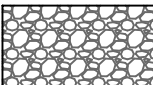
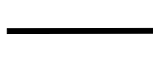


LANDSCAPE & IRRIGATION LEGEND

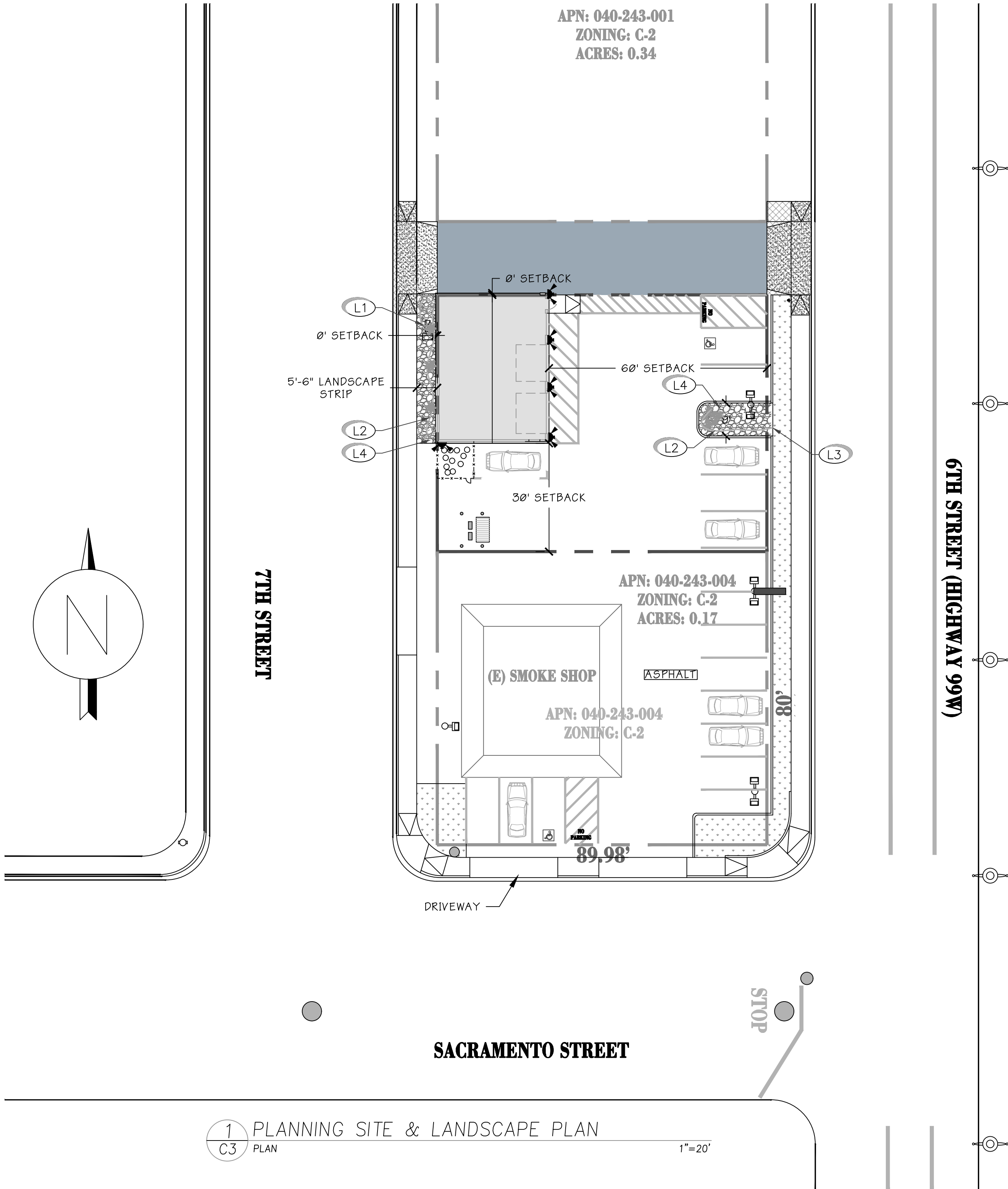
-  PROPOSED CONCRETE PER PLAN
-  PROPOSED DECORATIVE 1/2" - 1 1/2" ROCK MULCH. CONTRACTOR TO CHOOSE COLOR AND TYPE
-  1/2" PVC IRRIGATION DRIPLINE PIPE 18" ON GRADE (APPROX 60 LF)

LANDSCAPING LEGEND

SYMBOL	NAMES	MATURE HEIGHT X WIDTH & CONTAINER SIZE	MAINTENANCE	QUANTITY
	CALIFORNIA BUCKWEHAT	2'-3' TALL X 3'-4' WIDE	MINIMAL PRUNING AND WATERING	2
	ERIOGONUM FASCICULATUM	1 GALLON TRANSPLANT		
	STAR JASMINE - EVERGREEN	CLIMBING VINE	MINIMAL PRUNING AND WATERING	3
	JASMINUM NITIDUM / CONFEDERATE JASMINE	1 GALLON TRANSPLANT		
	COMPACTA CLEVELAND SAGE	2'-3' TALL X 2'-3' WIDE	MINIMAL WATERING	1
	SALBIA CLEVELANDII 'COMPACTA'	1 GALLON TRANSPLANT		

LANDSCAPE PLAN KEY NOTES

-  INSTALL NEW UNDERGROUND PRESSURE REGULATOR AT PROPOSED IRRIGATION VALVE
-  PROVIDE NEW 1/2" DRIP HOSE AT PROPOSED LANDSCAPING AS SHOWN
-  TAP INTO EXISTING LANDSCAPING IRRIGATION AT EXISTING LANDSCAPING STRIP
-  INSTALL NEW 1/2"-1 1/2" DECORATIVE ROCK MULCH OVER DIRT AT A 2" THICK LAYER



ALL ENTITIES EXISTING
UNLESS OTHERWISE NOTED

PARKING ANALYSIS

PROFESSIONAL BUSINESSES 1 SPACE EACH 200 SQFT = (40'X30'X200')= 6 SPACES MINIMUM. 1 SHALL BE VAN STALL 6 SPACES PROVIDED

SITE ACCESS

OWNER TO NOTARIZE AND RECORD A COPY OF SHARED CROSS ACCESS AGREEMENT BETWEEN APN 040-243-003 AND 040-243-004

DEVELOPMENT SUMMARY

ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ORLAND STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION.

CITY OF ORLAND MUNICIPAL CODE, CHAPTER 17, SECTION 40

17.40.060(C): MAXIMUM BUILDING COVERAGE: 60% AND UP TO 100% FOR PARKING/PAVED AREAS

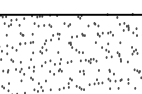
BUILDING COVERAGE = 19%
PARKING/PAVED AREA = 81%

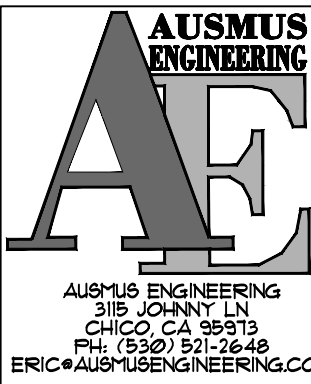
17.40.065(A): NEW PROJECTS SHALL BE COMPATIBLE WITH THEIR SURROUNDING DEVELOPMENT IN INTENSITY, SETBACKS, BUILDING FORMS, MATERIAL, COLOR, AND LANDSCAPING

SITE DESIGN IS EXISTING PERMITTED TO REMAIN. BUILDING SETBACKS AND ARCHITECTURAL FEATURES/COLOR OF PROPOSED BUILDING WILL MATCH SURROUNDING EXISTING DEVELOPMENTS

THE MAINTENANCE OR OPERATION OF THE USE OF BUILDING APPLIED FOR WILL NOT, UNDER THE CIRCUMSTANCE OF THE PARTICULAR CASE, BE DETRIMENTAL TO THE HEALTH, SAFETY (INCLUDING TRAFFIC SAFETY, PEACE, MORALS, COMFORT AND GENERAL WELFARE) OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OF SUCH PROPOSED USE, OR BE DETRIMENTAL OR INJURIOUS TO PROPERTY AND IMPROVEMENTS IN THE NEIGHBORHOOD OR TO THE GENERAL WELFARE OF THE CITY OF ORLAND.

SITE LEGEND

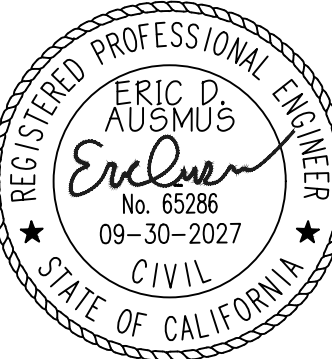
-  PROPERTY LINE
-  UNDERGROUND ELECTRICAL
-  2100 SQFT PROPOSED ASPHALT PER CITY OF ORLAND STANDARDS CONTRACTOR TO PROCURE ENCROACHMENT PERMIT
-  EXTENT OF REMOVAL FOR PROPOSED COMMERCIAL DRIVEWAY IN ACCORDANCE WITH CITY STANDARD DETAIL 206. EXTENT OF EXISTING CONCRETE SIDEWALK DEMO TO BE DETERMINED BY CITY IN FIELD
-  NEW CONCRETE AS REQUIRED FOR PROPOSED COMMERCIAL DRIVEWAY IN ACCORDANCE WITH CITY STANDARD DETAIL 206
-  DOWNCAST MOTION SENSOR 80 WATT TUCANA III SERIES - LED WALL PACK W/ PHOTOCELL AND MOTION SENSOR - OR EQUAL



ARCHITECTURAL PLAN
PLANNING SITE AND
LANDSCAPE PLAN

FARRUKH TIRE SHOP
1020 6TH STREET
ORLAND, CA 95963

REVISION	DATE	DESCRIPTION
1	3/17/26	PLAN CHECK 1
2	3/26/26	PLAN CHECK 2



DATE:
03/08/2025

DESIGNED BY: EDA
DRAWN BY: EDA
CHECKED BY: EDA

SCALE:
AS NOTED
PROJECT #

PAGE 5 OF

SHEET NO.
C3