

PROTECTED TREE PLAN

SOME TREE LOCATIONS ARE APPROXIMATE
457-467 DEL NORTE STREET

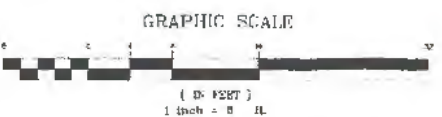
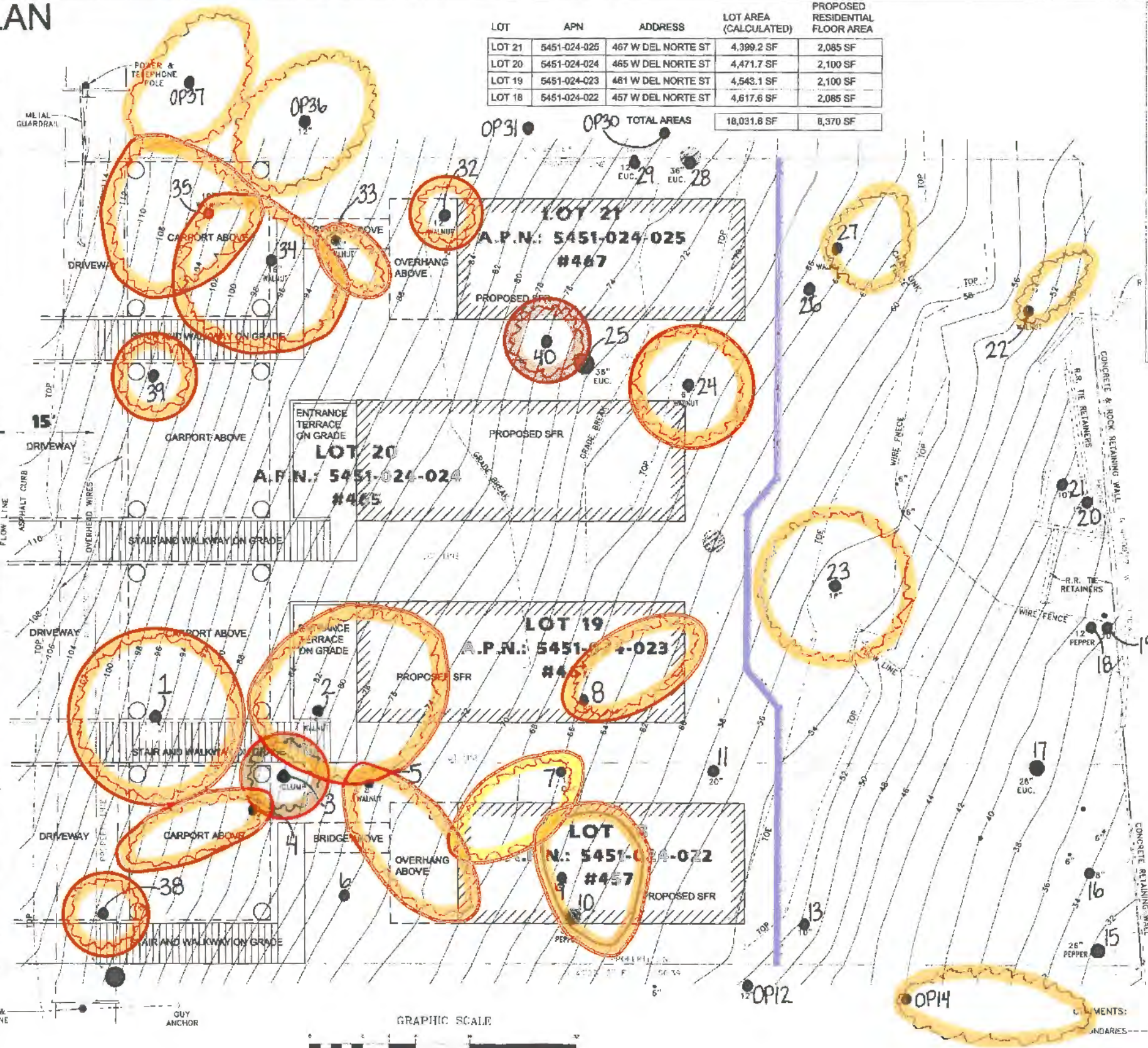
LOT	APN	ADDRESS	LOT AREA (CALCULATED)	PROPOSED RESIDENTIAL FLOOR AREA
LOT 21	5451-024-025	467 W DEL NORTE ST	4,399.2 SF	2,085 SF
LOT 20	5451-024-024	465 W DEL NORTE ST	4,471.7 SF	2,100 SF
LOT 19	5451-024-023	461 W DEL NORTE ST	4,543.1 SF	2,100 SF
LOT 18	5451-024-022	457 W DEL NORTE ST	4,617.6 SF	2,085 SF
TOTAL AREAS			18,031.6 SF	8,370 SF

KEY

- Tree location
- Oak tree canopy
- Southern California black walnut canopy
- Toyon canopy
- Protected tree removal
- Protective fencing

FIELD INVENTORY DATA									
Tree #	Species	DBH (inches)	Height	Spread	Health	Structure	Disposition		
1	Juglans californica	20	15	12	good	blump	remove		
2	Juglans californica	10.0.3	28	20x12/10	good	blump	remove		
3	Neoramea arbutifolia	7.8	6	5r	fair	very poor	remove		
4	Juglans californica	8.6	20	20SSW	poor	poor	remove		
5	Juglans californica	8	28	24E	fair	fair	remove		
6	Juglans californica	14.0.3	30	12/12/18	fair	poor	remove		
7	Juglans californica	12	20	20	good	fair	remove		
8	Juglans californica	15.5.0.2	15	25W	fair	very poor	remove		
9	Juglans californica	14.0.3	30	12/12/18	fair	poor	remove		
10	Juglans californica	10.0.3	28	20	good	fair	remove		
11	Juglans californica	10.0.3	28	20	good	fair	remove		
12	Juglans californica	10.0.3	28	20	good	fair	remove		
13	Juglans californica	10.0.3	28	20	good	fair	remove		
14	Juglans californica	10.0.3	28	20	good	fair	remove		
15	Juglans californica	10.0.3	28	20	good	fair	remove		
16	Juglans californica	10.0.3	28	20	good	fair	remove		
17	Juglans californica	10.0.3	28	20	good	fair	remove		
18	Juglans californica	10.0.3	28	20	good	fair	remove		
19	Juglans californica	10.0.3	28	20	good	fair	remove		
20	Juglans californica	10.0.3	28	20	good	fair	remove		
21	Juglans californica	10.0.3	28	20	good	fair	remove		
22	Juglans californica	10.0.3	28	20	good	fair	remove		
23	Juglans californica	10.0.3	28	20	good	fair	remove		
24	Juglans californica	10.0.3	28	20	good	fair	remove		
25	Juglans californica	10.0.3	28	20	good	fair	remove		
26	Juglans californica	10.0.3	28	20	good	fair	remove		
27	Juglans californica	10.0.3	28	20	good	fair	remove		
28	Juglans californica	10.0.3	28	20	good	fair	remove		
29	Juglans californica	10.0.3	28	20	good	fair	remove		
30	Juglans californica	10.0.3	28	20	good	fair	remove		
31	Juglans californica	10.0.3	28	20	good	fair	remove		
32	Juglans californica	10.0.3	28	20	good	fair	remove		
33	Juglans californica	10.0.3	28	20	good	fair	remove		
34	Juglans californica	10.0.3	28	20	good	fair	remove		
35	Juglans californica	10.0.3	28	20	good	fair	remove		
36	Juglans californica	10.0.3	28	20	good	fair	remove		
37	Juglans californica	10.0.3	28	20	good	fair	remove		
38	Juglans californica	10.0.3	28	20	good	fair	remove		
39	Juglans californica	10.0.3	28	20	good	fair	remove		
40	Juglans californica	10.0.3	28	20	good	fair	remove		
41	Juglans californica	10.0.3	28	20	good	fair	remove		
42	Juglans californica	10.0.3	28	20	good	fair	remove		
43	Juglans californica	10.0.3	28	20	good	fair	remove		
44	Juglans californica	10.0.3	28	20	good	fair	remove		
45	Juglans californica	10.0.3	28	20	good	fair	remove		
46	Juglans californica	10.0.3	28	20	good	fair	remove		
47	Juglans californica	10.0.3	28	20	good	fair	remove		
48	Juglans californica	10.0.3	28	20	good	fair	remove		
49	Juglans californica	10.0.3	28	20	good	fair	remove		
50	Juglans californica	10.0.3	28	20	good	fair	remove		

DEL NORTE ST.



BOUNDARIES ESTABLISHED FROM CITY & PRIVATE ENGINEER MONUMENTS.
EASEMENTS NO INFORMATION, NO TITLE REPORT.
DATUM ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION OF 100.00'.

GSM GRIMES SURVEYING & MAPPING, INC.
5248 HUNTINGTON DRIVE SOUTH LOS ANGELES, CALIFORNIA 90032 (323) 263-1011

SURVEY OF:
457-467 DEL NORTE ST.
FILE NO: 2015120 DATES: SURVEYED-NOVEMBER 9 & 17, 2015 PLOTTED-NOVEMBER 23, 2015

SCALE: 1"=8'
LEGAL DESCRIPTION:
LOTS 18-21 IN THE NORTON TRACT, BLOCK D, M.R. 14-73
LOS ANGELES CALIFORNIA

SURVEYOR'S SEAL:
Russell J. Beck
RUSSELL J. BECK L.S. 4557

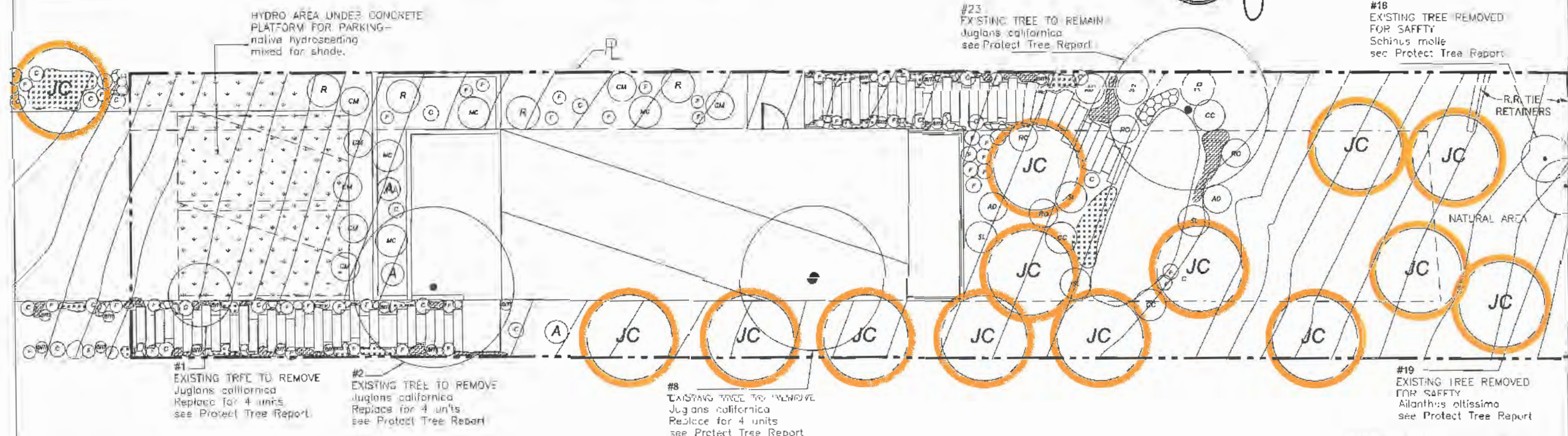
PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	HOW @ MATURITY	YEARS REACHING MATURITY	WINDS WATER USE AT MATURITY	MIN SIZE @ TIME OF PLANTING WSH	COMMENTS
14	14	JUGLANS CALIFORNICA CALIFORNIA WALNUT	15 GAL	12" X 6"	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
SHRUB / GROUND COVER								
5	5	AGAVE DESMETTIANA SMOOTH AGAVE	1 GAL	3.0' X 3.0'	6 mths	LOW	6"x6"	
6	6	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mths	LOW	6"x6"	
5	5	DISTUS CORDEARIENSIS TESINCA BLEACH	1 GAL	3.0' X 3.0'	6 mths	LOW	4"x4"	WHITE COLOR
6	6	CEANOTHUS MARITIMUS MILD LILAC	1 GAL	8.0' X 8.0'	6 mths	LOW	6"x6"	
5	5	MUHLENBERGIA CAPILLARIS PURE WHEAT	4" Pots	3.0' X 3.0'	5 mths	LOW	6"x6"	
2	2	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	5 mths	LOW	6"x6"	
3	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mths	LOW	2.5' X 2.5'	WHITE COLOR
3	3	ALOE MOENGLAW ALOE MOENGLAW	1 GAL	2.5' X 2.5'	6 mths	LOW	2.5' X 2.5'	
26	26	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mths	LOW	12"X12"	
44	44	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mths	LOW	12"X12"	
50	50	FESTUCA RUBRA DWARF FESCUE	FLAT	2' X 2'	3 mths	LOW	6"x6"	
195	195	SCIEDO REPENS SPICED	FLAT	2.5' X 2.5'	3 mths	LOW	6"x6"	
252	252	DYNDONIA SP DYNDONIA	FLAT	1' X 1'	3 mths	LOW	8"x6"	
130	130	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	2 mths	LOW	6"x6"	

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	DSH "	HT "	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
EXISTING TREES									
1	1	JUGLANS CALIFORNICA #1 CALIFORNIA WALNUT	20	15	12'	good	sound sprouts	REMOVE SEE PROTECTED TREE REPORT #1	PROTECTED REPLACE FOR 4 UNITS
1	1	JUGLANS CALIFORNICA #2 CALIFORNIA WALNUT	10,8,3	28	20/12/8/10	good	good	REMOVE SEE PROTECTED TREE REPORT #2	PROTECTED REPLACE FOR 4 UNITS
1	1	JUGLANS CALIFORNICA #6 CALIFORNIA WALNUT	8,6,3	15	20N	fair	very poor	REMOVE SEE PROTECTED TREE REPORT #6	PROTECTED REPLACE FOR 4 UNITS
1	1	SCHINUS MOLLE #14 CALIFORNIA LEMON LIME	HAZARD REMOVAL					REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #14	SIGNIFICANT REPLACE FOR 1 UNIT
1	1	ALANTHUS ALTISSIMA #19 LEAVY ALOE	HAZARD REMOVAL					REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #19	SIGNIFICANT REPLACE FOR 1 UNIT
1	1	JUGLANS CALIFORNICA #23 CALIFORNIA WALNUT	8,6,6,6	21	11'	fair	fair	REMAIN SEE PROTECTED TREE REPORT #23	

Shaded fields denote non-protected trees



PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
- CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
- LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
- CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
- IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
- PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
- CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES AND OTHER EXISTING PLANT MATERIALS WITHIN LIMIT OF WORK OR IN CLOSE VICINITY OF LIMIT OF WORK TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
- CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.

The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Alison Lancaster Consulting Arborists LLC on February 11, 2022



Jan C. Scow

10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.

11. CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

12. STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.

13. UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.

14. IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.

15. ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.

16. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH -ES-2 MULCH FROM AGROMIN MULCH COMPANY, (714) 475-8672, 201 KINETIC DRIVE, OXNARD, CA 93030

17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

HERRASTI, JOSE

306 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 330.437.3768



ARCHITECT

MUTUO
300 E 8TH STREET, 205
LOS ANGELES, CA 90014
213.232.2606

ENGINEER

WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE, SUITE 200
TARZANA, CA 91356
818.342.1125

PERMIT SET

DATE	DESCRIPTION	REV
12/15/20	PLANNING SUBMITTAL	
05/12/21	PLANNING REVISIONS	
06/07/21	URBAN FORESTRY UPDATES	
7/6/22	URBAN FORESTRY UPDATES	

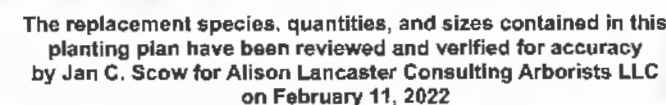
461 W DEL NORTE ST

461 W DEL NORTE ST,
LOS ANGELES, CA 90065

PLANTING PLAN

SHEET NUMBER

L1.7



Jan Chow

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	H/W @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN.SIZE@TIME OF PLANTING	COMMENTS
TREES								
	11	JUGLANS CALIFORNICA CALIFORNIA WALNUTS	15 GAL	12' X 6'	8	LDW	8'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
SHRUBS / GRASSES / GROUND COVER								
	5	AGAVE DESMETIANA SPOTTED AGAVE	1 GAL	3.0' X 3.0'	6 mnth	LOW	6"x6"	
	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
	5	CISTUS CORBARIENSIS FESTUCA GILKALX	1 GAL	3.0' X 3.0'	6 mnth	LOW	4'x4'	WHITE COLOR
	8	CEANOTHUS MARITIMUS WILD LILAC	1 GAL	8.0' X 8.0'	6 mnth	LOW	6"x6"	
	5	MUEHLENBERGIA CAPILLARIS FINCH GRASS	4" Pots	3.0' X 3.0'	6 mnth	LOW	6"x6"	
	4	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mnth	LOW	6"x6"	
	3	ROSE "SNOWBALL" ROSE SNOWBALL	1 GAL	3.0' X 3.0'	6 mnth	LOW	2.5' X 2.5'	WHITE COLOR
	2	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2.5' X 2.5'	6 mnth	LOW	2.5' X 2.5'	
	20	ARTEMISA MARITIMA ARTEMISA	FLAT	1' X 1'	3 mnth	LOW	12"x12"	
	30	CAREX PRAEGRACILIS SLIMMER SEDGE	FLAT	2.5' X 2.5'	3 mnth	LOW	12"x12"	
	63	FESTUCA RUBRA CREeping FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"x6"	
	201	SENECIO REPENS SENECIO	FLAT	2.5' X 2.5'	3 mnth	LOW	8"x6"	
	252	DYMONDIA SP DYMONDIA	FLAT	1' X 1'	3 mnth	LOW	6"x6"	
	127	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"x6"	

SYMBOL	PLANT QUANT	COMMON NAME / BOTANICAL NAME	DBH "	HT	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVAL
EXISTING TREES									
	1	FRAXINUS UMLER #20 FIVEGREEN ASH	15.2,2	35	12r	good	very poor	REMOVE FOR SAFETY SEE PROTECTED TREE REPORT #20	SIGNIFICANT REPLACE FOR 1 UNIT
	1	ALNTHUS ALTISSIMA #21 ALNTHUS	12.5,8	45	13r	good	very poor	REMOVE FOR SAFETY SEE PROTECTED TREE REPORT #21	SIGNIFICANT REPLACE FOR 1 UNIT
	1	JUGLANS CALIFORNICA #24 CALIFORNIA WALNUT	8.5	18	8r	fair	poor	REMOVE SEE PROTECTED TREE REPORT #24	PROTECTED REPLACE FOR 4 UNITS
	1	EUCALYPTUS GLOBULUS #25 EUCALYPTUS	24.11,6.5	60	35S	fair	fair	REMOVE SEE PROTECTED TREE REPORT #25	SIGNIFICANT REPLACE FOR 1 UNIT
	1	JUGLANS CALIFORNICA #39 CALIFORNIA WALNUT	11.1,1*	12	6r	good	good	REMOVE SEE PROTECTED TREE REPORT #39	PROTECTED REPLACE FOR 4 UNITS

Shaded fields denote non-protected trees

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16. ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH -ES-2 MULCH FROM AGROMIN MULCH COMPANY. (714) 475-8572. 201 KINETIC DRIVE, OXNARD, CA 93030
17. CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE



N SITE PLAN
SCALE: 3/16" = 1'-0"

STUART, FLA.
WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6060 TAMPA AVE., SUITE 200
TARZANA, CA 91356
818.342.1125

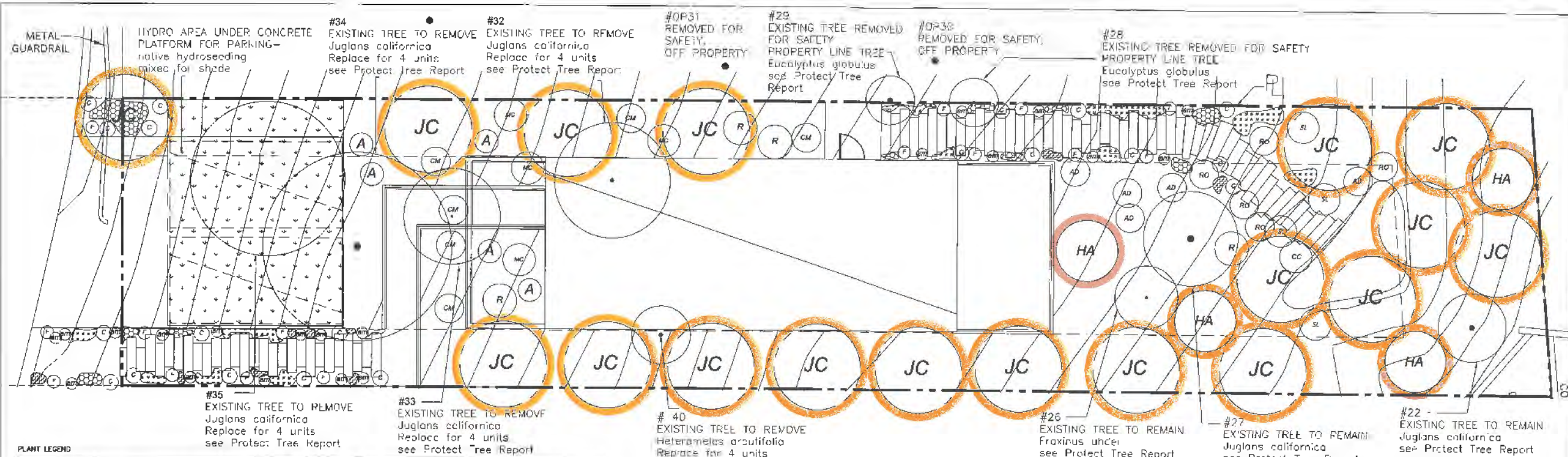
DATE	DESCRIPTION
12/19/16	PLAN CHECK SUBMITTAL
5/31/21	PLANNING REVISIONS
9/20/21	URBAN FORESTRY UPDATES
2/28/23	URBAN FORESTRY UPDATES

465 W DEL NORTE ST,
LOS ANGELES, CA 90065

PLANTING PLAN

DATE: 11/11/11

L1.7



PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	FLYING MATURE	REACHING MATURE	WATER USE AT MATURE	MIN. SIZE OF PLANTING BED	COMMENTS
TREE								
JC	18	JUGLANS CALIFORNICA CALIFORNIA WALNUT	15 GAL	12' X 6'	8	LOW	9' X 9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
SHRUB / GRASSES / GROUNDCOVER								
HA	4	HETEROMELES ARBUTIFOLIA #3 TOVA	15 GAL	8' X 10'	5	LOW	5' X 5'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
AD	5	ADONIS DESMONTIANA SMOOTH ALIVE	1 GAL	3.0' X 3.0'	6 mths	LOW	6' X 6"	
R	8	SALVIA LEUCOPHYLLA PINEY SAGE	1 GAL	6.0' X 6.0'	8 mths	LOW	6' X 6"	
CM	5	DISTUS GORGARENSIS FERRUGIA ELABORA	1 GAL	3.0' X 3.0'	6 mths	LOW	4' X 4'	WHITE COLOR
AD	8	CEANDOTHUS MARITIMUS WILD LILAC	1 GAL	6.0' X 6.0'	8 mths	LOW	6' X 6"	
CM	5	MUNLEBERGIA CAPELLARIS FIRE VIOLET	4" Pots	3.0' X 3.0'	8 mths	LOW	6' X 6"	
AD	4	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6.0' X 6.0'	6 mths	LOW	6' X 6"	
R	4	ROSE "SNOWBALL" ROSE SHIMBALA	1 GAL	3.0' X 3.0'	5 mths	LOW	2.5' X 2.5'	WHITE COLOR
AD	4	ALOE MOONFLOW BLUE MOONFLOW	1 GAL	2.5' X 2.5'	6 mths	LOW	2.5' X 2.5'	
CM	25	ARMERIA MARITIMA ANEMONE	FLAT	1' X 1'	3 mths	LOW	12' X 12"	
AD	42	CAREX PRAEGRACILIS SLENDER SEDGE	FLAT	2.5' X 2.5'	3 mths	LOW	12' X 12"	
R	61	FESTUCA RUBRA CREEPING FESCUE	FLAT	2' X 2.5'	3 mths	LOW	6' X 6"	
AD	184	SONCHUS REPENS SARDON	FLAT	2.5' X 2.5'	3 mths	LOW	6' X 6"	
AD	202	LYMONDIA SP LYMONDIA	FLAT	1' X 1'	3 mths	LOW	6' X 6"	
AD	147	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mths	LOW	6' X 6"	

SYMBOL	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	DSH *	HT *	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & DATE OF REPLACEMENT FOR REMOVALS
EXISTING TREES ON THE PROPERTY									
JC	1	JUGLANS CALIFORNICA #22 CALIFORNIA WALNUT	7.5.4	18	12N	very poor	very poor	REMAIN SEE PROTECTED TREE REPORT #22	
JC	1	FRAXINUS EXCELSA #25 AMERICAN HICKORY	15	33	20'	200%	10'	REMAIN SEE PROTECTED TREE REPORT #25	
JC	1	JUGLANS CALIFORNICA #27 CALIFORNIA WALNUT	5.5	20	12W/0	poor	poor	REMAIN SEE PROTECTED TREE REPORT #27	
JC	1	EUCALYPTUS SP #30 EUCALYPTUS TREE						REMOVED FOR SAFETY - PROPERTY LINE TREE SEE PROTECTED TREE REPORT #30	SHRIMP REPLACE FOR 1 UNIT
JC	1	EUCALYPTUS SP #32 EUCALYPTUS TREE						REMOVED FOR SAFETY - PROPERTY LINE TREE SEE PROTECTED TREE REPORT #32	SHRIMP REPLACE FOR 1 UNIT
JC	1	JUGLANS CALIFORNICA #32 CALIFORNIA WALNUT	8.0	6	4'	fair	stump sprouts	REMOVED SEE PROTECTED TREE REPORT #32	PROTECTED REPLACE FOR 4 UNITS
JC	1	JUGLANS CALIFORNICA #33 CALIFORNIA WALNUT	8.5	22	10E	fair	fair	REMOVED SEE PROTECTED TREE REPORT #33	PROTECTED REPLACE FOR 4 UNITS
JC	1	JUGLANS CALIFORNICA #34 CALIFORNIA WALNUT	8.0	20	8/12/14/12	fair	fair	REMOVED SEE PROTECTED TREE REPORT #34	PROTECTED REPLACE FOR 4 UNITS
JC	1	JUGLANS CALIFORNICA #35 CALIFORNIA WALNUT	7.5.4	21	8/15/14/14	fair	good	REMOVED SEE PROTECTED TREE REPORT #35	PROTECTED REPLACE FOR 4 UNITS
JC	1	HAZARD REMOVAL BY NEIGHBOR #OP30							REMOVED FOR SAFETY - OFF PROPERTY SEE PROTECTED TREE REPORT #OP30
JC	1	HAZARD REMOVAL BY NEIGHBOR #OP31							REMOVED FOR SAFETY - OFF PROPERTY SEE PROTECTED TREE REPORT #OP31
JC	1	JUGLANS CALIFORNICA #OP32 CALIFORNIA WALNUT	11.1/14/14	25	12/31/12/8	fair	very poor	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP32	
JC	1	JUGLANS CALIFORNICA #OP37 CALIFORNIA WALNUT	7.5.5/14	26	12/31/11/8	fair	fair	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP37	
JC	1	HETEROMELES ARBUTIFOLIA #40 TOVA	4	16	5'	fair	fair	REMOVED SEE PROTECTED TREE REPORT #40	PROTECTED REPLACE FOR 4 UNITS

The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Allison Lancaster Consulting Arborists LLC on February 11, 2022

- PLANTING NOTES
- CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF THESE UTILITIES.
 - CONTRACTOR SHOULD NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT UP TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH PLANTING OPERATION.
 - LANDSCAPE CONTRACTOR TO RECEIVE SITE GRADE TO +0.10. CONTRACTOR SHALL OBTAIN LETTER OF GRADE CERTIFICATION FROM OWNER PRIOR TO PROJECT EXECUTION.
 - CONTRACTOR SHALL NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE 72 HOURS (WEEKENDS NOT INCLUDED) PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULE.
 - IF CONFLICTS ARISE BETWEEN SIZE OF AREAS ON PLANS OR LAYOUT OF PLANS, CONTRACTOR SHOULD CONTACT LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONFLICTS KNOWN TO THE LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR'S LIABILITY TO RELOCATE THE MATERIAL.
 - PROTECT ALL EXISTING TREES TO REMAIN. CONTRACTOR SHALL REPLACE ANY TREES DAMAGED DURING CONSTRUCTION. CONTRACTOR SHALL PROVIDE FENCING, IF NECESSARY, AT THE TREE DRIP LINE TO PROTECT TRUNK AND ROOTS AND TO PREVENT COMPACTION FROM VEHICLE TRAFFIC OR MATERIAL STORAGE ON THE SOIL BELOW TREES.
 - CONTRACTOR SHALL PROVIDE FOR THE FEEDING, WATERING AND GENERAL MAINTENANCE OF TREES AND OTHER EXISTING PLANT MATERIALS WITHIN LIMIT OF WORK OR IN CLOSE VICINITY OF LIMIT OF WORK TO KEEP THEM IN A HEALTHY CONDITION DURING CONSTRUCTION.
 - CONTRACTOR SHALL SUBMIT PHOTOS OF REPRESENTATIVE TREES AND SHRUBS WITH SPECIFICATIONS ON THE BACK OF PHOTO INCLUDING HEIGHT, WIDTH AND CALIPER. IF A NURSERY VISIT IS REQUIRED THE CONTRACTOR WILL ARRANGE TO HAVE THE PARTICULAR NURSERIES PREPARED TO SHOW TREES. SHOULD CONTRACTOR INSTALL PLANT MATERIAL INFERIOR TO INDUSTRY STANDARD, IT IS AT HIS OWN RISK. ALL PHOTO SUBMITTALS ARE TO BE APPROVED PRIOR TO PLANTING.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIALS FREE OF PESTS AND DISEASES. PRE-SELECTED OR "TAGGED" MATERIAL MUST BE INSPECTED BY THE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE CONTRACTOR'S OBLIGATION TO GUARANTEE ALL PLANT MATERIALS PER THE SPECIFICATIONS.

Jan C. Scow
Allison Lancaster Consulting Arborists LLC

- CONTRACTOR SHALL STAKE ALL FINAL TREE LOCATIONS AND PLANTING BED LIMITS IN THE FIELD FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- STEEL EDGING SHALL BE PLACED BETWEEN ALL SHRUB BEDS AND TURF AREAS, AS WELL AS BETWEEN GRAVEL BED AND PLANTING BEDS.
- UPON INSTALLATION ALL TREE MATERIALS SHALL BE STAKED ACCORDING TO SPECIFICATIONS AND PLANTING DETAILS.
- IF REQUESTED BY OWNER CONTRACTOR SHALL INSTALL DEEP/ROOT BARRIERS AT ALL TREES WITHIN 5'-0" OF CONCRETE WALKWAYS, STRUCTURES, WALLS, CURBS, ETC.
- ALL PLANTS SHALL BE TRIANGULARLY SPACED UNLESS OTHERWISE INDICATED.
- ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH - ES-2 MULCH FROM AGROMIN MULCH COMPANY, (714) 475-8672, 201 KINETIC DRIVE, OXNARD, CA 93030.
- CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.



N SITE PLAN
SCALE: 3/16" = 1'-0"

HERRASTI, JOSE
309 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 3763



MUTUS
309 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 432 1606

WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE. SUITE 200
TARZANA, CA 91356
818.342.1125

PERMIT SET

DATE	DESCRIPTION	PER
12/15/16	PLAN CHECK SUBMITTAL	
5/10/21	PLANNING REVISIONS	
5/19/21	URBAN FORESTRY UPDATES	
3/27/22	URBAN FORESTRY U-DATES	

PROJECT NAME:
467 W DEL NORTE ST

PROJECT LOCATION:
467 W DEL NORTE ST,
LOS ANGELES, CA 90065

DATE: 3/27/22

PLANTING PLAN

L1.7

PLANT LEGEND

PLANT	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	SIZE	H/W @ MATURITY	YEARS REACHING MATURITY	WUCOLS WATER USE AT MATURITY	MIN SIZE @ TIME OF PLANTING W/H	COMMENTS
TREES								
○	4	QUERCUS AGRIFOLIA CALIFORNIA OAK	24" BOXES	10' X 5'	10	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
○	20	JUGLANS CALIFORNICA CALIFORNIA WALNUT	15 GAL	12' X 6'	8	LOW	9'x9'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
○	1	PRUNUS ILICIFOLIA HOLLYLEAF CHERRY	5 GAL	6'0" X 4'0"	3	LOW	3'x3'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
SHRUB / GROUND COVER								
○	4	HETEROMELES ARBUTIFOLIA #3 TOYON	15 GAL	8' X 10'	5	LOW	5'x5'	TREE REPLACEMENT MITIGATION SEE THE PROTECTED TREE REPORT
○	5	AGAVE DESMETIANA SMOOTH AGAVE	1 GAL	3'0" X 3'0"	6 mnth	LOW	6"X6"	
○	8	SALVIA LEUCOPHYLLA PURPLE SAGE	1 GAL	6'0" X 5'0"	6 mnth	LOW	6"X6"	
○	5	CISTUS CORBARIENSIS FETIDUS BLOOM	1 GAL	3'0" X 3'0"	6 mnth	LOW	4'x4'	WHITE COLOR
○	6	CEANOTHUS MARITIMUS WILD LILAC	1 GAL	8'0" X 8'0"	6 mnth	LOW	6"X6"	
○	5	MUHLBERGIA CAPILLARIS PINO MURPHY	4" Pots	3'0" X 3'0"	6 mnth	LOW	6"X6"	
○	5	ROSMARINUS OFFICINALIS ROSEMARY	1 GAL	6'0" X 6'0"	6 mnth	LOW	6'x6'	
○	3	ROSE "SNOWBALL" ROSE "SNOWBALL"	1 GAL	3'0" X 3'0"	6 mnth	LOW	2'5" X 2'5"	WHITE COLOR
○	5	ALOE MOONGLOW ALOE MOONGLOW	1 GAL	2'5" X 2'5"	6 mnth	LOW	2'5" X 2'5"	
○	20	ARMERIA MARITIMA ARMERIA	FLAT	1' X 1'	3 mnth	LOW	12"X12"	
○	27	CAREX PRAECRACIUS SLENDER SEDGE	FLAT	2'5" X 2'5"	3 mnth	LOW	12"X12"	
○	31	FESTUCA RUBRA ORCHARD FESCUE	FLAT	2' X 2'	3 mnth	LOW	6"X6"	
○	52	SENECIO REPENS SEDICIO	FLAT	2'5" X 2'5"	3 mnth	LOW	6"X6"	
○	76	DYONIDIA SP DIONIDIA	FLAT	1' X 1'	3 mnth	LOW	6"X6"	
○	27	SEDUM SPATHULIFOLIUM STONECROP SEDUM	FLAT	1' X 1'	3 mnth	LOW	6"X6"	



HYDRO AREA UNDER CONCRETE PLATFORM FOR PARKING—note hydroseeding mixed for shade.

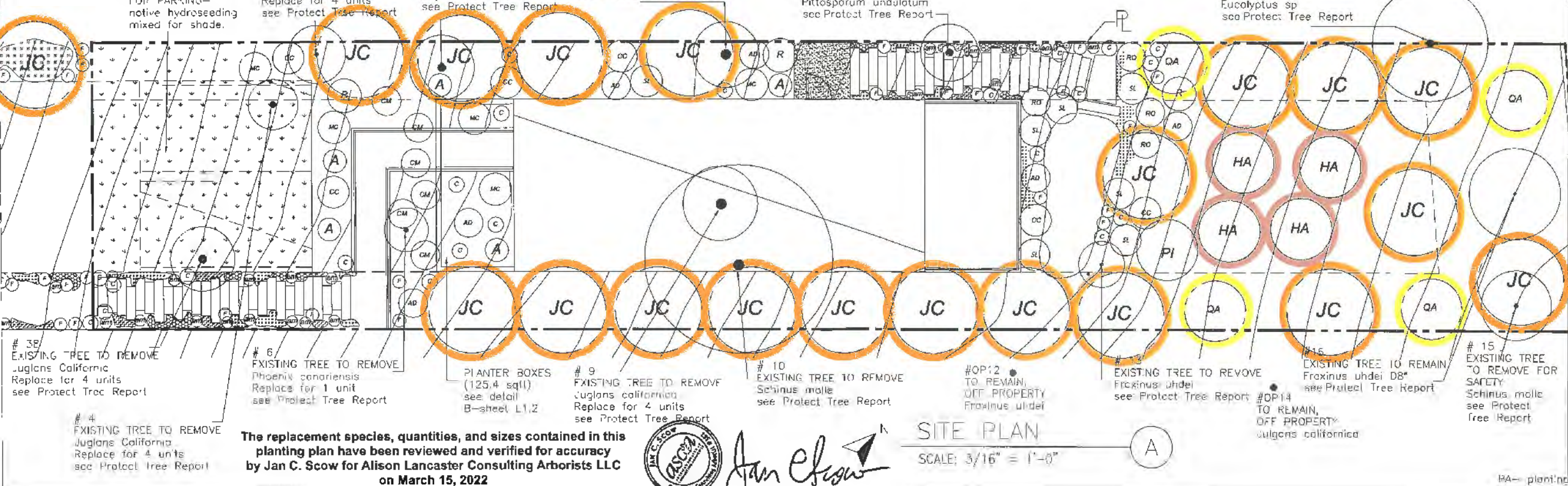
#3 EXISTING TREE TO REMOVE Heteromeles arbutifolia Replace for 4 units see Protect Tree Report

#5 EXISTING TREE TO REMOVE Juglans californica Replace for 4 units see Protect Tree Report

#7 EXISTING TREE TO REMOVE Quercus agrifolia Replace for 4 units see Protect Tree Report

#11 EXISTING TREE TO REMAIN Pittosporum undulatum see Protect Tree Report

#17 EXISTING TREE REMOVED FOR SAFETY Eucalyptus sp see Protect Tree Report



The replacement species, quantities, and sizes contained in this planting plan have been reviewed and verified for accuracy by Jan C. Scow for Alison Lancaster Consulting Arborists LLC on March 15, 2022



Jan C. Scow

SITE PLAN

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

A

EXISTING TREES ON THE PROPERTY

SYMBOL	PLANT QUANTITY	COMMON NAME / BOTANICAL NAME	DSH	HT	SPREAD	HEALTH	STRUCTURE	COMMENTS	DESIGNATION & RATE OF REPLACEMENT FOR REMOVALS
EXISTING TREES									
○	1	HETEROMELES ARBUTIFOLIA #3 TOYON	7.8	5	5r	fair	very poor	REMOVE SEE PROTECTED TREE REPORT #3	PROTECTED REPLACE FOR 4 UNITS
○	1	JUGLANS CALIFORNICA #4 CALIFORNIA WALNUT	8.5	20	20SSW	poor	poor	REMOVE SEE PROTECTED TREE REPORT #4	PROTECTED REPLACE FOR 4 UNITS
○	1	JUGLANS CALIFORNICA #5 CALIFORNIA WALNUT	8	28	24E	fair	fair	REMOVE SEE PROTECTED TREE REPORT #5	PROTECTED REPLACE FOR 4 UNITS
○	1	PHOENIX CANARIENSIS #6 CANARY PALM TREE	180	15	15BTH	good	good	REMOVE SEE PROTECTED TREE REPORT #6	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	QUERCUS AGRIFOLIA #7 CALIFORNIA OAK	12	20	20S	good	fair	REMOVE SEE PROTECTED TREE REPORT #7	PROTECTED REPLACE FOR 4 UNITS
○	1	JUGLANS CALIFORNICA #9 CALIFORNIA WALNUT	14.5	30	12/12/10	fair	poor	REMOVE SEE PROTECTED TREE REPORT #9	PROTECTED REPLACE FOR 4 UNITS
○	1	SCHINUS MOLLE #10 CALIFORNIA PEPPER	28	35	20x	good	fair	REMOVE SEE PROTECTED TREE REPORT #10	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	PITOSPORUM UNDULATUM #11 VICTORIAN BOY	19.5	40	18r	good	fair	REMAIN SEE PROTECTED TREE REPORT #11	
○	1	FRAXINUS UNDEI #13 EVERGREEN ASH	9.5	45	10r	good	poor	REMOVE SEE PROTECTED TREE REPORT #13	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	SCHINUS MOLLE #15 CALIFORNIA PEPPER						HAZARD REMOVAL REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #15	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	FRAXINUS UNDEI #18 EVERGREEN ASH	8	45	7r	good	fair	REMAIN SEE PROTECTED TREE REPORT #16	
○	1	EUCALYPTUS SP #17 EUCALYPTUS TREE						HAZARD REMOVAL REMOVED FOR SAFETY SEE PROTECTED TREE REPORT #17	SIGNIFICANT REPLACE FOR 1 UNIT
○	1	FRAXINUS UNDEI #OP12 EVERGREEN ASH	12.3	45	8r	good	fair	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP12	
○	1	JUGLANS CALIFORNICA #OP14 CALIFORNIA WALNUT	19.5	45	20NE	good	fair	REMAIN, OFF-PROPERTY SEE PROTECTED TREE REPORT #OP14	
○	1	JUGLANS CALIFORNICA #38 CALIFORNIA WALNUT	11.1	12	5r	good	good	REMOVE SEE PROTECTED TREE REPORT #38	PROTECTED REPLACE FOR 4 UNITS

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- ALL PLANTING BEDS SHALL RECEIVE A MINIMUM OF 3" OF APPROVED SHREDDED MULCH—E-2 MULCH—FROM AGROMIN MULCH COMPANY (714) 472-8672 201 KINETIC DRIVE, OXNARD, CA 93030
- CONTRACTOR SHALL FINE GRADE ALL DISTURBED AREAS TO PROVIDE FOR PROPER DRAINAGE.

HERRASTI, JOSE

108 W 2ND ST APT 809
LOS ANGELES, CA 90012
TEL 310 497 3769



PROJECT:

300 E 8TH STREET, 205
LOS ANGELES, CA 90014
213 292 1508

STRUCTURAL:

WILLIAM KOH & ASSOCIATES, INC.
STRUCTURAL ENGINEERS
6040 TAMPA AVE, SUITE 200
TARZANA, CA 91356
818 342 1125

PERMIT SET

DATE	DESCRIPTION	REV
1/15/16	PLAN CHECK SUBMITTAL	
5/11/21	PLANNING REVISIONS	
9/21/21	URBAN FORESTRY UPDATES	
3/8/22	URBAN FORESTRY UPDATES	

PROJECT NAME:

457 W DEL NORTE ST

PROJECT LOCATION:
457 W DEL NORTE ST,
LOS ANGELES, CA 90065

DATE:

PLANTING PLAN

SHEET NUMBER:

L1.7

HA= plant no
PL= 2000001