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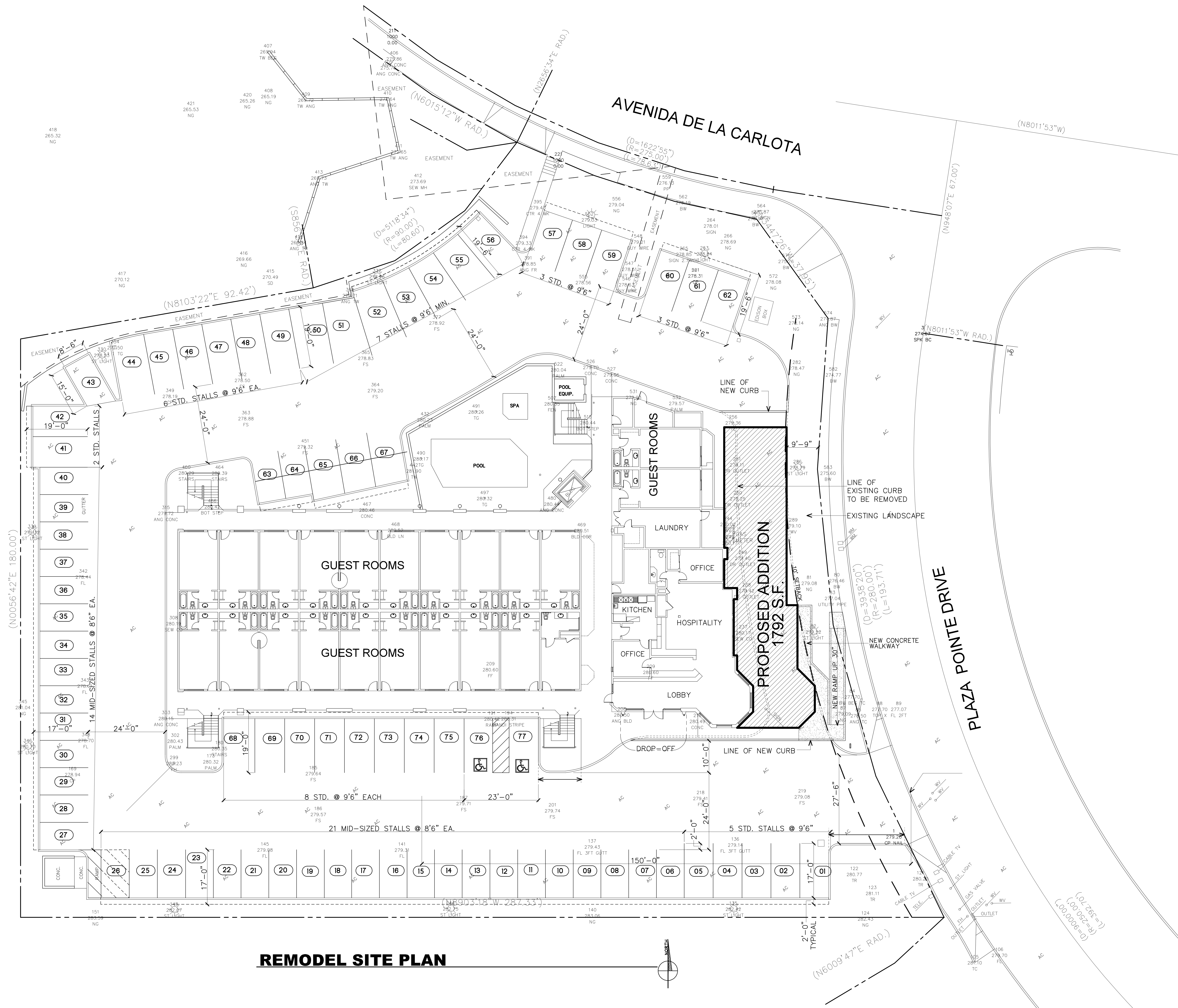


JOB NO. 222102.00

CADD FILE:
222102-A1.1

REMODEL SITE PLAN

A1.1



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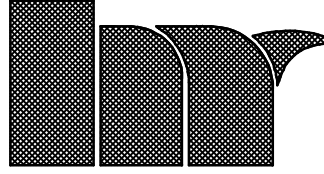
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KEY DATES	
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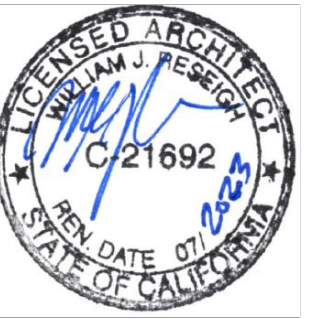


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ARCHITECT



WILLIAM J. RESEIGH

PROJECT NAME

**HOTEL
ADDITION**

23061
AVENIDA DE LA
CARLOTA

LAGUNA HILLS
CALIFORNIA

DATE: 7/22/2022

JOB NO. 222102.00

CADD FILE:
222102-A2.0

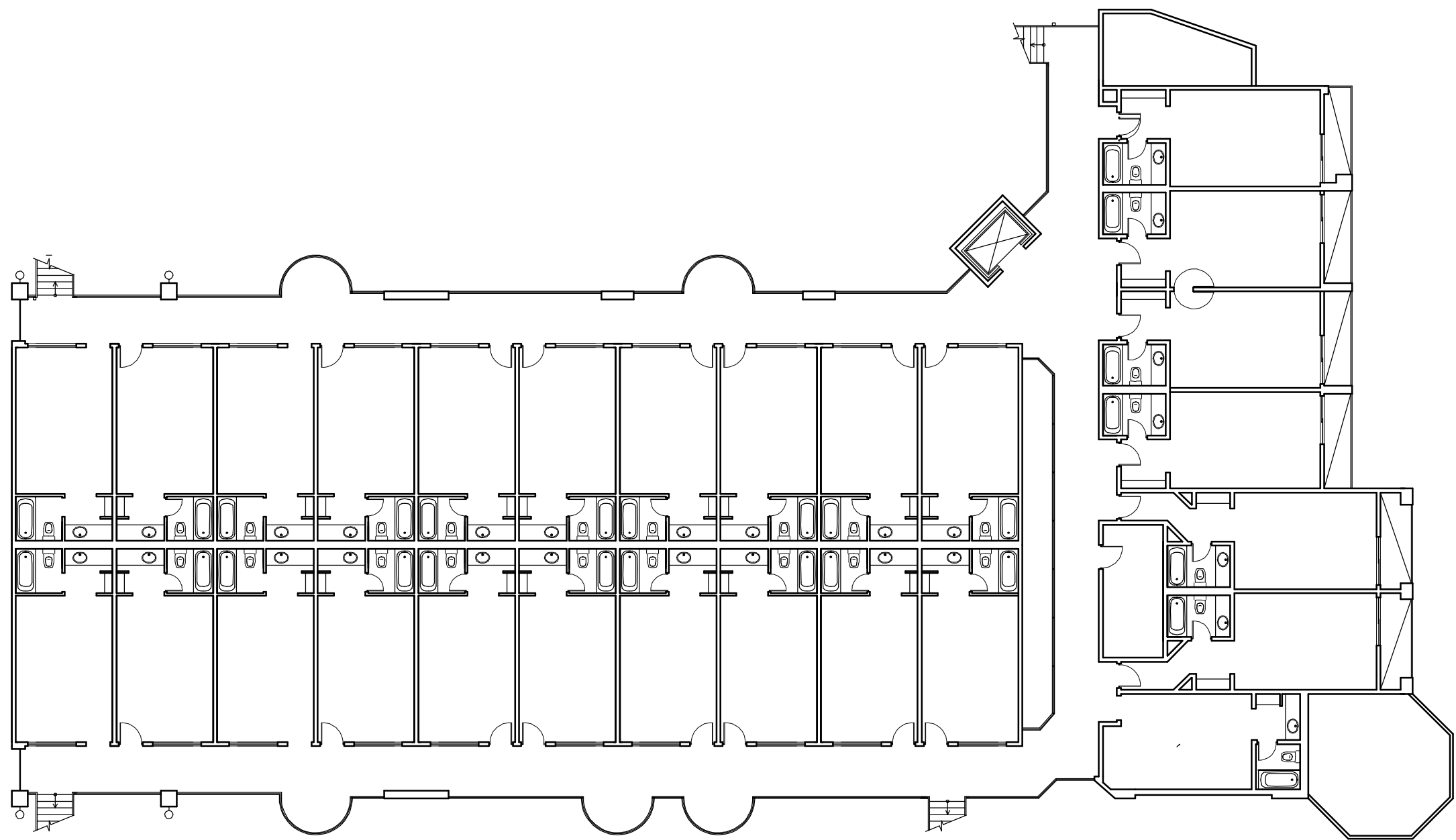
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30"x42" paper only

SHEET NAME

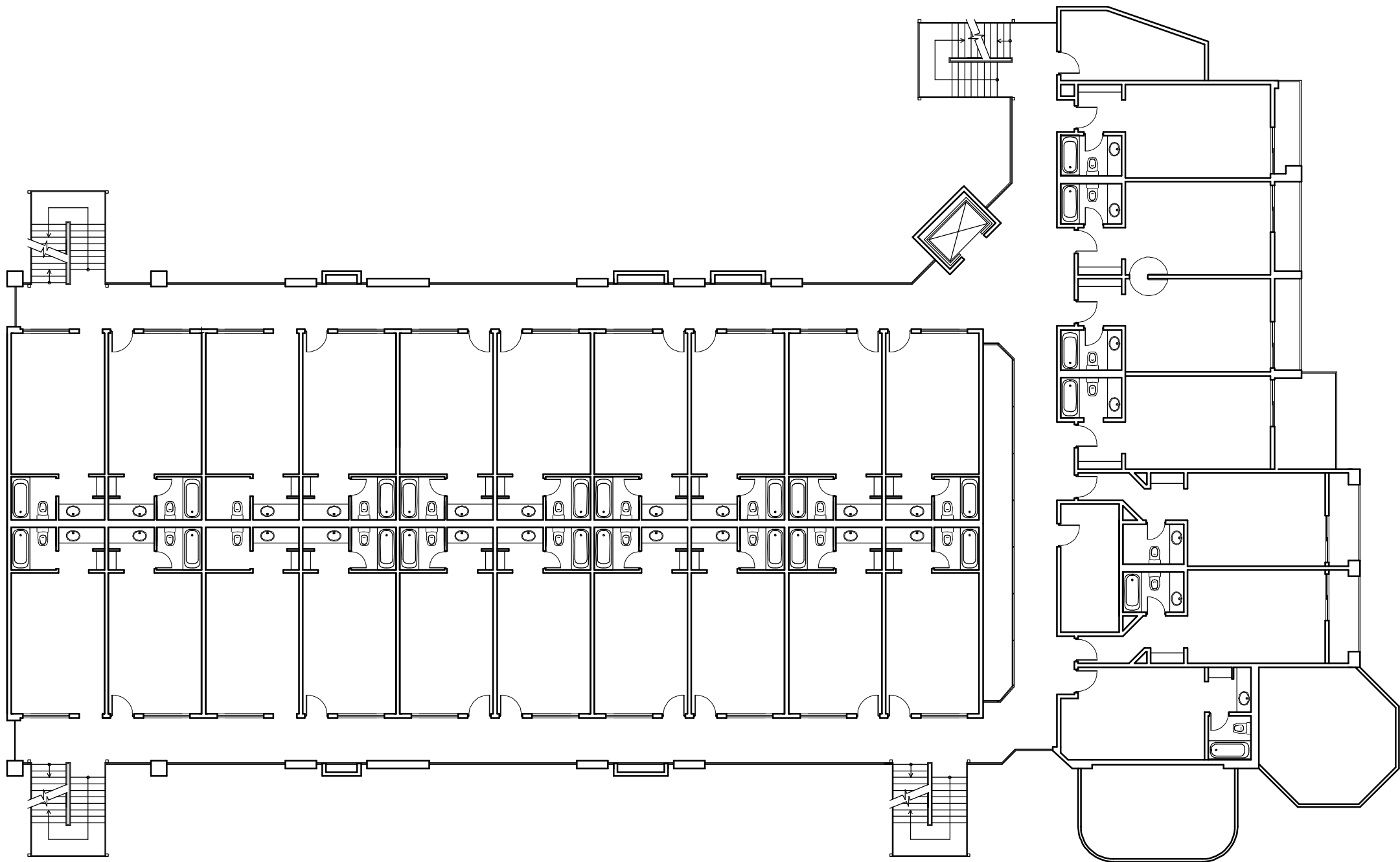
**EXISTING
FLOOR PLANS**

SHEET NUMBER

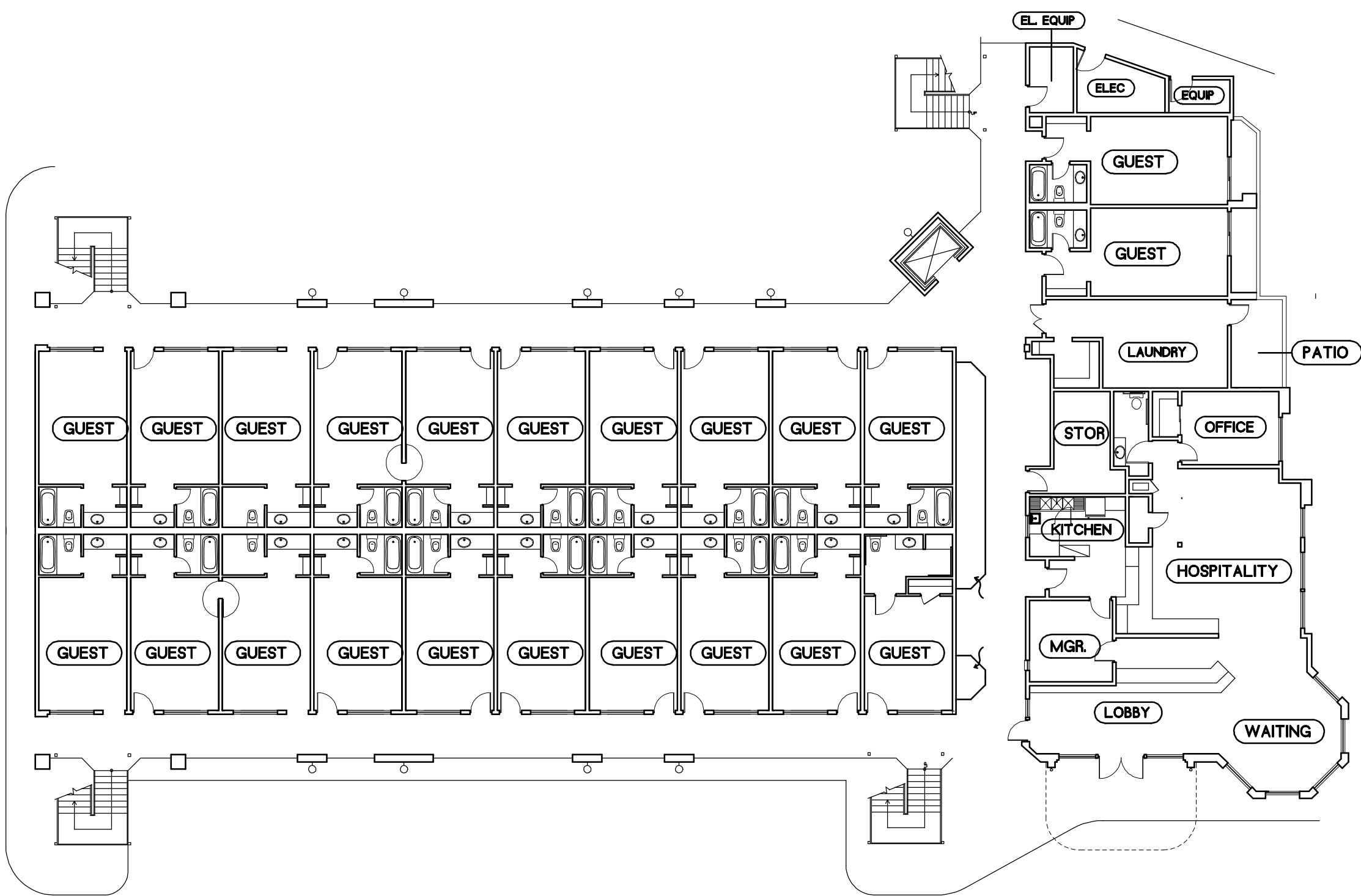
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THIRD LEVEL FLOOR PLAN



SECOND LEVEL FLOOR PLAN

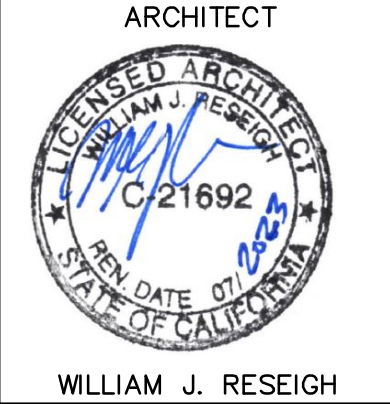


GROUND LEVEL FLOOR PLAN

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JOB NO. 222102.00

CADD FILE:
222102-A2.1

SCALE: AS NOTED

SHEET NAME

FLOOR PLANS

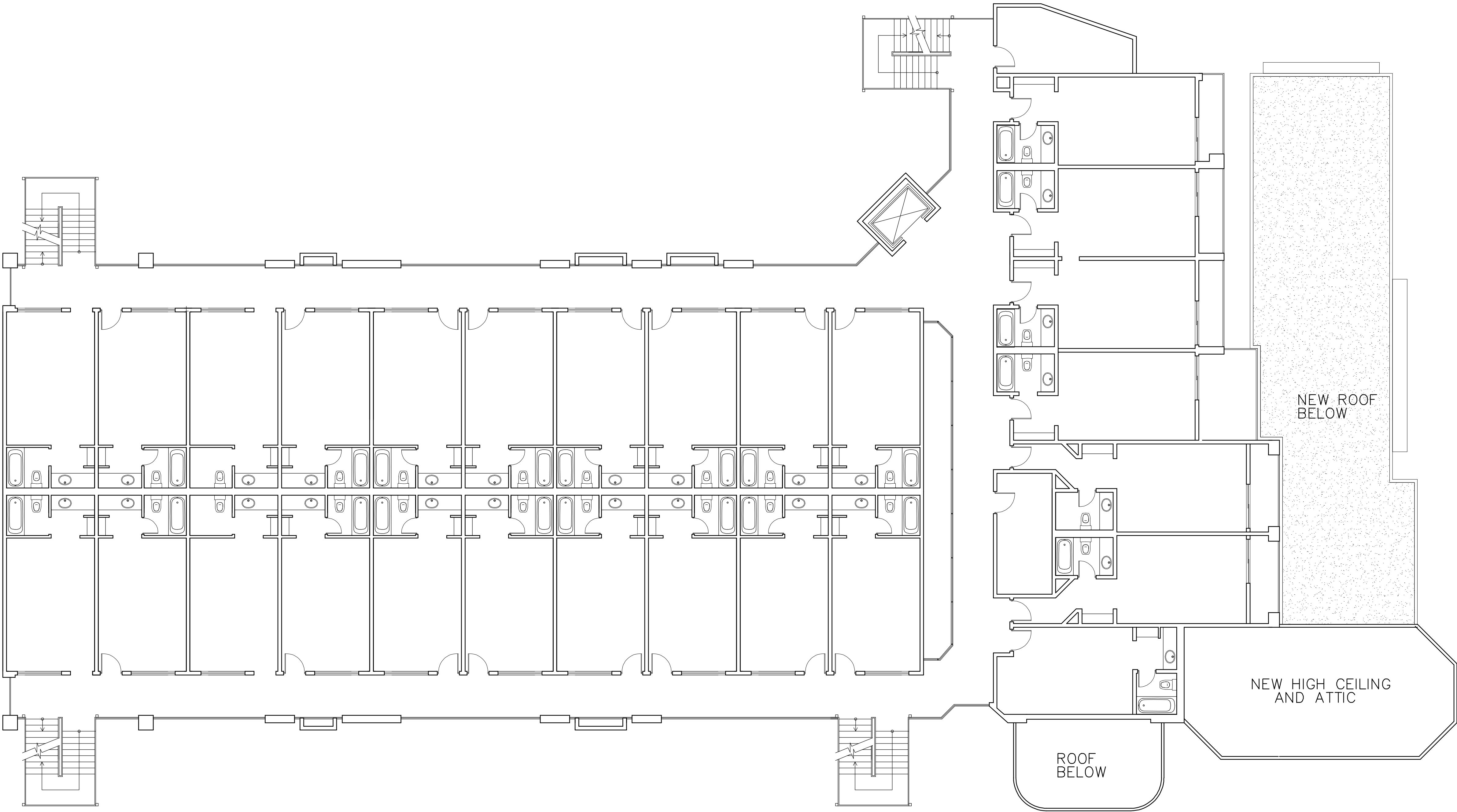
SHEET NUMBER

A2.1



GROUND LEVEL FLOOR PLAN

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



SECOND LEVEL FLOOR PLAN

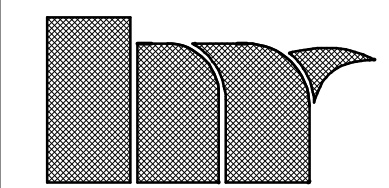
SCALE: 1/8" = 1'-0"

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SCALE: AS NOTED

SHEET NAME

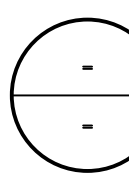
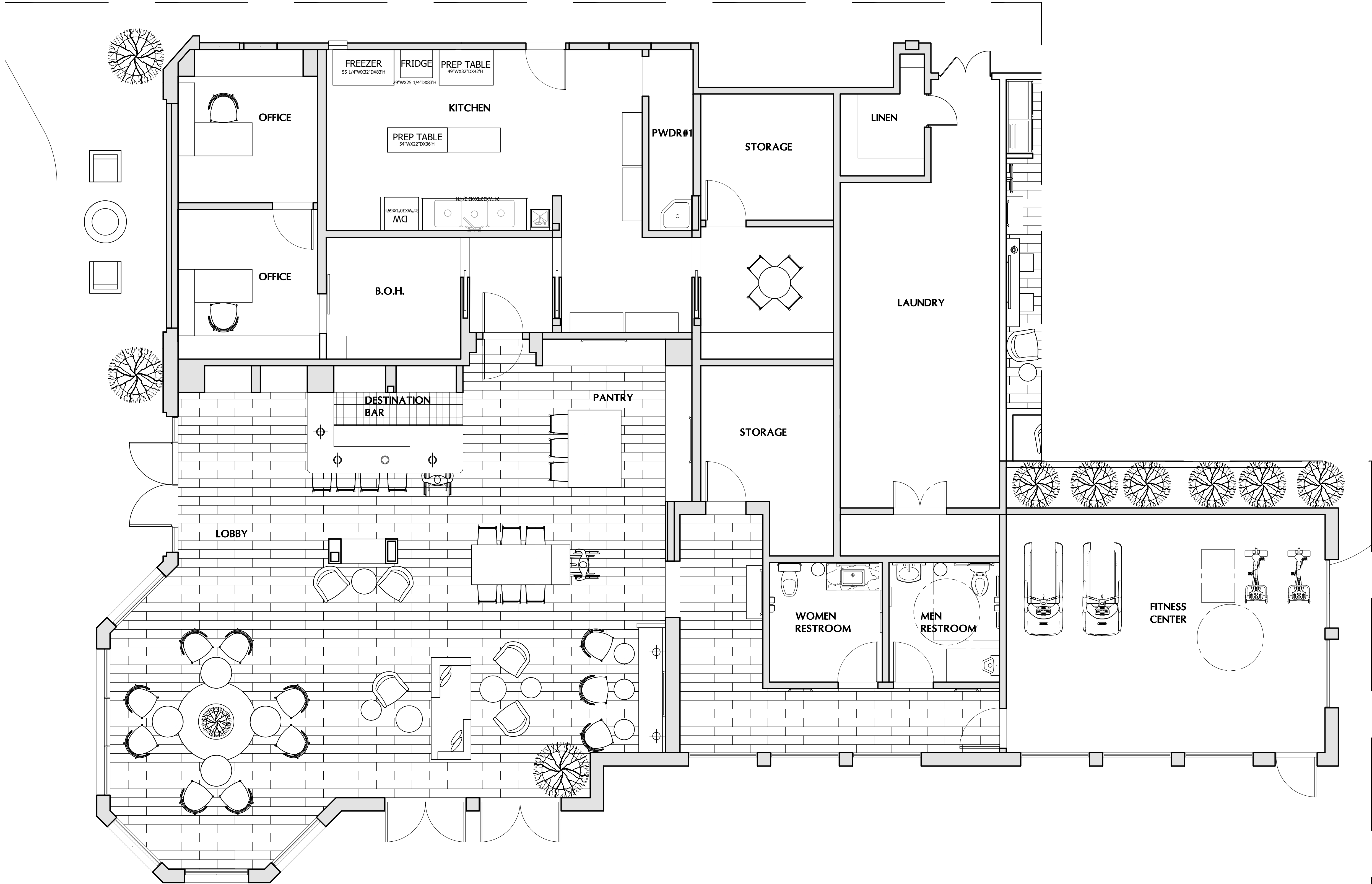
FLOOR PLANS

SHEET NUMBER

A2.2

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B
C
D
E



LOBBY AREA FURNITURE & FLOOR COVERING PLAN
Scale - 1/4"=1'-0"

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THE TILLER HOUSE
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LAGUNA HILLS, CA 92653
TRIBUTE PORTFOLIO
BY MARRIOTT

CONSULTANTS

REVISIONS

No.	Date

ISSUED

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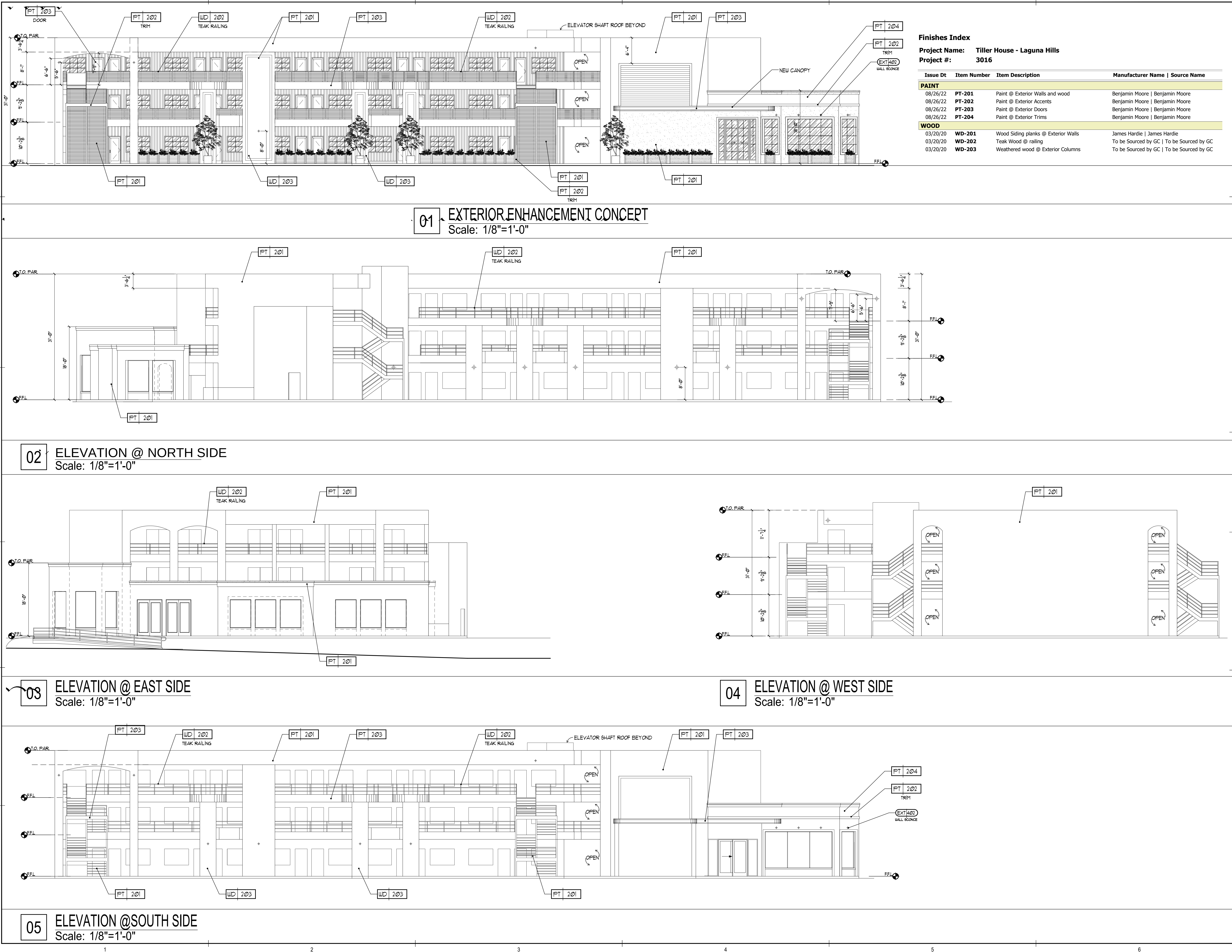
LOBBY AREA
FURNITURE & FLOOR COVERING PLAN

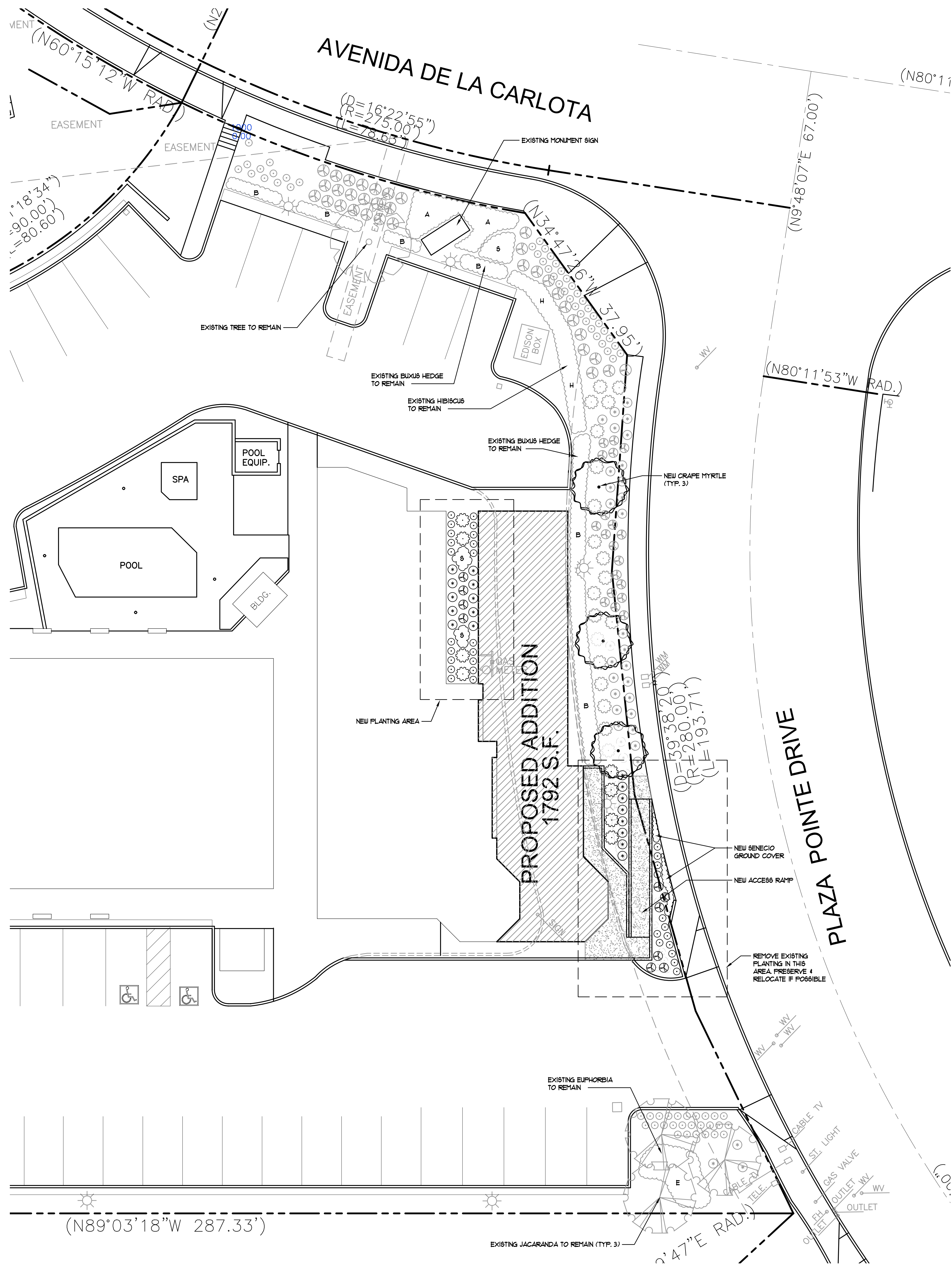
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Job No.: 3016
Date: xx-xx-2020
Drawn by: HC
Checked by: SF

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211





PLANT LEGEND

SYMBOL	SIZE	BOTANICAL NAME	COMMON NAME	QUANTITY
NEW OR RELOCATED PLANTING				
(Symbol: 24" box)	24" BOX	LAGERSTROEMIA F. 'MUSKOGEE'	LAVENDER CRAPE MYRTLE	3
(Symbol: Existing Agave)	EXISTING	AGAVE AMERICANA	CENTURY PLANT	5
(Symbol: Existing Agave)	EXISTING	AGAVE ATTENUATA	FOXTAIL AGAVE	10
(Symbol: Existing Agave)	EXISTING	AGAVE D. 'VARIEGATA'	VAR. SMOOTH AGAVE	33
(Symbol: Existing Agave)	EXISTING	AGAVE VILMORIANA	OCTOPUS AGAVE	18
(Symbol: Existing Senecio)	1 GALLON	SENECIO MANDRALISCAE	CHALKSTICKS	• 18" O.C.
EXISTING PLANTING TO REMAIN				APPROX. QTY.
(Symbol: Existing Agave)	EXISTING	AGAVE AMERICANA	CENTURY PLANT	18
(Symbol: Existing Agave)	EXISTING	AGAVE ATTENUATA	FOXTAIL AGAVE	53
(Symbol: Existing Agave)	EXISTING	AGAVE D. 'VARIEGATA'	VAR. SMOOTH AGAVE	10
(Symbol: Existing Agave)	EXISTING	AGAVE VILMORIANA	OCTOPUS AGAVE	33
(Symbol: Existing Aeonium)	EXISTING	AEONIUM	AEONIUM	
(Symbol: Existing Buxus)	EXISTING	BUXUS JAPONICA	JAPANESE BOXWOOD	HEDGE
(Symbol: Existing Euphorbia)	EXISTING	EUPHORBIA TIRUCALLI	FIRE STICKS	
(Symbol: Existing Hibiscus)	EXISTING	HIBISCUS ROSA-SINENSIS	HIBISCUS	HEDGE
(Symbol: Existing Senecio)	EXISTING	SENECIO MANDRALISCAE	CHALKSTICKS	
(Symbol: Existing Jacaranda)	EXISTING	JACARANDA MIMOSIFOLIA	JACARANDA	3
EXISTING PLANTING TO BE REMOVED / RELOCATED				APPROX. QTY.
(Symbol: Existing Agave)	EXISTING	AGAVE AMERICANA	CENTURY PLANT	4
(Symbol: Existing Agave)	EXISTING	AGAVE ATTENUATA	FOXTAIL AGAVE	13
(Symbol: Existing Agave)	EXISTING	AGAVE D. 'VARIEGATA'	VAR. SMOOTH AGAVE	15
(Symbol: Existing Agave)	EXISTING	AGAVE VILMORIANA	OCTOPUS AGAVE	18
(Symbol: Existing Buxus)	EXISTING	BUXUS JAPONICA	JAPANESE BOXWOOD	45' OF HEDGE

LANDSCAPE NOTES

CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES AND SERVICES PRIOR TO ANY DIGGING. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR ALL DAMAGE CAUSED BY FAILURE TO DO SO.

PLANT MAINTENANCE WORK SHALL CONSIST OF APPLYING WATER, WEEDING, FERTILIZING PER SPECIFICATIONS.

THE ENTIRE PROJECT IS TO BE MAINTAINED FOR A PERIOD OF 60 CALENDAR DAYS, COMMENCING FROM THE TIME ALL ITEMS OF WORK HAVE BEEN COMPLETED TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL BE RESPONSIBLE FOR DISEASE AND PEST CONTROL DURING THE MAINTENANCE PERIOD.

CONTRACTOR SHALL RAISE OR LOWER SPRINKLER HEADS TO PROPER LEVEL IF PLANT MATERIAL OBSTRUCTS FULL COVERAGE.

CONTRACTOR TO VERIFY WITH SOIL ANALYSIS, THE SOIL AMENDMENT AND CONTACT THE LANDSCAPE ARCHITECT IF THERE ARE ANY INADEQUATE AMENITIES.

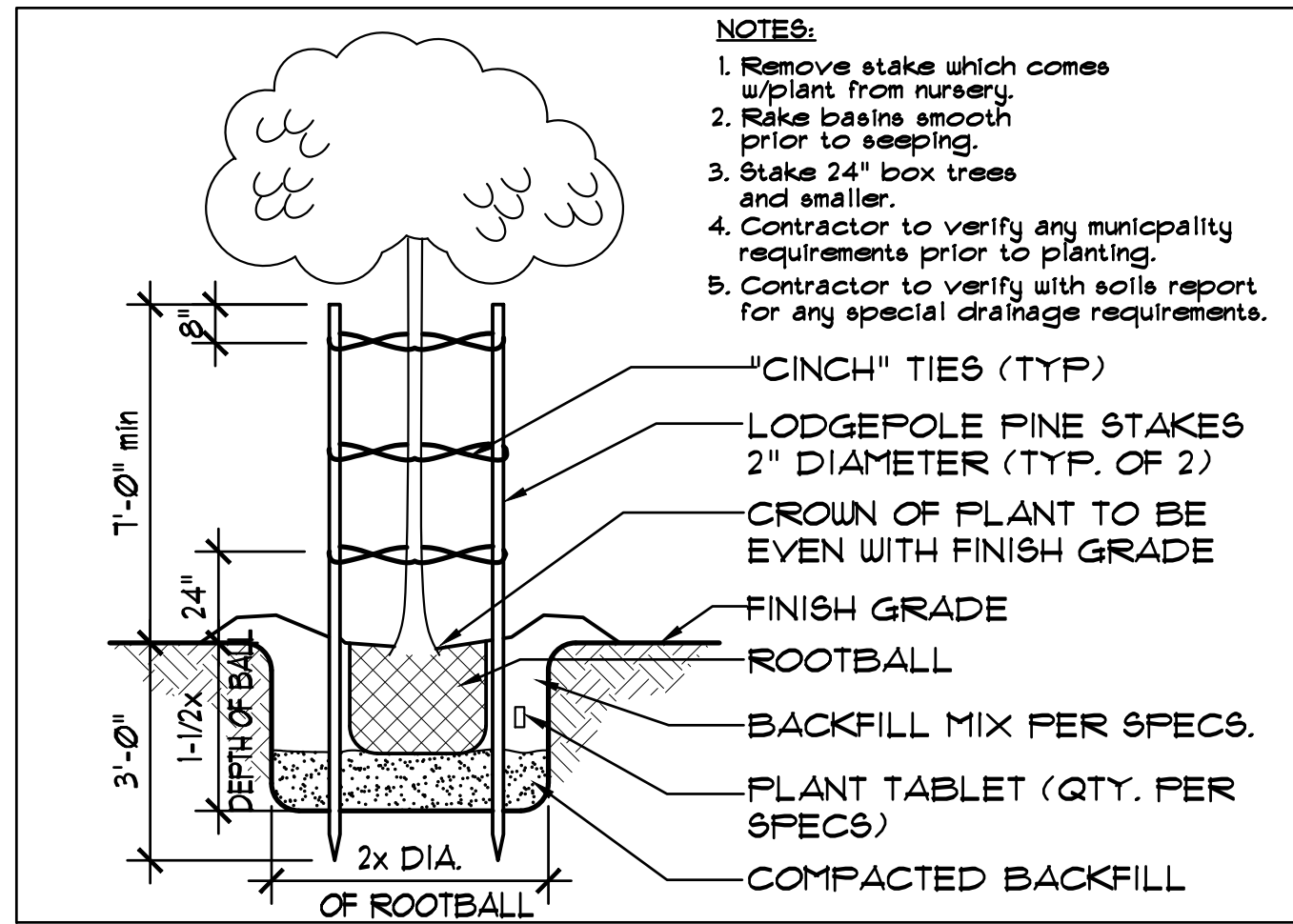
ALL SHRUBS AND GROUND COVER TO BE INSTALLED 1" ABOVE BACKFILL GRADE. COMPACT BACKFILL TO REMOVE MAJOR SETTLING OF PLANT MATERIAL.

PLANTS CALLED OUT ON PLAN ARE CONSIDERED IN CLUSTERS EVEN IF NOT ATTACHED BY CONNECTING LINES. CALLOUTS WILL HAVE TOTAL COUNTS NEEDED.

RENOVATED PLANTING BED TO RECEIVE 3" DEPTH OF FIR BARK MULCH - "FOREST FLOOR" OR EQUAL.

ALL TREES WITHIN FIVE FEET (5') OF HARDSCAPE OR WALLS TO BE INSTALLED WITH A ROOT BARRIER.

ADJUST EXISTING DRIP IRRIGATION AROUND NEW RAMP AND TREES. ADDITIONAL DRIP EMITTERS TO BE ADDED AT NEW TREES.



TREE PLANTING

REVISIONS	BY

STAN SMITH ASSOCIATES

PLANNING • RESEARCH

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Suite 112 • Laguna Hills, CA 92653

LANDSCAPE ARCHITECTURE

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TILLER HOUSE

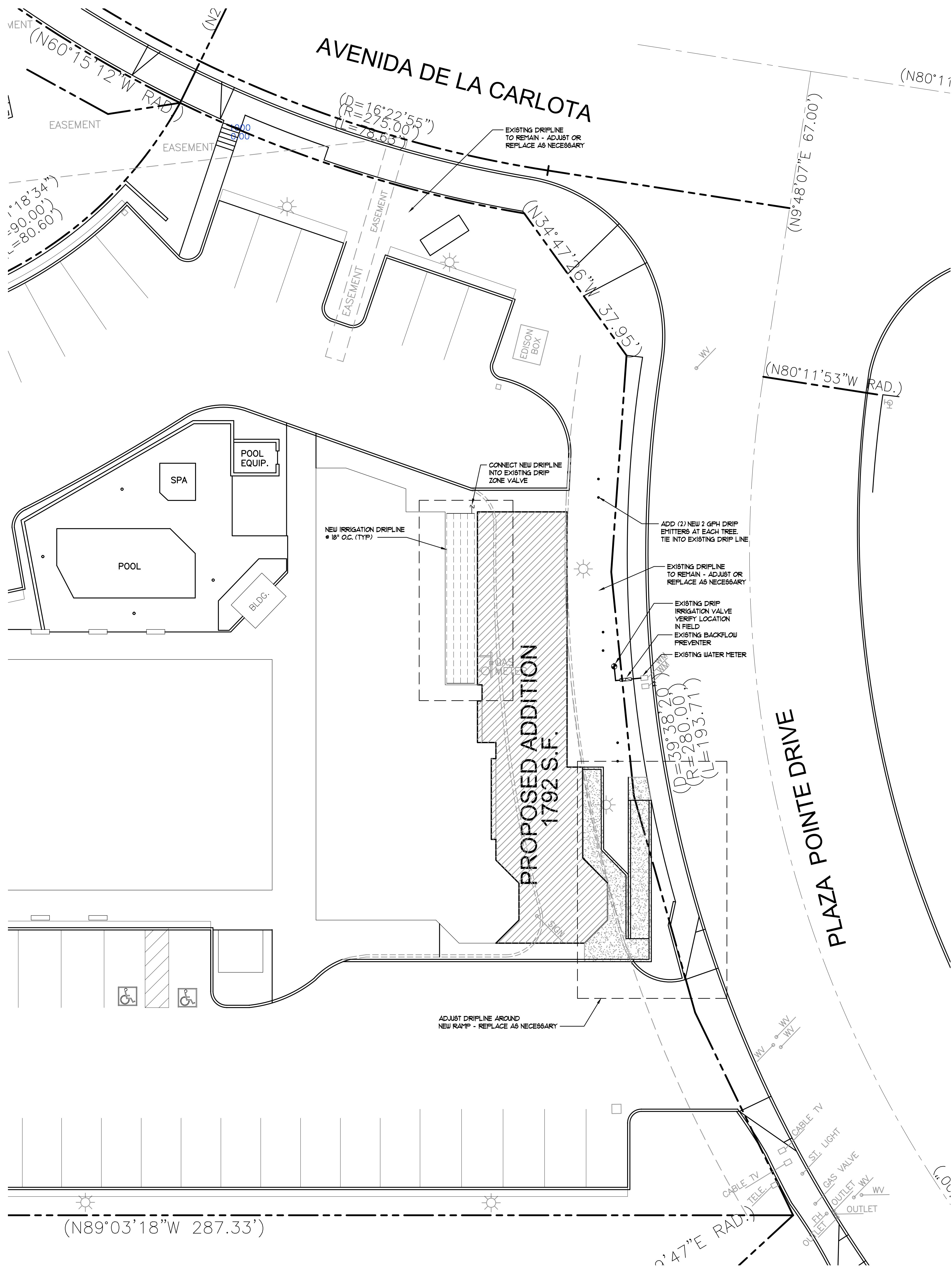
HOTEL ADDITION

23061 AVENIDA DE CARLOTA

LAGUNA HILLS, CA

PLANTING RENOVATION PLAN

DRAWN	SSA
CHECKED	SS
DATE	8-17-22
SCALE	1" = 10'
JOB NO.	
SHEET	
1-1	
SHEETS	

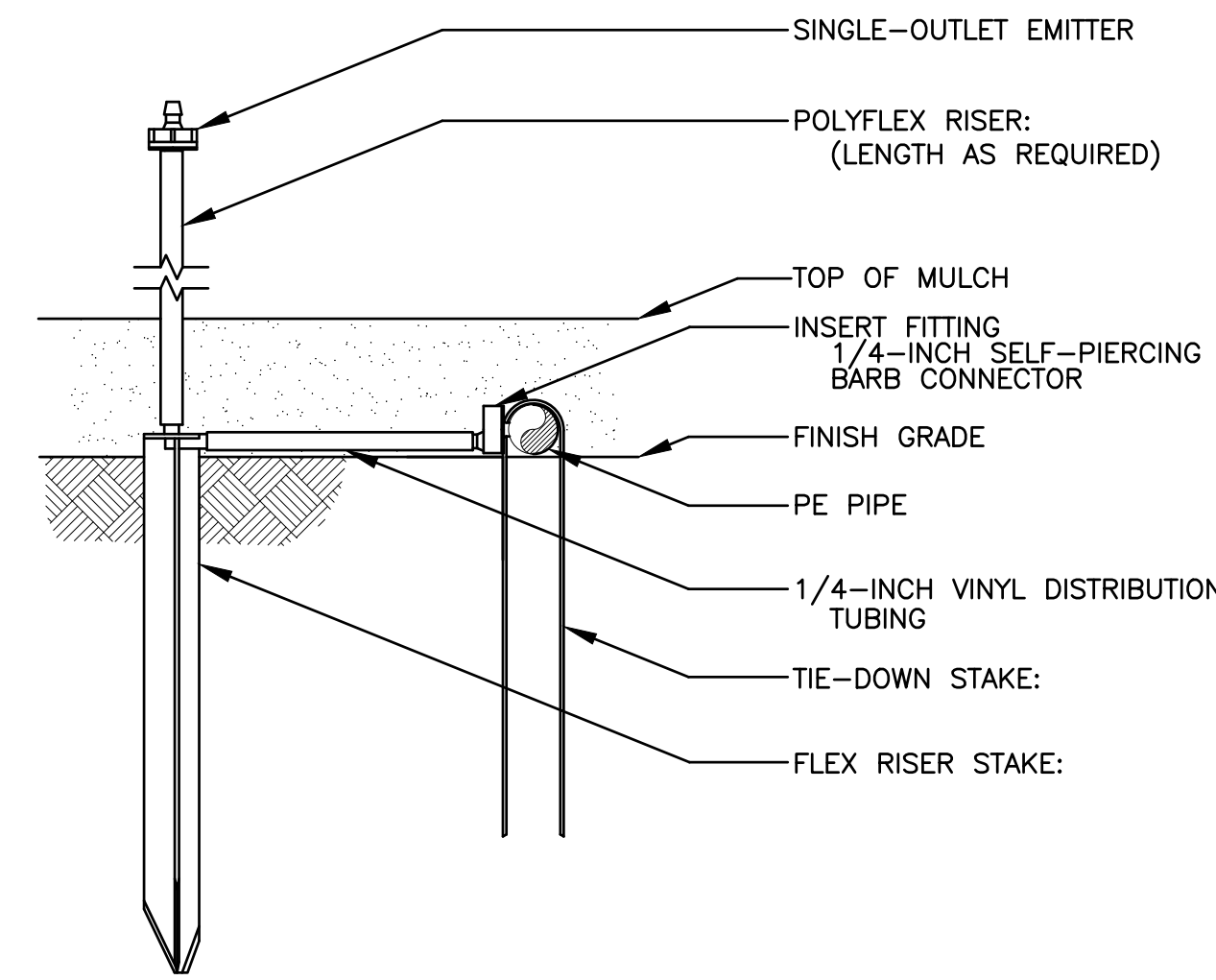


IRRIGATION NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR MAKING HOOK-UP FROM OUTLETS TO CONTROLLERS.
2. ALL WIRE FROM CONTROLLERS TO ELECTRIC VALVES TO BE COPPER #14 DIRECT BURIAL. USE BLACK FOR PILOT AND WHITE FOR COMMON. INSTALL IN COMMON TRENCH WITH MAIN LINE WHERE POSSIBLE. PROVIDE MIN. OF 18" COVER.
3. PROVIDE MIN. 18" COVER OVER ALL MAIN LINE PIPING AND 12" COVER OVER ALL LATERAL LINE PIPING.
4. ALL PIPE UNDER PAVED AREAS TO BE PVC SCH. 40. INSTALL PRIOR TO PAVING.
5. THIS DESIGN IS DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND IS TO BE INSTALLED WITHIN THE NEAREST PLANTED AREA WHERE POSSIBLE.
6. CONTRACTOR SHALL FLUSH ALL LINES AND ADJUST ALL HEADS FOR BEST PERFORMANCE AND TO PREVENT OVERSPRAY ONTO WALKS, DRIVES AND BUILDINGS AS MUCH AS POSSIBLE.
7. INSTALL ALL EQUIPMENT AS SHOWN IN DETAILS.
8. DO NOT WILLFULLY INSTALL THE SYSTEM AS DESIGNED WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT WERE NOT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. OTHERWISE THE IRRIGATION CONTRACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL NECESSARY REVISIONS.
9. THE SYSTEM SHALL BE FULLY GUARANTEED FOR A PERIOD OF ONE YEAR. ANY DEFECTIVE MATERIAL OR POOR WORKMANSHIP SHALL BE REPLACED OR CORRECTED BY THE IRRIGATION CONTRACTOR AT NO COST TO THE OWNER.
10. CONTRACTOR TO BE RESPONSIBLE FOR RODENT CONTROL OF DRIP SYSTEM DURING INSTALLATION AND MAINTENANCE PERIOD.
11. CONTRACTOR IS TO ADJUST IRRIGATION TO WHERE LIGHTING FIXTURES AND OTHER UTILITIES OCCURRED IN FIELD.
12. CONTRACTOR TO ADJUST ALL HEADS TO PROVIDE FULL COVERAGE WITH NO OVERSPRAY ONTO THE BUILDINGS AND/OR HARDSCAPE.

IRRIGATION LEGEND

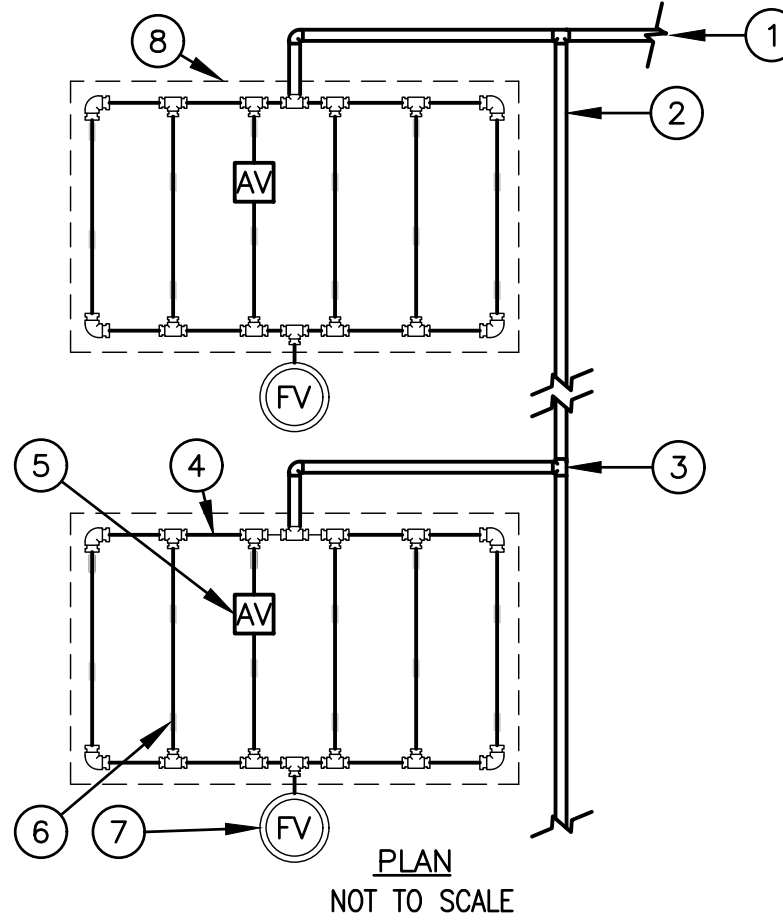
MFG.	MODEL NO.	DESCRIPTION	PSI	RAD	GPH	PATTERN
TORO	T-PCB10B3	ON-GRADE DRIPLINE	30	18"	53	DRIP
		SPACE AT 18" O.C. WITH STAPLES EVERY 4' AND (2) STAPLES AT EVERY TEE, ELBOW OR CROSS. USE (1) LINE FLUSHING VALVE FOR EVERY 15 GPH OF ZONE FLOW - POSITION NEAR HALFWAY POINT				
TORO	T-DP10B-3	DRIP EMITTER	PSI	RAD	GPH	PATTERN
		EXISTING DRIP CONTROL ZONE KIT				
		EXISTING BACKFLOW PREVENTER				



DRIP EMITTER TO TREES

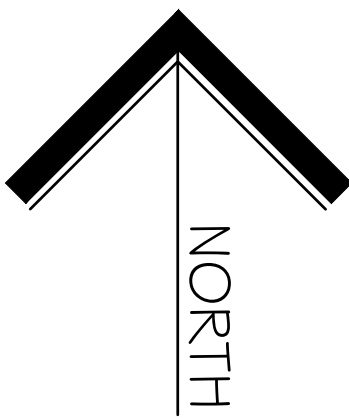
LEGEND

1. PVC LATERAL LINE FROM DRIP ZONE KIT.
2. PVC SUPPLY MANIFOLD.
3. PVC TEE OR ELL.
4. POLY TUBING AT SUPPLY AND FLUSH END OF EACH ISLAND.
5. AIR/VACUUM RELIEF VALVE PLUMBED TO TUBING AT HIGH POINT.
6. DRIPLINE LATERAL.
7. AUTOMATIC FLUSH VALVE PLUMBED TO TUBING AT LOW POINT.
8. PLANTER PERIMETER.



NOTE:
THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE SHALL NOT EXCEED THE MAXIMUM RUN LENGTH.
INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS

ON-GRADE DRIPLINE



REVISIONS	BY

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PLANNING • RESEARCH
STAN SMITH ASSOCIATES

IRRIGATION RENOVATION PLAN

TILLER HOUSE
HOTEL ADDITION
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DRAWN SSA	CHECKED SS
DATE 8-17-22	SCALE 1" = 10'
JOB NO.	SHEET
L-2	SHEETS



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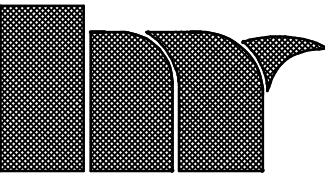
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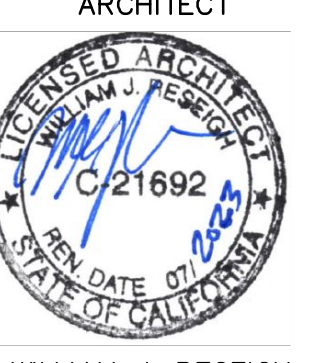


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CADD FILE: 222102-R1-R3

SCALE:

SHEET NAME

RENDERING
STREET VIEW

SHEET NUMBER

R-1

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SCALE:

SHEET NAME

RENDERING
PARKING AREA
SOUTH SIDE

SHEET NUMBER

R-2



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