



3 BIRD EYE VIEW



4 BIRD EYE VIEW



1 BIRD EYE VIEW



2 BIRD EYE VIEW



DESIGN STUDIO INC.
Tel: 818.200.5005

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REVISIONS

No.	Date

PROJECT:
4230 SALTILLO STREET
LOS ANGELES , CA 91364

OWNER:

Michelle and Mehran Farhadi
9023 Alto Cedro Drive,
Los Angeles, CA 90210
Tel: 310-275-6605,
E-mail: michellefarhadi@yahoo.com

DESIGNER:

LABYRINTH DESIGN STUDIO
POUYA PAYAN
TEL (818) 200-5005
1600 SAWTELLE BLVD. #230
LOS ANGELES, CA. 90025
e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

SITE CONTEXT

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

S-2.1

14



SATELLITE VIEW / KEY



1 STREET VIEW



3 STREET VIEW



2 STREET VIEW



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DRAWING TITLE:

SITE CONTEXT

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

S-2.2

15



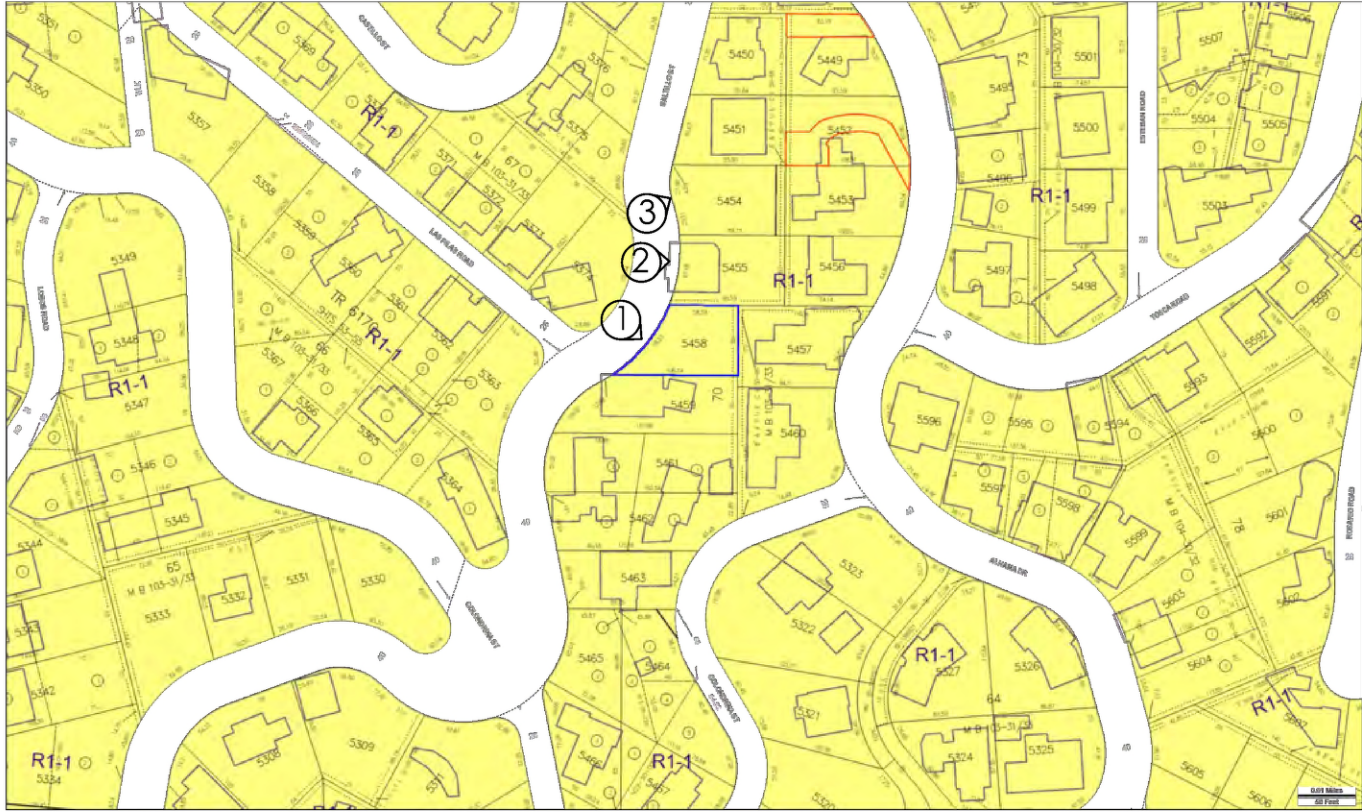
2 4238 N SALTILLO ST



3 4242 N SALTILLO ST



1 4230 N SALTILLO ST (PROJECT SITE)



KEY PLAN

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DRAWING TITLE:
SITE CONTEXT

SCALE:
Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

S-2.3



Google

1 4246 N SALTILLO ST



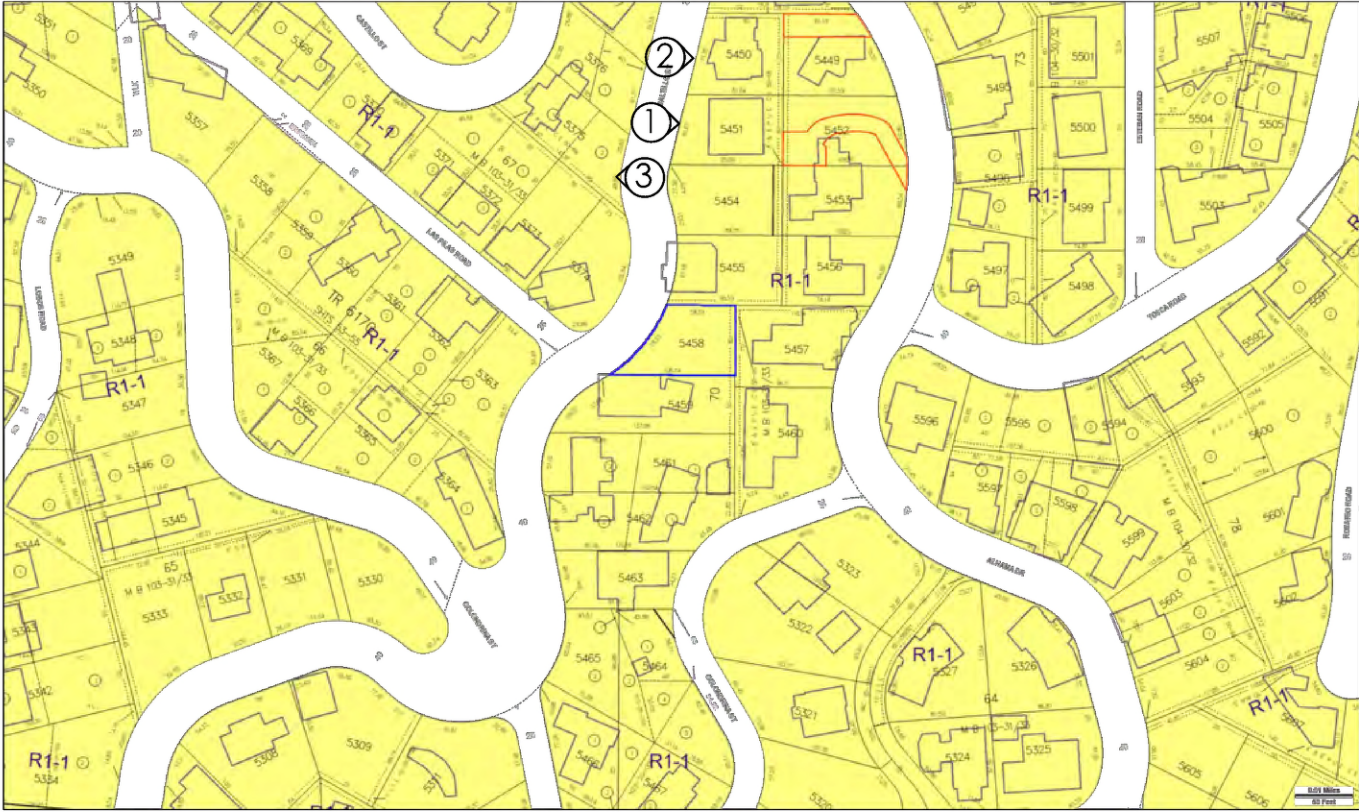
Google

3 VACANT LAND APN 2172029056



Google

2 4250 N SALTILLO ST



KEY PLAN



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Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

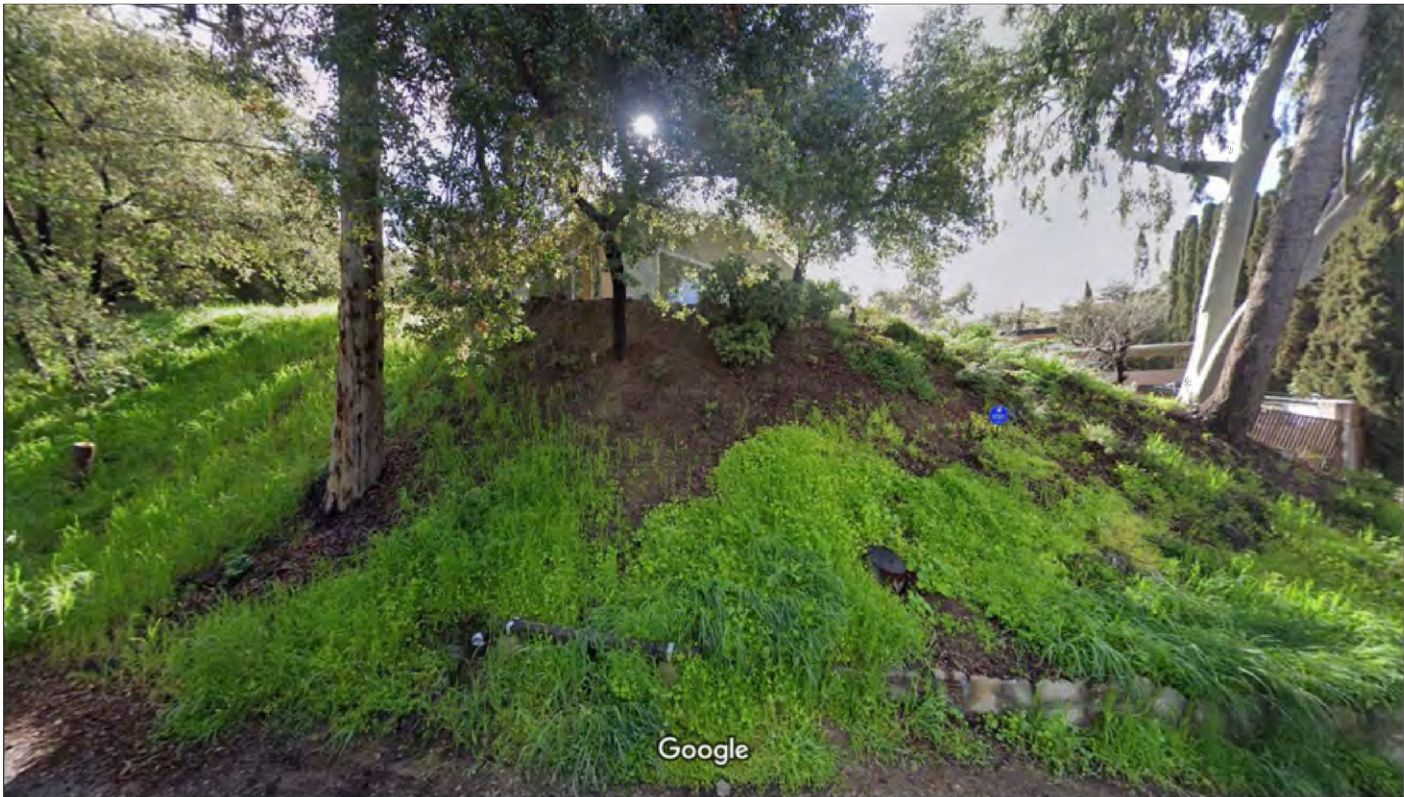
Drawing No.

S-2.4

17



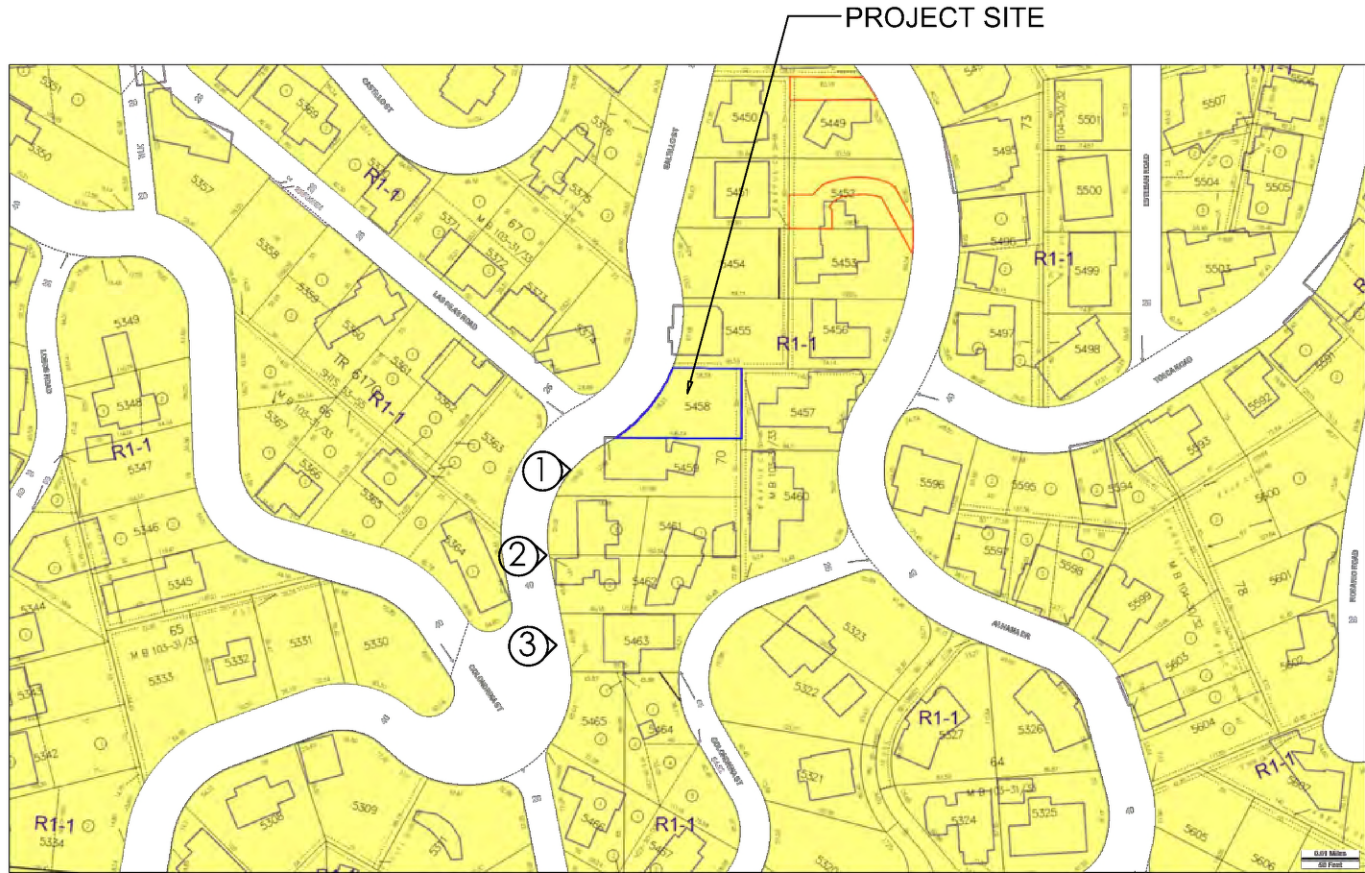
2 | 4222 N SALTILLO ST



1 | 4224 N SALTILLO ST



3 | 4204 N SALTILLO ST



KEY PLAN

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SCALE:

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Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

S-2.5

18



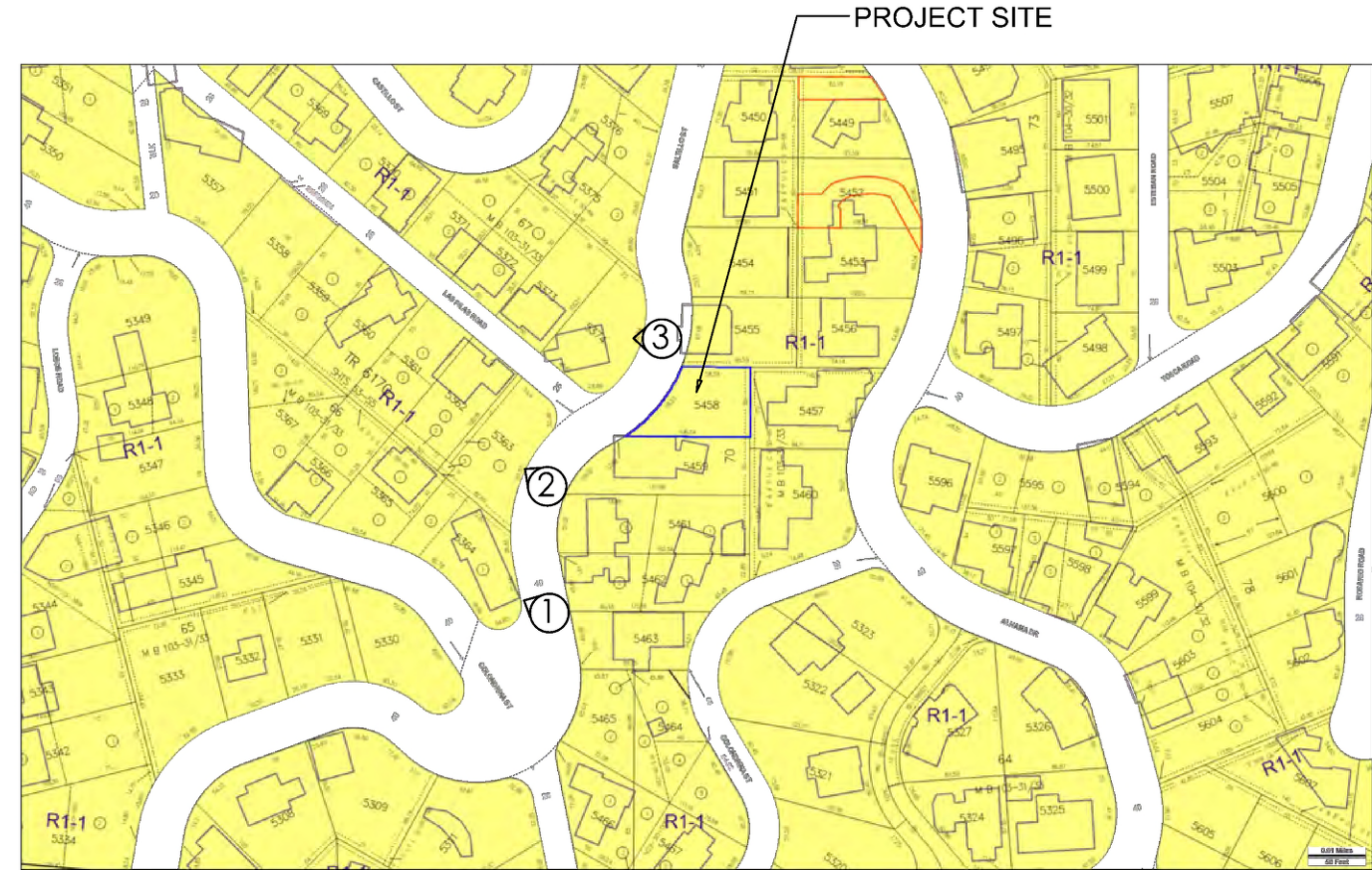
1 4215 N SALTILLO ST



2 VACANT LAND APN: 2172029063



3 21305 W LAS PILAS ROAD



KEY PLAN

REVISIONS

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SITE CONTEXT

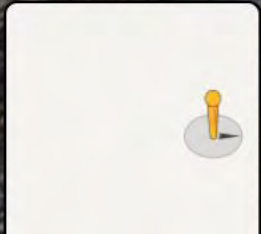
SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

S-2.6

19





Saltillo St

Saltillo St

Saltillo St

Saltillo St

Saltillo St

Saltillo St

Saltillo St

Saltillo St

Alhama Dr

Alhama Dr

Alhama Dr

Alhama Dr

Alhama Dr

Golondrina St

Alhama Dr

21811

21805

4233

4201

4207

4153

4224

21205

4222

4142



4230 Saltillo St



4230 Saltillo St





COLDWELL BANKER
RESIDENTIAL BROKERAGE
818-222-0023
Darinka Hizar
818-472-3607



Saltillo St

**COLDWELL
BANKER**
RESIDENTIAL BROKERAGE
818-222-0023
Darinka Hizak
818-472-3607



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DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-10.1

54



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DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-10.2

55



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DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-10.3

56



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DRAWING TITLE:

COLORED
RENDERING

SCALE:

Date:	2022
Job No:	4230 SALTILLO
Drawn By:	N.N.
Checked By:	P.P.

Drawing No.

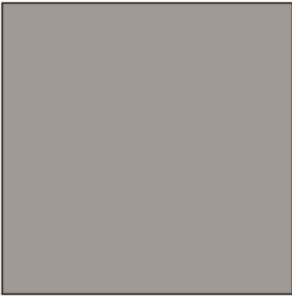
E-10.4



1

FACADE PLASTER

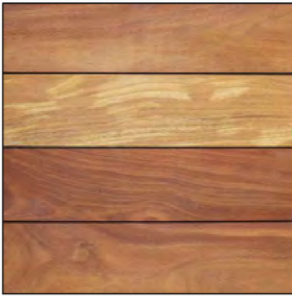
7/8" SMOOTH FIN. EXT. PLASTER
LAHABRA 81588 MORNING SIDE
(30) BASE 100



2

COMPOSITE WOOD SIDING

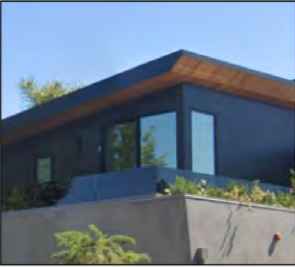
3/4" THICK, TOUNGE AND GROVE,
COMPOSITE SIDING FROM
NEWTECHWOOD TEAK COLOR
MECHANICALLY INSTALLED



3

SHEET METAL FASCIA

16 GAGE BLACK SHEET METAL



4

ALUMINUM CLAD
DOORS & WINDOWS

MANUFACTURER: FLEET WOOD
COLOR: DARK ANODIZE



5

EXTERIOR
RECESSED LIGHT

RECESSED DAMP PROOF DOWN
LIGHT



6

GLASS RAILING WITH
SHOE

INVISBLE SHOE PER DETAIL FROM
CRL LAURANCE
SEE DETAIL 3 / A11.1



7

FRONT DOOR
SOLID WOOD AND STEEL

MEHTA CUSTOME ENTRY DOOR
FROM Pivot Door Company
1260 Valley St.
Colorado Springs, CO 80915
(719) 425-4289



8

RAMP ENTRY SURFACE

WASHED AGGREGATE CONC.
WITH STRIPES OF ARTIFICIAL
GRASS



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e-mail: pouya@labyrinth-ds.com

DRAWING TITLE:

COLORED
RENDERING
/ MATERIAL BOARD

SCALE:

Date: 2022
Job No: 4230 SALTILLO
Drawn By: N.N.
Checked By: P.P.

Drawing No.

E-10.5

58



Laurus nobilis / Sweet Bay



Olea europea / Olive



Quercus agrifolia / Coast Live Oak



Bulbine frutescens



Clematis Passiflora / Blue Passion Flower



Dianella r. 'Little Rev' / Flax Lilly



Heuchera maxima / Island Alum Root



Muhlenbergia rigens / Deer Grass



Ceanothus horizontalis / Wild Lilac



Ribes viburnifolium / Evergreen Current



Salvia spathacea / Hummingbird Sage



Thymus vulgaris / Common Thyme



Tradescantia zebrina 'Purpusii' / Wandering Jew



Woodwardia fimbriata / Giant Chain Fern



Baccharis p. 'Pigeon Point' / Dwarf Coyote Brush



Phormium hyb. 'Yellow Wave' / New Zealand Flax



Tradescantia pallida

TREE LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	*Laurus nobilis	Sweet Bay	15-gal	2	low branching	low 0.3	10'x20'	5
	*Olea europea	Olive	15-gal	2	fruitless	low 0.3	25'x20'	5
	*Quercus agrifolia	Coast Live Oak	24"box	8		low 0.3	25'x40'	15

SHRUBS AND GROUND COVER LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	SIZE AT MATURITY	YEARS
	Baccharis p. 'Pigeon Point'	Dwarf Coyote Brush	5-gal	36"oc		low 0.3	will cover	3
	*Bulbine frutescens		5-gal	17		low 0.3	24"x24"	3
	Ceanothus horizontalis	Wild Lilac	5-gal	5"oc		low 0.3	will cover	3
	*Clematis Passiflora	Blue Passion Flower	5-gal	9	train to wall	low 0.3	will cover	3
	*Dianella r. 'Little Rev'	Flax Lilly	5-gal	11		low 0.3	24"x30"	3
	Heuchera maxima	Island Alum Root	1-gal	24"oc		low 0.3	12"x24"	3
	*Muhlenbergia rigens	Deer Grass	5-gal	16		low 0.3	48"x48"	3
	*Phormium hyb. 'Yellow Wave'	New Zealand Flax	5-gal	1		low 0.3	48"x48"	3
	*Ribes viburnifolium	Evergreen Current	5-gal	11		low 0.3	48"x60"	3
	Salvia spathacea	Hummingbird Sage	5-gal	48"oc		low 0.3	18"x48"	3
	Thymus vulgaris	Common Thyme	flats	10"oc		low 0.3	6"x24"	3
	Tradescantia pallida		1-gal	6"oc		low 0.3	12"x36"	3
	Tradescantia zebrina 'Purpusii'	Wandering Jew	1-gal	6"oc		low 0.3	12"x36"	3
	*Woodwardia fimbriata	Giant Chain Fern	5-gal	7		low 0.3	48"x48"	3

* Points claimed for low water use plants

LANDSCAPE AREA: 2,332 SF
IRRIGATION WATER SUPPLY TYPE: POTABLE WATER SUPPLY

REDUCING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES

A MINIMUM 3" LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTINGUATED

FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT A RATE OF A MINIMUM OF 4 CUBIC YARDS PER 1,000 SF OF POTABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6" INTO SOIL

NOTE:

All groundcover areas where plants are 3' or greater to have geotextile fabric installed 3" below finished grade w/ 3" shredded bark above to eliminate weed growth.

Waterproofing and drains in planters by others.

All trees to be planted with commercial root barriers.

3" deep shredded Cedar bark to spread between plants.

REVISIONS	DATE
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	



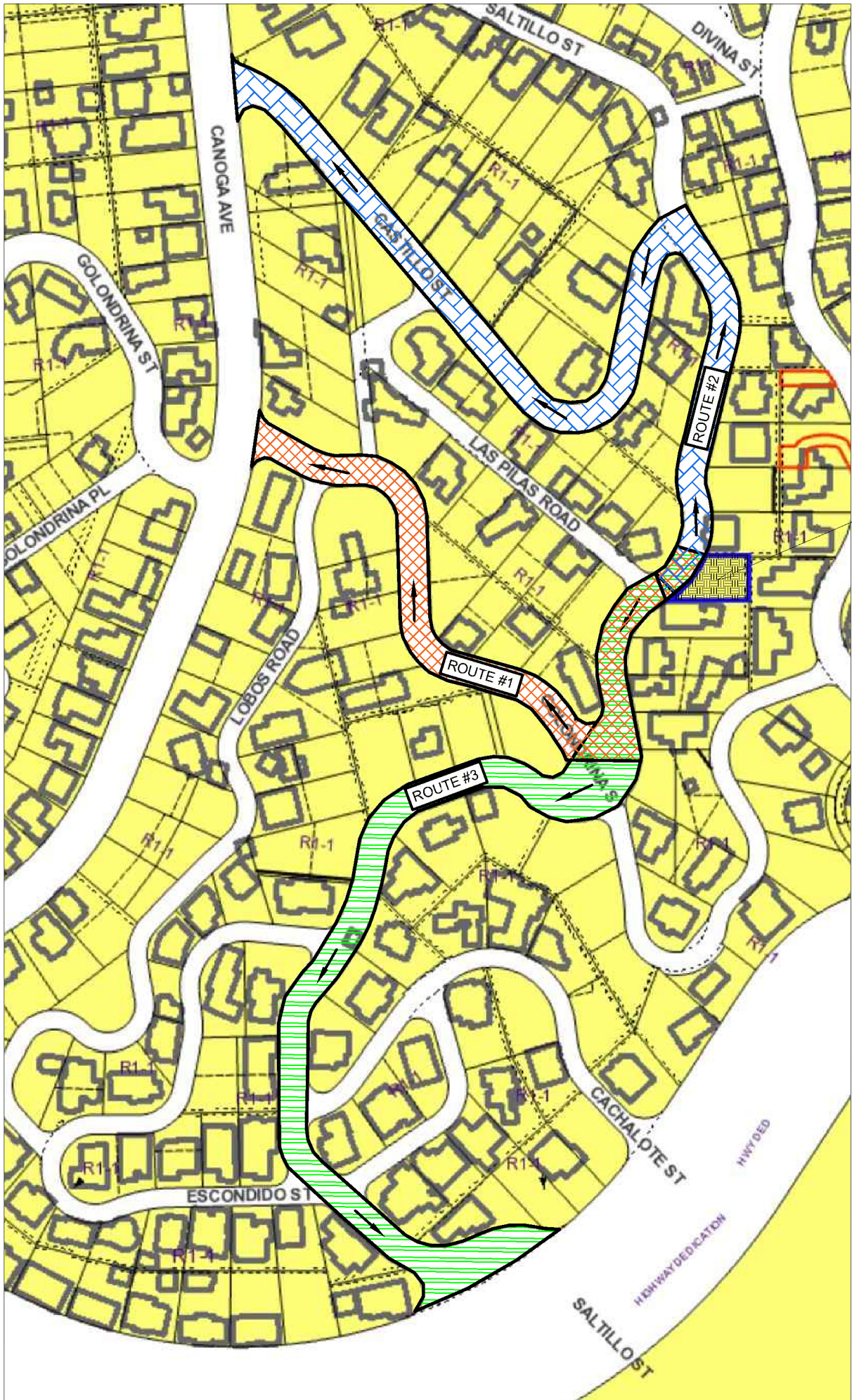
ASLA
Yael Lir Landscape Architects
1010 Sycamore Ave. Suite 313
South Pasadena, CA 91030
Tel 323.258.5222
Fax 323.258.5333
yael@yaelir.com

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LOS ANGELES, CA 91364

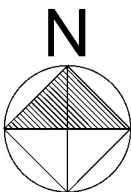
PLANTING PLAN



DATE: OCT. 19, 2022
SCALE: 1/16"=1'-0"
JOB NUMBER: 230922
DRAWN BY:



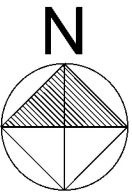
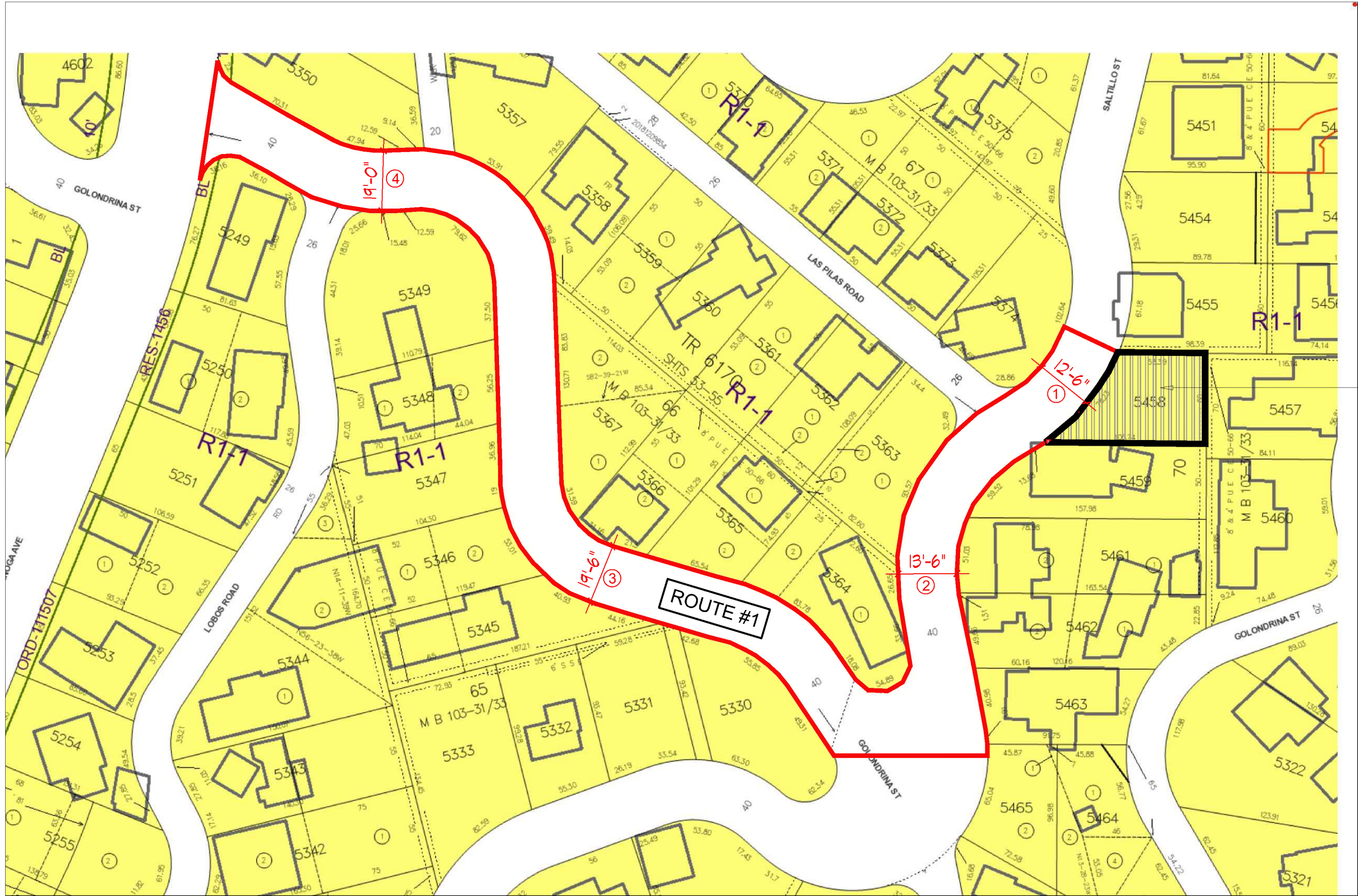
SUBJECT PROPERTY



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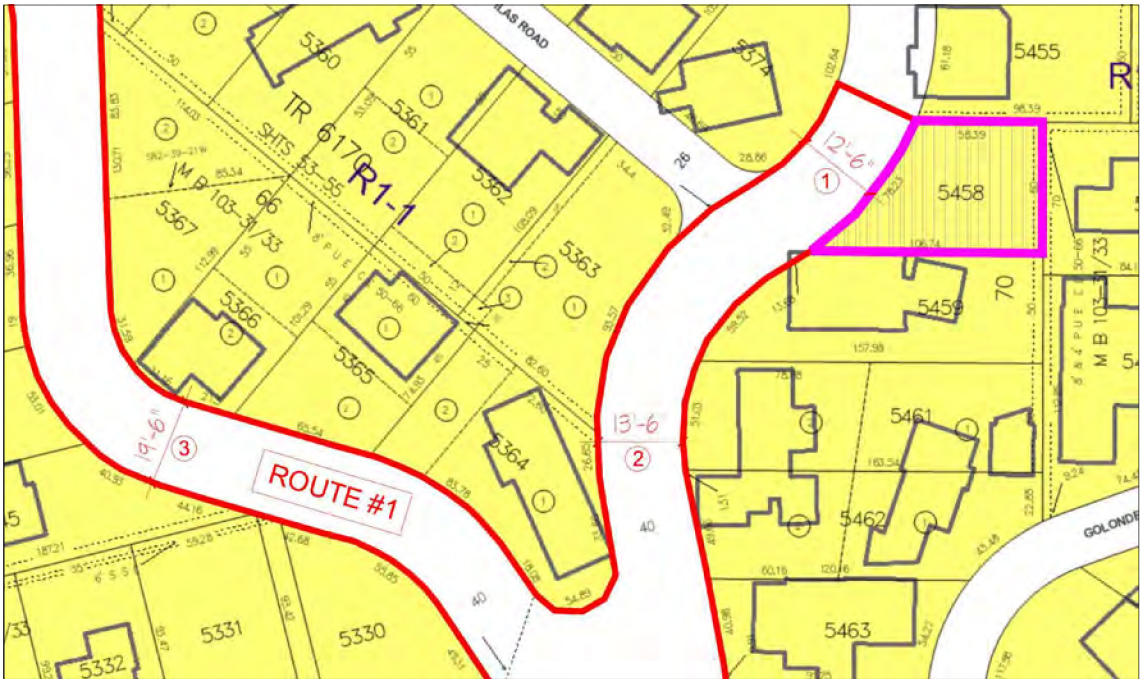


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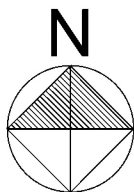
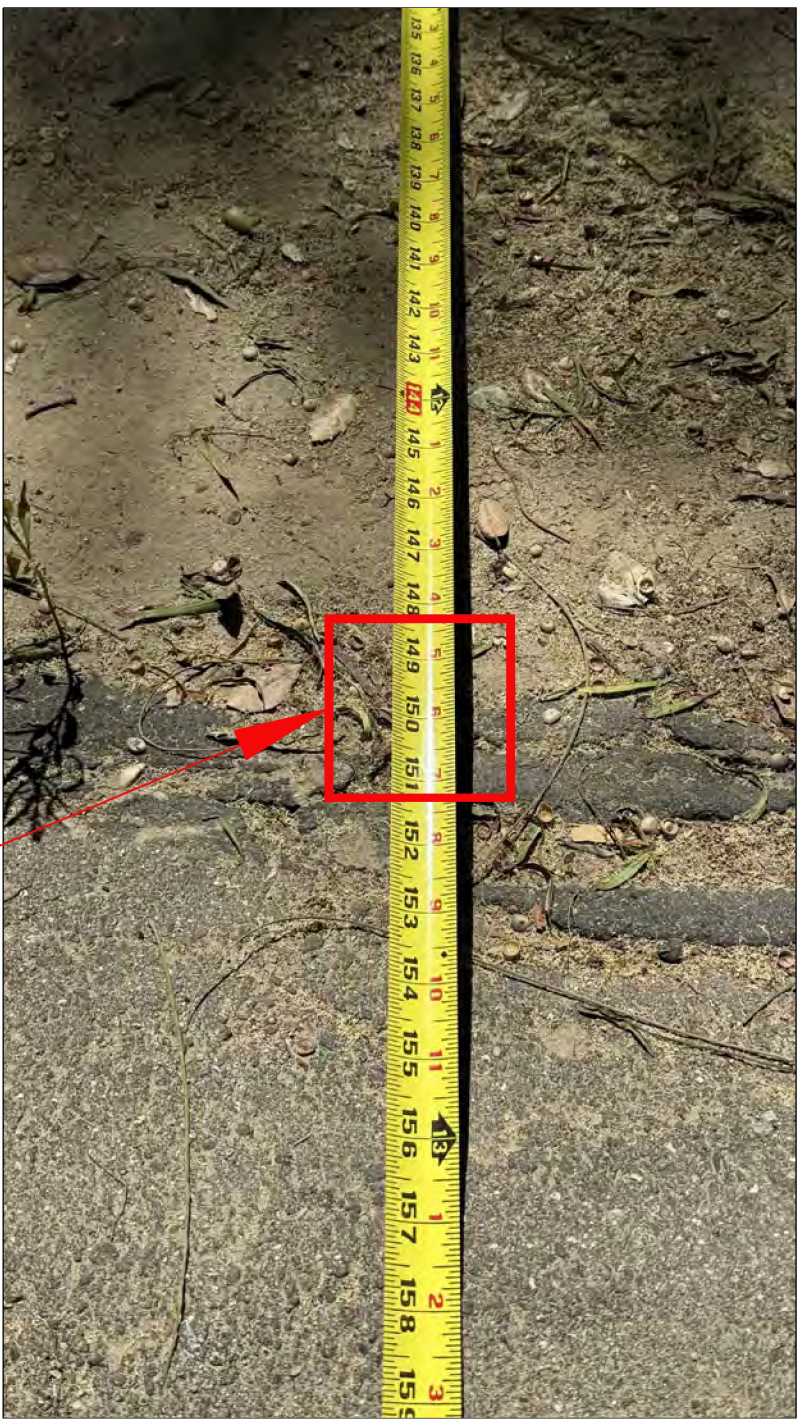
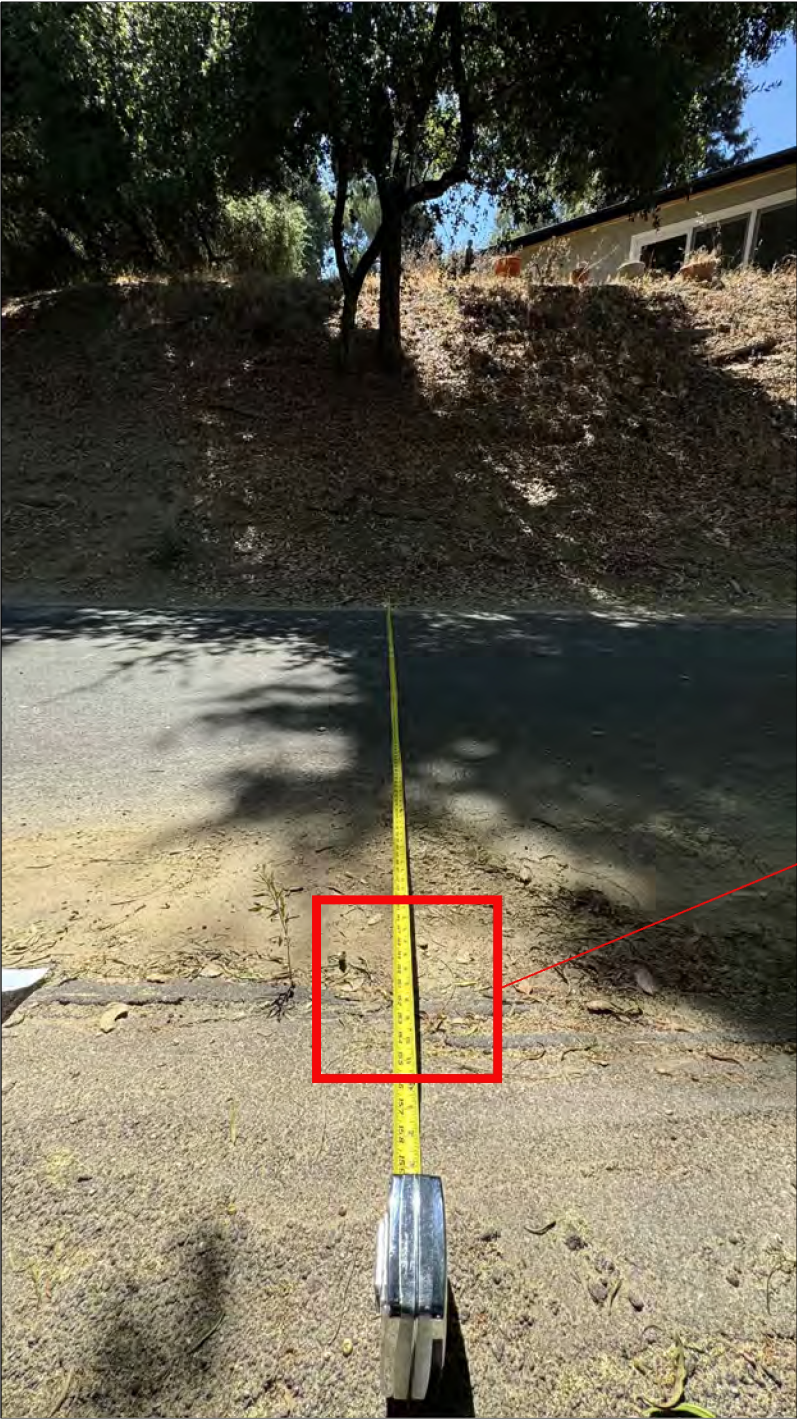
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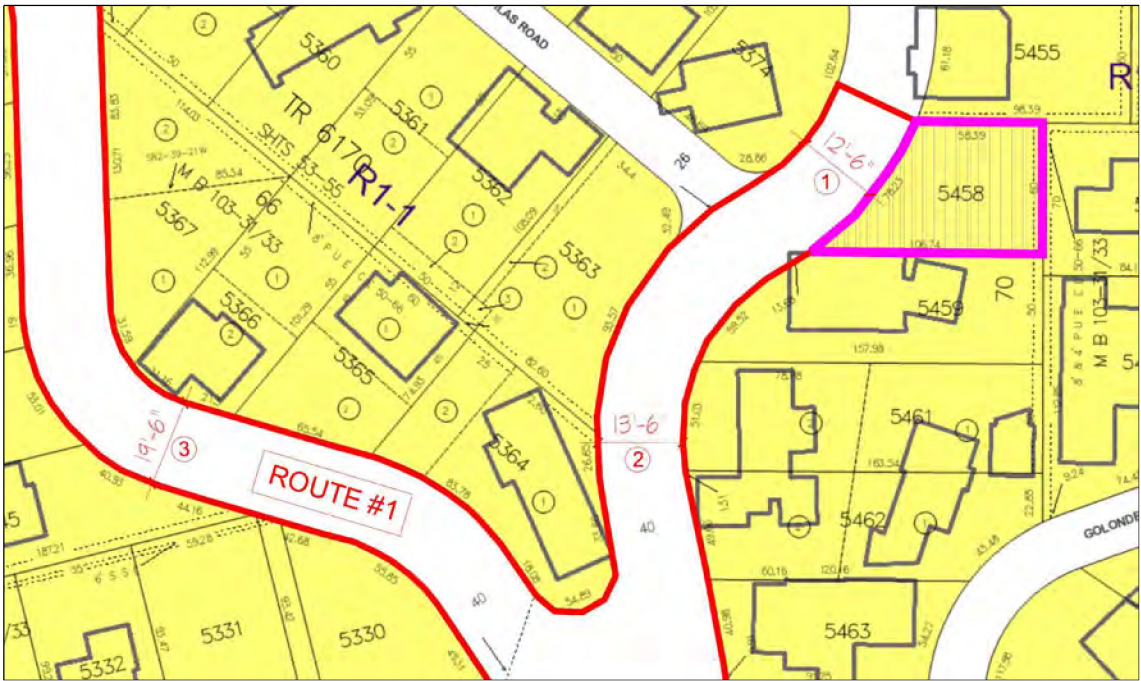


ROUTE #1, LOCATION ① :12'-6"

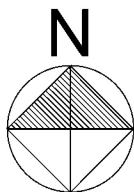
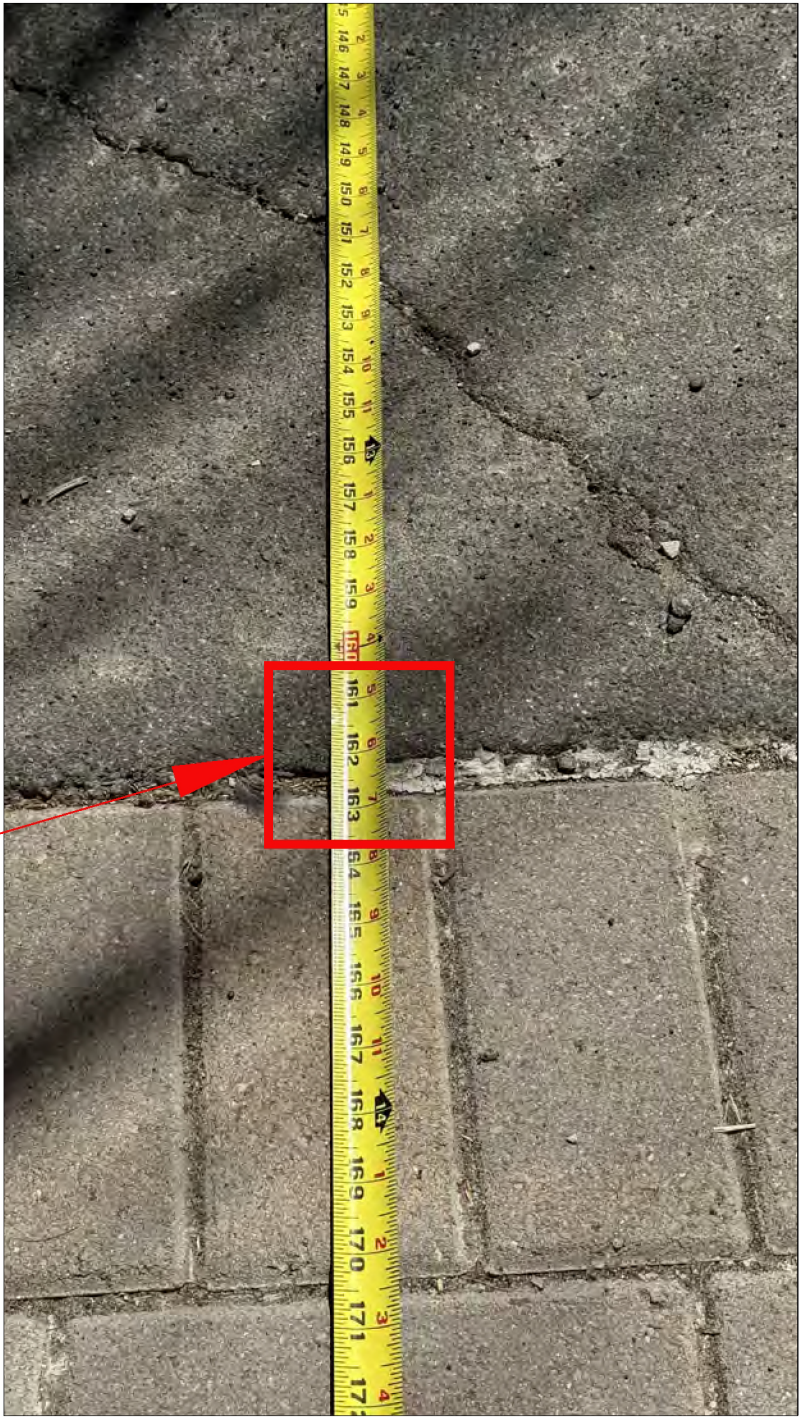
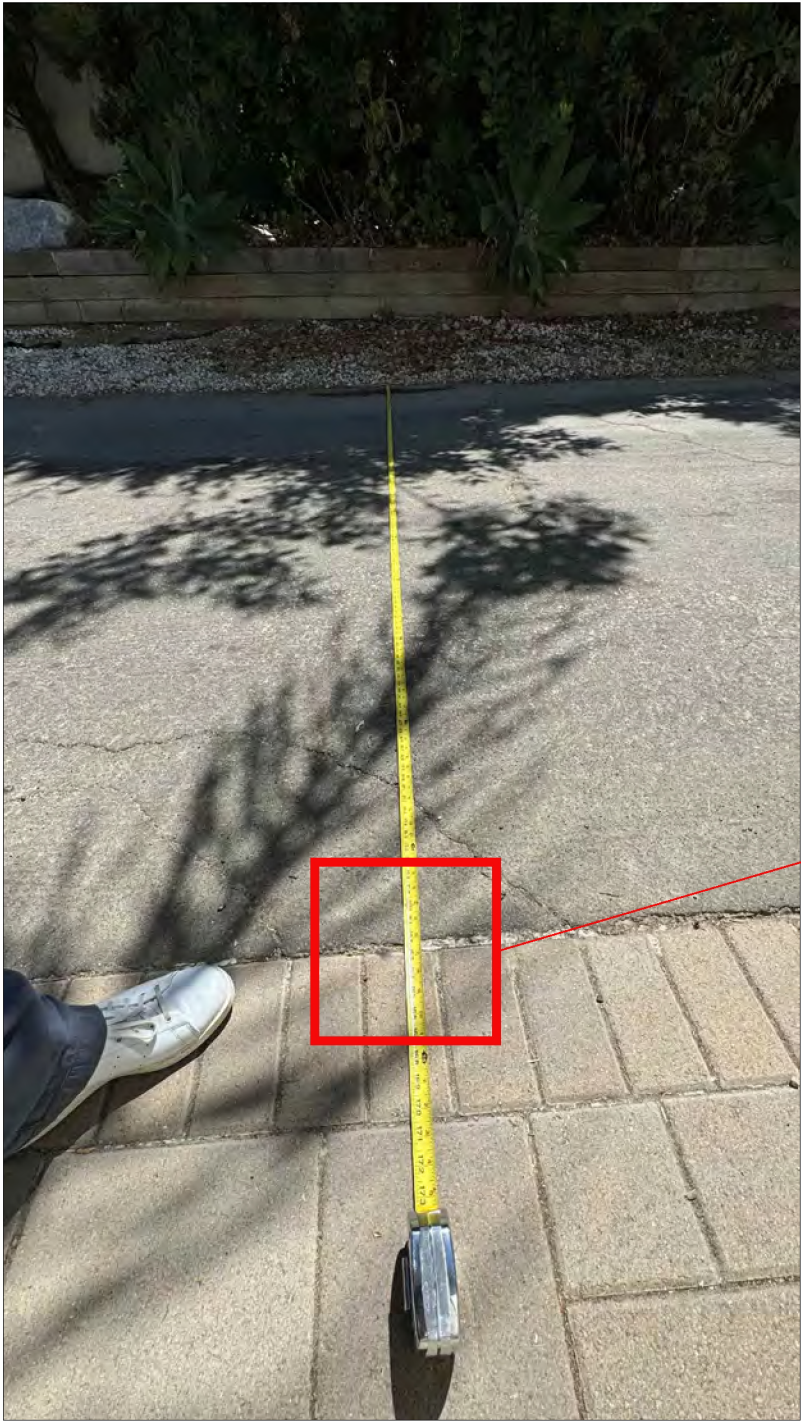


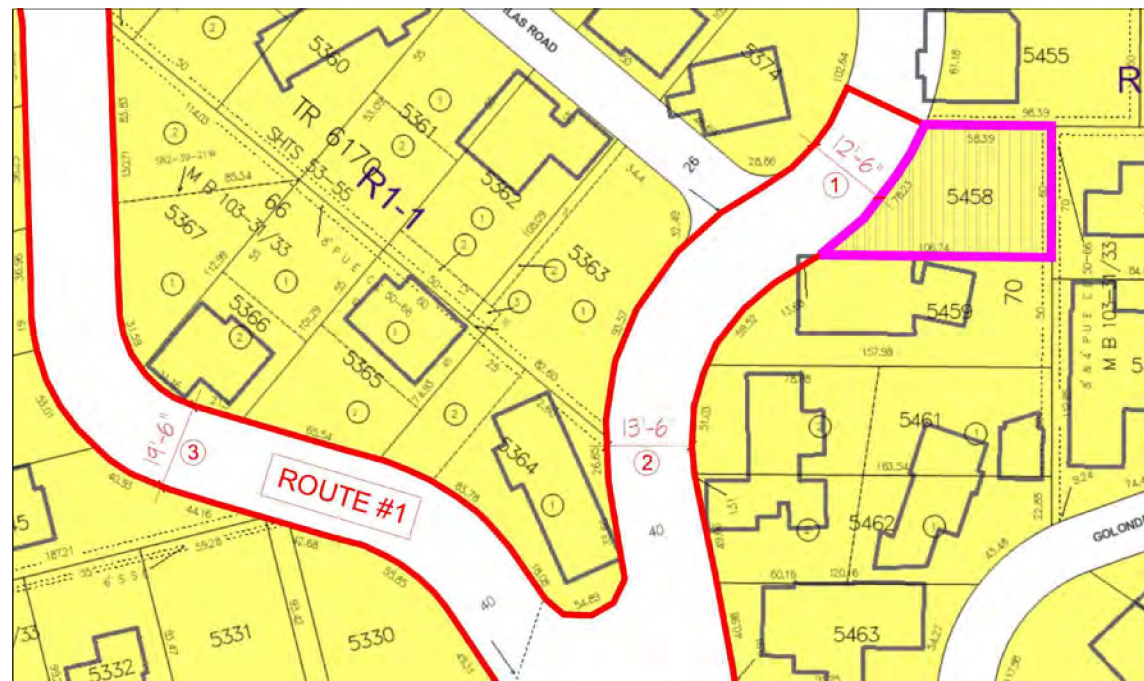
SUBJECT PROPERTY



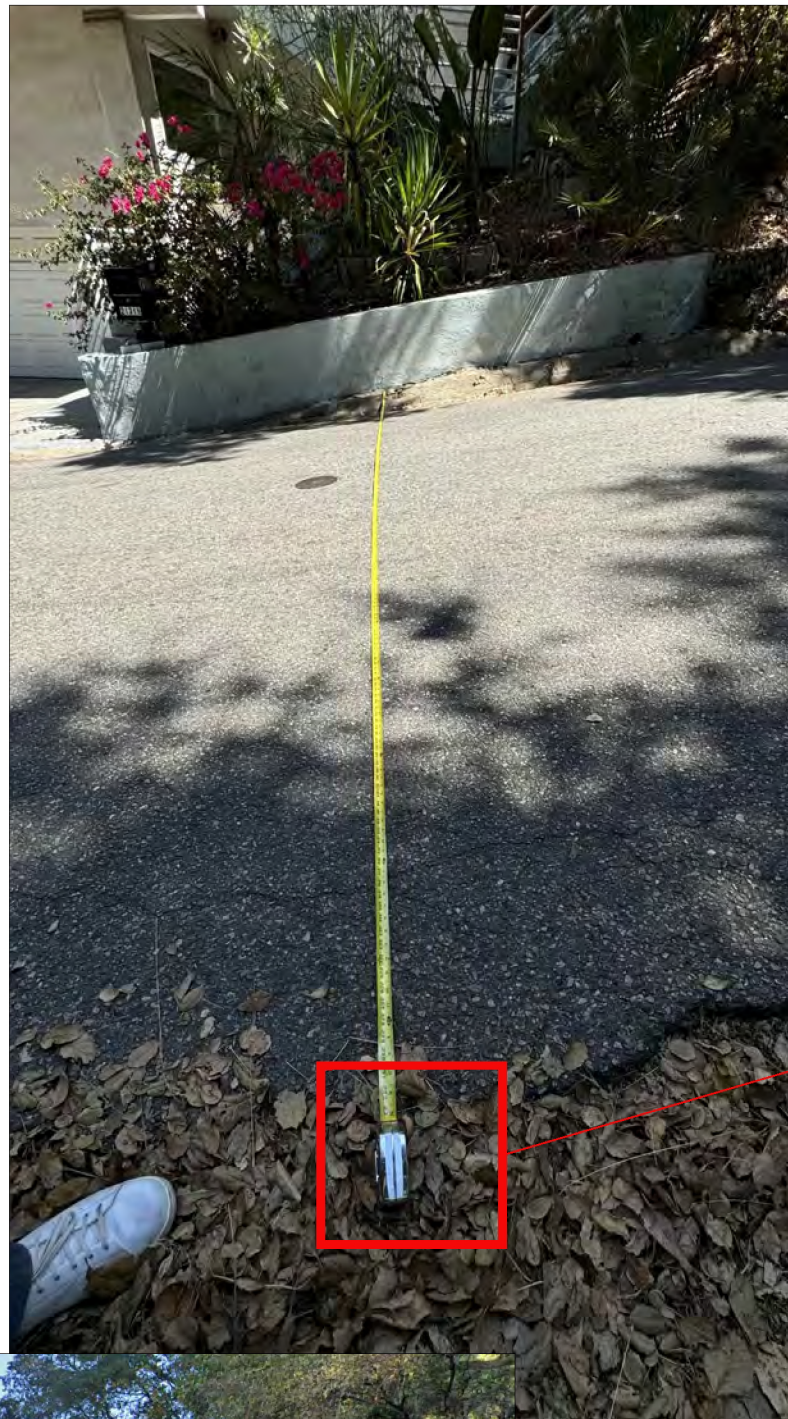


ROUTE #1, LOCATION ② :13'-6"





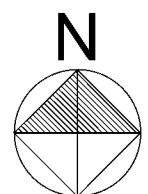
ROUTE #1, LOCATION ③ :19'-6"



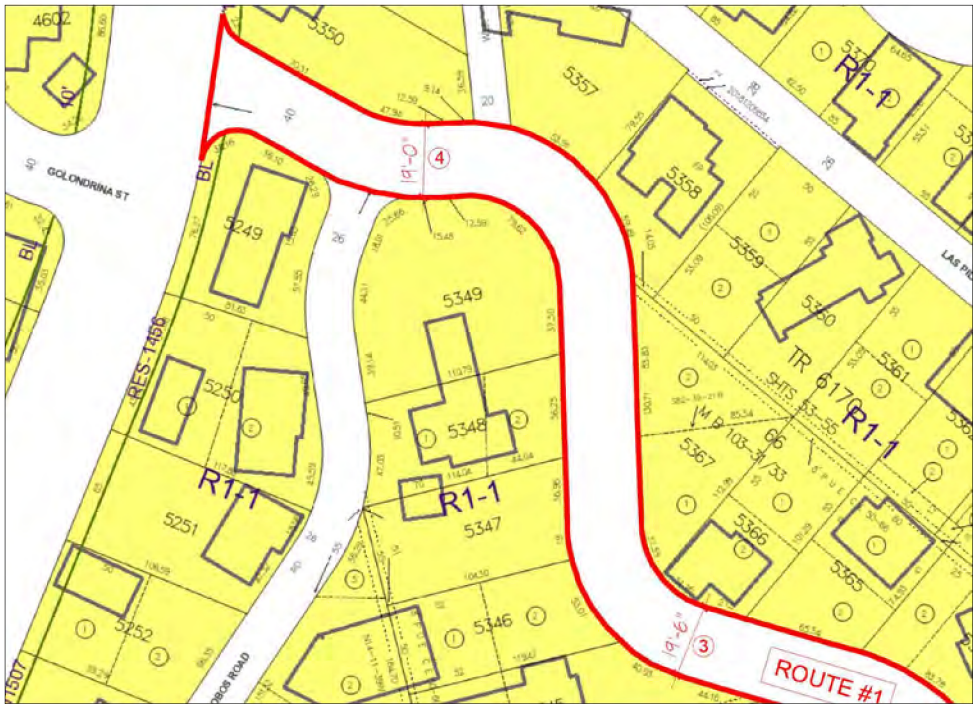
PROJECT:
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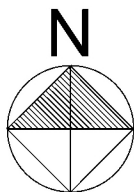
ROUTE #1, LOCATION ④ :19'-0"

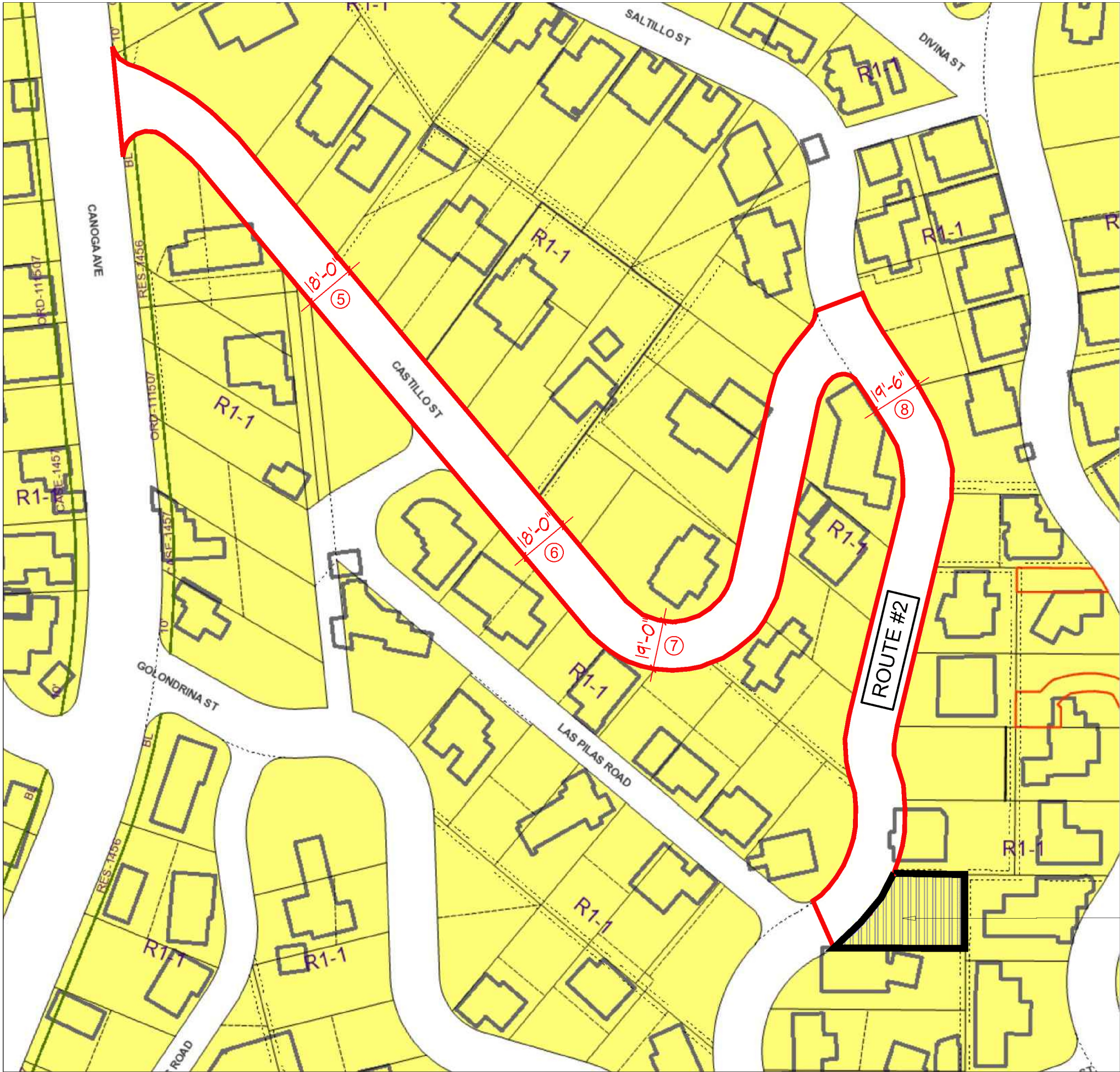


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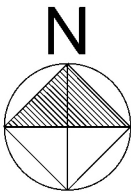
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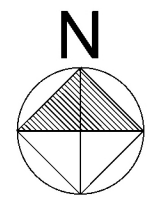
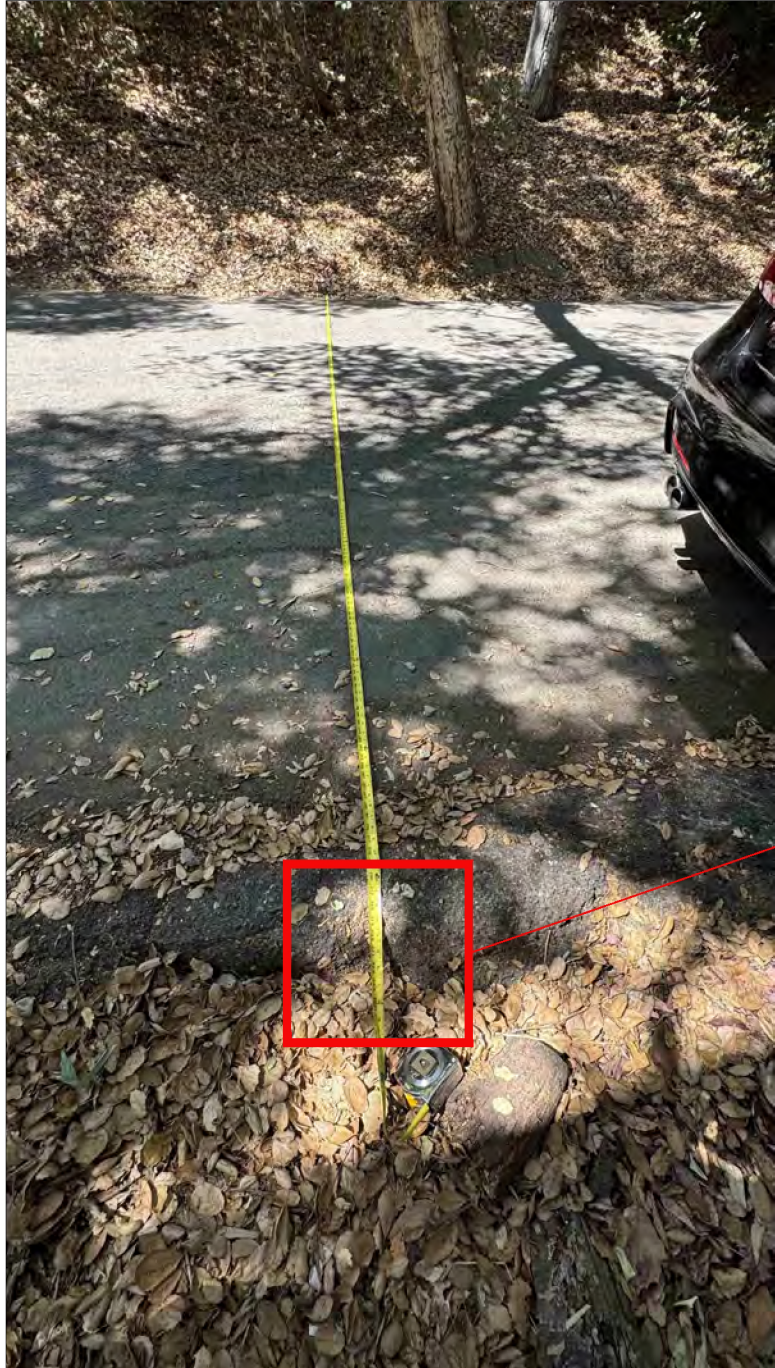
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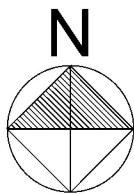
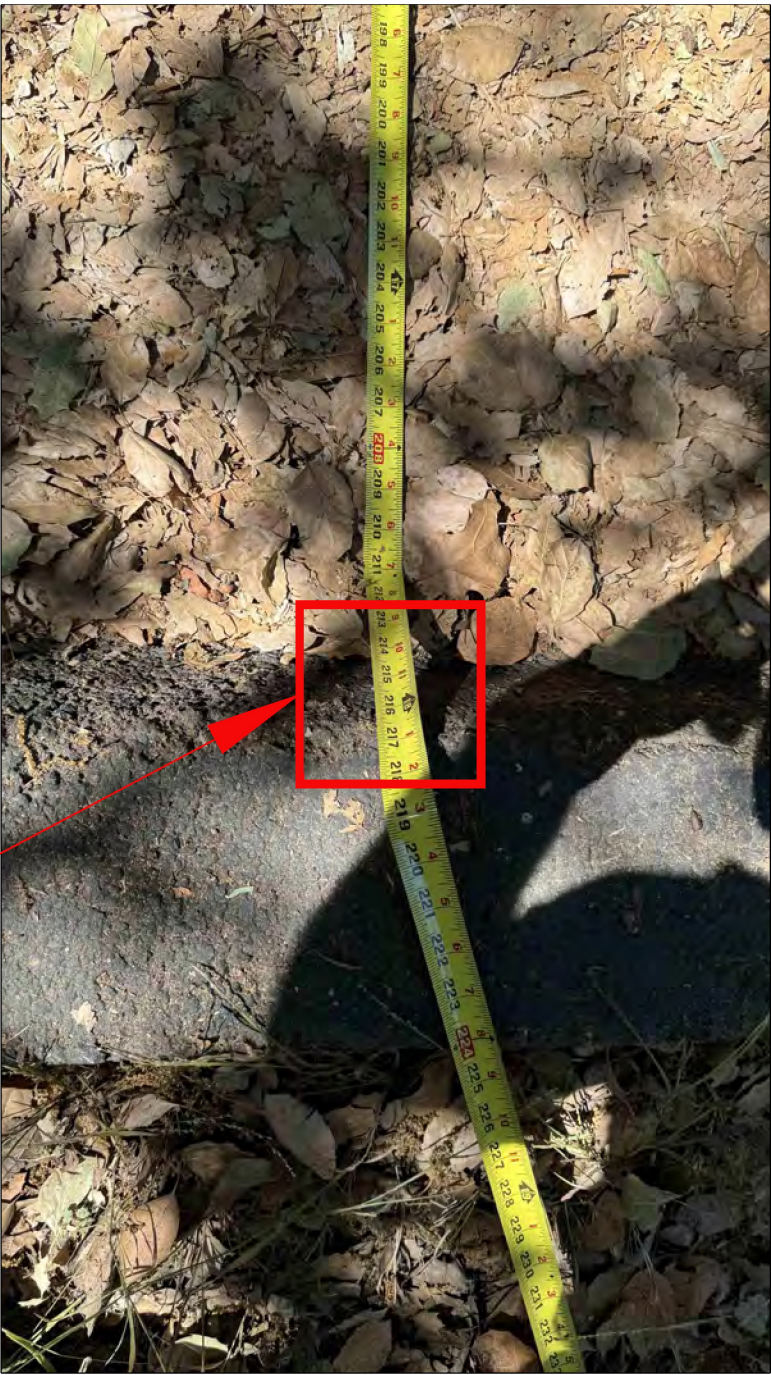


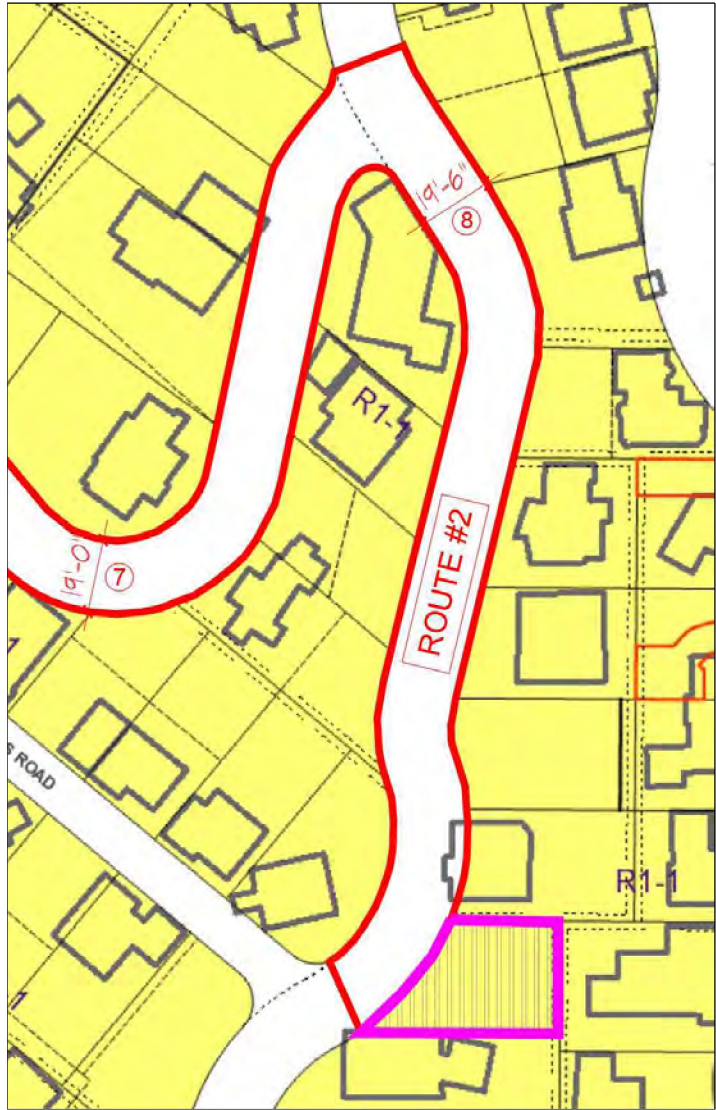
ROUTE #2, LOCATION ⑤ :18'-0"



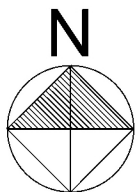
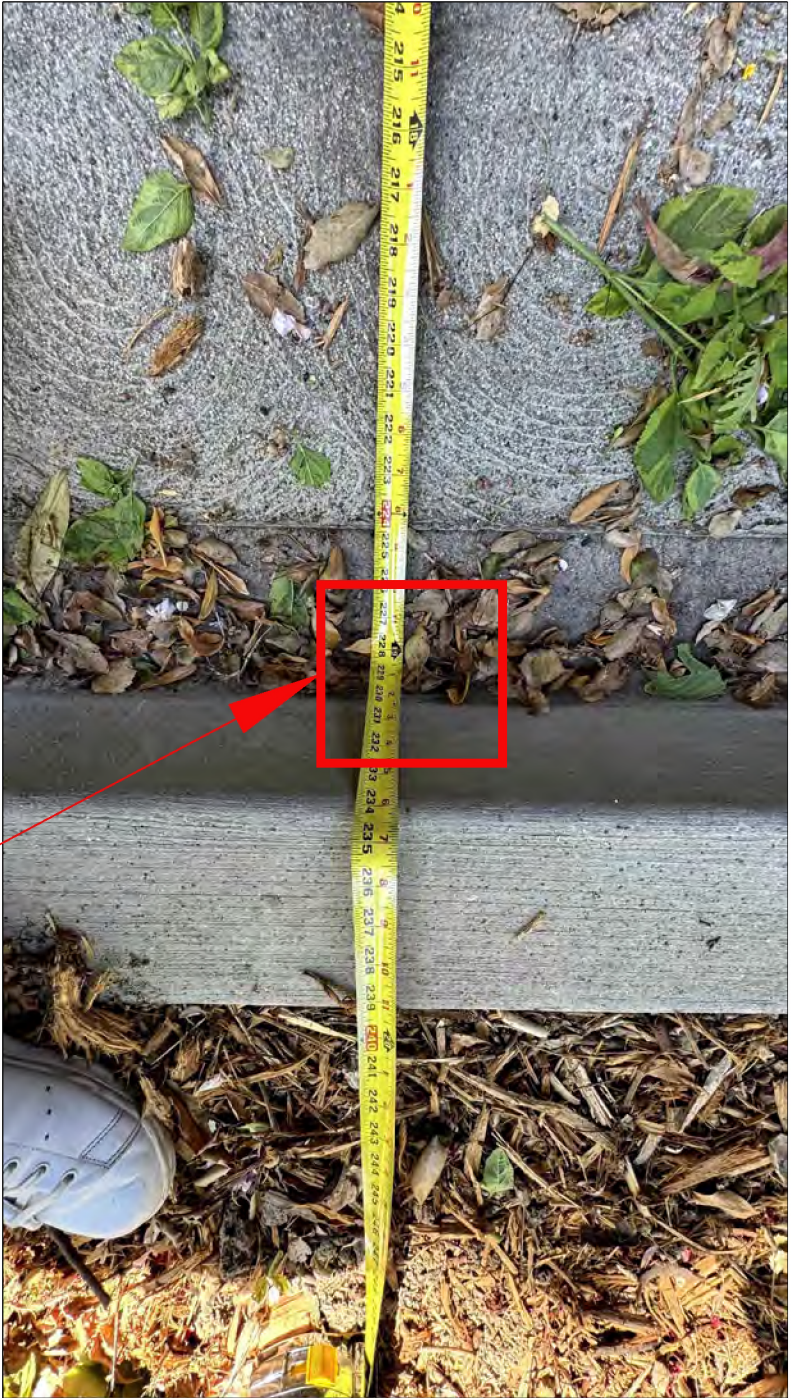


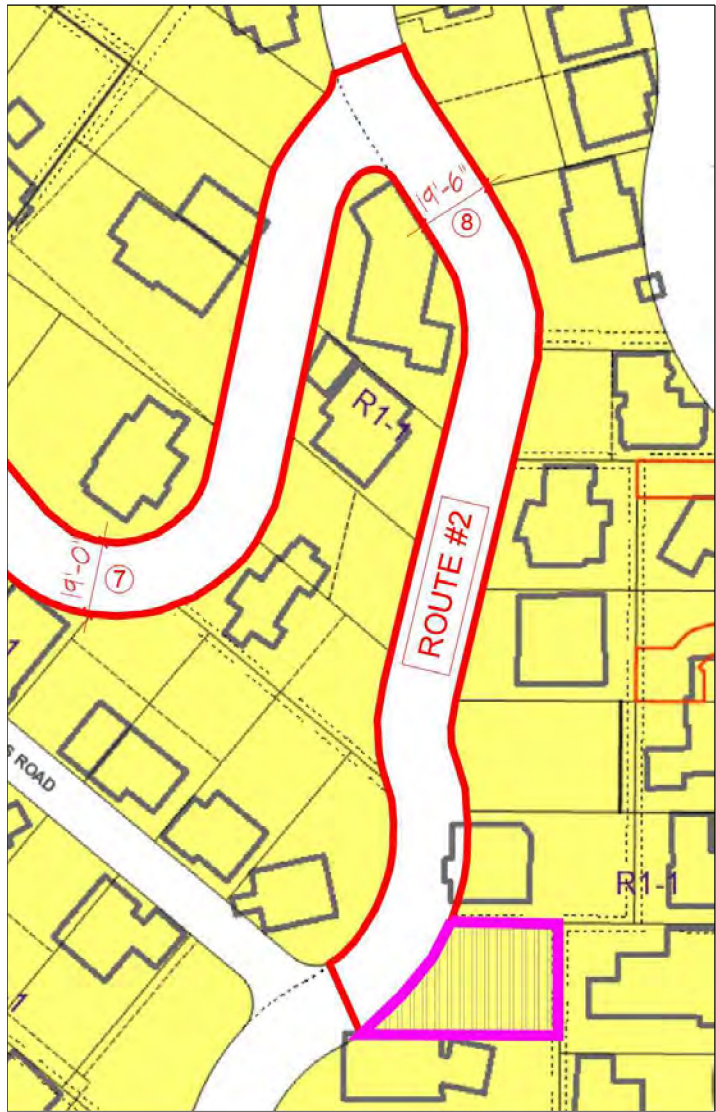
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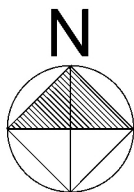


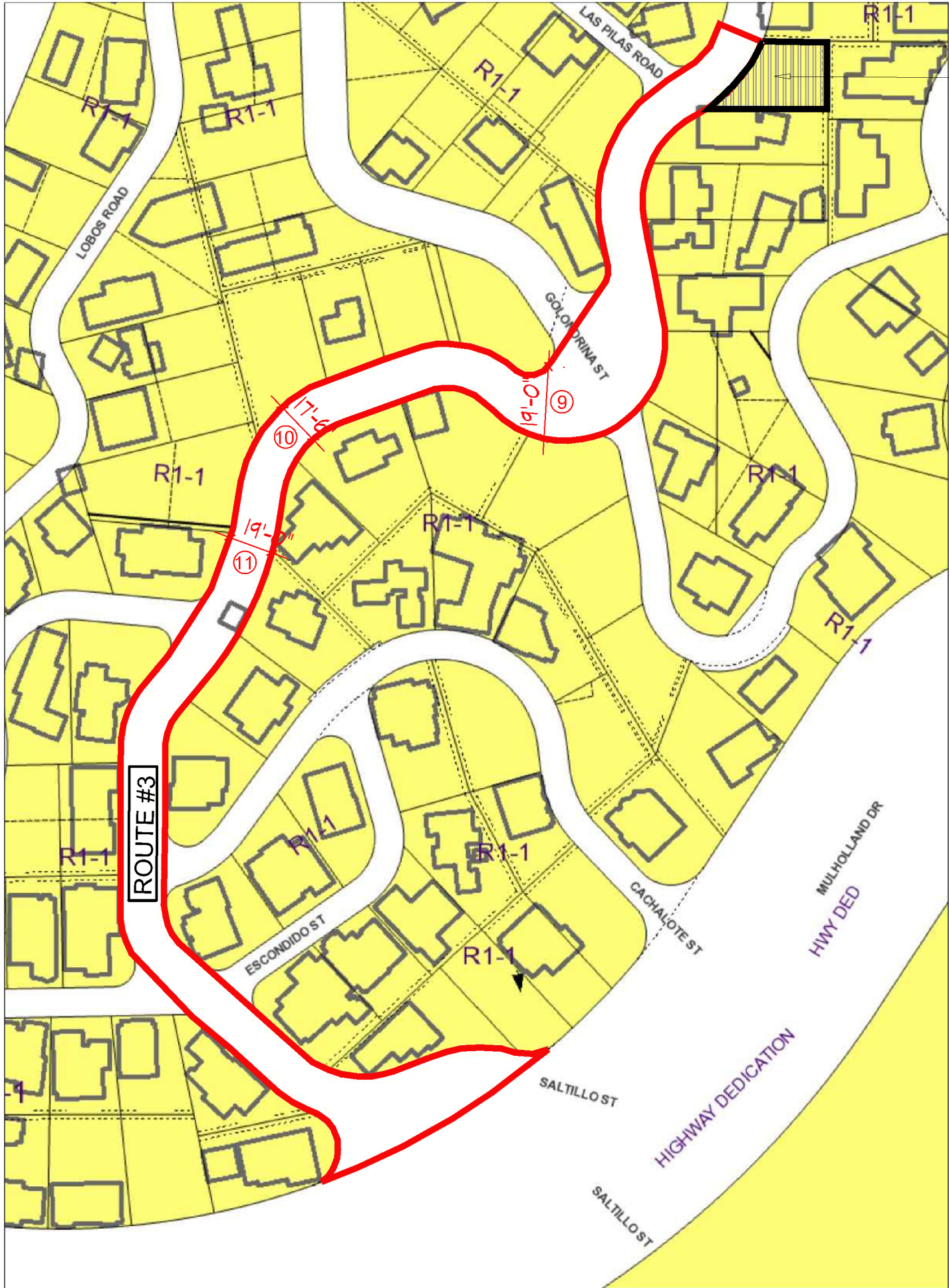
ROUTE #2, LOCATION 7 :19'-0"





ROUTE #2, LOCATION ⑧ :19'-6"



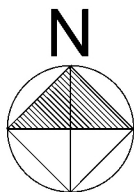


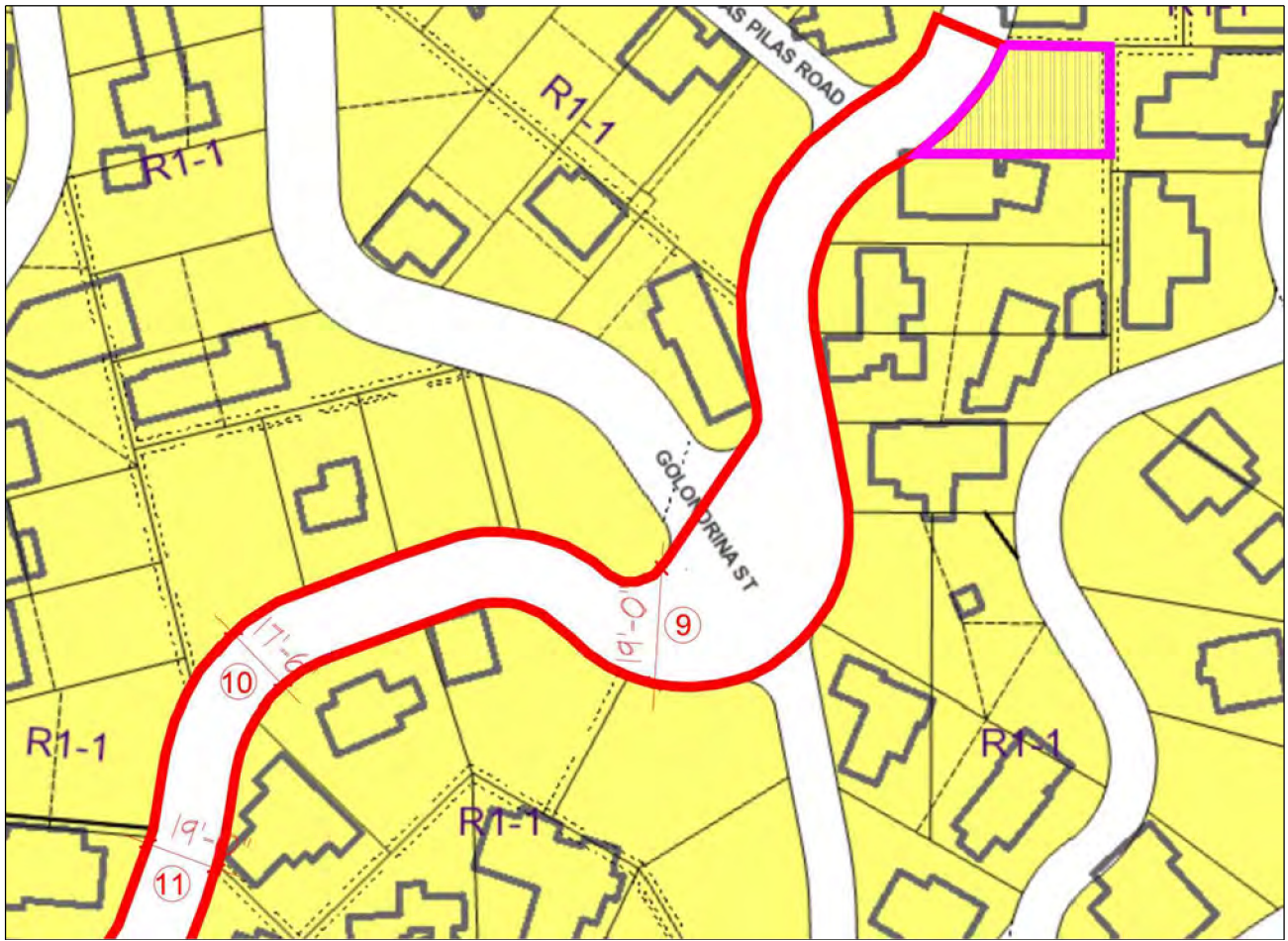
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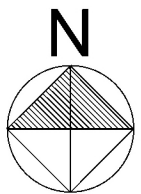
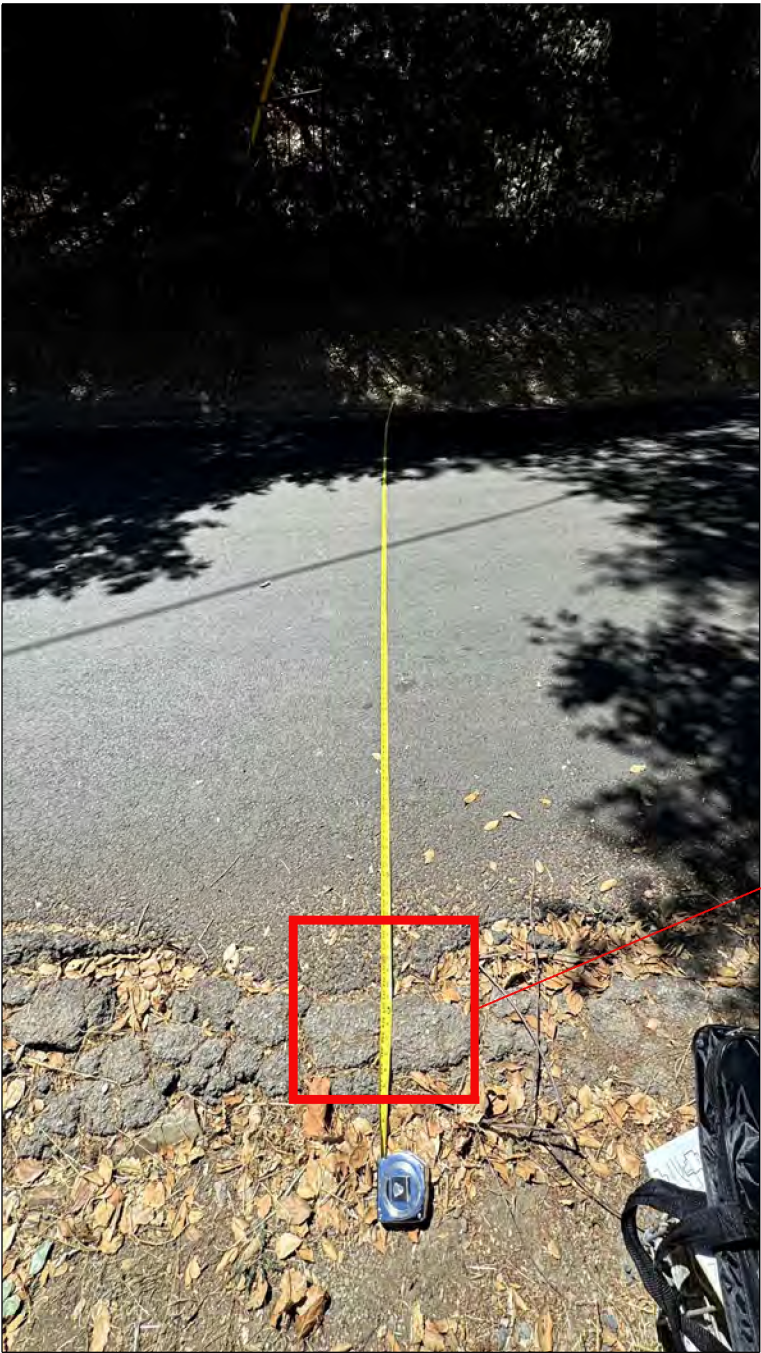
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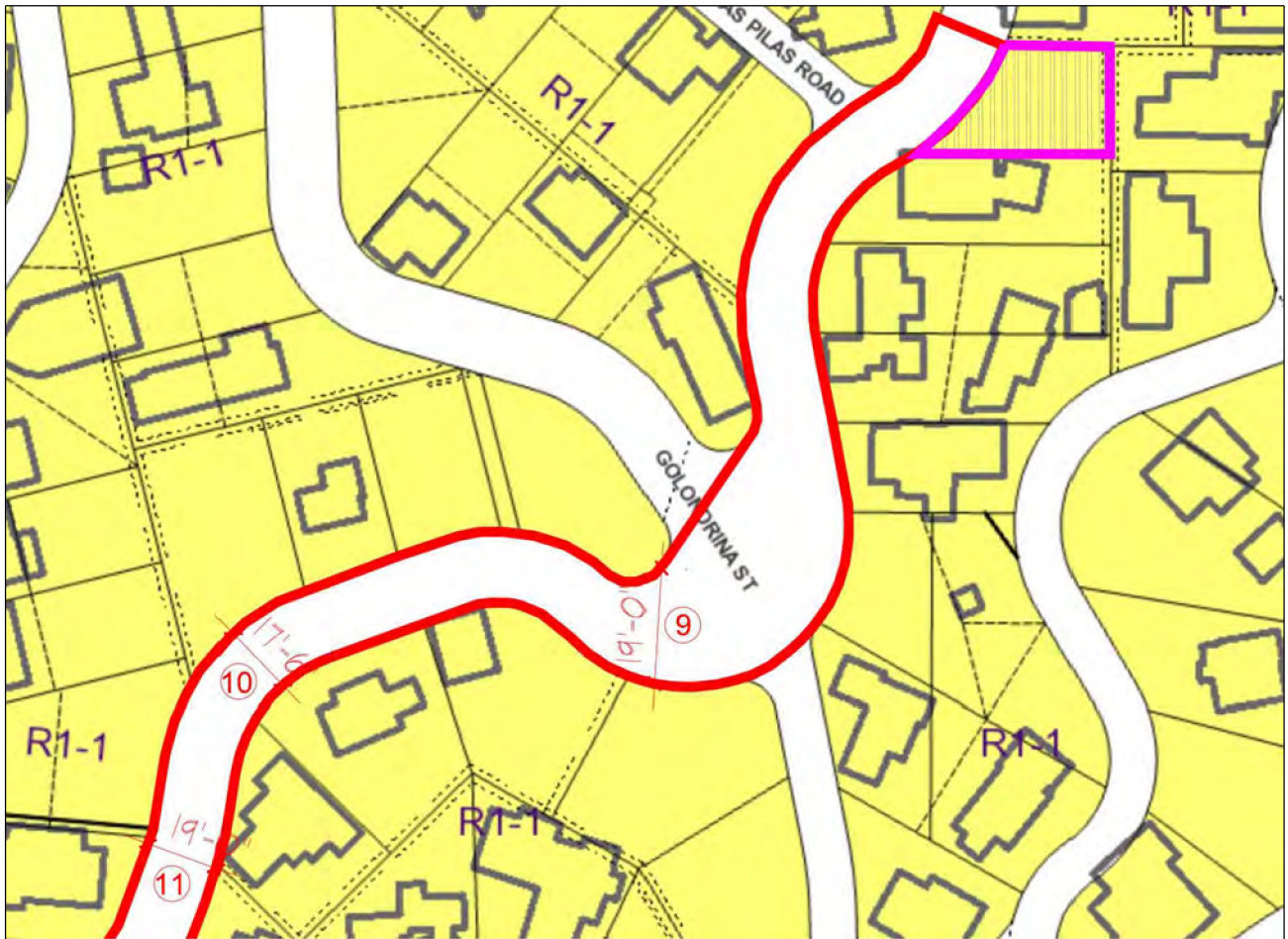
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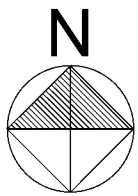


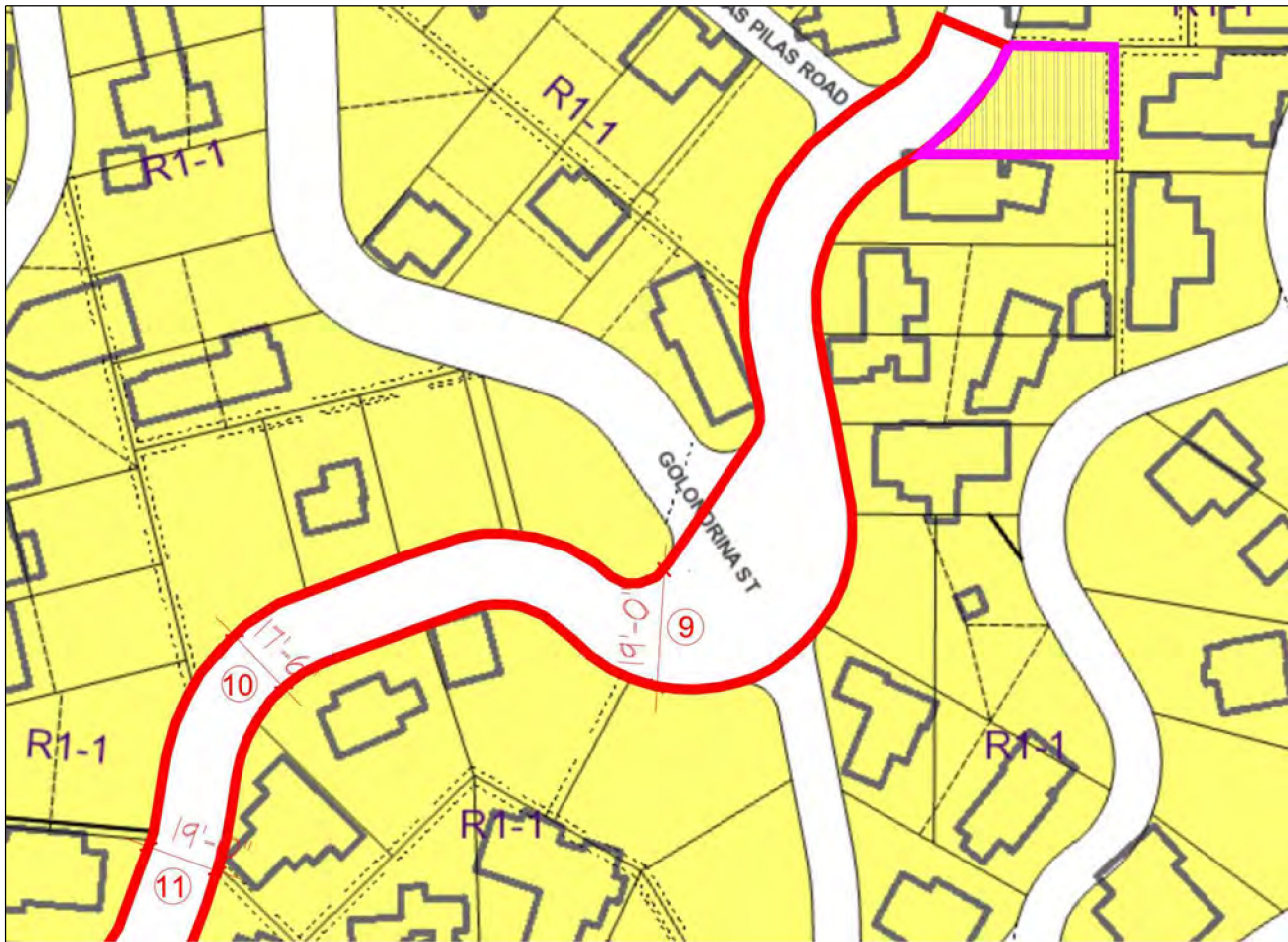
ROUTE #3, LOCATION ⑨ :19'-0"



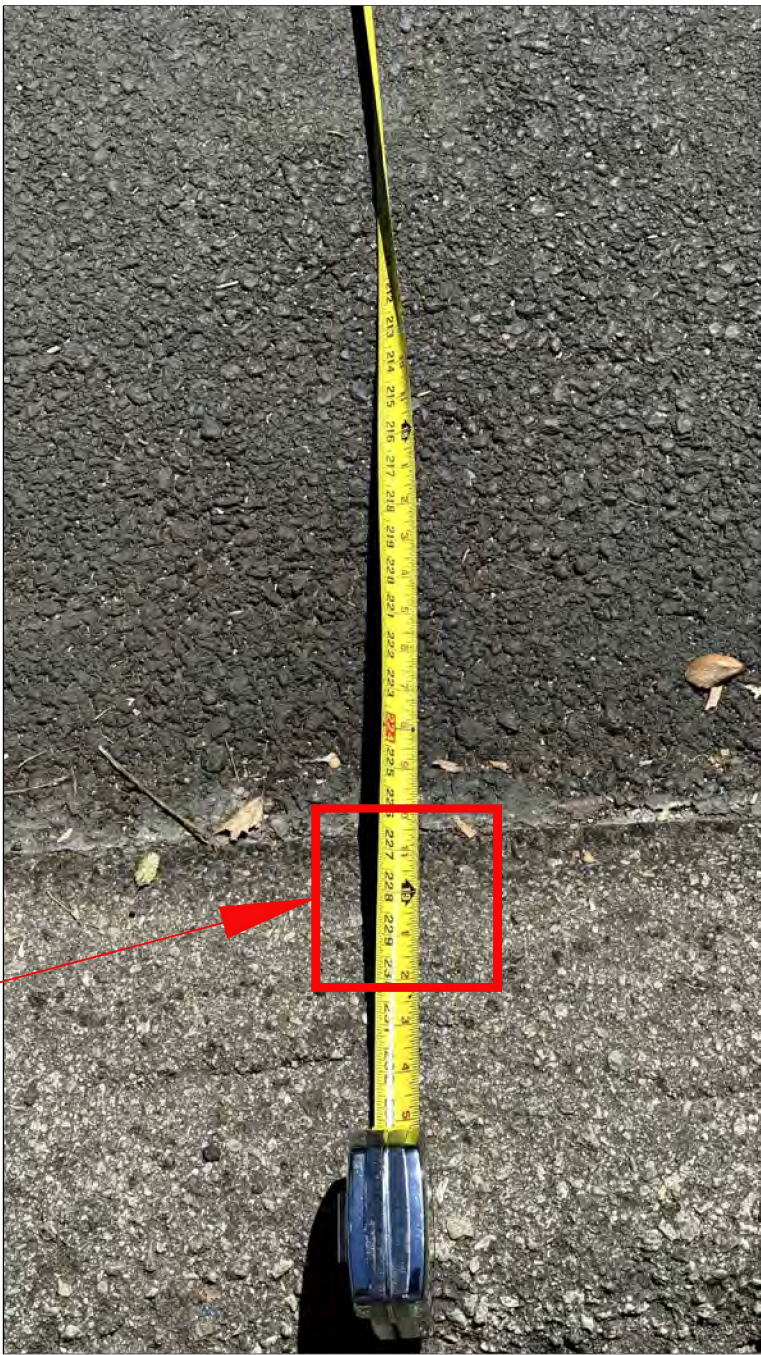
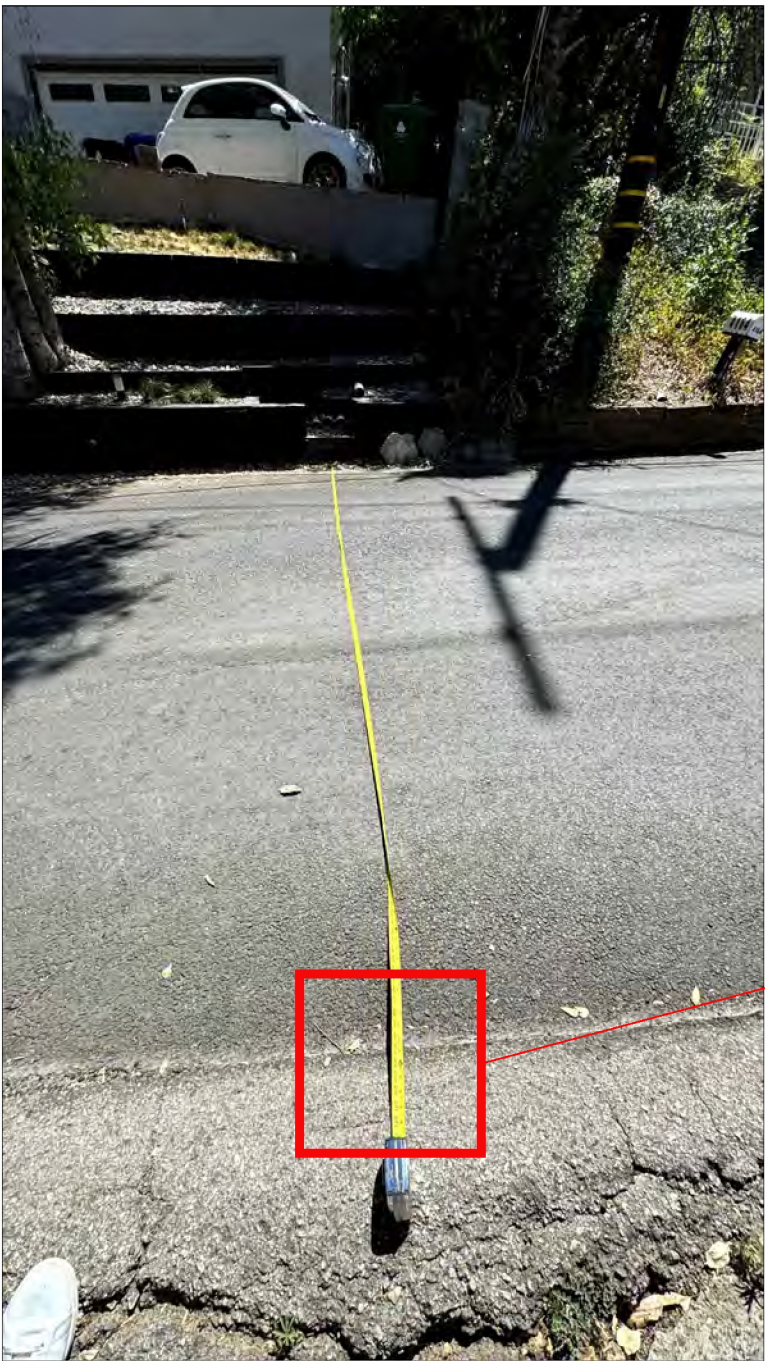


ROUTE #3, LOCATION ⑩ :17'-6"





ROUTE #3, LOCATION 11 :19'-0"



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