

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

DOMUS

DESIGN

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

RCB

ENGINEERING

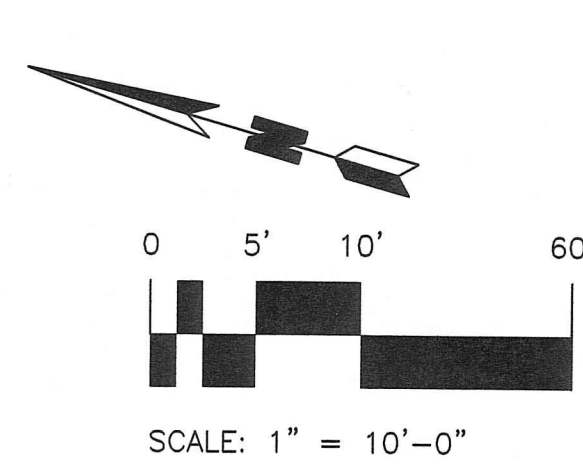
450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

REVISION	BY
04/01/2021	

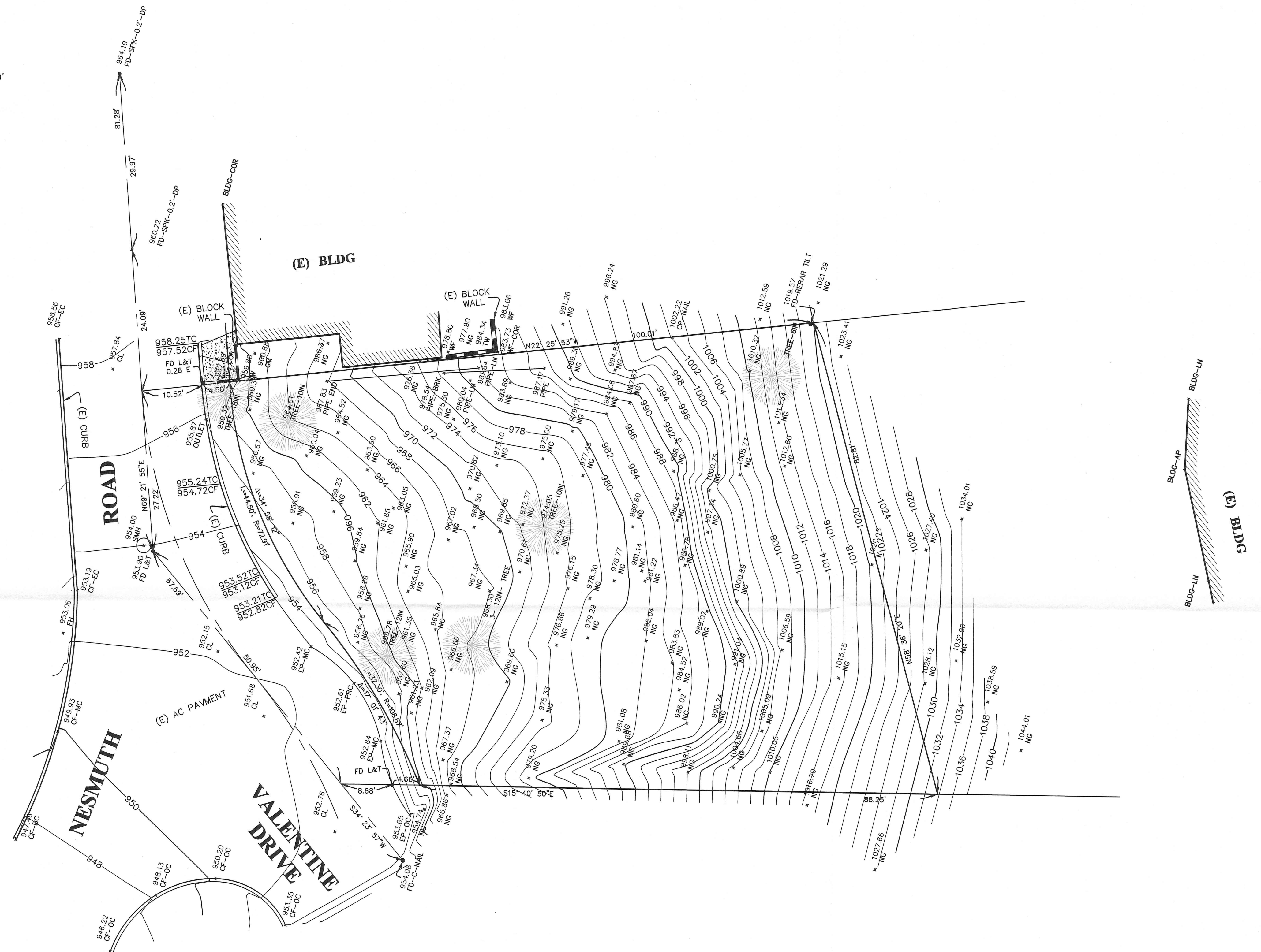
OWNER	PROJECT	DRAWING TITLE	
OWNER		PROJECT	DRAWING TITLE
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011		420 NESMUTH ROAD, GLENDALE, CA. 91202	COVER SHEET


DATE:	JUNE 2020
SCALE:	N.T.S.
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18
SHEET:	
OF	A-0 SHEETS

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



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




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

4-28-20
DATE

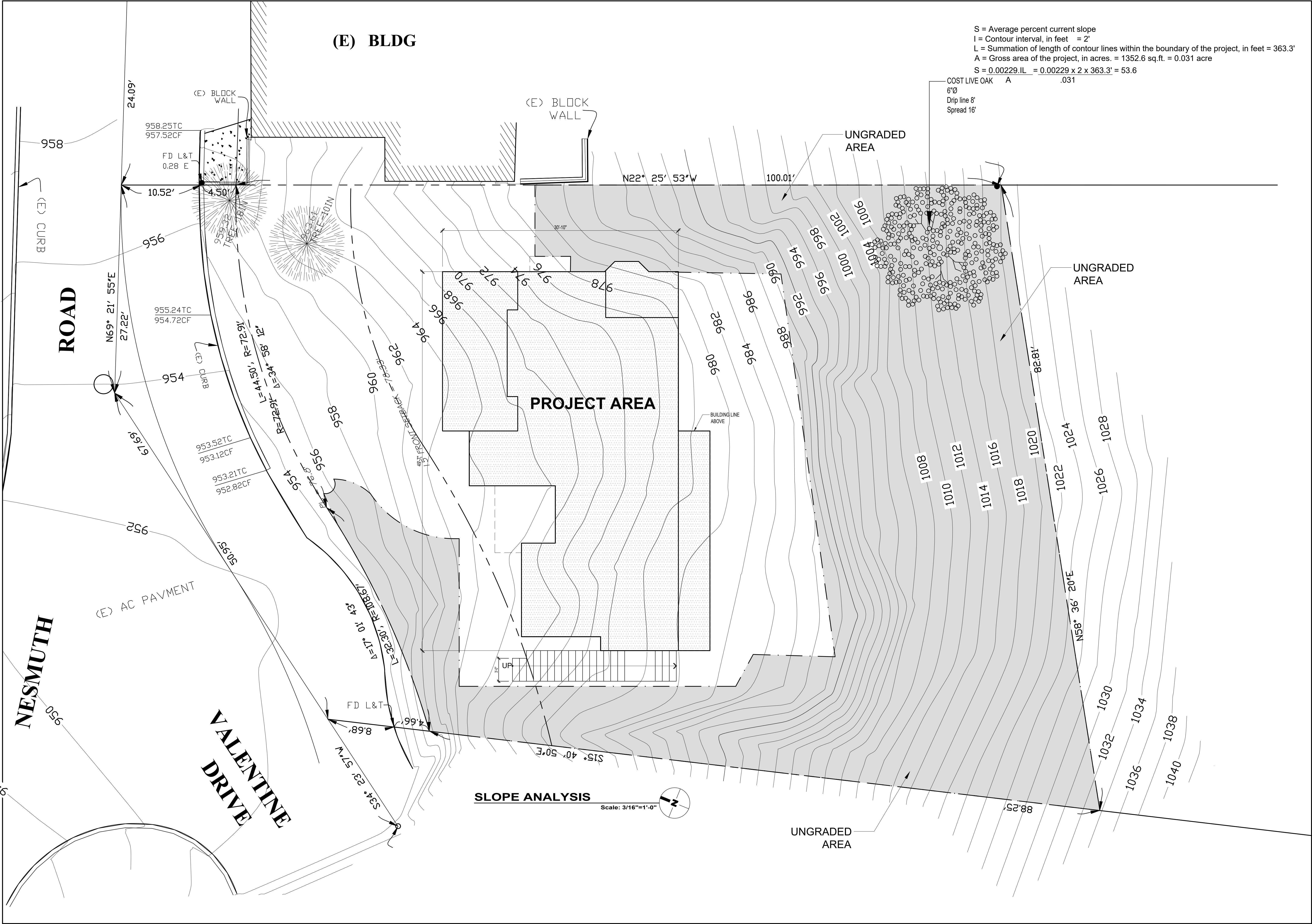
**OWNER: ALFERD BABAYANS.
4609 OCEAN VIEW BLVD,
LA CANADA, CA, 91011**

FOR
420 NESMUTH ROAD,
GLENDALE, CA 91202

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

NL ENGINEERING & SURVEYING, INC.


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



S = Average percent current slope
I = Contour interval, in feet = 2'
L = Summation of length of contour lines within the boundary of the project, in feet = 363.3'
A = Gross area of the project, in acres. = 1352.6 sq.ft. = 0.031 acre
S = 0.00229 IL = 0.00229 x 2 x 363.3' = 53.6

COST LIVE OAK A .031
6"Ø
Drip line 8'
Spread 16'

DOMUS
D E S I G N



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

RCB
ENGINEERING

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

REVISION	BY
04/01/2021	

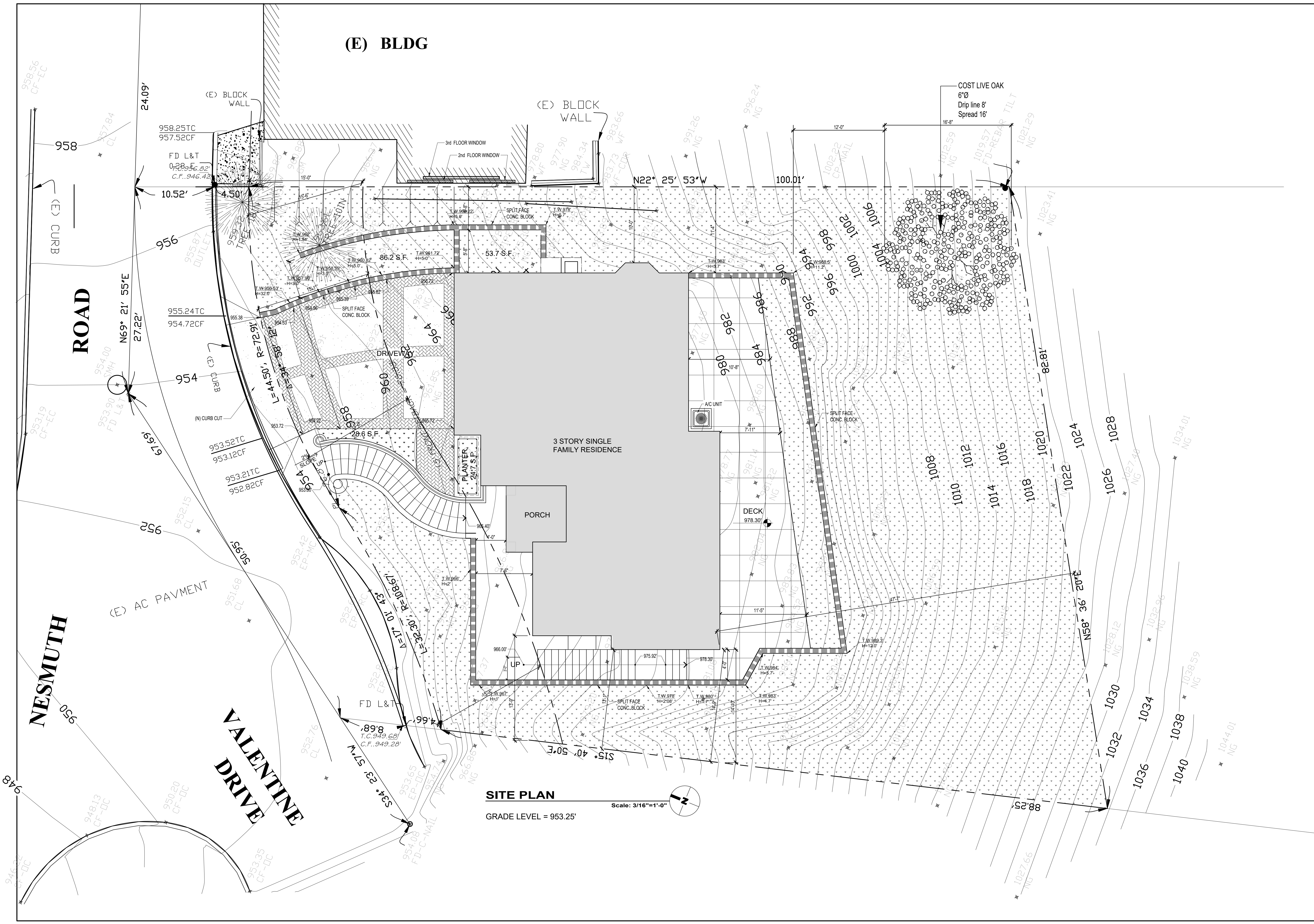
OWNER	ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011
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PROJECT	420 NESMUTH ROAD, GLENDALE, CA. 91202
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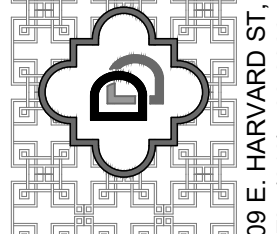
DRAWING TITLE	SLOPE ANALYSIS
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DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18
SHEET:	A-1
OF	SHEETS



DOMUS
DESIGN




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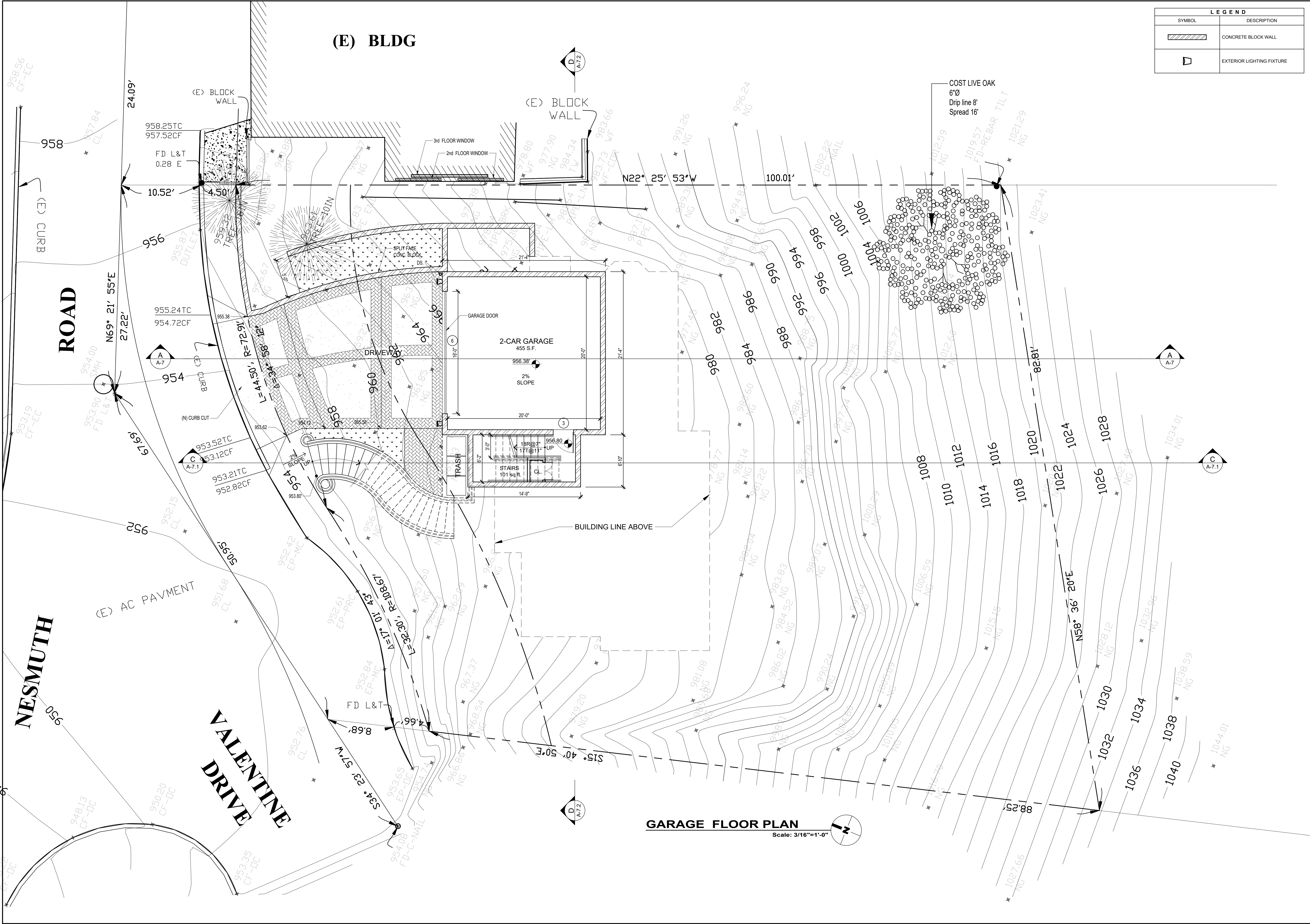
450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

REVISION	BY
04/01/2021	

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



DATE: JUNE 2020
SCALE: 3/16" = 1'-0"
DRAWN: XXX
APPROVED:
JOB: 2020-18
SHEET:
OF **A-2** SHEETS



**DOMUS
DESIGN**

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

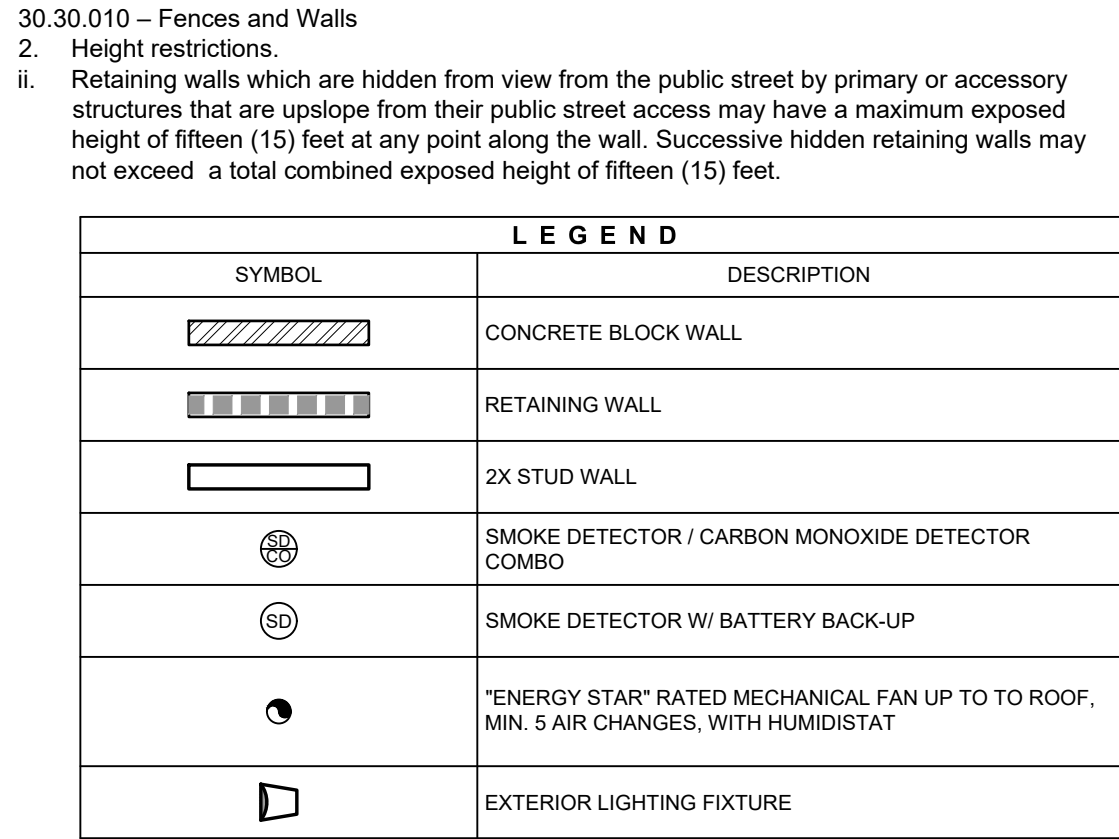
450 North Brand Blvd. # 600
Glendale, CA 91203
TEL: (818) 813-1852

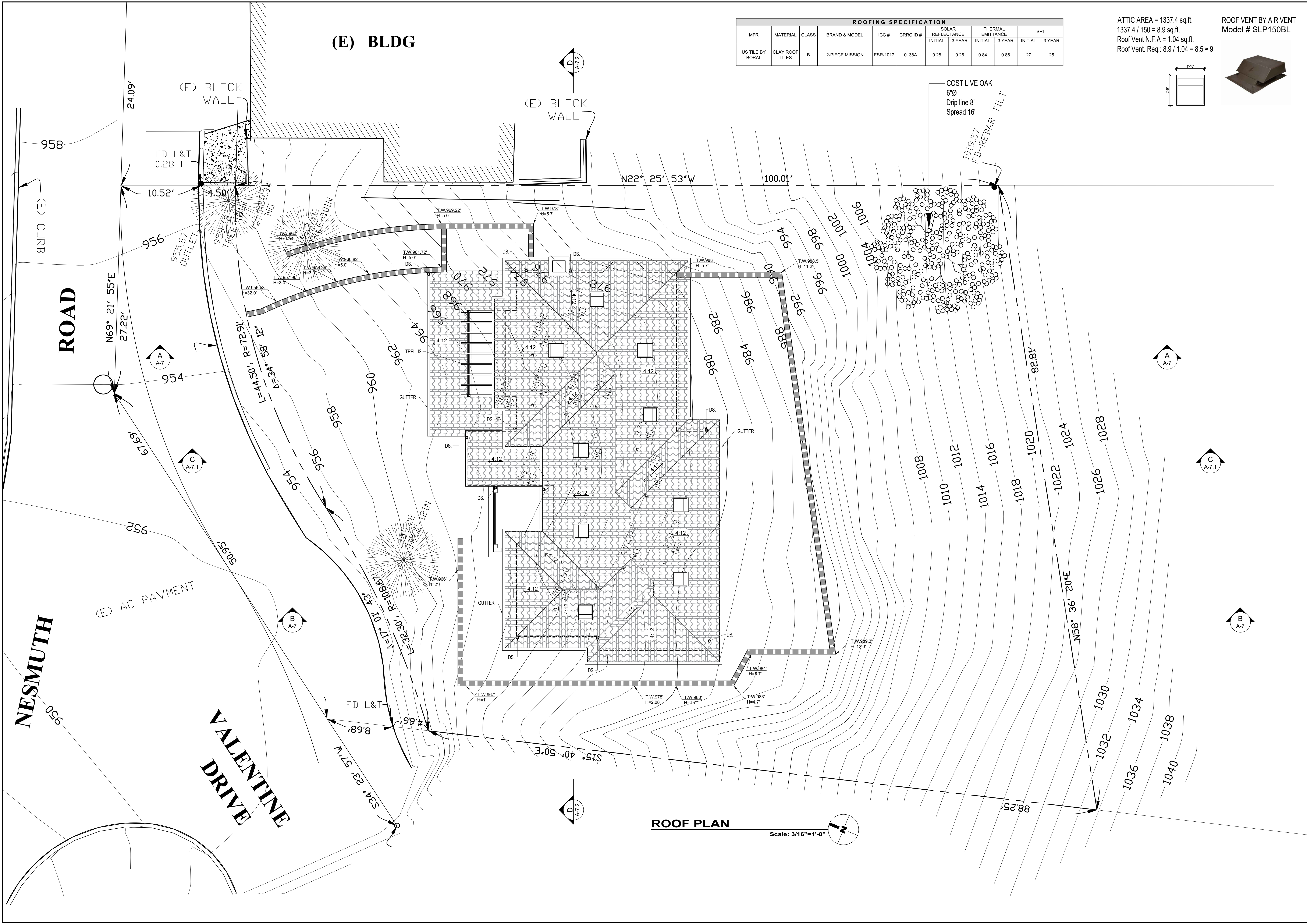
REVISION	BY
04/01/2021	

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

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

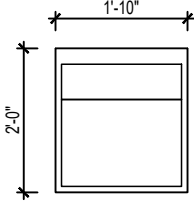
DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020-18
SHEET:	A-3
OF	SHEETS





ROOFING SPECIFICATION									
MFR	MATERIAL	CLASS	BRAND & MODEL	ICC #	CRRC ID #	SOLAR REFLECTANCE		THERMAL EMITTANCE	
						INITIAL	3 YEAR	INITIAL	3 YEAR
US TILE BY BORAL	CLAY ROOF TILES	B	2-PIECE MISSION	ESR-1017	0138A	0.28	0.26	0.84	0.86
						27	25		

ATTIC AREA = 1337.4 sq.ft.
1337.4 / 150 = 8.9 sq.ft.
Roof Vent N.F.A = 1.04 sq.ft.
Roof Vent. Req.: 8.9 / 1.04 = 8.5 ≈ 9



DOMUS DESIGN

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RCB ENGINEERING

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REVISION	BY
04/01/2021	

OWNER

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

PROJECT

420 NESMUTH ROAD,
GLENDALE, CA. 91202

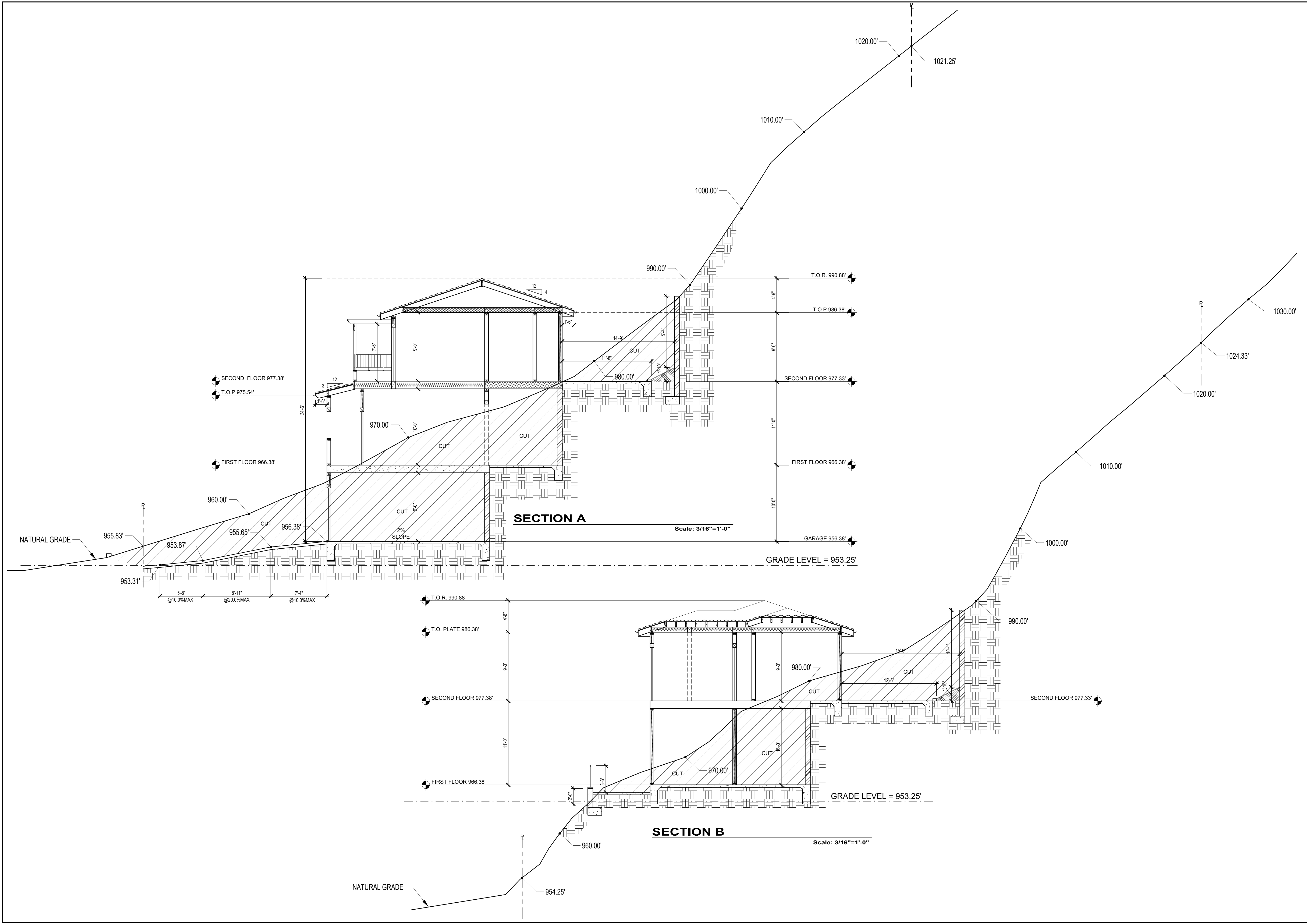
DRAWING TITLE

ROOF PLAN

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

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

A-6
OF SHEETS

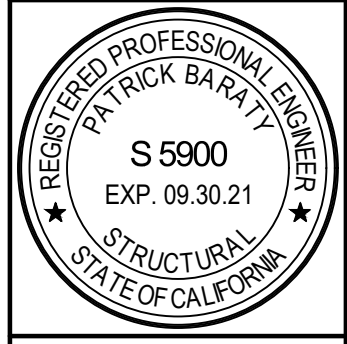


REVISION	BY
04/01/2021	

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

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
SECTIONS



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

ELEVATION KEYNOTES

- 1

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

FASCIA :PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
- 3

GUTTER : TO MATCH THE FASCIA
- 4

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

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

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

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

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

RAILINGS : COLOR TO MATCH THE WINDOWS AND DOORS
- 10

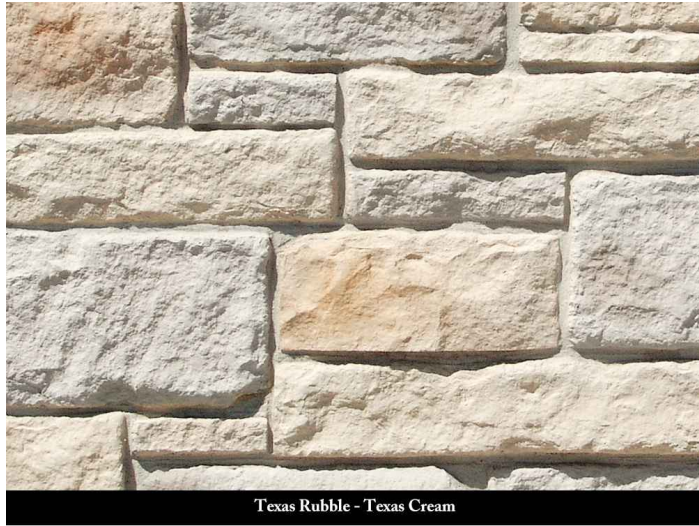
STONES : CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM
- 11

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

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

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

OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC



CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM



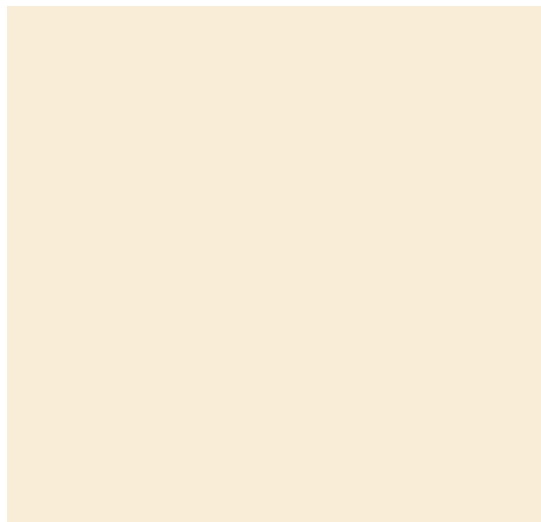
US TILE - TWO PIECE - EL CAMINO BLEND



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



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



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



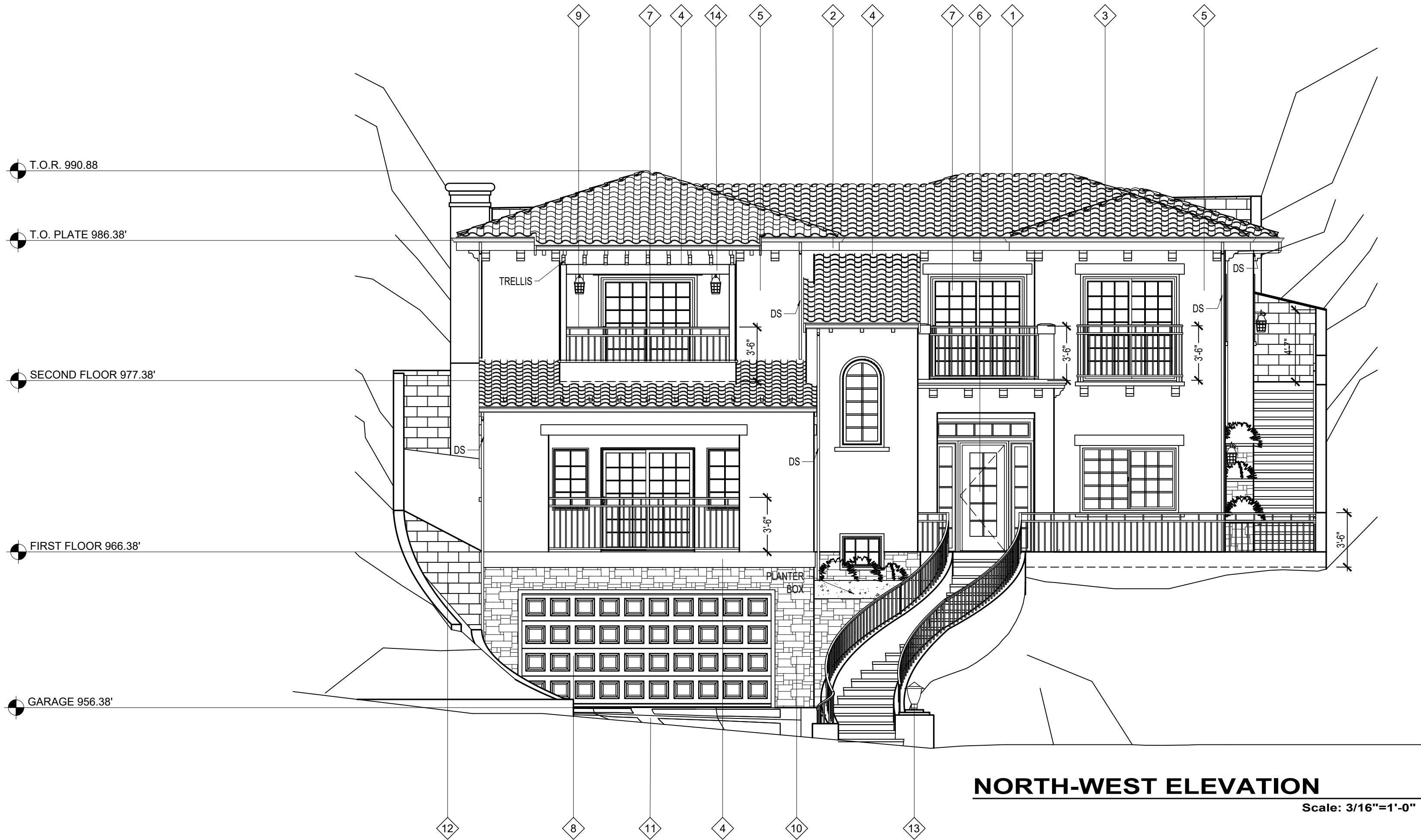
OUTDOOR 450 LUMEN 2700K SECURITY
LANTERNS BY FEIT ELECTRIC



DUNN EDWARDS DEC756
WEATHERED BROWN



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



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

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
NORTH-WEST & SOUTH-EAST ELEVATIONS



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

ELEVATION KEYNOTES

- 1

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- 2

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TRIMS AND EXPOSED BEAMS : PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
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ENTRY DOOR : WOOD, STAIN GRADE W/GLASS AND SIDE LIGHT PANELS
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JOHN TIMBERLAND LIGHTING - BELLAGIO COLLECTION 21" HIGH BRONZE OUTDOOR POST LIGHT
- 14

OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC

T.O.R. 990.88'

T.O. PLATE 986.38'

SECOND FLOOR 977.38'

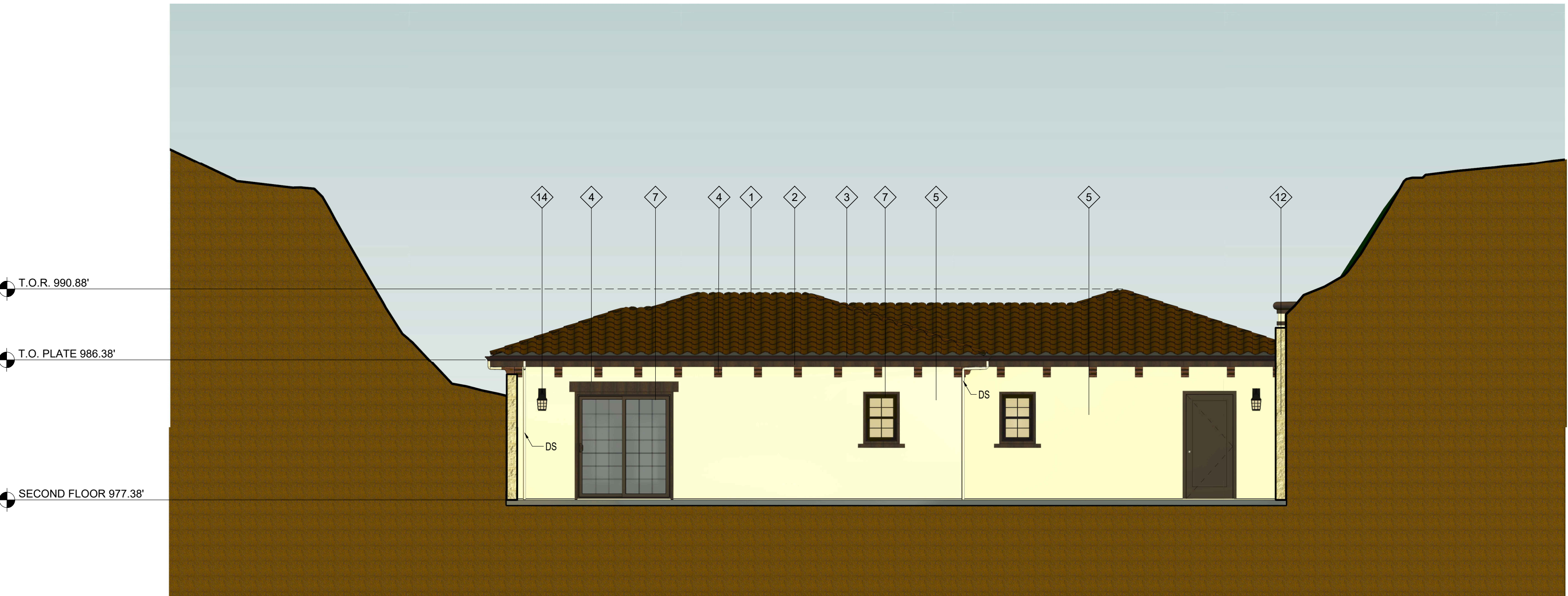
FIRST FLOOR 966.38'

GARAGE 956.38'



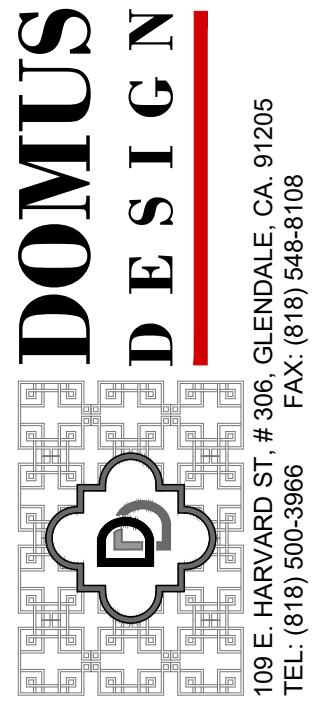
NORTH-WEST ELEVATION

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



SOUTH-EAST ELEVATION

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



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04/01/2021	

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

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
NORTH-WEST & SOUTH-EAST COLORED ELEVATIONS

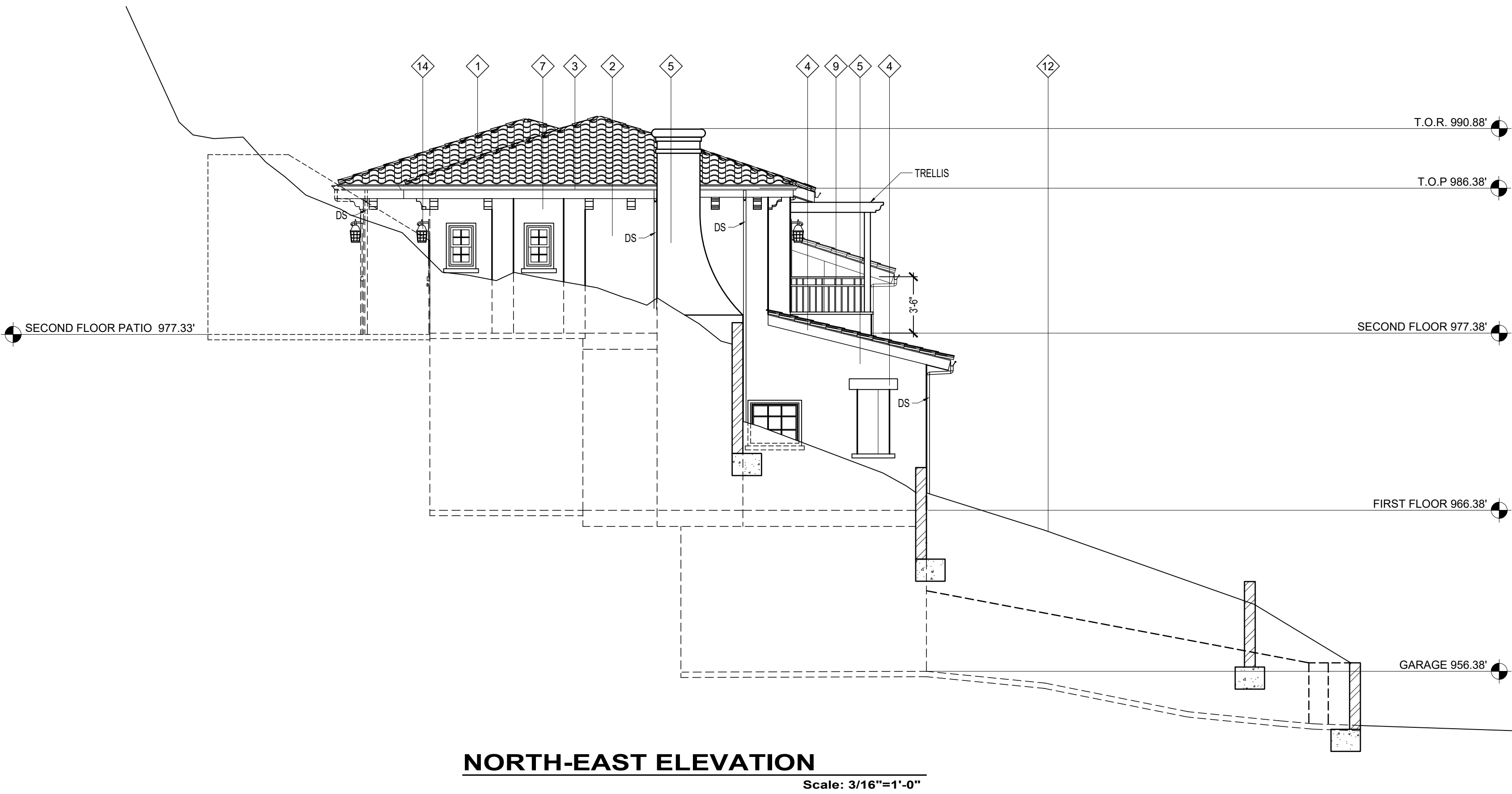
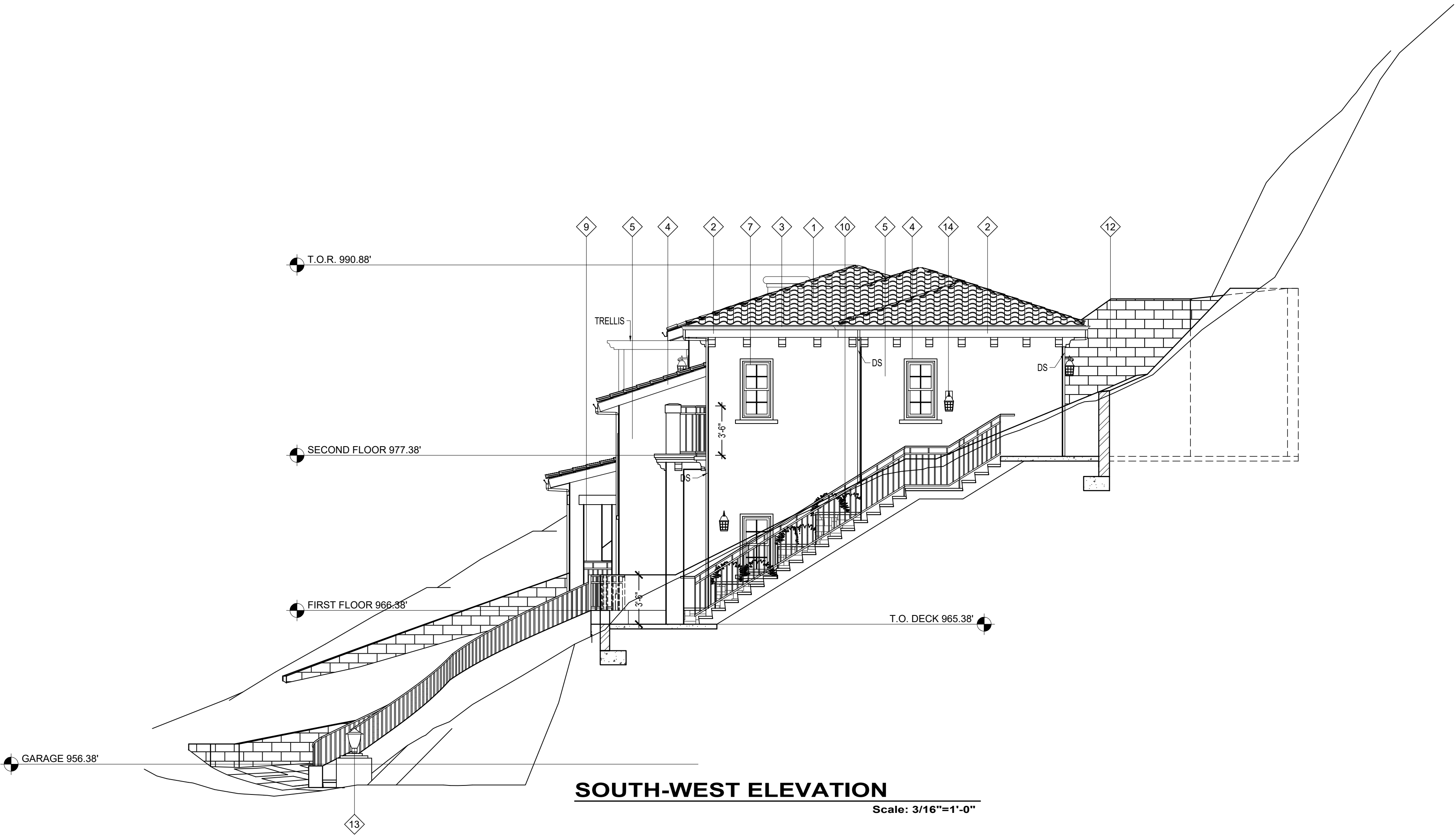


DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
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APPROVED:	
JOB:	2020 -18

SHEET:	A-8C
OF	SHEETS

ELEVATION KEYNOTES

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- 2
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- OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC



DOMUS

D E S I G N

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RCB

ENGINEERING

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REVISION	BY
04/01/2021	

OWNER

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

PROJECT

420 NESMUTH ROAD,
GLENDALE, CA. 91202

DRAWING TITLE

SOUTH-WEST &
NORTH-EAST ELEVATIONS

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

DATE:	JUNE 2020
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SHEET:	

OF

A-9

SHEETS

ELEVATION KEYNOTES

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FASCIA :PAINTED - DUNN EDWARDS DEC756 WEATHERED BROWN
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RAILINGS : COLOR TO MATCH THE WINDOWS AND DOORS
- 10

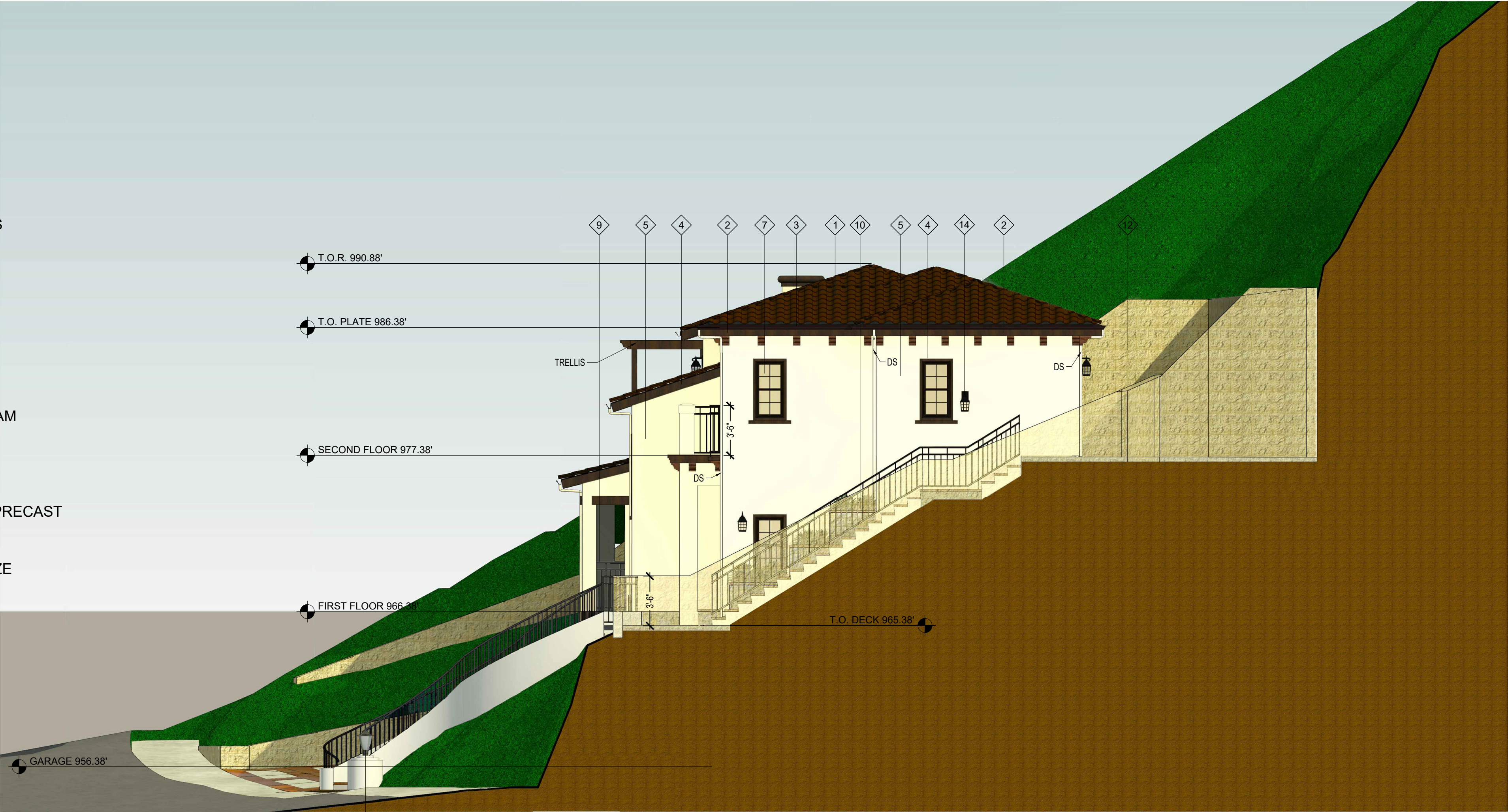
STONES : CORONADO ASHLAR & RUBBLE - TEXAS RUBBLE/TEXAS CREAM
- 11

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

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

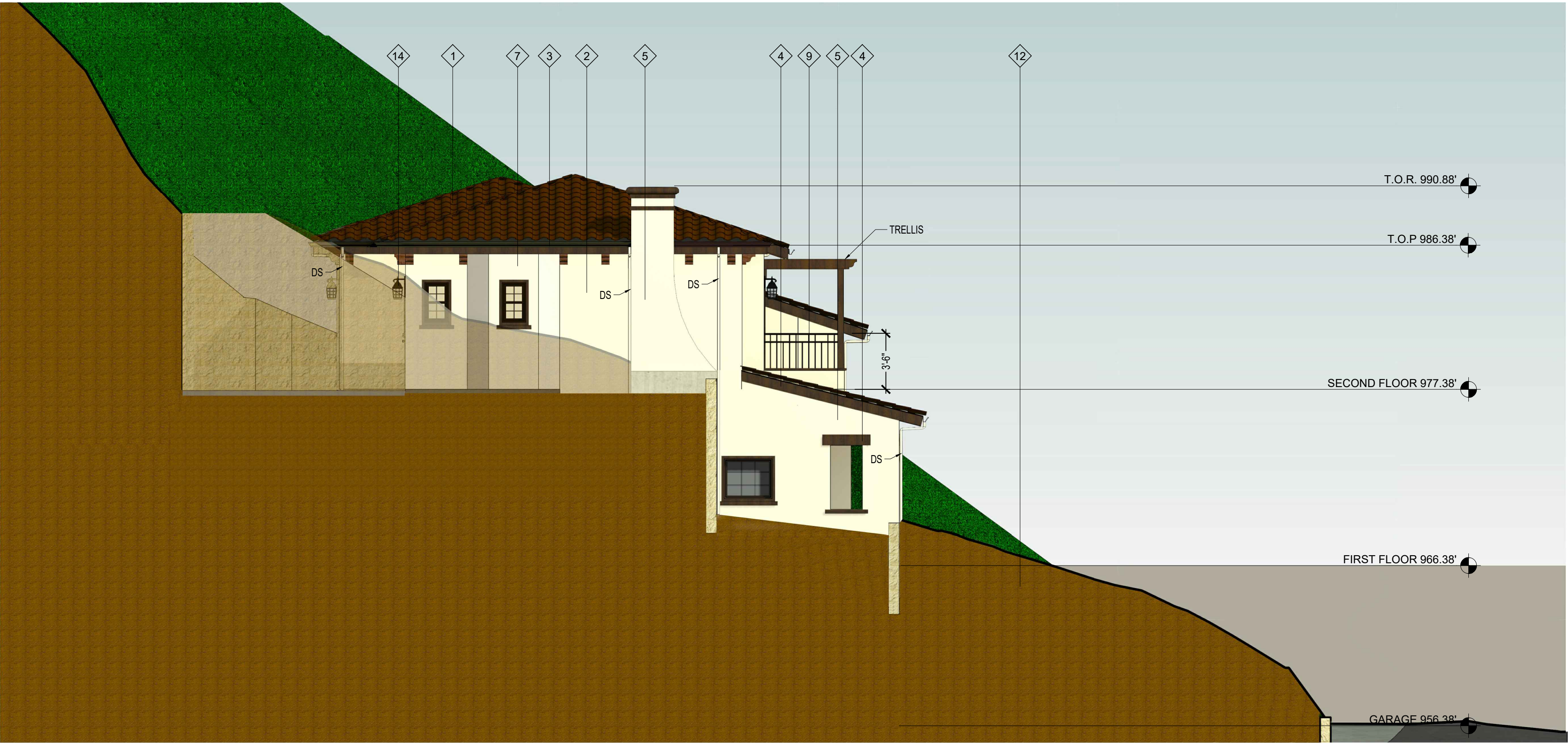
JOHN TIMBERLAND LIGHTING - BELLAGIO COLLECTION 21" HIGH BRONZE OUTDOOR POST LIGHT
- 14

OUTDOOR 450 LUMEN 2700K SECURITY LANTERNS BY FEIT ELECTRIC



SOUTH-WEST ELEVATION

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



NORTH-EAST ELEVATION

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

REVISION	BY
04/01/2021	

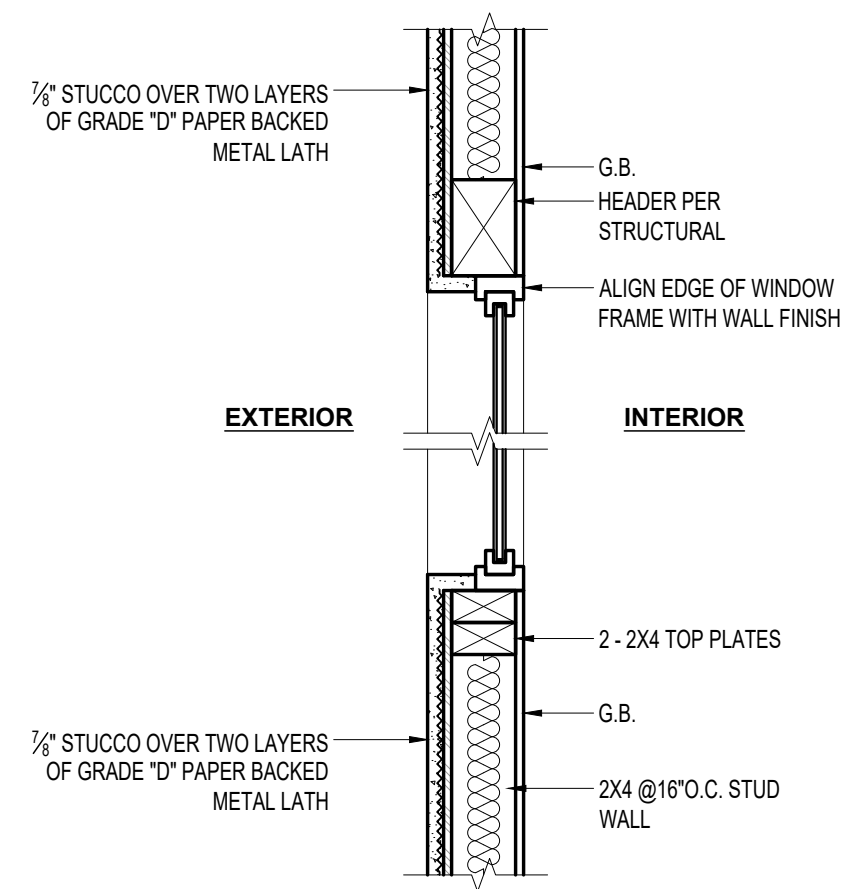
OWNER
ALFRED BABAYANS. 4609 OCEAN VIEW BLVD, LA CANADA, CA, 91011

PROJECT
420 NESMUTH ROAD, GLENDALE, CA. 91202

DRAWING TITLE
SOUTH-WEST & NORTH-EAST COLORED ELEVATIONS

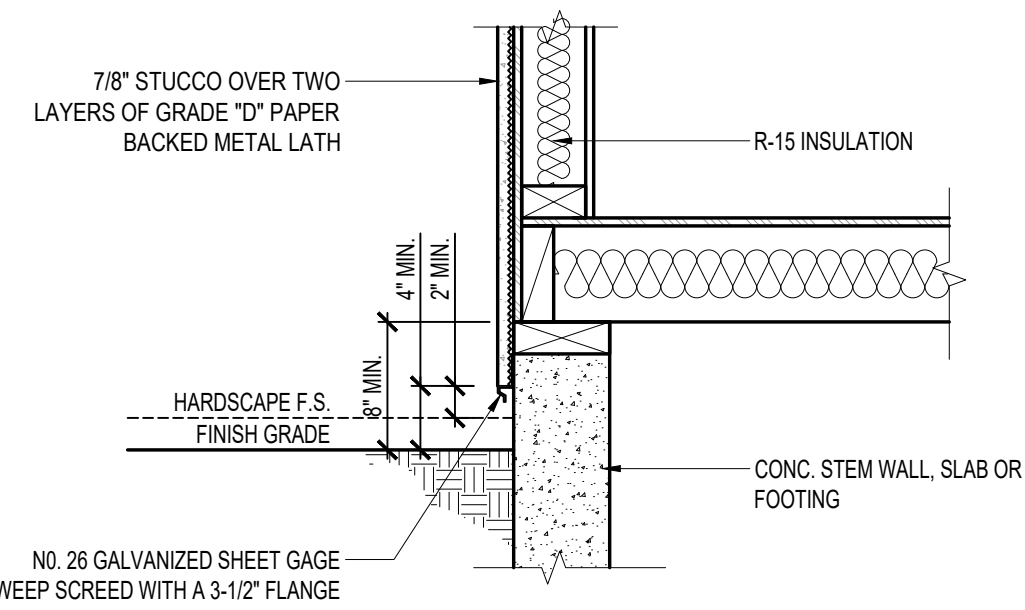


DATE:	JUNE 2020
SCALE:	3/16"=1'-0"
DRAWN:	XXX
APPROVED:	
JOB:	2020 -18



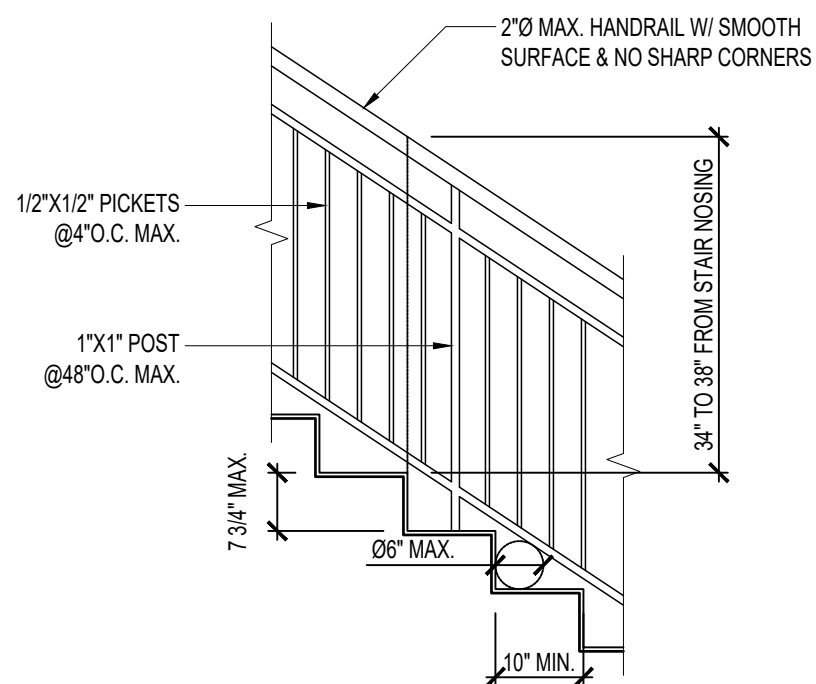
9 TYPICAL VERTICAL SECTION THRU WINDOW

Scale
N.T.S



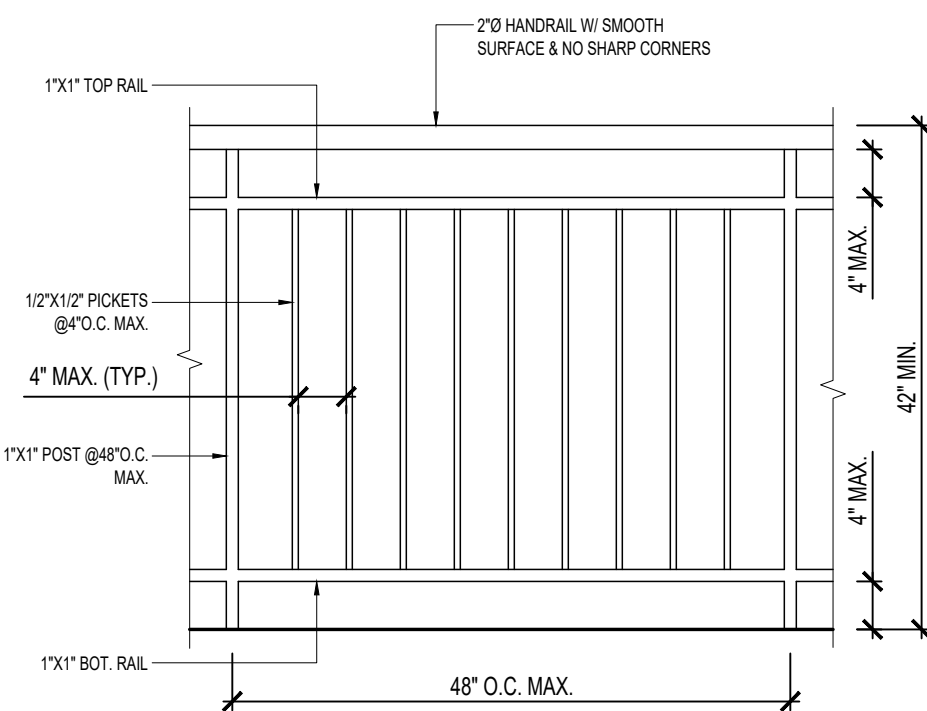
1 | WEEP SCREED

Scale
N.T.S



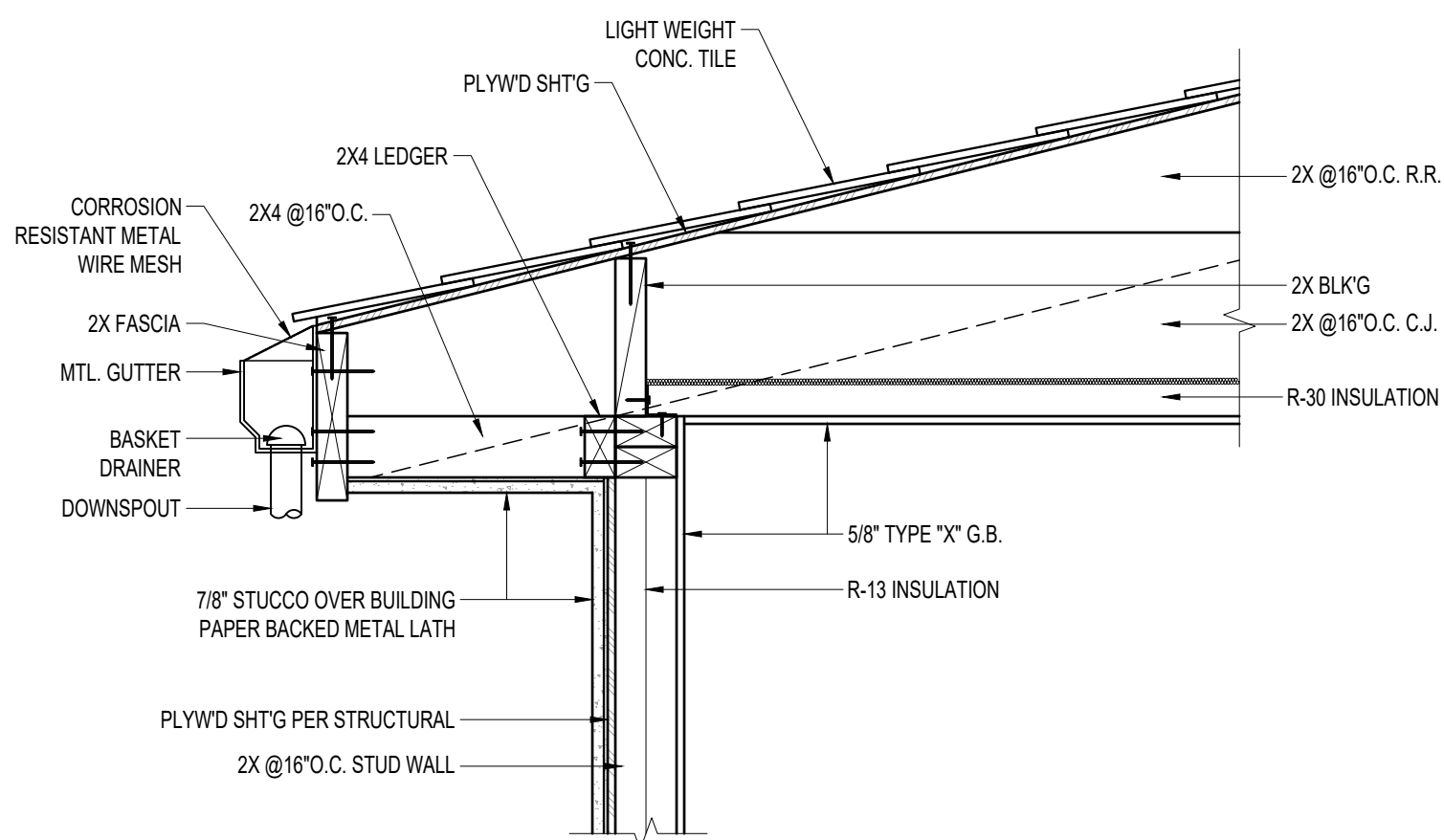
2 RAILING AT STAIRWAYS

Scale
N.T.S



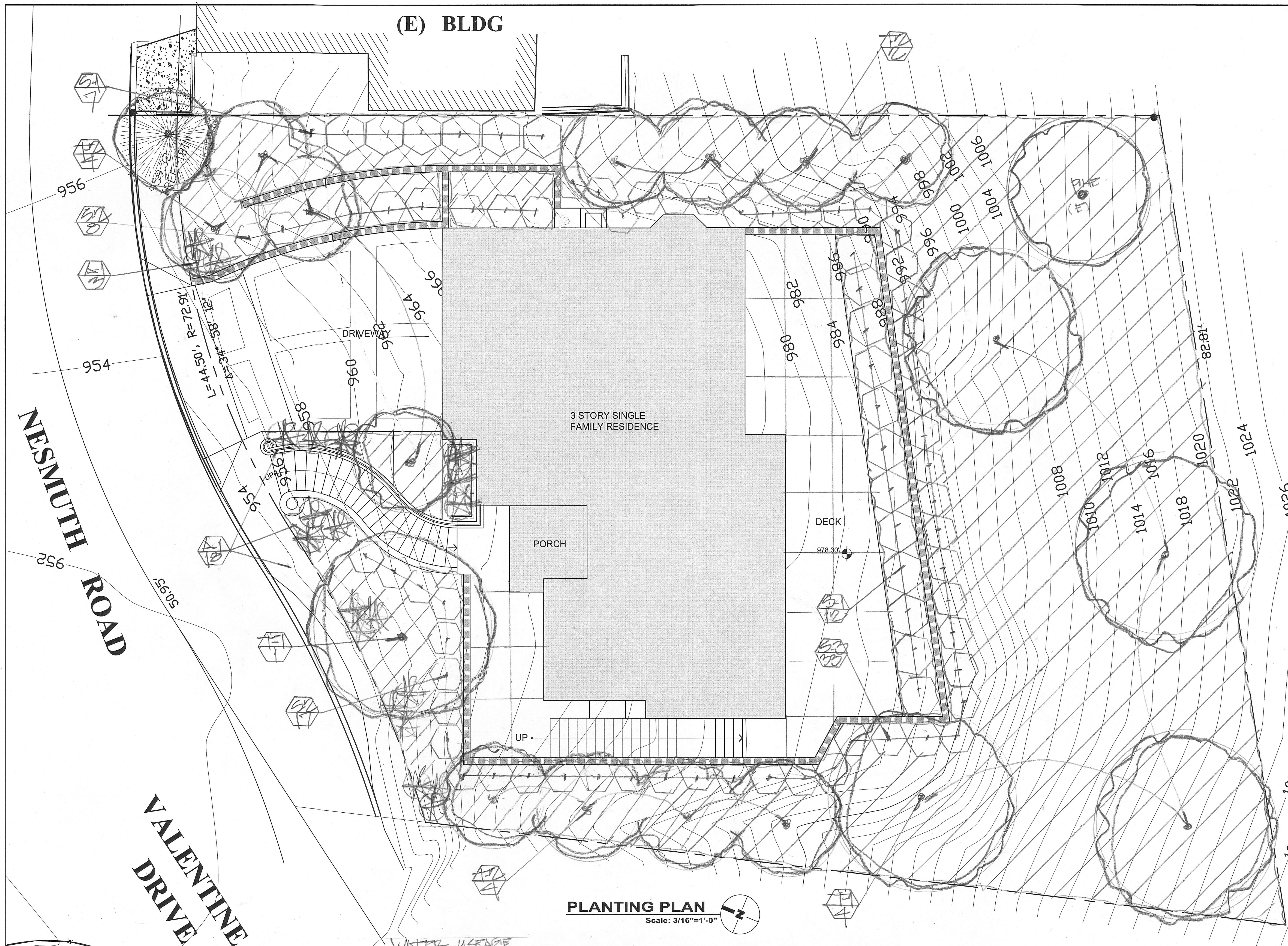
3 | GUARDRAIL

Scale
N.T.S



4 | TYPICAL EAVE DETAIL

Scale
N.T.S



NESMUTH ROAD

VALENTINE DRIVE

(E) BLDG

PLANTING PLAN

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

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

LW = LOW WATER USAGE/RF = .3

LANDSCAPE AREA = 4,322 SQ. FT.

LEGEND

- PROPOSED TREE
- PROPOSED SHRUB
- PROPOSED ACCEENT
- PROPOSED GROUND COVER
- PLANT SYMBOL QUANTITY

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

NOTE: INSTALL FIRE RETARDANT JUTE MESH ON ALL SLOPE AREAS.

MUELLO COMPLIANCE

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



LARRY G. TISON & ASSOCIATES

LARRY G. TISON, A.S.L.A.

LANDSCAPE ARCHITECTURE

314 E. BROADWAY, SUITE D, GLENDALE, CALIFORNIA 91205

818-241-9169

DOMUS DESIGN

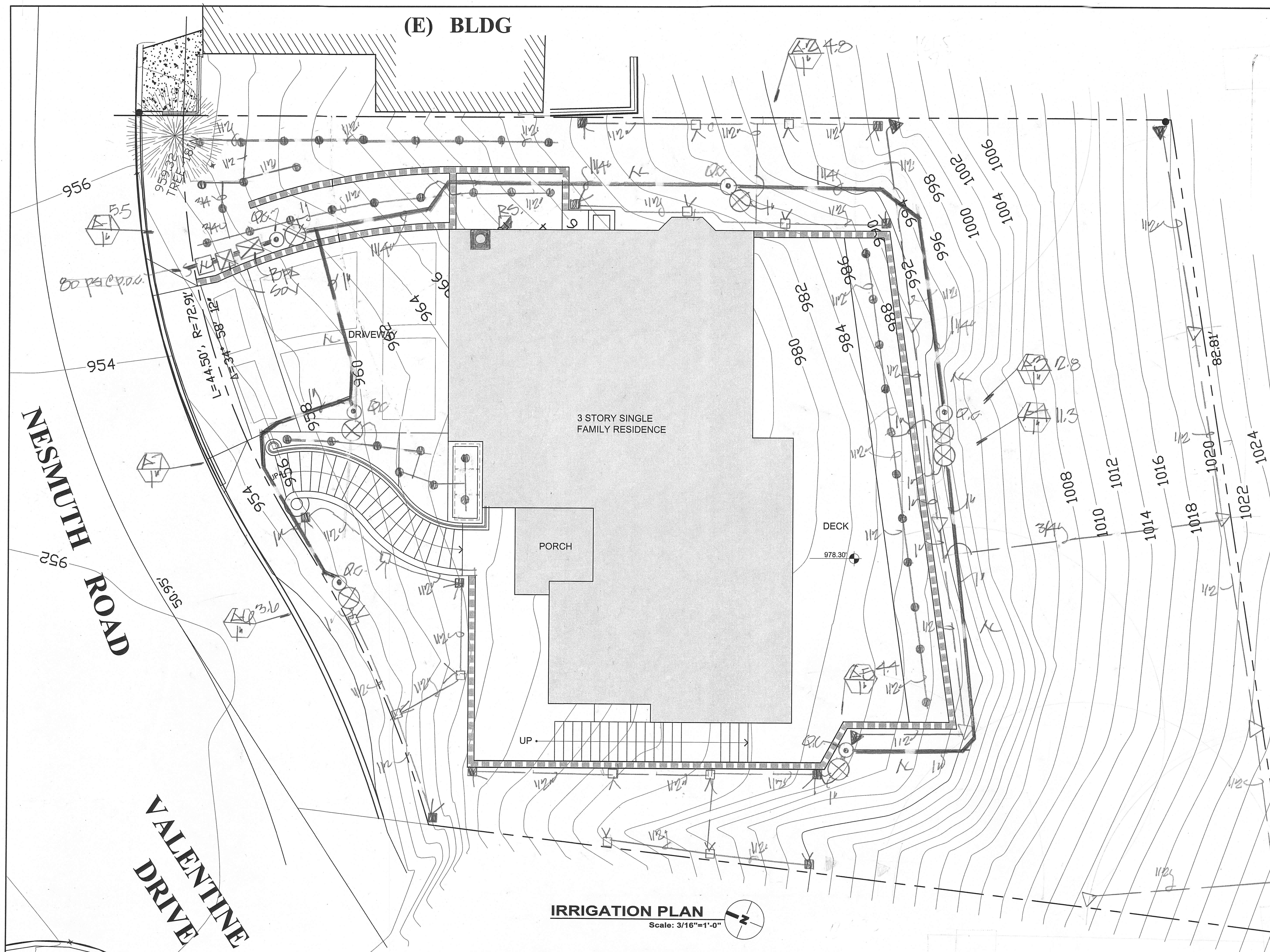
109 E. HARVARD ST., # 306, GLENDALE, CA. 91205

TEL: (618) 500-3966 FAX: (618) 546-8108

REVISION	BY

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

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



NESMUTH ROAD

VALENTINE DRIVE

(E) BLDG

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

SYMBOL	DESCRIPTION	MODEL NO.	GPM	RADIUS	PSI
▲	RAINBIRD 1/2" pop-up / RTR	1812-RVA11924-90°	.73	21'	30
▲	" " " " / HALF	1812-RVA11924-180°	1.41	21'	30
▲	" " " " / RTR	1812-10R44RZ	.39	10'	30
▲	" " " " / HALF	1812-10H44RZ	.79	10'	30
●	" " BUBBLER	1812-1401	.25	-	30

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

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

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

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

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

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

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

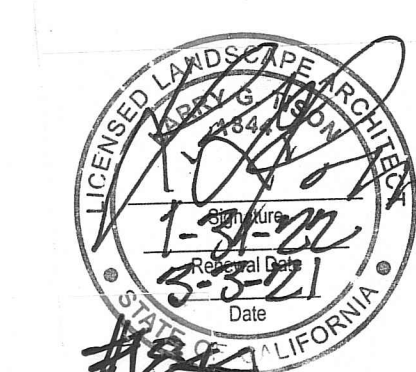
RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.

Reference Evapotranspiration (ET _o) / 43.7						
Hydrozone # Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PFIE)	Landscape Area (sq. ft.)	Estimated Total Water Use (ETWU)
Regular Landscape Areas						
A-1/12	.3	B	.8	.37	407	1,002
A-2/12	.3	B	.75	.4	340	894
A-3/12	.3	B	.8	.37	90	210
A-4/12	.3	B	.75	.4	3,082	1,074
A-5/12	.3	B	.75	.4	300	124
A-6/12	.3	B	.75	.4	300	124
Totals					4,302	1,590
Special Landscape Areas					(37)	1,307
Totals					(C)	(D)
ETWU Total						4,037
Maximum Allowed Water Allowance (MAWA)						4,400

MAWA = 4,400 GPM
ETWU = 4,037 GPM

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

IRRIGATION PLAN



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

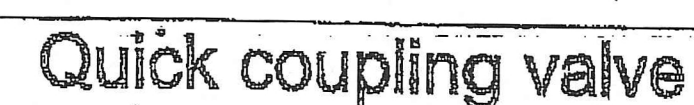
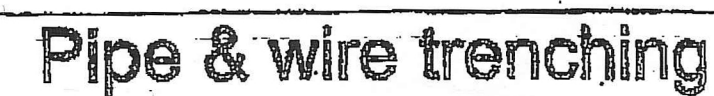
DOMUS DESIGN

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

REVISION	BY

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

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

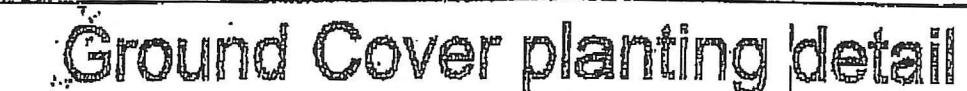
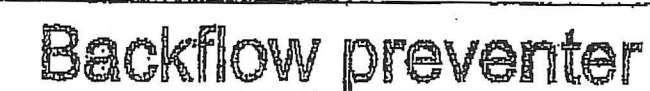


Tree Root barriers



- ## Landscape Notes

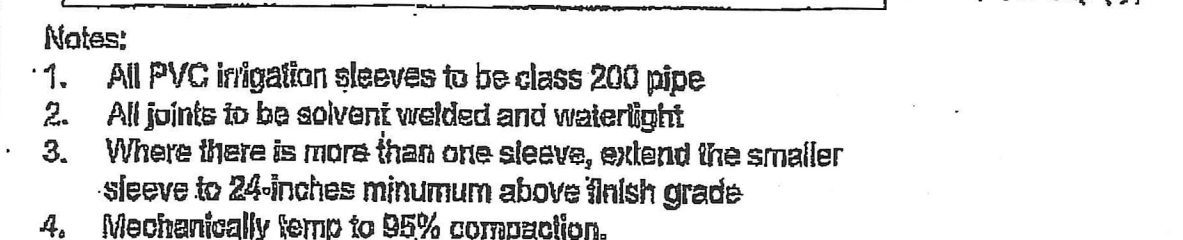
Soil characteristics



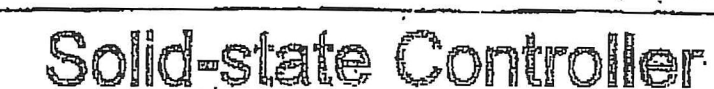
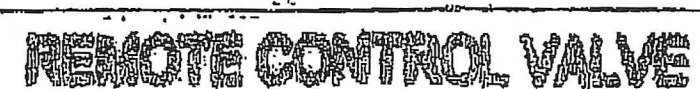
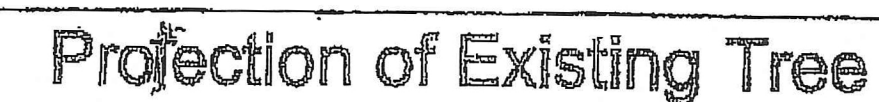
- Note: All other requirements to be per city standards and specifications.**



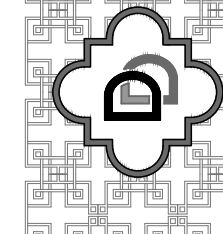
BACKFLOW DEVICE SCREENING DETAIL



Sleeving







DOMUS
DESIGN

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

RCB
ENGINEERING

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

REVISION	BY
04/01/2021	

DRAWING TITLE

PROJECT

OWNER

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

DRAWING TITLE

PROJECT

OWNER

420 NESMUTH ROAD,
GLENDALE, CA. 91202

DRAWING TITLE

PROJECT

OWNER

RENDERING



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

SHEET:

R-1

OF SHEETS