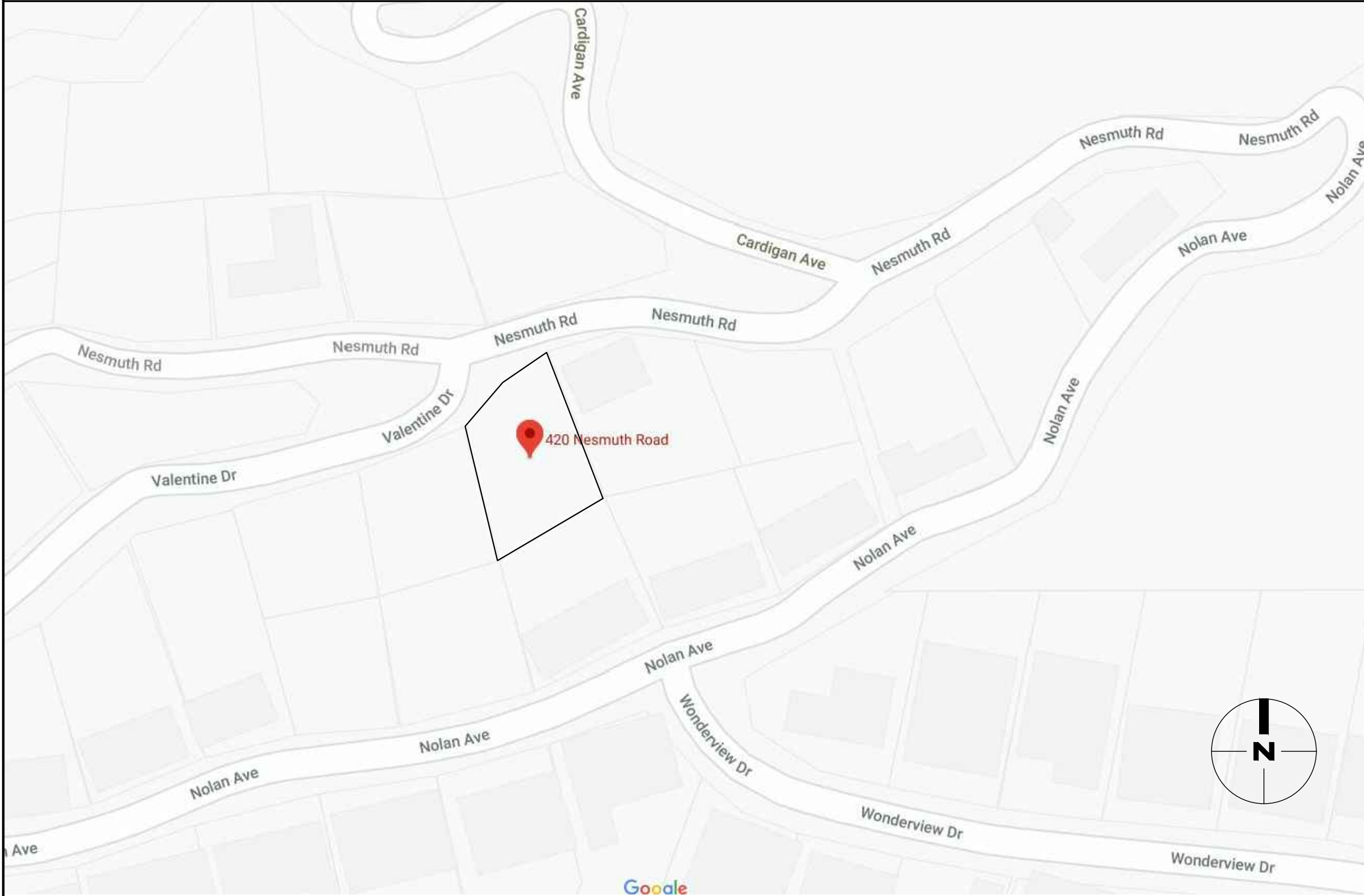



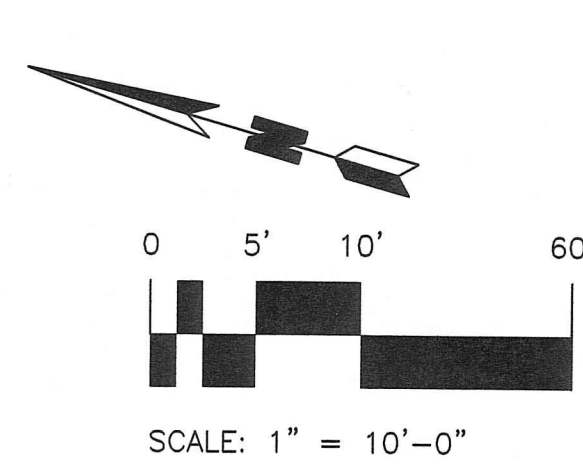


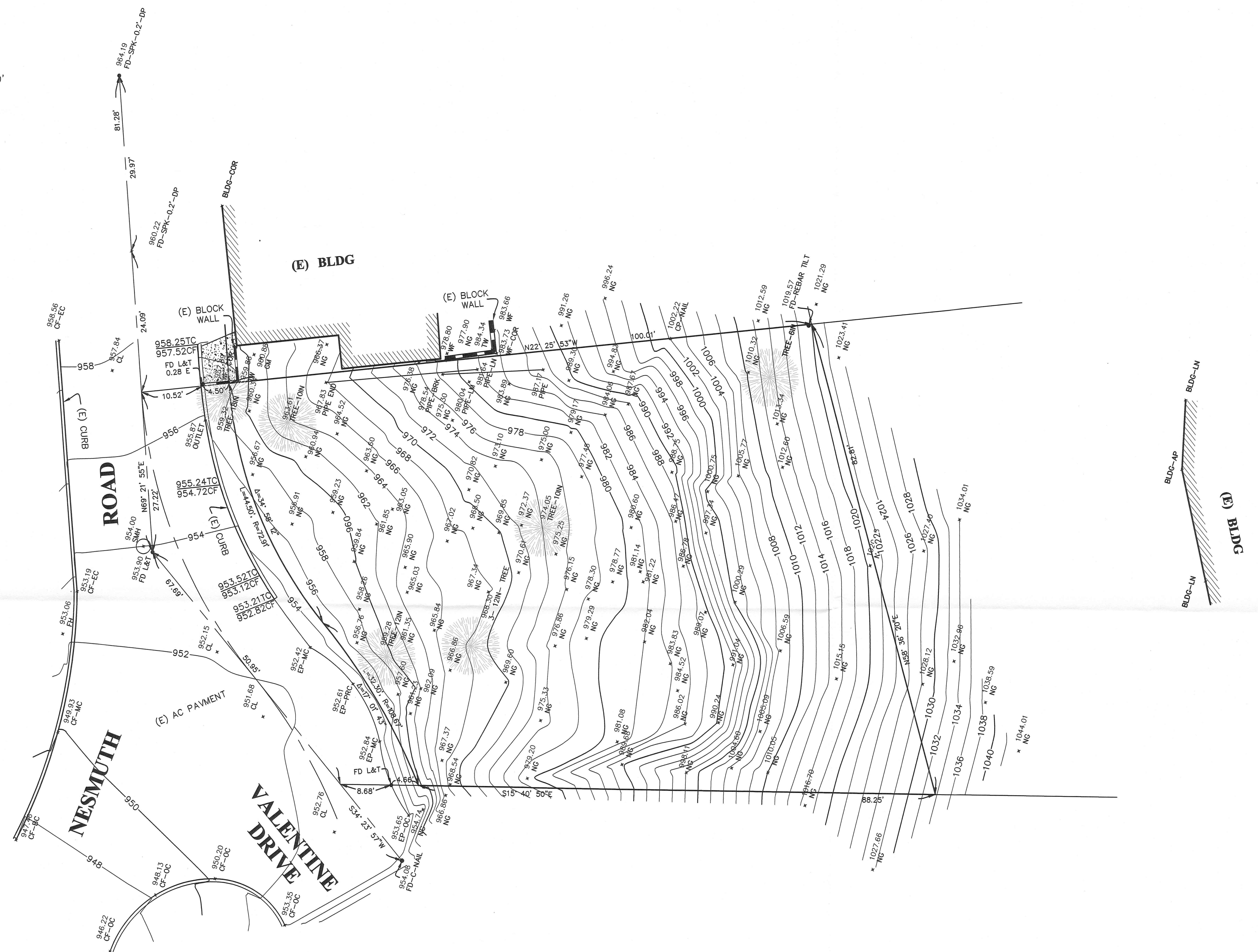
PROJECT DESCRIPTION		DESIGNER	PROJECT DATA	SHEET INDEX																					
NEW 3-STORY SINGLE FAMILY RESIDENCE 2268 SQ.FT W/ ATTACHED 2 CAR GARAGE 500 S.F. Ground Floor = 2 car garage 455 s.f. + stairs 101 s.f First Floor = living area 1043 s.f. Second floor = Bedrooms 1169.5 s.f. Total Bldg. area = 2768.5 s.f.(500 Garage +2268.5 Living area)		DOMUS DESIGN 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 507-4444 FAX: (818) 548-81-08	ZONING: R1R II LOT AREA: 7,566 S.F. OCCUPANCY GROUP: R-3 / U-1 TYPE OF CONSTRUCTION: V-B SPRINKLERED: YES FLOOR AREA TABULATION: GROUND FLOOR 455 S.F. 2 CAR GARAGE 101 S.F. STAIRS 1043 S.F. FIRST FLOOR AREA: 1169.5 S.F. SECOND FLOOR AREA: 2212.5 S.F. TOTAL FLOOR AREA: 2768 S.F. F.A.R. 2768-500 garage = 2268 s.f.=29.9% LANDSCAPED AREA: 4212 S.F. EARTH WORK QUANTITY: CUT: 803.43 CU.YD FILL: 0 CU.YD EXPORT: 803.43 CU.YD IMPORT: 0 CU.YD <table><tr><th>ZONING INFO:</th><th>REQUIRED / ALLOWED</th><th>PROVIDED / PROPOSED</th></tr><tr><td>F.A.R. 7566 X 30%</td><td>2269.8 S.F. MAX.</td><td>2268 S.F. (29.8%)</td></tr><tr><td>LOT COVERAGE: 7566 X 30%</td><td>2269.8 S.F. MAX.</td><td>1393.6 S.F. (18.4%)</td></tr><tr><td>LANDSCAPED AREA: 7566 X 40%</td><td>3026.4 S.F. MIN.</td><td>4212 S.F. (55.6%)</td></tr><tr><td>BUILDING HEIGHT:</td><td></td><td></td></tr><tr><td>MAIN HOUSE:</td><td>3 STORIES (32'+3') MAX.</td><td>3 STORIES (34'-6")</td></tr><tr><td>UNGRADED</td><td>3027 SQ.FT. = 40%</td><td>3659 SQ.FT. = 48%</td></tr></table>	ZONING INFO:	REQUIRED / ALLOWED	PROVIDED / PROPOSED	F.A.R. 7566 X 30%	2269.8 S.F. MAX.	2268 S.F. (29.8%)	LOT COVERAGE: 7566 X 30%	2269.8 S.F. MAX.	1393.6 S.F. (18.4%)	LANDSCAPED AREA: 7566 X 40%	3026.4 S.F. MIN.	4212 S.F. (55.6%)	BUILDING HEIGHT:			MAIN HOUSE:	3 STORIES (32'+3') MAX.	3 STORIES (34'-6")	UNGRADED	3027 SQ.FT. = 40%	3659 SQ.FT. = 48%	A-0 COVER SHEET C-1 SURVEY MAP A-1 SLOPE ANALYSIS A-2 SITE PLAN A-3 GARAGE FLOOR PLAN A-4 FIRST FLOOR PLAN A-5 SECOND FLOOR PLAN A-6 ROOF PLAN A-7 SECTION PLANS A-7.1 SECTION & DOOR AND WINDOW SCHEDULE A-8 NORTH-WEST & SOUTH-EAST ELEVATIONS A-8C NORTH-WEST & SOUTH-EAST COLORED ELEVATIONS A-9 SOUTH-WEST & NORTH-EAST ELEVATIONS A-9C SOUTH-WEST & NORTH-EAST COLORED ELEVATIONS AD-1 ARCHITECTURAL DETAIL L-1 PLANTING PLAN L-2 IRRIGATION PLAN L-3 LANDSCAPE DETAIL & SPECIFICATION PLAN R-1 RENDERING TF-1 TEMPORARY FRAME PLAN TF-2 TEMPORARY FRAME ELEVATIONS
ZONING INFO:	REQUIRED / ALLOWED	PROVIDED / PROPOSED																							
F.A.R. 7566 X 30%	2269.8 S.F. MAX.	2268 S.F. (29.8%)																							
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UNGRADED	3027 SQ.FT. = 40%	3659 SQ.FT. = 48%																							
PROJECT ADDRESS		ENGINEER (ENGINEER OF RECORD)																							
420 NESMUTH ROAD, GLENDALE, CA. 91202	PATRICK BARATY 109 E. HARVARD ST. #306 GLENDALE, CA 91205 TEL: (818) 500-3966 FAX: (818) 548-8108																								
LEGAL DESCRIPTION		SURVEYOR																							
APN: 5630-022-015 TRACT NO 4881 LOT 49	NL ENGINEERING & SURVEYING, INC. 790 S. ATLANTIC BLVD, SUITE 106 MONTEREY PARK, CA 91754 TEL: (626) 281-2001 FAX: (626) 281-2008																								
PROPERTY OWNER																									
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011																									
APPLICABLE CODES																									
CBC 2019, CEC 2019, CMC 2019, 2019 CPC, 2019 CALIFORNIA ENERGY CODE, 2020 GLENDALE BUILDING AND SAFETY CODE 2019 CALIFORNIA GREEN CODE																									
VICINITY MAP																									
																									


 DOMUS DESIGN		100 E HARVARD ST. # 306, GLENDALE, CA. 91205 TEL: (818) 500-3866 FAX: (818) 548-8108	
 RCB ENGINEERING		450 North Brand Blvd. # 600 Glendale, CA 91203 TEL: (818) 813-1852	
REVISION	BY		
04/01/2021			
		OWNER	ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011
		PROJECT	420 NESMUTH ROAD, GLENDALE, CA. 91202
DRAWING TITLE		COVER SHEET	
			
DATE:		JUNE 2020	
SCALE:		N.T.S.	
DRAWN:		XXX	
APPROVED:			
JOB:		2020 -18	
SHEET:		<div style="font-size: 2em; font-weight: bold;">A-0</div> <div style="display: flex; justify-content: space-between; font-weight: bold;"> OF SHEET </div>	

1. THE BASIS OF BEARING FOR THIS MAP IS N 69°21'55" E FOR NESMUT ROAD, PER TRACT NO. 4881, 140/32-35 IN THE RECORD OF LOS ANGELES COUNTY.
2. STREET CONTROL WAS RECOVERED PER GLENDALE CITY ENGINEER'S FIELD BOOK NO. 115/36, AND TRACT NO. 4881.
3. ELEVATIONS ARE BASED ON A VALUE OF 956.70 FEET FOR GLENDALE CITY BM NO 69-029.
4. CONTOUR INTERVAL IS 2 FEET.
5. THE AREA OF THE SUBJECT PROPERTY IS 7,566 S.F.



BC	Beginning of Curve
EC	End of Curve
MC	Middle of Curve
COR	Corner
FS	Finished Surface
CF	Curb Face
BLDG LN	Building Line
BLDG COR	Building Corner
WF COR	Wood Fence Corner
EP	Edge of Pavement
EP-COR	Edge of Pavement Corner
NG	Natural Ground
PIPE LN	PIPE LINE
PIPE BRK	PIPE BROKEN




NARITH LAO, LICENSE NO. 8046
EXPIRES 12-31-21

4-28-20
DATE

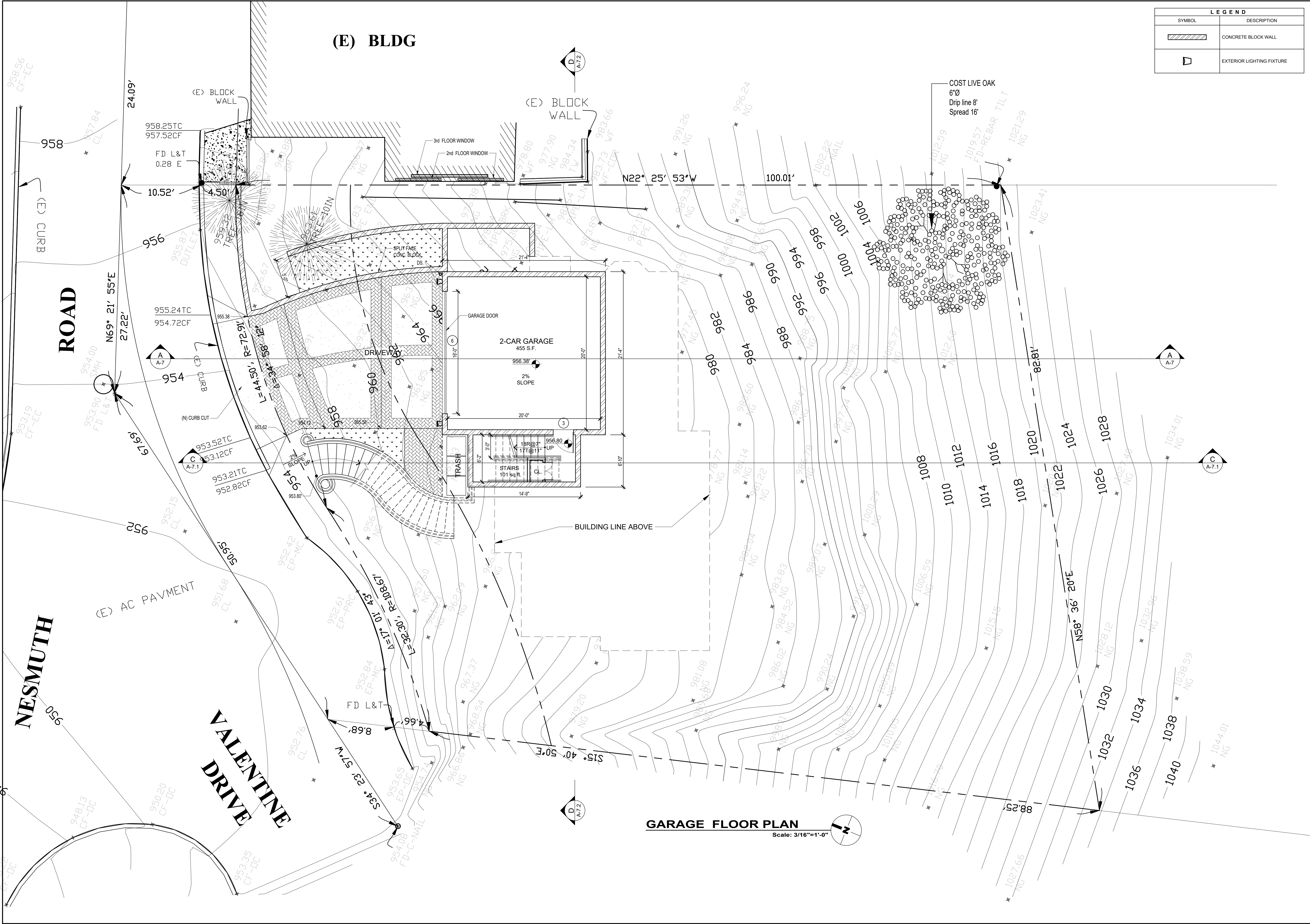
**OWNER: ALFERD BABAYANS.
4609 OCEAN VIEW BLVD,
LA CANADA, CA, 91011**

FOR
420 NESMUTH ROAD,
GLENDALE, CA 91202

	DATE	REVISION					
SCALE 1"=10'	CHK'D BY: NL	APPROVED BY:	DATE: 03/27/20	DWG. NO. 20-002.	SHEET 1 OF 1		

NL ENGINEERING & SURVEYING, INC.

790 S. ATLANTIC BLVD, SUITE 106
MONTEREY PARK, CA 91754
TEL: (626) 281-2001 FAX: (626) 281-2008



**DOMUS
DESIGN**

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

**RCB
ENGINEERING**

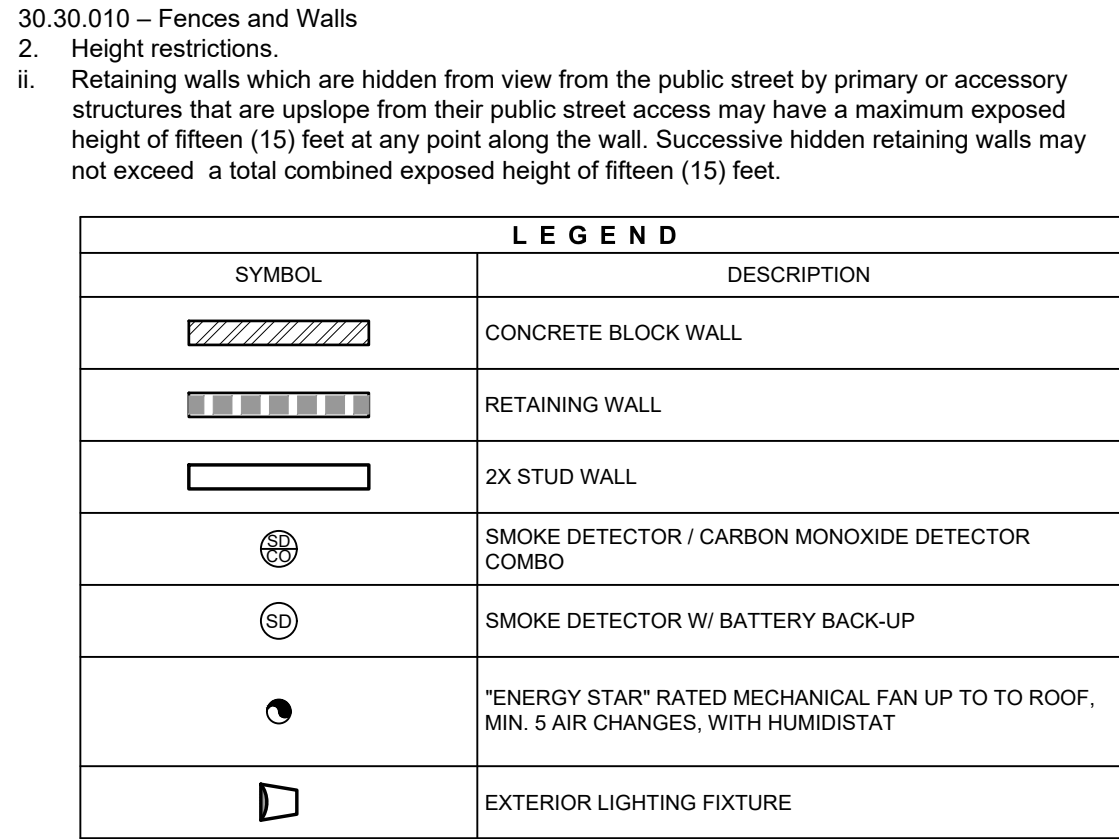
450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

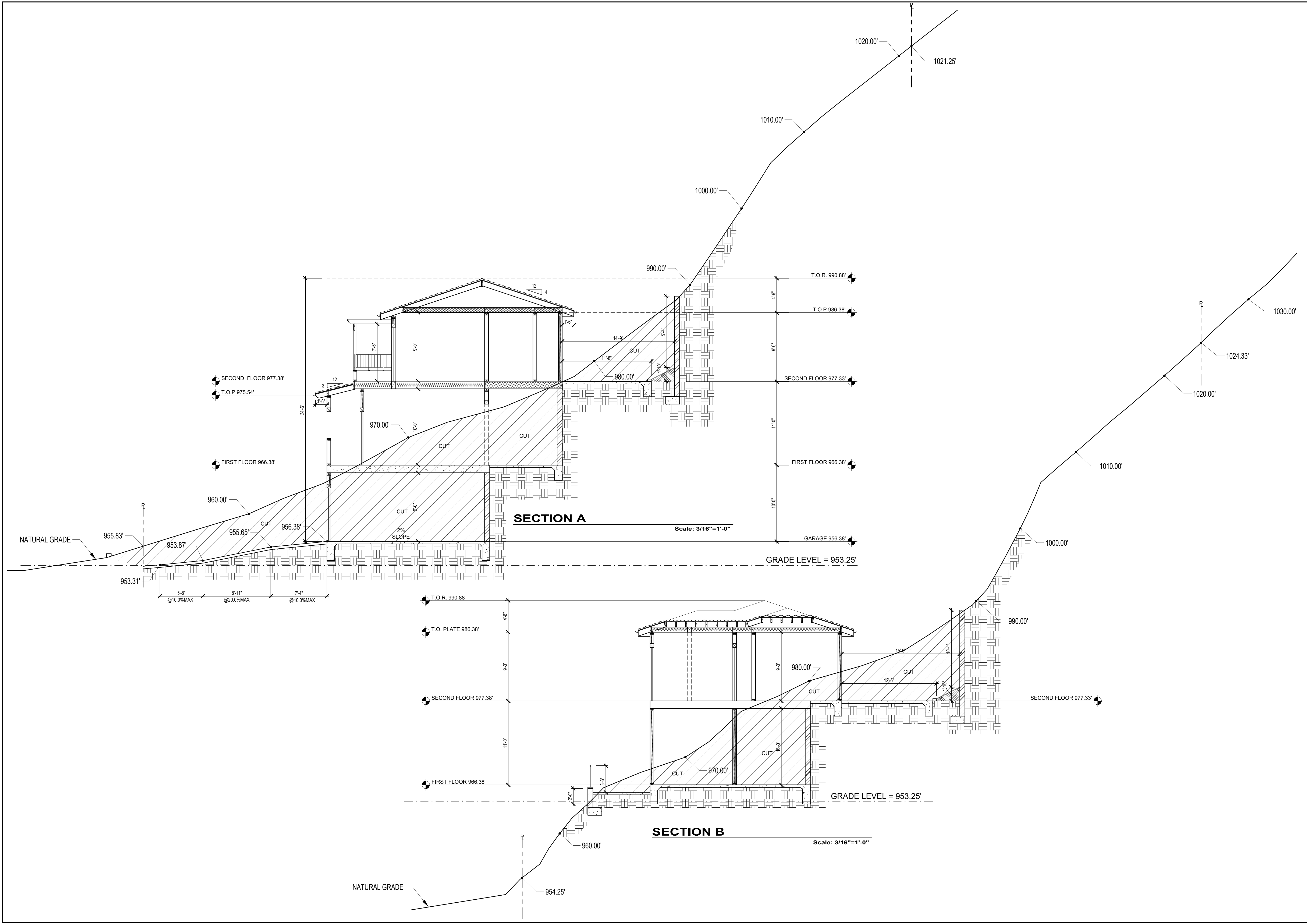
REVISION	BY
04/01/2021	

DRAWING TITLE	PROJECT	OWNER
GARAGE FLOOR PLAN	420 NESMUTH ROAD, GLENDALE, CA. 91202	ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

REGISTERED PROFESSIONAL ENGINEER
PATRICK BAKAT
S 5900
EXP. 09.30.21
STRUCTURAL
STATE OF CALIFORNIA

DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020-18
SHEET:	A-3
OF	SHEETS





REVISION	BY
04/01/2021	

OWNER
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
SECTIONS



DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18
SHEET:	A-7
OF	SHEETS

ELEVATION KEYNOTES

- 1

ROOF : U.S. TILE - TWO PIECE - EL CAMINO BLEND
- 2

FASCIA :PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 3

GUTTER : TO MATCH THE FASCIA
- 4

TRIMS AND EXPOSED BEAMS : PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 5

STUCCO : LA HABRA X-28 MIRAGE - STEEL TOWELED SMOOTH FINISH
- 6

ENTRY DOOR : WOOD, STAIN GRADE W/GLASS AND SIDE LIGHT PANELS
- 7

EXTERIOR SLIDING DOORS AND WINDOWS : "WOOD CLAD" BROWN COLOR TO MATCH THE ENTRY DOOR
- 8

GARAGE DOOR : WOOD 16'-0"x7'-0" OVERHEAD GARAGE DOOR, COLOR TO MATCH THE ENTRY DOOR
- 9

RAILINGS : COLOR TO MATCH THE WINDOWS AND DOORS
- 10

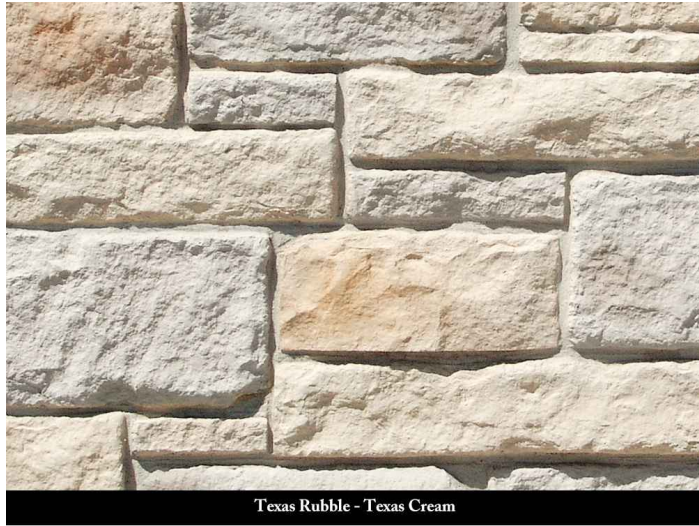
STONES : CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM
- 11

DRIVEWAY : PAVING BRICKS @ EDGES - CORONADO FLOOR TILE SERIES - 4"x8" RUSTIC USED BRICK
- 12

RETAINING WALLS: SPLIT FACE CONC. BLOCK BY PAVESTONE WITH A PRECAST CONC. CAP - COLOR TO MATCH BLOCKS
- 13

JOHN TIMBERLAND LIGHTING - BELLAGIO COLLECTION 21" HIGH BRONZE OUTDOOR POST LIGHT
- 14

OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC



CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM



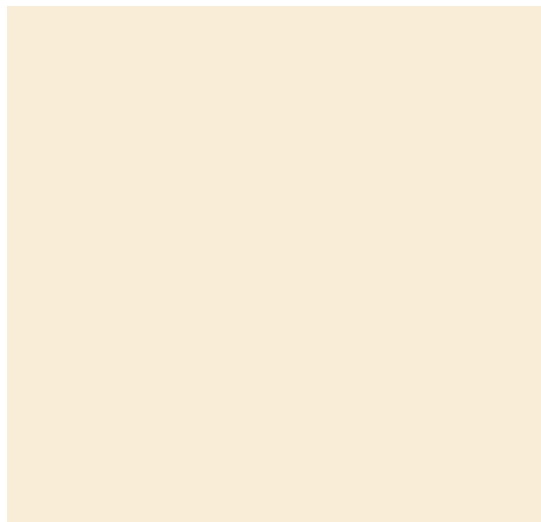
US TILE - TWO PIECE - EL CAMINO BLEND



JOHN TIMBERLAND LIGHTING
BELLAGIO COLLECTION 21" HIGH BRONZE
OUTDOOR POST LIGHT



ROCKWALL LARGE 6 IN. X 17.5 IN. X 7 IN.
PALOMINO CONCRETE RETAINING
WALL BLOCK BY PAVESTONE



STUCCO : LA HABRA X-28 MIRAGE - STEEL
TOWELED SMOOTH FINISH



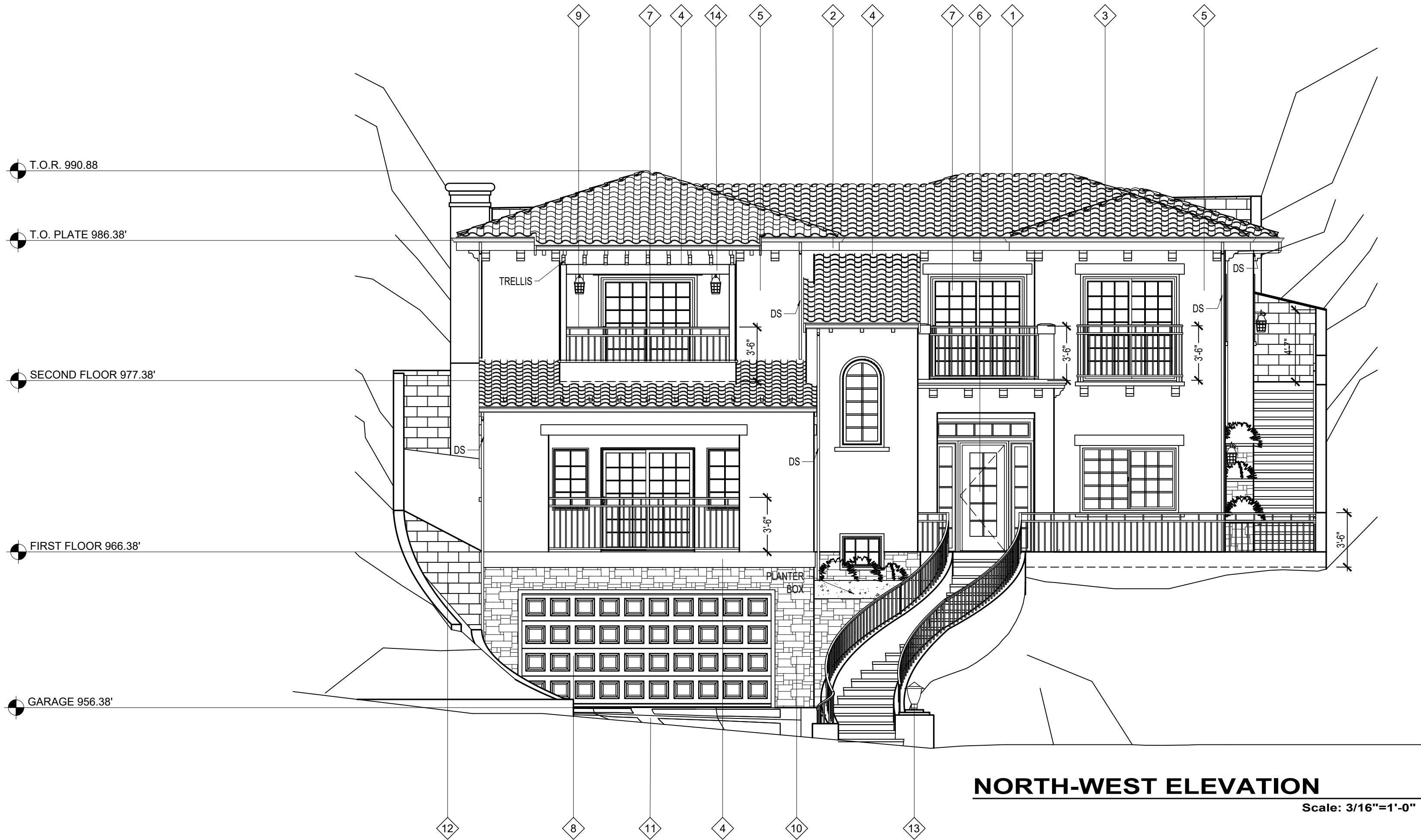
OUTDOOR 450 LUMEN 2700K SECURITY
LANTERNS BY FEIT ELECTRIC



DUNN EDWARDS DEC756
WEATHERED BROWN



CORONADO FLOOR TILE SERIES -
4"x8" RUSTIC USED BRICK



REVISION	BY
04/01/2021	

OWNER
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
NORTH-WEST & SOUTH-EAST ELEVATIONS



DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18
SHEET:	
OF	A-8
	SHEETS

ELEVATION KEYNOTES

- 1

ROOF : U.S. TILE - TWO PIECE - EL CAMINO BLEND
- 2

FASCIA : PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 3

GUTTER : TO MATCH THE FASCIA
- 4

TRIMS AND EXPOSED BEAMS : PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 5

STUCCO : LA HABRA X-28 MIRAGE - STEEL TOWELED SMOOTH FINISH
- 6

ENTRY DOOR : WOOD, STAIN GRADE W/GLASS AND SIDE LIGHT PANELS
- 7

EXTERIOR SLIDING DOORS AND WINDOWS : "WOOD CLAD" BROWN COLOR TO MATCH THE ENTRY DOOR
- 8

GARAGE DOOR : WOOD 16'-0"x7'-0" OVERHEAD GARAGE DOOR, COLOR TO MATCH THE ENTRY DOOR
- 9

RAILINGS : COLOR TO MATCH THE WINDOWS AND DOORS
- 10

STONES : CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM
- 11

DRIVEWAY : PAVING BRICKS @ EDGES - CORONADO FLOOR TILE SERIES - 4"x8" RUSTIC USED BRICK
- 12

RETAINING WALLS: SPLIT FACE CONC. BLOCK BY PAVESTONE WITH A PRECAST CONC. CAP - COLOR TO MATCH BLOCKS
- 13

JOHN TIMBERLAND LIGHTING - BELLAGIO COLLECTION 21" HIGH BRONZE OUTDOOR POST LIGHT
- 14

OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC

T.O.R. 990.88'

T.O. PLATE 986.38'

SECOND FLOOR 977.38'

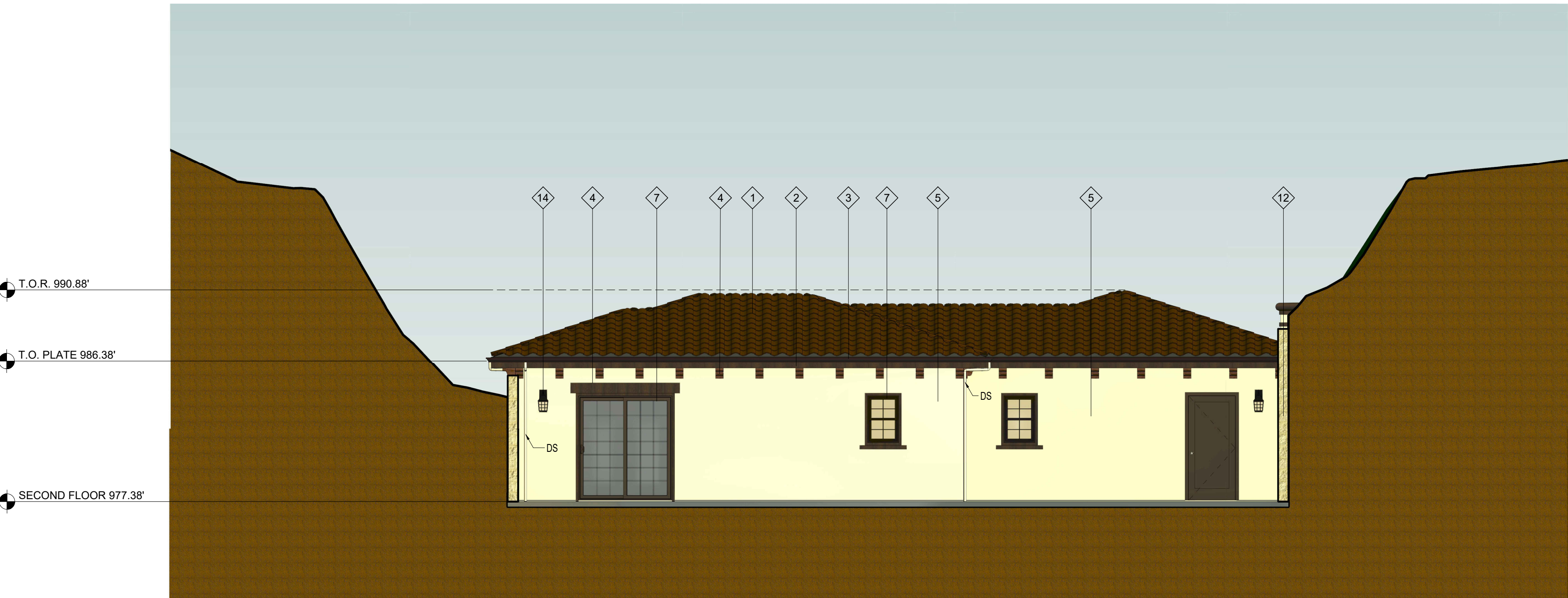
FIRST FLOOR 966.38'

GARAGE 956.38'



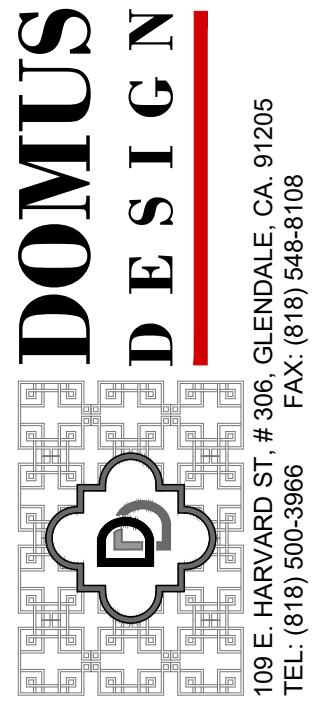
NORTH-WEST ELEVATION

Scale: 3/16"=1'-0"



SOUTH-EAST ELEVATION

Scale: 3/16"=1'-0"



REVISION	BY
04/01/2021	

OWNER
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
NORTH-WEST & SOUTH-EAST COLORED ELEVATIONS

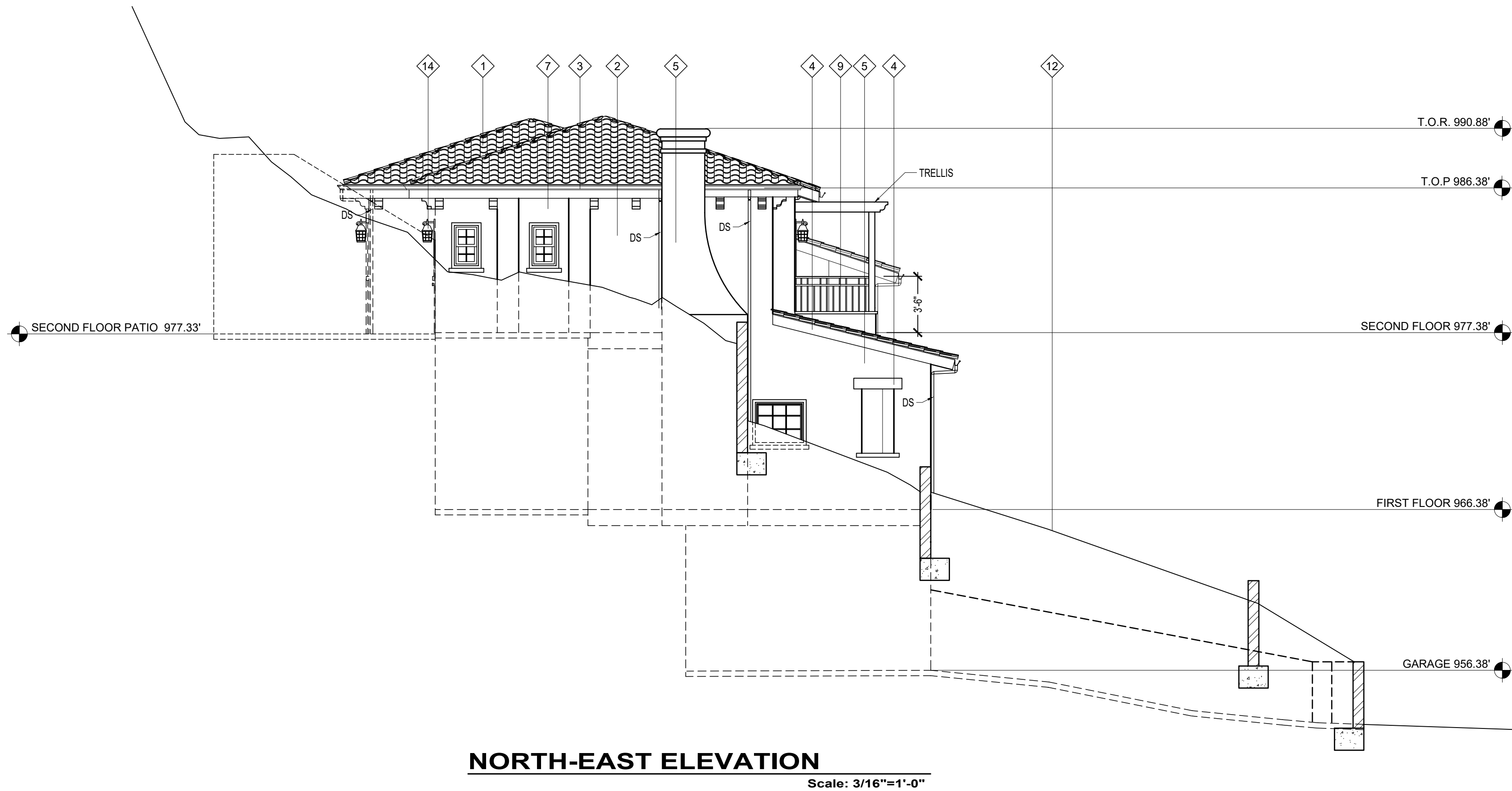
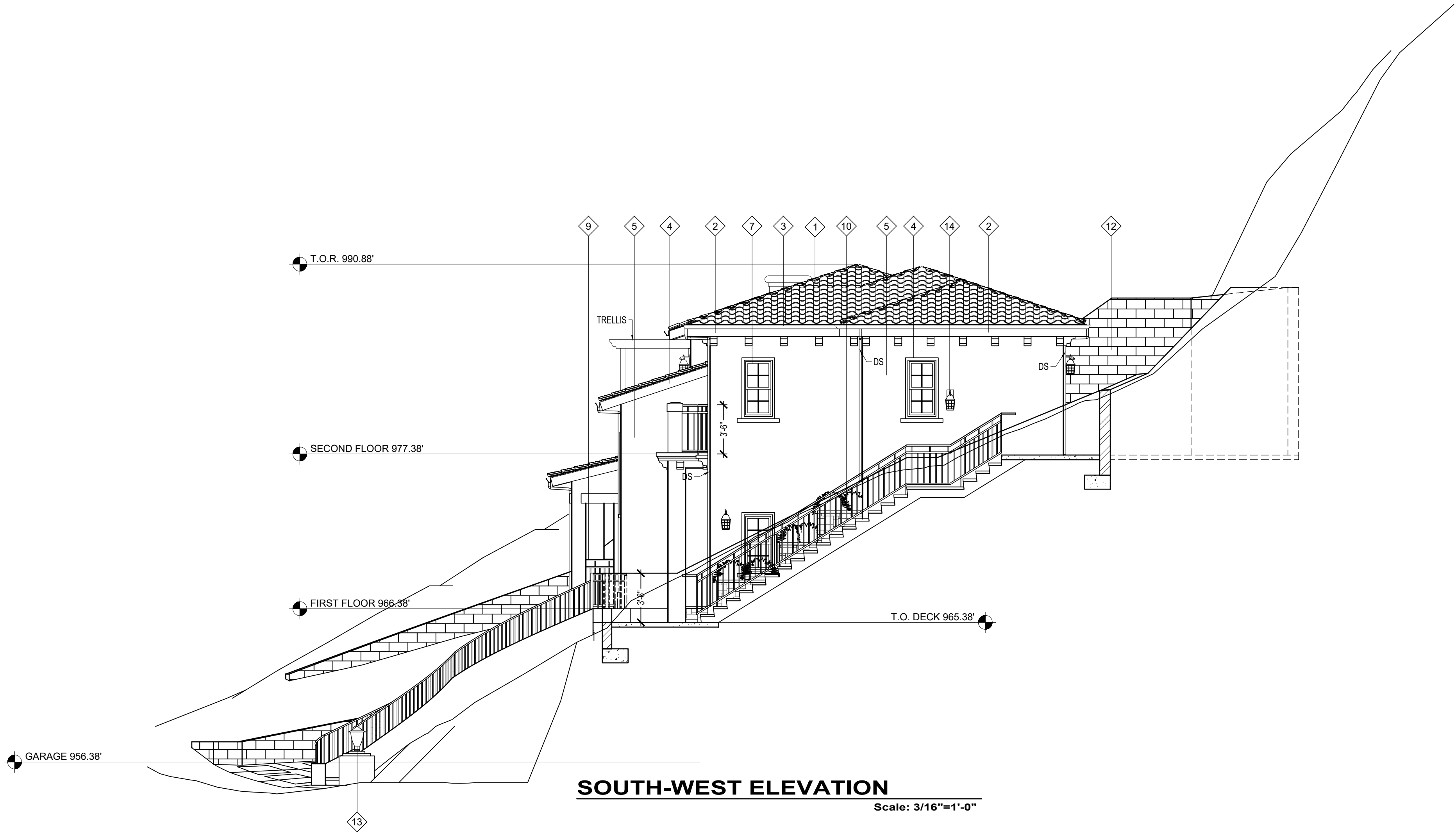


DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18

SHEET:	A-8C
OF	SHEETS

ELEVATION KEYNOTES

- 1
- ROOF : U.S. TILE - TWO PIECE - EL CAMINO BLEND
- 2
- FASCIA :PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 3
- GUTTER : TO MATCH THE FASCIA
- 4
- TRIMS AND EXPOSED BEAMS : PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 5
- STUCCO : LA HABRA X-28 MIRAGE - STEEL TOWELED SMOOTH FINISH
- 6
- ENTRY DOOR : WOOD, STAIN GRADE W/GLASS AND SIDE LIGHT PANELS
- 7
- EXTERIOR SLIDING DOORS AND WINDOWS : "WOOD CLAD" BROWN COLOR TO MATCH THE ENTRY DOOR
- 8
- GARAGE DOOR : WOOD 16'-0"X7'-0" OVERHEAD GARAGE DOOR, COLOR TO MATCH THE ENTRY DOOR
- 9
- RAILINGS : COLOR TO MATCH THE WINDOWS AND DOORS
- 10
- STONES : CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM
- 11
- DRIVEWAY : PAVING BRICKS @ EDGES - CORONADO FLOOR TILE SERIES - 4"X8" RUSTIC USED BRICK
- 12
- RETAINING WALLS: SPLIT FACE CONC. BLOCK BY PAVESTONE WITH A PRECAST CONC. CAP - COLOR TO MATCH BLOCKS
- 13
- JOHN TIMBERLAND LIGHTING - BELLAGIO COLLECTION 21" HIGH BRONZE OUTDOOR POST LIGHT
- 14
- OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC



REVISION	BY
04/01/2021	

OWNER
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
SOUTH-WEST & NORTH-EAST ELEVATIONS



DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18
SHEET:	

ELEVATION KEYNOTES

- 1

ROOF : U.S. TILE - TWO PIECE - EL CAMINO BLEND
- 2

FASCIA :PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 3

GUTTER : TO MATCH THE FASCIA
- 4

TRIMS AND EXPOSED BEAMS : PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 5

STUCCO : LA HABRA X-28 MIRAGE - STEEL TOWELED SMOOTH FINISH
- 6

ENTRY DOOR : WOOD, STAIN GRADE W/GLASS AND SIDE LIGHT PANELS
- 7

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- 10

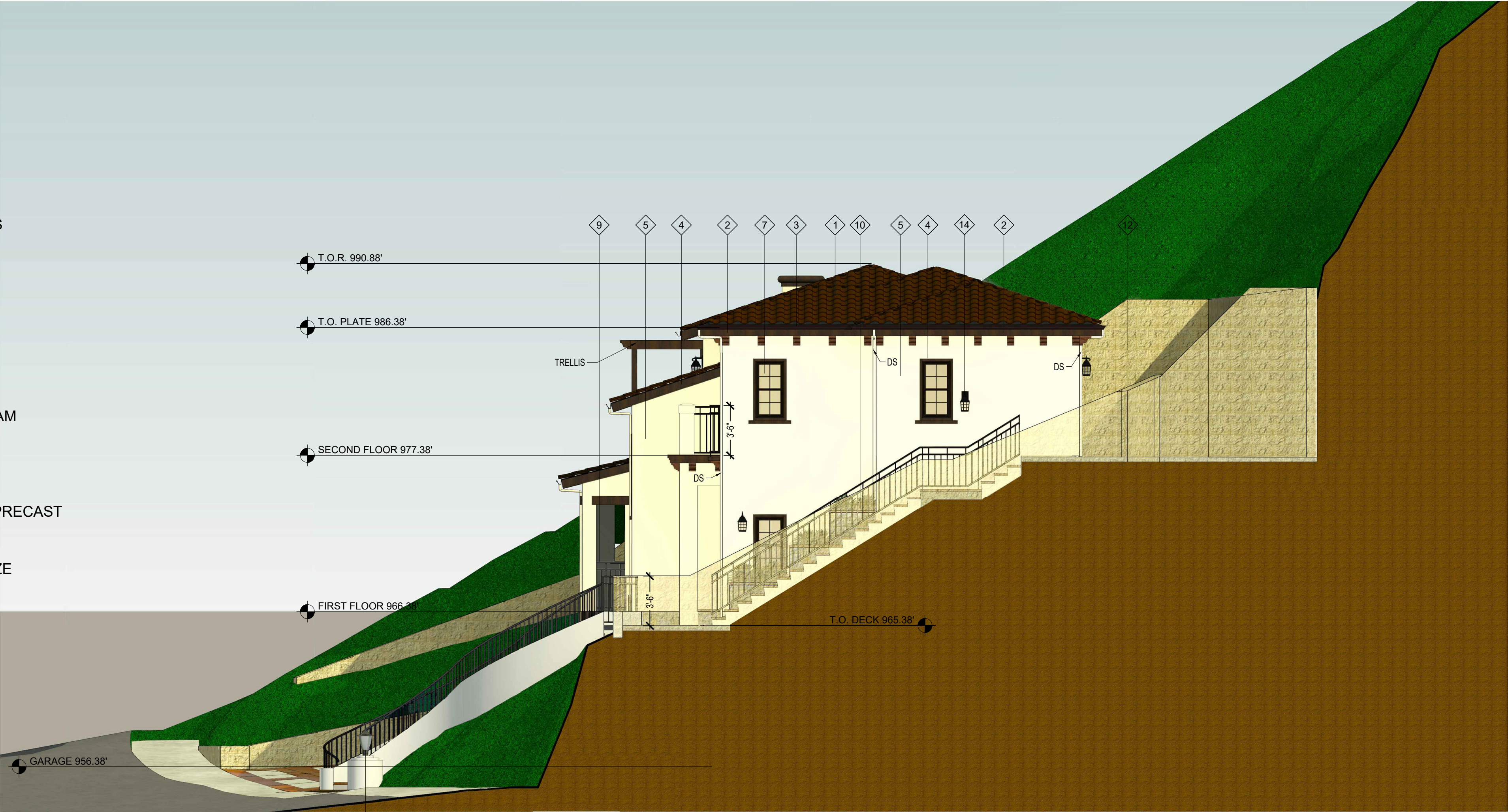
STONES : CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM
- 11

DRIVEWAY : PAVING BRICKS @ EDGES - CORONADO FLOOR TILE SERIES - 4"x8" RUSTIC USED BRICK
- 12

RETAINING WALLS: SPLIT FACE CONC. BLOCK BY PAVESTONE WITH A PRECAST CONC. CAP - COLOR TO MATCH BLOCKS
- 13

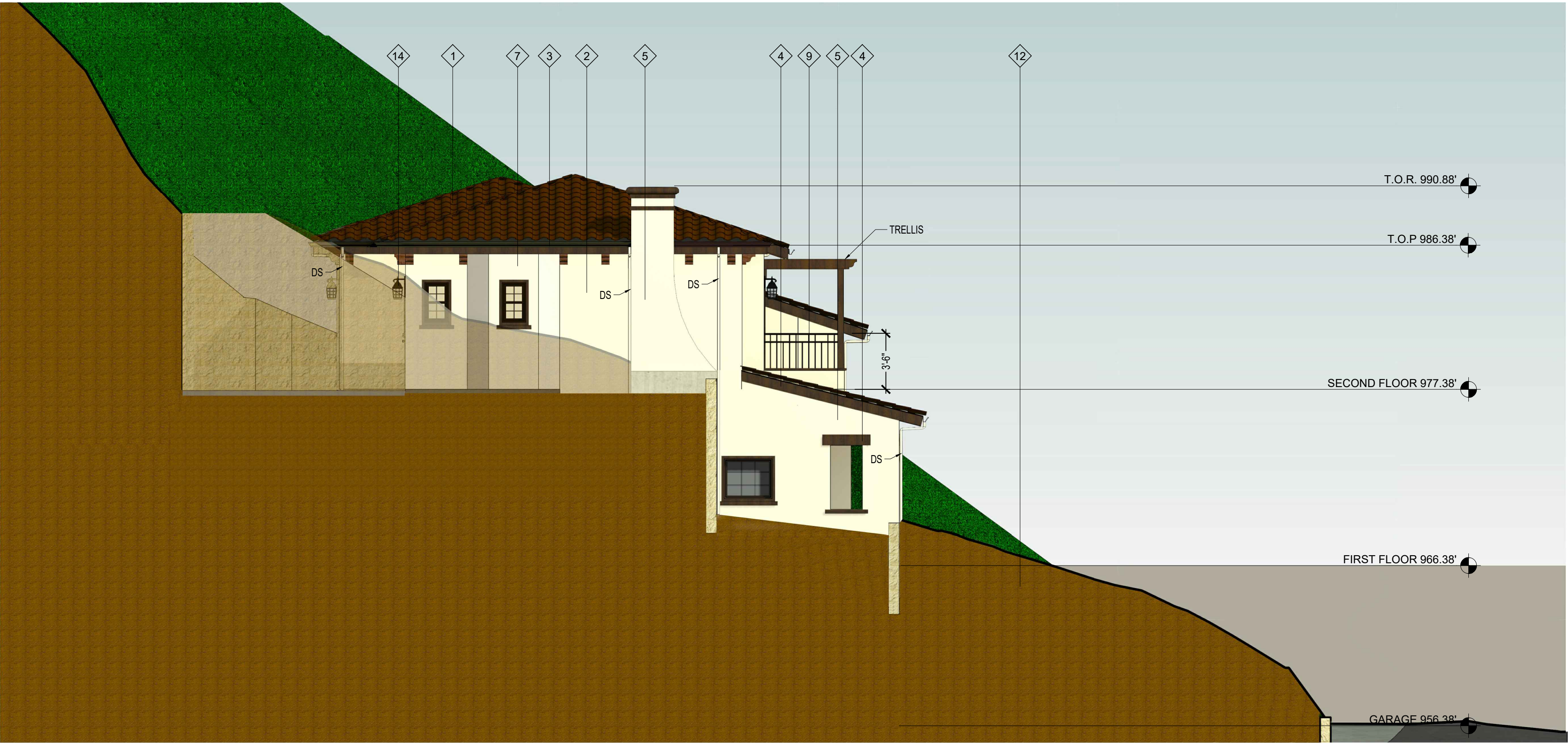
JOHN TIMBERLAND LIGHTING - BELLAGIO COLLECTION 21" HIGH BRONZE OUTDOOR POST LIGHT
- 14

OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC



SOUTH-WEST ELEVATION

Scale: 3/16"=1'-0"



NORTH-EAST ELEVATION

Scale: 3/16"=1'-0"

REVISION	BY
04/01/2021	

OWNER
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

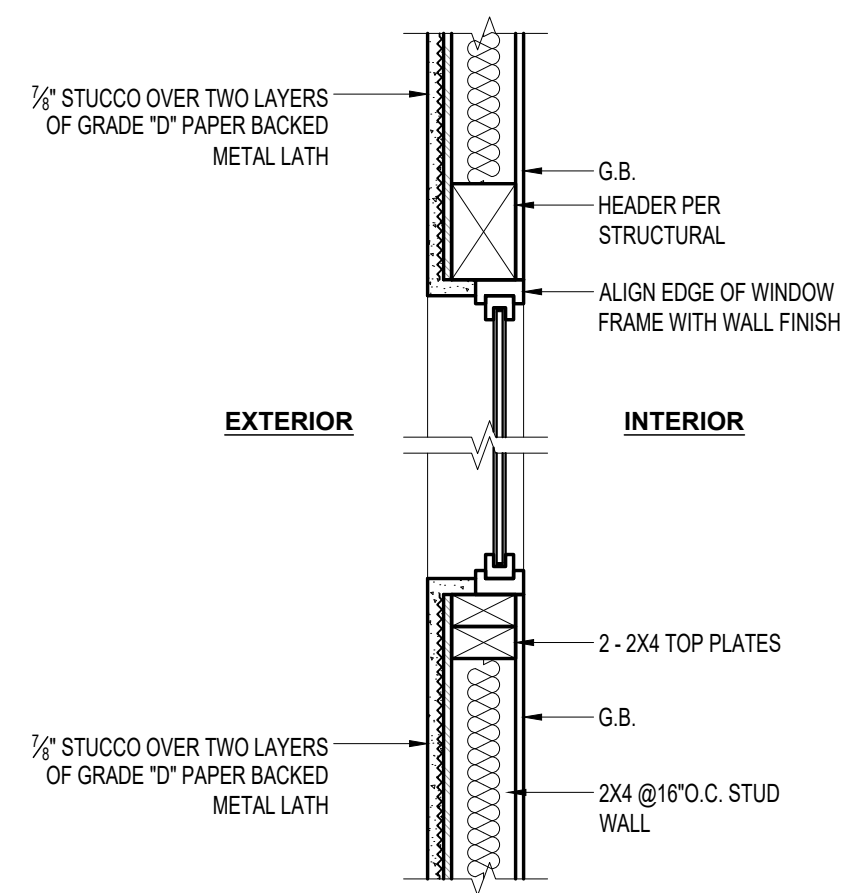
PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
SOUTH-WEST & NORTH-EAST COLORED ELEVATIONS



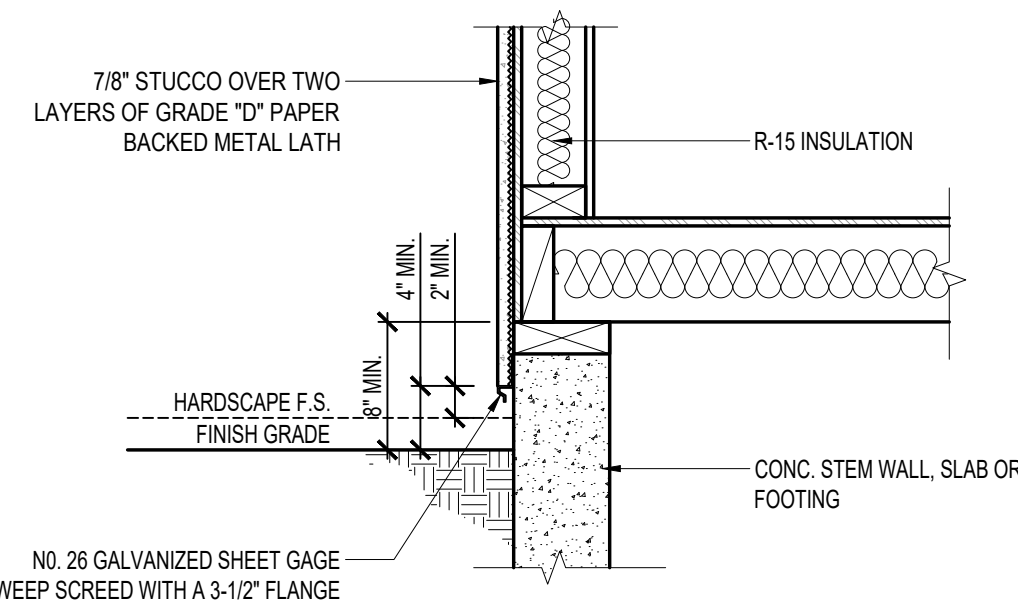
DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18

SHEET:	A-9C
OF	SHEETS



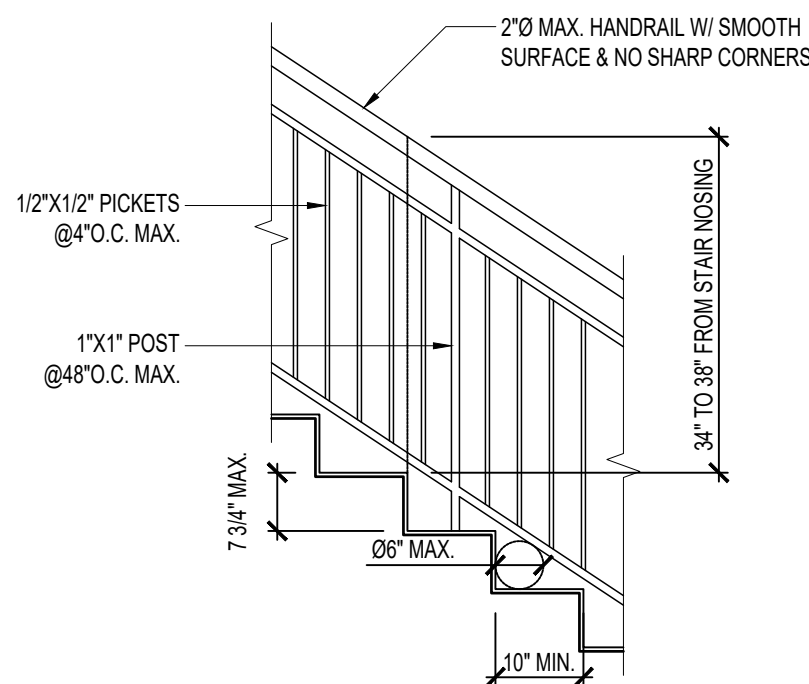
9 TYPICAL VERTICAL SECTION THRU WINDOW

Scale
N.T.S



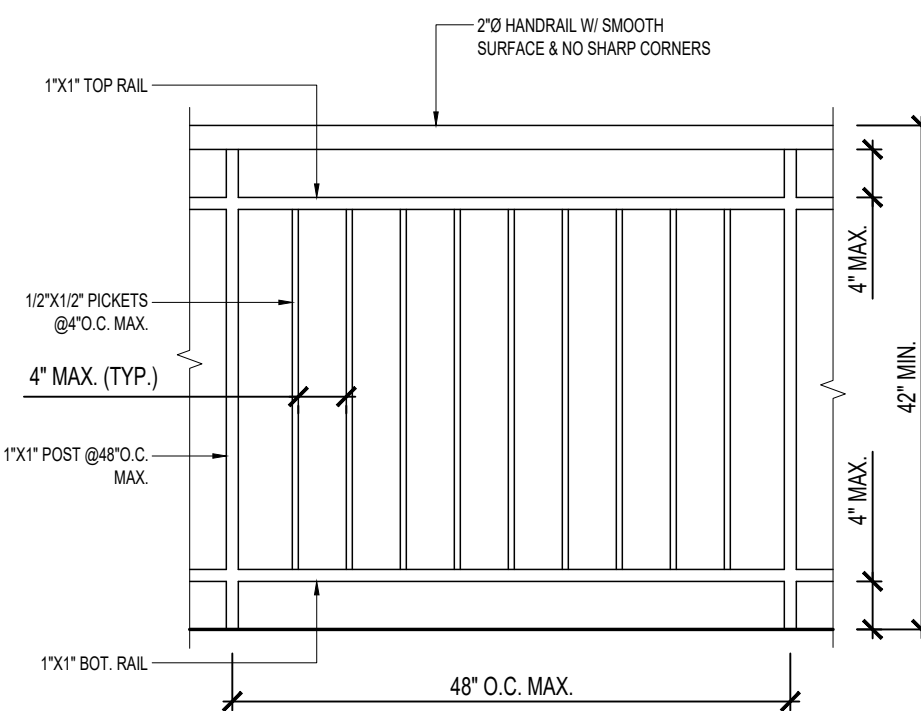
1 | WEEP SCREED

Scale
N.T.S



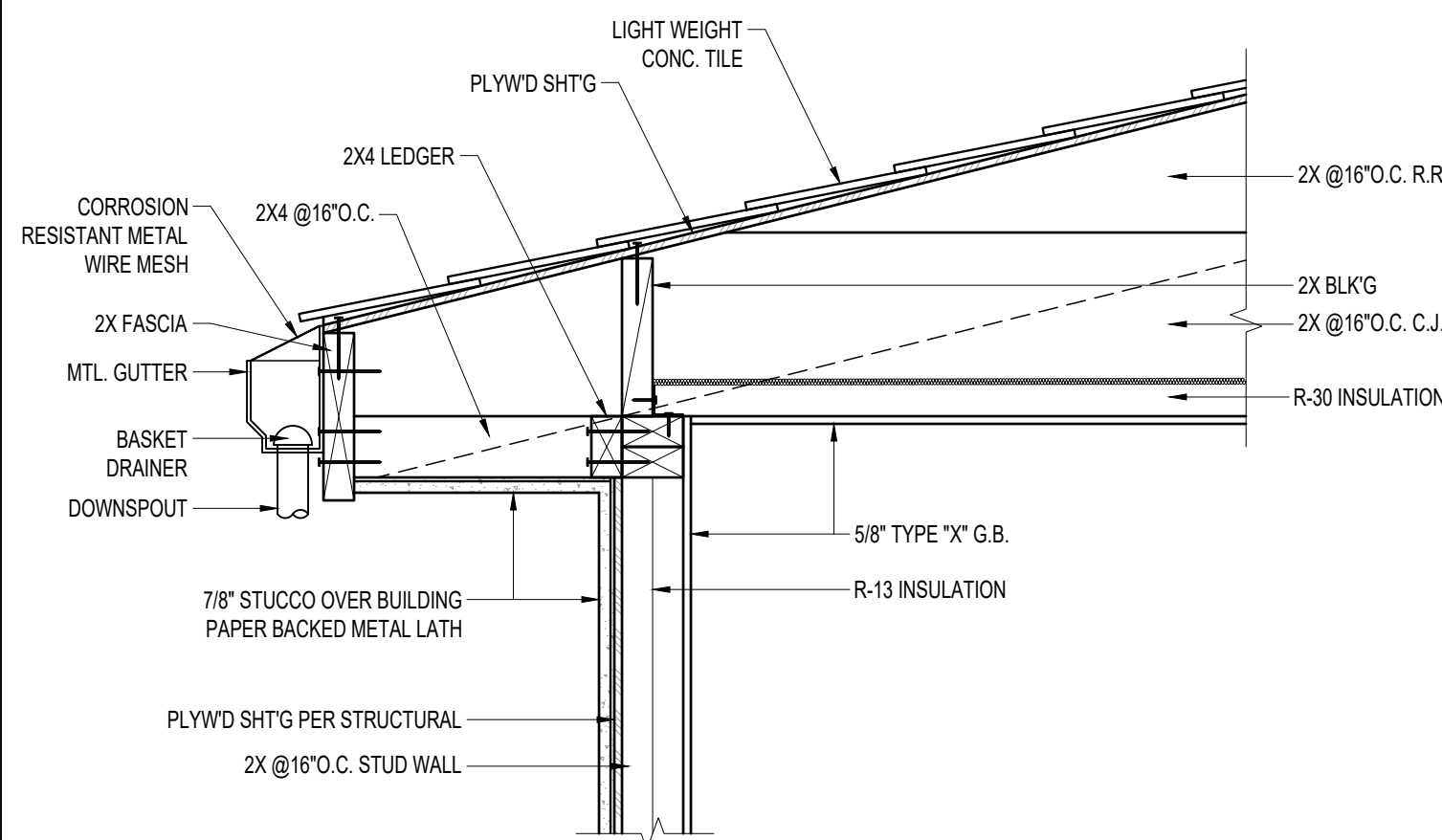
2 RAILING AT STAIRWAYS

Scale
N.T.S



3 GUARDRAIL

Scale
N.T.S



4 | TYPICAL EAVE DETAIL

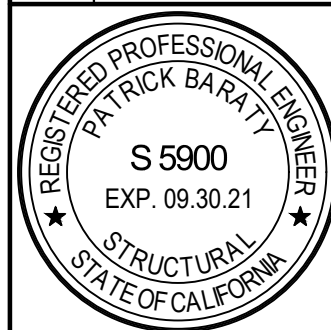
Scale
N.T.S

REVISION	BY
04/01/2021	

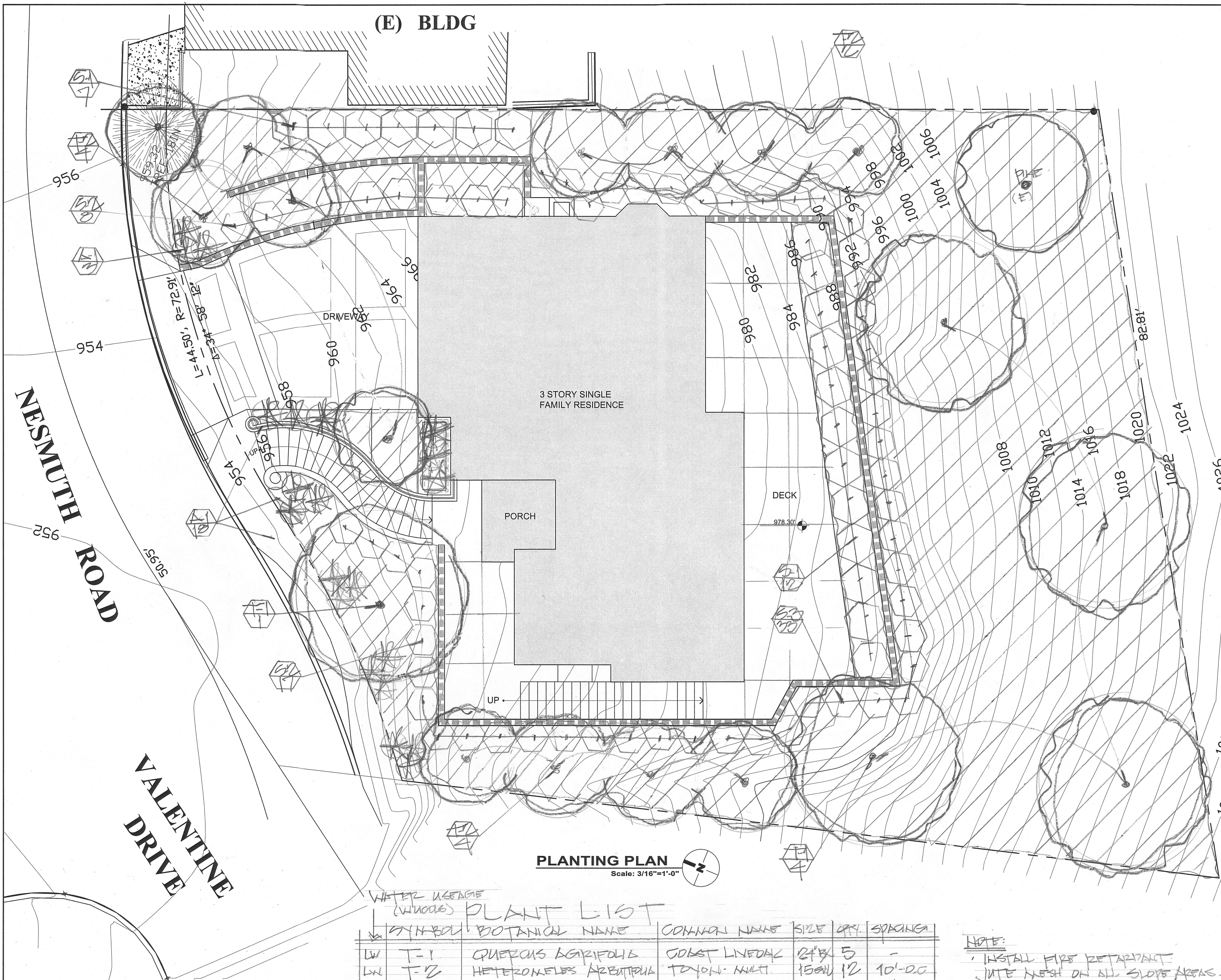
OWNER	ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011
-------	---

PROJECT	420 NESMUTH ROAD, GLENDALE, CA. 91202
---------	--

DRAWING TITLE
DETAILS



DATE:	JUNE 2020
SCALE:	1/4"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18



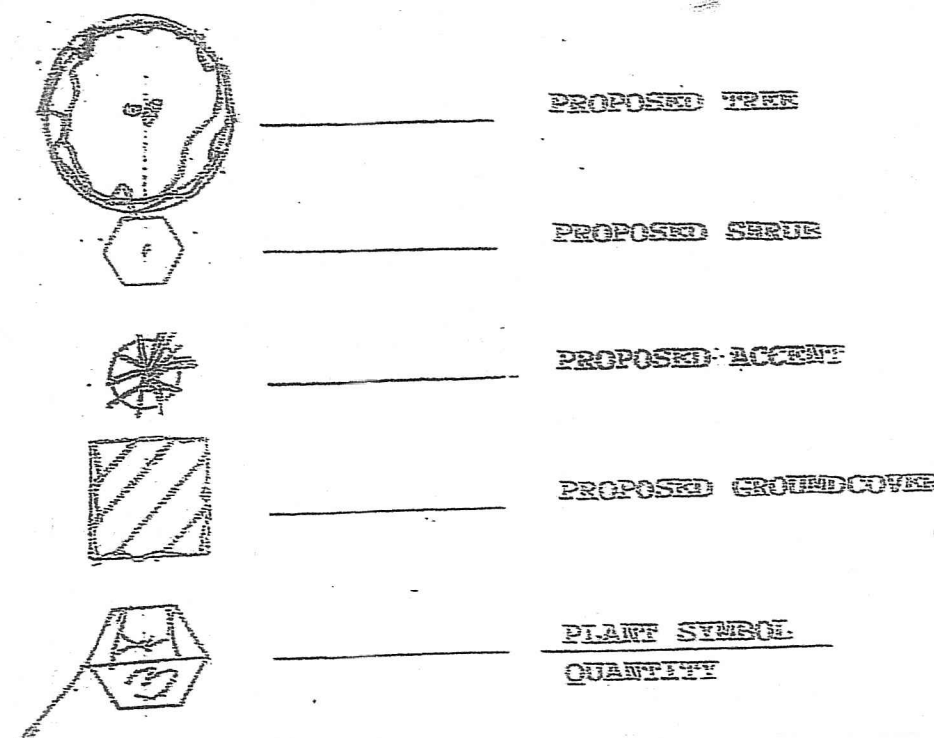
PLANTING PLAN

Scale: 3/16"=1'-0"

PLANT LIST					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY	SPACING
LW T-1	QUERCUS AGRI-FOLIA	COAST LIVE OAK	24" X 5	-	-
LW T-2	HETEROMELES ARBUTEA	TOYON - MULTI	15" H	12	10'-0.0
LW S-1	DOYDNERA VISCOSA	HOPSEY BUSH	55" H	19	5'-0.0
LW S-2	ALYDIAE HUEGELII	BLUE HIBISCUS	55" H	25	4'-0.0
LW S-3	ROSEMARYNUS PROSTRATUS	PROSTRATE ROSEMARY	55" H	37	4'-0.0
LW A-1	DIETES BICOLOR	FORTNIGHT LILY	55" H	21	RAINWATER
LW GROUNDCOVER	BACCHARIS 'TWIN PEAKS'	COYOTE BRUSH	PLANT MATS	AS NOTED	2'-0.0

- LW = LOW WATER USAGE/RF = .3
- LANDSCAPE AREA = 4,322 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.

NOTE:

- INSTALL FIRE RETARDANT JUTE MESH ON ALL SLOPE AREAS.

MUELLO COMPLIANCE

I HAVE COMPLIED WITH THE CRITERIA OF THE CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.



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LANDSCAPE ARCHITECTURE
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818-241-9169

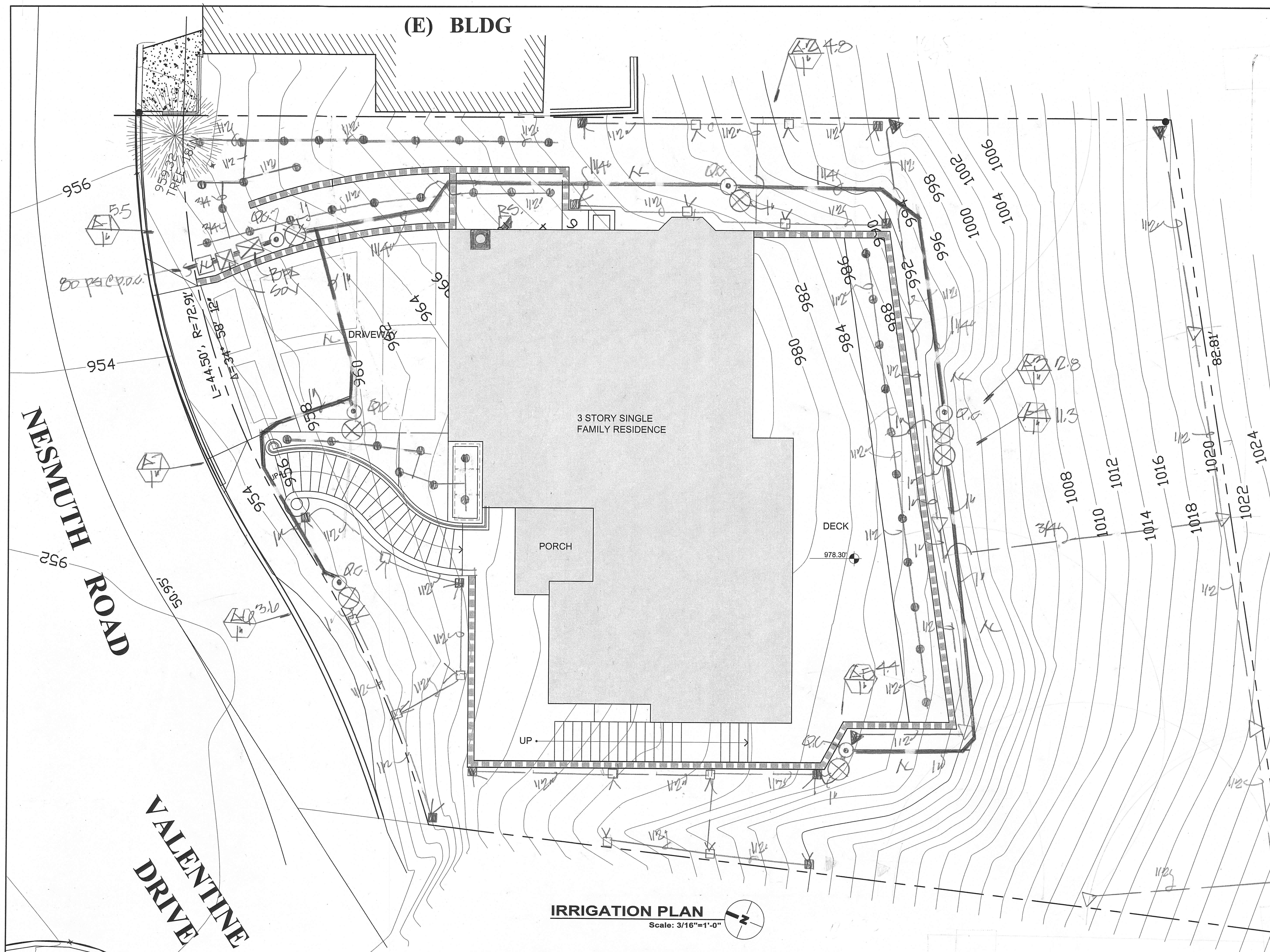
REVISION	BY

OWNER
ALFERD BABAYANS.
4609 OCEAN VIEW BLVD,
LA CANADA, CA, 91011

PROJECT
420 NESMUTH ROAD,
GLENDALE, CA. 91202

DRAWING TITLE
PLANTING PLAN

DATE: MAR 2021
SCALE: 3/16"=1'-0"
DRAWN: LGT
APPROVED: ZL
JOB: 2020-18
SHEET: L-1
OF SHEETS



IRRIGATION PLAN
Scale: 3/16"=1'-0"

SYMBOL	DESCRIPTION	MODEL NO.	GPM	RADIUS	PSI
RAINBIRD 1/2" pop-up / RTR	RAINBIRD 1/2" pop-up / RTR	1812-RVA11924-90	.73	21'	30
" 1/4" pop-up / RTR	" 1/4" pop-up / RTR	1812-RVA11924-180	.41	21'	30
" 1/2" pop-up / RTR	" 1/2" pop-up / RTR	1812-10R44R2	.39	10'	30
" 1/4" pop-up / RTR	" 1/4" pop-up / RTR	1812-10H44R2	.79	10'	30
" BUBBLER	" BUBBLER	1812-1401	.25	-	30

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.

Reference Evapotranspiration (ET _o) / 43.7						
Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	Estimated Total Water Use (ETWU)
Regular Landscape Areas						
A-1/2" pop-up	.3	B	.8	.37	407	1,002
A-1/4" pop-up	.3	B	.75	.4	340	894
A-1/2" pop-up	.3	B	.8	.37	90	210
A-1/4" pop-up	.3	B	.75	.4	340	894
A-1/2" pop-up	.3	B	.75	.4	340	894
A-1/4" pop-up	.3	B	.75	.4	340	894
Totals					4,307	10,902
Special Landscape Areas						
Totals					(37)	1,307
ETWU Total						12,209
Maximum Allowed Water Allowance (MAWA)						10,400

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

Irrigation Method
overhead spray
or drip
(B) - BUBBLER

Irrigation Efficiency
0.75 for spray head
0.81 for drip

ETWU (Annual Gallons Required) = ET_o x 0.62 x ETAF x Area
where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, ET_o is the total landscape area in square feet, ETAF is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

$(43.7)(0.62)(.55)(4,307) + 10$

MAWA = 10,400 GPM

ETWU = 12,209 GPM

- LEGEND
- WEATHER BASED CONTROLLER (RAINBIRD ESP-LINE 8 STATION)
 - RAIN SENSOR (RAINBIRD RSD BEX)
 - BACKFLOW PREVENTER (FEBCO 825-Y-1 1/2")
 - QUICK COUPLER (RAINBIRD 44LC)
 - VALVE (RAINBIRD PRE SERIES)
 - VALVE NO. / GPM
 - VALVE SIZE
 - MAINLINE / SCHD. 40 PVC
 - LATERAL LINE / SCHD. 40 PVC
 - SHUT-OFF VALVE
 - IRRIGATION METER

IRRIGATION PLAN



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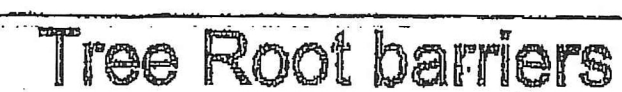
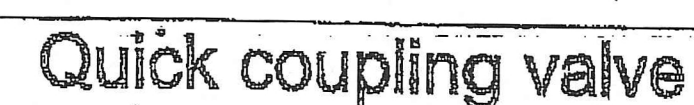
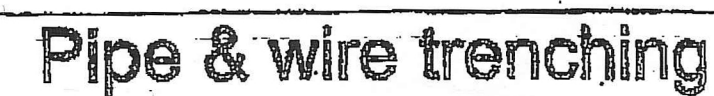
DOMUS DESIGN

108 E. HARVARD ST. # 306, GLENDALE, CA. 91205
TEL: (619) 500-3966 FAX: (619) 548-8108

REVISION	BY

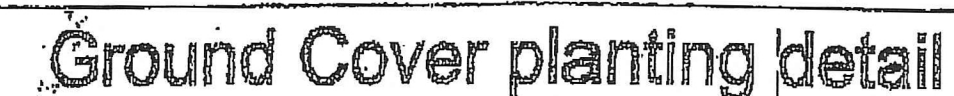
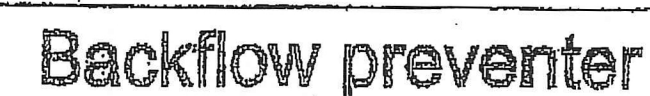
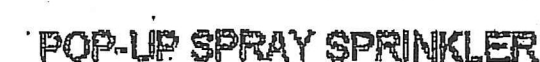
OWNER	PROJECT	DRAWING TITLE
ALFRED BABAYANS, 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011	420 NESMUTH ROAD, GLENDALE, CA. 91202	IRRIGATION PLAN

DATE: MAR 2021
SCALE: 3/16"=1'-0"
DRAWN: LGT
APPROVED: [Signature]
JOB: 2020-18
SHEET: L-2
OF SHEETS



- ## Landscape Notes

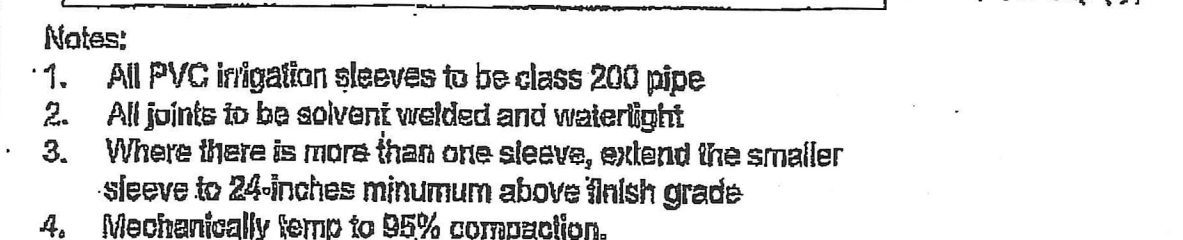
Soil characteristics



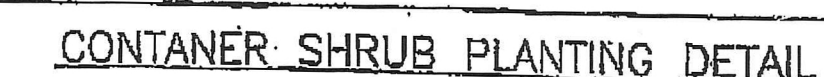
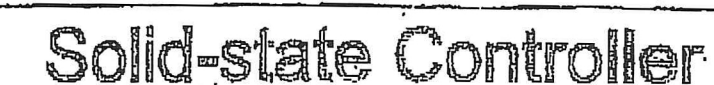
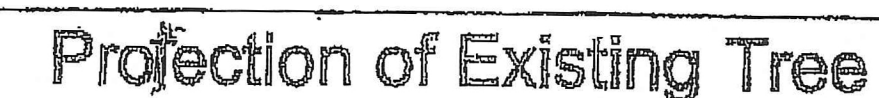
- Note:** All other requirements to be per city standards and specifications.



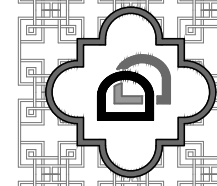
BACKFLOW DEVICE SCREENING DETAIL



Sleeving







DOMUS
DESIGN

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

RCB
ENGINEERING

450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

REVISION	BY
04/01/2021	

DRAWING TITLE

PROJECT

OWNER

ALFRED BABAYANS.
4609 OCEAN VIEW BLVD,
LA CANADA, CA, 91011

DRAWING TITLE

PROJECT

OWNER

420 NESMUTH ROAD,
GLENDALE, CA. 91202

DRAWING TITLE

PROJECT

OWNER

RENDERING



DATE:	JUNE 2020
SCALE:	N.T.S.
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18

SHEET:

R-1

OF SHEETS