

PROJECT DESCRIPTION	
PROJECT DESCRIPTION	PROPOSED NEW 90 UNITS MIXED-USE BUILDING WITH 5 STORY TYPE "IIIA" RESIDENTIAL STORIES OVER TYPE "IA" ON-GRADE RETAIL , & TWO TYPE "I" SUPERSTREAN/PARKING
OCCUPANCY	R-2 (DWELLING RESIDENTIAL UNITS) & S-2 (GARAGE PARKING) & M (RETAIL)
FIRE SPRINKLER SYSTEM	SPRINKLERED, IN ACCORDANCE WITH SECTION 903.3.1.1 NFPA 13 (AS A SEPARATE PERMIT)

PROJECT ADDRESS AND LEGAL DESCRIPTION	
SITE ADDRESS	8251-8271 MELROSE AVENUE & 705-711 N. HARPER AVENUE, L.A., CA 90048
ZONING DISTRICT	C4-1XL
LOT/PARCEL AREA	24,416.45 SF (PER SURVEY)
ASSESSOR PARCEL #	5528003199 & 5528003042
TRACT:	TR 5763
MAP REFERENCE:	BOOK 62, PAGES 17
BLOCK:	" E "
LOT(S):	12, 13, 14, 15 & FR 16

DENSITY ANALYSIS - AB 2345	
LOT/PARCEL AREA	24,416.45 SF (PER SURVEY)
HALF ALLEY	222' (ALLEY FRONTAGE) x (7.5' TO CENTER OF ALLEY) = 1,665 SQFT
MIN. AREA PER UNIT (C4-1XL)	400 SQFT
BASE PER LAMC	26,081.45 (LOT AREA WITH HALF ALLEY) / 400 (SAME AS R4) = 65.20 ~ 65
BASE PER DENSITY BONUS	66 (LAMC BASE ROUNDED UP)
MAX. ALLOWED UNITS	66 (D.B. BASE) x 1.35 (35 % INCREASE) = 89.1 ~ 90 (ROUNDED UP)
PROPOSED NO. OF UNITS	90

SET ASIDE CALCULATION - (15% VLI - AB 2345)	
BASE NO. OF UNITS UNITS PER DENSITY BONUS	66
PROPOSED NO. OF UNITS	90
SET ASIDE TO QUALIFY FOR THREE INCENTIVES	$66 \div (\text{BASE NO. OF UNITS}) \times 15\% (\text{V.L.I.}) = 9.9 \sim 10$

FLOOR AREA ANALYSIS F.A.R. (OFF- MENU INCENTIVE; SEE A002 & A003)	
BUILDABLE AREA	24,416.45 SQFT (C4 LOT; BUILDABLE AREA SAME AS LOT AREA)
F.A.R. PER LAMC (C4-1XL)	1.5 : 1 (OR 36,624.67 SQFT)
F.A.R. PER DENSITY BONUS	2.025 : 1 (OR 49,443.31 SQFT)
RESIDENTIAL F.A.R.	95,028 SF / 24,416.45 = 3.892 : 1
COMMERCIAL F.A.R. @ 1ST FLOOR	15,271 SF / 24,416.45 = 0.625 : 1
TOTAL COMBINED PROJECT F.A.R. *	110,300 SF / 24,416.45 SF = 4.52 : 1

* NOTE: AN OFF-MENU INCENTIVE SHALL BE REQUIRED TO INCREASE THE F.A.R. RATIO BY .302% FROM 1.5:1 TO 4.52:1

BUILDING HEIGHT - (OFF MENU INCENTIVE; C4 - 1XL)	
BASE ALLOWED HEIGHT	30'; TWO STORY
HEIGHT PER DENSITY BONUS	41'; THREE STORY (11 FEET; ONE STORY INCREASE)
PROPOSED HEIGHT *	69'; SIX STORY
* NOTE: AN OFF-MENU INCENTIVE SHALL BE REQUIRED TO INCREASE THE HEIGHT BY 39 / 4 STORY	

SETBACKS		
	REQUIRED - MIXED USE	PROVIDED - MIXED USE
FRONT YARD HARPER	COMMERCIAL : NONE RESIDENTIAL: NONE	COMMERCIAL : NONE RESIDENTIAL: NONE
SIDE YARDS MELROSE & ALLEY	NONE NONE - MIXED USE EXCEPTION 12.22.A.18(C)(3).	NONE NONE - PER 12.22.A. 18(C)(3)
REAR YARD WEST	COMMERCIAL : NONE RESIDENTIAL : 18' (SIX STORY)	COMMERCIAL : NONE RESIDENTIAL : 18'

REQUIRED OPEN SPACE - LAMC 12.21 G					
UNIT TYPE	COUNT	<3 HABITABLE	=3 HABITABLE	>3HABITABLE	REQ. OPEN SPACE
ONE BEDROOM	88 x	100 SF / UNIT			6,800 SF
TWO BEDROOM	17 x		125 SF / UNIT		2,125 SF
TWO BEDROOM + STUDY	5 x			175 SF / UNIT	875 SF
TOTAL	90				9,800 SF
9,800SF (LAMC REQUIRED OPEN SPACE) - 20%* (ON-MENU INCENTIVE) = 7,840 SF					
7,840 SF (REQUIRED OPEN SPACE) x 25% = 1,960 SF ** (MAX. ALLOWED OPEN SPACE AS REC. ROOM)					
* NOTE: MENU INCENTIVE IS REQUIRED TO REDUCE THE OPEN SPACE BY 20% FROM 9,800 SF TO 7,840 SF					
** NOTE: RECREATION ROOMS AT LEAST 600 SQUARE FEET IN AREA FOR A DEVELOPMENT OF 16 OR MORE DWELLING UNITS, MAY QUALIFY AS COMMON OPEN SPACE, BUT SHALL NOT QUALIFY FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED USABLE OPEN SPACE.					

PROVIDED OPEN SPACE - SEE A004 & A005		
LOCATION	OPEN SPACE TYPE	AREA [S.F.]
2ND FLOOR COURTYARDS	COMMON OPEN SPACE	1,280 SF
2ND – 6TH FLOOR	37 QUALIFIED PRIVATE BALCONIES	1,850 SF
2ND – 4TH FLOOR	REC. ROOMS 2ND - 4TH FLOORS	1,960 SF (25% OF REQ. OPEN SPACE)
6TH FLOOR DECK & SPA	COMMON OPEN SPACE	2,765 SF
TOTAL PROVIDED OPEN SPACE: 7,855 SF (OR 20% OF LAMC BASE)		

APPLICABLE CODES

LOS ANGELES MUNICIPAL CODE

2022 CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.

2022 CALIFORNIA BUILDING CODE VOLUMES 1 & 2, PART 2, TITLE 24 C.C.R.

2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.

2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.

2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.

2022 CALIFORNIA ENERGY CODE, PART 6, TITLE 24 C.C.R.

2022 CALIFORNIA GREEN BUILDING CODE, PART 11, TITLE 24 C.C.R.

2022 CALIFORNIA REFERENCED STANDARDS, PART 12, TITLE 24 C.C.R.

2022 AMERICAN WITH DISABILITIES ACT (ADA) STANDARDS

2022 NFPA 13- PER CBC 903.3.1.1 NFPA 13.

PARKING REQUIREMENTS - PER LAMC			
REQUIRED RESIDENTIAL VEHICULAR PARKING			
UNIT TYPE	UNIT COUNT / AREA	RATIO (LAMC)	REQ. (LAMC)
ONE BEDROOM (=3 HABITABLE)	68 UNITS	1.5 SPACES / UNIT	102 SPACES
TWO BEDROOM (>3 HABITABLE)	22 UNITS	2 SPACES / UNIT	44 SPACES
TOTAL	90 UNITS	146 SPACES	
REQUIRED COMMERCIAL VEHICULAR PARKING - PER LAMC			
RESTAURANT (3,831 SF)		1 SPACE / 100 SF	38.3 ~ 39 SPACES
RETAIL (11,440 SF)		1 SPACE / 250 SF	45.76 ~ 46 SPACES
TOTAL REQ. COMMERCIAL PARKING: 39 + 46 = 85			

REQUIRED VEHICULAR PARKING - PER AB 2097

- RESIDENTIAL REQ. PARKING: NONE - PER AB 2097
- RESTAURANT REQ. PARKING: NONE - PER AB 2097
- RETAIL REQ. PARKING: NONE - PER AB 2097

- THE PROJECT SITE IS APPROXIMATELY 0.4 MILES FROM THE INTERSECTION OF MELROSE AVENUE AND LA CIENEGA BOULEVARD, WHICH CONTAINS STOPS FOR THE METRO 10/48 AND 105 BUS ROUTES. BECAUSE THE METRO 10/48 AND 105 BUS ROUTES HAVE SERVICE INTERVALS OF 15 MINUTES OR LESS DURING MORNING AND AFTERNOON PEAK COMMUTE PERIODS, THE MELROSE/LA CIENEGA INTERSECTION QUALIFIES AS A "MAJOR TRANSIT STOP"

- SINCE THE SITE IS LOCATED WITHIN ½ MILE OF A MAJOR TRANSIT STOP, NO PARKING IS REQUIRED FOR BOTH RESIDENTIAL AND COMMERCIAL COMPONENT - PER AB 2097 (EFF. JANUARY 1, 2023)

PROVIDED VEHICULAR PARKING			
LOCATION	COMPACT**	STANDARD	ACCESSIBLE
PARKING -1	14 (13 TANDEM*)	25	2 (VAN ACCESSIBLE)
PARKING -2	21 (17 TANDEM*)	32	2 (VAN ACCESSIBLE)
TOTAL PROVIDED PARKING: 96			

NOTE: TANDEM PARKING SPOTS SHALL BE ASSIGNED TO SAME UNIT

**** NOTE: PER AB 2097 NO PARKING IS REQUIRED FOR BOTH RESIDENTIAL AND COMMERCIAL, AND ALL THE PROVIDED PARKING ARE VOLUNTARILY**

REQUIRED BICYCLE

LONG TERM - LAMC Section 12.21.A.4

UNITS 1 - 25 (25 UNITS)	ONE SPACE PER UNIT = $25 \div 1 = 25$
UNITS 26 - 90 (65 UNITS)	ONE SPACE PER 1.5 UNITS = $65 \div 1.5 = 43.3 \sim 43$
REQUIRED RESIDENTIAL LONG-TERM	$25 + 43 = 68$
PROVIDED RESI. LONG TERM BICYCLES	70 (35 LOCATED ON P - 1)
REQUIRED COMMERCIAL LONG-TERM	ONE SPACE PER 2000 SF = $16,000 \div 2,000 = 8$
PROVIDED COMMERCIAL LONG TERM BICYCLES	8 (LOCATED ON P-1, NEAR COMMERCIAL ELEVATOR)

SHORT TERM - LAMC 12.21.A.16.d	
UNITS 1 - 25 (25 UNITS)	ONE SPACE PER 10 UNITS = 2.5
UNITS 26 - 90 (65 UNITS)	ONE SPACE PER 15 UNITS = 4.33
REQUIRED RESI. SHORT-TERM	$2.5 + 4.33 = 6.83 \sim 7$ (ROUNDED UP; FRACTION > 0.5)
PROVIDED RESI. SHORT TERM BICYCLES	8 @ 1ST FLOOR, NEAR THE STREET CURB - SEE A110
REQUIRED COMMERCIAL SHORT-TERM	ONE SPACE PER 2000 SF = $16,000 \div 2,000 = 8$
PROVIDED COMMERCIAL SHORT-TERM BICYCLES	8 STALLS LOCATED AT COMMERCIAL ENTRANCE LOBBY

REQUIRED ON-SITE TREES - 12.21 G2.a.3. - SEE A004, A005, A203 & A207	
REQUIRED NUMBER OF TREES	90 (UNITS) / 4 (1 TREE PER EACH 4 UNITS) = 22.5 ~ 23
PROVIDED NO. OF TREES	23 TREES; REFER TO LANDSCAPE SHEET "L1.10" FOR MORE DETAILS

AT LEAST ONE 24-INCH BOX TREE PER EVERY 4 UNITS SHALL BE PROVIDED ON SITE; AND MAY INCLUDE STREET TREES IN THE PARKWAY

EARTHWORK & GRADING QUANTITY TABLE - SEE A011 FOR MORE DETAILS	
ROUGH GRADE	20,194 C.Y. (CUT)
R & R	0 C.Y.
EXPORT	20,194 C.Y.

UNIT SCHEDULE			
UNIT NO.	NO BED & BATH	UNIT AREA	TOTAL 2ND FLOOR: 12,976 SF
UNIT 201	1 BED, 1 BATH	646 SF	
UNIT 202	1 BED, 1 BATH	646 SF	
UNIT 203	1 BED, 1 BATH	646 SF	
UNIT 204	1 BED, 1 BATH	646 SF	
UNIT 205	1 BED, 1 BATH	646 SF	
UNIT 206	1 BED, 1 BATH	646 SF	
UNIT 207	2 BED, 2 BATH	1,288 SF	
UNIT 208	1 BED, 1 BATH	573 SF	
UNIT 209	1 BED, 1 BATH	646 SF	
UNIT 210	1 BED, 1 BATH	646 SF	
UNIT 211	1 BED, 1 BATH	646 SF	
UNIT 212	2 BED*, 2 BATH	1,482 SF	
UNIT 213	1 BED, 1 BATH	578 SF	
UNIT 214	1 BED, 1 BATH	460 SF	
UNIT 215	1 BED, 1 BATH	460 SF	
UNIT 216	1 BED, 1 BATH	619 SF	
UNIT 217	2 BED, 2 BATH	921 SF	
UNIT 218	1 BED, 1 BATH	411 SF	

UNIT 301	1 BED, 1 BATH	646 SF
UNIT 302	1 BED, 1 BATH	646 SF
UNIT 303	1 BED, 1 BATH	646 SF
UNIT 304	1 BED, 1 BATH	646 SF
UNIT 305	1 BED, 1 BATH	646 SF
UNIT 306	1 BED, 1 BATH	646 SF
UNIT 307	2 BED, 2 BATH	1,288 SF
UNIT 308	2 BED, 2 BATH	1,288 SF
UNIT 309	1 BED, 1 BATH	646 SF
UNIT 310	1 BED, 1 BATH	646 SF
UNIT 311	1 BED, 1 BATH	646 SF
UNIT 312	2 BED*, 2 BATH	1,482 SF
UNIT 313	1 BED, 1 BATH	578 SF
UNIT 314	1 BED, 1 BATH	640 SF
UNIT 315	1 BED, 1 BATH	640 SF
UNIT 316	1 BED, 1 BATH	619 SF
UNIT 317	2 BED, 2 BATH	921 SF
UNIT 318	1 BED, 1 BATH	411 SF
TOTAL 3RD FLOOR:		13,693 SF

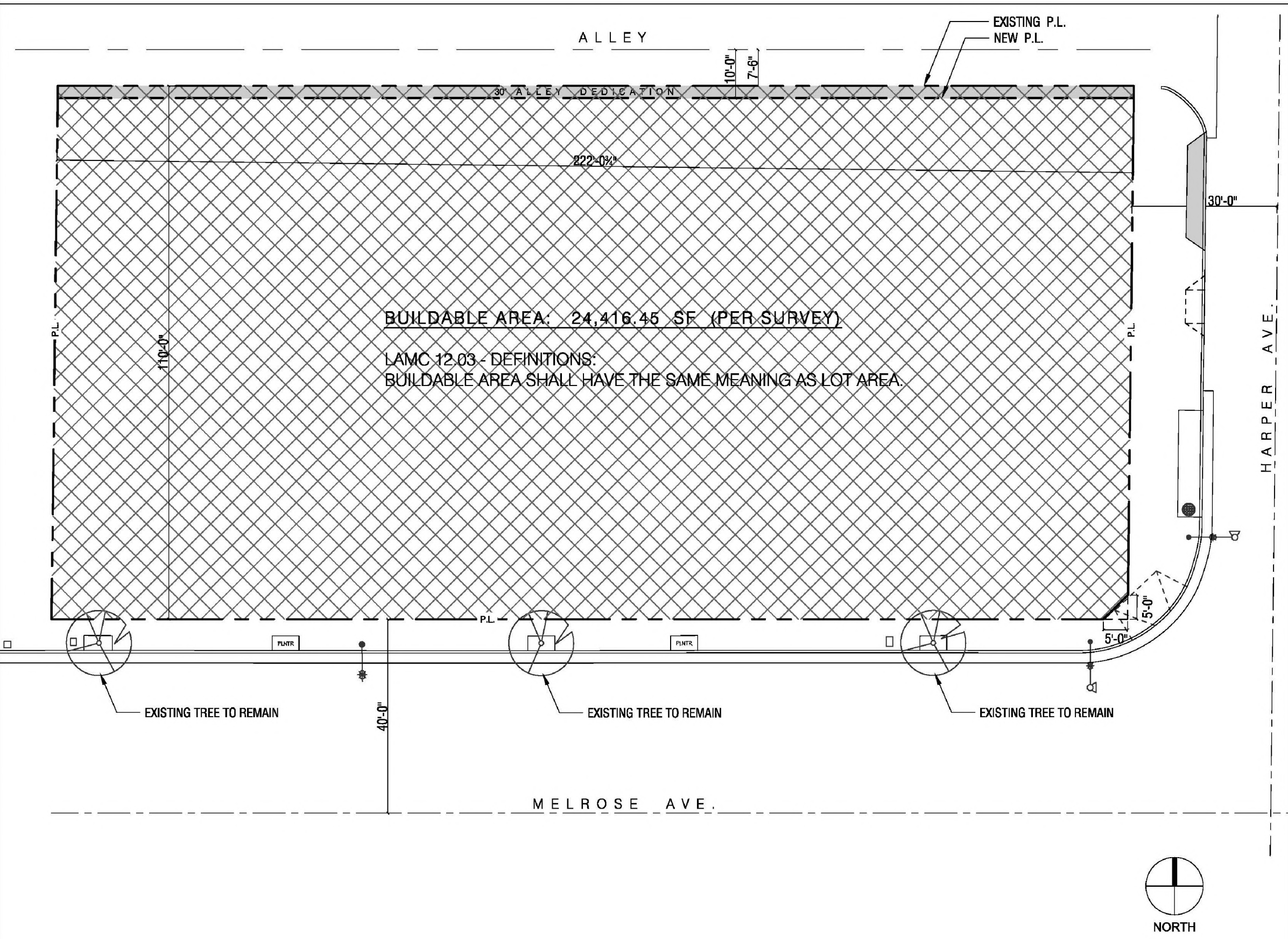
UNIT 401	2 BED, 2 BATH	1,395 SF
UNIT 402	1 BED, 1 BATH	946 SF
UNIT 403	1 BED, 1 BATH	946 SF
UNIT 404	1 BED, 1 BATH	946 SF
UNIT 405	1 BED, 1 BATH	946 SF
UNIT 406	1 BED, 1 BATH	946 SF
UNIT 407	1 BED, 1 BATH	946 SF
UNIT 408	2 BED, 2 BATH	1,288 SF
UNIT 409	2 BED, 2 BATH	1,288 SF
UNIT 410	1 BED, 1 BATH	946 SF
UNIT 411	1 BED, 1 BATH	946 SF
UNIT 412	1 BED, 1 BATH	946 SF
UNIT 413	2 BED ¹ , 2 BATH	1,482 SF
UNIT 414	1 BED, 1 BATH	578 SF
UNIT 415	1 BED, 1 BATH	460 SF
UNIT 416	1 BED, 1 BATH	460 SF
UNIT 417	1 BED, 1 BATH	619 SF
UNIT 418	2 BED, 2 BATH	921 SF
UNIT 419	1 BED, 1 BATH	411 SF
		TOTAL 3RD FLOOR: 15,078 SF

UNIT 501	1 BED, 1 BATH	646 SF
UNIT 502	1 BED, 1 BATH	646 SF
UNIT 503	1 BED, 1 BATH	646 SF
UNIT 504	1 BED, 1 BATH	646 SF
UNIT 505	1 BED, 1 BATH	646 SF
UNIT 506	1 BED, 1 BATH	646 SF
UNIT 507	2 BED, 2 BATH	1,288 SF
UNIT 508	2 BED, 2 BATH	1,288 SF
UNIT 509	1 BED, 1 BATH	646 SF
UNIT 510	1 BED, 1 BATH	646 SF
UNIT 511	1 BED, 1 BATH	646 SF
UNIT 512	2 BED, 2 BATH	1,482 SF
UNIT 513	2 BED, 2 BATH	1,293 SF
UNIT 514	1 BED, 1 BATH	578 SF
UNIT 515	1 BED, 1 BATH	480 SF
UNIT 516	1 BED, 1 BATH	480 SF
UNIT 517	1 BED, 1 BATH	619 SF
UNIT 518	2 BED, 2 BATH	921 SF
UNIT 519	1 BED, 1 BATH	411 SF
TOTAL 5TH FLOOR:		14,986 SF

UNIT 601	1 BED, 1 BATH	646 SF	TOTAL 6TH FLOOR: 12,744 SF
UNIT 602	1 BED, 1 BATH	646 SF	
UNIT 603	1 BED, 1 BATH	646 SF	
UNIT 604	1 BED, 1 BATH	646 SF	
UNIT 605	2 BED, 2 BATH	1,288 SF	
UNIT 606	2 BED, 2 BATH	1,288 SF	
UNIT 607	1 BED, 1 BATH	646 SF	
UNIT 608	1 BED, 1 BATH	646 SF	
UNIT 609	1 BED, 1 BATH	646 SF	
UNIT 610	2 BED*, 2 BATH	1,482 SF	
UNIT 611	2 BED, 2 BATH	1,293 SF	
UNIT 612	1 BED, 1 BATH	460 SF	
UNIT 613	1 BED, 1 BATH	460 SF	
UNIT 614	1 BED, 1 BATH	619 SF	
UNIT 615	2 BED, 2 BATH	921 SF	
UNIT 616	1 BED, 1 BATH	411 SF	

TOTAL RESI. RENTABLE AREA:	69,479 SF
TOTAL COMMERCIAL RENTABLE AREA:	16,000 SF
GRAND TOTAL RENTABLE AREA	85,479 SF

GROSS AREA SCHEDULE - SEE A006 & A007	
LEVEL	GROSS AREA
ROOF	493 SF
6TH FLOOR	16,797 SF
5TH FLOOR	19,560 SF
4TH FLOOR	19,560 SF
3RD FLOOR	19,560 SF
2ND FLOOR	19,560 SF
1ST FLOOR	22,508 SF
PARKING -1	22,265 SF
PARKING - 2	22,265 SF
TOTAL BUILDING AREA / GROSS AREA: 162,538 SF	

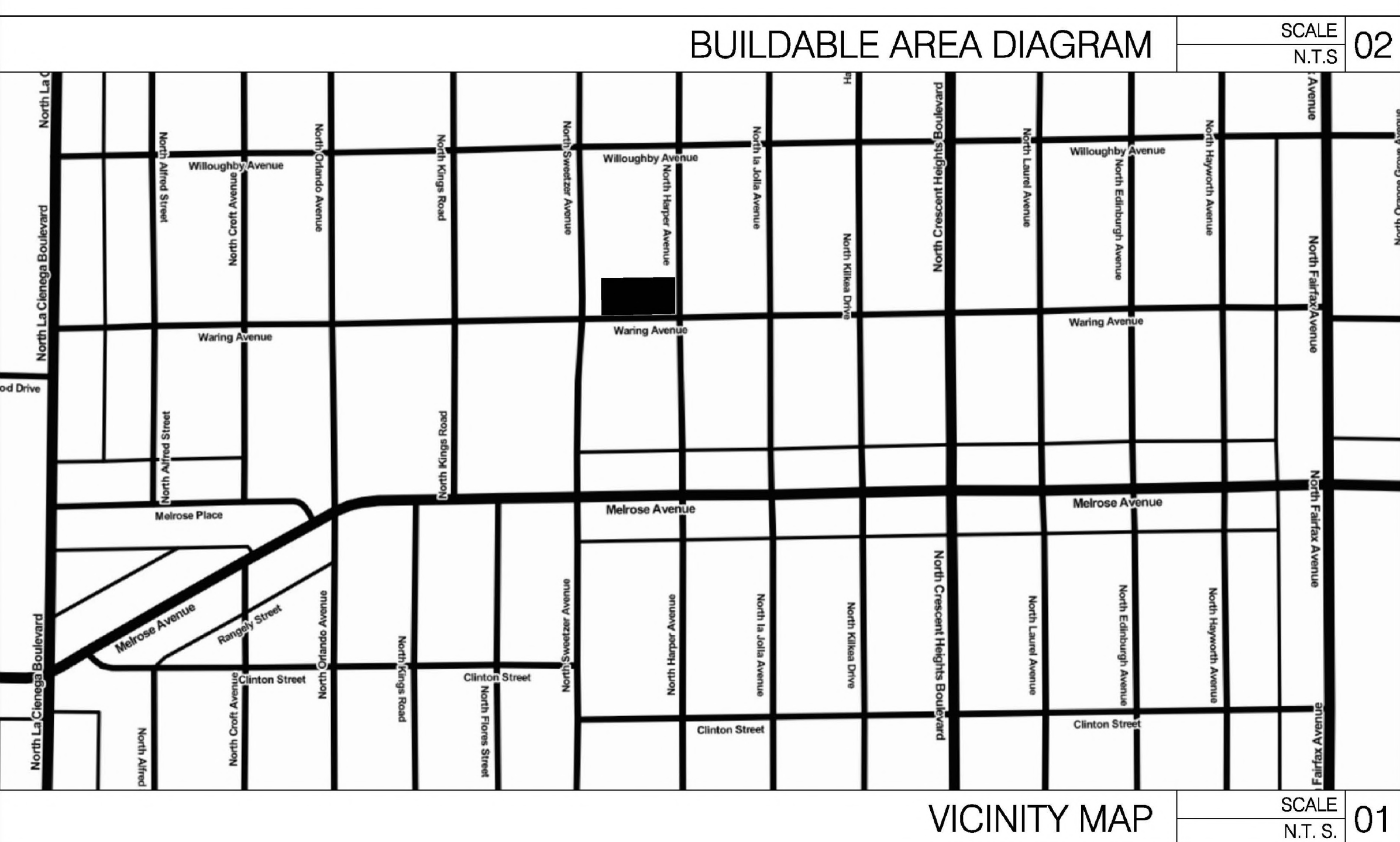


COMMERCIAL CORNER EXEMPTION NOTE & REASONING

THIS PROJECT COMBINES ONE OR MORE COMMERCIAL USES AND MULTIPLE UNITS IN A SINGLE BUILDING, AND PROVIDES THE FOLLOWING:

- (1) A SEPARATE, GROUND FLOOR ENTRANCE TO THE RESIDENTIAL COMPONENT OR A LOBBY THAT SERVES BOTH THE RESIDENTIAL AND COMMERCIAL COMPONENTS; AND
- (2) A PEDESTRIAN ENTRANCE TO THE COMMERCIAL USES COMPONENT THAT IS DIRECTLY ACCESSIBLE FROM A PUBLIC STREET, AND IS OPEN DURING THE NORMAL BUSINESS HOURS POSTED BY THE BUSINESS

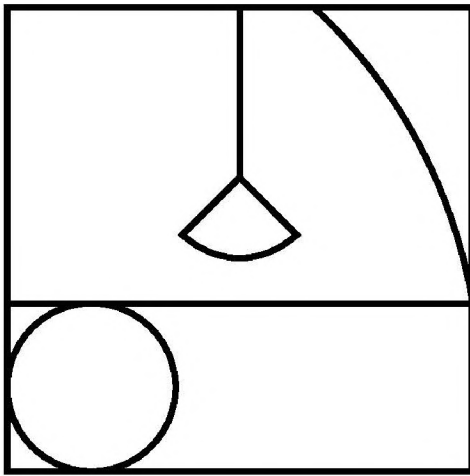
A MINIMUM OF 35 PERCENT OF THE GROUND FLOOR BUILDING FRONTAGE A BUTTING A PUBLIC COMMERCIAL ZONED STREET, EXCLUDING DRIVEWAYS OR PEDESTRIAN ENTRANCES, MUST BE DESIGNED TO ACCOMMODATE COMMERCIAL USES TO A MINIMUM DEPTH OF 25 FEET



FUNDING NOTE

THIS IS NOT A PUBLIC HOUSING FACILITIES OWNED AND/OR OPERATED BY, FOR OR ON BEHALF OF A PUBLIC ENTITY AND NO TAX CREDIT RECEIVED FROM STATE OR FEDERAL. NOT A TCAC FACILITY, AND NOT A SOCIAL SERVICE CENTER. 100% PRIVATELY FUNDED*.

SUMMARY OF INCENTIVES			
	BASE (LAMC)	DENSITY BONUS / INCENTIVE	PROPOSED
DENSITY	65	66 (BASE, ROUNDED UP) x 1.35 (35% INCREASE) = 89.1 --90	90
PARKING	214 (146 RESI. + 68 COMMERCIAL)	NONE (PER AB 2097)	92
- ON-MENU INCENTIVE FOR 20% OPEN SPACE REDUCTION - OFF-MENU INCENTIVE TO ALLOW FAR OF 4.52:1 IN LIEU OF 1.5:1 - OFF-MENU INCENTIVE TO ALLOW MAX HEIGHT OF 69' AND 6-STORIES			



CATEGORY DESIGN GROUP



architects stamp

[illegible]

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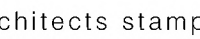
PROJECT TITLE:
MELROSE MIXED-USE

8251-8271 MELROSE AVE. &
705-711 N. HARPER AVE.
LOS ANGELES , CA 90046

PIC/PM: AM /S
DRAWN BY: AM /S
JOB NO: CA23-0

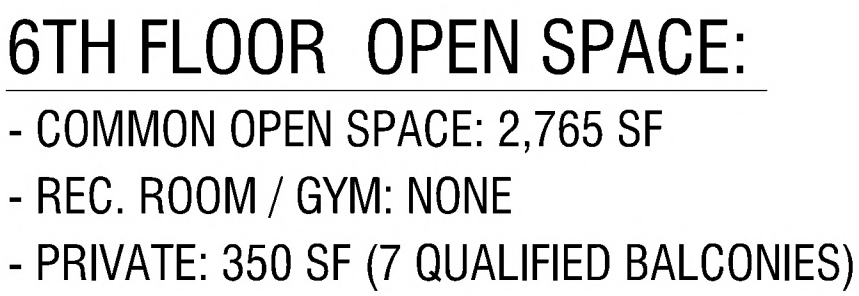
DRAWING TITLE:
ZONING CODE
ANALYSIS

A001



 REC. ROOM / GYM - PORTIONS WITH MIN. 15' DIMENSION
 COMMON OPEN SPACE
 QUALIFIED PRIVATE BALCONY - WITH MIN. 50 SF; AND MIN. 6' CLEAR DIMENSION

PROVIDED OPEN SPACE - SEE A004 & A005		
LOCATION	OPEN SPACE TYPE	AREA [S.F.]
2ND FLOOR COURTYARDS	COMMON OPEN SPACE	1,280 SF
2ND ~ 6TH FLOOR	37 QUALIFIED PRIVATE BALCONIES	1,850 SF
2ND ~ 4TH FLOOR	REC. ROOMS 2ND - 4TH FLOORS	1,960 SF (25% OF REQ. OPEN SPACE)
6TH FLOOR DECK & SPA	COMMON OPEN SPACE	2,765 SF
TOTAL PROVIDED OPEN SPACE: 7,855 SF (OR 20% OF LAMC BASE)		



OPEN SPACE DIAGRAM - 5TH & 6TH FLOOR

SCALE	04
1/16"=1'-0"	

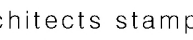
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551-8271 MELROSE AVE. &
55-711 N. HARPER AVE.
LOS ANGELES , CA 90046

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DRAWING TITLE:
OPEN SPACE
DIAGRAM

A005





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PROJECT TITLE:
MELROSE MIXED-USE

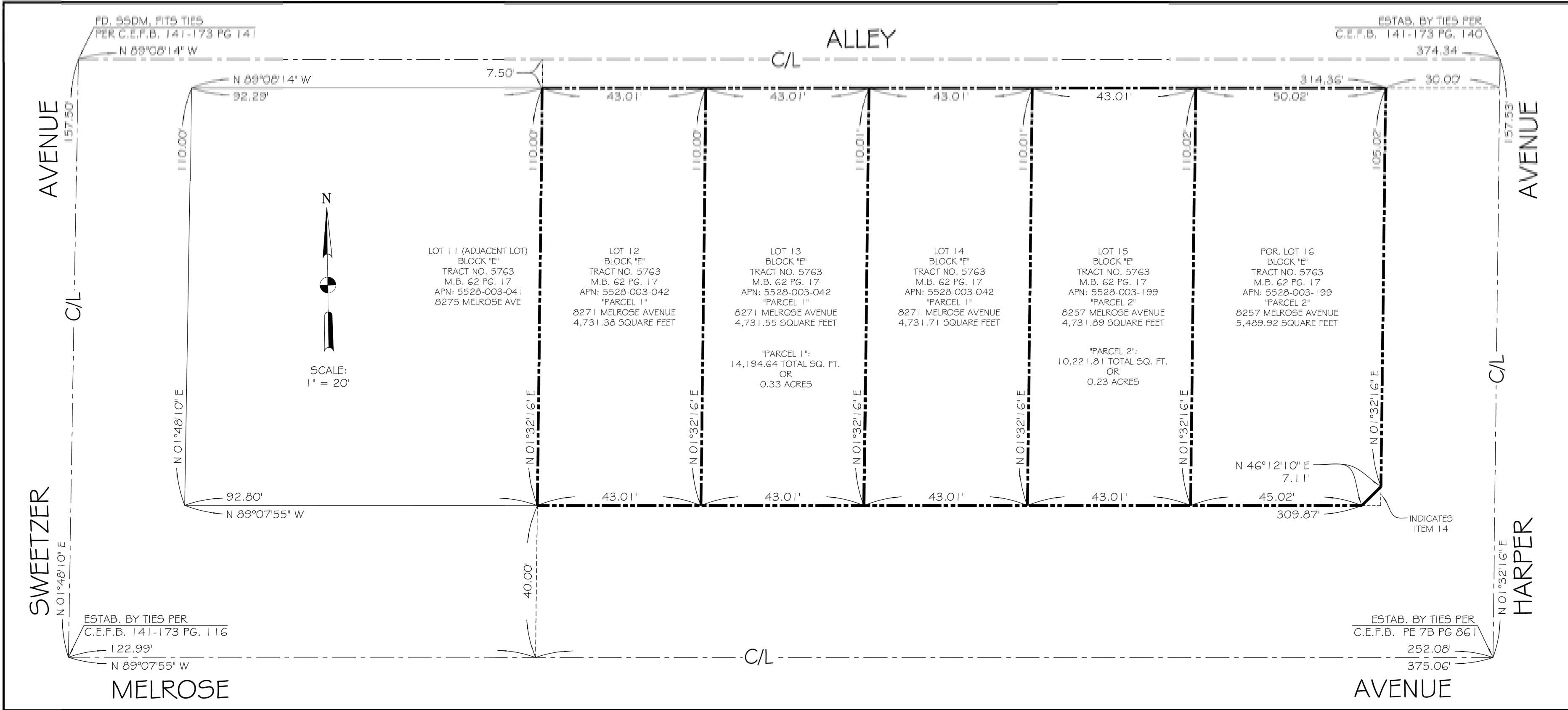
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CA23-0

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DRAWING TITLE: _____
DEMOLITION PLAN

A010



A011



SITE PLAN

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
LOT 12, 13, AND 14, BLOCK E OF TRACT 5763, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE(S) 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5528-003-042

PARCEL 2:
LOTS 15 AND 16, BLOCK E OF TRACT 5763, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 62, PAGE(S) 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

ASSESSOR'S PARCEL NUMBER: 5528-003-199

BENCHMARK:

BENCHMARK: 13-15205
DATUM: NAVD 1988 (2000)
ELEVATION: 205.407
DESCRIPTION: 5PK N CURB MELROSE 15 FT E-O BCR E-O SWEETZER AV E END CB

BASIS OF BEARINGS:

THE BEARING OF NORTH 89°07'55" EAST, BEING THE CENTERLINE OF MELROSE AVENUE, AS SHOWN ON TRACT NO. 5763, AS PER MAP RECORDED IN MAP BOOK 62, PAGE 17 ET SEQ. OF MISCELLANEOUS RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY, WAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY.

STATEMENT OF ENCROACHMENTS:

THIS IS A LISTING OF OBSERVED IMPROVEMENTS THAT CROSS PROPERTY LINES. STATEMENT OF OWNERSHIP OR POSSESSION IS NOT THE INTENT OF THIS LISTING.

1. NONE TO REPORT

FLOOD ZONE NOTE:

THE PROPERTY IS WITHIN ZONE X (NOT SHADED), AREA DETERMINED TO BE OF MINIMAL FLOODING, AS IDENTIFIED BY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 06037C / 1605-F, DATED SEPTEMBER 26, 2008.

THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR CORRECTNESS OF THE CITED MAP. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.

ZONING NOTE:

THE ZONING FOR THE SUBJECT PROPERTIES IS C4-1XL AND SUBJECT TO THE REQUIREMENTS THEREIN.

LAND AREA:

PARCEL 1:
14,194.64 SQUARE FEET
OR 0.33 ACRES

PARCEL 2:
10,221.81 SQUARE FEET
OR 0.23 ACRES

TOTAL:
24,416.45 SQUARE FEET GROSS
0.56 ACRES

SURVEYOR'S NOTES:

- SURVEYOR HAS RELIED UPON INFORMATION SUPPLIED IN THE AMENDED TITLE REPORT BY PROVIDENT TITLE COMPANY, ORDER NO. 12392654, DATED DECEMBER 16, 2022, TO DISCLOSE RECORD EASEMENTS THAT BURDEN OR BENEFIT THIS PROPERTY.
- BY OBSERVATION NO CEMETERIES ARE KNOWN OR FOUND ON SUBJECT PROPERTY.
- ASSESSOR'S PARCEL NUMBER FOR PARCEL "1" IS 5528-003-042.
ASSESSOR'S PARCEL NUMBER FOR PARCEL "2" IS 5528-003-199.
- NO EVIDENCE OF RECENT GRADING WAS OBSERVED AT THE TIME OF SURVEY.
- THERE IS NO EVIDENCE OF SOLID WASTE DUMP, SUMP OR SANITARY LAND FILL USE.
- BASED ON VISUAL OBSERVATION, THE SUBJECT SITE IS SERVICED BY ALL THE NECESSARY UTILITIES REQUIRED TO MAINTAIN NORMAL OPERATION.
- BASED UPON VISUAL OBSERVATIONS, THERE IS NO EVIDENCE OF WETLAND AREAS WITHIN THE PROPERTY BOUNDARY.
- THE PROPERTY IS ZONED C4-1XL PER THE CITY OF LOS ANGELES AND SUBJECT TO THE LIMITATIONS STATED THEREIN.
- PARCEL 1 & 2 PARKING COUNT:
0 HANDICAPPED PARKING SPACES
0 REGULAR PARKING SPACES
48 RESERVED PARKING SPACES

SURVEYOR'S CERTIFICATE:

TO: TOVA LLC, MELROSE HARPER LLC, AND PROVIDENT TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 11, 14, 16, 19, 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 1/16/23

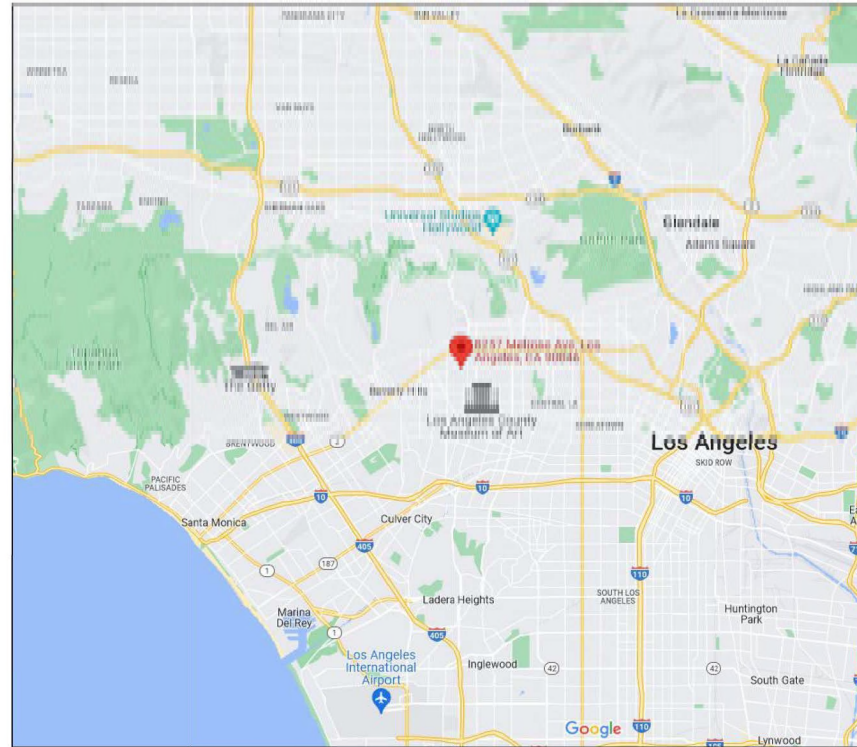
1/30/23

DATE OF PLAT OR MAP

JACK LITTLE COMPANY, INC.

PRELIMINARY WORK PRODUCT

ERIK GEORGE BOWERS, LS 8571



VICINITY MAP
NOT TO SCALE

TITLE REPORT DATA:

EXCEPTIONS BASED ON SCHEDULE B, OF PROVIDENT TITLE COMPANY AMENDED PRELIMINARY REPORT NO. 12392654, DATED DECEMBER 16, 2022.

ITEMS A - C, REFER TO TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023 (NOT A SURVEY MATTER).

ITEM 1, REFERS TO WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS, AFFECTS PARCEL 1 OF THE REPORT

ITEM 2, REFERS TO ANY EASEMENT OR LESSER RIGHT NOT OF PUBLIC RECORD OVER SAID LAND AS DISCLOSED BY A SURVEY.

ITEMS 3-13, ARE NOT A SURVEY MATTERS.

ITEM 14, REFERS TO A EASEMENT TO THE CITY OF LOS ANGELES FOR PUBLIC RIGHT OF WAY. SHOWN HEREON.

ITEM 15-19, ARE NOT A SURVEY MATTERS.

REVISION	BY

JACK LITTLE COMPANY INC.
LICENSED LAND SURVEYORS
17620 SHERMAN WAY SUITE 218 VAN NUYS, CA 91406
PHONE: (818) 342-3277 FAX: (818) 344-5787

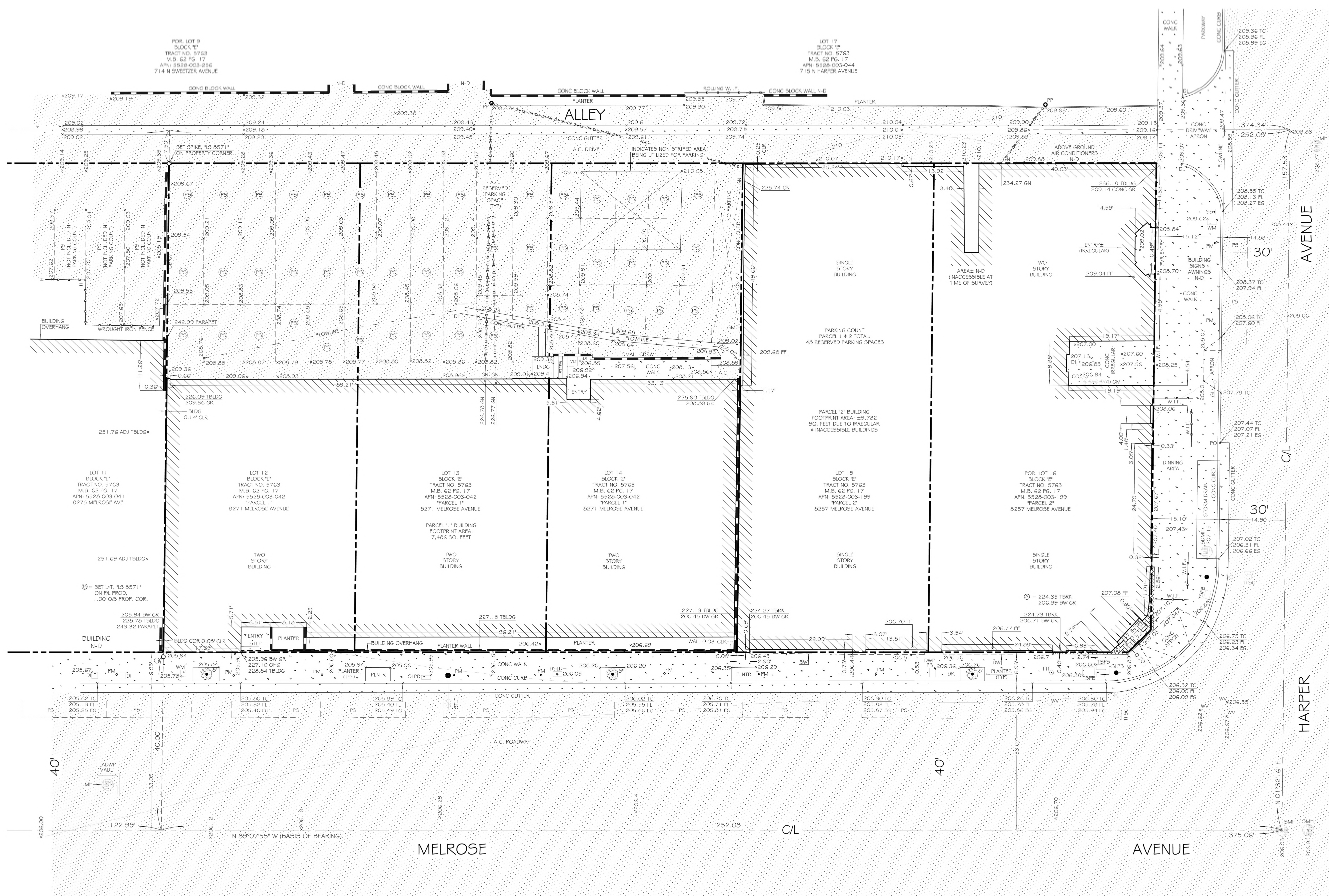
ALTA / NSPS LAND TITLE SURVEY OF
8257 & 8271 MELROSE AVE
FOR 4D DEVELOPMENT & INVESTMENT
LOS ANGELES 8300 MELROSE AVE, PH 1 - (323) 951-0242 CALIFORNIA

DATE:	1/30/23
SCALE:	N/A
PROJ.	53-005-23
DRN.BY	L.H.N.
SHEET NO.	1
OF	2 SHEETS

8251-8271 MELROSE AVE. &
705-711 N. HARPER AVE.
LOS ANGELES, CA 90046

DRAWING TITLE:
SURVEY
PAGE 1

A100



DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
SURVEY
PAGE 2



DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
SITE PLAN



A110



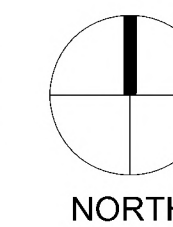




D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

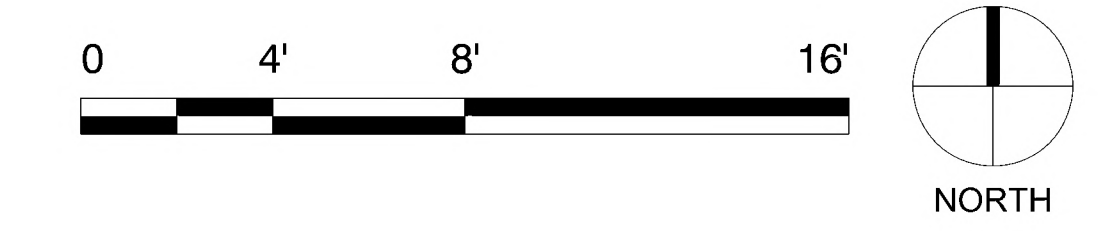
DRAWING TITLE:
PARKING 1
FLOOR PLAN



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

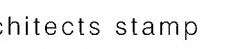
A201

A201



2ND FLOOR - RESIDENTIAL	SCALE	01
	1/8" = 1'-0"	

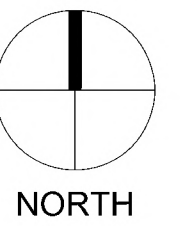
A203



D R A F T
NOT FOR CONSTRUCTION

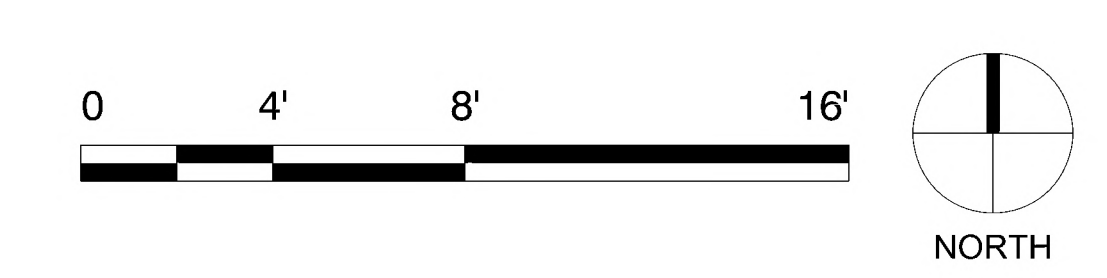
PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
RD FLOOR PLAN



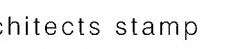
SCALE	01
1/8"=1'-0"	

A204



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

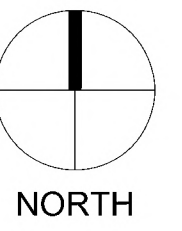
A205



DRAFT
NOT FOR CONSTRUCTION

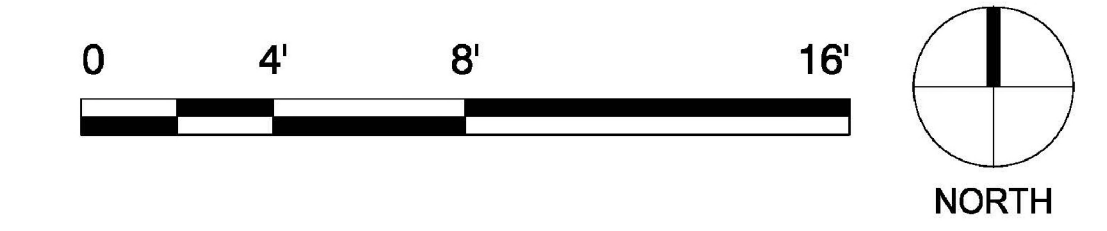
PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
TH FLOOR PLAN



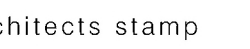
SCALE	0
1/8" = 1'-0"	

A206



6TH FLOOR - RESIDENTIAL	SCALE	01
	1/8"=1'-0"	

A207



DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
ROOF PLAN



A208

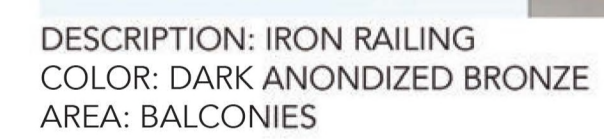


architects stamp

D R A F T
NOT FOR CONSTRUCTION

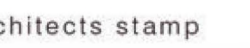
PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
SOUTH ELEVATION
MELROSE AVE.



SCALE	01
$/8''=1'-0''$	

A300



D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

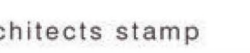
DRAWING TITLE:
EAST ELEVATION
HARPER AVE.



EAST ELEVATION (HARPER AVE.)

SCALE	01
1/8" = 1'-0"	

A301



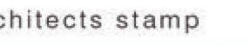
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NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

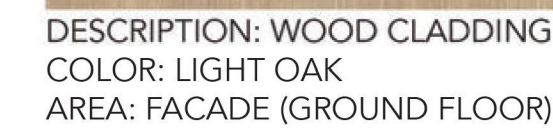
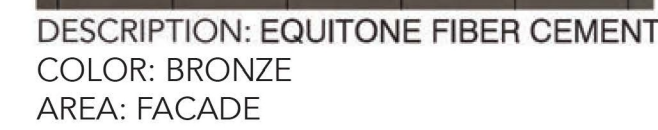
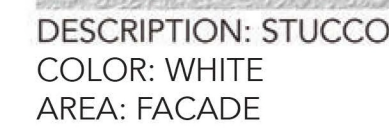
DRAWING TITLE:
NORTH ELEVATION
ALLEY

SCALE	01
1/8" = 1'-0"	

A302



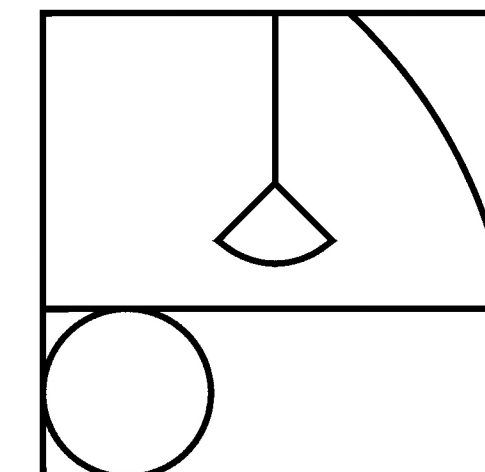
DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USEDRAWING TITLE:
WEST ELEVATION

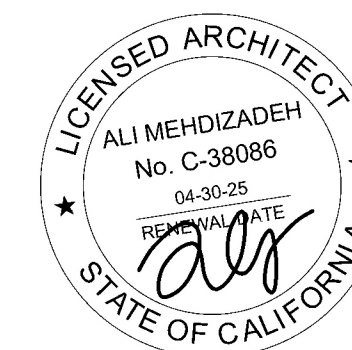
WEST ELEVATION

SCALE	01
1/8"=1'-0"	

A303



CATEGORY
DESIGN GROUP



architects stamp

consultant

[illegible]

DRAFT
NOT FOR CONSTRUCTION

All designs, ideas, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Written dimensions shall take precedence over scaled dimensions and shall be verified at the job site. Any dimensional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

PROJECT TITLE:
MELROSE MIXED-USE

8251-8271 MELROSE AVE. &
705-711 N. HARPER AVE.
LOS ANGELES, CA 90046

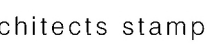
PIC/PM:	AM /SJ
DRAWN BY:	AM /SJ
JOB NO:	CA23-01

DRAWING TITLE:
**STOREFRONT
RENDERS**

STOREFRONT RENDERING

SCALE	01
1/8"=1'-0"	

A304



DRAFT
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

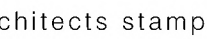
DRAWING TITLE:
SECTION A-A

A400



SECTION A-A

SCALE	01
1/8"=1'-0"	



D R A F T
NOT FOR CONSTRUCTION

PROJECT TITLE:
MELROSE MIXED-USE

DRAWING TITLE:
SECTION B-B

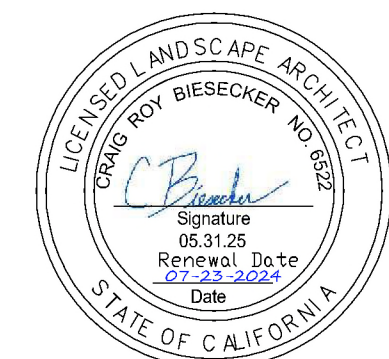
A401





ENVIRONMENTAL DESIGN STUDIO
201 WESTMORELAND AVE SUITE 126
LOS ANGELES, CA 90004
www.EDStudioLA.com

MELROSE DEVELOPMENT
8251-8271 MELROSE AVE
705-711 N. HARPER AVE
LOS ANGELES, CA 90046



SUBMITTAL:
**PLANNING
SUBMITTAL**
JOB NUMBER:
DATE: 12.18.2024
DRAWN BY:
CB

REVISIONS:

SHEET
TITLE:

**LANDSCAPE
CONSTRUCTION
PLAN 1ST FLR**

SHEET
NUMBER:

L1.10

ALLEY

30" ALLEY DEDICATION

NEW STREET TREE

PLANTING AREA

POTTED PLANTS

NEW PLANTING AREA IN
EXISTING TREE WELL WITH
EXISTING TREE

PROPERTY LINE

PLANTING AREA

NEW STREET TREE

PLANTING AREA

NEW STREET TREE IN
EXISTING TREE WELL

NEW PLANTING AREA IN
EXISTING TREE WELL WITH
EXISTING TREE

LANDSCAPE ARE REQUIRED
25% OF OPEN SPACE OPEN TO THE SKY

OPEN SPACE LOCATION	QUANTITY OF OPEN SPACE IN SF	LANDSCAPE AREA PROVIDED IN SF
1ST FLOOR POTS	0	8
2ND FLOOR COURTYARDS	1,280	467
2ND FLOOR PRIVATE BALCONY	1,283	385
6TH FLOOR PRIVATE BALCONIES	759	0
6TH FLOOR	2,765	680
TOTAL	6,087	LANDSCAPE AREA PROVIDED
LANDSCAPE AREA REQUIRED	1,522	1,540

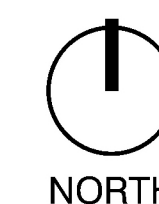
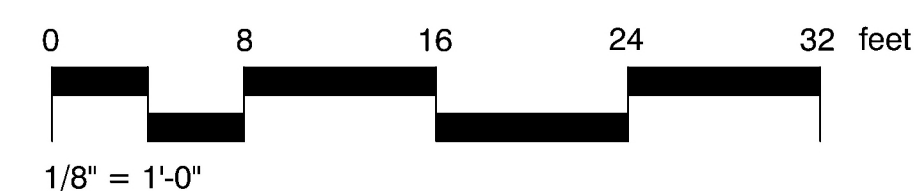
TREES REQUIRED

1 PER EVERY 4 UNITS
90 UNITS/4 = 22.5 TREES= 23 TREES

TREE LOCATION	QUANTITY	SIZE	BOTANICAL NAME	COMMON NAME
MELROSE STREET TREES	2	24" BOX	PODOCARPUS MACROPHYLLUS	YEW PINE
HARPER STREET TREE	1	24" BOX	JACARANDA MIMOSIFOLIA	BLUE JACARANDA
2ND FLOOR PRIVATE BALCONY	3	24" BOX	ACCA SELLOWIANA	PINEAPPLE GUAVA
	3	24" BOX	LAURUS NOBILIS	SWEET BAY LAUREL
2ND FLOOR COURTYARDS	6	24" BOX	CERCIS CANADENSIS	EASTERN REDBUD
	3	24" BOX	LIRIODENDRON TULIPIFERA	TULIP TREE
6TH FLOOR	1	15 GALLON	BRACHYCHITON RUPESTRIS	QUEENSLAND BOTTLE TREE
	4	24" BOX	RHUS LANCEA	AFRICAN SUMAC
TOTAL	23			

SHEET INDEX

L1.10 LANDSCAPE CONSTRUCTION PLAN 1ST FLR
L1.20 LANDSCAPE CONSTRUCTION PLAN 2ND FLR
L1.60 LANDSCAPE CONSTRUCTION PLAN 6TH FLR
L3.00 IRRIGATION CALCULATIONS
L3.01 IRRIGATION SCHEDULE AND NOTES
L3.10 IRRIGATION PLAN 1ST FLR
L3.20 IRRIGATION PLAN 2ND FLR
L3.60 IRRIGATION PLAN 6TH FLR
L5.00 PLANTING SCHEDULE AND NOTES
L5.10 PLANTING PLAN 1ST FLR
L5.20 PLANTING PLAN 2ND FLR
L5.60 PLANTING PLAN 6TH FLR





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8251-8271 MELROSE AVE
705-711 N. HARPER AVE
LOS ANGELES, CA 90046



SUBMITTAL:
**PLANNING
SUBMITTAL**

JOB NUMBER:
DATE:
12.18.2024
DRAWN BY:
CB

REVISIONS:

SHEET
TITLE:
**LANDSCAPE
CONSTRUCTION
PLAN 2ND FLR**

SHEET
NUMBER:

L1.20





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705-711 N. HARPER AVE
LOS ANGELES, CA 90046



SUBMITTAL:
**PLANNING
SUBMITTAL**

JOB NUMBER:
DATE:
12.18.2024
DRAWN BY:
CB

REVISIONS:

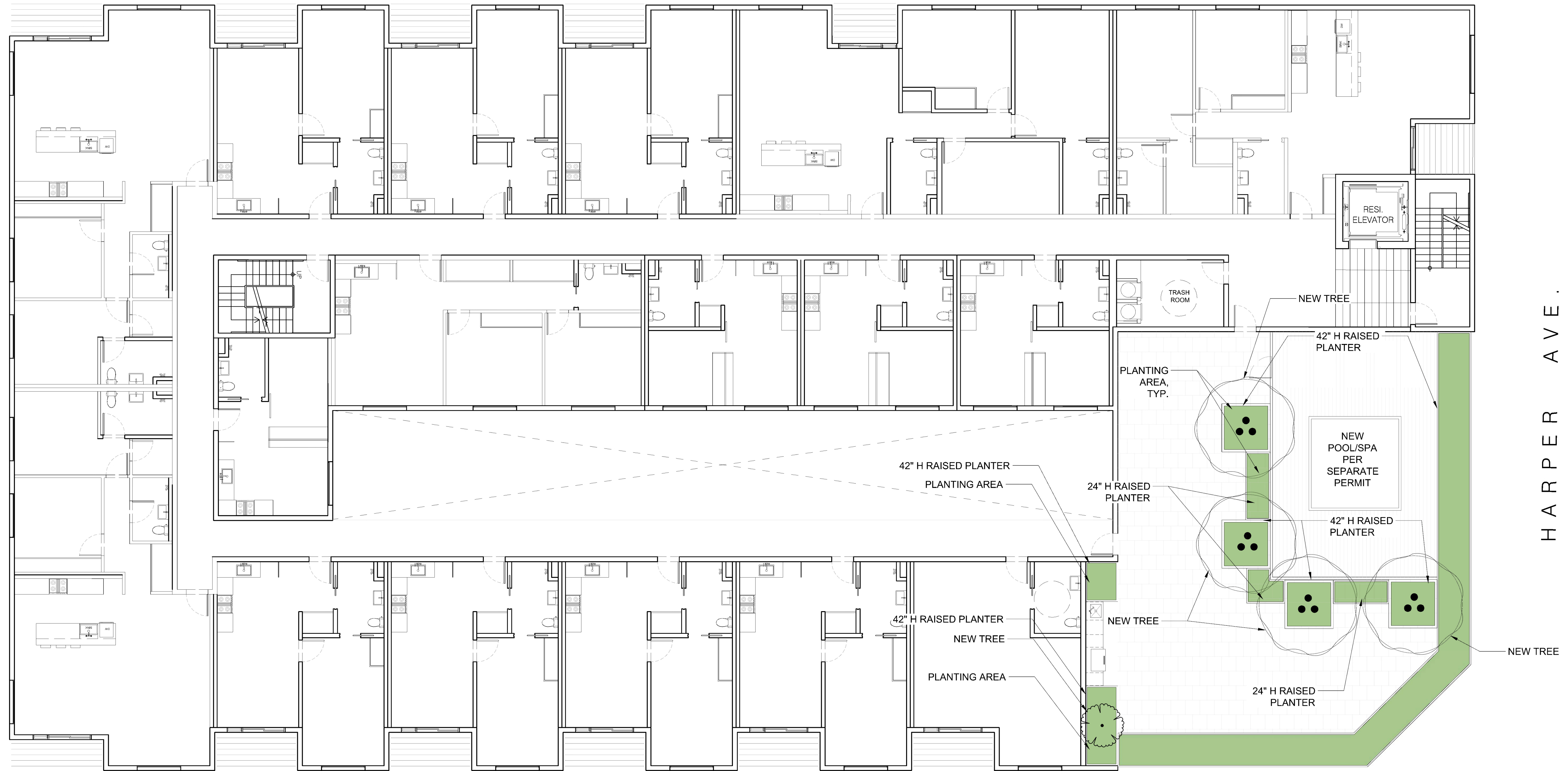
SHEET
TITLE:
**LANDSCAPE
CONSTRUCTION
PLAN 6TH FLR**

SHEET
NUMBER:

L1.60

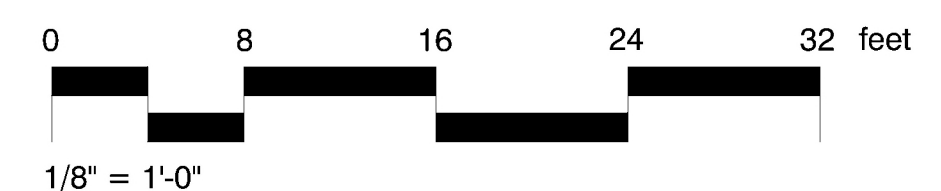
ALLEY

30" ALLEY DEDICATION



MELROSE AVE.

HARPER AVE.



MAXIMUM APPLIED WATER ALLOWANCE (MAWA)													
*50.1 IS THE EVAPOTRANSPIRATION RATE FOR CITY OF LOS ANGELES, CALIFORNIA. SOURCE: LA COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE APPENDIX A. (SEE PARAGRAPH BELOW FOR EXPLANATION)						ETo	ETo X .62	LA	ETAF	ETAF X LA	SLA	(1-ETAF)SLA	MAWA (GAL/YR)
						50.1	31.06	1785	0.55	982	0	0.00	30,495
ESTIMATED TOTAL WATER USE (ETWU)													
VALVE SYMBOL PLAN	VALVE	HYDROZONE	IRRIGATION TYPE	(ETo)	(ETo)(.62)	PF (PLANT FACTOR)	IE (IRRIGATION EFFICIENCY)	ETAF=(PF/IE)	HA (LANDSCAPE AREA SF)	ETAF*HA	NOT APPLICABLE	NOT APPLICABLE	ETWU (GAL/YR)
	1	MODERATE	DRIP	50.1	31.1	0.4	.81	.49	102	50	0	0	1,565
	2	MODERATE	DRIP	50.1	31.1	0.4	.81	.49	468	231	0	0	7,179
	3	LOW	DRIP	50.1	31.1	0.3	.81	.37	260	96	0	0	2,991
	4	LOW	DRIP	50.1	31.1	0.3	.81	.37	127	47	0	0	1,461
	5	VERY LOW - LOW	DRIP	50.1	31.1	0.2	.81	.25	128	32	0	0	982
	6	LOW	DRIP	50.1	31.1	0.3	.81	.37	144	53	0	0	1,657
	7	LOW	DRIP	50.1	31.1	0.3	.81	.37	408	151	0	0	4,694
POOL	NA	HIGH	NA	50.1	31.1	1.0	.75	1.33	148	197	0	0	6,130
									1,785	858			26,657
									(A)	(B)			
							SITEWIDE ETAF					ETWU TOTAL	26,657
							TOTAL ETAF X AREA	B	858			MAWA	30,495
							TOTAL AREA	A	1785				
							SITEWIDE ETAF		0.48				

WATER BUDGET CALCULATION

MAXIMUM APPLIED WATER ALLOWANCE (MAWA)
MAWA = (ETo) (0.62) ((ETAF X LA) + (1-ETAF X SLA))
= (50.1)(0.62) (0.55 X1,785) + (.55X 0) = 30,495 GALLONS PER YEAR
WHERE:
ETo = REVERENCE EVAPOTRANSPIRATION FOR LOS ANGELES = 50.1 INCHES/YEAR
0.62 = CONVERSION FACTOR (ACRE INCHES TO GALLONS PER SQUARE FOOT)
LA = LANDSCAPED AREA IN SQUARE FEET (SEE TABLE)
SLA = SPECIAL LANDSCAPED AREA = 0
ETAF = .55 FOR RESIDENTIAL AREAS

ESTIMATED TOTAL WATER USE (ETWU)
ETWU = (ETo*0.62)(ETAF*LA) = 26,657 GALLONS PER YEAR
WHERE:
ETo = REVERENCE EVAPOTRANSPIRATION FOR CARPINTERIA = 44.9 INCHES/YEAR
0.62 = CONVERSION FACTOR (ACRE INCHES TO GALLONS PER SQUARE FOOT)
LA = LANDSCAPED AREA IN SQUARE FEET (SEE TABLE)
ETAF = PLANT FACTOR/IRRIGATION EFFICIENCY
IE= IRRIGATION EFFICIENCY: SPRAY IRRIGATION = .75
DRIP IRRIGATION = .81

THE ESTIMATED TOTAL WATER USE (ETWU) FOR THE PROJECT IS 26,657 GALLONS PER YEAR IS LESS THAN MAXIMUM APPLIED WATER ALLOWANCE OF 30,495 GALLONS PER YEAR, THEREFORE THE WATER BUDGET IS IN COMPLIANCE.

I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN

JULY 23, 2024



LANDSCAPE CERTIFICATION
2023 Los Angeles Green Building Code
(This form is required at final inspection)

FORM
GRN 12

LANDSCAPING

Section A: Landscape Designer

I certify that I am qualified by the State of California to perform landscape design services; the landscape design and water use calculations for this project were prepared by me or under my supervision; the landscape design and water use calculations comply with the requirements of the Model Water Efficient Landscape Ordinance, and the Landscape Documentation Package is complete. OR

Interior T.I., no landscape work performed (do not complete sections B or C below); OR

This project is not subject to the Model Water Efficient Landscape Ordinance (do not complete sections B or C below).

Name: CRAIG BIESECKERRelationship to Project: LANDSCAPE ARCHITECT

Company Name (if applicable): ENVIRONMENTAL DESIGN STUDIOState License # (if applicable): CA6522

Signature: Date: JULY 23, 2024

Section B: Landscape Installer

I certify that (a) I am qualified by the State of California to provide landscape design services; the landscape project for this project was installed by me or under my supervision; (b) the landscaping for the identified property has been installed in substantial conformance with the approved Landscape Documentation Package and complies with the requirements of the Model Water Efficient Landscape Ordinance; (c) a diagram of the irrigation plan showing hydrozones is kept with the irrigation controllers; (d) the Certificate of Completion has been completed in compliance with the requirements of the Model Water Efficient Landscape Ordinance and shall be implemented.

Name:Relation to Project:

Company Name (if applicable):State License # (if applicable):

Signature:Date:

Section C: Owner/Representative

I certify that I am the property owner or an authorized representative and have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is my responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Signature:Date:

Qualified irrigation service provider: The following individuals are authorized to provide services required by the Irrigation Guidelines in the State of California: Landscape Architects, Landscape Contractors, Landscape Designers and Irrigation Consultants. Personal property owners may design and sign plans for work on any property they own. (Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code.)

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability and, upon request, will provide reasonable accommodation to ensure equal access to its programs, services and activities.

(Rev. 01/17/23)

Page 1 of 1

www.lapda.org

HYDROZONE CHART

VERY LOW VERY LOW-LOW LOW MODERATE HIGH

1ST FLOOR

2ND FLOOR

6TH FLOOR

ENVIRONMENTALDESIGNSTUDIO
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MELROSE DEVELOPMENT
8251-8271 MELROSE AVE
705-711 N. HARPER AVE
LOS ANGELES, CA 90046

SUBMITTAL:
**PLANNING
SUBMITTAL**
JOB NUMBER:
DATE: 12.18.2024
DRAWN BY: CB

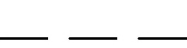
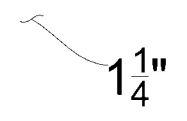
REVISIONS:

SHEET
TITLE:

IRRIGATION
CALCULATIONS

SHEET
NUMBER:

L3.00

IRRIGATION SCHEDULE					
SYMBOL	ITEM	MANUFACTURER	DESCRIPTION	SIZE	DETAIL
	POINT OF CONNECTION		POINT OF CONNECTION TO CITY MAIN LINE		
	LANDSCAPE WATER METER		PER CIVIL PLANS		
	BACK FLOW PREVENTER	FEBCO	825 Y REDUCE PRESSURE ZONE BACK FLOW PREVENTER	LINE SIZE	
	MASTER VALVE	BUCKNER	3300 NORMALLY OPEN MASTER VALVE.	1 1/2 IN	SEE DETAIL #/L400.
	FLOW SENSOR	HUNTER	W-HC WIRELESS FLOWMETER	1 1/2 IN	
	GATE VALVE	NIBCO	T-113 BRASS GATE VALVE	1 IN	SEE DETAIL #/L400.
	CONTROLLER	HUNTER	PRO HC 12 STATION WATER SENSE IRRIGATOIN CONTROLLER WITH WIFI.		SEE DETAIL #/L400.
	DRIP VALVE KIT	HUNTER	PCZ-101-40 DRIP CONTROL ZONE KIT. OPEARATES AT 40PSI. GPM RANGE OF 0.5-15. SEE VALVE CHART ON THIS SHEET.		SEE DETAIL #/L400.
	MAINLINE		SCHEDULE 40 PVC, WITH SCHEDULE 80 FITTINGS. ROUTE 18" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL #/L400.
	LATERAL LINE		SCHEDULE 40 PVC. ROUTE 12" DEEP IN PLANTERS WHERE POSSIBLE.	PER PLAN	SEE DETAIL #/L400.
	DRIP LINE	RAINBIRD	XFS-CV-09-12-500, 0.9 GPH EMITTERS, 12" EMITTER SPACING. (1.5 GPM PER 100 FEET). INSTALL AT 12" O.C. TYPICAL FOR SHRUBS AND GROUND COVER. SEE IRRIGATION NOTES AND MANUFACTURER INSTRUCTIONS.		SEE DETAIL #/L400.
	FLUSH VALVE	NETAFIM	MANUAL FLUSH VALVE, INSTALLED IN PLANTING AREA IN PLASTIC BOX. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.		SEE DETAIL #/L400.
	INDICATOR	RAINBIRD	OPERIND - DRIP SYSTEM OPERATION POP-UP VISUAL INDICATOR KIT(OPERIND X17500). INSTALL PER MANUFACTURER'S STANDARDS.		SEE DETAIL #/L400.
	QUICK COUPLER	HUNTER	LOCKING QUICK COUPLER WITH MATCHING KEY		SEE DETAIL #/L400.
	HOSE BIB		HOSE BIB CONNECTED TO DOMESTIC POTABLE WATER PER PLUMBING PLANS		
	PIPE SIZE				
	SLAB PENETRATION		MAIN OR LATERAL LINES TO GO THROUGH PODIUM. SEE PLUMBING AND STRUCTURAL		

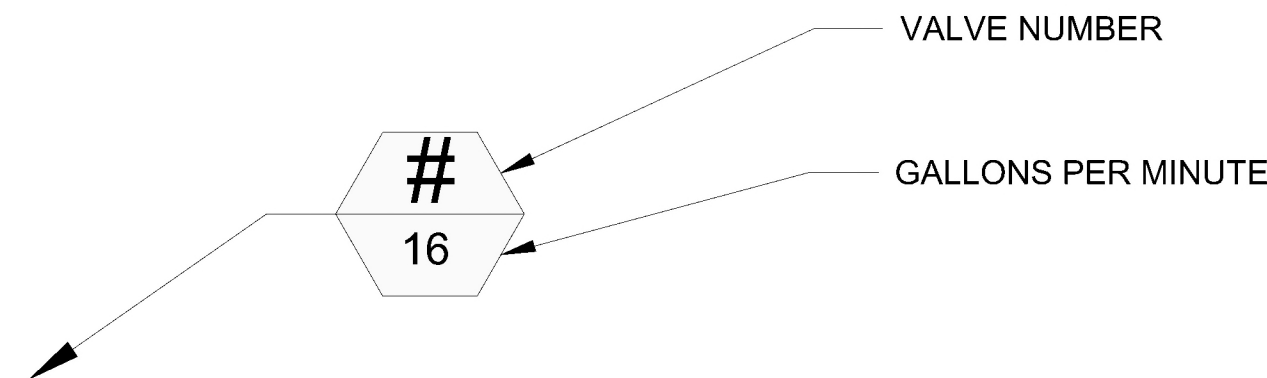
PRESSURE LOSS CALCULATIONS					
"HIGHEST DEMAND" VALVE 7 (6.1 GPM)					
POTABLE WATER PRESSURE NEEDED 105					
ITEM	QUANTITY		PSI LOSS/100' OF PIPE	PSI LOSS	TOTAL PSI LOSS
LANDSCAPE WATER METER	1			.7	0.7
BACKFLOW PREVENTER	1			12	12.0
MASTER VALVE 1 1/2"	1			0	0.0
1" CONTROL VALVE	1			9.00	9.0
1 1/2" SCHEDULE 40	250	LF	.12		0.3
1 1/2" LATERAL LINE	3	LF	.12		0.0
TOTAL PIPE / EQUIPMENT LOSS					0.3
ADDITIONAL 10% OF PIPE LOSS FOR ALL PIPE LINE FITTINGS					0.0
ELEVATION CHANGE	60	FT		.433/FT.	26.0
TOTAL PRESSURE LOSS					48.3
RESIDUAL PRESSURE CALCULATION					
LOWEST STATIC PRESSURE (LESS 10% =95) - TOTAL PRESSURE LOSS					46.7
DRIP SYSTEM OPERATING PRESSURE	1			40	40.0
TOTAL RESIDUAL PRESSURE FOR VALVE 8					6.7

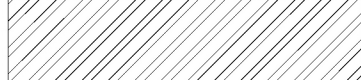
MIN WATER PRESSURE NEEDED AT PONIT OF CONNECTION IS 105 PSI. IF LESS THAN THAT A BOOSTER PUMP WILL BE REQUIRED. CONTRACTOR TO TEST WATER PRESSURE AT BEGINING OF PROJECT AND RERPOT TO LANDSCAPE ARCHITECT

IRRIGATION NOTES

- THIS PLAN CONNECTS TO AN EXISTING OPERABLE IRRIGATION SYSTEM. CONTRACTOR TO FIELD VERIFY THE EXISTING SYSTEM PRIOR TO CONSTRUCTION.
- FOR THE PURPOSE OF LEGIBILITY, SOME IRRIGATION VALVES AND LINES ARE SHOWN OUTSIDE PLANTED AREAS. ALL VALVES ARE TO BE LOCATED WITHIN PLANTERS AND WHENEVER POSSIBLE, LINES ARE TO BE ROUTED INSIDE (WITHIN 6" OF) THE EDGE OF THE PLANTED AREAS.
- THIS IRRIGATION DESIGN PLAN IS DIAGRAMMATIC, AND THE LAYOUT MAY NOT BE PRECISE. THE CONTRACTOR IS RESPONSIBLE FOR MINOR CHANGES IN LINE ROUTING.
- EXISTING STATIC PRESSURE PER CALIFORNIA WATER DISTRICT IS 73 HIGH 62 LOW PSI. THE CONTRACTOR IS TO PROVIDE MEASURED STATIC WATER PRESSURE INFORMATION FROM FIELD TESTING AT THE PROJECT POINT OF CONNECTION TO THE LANDSCAPE ARCHITECT FOR VERIFICATION AND POSSIBLE MODIFICATION OF THE DESIGNED SYSTEM.
- PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- AS-BUILT DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES. AS-BUILT DRAWINGS SHALL BE UPDATED ON A DAILY BASIS DURING SYSTEM INSTALLATION. NO SITE REVIEWS ARE TO BE CONDUCTED WITHOUT THESE DRAWINGS.
- AUTOMATIC LANDSCAPE IRRIGATORS SHALL BE INSTALLED IN SUCH A WAY THAT IT DOESN'T SPRAY ON THE BUILDING.
- DRIPPER LINE INSTALLATION PROCEDURE: FOLLOWING INSTALLATION AND COMPACTION OF SOIL IN PLANTERS, INSTALL ALL PLANT MATERIAL OF 1 GAL. SIZE AND LARGER PER THE PLANTING PLAN. LAY DRIPPER LINES ON SOIL SURFACE STARTING WITH LINES 2" FROM PLANTER EDGES, AND ON-CENTER ROW SPACING PER THE PLAN AND THE IRRIGATION LEGEND. SECURE THE LINES WITH GALVANIZED STEEL TIE-DOWN STAKES AT 4' INTERVALS AND CHANGES IN DIRECTION. USE BLANK TUBING AROUND OBSTACLES IN PLANTERS. SUPPLY AND EXHAUST HEADERS TO BE 3/4" SCHEDULE 40 PVC. LATERAL LINES CONNECTING SYSTEMS ARE TO BE 6" MIN. DEEP IN PLANTERS. SPREAD PLANTER MULCH TOP DRESSING THROUGHOUT PER THE PLANTING NOTES. GROUND COVERS TO BE INSTALLED FOLLOWING MULCH PLACEMENT. PLANT MATERIAL WILL REQUIRE HAND WATERING UNTIL COMPLETION OF THE ABOVE OPERATIONS AND TESTING AND APPROVAL OF THE DRIPPER LINE SYSTEM.
- ALL PIPING UNDER PAVEMENT SHALL BE SLEEVED IN PVC SLEEVES 2X LARGER THAN THAT PIPE SIZE.
- SALVAGED SITE EQUIPMENT IN OPERABLE CONDITION SHALL BE DELIVERED TO OWNER REPRESENTATIVE.
- REMOTE CONTROL VALVES NOT AFFECTED BY DEMOLITION SHALL REMAIN OPERATIONAL DURING CONSTRUCTION.
- LOCKS SHALL BE INSTALLED ON ALL PUBLICLY ACCESSIBLE EXTERIOR FAUCETS AND HOSE BIBS.
- ALL IRRIGATION EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE IRRIGATION DETAILS AND SPECIFICATIONS.
- A LAMINATED DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES WHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
- ALL LANDSCAPING AND IRRIGATION SYSTEMS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.
- A CERTIFICATE OF COMPLETION (FORM GRN 12) SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR THE LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT PRIOR TO FINAL INSPECTION APPROVAL.
- AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
- RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

VALVE CALLOUT KEY



VALVE KEY				
VALVE SYMBOL PLAN	VALVE #	LANDSCAPE AREA SF	GPM	VALVE SIZE
	1	88	1.5	1"
	2	468	7.0	1"
	3	125	3.9	1"
	4	210	1.9	1"
	5	128	1.9	1"
	6	144	2.1	1"
	7	408	6.1	1"

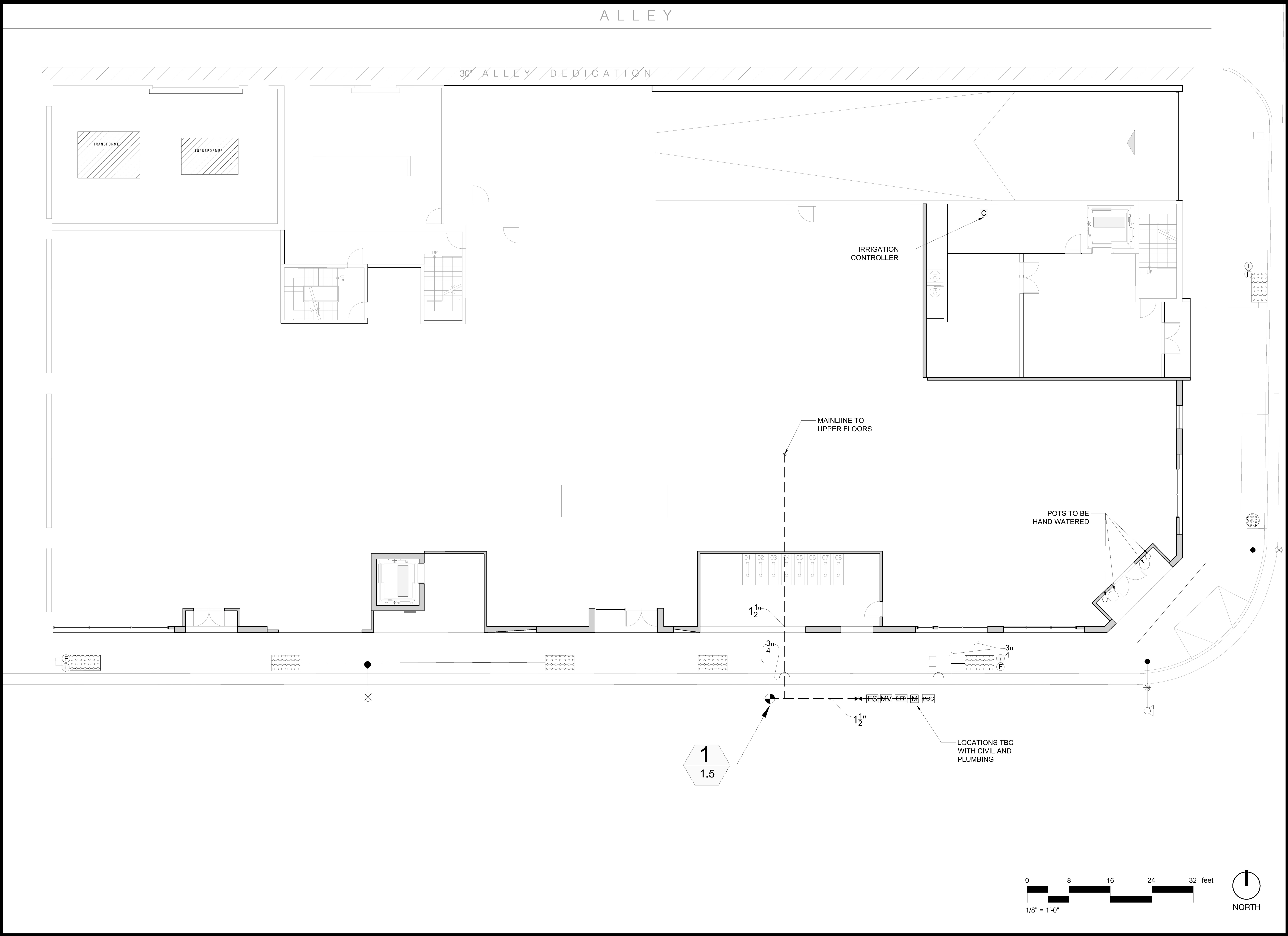


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TITLE:
**IRRIGATION PLAN
1ST FLR**

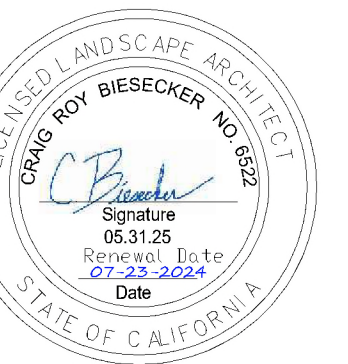
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TITLE:
**IRRIGATION PLAN
2ND FLR**

SHEET
NUMBER:

L3.20

ALLEY

30" ALLEY DEDICATION

TRANSFORMER ROOM
BELOW

RESI.
ELEVATOR

TRASH
ROOM

GATE VALVE
AND VALVE IN
PLANTER

4
1.9

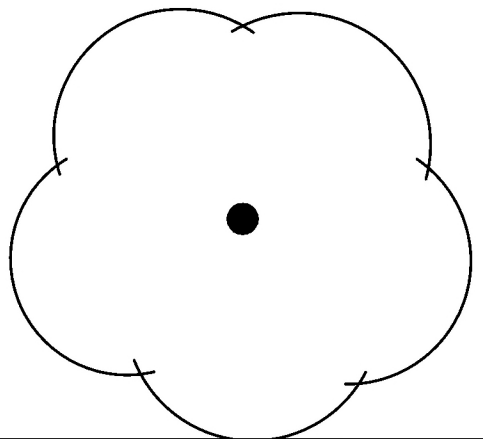
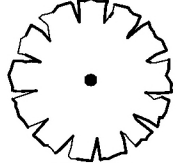
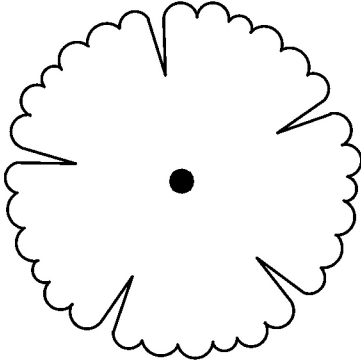
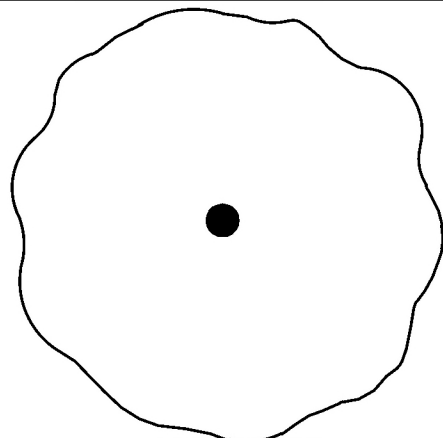
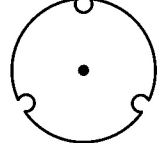
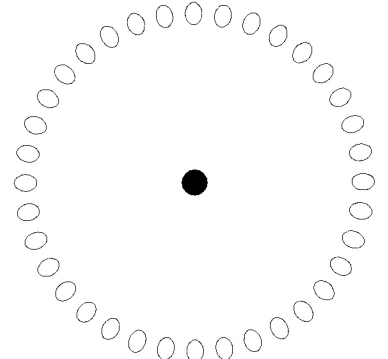
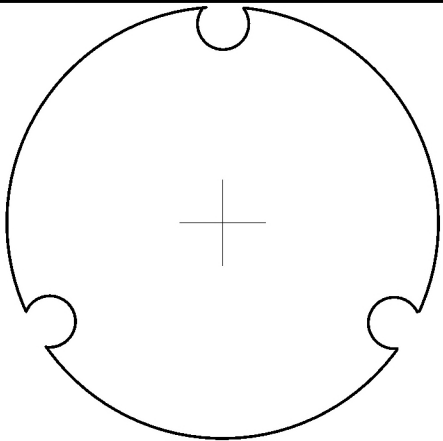
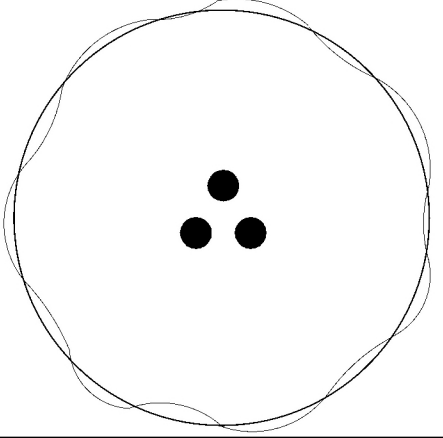
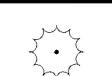
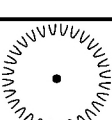
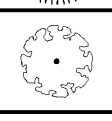
3
3.9

2
7.0

GATE VALVE IN
PLANTER
2 VALVES IN 1
VALVE BOX IN
PLANTER

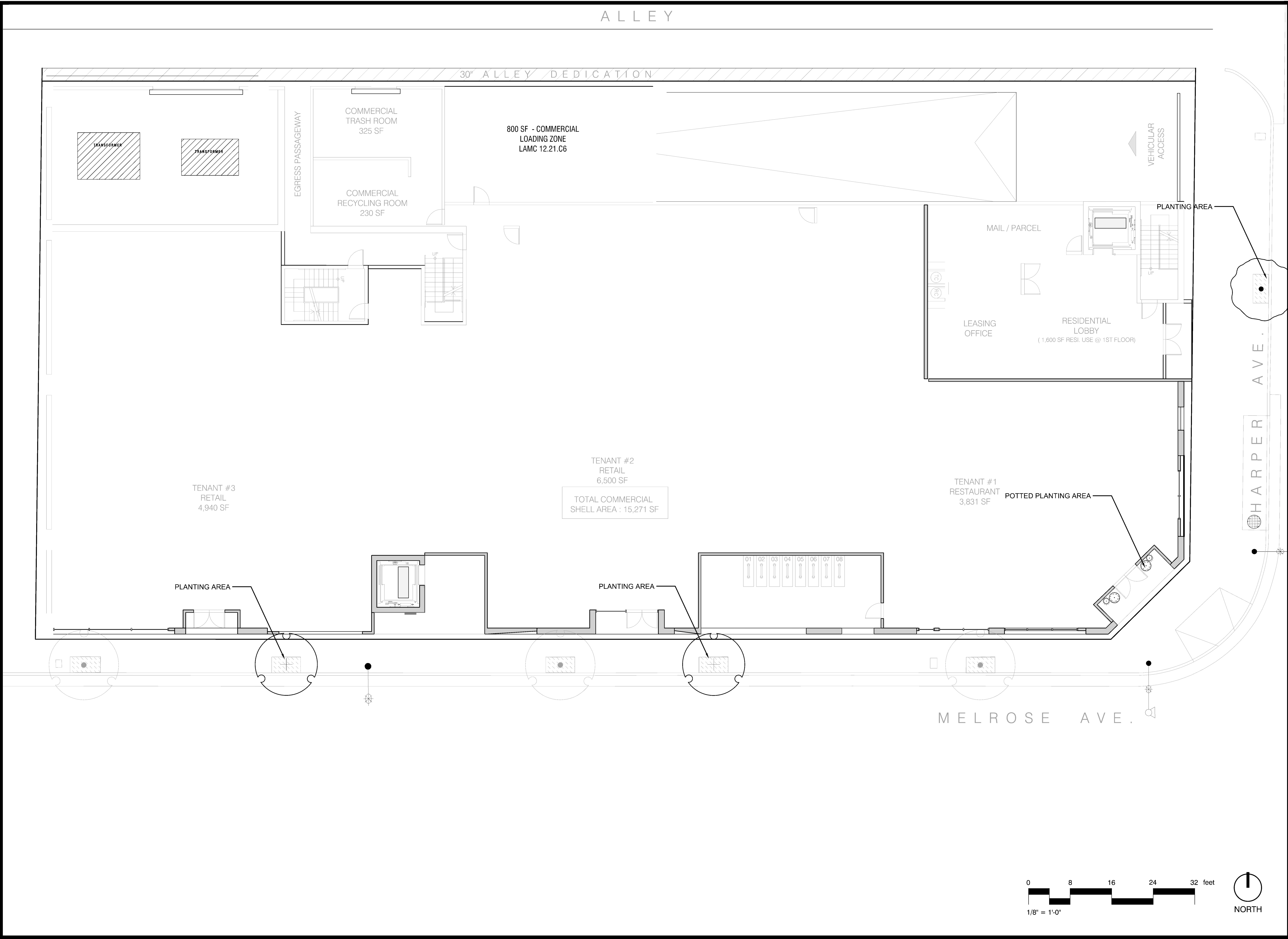
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PLANT SCHEDULE						
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE		REMARKS	WATER USE
TREES						
	3	ACCA SELLOWIANA PINEAPPLE GUAVA	24" BOX			Low
	1	BRACHYCHITON RUPESTRIS QUEENSLAND BOTTLE TREE	24" BOX			Low
	6	CERCIS CANADENSIS EASTERN REDBUD MULTI-TRUNK	24" BOX			Medium
	1	JACARANDA MIMOSIFOLIA JACARANDA MULTI-TRUNK	24" BOX			Medium
	3	LAURUS NOBILIS SWEET BAY	24" BOX			Low
	3	LIRIODENDRON TULIPIFERA TULIP POPLAR	24" BOX			Medium
	2	PODOCARPUS MACROPHYLLUS YEW PODOCARPUS	24" BOX			Medium
	4	RHUS LANCEA AFRICAN SUMAC MULTI-TRUNK	24" BOX			Low
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS	WATER USE
SHRUBS						
	2	ACACIA COGNATA 'RIVER CASCADE' RIVER CASCADE RIVER WATTLE	---	18" o.c.		Low - Medium
	35	MUHLENBERGIA RIGENS DEER GRASS	5 GAL.	36" o.c.		Low
	73	WESTRINGIA FRUTICOSA 'WES05' MUNDTM COAST ROSEMARY	15 GAL.	24" o.c.		Low
GROUND COVERS						
	328	CAREX TUMULICOLA FOOTHILL SEDGE	1 GAL.	18" o.c.		Low
	217	PORTULACARIA AFRA 'MINIMA' DWARF ELEPHANT BUSH	5 GAL.	12" o.c.		Very low
	147	ROSMARINUS OFFICINALIS 'PROSTRATUS' DWARF ROSEMARY	5 GAL.	12" o.c.		Low

PLANTING NOTES

- SEE SHEET L600, FOR PLANTING AND SPACING DETAILS.
- UNDER NO CIRCUMSTANCES WILL THERE BE ANY MATERIAL SUBSTITUTIONS EXCEPT WITH THE EXPRESS CONSENT OF THE LANDSCAPE ARCHITECT.
- 21 DAYS PRIOR TO PLANT INSTALLATION, THE CONTRACTOR IS TO SUBMIT A COMPLETE LIST OF PLANT MATERIAL TO BE SUPPLIED. THIS LIST IS TO INCLUDE PLANT SPECIFICATIONS (HEIGHT, SPREAD, AND CALIPER WHERE APPLICABLE), NURSERY SOURCES AND CONTACTS. CONTRACTOR IS TO PROVIDE PHOTOGRAPHS OF EACH TREE AND A REPRESENTATIVE PHOTOGRAPH OF EACH SHRUB AND GROUND COVER SPECIES. NO SUBSTITUTIONS WILL BE ALLOWED FOLLOWING SUBMITTAL OF THE LIST.
- EACH CONTAINER PLANT DELIVERED TO THE SITE MUST BE CLEARLY LABELED AS TO SPECIES, VARIETY, AND NURSERY SOURCE. ANY PLANTS SHIPPED WITHOUT LABELS AND CORRESPONDING PACKING SLIP WILL BE REJECTED AND IMMEDIATELY REMOVED FROM THE SITE. CONTRACTOR TO NOTIFY NURSERY THAT THIS PROVISION WILL BE STRICTLY ENFORCED. DISPUTES REGARDING DETERMINATION OF PLANT SPECIES OR VARIETY WILL BE RESOLVED BY THE LANDSCAPE ARCHITECT, AND HIS/HER DECISION WILL BE FINAL.
- PRIOR TO PLANTING OF ANY MATERIALS, COMPACTED SOILS SHALL BE TRANSFORMED TO A FRIABLE CONDITION. SOIL COMPACTION SHOULD BE AVOIDED IN ALL AT GRADE PLANTING AREAS.
- A SOILS MANAGEMENT REPORT CONSISTENT WITH § 492.5 OF THE CALIFORNIA CODE OF REGULATIONS TITLE 23, DIVISION 2, CHAPTER 2.7, SHALL BE PROVIDED TO THE CITY INSPECTOR AT TIME OF FINAL LANDSCAPE INSPECTION. IN THE EVENT THE SOILS MANAGEMENT REPORT RECOMMENDS SOIL MODIFICATIONS, THE PROJECT APPLICANT OR HIS/HER DESIGNEE SHALL SUBMIT ADDITIONAL DOCUMENTATION VERIFYING IMPLEMENTATION OF SOILS MANAGEMENT REPORT RECOMMENDATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE COSTS ASSOCIATED WITH PROCURING THE SERVICES OF A SOIL TESTING LABORATORY (WALLACE LABS - OR EQUAL) TO PERFORM AN AGRICULTURAL SUITABILITY ANALYSIS. THE LAB'S RECOMMENDATIONS ARE TO BE FOLLOWED FOR SOIL PREPARATION AND BACKFILL AMENDMENT AND PROCEDURES, AND FOR MAINTENANCE FERTILIZER APPLICATIONS. SAMPLES SHALL BE DELIVERED BY THE CONTRACTOR TO THE SOILS TESTING LABORATORY. THE LABORATORY SHOULD BE INFORMED OF THE INTENDED PLANTING FOR EACH SAMPLE. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE WILL ASSIST WITH SELECTING TESTING LOCATIONS.
- FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.
- FOR BIDDING PURPOSES ONLY, THE CONTRACTOR IS TO ASSUME THE FOLLOWING AMENDMENT FOR SOIL PREPARATION, AND IS TO ASSUME UTILIZATION OF AMENDED SITE SOIL FOR PLANT PIT BACKFILL: INCORPORATE INTO THE SOIL THE FOLLOWING MATERIALS, PER PROCEDURES DESCRIBED IN THE SPECIFICATIONS. MATERIAL AMOUNTS PER 1000 SQUARE FEET:
3 CU. YD. NITROGEN FORTIFIED WOOD COMPOST
2 CU. YD. ORGANIC FERTILIZER
100 LBS. GYPSUM
30 LBS. COMMERCIAL FERTILIZER
- SEE SPECIFICATIONS FOR OVER STRUCTURE IMPORT SOIL.
- PLACE A 3" DEEP SHREDDED CEDAR BARK MULCH COVER IN PLANTING AREAS. SOIL SHALL NOT BE VISIBLE THROUGH MULCH.
- KEEP MULCH 3" CLEAR OF BASE OF SHRUBS AND GROUND COVER AND 6" CLEAR OF TREE TRUNKS.
- PRIOR TO ORDERING MULCH, CONTRACTOR IS TO SUBMIT SAMPLE TO LANDSCAPE ARCHITECT AND THE OWNER'S AUTHORIZED REPRESENTATIVE FOR APPROVAL.
- FINISHED GRADE OF TURF IS TO BE 1" BELOW FINISHED SURFACE OF ADJACENT PAVING OR MOW STRIP.
- ALL ON-STRUCTURE PLANTERS TO BE FILLED WITH IMPORT SOIL PER SPECIFICATIONS.
- A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS, CREEPING OR ROOTING GROUND COVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED. SOIL SHALL NOT BE VISIBLE THROUGH MULCH.
- ORGANIC MULCH SHALL TAKE PRECEDENCE OVER INORGANIC MATERIALS OR VIRGIN FOREST PRODUCTS UNLESS THE RECYCLED POST-CONSUMER PRODUCTS ARE NOT LOCALLY AVAILABLE.
- TO PROVIDE HABITAT FOR BENEFICIAL INSECTS AND OTHER WILDLIFE UP TO 5% OF THE LANDSCAPE AREA MAY BE LEFT WITHOUT MULCH.
- STABILIZING MULCHING PRODUCTS SHALL BE USED ON SLOPES THAT MEET CURRENT ENGINEERING STANDARDS
- PLANT COUNTS ARE PROVIDED FOR CONVENIENCE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES.
- RE-CIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.



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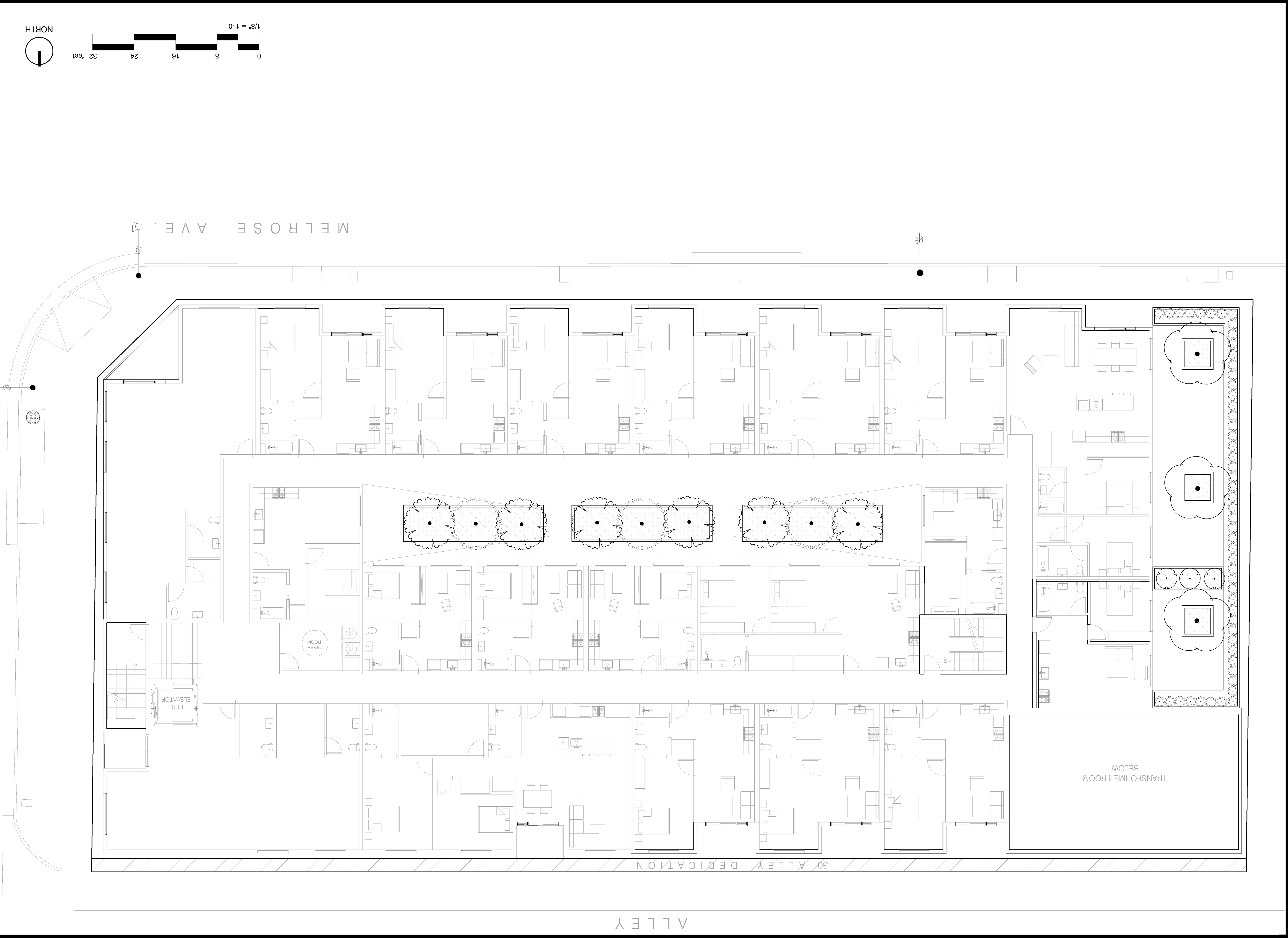
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PLANTING PLAN

5.20





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SHEET
TITLE:

**PLANTING PLAN
6TH FLR**

SHEET
NUMBER:

L5.60

ALLEY

30" ALLEY DEDICATION

HARPER AVE.

MELROSE AVE.

