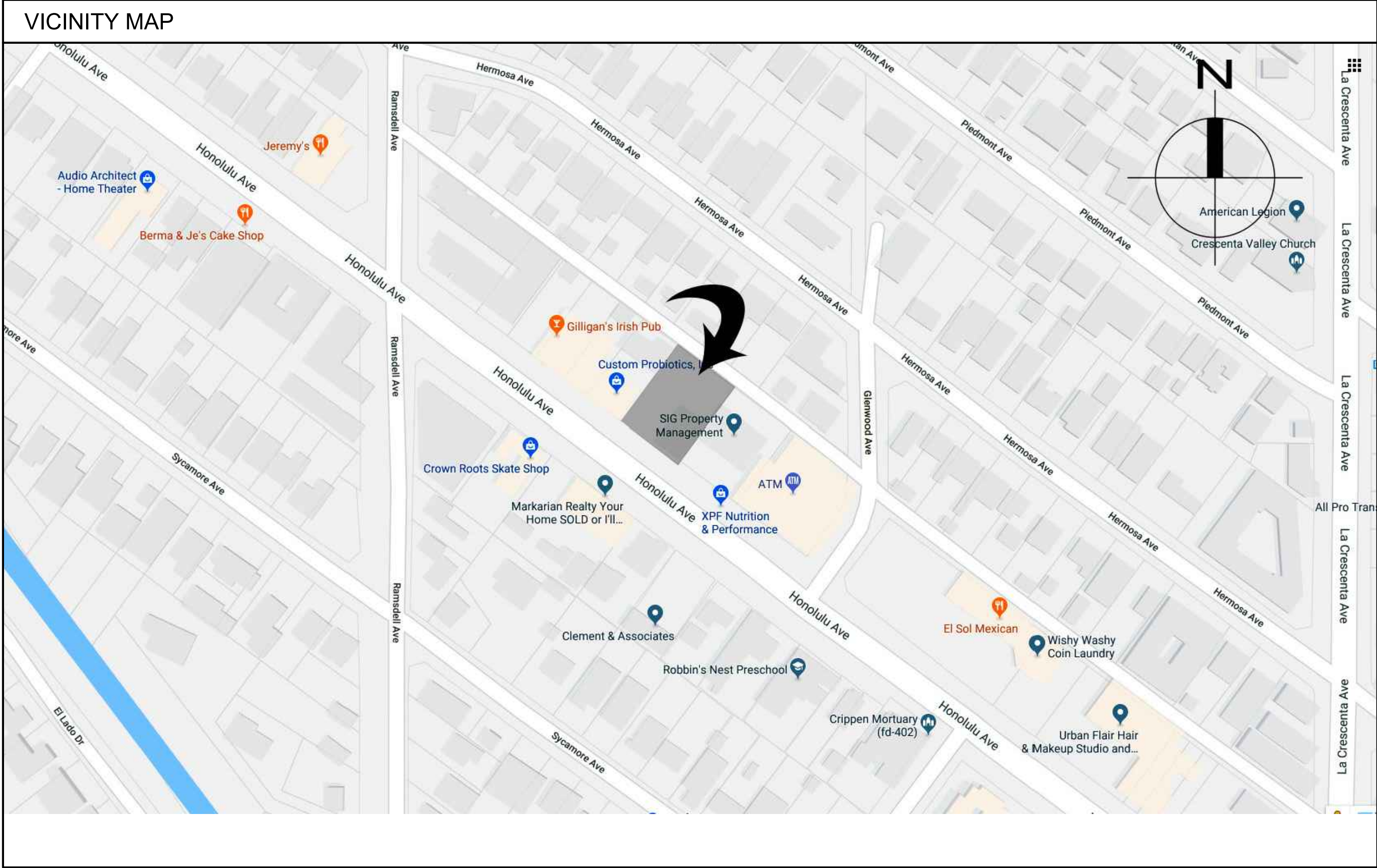


PROJECT DESCRIPTION	ENGINEER	SHEET INDEX	PROJECT DATA	BUILDING ANALYSIS																																																																																																												
NEW 3 - STORY 18 - UNIT APARTMENT BUILDING WITH SEMI - SUBTERRANEAN PARKING GARAGE	PATRICK BARATY 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 500-3966 FAX: (818) 548-8108	A-1 TITLE SHEET A-2 SITE PLAN A-2C COLORED SITE PLAN A-3 GARAGE FLOOR PLAN A-4 FIRST FLOOR PLAN A-5 SECOND FLOOR PLAN A-6 THIRD FLOOR PLAN A-7 ROOF PLAN A-8 ELEVATIONS A-8C COLORED ELEVATIONS A-9 ELEVATIONS A-9C COLORED ELEVATIONS A-10 SECTIONS A-11 PROJECT RENDERINGS W-1 WINDOW SURVEY L-1 FIRST FLOOR LANDSCAPE PLAN L-2 ROOFTOP LANDSCAPE PLAN L-3 FIRST FLOOR IRRIGATION PLAN L-4 ROOFTOP IRRIGATION PLAN L-5 DETAILS Z-1 PARKING & FIRST FLOOR SETBACK CALCULATION Z-2 SECOND & THIRD FLOOR SETBACK CALCULATION Z-3 LANDSCAPED & COMM. OPEN SPACE CALC.	ZONING C1 LOT SIZE BEFORE DEDICATION 100.00' X 132.99' LOT SIZE AFTER DEDICATION 100.00' X 127.99' LOT AREA BEFORE DEDICATION 13299 S.F. LOT AREA AFTER DEDICATION 12799 S.F. OCCUPANCY GROUP R2 / S-2 TYPE OF CONSTRUCTION V-A NUMBER OF STORIES 3 SPRIKLERED YES FIRE HAZARD ZONE NO CALIFORNIA CLIMATE ZONE 9  <b>ZONING INFORMATION</b> ALLOWABLE NUMBER OF UNITS 12799 / 1000 13 (MAX.) AFFORDABLE HOUSING BONUS (13 + 35%) 18 (MAX.) PROPOSED NUMBER OF UNITS 18 ALLOWABLE FLOOR AREA RATIO (MAX.) 1.2 (15359 S.F.) PROPOSED FLOOR AREA (6239+6127+6127 = 15359) 1.44 (18493 S.F.) ALLOWABLE LOT COVERAGE (MAX.) 50% (6400 S.F.) PROPOSED LOT COVERAGE 50% (6400 S.F.) REQUIRED LANDSCAPED AREA (MIN.) 25 % (3200 S.F.) PROPOSED LANDSCAPED AREA 27 % (3487 S.F.) REQUIRED COMMON OPEN SPACE (MIN.) 3600 S.F. PROVIDED COMMON OPEN SPACE 3610 S.F. ALLOWABLE BUILDING HEIGHT (MAX.) 25 FT. AS PER C1 ZONE WITH INTENSIVES 1 ADDITIONAL STORY PROPOSED BUILDING HEIGHT 42'-3" REQUIRED PARKING SPACES (1 PER BEDROOM) 30 PROVIDED PARKING SPACES 23  <b>UNIT SUMMARY</b> <table><tr><th>UNIT</th><th>NO. OF UNITS</th><th>NO.OF BEDROOMS</th><th>NO. OF BATHROOMS</th><th>FLOOR AREA S.F.</th><th>PRIVATE OPEN SPACE</th></tr><tr><td>101</td><td>1</td><td>2</td><td>2</td><td>976.1</td><td>40</td></tr><tr><td>102</td><td>1</td><td>1</td><td>1</td><td>583.14</td><td>40</td></tr><tr><td>103</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>53</td></tr><tr><td>104</td><td>1</td><td>2</td><td>2</td><td>976.1</td><td>40</td></tr><tr><td>105</td><td>1</td><td>1</td><td>1</td><td>643.31</td><td>54</td></tr><tr><td>106</td><td>1</td><td>2</td><td>2</td><td>965.63</td><td>53</td></tr><tr><td>201</td><td>1</td><td>2</td><td>2</td><td>920.11</td><td>46</td></tr><tr><td>202</td><td>1</td><td>1</td><td>1</td><td>583.14</td><td>40</td></tr><tr><td>203</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>53</td></tr><tr><td>204</td><td>1</td><td>2</td><td>2</td><td>920.11</td><td>46</td></tr><tr><td>205</td><td>1</td><td>1</td><td>1</td><td>643.31</td><td>54</td></tr><tr><td>206</td><td>1</td><td>2</td><td>2</td><td>965.63</td><td>53</td></tr><tr><td>301</td><td>1</td><td>2</td><td>2</td><td>920.11</td><td>46</td></tr><tr><td>302</td><td>1</td><td>1</td><td>1</td><td>583.14</td><td>40</td></tr><tr><td>303</td><td>1</td><td>2</td><td>2</td><td>1051.24</td><td>53</td></tr><tr><td>304</td><td>1</td><td>2</td><td>2</td><td>920.11</td><td>46</td></tr><tr><td>305</td><td>1</td><td>1</td><td>1</td><td>643.31</td><td>54</td></tr></table>	UNIT	NO. OF UNITS	NO.OF BEDROOMS	NO. OF BATHROOMS	FLOOR AREA S.F.	PRIVATE OPEN SPACE	101	1	2	2	976.1	40	102	1	1	1	583.14	40	103	1	2	2	1051.24	53	104	1	2	2	976.1	40	105	1	1	1	643.31	54	106	1	2	2	965.63	53	201	1	2	2	920.11	46	202	1	1	1	583.14	40	203	1	2	2	1051.24	53	204	1	2	2	920.11	46	205	1	1	1	643.31	54	206	1	2	2	965.63	53	301	1	2	2	920.11	46	302	1	1	1	583.14	40	303	1	2	2	1051.24	53	304	1	2	2	920.11	46	305	1	1	1	643.31	54	
UNIT	NO. OF UNITS	NO.OF BEDROOMS	NO. OF BATHROOMS	FLOOR AREA S.F.	PRIVATE OPEN SPACE																																																																																																											
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PROJECT ADDRESS	SURVEYOR																																																																																																															
2943 HONOLULU AVE, GLENDALE, CA 91214	RAY LOMBERA & ASSOCIATES. INC. 5015 EAGLE ROCK BLVD. LOS ANGELES, CA 90041 TEL: (323) 257-9771 FAX: (323) 257-9865 WWW.RAYLOMBERA.COM																																																																																																															
LEGAL DESCRIPTION	SOIL ENGINEER																																																																																																															
APN: 5610-015-043 CRESCENTA CANADA LOT COM S 24.92 FT AND N 53¢16'40" W 231.15 FT FROM MOST S COR OF TR # 12819 TH N 53¢16'40" W 100 FT TH S 36¢43'20" W TO NE LINE OF HONOLULU AVE TH SE THEREON 100 FT TH N 36¢43'20" E TO BEG PART OF LOT 14 BLK E	-																																																																																																															
PROPERTY OWNER																																																																																																																
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207																																																																																																																
DESIGNER	APPLICABLE CODES																																																																																																															
DOMUS DESIGN 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 500-3966 FAX: (818) 548-81-08	CBC 2016, CEC 2016, CMC 2016, 2016 CPC, 2016 CEC, 2016 CFC, 2016 GBSC, 2017 GLENDALE BUILDING AND SAFETY CODE																																																																																																															



DOMUS  
DESIGN

109 E. HARVARD ST. # 306, GLENDALE, CA 91205  
TEL: (818) 500-3966  
FAX: (818) 548-8108

RCB  
ENGINEERING

109 E. Harvard St. #306  
Glendale, CA 91205  
TEL: (818) 500-3966  
FAX: (818) 548-8108


REVISION	BY

OWNER	BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207
PROJECT	2943 HONOLULU AVE, GLENDALE, CA 91214
DRAWING TITLE	TITLE SHEET

DATE: MAY 2020  
SCALE: -  
DRAWN:  
APPROVED:  
JOB: 2018-07  
SHEET: A-1  
OF SHEETS



**DOMUS**  
**DESIGN**



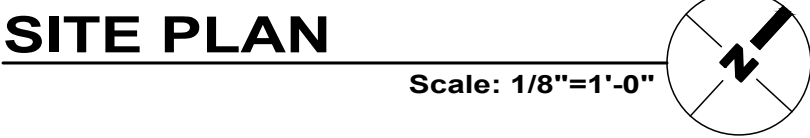
109 E. HARVARD ST. # 306, GLENDALE, CA 91205  
TEL. (818) 500-3666 FAX. (818) 948-8108

REVISION	BY

PROJECT	2943 HONOLULU AVE, GLENDALE, CA 91214
---------	--



DATE:	MAY 2020
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	
	<b>A-2</b>
OF	SHEETS





ORIGINAL LOT SIZE = 100' X 144.99' =  
GROSS LOT SIZE = 100' X 132.99' =  
NET LOT SIZE = 100' X 127.99' =  
T.C. ON NORTH SIDE =  
T.C. ON SOUTH SIDE =  
GRADE = (1269.03' + 1267.18') / 2 =  
TOP OF DECK:  
GARAGE F.F.:

14498 SQ.FT.  
13298 SQ.FT.  
12798 SQ.FT.  
1269.03'  
1267.18'  
1268.10'  
1271.00  
1260.80



RCB  
ENGINEERING

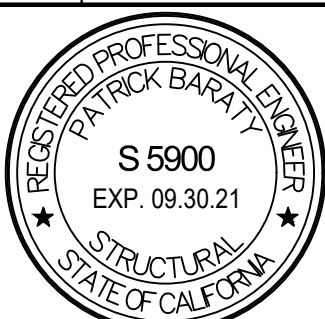
109 E. Harvard St. #306  
Glendale, CA 91205  
TEL: (818) 500-3966  
FAX: (818) 548-8108

REVISION	BY

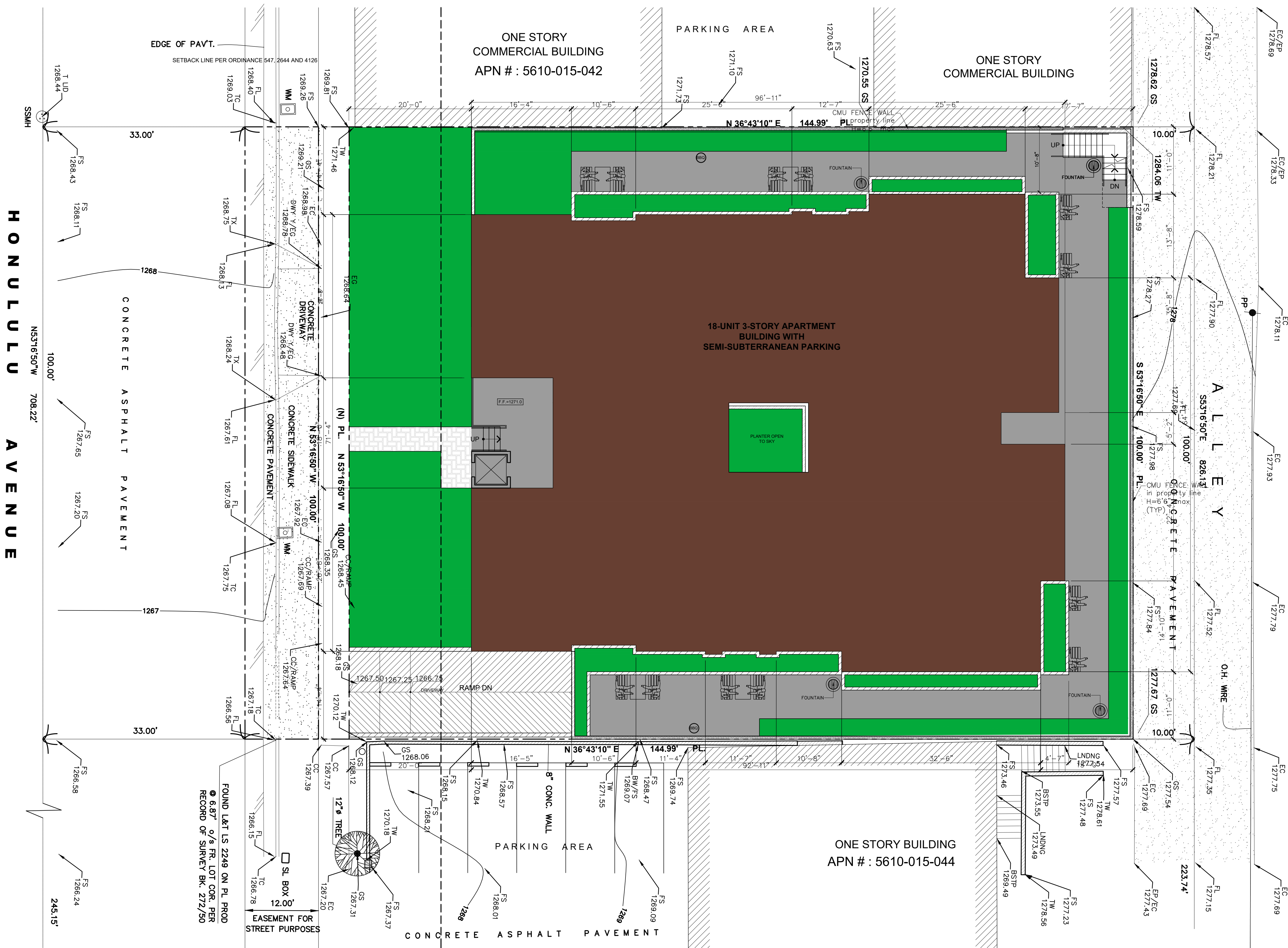
OWNER  
BASMADJAN PROPERTIES  
LLC.  
1026 BRAMFORD DR  
GLENDALE CA 91207

PROJECT  
2943 HONOLULU AVE,  
GLENDALE, CA 91214

DRAWING TITLE  
COLORED SITE PLAN

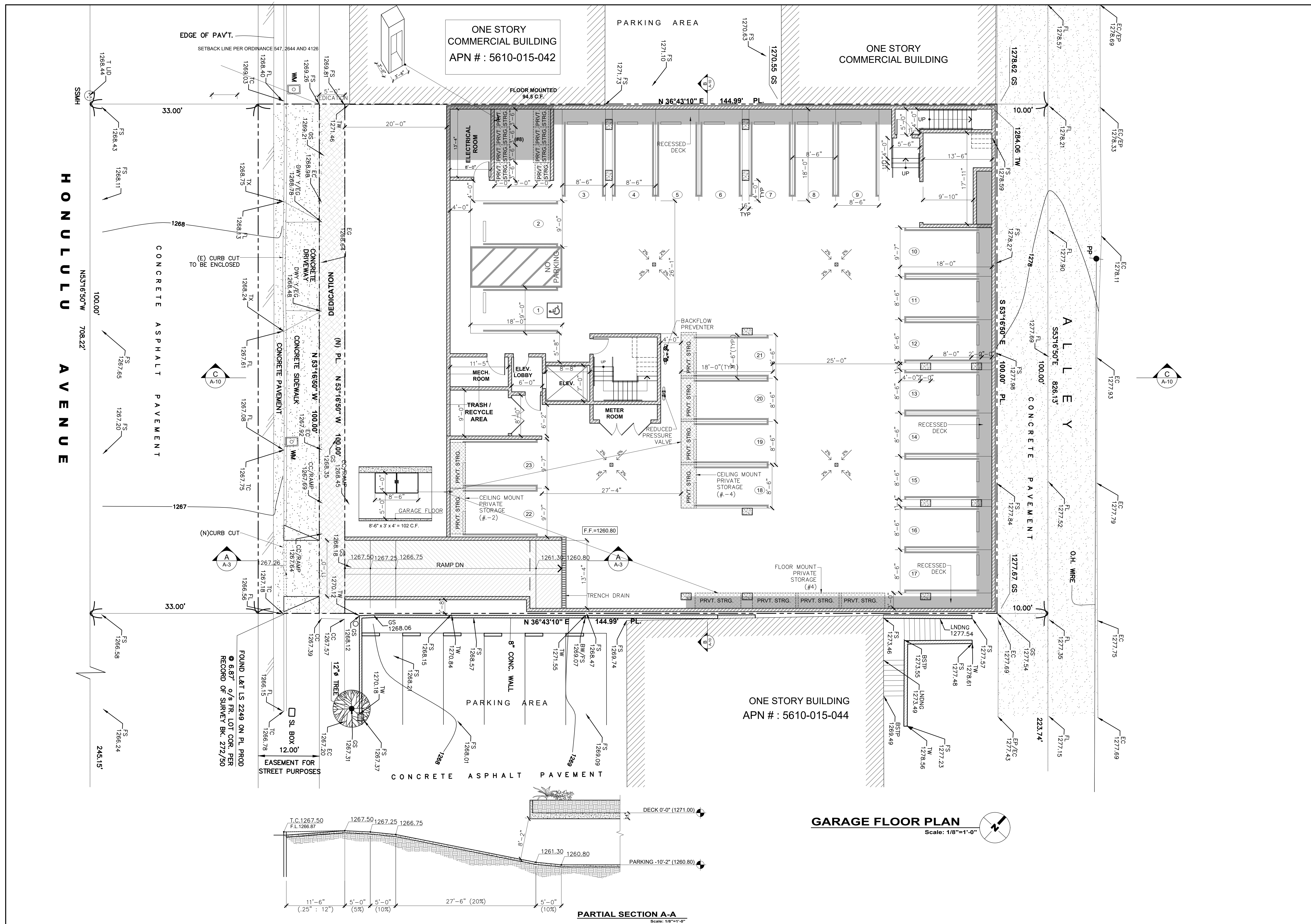


DATE: MAY 2020  
SCALE: 1/8"=1'-0"  
DRAWN:  
APPROVED:  
JOB: 2018-07  
SHEET:  
A-2C  
OF SHEETS

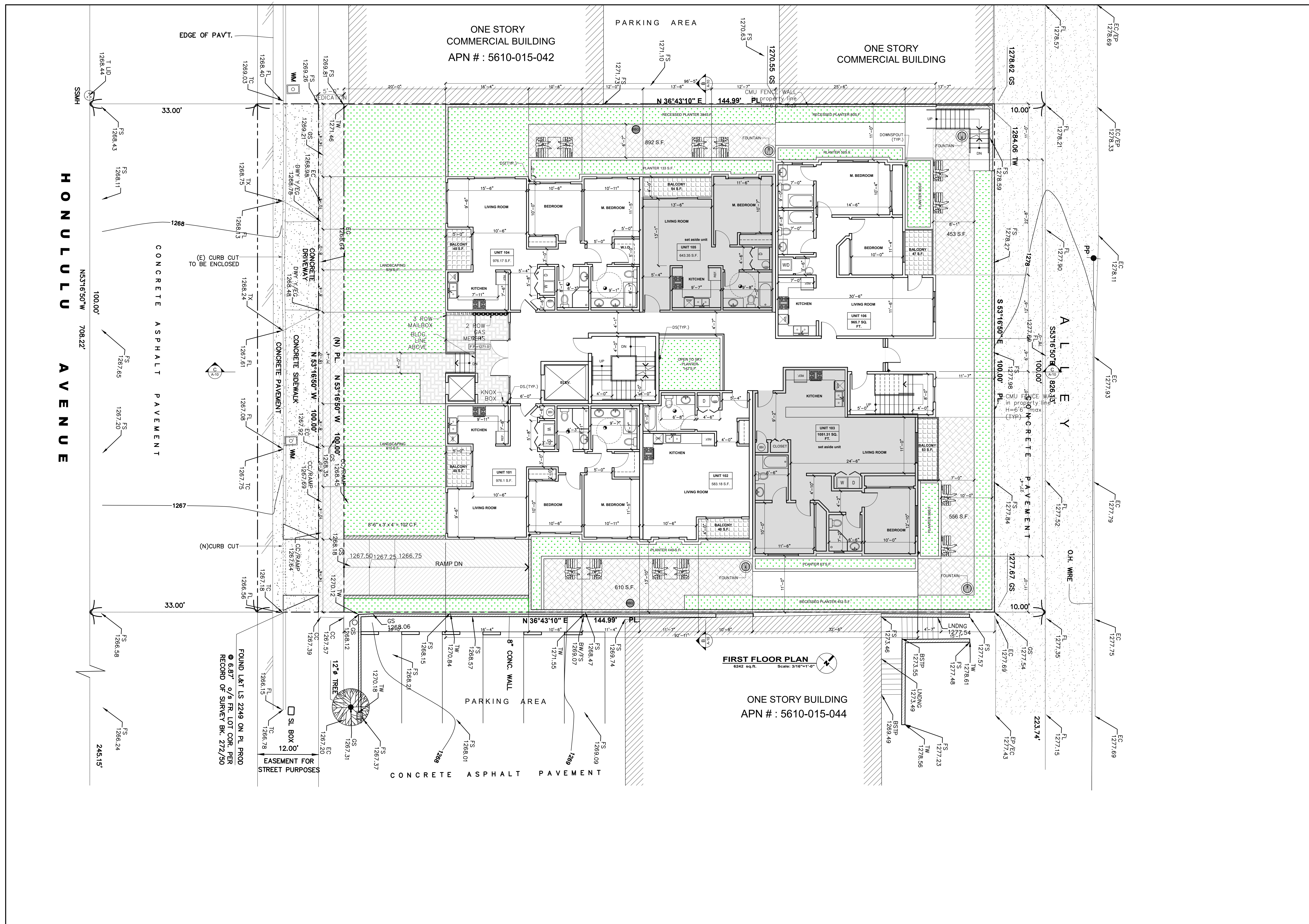


COLORED SITE PLAN  
Scale: 1/8"=1'-0"





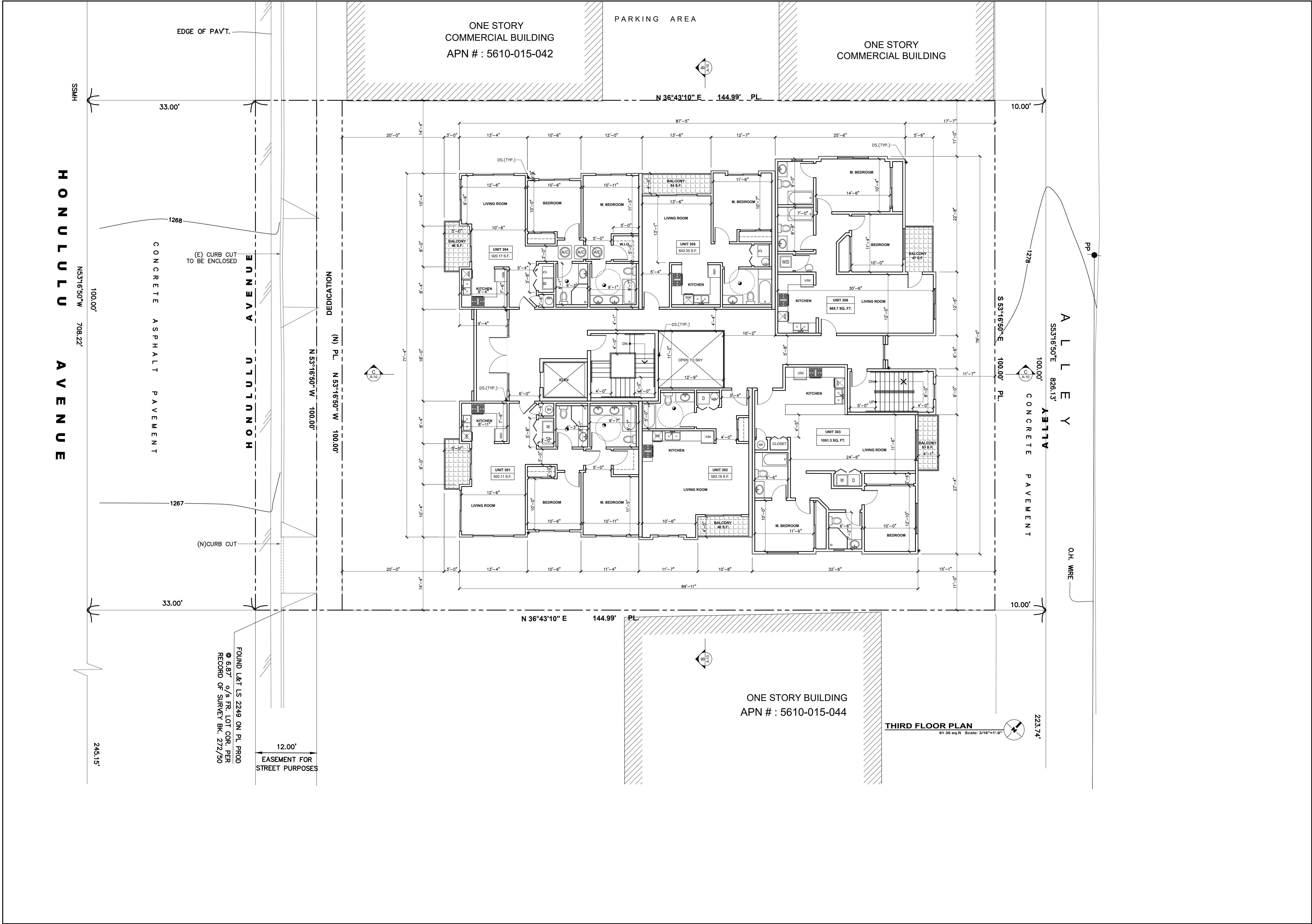












DOMUS

DESIGN

109 E. HARVARD ST. # 306, GLENDALE, CA 91205

TEL: (618) 500-3966

FAX: (618) 548-8108

RCB

ENGINEERING

109 E. Harvard St. #306  
Glendale, CA 91205  
TEL: (818) 500-3966  
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REVISION	BY

OWNER

BASMADJAN PROPERTIES LLC.  
1026 BRAMFORD DR  
GLENDALE CA 91207

PROJECT

2943 HONOLULU AVE,  
GLENDALE, CA 91214

DRAWING TITLE

THIRD FLOOR PLAN

REGISTERED PROFESSIONAL ENGINEER

PATROCK BARAKAT

S 5900

EXP. 09.30.21

STRUCTURAL

STATE OF CALIFORNIA

DATE:

MAY 2020

SCALE:

1/8"=1'-0"

DRAWN:

APPROVED:

JOB:

2018-07

SHEET:

A-6

OF SHEETS

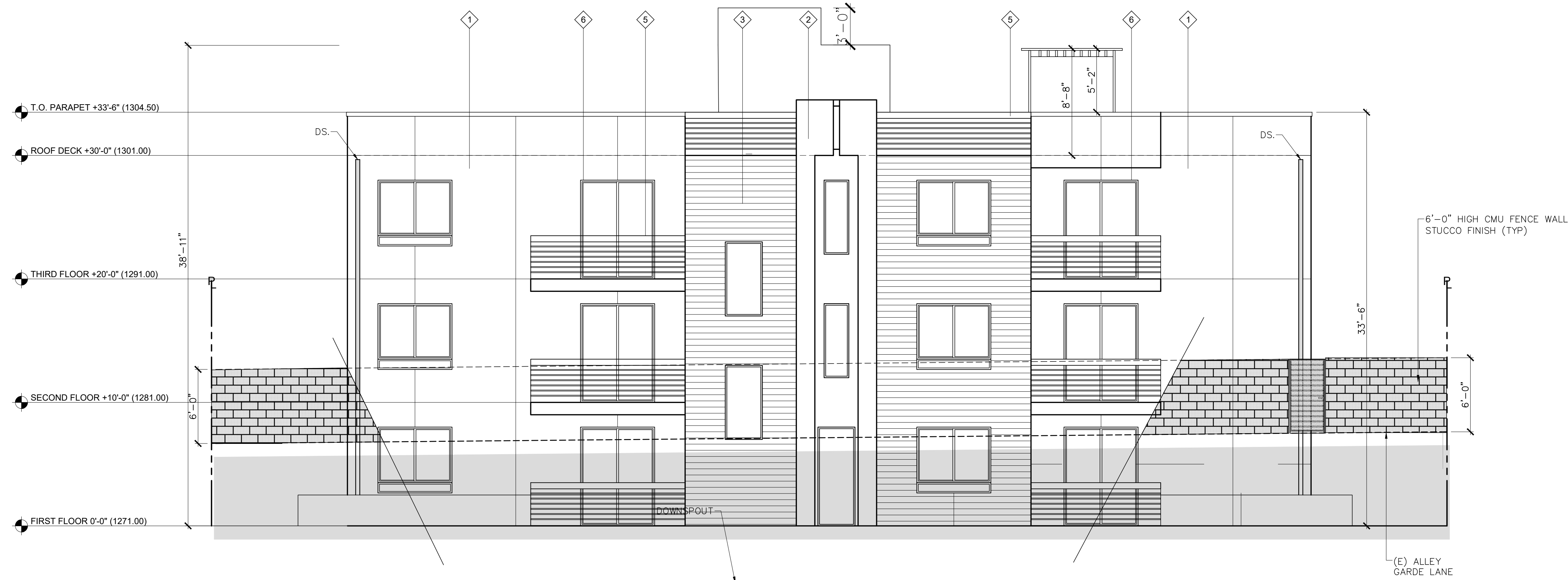








EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL, BRAND	COLOR
1	LAHABRA STUCCO	SILVER GRAY 16 (57)
2	LAHABRA STUCCO	BEAUFORT 14495 (43)
3	FIBERCEMENT SIDING	DE 6130 WOODDED ACRE
4	METAL ROOFING	DE 6063 BLACK WALNUT
5	STEEL RAILING	DE 6397 HICKORY CLIFF
6	MILGARD FIBERGLASS DOOR & WINDOW	BARK



REVISION	BY

OWNER
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207

PROJECT
2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE
SOUTH-WEST & NORTH-EAST ELEVATIONS

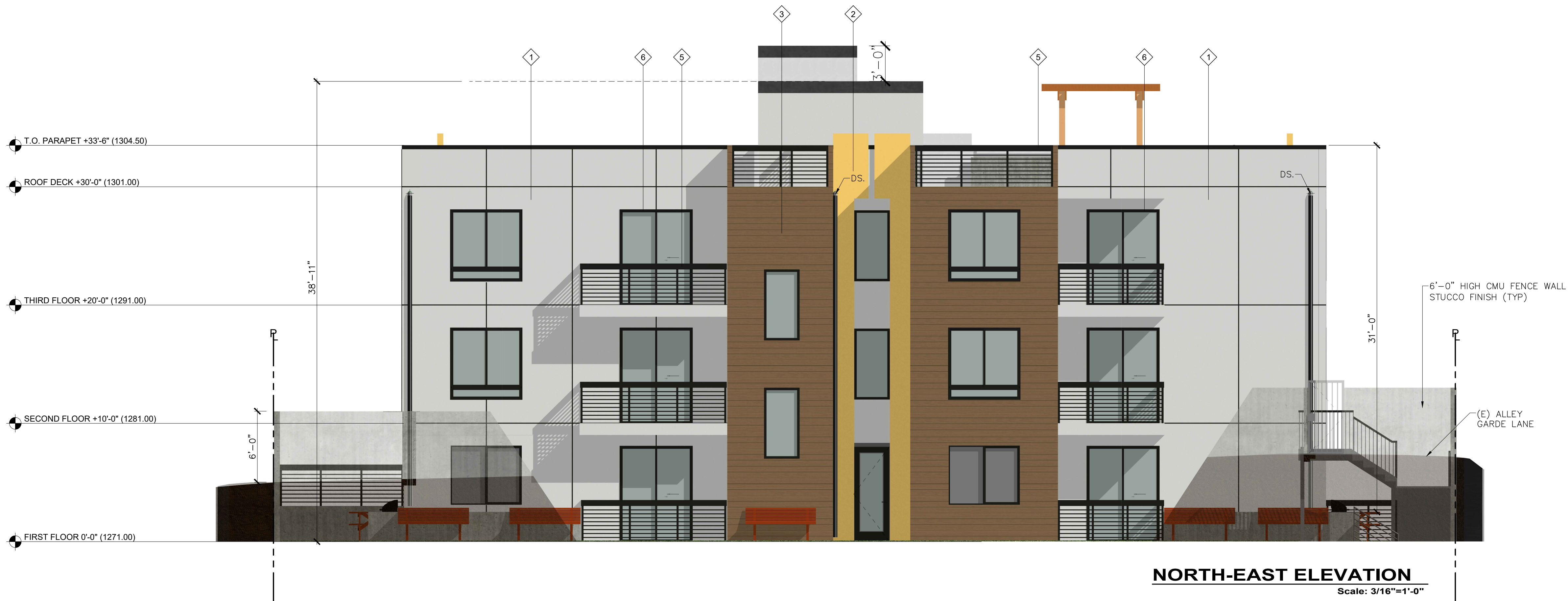


DATE:	MAY 2020
SCALE:	3/16"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	

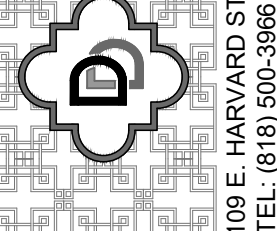




EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL, BRAND	COLOR
1	LAHABRA STUCCO	SILVER GRAY 16 (57)
2	LAHABRA STUCCO	BEAUFORT 14495 (43)
3	FIBERCEMENT SIDING	DE 6130 WOODDED ACRE
4	METAL ROOFING	DE 6063 BLACK WALNUT
5	STEEL RAILING	DE 6397 HICKORY CLIFF
6	MILGARD FIBERGLASS DOOR & WINDOW	BARK



DOMUS  
DESIGN




109 E. HARVARD ST. # 306, GLENDALE, CA. 91205  
TEL: (818) 500-3966 FAX: (818) 548-8108

RCB  
ENGINEERING

109 E. Harvard St. #306  
Glendale, CA 91205  
TEL: (818) 500-3966  
FAX: (818) 548-8108

REVISION	BY

OWNER	BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207
PROJECT	2943 HONOLULU AVE, GLENDALE, CA 91214
DRAWING TITLE	SOUTH-WEST & NORTH-EAST ELEVATIONS



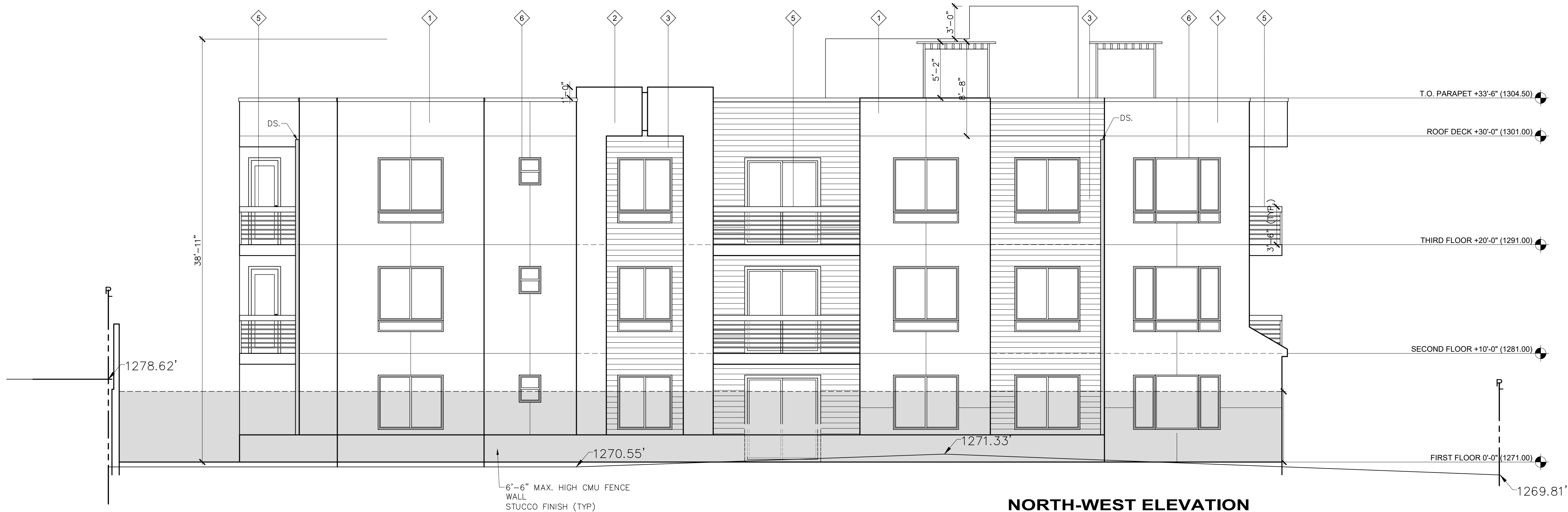
DATE: MAY 2020  
SCALE: 3/16"=1'-0"  
DRAWN:  
APPROVED:  
JOB: 2018-07  
SHEET: A-8C  
OF SHEETS





EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL BRAND	COLOR
1	LAHABRA STUCCO	SILVER GRAY 16 (57)
2	LAHABRA STUCCO	BEAUFORT 14495 (43)
3	FIBERCEMENT SIDING	DE 6130 WOODDED ACRE
4	METAL ROOFING	DE 6063 BLACK WALNUT
5	STEEL RAILING	DE 6397 HICKORY CLIFF
6	MILGARD FIBERGLASS DOOR & WINDOW	BARK

**SOUTH-EAST ELEVATION**  
Scale: 3/16"=1'-0"



**NORTH-WEST ELEVATION**  
Scale: 3/16"=1'-0"

REVISION	BY

OWNER
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207

PROJECT
2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE
SOUTH-EAST & NORTH-WEST ELEVATIONS



DATE:	MAY 2020
SCALE:	3/16"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	A-9
OF	SHEETS





EXTERIOR FINISH SCHEDULE		
KEYNOTE	MATERIAL, BRAND	COLOR
1	LAHABRA STUCCO	SILVER GRAY 16 (57)
2	LAHABRA STUCCO	BEAUFORT 14495 (43)
3	FIBERCEMENT SIDING	DE 6130 WOODDED ACRE
4	METAL ROOFING	DE 6063 BLACK WALNUT
5	STEEL RAILING	DE 6397 HICKORY CLIFF
6	MILGARD FIBERGLASS DOOR & WINDOW	BARK



REVISION	BY

OWNER
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207

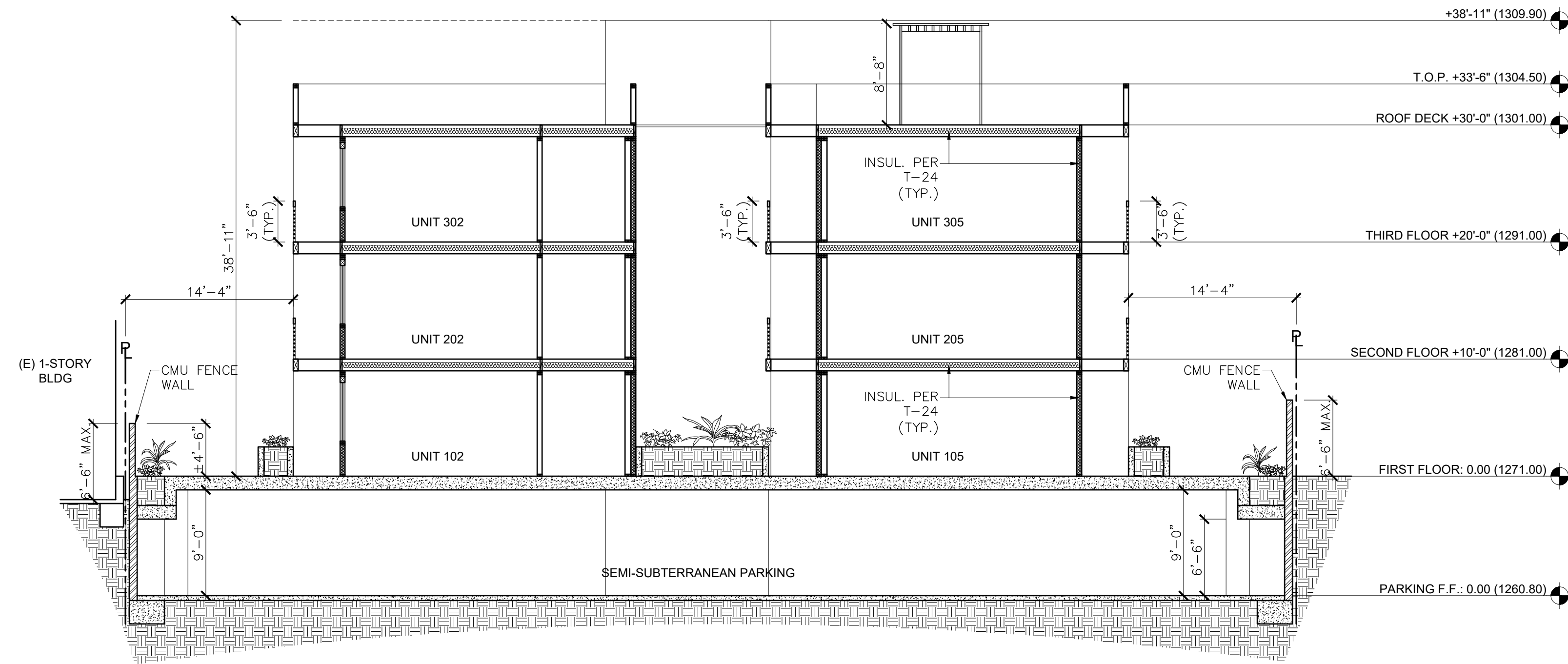
PROJECT
2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE
SOUTH-EAST & NORTH-WEST ELEVATIONS

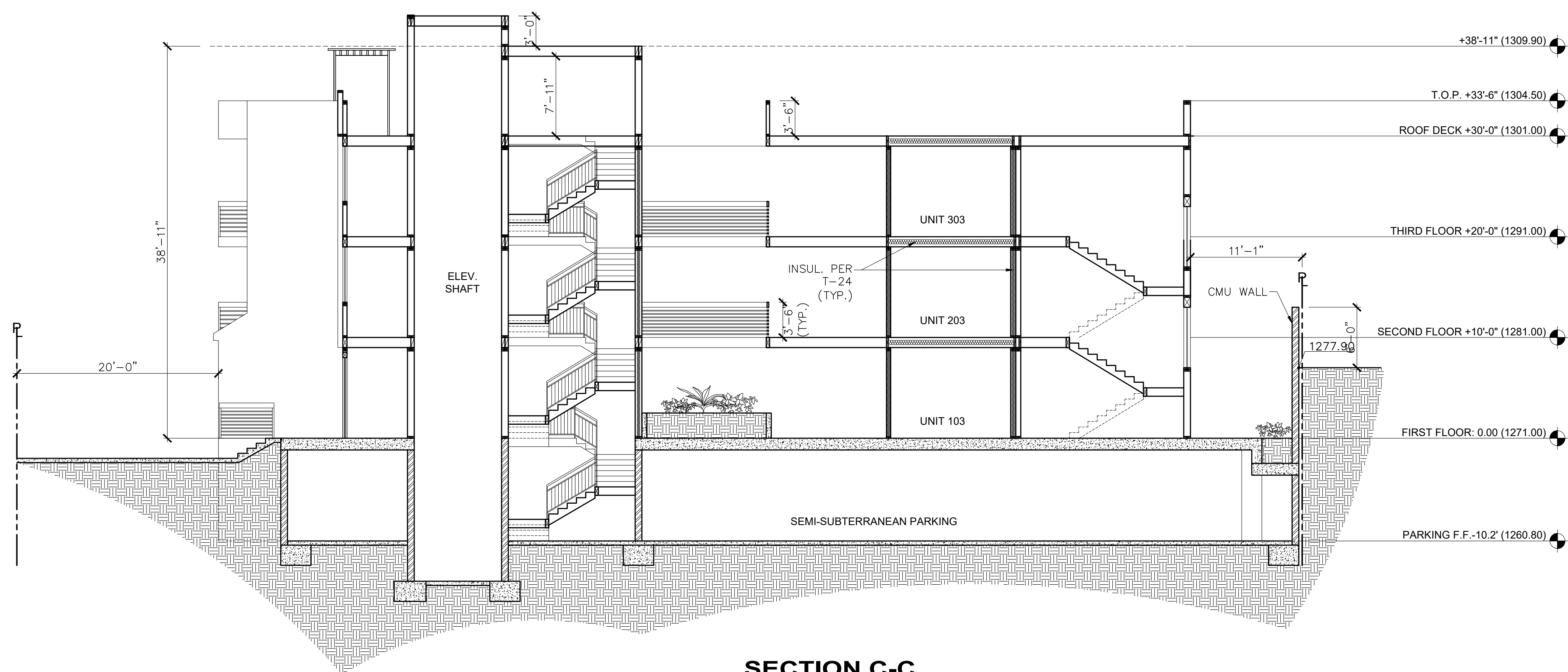


DATE:	MAY 2020
SCALE:	3/16"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	A-9C
OF	SHEETS





**SECTION B-B**  
Scale: 1/8"=1'-0"

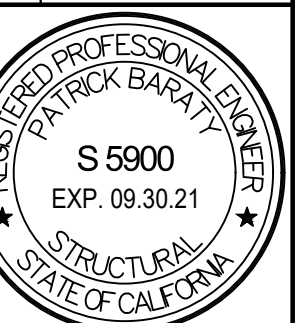


**SECTION C-C**  
Scale: 1/8"=1'-0"

REVISION	BY

OWNER	PROJECT
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207	2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE	SECTIONS
---------------	----------



DATE:	MAY 2020
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07





**SOUTH VIEW**



**WEST VIEW**



**NORTH VIEW**



**EAST VIEW**

**DOMUS**  
DESIGN

109 E. HARVARD ST. # 306, GLENDALE, CA. 91205  
TEL: (818) 500-3966 FAX: (818) 548-8108

**RCB**  
ENGINEERING

109 E. Harvard St. #306  
Glendale, CA 91205  
TEL: (818) 500-3966  
FAX: (818) 548-8108

REVISION	BY

OWNER

BASMADJYAN PROPERTIES  
LLC.  
1026 BRAMFORD DR  
GLENDALE CA 91207

PROJECT

2943 HONOLULU AVE,  
GLENDALE, CA 91214

DRAWING TITLE

PROJECT RENDERINGS

DATE: MAY 2020

SCALE:

DRAWN:


APPROVED:

JOB: 2018-07

SHEET:  
**A-11**  
OF SHEETS



**DOMUS**  
**D E S I G N**



109 E. HARVARD ST. # 306, GLENDALE, CA. 91205  
TEL: (818) 500-3966 FAX: (818) 548-8108

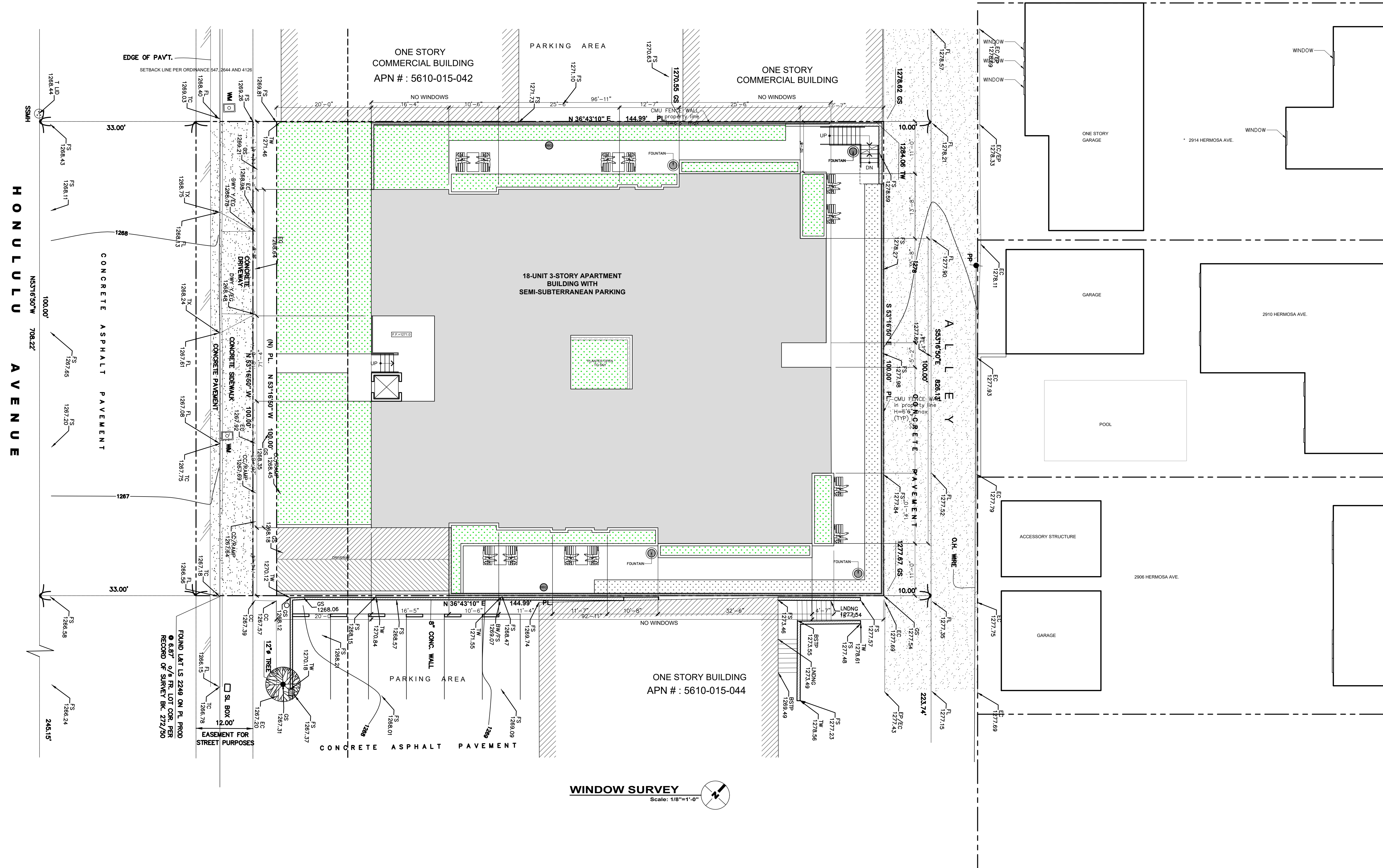
REVISION	BY

PROJECT	2943 HONOLULU AVE, GLENDALE, CA 91214
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DRAWING TITLE	
WINDOW SURVEY	

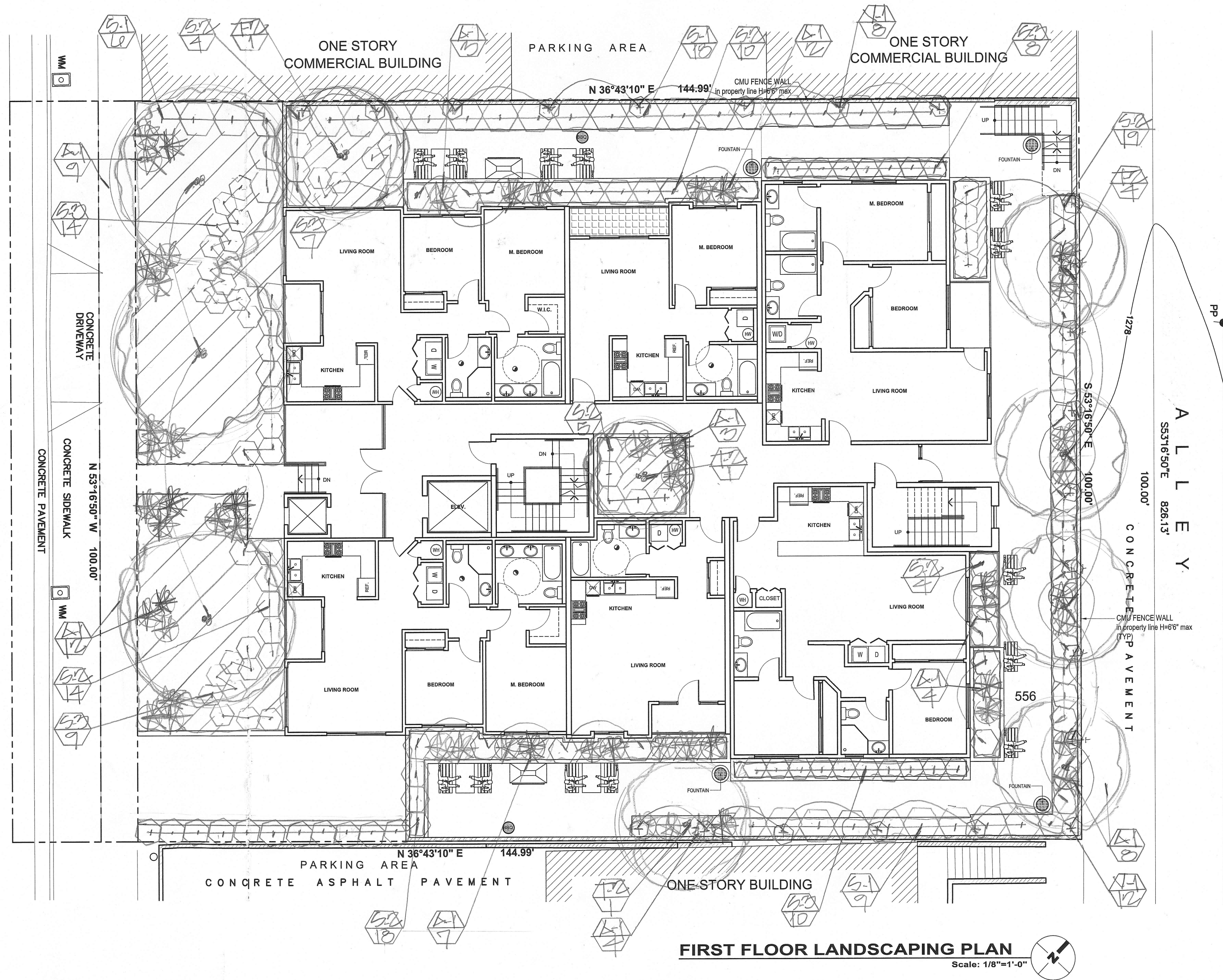


DATE:	MAY 2020
SCALE:	3/32" = 1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	W-1
OF	SHEETS





HONULULU AVENUE



FIRST FLOOR LANDSCAPING PLAN

Scale: 1/8"=1'-0"

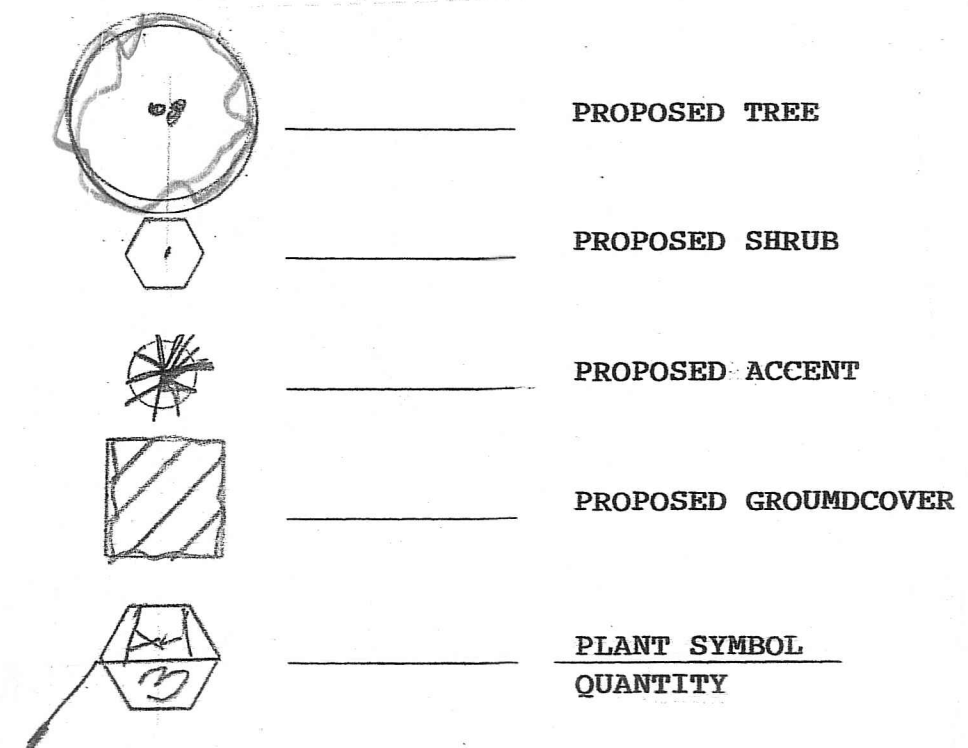
WATER CONSERVATION  
(WUCOLS)

PLANT LIST

	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	SPACING
LW	T-1	OLEA EUROPAE SWAN HILL	FRUITLESS OLIVE	48"X	3	-
LW	T-2	NEALAEUCH LEUCOVENDROL	CAJUPUT MULTI.	24"X	10	-
LW	S-1	DOYONIAEA VISCOSEA	HOPSEED BUSH	56H.	44	5' O.C.
LW	S-2	ALOXYNE HUEGELII	BLUE HIBISCUS	56H.	70	4' O.C.
LW	S-3	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	56H.	50	3' O.C.
LW	A-1	DIETES BICOLOR	FORTNIGHT LILY	56H.	50	RANDOM
LW	GROUNDCOVER = SENEIO SERPENS		BLUE SENEIO	FLAS	AS NEEDED	12" O.C.
LW	V-1	FICUS PUMILA	CREEPING FIG	56H.	20	12' O.C.

- LW = LOW WATER USAGE/ P.F. = .3
- LANDSCAPE AREA = 3,171 SQ. FT.

LEGEND



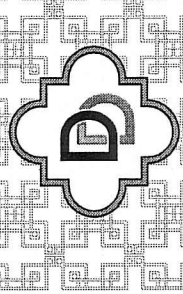
A MINIMUM 3 INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS; EXCEPT FOR TURF AREAS, CREEPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING. APPLICATIONS WHERE MULCH IS CONTRADICTED. FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6" OF SOIL, COMPOST AT RATE OF A MINIMUM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

PLANTING PLAN



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

DOMUS  
DESIGN



108 E. HARVARD ST. # 306, GLENDALE, CA 91205  
TEL: (619) 500-5866 FAX: (619) 546-6106

REVISION	BY
#1-NAS	01/20

OWNER  
BASMADJYAN PROPERTIES  
LLC.  
1026 BRAMFORD DR  
GLENDALE CA 91207

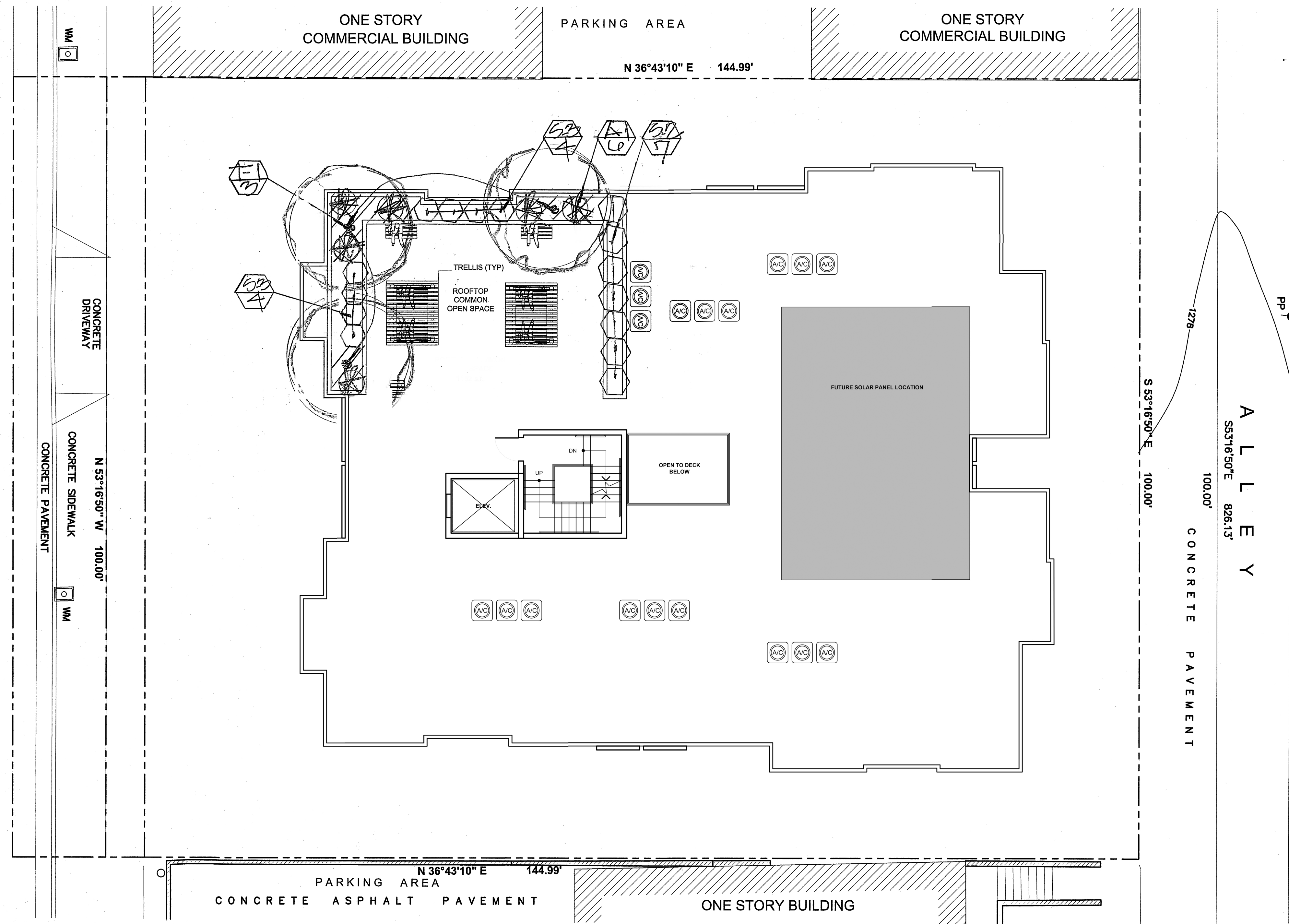
PROJECT  
2943 HONOLULU AVE,  
GLENDALE, CA 91214

DRAWING TITLE  
FIRST FLOOR LANDSCAPING  
PLAN

DATE: FEB 2020  
SCALE: 1/8"=1'-0"  
DRAWN: LAT  
APPROVED: EL  
JOB: 2018-07  
SHEET:  
OF L-1 SHEETS



H O N O L U L U A V E N U E



ROOFTOP LANDSCAPING PLAN

Scale: 1/8"=1'-0"

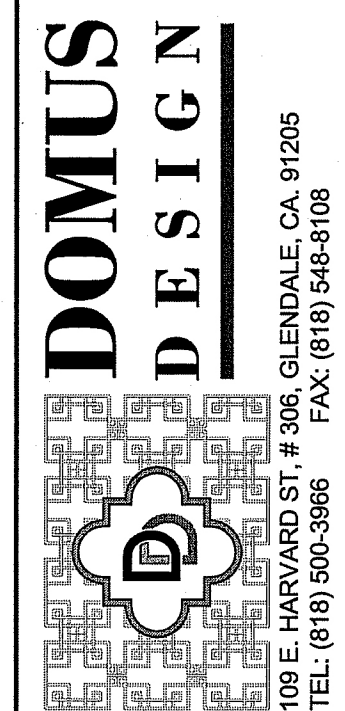
NOTE: REFER TO SHEET L-1  
FOR LEGEND & PLANT LIST.

PLANTING PLAN



#1241

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



REVISION	BY

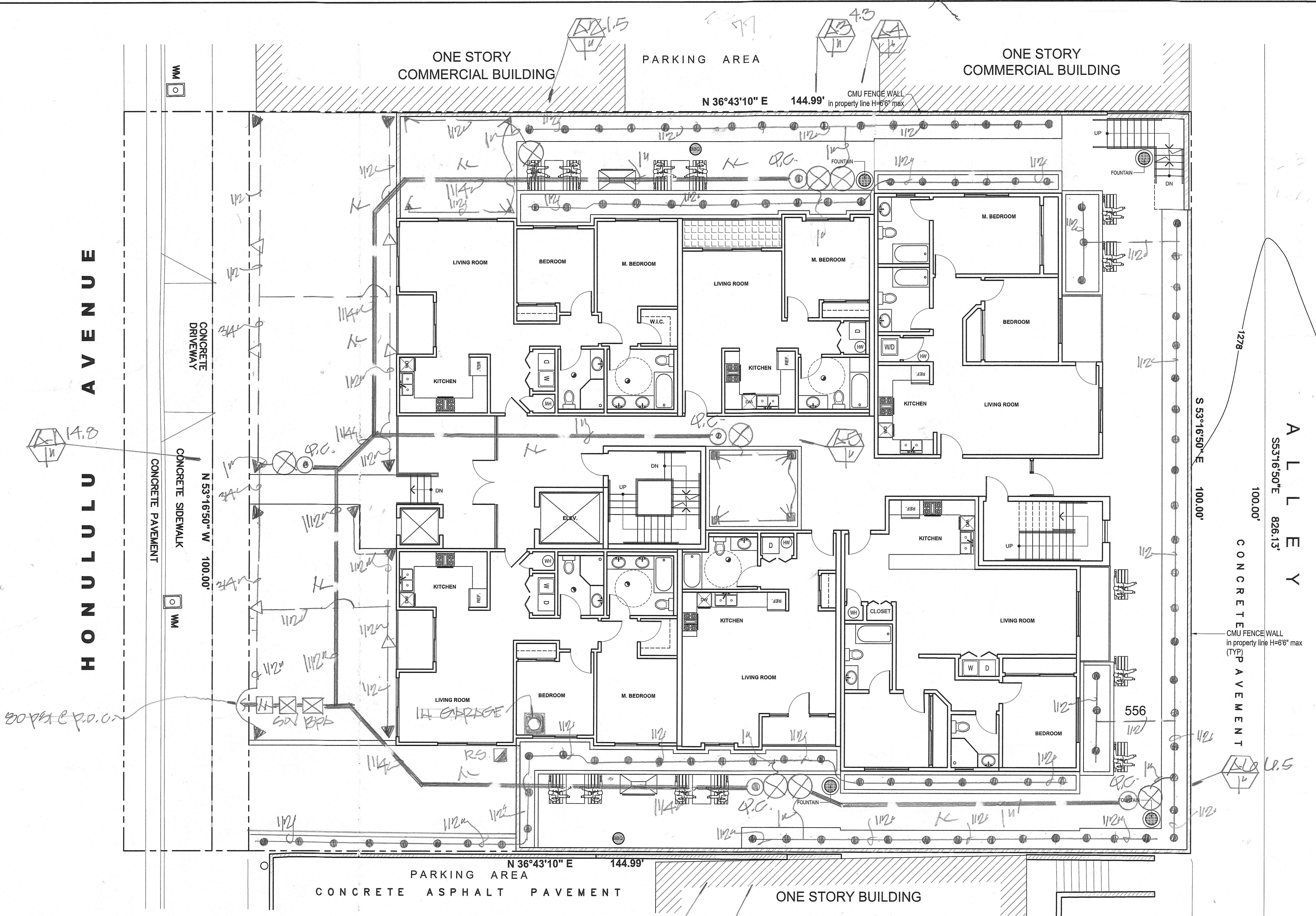
OWNER  
BASMADJYAN PROPERTIES  
LLC.  
1026 BRAMFORD DR  
GLENDALE CA 91207

PROJECT  
2943 HONOLULU AVE,  
GLENDALE, CA 91214

DRAWING TITLE  
ROOFTOP LANDSCAPING  
PLAN

DATE: FEB 2020  
SCALE: 1/8"=1'-0"  
DRAWN: LGT  
APPROVED: BL  
JOB: 2018-07  
SHEET:  
L-2  
OF SHEETS





FIRST FLOOR IRRIGATION PLAN

Scale: 1/8"=1'-0"

- LEGEND
- WEATHER BASED CONTROLLER (RAINBIRD ESP-LXME STATION)
  - RAIN SENSOR (RAINBIRD RSD-BEX)
  - BACKFLOW PREVENTER (FEBCO 825-Y-11")
  - QUICK COUPLER (RAINBIRD 44LC)
  - VALVE (RAINBIRD PEB SERIES)
  - VALVE NO. / GPM
  - VALVE SIZE
  - MAINLINE / SCHED. 40 PVC
  - LATERAL LINE / SCHED. 40 PVC
  - SHUT-OFF VALVE
  - IRRIGATION METER

SPRINKLER HEADS					
KYMBOL	DESCRIPTION	MODEL NO.	GPM	RADIUS	PSI
▼	RAINBIRD POP-UP 1/2"	1812-RVH1724-90°	1.41	21'	30
▼	" " 1/4"	1812-RVH1724-180°	.73	21'	30
▼	" " 1/4"	1812-RVH18-90°	.42	10'	30
▼	" " 1/2"	1812-124-RVH	.05	12'	30
●	" BUBBLEZ	1812-1401	.25	-	30

Reference Evapotranspiration (Eto) / 43.7									
Hydrozone # Planting Description*	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE%)	ETAF (PF)(IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*		
Regular Landscape Areas									
A1 / 1x1	.3	S	.75	.23	1590	129.2	17,032		
A2 / 1x1	.3	S	.75	.23	170	13.5	2,176		
A3 / 1x1	.3	B	.81	.24	175	13.8	1,150		
A4 / 1x1	.3	B	.81	.24	175	13.8	2,217		
A5 / 1x1	.3	S	.75	.23	170	13.5	1,300		
A6 / 1x1	.3	B	.81	.24	175	13.8	3,521		
A7 / 1x1	.3	B	.81	.24	175	13.8	1,485		
A8 / 1x1	.3	B	.81	.24	175	13.8	1,827		
A9 / 1x1	.3	B	.81	.24	175	13.8	1,724		

\*Hydrozone #/Planting Description E.g.  
1) front lawn  
2) low water use plantings  
3) medium water use plantings

\*Irrigation Method  
(S) overhead spray or drip  
(B) bubbler

\*Irrigation Efficiency  
0.75 for spray head  
0.81 for drip

\*ETAF (Annual Gallons Allowed) = (Eto) (0.62) (ETAF x IA) + (1 - ETAF) x SLA  
where 0.62 is a conversion factor that converts acre-inches per year to gallons per square foot per year, IA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and .45 for non-residential areas.

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

$(43.7)(0.62)(.55)(3171) + (0)$

$MAWA = 50,425 \text{ GPY}$   
 $ETWU = 77,358 \text{ GPY}$

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

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

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

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

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

AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF INSPECTION.

AT THE TIME OF THE FINAL INSPECTION; THE PERMIT APPLICANT MUST PROVIDE THE OWNER OF THE PROPERTY WITH A CERTIFICATE OF COMPLETION, CERTIFICATION OF INSTALLATION, IRRIGATION SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE.

RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

IRRIGATION PLAN



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

**DOMUS DESIGN**

109 E. BROADWAY, SUITE D, GLENDALE, CA 91205  
TEL: (618) 500-3886 FAX: (618) 546-5103

REVISION BY

#1-NISC. LBT

OWNER

BASMADJAN PROPERTIES LLC.

1026 BRAMFORD DR  
GLENDALE CA 91207

PROJECT

2943 HONOLULU AVE,  
GLENDALE, CA 91214

DRAWING TITLE

FIRST FLOOR IRRIGATION PLAN

DATE: FEB 2020

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

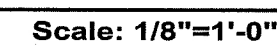
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APPROVED: LBT

JOB: 2018-07

SHEET: L-3 OF SHEETS



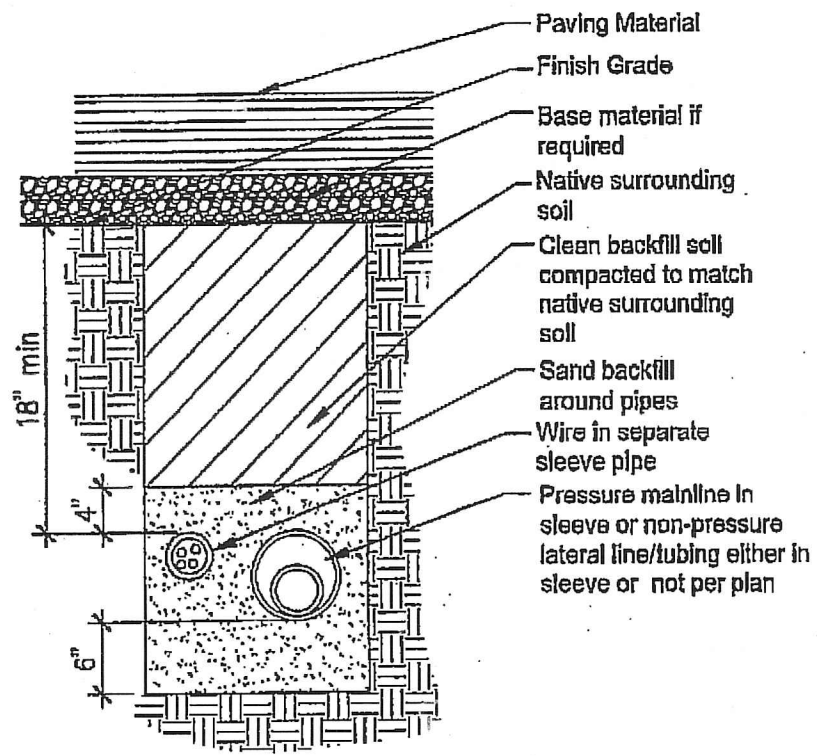


LANDSCAPE ARCHITECT  
JAMES G. RYAN  
1984  
Signature  
Renewal Date  
Date

344

DATE:	FEB 2020
SCALE:	1/8"=1'-0"
DRAWN:	LOT
APPROVED:	EL
DATE:	2018-07
SHEET: <b>L-4</b> OF SHEETS	



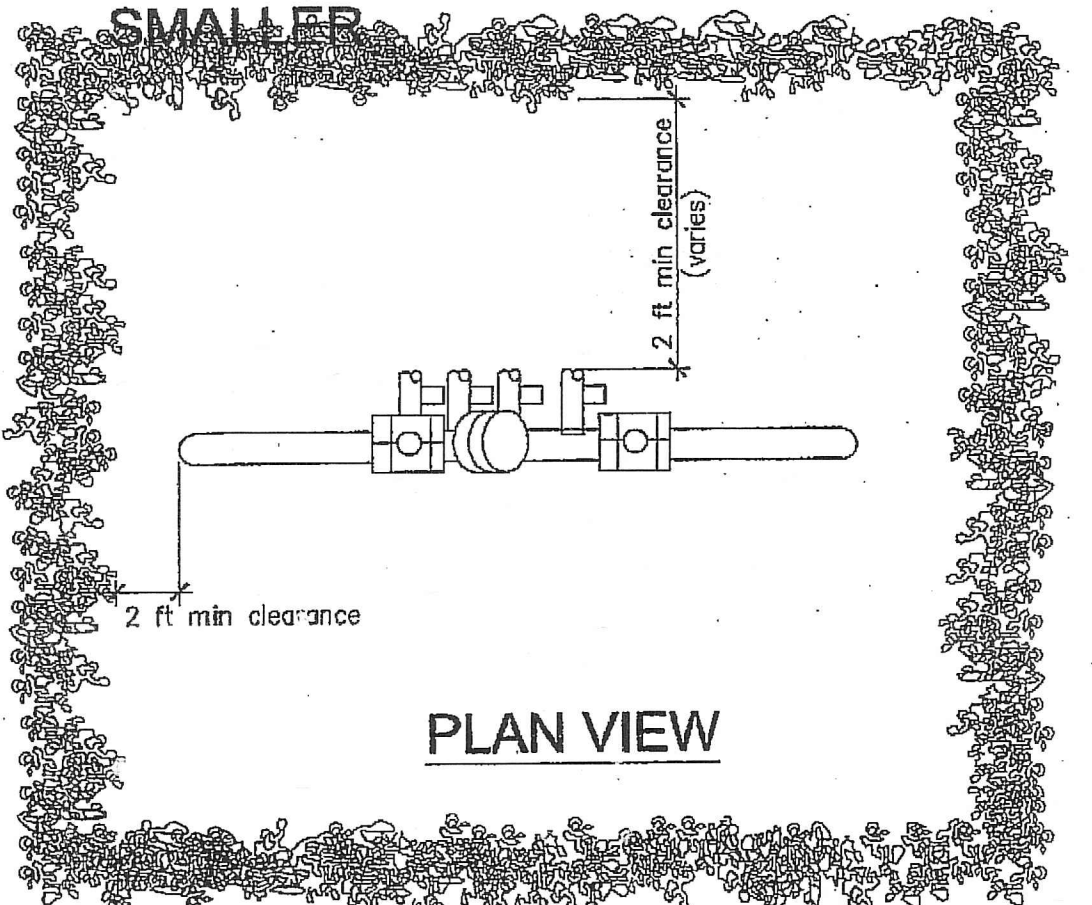


Pipe & wire trenching

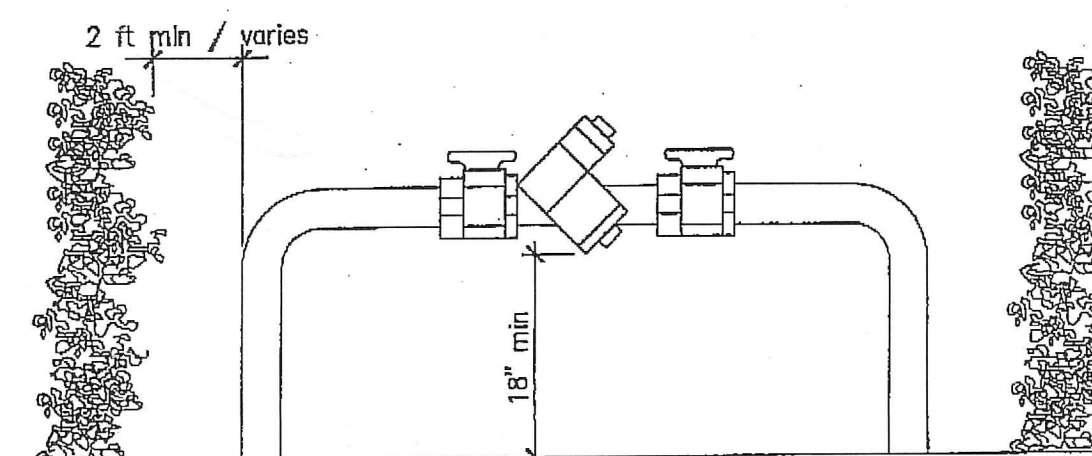
Soil Texture	Maximum rate inch per hour							
	Cover	Bare	Cover	Bare	Cover	Bare	Cover	Bare
Course Sandy Soil	2.00	2.00	2.00	1.50	1.50	1.00	1.00	0.50
Course sandy soil over compact lawn	1.75	1.50	1.25	1.50	1.00	0.75	0.75	0.40
Light Sandy	1.75	1.00	1.25	0.80	1.00	0.80	0.75	0.40
Light Sandy compacted subsoil	1.25	0.75	1.00	0.50	0.75	0.40	0.50	0.30
Uniform Soil	1.00	0.50	0.80	0.40	0.50	0.30	0.40	0.20
Light over compact soil	0.50	0.30	0.50	0.25	0.40	0.15	0.30	0.10
Light clay over	0.20	0.15	0.15	0.10	0.12	0.05	0.10	0.05

Soil characteristics

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



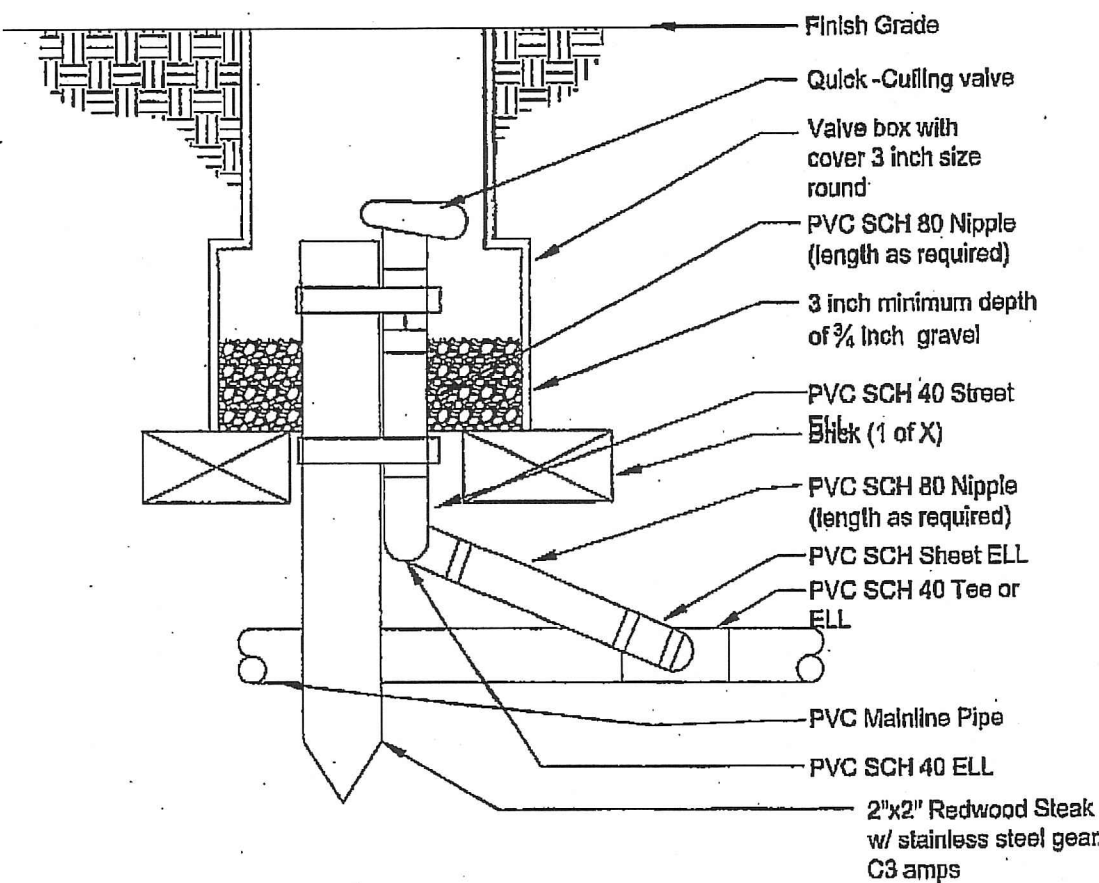
PLAN VIEW



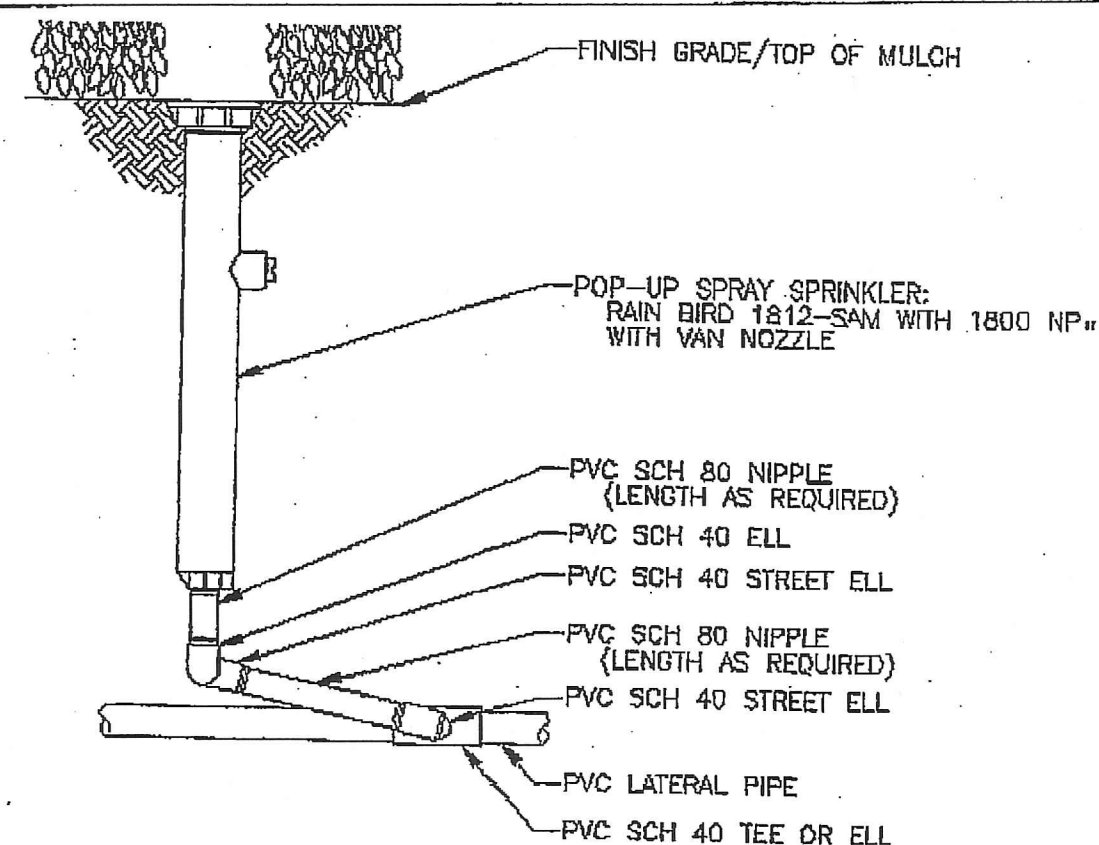
ELEVATION

BACKFLOW DEVICE

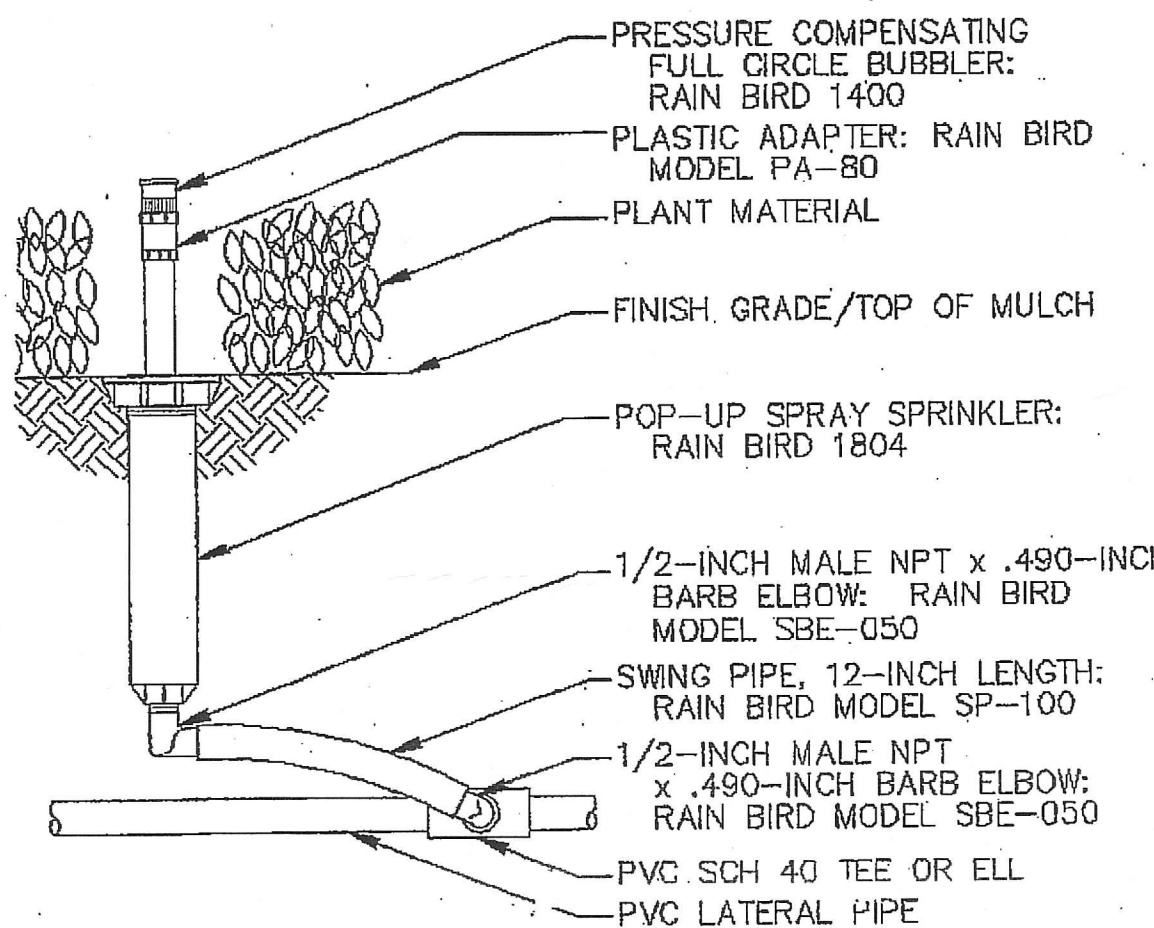
DETAIL



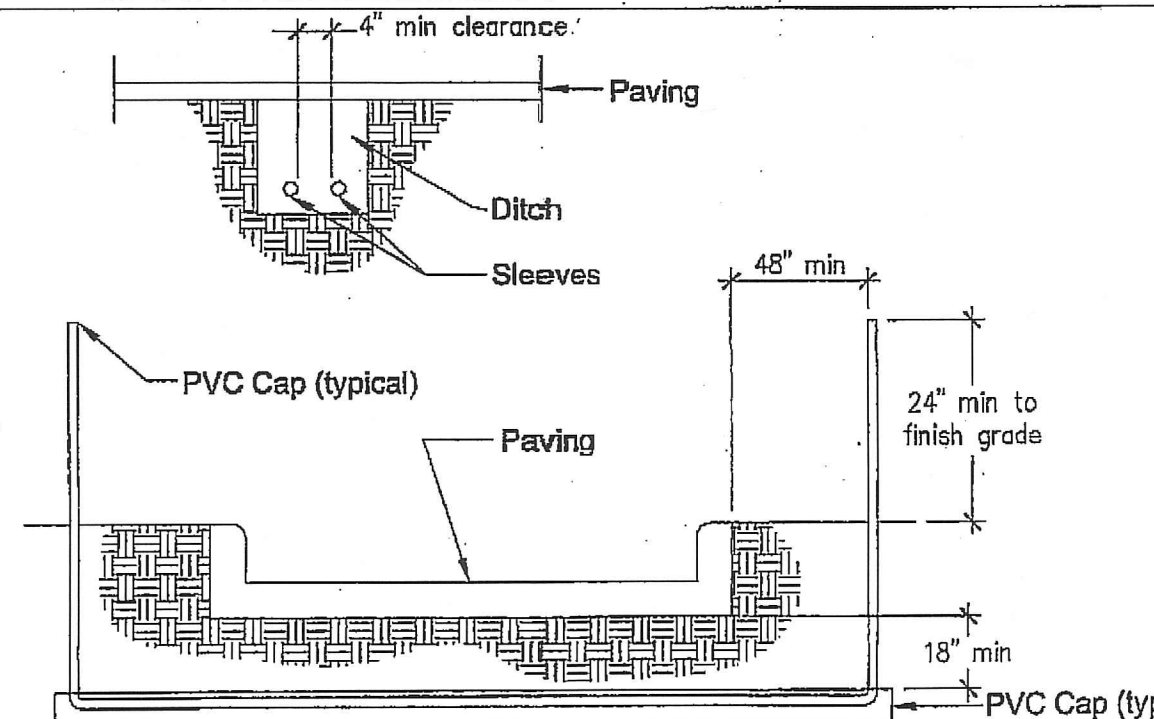
Quick coupling valve



POP-UP SPRAY SPRINKLER



PRESSURE COMPENSATING FULL-CIRCLE BUBBLER

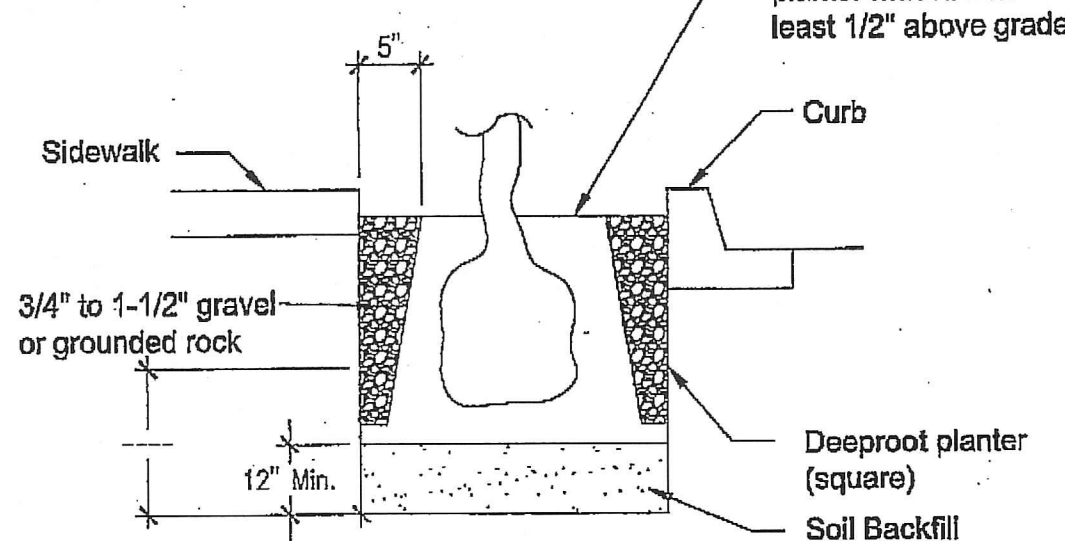


- Notes:
- All PVC irrigation sleeves to be class 200 pipe
  - All joints to be solvent welded and watertight
  - Where there is more than one sleeve, extend the smaller sleeve to 24-inches minimum above finish grade
  - Mechanically temp to 95% compaction.

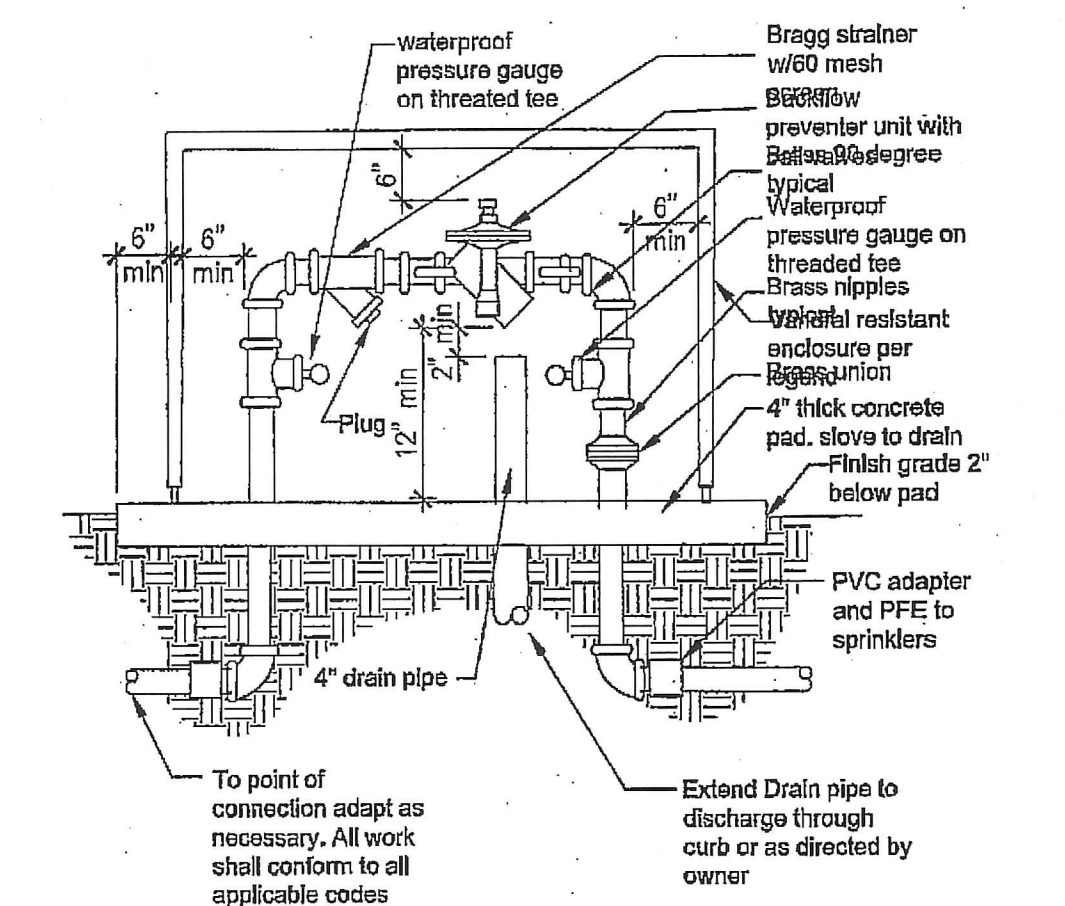
Sleeving

Note:

A typical surround planting using the deeproot preformed planter

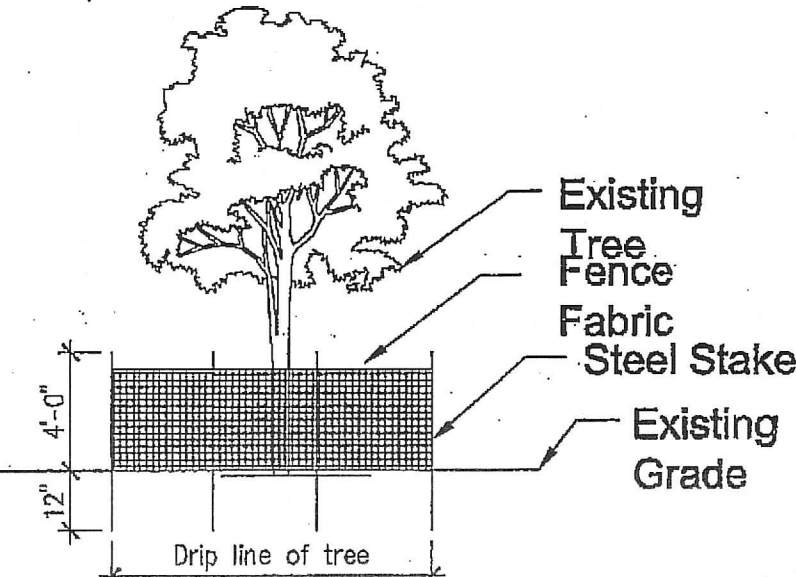


Tree Root barriers

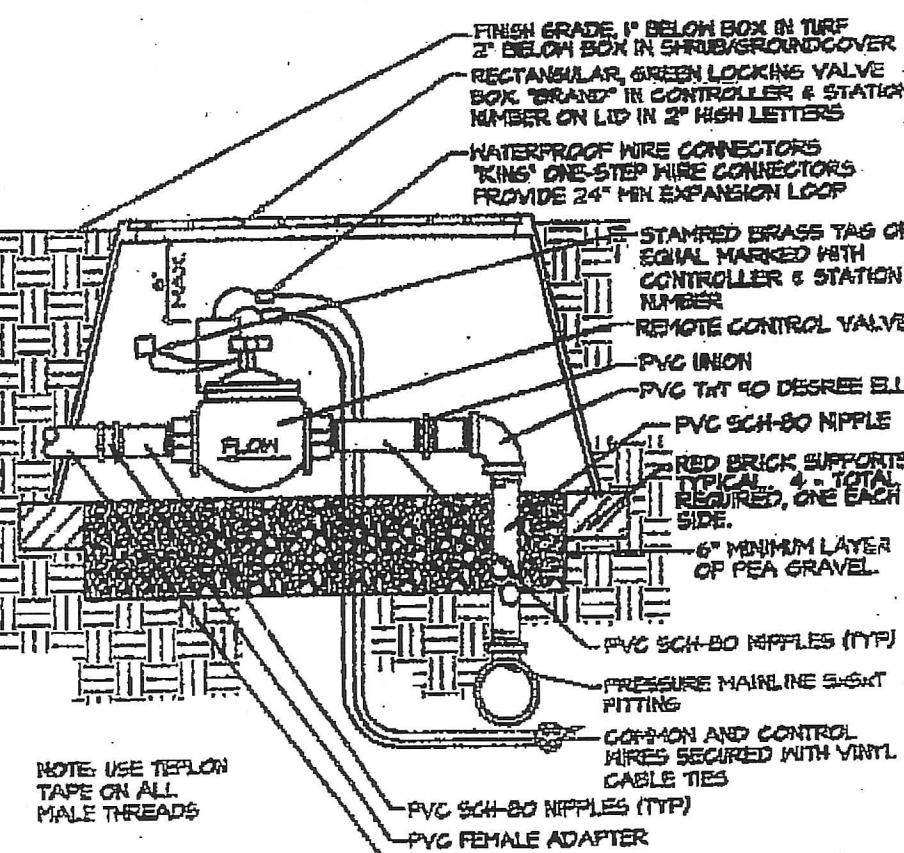


Backflow preventer

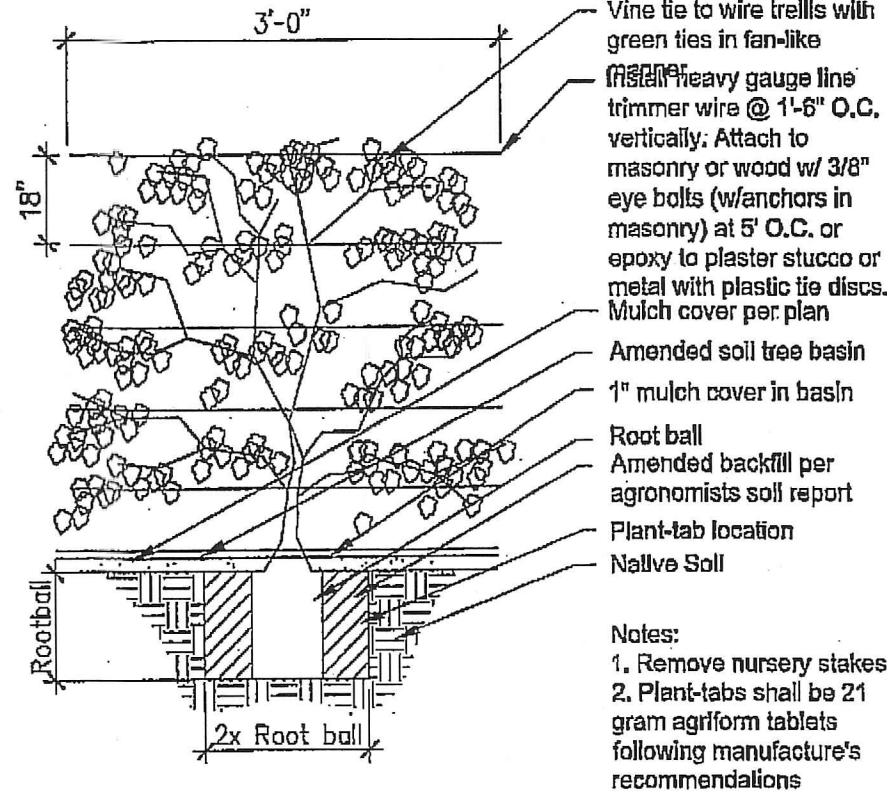
- Note:
- Dripline of tree shall be enclosed w/ a 4'-0" high fence, fence fabric to be durable and bright color, stake to be steel, size and installed to be depth of 12" min.
  - Any trenching required within the dripline of the tree shall be hand dug. Any roots cut over 2" shall be sealed w/ black enamel paint.



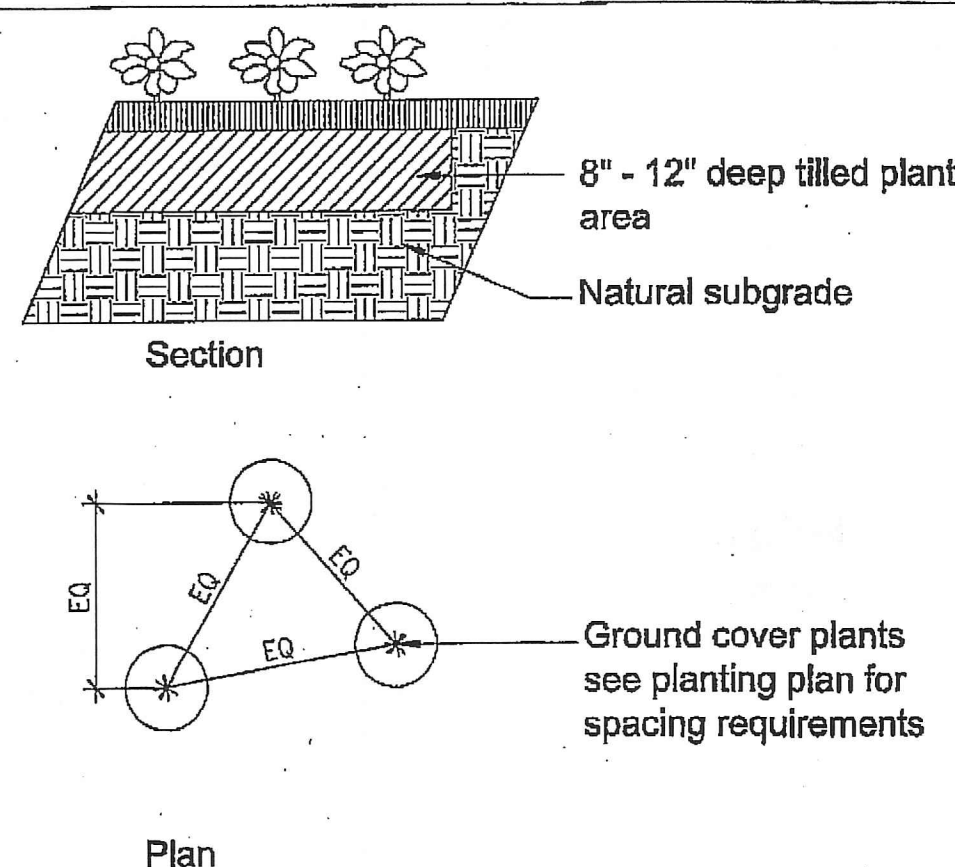
Projection of Existing Tree



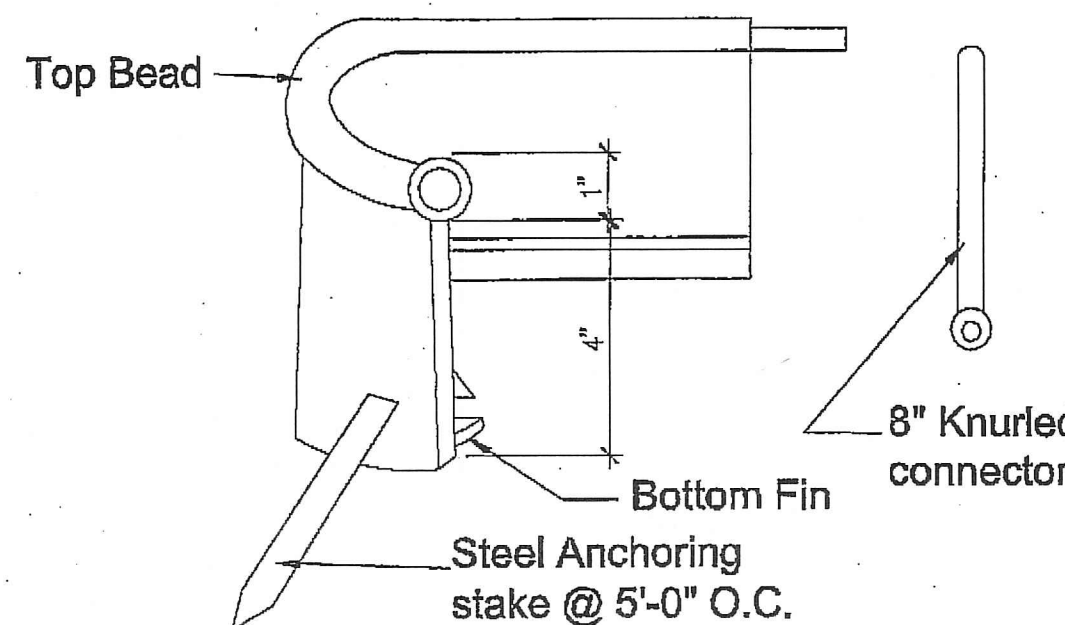
REMOTE CONTROL VALVE



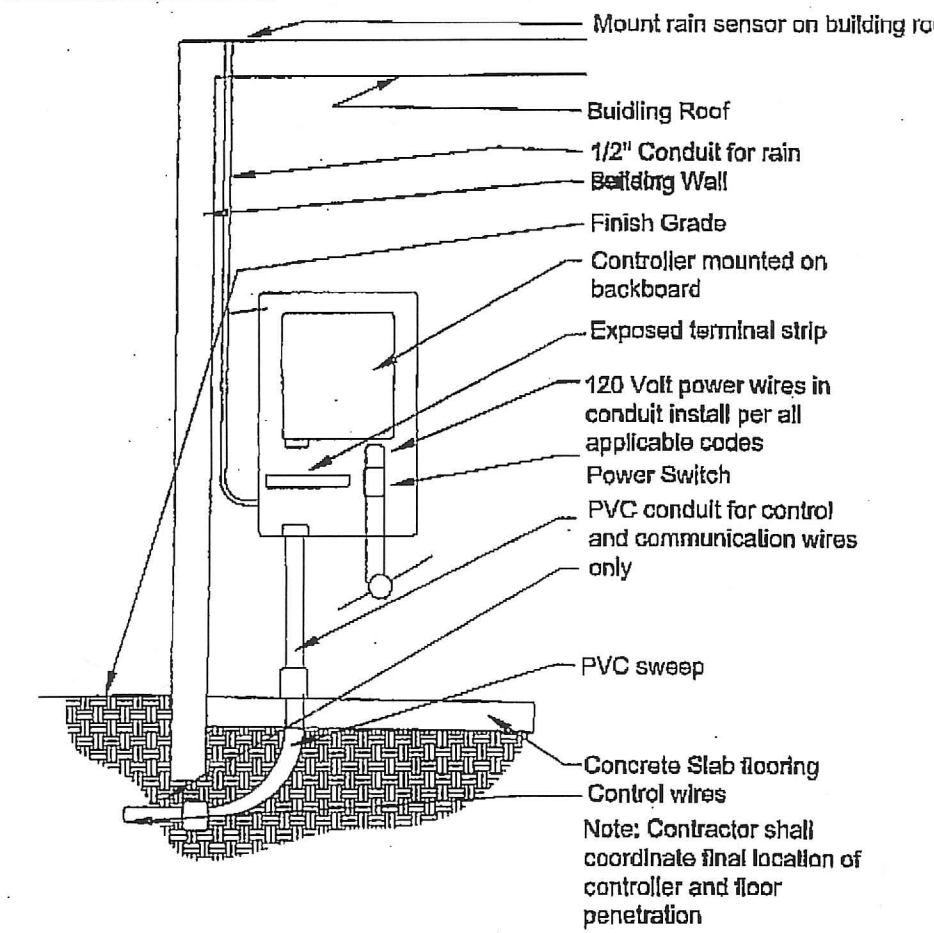
Vine Planting detail



Ground Cover planting detail



Polyethylene edging



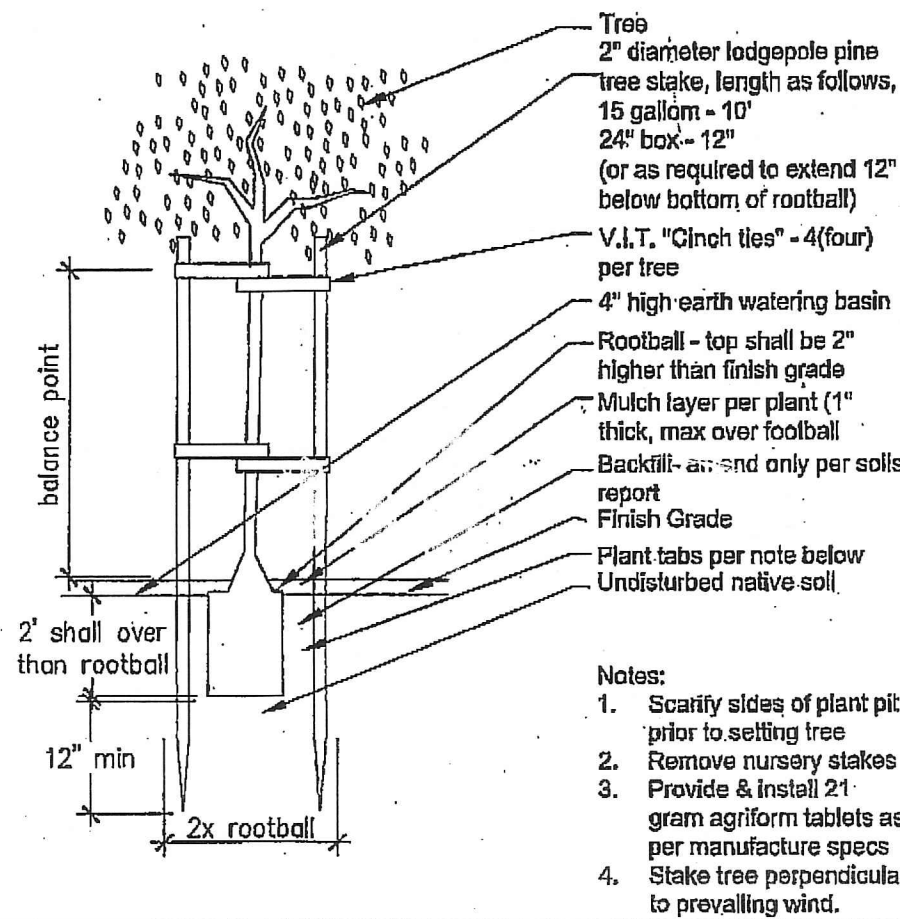
Solid-state Controller

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

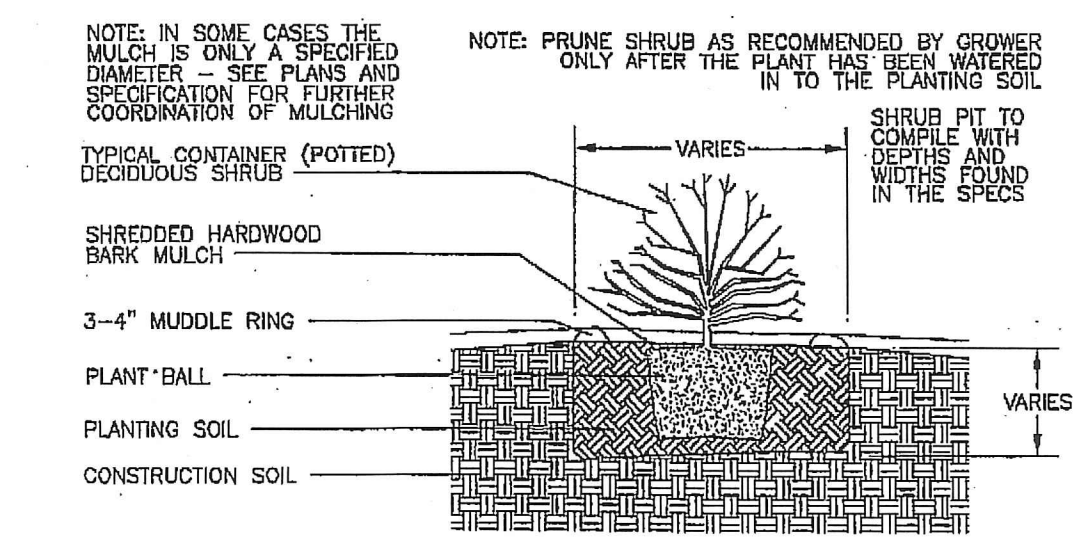
Landscape Notes

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

Irrigation notes



Tree staking detail



CONTAINER SHRUB PLANTING DETAIL

Revisions

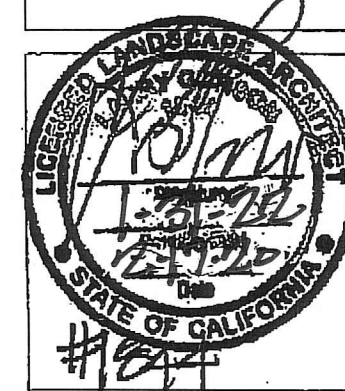
THE DRAWING AND SPECIFICATIONS ARE THE PROPERTY AND COPYRIGHT OF THE DESIGNER AND SHALL NOT BE USED ON ANY OTHER WORK. EXCEPT BY WRITTEN AGREEMENT WITH THE DESIGNER.

WRITTEN DIMENSIONS SHALL BE VERIFIED ON THE JOB SITE. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Larry G. Tison & Associates  
Larry G. Tison A.S.T.A.  
LANDSCAPE ARCHITECTURE  
314 E. Broadway Suite O Glendale, California 91205  
818-241-8185  
larrytison@gmail.com

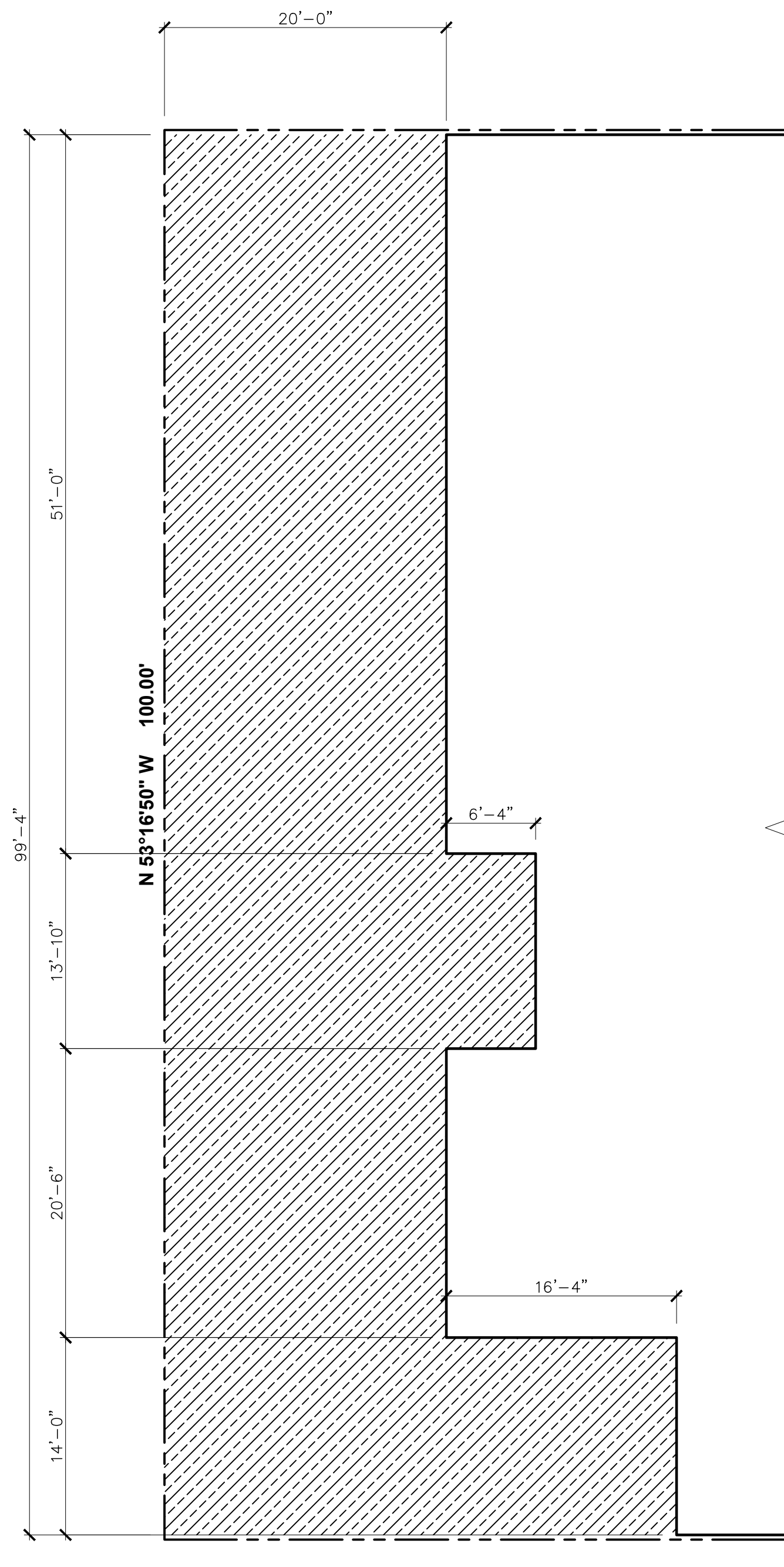
Note: use details as applicable to this project only.

LANDSCAPE DETAIL & SPECIFICATION PLAN



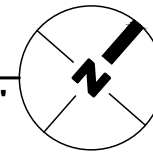
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CHECKED: ZL  
DATE: -  
JOB NO.: -  
SHEET





PARKING PARTIAL FOOTPRINT

Scale: 1/8"=1'-0"



SETBACK CALCULATION

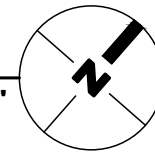
PARKING

FRONT (SOUTH-WEST)	REQUIRED	PROVIDED
BUILDING WIDTH: 99'-4"		
MINIMUM:	20'-0"	20'-0"
AVERAGE:	23'-0" (2284.67 S.F.)	23'-2" (2302.94 S.F.)



FIRST FLOOR BUILDING FOOTPRINT

Scale: 1/8"=1'-0"



SETBACK CALCULATION

FIRST FLOOR

FRONT (SOUTH-WEST)	REQUIRED	PROVIDED
BUILDING WIDTH: 78'-0"		
MINIMUM:	20'-0"	20'-0"
AVERAGE:	23'-0" (1794 S.F.)	28'-2" (2200 S.F.)

REAR (NORTH-EAST)	REQUIRED	PROVIDED
BUILDING WIDTH: 78'-0"		
MINIMUM:	5'-0"	11'-1"
AVERAGE:	8'-0" (624 S.F.)	13'-11" (1088 S.F.)

SIDE (NORTH-WEST)	REQUIRED	PROVIDED
BUILDING WIDTH: 96'-11"		
MINIMUM:	5'-0"	11'-0"
AVERAGE:	8'-0" (775 S.F.)	14'-6" (1406 SQ.FT.)

SIDE (SOUTH-EAST)	REQUIRED	PROVIDED
BUILDING WIDTH: 96'-11"		
MINIMUM:	5'-0"	11'-0"
AVERAGE:	8'-0" (775 S.F.)	13'-9" (1333 SQ.FT.)

REVISION	BY

OWNER
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207

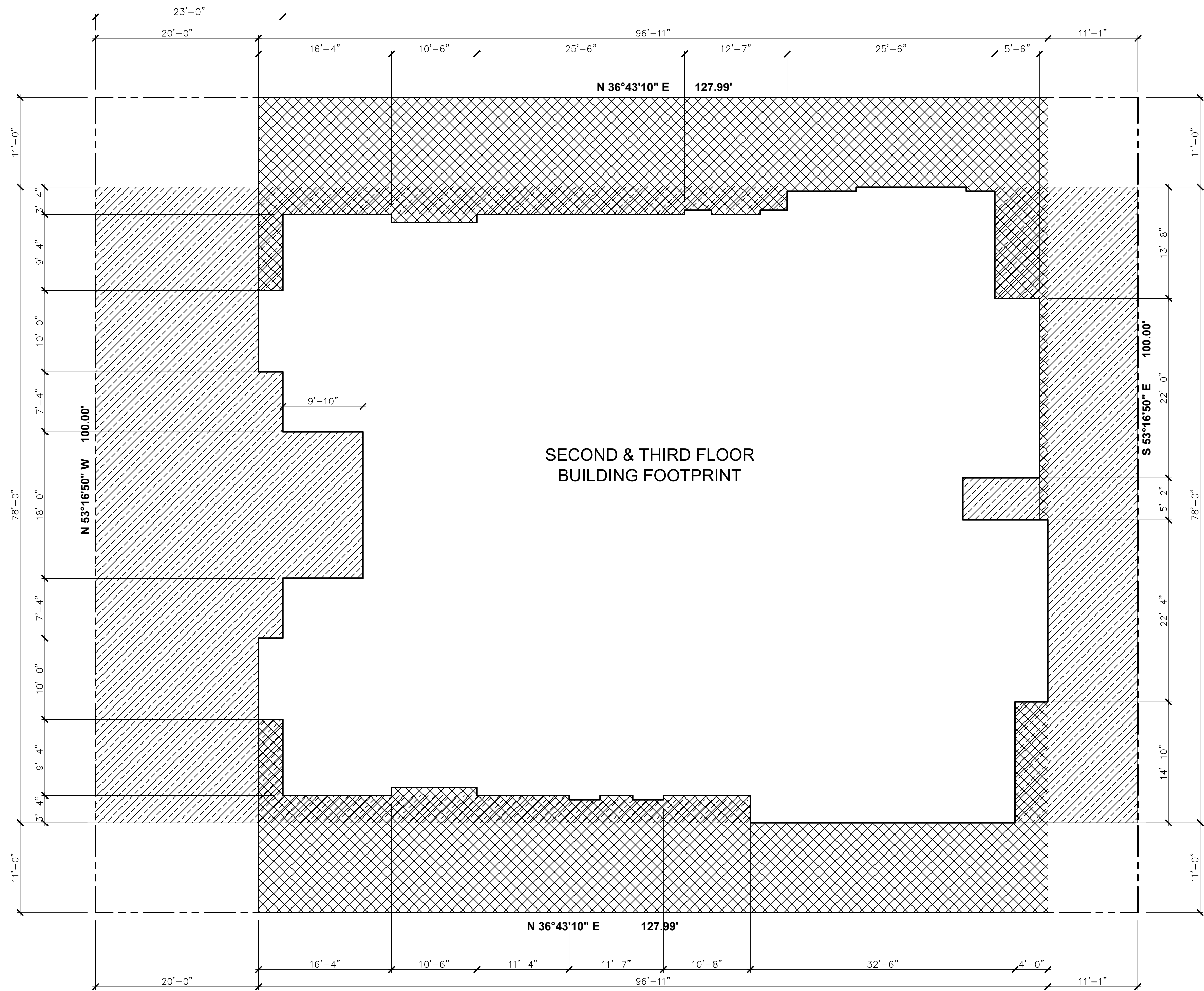
PROJECT
2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE
PARKING & FIRST FLOOR SETBACK CALCULATION



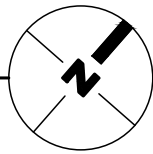
DATE:	MAY 2020
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	Z-1
OF	SHEETS





SECOND & THIRD FLOOR BUILDING FOOTPRINT

Scale: 1/8"=1'-0"



SETBACK CALCULATION

SECOND FLOOR

FRONT (SOUTH-WEST)		
BUILDING WIDTH: 78'-0"	REQUIRED	PROVIDED
MINIMUM:	23'-0"	23'-0"
AVERAGE:	26'-0" (2028 S.F.)	29'-4" (2290 S.F.)

REAR (NORTH-EAST)		
BUILDING WIDTH: 78'-0	REQUIRED	PROVIDED
MINIMUM:	8'-0"	11'-1"
AVERAGE:	11'-0" (858 S.F.)	13'-11" (1088 S.F.)

SIDE (NORTH-WEST)		
BUILDING WIDTH: 96'-11"	REQUIRED	PROVIDED
MINIMUM:	8'-0"	11'-0"
AVERAGE:	11'-0" (1066 S.F.)	14'-10" (1440 SQ.FT.)

SIDE (SOUTH-EAST)		
BUILDING WIDTH: 96'-11"	REQUIRED	PROVIDED
MINIMUM:	8'-0"	11'-0"
AVERAGE:	11'-0" (1066 S.F.)	14'-0" (1363 SQ.FT.)

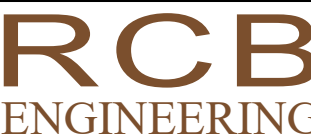
THIRD FLOOR

FRONT (SOUTH-WEST)		
BUILDING WIDTH: 78'-0"	REQUIRED	PROVIDED
MINIMUM:	23'-0"	23'-0"
AVERAGE:	26'-0" (2028 S.F.)	29'-4" (2290 S.F.)

REAR (NORTH-EAST)		
BUILDING WIDTH: 78'-0	REQUIRED	PROVIDED
MINIMUM:	11'-0"	11'-1"
AVERAGE:	14'-0" (1092 S.F.)	13'-11" (1088 S.F.)

SIDE (NORTH-WEST)		
BUILDING WIDTH: 96'-11"	REQUIRED	PROVIDED
MINIMUM:	11'-0"	11'-0"
AVERAGE:	14'-0" (1357 S.F.)	14'-10" (1440 SQ.FT.)

SIDE (SOUTH-EAST)		
BUILDING WIDTH: 96'-11"	REQUIRED	PROVIDED
MINIMUM:	11'-0"	11'-0"
AVERAGE:	14'-0" (1357 S.F.)	14'-0" (1363 SQ.FT.)



REVISION	BY

OWNER
BASMADJAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207

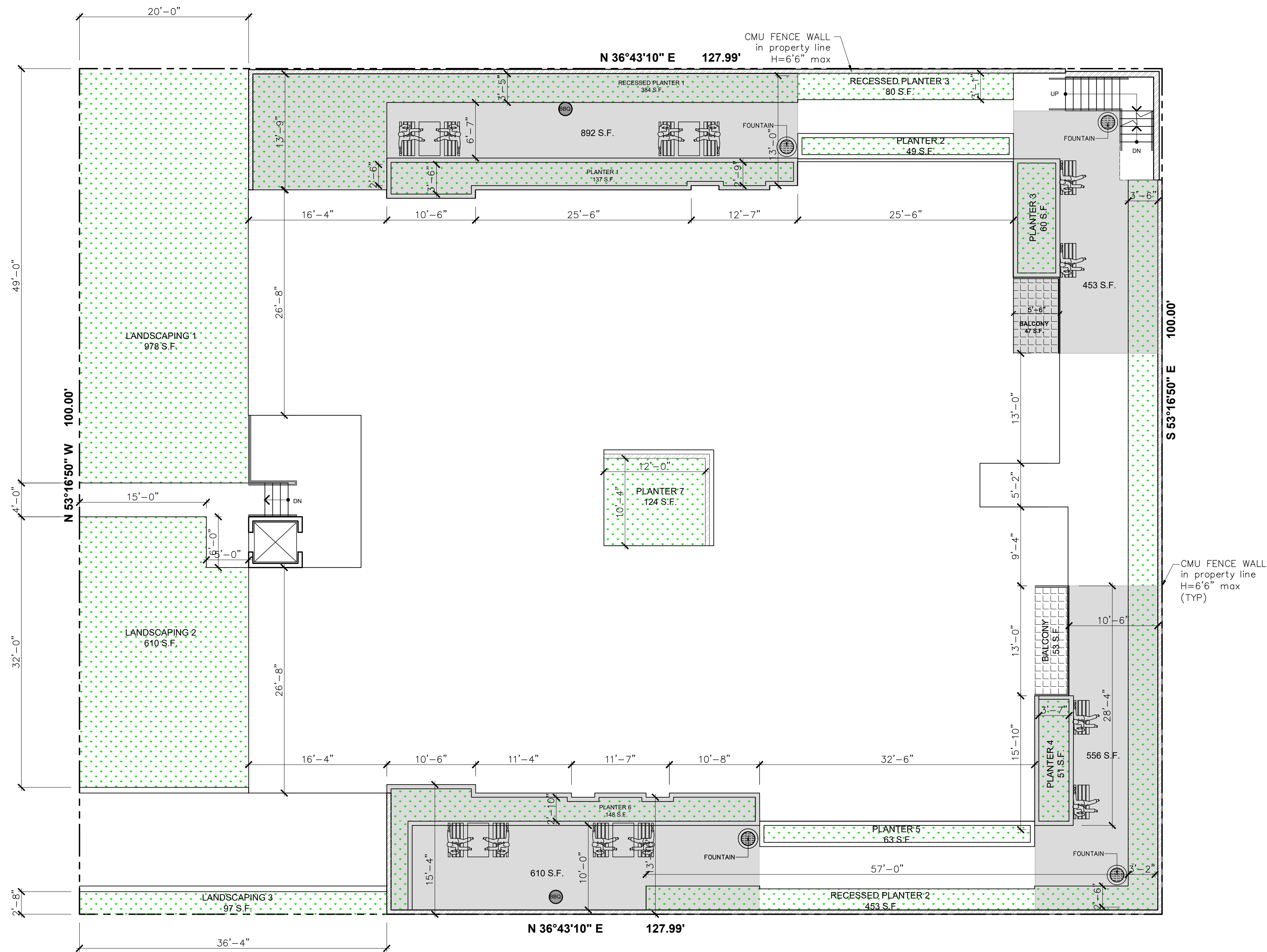
PROJECT
2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE
SECOND & THIRD FLOOR SETBACK CALCULATION



DATE:	MAY 2020
SCALE:	1/8"=1'-0"
DRAWN:	
APPROVED:	
JOB:	2018-07
SHEET:	Z-2
OF	SHEETS





**FIRST FLOOR PLAN**  
Scale: 3/16"=1'-0"

LEGEND	
	LANDSCAPED AREA
	COMMON OPEN SPACE AREA

**LANDSCAPED & COMMON OPEN SPAE AREA CALCULATION**

LANDSCAPED AREA 1:	978 S.F.
LANDSCAPED AREA 2:	610 S.F.
LANDSCAPED AREA 3:	97 S.F.
RECESSED PLANTER 1:	405 S.F.
RECESSED PLANTER 2:	453 S.F.
RECESSED PLANTER 3:	80 S.F.
PLANTER 1:	137 S.F.
PLANTER 2:	49 S.F.
PLANTER 3:	60 S.F.
PLANTER 4:	51 S.F.
PLANTER 5:	63 S.F.
PLANTER 6:	148 S.F.
PLANTER 7:	124 S.F.
PLANTER 8:	232 S.F.
TOTAL LANDSCAPED AREA:	3487 S.F.
REQUIRED LANDSCAPED AREA: 12799 X 25% =	3200 S.F.
REQUIRED COMMON OPEN SPACE: 18 X 200 S.F. =	3600 S.F.
PROVIDED COMMON OPEN SPACE:	3610 S.F.

REVISION	BY

OWNER	PROJECT
BASMADJYAN PROPERTIES LLC. 1026 BRAMFORD DR GLENDALE CA 91207	2943 HONOLULU AVE, GLENDALE, CA 91214

DRAWING TITLE	PROJECT
LANDSCAPED & COMMON OPEN SPAE AREA CALCULATION	2943 HONOLULU AVE, GLENDALE, CA 91214



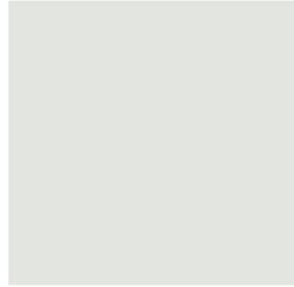
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JOB:	2018-07
SHEET:	<b>Z-3</b>
OF	SHEETS



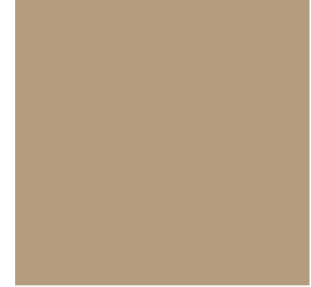
2943 HONOLULU AVE. GLENDALE CA 91203-1304  
MATERIAL BOARD



LAHABRA SMOOTH FINISH  
STUCCO COLOR TO MATCH:  
BEAUFORT 14495 (43) BASE 100



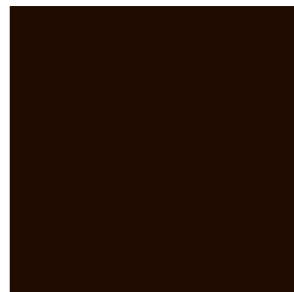
LAHABRA SMOOTH FINISH  
STUCCO COLOR TO MATCH:  
16 SILVER GREY (57) BASE 200



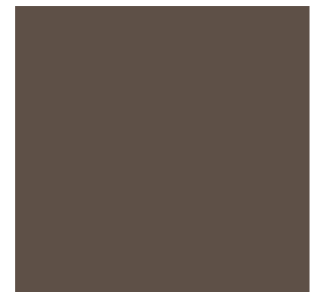
FIBERCEMENT SIDING  
WALL COLOR TO MATCH:  
DE6130 WOODED ACRE



METAL RAILING  
COLOR TO MATCH:  
DE 6397 HICKORY CLIFF



DOOR AND WINDOW  
FRAMING COLOR TO MATCH:  
MILGARD BARK COLOR



METAL ROOFING  
COLOR TO MATCH:  
DE6063 BLACK WALNUT