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August 25, 2015

ORIGINAL BY U.S. MAIL

VIA E-MAIL councilmember.huizar@lacity.org

The Honorable Jose Huizar, Chair
Planning and Land Use Management Committee
Los Angeles City Council
200 N. Spring Street, Room 410
Los Angeles, CA 90012

Re: 5258 North Hermitage Avenue
TT-72725-CN-1A
PLUM Hearing Date: September 1, 2015
Support for Project Approval

Dear Councilman Huizar:

This law office represents Joe Salem, the applicant in the above-referenced matter. The proposal is for a five unit condominium project located at 5258 N. Hermitage Avenue, in Valley Village (the "Project"). The property is located within the Valley Village Specific Plan ("Specific Plan"). As such, the following Project approvals were required:

1. Project Permit Compliance under the Specific Plan; and
2. Tentative Tract Map.

The Planning Director approved the Project Permit Compliance for the Project on January 15, 2015, and the Advisory Agency approved the Tentative Tract Map on June 12, 2015. The Project Permit Compliance was previously appealed on the ground that the structures then existing on the property were historically significant, and that appeal was heard by the South Valley Area Planning Commission on April 9, 2015. The appeal was denied, and the approval of the Project Permit Compliance has become final.

The same appellant appealed the Tentative Tract Map to the South Valley Area Planning Commission, seeking a second bite at the apple. That appeal was also denied. The South Valley Area Planning Commission found that the Advisory Agency's approval of the map is consistent with the Subdivision Map Act, the General Plan, the Specific Plan, and all other applicable zoning

The Honorable Jose Huizar, Chair
Planning and Land Use Management Committee
August 25, 2015
Page 2

regulations. There are no grounds for denying the Tentative Tract Map, yet the Tentative Tract Map has now been appealed to the City Council. **On behalf of our client, we respectfully request that the City Council deny the pending Appeal and uphold the Determination by the Advisory Agency in approving the Project.**

Grounds Do Not Exist for Denial of the Tentative Tract Map.

The General Plan designates the subject property as Medium Residential with the corresponding zone of R3. The project site contains 7,575 net square-feet and is zoned [Q]R3-1. The Q Condition limits the density of development to one dwelling unit for every 1,200 square feet of land area in the project site. The proposed five condominiums are consistent with the Q Condition, the R3 zone, and with the General Plan. Grounds do not exist to deny the map under the City's Municipal Code or under the Subdivision Map Act, and the South Valley Area Planning Commission correctly found that the Advisory Agency's approval of the map is consistent with the law. The pending appeal must be denied.

Rebuttal to Appeal Points.

The appellants' primary complaint is that the existing structures on the subject property were purportedly illegally demolished. To the contrary, the structures were demolished pursuant to a valid demolition permit that was issued on April 23, 2015, a copy of which is attached as Exhibit "A." While the South Coast Air Quality Management District did appear at the demolition site to issue a Notice to Comply, testing by Hart Laboratory, Inc. determined that asbestos were not present in any sampled materials. A copy of the Hart Laboratory Report dated June 24, 2015 is attached as Exhibit "B."

The appellants additionally complain of the removal of the existing trees on the site. Per the applicant's Arborist Certification dated August 26, 2014, a copy of which is attached as Exhibit "C," there were no protected trees on the site, and the three existing site trees were Chinese Elms. The Landscape Plan attached as Exhibit "D" reflects that the trees will be replaced on a ratio of greater than 2:1.

With regard to the appellants' claims regarding the Migratory Bird Treaty Act, please note that the Project's MND makes the finding that the Project will result in no impact on the migration of wildlife or access or availability of nursery sites. The applicant did not observe any birds or bird nests when removing the existing site trees.

The appellants also make complaints that the demolition failed to comply with the construction and demolition mitigations identified in the Tentative Tract Map approval. While those conditions are

The Honorable Jose Huizar, Chair
Planning and Land Use Management Committee
August 25, 2015
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technically not yet applicable given that they are contained in the decision that the appellants are currently challenging, the applicant's licensed and bonded demolition contractor did in fact comply with the conditions. The demolition activities occurred weekdays no earlier than 7:00 am and no later than 6:00 pm. Water was applied to the site to prevent excess dust, and all equipment used complied with applicable regulations regarding noise.

All demolition work at the site was done with a validly issued permit and consistent with all applicable laws and regulations. The appellants have raised no points that demonstrate any error by the Advisory Agency, and the Tentative Tract Map Approval must be upheld.

Conclusion.

As set forth above, the City's approval of the Project was consistent with the law. The map complies with the requirements of the law, and the determination by the Advisory Agency was not made in error. **We respectfully request that the City Council deny the Appeal and uphold the Project approval.**

Thank you for your consideration of this matter. As always, please do not hesitate to contact me at any time with any questions or comments you may have.

Sincerely,

GAINES & STACEY LLP

By 
ALICIA B. BARTLEY

cc: Councilmember Marqueece Harris-Dawson (Via Email)
Councilmember Gilbert A. Cedillo (Via Email)
Councilmember Mitchell Englander (Via Email)
Councilmember Felipe Fuentes (Via Email)
Sharon Dickinson, Legislative Assistant (Via Email)
Nelson Rodriguez (Via Email)

EXHIBIT "A"



The City of Los Angeles
Department of Building and Safety

5258 N HERMITAGE AVE 91607

Application / Permit 15019-20000-00498
Plan Check / Job No. B15VN01521
Group Building
Type Bldg-Demolition
Sub-Type 1 or 2 Family Dwelling
Primary Use (1) Dwelling - Single Family
Work Description DEMO SFD TO CLEAR LOT
Permit Issued Issued on 4/23/2015
Issuing Office Valley
Current Status Issued on 4/23/2015

Permit Application Status History

Submitted	2/6/2015	APPLICANT
Assigned to Plan Check Engineer	2/6/2015	SIAVOSH POURSABAHIAN
Corrections Issued	2/6/2015	GUANG MIN TUNG
Plan Check Approved	4/23/2015	STANLEY RAAP
Issued	4/23/2015	LADBS

Permit Application Clearance Information

Specific Plan	Cleared	4/23/2015	TOM GLICK
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Contact Information

Contractor	Owner-Builder
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Inspector Information

TIP WHITING, (818) 374-1164

Office Hours: 7:00-8:00 AM MON-FRI

Pending Inspections

No Data Available.

Inspection Request History

No Data Available.

EXHIBIT “B”

ASBESTOS BULK SURVEY REPORT

for the property located at:

**5258 Hermitage
Valley Village, CA**

prepared for:

**HERMITAGE ENTERPRISES, LLC
20555 SUPERIOR ST.
CHATSWORTH, CA 91311**

ATTN: JOE SALEM

by:

**Hart Laboratory, Inc.
2028 E. Route 66, #103
Glendora, CA 91740
Phone (626) 852-0090
Fax (626) 852-0215
hartenvinc@yahoo.com**

June 24, 2015

5258 Hermitage
Valley Village, CA

June 24, 2015

Submitted By:

Hart Laboratory, Inc.
2028 E. Route 66, #103
Glendora, CA 91740
(626) 852-0090

Erin Hart
CAC #94-1332

DISCLAIMER

This project manual was prepared by Hart Laboratory, Inc. under contract with **Hermitage Enterprises, LLC** no warranties, expressed or implied, are made by Hart Laboratory, Inc. or its employees as to the use of any information, apparatus, product, or process disclosed in this report. Though reasonable efforts have been made to assure correctness, if a contractor is employed, he should bring any discrepancies to the immediate attention of Hart Laboratory, Inc..

We have employed state-of-the-art practices to perform this analysis of identification. No demolition or product review was performed in attempts to reveal material compositions. Our services consist of professional opinions and recommendations made in accordance with generally accepted engineering principles and practices, and is designed to provide an analytical tool to assist the client. Hart Laboratory, Inc. or those representing Hart Laboratory, Inc. bears no responsibility for the actual condition of the structure or safety of the site pertaining to asbestos and/or asbestos contamination regardless of the actions taken by the client.

Note: This asbestos survey report is limited only to those areas listed.

PURPOSE AND SCOPE

The purpose of this investigation is to identify visually accessible suspect materials located at the 5258 Hermitage, Valley Village, CA for asbestos exposure risk during renovation/demolition. Components of the survey were:

- A bulk sampling program for potential ACM.
- Analysis of the samples utilizing polarized light microscopy (PLM) and dispersion staining techniques. This procedure is in accordance with USEPA Bulk Analysis Methodology, USEPA 600/M4-82-020.
- Development of recommendations for control options for confirmed ACM.

Erin Hart, Certified Asbestos Consultant #94-1332, of Hart Laboratory, Inc. performed the site visit and sampling of the suspect asbestos containing material. Hart Laboratory, Inc.'s observations and sampling results contained in this report are limited solely to the potential for ACM in accessible areas of the site structure. The site survey was conducted on June 16, 2015.

The asbestos containing materials (ACM) most likely to release asbestos fibers are those which are in a friable state. Friability describes the condition of asbestos. The definition of friable is any material that is capable of being crumbled, pulverized, or reduced to powder by hand pressure. The evaluation is limited to those areas accessible for an inspection.

Non-friable sources of asbestos are the materials that have a cement or asphalt binder and may become friable and release fibers if the sources are exposed to actions such as abrasion, drilling, cutting, fracturing or hammering. Non-friable sources of asbestos do not typically pose a significant health if they remain in good condition and are not disturbed. During demolition or renovation activities, non-friable sources may become friable and thus may pose an exposure risk.

State laws require that building owner(s) and/or their representative(s), prior to any demolition and/or renovation operations that may disturb any asbestos-containing materials in their building(s), must meet the following requirements:

- notifications
- removal techniques for asbestos-containing material(s)
- clean-up procedures, and
- waste storage and disposal requirements.

SURVEY METHODOLOGY

Prior to the collection of any samples, distinct homogeneous sampling areas and specific sampling locations were based in accordance with Asbestos Hazard Emergency Response Act (AHERA) protocol (40CFR part 763). A homogeneous sampling area is described as any material that is identical in appearance, identical in color, and has the same installation date. Although AHERA regulations do not pertain specifically to the property, the AHERA methodology generally is considered state-of-the-art for asbestos building inspections.

Suspected ACM was identified by Hart Laboratory, Inc. through a physical survey. The physical survey involved the inspection of the site structure and recording of locations, and conditions of suspect ACM.

Each type of suspect ACM was sampled randomly. Usually three samples per homogeneous material were collected. Occasionally, the actual number of samples varied, dependent on the professional judgment and experience of the inspector, as well as based on the amount of suspected ACM.

ANALYTICAL METHODS

All bulk samples were analyzed by Sanair Technologies, Inc. (NVLAP 20087-0) via polarized light microscopy utilizing dispersion staining techniques according to USEPA Interim Method USEPA 600/M4-82-020. An analyst in accordance with the EPA Interim Asbestos Bulk Sample Quality Assurance Program completed all reference testing. Sanair Technologies, Inc, 1551 Oakridge Dr., Suite B, Powhattan, VA 23139, phone (804) 897-0070.

The USEPA Interim Method requires the microscopist to take a portion of the bulk samples and treat it with an oil of specific refractive index. This prepared slide is then subjected to a variety of tests while being viewed under varying polarizations of light.

Each type of asbestos displays unique characteristics when subjected to these tests. Percentages of the identified types of asbestos are determined by visual estimation. Any material that contains more than 1.0 percent by area or 0.1 percent by weight of any type of asbestos is considered an ACM and must be managed in accordance with Cal OSHA, SCAQMD, and USEPA regulations, if disturbed.

SUMMARY OF RESULTS

After visual examination and analysis of samples taken from 5258 Hermitage, Valley Village, CA it was determined that asbestos detected NOT in the suspect sampled materials (please refer to the enclosed laboratory sheet).

Negative for asbestos content

- Soil throughout the propoerty
- Drywall
- Flooring matrial and mastic
- Stucco
- Roofing material
- Concrete
- Floor felt

Comments- This inspection is limited to visually accessible ACM suspect materials. If untested suspect materials are discovered during renovation/demolition, further testing may be needed.

State of California
Division of Occupational Safety and Health
Certified Asbestos Consultant

Erin Hart



Name

Certification No. 94-1332

Expires on 08/05/15

This certification was issued by the Division of Occupational Safety and Health as authorized by Sections 7180 et seq. of the Business and Professions Code.

15017780

HART LABORATORY *Environmental Consulting and Analytical Services*
 2028 Rd. 68 #103, Glendora, CA 91740. Phone (626) 852-0090. Fax (626) 852-6215

CHAIN OF CUSTODY

Customer Info:
 Site Address:

DATE: TIME:
 Contact:
 Phone ():
 Fax ():
 Office ():
 Cell ():

Client Info:

EMAIL:

ANALYSIS

PEM Asbestos

Flame AA Lead chips, wipe

OTHER

Sample #	Material	Location	Container	SEAL	Notes
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The space between "Chain of Custody" and "Analysis" must be controlled to the extent a computer printout is added to the report.

MC JUN 22 2015 9:00AM



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

SanAir ID Number

15017781

FINAL REPORT

Name: Hart Laboratory
Address: 2028 Rt. 66 #103
Glendora, CA 91741

Project Number:
P.O. Number:
Project Name: 5258 Hermitage Valley Village CA


Collected Date: 6/19/2015
Received Date: 6/23/2015 8:00:00 AM
Report Date: 6/24/2015 5:19:10 PM
Analyst: Tallert, Jonathan G.

Asbestos Soil/Vermiculite PLM EPA 600/R-93/116

Sample Number	Sample ID / Location	Characteristics	Asbestos Fibers
15017781-001	01 / Soil S.W. Corner	Brown Non-Fibrous Heterogeneous	None Detected
15017781-002	02 / Soil N.W. Corner	Brown Non-Fibrous Heterogeneous	None Detected
15017781-003	09 / Soil Center Of Property	Brown Non-Fibrous Heterogeneous	None Detected
15017781-004	10 / Soil Center North	Brown Non-Fibrous Heterogeneous	None Detected
15017781-005	15 / Soil @ Rock Pile	Brown Non-Fibrous Heterogeneous	None Detected
15017781-006	19 / Soil East Corner	Brown Non-Fibrous Heterogeneous	None Detected
15017781-007	20 / Soil Rock Pile	Brown Non-Fibrous Heterogeneous	None Detected

Certification

Signature: 
Date: 6/24/2015

Reviewed: 
Date: 6/24/2015

15017181

HART LABORATORY *Environmental Consulting and Analytical Services*

2028 Rt. 66, #103, Glendora, CA 91740, Phone (626) 852-0090, Fax (626) 852-0215

CHAIN OF CUSTODY

Customer Info:	DATE: 6/19	TIME:
Site Address: 5258 Hermitage	Contact:	
Vallejo, CA	Phone ()	
Client Info:	Fax ()	
	Office ()	
	Cell ()	
EMAIL:		

ANALYSIS

PLM Asbestos 24 hr.

Flame AA Lead (chips, wipe)

OTHER

Sample #	Material	Location	Condition	SF/LF*	Other
01	soil	SE corner			
02	soil	NW corner			
03	Driveway				
04	concrete				
05	roof felt				
06	stucco				
07	stucco				
08	stucco				
09	soil	center of property			
10	soil	center North			
11	roof felt	center			
12	stucco	center			
13	Flouring	@ the rock pile			
14	Floor mastic	@ the rock pile			
15	soil	@ rock pile			
16	Floor-Black	@ rock pile			
17	Floor mastic	@ rock pile			
18	Felt	@ rock pile			
19	soil	East corner			
20	soil	rock pile			

*The square footage is an estimate. All square footage must be confirmed by the abatement company prior to bidding the removal project.

- 21 Flouring S.E. corner
- 22 Floor mastic S.E. corner
- 23 roof shingle

Date	Name	Time	Date	Name	Time
------	------	------	------	------	------

6-19-15 [Signature]

MC JUN 22 2015 9:00 AM



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

SanAir ID Number

15017780

FINAL REPORT

Name: Hart Laboratory
Address: 2028 Rt. 66 #103
Glendora, CA 91741

Project Number:
P.O. Number:
Project Name: 5258 Hermitage Valley Village CA

Collected Date: 6/19/2015
Received Date: 6/23/2015 8:00:00 AM
Report Date: 6/24/2015 4:08:41 PM
Analyst: Robertson, Erin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
03 / 15017780-001 Drywall	Off-White Non-Fibrous Homogeneous	5% Cellulose	95% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
04 / 15017780-002 Concrete	Grey Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
05 / 15017780-003 Roof Felt	Black Fibrous Homogeneous	85% Cellulose	15% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
06 / 15017780-004 Stucco, Stucco	Grey Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
07 / 15017780-005 Stucco, Stucco	Grey Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
08 / 15017780-006 Stucco, Stucco	Grey Non-Fibrous Homogeneous		100% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	Components		Asbestos Fibers
		% Fibrous	% Non-Fibrous	
11 / 15017780-007 Roof Felt Center	Black Fibrous Homogeneous	60% Cellulose 30% Glass	10% Other	None Detected

Certification

Signature: *Erin Robertson*
Date: 6/24/2015

Reviewed: *[Signature]*
Date: 6/24/2015



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804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

SanAir ID Number

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FINAL REPORT

Name: Hart Laboratory
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Glendora, CA 91741

Project Number:
P.O. Number:
Project Name: 5258 Hermitage Valley Village CA

Collected Date: 6/19/2015
Received Date: 6/23/2015 8:00:00 AM
Report Date: 6/24/2015 4:08:41 PM
Analyst: Robertson, Erin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
12 / 15017780-008 Stucco Center, Stucco	Grey Non-Fibrous Homogeneous		100%	Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
13 / 15017780-009 Flooring @ The Rock Pile	Brown Fibrous Homogeneous	75%	Cellulose	25% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
14 / 15017780-010 Floor Mastic @ The Rock Pile	Brown Non-Fibrous Homogeneous		100%	Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
16 / 15017780-011 Floor @ Rock Pile	Black Fibrous Homogeneous	60%	Cellulose	10% Other 30% Glass	None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
17 / 15017780-012 Floor Mastic @ Rock Pile					Not Submitted

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
18 / 15017780-013 Felt @ Rock Pile	Black Fibrous Heterogeneous	30%	Glass	70% Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
21 / 15017780-014 Flooring S.E. Corner	Various Fibrous Homogeneous	45%	Cellulose	55% Other	None Detected

Certification

Signature: *Erin Robertson*
Date: 6/24/2015

Reviewed: *[Signature]*
Date: 6/24/2015



SanAir Technologies Laboratory, Inc.

1551 Oakbridge Drive, Suite B, Powhatan, VA 23139
804.897.1177 Toll Free: 888.895.1177 Fax: 804.897.0070
Web: <http://www.sanair.com> E-mail: iaq@sanair.com

SanAir ID Number

15017780

FINAL REPORT

Name: Hart Laboratory
Address: 2028 Rt. 66 #103
Glendora, CA 91741

Project Number:
P.O. Number:
Project Name: 5258 Hermitage Valley Village CA

Collected Date: 6/19/2015
Received Date: 6/23/2015 8:00:00 AM
Report Date: 6/24/2015 4:08:41 PM
Analyst: Robertson, Erin

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
22 / 15017780-015 Floor Mastic S.E. Corner	Brown Non-Fibrous Homogeneous		100%	Other	None Detected

SanAir ID / Description	Stereoscopic Appearance	% Fibrous	Components		Asbestos Fibers
			% Non-Fibrous		
23 / 15017780-016 Roof Shingle	Brown Non-Fibrous Heterogeneous	15% Glass	85%	Other	None Detected

Certification

Signature: *Erin Robertson*

Date: 6/24/2015

Reviewed:

Date: 6/24/2015

EXHIBIT “C”

BRUCE MALINOWSKI ARCHITECT
3101 N. GARDEN ST. SUITE 202
LOS ANGELES, CA 90018
TEL: 323 401 3772
FAX: 323 401 1519
BRUCE MALINOWSKI ARCHITECT, CO. INC.
LANDSCAPE ARCHITECT # 4774
ARBORIST # 66956

henry RAMIREZ
BRUCE malinowski

ARBORIST CERTIFICATION

CITY OF LOS ANGELES
Planning Department
221 Figueroa St.
Los Angeles, CA
90012

08.26.2014

PROPERTY INFO:
5258 N. Hermitage Ave
Los Angeles, CA
91607
TT # 72725

To who it may concern:

This letter is to certify that there are no protected species of trees on this site. Verification of site photos indicates Chinese Elm trees (*Ulmus chinensis*) for the three existing site tree species shown on the site survey.

The above is true and correct to the best of my knowledge.


Bruce Malinowski



Henry Ramirez



EXHIBIT “D”

LANDSCAPE GENERAL NOTES

Materials, Appliances, Employees. The contractor shall provide and pay for all materials, labor, tools, and other items necessary for and incidental to completion of his work.

Permits and Regulations. The Contractor shall obtain and pay for all permits necessary and shall comply with all laws and ordinances of the County and City...

Protection of Work, Property, and Person. The Contractor shall adequately protect the work, adjacent property, and the public and shall be responsible for any damage or injury to his act...

Changes in the Work. The Owner may order changes in the work, the Contractor shall be adjusted accordingly. All such orders, and adjustments shall be in writing.

Correction in the Work. The Contractor shall re-execute any work that fails to conform to the requirements of the contract, remedying any defects due to faulty materials or workmanship...

Landscape Architect/Designer Status. The Landscape Architect/Designer shall act as the authorized representative of the Owner, and have the authority to accept or reject materials or workmanship...

Subcontractors. Portions of the work executed by subcontractors shall be performed according to the same requirements incumbent upon the Contractor, including general conditions, specifications, contract drawings, and County or City regulations.

Underground Utilities. Contractor shall be responsible for verifying locations of all existing utilities, and for protection of the same. Damages resulting from his work or that of his subcontractors, shall be restored to original condition at their own expense.

Repair. In the absence of the Contractor, the Owner reserves the right to make any emergency repairs required for protection of the site, the work, or adjacent improvements; costs of such repairs to be back-charged to the Contractor.

Continuation. Architecture Communities expects all installations to be executed by competent personnel licensed to perform such work under the California State Contractors License C-27 or of equal competence or license.

Agents. Persons performing design or construction work are expected to function as professional agents of the developer.

Terminology. The term Contractor shall mean Subcontractor when used in the specifications and ON the plans.

LANDSCAPE SPECIFICATIONS

1. SCOPE

Work of this section includes everything necessary for or incidental to completing landscape work except as herein specifically excluded.

- A. Work Included: Principal items of work include but are not limited to the following: 1. Soil Preparation 2. Fine grading 3. Trees, lawn, shrub, ground cover and vine planting 4. Staking 5. Mulching 6. Clean-up and disposal 7. Maintenance B. Work Not Included in this Section: 1. Earthwork 2. Landscape Sprinkler System

2. WORKMANSHIP

Perform work in accordance with the best standards of practice for Landscape work and under the continual supervision of a competent foreman capable of interpreting the drawings and specifications.

3. QUANTITIES AND TYPES

Plant materials shall be furnished in the quantities and/or spacing as shown or noted for each location, and shall be of the species, kinds, sizes, etc., as symbolized and/or described in the "List of Plant Materials," all as indicated on the drawings.

4. VERIFICATION OF DIMENSIONS AND QUANTITIES

All scaled dimensions are approximate. Before proceeding with any work, the Contractor shall carefully check and verify any dimensions and quantities, and shall immediately inform the Architect/Designer of any discrepancy between the drawings and/or specifications and actual conditions.

5. INSPECTION

A. All inspection herein specified shall be made by the Owner or his representative. The Contractor shall request inspection at least 24 hours in advance of the time inspection is required.

- B. Inspection will be required for the following parts of the work: 1. When planting holes for trees & shrubs are prepared, during planting, and during mixing and placing of prepared soil backfill for same. 2. When fine grading of sod area is completed. 3. When planting, sodding and all other work, except the maintenance period.

C. The contractor or his authorized representative shall be on the site at the time of each inspection.

6. MAINTENANCE PERIOD

A. The Contractor shall continuously maintain all areas included in the contract during the progress of the work, the maintenance period and until final acceptance of the work.

B. After all work indicated on the drawings or herein specified, including all planting and weeding, has been completed, inspected and approved by the Architect, or his representative, the Contractor shall maintain all planted areas by means of continuous waterings, weeding, rolling, mowing, re-sodding, cultivating, spraying, mulching, edging, and/or any other operations necessary for their care and upkeep, for a period of not less than 90 days, except that the maintenance period shall be extended to include the time necessary to meet the requirements for completion of the maintenance period hereinafter specified.

C. Planted areas shall be cultivated and weeded as required; grass shall be mowed to a 1/2" height, and repeated as necessary.

D. At completion of the maintenance period, all areas included in the contract shall be clean and free of debris and weeds, all plant materials and grass shall be live, healthy, and free of infestations, all lawn areas shall have a complete coverage of grass, without bare spots, mowed to a 1/2" height. Slope erosion control planting shall have covered a minimum of 80

E. Contractor shall immediately replace any and all plant material and/or sod which, for any reason, dies or is damaged while under his care. Replacement shall be made with sod and or plant as indicated or specified for the original planting.

7. GUARANTEE

A. All plants shall be guaranteed by the contractor as to growth and health for a period of ninety (90) days after completion of the specified maintenance period and/or final acceptance by the architect and owner. Specimen trees (24" box or larger) shall be guaranteed materials.

8. PROTECTION

A. Tree supports: Immediately after planting, all 1-gal, 5-gal, and 15-gal trees, unless otherwise indicated, shall be loosely supported by at least three green 1" wide plastic ties to one rough redwood stake not less than 2" square and 2'-0" long, firm bearing but not less than 18" into the ground, care being taken not to injure the ball of the tree.

B. Placement: All stakes shall be located to prevent interference with the operation of the sprinkler system and shall be relocated as required or directed. All fencing and tree supports shall remain the property of the owner.

C. Guying: All specimens (24" box or larger) trees shall have a 3-wire guy, attached to a 4" x 4" x 3" redwood post set 10' from the tree. Use double strand # 9 galvanized twisted wire attached to green rubber hose around tree trunk.

9. MATERIALS

A. Plant materials indicated on the drawings and herein specified shall conform to the following:

1. Nomenclature: Plant names indicated or used in the "List of Plant Materials" on the drawings conform to "Standardized Plant Names" established by the American Joint Committee on Horticultural Nomenclature, except that for names not covered therein the established custom of the nursery is followed.

2. Conditions: Plants shall be symmetrical, typical for variety and species, sound, healthy, vigorous, free from plant disease, insect pests or their eggs, and shall have healthy normal root systems, well fitting their container, but not to the point of being rootbound. Plants shall not be pruned prior to delivery except as authorized by the Owner or his representative. In no case shall trees be topped before delivery.

3. Dimensions: The height and spread of all plant material shall be measured with branches in their normal position, and shall be as indicated on the drawings. Where cut-off or other dimensions of any plant materials are omitted from the "List of Plant Materials", it shall be understood that these plant materials shall be normal stock for type listed.

4. Inspections: All plant materials must have been previously inspected at the nursery by the Landscape Architect/Designer, and shall be subject to the inspection and approval of the Owner, or his representative before planting.

5. Substitutions: For the indicated plant, materials will be permitted, provided the substitute materials are approved in advance by the Architect, and the substitutions are made at no additional cost to the owner. Except for the variations so authorized, all substitute plant materials shall conform to the requirements of these specifications. If accepted substitute materials are of less value than those indicated or specified, the contract price will be adjusted in accordance with the provisions of the contract. (All approvals of substitute materials must be in writing.)

10. CLEAN-UP

A. During the course of the work, remove surplus materials from the site and leave sidewalks and streets in a neat and clean condition. Excess topsoil shall be removed from the site.

B. Clean up and remove all debris and surplus materials upon completion of work, leaving the premises in a neat and clean condition satisfactory to the Landscape Architect/Designer.

C. Remove all tags, labels, nursery stakes, and ties from all plants unless otherwise directed.

11. SOIL PREPARATION AND FINE GRADING

A. Moisture Content: The soil shall not be worked when the moisture content is so great that excessive compaction will occur; nor when it is dry that a dust will form in the air or that clots will not break readily. Water shall be applied, if necessary to provide ideal moisture content for tilling and for planting herein specified.

B. Preliminary grading shall be done in such a manner as to anticipate the finish grading. Excess soil shall be redistributed before application of fertilizer and mulch. Where soil is to be replaced by plants and mulch, allowance shall be made so that when finish grading has begun, there shall be no deficiency in the specified depth of mulched planting beds.

The Finish Grading shall conform to the proposed contours and spot grades as shown on the plans and as modified herein:

(1) In lawn areas the finish grade shall be flush with adjoining flatwork, except along edges where the lawn receives run-off the finish grade shall be 1/2" below.

(2) In planting areas the finish grade shall be 1/2" below adjoining flatwork, except along edges where water may be trapped the finish grade shall be brought flush.

In addition, work hereunder shall consist of removing all extraneous exposed matter, and grading to facilitate run-off of surface water.

(3) All soil used on slab conditions shall be lightweight B.D. WHITE TYPE 9 B (310-370-511) or equal 50% sand, 50% fir bark shavings.

C. Weeding: Before and during preliminary and finish grading, all weeds and grasses shall be dug out by the roots and disposed of off the site except the weeds and grasses that are not of the perennial type and are less than 2'-1/2" high, and are not bearing seeds may be turned under. Perennial weeds and grasses to be removed include but are not limited to the following:

- Bermuda Grass Johnson Grass St. Augustine Grass Nut Grass Alfalfa Wire Weed Puncture Vine Dallis Grass Mustard Plant

D. All planting areas under 25% (4:1) slope shall receive an application of 6 cubic yards of ultratized bulk humus and 15 pounds of 16-20-0 ammonium phosphate for each 1000 square feet of area. The bulk humus and fertilizer shall be thoroughly dug or tilled into the top six (6) inches of soil and watered. Slopes over 25% (4:1) slope shall have an application of 4 cubic yards of ultratized bulk humus and 10 pounds of 16-20-0 ammonium phosphate, raked in lightly, per 1000 square feet of area. This to be watered in prior to planting ground cover but after planting of trees and shrubs.

E. The sod areas shall be rolled in two directions at approximately right angles with a water ballast roller weighing 100 to 300 pounds. Any irregularities that develop shall be re-raked or scarified, cut or filled, as required, and then rolled until area is true and uniform, free from lumps, depressions, and irregularities. After sod areas have been prepared as specified, no heavy object except rollers shall be taken over them areas at any time.

F. Trenches: If sprinkler system is installed after grading and finishing is completed, the upper portion of the backfill shall be rolled and fertilized to the depth specified for the area as required to conform to the specifications.

12. METHOD OF PLANTING

A. No planting shall be done in sod areas until all operation in conjunction with the installation of the sprinkler systems have been completed, final grades have been established, the planting areas have been established, the planting areas have been properly prepared as herein specified, and the work approved by the architect or his representative.

B. Relative position of all trees is subject to approval of the architect or his representative and they shall, if necessary, be relocated as directed as part of the contract.

C. All plants shall be set so that, when settled, they bear the same relation to the required grade as they bore to the natural grade before being transplanted. Each plant shall be planted in the center of the pit and backfill, unless otherwise specified, made with prepared soil. No soil in muddy condition shall be used for backfilling. No filling will be permitted around trunks or stems. All broken or frayed roots shall be properly cut off.

D. The Owner or his representative, shall supervise the placing and planting of all plant material.

E. Planting of Trees: All pits for trees shall be dug round with bottoms level, and be two times the size of the containers. Pits shall be backfilled with compacted prepared soil (see paragraph F below) to the bottom of the tree ball, the tree set to the required grade, and the balance of the pit filled with prepared soil, thoroughly settled by tamping and watering.

F. For specimen tree and shrub installation, excavate holes twice the diameter of the root ball and twice the depth. Replace loosened native soil in the bottom of the hole to root depth. Backfill with the following combination: Exception: (slab planting)

1/3 parts by volume native soil 1/3 part by volume Nitrogen stabilized redwood shavings 1/3 part by volume Nitrogen Use 21 grams "Agriflora" or equal fertilizer tablets as per manufactures spec's, in 1 gallon per gal. case, 3 per 5, 4 per 15

The prepared soil shall be mixed in an area or areas adjacent to the planting work, and shall be accurately proportioned using a suitable measuring capacity. Unused excavated soil shall be cleaned up and disposed of off the site. Use sodex mix for all ferns and cactuses. (MEX 76) From B.D. WHITE If mix 76 is used in planters, exclude Agriflora fertilizer tablets.

G. Mulching: The surface between trees in planting beds and the surface of prepared soil backfill in watering basins shall be given an application of one cubic yard of bulk humus for each 1000 sq. ft. of area, worked into the top 1" of the soil.

H. Top Dressing: Pacific Coast Forest Products (616)858-2081 Orchard Seedling Berk 3/16"-3/8" chip. Top dressing is to be 2" deep.

I. Watering Basins: Form basins no larger than the root ball leaving the surface of the root ball exposed around all specimen material. During the established phase, water should be applied such that it enters the root ball before penetrating into the native soil. Excavated earth, if capable of retaining water, may be used.

After watering, any settlement within the basins shall be refilled to the required grade with prepared soil, and additional bulk humus worked into the surface as required to restore the mulched condition.

J. For maintenance watering after plant, apply ammonium sulfate 5 lbs./1000 sq. ft. once every month starting 30 days after installation. Decrease frequency after plants have become established.

13. LAWN (SOD)

A. The Contractor shall sod all areas indicated on the drawings or equal amount as directed.

B. No sodding shall occur until all areas to be sodded are cleared of any rough grass, weeds and debris and the ground brought to an even grade and the topsoil spread and compacted to the required depth.

C. The sod shall be of firm, tough texture, having a compacted growth of grass with good root development. It shall contain no noxious weeds or any other objectionable vegetation, fungus, insects or diseases. The soil embedded in the sod shall be good clean earth, free from stones and debris. The sod shall be free from fungus, vermin and other diseases.

D. The sod shall be cut into uniform dimensions.

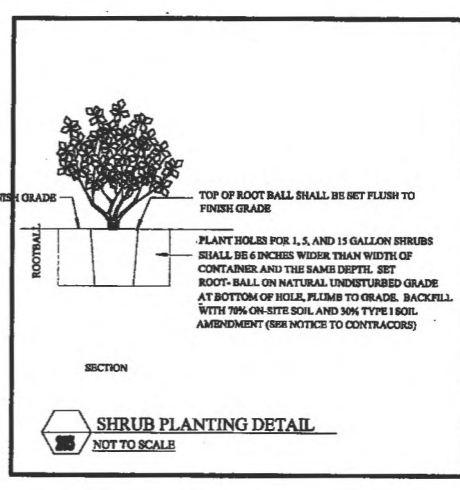
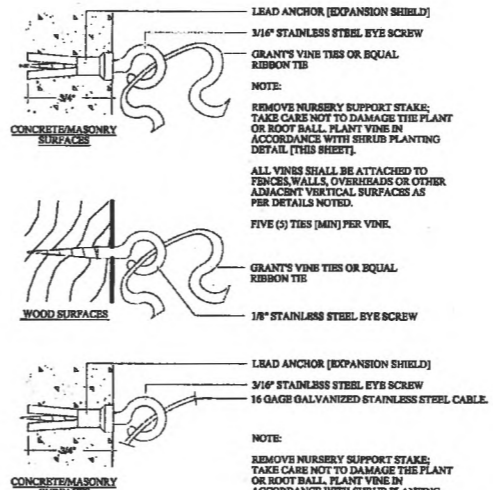
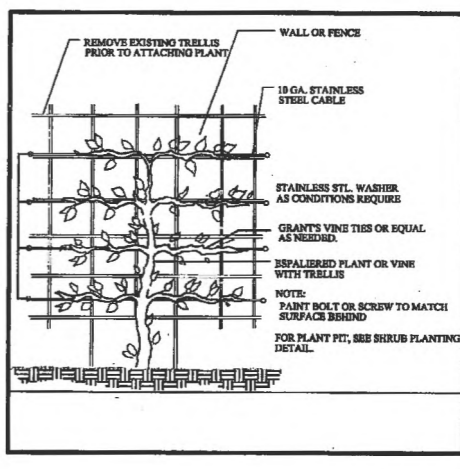
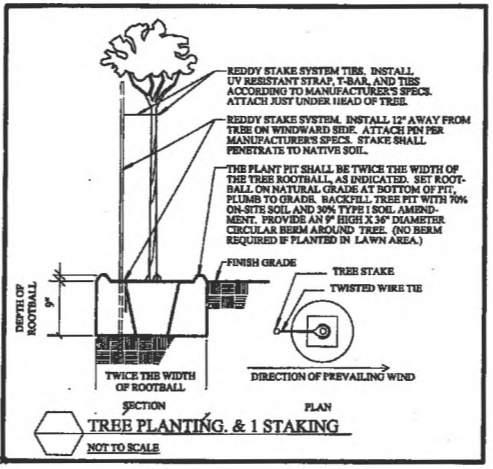
E. Sods shall be laid with closely abutting joints with a tapered or rolled even surface and with a light top-dressing of soil if required.

F. Watering shall be accomplished as necessary until the sod is established.

G. It shall be the responsibility of the Landscape Contractor to bring the sod edge in a neat, clean manner to the edge of all paving and shrub areas.

14. PROTECTION OF PROPERTY

Prior to excavation for planting or placing of stakes, locate all electric cables, conduits and all utility lines so that proper precautions may be taken not to damage such improvements. In the event of a conflict between such lines and plant locations, promptly notify the architect, who shall arrange for relocation of one or the other. Failure to follow this procedure places upon the contractor the responsibility to repair damages at his own expense, which result from work hereunder.



hR henryRAMIREZ

3790 LAVELL DRIVE LOS ANGELES, CA 90005 T. 323.401.3792 F. 818.385.1519

PROJECT INFO:

A SET OF LANDSCAPE PLANS FOR A NEW CONDOMINIUM BUILDING LOCATED AT: 5258 N. HERMITAGE AVE. VAN NUYS, CA 91607 LOT No 99 BLOCK NONE TRACT: TR 9237 TENTATIVE TRACT No-

FOR: MR. BEN SALEM & MR. JOE SALEM

5258 N. HERMITAGE AVE. VAN NUYS, CA 91607



REVISIONS: Table with columns for DATE and OBSERVATION. Includes a row for 06.11.14 with the signature G.N.1.

DATE: 06.11.14 G.N.1

TENTATIVE TRACT No-

GENERAL NOTES:

- 1- BUILDING & SAFETY FORM B-164 IS PART OF THIS PLAN.
- 2- A STAMPED SET OF PLANS SHALL BE ON THE JOB SITE AT ALL TIMES.
- 3- CUT AND FILL SLOPES SHALL BE 1 1/2 : 1 MAXIMUM AND 2 : 1 MAXIMUM RESPECTIVELY.
- 4- NOT LESS THAN ONE FIELD DENSITY TEST WILL BE MADE FOR EACH 2 FEET VERTICAL LIFT OF FILL NOR LESS THAN ONE SUCH TEST FOR EACH 1000 CUBIC YARDS OF MATERIAL PLACED.
- 5- NO FILL TO BE PLACED UNTIL STRIPPING OF VEGETATION, REMOVAL OF UNSUITABLE SOILS AND INSTALLATION OF SUBDRAINS, IF ANY, HAS BEEN INSPECTED AND APPROVED BY THE SOIL ENGINEER.
- 6- NO ROCK OR SIMILAR MATERIAL GREATER THAN 6 IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE SOIL ENGINEER IN ADVANCE AND APPROVED BY THE BUILDING OFFICIAL.
- 7- THE COMPACTION REPORT MUST INCLUDE THE TEST RESULTS FOR COMPACTION WITHIN 12 OF THE SLOPE SURFACE. A MINIMUM OF ONE TEST FOR 1000 SQ. FT. OF SLOPE SURFACE SHALL BE TAKEN. THE VERTICAL INTERVAL BETWEEN TEST LOCATIONS SHALL NOT EXCEED 10 FEET.
- 8- ALL FILL THAT WAS PLACED WITHOUT INSPECTION OR APPROVAL MUST BE REMOVED, INSPECTED AND RECOMPACTED.
- 9- ALL NON-CONFORMING SLOPES MUST BE MADE TO CONFORM PRIOR TO FINAL INSPECTION.
- 10- NO WORK SHALL BE STARTED IN OR ABOUT A GRADING PROJECT WITHOUT FIRST NOTIFYING THE GRADING INSPECTOR.
- 11- ALL DEBRIS AND FOREIGN MATERIAL SHALL BE REMOVED FOR THE SITE.
- 12- PROTECTIVE MEASURES SHALL BE TAKEN BY THE CONTRACTOR AND THE OWNER TO PROTECT ADJACENT PROPERTY AND PUBLIC WAYS DURING GRADING OPERATIONS.
- 13- DUST SHALL BE CONTROLLED BY WATERING.
- 14- THE SOIL REPORT AND ALL ADDENDUMS THERETO ARE A PART OF THIS PLAN.
- 15- ALL GRADING SHALL BE IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS, THE APPLICABLE PORTIONS OF THE LOS ANGELES CITY CODE AND THE REQUIREMENTS OF THE GOVERNING AUTHORITY.
- 16- THE GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THE PROJECT SHALL BE NOTIFIED BY THE CONTRACTOR OR THE OWNER THAT GRADING IS TO COMMENCE AND MAKE ALL NECESSARY ARRANGEMENTS FOR THEIR INSPECTION.
- 17- THE SOIL ENGINEER SHALL BE NOTIFIED TO INSPECT THE SITE BEFORE CLEARING IS TO COMMENCE.
- 18- DURING CONSTRUCTION THE DRAINAGE OF THE LOT MUST BE MAINTAINED. WHEN UTILITY TRENCHES ARE DUG, CARE MUST BE TAKEN TO PREVENT THE SOIL FROM TRENCHES BEING PLACED IN SUCH A MANNER AS TO BLOCK THE DRAINAGE AND CAUSE RAIN WATER TO BE IMPOUNDED. IF A TRENCH IS TO BE PLACED IN A SLOPE, THE TRENCH SHOULD NOT SERVE AS A DRAIN FOR THE TRIBUTARY AREA ABOVE.
- 19- GRADED SLOPES SHALL BE PLANTED, SPRINKLED AND MAINTAINED TO REDUCE EROSION IN ACCORDANCE WITH THE LOS ANGELES CODE.
- 20- ALL FOOTING EXCAVATIONS SHALL BE EXAMINED BY THE SOIL ENGINEER BEFORE FORMS ARE SET.
- 21- IT IS IMPORTANT THAT THE DRAINAGE SYSTEMS BE PROPERLY MAINTAINED.
- 22- RETAINING WALLS ARE NOT PART OF THIS PERMIT. GRADE SLOPES AT 2:1 UNLESS WALL PERMITS ARE OBTAINED.
- 23- A STANDARD BERM SHALL BE CONSTRUCTED AT THE TOP OF ALL GRADED SLOPES.
- 24- THE DEPARTMENT LETTER DATED _____ AND ALL REFERENCED REPORTS ARE A PART OF THIS PLAN.
- 25- CITY PLANNING LETTER DATED _____ IS A PART OF THIS PLAN.
- 26- GRADING WILL NOT CREATE TRENCHES OR EXCAVATIONS 5 FEET OR DEEPER WHICH COULD IMPROBARDIZE THE WORKERS.
- 27- OUTLETS FROM AREA DRAINS CUT THROUGH OVERSTEEPENED SLOPES, SHOULD BE BACKFILLED WITH TWO-SACK SLURRY INSTEAD OF DIRT.
- 28- LOOSE FILL MATERIALS HAVE BEEN NOTED AT THE TOP OF THE DESCENDING SLOPE IN THE AREA OF FUTURE POOL.
 - A. LOW GARDEN WALL ALONG TOP OF SLOPE SHOULD BE FOUNDED THROUGH FILL MATERIALS INTO FRESH BEDROCK.
 - B. FILL MATERIALS ON THE PAD AREA SHOULD BE MOISTURE CONDITIONED TO NEAR THEIR OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 90% OF THE MATERIALS MAXIMUM DENSITY.

**** NOTICE TO CONTRACTORS ****

- 1- THE CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIMSELF/HERSELF WITH ALL EXISTING CONDITIONS.
- 2- STRAIGHT GRADES SHALL BE RUN BETWEEN CONTOURS AND/OR SPOT ELEVATIONS SHOWN UNLESS OTHERWISE INDICATED.
- 3- SHOULD CONFLICTING AND/OR ERRONEOUS INFORMATION BE FOUND ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO COMMENCE OF WORK.
- 4- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ADEQUATE SUPPORTS FOR ALL EXCAVATIONS WHERE IT IS NECESSARY TO PROTECT PERSONNEL AND PROPERTY FROM ANY DAMAGE THAT MIGHT OCCUR AS A RESULT OF THE COLLAPSE OF EXCAVATION.
- 5- EARTHWORK QUANTITIES SHOWN HERON ARE FOR PLAN CHECKING PURPOSES ONLY AND ARE NOT FOR BID, EXPORT OR IMPORT. THE CONTRACTOR SHALL DETERMINE HIS/HER OWN EARTHWORK QUANTITIES.
- 6- PRIOR TO COMMENCING ANY WORK THE CONTRACTOR SHOULD CHECK FOR INTERFERENCE WITH EXISTING POWER LINES, UTILITY LINES OR OVERHEAD WIRES AND RELOCATE IF NECESSARY.

**DEPARTMENT OF PUBLIC WORKS
NOTICE TO CONTRACTORS**

- 1- ALL WORK DETAILED IN THESE PLANS UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR PUBLIC WORKS APPOINTED BY THE BOARD.
- 2- APPROVED HERON IS THE WORK IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, AND WATER COURSES UNDER CONSTRUCTION OF THE PUBLIC WORKS AND SLOPES ADJACENT TO SUCH STREETS, SUBJECT TO THE PROVISIONS OF PERMIT B No. _____ NO EROSION CONTROL OR DRAINAGE DEVICES SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT B No. _____ PUBLIC WORKS.
- 3- THIS GRADING PLAN WHEN APPROVED BY THE DISTRICT ENGINEER AS WELL AS PERMITS FOR WORK WITHIN STATE OR COUNTY RIGHT OF WAYS SHALL BE ON THE SITE OF WORK AT ALL TIMES.
- 4- IF ANY UNFAVORABLE GEOLOGICAL CONDITIONS ARE ENCOUNTERED DURING GRADING OPERATIONS, GRADING IN THAT AREA WILL STOP UNTIL APPROVED CORRECTIVE MEASURES ARE OBTAINED.
- 5- DEPARTMENT OF PUBLIC WORKS, BUREAU OF ENGINEERING, GEOLOGY AND SOILS ENGINEERING SECTION, STREET OPENING AND VIEWING DIVISION, SHALL BE NOTIFIED PRIOR TO COMMENCING GRADING OPERATIONS. ALL FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE RECOMMENDED BY THE GEOLOGY AND DIVISION, AND SPECIFIED BY THE ENGINEER.
- 6- DRAINAGE FROM ALL LOTS SHALL BE CARRIED TO THE IMPROVED STREET GUTTER BY MEANS OF AN APPROVED DRIVEWAY OR DRAINAGE STRUCTURE.
- 7- ALL SLOPES IN PRIVATE PROPERTY ADJOINING A STREET, DRAINAGE CHANNELS, OR OTHER PUBLIC FACILITIES SHALL BE GRADED NOT STEEPER THAN 2:1 FOR CUT OR FILL.
- 8- IF ANY GRADING OPERATION COVERED BY SAID PERMIT B No. _____ SHALL EXTEND INTO, THROUGH, OR COMMENCE DURING THE PERIOD OF DECEMBER 1 THROUGH APRIL 15. THE PERMITTEE WILL BE REQUIRED TO DURING THAT PERIOD. SAID PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER ON OR BEFORE SEPTEMBER 15, OR AT LEAST 30 DAYS BEFORE GRADING OPERATIONS, AND SHALL BE APPROVED BY THE DISTRICT OR DIVISION ENGINEER BEFORE ANY GRADING IS PERFORMED DURING SAID PERIOD.

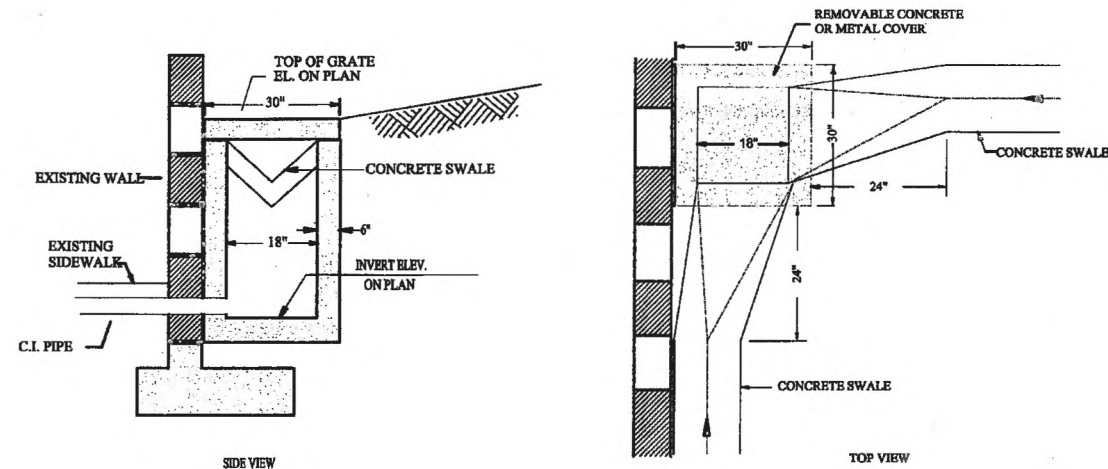
**DEPARTMENT OF PUBLIC WORKS
DISTRICT ENGINEER APPROVALS**

APPROVAL FOR ROUGH GRADING AND APPROXIMATE STREET GRADES IN DEDICATED OR PROPOSED PUBLIC STREETS, EASEMENTS, WATERCOURSES AND SLOPES ADJACENT TO SUCH EASEMENTS, SHOULD BE OBTAINED UNDER THE JURISDICTION OF THE BOARD OF PUBLIC WORKS SUBJECT TO THE PROVISIONS OF PERMIT B, No. _____ AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, CURRENT EDITION AND SUPPLEMENTS.

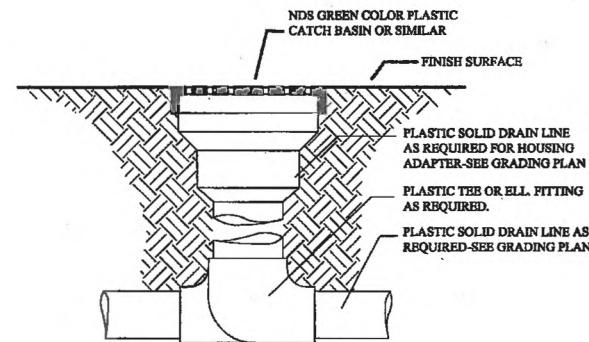
FINAL STREET GRADES AND ALIGNMENT MUST MEET CURRENT ESTABLISHED CITY STANDARDS. ONLY THE EROSION CONTROL OR DRAINAGE DEVICES SHOWN HERON OR AUTHORIZED BY THE BUREAU OF ENGINEERING SHALL BE INSTALLED IN THE AREA COVERED BY PERMIT B.

DISTRICT ENGINEER _____ DATE _____

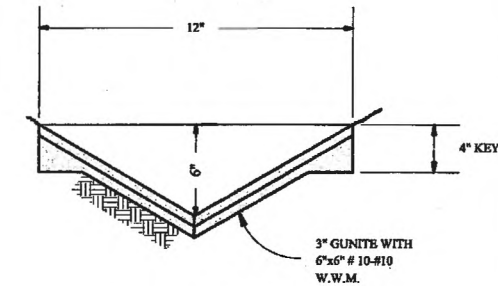
LEGEND	
B.S.	BOTTOM OF STEP ELEVATION
B.W.	BACK OF WALK ELEVATION
F.F.	FINISHED FLOOR ELEVATION
F.G.	FINISHED GROUND ELEVATION
F.L.	FLOWLINE
F.S.	FINISHED SURFACE
N.G.	NATURAL GROUND
INV.	INVERT ELEVATION
T.W.	TOP OF WALL
T.C.	TOP OF CURB
T.G.	TOP OF GRATE
T.S.	TOP OF STEP ELEVATION
P.C.C.	PORTLAND CEMENT CONCRETE
50.00	EXISTING ELEVATION
50.00	PROPOSED ELEVATION
-R-R-	RIDGE LINE
-50	EXISTING CONTOURS
-50	PROPOSED CONTOURS



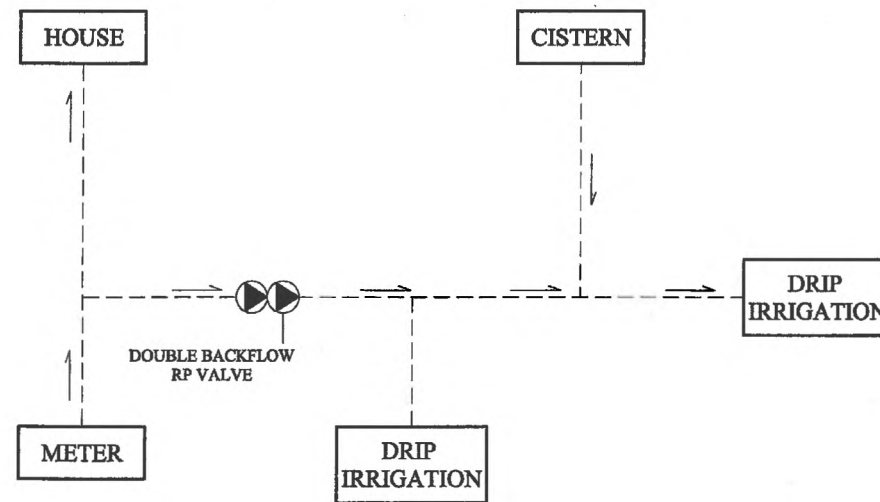
CATCH BASIN
NOT TO SCALE (A)



AREA DRAIN
NOT TO SCALE (B)



CONCRETE SWALE
NOT TO SCALE (C)



IRRIGATION SYSTEM VALVE DIAGRAM
NOT TO SCALE (D)

hR
henryRAMIREZ

3790 LEVELL DRIVE
LOS ANGELES, CA
90065
T: 323.401.3792
F: 818.585.1519

PROJECT INFO:

A SET OF LANDSCAPE PLANS FOR A NEW CONDOMINIUM BUILDING LOCATED AT:
5258 N. HERMITAGE AVE.
VAN NUYS, CA
91407
LOT No 39
BLOCK: NONE
TRACT: TR 9227
TENTATIVE TRACT No-

FOR:

**MR. BEN SALEM &
MR. JOE SALEM**
5258 N. HERMITAGE AVE.
VAN NUYS, CA
91407

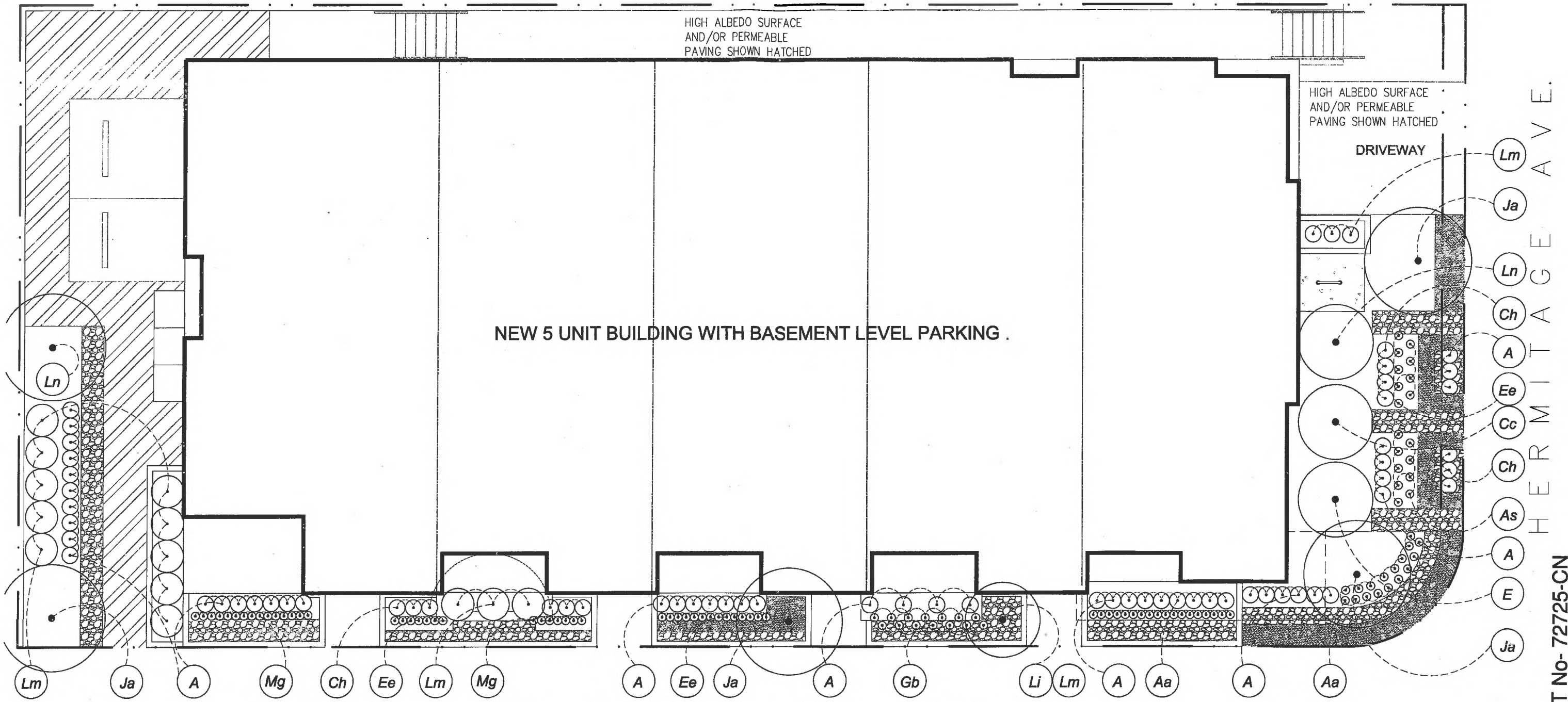


REVISIONS:

DATE	OBSERVATION

DATE: 06.11.14 **G.N.2**

TENTATIVE TRACT No-



NEW 5 UNIT BUILDING WITH BASEMENT LEVEL PARKING .

HERMITAGE AVE.
TENTATIVE TRACT No- 72725-CN

W E D D I N G T O N S T.

PLANTING LIST								
SYMBOL	BOTANICAL NAME/COMMON NAME	COMMON NAME	SIZE			SPRINK TIME TO REACH MATURITY	QTY	MANUFACTURER
			AT PLANTING	AT MATURITY	R I S			
Ln	<i>Laurus nobilis</i>	Sweet Bay	24" BOX	30"	20'	30 to 50 years	1	MULTI
Ja	<i>Jacaranda acutifolia multicaespitosa multiflora</i>	Jacaranda	24" BOX	30"	20'	30 to 50 years	4	MULTI
Cc	<i>Chromolaena odorata</i>	Comptar Tree	24" BOX	30"	20'	30 to 50 years	1	MULTI
Li	<i>Lagerströmia indica, white</i>	Crape Myrtle	24" BOX	20"	20'	20 to 30 years	1	STANDARD
E	<i>ERIOBOTRYA japonica</i>	Loquat	24" Box	25"	20'	20 to 30 years	1	MULTI
SHRUBS								
Ch	<i>Captiva hypoleuca</i>	Fairy Heather	5 GAL				10	
A	<i>Androsace</i>	Kangaroo Paw	5 GAL				48	
Lm	<i>Lilium muscarifolium</i>	Lily Turf	5 GAL				16	
PLANTS								
As	<i>Acorium</i>	Acorium	1 GAL	12"	9"	30 to 50 years	27	STANDARD
As	<i>Agave attenuata</i>	Fountain Agave	1 GAL	4"	3"	30 to 50 years	27	STANDARD
Ee	<i>Echeveria agaveoides hybrid</i>	Echeveria Hybrid	1 GAL	8"	10"	30 to 50 years	45	STANDARD
Mg	<i>Miscanthus foenifolius</i>	Miscanthus Grass	1 GAL	2"	2"	20 to 30 years	17	STANDARD
Gb	<i>Echinocystis grisea</i>	Golden Bamel Cactus	1 GAL	1"	1"	20 to 30 years	14	STANDARD
GROUND COVER								
		Red Gravel						
		Blue Finger Ground Cover						

INCIDENCE OF PLANTING TABLE		
SPACE	AREA	REQUIREMENT
Area Utilized for Building	4,881.01 Sq.Ft.	
Open Space	2,714.69 Sq.Ft.	1 Plant per 500 Sq.Ft.
Total Area	7,595.70 Sq.Ft.	

INCIDENCE OF PLANTING: $\frac{3,002.69 \text{ Sq. Ft.}}{500 \text{ Sq. Ft.}} = 6 \text{ TREES}$

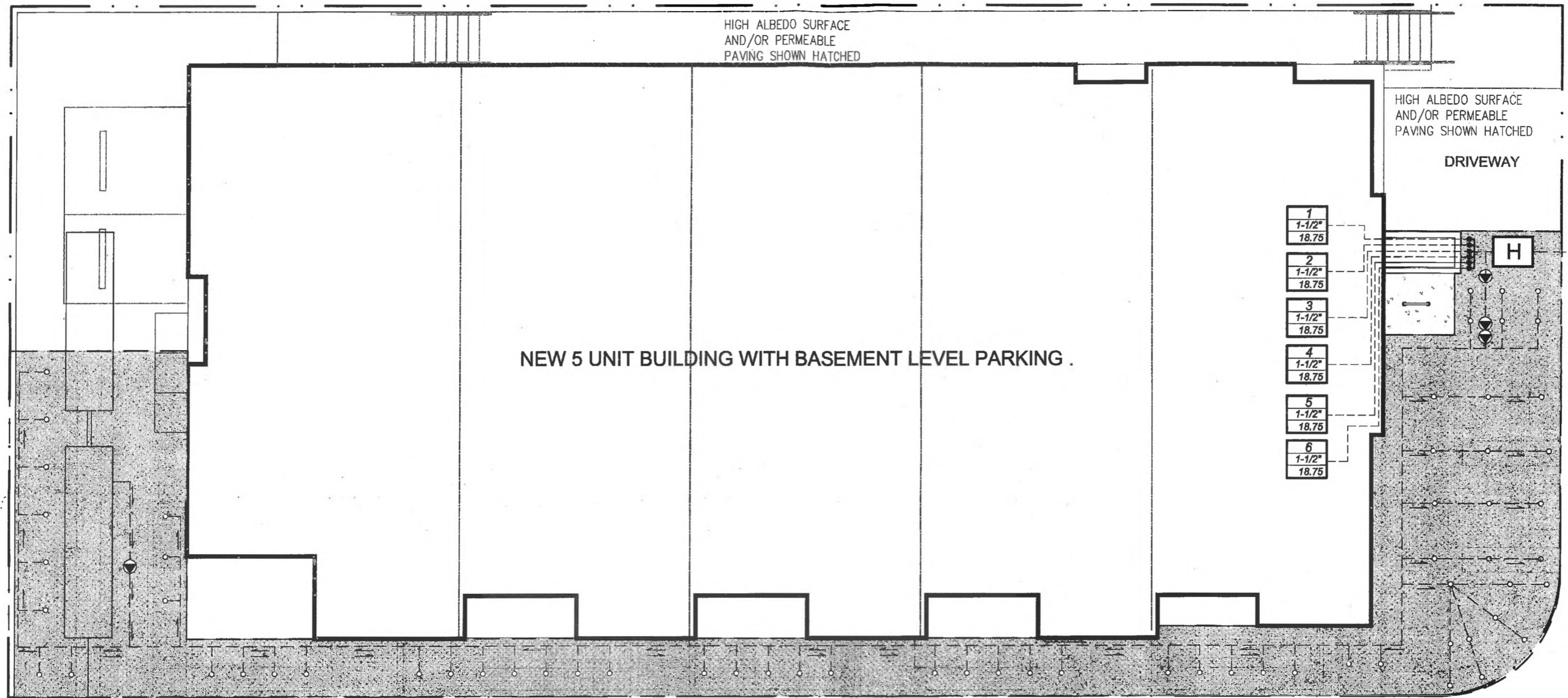
LANDSCAPE POINT SYSTEM		
TABLE I		
Square Footage of project Site	Points Required	Points Awarded
< 7,500	10	
7,501 - 15,000	15	
15,001 - 40,000	20	
40,001 - 88,000	30	
88,001 - 120,000	50	
120,001 - 150,000	60	

LANDSCAPE POINT SYSTEM		
TABLE II		
Feature/Technique	Points Awarded	Points Awarded
1 Street Trees	0	0
2 Oodrig	0	0
3 Planting (Commensal Zones)	0	0
4 Wall Finishes	0	0
5 Street Furniture	0	0
6 Benches	0	0
7 Conduits	0	0
8 Utilities	0	0
9 Site Design	10	50% of Landscape Points
10 Main Finish elevation of structure, at above-grade above or below the finish elevation of the sidewalk.	0	0
11 Provision of trees shading east or west sides of building.	2	0
12 Main Finish elevation of structure, at above-grade above or below the finish elevation of the sidewalk.	0	0
13 Art	0	0
14 Other Features and Techniques	0	0
15 Bonus Points	0	0
16 Planting trees and plants correct species	0	0
Total of Points	17	

LOT COVERAGE AREAS		
PROJECT AREA:	4,881.01 SQ.FT.	64.26%
LANDSCAPE AREA:	1,387.45 SQ.FT.	18.26%
OPEN SPACE AREA:	1,327.24 SQ.FT.	17.48%
LOT AREA:	7,595.70 SQ.FT.	100.00%

OPEN SPACE CALCS		
HARDSCAPE AREA:	1,327.24 SQ.FT.	48.80%
LANDSCAPE AREA:	1,387.45 SQ.FT.	51.10%
TOTAL OPEN SPACE AREA	2,714.69 SQ.FT.	100.00%

PROJECT INFO:		STAMP		DATE:		PAGE	
A SET OF LANDSCAPE PLANS FOR A NEW CONDOMINIUM BUILDING LOCATED AT:		FOR:		DATE		OBSERVATION	
6258 N. HERMITAGE AVE. VAN NUYS, CA 91407 LOT No: 59 BLOCK: NONE TRACT: TR 9237 TENTATIVE TRACT No-		MR. BEN SALEM & MR. JOE SALEM 6258 N. HERMITAGE AVE. VAN NUYS, CA 91407				DATE: 06.11.15 L.1.0	
						henryRAMIREZ bruceMALINOWSKI 9760 LAVELL DRIVE T. 323.401.3782 LOS ANGELES, CA F. 818.385.1519	



HERMITAGE AVE.

TENTATIVE TRACT No- 72725-CN

NEW 5 UNIT BUILDING WITH BASEMENT LEVEL PARKING .

HIGH ALBEDO SURFACE
AND/OR PERMEABLE
PAVING SHOWN HATCHED

HIGH ALBEDO SURFACE
AND/OR PERMEABLE
PAVING SHOWN HATCHED

DRIVEWAY

- 1
1-1/2"
18.75
- 2
1-1/2"
18.75
- 3
1-1/2"
18.75
- 4
1-1/2"
18.75
- 5
1-1/2"
18.75
- 6
1-1/2"
18.75

① AREA SERVED BY CISTERN
(SEE IRRIGATION SYSTEM VALVE DIAGRAM ON SHEET GN2.0)

W E D D I N G T O N S T .

NOTES:
1. INSTALLED AUTOMATIC IRRIGATION SYSTEM CONTROLLERS ARE WEATHER OR SOILS BASED CONTROLLERS

SYMBOL	MANUFACTURER	MODEL #	DESCRIPTION	G.P.M.					RAD.	P.S.I.
				F	TQ	H	T	Q		
○ □ ▽	RAINBIRD	1804 - 15	LAWN SPRINKLER	3.00	—	1.50	1.00	0.75	12	20
○ □ ▽	RAINBIRD	1804 - 12	LAWN SPRINKLER	2.10	—	1.05	0.70	0.53	10	
○ □ ▽	RAINBIRD	1806A 18-12	SHRUB	2.10	—	1.05	0.70	0.53	10	14
○ □ ▽	RAINBIRD	1806A 18-16	— STREAM	—	—	1.33	—	0.67	14	
○ □ ▽	RAINBIRD	1806A 18-22	— STREAM	—	—	1.33	—	0.67	18	4 x 14
○ □ ▽	RAINBIRD	1404	SUBBLER	1.10	—	—	—	—	—	
○	*0" SERIES ELECTRIC SOLENOID VALVE SIZE NOTED.									
△	RAIN MASTER	RM-24E-OD-WALL MOUNT D	ELECTRONIC CONTROLLER (INSTALL INSIDE PARKING STRUCTURE)							
□	NEPTUNE	875	REDUCED PRESSURE BACKFLOW PREVENTER-2" SIZE							
□	NIBCO	T-113	GATE VALVE-LINE SIZE							
○	RAINBIRD		LAWN SPRINKLER	—	—	0.65	—	0.33	8"	

MAIN LINE PIPING - SCHEDULE 40 P.V.C.
LATERAL PIPING - CLASS 200 P.V.C.
SLEEVING FOR MAINLINE OR WIRE-SCHEDULE 40 P.V.C.
PIPING BETWEEN PLANTERS ON SLAB AND OUTSIDE PLANTING AREA TO BE INSTALLED BY PLUMBING CONTRACTOR UNDER STRUCTURAL LAB. PIPE SHALL BE GALV. SCH. 40 STEEL PIPE WITH HANGERS AS PER CODE.
IRRIGATION CONTRACTOR TO COORDINATE WITH PLUMBING CONTRACTOR FOR LOCATION SLEEVES THROUGH STRUCTURAL SLAB.
CONTROLLER AND VALVE SEQUENCE
APPROX. G.P.M.
VALVE SIZE

WATER MANAGEMENT POINTS		
TABLE		
Total Square Footage of Project Site	7,595.70 Sq.Ft.	
Total Number of Points Required for Site:	150 (from landscape ordinance)	
DETAIL OF POINTS	POINTS CLAIMED	CALLOUT
Drip Irrigation Used- 6 Circuits	30	Item 1 - Sheet L-2
18.26 % of landscape Area	5	Item 1 - Sheet L-1
Automatic Irrigation Controller	6	Item 2 - Sheet L-2
Plants	214	L-1
TOTAL	255 POINTS	

LEGEND:

- ① CISTERN
- M WATER METER AND PER LADWP
- HOUSE- BUILDING CONNECTION POINT
- SHUTOFF GATE VALVE
- DOUBLE BACK FLOW RP VALVE
- DRIP IRRIGATION
- FLOW DIRECTION
- AREA SERVED BY CISTERN

NOTES:

"The subdivider shall record a covenant and agreement satisfactory to the advisory agency guaranteeing that:"

- The planting and irrigation system should be completed by the developer/builder prior to the close of escrow of 50 percent of the unit of the project or phase.
- Sixty days after landscape and irrigation installation, the landscape professional shall submit to the home/property owners associations certificate of substantial completion (12.40 G LAMC)
- The developer/builder shall maintain the landscaping and irrigation for sixty days after completion of landscape and irrigation installation.
- The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for a period of sixty days after landscape and irrigation installation.
- The street trees shall be approved by the Street Tree Division of the Bureau of Street Maintenance
- The minimum size for street trees shall be 10' in height and 2" in caliper at the time of planting
- Shade-Producing street trees shall be planted at a ratio of at least one tree for each 30 linear feet of street frontage when no obstruction are present.
- Exterior wall of new commercial and residential buildings of other than glass may be covered with clinging vines screened by Olande trees or similar vegetation capable of covering or screening entire walls up to heights of at least 8'-0", excluding windows and signs (MM)
- Outdoor lighting shall be designed and installed with shielding so that the light source cannot be seen from adjacent residential properties

* I have reviewed the approved "Solar Access Report" Prepared by _____ dated _____ and the tentative tract conditions of approval dated _____ prior to preparing the landscape plan. The landscape plan satisfies tentative tract condition No 72725-CN

PROJECT INFO:		STAMP		DATE:		PAGE	
A SET OF LANDSCAPE PLANS FOR A NEW CONDOMINIUM BUILDING LOCATED AT:		FOR:		DATE	OBSERVATION		
5256 N. HERMITAGE AVE. VAN NUYS, CA 91607 LOT No 39 BLOCK: NONE TRACT: TR 9237 TENTATIVE TRACT No-		MR. BEN SALEM & MR. JOE SALEM 5256 N. HERMITAGE AVE. VAN NUYS, CA 91607					
				06.11.15	L.2.0		

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