

CC\_20220927\_Exhibit - 5 - Returned for Redesign (2018) - Reduced Plans/DRB Record of Decision/Staff Report

GUESTROOM CALCULATIONS	
LEVEL	ROOM
LEVEL 01	12
LEVEL 02	25
LEVEL 03	27
TOTAL	64

LANDSCAPE CALCULATIONS		
LEVEL	AREA	PERCENTAGE
LEVEL 01	3,159	14.6%
LEVEL 02	577	2.6%
TOTAL	3,736	17.2%

PROPOSED PROJECT	
PROPOSED USE :	NEW HOTEL
BUILDING HEIGHT TOTAL:	35 FEET
TOP OF ELEVATOR HOUSING:	38 FEET - 8 INCHES (PER GLENDALE MUN. CODE SEC. 30.12.030)
NO. OF STORIES :	3 STORY (ABOVE GRADE) 2 SUBTERRANEAN LEVELS
NO. OF GUESTROOMS :	64 GUESTROOMS
PARKING PROVIDED :	65 SPACES (INCLUDES 3 ACCESSIBLE PARKING)
TOTAL EXCAVATION:	333,400 CUBIC FEET (APPROXIMATE) 12,348 CUBIC YARDS (APPROXIMATE)
TOTAL BUILDING AREA :	37,858 SQUARE FEET
TOTAL PARKING AREA :	31,298 SQUARE FEET *
* NOTE - PARKING AREAS INCLUDES DRIVEWAY AND RAMPS	

FLOOR AREA CALCULATIONS	
BASEMENT 02 :	2,357 SQUARE FEET
BASEMENT 01 :	870 SQUARE FEET
LEVEL 01 :	10,067 SQUARE FEET
LEVEL 02 :	12,338 SQUARE FEET
LEVEL 03 :	12,226 SQUARE FEET
TOTAL :	37,858 SQUARE FEET
OUTDOOR TERRACE :	4,281 SQUARE FEET

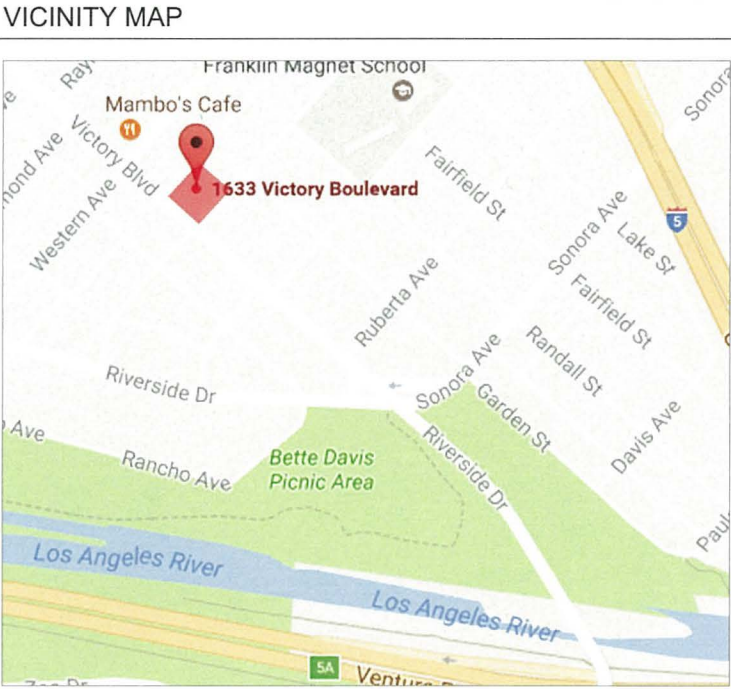
PARKING CALCULATIONS		
	STANDARD 9' x 18'	ACCESSIBLE 9' x 18'
LEVEL 01	0	3
BASEMENT LEVEL 01	40	0
BASEMENT LEVEL 02	22	0
TOTAL	62	3

SHEET INDEX	
SHEET	DRAWING TITLE
A0	PROJECT INFORMATION, VICINITY MAP
A1	PROPOSED SITE PLAN
A2	PROPOSED CONCEPTUAL BASEMENT L2 PLAN
A3	PROPOSED CONCEPTUAL BASEMENT L1 PLAN
A4	PROPOSED CONCEPTUAL LEVEL 01 PLAN
A5	PROPOSED CONCEPTUAL LEVEL 02 PLAN
A6	PROPOSED CONCEPTUAL LEVEL 03 PLAN
A7	PROPOSED CONCEPTUAL ROOF PLAN
A8	PROPOSED CONCEPTUAL ELEVATIONS
A9	PROPOSED CONCEPTUAL ELEVATIONS
A10	PROPOSED CONCEPTUAL SECTIONS
A11	PROPOSED CONCEPTUAL DOOR SCHEDULE
A12	PROPOSED CONCEPTUAL WINDOW SCHEDULE
A13	RENDERING ALONG VICTORY BLVD. (MAIN ENTRANCE)
A14	RENDERING ALONG VICTORY BLVD AND ALLEY
A15	RENDERING VIEW OF MID-BLOCK
A16	RENDERING VIEW OF MID-BLOCK WITHOUT PLANTS

SV-1	SURVEY
LT-1.0	TITLE SHEET
LI-1.1	IRRIGATION PLAN- LEVEL 1
LI-1.2	IRRIGATION PLAN- LEVEL 2
LI-2.0	IRRIGATION LEGEND, NOTES & DETAILS
LI-3.0	DRIP IRRIGATION DETAILS
LP-1.1	PLANTING PLAN LEVEL 1
LP-1.2	PLANTING PLAN LEVEL 2
LP-2.0	PLANTING LEGEND, NOTES & DETAILS
LS-1.0	SPECIFICATIONS
LS-2.0	SPECIFICATIONS
LS-3.0	SPECIFICATIONS

PROJECT INFORMATION	
PROJECT ADDRESS :	1633 VICTORY BOULEVARD, GLENDALE, CA 91201
ASSESSOR PARCEL NUMBER :	5626 - 013 - 024
GROSS PARCEL AREA :	0.50 ACRES (21,647 SQ) GROSS
LEGAL DESCRIPTION :	LOTS 22-24 IN TRACT NO. 8589, IN THE CITY OF GLENDALE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 104, PAGES 49-50, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
GENERAL PLAN LAND USE :	C3-1

PROJECT DIRECTORY	
OWNER / APPLICANT 1633 VICTORY BLVD, LLC OWNER REPRESENTATIVE JAYESH KUMAR 2010 North Highland Avenue, Los Angeles, CA 90068 T 323.216.1818	ARCHITECT NKLOSURES, INC. CONTACT: NIKHIL KAMAT 15560-C Rockfield Blvd., Suite 200 Irvine, CA 92618 T 323.309.7334
SITE SURVEY JC SURVEY P.O. BOX 86 ACTON, CA 93510 T 661.269.2711	LANDSCAPE ARCHITECT CHARLES TROWBRIDGE & ASSOCIATES 17901 ROMELLE AVENUE SANTA ANA, CA 92705 T 714.532.3663





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LOS ANGELES, CA 90068

1633 VICTORY HOTEL

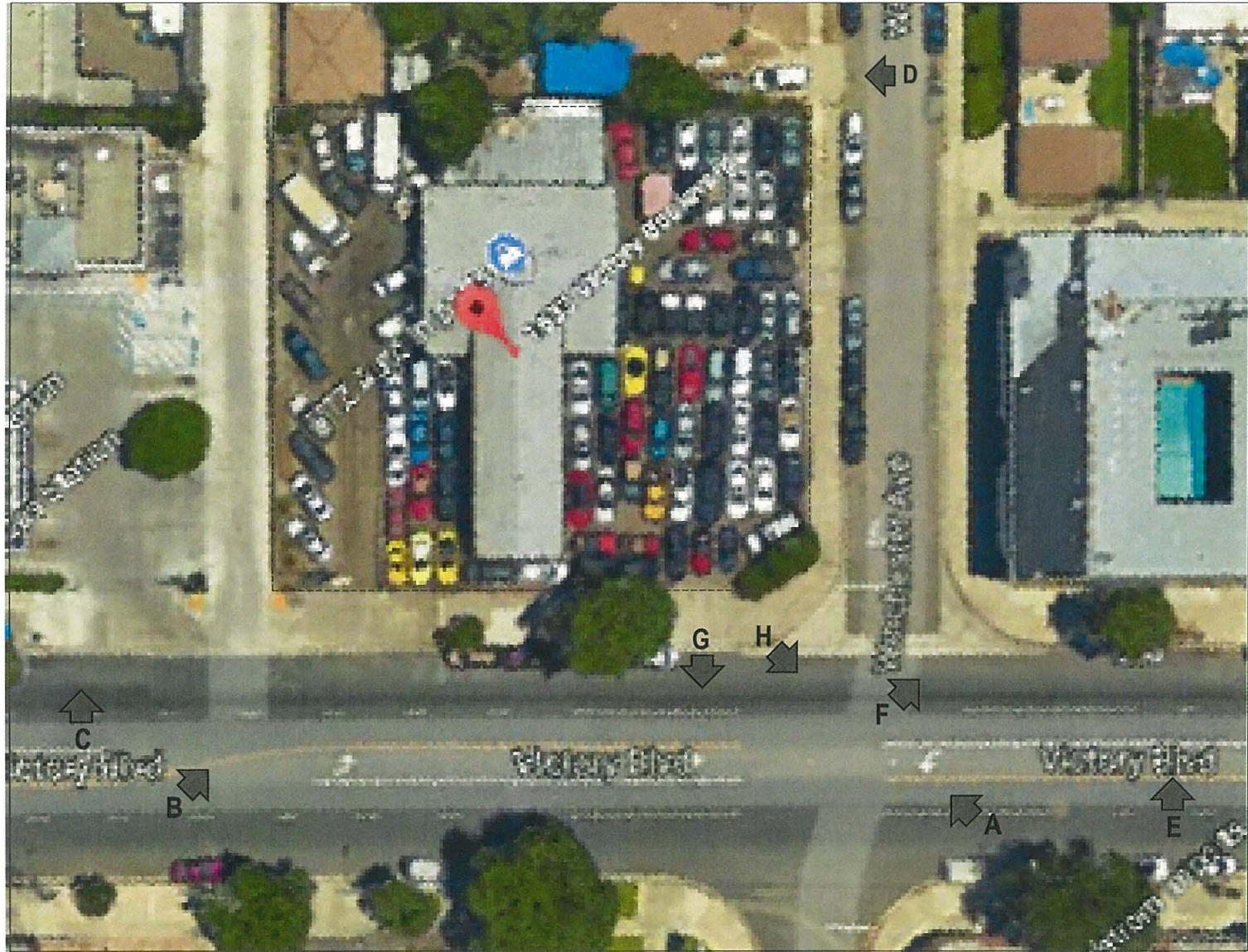
1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017

PROJECT INFORMATION,  
VICINITY MAP

EXHIBIT  
A0

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SITE PHOTO - VIEW B (1633 VICTORY BLVD.)



SITE PHOTO - VIEW A (1633 VICTORY BLVD.)



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SEPTEMBER 14, 2017

### SITE PHOTOS- 1





SITE PHOTO - VIEW F (1623 VICTORY BLVD.)



SITE PHOTO - VIEW D (313 WINCHESTER AVE.)



SITE PHOTO - VIEW E (1623 VICTORY BLVD.)



SITE PHOTO - VIEW C (1655 VICTORY BLVD.)



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## SITE PHOTOS- 2



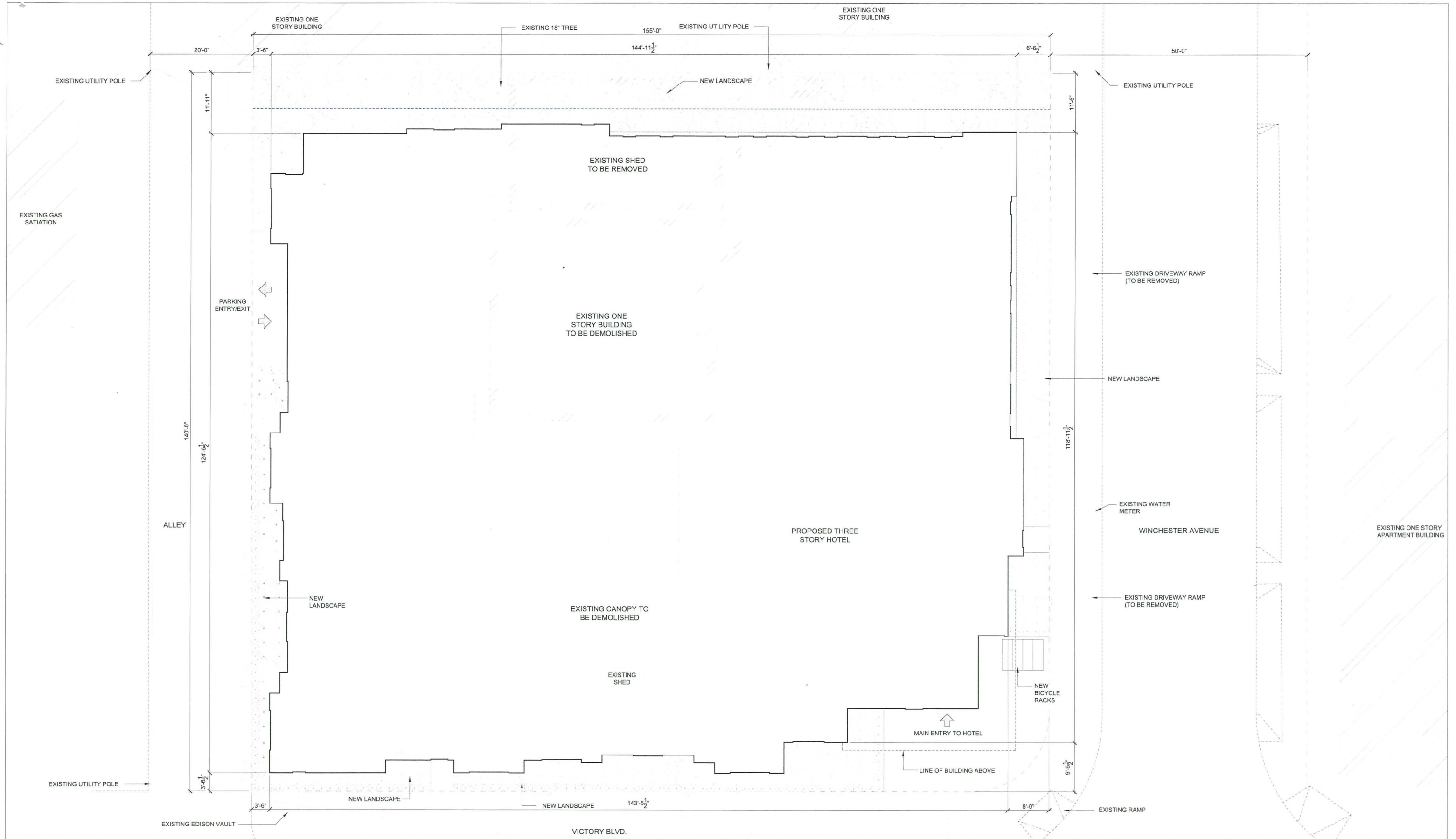


SITE PHOTO - VIEW H (1628 VICTORY BLVD.)



SITE PHOTO - VIEW G (1634 VICTORY BLVD.)





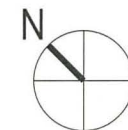
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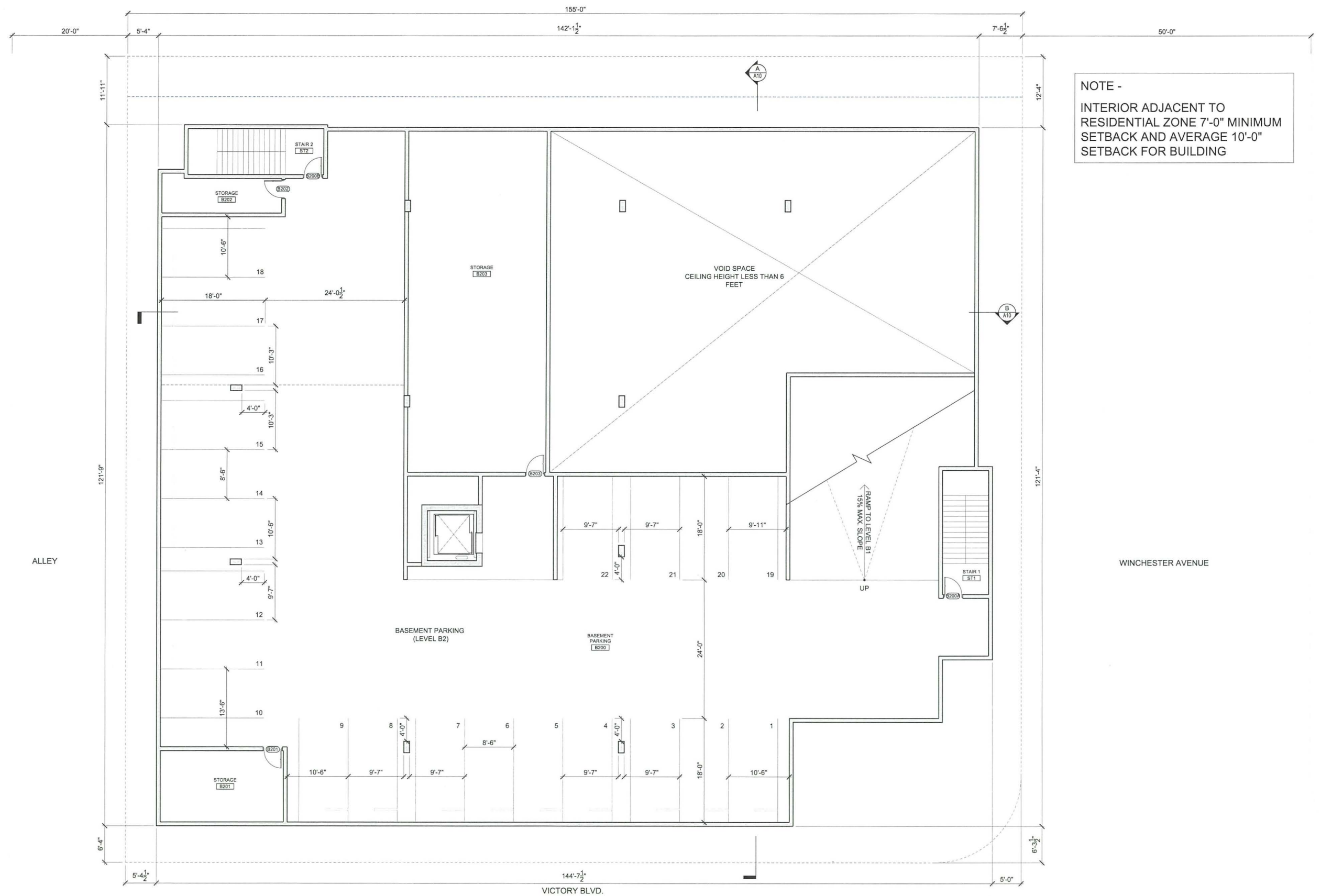
0' 8'  
4' 16'  
SCALE: 1/8" = 1'-0"

PROPOSED  
SITE PLAN

EXHIBIT

A1





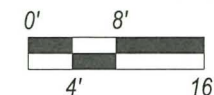
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SCALE: 1/8" = 1'-0"

**PROPOSED BASEMENT  
LEVEL 02 PLAN**

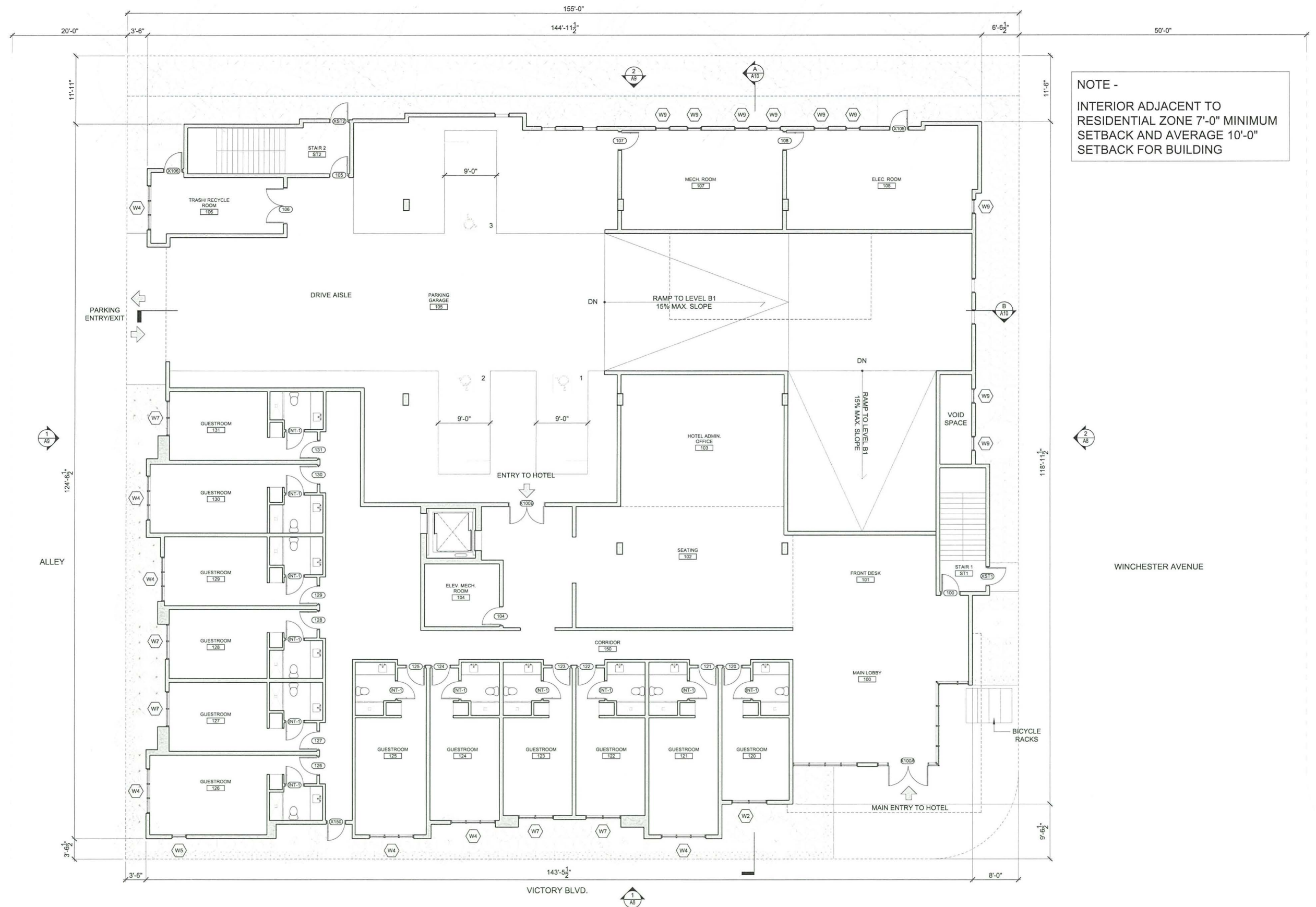
EXHIBIT

A2









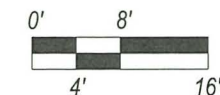
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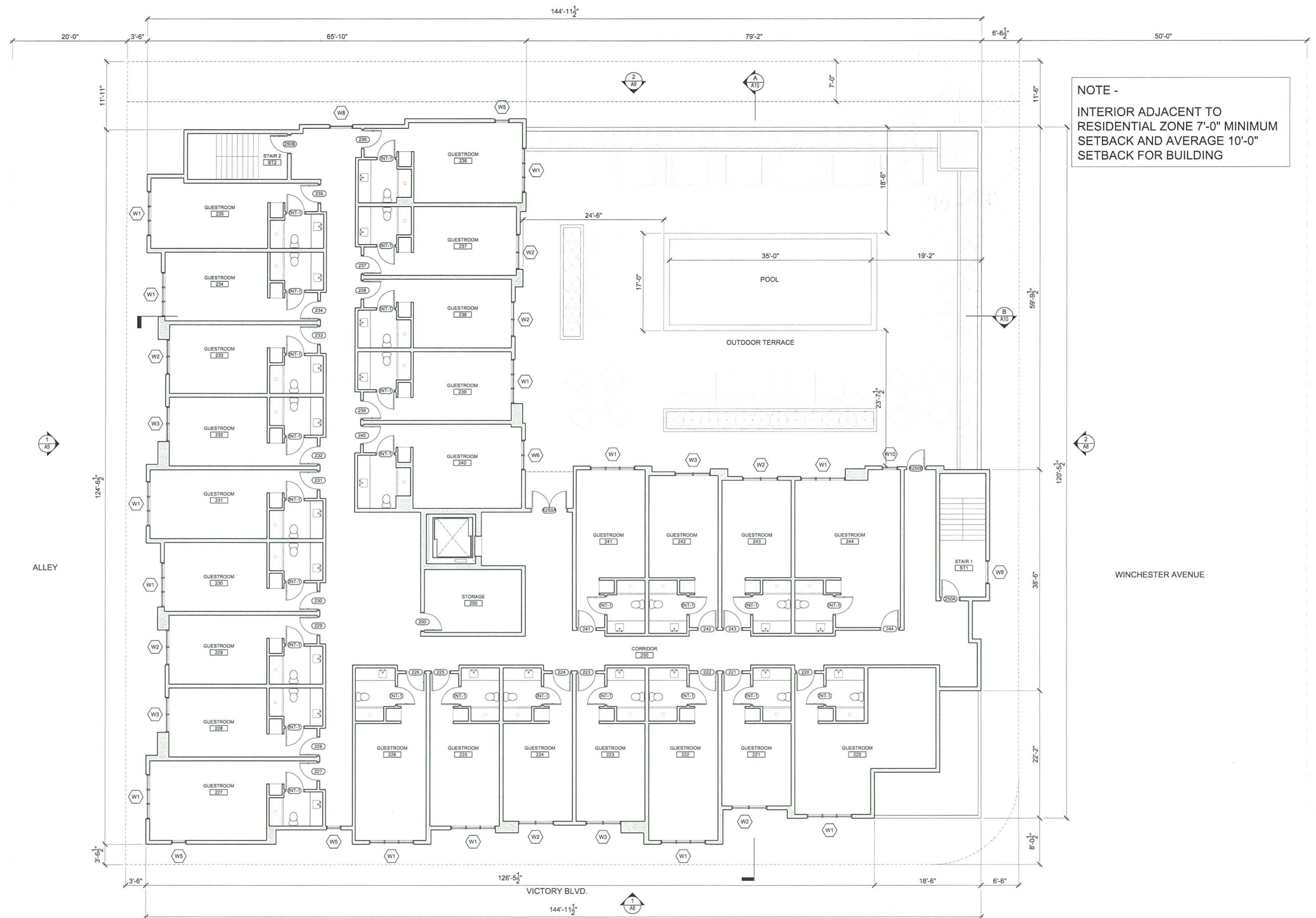
SCALE: 1/8" = 1'-0"

**PROPOSED LEVEL 01 PLAN**

**EXHIBIT**

**A4**





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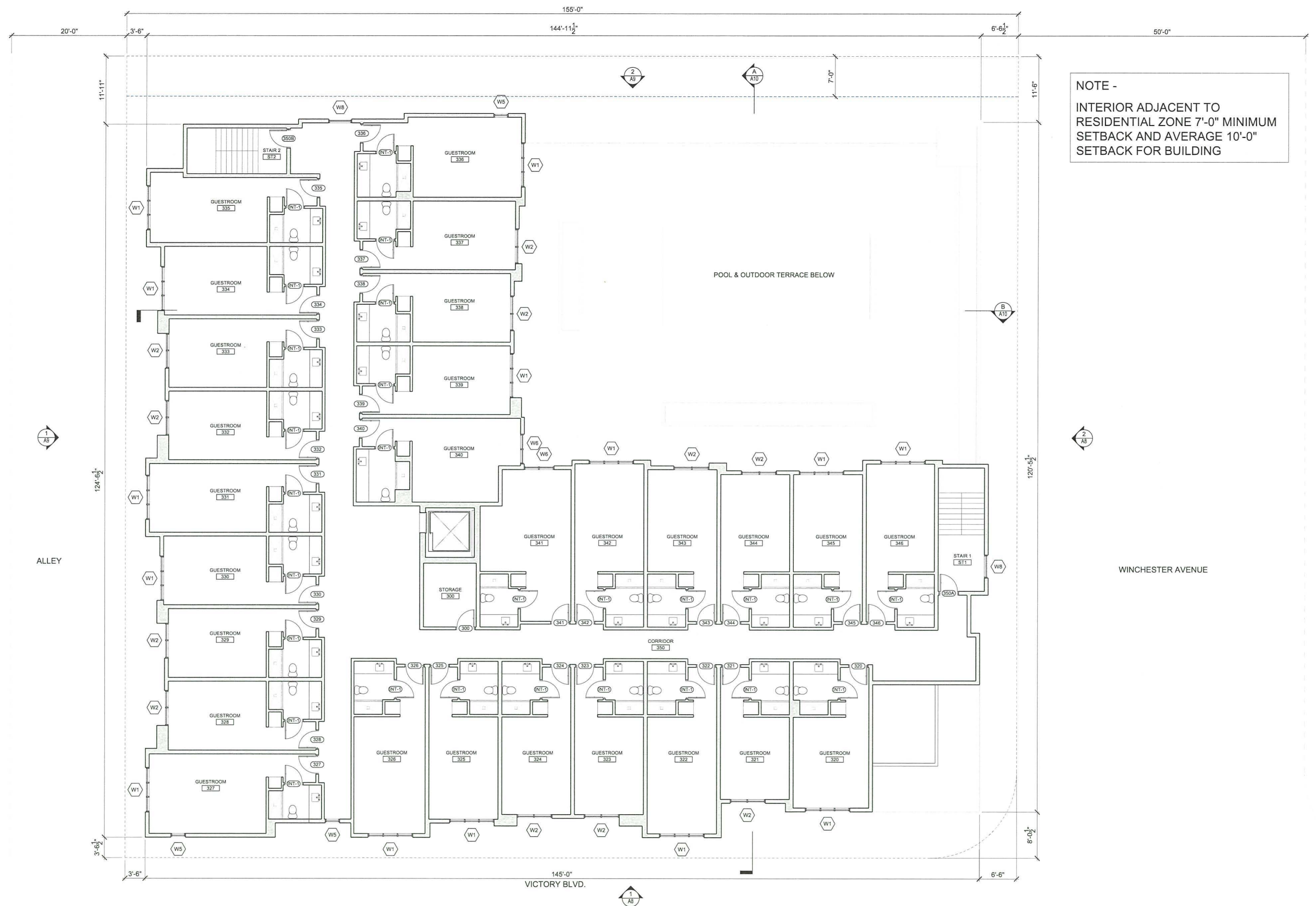
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4' 16'  
SCALE: 1/8" = 1'-0"

PROPOSED LEVEL 02 PLAN

EXHIBIT

A5





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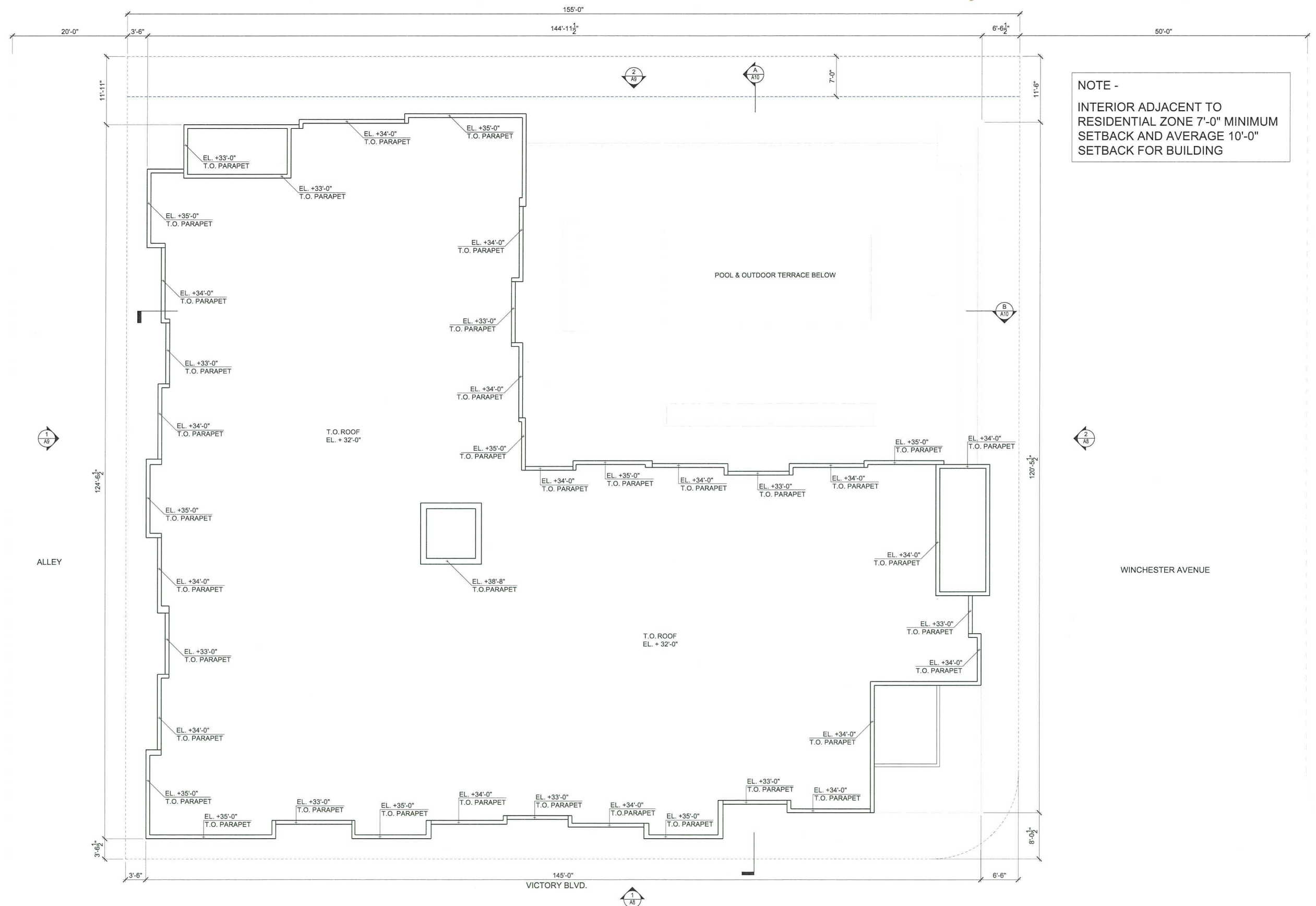
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4' 16'  
SCALE: 1/8" = 1'-0"

PROPOSED LEVEL 03 PLAN

EXHIBIT

A6





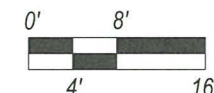
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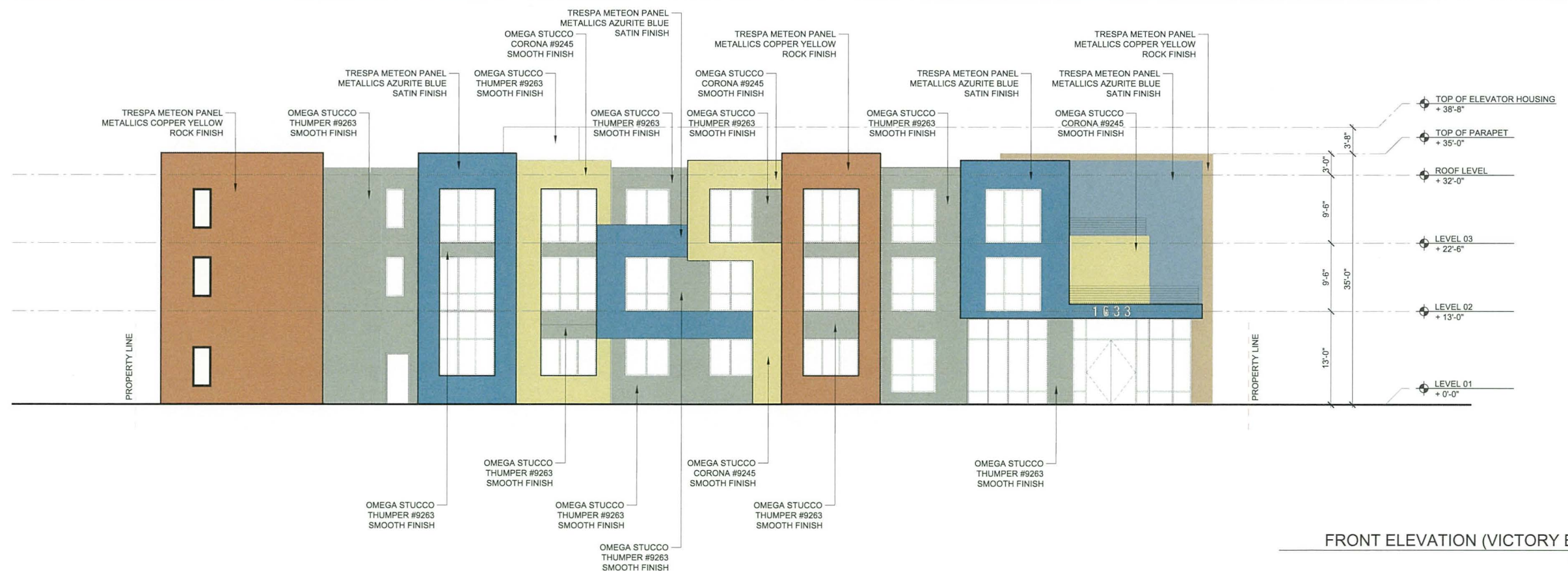
SCALE: 1/8" = 1'-0"

**PROPOSED ROOF PLAN**

**EXHIBIT**

**A7**





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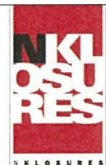
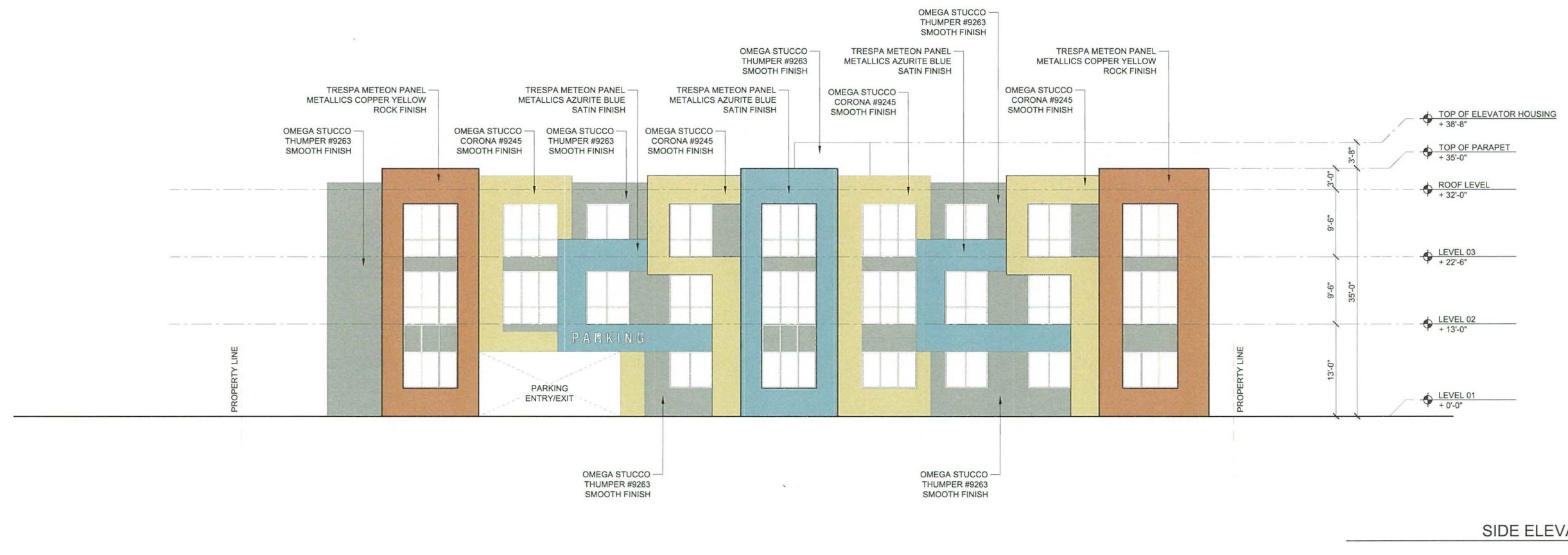
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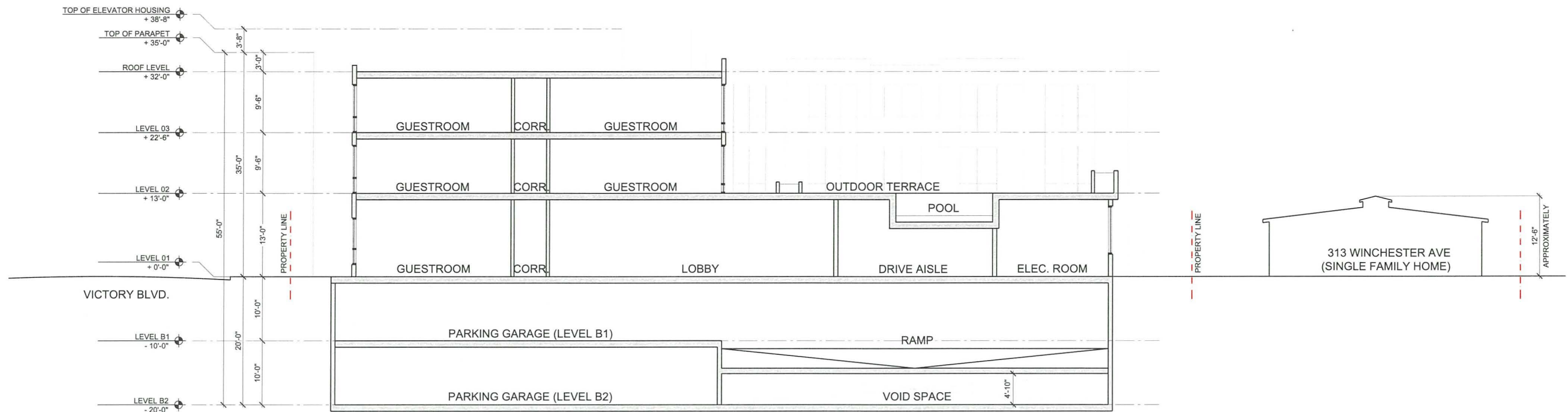
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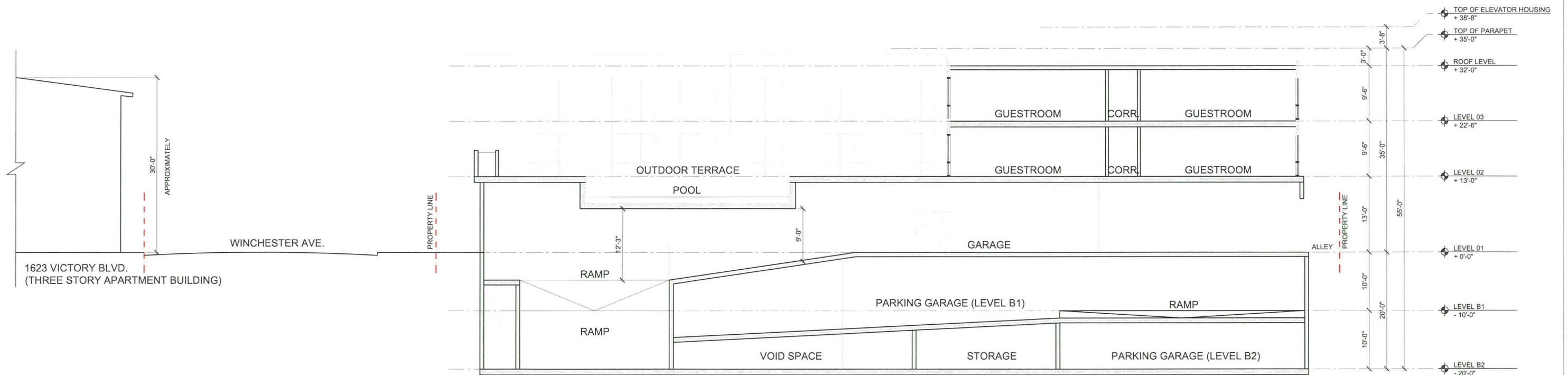
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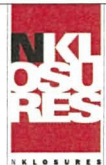




SECTION A 2  
1/8" = 1'-0"



SECTION B 1  
1/8" = 1'-0"



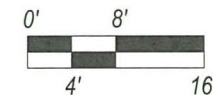
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## 1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017



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

PROPOSED SECTIONS

EXHIBIT

A10



DOOR SCHEDULE																
REV	DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THK.	TYPE	FIRE RATING	DOOR		FRAME		DETAIL			HARDWARE	REMARKS
								MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD		
LEVEL 02 (CONT.) (REFER TO DRAWING A5)																
	234	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	GL/MTL	GL	MTL	FF				H1, H3, H4, H5	
	235	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	236	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	237	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	238	GUESTROOM	4'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	239	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	240	GUESTROOM	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	241	GUESTROOM	4'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	242	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	243	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	244	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	INT-1	GUESTROOM BATH RM	3'-0"	7'-0"	1-3/4"		—	SC/WD	PTD.	MTL	PTD.				H1, H3	
	250A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	250B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	X250A	OUTDOOR TERRACE	6'-0"		1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	X250B	OUTDOOR TERRACE	3'-0"		1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
LEVEL 03 (REFER TO DRAWING A6)																
	300	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	GL/MTL	GL	MTL	FF				H1, H3	
	320	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	321	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	322	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	323	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	324	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	325	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	326	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	327	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	328	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	329	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	330	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	331	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	332	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	333	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	334	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	335	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	336	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	337	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	338	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	339	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	340	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	341	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	342	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	343	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	344	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	345	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	346	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	INT-1	GUESTROOM BATH RM	3'-0"	7'-0"	1-3/4"		—	SC/WD	PTD.	MTL	PTD.				H1, H3	
	350A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	350B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	

DOOR SCHEDULE																
REV	DOOR NO.	ROOM NAME	WIDTH	HEIGHT	THK.	TYPE	FIRE RATING	DOOR		FRAME		DETAIL			HARDWARE	REMARKS
								MATERIAL	FINISH	MATERIAL	FINISH	HEAD	JAMB	THRESHOLD		
BASEMENT LEVEL 02 (REFER TO DRAWING A2)																
	B200A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	B200B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	B201	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	B202	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	B203	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
BASEMENT LEVEL 01 (REFER TO DRAWING A3)																
	B100A	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	B100B	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	B101	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	B102	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
LEVEL 01 (REFER TO DRAWING A4)																
	X100A	MAIN LOBBY	6'-10"		1-3/4"		20 MIN.	GL/MTL	GL	MTL	FF					
	X100B	LOBBY SEATING	6'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.					
	100	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	XST1	STAIR 1	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	104	ELEV. MACH. RM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	105	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	106	TRASH/ RECYCLE RM	6'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3	
	X106	TRASH/ RECYCLE RM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3	
	107	MECH. RM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4	
	108	ELEC. RM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	X108	ELEC. RM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	XST2	STAIR 2	3'-0"	7'-0"	1-3/4"		90 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
	120	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	121	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	122	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	123	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	124	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	125	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	126	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	127	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	128	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	129	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	130	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	131	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	INT-1	GUESTROOM BATH RM	3'-0"	7'-0"	1-3/4"		—	SC/WD	PTD.	MTL	PTD.				H1, H3	
	X150	CORRIDOR	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5, H6	
LEVEL 02 (REFER TO DRAWING A5)																
	200	STORAGE	3'-0"	7'-0"	1-3/4"		20 MIN.	GL/MTL	GL	MTL	FF				H1, H3	
	220	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	221	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	223	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	224	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	225	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	226	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	227	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	228	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	229	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	230	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	231	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	232	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	
	233	GUESTROOM	3'-0"	7'-0"	1-3/4"		20 MIN.	SC/WD	PTD.	MTL	PTD.				H1, H3, H4, H5	



WINDOW TYPES (ELEVATION)

WINDOW SCHEDULE

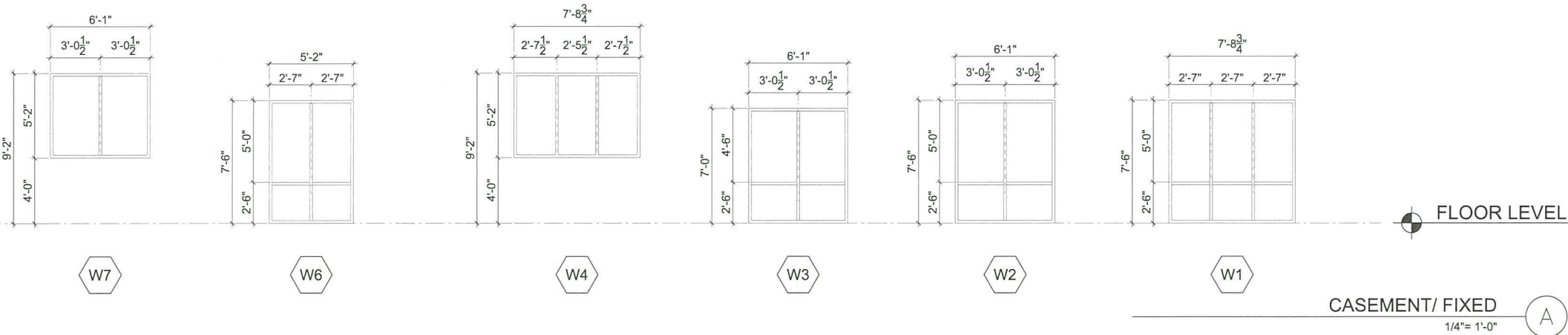
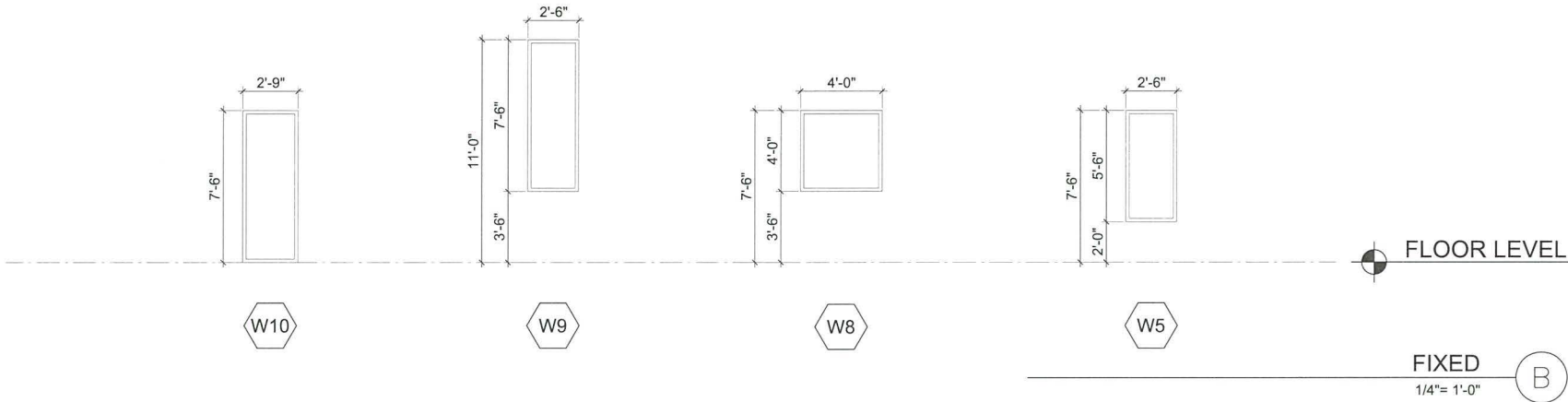
WINDOW TYPE	SIZE		FRAME		GLAZING	HARDWARE GROUP	REMARKS
	WIDTH	HEIGHT	MATERIAL	FINISH			
W1	7'- 8 3/4"	7'-6"	MTL	PTD			CASEMENT/ FIXED
W2	6'-1"	7'-6"	MTL	PTD			CASEMENT/ FIXED
W3	6'-1"	7'-0"	MTL	PTD			CASEMENT/ FIXED
W4	7'- 8 3/4"	5'-2"	MTL	PTD			CASEMENT/ FIXED
W5	2'-6"	5'-6"	MTL	PTD			FIXED
W6	5'-2"	7'-6"	MTL	PTD			CASEMENT/ FIXED
W7	6'-1"	5'-2"	MTL	PTD			CASEMENT/ FIXED
W8	4'-0"	4'-0"	MTL	PTD			FIXED
W9	2'-6"	7'-6"	MTL	PTD			FIXED
W10	7'- 8 1/2"	7'-6"	MTL	PTD			FIXED

ABBREVEIATIONS

AL	-	ALUMINUM
MTL	-	METAL
FF	-	FACTORY PRE-FINISHED
CONC	-	CONCRETE
CMU	-	CONCRETE MASONRY UNIT
CG	-	CLEAR GLASS
SG	-	SOLAR GLASS
TM	-	TEMPERED GLASS
PTD	-	PAINTED
GB	-	GYPSUM BOARD
TBD	-	TO BE DETERMINED

GENERAL NOTES

- GENERAL NOTES:
1. PROVIDE COMPLETE WEATHER STRIPPING TO ALL EXTERIOR WINDOWS.
  2. ALL THE EXTERIOR WINDOWS SHALL BE DOUBLE GLAZED.
  3. THE THICKNESS OF ALL GLAZING IN THE STOREFRONT, WINDOW WALL, OR CURTAIN WALL SYSTEMS SHALL BE 1/4"MINIMUM.
  4. FIRE RATED WINDOWS SHALL BEAR A LABEL TO IDENTIFY THE REQUIRED RATING.
  5. TEMPERED GLASS AFFIXED WITH PERMANENT LABEL, THAT SPECIFIES THE LABELER AND STATES THAT SAFETY GLAZING MATERIAL HAS BEEN UTILIZED IN SUCH INSTALLATIONS.
  6. WINDOW OPENINGS IN EXTERIOR WALLS MUST BE PROTECTED WITH (3/4- HOUR) OR(1-1/2 HOUR) FIRE ASSEMBLIES AS REQUIRED PER CODE.



ARCHITECT:  
nKLOSURES, Inc.  
Tel: 323.309.7334  
Email:info@nKLOSURES.com

1633 VICTORY, LLC

2010 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90068

1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017

WINDOW SCHEDULE

EXHIBIT

A12





VIEW OF MAIN ENTRANCE (ALONG VICTORY BLVD.)



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## 1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017

EXTERIOR RENDERING

EXHIBIT

A13





AERIAL VIEW ALONG VICTORY BLVD. AND ALLEY



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## 1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017

EXTERIOR RENDERING

EXHIBIT

A14





AERIAL VIEW OF MID-BLOCK



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## 1633 VICTORY, LLC

2010 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90068

## 1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017

EXTERIOR RENDERING

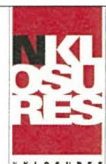
EXHIBIT

A15





AERIAL VIEW OF MID-BLOCK (WITHOUT PLANTS ON POOL DECK)



ARCHITECT:  
nKLOSURES, Inc.  
Tel: 323.309.7334  
Email: info@nKLOSURES.com

## 1633 VICTORY, LLC

2010 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90068

## 1633 VICTORY HOTEL

1633 VICTORY BLVD., GLENDALE  
SEPTEMBER 14, 2017

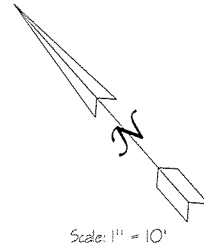
EXTERIOR RENDERING

EXHIBIT

A16

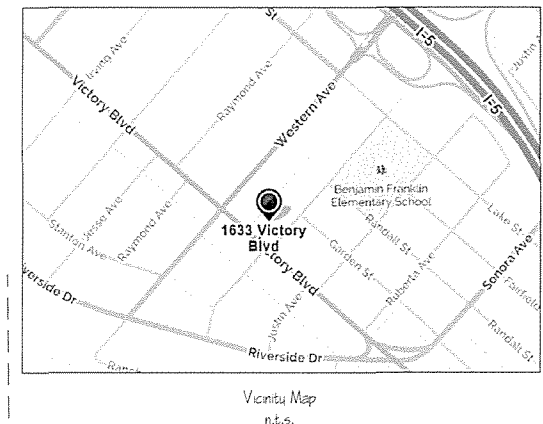
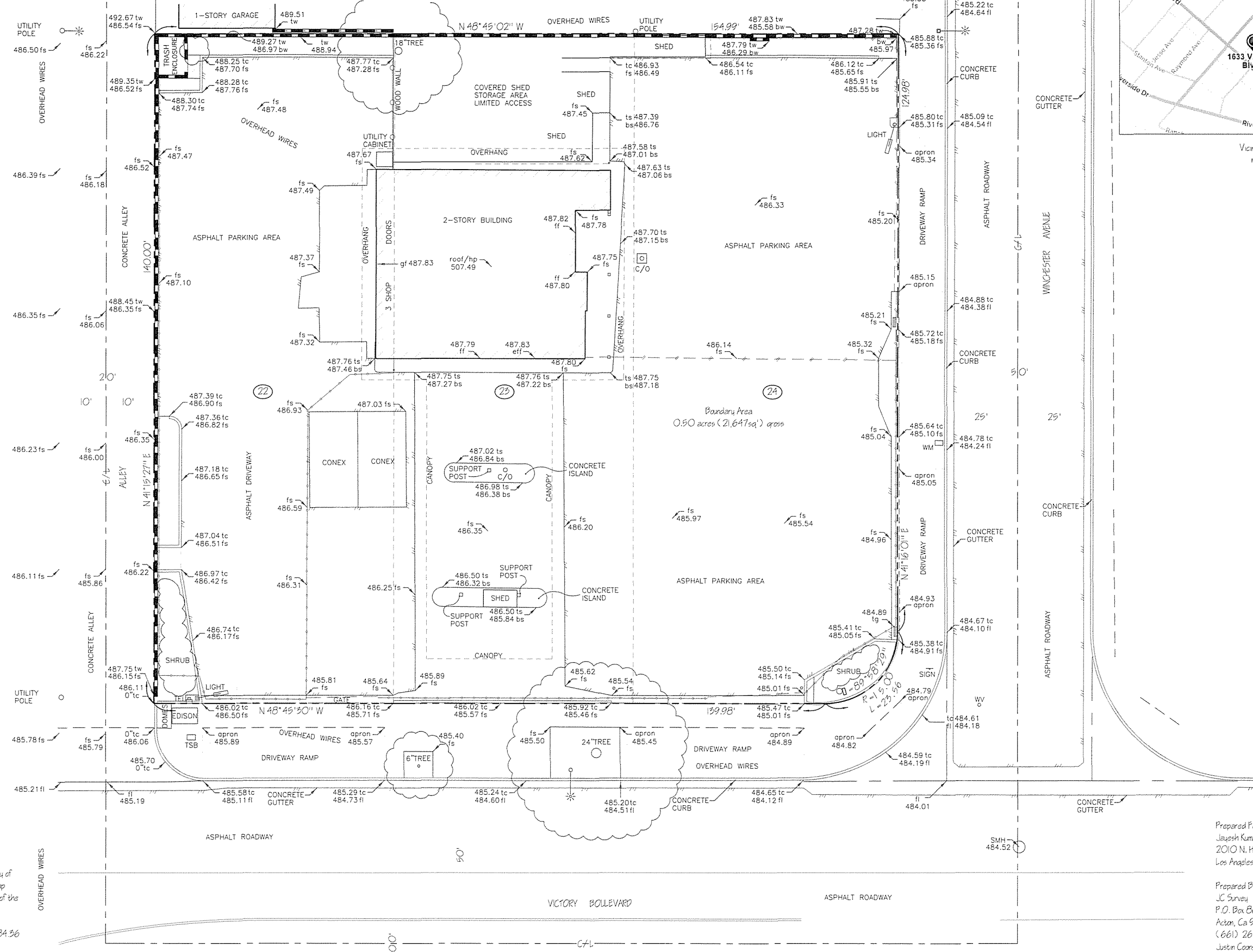
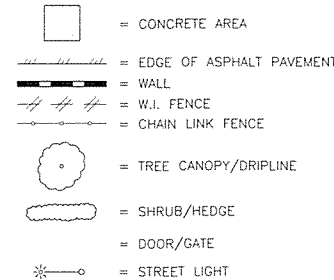


# Architectural Survey



## Legend:

bs = bottom of step  
 bw = bottom of wall  
 eff = estimated finished floor  
 ff = finished floor  
 fl = flowline  
 fs = finished surface  
 gf = garage floor  
 hp = high point  
 roof = top of roof finish  
 slb = street light box  
 smh = sewer manhole  
 tc = top of curb  
 tel = telephone  
 tq = top of grate  
 ts = top of step  
 tsb = traffic signal box  
 tw = top of wall  
 w.i. = wrought iron  
 wm = water meter  
 wv = water valve



Date of Survey: August 11, 2016

Site Address: 1633 Victory Boulevard, Glendale, CA, APN 5626-013-024

Legal Description: Lots 22-24 in Tract No. 8589, in the City of Glendale, County of Los Angeles, State of California, as per map recorded in Book 104, Pages 49-50, of Maps, in the office of the County Recorder of said County.

Benchmark: City of Glendale Benchmark No. 252, Elevation 484.56 feet, 2004 Adjustment, datum not specified.

Prepared For:  
 Jayash Kumar  
 2010 N. Highland Avenue  
 Los Angeles, CA 90068

Prepared By:  
 JC Survey  
 P.O. Box 86  
 Acton, CA 95510  
 (661) 269-2177  
 Justin Coors, LS 8790



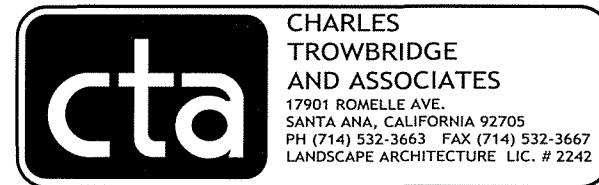


# CHARLES TROWBRIDGE & ASSOCIATES

## landscape architectural drawings

### CLIENT INFORMATION

**1633 VICTORY, LLC**  
2010 N. HIGHLAND AVE  
LOS ANGELES, CA 90068  
TEL: 323.216.1818



### PROJECT INFORMATION

**HOTEL**  
1633 VICTORY HOTEL  
1633 VICTORY BLVD.  
GLENDALE, CA.

### drawing index

- LT-1.0 TITLE SHEET
- LI-1.1 IRRIGATION PLAN - LEVEL 1
- LI-1.2 IRRIGATION PLAN - LEVEL 2
- LI-2.0 IRRIGATION LEGEND, NOTES & DETAILS
- LI-3.0 DRIP IRRIGATION DETAILS
- LP-1.1 PLANTING PLAN - LEVEL 1
- LP-1.2 PLANTING PLAN - LEVEL 2
- LP-2.0 PLANT LEGEND, NOTES & DETAILS
- LS-1.0 SPECIFICATIONS
- LS-2.0 SPECIFICATIONS
- LS-3.0 SPECIFICATIONS

#### NOTES:

LANDSCAPE AREA = 3,719 S.F.  
WATER SUPPLY = POTABLE

#### NOTE:

I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

CHARLES W. TROWBRIDGE

DATE:

### GENERAL NOTES

#### NOTES

Plans were designed by referencing:

Agricultural suitability report prepared by SOIL AND PLANT LABS, or approved equal Agricultural suitability report shall be a responsibility of the landscape contractor. The testing shall be performed prior to any construction. Recommendations shall be provided to the Landscape Architect and the project owner prior to any construction.

CTA has taken care to research applicable codes and requirements in preparing these drawings and is not responsible for changes to such occurring after agency approval or during installation.

As requested by the Client, CTA will visit the site at intervals appropriate to the stage of construction to review the progress and quality of work and to determine in general if the work is being performed in a manner indicating that the work, when completed, will be in substantial conformance with the construction documents. However, CTA will not make exhaustive or continuous on-site inspection to check quality of the work.

CTA is not responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, since these are solely the Contractor's responsibility. CTA is not responsible for the Contractor's failure to carry out the work in accordance with the construction contract documents, nor responsible for acts or omissions of the Contractor, subcontractors, or their agents or employees, or of any other persons performing portions of the work.

There is no warranty or guarantee either expressed or implied by CTA for the completion of the work or the quality of performance of the construction contractor(s).

In the event CLIENT consents to, allows, authorizes or approves of changes to any plans, specifications, or other construction documents, and these alterations are not approved in writing by CTA, CLIENT recognizes that such alteration and the results thereof are not the responsibility of CTA. In addition, CLIENT agrees, to the fullest extent permitted by law, to indemnify and hold CTA harmless from any damage, liability or cost (including reasonable attorney's fees and costs of defense) arising from such alterations.

The existence and location of any underground utilities shown on the plans were obtained from available records at the time the plans were drafted and do not constitute a representation as to the accuracy or completeness of the location or the existence or non-existence of such utilities. In Southern California, Contractor shall contact Underground Services Alert at 1-800-422-4133 prior to performing any construction work. In other areas, contractor shall contact a similar agency/organization.

Contractor shall supervise and direct the work, using the Contractor's best skill and attention. Contractor shall be solely responsible for and have control over construction means, methods, techniques, sequences, and procedures and for coordinating all portions of the work.

Contractor shall be responsible to the Owner/Client for acts and omissions of the Contractor's employees, subcontractors and their agents and employees, and other persons performing portions of the work under a contract with Contractor.

Contractor shall be responsible for initiating, maintaining, and supervising all safety precautions and programs in connection with the performance of the construction



**DIG ALERT**

DIAL TOLL FREE  
1-800-422-4133

AT LEAST TWO DAYS  
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

**1633 VICTORY BLVD**  
GLENDALE, CA

APPLICANT:	1633 VICTORY, LLC 2010 N. HIGHLAND AVENUE, LOS ANGELES, CA 90068 TEL: 323.216.1818
ARCHITECT:	nKLOSURES 15550-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 949.322.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 95510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD., #12 PASADENA, CA 91107 TEL: 826.844.6541
CIVIL/GRADING:	G M ENGINEERING 6634 VALJEAN AVENUE, VAN NUYS, CA 91406 TEL: 818.908.1824
STRUCTURAL:	JOHN LABIS + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECHANICAL/PLUMBING:	SPIRIT ENGINEERING 15550-C ROCKFIELD BLVD., #204 IRVINE, CA 92618 TEL: 949.232.5286
ELECTRICAL:	TDA CONSULTING 8322 MYRTLEWOOD CIRCLE, WESTMINSTER, CA 92683 TEL: 714.236.5915
INTERIOR DESIGNER:	A T DESIGN, LLC 15550-C ROCKFIELD BLVD., #219 IRVINE, CA 92618 TEL: 949.322.7927

#### KEYPLAN:

#### SEAL SIGNATURE:



PROJECT NO.: -  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

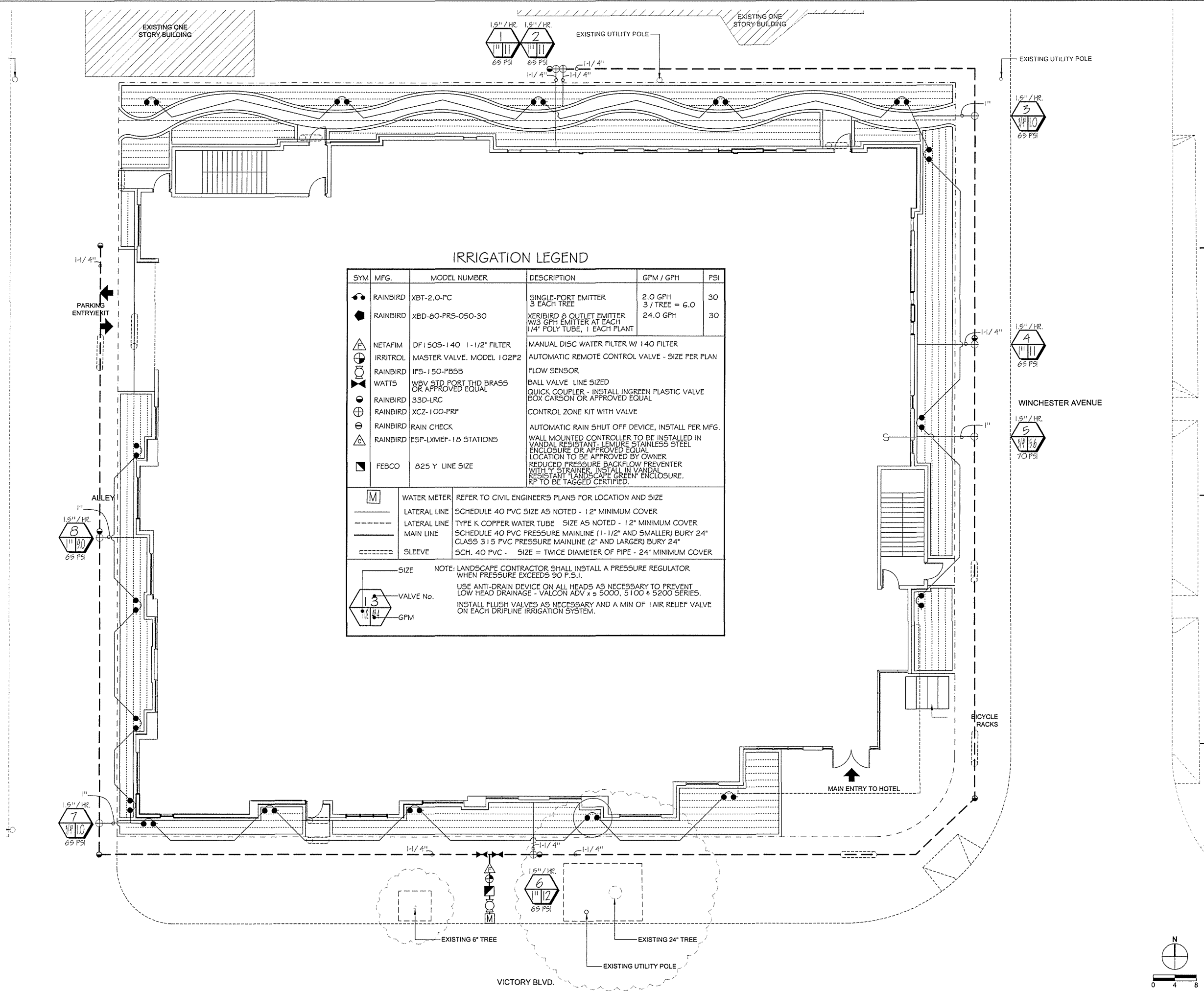
TITLE SHEET

SCALE:

SHEET NO.:

LT-1.0





IRRIGATION LEGEND					
SYM	MFG.	MODEL NUMBER	DESCRIPTION	GPM / GPH	PSI
	RAINBIRD	XBT-2.0-PC	SINGLE-PORT EMITTER 3 EACH TREE	2.0 GPH 3 / TREE = 6.0	30
	RAINBIRD	XDD-80-PRS-050-30	XERIBIRD 8 OUTLET EMITTER W/3 GPH EMITTER AT EACH 1/4" POLY TUBE, 1 EACH PLANT	24.0 GPH	30
	NETAFIM	DF1505-140 1-1/2" FILTER	MANUAL DISC WATER FILTER W/ 140 FILTER		
	IRRITROL	MASTER VALVE, MODEL 102P2	AUTOMATIC REMOTE CONTROL VALVE - SIZE PER PLAN		
	RAINBIRD	IFS-150-PB5B	FLOW SENSOR		
	WATTS	WVP STD PORT THD BRASS OR APPROVED EQUAL	BALL VALVE LINE SIZED		
	RAINBIRD	33D-LRC	QUICK COUPLER - INSTALL IN GREEN PLASTIC VALVE BOX CARSON OR APPROVED EQUAL		
	RAINBIRD	XCZ-100-PRF	CONTROL ZONE KIT WITH VALVE		
	RAINBIRD	RAIN CHECK	AUTOMATIC RAIN SHUT OFF DEVICE, INSTALL PER MFG.		
	RAINBIRD	ESP-LXMEF-18 STATIONS	WALL MOUNTED CONTROLLER TO BE INSTALLED IN VANDAL RESISTANT- LEMURE STAINLESS STEEL ENCLOSURE OR APPROVED EQUAL LOCATION TO BE APPROVED BY OWNER		
	FEBCO	825 Y LINE SIZE	REDUCED PRESSURE BACKFLOW PREVENTER WITH Y STRAINER, INSTALL IN VANDAL RESISTANT "LANDSCAPE GREEN" ENCLOSURE, RP TO BE TAGGED CERTIFIED.		
	M	WATER METER	REFER TO CIVIL ENGINEER'S PLANS FOR LOCATION AND SIZE		
		LATERAL LINE	SCHEDULE 40 PVC SIZE AS NOTED - 12" MINIMUM COVER		
		LATERAL LINE	TYPE K COPPER WATER TUBE SIZE AS NOTED - 12" MINIMUM COVER		
		MAIN LINE	SCHEDULE 40 PVC PRESSURE MAINLINE (1-1/2" AND SMALLER) BURY 24" CLASS 315 PVC PRESSURE MAINLINE (2" AND LARGER) BURY 24"		
		SLEEVE	SCH. 40 PVC - SIZE = TWICE DIAMETER OF PIPE - 24" MINIMUM COVER		
	SIZE	NOTE: LANDSCAPE CONTRACTOR SHALL INSTALL A PRESSURE REGULATOR WHEN PRESSURE EXCEEDS 90 P.S.I.			
	VALVE No.	USE ANTI-DRAIN DEVICE ON ALL HEADS AS NECESSARY TO PREVENT LOW HEAD DRAINAGE - VALCON ADV x 5 5000, 5100 & 5200 SERIES.			
	GPM	INSTALL FLUSH VALVES AS NECESSARY AND A MIN OF 1 AIR RELIEF VALVE ON EACH DRIPLINE IRRIGATION SYSTEM.			

1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT: 1633 VICTORY, LLC  
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P.O. BOX 66  
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145 N. SIERRA MADRE BLVD, #12  
PASADENA, CA 91107  
TEL: 626.844.6641

CIVIL/ GRADING: G M ENGINEERING  
6534 VALJEAN AVENUE,  
VAN NUYS, CA 91406  
TEL: 818.908.1824

STRUCTURAL: JOHN LABIB + ASSOCIATES  
319 MAIN STREET,  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MECHANICAL/  
PLUMBING: SPIRIT ENGINEERING  
15550-C ROCKFIELD BLVD., #204  
IRVINE, CA 92618  
TEL: 949.232.5295

ELECTRICAL: TDA CONSULTING  
8322 MYRTLEWOOD CIRCLE,  
WESTMINSTER, CA 92683  
TEL: 714.235.5915

INTERIOR  
DESIGNER: A T DESIGN, LLC  
15550-C ROCKFIELD BLVD., #219  
IRVINE, CA 92618  
TEL: 949.322.7927

KEYPLAN:

SEAL/ SIGNATURE:



ctac CHARLES  
TROWBRIDGE  
AND ASSOCIATES  
17001 ROWELL AVE.  
IRVINE, CA 92618  
PH (949) 333-3843 FAX (949) 333-3843  
LANDSCAPE ARCHITECTURE, L.C. # 2242

PROJECT NO.: -  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

IRRIGATION PLAN  
LEVEL 1

SCALE: AS NOTED

SHEET NO.:

LI-1.1

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1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT: 1633 VICTORY, LLC  
2010 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90028  
TEL: 323.216.1818

ARCHITECT: nKLOSURES  
15550-C ROCKFIELD BLVD., #200  
IRVINE, CA 92618  
TEL: 323.309.7334

SITE SURVEY: JC SURVEY  
P.O. BOX 66  
ACTON, CA 93510  
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.  
145 N. SIERRA MADRE BLVD, #12  
PASADENA, CA 91107  
TEL: 626.844.6641

CIVIL/GRADING: G M ENGINEERING  
6634 VALJEAN AVENUE,  
VAN NUYS, CA 91406  
TEL: 818.908.1824

STRUCTURAL: JOHN LABIS + ASSOCIATES  
319 MAIN STREET,  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

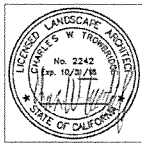
MECHANICAL/  
PLUMBING: SPIRIT ENGINEERING  
15550-C ROCKFIELD BLVD., #204  
IRVINE, CA 92618  
TEL: 949.232.5266

ELECTRICAL: TDA CONSULTING  
8322 MYRTLEWOOD CIRCLE,  
WESTMINSTER, CA 92683  
TEL: 714.235.5915

INTERIOR  
DESIGNER: A T DESIGN, LLC  
15550-C ROCKFIELD BLVD., #219  
IRVINE, CA 92618  
TEL: 949.322.7927

KEYPLAN:

SEAL/ SIGNATURE:



PROJECT NO.: -  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

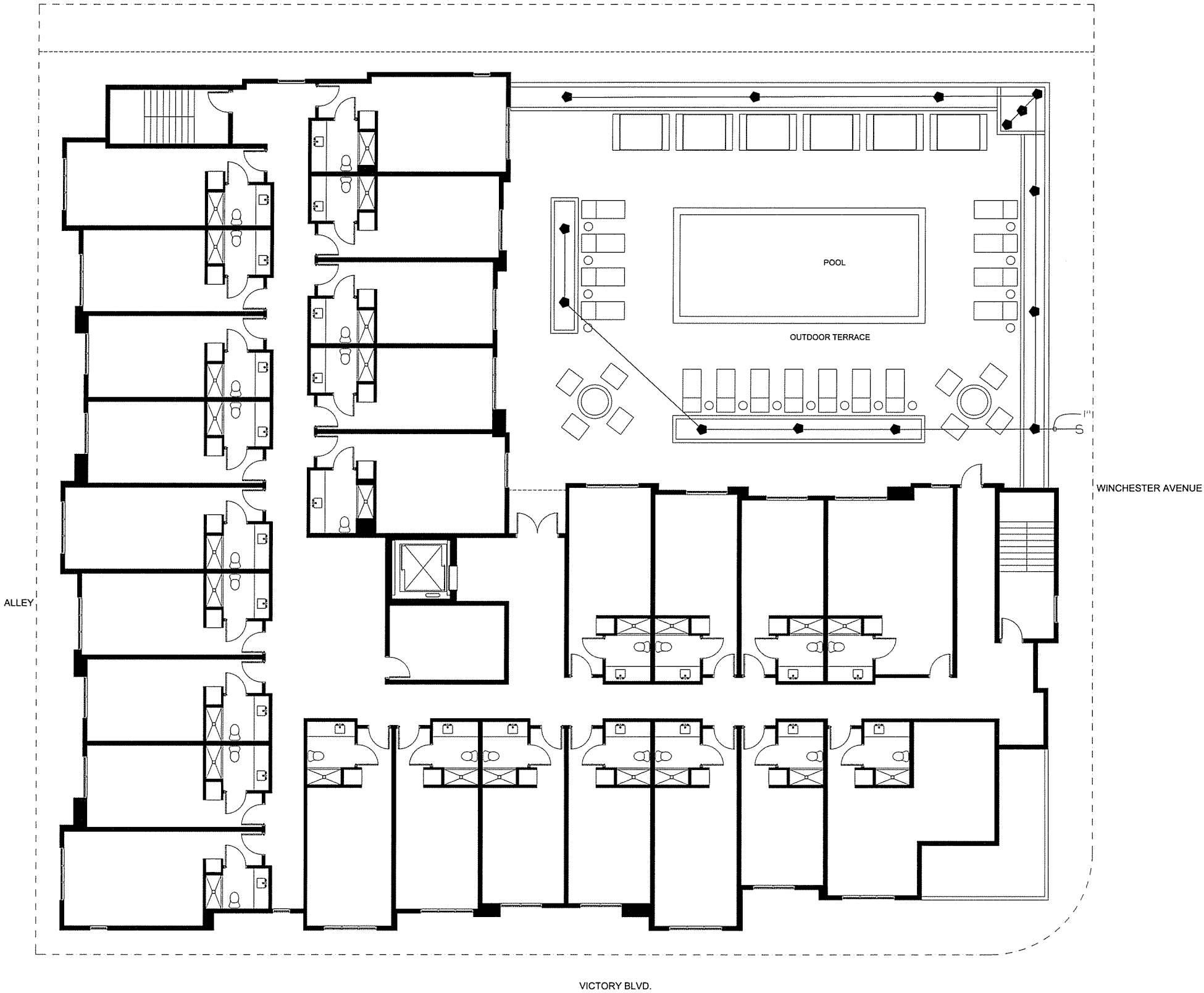
IRRIGATION PLAN  
LEVEL 2

SCALE: AS NOTED

SHEET NO.:

LI-1.2

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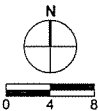


HYDROZONE # / PLANTING DESCRIPTION <sup>a</sup>	PLANT FACTOR (PF)	IRRIGATION METHOD <sup>b</sup>	IRRIGATION EFFICIENCY (IE) <sup>c</sup>	ETAF (PF/IE)	LANDSCAPE AREA (S.F.)	ETAF x AREA	ESTIMATED TOTAL WATER USE (ETWU) <sup>e</sup>
REGULAR LANDSCAPE AREAS							
ALL PLANTING = LOW WATER	0.30	DRIP	0.81	0.37	3,719	1,377.4	44,151
TOTALS					3,719		44,151
SPECIAL LANDSCAPE AREAS							
ETWU TOTAL							44,151
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) <sup>e</sup>							53,643

MAXIMUM APPLIED WATER ALLOWANCE	
MAWA = Maximum Applied Water Allowance (GALLONS)	
MAWA = (ETo) x (0.62) x [(0.45 x LA) + (0.3 x SLA)]	
ETo = Reference Evapotranspiration (inches per year)	51.7
0.62 = Conversion Factor (to gallons per square foot)	0.62
0.45 = ET Adjustment Factor (45% of Reference ET)	0.45
LA = Total Landscaped Area (square feet)	3,719
SLA = Special Landscape Area	0
TOTAL MAWA	53,643

NOTE:  
LANDSCAPE AREA = 3,719 S.F.

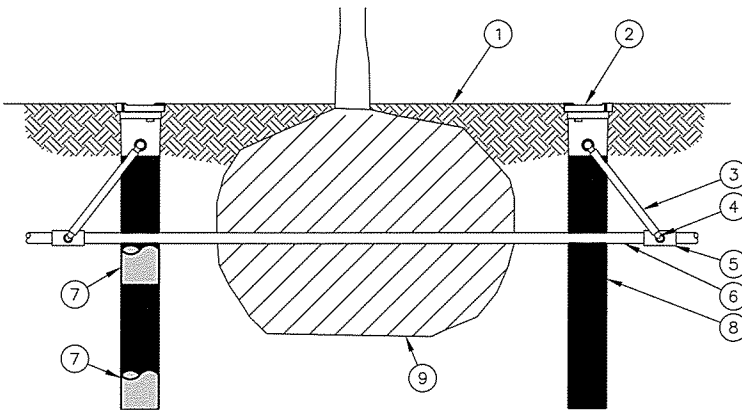
CONTROLLER NOTE  
120 VOLT 2 AMP 60 CYCLE POWER  
PROVIDED BY OWNER. IRRIGATION CONTRACTOR TO  
MAKE FINAL HOOK-UP. LOCATE CONTROLLER ON  
OUTSIDE WALL OF TRASH ENCLOSURE. FINAL LOCATION  
TO BE APPROVED BY LANDSCAPE ARCHITECT.





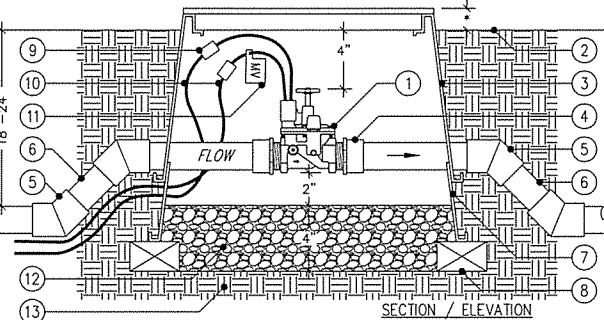
NOTES

- DRAWINGS ARE DIAGRAMMATIC. EQUIPMENT SHOWN IN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTING AREAS.
- DO NOT WILLFULLY INSTALL THE SYSTEM AS SHOWN WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNERS AUTHORIZED REPRESENTATIVE. IN EVENT THIS NOTIFICATION IS NOT GIVEN, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
- INSTALL ALL EQUIPMENT AS SHOWN IN THE DETAILS AND SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLY WITH LOCAL CITY, COUNTY AND STATE REQUIREMENTS FOR BOTH EQUIPMENT AND INSTALLATION.
- INSTALL ELECTRICAL HOOK UP FOR CONTROLLER, INSTALL NO. 14 UF DIRECT BURIAL IRRIGATION WIRE (WHITE COMMON, DIFFERENT COLOR PILOT FOR EACH CONTROLLER) USE EPOXY CONNECTORS AND BURY WIRE A MINIMUM OF EIGHTEEN (18) INCHES IN DEPTH, BUNDLE AND TAPED TOGETHER EVERY TEN (10) FEET. FORM EXPANSION COILS AT EACH VALVE AND CHANGE OF DIRECTION. INSTALL WIRING IN PVC SCH 40 SLEEVES UNDER PAVING.
- PRESSURE MAINLINE TWO (2) INCHES AND LARGER SHALL BE PVC CLASS 315 WITH SCHEDULE 40 FITTINGS. PRESSURE MAINLINE AND FITTINGS LESS THAN TWO (2) INCHES SHALL BE PVC SCHEDULE 80.
- NON PRESSURE LATERAL SHALL BE PVC SCH 40 WITH SCHEDULE 40 FITTINGS.
- FLUSH ALL LINES AND ADJUST ALL HEADS FOR MAXIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO EXISTING WALKS, DRIVES AND BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT EXISTING SITE CONDITIONS.
- GATE VALVE SHALL BE LINE SIZED AND LOCATED IN PURPLE VALVE BOXES, PER SPECIFICATIONS
- CONTROL VALVES SHALL BE SIZED AS NOTED ON DRAWING AND LOCATED IN PURPLE VALVE BOXES,PER SPECIFICATIONS.
- ELIMINATE ALL LOWHEAD DRAINAGE AS NECESSARY.
- CONTRACTOR SHALL MAKE ALL NECESSARY ADJUSTMENTS TO IRRIGATION SYSTEM AS REQUIRED TO INSURE AN OPTIMAL SYSTEM FOR 100% COVERAGE WITH 60% OVERLAP OF HEADS IN ALL PLANTING AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING POSITIVE DRAINAGE IN ALL NON-HARDSCAPE / PLANTED AREAS.
- ALL LOCAL MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THE WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UTILITIES, STRUCTURES AND SERVICES BEFORE COMMENCING WORK. THE LOCATIONS OF UTILITIES, STRUCTURES AND SERVICES SHOWN IN THESE PLANS ARE APPROXIMATE ONLY. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL OBTAIN THE PERTINENT ENGINEERING OR ARCHITECTURAL PLANS BEFORE BEGINNING WORK.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED TO PERFORM THE WORK INDICATED HEREIN BEFORE BEGINNING WORK.
- ACTUAL LOCATION FOR THE INSTALLATION OF THE BACKFLOW PREVENTER AND THE AUTOMATIC CONTROLLER IS TO BE DETERMINED IN THE FIELD BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- ALL PIPE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE TWICE THE DIAMETER OF THE PIPE CARRIED, ALL WIRE UNDER PAVED AREAS TO BE INSTALLED IN A SCH. 40 SLEEVE THE SIZE REQUIRED TO EASILY PULL WIRE THROUGH. ALL SLEEVES TO BE INSTALLED WITH A MINIMUM DEPTH AS SHOWN ON THE SLEEVING DETAILS. SLEEVES TO EXTEND AT LEAST 12" PAST THE EDGE OF THE PAVING.
- ALL QUICK COUPLER VALVES TO BE INSTALLED AS SHOWN ON THE INSTALLATION DETAILS.
- ALL HEADS ARE TO BE INSTALLED WITH THE NOZZLE, SCREEN AND ARCS SHOWN ON THE PLANS. ALL HEADS ARE TO BE TESTED TO PREVENT OVERSPRAY ONTO BUILDING, WALLS, FENCES AND HARDSCAPE. THIS INCLUDES BUT IS NOT LIMITED TO, ADJUSTMENT OF DIFFUSER PIN OR ADJUSTMENT SCREW, REPLACEMENT OF PRESSURE COMPENSATING SCREENS, REPLACEMENT OF NOZZLES WITH MORE APPROPRIATE RADIUS UNITS AND THE REPLACEMENT OF NOZZLES WITH ADJUSTABLE ARC UNITS.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED PER GOVERNING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS. IF A DISCREPANCY EXISTS BETWEEN THE GOVERNING WATER AGENCY STANDARDS, REQUIREMENTS AND SPECIFICATIONS AND THESE PLANS, THE MORE STRINGENT STANDARDS, REQUIREMENTS AND SPECIFICATIONS SHALL BE IMPLEMENTED.
- ALL IRRIGATION LINES, VALVE BOXES, LIDS AND IRRIGATION CAPS FOR ALL SPRAY HEADS SHALL BE PURPLE-COLORED (ALERTLINE)



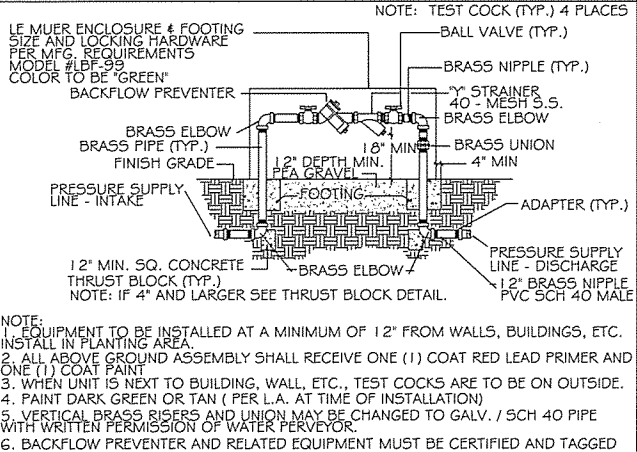
NOTES:

- POSITION 2-3 UNITS (OR MORE) EVENLY SPACED AROUND PLANT. FOR NEW TREES PLACE NEAR ROOT BALL. FOR EXISTING TREES PLACE HALF THE DISTANCE BETWEEN CANOPY EDGE AND TREE TRUNK.
  - INSTALL PRODUCT WITH TOP EVEN WITH GROUND SURFACE.
  - RWS SERIES AVAILABLE IN THE FOLLOWING MODELS:  
RWS-B-C-1401: 0.25 GPM (0.95 L/M), CHECK VALVE  
RWS-B-1401: 0.25 GPM (0.95 L/M)  
RWS-B-X-1401: 0.25 GPM (0.95 L/M), 18" (45.7 CM) SWING ASSEMBLY  
RWS-B-C-1402: 0.5 GPM (1.9 L/M), CHECK VALVE  
RWS-B-1402: 0.5 GPM (1.9 L/M)  
RWS-B-C-1404: 1.0 GPM (3.8 L/M), CHECK VALVE
  - WHEN INSTALLING IN EXTREMELY HARD OR CLAY SOILS, ADD 3/4" (1.9 CM) GRAVEL UNDER AND AROUND THE UNIT TO ALLOW FASTER WATER INFILTRATION AND ROOT PENETRATION.
  - ONCE RWS HAS BEEN INSTALLED FILL THE BASKET WITH PEA GRAVEL BEFORE LOCKING LID.
  - OPTIONAL RWS-SOCK FOR USE IN SANDY SOILS.
- FINISH GRADE/TOP OF MULCH
  - ROOT WATERING SYSTEM: RAIN BIRD RWS
  - SWING ASSEMBLY (INCLUDED)
  - 1/2" (1.3 CM) MALE NPT INLET (INCLUDED)
  - PVC SCH 40 TEE OR EL
  - PVC OR POLYETHYLENE LATERAL PIPE
  - OPTIONAL SOCK (RWS-SOCK) FOR SANDY SOILS
  - 4" (10.2 CM) WIDE X 36" (91.4 CM) LONG RIGID BASKET WEAVE CANISTER (INCLUDED)
  - PLANT ROOT BALL



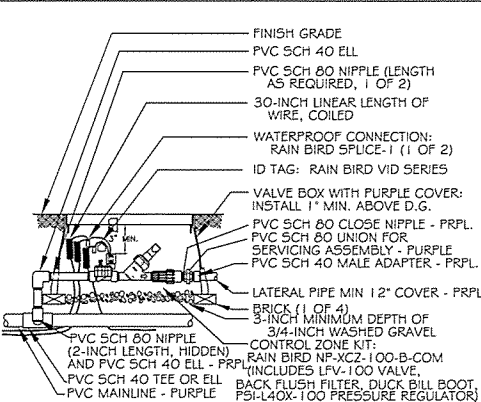
- MASTER VALVE PER IRRIGATION LEGEND
  - FINISH GRADE
  - RECTANGULAR PLASTIC VALVE BOX WITH BLACK LOCKING LID (NDS 314CRBLK OR EQUAL) HEAT BRAND "MV" ON LID IN 2" HIGH BLOCK LETTERS
  - SCH 80 PVC MALE ADAPTER (2 REQUIRED) USE REDUCING ADAPTERS WHERE MAINLINE IS LARGER THAN VALVE
  - SCH 40 PVC 45 DEGREE ELL (4)
- NOTE: MASTER VALVE TO WIRE INTO TWO-WIRE CABLE WITH VALVE DECODER. ADAPT AS NECESSARY. SEE DETAIL 'J', LI-4.
- REQUIRED)
  - MAINLINE PIPING PER IRRIGATION LEGEND (PLAN SIZE)
  - RECTANGULAR PLASTIC VALVE BOX EXTENSIONS AS REQUIRED
  - COMMON BRICK SUPPORTS (4 REQUIRED)
  - WATERPROOF WIRE CONNECTORS (2 REQUIRED)
  - TWO-WIRE CABLE TO CONTROLLER - WIRE MASTER VALVE INTO CABLE WITH SINGLE STATION VALVE DECODER
  - I.D. TAG WITH "MV" PRINTED ON IT (CHRISTY'S #ID-STD-Y1)
  - FILL BASE OF BOX WITH PEA GRAVEL
  - NATIVE SOIL
  - 1/2" IN TURF AREAS, 3" IN SHRUB AREAS

MASTER CONTROL VALVE

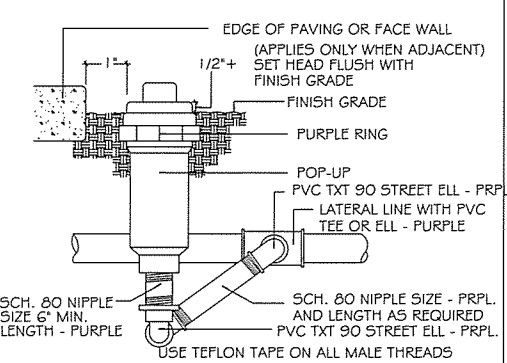


NOTE:

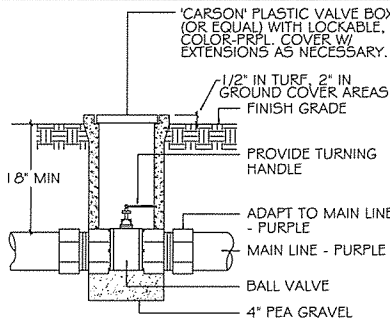
- INSTALL 1 - 2.0 GPH EMITTER AT EACH SHRUB IN DRIP AREAS.



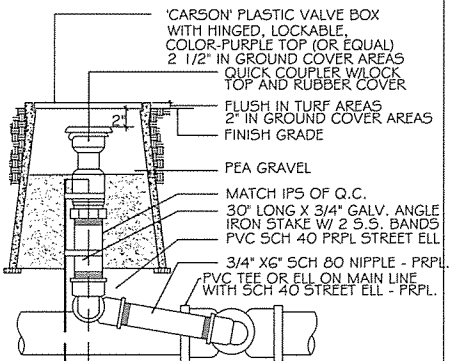
CONTROL ZONE KIT W/ BACKFLUSH



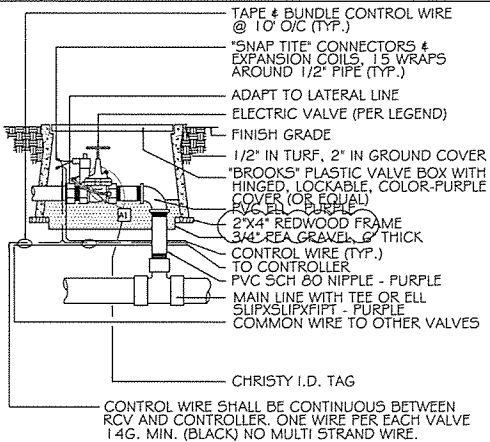
BUBBLER POP-UP HEAD



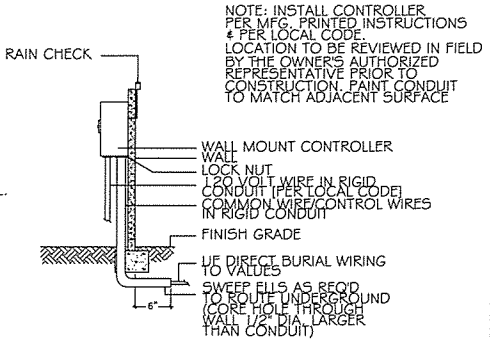
BALL VALVE



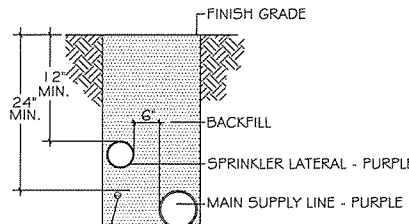
QUICK COUPLING VALVE



AUTOMATIC REMOTE CONTROL VALVE



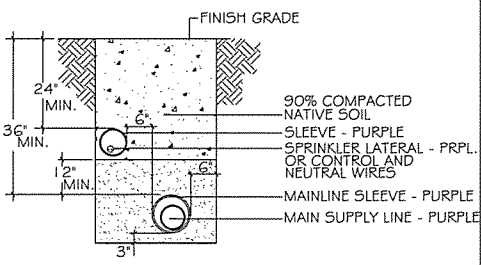
WALL MOUNTED CONTROLLER



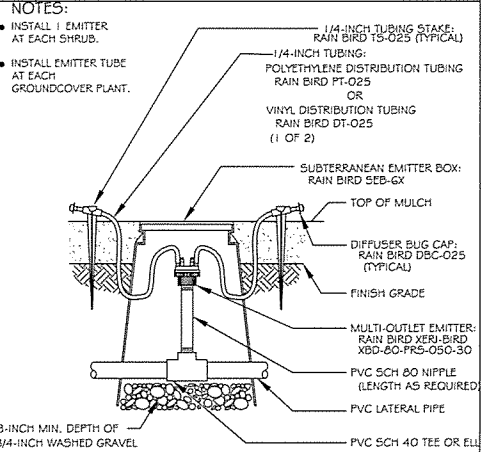
CONTROL AND NEUTRAL CONDUCTORS TAPE & BUNDLE TO MAINLINE @ 200.C.

NOTE: CONTROL AND NEUTRAL CONDUCTORS SHALL BE INSTALLED WITH A MINIMUM OF 18" EARTH COVER.

TRENCHING



SLEEVING

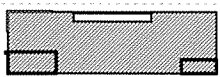


THRDDED MULTI-OUTLET EMTER ON RISER

1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT:	1633 VICTORY, LLC 2010 N. HIGHLAND AVENUE, LOS ANGELES, CA 90068 TEL: 323.216.1818
ARCHITECT:	nKLOSURES 15560-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 949.332.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTION, CA 92510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD., #12 PASADENA, CA 91107 TEL: 626.844.6641
CIVIL GRADING:	G M ENGINEERING 6634 VALJEAN AVENUE, VAN NUYS, CA 91406 TEL: 818.908.1824
STRUCTURAL:	JOHN LABIS & ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
MECHANICAL/ PLUMBING:	SPIRIT ENGINEERING 15560-C ROCKFIELD BLVD., #204 IRVINE, CA 92618 TEL: 949.232.5265
ELECTRICAL:	TDA CONSULTING 8322 MYRTLEWOOD CIRCLE, WESTMINSTER, CA 92683 TEL: 714.235.5915
INTERIOR DESIGNER:	A T DESIGN, LLC 15560-C ROCKFIELD BLVD., #219 IRVINE, CA 92618 TEL: 949.322.7697

KEYPLAN:



SEAL SIGNATURE:



PROJECT NO.: 15.012  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

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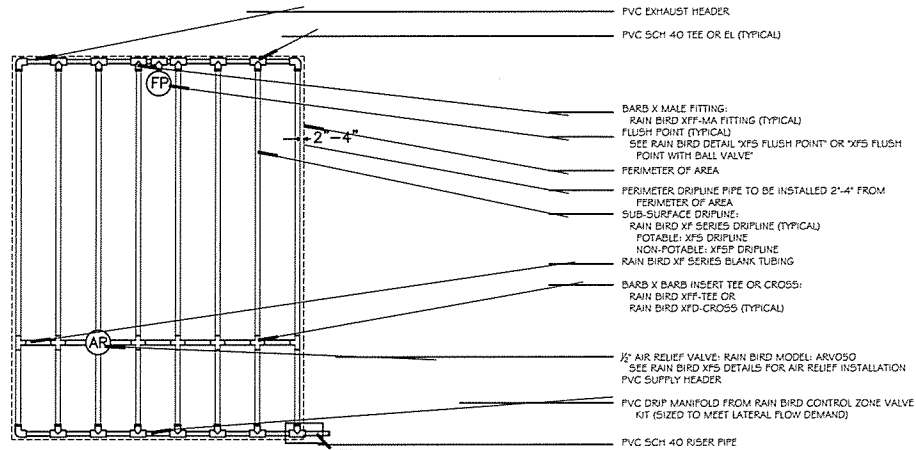
IRRIGATION PLAN

SCALE: AS NOTED

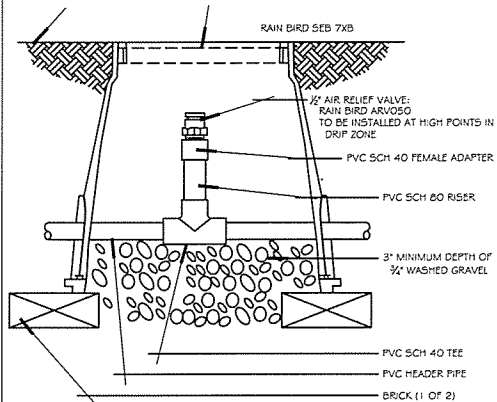
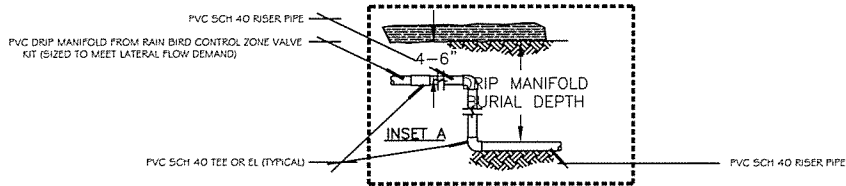
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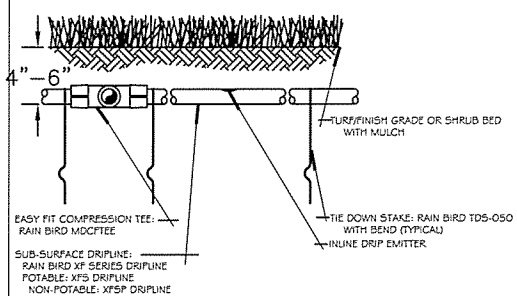
- NOTES:  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.  
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.  
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.



V 1/2" AIR RELIEF VALVE IN PVC HEADER

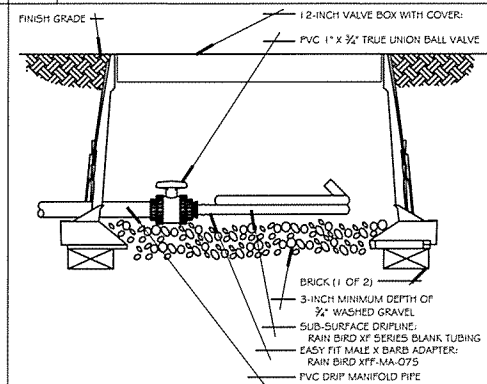
XFS Dripline Maximum Lateral Lengths (Feet)						
Inlet Pressure psi	12" Spacing		18" Spacing		24" Spacing	
	Nominal Flow (gph)		Nominal Flow (gph)		Nominal Flow (gph)	
15	273	155	314	250	424	322
20	318	169	353	294	508	368
30	360	230	413	350	586	414
40	395	255	465	402	652	474
50	417	285	528	420	720	488
60	460	290	596	455	780	514

MAX LATERAL LENGTHS (FT) REFERENCE

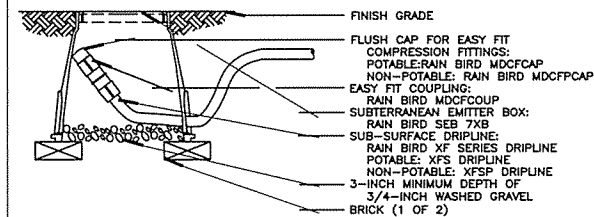


- NOTES:  
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.  
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

K SUB-SURFACE DRIPLINE BURIAL

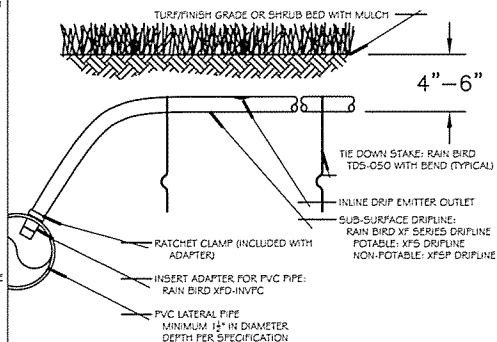


L SUB-SURFACE DRIPLINE FLUSH POINT WITH BALL VALVE



- NOTE:  
1. ALLOW A MINIMUM OF 6-INCHES OF DRIPLINE TUBING IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

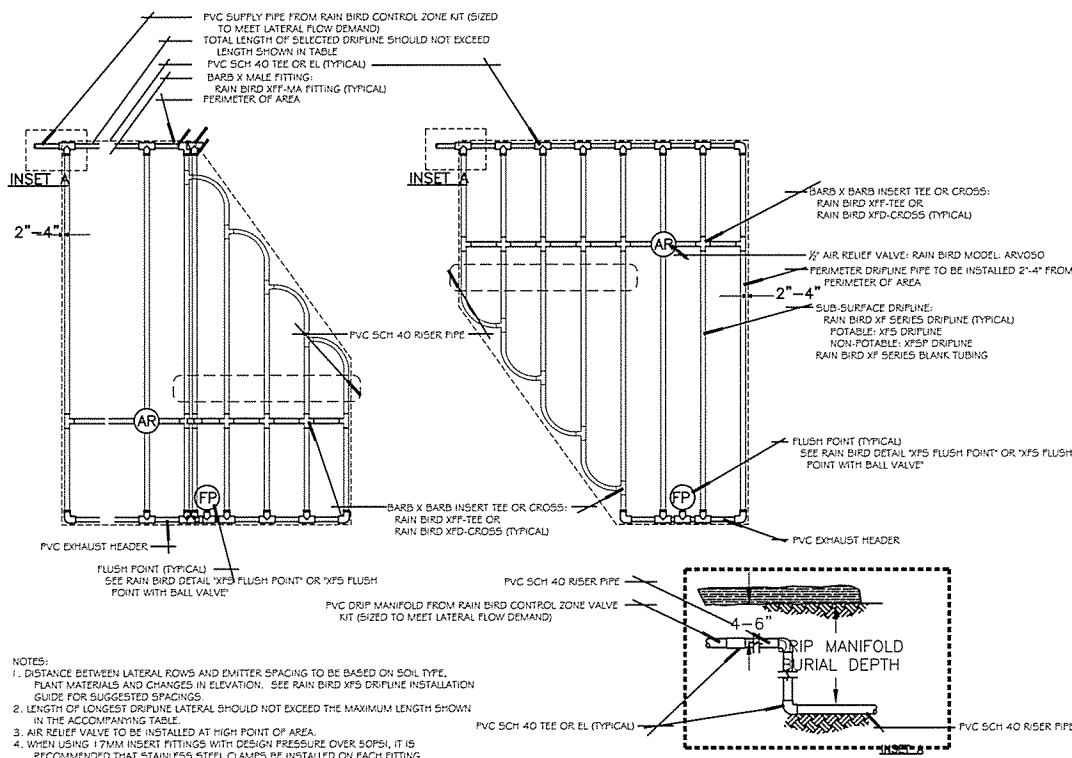
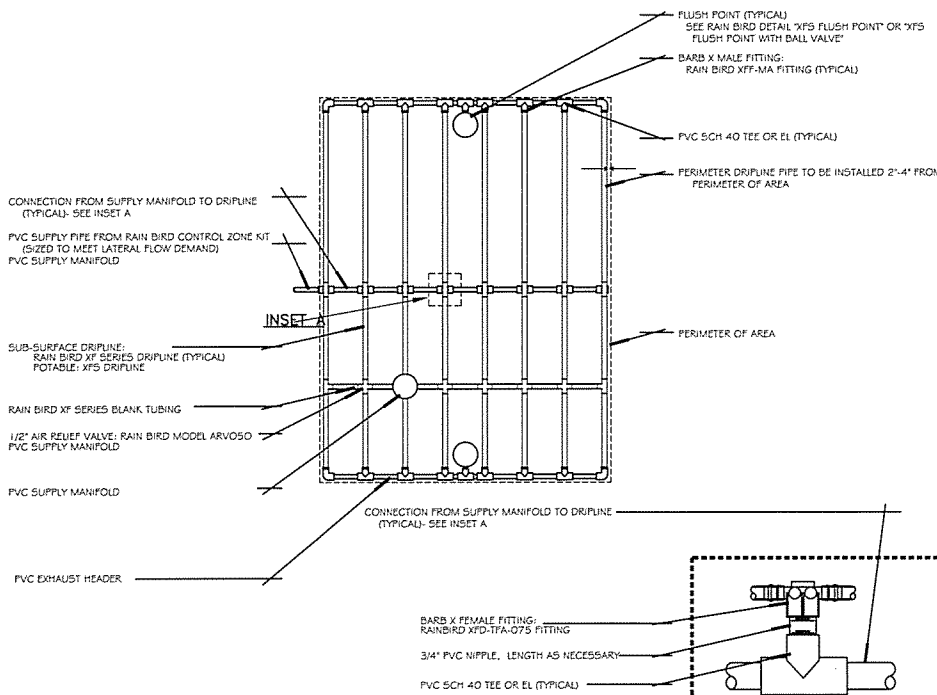
M SUB-SURFACE DRIPLINE WITH EASY FIT COMPRESSION FITTINGS



- NOTES:  
1. PLACE TIE-DOWN STAKES EVERY THREE FEET IN SAND, FOUR FEET IN LOAM, AND FIVE FEET IN CLAY.  
2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON EACH LEG OF THE CHANGE OF DIRECTION.  
3. INSERTION FLOW AND TRENCHED INSTALLATIONS DO NOT REQUIRE TIE-DOWN STAKES.

N ADAPTER FOR 1-1/2" OR LARGER PVC

P END FEED LAYOUT



- NOTES:  
1. DISTANCE BETWEEN LATERAL ROWS AND EMITTER SPACING TO BE BASED ON SOIL TYPE, PLANT MATERIALS AND CHANGES IN ELEVATION. SEE RAIN BIRD XFS DRIPLINE INSTALLATION GUIDE FOR SUGGESTED SPACINGS.  
2. LENGTH OF LONGEST DRIPLINE LATERAL SHOULD NOT EXCEED THE MAXIMUM LENGTH SHOWN IN THE ACCOMPANYING TABLE.  
3. AIR RELIEF VALVE TO BE INSTALLED AT HIGH POINT OF AREA.  
4. WHEN USING 17MM INSERT FITTINGS WITH DESIGN PRESSURE OVER 50PSI, IT IS RECOMMENDED THAT STAINLESS STEEL CLAMPS BE INSTALLED ON EACH FITTING.

O IRREGULAR SHAPED LAYOUT

Q CENTER FEED LAYOUT

1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT:	1318 FLOWER STREET, LLC 2010 N. HIGHLAND AVENUE, LOS ANGELES, CA 90068 TEL: 323.216.1818
ARCHITECT:	nKLOSURES 15560-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 323.309.7334
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CIVIL/GRADING:	G M ENGINEERING 6034 VALJEAN AVENUE, VAN NUYS, CA 91406 TEL: 818.908.1824
STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.229.9700
MECHANICAL/PLUMBING:	SPIRIT ENGINEERING 15560-C ROCKFIELD BLVD., #204 IRVINE, CA 92618 TEL: 949.232.5286
ELECTRICAL:	TDA CONSULTING 8322 MYRTLEWOOD CIRCLE, WESTMINSTER, CA 92683 TEL: 714.235.5915
INTERIOR DESIGNER:	A T DESIGN, LLC 15560-C ROCKFIELD BLVD., #219 IRVINE, CA 92618 TEL: 949.322.7927

KEYPLAN:

SEAL SIGNATURE:



PROJECT NO.:  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

IRRIGATION PLAN  
LEVEL 1

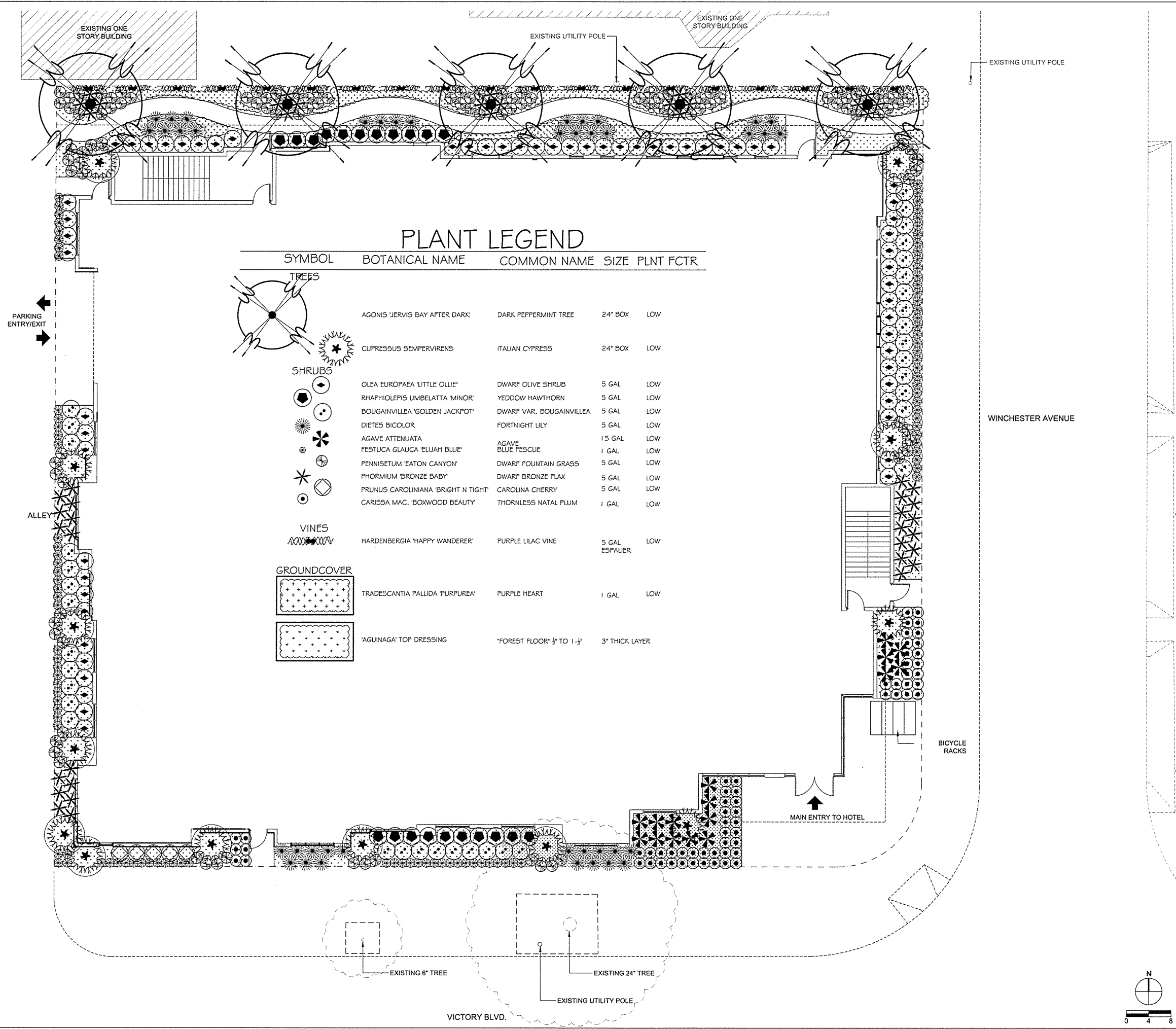
SCALE: AS NOTED

SHEET NO.:

LI-3

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PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLNT FCTR
TREES				
	AGONIS 'JERVIS BAY AFTER DARK'	DARK PEPPERMINT TREE	24" BOX	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW
SHRUBS				
	OLEA EUROPAEA 'LITTLE OLLIE'	DWARF OLIVE SHRUB	5 GAL	LOW
	RHAMPHILEPIS UMBELLATA 'MINOR'	YEDDOW HAWTHORN	5 GAL	LOW
	BOUGAINVILLEA 'GOLDEN JACKPOT'	DWARF VAR. BOUGAINVILLEA	5 GAL	LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW
	AGAVE ATTENUATA	AGAVE	15 GAL	LOW
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	LOW
	PENNISETUM 'EATON CANYON'	DWARF FOUNTAIN GRASS	5 GAL	LOW
	PHORMIUM 'BRONZE BABY'	DWARF BRONZE FLAX	5 GAL	LOW
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA CHERRY	5 GAL	LOW
	CARISSA MAC. 'BOXWOOD BEAUTY'	THORNLESS NATAL PLUM	1 GAL	LOW
VINES				
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL ESPALIER	LOW
GROUND COVER				
	TRADESCANTIA PALLIDA 'PURPUREA'	PURPLE HEART	1 GAL	LOW
	'AGUINAGA' TOP DRESSING	'FOREST FLOOR' 1/2" TO 1-1/2"	3" THICK LAYER	

1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT: 1633 VICTORY, LLC  
2010 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90068  
TEL: 323.216.1818

ARCHITECT: nKLOSURES  
15560-C ROCKFIELD BLVD., #200  
IRVINE, CA 92618  
TEL: 323.309.7334

SITE SURVEY: JC SURVEY  
P.O. BOX 86  
ACTION, CA 92510  
TEL: 661.269.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.  
145 N. SIERRA MADRE BLVD, #12  
PASADENA, CA 91107  
TEL: 626.844.6641

CIVIL/GRADING: G M ENGINEERING  
6634 VALJEAN AVENUE,  
VAN NUYS, CA 91406  
TEL: 818.908.1824

STRUCTURAL: JOHN LABIS + ASSOCIATES  
319 MAIN STREET,  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MECHANICAL/  
PLUMBING: SPIRIT ENGINEERING  
15560-C ROCKFIELD BLVD., #204  
IRVINE, CA 92618  
TEL: 949.232.5286

ELECTRICAL: TDA CONSULTING  
8322 MYRTLEWOOD CIRCLE,  
WESTMINSTER, CA 92683  
TEL: 714.235.5915

INTERIOR  
DESIGNER: A T DESIGN, LLC  
15560-C ROCKFIELD BLVD., #219  
IRVINE, CA 92618  
TEL: 949.322.7627

KEYPLAN:

SEAL/SIGNATURE:

**cta** CHARLES TROWBRIDGE AND ASSOCIATES  
1700 MONTELEONE AVE.  
SANTA ANA, CALIFORNIA 92705  
PH: 714.332.3843 FAX: 714.332.3847  
LANDSCAPE ARCHITECTURE, L.C. # 7248

PROJECT NO.: -  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

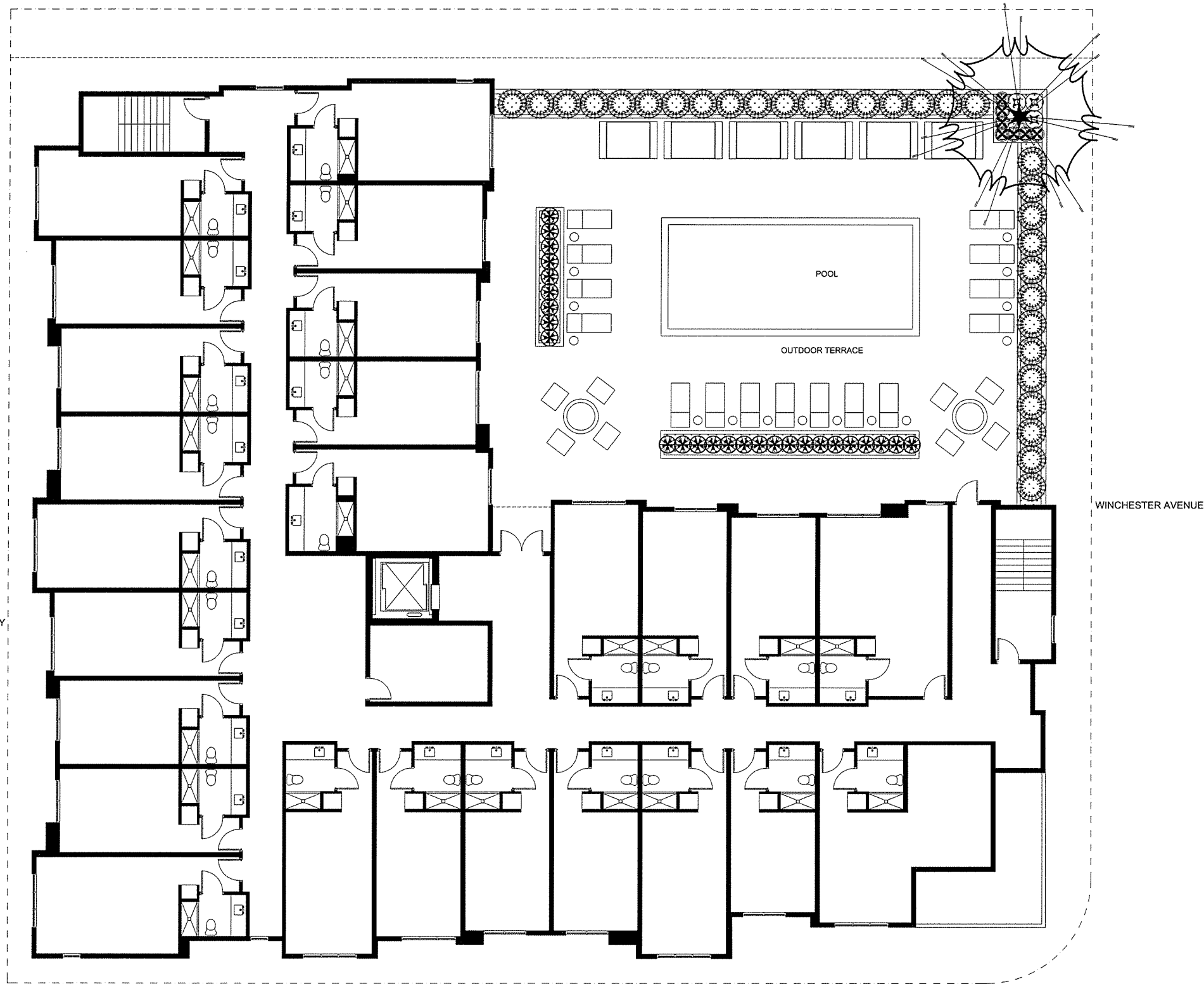
FULL SIZE PRINT: 24" x 36"  
SHEET NAME:

PLANTING PLAN  
LEVEL 1

SCALE: AS NOTED






SHEET NO.:  
LP-1.1  
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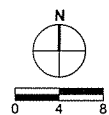




VICTORY BLVD.

## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLNT FACTOR
	AGONIS 'JERVIS BAY AFTER DARK'	DARK PEPPERMINT TREE	24" BOX - MULTI	LOW
	BAMBUA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	5 GAL	LOW
	ANIGOZANTHUS 'BUSH RANGER'	KANGAROO PAW	5 GAL	LOW
	ANIGOZANTHUS 'BUSH PEARL'	DWARF KANGAROO PAW	1 GAL	LOW
	CALLISTEMON V. 'LITTLE JOHN'	CALLISTEMON 'LITTLE JOHN'	5 GAL	LOW



1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT: 1633 VICTORY, LLC  
2010 N. HIGHLAND AVENUE,  
LOS ANGELES, CA 90068  
TEL: 323.216.1818

ARCHITECT: nKLOSURES  
15560-C ROCKFIELD BLVD., #200  
IRVINE, CA 92618  
TEL: 323.509.7334

SITE SURVEY: JC SURVEY  
P.O. BOX 85  
ACTION, CA 93510  
TEL: 661.299.2177

SOILS ENGINEER: IRVINE GEOTECHNICAL, INC.  
145 N. SIERRA MADRE BLVD, #12  
PASADENA, CA 91107  
TEL: 626.844.6541

CIVIL/GRADING: G M ENGINEERING  
6534 VALLEJO AVENUE,  
VAN NUYS, CA 91406  
TEL: 818.508.1824

STRUCTURAL: JOHN LABIS + ASSOCIATES  
319 MAIN STREET,  
EL SEGUNDO, CA 90245  
TEL: 213.239.9700

MECHANICAL/  
PLUMBING: SPIRIT ENGINEERING  
15560-C ROCKFIELD BLVD., #204  
IRVINE, CA 92618  
TEL: 949.232.5285

ELECTRICAL: TDA CONSULTING  
8322 MYRTLEWOOD CIRCLE,  
WESTMINSTER, CA 92683  
TEL: 714.235.5915

INTERIOR  
DESIGNER: A T DESIGN, LLC  
15560-C ROCKFIELD BLVD., #219  
IRVINE, CA 92618  
TEL: 949.322.7927

KEYPLAN:

SEAL/ SIGNATURE:



**cta** CHARLES  
TROWBRIDGE  
AND ASSOCIATES  
17001 BOWLING GREEN  
PH (714) 333-1843 FAX (714) 333-3847  
LANDSCAPE ARCHITECTURE, INC. #2242

PROJECT NO.: -  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

PLANTING PLAN  
LEVEL 2

SCALE: AS NOTED

SHEET NO.:

LP-1.2

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1. LANDSCAPE CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING HIS BID AND PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES EXIST THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
2. LANDSCAPE CONTRACTOR SHALL HOLD A CURRENT BUSINESS LICENSE IN THE CITY OR COUNTY THAT HAS JURISDICTION OVER THE PROJECT.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR THE INSTALLATION OF PLANT MATERIAL AS INDICATED ON THE DRAWINGS AND AS SPECIFIED HEREIN.
4. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING WITH OTHER SITE IMPROVEMENTS UNLESS SPECIFIED, STRUCTURAL IMPROVEMENTS SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING EXISTING SEWER AND UTILITY LINES ABOVE GRADE THAT MIGHT BE DAMAGED AS A RESULT OF PLANTING OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE AND FOR REPLACEMENT OF AFOREMENTIONED UTILITIES.
6. DO NOT INSTALL PLANTING WHEN UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DISCREPANCIES IN AREA DIMENSIONS EXIST. IMMEDIATELY BRING DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE, OF NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR REVISIONS NECESSARY.
7. THE PLANTING DESIGN AS INDICATED ON THE DRAWINGS IS DIAGRAMMATIC. SCALED DIMENSIONS ARE APPROXIMATE. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY SITE DIMENSIONS.
8. COORDINATE INSTALLATION OF PLANTING TO AVOID CONFLICTS WITH IRRIGATION WORK, UTILITIES OR ENGINEERING AND ARCHITECTURAL FEATURES. VERIFY REQUIRED SETBACKS FROM UTILITIES.
9. PROTECT INSTALLED CONTRACT WORK AND WORK OF OTHERS.
10. APPLY AND PAY FOR NECESSARY PERMITS AND FEES REQUIRED IN PURSUE OF WORK AS REQUIRED BY GOVERNING CODES.
11. LOCAL, MUNICIPAL AND STATE LAWS, RULES AND REGULATIONS GOVERNING OR RELATING TO A PORTION OF THIS WORK ARE HEREBY MADE A PART OF THESE SPECIFICATIONS.
12. KEEP PREMISES CLEAN AND FREE OF EXCESS EQUIPMENT, MATERIALS AND RUBBISH INCIDENTAL TO WORK DURING CONSTRUCTION AND MAINTENANCE PERIOD. BROOM CLEAN ALL PAVED AREAS.
13. NOTE ALL FINISH GRADES BEFORE COMMENCING WORK. LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADED TO  $\pm 0.10$  UNLESS NOTED DIFFERENTLY ON THE PLANS. RESTORE FINISH GRADES CHANGED DURING COURSE OF THIS WORK TO ORIGINAL OR INTENDED CONTOURS WHERE PRACTICAL.
14. LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER AND LANDSCAPE ARCHITECT WITH A COPY OF A HORTICULTURAL SUITABILITY SOIL TEST WITH RECOMMENDATIONS FROM SOIL AND PLANT LAB IN ORANGE COUNTY, CA. A MINIMUM OF 15 SAMPLES SHALL BE PROCURED BY SOIL AND PLANT LAB TAKEN FROM WITHIN THE LIMITS OF WORK.
15. SAMPLES OF FERTILIZER, SOIL CONDITIONS, SEED, OR OTHER MATERIAL SHALL BE SUBMITTED TO OWNER FORTY-EIGHT (48) HOURS PRIOR TO INCORPORATION IN THE WORK.
16. THE LANDSCAPE CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH DETAILS, DRAWINGS AND SPECIFICATIONS.
17. LANDSCAPE CONTRACTOR TO VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
18. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND OR PROVIDING POSITIVE DRAINAGE IN ALL NON-HARDSCAPE PLANTING AREAS.
19. INSTALL DEEP ROOT BARRIER ON ALL TREES WITHIN 6' OF ANY HARDSCAPE PER DETAIL -THIS SHEET.
20. INSTALL VINE AT APPROPRIATE ELEVATION PRIOR TO PAVING IF NECESSARY.
21. THE LANDSCAPE CONTRACTOR SHALL INSTALL PLANT MATERIAL IN ACCORDANCE WITH DETAILS, DRAWINGS AND SPECIFICATIONS.
22. PLANT LIST SHALL BE USED AS A GUIDELINE ONLY: LANDSCAPE CONTRACTOR TO VERIFY SIZES AND QUANTITIES BY PLAN CHECK.
23. ALL SPECIMENS (24" BOX AND OVER) SHALL BE SELECTED IN THE FIELD BY LANDSCAPE ARCHITECT. FINAL LOCATIONS ON SITE SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PLANTING.
24. PLANT MATERIAL IN OR NEAR PAVING AND WALLS MAY BE REQUIRED TO BE PLANTED PRIOR TO CONSTRUCTION.  
REMOVE STAKES AND TRELLIS FROM ALL VINES AND SECURE TO WALLS WITH PLASTIC TABS AND TIES AND / OR MASONRY NAILS.
25. TREES SHALL BE INSTALLED WITH APPROVED ROOT BARRIERS.
  - a. ALL STREET TREES / PUBLIC PARKWAY TREES OR PUBLIC UTILITY EASEMENT TREES: DO NOT WRAP AROUND BALL.
  - b. TREES WITHIN 6' (FT.) OF ANY INTERIOR HARDSCAPE, PAVEMENT, ASPHALT OR CURB OR STREETS.
  - c. TREES WITHIN 10' (FT.) OF PUBLIC RIGHTS-OF-WAY, SIDEWALKS, CURBS OR STREETS.
26. A MINIMUM 3-INCH THICK LAYER SHREDDED BARK 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 CONTRAINDICATED.
27. RECIRCULATING WATER SYSTEMS SHALL BE USED FOR ALL WATER FEATURES
28. FOR SOILS WITH LESS THAN 6% ORGANIC MATTER IN THE TOP 6-INCHES OF SOIL, COMPOST AT A RATE OF A MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF 6-INCHES INTO THE SOIL.



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	PLNT FCTR
<b>TREES</b>				
	AGONIS 'JERVIS BAY AFTER DARK'	DARK PEPPERMINT TREE	24" BOX	LOW
	AGONIS 'JERVIS BAY AFTER DARK'	DARK PEPPERMINT TREE	24" BOX - MULTI	LOW
	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS	24" BOX	LOW
<b>SHRUBS</b>				
	OLEA EUROPAEA 'LITTLE OLIE'	DWARF OLIVE SHRUB	5 GAL	LOW
	RHAMPHIOLEPIS UMBELLATA 'MINOR'	YEDDOW HAWTHORN	5 GAL	LOW
	BOUGAINVILLEA 'GOLDEN JACKPOT'	DWARF VAR. BOUGAINVILLEA	5 GAL	LOW
	DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW
	AGAVE ATTENUATA	AGAVE	15 GAL	LOW
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL	LOW
	PENNISETUM 'EATON CANYON'	DWARF FOUNTAIN GRASS	5 GAL	LOW
	PHORMIUM 'BRONZE BABY'	DWARF BRONZE FLAX	5 GAL	LOW
	PRUNUS CAROLINIANA 'BRIGHT N TIGHT'	CAROLINA CHERRY	5 GAL	LOW
	CARISSA MAC. 'BOXWOOD BEAUTY'	THORNLESS NATAL PLUM	1 GAL	LOW
	BAMBUSA MULTIPLEX 'GOLDEN GODDESS'	GOLDEN GODDESS BAMBOO	5 GAL	LOW
	ANIGOZANTHUS 'BUSH RANGER'	KANGAROO PAW	5 GAL	LOW
	ANIGOZANTHUS 'BUSH PEARL'	DWARF KANGAROO PAW	1 GAL	LOW
	CALLISTEMON V. 'LITTLE JOHN'	CALLISTEMON 'LITTLE JOHN'	5 GAL	LOW
<b>VINES</b>				
	HARDENBERGIA 'HAPPY WANDERER'	PURPLE LILAC VINE	5 GAL ESPALIER	LOW

'AGUINAGA' TOP DRESSING                      'FOREST FLOOR'  $\frac{1}{2}$ " TO  $1\frac{1}{2}$ "                      3" THICK LAYER

APPLICANT:	1633 VICTORY, LLC 2510 N. HIGHLAND AVENUE, LOS ANGELES, CA 90068 TEL: 323.216.1818
ARCHITECT:	<b>nKLOSURES</b> 15550 ROCKFIELD BLVD., #204 IRVINE, CA 92618 TEL: 323.309.7334
SITE SURVEY:	JC SURVEY P.O. BOX 66 ACTON, CA 93510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 45 N. SIERRA MADRE BLVD., #12 PASADENA, CA 91107 TEL: 626.864.6641
CIVIL/ GRADING:	G+H ENGINEERING 6934 VALJEAN AVENUE, VAN NUYS, CA 91406 TEL: 818.506.1824
STRUCTURAL:	JOHN LABIB & ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 92245 TEL: 213.239.9700
MECHANICAL/ PLUMBING:	SPRUIT ENGINEERING 15550 ROCKFIELD BLVD., #204 IRVINE, CA 92618 TEL: 949.232.5266
ELECTRICAL:	TD4 CONSULTING 6322 MYRTLEWOOD CIRCLE, WESTMINSTER, CA 92683 TEL: 714.235.5915
INTERIOR DESIGNER:	A7 DESIGN, LLC 15550 ROCKFIELD BLVD., #219 IRVINE, CA 92618 TEL: 949.322.7927



**CHARLES  
TROWBRIDGE  
AND ASSOCIATES**  
17951 RIMMELLE AVE.  
SANTA ANA, CALIFORNIA 92705  
PH (714) 532-3663 FAX (714) 532-3667  
LANDSCAPE ARCHITECTURE, L.L.C. # 2242

PROJECT NO.: -  
DRAWN BY:  
APPROVED BY: NK

NO.	DATE	DESCRIPTION

FULL SIZE PRINT: 24" x 36"

SHEET NAME

### PLANT LEGEND, NOTES & DETAILS

SCALE: AS NOTED

SHEET NO.

LP-2.0



GENERAL CONDITIONS

1. DEFINITIONS

- a. Words used herein in the masculine gender include the feminine and neuter, and vice versa; the singular number includes the plural, and the plural the singular. The word "person" includes a corporation, association or partnership.
- b. Unless otherwise specifically defined herein, or unless the context requires a different meaning, all words, abbreviations, symbols, terms and phrases having a well known or technical meaning shall be so construed
- c. Whenever in these specifications, or in any documents or instruments where these specifications govern the following terms are used, the intent and meaning thereof shall be as follows:

CONTRACT - Represents the entire and integrated agreement between the Owner and the Contractor. The contract documents form the Contact for construction

CONTRACT DOCUMENTS - These specifications, the drawings, addenda issued prior to execution of the Contract, and the Contract between the owner and the Contractor.

CONTRACTOR - The person or entity whose bid is accepted and to whom the Contract is awarded.

LANDSCAPE ARCHITECT - The professional services firm who prepared the project drawings and specifications for the Owner.

OWNER - The person or entity identified as such in the Contract.

WORK - The term "work" or "project" means the construction and services required by the Contract Documents and includes providing all labor, materials, equipment transportation, tools, and incidentals necessary to complete the work in a satisfactory manner.

2. CONSTRUCTION PROCEDURE

Contractor shall not be relieved of obligations to perform the work in accordance with the Contract Documents either by activities or duties of the Owner, landscape Architect, or by tests, inspections or approvals required or performed by persons other than the Contractor.

3. NON-ASSIGNABILITY

Neither the Contract that may be awarded, nor any of the moneys that may become due to the Contractor under such Contract, may be assigned by said Contractor without the written consent of the Owner.

4. SERVICE OF NOTICE

The delivery or mailing of any notice, instruction, claim or protest, or other written communications, personally to the Contractor or to the Owner, shall constitute service thereof upon the Contractor, or the owner, respectively.

5. SUBCONTRACTS

- a. Contractor shall set forth in the bid the name and the location of each subcontractor who will perform work or labor or render service to the Contractor in or about the construction of the work.
- b. Contractor must have the written consent of the Owner to substitute a subcontractor other than that designated in the bid.

6. BONDS AND INSURANCE

- a. Before execution of the Contract with the Owner, the Contractor shall file with the Owner surety bonds and applicable public liability and property damage insurance satisfactory to the owner in the amounts and for the purposes specified in the Contract. Bonds shall be duly executed by a responsible corporate surety, authorized to issue such bonds in the applicable State of the project and secured through an authorized agent. Contractor shall pay all bond premiums, costs and incidentals.
- b. Changes in the work, or extensions of time, made pursuant to the Contract, shall in no way release the Contractor or surety from their obligations.

7. DRAWINGS AND SPECIFICATIONS

- a. The contractor shall keep at the project site a copy of the drawings and specifications. In the event a discrepancy exists between figures and/or drawings, the discrepancy shall be immediately submitted to the Owner for clarification. Any adjustment made by the Contractor without obtaining such clarification from the owner shall be at the Contractor's risk and expense and be subject to removal if said adjustment does not meet the approval of the Owner.
- b. The Contract documents, as defined herein, are intended to be read together to describe a complete and finished piece of work, including all labor, materials and equipment necessary for the proper execution of the project. Anything in the specifications and not on the drawings, or on the drawings and not in the specifications, shall be as though shown or mentioned in both

8. SHOP DRAWINGS OR PRODUCT DATA AND SAMPLES

- a. Shop drawings, product data, sample, and similar submittals are not contract documents. The purpose of their submittals is to demonstrate for those portions of the work for which submittals are required the way the Contractor proposes to conform to the information given and the design concept expressed in the drawings.
- b. The contractor shall review, approve, and submit such submittals required by the contract documents with reasonable promptness and in such sequence or to cause no delay in the work.
- c. The landscape Architect's review of such submittals is for the limited purpose of checking for conformance with information given, and the design concept expressed in the contract documents. Review of such submittals is not conducted for the purpose of determining accuracy and completeness of other duties such as dimensions and quantities, or for substantiating instructions for installation or performance of equipment or systems, all of which remain the responsibility of the Contractor.
- d. The Landscape Architect's review shall not constitute approval of safety precautions or, of any construction means, methods, techniques, sequences or procedures.

9. SUBSURFACE DATA

Where investigations of site conditions have been made including subsurface conditions in areas where work is to be performed under the Contract, such investigations are made only for the purpose of study and design. All soil and geological test hole data, water table elevations and agricultural suitability soil analyses apply only at the locations of the test and to the depths indicated.

10. CHANGE ORDERS

- a. The owner may at any time prior to acceptance of the work, by written order to Contractor and without notice to sureties, increase or decrease the estimated quantity of work or material, make alterations, deviations, additions to or omissions from the drawings and specifications, and make changes in the project as may be deemed necessary or advisable, within the general scope thereof.
- b. No claim for additional work or material will be allowed unless supported by written Change Order signed by the Owner and the Contractor stating their agreement upon all of the following.

- Change in the work
- Amount of the adjustment in the Contract sum; and
- Extent of the adjustment in the Contract time, if any

11. CONTROL OF MATERIALS

- a. Materials, parts and equipment to be furnished by the Contractor shall be new, unless otherwise specified in these specifications or noted on the drawings. The materials shall be manufactured, handled, and used in a workmanlike manner.
- b. All materials shall be subject to rigid inspection and if, in the opinion of the owner the same do not comply with the contract documents, said materials shall be rejected and immediately removed from the premises at the expense of the Contractor.
- c. Manufacturers warranties, guarantees, instructions sheets and parts lists, which are furnished with certain articles or materials incorporated in the work, shall be delivered to the Owner prior to acceptance of the work.

12. AND TESTS SAMPLES

The Contractor shall furnish such samples of all materials as requested by the Owner without charge. Labor and equipment necessary for the furnishing of such samples shall be the responsibility of the Contractor.

13. SUBSTITUTION OR EQUIVALENTS

- a. For convenience in designation on the drawings or in the specifications, certain articles or materials to be incorporated in the work may be designated under a trade name or the name of a manufacturer and catalogue number. Subject to approval by the Owner or Landscape Architect, an alternative article or material may be utilized.
- b. The burden of proof as to the quality and suitability of alternatives shall be upon the Contractor.

14. CERTIFICATES OF COMPLIANCE

When requested, Contractor shall furnish the Owner with a Certificate of Compliance stating that the material substantially meets the specifications.

15. SUFFICIENCY OF TIME

Should the Contractor be obstructed or delayed in the prosecution or completion of the project by the act, neglect, delay or default of the Owner, or as a result of strikes, fire, flood, lighting, storms or earthquakes, or by unavoidable calamity, or other unforeseen causes that in the opinion of the Owner, are beyond the control of the Contractor, then the owner may consider an extension of time for the completion of the project.

16. STOPPAGE OF WORK AND ANNULMENT OF CONTRACT

- a. If the construction of the project be abandoned by the Contractor, or if at any time the Owner shall be of the opinion that the performance of the Contract is unnecessarily or unreasonably delayed, or that the Contractor is willfully violating any of the conditions or covenants of the Contract, the Owner may notify the Contractor not to resume or to discontinue, as the case may be, all work or any part thereof contemplated under the Contract by a written notice served upon Contractor. The Owner shall charge the expense of such equipment, labor and materials, plus ten percent (10%) of the cost thereof, for administrative expense against any sums of money due or to become due the Contractor, or against the sureties to the extent of their liability.
- b. In lieu of the foregoing provisions to suspend the Contract, the owner may pay the Contractor for the completed portions of the project according to the provisions of the Contract and may treat the portions remaining uncompleted as if said portions had never been included or contemplated by the Contract.

17. TEMPORARY SUSPENSION OF WORK

The Owner may order the Contractor to suspend the work on the project wholly or in part for such period of time as may be deemed necessary due to unsuitable weather or to such other conditions as may be considered unfavorable for the suitable prosecution of the work. Work shall be resumed when conditions are favorable or when the methods have been corrected, as directed and approved in writing by the Owner.

18. LAWS TO BE OBSERVED

The Contractor shall be fully informed of all State and National laws and municipal ordinances or regulations which in any manner affect those engaged or employed in the work, or the materials used in the work, or which in any way affect the conduct of the work, and of all such orders and decrees of bodies or tribunals having any jurisdiction or authority over the same.

19. LABOR CONDITIONS

Contractor shall comply with applicable Federal and State provisions of the labor Code and Fair Employment Practices.

20. INDEMNIFICATION

- a. To the fullest extent permitted by law, the Contractor shall indemnify and hold harmless the Owner, Landscape Architect, Landscape Architect's consultants, and agents and employees of any of them from and against claims, damages, losses and expenses, including but not limited to attorneys' fees, arising out of or resulting from performance of the work, provided that such claim, damage, loss or expense is attributable to bodily injury, sickness, disease or death, or to injury to or destruction of tangible property (other than work itself) including loss of use resulting therefrom, but only to the extent caused in whole or in part by negligent acts or omissions of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, regardless of whether or not such claim, damage, loss or expense is caused in part by a party indemnified hereunder. Such obligation shall not be construed to negate, abridge, or reduce other rights or obligations of indemnity which would otherwise exist as to a party or person described in this Section.

- b. In claims against any person or entity indemnified under this Section by an employee of the Contractor, a subcontractor, anyone directly or indirectly employed by them or anyone for whose acts they may be liable, the indemnification obligation under this section shall not be limited by a limitation on amount or type of damages, compensation or benefits payable by, or for the Contractor or a subcontractor, under worker's compensation acts, disability benefit acts or other employee benefit acts.

- c. The obligations of the Contractor under this section shall not extend to the liability of the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them arising out of (1) the preparation or approval of maps, drawings, opinions, reports, surveys, change orders, designs or specifications, or (2) the giving of or the failure to give directions or instructions by the Landscape Architect, the Landscape Architect's consultants, and agents and employees of any of them provided such giving or failure to give is the primary cause of the injury or damage.

21. SAFETY OF PERSONS AND PROPERTY

- a. The Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the performance of the Contract.
- b. The Contractor shall take reasonable precautions for safety of, and shall provide reasonable protection to prevent damage, injury or loss to: employees on the work and other persons who may be affected thereby; the work and materials and equipment to be incorporated therein, whether in storage on or off the site, under care, custody or control of the Contractor or the Contractor's subcontractors; and other property at the site or adjacent thereto, such as trees, shrubs, lawns, walks, pavements, roadways, structures and utilities not designated for removal, relocation or replacement in the course of construction.

- c. The Contractor shall give notices and comply with applicable laws, ordinances, rules, regulations and lawful orders of public authorities bearing on safety of persons or property or their protection from damage, injury or loss.

- d. The Contractor shall so conduct operations as to offer the least possible obstruction and inconvenience to the public. The Contractor shall have under construction no greater amount of work than can be performed properly with due regard to the rights of the public.

22. PROJECT SITE MAINTENANCE

- a. Throughout all phases of construction, and until acceptance of the work, the Contractor shall keep the project site clean and free from rubbish and debris.
- b. Costs incurred due to cleanup operations shall be as included in the prices bid for the various items of work and no separate payment will be made therefor.

23. AIR POLLUTION

Contractor shall comply with all air pollution control rules, regulations, ordinances and statutes which apply to any work performed pursuant to the Contract and shall not discharge smoke, dust or any other air contaminants into the atmosphere in such quantity as will violate the regulations of any legally constituted authority.

24. NOISE CONTROL

Contractor shall comply with all local sound control and noise level regulations and ordinances which apply to any work performed pursuant to the Contract, and shall make every effort to control any undue noise resulting from the construction operation.

25. PESTICIDES/HERBICIDES

Contractor shall comply with all rules and regulations of the Department of Food and Agriculture, the Department of Health, the Department of Industrial Relations and all other agencies which govern the use of pesticides/herbicides required in the performance of the work.

26. DUST CONTROL

The Contractor shall abate dust nuisance by cleaning, sweeping and sprinkling with water, or other means as necessary, and shall save the owner free and harmless from any claim for loss or damage sustained by others and resulting from operations on the project site.

27. UTILITIES

When placing concrete around or contiguous to any utility, the Contractor shall assume responsibility for costs to furnish and install a cushion of expansion joint material, clear opening or sleeve, or by other suitable means shall prevent embedment in or bonding with the concrete.

28. PATENTS AND ROYALTIES

The Contractor shall absorb in its bid, the patent fees or royalties on any patented article or process which may be furnished or used in the work. The Contractor shall indemnify and hold the Owner harmless from any legal actions that may be brought from infringement of patents.

29. PAYMENTS

- a. The Contract sum is stated in the Contract and, including authorized adjustments, is the total amount payable by the Owner to the Contractor for performance of the work under the Contract documents.
- b. Before the first application for payment, the Contractor shall submit to the Owner a schedule of values allocated to various portions of the Work, prepared in such form and supported by such data to substantiate its accuracy as the Owner may require. This schedule, unless objected to by the Owner shall be used as a basis for reviewing the Contractor's applications for payment.

DRAINAGE

A. GENERAL

- Contractor shall provide all labor, materials, and equipment to furnish and install drainage systems as indicated on the drawings and as specified herein.
- Contractor shall maintain the project site throughout the progress of the work in a reasonable, dry, workable condition, free of surface water.
- Contractor shall be responsible for all cutting and patching of new or existing walks, curbs and pavements required for proper installation of drainage systems.
- Trench bottom shall be graded and prepared to provide a firm and uniform bearing surface throughout entire length of pipe.
- In order to make any necessary adjustments, connections that are to be made to an existing pipe, catch basin or other appurtenances shall be exposed and inspected before laying new pipe.

B. HORIZONTAL SUBDRAINS

- Catch basins shall be as indicated and installed as detailed on the drawings.
- Pipe shall be as indicated on the drawings and laid and jointed in accordance with generally accepted practice and to line and grade as designated on the drawings, with ends of pipe placed flush with the inside face of the catch basin.
- Interior of pipe shall be thoroughly cleaned of all foreign matter prior to, during, and after installation in the trench.
- Invert of curb drains shall be located a minimum of one inch (1") above the gutter flow line. Drain pipe shall have a minimum clearance of two inches (2") from top of curb and terminate at least one inch (1") back of curb face.

C. BACKFILL

- Backfill material shall be free from large clods, stones, and other objectionable materials, exceeding three inches (3") in diameter.

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GLENDALE, CA

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SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD, #12 PASADENA, CA 91107 TEL: 626.844.6641
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STRUCTURAL:	JOHN LABIB + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.239.9700
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KEYPLAN:

SEAL/SIGNATURE:



PROJECT NO.: +  
DRAWN BY: CT  
APPROVED BY: CT

NO.	DATE	DESCRIPTION
-	-	-

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SPECIFICATIONS

SCALE: AS NOTED

SHEET NO:

LS-1.0



IRRIGATION SYSTEM - AUTOMATIC

A. GENERAL

- Contractor shall provide all labor, materials, and equipment necessary to furnish and install the irrigation system as indicated on the drawings and as specified herein.
- Coordinate the installation of all irrigation materials with the construction of site amenities and planting.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests and the backfilling and compaction of trenches shall be performed before planting operations.
- Drawings are diagrammatic and shall be adjusted as necessary to conform to actual field conditions. Costs incurred due to any adjustment for coverage, including those requested by the Owner relative to the location of irrigation heads as shown on the drawings shall be the responsibility of the Contractor.
- Point of connection (P.O.C.) and operating pressure (P.S.I.) shall be as indicated on the drawings. Contractor shall verify the location and size of water source, PSI, and electrical supply prior to commencing installation. In case of discrepancy, Contractor shall immediately notify the Owner.

B. QUALITY ASSURANCE

- All local and state laws, rules and regulations governing or relating to any portion of the irrigation system are hereby incorporated into and made a part of these specifications. However, if these specifications call for or describe materials, workmanship or construction of a better quality, higher standard or larger size than is required by the above rules, regulations or requirements, these specifications and the drawings shall take precedence.
- In the event any equipment or methods indicated on the drawings or specified herein conflict with applicable regulations, Contractor shall immediately notify the Owner or Landscape Architect in writing prior to installation. In case of discrepancy, Contractor shall immediately notify the Owner.
- Due to the scale of the drawings, it is not possible to indicate all offsets, fittings, sleeves, and related other equipment, which may be required. Contractor shall carefully investigate the structural and finished conditions affecting the work and install a complete irrigation system within the intent of the drawings and specifications.
- Manufacturer's warranties shall not relieve the Contractor of liability under the provisions for guarantees.

C. MATERIALS LIST

- Within fifteen (15) calendar days after award of Contract and prior to installation, the Contractor shall submit to the Owner a list of materials including the manufacturer, description, model number and installation data.
- Equipment or materials installed or furnished without prior acceptance may be rejected and such materials removed from the site at the Contractor's expense.

D. PRODUCT DELIVERY, STORAGE AND HANDLING

- Contractor shall exercise care in handling, loading, unloading and storing of irrigation materials and equipment.

E. PLASTIC PIPE

- Plastic pipe, where indicated on the drawings, shall be injection molded; rigid; unplasticized polyvinyl chloride (PVC); NSF approved; of high tensile strength, chemical resistant and impact strength; and depending on class and grade, conform to ASTM 2241 or ASTM D-1785.
- Fittings and couplings shall be threaded PVC Schedule 80 conforming to ASTM D-2464; or slip-fitting, tapered socket, solvent-weld type, PVC Schedule 40 conforming to ASTM D-2466 or PVC Schedule 80 conforming to ASTM D-2467.
- Solvent cement and primer for rigid PVC solvent-weld pipe and fittings shall be of commercial quality, IAPMO approved, conforming to ASTM D-2564.

G. GALVANIZED PIPE

- Galvanized steel pipe, where indicated on the drawings, shall be ASA Schedule 40 mild steel screwed pipe. Fittings shall be medium galvanized screwed beaded malleable iron.
- All galvanized pipe and fittings installed below grade shall be painted with two (2) coats of Koppers #50 Bitumastic, or approved equal. Pipes may be wrapped with an approved asphaltic tape.

H. UVR-PVC PIPE

- UVR-PVC pipe, where indicated on the drawings, shall be ultra-violet resistant, Schedule 40 PVC pipe. Fittings shall be UVR-PVC fittings.

I. BACKFLOW PREVENTION UNIT

- Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

I. BACKFLOW PREVENTION UNIT

- Backflow prevention unit shall be factory assembled and shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install backflow prevention unit as indicated in the details on the drawings and in accordance with manufacturer's recommendation.

J. VALVE BOXES

- Gate valves and remote control valves, except for anti-siphon valves, shall be installed below grade as indicated in the details on the drawings, in lockable valve boxes manufactured by Brooks, Fraser, Ametek, or approved equal.
- Valve box lids shall be green in color. Gate valves shall be identified by stamping "GV" on the valve box cover. Remote control valves shall be identified by stamping "RCV" and station number on the valve box cover.
- Valve boxes shall be set one inch (1") above finish grade, with valves set at sufficient depth to provide appropriate clearance between the cover and valve.

K. ISOLATION VALVES

- Isolation valves (ball) shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install isolation valves as indicated in the details on the drawings and in accordance with manufacturer's recommendation.
- The operating unit shall be line-sized and have any arrow cast in the metal indicating the direction of opening. Valve shall conform to American Water Works Standards.
- Isolation valves shall be designed to permit dismantling to replace sealing components without removal of the valve body from the pipeline.
- Isolation valves shall be installed with operating nuts.

L. QUICK COUPLING VALVES

- Quick coupling valves shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install quick coupler valves as indicated in the details on the drawings and in accordance with manufacturer's recommendations, with a molded vinyl or thermoplastic rubber locking yellow cover. Coupler keys and hose ends shall be of the same manufacturer as the valve.

M. ANTI-DRAIN VALVES

- Where indicated on the drawings, and as needed for field conditions, anti-drain valves shall be as indicated in the Irrigation Legend on the drawings, or approved equal. Anti-drain valves shall be line-sized and installed on the riser directly under the irrigation heads in accordance with manufacturer's recommendations.

N. REMOTE CONTROL VALVES

- Remote control valves shall be solenoid activated, of the type, manufacturer and size as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install remote control valves as indicated in the details on the drawings and in accordance with manufacturer's recommendations.

O. CONTROLLERS AND WIRING

- Controller shall be of the type and manufacturer as indicated in the Irrigation Legend on the drawings, or approved equal. Contractor shall install controller as indicated in the details on the drawings and in accordance with manufacturer's recommendations.
- Connections between the controller and the remote control valves shall be made with direct burial solid copper wire. Control wire shall be #14 AWG, Type U.F., 600 volt. Common wire shall be #12 AWG. Wire shall be PVC insulated of single conductor type, underground feeder cable, U.L. approved.
- As practical, pilot wires shall be a different color for each valve. Common wires shall be white with a different color stripe for each automatic controller.
- Wire shall be buried a minimum of eighteen inches (18") in depth and whenever possible shall occupy the same trench as the mainline; bundled and secured to irrigation pipelines at ten foot (10') intervals with plastic electrical tape, providing sufficient slack for expansion and contraction.
- Wire for slope systems shall be installed in a UVR PVC sleeve laid adjacent to the on-grade pipes.

- Provide a separate ground wire for each controller.

- An expansion curl shall be provided within three feet (3') of each wire connection and change of direction, and at least every 100 feet of wire length on longer runs.

- All splices shall be made with Scotch-Lok #3576 Connector Sealing Packs, Ran Bird Pen-Tite, Sears DS-400 wire connectors, 3M DBY wire sealing packs, or approved equal. Use one (1) splice per connector sealing pack. Wire splices shall be located in pull boxes set one inch (1") above finish grade.

- Field splices between the controller and remote control valves will not be permitted.

- Install a spare control wire of a different color along entire mainline. Loop thirty-six inches (36") excess wire into each single box and into one valve box in each group of valves.

P. IRRIGATION HEADS

- Irrigation heads shall be of the manufacturer, size, type, and rate of precipitation with the diameter (or radius) of throw, pressure, and discharge as specified in the Irrigation Legend on the drawings, or approved equal, and installed as indicated in the details on the drawings and in accordance with manufacturer's recommendations.

- Riser units shall be oriented perpendicular to the finish grade with nipples of the same size as the riser opening in the irrigation head.

- Spacing of heads shall not exceed the maximum shown on the drawings and in no case exceed the maximum spacing recommended by the manufacturer.

Q. INSTALLATION

- Pipe shall be cut square and the ends reamed out to the full inside diameter of the pipe and thoroughly cleaned of dirt, dust and moisture before installation.

- PVC pipe shall be protected from tool damage during assembly. Plastic pipe which has been nicked, scarred or damaged shall be removed and replaced at the Contractor's expense.

- PVC solvent-weld joints shall be made in accordance with ASTM D-2855. Pipe shall not be exposed to water for twenty-four (24) hours after solvent-weld joints are completed.

- Trenches shall be of open vertical construction to appropriate depths as indicated on the drawings and specified herein. PVC pipe shall be laid on native grade or certified compacted subgrade, free of rocks or sharp-edged objects and snaked from side to side in the trench to allow for expansion and contraction.

- Teflon tape shall be used on all threaded PVC to PVC and on all threaded PVC to metal joints.

- Brass pipe and fittings shall be assembled using Teflon dope, applied to the male threads only.

- Galvanized pipe threads shall be cut with clean, sharp dies, conforming to American Standards Association Specification. Male pipe threads shall be coated with a non-toxic, non-hardening, non-corrosive joint compound.

- Galvanized pipe or ultra-violet resistant (UVR) PVC installed on grade shall be anchored at intervals not to exceed ten feet (10'), with #4 rebar, with a 3" hooked radius.

9. Rubber Ring Seal Joint:

- Use factory-made male end or prepare field-cut male end to exact specifications of factory-made end.
- Carefully clean bell or coupling and insert rubber ring without lubricant. Position ring carefully according to manufacturers recommendations.
- Lubricate male end according to manufacturers recommendations and insert male end to specified depth. Use hands only when inserting PVC pipe.
- Thrust blocks shall be provided where necessary to resist system pressure on ring-tite pipe and fittings. Blocks shall be concrete and the size shall be based on an average soil safe bearing load of 1 000 pounds per square foot.

- Form thrust blocks in such a manner that concrete comes in contact only with the fittings. Thrust blocks shall be between solid soil and the fitting.

- Irrigation lines and control wiring shall be installed under paving in separate PVC Schedule 40 sleeves. Sleeves shall be installed with the coverage depths as specified herein.

- Piping under existing pavement may be installed by jacking, boring or hydraulic driving, except that no hydraulic driving will be permitted under asphaltic concrete pavement. Where cutting or breaking of existing pavement is necessary, obtain permission from the Owner before cutting or breaking pavement and then make all necessary repairs and replacements to the satisfaction of the Owner, and at no additional cost to the Owner.

- All lines shall have a minimum horizontal clearance of six inches (6") from each other and from lines of other trades. Parallel lines shall not be installed directly over one another.

- Provide the following minimum coverage (where lines occur under paved areas, these coverage depths shall be considered below subgrade):

- Pressure mainline 18"
- Non-pressure lateral lines 12"
- Control wiring 18"

R. ADJUSTING AND TESTING THE SYSTEM

- Contractor shall furnish all equipment, materials and labor to conduct pipeline pressure tests, coverage tests and operational tests. All tests shall be made in the presence of the Owner prior to planting operations. Trenches shall not be backfilled until the pipeline pressure tests have been performed to the satisfaction of the Owner.

- After completion of pipeline assembly, prior to installation of terminal fittings, including but not limited to remote control valves and quick coupler valves, entire system shall be thoroughly flushed to remove dirt, scale or other deleterious material.

- With open ends capped, prior to installing valves, test pressure supply lines for six (6) hours at 125 PSI. Center load PVC pipe with a small amount of backfill to prevent arching and whipping under pressure.

- Contractor shall be responsible for correcting any portions of the work twenty four (24) hours in advance for the following inspections:

- system layout
- pressure pipeline tests
- coverage tests
- operational tests (prior to commencing planting operations)

- Coverage test shall demonstrate that each station area is balanced to provide uniform and adequate coverage.

- Operational test shall demonstrate the performance and operation of all components of the controller system. Remote control valves shall be properly balanced, heads adjusted for coverage and system shall be workable, clean and efficient.

- Contractor shall be responsible for correcting any portions of the work that are not properly installed and retested until installation has been accepted by the Owner.

5. BACKFILLING

- Backfill material shall be free from large clods, stones, and other objectionable materials, exceeding three inches (3") in diameter.

- Trenches located under areas where paving or concrete will be installed shall be backfilled with a six inch (6") layer of sand below the pipe and three inches (3") above the pipe, and compacted in accordance with the requirements of the Earthwork Section.

T. MATERIALS TO BE FURNISHED

- Contractor shall furnish the Owner the following materials at the end of construction, prior to the Post-Installation Maintenance Period:

- Two (2) sets of special tools required for removing, disassembling and adjusting each type of sprinkler and valve supplied on the project.
- Two (2) five foot (5') valve keys for operating isolation valves.
- Two (2) keys for each controller.
- One (1) quick coupler key and matching hose swivels for each quick coupler valve installed.
- One (1) set each approved as-built and record drawings.
- Two (2) sets each approved controller charts.

U. AS-BUILT AND RECORD DRAWINGS

- Contractor shall maintain and keep up to date one (1) set of bluelines showing the "as-built" location of major features of the project and indicating changes that may occur during installation.

- Prior to acceptance of the work Contractor shall furnish the Owner with one (1) set of reproducible transparencies as the Record Set showing the as-built data, of a quality satisfactory to the Owner. Transfer as-built data in ink (no ball point pen) and eradicate outdated items.

- Dimension from two (2) permanent points of reference (buildings, monuments, sidewalks, curbs, pavement) the location of the following items:

- Point of connection to existing water lines.
- Point of connection to existing electrical power.
- Irrigation valves.
- Routing of irrigation pressure lines (dimensions, maximum 1 00' along route).
- Remote control valves.
- Quick coupling valves.
- Other related equipment as requested by the Owner.

- Contractor shall submit As-built/Record Drawings to Owner for review prior to completing Controller Charts.

V. CONTROLLER CHARTS

- Contractor shall provide two (2) controller charts for each controller supplied. The controller charts shall show the area controlled and shall be the maximum size which the controller door will allow. The controller charts shall be a photographic print with a different color indicating the area of coverage for each station. When completed and approved, the controller charts shall be hermetically sealed between two (2) pieces of transparent plastic, each being a minimum of twenty (20) mils thick.

W. OPERATION AND MAINTENANCE MANUALS

- Prepare and deliver four (4) individually bound copies of the Operation and Maintenance Manual to the Owner at least ten (10) calendar days prior to acceptance of the work. The Manual shall include descriptive material of equipment installed and shall be in sufficient detail for maintenance personnel to understand, operate and maintain all equipment. Each complete, bound manual shall include the following:

- Index sheets stating Contractor's address and telephone number, list of equipment with names and addresses of local manufacturers representatives.
- Catalog and parts sheets on all material and equipment installed.
- Guarantee statement.
- Complete operating and maintenance instructions.

X. GUARANTEE

- Contractor shall guarantee all materials and equipment for one (1) year from the date of acceptance of the work. Should any trouble develop within the time specified due to inferior or faulty materials or workmanship, the Contractor shall be responsible for costs incurred due to repair and replacement.
- Sample Guarantee to be provided to Owner:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system furnished and installed is free from defects in materials and workmanship and the work has been completed in accordance with the contract documents, ordinary wear and tear and unusual abuse, or neglect excepted. We agree to repair or replace any defects in material or workmanship which may develop during the period of one (1) year from date of acceptance and also to repair or replace any damage resulting from the repairing or replacing of such defects at no additional cost to the Owner. We shall make such repairs or replacements within a reasonable time after receipt of written notice from the Owner. We authorize the Owner to proceed to have said repairs or replacements made at our expense and we will pay the costs and charges therefore upon demand.

PROJECT: \_\_\_\_\_

LOCATION: \_\_\_\_\_

Signed: \_\_\_\_\_

Contractor \_\_\_\_\_

Address: \_\_\_\_\_

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GLENDALE, CA

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KEYPLAN:

SEAL/SIGNATURE:



PROJECT NO.:	-
DRAWN BY:	CT
APPROVED BY:	CT

NO.	DATE	DESCRIPTION
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FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SPECIFICATIONS

SCALE: AS NOTED

SHEET NO.:

LS-2.0



GENERAL PLANTING

A. GENERAL

- Contractor shall provide all labor, materials and equipment for the installation of plant material as indicated on the drawings and as specified herein.
- Contractor shall coordinate planting with other site improvements. Unless otherwise specified, structural improvements shall be installed prior to planting operations.
- Contractor shall be responsible for locating and staking existing sewer, water and utility lines above or below grade that might be damaged as a result of planting operations. Contractor shall assume sole responsibility for any cost incurred due to damage and for replacement of aforementioned utilities.
- All work on the irrigation system, including hydrostatic, coverage, and operational tests, and the backfilling and compaction of trenches shall be performed prior to planting operations.
- Samples of fertilizers, soil conditioners, seed, or other materials shall be submitted to Owner forty-eight (48) hours prior to incorporation in the work.
- An agricultural suitability and fertility analysis soils report shall take precedence over these specifications.

B. PLANT MATERIAL QUALITY

- Plant material shall be in accordance with the State Department of Agriculture's regulations for nursery inspections, rules and grading. All plants shall be of No. 1 Grade and have a normal habit of growth, and shall be sound, healthy, vigorous and free of insect infestations, plant diseases, sun scalds, fresh bark abrasions or other objectionable disfigurements. All plants shall have a normal, well-developed branch system and vigorous and fibrous root system which is not root bound and is free of kinked or girdling roots.
- Nursery growth stock shall be selected from high quality, well-shaped stock, grown under climatic conditions similar to those in the project locale. Minimum acceptable size of plants as indicated in the drawings shall correspond with that normally expected for the species and variety of commercially available nursery stock.
- Where applicable, caliper shall be the diameter of the trunk one foot (1') above the ground surface.
- Oversize plants may be used if not root bound, but shall not increase the Contract price. Up to ten percent (10%) of undersized plants in any one (1) variety and grade may be used; provided they are larger than the average size of the next smallest grade.
- Scientific and common names conform to customary nursery usage.
- Types and sizes of plant materials shall be as indicated on the drawings. Quantities shown are a guide only; Contractor shall verify quantities by plan check.
- The Owner reserves the right to refuse or reject any unsuitable plant material. Unsuitable plants shall be removed from the project site and replaced at the Contractor's expense. Replacement plants shall be the same species, variety, size and conditions as specified.
- Pruning of plant materials shall not be done prior to delivery. After planting, pruning shall be limited to the minimum necessary to remove injured twigs and branches, dead wood and suckers.
- Plant material is subject to substitution based upon availability. Substituted material shall be approved in advance by the Owner.

C. FERTILIZERS

- Fertilizers shall comply with applicable requirements of the State Agricultural Code and shall be packaged, first grade, commercial quality products identified as to source, type of material, weight and manufacturer's guaranteed analysis. Fertilizers shall not contain toxic ingredients in quantities harmful to human, animal, or plant life. When requested, Contractor shall furnish the Owner with Certificate of Compliance stating that the material substantially meets the specifications.
- Commercial fertilizer shall be a pelleted, beaded, or granular product having the chemical analysis specified herein and shall be free-flowing material delivered in original unopened containers. Use of material which becomes caked or otherwise damaged shall not be permitted.
- Organic base fertilizer shall be comprised of decomposed animal, fish and vegetable matter with humic acids and a bacterial stimulant, manufactured as Gro-Power by Southern California Organic Fertilizer Co., Glendale, California, or approved equal.

D. AMENDMENTS

- Nitrogen stabilized organic amendment shall be a ground or processed wood product derived from wood of redwood, fir or cedar, treated with a non-toxic agent to absorb water quickly. Nitrogen content, based on dry weight, shall be 0.5% for redwood and 0.7% for fir and cedar. Iron content, based on dry weight, shall be 0.1%. Fine sawdust is not acceptable.
- When requested, Contractor shall furnish the Owner with a delivery receipt and Certificate of Compliance stating that the material substantially meets the specifications.

E. TOPSOIL

- Topsoil shall consist of fertile, friable soil of loamy character, and shall contain an amount of organic matter normal to the area. It shall be reasonably free from weeds, refuse, roots, heavy or stiff clay, stones larger than one inch (1") in diameter, sticks, brush, litter and other deleterious substances. Topsoil may be obtained from the site if approved by the Owner.
- When required, imported topsoil shall be subject to inspection and testing at the source of supply prior to delivery to the project.

F. MATERIAL DELIVERY AND INSPECTION

- Plant material shall be delivered with legible identification labels, handled and stored adequately to maintain a healthy condition, protecting them from drying out, windburn or any other injury.
- Inspection of plant materials required by City, County, State or Federal authorities shall be the responsibility of the Contractor. When requested, Contractor shall furnish copies of such permits or certificates to Owner.

G. SOIL PREPARATION (TURF AND GROUND COVER AREAS)

- Fertilizing and conditioning materials shall be as specified in the project agricultural suitability report.
- If an agricultural suitability report is not available, the following amendments, or approved equal, shall be mechanically spread and uniformly cultivated into the upper six inches (6") per 1,000 square feet of soil by suitable equipment operated at approximately right angles in at least two (2) directions:

- 4 CY Nitrogen stabilized organic amendment
- 150 LBS Gro-Power Plus
- 100 LBS Agricultural gypsum

- Resulting soil shall be clean, in a friable condition and suitable for planting.

H. WEED ABATEMENT OPERATIONS

- The irrigation system and finish grade shall be completed prior to weed abatement operations.
- Contractor shall operate the irrigation system to keep planting areas uniformly moist for a period of three (3) weeks (21 consecutive calendar days). At the end of the three (3) week period, Contractor shall spray all visible weeds with a contact herbicide. Application method shall be as recommended by manufacturer. After spraying, planting areas shall remain unwatered for a minimum of forty-eight (48) hours. Remove weeds from site.
- Water seven (7) additional consecutive calendar days from the first application and apply a contact herbicide as may be necessary. After second spraying, water shall not be applied for an additional forty-eight hour period. Applications shall continue at seven (7) day intervals as determined by the Owner.
- Contractor shall apply spray chemicals when air currents are still; preventing drifting onto adjoining property and preventing any toxic exposure to persons whether or not they are in or near the project.

- Weeds and debris shall be disposed of off-site.

I. BACKFILL

- Backfill shall be as specified in the project agricultural suitability report; machine-mixed and approved by the Owner prior to incorporation in planting pits.
- If an agricultural suitability report is not available, the following amendments or approved equal, shall be incorporated:
  - parts by volume On-site soil
  - parts by volume Nitrogen stabilized organic amendment
  - 17 LBS per CY of mx Gro-Power Plus
  - 1 LB per CY of mx Iron sulfate
  - 10 LBS per CY of mx Agricultural gypsum

J. INSTALLATION

- Stake plant locations and secure approval from the Owner before excavating pits. Excavated pits shall be as indicated in the details on the drawings. Dust sides of pits with gypsum before backfilling.
- Containers shall be opened and removed such that the rootball is not injured.
- Water all planting areas thoroughly after installation of plant materials. Additional backfill shall be added to fill voids caused by water settlement.

K. TREE STAKING

Trees shall be staked at time of planting as indicated in the details on the drawings.

L. GUARANTEE

- Contractor shall guarantee plant material through on (1) full year after the date of acceptance of the work.
- Replacement plant material shall be of the same species, variety, & size as originally planted and shall be guaranteed for one (1) full year from the date of re-planting.
- Cost incurred due to replacement of dead or dying plant material shall be the responsibility of the Contractor.

PLANTING - SODDED TURF

A. GENERAL

This section is supplemental to the General Planting Section. Where applicable, planting shall be in accordance with conditions therein.

B. PLANT MATERIAL QUALITY

- Sod shall be grown from high quality propagative material, free from weeds diseases, and insects, and shall be in accordance with the standards for regulation for nursery inspection of the applicable State of the project.
- Sod shall be machine cut at a uniform thickness of five-eighths of an inch (5/8") (excluding top growth and thatch). Individual pieces shall be cut to the supplier's standard width and length with an allowable deviation of two percent (2%). Broken rolls or uneven ends will not be acceptable.

- Sod shall be harvested, delivered and installed within a twenty-four (24) hour period.

- Contractor shall furnish the Owner with delivery receipts and a Certificate of Compliance stating that the material substantially meets the specifications.

C. INSTALLATION

- Prepare soil and provide weed abatement operations in accordance with the General Planting Section. Rake, cultivate, float and roll until areas to receive turf are in a smooth and uniform condition.
- Finish grade for turf areas shall be one inch (1") below the finish surface of walks, curbs, or related hardscape.
- Prior to sodding, soil shall be moist to a minimum depth of one inch (1").
- Prior to installation, area to be sodded shall receive sulfate of ammonia at the rate of one (1) pound per 200 square feet.
- Sod shall be laid and tamped with butt joint in a staggered "running bond" pattern.
- After installation, sod shall be rolled with a 200-pound water-filled lawn roller.
- Sod shall be as indicated on the drawings.

PLANTING - HYDROSEEDING

A. GENERAL

This section is supplemental to the General Planting Section. Where applicable, planting shall be in accordance with conditions therein.

B. PLANT MATERIAL QUALITY

- Seed shall be fresh, clean, pure new crop seed. Seed shall be delivered to the site, unmixed, in separate sealed containers. Each sealed container shall bear the seed suppliers tag indicating the container weight, seed type, seed purity and germination, and certificate of release by a County agricultural commissioner.
- Contractor shall furnish the Owner with delivery receipts and a Certificate of Compliance stating that the material substantially meets the specifications.
- An agricultural suitability report that has been prepared for the specific site shall take precedent over the following materials. If such report is not available, the following materials shall be of such a character that when dispersed in a uniform slurry shall form an absorbent porous mat:
  - 3000 gallons per acre Fresh water
  - 2000 pounds per acre Wood cellulose fiber
  - 80 pounds per acre Organic stabilizer
  - 1000 pounds per acre Gro-Power Plus, or approved equal

- 80 pounds per acre in summer, 120 pounds per acre in winter
- \*In turf areas where soil is prepared with Gro-Power Plus, use pounds/acre.

- Seed mixture shall be as indicated on the drawings.

- Water shall be fresh, free of impurities, excess chlorine and salts.

- Fiber shall be clean, weed-free mulch of wood cellulose containing no germination or growth-inhibiting factors. Fiber shall contain a harmless, temporary green dye.

C. INSTALLATION

- Mixing shall be performed in a tank, with a built-in continuous agitation and re-circulation system, of sufficient operating capacity to produce a homogeneous slurry and a discharge system which will apply the slurry to the designated areas at a continuous and uniform rate.

- The slurry preparation shall take place at the project site and shall begin by adding water to the tank when the engine is at half throttle. When the water level has reached the height of the agitator shaft, good recirculation shall be established, and at this time the seed shall be added. Fertilization shall then be added followed by the wood cellulose fiber, when the tank is at least one-third (1/3) filled with water. Spraying shall commence immediately when the tank is full.

- Contractor shall spray designated areas with the slurry in a sweeping motion, in an arched stream, until a uniform coat is achieved and the material is spread at the required rate per acre.

- A slurry mixture which has not been applied within four (4) hours after mixing shall be rejected and replaced at the Contractor's expense.

- Slopes shall be hydroseeded after weed abatement operations and planting of trees and shrubs.

- Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.

POST-INSTALLATION MAINTENANCE PERIOD

A. GENERAL

- Contractor shall provide all labor, materials and equipment to perform work during the Post-Installation Maintenance Period, as specified herein, including but not limited to; adequate watering of plant material, replacing unsuitable plant material and controlling weeds, rodents and other pests.
- Contractor shall maintain the project on a continuous basis from the first day after planting is completed, until acceptance of the work.
- Costs incurred due to damage or replacement during Post-Installation Maintenance Period shall be the responsibility of the Contractor.
- Unless stipulated otherwise by the Owner, the Post-Installation Maintenance Period shall consist of a minimum of ninety (90) consecutive calendar days.
- Post-Installation Maintenance Period may be extended by the Owner if the project is improperly maintained, appreciable replacement is required, or other corrective work becomes necessary.

B. EXECUTION

- All areas including, but not limited to, turf, ground cover, and concrete flatwork, shall be kept clean and free of weeds, litter and debris.
- Subsurface drains and catch basin grates shall be kept clean of leaves, litter and debris to ensure unimpeded passage of water. Drain lines shall be periodically flushed with clear water to avoid build-up of silt and debris.
- Before weeds exceed two inches (2") in height, they shall be removed and disposed of off-site. Serious weeds shall be spot sprayed and left in place for seven (7) calendar days. Areas sprayed shall remain unwatered for a minimum of forty-eight (48) hours. Dead weeds shall be removed seven (7) calendar days after application and disposed of off-site.
- If the Owner notifies the Contractor of failure to control weeds as specified herein, the Contractor shall kill all weeds within ten (10) calendar days of such notification. The Post-Installation Maintenance Period will be extended for every day after the ten (10) calendar days until such weeds have been killed.
- Contractor shall take appropriate steps to eliminate rodents.

C. IRRIGATION SYSTEM

- Contractor shall operate the irrigation system automatically and shall properly and completely maintain all parts of the irrigation system.
- Contractor shall provide for delivery of water in sufficient quantities and adjust water application to compensate for seasonal conditions.
- Costs incurred due to repair or replacement of equipment shall be the responsibility of the Contractor. Replacement parts shall be identical to the material and as indicated on the drawings and specified herein.

D. TURF

- Prior to acceptance of the project and maintenance period, turf areas shall be established with a uniform 80% coverage, healthy vigorous growth and to a minimum of two inches (2") in height. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.

- If an agricultural suitability soils report is not available, turf areas shall be fertilized with GRO-Power Hi-nitrogen 14-4-9 or approved equal every forty-five (45) calendar days, at a rate recommended by the manufacturer.

- First mowing of turf shall be performed when the grass is two and one-half inches (2 1/2") in height. After initial mowing, Turf shall be cut as often as necessary to maintain the turf at a height of two inches (2") for bluegrass and fescues and one inch (1") for bermuda.

- Contractor shall trim around irrigation heads to allow for unimpeded spray; at the base of trees; and at borders along walks, mowstrips and curbs.

- Contractor shall remove all grass clippings from project site.

E. GROUND COVER AREAS

If an agricultural suitability soils report is not available, ground cover areas shall be fertilized with GRO-Power Hi-nitrogen 14-4-9 or approved equal every forty-five (45) calendar days, at a rate recommended by the manufacturer.

F. TREES

- If required or at the direction of the Owner, trees planted as part of the Contract shall be pruned or headed back, to eliminate diseased or damaged growth, reduce topping or wind damage, maintain growth within space limitations, maintain natural appearance, due to vandalism, and to balance the crown with the root structure.

- Staking of trees shall be checked frequently for damage, and to prevent chaffing or girdling. Costs incurred due to damage or replacement due to improper staking materials shall be the responsibility of the Contractor.

- At the request of the Owner, wounds over one and one-half inch (1 1/2") in diameter may be sealed with an approved tree seal.

- Dead or dying trees shall be immediately replaced at the Contractor's expense with material of the same species and size and guaranteed as described in these specifications.

- Contractor shall exercise preventive measures when using "weed-eaters" near tree trunks. Costs incurred due to damage or replacement of trees due to improper measures shall be the responsibility of the Contractor.

G. SLOPES

- Prior to acceptance of the project and maintenance period, slopes shall be established with a uniform 80% coverage, healthy vigorous growth. Costs incurred for repair or replacement of bare, sparse or damaged areas shall be the responsibility of the Contractor.

- Seed for replacement shall be of the same type and quality ratio as specified in the Plant List on the drawings.
- If a soils report is not available, slopes shall be fertilized with Gro-Power Hi-nitrogen 14-4-9 or approved equal every forty-five (45) calendar days, at a rate recommended by the manufacturer.

H. PALM TREES

- Maintenance shall include, but not limited to, spraying to control or prevent disease and weekly water management including soil probing, observation of soil moisture sensing devices (where applicable), and palm tree pruning.
- Pruning shall be done with sterilized reciprocal saws (not chain saws) to prevent transmission of disease causing agents from tree to tree. Saw blades shall be sterilized before and between pruning of each frond by immersing the blade in a solution of fifty percent (50) household bleach and fifty percent (50%) water for five (5) minutes. The solution should be kept up to strength by the regular addition of more bleach.

I. INSPECTION

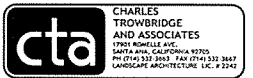
Upon completion of the Post-Installation Maintenance period, Contractor shall request an inspection for acceptance of the work performed in accordance with the Contract Documents. The request shall be made to the Owner, a minimum of seven (7) calendar days prior to the date for inspection.

1633 VICTORY BLVD  
GLENDALE, CA

APPLICANT:	1633 VICTORY, LLC 2010 N. HIGHLAND AVENUE, LOS ANGELES, CA 90008 TEL: 323.216.1818
ARCHITECT:	nKLOSURES 15560-C ROCKFIELD BLVD., #200 IRVINE, CA 92618 TEL: 949.232.7927
SITE SURVEY:	JC SURVEY P.O. BOX 86 ACTON, CA 95510 TEL: 661.269.2177
SOILS ENGINEER:	IRVINE GEOTECHNICAL, INC. 145 N. SIERRA MADRE BLVD., #12 PASADENA, CA 91107 TEL: 626.844.6641
CIVIL GRADING:	G M ENGINEERING 6634 VALLEJAN AVENUE, VAN NUYS, CA 91406 TEL: 818.508.1824
STRUCTURAL:	JOHN LABIS + ASSOCIATES 319 MAIN STREET, EL SEGUNDO, CA 90245 TEL: 213.232.9700
MECHANICAL/ PLUMBING:	SPRUIT ENGINEERING 15560-C ROCKFIELD BLVD., #204 IRVINE, CA 92618 TEL: 949.232.5266
ELECTRICAL:	TDA CONSULTING 8322 MYRTLEWOOD CIRCLE, WESTMINSTER, CA 92683 TEL: 714.235.5915
INTERIOR DESIGNER:	A T DESIGN, LLC 15560-C ROCKFIELD BLVD., #219 IRVINE, CA 92618 TEL: 949.322.7927

KEYPLAN:

SEAL SIGNATURE:



PROJECT NO.:	15.012
DRAWN BY:	CT
APPROVED BY:	CT

NO.	DATE	DESCRIPTION
1	07/28/2015	SITE PLAN REVIEW

FULL SIZE PRINT: 24" x 36"

SHEET NAME:

SPECIFICATIONS

SCALE: AS NOTED

SHEET NO.:

LS-3.0



**City of Glendale**  
**Community Development Department**  
**Design Review Staff Report – Commercial/Industrial**

<b>Meeting/Decision Date:</b> May 24, 2018	<b>Address:</b> 1633 Victory Boulevard
<b>Review Authority:</b> <input checked="" type="checkbox"/> DRB <input type="checkbox"/> ADR <input type="checkbox"/> HPC <input type="checkbox"/> CC	<b>APN:</b> 5626-013-024
<b>Case Number:</b> PDR1723012	<b>Applicant:</b> Jayesh Kumar
<b>Prepared By:</b> Dennis Joe, Planner	<b>Owner:</b> Jayesh Kumar

**Project Summary**

To demolish the existing one-story, 3,537 square-foot, commercial building and associated shade structures (constructed in 1966), and to construct a new three-story, 37,858 square-foot 64 room hotel with a two-level subterranean garage with 65 parking spaces on a 21,647 square-foot lot, located in the C3 (Height District I) Zone. As proposed, the development will involve a total export of 12,348 cubic yards of soil.

**Existing Property/Background**

The Project site is an approximately 21,647 square-foot lot, located at the northwest corner of South Victory Boulevard and Winchester Avenue. Surrounding the Project site are R1 zoned properties with single-family residences to the north, C3 zoned properties with commercial uses to the west and south, and R1 and C3 zoned properties with single- and multi-family residences to the west. The subject property is currently occupied with a 3,537 square-foot 1-story commercial building that consists of offices, three automobile service bays, and a steel canopy over a former gas station pump island. The surface of the site is mostly paved with concrete and asphalt paving, with limited landscaping at the southwest portion of the site. There are no protected indigenous trees species on or within twenty feet of the site.

**Staff Recommendation**

☐ Approve ☒ Approve with Conditions ☐ Return for Redesign ☐ Deny

**Last Date Reviewed / Decision**

☒ First time submittal for final review.  
☐ Other:

**Zone:** C3 - Commercial Services **Height District:** I

Although this design review does not convey final zoning approval, the project has been reviewed for consistency with the applicable Codes and no inconsistencies have been identified.

**Active/Pending Permits and Approvals**

☒ None  
☐ Other:

**CEQA Status:**

- ☐ The project is exempt from CEQA review as a Class 1 "Existing Facilities" exemption pursuant to Section 15301 of the State CEQA Guidelines because
- ☐ The project is exempt from CEQA review as a Class 3 "New Construction or Conversion of Small Structures" exemption pursuant to Section 15303 of the State CEQA Guidelines because
- ☐ The project is exempt from CEQA review as a Class 32 "Infill Development" exemption pursuant to Section 15332 of the State CEQA Guidelines because



☒ Other: An Initial Study was prepared and circulated May 3, 2018 to May 23, 2018 for a 20-day review period. The Final Mitigated Negative Declaration is attached.

### Site Slope and Grading

- ☐ None proposed
- ☐ Less than 50% current average slope and less than 1500 cubic yards of earth movement (cut and/or fill); no additional review required.
- ☒ 1500 cubic yards or greater of earth movement:  
Approximately 12,348 cubic yard of grading (all export).
- ☐ 50% or greater current average slope:

## DESIGN ANALYSIS

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### Site Planning

Are the following items satisfactory and compatible with the project site and surrounding area?

#### Building Location

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Located at or near front property line
- ☐ Conforms to prevailing setbacks on the street
- ☐ Maintains appropriate sidewalk width

The proposed building will occupy the majority of site and will generally follow the square shape of the lot. The building's setbacks stagger from the western, southern and eastern property lines at 3'-6" at its closest distance and 9'-6" at it's furthest. The hotel will be set back approximately 10-feet and 11'-6" away from the northern interior property line at its closest and furthest points, respectively. Landscaping will be provided between the building and northern property lines with layered landscaping and five, 24-inch box peppermint trees to buffer between the uses. Ground cover and shrubs will be provided along the right-of-ways to provide texture and pedestrian interest at the street level. The building will be recessed from the corner of Victory Boulevard and Winchester Avenue for visual interest and provide a sense of arrival to the hotel. A second floor pool deck for hotel guests is located at the northeast portion of the site and will be visible from either street. In addition to the landscaped buffer area at the ground level (varying 10-feet to 11-feet, 6-inches wide), the pool deck will include four-foot wide raised planters around the perimeter to further buffer itself with adjacent residence to the north, as well Winchester Avenue to the east. Other amenities proposed include balconies at the second and third level at the southeast corner of the building and above the hotel front entry.

#### Usable Open Space

☐ yes ☒ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Incorporates outdoor pedestrian space
- ☐ Integrated with design and overall context
- ☐ Appropriate relationship with adjoining properties

#### Access and Parking

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Parking location is appropriate to the site and its neighborhood context
- ☐ Appropriate pedestrian and vehicle access points
- ☐ Appropriate service and loading locations
- ☐ Landscape screening for street-facing parking
- ☐ Techniques employed to reduce stormwater runoff



- ☐ Decorative or colored paving to delineate pedestrian areas

Access to the two-level subterranean garage is located away from the street intersection minimizing conflict with the traffic on the streets. Access to parking will be provided from the existing alley to the west.

### **Landscape Design**

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Complementary to building design  
☐ Appropriately sized and located

### **Walls, Fences, and Retaining Walls**

☐ yes ☒ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Minimize use whenever possible  
☐ Use decorative material to complement building and/or landscape design  
☐ Provide landscaping to minimize visual impact

### **Screening**

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Mechanical equipment appropriately screened  
☐ Trash bins appropriately located and screened

The roof line of the building varies with parapet heights extending as high as 3-feet above the roof level. While mechanical equipment locations and details has not been provided, staff recommends that the applicant shall provide plans demonstrating how the roof top equipment will be adequately obscured from view of public rights-of way. The trash bins will be located adjacent to the driveway entrance/exit and accessed from the interior of the building. As such, the trash bins will be appropriately located and screen.

## **Determination of Compatibility: Site Planning**

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The site planning of the hotel is appropriate to the lot and the surrounding neighborhood.
- Landscaping will be provided between the building and northern property lines with layered landscaping and five, 24-inch box peppermint trees to buffer between the adjacent residential uses. Ground cover and shrubs will be provided along the right-of-ways to provide texture and pedestrian interest at the street level.
- Access to the two-level subterranean garage is located away from the street intersection via an existing alley, thus minimizing conflict with the traffic on the streets.

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## **Massing and Scale**

Are the following items satisfactory and compatible with the project site and surrounding area?

### **Building Relates to its Surrounding Context**

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Appropriate proportions and transitions  
☐ Articulation, solid/void balance, and open space relate to predominant pattern

The Project is designed with a total of three stories and an overall height of 35-feet. The building height relates to the immediate urban context along Victory Boulevard, as the site is surrounded by an existing



3-story, multi-family residential building to the southeast, a one-story, commercial/industrial buildings to the south and across the street, and a one-story gas station to the northwest.

To provide relief to the existing single-family residences to the north and along Winchester Avenue, the northeast portion three-story hotel is limited to one-story with a pool deck above.

### **Building Relates to Existing Topography**

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Form and profile follow topography
- ☐ Alteration of existing land form minimized
- ☐ Retaining walls terrace with slope to minimize height

### **Consistent Architectural Concept**

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Concept governs massing and height

### **Scale and Proportion**

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Articulation avoids overbearing forms
- ☐ Appropriate solid/void relationships
- ☐ Entry and major features well located

### **Massing**

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Larger masses broken into separate volumes
- ☐ Long, unbroken street walls avoided
- ☐ Visual impact of larger building minimized

The southern façade facing Victory Boulevard will include slight changes in plane at several locations, breaking up the massing into separate volumes as viewed from the street. The front entry to the hotel is located at the corner of Victory Boulevard and Winchester Avenue, and will be recessed to maintain visual interest and provide a sense of arrival to the hotel. The massing of the Eastern façade is further reduced as the three-story volume is pushed away from Winchester Avenue to accommodate a second level pool deck.

### **Determination of Compatibility: Mass and Scale**

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The mass and scale of the proposed three-story hotel is appropriate for the site and the adjacent properties.
- The massing is lower at the northeast corner to defer to the single-story houses to the north and east.
- The building mass is broken down through changes in façade plan, materials and color.
- The mass of the proposed three-story building transitions well with the mix of buildings within the immediate area.



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## Design and Detailing

Are the following items satisfactory and compatible with the project site and surrounding area?

### Overall Design and Detailing

☒ yes ☐ n/a ☐ no

*If "no," explain:*

### Entryway

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Well integrated into design
- ☐ Location promotes pedestrian activity
- ☐ Design provides appropriate focal point

The entry is well integrated with the building's overall design. The main entry into the building will be provide by a lobby oriented towards the Victory Boulevard and Winchester Avenue intersection, and will be designed with quality aluminum frame storefront double doors.

### Storefronts and Windows

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Maximize transparency at ground floor
- ☐ 12-15' floor-to-floor height at ground-floor is encouraged
- ☐ Coordinate design with overall style of building
- ☐ Use durable materials for windows, such as aluminum or steel
- ☐ Locate security gates/grilles inside commercial spaces, preferably set back from storefront

All windows will be quality aluminum frame casement and fixed windows. A condition is recommended that prior to plan check submittal, a window section shall be provided to staff demonstrating the recessed conditions depicted in the renderings.

### Awnings and Canopies

☒ yes ☐ n/a ☐ no

*If "no" select from below and explain:*

- ☐ Integrate awnings and canopies into overall building design
- ☐ Avoid long treatments spanning multiple openings
- ☐ Back-lit awnings are not allowed

### Lighting

☐ yes ☐ n/a ☒ no

*If "no" select from below and explain:*

- ☒ Light fixtures are appropriate to the building design
- ☐ Avoid over-lit facades; consider ambient light conditions when developing lighting scheme
- ☐ Utilize shielded fixtures to avoid light spillover onto adjacent properties

Lighting detail were not been provided with the drawings. Staff recommends that the applicant shall provide plans showing lighting detail that are appropriate to the building design and shileded to avoid spillover onto adjacent properties.



**Finish Materials and Color**

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Textures and colors reinforce design
- ☐ High-quality, durable materials used, especially facing the street
- ☐ Materials appropriately enhance articulation and façade hierarchies
- ☐ Wrap corners and terminate cladding appropriately
- ☐ Cladding is well detailed, especially at junctions between materials
- ☐ Foam trim, finished on site, is prohibited

The Project is designed in a modern style with a variety of geometric patterns of layered materials and frames providing architectural interest. Siding finishes incorporated in the design include decorative high-pressure compact laminate (Trespa Meteon) and smooth stucco. At the first level, particularly below the pool deck at the east and north elevations, a green screen over stucco is proposed enhancing the texture and overall appearance at these facades.

**Paving Materials**

☐ yes   ☒ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Decorative material at entries/driveways
- ☐ Permeable paving when possible
- ☐ Material and color related to design

**Roof Forms**

☒ yes   ☐ n/a   ☐ no

*If "no" select from below and explain:*

- ☐ Configure roofline to provide visual interest and deemphasize mass
- ☐ Roof forms are consistent with overall design
- ☐ Continue roofs and parapets around building or terminate in logical manner

The flat roof design is consistent with the contemporary design of the building. The roofline configuration varies in form and height maintaining visual interest.

**Determination of Compatibility: Design and Detailing**

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The design of the building is of a contemporary-style and is an appropriate with the commercial context along Victory Boulevard.
- The building maintains a high level of design and is consistent with a common vocabulary of building mass, forms and materials.
- The contemporary design of the project is reinforced through the exterior finishes and detailing such as textured high-pressure compact laminate (Trespa Meteon) and smooth stucco. At the first level, a green screen will enhance the texture and overall appearance of portions of the facade.
- The flat roof design is consistent with the contemporary design of the building. The roofline configuration varies in form and height maintaining visual interest.



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## **Recommendation / Draft Record of Decision**

Based on the above analysis, staff recommends **approval** of the project with **conditions and consideration**, as follow:

### **Conditions**

1. That the applicant shall provide plans prior to Building plan check a window section demonstrating the recessed conditions depicted in the renderings.
2. That the applicant shall provide plans prior to Building plan check submittal showing lighting detail that are appropriate to the building design and shielded to avoid spillover onto adjacent properties.
3. That the applicant shall provide plans demonstrating how the roof top equipment will be adequately obscured from view of public rights-of way.

### **Consideration**

4. That decorative paving treatments is encouraged at the building entrance, walkways, courtyards and driveway. Appropriate paving materials suggested by the Design Guidelines include, masonry block pavers, brick, stone, granite and concrete. Permeable paving should be considered wherever possible.

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## **Attachments**

1. Location Map
2. Photos of Existing Property
3. Reduced Plans
4. Correspondence
5. Environmental Documents



## DESIGN REVIEW BOARD RECORD OF DECISION

Meeting Date June 14, 2018

DRB Case No. PDR 1723012

Address 1633 Victory Boulevard

Applicant Jayesh Kumar

### Design Review

Board Member	Motion	Second	Yes	No	Absent	Abstain
Arzoumanian			X			
Benlian			X			
Charchian			X			
Malekian	X		X			
Simonian	X		X			
Totals			5	0		
DRB Decision		Return for Redesign with Conditions.				

### Condition(s):

1. Completely redesign the building facades to reduce the amount of articulation and provide a more restrained color palette, creating a more coherent design that is also more compatible with the neighborhood.
2. Redesign pool deck area to limit noise impacts and enhance visual privacy for the residential parcels to the north.
3. Redesign the landscape area at the north side of the property to provide a denser barrier between the hotel and the neighbors. Avoid tree sizes and/or locations that would extend over the north property line. Include an appropriately designed fence/wall along the north property line and also at the east and west sides to enclose this area and discourage public access.

DRB Staff Member Dennis Joe