



APPLICATIONS:

DEPARTMENT OF CITY PLANNING APPLICATION

THIS BOX FOR CITY PLANNING STAFF USE ONLY

Case Number _____

Env. Case Number _____

Application Type _____

Case Filed With (Print Name) _____ Date Filed _____

Application includes letter requesting:

Waived hearing Concurrent hearing Hearing not be scheduled on a specific date (e.g. vacation hold)

Related Case Number _____

Provide all information requested. Missing, incomplete or inconsistent information will cause delays.
All terms in this document are applicable to the singular as well as the plural forms of such terms.
Detailed filing instructions are found on form CP-7810

1. PROJECT LOCATION

Street Address¹ _____ Unit/Space Number _____

Legal Description² (Lot, Block, Tract) _____

Assessor Parcel Number _____ Total Lot Area _____

2. PROJECT DESCRIPTION

Present Use _____

Proposed Use _____

Project Name (if applicable) _____

Describe in detail the characteristics, scope and/or operation of the proposed project _____

Additional information attached YES NO

Complete and check all that apply:

Existing Site Conditions

Site is undeveloped or unimproved (i.e. vacant) Site is located within 500 feet of a freeway or railroad

Site has existing buildings (provide copies of building permits) Site is located within 500 feet of a sensitive use (e.g. school, park)

¹ Street Addresses must include all addresses on the subject/application site (as identified in ZIMAS—<http://zimas.lacity.org>)

² Legal Description must include all contiguously owned properties (even if they are not a part of the proposed project site)

Site is/was developed with use that could release hazardous materials on soil and/or groundwater (e.g. dry cleaning, gas station, auto repair, industrial)

Site has special designation (e.g. National Historic Register, Survey LA)

Proposed Project Information

(Check all that apply or could apply)

- Demolition of existing buildings/structures
- Relocation of existing buildings/structures
- Interior tenant improvement
- Additions to existing buildings
- Grading
- Removal of any on-site tree
- Removal of any street tree

- Removal of protected trees on site or in the public right of way
- New construction: _____ square feet
- Accessory use (fence, sign, wireless, carport, etc.)
- Exterior renovation or alteration
- Change of use and/or hours of operation
- Haul Route
- Uses or structures in public right-of-way
- Phased project

Housing Component Information

Number of Residential Units: Existing _____ - Demolish(ed)³ _____ + Adding _____ = Total _____

Number of Affordable Units⁴ Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Number of Market Rate Units Existing _____ - Demolish(ed) _____ + Adding _____ = Total _____

Mixed Use Projects, Amount of Non-Residential Floor Area: _____ square feet

Public Right-of-Way Information

Have you submitted the Planning Case Referral Form to BOE? (required) YES NO

Is your project required to dedicate land to the public right-of-way? YES NO

If so, what is/are your dedication requirement(s)? _____ ft.

If you have dedication requirements on multiple streets, please indicate: _____

3. ACTION(S) REQUESTED

Provide the Los Angeles Municipal Code (LAMC) Section that authorizes the request and (if applicable) the LAMC Section or the Specific Plan/Overlay Section from which relief is sought; follow with a description of the requested action.

Does the project include Multiple Approval Requests per LAMC 12.36? YES NO

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Authorizing Code Section _____

Code Section from which relief is requested (if any): _____

Action Requested, Narrative: _____

Additional Requests Attached YES NO

³ Number of units to be demolished and/or which have been demolished within the last five (5) years.

⁴ As determined by the Housing and Community Investment Department

4. RELATED DEPARTMENT OF CITY PLANNING CASES

Are there previous or pending cases/decisions/environmental clearances on the project site? YES NO

If YES, list all case number(s) _____

If the application/project is directly related to one of the above cases, list the pertinent case numbers below and complete/check all that apply (provide copy).

Case No. _____ Ordinance No.: _____

- Condition compliance review
- Clarification of Q (Qualified) classification
- Modification of conditions
- Clarification of D (Development Limitations) classification
- Revision of approved plans
- Amendment to T (Tentative) classification
- Renewal of entitlement
- Plan Approval subsequent to Master Conditional Use

For purposes of environmental (CEQA) analysis, is there intent to develop a larger project? YES NO

Have you filed, or is there intent to file, a Subdivision with this project? YES NO

If YES, to either of the above, describe the other parts of the projects or the larger project below, whether or not currently filed with the City:

5. RELATED DOCUMENTS / REFERRALS

To help assigned staff coordinate with other Departments that may have a role in the proposed project, please provide a copy of any applicable form and reference number if known.

- a. Specialized Requirement Form _____
- b. Geographic Project Planning Referral _____
- c. Citywide Urban Design Guidelines Checklist _____
- d. Affordable Housing Referral Form _____
- e. Mello Form _____
- f. Unpermitted Dwelling Unit (UDU) Inter-Agency Referral Form _____
- g. HPOZ Authorization Form _____
- h. Management Team Authorization _____
- i. Expedite Fee Agreement _____
- j. Department of Transportation (DOT) Referral Form _____
- k. Bureau of Engineering (BOE) Planning Case Referral Form (PCRF) _____
- l. Order to Comply _____
- m. Building Permits and Certificates of Occupancy _____
- n. Hillside Referral Form _____
- o. Low Impact Development (LID) Referral Form (Storm water Mitigation) _____
- p. Proof of Filing with the Housing and Community Investment Department _____
- q. Are there any recorded Covenants, affidavits or easements on this property? YES (provide copy) NO

PROJECT TEAM INFORMATION (Complete all applicable fields)

Applicant⁵ name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Are you in escrow to purchase the subject property? YES NO

Property Owner of Record Same as applicant Different from applicant

Name (if different from applicant) _____

Address _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Agent/Representative name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip: _____

Telephone _____ E-mail: _____

Other (Specify Architect, Engineer, CEQA Consultant etc.) _____

Name _____

Company/Firm _____

Address: _____ Unit/Space Number _____

City _____ State _____ Zip Code: _____

Telephone _____ E-mail: _____

Primary Contact for Project Information Owner Applicant
(*select only one*) Agent/Representative Other

To ensure notification of any public hearing as well as decisions on the project, make sure to include an individual mailing label for each member of the project team in both the Property Owners List, and the Abutting Property Owners List.

⁵ An applicant is a person with a lasting interest in the completed project such as the property owner or a lessee/user of a project. An applicant is not someone filing the case on behalf of a client (i.e. usually not the agent/representative).

PROPERTY OWNER

7. **PROPERTY OWNER AFFIDAVIT.** Before the application can be accepted, the owner of each property involved must provide a notarized signature to verify the application is being filed with their knowledge. Staff will confirm ownership based on the records of the City Engineer or County Assessor. In the case of partnerships, corporations, LLCs or trusts the agent for service of process or an officer of the ownership entity so authorized may sign as stipulated below.

- **Ownership Disclosure.** If the property is owned by a partnership, corporation, LLC or trust, a disclosure identifying the agent for service or process or an officer of the ownership entity must be submitted. The disclosure must list the names and addresses of the principal owners (25% interest or greater). The signatory must appear in this list of names. A letter of authorization, as described below, may be submitted provided the signatory of the letter is included in the Ownership Disclosure. Include a copy of the current partnership agreement, corporate articles, or trust document as applicable.
- **Letter of Authorization (LOA).** A LOA from a property owner granting someone else permission to sign the application form may be provided if the property is owned by a partnership, corporation, LLC or trust or in rare circumstances when an individual property owner is unable to sign the application form. To be considered for acceptance, the LOA must indicate the name of the person being authorized the file, their relationship to the owner or project, the site address, a general description of the type of application being filed and must also include the language in items A-D below. In the case of partnerships, corporations, LLCs or trusts the LOA must be signed and notarized by the authorized signatory as shown on the Ownership Disclosure or in the case of private ownership by the property owner. Proof of Ownership for the signatory of the LOA must be submitted with said letter.
- **Grant Deed.** Provide a Copy of the Grant Deed If the ownership of the property does not match City Records and/or if the application is for a Coastal Development Permit. The Deed must correspond exactly with the ownership listed on the application.
- **Multiple Owners.** If the property is owned by more than one individual (e.g. John and Jane Doe or Mary Smith and Mark Jones) notarized signatures are required of all owners.

- a. I hereby certify that I am the owner of record of the herein previously described property located in the City of Los Angeles which is involved in this application or have been empowered to sign as the owner on behalf of a partnership, corporation, LLC or trust as evidenced by the documents attached hereto.
- b. I hereby consent to the filing of this application on my property for processing by the Department of City Planning.
- c. I understand if the application is approved, as a part of the process the City will apply conditions of approval which may be my responsibility to satisfy including, but not limited to, recording the decision and all conditions in the County Deed Records for the property.
- d. By my signature below, I declare under penalty of perjury under the laws of the State of California that the foregoing statements are true and correct.

*Property Owner's signatures must be signed/notarized in the presence of a Notary Public.
The City requires an original signature from the property owner with the "wet" notary stamp.
A Notary Acknowledgement is available for your convenience on following page.*

Signature Erika Villablanca

Date 2/14/19

Print Name Erika Villablanca

Signature _____

Date _____

Print Name _____

Space Below For Notary's Use

California All-Purpose Acknowledgement

Civil Code ' 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

On 2/14/2019 before me, Marteen Garay, Notary Public
(Insert Name of Notary Public and Title)

personally appeared Enika Villablanca who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf on which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Marteen Garay
Signature

(Seal)



APPLICANT

8. **APPLICANT DECLARATION.** A separate signature from the applicant, whether they are the property owner or not, attesting to the following, is required before the application can be accepted.
- a. I hereby certify that the information provided in this application, including plans and other attachments, is accurate and correct to the best of my knowledge. Furthermore, should the stated information be found false or insufficient to fulfill the requirements of the Department of City Planning, I agree to revise the information as appropriate.
 - b. I hereby certify that I have fully informed the City of the nature of the project for purposes of the California Environmental Quality Act (CEQA) and have not submitted this application with the intention of segmenting a larger project in violation of CEQA. I understand that should the City determine that the project is part of a larger project for purposes of CEQA, the City may revoke any approvals and/or stay any subsequent entitlements or permits (including certificates of occupancy) until a full and complete CEQA analysis is reviewed and appropriate CEQA clearance is adopted or certified.
 - c. I understand that the environmental review associated with this application is preliminary, and that after further evaluation, additional reports, studies, applications and/or fees may be required.
 - d. I understand and agree that any report, study, map or other information submitted to the City in furtherance of this application will be treated by the City as public records which may be reviewed by any person and if requested, that a copy will be provided by the City to any person upon the payment of its direct costs of duplication.
 - e. I understand that the burden of proof to substantiate the request is the responsibility of the applicant. Additionally, I understand that planning staff are not permitted to assist the applicant or opponents of the project in preparing arguments for or against a request.
 - f. I understand that there is no guarantee, expressed or implied, that any permit or application will be granted. I understand that each matter must be carefully evaluated and that the resulting recommendation or decision may be contrary to a position taken or implied in any preliminary discussions.
 - g. I understand that if this application is denied, there is no refund of fees paid.
 - i. I understand and agree to defend, indemnify, and hold harmless, the City, its officers, agents, employees, and volunteers (collectively "City"), from any and all legal actions, claims, or proceedings (including administrative or alternative dispute resolution (collectively "actions"), arising out of any City process or approval prompted by this Action, either in whole or in part. Such actions include but are not limited to: actions to attack, set aside, void, or otherwise modify, an entitlement approval, environmental review, or subsequent permit decision; actions for personal or property damage; actions based on an allegation of an unlawful pattern and practice; inverse condemnation actions; and civil rights or an action based on the protected status of the petitioner or claimant under state or federal law (e.g. ADA or Unruh Act). I understand and agree to reimburse the City for any and all costs incurred in defense of such actions. This includes, but it not limited to, the payment of all court costs and attorneys' fees, all judgments or awards, damages, and settlement costs. The indemnity language in this paragraph is intended to be interpreted to the broadest extent permitted by law and shall be in addition to any other indemnification language agreed to by the applicant.
 - i. By my signature below, I declare under penalty of perjury, under the laws of the State of California, that all statements contained in this application and any accompanying documents are true and correct, with full knowledge that all statements made in this application are subject to investigation and that any false or dishonest answer to any question may be grounds for denial or subsequent revocation of license or permit.

The City requires an original signature from the applicant. The applicant's signature below does not need to be notarized.

Signature: Erika Villablanca

Date: 2/14/19

Print Name: Erika Villablanca



SHERMAN OAKS SENIORS

SITE PLAN REVIEW RESUBMITTAL
 14534-14536 BURBANK BLVD.
 LOS ANGELES, CA 91411
 02/19/2019

PROJECT TEAM



DEVELOPER:
 MERCY HOUSING CALIFORNIA
 1500 S. GRAND AVE., SUITE 100
 P: 213.743.5820
 LOS ANGELES, CALIFORNIA 90015
 WWW.MERCYHOUSING.ORG



ARCHITECT:
 TCA ARCHITECTS
 801 S. GRAND AVE., SUITE 1020
 P: 213.553.1100
 LOS ANGELES, CALIFORNIA 90017
 WWW.TCA-ARCH.COM

LANDSCAPE ARCHITECT:
 TGP INC. LANDSCAPE ARCHITECTURE
 4208 CHANDLER BLVD.
 P: 818.556.5001
 BURBANK, CA 91505
 WWW.TGPINC.NET

VICINITY MAP 14534-14536 BURBANK BLVD.



PROJECT SUMMARY

LOT AREA AND ZONING INFORMATION			
Address	Lot Area (SF)	Acres	
14534 W. Burbank Street	6,296	0.14	
14536 W. Burbank Street	6,296	0.14	
	12,592	0.29	
DENSITY			
Standard Zoning	Lot Area	Ratio (Unit per SF) ¹	Units
[Q]R3-1	12,592	1 unit per 1,000	12
TOTAL			12
LAMC 12.24.U.26	Base Density	% Density Bonus	Total Units
Density Bonus	13	317.5%	55
Proposed	Units		
Studios	54		
One-Bedroom	1		
Total	55		
FAR			
Permitted	FAR	Buildable Area	Permitted Floor Area (SF)
[Q]R3-1 Zone	3 to 1	8,190	24,570
Density Bonus FAR Incentive	% Increase	Permitted Floor Area (SF)	FAR
Up to 35% Increase	35%	33,170	4.05 to 1
Proposed		Floor Area (SF)	FAR
Total		28,665	3.50 to 1
<small>* Floor area excludes stair & elevator shafts, utility rooms, garage, and storage.</small>			
HEIGHT AND STORIES			
Permitted	Height (ft)	Stories	
"Q" Condition	35	unlimited	
11-foot On-Menu Height Incentive	46	"	
Proposed			
To top of roof	46	4	
To top of elevator shaft	56		
YARDS AND SETBACKS			
Required	Front Yard (ft)	Side Yards (ft)	Rear Yard (ft)
Building Line, [Q]R3 Zone	28	7	15
Off-Menu Incentive for front yard reduction	20	"	"
Proposed			
Proposed	20	7	15
OPEN SPACE			
Required	SF per Unit	Units	Square feet
< 3 Habitable rooms	100	55	5,500
3 Habitable rooms	125	0	0
> 3 habitable rooms	175	0	0
Total			5,500
20% Density Bonus Reduction		20%	
		1,100	4,400
Proposed	Square feet	%	
Outdoor			
Roof Deck	1,440		
Rear Yard	1,500		
Total	2,940	67%	
Indoor Common Areas			
Community Room	1,460		
Total	1,460	33%	
Total Open Space	4,400	100%	
Landscape (25% of outdoor OS)			
Trees (1 per 4 dwelling unit)	14		

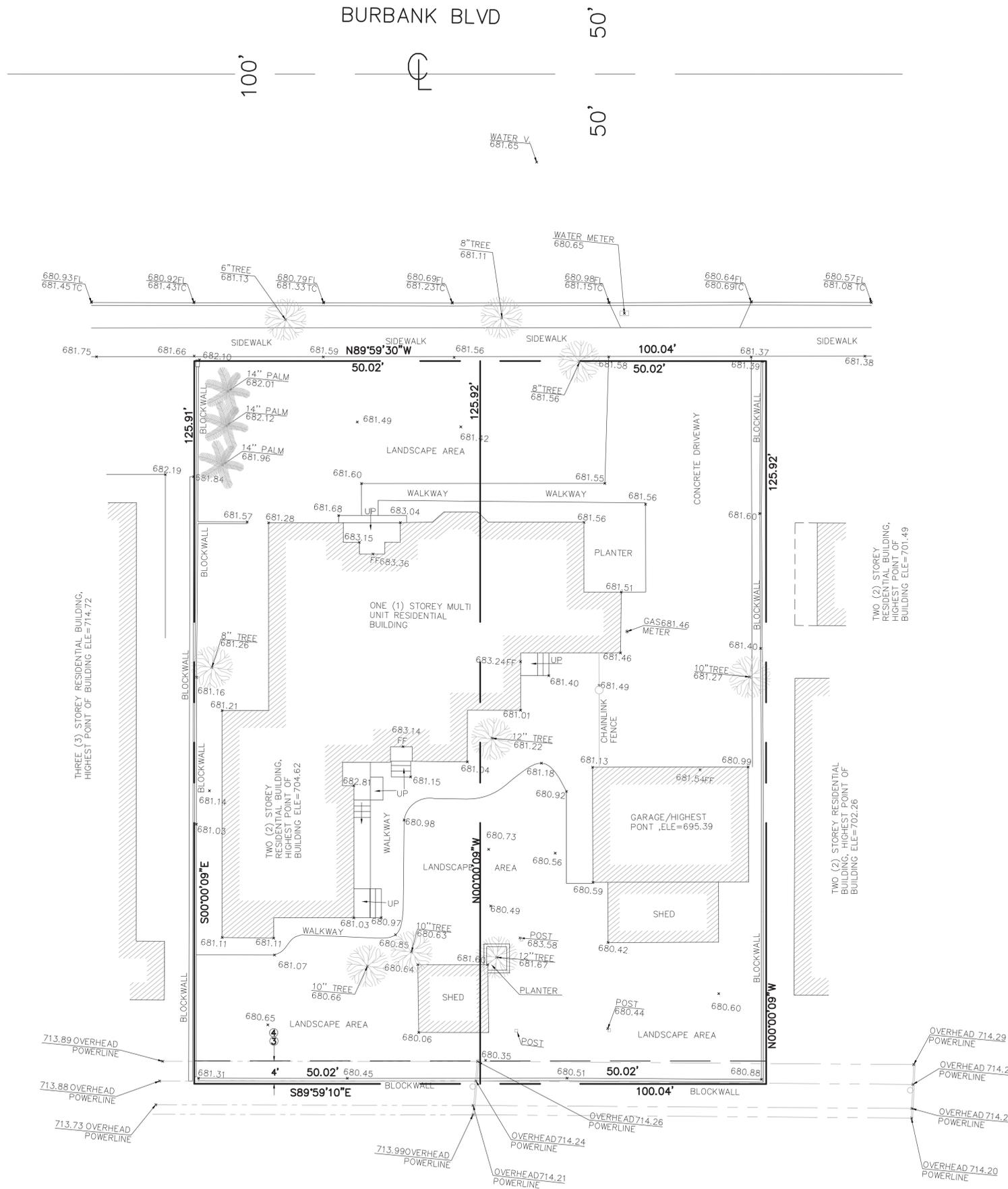
PARKING			
Required	Ratio	Total	
AB744	0.3 per unit	17	
Proposed	Parking Spaces		
Total	17		
BICYCLE PARKING			
Required	Short-Term Ratio	Short-Term Stalls	Long-Term Ratio
Senior Independent Housing	1 per 10,000 sf	3	1 space per 5,000
Proposed		Short-Term Stalls	Long-Term Stalls
Total		3	5

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DESIGN NARRATIVE

THE PROJECT PROVIDES MUCH NEEDED AFFORDABLE HOUSING TO SENIOR CITIZENS. SMALL UNIT SIZES MAXIMIZE THE CAPACITY OF THE PROJECT, THEREBY PROVIDING A HIGHER RATE OF HOUSING. THE COMPACT UNITS PROVIDE ACCOMMODATION FOR SINGLE SENIOR OCCUPANTS, COMPLETE WITH INDIVIDUAL KITCHEN AND BATHING FACILITIES. ADDITIONAL COMMON AMENITY SPACES PROVIDE RECREATIONAL USES FOR THE RESIDENTS. FURTHERMORE, LAUNDRY FACILITY ALONG WITH AN OFFICE SPACE IS PROVIDED AT EVERY LEVEL TO ACCOMMODATE THE RESIDENTS OF SAID LEVEL. THE SITE IS SURROUNDED BY LOW-DENSITY MULTI-FAMILY HOUSING TO THE EAST, WEST AND NORTH, AND SINGLE FAMILY HOMES SHARE THE REAR YARD BOUNDARY TO THE SOUTH. THE PROPOSED SETBACK AND STREET DEDICATION PLACES THE NEW BUILDING CONSISTENTLY ALONG THE PREVAILING SETBACK LINE ALONG BURBANK BOULEVARD. WITHIN WALKING DISTANCE ARE NEIGHBORHOOD AMENITIES, SUCH AS A SUPERMARKET, A PHARMACY, A BANK, AND RESTAURANTS. PUBLIC TRANSPORTATION BY WAY OF BUS LINES RUN ALONG BURBANK BOULEVARD AND VAN NUYS BOULEVARD. THE PROJECT WILL COMPLY WITH ALL APPLICABLE ACCESS STANDARDS.



SITE ADDRESS:

14536 BURBANK BLVD
LOS ANGELES, CA 91411

LEGAL DESCRIPTION:

LOT 16 AND 17 OF TRACT NO. 9500, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 131 PAGE 4 THROUGH 83 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:

PLOTTED EASEMENT PER COMMONWEALTH TITLE COMPANY DATED SEPTEMBER 23, 2015

3. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED TO: CITY OF LOS ANGELES
PURPOSE: POLES, CONDUITS
RECORDING NO: IN BOOK 4737 PAGE 231 OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF SAID LAND

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS RESERVED IN A DOCUMENT:

GRANTED TO: CALIFORNIA TRUST COMPANY
PURPOSE: POLES, CONDUITS
RECORDING NO: IN BOOK 12377 PAGE 125 OFFICIAL RECORDS
AFFECTS: THE REAR 4 FEET OF SAID LAND

BENCHMARK: 08-12062
BOLT E CURB VAN NUYS BL 10.5 FT
N/O BCR BURBANK BL S END CB
ELEV. 679.468 NAVD 1988

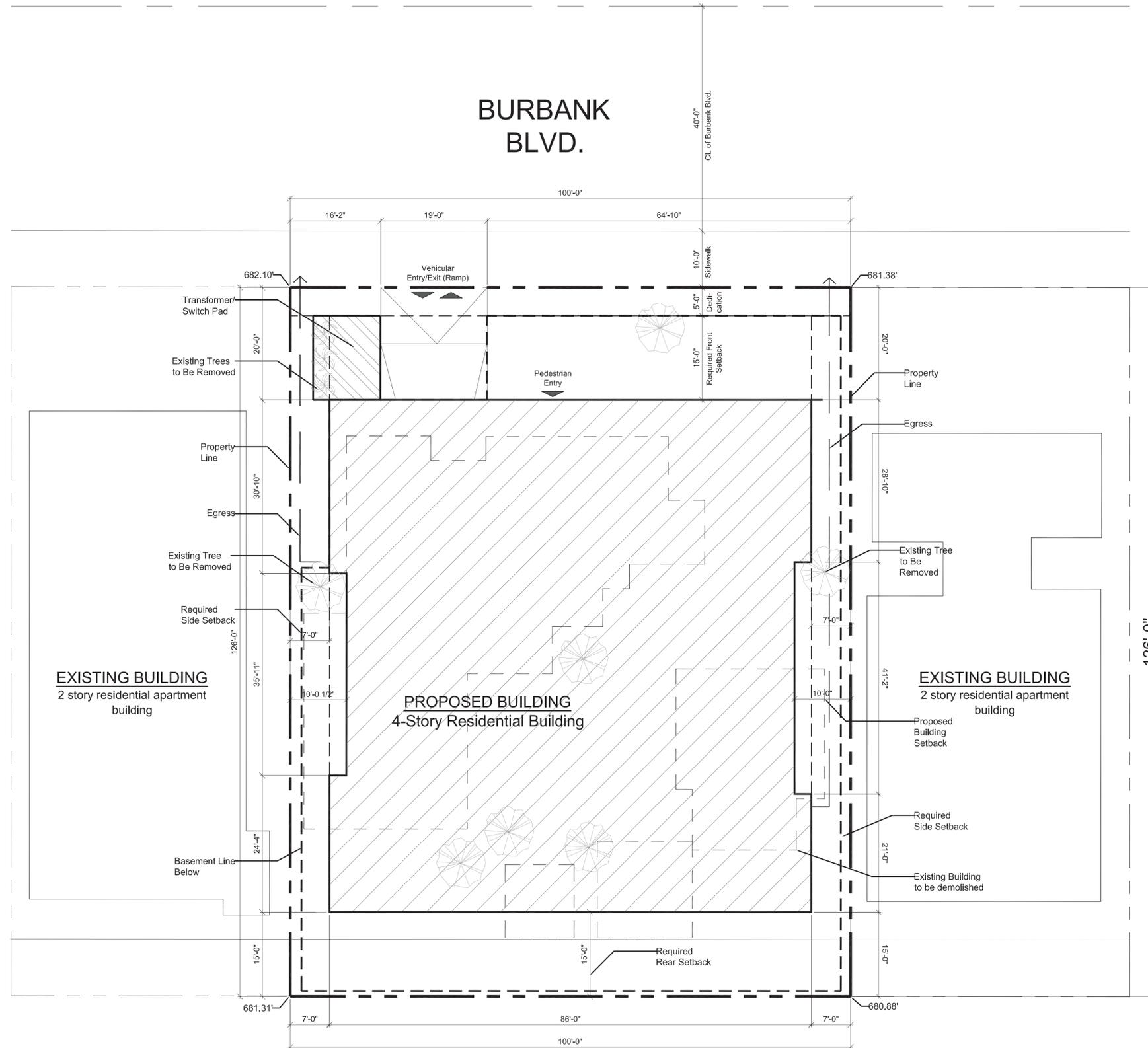
NOTE:

THIS SURVEY AND MAP ARE THE PROPERTY OF TALA ASSOCIATES, INC. AND MAY NOT BE MODIFIED, ALTERED OR CHANGED IN ANY FASHION WITHOUT PRIOR WRITTEN APPROVAL BY TALA ASSOCIATES, INC. AND THE CLIENT FOR WHOM THE SURVEY WAS PREPARED. THIS PROVISIO EXTENDS TO THE RESULTING PLOT OF SAID MAP AND THE COMPUTER DISK OR E-MAIL THAT MAP BE PROVIDED TO THE CLIENT. ANY VIOLATION OF THIS PROVISIO WILL VOID ANY PROFESSIONAL OBLIGATION OR WARRANTY, EITHER EXPRESSED OR IMPLIED BY TALA ASSOCIATES, INC. AS TO SUCH CHANGED MATERIAL.

NOTE:

THIS SURVEY IS INTENDED FOR DESIGN PURPOSES ONLY AND NOT FOR CONSTRUCTION. BOUNDARY STAKING MUST BE CONDUCTED PRIOR TO ANY CONSTRUCTION IN ORDER TO JUSTIFY THE PROPER LEGAL SET BACKS, IF ANY, OF THE NEWLY PLANNED CONSTRUCTION. "EYE-BALLING" OR GUESSING THE BOUNDARY LOCATIONS HAS NO JUSTIFICATION AND IF PERFORMED CANCEL THE VALIDITY AND ACCURACY OF THIS SURVEY.

TOPOGRAPHY SURVEY		
<p>TALA ASSOCIATES 1916 COLBY AVENUE LOS ANGELES, CA. 90025 (424) 832-3455</p>	<p>DATE: 07-15-16 SCALE: AS SHOWN DESIGNED: KK DRAWN: KK CHECKED: RDR SHEET: 1 OF 1</p>	<p>REVISIONS</p>
REYNALDO T. DE RAMA	R.C.E. 29108	EXP. 3-31-17
JOB NO. 3408		



PROJECT ADDRESS

14534-14536 BURBANK BLVD, LOS ANGELES CA 91411

LEGAL DESCRIPTION

LOT 16 AND 17 OF TRACT NO. 9500, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 131 PAGE 4 THROUGH 83 INCLUSIVE OF MAPS, IN THE OFFICE OF COUNTY RECORDER OF SAID COUNTY.

BUILDING DESCRIPTION

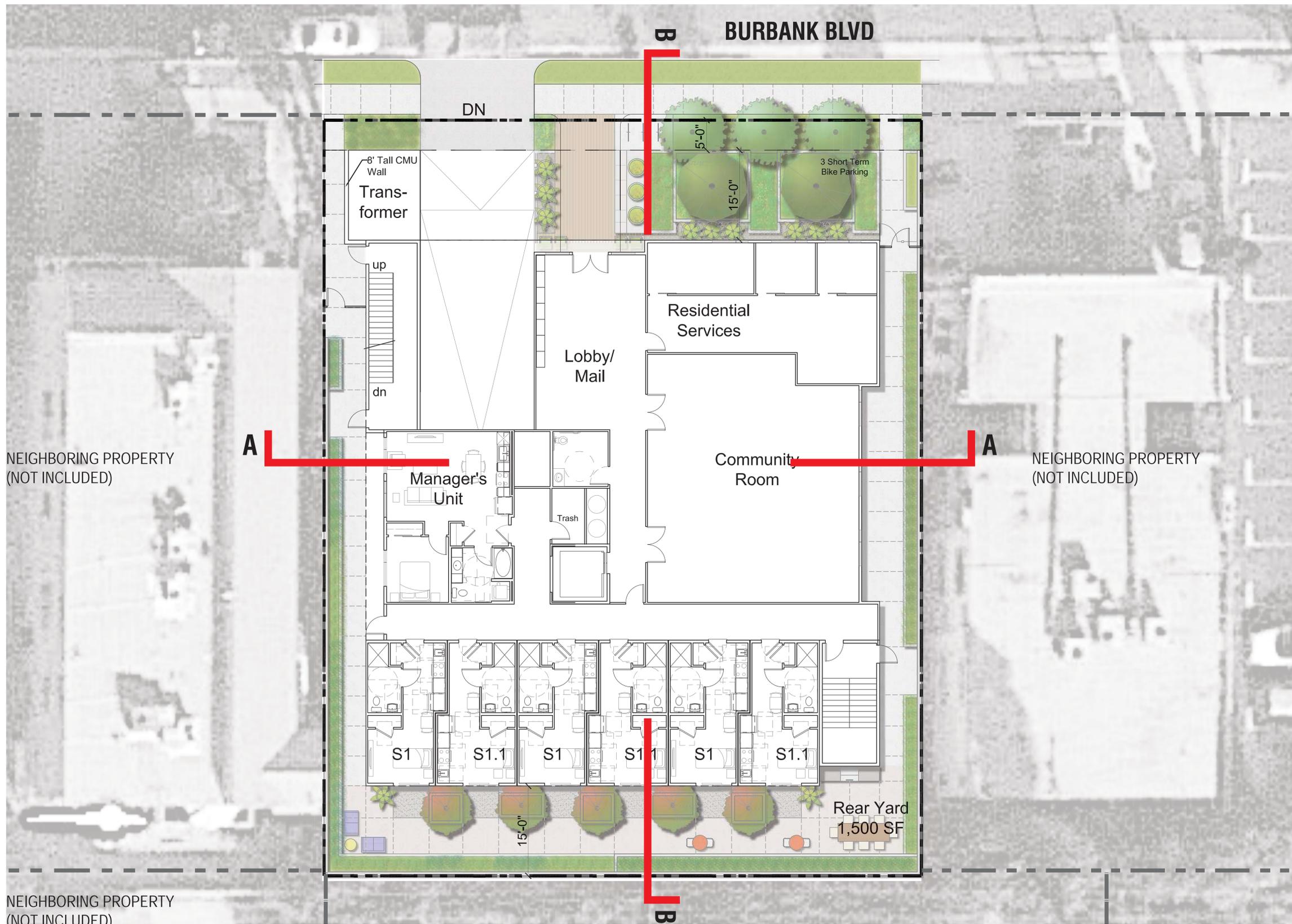
- 4 STORY RESIDENTIAL OVER 1 BASEMENT LEVEL OF PARKING, AND ROOF DECK
- 54 RESTRICTED AFFORDABLE UNITS AND 1 MANAGER'S UNIT.
- 17 PARKING STALLS

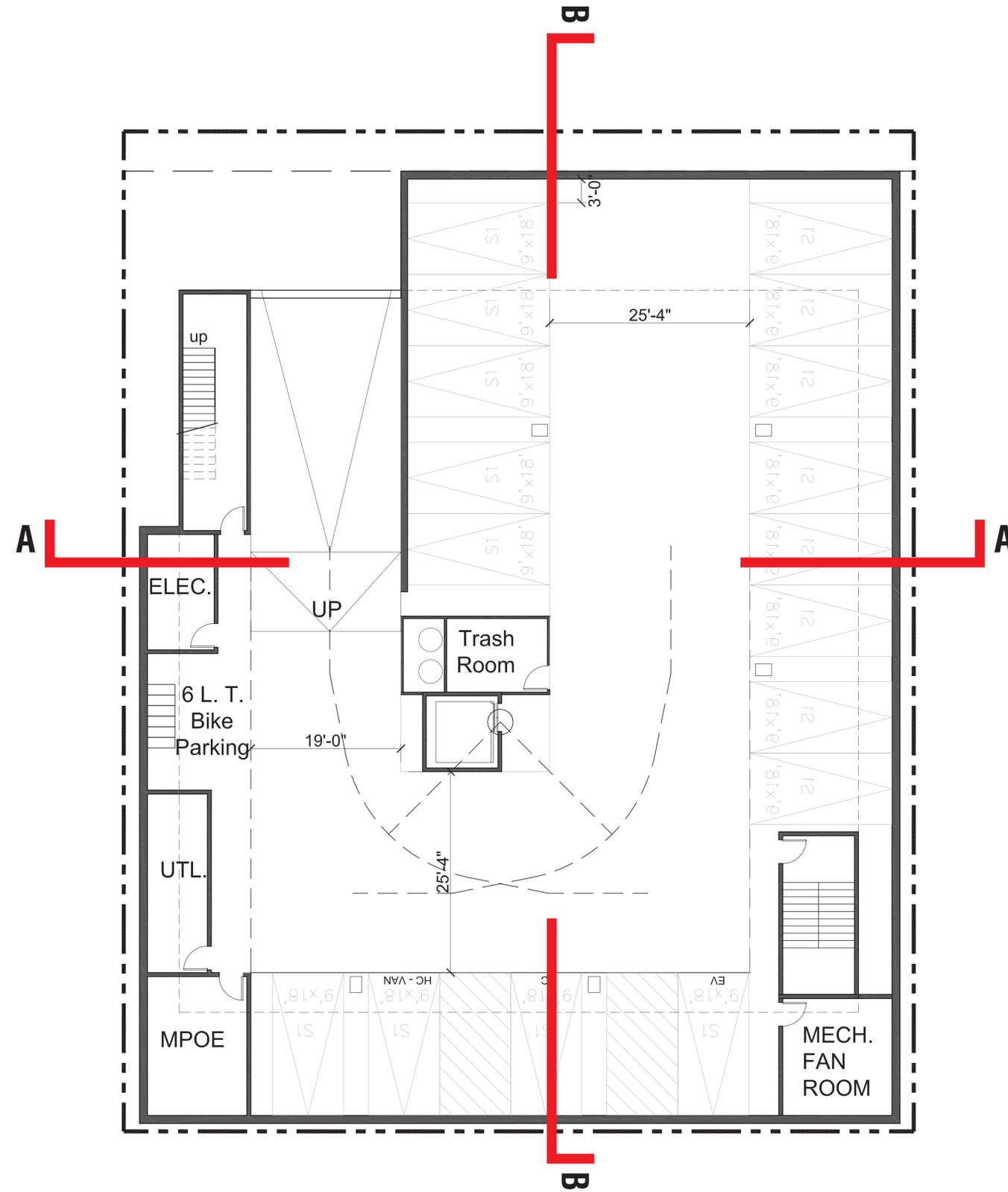
PROJECT SUMMARY

SEE SHEET A-1 FOR PROJECT SUMMARY

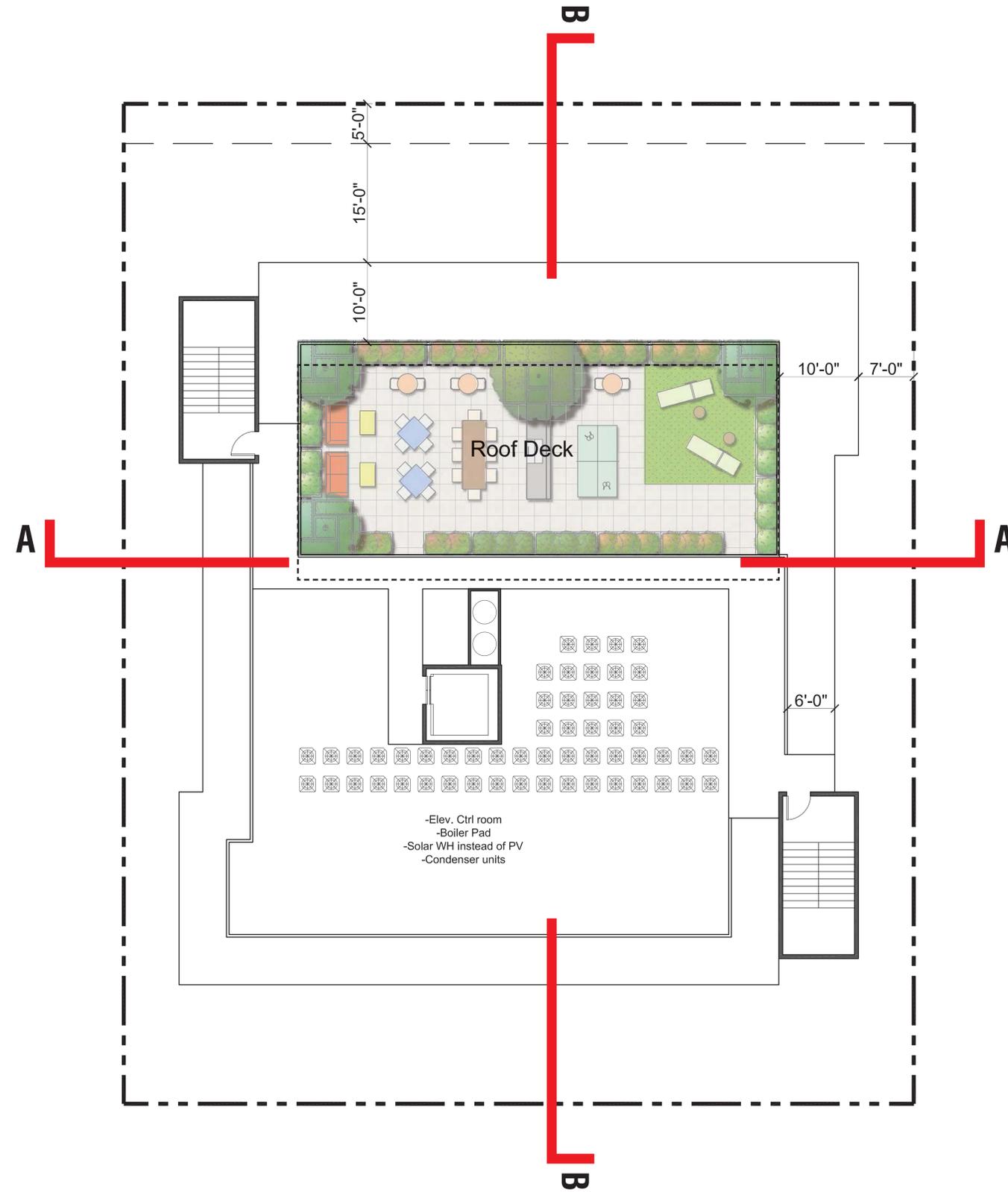
LEGEND

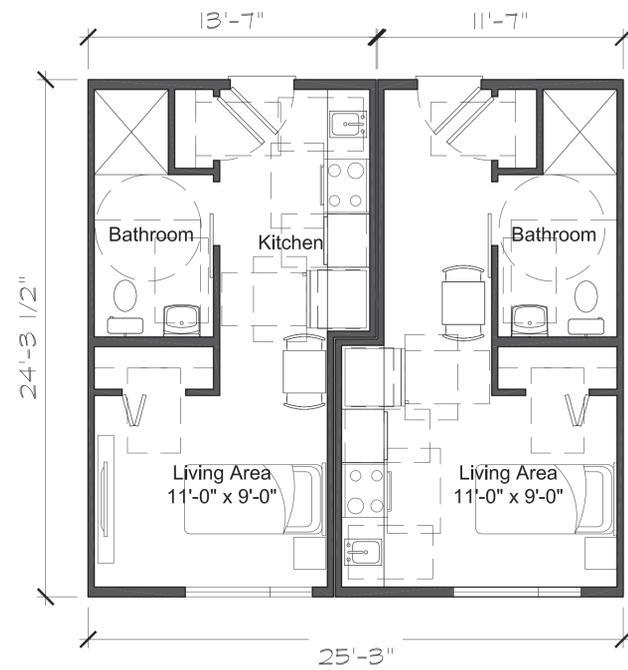
-  Residential Building
-  Boundary of Sub-T Parking Below
-  Existing Building to be Demolished
-  Existing Adjacent Buildings
-  All Existing Trees to be Removed





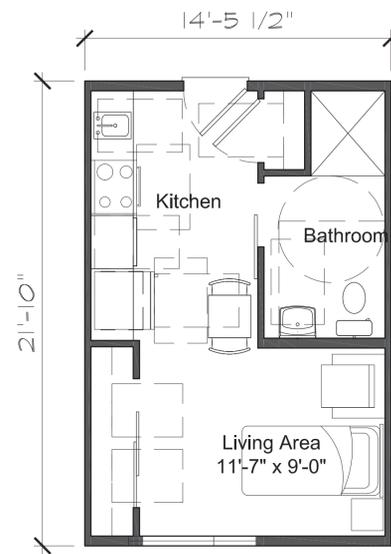




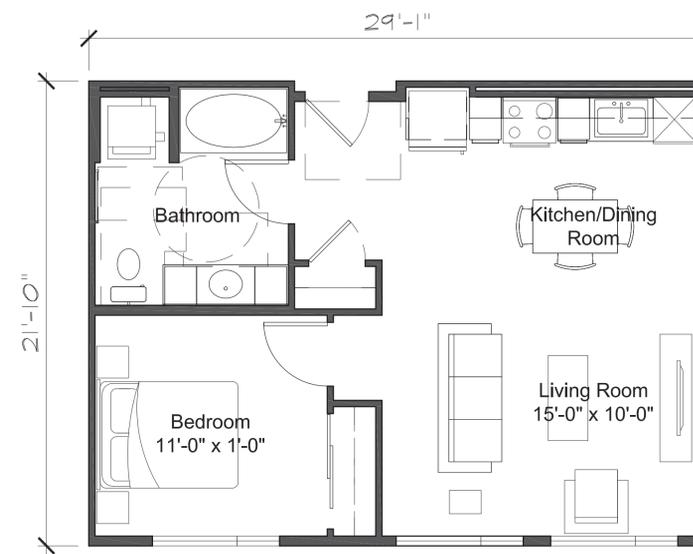


S1 UNIT
306 SF

S1.1 UNIT
306 SF



S2 UNIT
319 SF



A1 UNIT
639 SF
(MANAGER'S UNIT)



WEST ELEVATION



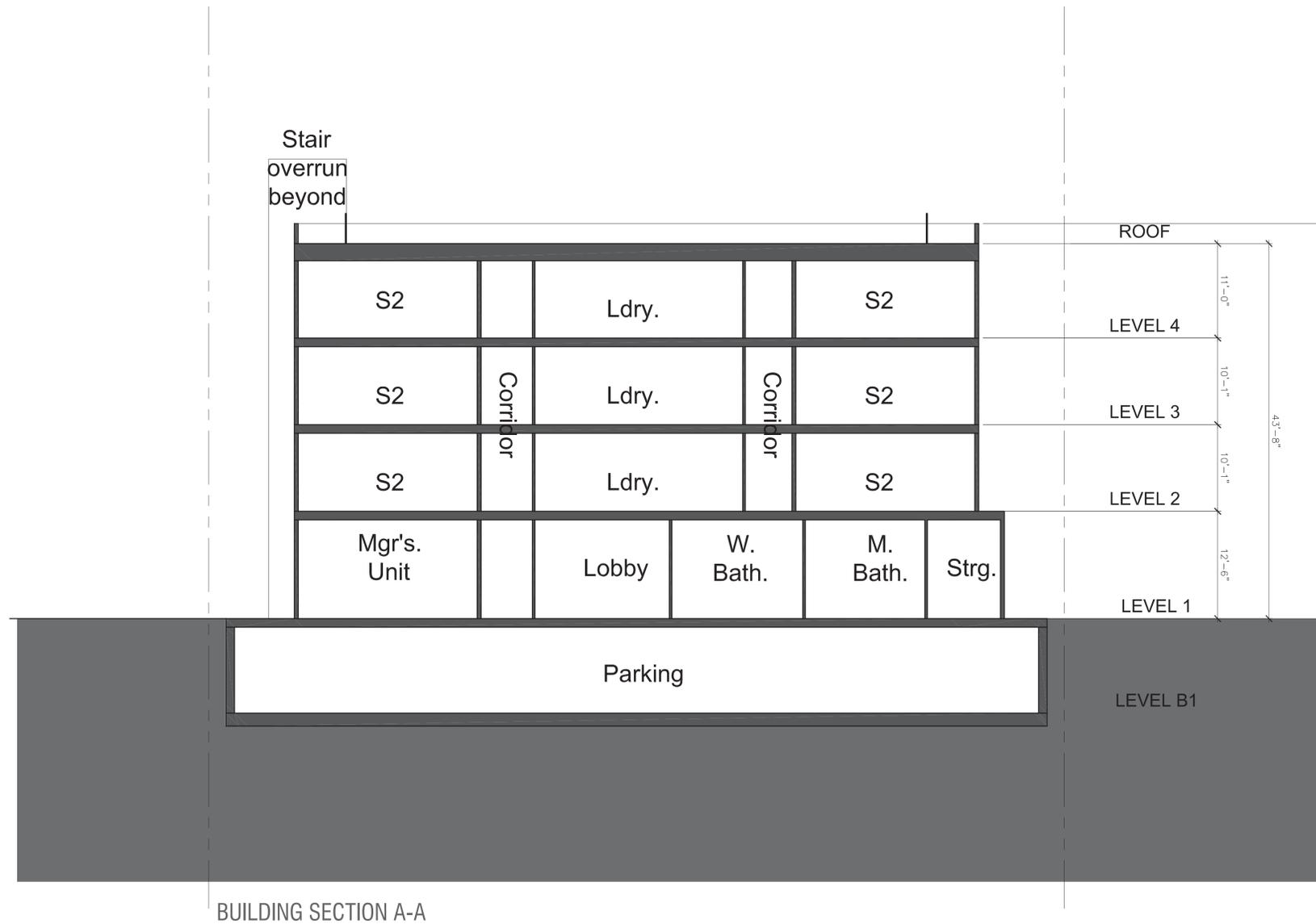
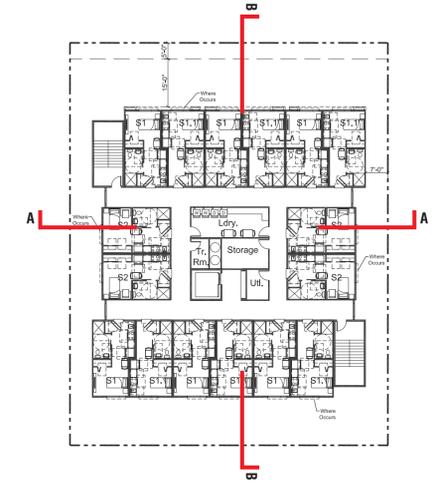
NORTH ELEVATION

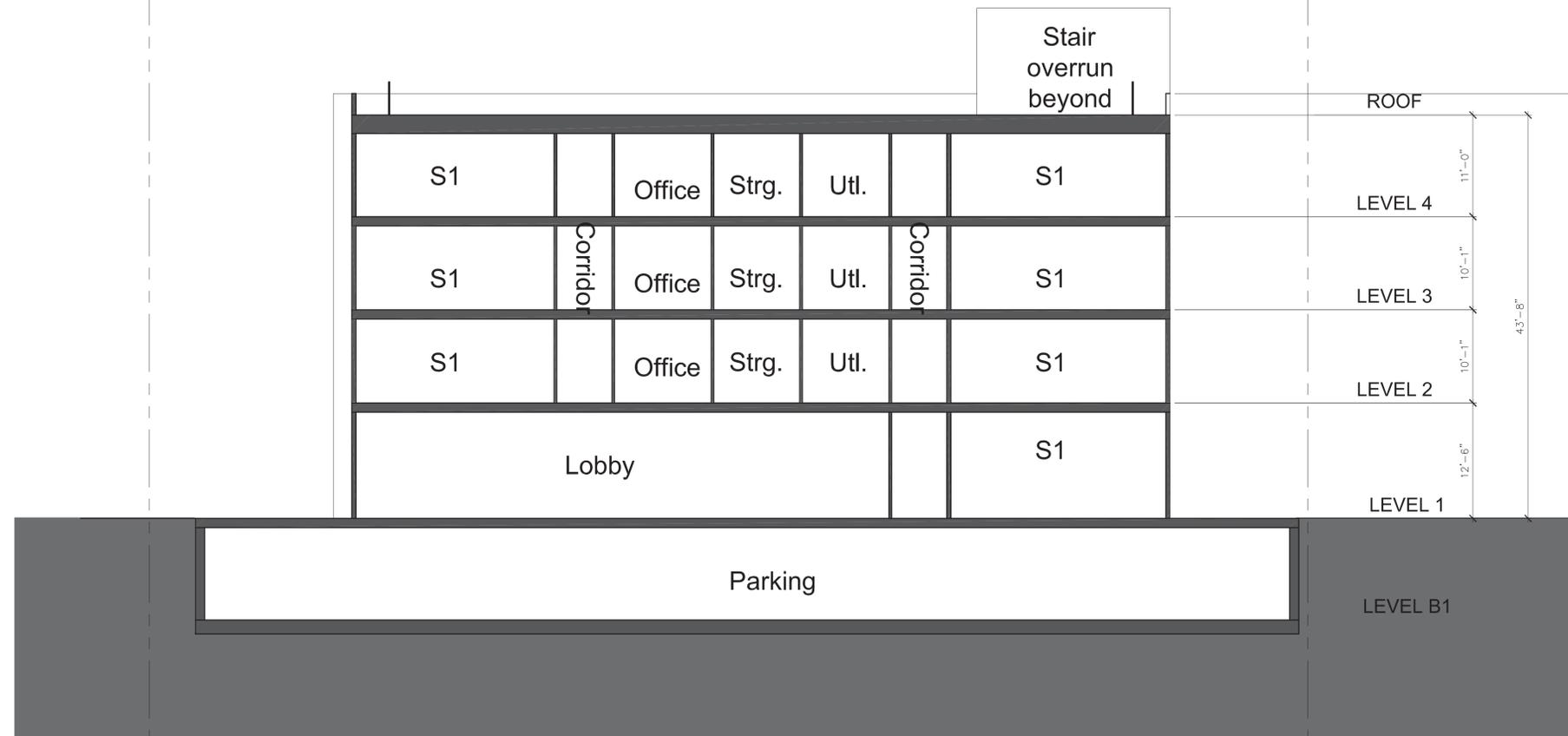
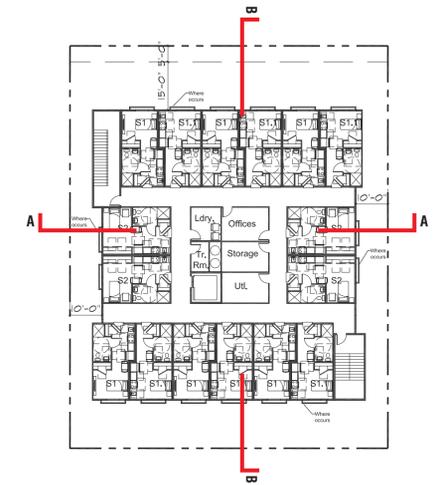


EAST ELEVATION



SOUTH ELEVATION





BUILDING SECTION B-B

BURBANK BLVD.

FRONT YARD LANDSCAPE: GROUND LEVEL
SEE ENLARGEMENT ON SHEET L-2.

ROOF DECK LANDSCAPE: ROOF LEVEL
SEE ENLARGEMENT ON SHEET L-4.

CMU BLOCK
PLANTER WALL, TYP.

6' HT. PERIMETER
WALL, TYP.

REAR YARD LANDSCAPE: GROUND LEVEL
SEE ENLARGEMENT ON SHEET L-3.



TREE COUNT SUMMARY

TOTAL NO. OF UNITS PROPOSED	= 55
TOTAL NO. OF TREES REQUIRED (1-24" BOX TREE PER 4 UNITS)	= 14
NO. OF 24" BOX TREES PROPOSED ON GROUND LEVEL	= 10
NO. OF 24" BOX TREES PROPOSED ON ROOF DECK	= 4
TOTAL NO. OF 24" BOX TREES PROPOSED	= 14

COMMON OPEN SPACE LANDSCAPING

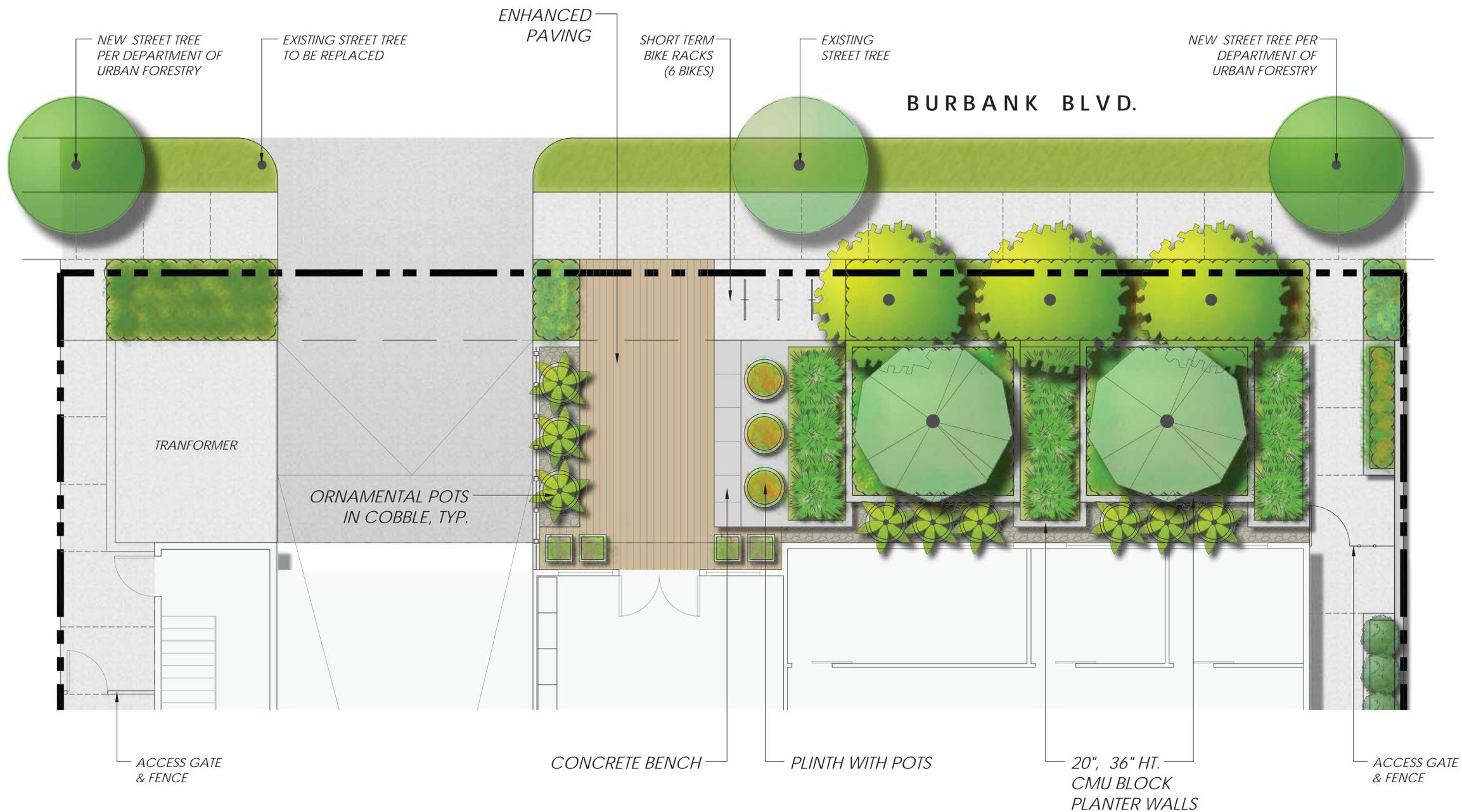
TOTAL COMMON OPEN SPACE PROPOSED:	= 2,940 S.F.
PLANTING IN COMMON OPEN SPACE PROPOSED:	= 953 S.F.
25% OF COMMON OPEN SPACE TO BE PLANTED	
25% OF 2,940 S.F. :	= 735 S.F.

GENERAL NOTES:

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING & IRRIGATION SHALL COMPLY WITH CITY OF LOS ANGELES REQUIREMENTS.
3. IRRIGATION DESIGN WILL INCORPORATE EPA WATERSENSE SPECIFICATIONS
4. STREET TREES SHALL BE SELECTED AND INSTALLED PER CITY OF LOS ANGELES DEPARTMENT OF URBAN FORESTRY.
5. ALL NEW PLANTED AREAS TO BE HEAVILY MULCHED FOR WATER CONSERVATION.
6. THERE ARE NO PROTECTED TREES ON THE SITE.

WATER CONSERVATION STATEMENT:

ALL LANDSCAPE WILL BE SPECIFIED, PLANTED & IRRIGATED ACCORDING TO XERISCAPE DESIGN PRINCIPLES WHICH INCLUDE: THE PREDOMINANT USE OF DROUGHT TOLERANT PLANT MATERIALS; THE PRACTICE OF HYDROZONING OR GROUPING PLANTS WITH SIMILAR WATER REQUIREMENTS TOGETHER; MINIMIZING TURF AREAS AND THE EFFICIENT APPLICATION OF WATER BY USING MATCH PRECIPITATION HEADS, DRIP LINE, SEPARATE VALVES FOR TURF AND GROUND COVER AREAS AND RAIN SHUT OFF DEVICES. THIS PROJECT WILL COMPLY WITH THE STATE WATER CONSERVATION ORDINANCE EFFECTIVE JANUARY 1, 2010.



**PLANT LEGEND - FRONT YARD
GROUND LEVEL**

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ACACIA SPECIES "ACACIA"
	ARBUTUS MARINA "MARINA STRAWBERRY TREE"
	CERCIDIUM "DESERT MUSEUM" "DESERT MUSEUM PALO VERDE"
	CUPRESSUS SEMPERVIRENS "ITALIAN CYPRESS"
	OLEA EUROPAEA (FRUITLESS) "OLIVE"
	PROSOPIS ALBA (THORNLESS) "THORNLESS ARGENTINE MESQUITE"
SHRUBS & GROUNDCOVERS	
	AGAVE AMERICANA "CENTURY PLANT"
	CAESALPINIA PULCHERRIMA "PEACOCK FLOWER"
	CARISSA SPECIES
	LAVANDULA SPECIES "LAVENDER"
	SALVIA SPECIES "SAGE"
	SENECIO CYLINDRICUS "NARROW-LEAF CHALK STICKS"
	TEUCRIMUM X LUCIDRYS "PROSTRATUM" "GERMANDER"
GRASSES	
	HELICOTRICHON SEMPERVIRENS "BLUE OAT GRASS"
	LEYMUS CONDENSATUS "WILD RYE"
	MUHLENBERGIA LINDHEIMERI "LINDHEIMER'S MUHLY"
	PENNISETUM ORIENTALE "FOUNTAIN GRASS"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.



SITTING AREA

CMU BLOCK PLANTER WALLS, TYP.

INTEGRAL COLOR CONCRETE

ENHANCED PAVING, TYP.

OUTDOOR DINING AREA W/ BUILT-IN BBQ, TABLES, & CHAIRS

PLANT LEGEND - REAR YARD GROUND LEVEL

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ACCA SELLOWIANA "PINEAPPLE GUAVA"
	CITRUS SPECIES
	MAGNOLIA 'LITTLE GEM' "LITTLE GEM MAGNOLIA"
	PODOCARPUS HENKELII "LONG-LEAFED YELLOWWOOD"
	PODOCARPUS LATIFOLIUS "YELLOWWOOD"
SHRUBS	
	ANIGOZANTHOS SPECIES "KANGAROO PAW"
	BAMBUSA SPECIES "BAMBOO"
	DIANELLA SPECIES "FLAX LILY"
	DODONEA VISCOSA 'PURPUREA' "PURPLE HOPSEED BUSH"
	LEUCOPHYLLUM CANDIDUM "THUNDER CLOUD"
	PITOSPORUM TENUIFOLIUM 'SILVER SHEEN' "SILVER SHEEN KOHUHU"
	PRUNUS CAROLINIANA 'COMPACTA' "COMPACT CHERRY LAUREL"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.

DINING ROOM (501 S.F.)

- BUILT-IN BBQ WITH BACKSPLASH
- COMMON DINING TABLE
- CAFE TABLES AND CHAIRS
- COUCHES FOR LOUNGING

GAME ROOM (517 S.F.)

- ARTIFICIAL TURF FOR SUNNING
- PAVED AREA FOR PING PONG AND OTHER TABLE GAMES

FIBERGLASS POTS FOR TREES AND SHRUBS, TYP.



PLANT LEGEND - ROOF LEVEL

SYMBOL	BOTANICAL NAME "COMMON NAME"
TREES - 24" BOX MIN.	
	ACACIA PENDULA "WEeping MYALL"
	CERCIDIUM 'DESERT MUSEUM' "DESERT MUSEUM PALO VERDE"
	OLEA EUROPAEA "FRUITLESS OLIVE"
	RHUS LANCEA "AFRICAN SUMAC"
SHRUBS	
	CARISSA MACROCARPA "NATAL PLUM"
	CISTUS SPECIES "ROCKROSE"
	LAVANDULA SPECIES "LAVENDER"
	OLEA EUROPAEA 'MONTRA' "LITTLE OLLIE"
	SALVIA SPECIES "SAGE"
	WESTRINGIA SPECIES "COAST ROSEMARY"
GROUNDCOVERS & SUCCULENTS	
	CERASTIUM TOMENTOSUM "SNOW-IN-SUMMER"
	DUDLEYA SPECIES "DUDLEYA"
	ECHEVERIA SPECIES "ECHEVERIA"
	SENECIO MANDRALISCAE "BLUE CHALKSTICKS"

NOTE: PLANTS SHALL BE CHOSEN FROM THE FOLLOWING LIST. ALL PLANT TYPES MAY NOT BE SPECIFIED.