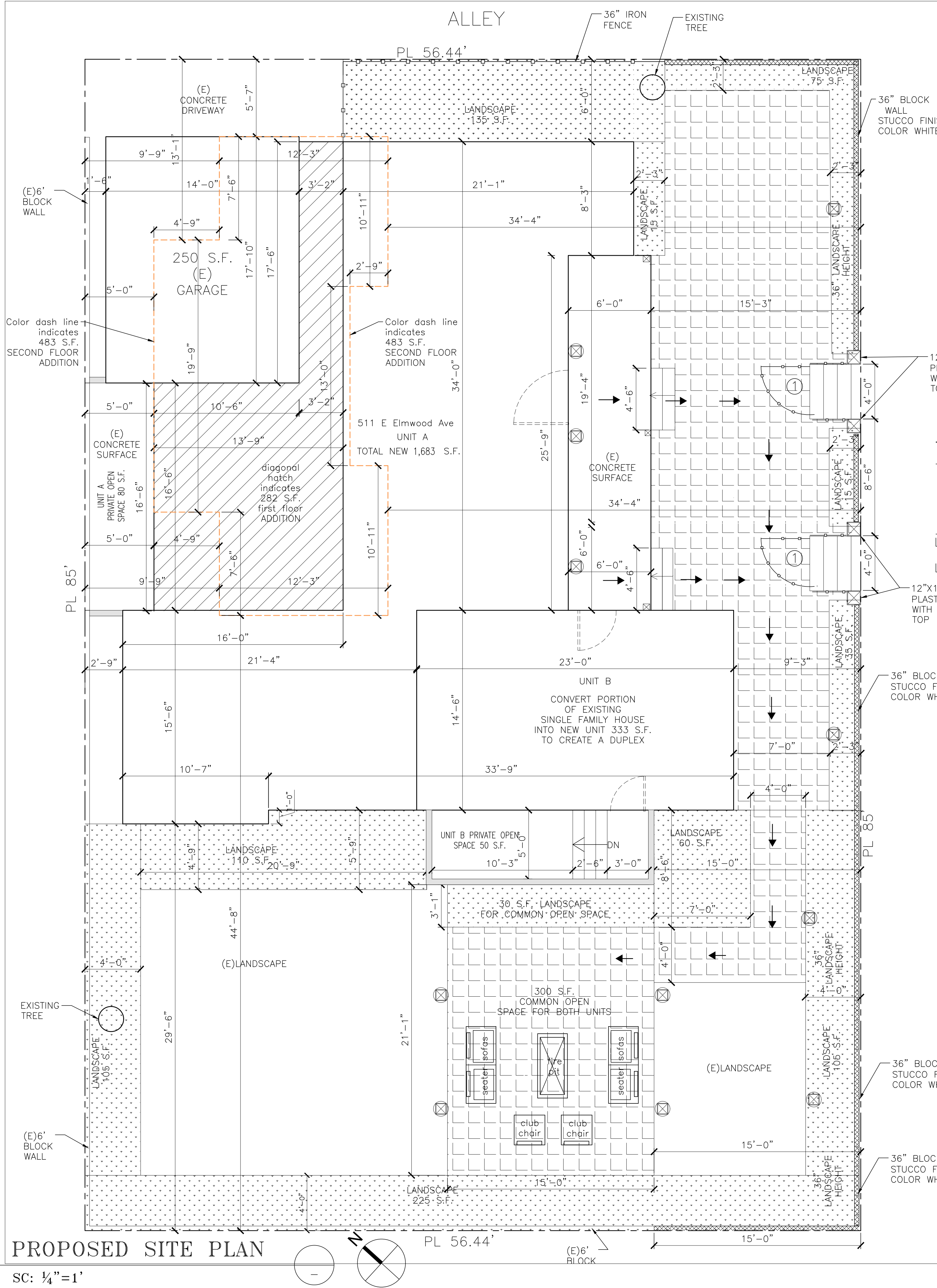




PROJECT INFORMATION: 511 E Elmwood Ave, Burbank, CA 91501		LOT COVERAGE: 1900/4,760= 40% < 60% MAX 1163 + 333 + 250 + 154 =1900 S.F.	
ZONNING APN #	(R-4) 5621-025-014	ELMWOOD TRACT NE 85 FT OF LOT 13 BLK D 4,760	
Legal Description	NE 85 FT OF LOT 13 BLK D 4,760		
Total Land SqFt	4,760		
FIRE SPRINKLERS:	NO		
FREE WAY:	NO		
OCCUPANCY:	R-3/U		
CONST. TYPE:	V-B		
Sewers:	Yes		
VHFHSZ:	No		
Corner Lot:	No		
(E) PARKING 1			
Year Built: 1928			
		EXISTING	ADD / REDUCE
		UNIT A	UNIT B
		SECOND FLOOR	1251 +282
		FIRST FLOOR	-333
		1200	333
		154	250
		2420	TOTAL
		(E)# of Units: 1	(N)# of Units: 2
		(E)Beds/Baths: 3/1	(N)Beds/Baths: 5/4
		(E)Building SqFt:1,251	(N)Building SqFt: 2420

REQ. LANDSCAPE: 4,760*0.15= 714 S.F.
PROVIDED 135+75+15+15+35+105+225+105+110+30+60=910>714

Maximum height 27' top plate, 35' top of roof
EXISTING HEIGHT 11'-4" top plate, 16'-0" top of roof
PROPOSED HEIGHT 21'-0" top plate, 25'-0" top of roof

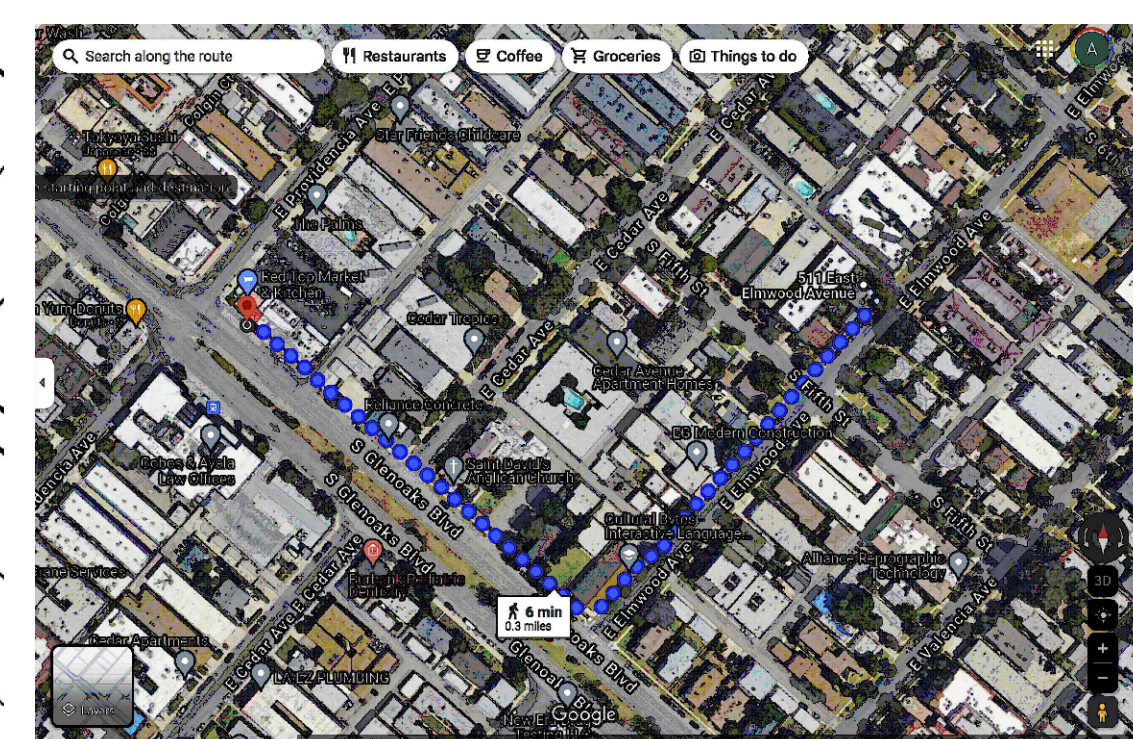
Maximum #of stories 2
EXISTING AND PROPOSED #OF STORIES 1<2

	private open space	common open space
UNIT A	80	300
UNIT B	50	



SYMBOLS	
Pathway to common open space	12"x12" 42" TALL PILASTER WITH LIGHT ON TOP
	EUROPEAN STYLE OUTDOOR LANDSCAPE DECORATIVE LIGHTING FIXTURES LAWN LAMP AND WALL LAMP SKU: LI000960-04B
	36" RETAINING WALL STUCCO FINISH COLOR WHITE WITH 36" PLANTS ON TOP
	42" BLOCK WALL STUCCO FINISH WHITE COLOR
	36" IRON FENCE
	PAVERS 15 x 15 Courtyard Stack 100% 15 x 15 Courtyard GRAY - CHARCOAL
	LANDSCAPE SEE LANDSCAPE PLANS
	club chair 26.00 in. D x 26.50 in. W x 30.00 in. H
	seater sofas 26.00 in. D x 67.50 in. W x 30.00 in. H
	fire pit 26.25 in. D x 56.00 in. W x 15.00 in. H
	42" IRON GATE DARK BONZE COLOR PAINT

SCOPE OF WORK
□ CONVERT 333 s.f. PORTION OF EXISTING SINGLE FAMILY TO NEW UNIT TO CREATE A DUPLEX
□ NEW 282 S.F. FIRST FLOOR ADDITION AND 483 S.F. SECOND FLOOR ADDITION TO EXISTING UNIT



WITHIN HALF MILE OF HIGH QUALITY TRANSIT (HQTC)
Glenoaks / Providencia
Stop ID: 5102

REV	DESCRIPTION	DATE
1		

OWNER
GAIK SARGSIAN
511 E Elmwood Ave,
Burbank, CA 91501
818-740-1532
haykoko1988@gmail.com

APPLICANT , DESIGNER
Ara Hartoonian
17353 Valerio St.
VanNuys CA. 91406
Phone: 818-960-5092

PROJECT
511 E Elmwood Ave,
Burbank, CA 91501

CONTENT
SITE PLANS

A-100

SC: 1/4"=1'

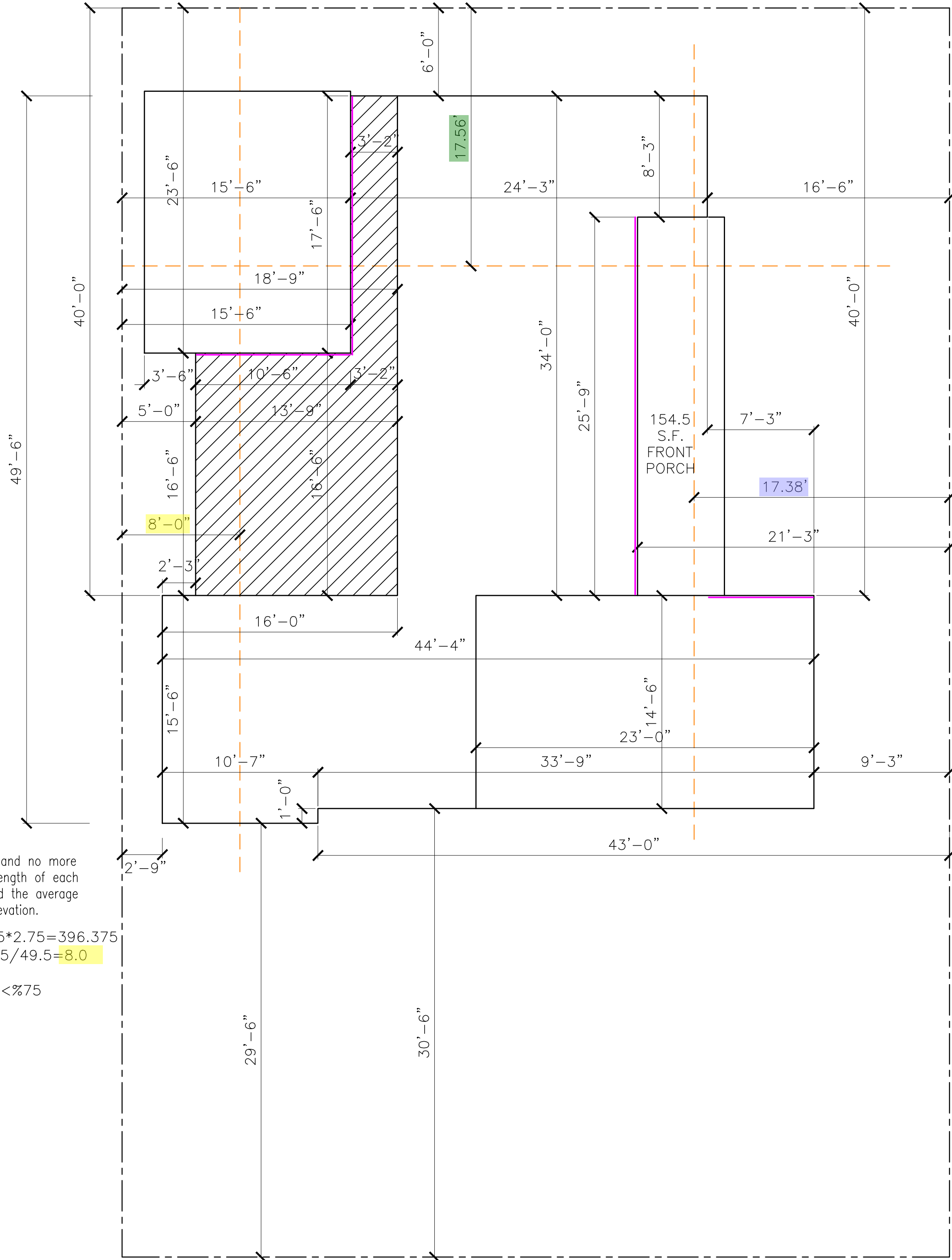
No less than 25 percent and no more than 75 percent of the length of each elevation is located behind the average setback plane for that elevation.

$40 \times 2.6 + 10.16 \times 23.5 + 24.25 \times 6 + 7.25 \times 40 = 778.26$
average setback = $778.26 / 44.3 = 17.56$

$\%25 < \frac{20}{44.3} = \%45 < \%75$

	Min. Setback Required	Min. Average Required	Average Provided
Front yard setback	15' - 0"	17' - 0"	17.38
Interior side yard setback (East)	5' - 0"	7' - 0"	17.56
Interior side yard setback (West)	5' - 0"	7' - 0"	
Rear yard setback	5' - 0"	7' - 0"	8.0

First Floor setback table



average setback plane
length of each elevation located behind the average setback plane

No less than 25 percent and no more than 75 percent of the length of each elevation is located behind the average setback plane for that elevation.

$43 \times 1 + 9.25 \times 14.5 + 21.25 \times 25.75 + 16.5 \times 8.25 = 860.44$
average setback = $860.44 / 49.5 = 17.38$

$\%25 < \frac{26.75}{49.5} = \%54 < \%75$

E Elmwood Ave

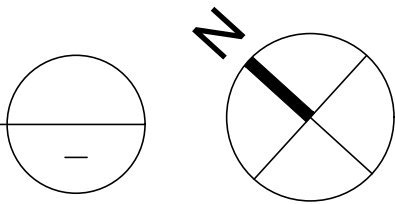
No less than 25 percent and no more than 75 percent of the length of each elevation is located behind the average setback plane for that elevation.

$17.5 \times 15.5 + 16.5 \times 5.0 + 15.5 \times 2.75 = 396.375$
average setback = $396.375 / 49.5 = 8.0$

$\%25 < \frac{17.5}{49.5} = \%35 < \%75$

SETBACK PLAN

SC: $\frac{3}{16}" = 1'$



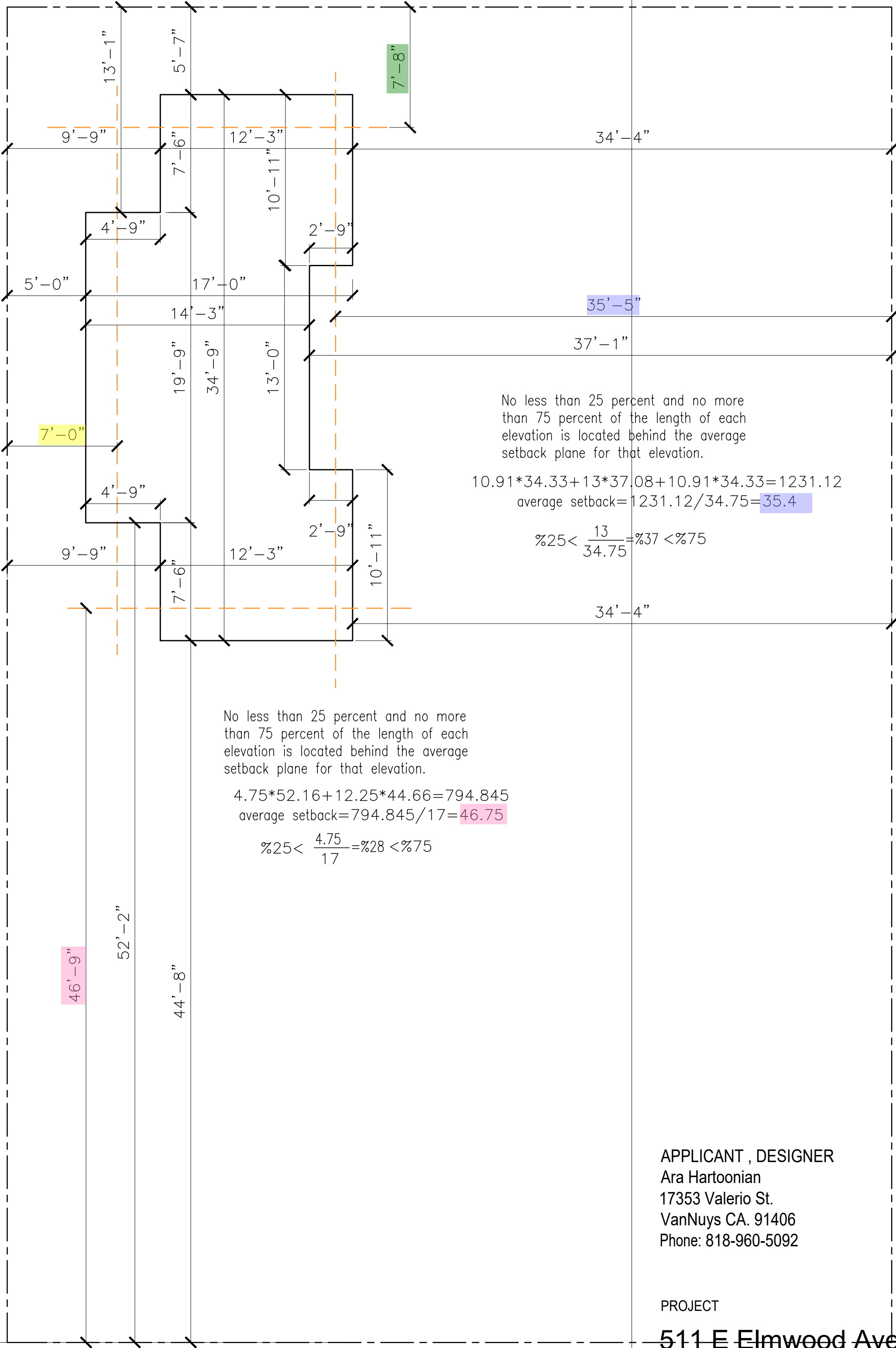
Second Floor setback table

	Min. Setback Required	Min. Average Required	Average Provided
Front yard setback	15' - 0"	17' - 0"	35'-5"
Interior side yard setback (East)	5' - 0"	7' - 0"	7'-8"
Interior side yard setback (West)	5' - 0"	7' - 0"	46'-9"
Rear yard setback	5' - 0"	7' - 0"	7'-0"

No less than 25 percent and no more than 75 percent of the length of each elevation is located behind the average setback plane for that elevation.

$4.75 \times 13.08 + 12.25 \times 5.58 = 130.485$
average setback = $130.485 / 17 = 7.67$

$\%25 < \frac{4.75}{17} = \%28 < \%75$



No less than 25 percent and no more than 75 percent of the length of each elevation is located behind the average setback plane for that elevation.

$10.91 \times 34.33 + 13 \times 37.08 + 10.91 \times 34.33 = 1231.12$
average setback = $1231.12 / 34.75 = 35.4$

$\%25 < \frac{13}{34.75} = \%37 < \%75$

No less than 25 percent and no more than 75 percent of the length of each elevation is located behind the average setback plane for that elevation.

$4.75 \times 52.16 + 12.25 \times 44.66 = 794.845$
average setback = $794.845 / 17 = 46.75$

$\%25 < \frac{4.75}{17} = \%28 < \%75$

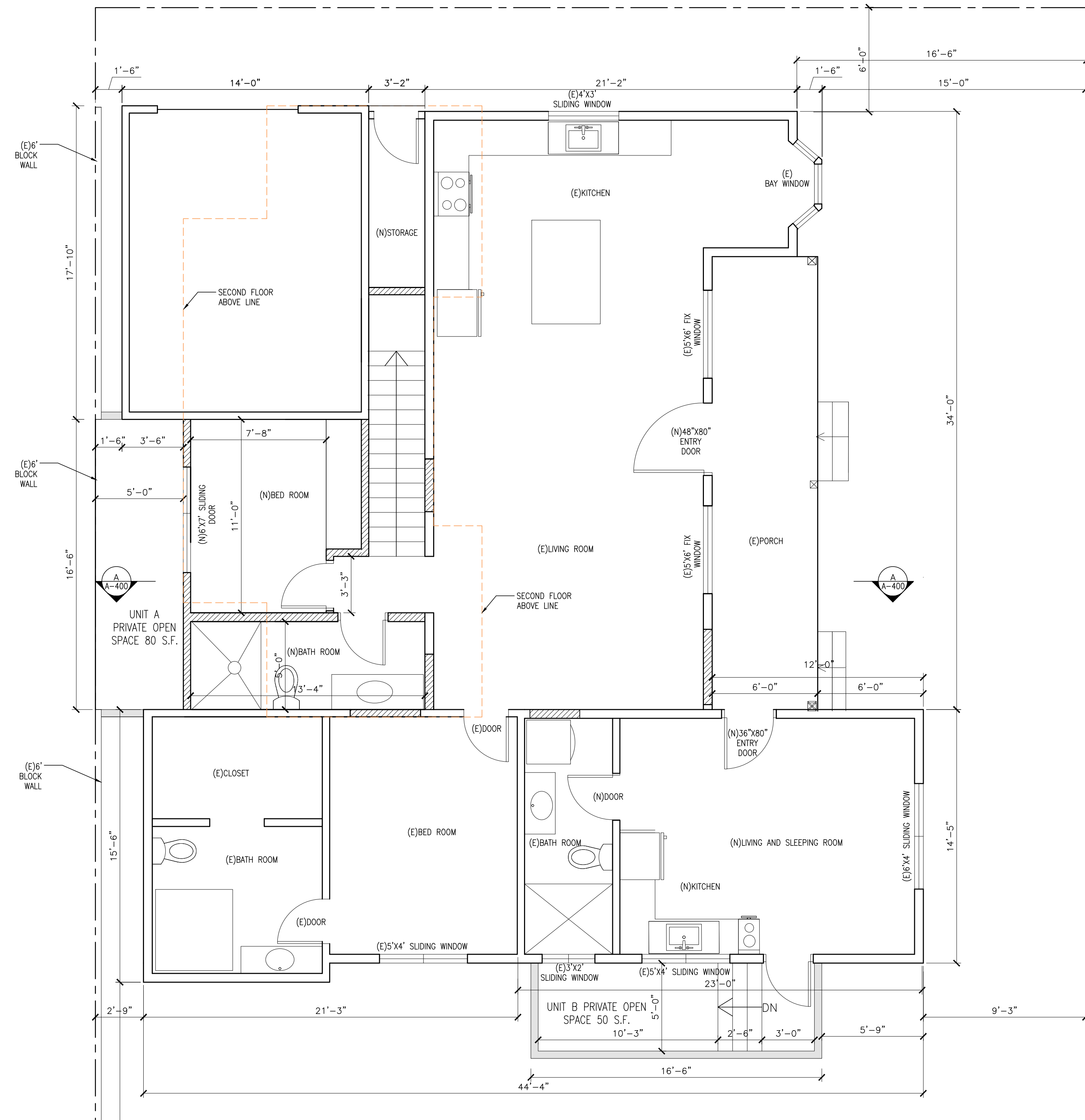
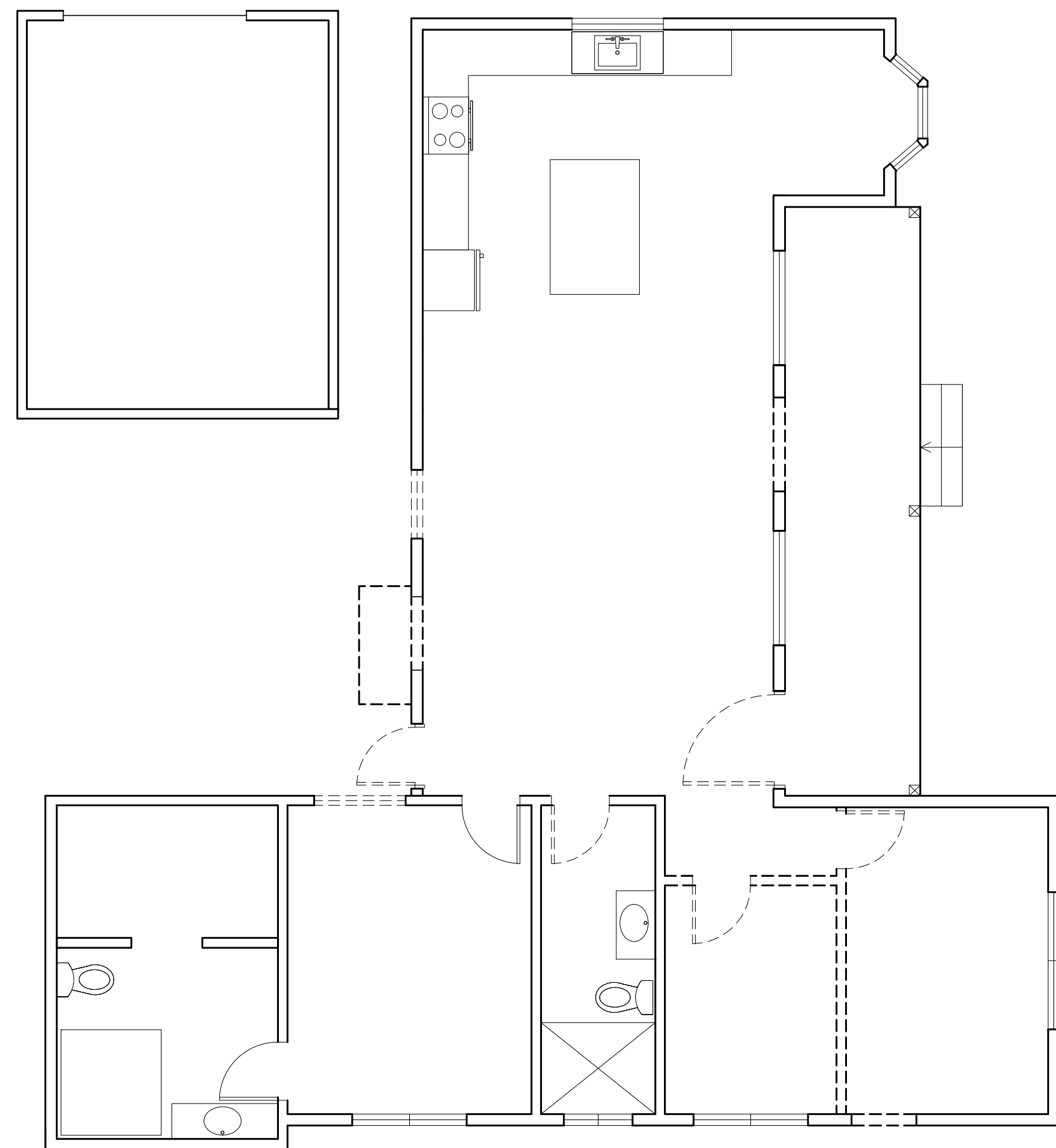
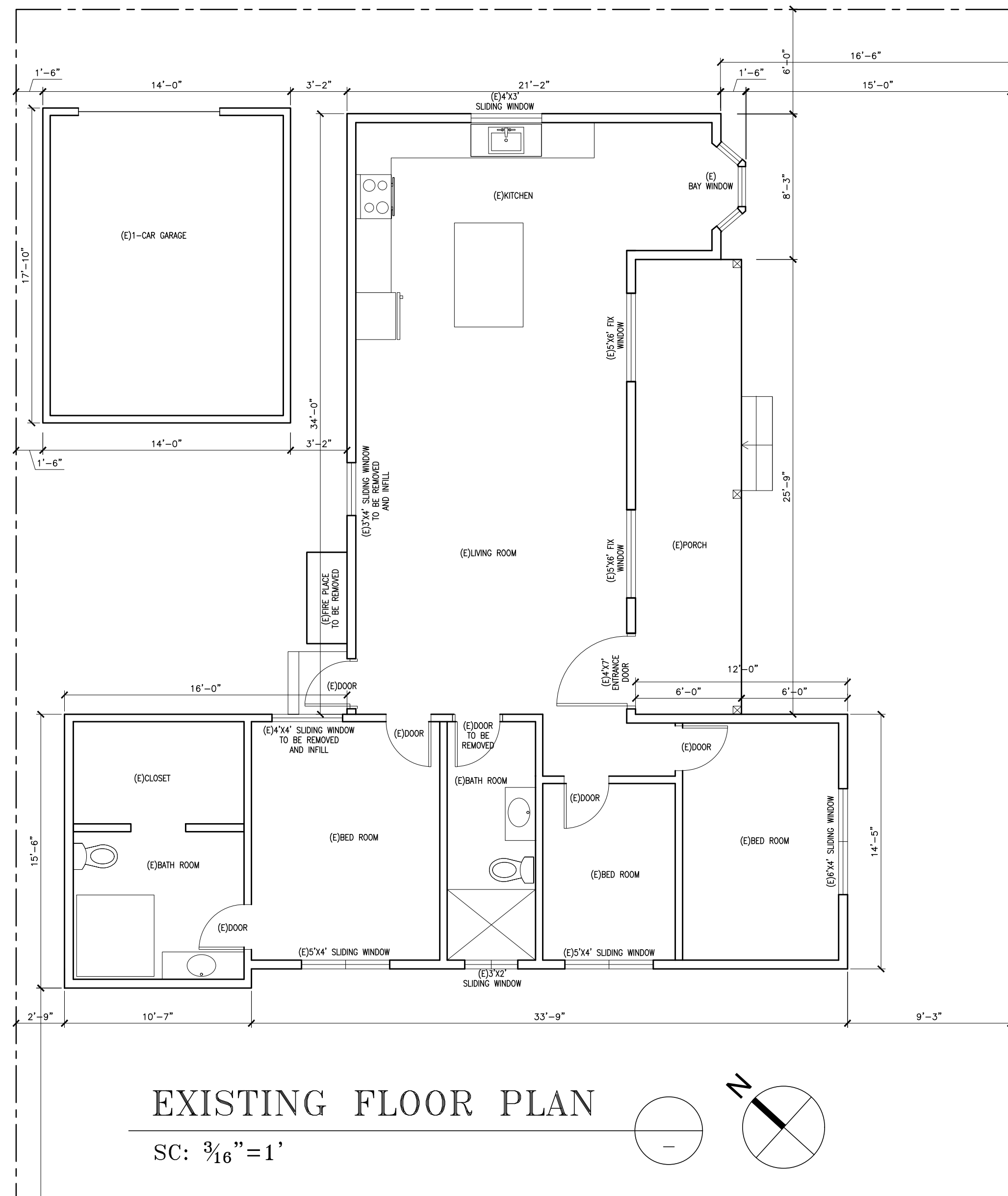
APPLICANT , DESIGNER
Ara Hartoonian
17353 Valerio St.
VanNuys CA. 91406
Phone: 818-960-5092

PROJECT

511 E Elmwood Ave,
Burbank, CA 91501

CONTENT

AVRAGE SETBACK CALCS



SYMBOLS:

- EXISTING WALL TO REMAIN.
- NEW WALL
- EXISTING WALL TO BE REMOVED.
- (EXTERIOR) 42" BLOCK WALL STUCCO FINISH WHITE COLOR

REV	DESCRIPTION	DATE
1		

OWNER
GAIK SARGSIAN
511 E Elmwood Ave,
Burbank, CA 91501
818-740-1532
haykoko1988@gmail.com

APPLICANT , DESIGNER
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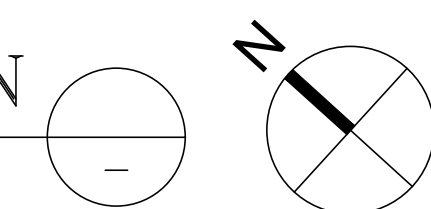
PROJECT
**511 E Elmwood Ave,
Burbank, CA 91501**

CONTENT
FLOOR PLANS

A-300



SC: $\frac{1}{4}'' = 1'$



REV	DESCRIPTION	DATE
-----	-------------	------

1

OWNER
 GAIK SARGSIAN
 511 E Elmwood Ave,
 Burbank, CA 91501
 818-740-1532
 haykoko1988@gmail.com

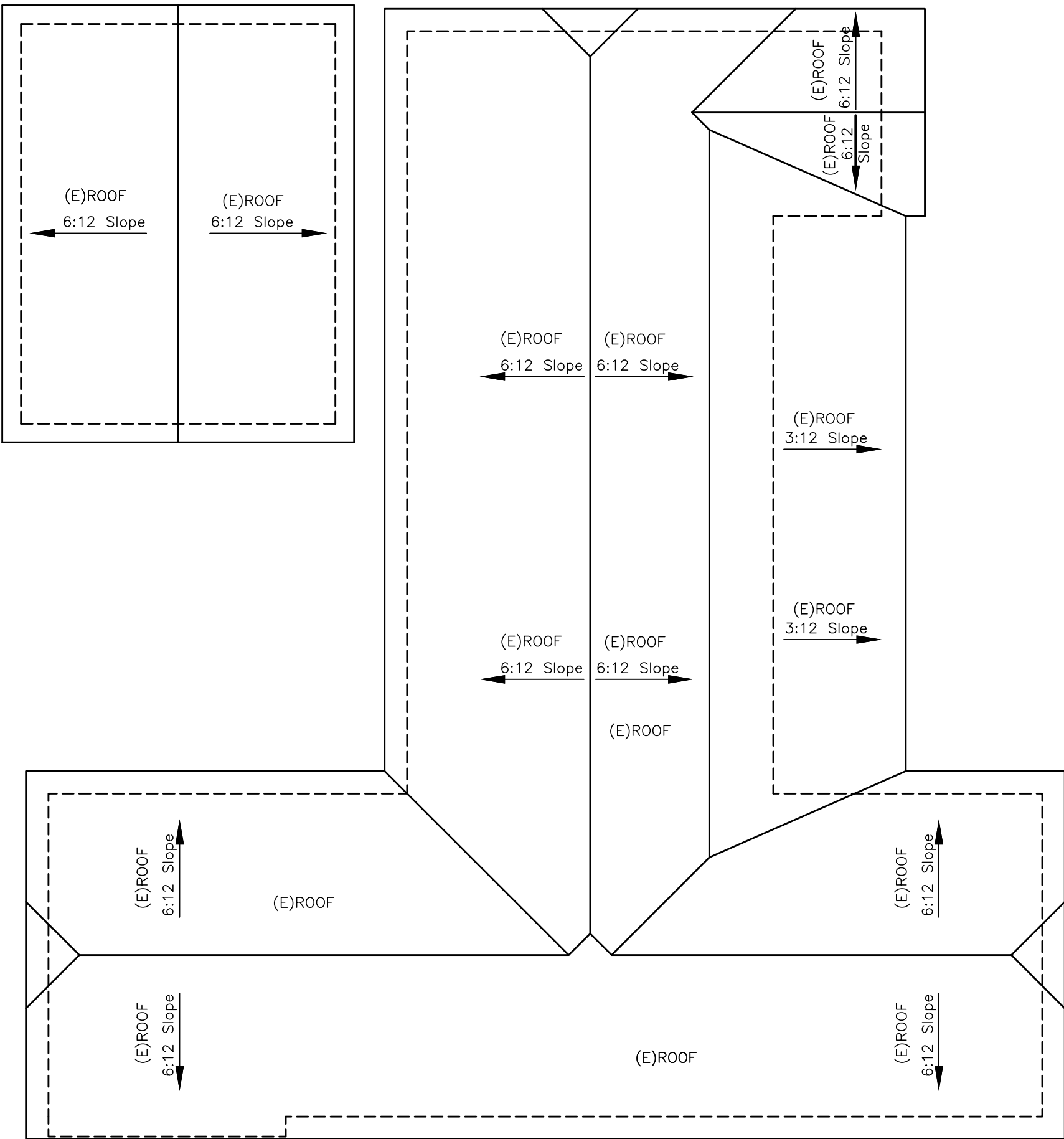
APPLICANT , DESIGNER
Ara Hartoonian
17353 Valerio St.
VanNuys CA. 91406
Phone: 818-960-5092

PROJECT
511 E Elmwood Ave,
Burbank, CA 91501

CONTENT

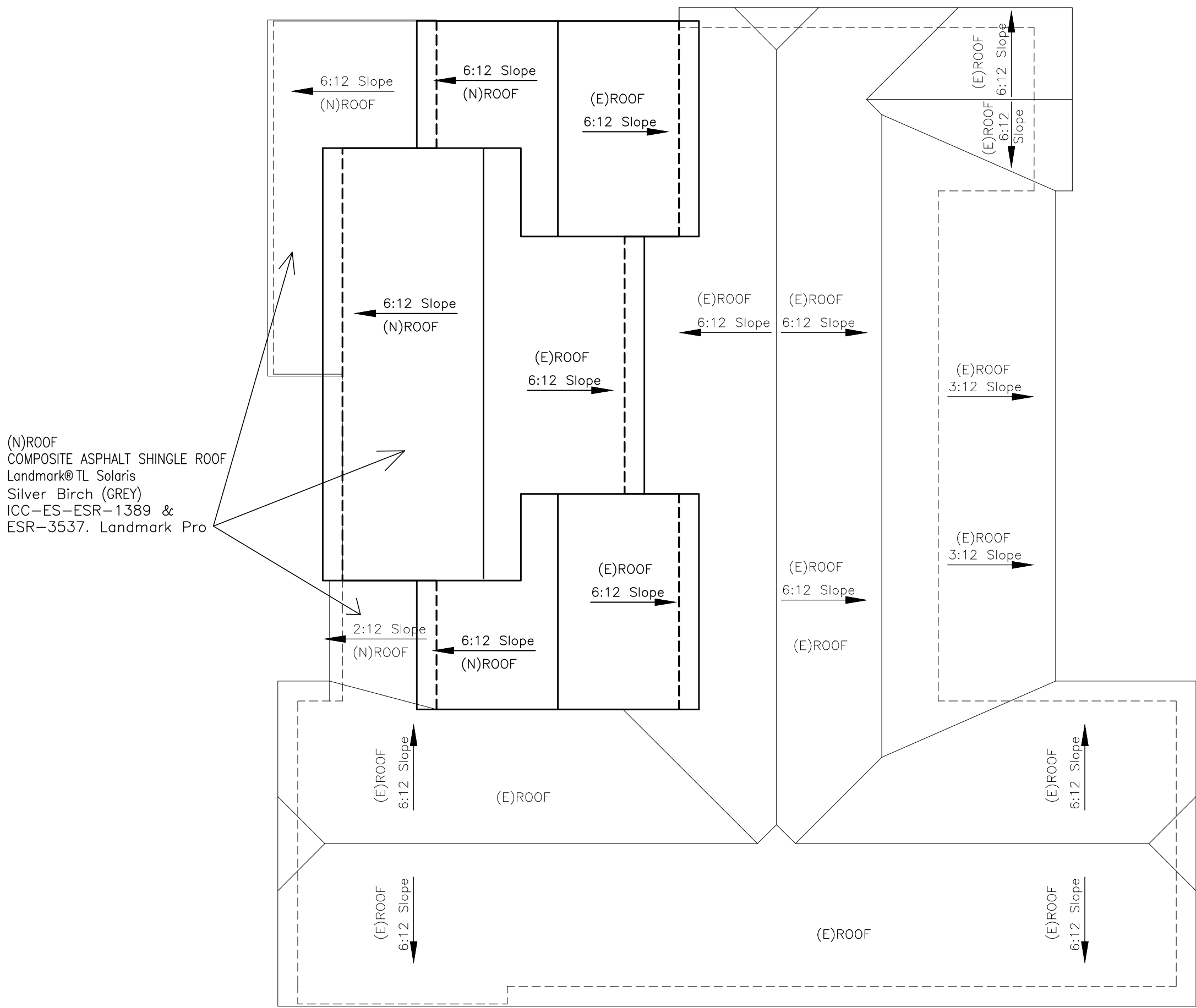
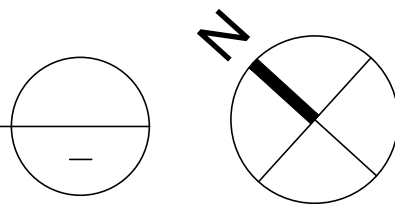
FLOOR PLANS

A-301



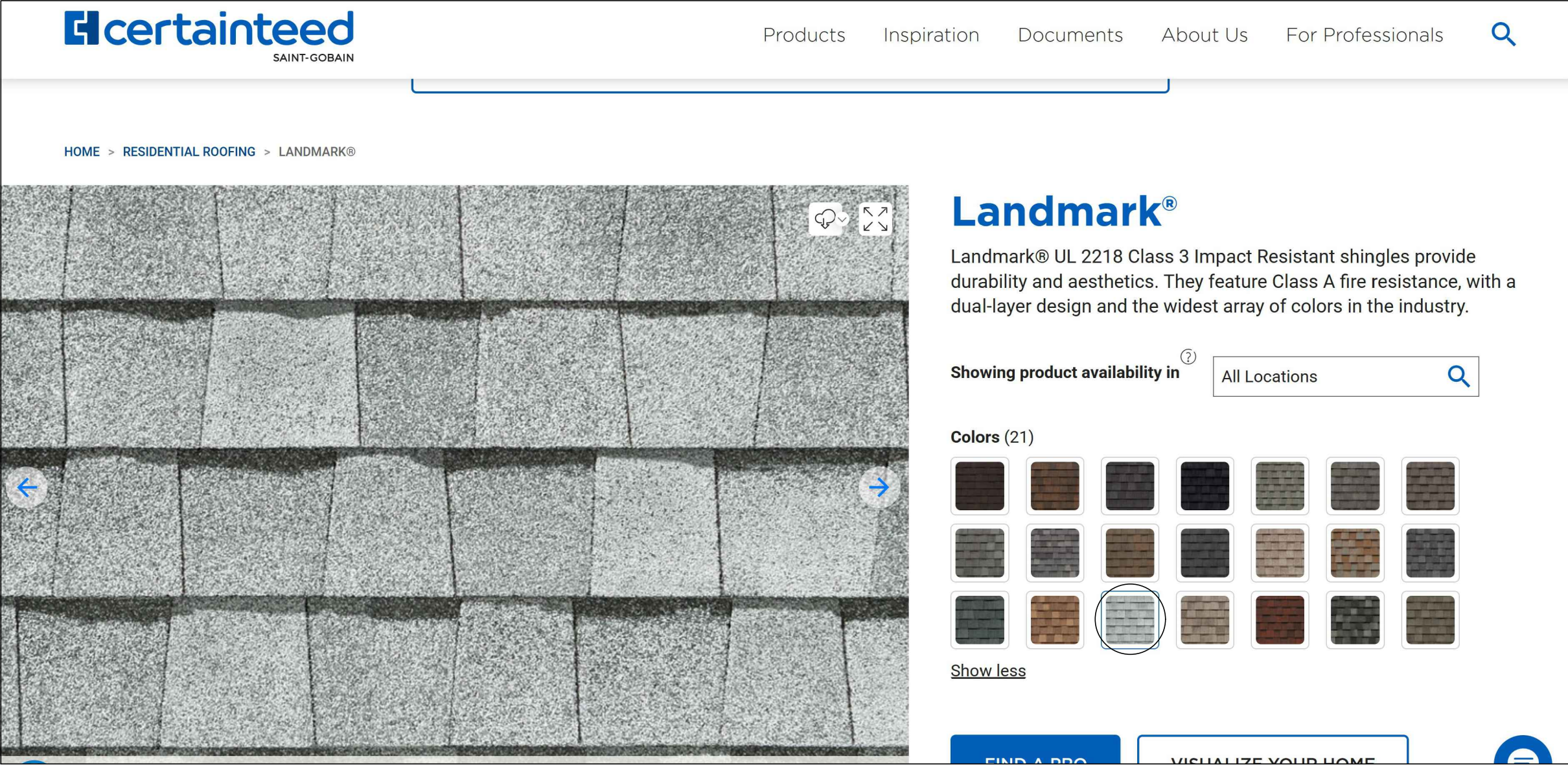
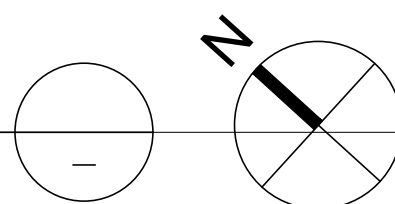
EXISTING ROOF PLAN

SC: 3/16"=1'



PROPOSED ROOF PLAN

SC: 3/16"=1'



REV	DESCRIPTION	DATE
1		

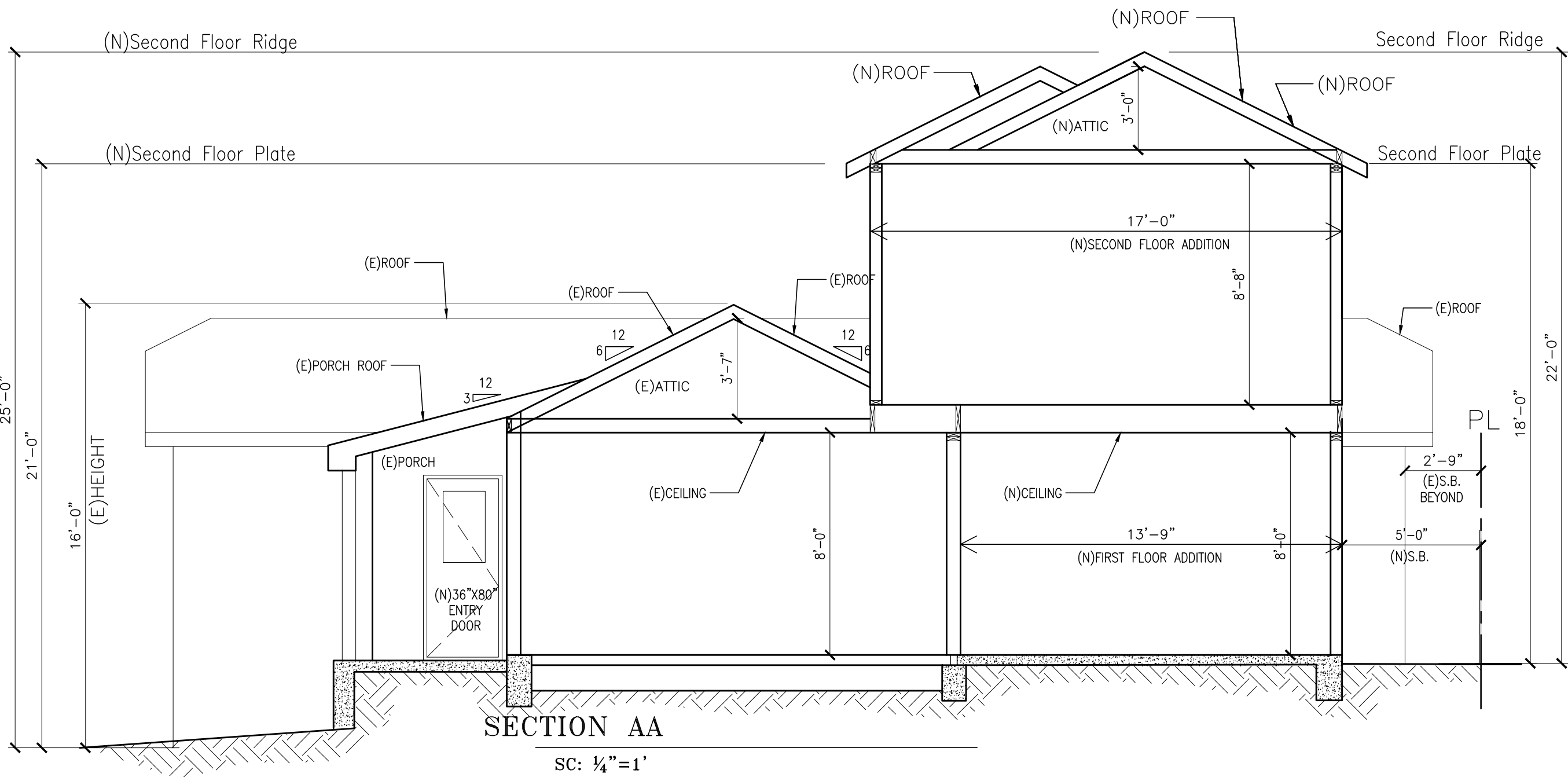
OWNER
GAIK SARGSIAN
511 E Elmwood Ave,
Burbank, CA 91501
818-740-1532
haykoko1988@gmail.com

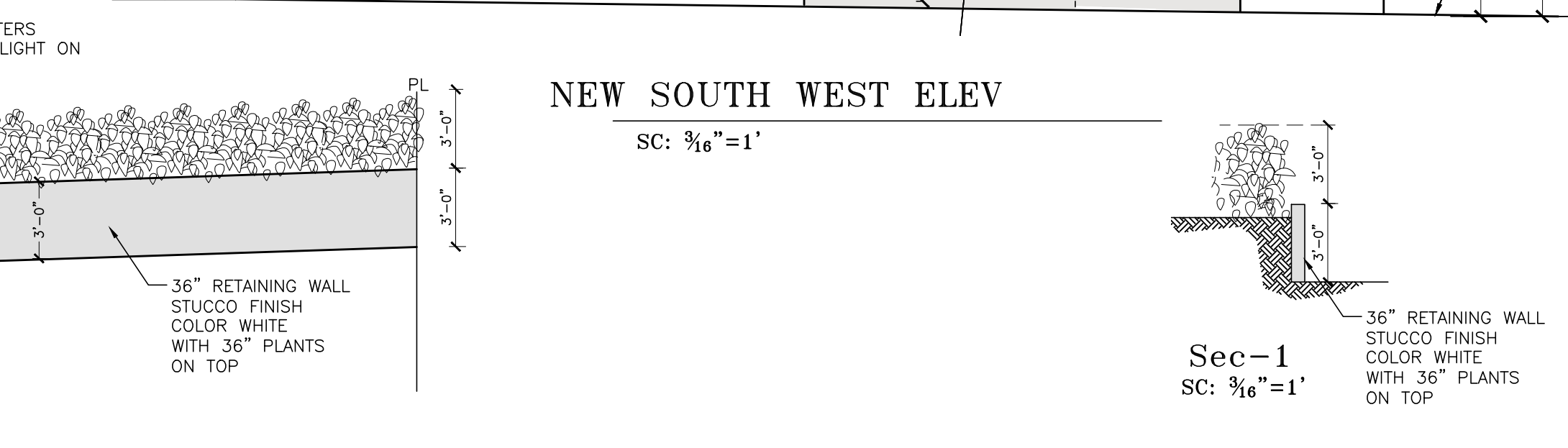
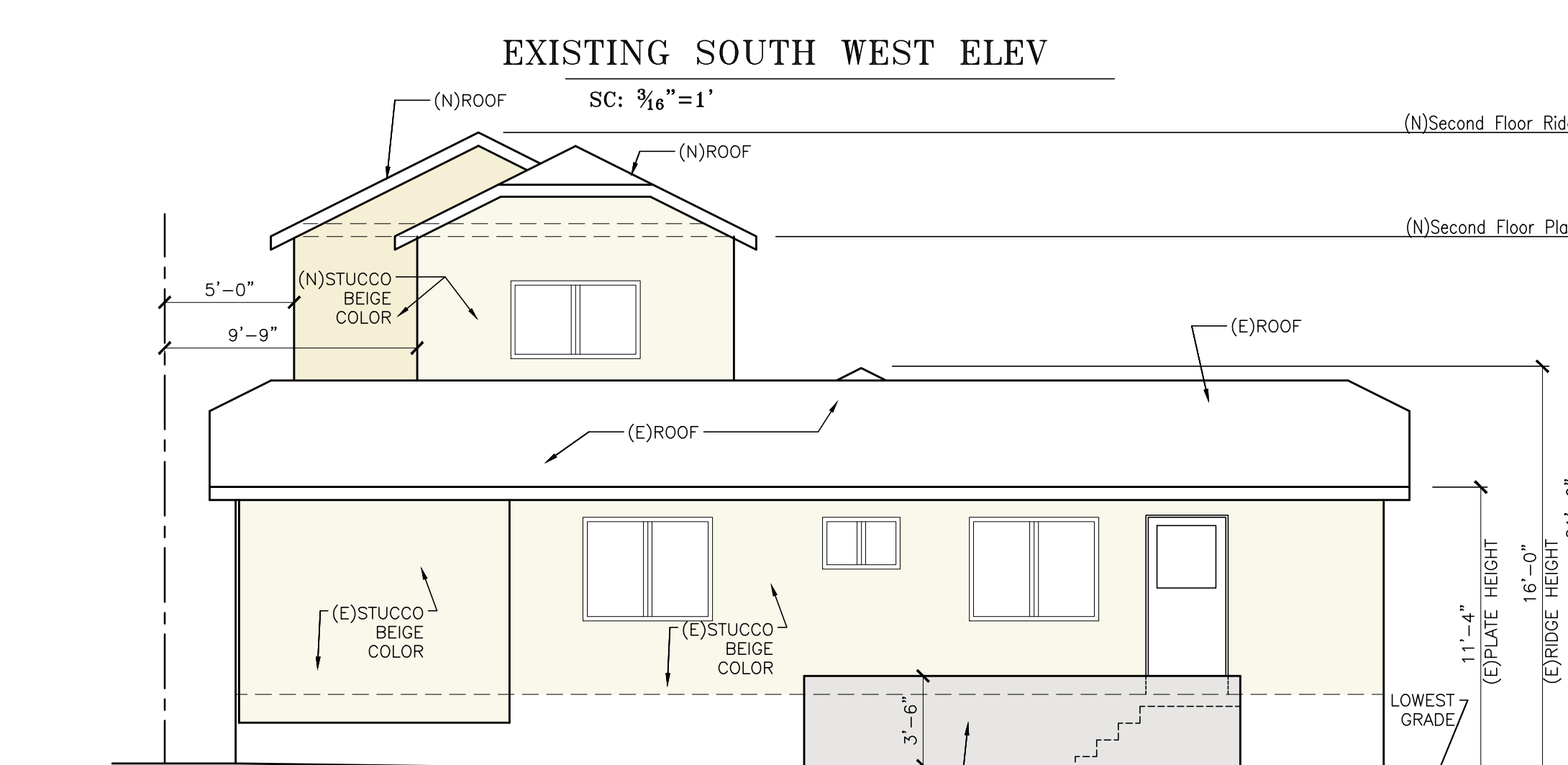
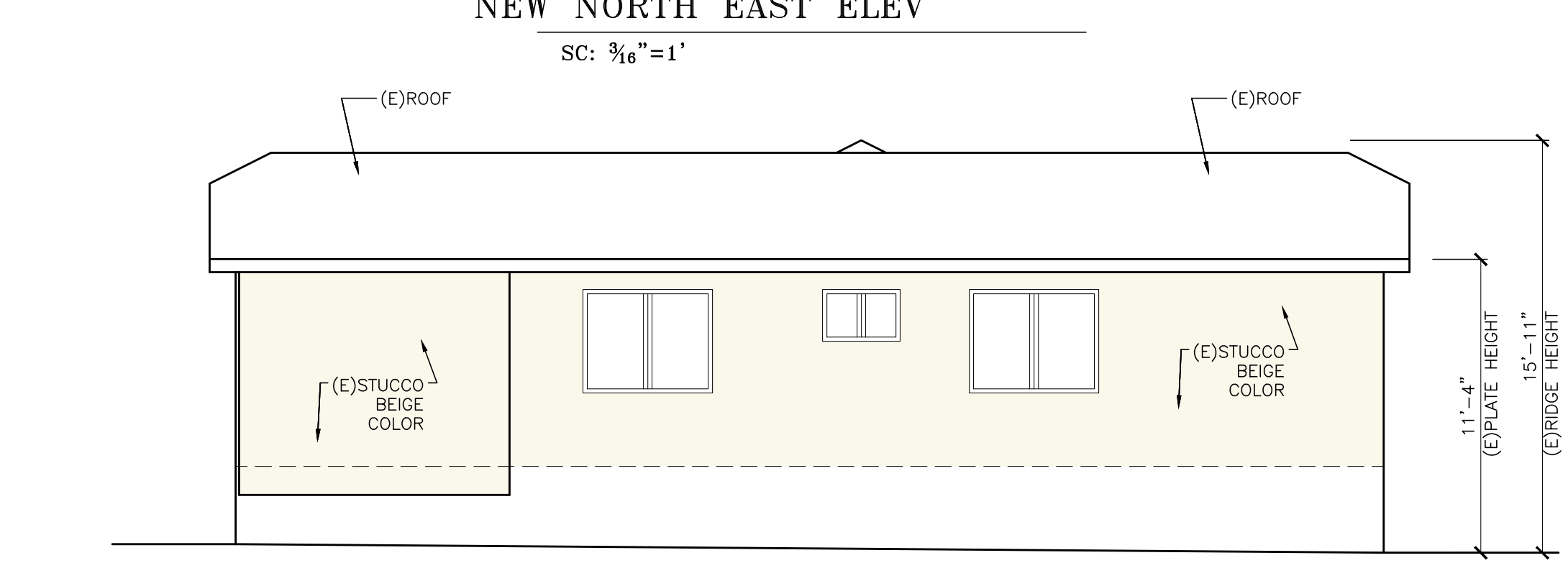
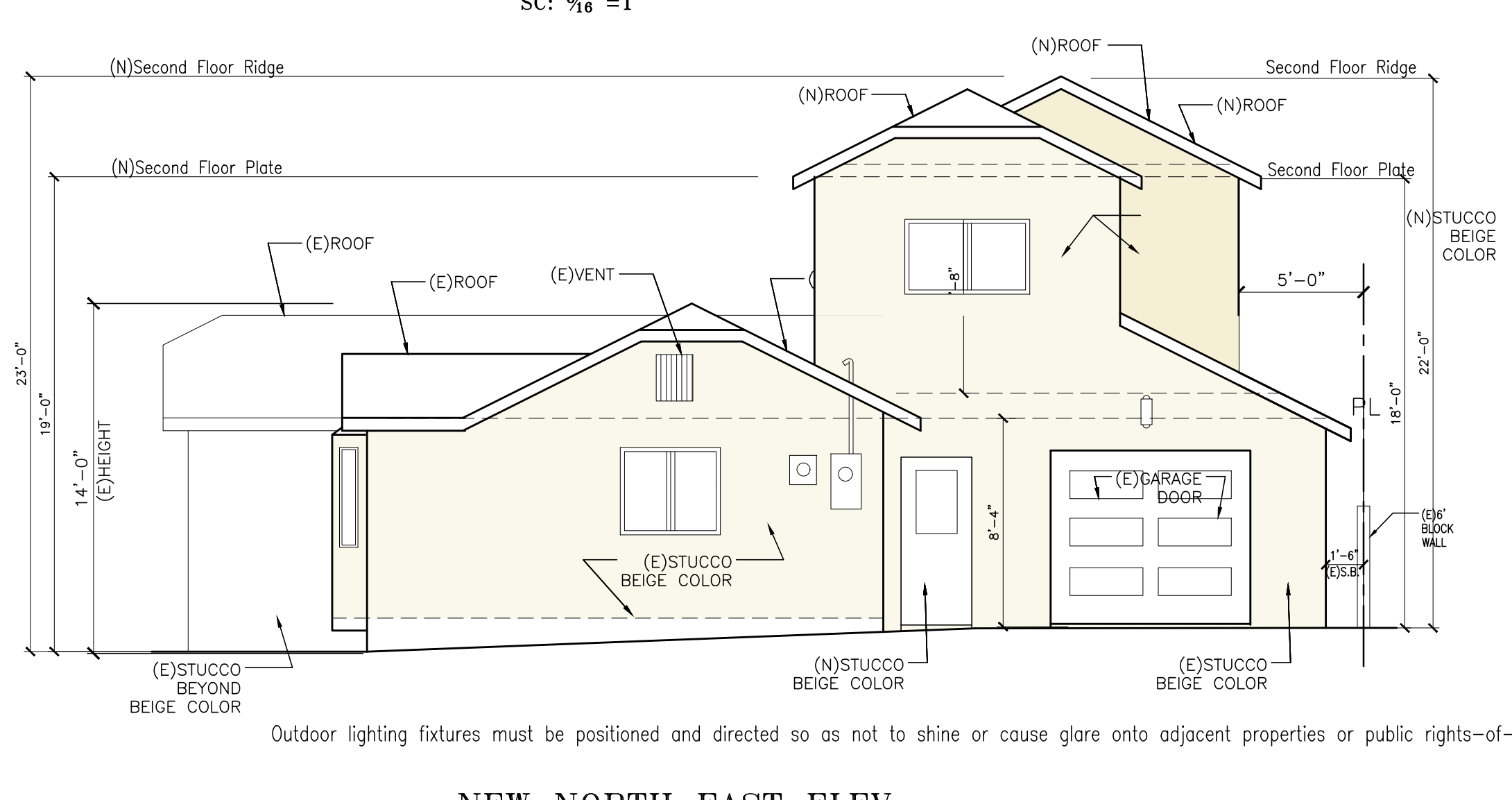
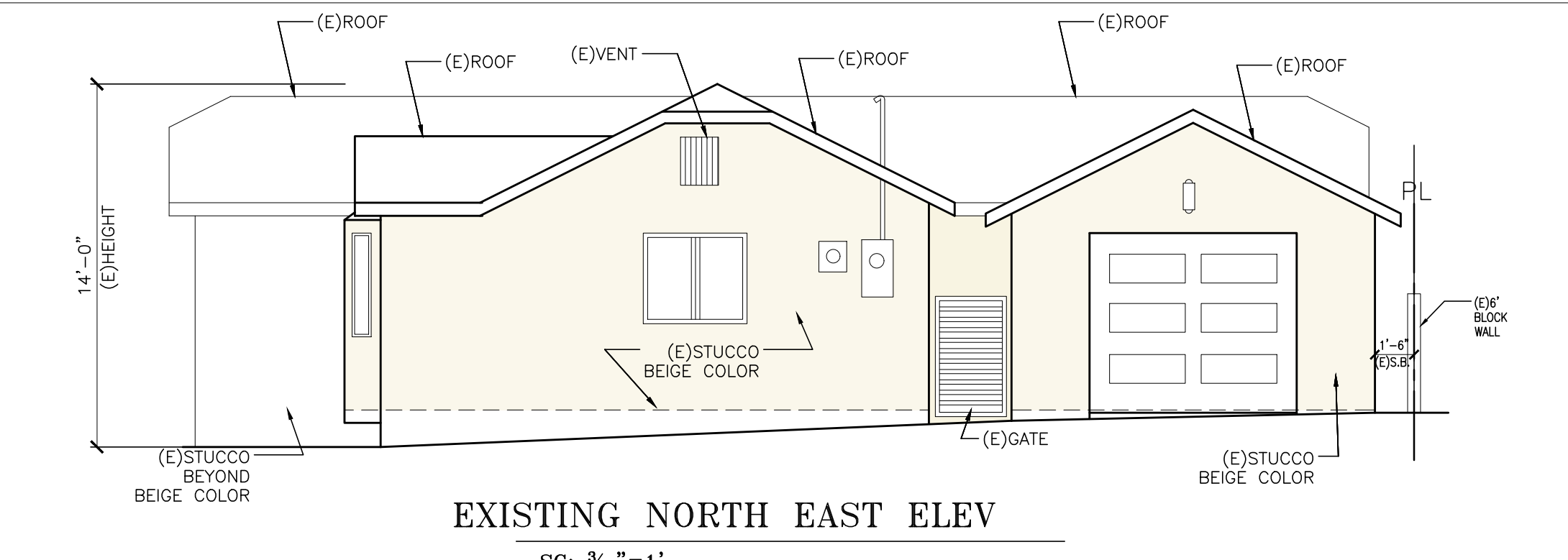
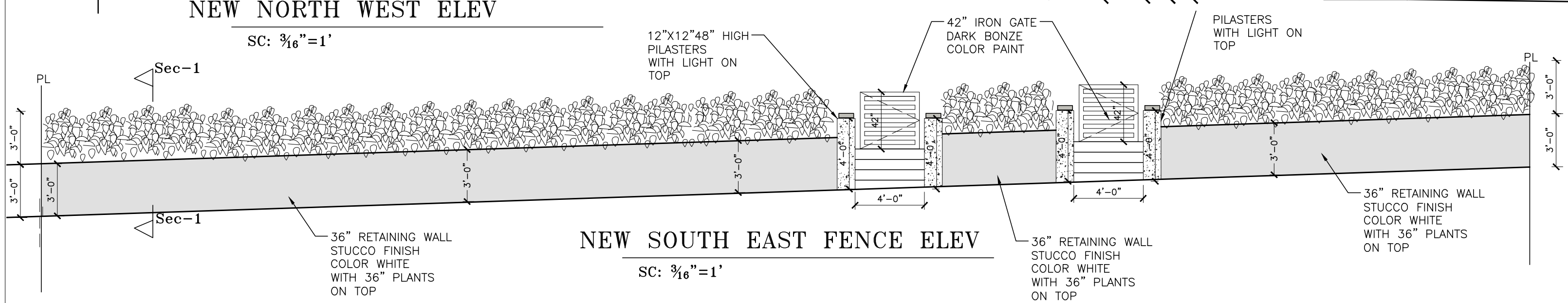
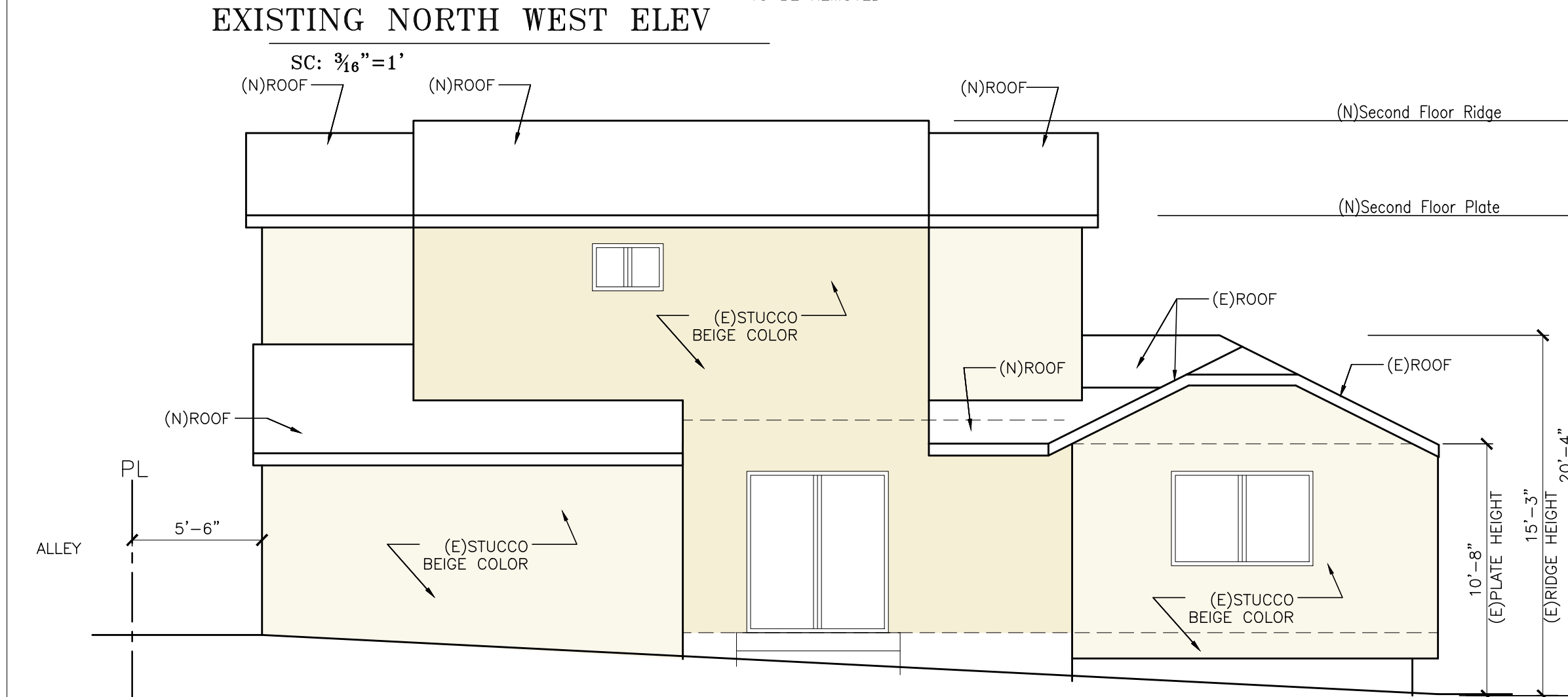
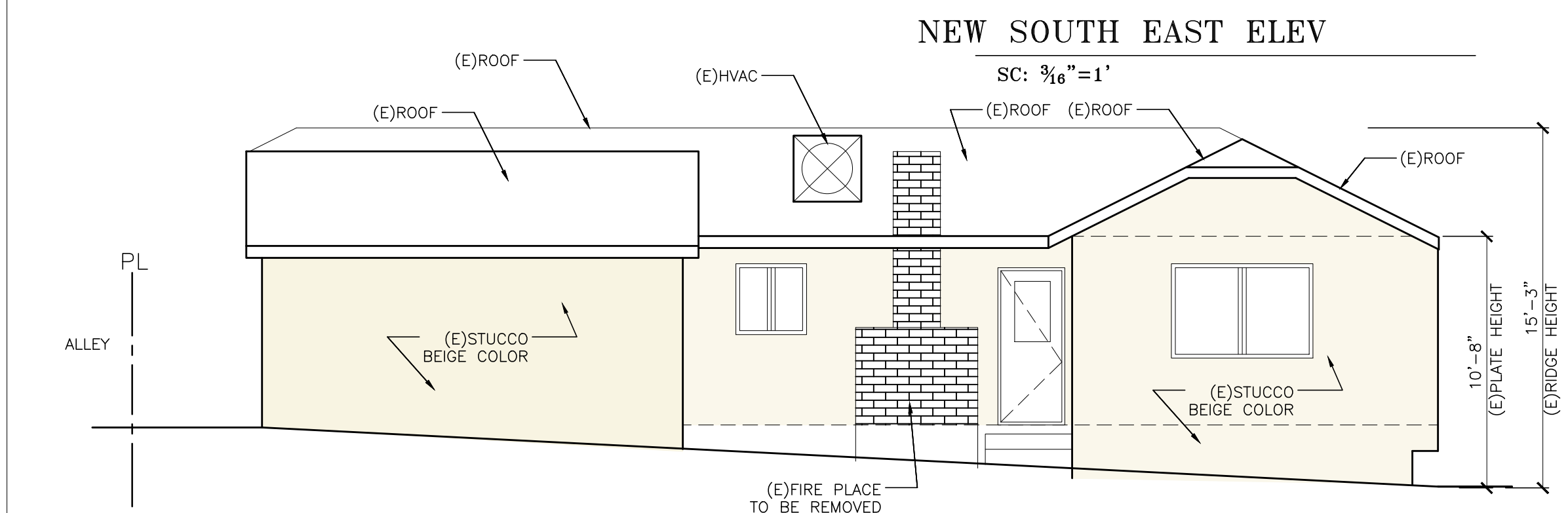
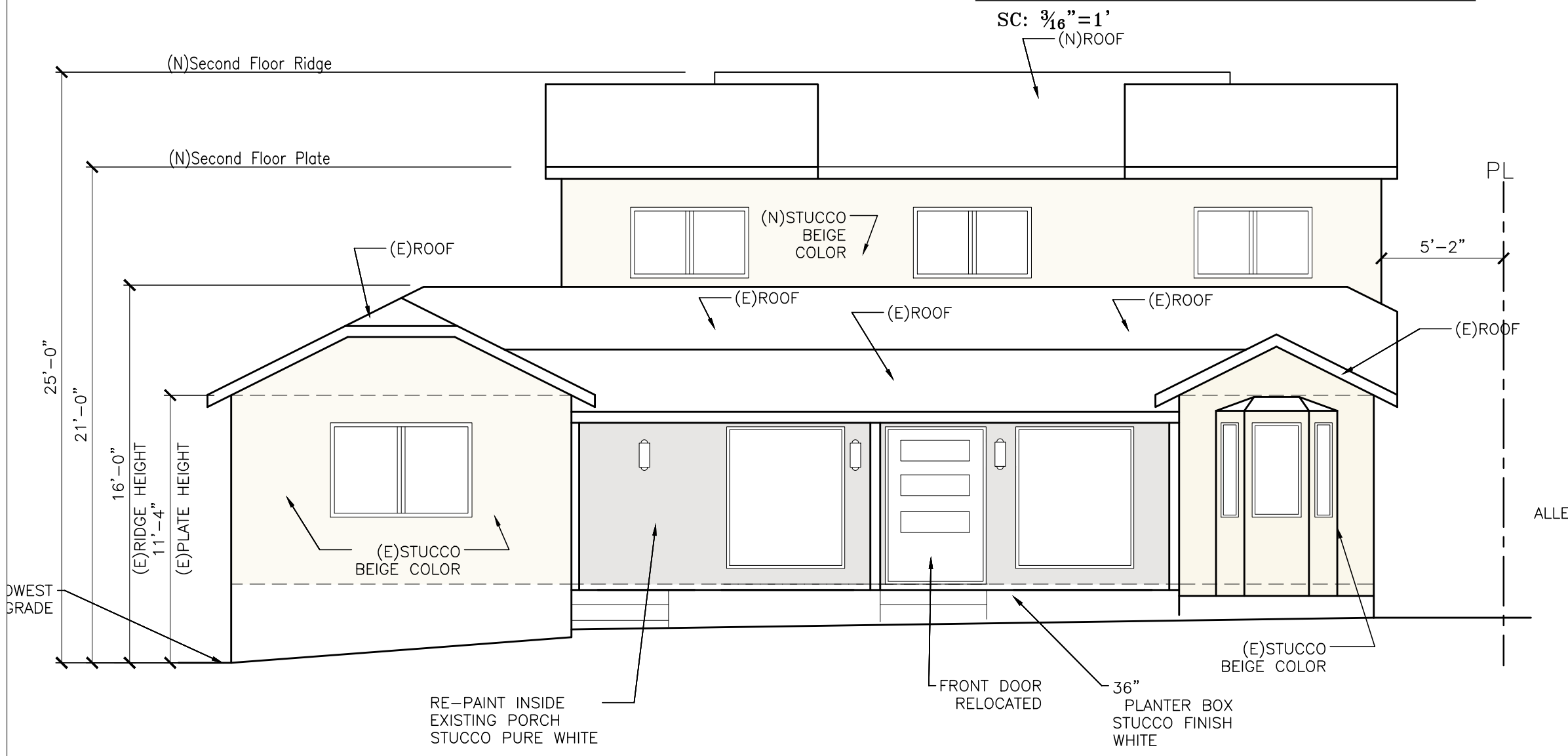
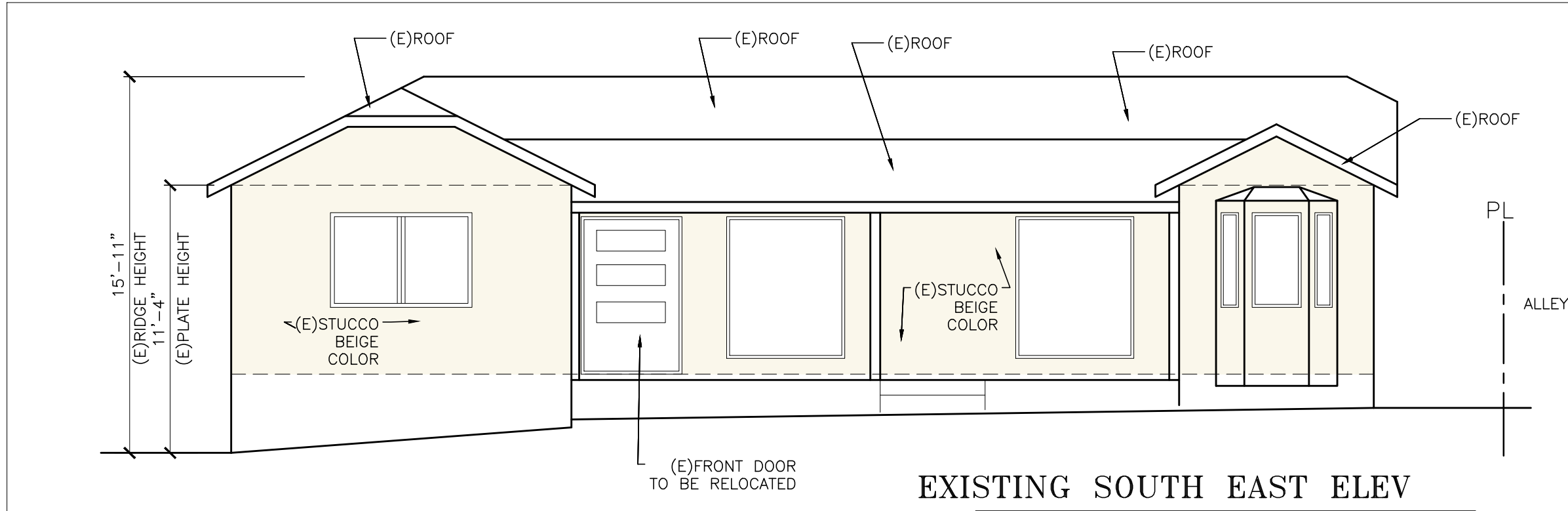
APPLICANT , DESIGNER
Ara Hattoonian
17353 Valerio St.
VanNuys CA, 91406
Phone: 818-960-5092

PROJECT
511 E Elmwood Ave,
Burbank, CA 91501

CONTENT
FLOOR PLANS

A-400





REV	DESCRIPTION	DATE
1		

OWNER
GAIK SARGSIAN
511 E Elmwood Ave,
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818-740-1532
haykoko1988@gmail.com

APPLICANT , DESIGNER
Ara Hartoonian
17353 Valerio St.
VanNuys CA. 91406
Phone: 818-960-5092

PROJECT
511 E Elmwood Ave,
Burbank, CA 91501

CONTENT
ELEVATIONS

LAWN LIGHT AND WALL LIGHT

PILLAR LIGHT

EXTERIOR DOOR

OWNER
 GAIK SARGSIAN
 511 E Elmwood Ave,
 Burbank, CA 91501
 818-740-1532
 haykoko1988@gmail.com

AMENITIES

 AVAILABLE WITH
RECYCLED CONTENT

PAVERS

Second floor windows

Approximate scale: 1/4 in. = 1 ft. Layout shown derived from available cad hatch file (.pat). Please contact your representative for more information.

STUCCO PAINT

IRON FENCE PAINT

A-500

OWNER
 GAIK SARGSIAN
 511 E Elmwood Ave,
 Burbank, CA 91501
 818-740-1532
 haykoko1988@gmail.com

APPLICANT , DESIGNER
Ara Hartoonian
17353 Valerio St.
VanNuys CA. 91406
Phone: 818-960-5092

PROJECT

511 E Elmwood Ave,
Burbank, CA 91501

CONTENT

MATERIALS

A-500

PRIVATE RESIDENCE

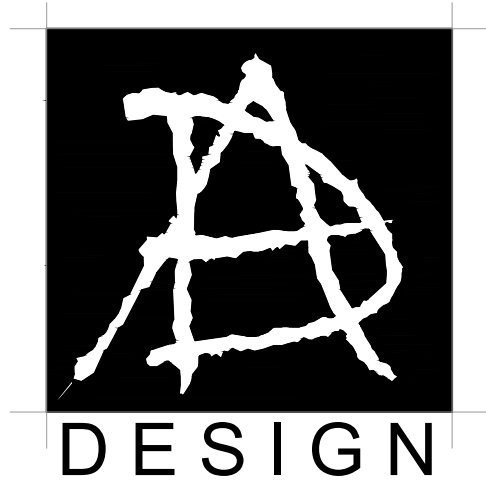
511 E ELMWOOD AVE.
BURBANK, CA 91501

PROJECT INFORMATION:

CONTACT INFORMATION:
LANDSCAPE ARCHITECT - AD DESIGN INC.
EMAIL - anthony@addesigninc.net
PHONE - 3 2 3 . 4 5 9 . 5 2 5 7
TOTAL LANDSCAPE AREA - 941 SQ. FT. (NOTE: PRESCRIPTIVE SUBMITTAL)
PROJECT TYPE - NEW CONSTRUCTION
WATER SUPPLY - POTABLE WATER

SHEET INDEX:

- L-1 WELO CALCULATIONS
- L-2 LANDSCAPE PLAN
- L-3 IRRIGATION PLAN



- NOTES:
1. For residential areas, 75% of landscape, excluding edibles and areas using recycled water, shall consist of plants that average a WUCOLS plant factor of 0.3. WUCOLS plants database can be found online at: <http://ucanr.edu/sites/WUCOLS>
 2. 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 where mulch is contraindicated.
 3. Turf shall not exceed 25% of the landscape area in residential areas.
 4. No turf permitted in non-residential areas
 5. Turf not permitted on slopes greater than 25%
 6. Turf is prohibited in parkways less than 10 feet wide.
 7. Automatic weather-based or soil-moisture based Irrigation controllers shall be installed on the irrigation system.
 8. Pressure regulators shall be installed on the irrigation system to ensure dynamic pressure of the system is within the manufacturer's recommended pressure range.
 9. Manual-shut-off valves shall be installed as close as possible to the point of connection of the water supply.
 10. Areas less than 10-feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
 11. At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule of landscape and irrigation maintenance.
 12. Unless contradicted by a soils test, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

CERTIFICATION OF LANDSCAPE DESIGN

I hereby certify that:

- (1) I am a professional appropriately licensed in the State of California to provide professional landscape design services.
- (2) The landscape design and water use calculations for the property located at 511 E ELMWOOD AVE, BURBANK, CA 91501 (provide street address or parcel number(s)) were prepared by me or under my supervision.
- (3) The landscape design and water use calculations for the identified property comply with the requirements of the City of BURBANK Water Efficient Landscape Ordinance (Municipal Code Sections 9-3-500) and the City of BURBANK Guidelines for Implementation of the City of BURBANK Water Efficient Landscape Ordinance.
- (4) The information I have provided in this Certificate of Landscape Design is true and correct and is hereby submitted in compliance with the City of BURBANK Guidelines for Implementation of the City of BURBANK Water Efficient Landscape Ordinance.

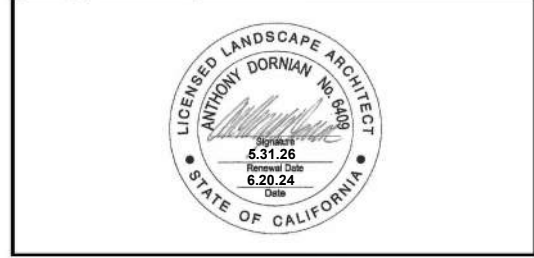
Anthony Dornian 6.20.24
Print Name Date

[Signature] 6409
Signature License Number

Address

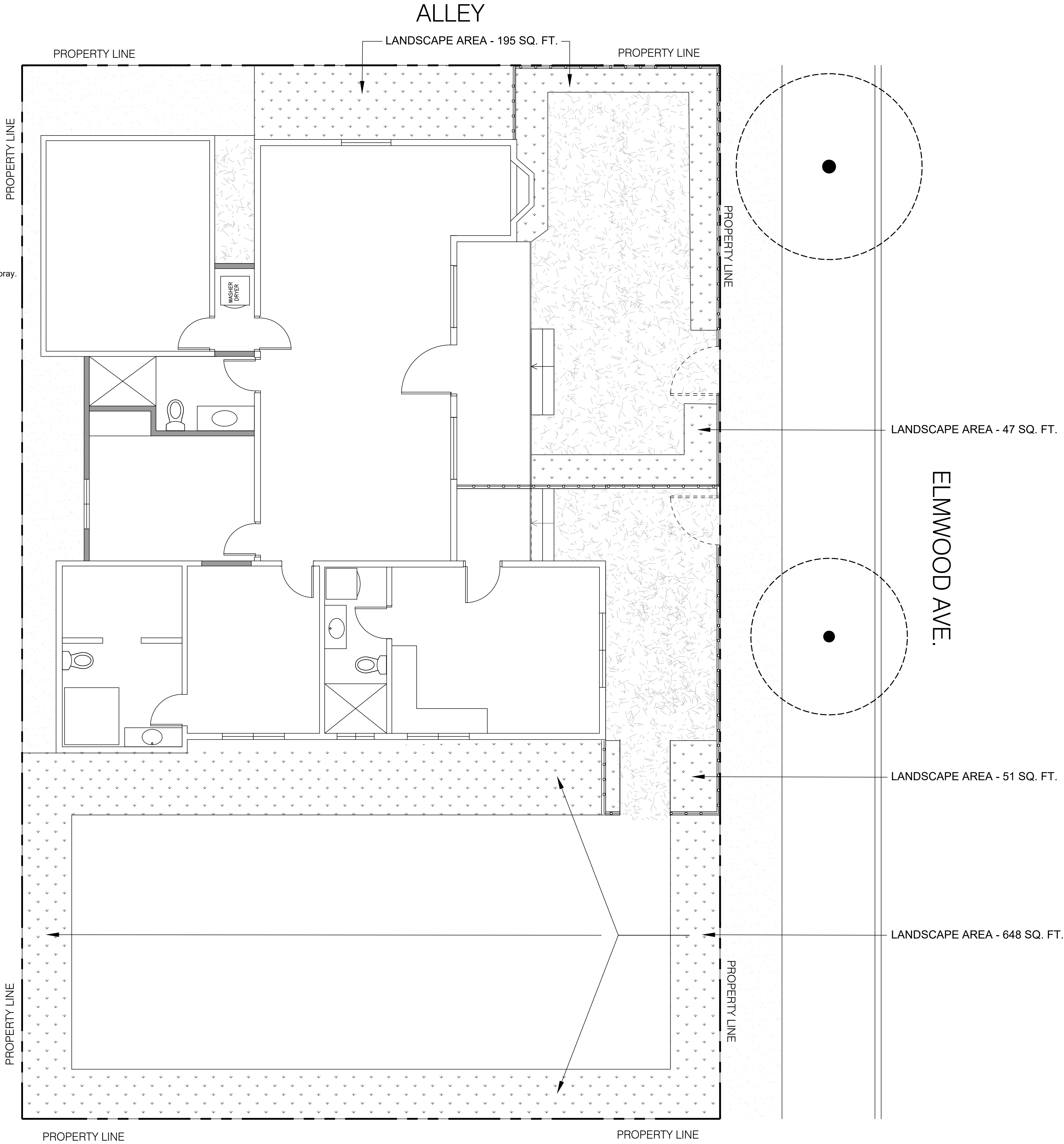
323.459.5257 anthony@addesigninc.net
Telephone E-mail Address

Landscape Design Professional's Stamp
(If applicable)

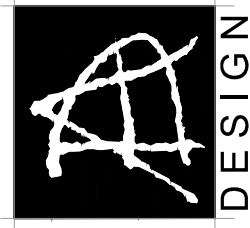


PRESCRIPTIVE LANDSCAPE CALCULATIONS:

TOTAL LANDSCAPE AREAS - 941 SQ. FT.
LOW WATER LANDSCAPE AREA - 941 SQ. FT. - 100%



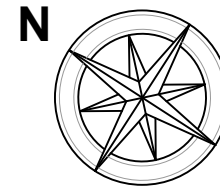
AD DESIGN INC
anthony@addesigninc.net
P 323.459.5257
www.addesigninc.net



Project Name
**SARGSIAN
RESIDENCE**

511 E ELMWOOD AVE.
BURBANK, CA 91501

Sheet Title
**LANDSCAPE
CALCULATION
PLAN**



Project No.

Date: 6-20-24

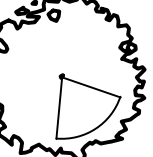
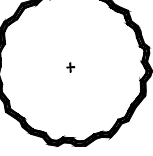
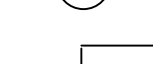
Scale: 1/4" = 1'-0"

Revision No.	Description

Sheet No.

L-1

PLANTING LEGEND

SYM.	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARK
	OLEA EUROPEA 'SWAN HILL'	FRUITLESS OLIVE	36" BOX	1	MULTI- TRUNK LOW WATER USE
	ARBUTUS MARINA	STRAWBERRY TREE	36" BOX	2	SINGLE TRUNK LOW WATER USE
	WESTRINGIA FRUTICOSA 'GRAY BOX'	DWARF COAST ROSEMARY	5 GAL.	8	LOW WATER USE
	RHAPHIOLEPIS UMBELLATA	DWARF YEDDO HAWTHORNE	5 GAL.	17	LOW WATER USE
	ROSMARIUS OFFICINALIS	UPRIGHT ROSEMARY	5 GAL.	2	LOW WATER USE
	SALVIA LEUCANTHA	MEXICAN PURPLE SAGE	15 GAL.	1	LOW WATER USE
	FESTUCA GLAUCA 'ELIJAH BLUE'	BLUE FESCUE	1 GAL.	300	LOW WATER USE
	LAURUS NOBILIS	BAY LAUREL	15 GAL.	24" o.c. (102)	LOW WATER USE
	MYOPORUM PARVIFOLIUM 'WHITE PROSTRATUM'	CREEPING MYOPORUM	1 GAL.	24" o.c. (58)	LOW WATER USE



OLEA EUROPEA 'SWAN HILL' - FRUITLESS OLIVE



ARBUTUS MARINA - STRAWBERRY TREE



LAURUS NOBILIS - BAY LAUREL



WESTRINGIA FRUTICOSA 'GRAY BOX'



SALVIA LEUCANTHA - MEXICAN PURPLE SAGE



ROSMARIUS OFFICINALIS - UPRIGHT ROSEMARY



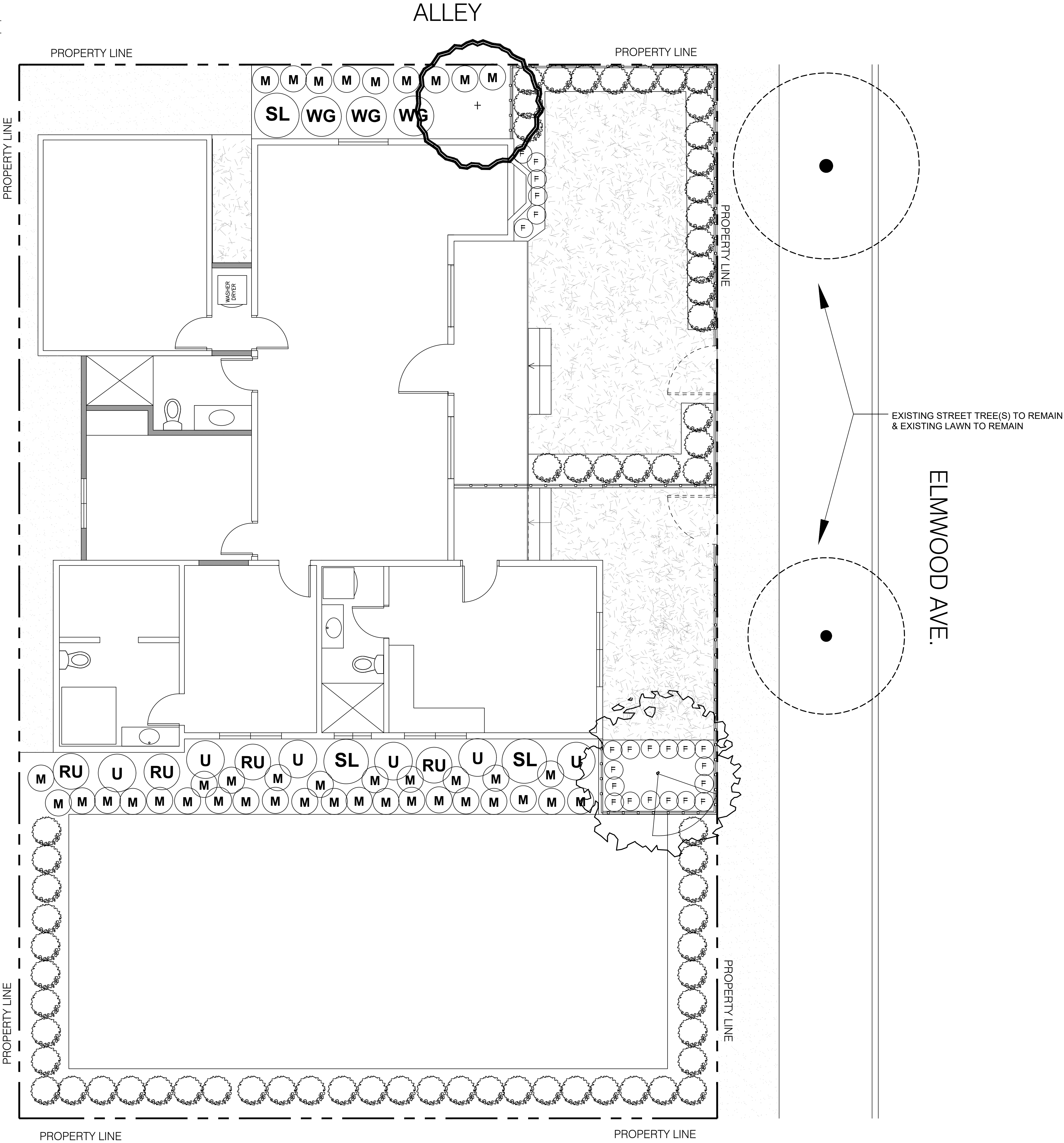
FESTUCA GLAUCA 'ELIJAH BLUE'



MYOPORUM PARVIFOLIUM



RHAPHIOLEPIS UMBELLATA -
DWARF YEDDO HAWTHORNE



1" WATER METER INFORMATION

Address: 511 E ELMWOOD AVE., BURBANK, CA	
Area served (acres or sq./ft.)	2,321 Sq./ft.
Est. annual water use:	.053 ac./ft. yr.
Max. GPM:	30

IRRIGATION LEGEND (Equipment)

SYMBOL	MANUF. / ITEM:	MODEL NO. / DESCRIPTION
	HUNTER VALVE	Model No: HUNTER PCZ-101- 40 DRIP ZONE VALVE
	HUNTER CONTROLLER	Model No: X-CORE OUTDOOR WI-FI CONTROLLER - B6-IGXC800 - 8 STATION IRRIGATION CONTROLLER- WALL MOUNT- VERIFY ACTUAL LOCATION AND POWER HOOK-UP WITH OWNER'S REP.
	HUNTER - SOLAR SYNC - RAIN SENSOR	
	APPROVED GATE VALVE	Model No: NIBCO BRONZE- LINE SIZE
	HUNTER QUICK COUPLER 3/4"	
	STRAINER- WILKINS 80	
	PRESSURE REGULATOR - WILKINS	
	BACKFLOW PREVENTATION DEVICE - LEAD FREE - REDUCED PRESSURE - DOMESTIC ONLY	
	APPROVED LATERAL LINE	Model No: SCHEDULE 40 PVC SIZE AS NOTED ON PLAN - 12" MIN. COVER
	HUNTER - DRIP LINE	HUNTER HDL - 0.4-12-CV INLINE DRIP TUBING - .40GPH@12" OC SPACING
	HUNTER - ROOT WATERING	HUNTER RZWS-18-50-CV ROOT ZONE WATER SYSTEM - .50 GPM
	APPROVED MAIN LINE	Model No: 1 1/2" OR SMALLER (SCH 40 PVC PIPE), 2" AND LARGER (CL. 315 PVC PIPE) SIZE AS NOTED ON PLAN - 18" MIN. COVER
	APPROVED PIPE SLEEVE	Model No: SCH. 40 PVC PIPE 4" MIN., INSTALL 18" BELOW GRADE. EXTEND 12" PAST EDGE OF HARDSCAPE.

NOTE:
All Hose Bibs shall be connected to the potable water system per Water Districts Standards

PIPE SIZING LEGEND:		
(To be used for all lateral line pipe - see plan for mainline and sleeve sizing)		
0-10 GPM	=	3/4"
11-16 GPM	=	1"
17-28 GPM	=	1 1/4"
29-35 GPM	=	1 1/2"
36-55 GPM	=	2"
56-75 GPM	=	2 1/2"
NOTES:		
1. ALL LATERAL LINE PIPE TO BE 3/4" UNLESS OTHERWISE NOTED		
2. ALL PIPE SIZING CALLOUTS ARE IN INCHES, OR REFERENCE THE PIPE SIZING LEGEND ABOVE.		
3. PIPE SIZING CALLOUTS ARE SHOWN ONLY AT THE END OF RUNS. ALL PIPE SIZED BETWEEN THESE CALLOUTS ARE SIZED THE SAME.		
4. ALL LATERAL LINE PIPE DOWNSTREAM OF A 3/4" SIZED PIPE IS ALSO 3/4".		

PREScriptive LANDSCAPE CALCULATIONS:
TOTAL LANDSCAPE AREA= 941 SQ. FT.
LOW WATER LANDSCAPE AREA = 941 SQ. FT. - 100%

NOTE:
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 WHERE MULCH IS CONTRAINDICATED.

NOTE:
FOR SOILS LESS THAN 6% ORGANIC MATTER IN THE TOP 6 INCHES OF SOIL, COMPOST AT A RATE OF MINIMUM OF FOUR CUBIC YARDS PER 1,000 SQUARE FEET OF PERMEABLE AREA SHALL BE INCORPORATED TO A DEPTH OF SIX INCHES INTO THE SOIL.

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

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

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

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

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

NOTE:
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.

GENERAL IRRIGATION NOTES:

- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, SLOPES, ETC. HE SHALL COORDINATE HIS WORK WITH THE GENERAL CONTRACTOR AND OTHER SUB-CONTRACTORS FOR THE LOCATION AND THE INSTALLATION OF PIPE SLEEVES THROUGH WALLS, UNDER ROADWAYS, PAVING, STRUCTURES, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING AND ARCHITECTURAL FEATURES.
- THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF STATIC WATER PRESSURE AT THE POINT OF CONNECTION EXCEEDS 60 PSI, CONTRACTOR SHALL INSTALL PRESSURE REGULATOR. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT PRESSURE DIFFERENCES ARE NOT REPORTED PRIOR TO START OF CONSTRUCTION, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- DO NOT WILLFULLY INSTALL THE SPRINKLER SYSTEM AS SHOWN ON THE DRAWINGS 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 OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- IN ADDITION TO THE CONTROL WIRE SLEEVES, THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF CONTROL WIRE SLEEVES OF SUFFICIENT SIZE UNDER ALL PAVED AREAS.
- 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 SPRINKLER SWING JOINT AND VALVE ASSEMBLIES.
- CONTRACTOR TO LOCATE AND VERIFY POINT OF CONNECTION IN THE FIELD AND APPROVED WITH OWNER/LANDSCAPE ARCHITECT.
- CONTRACTOR TO CONNECT NEW IRRIGATION MAINLINE.

NOTE:

- DESIGN PRESSURE: IRRIGATION DESIGN IS BASED ON A MAXIMUM DEMAND OF 30 GPM AND A MINIMUM OPERATING PRESSURE OF 60 PSI. THE CONTRACTOR SHALL MEASURE STATIC PRESSURE AT THE POINT OF CONNECTION PRIOR TO INSTALLATION. IF THE STATIC PRESSURE EXCEEDS 60 PSI, INSTALL AN INLINE PRESSURE REGULATOR AS IDENTIFIED ON THE IRRIGATION LEGEND. NOTIFY THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE IF THE PRESSURE IS BELOW THE MINIMUM OPERATING PRESSURE. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED DEVICES.

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

ALLEY

WATER METER

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

ELMWOOD AVE.

A-1 6
1"

HYDRO ZONE A
EXISTING IRRIGATION
AREA: 615 SQ. FT.
(FRONT PARKWAY AREA)

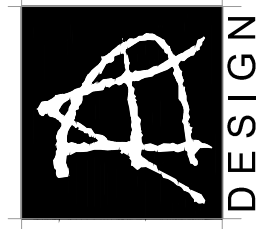
A-2 4
1"

HYDRO ZONE B
LOW
DRIP IRRIGATION
AREA: 242 SQ. FT.

A-3 6
1"

HYDRO ZONE C
LOW
DRIP IRRIGATION
AREA: 699 SQ. FT.

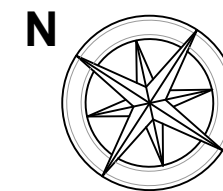
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Project Name
SARGSIAN
RESIDENCE

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BURBANK, CA 91501

Sheet Title
IRRIGATION
PLAN



Project No.

Date: 6-20-24

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

Revision No. Description

Sheet No.

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