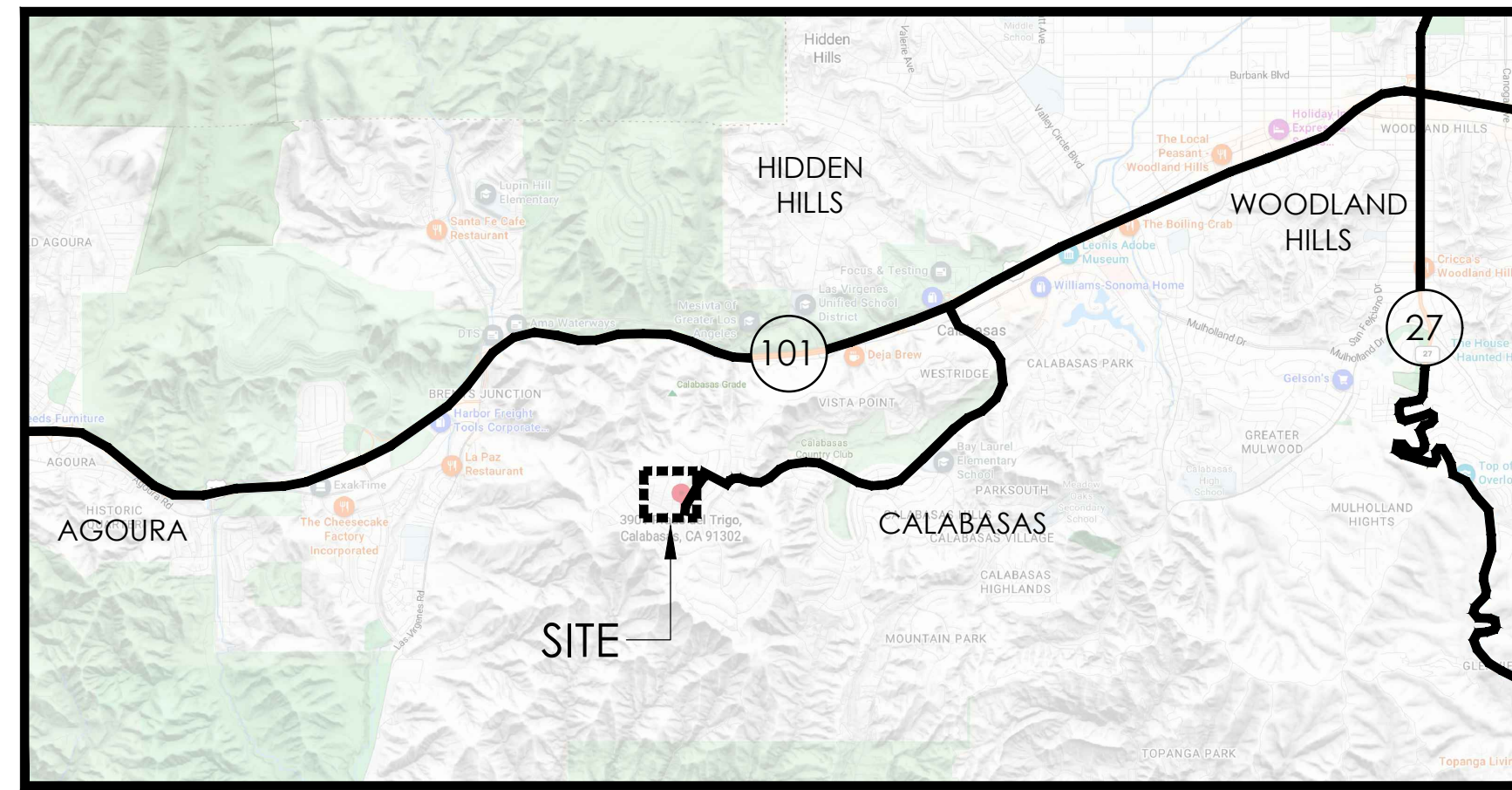
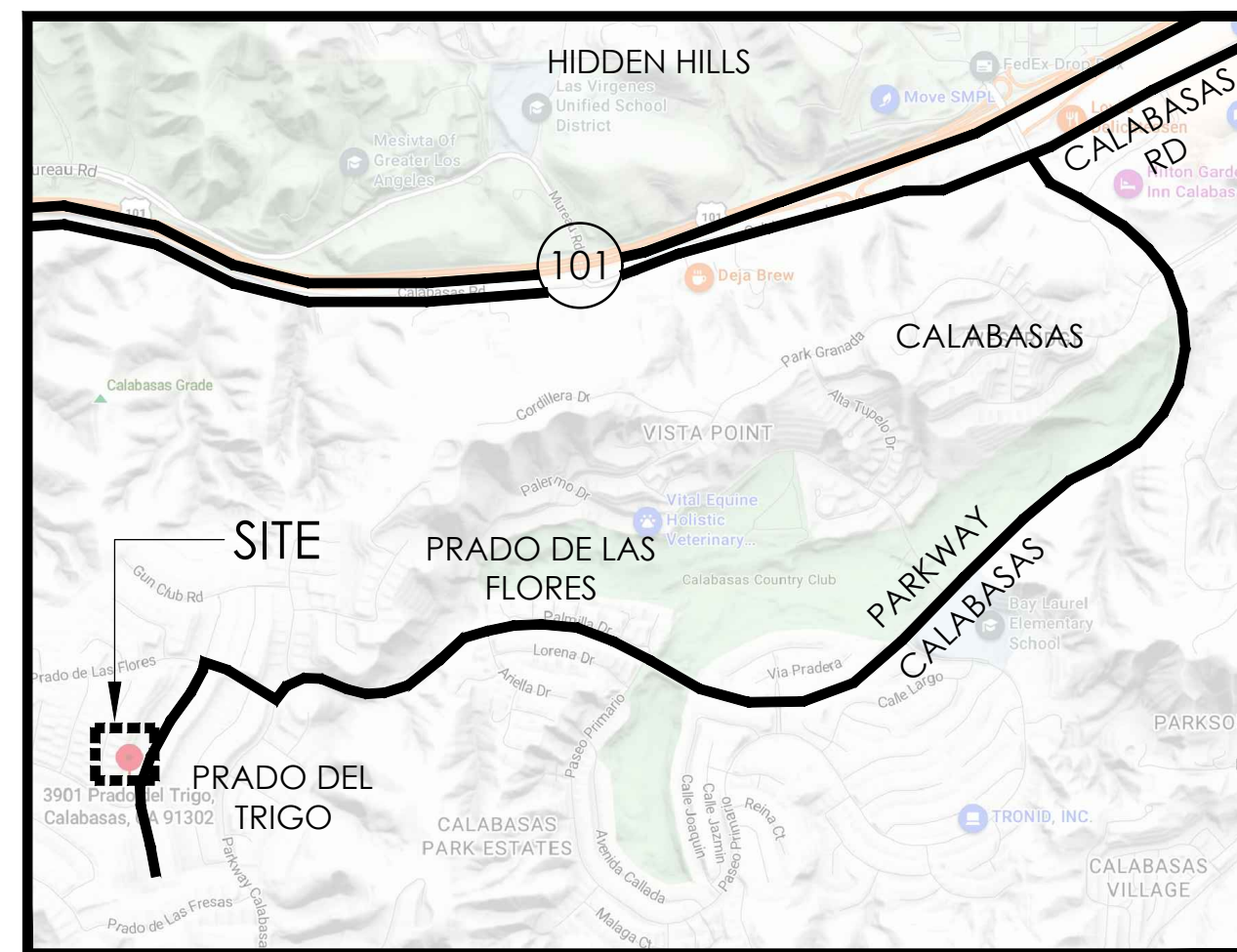


REGIONAL CONTEXT MAP N.T.S.



VICINITY MAP N.T.S.



SCOPE OF WORK

FRONT YARD:

- INSTALL DECORATIVE ENTRY COLUMNS AND LOW ACCENT WALL
- REMOVE TURF/GRASS AND REPLACE WITH LOW WATER GROUND COVER & SHRUBS
- INSTALL NATURAL STONE BOULDERS AT THE ENDS OF THE LOW ACCENT WALL

REAR YARD:

- RE-LOCATE FLAGSTONE STEPPERS
- INSTALL PRE-CAST CONCRETE PAVERS @ EXISTING PATIO COVER & PROPOSED PERGOLA
- REMOVE TURF/GRASS AND INSTALL ARTIFICIAL TURF/GRASS
- INSTALL LOW WATER USE PLANTING TO EXISTING PLANTING AREAS & SLOPE
- INSTALL FIRE PIT AND WALL SEATING AREA W/ PRECAST CONCRETE PAVERS
- INSTALL RAISED VEGETABLE GARDEN ENCLOSED W/ CONCRETE EDGE AND DECOMPOSED GRANITE
- DEMO EXISTING GRILL & COUNTER TOP
- INSTALL NEW COUNTER TOP WITH GRILL & FRIDGE BENEATH THE PROPOSED PERGOLA
- INSTALL NEW COUNTER TOP BENEATH PROPOSED PERGOLA
- INSTALL NEW COUNTER TOP ADJACENT SEATING AREA
- INSTALL GREEN WALL W/ METAL FENCE PANEL FOR SUCCULENTS

SHEET INDEX

SHEET 01	L-1	COVER SHEET
SHEET 02	L-2	EXISTING CONDITIONS SITE PLAN
SHEET 03	L-3	PRELIMINARY LANDSCAPE PLAN
SHEET 04	L-4	DIMENSION PLAN

DESIGN CONSULTANT TEAM

OWNER:
DAVID & MICHELLE SPIEGEL
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CALABASAS, CALIFORNIA 91302
A.P.N.: 2069-092-019
TRACT: 35596-10
LOT: 19

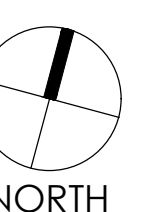
LANDSCAPE ARCHITECT:
CVA DESIGN CONSULTANTS, INC.
3639 HARBOR BLVD, SUITE 202
VENTURA, CALIFORNIA 93001
PHONE: (805) 804-7351
CONTACT: JORDAN CRYSTAL
EMAIL: JCRYSTAL@CVADDESIGNCONSULTANTS.COM

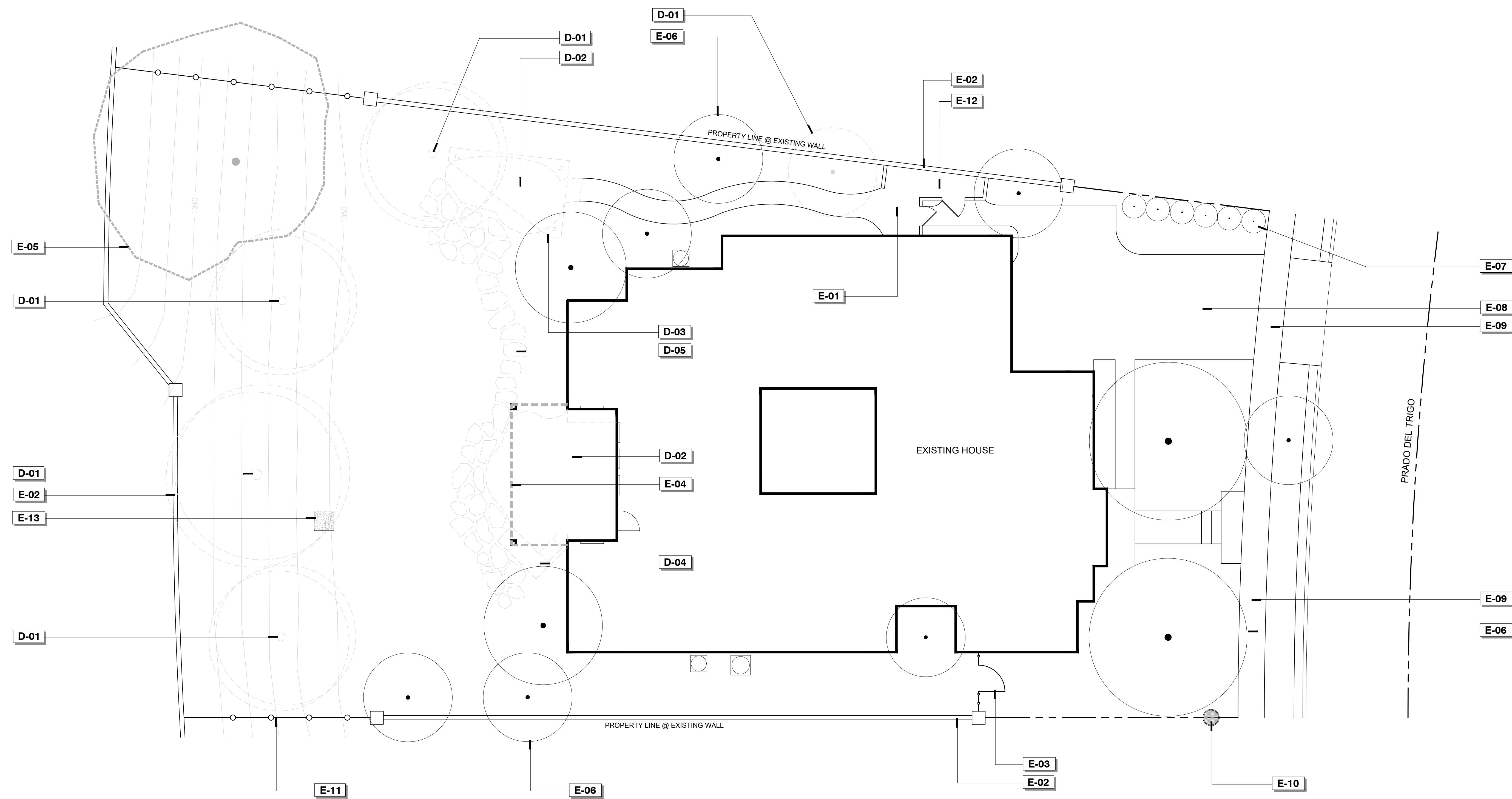
SITE COVERAGE

LOT SIZE:	14,541 S.F.
EXISTING:	
BUILDING FOOTPRINT (INCLD. GARAGE & CVR'D PATIO)	4,487 S.F.
ACCESSORY STRUCTURE (OPEN BEAM TRELLIS)	136 S.F.
TOTAL EXISTING SITE COVERAGE	4,623 S.F.
PROPOSED:	
ACCESSORY STRUCTURE (NEW PRE-MANUF. PERGOLA)	240 S.F.
DEMOLISH STRUCTURE (OPEN BEAM TRELLIS)	- 136 S.F.
TOTAL PROPOSED SITE COVERAGE	104 S.F.
TOTAL SITE COVERAGE:	4,623 SQ. FT. EXISTING + 104 SQ. FT. PROPOSED = 4,727 SQ. FT. TOTAL
% OF SITE COVERAGE:	4,727 SQ. FT. TOTAL / 14,541 SQ. FT. LOT SIZE = 32.5% SITE COVERAGE

PERVIOUS SURFACE CALCULATION

LOT SIZE:	14,541 S.F.
EXISTING:	
BUILDING FOOTPRINT (INCLD. GARAGE & CVR'D PATIO)	4,487 S.F.
ACCESSORY STRUCTURE (OPEN BEAM TRELLIS)	136 S.F.
BBQ COUNTER	36 S.F.
DRIVEWAY	792 S.F.
HARDSCAPE	491 S.F.
TOTAL EXISTING IMPERVIOUS SURFACE	5,942 S.F.
PROPOSED:	
PRE-CAST CONCRETE PAVERS @ PRE-MANUF. PERGOLA	373 S.F.
FIRE PIT SEATING AREA	235 S.F.
CONCRETE EDGES	71 S.F.
BBQ COUNTER	50 S.F.
DECORATIVE COLUMNS & ACCENT WALL @ FRONT YARD	80 S.F.
DEMOLISH STRUCTURE (OPEN BEAM TRELLIS)	- 136 S.F.
DEMOLISH BBQ COUNTER	- 36 S.F.
TOTAL PROPOSED IMPERVIOUS SURFACES	637 S.F.
TOTAL IMPERVIOUS SURFACES:	5,942 SQ. FT. EXISTING + 637 SQ. FT. PROPOSED = 6,579 SQ. FT. TOTAL IMPERVIOUS
TOTAL PERVIOUS SURFACES:	14,541 SQ. FT. LOT SIZE - 6,579 SQ. FT. TOTAL IMPERVIOUS = 7,962 SQ. FT. TOTAL PERVIOUS
% OF SITE PERVIOUS SURFACE:	7,962 SQ. FT. TOTAL / 14,541 SQ. FT. LOT SIZE = 54.7% PERVIOUS SURFACE





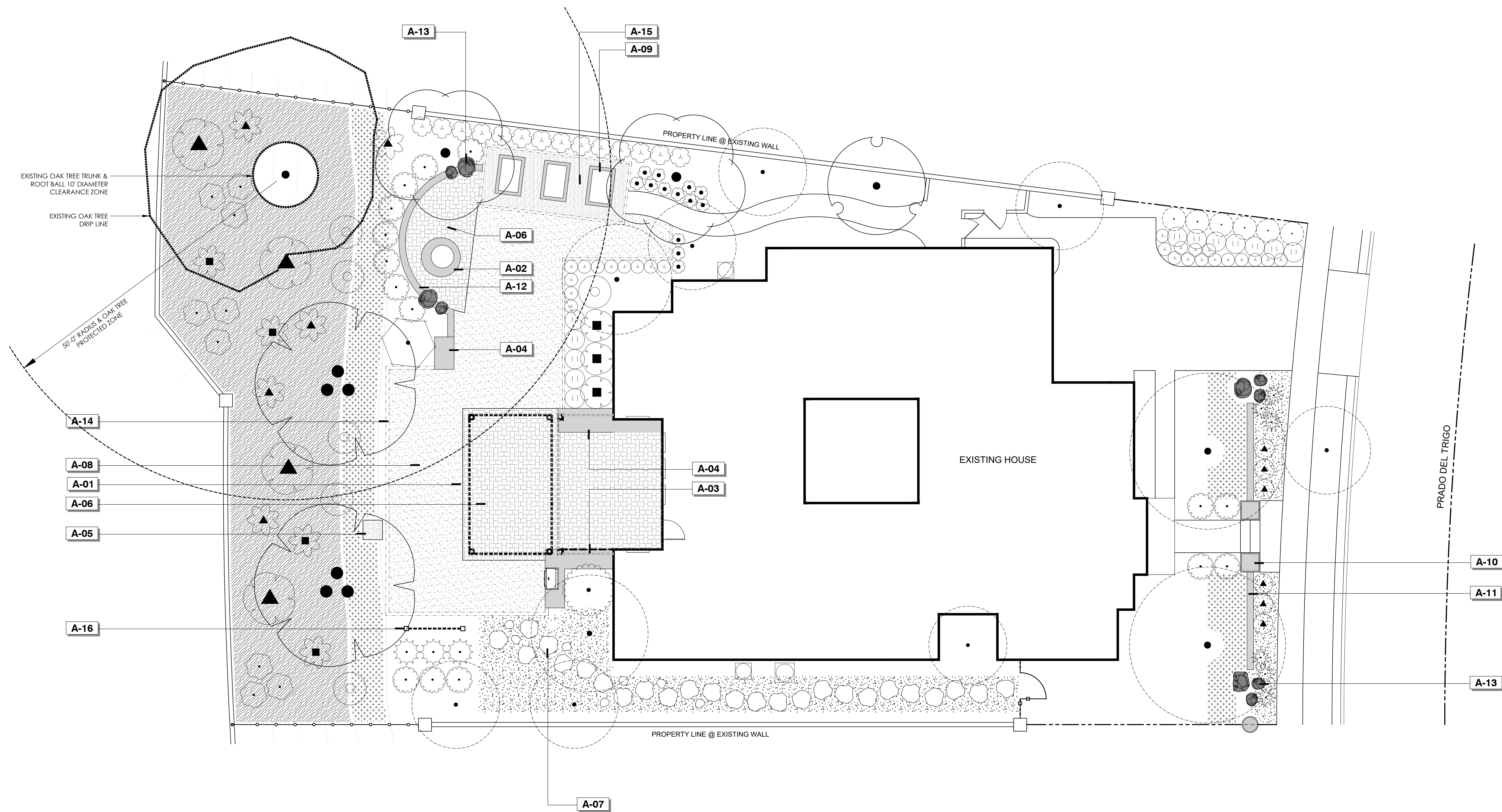
REFERENCE SCHEDULE (EXISTING CONDITIONS)

SYMBOL	DEMOLITION DESCRIPTION
D-01	DEMO EXISTING TREE
D-02	DEMO EXISTING CONCRETE PATIO
D-03	DEMO EXISTING PERGOLA
D-04	DEMO EXISTING GRILL & COUNTER TOP
D-05	RE-LOCATE EXISTING FLAGSTONE STEPPERS
SYMBOL	EXISTING CONDITIONS DESCRIPTION
E-01	EXISTING WALKS & PAVING: PROTECT IN PLACE
E-02	EXISTING WALL: PROTECT IN PLACE
E-03	EXISTING FENCE & GATE: PROTECT IN PLACE
E-04	EXISTING MASTER PATIO COVER: PROTECT IN PLACE
E-05	EXISTING OAK TREE: PROTECT IN PLACE
E-06	EXISTING TREES: PROTECT IN PLACE
E-07	EXISTING HEDGE: PROTECT IN PLACE
E-08	EXISTING DRIVEWAY: PROTECT IN PLACE
E-09	EXISTING CITY SIDEWALK: PROTECT IN PLACE
E-10	EXISTING CITY MANHOLE: PROTECT IN PLACE
E-11	EXISTING W.I. FENCE: PROTECT IN PLACE
E-12	EXISTING TRASH ENCLOSURE: PROTECT IN PLACE
E-13	EXISTING ART SCULPTURE: PROTECT IN PLACE

spiegel residence - existing conditions site plan: scale $\frac{1}{8}'' = 1'-0''$

L-2





HARDSCAPE SCHEDULE

SYMBOL	SITE AMENITIES DESCRIPTION
A-01	PERGOLA (DETACHED); (240 SF) PRE-FABRICATED PRE-ENGINEERED METAL PERGOLA W/ OPEN BEAMS AND SOLEIL PANELS, 10 FT HEIGHT
A-02	FIRE PIT; (28 SF) REINFORCED CMU BLOCK FIRE PIT WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP HONED FINISH & SEALED CONTRACTOR SHALL INSTALL & CONNECT GAS LINE
A-03	COUNTER TOP WITH GRILL & FRIDGE; (49 SF) REINFORCED CMU BLOCK WITH STUCCO FINISH POURED IN PLACE COLOR CONCRETE COUNTER TOP HONED FINISH & SEALED
A-04	COUNTER TOP; (44 SF) REINFORCED CMU BLOCK WITH STUCCO FINISH POURED IN PLACE COLOR CONCRETE COUNTER TOP HONED FINISH & SEALED
A-05	EXISTING ART SCULPTURE: 2' W X 2' L X 6' H PROTECT IN PLACE
A-06	PRE-CAST CONCRETE PAVERS: CONTRACTOR TO PROVIDE SAMPLES & PRICING
A-07	FLAGSTONE STEPPERS: REPURPOSE & RELOCATE EXISTING FLAGSTONE
A-08	ARTIFICIAL TURF: CONTRACTOR TO PROVIDE SAMPLES & PRICING
A-09	RAISED VEGETABLE GARDEN: 8' X 8' WOOD TIMBERS WITH MOISTURE BARRIER INSTALL & BACKFILL ORGANIC AMENDED SOIL
A-10	36" SQ. DECORATIVE ENTRY COLUMNS (36" HEIGHT); (18 SF) REINFORCED CMU BLOCK WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP MEDIUM WASH FINISH CONTRACTOR SHALL PROVIDE LAMP & LIGHTING OPTIONS
A-11	LOW ACCENT WALL (24" HEIGHT); (30 SF) REINFORCED CMU BLOCK WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP MEDIUM WASH FINISH
A-12	SEATWALL (18" HEIGHT); (52 SF) REINFORCED CMU BLOCK WITH STONE VENEER POURED IN PLACE COLOR CONCRETE CAP MEDIUM WASH FINISH
A-13	NATURAL STONE BOULDERS: 2-3 SANTA BARBARA SAND STONE OR APPROVED EQUAL
A-14	CONCRETE HEADER, BORDER & EDGE: POURED IN PLACE REINFORCED CONCRETE HEADER MEDIUM WASH FINISH
A-15	DECOMPOSED GRANITE: CALIFORNIA GOLD WITH PRE-MIXED BINDER COMPACTED
A-16	GREEN WALL: 4X4 WOOD POSTS WITH METAL FENCE PANEL 8' WIDE X 6' HEIGHT ATTACH HANGING PLANTER BASKETS WITH SUCCULENTS

NOTES:

- CONTRACTOR SHALL CONFIRM (WITH OWNER/OWNER'S REPRESENTATIVE) ALL ITEMS FOR DEMOLITION PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL TAG & CONFIRM ALL TREES FOR DEMOLITION PRIOR TO CONSTRUCTION
- ALL OAK TREES SHALL REMAIN (PROTECT IN PLACE), CONTRACTOR SHALL FOLLOW CITY OAK TREE GUIDELINES THROUGH CONSTRUCTION
- CONTRACTOR SHALL INSTALL 2-3" LAYER OF BARK MULCH @ ALL PLANTING AREAS
- CONTRACTOR SHALL PROVIDE MATERIAL SAMPLES, ALL MATERIALS SHALL BE APPROVED (BY OWNER/OWNER'S REPRESENTATIVE) PRIOR TO CONSTRUCTION
- CONTRACTOR SHALL PROVIDE STRUCTURAL PLANS & CONSTRUCTION PERMITS FOR ALL STRUCTURAL COMPONENTS
- CONTRACTOR SHALL INSTALL DRIP IRRIGATION @ ALL PLANTING AREAS, INSTALL ROOT WATERING SYSTEMS FOR ALL TREES ON SEPARATE VALVES
- CONTRACTOR SHALL CONFIRM ALL EXISTING & PROPOSED UTILITIES PRIOR TO CONSTRUCTION

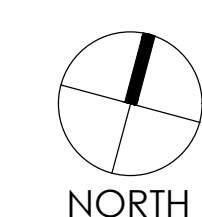
PLANTING SCHEDULE

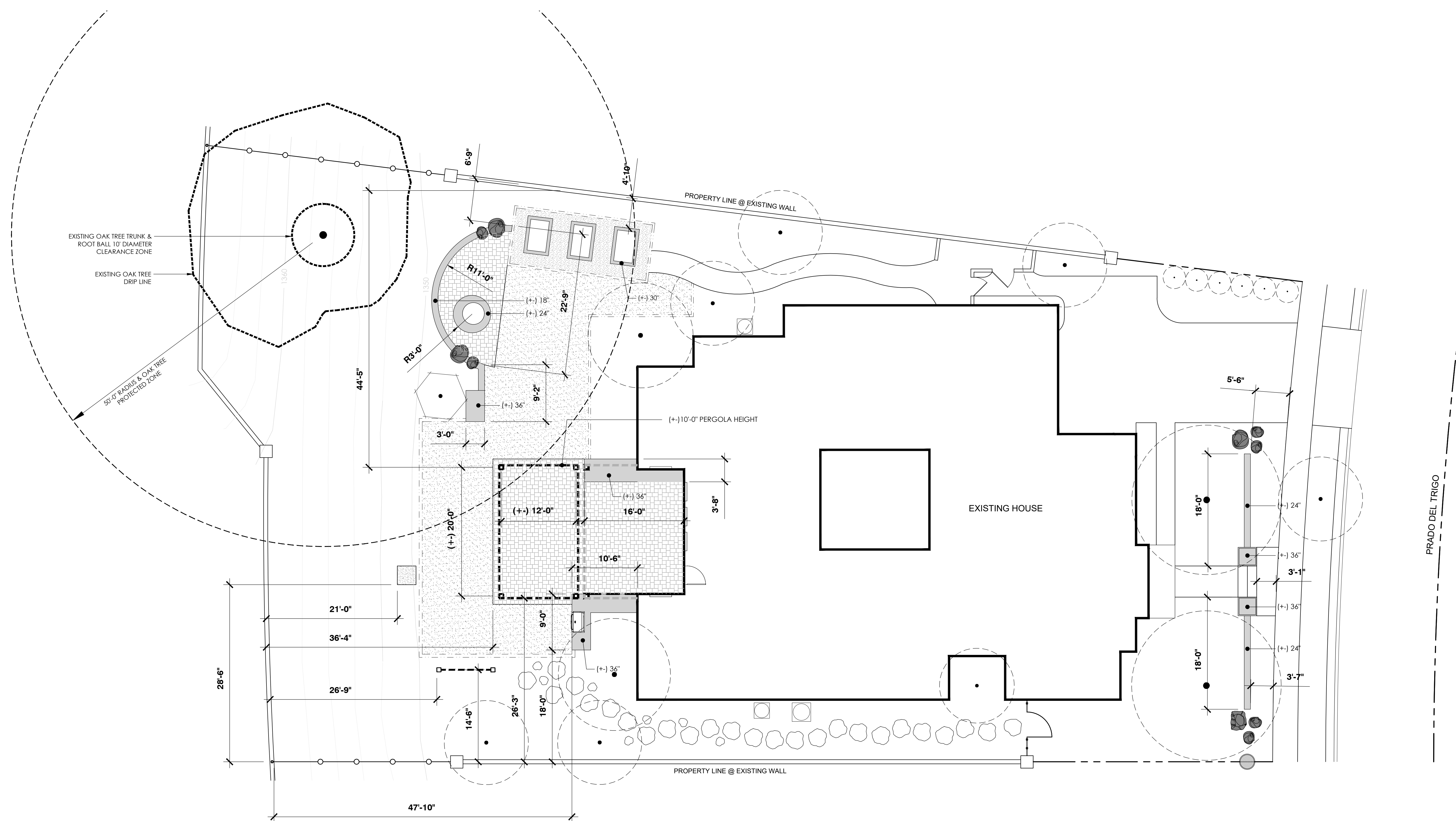
TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY
	MEL TRE	MELALEUCA QUINQUENRVIA	CAJEPUT TREE MULTI-TRUNK	24"	BOX	MODERATE	2
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL OLIVE	36"	BOX	LOW	2
	PRU SAL	PRUNUS SALICINA	JAPANESE PLUM	24"	BOX	MODERATE	1
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS	QTY
	AGA AME	AGAVE AMERICANA	CENTURY PLANT	15 GAL.	CONTAINER	LOW	4
	AGA CEN	AGAVE AMERICANA 'VARIEGATA'	VARIEGATED CENTURY PLANT	15 GAL.	CONTAINER	LOW	5
	AGA DMV	AGAVE DESMETIANA 'VARIEGATA'	VARIEGATED SMOOTH AGAVE	5 GAL.	CONTAINER	LOW	6
	ANI BRD	ANIGOZANTHOS X 'BIG RED'	BIG RED KANGAROO PAW	5 GAL.	CONTAINER	LOW	6
	BOU JOL	BOUGAINVILLEA X 'LA JOLLA'	LA JOLLA BOUGAINVILLEA	15 GAL.	CONTAINER	LOW	3
	BOU SAN	BOUGAINVILLEA X 'SAN DIEGO RED'	SAN DIEGO RED BOUGAINVILLEA	15 GAL.	CONTAINER	LOW	4
	CON SEB	CONVOLVULUS SABATIUS	GROUND MORNING GLORY	1 GAL.	CONTAINER	MODERATE	13
	DIE BIC	DIETS BICOLOR	FORTNIGHT LILY	5 GAL.	CONTAINER	LOW	12
	FEI VEU	FEJOA SELLOWIANA	PINEAPPLE GUAVA	15 GAL.	CONTAINER	LOW	1
	HEM YHI	HEMEROCALLIS X MIXED COLORS	DAYLILY	1 GAL.	CONTAINER	MODERATE	25
	LEU FRU	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	15 GAL.	CONTAINER	LOW	1

TREES	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY
	LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM'	TEXAS JAPANESE PRIVET	5 GAL.	CONTAINER	MODERATE		14
	ROM COU	ROMNEYA COULTERI	MATILIJIA POPPY	5 GAL.	CONTAINER	LOW		9
	ROS OFF	ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL.	CONTAINER	LOW		6
	SAL LEU	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	5 GAL.	CONTAINER	LOW		15
	STR REG	STRELITZIA REGINAE	BIRD OF PARADISE	5 GAL.	CONTAINER	MODERATE		3
GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	WUCOLS	SPACING	QTY
	CEA YA2	CEANOOTHUS GRISEUS 'HORIZONTALIS' 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL.	CONTAINER	LOW	48" o.c.	132
	DYM MAR	DYMONDIA MARGARETAE	SILVER CARPET DYMONDIA	FLAT	FLAT	LOW	12" o.c.	688
	LAN PUR	LANTANA 'NEW GOLD'	NEW GOLD TRAILING LANTANA	1 GAL.	CONTAINER	LOW	30" o.c.	112

spiegel residence - preliminary landscape plan (proposed): scale 1/8" = 1'-0"

L-3





spiegel residence - dimension plan : scale 1/8" = 1'-0"

L-4

