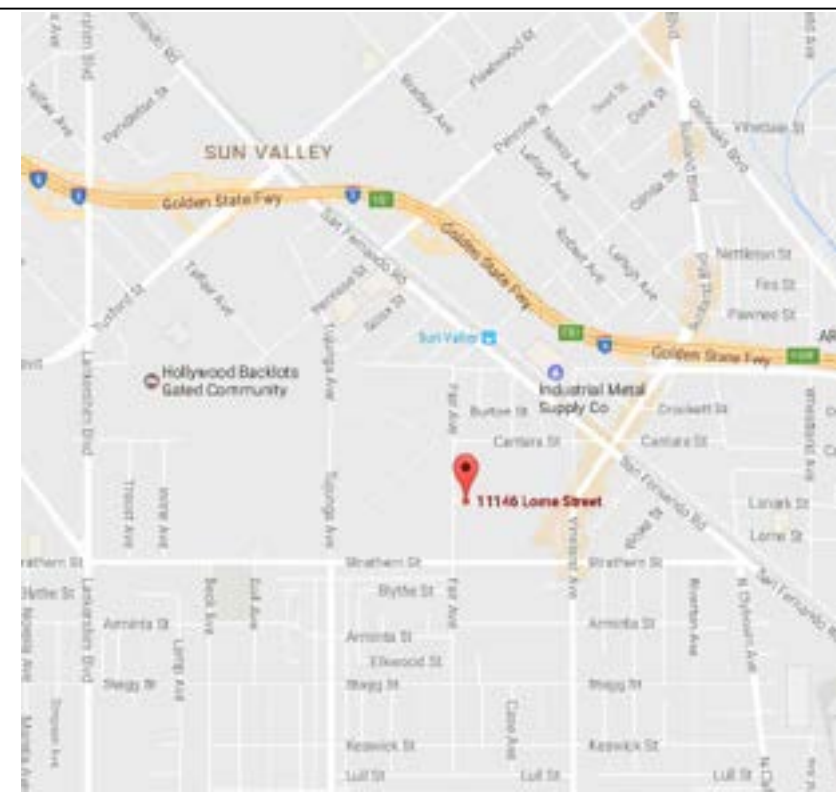
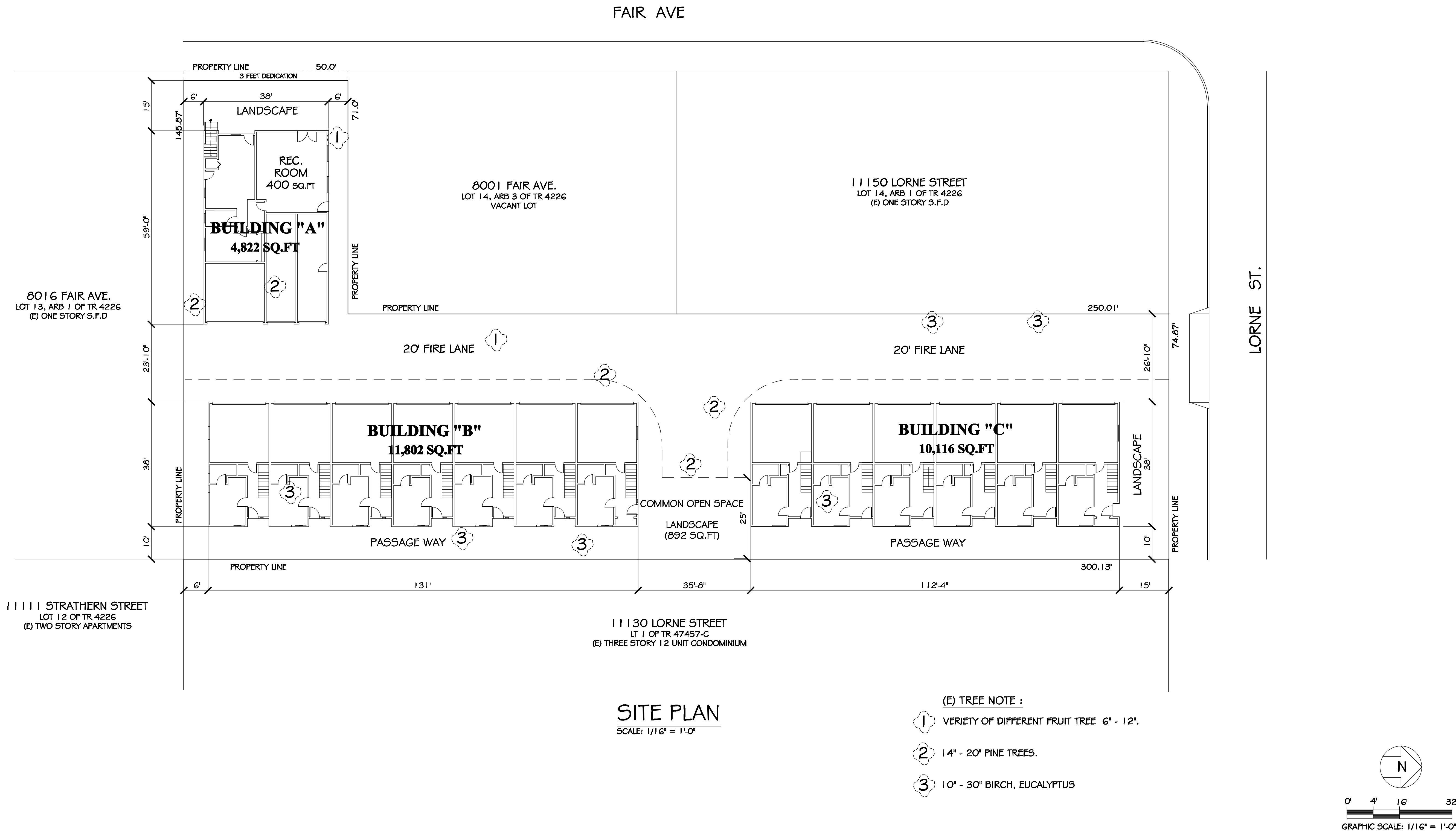
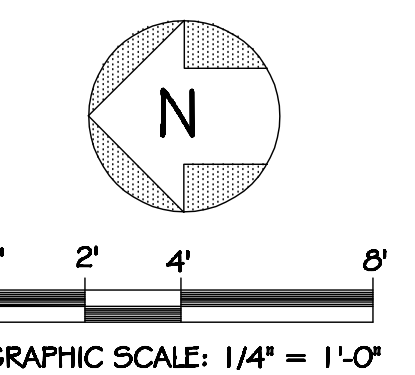
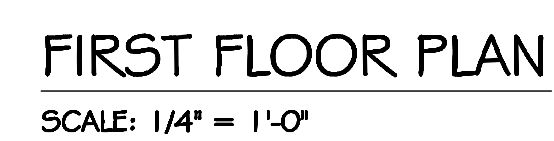




PROJECT DIRECTORY		LEGAL DESCRIPTION	PROJECT DESCRIPTION	SHEET INDEX	
PROPERTY OWNER : SOGOMON PETROSYAN 750 N. FAIRVIEW STREET. BURBANK, CA. 91505 DESIGN AND CONSULTANT BY : APPROVED PLANS INC. OSCAR A. ENSAFI 15233 VENTURA BLVD. #310 SHERMAN OAKS, CA. 91403 TEL: (818) 988 - 3242 E-mail : approvedplans@yahoo.com		Site Address : 11146 - 48 W. LORNE ST & 8032 FAIR AVE, 91352 PIN Number 189B173 114 Gross Lots Area : 26,154.5 (sq.ft) Net Lot Area after 3' dedication on Fair Ave : 26,004.5 (sq.ft) Thomas Brothers Grnd PAGE 532 - GRID J2 Assessor Parcel No. (APN) : 2314-006-015 & 016 Lot 14, Arbs 2 & 4 TR 4226 Community Plan Area : Sun Valley - La Tuna Canyon Area Planning Commission : North Valley Neighborhood Council : Sun Valley Council District : CD 6 - Nury Martinez Census Tract # : 1221.22 Zoning : R1-I-CUGU Zoning Information (ZI) : ZI-2355 Environmental Justice Improvement Area Zoning Information (ZI) : ZI-2374 LOS ANGELES STATE ENTERPRISE ZONE Zoning Information (ZI) : ZI-2462 Modifications to SF Zones & SF Zone Hillside Area Regulations Zoning Information (ZI) : ZI-2452 Transit Priority Area in the City of Los Angeles Zoning Information (ZI) : ZI-2458 Clean Up Green Up Supplemental Use District General Plan Land Use : Low Medium II Residential	PROPOSED DEMOLISHING OF EXISTING THREE DWELLING FOR PURPOSE OF ZONE CHANGE FROM R1-1 TO RD1.5-1 FOR PURPOSE OF CONSTRUCTION OF 17 UNIT APARTMENTS FOR TOTAL OF 26,740 SQ.FT. WITH ATTACHED GARAGES. 13 UNIT WITH 4-BEDROOM, 2 UNIT WITH 3-BEDROOM, 1 UNIT WITH 2-BEDROOM, 1 UNIT WITH 1-BEDROOM, REQUIRED PARKING : 33 PROVIDED PRIVATE PARKING : 33 REQUIRED OPEN SPACE : 15 X 175 = 2,625 SQ.FT + 1 X 125 = 125 SQ.FT 1 X 100 = 100 SQ.FT TOTAL 2,850 SQ.FT PROVIDED COMMON OPEN SPACE : 400 SQ.FT (REC. ROOM) + 892 = 1,292 SQ.FT PROVIDED PRIVATE OPEN SPACE : 16 X 100 = 1600 SQ.FT	SHEET	DESCRIPTION
		A.1	COVER SHEET, SITE PLAN.		
		A.2	BUILDING "A" FIRST & SECOND FLOOR PLANS.		
		A.3	BUILDING "A" THIRD FLOOR PLAN, EAST AND WEST ELEVATION.		
		A.4	BUILDING "A" NORTH AND SOUTH ELEVATIONS.		
		A.5	BUILDING "B" FIRST FLOOR PLAN.		
		A.6	BUILDING "B" SECOND FLOOR PLAN.		
		A.7	BUILDING "B" THIRD FLOOR PLAN.		
		A.8	BUILDING "C" FIRST FLOOR PLAN.		
		A.9	BUILDING "C" SECOND FLOOR PLAN.		
		A.10	BUILDING "C" THIRD FLOOR PLAN.		
		A.11	BUILDING "B & C" ELEVATIONS (TYP).		
		A.12	BUILDING "B & C" ELEVATIONS (TYP).		
		LID	LOW IMPACT DEVELOPMENT.		
		G.B	GREEN BUILDING COMPLIANCE.		



Revisions	
Date	Description
Owner	Project Description & Address:
	New Apartments 11146 Lorne Street, Sun Valley, CA. 91352
Sheet Title	Site Plan , Cover Sheet.
	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd, Suite 310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com
Date: 5-3-25	Drawn By: O. ENSAFI
	Scale: 1/16" = 1'-0"
	Job No.
	Sheet No.
A.1	



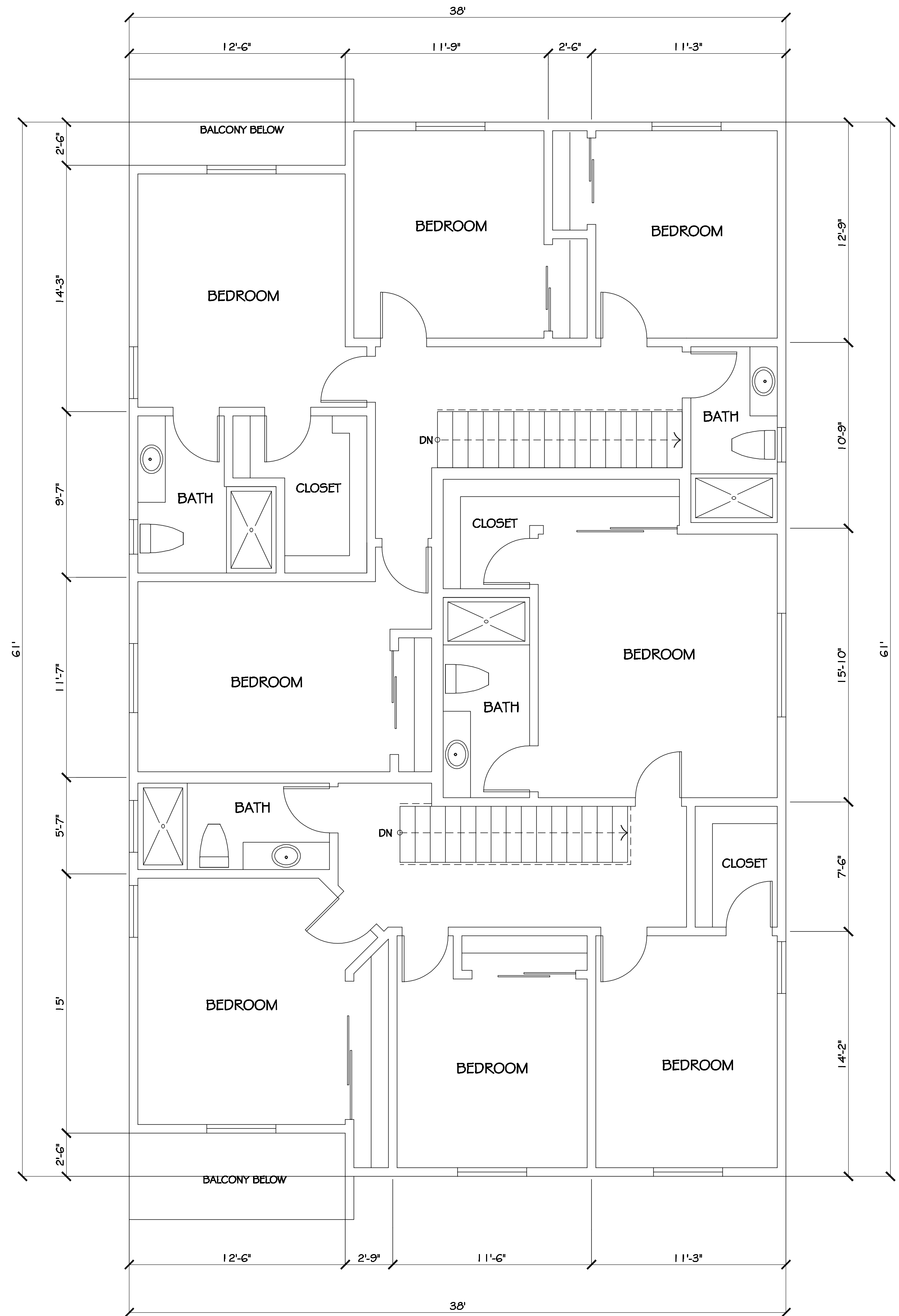
Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "A" First & Second Floor Plan.	Date: 5-3-25	Sheet No. A.2
Date	Description						Drawn By: O. ENSAFI	
							Scale: 1/4" = 1'-0"	
							Job:	



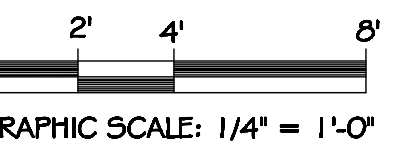
BUILDING "A" FAIR AVE ELEVATION
SCALE: 1/4" = 1'-0"



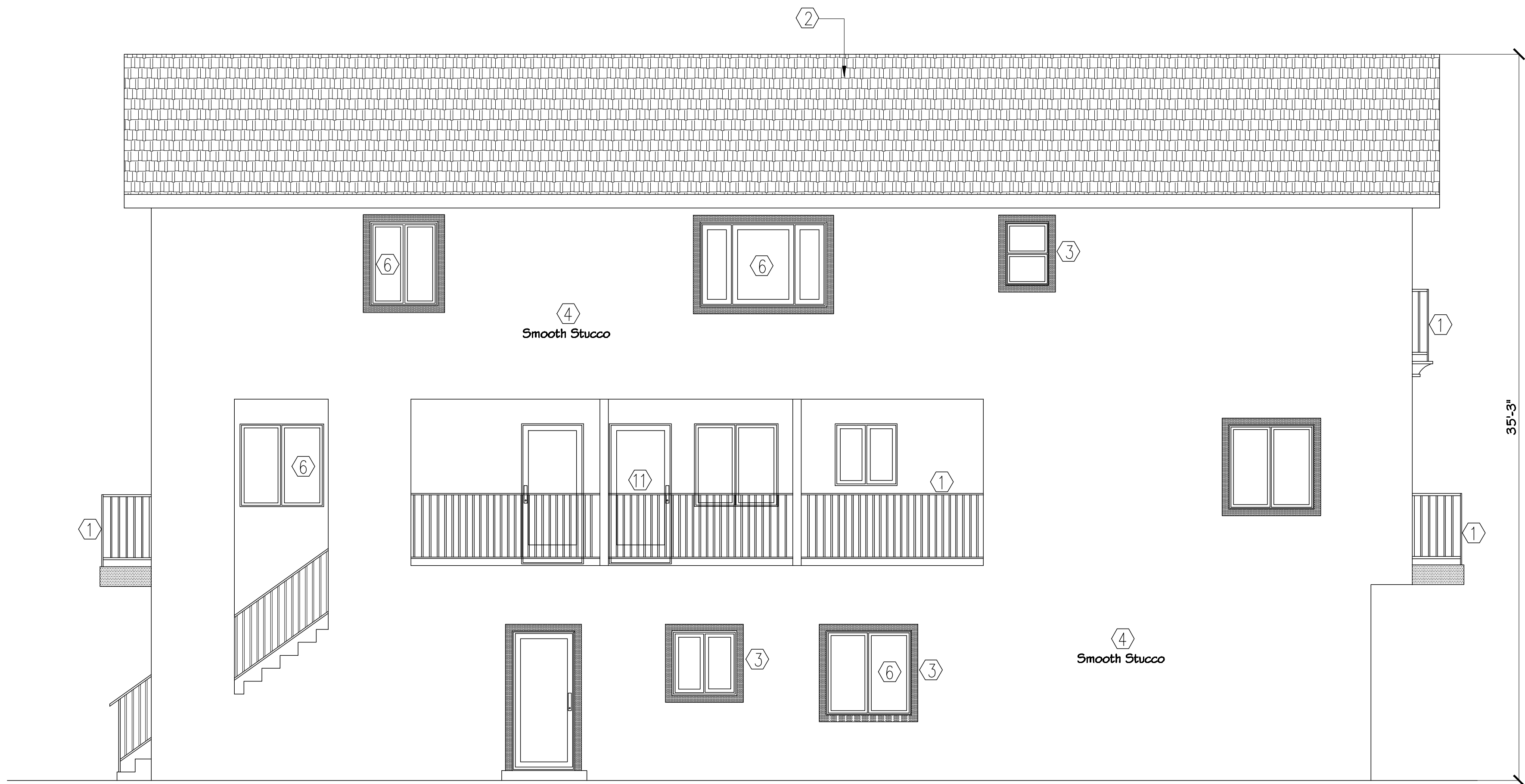
BUILDING "A" EAST ELEVATION
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"

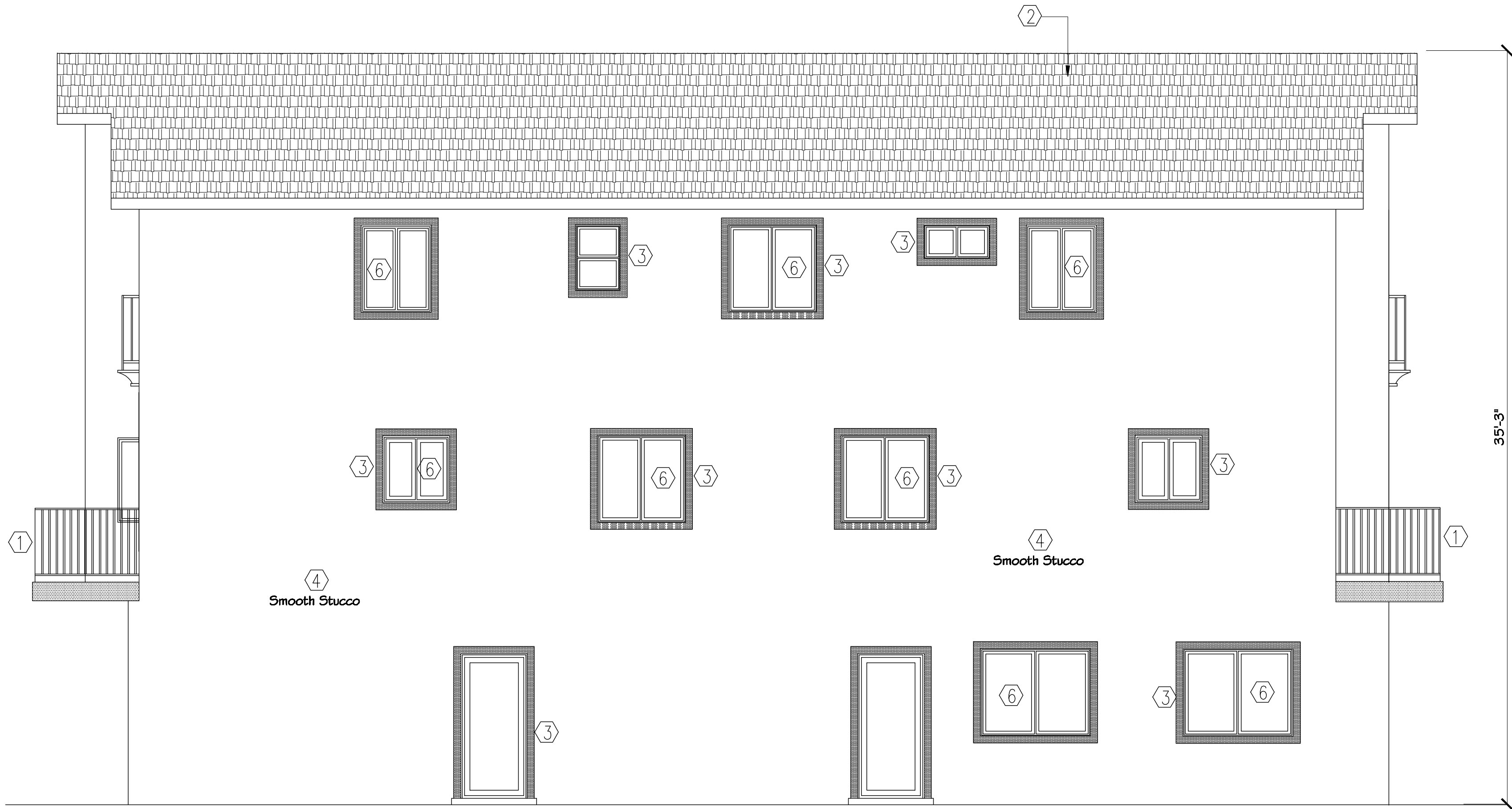


Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description						Drawn By: O. ENSAFI	
		Developer Name:	Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Building "A" Third Floor Plan & Elevations.	Scale: 1/4" = 1'-0"	A.3
							Job:	



BUILDING "A" SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

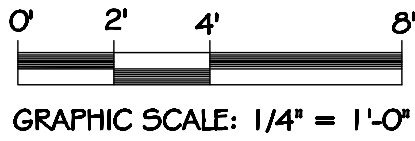


BUILDING "A" NORTH ELEVATION

SCALE: 1/4" = 1'-0"

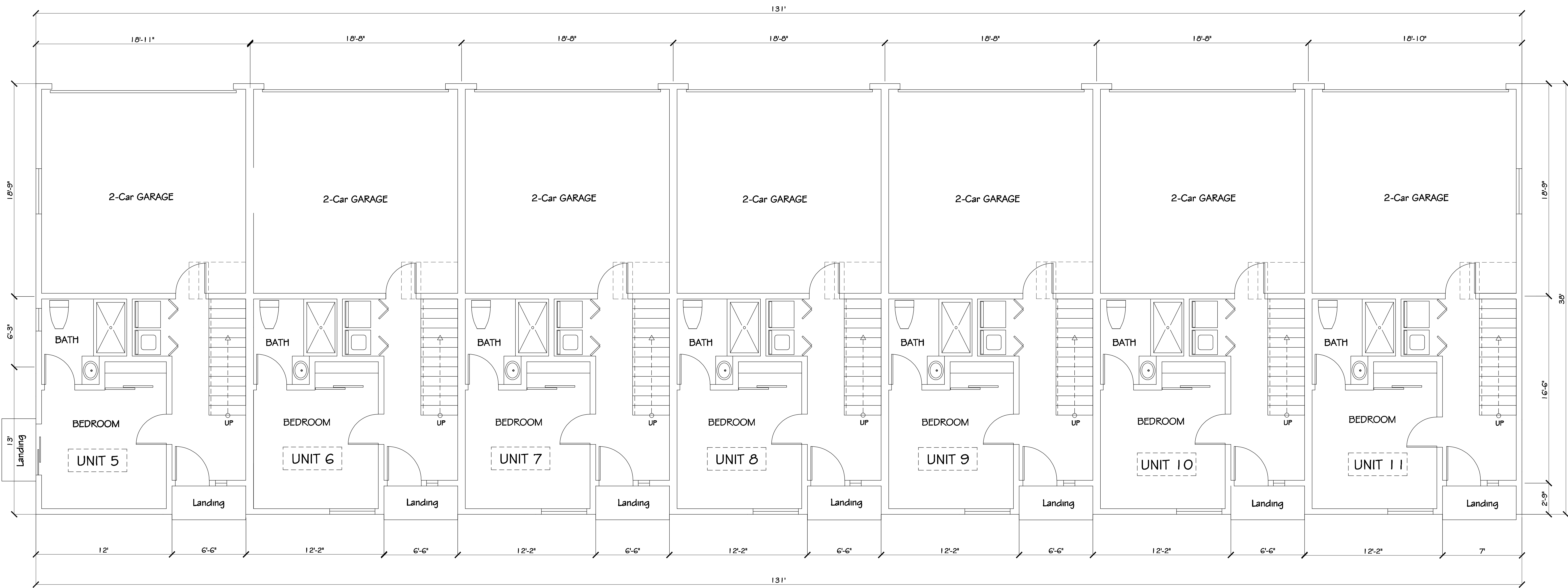
Legends:

- ①- Indicates 42" high metal railing (white color).
- ②- Indicates Asphalt Roof Shingles (Gray color) .
- ③- Indicates 4" wide Foam / Stucco (La Habra, Trabuco color).
- ④- Indicated Stucco (La habra, Silverado color).
- ⑤- Indicates Stucco (La habra, Trabuco color).
- ⑥- Indicates Sliding vinyl windows (white color).
- ⑦- Indicates Sliding patio doors (white color).
- ⑧- Indicates 1 2" Architectural Fins (La Habra, Trabuco color).
- ⑨- Indicates 6" horizontal siding (Benjamin Moore, Thunder color).
- ⑩- Indicates addresses for all units.
- ⑪- Indicates wood / glass entry doors w/ fixed side window.
- ⑫- Indicates wall mount lights (controlled with timer).
- ⑬- Indicates 1 6' wide steel garage doors (white color).
- ⑭- Indicates 30" projection over entry openings.

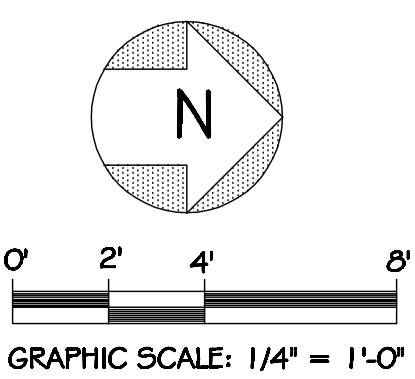


GRAPHIC SCALE: 1/4" = 1'-0"

Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description						Drawn By: O. ENSAFI	
							Scale: 1/4" = 1'-0"	
							Job:	
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Building "A" Elevations.		A.4



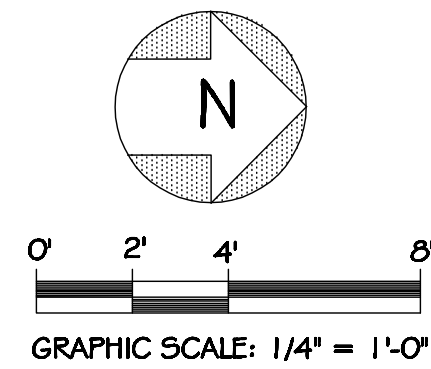
BUILDING "B" FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



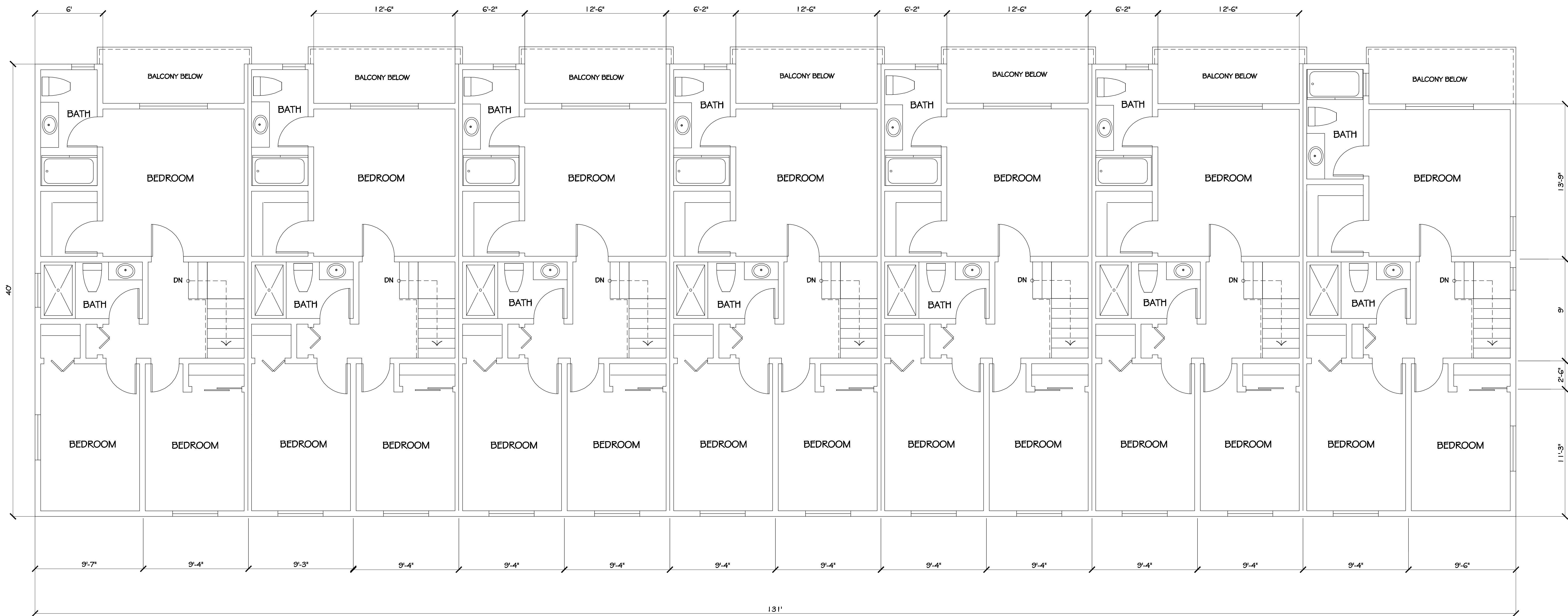
Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "B" First Floor Plan.	Date: 5-3-25	Sheet No. A.5
Date	Description						Drawn By: O.ENSARI	
							Scale: 1/4" = 1'-0"	
							Job:	



BUILDING "B" SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"

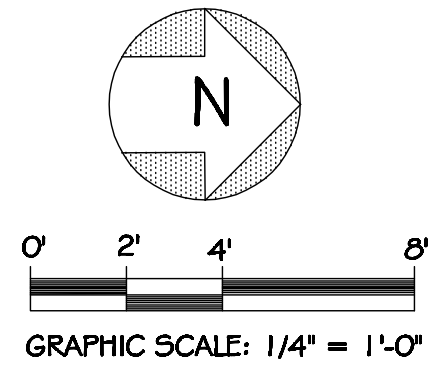


Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "B" Second Floor Plan.	Date: 5-3-25	Sheet No. A.6
Date	Description						Drawn By: O. ENSAFI	
							Scale: 1/4" = 1'-0"	
							Job:	

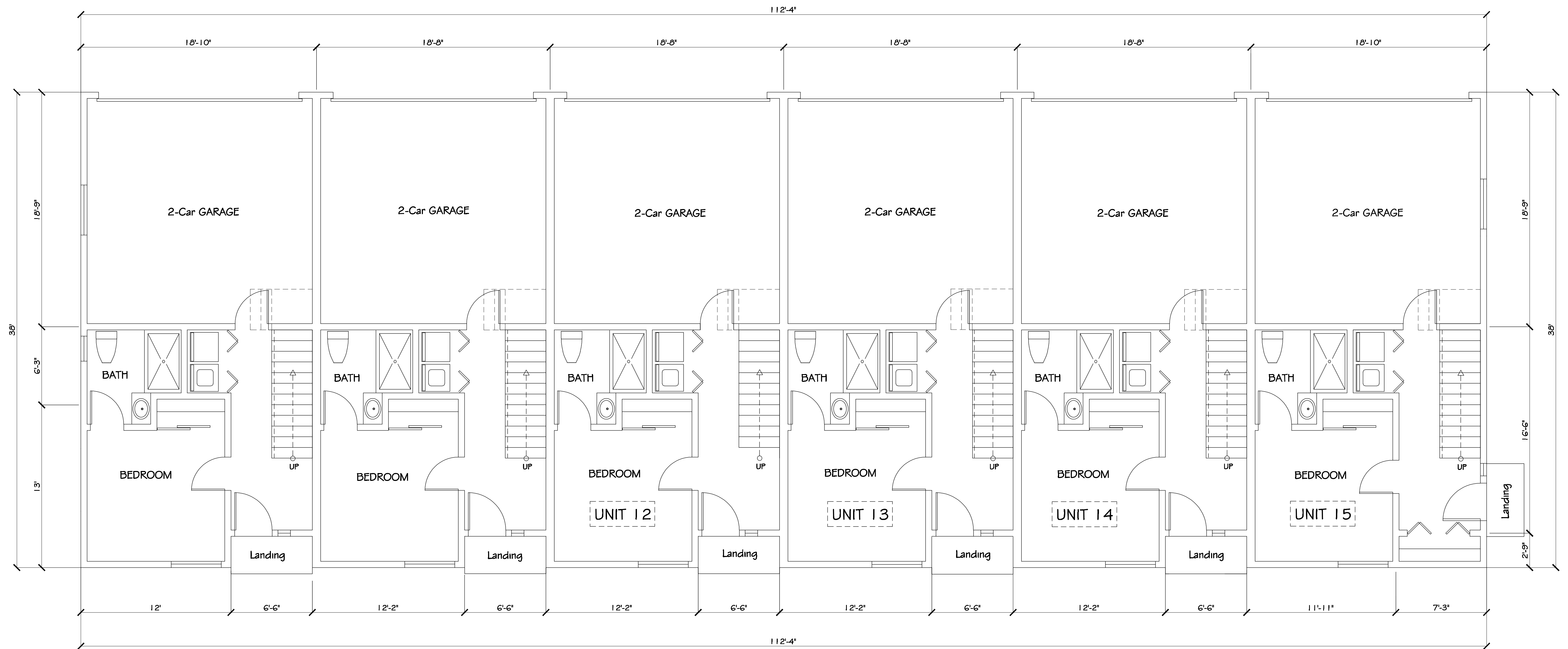


BUILDING "B" THIRD FLOOR PLAN

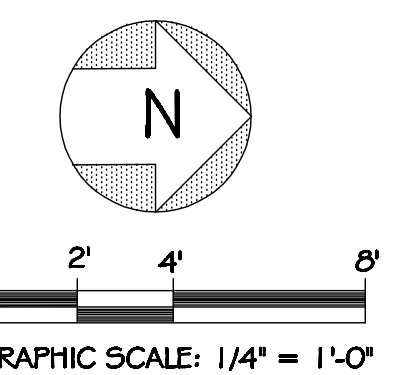
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.		
Date	Description						Drawn By: O. ENSAFI			
							Scale: 1/4" = 1'-0"			
							Job:			
		Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Building "B" Third Floor Plan.	A.7				



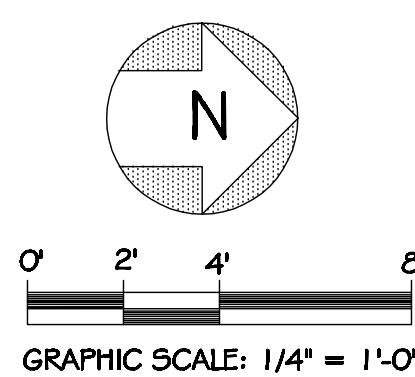
BUILDING "C" FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



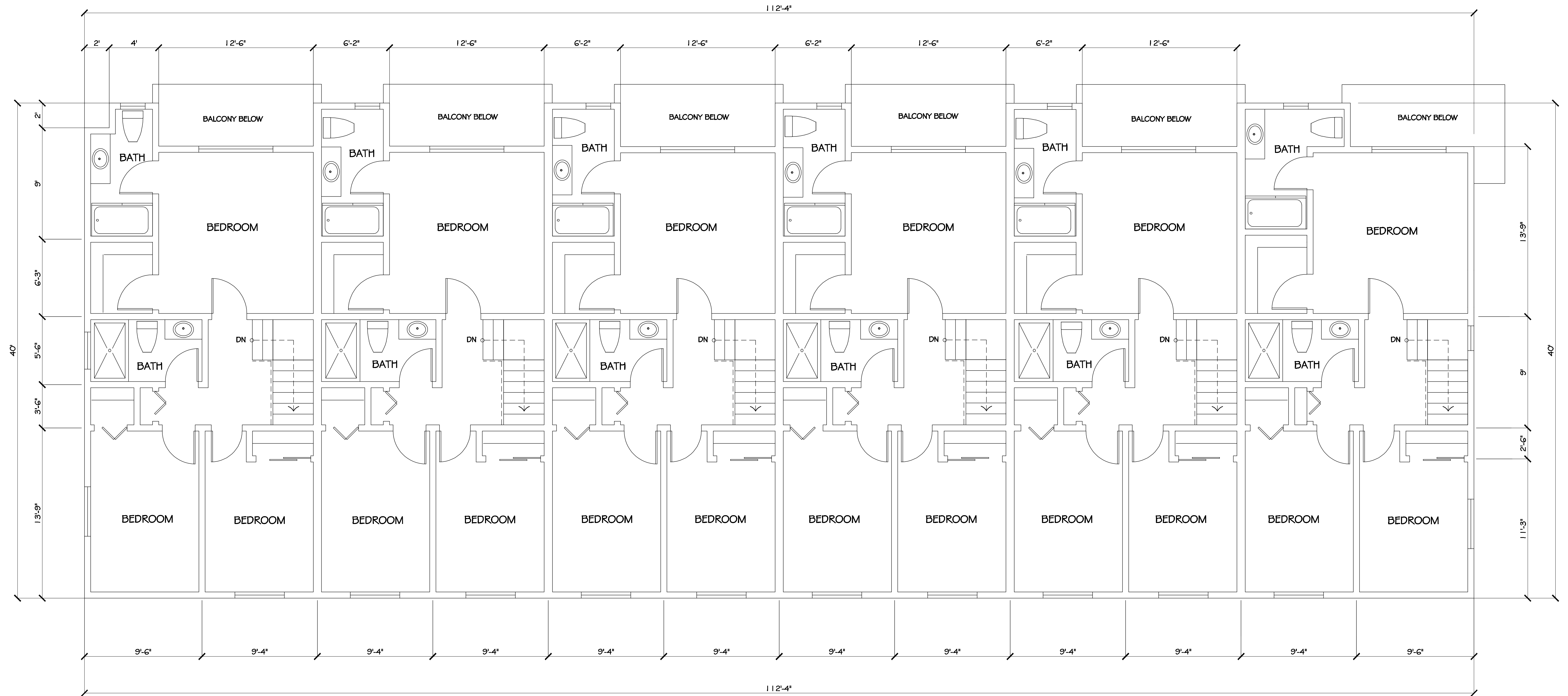
Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "C" First Floor Plan.	Date: 5-3-25	Sheet No. A.8
Date	Description						Drawn By: O. ENSAFI	
							Scale: 1/4" = 1'-0"	
							Job:	



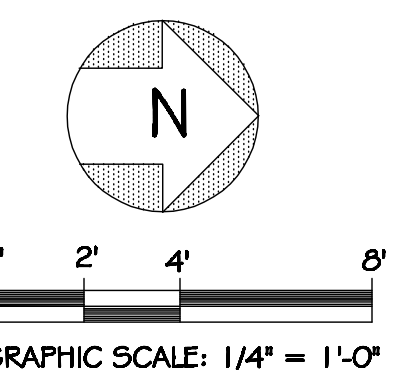
BUILDING "C" SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "C" Second Floor Plan.	Date: 5-3-25	Sheet No. A.9
Date	Description						Drawn By: O.ENSARI	
							Scale: 1/4" = 1'-0"	
							Job:	



BUILDING "C" THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description: Proposed 17 Unit Apartments.	Project Name and Address: Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	Design & Planning By: APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Sheet Title : Building "C" Third Floor Plan.	Date: 5-3-25	Sheet No. A.10
Date	Description						Drawn By: O. ENSAFI	
							Scale: 1/4" = 1'-0"	
							Job:	

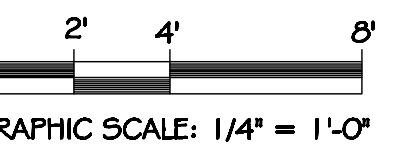
- Legends:**
- ①- Indicates 42" high metal railing (white color).
 - ②- Indicates Asphalt Roof Shingles (Gray color) .
 - ③- Indicates 4" wide Foam / Stucco (La Habra, Trabuco color).
 - ④- Indicated Stucco (La habra, Silverado color).
 - ⑤- Indicates Stucco (La habra, Trabuco color).
 - ⑥- Indicates Sliding vinyl windows (white color).
 - ⑦- Indicates Sliding patio doors (white color).
 - ⑧- Indicates 1 2" Architectural Fins (La Habra, Trabuco color).
 - ⑨- Indicates 6" horizontal siding (Benjamin Moore, Thunder color).
 - ⑩- Indicates addresses for all units.
 - ⑪- Indicates wood / glass entry doors, w/ fixed side window.
 - ⑫- Indicates wall mount lights (controlled with timer).
 - ⑬- Indicates 1 6' wide steel garage doors (white color).
 - ⑭- Indicates 30" projection over entry openings.



BUILDING "C" NORTH ELEVATION
SCALE: 1/4" = 1'-0"

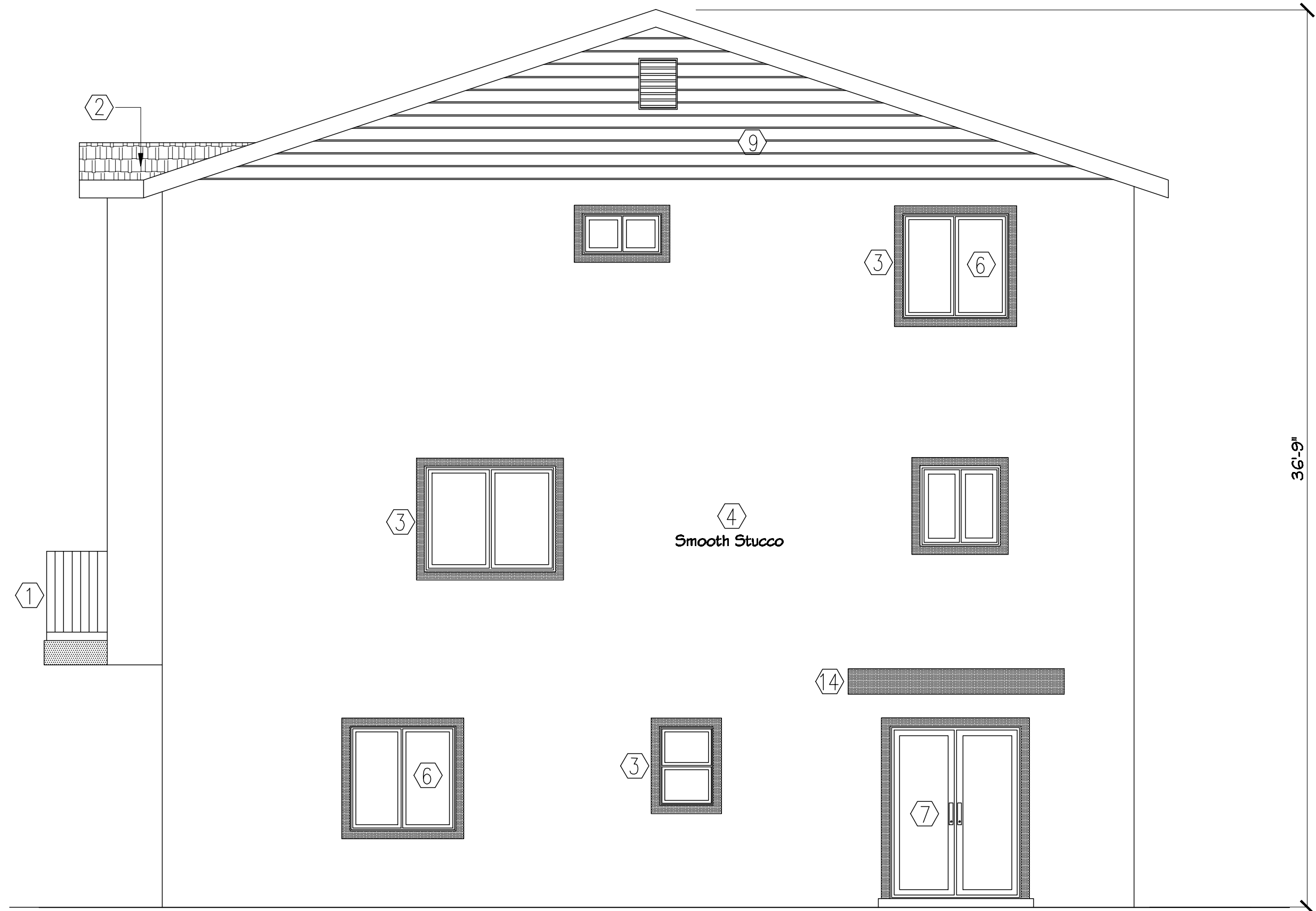


BUILDING "C" WEST ELEVATION
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description						Drawn By: O. ENSAFI	
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Elevations.	Scale: 1/4" = 1'-0"	A.11
							Job:	

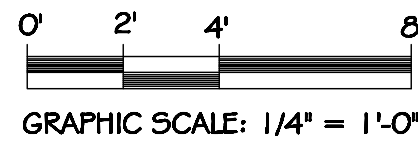
- Legends:
- ①- Indicates 42" high metal railing (white color).
 - ②- Indicates Asphalt Roof Shingles (Gray color) .
 - ③- Indicates 4" wide Foam / Stucco (La Habra, Trabuco color).
 - ④- Indicated Stucco (La habra, Silverado color).
 - ⑤- Indicates Stucco (La habra, Trabuco color).
 - ⑥- Indicates Sliding vinyl windows (white color).
 - ⑦- Indicates Sliding patio doors (white color).
 - ⑧- Indicates 1 2" Architectural Fins (La Habra, Trabuco color).
 - ⑨- Indicates 6" horizontal siding (Benjamin Moore, Thunder color).
 - ⑩- Indicates addresses for all units.
 - ⑪- Indicates wood / glass entry doors w/ fixed side window.
 - ⑫- Indicates wall mount lights (controlled with timer).
 - ⑬- Indicates 1 6' wide steel garage doors (white color).
 - ⑭- Indicates 30" projection over entry openings.



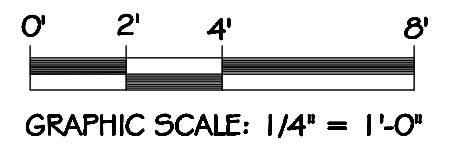
BUILDING "B" & "C" SOUTH ELEVATION (Typ.)
SCALE: 1/4" = 1'-0"



BUILDING "C" EAST ELEVATION
SCALE: 1/4" = 1'-0"



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25		Sheet No.					
Date	Description						Drawn By: O. ENSAFI							
							Scale: 1/4" = 1'-0"							
							Job:							
		Proposed 17 Unit Apartments.		Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Elevations.			A.12					



Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description							
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tel: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Elevations.	Drawn By: O. ENSAFI	A.13
						Scale: 1/4" = 1'-0"		
						Job:		

Recording requested by and mail to:

Name:

Address:

***** Space Above This Line For Recorder's Use *****

MASTER COVENANT AND AGREEMENT

REGARDING ON-SITE STORMWATER MITIGATION MEASURES AND MAINTENANCE

I (We), the undersigned, hereby certify that I am (we are) the owner(s) of the hereinafter legally described real property ("Property") located in the City of Los Angeles, County of Los Angeles, State of California (please give the legal description):

LEGAL DESCRIPTION

ASSESSOR'S ID#

TRACT NO.

BLOCK NO.

LOT NO

Site Address

In consideration of the City of Los Angeles allowing _____ development on said Property, I (we) do hereby covenant and agree to instal, operate and maintain in a good operable condition at all times, at my (our) sole cost, all on-site stormwater Best Management Practices (BMPs) per approved plans. The location and type of each BMP feature installed on the Subject Property is identified on the site diagram attached hereto as Exhibit 1. I (we) shall maintain, in accordance with the attached Operation & Maintenance Plan (Attachment 1), the following on-site stormwater BMPs:

☐ Rain Tank (min 55 gal): # of barrels _____; _____ total gallons, with minimum of _____ Sq. Ft. of vegetated landscaping

☐ Rain Tank / Cistern: # of tanks / cistern _____; _____ total gallons, with minimum of _____ Sq. Ft. of vegetated landscaping

☐ Porous pavement/pavers: _____ Sq. Ft. (for incidental rainfall); and /or _____ Sq. Ft. with _____ ft sub base

☐ Rain Garden (lined): # of rain gardens _____; _____ total Sq. Ft. ☐ Dry Well: _____ Cu. Ft.

☐ Rain Garden (unlined): # of rain gardens _____; _____ total Sq. Ft. ☐ Infiltration Trench: _____ Cu. Ft.

☐ Flow Thru Planter: # of planters _____; _____ total Sq. Ft. ☐ Green Roof: _____ Sq. Ft.

☐ Other: _____

Owner further covenants and agrees that the above-described stormwater device(s) shall not be removed from the Subject Property unless a revised Plan is approved by the Bureau of Sanitation. In the event that any portion of the above-specified on-site stormwater pollution removal device(s) or BMPs is modified, I (we) shall immediately provide the Bureau of Sanitation of the City of Los Angeles with a revised Plan for their approval, and sign and record a Supplemental Covenant and Agreement, specifying all of the on-site stormwater pollution removal device(s) and BMPs, as modified (along with a modified O&M Plan). No Supplemental Covenant and Agreement shall, in any way, limit or diminish my (our) General Maintenance Obligation.

This Master Covenant and Agreement, and all obligations herein, shall run with the Property and shall be binding upon any future owners, encumbrancers, their successors, heirs or assigns and shall continue in effect until the Bureau of Sanitation approves the termination hereof.

Owner further covenants and agrees that if Owner hereafter sells the Subject Property, Owner shall provide printed educational materials to the buyer regarding the stormwater device(s) that are located on the Subject Property, including the type(s) and location(s) of all such devices, and instructions for properly maintaining all such devices.

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this _____ day of _____, 20____.

(Print Name of Property Owner)

(Signature of Property Owner)

Dated this _____ day of _____, 20____.

(PLEASE ATTACH NOTARY ACKNOWLEDGEMENT)

***** Space Below This Line For Bureau Internal Use *****

Permit No. _____

Approved for recording by: Department of Public Works, Bureau of Sanitation

(Print Name) Engineering Associate

(Signature)

Date: _____

STORMWATER OBSERVATION REPORT FORM

(Residential ≥ 5 units & All other Development)

LOW IMPACT DEVELOPMENT

IN THE EVENT THAT THE APPROVED STORMWATER BMP CANNOT BE BUILT PER PLANS (OR ANY MODIFICATION), CONSULT WITH BUREAU OF SANITATION STAFF PRIOR TO ANY PLAN MODIFICATIONS. FAILURE TO DO SO MAY DELAY OBTAINING A FINAL APPROVAL AND CERTIFICATE OF OCCUPANCY (C OF O).

STORMWATER OBSERVATION means the visual observation of the stormwater related Best Management Practices (BMPs) for conformance with the approved LID Plan at significant construction stages and at completion of the project. Stormwater observation does not include or waive the responsibility for the inspections required by Section 108 or other sections of the City of Los Angeles Building Code.

STORMWATER OBSERVATION must be performed by the engineer or architect responsible for the approved LID Plan or designated staff in their employment. As part of the observation, provide photos of the BMPs taken during various construction phases.

STORMWATER OBSERVATION REPORT must be signed and stamped (see below) by the engineer or architect responsible for the approved LID Plan and submitted to the city prior to the issuance to the certificate of occupancy. PRIOR TO CERTIFICATE OF OCCUPANCY (C of O), SOR FORM, PRINTED PHOTOS OF THE BMPs TAKEN DURING VARIOUS CONSTRUCTION PHASES AND APPROVED STAMPED PLANS BY THE BUREAU OF SANITATION MUST BE SUBMITTED TO THE PUBLIC COUNTER FOR STAFF APPROVAL.

Project Address:

Building Permit No.:

Name of Engineer/Architect responsible for the approved LID Plan:

Phone Number:

List all BMPs installed as part of the project: Coordinates of the most significant (or typical) BMPs:

BMP Type: _____ # of units: _____

Lat: _____; Long: _____

Ex: Lat: 34.04152; Long: -118.25962 (5 sig digits)

BMP Type: _____ # of units: _____

Lat: _____; Long: _____

1. I am the engineer or architect responsible for the approved LID Plan, and;

2. I, or designated staff under my responsible charge, has preformed the required site visits at each significant construction stage and at the completion to verify that the Best Management Practices (BMPs) as shown on approved plans have been constructed and installed in accordance with the approved LID Plan.

Signature

Date

Wet Stamp of Engineer or Architect

PIPE JOINT 10" MIN. ABOVE GRADE

DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS

1" MIN.

20" MIN. (SMALLER SETBACK MAYBE ALLOWED WITH GEOTECHNICAL ENGINEER APPROVAL)

FINISH GRADE

10" X 18" MIN.

18" MIN.

10" MIN. (ADJ. PROPERTY) 8" MIN. (PUBLIC SIDEWALK)

OBSERVATION WELL (6" PIPE) WITH CAP

6" - 12" MIN.

SEE DRYWELL FACT SHEET FOR SIZING CHARTS

FILTER FABRIC

SECTION NOT TO SCALE

NOTES:

1. PROVIDE PROTECTION FROM ALL VEHICLE TRAFFIC, EQUIPMENT STAGING, AND FOOT TRAFFIC IN PROPOSED INFILTRATION AREAS PRIOR, DURING, AND AFTER CONSTRUCTION.

2. SITTING CRITERIA: DRYWELL SHALL NOT BE LOCATED ON A SLOPE WITH GRADIENT GREATER THEN 20% (6:1, MIN.)

3. TOP OF WELL MUST BE BELOW LOWEST FINISH FLOOR.

4. IF DRYWELL IS LOCATED WITHIN MINIMUM SETBACK REQUIREMENTS, THE DRYWELL SHALL BE DESIGNED BY A LICENSED ENGINEER.

5. DIRECT OVERFLOW DISCHARGE PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.

6. SEE DRYWELL FACT SHEET FOR ADDITIONAL GUIDELINES.

2" WASH GRAVEL

PERFORATED PIPE

FILTER FABRIC

ALTERNATIVE DRYWELL SECTION NOT TO SCALE

DRYWELL FOR SMALL SCALE RESIDENTIAL

PER PLAN

10' - 0" min. from bldg foundation and adjacent property line (smaller setback requires LADBS Grading Division Approval)

BUILDING EDGE

PERMEABLE PAVERS (3.14 MIN THICKNESS)

TRENCH DRAIN DOWN DOWNSPOUTS

4" INLET FROM DOWNSPOUTS

12" WEEP HOLES @ 2 O.C.

1/2" WASHED GRAVEL / WASH SAND

1/2" to 1 1/2" WASHED GRAVEL

MONUMENTED ANGLE

SECTION NOT TO SCALE

PER PLAN

SPACING PER MANUFACTURER'S SPECIFICATIONS (MIN 10% OPEN SURFACE AREA)

OPENINGS SHALL BE LEFT OPEN OR FILLED WITH 3/8" WASHED GRAVEL

1/2" WASHED GRAVEL / WASH SAND

1/2" to 1 1/2" WASHED GRAVEL

1 1/2" to 2" WASHED GRAVEL

GEOTEXTILE ON BOTTOM AND SIDES TO TOP OF PAVERS. (SEE NOTE 3)

PER PLAN

10' - 0" min. from bldg foundation and adjacent property line (smaller setback requires LADBS Grading Division Approval)

PER PLAN

PERMEABLE PAVING ALLOWED FOR INCIDENTAL RAINFALL (No roof runoff or concentrated runoff)

PER PLAN

PERMEABLE PAVING AREA FOR INFILTRATION (1 ft or 2 ft Subsoils, per plan) - 10 ft from building foundation - 10 ft from adjacent property line - 3 ft from public right of way

PER PLAN

CONCRETE MOW STRIP (PER PROJECT PLANS)

TRENCH DRAIN W/ 1/2" WEEP HOLES @ 2 O.C.

PLAN NOT TO SCALE

NOTES:

1. SITE SOILS SHALL HAVE ADEQUATE DRAINAGE (AT LEAST 0.5 INCHES PER HOUR).

2. INFILTRATION SHALL NOT CAUSE GEOTECHNICAL HAZARDS RELATED TO EXPANSIVE SOIL MOVEMENT, TUNNEL EROSION, OR SLOPE STABILITY.

3. IF INFILTRATION HAZARDS ARE A CONCERN, AN UNDERDRAIN SHALL BE INSTALLED TO DRAIN WATER INTO STORM DRAIN INLET OR ONSITE BMP.

4. ANY OVERFLOW SHALL BE DISCHARGED PER BUREAU OF ENGINEERING AND BUILDING & SAFETY REQUIREMENTS.

5. SLOPE IS NOT GREATER THAN 3 PERCENT.

6. FLOW DIRECTED TO PERMEABLE PAVEMENT SHALL BE DISPERSED SO AS NOT TO BE CONCENTRATED AT A SMALL AREA OF PAVEMENT.

7. PRE-FABRICATED PRODUCTS HAVE BEEN INSTALLED PER ALL APPROPRIATE MANUFACTURERS SPECIFICATIONS. IF REQUIRED, SUB-GRADE SOIL SHALL BE COMPACTED IN ACCORDANCE WITH PRODUCT INSTALLATION SPECIFICATION.

8. SEE PERMEABLE PAVERS FACT SHEET FOR MORE INFORMATION.

REVISED 5/10/16

PERMEABLE PAVERS FOR SMALL SCALE RESIDENTIAL

Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description							
			Proposed 17 Unit Apartments.	Lorne Apartments 11146 Lorne Street, Sun Valley, CA. 91352	APPROVED PLANS INC. 15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403 Tell: (818) 988-3242 , E-mail: approvedplans@yahoo.com	Lid Forms and Details.	Drawn By: O. ENSAFI	LID
						Scale: 1/4" = 1'-0"		
						Job:		



STORM WATER POLLUTION CONTROL
(2014 Los Angeles Green Building Code)

FORM
GRN 1

Storm Water Pollution Control Requirements for Construction Activities
Minimum Water Quality Protection Requirements for All Construction Projects

The following notes shall be incorporated in the approved set of construction/grading plans and represents the minimum standards of good housekeeping which must be implemented on all construction projects.

Construction means constructing, clearing, grading or excavation that result in soil disturbance. Construction includes structure teardown (demolition). It does not include routine maintenance to maintain original line and grade, hydraulic capacity, or original purpose of facility; emergency construction activities required to immediately protect public health and safety; interior remodeling with no outside exposure of construction material or construction waste to storm water; mechanical permit work; or sign permit work. (Order No. 01-182, NPDES Permit No. CAS004001 – Part 5: Definitions)

- Eroded sediments and pollutants shall be retained on site and shall not be transported from the site via sheet flow, swales, area drains, natural drainage or wind.
- Stockpiles of earth and other construction-related materials shall be covered and/or protected from being transported from the site by wind or water.
- Fuels, oils, solvents and other toxic materials must be stored in accordance with their listing and shall not contaminate the soil nor the surface waters. All approved toxic storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of properly and shall not be washed into the drainage system.
- Non-storm water runoff from equipment and vehicle washing and any other activity shall be contained on the project site.
- Excess or waste concrete may not be washed into the public way or any drainage system. Provisions shall be made to retain concrete waste on-site until it can be appropriately disposed of or recycled.
- Trash and construction –related solid wastes must be deposited into a covered receptacle to prevent contamination of storm water and dispersal by wind.
- Sediments and other materials shall not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the street/public ways. Accidental depositions must be swept up immediately and may not be washed down by rain or by any other means.
- Retention basins of sufficient size shall be provided to retain storm water runoff on-site and shall be properly located to collect all tributary site runoff.
- Where retention of storm water runoff on-site is not feasible due to site constraints, runoff may be conveyed to the street and the storm drain system provided that an approved filtering system is installed and maintained on-site during the construction duration.

Revised 01-01-2014

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2014 Los Angeles Green Building Code
GREEN BUILDING CODE PLAN CHECK NOTES
RESIDENTIAL BUILDINGS

FORM
GRN 14

- For each new dwelling and townhouse, provide a listed raceway that can accommodate a dedicated 208/240 volt branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. The panel or subpanel shall provide capacity to install a 40-ampere minimum dedicated branch circuit and space(s) reserved to permit installation of a branch circuit overcurrent protective device. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE". (4.106.4.1)
- For common parking areas serving R-occupancies, the electrical system shall have sufficient capacity to simultaneously charge all designated EV spaces at the full rated ampacity of the Electric Vehicle Supply Equipment (EVSE). Design shall be based upon a 40-ampere minimum branch circuit. The raceway shall not be less than trade size 1 (nominal 1-inch inside diameter), shall originate at the main service or subpanel and shall terminate into a listed cabinet, box or other enclosure in close proximity to the proposed location of an EV charger. Raceways and related components that are planned to be installed underground, enclosed, inaccessible or in concealed areas and spaces shall be installed at the time of original construction. The service panel or subpanel circuit directory shall identify the overcurrent protective device space(s) reserved for future EV charging purposes as "EV CAPABLE", in accordance with the Los Angeles Electrical Code. (4.106.4.2)
- Roofs with slopes < 2:12 shall have an SRI value of at least 75 or both a 3-year solar reflectance of at least 0.61 and a thermal emittance of at least 0.75. Roofs with slopes > 2:12 shall have an SRI value of at least 14 or both a 3-year solar reflectance of at least 0.20 and a thermal emittance of at least 0.75. (4.106.5)
- The required landscape used to reduce heat island effects shall have a solar reflectance value of at least 0.30 as determined per ASTM E1918 or ASTM C1549. (4.106.7)
- The flow rates for all plumbing fixtures shall comply with the maximum flow rates in Section 4.303.1. (4.303.1)
- When a shower is served by more than one showerhead, the combined flow rate of all the showerheads controlled by a single valve shall not exceed 2.0 gallons per minute at 80psi, or the shower shall be designed to only allow one showerhead to be in operation at a time. (4.303.1.3.2)
- Installed automatic irrigation system controllers shall be weather- or soil-based controllers. (4.304.2)
- For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval. (State Assembly Bill No. 1881) (4.304.2)
- Annular spaces around pipes, electric cables, conduits, or other openings in the building's envelope at exterior walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry, or metal plates. Piping prone to corrosion shall be protected in accordance with Section 313.0 of the 2013 California Plumbing Code. (4.406.1)
- Materials delivered to the construction site shall be protected from rain or other sources of moisture. (4.407.4)
- Only a City of Los Angeles permitted hauler will be used for hauling of construction waste. (4.408.1)
- For all new equipment, an Operation and Maintenance Manual, including, at a minimum, the items listed in Section 4.410.1, shall be completed and placed in the building at the time of final inspection. (4.410.1)
- All new gas fireplaces must be direct-vent, sealed combustion type. Wood burning fireplaces are prohibited per AQMD Rule 445. (4.503.1, AQMD Rule 445) (4.507.2)
- All duct and other related air distribution component openings shall be covered with tape, plastic, or sheet metal until the final startup of the heating, cooling and ventilating equipment. (4.504.1)
- Architectural paints and coatings, adhesives, caulks and sealants shall comply with the Volatile Organic Compound (VOC) limits listed in Tables 4.504.1-4.504.3. (4.504.2-4.504.3)
- The TDC Customer Verification Checklist, Form GRN 2, shall be completed and verified prior to final inspection approval. The manufacturer's specifications showing VOC content for all applicable products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.2.4)
- All new carpet installed in the building interior shall meet the testing and product requirements of one of the following:
a. Carpet and Rug Institute's Green Label Plus Program
b. California Department of Public Health's Specification 01350
c. NSF/ANSI 140 at the Gold level
d. Scientific Certifications Systems Indoor Advantage® Gold (4.504.3)
- All new carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program. (4.504.3.1)
- 80% of the total area receiving resilient flooring shall comply with one or more of the following:
a. VOC emission limits defined in the CRIPS High Performance Products Database
b. Certified under UL GREENGUARD Gold
c. Certification under the Resilient Floor Covering Institute (RFCI) FloorScore program
d. Meet the California Department of Public Health's Specification 01350 (4.504.4)
- New hardwood plywood, particle board, and medium density fiberboard composite wood products used in the building shall meet the formaldehyde limits listed in Table 4.504.5. (4.504.5)
- The Formaldehyde Emissions Verification Checklist, Form GRN 3, shall be completed prior to final inspection approval. The manufacturer's specifications showing formaldehyde content for all applicable wood products shall be readily available at the job site and be provided to the field inspector for verification. (4.504.5)
- Mechanically ventilated buildings within 1,000 feet of a freeway shall provide regularly occupied areas of the building with a MERV 13 filter for outside and return air. Filters shall be installed prior to occupancy and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual. (4.504.6)
- A 4-inch thick base of 1/2 inch or larger clean aggregate shall be provided for proposed slab on grade construction. A vapor barrier shall be provided in direct contact with concrete for proposed slab on grade construction. (4.505.2.1)
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed until it is inspected and found to be satisfactory. (4.505.3)
- Newly installed bathroom exhaust fans shall be ENERGY STAR compliant and be ducted to terminate to the outside of the building. Provide the manufacturer's cut sheet for verification. (4.506.1)
- Newly installed bathroom exhaust fans, not functioning as a component of a whole house ventilation system, must be controlled by a humidistat which shall be readily accessible. (4.506.1)
- The heating and air-conditioning systems shall be sized and designed using ANSI/ACC A Manual J-2004, ANSI/ACC A 29-2-2009 or ASHRAE handbook and have their equipment selected in accordance with ANSI/ACC A 36-S Manual S-2004. (4.507.2)

Revised 07-27-2016

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2014 Los Angeles Green Building Code

FORM
GRN 4

MANDATORY REQUIREMENTS CHECKLIST
NEWLY CONSTRUCTED RESIDENTIAL BUILDINGS
(COMPLETE AND INCORPORATE THIS FORM INTO THE PLANS)

Project Address: _____ Date: _____

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
PLANNING AND DESIGN				
1	4.106.2	Storm water drainage and retention during construction		
2	4.106.3	Grading and paving		
3	4.106.4	Electric vehicle (EV) charging		
4	4.106.5	Cool roof for reduction of heat island effect		
5	4.106.7	Reduction of heat island effect for nonroof areas		
ENERGY EFFICIENCY				
6	4.211.4	Solar ready buildings		
WATER EFFICIENCY & CONSERVATION				
7	4.303.1	Water conserving plumbing fixtures and fittings		
8	4.303.1.3.2	Multiple showerheads serving one shower		
9	4.304.1	Outdoor potable water use in landscape areas		
10	4.304.2	Irrigation controllers		
MATERIAL CONSERVATION & RESOURCE EFFICIENCY				
11	4.406.1	Rodent proofing		
12	4.407.3	Flashing details		
13	4.407.4	Material protection		
14	4.408.1	Construction waste reduction of at least 50%		
15	4.410.1	Operation and maintenance manual		
ENVIRONMENTAL QUALITY				
16	4.503.1	Fireplaces and woodstoves		
17	4.504.1	Covering of duct openings and protection of mechanical equipment during construction		
18	4.504.2	Finish material pollutant control		
19	4.504.2.1	- Adhesives, sealants, caulks		
20	4.504.2.2	- Paints and coatings		
21	4.504.2.3	- Aerosol paints and coatings		
22	4.504.2.4	- Verification		
23	4.504.3	Carpet systems		
24	4.504.3.1	Carpet cushion		
25	4.504.4	Resilient flooring systems		
26	4.504.5	Composite wood products		

Revised 07-01-2015

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PLUMBING FIXTURE FLOW RATES
Residential Occupancies
2014 Los Angeles Green Building Code
(Incorporate this form into the plans)

FORM
GRN 16

SECTION 4.303.4
WATER REDUCTION FIXTURE FLOW RATES

FIXTURE TYPE	MAXIMUM ALLOWABLE FLOW RATE
Showerheads	1.8 gpm @ 80 psi
Lavatory faucets, residential	1.2 gpm @ 60 psi ^{1,3}
Lavatory Faucets, nonresidential	0.4 gpm @ 60 psi ^{1,3}
Kitchen faucets	1.5 gpm @ 60 psi ^{2,4}
Metering Faucets	0.2 gallons/cycle
Gravity tank type water closets	1.28 gallons/flush ⁵
Flushometer tank water closets	1.28 gallons/flush ⁵
Flushometer valve water closets	1.28 gallons/flush ⁵
Urinals	0.125 gallons/flush
Clothes Washers	ENERGY-STAR certified
Dishwashers	ENERGY-STAR certified

¹ Lavatory Faucets shall not have a flow rate less than 0.8 gpm at 20 psi.

² Kitchen faucets may temporarily increase flow above the maximum rate, but not above 2.2gpm @ 60psi and must default to a maximum flow rate of 1.8 gpm @ 60psi.

³ Where complying faucets are unavailable, aerators or other means may be used to achieve reduction. Kitchen faucets with a maximum 1.8 gpm flow rate may be installed in buildings that have water closets with a maximum flush rate of 1.06 gallons/flush installed throughout.

⁴ Includes single and dual flush water closets with an effective flush of 1.28 gallons or less. Single Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is the average flush volume when tested in accordance with ASME A112.19.233.2.

Dual Flush Toilets - The effective flush volume shall not exceed 1.28 gallons (4.8 liters). The effective flush volume is defined as the composite, average flush volume of two reduced flushes and one full flush. Flush volumes will be tested in accordance with ASME A112.19.2 and ASME A112.19.14.

Revised 06-06-2016

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2014 Los Angeles Green Building Code

FORM
GRN 4

ITEM #	CODE SECTION	REQUIREMENT	REFERENCE SHEET (Sheet # or N/A)	COMMENTS (e.g. note #, detail # or reason for N/A)
27	4.505.2.1	Capillary break		
28	4.505.3	Moisture content of building materials		
29	4.506.1	Bathroom exhaust fans		
30	4.507.2	Heating and air-conditioning system design		

Revised 07-01-2015

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2014 Los Angeles Green Building Code
WATER CONSERVATION NOTES - ORDINANCE #184248
RESIDENTIAL BUILDINGS

FORM
GRN 18R

PLUMBING SYSTEM

- Multi-family dwellings not exceeding three stories and containing 50 units or less shall install a separate meter or submeter within common areas and within each individual dwelling unit. (4.303.3)
- Water use reduction shall be met by complying with one of the following:
A. Provide a 20% reduction in the overall potable water use within the building. The reduction shall be based on the maximum allowable water use for plumbing fixtures and fittings as required by the Los Angeles Plumbing Code. Calculations demonstrating a 20% reduction in the building "water use baseline", as established in Table 4.303.4.1, shall be provided; or
B. New fixtures and fittings shall comply with the maximum flow rates shown in Table 4.303.4.2, or
C. Plumbing fixtures shall use recycled water. (4.303.4)
- New building on a site with 500 square feet or more of cumulative landscape area shall have separate meters or submeters for outdoor water use. (4.304.3)
- Additions and alterations on a site with 500 square feet or more of cumulative landscape area and where the entire potable water system is replaced, shall have separate meters or submeters for outdoor water use. (4.304.3)
- In other than single family dwellings, locks shall be installed on all publicly accessible exterior faucets and hose bibs. (4.304.4)
- Provide a cover having a manual or power-operated reel system in any permanently installed outdoor in-ground swimming pool or spa in one- and two-family dwellings. For irregular-shaped pools where it is infeasible to cover 100% of the pool due to its irregular shape, a minimum of 80% of the pool shall be covered. (4.304.5)
- Except as provided in this section, for sites with over 500 square feet of landscape area, alternate waste piping shall be installed to permit discharge from the clothes washer, bathtub, showers, and bathroom/restrooms wash basins to be used for a future graywater irrigation system. (4.305.1)
- Except as provided in this section, where City-recycled water is available within 200 feet of the property line, water closets, urinals, floor drains, and process cooling and heating in the building shall be supplied from recycled water and shall be installed in accordance with the Los Angeles Plumbing Code. (4.305.2)
- In new buildings of 25 stories or less, the cooling towers shall comply with one of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); or
B. A minimum of 50% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.1)
- In new buildings over 25 stories, the cooling towers shall comply with all of the following:
A. Shall have a minimum of 6 cycles of concentration (blowdown); and
B. 100% of the makeup water supply to the cooling towers shall come from non-potable water sources, including treated backwash. (4.305.3.2)
- Where groundwater is being extracted and discharged, develop and construct a system for onsite reuse of the groundwater. Alternatively, the groundwater may be discharged to the sewer. (4.305.4)
- Provide a hot water system complying with one of the following:
A. The hot water system shall not allow more than 0.6 gallons of water to be delivered to any fixture before hot water arrives.
B. Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture shall contain a maximum of 0.6 gallons.
C. Residential units having individual water heaters shall have a compact hot water system that meets all of the following:
a. The hot water supply piping from the water heater to the fixtures shall take the most direct path.
b. The total developed length of pipe from the water heater to farthest fixture shall not exceed the distances specified in Table 3.6.5 of the 2013 California Energy Code Residential Appendix.
c. The hot water supply piping shall be installed and insulated in accordance with Section RA3.6.2 of the 2013 California Energy Code Residential Appendix. (Los Angeles Plumbing Code Section 610.4.1)

IRRIGATION SYSTEM

- A water budget for landscape irrigation use that conforms to the California Department of Water Resources' Model Water Efficient Landscape Ordinance (MWELO) is required for new landscape areas of 500 sqft or more. The following methods to reduce potable water use in landscape areas include, but are not limited to, use of captured rainwater, recycled water, graywater, or water treated for irrigation purposes and conveyed by a water district or public entity. (4.304.1)

Revised 6-6-2016

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Revisions		Developer Name:	Project Description:	Project Name and Address:	Design & Planning By:	Sheet Title :	Date: 5-3-25	Sheet No.
Date	Description							

Proposed 17 Unit Apartments.

Lorne Apartments
11146 Lorne Street, Sun Valley, CA. 91352

APPROVED PLANS INC.
15233 Ventura Blvd. #310, Sherman Oaks, Ca. 91403
Tel: (818) 968-3242, E-mail: approvedplans@yahoo.com

Green Building Notes and Details.

Drawn By:

Scale:

Job:

G.B



Harmony Gardens, Inc.
Shelley Sparks, RLA #2896
12224 Addison Street
Valley Village, CA 91607
(818) 505-9783
Shelley@Harmonygardens.

REVISION LOG

SUBMITTAL:
O: DATE:

SUBMITTAL:	
O:	DATE:

PROJECT ADDRESS:
**11146 Lorne Street
Sun Valley, CA 91352**

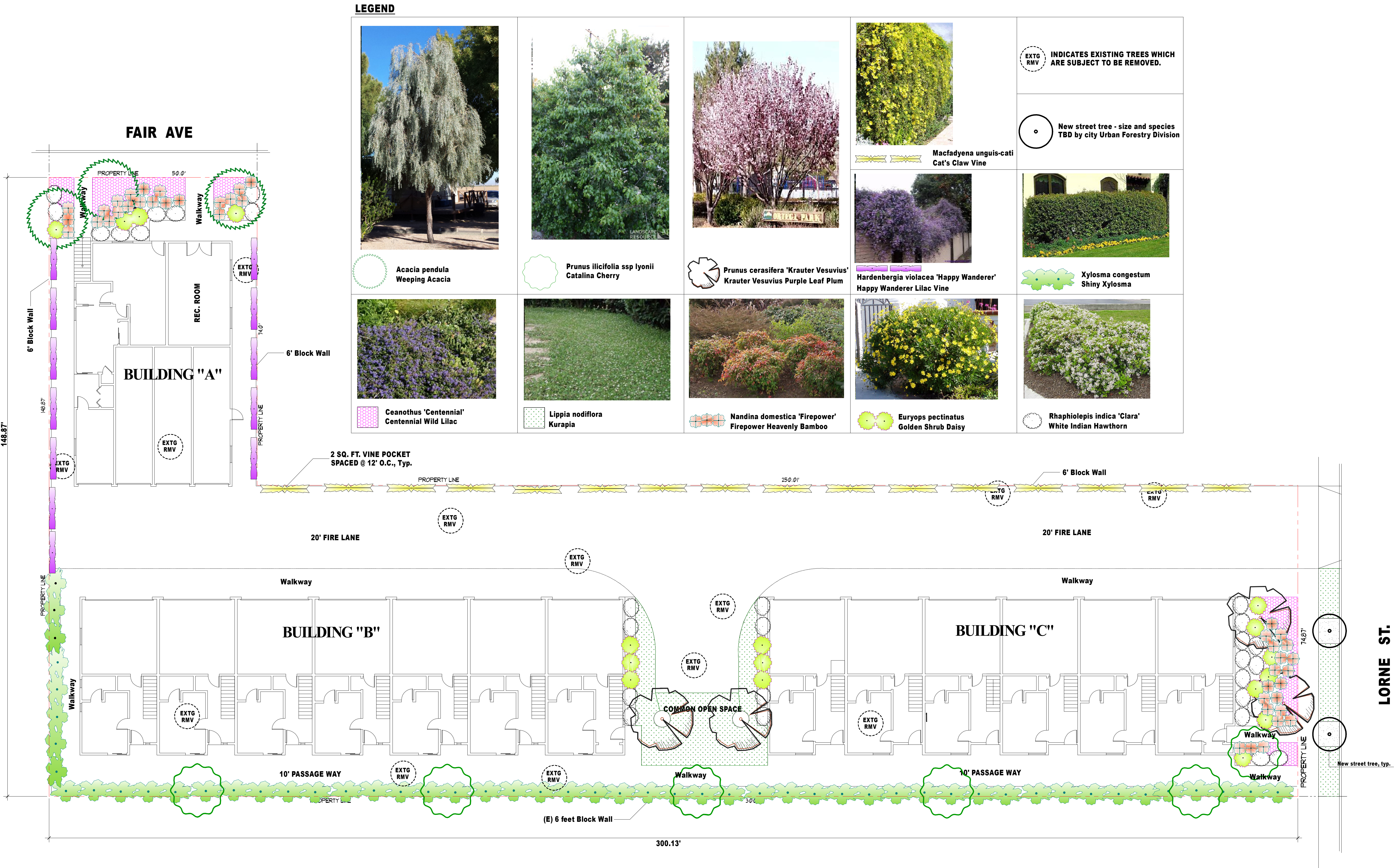
OWNER ADDRESS:
Oscar Ensafi
5121 Van Nuys Blvd., Suite 203A
Sherman Oaks, CA 91403

PRELIMINARY LANDSCAPE PLAN

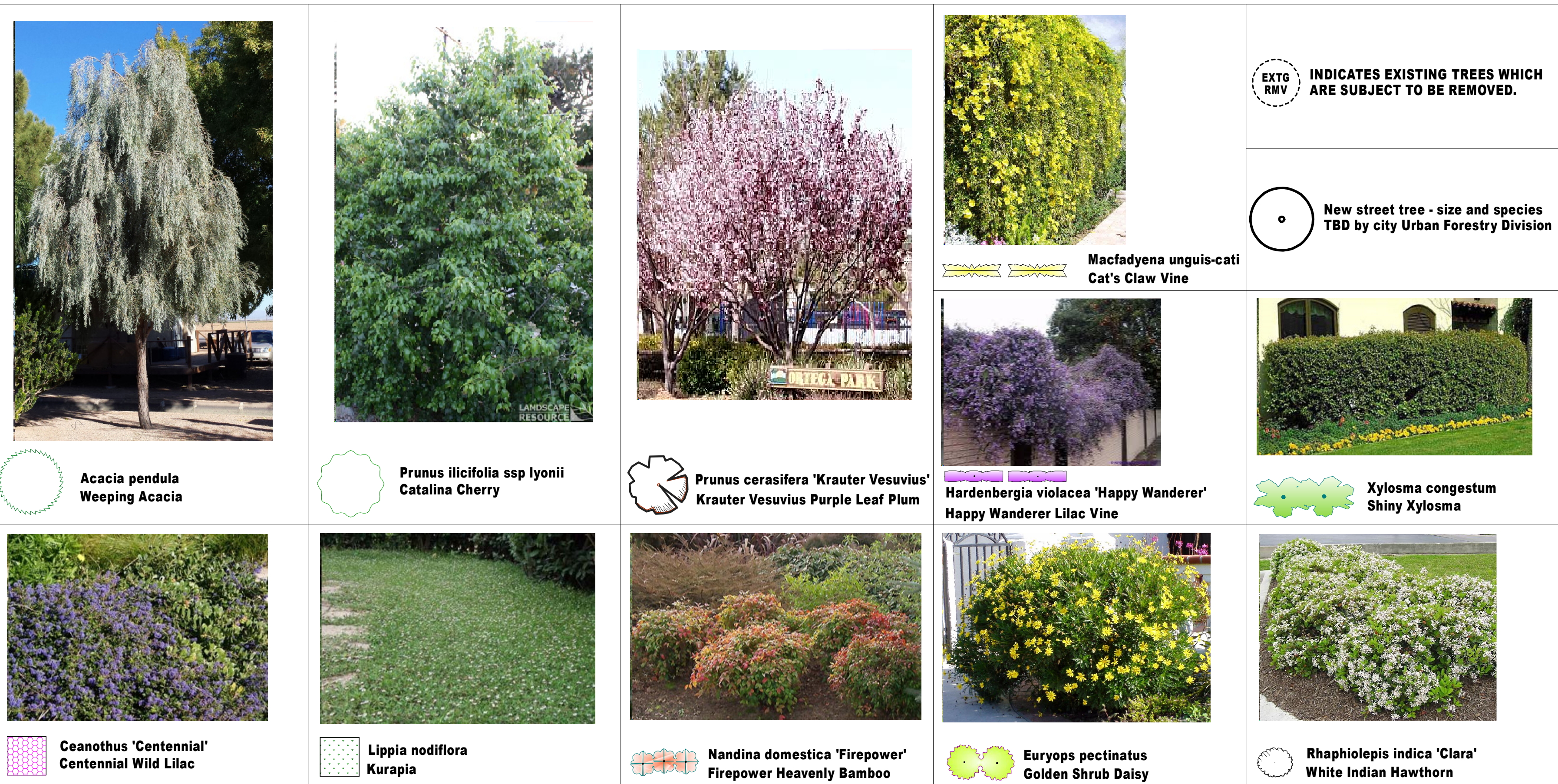
Date:	07/25/2019
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Drawn By: PG

Sheet No.
L1
1 of 2

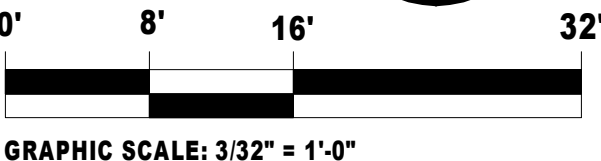


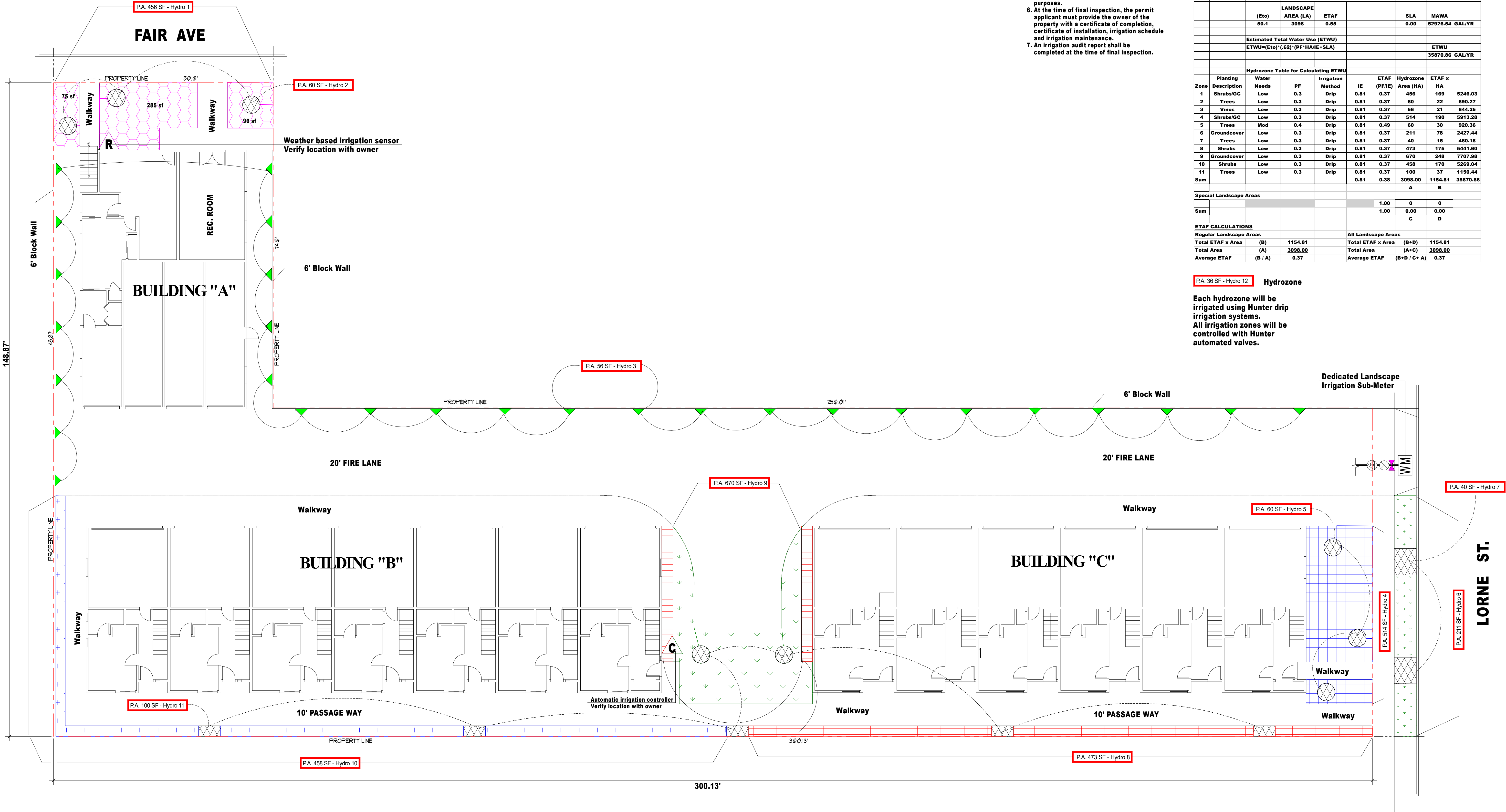
LEGEND



LANDSCAPE PLAN

LEGAL DESCRIPTION:
APN: 2314-006-015, 016
PIN: 189B173 114, 153
TRACT: TR 4226
BLOCK: None, LOT: 14
MAP REF: M B 46-95





IRRIGATION PLAN

- NOTES:
- Pressure-regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.
 - Check valves or anti-drain valves are required on all sprinkler heads where low-point drainage could occur.
 - Recirculating water systems shall be used for water features.
 - Locks shall be installed on all publicly accessible exterior faucets and hose bibs.
 - A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
 - At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and irrigation maintenance.
 - An irrigation audit report shall be completed at the time of final inspection.

STATIC PRESSURE AT METER: 158-69 PSI PER JENNIFER KURT, LADWP (213) 367-0973

IRRIGATION LEGEND		
SYMBOL	DESCRIPTION	PART NO
WM	DEDICATED LANDSCAPE IRRIGATION SUB-METER	1"
⊗	FEBCO BACKFLOW PREVENTER	MODEL 825Y
⊗	WILKINS PRESSURE REDUCING VALVE	600
⊗	HUNTER RAIN SENSOR, CONDUIT MOUNT	SOLAR-SYNC
⊗	HUNTER I-CORE CONTROLLER	IC-600-M, six station w/ x ICM-600 exp. module
⊗	NIBCO GATE VALVE	
—	SCHED. 40 PVC MAIN LINE	

Maximum Applied Water Allowance (MAWA)						
MAWA= (Eto) x 0.62 x [(0.55 x LA)+(1 - 0.55 x SLA)]						
(Eto)	LANDSCAPE AREA (LA)	ETAF	SLA	MAWA		
50.1	3098	0.55	0.00	52926.54	GAL/YR	
Estimated Total Water Use (ETWU)						
ETWU=(Eto)*(62)*(PF*HA/IE+SLA)				ETWU		
				35870.86	GAL/YR	
Hydrozone Table for Calculating ETWU						
Zone	Description	Water Needs	PF	Irrigation Method	IE (PF/IE)	ETAF Hydrozone HA
1	Shrubs/GC	Low	0.3	Drip	0.81	0.37
2	Trees	Low	0.3	Drip	0.81	0.37
3	Vines	Low	0.3	Drip	0.81	0.37
4	Shrubs/GC	Low	0.3	Drip	0.81	0.37
5	Trees	Mod	0.4	Drip	0.81	0.49
6	Groundcover	Low	0.3	Drip	0.81	0.37
7	Trees	Low	0.3	Drip	0.81	0.37
8	Shrubs	Low	0.3	Drip	0.81	0.37
9	Groundcover	Low	0.3	Drip	0.81	0.37
10	Shrubs	Low	0.3	Drip	0.81	0.37
11	Trees	Low	0.3	Drip	0.81	0.37
Sum					0.81	0.38
Special Landscape Areas						
Sum					1.00	0.00
ETAF CALCULATIONS						
Regular Landscape Areas				All Landscape Areas		
Total ETAF x Area	(B)	1154.81		Total ETAF x Area	(B+D)	1154.81
Total Area	(A)	3098.00		Total Area	(A+C)	3098.00
Average ETAF	(B / A)	0.37		Average ETAF	(B+D / C+ A)	0.37

PA. 36 SF - Hydro 12 Hydrozone

Each hydrozone will be irrigated using Hunter drip irrigation systems. All irrigation zones will be controlled with Hunter automated valves.

LEGAL DESCRIPTION:
APN: 2314-006-015, 016
PIN: 189B173 114, 153
TRACT: TR 4226
BLOCK: None, LOT: 14
MAP REF: M B 46-95

0' 8' 16' 32'

GRAPHIC SCALE: 3/32" = 1'-0"

REVISION LOG:

SUBMITTAL:
NO: DATE:

PROJECT ADDRESS:
11146 Lorne Street
Sun Valley, CA 91352

OWNER ADDRESS:
Oscar Ensafi
5121 Van Nuys Blvd., Suite 203A
Sherman Oaks, CA 91403

PRELIMINARY IRRIGATION & HYDROZONE PLAN

Date: 07/25/2019
Scale: 3/32" = 1'

Drawn By: PG

Sheet No. L2
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