BOARD OF RECREATION AND PARK COMMISSIONERS

OFMO 20 2020

### **BOARD REPORT**

NO. 20-167

DATE August 20, 2020

C.D. 2

## BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: PARCEL MAP NO. AA-2020-0461-PMLA – RECOMMENDATION TO THE ADVISORY AGENCY FOR LAND DEDICATION OR IN-LIEU PARK FEE PAYMENT

AP Diaz H. Fujita		Furs. Piña-Cortez *C. Santo Dom	17 10	
V. Israel		N. Williams		m. due
				General Manager
Approved	X		Disapproved	Withdrawn

### RECOMMENDATIONS

- 1. Recommend that the Advisory Agency require Parcel Map AA-2020-0461-PMLA (Project) to pay in-lieu fees to the City in order fulfill the Project's requirements under provisions of Los Angeles Municipal Code Section 12.33; and,
- 2. Authorize the Department of Recreation and Parks' (RAP) General Manager or designee to provide a Report to the Advisory Agency informing them of the Board of Recreation and Park Commissioners' (Board) recommendation.

### PARK FEE SUMMARY

Ordinance 184,505 (Parks Dedication and Fee Update Ordinance) became effective on January 11, 2017. Ordinance 184,505 requires most residential projects that create new dwelling units or joint living and work quarters to dedicate land or to pay a fee in-lieu (Park Fee) for the purpose of developing park and recreational facilities. Residential projects that propose one or more additional dwelling units are subject to these requirements unless they meet one of the exceptions listed in Los Angeles Municipal Code (LAMC) Section 12.33 C.3 (e.g. certain affordable housing units and secondary dwelling units may be exempt from any requirement to pay a fee).

LAMC Section 17.03 (Advisory Agency) states that "[t]he Advisory Agency is charged with the duty of making investigations and reports on the design and improvement of proposed subdivisions, of requiring the dedication of land, the payment of fees in lieu thereof, or a combination of both, for the acquisition and development of park and recreation sites and facilities...". The Director of the City Planning Department (City Planning) is designated as the

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Advisory Agency for the City of Los Angeles and is authorized to act in such capacity through one or more deputies appointed by him or her for that purpose.

LAMC Section 17.04 (Subdivision Committee) states that RAP is to submit a Report to the Advisory Agency for each application for subdivision map approval and that report "shall contain recommendations, approved by the Board of Recreation and Park Commissioners, specifying the land to be dedicated, the payment of fees in lieu thereof, or a combination of both for the acquisition and development of park or recreational sites and facilities to serve the future inhabitants of such subdivision... ".

### PROJECT SUMMARY

The proposed Project, located at 12444 West Chandler Boulevard in the Valley Village community of the City, consists of the merger and subdivision of one (1) ground lot and three (3) airspace lots. The ground lot contains the construction of a 69-unit apartment development, 9 of which are affordable, while the airspace lots are for commercial uses.

The proposed Project also includes approximately 6,935 square feet (SF) of common open space, including two decks, a ground floor recreation area, and two ground floor yards.

The Project, as submitted to City Planning, is not proposing to make a park land dedication to the City of Los Angeles either on-site or off-site of the Project location. The project is currently under construction.

Conceptual renderings of the Project are attached (Attachment 1).

### EARLY CONSULTATION MEETING

Pursuant to LAMC Section 12.33 D.1, applicants of residential Subdivision projects with more than fifty (50) residential dwelling units are required to meet with RAP and City Planning prior to submitting a tract map application to City Planning. Per LAMC Section 12.33 D.1, "[t]he purpose of this early consultation is to discuss whether the City requires land dedication for the project and/or to discuss credits available to the applicant, if any."

RAP and City Planning staff held an Early Consultation meeting with Project representatives on <u>July 31, 2020</u>. The meeting included a discussion of the requirements of LAMC Section 12.33, the maximum land dedication that the Project could be required to provide, options and opportunities for on-site or off-site park land dedications, the calculation of Park Fees, and the various recreational credits available to the proposed Project.

### ADVISORY AGENCY

The proposed Project filed a tract map application with City Planning on <u>January 23, 2020</u>. On March 2, 2020, the Advisory Agency sent RAP a notification requesting RAP provide its report and recommendations on the Project by a deadline identified as "<u>Upon Receipt</u>." The Advisory

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Agency Filing Notification is attached (Attachment 2). If no written Report is provided to the Advisory Agency, the Advisory Agency will assume that RAP has no report to make.

### REQUIRED LAND DEDICATION AND IN-LIEU FEE PAYMENT

Pursuant to LAMC Section 12.33 C, "All new residential dwelling units and joint living and work quarters shall be required to dedicate land, pay a fee, or provide a combination of land dedication and fee payment for the purpose of acquiring, expanding and improving park and recreational facilities for new residents."

LAMC 12.33 D.2.b states "Any land dedication for park and recreation purposes shall not be deducted from a site's gross lot area for the purposes of calculating project density, lot area, buildable area or floor area ratio."

### Land Dedication

LAMC Section 12.33 D states that residential Subdivision projects with more than fifty (50) residential dwelling units can be required by the City to dedicate land to the City for park and recreation purposes. The maximum amount of land that the Advisory Agency could require a project to dedicate to the City is calculated based on the formula detailed in LAMC Section 12.33 D.2:

## • LD = (DU x P) x F

- **LD =** Land to be dedicated in acres.
- **DU =** Total number of new market-rate dwelling units.
- **P** = Average number of people per occupied dwelling unit as determined by the most recent version of the U.S. Census for the City of Los Angeles.
  - P = 2.88
- **F** = Park Service factor, as indicated by the Department of Recreation and Parks rate and fee schedule.

## • F = 0.00251 (2.51 acres of park land per 1,000 residents)

The **maximum** required land dedication for the Project's proposed 69 units would be:

As currently proposed, the Project has nine (9) dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required land dedication for the Project would be:

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The amount of land that is required to be dedicated is subject to change depending on the Park Service factor in effect at the time the Project is required to dedicate the land; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 D.3, land dedications may be made on-site or off-site of the project location. Any off-site land dedication shall be located within a certain radius of the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

While the Advisory Agency has the authority to require the Project to dedicate land to the City for park purposes, the Board would need to approve any proposed park land dedication before that land can be acquired and accepted by the City. Therefore, if the Advisory Agency requires the Project to dedicate land to the City, RAP staff would need to prepare a subsequent report to the Board regarding the proposed land dedication. That report would detail the amount and location of the land being dedicated, and the improvements, if any, proposed to be developed on the dedicated property. Additionally, if it is determined that the Project will provide a combination of land dedication and fee payment, the report would also identify the amount of inlieu fees that would be owed to the City after RAP credits the Project for the amount of land being dedicated.

Per Section 66477 (7) of the California Government Code, "Only the payment of fees may be required in subdivisions containing 50 parcels or less, except that when a condominium project, stock cooperative or community apartment project, as those terms are defined in Sections 4105, 4125, and 4190 of the Civil Code, exceeds 50 dwelling units, dedication of land may be required notwithstanding that the number of parcels may be less than 50."

### In-Lieu Fee Payment

Pursuant to LAMC Section 12.33, the Park Fee amount is determined by the type of residential development project (Subdivision or Non-Subdivision) being developed. RAP shall collect these fees pursuant to LAMC Section 19.17 and the Park Fees Section of RAP's Rate and Fee Schedule. As of July 1, 2020, Residential Subdivision projects that are subject to the Subdivision fee shall pay:

## \$13,609.00 x number of new non-exempt dwelling units

The **maximum** Park Fees payment for the Project's proposed 69 units would be:

**\$939,021.00** = \$13,609.00 x 69 dwelling units

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As currently proposed, the Project has nine (9) dwelling units in the Project that would likely qualify for an exemption per LAMC Section 12.33 C.3. If those dwelling units are ultimately determined to be exempt, the **maximum** required Park Fee payment for the Project would be:

## **\$816,540.00** = \$13,609.00 x 60 dwelling units

The amount of Park Fees that are required to be paid is subject to change depending on the Park Fee schedule in effect in the year of payment; the number of exempt dwelling units (e.g. affordable housing units, existing dwelling units to be replaced on site, etc.) included as part of the Project; any Dwelling Unit Construction Tax previously paid by the Project; and, any credits granted by RAP to the Project for improvements to dedicated park land or for eligible privately owned recreational facilities and amenities.

Per LAMC Section 12.33 E.3, any Park Fees collected by the City shall be expended within a certain radius from the project site, as specified below:

- a) Neighborhood Park: within a 2-mile radius
- b) Community Park: within a 5-mile radius
- c) Regional Park: within a 10-mile radius

## STAFF ANALYSIS AND RECOMMENDATION

In order for RAP staff to determine which mechanism, land dedication or payment of Park Fees, to recommend for the Board's review and approval, RAP staff analyzes each proposed development project, including its location, new population, surrounding parks, any nearby active or proposed park acquisition or park development project, existing park service radius gaps, etc. RAP staff also analyzes any parks, open spaces, or recreational areas anticipated to be provided by each proposed development project in order to determine if those facilities reduce the need for new public recreation and park facilities to serve the project residents.

One of the most critical factors that RAP staff uses to analyze proposed developments is existing park service radius gaps. According to the Trust for Public Land 2020 Park Score Index, approximately 62% of residents in the City of Los Angeles live within a 10-minute walk from a public park or open space. The Mayor's Office of Sustainability pLAn sets a goal of increasing the percentage of Angelenos living within a one-half mile from a park to at least 65% by 2025; 75% by 2035; and 100% by 2050. RAP has employed a variety of strategies, such as the 50 Parks Initiative, that are intended to increase park access and meet these park access goals.

### Site Analysis

The proposed Project is located within the Valley Village community of the City and within the North Hollywood – Valley Village Community Plan Area. The Project is currently under construction. The proposed Project is surrounded by residential and commercial uses.

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An aerial view of the Project site is attached hereto (Attachment 3). A map showing the generalized zoning of the Project site is also attached (Attachment 4).

The proposed Project is located in a high-density area of the City. Below is analysis of the density of the area within walking distance of the Project site and a comparison to both citywide density and local community density:

- Half-mile (1/2) walking distance of the Project site (EPADSS): 6,829 persons (12,885 persons per square mile)
- City of Los Angeles Population Density (2010 United States Census): 8,092 persons per square mile.
- North Hollywood Valley Village Community Plan Area (2017 American Community Survey): 13,150 persons per square mile

### Project Open Space and Recreational Areas

As previously discussed, the proposed Project also includes approximately 6,935 square feet (SF) of common open space, including two decks, a ground floor recreation area, and two ground floor yards.

The amount of common open space being provided by the proposed Project does not appear to significantly exceed the amount of open space the proposed Project would otherwise be required to provide per LAMC Section 12.21 (or other planning documents, specific plans, etc.). Additionally, it does not appear that these open spaces will include the type and variety of active and passive recreational facilities and amenities that are typically found in the City's Neighborhood and Community Parks and that are needed to meet the needs of residents of all ages and abilities.

As currently proposed, these proposed recreational amenities would likely not significantly reduce the proposed Project's impact on existing public recreational and park facilities nor would they likely significantly reduce the need for new or expanded public recreational and park facilities to serve the proposed Project's residents.

### Public Park Access

There are no RAP-operated public parks within a half (½) mile walking distance from the Project site. A map showing the project location and nearby public parks is attached hereto (Attachment 5).

As previously noted in this Report, a land dedication for a new public park could be located either on-site or off-site of the Project location. If a new public park was provided at the Project location the park would serve the new residents of the Project and would serve approximately **6,629** new, previously unserved, residents within a half-mile walking distance (Attachment 6). If a new public park was provided off-site of the Project location the park would serve the new residents of the Project location the park would serve the new residents of the Project as well as an unknown number of new, previously unserved, residents within a half-mile walking distance. If the proposed Project does elect to make some or all of its

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required land dedication off-site, staff would work with the Project to identify a site that would serve project residents, help close an existing park service area gap, and maximize, to the extent feasible, the number of new residents who would be within a half-mile walking distance of a public park.

### Nearby Public Park Projects

There are no public parks currently in development within a two (2) mile radius of the Project site:

There are two (2) park renovation projects currently in development within a two (2) mile radius of the Project site.

- Valley Plaza Park, located at 7000 North Whitsett Avenue, is a 30.62-acre facility that features multipurpose fields, basketball and tennis courts, children's play areas, a recreation center, and a swimming pool. The scope of work for the Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project is the conversion of three existing soccer fields at Whitsett Fields Park to synthetic turf fields with LED lighting, the addition of a park entrance and parking area along Whitsett Avenue, the construction of a small office and restroom building, and related landscape and hardscape improvements. The Valley Plaza Park – Whitsett Sports Field Improvements Phase II (PRJ21057) Project is fully funded at this time.
- Studio City Recreation Center, located at 12621 West Rye Street, is an 8.46-acre facility that features an auditorium/small gymnasium, lighted baseball diamond, basketball and tennis courts, children's play area, and outdoor fitness equipment. The scope of work for the Studio City Recreation Center – New Gymnasium (PRJ20404) Project includes the demolition of the existing gymnasium and the construction of a new gymnasium and community center. The Studio City Recreation Center – New Gymnasium (PRJ20404) Project has not yet started construction and is not fully funded at this time.

### Staff Recommendation

RAP staff recommends that the appropriate mitigation measure for this proposed Project is the payment of in-lieu fees to the City.

Per the Project applicant, the proposed Project is not a condominium project, stock cooperative or community apartment project, as defined in Sections 4105, 4125, and 4190 of the Civil Code.

There are two (2) park renovation projects currently in development within a two (2) mile radius of the Project site. The Studio City Recreation Center – New Gymnasium (PRJ20404) Project is not fully funded at this time.

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## FISCAL IMPACT

As it is not known at this time if the Advisory Agency will recommend the proposed Project dedicate park land to the City or to pay Park Fees, the potential Fiscal Impact to the RAP's General Fund is unknown.

## STRATEGIC PLAN INITIATIVES AND GOALS

Approval of this Board Report advances RAP's Strategic Plan by supporting:

**Goal No. 3:** Create & Maintain World Class Parks and Facilities

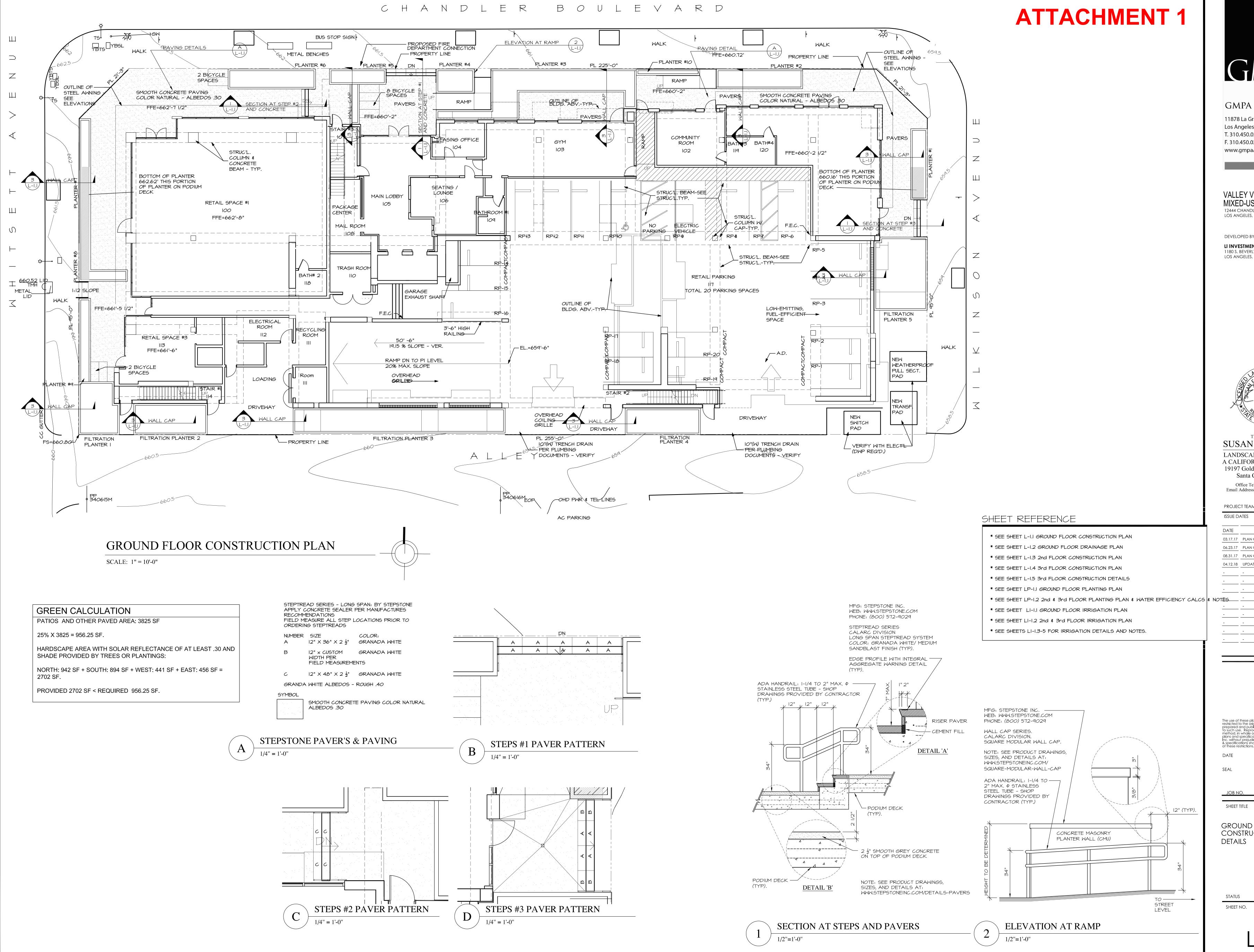
**Outcome No. 3:** Increased park maintenance, with a focus on cleanliness.

**Result:** Collected fees will fund capital improvements of existing parks in the Project area.

This Report was prepared by Ligaya Khennavong, Management Assistant, Planning, Maintenance and Construction Branch.

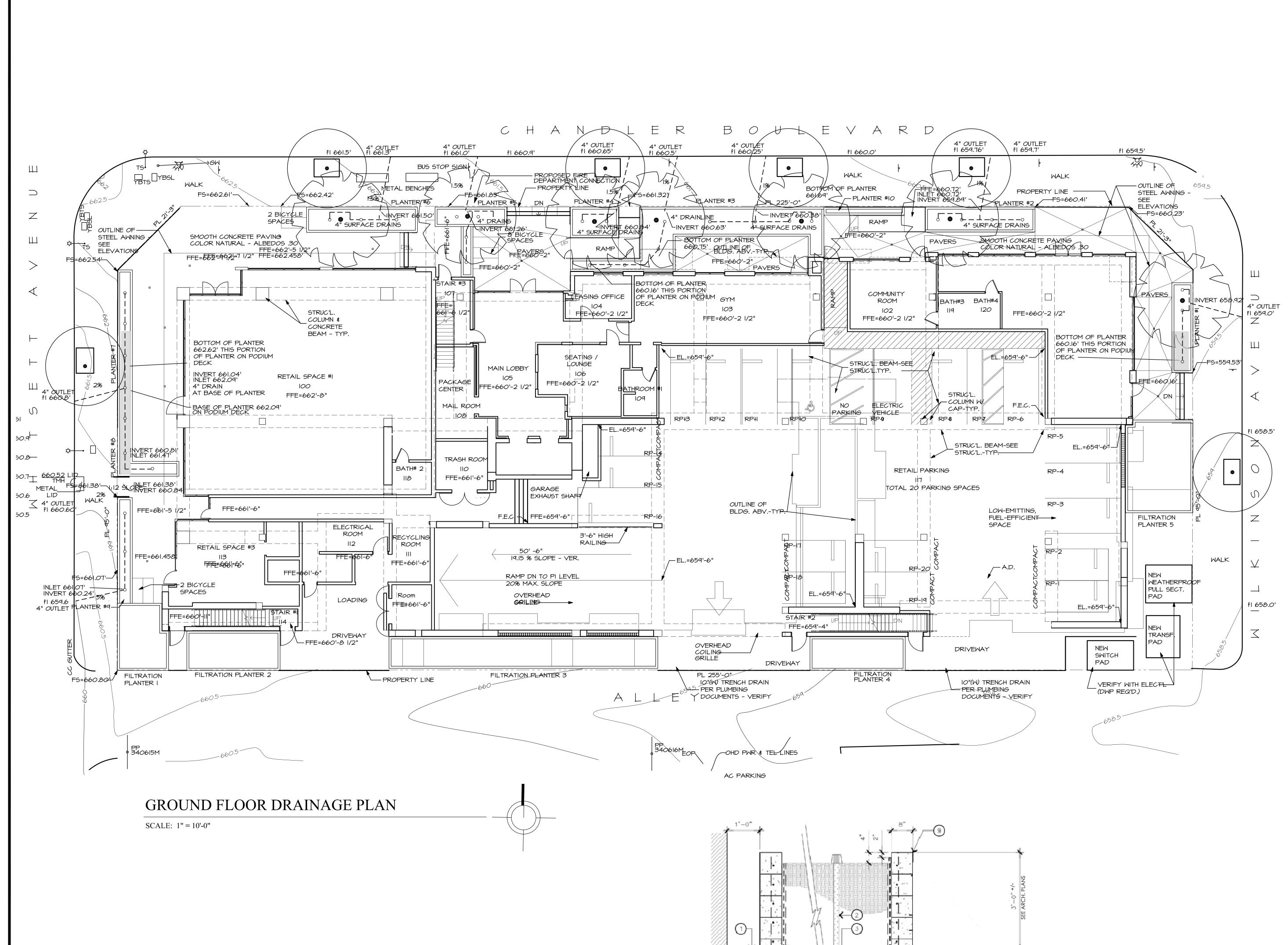
## LIST OF ATTACHMENTS

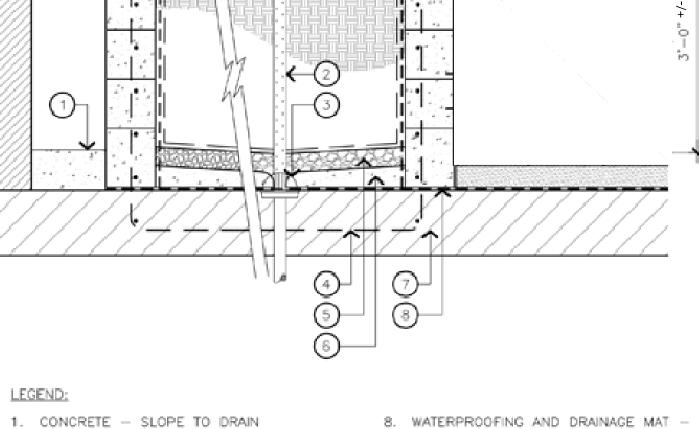
- 1) Conceptual Project Renderings
- 2) Advisory Agency Filing Notice
- 3) Aerial View of Project Site
- 4) Generalized Zoning
- 5) Project Location and Surrounding Parks
- 6) EPADSS Report





L-1.





SEE ARCH. DWGS.

9. CONCRETE PLANTER WALL

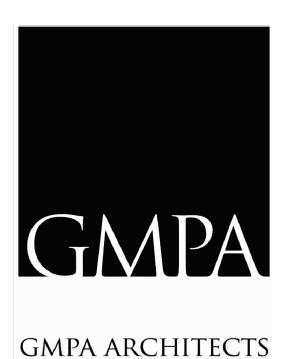
- 2. PERF. DRAIN PIPE, ATTACH TO DECK DRAIN
- DECK DRAIN SEE ARCH. DWGS. STEEL REINFORCEMENT – SEE STRUCT.
- DWGS. 5. 3" DRAIN GAVEL
- 6. TOPPING SLAB SEE ARCH. DWGS.
- STRUCTURAL DECK SEE STRUCT. DWGS.

PLANTER DRAINAGE

Scale: 3/4" = 1'-0"

\* SEE SHEET L-I.I GROUND FLOOR CONSTRUCTION PLAN \* SEE SHEET L-1.2 GROUND FLOOR DRAINAGE PLAN \* SEE SHEET L-1.3 2nd FLOOR CONSTRUCTION PLAN \* SEE SHEET L-1.4 3rd FLOOR CONSTRUCTION PLAN \* SEE SHEET L-1.5 3rd FLOOR CONSTRUCTION DETAILS \* SEE SHEET LP-I.I GROUND FLOOR PLANTING PLAN \* SEE SHEET LP-1.2 2nd & 3rd FLOOR PLANTING PLAN & WATER EFFICIENCY CALCS & NOTES \* SEE SHEET LI-I.I GROUND FLOOR IRRIGATION PLAN \* SEE SHEET LI-1.2 2nd & 3rd FLOOR IRRIGATION PLAN \* SEE SHEETS LI-1.3-5 FOR IRRIGATION DETAILS AND NOTES.

SHEET REFERENCE



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VALLEY VILLAGE MIXED-USE DEVELOPMENT 12444 CHANDLER BOULEVARD los angeles, ca 91607

DEVELOPED BY: LI INVESTMENT PROPERTIES, LLC. 1180 S. BEVERLY DRIVE los angeles, ca 90035



THE OFFICE OF SUSAN E. McEOWEN LANDSCAPE ARCHITECT 2180 A CALIFORNIA CORPORATION 19197 Golden Valley Road, #924 Santa Clarita, CA 91387 Office Telephone: (661) 294 3753 Email Address: Landarch.Susanflgmail.com

PROJECT TEAM ISSUE DATES

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03.17.17	PLAN CHECK SUBMITTAL	1
06.23.17	PLAN CHECK SUBMITTAL	2
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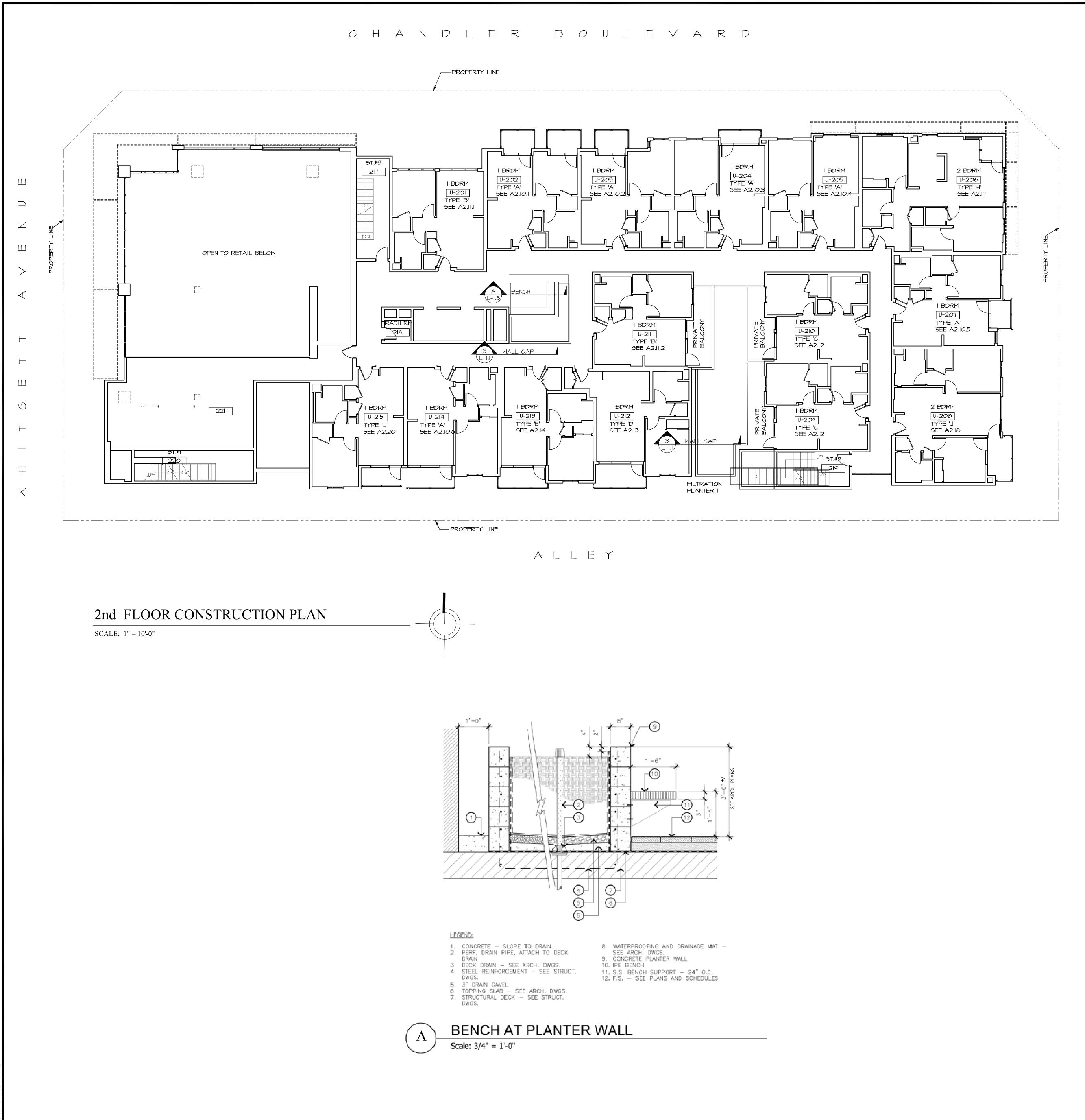
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GROUND FLOOR DRAINAGE PLAN

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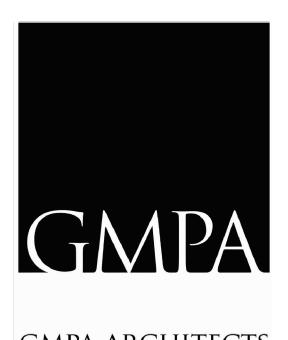
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- \* SEE SHEET L-1.3 2nd FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.4 3rd FLOOR CONSTRUCTION PLAN
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- \* SEE SHEET LP-1.2 2nd & 3rd FLOOR PLANTING PLAN & WATER EFFICIENCY CALCS & NOTES
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- \* SEE SHEET LI-1.2 2nd & 3rd FLOOR IRRIGATION PLAN
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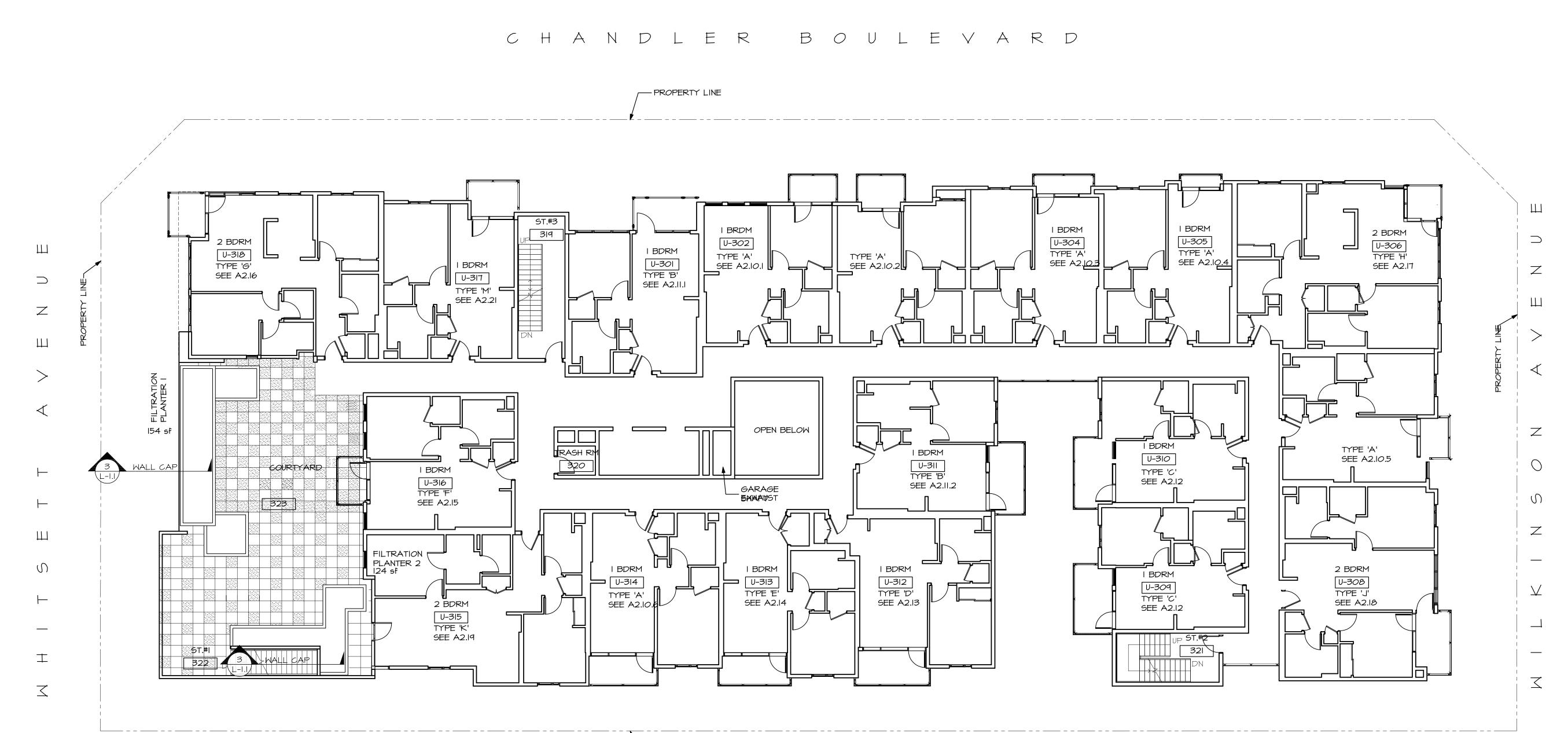
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2nd FLOOR OPEN SPACE CONSTRUCTION PLAN

STATUS PLAN CHECK SUBMITTAL SHEET NO.

L-1.3



## **3rd FLOOR CONSTRUCTION PLAN**

SCALE: 1" = 10'-0"

## GREEN CALCULATION PATIOS AND OTHER PAVED AREA: 1406 SF

25% X 1406 = 351.5 SF.

HARDSCAPE AREA WITH SOLAR REFLECTANCE OF AT LEAST .30 AND SHADE PROVIDED BY TREES OR PLANTINGS:

NORTH: 0 SF + SOUTH: 0 SF + WEST: 0 SF + EAST: 353 SF =

351.5 SF.

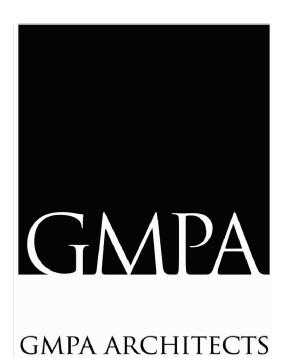
PROVIDED 353 SF < REQUIRED 351.5 SF.

PROPERTY LINE

ALLEY

## SHEET REFERENCE

- \* SEE SHEET L-I.I GROUND FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.2 GROUND FLOOR DRAINAGE PLAN
- \* SEE SHEET L-1.3 2nd FLOOR CONSTRUCTION PLAN
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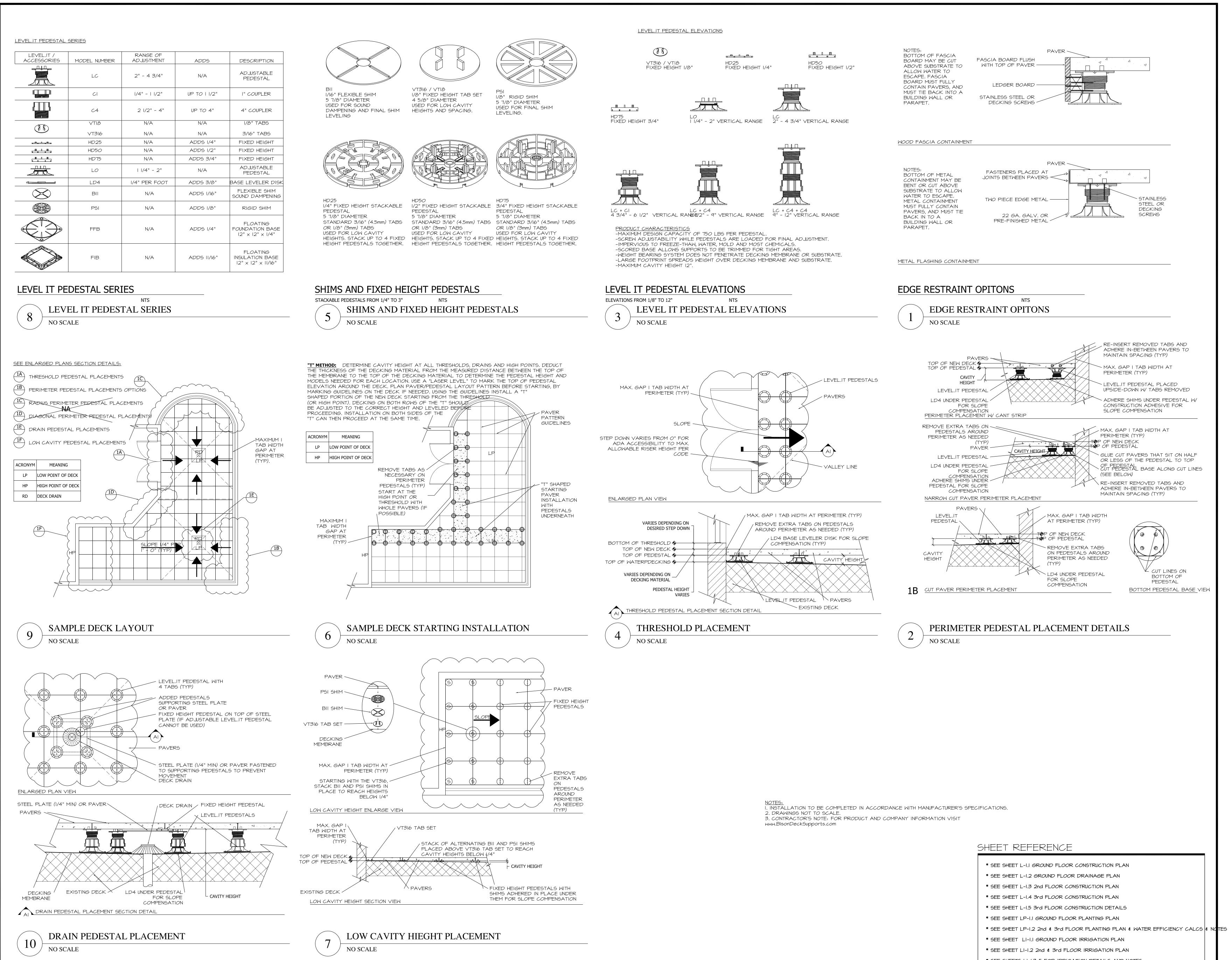


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PROJECT TEAM

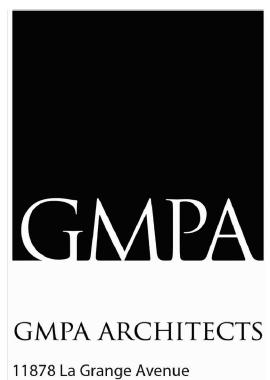
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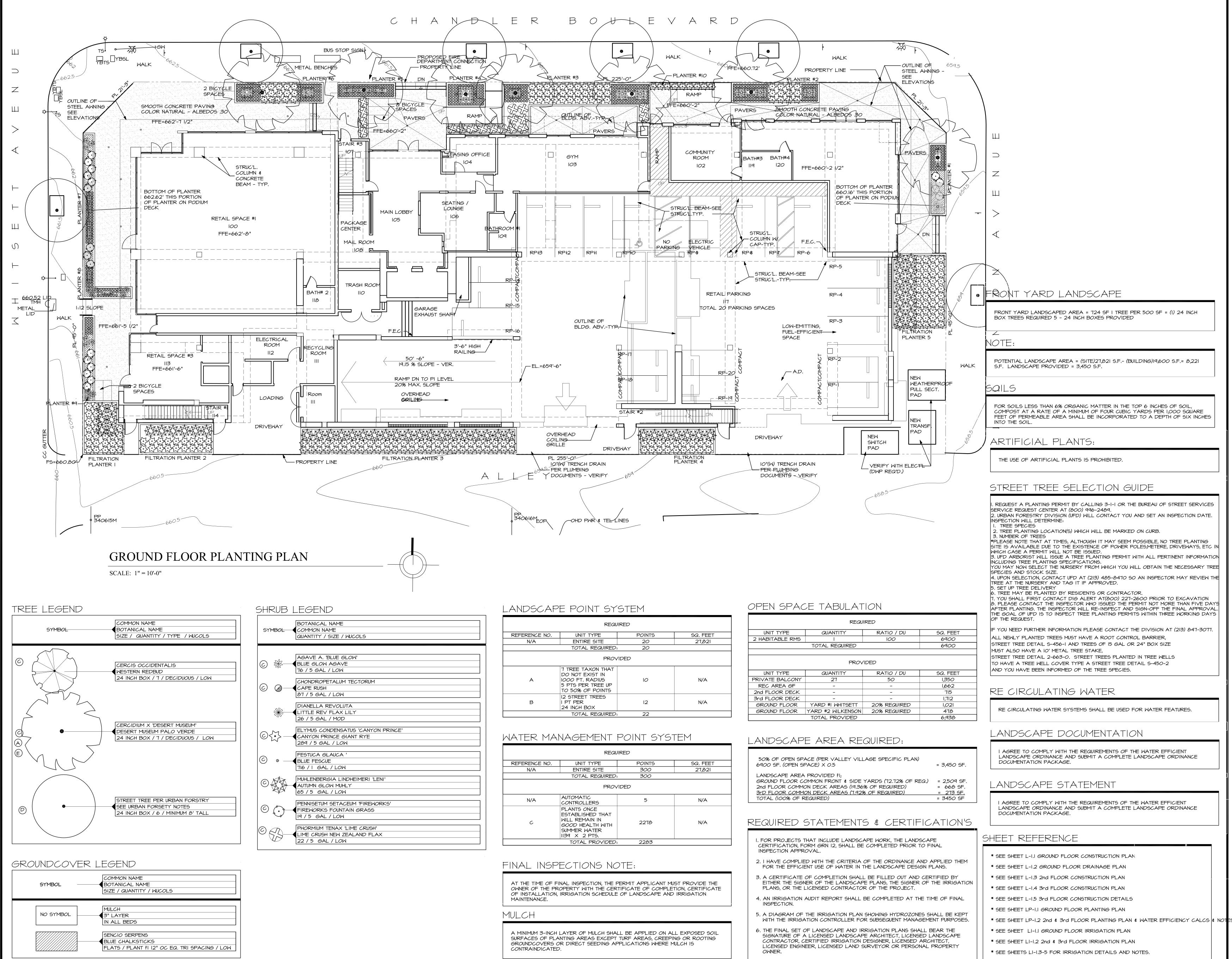
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3rd FLOOR OPEN SPACE DECK DETAILS

PLAN CHECK SUBMITTAL STATUS SHEET NO.

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5	
RUM	
ANYON PRINCE'	
TE	
RI 'LENI'	
REWORKS'	
ASS	
RUSH'	
> FLAX	

	REQU	IIRED	
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	20	27,821
	TOTAL REQUIRED	: 20	
	PROV	/IDED	
A	7 TREE TAXON THAT DO NOT EXIST IN IOOO FT. RADIUS 5 PTS PER TREE UP TO 50% OF POINTS	10	N/A
В	12 STREET TREES I PT PER 24 INCH BOX	12	N/A
	TOTAL REQUIRED	22	·

	REQU	IRED	
REFERENCE NO.	UNIT TYPE	POINTS	SQ. FEET
N/A	ENTIRE SITE	300	27,821
	TOTAL REQUIRED:	300	
	PROV	(IDED	
N/A	AUTOMATIC CONTROLLERS	5	N/A
C	PLANTS ONCE ESTABLISHED THAT WILL REMAIN IN GOOD HEALTH WITH SUMMER WATER II39 X 2 PTS.	2278	N⁄A
	TOTAL PROVIDED:	2283	

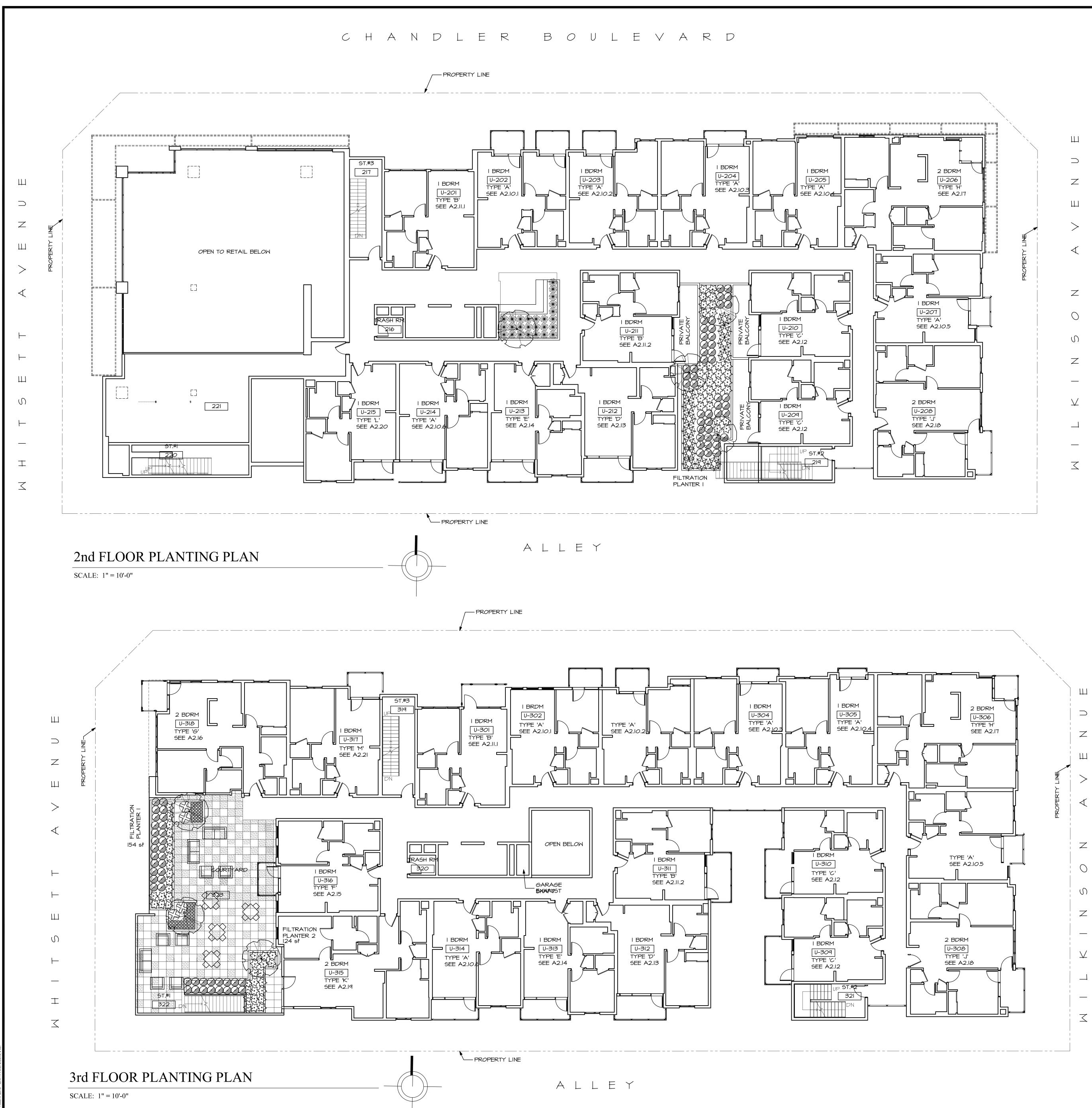
UNIT TYPE
2 HABITABLE F
UNIT TYPE
PRIVATE BALC
REC AREA E
2nd FLOOR DE
3rd FLOOR DE
GROUND FLOC
GROUND FLOC

50% OF OPE 6900 SF. (OP
LANDSCAPE / GROUND FLOO

I. FOR PROJE CERTIFICATION
2. I HAVE CON FOR THE EF
3. A CERTIFIC EITHER THE



P-1



## PLANT MATERIAL LEGEND

SEE SHEET LP-I FOR PLANT MATERIAL LEGEND.

## SHEET REFERENCE

- \* SEE SHEET L-I.I GROUND FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.2 GROUND FLOOR DRAINAGE PLAN
- \* SEE SHEET L-1.3 2nd FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.4 3rd FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.5 3rd FLOOR CONSTRUCTION DETAILS
- \* SEE SHEET LP-I.I GROUND FLOOR PLANTING PLAN
- \* SEE SHEET LP-1.2 2nd & 3rd FLOOR PLANTING PLAN & WATER EFFICIENCY CALCS & NOTES \* SEE SHEET LI-I.I GROUND FLOOR IRRIGATION PLAN
- \* SEE SHEET LI-1.2 2nd & 3rd FLOOR IRRIGATION PLAN
- \* SEE SHEETS LI-1.3-5 FOR IRRIGATION DETAILS AND NOTES.





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PROJECT TEAM

issue di	ATES	
DATE	DESCRIPTION	NO.
03.17.17	PLAN CHECK SUBMITTAL	1
06.23.17	PLAN CHECK SUBMITTAL	2
08.31.17	PLAN CHECK SUBMITTAL	4
04.12.18	UPDATED BID SET	5
	-	-
	-	-
-	-	-
_	-	-
-	-	-
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-	-	-
DATE	MARCH 17,	2017
SEAL		

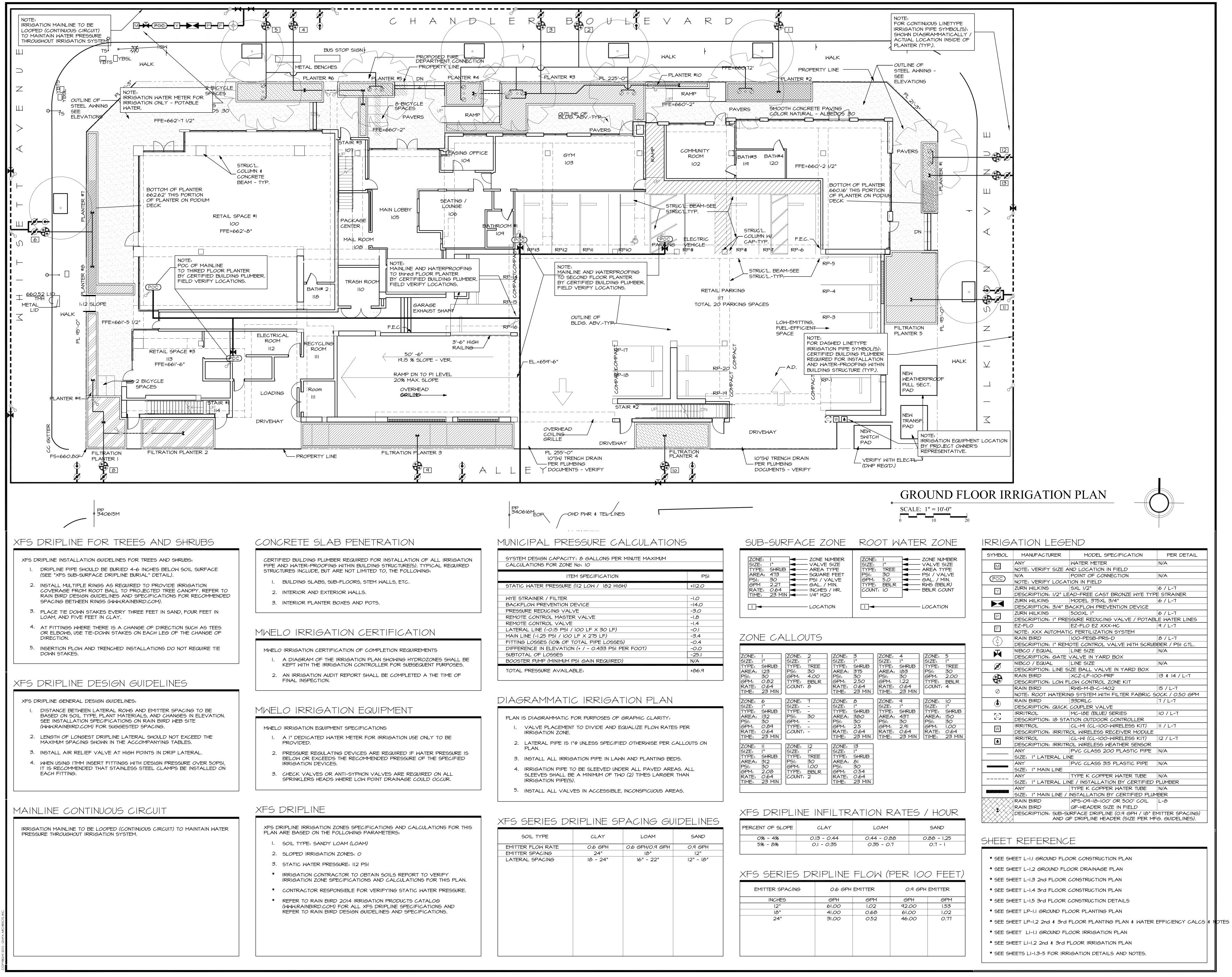
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SHEET TITLE

2nd FLOOR & 3rd FLOOR PLANTING PLAN

Plan Check Submittal STATUS SHEET NO.

LP-1.2



SYSTEM DESIGN CAPACITY: 8 GALLONS PER MINUTE MAXIMUM CALCULATIONS FOR ZONE No: 10
ITEM SPECIFICATION
STATIC WATER PRESSURE (112 LOW / 182 HIGH)
WYE STRAINER / FILTER
BACKFLOW PREVENTION DEVICE
PRESSURE REDUCING VALVE
REMOTE CONTROL MASTER VALVE
REMOTE CONTROL VALVE
LATERAL LINE (-0.15 PSI / 100 LF X 30 LF)
MAIN LINE (-1.25 PSI / 100 LF X 275 LF)
FITTING LOSSES (10% OF TOTAL PIPE LOSSES)
DIFFERENCE IN ELEVATION (+ / - 0.433 PSI PER FOOT)
SUBTOTAL OF LOSSES

SOIL TYPE	CLAY	LOAM	SAND
EMITTER FLOW RATE	0.6 GPH	0.6 GPH/0.9 GPH	0.9 GPH
EMITTER SPACING	24"	18"	12"
LATERAL SPACING	IB - 24"	I6" - 22"	12" - 18"

SUB-SURFACE ZONE	ROOT WATER ZONE
ZONE:IZONE NUMBERSIZE:I"VALVE SIZETYPE:SHRUBAREA TYPEAREA:473SQUARE FEETPSI:30PSI / VALVEGPM2.27GAL. / MIN.RATE:0.64INCHES / HR.TIME:23 MINI/4" H20	ZONE:IZONE NUMBERSIZE:I"VALVE SIZETYPE:TREEAREA TYPEPSI:30PSI / VALVEGPM:5.0GAL. / MIN.TYPE:BBLRRWS (BBLR)COUNT:IOBBLR COUNT

ZONE:		ZONE:	2	ZONE:	3	ZONE:	4	ZONE:	5
SIZE:	in l	SIZE:		SIZE:		SIZE:	10	SIZE:	
TYPE:	SHRUB	TYPE:	TREE	TYPE:	SHRUB	TYPE:	SHRUB	TYPE:	TREE
AREA:	123	PSI:	30	AREA:	375	AREA:	183	PSI:	30
PSI:	30	GPM:	4.00	PSI:	30	PSI:	30	GPM:	2.00
GPM:	0.82	TYPE:	BBLR	GPM:	2.50	GPM:	1.22	TYPE:	BBLR
RATE:	0.64	COUNT:		RATE:	0.64	RATE:	0.64	COUNT:	
TIME:	23 MIN			TIME:	23 MIN	TIME:	23 MIN		
ZONE:	6	ZONE:	7	ZONE:	8	ZONE:	9	ZONE:	10
SIZE:	Ι"	SIZE:	-	SIZE:	"	SIZE:	"	SIZE:	1"
TYPE:	SHRUB	TYPE:	-	TYPE:	SHRUB	TYPE:	SHRUB	TYPE:	SHRUB
AREA:	132	PSI:	30	AREA:	380	AREA:	437	AREA:	150
PSI:	30	GPM:	-	PSI:	30	PSI:	30	PSI:	30
GPM:	0.89	TYPE:	-	GPM:	2.5	GPM:	2.91	GPM:	1.00
RATE:	0.64	COUNT:	-	RATE:	0.64	RATE:	0.64	RATE:	0.64
TIME:	23 MIN			TIME:	23 MIN	TIME:	23 MIN	TIME:	23 MIN
ZONE:		ZONE:	2	ZONE:	3  "				
SIZE:		SIZE:		SIZE:					
TYPE:	SHRUB	TYPE:	TREE	TYPE:	SHRUB				
AREA:	312	PSI:	30	AREA:	81				
PSI:	30	GPM:	1.00	PSI:	30				
GPM:	2.08		BBLR	GPM:	0.54				
RATE:	0.64	COUNT:	2	RATE:	0.64				
TIME:	23 MIN	L		TIME:	23 MIN				

PERCENT OF SLOPE	CLAY	LOAM	SAND
0% - 4%	0.13 - 0.44	0.44 - 0.88	0.88 - 1.25
5% - 8%	0.1 - 0.35	0.35 - 0.1	0.7 - 1

INCHES
12"
18"
24"

INFILTRATION RATES / HOUR	
INFILIRATION RAILS / HOUR	

PACING         0.6 GPH EMITTER         0.9 GPH EMITTER           ES         GPH         GPM         GPH         GPM           61.00         1.02         92.00         1.53           41.00         0.68         61.00         1.02           31.00         0.52         46.00         0.11					
61.00         1.02         92.00         1.53           41.00         0.68         61.00         1.02	PACING	0.6 GPH EMITTER		0.9 GPH	EMITTER
41.00 0.68 61.00 1.02	5	GPH	GPM	GPH	GPM
		61.00	1.02	92.00	1.53
31.00 0.52 46.00 0.TT		41.00	0.68	61.00	1.02
		31.00	0.52	46.00	0.77

IRRIGATION	LEGEND

SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL
	ANY	WATER METER	N/A
М	NOTE: VERIFY SIZE A	ND LOCATION IN FIELD	
	N/A	POINT OF CONNECTION	N/A
(POC)	NOTE: VERIFY LOCAT	ION IN FIELD	
	ZURN WILKINS	SXL 1/2"	6/L-7
Y		AD-FREE CAST BRONZE WYE TYP	E STRAINER
	ZURN WILKINS	MODEL 375XL 3/4"	6/L-7
	DESCRIPTION: 3/4" B	ACKFLOW PREVENTION DEVICE	
Б	ZURN WILKINS	500XL  "	6/L-7
P	DESCRIPTION: I" PRES	SSURE REDUCING VALVE / POTABL	E WATER LINES
F	EZ-FLO	EZ-FLO EZ XXX-HC	9/L-7
	NOTE: XXX AUTOMATI	C FERTILIZATION SYSTEM	
Ċ	RAIN BIRD	100-PESB-PRS-D	8/L-7
$\Theta$	DESCRIPTION: I" REM	OTE CONTROL VALVE WITH SCRUB	BER / PSI CTL.
M	NIBCO / EQUAL	LINE SIZE	N/A
		VALVE IN YARD BOX	
Ø	NIBCO / EQUAL	LINE SIZE	N/A
		ZE BALL VALVE IN YARD BOX	
•		XCZ-LF-100-PRF	13 & 14 / L-7
•	DESCRIPTION: LOW FI	LOW CONTROL ZONE KIT	
$\oslash$		RWS-M-B-C-1402	15 / L-7
)		IG SYSTEM WITH FILTER FABRIC S	
٢		33DRLC	7 / L-7
$\bigcirc$	DESCRIPTION: QUICK		
		MC-IBE (BLUE) SERIES	10 / L-7
		TION OUTDOOR CONTROLLER	··· · · -
W		CL-MI (CL-100-WIRELESS KIT)	II / L-7
		OL WIRELESS RECEIVER MODULE	
۲		CL-WI (CL-100-WIRELESS KIT)	12 / L-7
		OL WIRELESS WEATHER SENSOR	11/4
		PVC CLASS 200 PLASTIC PIPE	N/A
	SIZE: I" LATERAL LIN		N1/A
		PVC CLASS 315 PLASTIC PIPE	N/A
	SIZE: I" MAIN LINE	TYPE K COPPER WATER TUBE	N/A
		VE / INSTALLATION BY CERTIFIED	
	ANY	TYPE K COPPER WATER TUBE	N/A
		INSTALLATION BY CERTIFIED PLUM	
XX7.YXX7.	RAIN BIRD	XFS-09-18-100' OR 500' COIL	L-8
$\times$	RAIN BIRD	QF-HEADER SIZE IN FIELD	
	4	IRFACE DRIPLINE (0.9 GPH / 18" EI	MITTER GRACING)
		F DRIPLINE HEADER (SIZE PER MF	
<u> </u>			

*	6 SEE	SHEET		FLOOR	CONSTRI	PI	Δ







SYMBOL	MANUFACTURER	MODEL SPECIFICATION	PER DETAIL			
	N/A	POINT OF CONNECTION	N/A			
(POC)	NOTE: VERIFY LOCA	TION IN FIELD				
Y	ZURN WILKINS	SXL 1/2"	6/L-7			
Ť	DESCRIPTION: 1/2" LE	EAD-FREE CAST BRONZE WYE TYF	E STRAINER			
	ZURN WILKINS	MODEL 375XL 3/4"	6/L-7			
	DESCRIPTION: 3/4" E	ACKFLOW PREVENTION DEVICE				
Р	ZURN WILKINS	500XL  "	6/L-7			
Р	DESCRIPTION: I" PRE	SSURE REDUCING VALVE / POTAB	LE WATER LINES			
F	EZ-FLO	EZ-FLO EZ XXX-HC	9/L-7			
F	NOTE: XXX AUTOMAT	IC FERTILIZATION SYSTEM				
$\triangle$	RAIN BIRD	100-PESB-PRS-D	8/L-7			
$\mathbf{\Psi}$	DESCRIPTION: I" REMOTE CONTROL VALVE WITH SCRUBBER / PSI CTL.					
	NIBCO / EQUAL	LINE SIZE	N/A			
	DESCRIPTION: LINE SIZE BALL VALVE IN YARD BOX					
	RAIN BIRD	XCZ-LF-100-PRF	13 & 14 / L-7			
<b>D</b>	DESCRIPTION: LOW F	LOW CONTROL ZONE KIT				
<b>()</b>	RAIN BIRD	33DRLC	7/L-7			
	DESCRIPTION: QUICK	COUPLER VALVE				
	ANY	PVC CLASS 200 PLASTIC PIPE	N/A			
	SIZE: I" LATERAL LI	NE				
	ANY	PVC CLASS 315 PLASTIC PIPE	N/A			
	SIZE: I" MAIN LINE					
	ANY	TYPE K COPPER WATER TUBE	N/A			
	SIZE: I" MAIN LINE /	INSTALLATION BY CERTIFIED PLUN	1BER			
$\times$	RAIN BIRD	XFS-09-18-100' OR 500' COIL'S	L-8			
$\times$	RAIN BIRD	QF-SUPPLY HEADER -SIZE IN FIE	D			
	DESCRIPTION: SUB-SURFACE DRIPLINE (0.9 GPH / 18" EMITTER SPACING)					
$\times$		RF DRIPLINE HEADER (SIZE PER MF	G. GUIDELINES).			

## ON-SURFACE ZONE

ZONE: SIZE: TYPE: PSI: GPM:	" TURF 30  2.37	ZONE NUMBER VALVE SIZE AREA TYPE PSI / VALVE GAL, / MIN,
TYPE: COUNT: RISER:	50 12"	HEAD TYPE HEAD COUNT RISER HEIGHT
		LOCATION

## ZONE CALLOUTS

ZONE:	14	ZONE:	15	ZONE:	16	] [2	ZONE:	17	ZONE:	18
SIZE:	1"	SIZE:	1	SIZE:	"		SIZE:	1"	SIZE:	"
TYPE:	SHRUB	TYPE:	SHRUB	TYPE:	SHRUB	-	TYPE:	SHRUB	TYPE:	SHRUE
AREA:	147	AREA:	485	AREA:	124	,	AREA:	154	AREA:	75
PSI:	30	PSI:	30	PSI:	30	Ħ	PSI:	30	PSI:	30
GPM:	.97	GPM:	3.2	GPM:	0.82		GPM:	1.03	GPM:	.50
RATE:	0.64	RATE:	0.64	RATE:	0.64	Ī	RATE:	0.64	RATE:	0.64
TIME:	23 MIN	TIME:	23 MIN	TIME:	23 MIN	-	TIME:	23 MIN	TIME:	23 MI
						_				

## DIAGRAMMATIC IRRIGATION PLAN

PLAN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY:

- I. VALVE PLACEMENT TO DIVIDE AND EQUALIZE FLOW RATES PER IRRIGATION ZONE.
- 2. LATERAL PIPE IS I"O UNLESS SPECIFIED OTHERWISE PER CALLOUTS ON PLAN.
- 3. INSTALL ALL IRRIGATION PIPE IN LAWN AND PLANTING BEDS.
- 4. IRRIGATION PIPE TO BE SLEEVED UNDER ALL PAVED AREAS. ALL SLEEVES SHALL BE A MINIMUM OF TWO (2) TIMES LARGER THAN IRRIGATION PIPE(S).
- 5. INSTALL ALL VALVES IN ACCESSIBLE, INCONSPICUOUS AREAS.

## CONCRETE SLAB PENETRATION

CERTIFIED BUILDING PLUMBER REQUIRED FOR INSTALLATION OF ALL IRRIGATION PIPE AND WATER-PROOFING WITHIN BUILDING STRUCTURE(S). TYPICAL REQUIRED STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:

- I. BUILDING SLABS, SUB-FLOORS, STEM WALLS, ETC.
- 2. INTERIOR AND EXTERIOR WALLS.
- 3. INTERIOR PLANTER BOXES AND POTS.

## MWELO IRRIGATION CERTIFICATION

MWELO IRRIGATION CERTIFICATION OF COMPLETION REQUIREMENTS

- I. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT PURPOSES.
- 2. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED A THE TIME OF FINAL INSPECTION.

## MWELO IRRIGATION EQUIPMENT

MWELO IRRIGATION EQUIPMENT SPECIFICATIONS I. A I" DEDICATED WATER METER FOR IRRIGATION USE ONLY TO BE PROVIDED.

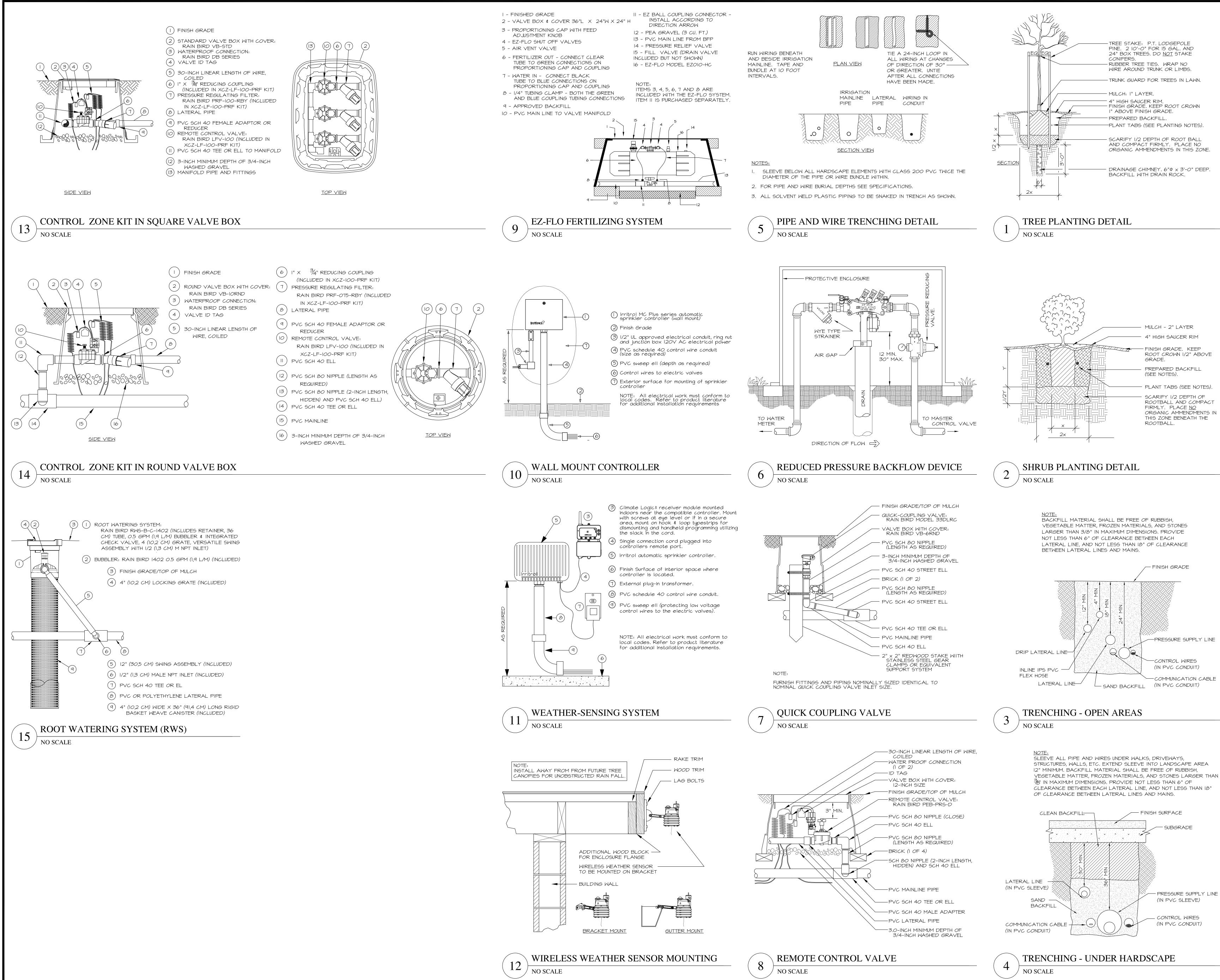
- 2. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
- 3. CHECK VALVES OR ANTI-SYPHON VALVES ARE REQUIRED ON ALL SPRINKLERS HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.

## SHEET REFERENCE

* SEE SHEET L-I.I	GROUND	FLOOR (	CONSTRUCTION	PLAN

- \* SEE SHEET L-1.2 GROUND FLOOR DRAINAGE PLAN
- \* SEE SHEET L-1.3 2nd FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.4 3rd FLOOR CONSTRUCTION PLAN
- \* SEE SHEET L-1.5 3rd FLOOR CONSTRUCTION DETAILS
- \* SEE SHEET LP-I.I GROUND FLOOR PLANTING PLAN \* SEE SHEET LP-1.2 2nd & 3rd FLOOR PLANTING PLAN & WATER EFFICIENCY CALCS & NOTES
- \* SEE SHEET LI-I.I GROUND FLOOR IRRIGATION PLAN
- \* SEE SHEET LI-1.2 2nd & 3rd FLOOR IRRIGATION PLAN
- \* SEE SHEETS LI-1.3-5 FOR IRRIGATION DETAILS AND NOTES.







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DEVELOPED BY: LI INVESTMENT PROPERTIES, LLC. 1180 S. BEVERLY DRIVE los angeles, ca 90035



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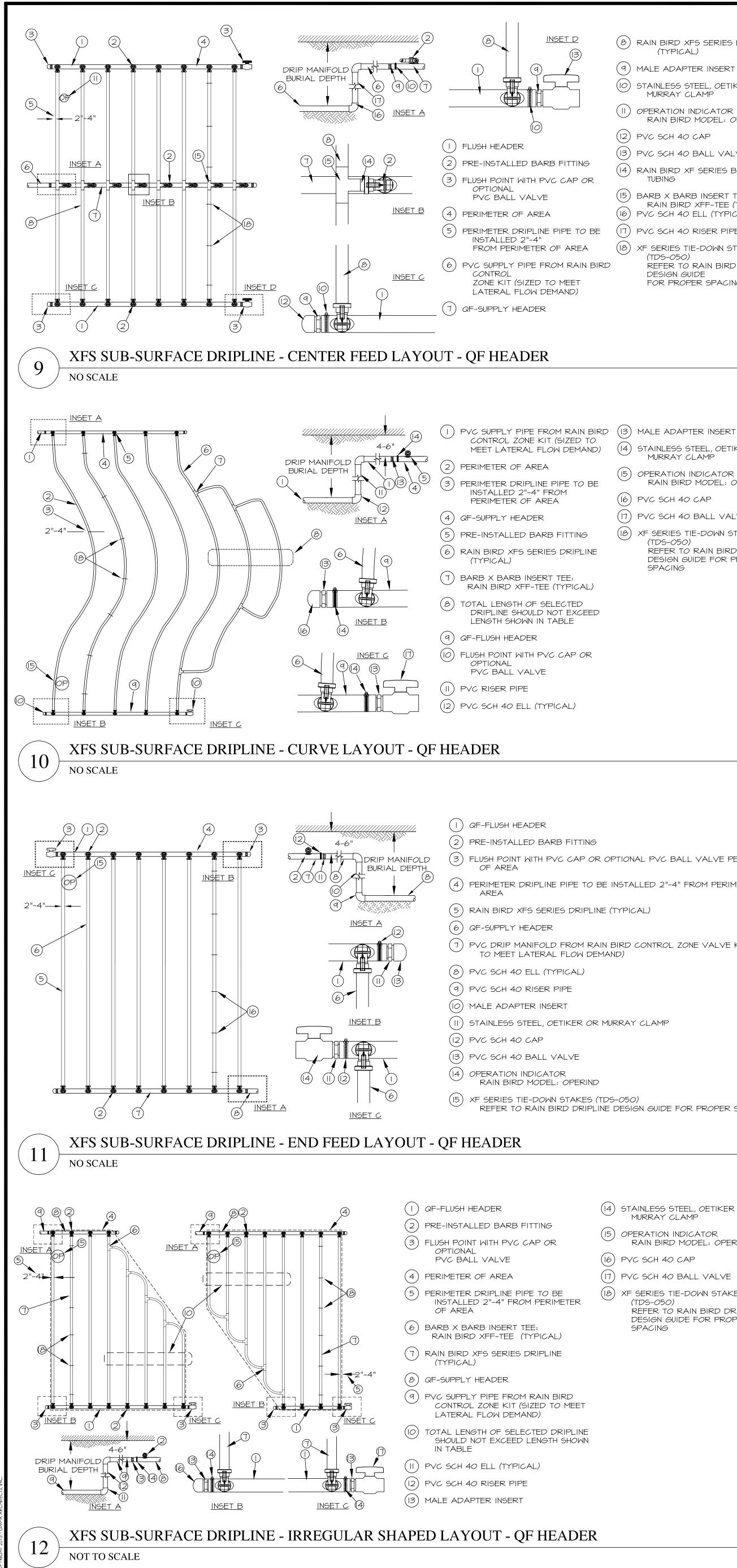
ISSUE D	ATES	
DATE	DESCRIPTION	NO.
03.17.17	PLAN CHECK SUBMITTAL	1
06.23.17	PLAN CHECK SUBMITTAL	2
08.31.17	PLAN CHECK SUBMITTAL	4
04.12.18	UPDATED BID SET	5
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DATE	MARCH 17,	2017
SEAL		

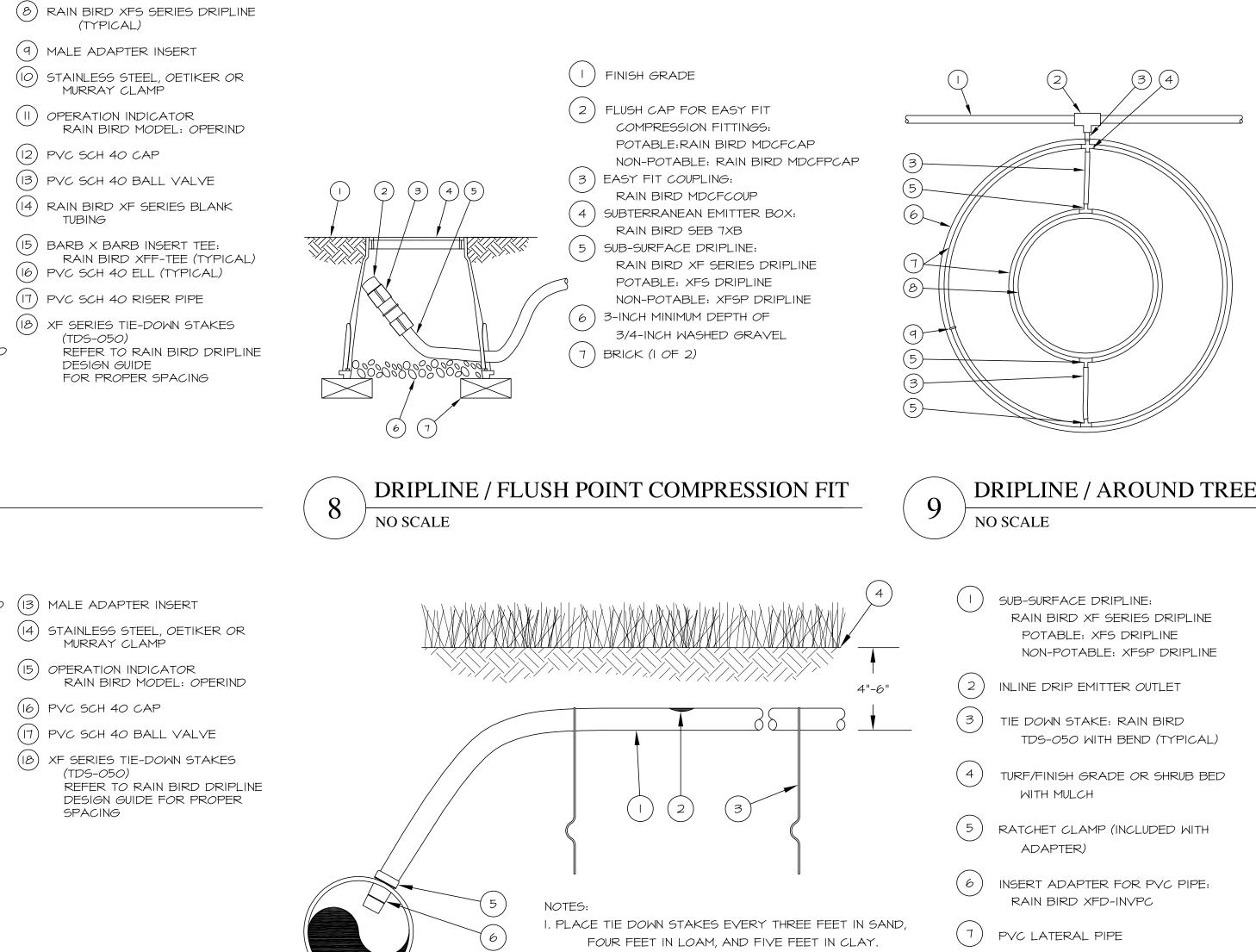
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IRRIGATION DETAILS

Plan Check Submittal STATUS

L1-1.3





# ' NO SCALE

2. AT FITTINGS WHERE THERE IS A CHANGE OF DIRECTION

3. INSERTION PLOW AND TRENCHED INSTALLATIONS DO NOT

EACH LEG OF THE CHANGE OF DIRECTION

REQUIRE TIE DOWN STAKES.

DRIPLINE / INSERT ADAPTER FOR 1 1/2" OR LARGER PVC

SUCH AS TEES OR ELBOWS, USE TIE-DOWN STAKES ON

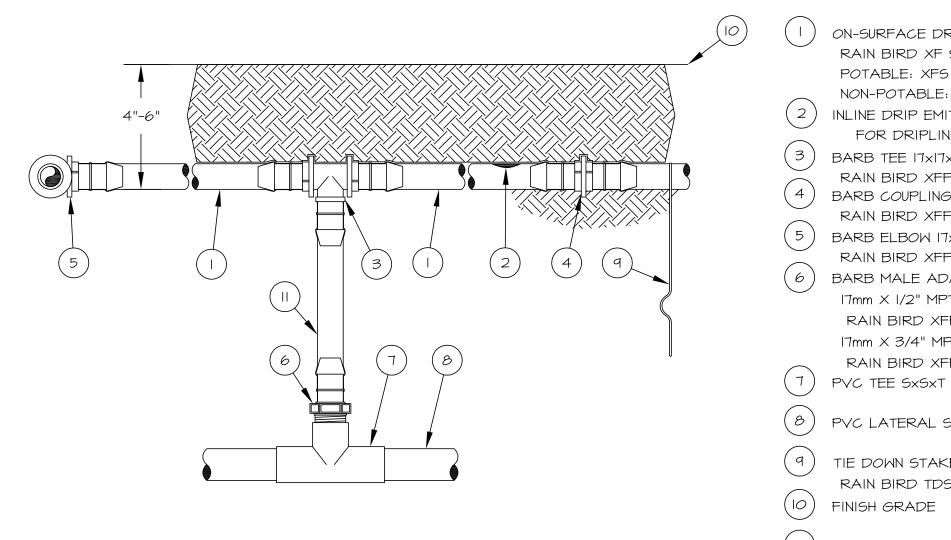
(3) FLUSH POINT WITH PVC CAP OR OPTIONAL PVC BALL VALVE PERIMETER ) PERIMETER DRIPLINE PIPE TO BE INSTALLED 2"-4" FROM PERIMETER OF

(7) PVC DRIP MANIFOLD FROM RAIN BIRD CONTROL ZONE VALVE KIT (SIZED

REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING

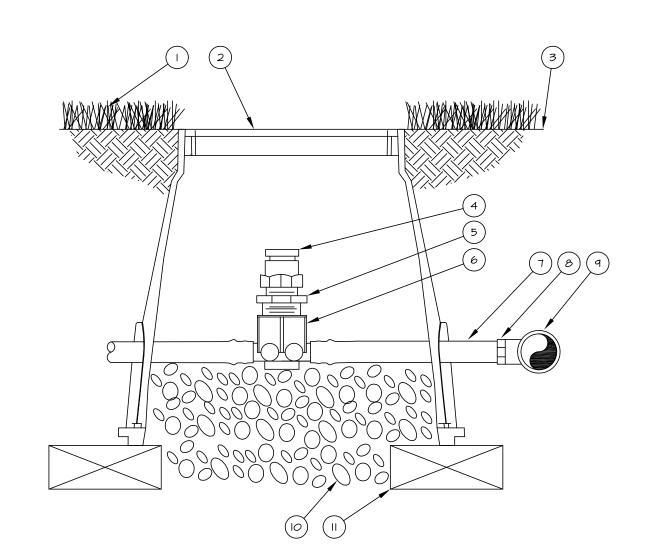
- (14) STAINLESS STEEL, OETIKER OR MURRAY CLAMP
- (15) OPERATION INDICATOR RAIN BIRD MODEL: OPERIND
- (16) PVC SCH 40 CAP
- (17) PVC SCH 40 BALL VALVE (18) XF SERIES TIE-DOWN STAKES

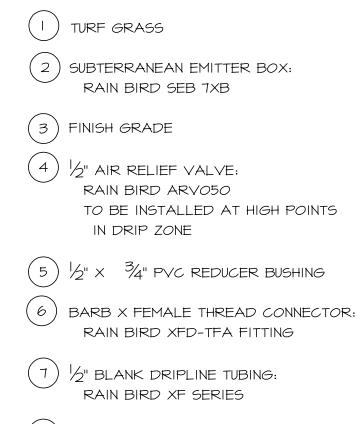
(TDS-050) REFER TO RAIN BIRD DRIPLINE DESIGN GUIDE FOR PROPER SPACING





DRIPLINE / RISER ASSEMBLY NO SCALE





DRIPLINE / 1/2" INLINE AIR RELIEF VALVE / NO SCALE

MINIMUM I-1/2" IN DIAMETER DEPTH PER SPECIFICATION

( ) ON-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE INLINE DRIP EMITTER OUTLET, SEE PLANS FOR DRIPLINE OUTLET SPACING. (3) BARB TEE I7×I7×I7mm RAIN BIRD XFF-TEE (4) BARB COUPLING 17×17mm RAIN BIRD XFF-COUP (5) BARB ELBOW 17×17mm RAIN BIRD XFF-ELBOW (6) BARB MALE ADAPTER 17mm X 1/2" MPT

RAIN BIRD XFF-MA-050 17mm X 3/4" MPT RAIN BIRD XFF-MA-075

 $(\mathcal{B})$  PVC LATERAL SUPPLY HEADER

(9) TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (TYPICAL)

(II) RAIN BIRD XF SERIES BLANK TUBING LENGTH AS REQUIRED

(9) PVC TEE CONNECTED TO PVC

3/4" WASHED GRAVEL

HEADER PIPE

(10) 3" MINIMUM DEPTH OF

 $( \parallel )$  BRICK (I OF 2)

(2) SUBTERRANEAN EMITTER BOX:

TO BE INSTALLED AT HIGH POINTS

(5)  $\frac{1}{2}$ " x  $\frac{3}{4}$ " PVC REDUCER BUSHING

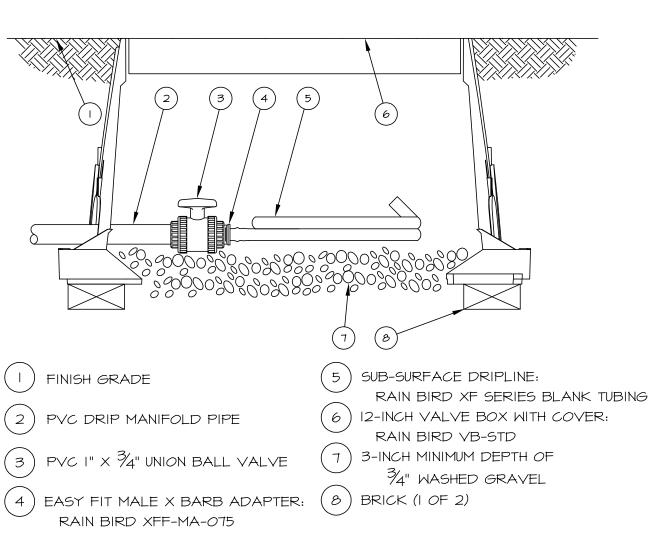
RAIN BIRD XFD-TFA FITTING

(8) BARB X MALE THREAD CONNECTOR: RAIN BIRD XFF-MA FITTING

→ PVC SCH 40 TEE OR EL RAIN BIRD XF SERIES (3) BLANK TUBING BARB CROSS INSERT (4)FITTING RAIN BIRD XFD-CROSS BARB TEE INSERT FITTING: RAIN BIRD XFF-TEE PROJECTED CANOPY (7) LINE OF TREE SUB-SURFACE DRIPLINE: RAIN BIRD XF SERIES DRIPLINE POTABLE: XFS DRIPLINE NON-POTABLE: XFSP DRIPLINE 8 PLACE AS SHOWN (LENGTH AS REQUIRED) (q) ROOT BALL TIE DOWN STAKE: RAIN BIRD TDS-050 WITH BEND (QUANTITY AS REQUIRED, SEE

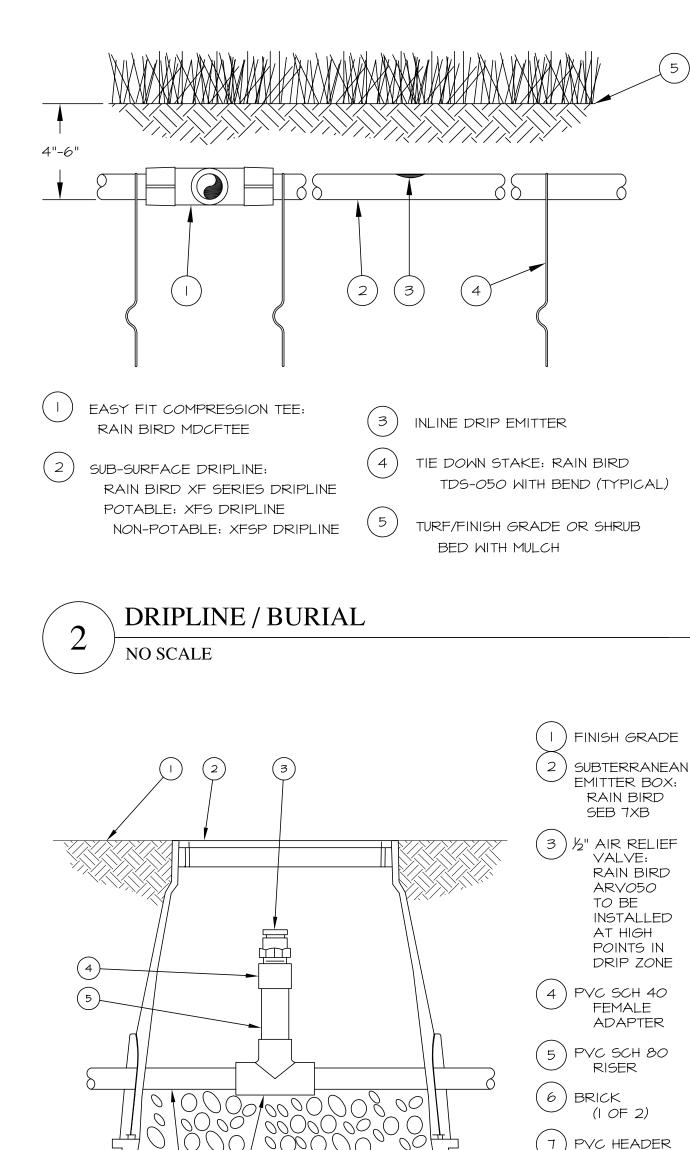
NOTES 2-3 BELOW)

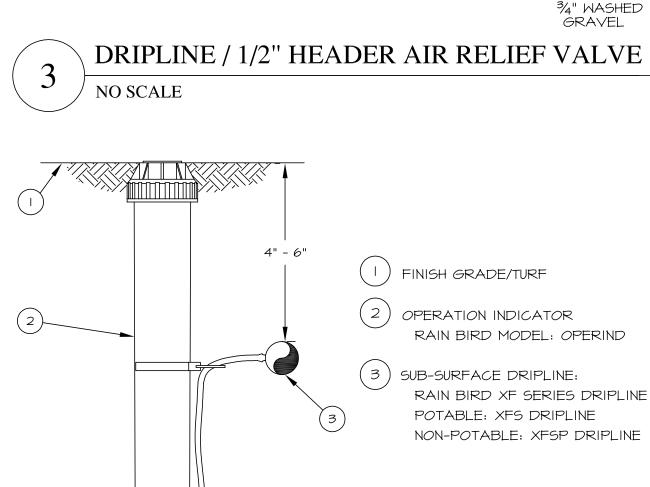
I) PVC DRIP MANIFOLD PIPE



DRIPLINE / FLUSH POINT WITH BALL VALVE

NO SCALE





PIPE

(8) PVC SCH 40

TEE

DEPTH OF

(q) 3" MINIMUM

NOTE:

/ NO SCALE

I. INSERT BARB TRANSFER FITTING DIRECTLY INTO DRIPLINE TUBING. 2. VAN NOZZLE MAY BE SET TO CLOSED, OR IF IT IS DESIRED TO SEE SPRAY

FROM THE NOZZLE, SET THE ARC TO 4 PATTERN. THE FLOW FROM THE NOZZLE, O.3 GPM, SHOULD BE ACCOUNTED FOR IN THE SYSTEM DESIGN.

**DRIPLINE / OPERATION INDICATOR** 4



PLAN CHECK SUBMITTAL STATUS

L | - | .4

L-8

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SEN	ERAL	P	_A
I.	THE WORK LABOR, EQU THE FINISH SPECIFIED.	JIPM	ENT,
2.	THE CONTRAND REGUL		
З.	ALL SOIL US FRIABLE SC		
4.	ALL PLANTS		
5.	PLANTS SHA WILL BE RE UNSATISFAC	JEC.	TED
6.	FINISH GRA FREE, READ I 1/2" BELOI	DE I DY F	S FI <i>O</i> R
٦.	NO PLANT S TESTED ANI IS ESTABLIS	D AF	PPR
8.	EXCAVATE DIAMETER / THE FOLLOI a. 6 PAR b. 4 PAR c. 2 POU d. 10 POL e. 2 POU	AND VING TS ( TS N VDS JNDS	/: > MI: >N S   TR   O-    O-  > A6
<i>व</i> .	RIP ALL PL FOLLOWING a. 4 CUBI b. 30 PO c. 100 PC	MA IC Y UND:	TER ARE 5 20
10.	AFTER SET SETTLE. THE AFTER SET	Е ТО	ΡO
ΙΙ.	THE OWNER TO THE FOL a. AFTER EXCAN b. UPON ( MAINT c. ONCE)	LOV TRI /ATI COM ENAI	NING EE A ON ( PLE NCE.
12.	DO NOT WIL IS OBVIOUS WAS NOT K THE ATTENT CONTRACTO REVISIONS.	1 NN NOW 100	THE N DI OF
13.	AFTER ALL THE CONTRA MAINTENANG FERTILIZING USE IO-2O- RECOMMENI UPKEEP OF	ACT( CE F 3 AT 10 C DAT	OR PERI 30 OM IONS
14.	LANDSCAPE THE FOLLOI a.   YEAF b. 6 MON c. 30 DA	NING R FC THS	) PE PR T F <i>O</i> F
15.	THE GUARA TO POOR M AFT.ER FINA	1AIN <sup>-</sup>	ΓEN/
16.	ALL TREES	SPE	CIF

## GENERAL PLANTING NOTES

### RK TO BE PERFORMED UNDER THIS CONTRACT SHALL INCLUDE ALL EQUIPMENT, MATERIALS, AND SERVICES NECESSARY TO COMPLETE ISH GRADING, SOIL PREPARATION, PLANTING, AND MAINTENANCE

### ED. NTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL CODES GULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS

IL USED DURING THE GRADING OPERATION SHALL BE LOOSE, E SOIL OF THE SAME QUALITY AS EXISTING SOIL.

ANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, FREE DISEASE AND INSECT INFESTATION, AND NOT ROOT BOUND. SHALL BE SUBJECT TO INSPECTION AND APPROVAL. THE PLANTS REJECTED BY THE OWNER OR HIS REPRESENTATIVE IF DEEMED

## GRADE IS FINAL GRADE, WITH SMOOTH, UNIFORM SURFACE, WEED EADY FOR PLANTING. PLANTING AREA FINISH GRADE SHALL BE ELOW ADJACENT PAVED SURFACES.

NT SHALL BE PLANTED UNTIL IRRIGATION WORK IS COMPLETE, AND APPROVED OR UNTIL SOIL PREPARATION AND FINAL GRADE BLISHED.

### ATE PLANTS WITH VERTICAL SIDES FOR ALL PLANTS TWICE THE ER AND I 1/2 TIMES THE DEPTH OF ROOT BAILS. BACK-FILL WITH \_LOWING MIX:

## PARTS ON SITE SOIL (BY VOLUME) PARTS NITROLIZED FIR SHAVINGS (BY VOLUME)

POUNDS IO-IO-IO COMMERCIAL FERTILIZER (PER CUBIC YARD MIX) POUNDS AGRICULTURE GYPSUM (PER CUBIC YARD MIX)

- POUNDS IRON SULFATE (PER CUBIC YARD OF MIX) \_ PLANTING AREAS TO A DEPTH OF 64 AND TILL WITH THE
- NING MATERIALS (PER 100 SQUARE FEET): CUBIC YARDS NITROLIZED FIR SHAVINGS
- POUNDS 20-20-20 COMMERCIAL FERTILIZER (70% SLOW RELEASE) POUNDS AGRICULTURAL GYPSUM
- SETTING PLANTS, BACK-FILL MATERIALS SHALL BE SOAKED TO . THE TOP OF THE ROOT BALL SHALL BE I" ABOVE FINISHED GRADE SETTLING OCCURS.
- NER OR HIS REPRESENTATIVE SHALL BE NOTIFIED 48 HOURS PRIOR FOLLOWING STAGES OF CONSTRUCTION INSPECTION: TER TREE AND SHRUBS HAVE BEEN SPOTTED - PRIOR TO CAVATION OF PLANTING HOLES.
- ON COMPLETION OF ALL PLANTING FOR APPROVAL TO BEGIN AINTENANCE. ICE A WEEK PRIOR TO END OF MAINTENANCE.

## WILLFULLY INSTALL ANY PLANT MATERIAL AS PER DESIGN WHEN IT OUS IN THE FIELD THAT UNKNOWN SITE CONDITIONS EXISTED THAT OT KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT TO TENTION OF THE OWNER'S REPRESENTATIVE OR OTHERWISE THE ACTOR MUST ASSUME FULL RESPONSIBILITY FOR ANY AND ALL

ALL WORK HAS BEEN COMPLETED AND APPROVED BY THE OWNER, INTRACTOR SHALL MAINTAIN THE PROJECT FOR A 90 DAY NANCE PERIOD BY WATERING, WEEDING, MULCHING, CULTIVATING, IZING AT 30, 60, AND 90 DAYS INTO THE MAINTENANCE PERIOD. -20-10 COMMERCIAL FERTILIZER PER MANUFACTURER'S MENDATIONS, AND ANY OTHER OPERATION NECESSARY FOR THE

OF THE PROJECT. CAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR LLOWING PERIODS OF TIME: (EAR FOR TREES

MONTHS FOR SHRUBS DAYS FOR GROUNDCOVERS

ARANTEE SPECIFIED ABOVE DOES NOT HOLD FOR PLANT LOSS DUE OR MAINTENANCE BY THE OWNER OR DUE TO VANDALISM BEFORE OR

FINAL ACCEPTANCE. EES SPECIFIED ON PLAN SHALL BE GUYED PER PLAN DETAILS.

## GENERAL IRRIGATION NOTES

- I. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE STATIC WATER PRESSURE, PER THE LOCAL WATER DISTRICT, OF XXX PSI. THE CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION AND REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ABOVE AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- 2. THIS DESIGN IS DIAGRAMMATIC FOR PURPOSES OF GRAPHIC CLARITY. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. INSTALL A MINIMUM LAYER OF 6" OF CLEAN FILL SAND BELOW PAVED AREAS.
- 3. BEFORE ANY WORK COMMENCES, A CONFERENCE SHALL BE HELD WITH THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR, REGARDING GENERAL REQUIREMENTS FOR THIS WORK.
- 4. THE CONTRACTOR IS REQUIRED TO TAKE ALL PRECAUTIONARY MEASURES TO PROTECT UTILITIES AND ANY OTHER LINES OR STRUCTURES NOT SHOWN ON THESE PLANS AND HE IS RESPONSIBLE FOR THE PROTECTION OF ANY DAMAGE TO THESE LINES OR STRUCTURES.
- 5. THE CONTRACTOR AGREES THAT HE SHALL ASSUME COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS AND CONTRACTOR AGREES TO DEFEND AND INDEMNIFY AND HOLD OWNER AND DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCES OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- 6. DO NOT INSTALL THE IRRIGATION SYSTEM AS SHOWN IN THE DRAWING5 WHEN IT IS OBVIOUS, IN THE FIELD, THAT OBSTRUCTIONS, GRADE DIFFERENCES, OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNERS OR AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY AT NO ADDITIONAL COST TO THE OWNER.
- 7. THE CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER-SPRAY ON TO WALKS, ROADWAYS, AND / OR BUILDINGS AS MUCH AS POSSIBLE. THIS SHALL INCLUDE SELECTING THE BEST DEGREE OF ARC TO FIT THE EXISTING SITE CONDITIONS AND TO THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING FLOW FOR EACH SYSTEM.
- 8. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN SHRUB OR GROUND COVER AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS I" ABOVE FINISHED GRADE.
- 9. ALL POP-UP TYPE SPRINKLER HEADS INSTALLED IN LAWN AREAS SHALL BE INSTALLED WHERE THE TOP OF THE SPRINKLER HEAD IS FLUSH WITH ADJACENT SIDEWALK OR CURB.
- 10. ALL SPRINKLER HEADS SHALL BE SET PERPENDICULAR TO FINISH GRADE OF THE AREA TO BE IRRIGATED UNLESS OTHERWISE DESIGNATED IN THE PLANS.
- II. IIO / I2O VOLT ELECTRICAL POWER AT THE AUTOMATIC CONTROLLER LOCATION SHALL BE PROVIDED BY OTHERS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAKE THE FINAL HOOKUP FROM THE ELECTRICAL OUTLET TO THE AUTOMATIC CONTROLLER.
- 12. INSTALL ALL PIPE MATERIALS AND EQUIPMENT AS SHOWN IN DETAILS. USE TEFLON TAPE OR TEFLON PIPE DOPE ON ALL PVC MALE PIPE THREADS ON ALL SPRINKLERS, SWING JOINTS, AND VALVE ASSEMBLIES.
- 13. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, ETC. HE SHALL COORDINATE HIS WORK WITH THE SUBCONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING STRUCTURES, ETC.
- 14. IN ADDITION TO THE CONTROL WIRE SLEEVES AND PIPE SLEEVES SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE AND PIPE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- 15. THE CONTRACTOR IS RESPONSIBLE FOR FOLLOWING ALL THE LOCAL CODES AND ORDINANCES FOR NON-POTABLE WATER USAGE. HE SHALL TAG ALL PARTS OF THE IRRIGATION SYSTEM AS REQUIRED FOR NON-POTABLE WATER USAGE (IF REQUIRED).
- 16. STOP ALL BACK-DRAINAGE OF HEADS WITH CHECK VALVES IN RISERS. ADJUST TO RECOMMENDED PRESSURE PER MANUFACTURE'S SPECIFICATIONS.
- 17. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO LOCAL AND STATE CODES AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK.
- 18. THE CONTRACTOR SHALL APPLY AND PAY FOR ALL PERMITS REQUIRED FOR THE WORK INDICATED ON THE PLAN.19. THE IRRIGATION SYSTEM SHALL BE UNCONDITIONALLY GUARANTEED FOR A
- PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE. 20. UPON COMPLETION OF WORK, ALL MATERIALS, EQUIPMENT, AND WASTE SHALL BE REMOVED FROM THE SITE TO THE OWNER'S SATISFACTION.
- 21. THE IRRIGATION SYSTEM SHALL BE DEEMED INCOMPLETE UNTIL ALL HEADS, VALVES, AND RELATED IRRIGATION EQUIPMENT HAVE BEEN CHECKED AND ADJUSTED TO BEST CONFORM TO THE CONDITIONS THAT PREVAIL AT THE SITE.
- 22. BACK FILL FOR TRENCHING SHALL BE COMPACTED TO DRY DENSITY EQUAL TO THE ADJACENT UNDISTURBED SOIL AND SHALL CONFORM TO THE ADJACENT GRADES WITHOUT DIPS, SUNKEN AREAS, HUMPS OR OTHER IRREGULARITIES.
- 23. ALL PIPING SHALL CONFORM TO IRRIGATION LEGEND.
- 24. PLASTIC FITTINGS SHALL BE OF SCHEDULE 40 POLYVINYL CHLORIDE PLASTIC PIPE.
- 25. INITIAL BOCK-FILL ON PLASTIC LINES SHALL BE OF FINE GRANULAR MATERIAL WITH NO FOREIGN MATTER LARGER THAN 1/2" DIAMETER.
- 26. SUPPLY OS PART OF THIS CONTRACT THE FOLLOWING TOOLS:
  a. ONE WRENCH FOR DISASSEMBLY OF EACH TYPE OF SPRINKLER HEAD SUPPLIED.
  b. TWO KEYS FOR THE CONTROLLER.



L1-1.5

DEPARTMENT OF CITY PLANNING 200 N. Spring Street, Room 525 Los Angeles, CA 90012-4801 AND

6262 VAN NUYS BLVD., SUITE 430 VAN NUYS, CA 91401

> COMMISSION OFFICE (213) 978-1300

CITY PLANNING COMMISSION

SAMANTHA MILLMAN PRESIDENT

VAHID KHORSAND VICE-PRESIDENT

DAVID H. J. AMBROZ CAROLINE CHOE HELEN LEUNG KAREN MACK MARC MITCHELL VERONICA PADILLA-CAMPOS DANA M. PERLMAN





ERIC GARCETTI

## **ATTACHMENT 2**

EXECUTIVE OFFICES 200 N. Spring Street, Room 525 Los Angeles, CA 90012-4801 (213) 978-1271

> VINCENT P. BERTONI, AICP DIRECTOR

KEVIN J. KELLER, AICP EXECUTIVE OFFICER

SHANA M.M. BONSTIN DEPUTY DIRECTOR

> TRICIA KEANE DEPUTY DIRECTOR

ARTHI L. VARMA, AICP DEPUTY DIRECTOR

LISA M. WEBBER, AICP DEPUTY DIRECTOR

INFORMATION http://plannig.lacity.org

## Updated Filing Notification and Distribution Form

Parcel Map No. Site Address(es):

Community Plan:

COUNCIL DISTRICT NO. 2

Dept. of Building and Safety – Grading

Dept. of Building and Safety – Zoning

Dept. of Transportation, CWPC Section

**DWP Water Engineering & Distribution** 

Animal Regulation (hillside or grading)

Dept. of Fire, Engineering and Hydrant Unit

Bureau of Engineering

DWP Real Estate

AA-2020-461-PMLA 12438 & 12444 W. Chandler Blvd. & 5353 N Wilkinson Ave. North Hollywood - Valley Village Filing Date:01/2No Deemed Complete Date:N/ADistribution Date:03/0

01/23/2020 N/A 03/02/2020

Hillside 🗌 Yes 🛛 No

MODIFICATION/REVISION REQUEST

Thomas Guide: 562 - GRID F2 D.M.: 171-B-165

Community Plan Revision Division

Housing Department (no P.S.)

Department of Recreation and Parks

Bureau of Sanitation

VIII Urban Forestry Division

- Board Of Education (no P.S.)
- County Health Department (no P.S.)

## DATE DUE: UPON RECEIPT

Bureau of Street Lighting

Please send your reports to the following NEW e-mail address: <a href="mailto:planning.valleysubdivisions@lacity.org">planning.valleysubdivisions@lacity.org</a>. Thank you.

Pursuant to Sections 17.50 through 17.60 of the Los Angeles Municipal Code, the attached preliminary parcel map is submitted for your consideration. The Advisory Agency will await your report and recommendation regarding the above matter for 39 days. If we have not received a written report from you after 40 days from the date of filing, we will assume that you have no report to make.

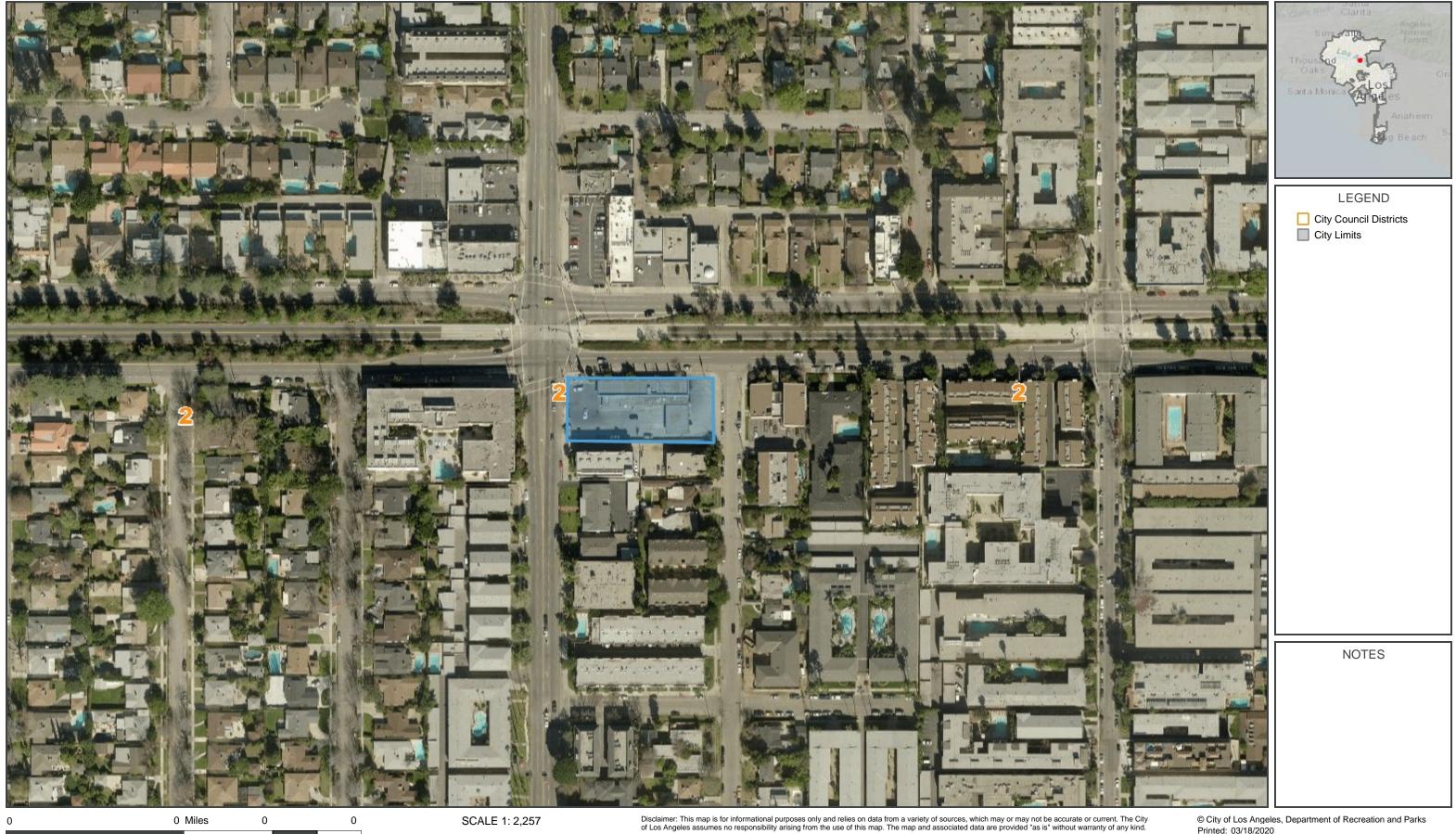
May K Amuel

Mary K. Crowell Senior Administrative Clerk



## **EQUITABLE PARKS & AMENITIES** DECISION SUPPORT SYSTEM

## Aerial View of the Project Site



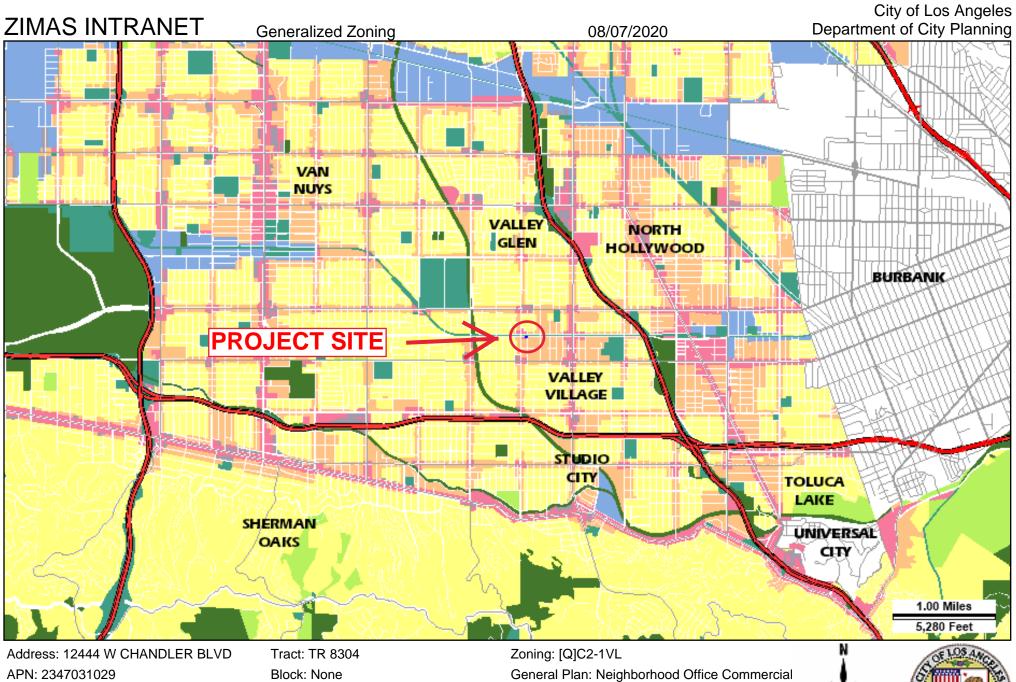
SCALE 1: 2,257





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## **ATTACHMENT 4**



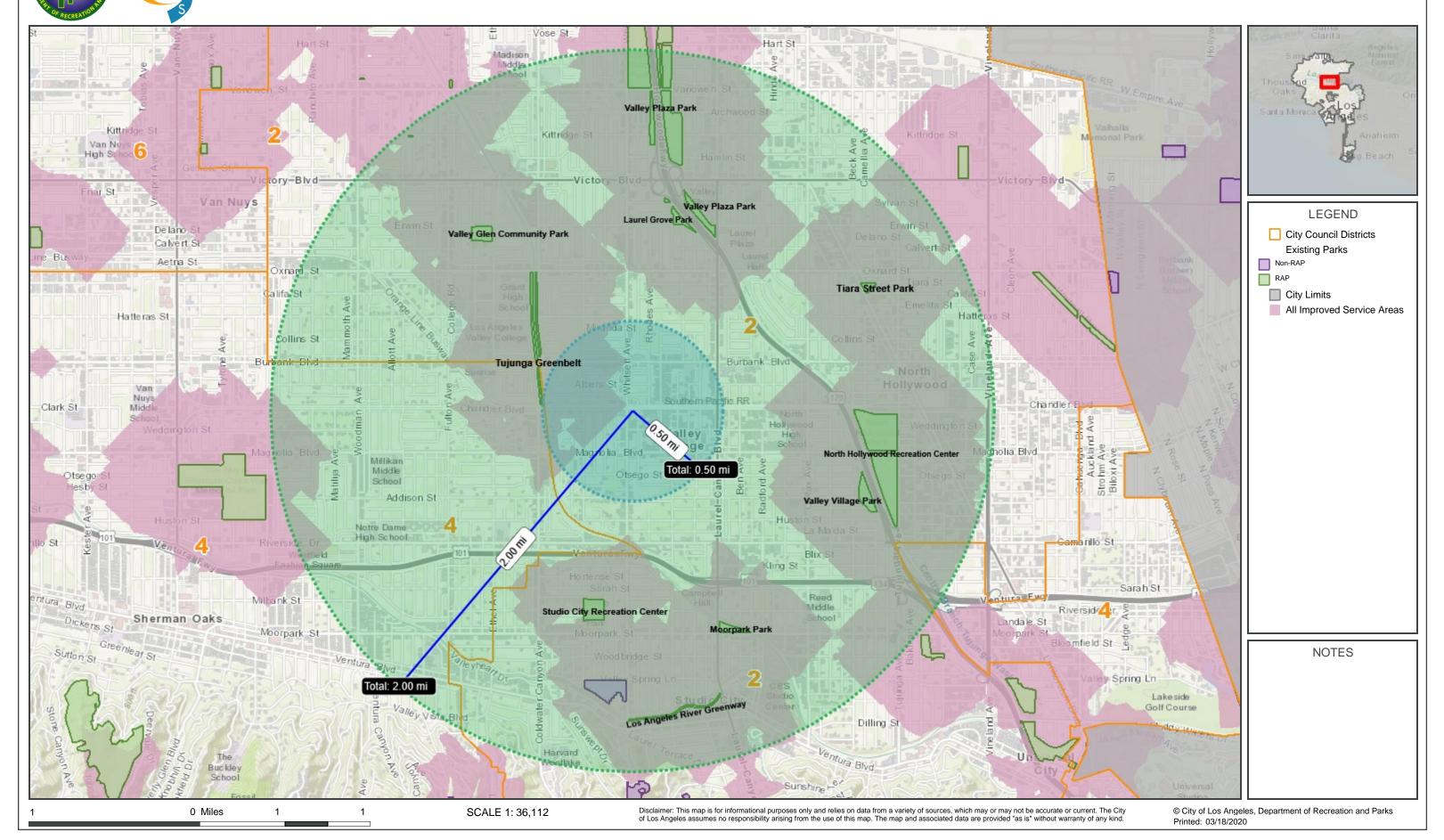
PIN #: 171B165 144

Lot: 8 Arb: None

**EQUITABLE PARKS & AMENITIES DECISION SUPPORT SYSTEM** 

A. RAD

E-PADSS



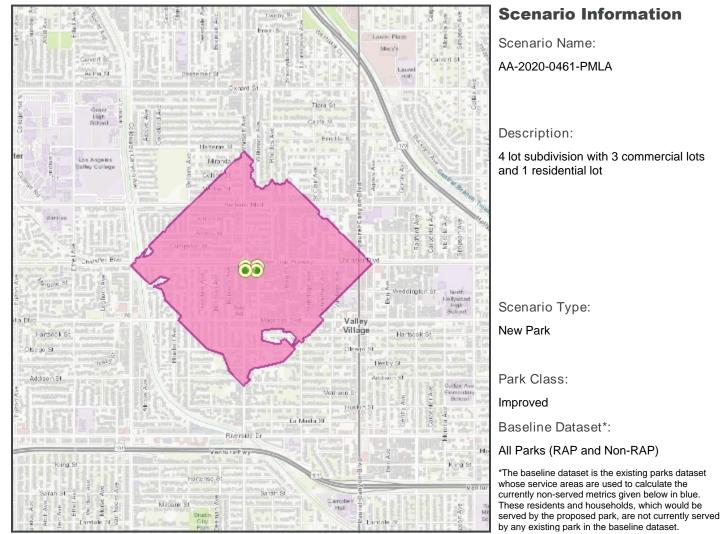
## **ATTACHMENT 5**







## **Park Analysis Report**



## **Population and Age Breakdown**

## Household and Income Breakdown

	Total Residents Served:	Currently Non-Served Residents Served:	Tota	al Households Served:	Currently Non-Served Households Served:		
Residents Served:	8,534	6,829	Households Served:	3,855	3,214		
Residents Served by Age			Households Served by Annual Income				
Under Age 5:	489	356	Under \$25,000:	919	782		
Age 5 to 9:	404	276	\$25,000 to \$34,999:	394	349		
Age 10 to 14:	402	292	\$35,000 to \$49,999:	543	450		
Age 15 to 17:	231	168	\$50,000 to \$74,999:	683	612		
Age 18 to 64:	5,994	4,965	\$75,000 and Over:	1,316	1,021		
Age 65 and Over:	1,014	772			Source: Census/ACS 2010		

City of Los Angeles Department of Recreation and Parks Date Generated: 03/18/2020 Disclaimer: This report is for informational purposes only and relies on data from a variety of sources, which may or may not be accurate or current. The City of Los Angeles assumes no responsibility arising from the use of this report. The map and associated data are provided "as is" without warranty of any kind.