

- LEGEND :**
- AREA OF ADDITION
  - BUILDING LINE
  - PROP. LINE
  - LANDSCAPE AREA ( 1,246 s.f. )
  - OUTDOOR / PARKING LIGHT (MUST BE POSITIONED AND DIRECTED SO AS NOT TO SHINE OR CAUSE GLARE ONTO ADJACENT PROPERTIES OR PUBLIC RIGHTS-OF-WAY .)
  - PATH OF TRAVEL

- SCOPE OF WORK**
- DEMOLITION OF AN EXISTING FRONT HOUSE
  - NEW CONSTRUCTION OF 3 NEW STAKED 3 STORY UNITS WITH 3 BEDROOMS 2 BATHROOMS EACH UNIT .
  - NEW ATTACHED 2 CAR GARAGE AND 4 SURFACE UNCOVER PARKING ( 6 TOTAL PARKING)

**LEGAL DESCRIPTION:**  
 TRACT # 5282 , LOT 15  
**APN**  
 2459-001-015

**CALCS.**

**LANDSCAPE :**

REQUIRED : 7750 X 15% = 1162 S.F.  
 PROVIDED : A: 135 S.F.  
 B: 473 S.F.  
 C: 373 S.F.  
 D: 265 S.F.  
 TOTAL : 1246 S.F.

**PRIVATE OPEN SPACE :**

UNIT # 1 : 330 S.F. ( @ SITE SETBACK FROM DINING AREA )  
 UNIT # 2 : TERRACE: 200 S.F.  
 UNIT # 3 : TERRACE: 200 S.F.

NOTE : COMMENT OPEN SPACE NOT REQ. SINCE PRIVATE OPEN SPACE IS 200 S.F.

**BLDG. SUMMARY**

- LOT SIZE : 7,750 S.F.
- FLOOR AREA :
  - \* 1 ST FLOOR : 1963 s.f.
    - UNIT # 1 : 1,400 S.F.
    - LOBBY : 170 S.F.
    - GARAGE : 393 S.F.
  - \* 2 ND FLOOR : 2130 s.f.
    - UNIT # 1 : 1,760 S.F.
    - LOBBY : 170 S.F.
    - BALCONY : 200 S.F.
  - \* 3 RD FLOOR : 2130 s.f.
    - UNIT # 1 : 1,760 S.F.
    - LOBBY : 170 S.F.
    - BALCONY : 200 S.F.

EXISTING A.D.U # 1 : 1000 SF.  
 EXISTING A.D.U # 2 : 1000 SF.

- ZONE : R3
- OCCUPANCY GROUP : R-3
- CONSTRUCTION TYPE: V-B
- PARKING : 6
- LANDSCAPE AREA : 1,246 / 7750 = 0.16 = 16%
- LOT COVERAGE :
  - 1 ST FLOOR : 1963
  - COVER TERRACE : 200
  - (1963+200) / 7750 = 0.28 = 28%

**SITE PLAN**

1/8"=1'-0" 3

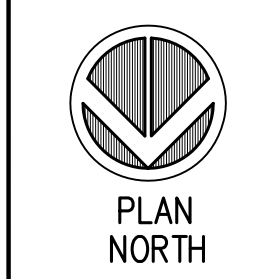
622 E. TUJUNGA AVE.  
 BURBANK , CA .  
 91501

**D.K.D** DESIGNS  
 ARCHITECTURE  
 PLANNING  
 INTERIORS

29641 S WESTERN UNIT # 405  
 RANCHO PALOS VERDES , CA 90275  
 310/254-6154 Email: kacemamir@gmail.com

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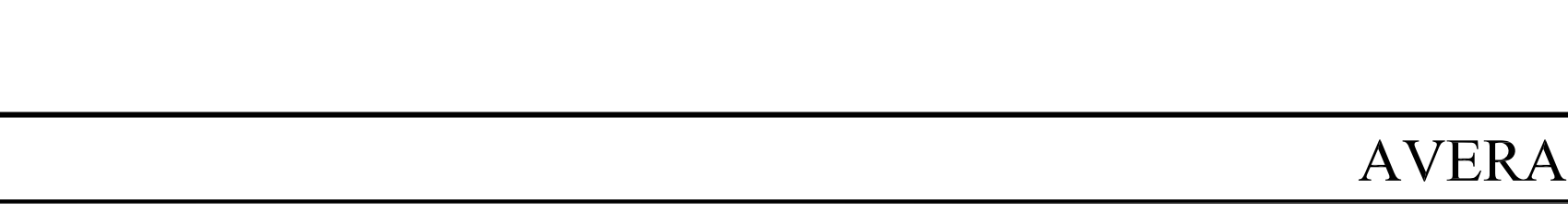
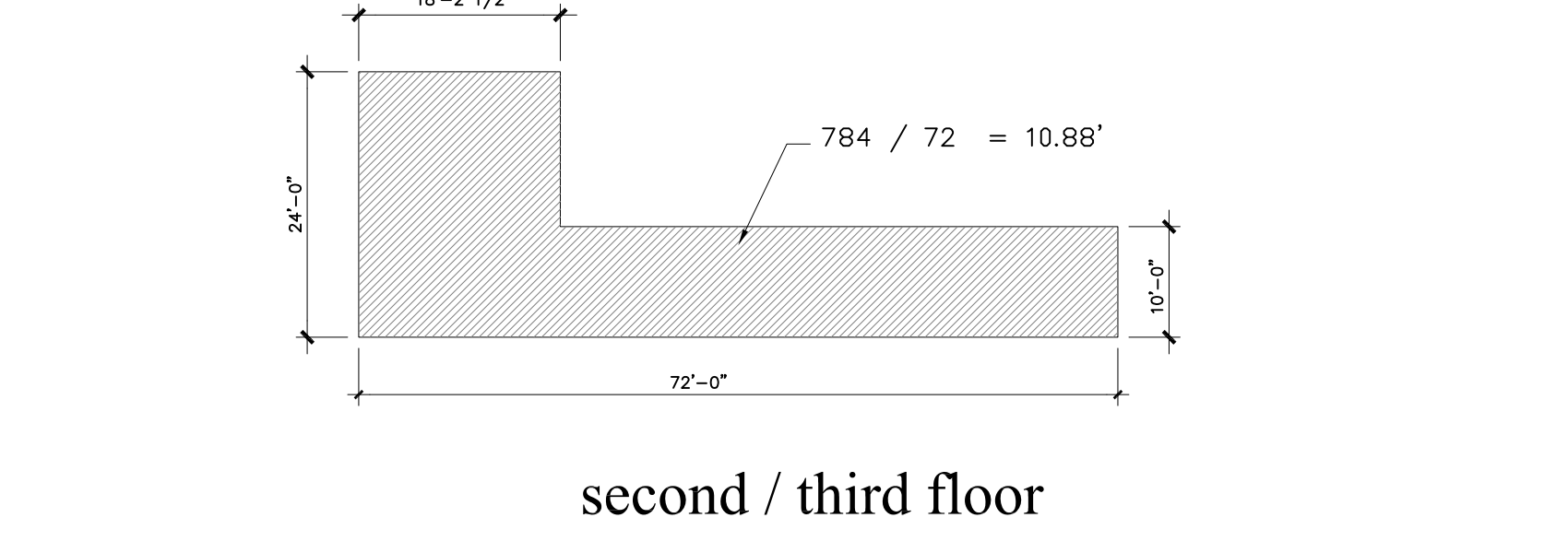
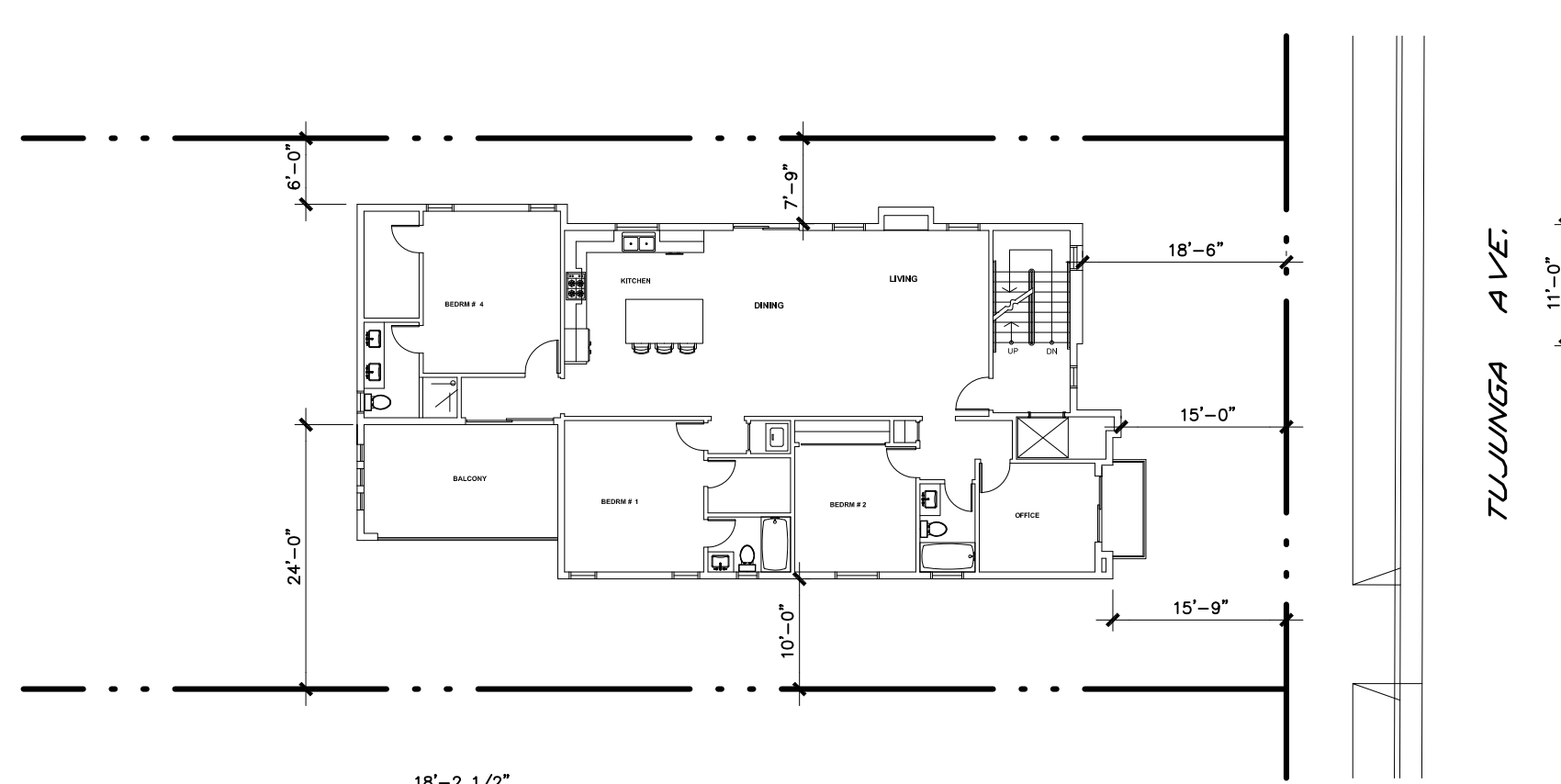
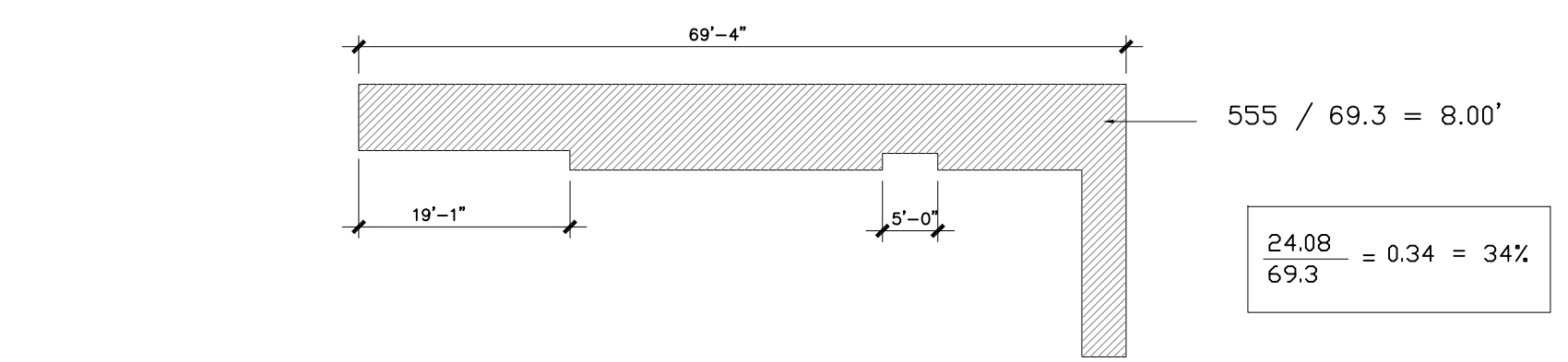
**SITE PLAN NOTE**



**DRAWN BY**  
 AMIR **PROJECT NO.**  
 10044

**PHASE**  
 C/D **DRAWING**  
 A1.0

**DATE**  
 July 16, 2024



**AVERAGE SETBACK CALC.**

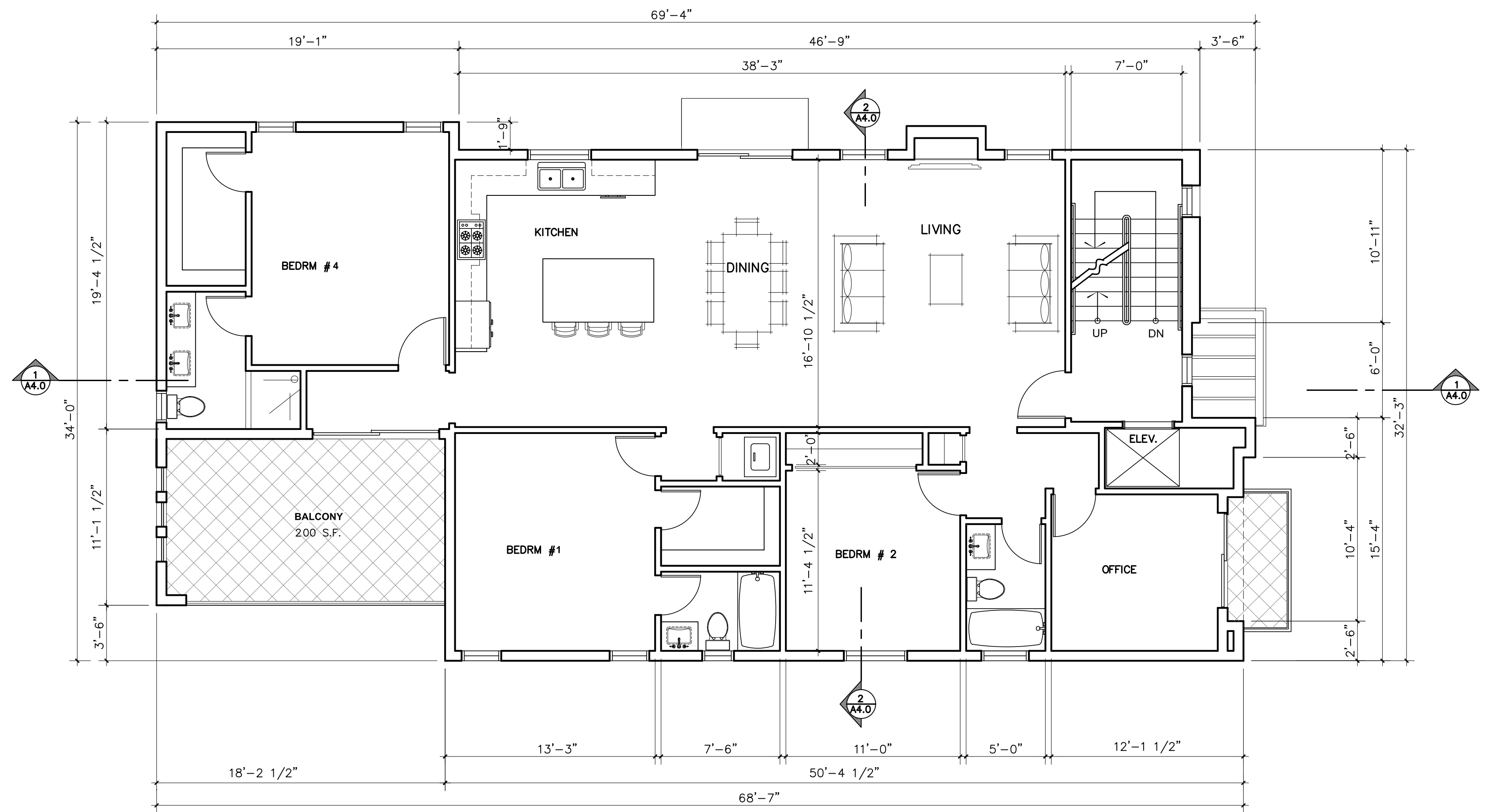
1/16"=1'-0" 2

**NOTE**

N.T.S.

1

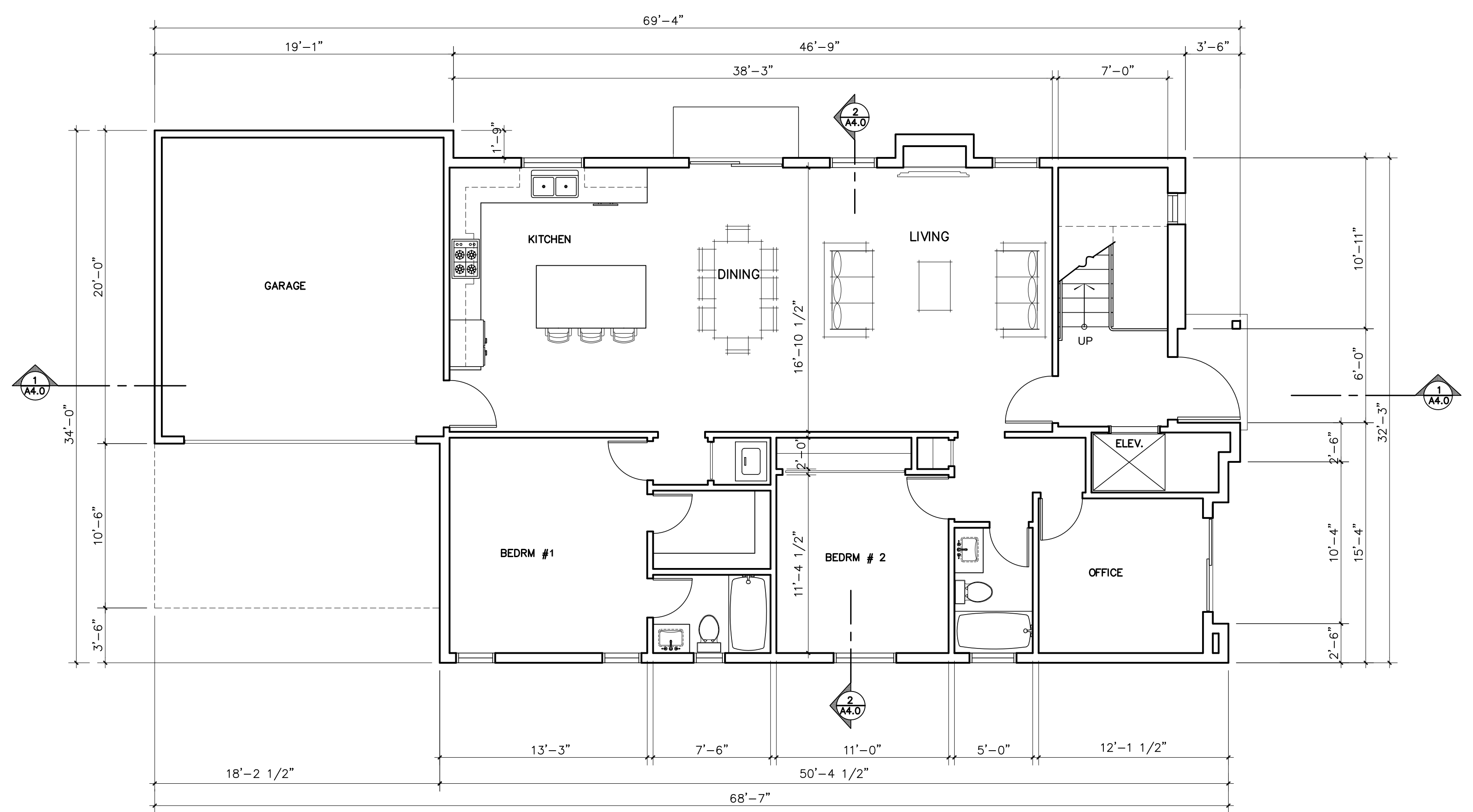
NO.	DATE	DESCRIPTION



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SECOND FLOOR PLAN (unit # 2)

3/16"=1'-0" 2



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FLOOR PLAN



PLAN NORTH

DRAWN BY AMIR PROJECT NO. 10044

PHASE C/D DRAWING

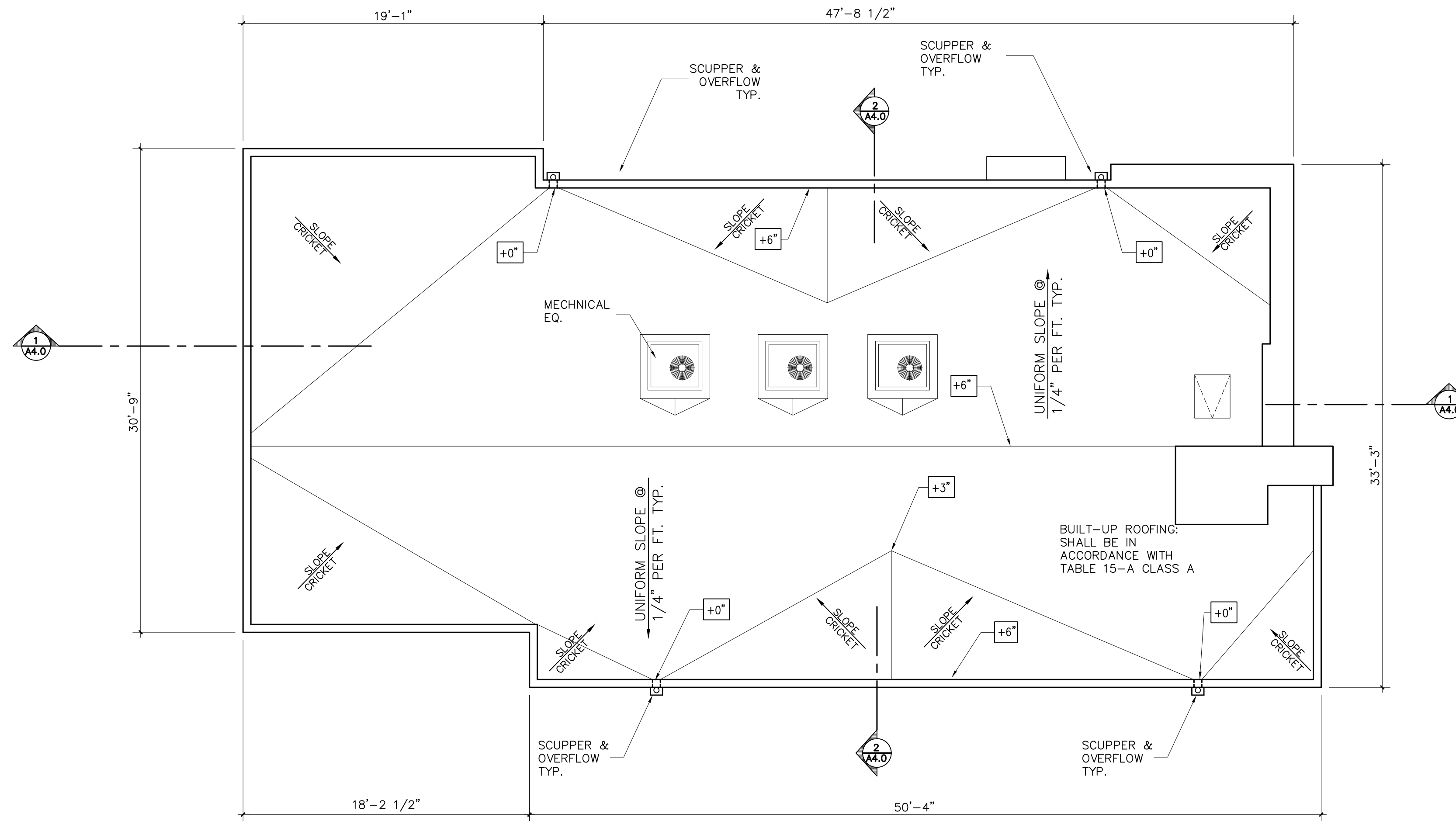
FIRST FLOOR PLAN (unit # 1)

3/16"=1'-0" 1

DATE July 16, 2024

A2.0

NO.	DATE	DESCRIPTION



ROOF PLAN

3/16"=1'-0" 2

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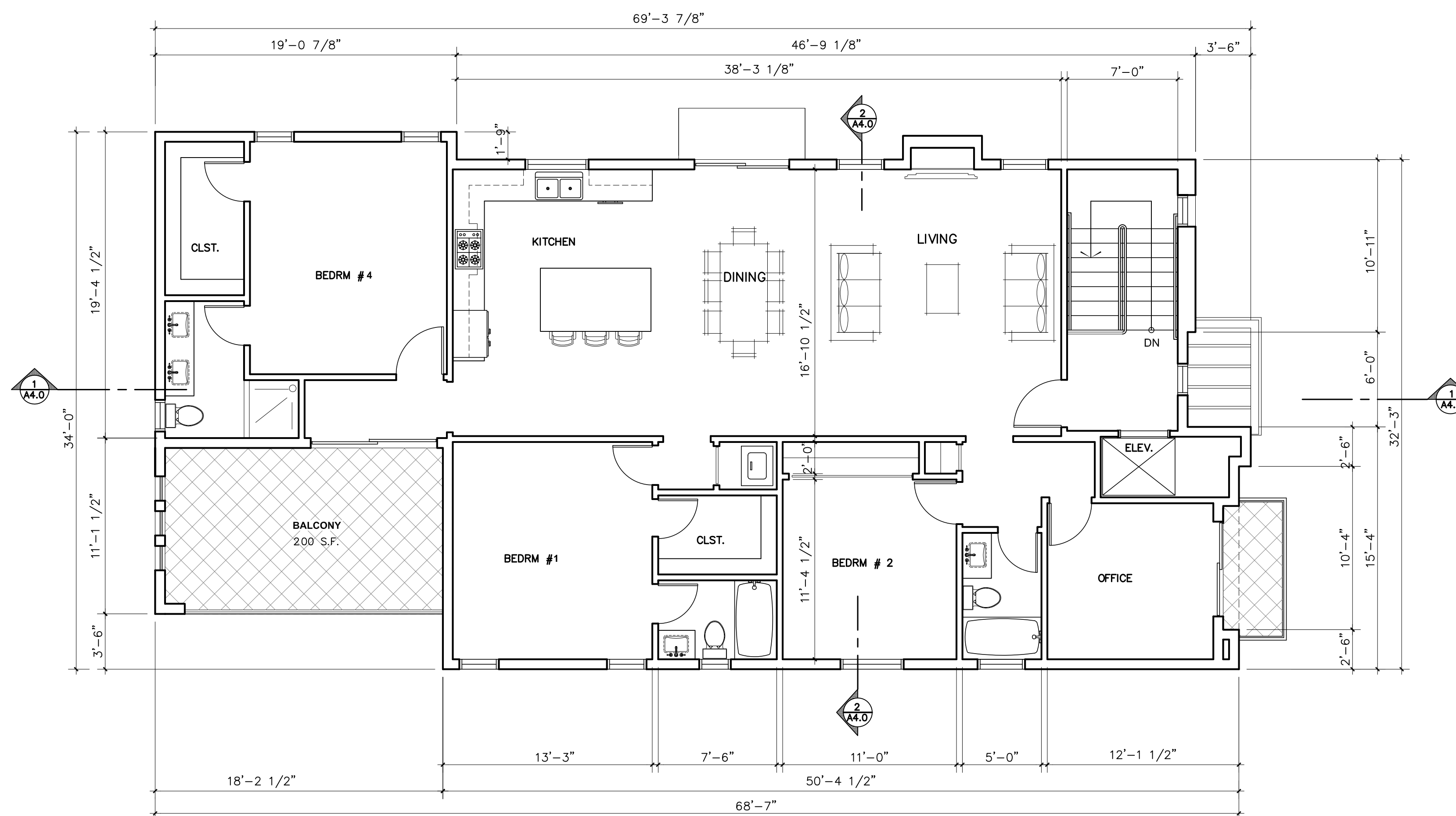
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FLOOR PLAN  
ROOF PLAN



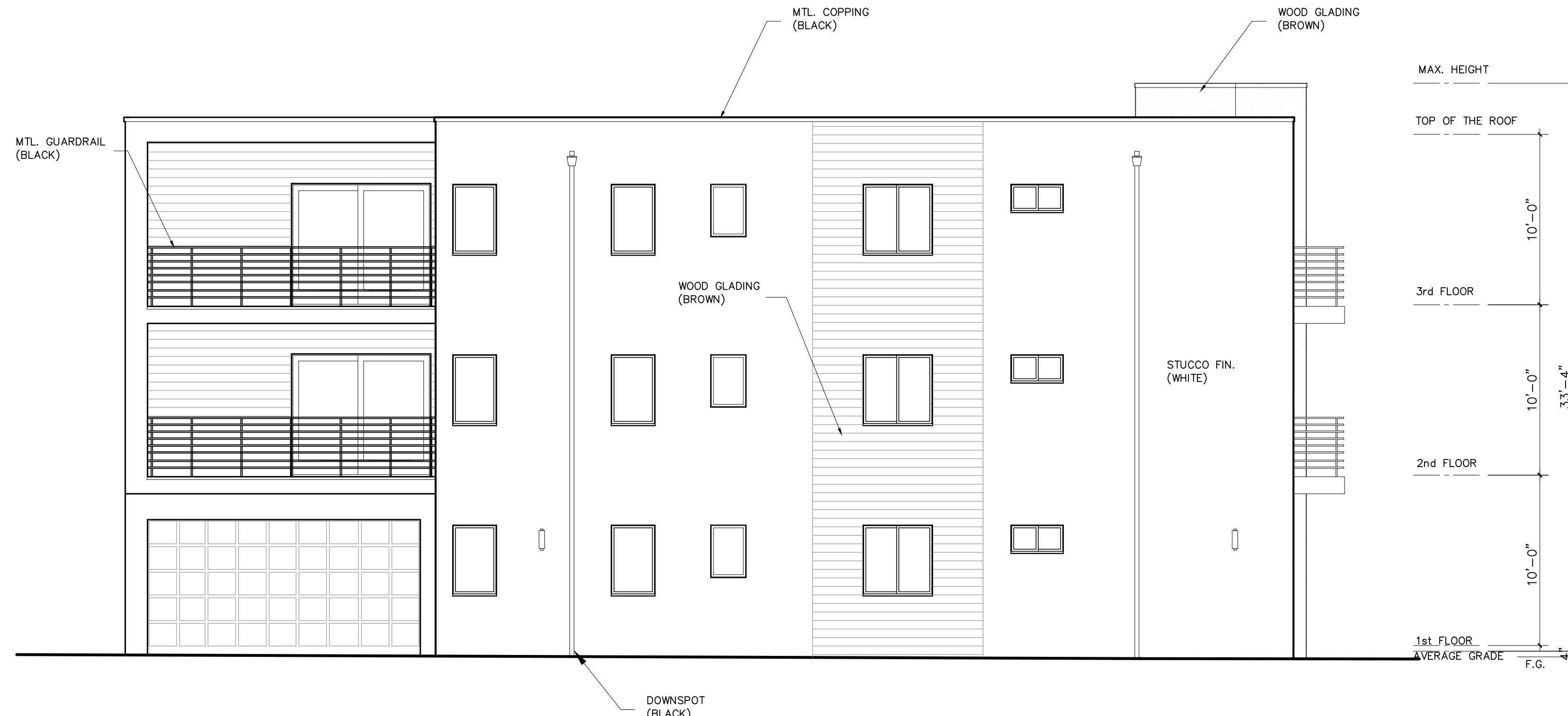
PLAN NORTH  
DRAWN BY AMIR PROJECT NO. 10044  
PHASE C/D DRAWING  
DATE July 16, 2024

A2.1

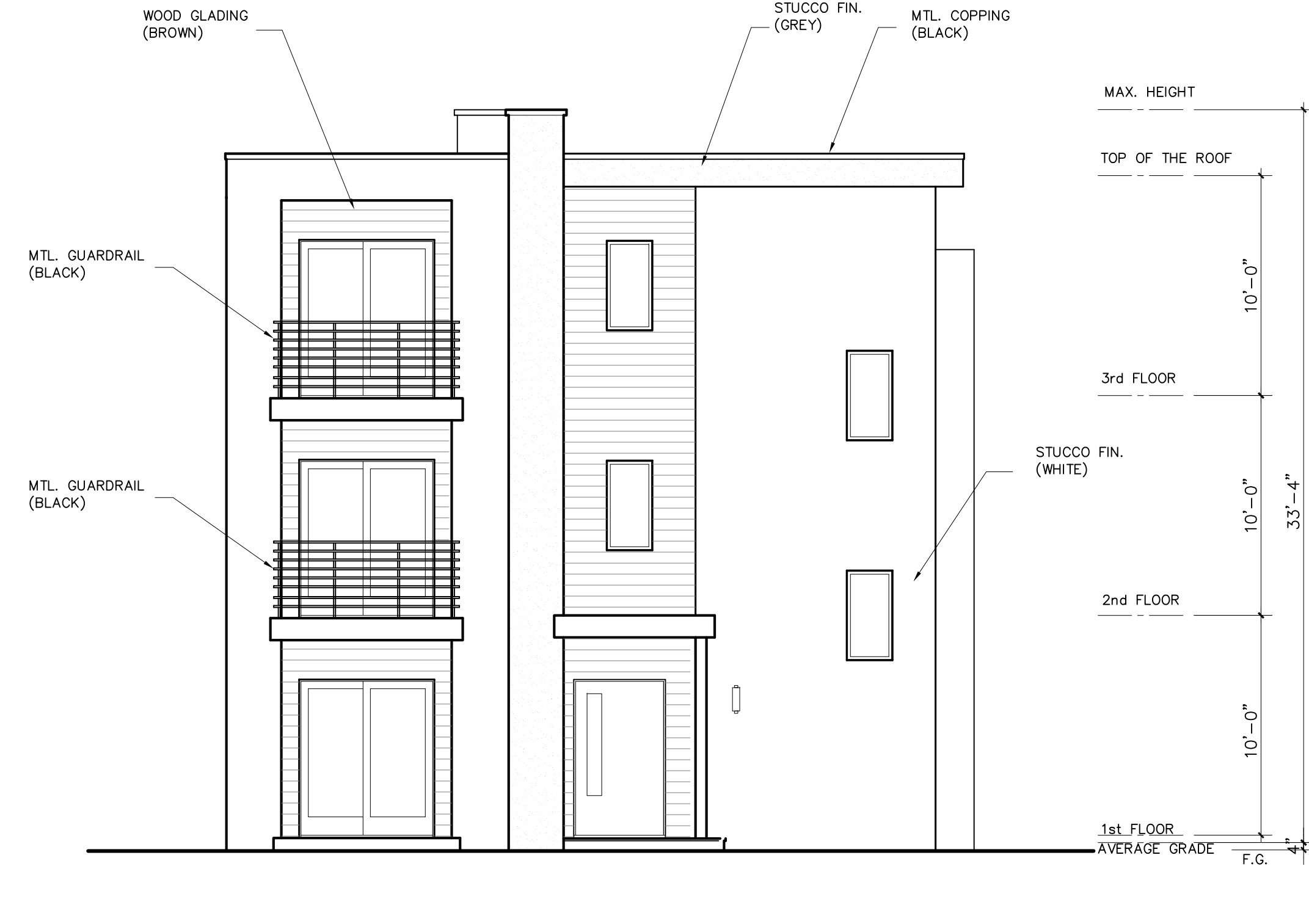


THIRD FLOOR PLAN (unit # 3)

3/16"=1'-0" 1



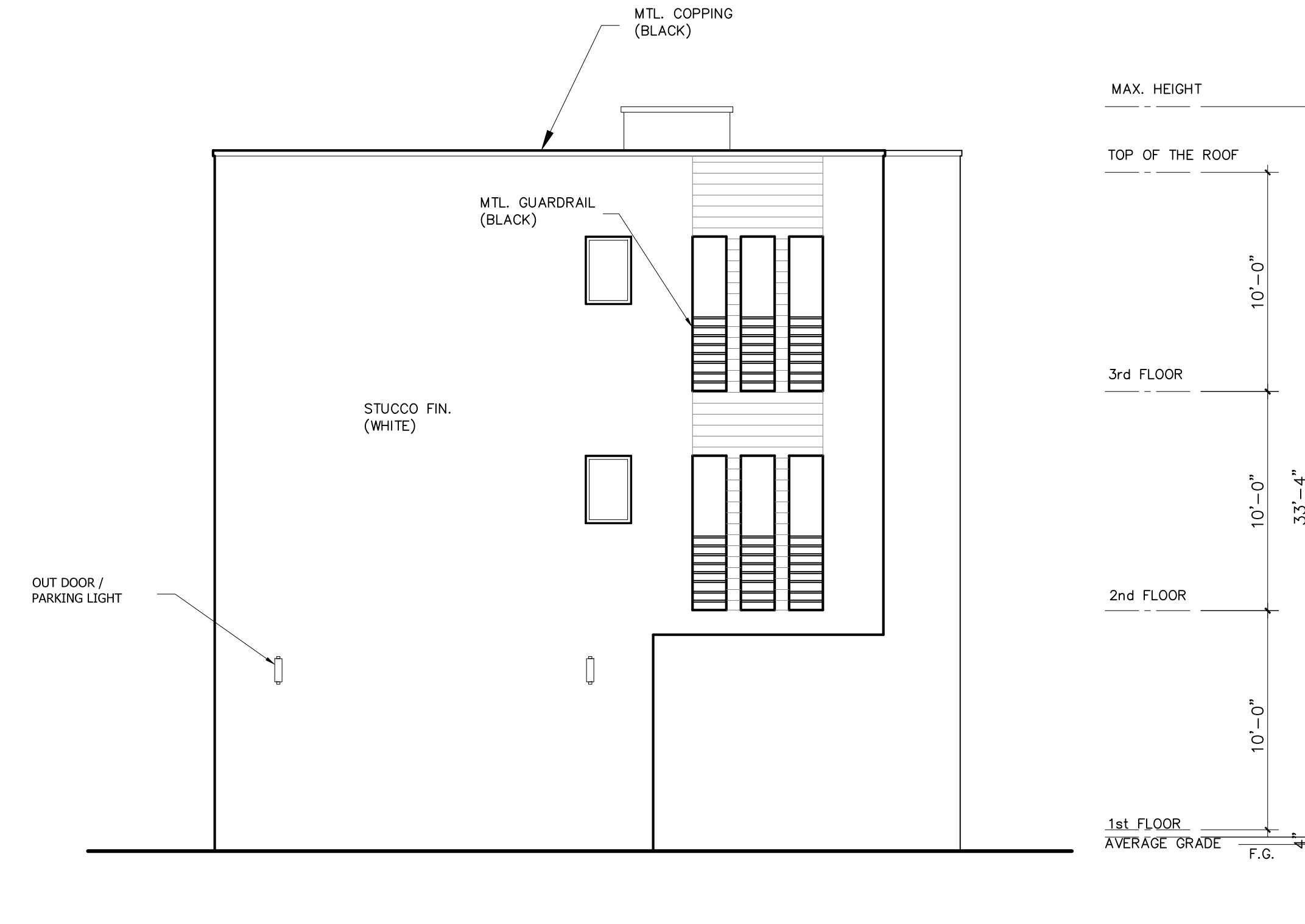
NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION

NO.	DATE	DESCRIPTION

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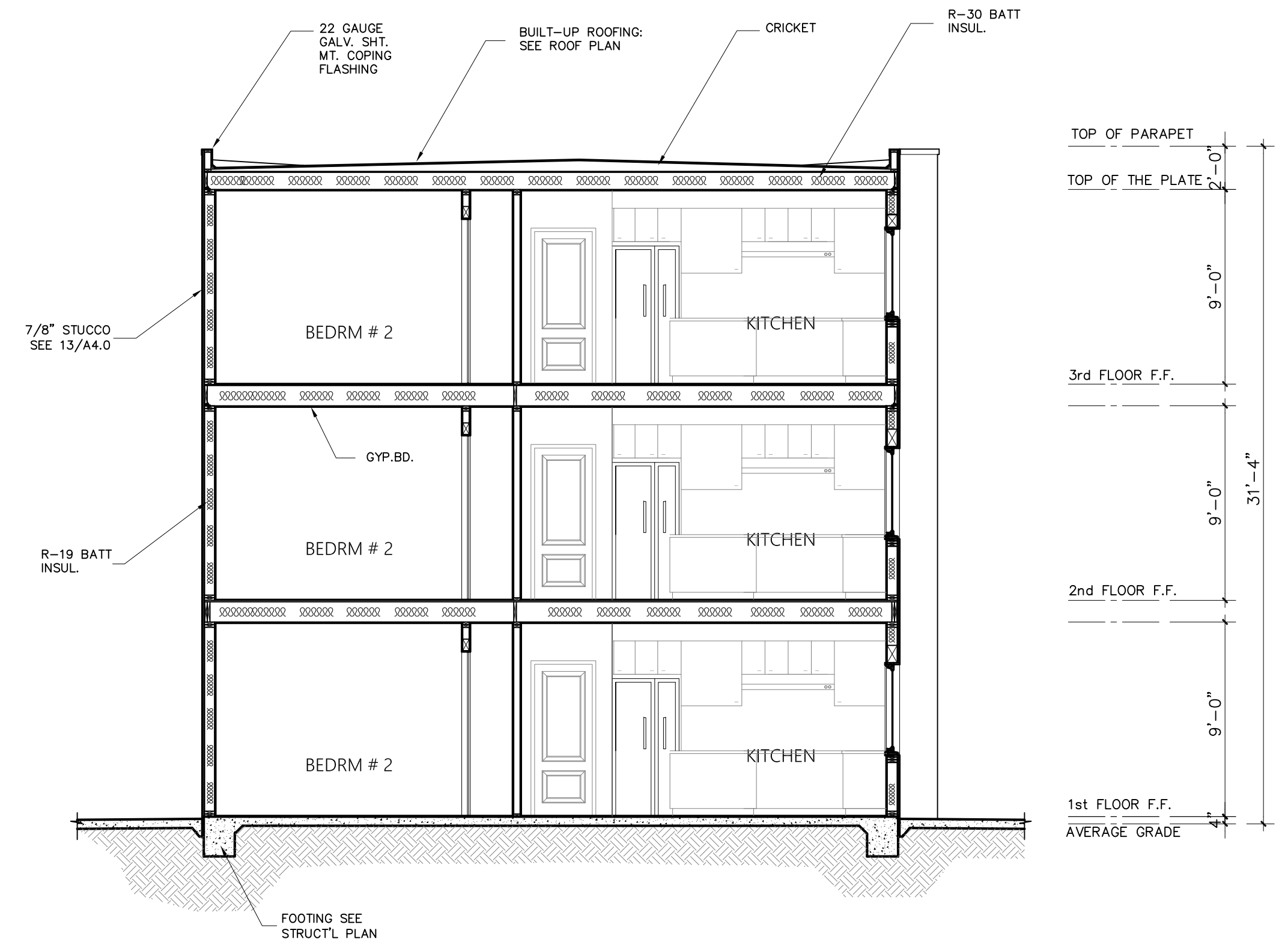
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**ELEVATIONS**

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PHASE C D	DRAWING
DATE July 16, 2024	<b>A3.0</b>

NO.	DATE	DESCRIPTION

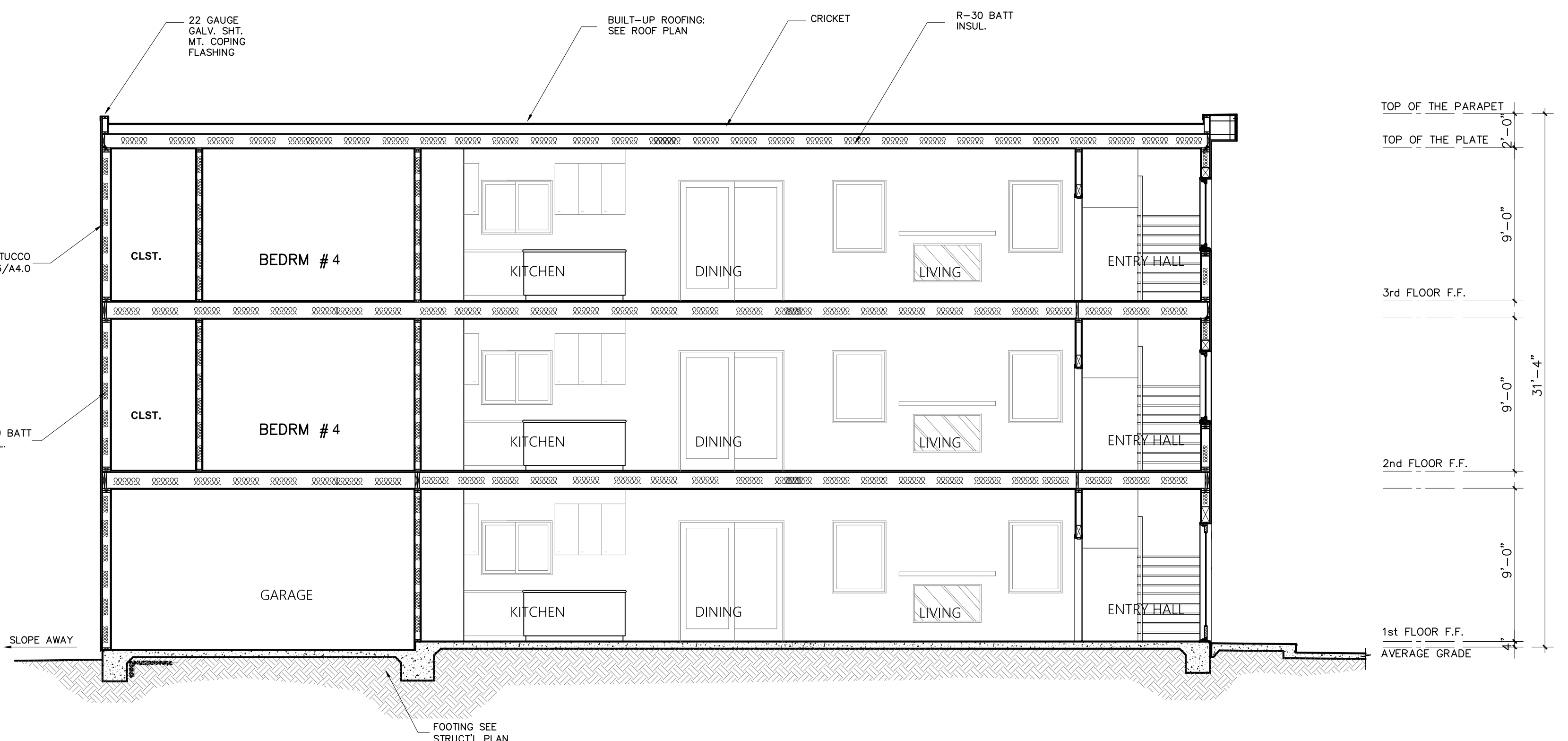


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SECTION

3/16"=1'-0"

2



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SECTION

SECTION

3/16"=1'-0"

1

**A4.0**

DRAWN BY AMIR	PROJECT NO. 10044
PHASE C.D	DRAWING

DATE July 16, 2024	
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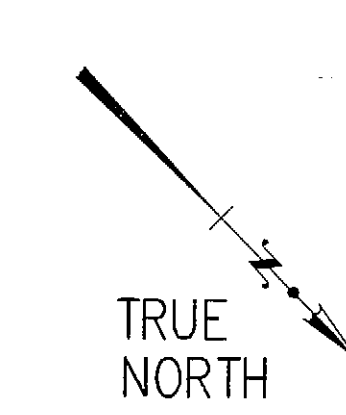
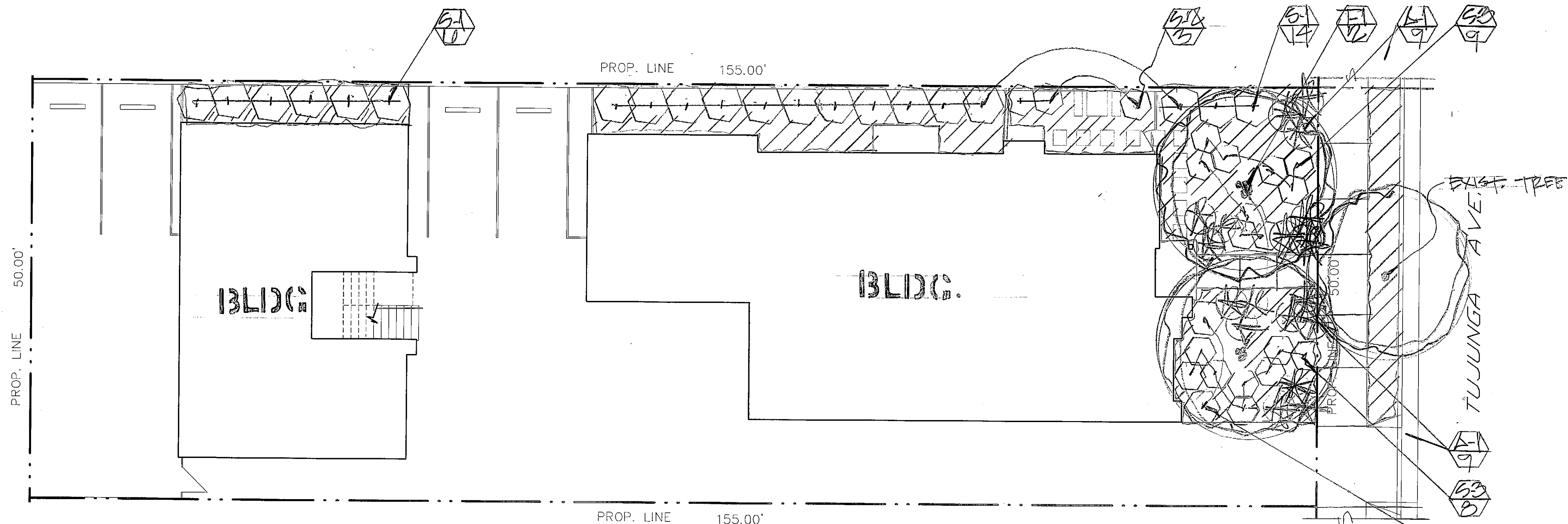
NO.	DATE	DESCRIPTION

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91501

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WATER USAGE (W.M.I.C.O.S.)

### PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZES	QTY.	SPACING
LW J-1	OLEA EUROPA 'SMAN HILL'	FRUITLESS OLIVE	3/8" x 1/2"	2	-
LW S-1	DIODONAEA VISORSA	HOPSEED BUSH	5 GAL	20	5' O.C.
LW S-2	ALYOCYNE HAEGERLI	BLUE HIBISCUS	5 GAL	5	4' O.C.
LW S-3	SCOVE 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	10	3' O.C.
LW A-1	DIETES BICOLOZ	FORTNIGHT LILY	5 GAL	10	RANDOM
LW	GROUND COVER = SENECIO SERPENS	BLUE SENECIO	FLATS	AS NEEDED	12' O.C.

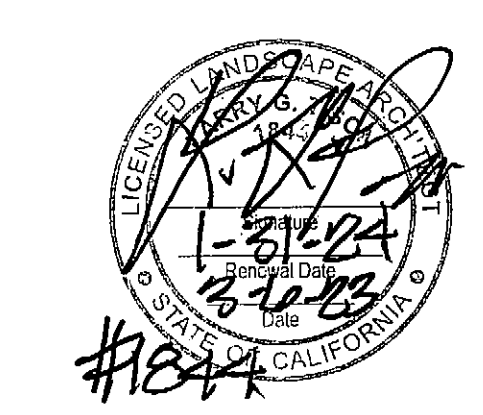
• LW = LOW WATER USAGE / P.E.E.'S  
• LANDSCAPE AREA = 1,406 SQ. FT.

- LEGEND
- PROPOSED TREE
  - PROPOSED SHRUB
  - PROPOSED ACCENT
  - PROPOSED GROUND COVER
  - PLANT SYMBOL QUANTITY

A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUND COVER, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM OF 4 CUBIC YARDS SOIL PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL.

## PLANTING PLAN

MWECO COMPLIANCE STATEMENT  
I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



LARRY G. TISON & ASSOCIATES  
LARRY G. TISON, A.S.L.A.  
LANDSCAPE ARCHITECTURE  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169

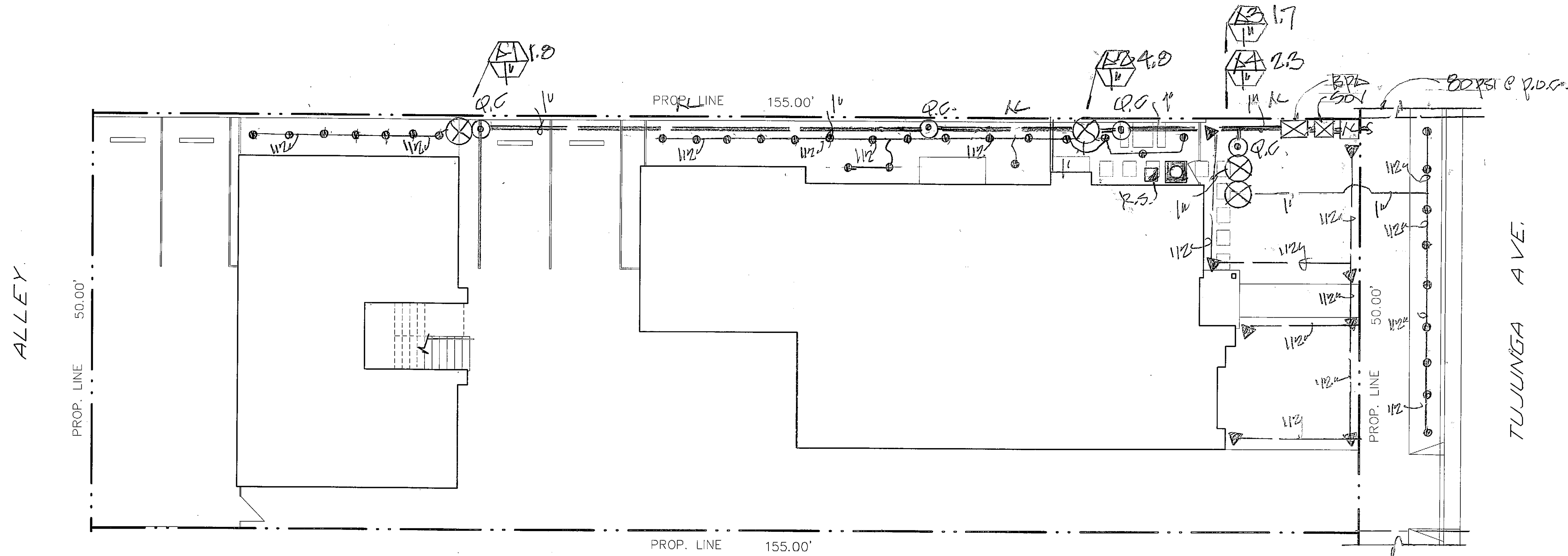
PLAN NORTH

DRAWN BY *Lat* PROJECT NO. \_\_\_\_\_  
PHASE \_\_\_\_\_ DRAWING  
DATE 13-10-22 L-1

NO.	DATE	DESCRIPTION

**SPRINKLER HEADS**

SYMBOL	DESCRIPTION	MODEL NO.	GPM	RATING PSI
①	RAINBIRD BUBBLTZ	1212-1401	25	30
▽	" POP-UP/RTU	1212-124118900	42	30



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91501

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CHECK VALVES OR ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE CAN OCCUR.

MANUAL SHUT-OFF VALVES SHALL BE REQUIRED; AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION TO THE WATER SUPPLY, TO MINIMIZE WATER LOSS IN CASE OF EMERGENCY OR ROUTINE REPAIR.

PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.

A DIAGRAM OF THE IRRIGATION PLAN; SHOWING HYDROZONES SHALL BE KEPT WITHIN THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.

A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER DESIGNER OF THE LANDSCAPE PLANS; IRRIGATION PLANS OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.

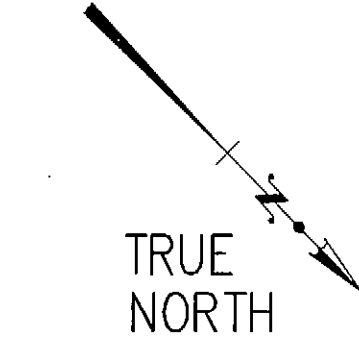
AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

# IRRIGATION PLAN

- LEGEND**
- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXHE 8 STATION)
  - RAIN SENSOR (RAINBIRD RSD-BEX)
  - BACKFLOW PREVENTER (FEBCO 825-Y-1, ")
  - QUICK-COUPLER (RAINBIRD 44LC)
  - VALVE (RAINBIRD PEB SERIES)
  - VALVE NO. / GPM  
VALVE SIZE
  - LATERAL LINE / SCHED 40 PVC
  - MAINLINE / SCHED 40 PVC
  - SHUT-OFF VALVE
  - IRRIGATION METER

**Reference Evapotranspiration (ETo) 51.7**

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF*IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
<b>Regular Landscape Areas</b>							
1-1/12H	3	B	.81	.37	125	50.0	1,100.3
2-2/12H	3	B	.81	.37	472	175.1	3,121.5
3-2/12H	3	S	.76	.4	1030	412.0	8,165.1
4-2/12H	3	B	.81	.37	1100	59.2	1,800.0
<b>Totals (A)</b>						<b>589.0</b>	<b>17,295</b>
<b>Special Landscape Areas</b>							
					1		
					1		
					1		
					1		
					1		
<b>Totals (C)</b>						<b>5</b>	<b>19,295</b>
<b>ETWU Total</b>							<b>19,295</b>
<b>Maximum Allowed Water Allowance (MAWA)</b>							<b>24,788</b>



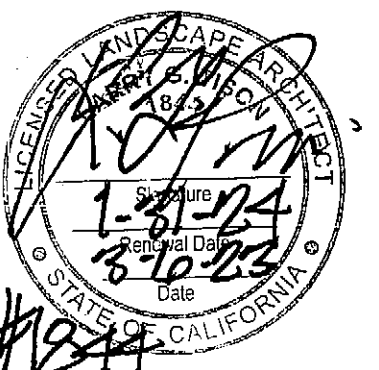
(51.7) (0.81) (0.55) (1,400) (10)  
**MAWA = 24,788 GPM**  
**ETWU = 19,295 GPM**

<sup>1</sup>Hydrozone #/Planting Description E.g. 1) front lawn  
<sup>2</sup>low water use plantings  
<sup>3</sup>medium water use plantings

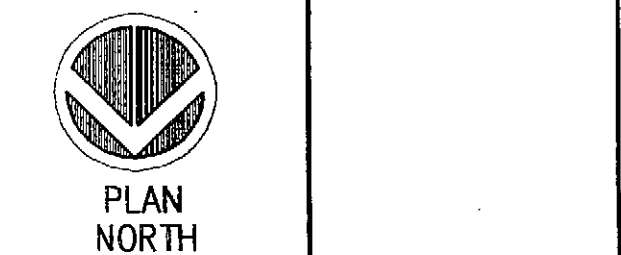
<sup>4</sup>Irrigation Method overhead spray or drip  
<sup>5</sup>Irrigation Efficiency 0.75 for spray head 0.81 for drip  
**(B) - BUBBLTZ**

<sup>6</sup>ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

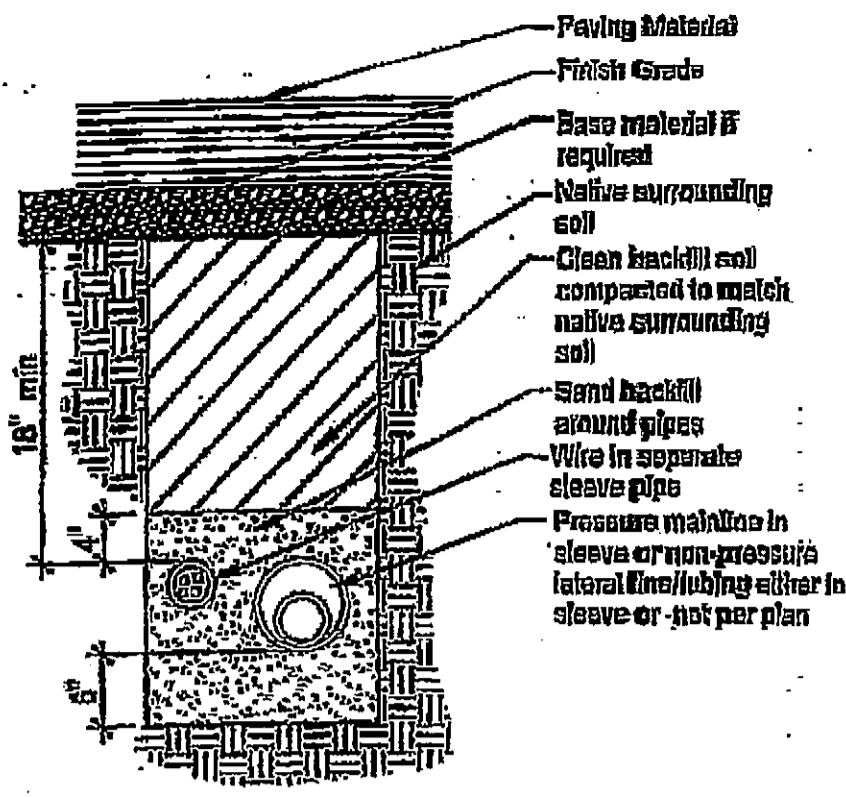
<sup>7</sup>MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((L-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.



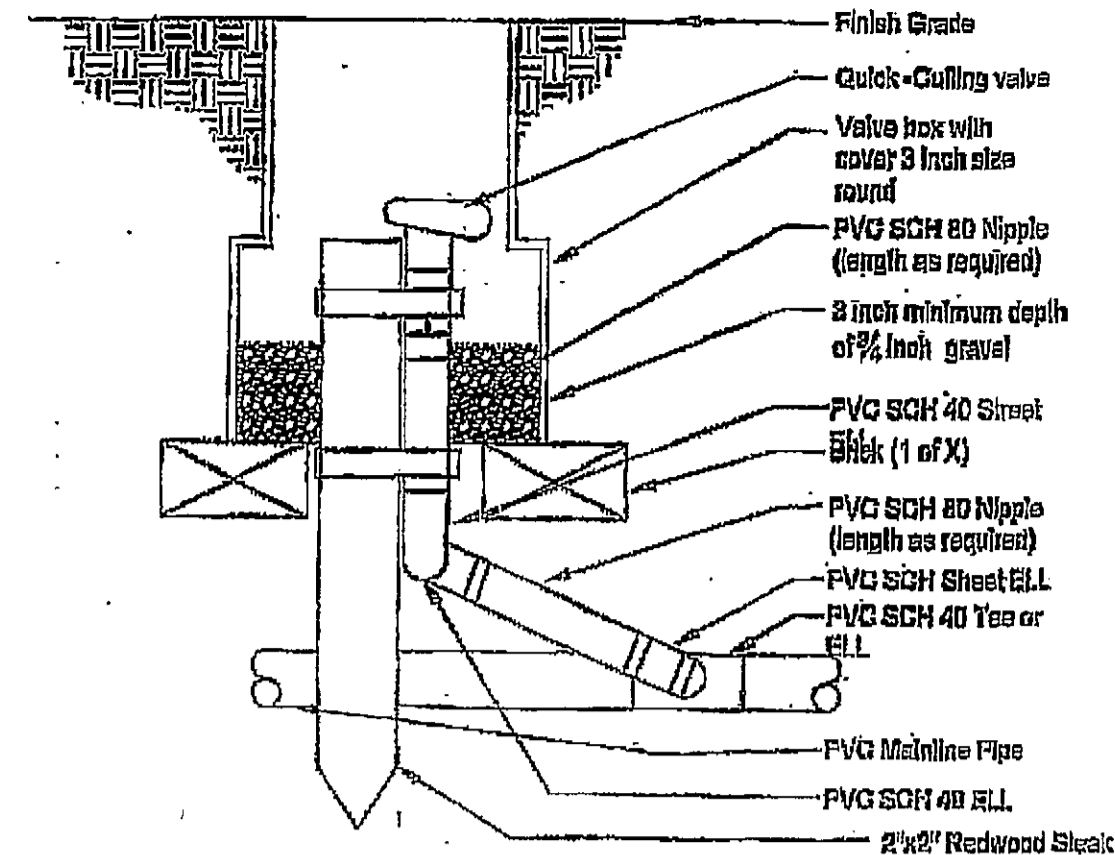
**LARRY G. TISON & ASSOCIATES**  
LARRY G. TISON, A.S.L.A.  
**LANDSCAPE ARCHITECTURE**  
314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205  
818-241-9169



**PLAN NORTH**  
DRAWN BY: LAT PROJECT NO.  
PHASE: - DRAWING: L-2  
DATE: 7-10-23



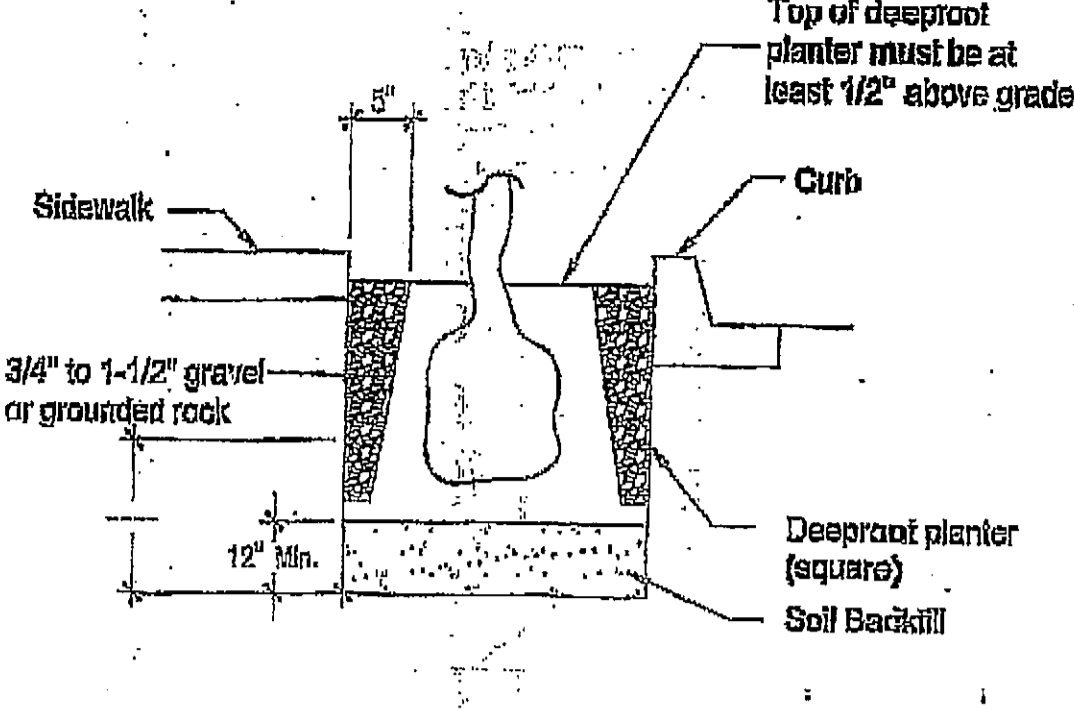
**Pipe & wire trenching**



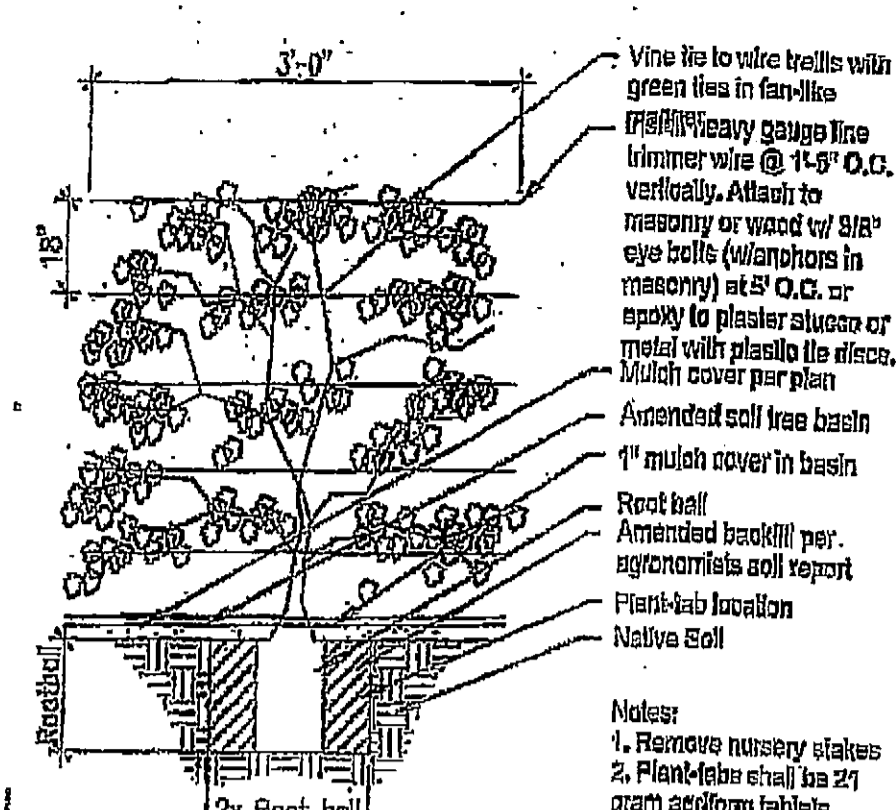
**Quick coupling valve**

Note:

A typical surround planting using the deeproot preformed planter



**Tree Root barriers**



**Vine Planting detail**

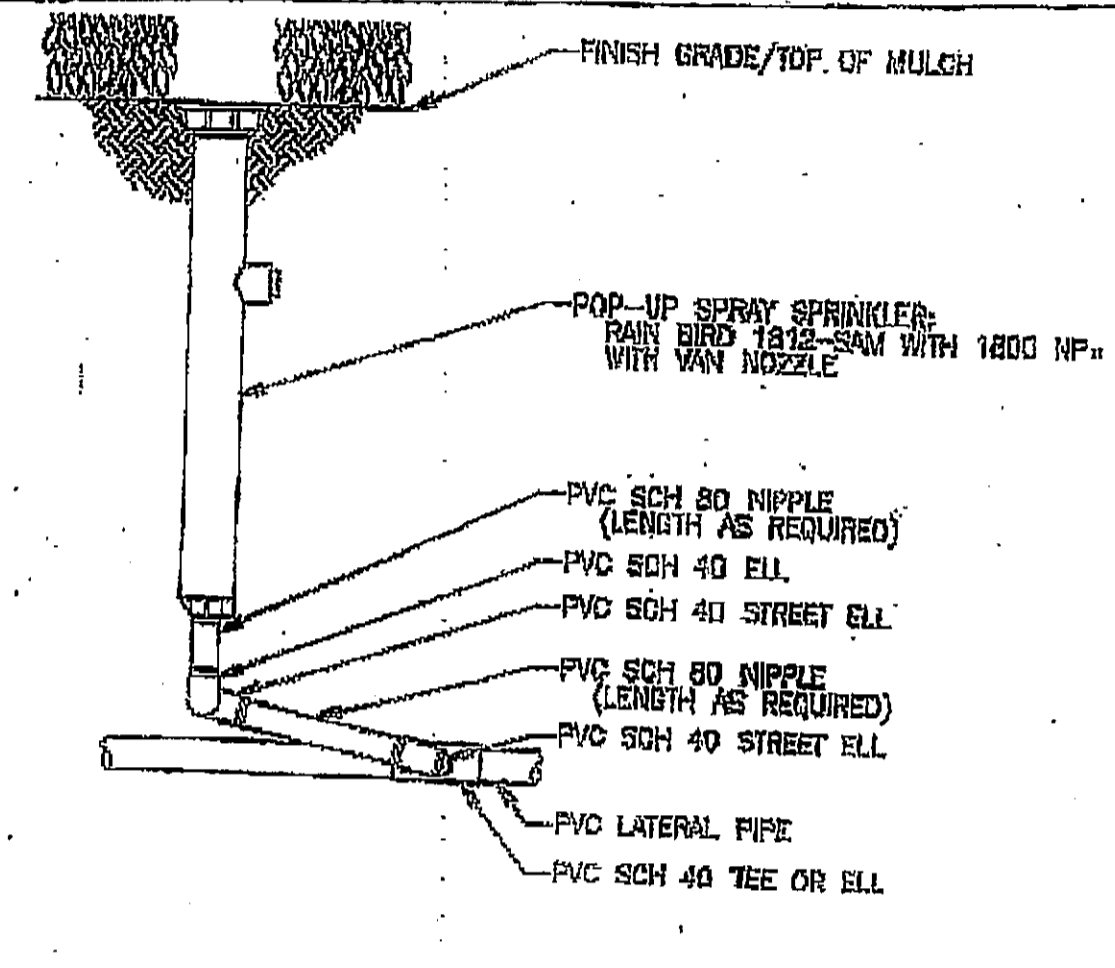
1. Contractor shall verify plant count for bidding purposes.
2. Ground cover indicated by shall be continuous under shrub.
3. Planting areas which have no cover indicated shall receive 3" min. fine redwood bark as a ground cover.
4. Contractor shall guarantee plant material for 90 days after installation and replace any diseased or damaged materials during that one year period.
5. The following amendments shall be uniformly broadcast and thoroughly incorporate to a depth of 12" min. by rototiller equal amount per 1,000 sq.ft. Cu. yd. (2") nitrogen stabilized organic amendment from redwood sawdust, fir dust, or finely ground bark 5 lbs. ammonium sulfate.
6. Note: This formula is a Std. mix and will change if there are any unusual soil conditions at the site. Compacted backfill shall be 100% on site soil.

**Landscape Notes**

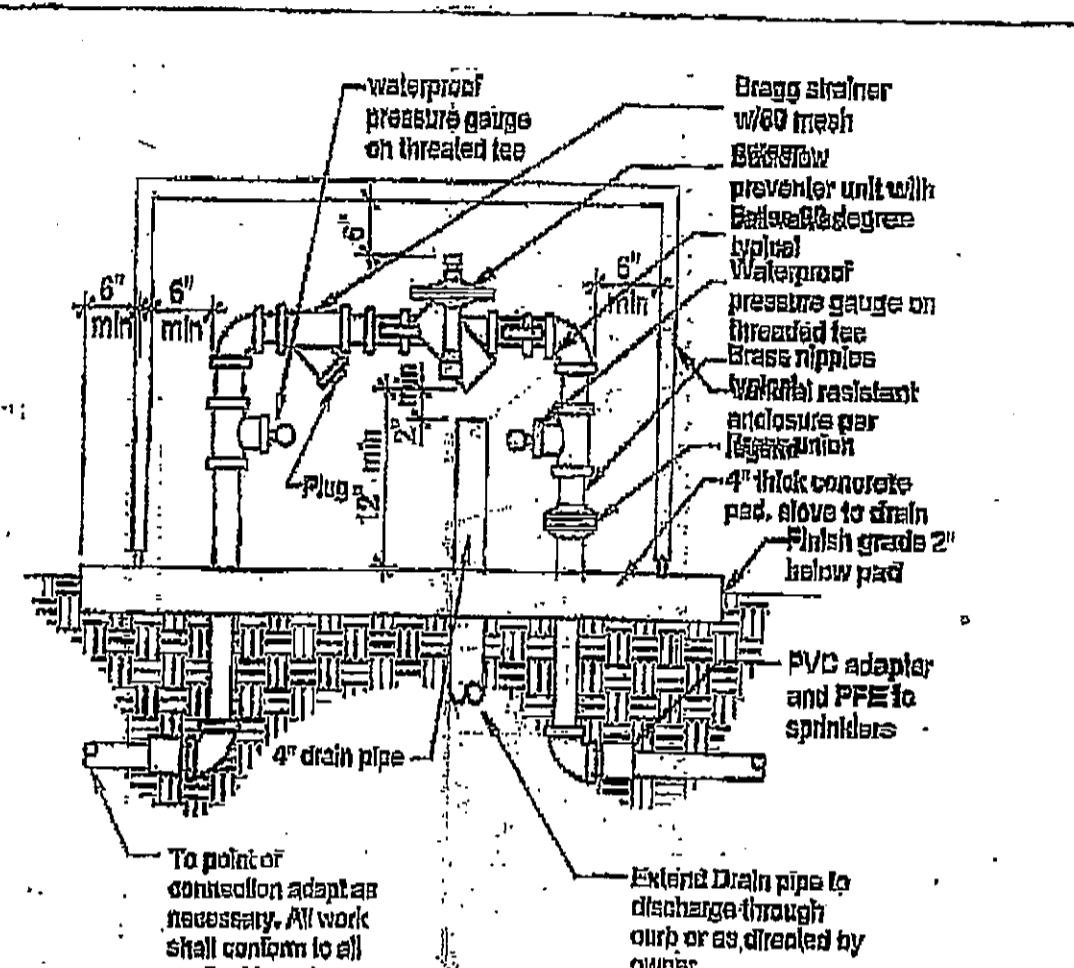
1. All irrigation lines under drives to be installed in pvc sleeve @ 18" depth min.
  2. Locate all RCV's and HB's in planting areas. (typ.)
  3. Jet all lines and trenches under paving 90% min.
  4. Install remote control valve in armetex 12" box or equal (one valve per box) & marked "irrigation", located boxes in ground cover areas whenever possible and a min. 12" from paving or curbs.
  5. The contractor shall provide owner with a completely operation system and clean set of marked prints as "as-built" drawing. Reference all trenches with dimensions to nearest building or paving.
  6. The contractor shall warrant that the system will be a free from defects of workmanship and materials for a period of one year. All repairs necessary shall be made at no cost to the owner.
- Note: All other requirements to be per city standards and specifications.

Soil Texture	Maximum infiltration per hour							
	Coarse	Med	Coarse	Med	Coarse	Med	Coarse	Med
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact town	1.75	1.60	1.25	1.50	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted soil	1.25	0.75	1.00	0.60	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.80	0.40	0.50	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.50	0.25	0.30	0.15	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

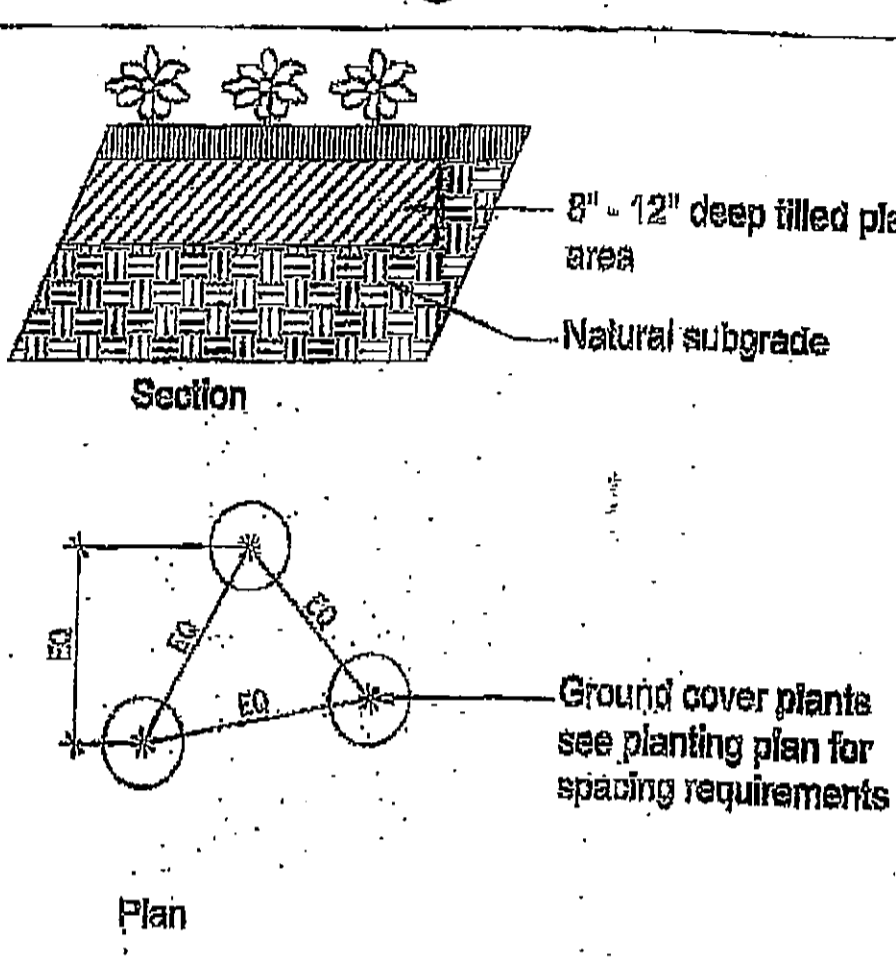
**Soil characteristics**



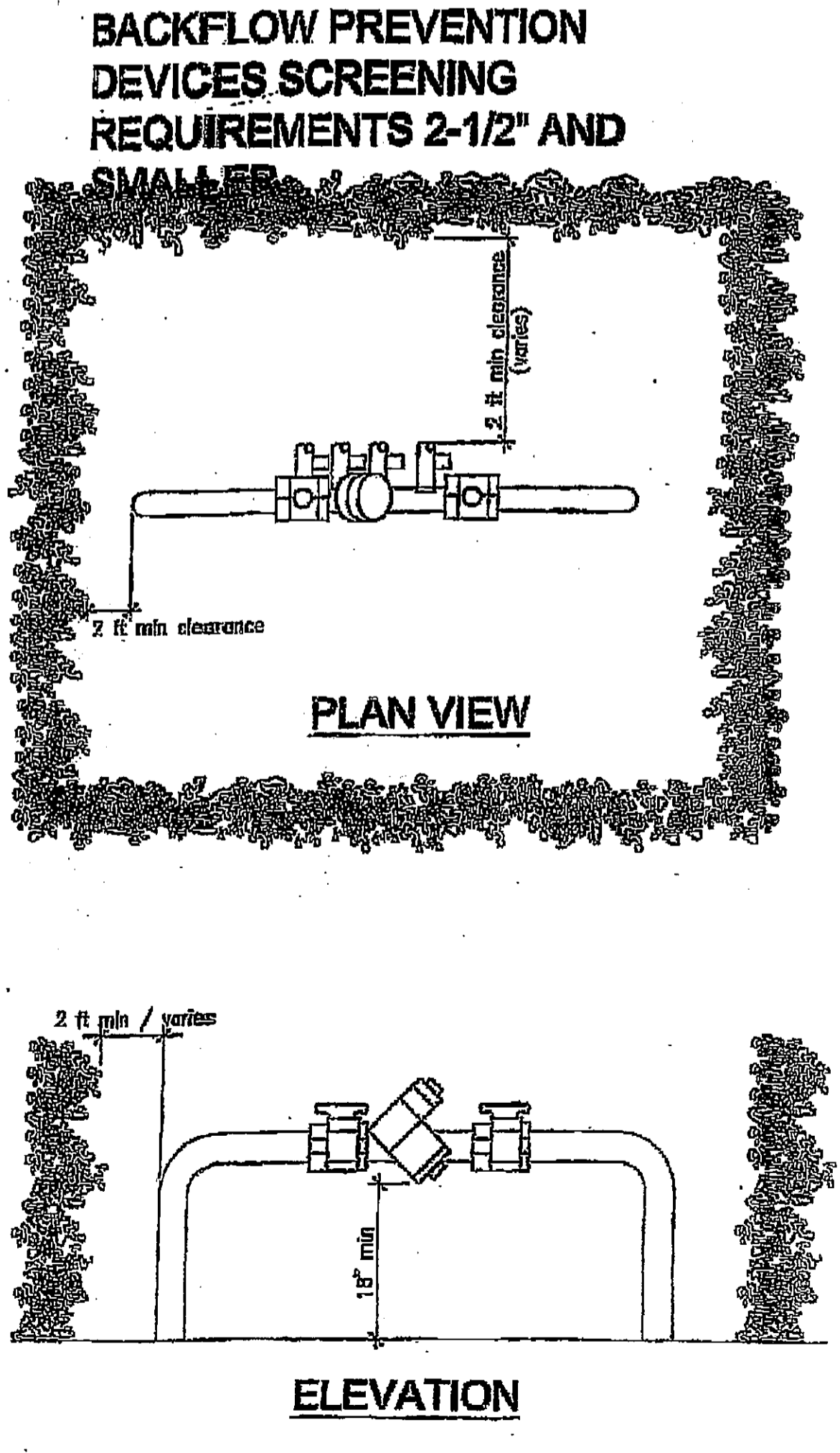
**POP-UP SPRAY SPRINKLER**



**Backflow preventer**



**Ground Cover planting detail**

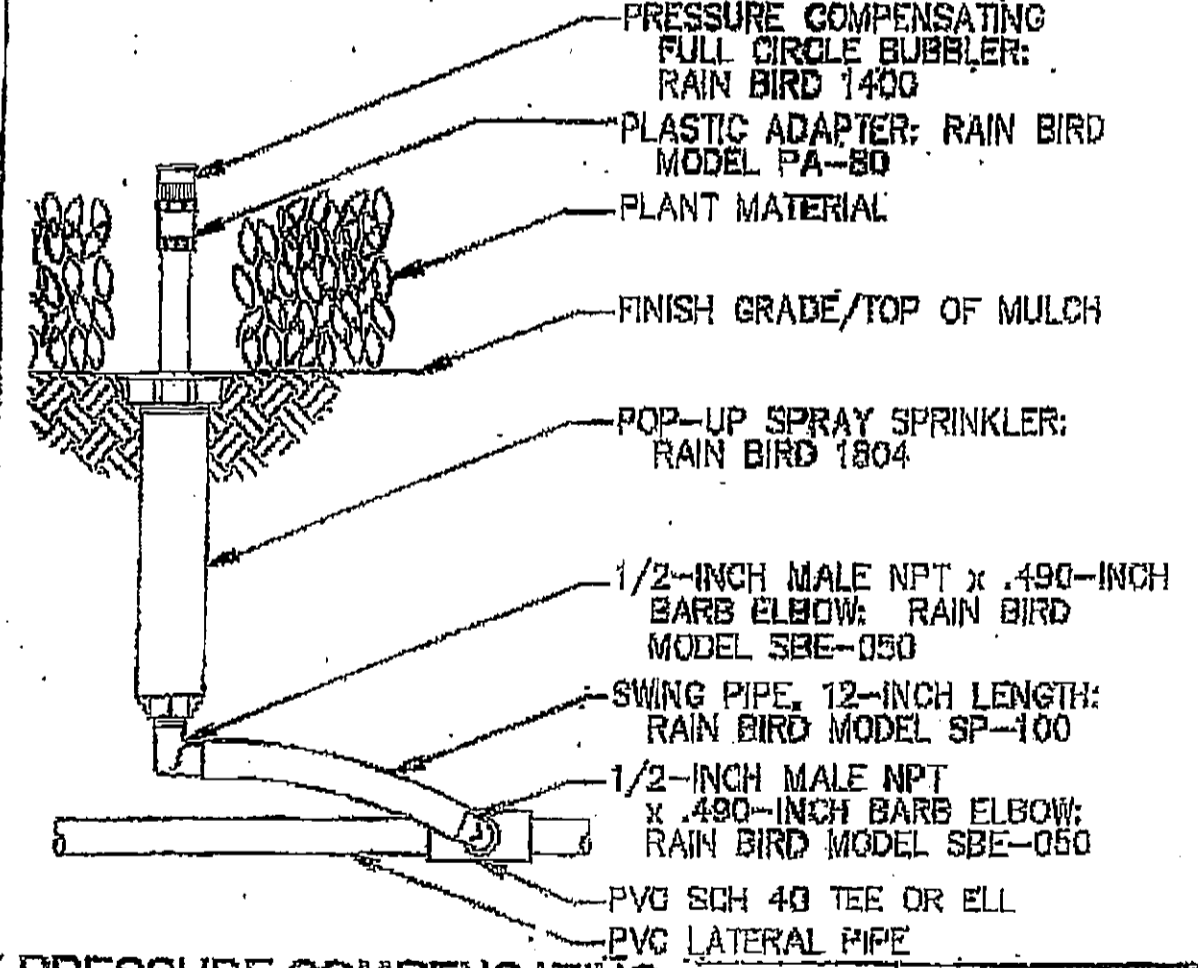


**BACKFLOW PREVENTION DEVICES SCREENING REQUIREMENTS 2-1/2" AND SMALLER**

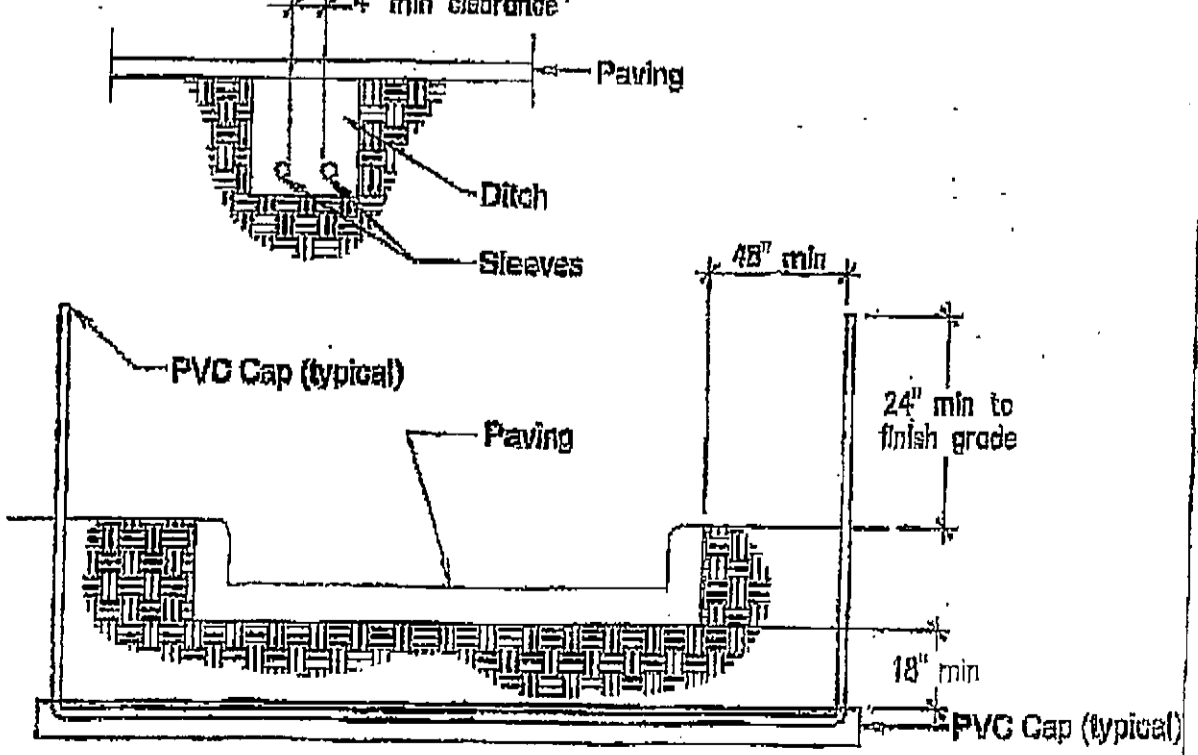
**PLAN VIEW**

**ELEVATION**

**BACKFLOW DEVICE SCREENING DETAIL**

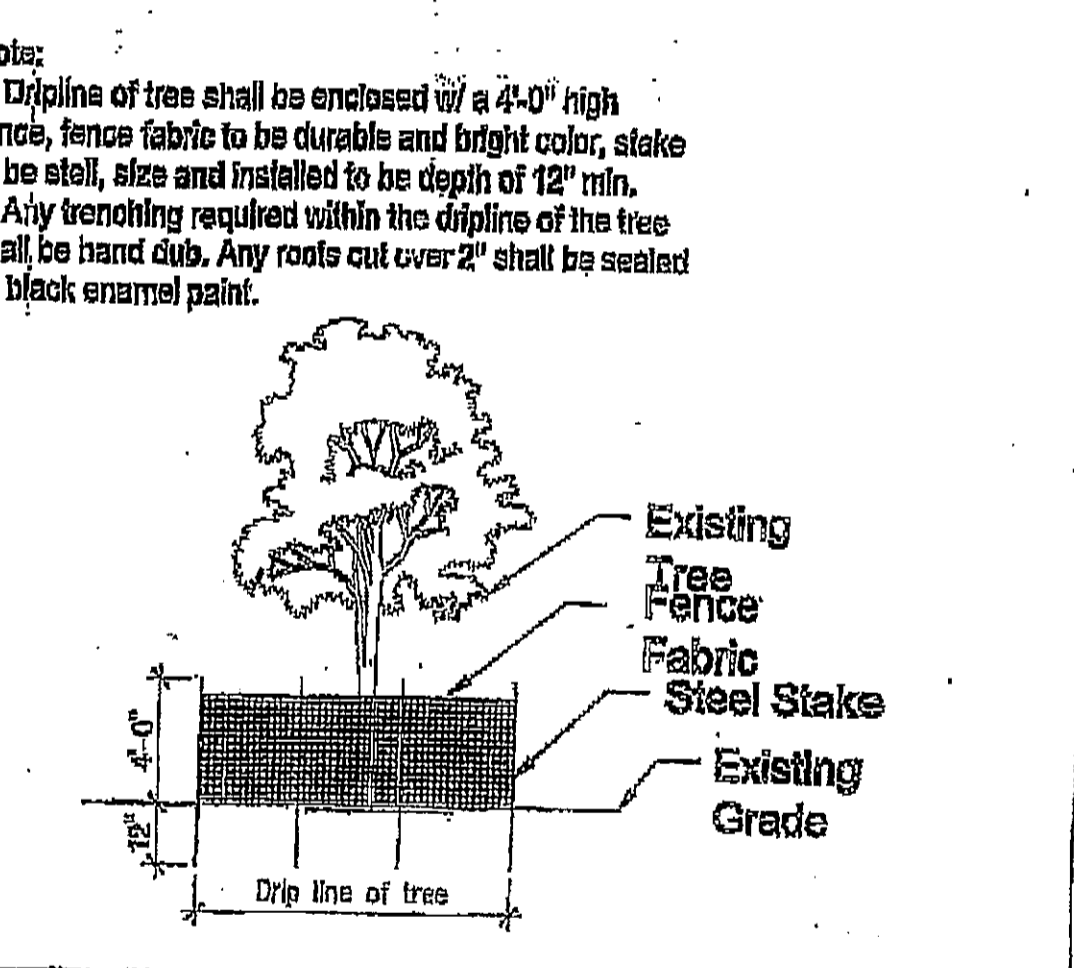


**PRESSURE COMPENSATING FULL-CIRCLE BUBBLER**

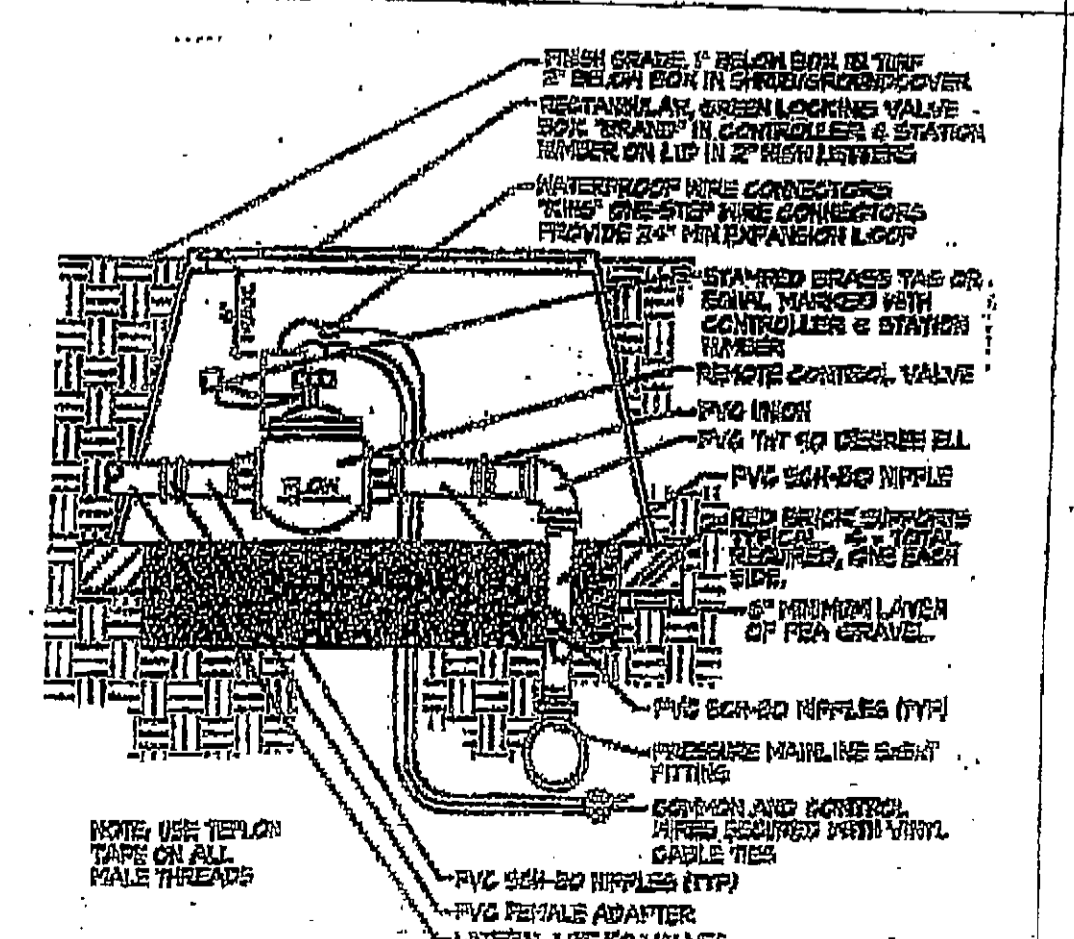


- Notes:
1. All PVC irrigation sleeves to be class 200 pipe
  2. All joints to be solvent welded and watertight
  3. Where there is more than one sleeve, extend the smaller sleeve to 24-inches minimum above finish grade
  4. Mechanically temp to 85% compaction.

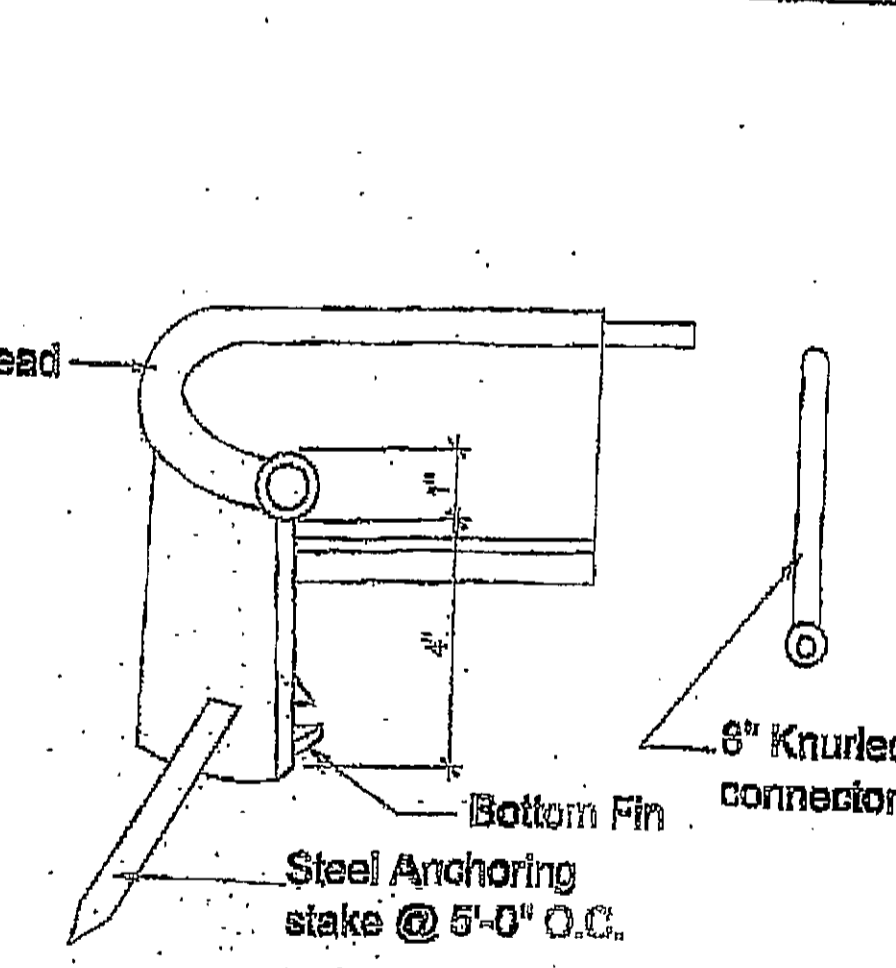
**Sleeving**



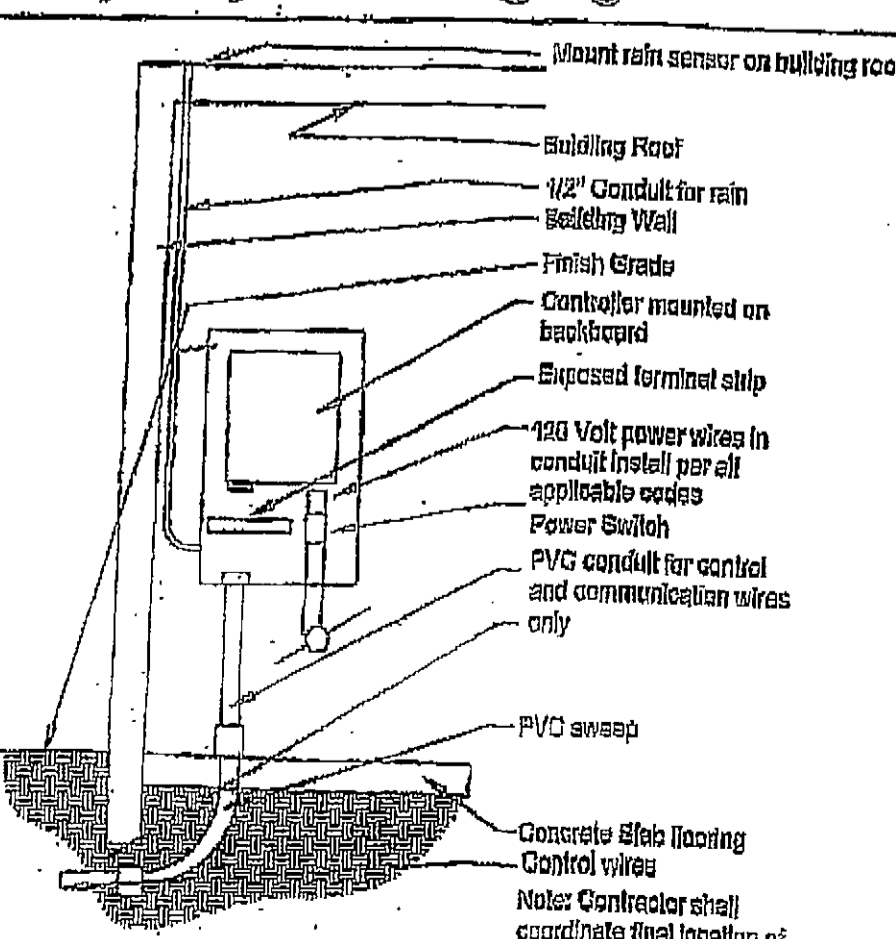
**Protection of Existing Tree**



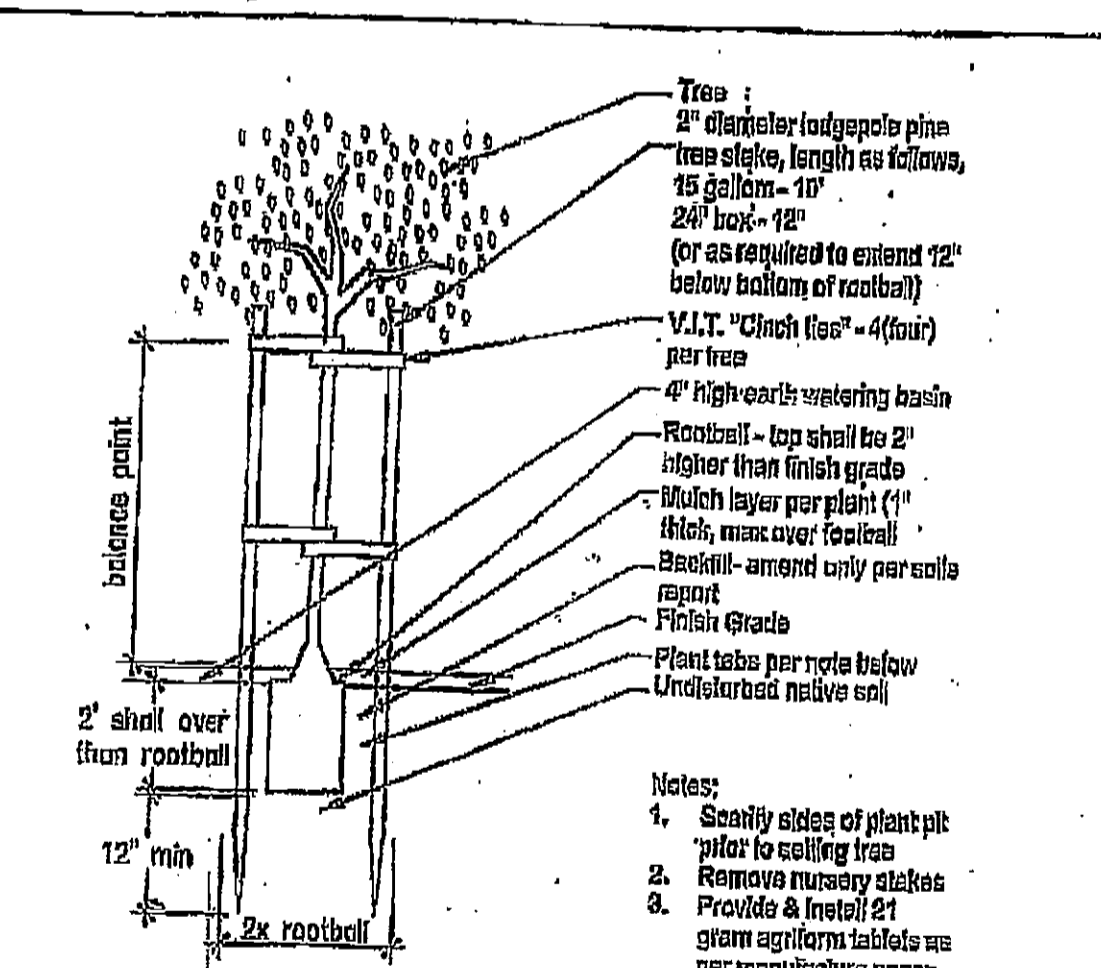
**REMOTE CONTROL VALVE**



**Polyethylene edging**

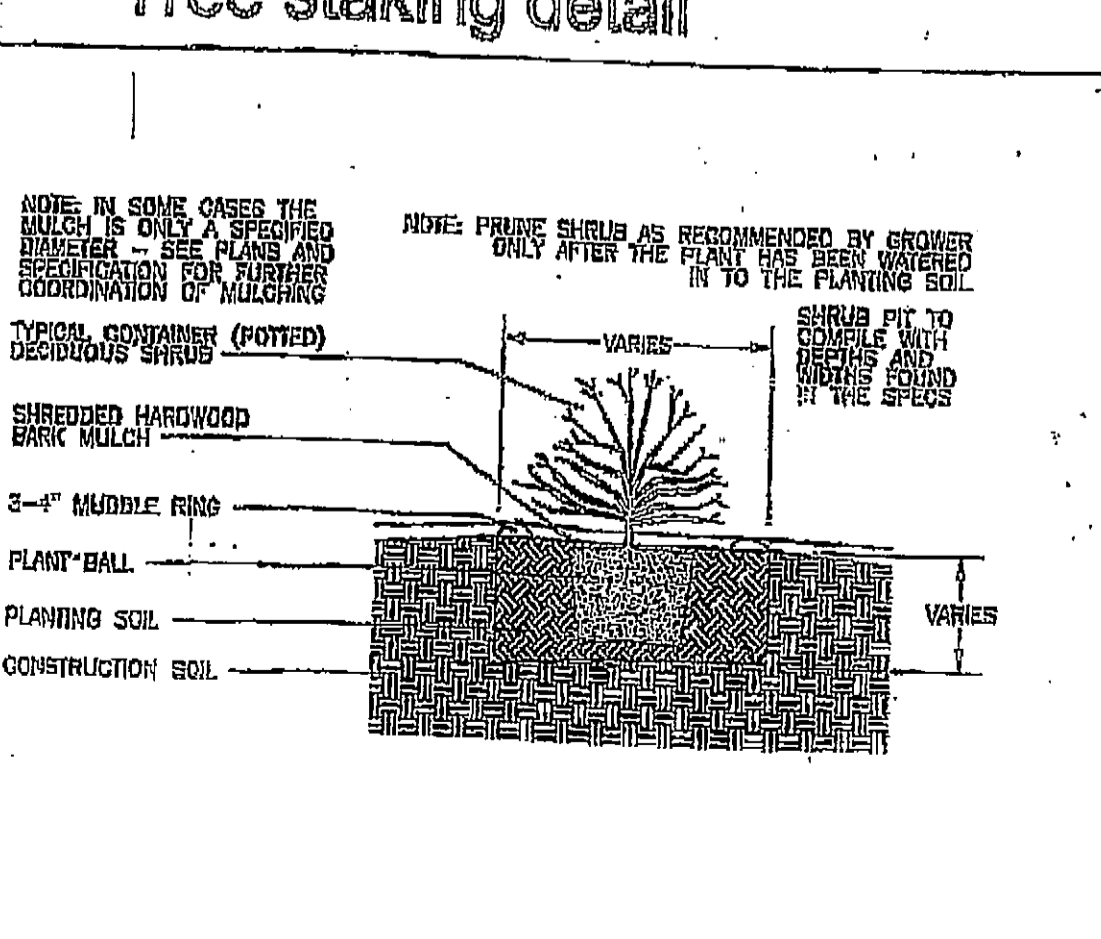


**Solid-state Controller**



**Irrigation notes**

**Tree staking detail**



**CONTAINER SHRUB PLANTING DETAIL**

Revisions

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Note: use details as applicable to this project only.

LANDSCAPE DETAIL & SPECIFICATION PLAN



DATE: 1/2/21  
SHEET