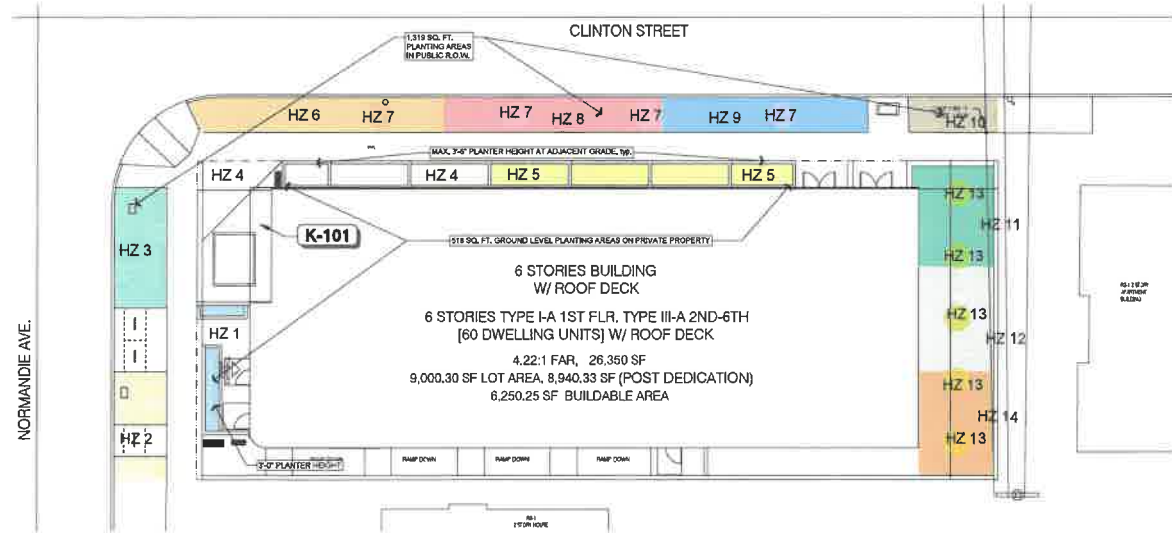
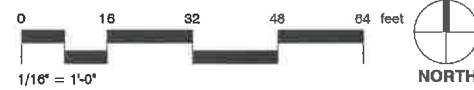


ROOF LEVEL



GROUND LEVEL



REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	QTY
32 Exterior Improvements		
32-01	Old Town Fiberglass Custom Rectangle Planter RL1093624, 211# 21.18 SF PA	16
32-02	Old Town Fiberglass Standard Square Planter SL7224, 196# 26.69 SF PA	13
32-03	Old Town Fiberglass Standard Square Planter SL6024, 213# 17.36 SF PA	5
Rock		
K-101	California Gold 3/4" gravel	1.89 cy

MWEO CALCULATIONS

Maximum Applied Water Allowance (MAWA)
 $MAWA = (Eto) \times 0.62 \times [(0.55 \times LA) + (1 - 0.55 \times SLA)]$

(Eto)	AREA (LA)	ETAF	SLA	MAWA
50.1	3,442	0.55	0.00	56,803.47 GAL/YR

Estimated Total Water Use (ETWU)
 $ETWU = (Eto) \times (.62) \times (PF \times HA / IE) + SLA$

ETWU 40,430.45 GAL/YR

Hydrozone Table for Calculating ETWU

Zone	Planting Description	Water Needs	PF	Irrigation Method	IE	ETAF (PF/IE)	Hydrozone Area (HA)	% of Landscape	ETAF x HA	
1	Grass/Shrubs	Low/Mod	0.4	Drip	0.81	0.49	57	1.7%	28	874.34
2	Groundcover	Low	0.3	Drip	0.81	0.37	143	4.2%	53	1,645.14
3	Groundcover	Low	0.3	Drip	0.81	0.37	224	6.5%	83	2,577.00
4	Trees/Shrubs	Low	0.3	Drip	0.81	0.37	238	6.9%	88	2,738.06
5	Trees/Shrubs	Low	0.3	Drip	0.81	0.37	224	6.5%	83	2,577.00
6	Groundcover	Low	0.3	Drip	0.81	0.37	281	8.5%	108	3,347.79
7	Street Trees	Moderate	0.5	Drip	0.81	0.62	80	2.3%	49	1,533.93
8	Groundcover	Low	0.3	Drip	0.81	0.37	232	6.7%	86	2,669.03
9	Groundcover	Low	0.3	Drip	0.81	0.37	236	6.9%	87	2,715.05
10	Groundcover	Low	0.3	Drip	0.81	0.37	113	3.3%	42	1,300.00
11	Shrubs	Low	0.3	Drip	0.81	0.37	234	6.8%	87	2,692.04
12	Shrubs	Low	0.3	Drip	0.81	0.37	258	7.5%	96	2,988.15
13	Trees	Low	0.3	Drip	0.81	0.37	100	2.9%	37	1,150.44
14	Shrubs	Low	0.3	Drip	0.81	0.37	238	6.9%	88	2,738.06
15	Grn/Shrubs/Succ	Low	0.3	Drip	0.81	0.37	298	8.7%	110	3,428.32
16	Grn/Shrubs/Succ	Low	0.3	Drip	0.81	0.37	204	5.9%	76	2,346.81
17	Grn/Shrubs/Succ	Low	0.3	Drip	0.81	0.37	272	7.9%	101	3,129.21
Sum					0.81	0.39	3,442.00	100.0%	1301.60	40,430.45

Special Landscape Areas

Sum	A	B	C	D
1.00	0	0		
1.00	0.00	0.00		

ETAF CALCULATIONS

Regular Landscape Areas		All Landscape Areas	
Total ETAF x Area (B)	1301.60	Total ETAF x Area (B+D)	1301.60
Total Area (A)	3442.00	Total Area (A+C)	3442.00
Average ETAF (B / A)	0.38	Average ETAF (B+D / C+ A)	0.38

CITY POINTS

Potential Landscape Area (Lot Area minus Building Footprint)	8,999 SF
LOT AREA	8,999 SF
BUILDING FOOTPRINT	8,081 SF
TOTAL POTENTIAL LANDSCAPE AREA:	2,918 SF
Open Space Required	
UNITS W/2 HABITABLE ROOMS @100 SF:	59 5,900 SF
UNITS W/2 HABITABLE ROOMS @125 SF:	0 0 SF
UNITS W/3 HABITABLE ROOMS @175 SF:	1 175 SF
TOTAL	60 6,075 SF

Exterior Open Space Provided

PRIVATE OPEN SPACE (88 SF/UNIT)	0 SF
ROOF DECK	3,040 SF
TOTAL	3,040 SF

Total points required per Guidelines O: 15 (Lot area 8,999 SF)

DETAIL OF POINTS PROVIDED

POINTS PER ITEM	QTY.	POINTS CLAIMED	CALLOUT/SHEET
Soil amended w Class I TOPGRO Mulch	5	1	5/Note A-L201
Parkway planting - no lawn	360	19	38/B-L201
GUIDELINES O PROVIDED POINTS TOTAL:		43	

Total points required for Guidelines AA: 200 (Lot area 8,999 SF)

Landscape meter (25% of required points)	25%	1	50/C-L301
Sensor for rain	1	1	1/D-L301
Automatic irrigation controller	5	1	5/E-L301
Drip irrigation	5/circuit	17	85
No lawn	10	1	10/Legend L201
Plants requiring monthly summer water after established for 3 years	2/pl.	280	580/Legend L201
GUIDELINES AA PROVIDED POINTS TOTAL:		731	

The subdivider shall record a covenant and agreement satisfactory to the Advisory Agency guaranteeing that:

- The planting and irrigation system shall be completed by the developer/builder prior to the close of escrow of 50 percent of the units of the project or phase.
- Sixty days after landscape and irrigation installation, the landscape professional shall submit to the homeowners / property owners association a Certified of Substantial Completion (12.40 G LAMC).
- The developer / builder shall maintain the landscaping and irrigation for 60 days after completion of the landscape and irrigation installation.
- The developer/builder shall guarantee all trees and irrigation for a period of six months and all other plants for 60 days after landscape and irrigation installation.

HYDROZONES

SYMBOL	NOTES
[Light Blue Box]	HZ 1 57 sf Grass, shrubs
[Light Yellow Box]	HZ 2 143 sf Groundcover
[Light Green Box]	HZ 3 224 sf Groundcover
[Light Purple Box]	HZ 4 238 sf Shrubs, trees
[Light Orange Box]	HZ 5 224 sf Shrubs, trees
[Light Red Box]	HZ 6 291 sf Groundcover
[Light Blue Box]	HZ 7 80 sf Street trees
[Light Green Box]	HZ 8 232 sf Groundcover
[Light Yellow Box]	HZ 9 236 sf Groundcover
[Light Orange Box]	HZ 10 113 sf Groundcover
[Light Green Box]	HZ 11 234 sf Shrubs
[Light Purple Box]	HZ 12 258 sf Shrubs
[Light Orange Box]	HZ 13 100 sf Trees
[Light Red Box]	HZ 14 238 sf Shrubs
[Light Blue Box]	HZ 15 292 sf Grass, shrubs, succulents
[Light Green Box]	HZ 16 286 sf Grass, shrubs, succulents
[Light Purple Box]	HZ 17 251 sf Grass, shrubs, succulents

LANDSCAPE TABULATIONS

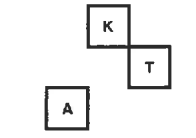
COMMON OPEN SPACE PROVIDED	SF	REQ. 25% SF
Roof Deck	3,040	760
TOTAL:	3,040	760
LANDSCAPE AREA PROVIDED	REQ. MET?	
Roof Deck	767.65 Yes	
TOTAL:	767.65 SF	
LANDSCAPE TO OPEN SPACE RATIO:	25.25 %	

SHEET INDEX

- L101 Planter Layout / Landscape Cover
- L201 Planting Plan
- L202 Planting Details
- L203 Planting Specifications
- L301 Irrigation Plan
- L302 Irrigation Details
- L303 Irrigation Specifications

LEGAL DESCRIPTION
 PIN: 141B197 833
 APN: 5520011025
 Tract: ARDMORE HEIGHTS
 Map Ref: M B 21-132
 Block: None; Lot: 74

EXHIBIT "A"
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 Case No. ADM-2024-6134-DB-VHCA-RED1



Kevin Tsai Architecture
 Tsai Architecture
 1439 W Jefferson Blvd Los Angeles CA 90007
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architects stamp

HARMONY GARDENS
 6620 MURRIETTA AVE.
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 818-505-9783
 harmonygardens.net



consultant

KEY PLAN:

All design, site, arrangements and plans indicated by these drawings and specifications are the property and copyright of the ARCHITECT and shall remain the property of the ARCHITECT and shall not be used by any other person for any use whatsoever without written permission. Written consent shall be obtained from the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE DESCRIPTION
01	04/23/2025	FEASIBILITY STUDY
02	10/09/2025	CD 75
03	02/04/2025	CD 75 revise

PROJECT TITLE:

NORMANDIE RESIDENCE

570 N. NORMANDIE AVENUE
 LOS ANGELES, CA 90004

PIC/PM: KB
 DRAWN BY: DR
 JOB NO.: 24-15

DRAWING TITLE:
PLANTER LAYOUT / LANDSCAPE COVER

SHEET:

L101

K
T
A

Kevin Tsai Architecture
Tsai Architecture
1439 W Jefferson Blvd Los Angeles CA 90007
T. 310.486.9328 www.kevin-tsai.com

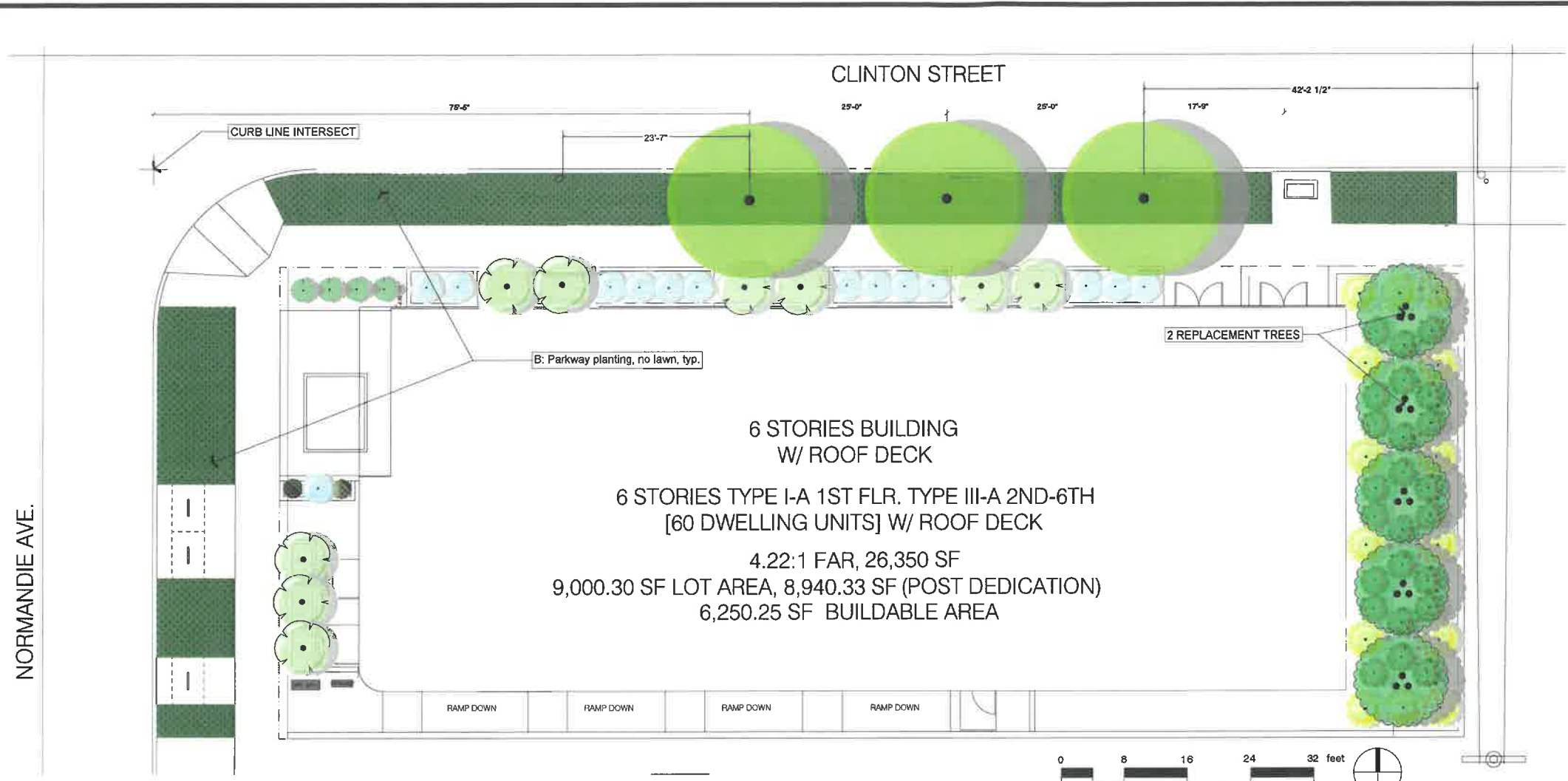
architects stamp
HARMONY GARDENS
6820 MURIELLA AVE.
VAN NUYS, CA 91405
818-505-9783
harmonygardens.net
consultant
KEY PLAN:



All design, detail, arrangements and plans indicated by these changes and specifications are the property and copyright of the ARCHITECT and shall neither be used on any other work nor be used by any other person for any use whatsoever without written permission. Within 30 days of the date of completion of the project, the ARCHITECT shall be notified of any such use. Any intentional discrepancy shall be brought to the attention of the ARCHITECT prior to the commencement of work.

#	DATE	ISSUE DESCRIPTION
01	02/04/2024	FEASIBILITY STUDY
02	11/29/2024	CD 71
03	02/04/2025	CD 71 REVISED

PROJECT TITLE:
NORMANDIE RESIDENCE
570 N. NORMANDIE AVENUE,
LOS ANGELES, CA 90004
PIC/PM: KB
DRAWN BY: DR
JOB NO: 24-18
DRAWING TITLE:
GROUND PLANTING PLAN
SHEET:
L201



Green Building Notes Prescriptive Approach
A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas, except turf areas, creeping or rooting groundcovers, or direct-seeding applications when mulch is contraindicated.
Unless contradicted by a soils test, compost at a minimum rate of 4 cubic yards per 1,000 square feet of permeable area, shall be incorporated to a depth of 6 inches into the soil.
For projects that include landscape work, the Landscape Certification, Form GRN 12, shall be completed prior to final inspection approval.
(State Assembly Bill No. 1881, 5.304.1)
I agree to comply with the requirements of the prescriptive compliance option of the MWELQ.
Signed: see stamp
Date: 11/29/2024

1. ALL LANDSCAPE AREAS WILL BE IRRIGATED W/ A HIGH-EFFICIENCY IRRIGATION W/ SMART IRRIGATION CONTROLS.
2. ALL PLANTING AND 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 SIGNIFICANT TREES TO BE REMOVED ON THE SITE.
7. THERE ARE NO PROTECTED TREES ON THE SITE.

WATER CONSERVATION STATEMENT:
ALL LANDSCAPE WILL BE SPECIFIED, PLANTED, AND 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; 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.

DESIGNER NOTES:
1. If plant availability requires changes to the plant palette, please contact landscape architect for substitutions.

6 STORIES BUILDING W/ ROOF DECK
6 STORIES TYPE I-A 1ST FLR. TYPE III-A 2ND-6TH [60 DWELLING UNITS] W/ ROOF DECK
4.22:1 FAR, 26,350 SF
9,000.30 SF LOT AREA, 8,940.33 SF (POST DEDICATION)
6,250.25 SF BUILDABLE AREA

PLANT SCHEDULE GROUND

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	SIZE @ INSTALLATION	SIZE @ MATURITY	WUCOLS	FI
TREES							
	4	Podocarpus macrophyllus 'Maki' Maki Yew Podocarpus	24"-box	3-4' H x 1' W	8-15' H x 3-4' W	Moderate	South Africa
	5	Prunus ilicifolia lyonii Catalina Cherry	24"-box	6-8' H x 2-3' W	15-25' H x 10-15' W	Low	Calif.
	3	Street Tree (new) species TBD by Urban Forestry	24"-box	TBD	TBD		
SHRUBS							
	14	Carpenteria californica 'Elizabeth' Elizabeth Bush Anemone	5 gal.	1' H x W	4-6' H x 3-4' W	Low	
	14	Caenothus griseus horizontalis 'Diamond Heights' Diamond Heights Carmel Creeper	5 gal.	1' H x W	1' H x 4-6' W	Low	
	9	Pittosporum tenuifolium 'Silver Sheen' Silver Sheen Taxiwini	5 gal.	1-3' H x 1-2' W	12-18' H x 6-8' W	Moderate	
	24	Salvia spathacea Hummingbird Sage	5 gal.	Pot	1-2' H x 4-5' W	Low	
GRASSES							
	2	Muhlenbergia dubia Pine Muhly	1 gal.	<1' H x W	2-3' H x W	Low	30" o.c.
GROUND COVERS							
	1,310 sf	Lippia nodiflora 'Kurepia S1' Kurepia	sod		groundcover	Low	

REQUIRED AND PROVIDED TREES TABLE

TREES	NUMBER	RATIO	REQ.
EXISTING TO BE REMOVED	2	1 to 1	2
EXISTING PARKWAY TREES TO BE REMOVED*	0	2 to 1	0
TOTAL ON SITE TREES TO BE REPLACED			2
PER UNIT	60	1 TREE/4 UNITS	15
OFF-MENU TREE REDUCTION			3
MIN. NO. TREES REQ.			12

*NOTE: Parkway tree removal must be permitted by Los Angeles Urban Forestry Division

TREES PROVIDED

LOCATION	SHEET	SIZE	QTY.
PLANTING AREAS	L1	24" BOX	9
PLANTING AREAS (EXTG)	L1		0
PARKWAY	L1	24" BOX	3
PARKWAY (EXTG)	L1		0
TOTAL TREES			12

A: Soil in planting areas to be amended with Class I Forest Floor Mulch available from C&M Topsoil, Inc. 818-899-5485

EXHIBIT "A"
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Case No. ADM-2024-6134-DB-VHCA-RED1

architects stamp

HARMONY GARDENS
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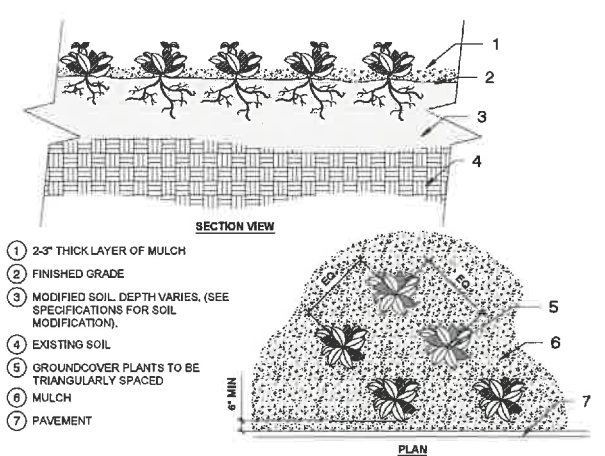


consultant

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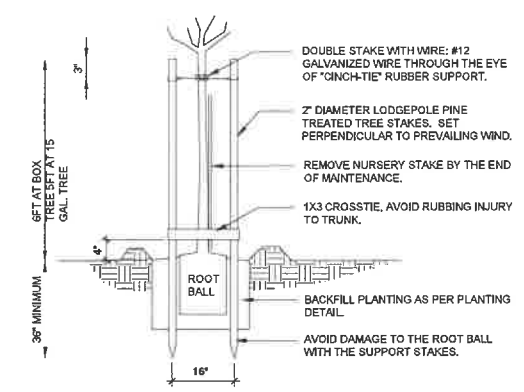
#	DATE	ISSUE DESCRIPTION
01	05/14/2025	FEASIBILITY STUDY
02	10/02/2025	CD 15
03	05/24/2025	CD 15 (REV)



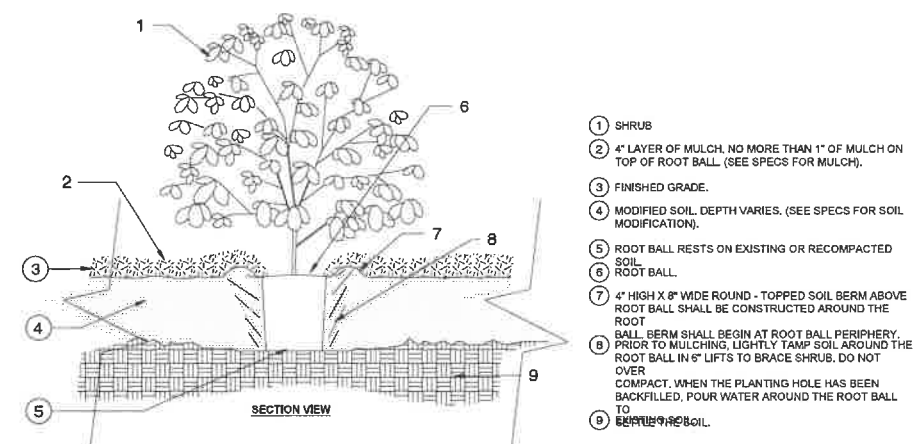
- 1 2-3" THICK LAYER OF MULCH
- 2 FINISHED GRADE
- 3 MODIFIED SOIL, DEPTH VARIES, (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
- 4 EXISTING SOIL
- 5 GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
- 6 MULCH
- 7 PAVEMENT

NOTES:
 1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

3 GROUNDCOVER
 URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 3/4" = 1'-0" FX-PL-FX-GROU-01



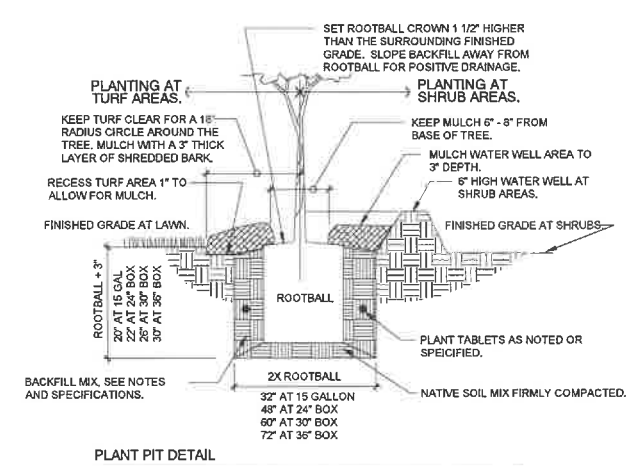
STAKING DETAIL



- 1 SHRUB
- 2 4" LAYER OF MULCH, NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
- 3 FINISHED GRADE.
- 4 MODIFIED SOIL, DEPTH VARIES. (SEE SPECS FOR SOIL MODIFICATION).
- 5 ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL.
- 6 ROOT BALL.
- 7 4" HIGH X 8" WIDE ROUND-TOPPED SOIL BERM ABOVE ROOT BALL SHALL BE CONSTRUCTED AROUND THE ROOT BALL.
- 8 BALL BERM SHALL BEGIN AT ROOT BALL PERIPHERY. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE SOIL.
- 9 FINISHED GRADE AT LAWN.

NOTES:
 1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.
 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

2 SHRUB - MODIFIED SOIL
 URBAN TREE FOUNDATION © 2014
 OPEN SOURCE FREE TO USE
 3/4" = 1'-0" FX-PL-FX-SHRB-03



PLANT PIT DETAIL

1 TREE PLANTING DOUBLE STAKE
 1" = 1'-0" FX-PL-FX-TREE-10

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PROJECT TITLE:
NORMANDIE RESIDENCE

570 N. NORMANDIE AVENUE,
 LOS ANGELES, CA 90004

PIC/PM: KB
 DRAWN BY: DR
 JOB NO: 24-15

DRAWING TITLE:
PLANTING DETAILS

SHEET:
L203

