAST WALL EXISTING - STREET SIDE



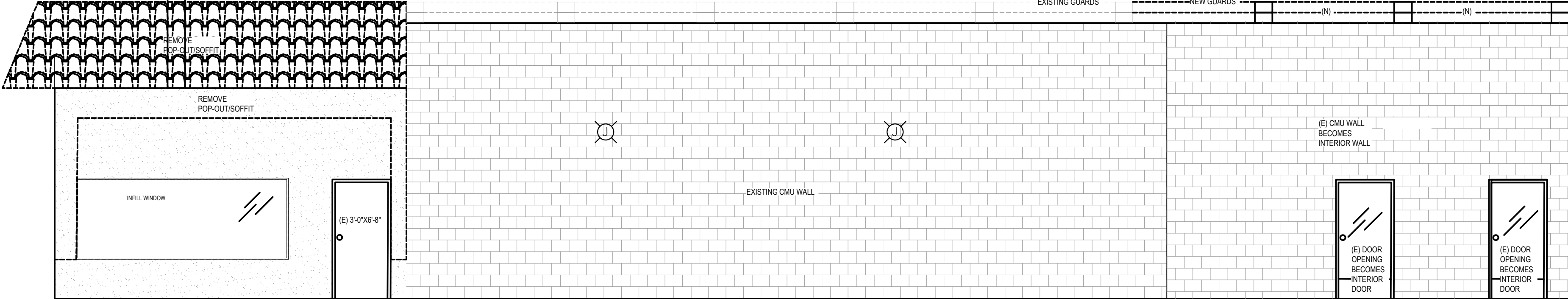
EAST WALL NEW - STREET SIDE



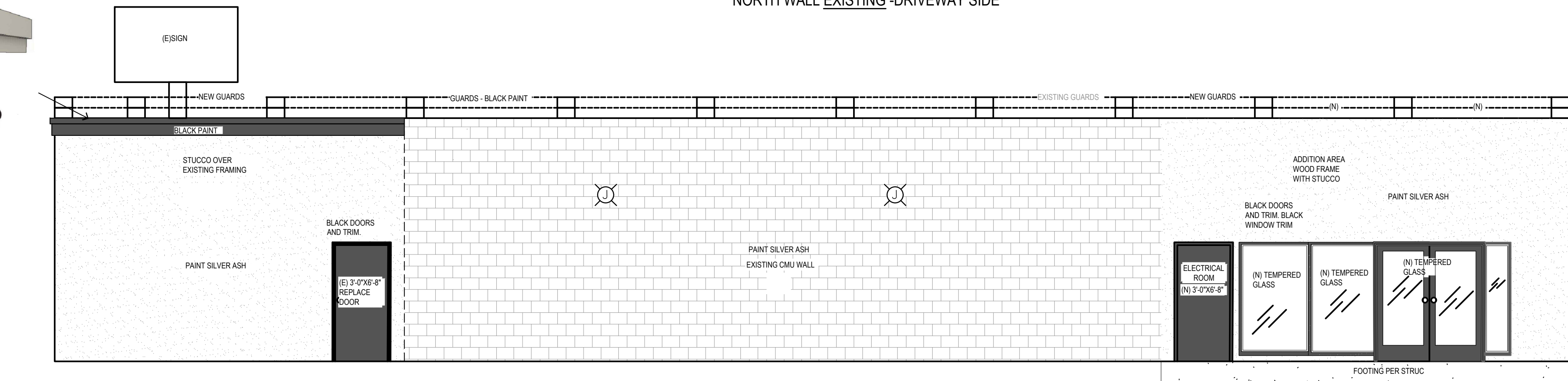
SOUTH WALL EXISTING - NEIGHBORING SIDE



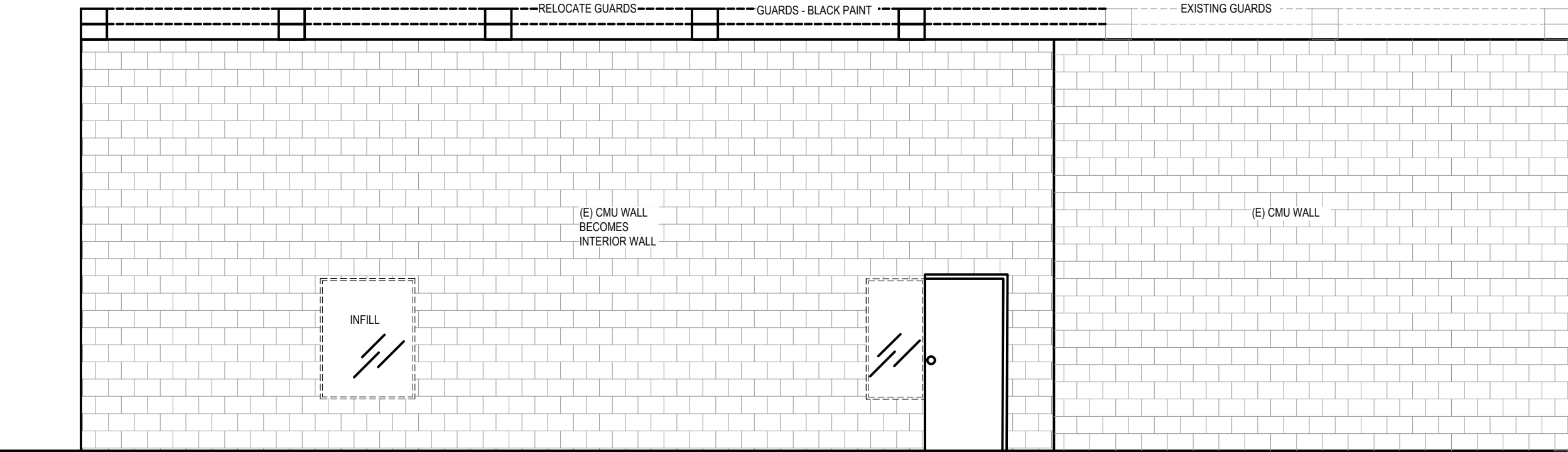
SOUTH WALL NEW - NEIGHBORING SIDE



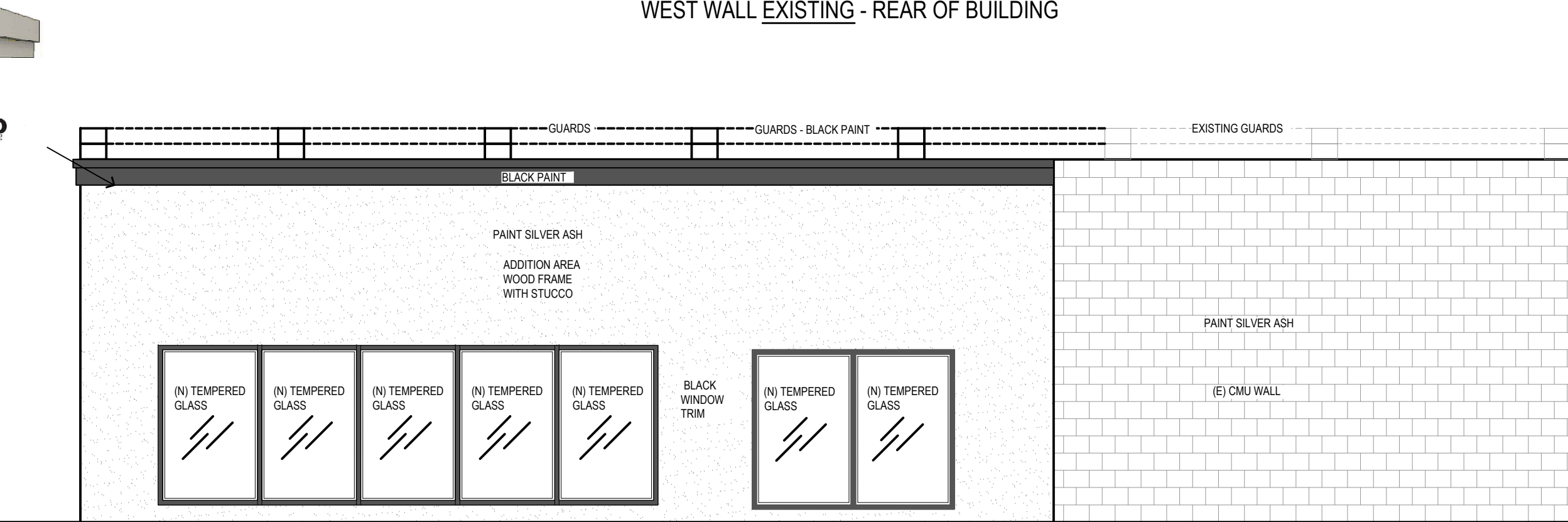
NORTH WALL EXISTING - DRIVEWAY SIDE



NORTH WALL NEW - DRIVEWAY SIDE



WEST WALL EXISTING - REAR OF BUILDING



WEST WALL NEW - REAR OF BUILDING



ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92009
LIC. B - 669244
562-989-3350

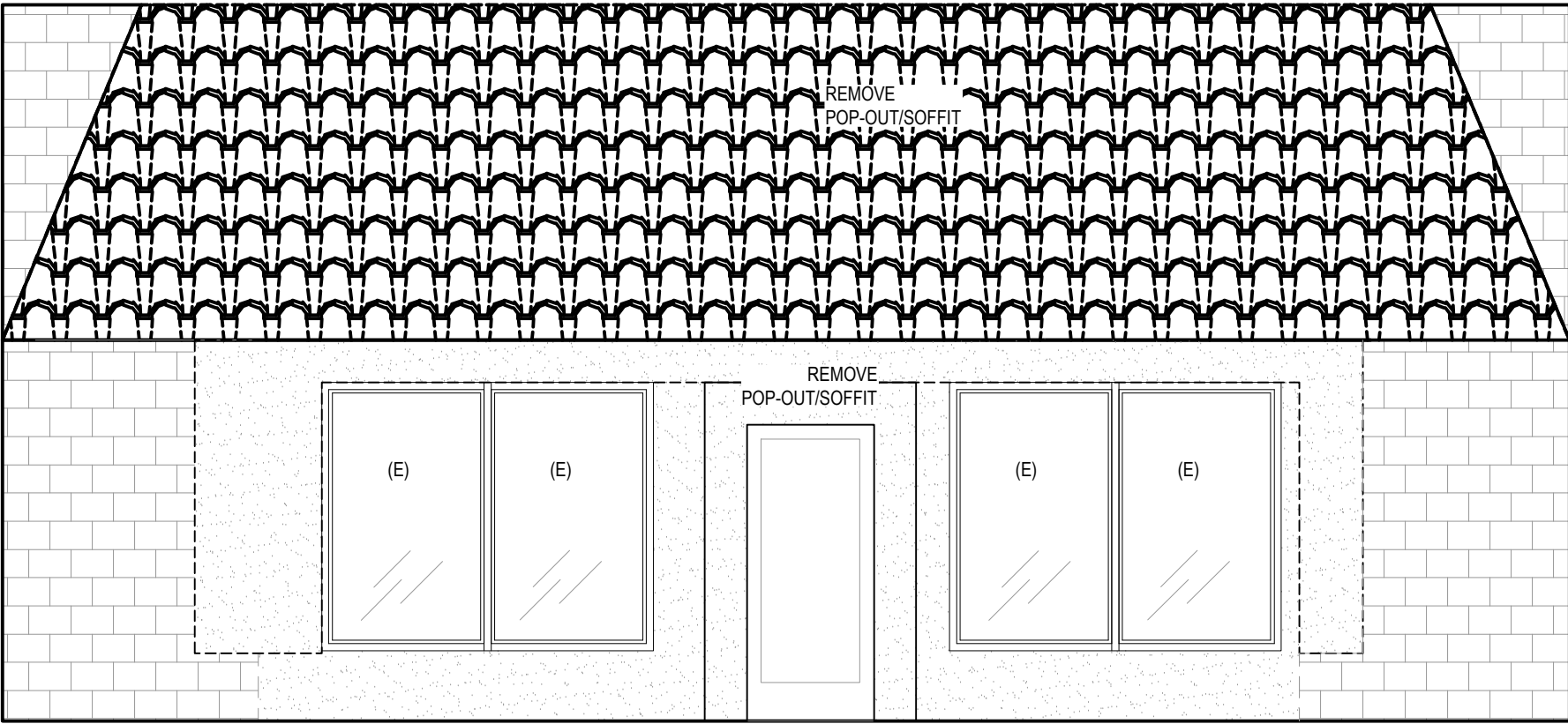
ALL RIGHTS RESERVED

IMPORTANT NOTE:
The ideas/designs included herein are the sole property of All County Construction, and protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. Use by any other contractor requires a full release of liability prior to permit issuance. Discrepancies must be brought to the attention of designer prior to construction. ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

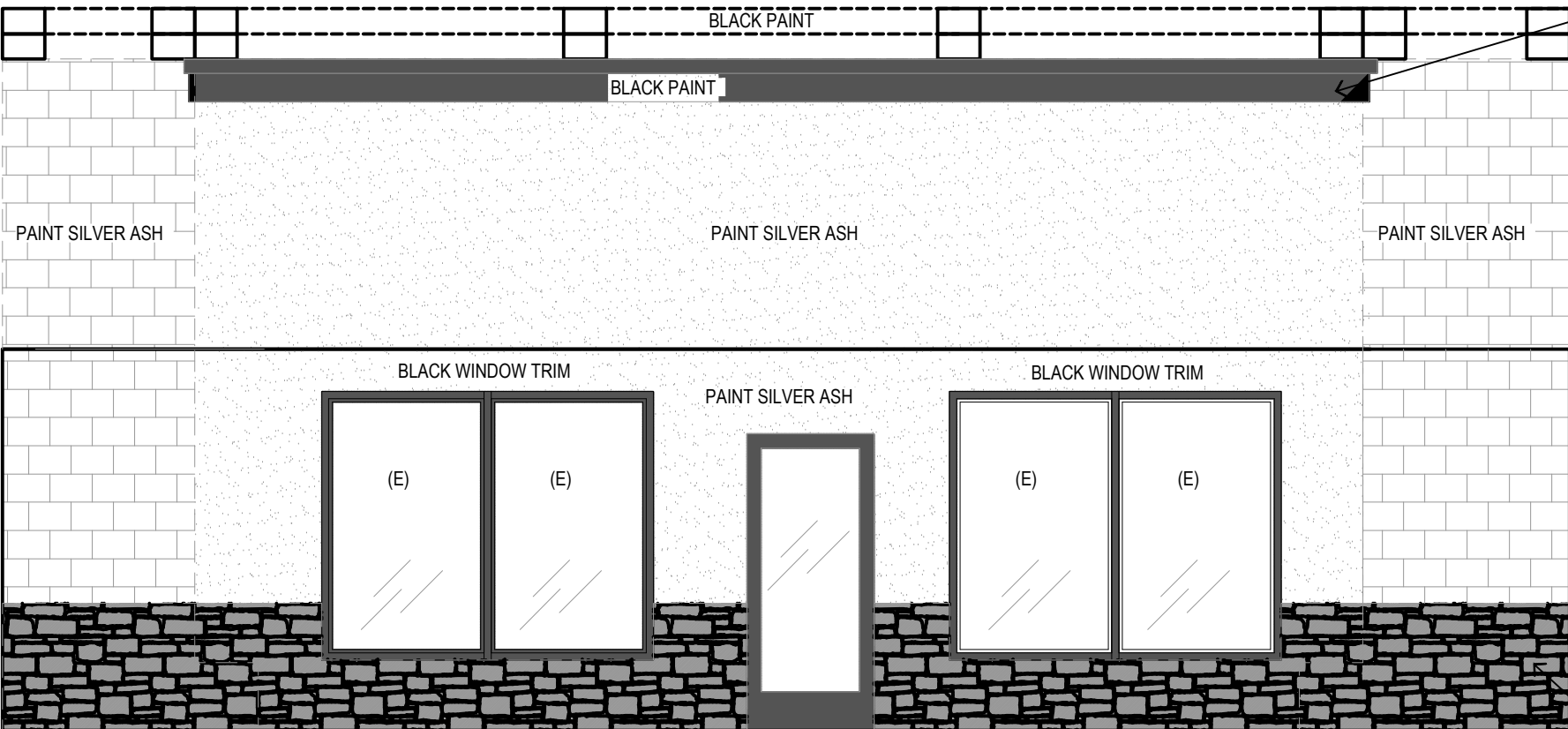
DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92667

DATE
SCALE 1/4" = 1'
DRAWN BY
CHECKED BY
SHEET

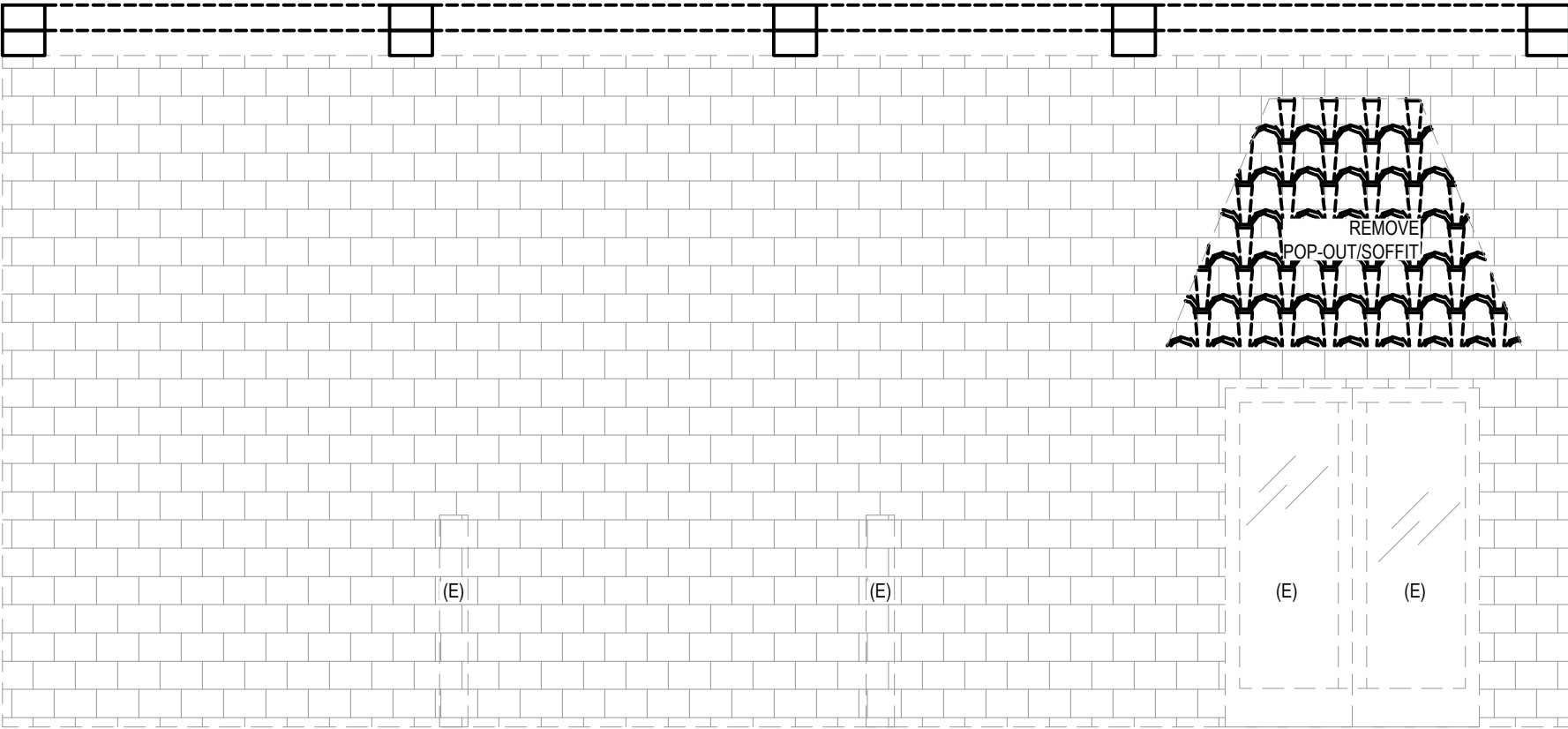
A1.2



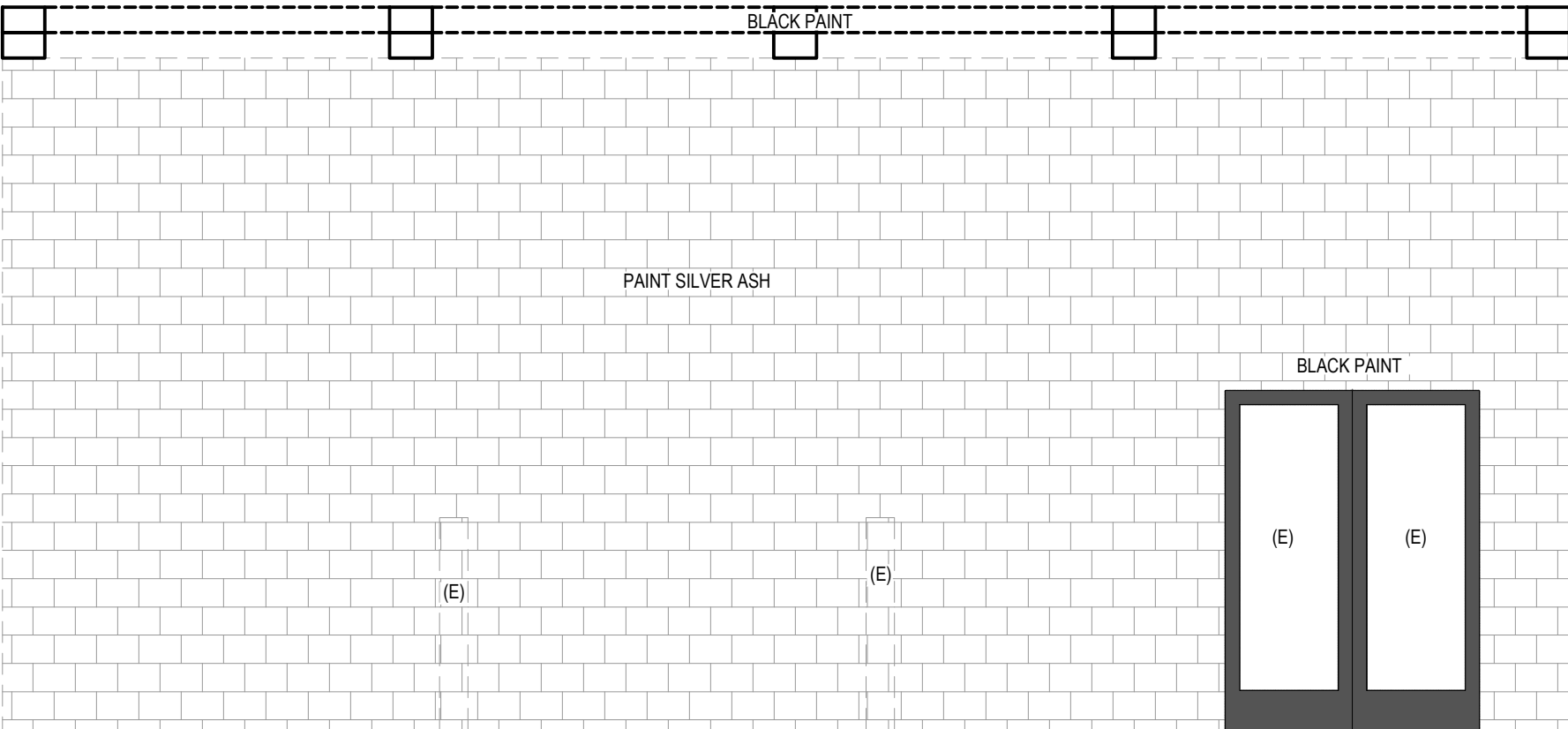
EAST WALL EXISTING - STREET SIDE



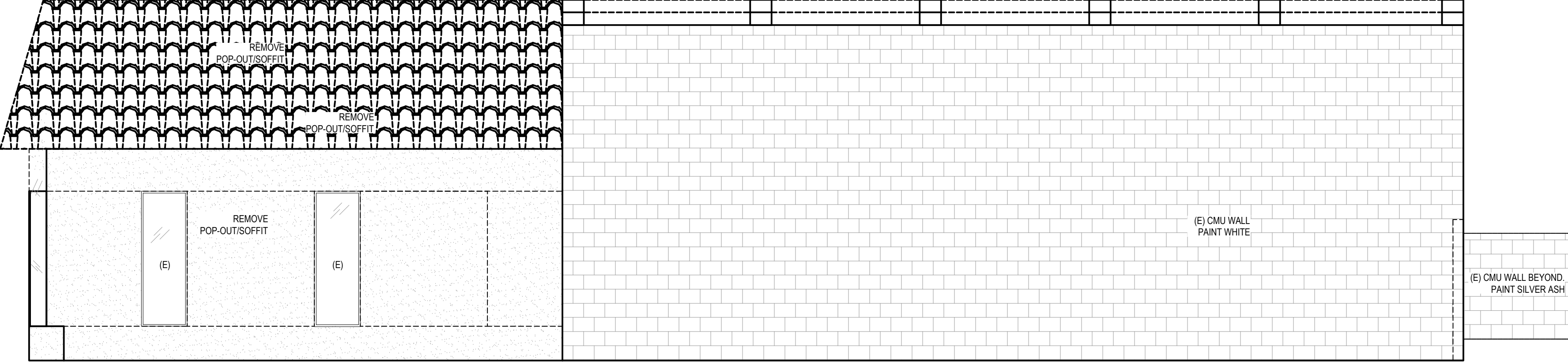
EAST WALL NEW - STREET SIDE



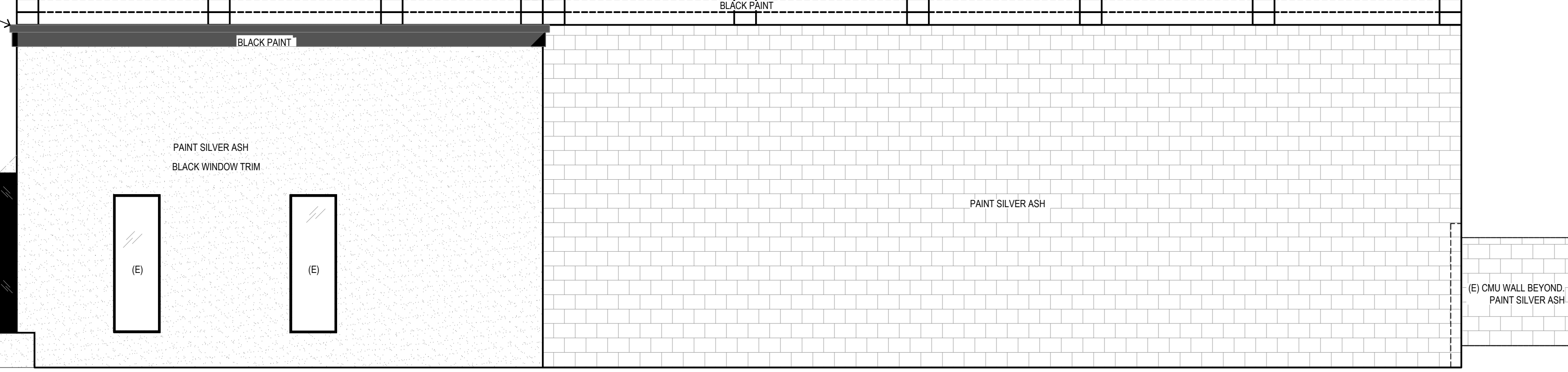
WEST WALL EXISTING - REAR OF BUILDING



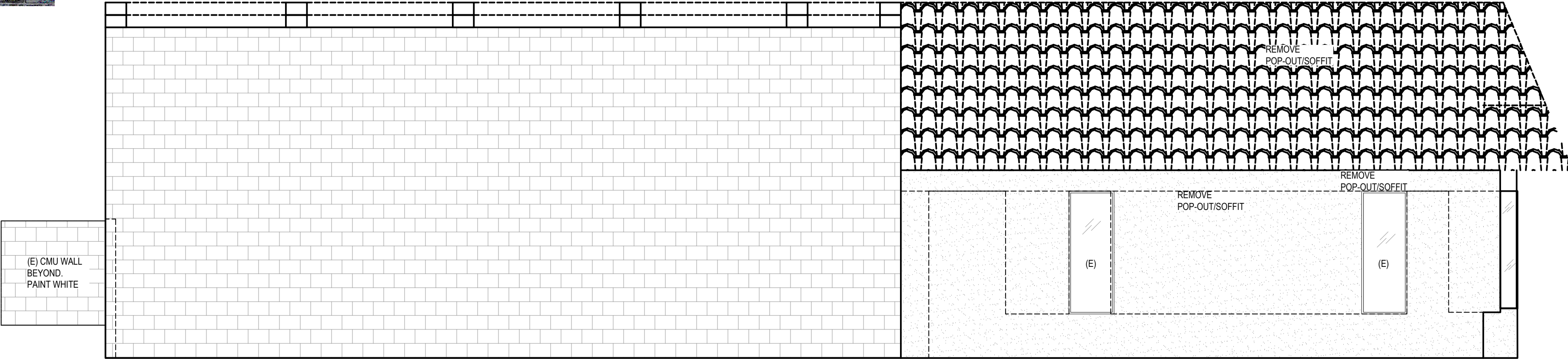
WEST WALL NEW - REAR OF BUILDING



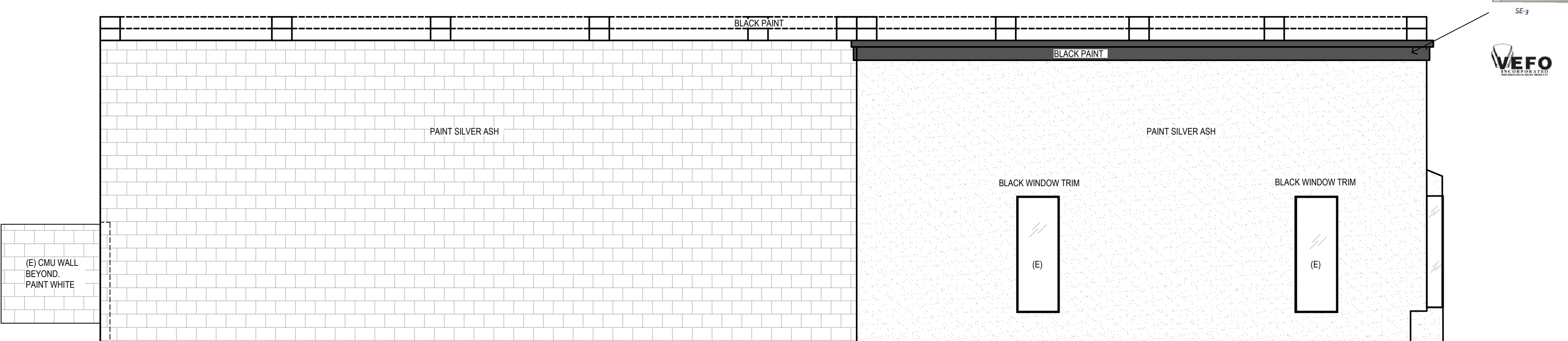
SOUTH WALL EXISTING - DRIVEWAY SIDE



SOUTH WALL NEW - DRIVEWAY SIDE



NORTH WALL EXISTING - NEIGHBORING SIDE



NORTH WALL NEW - NEIGHBORING SIDE

SPORTING GOODS ELEVATIONS



ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92609
L.C. B - 669244
562-989-3350

ALL RIGHTS RESERVED

IMPORTANT NOTE:
The ideas/designs included herein are the sole property of All County Construction, and protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. Use by any other contractor requires a full release of liability prior to permit issuance. Discrepancies must be brought to the attention of designer prior to construction. ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92667

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY
SHEET

A1.3

1012 and 1016 N. Tustin Street
New façade design and appearance

Exterior wall material: standard stucco surface
Exterior wall color from roof line to stone footing edge: color - Silver Ash (GR-W11)
Manufacturer: Behr (Behr Ultra Exterior Semi-Gloss Enamel)



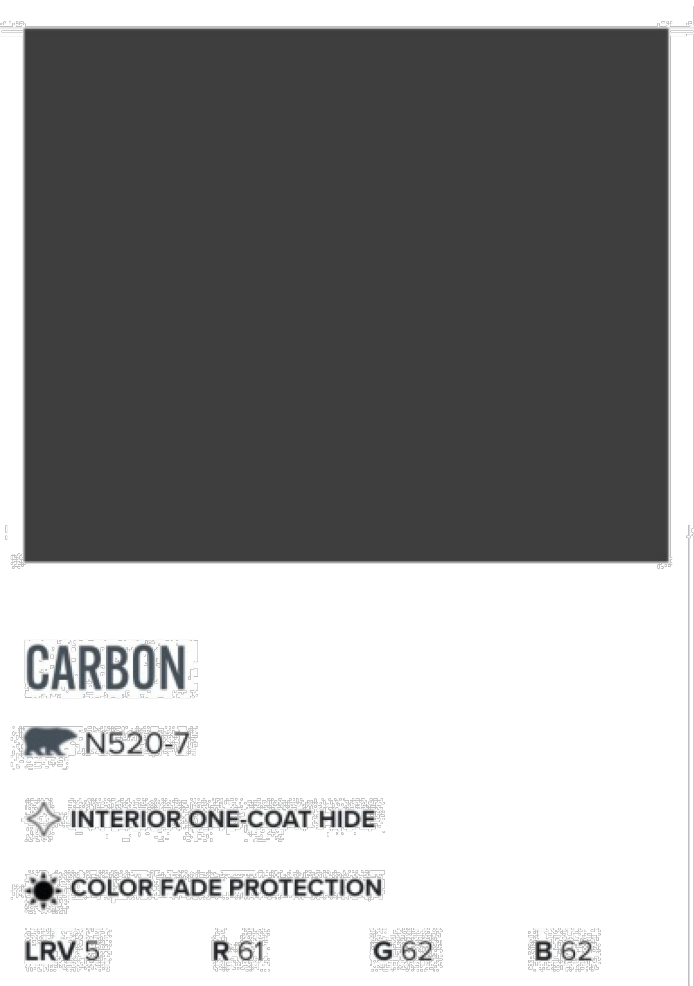
Silver Ash is within Behr’s white color family. It has a beautiful sage undertone reminiscent of snow on the grass or the shadow under a pine bough.



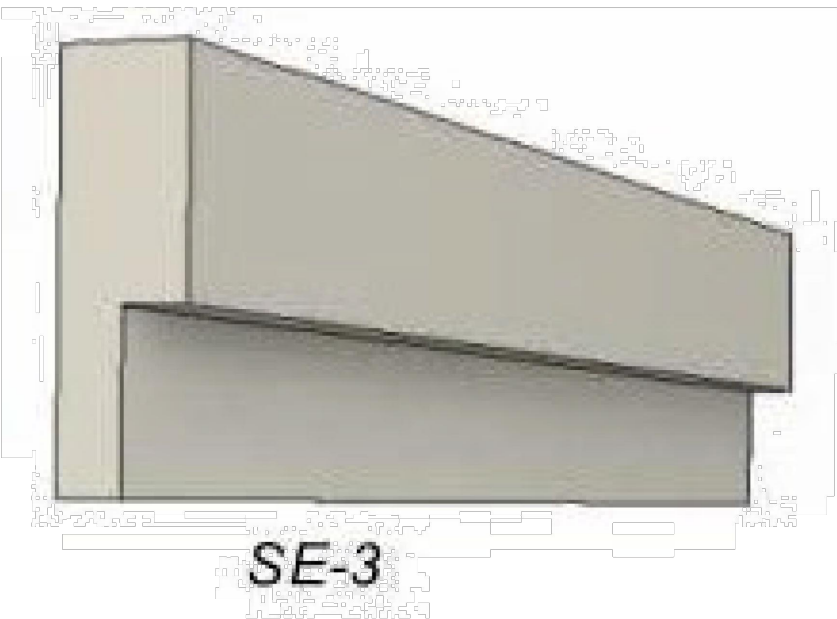
Stone footing extends from ground level to 3’: color - medium gray
Manufacturer: Pangaea Natural Stone (3 Course Ashlar Ash Sandstone)

3 course Ashlar is a natural stone that is the perfect blend of modern elegance and timeless charm. Its tumbled face and weathered edges offer a soft, refined look that seamlessly fits both classic and contemporary designs.

Roof line molding and door trimming paint: color: – Carbon (N520-7)
Manufacturer: Behr (Behr Ultra Exterior Semi-Gloss Enamel)



Carbon is within Behr’s Gray color family. A color of intense depth, Carbon is a luscious black that pulls strength and passion into focus.



Roof line molding along entire front façade.
Manufacturer: VEFO (Architectural Coated Foam Shapes)

EPS (expanded polystyrene) foam coated with fiberglass and limestone offers a robust solution for architectural applications. It combines the lightweight, insulating properties of EPS with the durability of a fiberglass mesh and as limestone plaster coating, ensuring both aesthetic appeal and structural integrity.



ALL COUNTY CONSTRUCTION
2647 GATEWAY RD STE 102-227
CARLSBAD, CA 92609
LIC. B - 669244
562-989-3350

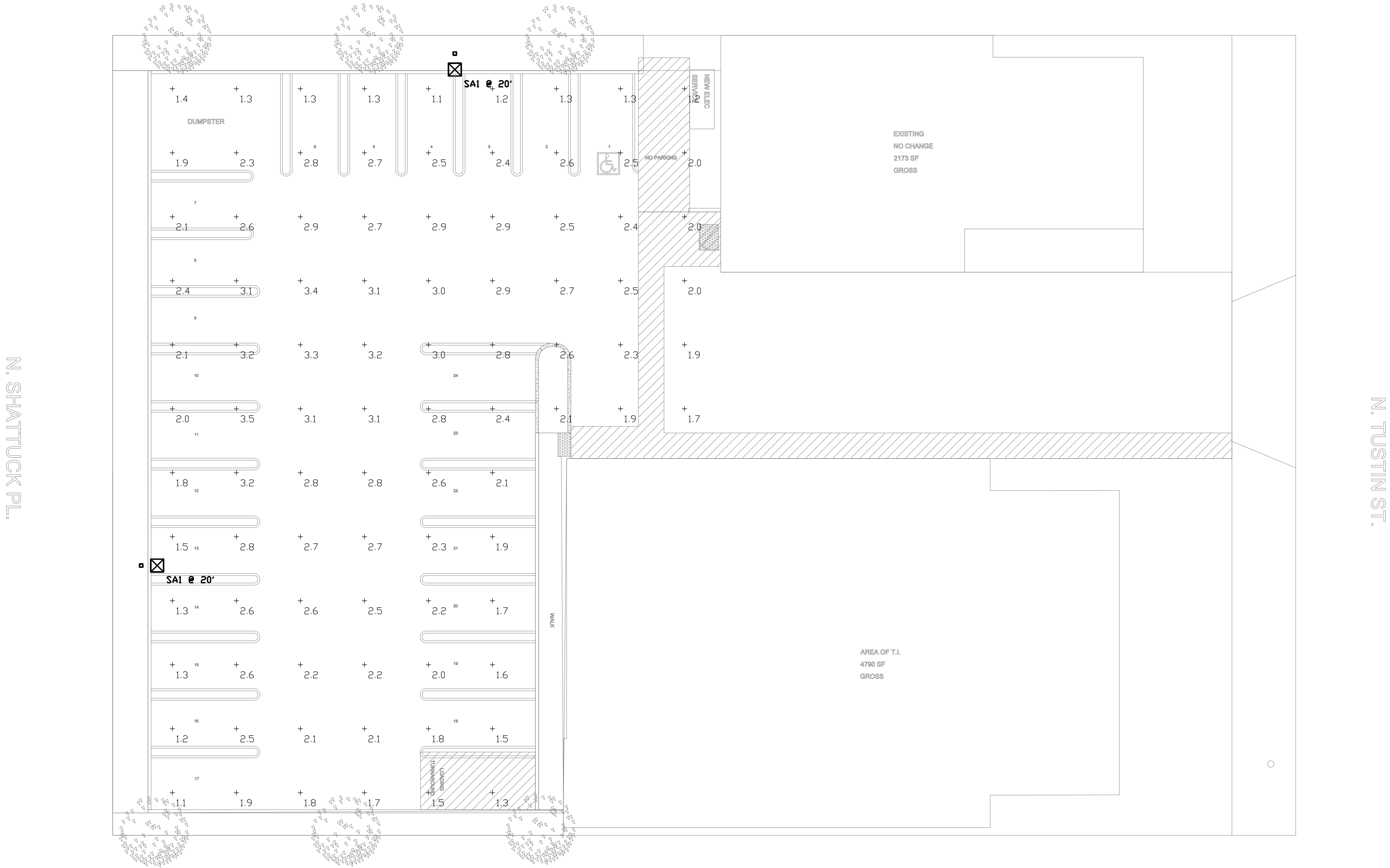
IMPORTANT NOTE:
The ideas/designs included herein are the sole property of All County Construction, and protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. Use by any other contractor requires a full release of liability prior to permit issuance. Discrepancies must be brought to the attention of designer prior to construction. ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

DR. DOMINIC
1012 N. TUSTIN ST.
ORANGE CA 92867

DATE
SCALE 1/4"= 1'
DRAWN BY
CHECKED BY
SHEET

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #5	+	2.3 fc	3.5 fc	1.1 fc	3.2:1	2.1:1

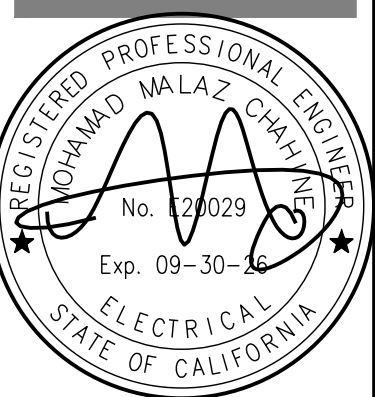
Schedule								
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF Wattage
☒	SA1	2	VLL-PLD-IV-FT-80LED-700mA-40K-HS MM511 POLE MT AT 20 FT AFG 17.5 FT POLE 2.5 FT BASE BUG RATING B1 U0 G0	CAST BLACK PAINTED FINNED METAL HOUSING. WITH MOTION SENSOR AND PHOTO-CELL	80 WHITE LIGHT EMITTING DIODES (LEDS), BASE UP.	80	225	0.9 173.5



SITE LIGHTING PHOTOMETRIC

SCALE
1"=10'-0"

1



ALL COUNTY CONSTRUCTION
PO Box 3428
Fullerton CA 92834
LIC. B - 669244 EXP 04/15
562-989-3350

ALL RIGHTS RESERVED
aim Consulting
1931 Newport Blvd, Suite C
Costa Mesa, CA 92627-2250
Tel: 949 515-4876 Fax: 949 515-4875

IMPORTANT NOTE:
The ideas/designs included herein are the sole property of All County Construction, and are protected under copyright. They may not be used or reproduced without express written consent of All County Construction and full payment of any associated design fees. This document has been prepared as an instrument of professional service. Use by any other party without the written consent of All County Construction is prohibited. Disagreements must be brought to the attention of the designer prior to construction.
ALL DIMENSIONS SUBJECT TO JOB SITE VERIFICATION.

Dr. Dominic
1012 Tustin st. Orange, CA 92867

DATE 08/26/2025
AJM JOB # 24-569
DRAWN BY AJE/MMC
CHECKED BY

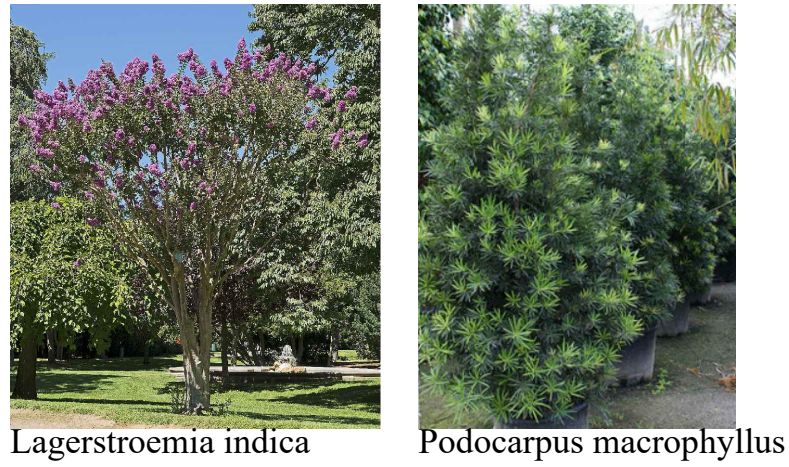
SHEET

E1.2

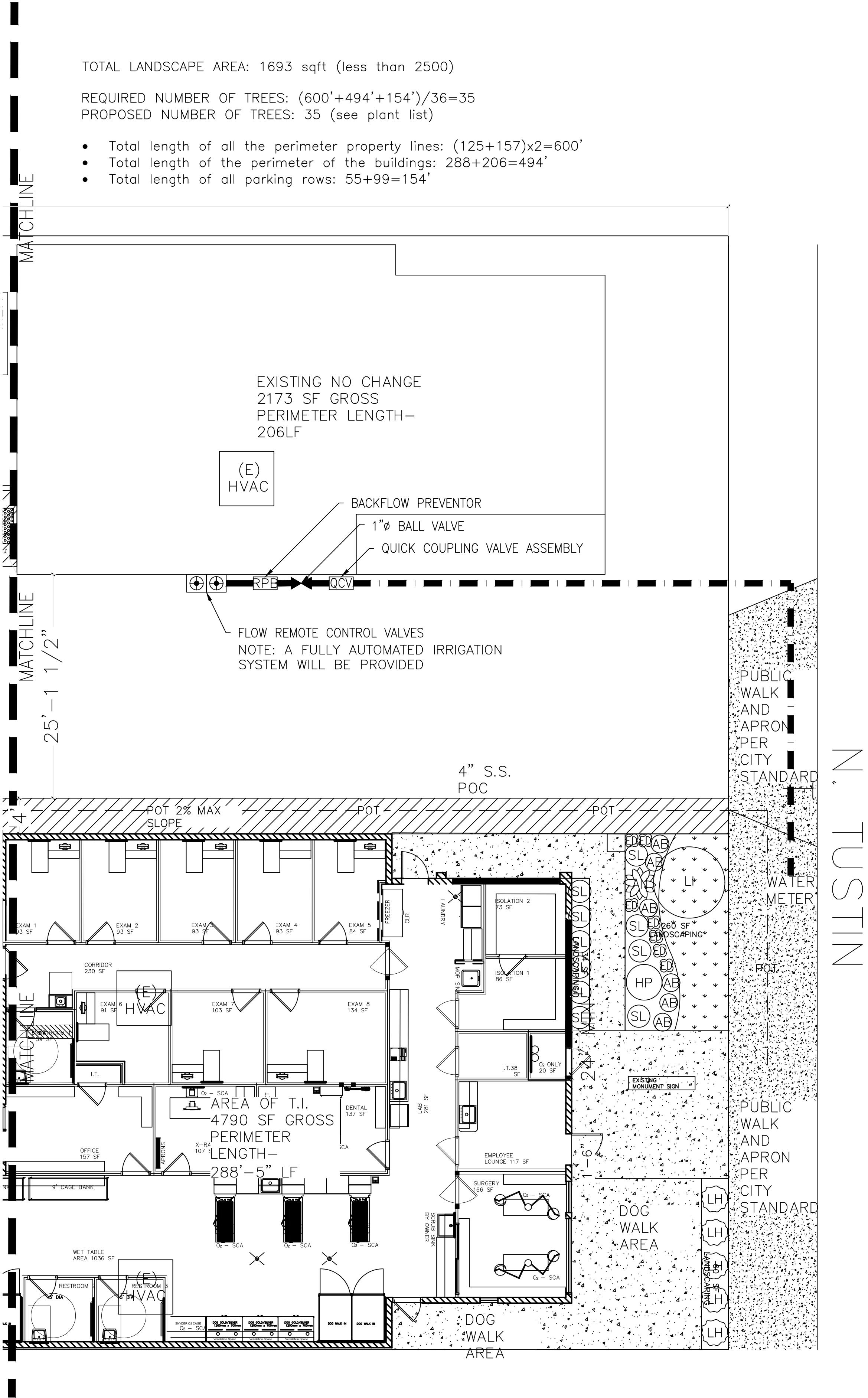
PLANT LIST						
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	WATER USAGE	PF
TREE						
LI	Lagerstroemia indica	Crape Myrtle	24"B	9	Moderate	0.5
PM	Podocarpus macrophyllus	Yew Pine	15G	26	Moderate	0.5
			TOTAL	35		
SHRUB						
AF	Agave attenuata 'Nova'	Blue Fox Tail Agave	5 G	1	Low	0.3
AB	Agave 'Blue Glow'	Blue Glow Agave	1 G	6	Low	0.3
ED	Echeveria 'Dicks Pink'	Echeveria 'Dicks Pink'	1 G	7	Low	0.3
HP	Hesperaloe parviflora	Red Yucca	5 G	1	Low	0.3
LH	Lavandula angustifolia 'Hidcote'	English Lavender	5 G	5	Low	0.3
SL	Salvia leucantha	Mexican Bush Sage	5 G	34	Low	0.3
WBG	Westringia 'Blue Gem'	Blue Gem Coast Rosemary	5 G	16	Low	0.3
			TOTAL	71		
GROUND COVER						
+	Senecio serpens	Blue Chalksticks	FLAT	123 sqft	Low	0.3

- Note:
- Mulch specification: install a 3" deep layer of wood bark and leaf mixture mulch on top of irrigation tubing. wood chips or artificially colored mulch shall not be used. keep all mulch 4" away from crown of plants.
 - All planting areas to be cover with mulch, bark mulch is to be brown or dark brown in color. Colored mulch is not permitted in the front yard per the design guidelines.
 - The planting will be verified at the notice of completion and must be installed per the approved plan. Plant substitutions must be submitted for review prior to installation.
 - At least once a week, pick up and dispose of any fruit on the ground or that is spoiling in the tree.
 - All trees shall be located three feet clear of the property line walls and sidewalk and include a root barrier device.

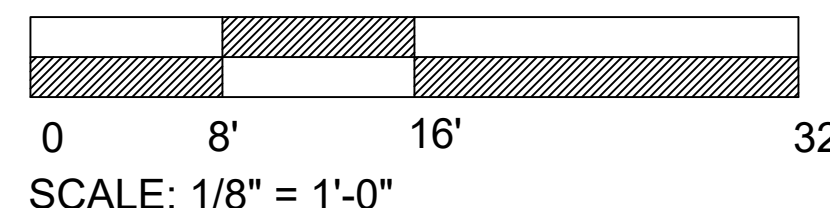
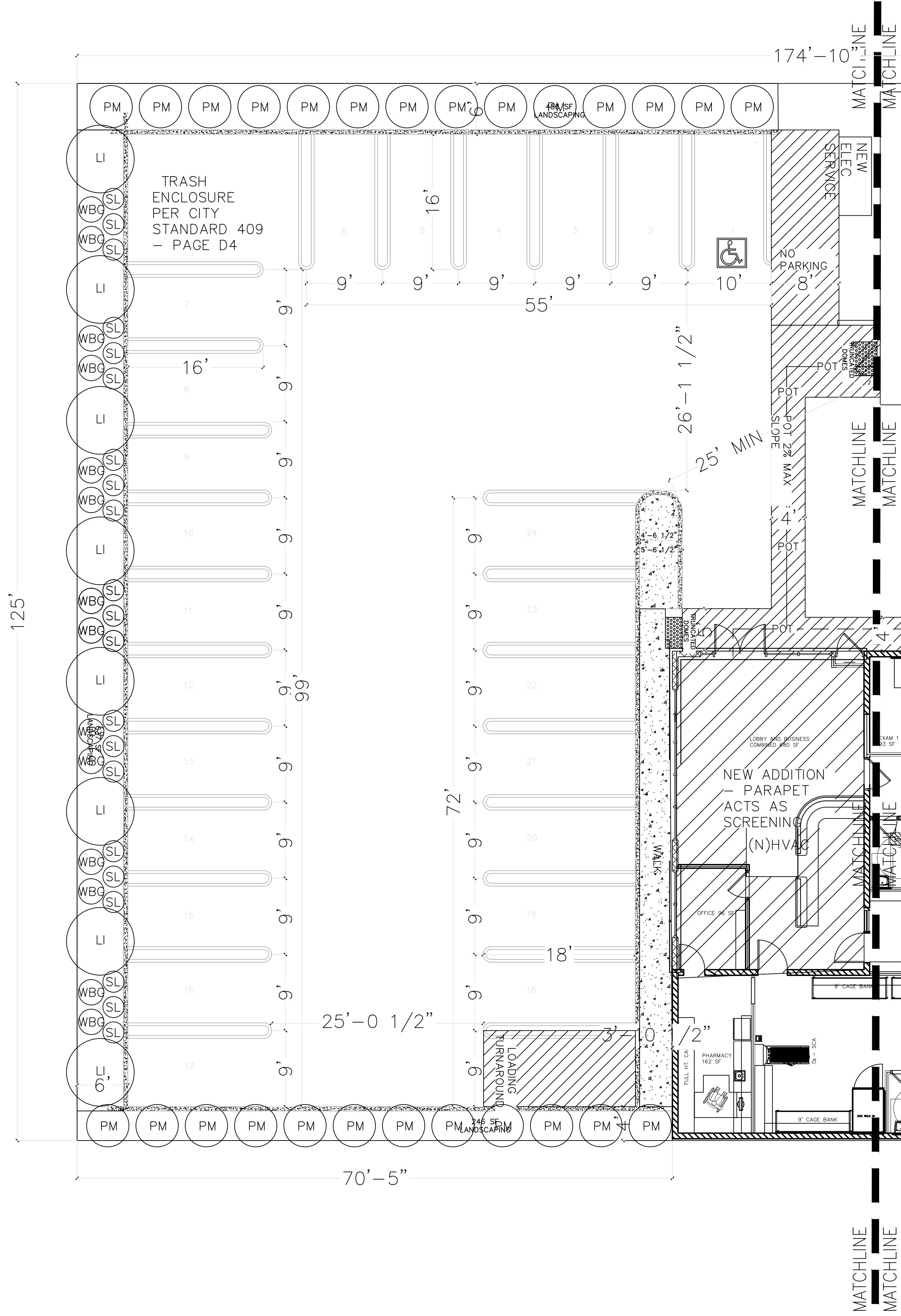
TREE



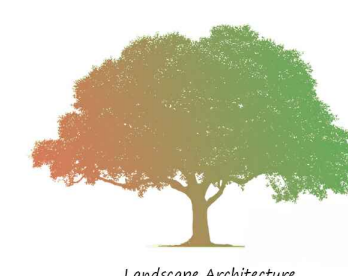
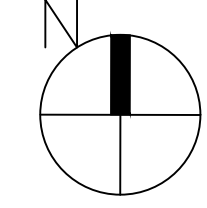
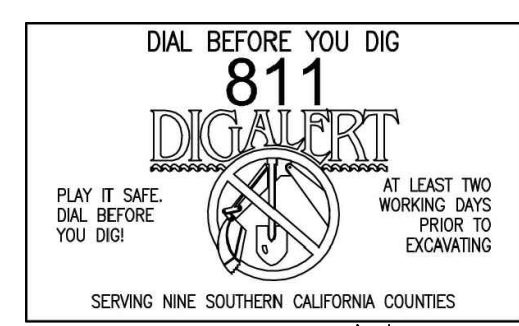
SHRUB



N. SHATTUCK
PL.



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



L.I.U. Landscape Inc.
9422 East Las Tunas Drive
Tempe City, CA 91780
License # LA1043216
www.liulandscape.com
626-888-9915

Project:

DR. DOMINIC
1012 N.TUSTIN ST.
ORANGE CA 92867

PLANTING PLAN - BACK

Revisions:

-- 08/31/2025

--

--

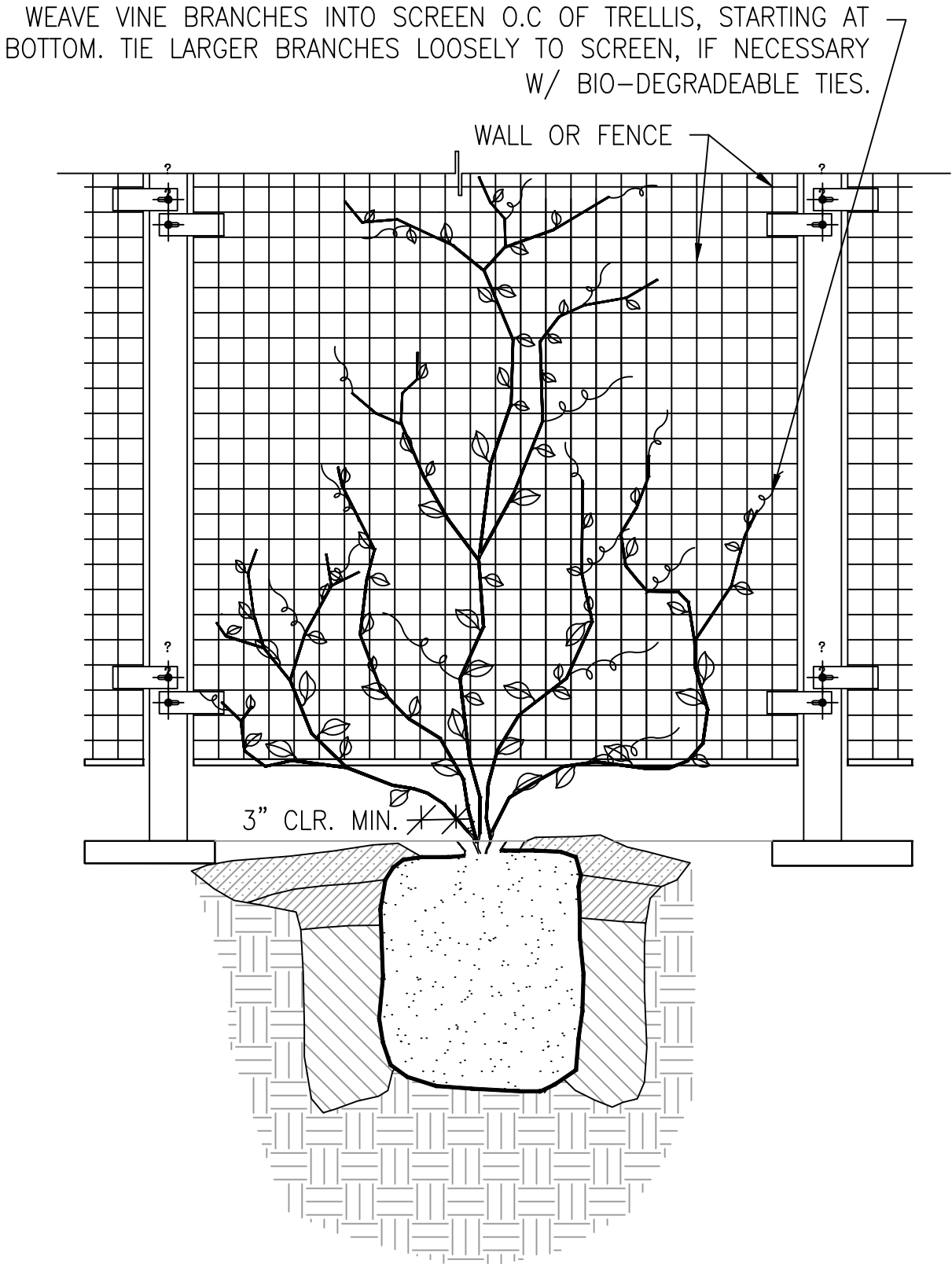
--

Submittal Date:

AUGUST 5, 2025

Sheet Number:

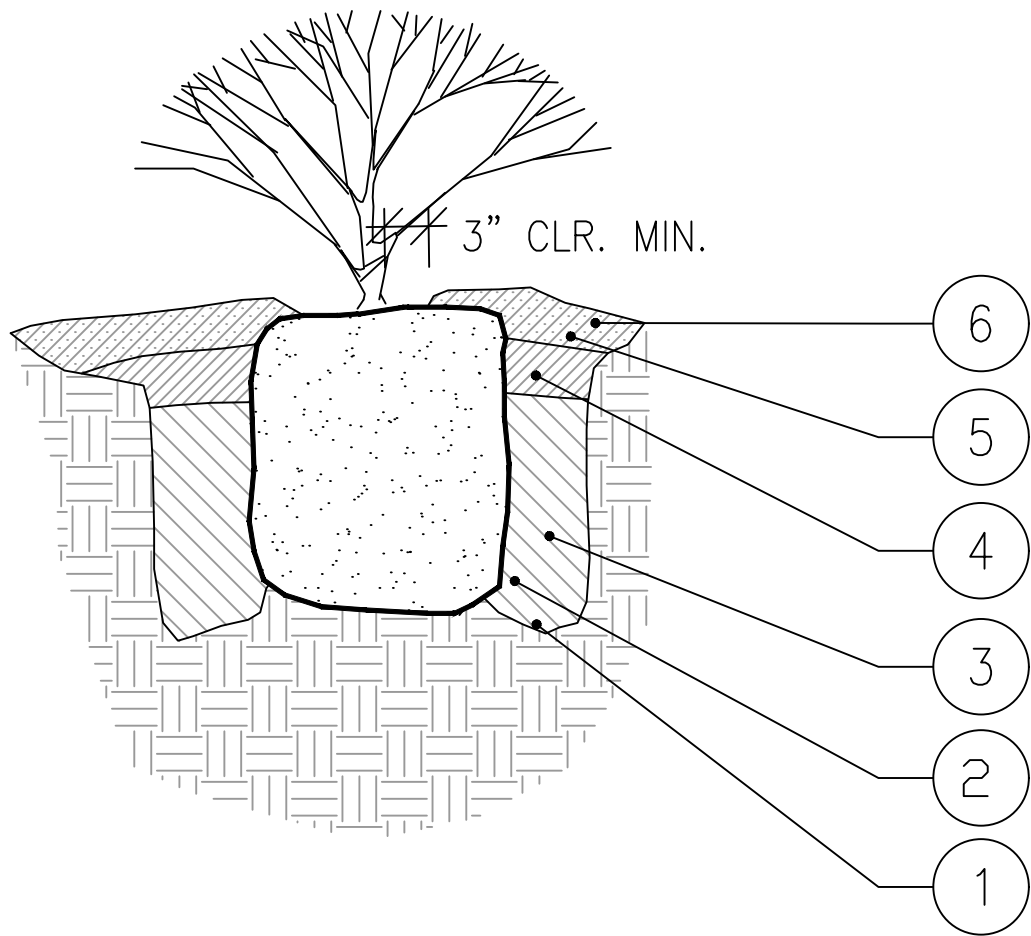
L1.1



- NOTE:
1. REMOVE ANY TEMPORARY TRELLIS DEVICE
 2. PLANT SIMILAR TO SHRUB PLANTING DETAIL SHEET L.40 DETAIL 5.

1 VINE PLANTING

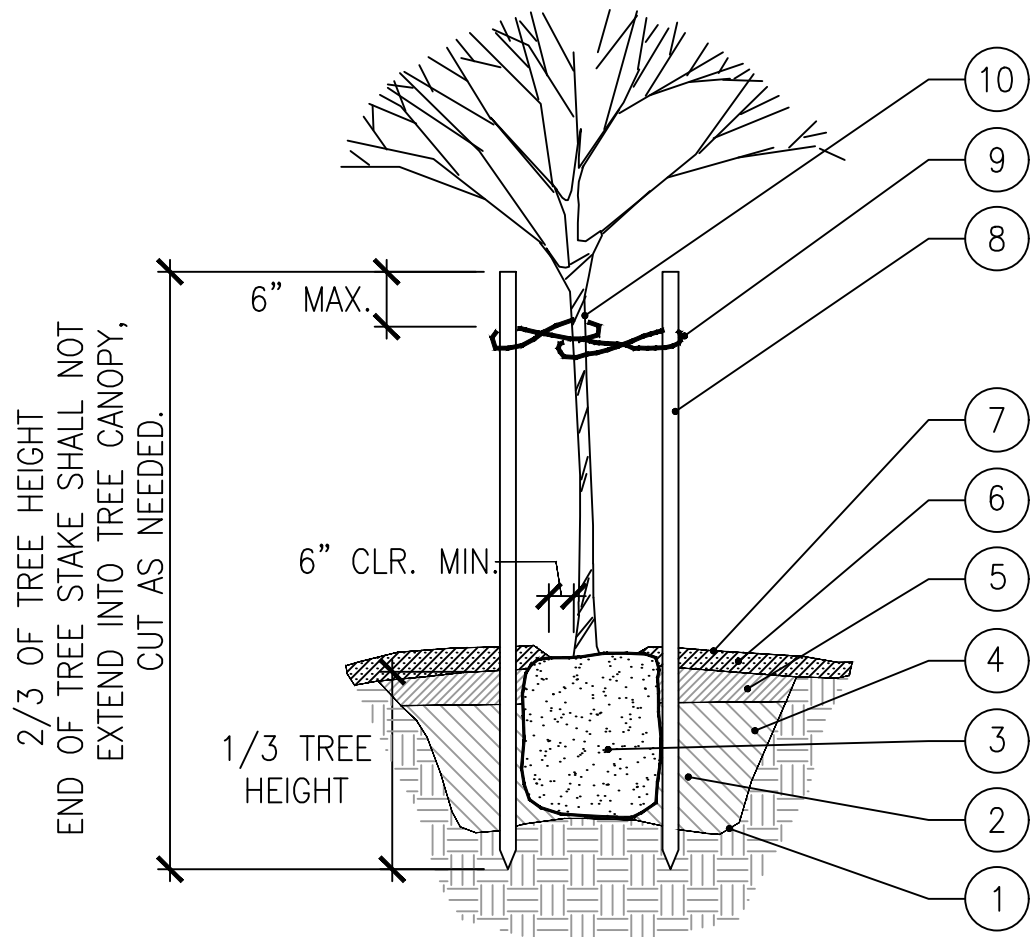
SCALE: 3/4"=1'



2 SHRUB PLANTING

SCALE: 3/4"=1'

- SHRUB PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
 - 1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY.
 - 1.2. DRENCH PLANT ROOTBALL BY DUNKING INTO WATER (OR MYCORRHIZAL DRENCH IF LIQUID PRODUCT IS USED) PRIOR TO PLACING IN HOLE, FOR CONTAINER SIZES LESS THAN 15 GAL. FOR 15 GAL, DRENCH IN CONTAINER.
 2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL. (TRI-C MYCO REVIVAL PLUS) SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
 3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
 4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
 5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 3" AWAY FROM COLLAR OF PLANT.
 6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.



3 TREE PLANTING AND STAKING

SCALE: 3/4"=1'

- TREE PLANTING NOTES:
1. EXCAVATE PLANTING PIT MIN. TWICE AS WIDE AS ROOT BALL AND 1/2" LESS IN DEPTH THAN THE SOIL CONTAINER. SOIL AT BOTTOM OF PIT SHOULD BE FIRM AND SLIGHTLY MOUNDED. SCARIFY EDGES OF PIT.
 - 1.1. AFTER EXCAVATION OF PIT. FILL HOLE WITH WATER AND ENSURE THAT IT DRAINS WITHIN ONE HOUR. IF WATER DOES NOT DRAIN USE AUGER TO BREAK THROUGH HARDPAN. FILL HOLE 1-2 MORE TIMES IF SOIL IS DRY. IF HOLE DOES NOT DRAIN NOTIFY G3LA/WBMD IMMEDIATELY.
 - 1.2. ADD MYCORRHIZAL FUNGI DIRECTLY TO PLANT ROOTS PER PRODUCT LABEL
 2. SET PLANT ROOT BALL IN HOLE PLUMB AND CENTERED WITH COLLAR 1" HIGHER THAN FINISHED GRADE.
 3. USE 10% COMPOST AND 90% NATIVE SOIL TO BACKFILL HOLE TO 2/3 OF ROOTBALL, MOISTENING AND TAMPING ALL AROUND.
 4. FILL REMAINING PORTION OF PIT TO THE TOP OF ROOTBALL WITH MORE BACKFILL MIX. ENSURE PLANT COLLAR IS STILL 1" HIGHER THAN GRADE. PROVIDE POSITIVE DRAINAGE AWAY FROM ROOTBALL.
 5. APPLY 3-4" SHREDDED BARK MULCH (ORGANIC, WEED AND DISEASE FREE) TOP DRESSING AROUND ENTIRE ROOTBALL AREA, STAYING 6" AWAY FROM TREE COLLAR.
 6. AFTER PLANTING, WATER THOROUGHLY ALLOWING MULCH TO SETTLE AND WATER TO SOAK IN. REPEAT THOROUGH WATERING.
 7. 2" DIAMETER UNTREATED LODGE POLE PINE TREE STAKE, 2 PER TREE, STAKES SHALL EXTEND A MIN. OF 2' INTO UNDISTURBED SOIL, NEXT TO ROOTBALL.
 8. TREE STRAP - USE VIT CLINCH TREE TIES, OR APPROVED EQUIVALENT, LENGTH AS REQUIRED, 2 PER TREE, NAILED OR SCREWED TO STAKE. FASTEN TO ALLOW FOR 3"-6" TREE MOVEMENT IN WIND.
 9. TREE TIES SHALL BE PLACED 2"-3" ABOVE THE WIND LOAD POINT.

NOTES FOR STANDARD 24" BOX AND LARGER TREES

10. REMOVE NURSERY STAKES
11. MAINTAIN A SINGLE LEADER FOR STANDARD TREES. DISCUSS INSTALL PRUNING WITH LANDSCAPE ARCHITECT. PRUNE ANY DEAD WOOD WITH FLUSH CUTS, USE CLEAN PRUNERS, CLEAN OUT SMALL STEMS AND SUCKERS BELOW LOWEST BRANCHES.
12. REMOVE PLANT TAGS AND KEEP IN SINGLE PLACE FOR LANDSCAPE ARCHITECT.
13. TREE IN CONTAINER OR LARGER SHALL RECIEVE TWO STAKES PER THIS DETAIL UNLESS OTHERWISE APPROVED BY LANDSCAPE ARCHITECT.

COMPOST SPECIFICATION:

COMPOST SHALL BE PRODUCED BY A COMPOST FACILITY FULLY LICENSED BY THE STATE OF CALIFORNIA WHICH DOCUMENTS THE PATHOGEN REDUCTION PROCESS. COMPOST IS TO BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/8" SLEEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; AND NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCE TOXIC TO PLANTINGS.

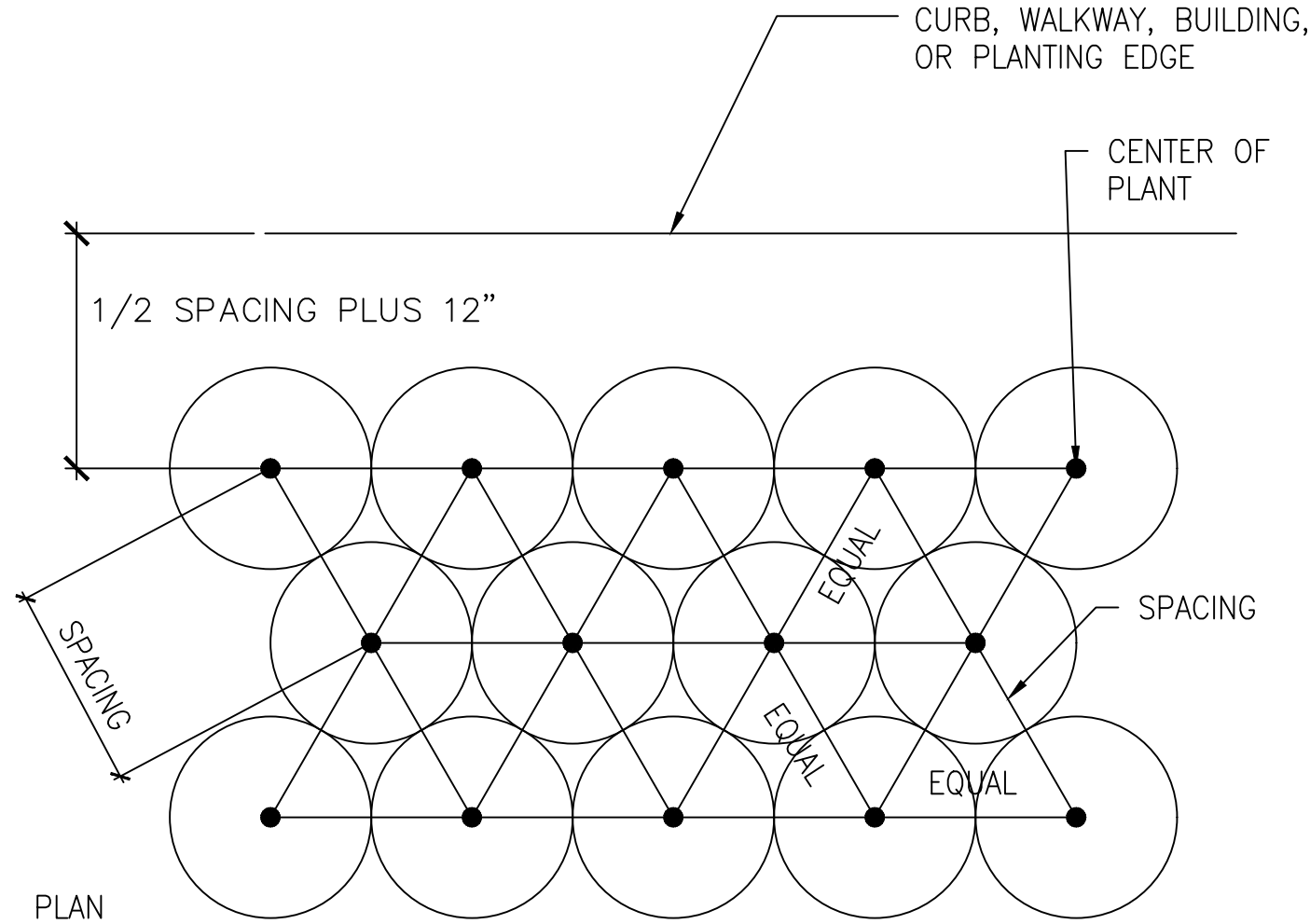
A) ORGANIC MATTER CONTENT: 50 TO 60 PERCENT OF DRY WEIGHT

B) FEEDSTOCK: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; YARD TRIMMINGS; OR SOURCE-SEPARATED OR COMPOSTABLE MIXED SOLID WASTE. SLUDGE OR SEWAGE WASTE COMPOSTS ARE NOT ACCEPTABLE.

C) AMEND SOIL WITH AGRI SERVICE OR COMPARABLE HUMIC COMPOST SOIL AMENDMENT, SIX CUBIC YARDS PER 1,000 SQUARE FEET TO A DEPTH OF 5" TO 8" OF SOIL.

PLANTING NOTES:

1. SOIL PREPARATION:
 - A. CLEAR SITE OF ALL VEGETATION, INCLUDING LARGE ROOT SYSTEMS FROM PLANTS REMOVED.
 - B. ROTOTILL TOGETHER 90% SITE SOIL AND 10% COMPOST TO A DEPTH OF 8".
 - C. REMOVE ALL VEGETATION REMNANTS, CLOUDS OF 2" DIAMETER OR LARGER, STONES, SMALLER ROOTS, AND OTHER DELETERIOUS MATERIAL.
 - D. IF SOIL IS OVERLY COMPACTED (OVER 150 PSL OR 85% PROCTOR), TILL COMPACTED AREA BY HAND TO A DEPTH OF 6-8". IF SOIL IS COMPACTED BELOW 8" DEPTH, BREAK UP COMPACTION WITH AN AUGER.
 - E. WHEN PLANTING PER DETAIL, BACKFILL WITH 90% SITE SOIL AND 10% COMPOST.
 - F. ALL LANDSCAPE AREAS ARE TO RECEIVE AN EVEN APPLICATION OF SOIL HUMATE WITH AN APPLICATION RATE PER PRODUCT SPECIFICATIONS DEPENDING ON TYPE USED. THE HUMATE AMENDMENT IS TO BE INCORPORATED UNIFORMLY ONTO TOP OF SOIL. THESE ARE ACCEPTABLE SOIL AMENDMENT PRODUCTS OR EQUIVALENT;
 - 1.1. GRANULAR PRODUCT PREMIUM HUMATE FROM TRI-C. APPLICATION RATE IS 50 LBS PER 1,000 S.F. FOLLOW DIRECTION ON PRODUCT LABEL.
 - 1.2. LIQUID PRODUCT SPRAY APPLICATION "TERAVITA LC-10 PLUS 7", (WWW.SIMPLICI-TEA.COM). FOLLOW DIRECTIONS ON PRODUCT LABEL.
 - 1.3. "SOLU-PLKS" FROM EARTHFORT (WWW.EARTHFORT.COM). LIQUID APPLICATION= 1 GALLON/ACRE OR 7 OZ FOR 2,375 S.F. FOLLOW DIRECTIONS ON PRODUCT LABEL.
2. PLANTING DEPTH: ALL PLANTS ARE TO BE PLANTED SO THAT AFTER SETTLING, THE CROWN OF THE PLANT IS EVEN WITH FINISH GRADE AND ALL ROOTS ARE FULLY COVERED WITH SOIL.
3. NO WATERING BASINS: DO NOT INSTALL WATERING BASINS AROUND PLANTS.
4. MULCH SPECIFICATION: INSTALL A 3"-4" DEEP LAYER OF WOOD BARK AND LEAF MIXTURE MULCH ON TOP OF IRRIGATION TUBING. WOOD CHIPS OR ARTIFICIALLY COLORED MULCH SHALL NOT BE USED. KEEP ALL MULCH 4" AWAY FROM CROWN OF PLANTS.
5. COMPOST TEA: APPLICATION OF BREWED COMPOST TEA IS HIGHLY RECOMMENDED. PLEASE CONTACT COMPOST TEANA AT 310.367.6485.
6. MAINTENANCE: SIZES OF PLANTS AND TREES ARE SHOWN ON PLAN AT 75% OF MATURE SIZE. THE GARDENER WILL NEED TO ENSURE THAT ALL PLANTS AND TREES RECEIVE REGULAR MAINTENANCE I.E. PRUNING, THINNING, AND DIVIDING, AND MULCH RENEWAL TO MAINTAIN LONGEVITY, HEALTH, AND AESTHETIC INTENT OF THE PLANTING. CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING PLANT HEALTH AND WATERING SCHEDULING THROUGH WARRANTY. GARDENER RESPONSIBLE FOR DAY-TO-DAY MAINTENANCE.
7. QUANTITIES: CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT QUANTITIES. QUANTITIES IN PLANITNG PLAN SUPERCEDES QUANTITY IN PLANTING LEGEND.
8. PLANTING PATTERN: PLANT ALL GROUND COVERS IN A TRIANGULAR PATTERN FOR MOST EFFICIENT COVERAGE.
9. SUBSTITUTIONS: IF CERTAIN PLANTS ON PLANT LIST ARE NOT AVAILABLE AT THE TIME OF PLANTING, CONTACT L.I.U. LANDSCAPE INC. TO DETERMINE IF A SUITABLE SUBSTITUTION COULD BE MADE.
10. ON SITE POSITIONING: L.I.U. LANDSCAPE INC. RESERVES THE RIGHT TO ADJUST PLANT MATERIAL ON SITE. PLANTS TO BE PLACED AND POSITIONED ON SITE PER PLAN BY LANDSCAPE CONTRACTOR. FINAL PLANT LAYOUT SHALL BE APPROVED BY L.I.U. LANDSCAPE INC. PRIOR TO PLANTING.
11. GUARANTEE: ALL PLANT MATERIAL PURCHASED BY LANDSCAPE CONTRACTOR SHALL BE GUARANTEED FOR A PERIOD OF 3 MONTHS. GUARANTEE PERIOD COMMENCES FROM THE TIME OF FINAL INSPECTION AND ACCEPTANCE BY THE OWNER. PLANTS USED FOR REPLACEMENT OF DEAD PLANTS SHALL BE THE SAME KIND AND SIZE AS ORIGINALLY PLANTED, UNLESS OTHERWISE DIRECTED BY L.I.U. LANDSCAPE INC. REPLACEMENT PLANTS ARE TO BE PLANTED FOLLOWING THE ORIGINAL PLANS AND SPECIFICATIONS.
12. MEADOW AREA; SPACE PLUGS EVENLY THROUGHOUT, SEE LEGEND FOR SPACING (IN A TRIANGULAR PATTERN). USE 2" OR SMALLER PLUGS. SPREAD WILDFLOWER SEED BETWEEN GRASS PLUGS AFTER ALL PLANTING IS COMPLETE. SPREAD SEED PER NURSERY RECOMMENDATIONS. CONTACT S&S SEEDS FOR SEED RATE & TO PURCHASE SEEDS: WWW.SSSEEDS.COM, (805) 684-0436, EMAIL: INFO@SSSEEDS.COM, ADDRESS: PO BOX 1275, CARPINTERIA, CA.



NOTE: SEE PLANT LEGEND FOR SPACING (WIDTH) FOR EACH PLANT SPECIES.

4 PLANTING SPACING

SCALE: 3/4"=1'



L.I.U. Landscape Inc.
9422 East Las Tunas Drive
Temple City, CA 91780
License # LA1043216
www.liulandscape.com
626-888-9915

Project:

DR. DOMINIC
1012 N.TUSTIN ST.
ORANGE CA 92867

PLANTING DETAILS

Revisions:

-- 08/31/2025

--

--

--

Submittal Date:

AUGUST 5, 2025

Sheet Number:

L2.0